

Patio to client spec with Aco Drain on threshold

Proposed Planter with Zinc Cladding

RWP boxed in with moisture treated ; to be made up with moisture treated materials

Seamless finish between existing and new

All alterations to the existing structure to be inspected and specified by engineer, all steel beams and the associated bearings to engineer spec; Breakout ope 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 snug.

Proposed new bathroom. With new window to the side path. Furniture/fitings, wall and floor tiling to client spec.

All new windows to client spec to be min. 1.2W/m²K u-value

Mechanical extract vent with 15 min overrun in compliance with TGD Part F

Existing door opening to be blocked up. All finishes to be made good.

Proposed new cloak room All furniture and fittings to client spec


New Glass door to open plan area to client spec.

Proposed Utility with side path access

New connection to existing Foul AJ from proposed new bathroom. Subject to site investigation and to engineer's spec



Proposed Ground Floor Plan
scale 1:100 @ A3

Client Richard & Catherine Connell 21 Prospect Dr, Stocking Lane, Rathfarnham, Dublin 16, D16 F2K6	Revisions  Chartered Institute of Architectural Technologists	STATUS OF DRAWING <div style="border: 1px solid black; padding: 5px; text-align: center; width: 150px; margin: 0 auto;"> Planning </div>	JOE FALLON DESIGN ARCHITECTURE First Floor, 6 Main Street, Dundrum, Dublin 14 1A Ryland Street, Bunclosh, Enniscorthy, Co. Wexford	P: 01-5143688 M: 087-2566808 P: 053-9377633	A3
			project Extension & Renovation at 21 prospect drive drawing Proposed Ground Floor Plan	dwg no. 21053-PP-05	
notes UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER. REG NO. B0244 SCS1			job no. 21053 scale As Shown date 13.03.22 drawn by GS checked DOM		

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.