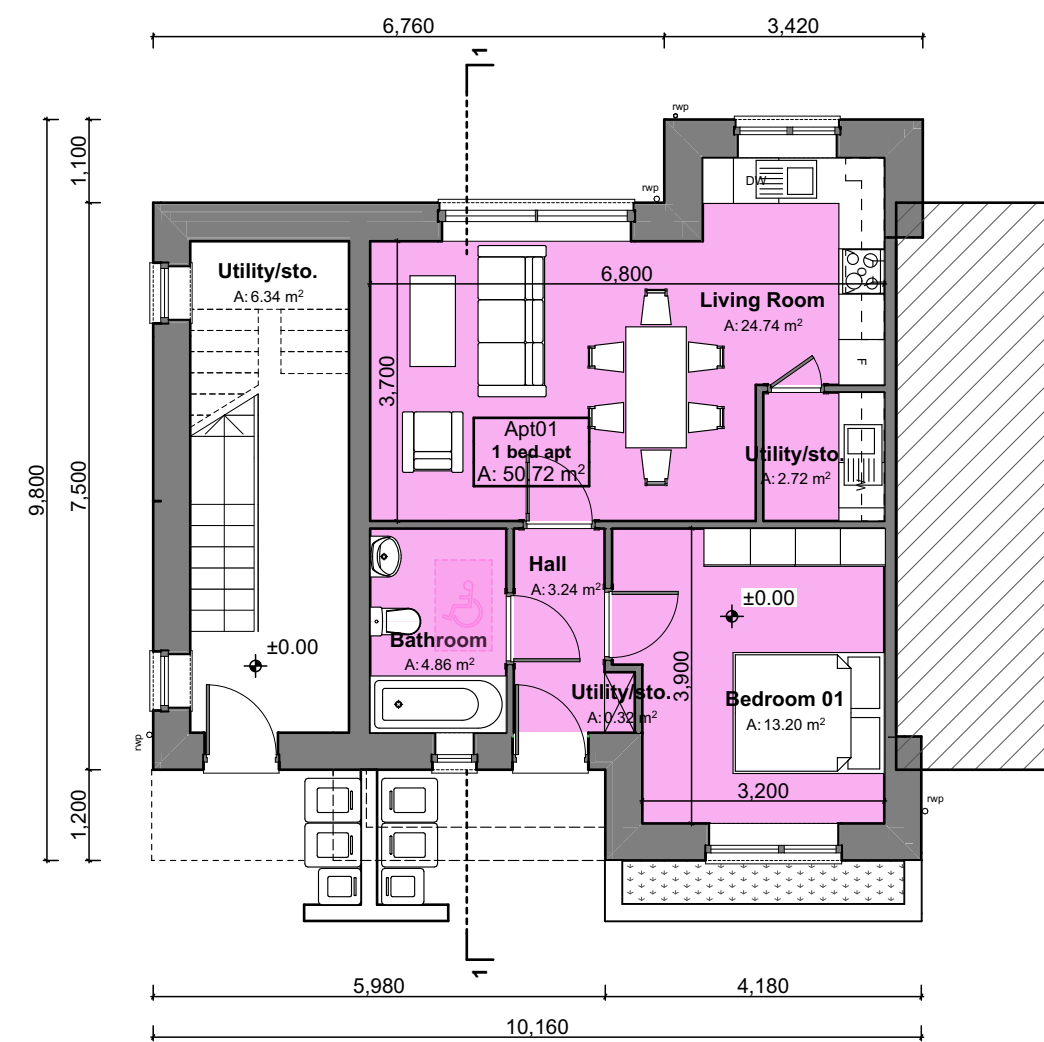
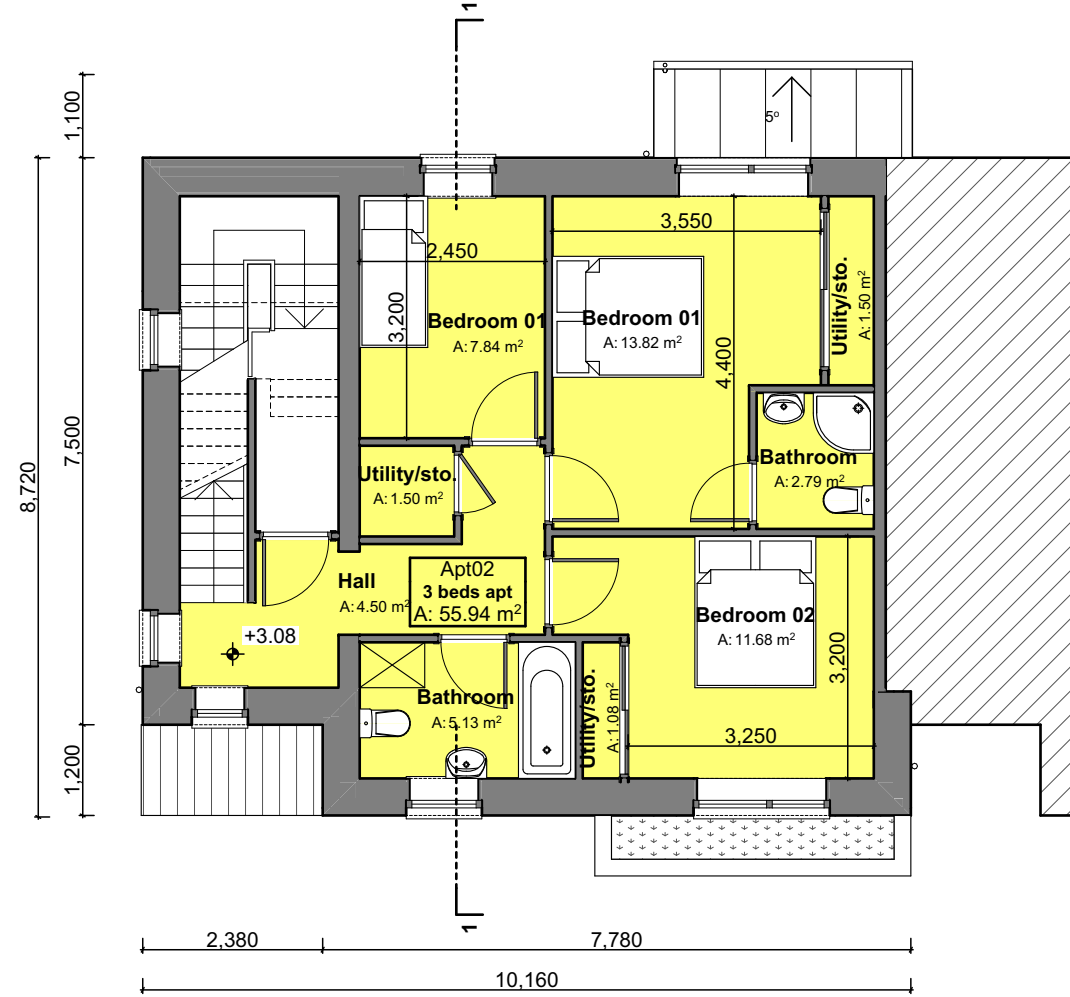
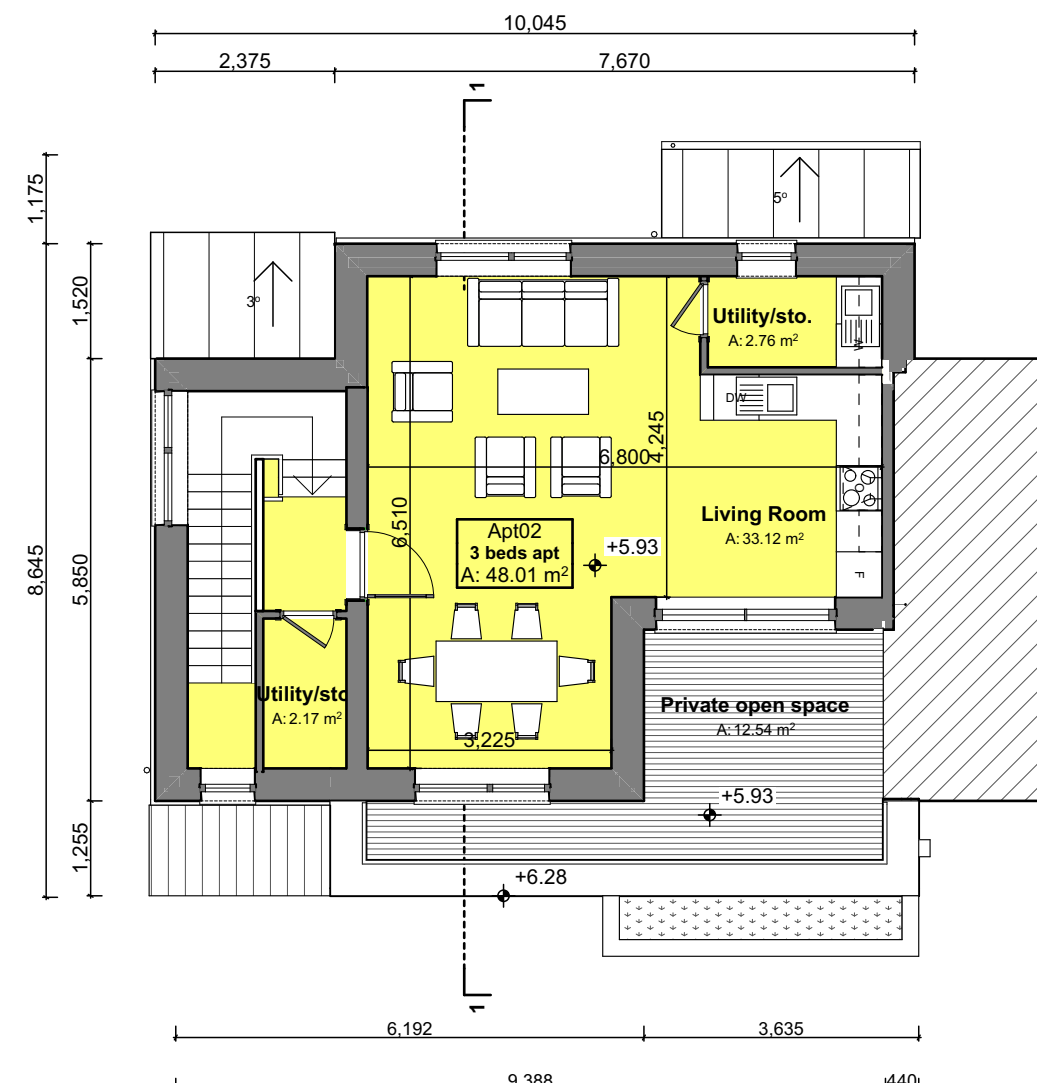




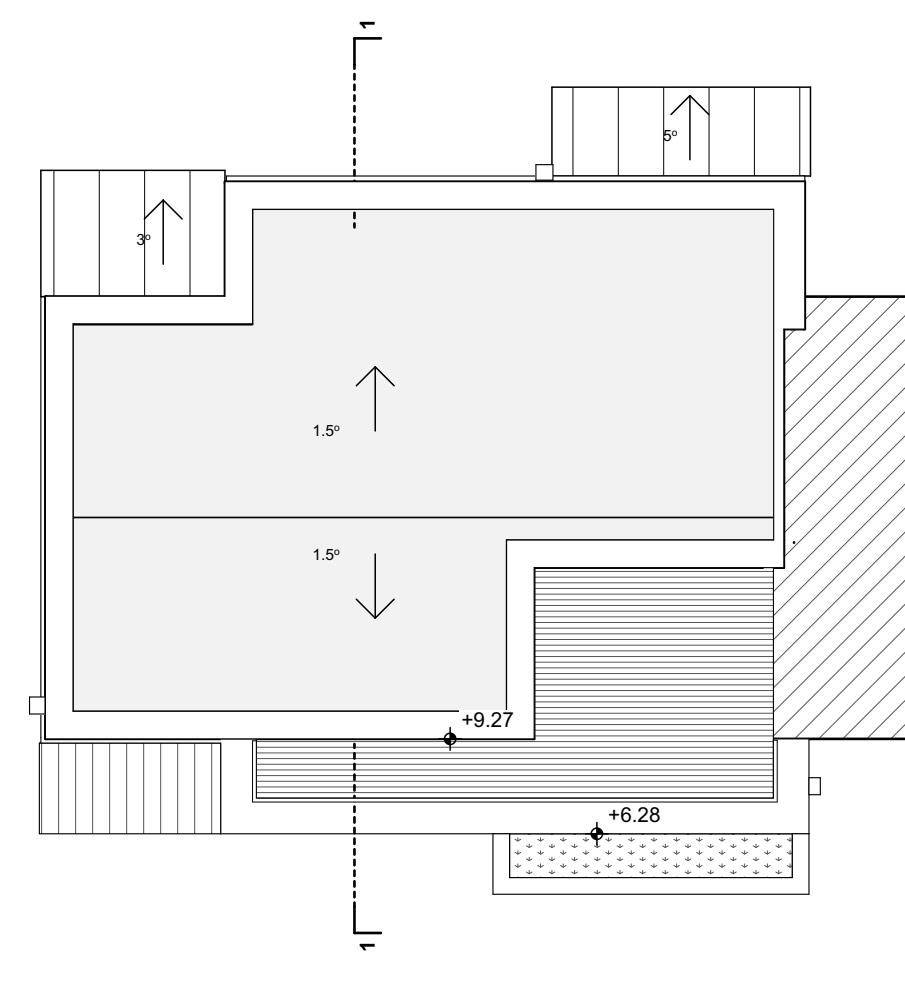
GF Ground Floor
SCALE 1:100



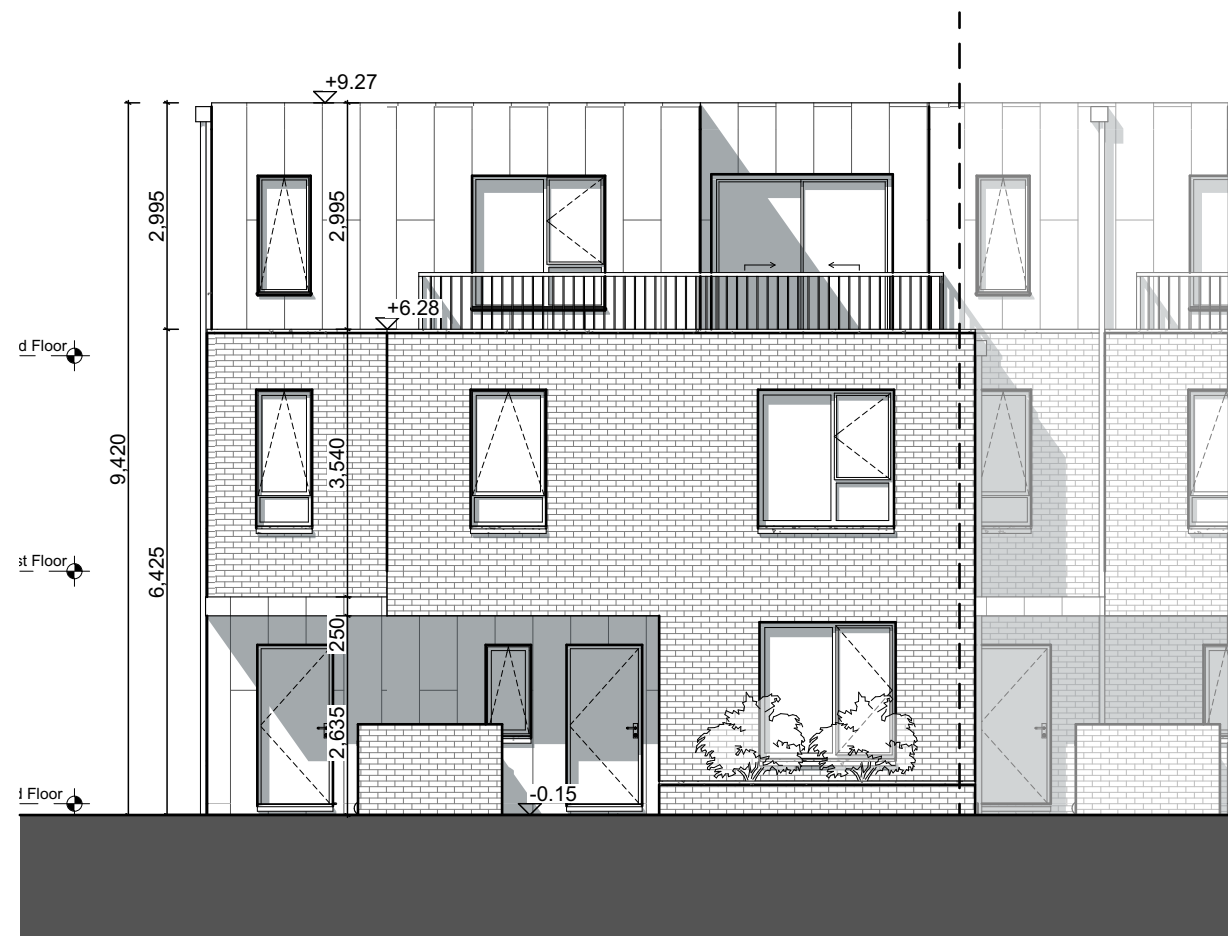
01 First Floor
SCALE 1:100



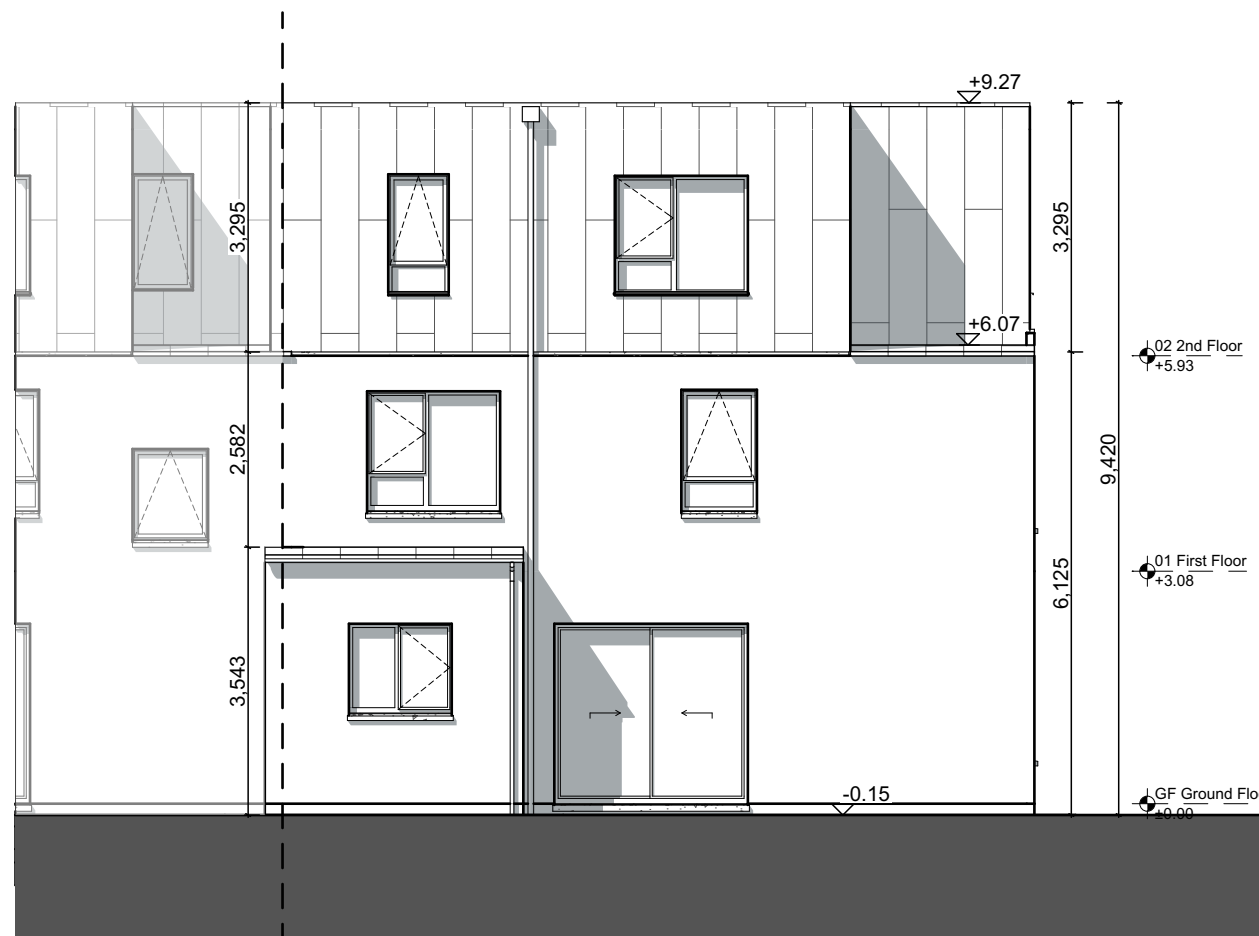
02 2nd Floor
SCALE 1:100



03 Third Floor
SCALE 1:100



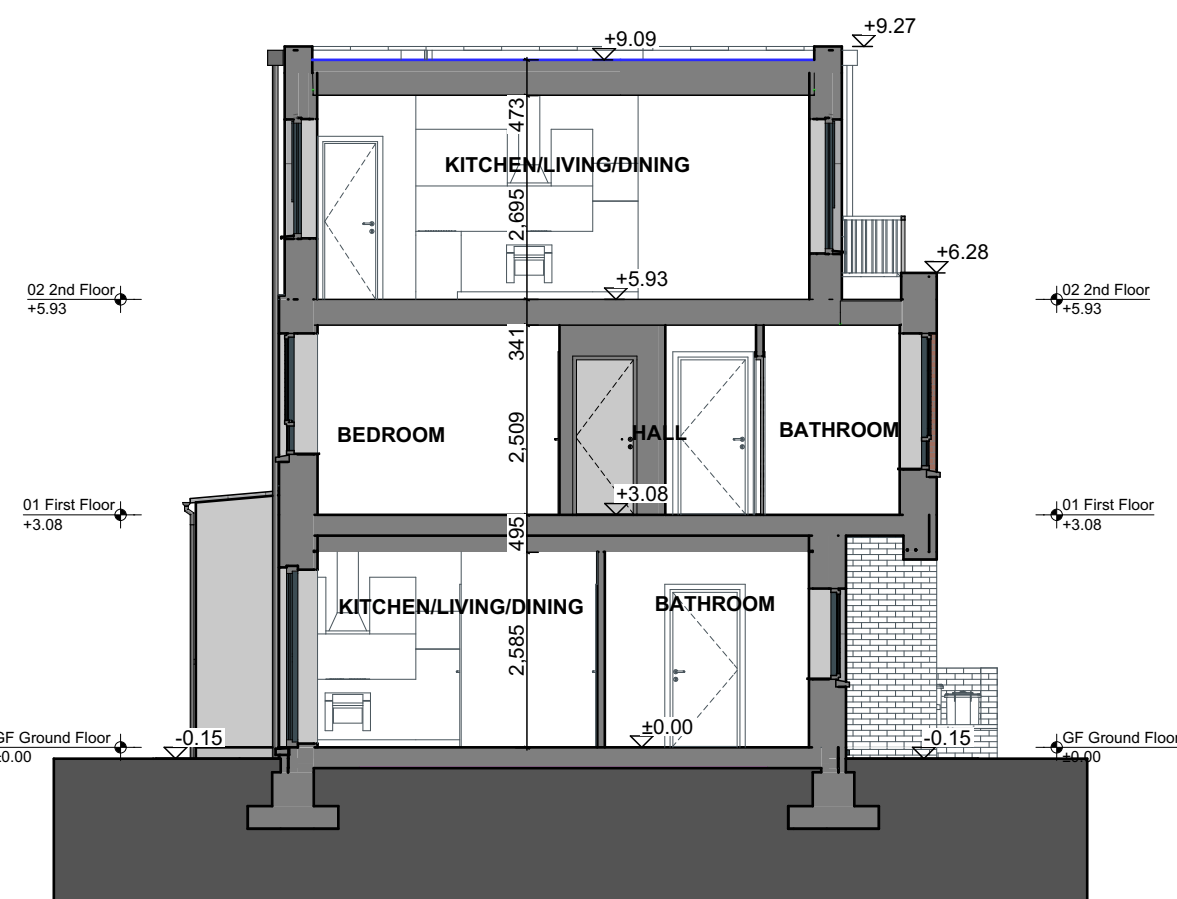
Elevation
SCALE 1:100



Elevation
SCALE 1:100



Elevation
SCALE 1:100



Section
SCALE 1:100

House Type E1 LHS DUPLEX - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Ground Floor	55.9 m ²	45 m ²
First Floor	48.1 m ²	
Grand Total	104.0 m ²	90.0 m ²

House Type E1 LHS DUPLEX - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	32.5 m ²	31.5 m ²
Aggregate Living Area	33.2 m ²	34.0 m ²

House Type E1 LHS DUPLEX - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	9.0 m ²	9.0 m ²

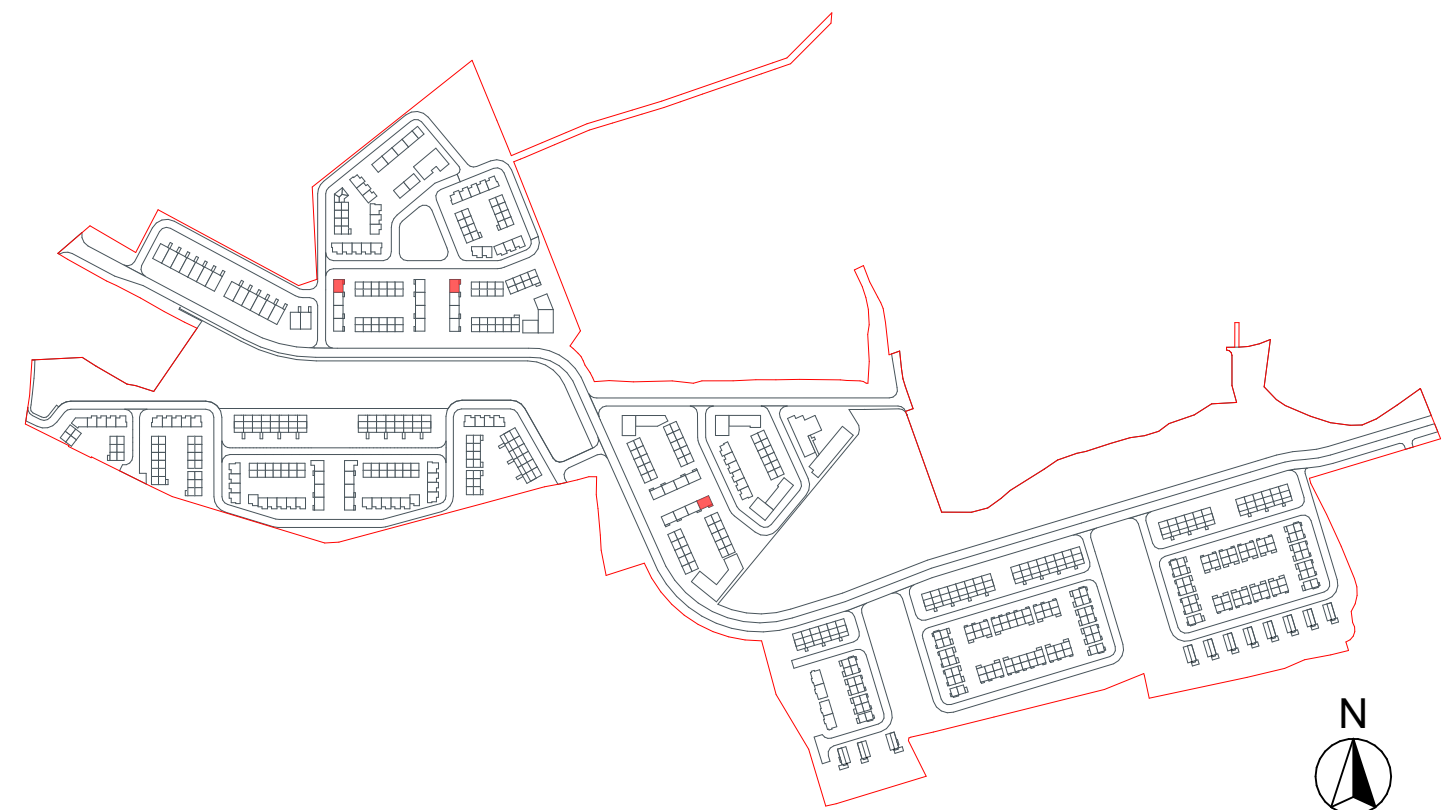
House Type E1 LHS APARTMENT - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Grand Total	50.7 m ²	45.0 m ²

House Type E1 LHS APARTMENT - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	13.2 m ²	11.4 m ²
Aggregate Living Area	24.7 m ²	23.0 m ²

House Type E1 LHS APARTMENT- Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	3.0 m ²	3.0 m ²

Unit Number: 202-203|425-424|439-440

NOTES ON FINISHES:	
ROOF:	SELECTED METAL CLADDING OR SIMILAR APPROVED
WALLS:	SELECTED CLAY BRICKWORK WHERE INDICATED OTHERWISE SELECTED SELF-COLOURED RENDER OR SELECTED RAL COLOUR METAL CLADDING WHERE INDICATED
JOINERY:	ALL WINDOWS AND DOORS, FRAMES AND LEAFS TO BE ALUMINIUM POWDER COATED TO APPROVED COLOUR OR UPVC OR PAINTED TIMBER TO APPROVED COLOUR. OBSCURE GLAZING WHERE INDICATED TO SENSITIVE WINDOWS.
RAINWATER GOODS:	GUTTERS, DOWNPIPES AND FIXINGS TO BE UPVC OR ALUMINIUM POWDER COATED TO SELECTED COLOUR TO MATCH METAL CLADDING.
Notes:	
Refer to Site Plan for finished floor levels to survey datum, orientation and handing of type for each unit.	
Do not scale from this drawing.	
Use figured dimensions only.	
All errors and omissions to be reported to the Architect.	
This drawing is to be read in conjunction with relevant consultant's drawings.	
This drawing is for planning purposes only and not for construction.	
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Transmittal at Set ID	Transmittal Set Date	Change ID	Comments
01	20/06/2024	01	Issue For Planning

RIAI		Planning Application		DAVEY + SMITH ARCHITECTS	
DAVEY + SMITH ARCHITECTS Unit 13, THE SEAPORT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3 Ph: 01 2476338 EMAIL: info@davey-smith.com WEB: www.davey-smith.com					
Layout ID: 2205-Oldcourt-PLA-HT E1 LHS-01				Scale:	1:100
Project: LRD -Development at Oldcourt- House Type E1 LHS				Job No:	2205
Drawing Name: Proposed plans, elevations and section				Series:	Planning
				Date:	31/07/2024
				Status:	98
				Revision:	91
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