

Phouse Type D1 -Front Elevation

House Type D1- Side Elevation

Section C

House Type D1 - Ground Floor Plan



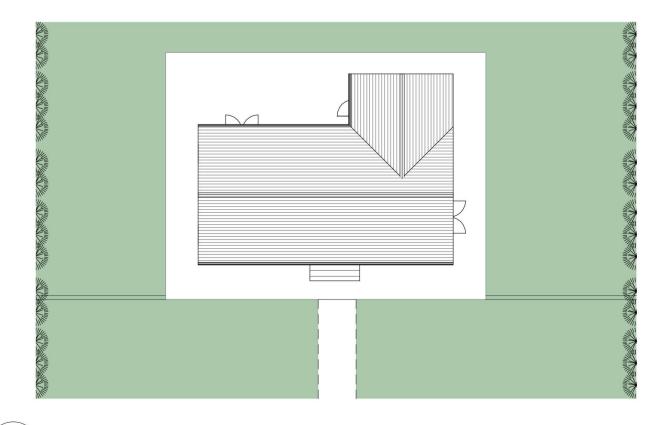




6 House Type D1 - Side Elevation 2



House Type D1 - 3d View

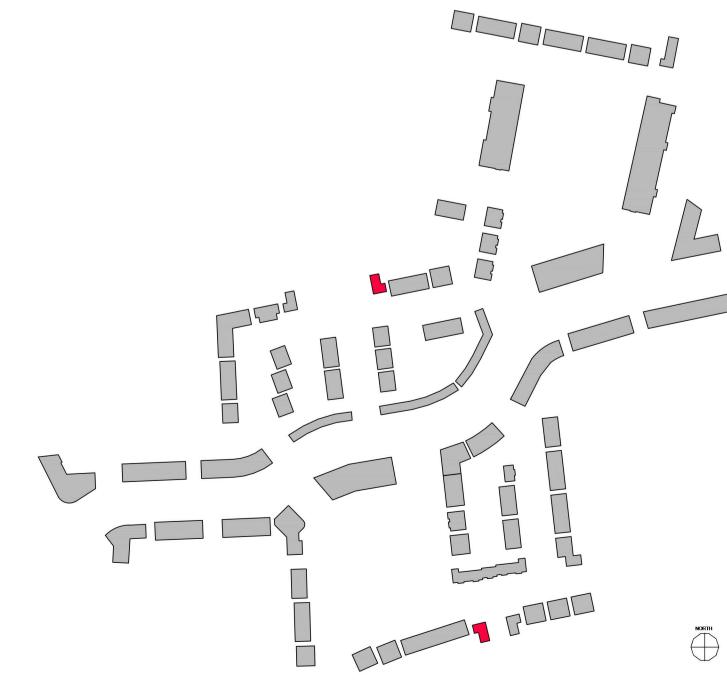


HOUSE TYPE D1 DETACHED HOUSE 2 BEDROOM / 4 PERSON FLOOR AREA 91.5 m2 / 984.8 Sqft

	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	2 Bed 4P house	70	13	30	25	4
Proposed	2 Bed 4P house	91.5	18	41.8	25	4.1

Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)

PLEASE NOTE: Minimium unobstructed living room width 3.6m.



Levels shown on architectural block plans relate to local Ground Floor Level and do not relate to Ordnance Datum.

180002-2000 Roads Layout / 180002-2001 Roads Layout Sheet 1 / 180002-2002 Roads Layout Sheet 2 REV NR ISSUED REV. DATE REV. DESCRIPTION

For Finished Ground Floor Levels related to Ordnance Datum see DBFL Engineers drawings numbered:

CPR NOTE:

ALL WORKS TO BE CARRIED OUT USING PROPER MATERIALS WHICH ARE FIT FOR THE USE THEY ARE INTENDED AND FOR THE CONDITION IN WHICH THEY ARE TO BE USED. ALL MATERIALS USED IN CONNECTION WITH THE WORKS TO COMPLY WITH THE CONSTRUCTION PROPULTS REGULATION (EU) NO. 305/2011 AND THE HARMONISED TECHNICAL SPECIFICATION/STANDARDS THAT FALL WITHIN THE REMIT OF THE CPR NO. 305/2011



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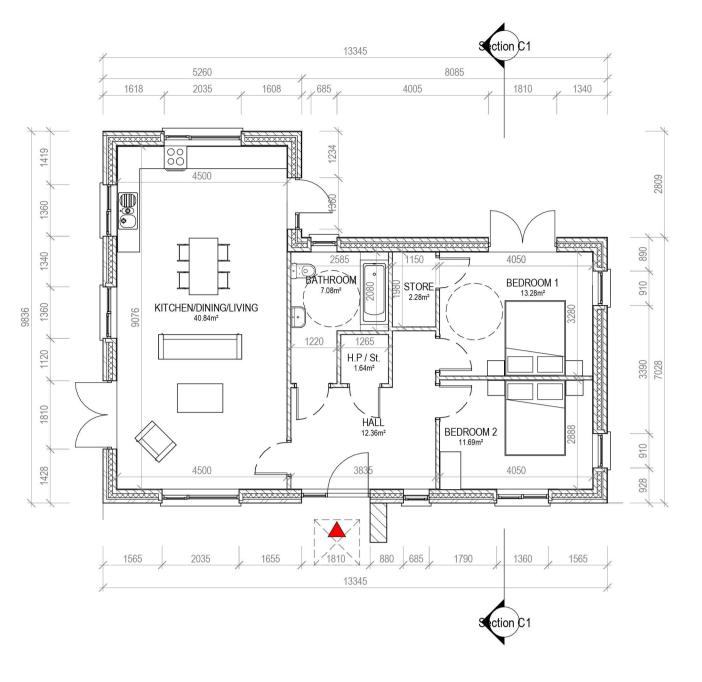
DETACHED HOUSE TYPE D1 - PLANS, ELEVATIONS & SECTION

JOB CLONMINCH TULLAMORE STEINFORT INVESTMENT OCTOBER 2021

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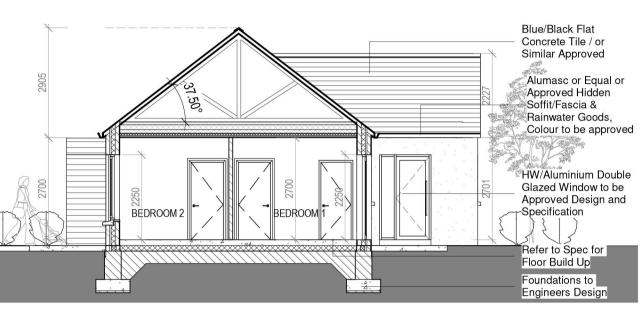
8 House Type D1 - Roof Plan











House Type D2- Front Elevation

House Type D2- Side Elevation 1

Section C1 4a

House Type D2 - Ground Floor Plan



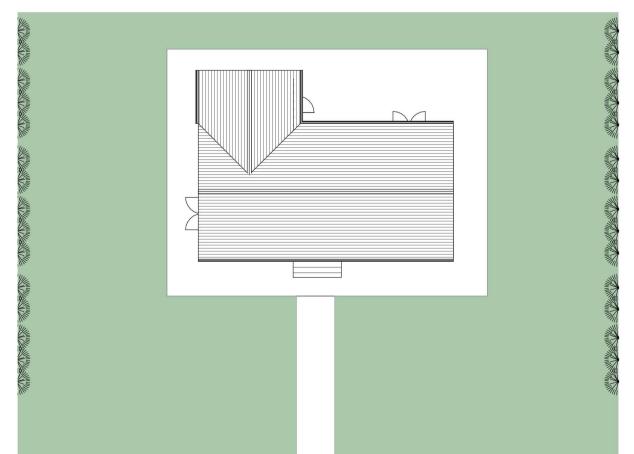
House Type D2- Rear Elevation

Blue/Black Flat Concrete Tile / or Similar Approved Alumasc or Equal or Approved Hidden Soffit/Fascia & Entrance Aluminium Rainwater Goods, Coated Canopy to Match> Colour to be approved Window RAL Colour HW/Aluminium Double Glazed Window to be Approved Design. Refer to Spec for U-Value etc. Soltherm or Equivalent Selected Stacked Pre-Finished External Render To Be Approved By The Architects Brick Finish to Outer Leaf Brick Type and Colour To Be Approved By The Architects

House Type D2 - Side Elevation 2



7a House Type D2 - 3d View



HOUSE TYPE D2 DETACHED HOUSE 2 BEDROOM / 4 PERSON FLOOR AREA 91.5 m2 / 984.8 Sqft

	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	2 Bed 4P house	70	13	30	25	4
Proposed	2 Bed 4P house	91.5	18	41.8	25	4.1

PLEASE NOTE:

Minimium unobstructed living room width 3.6m. Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)

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 DBFL Engineers drawings numbered: $180002\text{-}2000\ \mathsf{Roads}\ \mathsf{Layout}\ /\ 180002\text{-}2001\ \mathsf{Roads}\ \mathsf{Layout}\ \mathsf{Sheet}\ 1\ /\ 180002\text{-}2002\ \mathsf{Roads}\ \mathsf{Layout}\ \mathsf{Sheet}\ 2$

REV NR ISSUED REV. DATE REV. DESCRIPTION

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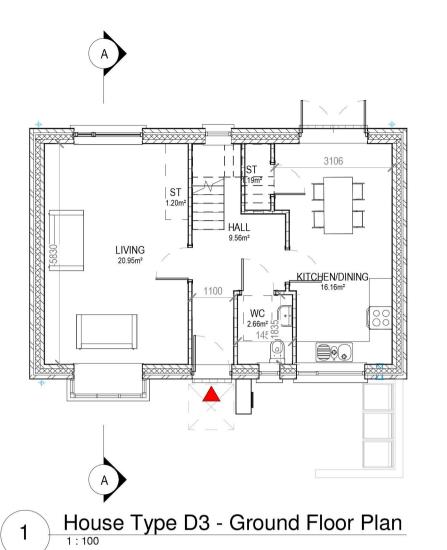


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DETACHED HOUSE TYPE D2 - PLANS, ELEVATIONS & SECTION

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9 House Type D2 - Roof Plan









6 House Type D3 - Rear Elevation

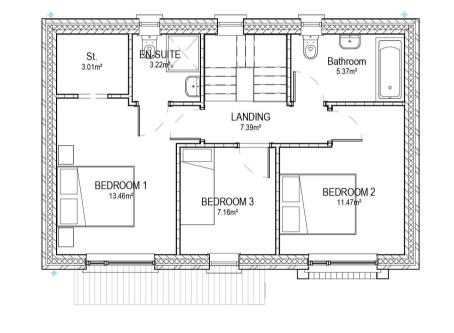
HOUSE TYPE B3.15, 3 BEDROOM / 5 PERSON FLOOR AREA 108.6 M2

	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	3 Bed 5P house	92	13	35.9	32	5
Proposed	3 Bed 5P house	108.6	20.5	37.1	32.2	5.5

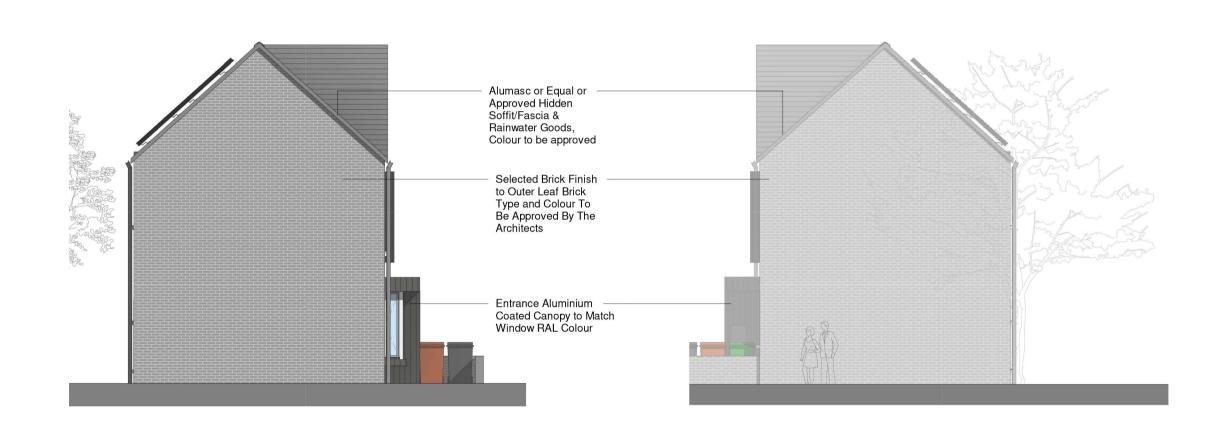
PLEASE NOTE:

Minimium 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)



2 House Type D3 - First Floor Plan

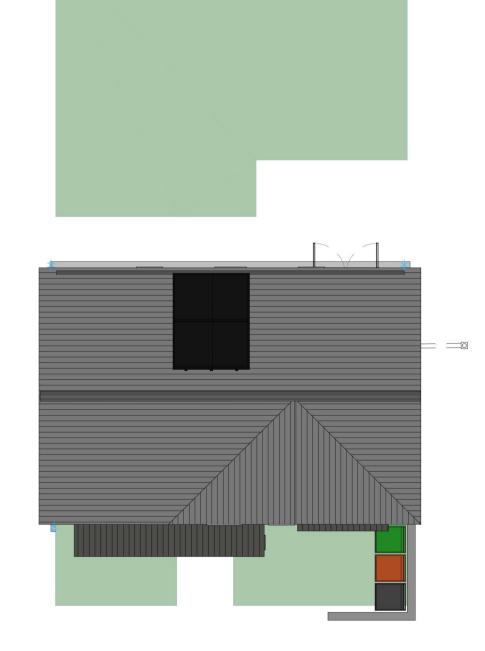


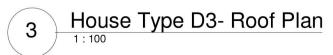
House Type D3 - Side Elevation 1

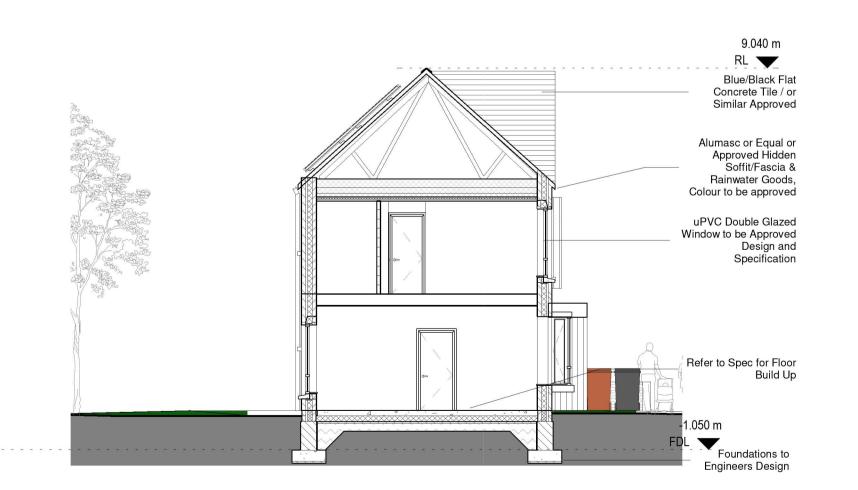
8 House Type D3 - Side Elevation 2



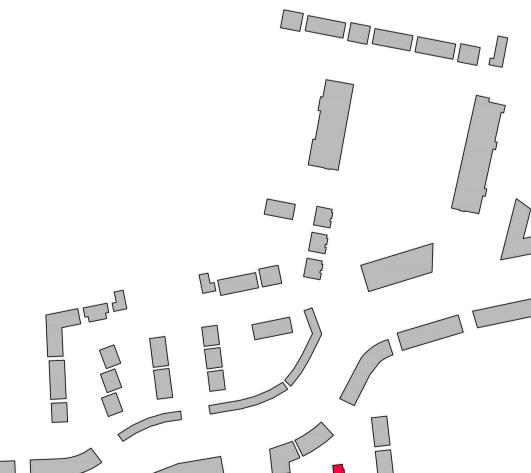
10 Block 5.5 - 3D View







House Type D3 - Section A-A



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 DBFL Engineers drawings numbered: $180002\text{-}2000\ Roads\ Layout\ /\ 180002\text{-}2001\ Roads\ Layout\ Sheet\ 1\ /\ 180002\text{-}2002\ Roads\ Layout\ Sheet\ 2$

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van Dijk Architects MILL HOUSE ,MILL STREET , DUNDALK, CO. LOUTH PH. 042-9354466 FAX. 042-9354460

DETACHED HOUSE TYPE D3 - PLANS, ELEVATIONS & SECTION

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Block 1 - Front Elevation



Block 1 - Rear Elevation





1 2001(711(2))	2001/711/27/120.01/12								
	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage			
Target	3 Bed 5P house	92	13	35.9	32	5			
Proposed	3 Bed 5P house	120.6	18.6	43.8	33.2	5.5			

PLEASE NOTE: Minimium 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)



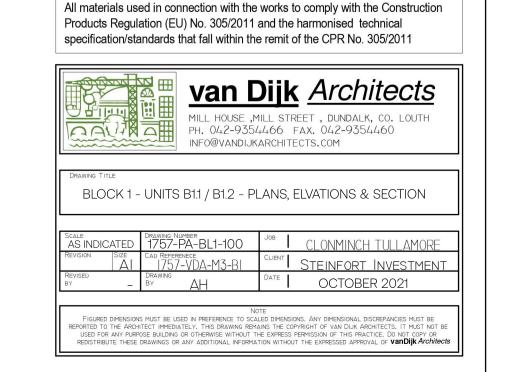
Block 1 - Side Elevation 1



Block 1 - Side Elevation 2

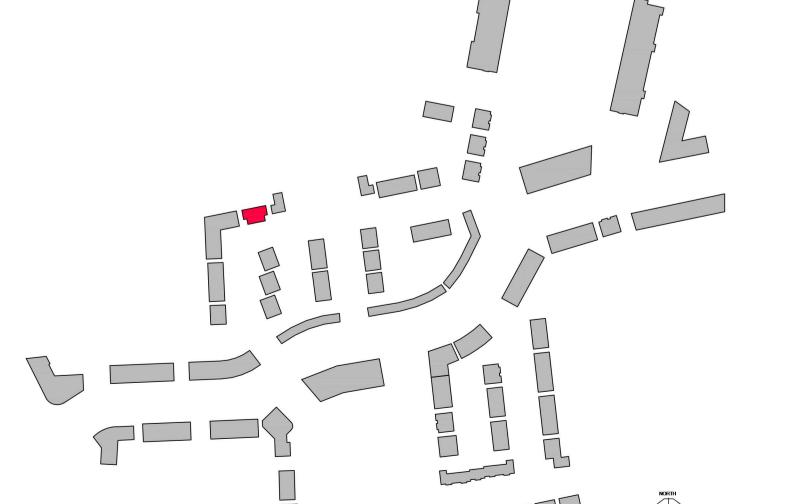


Block 1 - Section AA



All works to be carried out using proper materials which are fit for the use they

are intended and for the condition in which they are to be used.



BATHROOM

BEDROOM 1

House Type B1.1

LIVING/KITCHEN / DINING

House Type B1.1

Block 1 - Ground Floor Plan

Block 1 - First Floor Plan

L - - - - - - - -

BEDROOM 3

BATHROOM S

EN-SUITE

BEDROOM 1

BEDROOM 2

House Type B1.2

LIVING/KITCHEN / DINING

House Type B1.2

2778



Block 1 - Roof Plan

Block 1-3D View







PLEASE NOTE:

Minimium 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)

DATE OCTOBER 2021

NOTE

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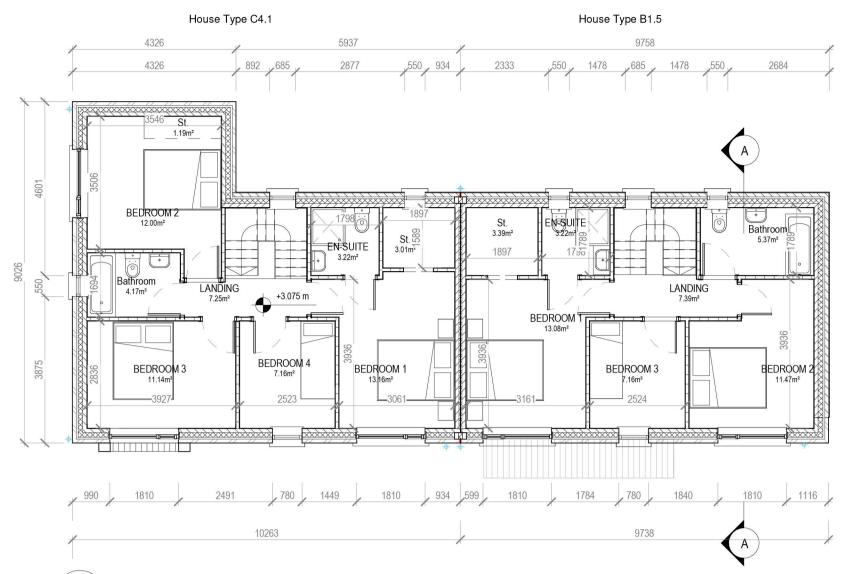




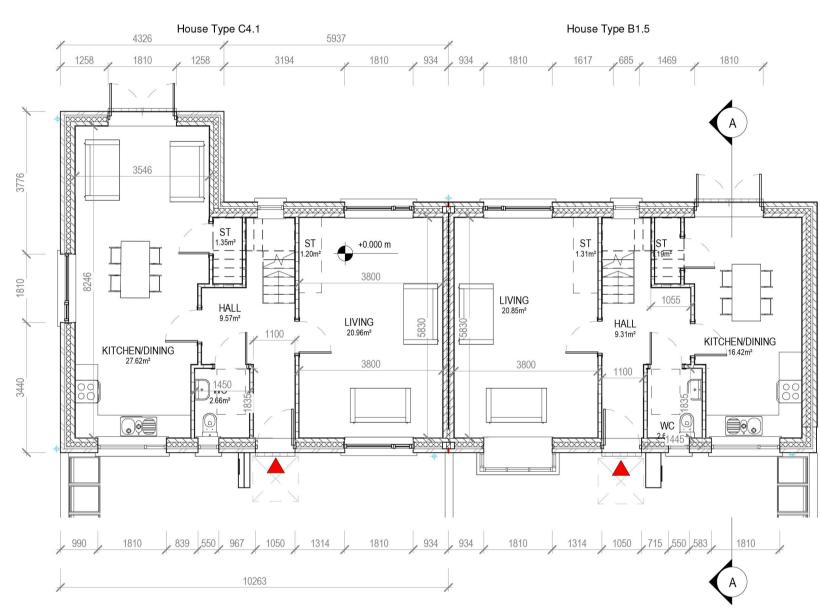








Block 9 - First Floor Plan



1 Block 9 - Ground Floor Plan



Block 9- Roof Plan

1:200

Block 9 - 3D View

HOUSE TYPE C4.1 4 BEDROOM / 7 PERSON FLOOR AREA 130 M2

	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	4 Bed 7P house	110	15	40	43	6
Proposed	4 Bed 7P house	130	20.9	47.7	43.5	6.7

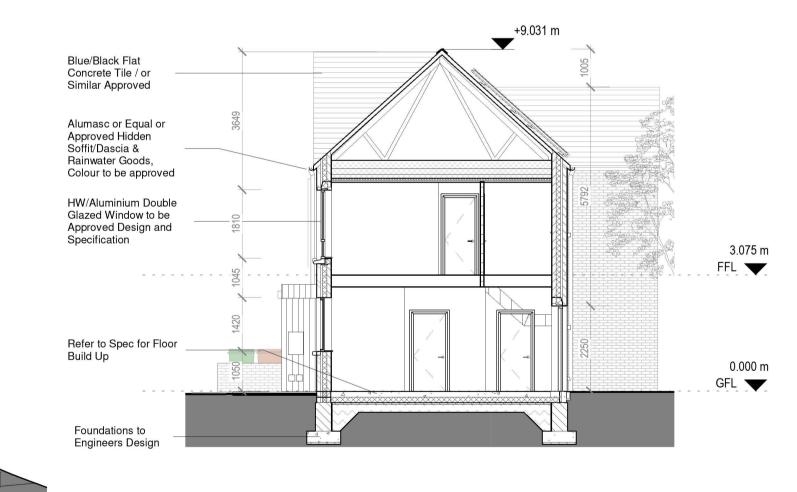
PLEASE NOTE:
Minimium unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)



Block 9 - Front Elevation



4 Block 9 - Rear Elevation



8 Block 9 - Section A-A

HOUSE TYPE B1.5 3 BEDROOM / 5 PERSON FLOOR AREA 108.6 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	35.9	32	5	
Proposed	3 Bed 5P house	108.6	20.5	37.1	32.2	5.5	

PLEASE NOTE:
Minimium 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)



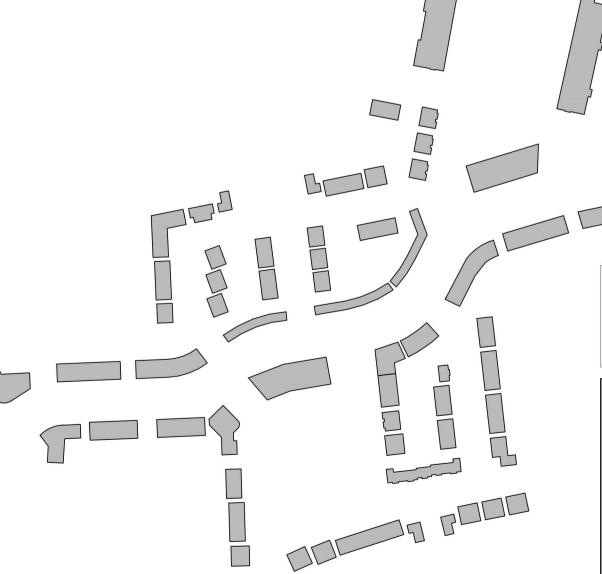
House Type B1.5

5 Block 9 - Side Elevation 1

Size and Position of PV



6 Block 9 - Side Elevation 2



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BLOCK 9 - UNITS C4.1 / B1.5 PLANS, ELEVATIONS & SECTION

SCALE AS INDICATED TO THE TOTAL AMORE TO THE TOTAL

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House Type B4.7 House Type B4.6 Block 2 - Front Elevation

House Type B4.6

House Type B4.6

House Type B4.1

House Type B4.1

House Type B4.1

House Type B4.3

9.970 m T RLV Blue/Black Flat Concrete Tile / or Similar Approved Alumasc or Equal or Approved Hidden Soffit/Fascia & Rainwater Goods, Colour to be approved uPVC Double Glazed BATHROOM Window to be Approved Design 2.775 m and Specification KITCHEN 14.5m² Refer to Spec for LIVING/DINING 20.5m² Floor Build Up 0.000 m GFL GFL Foundations to Engineers Design

HOUSE TYPE B4.1, B4.3, B4.6 & B4.7 3 BEDROOM / 6 PERSON (3 STOREY)

	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	3 Bed 6P house (3 Storey)	110	15	37	36	6
Proposed - B4.1	3 Bed 6P house (3 Storey)	126	20	38	36	6.5
Proposed - B4.3	3 Bed 6P house (3 Storey)	126	20	41	36	6.5
Proposed - B4.6	3 Bed 6P house (3 Storey)	143	21	41.5	41	6.5
Proposed - B4.7	3 Bed 6P house (3 Storey)	143	21	41.5	41	6.5

PLEASE NOTE: Minimium 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)



Block 2- 3D View

REV NR ISSUED REV. DESCRIPTION REV. DATE									
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CONDITION IN WHICH THEY ARE TO BE USED. ALL MATERIALS USED IN CONNECTION WITH THE WORKS TO COMPLY WITH THE CONSTRUCTION PRODUCTS REGULATION (EU) NO. 305/2011 AND THE HARMONISED. TECHNICAL SPECIFICATION/STANDARDS THAT									

DRAWING TITLE			·					
BLOCK 2 -	BLOCK 2 - UNITS B4.1 / B4.3 / B4.6 / B4.7 ELEVATIONS, SECTION							
			·					
S INDICATED DRAWING NUMBER 1757-PA-BL2-200 JOB CLONMINCH TULLAMORE								
EVISION SIZE A1	MODEL STATUS	CLIENT	STEINFORT INVESTMENT					

DATE OCTOBER 2021

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Section A-A











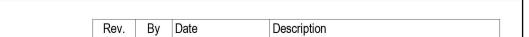






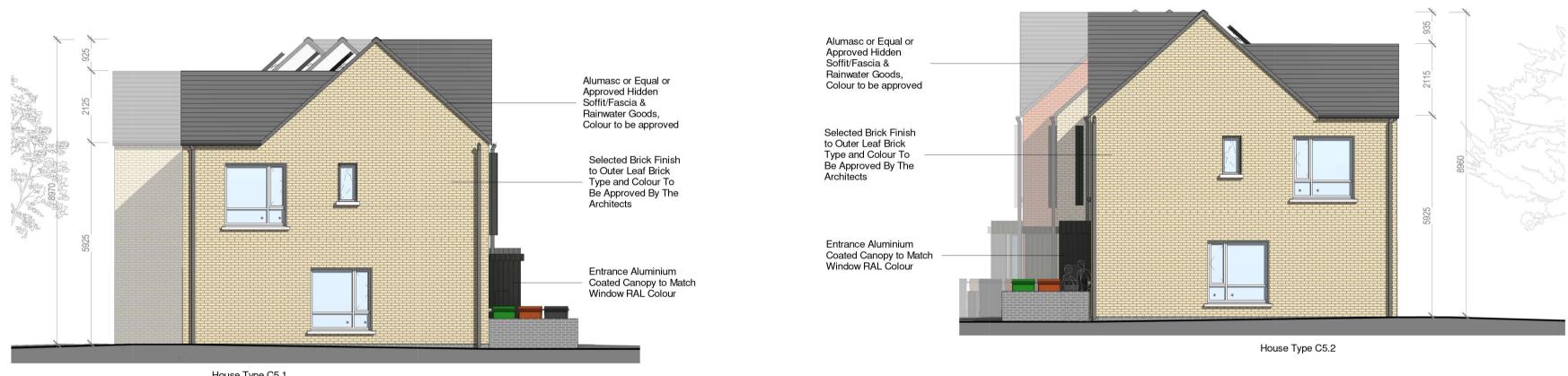








1 Block 5.5 - Rear Elevation



T RL Blue/Black Flat Concrete Tile / or Similar Approved Alumasc or Equal or Approved Hidden Soffit/Fascia & Rainwater Goods, Colour to be approved uPVC Double Glazed Window to be Approved Design and Specification 3.075 m Refer to Spec for Floor 0.000 m Foundations to Engineers Design

Block 5.5 - Side Elevation 2

1:100

Block 5.5 - Section A-A

1:100

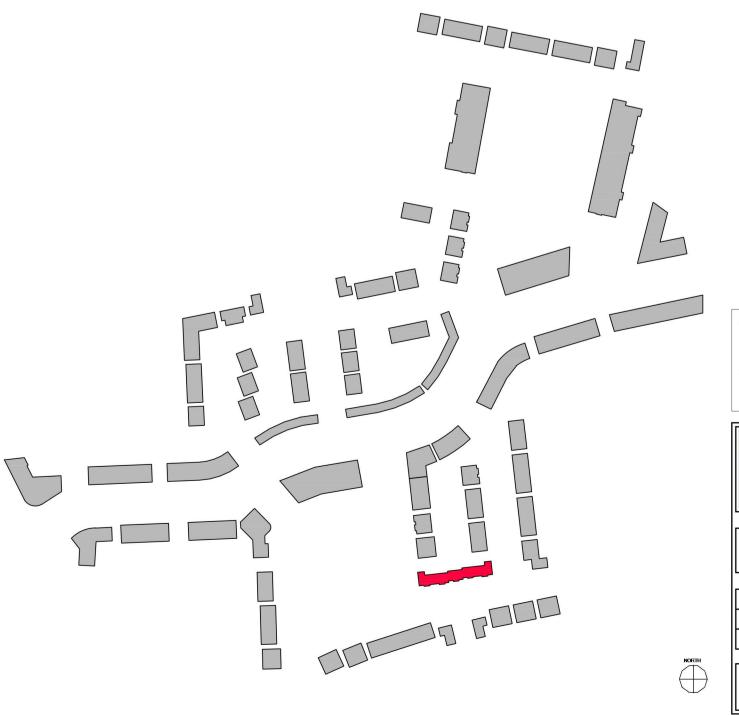
9.040 m



5 Block 5.5- Roof Plan



6 Block 5.5 - 3D View



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BLOCK 5 - UNITS - B3.2 / B3.15 / B3.16 / C5.1 / C5.2 ELEVATIONS

& SECTION

BLOCK 5 - UNITS - B3.2 / B3.15 / B3.16 / C5.1 / C5.2 ELEVATIONS

& SECTION

BLOCK 5 - UNITS - B3.2 / B3.15 / B3.16 / C5.1 / C5.2 ELEVATIONS

& SECTION

BLOCK 5 - UNITS - B3.2 / B3.15 / B3.16 / C5.1 / C5.2 ELEVATIONS

CLONMINCH TULLAMORE

CLIENT STEINEOUT INVESTMENT

OCTOBER 2021

NOTE

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_37.50°

3 Block 6 - Roof Plan

Block 6 - Ground Floor Plan

Kitchen/Dining 19.52m²

Kitchen/Dining

HOUSE TYPE B4.1, B4.2 & B4.3 TERRACE 3 BEDROOM / 5 PERSON FLOOR AREA 108 2 M²

HOUSE TYPE C6.1 & C6.2 TERRACE 4 BEDROOM / 8 PERSON

FLOOR AREA	108.2 M ²	FLOOR AF	REA - 199M ²				
	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	108.25	16.60	36.0	37.94	6.7	
Target	4 Bed 8P house	120	15	40	43	6	
Proposed	4 Bed 8P house	199	20	59.65	64.95	16.10	

Kitchen/Dining/Living 39.58m²

House Type C6.1

House Type B4.2

House Type B4.1

House Type B4.3

Shower Room 5.88m²

Kitchen/Dining/Living

PLEASE NOTE:

Minimium 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)



NORTH

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BLOCK 6 - UNITS - B4.1 / B4.2 / B4.3 / C6.1 PLANS

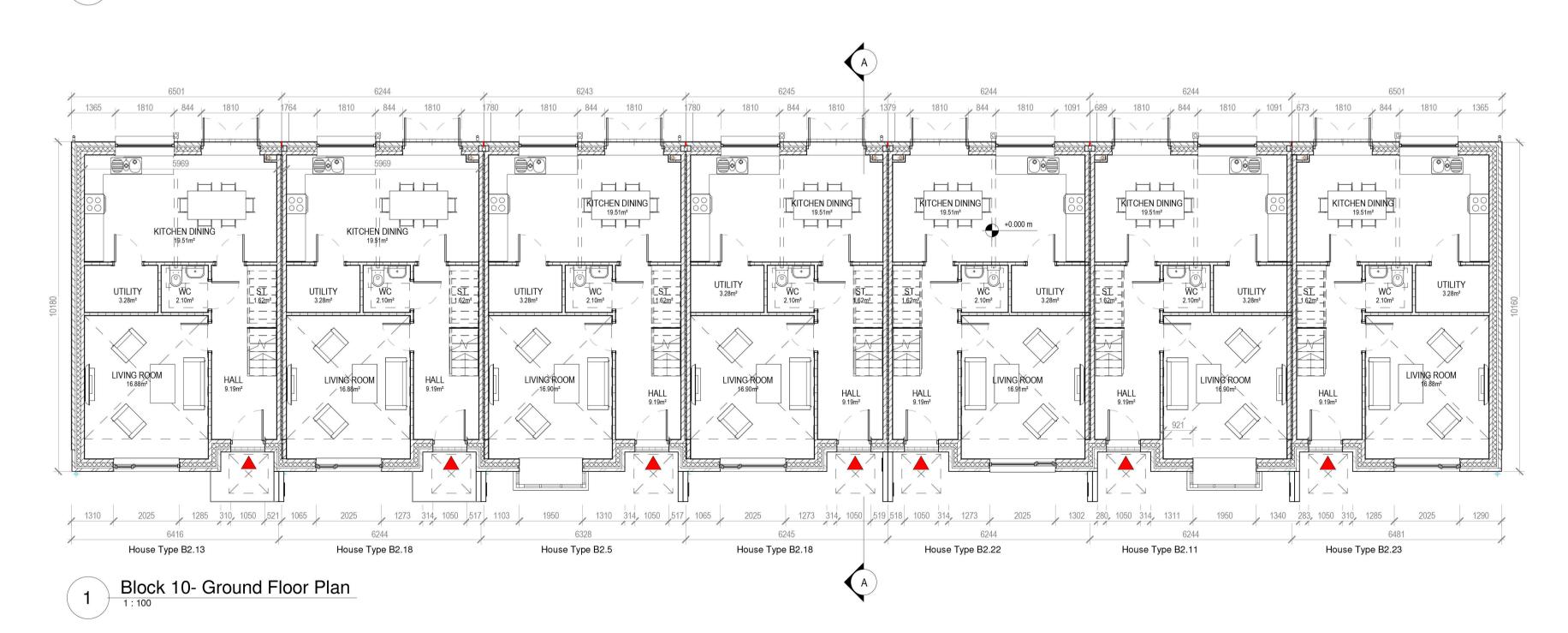
AS INDICATED	DRAWING NUMBER 1757-PA-BL6-100	JOB CLONMINCH TULLAMORE
REVISION SIZE	1757-VDA-M3-B6	STEINFORT INVESTMEN
REVISED BY	DRAWING BY DW	DATE OCTOBER 2021

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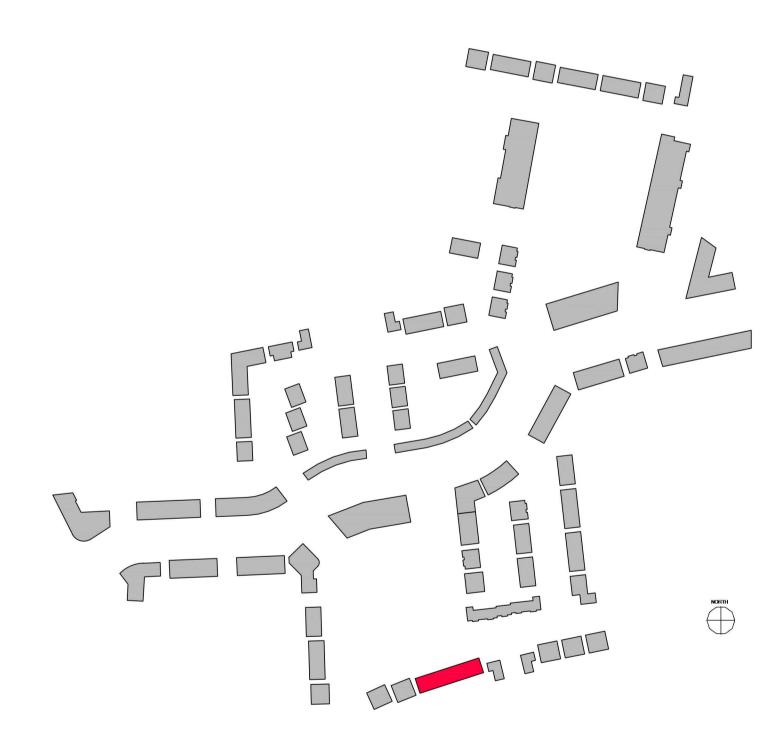
HOUSE TYPE B2.13 / B2.18 / B2.5 / B2.18 / B2.22 / B2.11 / B2.23 TERRACE 3 BEDROOM / 5 PERSON FLOOR AREA 110 M²

	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:

Minimium 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)



All works to be carried out using proper materials which are fit for the use they are intended and for the condition in which they are to be used.

All materials used in connection with the works to comply with the Construction Products Regulation (EU) No. 305/2011 and the harmonised technical specification/standards that fall within the remit of the CPR No. 305/2011



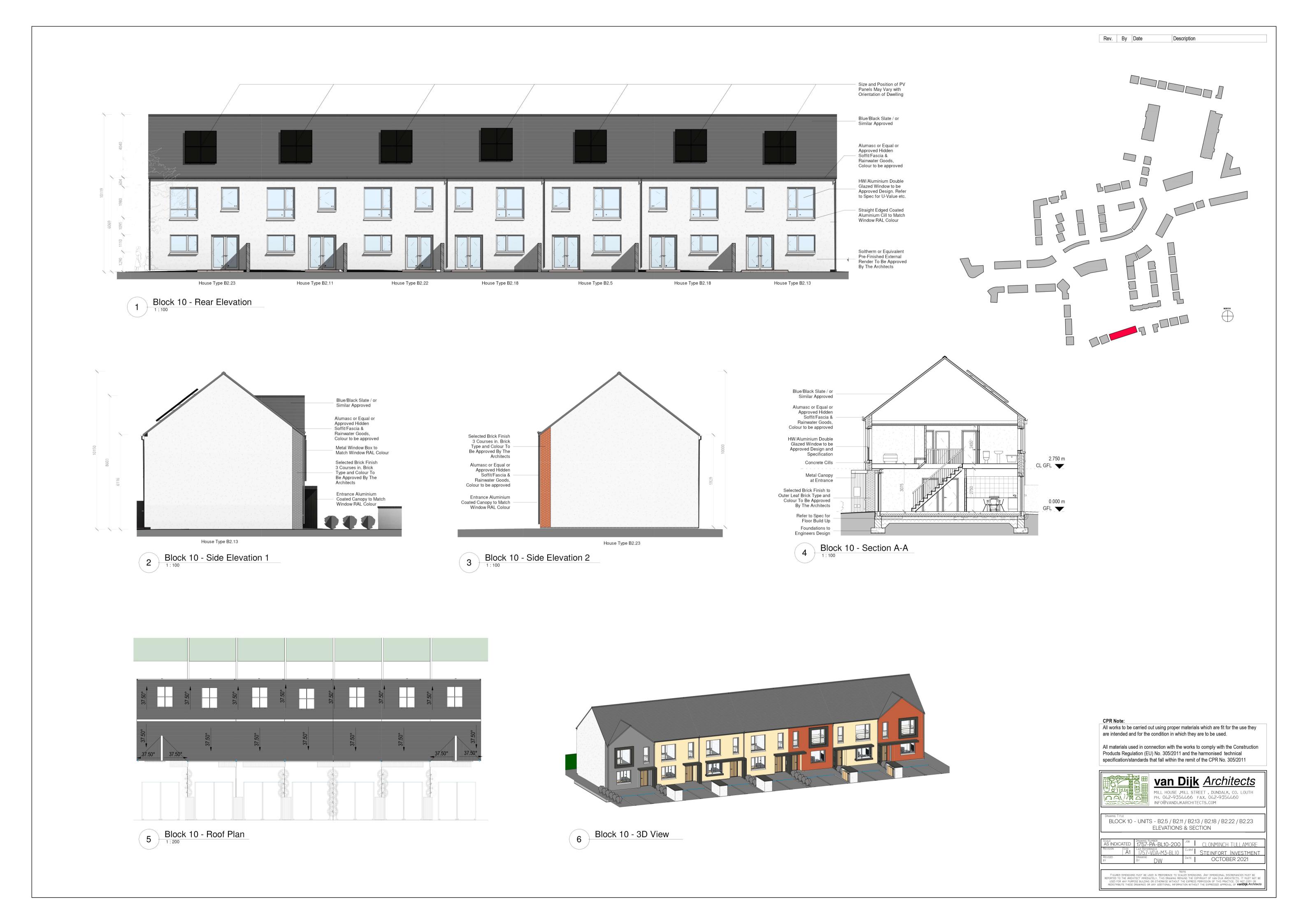
van Dijk Architects MILL HOUSE ,MILL STREET , DUNDALK, CO. LOUTH PH. 042-9354466 FAX. 042-9354460

INFO@VANDIJKARCHITECTS.COM

BLOCK 10 - UNITS - B2.5 / B2.11 / B2.13 / B2.18 / B2.22 / B2.23 PLANS & ELEVATIONS

AS INDICATED 1757-PA-BL10-100 JOB CLONMINCH TULLAMORE STEINFORT INVESTMENT OCTOBER 2021

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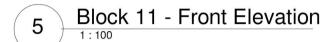
HOUSE TYPE B4.1 & B4.2 3 BEDROOM / 6 PERSON (3 STOREY) FLOOR AREA 126 M2

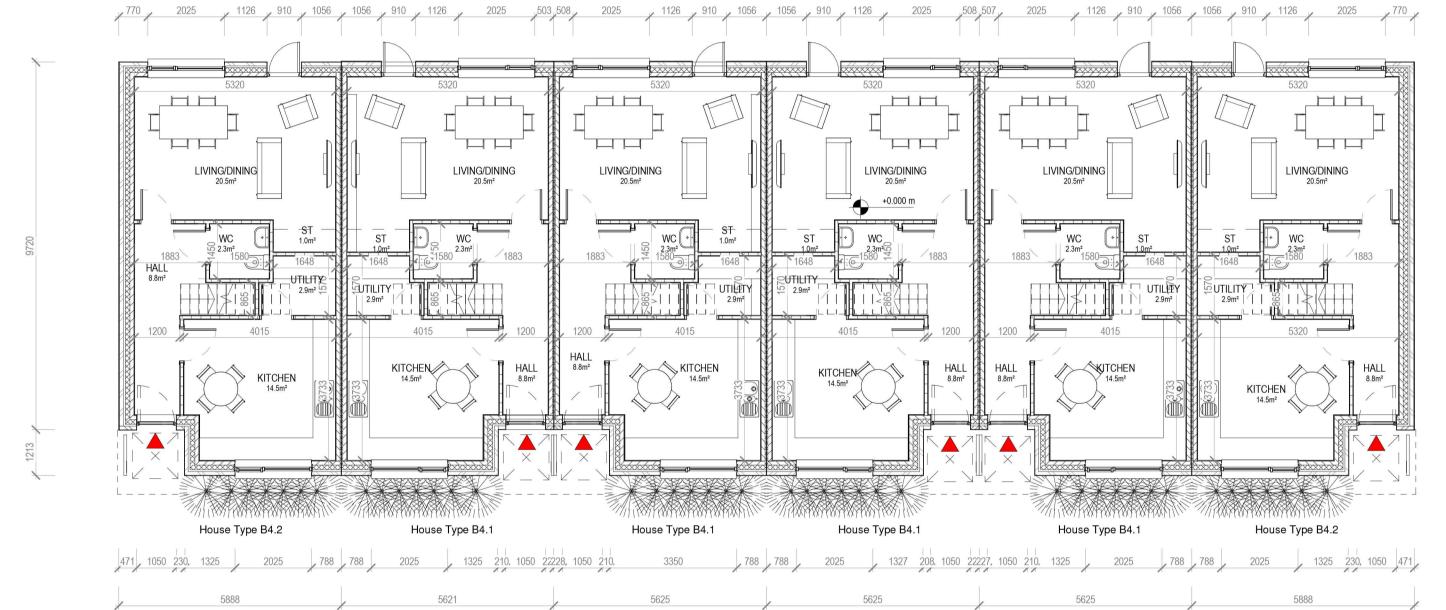
	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	3 Bed 6P house (3 Storey)	110	15	37	36	6
Proposed - B4.1	3 Bed 6P house (3 Storey)	126	20	38	36	6.5
Proposed - B4.2	3 Bed 6P house (3 Storey)	126	20	38	36	6.5

PLEASE NOTE:

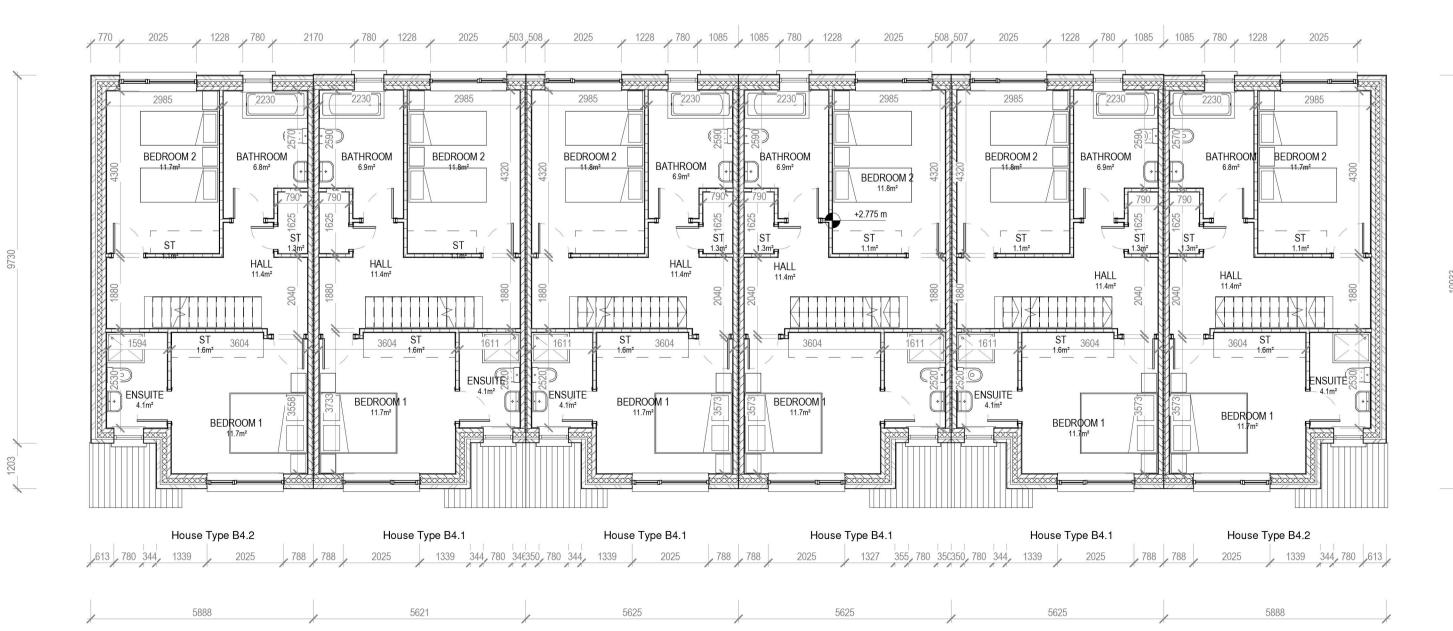
Minimium unobstructed living room width 3.8m.

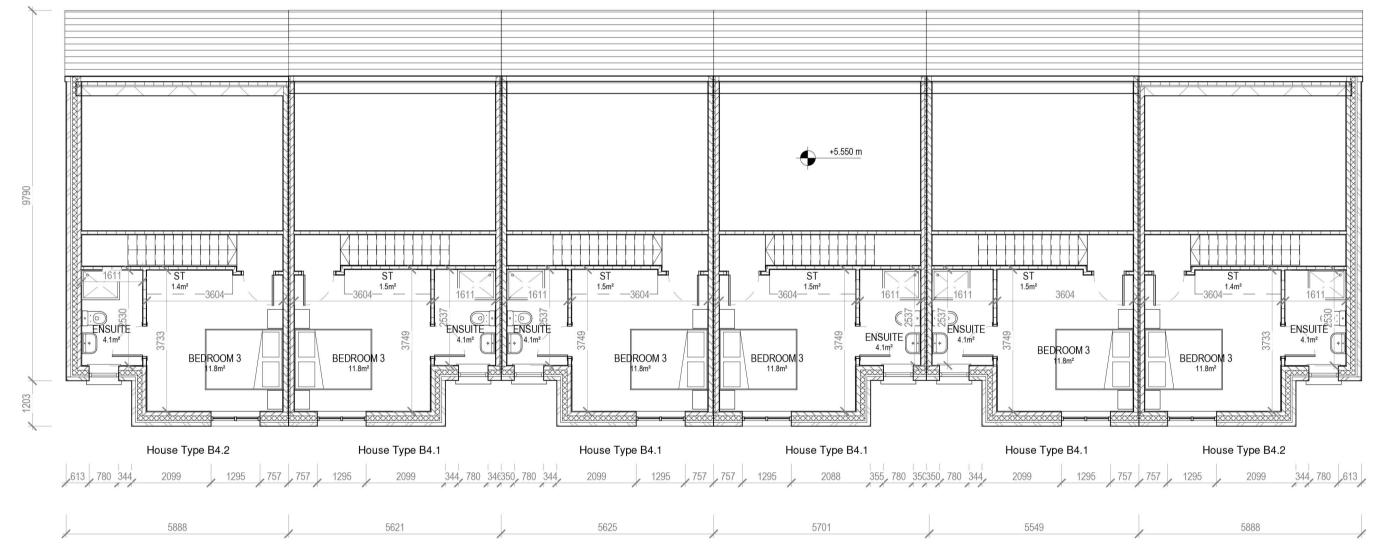
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)



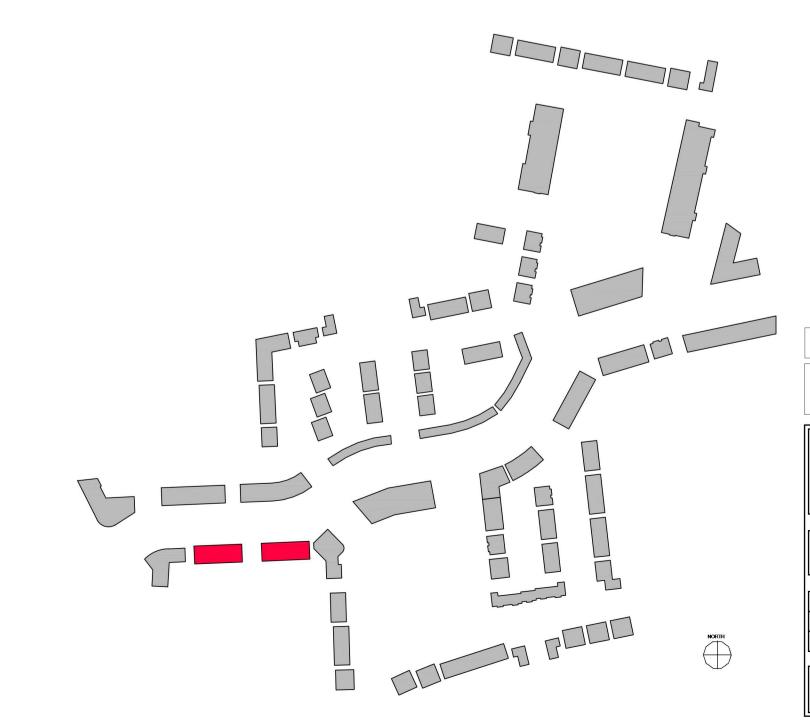


1 Block 11 - Ground Floor Plan





Block 11 -Second Floor Plan





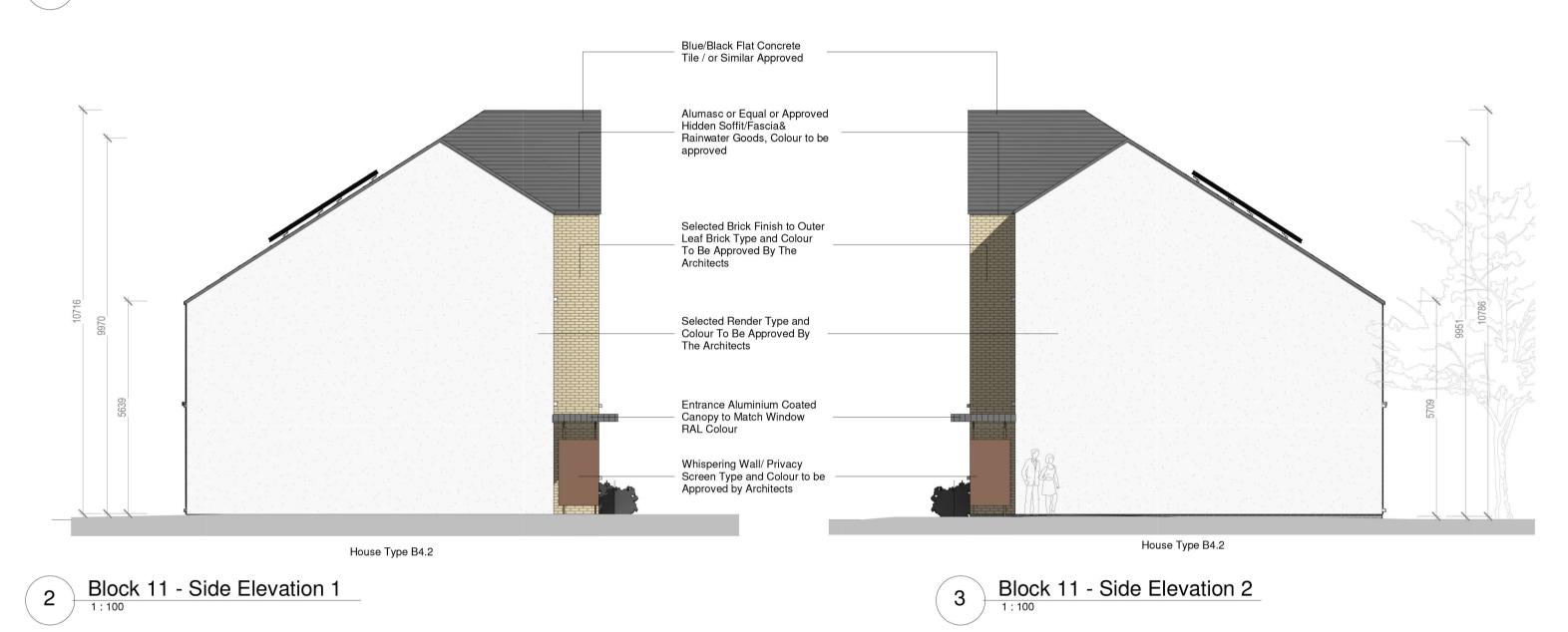
BLOCK 11 - UNITS - B4.1 / B4.2 PLANS & ELEVATION

AS INDICATED 1757-PA-BL11-100 JOB CLONMINCH TULLAMORE
REVISION SIZE MODEL STATUS CLIENT STEINFORT INVESTMENT
REVISED BY SB DATE OCTOBER 2021

Block 11 - First Floor Plan



1 Block 11 - Rear Elevation



8 3D View 1

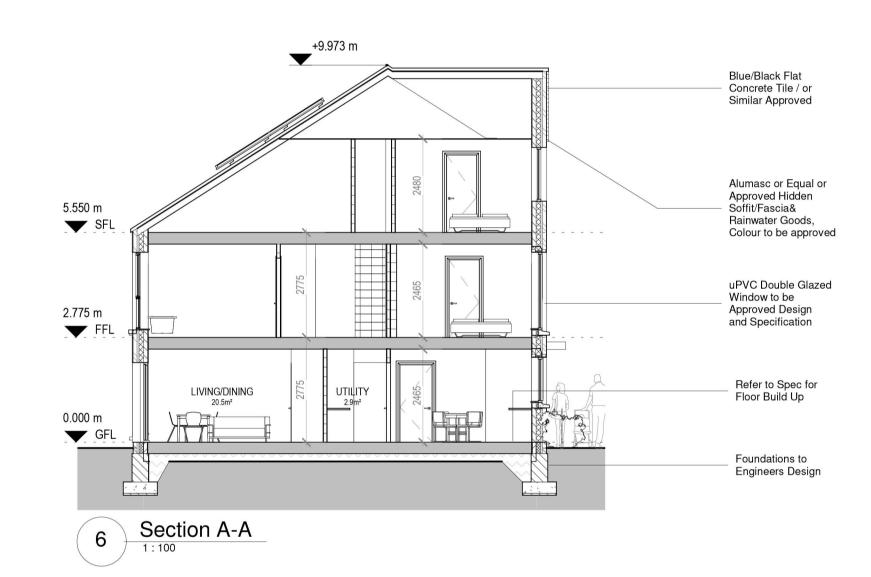
HOUSE TYPE B4.1 & B4.2 3 BEDROOM / 6 PERSON (3 STOREY) FLOOR AREA 126 M2

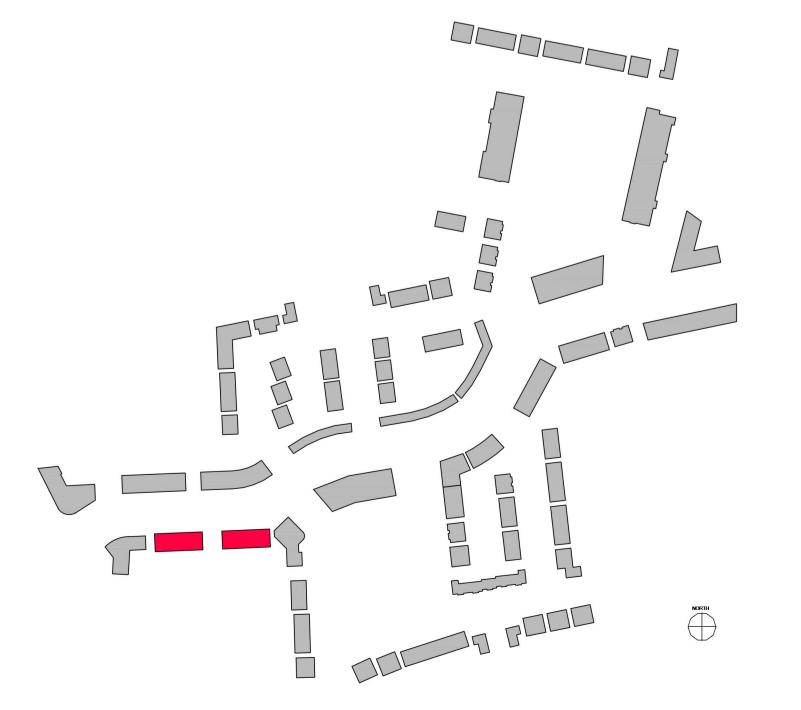
T LOOK AREA 120 WZ						
	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	3 Bed 6P house (3 Storey)	110	15	37	36	6
Proposed - B4.1	3 Bed 6P house (3 Storey)	126	20	38	36	6.5
Proposed - B4.2	3 Bed 6P house (3 Storey)	126	20	38	36	6.5

PLEASE NOTE:

Minimium 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)





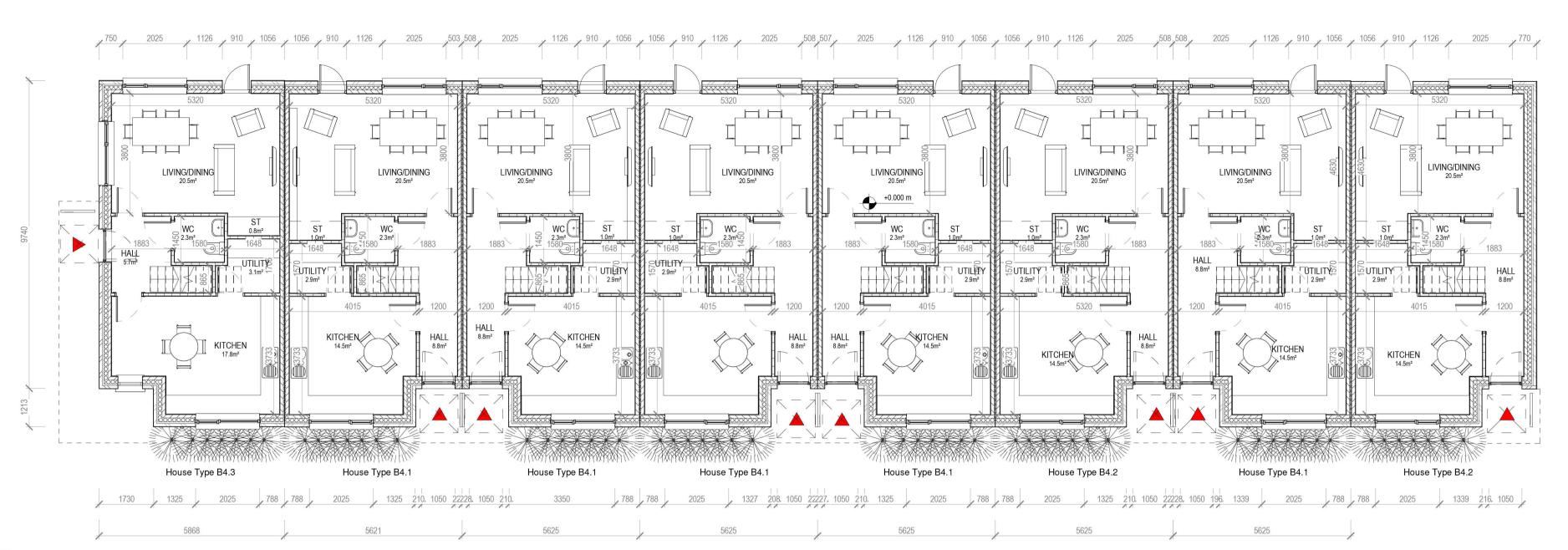
REV NR	ISSUED	REV. DESCRIPTION	REV. DAT
	BY		
CPR Note:	CARRIED OUT LISING PROPER	MATERIALS WHICH ARE FIT FOR THE USE THEY ARE	INTENDED AND FOR THE
ALL WORKS TO BE			



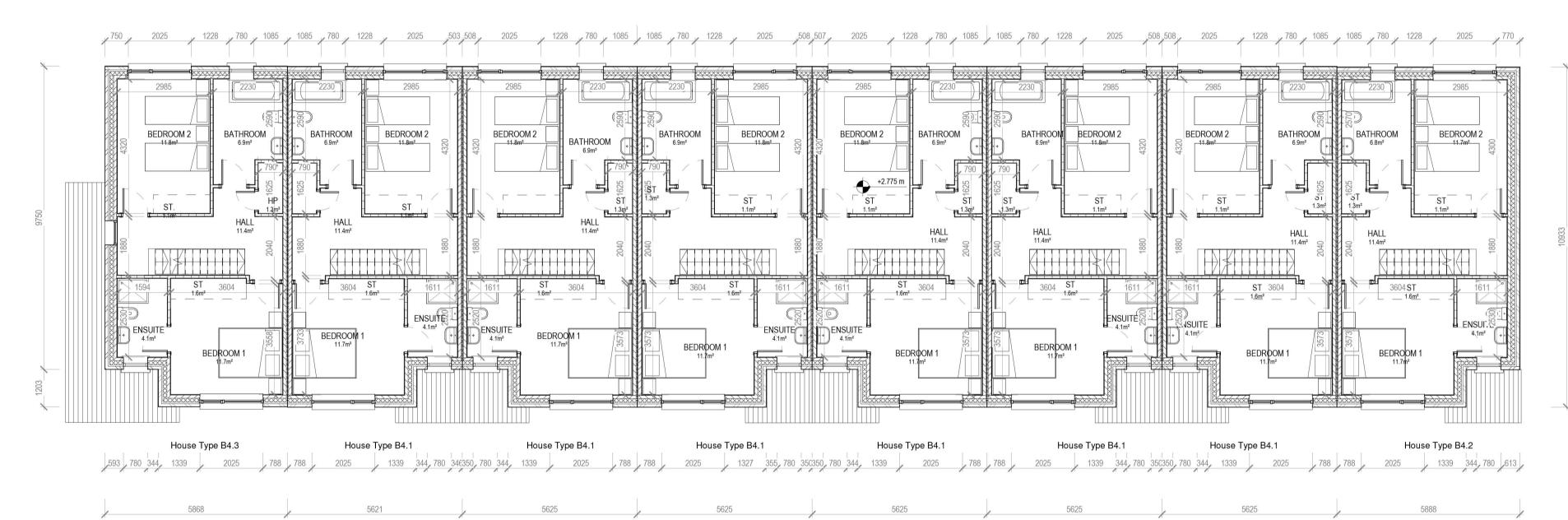
DRAWING II	ITLE
	BLOCK 11 - UNITS - B4.1 / B4.2 PLANS & ELEVATION

Scale AS INDICATED	DRAWING NUMBER 1757-PA-BL11-100	JOB	CLONMINCH TULLAMORE
REVISION SIZE A1	MODEL STATUS	CLIENT	STEINFORT INVESTMENT
REVISED BY	DRAWING BY SB	DATE	OCTOBER 2021

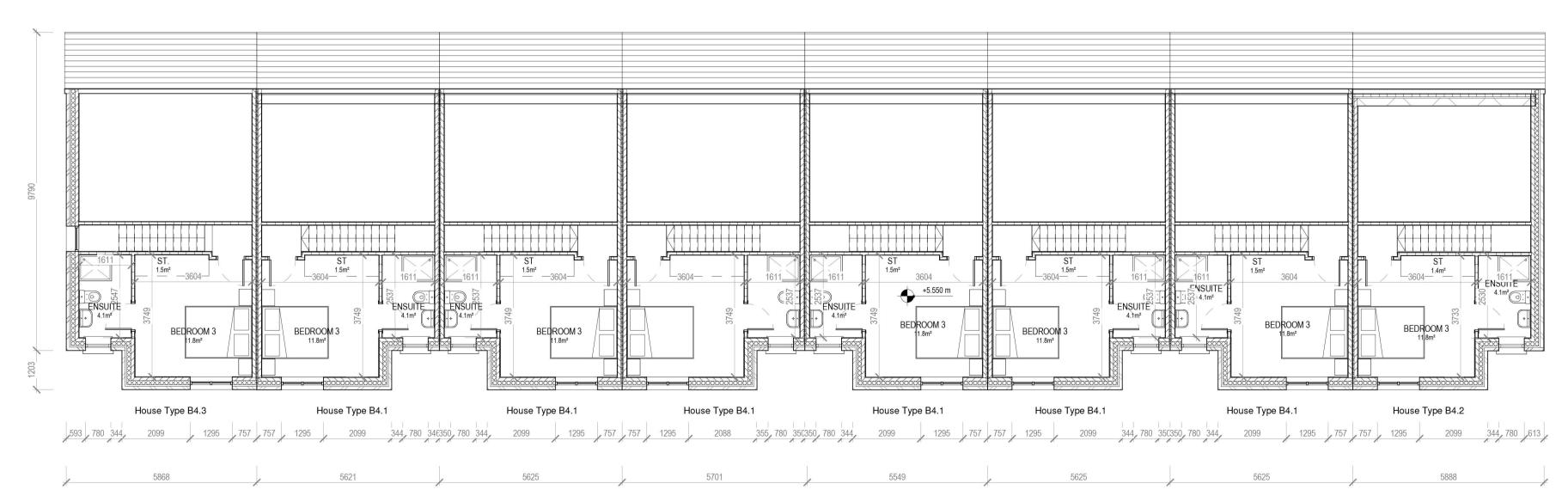
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1 Block 12 - Ground Floor Plan



2 Block 12 - First Floor Plan





Blue/Black 12 - Side Elevation 1

1:100

Blue/Black Flat Concrete
Tile / or Similar Approved

Alumasc or Equal or Approved
Hidden Soffit/Dascia &
Rainwater Goods, Colour to be approved

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

Selected Render Type and
Colour To Be Approved By
The Architects

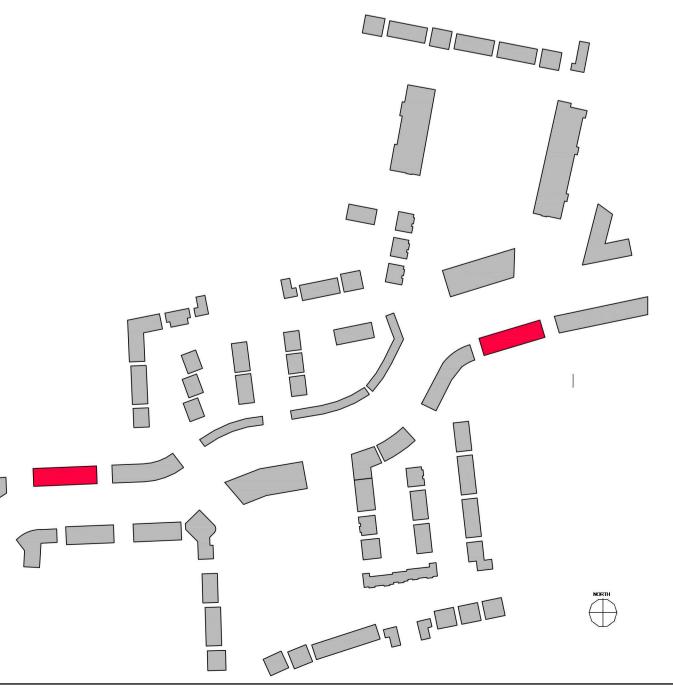
5 Block 12 - Side Elevation 2

HOUSE TYPE B4.1 & B4.3 3 BEDROOM / 6 PERSON (3 STOREY) FLOOR AREA 126 M2

LOOK AKLA 120 MZ						
	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area of	Storage
Target	3 Bed 6P house (3 Storey)	110	15	37	36	6
Proposed - B4.1	3 Bed 6P house (3 Storey)	126	20	38	36	6.5
Proposed - B4.2	3 Bed 6P house (3 Storey)	126	20	38	36	6.5
Proposed - B4.3	3 Bed 6P house (3 Storey)	126	20	41	36	6.5

PLEASE NOTE:
Minimium 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)

House Type B4.2



REV NR ISSUED BY REV. DESCRIPTION REV. DATE

CPR NOTE:
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VAN DIJK Architects

MILL HOUSE , MILL STREET , DUNDALK, CO. LOUTH PH. 042-9354466 FAX. 042-9354460 INFO@VANDIJKARCHITECTS.COM

BLOCK 12 -UNITS B4.1 / B4.2 / B4.3 PLANS & ELEVATION

CALE AS INDICATED 1757-PA-BL13-100 JOB CLONMINCH TULLAMORE
EVISION SIZE A1 MODEL STATUS CLIENT STEINFORT INVESTMENT
EVISED BY SB DATE OCTOBER 2021

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Block 12 -Second Floor Plan