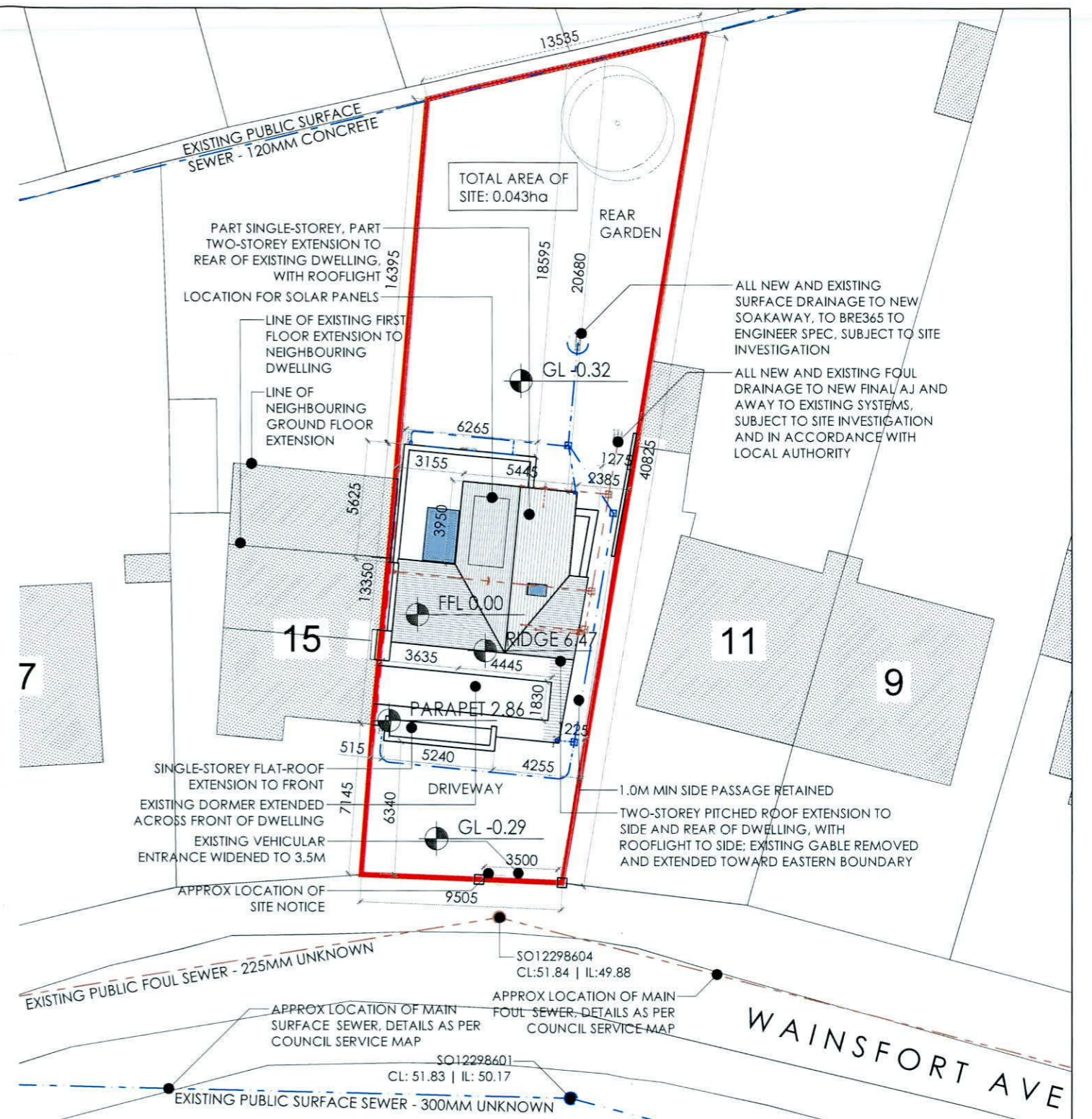


DEVELOPMENT TO BE BUILT ON THE INSIDE OF THE BOUNDARY. POSITION OF THE BOUNDARY TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON-SITE. UNDERPINNING TO ENGINEER SPEC. NO ELEMENT OF THE CONSTRUCTION IS TO ENCRANCH ON NEIGHBOUR'S PROPERTY

FOUL LINE
SURFACE LINE
DEMOLITION

ALL CONSTRUCTION WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND ALL OTHER RELEVANT COMPLIANCE AND CERTIFICATION REQUIREMENTS. COMPLIANCE OF SAME TO BE RESPONSIBILITY OF MAIN CONTRACTOR. TO BE AGREED NOTED AND AGREED PRIOR TO WORKS COMMENCING ON-SITE

ALL DRAINAGE SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY



PART SINGLE-STOREY, PART TWO-STOREY EXTENSION TO REAR OF EXISTING DWELLING, WITH ROOFLIGHT

LOCATION FOR SOLAR PANELS

LINE OF EXISTING FIRST FLOOR EXTENSION TO NEIGHBOURING DWELLING

LINE OF NEIGHBOURING GROUND FLOOR EXTENSION

SINGLE-STOREY FLAT-ROOF EXTENSION TO FRONT

EXISTING DORMER EXTENDED ACROSS FRONT OF DWELLING

EXISTING VEHICULAR ENTRANCE WIDENED TO 3.5M

1.0M MIN SIDE PASSAGE RETAINED

TWO-STOREY PITCHED ROOF EXTENSION TO SIDE AND REAR OF DWELLING, WITH ROOFLIGHT TO SIDE; EXISTING GABLE REMOVED AND EXTENDED TOWARD EASTERN BOUNDARY

ALL NEW AND EXISTING SURFACE DRAINAGE TO NEW SOAKAWAY, TO BRE365 TO ENGINEER SPEC, SUBJECT TO SITE INVESTIGATION


ALL NEW AND EXISTING FOUL DRAINAGE TO NEW FINAL AJ AND AWAY TO EXISTING SYSTEMS, SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY



EXISTING SITE LAYOUT MAP | LICENCE NO: 50269335
scale 1:250 @ A3



PROPOSED SITE LAYOUT MAP | LICENCE NO: 50269335
scale 1:250 @ A3

Client Brian and Breda Kearney 13 Wainsfort Ave Dublin 6W D6W X974	Revisions	 Chartered Institute of Architectural Technologists
STATUS OF DRAWING PLANNING PERMISSION ONLY		

STATUS OF DRAWING
PLANNING PERMISSION ONLY

notes

JOE FALLON DESIGN ARCHITECTURE 6, Main Street, Dundrum, Dublin 14. 1A Ryland Street, Buncloody, Enniscorthy, Co. Wexford	P: 01-5143688 P: 053-9377633	A3
project Extension & Alterations @ 13 Wainsfort Avenue drawing existing and proposed site layout plan job no. 22009 scale as shown date 19.05.22 drawn by ES checked GS	dwg no. 22009-PP-02	

All work to be carried out in accordance with the current Building Regulations and Technical Guidance Documents. These documents take precedence over any dimensions / notes / specifications on these drawings. The contractor / client is to make a thorough inspection of the site and make themselves fully aware of any peculiarities pertaining there to. The contractor is entirely responsible for the proper setting out of works on site. Written dimensions are to be used in preference to scaling. Contractor / client is to check all dimensions prior to planning stage / construction. Any discrepancies to be reported before work is in hand. Contractor is deemed to have included for everything required to finish off project to a satisfactory condition though not specifically described on drawings. All work to be supervised and signed off by suitably qualified persons with up to-date insurance and proper Health and Safety. All drainage works to comply with Local Authority Regulations - if in doubt contact Authority. All works must be carried out using proper materials that are fit for the use for which they are intended and for the conditions in which they are to be used; if in doubt, refer to the harmonised technical specifications. All materials and products to be fitted as per manufacturer's spec.