

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

House Type E4 RHS DUPLEX - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	32.5 m <sup>2</sup>	31.5 m <sup>2</sup>
Aggregate Living Area	33.2 m <sup>2</sup>	34.0 m <sup>2</sup>

House Type E4 RHS DUPLEX - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	9.0 m <sup>2</sup>	9.0 m <sup>2</sup>

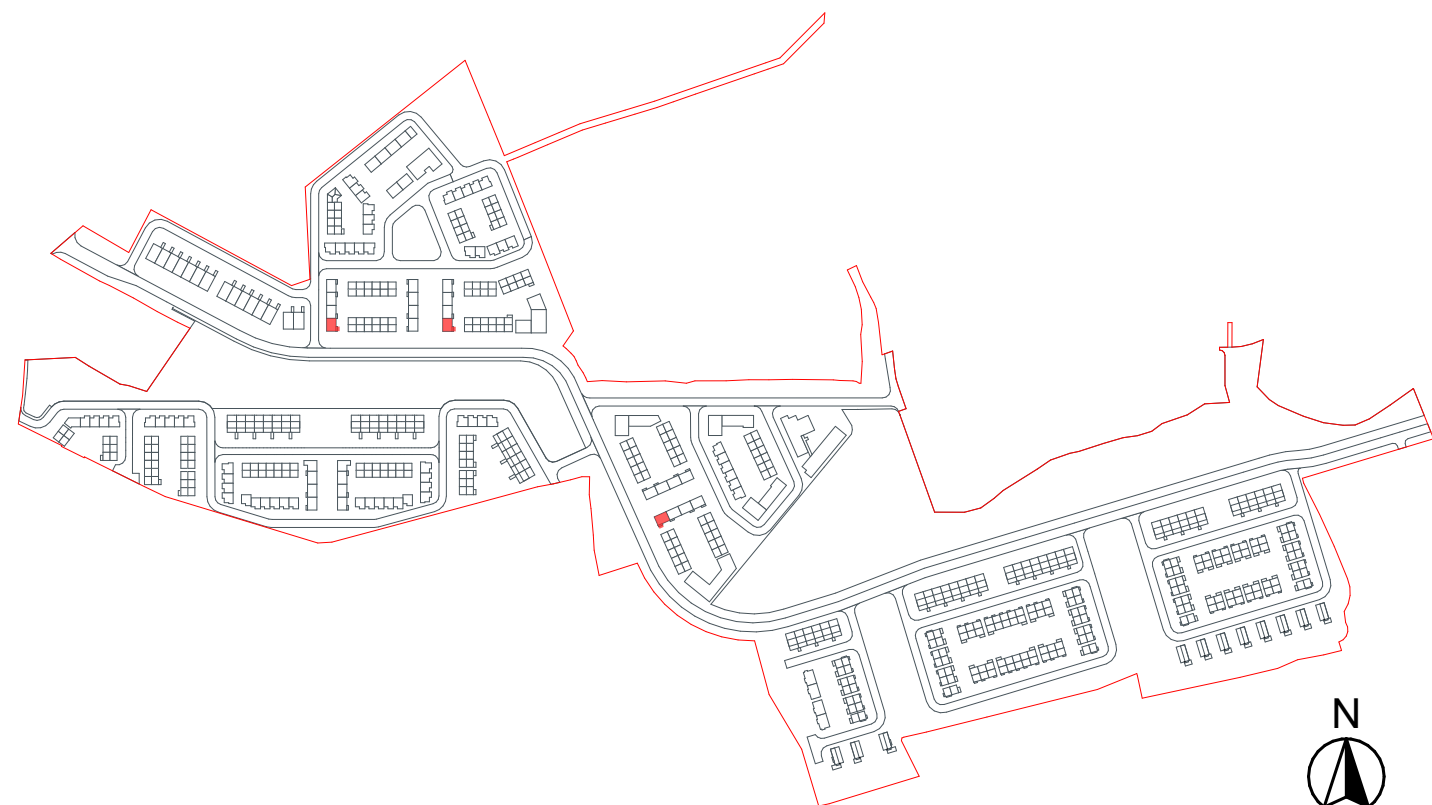
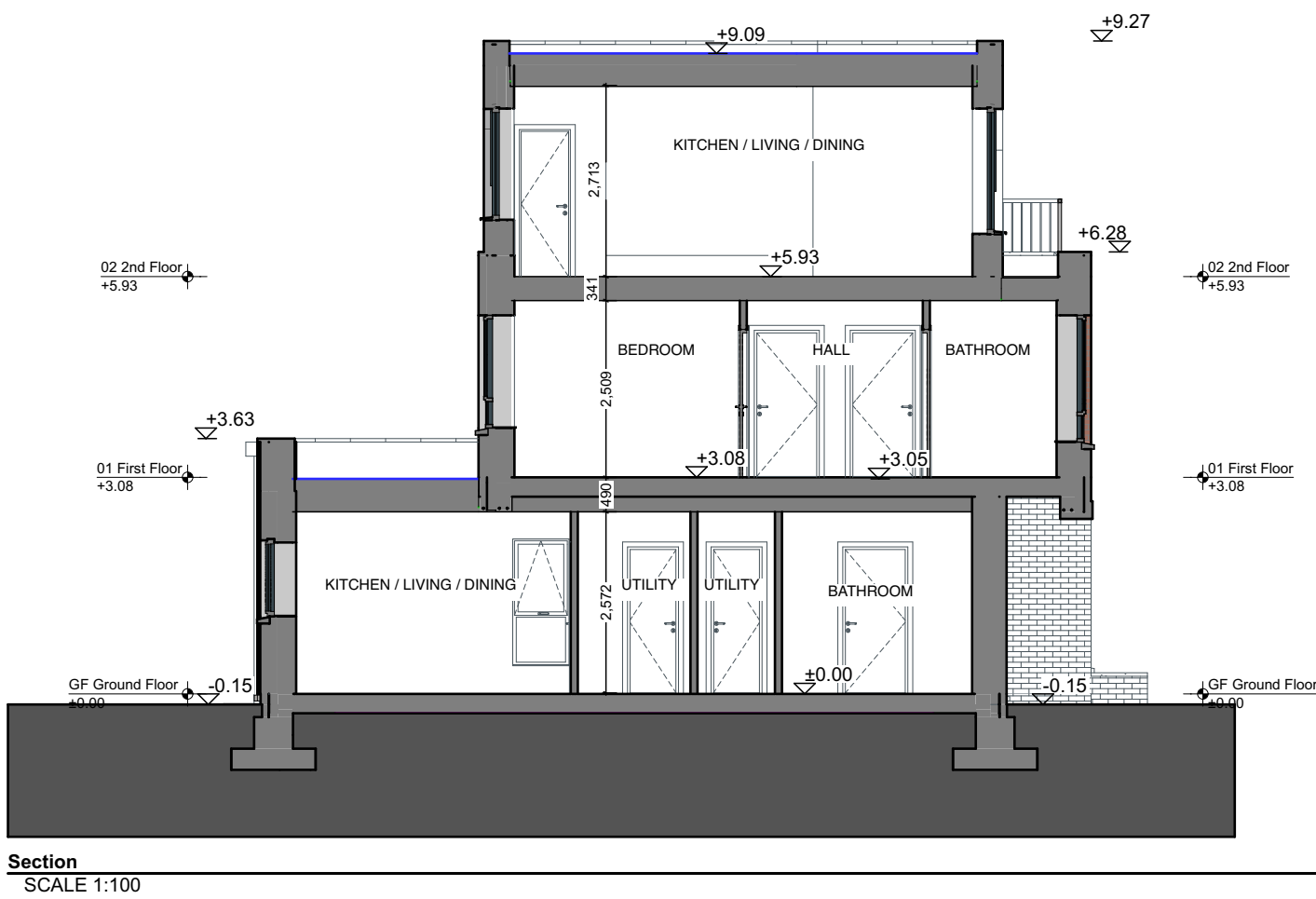
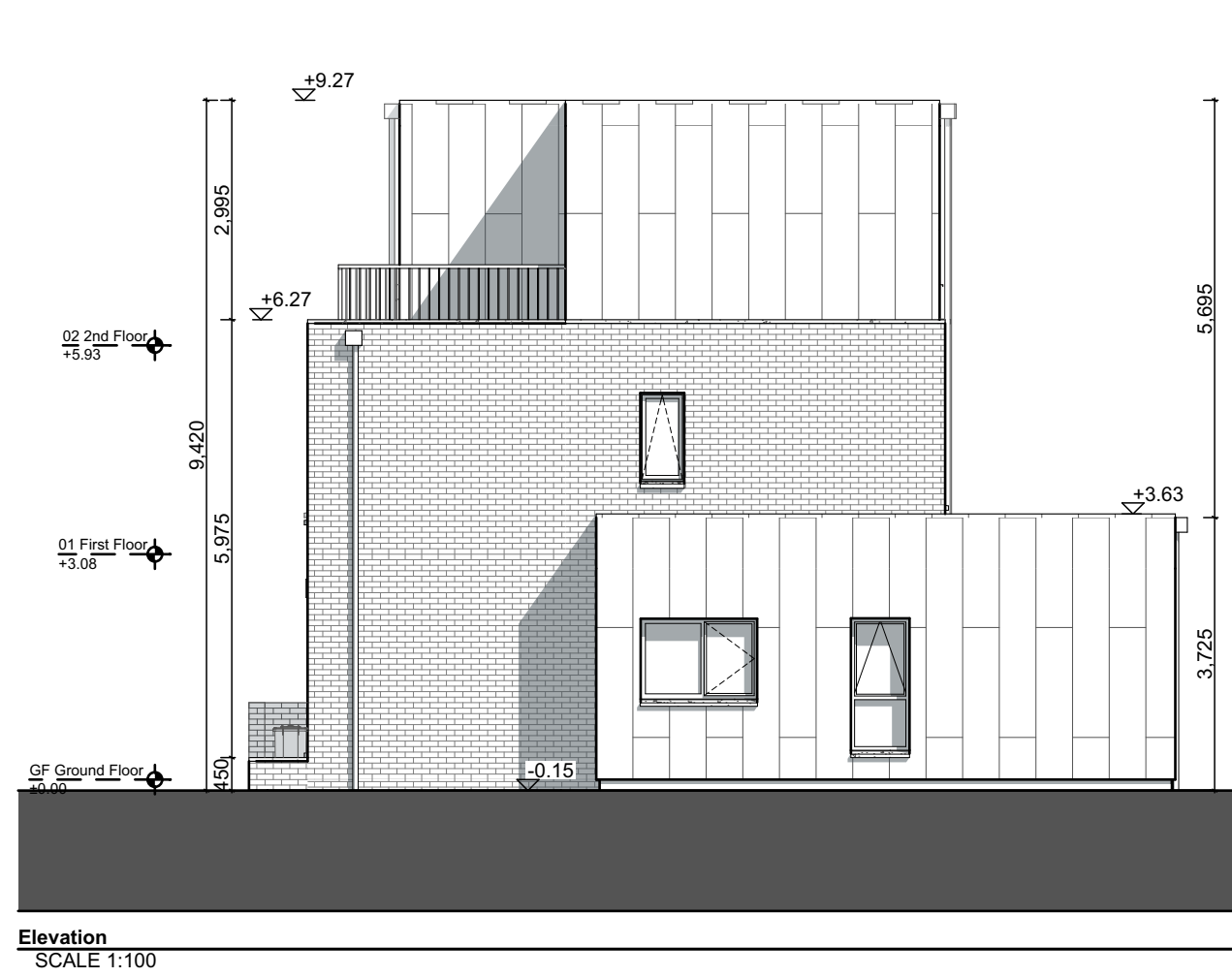
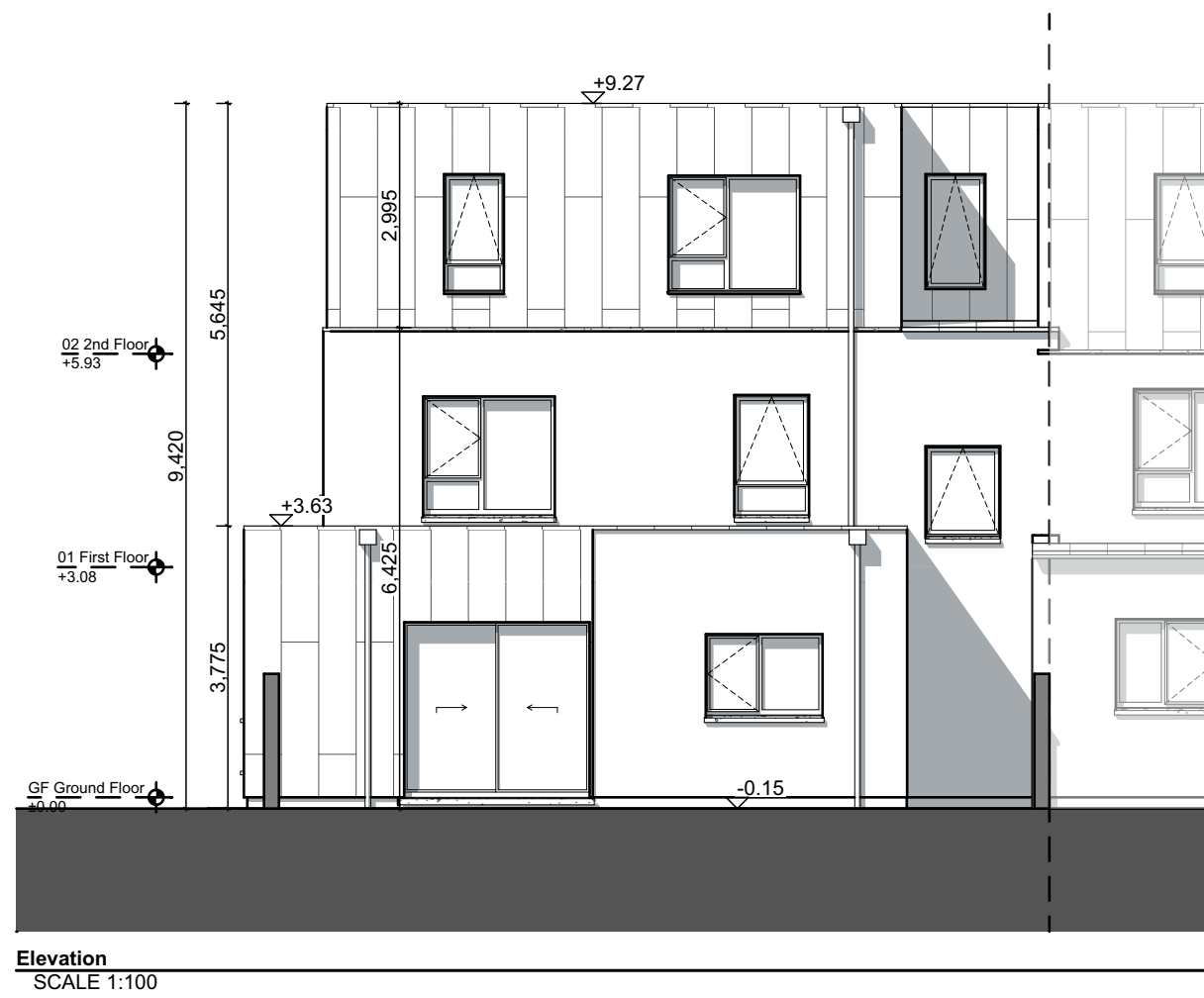
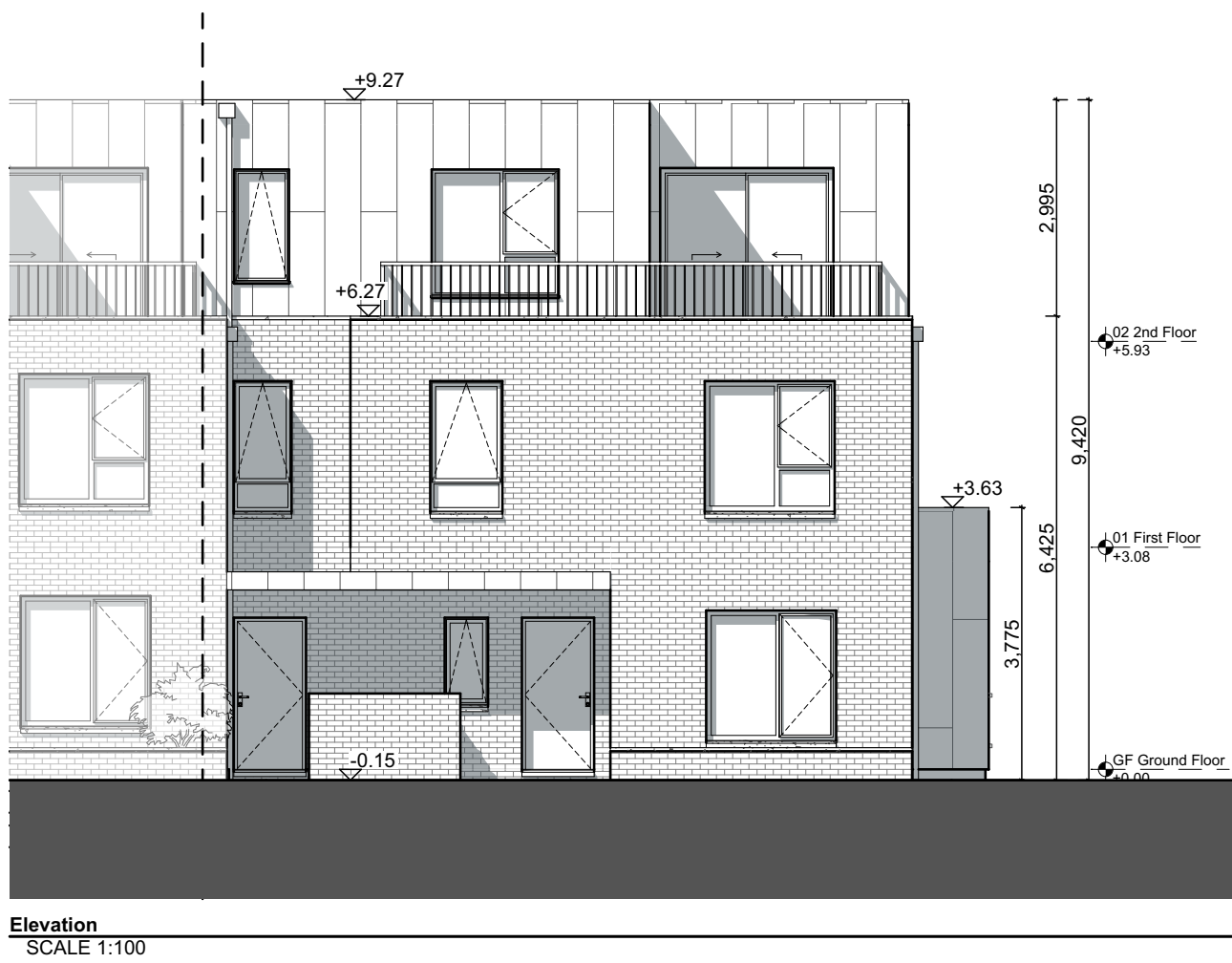
House Type E4 RHS APARTMENT - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Grand Total	50.7 m <sup>2</sup>	45.0 m <sup>2</sup>

House Type E4 RHS APARTMENT - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	13.2 m <sup>2</sup>	11.4 m <sup>2</sup>
Aggregate Living Area	24.7 m <sup>2</sup>	23.0 m <sup>2</sup>

House Type E4 RHS APARTMENT- Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	4.86 m <sup>2</sup>	3.0 m <sup>2</sup>

Unit Number: 171-172|419-420|464-465

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.	
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Transmittal at Set ID	Transmittal Set Date	Change ID	Comments
01	26/06/2024	01	Issue For Planning

RIA 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		Scale: 1:100	
Layout ID: 2205-Oldcourt-PLA-HT E4 RHS		Job No: 2205	
Project: LRD - Development at Oldcourt - House Types E4 RHS		Series: Planning	
Drawing Name: Proposed plans, elevations and section		Date: 26/07/2024	
		Status: 01	
		Revision: 01	

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