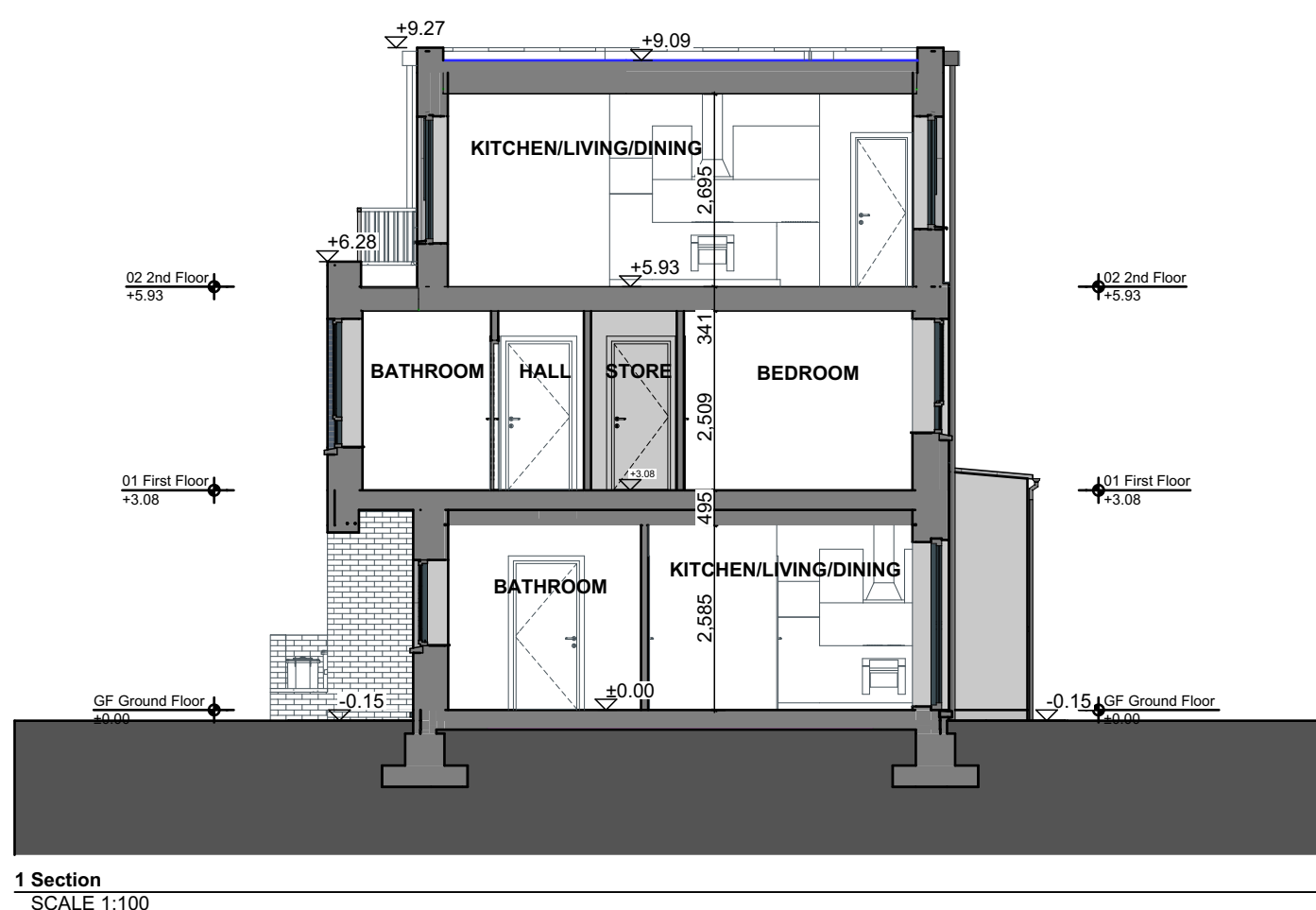
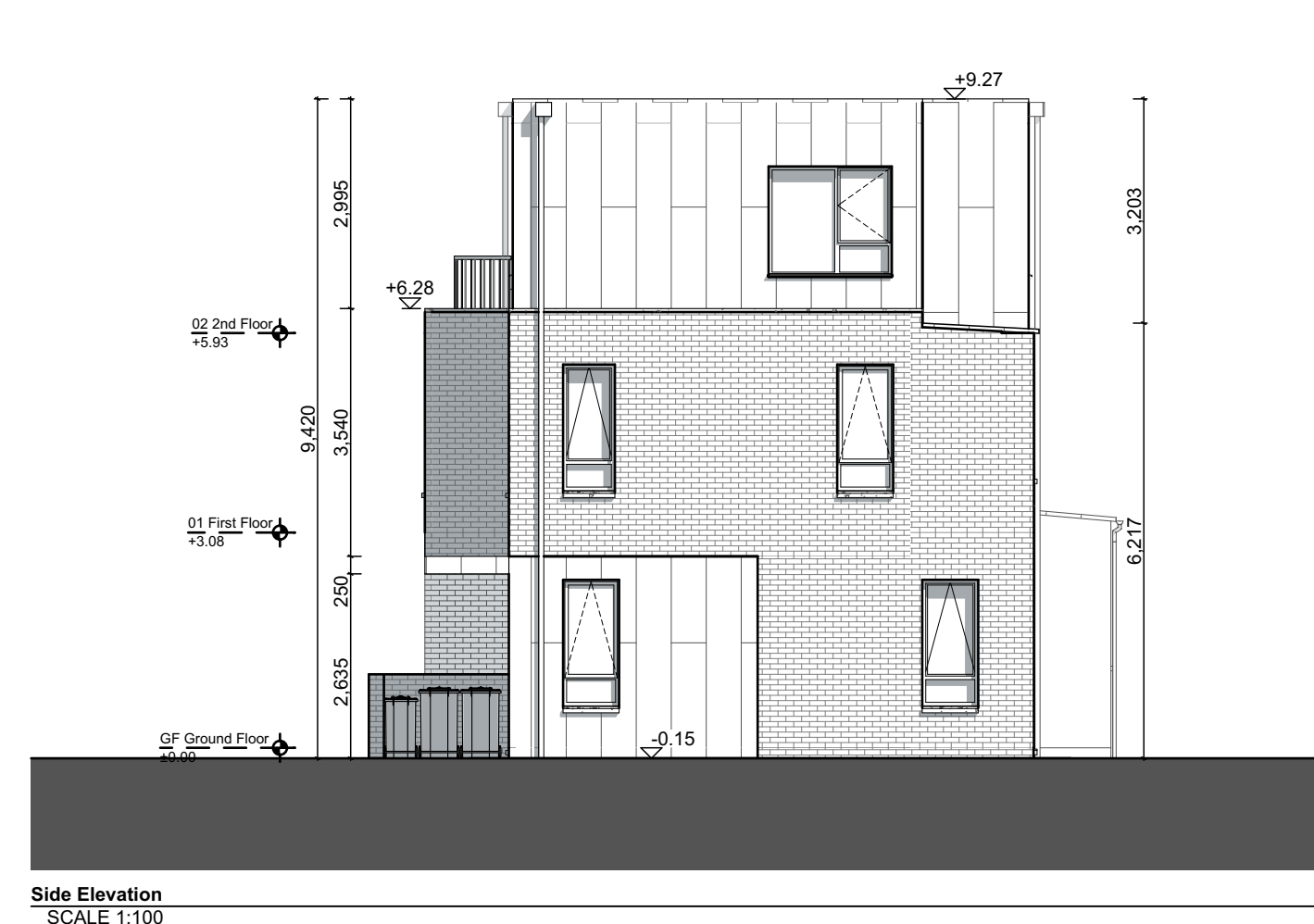
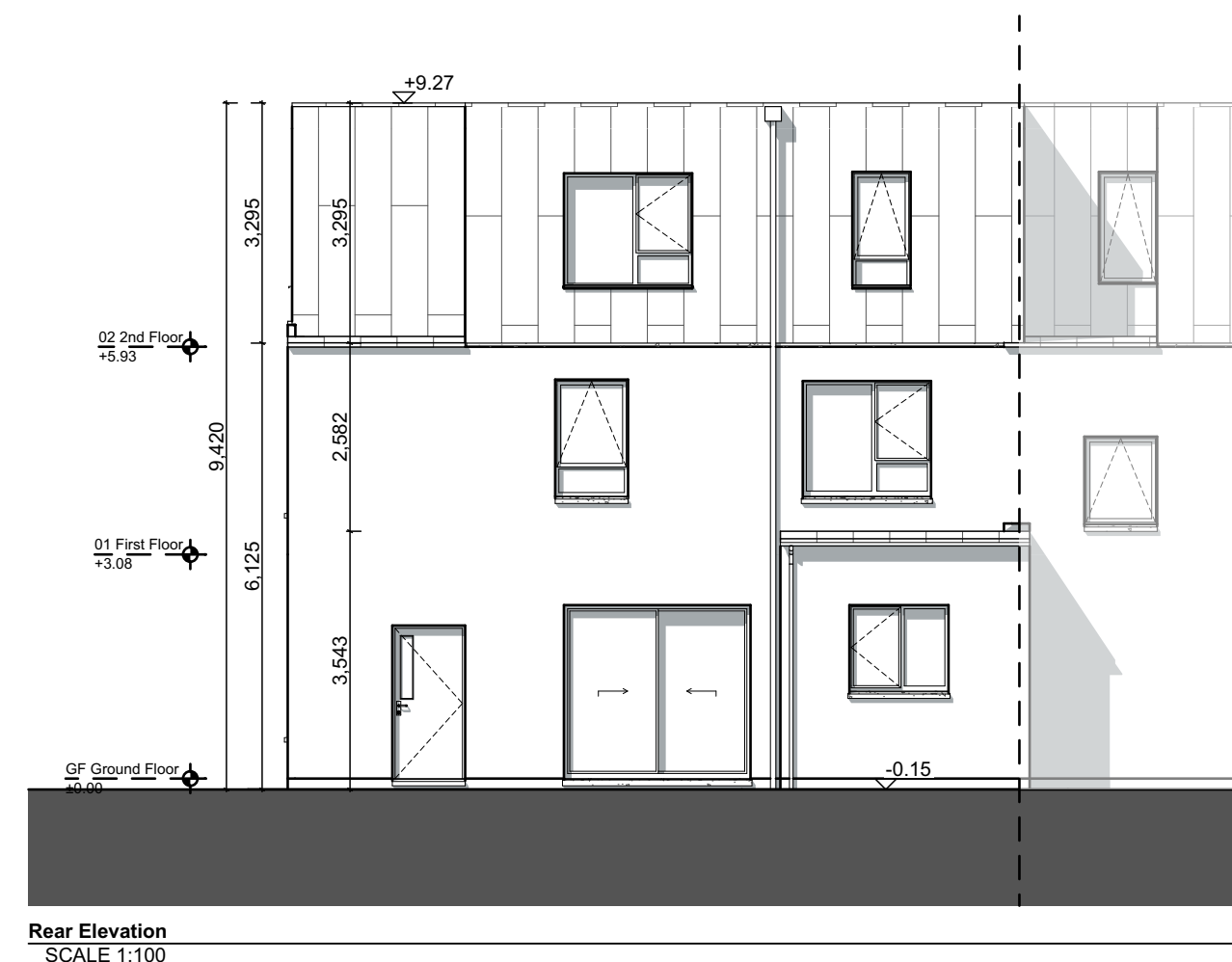
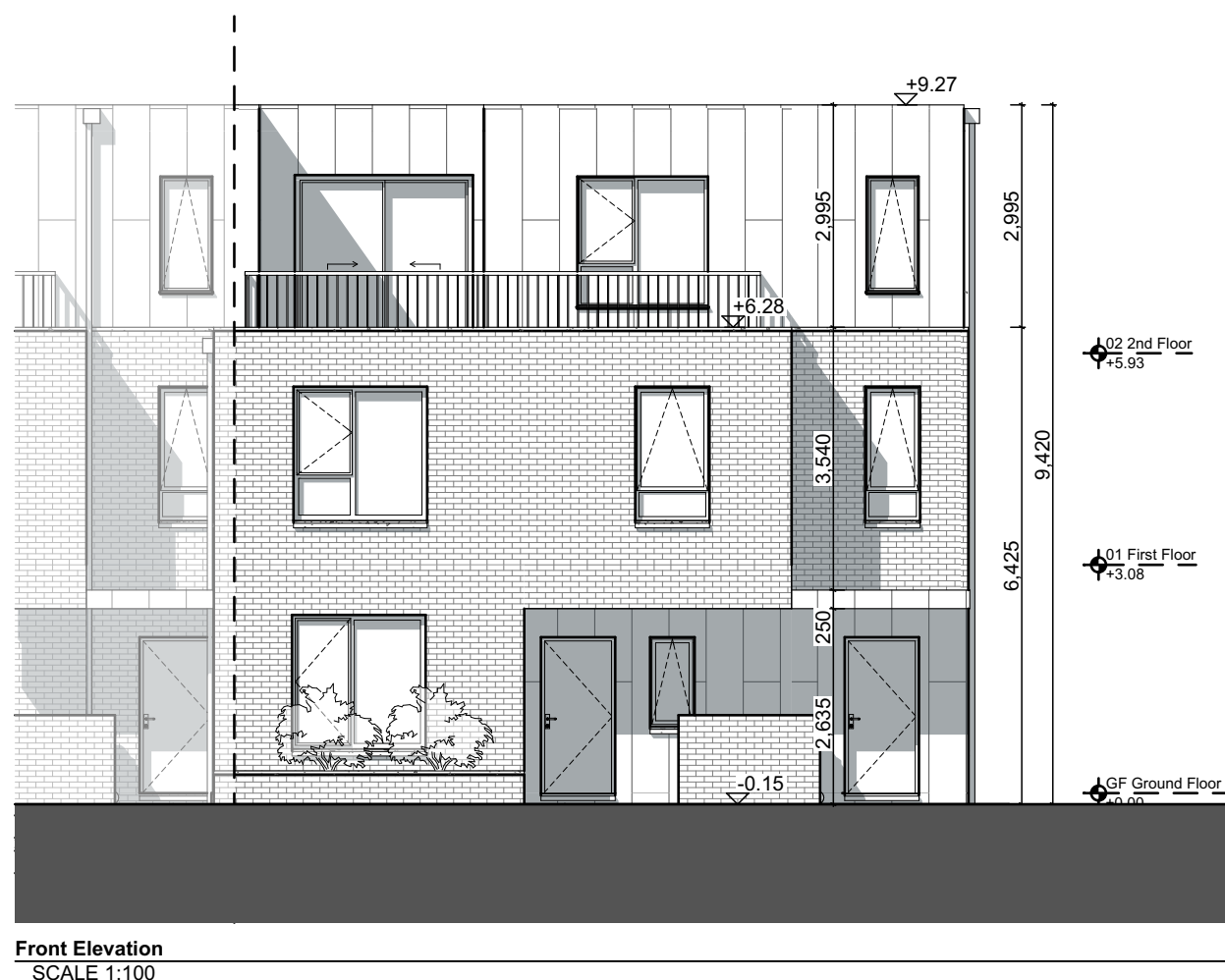
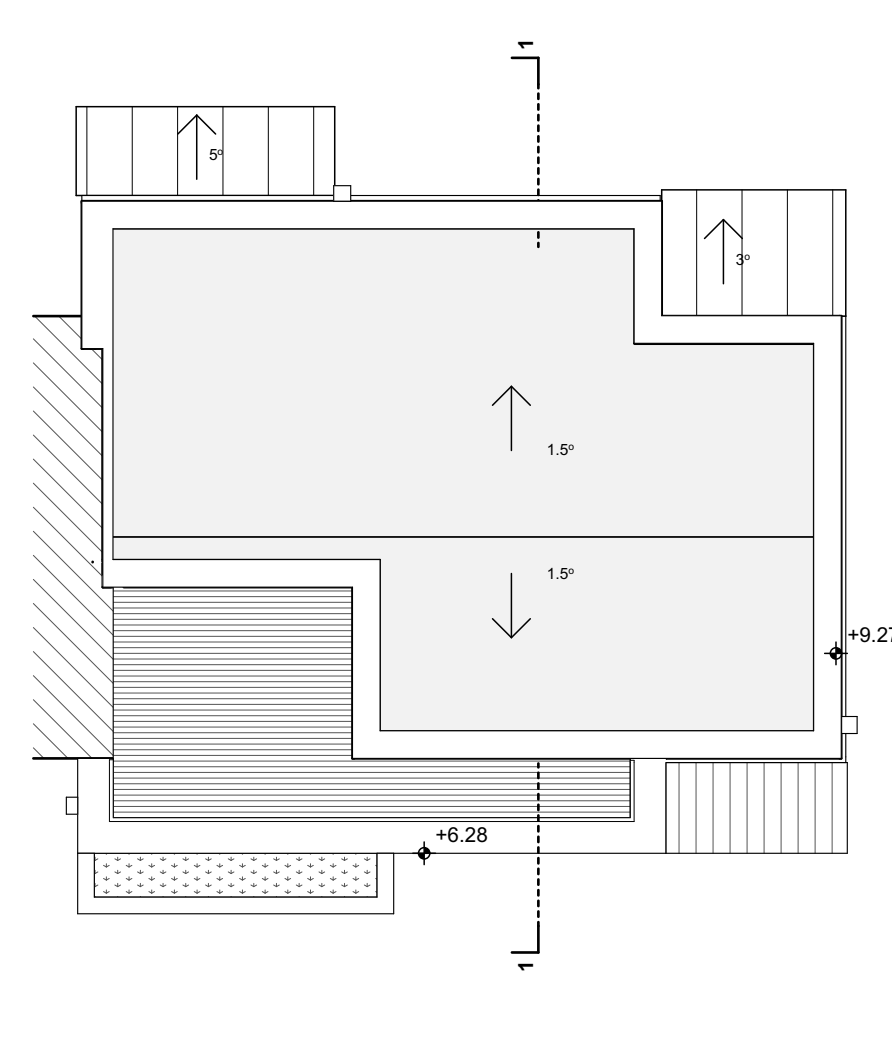
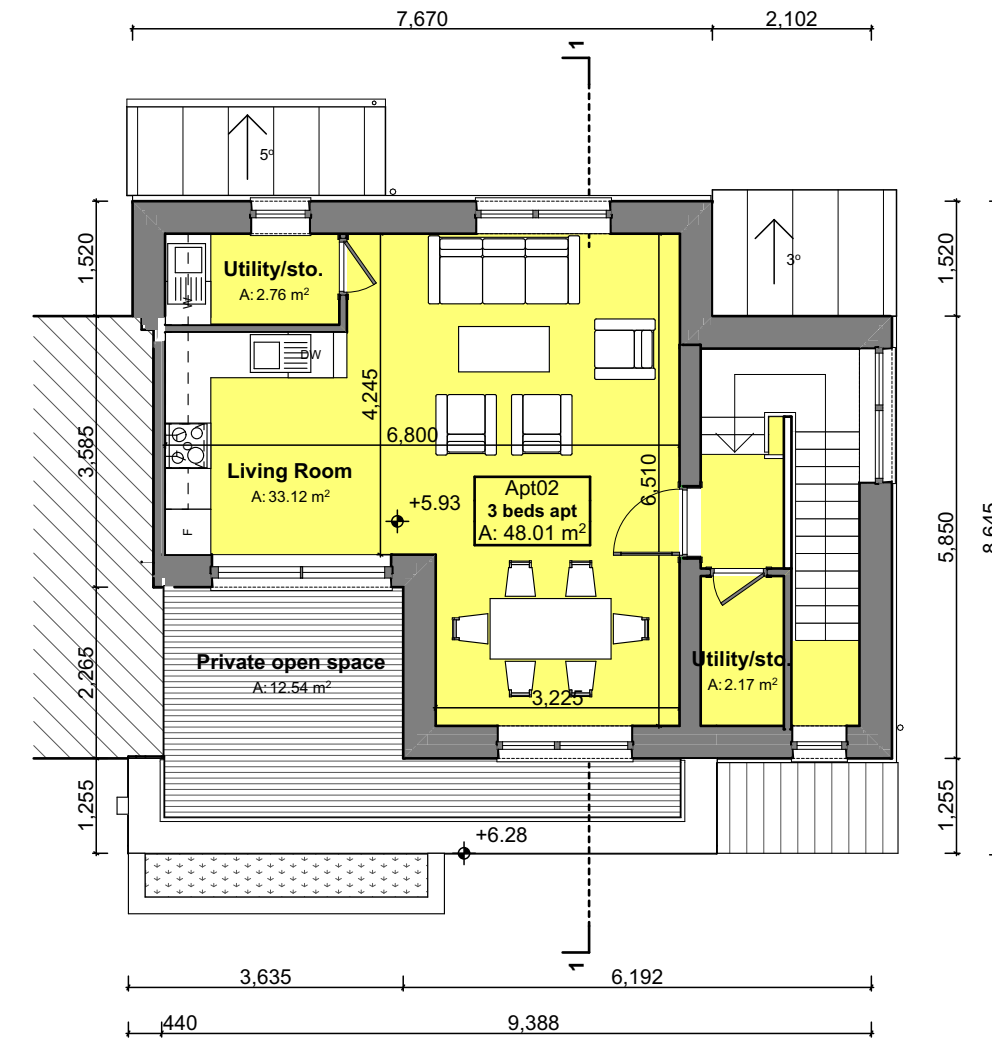
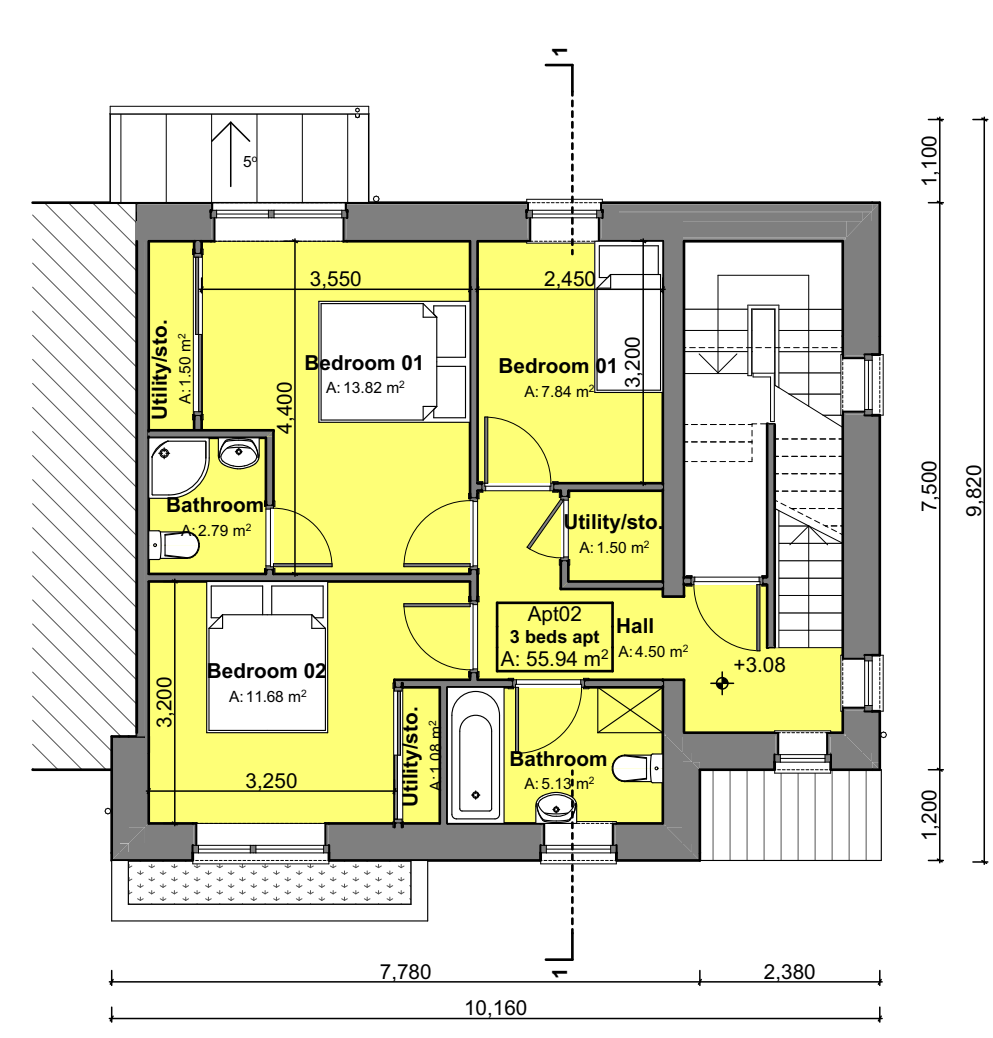
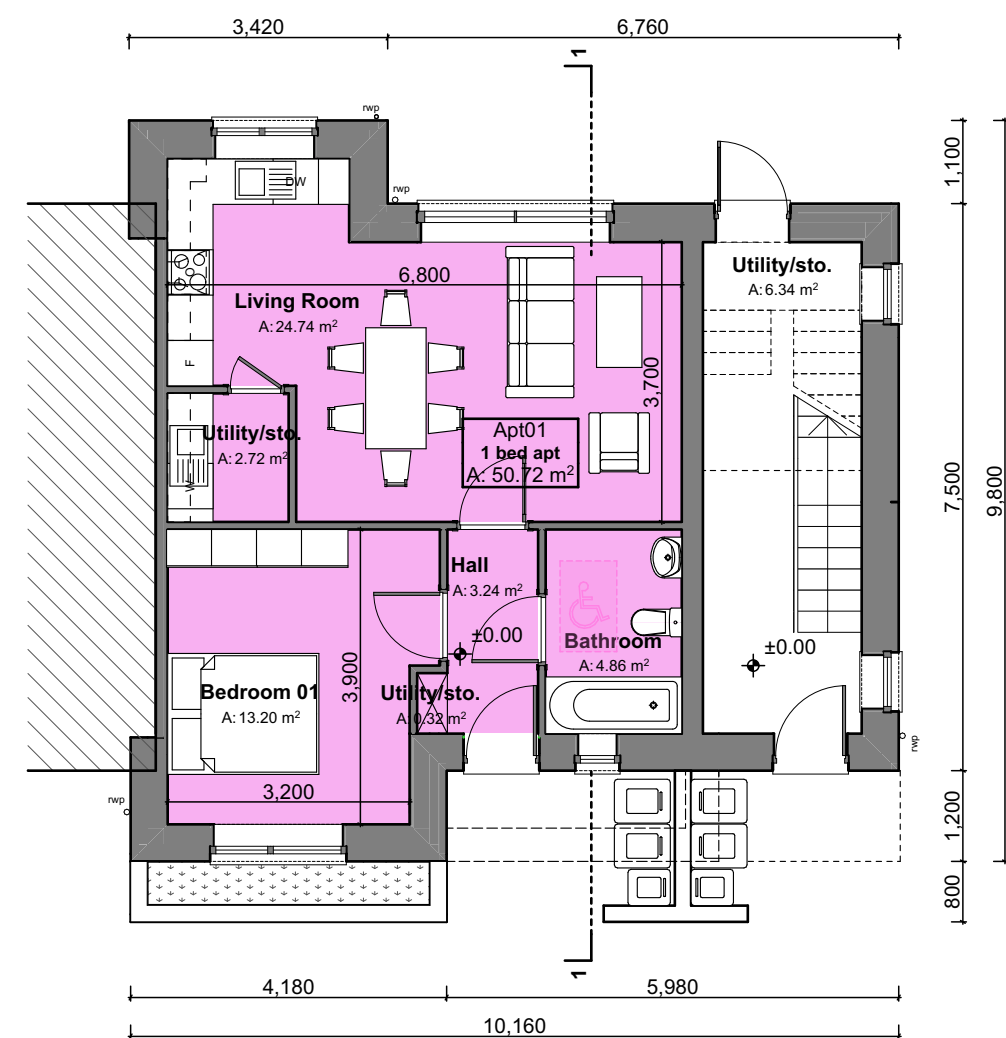




House Type E1 RHS DUPLEX - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Ground Floor	55.9 m ²	45 m ²
First Floor	48.1 m ²	
Grand Total	104.0 m ²	90.0 m ²

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

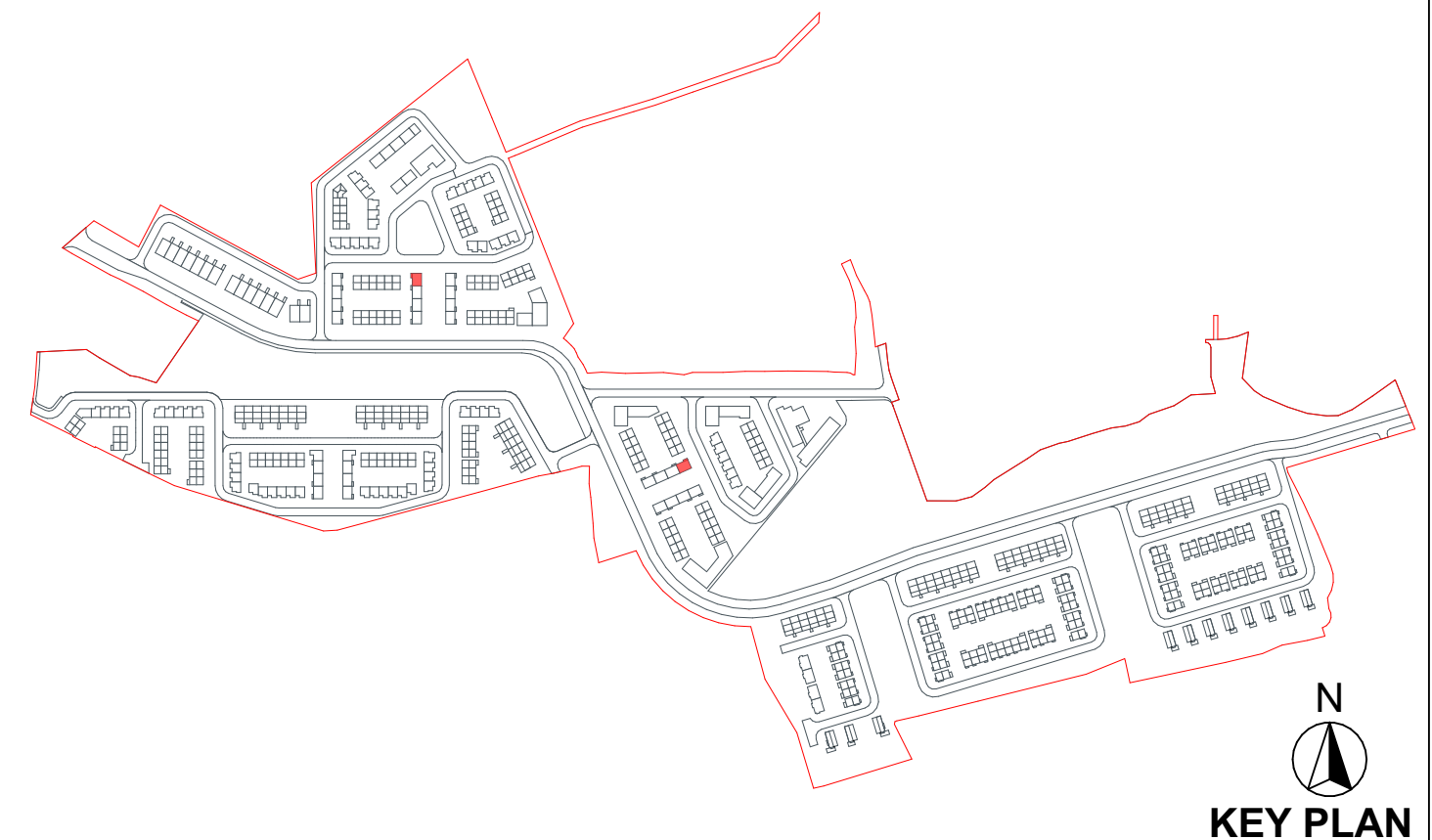
House Type E1 RHS APARTMENT - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Grand Total	50.7 m ²	45.0 m ²

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

Unit Number: 433-434 196-197

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.
RAINFATER 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. This drawing or design may not be reproduced without permission.	

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	Planning Application			
DAVEY + SMITH ARCHITECTS Unit 13 THE SEAPORT, BUILDING 44/45 CLONTARF ROAD, CLONTARF, DUBLIN 3 PH: 01 2476738 EMAIL: info@davey-smith.com WEB: www.davey-smith.com				
Layout ID:	2205-Oldcourt-PLA-HT E1 RHS-01			Scale: 1:100 Job No: 2205
Project:	LRD -Development at Oldcourt- House Type E1 RHS			Series: Planning Date: 31/07/2024
Drawing Name:	Proposed plans, elevations and section			Status: SO Revision: 01