









House Type E4 LHS DUPLEX - Gross Internal Area			
Area Type	Proposed Area	DoHPCLG Area Min.	
Ground Floor	69.12 m ²	63.0 m ²	
First Floor Grand Total	48.1 m ² 104.0 m ²	90.0 m ²	

	House Type E4 LHS DUPLEX - Space Provision & Room Sizes			
posed Area DoHPCL	G Area Min.			
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House Type E4 LHS DUPLEX - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	9.0 m ²	9.0 m ²

House Type E4 LHS APARTMENT - Gross Internal Area			
Area Type	Proposed Area	DoHPCLG Area Min.	
Grand Total	50.7 m ²	45.0 m ²	

House Type E4 LHS APARTMENT - Space Provision & Room Sizes			
Area Type	Proposed Area	DoHPCLG Area Min.	
Aggregate Bedroom Area Aggregate Living Area	26.08 m ² 30.42 m ²	11.4 m ² 23.0 m ²	

House Type E4 LHS APARTMENT- Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	4.86 m ²	3.0 m ²

Unit Number: 177-178 470-471

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.

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.

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al Set ID	Set Date	Change ID	Comments		
)1	26/06/2024	01	Issue For Planning		

Planning Application

DAVEY + SMITH ARCHITECTS

DAVEY + SMITH ARCHITECTS Unit 13,THE SEAPOINT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3 | PH: 01 2447638 | EMAIL: info@davey-smith.com | WEB: www>davey-smith.com Layout ID: 2205-Oldcourt-PLA-HT E4 LHS Project: LRD -Development at Oldcourt- Housetypes E4 LHS Drawing Name: Proposed plans, elevations and section

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