

- CARPARKING (11no. total):
  - 4no. E.V. & accessible spaces
  - 3no. accessible spaces
  - 4no. standard space (surface t.b.c.)
- PLAYGROUND AREA
  - Wood fibre/rubber grid surfacing at equipment as necessary
  - Playground equipment layout is schematic only
  - All planting shown is non-extant
- MULTI-USE GAMES AREA
  - Non-slip playing surface
  - Markings for basketball, tennis & 5-a-side soccer

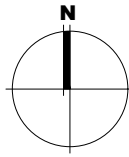


Fig.1 Boundary at Rear of Site  
Stone/brick piers w' mesh fencing (2.4m high), and planting



Fig.2 Suggested Tiered Seating

**SITE LAYOUT PLAN**  
1:500  
SITE OUTLINED IN RED  
AREA: 0.46 ha / 1.1 acres

**BALLYROAN COMMUNITY DEVELOPMENT  
PLAYGROUND SITE PROJECT**  
DRG: PS-01 rev 23.09.03  
SITE LAYOUT PLAN  
1:500 @ A3

- Building Refurbishment**
- Replace existing windows with PVC double glazed windows to a minimum u-value of 1.2w/m<sup>2</sup> - including airtightness taping as required
  - Remove exist floors and install compacted 804, blinding & 150mm Kingspan insulation, 100mm floor screed
  - Insulate external walls with 100mm insulated plasterboard to a minimum U value of 0.27w/.m<sup>2</sup>
  - Insulate Roof space with 400mm fibre insulation in two layers laid perpendicular, 50mm insulated plasterboard to underside of ceiling including skim finish
  - Remove existing electrical wiring & equipment including disposal to licensed facility
  - Full electrical wire to industry standards including new fuse board & provision for future PV panels
  - Install new hot & cold water feeds to include new heating system, radiators and heating controls
  - Installation of new sanitary facilities including disability accessible WC.
  - Replace all doors, architraves where required.
  - Repairs to existing roof structures as outlined in building condition report.
  - Painting & Decorating throughout
- Ancillary Structures /external Facades/external works**
- Removal of back wall to shelter area and existing gates & railings
  - Power wash entire structure and Paint
  - Reseal flat roof to shelter area where required
  - Landscaping as indicated, all planting shown is not extant
  - Provision of ducting for future EV charging
  - Disabled Parking
  - Open gap in boundary wall to shop forecourt area as indicated on drawing

PROJECT		
DRAWN BY	DRAWING PLAN, SECTION, ELEVATIONS	
DRG. NO.	SCALE 1:100	DATE May 2020