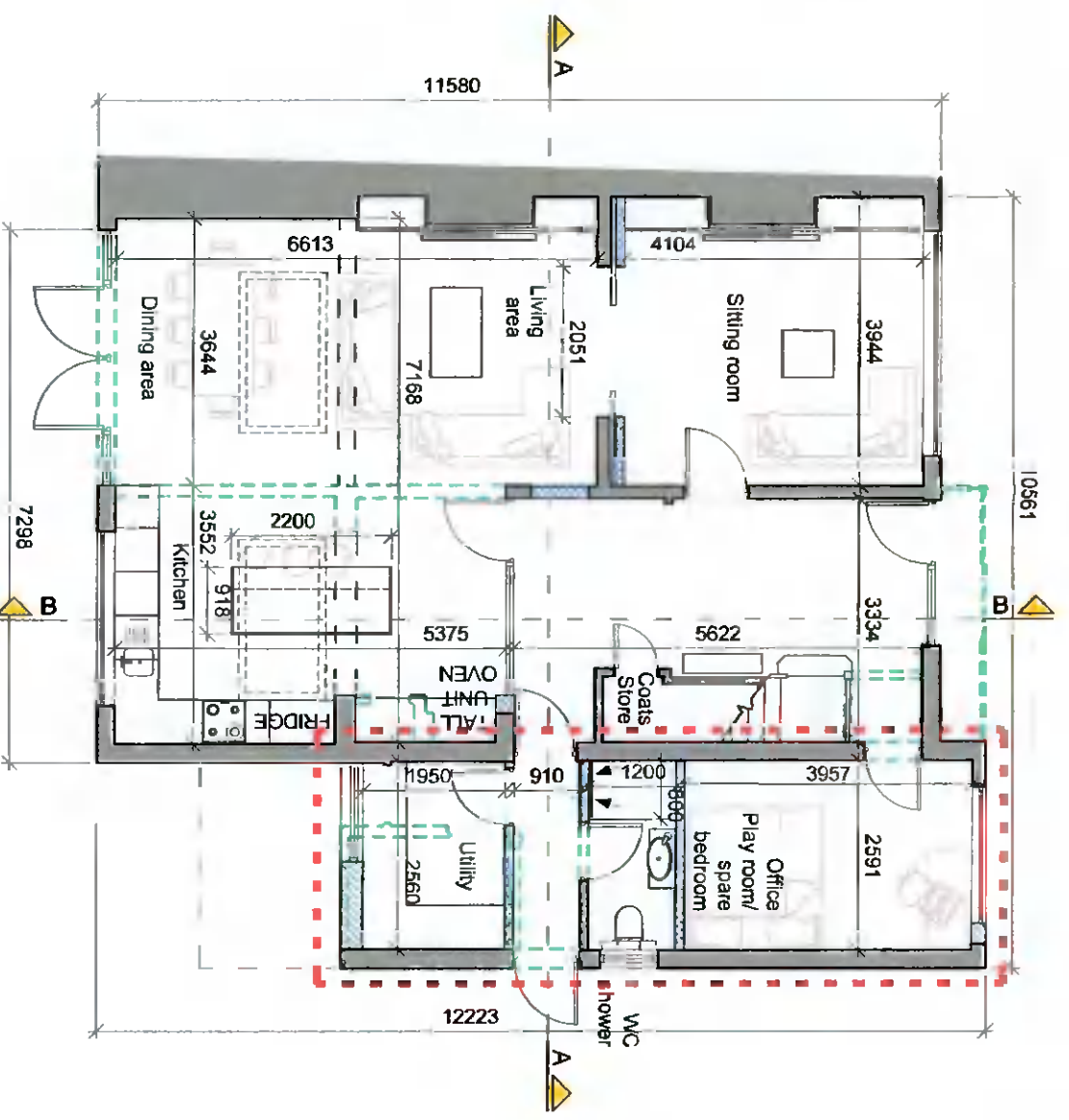
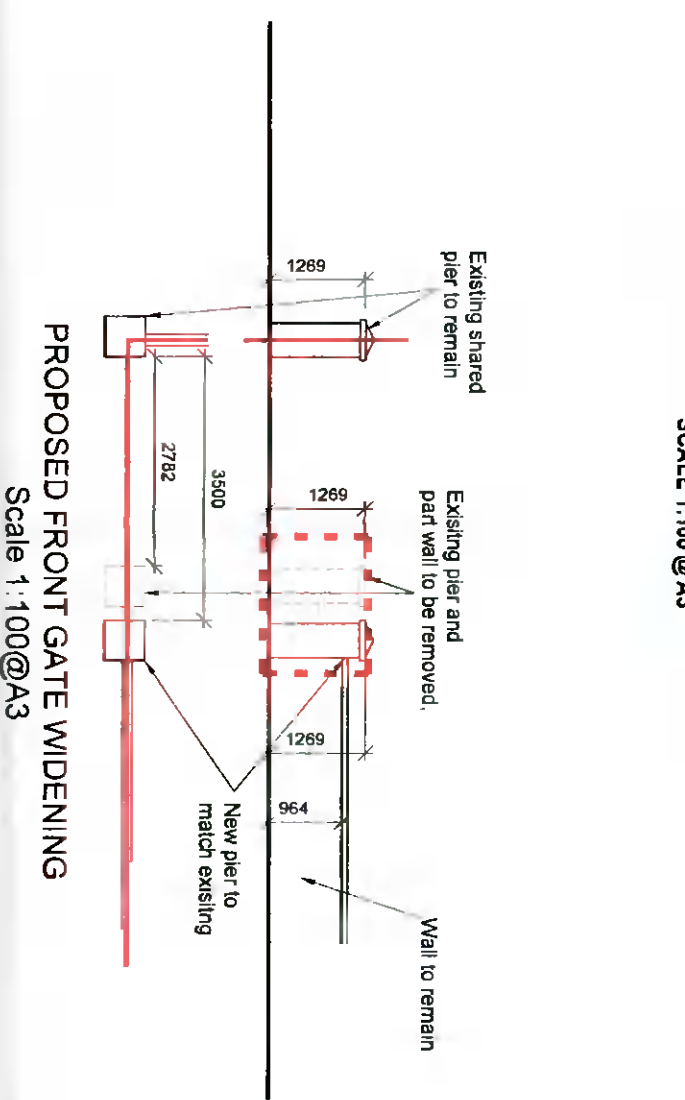


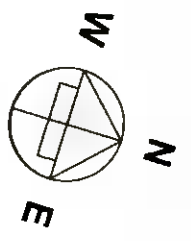
**PROPOSED SITE LAYOUT PLAN**  
SCALE 1:200 @ A3



**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:100 @ A3



**PROPOSED FRONT GATE WIDENING**  
Scale 1:100@A3



- Existing walls
- Proposed walls
- Proposed Partitions
- Walls to be demolished
- Subject to Planning
- Site Boundary

- NOTES:
- This drawing is for PLANNING INFORMATION purposes only and is not intended for any other use.
  - All dimensions are approximate only.
  - All new foul drainage is to connect to the existing public foul drainage system.
  - This drawing is COPYRIGHT. No work or designs shown on this drawing shall be reproduced without written permission.

- New Roof:**  
Roof tiles to match existing as near as possible in style & colour.
- New Roof Windows:**  
"Velux" type roof windows to further selection.
- New Dormer type roof windows:**  
Zinc metal, or similar approved to selected grey colour, with standing seams.
- New Rainwater Goods:**  
Rainwater goods in UPVC or Zinc, black or grey.
- New Chills:**  
Chills in concrete painted, granite or pressed metal in selected colour.
- New Plinths:**  
Plinths in sand / cement render.
- New Soffits & Fascias:**  
Soffits & fascias grey PVC or Zinc.
- New Wall Finish:**  
Wall finish in sand / cement render with smooth finish painted selected colour & selected brick where indicated.
- New Windows & Doors:**  
Double / triple glazed windows & doors in timber, aluclad, aluminium or upvc in off white or gray.
- New Flat roof:**  
Proprietary flat roof finish system membrane, Resitix or similar approved, with concrete or stone capping as indicated.
- New patios, paths and hard surfaces:**  
Will be laid on well graded "gn" sand, 2.5mm apart, with joints filled with kiln dried fine sand. Surface water to be discharged locally, no rain water will be discharged to public Sewer.

IT IS PROPOSED TO RE-USE EXISTING SURFACE WATER, FOUL WATER AND WATER/MAIN NETWORK. THERE IS NO INCREASE IN IMPERMEABLE HARD SURFACE AREA. ANY INTERNAL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS, IRISH WATER STANDARDS AND GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS. IT IS PROPOSED TO INSTALL NEW RAIN WATER BUTT FOR HARVESTING RAIN WATER FOR GARDEN USE

PATRICIA ROGALA MR/MI 81 Barton Rd, Extension, Rathfarnham, D14

Description: Extension to 3 Newlands Park

Client: Orta & Andrew Mckeon Scale: AS NOTED @ A3

Drawing: Proposed Plans 26.10.2021

M. 086 401 6627 - patrycja@progdia.ie, www.progdia.ie

2104-D-3

New Pl.

Do not scale - Use figured dimensions only - All dimensions are in millimetres - All dimensions to be checked on site - Any discrepancies are to be reported immediately to the Architect

| REV | DATE | DRN BY | CD BY | APP BY | DESCRIPTION |
|-----|------|--------|-------|--------|-------------|
|     |      |        |       |        |             |