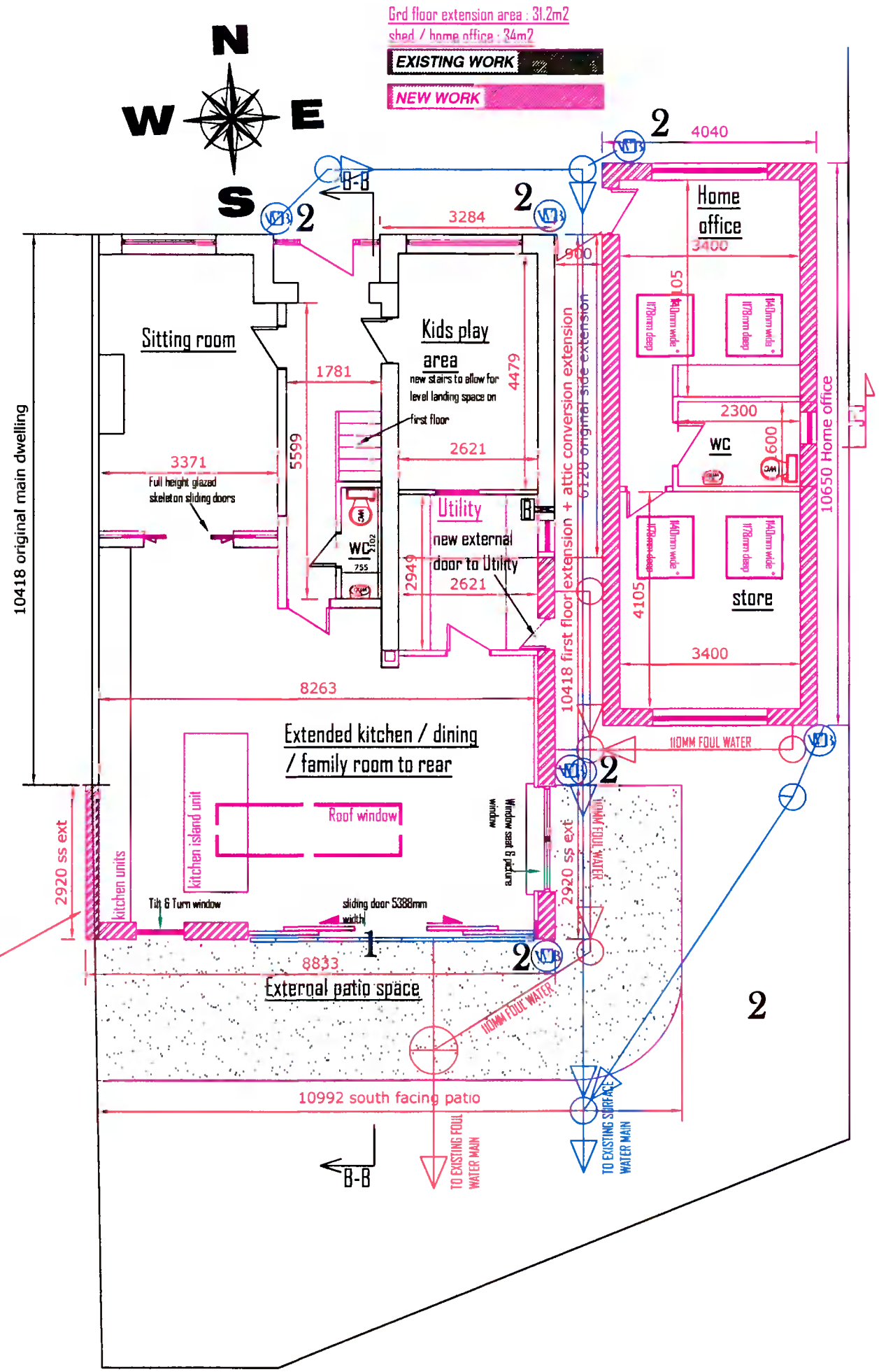
Drawing : Proposed Ground floor plan & Drainage layout



Client to get agreement of immediate neighbour to west for construction of new party wall centered on party line between 2 properties . Agreement to be sought and obtained by client in advance of works commencement

1: CONTINUOUS ACO DRAIN ACROSS REAR SINGLE STOREY EXTENSION
2: WATER BUT AT ALL NEW SURFACE WATER DOWNPIPE LOCATIONS
3: WHILST SURFACE WATER SOAKAWAY TESTS WERE CARRIED OUT ON SITE , IT IS NOT POSSIBLE TO LOCATE A SOAKAWAY ON SITE DUE TO PROXIMITY OF EXISTING BUILDINGS . A MINIMUM OF 5M SEPARATION DISTANCE IS REQUIRED UNDER BRE DIGEST 365 AND THAT IS NOT POSSIBLE IN THIS INSTANCE

Blue --indicates Surface water drain

Red --indicates Foul water drain

Notes on drainage :

All surface water downpipes to perimeter of dwelling to discharge to waterbutt prior to discharging soakaway & main drain .

Any drains running under the building to be protected in rising walls by placing a concrete lintol in rising wall bridging pipe 100mm above the pipe , to prevent any damage to pipe by building settlement .

Any Pipework running under the building to be surrounded with leanmix concrete for full protection of pipework

Please note : any encroachment to immediate neighbours , caused by any works indicated on these drawings , to be agreed in writing by clients with immediate neighbours prior to works commencement .

Drawing :	Proposed Ground floor plan & Drainage layout
Project :	We Alan & Carina Dillion intend to apply for full planning permission for 1: First floor & two storey extension to side 2: Removal of hip section of roof and building up gable wall to form a quarter hip 3: Conversion of attic to useable storage space placing 2 velux windows and a dormer window and solar panels in roof to rear , and 2 velux windows in roof to front 4 : For a new single storey extension to rear 5: Window profile change to house 6 : For a new single storey shed / home office extension to side of existing house at 29 Woodstown Lane , Dublin 16
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Date :	21-4-2022
Scale :	1:100
Drawing nr :	8

Please Note : These drawings are for planning application purposes only and no works to commence until author is notified . Any site dimension discrepancy with drawings to be notified to author immediately . Any builder qouting for works must visit site, and establish exact nature of works prior to preparing works qoute .