

**Client**

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

**Revisions**



STATUS OF DRAWING  
**PLANNING**

**JOE FALLON DESIGN**  
ARCHITECTURE

First Floor, 6 Main Street, Dundrum, Dublin 14  
1A Ryland Street, Bunc Lodge, Enniscorthy, Co. Wexford

P: 01-5143688  
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**A3**

**Project** extension to 29 The Court, Cypress Downs  
**drawing elevations**

**Job no.** 21048

**scale** GS shown

**date** 10.04.22

**drawn by** LK

**stage** PLANNING

**checked by:** GS

**notes**

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 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.

ridge +7.30

NO. 31

NO. 29

SUBJECT SITE  
OF PLANNING APPLICATION

NO. 27

No element is to overcall the boundary

All new and existing windows and doors to be min. 1.2W/m<sup>2</sup>K u-value. 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

ceiling +5.15

NEW WORKS HATCHED

FFL +2.74

ceiling +2.49

All construction 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

GFL +0.00

Existing roof to be reinsulated as per construction details

Existing house to be repaired

Existing windows to be replaced

Paralon N14 roofing membrane to rear extension to be installed in accordance with manufacturers specification; 5lb lead flashing keyed into the wall 150mm above roof level; Aluminium PAP trim to grey 9004 colour to parapet

External paving and edging to client spec; to be permeable  
Knapp plaster, colour: pure white

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

Internal gutter, parapet upstand to prevent water spilling onto neighbours property; Water to run along the parapet and into the RWP

Treated roko cladding fixed on stainless steel fixings to reveal and overhang  
Slider door to be thermally broken aluminium; colour: Grey RAL 9011; to be min. 1.2W/m<sup>2</sup>K u-value;  
RWP to boxed in; appropriately weather treated materials to be used; inspection panel to be installed

PROPOSED REAR ELEVATION (NE) NO. 27

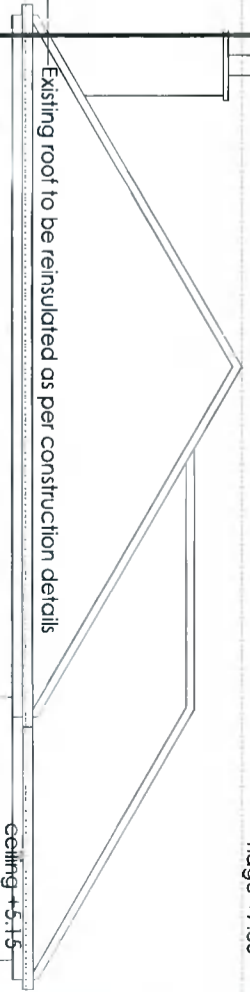
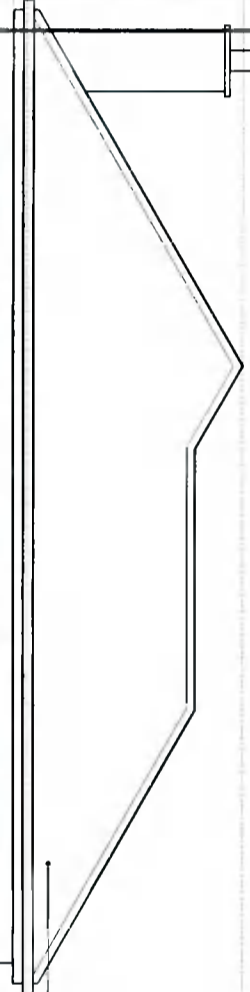
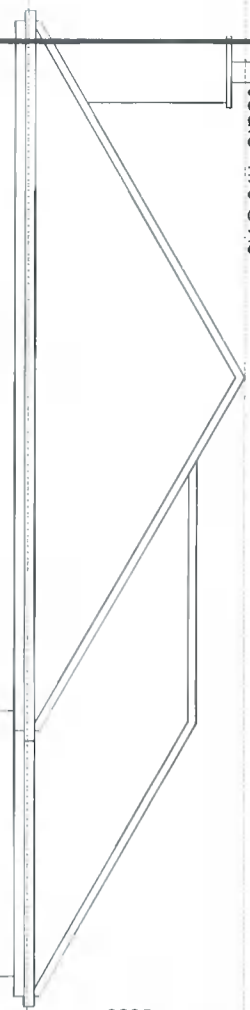
scale 1:75 @ A3

NO. 29

SUBJECT SITE  
OF PLANNING APPLICATION

NO. 31

ridge +7.30



5290

2285

3560

2285

865

1165

1165

865

970

560

1060

865

1165

1755

800

2490

270

5290

2285

870

1160

2340

1160

870

1705

430

865

1165

1165

865

970

560

1060

865

1165

1755

800

2490

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870

1705

430

ceiling +5.15

FFL +2.74

ceiling +2.49

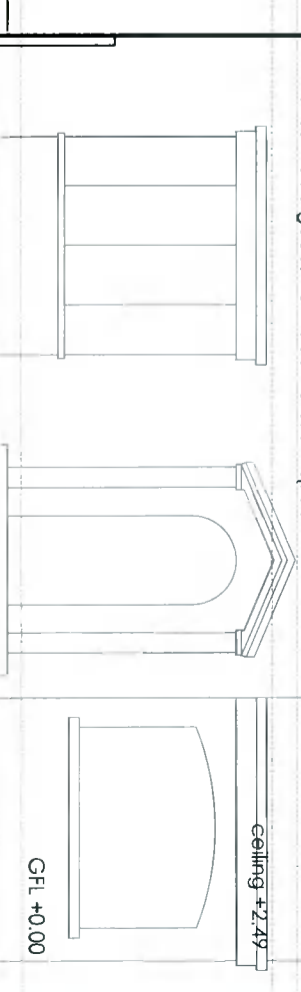
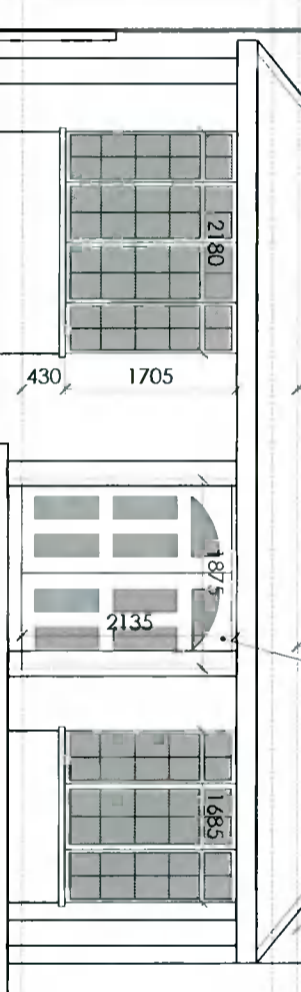
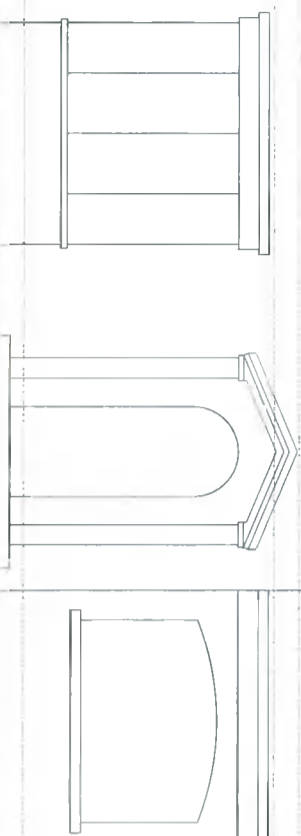
GFL +0.00

All new and existing windows and doors to be min. 1.2W/m<sup>2</sup>K u-value. 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

Existing doors to be widened to engineer spec; all finishes made good; new door to client spec

PROPOSED FRONT ELEVATION (SW)

scale 1:75 @ A3



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Dublin 6W

Revisions



Chartered Institute of  
Architectural Technologists

STATUS OF DRAWING  
PLANNING

JOE FALLON DESIGN

ARCHITECTURE

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job no. 21048 scale as shown date 10.04.22 drawn by LK stage PLANNING

dwg no. 21048 DN-09

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