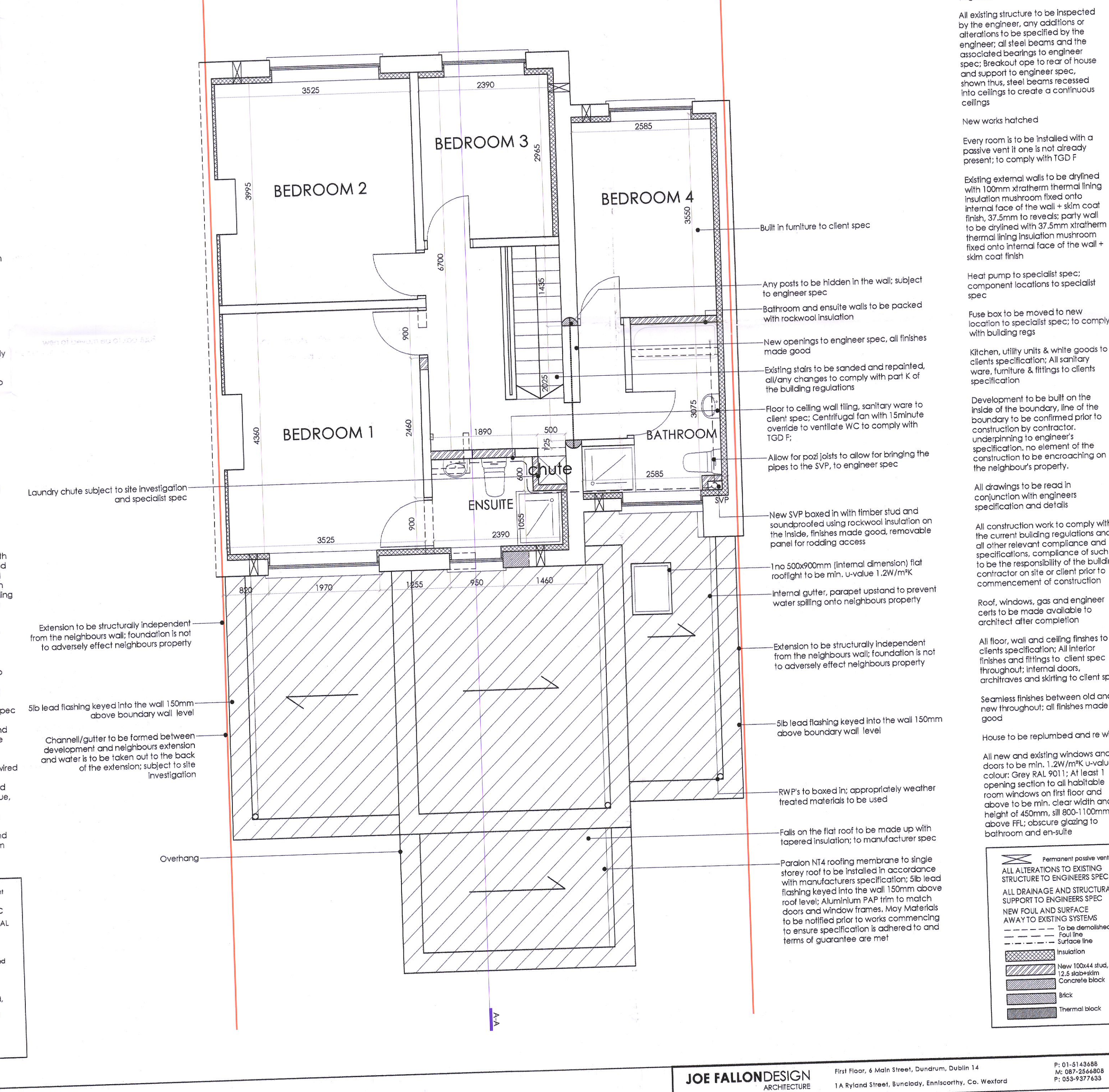


PROPOSED FRONT ELEVATION (N)
scale 1:75 @ A3



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 if one is not already present; to comply with TGD F

Existing external walls to be dried 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 dried with 37.5mm xtratherm thermal lining insulation mushroom fixed onto internal face of the wall + skim coat finish

Heat pump to specialist spec; component locations 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

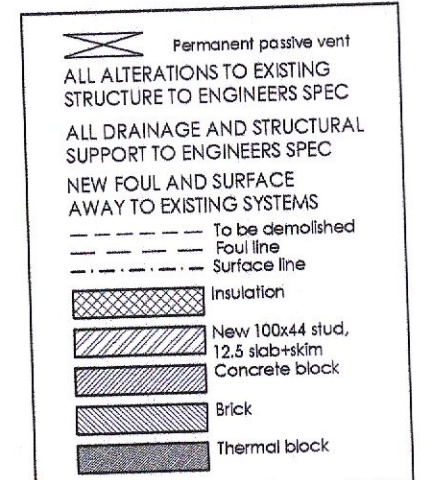
Roof, windows, gas and engineer certs to be made available to architect after completion

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/m² U-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 en-suite



client
Peler and Barbara Fitzsimons
8 Dodder Park Road,
Rathfarnham,
Dublin 14,
D14W9E8

revisions
A.

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 and details prior to planning stage / commencement. Any discrepancies to be reported before work is in hand. Contractor is deemed to have included for everything required for completion 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 harmonized technical specifications.

STATUS OF DRAWING
planning

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

project extension at 8 Dodder park road, Rathfarnham
drawing plans + elevations
job no. 22032 scale as shown date 26.10.22 drawn by LR stage planning
checked by DOM

dwg no. 22032-DN-07
REG NO. B02445531

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