

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

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 NEIGHBOURS' PROPERTY.

ALL DRAINAGE TO BE CONFIRMED ON SITE, ALL DRAINAGE, BOTH NEW AND EXISTING, TO BE SPECIFIED AND INSPECTED BY ENGINEER

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATION AND DETAILS

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 AS PER PART F

EXISTING EXTERNAL WALLS TO BE DRYLINED WITH 100MM XTRA THERM THERMAL LINING INSULATION MUSHROOM FIXED ONTO INTERNAL FACE OF THE WALL + SKIM COAT FINISH

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

ALL DRAINAGE AND STRUCTURAL SUPPORT TO ENGINEERS SPEC NEW FOUL AND SURFACE AWAY TO EXISTING SYSTEMS ALL ALTERATIONS TO EXISTING STRUCTURE TO ENGINEERS SPEC

- Permanent passive vent
- Demolished
- Foul line
- Surface line
- Insulation
- New 100x44 stud, 12.5 sldb+skim
- Concrete block
- Brick

Client
Ruth & David Carroll
29 The Court,
Cypress Downs,
Templeogue,
Dublin 6W

Revisions



STATUS OF DRAWING
PLANNING

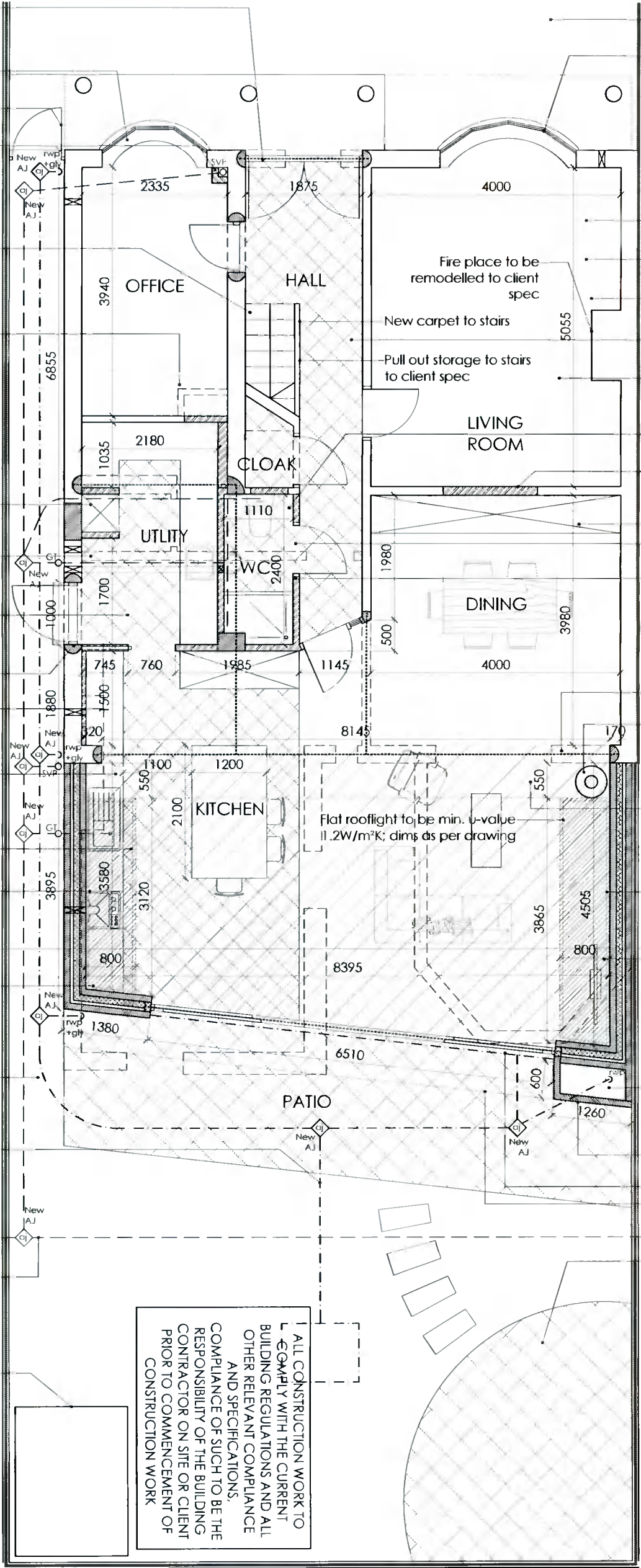
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notes

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 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.

PROPOSED GROUND FLOOR PLAN
scale 1:75 @ A3

- Existing doors to be widened to engineer spec; all finishes made good; new door to client spec House to be replumbed and re wired
- New side gate to client spec
- New SVP boxed in and soundproofed using rockwool insulation on the inside, finishes made good, removable panel for rodding access
- Existing stairs to be refurbished, to be sanded, repainted to client spec; new ballustrade to client spec; all changes to comply with part K.
- 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, steel beam recessed into ceiling to create a continuous ceiling
- Laundry chute construction to be determined on site
- Fuse box to be moved to new location to specialist spec; to comply with building regs
- Utility to be vented outside with a centrifugal fan with 15minute override, to be soundless;
- New openings to engineer spec, all finishes made good
- Pocket doors to specialist spec; to further consultation with client
- Indicative kitchen & utility layouts, to be finalised with client and manufacturer/installer
- Flat rooflight to be min. u-value 1.2W/m²K; dims as per drawing
- Cooker hood to be integrated into the cooker and to be vented through the wall into side passage: shown thus
- Every room is to be installed with a passive vent if one is not already present; to comply with TGD F
- Existing boundary walls to be plastered to match the extension and finished with capping to client spec
- New surface water away to water harvesting tank to engineer spec, min 5m from dwelling and min 3m from boundary line
- Foul water to final qj and away to existing systems as per local authority, subject to site investigation and in accordance with local authority
- Prefabricated steel shed to client spec; contractor to construct an appropriate concrete base as per manufacturer spec



- Gravel to front drive to client spec
- All new and existing windows and doors to be min. 1.2W/m²K u-value, colour: Grey RAL 9011; At least 1 opening section to all habitable room windows on first floor and above to be min. clear width and height of 450mm, sill 800-1100mm above FFL; obscure glazing to bathroom and en-suite
- Entire house to be repainted internally
- All interior finishes and fittings to client spec throughout
- Internal doors, architraves and skirting to client spec
- Tiles in hall, kitchen, cloak, utility and WC to client spec
- Existing floors to be dug up and replaced with new build up as per construction detail
- WC to be a wet room, to be appropriately tanked
- Seamless finishes between old and new throughout; all finishes made good
- Built in furniture to client spec
- WC walls to be packed with rockwool insulation
- Floor to ceiling wall tiling, sanitary ware to client spec; Centrifugal fan with 15minute override to ventilate WC to comply with TGD F; duct to be taken between ceiling joists to outside, subject to site investigation
- Beams to be recessed into the ceiling
- Wood burning stove to client spec; contractor to ensure surround is made up with non combustable materials; to comply with part B and J
- Box in below ceiling to contain waste pipe from bathroom; soundproofed using rockwool insulation on the inside, finishes made good
- Extension to be built on the inside of the boundary wall; foundation is not to adversely effect neighbours property
- To be built on the inside of the boundary, underpinning to engineer spec, no element of the construction is to be encroaching on the neighbours property, 5lb lead flashing keyed into the wall 150mm above boundary wall level
- RWP to boxed in; appropriately weather treated materials to be used; inspection panel to be installed
- New red brick to client spec
- Acro drain to doors
- Overhang
- External paving and edging to client spec; to be permeable

PROPOSED EXTENSION
37.0SQM

UNDERFLOOR HEATING TO GROUND FLOOR TO SPECIALIST SPEC; HOUSE TO BE FITTED WITH HEAT PUMP WHICH IS TO BE SPECIFIED AND INSTALLED BY COMPETANT PROFESSIONAL EMPLOYED BY THE CONTRACTOR; TO FURTHER CONSULTATION WITH CLIENT, HEAT PUMP TO BE INSTALLED IN SIDE PASSAGE BESIDE UTILITY

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

