

All surface drainage to the rear to final new AJ and away to new soakaway to BRE355 to engineer spec

All new foul away to final AJ and to existing systems. Exact location of foul line to be determined on site by engineer.

Recessed manhole over existing AJ. Ratio finish to be confirmed with clients

Angled roofline

New Critical Style glazed doors to rear. To be min. 1.2w/m<sup>2</sup>k.

Passive background vents to all habitable rooms in compliance with TGD Part F

New rooflight to client spec of size 1.5m x 2.5m. To be min. 1.2w/m<sup>2</sup>k.

All furniture and fittings to client spec

New well build-up to be 350mm cavity wall construction - 150mm cavity partial fill with 110mm extruded xtrawall filled light to the inner leaf

Slip lead flashing to joint between extension and boundary wall

Existing first floor supported overhead. All steel beams and the associated bearings to engineer spec.

Steps down to dropped extension to engineers spec.

All new stud walls to be 100x44mm timber studs with rockwool insulation between, unless otherwise noted. 12.5mm Gyproc wallboard to each face with all joints taped and filled, and 3mm skim. Use Gyproc moisture resistant plasterboard to utility and bathrooms

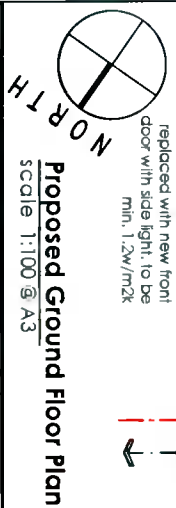
New glazed door to open plan space. To be min. 1.2w/m<sup>2</sup>k.

Existing sliding doors to be blocked up. Non structural leaf to be removed to maximise space and all finishes made good

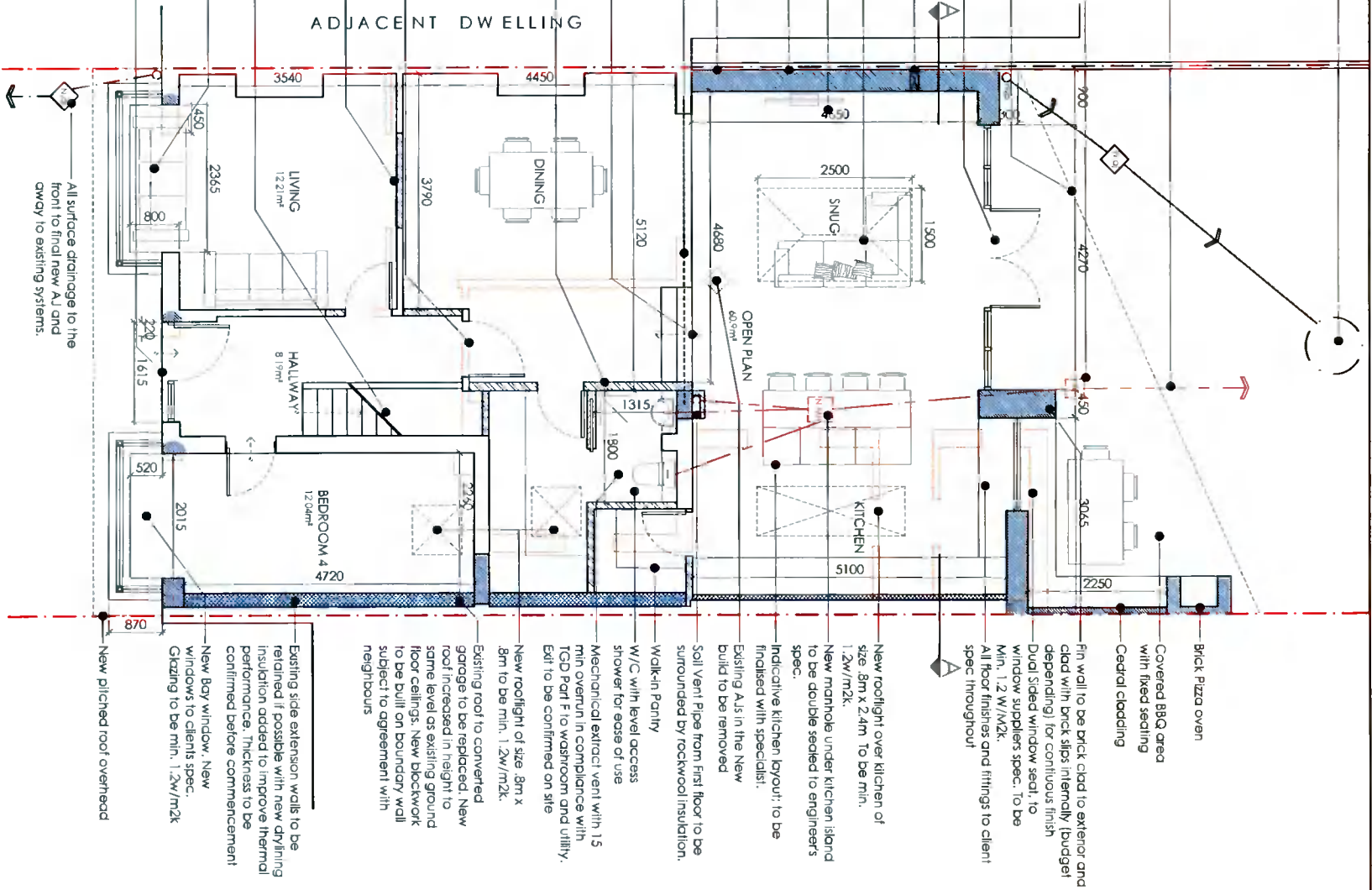
New Storage beneath stairs to client spec

New Boy window. New windows to clients spec. Glazing to be min. 1.2w/m<sup>2</sup>k

Existing dropped porch to be brought level and incorporated into hallway. Internal door to be removed. External double doors removed and replaced with new front door with side light. To be min. 1.2w/m<sup>2</sup>k



**Proposed Ground Floor Plan**  
Scale 1:100 @ A3



Brick Pizza oven

Covered BBQ area with fixed seating

Ceramic cladding

Fin wall to be brick clad to exterior and clad with brick slips internally (budget depending) for continuous finish

Dual sided window seal. To be window suppliers spec. To be Min. 1.2 W/M<sup>2</sup>K.

All floor finishes and fittings to client spec throughout

New rooflight over kitchen of size 3m x 2.4m To be min. 1.2w/m<sup>2</sup>k.

New manhole under kitchen island to be double sealed to engineers spec.

Indicative kitchen layout to be finalised with specialists.

Existing AJs in the New build to be removed.

Soil Vent Pipe from first floor to be surrounded by rockwool insulation.

Walk-in Pantry W/C with level access shower for ease of use

Mechanical extract vent with 15 min overrun in compliance with TGD Part F to washroom and utility. Edt to be confirmed on site

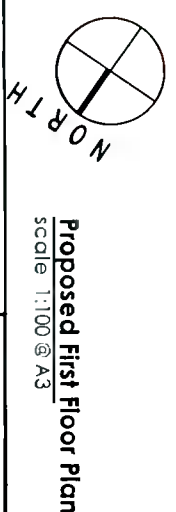
New rooflight of size 3m x 3m to be min. 1.2w/m<sup>2</sup>k.

Existing roof to converted garage to be replaced. New roof increased in height to same level as existing ground floor ceilings. New blockwork to be built on boundary wall subject to agreement with neighbours

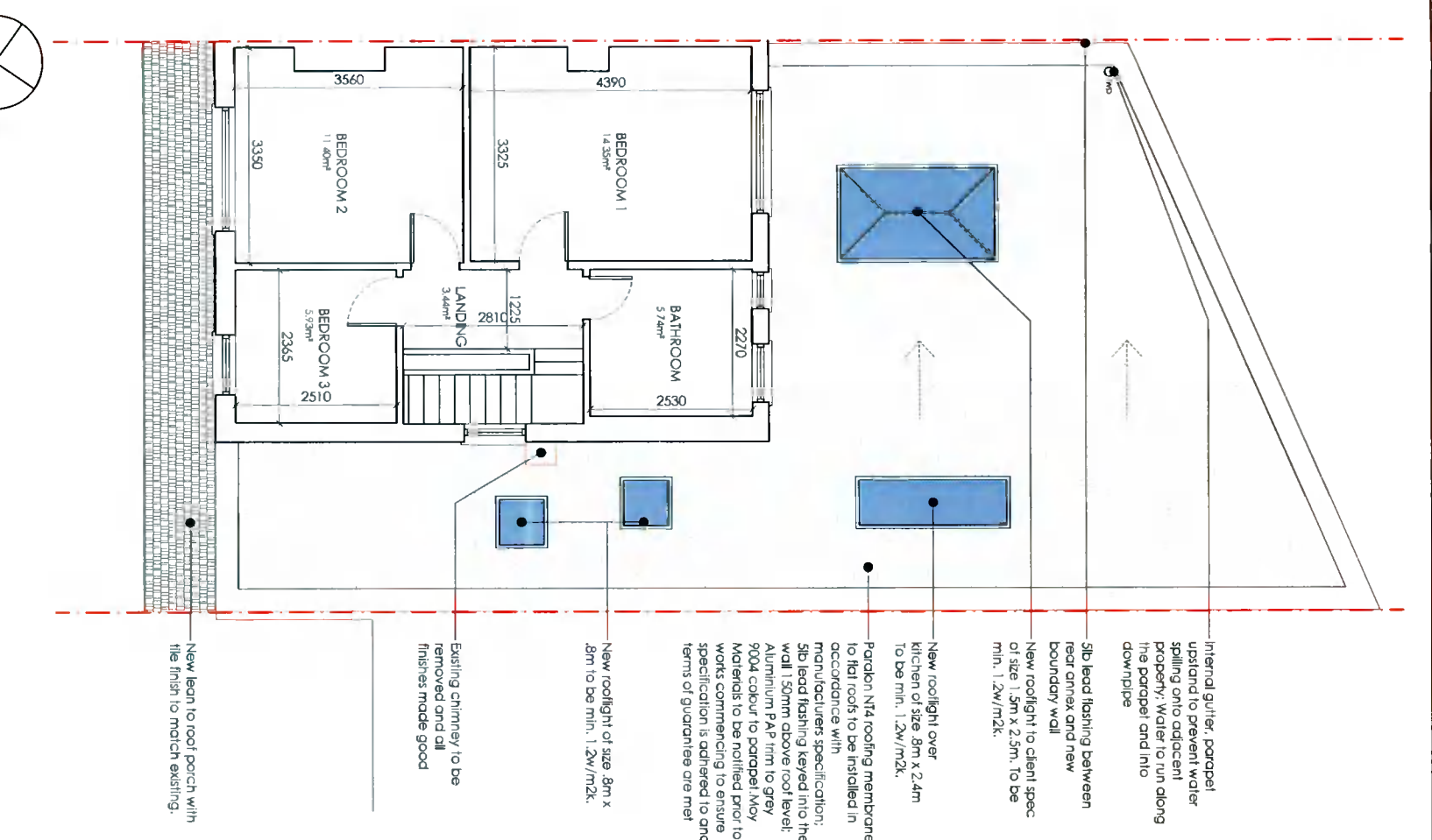
Existing side extension walls to be retained if possible with new drying insulation added to improve thermal performance. Thickness to be confirmed before commencement!

New Boy window. New windows to clients spec. Glazing to be min. 1.2w/m<sup>2</sup>k

New pitched roof overhead



**Proposed First Floor Plan**  
Scale 1:100 @ A3



Internal gutter, parapet upstand to prevent water spilling onto adjacent property. Water to run along the parapet and into downpipe

Slip lead flashing between rear annex and new boundary wall

New rooflight to client spec of size 1.5m x 2.5m. To be min. 1.2w/m<sup>2</sup>k.

New rooflight over kitchen of size 3m x 2.4m To be min. 1.2w/m<sup>2</sup>k.

Paran N14 roofing membrane to flat roofs to be installed in accordance with manufacturers specification. Slip lead flashing levelled into the wall 150mm above roof level.

Aluminium F&I firm to grey 9024 colour to parapet. Ixoy Materials to be notified prior to works commencing to ensure specification is adhered to and terms of guarantee are met

New rooflight of size 3m x 3m to be min. 1.2w/m<sup>2</sup>k.

Existing chimney to be removed and all finishes made good

New lean to roof porch with the finish to match existing.

**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

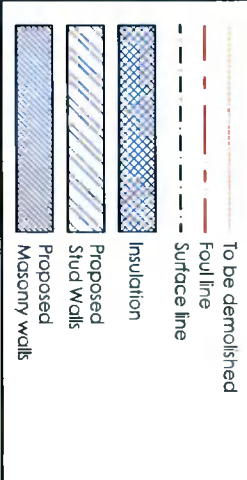
DEVELOPMENT TO BE BUILT ON THE INSIDE OF THE BOUNDARY. LINE OF THE BOUNDARY TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR. UNDERPINNING TO ENGINEER'S SPECIFICATION. NO ELEMENT OF THE CONSTRUCTION TO BE ENCRoACHING ON THE NEIGHBOUR'S PROPERTY.

ALL 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 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



**JOE FALLON DESIGN**  
ARCHITECTURE

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**A3**

project Extension and alterations to 60 Ballyroan Road

drawing Proposed Floor Plans

job no. 21029 scale 1:100 date 13.10.21 drawn by SR checked DOM

dwg no. 21029-PP-07

checked DOM

**notes**

STATUS OF DRAWING: **PLANNING ONLY**

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 specification.



**Client**  
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**Revisions**