

No. 11

SUBJECT SITE OF PLANNING APPLICATION No. 13

No. 15

NOTE: Angled boundary, position varies

Existing dormer to be removed  
Existing garage to be removed

Ridge 6.47  
Ceiling 5.14  
FFL 2.71  
Ceiling 2.46  
GFL 0.00

EXISTING CONTIGUOUS REAR ELEVATION [north]  
scale 1:100 @ A3

No. 11

ALL NEW WORKS SHOWN HATCHED SUBJECT SITE OF PLANNING APPLICATION No. 13

No. 15

NOTE: Angled boundary, position varies

Extend existing gable roof over to new gable wall, maintaining ridge height; new roof at lower pitch to rear; existing gable wall to be retained during construction until new wall is complete in order to retain roof profile in situ during construction phase  
All new black fascia, soffit, rainwater goods, to client spec

18mm acrylic render to all new construction, K-Rend or approved similar, colour to client spec  
Aluminium PAP trim to flat roof parapet in grey RAL 7016 colour; Paralon NT4 to flat roof, subject to guarantee requirements; Flat roof to fall to internal gutter formed, away to new hopperhead and downpipe, 5lb lead flashing keyed into existing rear wall to weather joint

New lift and slide glass doors to living space; all new glazing to be min. u-value 1.2W/m<sup>2</sup>K; to client spec

Side passage to be retained  
New boundary wall to be constructed to replace removed garage, in accordance with neighbours agreement

EXISTING FIRST FLOOR EXTENSION TO NO.15

EXISTING GROUND FLOOR EXTENSION TO NO.15

5lb lead valley  
Tiles to match existing, suitable for 17° pitch, installed strictly to manufacturer's instruction  
Construct new parapet wall along common boundary, subject to written agreement with neighbour, to allow shallow pitch roof, min 150mm above tiles; 5lb lead flashing to all junctions  
Opaque glazing to bathroom windows  
All new and existing windows to be min. 1.2W/m<sup>2</sup>K u-value, to client spec; At least 1 opening section to all habitable room windows on first floor and above to be min. clear width and height of 450mm, sill 800-1100mm above FFL  
18mm acrylic render to all new construction, K-Rend or approved similar, colour to client spec  
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 neighbour's property, 5lb lead flashing keyed into the wall 150mm above boundary wall level

PROPOSED CONTIGUOUS REAR ELEVATION [north]  
scale 1:100 @ A3

Client  
Brian and Breda Kearney  
13 Wainsfort Ave  
Dublin 6W  
D6W X974

Revisions  
A



STATUS OF DRAWING

PLANNING PERMISSION ONLY

notes

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

P: 01-5143688  
P: 053-9377633

A3

project Extension & Alterations @ 13 Wainsfort Avenue

drawing existing and proposed rear elevation

dwg no. 22009-PP-06

job no. 22009 scale as shown date 24.05.22 drawn by ES checked GS

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

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 manufacturer's spec.