



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

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 ENGINEER'S SPECIFICATION. NO ELEMENT OF THE CONSTRUCTION TO BE ENCRACHING 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 DRYLANED WITH 100MM XTRATHERM 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

UNDERFLOOR HEATING TO GROUND FLOOR TO SPECIALIST SPEC: HOUSE TO BE FITTED WITH HEAT PUMP WHICH IS TO BE SPECIFIED AND INSTALLED BY COMPETANT PROFESSIONAL EMPLOYED BY THE CONTRACTOR. TO FURTHER CONSULTATION WITH CLIENT: HEAT PUMP TO BE INSTALLED IN SIDE PASSAGE BESIDE UTILITY

Parapet NT4 roofing membrane to rear extension to be installed in accordance with manufacturers specification: Slip lead flashing keyed into the wall 150mm above roof level: Aluminium PAP trim to grey 9004 colour to parapet  
Beams to be recessed into the ceiling to engineer spec: to be wrapped in insulation  
Internal gutter, parapet upstand to prevent water spilling onto neighbours property: Water to run along the parapet and into the RWP: Roofing membrane to be dressed up inside of parapet as per manufacturers guidelines  
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, slip lead flashing keyed into the wall 150mm above boundary wall level  
All interior finishes and fittings to client spec throughout  
Wood burning stove to client spec: contractor to ensure surround is made up with non combustible materials: to comply with part B and J

**SECTION A-A**  
scale 1:50 @ A3

ridge +7.30

ceiling +5.15

FFL +2.74

ceiling +2.49

GFL +0.00

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

**Revisions**



STATUS OF DRAWING  
**PLANNING**

**notes**

**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** section

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

**dwg no.** 21048 DN-11  
**checked by:** GS

**A3**

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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.