

DEVELOPMENT TO BE BUILT ON THE INSIDE OF THE BOUNDARY. POSITION OF THE BOUNDARY TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON-SITE. UNDERPINNING TO ENGINEER SPEC. NO ELEMENT OF THE CONSTRUCTION IS TO ENCRoACH ON NEIGHBOUR'S PROPERTY

FOUL LINE  
SURFACE LINE

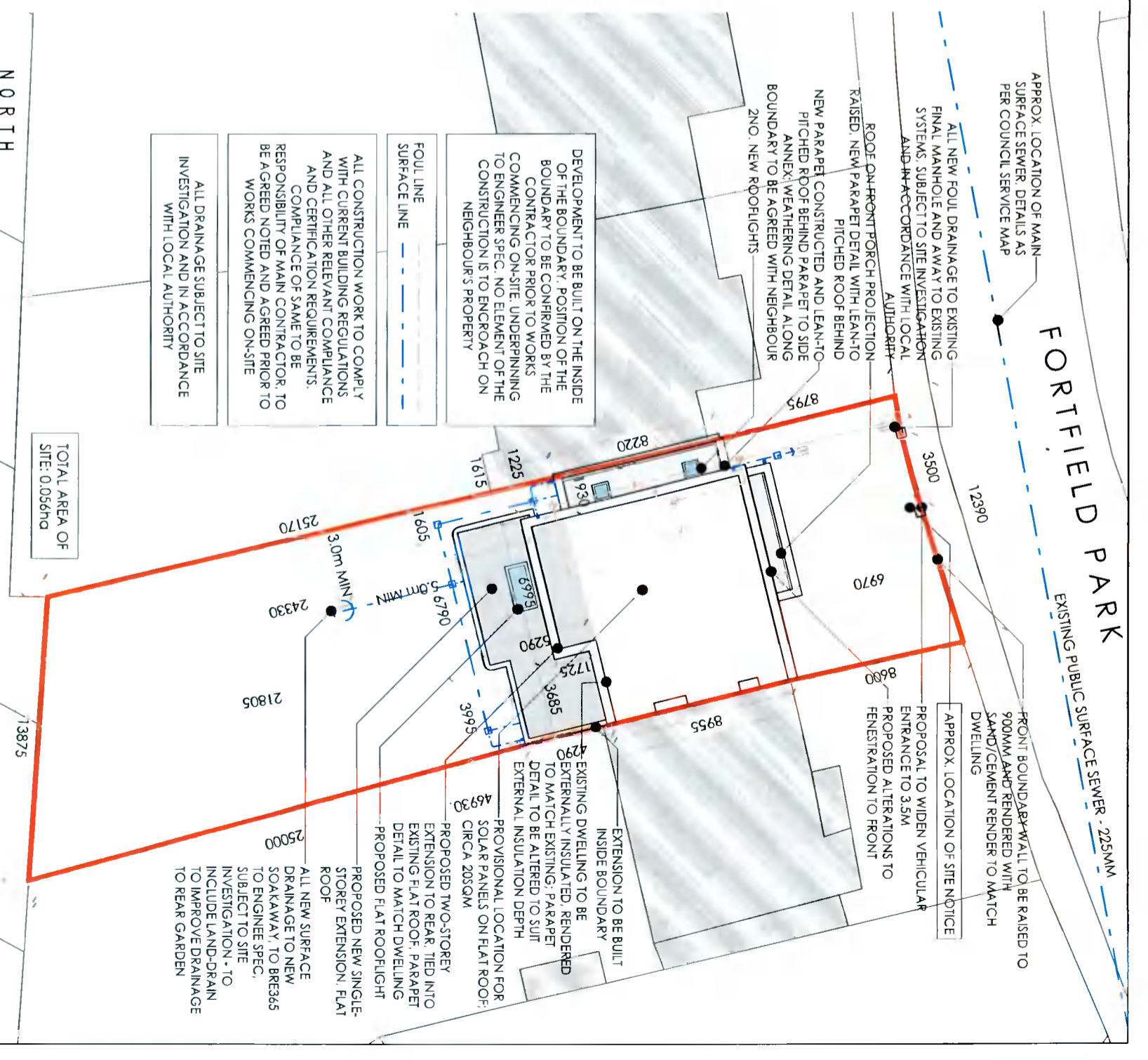
ALL CONSTRUCTION WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND ALL OTHER RELEVANT COMPLIANCE AND CERTIFICATION REQUIREMENTS. COMPLIANCE OF SAME TO BE RESPONSIBILITY OF MAIN CONTRACTOR. TO BE AGREED NOTED AND AGREED PRIOR TO WORKS COMMENCING ON-SITE

ALL DRAINAGE SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY

TOTAL AREA OF SITE: 0.056ha

NORTH

EXISTING SITE LAYOUT MAP | LICENCE NO: 50107044 | 3328-22 | DN022 | X,Y: 713032, 729285  
Scale 1:250 @ A3



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PROPOSED SITE LAYOUT MAP | LICENCE NO: 50107044 | 3328-22 | DN022 | X,Y: 713032, 729285  
Scale 1:250 @ A3

Client  
Ronan and Emma Beirne  
43 Fortfield Park  
Dublin 6W  
D6W XH95

Revisions

STATUS OF DRAWING  
PLANNING PERMISSION ONLY

Architectural Technologists

notes

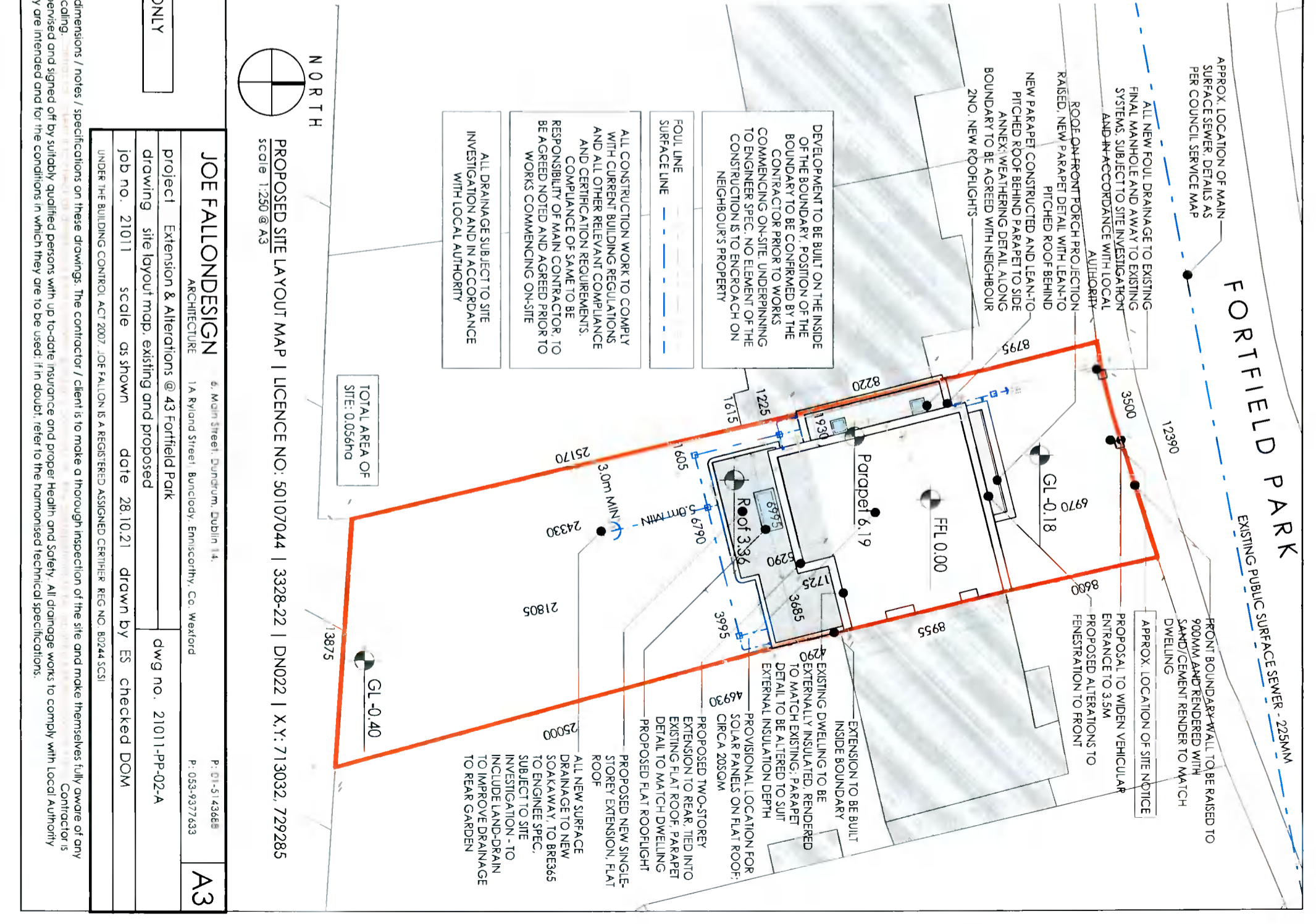
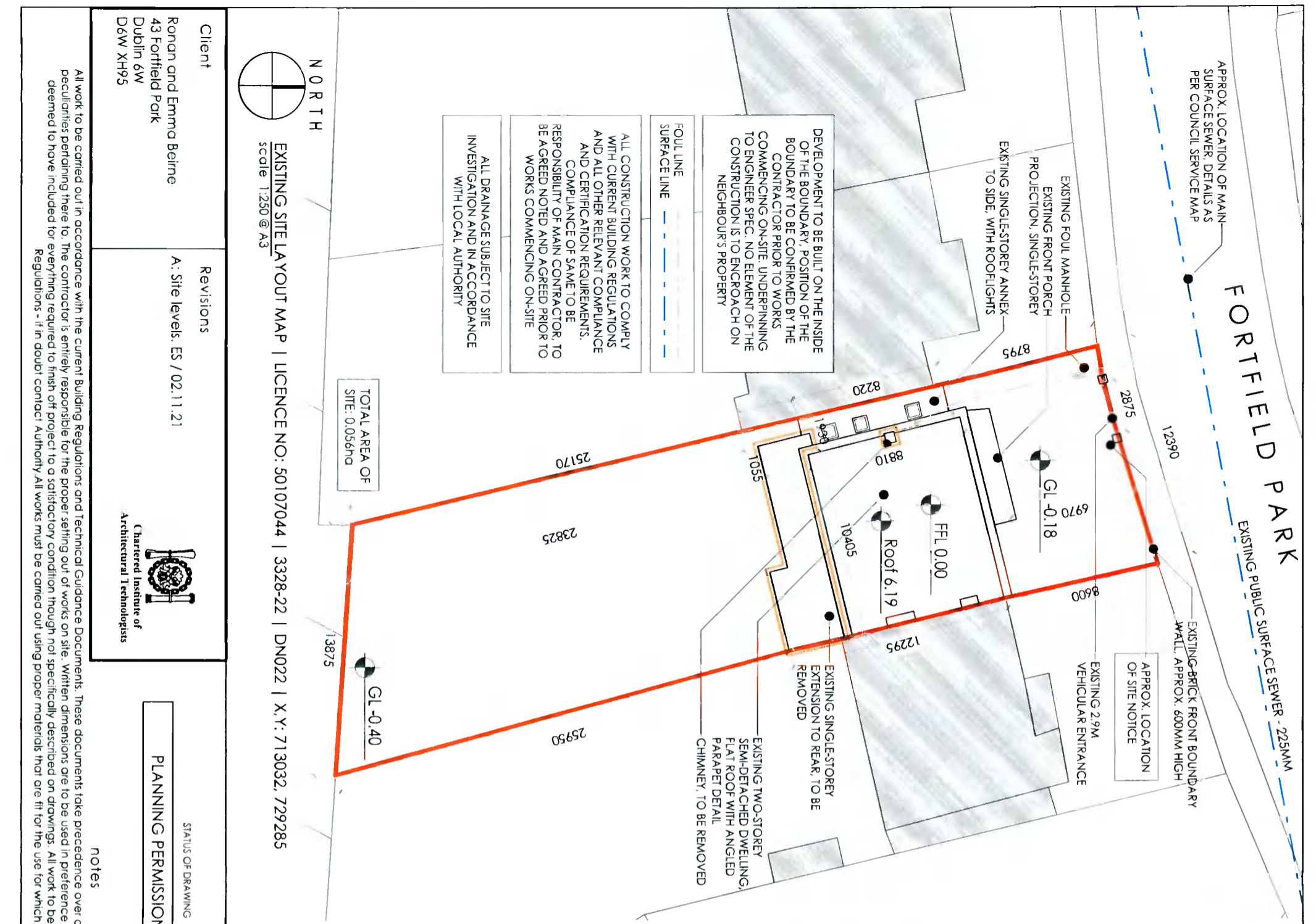
JOE FALLON DESIGN  
ARCHITECTURE  
6, Main Street, Dundrum, Dublin 14  
1A Ryland Street Buncloody, Emisicorthy, Co. Wexford  
P: 01-51 43688  
P: 053-9377333  
A3

Project Extension & Alterations @ 43 Fortfield Park  
drawing site layout map, existing and proposed  
job no. 21011 scale as shown date 28.10.21 drawn by ES checked DOM  
dwg no. 21011-PP-02

UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER, REG NO. B0244 SC51

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. 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.





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EXTENSION TO BE BUILT INSIDE BOUNDARY

EXISTING DWELLING TO BE EXTERNALLY INSULATED, RENDERED TO MATCH EXISTING. PARAPET DETAIL TO BE ALTERED TO SUIT EXTERNAL INSULATION DEPTH

PROVISIONAL LOCATION FOR SOLAR PANELS ON FLAT ROOF: CIRCA 2050M

PROPOSED TWO-STOREY EXTENSION TO REAR. TIED INTO EXISTING FLAT ROOF. PARAPET DETAIL TO MATCH DWELLING

PROPOSED FLAT ROOFLIGHT

ALL NEW SURFACE DRAINAGE TO NEW SOAKAWAY. TO BRE365 TO ENGINEER SPEC. SUBJECT TO SITE INVESTIGATION - TO INCLUDE LAND-DRAIN TO IMPROVE DRAINAGE TO REAR GARDEN



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Client  
Ronan and Emma Beirne  
43 Fortfield Park  
Dublin 6W  
D6W XH95

Revisions  
A: Site levels: ES / 02.11.21



PLANNING PERMISSION ONLY

STATUS OF DRAWING

notes

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ARCHITECTURE  
6, Main Street, Dundrum, Dublin 14.  
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A3

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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.