

**NOTES ON FINISHES:**

**ROOF:** GREEN ROOF AS SHOWN

**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

**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.

**BIKE PARKING REQUIREMENT:**  
1 LONG TERM SPACE PER BEDROOM & 1 VISITOR SPACE PER 2 UNITS 61 + 15 = 76  
PROVISION: 62 COVERED LONG TERM SPACES, 16 VISITOR ON STREET SPACES

**CAR PARKING DUPLEX**  
3 BED DUPLEX UNITS 8no.  
6 UNDERCROFT SPACES & 4 ON SURFACE SPACES: 10 SPACES  
RATIO 1.25

**CAR PARKING APARTMENTS**  
UNDERCROFT SPACES 21no.  
RATIO 19 SPACES  
ACCESSIBLE PARKING SPACES: 2 (7%)  
MOTORBIKE PARKING: 2  
EV CHARGING FACILITIES: 10%

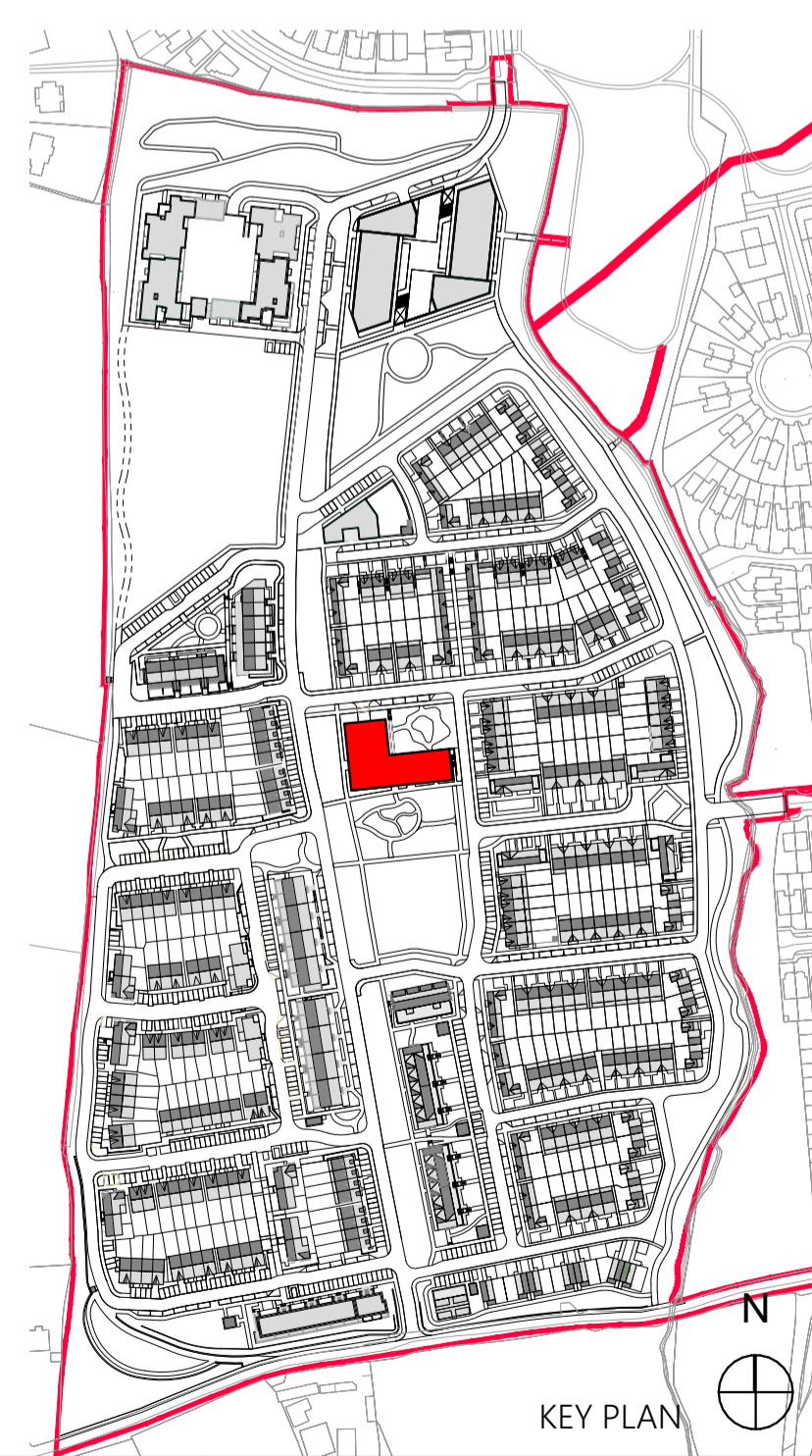
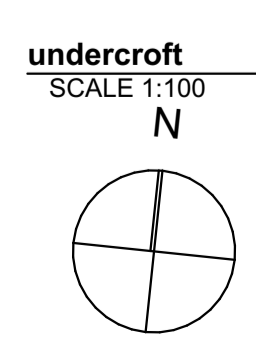
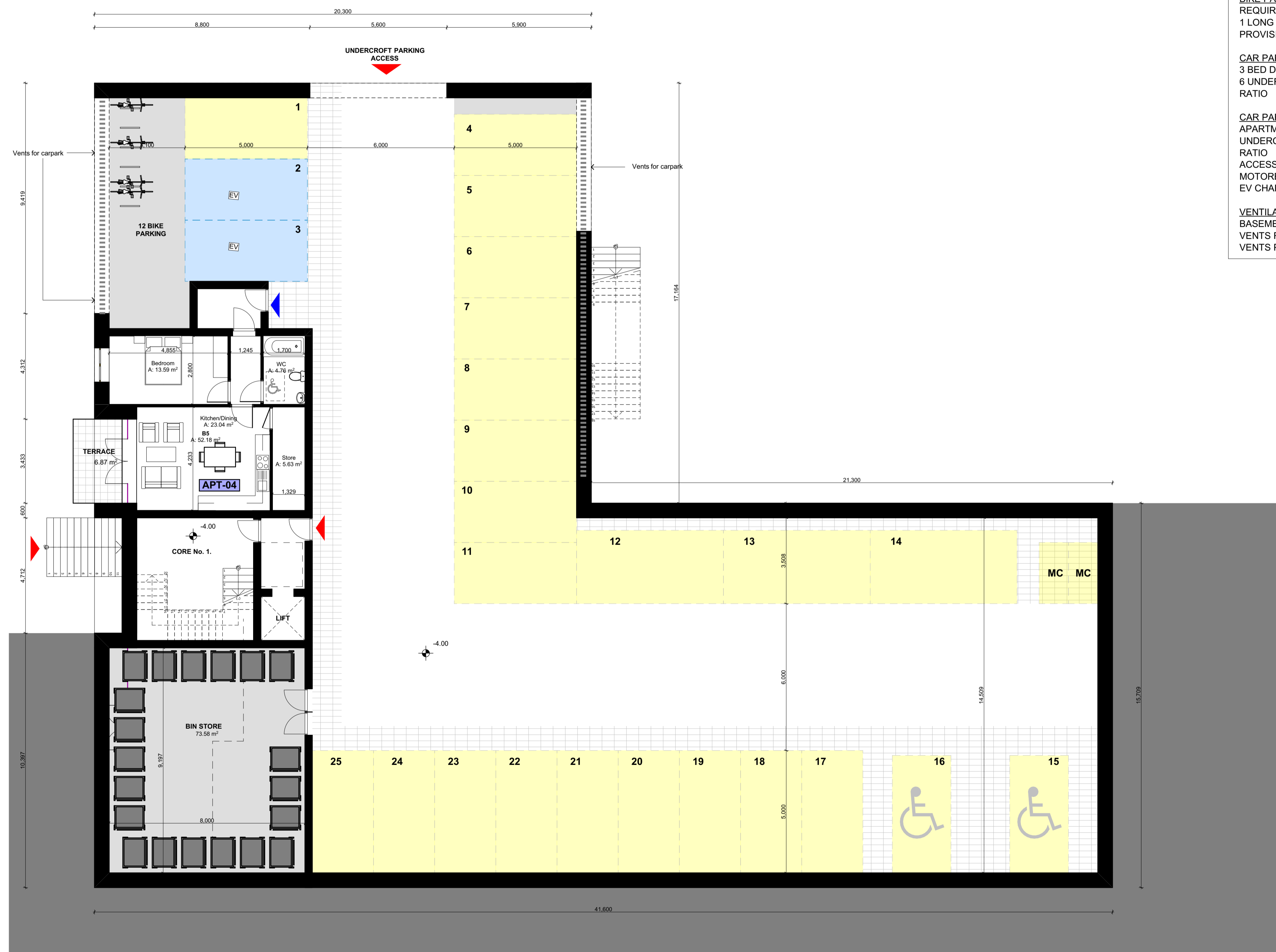
**VENTILATION**  
BASEMENT AREA FOR VENTILATION: 713m2  
VENTS REQUIRED (5%): 36m2  
VENTS PROVIDED (8%): 58m2

SCHEDULE OF ACCOMODATION				
Home Story	APARTMENT	BEDS	QUANTITY	AREA
undercroft				
	B5	1	1	52.18
			1	52.18 m <sup>2</sup>
Ground Floor				
	J-1	3	4	499.92
	B5	1	1	52.18
	B1	2	1	80.86
	B2	2	1	79.48
	B4	2	1	81.80
	B3	2	1	81.18
			9	875.42 m <sup>2</sup>
1st Floor				
	B1	2	1	80.86
	B5	1	2	104.36
	B4	2	1	81.80
	B2	2	1	79.48
	B3	2	1	81.18
			6	427.68 m <sup>2</sup>
2nd Floor				
	J2	3	4	447.04
	B5	1	2	104.36
	B2	2	1	79.48
	B3	2	1	81.18
	B4	2	1	81.80
	B1	2	1	80.86
			10	874.72 m <sup>2</sup>
3rd Floor				
	B1	2	1	80.86
	B6	3	1	105.88
			2	186.74 m <sup>2</sup>
4th Floor				
	B1	2	1	80.86
			1	80.86 m <sup>2</sup>
			29	2,497.60 m <sup>2</sup>
		1 BED	2 BED	3 BED
UNDERCROFT	1	0	0	
GROUND	1	4	4	
FIRST	2	4	0	
SECOND	2	4	4	
THIRD	0	1	1	
FOURTH	0	1	0	
TOTAL	6	14	9	
MIX	21%	48%	31%	

**Notes**

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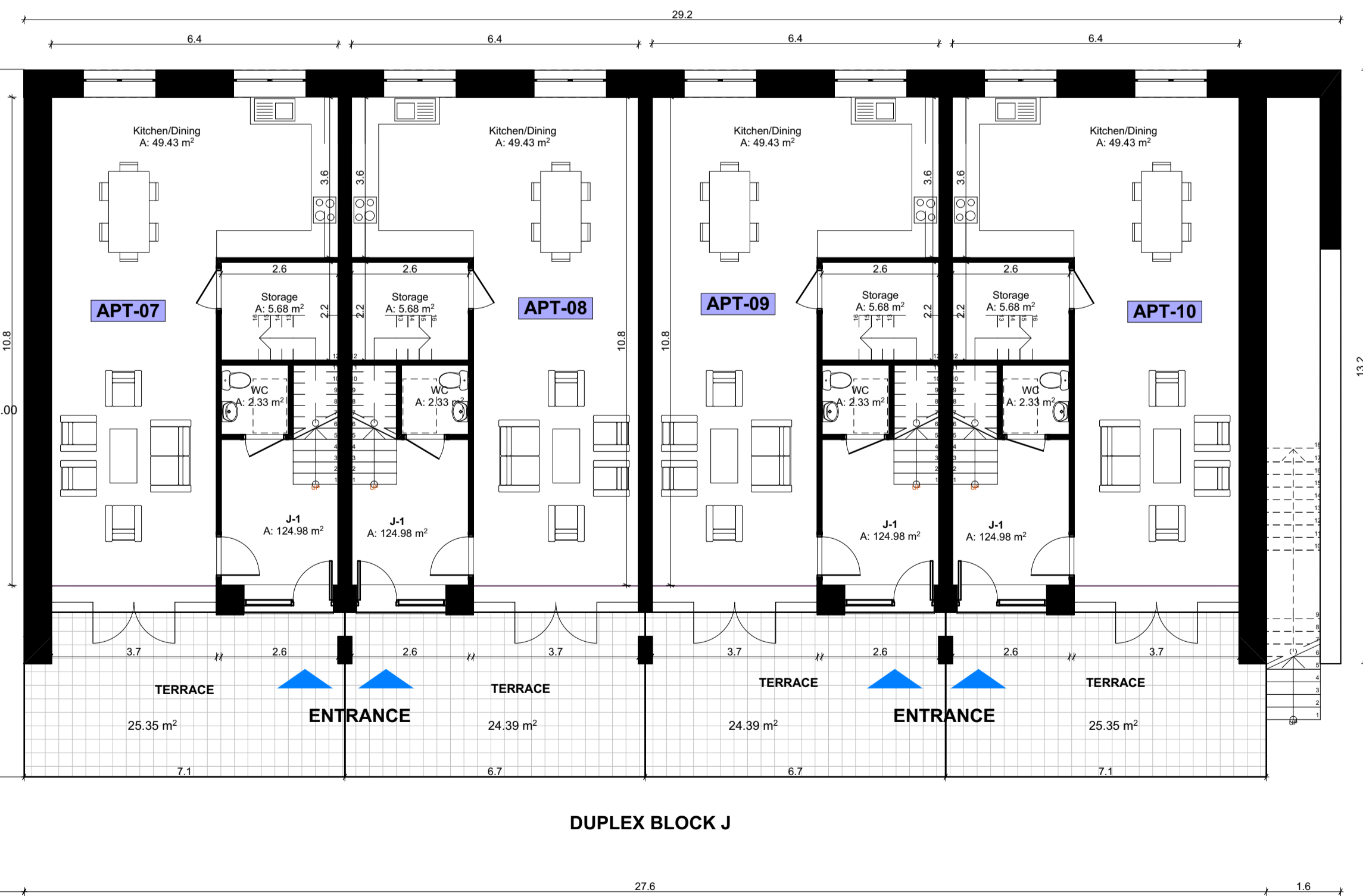
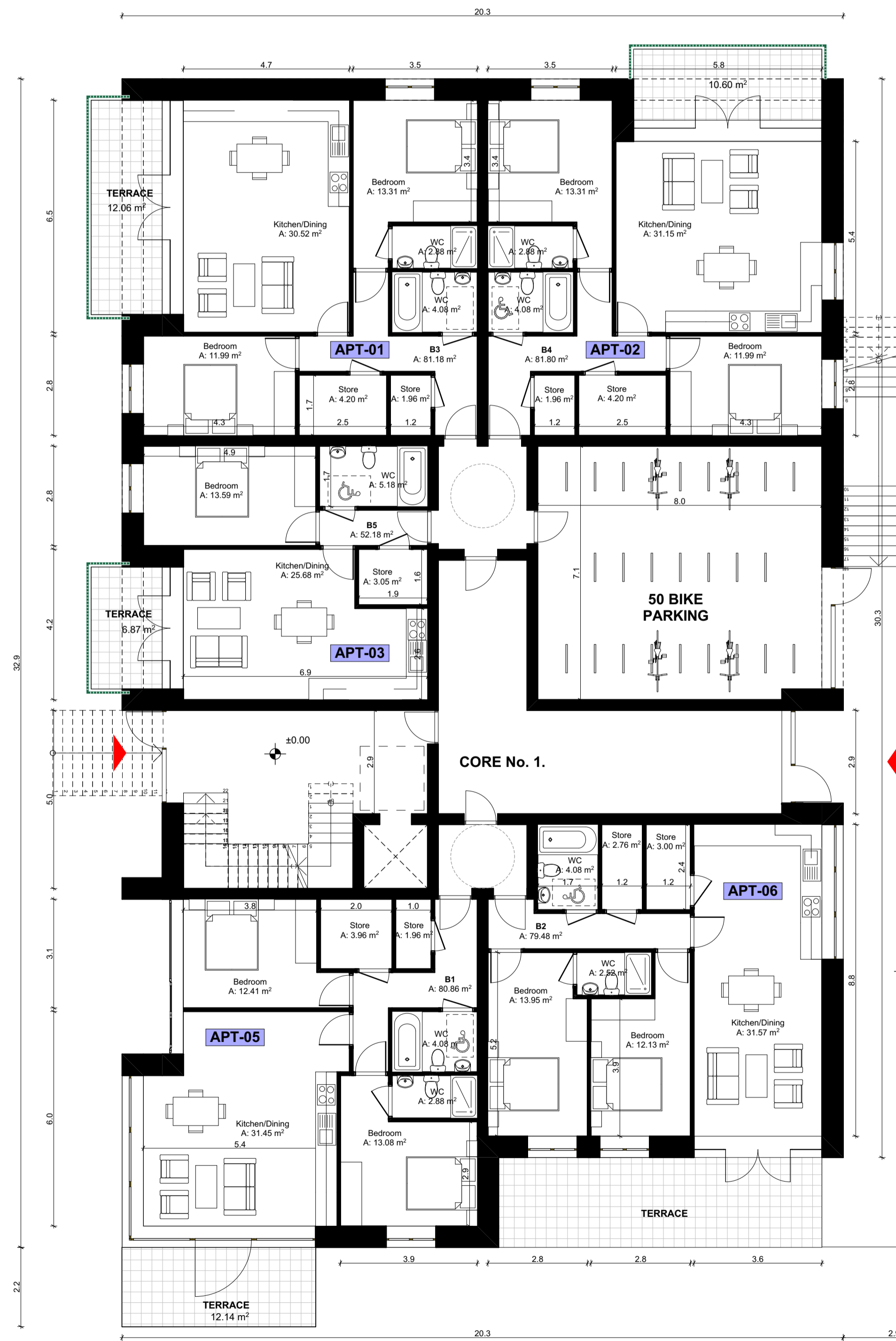
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Refer to siteplan for finished floor levels, orientation & handing.



# BLOCK B

<b>RAIA</b>	<b>Planning Application</b>	<b>DAVEY + SMITH ARCHITECTS</b>
<small>DAVEY+SMITH ARCHITECTS   13 SEAPPOINT BUILDING, 4445 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447638   EMAIL: info@davey-smith.com   WEB: www.davey-smith.com</small>		
Layout ID: <b>AB-01-</b>	Scale: <b>as shown</b>	Job No: <b>D2006</b>
Project: <b>Boherboy - APARTMENT BLOCK B</b>	Series: <b>Planning</b>	Date: <b>21/03/2022</b>
Drawing Name: <b>UNDERCROFT PLANS</b>	Status: <b>Planning</b>	

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**CAR PARKING DUPLEX:**  
3 BED DUPLEX UNITS 8no.  
6 UNDERCROFT SPACES & 4 ON SURFACE SPACES: 10 SPACES  
RATIO 1.25

**CAR PARKING APARTMENTS:**  
21no.  
UNDERCROFT SPACES 19 SPACES  
RATIO 0.9  
ACCESSIBLE PARKING SPACES: 2 (7%)  
MOTORBIKE PARKING: 2  
EV CHARGING FACILITIES: 10%

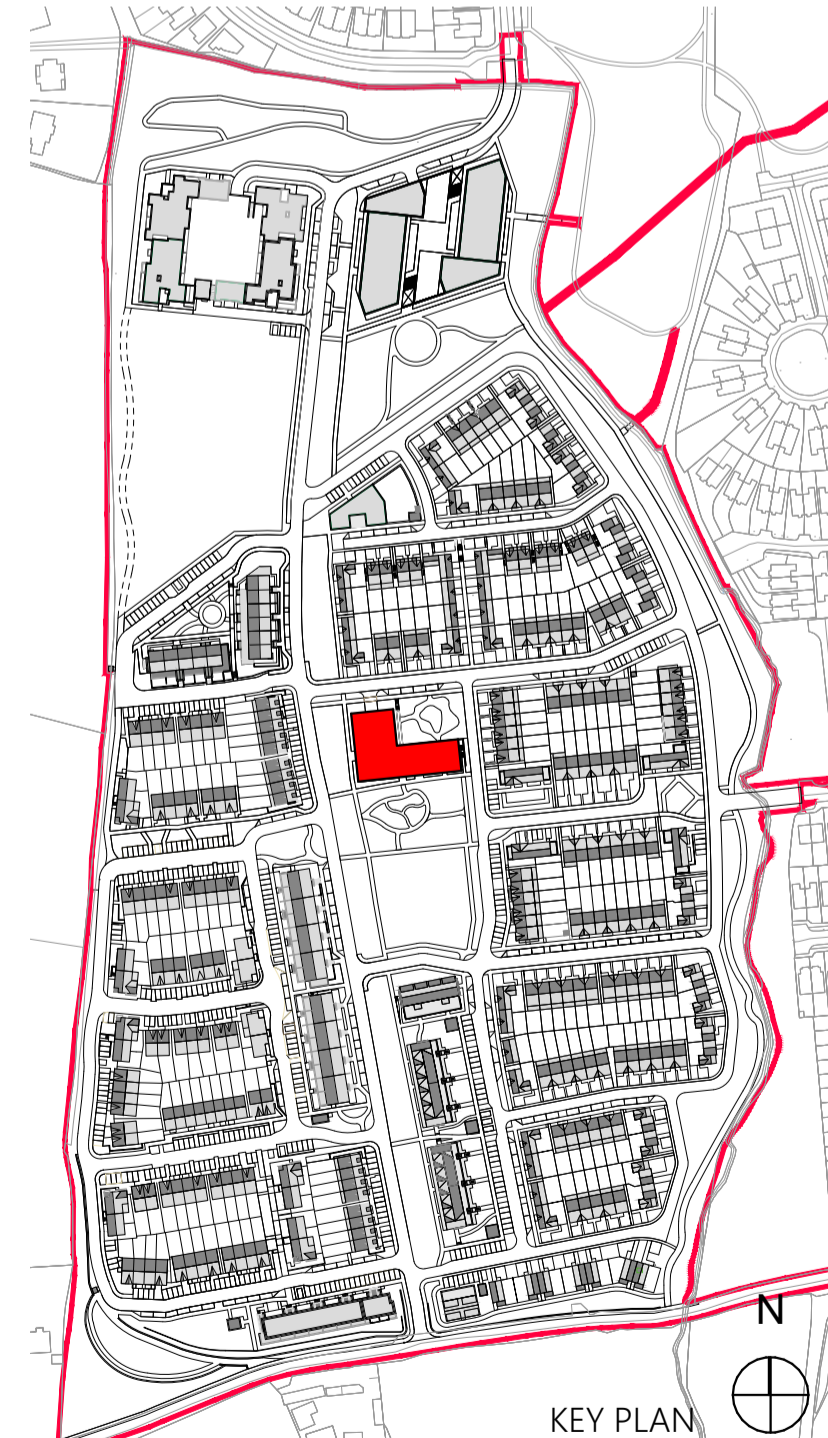
**VENTILATION:**  
BASEMENT AREA FOR VENTILATION: 713m2  
VENTS REQUIRED (5%): 36m2  
VENTS PROVIDED (8%): 58m2

SCHEDULE OF ACCOMODATION					
Home Story	APARTMENT	BEDS	QUANTITY	AREA	
undercroft					
	B5	1	1	52.18	
			1	52.18 m <sup>2</sup>	
Ground Floor					
	J-1	3	4	499.92	
	B5	1	1	52.18	
	B1	2	1	80.86	
	B2	2	1	79.48	
	B4	2	1	81.80	
	B3	2	1	81.18	
			9	875.42 m <sup>2</sup>	
1st Floor					
	B1	2	1	80.86	
	B5	1	2	104.36	
	B4	2	1	81.80	
	B2	2	1	79.48	
	B3	2	1	81.18	
			6	427.68 m <sup>2</sup>	
2nd Floor					
	J2	3	4	447.04	
	B5	1	2	104.36	
	B2	2	1	79.48	
	B3	2	1	81.18	
	B4	2	1	81.80	
	B1	2	1	80.86	
			10	874.72 m <sup>2</sup>	
3rd Floor					
	B1	2	1	80.86	
	B6	3	1	105.88	
			2	186.74 m <sup>2</sup>	
4th Floor					
	B1	2	1	80.86	
			1	80.86 m <sup>2</sup>	
			29	2,497.60 m <sup>2</sup>	
			1 BED	2 BED	3 BED
UNDERCROFT	1	0	0		
GROUND	1	4	4		
FIRST	2	4	0		
SECOND	2	4	4		
THIRD	0	1	1		
FOURTH	0	1	0		
TOTAL	6	14	9		
MIX	21%	48%	31%		

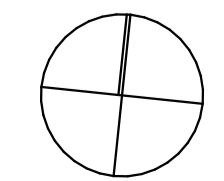
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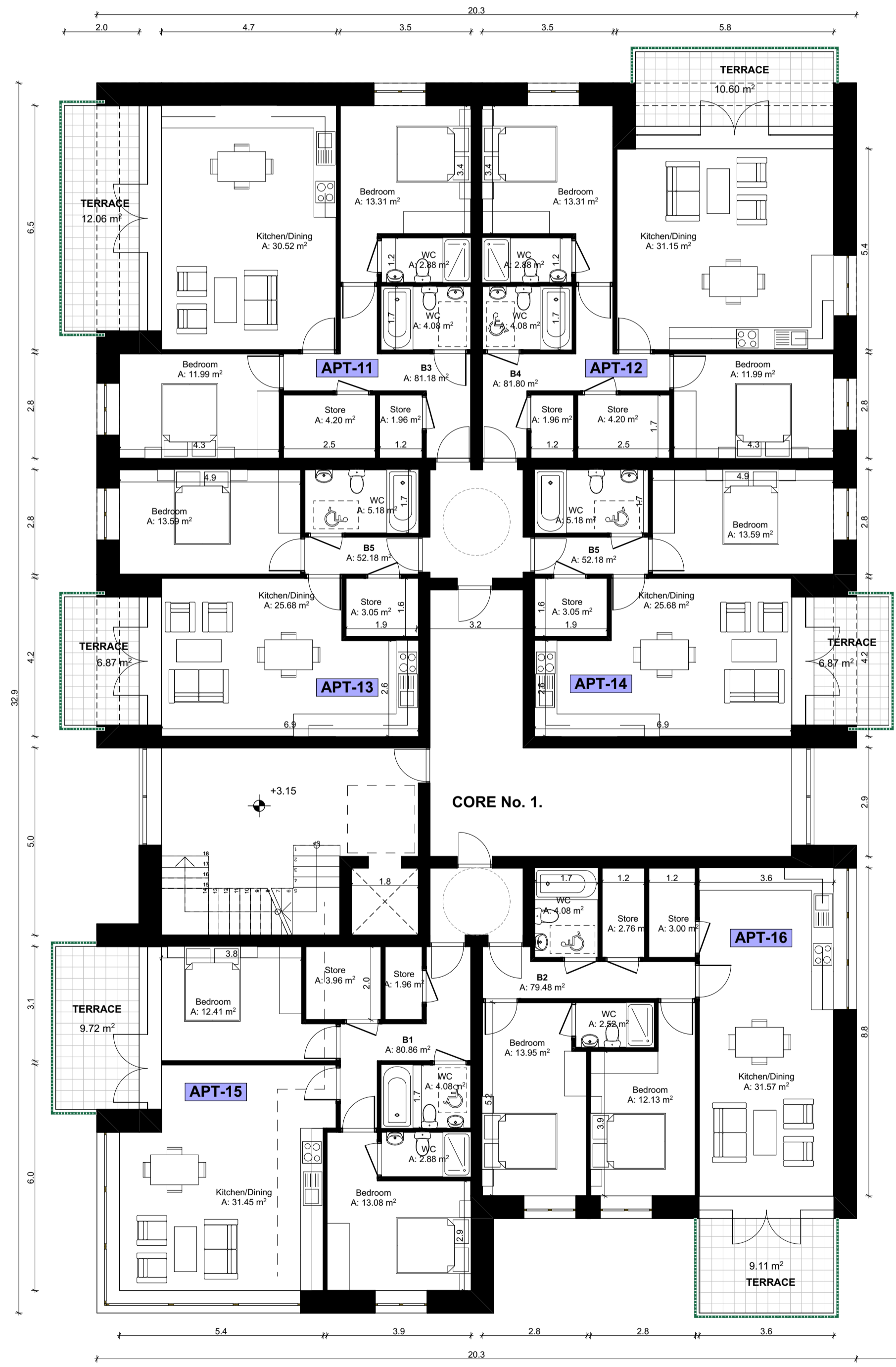
Ground Floor  
SCALE 1:100



# BLOCK B

<b>RIAI</b>	<b>Planning Application</b>	<b>DAVEY + SMITH ARCHITECTS</b>
DAVEY+SMITH ARCHITECTS   13 SEAPORT BUILDING, 44/45 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447638   EMAIL: info@davey-smith.com   WEB: www.davey-smith.com		
Layout ID: <b>AB-02-</b>	Scale: <b>as shown</b>	Job No: <b>D2006</b>
Project: <b>Boherboy - APARTMENT BLOCK B</b>	Series: <b>Planning</b>	Date: <b>21/03/2022</b>
Drawing Name: <b>GROUND FLOOR</b>	Status: <b>Planning</b>	

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**BIKE PARKING**  
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PROVISION: 62 COVERED LONG TERM SPACES, 16 VISITOR ON STREET SPACES

**CAR PARKING DUPLEX**  
3 BED DUPLEX UNITS 8no.  
6 UNDERCROFT SPACES & 4 ON SURFACE SPACES: 10 SPACES  
RATIO 1.25

**CAR PARKING APARTMENTS** 21no.  
UNDERCROFT SPACES 19 SPACES  
RATIO 0.9  
ACCESSIBLE PARKING SPACES: 2 (7%)  
MOTORBIKE PARKING: 2  
EV CHARGING FACILITIES: 10%

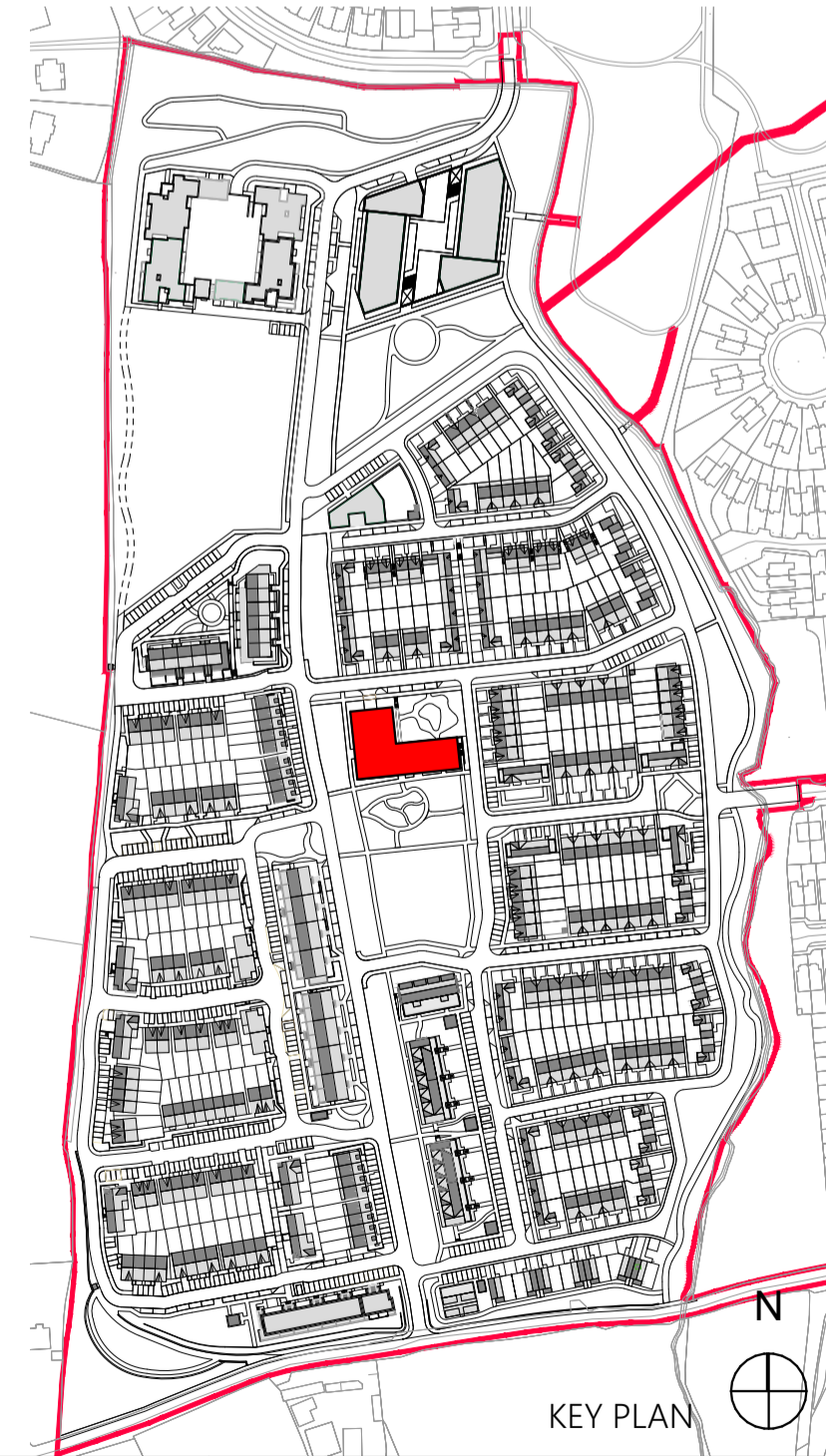
**VENTILATION**  
BASEMENT AREA FOR VENTILATION: 713m2  
VENTS REQUIRED (5%): 36m2  
VENTS PROVIDED (8%): 58m2

SCHEDULE OF ACCOMODATION				
Home Story	APARTMENT	BEDS	QUANTITY	AREA
undercroft				
	B5	1	1	52.18
			1	52.18 m <sup>2</sup>
Ground Floor				
	J-1	3	4	499.92
	B5	1	1	52.18
	B1	2	1	80.86
	B2	2	1	79.48
	B4	2	1	81.80
	B3	2	1	81.18
			9	875.42 m <sup>2</sup>
1st Floor				
	B1	2	1	80.86
	B5	1	2	104.36
	B4	2	1	81.80
	B2	2	1	79.48
	B3	2	1	81.18
			6	427.68 m <sup>2</sup>
2nd Floor				
	J2	3	4	447.04
	B5	1	2	104.36
	B2	2	1	79.48
	B3	2	1	81.18
	B4	2	1	81.80
	B1	2	1	80.86
			10	874.72 m <sup>2</sup>
3rd Floor				
	B1	2	1	80.86
	B6	3	1	105.88
			2	186.74 m <sup>2</sup>
4th Floor				
	B1	2	1	80.86
			1	80.86 m <sup>2</sup>
			29	2,497.60 m <sup>2</sup>
				1 BED 2 BED 3 BED
UNDERCROFT		1	0	0
GROUND		1	4	4
FIRST		2	4	0
SECOND		2	4	4
THIRD		0	1	1
FOURTH		0	1	0
<b>TOTAL</b>		<b>6</b>	<b>14</b>	<b>9</b>
<b>MIX</b>		<b>21%</b>	<b>48%</b>	<b>31%</b>

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# BLOCK B

<b>RIAI</b>	<b>Planning Application</b>	<b>DAVEY + SMITH</b> ARCHITECTS
<small>DAVEY + SMITH ARCHITECTS   13 SEAPORT BUILDING, 44/45 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447638   EMAIL: info@davey-smith.com   WEB: www.davey-smith.com</small>		
Layout ID: <b>AB-03-</b>	Scale: <b>as shown</b>	Job No: <b>D2006</b>
Project: <b>Boherboy - APARTMENT BLOCK B</b>	Series: <b>Planning</b>	Date: <b>21/03/2022</b>
Drawing Name: <b>FIRST FLOOR</b>	Status: <b>Planning</b>	

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PROVISION: 62 COVERED LONG TERM SPACES, 16 VISITOR ON STREET SPACES

**CAR PARKING DUPLEX 3 BED DUPLEX UNITS**  
6 UNDERCROFT SPACES & 4 ON SURFACE SPACES:  
RATIO 8no. 10 SPACES 1.25

**CAR PARKING APARTMENTS UNDERCROFT SPACES**  
RATIO 21no. 19 SPACES 0.9

**ACCESSIBLE PARKING SPACES:**  
MOTORBIKE PARKING: 2  
EV CHARGING FACILITIES: 10%

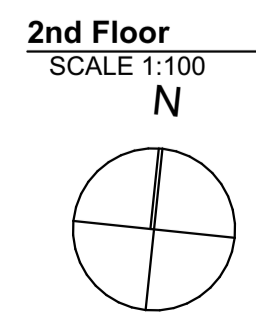
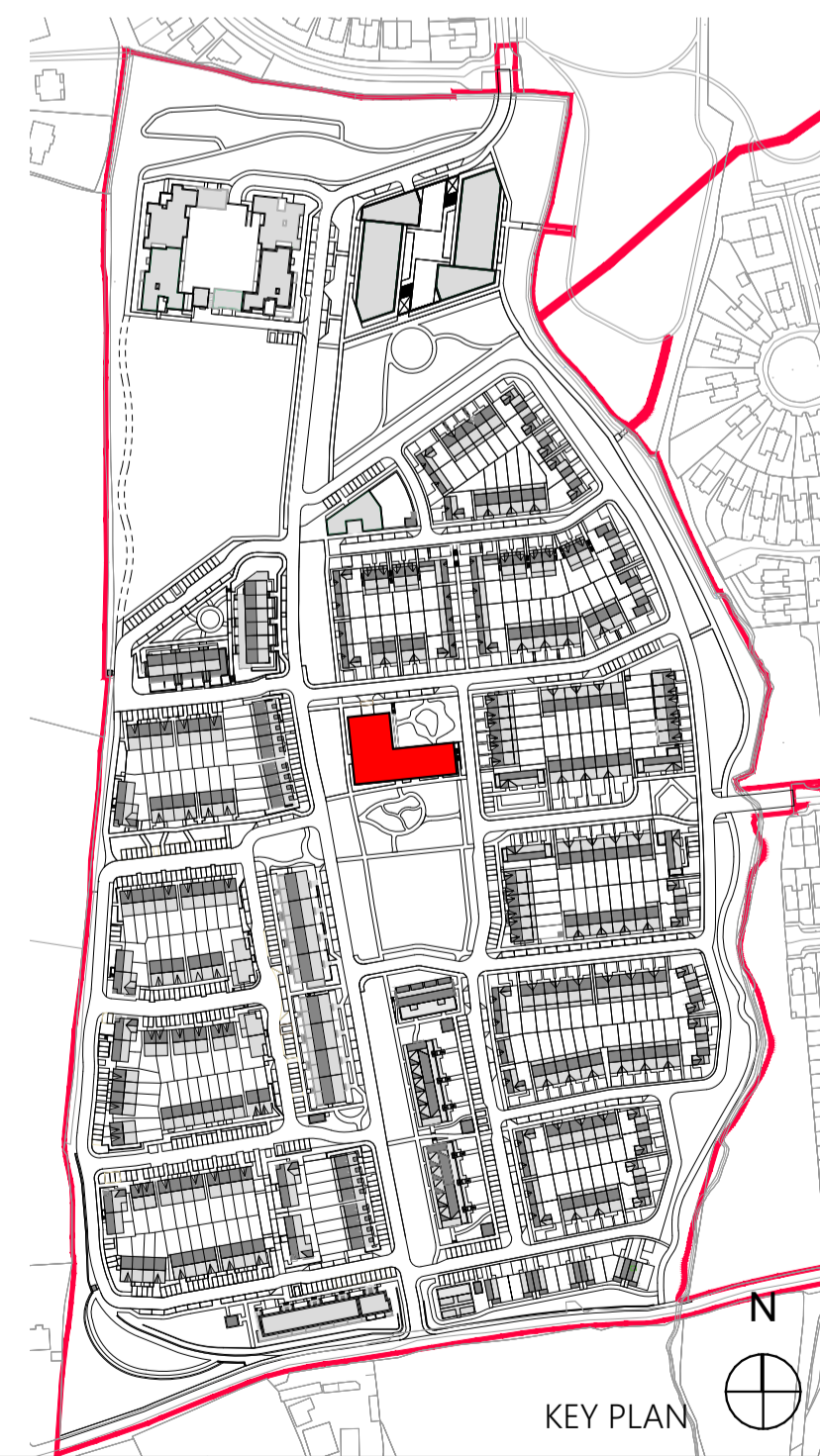
**VENTILATION BASEMENT AREA FOR VENTILATION:**  
VENTS REQUIRED (5%) 713m2  
VENTS PROVIDED (8%) 58m2

SCHEDULE OF ACCOMODATION					
Home Story	APARTMENT	BEDS	QUANTITY	AREA	
undercroft					
	B5	1	1	52.18	
			1	52.18 m <sup>2</sup>	
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1st Floor					
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	B3	2	1	81.18	
			6	427.68 m <sup>2</sup>	
2nd Floor					
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	B2	2	1	79.48	
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3rd Floor					
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# BLOCK B

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DAVEY+SMITH ARCHITECTS   13 SEAPORT BUILDING, 4445 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447658   EMAIL: info@davey-smith.com   WEB: www.davey-smith.com		
Layout ID: <b>AB-04</b>	Scale: <b>as shown</b>	Job No: <b>D2006</b>
Project: <b>Boherboy - APARTMENT BLOCK B</b>	Series: <b>Planning</b>	Date: <b>21/03/2022</b>
Drawing Name: <b>SECOND FLOOR</b>	Status: <b>Planning</b>	

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RATIO 1.25

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RATIO 19 SPACES  
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MOTORBIKE PARKING: 2  
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**VENTILATION BASEMENT AREA FOR VENTILATION:** 713m2  
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VENTS PROVIDED (8%): 58m2

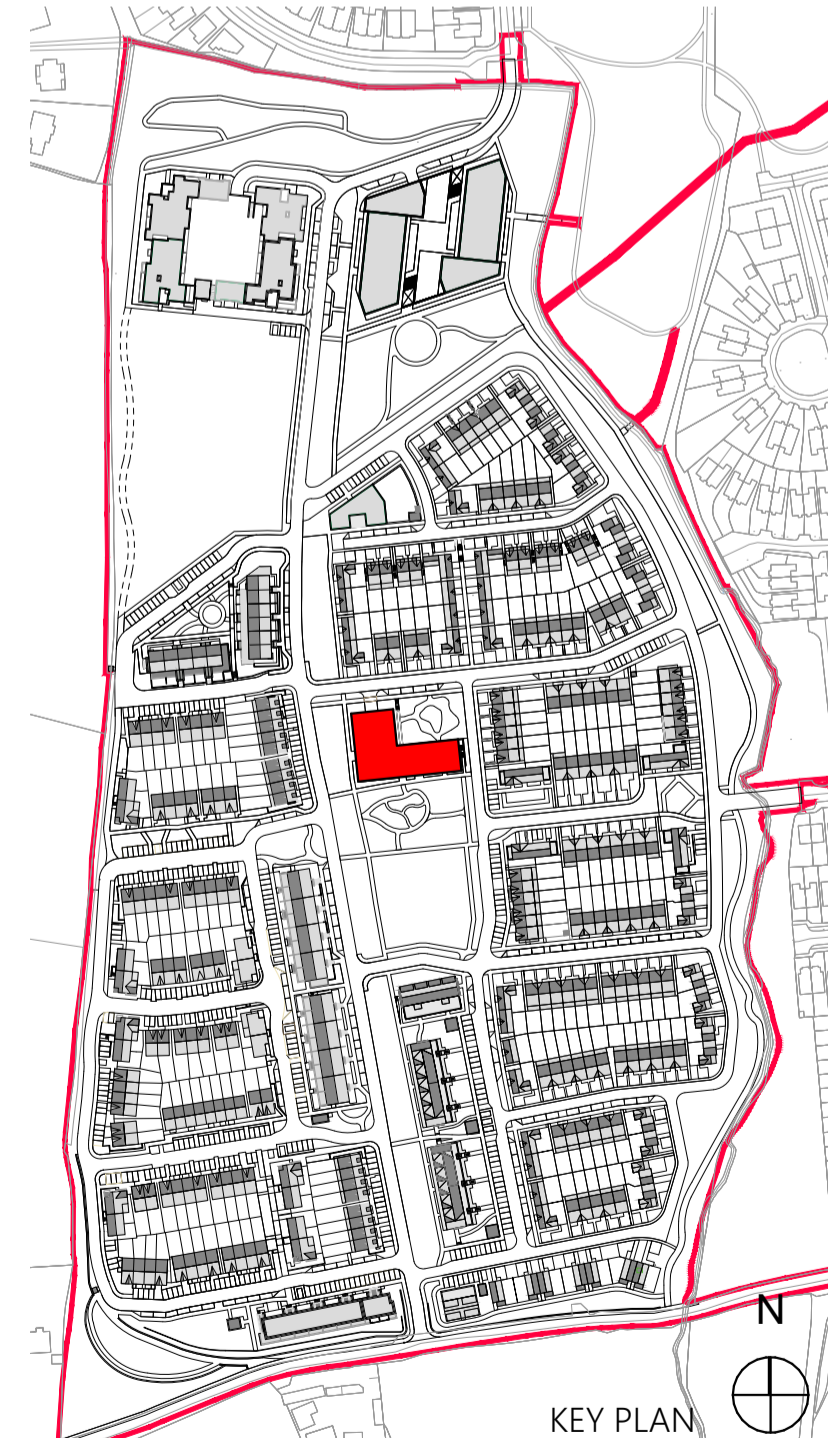
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Home Story	APARTMENT	BEDS	QUANTITY	AREA
undercroft				
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			1	52.18 m <sup>2</sup>
Ground Floor				
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	B5	1	1	52.18
	B1	2	1	80.86
	B2	2	1	79.48
	B4	2	1	81.80
	B3	2	1	81.18
			9	875.42 m <sup>2</sup>
1st Floor				
	B1	2	1	80.86
	B5	1	2	104.36
	B4	2	1	81.80
	B2	2	1	79.48
	B3	2	1	81.18
			6	427.68 m <sup>2</sup>
2nd Floor				
	J2	3	4	447.04
	B5	1	2	104.36
	B2	2	1	79.48
	B3	2	1	81.18
	B4	2	1	81.80
	B1	2	1	80.86
			10	874.72 m <sup>2</sup>
3rd Floor				
	B1	2	1	80.86
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			2	186.74 m <sup>2</sup>
4th Floor				
	B1	2	1	80.86
			1	80.86 m <sup>2</sup>
			29	2,497.60 m <sup>2</sup>
		1 BED	2 BED	3 BED
UNDERCROFT		1	0	0
GROUND		1	4	4
FIRST		2	4	0
SECOND		2	4	4
THIRD		0	1	1
FOURTH		0	1	0
TOTAL		6	14	9
MIX		21%	48%	31%



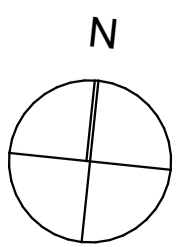
**Notes**

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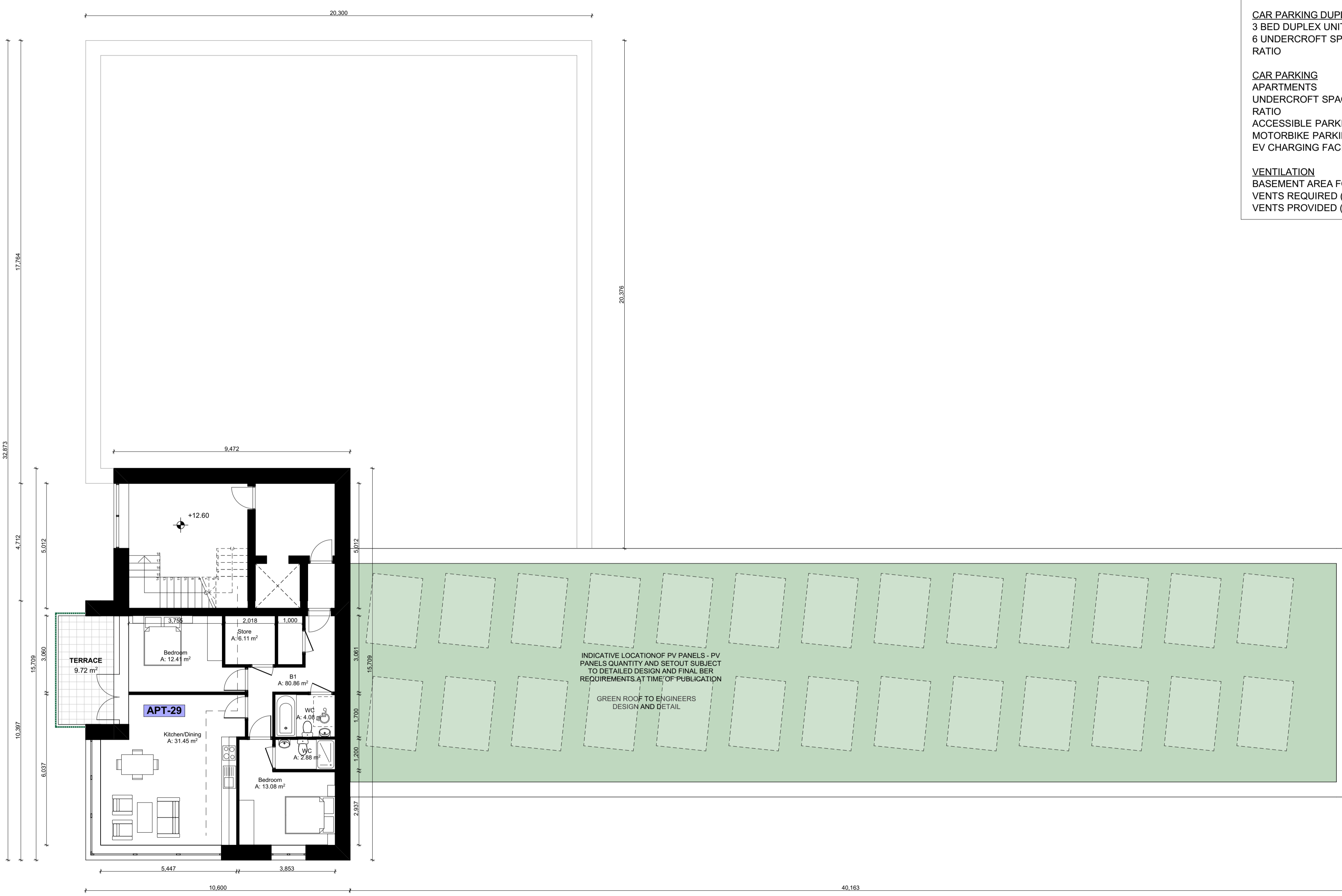
3rd Floor  
SCALE 1:100



# BLOCK B

<b>RIAI</b>	<b>Planning Application</b>	<b>DAVEY + SMITH ARCHITECTS</b>
DAVEY+SMITH ARCHITECTS   13 SEAPONT BUILDING, 44/45 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447638   EMAIL: info@davey-smith.com   WEB: www.davey-smith.com		
Layout ID: <b>AB-05-</b>	Scale: <b>as shown</b>	Job No: <b>D2006</b>
Project: <b>Boherboy - APARTMENT BLOCK B</b>	Series: <b>Planning</b>	Date: <b>21/03/2022</b>
Drawing Name: <b>THIRD FLOOR</b>	Status: <b>Planning</b>	

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NOTES ON FINISHES:

ROOF: GREEN ROOF AS SHOWN

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

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.

BIKE PARKING REQUIREMENT:  
1 LONG TERM SPACE PER BEDROOM & 1 VISITOR SPACE PER 2 UNITS 61 + 15 = 76  
PROVISION: 62 COVERED LONG TERM SPACES, 16 VISITOR ON STREET SPACES

CAR PARKING DUPLEX  
3 BED DUPLEX UNITS 8no.  
6 UNDERCROFT SPACES & 4 ON SURFACE SPACES: 10 SPACES  
RATIO 1.25

CAR PARKING APARTMENTS 21no.  
UNDERCROFT SPACES 19 SPACES  
RATIO 0.9  
ACCESSIBLE PARKING SPACES: 2 (7%)  
MOTORBIKE PARKING: 2  
EV CHARGING FACILITIES: 10%

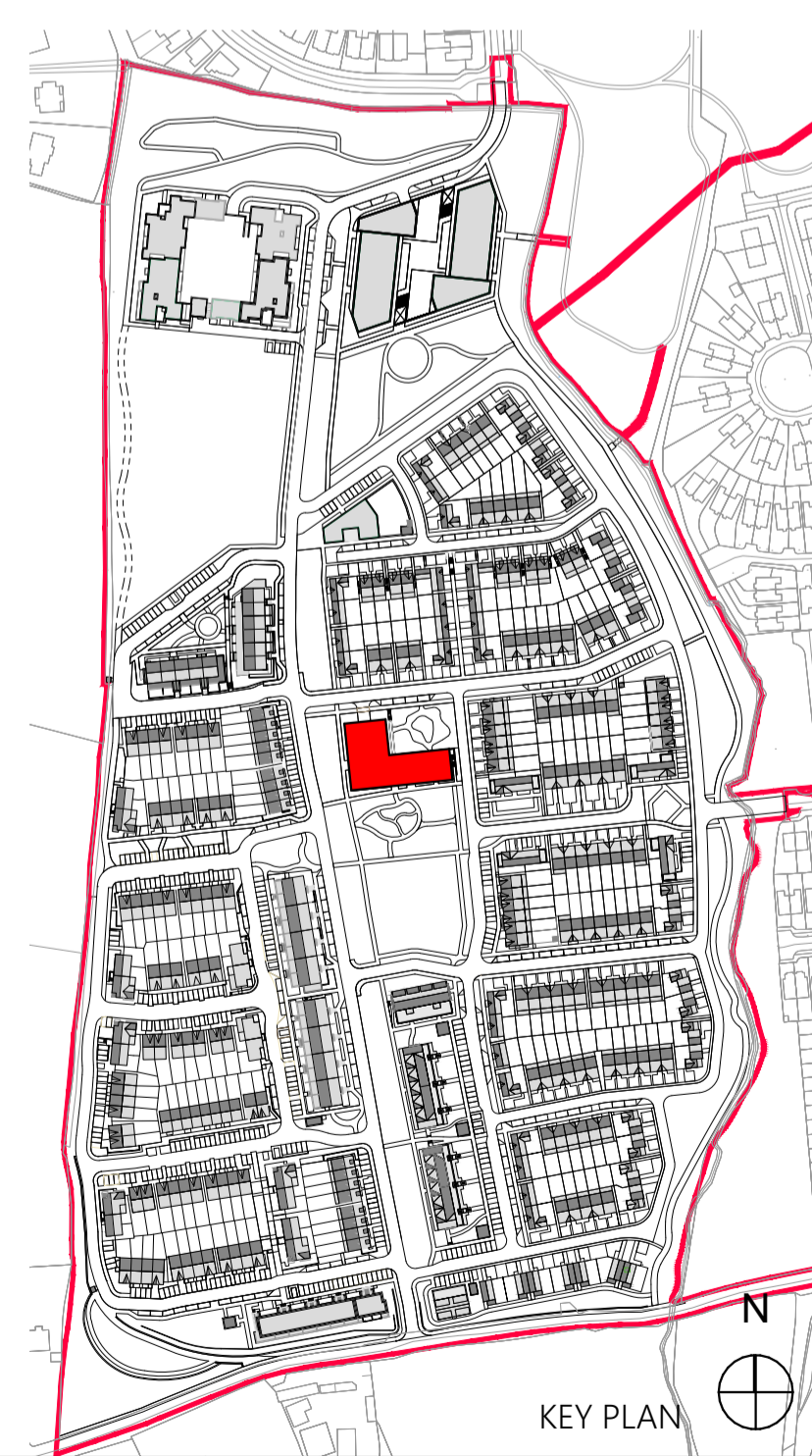
VENTILATION BASEMENT AREA FOR VENTILATION: 713m2  
VENTS REQUIRED (5%): 36m2  
VENTS PROVIDED (8%): 58m2

SCHEDULE OF ACCOMODATION				
Home Story	APARTMENT	BEDS	QUANTITY	AREA
undercroft				
	B5	1	1	52.18
			1	52.18 m <sup>2</sup>
Ground Floor				
	J-1	3	4	499.92
	B5	1	1	52.18
	B1	2	1	80.86
	B2	2	1	79.48
	B4	2	1	81.80
	B3	2	1	81.18
			9	875.42 m <sup>2</sup>
1st Floor				
	B1	2	1	80.86
	B5	1	2	104.36
	B4	2	1	81.80
	B2	2	1	79.48
	B3	2	1	81.18
			6	427.68 m <sup>2</sup>
2nd Floor				
	J2	3	4	447.04
	B5	1	2	104.36
	B2	2	1	79.48
	B3	2	1	81.18
	B4	2	1	81.80
	B1	2	1	80.86
			10	874.72 m <sup>2</sup>
3rd Floor				
	B1	2	1	80.86
	B6	3	1	105.88
			2	186.74 m <sup>2</sup>
4th Floor				
	B1	2	1	80.86
			1	80.86 m <sup>2</sup>
			29	2,497.60 m <sup>2</sup>
		1 BED	2 BED	3 BED
UNDERCROFT	1	0	0	
GROUND	1	4	4	
FIRST	2	4	0	
SECOND	2	4	4	
THIRD	0	1	1	
FOURTH	0	1	0	
TOTAL	6	14	9	
MIX	21%	48%	31%	

Notes

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# BLOCK B

<b>RAI</b>	<b>Planning Application</b>	<b>DAVEY + SMITH ARCHITECTS</b>
DAVEY-SMITH ARCHITECTS   13 SEAPPOINT BUILDING, 4445 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447638   EMAIL: info@davey-smith.com   WEB: www.davey-smith.com		
Layout ID: <b>AB-06-</b>	Scale: <b>as shown</b>	Job No: <b>D2006</b>
Project: <b>Boherboy - APARTMENT BLOCK B</b>	Series: <b>Planning</b>	Date: <b>21/03/2022</b>
Drawing Name: <b>FOURTH FLOOR</b>	Status: <b>Planning</b>	

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**NOTES ON FINISHES:**

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**CAR PARKING DUPLEX**  
3 BED DUPLEX UNITS 8no.  
6 UNDERCROFT SPACES & 4 ON SURFACE SPACES: 10 SPACES  
RATIO 1.25

**CAR PARKING APARTMENTS**  
UNDERCROFT SPACES 21no.  
RATIO 0.9  
ACCESSIBLE PARKING SPACES: 2 (7%)  
MOTORBIKE PARKING: 2  
EV CHARGING FACILITIES: 10%

**VENTILATION**  
BASEMENT AREA FOR VENTILATION: 713m2  
VENTS REQUIRED (5%): 36m2  
VENTS PROVIDED (8%): 58m2

**SCHEDULE OF ACCOMODATION**

Home Story	APARTMENT	BEDS	QUANTITY	AREA
undercroft				
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	B2	2	1	79.48
	B3	2	1	81.18
	B4	2	1	81.80
	B1	2	1	80.86
			10	874.72 m <sup>2</sup>
3rd Floor				
	B1	2	1	80.86
	B6	3	1	105.88
			2	186.74 m <sup>2</sup>
4th Floor				
	B1	2	1	80.86
			1	80.86 m <sup>2</sup>
			29	2,497.60 m <sup>2</sup>
<b>Summary Table</b>				
		<b>1 BED</b>	<b>2 BED</b>	<b>3 BED</b>
UNDERCROFT	1	0	0	
GROUND	1	4	4	
FIRST	2	4	0	
SECOND	2	4	4	
THIRD	0	1	1	
FOURTH	0	1	0	
<b>TOTAL</b>	<b>6</b>	<b>14</b>	<b>9</b>	
<b>MIX</b>	<b>21%</b>	<b>48%</b>	<b>31%</b>	

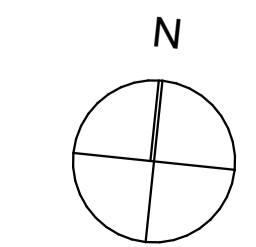
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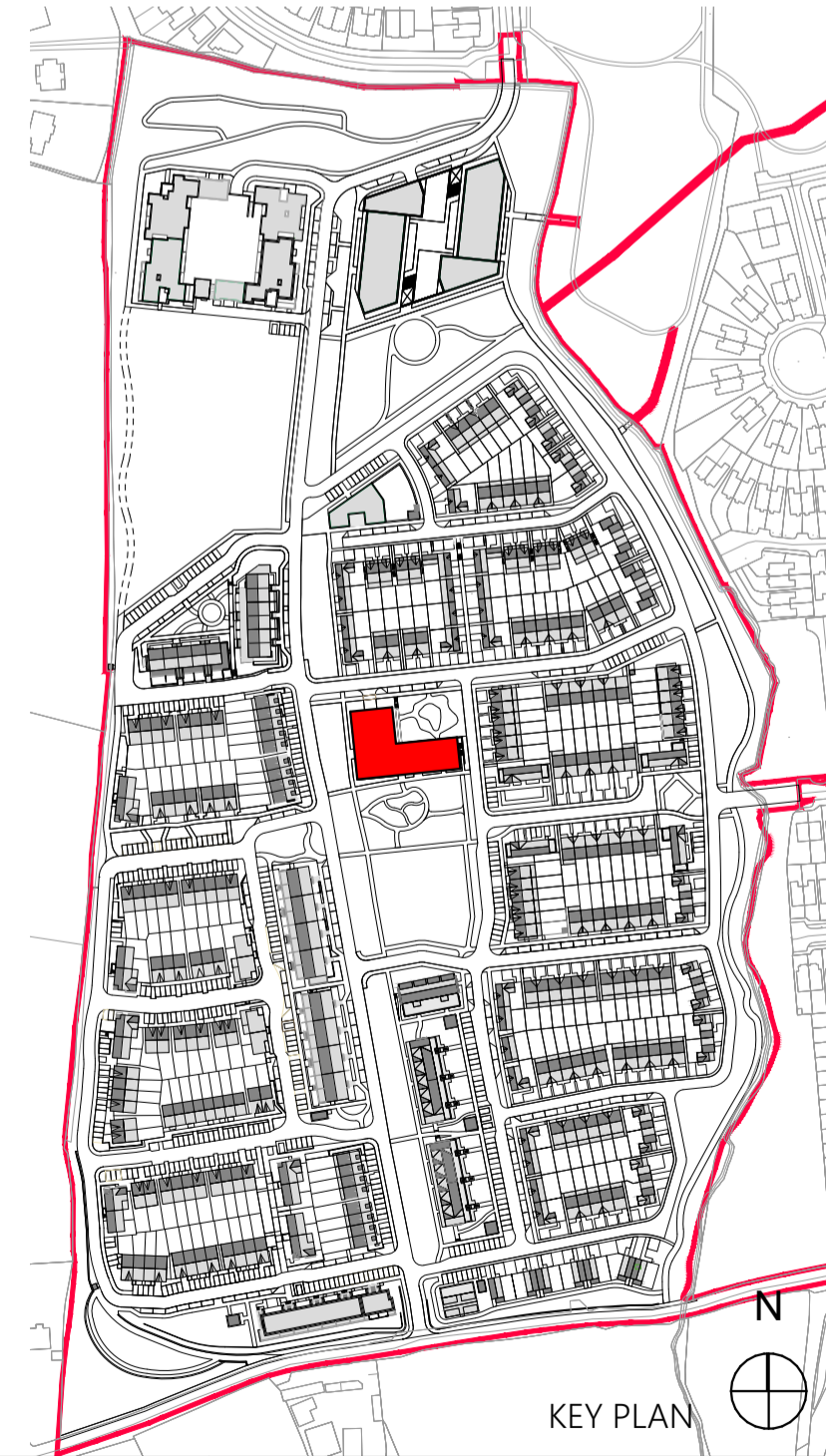
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**ROOF**  
SCALE 1:100



**BLOCK B**



<b>RIAI</b>	<b>Planning Application</b>	<b>DAVEY + SMITH ARCHITECTS</b>
DAVEY+SMITH ARCHITECTS   13 SEAPORT BUILDING, 4445 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447638   EMAIL: info@davey-smith.com   WEB: www.davey-smith.com		
Layout ID: <b>AB-07-</b>	Scale: <b>as shown</b>	Job No: <b>D2006</b>
Project: <b>Boherboy - APARTMENT BLOCK B</b>	Series: <b>Planning</b>	Date: <b>21/03/2022</b>
Drawing Name: <b>ROOF PLAN</b>	Status: <b>Planning</b>	

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**South Elevation**  
SCALE 1:200



**North Elevation**  
SCALE 1:200



**West Elevation**  
SCALE 1:200



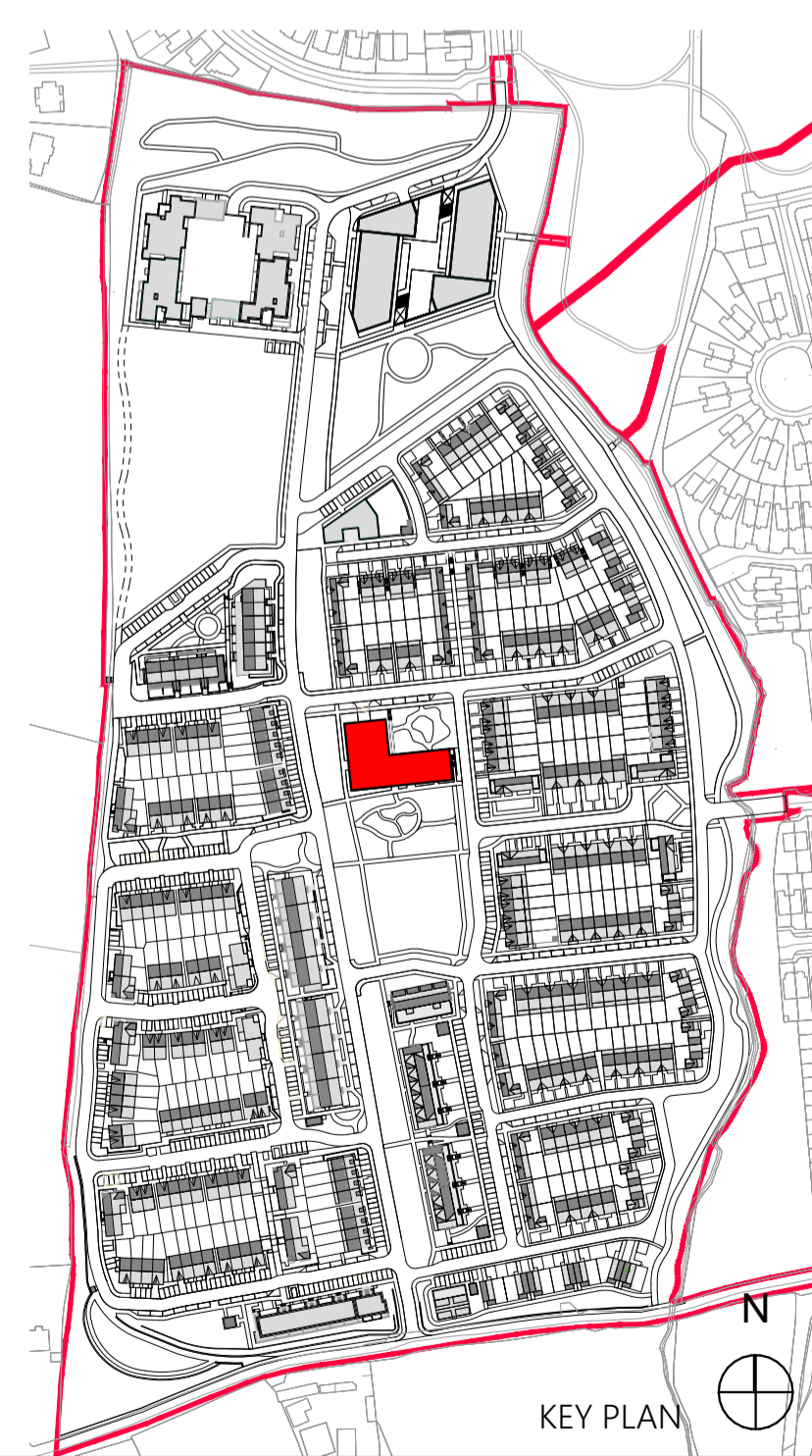
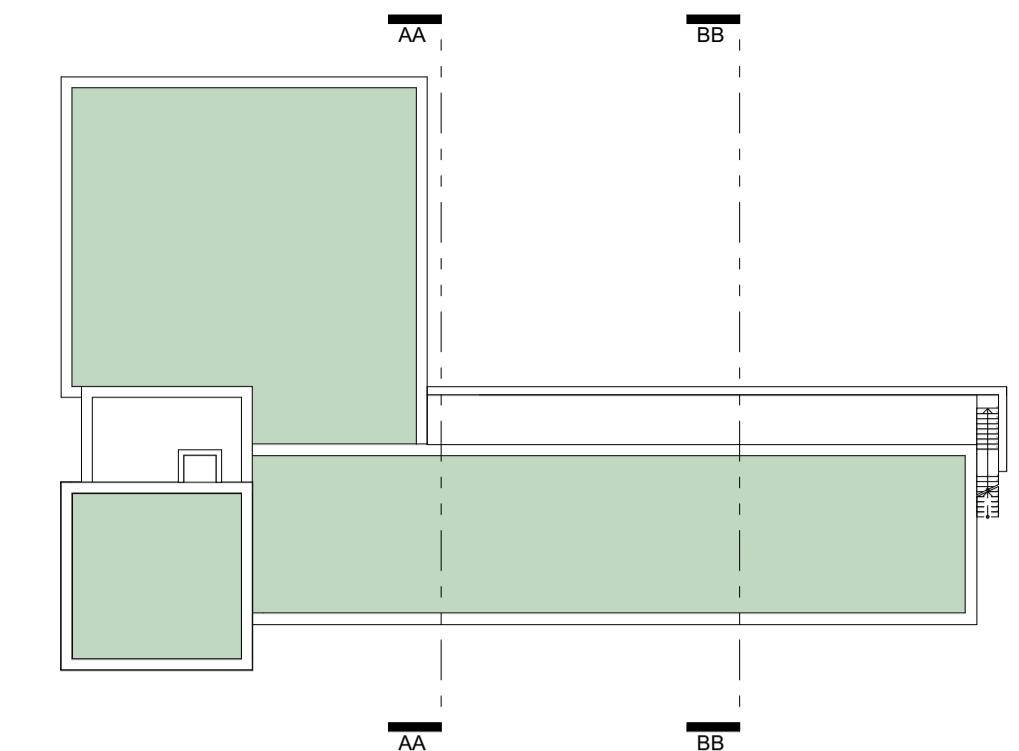
**Section A-A**  
SCALE 1:200



**Section B-B**  
SCALE 1:200



**East Elevation**  
SCALE 1:200



**BLOCK B**

<b>RIAI</b>	<b>Planning Application</b>	<b>DAVEY + SMITH ARCHITECTS</b>
DAVEY+SMITH ARCHITECTS   13 SEAPPOINT BUILDING, 4445 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 2447638   EMAIL: info@davey-smith.com   WEB: www.davey-smith.com		
Layout ID: <b>AB-08-</b>	Scale: <b>as shown</b>	Job No: <b>D2006</b>
Project: <b>Boherboy - APARTMENT BLOCK B</b>	Series: <b>Planning</b>	Date: <b>21/03/2022</b>
Drawing Name: <b>ELEVATIONS</b>	Status: <b>Planning</b>	

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