

Housetype A-1

Notes

4 BED TERRACE THREE STOREY TYPE

(147.74 sqm)

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.
All dimensions are in millimetres and all levels are in meters to match Datums unless otherwise noted.

This drawing is for planning purposes only and not for construction.
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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.



KEY PLAN

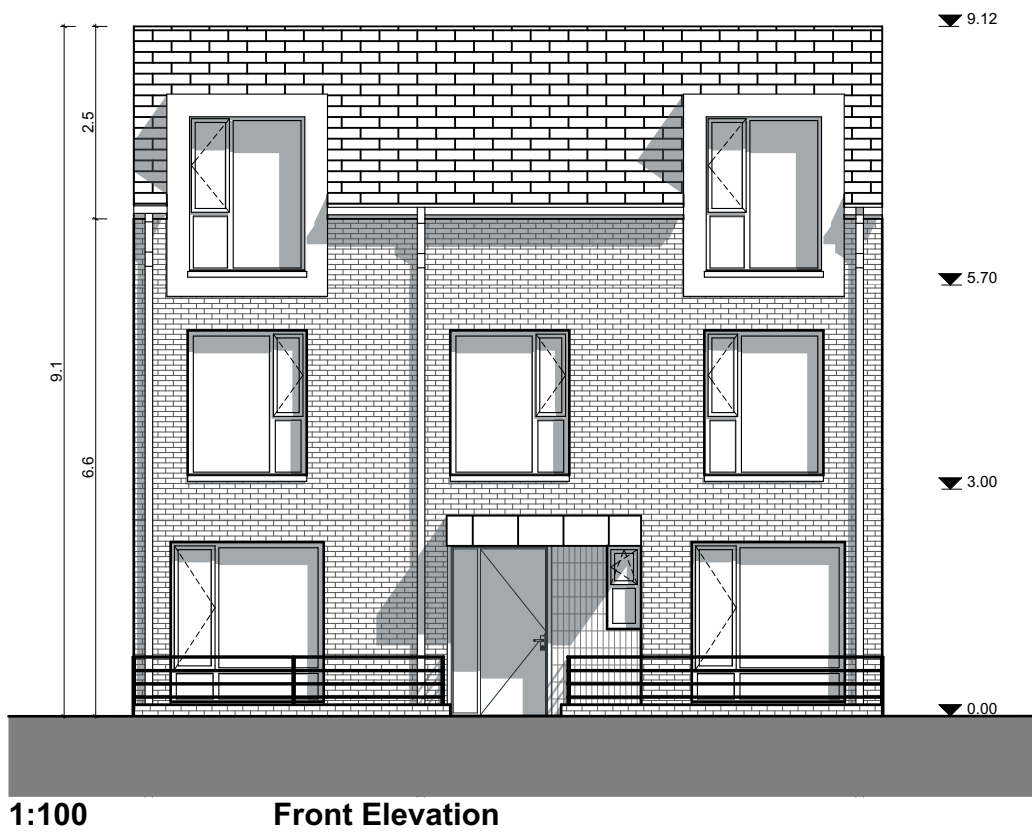
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Planning Drawings

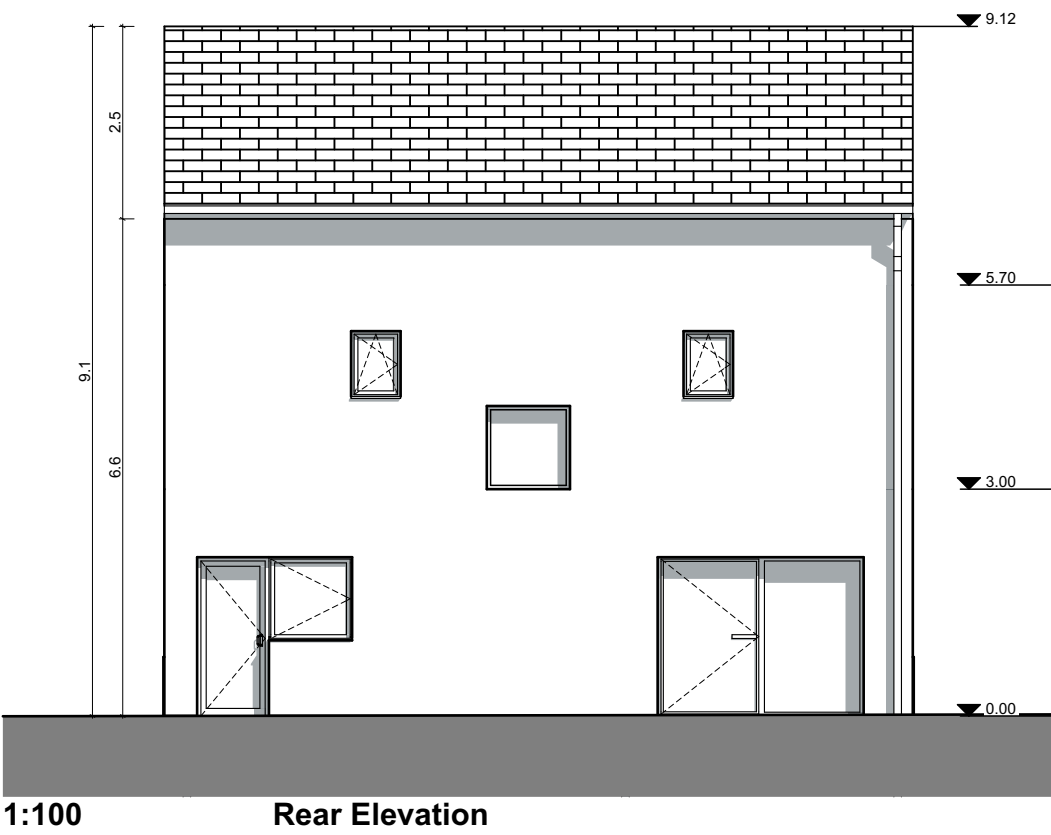
DAVEY + SMITH
ARCHITECTS

DAVEY + SMITH ARCHITECTS Unit 13, THE SEAPORT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3 PH: 01 2476338 EMAIL: info@daveysmith.com WEB: www.daveysmith.com	
Layout ID: D2314-HT-A1-01	Scale: 1:100
Project: Boherboy LRD	Job No: 2314
Drawing Name: Type A1 - Plans, Sections & Elevations	Series:
	Date: 05/12/2025
	Status:
	Revision:

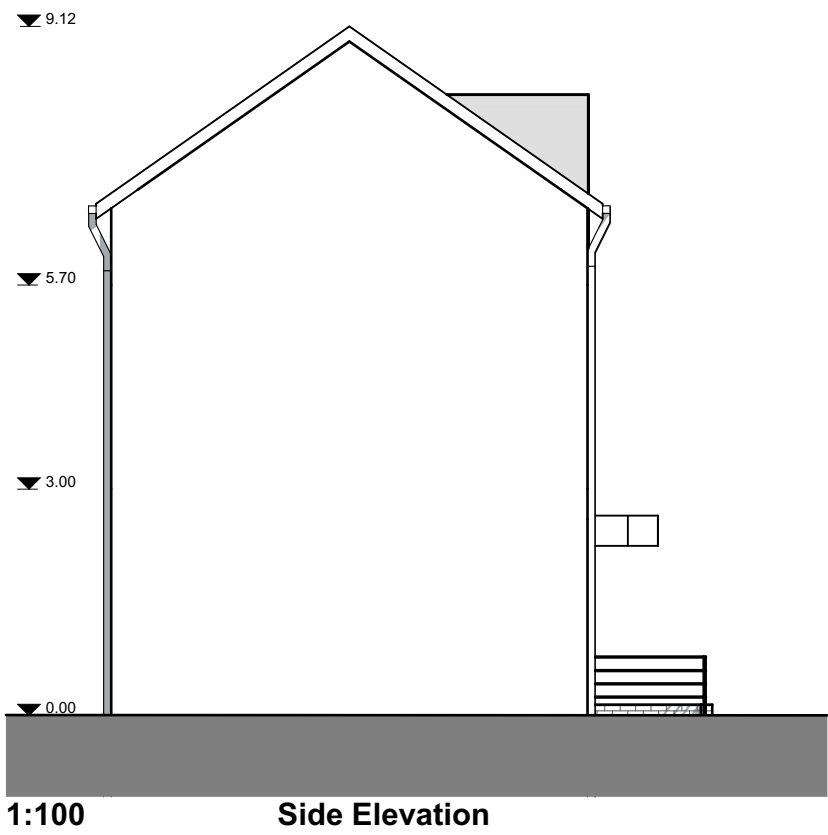
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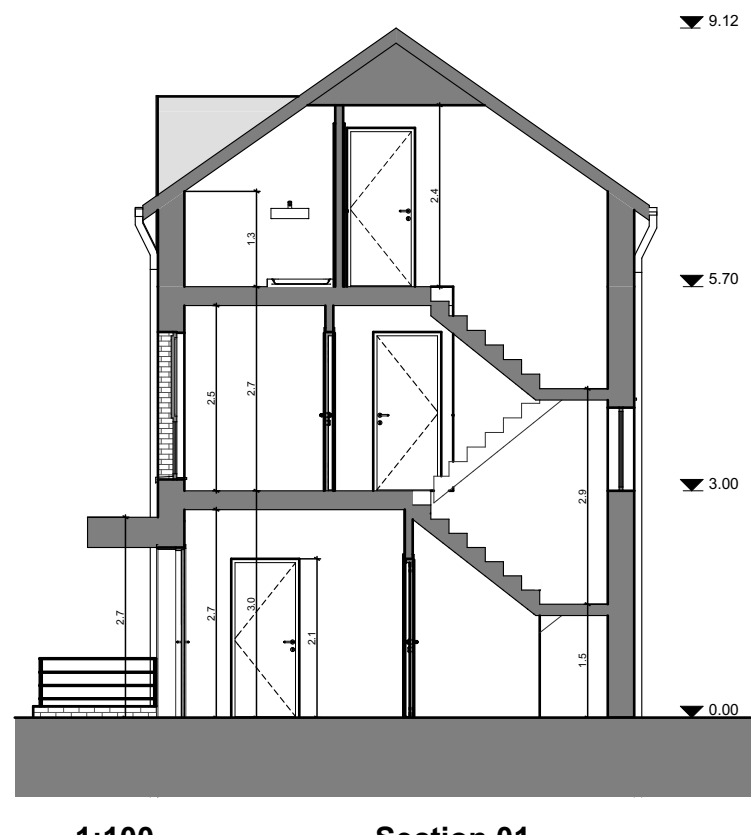
1:100 Front Elevation



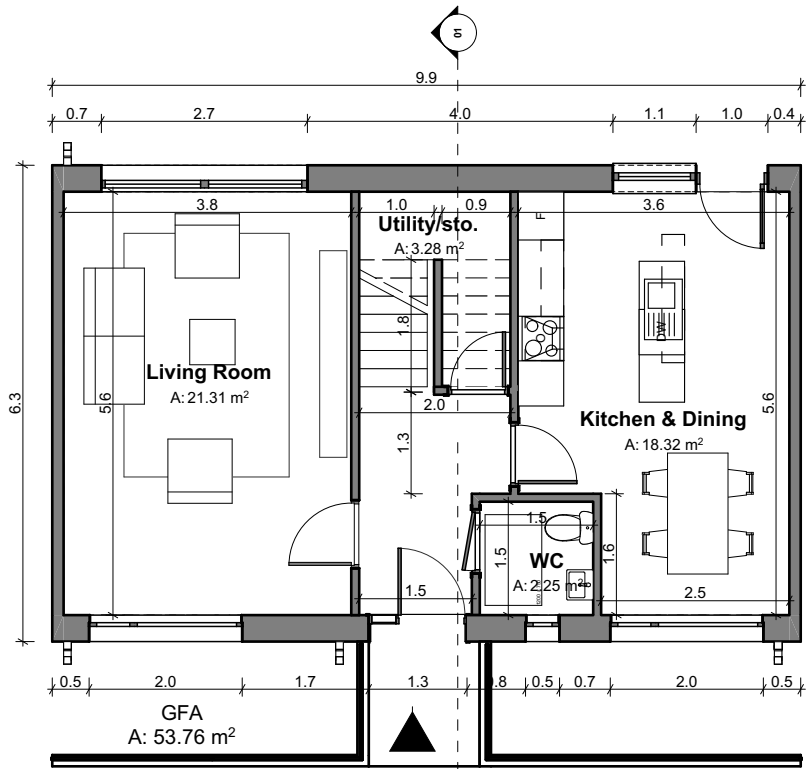
1:100 Rear Elevation



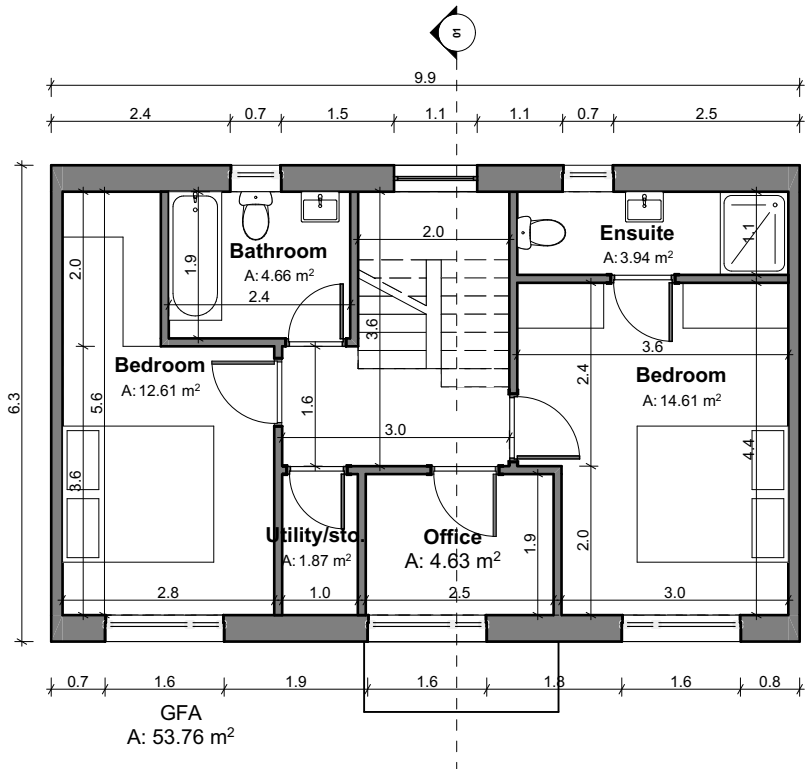
1:100 Side Elevation



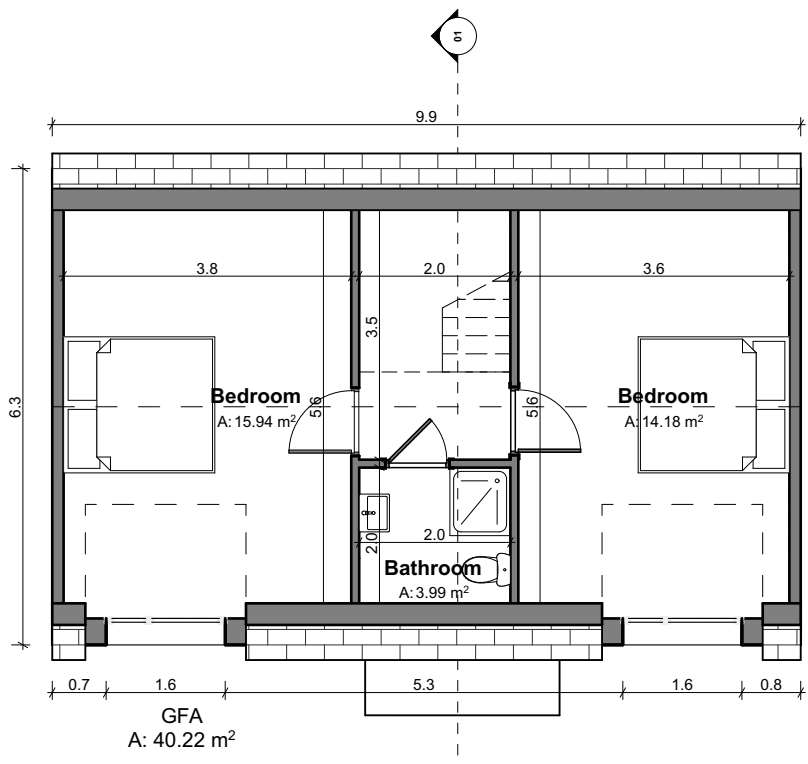
1:100 Section 01



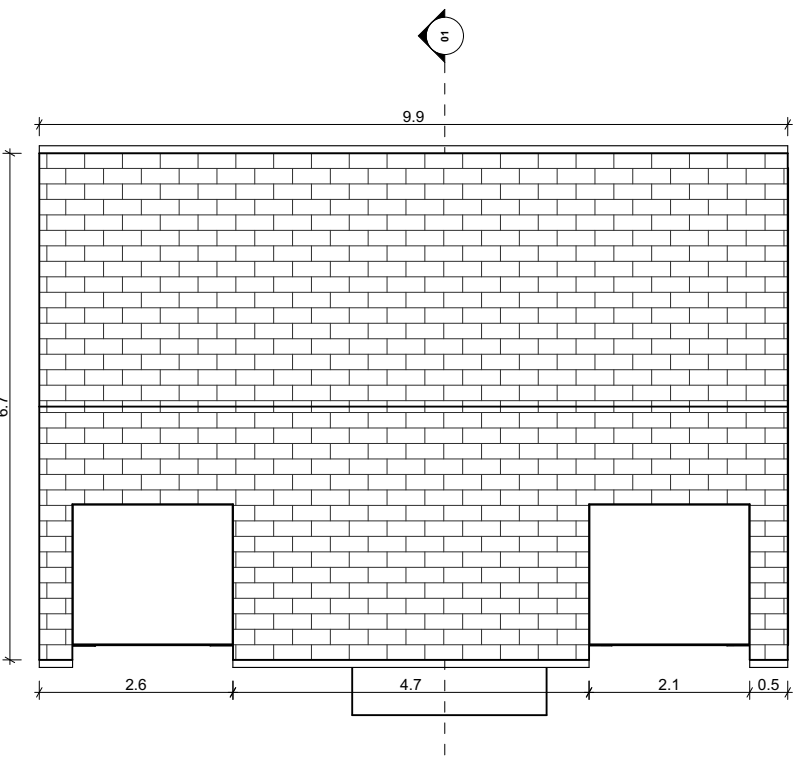
1:100 GF Ground Floor



1:100 First Floor



1:100 2nd Floor



1:100 Roof Plan

House Type A-1 - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Ground Floor	53.76 m ²	
First Floor	53.76 m ²	
Second Floor	40.22 m ²	
Grand Total	147.74 m ²	120.00 m ²

House Type A1 - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	57.17 m ²	43.00 m ²
Aggregate Living Area	39.63 m ²	40.00 m ²
Main Living Area	21.31 m ²	15.00 m ²

House Type A-1 - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	5.42 m ²	6.00 m ²