

Permanent passive vent

ALL ALTERATIONS TO EXISTING STRUCTURE TO ENGINEERS SPEC

ALL DRAINAGE AND STRUCTURAL SUPPORT TO ENGINEERS SPEC

NEW FOUL AND SURFACE AWAY TO EXISTING SYSTEMS

To be demolished

Foul line

Surface line

Insulation

New 100x44 stud, 12.5 slab+skim

Concrete block

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

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

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 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

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

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

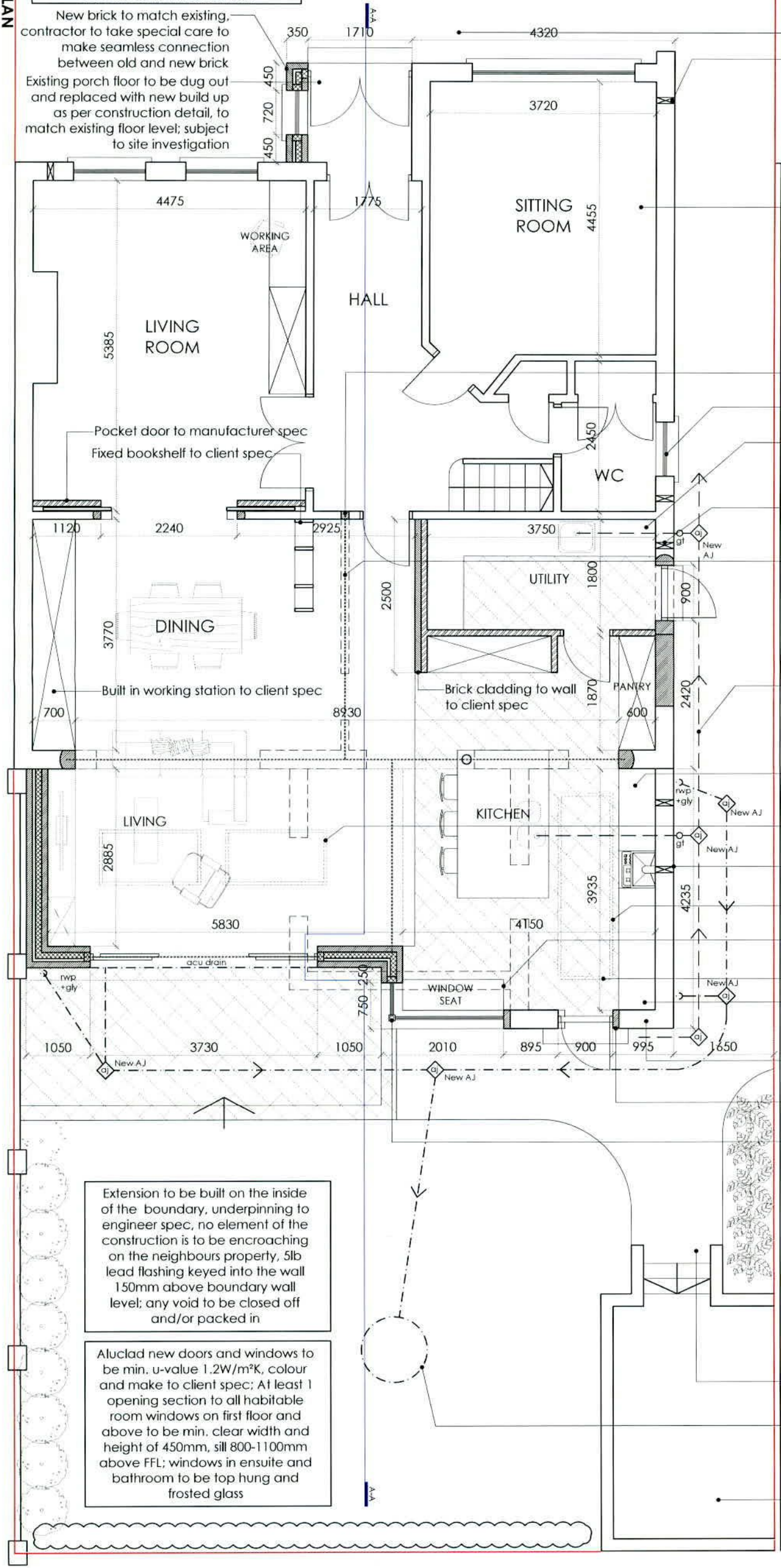
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATION AND DETAILS

ALL DRAINAGE TO ENGINEER SPEC;

CEILING TO BE RETAINED WHERE POSSIBLE; SUBJECT TO SITE INVESTIGATION

PROPOSED GROUND FLOOR PLAN

Scale: 1:75 @ A3



Tarmac to front to be replaced

Every room is to be installed with a passive vent if one is not already present; to comply with TGD F

All interior finishes and fittings to client spec throughout

Seamless finishes between old and new throughout; all finishes made good

Existing doors and windows to be retained

Fuse box and boiler to be moved to new location in utility; to confirmation on site and subject to specialist spec; to comply with building regs

Utility to be vented outside with a centrifugal fan with 15minute override, to be soundless;

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

Foul water to final oj and away to existing systems as per local authority, subject to site investigation and in accordance with local authority; Location of existing foul line subject to site investigation

Existing floors in the open plan and utility to be dug up and replaced with new build up as per construction detail

2no 1650x900mm flat rooflight to be made up by Vindr VS, min. u-value 1.2W/m²K

Cooker hood duct to be taken to side passage, subject to site investigation

1no 3000x1000mm flat rooflight to be min. u-value 1.2W/m²K

Window seat to be made up by kitchen supplier to match; to client spec

Tiles in kitchen, and utility to client spec

Indicative kitchen & utility layouts, to be finalised with client and manufacturer/installer

Existing wall to be retained; subject to site investigation by contractor and engineer

Existing wall to be altered and extended; subject to site investigation

Insulated steel column to engineer spec; to be clad by window manufacturer to match windows

External paving and edging to client spec; to be permeable

New surface water away to soakaway, new soak away to BRE365 to engineer spec, min 5m from dwelling and min 3m from boundary line

Existing decking to be replaced with new stucture made up with bricks to match extension, hordcore infill, new concrete tiles and new steel railing

Extension 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; any void to be closed off and/or packed in

Aluclad new doors and windows to be min. u-value 1.2W/m²K, colour and make to client spec; 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; windows in ensuite and bathroom to be top hung and frosted glass



Client

Caroline Quinn
7 Castle Side Drive,
Rathfarnham,
Dublin 14,
D14 E5N0

Revisions



STATUS OF DRAWING:
PLANNING

JOE FALLODESIGN
ARCHITECTURE

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A3

project extension to 7 Castle Side Drive
drawing plan
job no. 21026 scale as shown date 15.06.22 drawn by LK stage PLANNING

dwg no. 21026 DN-07
checked by DOM

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 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 manufacturer's instructions.