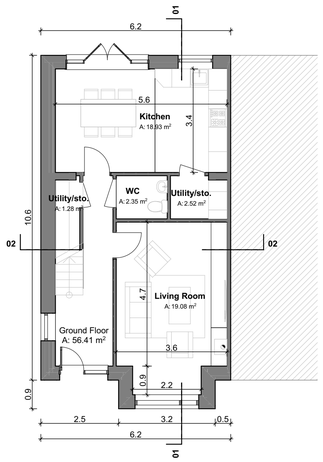

GF Ground Floor
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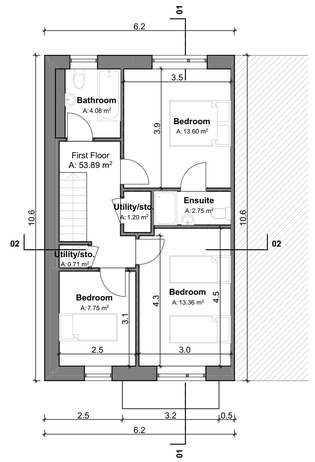
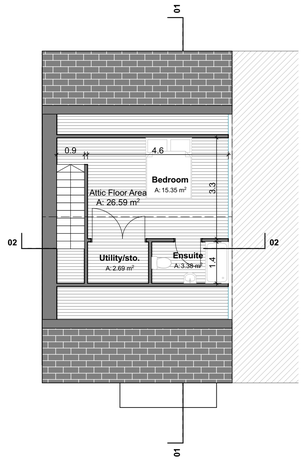
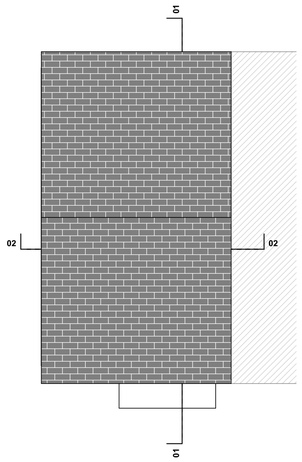


01 First Floor
SCALE 1:100



Future Attic Conversion
SCALE 1:100

ILLUSTRATION DEMONSTRATING HOUSE TYPE IS ADAPTABLE FOR POSSIBLE FUTURE ATTIC CONVERSION. FOR ILLUSTRATION PURPOSES ONLY.



03 Roof Level
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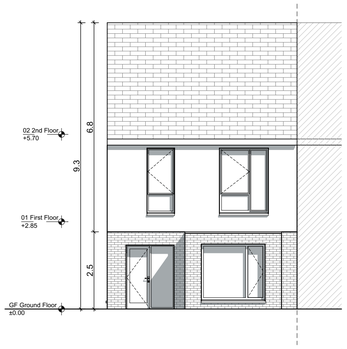

Front Elevation
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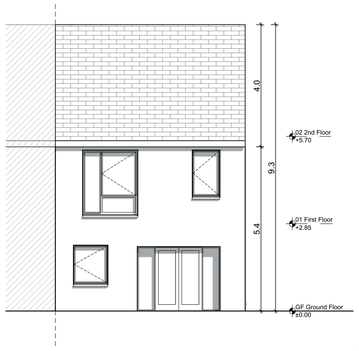

Rear Elevation
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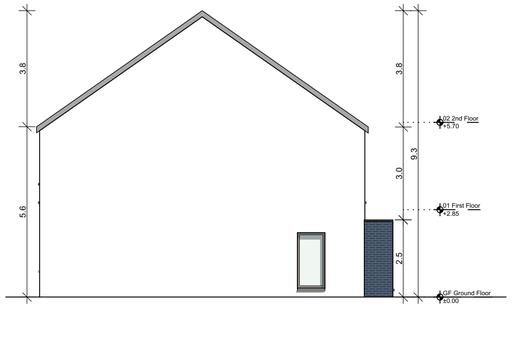
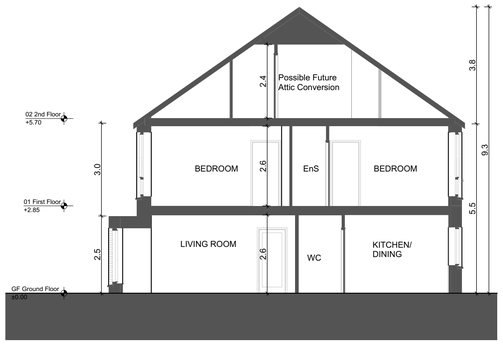


Side Elevation
SCALE 1:100



Section 01
SCALE 1:100

Section 02
SCALE 1:100

House Type C3 LHS - Gross Internal Area		
Area Type	**Proposed Area**	**DoHPCLG Area Min.**
Ground Floor	56.41 m^2	
First Floor	53.89 m^2	
Grand Total	110.3 m^2	92.0 m^2

House Type C3 LHS - Space Provision & Room Sizes		
Area Type	**Proposed Area**	**DoHPCLG Area Min.**
Aggregate Bedroom Area	34.7 m^2	32.0 m^2
Aggregate Living Area	38.0 m^2	34.0 m^2
Main Living Area	19.1 m^2	13.0 m^2

House Type C3 LHS - Storage Provision		
Area Type	**Proposed Area**	**DoHPCLG Area Min.**
Storage	5.7 m^2	5.0 m^2

Unit Number: 170, 183, 195, 208, 234, 285, 298, 364, 373, 387, 432, 444, 463, 477, 511

NOTES ON FINISHES:	
ROOF:	TO BE FINISHED IN SLATE OR CONCRETE ROOF TILES IN SELECTED COLOUR OR SIMILAR APPROVED
WALLS:	SELECTED CLAY BRICKWORK WHERE INDICATED OTHERWISE SELECTED SELF-COLOURED RENDER
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 ROOF SLATES.

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.
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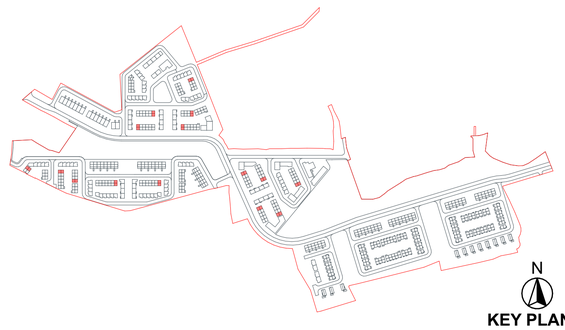

KEY PLAN

Transmittal Set ID	Transmittal Set Date	Change ID	Comments

RIAI

Planning Application

DAVEY + SMITH ARCHITECTS

DAVEY + SMITH ARCHITECTS Unit 13,THE SEAPOINT BUILDING, 44-45 CLONTARF ROAD, CLONTARF,DUBLIN 3 I PH: 01 2447638 I EMAIL: info@davey-smith.com I WEB: www.+davey-smith.com

Layout ID:	**2205 - Oldcourt Development-PLA-HT C3 LHS**	Scale:	**1:100**
		Job No:	**2205**
Project:	**Development at Oldcourt**	Series:	**Planning**
		Date:	**01/08/2024**
Drawing Name:	**Proposed Plans, Elevations & Sections**	Status:	
		Revision:	

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