

ALL FLOOR, WALL AND CEILING FINISHES TO CLIENTS SPECIFICATION KITCHEN, UTILITY UNITS & WHITE GOODS TO CLIENTS SPECIFICATION ALL SANITARY WARE, FURNITURE & FITTINGS TO CLIENTS SPECIFICATION DEVELOPMENT TO BE BUILT ON THE INSIDE OF THE BOUNDARY. LINE OF THE BOUNDARY TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR, UNDERPINNING TO ENGINEERS SPECIFICATION. NO ELEMENT OF THE CONSTRUCTION TO BE ENCROACHING ON THE NEIGHBOUR'S PROPERTY.

ALL DRAINAGE TO BE CONFIRMED ON SITE. ALL DRAINAGE, BOTH NEW AND EXISTING, TO BE SPECIFIED AND INSPECTED BY ENGINEER

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATION AND DETAILS

NEW WORKS HATCHED

ROOF, WINDOWS, GAS AND ENGINEER CERTS TO BE MADE AVAILABLE TO ARCHITECT AFTER COMPLETION

ALL ROOMS TO BE FITTED WITH A PASSIVE VENT AS PER PART F

EXISTING EXTERNAL WALLS TO BE DRYLINED WITH 100MM EXTRATHERM THERMAL LINING INSULATION MUSHROOM FIXED ONTO INTERNAL FACE OF THE WALL + SKIM COAT FINISH

ALL EXISTING STRUCTURE TO BE INSPECTED BY THE ENGINEER, ANY ADDITIONS OR ALTERATIONS TO BE SPECIFIED BY THE ENGINEER

ALL DRAINAGE AND STRUCTURAL SUPPORT TO ENGINEERS SPEC NEW FOUL AND SURFACE AWAY TO EXISTING SYSTEMS ALL ALTERATIONS TO EXISTING STRUCTURE TO ENGINEERS SPEC

Permanent passive vent

Demolished

Foul line

Surface line

Insulation

New 100x44 stud, 12.5 slatb+skim

Concrete block

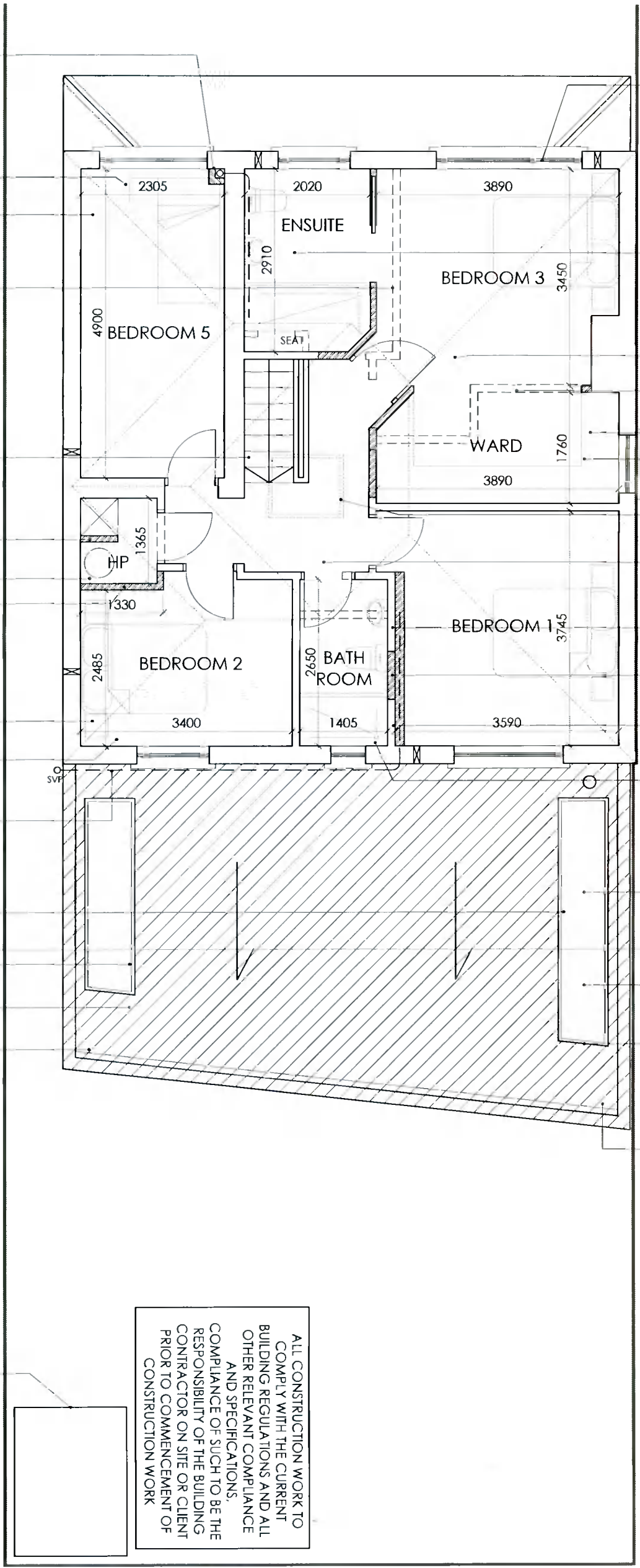
Brick

Client
Ruth & David Carroll
29 The Court,
Cypress Downs,
Templeogue,
Dublin 6W

Revisions



PROPOSED FIRST FLOOR PLAN
Scale 1:75 @ A3



- All new and existing windows and doors to be min. 1.2W/m²K u-value, colour: Grey RAL 9011; At least 1 opening section to all habitable room windows on first floor and above to be min. clear width and height of 450mm, sill 800-1100mm above FFL; obscure glazing to bathroom and en-suite
- Floor to ceiling wall tiling, sanitary ware to client spec; Centrifugal fan with 15minute override to ventilate ensuite to comply with TGD F; to be a wet room, to be appropriately tanked
- Internal doors, architraves and skirting to client spec
- Any beams to be recessed into the ceiling
- Built in furniture to client spec
- All interior finishes and fittings to client spec throughout
- 1no. Fakro rooflight 1200x1000, min. u-value 1.2W/m²K
- New hatch with foldable stairs to be installed. Floor to be laid in the attic, subject to engineer spec
- Stud wall to hide the services; all finishes made good
- Bathroom and ensuite walls to be packed with rockwool insulation
- Seamless finishes between old and new throughout; all finishes made good
- Floor to ceiling wall tiling, sanitary ware to client spec; Centrifugal fan with 15minute override to ventilate WC to comply with TGD F; to be a wet room, to be appropriately tanked
- Extension to be structurally independent from the neighbours wall; foundation is not to adversely effect neighbours property
- Falls on the roof to be made up with tapered insulation; to manufacturer spec
- Internal gutter, parapet upstand to prevent water spilling onto neighbours property
- To be built on the inside of the boundary, underpinning to engineer spec, no element of the construction is to be encroaching on the neighbours property, 5lb lead flashing keyed into the wall 150mm above boundary wall level

- New SVP boxed in and soundproofed using rockwool insulation on the inside, finishes made good, removable panel for rodding access
- House to be replumbed and re wired
- Every room is to be installed with a passive vent if one is not already present; to comply with TGD F
- All alterations to the existing structure to be inspected and specified by engineer; all steel beams and the associated bearings to engineer spec; Breakout ope to rear of house and support to engineer spec, shown thus, steel beam recessed into ceiling to create a continuous ceiling
- Existing stairs to be refurbished, to be sanded, repainted to client spec; new ballustrade to client spec; all changes to comply with part K,
- Laundry chute construction to be determined on site
- New immersion to specialist spec
- Bathroom and ensuite to be vented outside with a centrifugal fan with 15minute override, to be soundless; to comply with TGD F
- Entire house to be repainted internally
- Pozi joists to allow for bringing the pipes to the SVP, to engineer spec
- Box in below ceiling to contain waste pipe from bathroom; soundproofed using rockwool insulation on the inside, finishes made good
- Flat rooflight to be min. u-value 1.2W/m²K; dims as per drawing
- Flat rooflight to be min. u-value 1.2W/m²K; dims as per drawing
- 3no 2500x800mm flat rooflight to be min. u-value 1.2W/m²K
- Paralon NT4 roofing membrane to single storey roof to be installed in accordance with manufacturers specification; 5lb lead flashing keyed into the wall 150mm above roof level; Aluminium PAP trim to match doors and window frames. Moy Materials to be notified prior to works commencing to ensure specification is adhered to and terms of guarantee are met

ALL CONSTRUCTION WORK TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND ALL OTHER RELEVANT COMPLIANCE AND SPECIFICATIONS, COMPLIANCE OF SUCH TO BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR ON SITE OR CLIENT PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK

Prefabricated steel shed to client spec; contractor to construct an appropriate concrete base as per manufacturer spec



STATUS OF DRAWING
PLANNING

JOE FALLON DESIGN ARCHITECTURE
First floor, 6 Main Street, Dundrum, Dublin 14
1A Ryland Street, Buncloody, Enniscorthy, Co. Wexford

Project extension to 29 The Court, Cypress Downs
drawing plan
job no. 21048 scale as shown date 10.04.22 drawn by LK checked by: GS stage PLANNING

P: 01-51 43688
M: 087-2556808
P: 053-9377833

A3

All work to be carried out in accordance with the current Building Regulations and Technical Guidance Documents. These documents take precedence over any dimensions / notes / specifications on these drawings. The contractor / client is to make a thorough inspection of the site and make themselves fully aware of any peculiarities pertaining there to. The contractor is entirely responsible for the proper setting out of works on site. Written dimensions are to be used in preference to scaling. Contractor / client is to check all dimensions prior to planning stage / construction. Any discrepancies to be reported before work is in hand. Contractor is deemed to have included for everything required to finish off project to a satisfactory condition though not specifically described on drawings. All work to be supervised and signed off by suitably qualified persons with up-to-date insurance and proper Health and Safety. All drainage works to comply with Local Authority Regulations - if in doubt contact Authority. All works must be carried out using proper materials that are fit for the use for which they are intended and for the conditions in which they are to be used; if in doubt, refer to the harmonised technical specifications. All materials and products to be fitted as per manufacturers instructions.