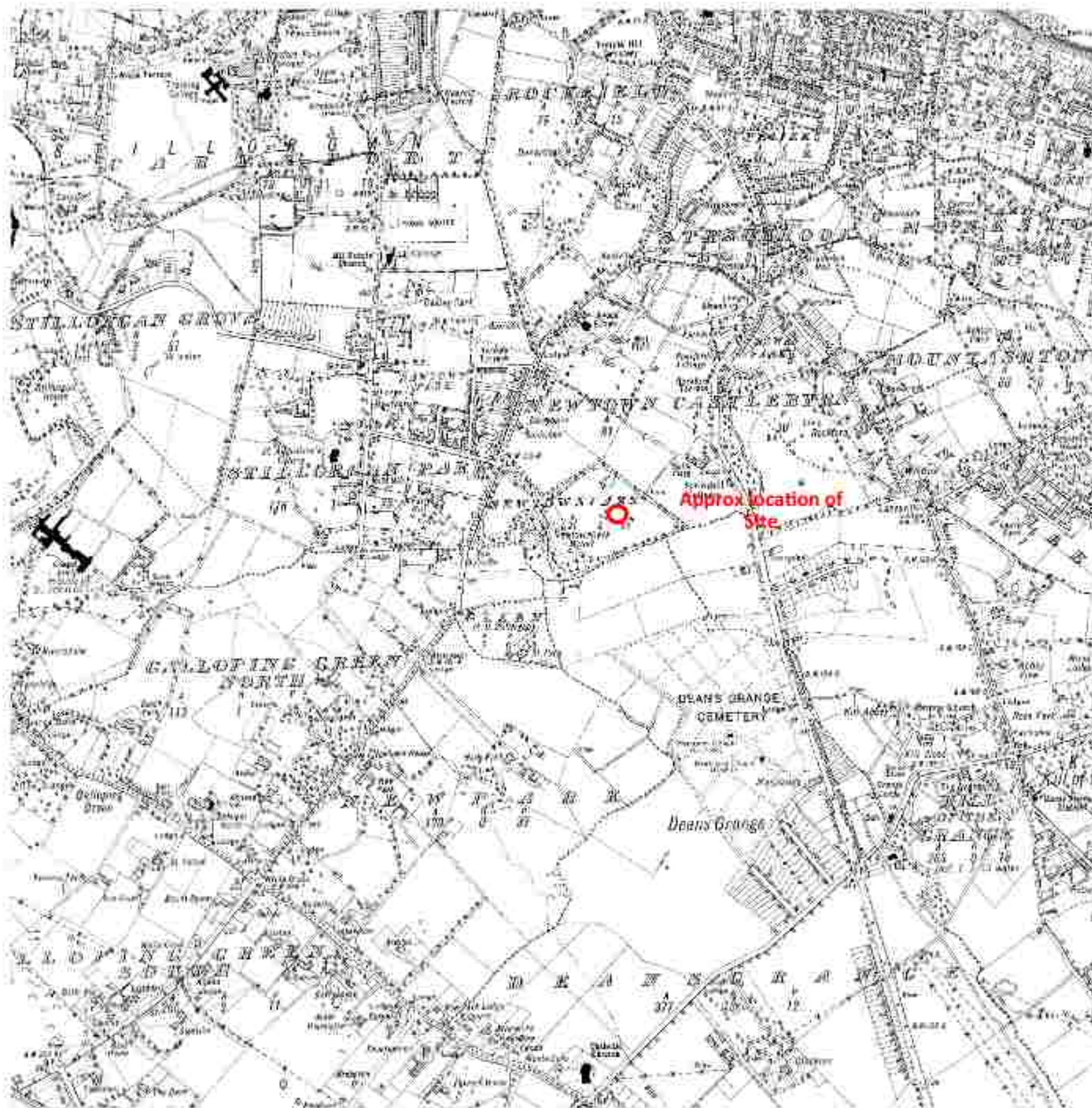




NKSE Architectural Studio
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Site Area outlined Red =
0.113 Acres
0.046 Hectares

Land holding outlined in blue =
0.113 Acres
0.046 Hectares

Tender Stage

Client:
Ambassador of India to Ireland

Project Location:
*97 MT. Albany, Blackrock, Co. Dublin
(A94 CA22)*

Project Description:
*Renovation works to the existing
dwelling and all associated siteworks*

Drawing:
Site Location Map

Drawing No: 24-008-A-002

Project Nr:	Scale:	Date:
24.008		12/02/2025
Local Authority:	Planning Ref:	
Dun Laoghaire Co Co	-	

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Tender Stage

Client:
Ambassador of India to Ireland

Project Location:
97 MT. Albany, Blackrock, Co. Dublin
(A94 CA22)

Project Description:
Renovation works to the existing dwelling and all associated siteworks

Drawing:
Existing Site Layout Plan

Drawing No: 24.006.A.003

Project Nr:	Scale:	Date:
24.008		12/02/2025
Local Authority:	Planning Ref:	
Dun Laoghaire Co Co	-	

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Tender Stage

Client:
Ambassador of India to Ireland

Project Location:
97 MT. Albany, Blackrock, Co. Dublin
(A94 CA22)

Project Description:
Renovation works to the existing dwelling and all associated siteworks

Drawing:
Proposed Site Layout Plan

Drawing No: 24-0006-A-004

Project Nr:	Scale:	Date:
24.008		12/02/2025

Local Authority:	Planning Ref:
Dun Laoghaire Co Co	-

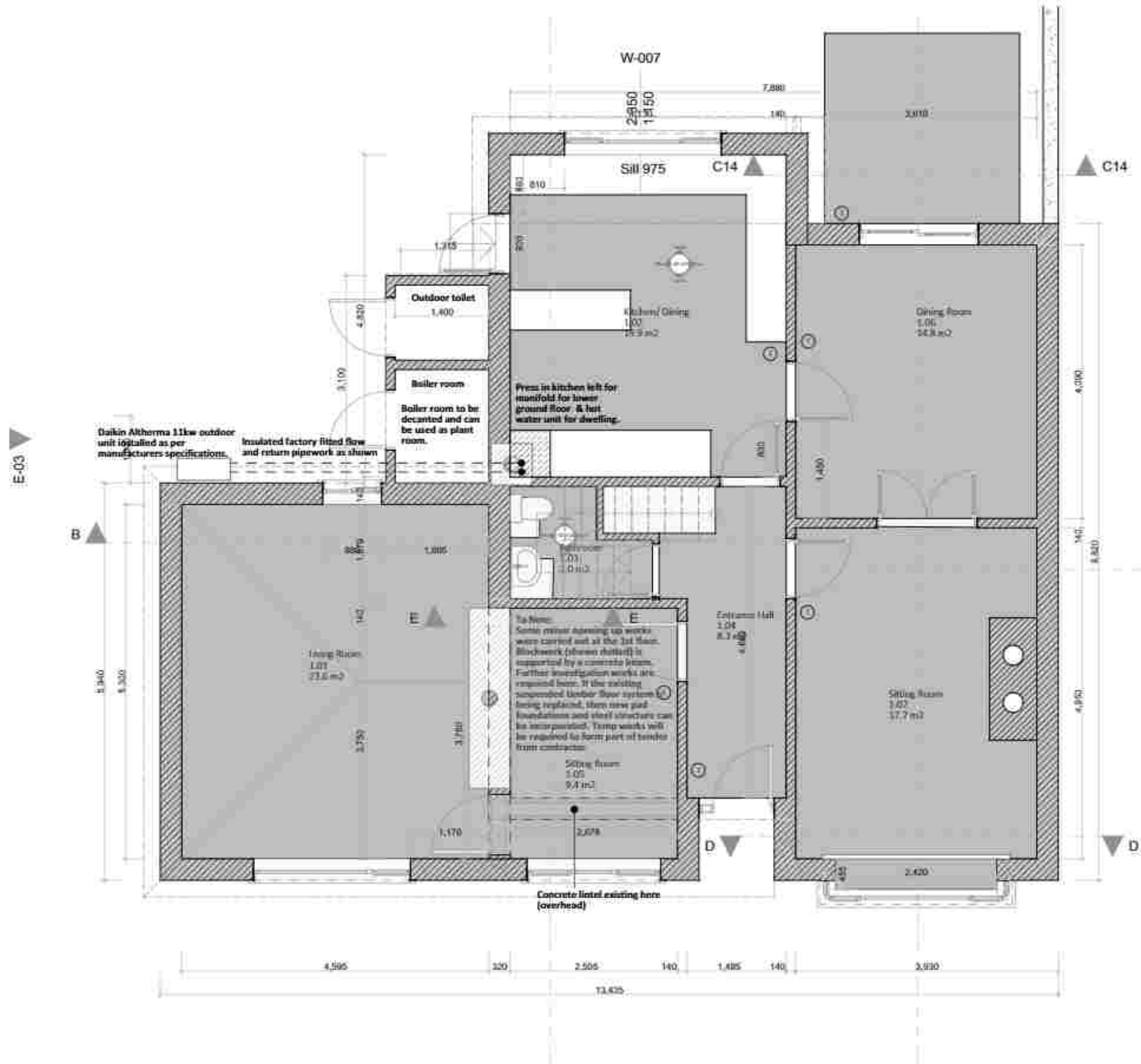
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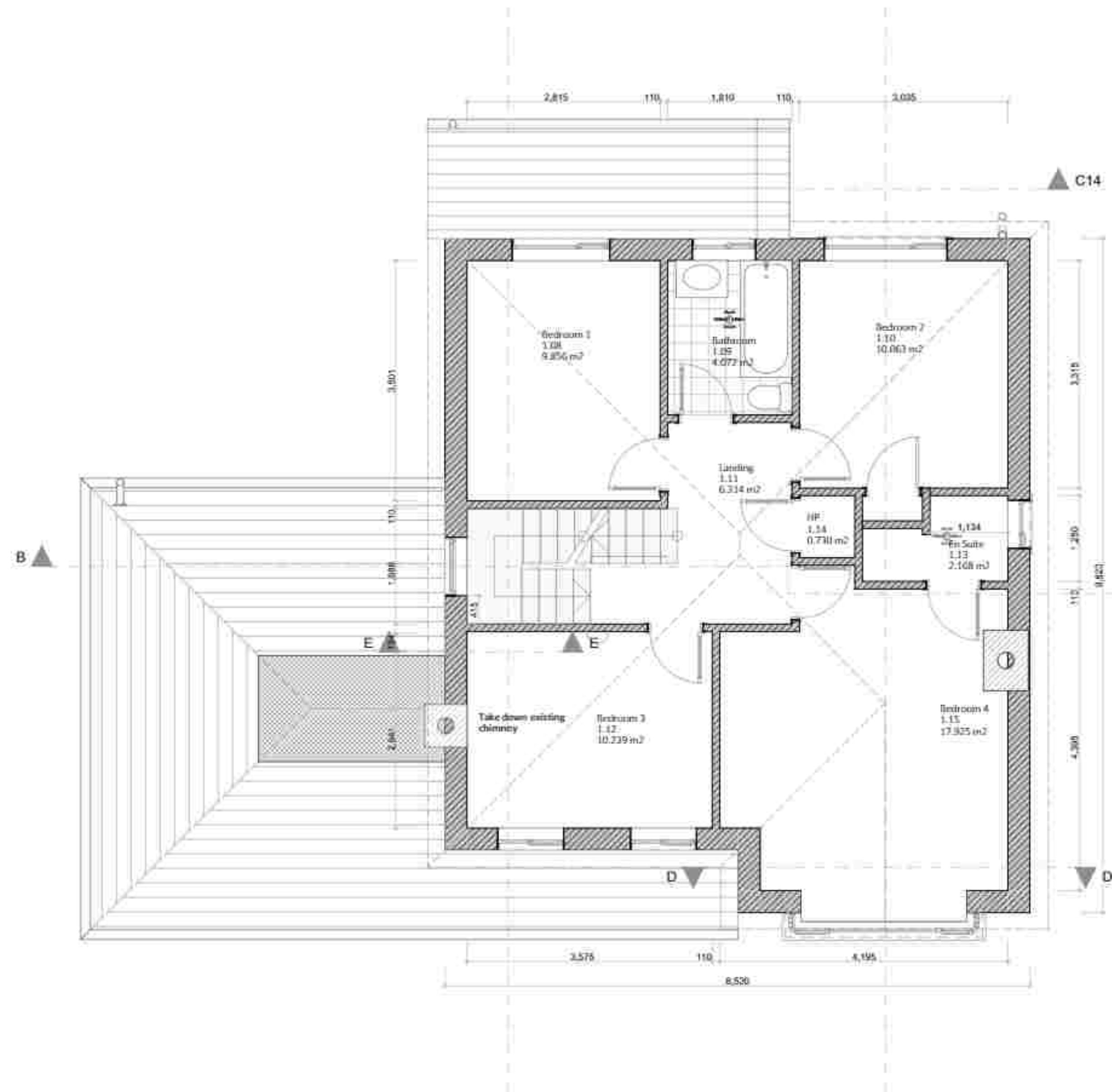
Zones by Space Number			
Room Number	Room Name	Area	Floor
1.01	Living Room	23.6	GA Ground Floor
1.02	Kitchen/ Dining	19.9	GA Ground Floor
1.03	Hallroom	3.0	GA Ground Floor
1.04	Entrance Hall	8.3	GA Ground Floor
1.05	Sitting Room	9.4	GA Ground Floor
1.06	Dining Room	14.8	GA Ground Floor
1.07	Sitting Room	17.7	GA Ground Floor
1.08	Bedroom 1	9.9	01-1st Flr Level
1.09	Hallroom	4.1	01-1st Flr Level
1.10	Bedroom 2	10.1	01-1st Flr Level
1.11	Landing	6.3	01-1st Flr Level
1.12	Bedroom 3	10.2	01-1st Flr Level
1.13	En Suite	2.2	01-1st Flr Level
1.14	HIP	0.7	01-1st Flr Level
1.15	Bedroom 4	17.9	01-1st Flr Level
		156.1 m²	

3 Zones by Space Number 1:1



GA-Ground Floor

1:50



01-1st Flr Level

Revision List:		
ID:	Desc:	Date:

Tender Stage
Client:
Ambassador of India to Ireland
Project Location:
97 MT. Albany, Blackrock, Co. Dublin (A94 CA22)
Project Description:
Renovation works to the existing dwelling and all associated siteworks

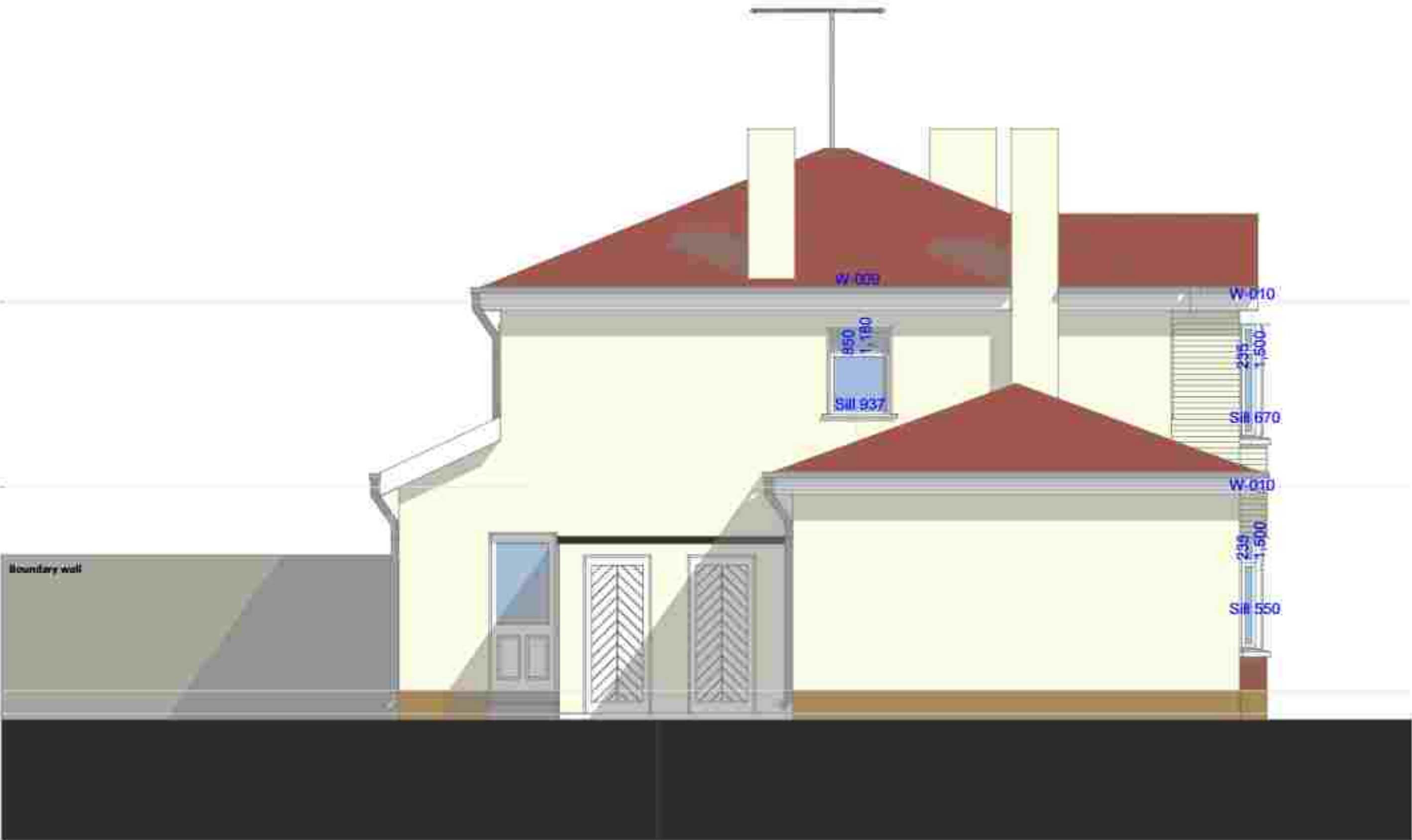
Drawing:	Existing GA Drawings
Drawing No:	24.008.B.100
Project No:	24.008
Scale:	12/02/2025
Date:	12/02/2025
Local Authority:	Dun Laoghaire Co Co
Planning Ref:	



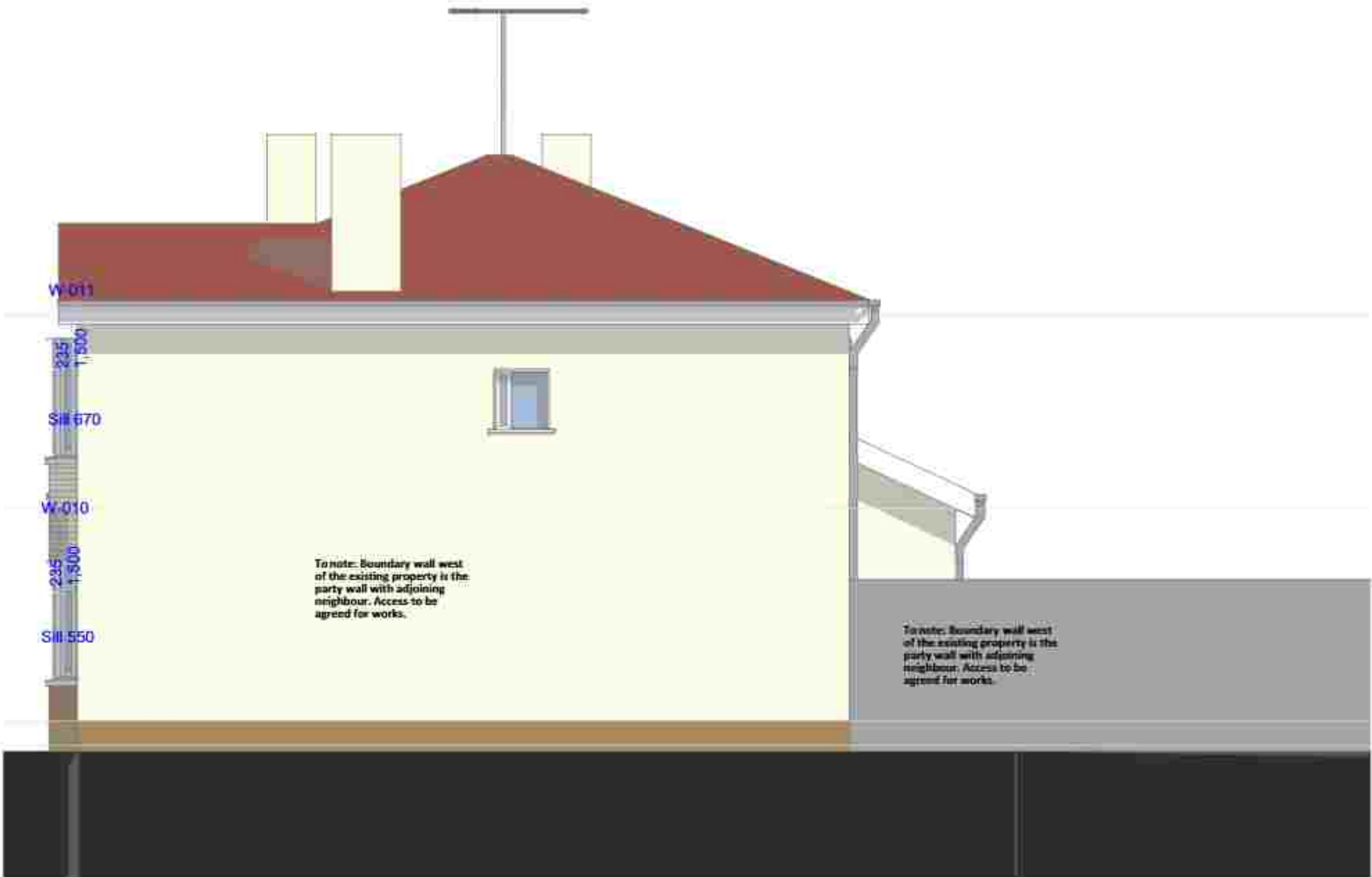
1 North Elevation 1:50



2 South Elevation 1:50



3 East Elevation 1:50



4 West Elevation 1:50

Revision List:		
ID:	Desc:	Date:

Tender Stage

Client:
Ambassador of India to Ireland

Project Location:
97 MT. Albany, Blackrock, Co. Dublin (A94 CA22)

Project Description:
Renovation works to the existing dwelling and all associated siteworks

Drawing:	Existing GA Elevations
Drawing No:	24.008.B.101
Project No:	24.008
Scale:	12/02/2025
Date:	12/02/2025
Local Authority:	Dun Laoghaire Co Co
Planning Ref:	-

Contractor to carry out inspection of existing chimney structures.
It is unknown the relationship of the cavity and chimney



NKSE Architectural Studio
 Consultant: Zayed Al-Nahar & Partners (Pvt) Ltd.
 100/110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000/1010/1020/1030/1040/1050/1060/1070/1080/1090/1100/1110/1120/1130/1140/1150/1160/1170/1180/1190/1200/1210/1220/1230/1240/1250/1260/1270/1280/1290/1300/1310/1320/1330/1340/1350/1360/1370/1380/1390/1400/1410/1420/1430/1440/1450/1460/1470/1480/1490/1500/1510/1520/1530/1540/1550/1560/1570/1580/1590/1600/1610/1620/1630/1640/1650/1660/1670/1680/1690/1700/1710/1720/1730/1740/1750/1760/1770/1780/1790/1800/1810/1820/1830/1840/1850/1860/1870/1880/1890/1900/1910/1920/1930/1940/1950/1960/1970/1980/1990/2000/2010/2020/2030/2040/2050/2060/2070/2080/2090/2100/2110/2120/2130/2140/2150/2160/2170/2180/2190/2200/2210/2220/2230/2240/2250/2260/2270/2280/2290/2300/2310/2320/2330/2340/2350/2360/2370/2380/2390/2400/2410/2420/2430/2440/2450/2460/2470/2480/2490/2500/2510/2520/2530/2540/2550/2560/2570/2580/2590/2600/2610/2620/2630/2640/2650/2660/2670/2680/2690/2700/2710/2720/2730/2740/2750/2760/2770/2780/2790/2800/2810/2820/2830/2840/2850/2860/2870/2880/2890/2900/2910/2920/2930/2940/2950/2960/2970/2980/2990/3000/3010/3020/3030/3040/3050/3060/3070/3080/3090/3100/3110/3120/3130/3140/3150/3160/3170/3180/3190/3200/3210/3220/3230/3240/3250/3260/3270/3280/3290/3300/3310/3320/3330/3340/3350/3360/3370/3380/3390/3400/3410/3420/3430/3440/3450/3460/3470/3480/3490/3500/3510/3520/3530/3540/3550/3560/3570/3580/3590/3600/3610/3620/3630/3640/3650/3660/3670/3680/3690/3700/3710/3720/3730/3740/3750/3760/3770/3780/3790/3800/3810/3820/3830/3840/3850/3860/3870/3880/3890/3900/3910/3920/3930/3940/3950/3960/3970/3980/3990/4000/4010/4020/4030/4040/4050/4060/4070/4080/4090/4100/4110/4120/4130/4140/4150/4160/4170/4180/4190/4200/4210/4220/4230/4240/4250/4260/4270/4280/4290/4300/4310/4320/4330/4340/4350/4360/4370/4380/4390/4400/4410/4420/4430/4440/4450/4460/4470/4480/4490/4500/4510/4520/4530/4540/4550/4560/4570/4580/4590/4600/4610/4620/4630/4640/4650/4660/4670/4680/4690/4700/4710/4720/4730/4740/4750/4760/4770/4780/4790/4800/4810/4820/4830/4840/4850/4860/4870/4880/4890/4900/4910/4920/4930/4940/4950/4960/4970/4980/4990/5000/5010/5020/5030/5040/5050/5060/5070/5080/5090/5100/5110/5120/5130/5140/5150/5160/5170/5180/5190/5200/5210/5220/5230/5240/5250/5260/5270/5280/5290/5300/5310/5320/5330/5340/5350/5360/5370/5380/5390/5400/5410/5420/5430/5440/5450/5460/5470/5480/5490/5500/5510/5520/5530/5540/5550/5560/5570/5580/5590/5600/5610/5620/5630/5640/5650/5660/5670/5680/5690/5700/5710/5720/5730/5740/5750/5760/5770/5780/5790/5800/5810/5820/5830/5840/5850/5860/5870/5880/5890/5900/5910/5920/5930/5940/5950/5960/5970/5980/5990/6000/6010/6020/6030/6040/6050/6060/6070/6080/6090/6100/6110/6120/6130/6140/6150/6160/6170/6180/6190/6200/6210/6220/6230/6240/6250/6260/6270/6280/6290/6300/6310/6320/6330/6340/6350/6360/6370/6380/6390/6400/6410/6420/6430/6440/6450/6460/6470/6480/6490/6500/6510/6520/6530/6540/6550/6560/6570/6580/6590/6600/6610/6620/6630/6640/6650/6660/6670/6680/6690/6700/6710/6720/6730/6740/6750/6760/6770/6780/6790/6800/6810/6820/6830/6840/6850/6860/6870/6880/6890/6900/6910/6920/6930/6940/6950/6960/6970/6980/6990/7000/7010/7020/7030/7040/7050/7060/7070/7080/7090/7100/7110/7120/7130/7140/7150/7160/7170/7180/7190/7200/7210/7220/7230/7240/7250/7260/7270/7280/7290/7300/7310/7320/7330/7340/7350/7360/7370/7380/7390/7400/7410/7420/7430/7440/7450/7460/7470/7480/7490/7500/7510/7520/7530/7540/7550/7560/7570/7580/7590/7600/7610/7620/7630/7640/7650/7660/7670/7680/7690/7700/7710/7720/7730/7740/7750/7760/7770/7780/7790/7800/7810/7820/7830/7840/7850/7860/7870/7880/7890/7900/7910/7920/7930/7940/7950/7960/7970/7980/7990/8000/8010/8020/8030/8040/8050/8060/8070/8080/8090/8100/8110/8120/8130/8140/8150/8160/8170/8180/8190/8200/8210/8220/8230/8240/8250/8260/8270/8280/8290/8300/8310/8320/8330/8340/8350/8360/8370/8380/83



Revision List:		
ID:	Desc:	Date:

Tender Stage

Client:
Ambassador of India to Ireland

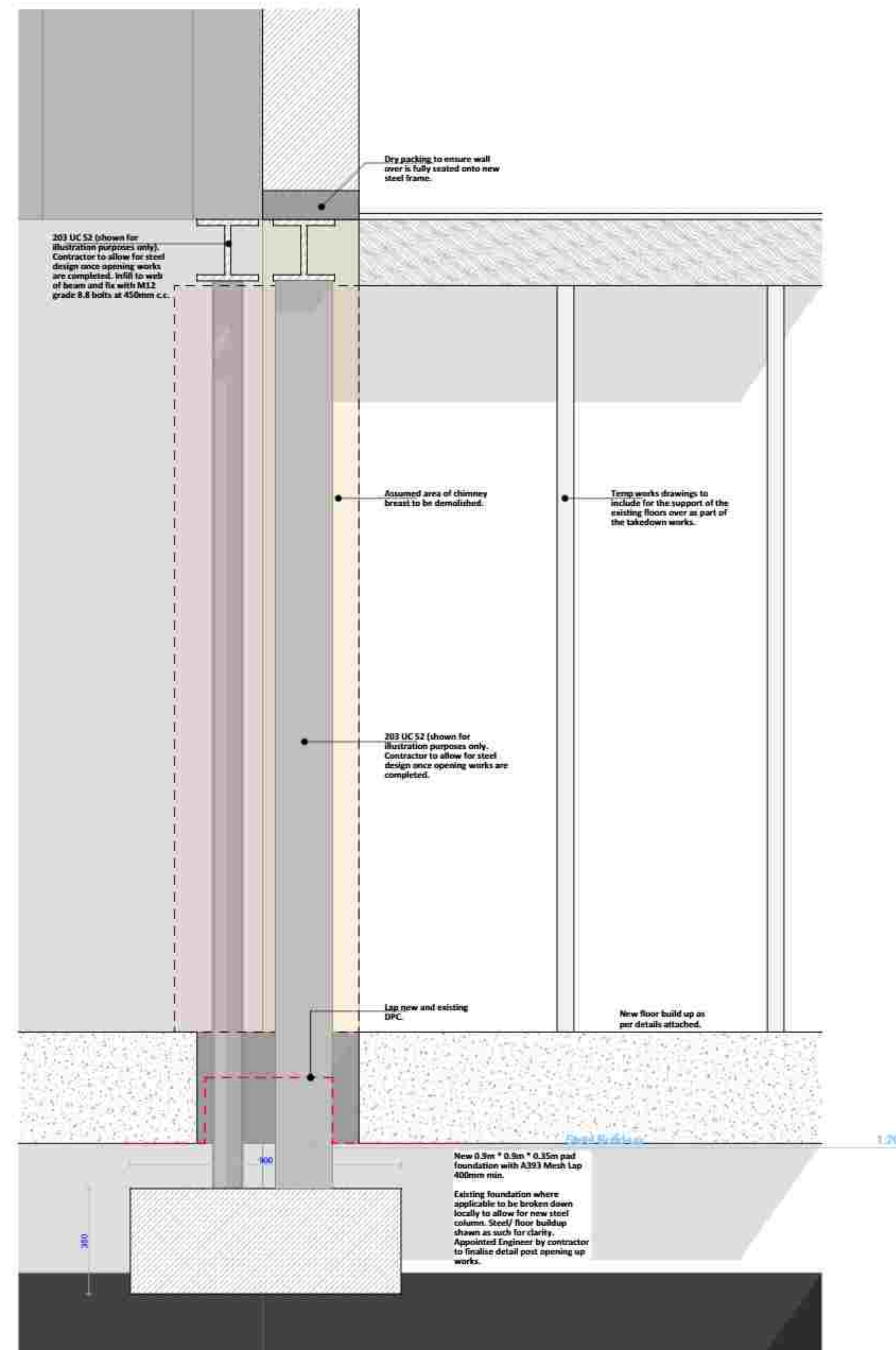
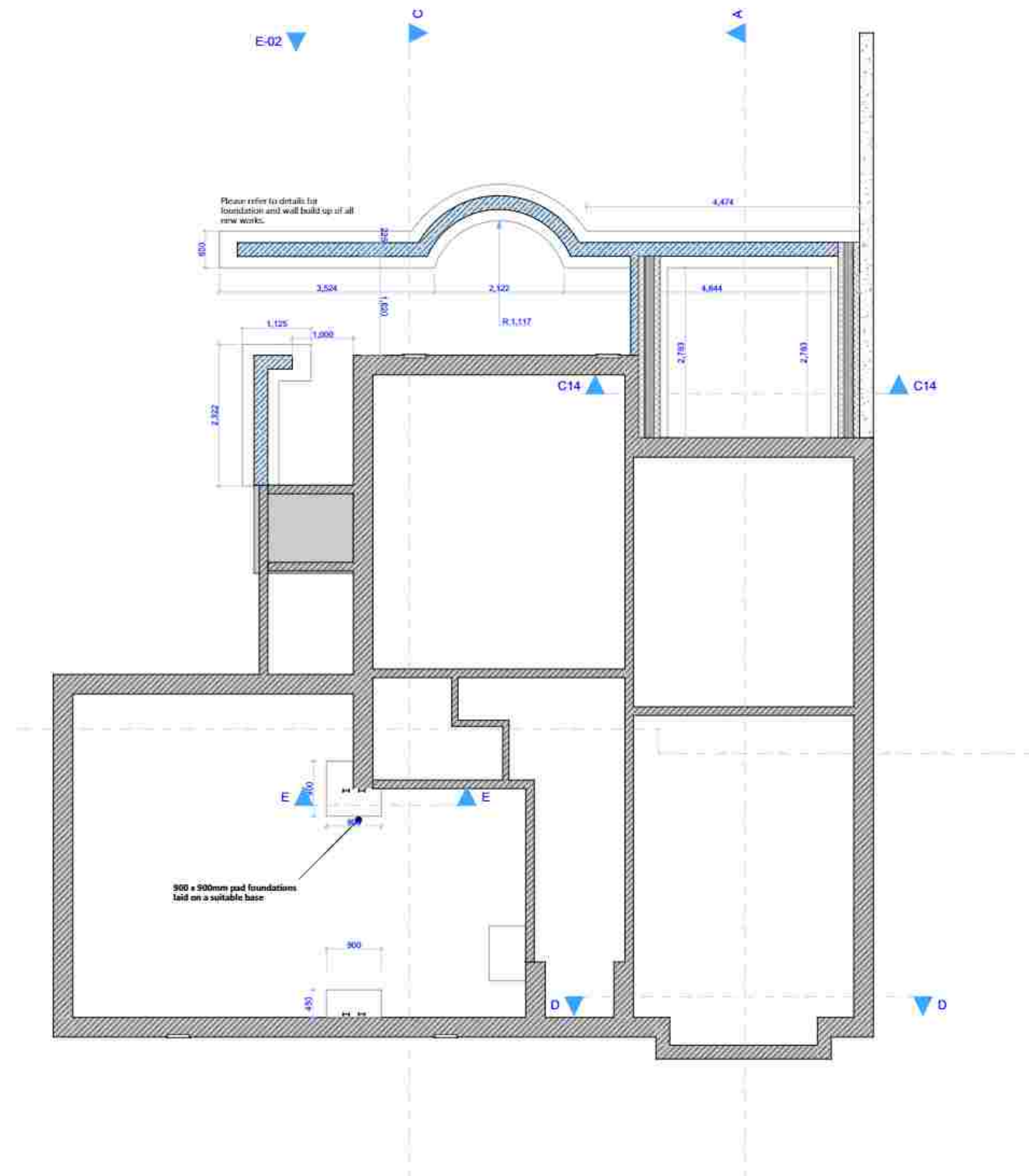
Project Location:
*97 Mt. Albany, Blackrock, Co. Dublin
(A94 CA22)*

Project Description:
*Renovation works to the existing
dwelling and all associated siteworks*

Drawing:
Takedown GA Elevations

Drawing No:

Project No: Scale:	Date:
24.008	12/02/2025
Local Authority:	Planning Ref:
Dun Laoghaire Co Co	-



Revision List:		
ID:	Desc:	Date:

Tender Stage

Client:
Ambassador of India to Ireland

Project Location:
*97 Mt. Albany, Blackrock, Co. Dublin
(A94 CA22)*

Project Description:
*Renovation works to the existing
dwelling and all associated siteworks*

Drawing:
Proposed Foundation Layouts

Project No: Scale:	Date:
24.008	12/02/2025
Local Authority:	Planning Ref:
Dun Laoghaire Co Co	-



North Elevation (3)

1:50



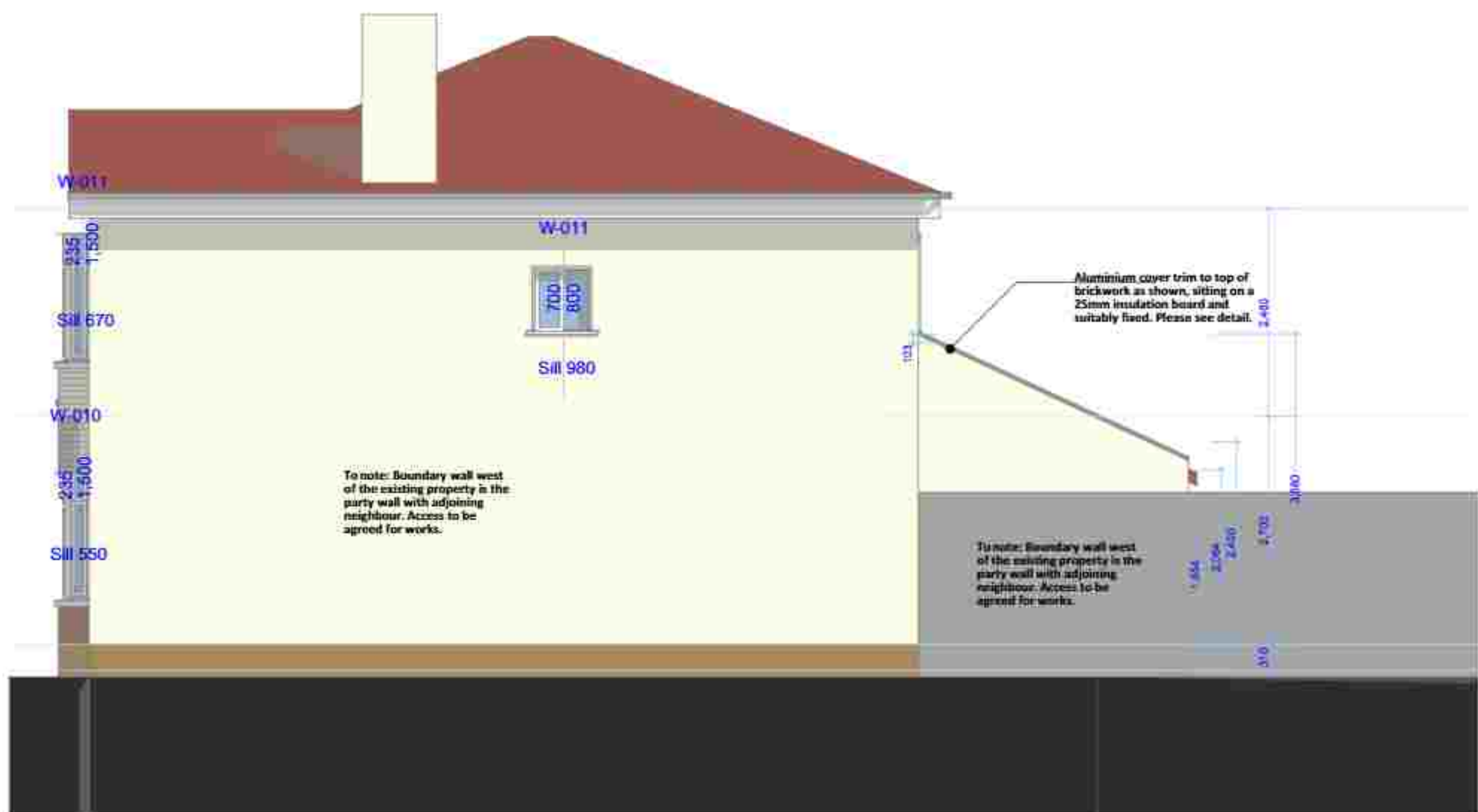
South Elevation (4)

1:50



East Elevation (3)

1:50



West Elevation (3)

1:50

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Elevation Works:

Window replacement:

All windows throughout will be replaced with a double glazed, aluminium unit, triple lock to selected colour and style as chosen by the client. U value will be min 1.8W/m²/K or similar to the RIR Part 1 advisory report attached to this tender. All openings/ glazing to comply with the Technical Guidance Documents in place at the time of construction.

All windows will have moved internally to protect the existing brickwork to the front elevation. All windows to be fitted and sealed to include the use of an airtight system tape or equal and approved. Please returned on reveals so contractor to ensure adequate window frame exposed after fitting. Window frames and glazing to be protected during the making good and decoration phase.

Window boards to be replaced and decorated. Contractor to include for the existing units to be disposed off-site to a recycling depot. Window sizes to be measured on site. Measurements are for guidance purpose only.

External Painting:

All masonry areas are to be painted to a selected colour from the Dulux Weathershield range. Plinths, walls and window cills to be painted in individual colours as selected. Preparation work to include power washing, masonry repair and priming where necessary. All painting to follow the instructions of the chosen paint supplier. 2 m² costs to be allowed for.

Fascia & Soffit:

All areas to be checked for any areas of decay and replaced as necessary. Fascia and soffits will be painted as per the clients chosen colour with a suitable external gloss paint as per the suppliers preparation and painting instructions.

Guttering/ Downpipes:

All rainwater goods to be cleaned, repaired and fixed as necessary. It is evident that there is vegetation growth in the gutters. All items to be checked throughout. All rainwater goods to be painted black using a suitable paint to suppliers recommendations.

Chimney:

Chimney to be painted to match masonry colour to main dwelling.

Existing roof Covers:

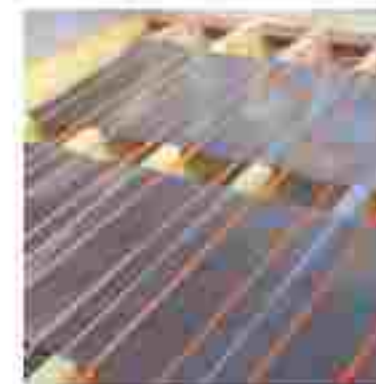
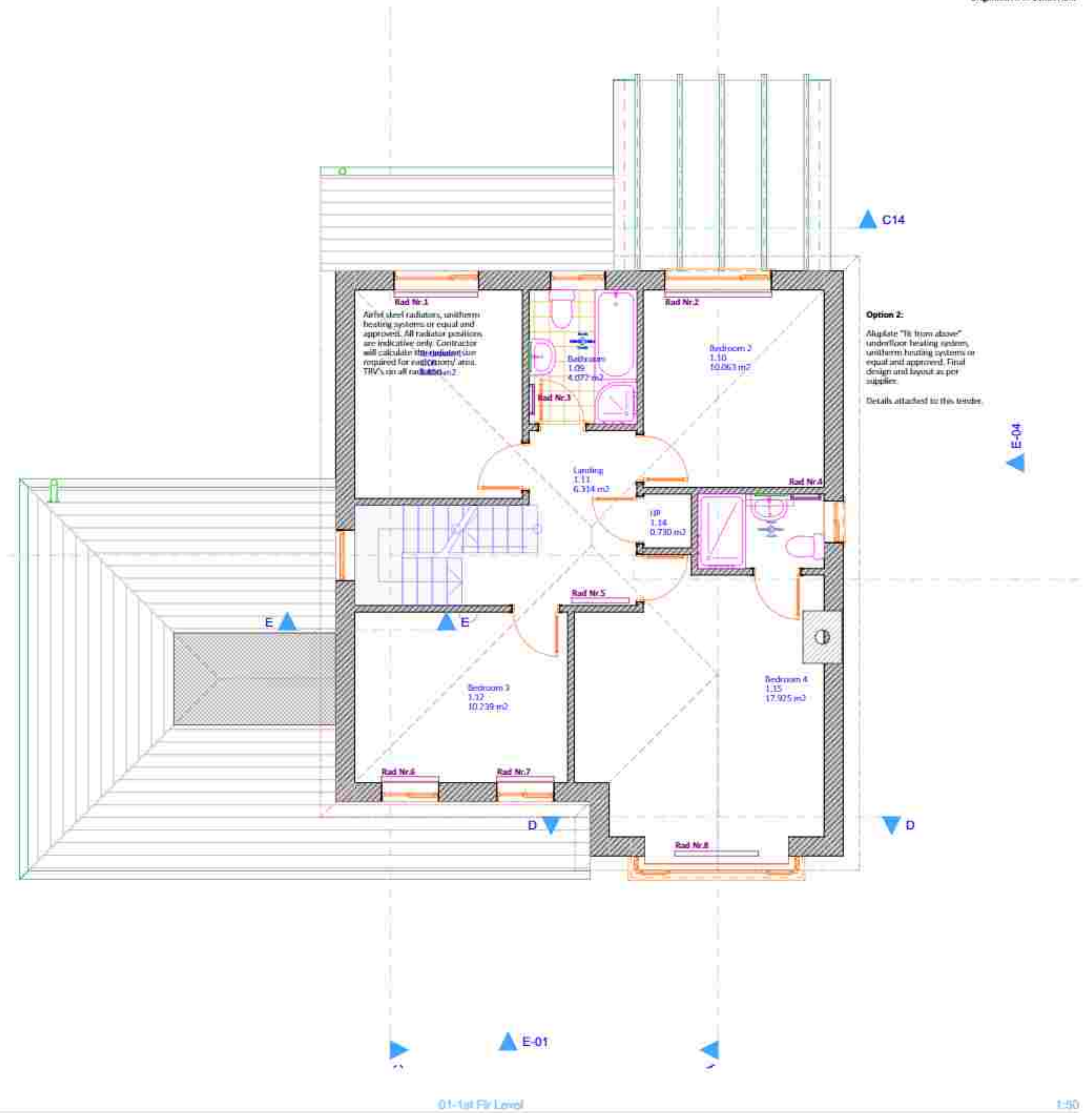
Existing roof coverings to remain. There are a number of ridge caps that require painting in a masonry matching the existing. Roofs to be cleaned down. No paint washing/ painting to be allowed for.

Revision List:		
ID:	Desc:	Date:

Tender Stage

Client:
Ambassador of India to Ireland
Project Location:
97 MT. Albany, Blackrock, Co. Dublin (A94 CA22)
Project Description:
Renovation works to the existing dwelling and all associated siteworks

Drawing:
Proposed GA Elevations
Drawing No: **24.008.D.202**
Project No: **24.008** Scale: **1:50** Date: **12/02/2025**
Local Authority: **Dun Laoghaire Co Co** Planning Ref: **-**



AbuPlate™ is an engineered aluminium plate with grooves, to securely clip pipe, to maximise heat transfer. It is typically installed in suspended joisted floors, on battens for sprung floors, or under and between acoustic floors. Available in 100mm or 150mm centres for low temperature systems, and 200mm centres for high temperature systems.

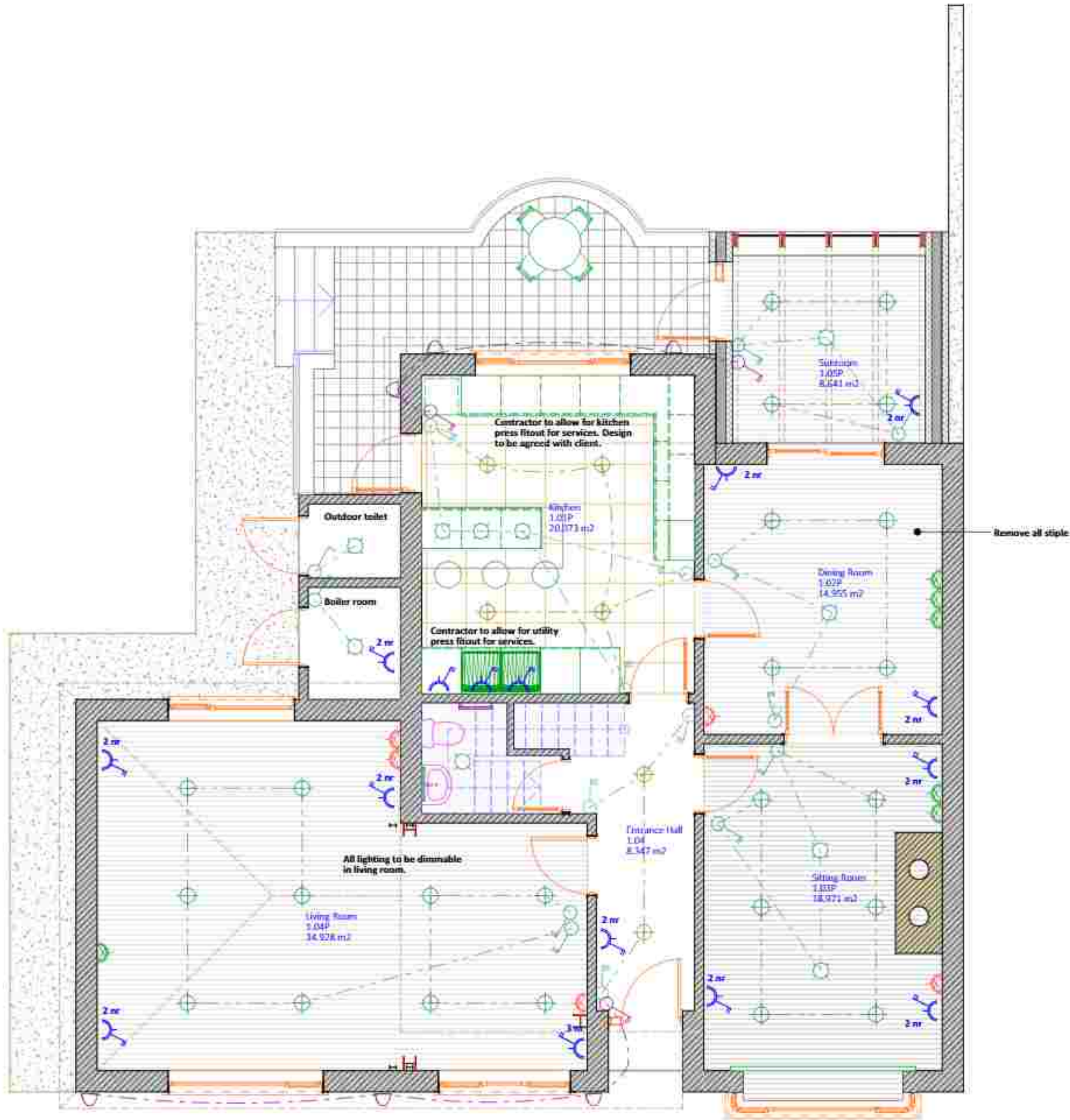
Features:
 AbuPlate™ diffuses heat evenly across the floor.
 Used between battens "over joist" with a small increase in floor height or "between joist" with no change in floor height.
 Available in different sizes and various pipe spacings to allow for flexibility of joist centres and flow temperature.
 Suitable for underneath wood floors.
 Easy to install.
 QuickSnap™ allows plate size to be easily reduced.

Revision List:		
ID:	Desc:	Date:

Tender Stage

Client:
 Ambassador of India to Ireland
Project Location:
 97 MT. Albany, Blackrock, Co. Dublin
 (A94 CA22)
Project Description:
 Renovation works to the existing dwelling and all associated siteworks

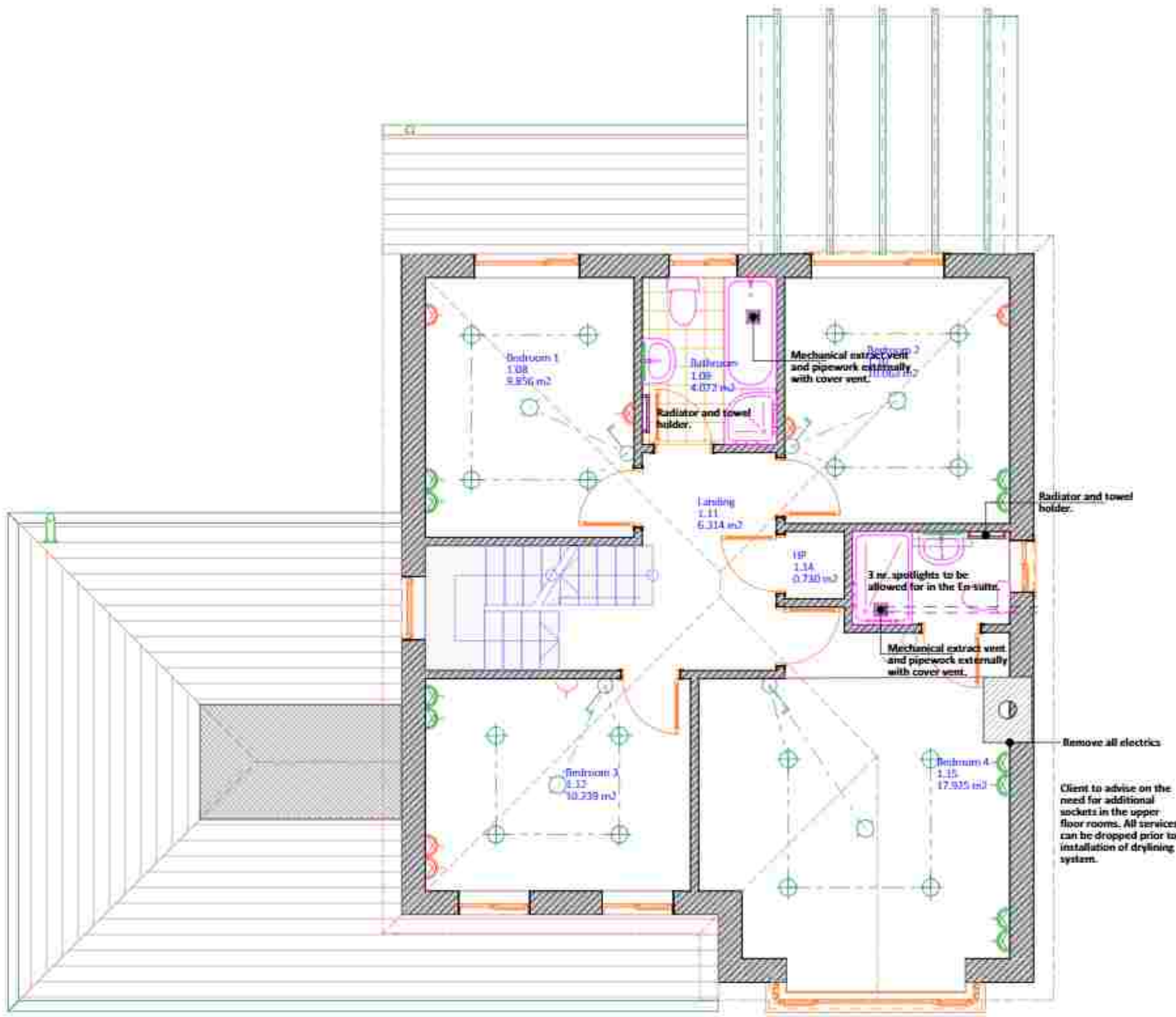
Drawing:
 Proposed GA Mechanical
Drawing No:
 24.008.D.203
Project No: 24.008
Scale:
 12/02/2025
Local Authority:
 Dun Laoghaire Co Co
Planning Ref:



GA-Ground Floor

1:50

2



01-1st Floor Level

1:50

Legend:

- Spotlight
- Outdoor Light
- Pendant light
- Double socket (new)
- Double socket (existing)
- Two-way switch
- Single switch
- Single Socket (new)
- Single socket (existing)

Main contractor to consider the following key aspects of the I.S. 10101:2020 standard include:

Safety Requirements:
Ensuring electrical installations are safe and comply with international standards.

Design and Installation:
Guidelines for the design and installation of electrical systems, including wiring, protection devices, and earthing.

New Technologies:
Adaptations for modern technologies such as electric vehicles and IT connections.

Energy Efficiency:
Guidance on energy efficient installations.

Notes:
• Light switch position is only provisional to aid pricing and locations are to be determined exactly on site with the client.
• The installations mentioned above along with all materials are to be installed and tested in accordance with current Irish Building Regulations and ETO Regulations. If something is not mentioned in this document but is required by the regulations then it is understood to be included.
• The document is to be read in conjunction with the architect's drawings.
• Builders work associated with electrical work to be done by the Builder.

Switches/Sockets
For pricing purposes all switches and sockets are to be standard white Click Made or other similar approved. Spots are to be white. However note that the switches and sockets in the Kitchen/Dining/Living are to be brushed steel Click Define or other similar approved.

Power:
There is an existing power connection, fuseboard and meters installed in the front reception room area. Allow for all new fuseboards and wiring when pricing.

Fuse board:
Located in the reception room. Allow for all new fuseboards and wiring when pricing. To current ETO rules including RCBOs to every circuit.

Mechanical Wiring:
The Electrician to install programming, controls and stats. All wiring to pumps and motorised valves as required by plumbers is understood to be included. See attached plumbing scope of works to understand electrical requirements. The heating will be by way of electrical heaters only.

Direct immersion hot water cylinders (to be connected as per manufacturer's instructions).

Solar PV:
Not Applicable

Lighting:
All spot lights to be of the dimmable LED type as supplied by Philips (or other similar approved), colour, wattage and fitting model to be agreed. All pendants to be provided with energy efficient energy bulbs, dimmable where indicated, light switches to be provided at all doors, position is only provisional to aid pricing and locations are to be determined exactly on site with the client.

Feature lights, external lights and vanity / over sink lights to be provided by Client and installed by electrical contractor. All other lights, switches and sockets to be agreed with Client prior to installation.

Television / Telecoms / Speaker:
Specification of TV Points:
TV1 Point: 1no RG6 - Quadshield outlet plate + 5no. Cat 6 double wall outlet + HDMI to comm.hub TV2 Point: 2no RG6 - Triplex outlet plate + 2no. Cat 6 double wall outlets
Data & Phone wiring to be CAT6 and to be properly terminated in the rooms by the electrical contractor. Terminations in the Comm. Hub by others.

External Satellite feeds: Sky+ (2), Freesat (1), Sunview (1) Spare (2), i.e. 6 RG6 from attic to comm. hub. Power to same location in attic.

CAT II, plug socket point and Wi-Fi booster to be located in hallway of rear building.

Security

Wiring only for Alarm system to be installed. Provide wiring for 3no. Keypad, 9no. PIRs. Unit in entrance hall.

2 x External Cameras & 2 X Internal Cameras CCTV positions to be wired with CAT6.

Supply and 2 nr. the installation of all security systems by others, electrician to price wiring only. Allow for fitting with same response and requirements in the entrance lobby.

Smoke Detection / Alarm

The smoke and CO2 detectors are to be supplied and installed by security alarm installation company. Electrician to price for wiring only.

CO2 Alarms

CO2 alarms in rooms containing heat producing appliances should be placed on the ceiling 1.5 to 3m away from the heat producing appliance and away from air supply or extract points. CO2 alarms in bedrooms should be placed on walls at a height of 1.5m above the ground.

Earthing and Bonding

Metallic services, including fuel, heating/plumbing, ventilation & water pipe work, metal tanks, baths, basins, sinks and trays shall be effectively bonded in accordance with the current ETO Regulations.

Certificate of Compliance

Along with the RCI cert the electrical contractor is to sign ancillary certificate upon completion confirming that the installation is in accordance with the manufacturers' instructions and the building regulations.

Revision List:

ID:	Desc:	Date:
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Tender Stage

Client:

Ambassador of India to Ireland

Project Location:

97 MT. Albany, Blackrock, Co. Dublin

(A94 CA22)

Project Description:

Renovation works to the existing dwelling and all associated siteworks

Drawing:

Proposed GA Electrical

Drawing No:

24.008.D.204

Project No:

24.008

Scale:

12/02/2025

Local Authority:

Dun Laoghaire Co Co

Planning Ref:

NKSE Architectural Studio

Consulting Architect, Dublin 14, Co. Dublin, Ireland

01 454 4444

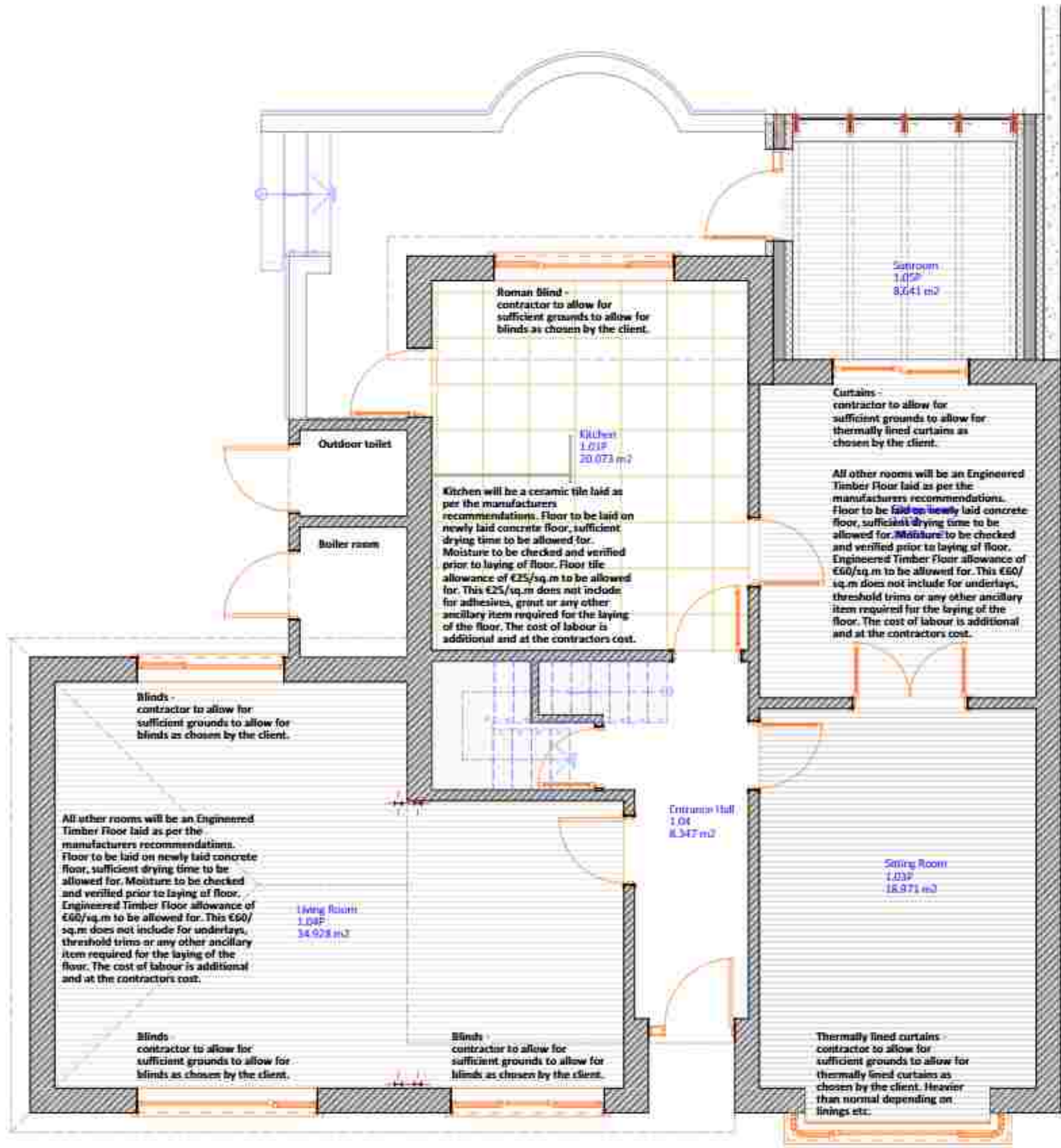
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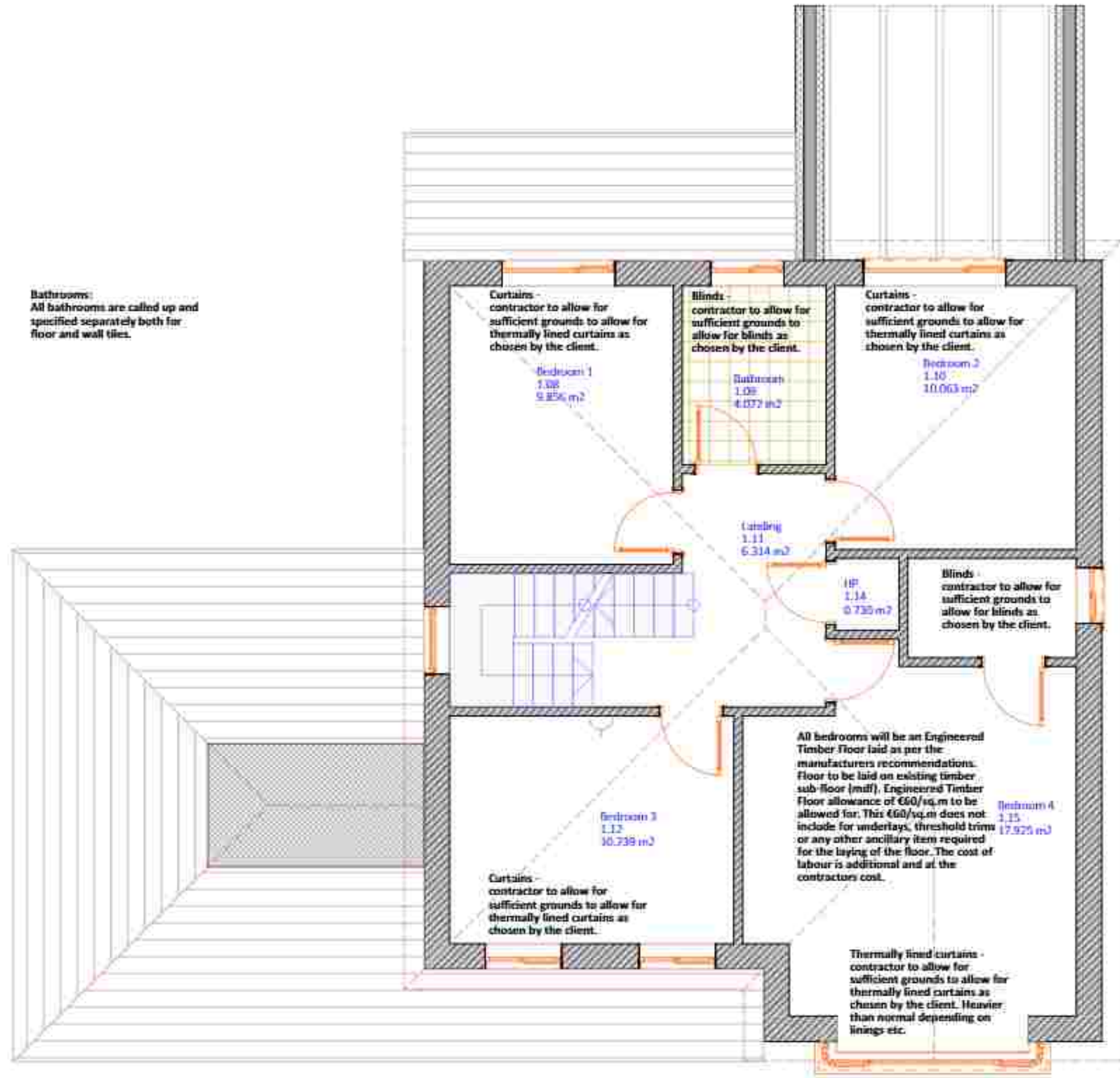
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Bathrooms:
All bathrooms are called up and specified separately both for floor and wall tiles.



Revision List:		
ID:	Desc:	Date:

Tender Stage

Client:
Ambassador of India to Ireland

Project Location:
97 MT. Albany, Blackrock, Co. Dublin (A94 CA22)

Project Description:
Renovation works to the existing dwelling and all associated siteworks

Drawing:
Proposed GA Finishes

Drawing No: **24.008.D.205**

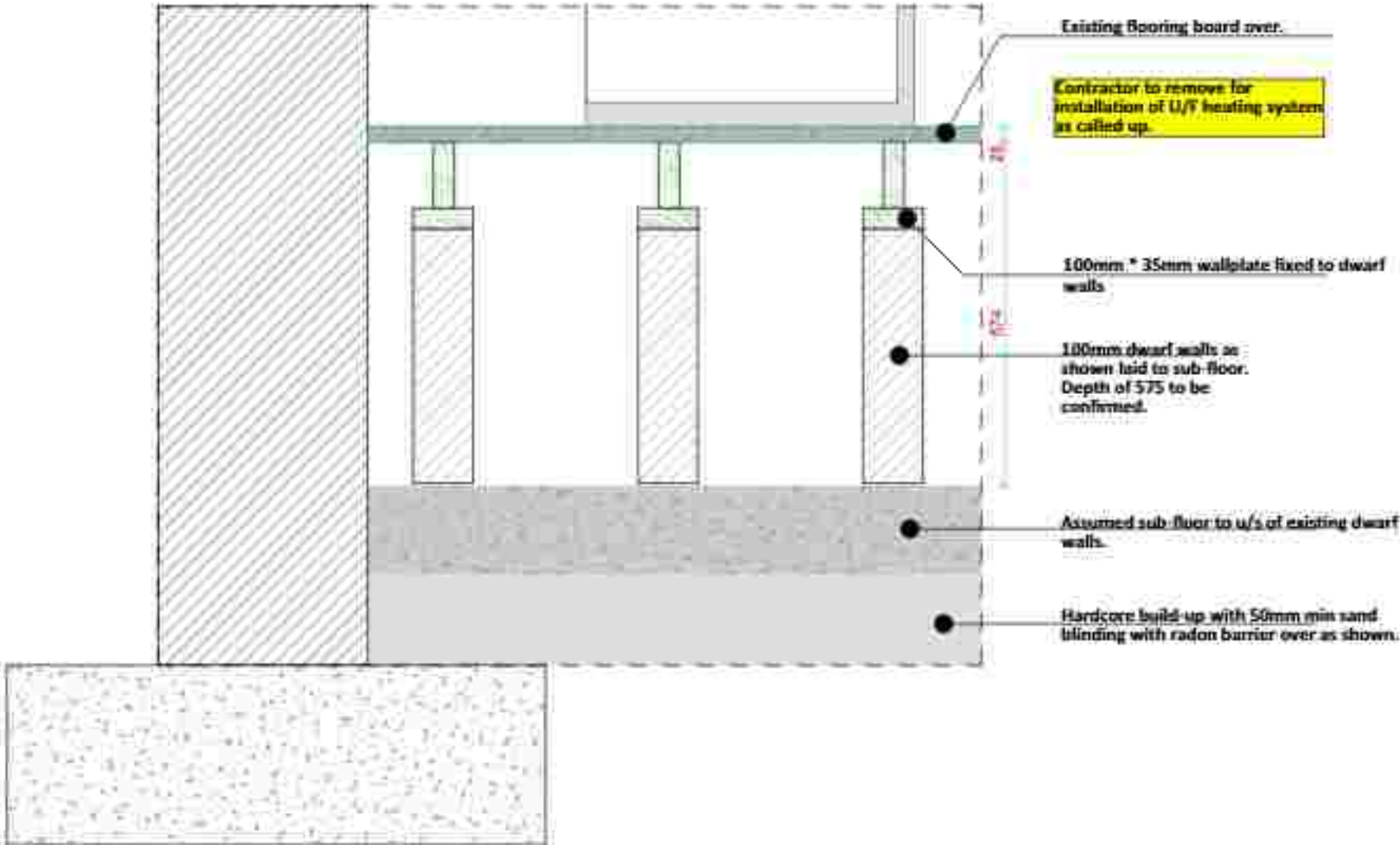
Project No: **24.008** Scale: **12/02/2025**

Local Authority: **Dun Laoghaire Co Co** Planning Ref: **-**



Tender Stage

Project No:	Scale:	Date:
24.008		12/02/2025
Local Authority:	Planning Ref:	
Dun Laoghaire Co Co	-	

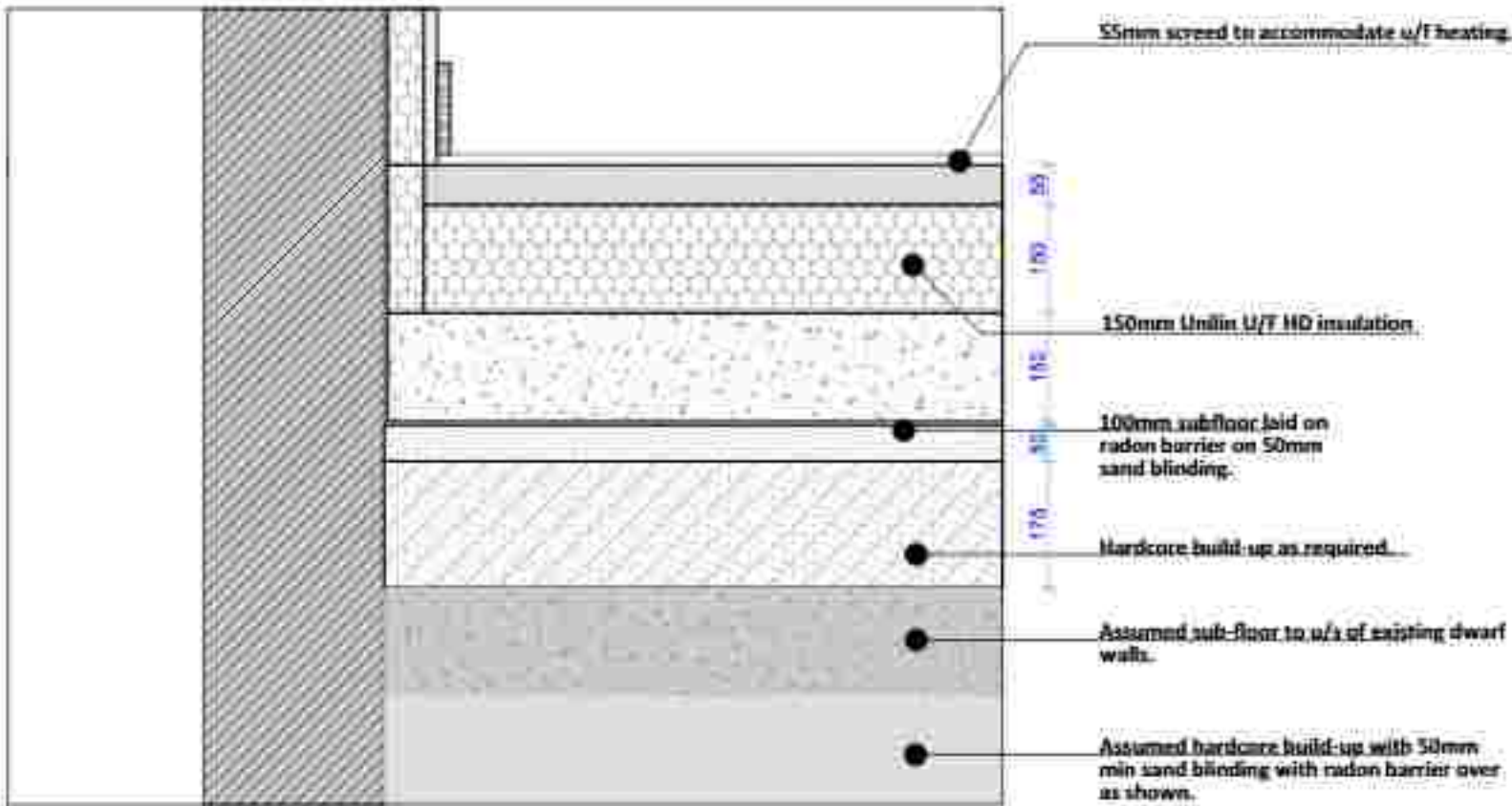


1

Floor Junction Build Up- Existing

1:10

Revision List:		
ID:	Rev:	Date:



2

Floor Junction Proposed

1:10

Tender Stage

Client:
Ambassador of India to Ireland

Project Location:
97 MT. Albany, Blackrock, Co. Dublin (A94 CA22)

Project Description:
Renovation works to the existing dwelling and all associated siteworks

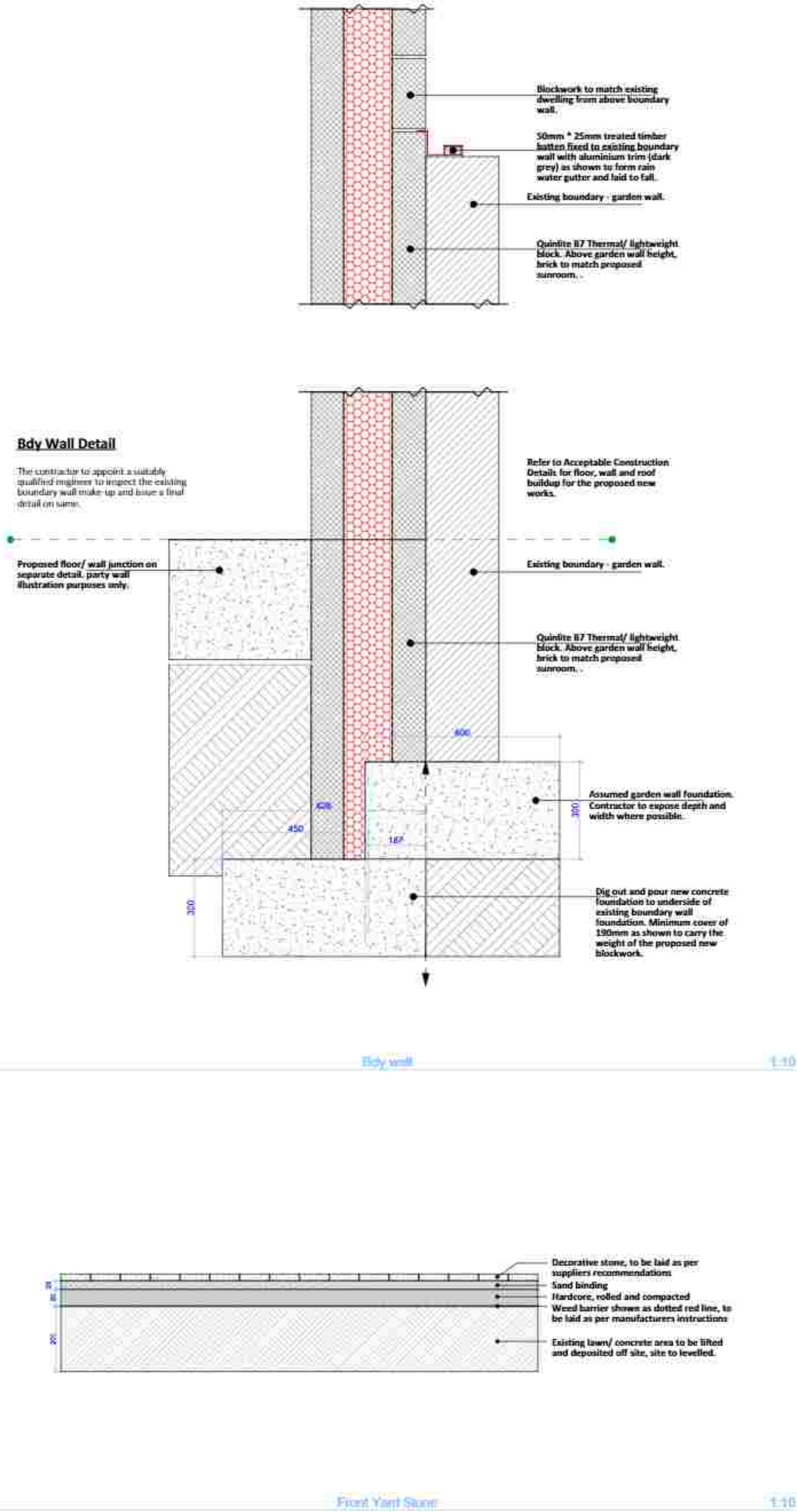
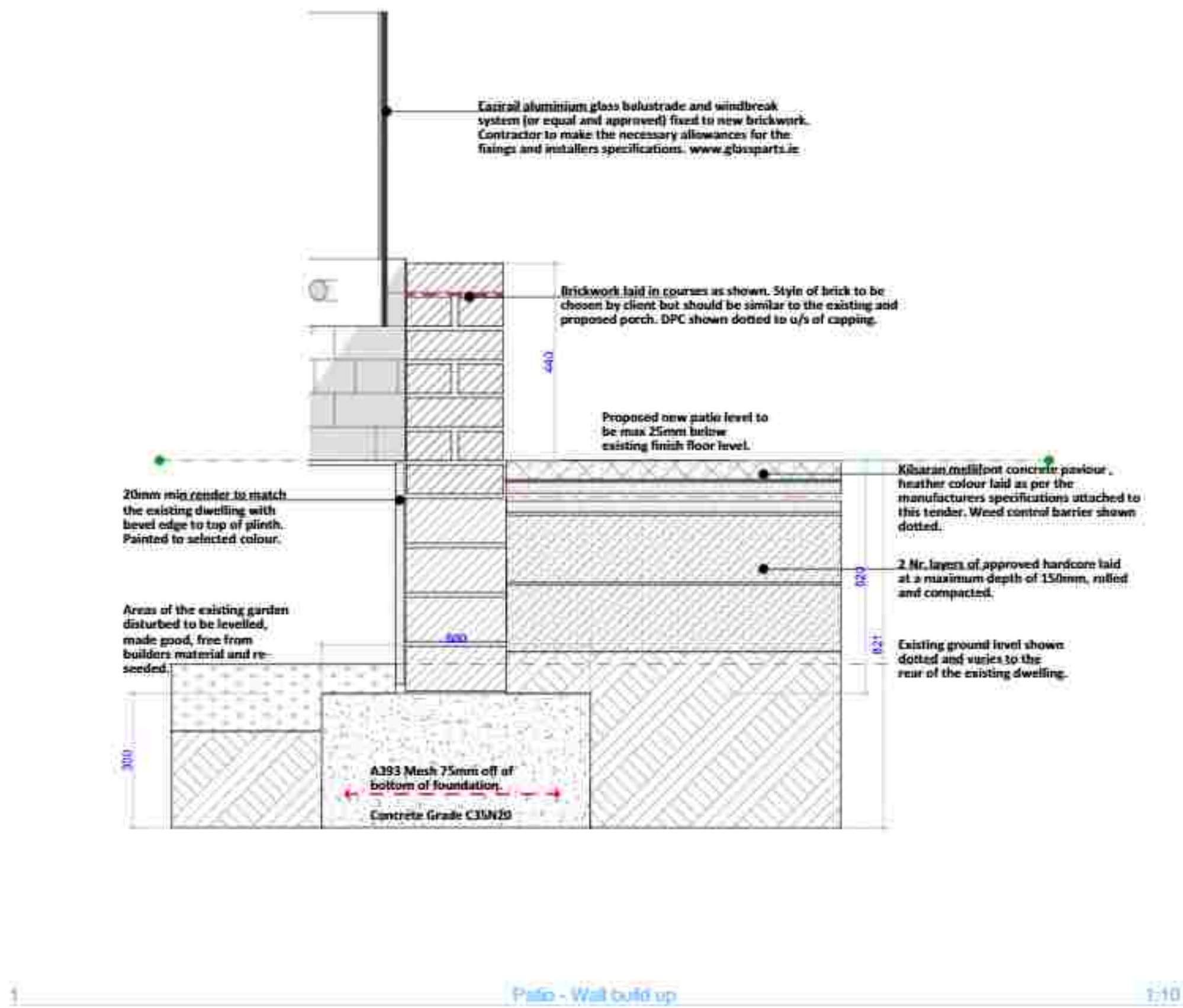
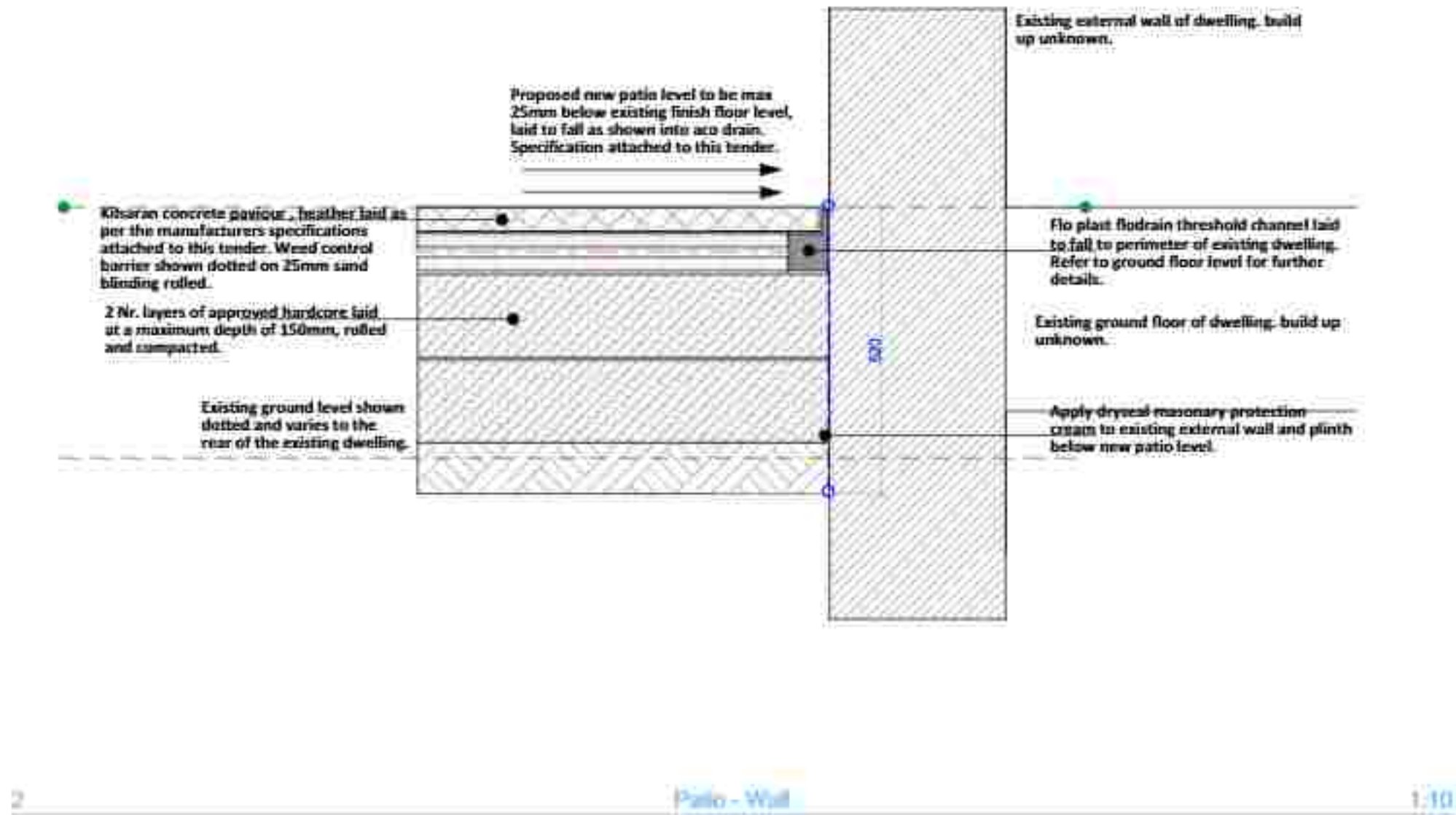
Drawing:
Floor Details

Drawing No:	Rev No:
24.008.E.1	

Project No:	Scale:	Date:
24.008		12/02/2025

Local Authority:	Planning Ref:
Dun Laoghaire Co Co	

NIKE Architectural Studio,
Clonacanny Lower Mountmellick Laois R32K6H9
Tel: 0578644601 Mob: 087 1305450
@ info@nike.ie
e: bchurchm@nike.ie



Revision List:		
ID:	Desc:	Date:

Tender Stage

Client:
Ambassador of India to Ireland

Project Location:
97 MT. Albany, Blackrock, Co. Dublin (A94 CA22)

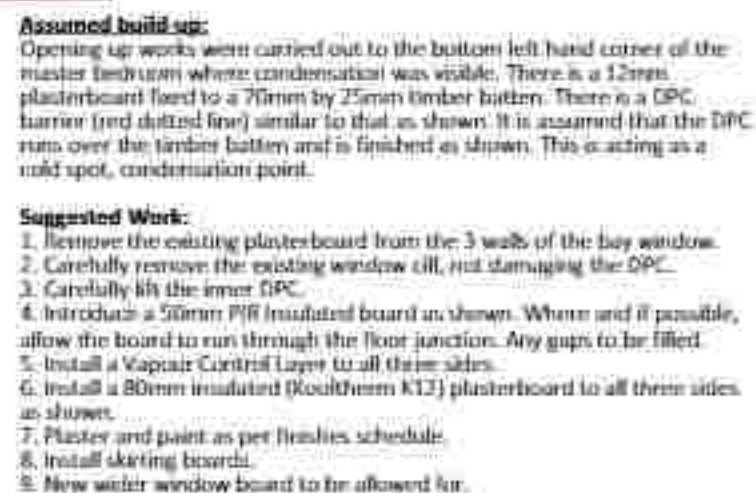
Project Description:
Renovation works to the existing dwelling and all associated siteworks

Drawing:
Garden Area

Drawing No: **24.008.E.2**

Project No: **24.008** Scale: **12/02/2025** Date: **12/02/2025**

Local Authority: **Dun Laoghaire Co Co** Planning Ref: **-**



Client:
Ambassador of India to Ireland

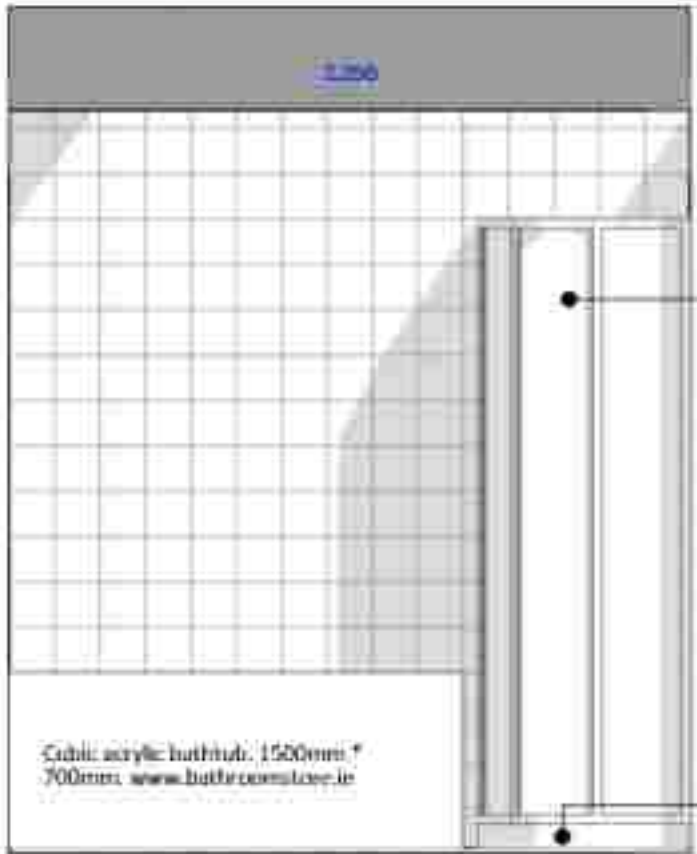
Project Location:
*97 MT. Albany, Blackrock, Co. Dublin
(A94 CA22)*

Project Description:
*Renovation works to the existing
dwelling and all associated siteworks*

Drawing No: 24.008.E.3

Project No:	Scale:	Date:
24.008		12/02/2025
Local Authority:	Planning Ref:	
Dun Laoghaire Co Co	-	

NKSE Architectural Studio
 10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90210
 Tel: (310) 274-0021 Fax: (310) 274-0022



Bathroom Layout:

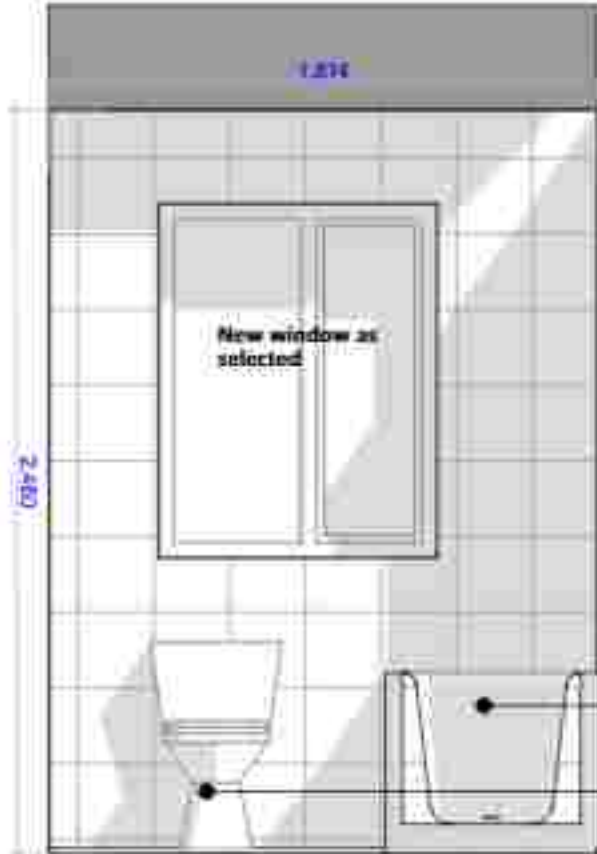
All internal walls as shown will be tiled from floor to ceiling. Contractor will make an allowance of €30/sq.m. (client to choose). All laying inc the supply of adhesives, grout and trim will be contractors cost.

700mm Guletta slim white quadrant shower tray, with Guletta chrome quadrant Shower enclosure. www.bathroomstore.ie

KFA Thermostatic Exposed Bar Shower. Set or equal and approved.

Cubic acrylic bathtub, 1500mm * 700mm. www.bathroomstore.ie

Kyrtos F- White slate shower tray. www.bathroomstore.ie



Bathroom Layout:

All internal walls as shown will be tiled from floor to ceiling. Contractor will make an allowance of €30/sq.m. (client to choose). All laying inc the supply of adhesives, grout and trim will be contractors cost.

Waterproofing membrane: Dry 50 Revestech system to be installed as a tanking system for the on suite. All membranes, tapes to be used and installed as per the manufacturers installation details.

Cubic acrylic bathtub, 1500mm * 700mm. www.bathroomstore.ie

WC as shown. Allowance of €250.00 (client decision)

2. Work Methodology

Site Preparation: Clear the existing bathroom area, ensuring it is clean and free from debris.

Demolition: Removing old fixtures, tiles, and fittings safely.

Installation: Installing new plumbing, electrical wiring, and fixtures as per the design specifications. It is intended to replace the existing bathroom fittings with similar. Locations of fittings has not been altered. It is anticipated that the existing pipework serving the fittings are sufficient. The contractor to examine same at tender stage and quote accordingly.

Finishing: Laying new tiles, grouting, and sealing surfaces.

Testing: Checking all installed systems (plumbing, electrical) to ensure they are functioning correctly.

Cleaning: Cleaning the work area and removing all waste materials.

3. Safety Measures

Personal Protective Equipment (PPE): Use of gloves, safety goggles, and masks where necessary.

Manual Handling: Proper lifting techniques to avoid injuries.

Slips, Trips, and Falls: Ensuring the work area is kept dry and free from obstructions.

Power Tools: Safe use of tools like tile saws and drills.

First Aid: Availability of a first aid kit and knowledge of emergency procedures.

4. Risk Assessment

Identifying Hazards: Manual handling, exposure to dust and chemicals, working at heights.

Control Measures: Use of PPE, proper ventilation, securing ladders and scaffolding.

5. Quality Control

Inspection: Regular inspections to ensure work is being carried out to the required standards of Part G Hygiene of the Technical Guidance Documents.

Documentation: Keeping records of inspections, tests, and any issues encountered.

6. Waste Management

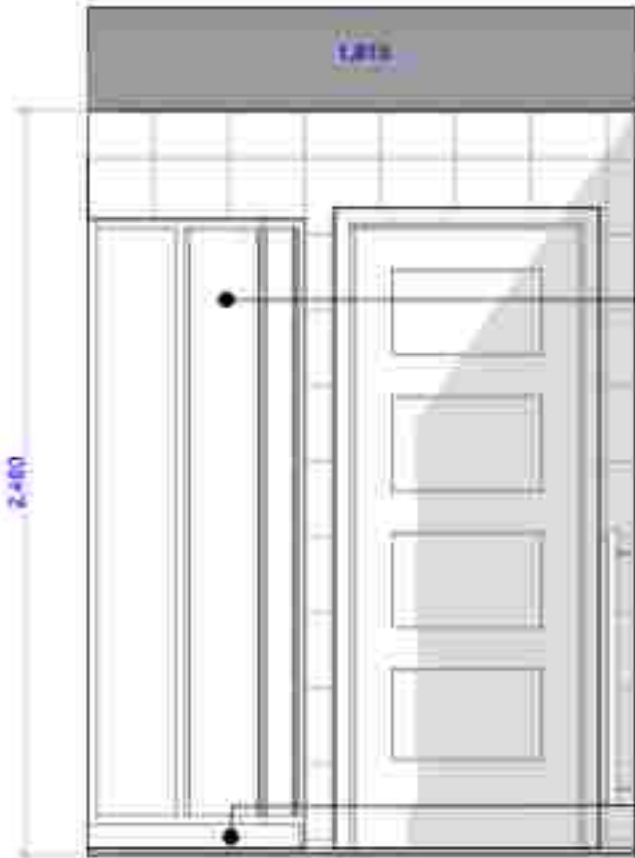
Disposal: Proper disposal of waste materials in designated skips.

Recycling: Recycling materials where possible.

7. Client Communication

Updates: Regular updates to the client on the progress of the work.

Approval: Ensuring the client inspects and approves the completed work.



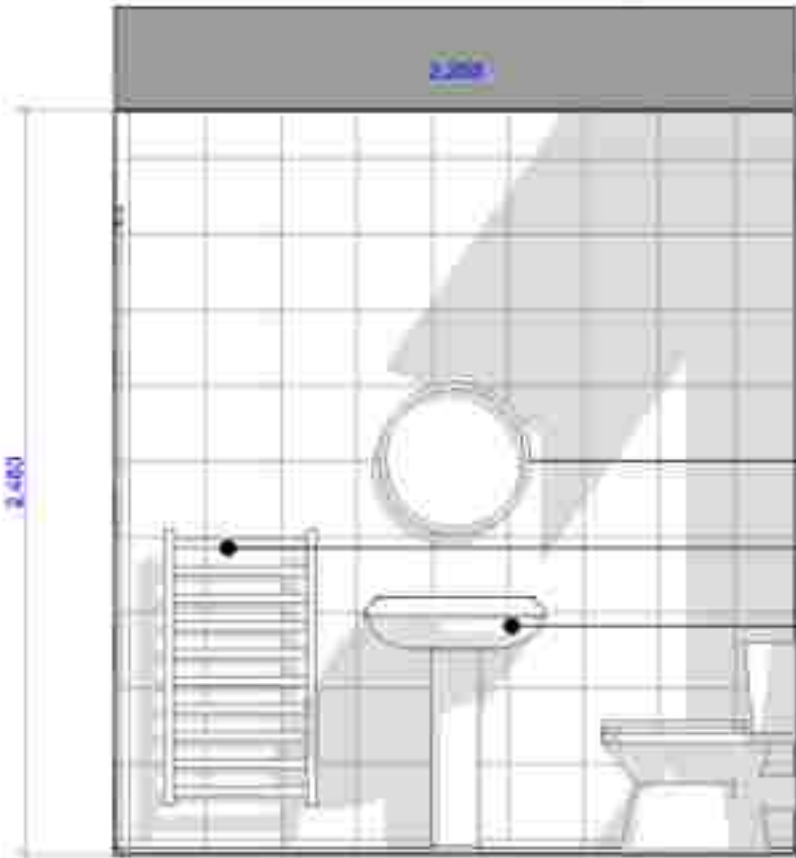
Bathroom Layout:

All internal walls as shown will be tiled from floor to ceiling. Contractor will make an allowance of €30/sq.m. (client to choose). All laying inc the supply of adhesives, grout and trim will be contractors cost.

700mm Guletta slim white quadrant shower tray, with Guletta chrome quadrant Shower enclosure. www.bathroomstore.ie

KFA Thermostatic Exposed Bar Shower. Set or equal and approved.

Kyrtos F- White slate shower tray. www.bathroomstore.ie



Bathroom Layout:

All internal walls as shown will be tiled from floor to ceiling. Contractor will make an allowance of €30/sq.m. (client to choose). All laying inc the supply of adhesives, grout and trim will be contractors cost.

Waterproofing membrane: Dry 50 Revestech system to be installed as a tanking system for the on suite. All membranes, tapes to be used and installed as per the manufacturers installation details.

Circular mirror surface mounted. Allowance of €250 allowed. Client preference.

Palma bathroom radiator and towel rail. www.bathroomstore.ie

Wash hand basin integrated into cabinet as shown. Contractor to allow: €800.00. Client preference.

WC as shown. Allowance of €250.00 (client decision)

Revision List:		
ID:	Rev:	Date:

Tender Stage

Client:
Ambassador of India to Ireland
Project Location:
97 MT. Albany, Blackrock, Co. Dublin (A94 CA22)
Project Description:
Renovation works to the existing dwelling and all associated siteworks

Drawing: Main Bathroom 1.09		
Drawing No:	Rev No:	
24.008.F.1		
Project No:	Scale:	Date:
24.008		12/02/2025
Local Authority:	Planning Ref:	
Dun Laoghaire Co Co		
NIKSE Architectural Studio, Clonannon Lower Mountmellick Laois R32K6H9 Tel: 0578644601 Mob: 087 1305450 @ info@nikse.ie e: bcharnmeds.ie		

2. Work Methodology

Site Preparation: Clear the existing bathroom area, ensuring it is clean and free from debris.

Demolition: Removing old fixtures, tiles, and fittings safely.

Installation: Installing new plumbing, electrical wiring, and fixtures as per the design specifications. It is intended to replace the existing bathroom fittings with similar. Locations of fittings has not been altered. It is anticipated that the existing pipework serving the fittings are sufficient. The contractor to examine same at tender stage and quote accordingly.

Finishing: Laying new tiles, grouting, and sealing surfaces.

Testing: Checking all installed systems (plumbing, electrical) to ensure they are functioning correctly.

Cleaning: Cleaning the work area and removing all waste materials.

3. Safety Measures
Personal Protective Equipment (PPE): Use of gloves, safety goggles, and masks where necessary.

Manual Handling: Proper lifting techniques to avoid injuries.

Slips, Trips, and Falls: Ensuring the work area is kept tidy and free from obstructions.

Power Tools: Safe use of tools like tile saws and drills.

First Aid: Availability of a first aid kit and knowledge of emergency procedures.

4. Risk Assessment
Identifying Hazards: Manual handling, exposure to dust and chemicals, working at heights.

Control Measures: Use of PPE, proper ventilation, securing ladders and scaffolding.

5. Quality Control
Inspection: Regular inspections to ensure work is being carried out to the required standards of Part G (Hygiene of the Technical Guidance Documents).

Documentation: Keeping records of inspections, tests, and any issues encountered.

6. Waste Management
Disposal: Proper disposal of waste materials in designated skips.

Recycling: Recycling materials where possible.

7. Client Communication
Updates: Regular updates to the client on the progress of the work.

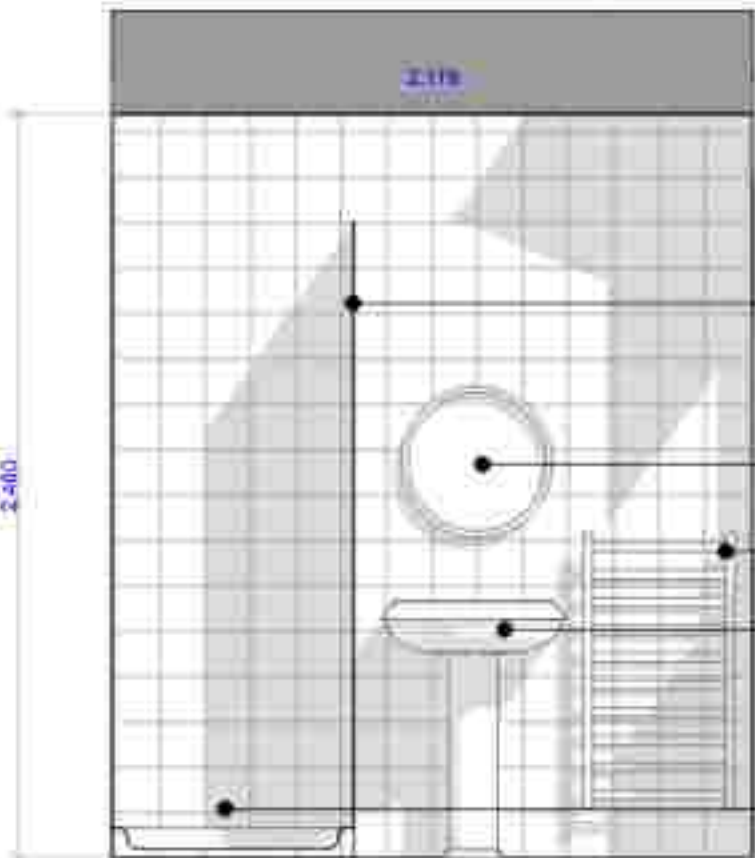
Approval: Ensuring the client inspects and approves the completed work.



Bathroom Layout:
All internal walls as shown will be led from floor to ceiling. Contractor will make an allowance of €30/sq.m. (client to choose). All laying inc the supply of adhesives, grout and trim will be contractors cost.

Waterproofing membrane: Dry 50 flexvestech system to be installed as a tanking system for the en suite. All membranes, tapes to be used and installed as per the manufacturers installation details.

WC as shown. Allowance of €250.00 (client decision)



Bathroom Layout:
All internal walls as shown will be led from floor to ceiling. Contractor will make an allowance of €30/sq.m. (client to choose). All laying inc the supply of adhesives, grout and trim will be contractors cost.

1200mm wide Gullotta Accent Black Sliding Shower Door.
www.bathroomstore.ie

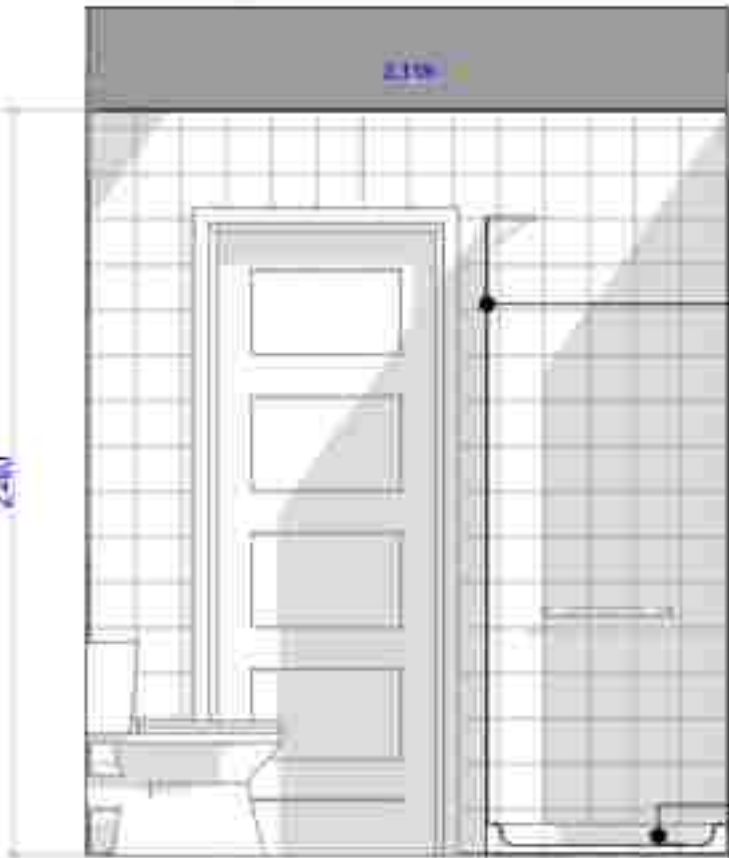
KTA Thermostatic Exposed Bar Shower Set or equal and approved.

circular mirror surface mounted.
Allowance of €250 allowed. Client preference.

Palma bathroom radiator and towel rail.
www.bathroomstore.ie

wash hand basin integrated into cabinet in showers. Contractor to allow €800.00. Client preference.

Kyrtas F- White slate shower tray.
www.bathroomstore.ie



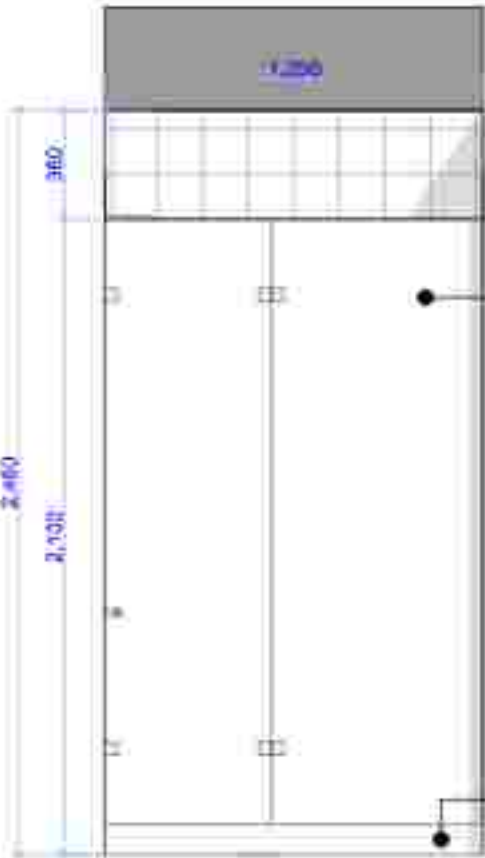
Bathroom Layout:
All internal walls as shown will be led from floor to ceiling. Contractor will make an allowance of €30/sq.m. (client to choose). All laying inc the supply of adhesives, grout and trim will be contractors cost.

1200mm wide Gullotta Accent Black Sliding Shower Door.
www.bathroomstore.ie

KTA Thermostatic Exposed Bar Shower Set or equal and approved.

Waterproofing membrane: Dry 50 flexvestech system to be installed as a tanking system for the en suite. All membranes, tapes to be used and installed as per the manufacturers installation details.

Kyrtas F- White slate shower tray.
www.bathroomstore.ie



Bathroom Layout:
All internal walls as shown will be led from floor to ceiling. Contractor will make an allowance of €30/sq.m. (client to choose). All laying inc the supply of adhesives, grout and trim will be contractors cost.

1200mm wide Gullotta Accent Black Sliding Shower Door.
www.bathroomstore.ie

KTA Thermostatic Exposed Bar Shower Set or equal and approved.

Waterproofing membrane: Dry 50 flexvestech system to be installed as a tanking system for the en suite. All membranes, tapes to be used and installed as per the manufacturers installation details.

Kyrtas F- White slate shower tray.
www.bathroomstore.ie

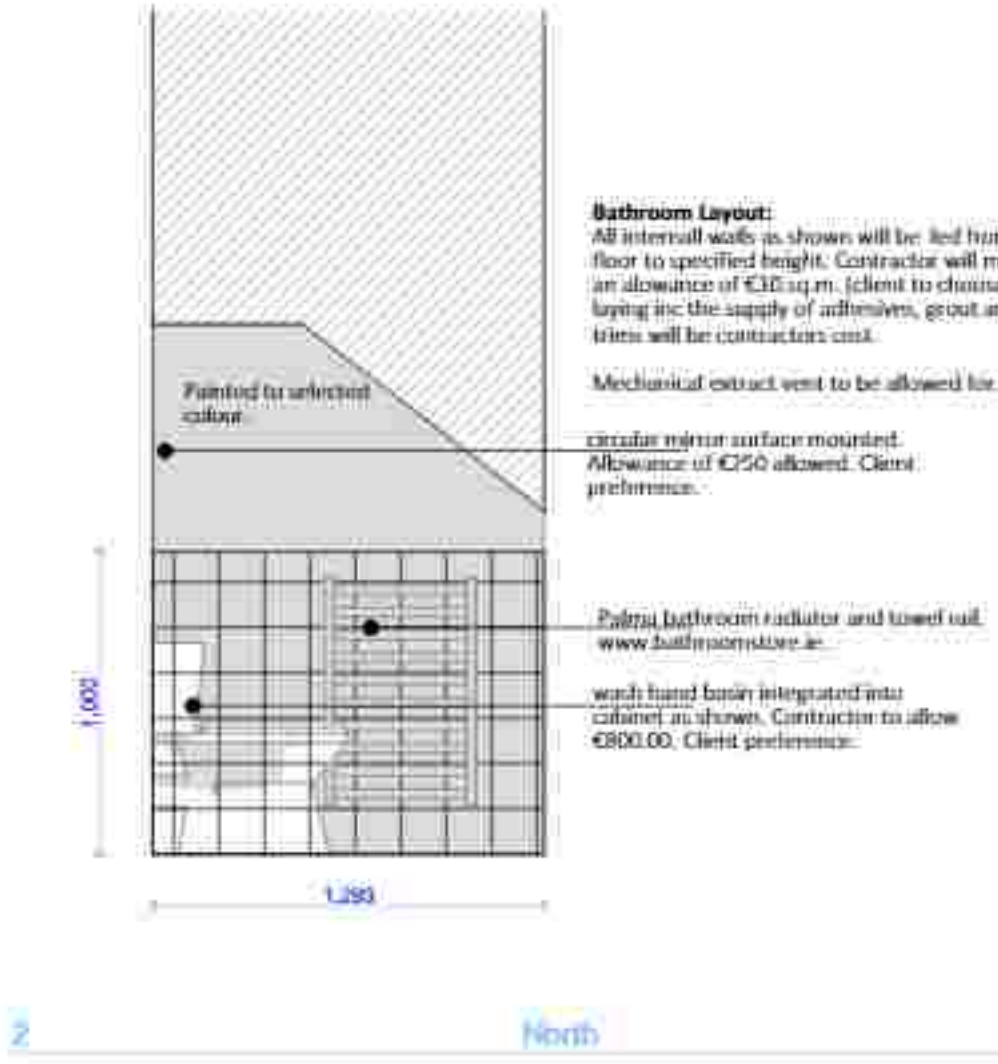
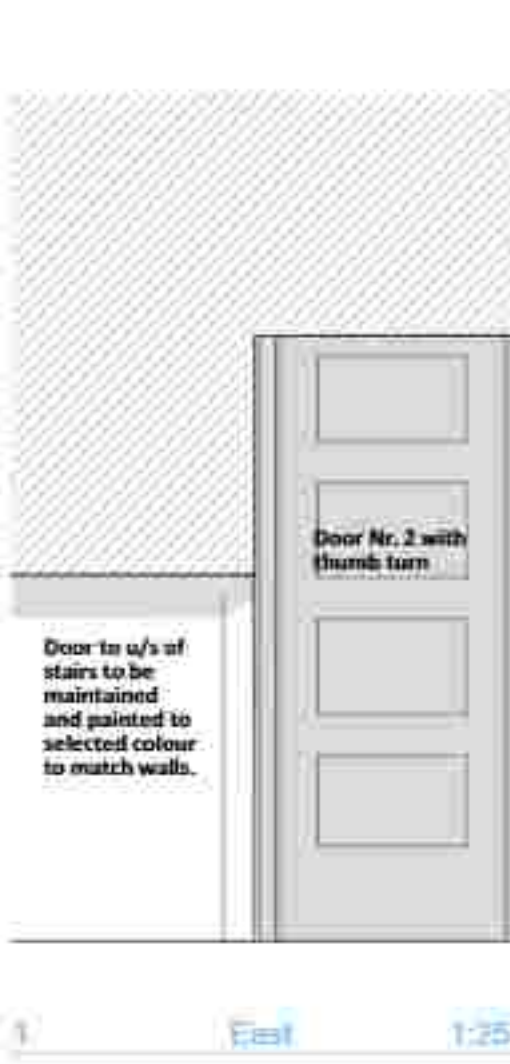
Revision List:		
ID:	Rev:	Date:

Tender Stage

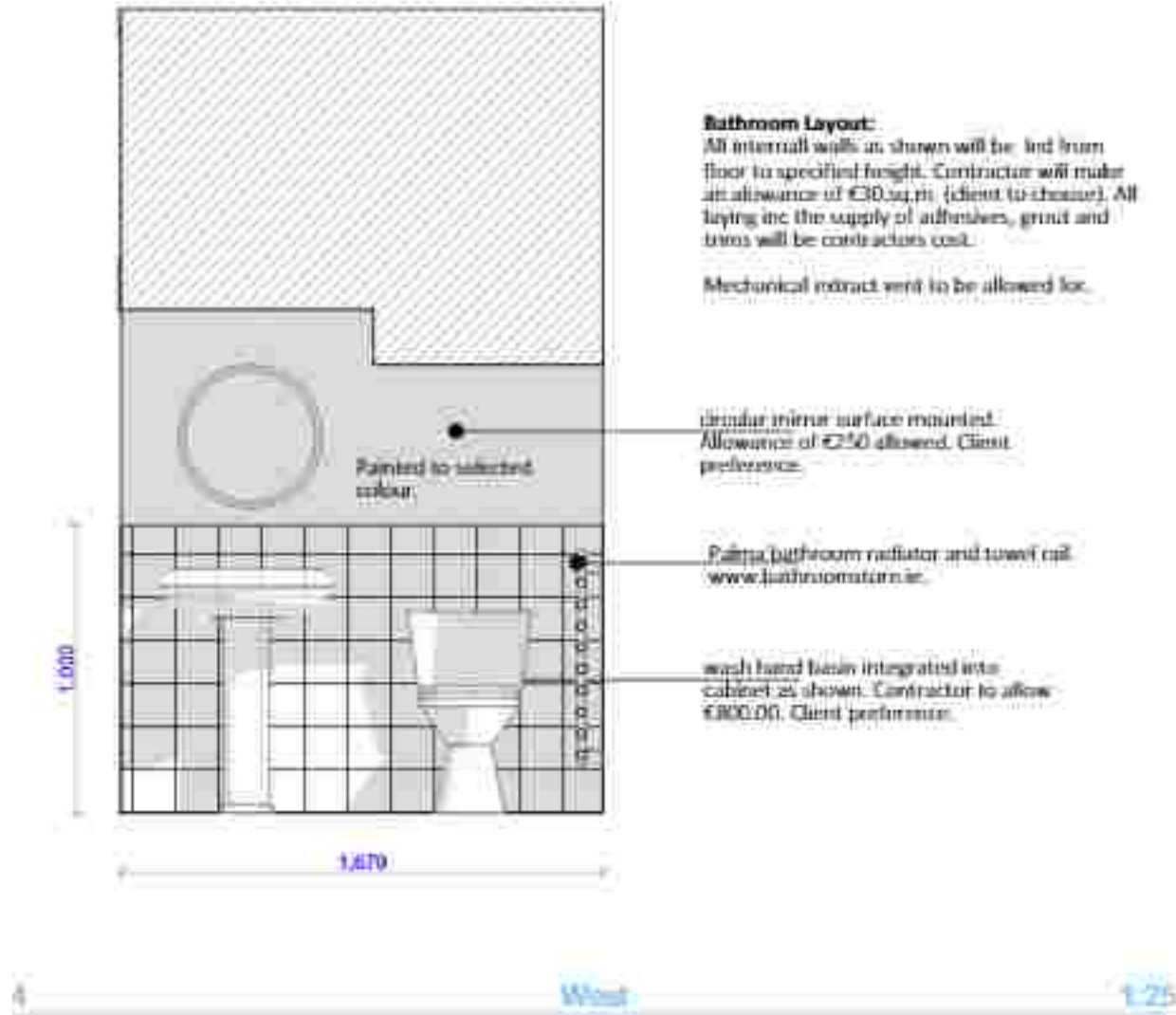
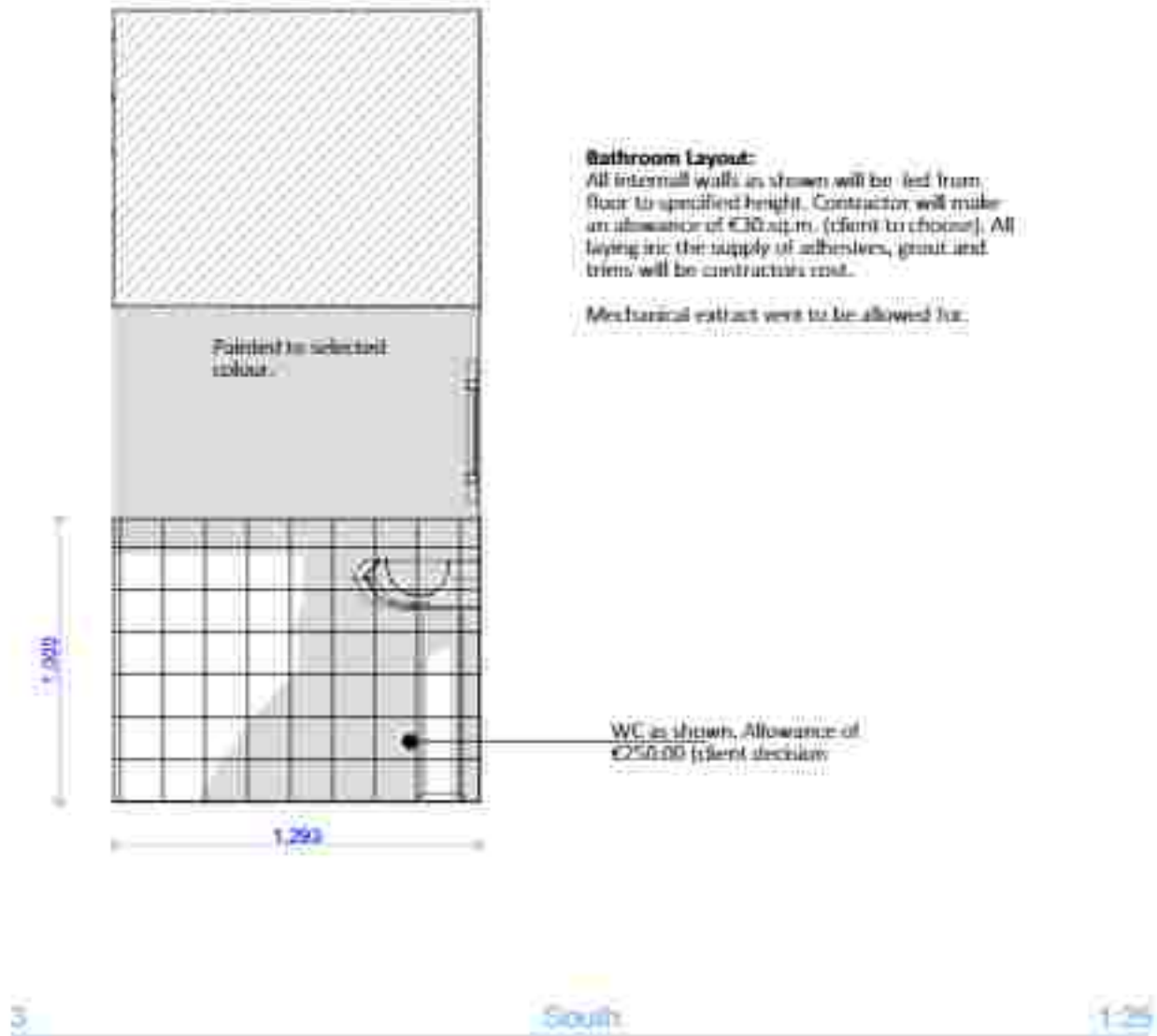
Client:
Ambassador of India to Ireland
Project Location:
97 MT. Albany, Blackrock, Co. Dublin (A94 CA22)
Project Description:
Renovation works to the existing dwelling and all associated siteworks

Drawing:
En Suite Room 1.15
Drawing No: **24.008.F.2** Rev No:
Project No: **24.008** Scale: **12/02/2025**
Local Authority: **Dun Laoghaire Co Co** Planning Ref:

NKSE Architectural Studio,
Clonacanny Lower Mountmellick Laois R32K6H9
Tel: 0578644601 Mob: 087 1305450
@ info@nkse.ie
e: bcharnmeds.ie



- 2. Work Methodology**
- Site Preparation: Clear the existing bathroom area, ensuring it is clean and free from debris.
- Dismantling: Removing old fixtures, tiles, and fittings safely.
- Installation: Installing new plumbing, electrical wiring, and fixtures as per the design specifications. It is intended to replace the existing bathroom fittings with similar. Locations of fittings has not been altered. It is anticipated that the existing pipework serving the fittings are sufficient. The contractor to examine same at tender stage and quote accordingly.
- Finishing: Laying new tiles, grouting, and sealing surfaces.
- Testing: Checking all installed systems (plumbing, electrical) to ensure they are functioning correctly.
- Cleaning: Cleaning the work area and removing all waste materials.
- 3. Safety Measures**
- Personal Protective Equipment (PPE): Use of gloves, safety goggles, and masks where necessary.
- Manual Handling: Proper lifting techniques to avoid injuries.
- Slips, Trips, and Falls: Ensuring the work area is kept dry and free from obstructions.
- Power Tools: Safe use of tools like tile saws and drills.
- First Aid: Availability of a first aid kit and knowledge of emergency procedures.
- 4. Risk Assessment**
- Identifying Hazards: Manual handling, exposure to dust and chemicals, working at heights.
- Control Measures: Use of PPE, proper ventilation, securing ladders and scaffolding.
- 5. Quality Control**
- Inspection: Regular inspections to ensure work is being carried out to the required standards of Part G Hygiene of the Technical Guidance Documents.
- Documentation: Keeping records of inspections, tests, and any issues encountered.
- 6. Waste Management**
- Disposal: Proper disposal of waste materials in designated skips.
- Recycling: Recycling materials where possible.
- 7. Client Communication**
- Updates: Regular updates to the client on the progress of the work.
- Approval: Ensuring the client inspects and approves the completed work.



Revision List:		
ID:	Rev:	Date:

Tender Stage

Client:
Ambassador of India to Ireland

Project Location:
97 MT. Albany, Blackrock, Co. Dublin (A94 CA22)

Project Description:
Renovation works to the existing dwelling and all associated siteworks

Drawing: Understairs Toilet 1.01		
Drawing No:	Rev No:	
24.008.F.3		
Project Nr:	Scale:	Date:
24.008		12/02/2025
Local Authority:	Planning Ref:	
Dun Laoighre Co Co		
NIKE Architectural Studio, Clonacanny Lower Mountmellick Laois R32K6H9 Tel: 0578644601 Mob: 087 1305450 e: info@nike.ie e: bcharchitects.ie		

