

Housetype D-1E(h) 3 BED Semi-Detached Split Level Low Access
(120.10 sqm)

Notes

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

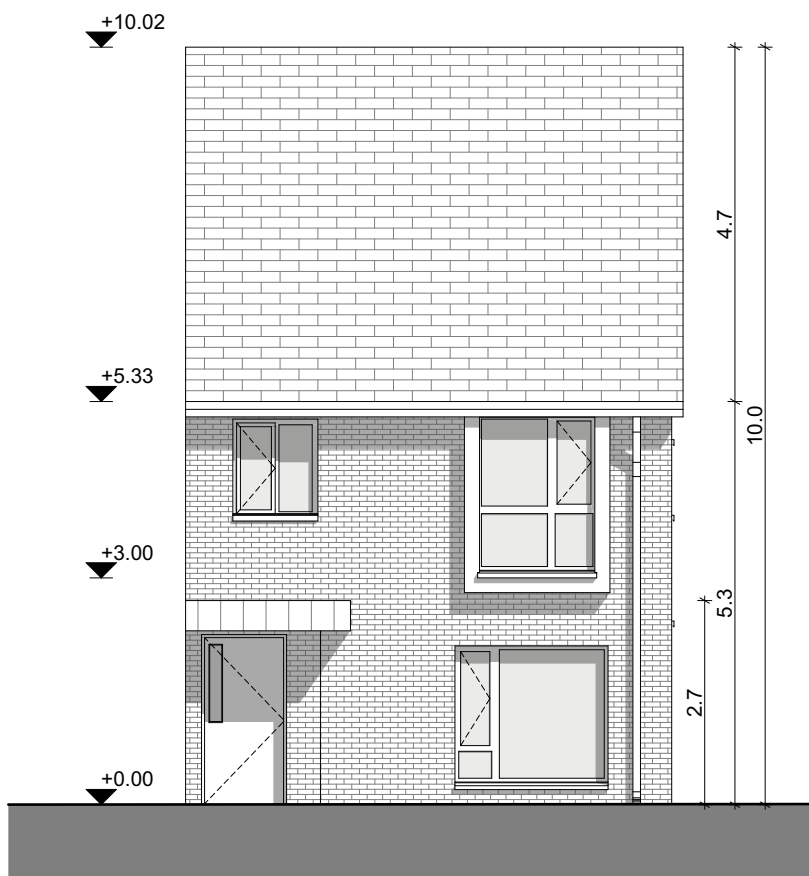
RIAI

Planning Drawings

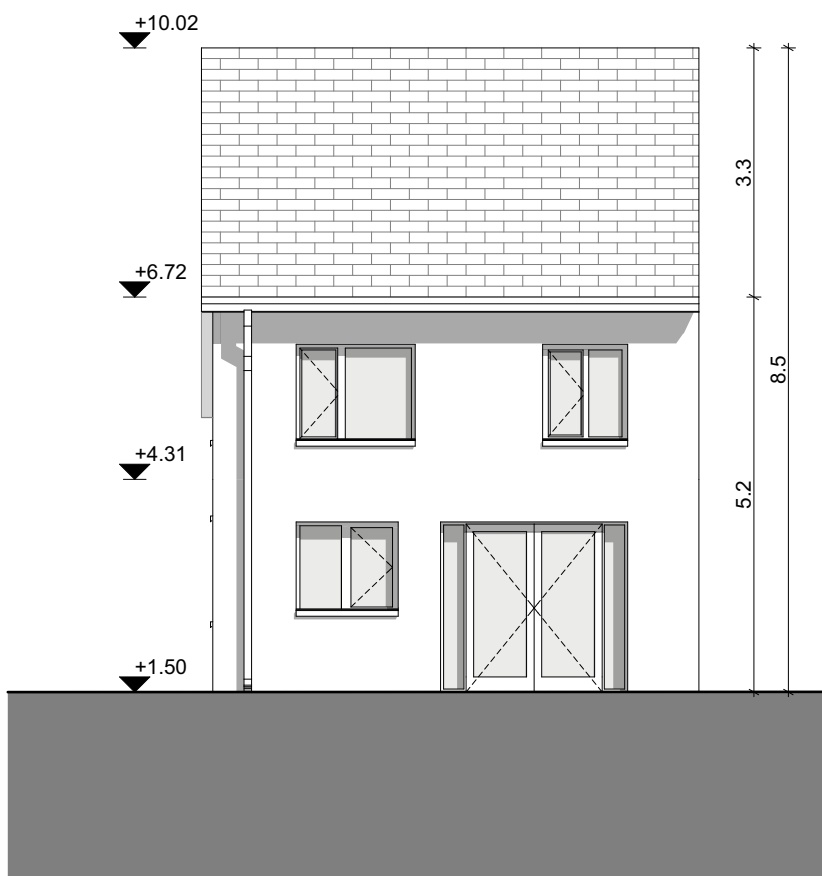
DAVEY + SMITH
ARCHITECTS

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|---|--|---------|------------|
| DAVEY + SMITH ARCHITECTS Unit 13, THE SEAPORT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3 PH: 01 2476733 EMAIL: info@daveysmith.com WEB: www.daveysmith.com | | | |
| Layout ID: | D2314-HT-D1E(h)-01 | Scale: | 1:100 |
| | | Job No: | #216 |
| Project: | Boherboy LRD | Series: | |
| | | Date: | 05/12/2025 |
| Drawing Name: | Type D1E(h) - Plans, Sections & Elevations | Status: | |

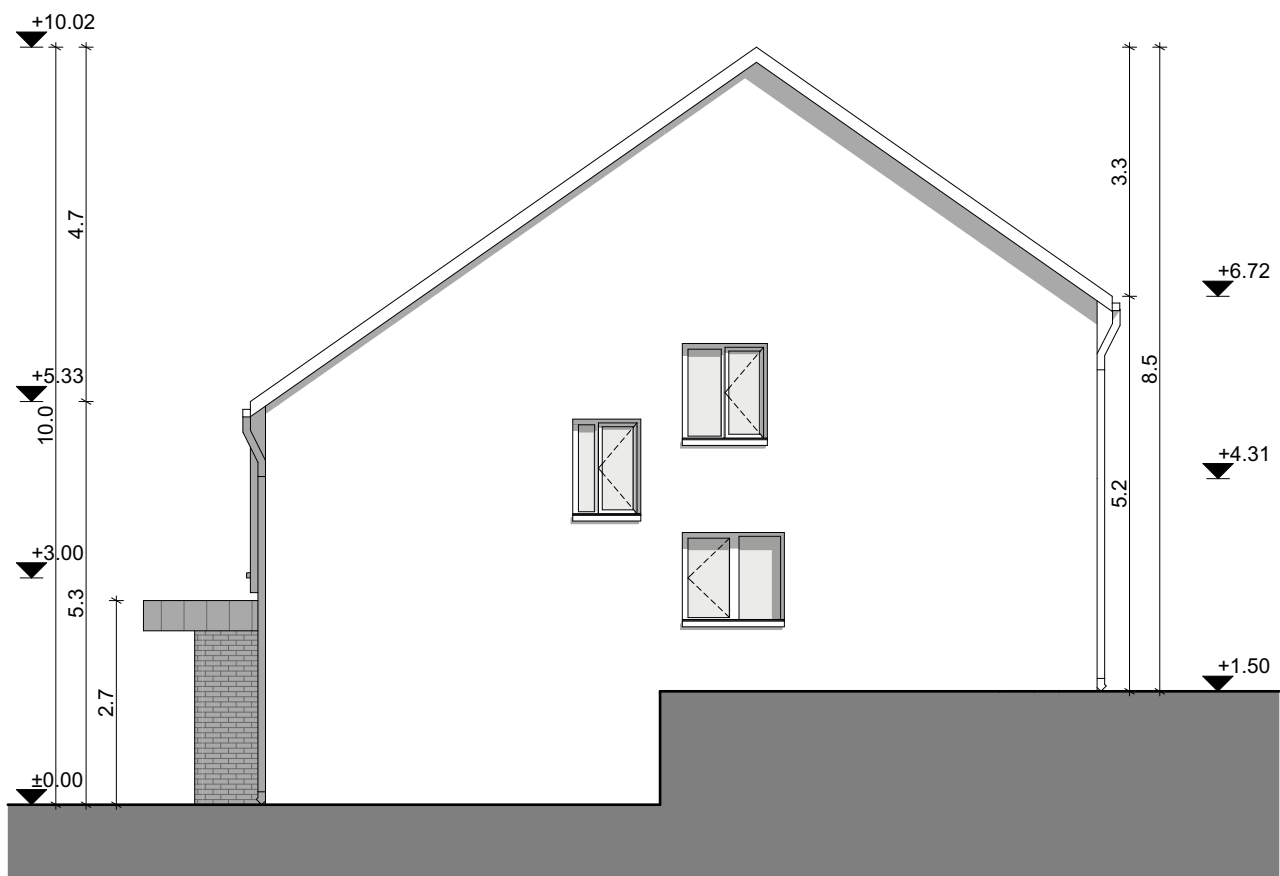
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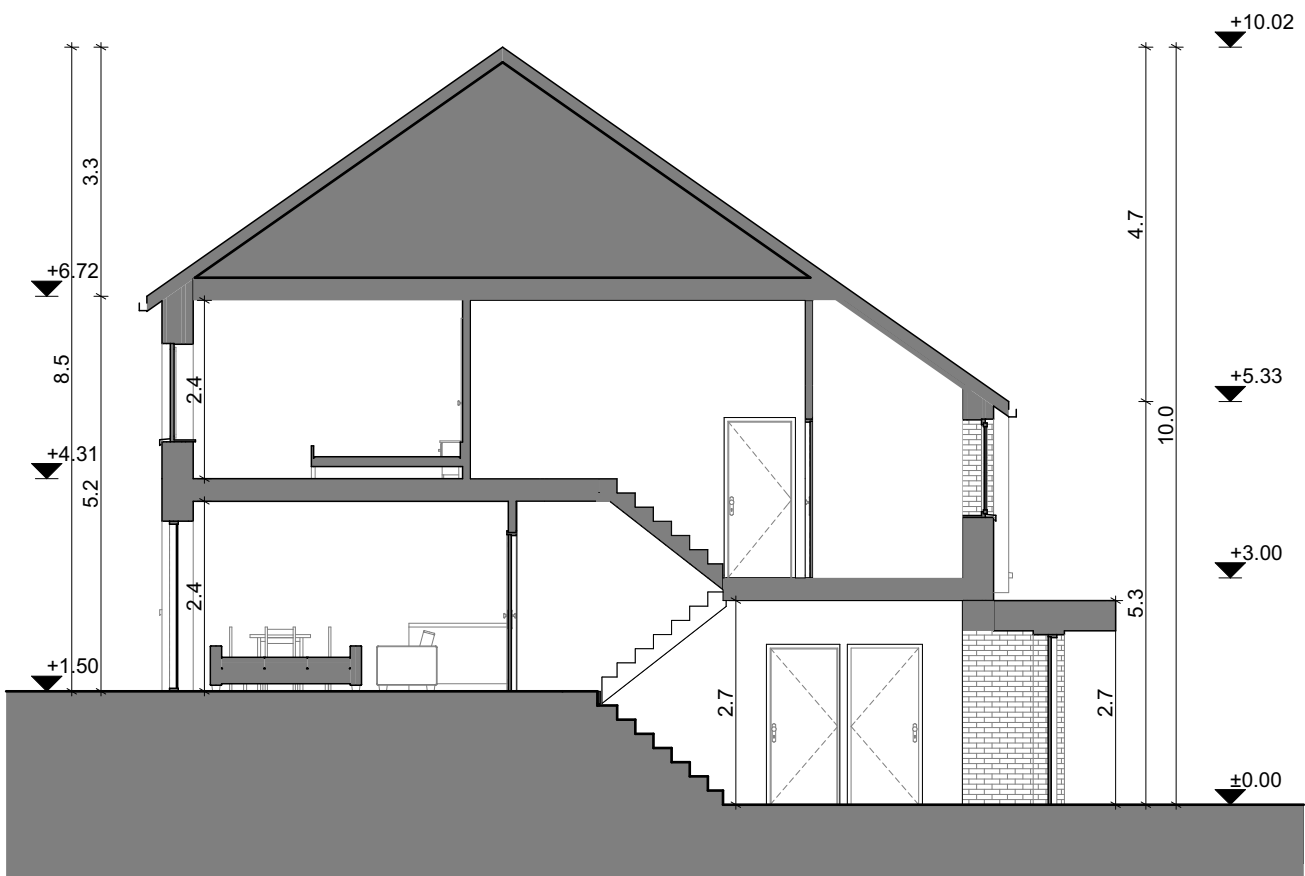
Front Elevation
SCALE 1:100



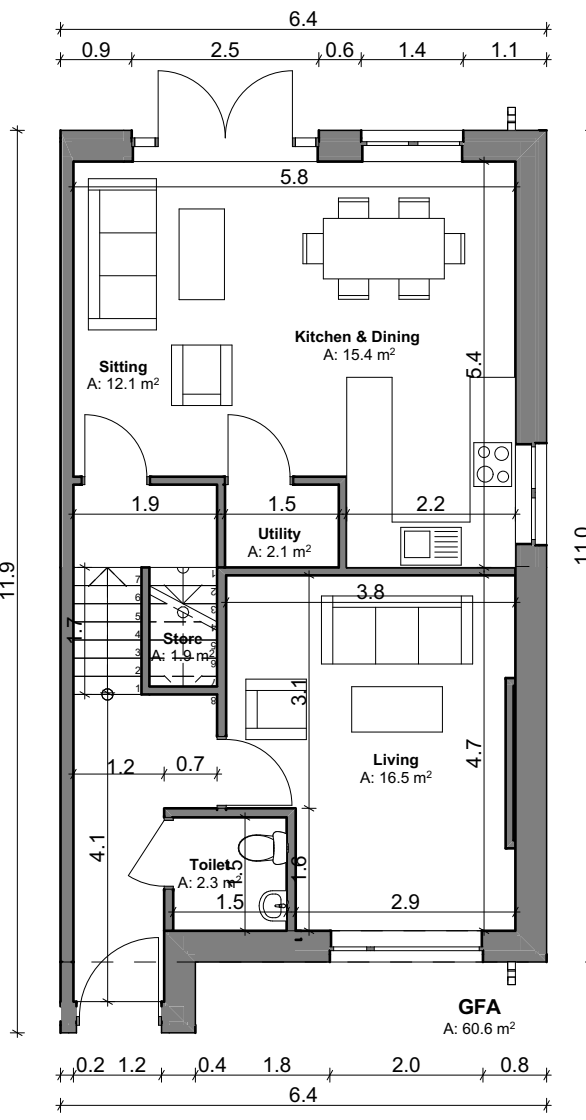
Rear Elevation
SCALE 1:100



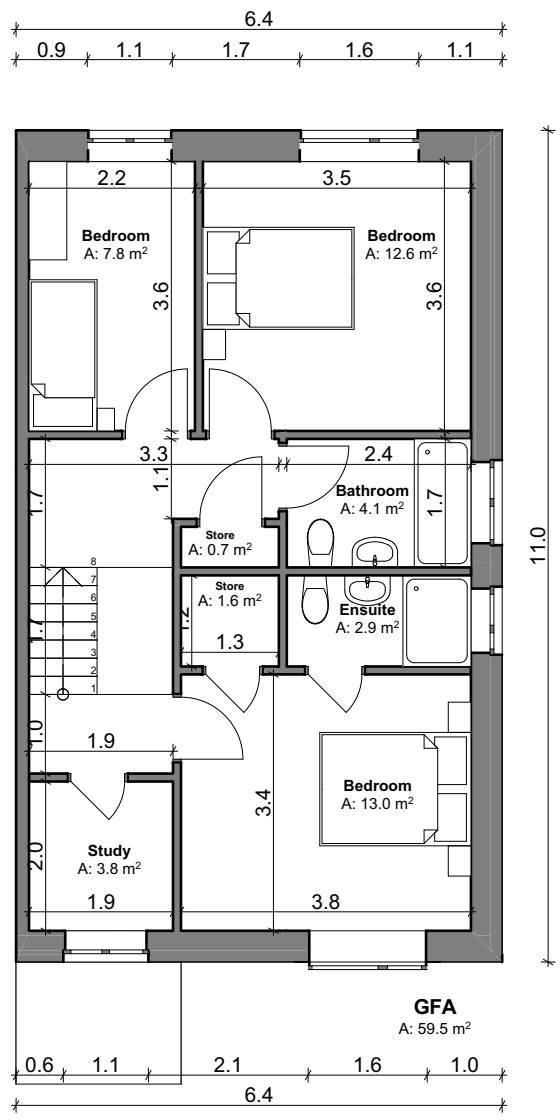
First Floor
SCALE 1:100



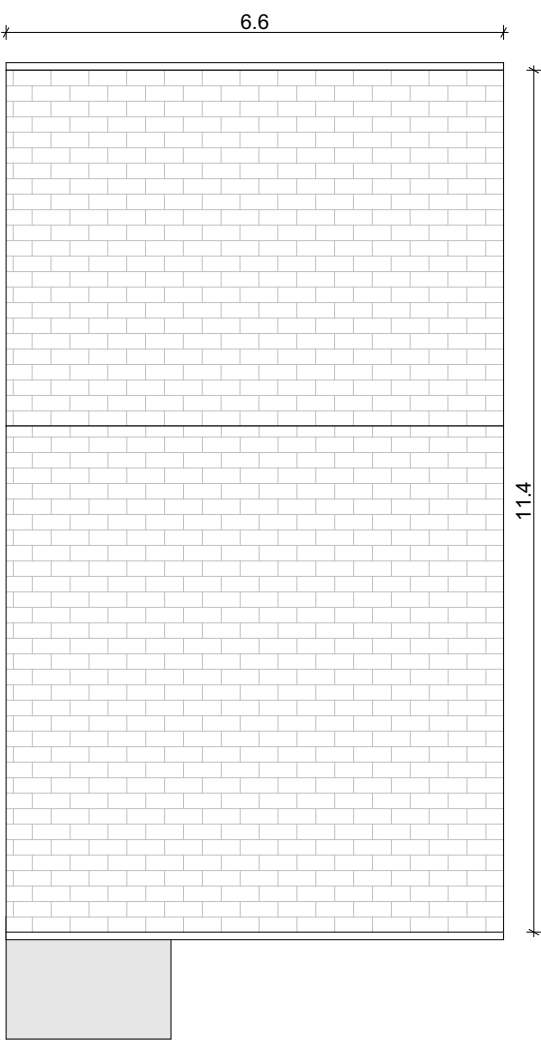
Building Section
SCALE 1:100



Ground Floor
SCALE 1:100



First Floor
SCALE 1:100



Roof Plan
SCALE 1:100

| House Type D1E(h) - Gross Internal Area | | |
|---|-----------------------|-------------------|
| Area Type | Proposed Area | DoHPCLG Area Min. |
| Ground Floor | 60.60 m ² | |
| First Floor | 59.50 m ² | |
| Grand Total | 120.10 m ² | 92 m ² |

| House Type D1E(h) - Space Provision & Room Sizes | | |
|--|----------------------|-------------------|
| Area Type | Proposed Area | DoHPCLG Area Min. |
| Aggregate Bedroom Area | 33.40 m ² | 32 m ² |
| Aggregate Living Area | 44.00 m ² | 34 m ² |
| Main Living Area | 16.50 m ² | 13 m ² |

| House Type D1E(h) - Storage Provision | | |
|---------------------------------------|---------------------|-------------------|
| Area Type | Proposed Area | DoHPCLG Area Min. |
| Storage | 6.30 m ² | 5 m ² |