



Proposed Side (NE) Elevation
scale 1:100 @ A3

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

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 Timber Frame
	New Stud Walls
	New Insulation
	Proposed Demolition
	Existing Foul Line
	Existing Surface Line
	New Foul Line
	New Surface Line

OUTLINE SPECIFICATION

STRUCTURAL:

- ALL STRUCTURAL WORK TO ENGINEERS SPECIFICATION, ENGINEER TO BE GIVEN NOTICE TO CHECK FOUNDATIONS PRIOR TO POURING OF CONCRETE.
- ALL STRUCTURAL SUPPORTS IN ROOF TO BE SPECIFIED BY ENGINEER.
- STRUCTURAL SUPPORTS IN OPEN PLAN AREA TO BE HIDDEN IN CEILING, IF POSSIBLE, TO GIVE FLUSH CEILING THROUGHOUT, EXISTING CEILING JOISTS CUT TO FIT INTO STEEL IF NECESSARY.

DRAINAGE:

- THE EXACT LOCATION OF THE EXISTING DRAINAGE LINES TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE WORKS.
- ALL NEW AND EXISTING FOUL & SURFACE DRAINAGE TO BE KEPT SEPARATE ON SITE IN ACCORDANCE WITH LOCAL AUTHORITY.
- ANY PIPEWORK RUNNING UNDER EXTENSION TO BE ENCASED IN 150mm CONCRETE.
- ALL MANHOLES & AJS SHOWN WITHIN BUILDING TO BE DOUBLE SEALED AND HIDDEN IN FLOOR FINISH. FOUL AWAY TO NEW MANHOLE TO SIDE PASSAGE AS PER DRAWINGS.
- ALL ADDITIONAL SURFACE WATER DRAINAGE TO NEW SOAKAWAY TO ENGINEERS SPEC IN COMPLIANCE WITH BRE 365 AND IN ACCORDANCE WITH LOCAL AUTHORITY
- ACO DRAIN TO BE INSTALLED BETWEEN ANY LEVEL ACCESS PAVING AND EXTENSION

- ALL DRAINAGE TO BE APPROVED, INSPECTED AND CERTIFIED BY ENGINEER
- ACCESSIBLE PANELS TO DOWNPIPES IN INTERNAL AND EXTERNAL BOX-OUTS

FLOORING:

- ALL HARDWARE FILL THROUGHOUT TO BE PYRITE-FREE, IN ACCORDANCE WITH S.R.21 + I.S EN 13242
- FLOOR FINISHES TO BE DECIDED BY CLIENT.

WINDOWS AND DOORS:

- ALL NEW WINDOWS TO CLIENT SPEC
- ALL FIRST FLOOR WINDOWS SHOULD BE EASILY ACCESSIBLE TO CLEAN OUTSIDE GLASS FROM INSIDE
- ALL WINDOWS & DOORS TO BE LOW EMISSION ARGON FILLED WITH A MIN. U-VALUE OF 1.2W/M2K.

INSULATION:

- ALL NEW PARTITION WALLS TO BE 100X44 STUD, 12.5MM PLASTERBOARD SLAB + 3MM GYPSUM SKIM, ROCKWOOL INSULATION BETWEEN STUDS FOR ADDITIONAL SOUND PROOFING.
- USE GYPROC MOISTURE RESISTANT PLASTERBOARD TO UTILITY AND BATHROOMS
- NEW EXTERNAL WALLS INSULATED AS PER CONSTRUCTION DETAILS.

FITTINGS:

- NEW SANITARYWARE TO BATHROOM TO BE CHOSEN BY CLIENT
- BUILT IN FURNITURE/FITTINGS TO CLIENTS SPECIFICATION

JOINERY AND IRONMONGERY:

- ALL NEW DOORS TO BE SOLID CORE, SHAKER STYLE, COLOUR / FINISH TO CLIENT SPEC
- NEW SKIRTING & ARCHITRAVE TO CLIENT SPEC.
- NEW HARDWOOD CILLS TO CLIENT SPEC

ROOFING:

- PARALON MEMBRANE TO BE INSTALLED BY REGISTERED PARALON INSTALLER AND CLIENT TO BE PROVIDED WITH 25 YEAR GUARANTEE. CONTACT MOY MATERIALS PRIOR TO INSTALLATION OF ROOF TO CONFIRM ROOF BUILD-UP, FACILITATE SITE VISITS AND PROVIDE GUARANTEE UPON COMPLETION
- ALUMINIUM PARAPET CAPPING TO MATCH RAL COLOUR OF NEW WINDOWS

HEATING & PLUMBING:

- EXISTING HEATING TO BE RETAINED WITH NEW RADIATORS CONNECTED TO EXISTING SYSTEM
- ANY EXISTING LEAD/STEEL PIPEWORK TO BE REPLACED.
- EXISTING COLD WATER SUPPLY TO BE REPLACED IF LEAD.

VENTILATION:

- PASSIVE BACKGROUND VENTS TO ALL HABITABLE SPACES. ANY PASSIVE BACKGROUND VENT LOCATED BEHIND BUILT-IN WARDROBES TO BE DUCTED THROUGH WARDROBE TO MAIN ROOM SPACE
- MECHANICAL VENTILATION CENTRIFUGAL FAN WITH 15-MINUTE OVERRIDE TO VENTILATE BATHROOMS, EN-SUITES AND UTILITY, IN COMPLIANCE WITH TGD PART F

ELECTRICS:

- EXISTING DWELLING ELECTRICS TO BE MAINTAINED WITH NEW ELECTRICS TO EXTENSIONS/S.
- LIGHTING AND SOCKETS TO BE FINALISED WITH CLIENT PRIOR TO INSTALLATION.

AIR TIGHTNESS:

- AIR TIGHTNESS TAPE AROUND NEW WINDOWS AND DOORS, INTELLO VAPOUR CONTROL AIRTIGHTNESS MEMBRANE TO UNDERSIDE OF JOISTS IN NEW FLAT ROOF CEILING.
- AIR-TIGHTNESS COVERS OVER ALL DOWNLIGHTERS SEALED TO AIR TIGHTNESS MEMBRANE WITH AIR TIGHTNESS TAPE.

Client Tom & Hillary Norton 17 St. Enda's Drive, Rathfarnham, Dublin 14, D14 T2X9.	Revisions	
--	------------------	--

STATUS OF DRAWING

FURTHER INFORMATION

notes

JOE FALLONDESIGN ARCHITECTURE	First Floor, 6 Main Street, Dundrum, Dublin 14 1A Ryland Street, Bunclody, Enniscorthy, Co. Wexford	P: 01-5143688 M: 087-2566808 P: 053-9377633	A3
project	Proposed Extension/Alterations @ 17 St. Enda's Drive	dwg no.	21055-PP-11-RFI
drawing	Proposed Elevation & Outline Specification	job no.	21055
scale	1:100	date	15.09.22
drawn by	DOM	checked	LK
UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER. REG NO. B0244 SCS1			

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.