



- New Roof Windows:**
"Velux" type roof windows to further selection.
- New Soffits & Fascias:**
Soffits & fascias grey pvc or Zinc
- New Rainwater Goods:**
Rainwater goods in grey pvc or Zinc
- New Cills:**
Cills in concrete painted, granite or pressed metal in selected colour.
- New Plinth:**
Plinth in sand / cement render to match existing as near as possible painted selected colour.
- New Wall Finish:**
Wall finish in sand / cement render with smooth finish painted selected colour & selected brick where indicated
- New Windows & Doors:**
Double / triple glazed windows & doors in timber, aluclad, aluminium or upvc to match existing as near as possible in style & colour.
- New roofs:**
New slates to match existing cottage roof, or similar approved
- New Flat roofs:**
Proprietary flat roof finish system membrane, Resitrix or similar approved, with concrete or stone capping as indicated
- New patios, paths and hard surfaces:**
Will be laid on well graded "grit" sand, 2-5mm apart, with joints filled with kiln dried fine sand. Surface water to be discharged locally, no rain water will be discharged to public Sewer

- NOTES:**
1. This drawing is for PLANNING INFORMATION purposes only and is not intended for any other use.
 2. All dimensions are approximate only.
 3. All new foul drainage is to connect to the existing public foul drainage system.
 4. This drawing is COPYRIGHT. No work or designs shown on this drawing shall be reproduced without written permission.

- Existing walls
- Proposed walls
- Proposed Partitions
- Walls to be demolished
- Subject to Planning
- Site Boundary

Front Original Cottage:
All finishes to be unchanged, restored, and windows replaced to comply with building regulations

NEW SURFACE WATER FROM NEW ROOFS TO BE DISCHARGED TO NEW SOAKAWAY IN THE REAR GARDEN, ALL PAVINGS AND PATIOS WILL BE LAID ON WELL GRADED "GRIT" SAND, 2-5MM APART, WITH JOINTS FILLED WITH KILN DRIED FINE SAND. SURFACE WATER TO BE DISCHARGED LOCALLY, NO RAIN WATER WILL BE DISCHARGED TO PUBLIC SEWER
 .ANY INTERNAL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS, IRISH WATER STANDARDS AND GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS. IT IS PROPOSED TO INSTALL NEW RAIN WATER BUTT FOR HARVESTING RAIN WATER FOR GARDEN USE.
 EXISTING SEWER SYSTEM TO BE USED, WITH MINOR ALTERATIONS TO AJ, ALL TO COMPLY WITH CURRENT BUILDING REGULATIONS

REV	DATE	DRN BY	CKD BY	APP BY	DESCRIPTION

Do not scale - Use figured dimensions only - All dimensions are in millimetres - All dimensions to be checked on site - Any discrepancies are to be reported immediately to the Architect

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Description: Extension, remodelling 6Knocklyon Cottages.	2210-D-04
Client: Louise Kelly, Niall Heavin	Sc:1:200 @A3
Drawing: Proposed Site Plan, Roof Plan	Oct 2022

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