

NEW WORKS HATCHED

ALL DIMENSIONS TO BE SEEN IN CONSTRUCTION WITH ENGINEERS 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

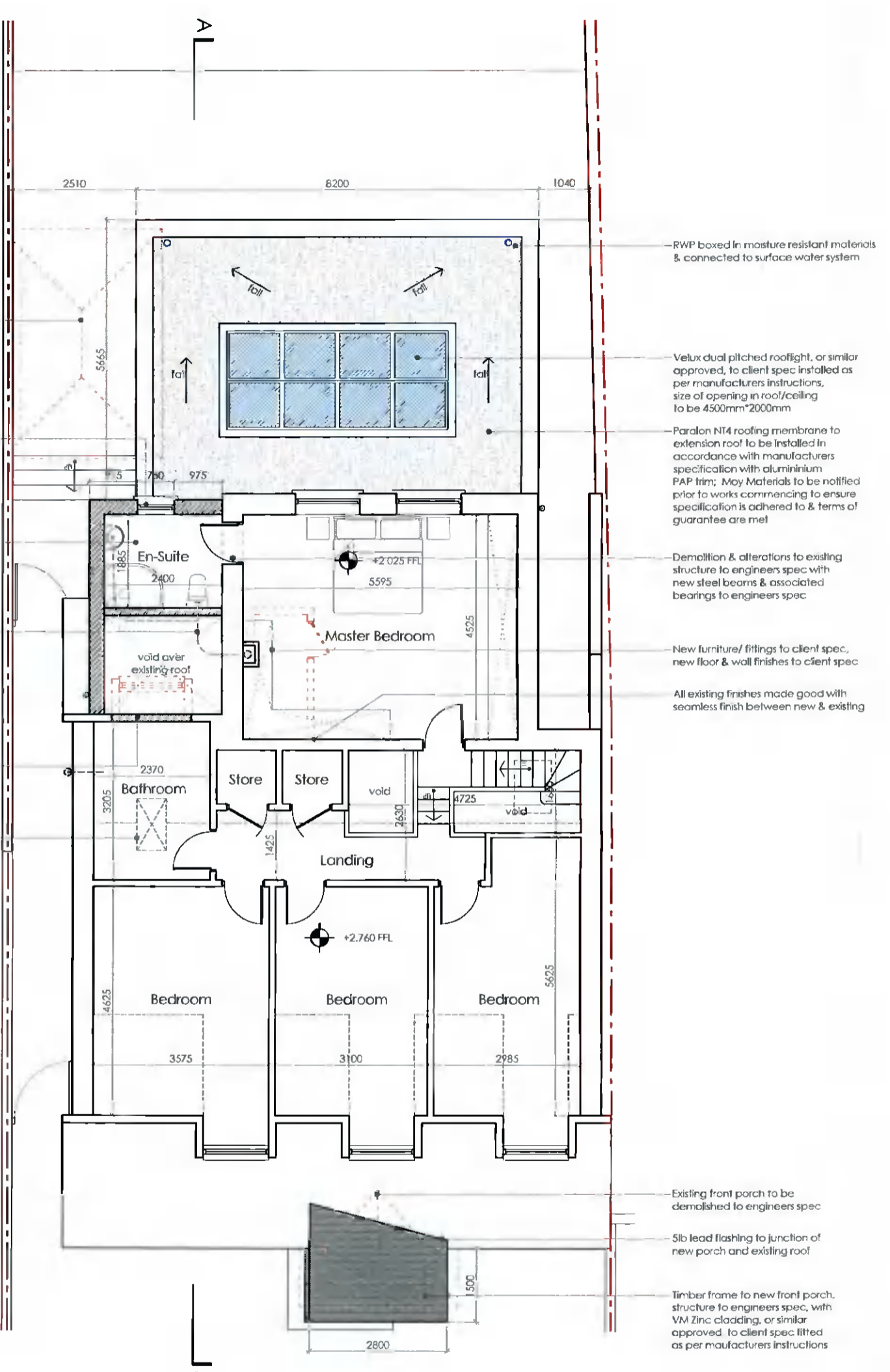
ALL DRAINAGE TO BE CONFORMED TO SITE

ALL DRAINAGE TO BE CONFORMED TO SITE 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

-  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



Proposed First Floor Plan
SCALE 1:100 @ A3

- Existing shed to be demolished to engineers spec. existing boundary wall to be maintained & patched/ repaired as necessary
- New window to client spec. min U-Value 1.2W/m²K. opening to be measured on site by window manufacturer
- New bathroom furniture/ fittings, wall & floor tiling to client spec, centrifugal fan with 15min override & 15l/s extract rate to ventilate new bathroom
- New bathroom fittings connected to existing soil pipe, subject to site investigation & engineers spec. post joint to be used as required. SVP boxed out with 50*50mm stud & filled with quilt insulation, vented through attic to suitable tile vent in roof, access panel to be provided
- Existing dormer window to be boxed in with all finishes made good, seamless finish between old and new
- New rooflight to bathroom, fakro or similar approved, to client spec. size 1180mm*780mm (subject to site investigation) fitted as per manufacturers instructions

- RWP boxed in moisture resistant materials & connected to surface water system
- 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
- Paralon NT4 roofing membrane to extension roof to be installed in accordance with manufacturers specification with aluminium PAP trim; Moy Materials to be notified prior to works commencing to ensure specification is adhered to & terms of guarantee are met
- Demolition & alterations to existing structure to engineers spec with new steel beams & associated bearings to engineers spec
- New furniture/ fittings to client spec, new floor & wall finishes to client spec
- All existing finishes made good with seamless finish between new & existing
- Existing front porch to be demolished to engineers spec
- Slb lead flashing to junction of new porch and existing roof
- 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

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

Revisions



PLANNING DRAWING

STATUS OF DRAWING

notes

JOE FALLO
ARCHITECTURE

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

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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.