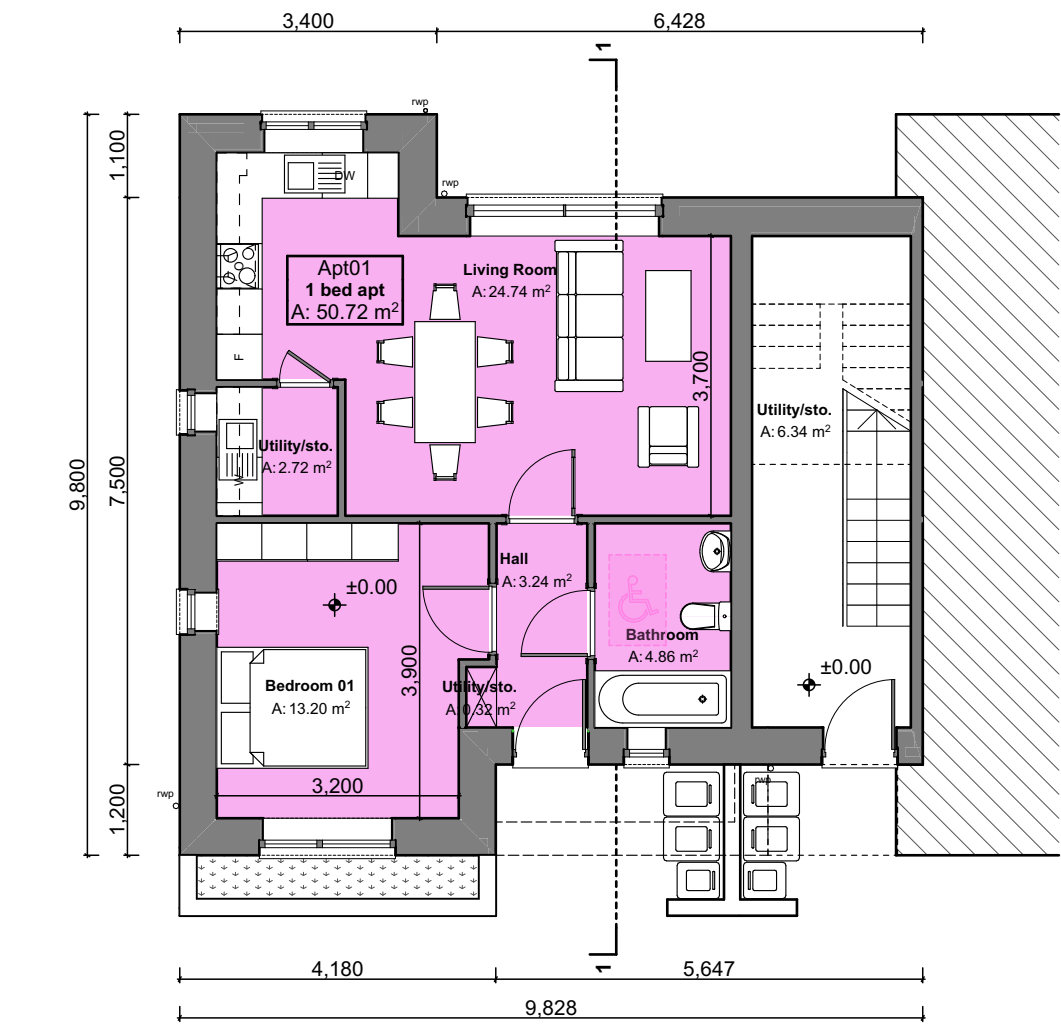
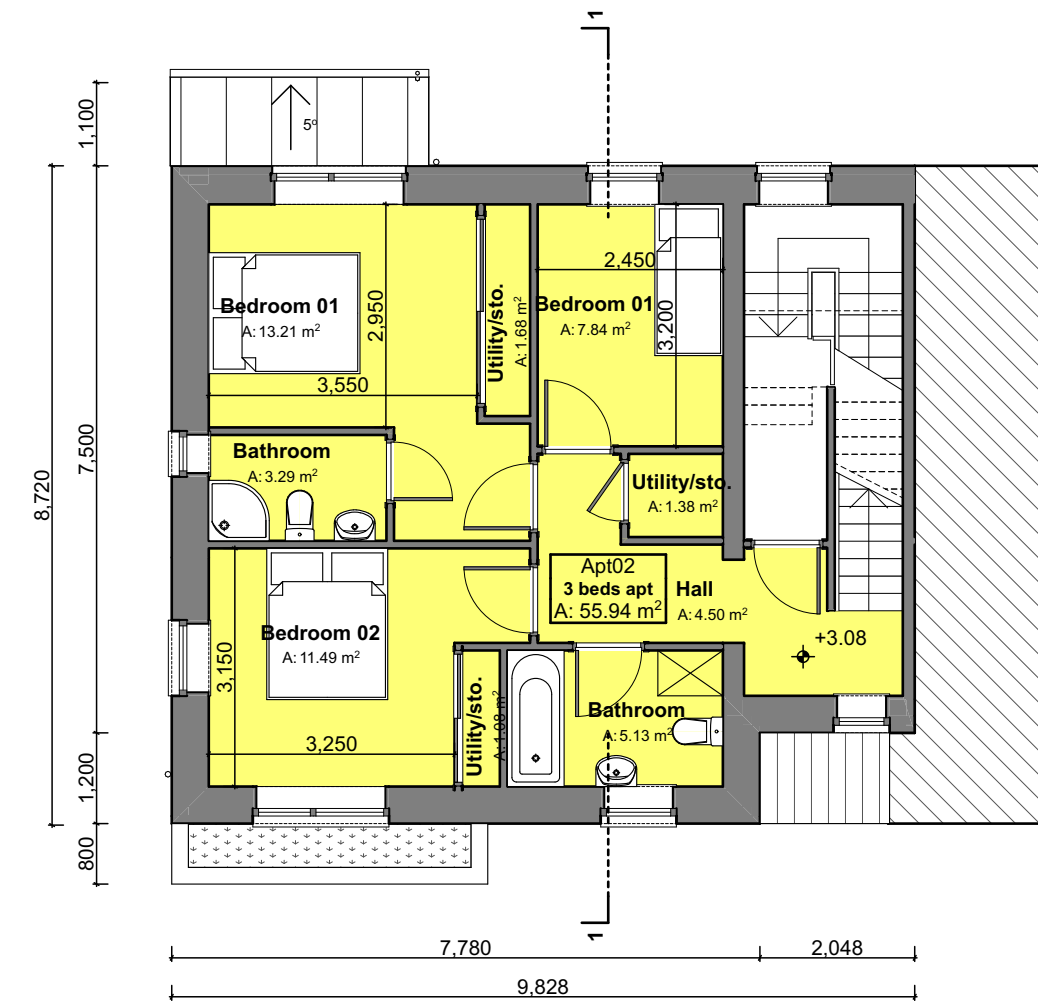
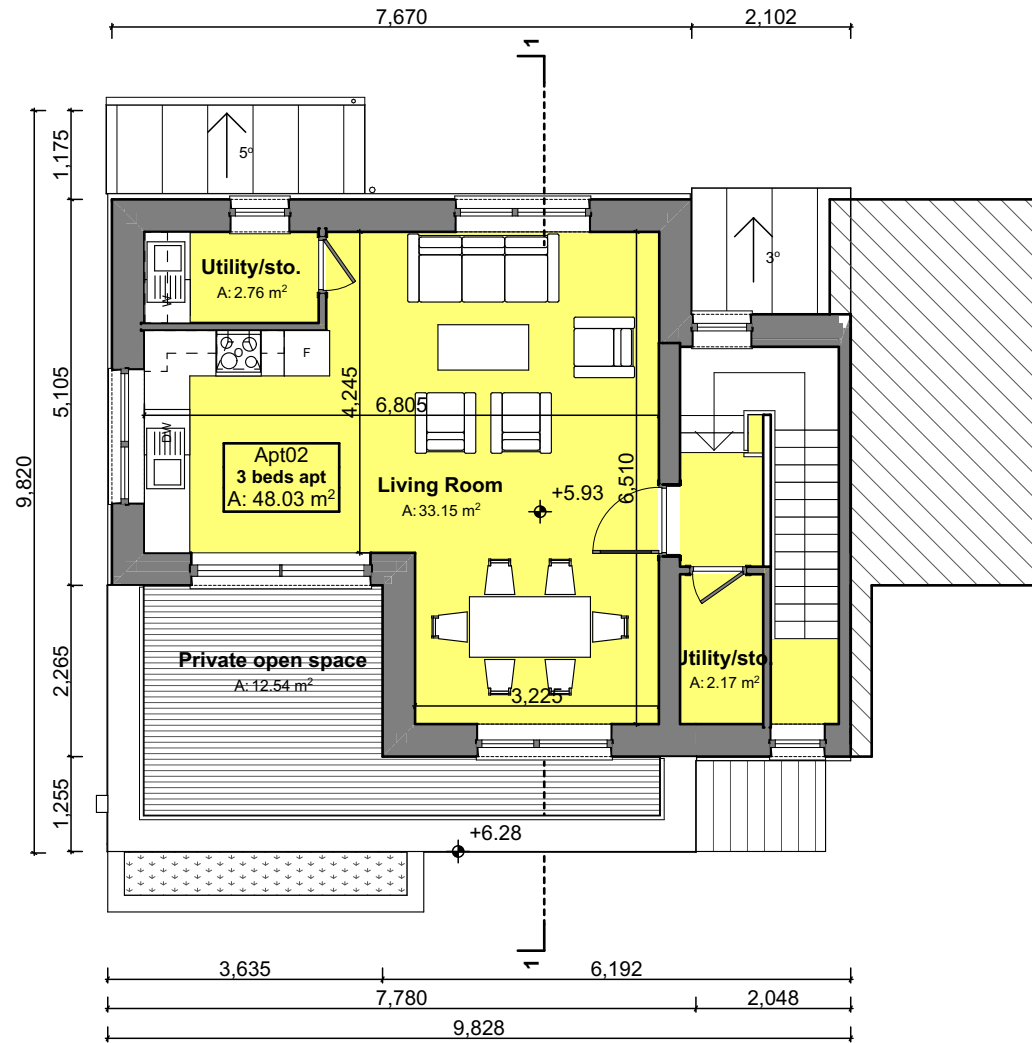




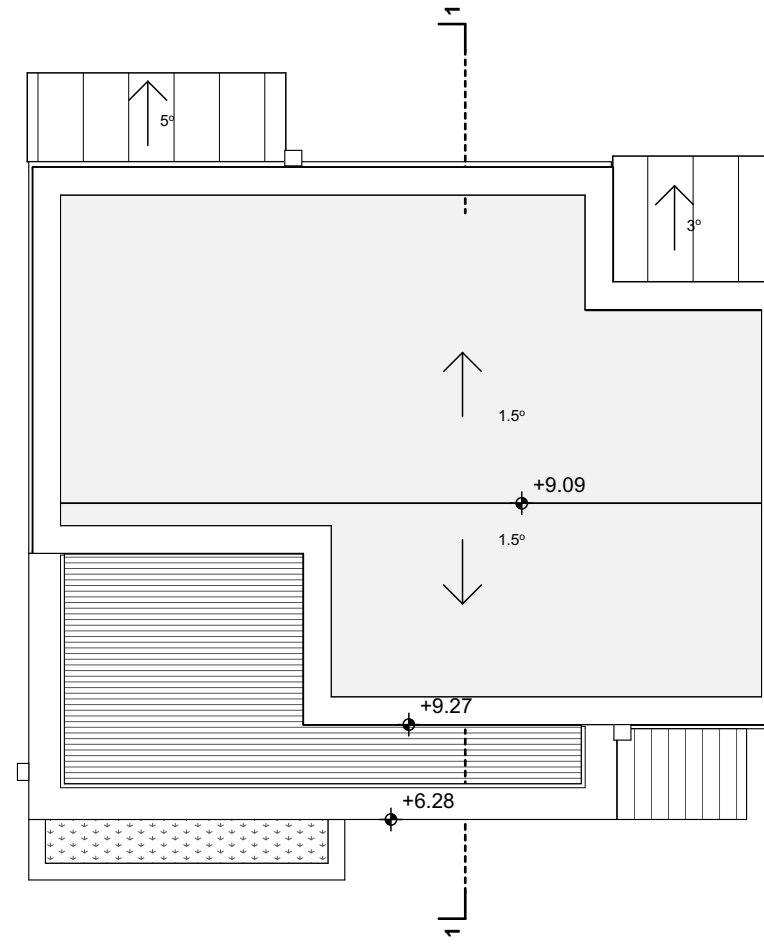
GF Ground Floor  
SCALE 1:100



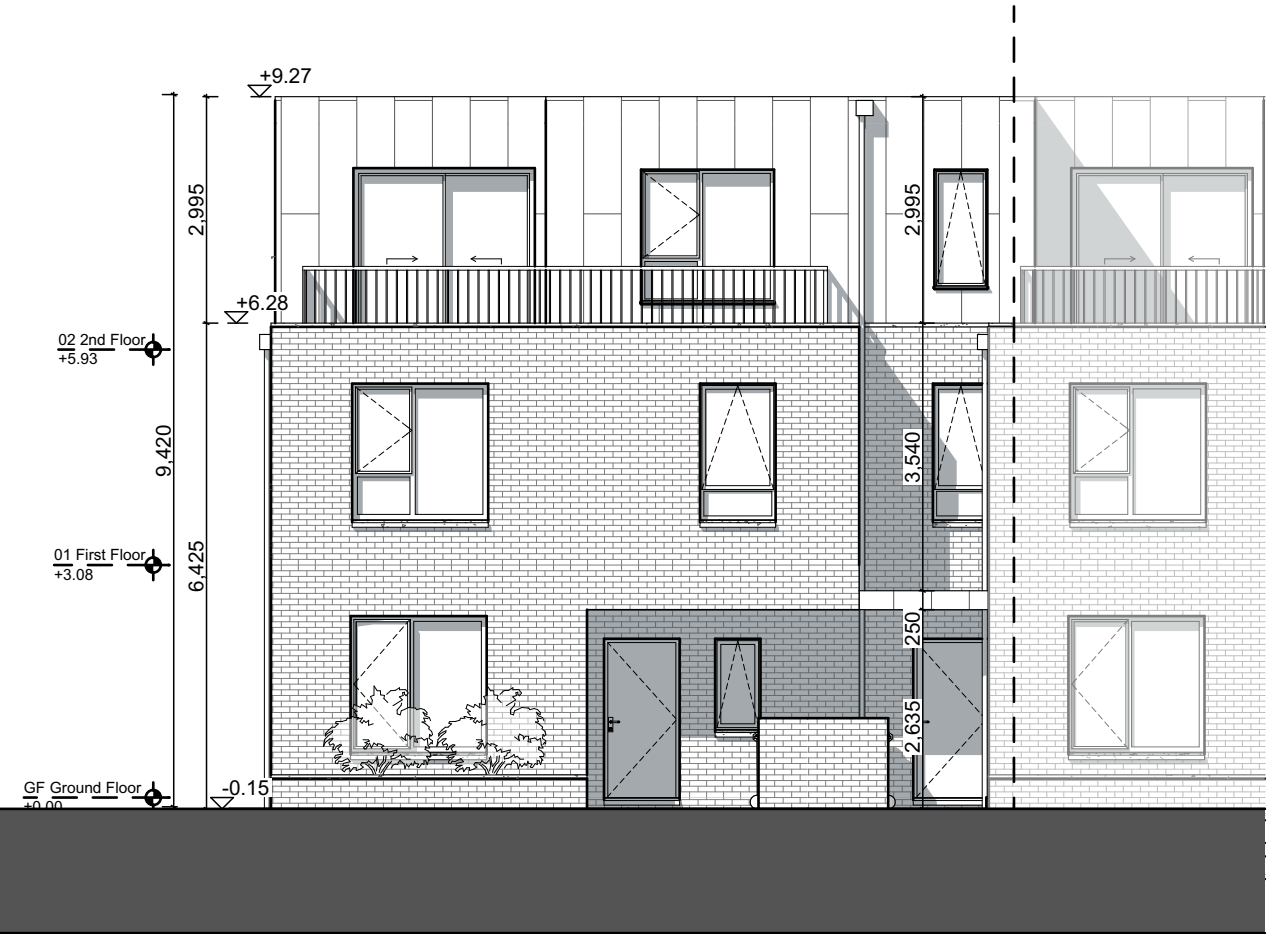
01 First Floor  
SCALE 1:100



02 2nd Floor  
SCALE 1:100



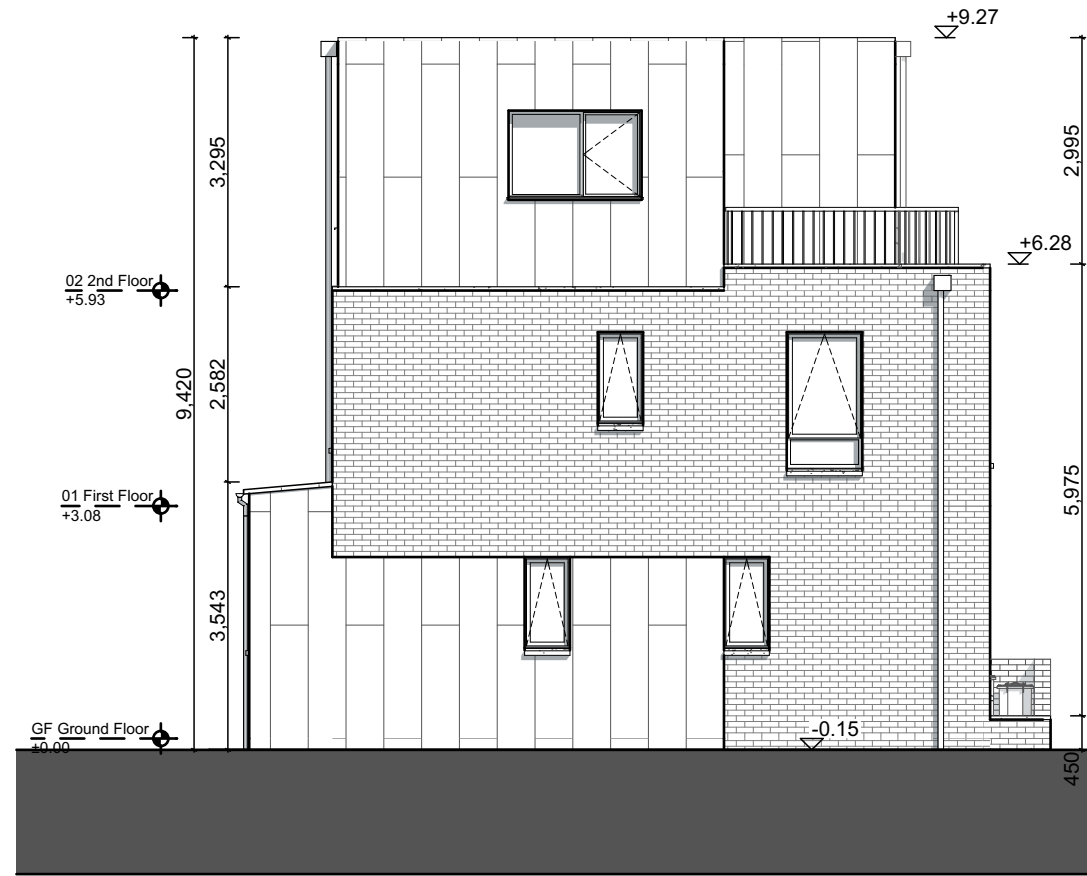
RF Roof Plan  
SCALE 1:100



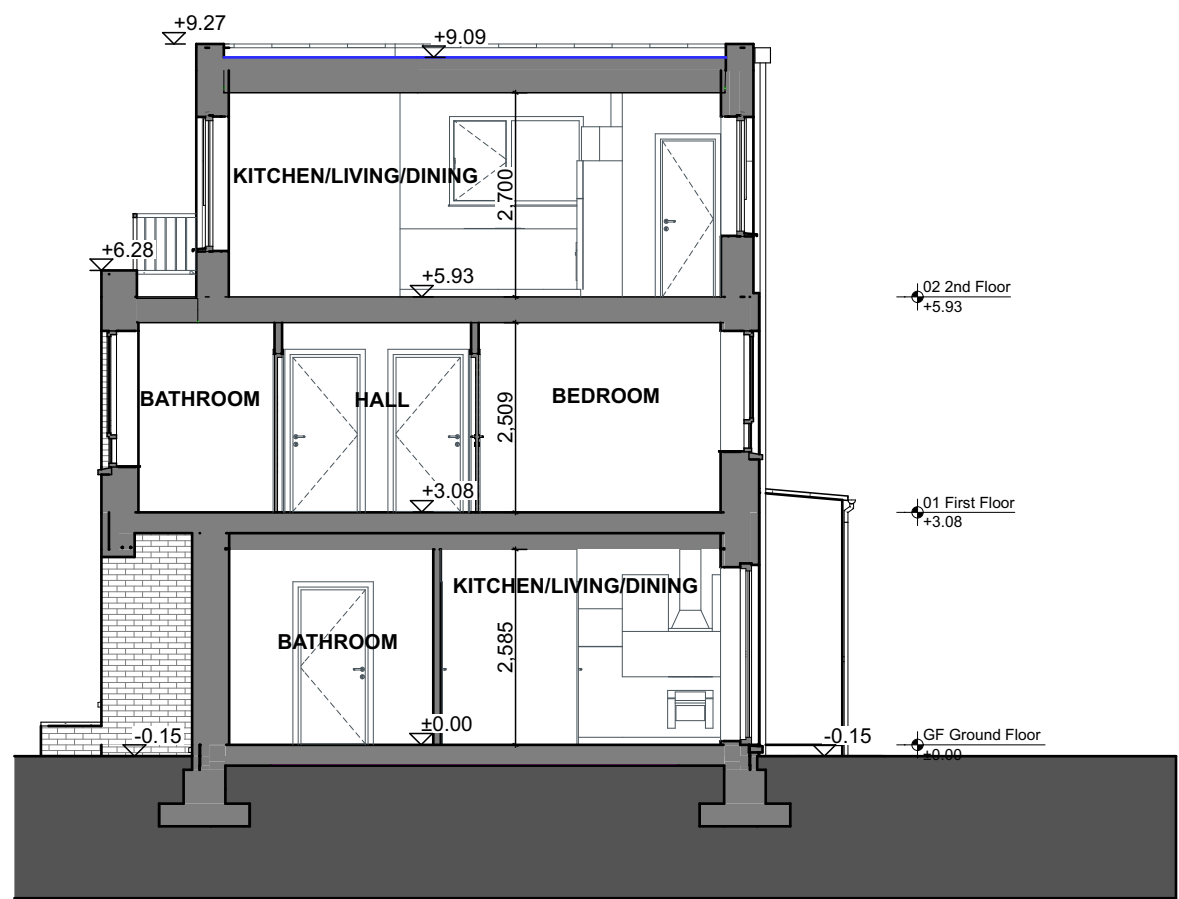
Front Elevation  
SCALE 1:100



Rear Elevation  
SCALE 1:100



Side Elevation  
SCALE 1:100



Section  
SCALE 1:100

| House Type E3 LHS DUPLEX - Gross Internal Area |                      |                     |
|------------------------------------------------|----------------------|---------------------|
| Area Type                                      | Proposed Area        | DoHPCLG Area Min.   |
| Ground Floor                                   | 55.9 m <sup>2</sup>  | 45 m <sup>2</sup>   |
| First Floor                                    | 48.1 m <sup>2</sup>  |                     |
| Grand Total                                    | 104.0 m <sup>2</sup> | 90.0 m <sup>2</sup> |

| House Type E3 LHS DUPLEX - Space Provision & Room Sizes |                     |                     |
|---------------------------------------------------------|---------------------|---------------------|
| Area Type                                               | Proposed Area       | DoHPCLG Area Min.   |
| Aggregate Bedroom Area                                  | 32.5 m <sup>2</sup> | 31.5 m <sup>2</sup> |
| Aggregate Living Area                                   | 33.2 m <sup>2</sup> | 34.0 m <sup>2</sup> |

| House Type E3 LHS DUPLEX - Storage Provision |                    |                    |
|----------------------------------------------|--------------------|--------------------|
| Area Type                                    | Proposed Area      | DoHPCLG Area Min.  |
| Storage                                      | 9.1 m <sup>2</sup> | 9.0 m <sup>2</sup> |

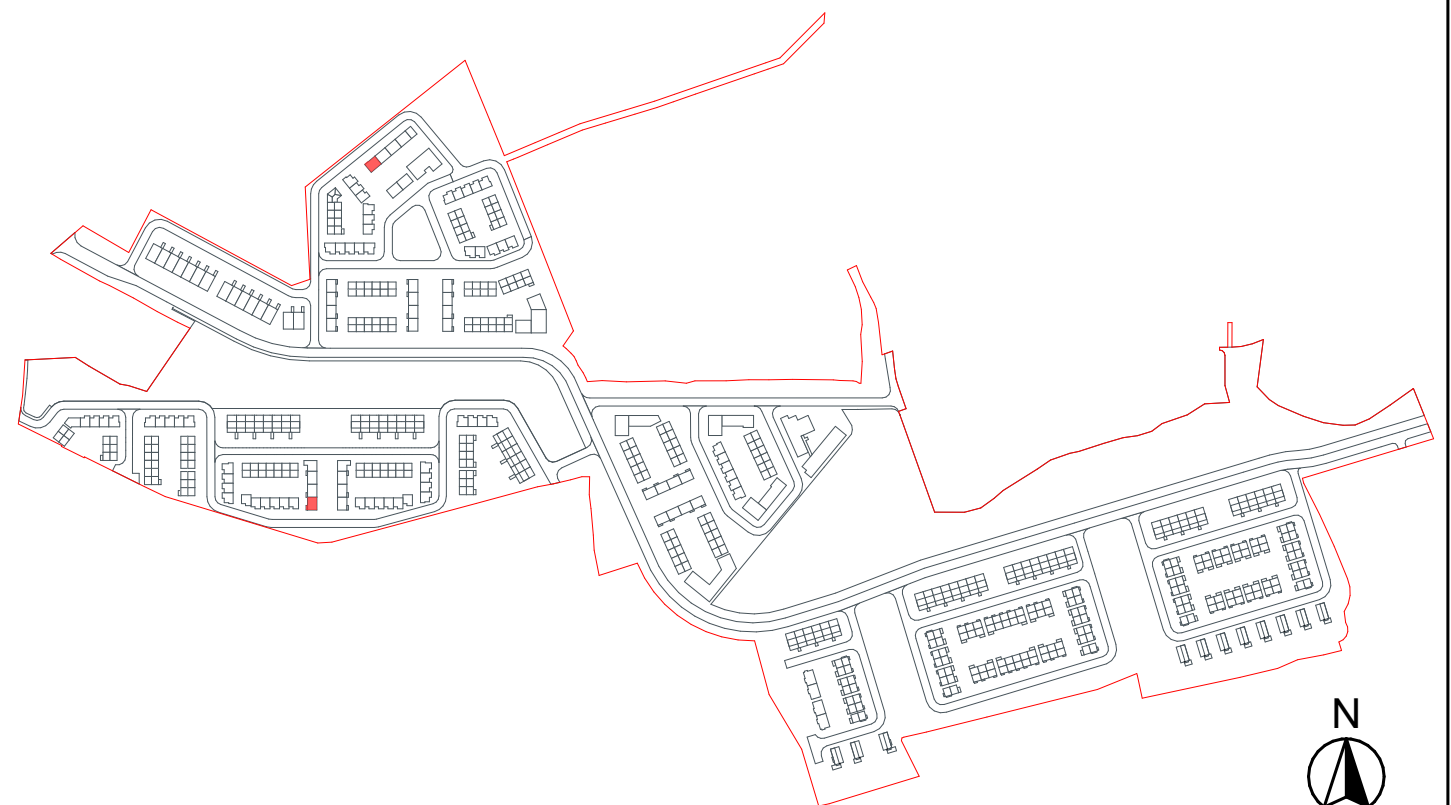
| House Type E3 LHS APARTMENT - Gross Internal Area |                     |                     |
|---------------------------------------------------|---------------------|---------------------|
| Area Type                                         | Proposed Area       | DoHPCLG Area Min.   |
| Grand Total                                       | 50.7 m <sup>2</sup> | 45.0 m <sup>2</sup> |

| House Type E3 LHS APARTMENT - Space Provision & Room Sizes |                     |                     |
|------------------------------------------------------------|---------------------|---------------------|
| Area Type                                                  | Proposed Area       | DoHPCLG Area Min.   |
| Aggregate Bedroom Area                                     | 13.2 m <sup>2</sup> | 11.4 m <sup>2</sup> |
| Aggregate Living Area                                      | 24.7 m <sup>2</sup> | 23.0 m <sup>2</sup> |

| House Type E3 LHS APARTMENT- Storage Provision |                    |                    |
|------------------------------------------------|--------------------|--------------------|
| Area Type                                      | Proposed Area      | DoHPCLG Area Min.  |
| Storage                                        | 3.0 m <sup>2</sup> | 3.0 m <sup>2</sup> |

Unit Number: **315-316** **498-499**

| NOTES ON FINISHES:                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROOF:                                                                                                                                                                                                                                                                                                                                                      | SELECTED METAL CLADDING<br>OR SIMILAR APPROVED                                                                                                                                                           |
| WALLS:                                                                                                                                                                                                                                                                                                                                                     | SELECTED CLAY BRICKWORK WHERE INDICATED<br>OTHERWISE SELECTED SELF-COLOURED RENDER OR SELECTED RAL<br>COLOUR METAL CLADDING WHERE INDICATED                                                              |
| JOINERY:                                                                                                                                                                                                                                                                                                                                                   | ALL WINDOWS AND DOORS, FRAMES AND LEAFS TO BE<br>ALUMINIUM POWDER COATED TO APPROVED COLOUR<br>OR UPVC OR PAINTED TIMBER TO APPROVED COLOUR.<br>OBSCURE GLAZING WHERE INDICATED TO SENSITIVE<br>WINDOWS. |
| RAINWATER GOODS:                                                                                                                                                                                                                                                                                                                                           | GUTTERS, DOWNPIPES AND FIXINGS TO BE uPVC OR<br>ALUMINIUM POWDER COATED TO SELECTED COLOUR<br>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.<br>Use figured dimensions only.<br>All errors and omissions to be reported to the Architect.<br>This drawing is to be read in conjunction with relevant consultant's drawings.<br>This drawing is for planning purposes only and not for construction.<br>This drawing or design may not be reproduced without permission. |                                                                                                                                                                                                          |



| Transmittal<br>at Set ID | Transmittal<br>Set Date | Change ID | Comments           |
|--------------------------|-------------------------|-----------|--------------------|
| 01                       | 26/07/2024              | 01        | Issue for Planning |
|                          |                         |           |                    |
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| RIAI Planning Application                                                                                                                                                 |  | DAVEY + SMITH ARCHITECTS |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------|--|
| DAVEY + SMITH ARCHITECTS Unit 13, THE SEAPORT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447338   EMAIL: info@davey-smith.com   WEB: www.davey-smith.com |  |                          |  |
| Layout ID: <b>2205-Oldcourt-PLA-HT E3 LHS</b>                                                                                                                             |  | Scale: <b>1:100</b>      |  |
| Project: <b>LRD - Development at Oldcourt - House Type E3 LHS</b>                                                                                                         |  | Job No: <b>2205</b>      |  |
| Drawing Name: <b>Proposed plans, elevations and section</b>                                                                                                               |  | Series: <b>Planning</b>  |  |
|                                                                                                                                                                           |  | Date: <b>26/07/2024</b>  |  |
|                                                                                                                                                                           |  | Status: <b>95</b>        |  |
|                                                                                                                                                                           |  | Revision: <b>01</b>      |  |

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