



**PROPOSED FIRST FLOOR PLAN**  
Scale 1:50 @ A3

**LEGEND**

- Permanent passive vent
- NEW WORKS HATCHED
- ALL ALTERATIONS TO EXISTING STRUCTURE TO ENGINEERS SPEC
- ALL DRAINAGE AND STRUCTURAL SUPPORT TO ENGINEERS SPEC
- NEW FOUL AND SURFACE AWAY TO EXISTING SYSTEMS
- To be demolished
- Foul line
- Surface line
- Insulation
- New 100x44 stud, 12.5 slab + skim
- Concrete block
- Concrete block
- NEW WORKS HATCHED
- Built in furniture to client spec
- 1 no. Velux windows (180x940), min. u-value 1.2W/m²K
- Existing stairs to be sanded and repainted, all/any changes to comply with part K of the building regulations
- 1 no. 1450x850 mm flat rooflight, min. u-value 1.2W/m²K
- 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, s/b lead flashing keyed into the wall 150mm above boundary wall level

**NOTES**

- Existing flat roof to be replaced with a new lean to roof; New roof tiles to match the existing; tiles laid in accordance with manufacturers specification; s/b lead flashing keyed into the wall 150mm above roof level;
- All new and existing windows and doors to be min. 1.2W/m²K u-value; colour: Grey RAL 9011; At least 1 opening section to all habitable rooms on first floor and above to be min. clear width and height of 450mm; sill 800-1100mm above FFL; obscure glazing to bathroom and en-suite throughout; all finishes made good
- Every room is to be installed with a passive vent if one is not already present; to comply with TGD F
- All interior finishes and fittings to client spec throughout
- Hot press to be moved to new location to specialist spec; to comply with building regs
- All alterations to the existing structure to be inspected and specified by engineer; all steel beams and the associated bearings to engineer spec; Breakout open to rear of house and support to engineer spec, shown thus; steel beam recessed into ceiling to create a continuous ceiling
- Floor to ceiling wall filling, sanitary ware to client spec; Centrifugal fan with 15minute override to ventilate WC to comply with TGD F
- Positioists to allow for bringing the pipes to the SVP, to engineer spec
- Paradon NT4 roofing membrane to single storey roof to be installed in accordance with manufacturers specification; s/b lead flashing keyed into the wall 150mm above roof level; Aluminium PAP trim to grey 9004 colour to parapet
- Internal gutter, parapet upstand to prevent water spilling onto neighbours property
- 1 no 1450x1450mm flat rooflight, min. u-value 1.2W/m²K

**CLIENT**  
Aideen and Declan O'Sullivan  
27 Anne Devlin Road,  
Rathfarnham,  
Dublin 14

**REVISIONS**

**CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS**

**STATUS OF DRAWING**  
planning

**JOE FALLON DESIGN ARCHITECTURE**  
First Floor, 6 Main Street, Dundrum, Dublin 14  
1A Ryland Street, Buncloy, Enniscorthy, Co. Wexford

**PROJECT** extension to 27 Anne Devlin Road  
**DRAWING** plan  
**JOB NO.** 21044 **SCALE** as shown **DATE** 05.01.22 **DRAWN BY** LK **STAGE** planning

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

**CLIENT TO CONFIRM ALL BOUNDARIES PRIOR TO CONSTRUCTION**

**ALL DRAINAGE TO BE CONFIRMED ON SITE**

**ALL EXISTING STRUCTURE TO BE INSPECTED BY THE ENGINEER, ANY ADDITIONS OR ALTERATIONS TO BE SPECIFIED BY THE ENGINEER**

**NEW WORKS HATCHED**

**ROOF, WINDOWS, GAS AND ENGINEER CERTS TO BE MADE AVAILABLE TO ARCHITECT AFTER COMPLETION**

**ALL ROOMS TO BE FITTED WITH A PASSIVE VENT**

**EXISTING EXTERNAL WALLS TO BE DRYLINED WITH 100MM XTRATHERM THERMAL LINING INSULATION MUSHROOM FIXED ONTO INTERNAL FACE OF THE WALL + SKIM COAT FINISH**

**NO PART OF THE NEW CONSTRUCTION IS TO ENCROACH ON NEIGHBOURS BOUNDARY**

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**A3**

**Checked: GS**

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 manufacturers instructions.