

EXISTING ROOF PLAN
scale 1:100 @ A3

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 ENCRoACH 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 PRIOR 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

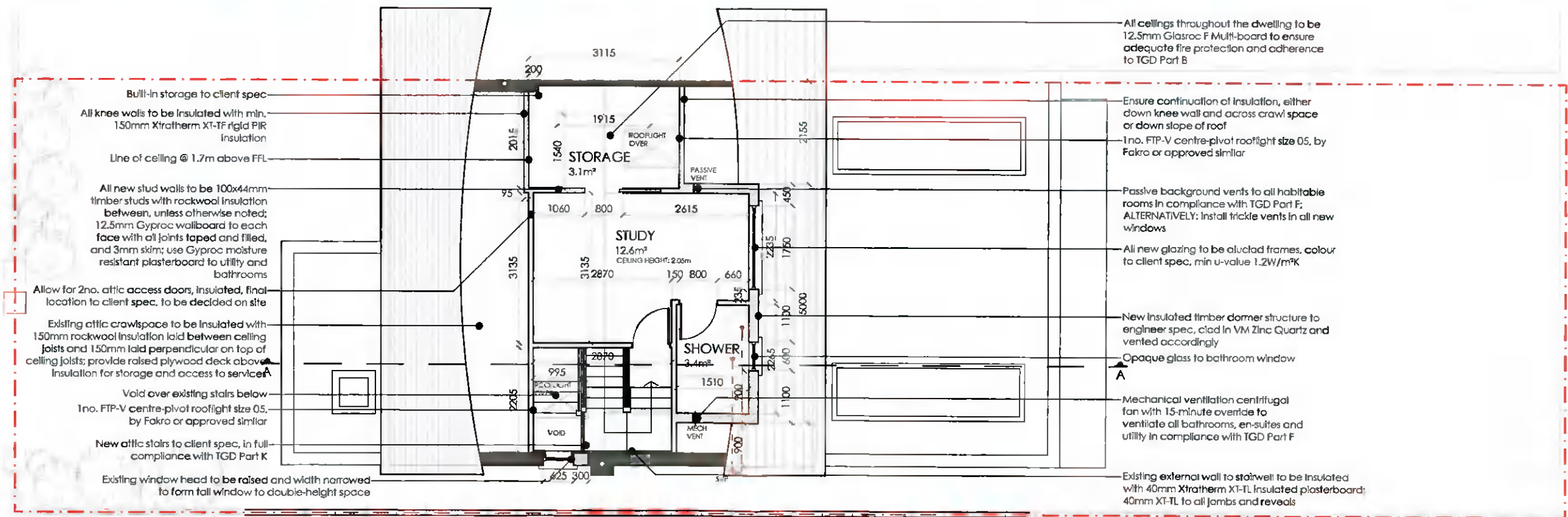
INDICATIVE DRAINAGE LAYOUT ONLY - TO BE FULLY INVESTIGATED AND DETAILED PRIOR TO WORKS COMMENCING ON-SITE

LEGEND

- Existing Construction
- New Solid Block Wall
- New Brickwork/granite
- New Insulation
- New Stud Wall
- Demolition



PROPOSED ATTIC FLOOR PLAN
scale 1:100 @ A3



All ceilings throughout the dwelling to be 12.5mm Glasroc F Multi-board to ensure adequate fire protection and adherence to TGD Part B

Ensure continuation of insulation, either down knee wall and across crawl space or down slope of roof
1no. FTP-V centre-pivot rooflight size 05, by Fakro or approved similar

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

All new glazing to be aluclad frames, colour to client spec, min u-value 1.2W/m²K

New insulated timber dormer structure to engineer spec, clad in VM Zinc Quartz and vented accordingly

Opaque glass to bathroom window

Mechanical ventilation centrifugal fan with 15-minute override to ventilate all bathrooms, en-suites and utility in compliance with TGD Part F

Existing external wall to stairwell to be insulated with 40mm Xtratherm XT-TL insulated plasterboard; 40mm XT-TL to all Jambos and reveals

Built-in storage to client spec

All knee walls to be insulated with min. 150mm Xtratherm XT-TF rigid PIR Insulation

Line of ceiling @ 1.7m above FFL

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

Allow for 2no. attic access doors, insulated, final location to client spec, to be decided on site

Existing attic crawlspace to be insulated with 150mm rockwool insulation laid between ceiling joists and 150mm laid perpendicular on top of ceiling joists; provide raised plywood deck above insulation for storage and access to services

Void over existing stairs below
1no. FTP-V centre-pivot rooflight size 05, by Fakro or approved similar

New attic stairs to client spec, in full compliance with TGD Part K

Existing window head to be raised and width narrowed to form tall window to double-height space

Client
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Revisions
A:

STATUS OF DRAWING
PLANNING PERMISSION ONLY

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project Extension and alterations @ 15 Rossmore Avenue
drawing existing roof plan, proposed attic floor plan
job no. 21013 scale as shown date 02.03.22 drawn by ES checked
dwg no. 21013-PP-05

A3



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.