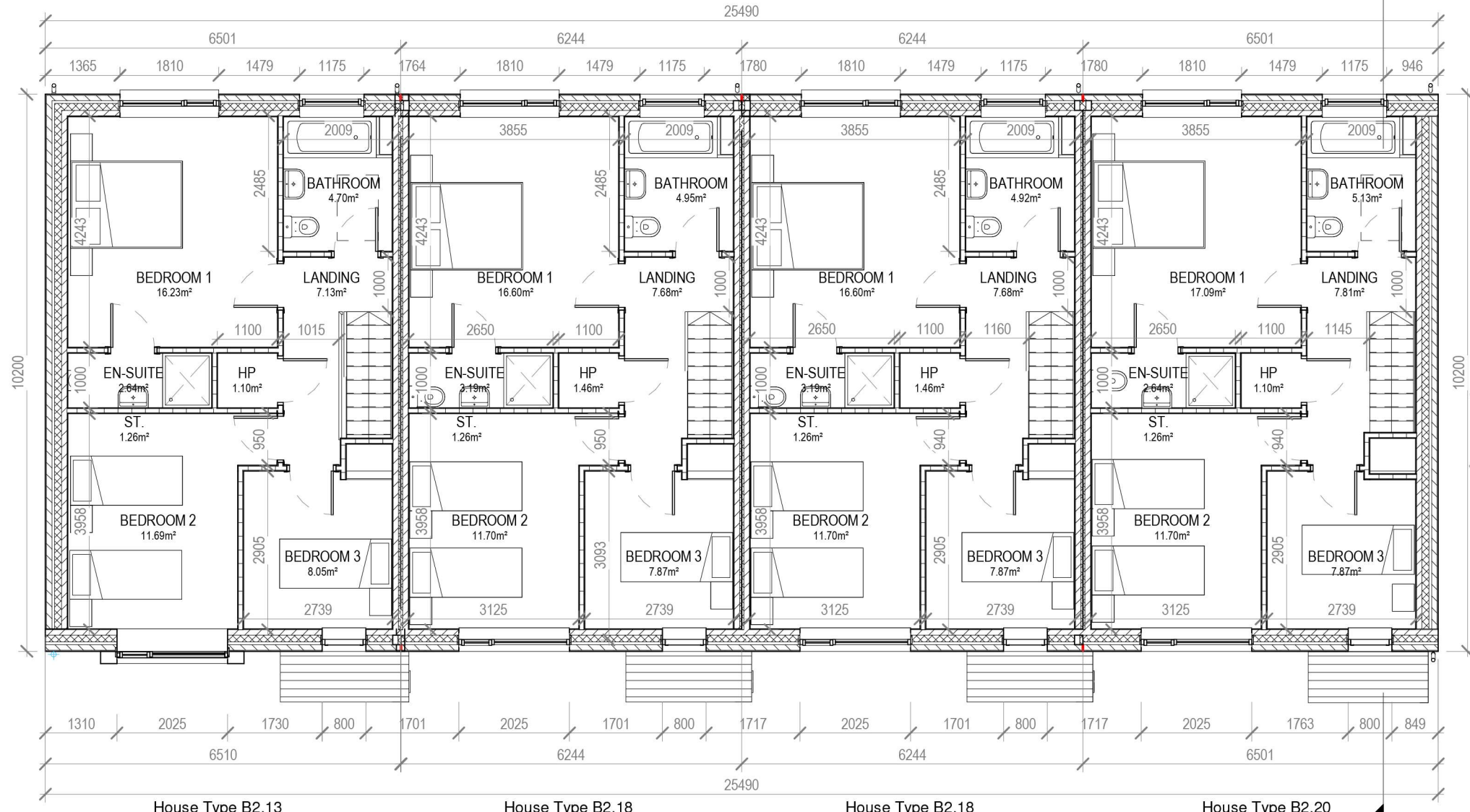
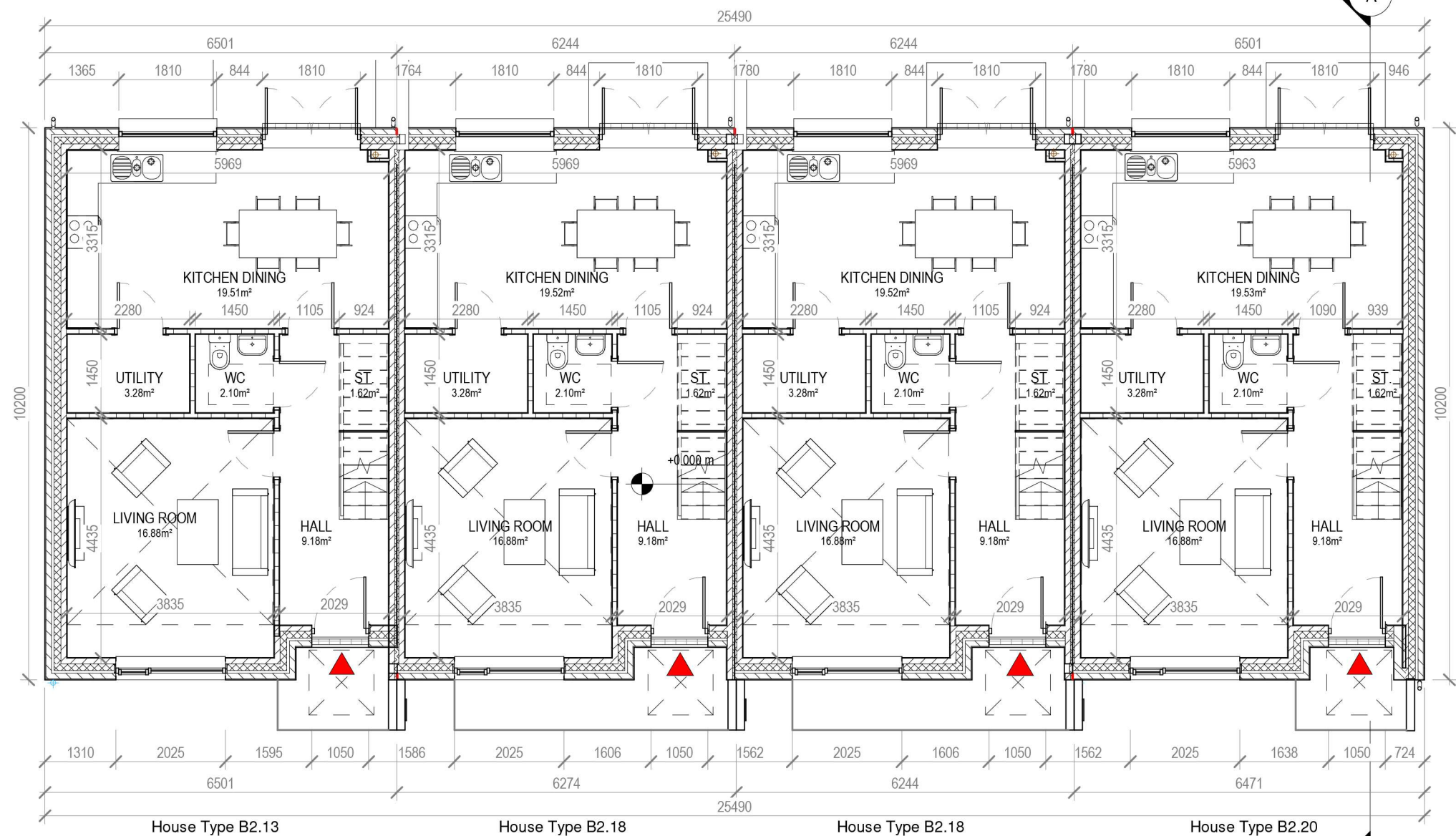
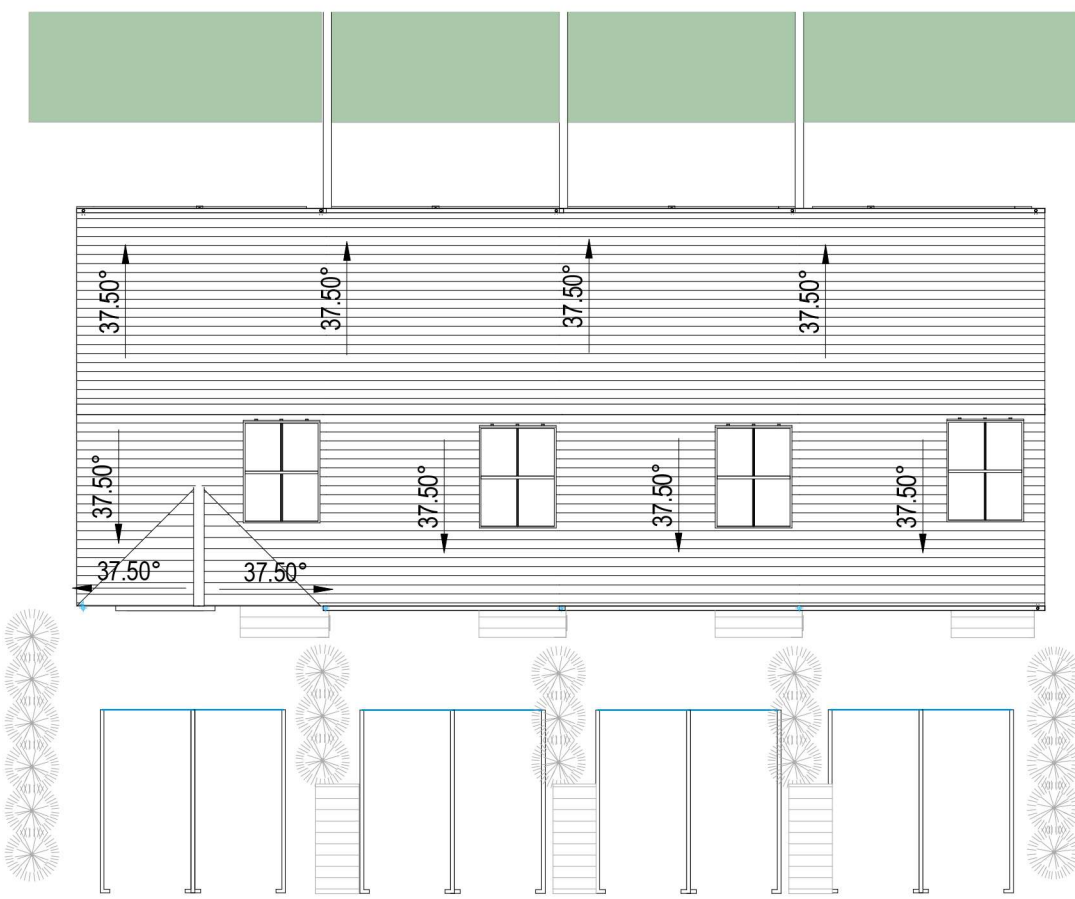




2 Block 4.1 - First Floor Plan
1 : 100



1 Block 4.1 - Ground Floor Plan
1 : 100



8 Block 4.1 - Roof Plan
1 : 200



9 Block 4.1 - 3D View

HOUSE TYPE B2.13 / B2.18 / B2.18 / B2.20 TERRACE
3 BEDROOM / 5 PERSON
FLOOR AREA 110 M²

	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	3 Bed 5P house	92	13	34	32	5
Proposed	3 Bed 5P house	110	16.9	36.4	34.3	5

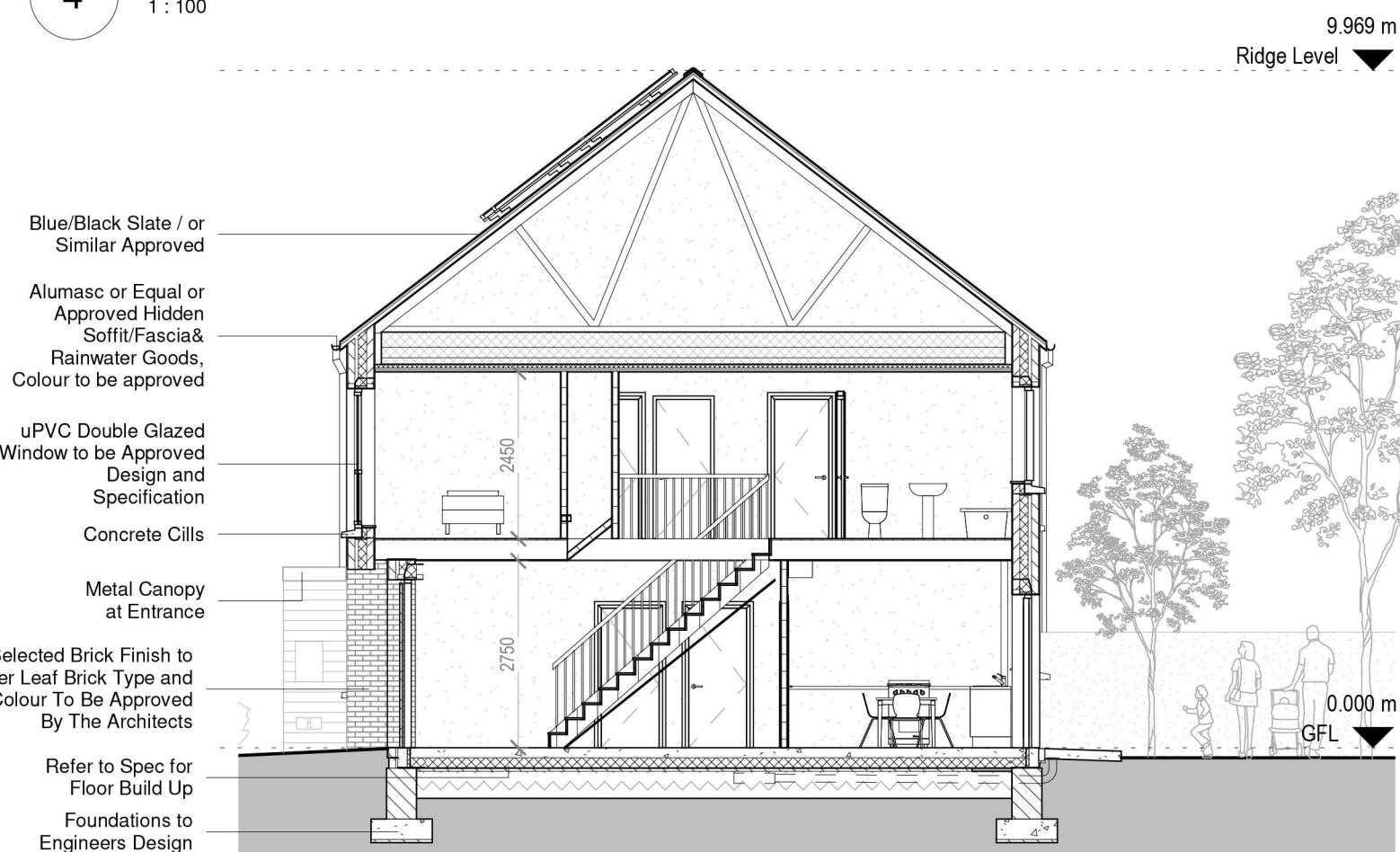
PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width)



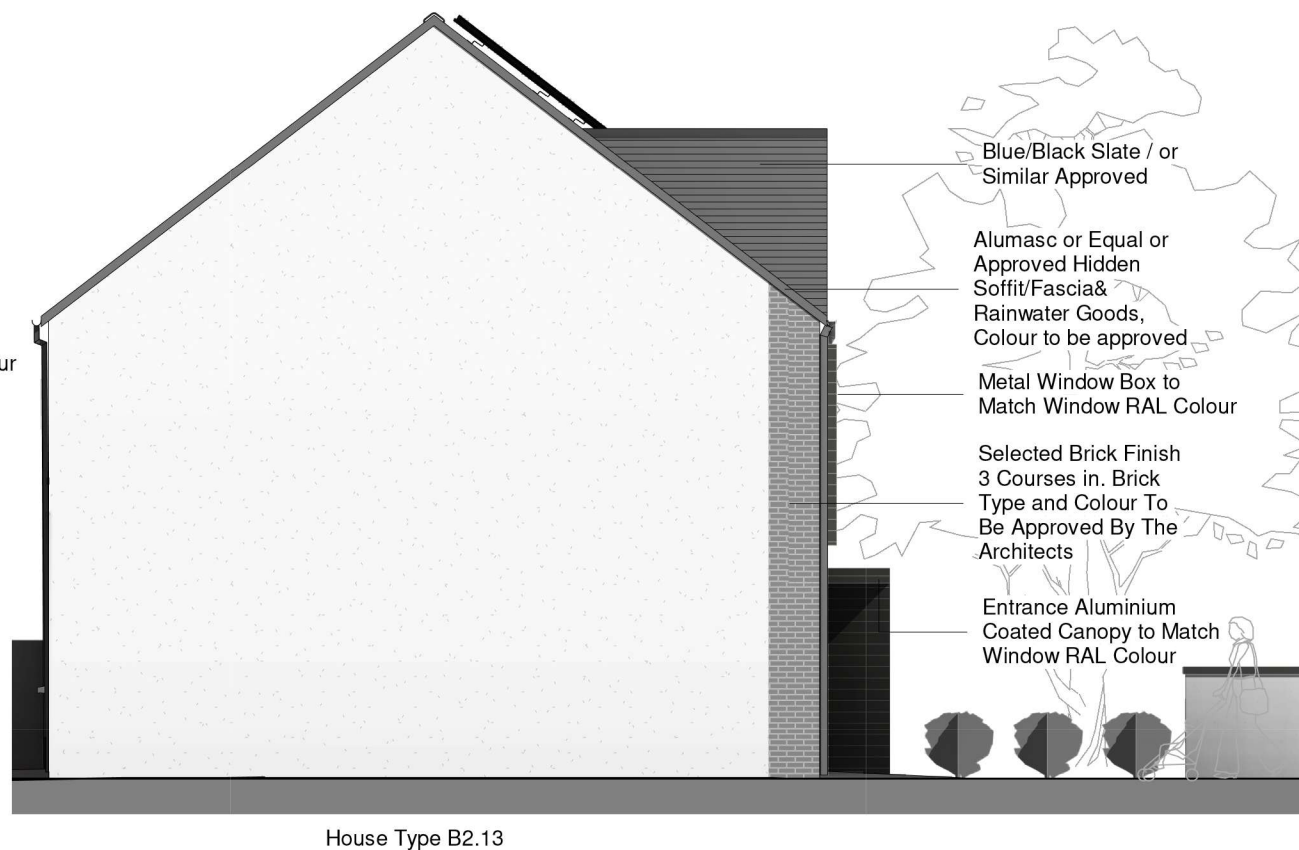
3 Block 4.1 - Front Elevation
1 : 100



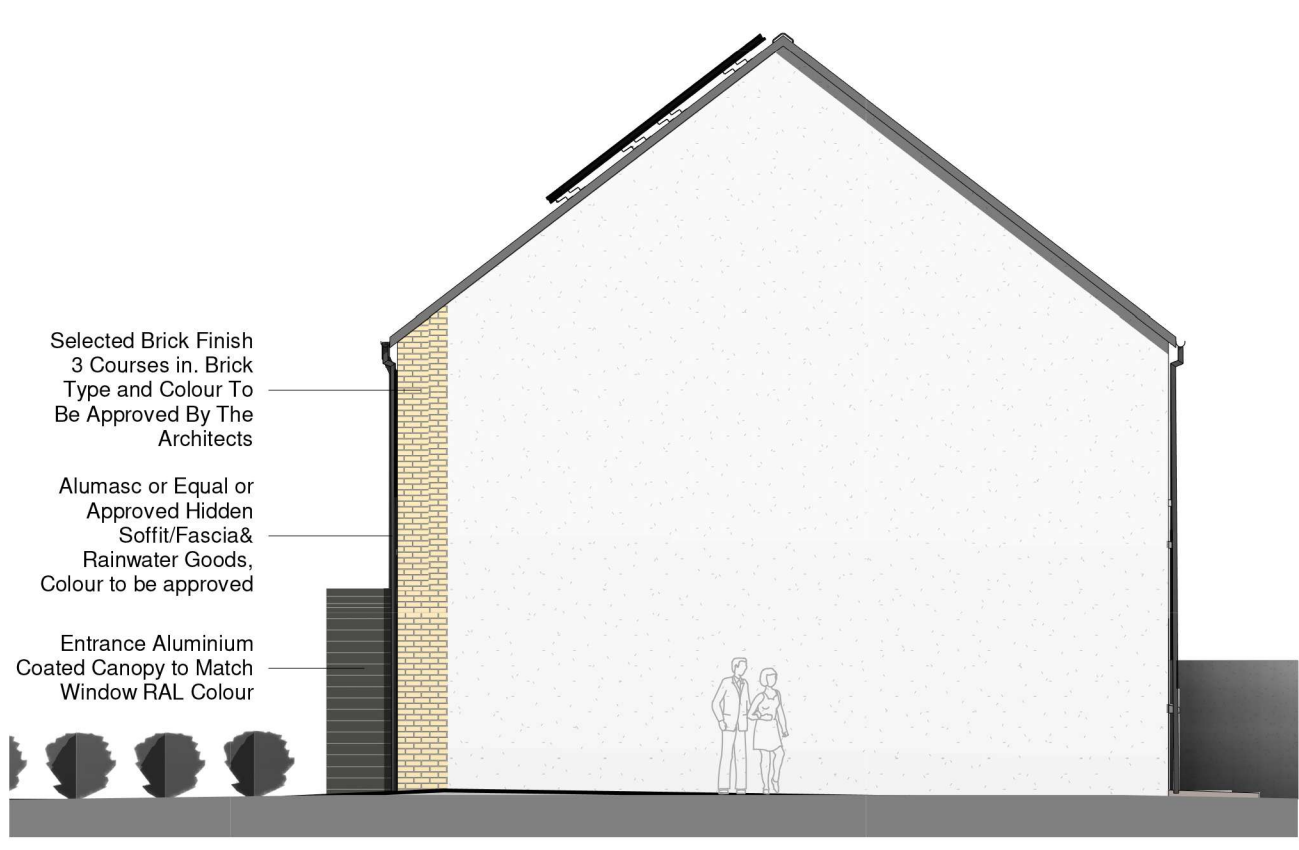
4 Block 4.1 - Rear Elevation
1 : 100



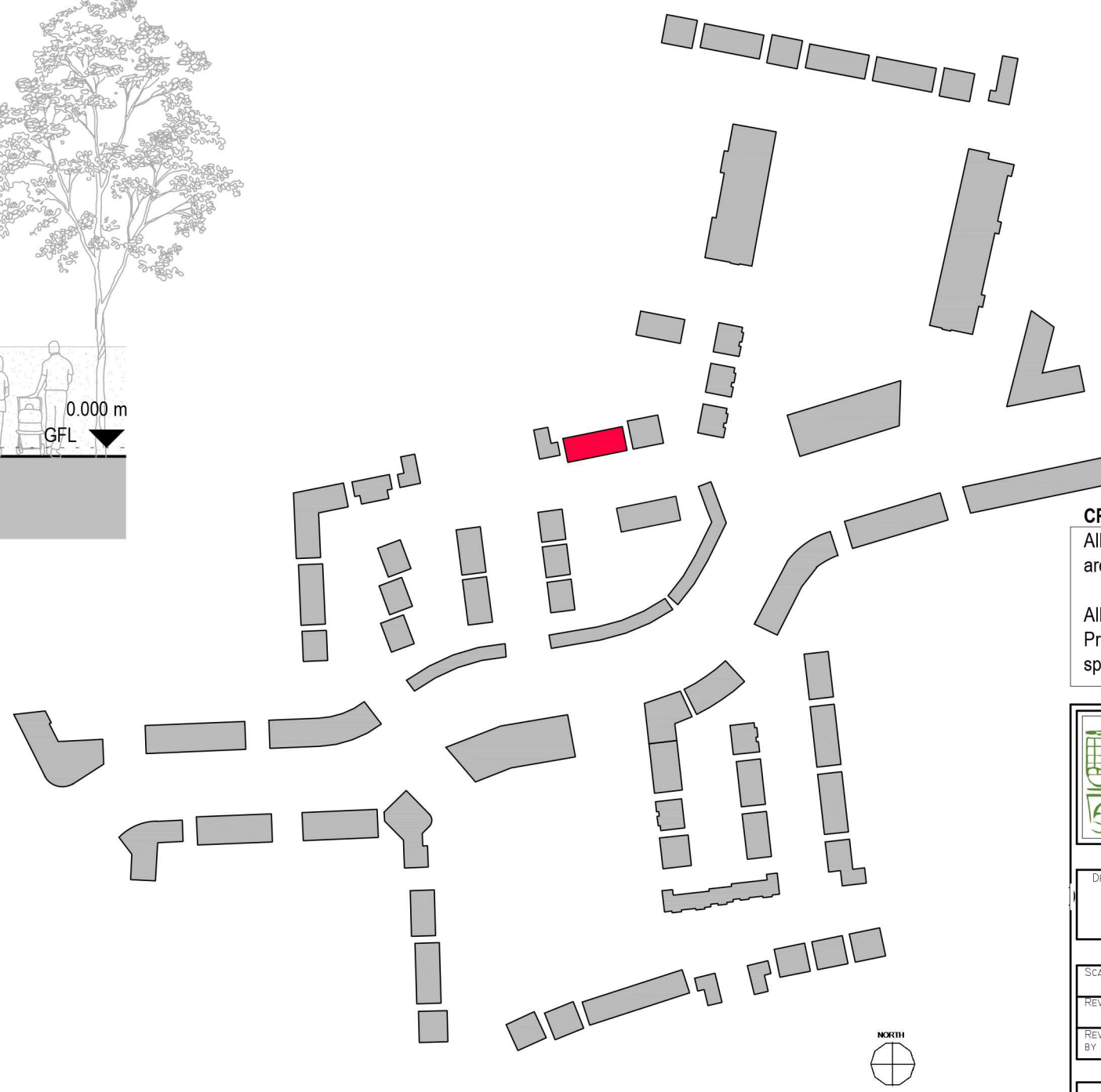
7 Block 4.1 - Section A-A
1 : 100



5 Block 4.1 - Side Elevation 1
1 : 100

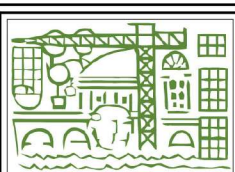


6 Block 4.1 - Side Elevation 2
1 : 100



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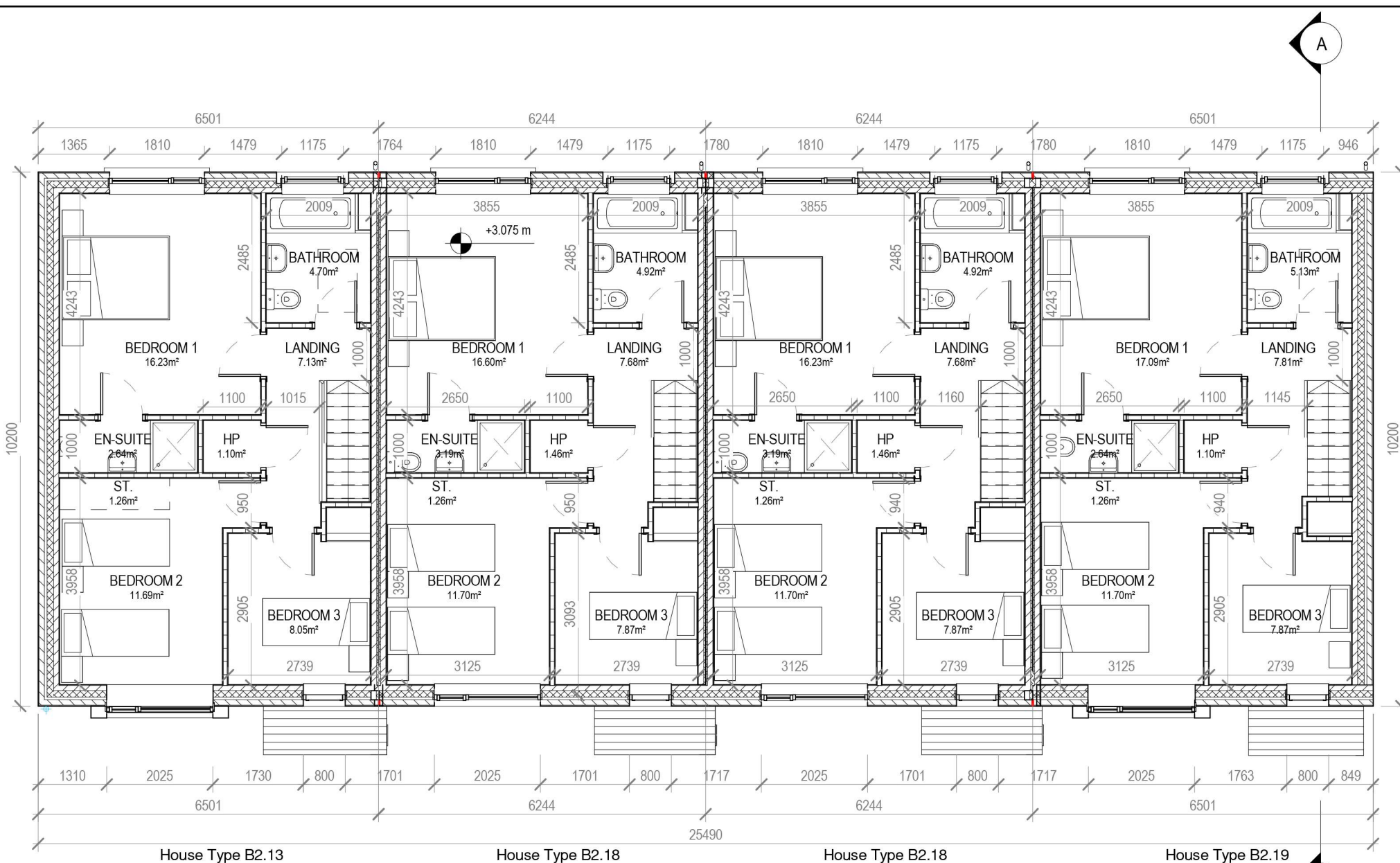


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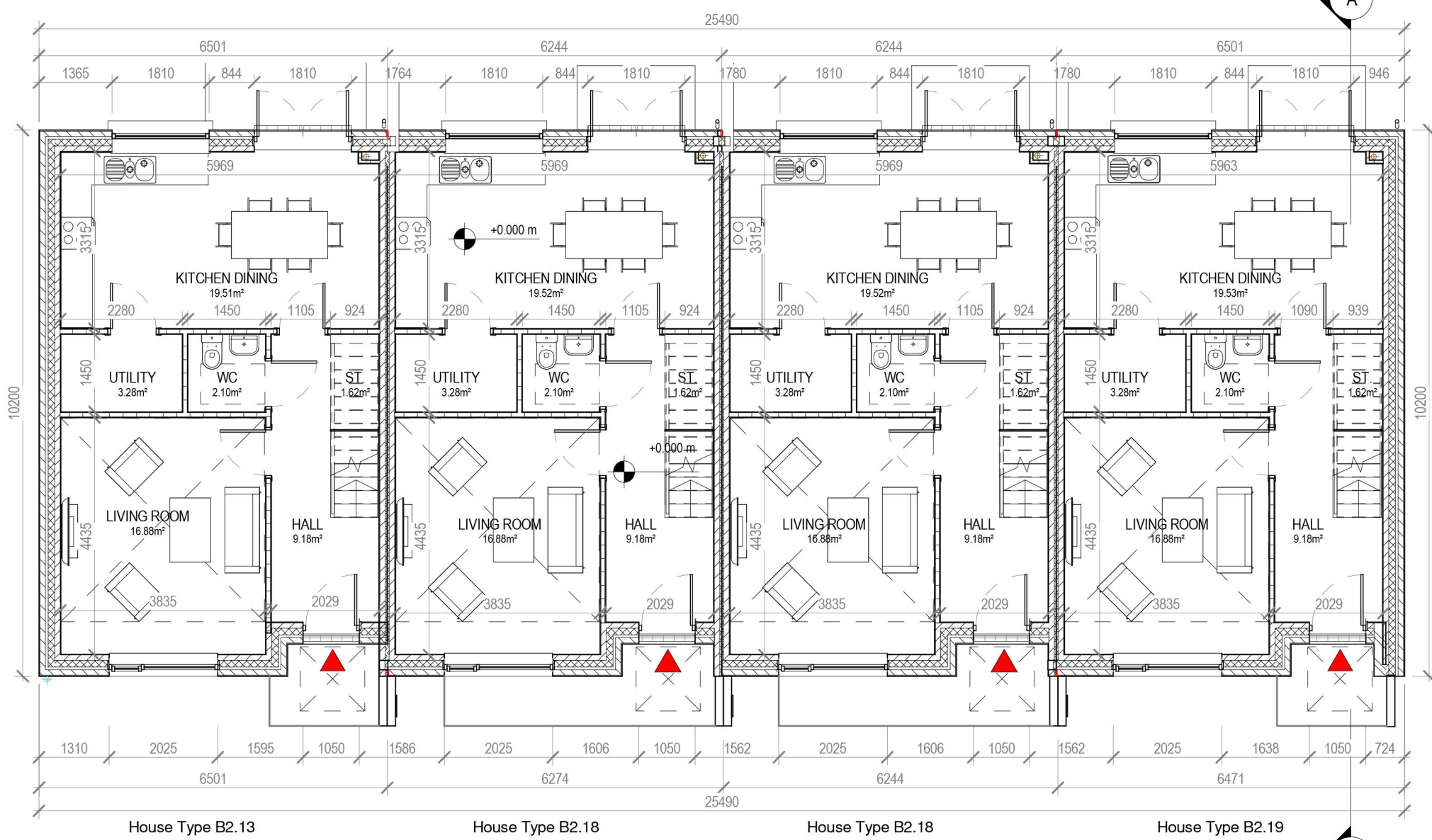
Drawing Title: Part V - Block B41 - 4 Units

SCALE	1:757-PA-053	JOB	CLONMINTH TULLAMORE
REVISION	1757-VPA-M3-B41	CLIENT	STEINFORT INVESTMENT
REVISED	AC	DW	DATE July 2021

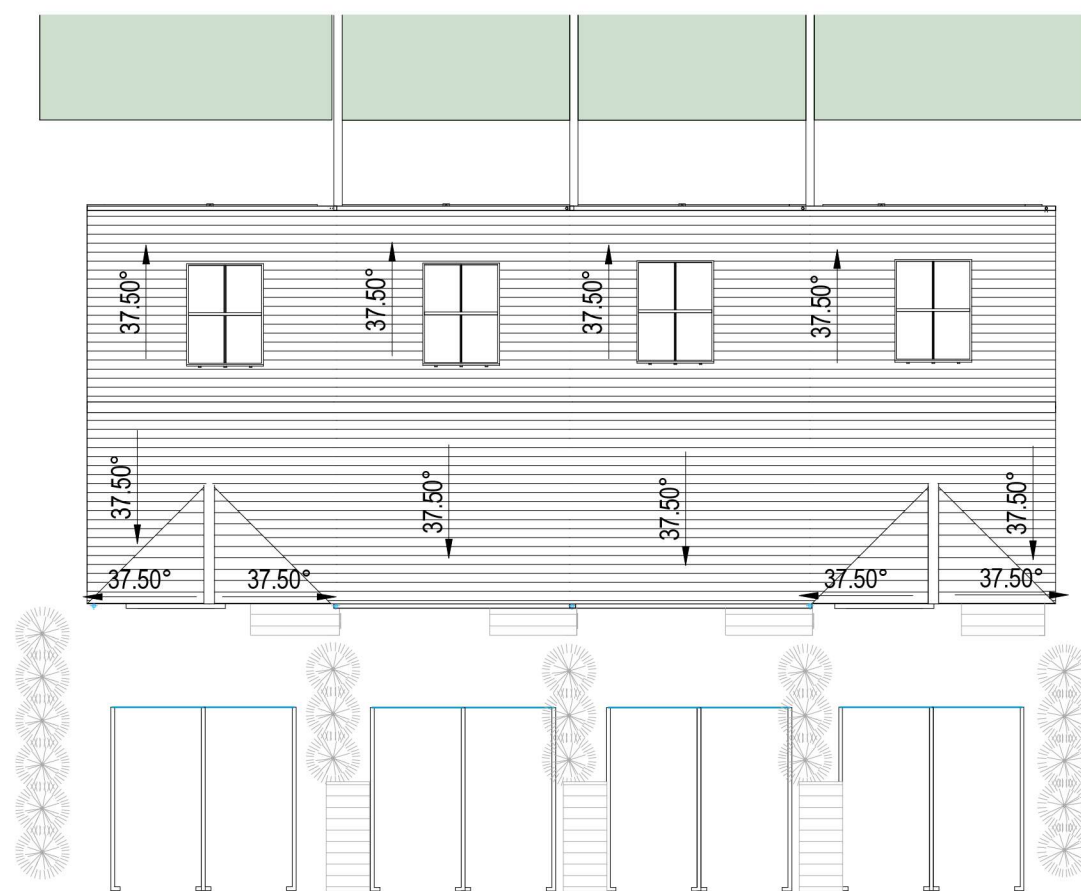
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2 Block 4 - First Floor Plan
1 : 100



1 Block 4 - Ground Floor Plan
1 : 100



8 Block 4 - Roof Plan
1 : 200



9 Block 4 - 3D View

HOUSE TYPE B2.13 / B2.18 / B2.18 / B2.19 TERRACE
3 BEDROOM / 5 PERSON
FLOOR AREA 110 M²

	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	3 Bed 5P house	92	13	34	32	5
Proposed	3 Bed 5P house	110	16.9	36.4	34.3	5

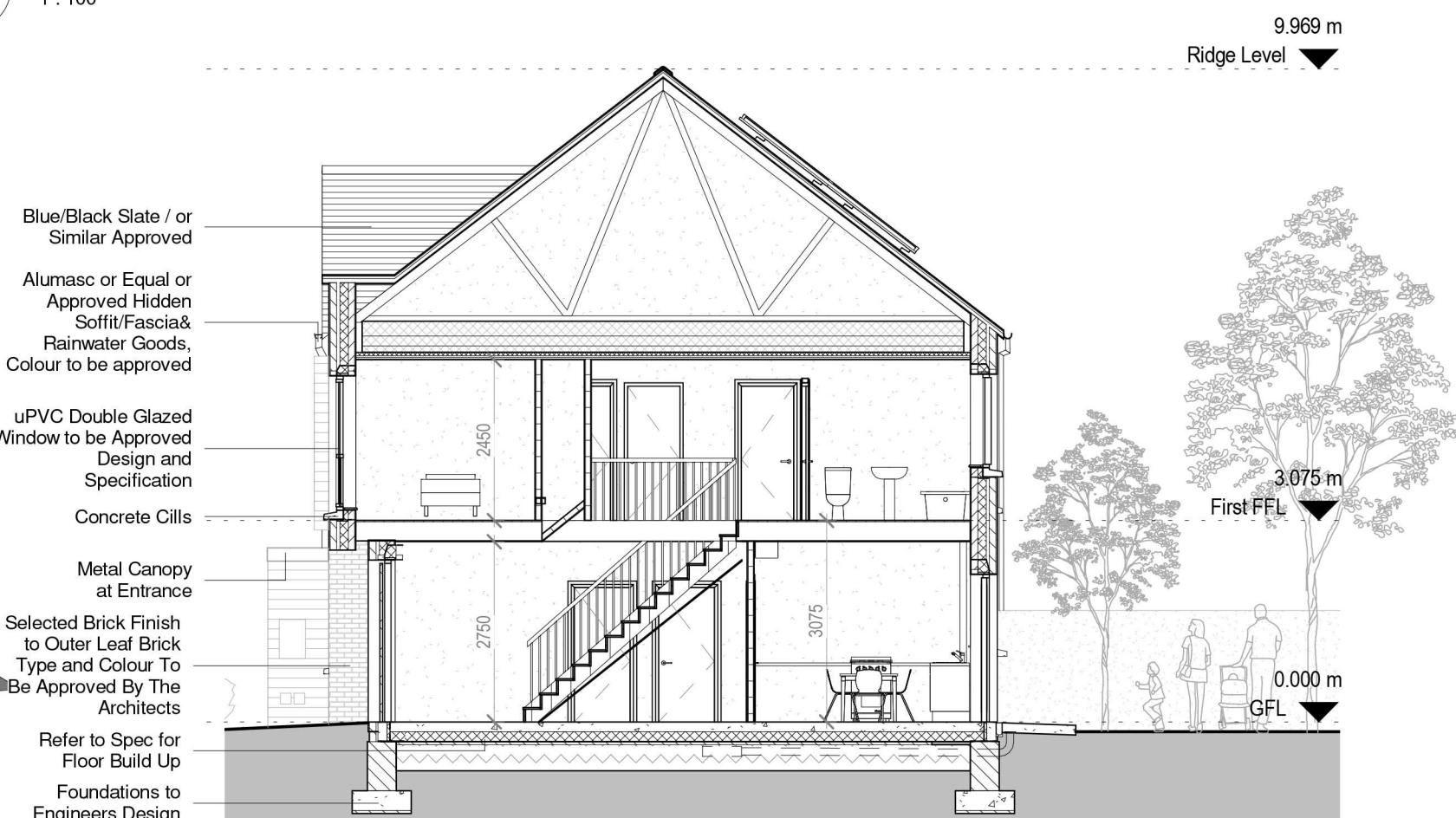
PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width)



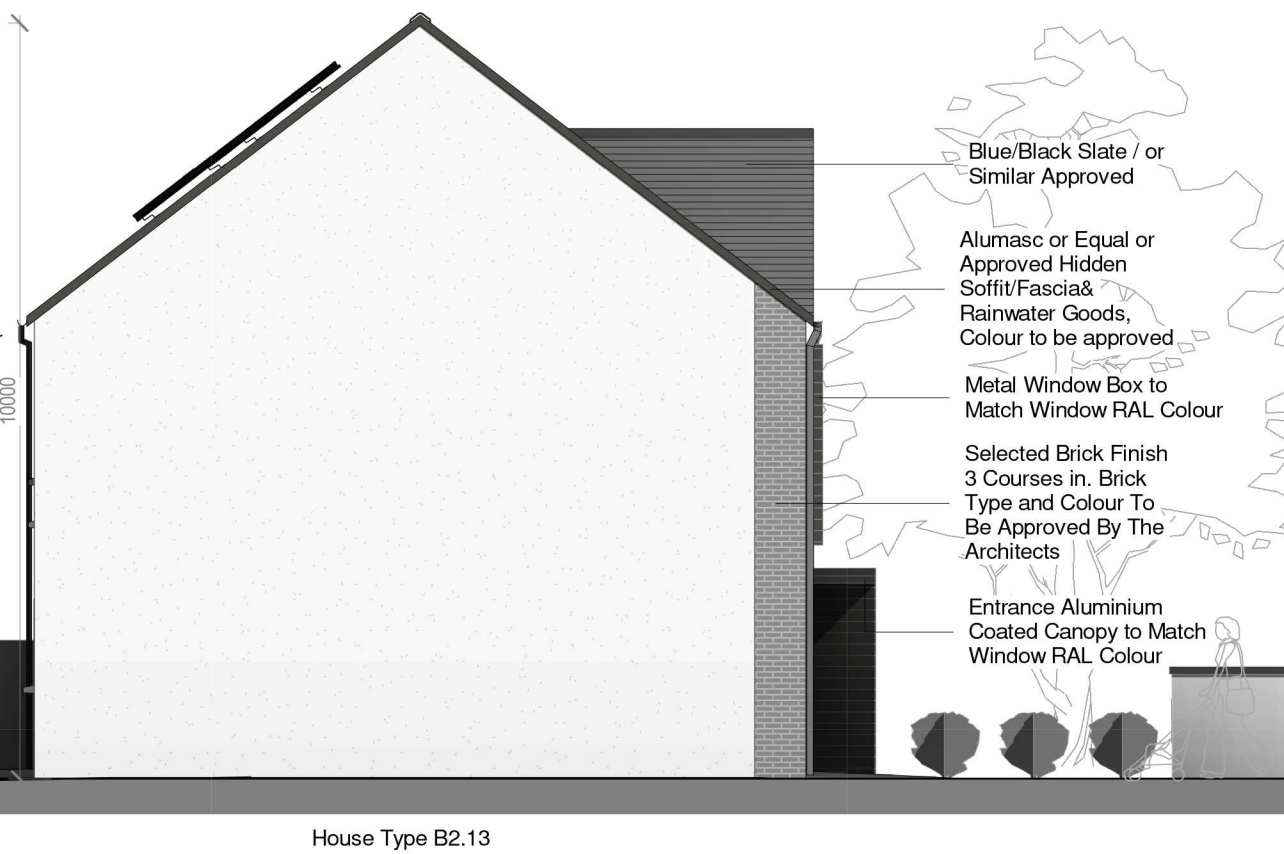
3 Block 4 - Front Elevation
1 : 100



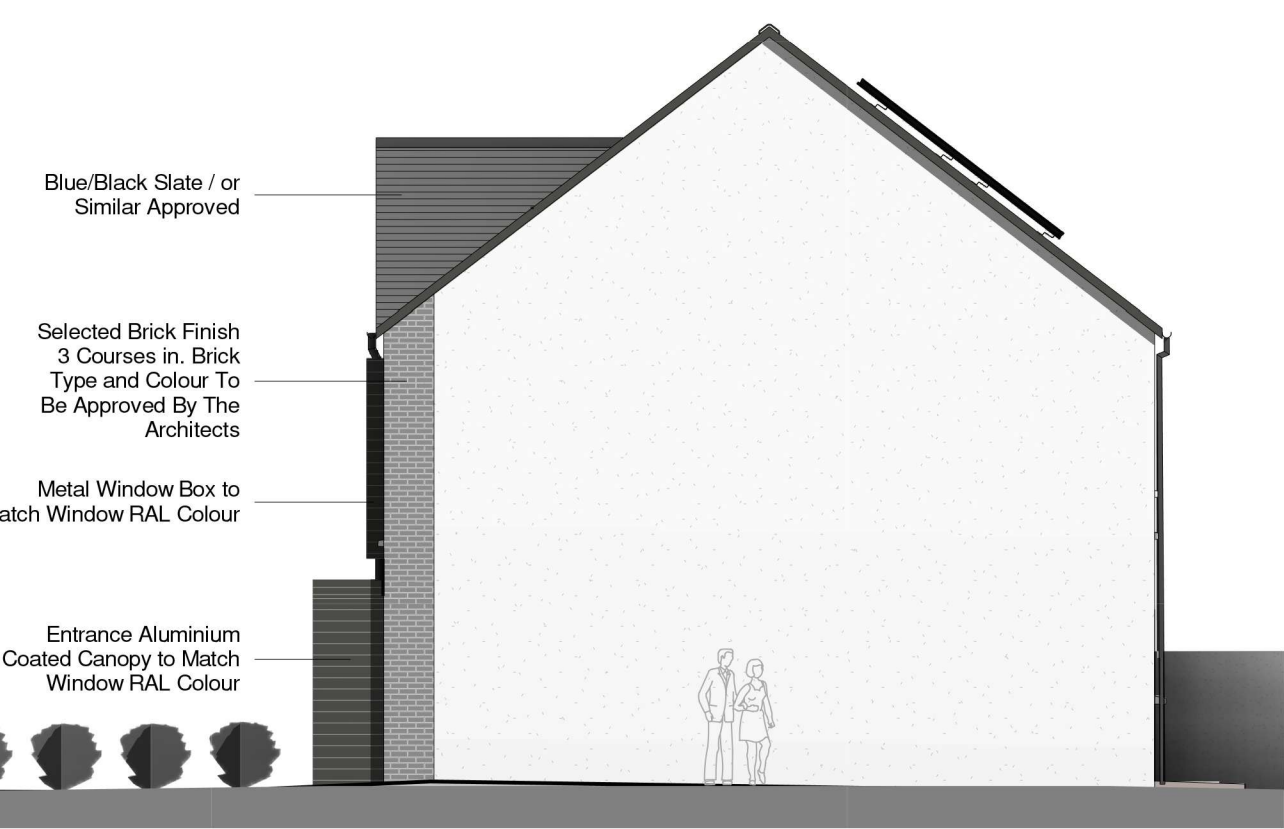
4 Block 4 - Rear Elevation
1 : 100



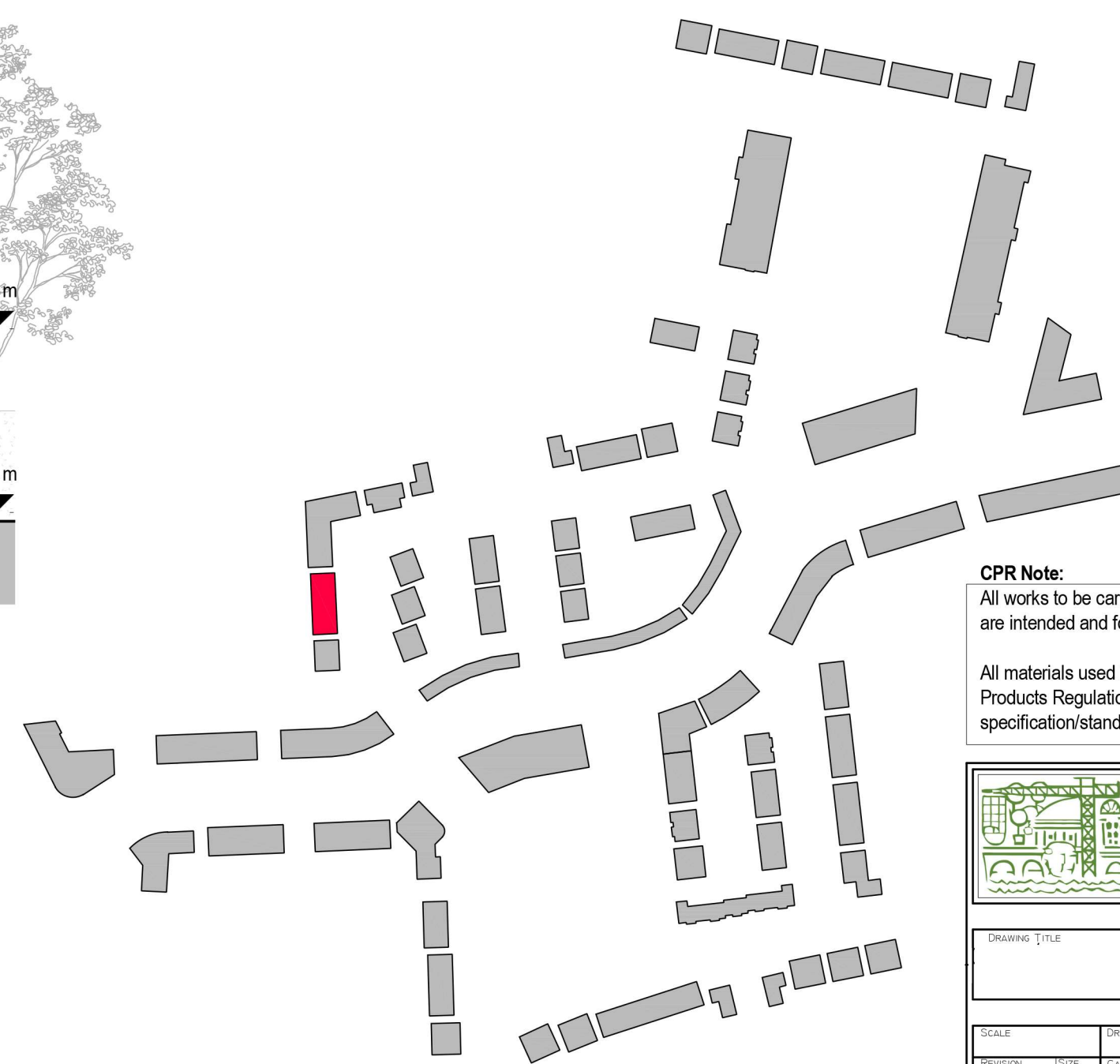
7 Block 4 - Section A-A
1 : 100



5 Block 4 - Side Elevation 1
1 : 100



6 Block 4 - Side Elevation 2
1 : 100



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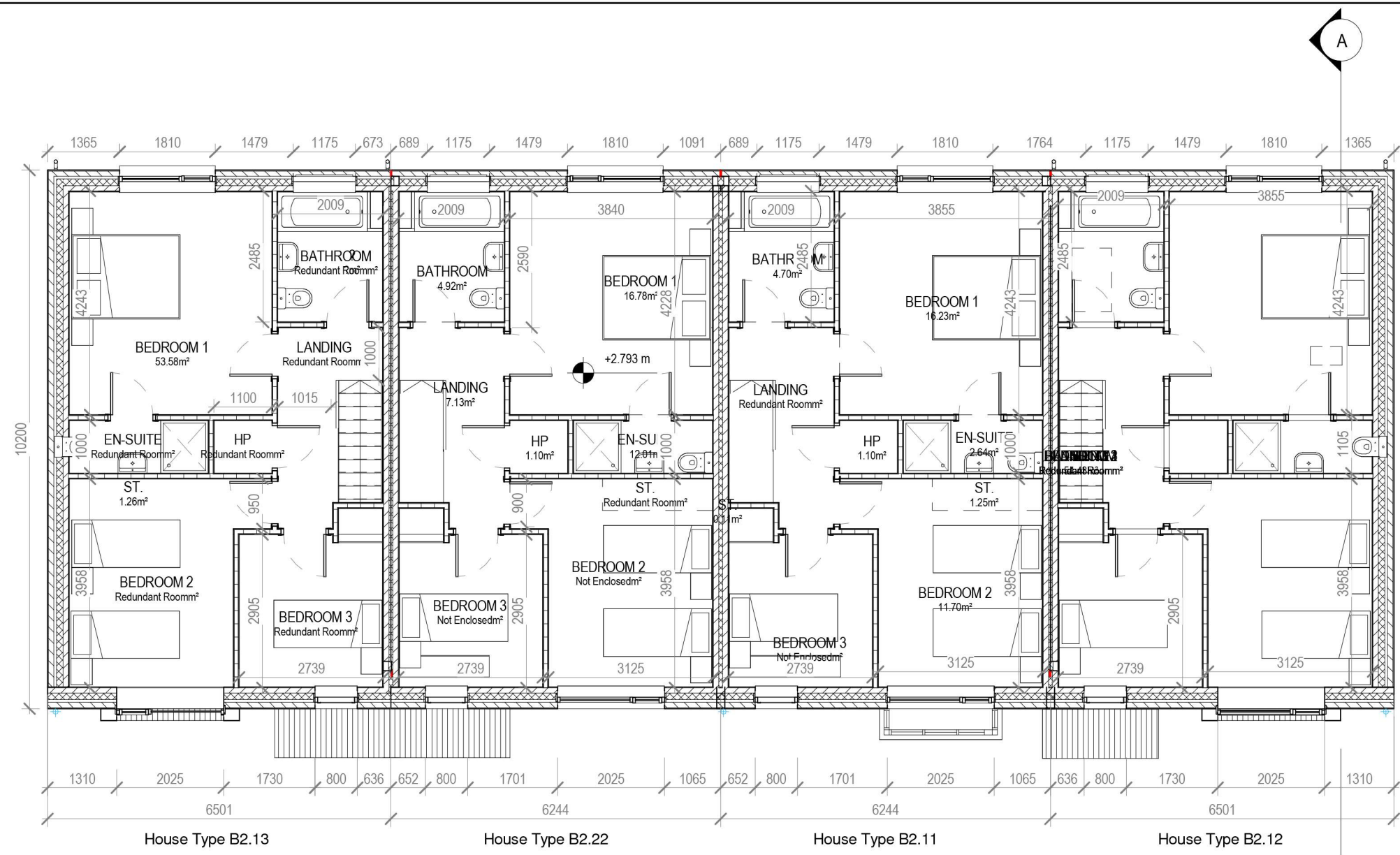
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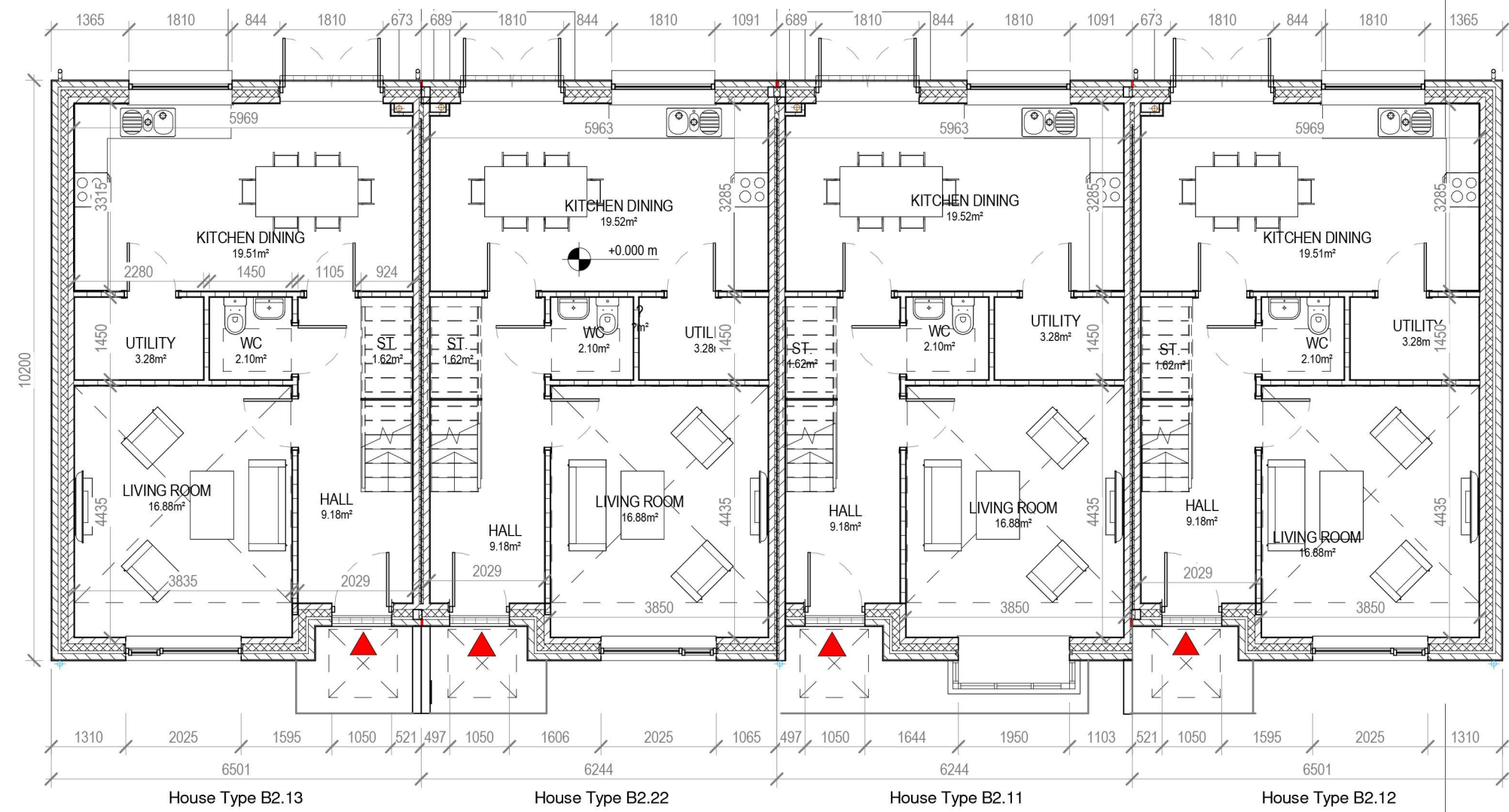
DRAWING TITLE: Part V - Block B4 - 4 Units

SCALE: DRAWING NUMBER: 1757-PA-054 JOB: CLONMINTH TULLAMORE
REVISION: SITE: 1757-VIA-M3-B/L CLIENT: STEINFORT INVESTMENT
REVISED: DW DATE: DW DATE: July 2021

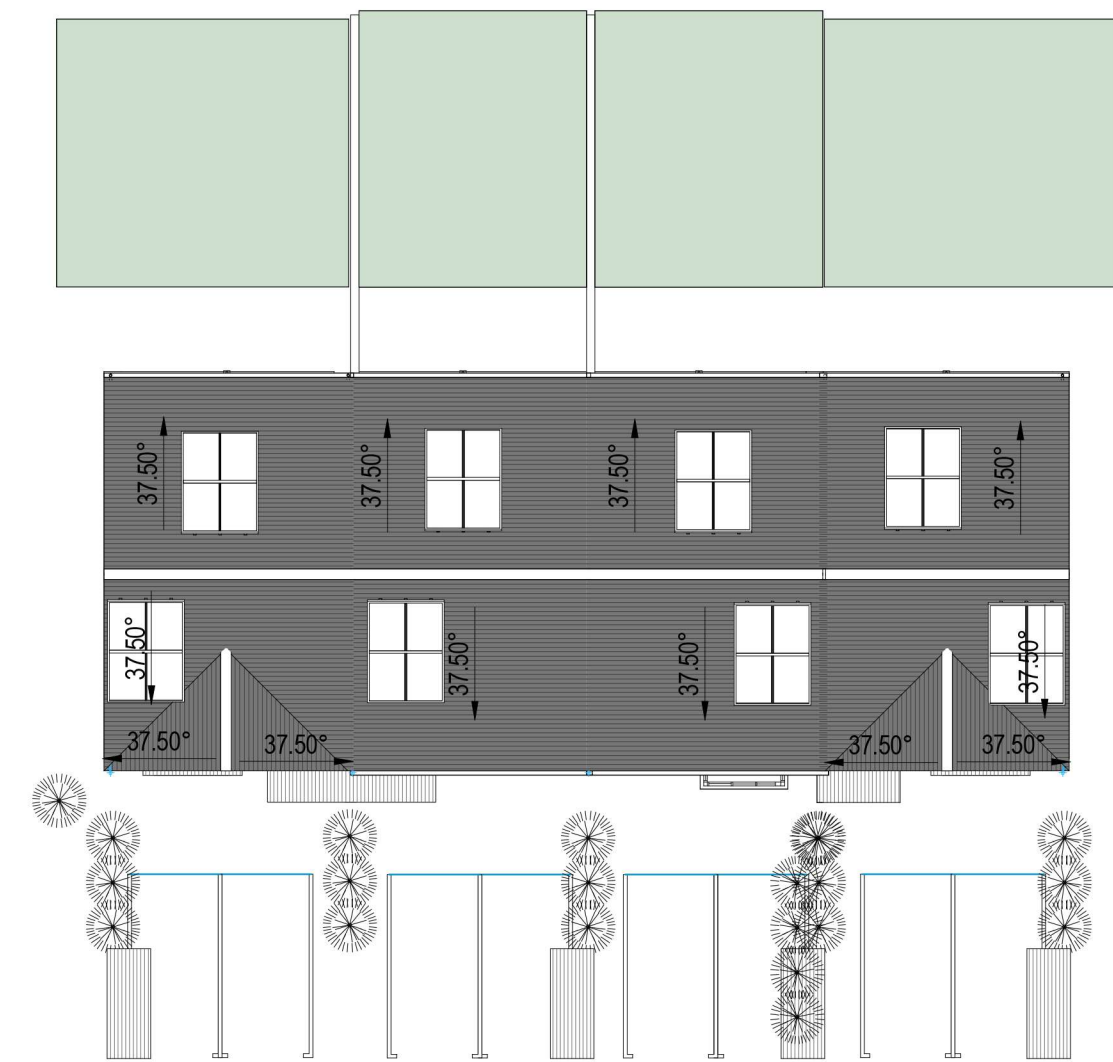
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2 Block 4.5 - First Floor Plan
1 : 100



1 Block 4.5 - Ground Floor Plan
1 : 100



8 Block 4.5 - Roof Plan
1 : 200



9 Block 4.5 - 3D View

HOUSE TYPE B2.13 / B2.22 / B2.11 / B2.12 TERRACE
3 BEDROOM / 5 PERSON
FLOOR AREA 110 M²

	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	3 Bed 5P house	92	13	34	32	5
Proposed	3 Bed 5P house	110	16.9	36.4	34.3	5

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width)



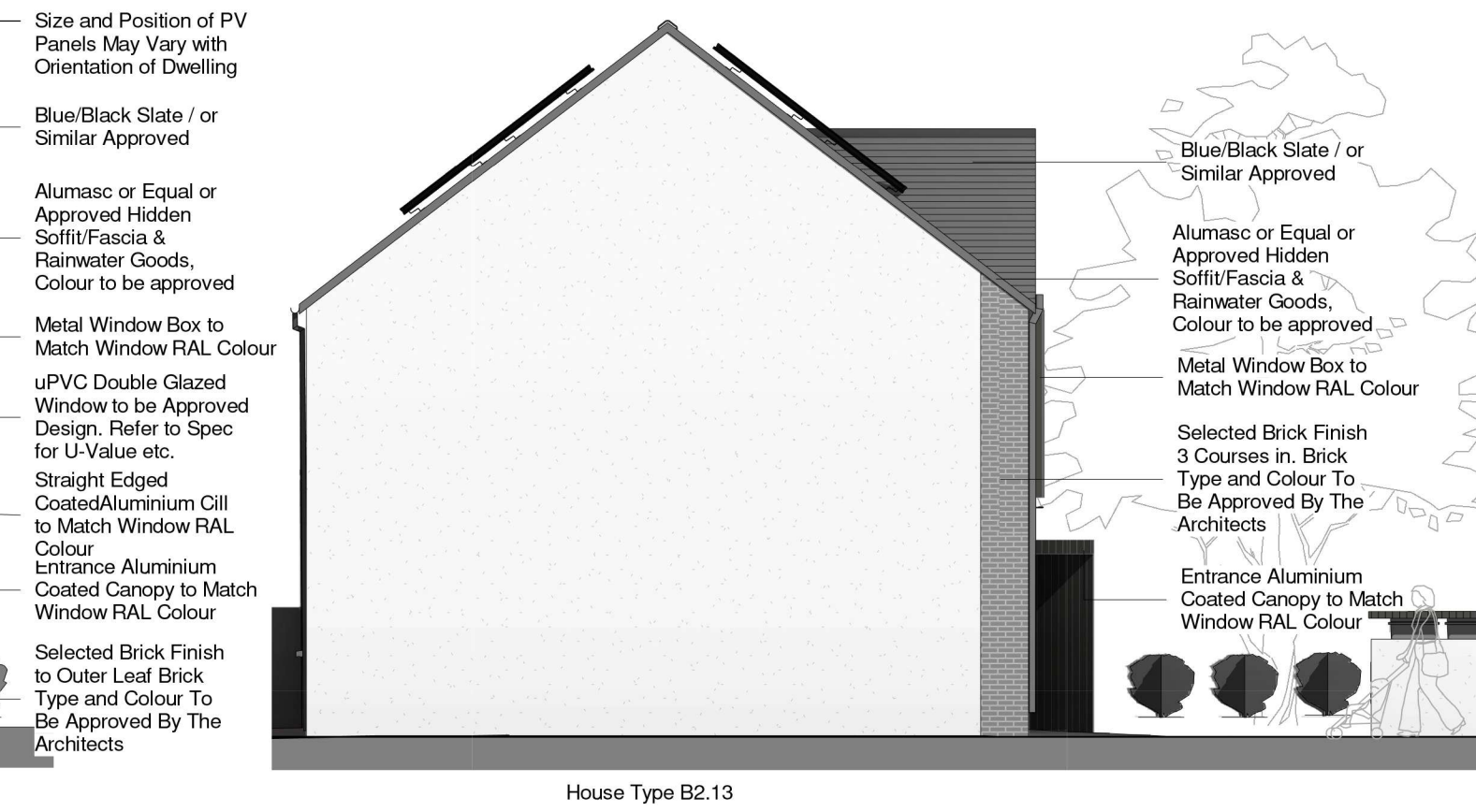
3 Block 4.5 - Front Elevation
1 : 100



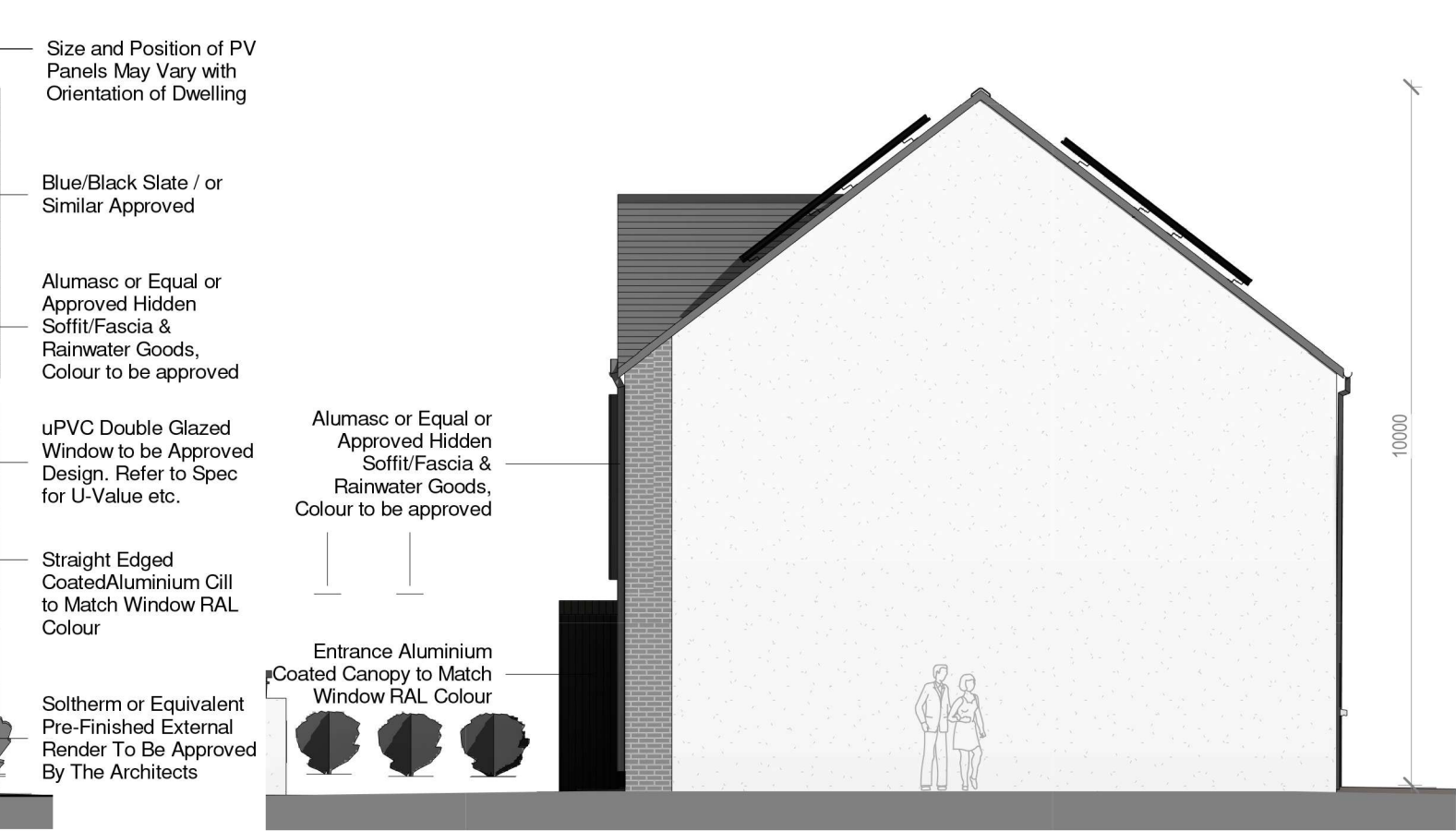
4 Block 4.5 - Rear Elevation
1 : 100



7 Block 4.5 - Section A-A
1 : 100



5 Block 4.5 - Side Elevation 1
1 : 100



6 Block 4.5 - Side Elevation 2
1 : 100



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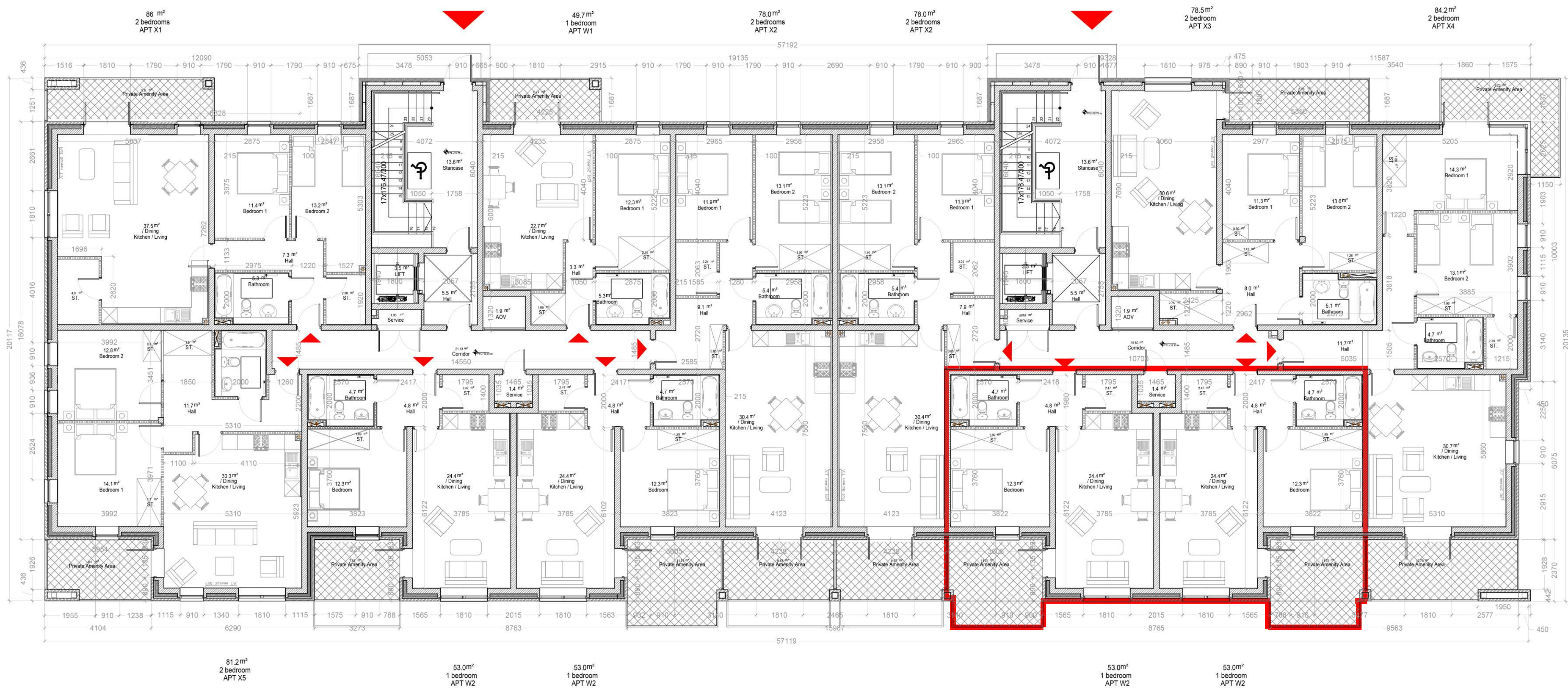
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DRAWING TITLE
Part V - Block B4.5 - 4 Units

SCALE
DRAWING NUMBER
7/57-PA-055
JOB
CLONMENCHILLAMORE
REVISION
DATE
17/07/2021
DRAWN BY
AC
DW
DATE
July 2021

NOTE
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Block D -Ground Floor Plan

1:100

Apartment W1 (2no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W1	1 Bed 2 nd Apart.	49.5 m ²	22.7 m ²	12.3 m ²	4.14 m ²	6.77 m ²

Apartment W2 (2no.) 4 no. Part V

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W2	1 Bed 2 nd Apart.	53 m ²	24.4 m ²	12.3 m ²	4.36 m ²	11.71 m ²

Apartment X1 (2no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X1	2 Bed 4 th Apart.	86 m ²	37.5 m ²	24.6 m ²	6.88 m ²	9.8 m ²

Apartment X2 (4no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X2	2 Bed 4 th Apart.	78 m ²	30.4 m ²	25 m ²	6.05 m ²	9.67 m ²

Apartment X3 (2no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X3	2 Bed 4 th Apart.	78.5 m ²	30.6 m ²	24.9 m ²	6.04 m ²	8.76 m ²

Apartment X4 (2no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X4	2 Bed 4 th Apart.	84.2 m ²	30.7 m ²	27.4 m ²	6.14 m ²	9.72 m ²

Apartment X5 (2no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X5	2 Bed 4 th Apart.	81.2 m ²	30.3 m ²	26.9 m ²	6.0 m ²	8.8 m ²

Apartment X6 (1no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	7 m ²
Proposed X6	2 Bed 4 th Apart.	100 m ²	39 m ²	29.3 m ²	11.9 m ²	34.76 m ²

Apartment X7 (1no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	7 m ²
Proposed X7	2 Bed 4 th Apart.	91 m ²	36.3 m ²	26.1 m ²	10.61 m ²	37.7 m ²

Apartment X8 (1no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 3 rd Apart.	63 m ²	28 m ²	20.1 m ²	5 m ²	6 m ²
Proposed X8	2 Bed 3 rd Apart.	75 m ²	29.5 m ²	24.1 m ²	5.79 m ²	8.88 m ²

Apartment Y1 (1no.)

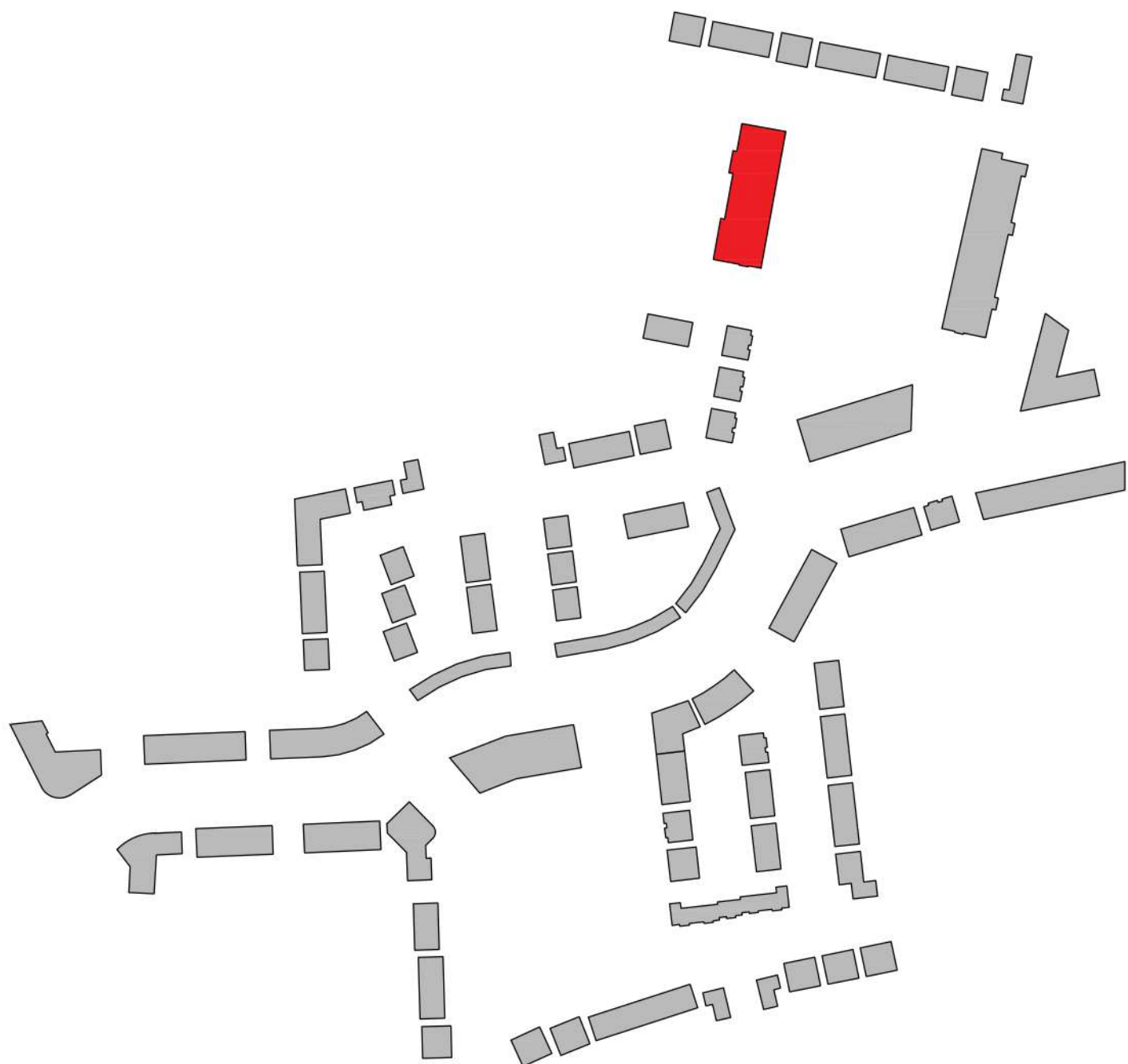
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y1	3 Bed 6 th Apart.	109.4 m ²	37.9 m ²	40.9 m ²	9.4 m ²	142.5 m ²

Apartment Y2 (1no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y2	3 Bed 6 th Apart.	116.4 m ²	39.1 m ²	41.8 m ²	13.2 m ²	34.9 m ²

Apartment Y3 (1no.)

Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y3	3 Bed 5 th Apart.	101.1 m ²	36.5 m ²	33.7 m ²	9.25 m ²	18.5 m ²



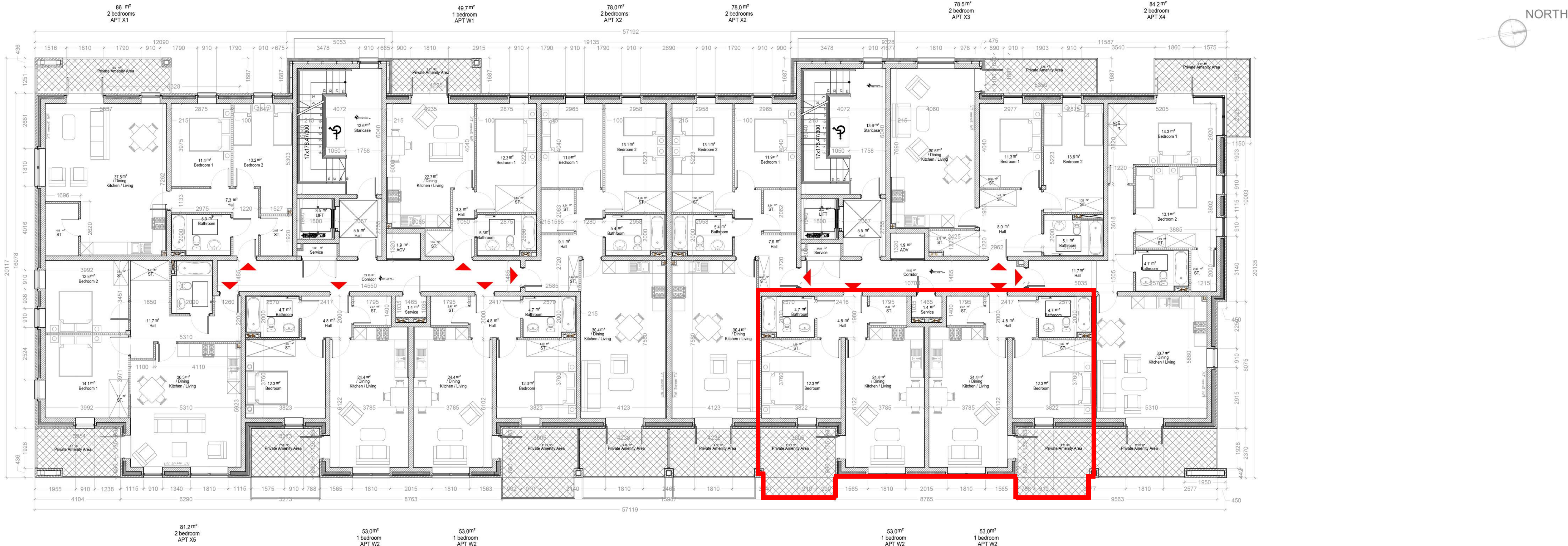
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DRAWING TITLE			
Part V - Block D - 2 Units - Ground Floor			
SCALE	AS INDICATED	DRAWING NUMBER	1757-PA-056
DESIGNED BY	AI	CAD/REVISIONS	1757-PA-BLD
INTERVIEW BY	AC	CLIENT	STEINFORT INVESTMENT
		DATE	July 2021

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Block D -First Floor Plan

1:100

Apart. W1 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W1	1 Bed 2 nd Apart.	49.5 m ²	22.7 m ²	12.3 m ²	4.14 m ²	6.77 m ²

Apart. W2 (Two) 4 no. Part V

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W2	1 Bed 2 nd Apart.	53 m ²	24.4 m ²	12.3 m ²	4.38 m ²	11.71 m ²

Apart. X1 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X1	2 Bed 4 th Apart.	86 m ²	37.5 m ²	24.8 m ²	6.88 m ²	9.8 m ²

Apart. X2 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X2	2 Bed 4 th Apart.	78 m ²	30.4 m ²	25 m ²	6.05 m ²	9.67 m ²

Apart. X3 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X3	2 Bed 4 th Apart.	78.5 m ²	30.6 m ²	24.9 m ²	6.04 m ²	8.76 m ²

Apart. X4 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X4	2 Bed 4 th Apart.	84.2 m ²	30.7 m ²	27.4 m ²	6.14 m ²	9.72 m ²

Apart. X5 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X5	2 Bed 4 th Apart.	81.2 m ²	30.3 m ²	26.9 m ²	6.0 m ²	8.8 m ²

Apart. X6 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	7 m ²
Proposed X6	2 Bed 4 th Apart.	100 m ²	39 m ²	29.3 m ²	11.9 m ²	34.76 m ²

Apart. X7 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	7 m ²
Proposed X7	2 Bed 4 th Apart.	91 m ²	36.3 m ²	26.1 m ²	10.61 m ²	37.7 m ²

Apart. X8 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 3 rd Apart.	63 m ²	28 m ²	20.1 m ²	5 m ²	6 m ²
Proposed X8	2 Bed 3 rd Apart.	75 m ²	29.5 m ²	24.1 m ²	5.79 m ²	8.88 m ²

Apart. Y1 (Two)

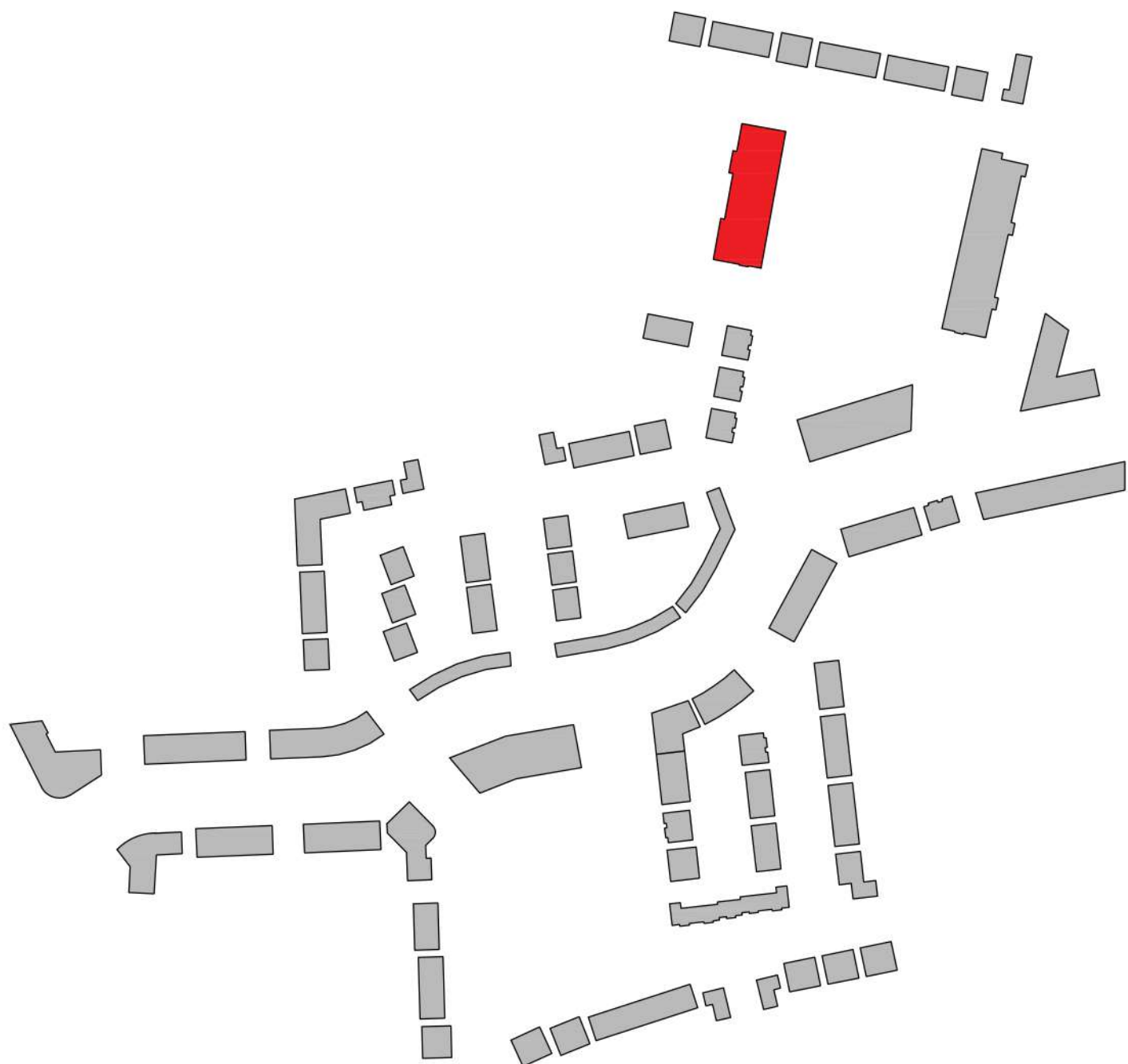
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y1	3 Bed 6 th Apart.	109.4 m ²	37.8 m ²	40.9 m ²	9.4 m ²	142.5 m ²

Apart. Y2 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y2	3 Bed 6 th Apart.	116.4 m ²	39.1 m ²	41.8 m ²	13.2 m ²	34.9 m ²

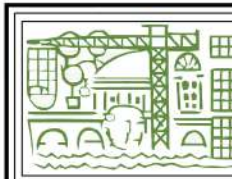
Apart. Y3 (Two)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y3	3 Bed 5 th Apart.	101.1 m ²	36.5 m ²	33.7 m ²	9.25 m ²	18.5 m ²



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DRAWING TITLE
Part V - Block D - 2 Units - First Floor

SCALE	AS INDICATED	DRAWING NO.	1757-PA-057	JOB	CLONMINTH TULLAMORE
DESIGNED BY	AI	CAD/REVISIONS	1757-PA-BLD	CLIENT	STEINFORT INVESTMENT
DRAWN BY	-	CHECKED BY	AC	DATE	July 2021

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1 Building Elevation A
1 : 100



2 Building Elevation B
1 : 100



3 Building Elevation C
1 : 100



4 Building Elevation D
1 : 100

REV NR	ISSUED BY	REV. DESCRIPTION	REV. DATE
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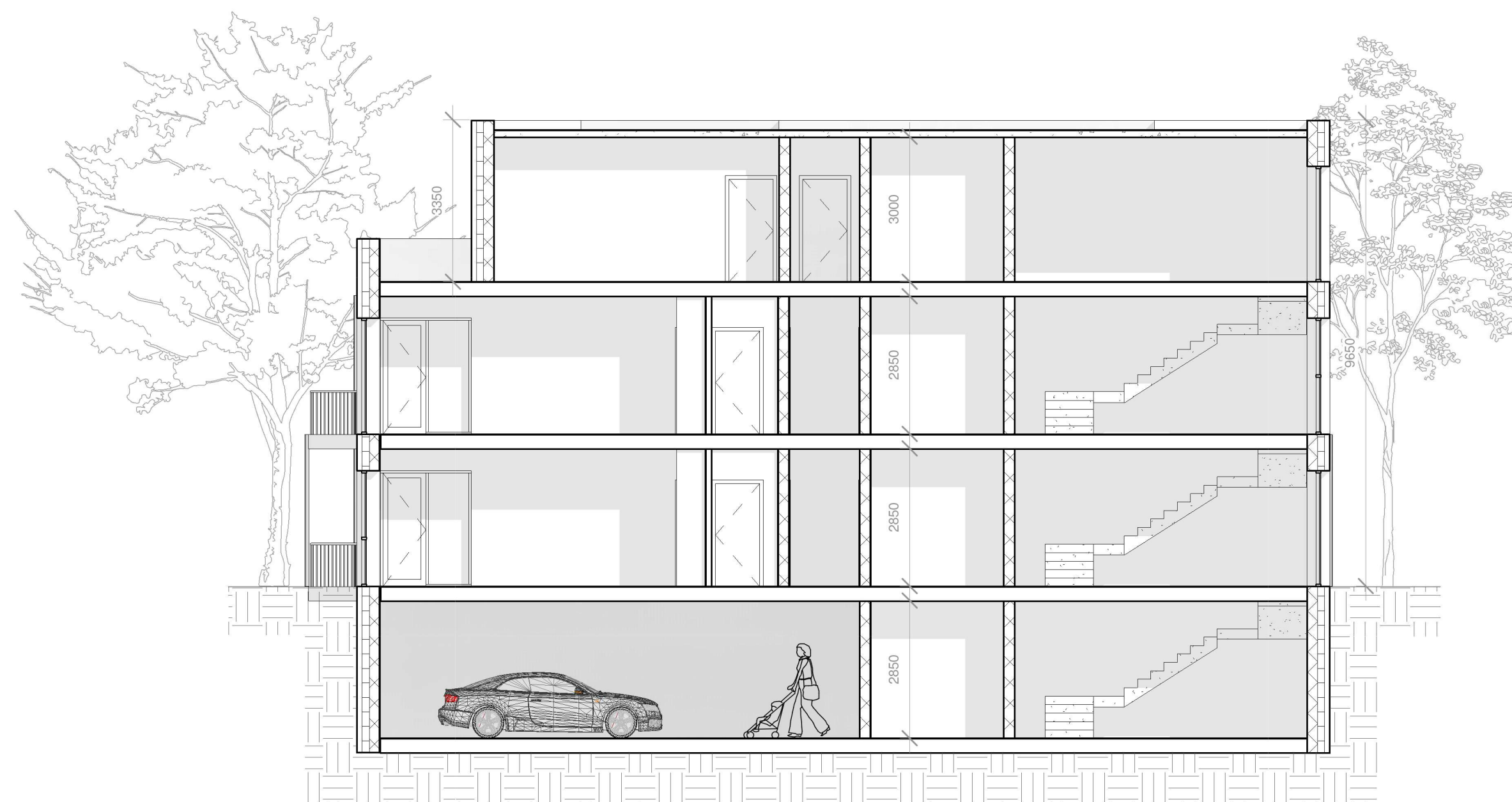
DRAWING TITLE			
Part V - Block D - 4 Units - Elevations			

SCALE	DRAWING NUMBER	JOB	CLIENT
1 : 100	1757-PA-058	CLOMIMCH, TULLAMORE	STEINFORT INVESTMENTS
REVISION	MODEL STATUS	DATE	
1	1		
REVIEWED BY	DRAWING BY		
	PD		July 2021

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1 Building Section 1
1 : 100



3 Building Section 2
1 : 100



2 3D View 1..

REV NR	ISSUED BY	REV. DESCRIPTION	REV. DATE

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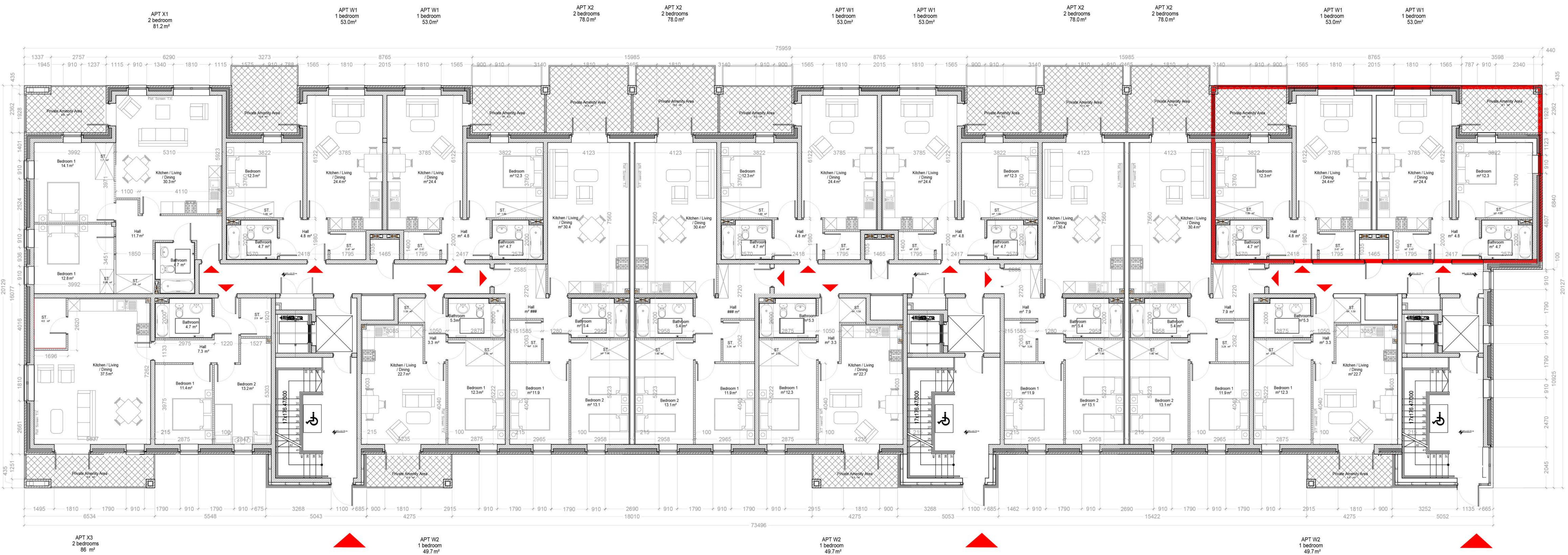
DRAWING TITLE
Part V - Block D- 4 Units - Sections

SCALE	DRAWING NUMBER	JOB
1 : 100	1767-PA-059	CLONMINTCH, TULLAMORE

REVISION	MODEL STATUS	CLIENT
1		STEINFORT INVESTMENTS

REVISION BY	DRAWING BY	DATE
	PD	July 2021

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Block E -Ground Floor Plan

1:100

Apartment W1 (18no.) 4 no.Part V units						
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m2	23 m2	11.4 m2	3 m2	5 m2
Proposed W1	1 Bed 2 nd Apart.	53 m2	24.4 m2	12.3 m2	4.36 m2	11.71 m2

Apartment W2 (8no.)						
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m2	23 m2	11.4 m2	3 m2	5 m2
Proposed W2	1 Bed 2 nd Apart.	49.5 m2	22.7 m2	12.3 m2	4.14 m2	6.77 m2

Apartment W3 (2no.)						
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m2	23 m2	11.4 m2	3 m2	5 m2
Proposed W3	1 Bed 2 nd Apart.	55.2m2	25.2m2	11.6 m2	3.2m2	20m2

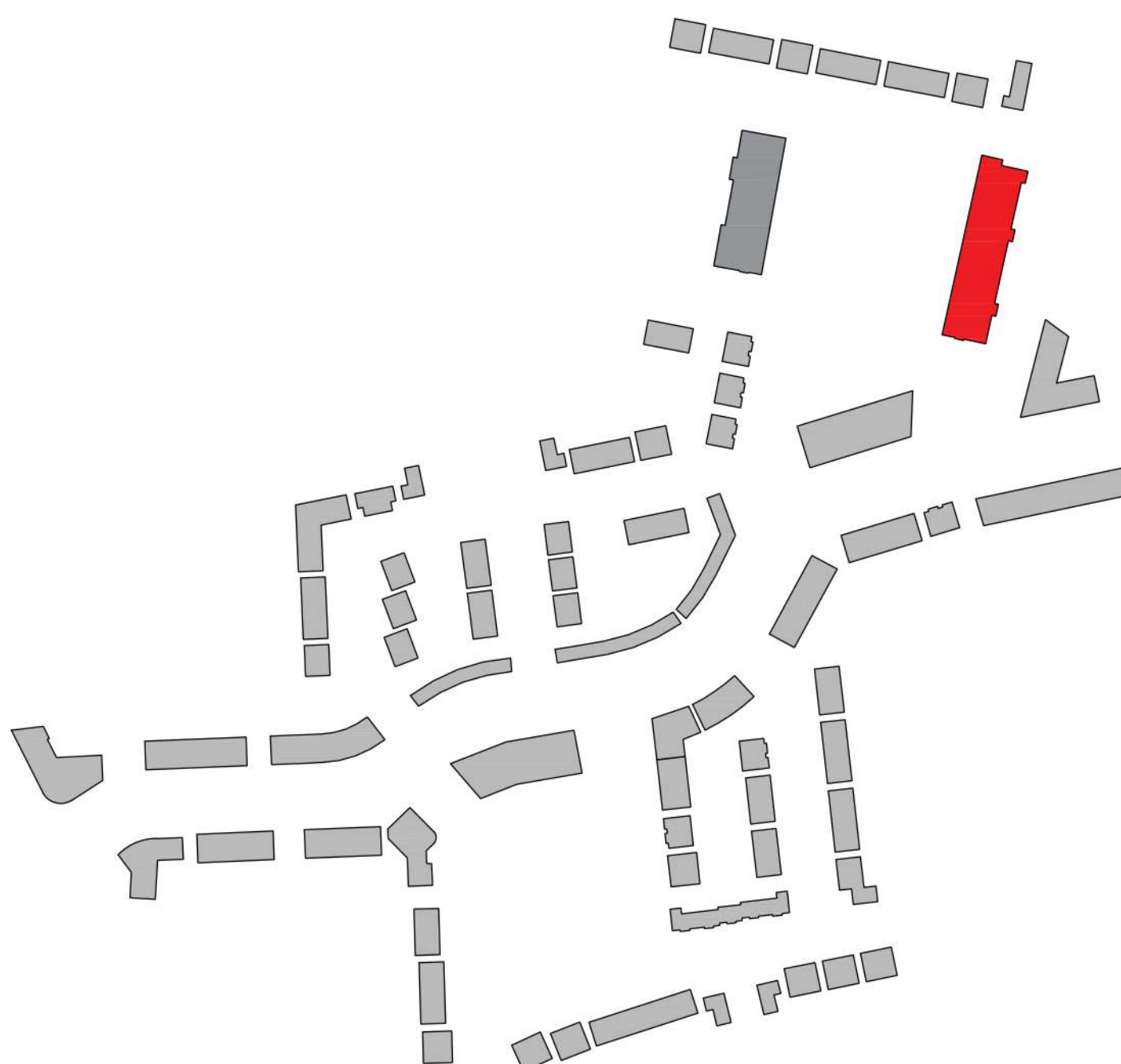
Apartment X1 (2no.)						
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m2	30 m2	24.4 m2	6 m2	6 m2
Proposed X1	2 Bed 4 th Apart.	81.2 m2	30.3 m2	26.9 m2	6.0 m2	8.9 m2

Apartment X2 (12no.)						
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m2	30 m2	24.4 m2	6 m2	6 m2
Proposed X2	2 Bed 4 th Apart.	78 m2	30.4 m2	25 m2	6.05 m2	9.67 m2

Apartment X3 (3no.)						
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m2	30 m2	24.4 m2	6 m2	6 m2
Proposed X3	2 Bed 4 th Apart.	86 m2	37.5 m2	24.6 m2	6.88 m2	9.8 m2

Apartment Y1 (2no.)						
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m2	34 m2	31.5 m2	9 m2	9 m2
Proposed Y1.	3 Bed 6 th Apart.	110 m2	36.3 m2	40.8 m2	10.9 m2	80 m2

Apartment Y2 (2no.)						
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m2	34 m2	31.5 m2	9 m2	9 m2
Proposed Y2.	3 Bed 6 th Apart.	115.5 m2	40 m2	44 m2	13 m2	49 m2



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DRAWING TITLE					
Part V - Block E - 2 Units - Ground Floor					
SCALE	AS INDICATED	DRAWN	1757-PA-060	DATE	CLONMINTH TULLAMORE
PROJECT	AI	CLIENT	1757-PA-BLE	CLIENT	STEINFORT INVESTMENTS
DESIGNED BY	AC	DATE	July 2021		
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Block E -First Floor Plan

1:100

Apart. W1 (1No.) - 4 no. Part V units

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 3 rd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W1	1 Bed 3 rd Apart.	53 m ²	24.4 m ²	12.3 m ²	4.36 m ²	11.71 m ²

Apart. W2 (1No.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 3 rd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W2	1 Bed 3 rd Apart.	49.5 m ²	22.7 m ²	12.3 m ²	4.14 m ²	6.77 m ²

Apart. W3 (2No.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 3 rd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W3	1 Bed 3 rd Apart.	55.2m ²	25.2m ²	11.6 m ²	3.2m ²	20m ²

Apart. X1 (3No.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X1	2 Bed 4 th Apart.	81.2 m ²	30.3 m ²	26.9 m ²	6.0 m ²	8.8 m ²

Apart. X2 (12No.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X2	2 Bed 4 th Apart.	78 m ²	30.4 m ²	25 m ²	6.05 m ²	9.67 m ²

Apart. X3 (3No.)

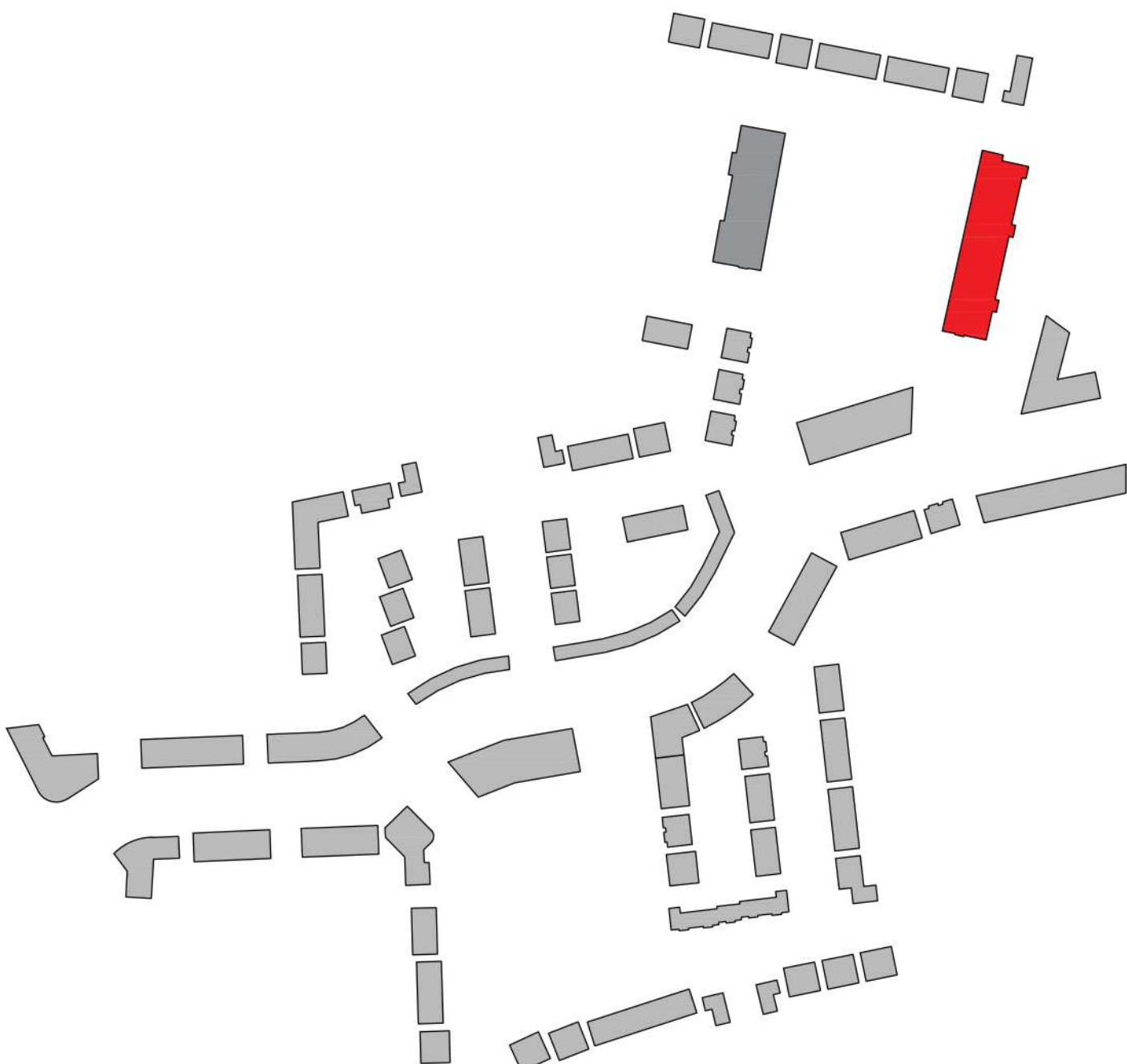
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X3	2 Bed 4 th Apart.	86 m ²	37.5 m ²	24.6 m ²	6.88 m ²	9.8 m ²

Apart. Y1 (2No.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y1.	3 Bed 6 th Apart.	110 m ²	36.3 m ²	40.8 m ²	10.9 m ²	80 m ²

Apart. Y2 (2No.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	3 Bed 6 th Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y2.	3 Bed 6 th Apart.	115.5 m ²	40 m ²	44 m ²	13 m ²	49 m ²



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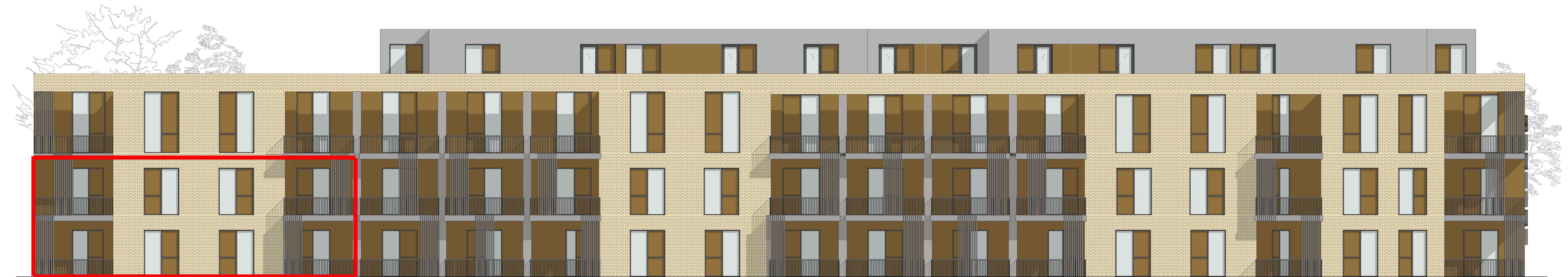
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DRAWING TITLE			
Part V - Block E - 2 Units - First Floor			
Drawn	AS INDICATED	Drawn Date	1757-PA-061
Project	AI	Client	STEINFORT INVESTMENTS
Drawn By	AC	Date	July 2021

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1 Building Elevation A
1 : 100



2 Building Elevation B
1 : 100

4 no. Part V Units



3 Building Elevation C
1 : 100

4 no. Part V Units



4 Building Elevation D
1 : 100

HW/Aluminium Double
Glazed Window to be
Approved Design and
Specification

Straight Edged Coated
Aluminium Cill to Match
Window RAL Colour

Coloured Aluminium
Panel to be Approved
by the Architect

Selected Brick Finish
to Outer Leaf Brick
Type and Colour To
Be Approved By The
Architects

HW/Aluminium Double
Glazed Window to be
Approved Design and
Specification

Straight Edged Coated
Aluminium Cill to Match
Window RAL Colour

Coloured Aluminium
Panel to be Approved
by the Architect

Selected Brick Finish
to Outer Leaf Brick
Type and Colour To
Be Approved By The
Architects

REV. NR	ISSUED BY	REV. DESCRIPTION	REV. DATE
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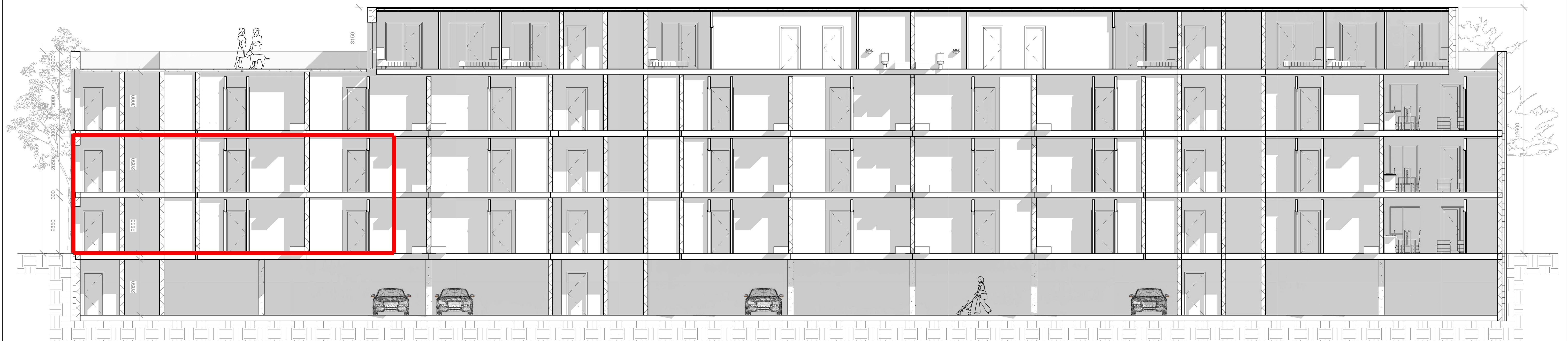
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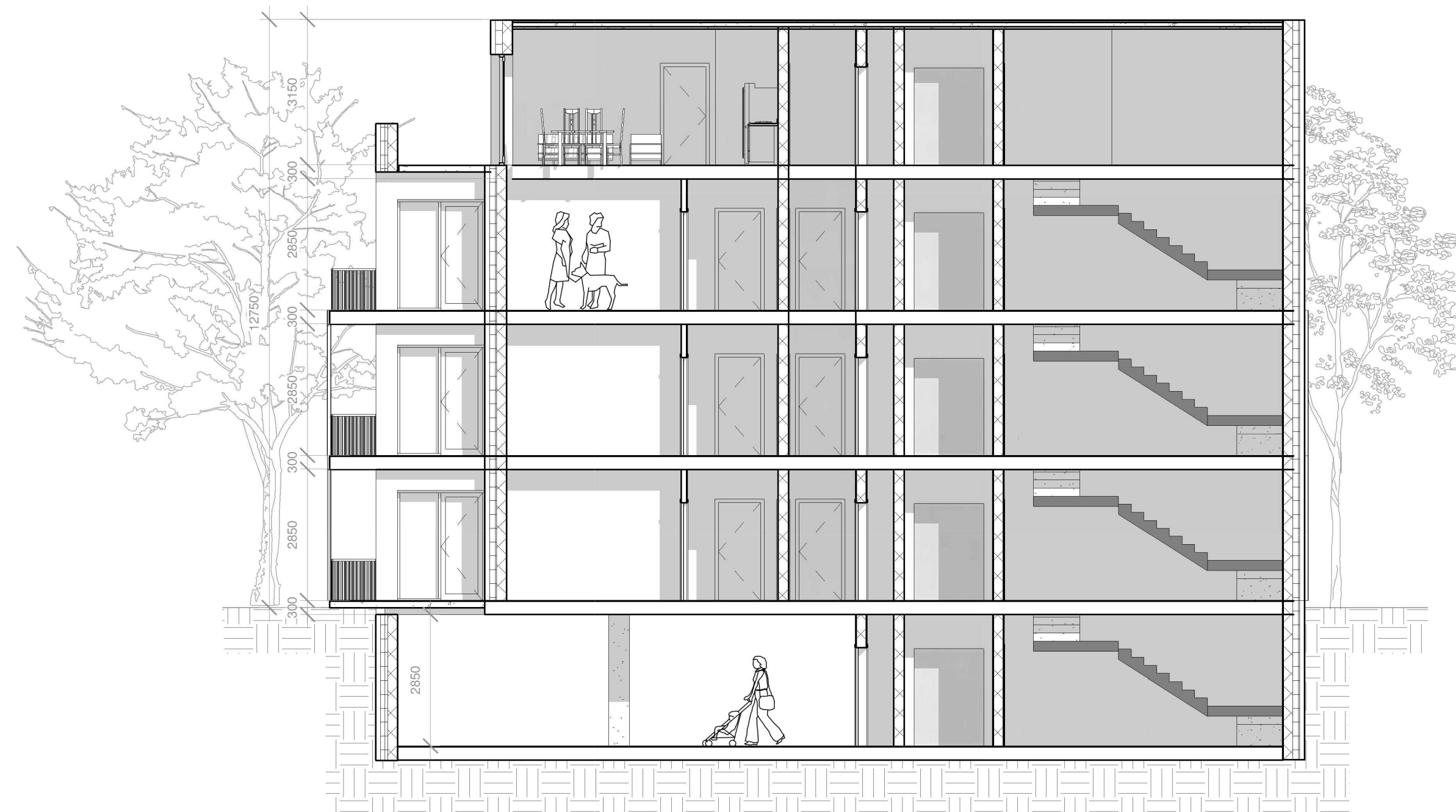
DRAWING TITLE
Part V - Block E - 4 Units - Elevations & Sections

SCALE 1 : 100	DRAWING NUMBER 1757-PA-062	JOB CLONMINTCH, TULLAMORE
REVISION S/A	MODEL STATUS	CLIENT STEINFORT INVESTMENTS
REVISED BY FD	DRAWING BY FD	DATE July 2021

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1 Section 1
1:100



2 Section 2
1:100



3 3D View.

REV. NR	ISSUED BY	REV. DESCRIPTION	REV. DATE
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Part V - Block E - Elevations & Sections

SCALE	DRAWING NUMBER	JOB
1:100	1757-PA-063	CLONMINTCH, TULLAMORE
REVISION	MODEL STATUS	CLIENT
1	1	STEINFORT INVESTMENTS
REVISED BY	DRAWING BY	DATE
PD	PD	July 2021

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Block G -Ground Floor Plan

1:100

Apartment - Block G

Apartment W1 (2no.) 1 no. Part V Unit

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Aport.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W1	1 Bed 2 nd Aport.	51m ²	24.1m ²	13.8 m ²	3 m ²	6 m ²

Apartment X1 (1no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Aport.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X1	2 Bed 4 th Aport.	79.3m ²	31.0m ²	25.6m ²	6m ²	24.2m ²

Apartment X2 (3no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Aport.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X2	2 Bed 4 th Aport.	79.6m ²	31.3m ²	25.1m ²	6m ²	16.1m ²

Apartment X3 (3no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Aport.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X3	2 Bed 4 th Aport.	85.6m ²	35.7m ²	25.3m ²	6m ²	10.6m ²

Apartment X4 (3no.) 1 no. Part V Unit

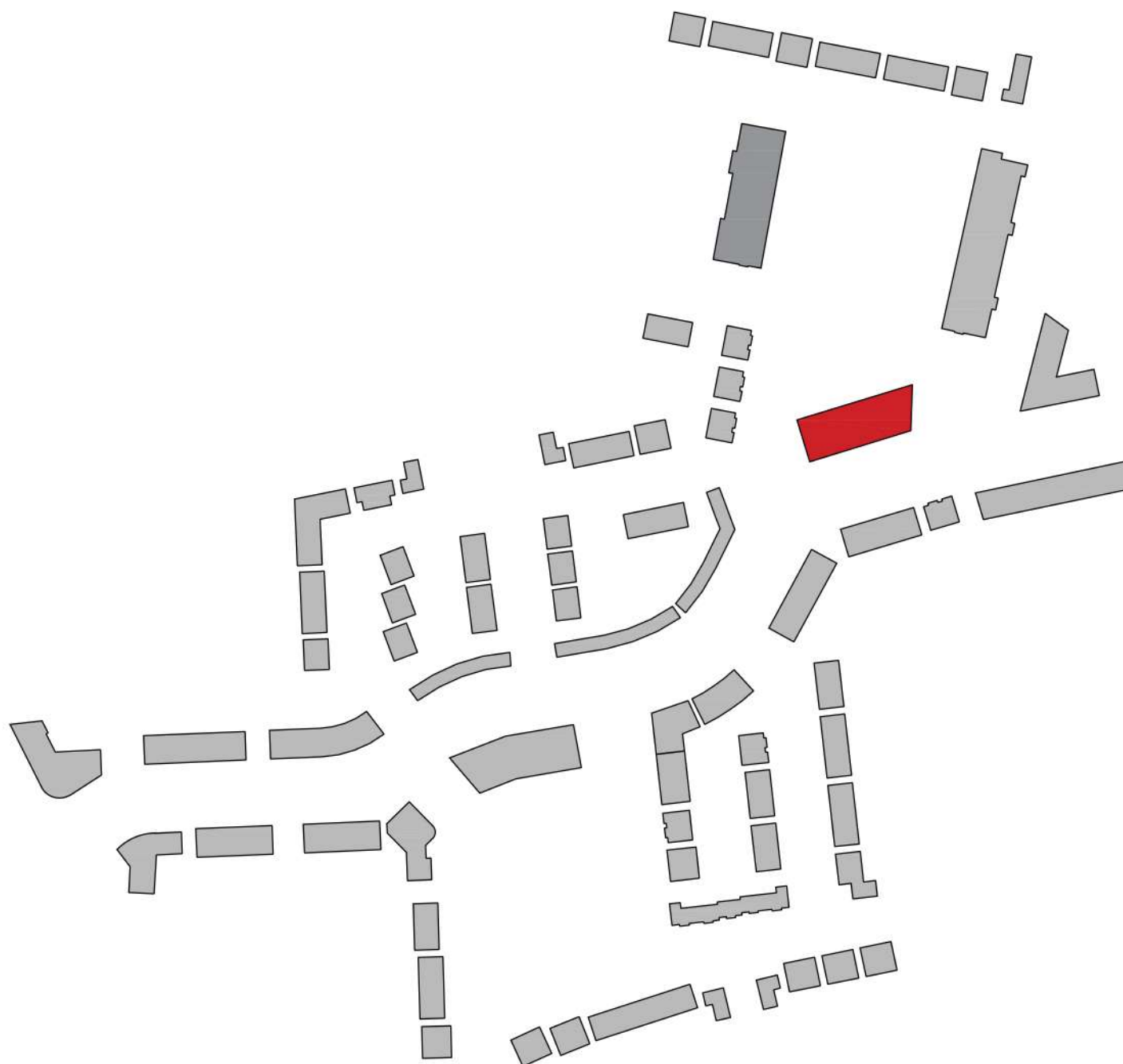
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Aport.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X4	2 Bed 4 th Aport.	74.0m ²	30.1m ²	25.2m ²	6m ²	8m ² /14m ² /8m ²

Apartment X5 (4no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Aport.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X5	2 Bed 4 th Aport.	94.7m ²	31.3m ²	32.7m ²	8.2m ²	12.9m ²

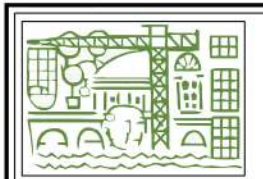
Apartment X6 (3no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Aport.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X6	2 Bed 4 th Aport.	103m ²	31.0m ²	29.8m ²	15.2m ²	24.2m ²



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DRAWING TITLE			
Part V - Block G - 2 Units - Ground Floor			
SCALE	AS INDICATED	DRAWING NO.	1757-PA-064
DESIGNED BY	AI	CAD/REVISIONS	1757-PA-BLG
PROJECT NO.	-	CLIENT	STEINFORT INVESTMENT
DESIGNED BY	-	DATE	July 2021

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Block G -First Floor Plan

1:100

Apartment - Block G

Apartment W1 (2no.) 1 no. Part V Unit

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W1	1 Bed 2 nd Apart.	51m ²	24.1m ²	13.8 m ²	3 m ²	

Apartment X1 (1no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X1	2 Bed 4 th Apart.	79.3m ²	31.0m ²	25.8m ²	6m ²	24.2m ²

Apartment X2 (3no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X2	2 Bed 4 th Apart.	79.6m ²	31.3m ²	25.1m ²	6m ²	16.1m ²

Apartment X3 (3no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X3	2 Bed 4 th Apart.	85.8m ²	35.7m ²	25.3m ²	6m ²	10.6m ²

Apartment X4 (3no.) 1 no. Part V Unit

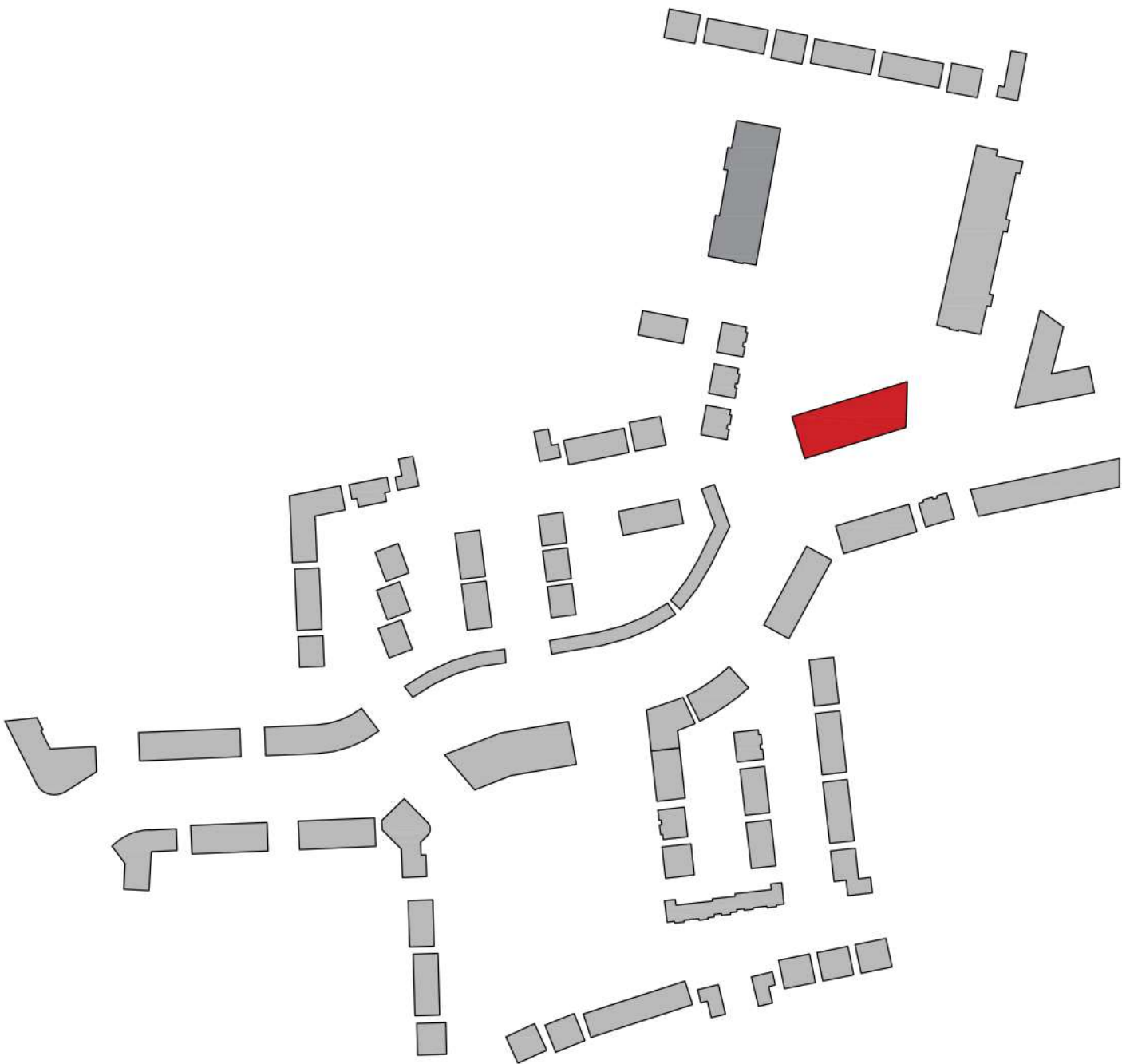
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X4	2 Bed 4 th Apart.	74.0m ²	30.1m ²	25.2m ²	6m ²	8m ² /14m ² /8m ²

Apartment X5 (4no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X5	2 Bed 4 th Apart.	94.7m ²	31.3m ²	32.7m ²	8.2m ²	12.9m ²

Apartment X6 (3no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X6	2 Bed 4 th Apart.	103m ²	31.0m ²	29.8m ²	15.2m ²	24.2m ²



CPR Note:
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DRAWING TITLE					
Part V - Block G - 2 Units - First Floor					
SCALE	AS INDICATED	DRAWING NUMBER	1757-PA-065	JOB	CLONMINTH TULLAMORE
DESIGNER	AI	CHECKED BY	1757-PA-BLG	CLIENT	STEINFORT INVESTMENT
REVISED BY	-	DATE	AC	DATE	July 2021
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1 BLOCK G - North Elevation
1 : 100



2 BLOCK G - South Elevation
1 : 100



4 3D View 1.



3 3D View 2.

REV. NR	ISSUED BY	REV. DESCRIPTION	REV. DATE
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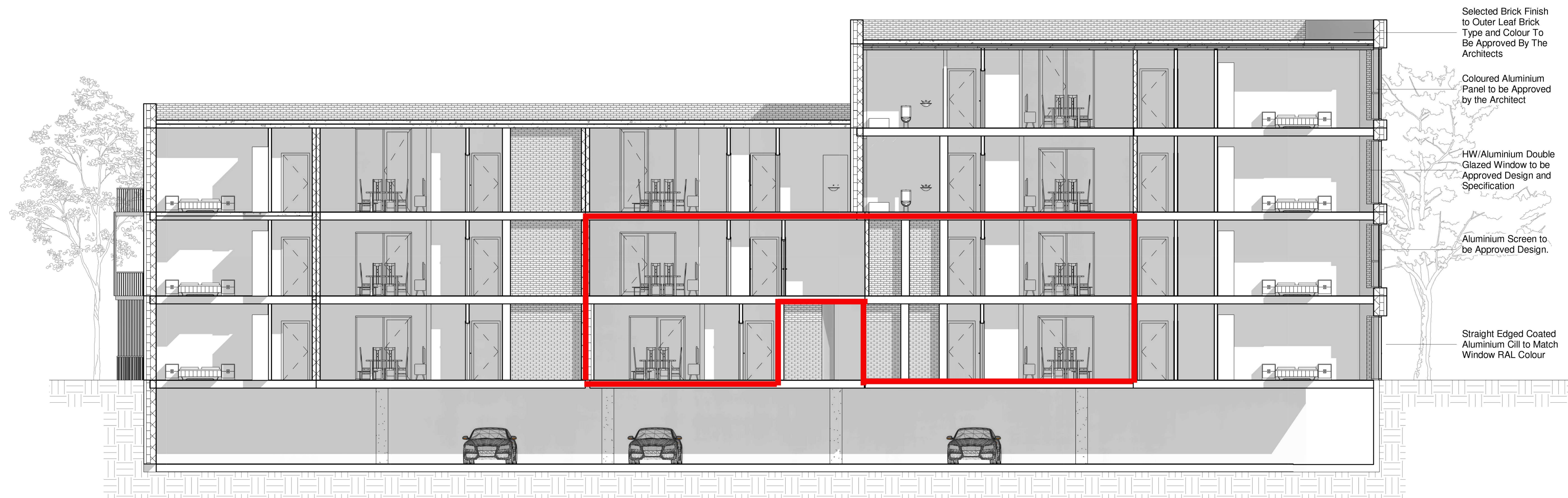
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FALL WITHIN THE SCOPE OF THE CPR NO. 305/2011



DRAWING TITLE
Part V-Block G-4 Units-Elevations & Sections

SCALE 1 : 100	DRAWING NUMBER 1757-PA-066	JOB CLONMINTCH, TULLAMORE
REVISION S2	MODEL STATUS A1	CLIENT STEINFORT INVESTMENTS
DESIGNED BY PD	DRAWING BY PD	DATE JULY 2021

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NOTE:
Levels shown on architectural block plans relate to local Ground Floor Level and do not relate to Ordnance Datum.
For Finished Ground Floor Levels related to Ordnance Datum see DBF Engineers drawings numbered:
180002-2000 Roads Layout / 180002-2001 Roads Layout Sheet 1 / 180002-2002 Roads Layout Sheet 2

REV NR	ISSUED BY	REV. DESCRIPTION	REV. DATE
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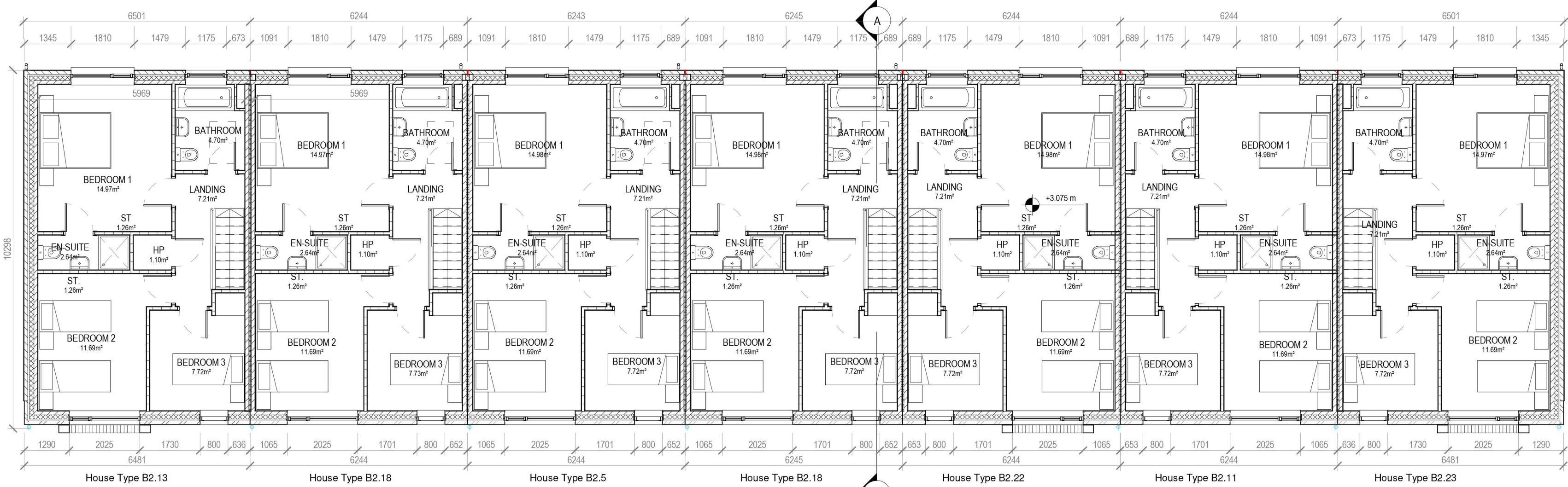
DRAWING TITLE
Part V-Block G-4 Units-Elevations & Sections

SCALE	DRAWING NUMBER	JOB
1:100	1757-PA-068	CLONMINTCH, TULLAMORE
REVISION	REVISION	CLIENT
1	1	STEINFORT INVESTMENTS
REVISED BY	DRAWN BY	DATE
PD	PD	JULY 2021

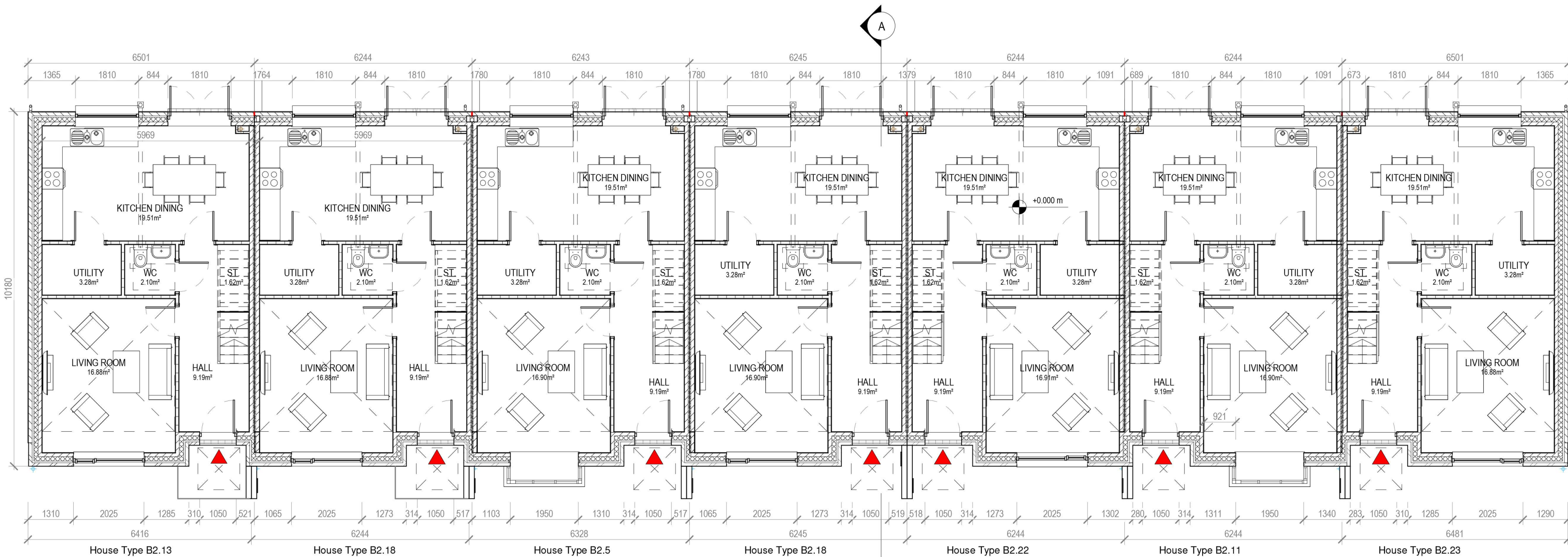
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3 Block 10 - Front Elevation
1 : 100



2 Block 10 - First Floor Plan
1 : 100

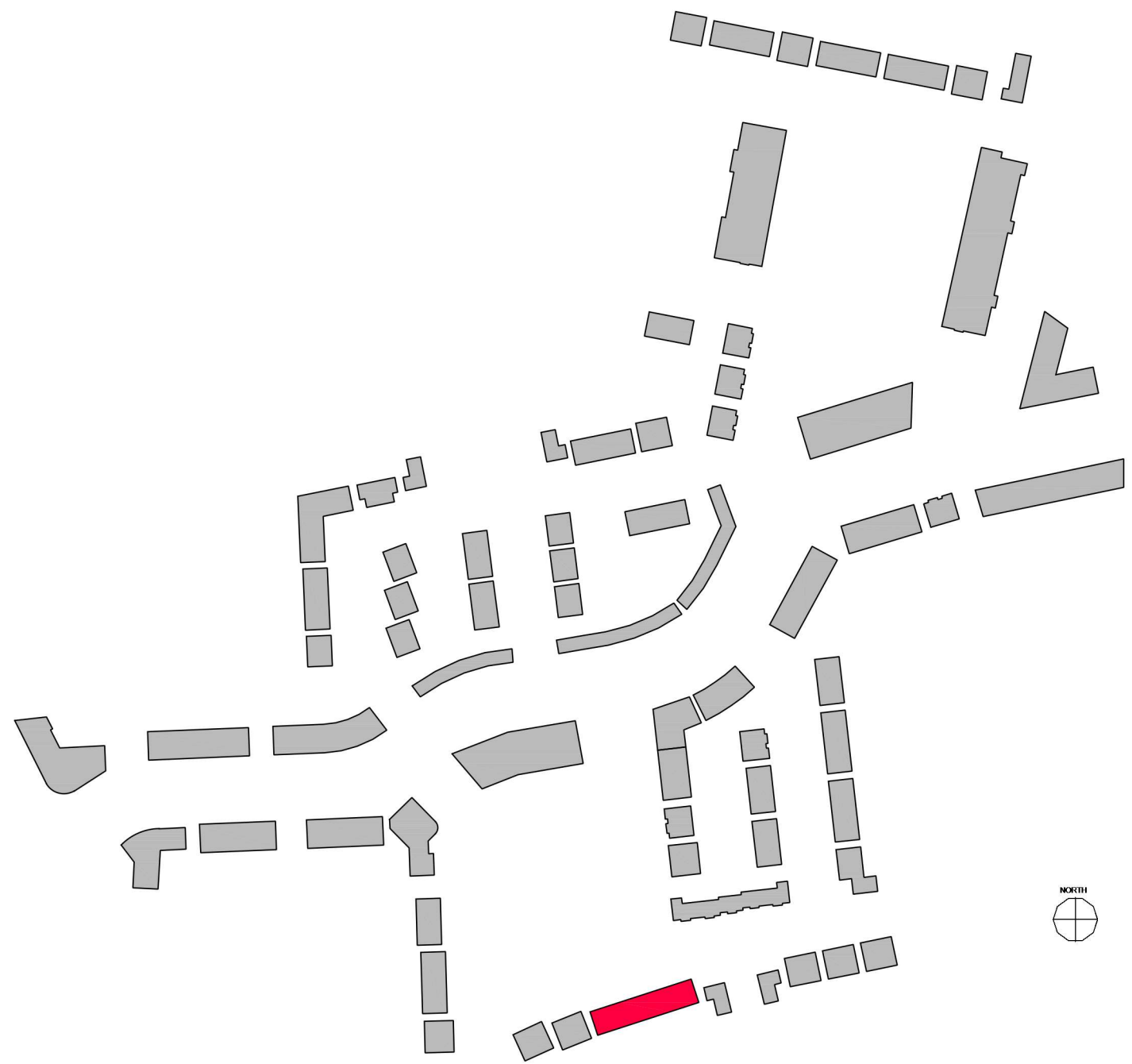


1 Block 10- Ground Floor Plan
1 : 100

HOUSE TYPE B2.13 / B2.18 / B2.5 / B2.18 / B2.22 / B2.11 / B2.23 TERRACE
3 BEDROOM / 5 PERSON
FLOOR AREA 110 M²

	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	3 Bed 5P house	92	13	34	32	5
Proposed	3 Bed 5P house	110	16.9	36.4	34.3	5

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)



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DRAWING TITLE					
Part V-Block 10-7 Units-Plans & Elevations					
B2.13 / B2.18 / B2.5 / B2.18 / B2.22 / B2.11 / B2.23					
SCALE	DATE	DESIGNER	JOB	CLIENT	CLIENT
1:100	17/07/2023	757-PA-068	1	CLOMENCH TULLAMORE	STEINFORT INVESTMENT
REVISION	DATE	BY	CHKD	DATE	BY
1	17/07/2023	AC	DW	17/07/2023	AC
NOTES					
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NORTH



Block B -Ground Floor Plan
1:100

Apartment - Block B

Apartment W1 (1no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	5 m ²
Proposed W1	1 Bed 2 nd Apart	62.9 m ²	33.5 m ²	14.1 m ²	3.0 m ²	12.9 m ²

Apartment X1 (1no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X1	2 Bed 4 th Apart.	83.5 m ²	30.01m ²	26m ²	6m ²	25m ²

Apartment X2 (3no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X2	2 Bed 4 th Apart.	79.6m ²	31.3m ²	25.1m ²	6m ²	16.1m ²

Apartment X3 (3no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X3	2 Bed 4 th Apart.	85.8m ²	35.7m ²	25.3m ²	6m ²	10.6m ²

Apartment X4 (4no.) 4 no. Part V Units

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X4	2 Bed 4 th Apart	74.0m ²	30.1m ²	25.2m ²	6m ²	8m ²

Apartment X5 (4no.)

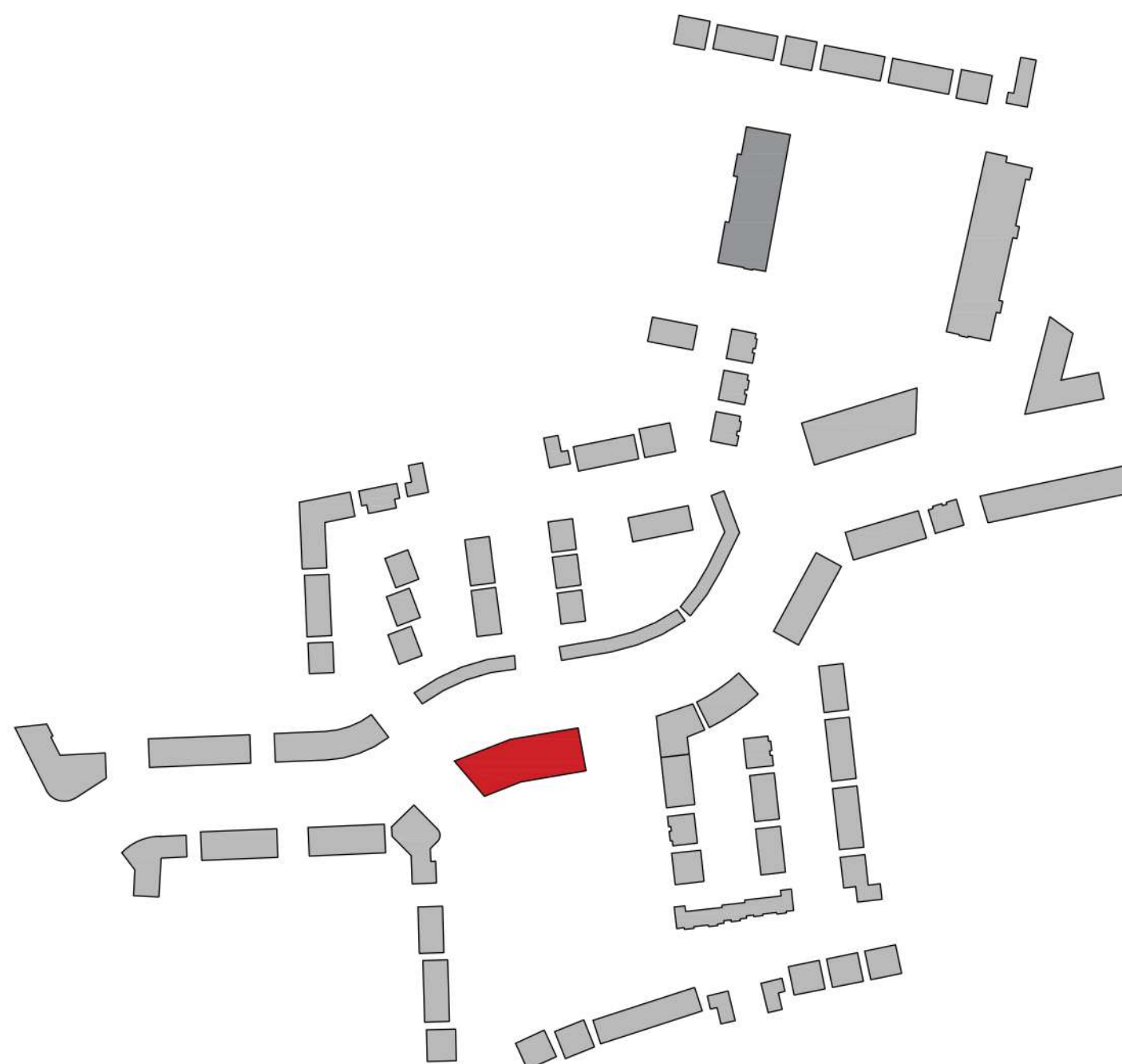
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X5	2 Bed 4 th Apart	94.6m ²	31.3m ²	32.8m ²	8.2m ²	13.6m ²

Apartment X6 (2no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X6	2 Bed 4 th Apart	77.6m ²	30.1m ²	28.8m ²	6m ²	12.9m ²

Apartment Y1 (3no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y1	3 Bed 5 th Apart	115.7 m ²	36.8 m ²	48.8 m ²	10.8 m ²	25 m ²



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DRAWING TITLE			
Part V-Block B-2 Units-Ground Floor			
SCALE	AS INDICATED	DRAWING NO.	1757-PA-070
DESIGNED BY	AI	CAD/REVISIONS	1757-PA-BLB
PROJECT NO.	-	CLIENT	STEINFORTH INVESTMENT
DATE	-	DATE	July 2021

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NORTH



Block B -First Floor Plan

1:100

Apartment - Block B

Apart. W1 (1no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	45 m ²	23 m ²	11.4 m ²	3 m ²	3 m ²
Proposed W1	1 Bed 2 nd Apart.	62.9 m ²	33.5 m ²	14.1 m ²	3.0 m ²	12.9 m ²

Apart. X1 (1no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X1	2 Bed 4 th Apart.	83.5 m ²	30.01m ²	26m ²	6m ²	25m ²

Apart. X2 (2no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X2	2 Bed 4 th Apart.	79.6m ²	31.3m ²	25.1m ²	6m ²	16.1m ²

Apart. X3 (2no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X3	2 Bed 4 th Apart.	85.8m ²	35.7m ²	25.3m ²	6m ²	10.6m ²

Apart. X4 (1no.) 4 no. Part V Units

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X4	2 Bed 4 th Apart.	74.0m ²	30.1m ²	25.2m ²	6m ²	8m ²

Apart. X5 (1no.)

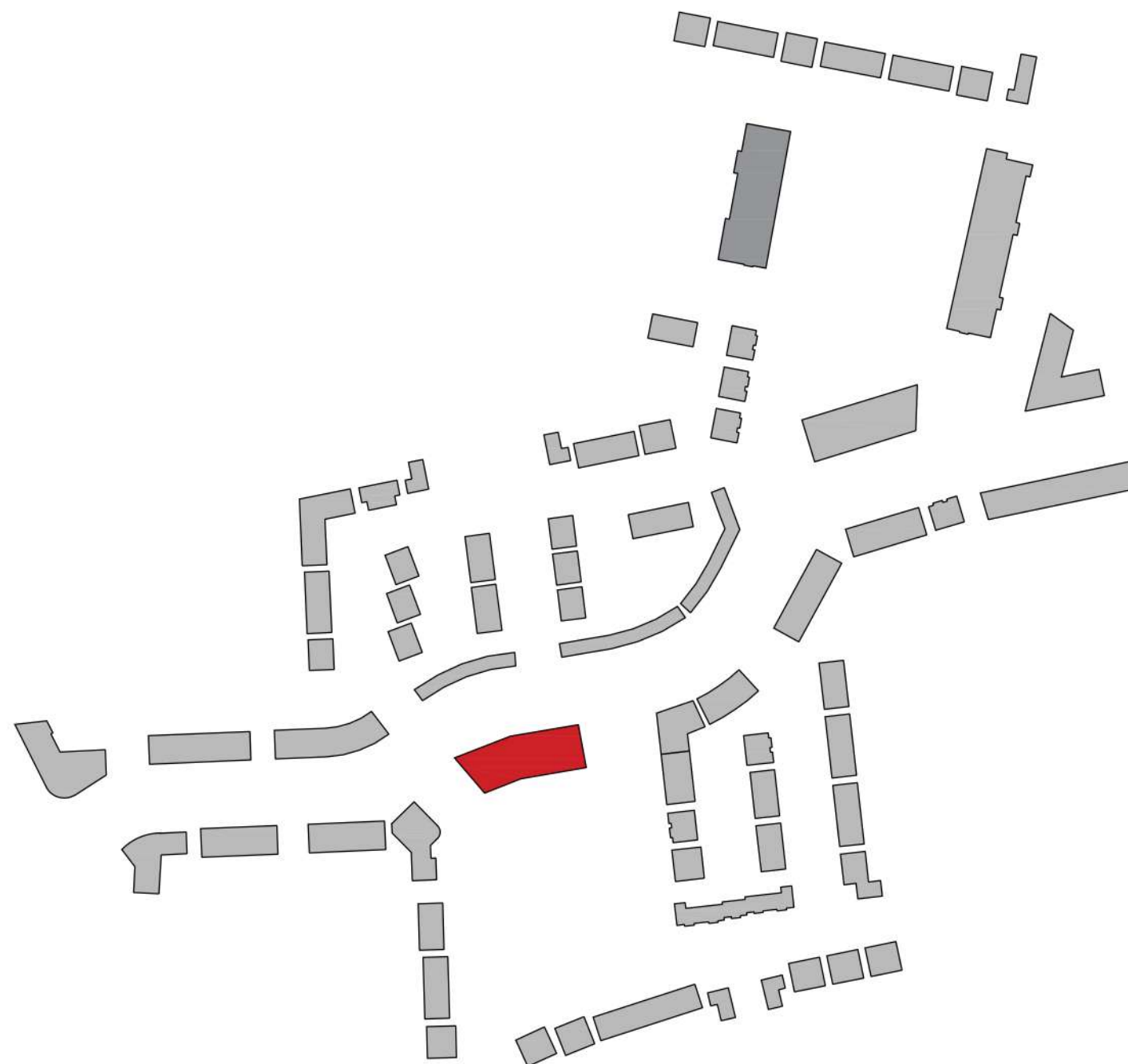
Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X5	2 Bed 4 th Apart.	94.6m ²	31.3m ²	32.8m ²	8.2m ²	13.6m ²

Apart. X6 (2no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	2 Bed 4 th Apart.	74 m ²	30 m ²	24.4 m ²	6 m ²	6 m ²
Proposed X6	2 Bed 4 th Apart.	77.8m ²	30.1m ²	28.8m ²	6m ²	12.9m ²

Apart. Y1 (2no.)

Quality Housing for Sustainable Communities space provision						
Apartment	Dwelling Type	Gross Floor Area	Aggregate living area	Aggregate bedroom area	Storage	Private Amenity Space
Target	1 Bed 2 nd Apart.	90 m ²	34 m ²	31.5 m ²	9 m ²	9 m ²
Proposed Y1	3 Bed 5 th Apart.	115.7 m ²	36.8 m ²	48.8 m ²	10.8 m ²	25 m ²



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DRAWING TITLE			
Part V-Block B-2 Units-First Floor			
SCALE	AS INDICATED	DRAWING NUMBER	1757-PA-071
DESIGNED BY	AI	CHECKED BY	1757-PA-BLB
PROJECT NO.	-	CLIENT	STEINFORT INVESTMENT
DATE	-	DATE	July 2021

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1 BLOCK B - North Elevation
1 : 100



2 BLOCK B - South Elevation
1 : 100



4 3D View 1.



3 3D View 2.

REV NR	ISSUED BY	REV. DESCRIPTION	REV. DATE

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DRAWING TITLE
Part V-Block B-4 Units-Elevations

SCALE 1 : 100	DRAWING NUMBER 1757-PA-072	JOB CLONMINTCH, TULLAMORE
REVISION A1	MODEL STATUS	CLIENT STEINFORT INVESTMENTS
DESIGNED BY PD	DRAWING BY PD	DATE JULY 2021

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4 BLOCK B - Building Section
1:100

REV NR	ISSUED BY	REV. DESCRIPTION	REV. DATE
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FALL WITHIN THE SCOPE OF THE CPR NO. 305/2011.



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DRAWING TITLE
Part V-Block B-4 Units-Elevations & Sections

SCALE	DRAWING NUMBER	JOB
1:100	1757-PA-073	CLONMINTCH, TULLAMORE
REVISION	REVISION	CLIENT
1	1	STEINFORT INVESTMENTS
REVISED BY	DRAWN BY	DATE
PD	PD	JULY 2021

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