



Notes and specifications for the proposed plan:

- Patio to client spec with acc drain at threshold.
- Brick Cladding to Architect's spec.
- Proposed sliding patio door with corner spec. 1 to be min. 1.2W/m² U-value.
- New wall 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. 50mm above finishing keyed into the wall. 150mm above boundary wall level. Boundary to be confirmed on site.
- All floor finishes and fittings to client spec throughout.
- Existing door to be blocked up. All finishes made good.
- All furniture and fittings to client spec.
- Kitchen layout indicative only. To be finalized to specialist spec.
- Existing manhole in the extension to be removed to engineer's spec.
- All alterations to the existing structure to be inspected and specified by engineer, all steel beams and the associated bearings to engineer spec. Backout open 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 kitchen and dining.
- Mechanical extract vent with 15 min overrun in compliance with TGD Part F Double glass door to client spec.
- Proposed bathroom in garage. Existing chimney to be demolished to engineer's spec. Furniture/fittings, wall and floor tiling to client spec. Garage floor to be raised to match existing finished floor level.
- Existing door to be blocked up. All finishes made good.
- Mechanical extract vent with 15 min overrun in compliance with TGD Part F.
- All floor finishes and fittings to client spec throughout.
- Passive background vents to all habitable rooms in compliance with TGD Part F.
- All existing windows to be replaced to client spec. All new windows to be min. 1.2W/m² U-value.
- Existing vehicular to entrance widened to be 3.5m. Any alterations to boundary wall and piers to match existing in scale and material.
- All foul to existing manhole and to existing sewer line. Subject to site investigation and in accordance with local authority.

NEW WORKS HATCHED

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S 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 WORK

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 EXISTING STRUCTURE TO BE INSPECTED BY ENGINEER. ANY ADDITIONS OR ALTERATIONS TO THE STRUCTURE BE SPECIFIED AND INSPECTED BY ENGINEER

ALL DRAINAGE TO BE CONFIRMED ON SITE

ALL DRAINAGE BOTH NEW AND EXISTING, TO BE SPECIFIED AND INSPECTED BY ENGINEER

PERMANENT PASSIVE VENT ALL ROOMS TO BE FITTED WITH PERMANENT PASSIVE VENT UNLESS ONE ALREADY EXISTS IN COMPLIANCE WITH TGD PART F AS SHOWN ON DRAWINGS

ALL FLOOR, WALL AND CEILING FINISHES TO CLIENT'S SPECIFICATION KITCHEN, UTILITY UNITS & WHITE GOODS TO CLIENT'S SPECIFICATION ALL SANITARY WARE, FURNITURE & FITTINGS TO CLIENT'S SPECIFICATION

Legend:

- New Masonry Walls
- New Timber Frame
- New Stud Walls
- New Insulation
- Proposed Demolition
- Existing Foul Line
- Existing Surface Line
- New Foul Line
- New Surface Line

Client
 Claire Flynn
 29 Springfield Rd,
 Templeogue, Dublin
 6W, D6W EK59

Revisions

Scale 1:100 @ A3

North Arrow

PLANNING DRAWING

STATUS OF DRAWING

notes

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

Project Extension & Renovation of 29 Springfield Road.

drawing Existing and Proposed Ground Floor Plans

Job no. 21050 **scale** As Shown **date** 12.12.21 **drawn by** GS/DOM **checked** DOM

dwg no. 21050-PP-04

UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER, REG. NO. 80244, SCSI

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A3

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.