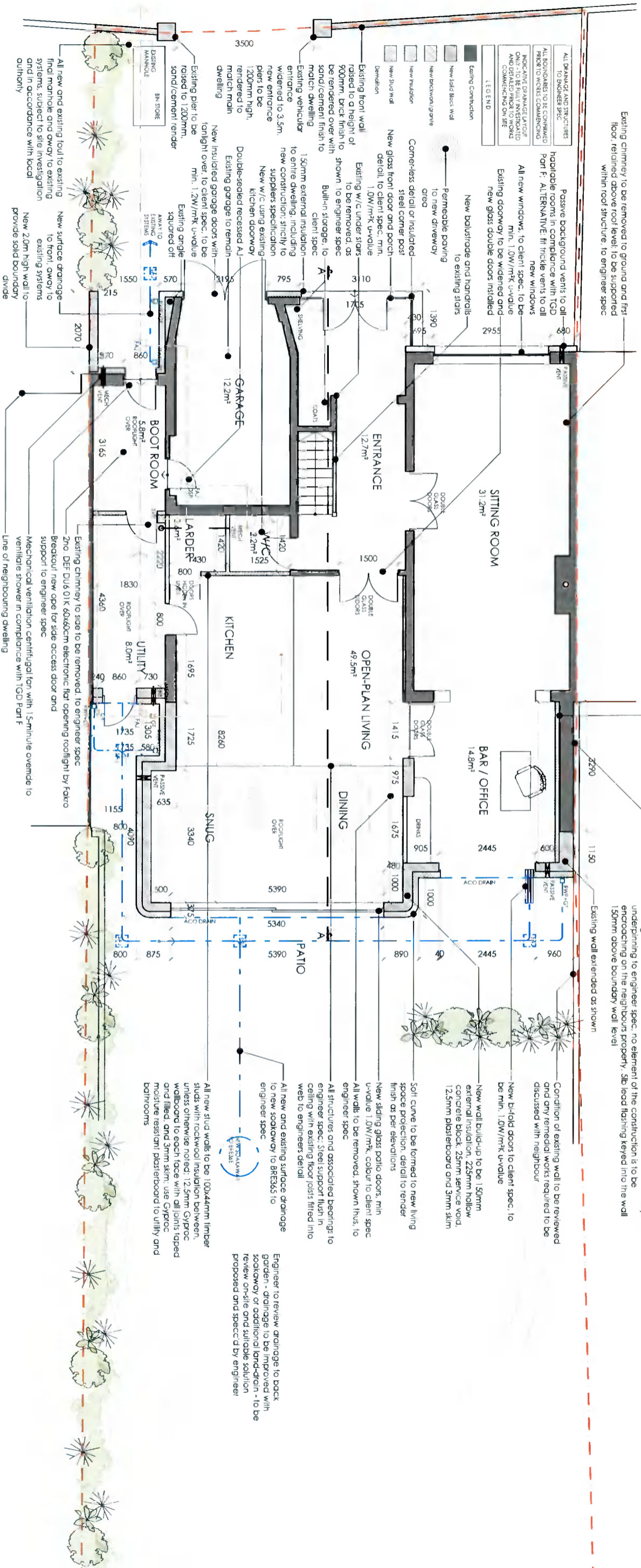


PROPOSED GROUND FLOOR PLAN
 scale 1:100 @ A3



LEGEND

ALL DRAINAGE AND STRUCTURES TO ENGINEER SPEC	ALL BOUNDARIES TO BE CONFORMED WITH TGD PART F: ALTERNATIVE: fit trickle vents to all habitable rooms in compliance with TGD Part F: ALTERNATIVE: fit trickle vents to all new windows
INDICATIVE DRAINAGE LAYOUT ONLY - TO BE FULLY INVESTIGATED AND DETAILED PRIOR TO WORK COMMENCING ON SITE	All new windows, to client spec, to be min. 1.0W/m ² U-value
EXISTING CONSTRUCTION	Existing doorway to be widened and new glass double doors installed
New Solid Block Wall	New balustrade and handrails to existing stairs
New Brickwork / Granite	Permeable paving to new driveway
New Insulation	Cornerless detail or insulated steel corner post
New Stud Wall	New glass front door and porch detail, to client spec, min. 1.0W/m ² U-value
Demolition	Existing w/c under stairs to be removed, as shown to engineer spec

Existing chimney to be removed to ground and first floor, retained above roof level, to be supported within roof structure, to engineer spec

Existing external side wall to be insulated with 80mm Xtratherm XT-LL insulated plasterboard, to prevent cold-bridging; 25mm XT-LL to all jambs and reveals

Condition of existing wall to be reviewed and any remedial works required to be discussed with neighbour

New bi-fold doors to client spec, to be min. 1.0W/m² U-value

New wall build-up to be 150mm external insulation, 225mm hollow concrete block, 25mm service void, 125mm plasterboard and 3mm skim

Soil curve to be formed to new living space projection, detail to render finish as per elevations

New sliding glass patio doors, min U-value 1.0W/m² U-value to client spec

All walls to be removed, shown thus, to engineer spec

All structure and associated bearings to engineer spec; steel support flush in ceiling with existing floor joists fitted into web to engineers detail

All new and existing surface drainage to new soakaway to BRE365 to engineer spec

Engineer to review drainage to back garden - drainage to be improved with soakaway or additional land-drain - to be reviewed on-site and suitable solution proposed and specified by engineer

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

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

Revisions



STATUS OF DRAWING
PLANNING PERMISSION ONLY

JOE FALLON DESIGN ARCHITECTURE
 6, Main Street, Dundrum, Dublin 14.
 1A Ryland Street, Bunclogh, Emisicorhy, Co. Wexford

Project Extension & Alterations @ 43 Fortfield Park
 drawing proposed ground floor plan
 job no. 21011 scale QS shown date 28.10.21 drawn by ES checked DOM

UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER, REG NO. B0244 SCS1

A3

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.



PROPOSED FIRST FLOOR PLAN
scale 1:100 @ A3

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

Revisions



STATUS OF DRAWING
PLANNING PERMISSION ONLY

notes

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project Extension & Alterations @ 43 Fortfield Park
drawing proposed first floor plan
job no. 21011 scale as shown date 28.10.21 drawn by ES checked DOM
dwg no. 21011-PP-06

UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER, REG NO. B0244 SCS1

