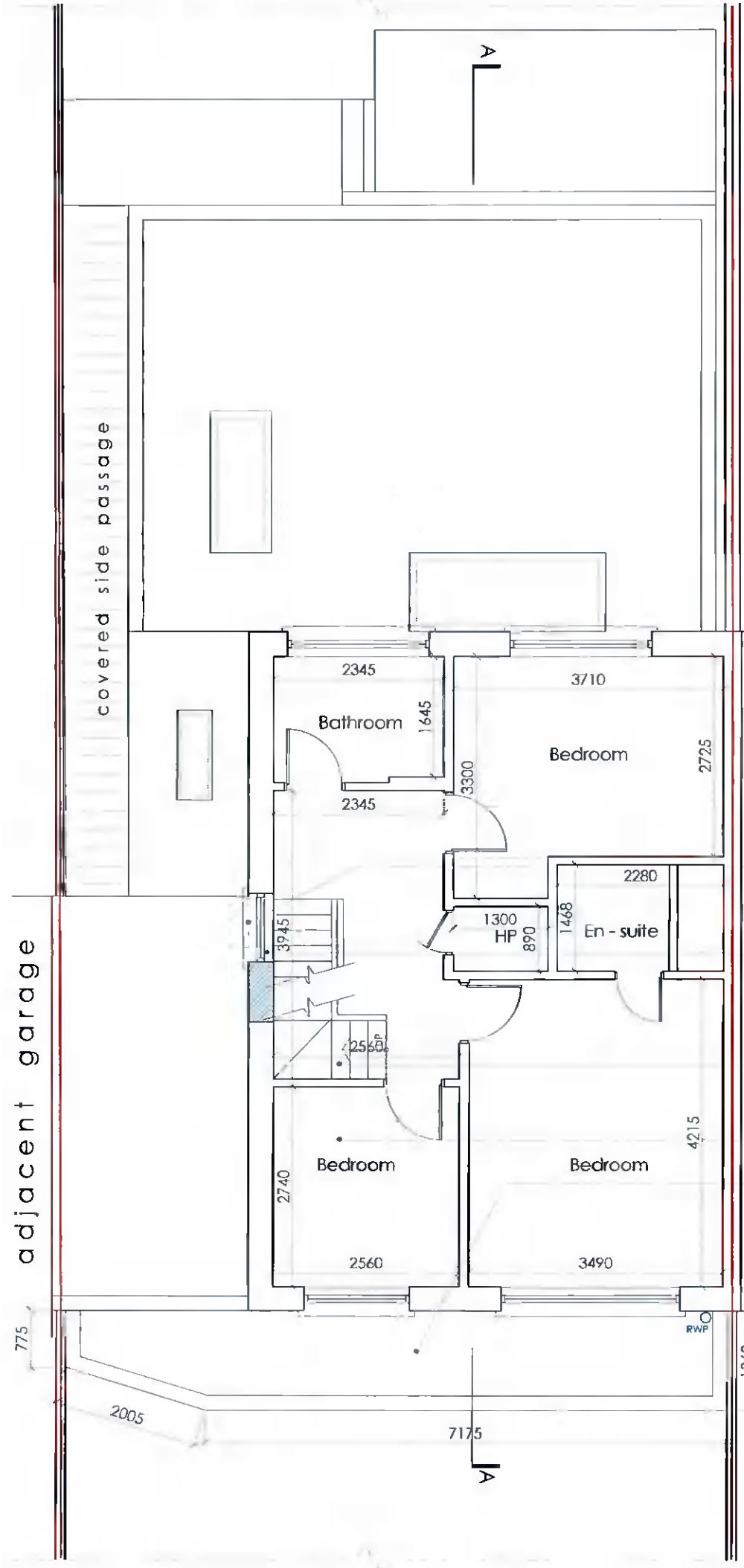


- NEW WORKS HATCHED**
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATION AND DETAILS
- ALL CONSTRUCTION WORK TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND ALL OTHER RELEVANT COMPLIANCE AND SPECIFICATIONS. COMPLIANCE OF SUCH TO BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR 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 ENCRUCHING 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 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 FLOOR, WALL AND CEILING FINISHES TO CLIENTS SPECIFICATION
KITCHEN, UTILITY UNITS & WHITE GOODS TO CLIENTS SPECIFICATION
ALL SANITARY WARE, FURNITURE & FITTINGS TO CLIENTS SPECIFICATION



- Partial demolition of existing chimney above first floor level.
- Existing window to be moved, to client spec. All new windows to client spec to be min. 1.2W/m²K u-value
- Proposed new stairs to attic to client spec
- Existing bedroom to be retained
- Paralon NT4 roofing membrane to front porch to be installed in accordance with manufacturers specification; 5lb lead flashing keyed into the wall 150mm above roof level; Moy Materials to be notified prior to works commencing to ensure specification is adhered to and terms of guarantee are met; Internal gutter, parapet upstand to prevent water spilling onto neighbours property; Water to run along the parapet and into internal gutter.

	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 1:75 @ A3



Client	Shay & Grainne Quinn 7 Cypress Lawn Templeogue Village Dublin 6W D6W W026
Revisions	

STATUS OF DRAWING

PLANNING

notes

JOE FALLON DESIGN		First Floor, 6 Main Street, Dunderum, Dublin 14
ARCHITECTURE		1A Ryland Street, Buncloody, Enniscorthy, Co. Wexford
Project	Extension of 7 Cypress Lawns	
drawing	Proposed First Floor Plan	
job no.	21052	scale As Shown
		date 22.05.22
		drawn by GS
		checked DOM
		dwg no. 21052-PP-06
		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.