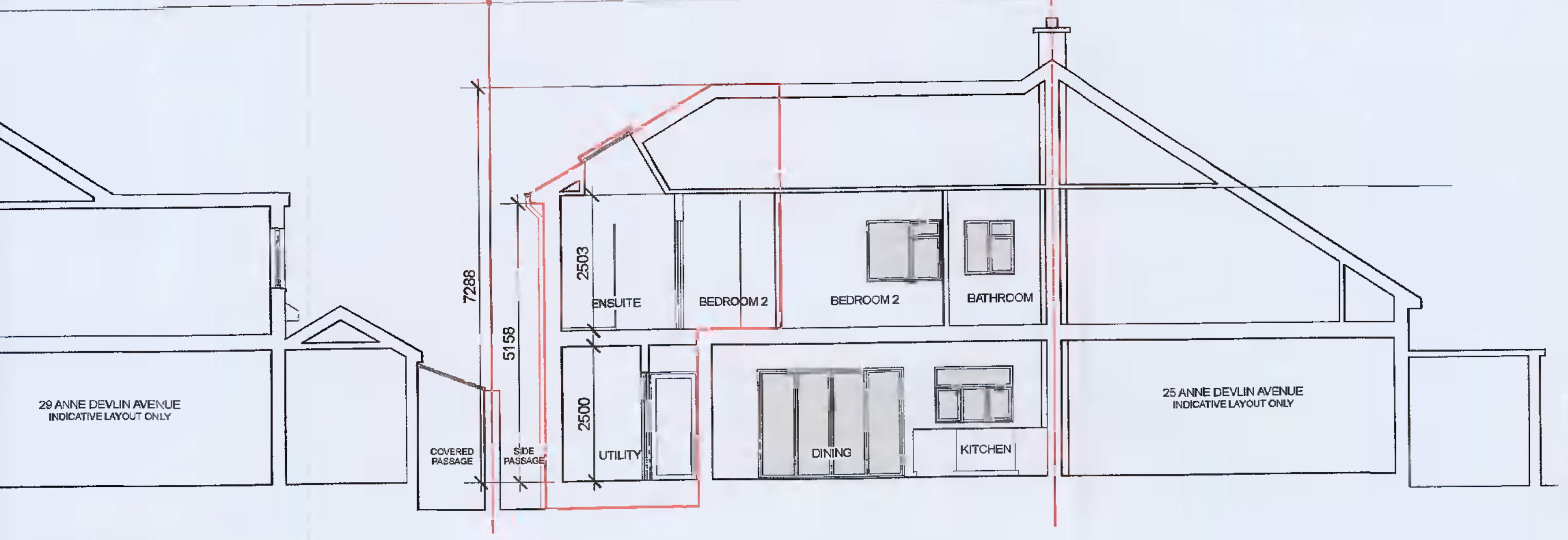
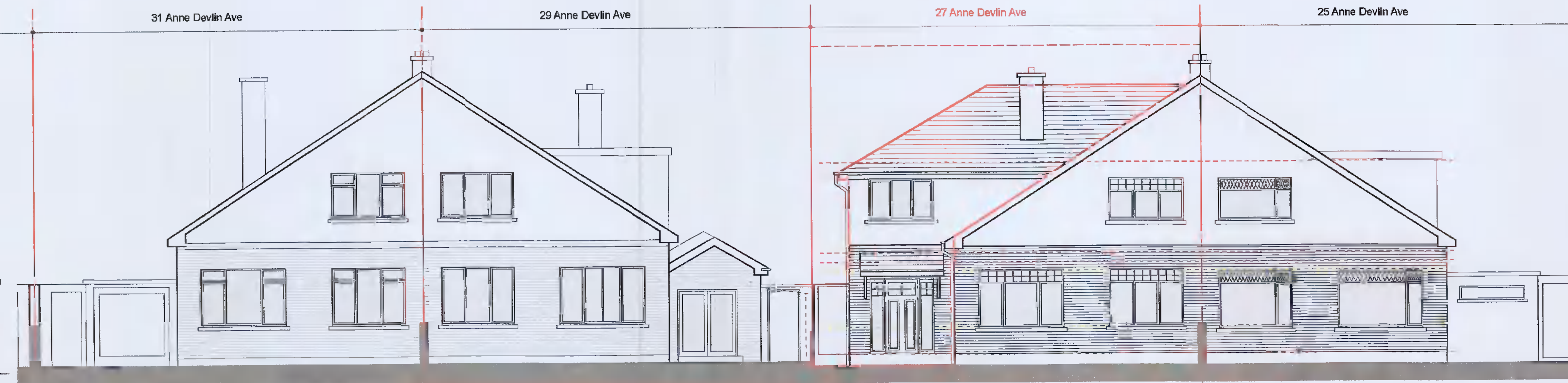
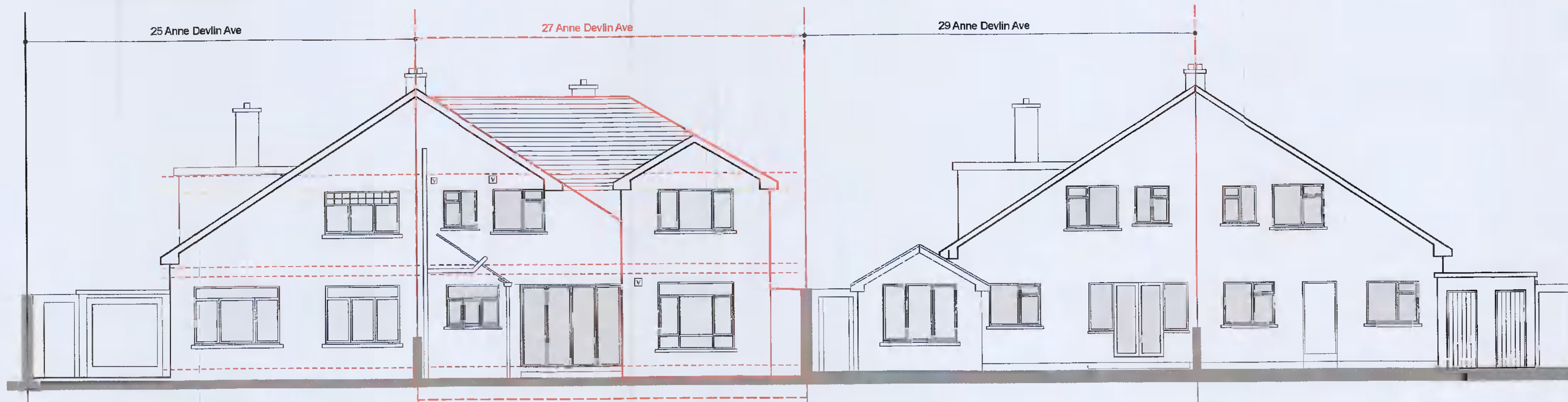


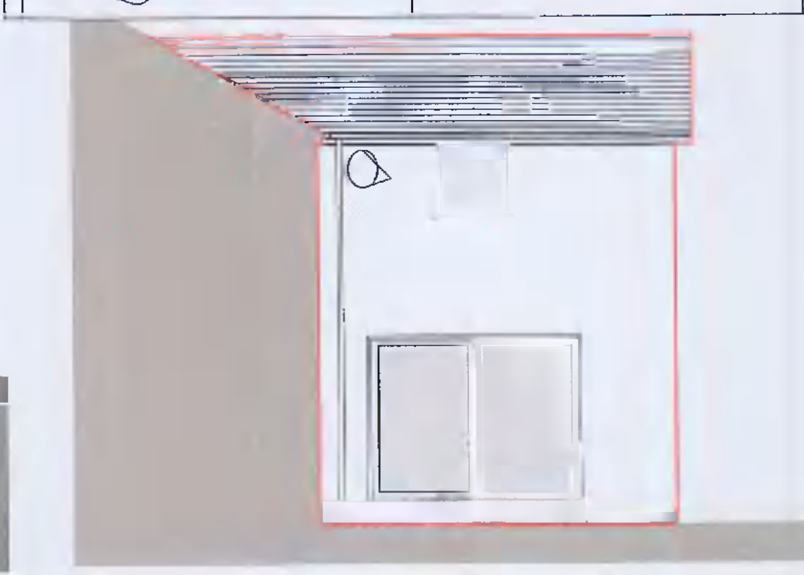
1 PROPOSED CROSS SECTION
Scale 1.100 @ A1 Sheet Size



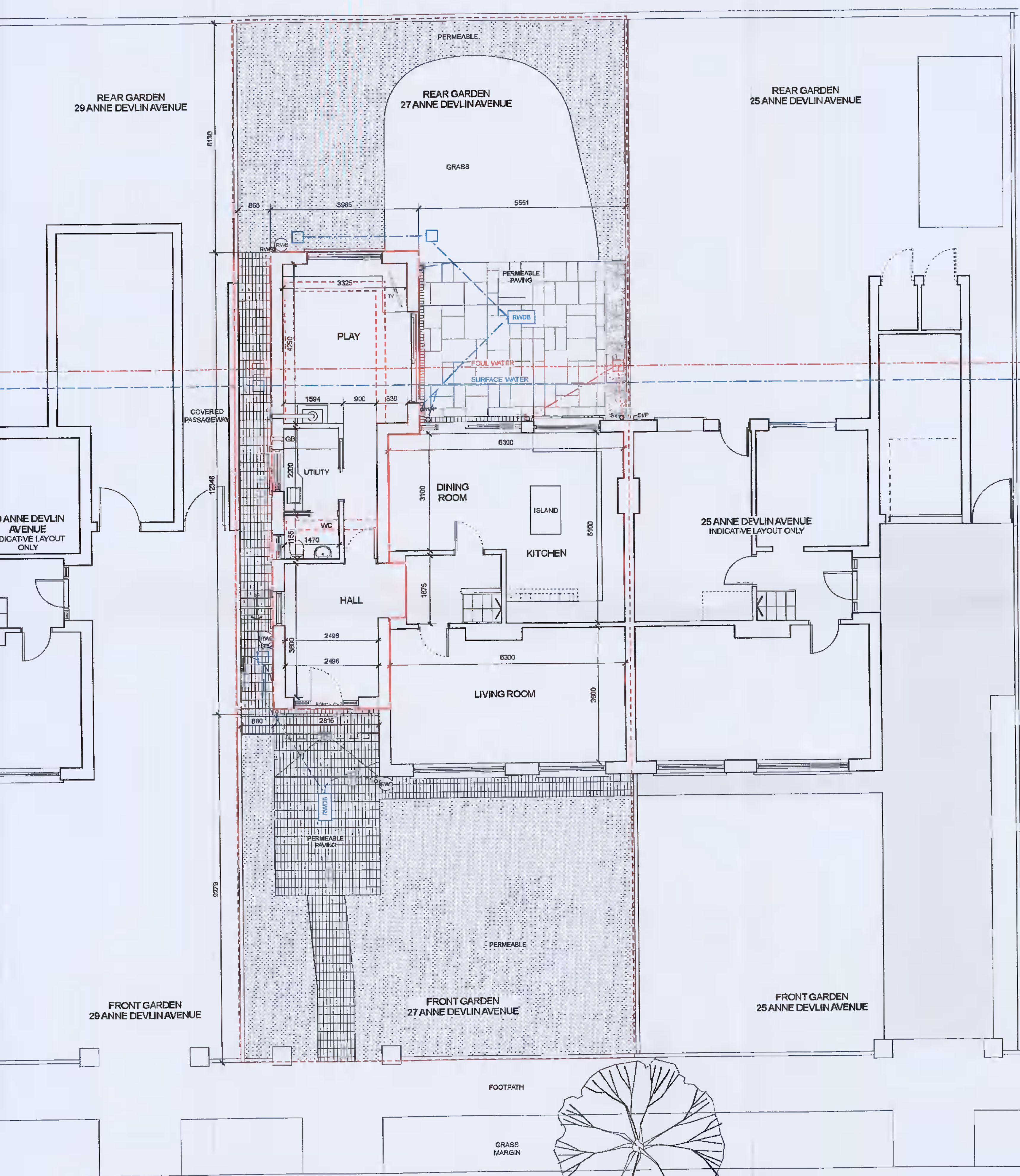
2 PROPOSED FRONT ELEVATION
Scale 1.100 @ A1 Sheet Size



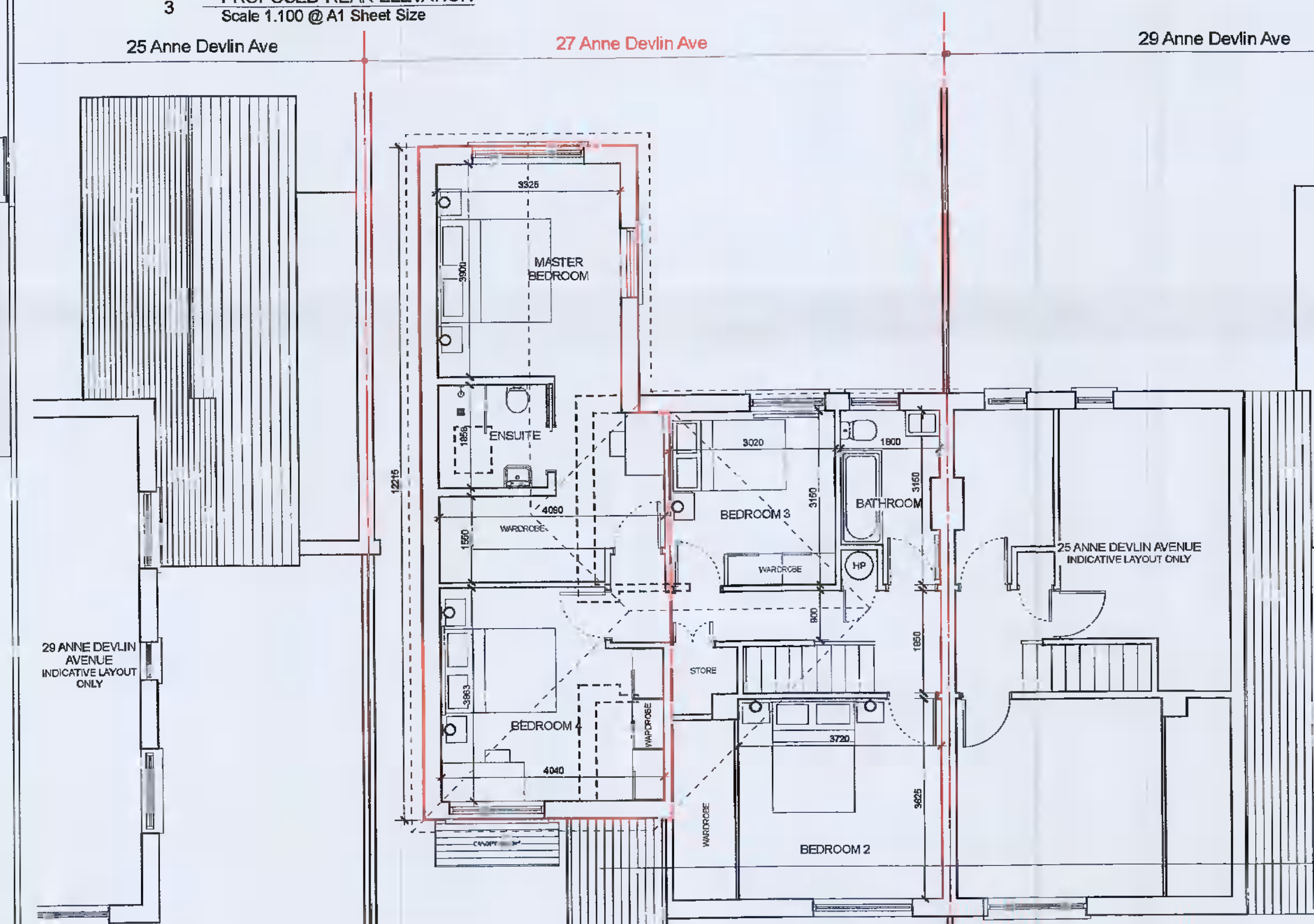
3 PROPOSED REAR ELEVATION
Scale 1.100 @ A1 Sheet Size



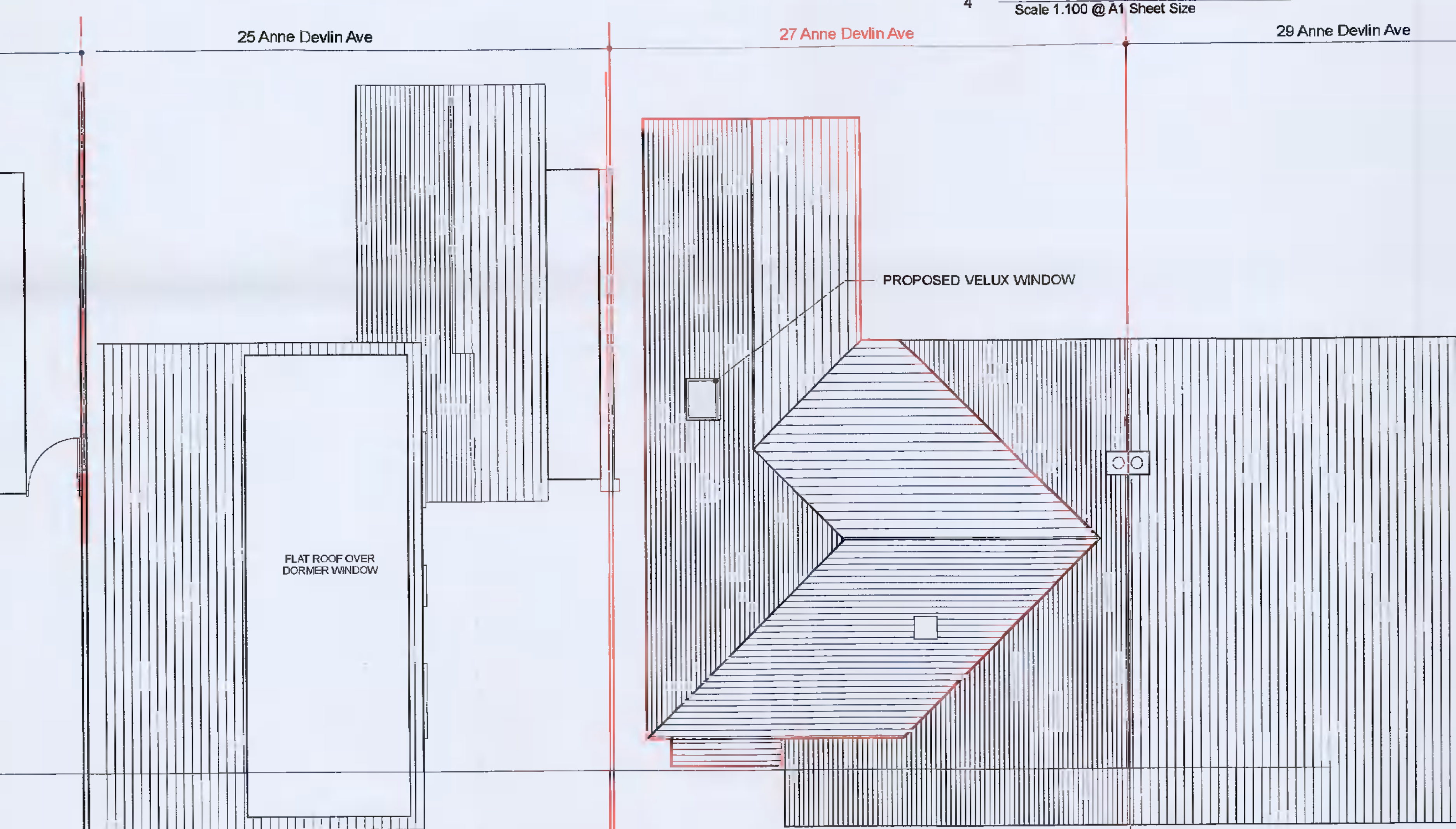
4 PROPOSED SIDE ELEVATION - WEST
Scale 1.100 @ A1 Sheet Size



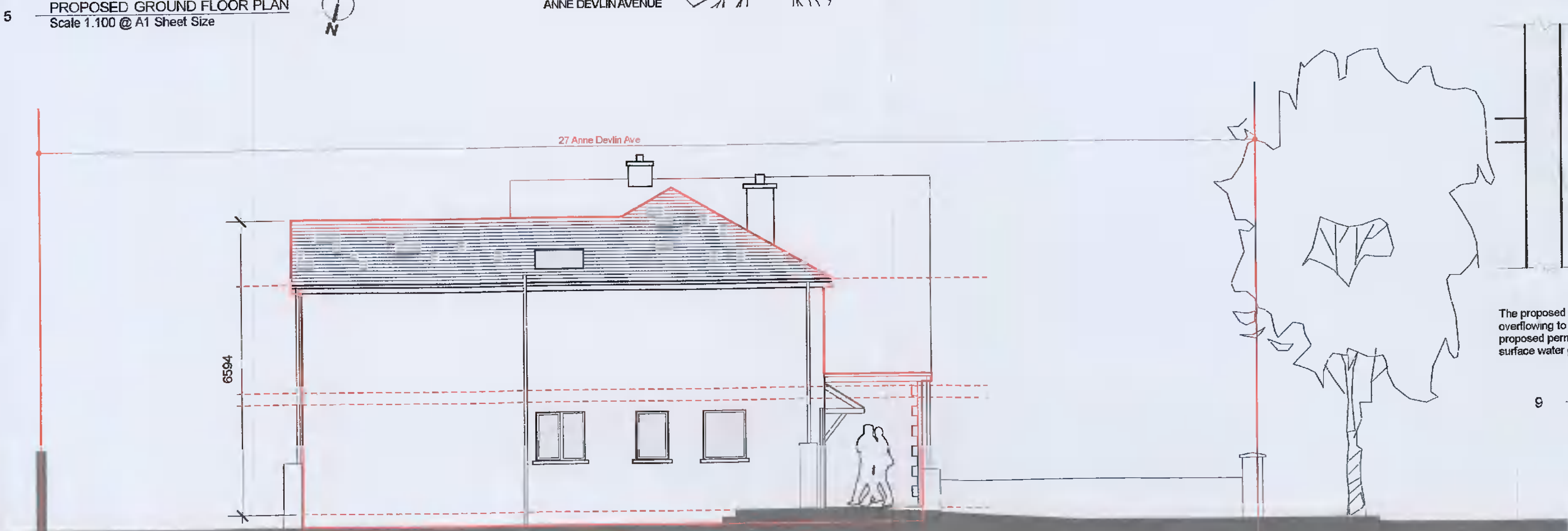
5 PROPOSED GROUND FLOOR PLAN
Scale 1.100 @ A1 Sheet Size



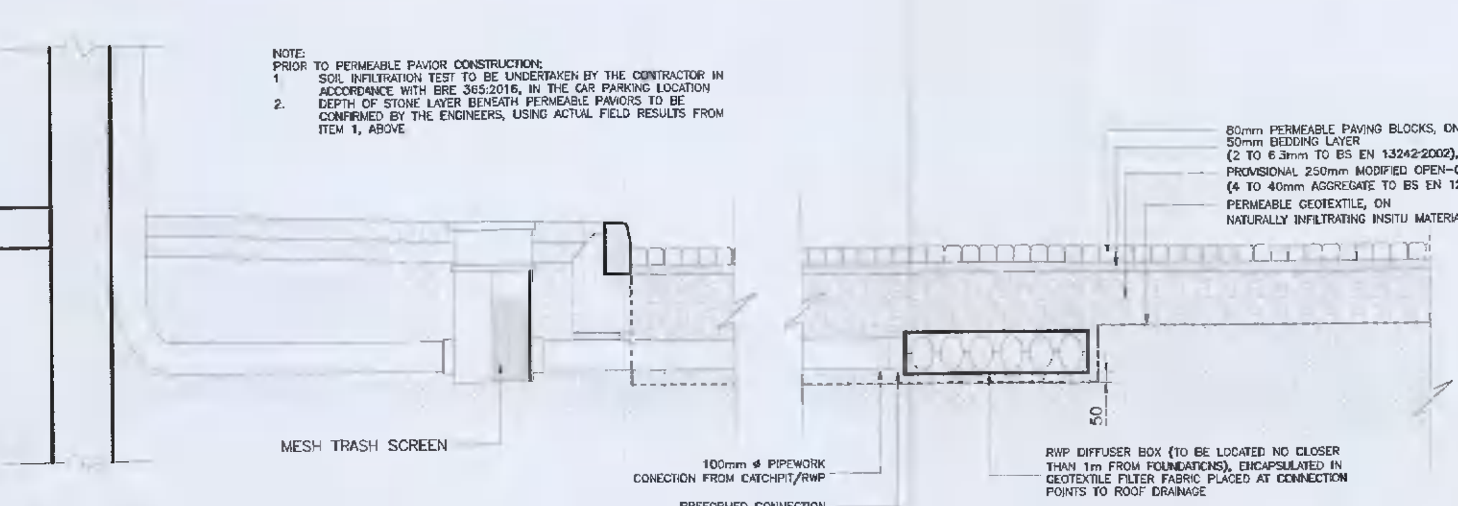
6 PROPOSED FIRST FLOOR PLAN
Scale 1.100 @ A1 Sheet Size



7 PROPOSED ROOF PLAN
Scale 1.100 @ A1 Sheet Size

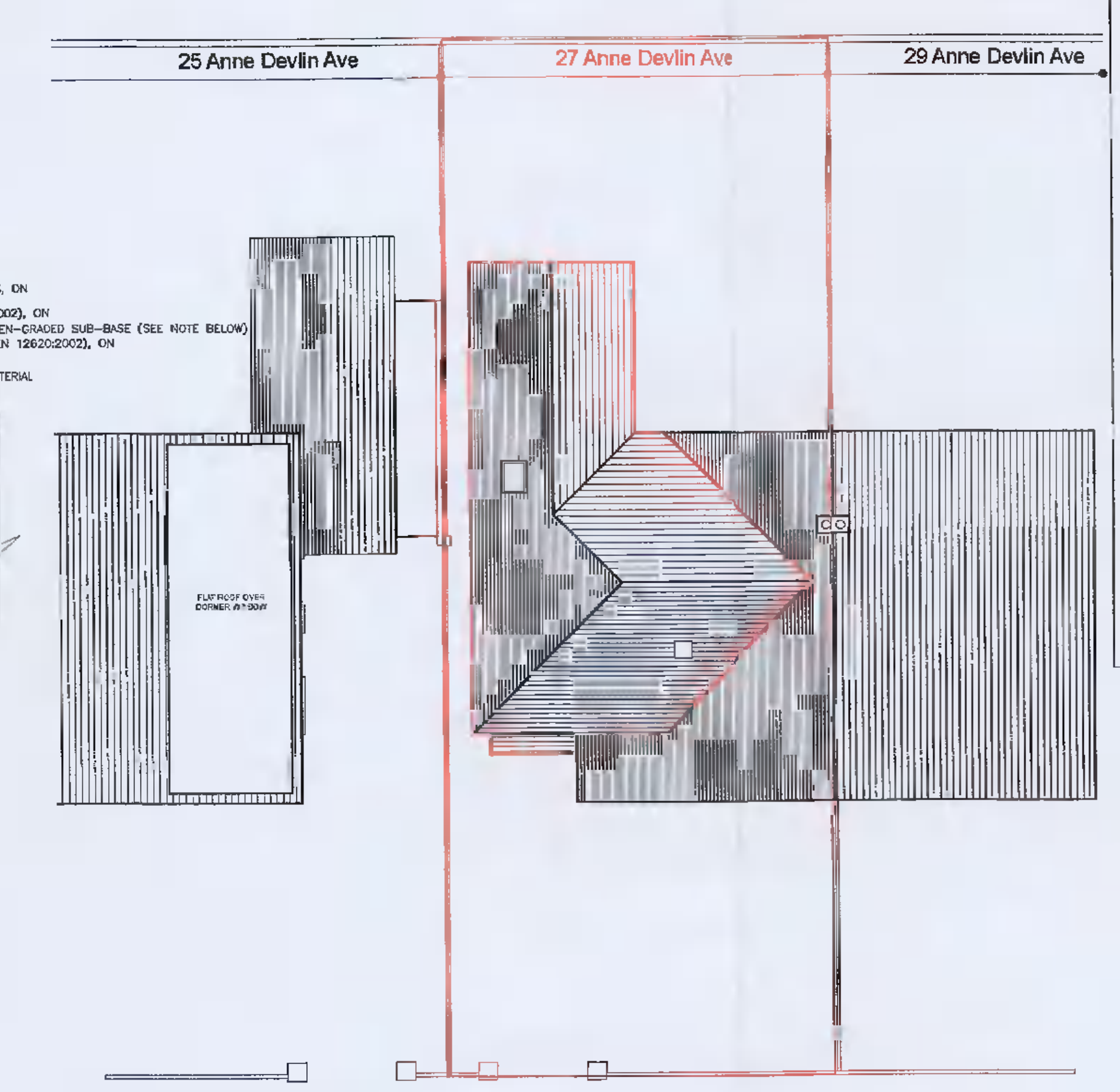


8 PROPOSED SIDE ELEVATION - EAST
Scale 1.100 @ A1 Sheet Size



The proposed rainwater downpipes to be connected to rainwater butts, overflowing to rainwater diffusers located in the porous stone layer of the proposed permeable paving. No overflows are proposed to the sewers, all surface water generated by the development is to be infiltrated locally.

9 PROPOSED DRAINAGE SCHEMATIC
NTS



10 PROPOSED BLOCK PLAN
Scale 1.200 @ A1 Sheet Size

notes

1. do not scale from this drawing, use figured dimensions only.
2. all dimensions to be checked on site by the contractor before any work shall commence.
3. inform the architect immediately of any discrepancy.
4. all materials used should be new and of a suitable nature and quality in relation to the purpose and conditions of their use.
5. all materials should be adequately mixed or prepared in accordance with the manufacturers written instructions.
6. all materials should be used or fixed so as to perform adequately the function for which they are intended.
7. building tolerances should comply with BS 6954 part 1 1988.
8. workmanship on the building site should comply with the requirements of BS 8000.
9. all drawings to be read in conjunction with the Architects' Specification.
9. all drawings to be read in conjunction with the Engineers' Drawings & Specification.

LEGEND

- RWPO RAINWATER PIPE
- SVP SOIL/SOIL VENT PIPE
- RWB RAINWATER BUTT
- RWDB RAINWATER DIFFUSER BOX
- ACO TYPE DRAINAGE CHANNEL
- PERMEABLE PAVING
- PERMEABLE PEBBLE FINISH
- EXISTING CONCRETE PATHWAY
- GB GAS BOILER
- SATELLITE DISH
- EXTENT OF PROPOSED WORK OUTINED IN RED

OUTLINE SPECIFICATION

FOUNDATIONS
Reinforced concrete foundations and rising walls to structural engineer's detail design.

GROUND BEARING FLOOR SLAB
Selected floor finish on
150mm power floated reinforced concrete floor slab to structural engineer's detail design on
120mm rigid flooring grade insulation on
Radon barrier dpm on
50 mm sand blinding
Min 150mm well compacted hardcore venting layer.

PITCHED ROOF CONSTRUCTION
Concrete interlocking tiles to match existing on
35mm x 50mm battens on
35mm x 50mm counterbattens
Breathable membrane.

CEILING
12.5 plasterboard, skim finish
vapour barrier
300mm insulation over

EXTERNALLY INSULATED BLOCK WALLS
Proprietary render finish in dark colour to contrast with existing proprietary rendered externally insulated walls
Polystyrene or mineral wool insulation to comply with the relevant guidance in TGD L of the Building Regulations,
215 solid and hollow concrete blockwork,
Structural steel beams to structural engineers detail design
Plaster or dryline finish internally

ROOF WINDOWS
Selected high performfance proprietary roof windows.

WINDOWS
High performance triple or double glazed proprietary timber or aluminium windows in selected colour.

EXTERNAL DOORS
High performance triple or double glazed proprietary timber or aluminium doors in selected colour.

FOUL WATER DRAINAGE
The foul water drainage shall discharge into the existing combined drainage line.
All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. shall be located within the site boundary.

SURFACE WATER DRAINAGE
Any additional surface water drainage generated by the extension, from roof and pavements, shall not discharge into the existing combined drain.
All new paving to be permeable
The proposed rainwater downpipes to be connected to rainwater butts, overflowing to rainwater diffusers located in the porous stone layer of the proposed permeable paving. No overflows are proposed to the sewers, all surface water generated by the development is to be infiltrated locally.

SCHEDULE OF FLOOR AREAS			
LEVEL	EXISTING M2	DEMOLITION	PROPOSED M2
GROUND FLOOR	68	12.5	44
FIRST FLOOR	45	0	32
TOTAL	113	12.5	76

rev date description

APPLICATION FOR PLANNING PERMISSION ONLY

project	EXTENSION TO 27 ANNE DEVLIN AVENUE RATHFARNHAM, DUBLIN 14 D14 H5N4
client	LAURA & CRAIG SARGEANT
drawing	PROPOSED FLOOR PLANS
job no	882
scale	AS SHOWN
date	FEB 2022

justin o'callaghan friai, architect, the courtyard, 40 main street, blackrock, co. dublin, A94
telephone 567 8164 : email jocarchitect@icloud com web www jocarchitect.ie