



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 ENCRONCH 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

ALL DRAINAGE AND STRUCTURES TO ENGINEER SPEC  
 ALL BOUNDARIES TO BE CONFIRMED PRIOR TO WORKS COMMENCING

INDICATIVE DRAINAGE LAYOUT ONLY - TO BE FULLY INVESTIGATED AND DETAILED PRIOR TO WORKS COMMENCING ON-SITE

- LEGEND
- Existing Construction
  - New Solid Block Wall
  - New Brick
  - New Insulation
  - New Stud Wall
  - Demolition

Existing kitchen to remain unchanged  
 No changes proposed to existing foul drainage layout; no increase to loading on foul drainage system from proposed works

Steel supports for roof over entrance, to engineer spec  
 Form new steps from GL to FFL, in accordance with TGD Part K, stairs finish to client spec

Insulated steel corner post, clad to match glazing, to engineer spec

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

Widen existing ope and raise head of ope to ceiling level; support to engineer spec, make good all finishes

Sliding pocket doors behind false stud, with klein track overhead to engineer spec; doors to client spec

Existing access point for sewer to remain unchanged  
 Engineer to review location and type of foundation for structural support of patio roof

Location of sewer pipe to be confirmed once groundworks have started, foundations of extension to remain min. 3m away from side wall of existing pipe; Irish Water to be notified of opening-up works to facilitate inspection prior to works commencing  
 Engineer to specify support structure for covered patio roof

All new surface drainage to final AJ and away to existing systems, or new soakaway to BRE365 to engineer spec, as required; in accordance with local authority guidelines and requirements from Irish Water in relation to planning application

Select brick, Quarts or approved similar by Outhaus, with white mortar, to architect spec

Patio @ FFL with 1 no. step to garden level; patio cover to client spec

All structures and associated bearings to engineer spec; Steel support flush in ceiling with existing floor joists fitted into web to engineers detail; to be encased in fireboard or intumescent paint

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

New sliding glass patio doors, min u-value 1.2W/m²k, colour to client spec

0.8x3.2m fixed flat rooflight by approved glazing provider

External wall build-up to be 102.5mm select brick, or 18mm nap plaster finish on 100mm concrete block outer leaf, 40mm clean and clear cavity, 110mm Xtratherm Xtrowall Plus PIR insulation, 100mm concrete block inner leaf, 15mm internal render

Passive background vents to all habitable rooms in compliance with TGD Part F; ALTERNATIVE: fit trickle vents to all new windows

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, 5lb lead flashing keyed into the wall 150mm above boundary wall level



PROPOSED GROUND FLOOR PLAN  
 scale 1:100 @ A3

Client	Revisions
Dave and Joanna Flanagan 14 Rockfield Avenue Dublin 12, D12 KN26	

STATUS OF DRAWING  
 PLANNING PERMISSION ONLY

t: +353 (0)85 729 0821 e: eric@thedesignlab.ie	A3
project Extension and alterations @ 14 Rockfield Ave	dwg no. DL21015-PP-05
drawing proposed ground floor plan	
job no. DL21015 scale as shown date 11.05.22 drawn by ES checked	

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. All materials and products to be fitted as per manufacturer's spec.

