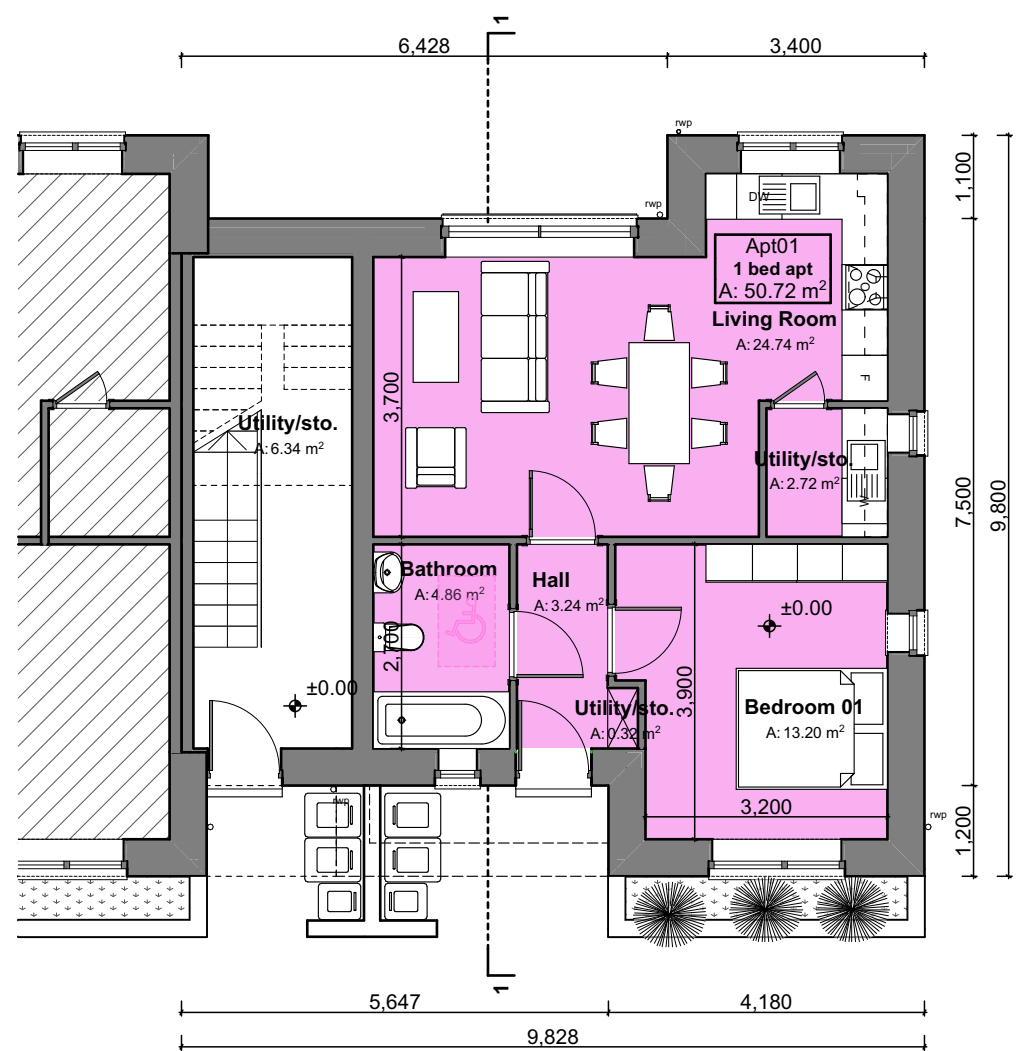
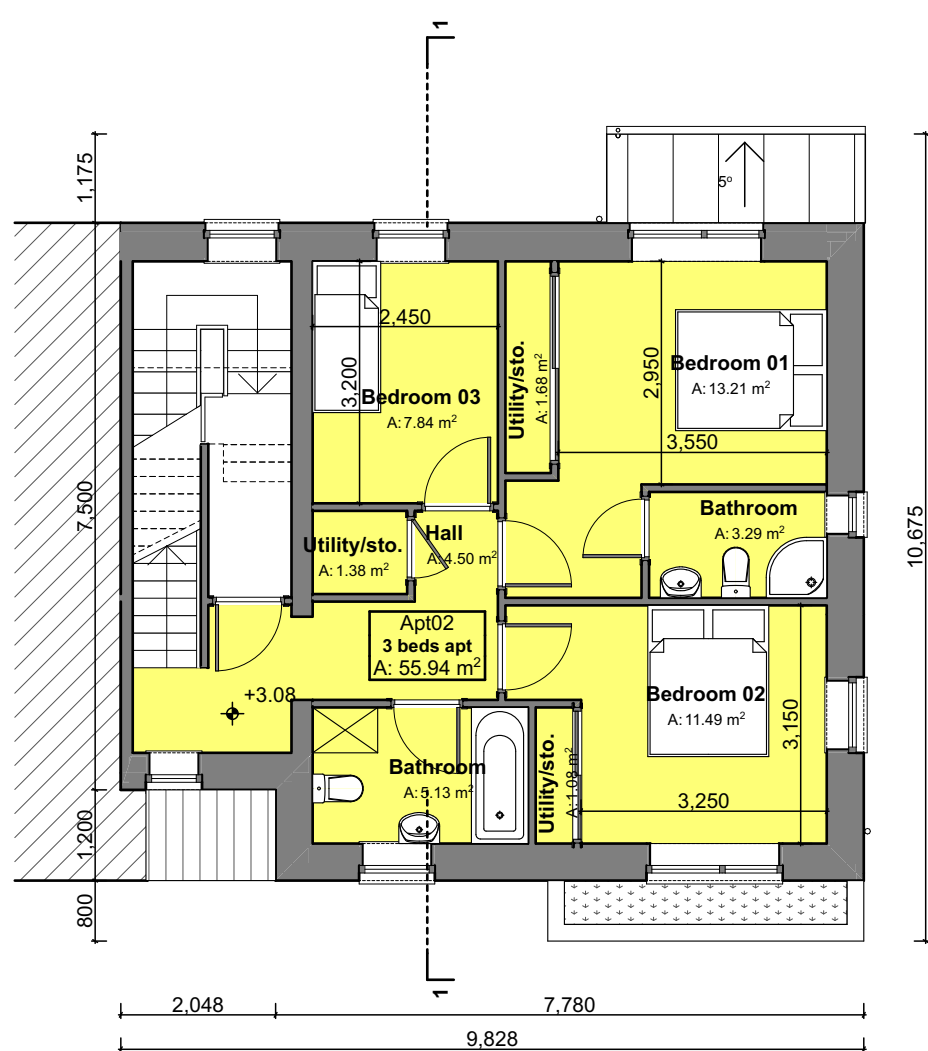
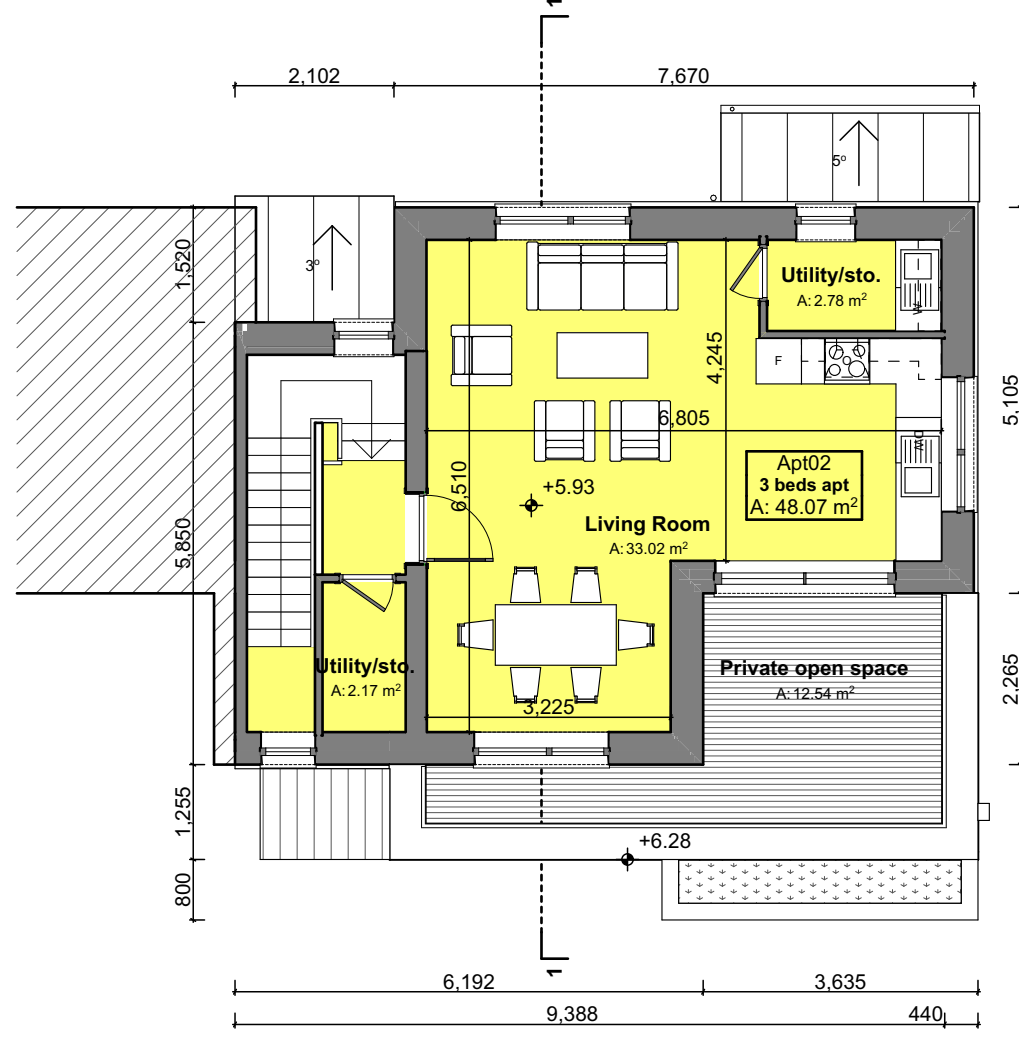




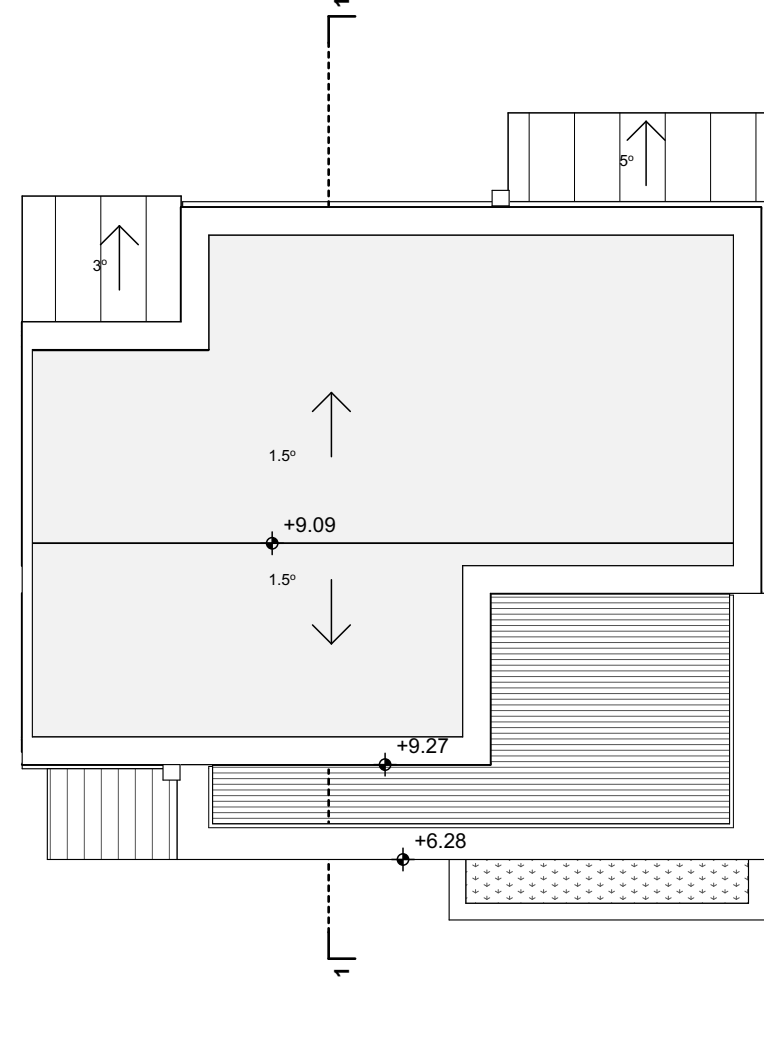
GF Ground Floor
SCALE 1:100



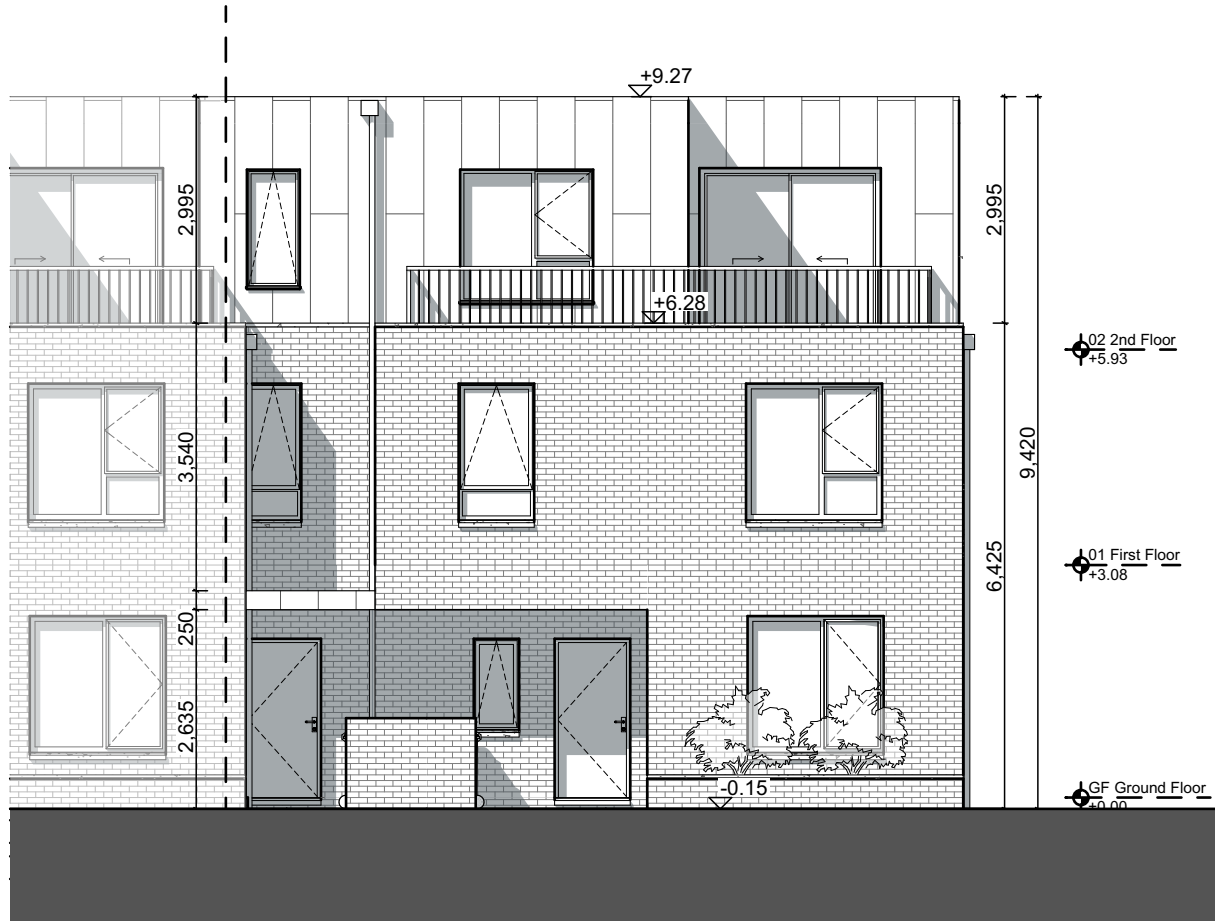
01 First Floor
SCALE 1:100



02 2nd Floor
SCALE 1:100



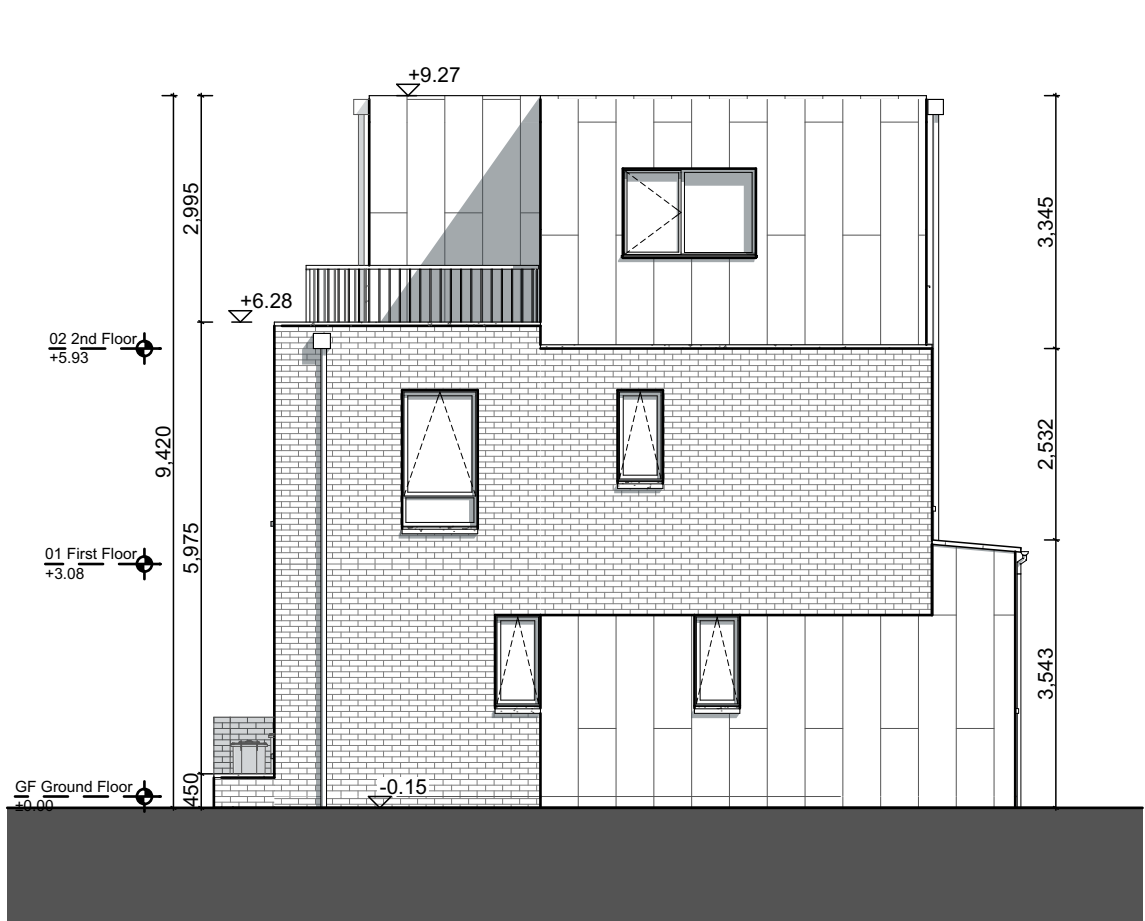
RF Roof Plan
SCALE 1:100



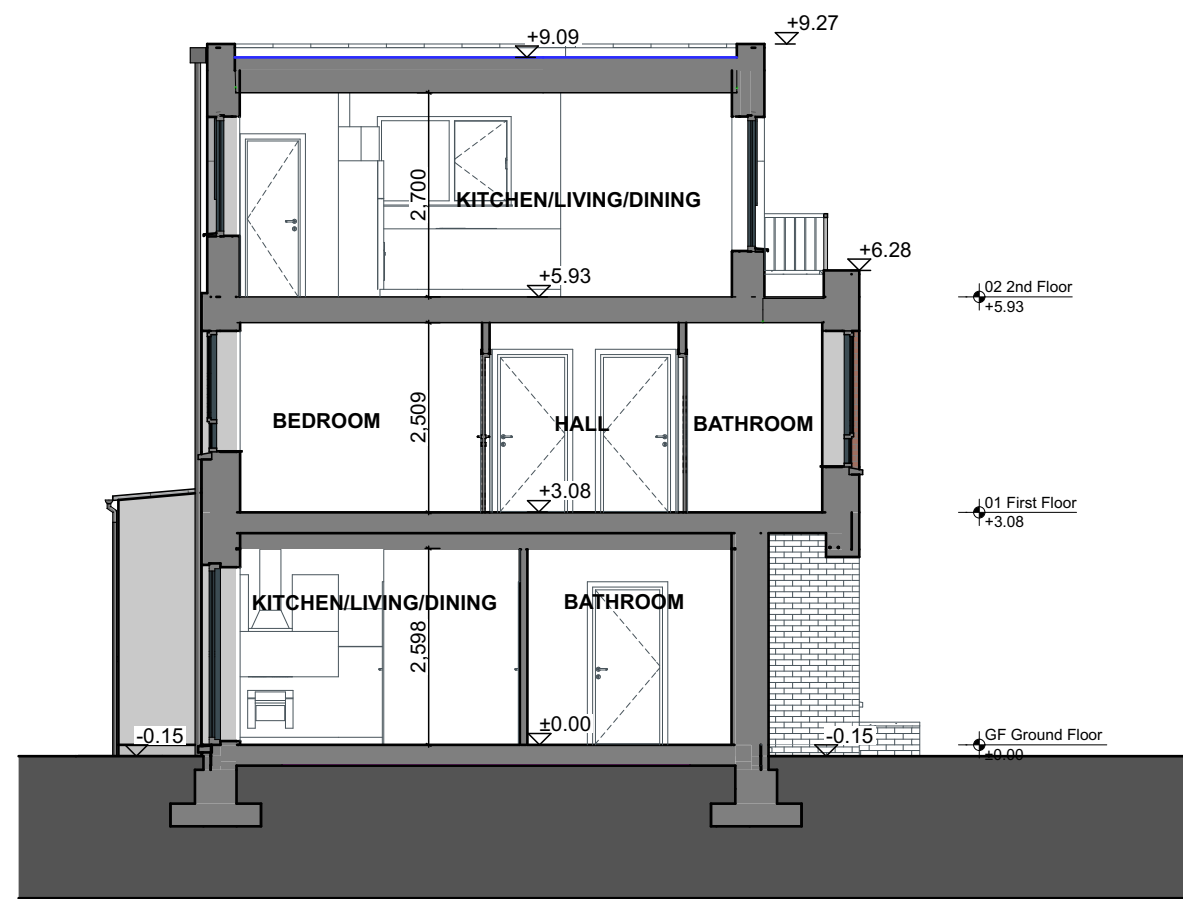
Front Elevation
SCALE 1:100



Rear Elevation
SCALE 1:100



Side Elevation
SCALE 1:100



Section
SCALE 1:100

House Type E3 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 E3 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 E3 RHS DUPLEX - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	9.1 m ²	9.0 m ²

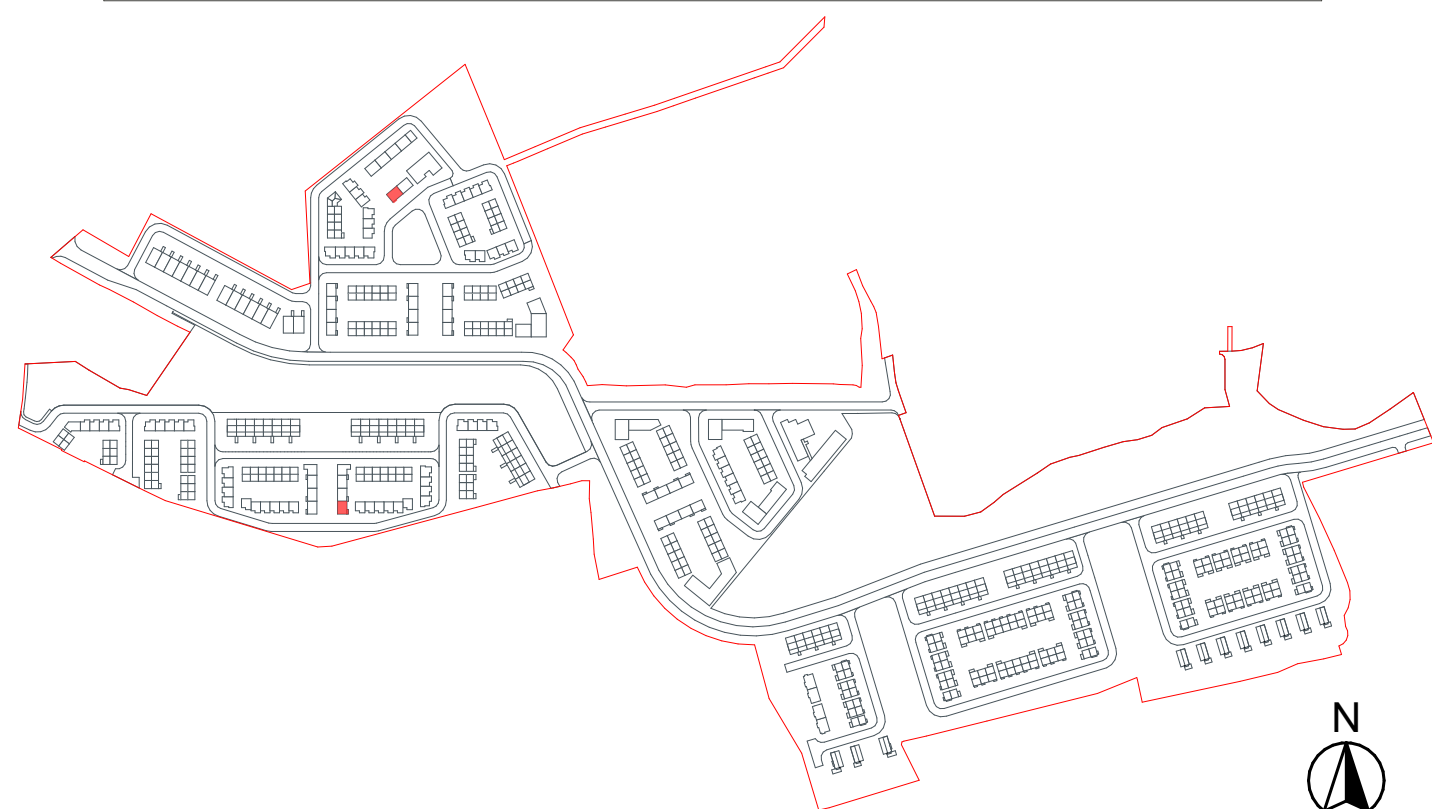
House Type E3 RHS APARTMENT - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Ground Floor	50.7 m ²	45.0 m ²
Grand Total	50.7 m ²	45.0 m ²

House Type E3 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 E3 RHS APARTMENT- Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	3.0 m ²	3.0 m ²

Unit Number: 021-322 494-495

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	26/07/2024	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 2447338 EMAIL: info@davey-smith.com WEB: www.davey-smith.com			
Layout ID: 2205-Oldcourt-PLA-HT E3 RHS		Scale:	1:10
Project: LRD - Development at Oldcourt - House Type E3 RHS		Job No:	2205
Drawing Name: Proposed plans, elevations and section		Series:	Planning
		Date:	26/07/2024
		Status:	01
		Revision:	01

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