

Permanent passive vent

ALL ALTERATIONS TO EXISTING STRUCTURE TO ENGINEERS SPEC

ALL DRAINAGE AND STRUCTURAL SUPPORT TO ENGINEERS SPEC

NEW FOUL AND SURFACE AWAY TO EXISTING SYSTEMS

To be demolished

Foul line

Surface line

Insulation

New 100x44 stud, 12.5 slab+skim

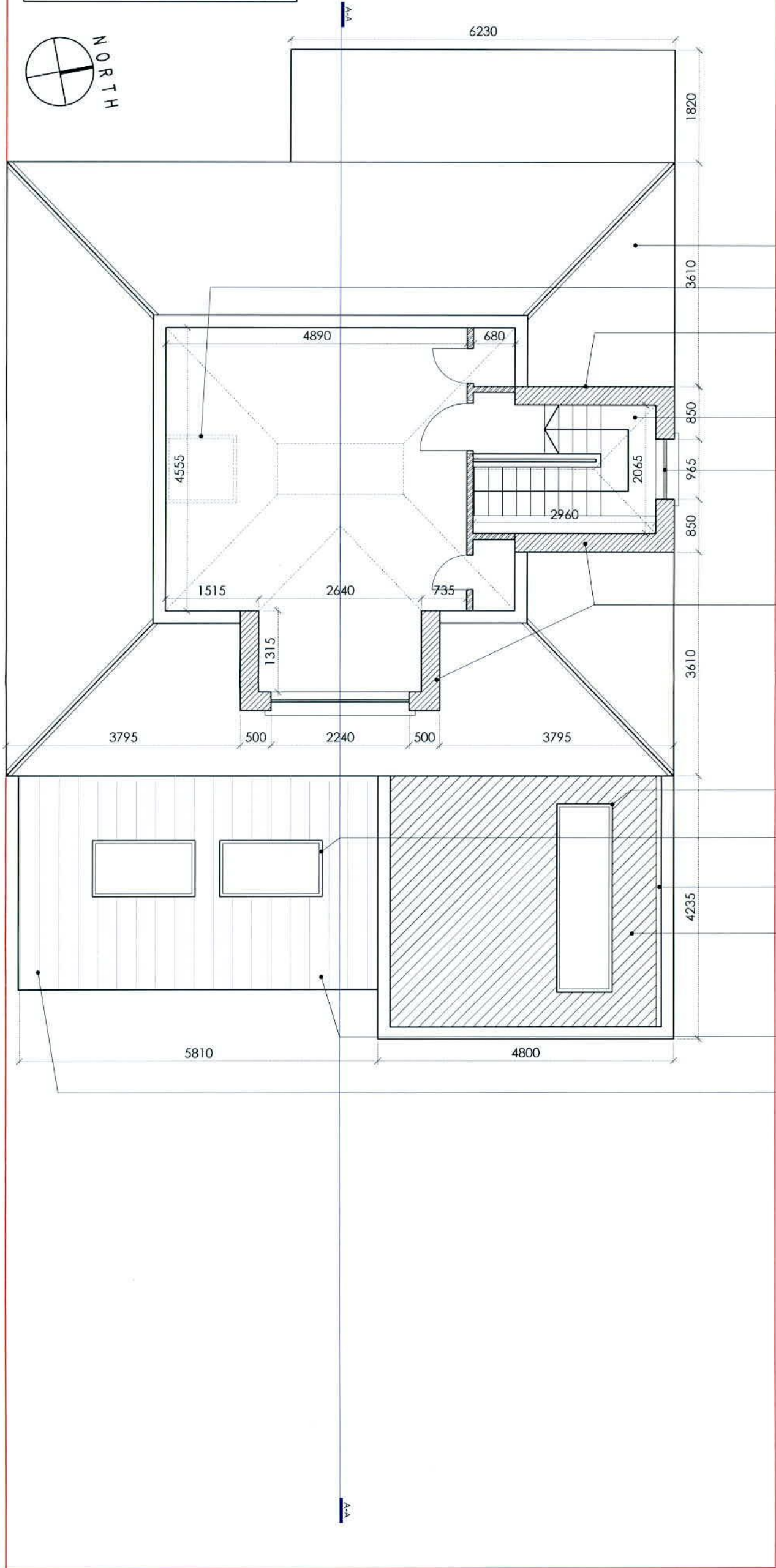
Concrete block

Timber frame

- 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
- 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
- ALL DRAINAGE TO ENGINEER SPEC;
- CEILING TO BE RETAINED WHERE POSSIBLE; SUBJECT TO SITE INVESTIGATION
- 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 ENCRUCHING ON THE NEIGHBOUR'S PROPERTY.
- 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
- 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
- ALL EXISTING STRUCTURE TO BE INSPECTED BY THE ENGINEER, ANY ADDITIONS OR ALTERATIONS TO BE SPECIFIED BY THE ENGINEER

PROPOSED ATTIC PLAN

Scale: 1:75 @ A3



- Existing roof to be reinsulated as per construction details
- Existing rooflight to be replaced; to be min. u-value 1.2W/m²K
- Lead flashing to joint between new dormers and the existing roof
- New stairs to attic to match the existing stairs and to comply with with part K;
- Aluclad new doors and windows to be min. u-value 1.2W/m²K, colour and make to client spec; 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; windows in ensuite and bathroom to be top hung and frosted glass
- Timber frame dormers structure to engineer spec
- 1no 3000x1000mm flat rooflight to be min. u-value 1.2W/m²K
- 2no 1650x900mm flat rooflight to be min. u-value 1.2W/m²K
- Internal gutter, parapet upstand to prevent water spilling over the edge
- 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 grey 9004 colour to parapet
- Standing seam aluminium roof to manufacturer spec; 5lb lead flashing keyed into the wall 150mm above roof level
- Extension 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

Client

Caroline Quinn
7 Castleside Drive,
Rathfarnham,
Dublin 14,
D14 ESN0

Revisions



STATUS OF DRAWING

PLANNING

JOE FALLON DESIGN ARCHITECTURE

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

P: 01-5143688
M: 087-2366808
P: 053-9377533

A3

Project extension to 7 Castleside Drive

drawing plan

job no. 21026 scale as shown date 15.06.22 drawn by LK checked by DOM stage PLANNING

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.