



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

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

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 lile vent in roof, access panel to be provided, post joists as required to connect bathroom fittings to SVP

Centrifugal fan (15l/s extract rate) with 15min override to ventilate bathroom

New bathroom furniture, wall and floor tiling to client spec

Existing attic hatch in bedroom to be blocked up with all finishes made good

New stira attic stairs, location & size to be confirmed on site, existing ceiling to be patched up and made good

New internal doors to first floor to client spec

New floor finishes to first floor to client spec

New painting to first floor to client spec

New skirtings and architrave to first 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.

Paralon NT4 roofing membrane to extension roof to be installed in accordance with manufacturers specification with aluminium FAP trim; May Materials to be notified prior to works commencing to ensure specification is adhered to & terms of guarantee are met with 5lb lead flashing keyed into the wall of existing dwelling 150mm above flat roof level

Existing, shed wall & gate in rear garden, to be demolished to engineers spec.

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

Existing window to be blocked up with sill removed and all finishes made good

Furniture & fittings to client spec

2no. new steps to match existing stairs

Existing hot water cylinder and associated pipework to be relocated to new hot press to specialist spec

Existing stairs to be maintained & protected during construction

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

New windows to client spec, min. U-Value 1.2W/m2K.

Timber frame to new canopy, structure to engineers spec, with dark grey/black VM Zinc cladding, or similar approved, to client spec fitted as per manufacturers instructions 5lb lead flashing to junction of new canopy and existing wall with additional surface water connected to existing system

Proposed First Floor Plan
scale 1:75 @ A3



Client
Tom & Hillary Norton
17 St. Enda's Drive,
Rathfarnham,
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D14 T2X9.

Revisions

Chartered Institute of
Architectural Technologists

STATUS OF DRAWING

FURTHER INFORMATION

notes

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

dwg no. 21055-PP-06-RFI

UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER. REG NO. B0244 SCS1

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.