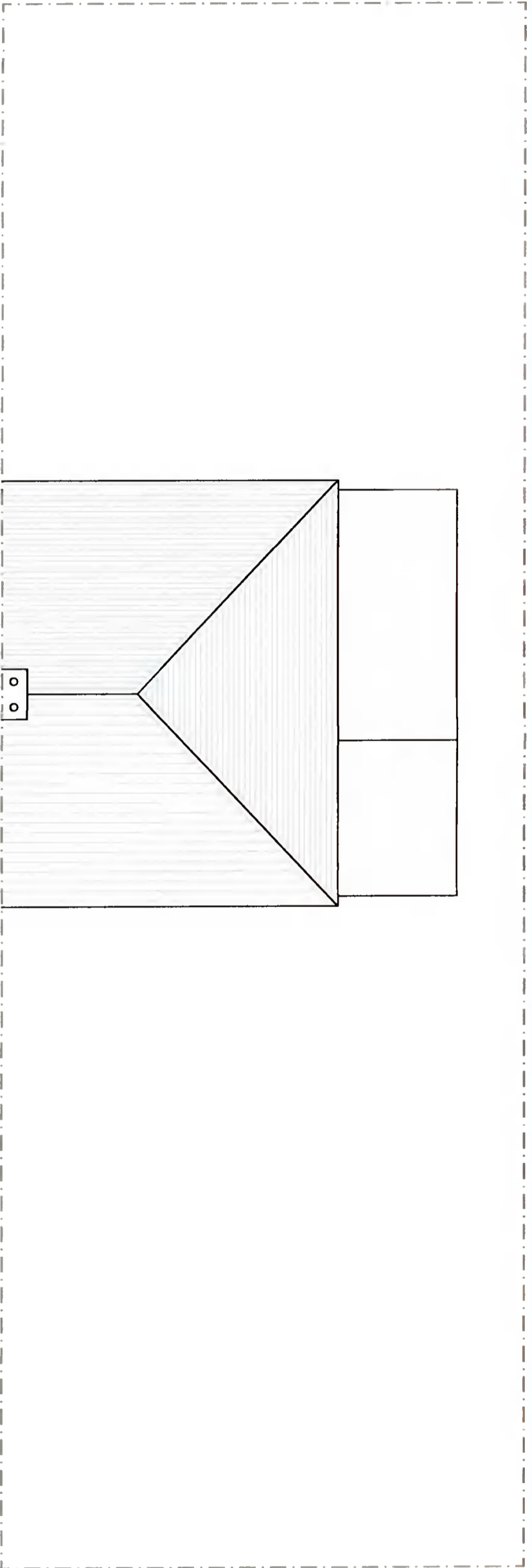




EXISTING ROOF PLAN
Scale 1:100 @ A3



PROPOSED ATTIC FLOOR PLAN
Scale 1:100 @ A3

- ALL DRAINAGE AND STRUCTURES TO ENGINEER SPEC
- ALL DOWNPipes TO BE COMPLETED PRIOR TO WORK COMMENCING
- INDICATIVE DRAINAGE LAYOUT ONLY - TO BE FULLY VERIFIED AND COMMENCED ON SITE
- LEGEND
- Existing Construction
 - ▨ New Solid Block Wall
 - ▩ New Backwork/Grout
 - New Rafters
 - ▭ New Stud Wall
 - Demolition

New attic stairs to client spec, in full compliance with TGD Part K

1no. FTP-V centre-pivot rooflight size 05, by Fakro or approved similar; for light to middle landing

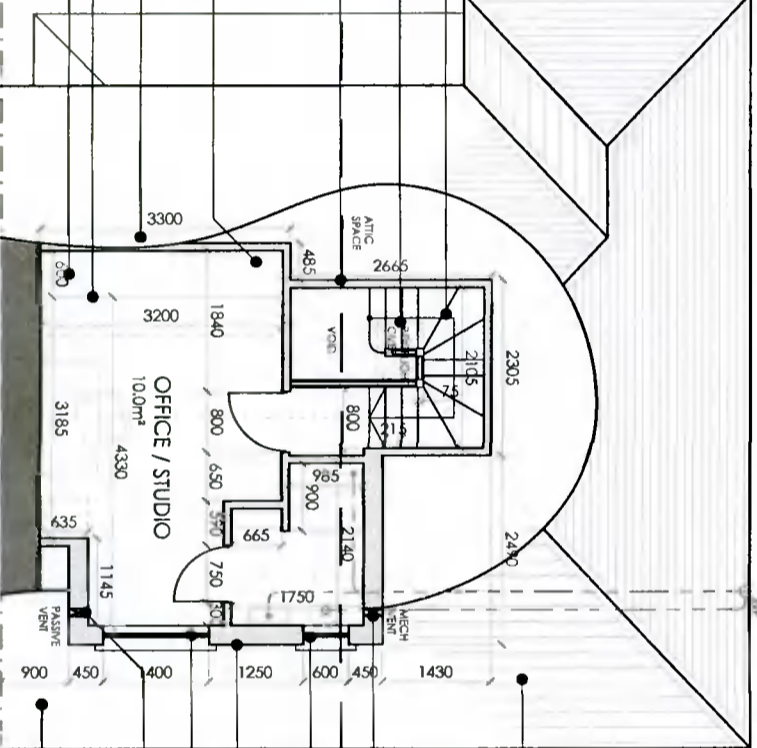
All new stud walls to be 100x44mm timber studs with rockwool insulation between, unless otherwise noted; 12.5mm Gyproc wallboard to each face with all joints taped and filled; and 3mm skim; use Gyproc moisture resistant plasterboard to utility and bathrooms

Allow for 2no. attic access doors; insulated, final location to client spec; to be decided on site

Ensure continuation of insulation, either down knee wall and across crawl space or down slope of roof

Line of ceiling @ 1.5m above FFL

Storage built into slope of attic room, to client spec



Extend existing hipped roof over new section, maintaining ridge height; use existing tiles from rear slope on front to tie in with existing

Mechanical ventilation centrifugal fan with 15-minute override to ventilate all bathrooms; en-suite and utility in compliance with TGD Part F

Opaque glass to bathroom window

New insulated timber dormer structure to engineer spec, clad in VM Zinc Quartz and vented accordingly

All new glazing to be glazed frames; colour to client spec; min u-value 1.2W/m²K

Passive background vents to all habitable rooms in compliance with TGD Part F; ALTERNATIVELY: place thickie vent in new window

Use existing tiles from back slope to tie front together and place new tiles to match existing on back and side

Client Paul Manley & Sarah Jane Varden, 42 Ballytore Road Rathfarnham, Dublin 14, D14 FF22

Revisions A:

STATUS OF DRAWING
PLANNING PERMISSION ONLY

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. 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.

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A3

project Extension and alterations @ 42 Ballytore Road
drawing existing roof, proposed attic floor plan
job no. 21004 scale as shown date 21.09.21 drawn by ES checked

dwg no. 21004-PP-05