




3D RENDER OF PROPOSED EXTENSION (FIELD)



3D RENDER OF PROPOSED EXTENSION (REAR)

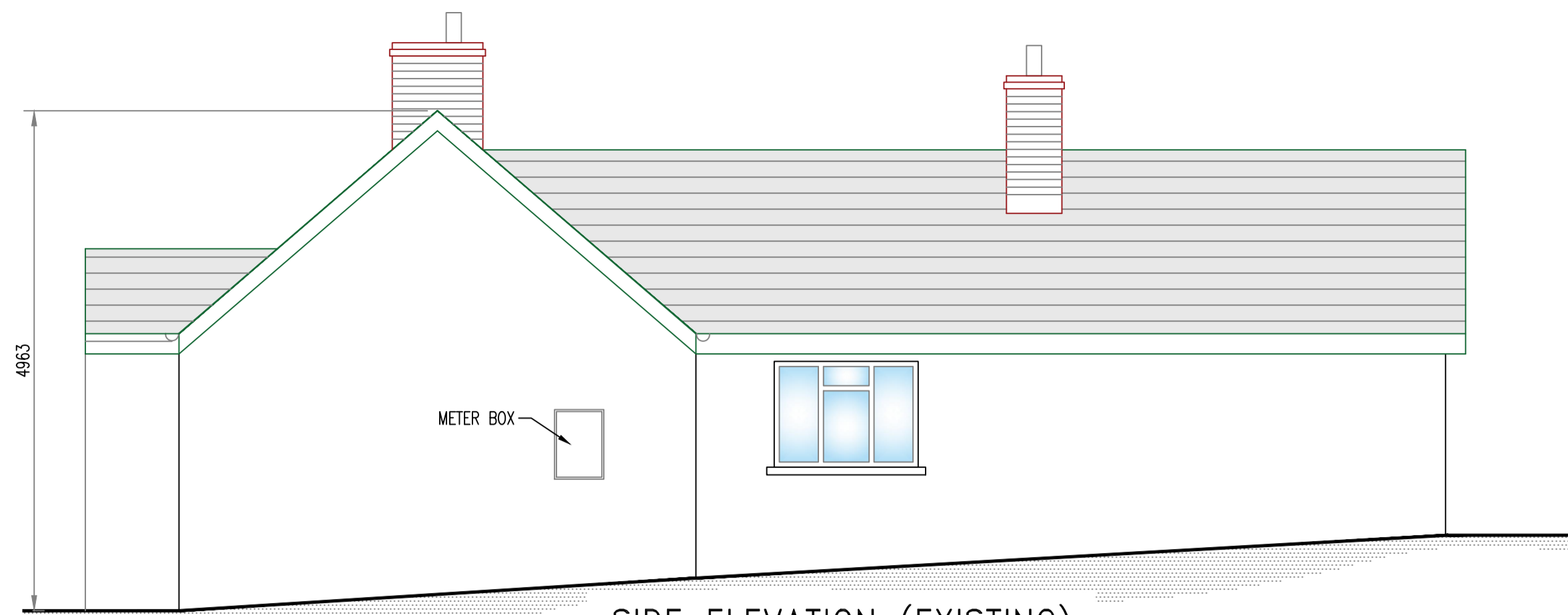


3D RENDER OF PROPOSED EXTENSION (FRONT)

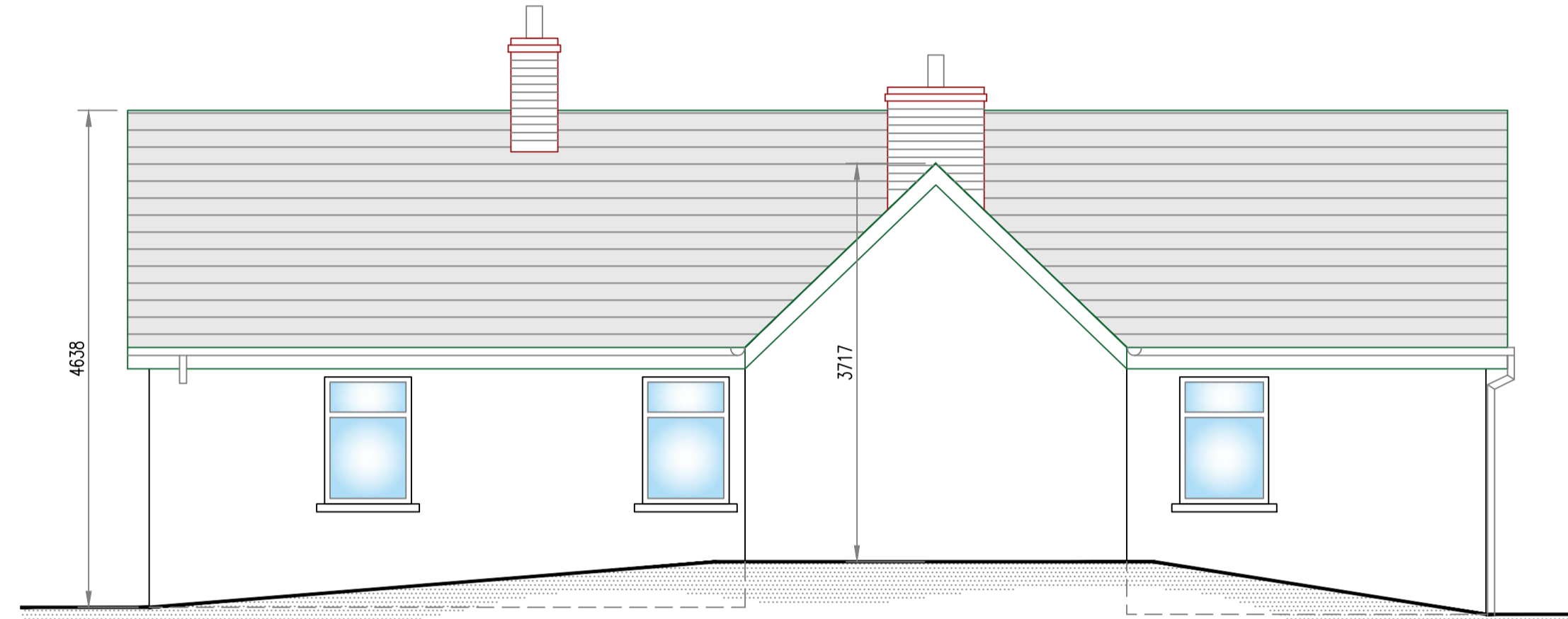
REV	DATE	DESCRIPTION	BY	APPR
DRAWING STATUS: PLANNING				
CLIENT: MONTEVISTA PROPERTIES				
PROJECT: PRO. EXTENSION TO DWELLING, AT BALLINTESKIN, OMEATH, Co. LOUTH				
DRAWING TITLE: 3D VIEWS (PROPOSED)				
PROJECT No.:		DRAWING No.:		
P3070		PL06		
		REV. No.:		
		1		
SCALE: NOT TO SCALE		DATE: 19.06.24		
DRAWN BY: WD		CHECKED BY: MK		APPROVED BY: PMCA
 McMahon Associates Consulting Civil & Structural Engineers, Project Managers Environmental Engineers, CDM Co-ordinators & Traffic Engineers				
Dobbins Street, Armagh, BT61 7QQ t: 028 3752 2940 f: 028 3752 5834 e: info@mcMahonengineers.com				



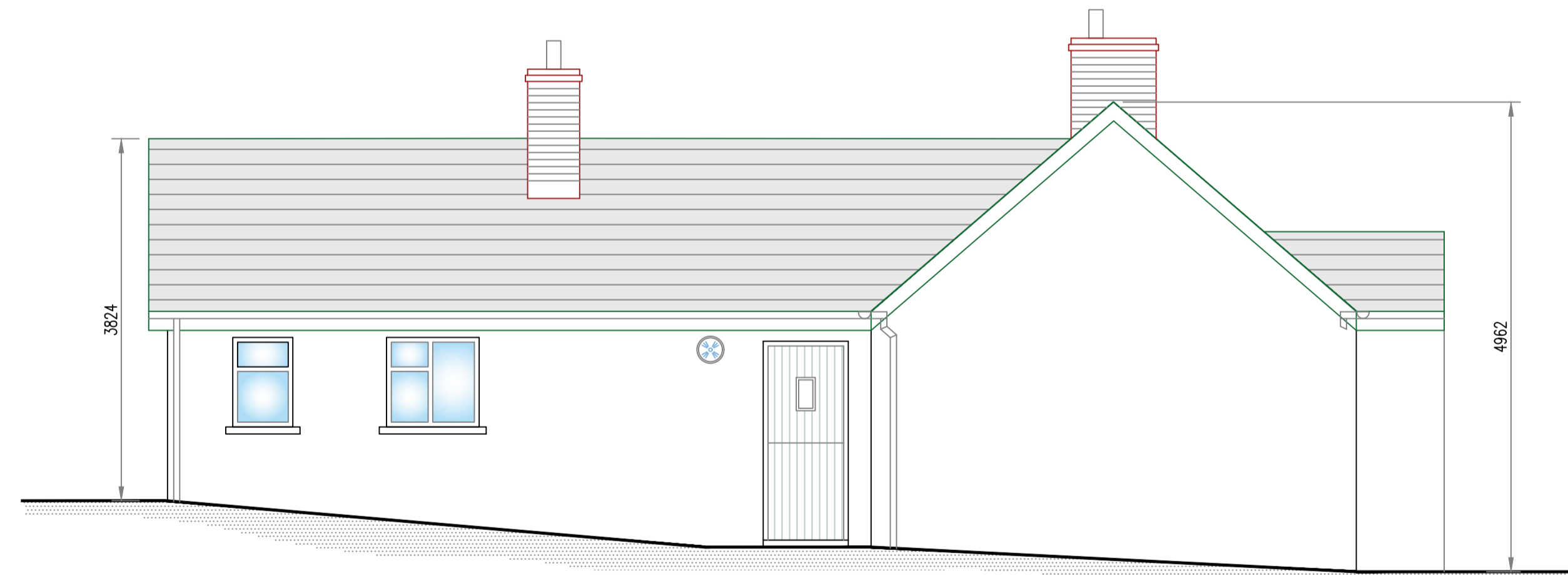
GROUND FLOOR PLAN (EXISTING)
(FLOOR AREA 70.73m²)
SCALE 1:50



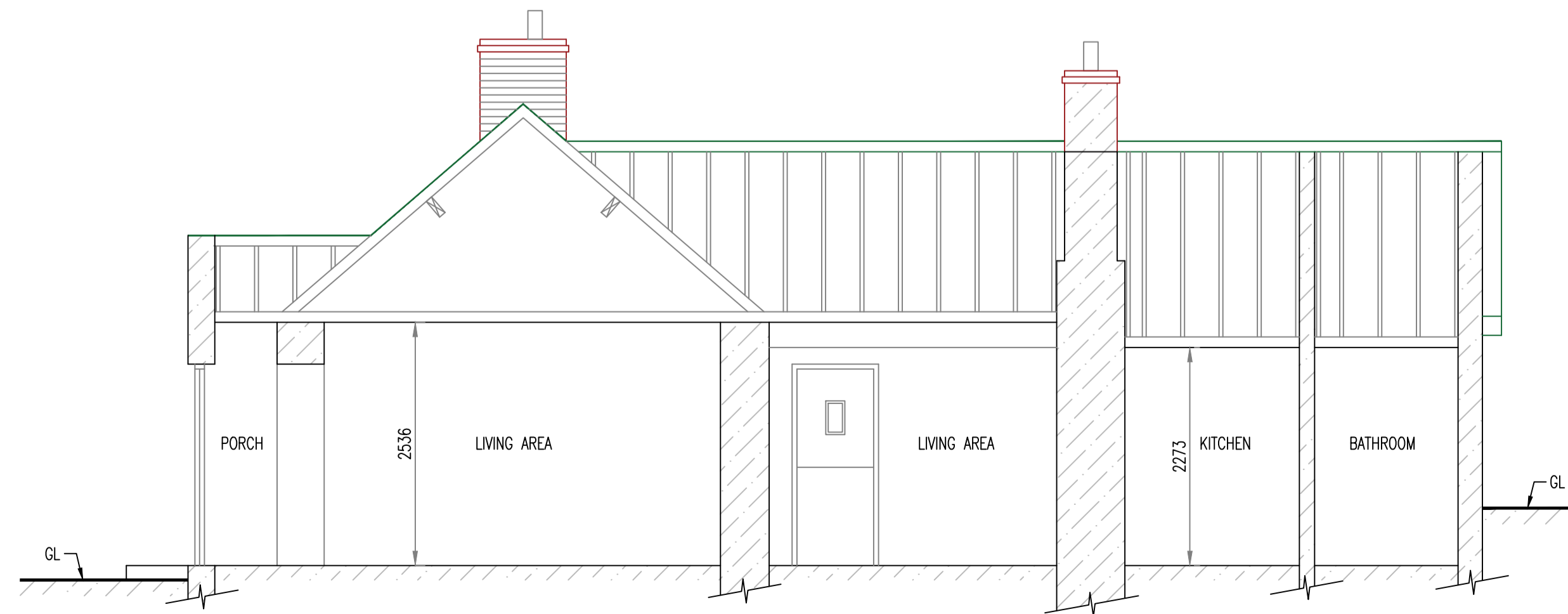
SIDE ELEVATION (EXISTING)
SCALE 1:50



REAR ELEVATION (EXISTING)
SCALE 1:50



SIDE ELEVATION (EXISTING)
SCALE 1:50



SECTION A-A (EXISTING)
SCALE 1:50



FRONT ELEVATION (EXISTING)
SCALE 1:50

GENERAL NOTES:

1. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECT'S AND OTHER STRUCTURAL DRAWINGS.

FINISHES:

- SMOOTH PLASTER FINISH WITH LINED BLOCKWORK PATTERN, PAINTED WHITE
- BLUE/BLACK ROOF SLATES
- DARK GREEN GUTTERS AND DOWNPIPES
- WHITE TIMBER WINDOW FRAMES

LEGEND:

- EXISTING STRUCTURE

REV	DATE	DESCRIPTION	BY	APPR

DRAWING STATUS: **PLANNING**

CLIENT: **MONTEVISTA PROPERTIES**

JOB DESCRIPTION: **PROPOSED EXTENSION TO EXISTING DWELLING AT BALLINTESKIN, OMEATH, CO. LOUTH**

DRAWING TITLE: **EXISTING DWELLING**

PROJECT No.: **P-3070** DRAWING No.: **PL-05**

SCALE: AS SHOWN SHEET: A1 DATE: 31.05.24

DRAWN BY: WD CHECKED BY: MK APPROVED BY: PMCM

McMahon Associates
Consulting Civil & Structural Engineers, Project Managers
Environmental Engineers, PSDP & Traffic Engineers
The Mill Building, Newtown Link Road, Greenhills,
Drogheda, Co. Louth
t: 041 2137 050 e: info@mcMahonengineers.com

GENERAL NOTES:

1. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT STRUCTURAL DRAWINGS.

LEGEND

- EXISTING DWELLING TO REMAIN (49.63m²Sq)
- PORTION OF EXISTING DWELLING TO BE DEMOLISHED (26.22m²Sq)
- PROPOSED EXTENSION (80m²Sq)
- TOTAL PROPOSED FLOOR AREA (129.63m²Sq)
- + 43.61m EXISTING LEVELS
- + 43.61m PROPOSED LEVELS

REFER TO DRAWING PL02 SITE LAYOUT FOR FULL DETAILS OF SITE LAYOUT



GROUND FLOOR LAYOUT (PROPOSED)
1:50

REV	DATE	DESCRIPTION	BY	APPR

DRAWING STATUS:
PLANNING

CLIENT:
MONTEVISTA PROPERTIES

PROJECT:
PRO. EXTENSION TO DWELLING, AT BALLINTESKIN, OMEATH, Co. LOUTH

DRAWING TITLE:
GROUND FLOOR LAYOUT (PROPOSED)

PROJECT No.: **P3070**
DRAWING No.: **PL07**

SCALE: As indicated
DATE: 19.06.24

DRAWN BY: WD
CHECKED BY: MK
APPROVED BY: PMcM

McMahon Associates
Consulting Civil & Structural Engineers, Project Managers
Environmental Engineers, CDM Co-ordinators & Traffic Engineers

Dobbin Street, Armagh, BT61 7QQ
t: 028 3752 2940 f: 028 3752 5834
e: info@mcMahonengineers.com



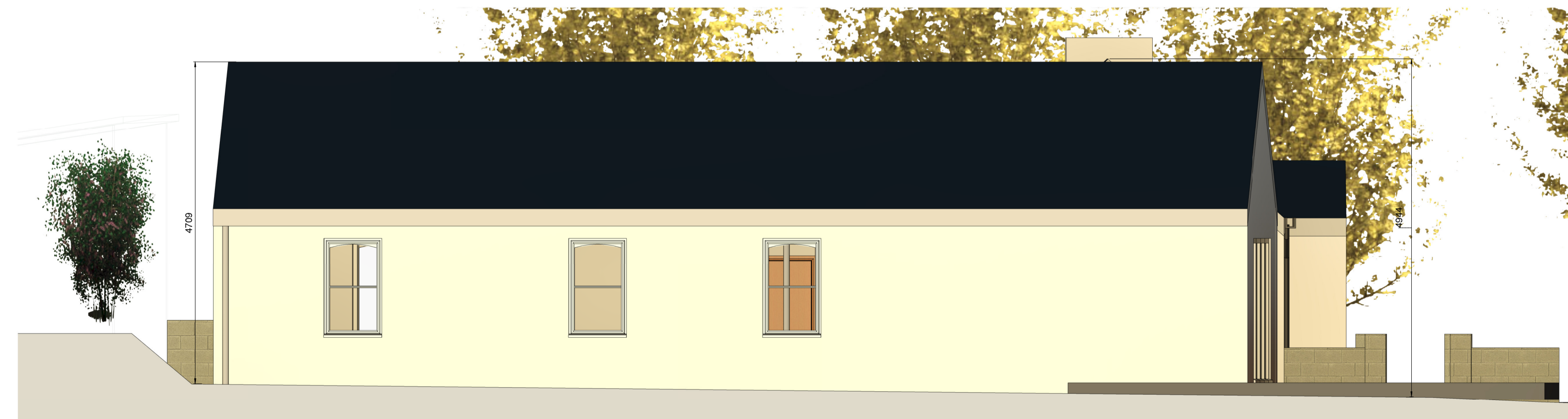
FRONT ELEVATION
1:50



SIDE ELEVATION
1:50



REAR ELEVATION.
1:50



SIDE ELEVATION
1:50

GENERAL NOTES:

1. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT STRUCTURAL DRAWINGS.

PROPOSED FINISHES

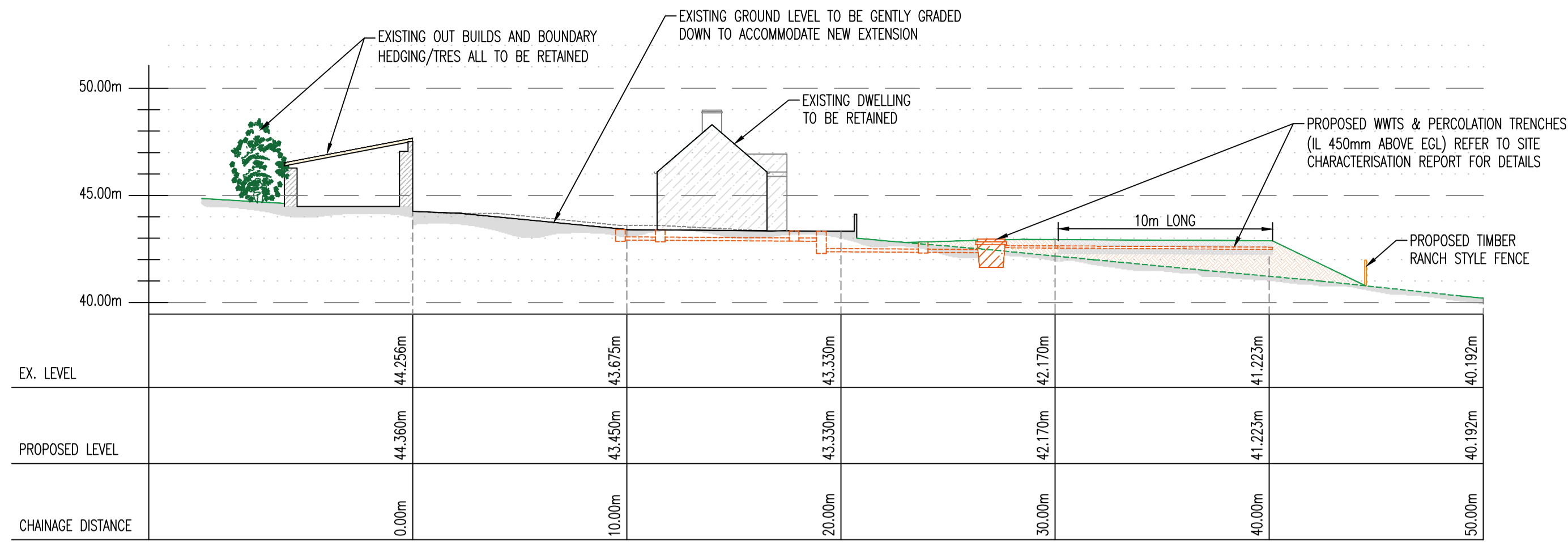
WHITE SMOOTH RENDER FINISH TO PROPOSED EXTENSION AND EXISTING DWELLING

BLUE/BLACK ROOF SLATES WITH BLACK PVC GUTTERING, SOFIT, FASICA AND DOWNPIPES

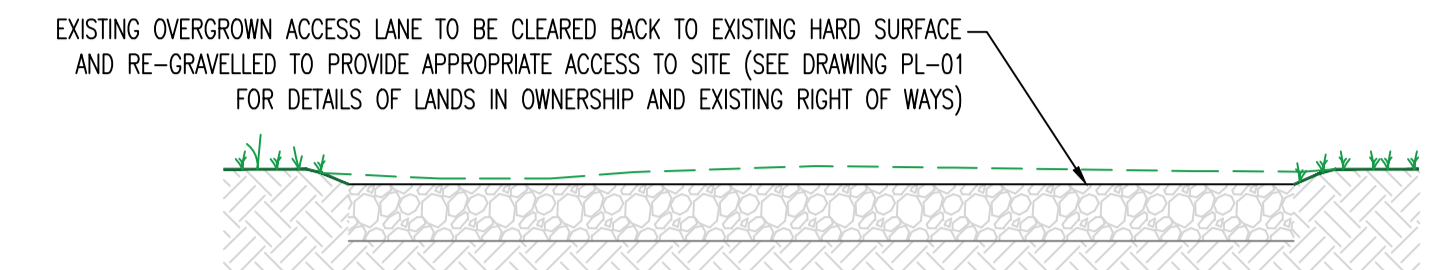
WHITE FRAMED PVC SASH STYLE DOUBLE GLAZED WINDOWS TO PROPOSED EXTENSION AND EXISTING DWELLING, TO MATCH EXISTING

REV	DATE	DESCRIPTION	BY	APPR
-----	------	-------------	----	------

DRAWING STATUS:		PLANNING	
CLIENT:		MONTEVISTA PROPERTIES	
PROJECT:		PRO. EXTENSION TO DWELLING, AT BALLINTESKIN, OMEATH, Co. LOUTH	
DRAWING TITLE:		ELEVATIONS (PROPOSED)	
PROJECT No.:	DRAWING No.:		
P3070	PL08		
SCALE:	DATE:		
As indicated	19.06.24		
DRAWN BY:	CHECKED BY:	APPROVED BY:	
WD	MK	PMcM	
Consulting Civil & Structural Engineers, Project Managers Environmental Engineers, CDM Co-ordinators & Traffic Engineers			
Dobbins Street, Armagh, BT61 7QQ t: 028 3752 2940 f: 028 3752 5834 e: info@mcMahonengineers.com			



SECTION A-A
SCALE 1:200



ACCESS LANE WAY (PROPOSED)
SCALE 1:20

GENERAL NOTES:

- ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT STRUCTURAL DRAWINGS.

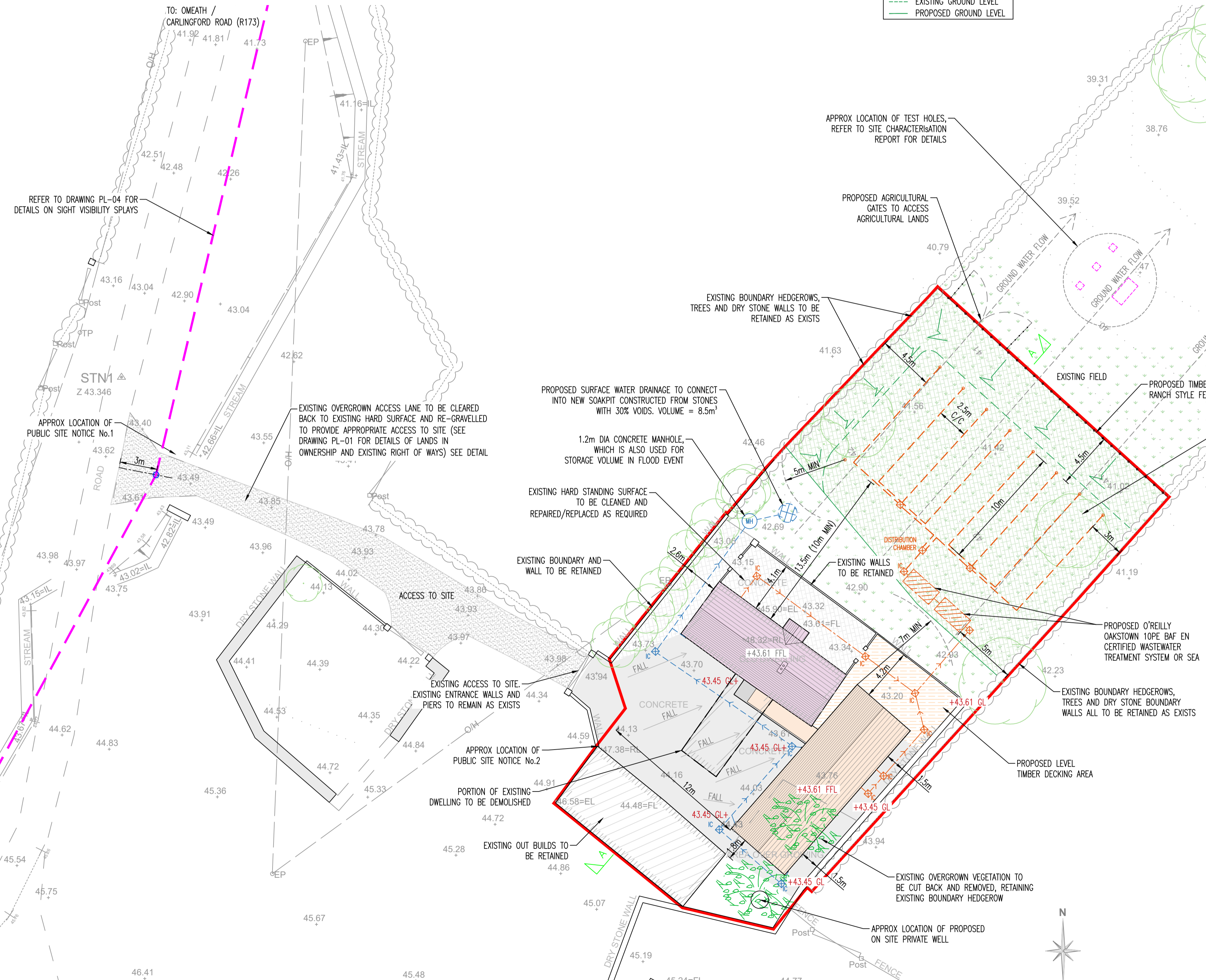
SITE DETAILS:

BALLINTESKIN TD. OMEATH, Co. LOUTH
OSI MAP REF: MN009-7/8
OSI LICENCE No. EN081616

LEGEND

- SITE OUTLINED
- EXISTING DWELLING (TO BE RETAINED)
- PROPOSED EXTENSION
- EXISTING CONCRETE PATHWAY SURROUNDING DWELLING TO BE CLEANED AND REPAIRED/REPLACED AS REQUIRED
- PROPOSED CONCRETE YARD AREA GENTLY GRADED TO INCORPORATE NO EXTENSION
- PORTION OF EXISTING DWELLING TO BE DEMOLISHED
- TIMBER DECKING AREA
- EXISTING OVERGROWN ACCESS LANE TO BE CLEARED BACK TO EXISTING HARD SURFACE AND RE-GRAVELLED TO PROVIDE APPROPRIATE ACCESS TO SITE
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED WASTE WATER TREATMENT PLANT (REFER TO SITE CHARACTERISATION FORM FOR SPEC)
- PROPOSED PERCOLATION TRENCH (REFER TO SITE CHARACTERISATION FORM FOR DETAILS)

+46.10 EXISTING LEVEL
+46.10 PROPOSED LEVEL



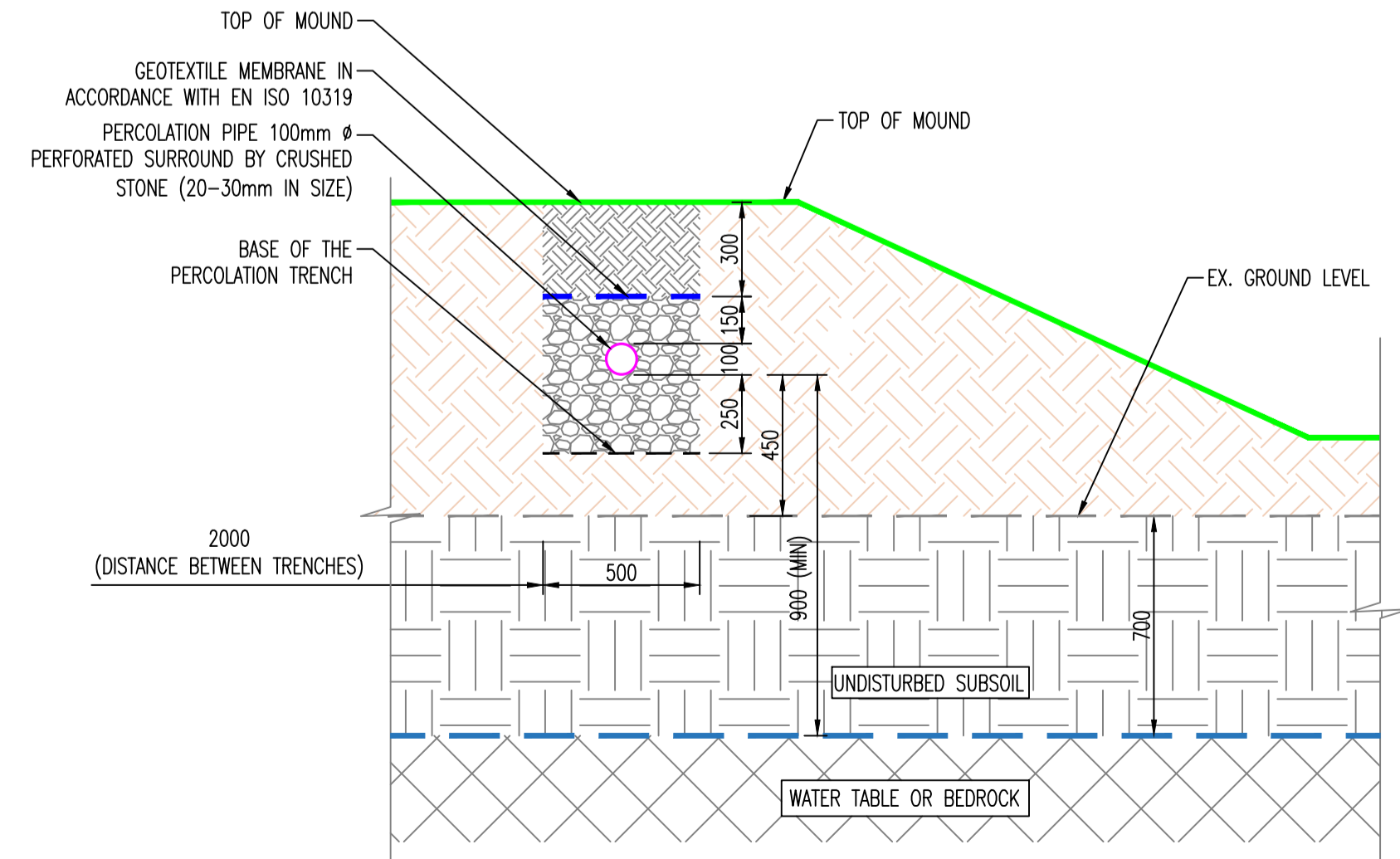
SITE LAYOUT PLAN (PROPOSED)
SCALE 1:200

NOTES FROM CODE OF PRACTICE: WASTEWATER TREATMENT AND DISPOSAL SYSTEM SERVICING SINGLE HOUSES (p.e.≤10)

BACKFILLING OF PERCOLATION TRENCH:
300mm OF 8- TO 32-mm WASHED GRAVEL ON INVERT; PIPE LAID AT A 1:200 SLOPE SURROUNDED BY 8- TO 32-mm CLEAN WASHED GRAVEL WITH 150mm OF SIMILAR GRAVEL OVER PIPE; GEOTEXTILE LAYER FOLLOWED BY 300mm TOPSOIL TO GROUND SURFACE.

PERCOLATION PIPES TO BE 100mm BORE, PERFORATED (TYPICALLY @ 4, 6 AND 8 O'CLOCK) SMOOTH WALL PVC DRAINAGE PIPES WITH PERFORATIONS OF 8-mm DIAMETER AT ABOUT 75-mm CENTERS ALONG PIPE OR PIPES WITH SIMILAR HYDRAULIC PROPERTIES.

ACCESS / INSPECTION POINTS AND VENTS ARE RECOMMENDED FOR THE ENDS OF THE PERCOLATION PIPES, THE COVERS SHOULD BE VISIBLE AND INSTALLED TO PREVENT ENTRY OF WATER. THEY MAY ALSO BE USED FOR RODDING/SCOURING PURPOSES.



RAISED PERCOLATION AREA DETAIL
SCALE 1:20

REV	DATE	DESCRIPTION	BY	APPR

DRAWING STATUS:
PLANNING

CLIENT:
MONTEVISTA PROPERTIES

JOB DESCRIPTION:
PROPOSED EXTENSION TO EXISTING DWELLING AT BALLINTESKIN, OMEATH, CO. LOUTH

DRAWING TITLE:
PROPOSED SITE LAYOUT PLAN, SECTION A-A & DETAILS

PROJECT No.: P-3070
DRAWING No.: PL-03

SCALE: A5_SHOWN
SHEET: A1
DATE: 15.07.24

DRAWN BY: WD
CHECKED BY: MK
APPROVED BY: PMCM

McMahon Associates
Consulting Civil & Structural Engineers, Project Managers
Environmental Engineers, PSDP & Traffic Engineers
The Mill Building, Newtown Link Road, Greenhills, Drogheda, Co. Louth
t: 041 2137 050 e: info@mcMahonengineers.com