WATSON FITZPATRICK & ASSOCIATES

Planning & Design Consultants

98 Woodlawn Park Grove, Firhouse, Dublin 24 Tel: 087 2909752

South Dublin Co. Co. County Hall, Town Centre Tallaght Dublin 24.

Attention: Conor Doyle

Reg. Ref. SD22A/0295

6 July 2022



Re: Proposed two storey four bedroom detached house to side of 29 Ballyroan Heights, Rathfarnham, Dublin 16 for J. McDonagh.

Dear Sirs,

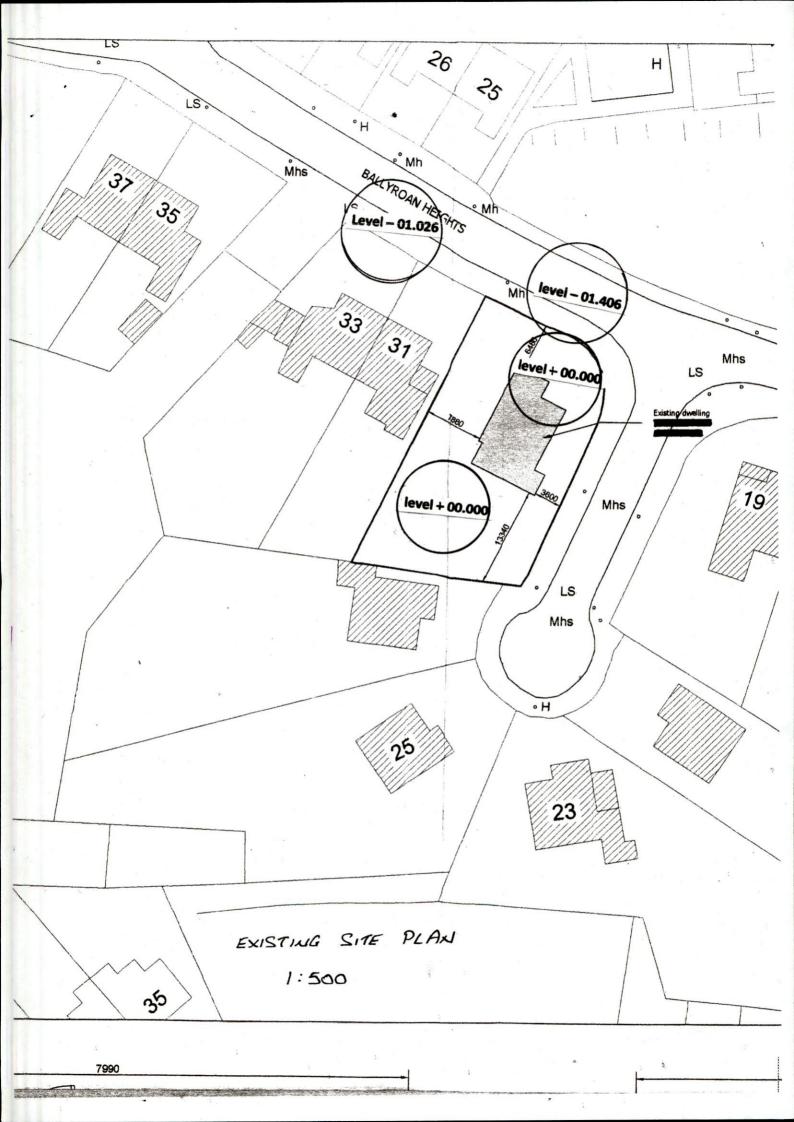
Further to your email of the 5 July 2022 regarding above proposed planning application, please find enclosed ground and finished floor levels as requested.

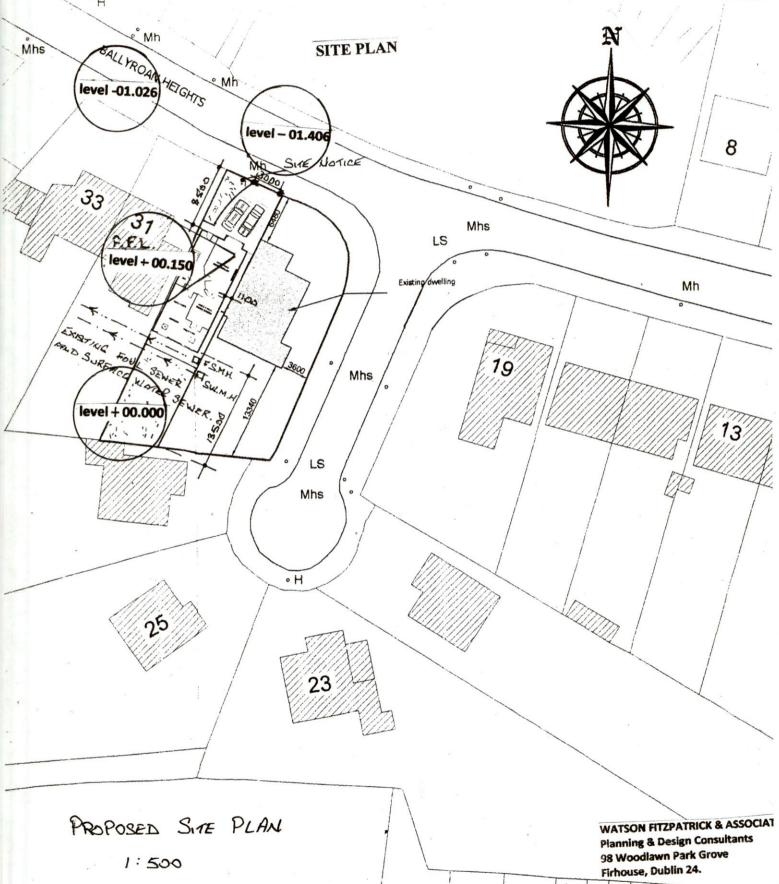
Should you require any further information please do not hesitate to contact us.

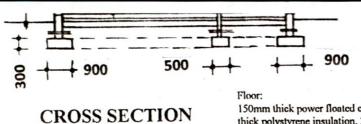
Yours faithfully,

WATSON FITZPATRICK & ASSOCIATES.

C:\Users\Patrick Watson\AppData\Roaming\Microsoft\Windows\Network Sho







150mm thick power floated concrete slab on 50mm. thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

24 THE PART OF THE

Stairs:

2R+G to be between 550mm and 700mm, minimum clear width 800mm.

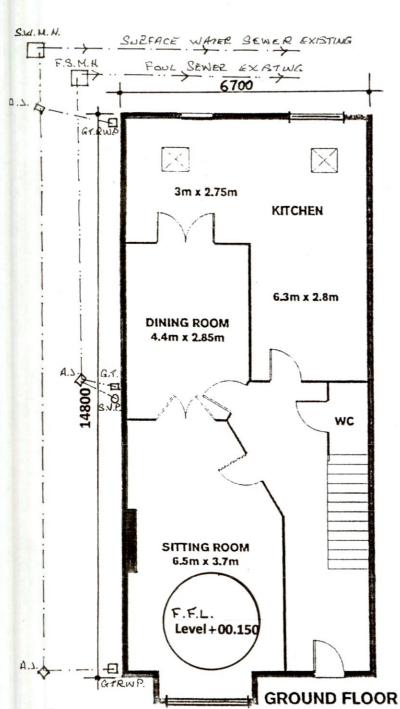
Balusters - 840mm vertically over pitch line and 900mm over landing, not greater than 100mm between balusters. Headroom 2000mm vertically.

FOUNDATION I

6700

Note:
All structural timbers to comply with timber for domestic construction. Tin and supplied at a moisture content no

BEDROOM 2 2.95m x 3.0m



Plumbing: Wash basin

Wash basin - Trap 32mm. Seal 75mm. Sink / Bath - Trap 40mm. Seal 75mm. W.C. - Trap 75mm. Seal 50mm.

Drains:

100mm. and 150mm. diameter drains bedded on 100mm granular material, covered with 100mm granular fill and 200mm selected fill.

DRAINAGE LEGEND
Foul Sewer Drain
Surface Water Drain
Gully Trap
Gull Trap R.W.P.
Armstrong Junction
Manhole

Smoke Detector to be fixed to ceiling at bottom of stairs to B.S. 5588 Part 1 1990.

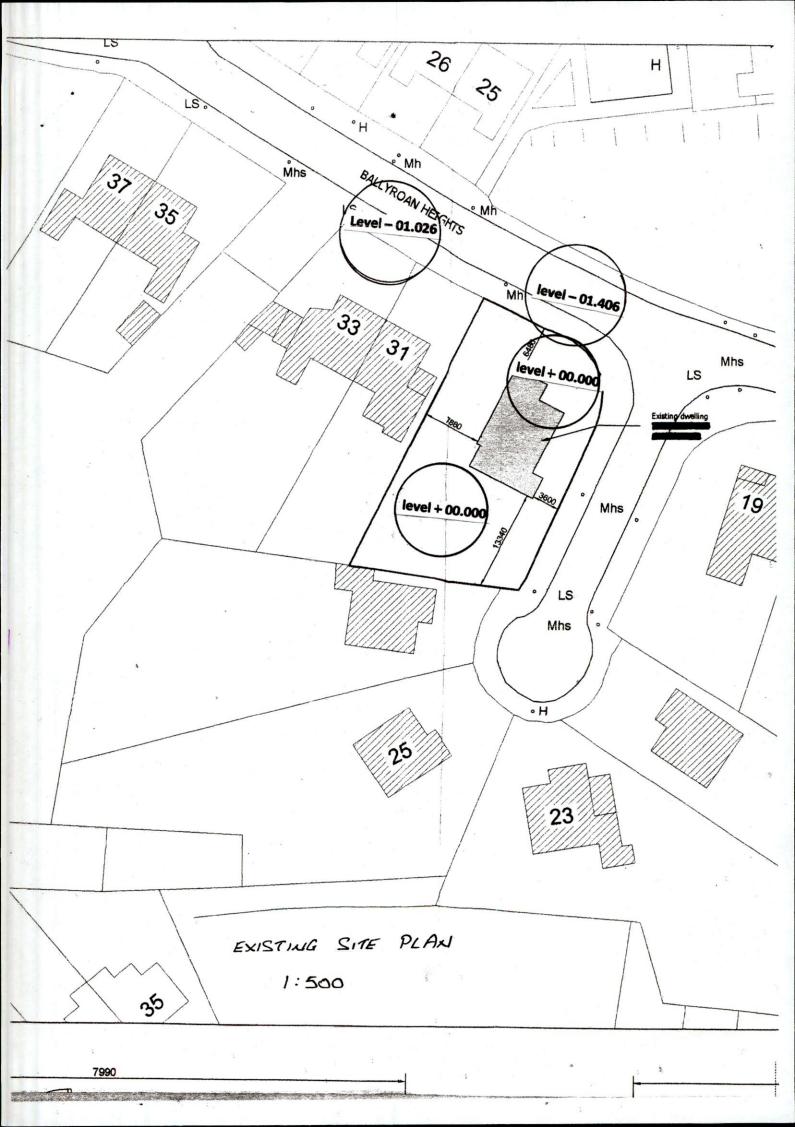
BEDROOM 1
4.15m x 3.15m

PROPOSED TWO STOREY FOUR BEDROOM DE HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. N

Walls:

100mm selected brick outer leaf, 50mm eavity and 100mm concrete block inner leaf. Wall ties to L.S. 268:1986 galvanised or stainless steel at 750mm c.c. horizontally and 450mm c.c. vertically

Drawing Number: 586/PD/03



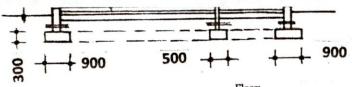
PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE TO SIDE OF 29 BALLYROAN HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. McDONAGH. Mh SITE PLAN Mhs HEIGHTS Mh level -01.026 level - 01.406 Mhs LS level + 00.150 Mh 19 Mhs level + 00.000 LS Mhs ·H 23

> WATSON FITZPATRICK & ASSOCIAT Planning & Design Consultants 98 Woodlawn Park Grove

Firhouse, Dublin 24.

PROPOSED SITE PLAN

1:500



CROSS SECTION

2R+G to be between 550mm and 700mm, minimum

Balusters - 840mm vertically over pitch line and 900mm

over landing, not greater than 100mm between balusters:

clear width 800mm.

S.M. M. N.

Headroom 2000mm vertically.

Floor:

150mm thick power floated concrete slab on 50mm. thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

FOUNDATION

6700

All structural timbers to comply with timber for domestic construction. Tir and supplied at a moisture content n



Plumbing:

Wash basin - Trap 32mm. Seal 75mm. Sink / Bath - Trap 40mm. Seal 75mm. W.C. - Trap 75mm. Seal 50mm.

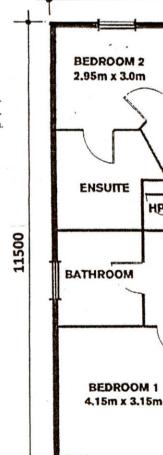
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DRAINAGE LEGEND

Foul Sewer Drain Surface Water Drain Gully Trap Gull Trap R.W.P. Armstrong Junction

Manhole



Smoke Detector to be fixed to ceiling at

bottom of stairs to B.S. 5588 Part 1 1990.

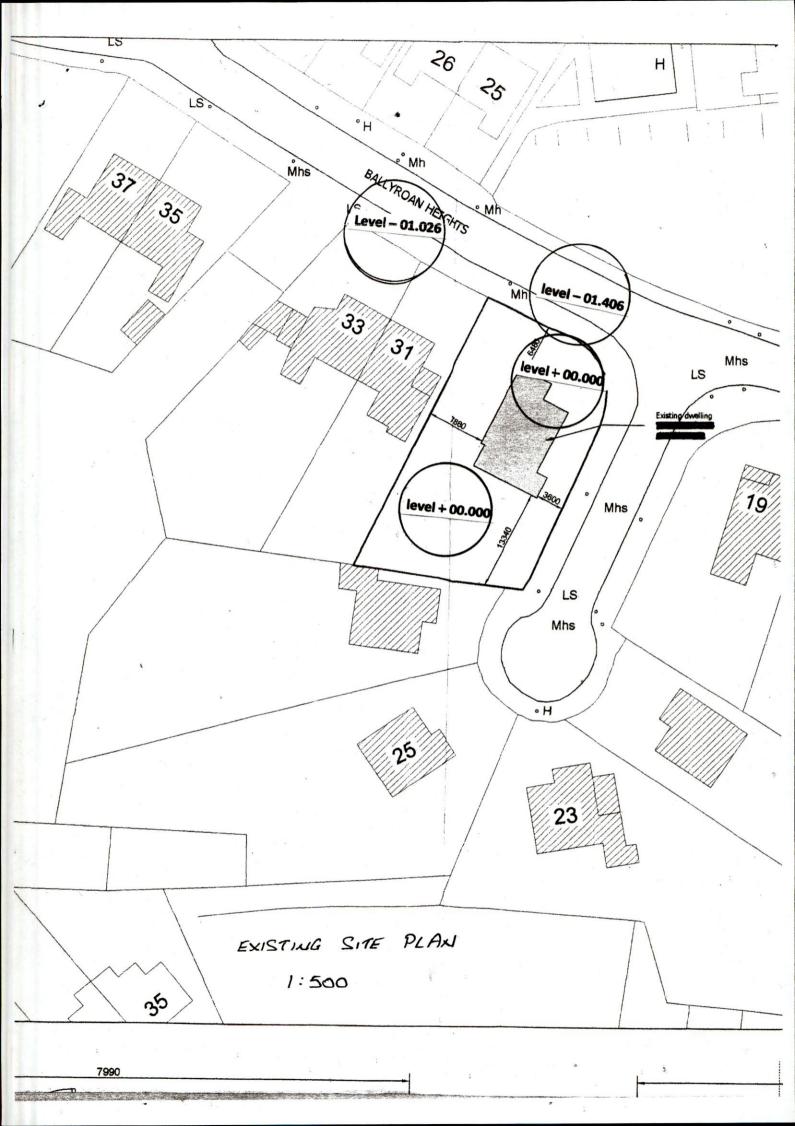
PROPOSED TWO STOREY FOUR BEDROOM DE HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. I

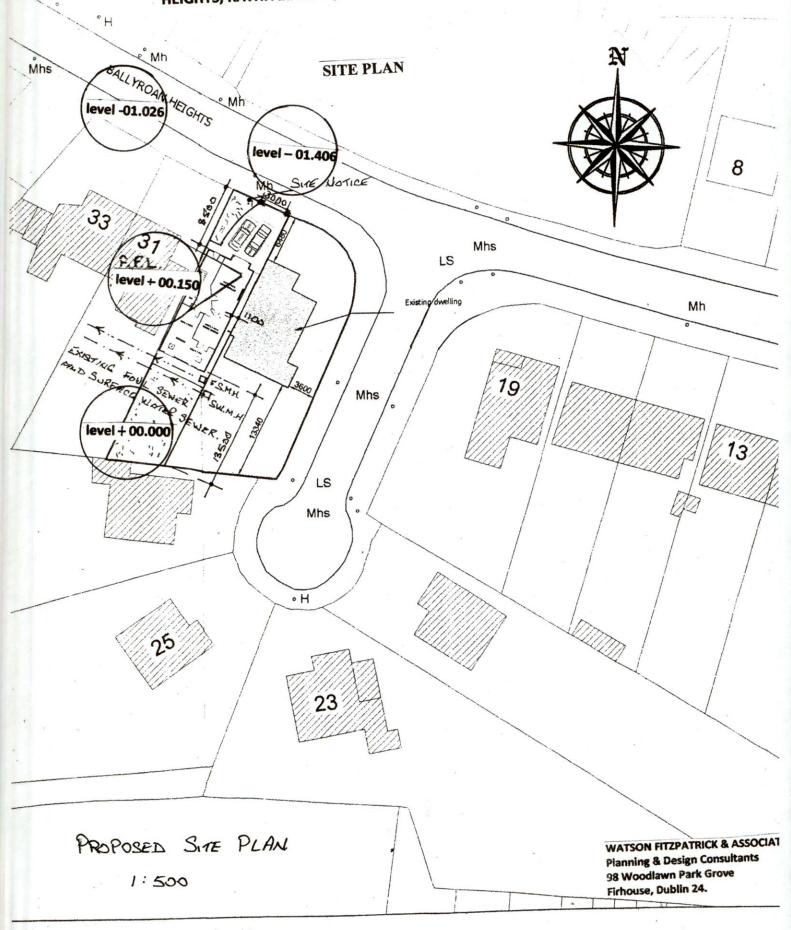
3m x 2.75m KITCHEN 6.3m x 2.8m **DINING ROOM** 4.4m x 2.85m WC SITTING ROOM 6.5m x 3.7m F.F.L. Level +00.150 **GROUND FLOOR**

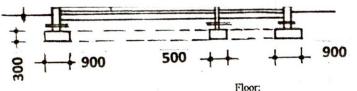
Walls:

100mm selected brick outer leaf, 50mm cavity and 100mm concrete block inner leaf. Wall ties to L.S. 268:1986 galvanised or stainless steel at 750mm c.c. horizontally and 450mm c.c. vertically

Drawing Number: 586/PD/03







KITCHEN

6.3m x 2.8m

WC

GROUND FLOOR

CROSS SECTION

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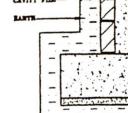
Stairs:

S.M. M. H.

clear width 800mm.

Headroom 2000mm vertically.

150mm thick power floated concrete slab on 50mm. thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.



FOUNDATION :

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All structural timbers to comply with timber for domestic construction. Tir and supplied at a moisture content n

> **BEDROOM 2** 2.95m x 3.0m

Plumbing:

Wash basin - Trap 32mm. Seal 75mm. Sink / Bath - Trap 40mm. Scal 75mm. W.C. - Trap 75mm. Scal 50mm.

Drains:

100mm. and 150mm. diameter drains bedded on 100mm granular material, covered with 100mm granular fill and 200mm selected fill.

DRAINAGE LEGEND

Foul Sewer Drain Surface Water Drain Gully Trap Gull Trap R.W.P. Armstrong Junction

Manhole

11500

ENSUITE HP BATHROOM **BEDROOM 1** 4.15m x 3.15m

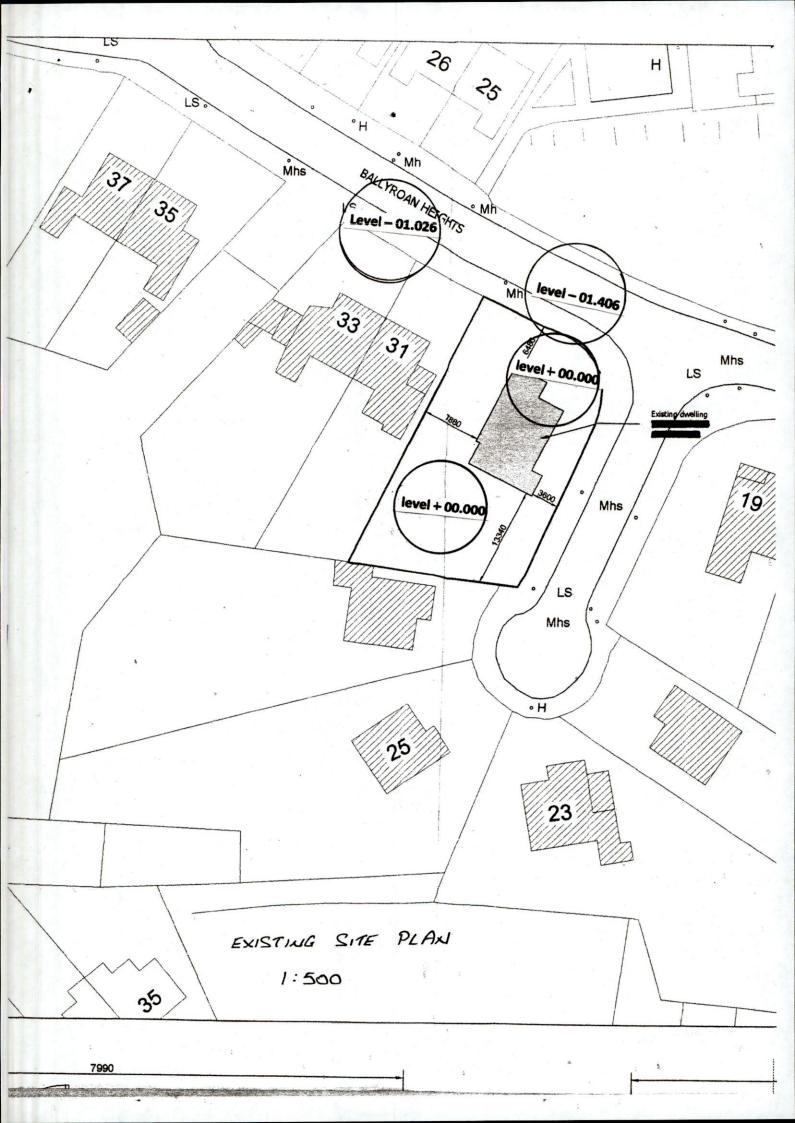
Smoke Detector to be fixed to ceiling at bottom of stairs to B.S. 5588 Part 1 1990.

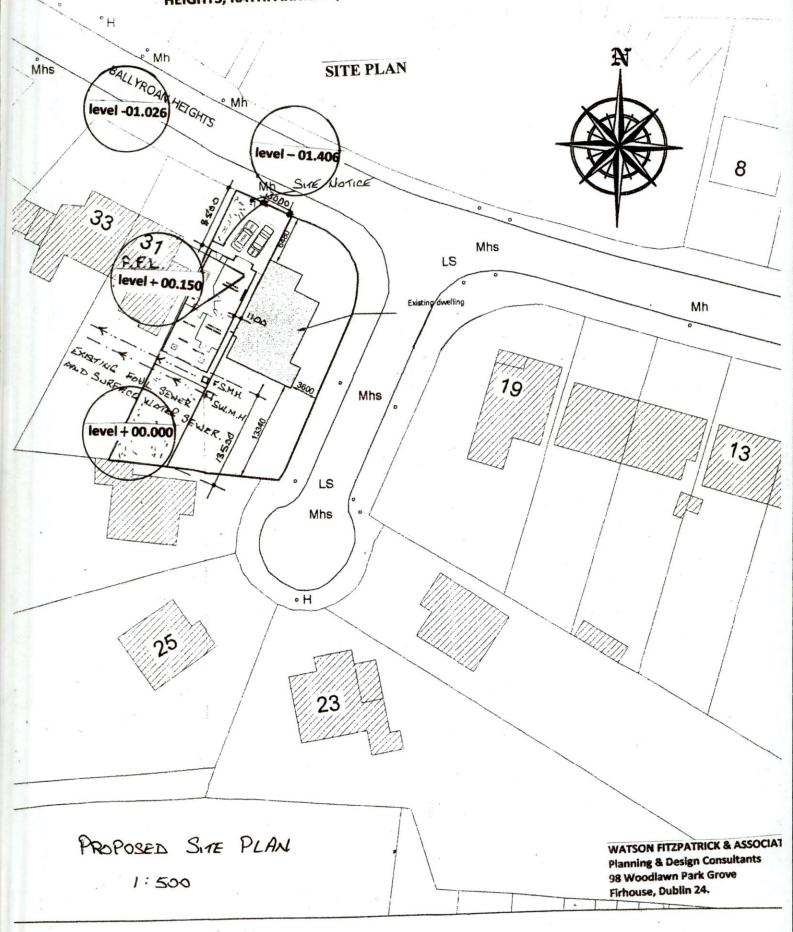
> PROPOSED TWO STOREY FOUR BEDROOM DE HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. I

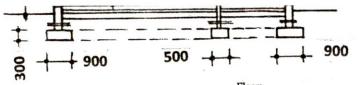
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Drawing Number: 586/PD/03







CROSS SECTION

2R+G to be between 550mm and 700mm, minimum

Balusters - 840mm vertically over pitch line and 900mm

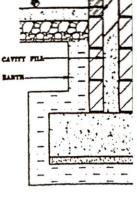
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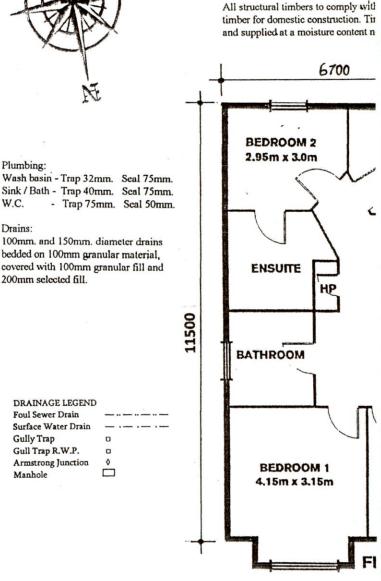
Gully Trap

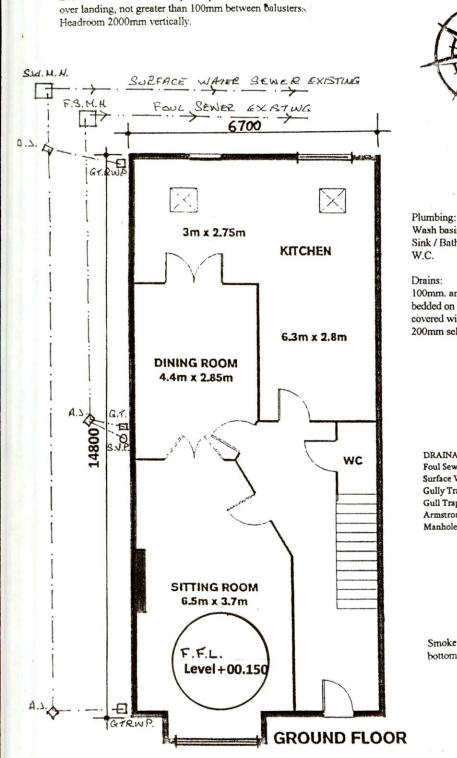
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FOUNDATION

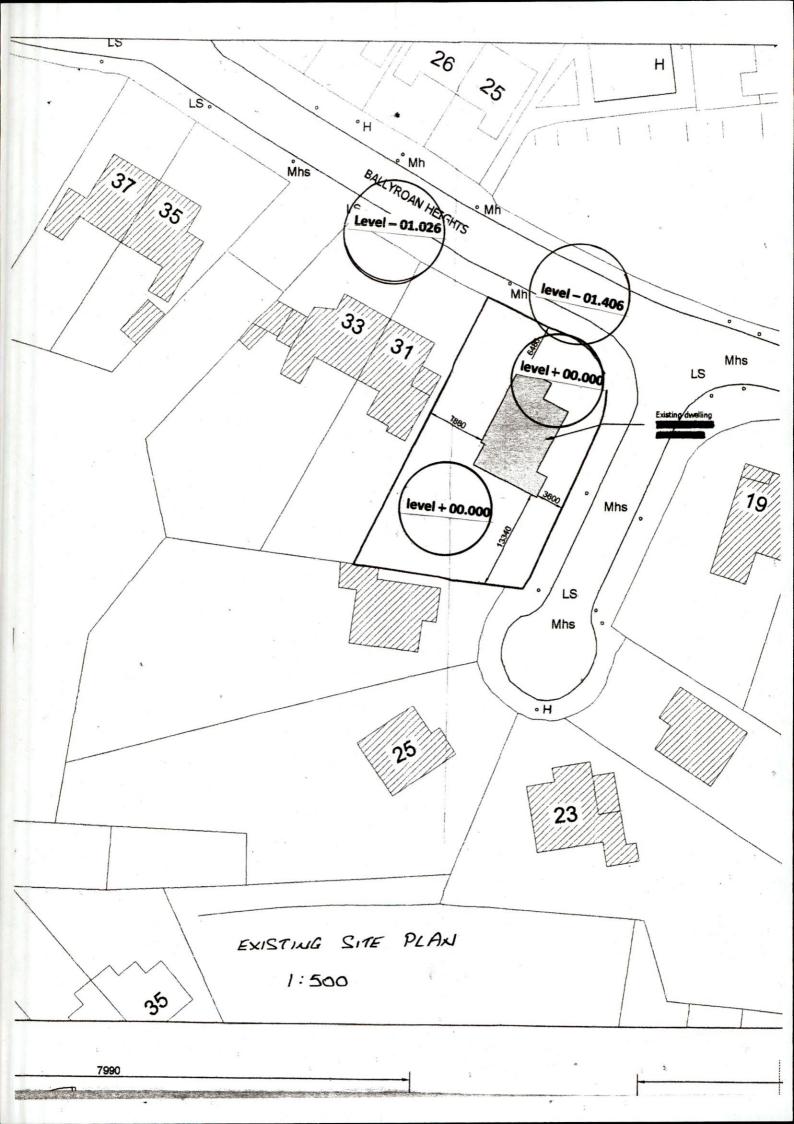


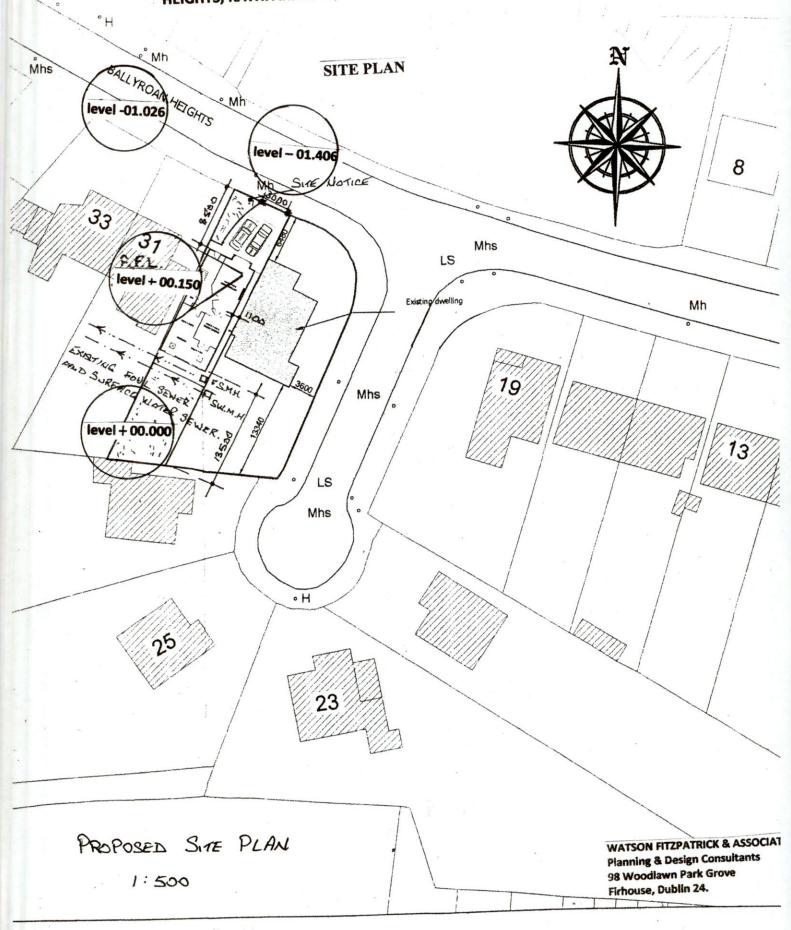


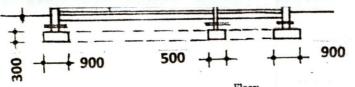
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PROPOSED TWO STOREY FOUR BEDROOM DE HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. I

Drawing Number: 586/PD/03







KITCHEN

6.3m x 2.8m

WC

GROUND FLOOR

CROSS SECTION

Floor:

150mm thick power floated concrete slab on 50mm. thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

FOUNDATION

6700

HP

Stairs:

S.M. H. H.

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F.S.M.H 3m x 2.75m

DINING ROOM

4.4m x 2.85m

SITTING ROOM 6.5m x 3.7m

F.F.L.

Level +00.150

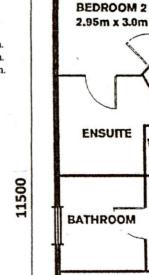
E

Plumbing:

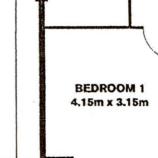
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DRAINAGE LEGEND Foul Sewer Drain Surface Water Drain Gully Trap Gull Trap R.W.P. Armstrong Junction Manhole



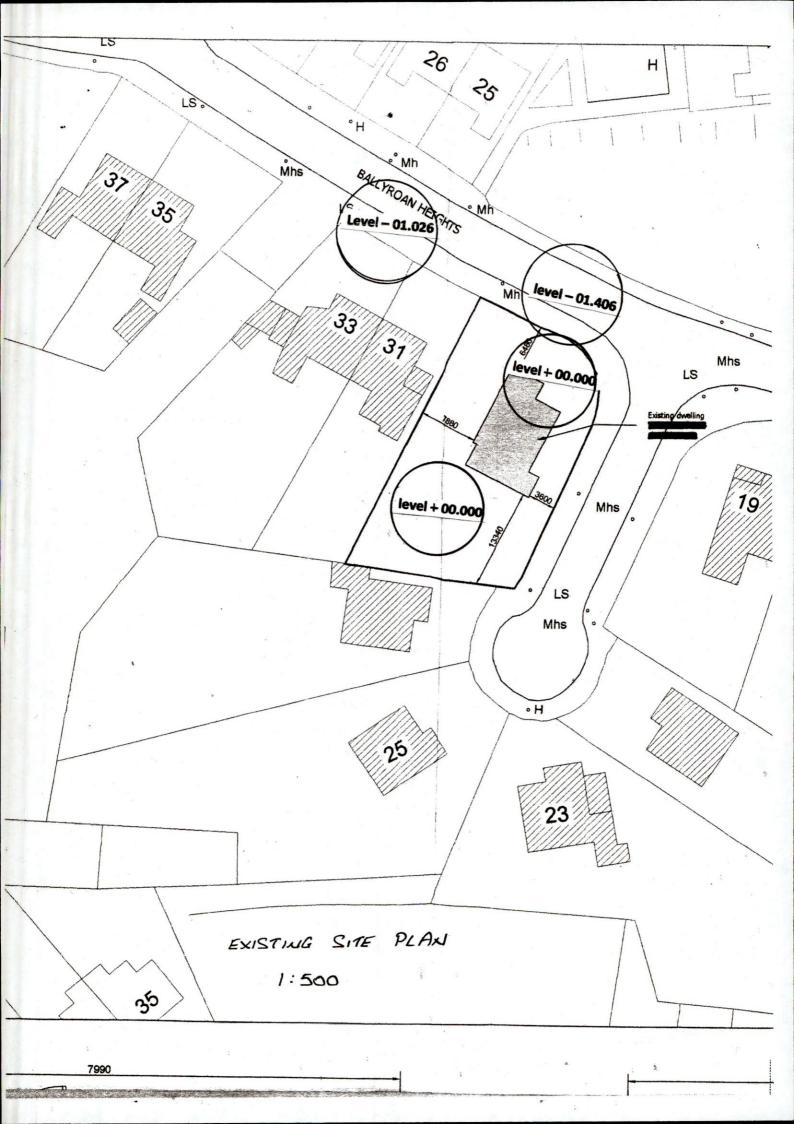
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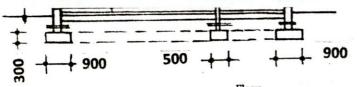
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PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE TO SIDE OF 29 BALLYROAN HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. McDONAGH. EALL YROAM HEIGHTS Mhs SITE PLAN Mh level -01.026 level - 01.406 8 Mhs LS level + 00.150 Existing dwelling Mh 19 Mhs level + 00.000 LS Mhs ·H 23 PROPOSED SITE PLAN WATSON FITZPATRICK & ASSOCIAT Planning & Design Consultants 98 Woodlawn Park Grove 1:500 Firhouse, Dublin 24.



KITCHEN

6.3m x 2.8m

WC

GROUND FLOOR

CROSS SECTION

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3m x 2.75m

DINING ROOM 4.4m x 2.85m

> SITTING ROOM 6.5m x 3.7m

> > F.F.L.

Level +00.150

SV.S

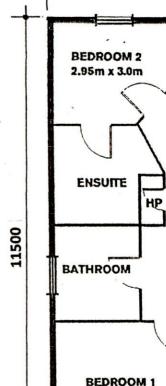
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4.15m x 3.15m

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