

New surface water goods connected to soakaway in rear garden to engineers spec in accordance with BRE 365

Block planter with napped white render finish match extension

Paving & edging to rear patio to client spec with aco drain sliding door

New sliding door & window to extension to client spec min. U-Value 1.2W/m2K

RWP boxed in moisture resistant materials with napped white render finish

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 adjacent laneway

Cooker hood to be vented atop kitchen units to external wall to rear

Indicative kitchen layout, final design to client/specialist spec

Fakro, or similar, flat rooflight (3m\*0.75m internally) installed as per manufacturers instructions

SVP boxed out with 50\*50mm stud & filled with quilt insulation, vented through attic to suitable file vent in roof, access panel to be provided, pipe to be connected to new double sealed manhole in lounge area

Demolition & alterations to existing structure to engineers spec with new steel beams & associated bearings to engineers spec, beams to be recessed in ceiling if possible

Existing fireplace to be blocked up & vented in compliance with TGD Part J

Indicative pantry layout with pocket doors to client spec

Existing doors blocked up with seamless finish between new and existing

New internal doors to ground floor to client spec

New floor finishes to ground floor to client spec

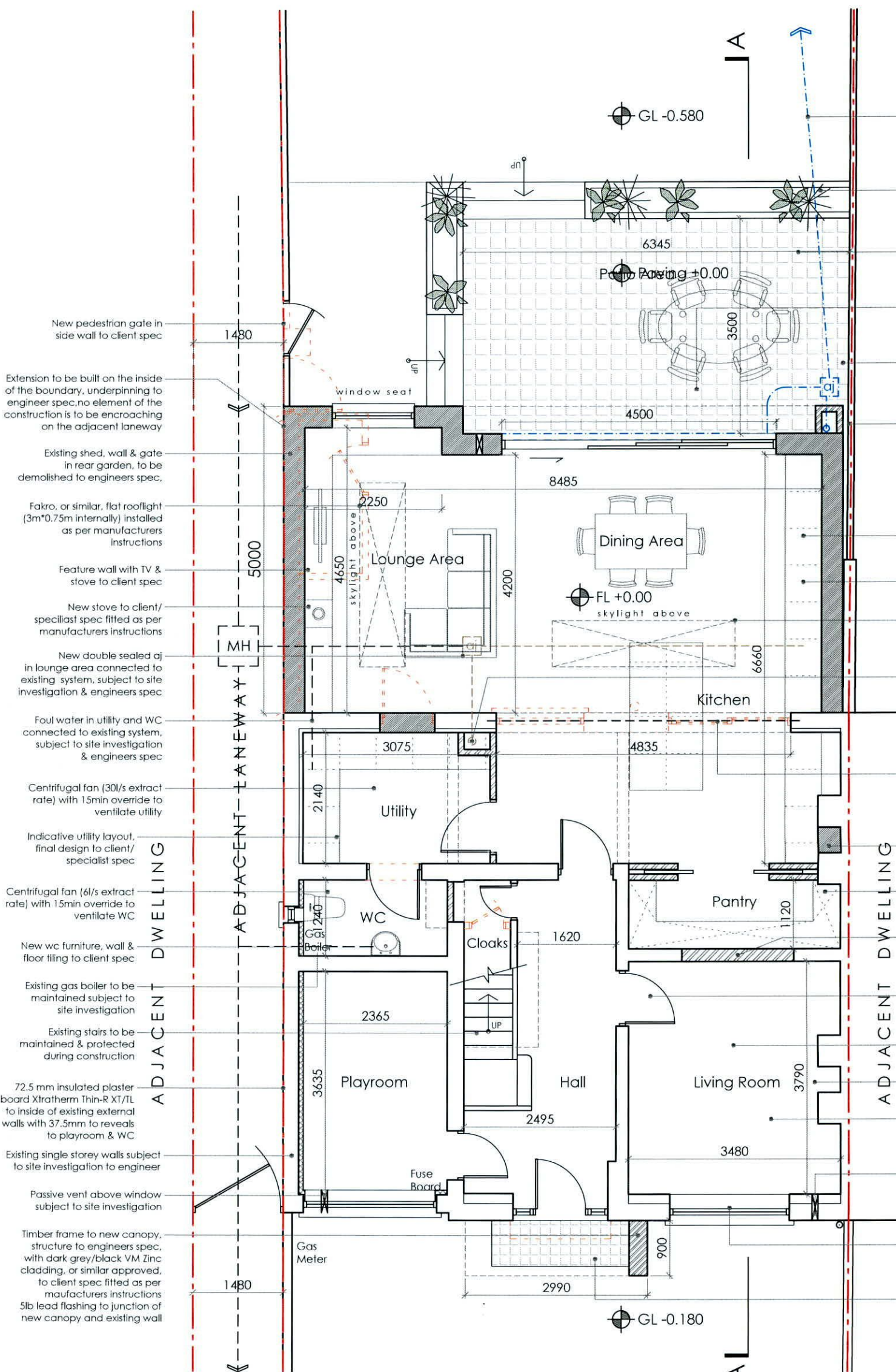
New painting to ground floor to client spec

New skirtings and architrave to ground floor to client spec

Passive vent in to all habitable rooms unless one is already present in compliance with TGD Part F

Existing windows and doors to be replaced, to client spec, min. U-Value 1.2W/m2K.

New paving & edging to front door to client spec with existing concrete step to be removed



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



- 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

- 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 ENCROACHING 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 CLIENT'S 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

**Client**  
Tom & Hillary Norton  
17 St. Enda's Drive,  
Rathfarnham,  
Dublin 14,  
D14 TX9.

**Revisions**

**Chartered Institute of Architectural Technologists**



**FURTHER INFORMATION**

STATUS OF DRAWING

**JOE FALLODESIGN**  
ARCHITECTURE  
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1A Ryland Street, Buncloody, Enniscorthy, Co. Wexford

**Project** Proposed Extension/Alterations @ 17 St. Enda's Drive  
**drawing** Proposed Ground Floor Plan  
**job no.** 21055 **scale** 1:75 **date** 15.09.22 **drawn by** DOM **checked** LK

**dwg no.** 21055-PP-05-RFI  
**checked** LK

**A3**

**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 thereto. 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.