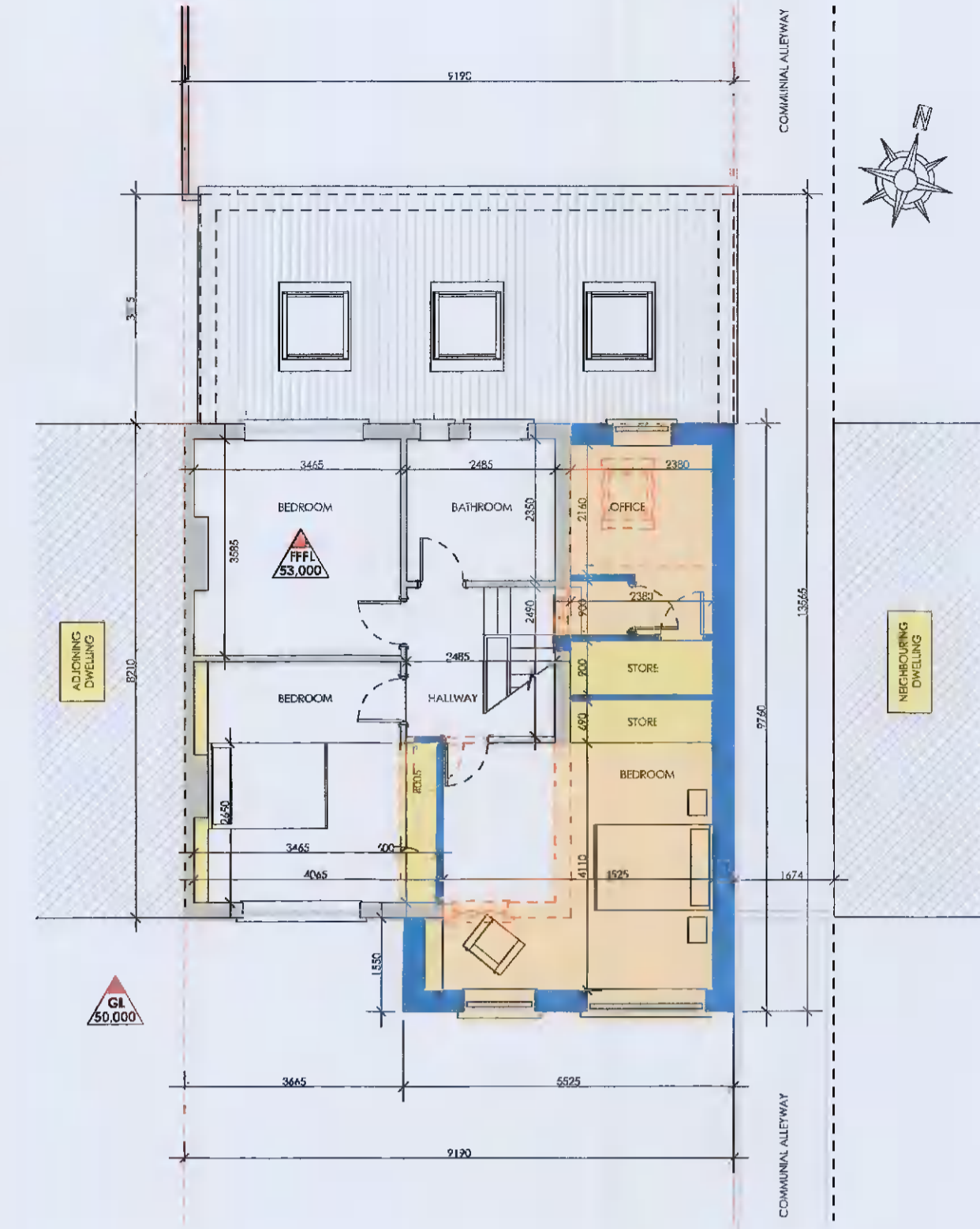


GROUND FLOOR PLAN - PROPOSED  
SCALE 1:100



FIRST FLOOR PLAN - PROPOSED  
SCALE 1:100

**FINISHES**

- SELECTED NEW WINDOWS, DOORS AND ROOF LIGHT TO MATCH EXISTING
- SELECTED FASCIA, SOFFIT, GUTTERS AND DOWNPIPES TO MATCH EXISTING
- BRICK FINISH TO GROUND FLOOR TO MATCH EXISTING
- GAUGHIER TO FIRST FLOOR EXTENSION TO MATCH EXISTING
- CONCRETE BLEED ROOF TO MATCH EXISTING

**LEGEND**

- EXISTING WALLS
- NEW WALLS
- NEW EXTENSIONS
- DEVELOPED
- SITE BOUNDARY LINE

**NOTES ON SERVICES**

proposed works or amendments to existing drainage layout to comply with the most recent and up to date version of the building regulations pertaining to drainage.

surface and foul water services are existing mains on-site. the development shall incorporate suitable surtable drainage systems in the management of stormwater.

all private drain fittings such as downpipes, gullies, manholes, emitting junctions, etc. are to be located within the final site boundary.

driveway connected to mains water.

**AREA**

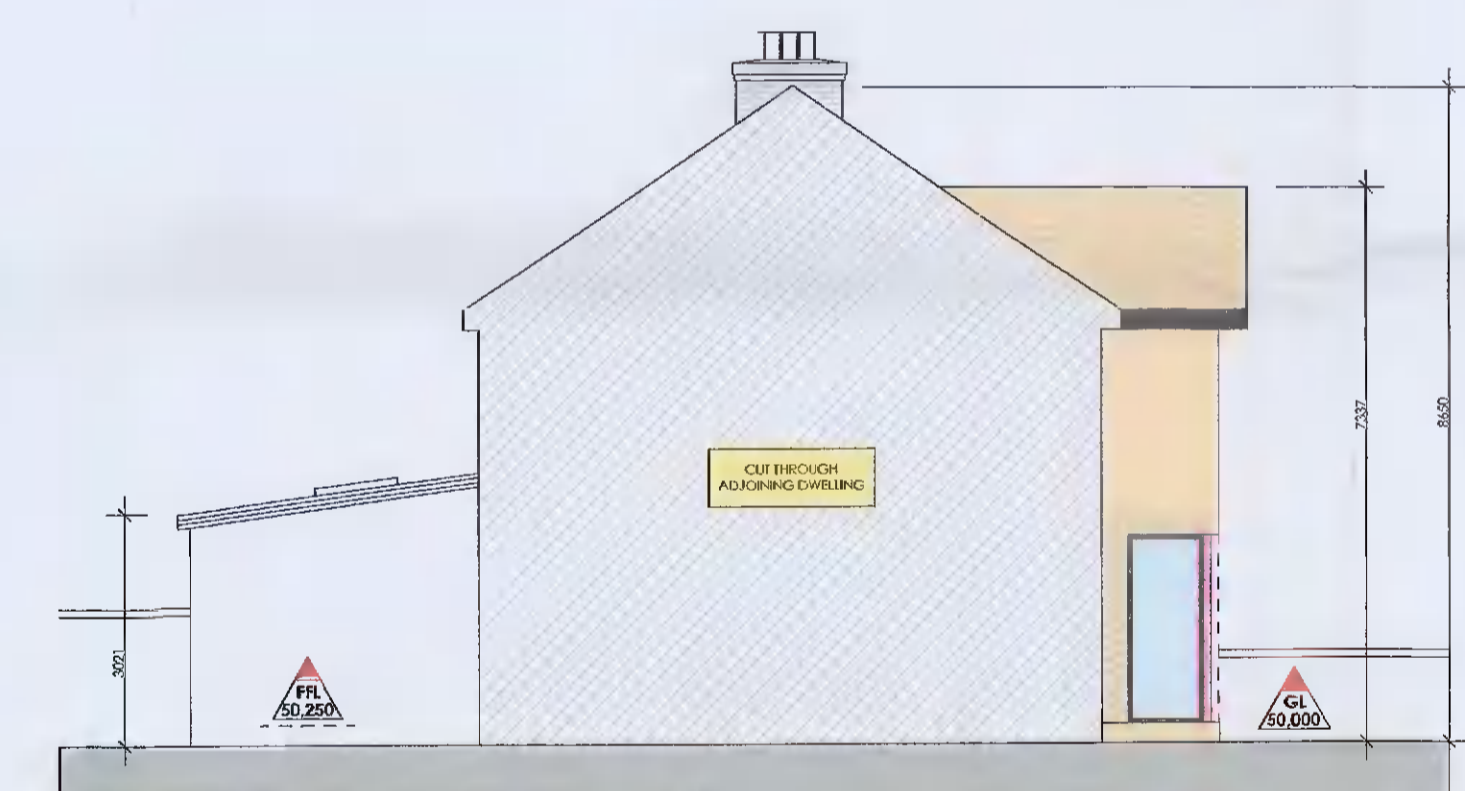
EXISTING	
EXISTING GROUND FLOOR AREA	97 SqM
EXISTING FIRST FLOOR AREA	47 SqM
TOTAL EXISTING FLOOR AREA	144 SqM
PROPOSED	
PROPOSED GROUND FLOOR AREA (NO CHANGE)	06 SqM
PROPOSED FIRST FLOOR AREA	74 SqM
TOTAL PROPOSED FLOOR AREA	180 SqM
TOTAL ADDITIONAL FLOOR AREA	36 SqM



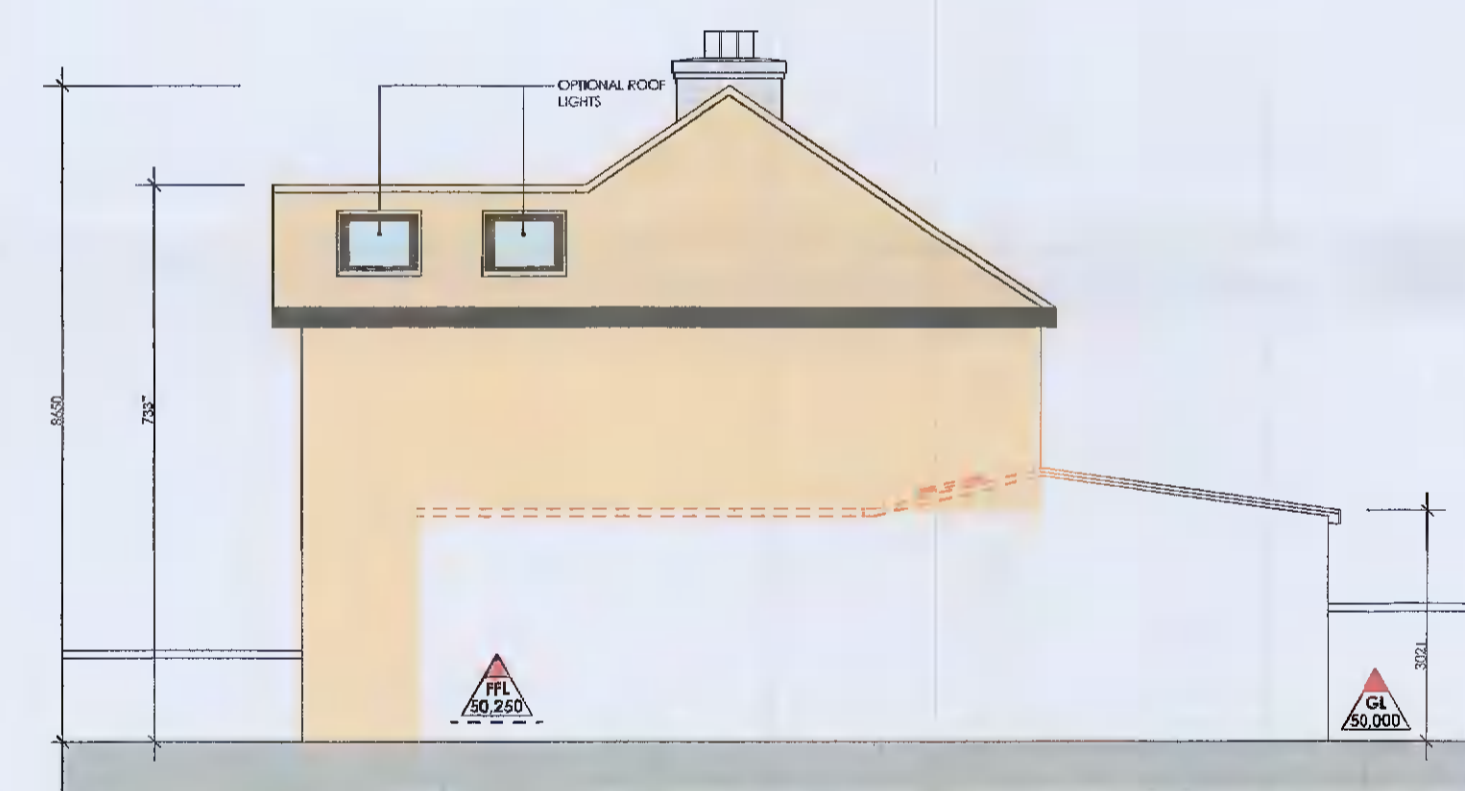
3D VIEW 1  
INDICATION



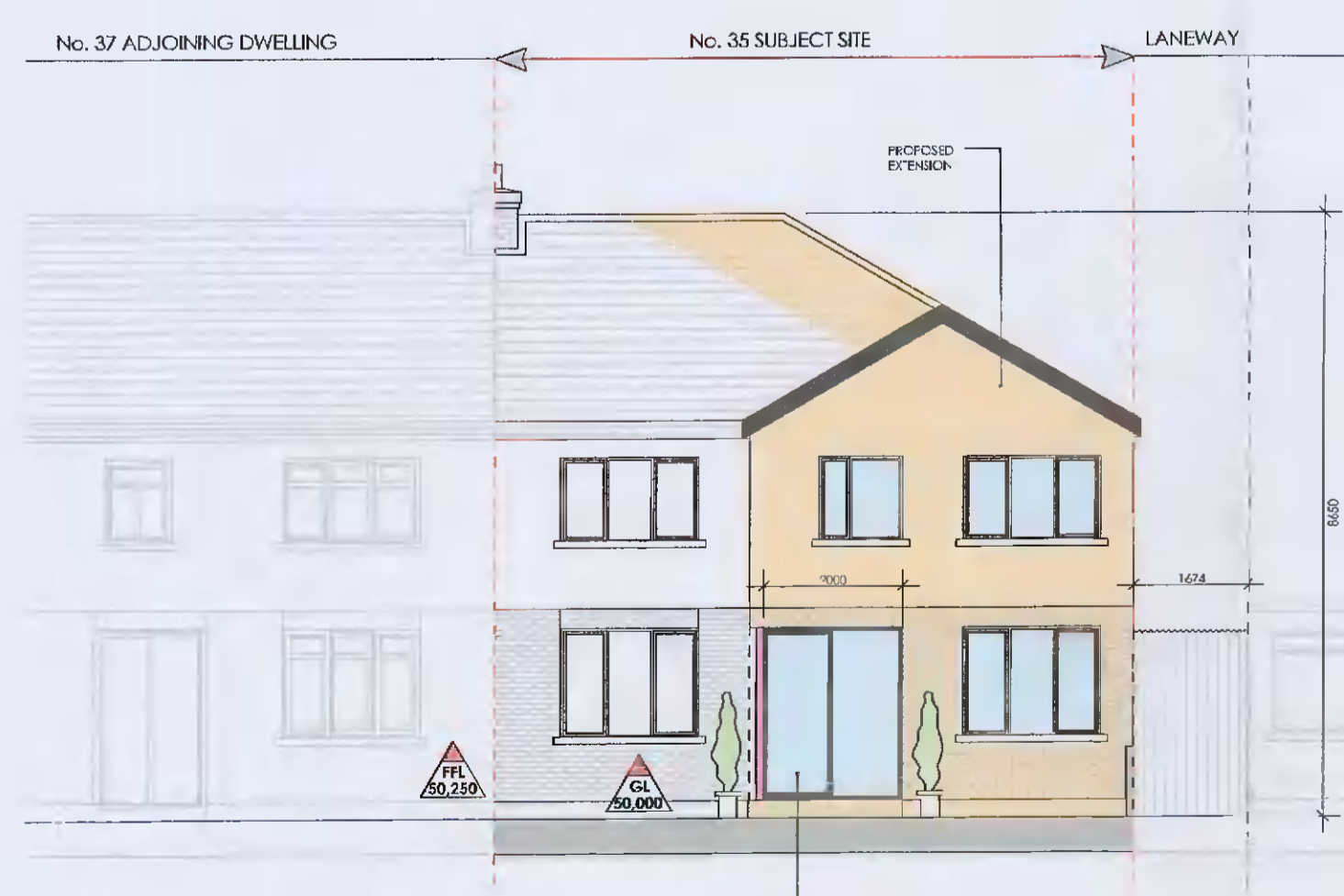
3D VIEW 2  
INDICATION



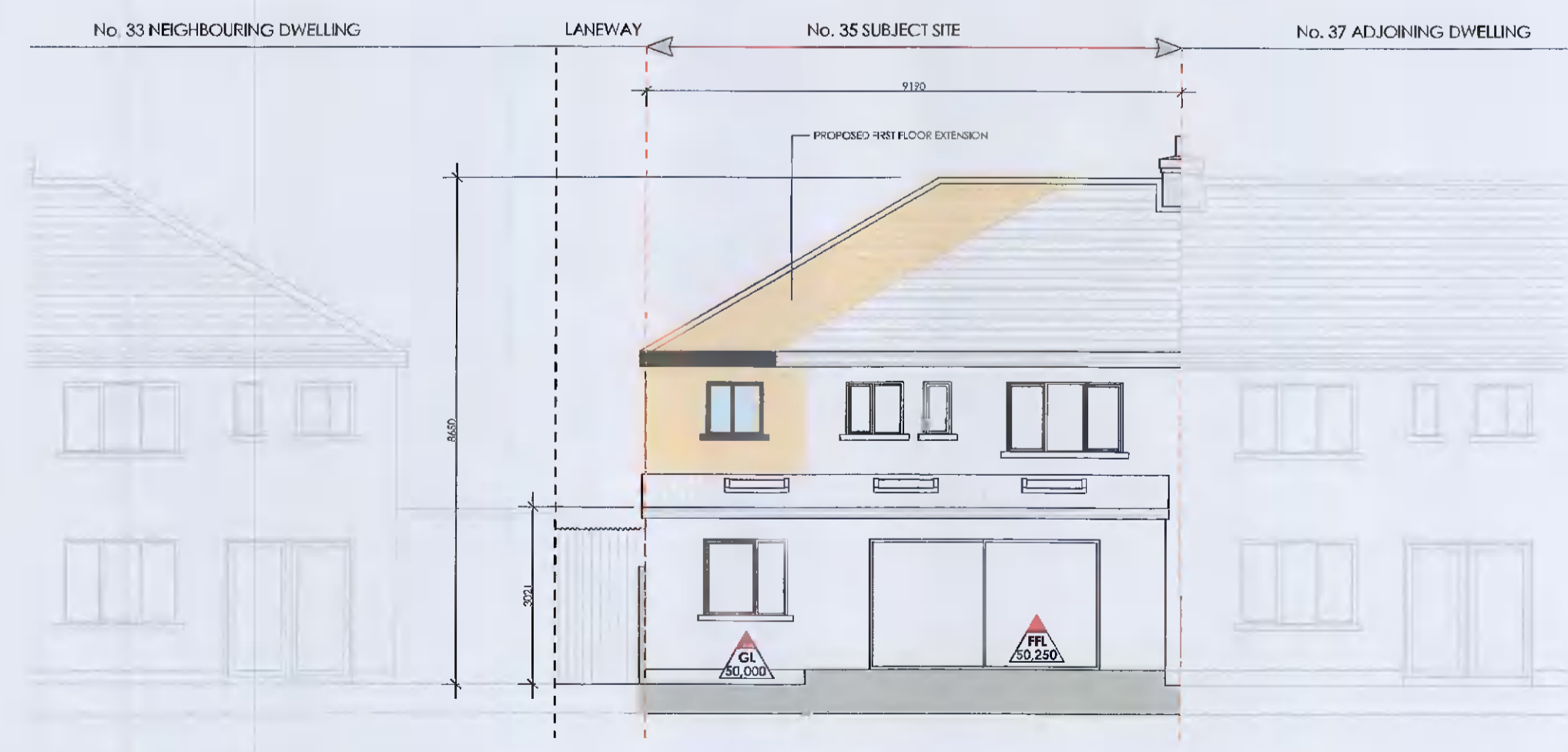
SIDE ELEVATION 1 - PROPOSED  
SCALE 1:100



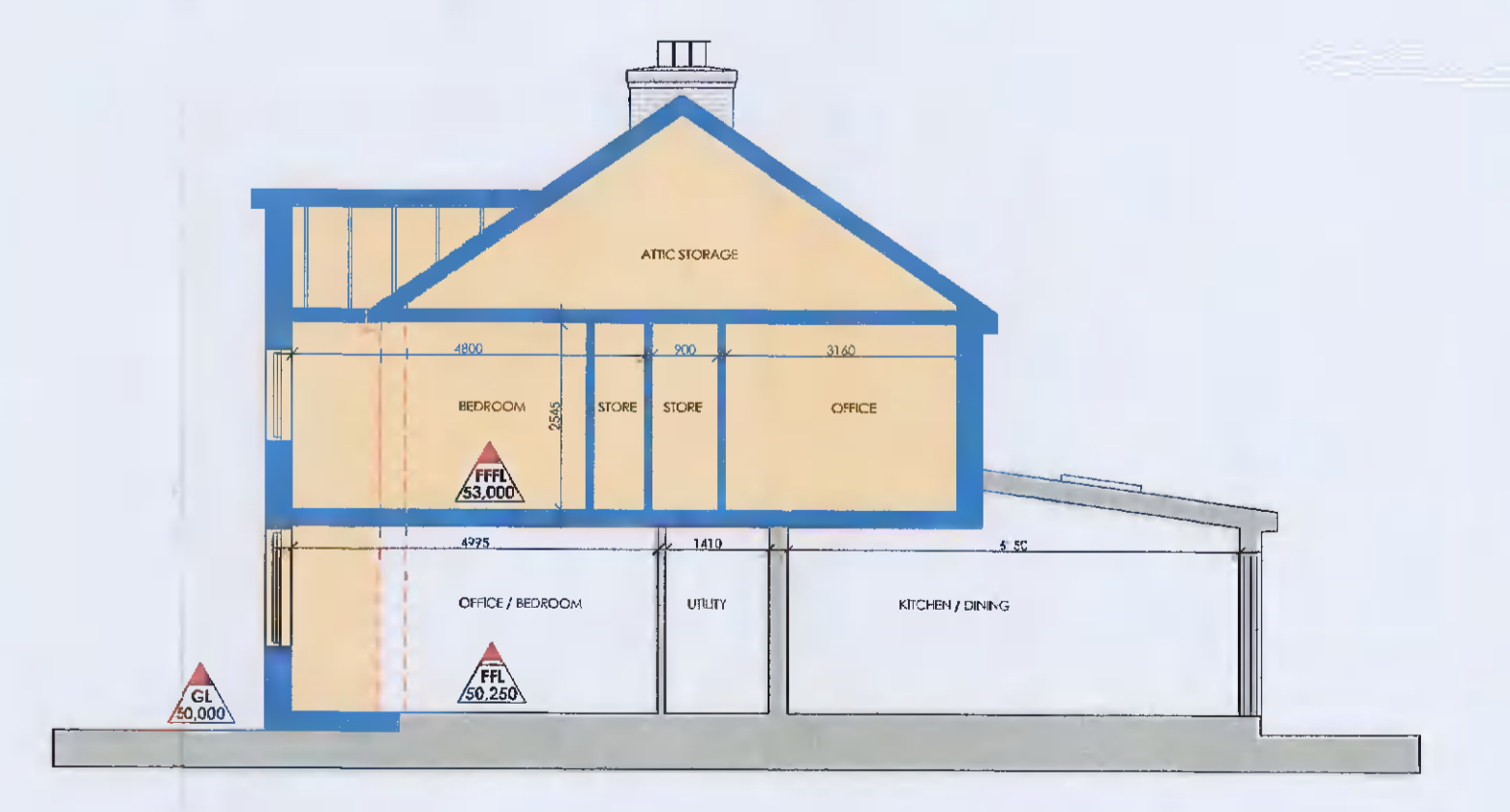
SIDE ELEVATION 2 - PROPOSED  
SCALE 1:100



FRONT / CONTIGUOUS ELEVATION - PROPOSED  
SCALE 1:100



REAR / CONTIGUOUS ELEVATION - PROPOSED  
SCALE 1:100



TYPICAL SECTION - PROPOSED  
SCALE 1:100

**PLANNING APPLICATION ISSUE:**

**GENERAL NOTES:**

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY WHICH SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES.

ANY WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT BEST PRACTICE AND WEBSITE AT WORK (CONSTRUCTION) REGULATIONS.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.

THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND KAVANAGH AND ASSOCIATES ACCEPT NO LIABILITY / RESPONSIBILITY FOR WORK CARRIED OUT ON SITE. ALL WORK SHOULD BE CHECKED BY A QUALIFIED PROFESSIONAL.

ALL RIGHTS REMAIN THE PROPERTY OF KAVANAGH AND ASSOCIATES AND MUST NOT BE DUPLICATED WITHOUT EXPRESS WRITTEN PERMISSION.

EXACT LOCATION OF ON-SITE SERVICES TO BE LOCATED ON-SITE BY MAIN CONTRACTOR.

**REVISION:**

A	
B	
C	
D	
E	

**ADDITIONAL NOTES:**

**KAVANAGH + ASSOCIATES**

101 Beggott Street Lower, Dublin 9, D02 T229  
 PH: 01 564 1359  
 WWW: www.kav.ie  
 EMAIL: info@kav.ie

**CIAT**  
 CHARTERED PRACTICE

CLIENT:	NEIL MITCHEL
PROJECT:	DEVELOPMENT AT 35 SAINT ENDAS DRIVE, RATHFARNHAM, Co. DUBLIN EBC/CD 014 CK29
TITLE:	PLANNING ISSUE PROPOSED DWELLING PLANS, ELEVATIONS AND SECTION
JOB REF.:	21-01101
SCALE:	1:100 @ [A1]
DRAWING NUMBER:	21-01101-03
DATE:	10-FEB-2022
DRAWN BY:	NIAL MC GOVERN