



ridge +8.31

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;

Existing external walls to be drilled with 100mm xtratherm thermal lining insulation mushroom fixed onto internal face of the wall + skim coat finish, 37.5mm XT/TL to all jambs and reveals

New doors and windows to be min. u-v-value 1.2W/m²K; 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; Existing windows to rear be replaced, new glazing to be min. u-v-value 1.2W/m²K

New eaves and downpipes to match existing; 50mm cross ventilation to be maintained at eaves level as per TGD Part 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 open to rear of house and support to engineer spec; shown thus; steel beam recessed into ceiling to create a continuous ceiling; steel beams to be wrapped in 15mm fireline; steel beams to be recessed in ceilings;

ceiling +5.29

Parlour NT4 roofing membrane to single storey flat roofs 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

Indicative kitchen & utility layouts; to be finalised with client and manufacturer/installer

Seamless Zinc clad extension profile or similar approved; Treated iroko cladding fixed on stainless steel fixings to reveal and overhang

Overhang support to engineer spec

FFL +2.79

ceiling +2.54

Roadstone thermal fireblocks as per attached details

Treated iroko lures; post to be clad with timber to match; galvanised steel post to engineer spec

Aco drain to doors

Planter built up with concrete blocks and rendered to match extension

Steps to comply with part K, to client spec; External paving and edging to client spec; to be permeable

GFL +0.00

PROPOSED SECTION A-A
Scale 1:50 @ A3

- All drainage to be confirmed on site, all drainage, both new and existing, to be specified and inspected by engineer
- All existing structure to be inspected by the engineer, any additions or alterations to be specified by the engineer; all steel beams and the associated bearings to engineer spec; Breakout open to rear of house and support to engineer spec; shown thus; steel beams recessed into ceilings to create a continuous ceiling
- New works hatched
- Every room is to be installed with a passive vent it one is not already present; to comply with TGD F
- Existing external walls to be drilled with 100mm xtratherm thermal lining insulation mushroom fixed onto internal face of the wall + skim coat finish, 37.5mm to reveals; party wall to be drilled with 37.5mm xtratherm thermal lining insulation mushroom fixed onto internal face of the wall + skim coat finish
- Heat pump to specialist spec
- Fuse box to be moved to new location to specialist spec; to comply with building regs
- 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 encroaching on the neighbour's property.
- All drawings to be read in conjunction with engineers specification and details
- 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
- Roof, windows, gas and engineer certs to be made available to architect after completion
- All floor, wall and ceiling finishes to clients specification; All interior finishes and fittings to client spec throughout
- Internal doors, architraves and skirting to client spec
- Seamless finishes between old and new throughout; all finishes made good
- House to be replumbed and re-wired
- All new and existing windows and doors to be min. 1.2W/m²K u-v-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 ensuite

<p>Client</p> <p>Peter and Barbara Fitzsimons 8 Dodder Park Road, Rathfarnham, Dublin 14, D14W968</p>	<p>Revisions</p>
	<p>notes</p> <p>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 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.</p>
<p>STATUS OF DRAWING</p> <p>planning</p>	<p>JOE FALLON DESIGN ARCHITECTURE</p> <p>First Floor, 6 Main Street, Dundrum, Dublin 14 1A Ryland Street, Buncloody, Enniscorthy, Co. Wexford</p> <p>P: 01-5143688 M: 087-2566808 F: 053-9377833</p>
<p>project extension at 8 Dodder park road, Rathfarnham</p> <p>drawing section</p> <p>job no. 22032 scale as shown date 26.10.22 drawn by LK stage planning</p> <p>dwg no. 22032-DN-10 checked by DOM</p>	<p>A3</p>