

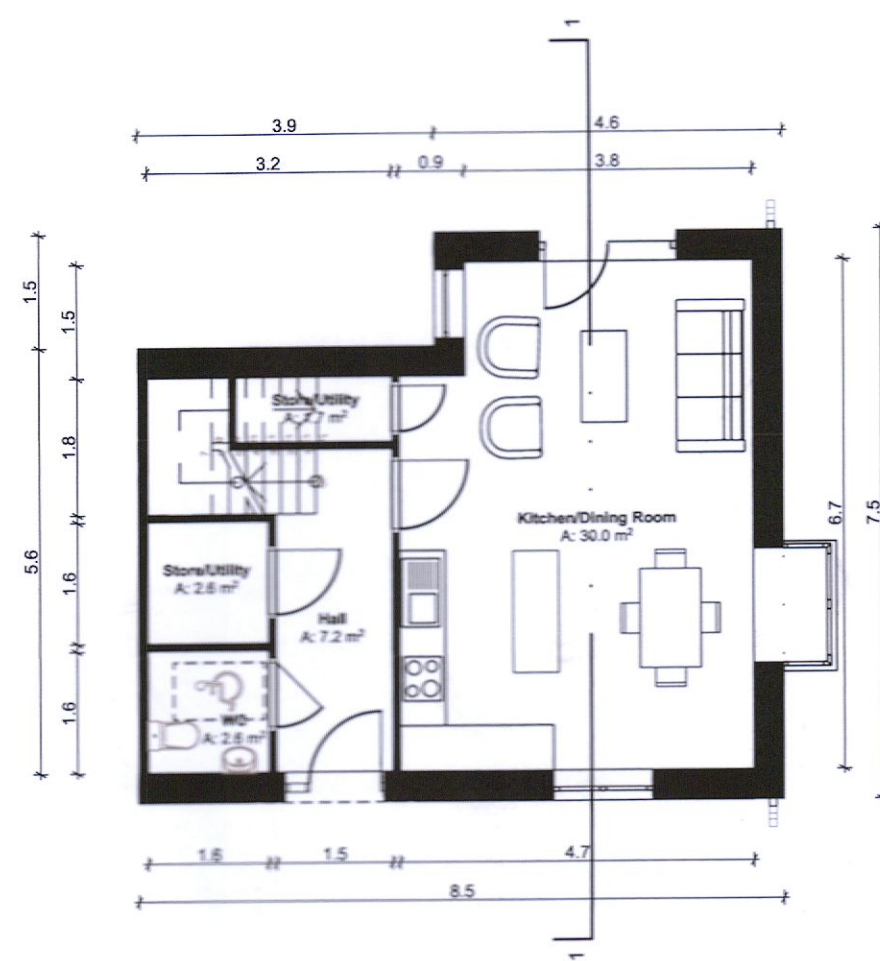
Notes

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.

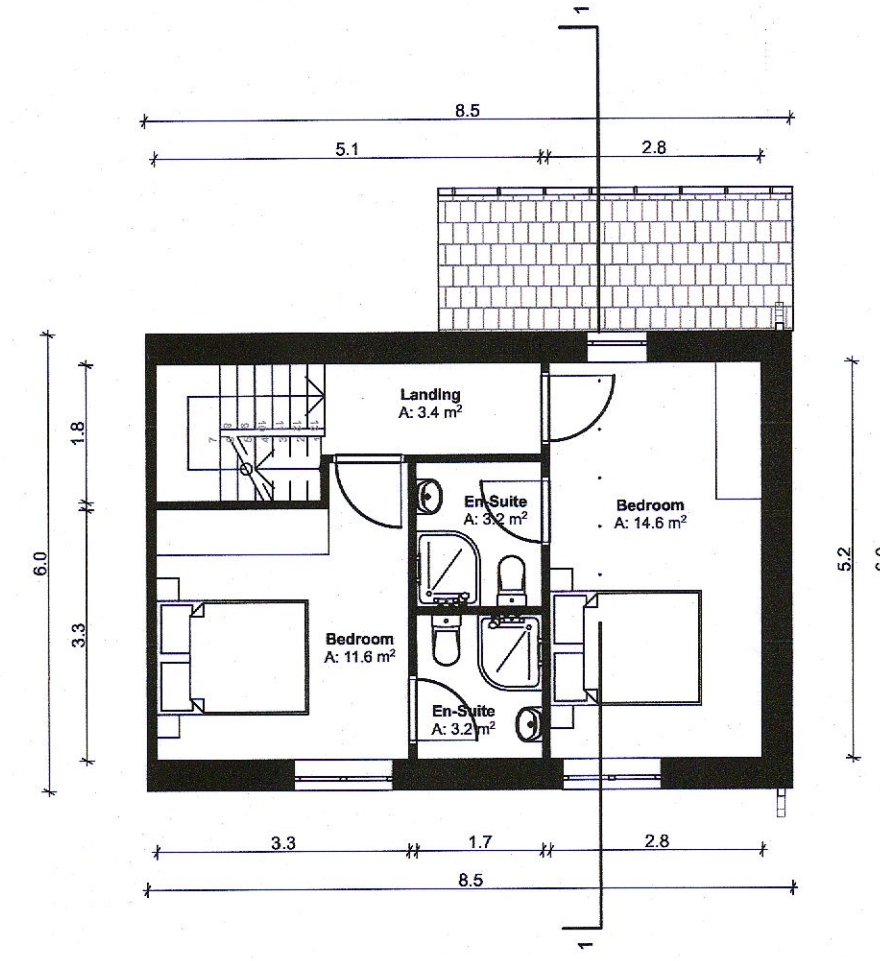
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NOTES ON FINISHES:

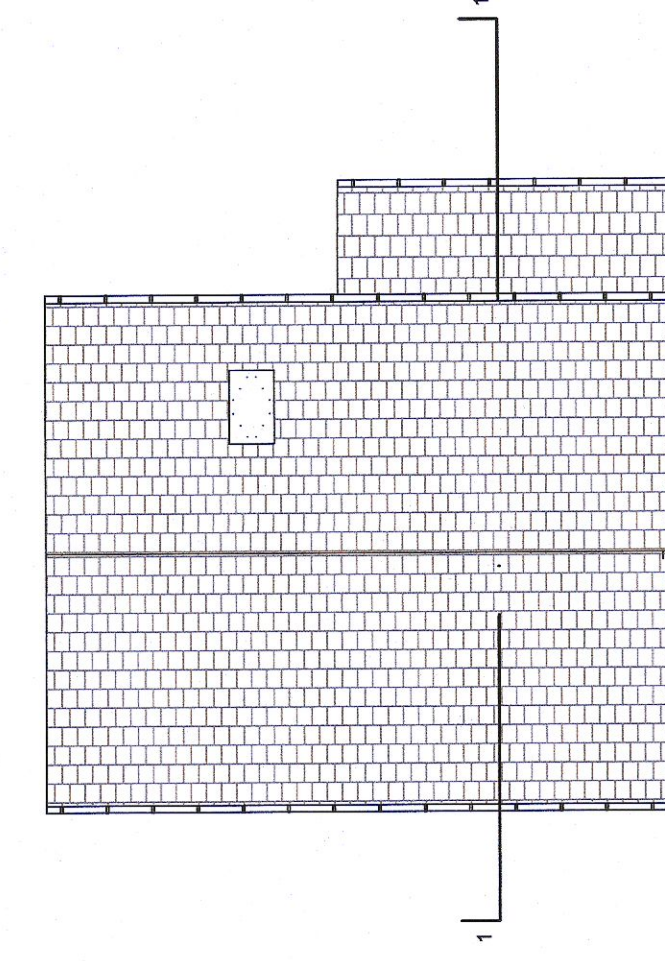
- ROOF: TO BE FINISHED IN SLATE OR CONCRETE ROOF TILES IN SELECTED COLOUR OR SIMILAR APPROVED
- WALLS: SELECTED CLAY BRICKWORK WHERE INDICATED OTHERWISE SELECTED SELF-COLOURED RENDER
- JOINERY: ALL WINDOWS AND DOORS, FRAMES AND LEAFS TO BE ALUMINIUM POWDER COATED TO APPROVED COLOUR OR UPVC OR PAINTED 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.
- SOLAR PANELS: INDICATIVE SOLAR PANEL POSITION, FINAL SOLAR PANEL POSITION DEPENDS ON HOUSE ORIENTATION. THE SOLAR PANELS INDICATED ARE A PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGULATIONS PART L. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF ALTERNATIVE RENEWABLE ENERGY OPTIONS.



Ground Floor Plan  
SCALE 1:100



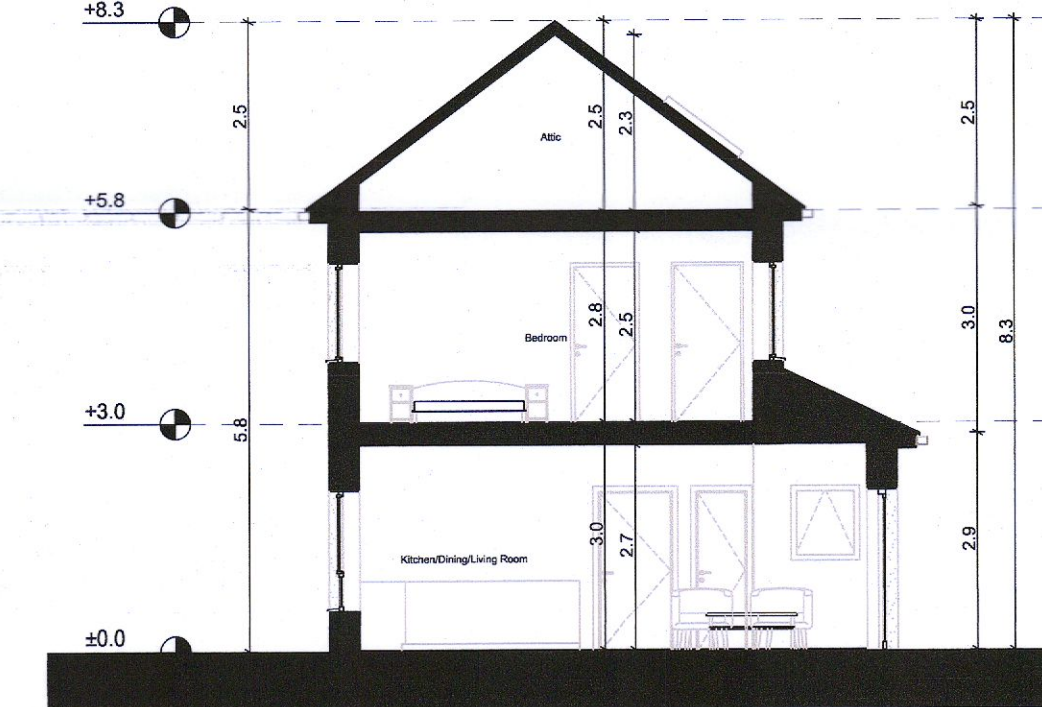
First Floor Plan  
SCALE 1:100



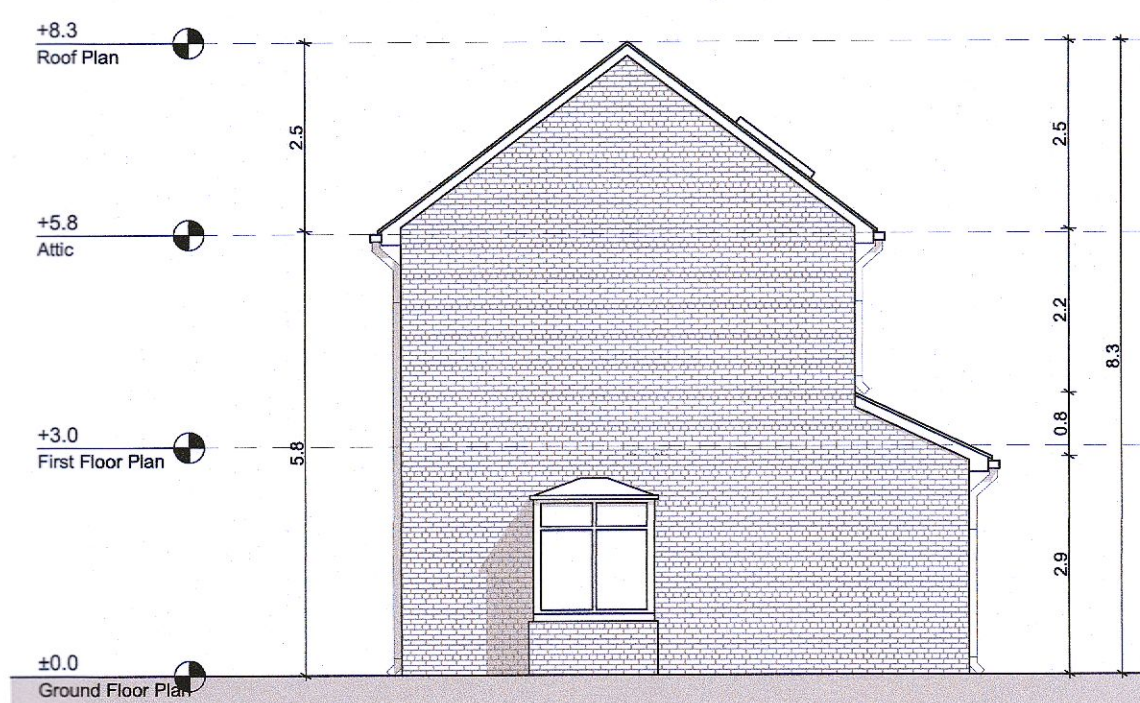
Roof Plan  
SCALE 1:100



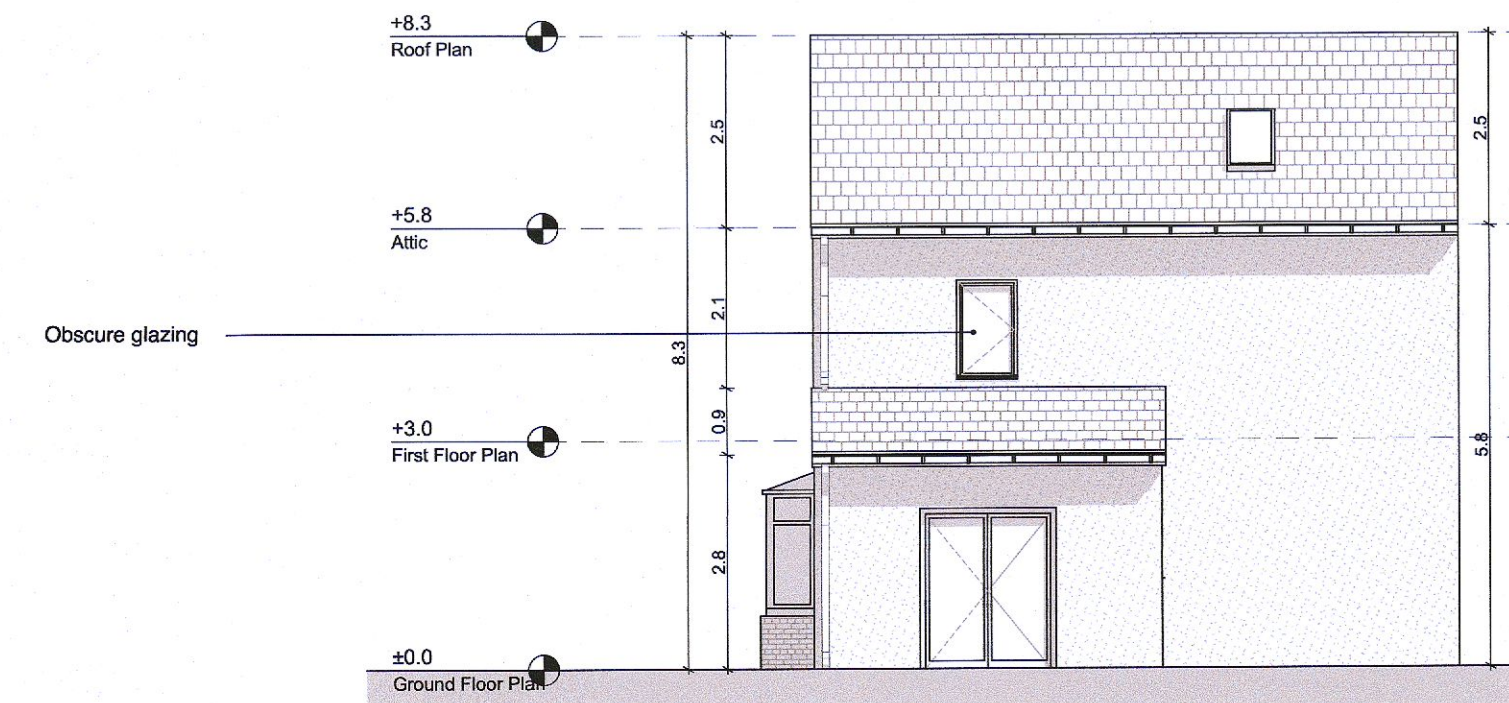
Front Elevation  
SCALE 1:100



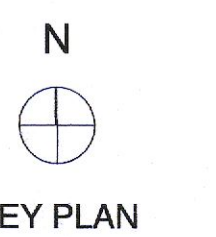
Typical Section  
SCALE 1:100



Side Elevation  
SCALE 1:100



Rear Elevation  
SCALE 1:100



House Type - J1 - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Ground Floor	50.3 m <sup>2</sup>	
First Floor	41.6 m <sup>2</sup>	
Grand Total	91.9 m <sup>2</sup>	80.0 m <sup>2</sup>

House Type - J1 - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	26.2 m <sup>2</sup>	25.0 m <sup>2</sup>
Aggregate Living Area	30.0 m <sup>2</sup>	30.0 m <sup>2</sup>
Main Living Area	30.0 m <sup>2</sup>	13.0 m <sup>2</sup>

House Type - J1 - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	4.3 m <sup>2</sup>	4.0 m <sup>2</sup>

Refer to Site Plan for:  
- Finished floor levels to survey datum  
- Orientation  
- Handing of type for each unit

Unit Number: 228, 233.



Planning Application -  
Additional Information

DAVEY + SMITH  
ARCHITECTS

DELPH ARCHITECTS + PLANNERS   13 SEAPORT BUILDING, 44/45 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447638   EMAIL: info@delphbuild.com   WEB: www.delphbuild.com		Scale: 1:100
Layout ID: PH 009 - House Type J1 - 2 Bed Wide Frontage End Terrace		Job No: 01515
Project: Adamstown SDZ - Phase 3		Start: PLANNING
Drawing Name: Proposed Plans, Section and Elevations		Date: 04/07/2022
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