

NEW WORKS HATCHED

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

CONTRACTOR: UNDERPINNING TO ENGINEER'S SPECIFICATION. NO ELEMENT OF THE CONSTRUCTION TO BE ENCROACHING ON THE CONFIRMED PRIOR TO CO.

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

OPENINGS FOR NEW & EXISTING WINDOWS & EXTERNAL DOORS TO BE MEASURED ON SITE BY WINDOW SUPPLIER PRIOR TO MANUFACTURE OF WINDOWS AND EXTERNAL DOORS

New Masonry Walls New Insulation New Stud Walls New Timber Frame

Proposed Demolition

Existing Foul Line

Existing Surface Line

New Surface Line

P: 01-5143688 M: 087-2566808 P: 053-9377633

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All work to be carried out in accordance with the current Building Regulations and Technical Guidance Documents. These documents and peculiarities precidence 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 per per per per per 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 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 to be used: If in doubt, refer to the harmonised technical specifications. All materials and products to be fitted as per manufacturers instructions.

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D6W W685 Dublin 6W

Templeogue Village,

Mary & John Doherty

Client

16 Ashfield

PLANNING DRAWING notes job no. drawing project UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER. REG NO. B0244 SCSI 21060 Proposed First Floor Plan Proposed Extension/Alterations @ 16. scale 1:100 dat Ashfield 26.06.22 drawn by DOM checked LK dwg no. 21060-PL-09

New windows & doors to client spec, min. U-Value 1.2W/m2K, openings to be measured on site by window manufacturer New bathroom fittings connected to new SVP, to engineers spec,posi joists to be used as required. Centifugal fan (15% sextract rate) with 15min overhale to vertillate bathroom. New bathroom fittings, wall & floor tilling to client spec Existing single storey garage/store to the side of the dwelling to be demolished to engineers spec, existing boundary wall to be maintained & patched/repaired as necessary Lanscaping/Paving to front garden/driveway to client spec Proposed two storey extension to the side of the dwelling with existing roof extended & roof finish to match existing w bathroom fittings connected to new SVP, to engineers sc.posi joists to be used as required. Centrifugal fan (151/s extract rate) with 15min override to ventilate bathroom. New bathroom fittings, wall & floor tiling to client spec Plant room on first floor to contain electrical fuse board, heat recovery ventilation unit & air to water heat pump unit and all associated pipes, ducts etc. New rooflight in existing opening, fakro or similar pproved, fitted as per manufacturers instructions size of rooflight to be determined on site Revisions 1575 1350 Proposed First Floor Plan 3520 Wardrobe 8 3600: Plant Room Bedroom/ Office 2475 Bathroom 3495 STATUS OF DRAWING Landing Landing En-Suite 1465 0 Bedroom 3335 3335 3745 4070 JOE FALLONDESIGN New bathroom fittings connected to new SVP, to engineers spec,posi joists to be used as required. Centrifugal fan (151/s extract rate) with 15min override to ventilate bathroom. New bathroom fittings, wall & floor tilling to client spec New skirling, architrave & window boards to client spec, new painting to client spec, new internal doors & ironmongery to client spec, new furniture & fittings to client spec, new floor finishes to client spec Existing chimney to be dem New stairs and handrail to client spec in compliance with TGD Part K External insulation (approx. 150mm) to entire dwelling, with acrylic render finish, to client spec, fitted as per manufacturers instiructions Existing window opening to be made smaller with all finishes mae good Paving & edging to rear patio to client spec Existing wall and gate to be demolished Paving & edging and landscaping to front to client spec Demolition & alterations to existing structure to engineers spec with new steel beams & associated bearings to engineers spec 1A Ryland Street, First Floor, 6 Main treet, Dundrum, Dublin 14 nclody, Enniscorthy, Co. Wexford

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