

**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 ENCRANCHING 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

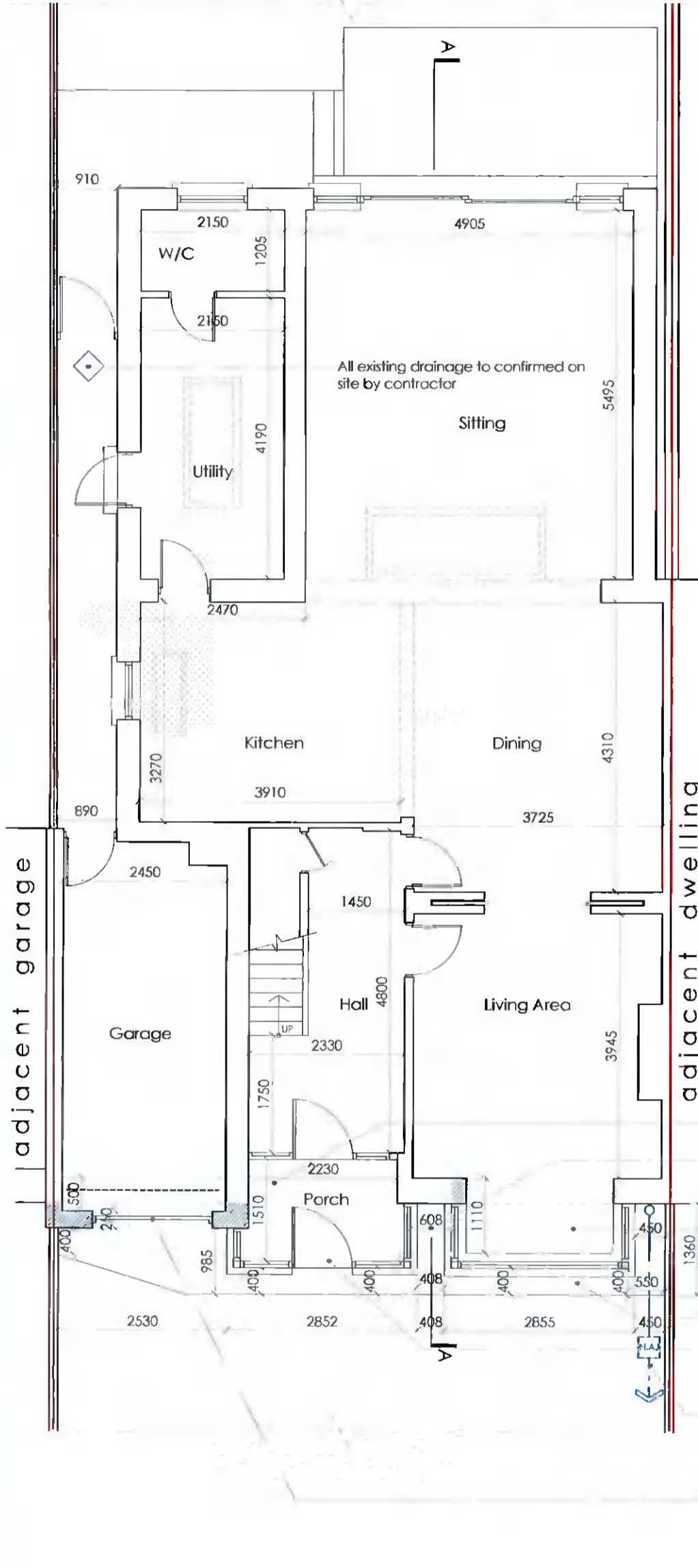
ALL DRAINAGE, BOTH NEW AND EXISTING, TO BE SPECIFIED AND INSPECTED BY ENGINEER

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

	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

All furniture, fittings and finishes to client spec  
 Existing gas meter to be relocated. Subject to site investigation and specialist spec.  
 Proposed Bay window to client spec, existing window ope to be altered, all finishes made good. New Window to be min 1.2W/m²K u-value  
 Proposed Zinc Overhang to client spec  
 New front porch door and window with insulated corner post to client spec. to be min. 1.2W/m²K u-value  
 All new surface water to final aj and away to existing systems. Subject to site investigations and in accordance with local authority  
 Alterations to the garage. New garage door to client spec.



**Proposed Ground Floor Plan**  
 scale 1:75 @ A3

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

**Revisions**

STATUS OF DRAWING  
**PLANNING**

**JOE FALLON DESIGN**  
 ARCHITECTURE  
 First Floor, 6 Main Street, Dundrum, Dublin 14  
 1A Riland Street, Buncloody, Enniscorthy, Co. Wexford

**Project** Extension of 7 Cypress Lawns  
**drawing** Proposed Ground Floor Plan  
**Job no.** 21052 **scale** As Shown **date** 22.05.22 **drawn by** GS **checked** DOM

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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.