

REF.: 91A/0117

CERTIFICATE NO: 24164

PROPOSAL: Extension to Rent entrance Road
 LOCATION: Main Street Tallaght D24
 APPLICANT: John Mulvey

1	2	3	4	5	6	7
Dwellings/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	€332					
	€216					
	€500 per M ² in excess of 500M ² Min. €40					
metres ²	€11.75 per M ² of 250					
x .1 hect.	€235 per hect. of 2500					
x .1 hect.	€235 per hect. of 2500					
x .1 hect.	€235 per hect. of 2500					
	€100					
x metres ²	€10 per M ² of 250					
x 1,000m ²	€10 per 1,000m ² of 250					
x .1 hect.	€235 per hect. of 2500	€40	€40	—		

Column 1 Certified: Signed: *[Signature]* Grade: D/T Date: 11/2/91

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade: S W Date: 7/2/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Seol aon fhreagra chun
Reply to)

AN RÚNAÍ
(The Secretary)

faoin uimhir seo:-
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

17

2/50719

Teléfono 01/28231 771881

13 March, 1991.

Dear Sir,

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	15/3/91
Time	12:45

Re: Planning Applications which might affect the use
of Casement Aerodrome, Baldonnel, Co. Dublin.

I am directed by the Minister for Defence to refer to applications:

- 90A/2147 - Sprucefield Developments Ltd., Buckandhounds, Clondalkin.
- 91A/0091 - Pumpower Ltd/D & B Gray Ltd., Unit No. 20, Cookstown Industrial Estate, Dublin 24.
- 91A/0098 - Kelland Homes Ltd., Cherrywood Drive, Nangor Road, Clondalkin.
- 91A/0106 - Southside Taverns Ltd., The Foxes Covert, Main Street, Tallaght.
- 91B/0053 - Mr. S. McAuley, 1 Bancroft Avenue, Tallaght, Dublin 24.
- 91B/0072 - Mr. & Mrs. D. McAuley, 70 Coolamber Drive, Rathcoole.
- 91B/0073 - Mr. J. Deans, 33 Oak Downs, Clondalkin.
- 91A/0117 - J. Mulvey, Main Street, Tallaght.
- 91A/0124 - I.B.M. Ireland Ltd., Unit 31 on the corner of Airton Road and Broomhill Road, Tallaght.
- 91A/0125 - Gay Carter, Springfield, Kingston, Blessington Road, Tallaght.
- 91A/0126 - Mr. J. McNally, Peamount Road.
- 91A/0132 - Irish Biscuits Limited, Belgard Road, Tallaght.
- 91A/0136 - Gregory Allen, Hazelhatch Road, Newcastle.
- 91B/0085 - Mr. J. Purcell, Castle Road, Saggart.
- 91B/0086 - R. Flynn, 13 The Drive, Millbrook Lawns, Tallaght.
- 91B/0100 - B. Rogers, 39 Alderwood Park, Springfield, Tallaght.
- 91B/0101 - D. McCarthy, 81 Lanndale Lawns, Tallaght.

/.....

P. 104/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0117

Date Received : 4th February 1991

Correspondence : P. M. Ging, Architect,
Name and : "Laureston",
Address : Monastery Road,
Clondalkin, Dublin 22.

Development : extension to approved entrance front to solicitors
office

Location : Main Street, Tallaght.

Applicant : J. Mulvey,

App. Type : Permission

Zoning : 'A'

CONTRIBUTION:
Standard: <i>Nil</i>
Roads: <i>NO add</i>
S. Sers: <i>Services</i>
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Report of the Dublin Planning Officer dated 1st March, 1991.

This application is for permission for an extension to an already approved entrance (shop) front to a solicitors office at Main Street, Tallaght.

ZONING AND PLANNING HISTORY

The site is located in an area which, although in the commercial heart of Tallaght Village, is zoned 'residential'. (This zoning is proposed to be changed to 'commercial' in the new Draft Development Plan).

The previously approved shop front (Reg. Ref. 90A/1981) extends over an area of the ground floor facade of the building which is slightly wider than that here being applied for. That application also sought the retention of two signs. One ^{of these} was a hanging sign on the front facade of the building and this was granted permission. The second sign was (and still is) located on the west gable of the building. This was refused in a split decision which reasoned that this sign could not be retained because it detracts from the visual amenity of the street.

An Enforcement File (Ref. 2862A) relating to this sign is still current and a further request to remove it in the light of the above refusal has been replied to in a letter dated 11th February, 1991, which refers to the 90A-1981 shopfront permission and indicates that the sign will be removed "shortly".

PLANNING COMMENT

The applicants now seek to extend the traditional-style shopfront, previously approved, across the frontage of the building to include

A

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0117

Page No: 0002

Location: Main street, Tallaght

an area for which they have since negotiated a lease. The applicants appear to occupy the entire upper floor of the building and now seem set to occupy the majority of the ground floor. The western end of the ground floor and an old ground floor extension to the eastern end of the building remain outside their control. ~~and~~ Given the poor quality of their facades with some ~~poor~~ poor signage on this recently upgraded streetscape, this is unfortunate as the proposed shopfront is a very acceptable improvement to the facade of the overall building.

The drawing lodged with the current application shows the gable mounted sign (which is the subject of enforcement action and for which retention has been refused) as "sign to be removed (possible replacement by smaller sign to be discussed)". No such discussion has taken place and no change in policy regarding this sign is recommended here.

I recommend that a decision to grant permission be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following () conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That the existing sign at first floor level on the west gable wall, and for which permission for retention has already been refused (Reg. Ref. 90A-1981), be removed before any construction work on the site commences.

02 REASON: In the interest of the proper planning and development of the area.

03 That no advertising sign or structure, ^{including those which would otherwise constitute exempted development} be erected ~~except those which are~~ exempted development, without prior approval of Planning Authority.

REASON: In the interest of the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0117

Page No: 0003

Location: Main Street, Tallaght

Endorsed: *[Signature]*
for Principal Officer

[Signature] Richard Cresswell
for Dublin Planning Officer
SEP
4.3.91

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (3) conditions set out above is hereby made.

Dated: 7 March 1991 *[Signature]*
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephones. (01)724755
Fax. (01)724896

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 1104 /91 Date of Decision : 7th March 1991

Register Reference : 91A/0117 Date Received : 4th February 1991

Applicant : J. Mulvey,

Development : extension to approved entrance front to solicitors
office

Location : Main Street, Tallaght

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin
County Council, being the Planning Authority for the County Health
District of Dublin, did by Order dated as above make a decision to
GRANT PERMISSION in respect of the above proposal.

subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 3.....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date: 11.3.91.....

P. M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin, Dublin 22.

NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Reg.Ref. 91A/0117
Decision Order No. P/ 1104 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

C O N D I T I O N S / R E A S O N S

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That the existing sign at first floor level on the west gable wall, and for which permission for retention has already been refused (Reg. Ref. 90A-1981), be removed before any construction work on the site commences.

02 REASON: In the interest of the proper planning and development of the area.

03 That no advertising sign or structure, including those which would otherwise constitute exempted development, be erected without prior approval of the Planning Authority.

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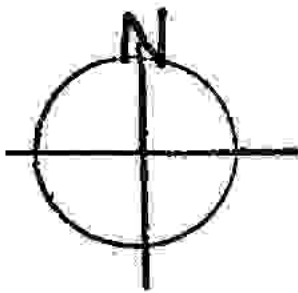
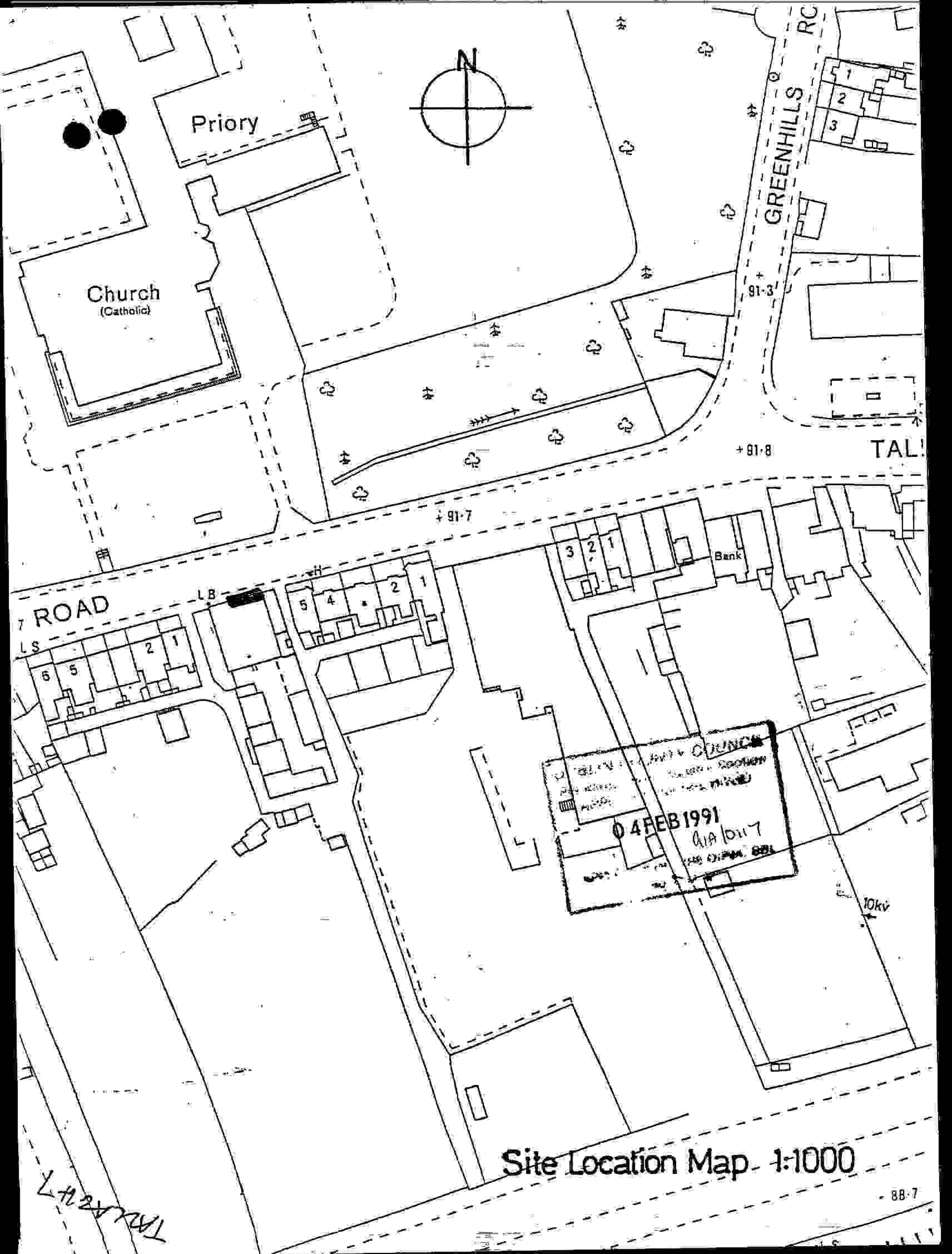
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Priory

Church
(Catholic)

GREENHILLS

ROAD

Bank

04 FEB 1991

AIA 10117

88-7

Site Location Map - 1:1000

88-7

TAK 27/7/91

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0117

Date : 6th February 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : extension to approved entrance front to solicitors
office

LOCATION : Main Street, Tallaght

APPLICANT : J. Mulvey,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 4th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

P. M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin, Dublin 22.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building MAIN ST. TALLAGHT, DUBLIN 24
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MR. JOHN MULVEY

Address MAIN ST. TALLAGHT, DUBLIN 24

Tel. No.

4. Name and address of P. M. GING ARCHITECT
person or firm responsible "LAURESTON" MONASTERY RD CLONDALEIN DUBLIN 22.
for preparation of drawings

5. Name and address to which P. M. GING, ABNE
notifications should be sent

FEE PAID 40 DATE 5/2
N 31125

8. Brief description of proposed development EXTENSION TO APPROVED ENTRANCE FRONT

7. Method of drainage

8. Source of Water Supply

9. In the case of any building or buildings to be retained on site, please state:

(a) Present use of each floor or use when last used. OFFICE USE, GROUND AND FIRST FLOOR.

(b) Proposed use of each floor SAME.

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No

11.(a) Area of Site 195 Sq. m.

(b) Floor area of proposed development - Sq. m.

(c) Floor area of buildings proposed to be retained within site 184 Sq. m.

04 FEB 91

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) LEASEHOLD.

13.Are you now applying also for an approval under the Building Bye Laws?
Yes No Place / in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

15.List of documents enclosed with

COVERING LETTER, NEWSPAPER NOTICE,
4 COPIES OF SITE LOCATION MAP AND DRAWING.

16.Gross floor space of proposed development (See back) Sq. m.

No of dwellings proposed (if any) Class(es) of Development 11

Fee Payable £ 40 Basis of Calculation MINIMUM CHARGE

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) N. Mulvey Date 31.1.91

Application Type P FOR OFFICE USE ONLY

Register Reference 918/0117

2.80

Amount Received £

Receipt No

Date

Irish
less
30/1/91

application
to be granted
for extension to approved
entrance front to solicitors office
at main street, Tallaght, by P.M. GING
architect, Clondalein, Dublin 22.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lt. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min. £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

CASH

CH

M.O.

B.L.

I.T.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N-31175

£40.00

Received this

from JK Mulvey 5th day of February 1991

Maia Street, Tallaght

the sum of

forty

Pounds

application at above

Pence, being for for planning

Michael O'Hara

Cashier



S. CAREY
Principal Officer

Class

1

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M Ging Dip Arch MRBAI

31 January 1991

John L Mulvey & Co, Solicitors Office, Main St, Tallaght

Dear Sirs

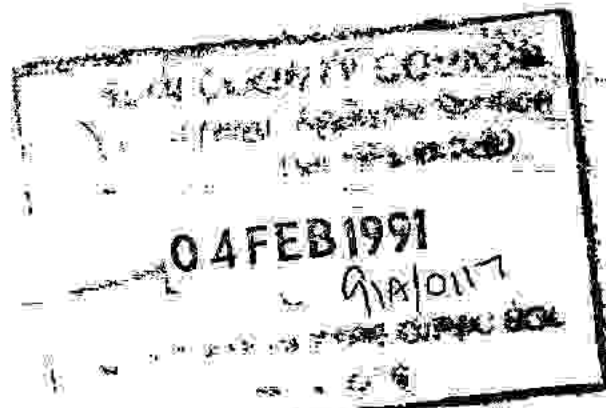
Further to our recent planning application for a Shopfront, approved on 14 December 1990 (Ref. 90A-1981), Mr Mulvey has since been able to negotiate leasing another part of the Ground Floor.

Accordingly, we would like to extend the traditional style shopfront across the extended area, as shown on the enclosed drawing.

Yours faithfully

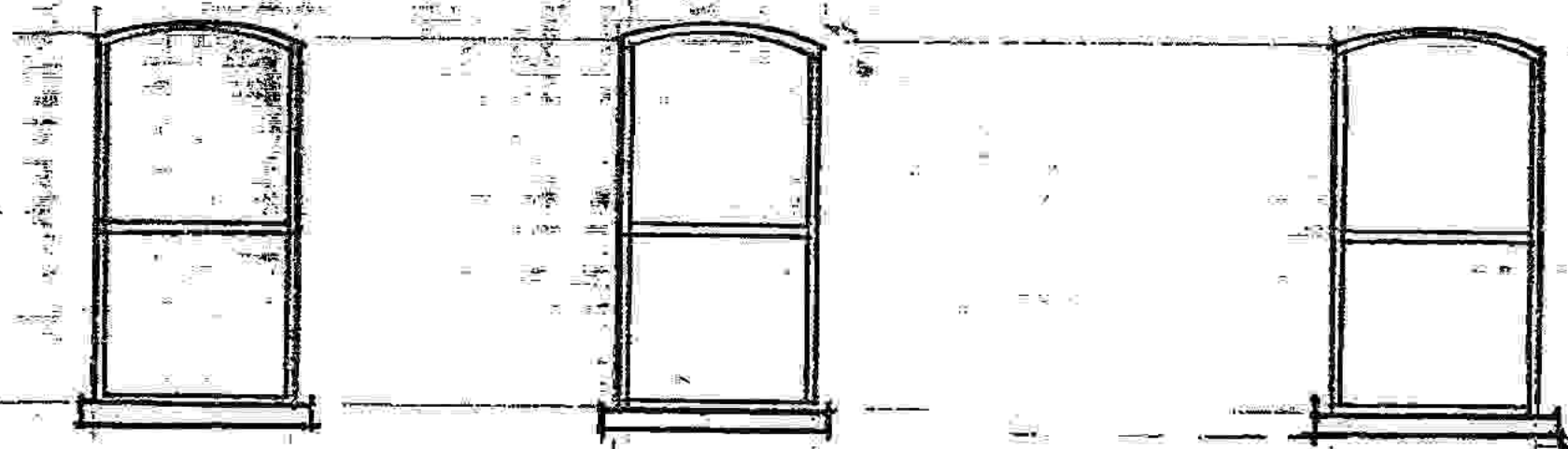
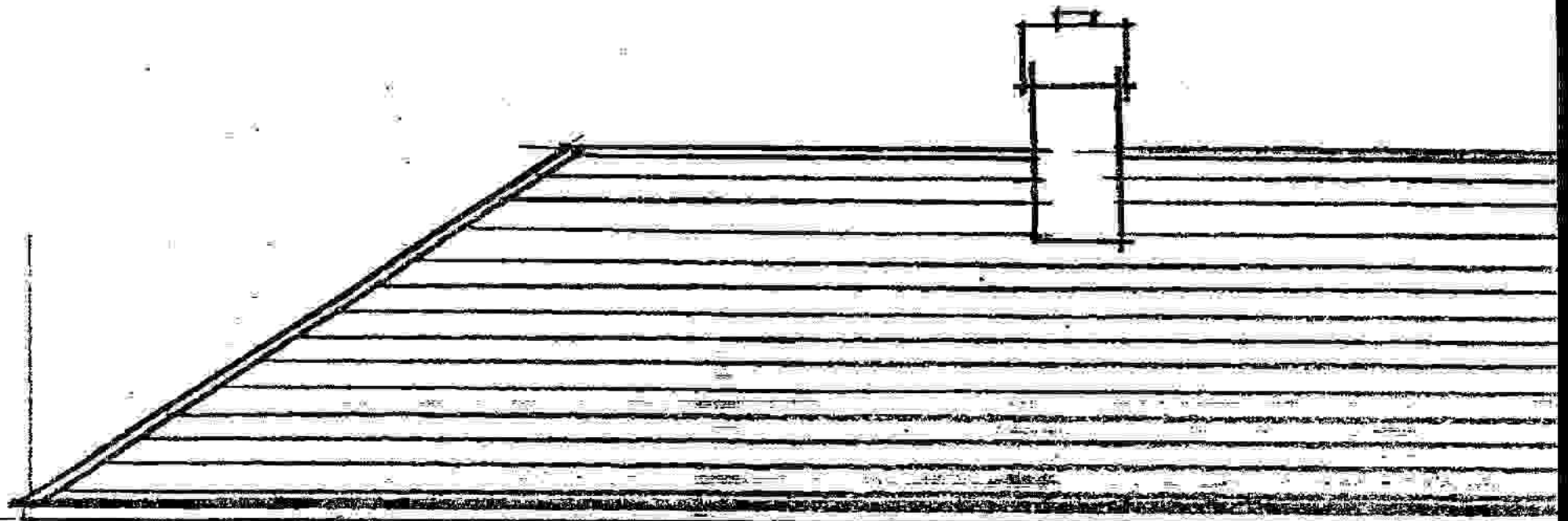


Peter Ging



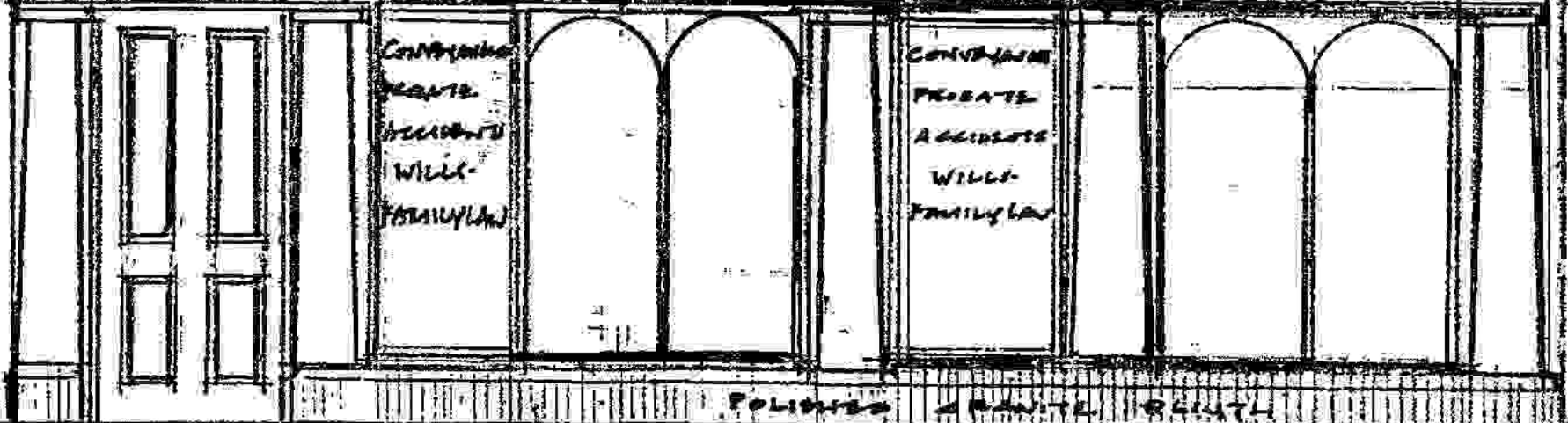
04 FEB 91

Encl: as above



TRADITIONAL STYLE TIMBER
SHAPED, PAINTED DARK GREEN
W/ GOLD LETTERS, HAND PAINTED

John L. Mulvey & Co. Solicitors & Commissioner for Oaths



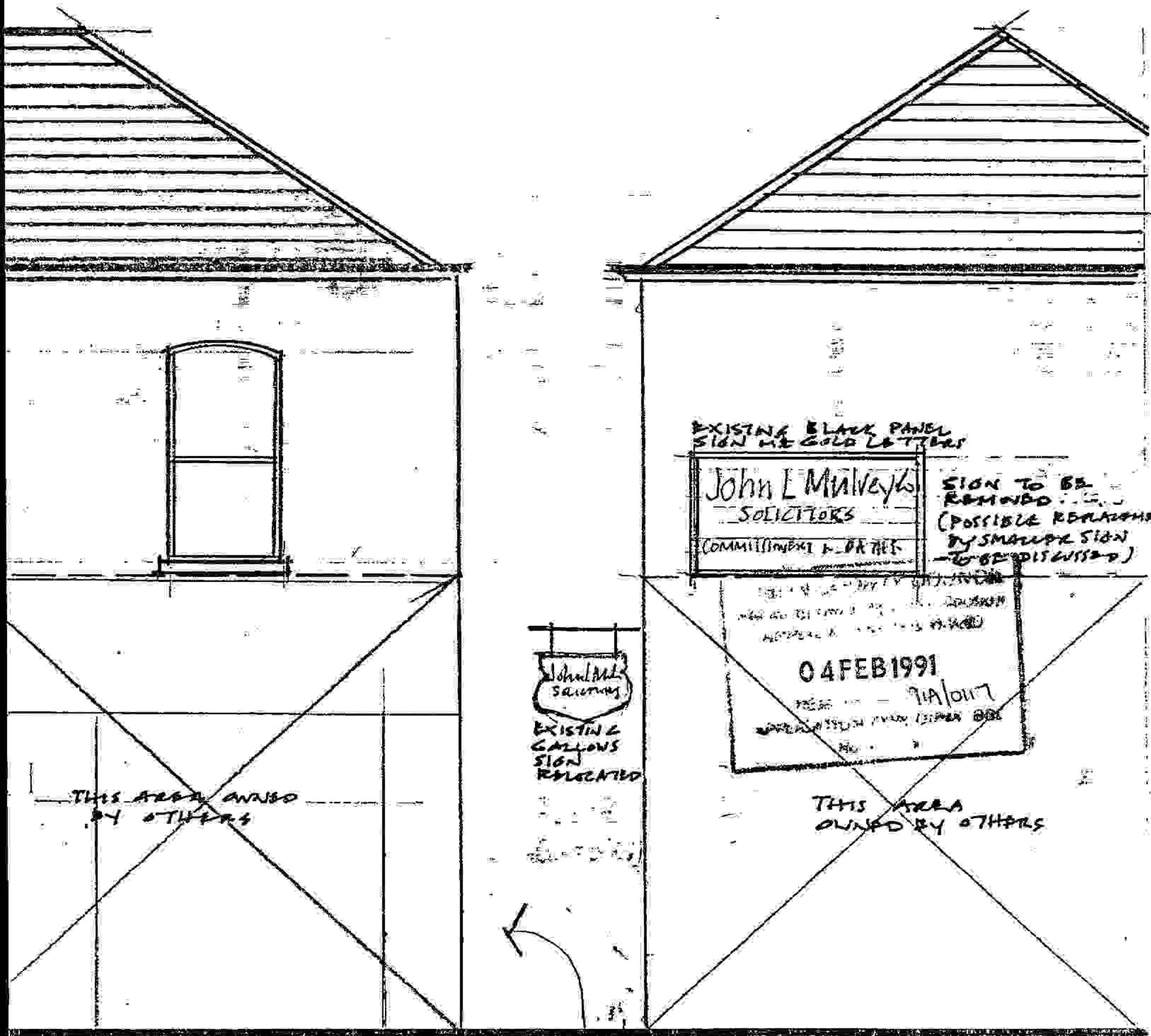
EXISTING
PAVING DOOR

ALREADY
APPROVED FRONT

PROPOSED
ADDITIONAL FRONT

ELEVATION to MAIN STREET SCALE 1/4"=1'0"

143 S. 4th



THIS AREA OWNED BY OTHERS

EXISTING BLACK PANEL SIGN IN GOLD LETTERS

John E. Mulvey &
SOLICITORS
COMMISSIONER & PARTNER

SIGN TO BE REMOVED
(POSSIBLE REPLACEMENT BY SMALLER SIGN TO BE DISCUSSED)

John E. Mulvey &
Solicitors

EXISTING GALLONS SIGN RELOCATED

04 FEB 1991

7A/017

THIS AREA OWNED BY OTHERS

GABLE END

D