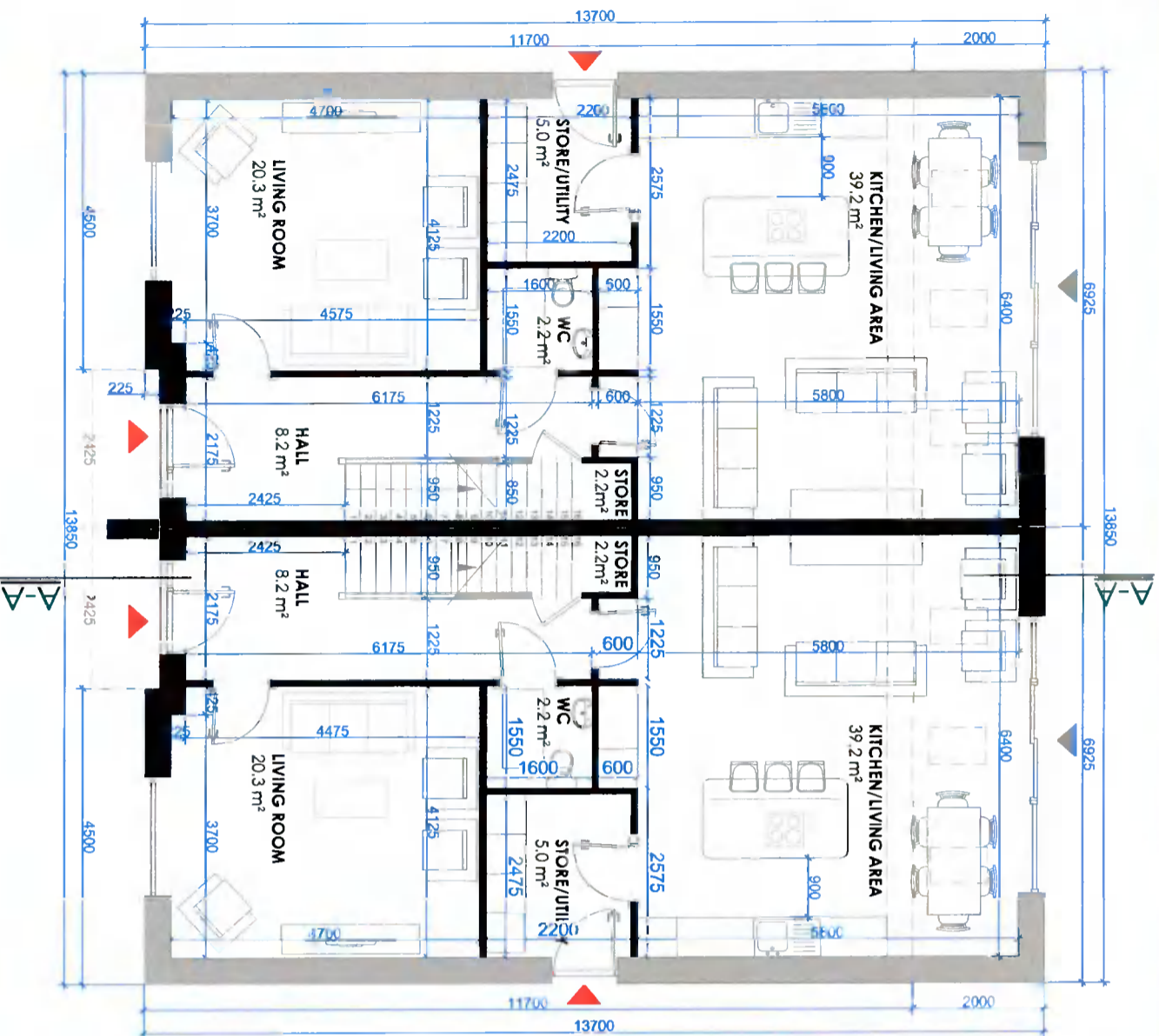
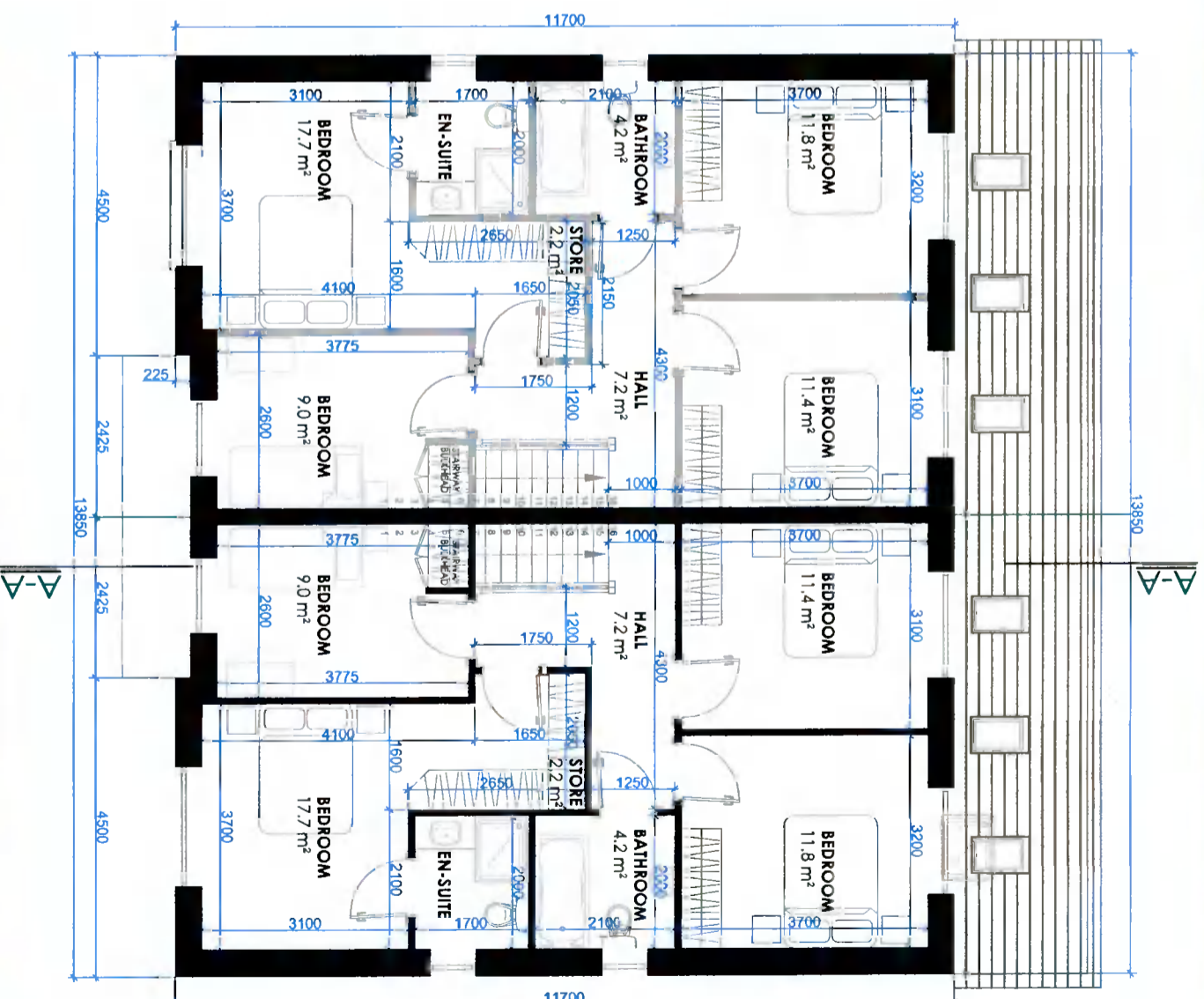


TYPE A1 / 4 BED / 7 P / 2 STOREY / SEMI-DETACHED



GROUND FLOOR PLAN- house type A1



FIRST FLOOR PLAN- house type A1

SEE SITE LAYOUT PLAN FOR ORIENTATION OF UNITS



TYPE A1 - 148 m²
4 BED / 7 P / 2 STOREY / SEMI-DETACHED
 MINIMUM ROOM SIZES, DIMENSIONS AND OVERALL FLOOR AREAS AS PER South Dublin County Council Development Plan 2016-2022 and Quality Housing for Sustainable Communities Guidelines DEHLG (2007).
 (MIN AGGREGATE LIVING AREA REQ.40 m² PROV. 42.0 m²)
 (MIN AGGREGATE BEDROOM AREA REQ.43 m² PROV. 38.6 m²)
MIN STORAGE SPACE REQ.6.0 m²
STORAGE SPACE PROVIDED- 7.3 m²
 IN-HOUSE STORAGE SPACE -PROV. 4.0 m²
 OUTSIDE STORAGE SPACE -PROV. 3.3 m²

FOR PLANNING PURPOSES ONLY
 ISSUE DATE: 17.08.2021

TERRY & O'FLANAGAN LTD.
 REGISTERED ARCHITECTS
 Registered in Ireland No. 00566235
 T: 01 4652880/4659950 Fax: 01 4659953 E-mail: info@tandof.com
 14 Carrington Business Park, Oak Road, D12, www.tandof.com
 This drawing & design is copyright of Terry & O'Flanagan Ltd.



HOUSE TYPE A1 (4BED) 7 P / 2 STOREY / SEMI-DETACHED
 GROUND AND FIRST FLOOR PLAN

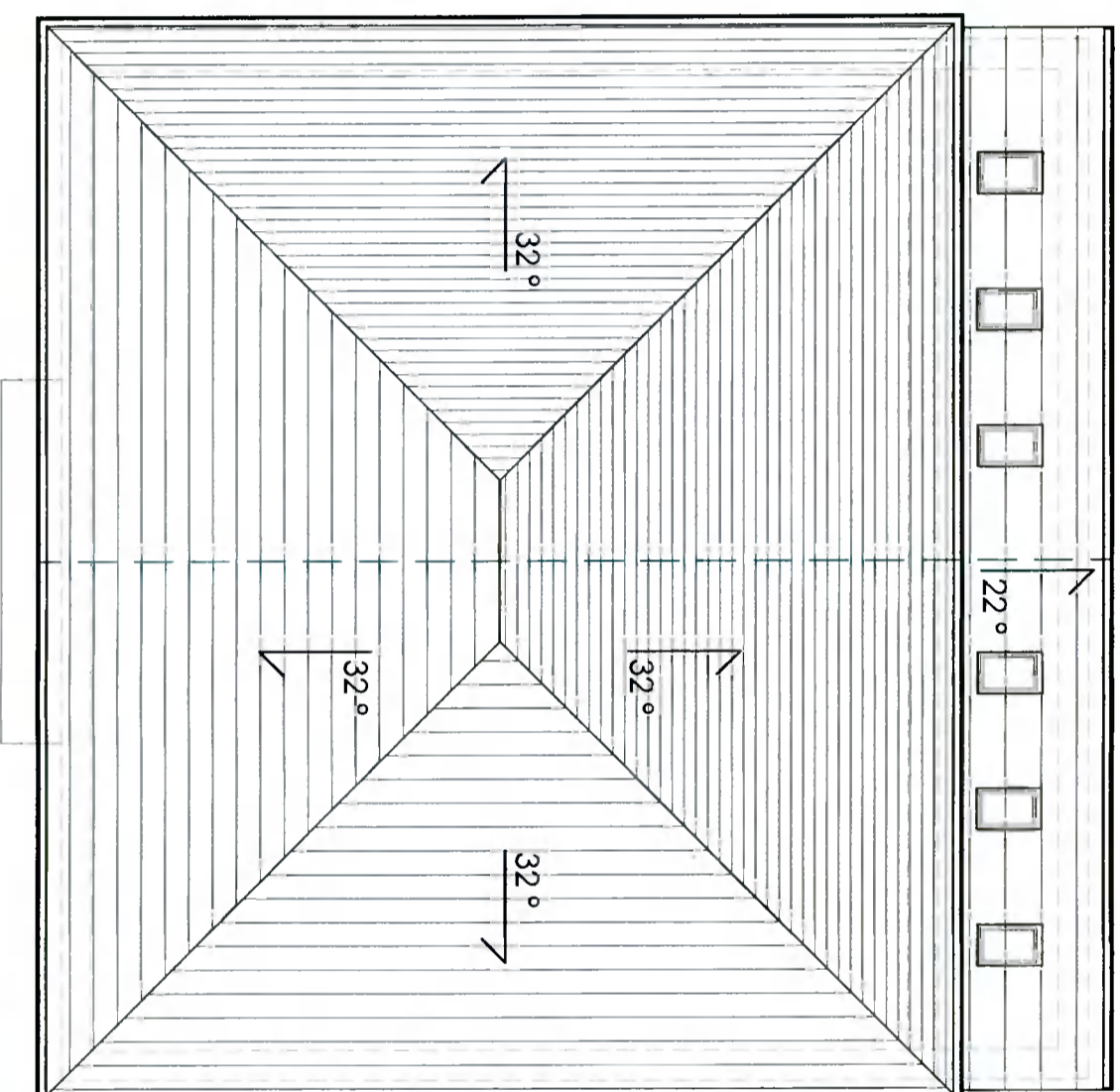
BECKETT DEVELOPMENTS LTD

PROPOSED 8 HOUSES AT THE PART OF THE GROUNDS OF "PALMYRA"
 WHITECHURCH ROAD, GRANGEROOK AVENUE,
 RATHFARHAM, DUBLIN 16

Drawn	AUGUST 2021	Scale	1:100 (A3)
Checked		Drawn By	KP

Contractors must verify all dimensions on site before commencing any work.
 No working dimensions to be scaled. Dimensions to blockwork only.
 This drawing and design is copyright and is the property of Terry & O'Flanagan Ltd.

TYPE A1 / 4 BED / 7 p / 2 STOREY / SEMI-DETACHED



ROOF PLAN- house type A1

**SEE SITE LAYOUT PLAN FOR
ORIENTATION OF UNITS**



FOR PLANNING PURPOSES ONLY

ISSUE DATE: 21.07.2021

TERRY & O'FLANAGAN LTD.
REGISTERED ARCHITECTS

Registered in Ireland No. 00060323
Tel: 01 4659640/4659650 Fax: 01 4659653 E-mail: info@t&o.com
F11, Carrington Business Park, Oak Road, D12 www.t&o.com
This drawing & design is copyright of Terry & O'Flanagan Ltd



ROOF PLAN

BECKETT DEVELOPMENTS LTD

PROPOSED 8 HOUSES AT THE PART OF THE GROUNDS OF "PALMIRA",
WHITECHURCH ROAD, GRANGEBROOK AVENUE,
RAITHKIRKHAM/DUBLIN 16

JULY 2021

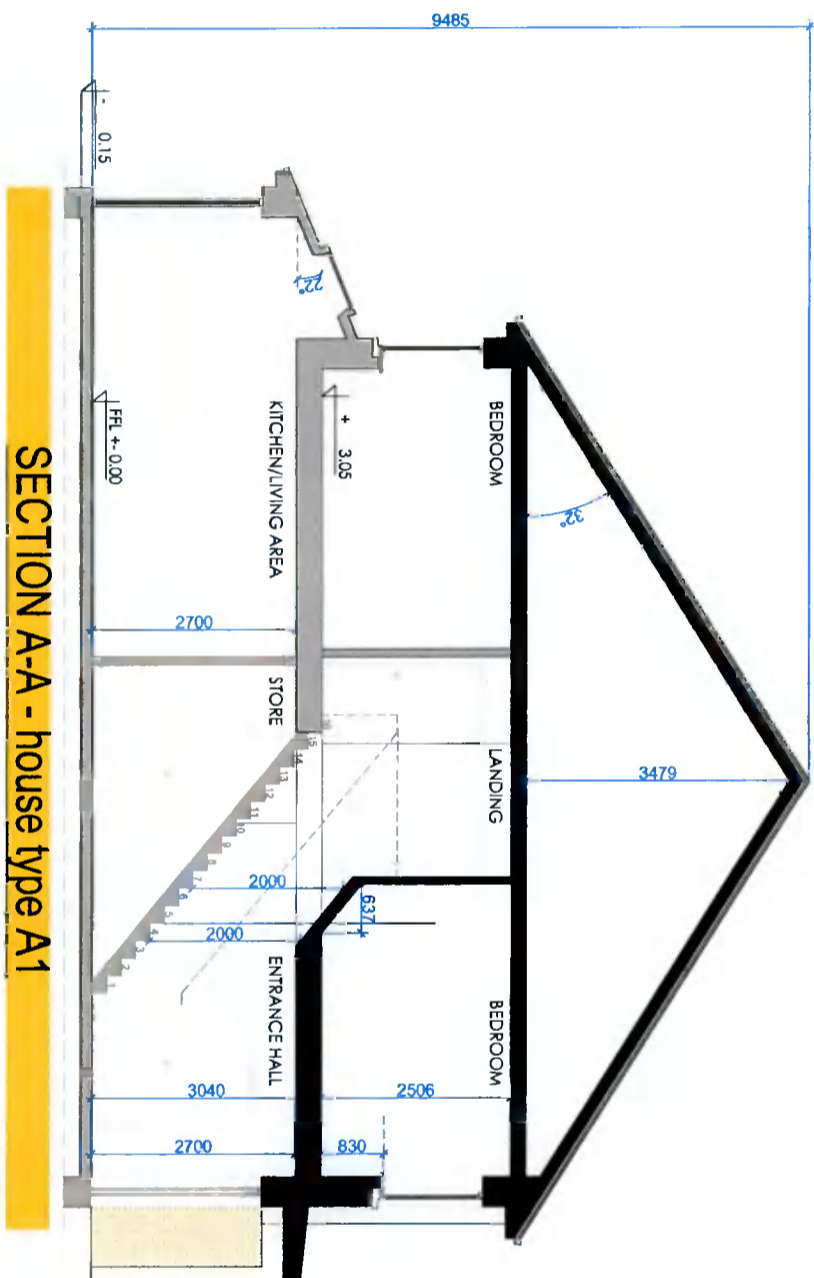
1:100 (A3)

D1194 - I-11

KP

Contractors must verify all dimensions on site before commencing any work.
No working dimensions to be scaled. Dimensions to blackwork only.
This drawing and design is copyright and is the property of Terry & O'Flanagan Ltd.

TYPE A1 / 4 BED / 7 P / 2 STOREY / SEMI-DETACHED



SECTION A-A - house type A1

TYPE A1 - 148 m²
4 BED / 7 P / 2 STOREY / SEMI-DETACHED

MINIMUM ROOM SIZES, DIMENSIONS AND OVERALL FLOOR AREAS AS PER South Dublin County Council Development Plan 2016-2022 and Quality Housing for Sustainable Communities Guidelines DEHLG (2007).

(MIN AGGREGATE LIVING AREA REQ.40 m² PROV. 42.0 m²)
 (MIN AGGREGATE BEDROOM AREA REQ.43 m² PROV. 38.6 m²)

MIN STORAGE SPACE REQ.6.0 m²
 STORAGE SPACE PROVIDED-7.5 m²

IN-HOUSE STORAGE SPACE -PROV. 4.0 m²
 OUTSIDE STORAGE SPACE -PROV. 3.5 m²

FOR PLANNING PURPOSES ONLY
 ISSUE DATE: 17.08.2021

TERRY & O'FLANAGAN LTD.
 REGISTERED ARCHITECTS

Registered in Ireland No.05060335
 Tel: 01 4659949/4659950 Fax: 01 4659953 Email: info@t&o.ie
 F1, Clontarf Business Park, Oak Road, D12 www.t&o.ie
 The drawing & design is copyright of Terry & O'Flanagan Ltd.



HOUSE TYPE A1 (4BED) 7 P / 2 STOREY / SEMI-DETACHED
 SECTION A-A

BECKETT DEVELOPMENTS LTD

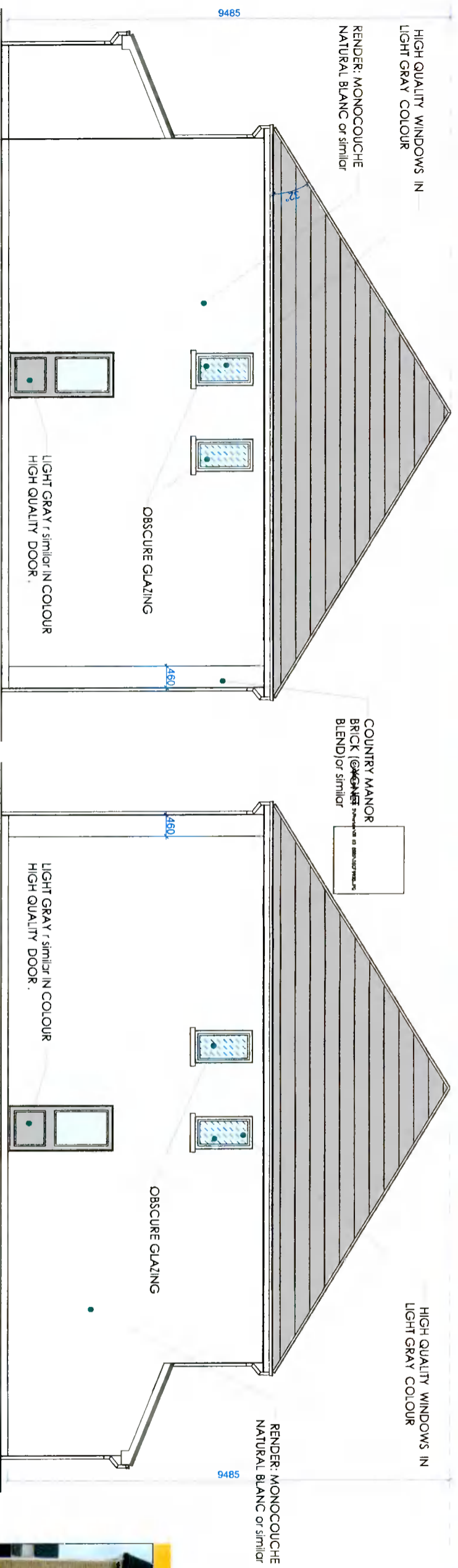
PROPOSED 8 HOUSES AT THE PART OF THE GROUNDS OF "PALMYRA",
 WHITECHURCH ROAD (GRANGEBROOK AVENUE),
 RATHFARHAM DUBLIN 16

AUGUST 2021 1:100 (A3)

D1194 - 1-12 KP

Contractors must verify all dimensions on site before commencing any work.
 No working dimensions to be scaled. Dimensions to blackwork only.
 This drawing and design is copyright and is the property of Terry & O'Flanagan Ltd.

TYPE A1 / 4 BED / 7 p / 2 STOREY / SEMI-DETACHED



FINISHES - SAMPLES

TYPE A1 - 148 m²

4 BED / 7 P / 2 STOREY / SEMI-DETACHED

MINIMUM ROOM SIZES, DIMENSIONS AND OVERALL FLOOR AREAS AS PER South Dublin County Council Development Plan 2011-2022 and Quality Housing for Sustainable Communities Guidelines DEHLG (2007).

(MIN AGGREGATE LIVING AREA REQ. 40 m² PROV. 42.0 m²)
(MIN AGGREGATE BEDROOM AREA REQ. 43 m² PROV. 38.6 m²)

MIN STORAGE SPACE REQ. 6.0 m²
STORAGE SPACE PROVIDED - 7.5 m²
IN-HOUSE STORAGE SPACE - PROV. 4.0 m²
OUTSIDE STORAGE SPACE - PROV. 3.5 m²

FOR PLANNING PURPOSES ONLY

ISSUE DATE: 17.08.2021

TERRY & OFLANNAGAN LTD.
REGISTERED ARCHITECTS

Registered in Ireland No. 00000235
Tel: 01 4044444 Fax: 01 4044444 Email: info@t&o.com
c/o: Development Business Park, Oak Road, D12, www.t&o.com
This drawing & design is copyright of Terry & O'Flanagan Ltd.



HOUSE TYPE A1 (4BED) 7 p / 2 STOREY / SEMI-DETACHED ELEVATIONS

BECKETT DEVELOPMENTS LTD

PROPOSED 8 HOUSES AT THE PART OF THE GROUNDS OF "PALMYRA"
WHITECHURCH ROAD (GRANGERBROOK AVENUE),
RATHFRANKHAM, DUBLIN 18

AUGUST 2021 1:100 (A3)

D1194 - 1-13 Rev. Date: 17/08/2021

Contractors must verify all dimensions on site before commencing any work. No working dimensions to be scaled. Dimensions to blockwork only. This drawing and design is copyright and is the property of Terry & O'Flanagan Ltd.

FRONT ELEVATION - house type A1

REAR ELEVATION - house type A1

COUNTRY MANOR BRICK
(CYGNET BLEND) or similar

COUNTRY MANOR BRICK
(CYGNET BLEND) or similar

QUINN TILE FLAT STONEMALL
BLACK ROOFTILES or similar

RENDER: MONOCOUCHE
NATURAL BLANC or similar

BLACK ROOFTILES or similar

HIGH QUALITY WINDOWS IN
LIGHT GRAY COLOUR

RENDER: MONOCOUCHE
NATURAL BLANC or similar

BLACK ROOFTILES or similar

HIGH QUALITY WINDOWS IN
LIGHT GRAY COLOUR

HIGH QUALITY WINDOWS IN
LIGHT GRAY COLOUR

RENDER: MONOCOUCHE
NATURAL BLANC or similar

COUNTRY MANOR
BRICK (CYGNET BLEND) or similar

OBSCURE GLAZING

LIGHT GRAY r similar IN COLOUR
HIGH QUALITY DOOR.

LIGHT GRAY r similar IN COLOUR
HIGH QUALITY DOOR.

OBSCURE GLAZING

HIGH QUALITY WINDOWS IN
LIGHT GRAY COLOUR

RENDER: MONOCOUCHE
NATURAL BLANC or similar