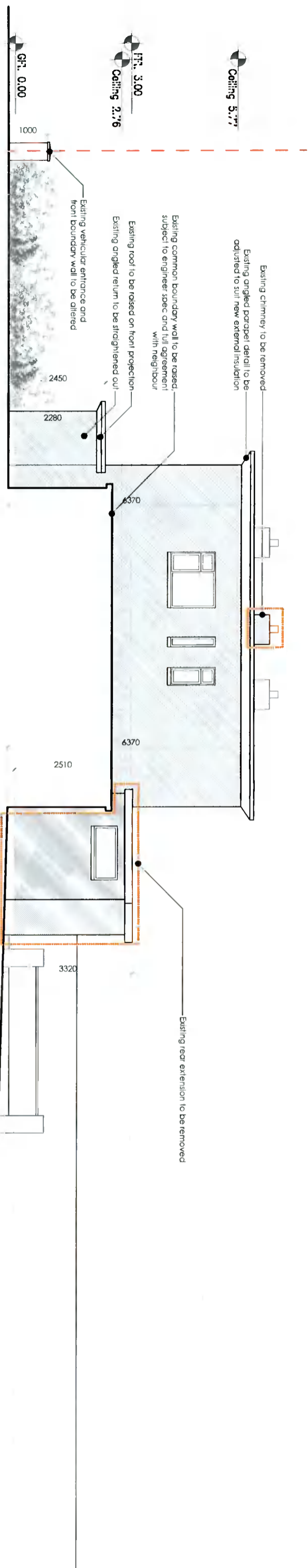
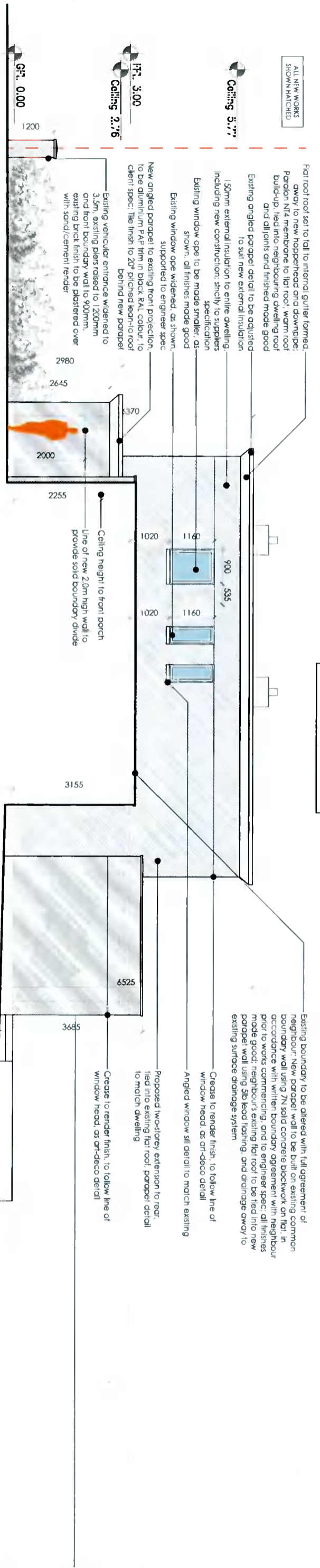


NO. 43 SUBJECT SITE OF PLANNING APPLICATION



ALL NEW WORKS SHOWN HATCHED



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

Revisions

(Chartered Institute of Architectural Technologists)

STATUS OF DRAWING
 PLANNING PERMISSION ONLY

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

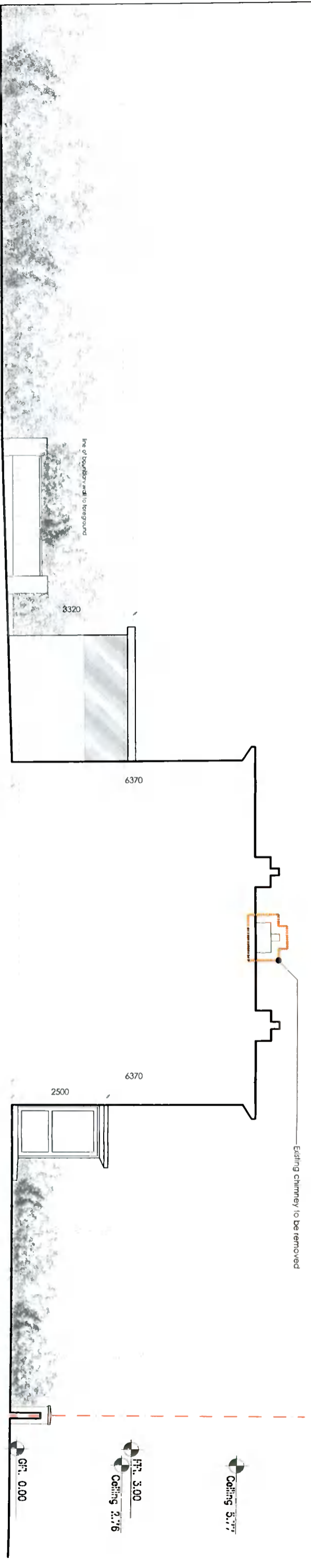
Project Extension & Alterations @ 43 Fortfield Park
 drawing side elevation (west), existing and proposed
 job no. 21011 scale as shown date 28.10.21 drawn by ES checked DOM

P: 01-5143688
 P: 053-9377633

A3

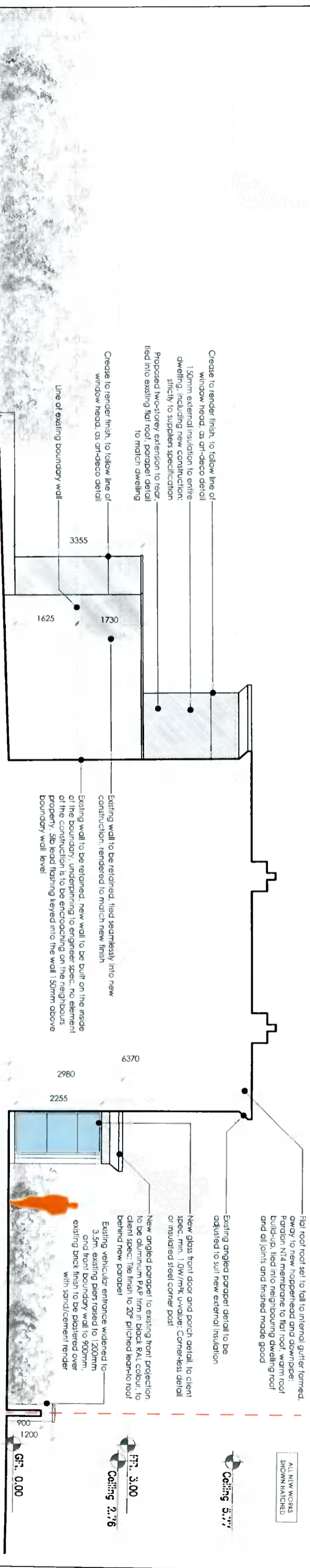
notes
 All work to be carried out in accordance with the current Building Regulations and Technical Guidance Documents. These documents take precedence over any dimensions / notes / specifications on these drawings. The contractor / client is to make a thorough inspection of the site and make themselves 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.
 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.

No. 43
SUBJECT SITE
OF PLANNING APPLICATION



EXISTING SIDE ELEVATION (east)
scale 1:100 @ A3

No. 43
SUBJECT SITE
OF PLANNING APPLICATION



PROPOSED SIDE ELEVATION (east)
scale 1:100 @ A3

Ceases to render finish, to follow line of window head, as art-deco detail
150mm external insulation to entire dwelling, including new construction, strictly to suppliers specification
Proposed two-storey extension to rear, tied into existing flat roof, parapet detail to match dwelling
Ceases to render finish, to follow line of window head, as art-deco detail
Line of existing boundary wall

Existing wall to be retained, tied seamlessly into new construction, rendered to match new finish
Existing wall to be retained, new wall to be built on the inside of the boundary, underpinning to engineer spec, no element of the construction is to be encroaching on the neighbours property. Silt lead flashing keyed into the wall 150mm above boundary wall level

Flat roof set to fall to internal gutter formed away to new hopperhead and downpipe. Parapet NZ4 membrane to flat roof, warm roof build-up, tied into neighbouring dwelling roof and all joints and finished made good
Existing angled parapet detail to be adjusted to suit new external insulation
New glass front door and porch detail, to client spec, min. 1.0W/m² U-value; Cornerless detail or insulated steel corner post
New angled parapet to existing front projection to be aluminium PAF trim in blackRAL colour, to client spec. The finish to 20° pitched beam-to-roof behind new parapet
Existing vehicular entrance widened to 3.5m, existing piers raised to 1200mm and from boundary wall to 900mm, existing brick finish to be plastered over with sand/cement render

ALL NEW WORKS
SHOWN HATCHED

FFL: 3.00
Ceiling: 5.77

FFL: 3.00
Ceiling: 2.76

FFL: 0.00
Ceiling: 0.00

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

Revisions



PLANNING PERMISSION ONLY

STATUS OF DRAWING

JOE FALLON DESIGN
ARCHITECTURE

6, Main Street, Duncormu, Dublin 14
1A Ryland Street, Bunclooy, Enniscorthy, Co. Wexford

P: 01-51 43688
P: 053-9377633

A3

project **Extension & Alterations @ 43 Fortfield Park**
drawing **side elevation (east), existing and proposed**

dwg no. **21011-PP-10**
job no. **21011** scale **as shown** date **28.10.21** drawn by **ES** checked **DOM**

notes

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 thereto. 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** is to check all dimensions prior to planning stage / construction. Any discrepancies to be reported before works commence. 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.