

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 NEIGHBOURING 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 BLOCK 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

NEW MOSONY WALLS

NEW TIMBER FRAME

NEW STUD WALLS

NEW INSULATION

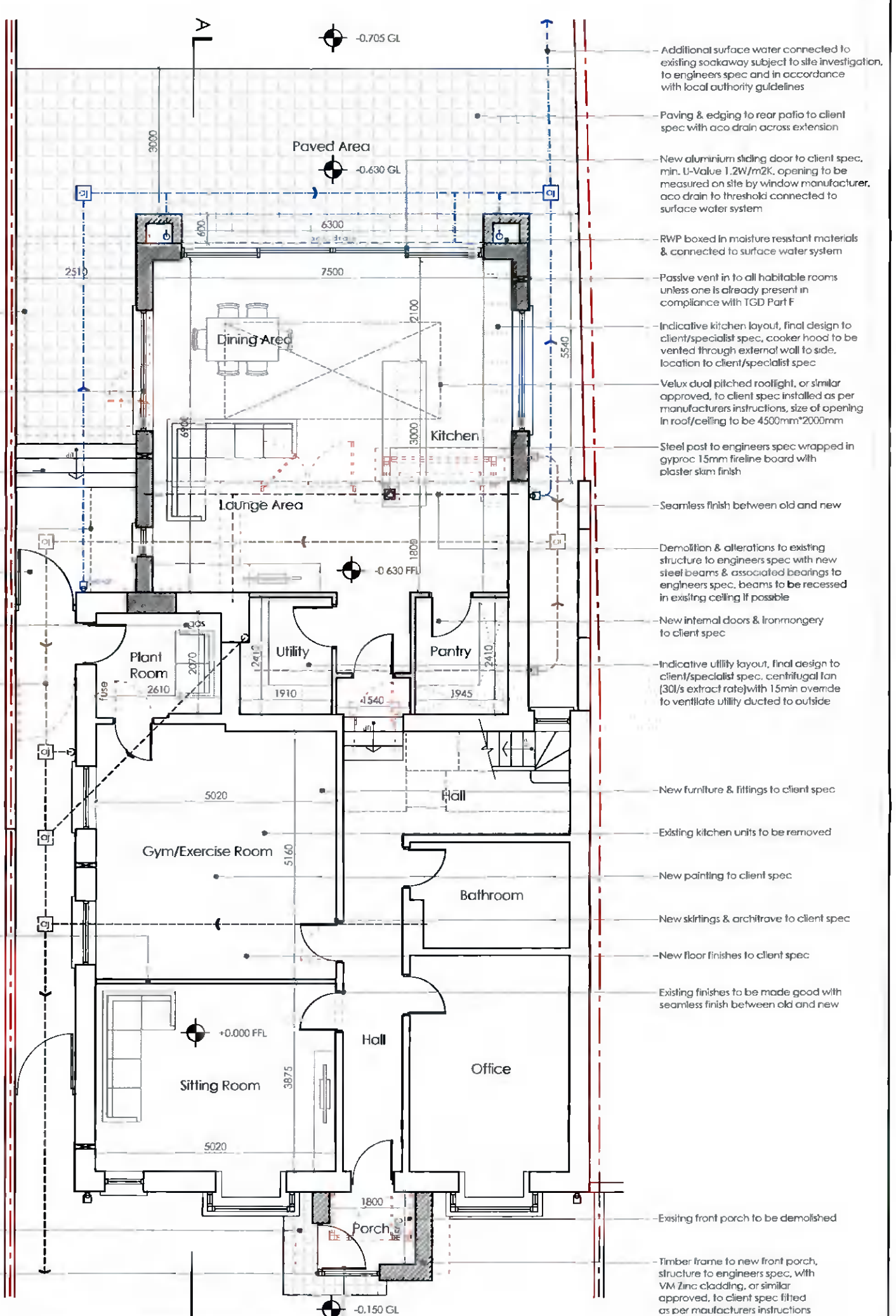
PROPOSED DEMOLITION

EXISTING FOU L LINE

EXISTING SURFACE LINE

NEW FOU L LINE

NEW SURFACE LINE



- Additional surface water connected to existing soakaway subject to site investigation, to engineers spec and in accordance with local authority guidelines
 - Paving & edging to rear patio to client spec with aco drain across extension
 - New aluminium sliding door to client spec, min. U-Value 1.2W/m2K, opening to be measured on site by window manufacturer, aco drain to threshold connected to surface water system
 - RWP boxed in moisture resistant materials & connected to surface water system
 - Passive vent in to all habitable rooms unless one is already present in compliance with TGD Part F
 - Indicative kitchen layout, final design to client/specialist spec, cooker hood to be vented through external wall to side, location to client/specialist spec
 - Velux dual pitched rooflight, or similar approved, to client spec installed as per manufacturers instructions, size of opening in roof/ceiling to be 4500mm*2000mm
 - Steel post to engineers spec wrapped in gyproc 15mm fireline board with plaster skim finish
 - Seamless finish between old and new
 - Demolition & alterations to existing structure to engineers spec with new steel beams & associated bearings to engineers spec, beams to be recessed in existing ceiling if possible
 - New internal doors & ironmongery to client spec
 - Indicative utility layout, final design to client/specialist spec, centrifugal fan (30/s extract rate) with 15min override to ventilate utility ducted to outside
 - New furniture & fittings to client spec
 - Existing kitchen units to be removed
 - New painting to client spec
 - New skirtings & architrave to client spec
 - New floor finishes to client spec
 - Existing finishes to be made good with seamless finish between old and new
 - Existing front porch to be demolished
 - Timber frame to new front porch, structure to engineers spec, with VM Zinc cladding, or similar approved, to client spec fitted as per manufacturers instructions
- Existing shed to be demolished to engineers spec, existing boundary wall to be maintained & patched/ repaired as necessary
 - New windows to client spec, min. U-Value 1.2W/m2K opening to be measured on site by window manufacturer
 - Concrete steps to side passage, going 300mm, rise approx. 120mm subject to site investigation
 - Line of roof overhang
 - New hardwood side gate to client spec with existing gate removed
 - Existing gas boiler to be maintained with vent to outside subject to site investigation and specialist spec
 - New foul water connected to existing system subject to site investigation, to engineers spec and in accordance with local authority guidelines
 - All new internal stud walls to be filled with quilt insulation
 - Concrete step/paving to threshold to client spec
 - Corner post to engineer's spec with cover flashing by window manufacturer
 - New window & front door to client spec, min. U-Value 1.2W/m2K, opening to be measured on site by window manufacturer



Proposed Ground Floor Plan
Scale 1:100 @ A3

Client

Richard & Irene Harpur
17 Butterfield Avenue,
Rohrbarnham, Dublin 14,
D14 AK66.

Revisions



Chartered Institute of
Architectural Technologists

PLANNING DRAWING

STATUS OF DRAWING

JOE FALLON DESIGN
ARCHITECTURE

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

Project Proposed Extension/Alterations @ 17 Butterfield Avenue
drawing Proposed Ground Floor Plan
job no. 21051 **scale** 1:100 **date** 27.02.22 **drawn by** DOM **checked** GS

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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 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.