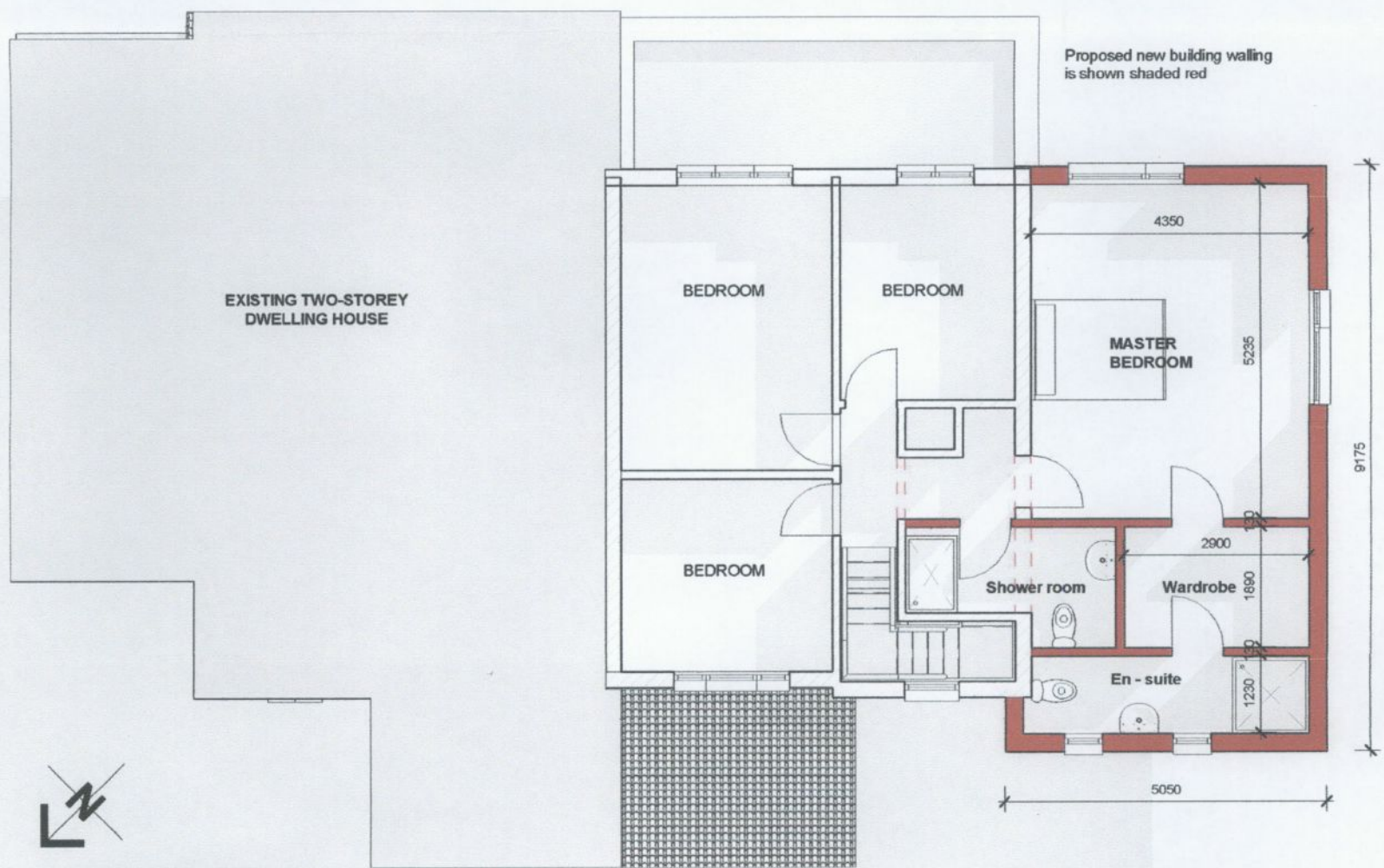




S/E (REAR) ELEVATION

1 : 100



FIRST FLOOR PLAN

1 : 100

DRAFT DESIGN ISSUE

HK - 103

1 : 100

CAOILEANN HANLEY & JAMES KENNEDY
DEVELOPMENT AT 27 MARIAN ROAD, RATHFARNHAM,
DUBLIN

FIRST FLOOR PLAN & REAR ELEVATION

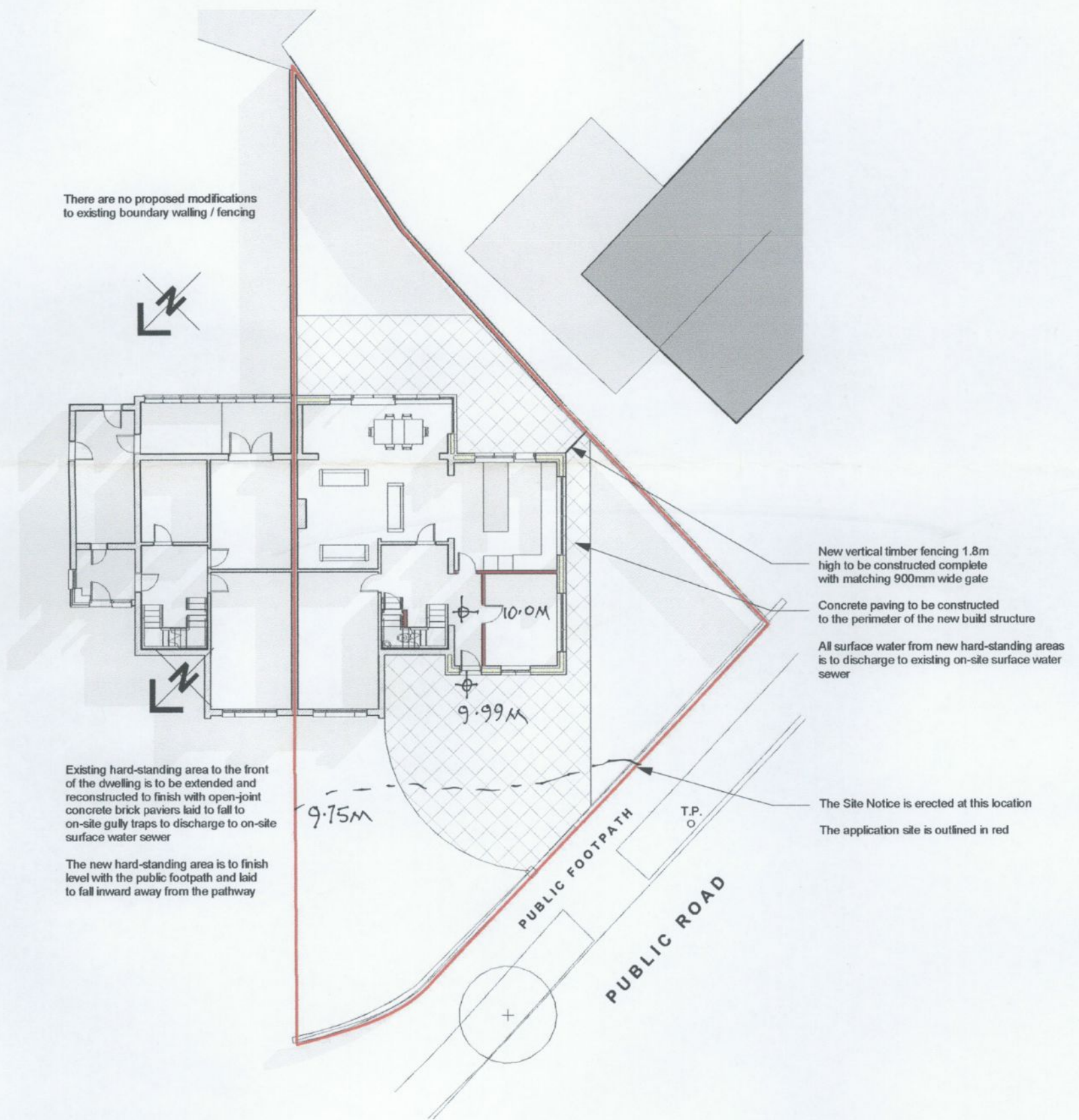
ELLIOT DESIGNS OLDGLASS STUDIO GRANTSTOWN BALLACOLLA
 CO. LAOIS elliotdes1206@gmail.com 085 2070 4504





NW (FRONT) CONTEXTUAL ELEVATION

1 : 200



SITE LAYOUT PLAN

1 : 200

DRAFT DESIGN ISSUE

HK - 101

1 : 200

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DEVELOPMENT AT 27 MARIAN ROAD, RATHFARNHAM,
DUBLIN**

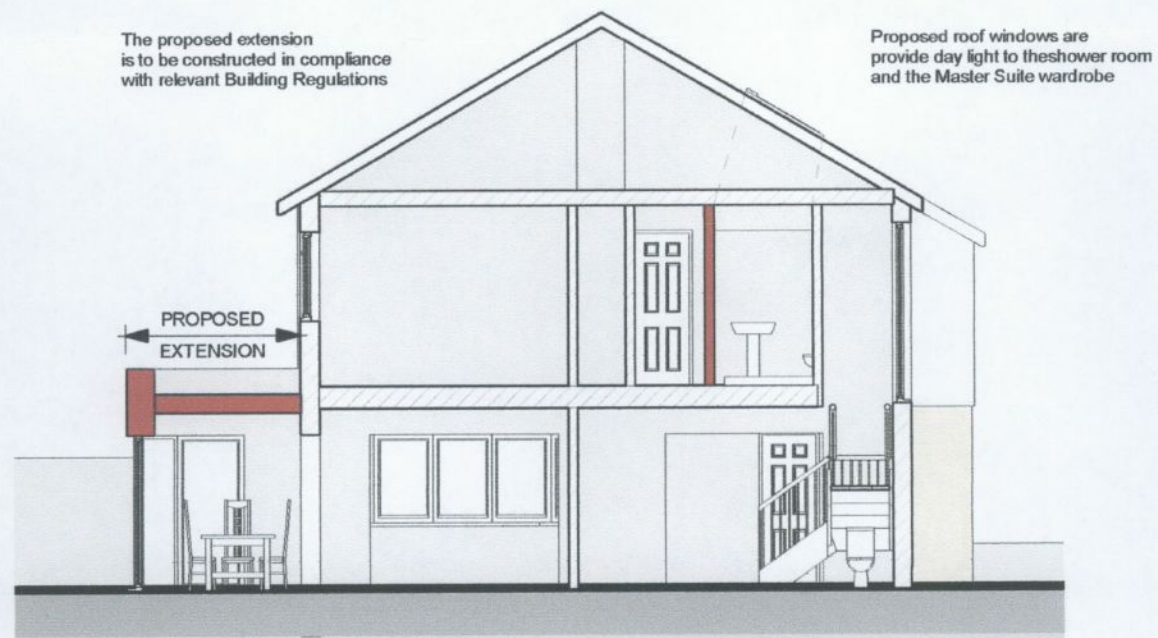
SITE PLAN & CONTEXTUAL ELEVATION

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SW (SIDE) ELEVATION
1 : 100



CROSS SECTION A-A
1 : 100

DRAFT DESIGN ISSUE

HK - 104

1 : 100

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DUBLIN

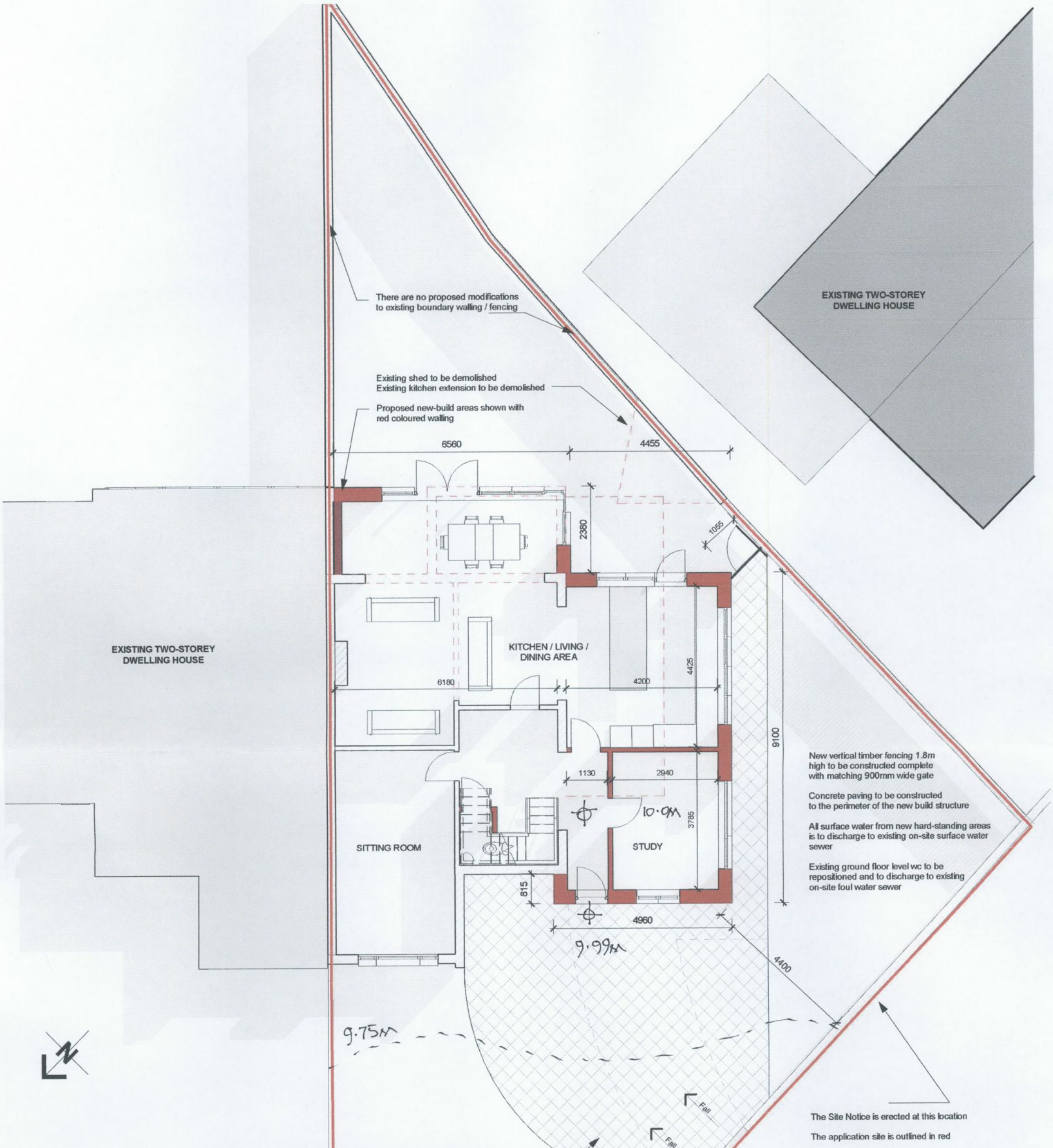
SIDE ELEVATION & CROSS SECTION

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There are no proposed modifications to existing boundary walling / fencing

Existing shed to be demolished
Existing kitchen extension to be demolished

Proposed new-build areas shown with red coloured walling

EXISTING TWO-STOREY DWELLING HOUSE

EXISTING TWO-STOREY DWELLING HOUSE

KITCHEN / LIVING / DINING AREA

SITTING ROOM

STUDY

New vertical timber fencing 1.8m high to be constructed complete with matching 900mm wide gate

Concrete paving to be constructed to the perimeter of the new build structure

All surface water from new hard-standing areas is to discharge to existing on-site surface water sewer

Existing ground floor level wc to be repositioned and to discharge to existing on-site foul water sewer

The Site Notice is erected at this location

The application site is outlined in red

GROUND FLOOR / SITE LAYOUT PLAN

1 : 100

Existing hard-standing area to the front of the dwelling is to be extended and reconstructed to finish with open-joint concrete brick pavers laid to fall to on-site gully traps to discharge to on-site surface water sewer

The new hard-standing area is to finish level with the public footpath and laid to fall inward away from the pathway

DRAFT DESIGN ISSUE

HK - 102

1 : 100

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DEVELOPMENT AT 27 MARIAN ROAD, RATHFARNHAM,
DUBLIN**

GROUND FLOOR / SITE LAYOUT PLAN

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