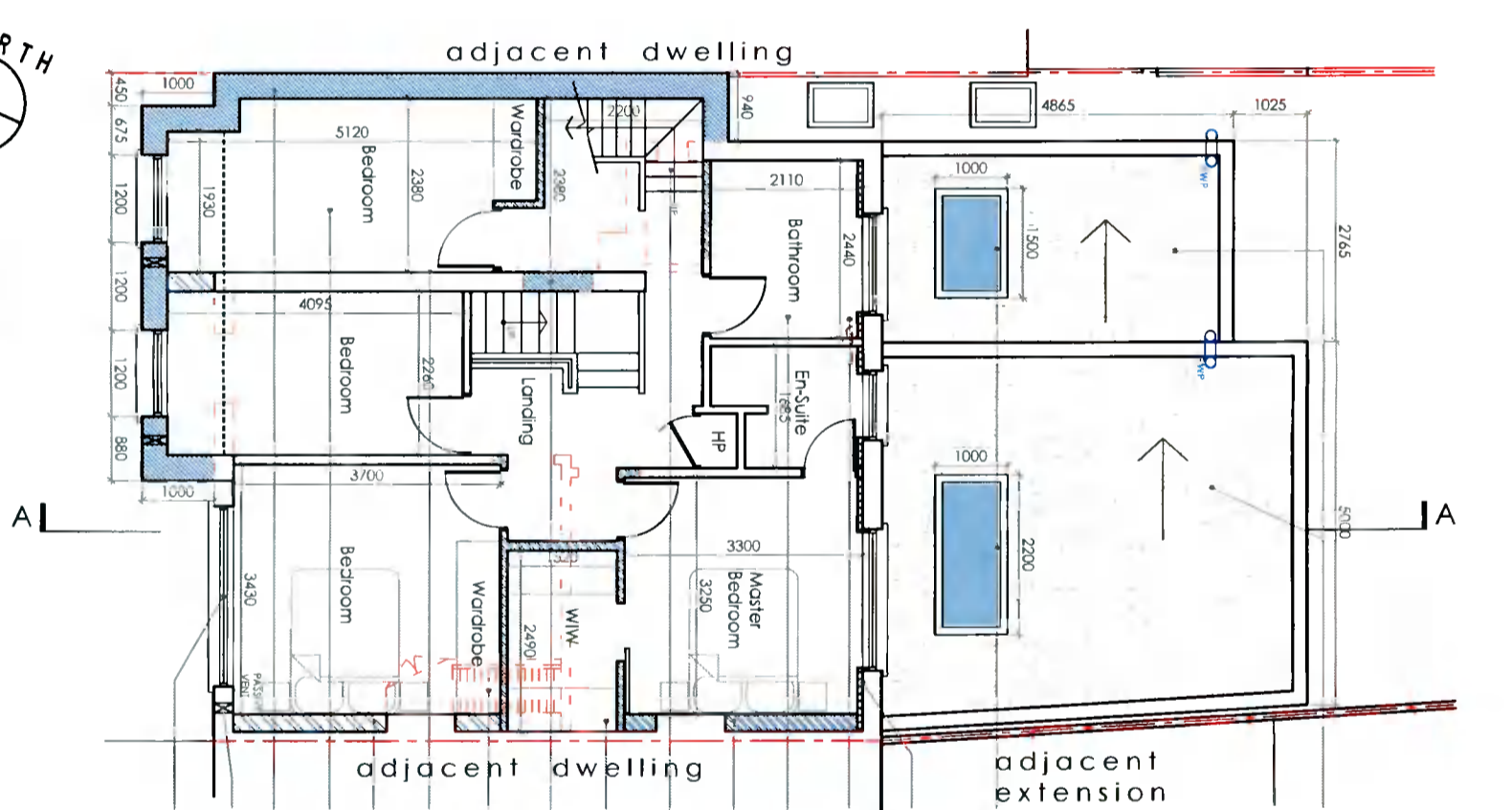


Existing First Floor Plan
Scale 1:100 @ A3



Proposed First Floor Plan
Scale 1:100 @ A3

Paragon NZ4 roofing membrane to single storey roof to be installed in accordance with manufacturer's specification. 51d Brad Fastening keyed into the wall 150mm above roof level. Aluminium PAF trim to match door and window frames. May Materials to be notified prior to works commencing to ensure specification is adhered to and terms of guarantee are met. Internal gutter, parapet upstand to prevent water spilling onto neighbours property. Water to run along the parapet and into hopper head.

Proposed Receflight over Stmg and Kitchen by Pakiro or similar approved. All new glazing to be min 1.2W/m² U-value to client spec

All existing external walls to be insulated with 75.5 mm Xtratherm XT-TL insulated plasterboard; 27.5mm XT-TL to all jambs and reveals. Existing bathroom to be reconfigured furniture/fittings, wall and floor tiling to client spec. Existing SVP from bathroom and ensuite to be connected to new SVP as shown. To be confirmed on site with engineer. Stud build up to flush with the chimney.

New stairs to attic to client spec. Proposed work in wardrobe. All furniture and fittings to client spec. Existing window to be blocked up. All finishes made good.

Existing stairs to be removed and access to attic blocked up. All finishes made good. 12.5mm plasterboard with skim finish to existing external wall. Stud build up to flush with the chimney.

Proposed new bedroom to the front over the garage. All floor finishes and fittings to client spec throughout. Wall to be built on the inside of the boundary. No element of extension to overall boundary. 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.

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 CLIENTS SPECIFICATION KITCHEN, UTILITY UNITS & WHITE GOODS TO CLIENTS SPECIFICATION ALL SANITARY WARE, FURNITURE & FITTINGS TO CLIENTS SPECIFICATION

	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

JOE FALLON DESIGN
ARCHITECTURE

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A3

PLANNING DRAWING

STATUS OF DRAWING

Project Extension & Renovation at 29 Springfield Road.
drawing Existing and Proposed First Floor Plans
Job no. 21050 **scale** As Shown **date** 12.12.21 **drawn by** GS/DOM **checked** DOM

UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER. REG. NO. B0244 SCS1

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

Revisions

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 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 manufacturer's instructions.

