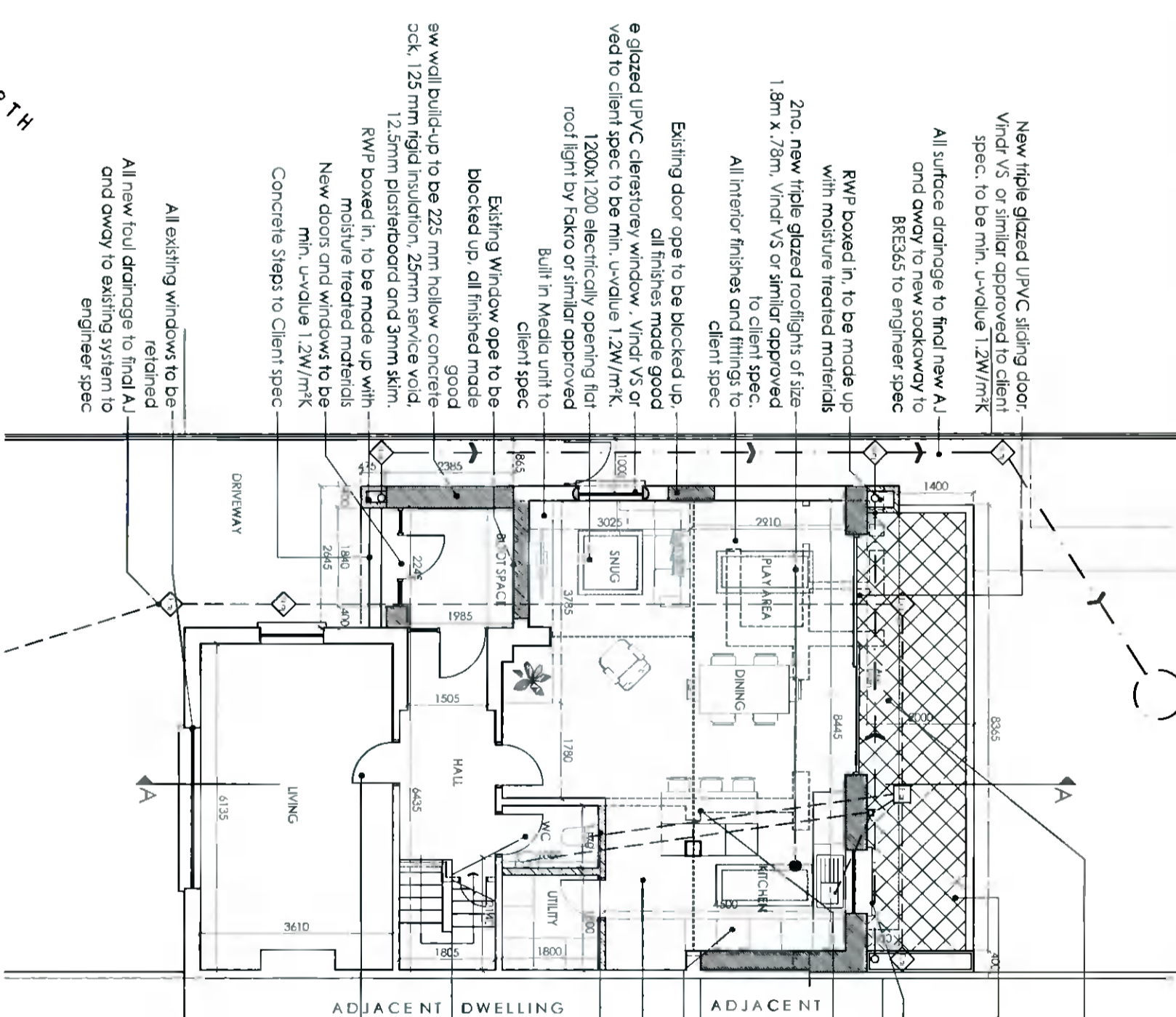


EXISTING GROUND FLOOR PLAN
 Scale 1:100 @ A3



PROPOSED GROUND FLOOR PLAN
 Scale 1:100 @ A3

New triple glazed UPVC sliding door, Vindr VS or similar approved to client spec. to be min. u-value 1.2W/m²K

All surface drainage to final new AJ and away to new soakaway to BRE365 to engineer spec

RWP boxed in, to be made up with moisture treated materials

2no. new triple glazed rooflights of size 1.8m x .78m, Vindr VS or similar approved to client spec.

All interior finishes and fittings to client spec

Existing door ope to be blocked up, all finishes made good

e glazed UPVC clerestorey window, Vindr VS or Vindr VS or similar approved to client spec. to be min. u-value 1.2W/m²K.

1200x1200 electrically opening flat roof light by Fakro or similar approved Built in Media unit to client spec

Existing Window ope to be blocked up, all finished made good

sw wall build-up to be 225 mm hollow concrete block, 125 mm rigid insulation, 25mm service void, 12.5mm plasterboard and 3mm skim.

RWP boxed in, to be made up with moisture treated materials

New doors and windows to be min. u-value 1.2W/m²K

Concrete Steps to Client spec

All existing windows to be retained

All new foul drainage to final AJ and away to existing system to engineer spec

Overhang. Treated loko cladding fixed on stainless steel fixings to underside, with recessed downlights

Proposed patio to client spec with oco drain at the threshold;

New triple glazed UPVC window, Vindr VS or similar approved to client spec to be min. u-value 1.2W/m²K

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. New steel beam to be in line with existing beam as specified by engineer with raised ceiling in the extension

Cooker hood duct to be vented through the rear wall

Indicative kitchen layout, to client spec

All new stud walls to be 100x44mm timber studs with rockwool insulation between, unless otherwise noted; 12.5mm Gyproc wallboard to each face with all joints taped and filled, and 3mm skim; use Gyproc moisture resistant plasterboard to utility and bathrooms

Mechanical extract vent in bathroom and utility to be specified on site with 15 min overrun in compliance with TGD Part F

All internal doors to be retained unless specified by client

<p>2mm cementitious plaster</p> <p>ALL ALTERATIONS TO EXISTING STRUCTURE TO ENGINEER SPEC</p> <p>ALL DRAINAGE AND STRUCTURAL SUPPORT TO ENGINEER SPEC</p> <p>NEW FOUL AND SURFACE AWAY TO EXISTING SYSTEMS</p> <p>To be specified</p> <p>To be retained</p> <p>To be blocked up</p> <p>To be made up</p> <p>To be made up with moisture treated materials</p> <p>To be made up with moisture treated materials</p>	<p>NO PART OF THE NEW CONSTRUCTION IS TO BE CONSIDERED "EXISTING" UNLESS SPECIFICALLY NOTED OTHERWISE ON SITE</p> <p>ALL EXISTING STRUCTURE TO BE INSPECTED BY THE ENGINEER. ANY ADDITIONS OR ALTERATIONS TO BE SPECIFIED BY THE ENGINEER</p> <p>NEW WALLS HATCHED</p> <p>ALL ROOMS TO BE FITTED WITH A PATENT FIRE ALARM</p>
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Client
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Revisions

Chartered Institute of
 Architectural Technologists

STATUS OF DRAWING
PLANNING

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A3

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 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.

job no. 21012 scale OS shown date 29.06.2021 drawn by GS stage PLANNING checked: