




PROPOSED REAR ELEVATION (E)
scale 1:100 @ A3



PROPOSED FRONT ELEVATION (W)
scale 1:100 @ A3

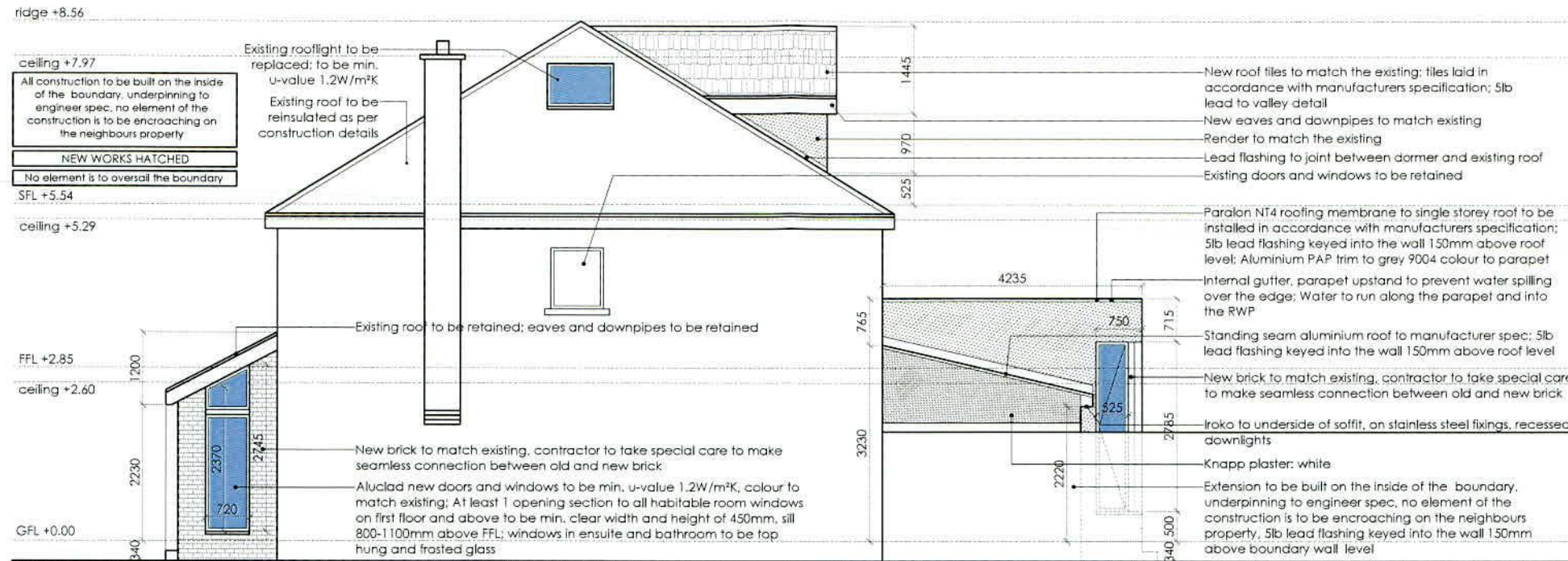
Client Caroline Quinn 7 Castleside Drive, Rathfarnham, Dublin 14, D14 E5N0	Revisions	 Chartered Institute of Architectural Technologists
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STATUS OF DRAWING
PLANNING

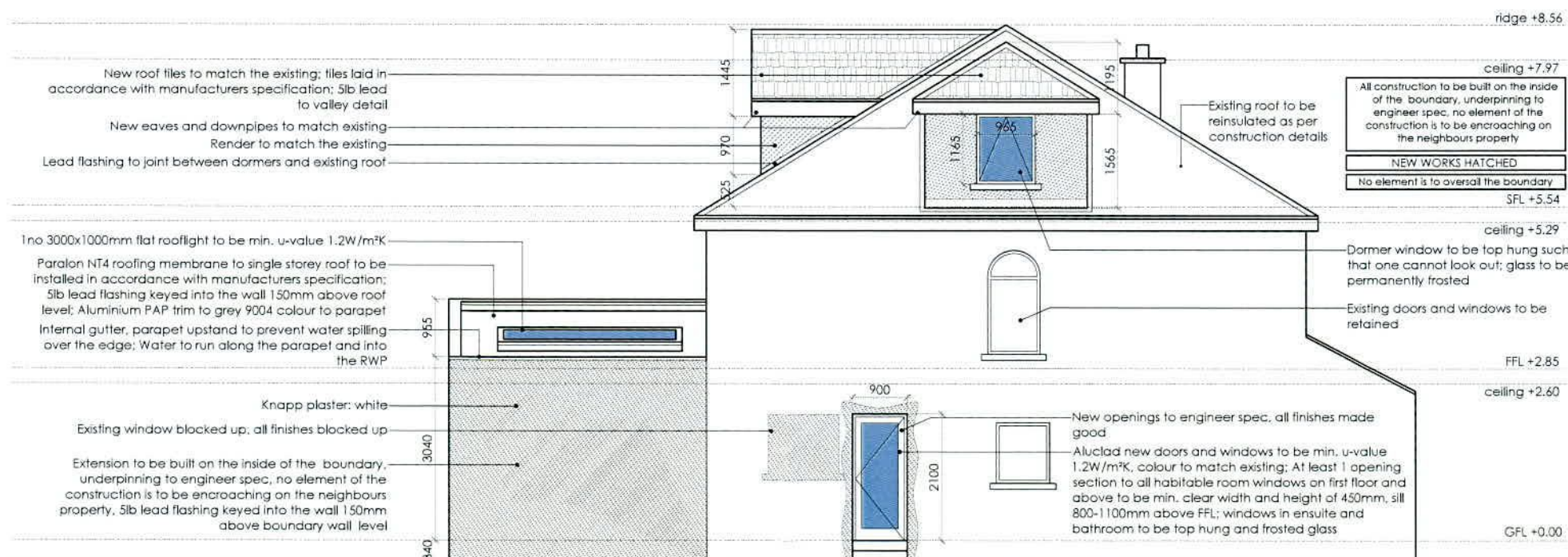
JOE FALLON DESIGN ARCHITECTURE	First Floor, 6 Main Street, Dundrum, Dublin 14 1A Ryland Street, Buncloody, Enniscorthy, Co. Wexford	P: 01-5143688 M: 087-2566808 P: 053-9377633	A3
project extension to 7 Castleside Drive	dwg no. 21026 DN-10	checked by DOM	
drawing elevations	job no. 21026	scale as shown	date 15.06.22
job no. 21026	scale as shown	date 15.06.22	drawn by LK
stage PLANNING			
UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER. REG NO. 80244 SCS1			

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 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.



PROPOSED SIDE ELEVATION (S)
scale 1:100 @ A3



PROPOSED SIDE ELEVATION (N)
scale 1:100 @ A3

Client

Caroline Quinn
7 Castleside Drive,
Rathfarnham,
Dublin 14,
D14 E5N0

Revisions



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JOE FALLON DESIGN
ARCHITECTURE

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

P: 01-5143688
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A3

project extension to 7 Castleside Drive

drawing elevations

dwg no. 21026 DN-11
checked by DOM

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

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ridge +8.56

ceiling +8.06

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

NEW WORKS HATCHED

No element is to oversail the boundary

SFL +5.54

ceiling +5.29

FFL +2.85

ceiling +2.60

Existing porch floor to be dug out and replaced with new build up as per construction detail, to match existing floor level; subject to site investigation

GFL +0.00

5lb lead flashing & counterflashing to joint between dormer and roof
New roof tiles to match the existing; tiles laid in accordance with manufacturers specification; 5lb lead flashing keyed into the wall 150mm above roof level;

Dormer structure to engineer spec
Aluclad new doors and windows to be min. u-value 1.2W/m²K, colour to match existing; 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

Fill existing ceiling joists with quilt insulation (Earthwool Loft Roll 44 or similar)
Existing roof to be reinsulated as per construction details

Contractor to ensure that the ventilation through the eaves is maintained
Floor joists supports to engineers specifications; new joists to engineer spec
New stairs to attic to match the existing stairs and to comply with with part K;
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

Standing seam aluminium roof to manufacturer spec; 5lb lead flashing keyed into the wall 150mm above roof level

Void above kitchen units to be boxed-out
50mm insulated plasterboard
Steel to be wrapped in insulation and 15mm fireline board
Brick to client spec
Indicative kitchen & utility layouts, to be finalised with client and manufacturer/installer
Roadstone thermal liteblocks as per attached details
New paving to clients spec; acu drain to threshold detail
Foundations to engineer spec; to be pyrite free; existing foundations investigated on site by the engineer

SECTION A-A
scale 1:50 @ A3

Client
Caroline Quinn
7 Castleside Drive,
Rathfarnham,
Dublin 14,
D14 E5N0

Revisions



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notes

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

project extension to 7 Castleside Drive
drawing elevation
job no. 21026 **scale** as shown **date** 15.06.22 **drawn by** LK **stage** PLANNING

dwg no. 21026 DN-12
checked by DOM

A3

P: 01-5143688
M: 087-2566808
P: 053-9377633

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