

NOTES

All work carried out shall comply with the relevant sections of the building regulations 2000-2019 and all statutory and other provisions in Force. The contractor shall indemnify the employer and the architect against claims and proceedings and shall be responsible for the safety and structural stability of the building and any injuries to workmen or persons caused as a result of the work under the employers liability V/A etc. The job shall be carried out in a workmanlike manner to a satisfactory completion. Where possible Irish manufactured products & materials to be used.

The builder is responsible for checking all levels & dimensions on site & shall refer all discrepancies to the architect for his direction. Work to figured dimensions only, do not scale off drawings. Proprietary items to be fixed in strict accordance with manufacturers instructions. Sizes of proprietary items to be checked with manufacturers.

The contractor is to provide supply & fix everything for the full & perfect completion of the work, even though same may not be shown on drawing or mentioned in specification provided it may reasonably implied therefrom.

EXTERNAL PLASTERING.
Scud walls in 3:1 sharp sand & cement apply plaster in two coats (mix 6:1) to a finished depth of 18mm second coat left combed to take dash finish.

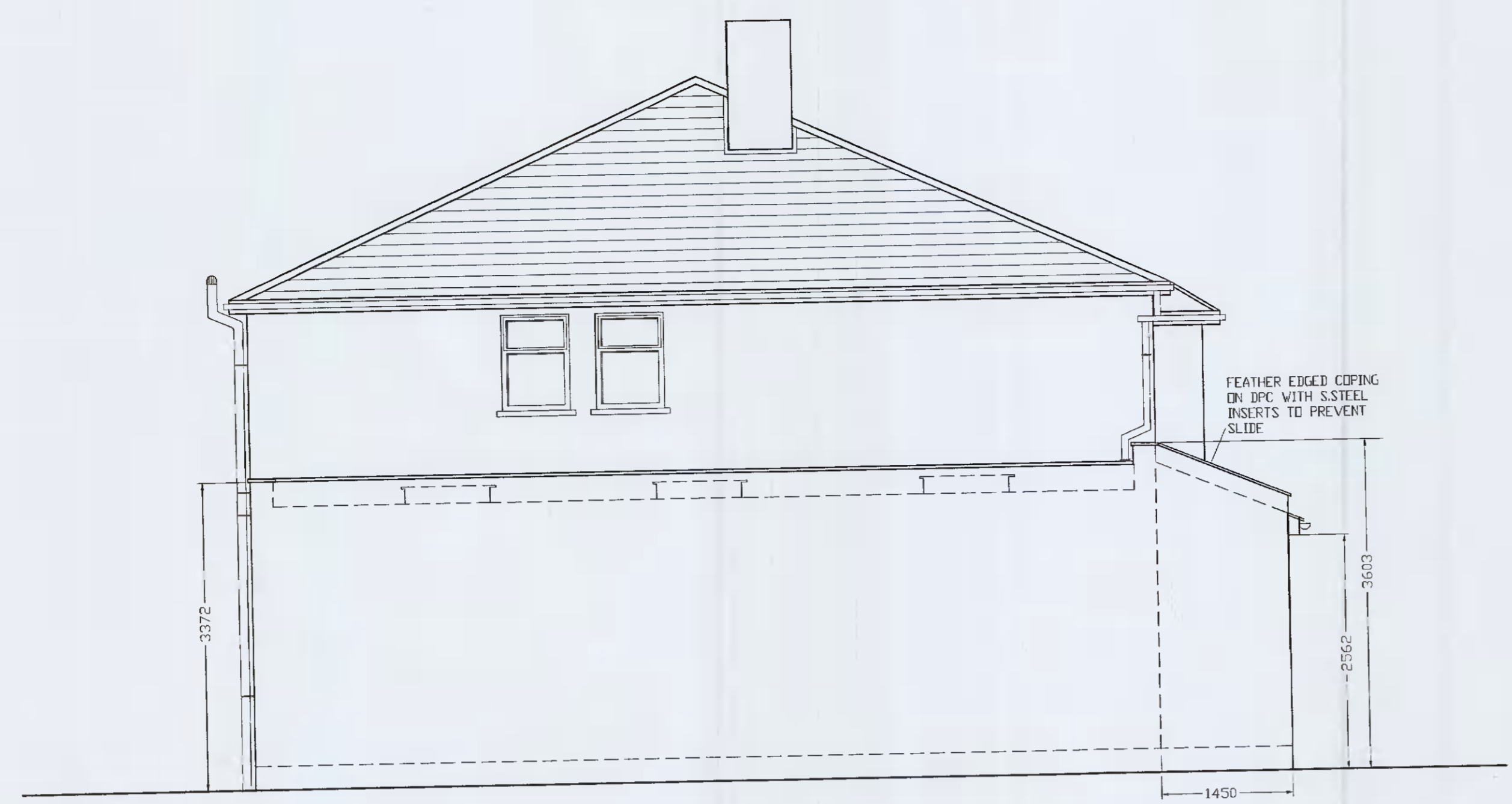
DRAINAGE.
All new drains 100mm pvc laid on conc beds 100mm deep to falls 1 in 40 with side haunching halfway up pipe.

All drains passing under new building to be encased in 150mm concrete all around pipe & bridged with precast & prestressed lintels where they pass through blockwork with 50mm clearance around pipe & protection against rodent infestation.

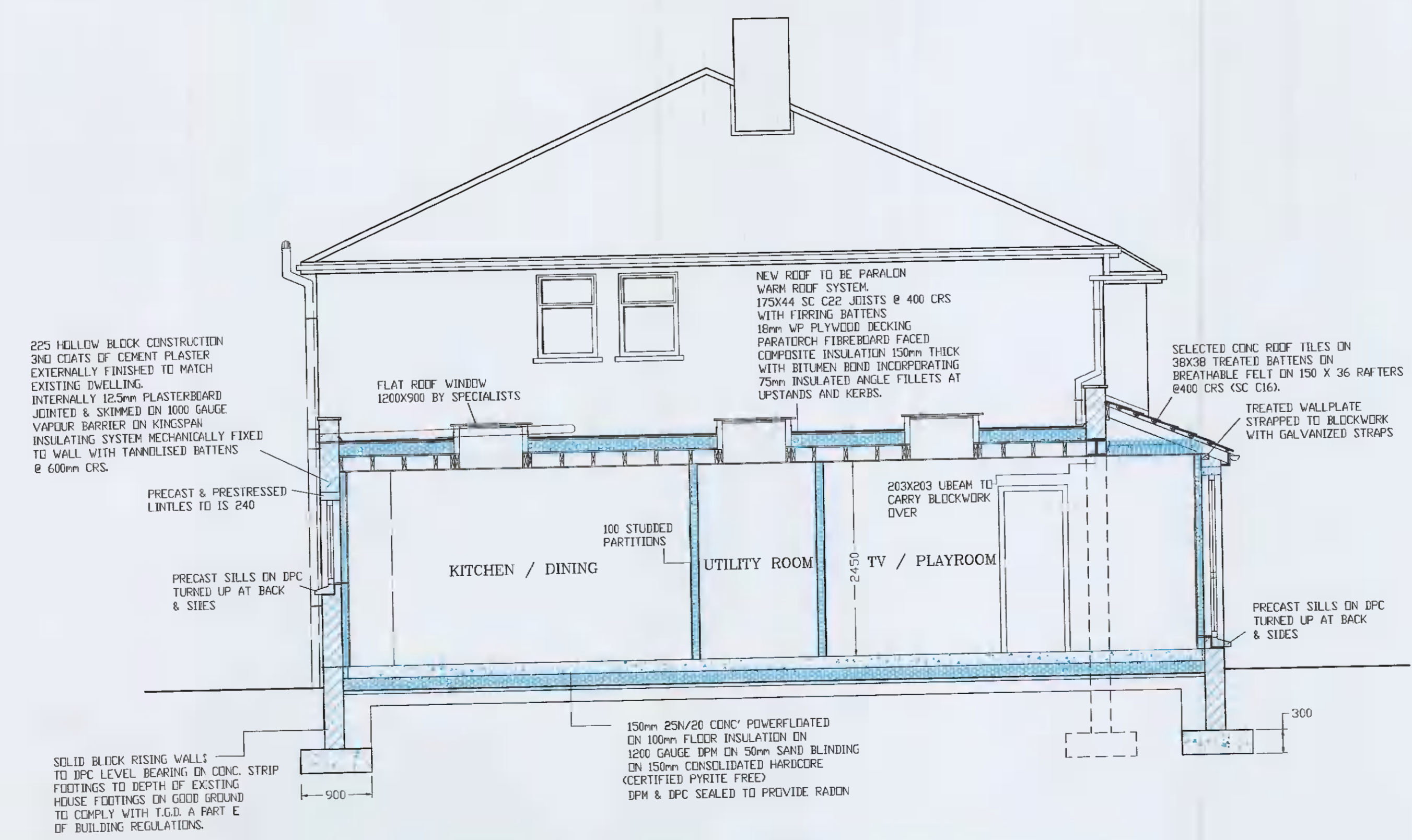
EAVES VENTILATION
Provide a minimum 10mm continuous ventilation to roof space throughout length of eaves. Elsewhere ventilate roof spaces with proprietary roof vents fitted to manufacturers instructions.

OPENINGS.
All window & door openings to have vertical & horizontal dpc. All sills on dpc turned up at back & sides. All windows to have opening sections to give minimum 5% of floor area as ventilation to each habitable room. Natural lighting to be minimum 10% of floor area to each habitable room.

ALL WORK TO COMPLY WITH DEPT OF ENVIRONMENT BUILDING REGULATIONS



PROPOSED GABLE ELEVATION
SCALE 1:50



SECTION ON X -X
SCALE 1:50

PLANNING DRAWINGS

JOB	
Proposed Extension & Alterations at 308 Orwell Park Grove, Templeogue, Dublin 6W	
CLIENT Neil Cashin & Sarah Kiernan.	
DRN BY: DAVE COFFEY	DAVID COFFEY & ASSOCIATES
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