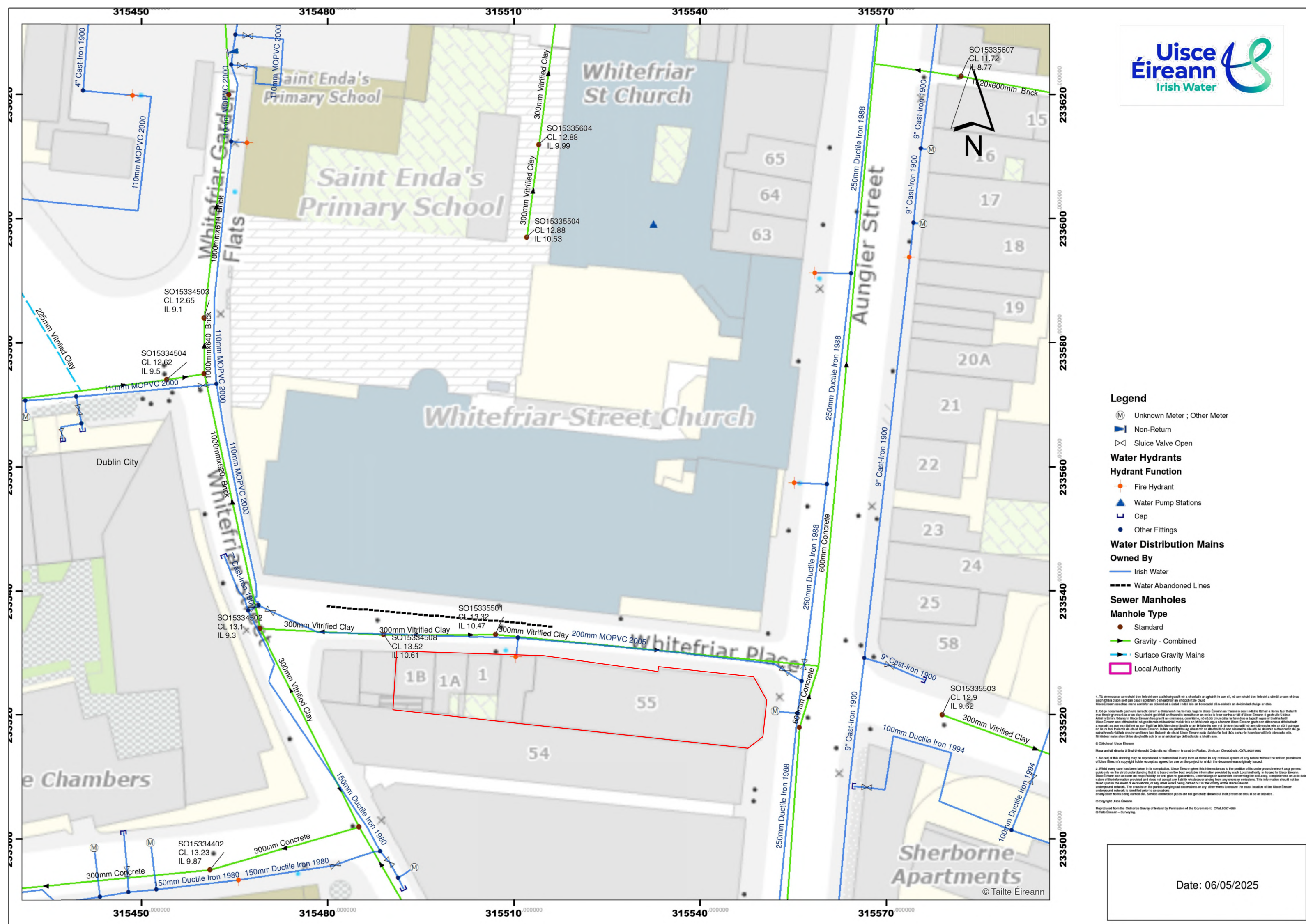
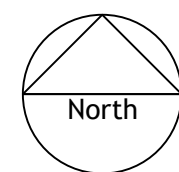
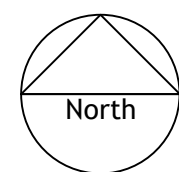


Site Location Map Scale 1:1000



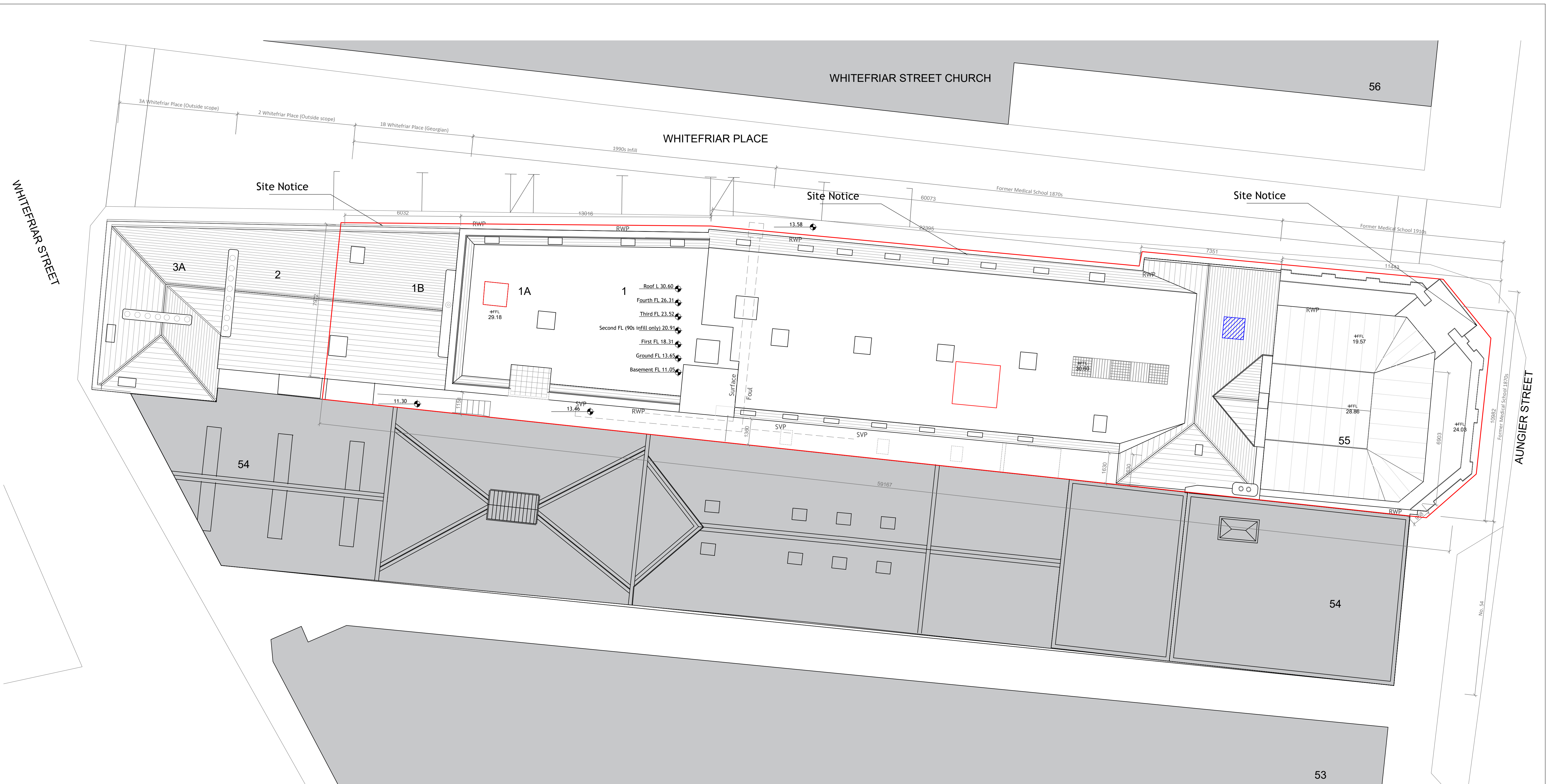
Drainage Map Scale 1:500



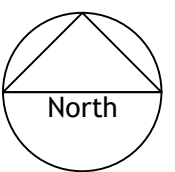
Note: Any civil/structural works shown are indicative only and must be designed by a competent person. This drawing is for planning purposes only. This drawing does not guarantee compliance with building regulations or other statutory obligations. Do not scale from drawing, use figured dimensions only.

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<b>DORMAN</b> C 1 THE STEELWORKS FOLEY STREET DUBLIN 1 IRELAND TEL 01 855 9057 email info@dorman.ie web www.dorman.ie	PROJECT	Avon House	JOB. N.O.	24 - AV0
	DRAWING	Site Location Map, Drainage map	REVISION	
Part B Submission	DATE	04.03.2026	DRAWN BY DA	
REVISION	DATE		DRAWING N.O.	24-AVA-101
CONFIRM DIMS ON SITE BEFORE FABRICATION OFF SITE. REFER ANY DISCREPANCIES TO ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT © THESE DRAWINGS WERE PREPARED FOR PLANNING PURPOSES AND PLANNING PURPOSES ALONE.		SCALE	DATE	P8
		Varies @ A1	Dec 25	



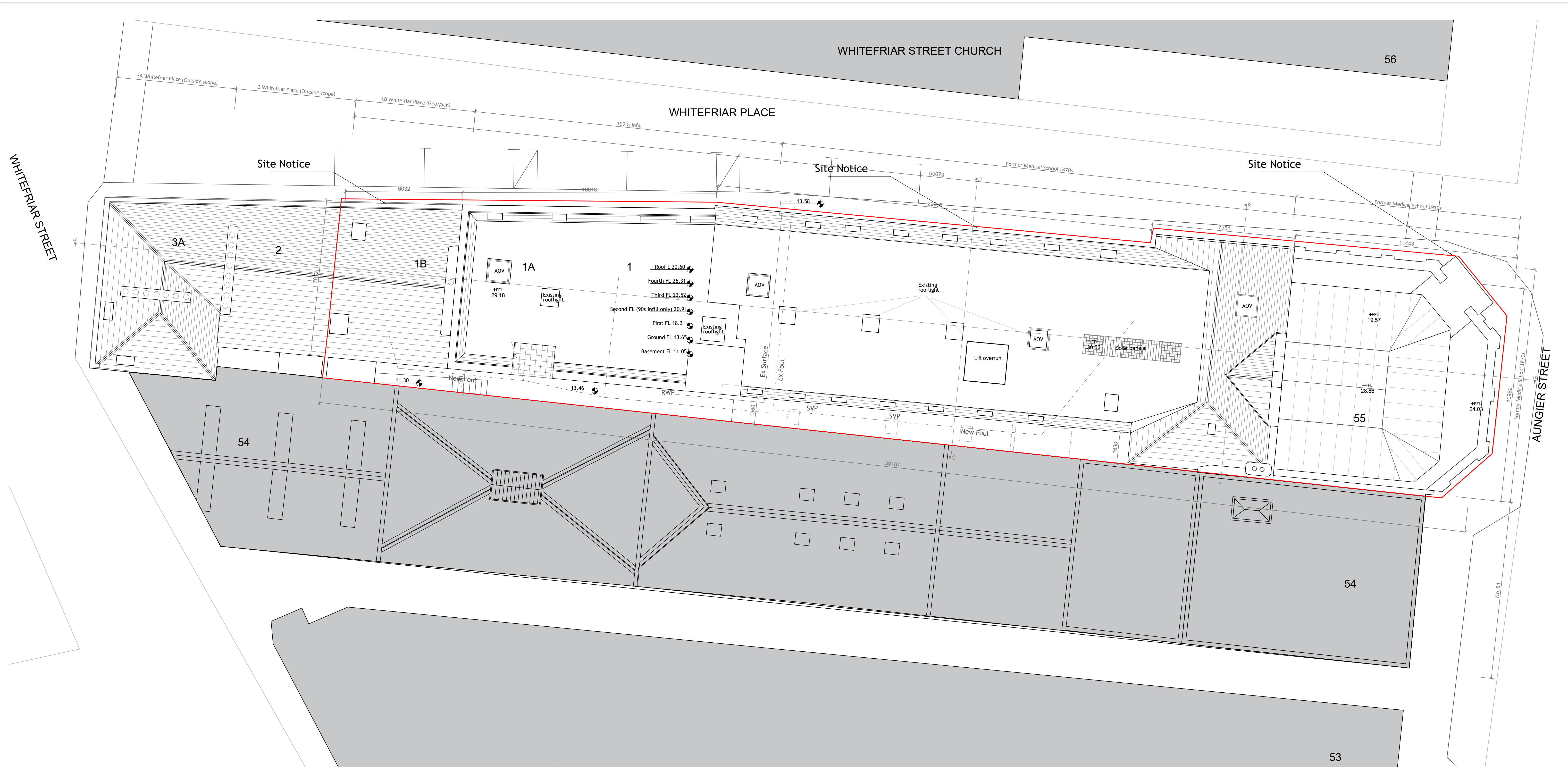
Existing Site Layout Plan / Roof Plan Scale 1:100



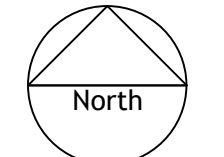
KEY	
	In applicant's ownership
	Site Boundary
	Existing Foul Drainage
	Foul Water Drainage
	Surface Water Drainage
	Boundary
	Demolitions Modern fabric
	Demolitions Historic fabric

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<b>DORMAN</b> ARCHITECTS C 1 THE STEELWORKS FOLEY STREET DUBLIN 1 IRELAND	TEL 01 855 8057 email info@dorman.ie web www.dorman.ie	PROJECT Avon House	JOB N.O. 24 - AVA
	DATE 04.03.2026	DRAWING Existing Site Layout and Roof Plan	REVISION P8
Part 8 Submission	DRAWN BY DA	DRAWING NO. 24-AVA-102	SCALE 1:100 @ A1
CONFIRM DIMS ON SITE BEFORE FABRICATION OFF SITE. REFER ANY DISCREPANCIES TO ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT © THESE DRAWINGS WERE PREPARED FOR PLANNING PURPOSES AND PLANNING PURPOSES ALONE.	DATE Dec 25		



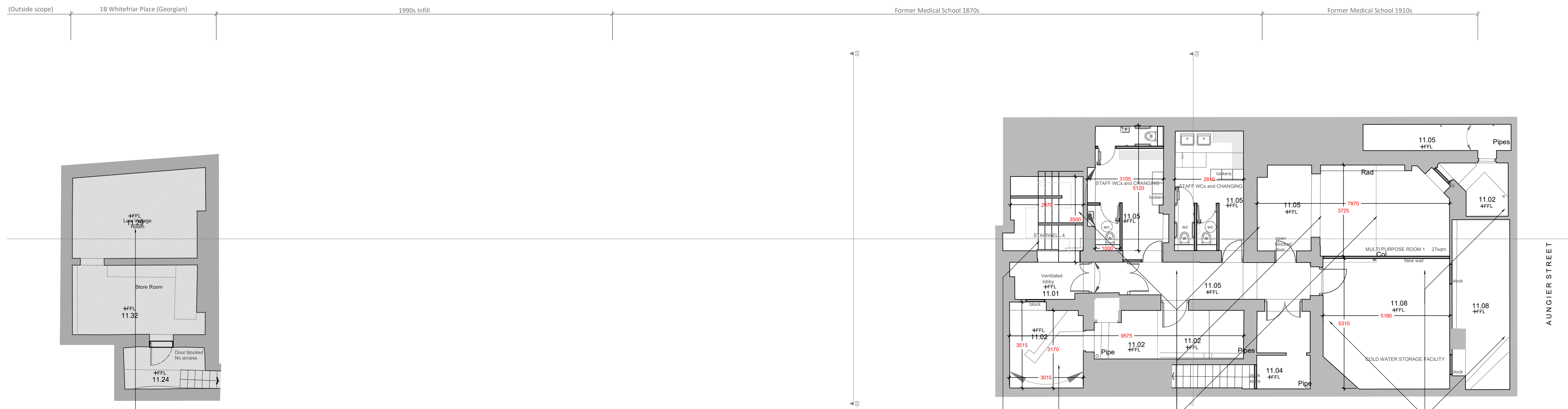
Proposed Site Layout Plan / Roof Plan Scale 1:100



Note: Any civil/structural works shown are indicative only and must be designed by a competent person. This drawing is for planning purposes only. This drawing does not guarantee compliance with building regulations or other statutory obligations. Do not scale from drawing, use figured dimensions only.  
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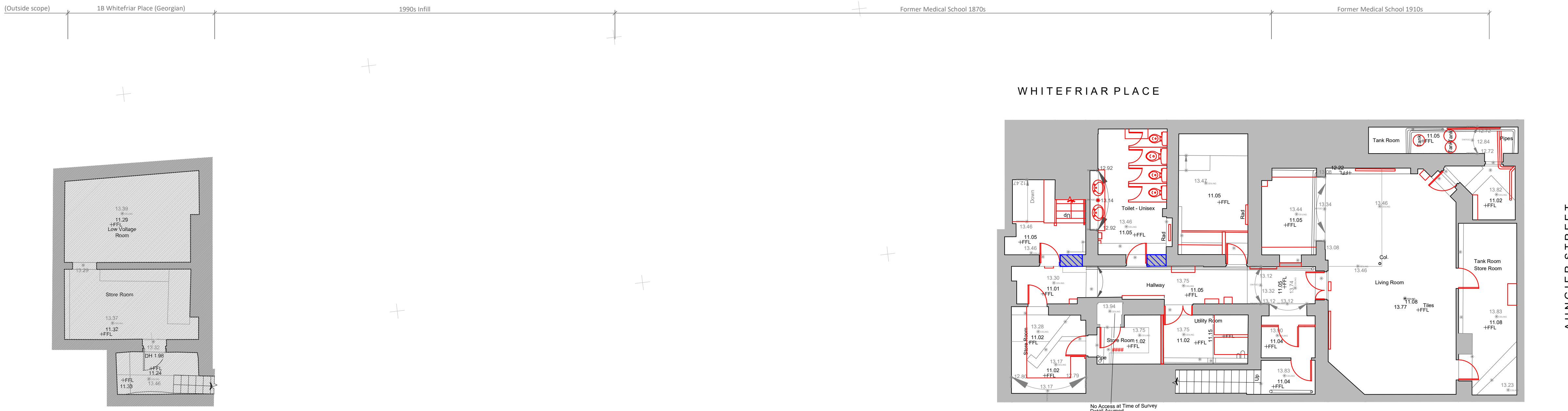
KEY	
<span style="color: blue;">—</span>	In applicant's ownership
<span style="color: red;">—</span>	Site Boundary
- - - - -	Existing Foul Drainage
- - - - -	Foul Water Drainage
- - - - -	Surface Water Drainage

<b>DORMAN</b> architect C 1 THE STEELWORKS FOLEY STREET DUBLIN 1 IRELAND TEL 01 855 9057 em:il info@dorman.ie web www.dorman.ie	PROJECT Avolon House	JOB N.O. 24 - AVA
	DRAWING Proposed Site Layout and Roof Plan	REVISION P8
Part 8 Submission REVISION DATE	04.03.2026	DRAWN BY DA DRAWING NO. 24-AVA-103 SCALE 1:100 @ A1 DATE Dec 25



**Besement below 1A Whitefriar Pl.:**  
New ceiling of 1 hour rated plasterboard to replace existing plasterboard ceiling. No other works proposed.

**Proposed Basement Floor Plan**  
Scale 1:100



**Existing Basement Floor Plan**  
Scale 1:100

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<b>DORMAN</b> architect C. J. THE STEELWORKS FOLLY STREET DUBLIN 1 IRELAND tel 01 855 9057 email info@dorman.ie web www.dorman.ie	PROJECT	Avdon House	JOB N.O.	24 - AVA
	DRAWING	Existing and Proposed Basement Plan	REVISION	
Port 8 Submission	04.03.2026	DRAWN BY DA	SCALE	DATE
REVISION	DATE	DRAWING NO.	1:100 @ A1	Dec 25
<small>CONFIRM DIMS ON SITE BEFORE FABRICATION. OFF SITE, REFER ANY DISCREPANCIES TO ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT. © THESE DRAWINGS WERE PREPARED FOR PLANNING PURPOSES AND PLANNING PURPOSES ALONE.</small>				P8

**Proposed Floor to 1B Whitefriar Pl:**  
Fire rating to be achieved by accessing floor from below, minimising disruption to historic fabric.

**Proposed Floor finish to 1B Whitefriar Pl:**  
New vinyl flooring over floating layer of OSB/Plywood to protect historic floor finish over existing floor structure.

**Proposed Wall Finishes to 1B Whitefriar Pl:**  
Modern skim finish to be removed. New breathable finish to be applied.

**Proposed Ceiling Finishes to 1B Whitefriar Pl:**  
Modern plasterboard finish to be removed. New plasterboard finish to be applied over fire safety interventions.

**Proposed Floor Finish Generally:**  
New vinyl flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

**Proposed Floor Finish in wet areas:**  
New tile flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

**Proposed Internal walls:**  
Timber or metal studs with mineral wool sound insulation between studs. Plasterboard finish each side to achieve fire ratings. Generally, painted skim finish throughout with tiling or pvc wall cladding in wet areas.

**Proposed internal faces of external walls:**  
Existing finishes to be maintained generally. Modern walls are to be finished with skimmed plasterboard. Historic masonry walls are to have non breathable finishes removed. Breathable paint finish applied.

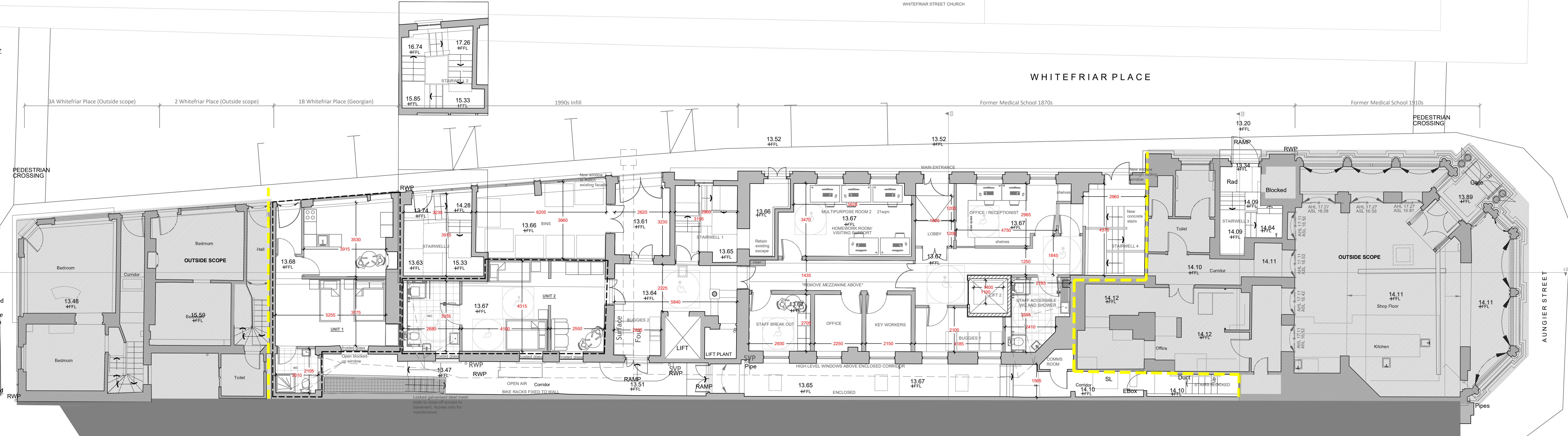
**Timber sash windows:**  
(In former medical school and 1B Whitefriar Place) To be refurbished. See Architectural Heritage Impact Assessment.

**Proposed windows: Modern aluminium windows to be retained and refurbished where necessary.**

**Modern plasterboard finish to be removed. New plasterboard finish to be applied over fire safety interventions. Historic fabric to be retained except where indicated in demolition drawings.**

Proposed Ground Floor Plan  
Scale 1:100

Insert: Under First Floor



**Existing Floor to 1B Whitefriar Pl:**  
Historic floor joists and floorboards are extant.

**Existing Floor finish to 1B:**  
Vinyl flooring over floating layer of OSB/Plywood over historic floorboards.

**Existing Wall Finishes to 1B Whitefriar Pl:**  
Modern skim finish, generally over a mix of modern cement and historic lime plaster on brickwork.

**Existing Ceiling Finishes to 1B Whitefriar Pl:**  
Modern plasterboard finish fixed to historic timber joists.

**Existing Floor Finish Generally:**  
Vinyl flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

**Existing Internal walls:**  
Timber studs with plasterboard finish. Generally, painted skim finish throughout with pvc wall cladding in wet areas.

**Existing internal faces of external walls:**  
Generally, plaster finish to modern walls. Painted finish to historic brick walls.

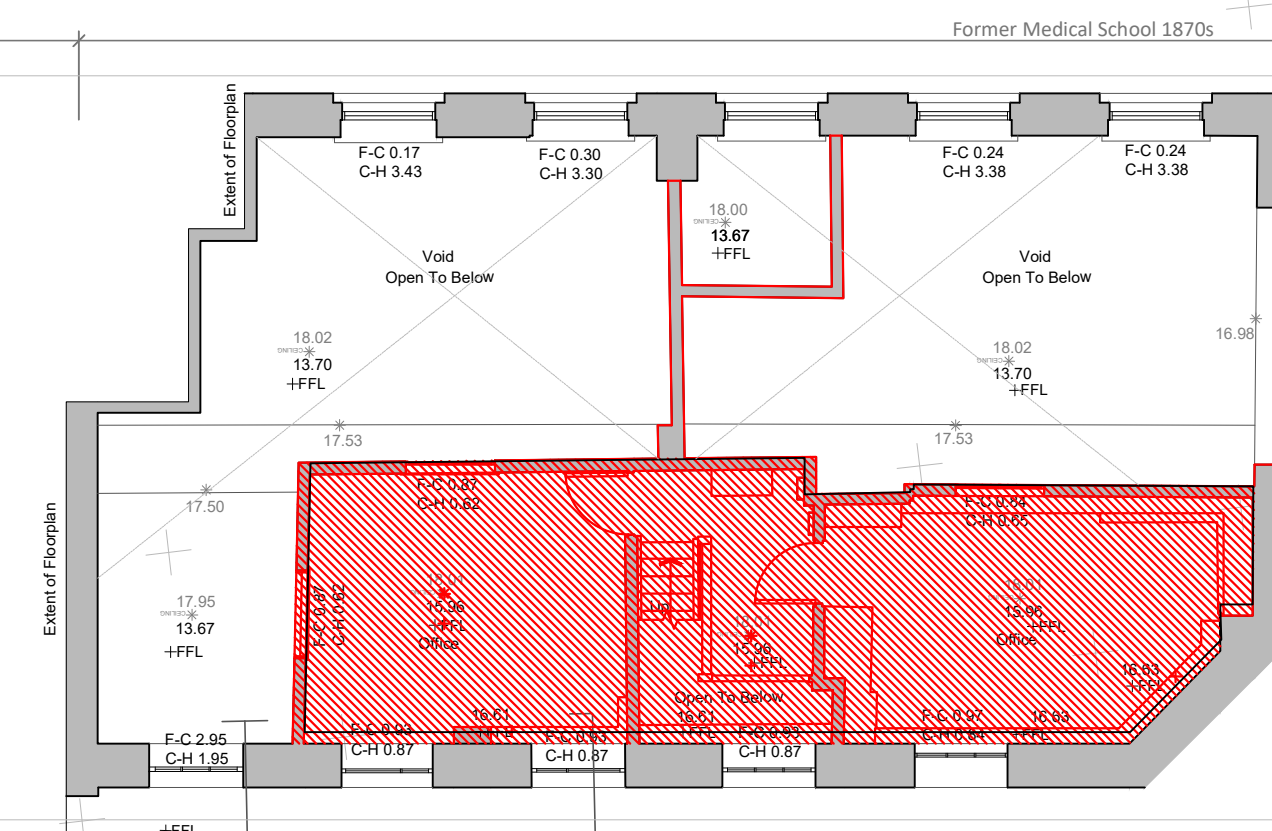
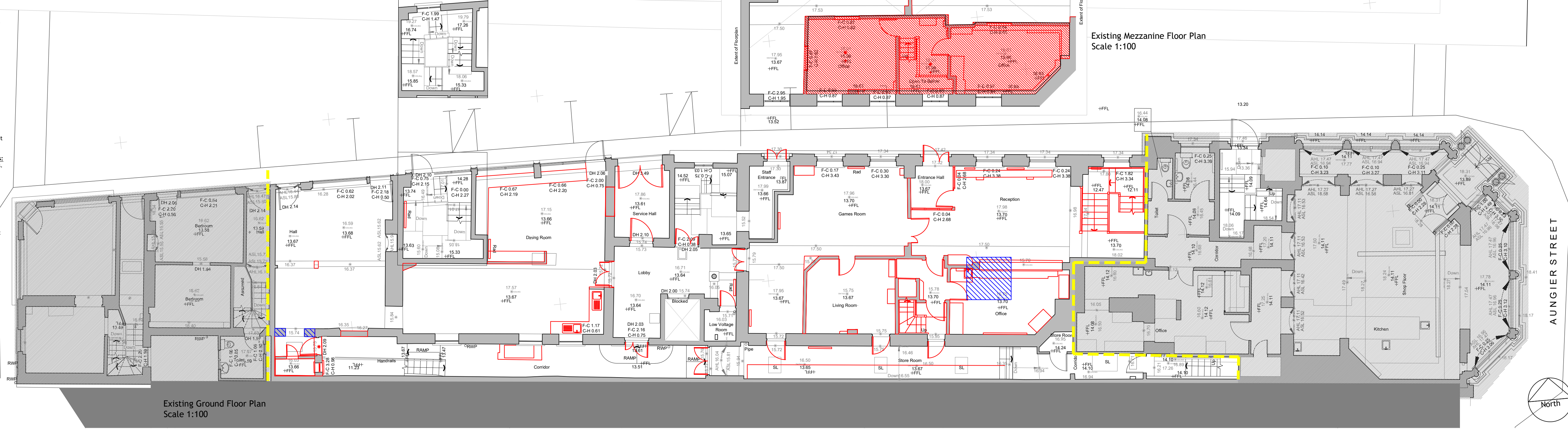
**Existing Timber Sash windows:**  
(In former medical school and 1B Whitefriar Place) Generally in fair condition but in need of repair and refurbishment.

**Existing aluminium windows:**  
Modern windows to be replaced with pvc or aluclad windows.

**Existing Ceiling Finishes:**  
In modern infill section, plasterboard finish on battens on concrete structure. In former medical school, some suspended plasterboard ceilings on modern wooden support structure. Second and fourth floors contain original exposed ceiling structures.

Existing Ground Floor Plan  
Scale 1:100

Insert: Under First Floor



Existing Mezzanine Floor Plan  
Scale 1:100

KEY	Demolitions Modern fabric	Demolitions Historic fabric	Boundary
	[Red dashed line]	[Blue hatched area]	[Yellow dashed line]

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<b>DORMAN</b> architect C 1 THE STEELWORKS FOLLY STREET DUBLIN 1 IRELAND TEL 01 855 9057 em@info@dorman.ie web www.dorman.ie	PROJECT	Avdon House	JOB NO.	24 - AVA
	REVISION	Existing and Proposed Ground Floor Plan	REVISION	
Part 8 Submission	04.03.2026	DRAWN BY DA	DATE	P8
CONFIRM DIMS ON SITE BEFORE FABRICATION OFF SITE. REFER ANY DISCREPANCIES TO ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT. © THESE DRAWINGS WERE PREPARED FOR PLANNING PURPOSES AND PLANNING PURPOSES ALONE.	DRAWING NO.	24-AVA-105	SCALE	1:100 @ A1
	DATE	Dec 25		

**Proposed Floor to 1B Whitefriar Pl:**  
Fire rating to be achieved by accessing floor from below, minimizing disruption to historic fabric.

**Proposed Floor finish to 1B Whitefriar Pl:**  
New vinyl flooring over floating layer of OSB/Plywood to protect historic floor finish over existing floor structure.

**Proposed Wall Finishes to 1B Whitefriar Pl:**  
Modern skim finish to be removed. New breathable finish to be applied.

**Proposed Ceiling Finishes to 1B Whitefriar Pl:**  
Modern plasterboard finish to be removed. New plasterboard finish to be applied over fire safety interventions.

**Proposed Floor Finish Generally:**  
New vinyl flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

**Proposed Floor Finish in wet areas:**  
New tile flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

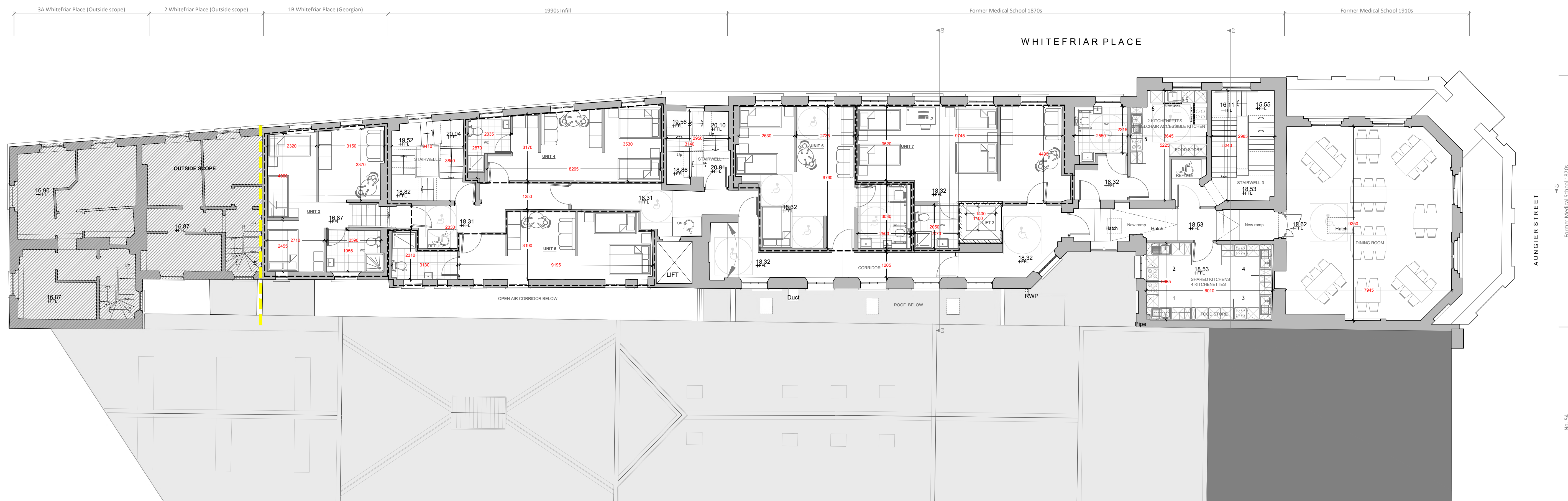
**Proposed internal walls:**  
Timber or metal studs with mineral wool sound insulation between studs. Plasterboard finish each side to achieve fire ratings. Generally, painted skim finish throughout with tiling or pvc wall cladding in wet areas.

**Proposed internal faces of external walls:**  
Existing finishes to be maintained generally. Modern walls are to be finished with skimmed plasterboard. Historic masonry walls are to have non breathable finishes removed. Breathable paint finish applied.

**Timber sash windows:**  
(In former medical school and 1B Whitefriar Place) To be refurbished. See Architectural Heritage Impact Assessment.

**Proposed windows:** Modern aluminium windows to be retained and refurbished where necessary.

**Modern plasterboard finish to be removed.** New plasterboard finish to be applied over fire safety interventions. Historic fabric to be retained except where indicated in demolition drawings.



Proposed First Floor Plan  
Scale 1:100

**Existing Floor to 1B Whitefriar Pl:**  
Historic floor joists and floorboards are extant.

**Existing Floor finish to 1B:**  
Vinyl flooring over floating layer of OSB/Plywood over historic floorboards.

**Existing Wall Finishes to 1B Whitefriar Pl:**  
Modern skim finish, generally over a mix of modern cement and historic lime plaster on brickwork.

**Existing Ceiling Finishes to 1B Whitefriar Pl:**  
Modern plasterboard finish fixed to historic timber joists.

**Existing Floor Finish Generally:**  
Vinyl flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

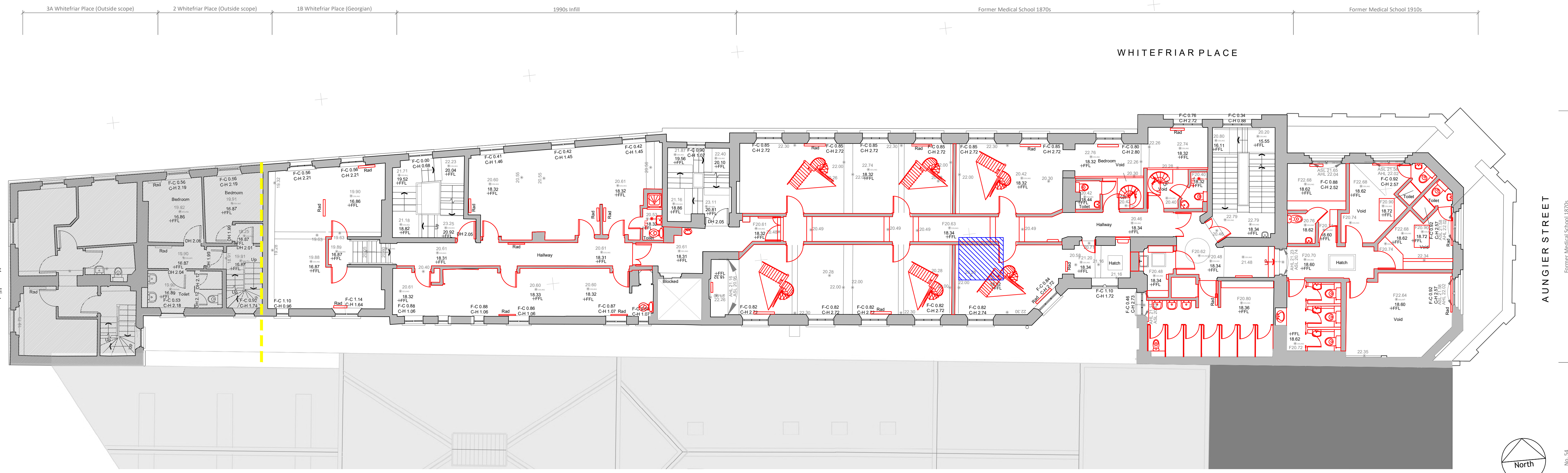
**Existing internal walls:**  
Timber studs with plasterboard finish generally, painted skim finish throughout with pvc wall cladding in wet areas.

**Existing internal faces of external walls:**  
Generally, plaster finish to modern walls. Painted finish to historic brick walls.

**Existing Timber Sash windows:**  
(In former medical school and 1B Whitefriar Place) Generally in fair condition but in need of repair and refurbishment.

**Existing aluminium windows:**  
Modern windows to be replaced with aluminium or aluclad windows.

**Existing Ceiling Finishes:**  
In modern infill section, plasterboard finish on battens on concrete structure. In former medical school, some suspended plasterboard ceilings on modern wooden support structure. Second and fourth floors contain original exposed ceiling structures.



Existing First Floor Plan  
Scale 1:100

KEY	
	Demolitions Modern fabric
	Demolitions Historic fabric
	Boundary

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 C 1 THE STEELWORKS FOLEY STREET DUBLIN 1 IRELAND TEL 01 855 9057 email info@dorman.ie web www.dorman.ie	PROJECT Avalon House	JOB NO. 24 - AVA
	DRAWING Existing and Proposed First Floor Plan	REVISION P8
Part B Submission REVISION DATE 04.03.2026	DRAWN BY DA DATE 24-AVA-106	SCALE 1:100 @ A1
DRAWING NO. 24-AVA-106 SCALE 1:100 @ A1 DATE Dec 25		

**Proposed Floor to 1B Whitefriar Pl:**  
Fire rating to be achieved by accessing floor from below, minimizing disruption to historic fabric.

**Proposed Floor finish to 1B Whitefriar Pl:**  
New vinyl flooring over floating layer of OSB/Plywood to protect historic floor finish over existing floor structure.

**Proposed Wall Finishes to 1B Whitefriar Pl:**  
Modern skim finish to be removed. New breathable finish to be applied.

**Proposed Ceiling Finishes to 1B Whitefriar Pl:**  
Modern plasterboard finish to be removed. New plasterboard finish to be applied over fire safety interventions.

**Proposed Floor Finish Generally:**  
New vinyl flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

**Proposed Floor Finish in wet areas:**  
New tile flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

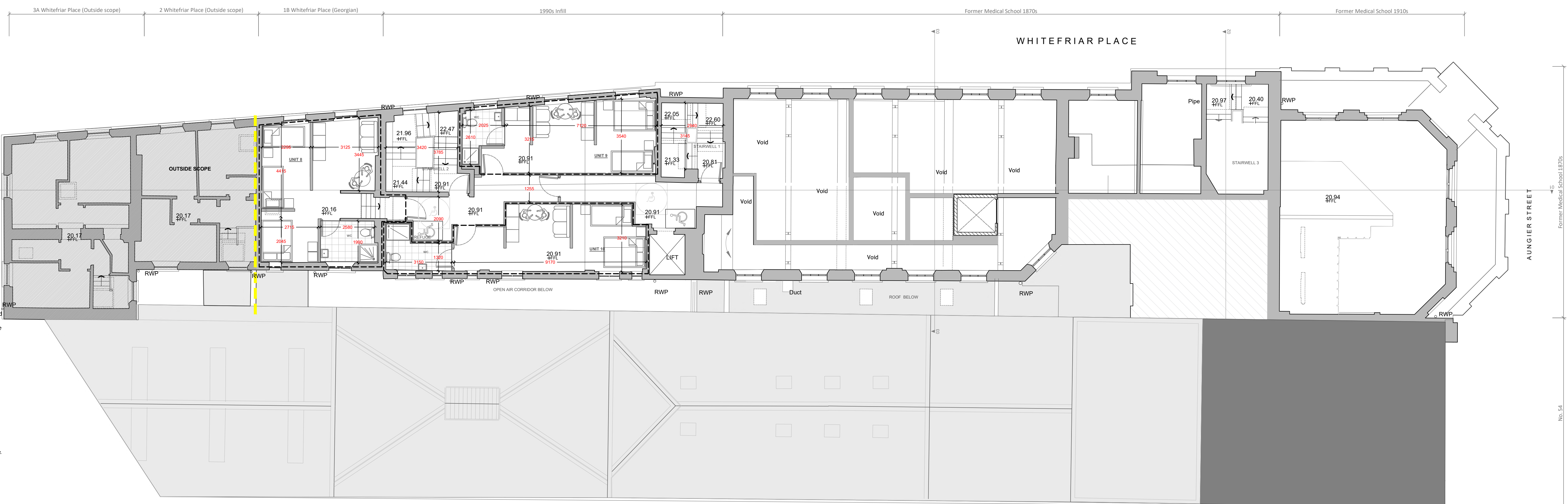
**Proposed internal walls:**  
Timber or metal studs with mineral wool sound insulation between studs. Plasterboard finish each side to achieve fire ratings. Generally, painted skim finish throughout with tiling or pvc wall cladding in wet areas.

**Proposed internal faces of external walls:**  
Existing finishes to be maintained generally. Modern walls are to be finished with skimmed plasterboard. Historic masonry walls are to have non breathable finishes removed. Breathable paint finish applied.

**Timber sash windows:**  
(In former medical school and 1B Whitefriar Place) To be refurbished. See Architectural Heritage Impact Assessment.

**Proposed windows:** Modern aluminium windows to be retained and refurbished where necessary.

**Modern plasterboard finish to be removed:** New plasterboard finish to be applied over fire safety interventions. Historic fabric to be retained except where indicated in demolition drawings.



Proposed Second Floor Plan  
Scale 1:100

**Existing Floor to 1B Whitefriar Pl:**  
Historic floor joists and floorboards are extant.

**Existing Floor finish to 1B :**  
Vinyl flooring over floating layer of OSB/Plywood over historic floorboards.

**Existing Wall Finishes to 1B Whitefriar Pl:**  
Modern skim finish, generally over a mix of modern cement and historic lime plaster on brickwork.

**Existing Ceiling Finishes to 1B Whitefriar Pl:**  
Modern plasterboard finish fixed to historic timber joists.

**Existing Floor Finish Generally:**  
Vinyl flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

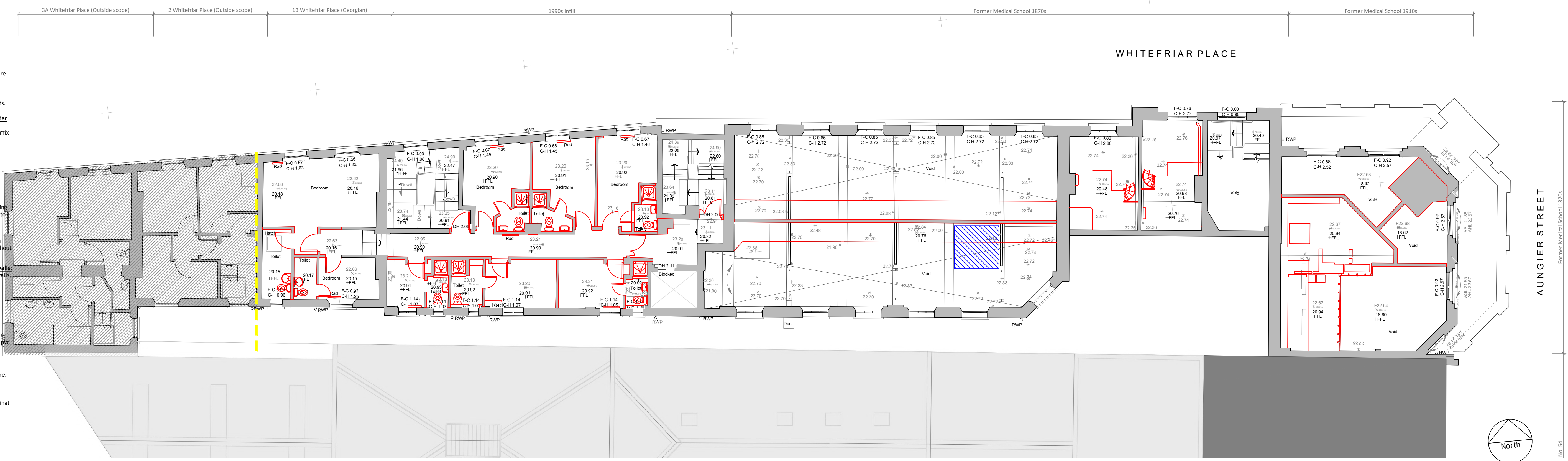
**Existing internal walls:**  
Timber studs with plasterboard finish. Generally, painted skim finish throughout with pvc wall cladding in wet areas.

**Existing internal faces of external walls:**  
Generally, plaster finish to modern walls. Painted finish to historic brick walls.

**Existing Timber Sash windows:**  
(In former medical school and 1B Whitefriar Place) Generally in fair condition but in need of repair and refurbishment.

**Existing aluminium windows:**  
Modern windows to be replaced with pvc or aluclad windows.

**Existing Ceiling Finishes:**  
In modern infill section, plasterboard finish on battens on concrete structure. In former medical school, some suspended plasterboard ceilings on modern wooden support structure. Second and fourth floors contain original exposed ceiling structures.



Existing Second Floor Plan  
Scale 1:100

<b>KEY</b>	Demolitions Modern fabric	Demolitions Historic fabric	Boundary
------------	---------------------------	-----------------------------	----------

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 C 1 THE STEELWORKS FOLEY STREET DUBLIN 1 IRELAND TEL 01 855 9057 email info@dorman.ie web www.dorman.ie	PROJECT	Avalon House	JOB N.O.	24 - AVA
	DRAWING	Existing and Proposed Second Floor Plan	REVISION	
Part 8 Submission	04.03.2026	DRAWN BY DA		
REVISION	DATE	DRAWING NO.	SCALE	DATE
		24-AVA-107	1:100 @ A1	Dec 25



**Proposed Floor Finish Generally:**  
New vinyl flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

**Proposed Floor Finish in wet areas:**  
New tile flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

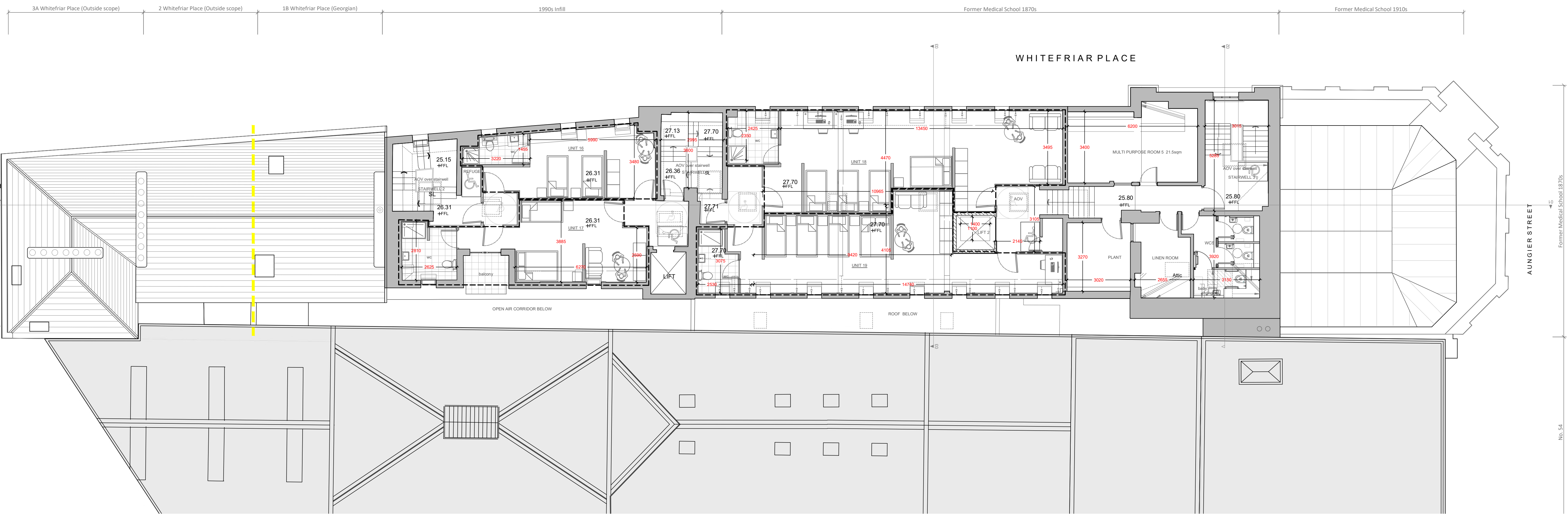
**Proposed internal walls:**  
Timber or metal studs with mineral wool sound insulation between studs. Plasterboard finish each side to achieve fire ratings. Generally, painted skim finish throughout with tiling or pvc wall cladding in wet areas.

**Proposed internal faces of external walls:**  
Existing finishes to be maintained generally. Modern walls are to be finished with skimmed plasterboard. Historic masonry walls are to have non breathable finishes removed. Breathable paint finish applied.

**Timber sash windows:**  
(In former medical school and 1B Whitefriar Place) To be refurbished. See Architectural Heritage Impact Assessment.

**Proposed windows:** Modern aluminium windows to be retained and refurbished where necessary.

**Modern plasterboard finish to be removed.** New plasterboard finish to be applied over fire safety interventions. Historic fabric to be retained except where indicated in demolition drawings.



Proposed Fourth Floor Plan  
Scale 1:100

**Existing Floor Finish Generally:**  
Vinyl flooring over existing floor structure. Over historic floors a floating layer of OSB/Plywood to be included to protect historic floor finish.

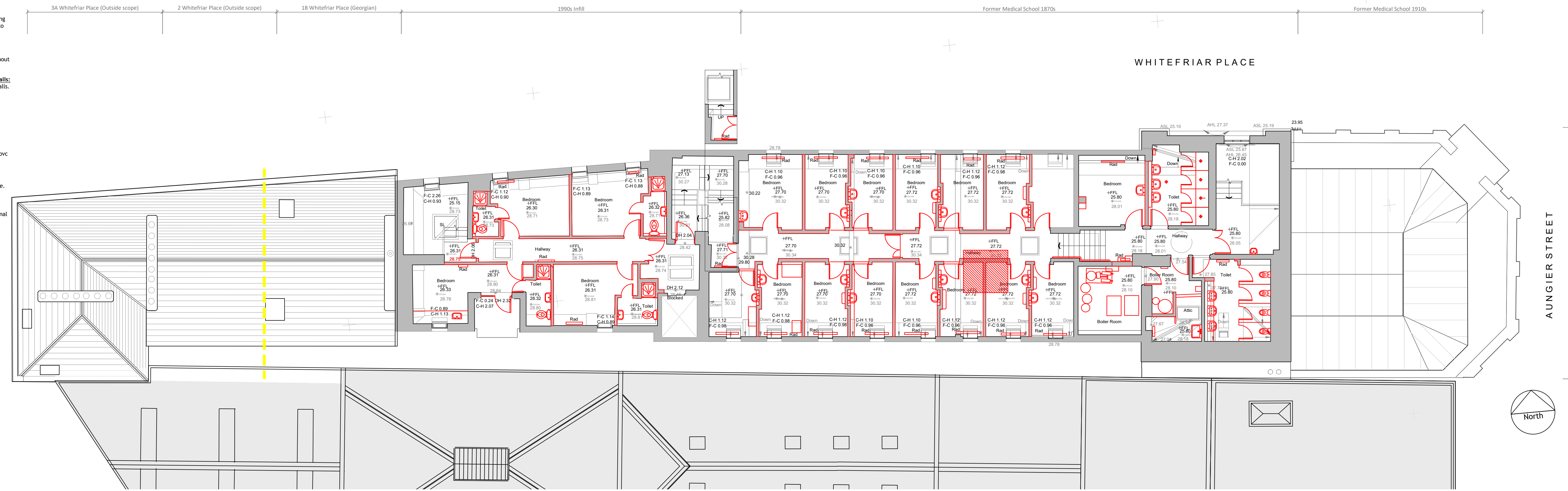
**Existing internal walls:**  
Timber studs with plasterboard finish. Generally, painted skim finish throughout with pvc wall cladding in wet areas.

**Existing internal faces of external walls:**  
Generally, plaster finish to modern walls. Painted finish to historic brick walls.

**Existing Timber Sash windows:**  
(In former medical school and 1B Whitefriar Place) Generally in fair condition but in need of repair and refurbishment.

**Existing aluminium windows:**  
Modern windows to be replaced with pvc or alucad windows.

**Existing Ceiling Finishes:**  
In modern infill section, plasterboard finish on battens on concrete structure. In former medical school, some suspended plasterboard ceilings on modern wooden support structure. Second and fourth floors contain original exposed ceiling structures.



Existing Fourth Floor Plan  
Scale 1:100

KEY	
	Demolitions Modern fabric
	Demolitions Historic fabric
	Boundary

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 C 1 THE STEELWORKS FOLEY STREET DUBLIN 1 IRELAND TEL 01 855 9057 email info@dorman.ie web www.dorman.ie	PROJECT	Avdon House	JOB NO.	24 - AVA
	DRAWING	Existing and Proposed Fourth Floor Plan	REVISION	
Part 8 Submission	04.03.2026	DRAWN BY DA		
REVISION	DATE	DRAWING NO.	SCALE	DATE
		24-AVA-109	1:100 @ A1	Dec 25

P8