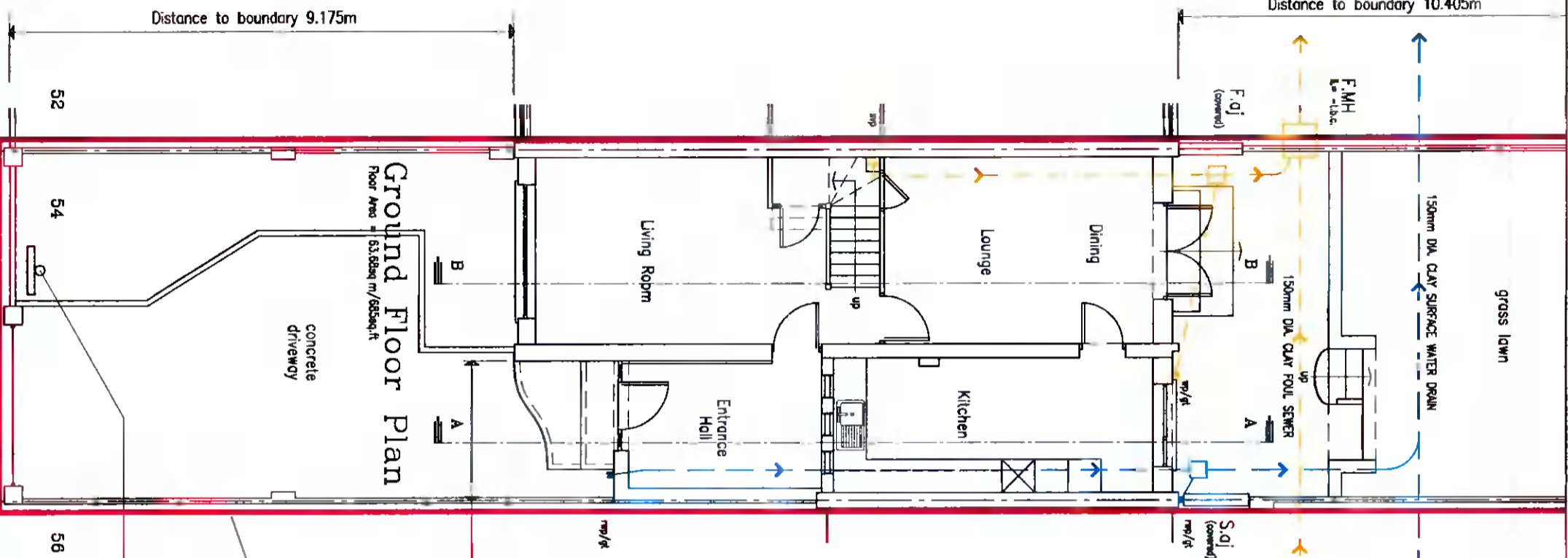


Site Block Plan

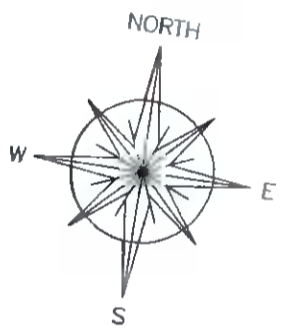
Site Area = 0.050 Acres / 2400 sqm

Distance to boundary 9.175m

Distance to boundary 10.405m



Ground Floor Plan
Floor Area = 53.68sq m / 579sq ft

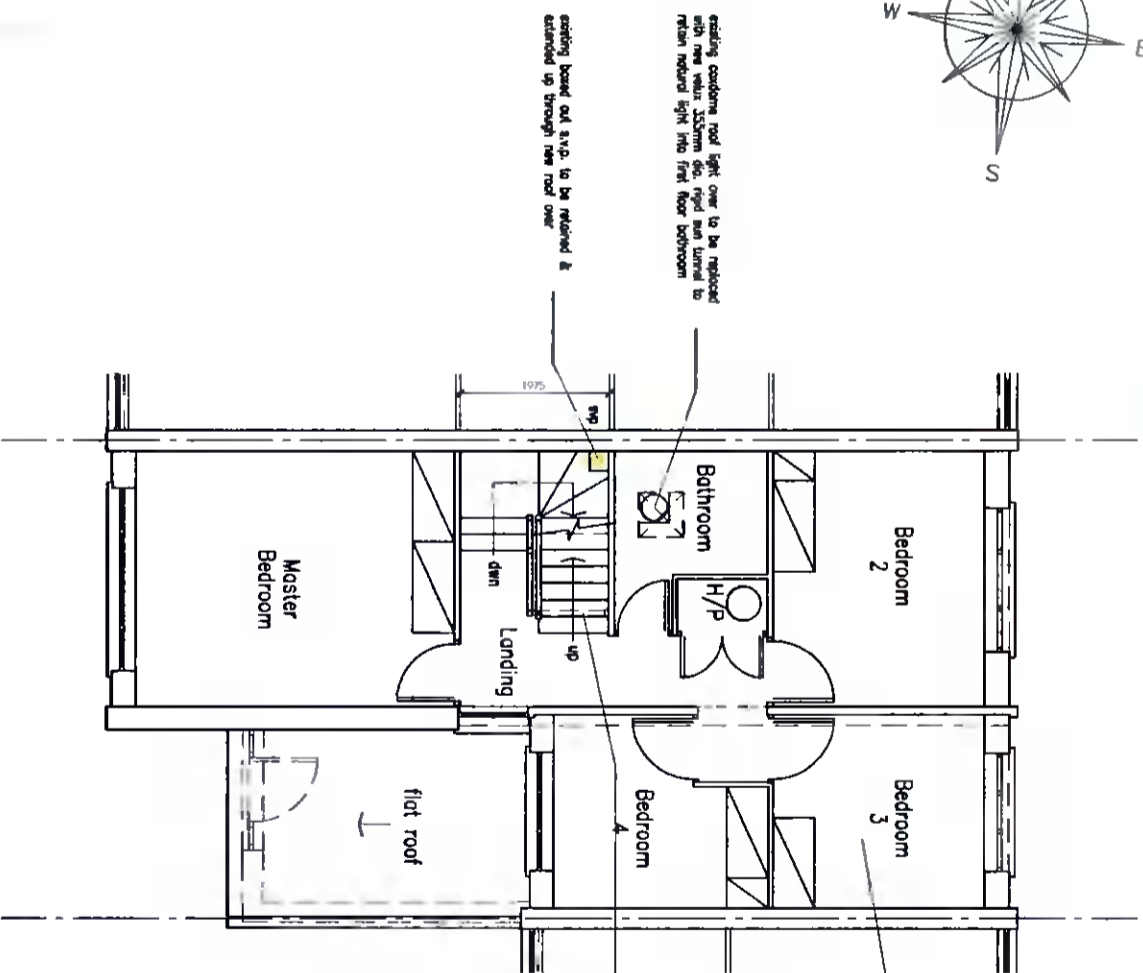


position of site notices
(on timber post within front garden)

site boundary to front of houses
(ordered in red)

Distance to boundary 2.525m

SCHEDULE OF FLOOR AREAS:				
FLOOR USAGE:	EXISTING	DEMOLITION	NEW	TOTAL:
GROUND FLOOR:	63.68	0.00	0.00	63.68
FIRST FLOOR:	53.27	0.00	0.00	53.27
ATTIC FLOOR:	00.00	0.00	5.67	5.67
TOTAL AREAS:	116.95	0.00	5.67	122.62sq.m / 1,320sq.ft



First Floor Plan
Floor Area = 53.27sq m / 573sq ft

remove existing bannisters and provide new final timber slabs from first floor landing to new attic level (all in compliance with F.G.D. Part 6 of the Building Regulations)

removing first floor layout to be replaced as shown

Notes:
 1. The drawings are the property of the consultants (NIAJ Planning Consultants) and they will be used in connection with the proposed development only.
 2. Do not scale from the drawings, use written dimensions only.
 3. All dimensions are to be checked on site by the contractor and the consultant's representative at any stage.
 4. All levels are indicated and appropriate relative levels shall be indicated in the drawings.
 5. All levels to be checked and confirmed by the contractor with the relevant authorities.
 6. The drawings are subject to the provisions of the relevant laws and regulations.

REVISION	DATE	BY	DATE

Niall Jones & Associates
 Planning Consultants

PROPOSED NEW PITCHED ROOF STRUCTURE TO
 54 OLD BAWN ROAD, TALLAGHT, DUBLIN 24
 FOR LUKE WILSON & KELSEY PHELAN

PLANNING DRAWING:
 PROPOSED GROUND & FIRST FLOOR PLANS

SCALE	DATE	DRAWN BY	CHECKED	JOB NO.	DRAWING NO.	REV.
1:100	NOV. 21	N.Jones	N.J.	21/271	P.02	