

Proposed Ground Floor Plan
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
 - 15MM GYPROC FIRELINE SLAB TO BE USED TO ALL NEW CEILINGS ON ALL FLOORS AND WHERE EXISTING CEILINGS ARE REPLACED. NEW STEEL BEAMSTO BE BOXED OUT WITH 15MM GYPROC FIRELINE SLAB
- 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


Existing blockwork to be removed to engineers spec with new steel beam/s & associated bearings to engineers spec.
All existing finishes to be made good with new floor finish to client spec
Depth of downstand subject to beam size

New steel beam/s & associated bearings carry first floor extension to engineers spec.
All existing finishes to be made good

Location of foul & surface water drainage to be determined on site and inspected by engineer. New foul and surface water to be connected to existing systems to engineers spec with no additional surface water discharge

Client
David & Deirdre Campbell
82 Templeogue Wood
Templeogue
Dublin 6W
D6W RC94

Revisions



Chartered Institute of Architectural Technologists

STATUS OF DRAWING

PLANNING DRAWING

notes

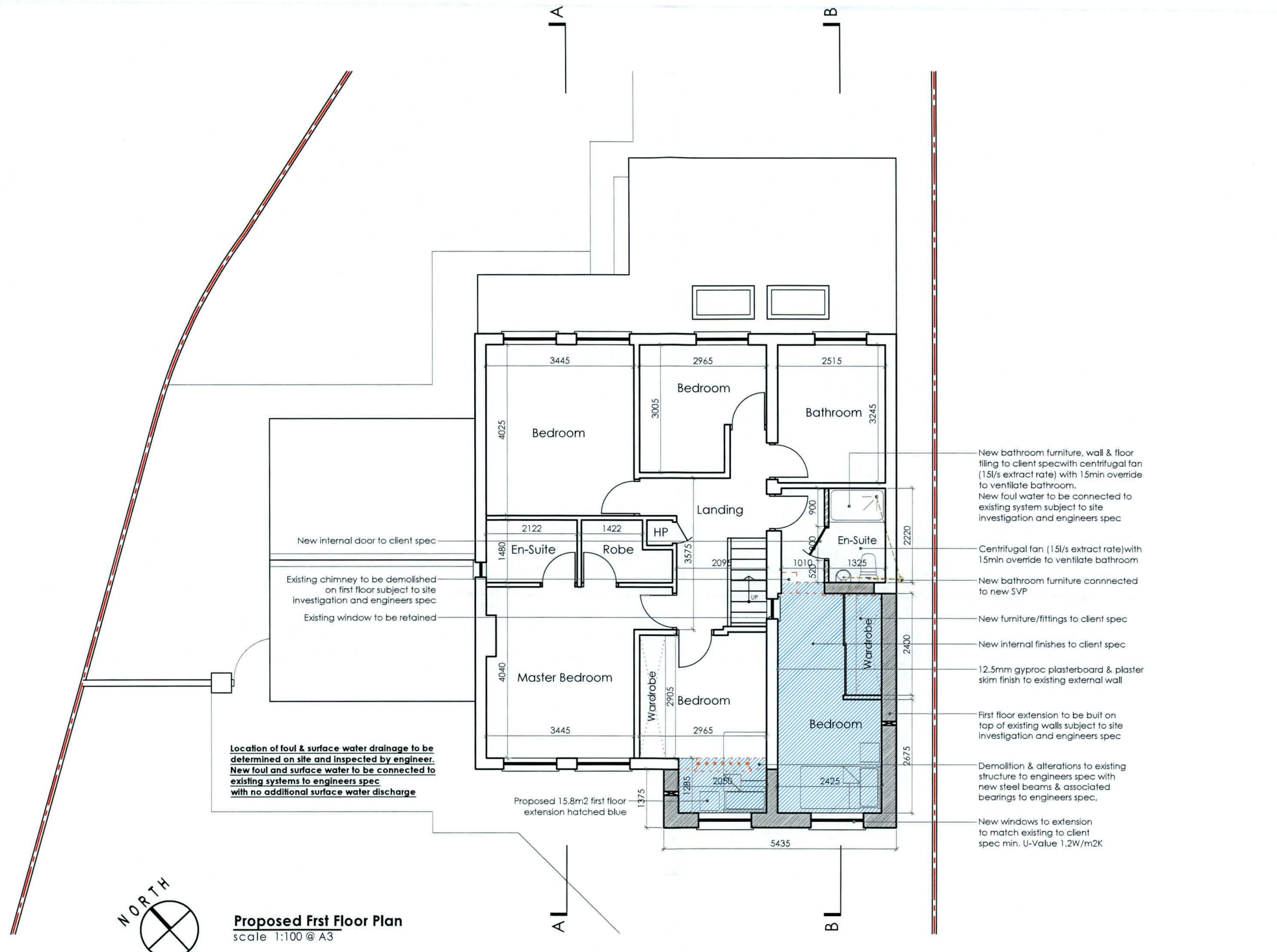
JOE FALLON DESIGN ARCHITECTURE
First Floor, 6 Main Street, Dundrum, Dublin 14
1A Ryland Street, Buncloody, Enniscorthy, Co. Wexford

project Proposed Extension/Alterations @ 82 Templeogue Wood
drawing Proposed Ground Floor Plan
job no. 22012 **scale** 1:100 **date** 28.08.22 **drawn by** DOM **checked** GS

dwg no. 22012-PL-08

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.




Proposed First Floor Plan
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dwg no. 22012-PL-09

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