

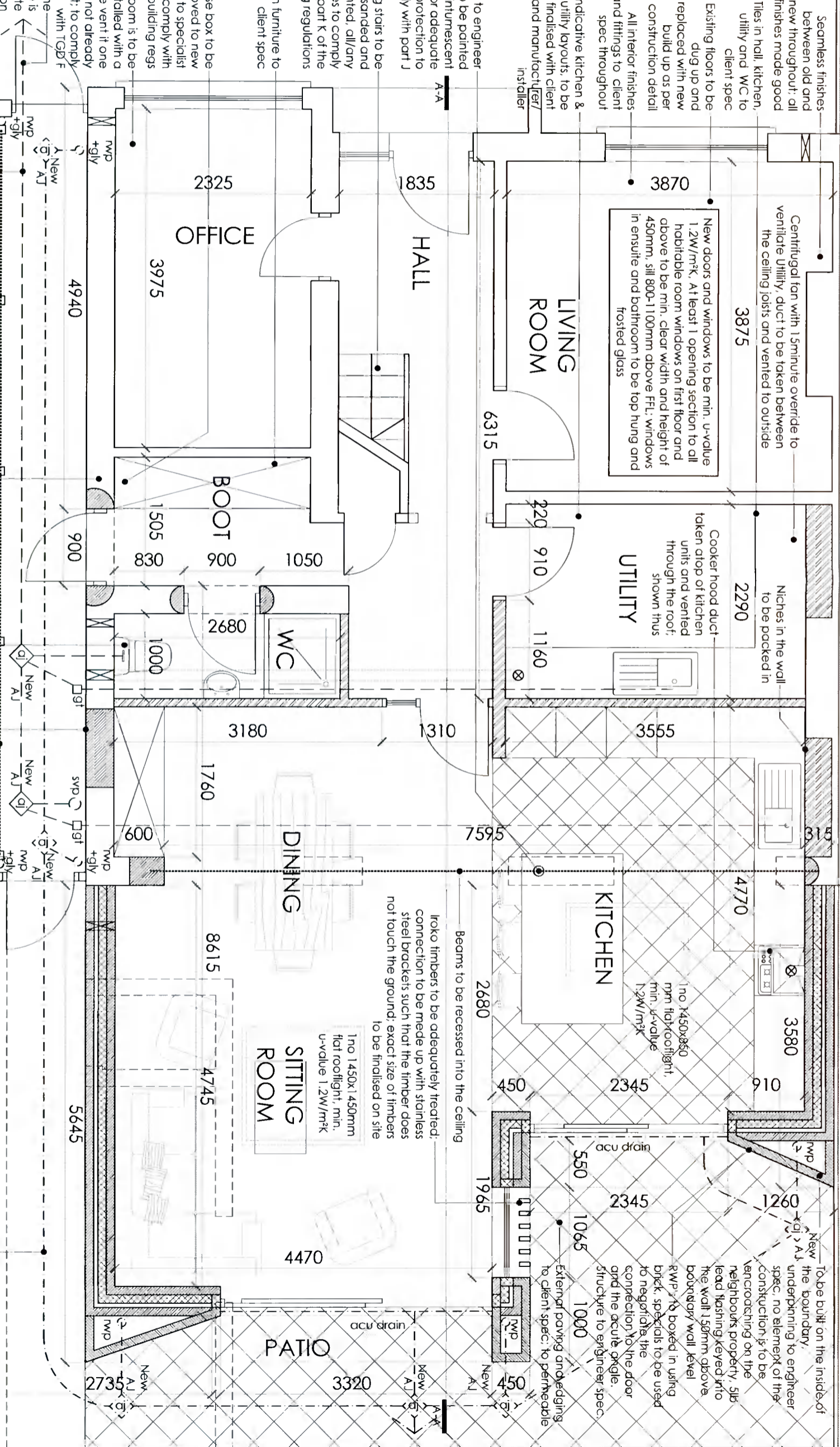
- Permanent passive vent
- ALL ALTERATIONS TO EXISTING STRUCTURE TO ENGINEERS SPEC
- ALL DRAINAGE AND STRUCTURAL SUPPORT TO ENGINEERS SPEC
- NEW FOUL AND SURFACE AWAY TO EXISTING SYSTEMS
- To be demolished
- Foul line
- Surface line
- Insulation
- New 100x44 stud, 12.5 slab+skim
- Concrete block
- Concrete block
- NEW WORKS HATCHED
- ROOF, WINDOWS, GAS AND ENGINEER CERTS TO BE MADE AVAILABLE TO ARCHITECT AFTER COMPLETION
- ALL ROOMS TO BE FITTED WITH A PASSIVE VENT
- EXISTING EXTERNAL WALLS TO BE DRYLINED WITH 100MM XTRATHERM THERMAL LINING INSULATION MUSHROOM FIXED ONTO INTERNAL FACE OF THE WALL + SKIM COAT FINISH
- NO PART OF THE NEW CONSTRUCTION IS TO ENCROACH ON NEIGHBOURS BOUNDARY
- CLIENT TO CONFIRM ALL BOUNDARIES PRIOR TO CONSTRUCTION
- ALL DRAINAGE TO BE CONFIRMED ON SITE

- Seamless finishes between old and new throughout; all finishes made good
- Tiles in hall, kitchen, utility and WC to client spec
- Existing floors to be dug up and replaced with new build up as per construction detail
- All interior finishes and fittings to client spec throughout
- Indicative kitchen & utility layouts, to be finalised with client and manufacturer/installer
- Column to engineer spec; to be painted with intumescent paint for adequate fire protection to comply with part J
- Existing stairs to be sanded and repainted; all/any changes to comply with part K of the building regulations
- Built in furniture to client spec
- Fuse box to be moved to new location to specialist spec; to comply with building regs
- Every room is to be installed with a passive vent if one is not already present; to comply with TGD F
- Location of the existing line is subject to site investigation

ALL EXISTING STRUCTURE TO BE INSPECTED BY THE ENGINEER, ANY ADDITIONS OR ALTERATIONS TO BE SPECIFIED BY THE ENGINEER

**PROPOSED GROUND FLOOR PLAN**

Scale: 1:50 @ A3



- Foul water to final qj and away to existing systems as per local authority, subject to site investigation and in accordance with local authority
- All alterations to the existing structure to be inspected and specified by 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 beam recessed into ceiling to create a continuous ceiling
- Floor to ceiling wall tiling, sanitary ware to client spec; Centrifugal fan with 15minute override to ventilate WC to comply with TGD F
- Window blocked up, all finishes made good
- New roof in the side passage to be made up corrugated roof on timber structure supported on evenly spaced posts. Roof to be angled to throw water away from the wall into the gutter which is drained on both ends. Gutter to be centered over the posts such that it is not overhanging the boundary
- New surface water away to soakaway, new sock away to BRE365 to engineer spec; min 5m from dwelling and min 3m from boundary line

**Client**

Aideen and Declan O'Sullivan  
27 Anne Devlin Road,  
Rathfarnham,  
Dublin 14

**Revisions**

planning



**JOE FALLON DESIGN**  
ARCHITECTURE

First Floor, 6 Main Street, Dundrum, Dublin 14  
1A Ryland Street, Buncloody, Enniscorthy, Co. Wexford

project extension to 27 Anne Devlin Road  
drawing plan  
job no. 21044 scale as shown date 05.01.22 drawn by LK stage planning  
P: 01-5143688 M: 087-2566808 P: 053-9377633

**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.

**notes**

Checked: GS