

1 Block 17 - Ground Floor Plan  
1:100

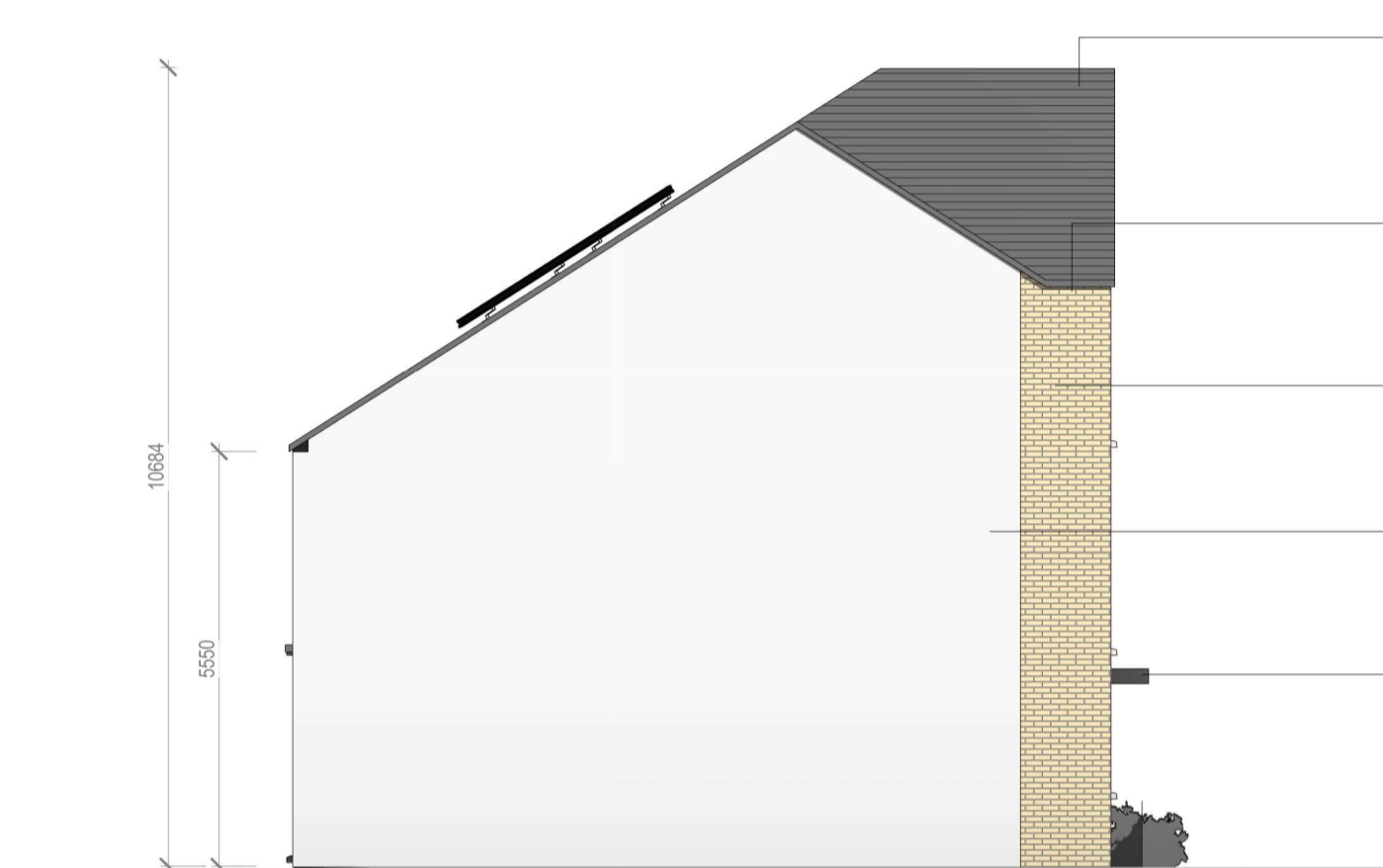
2 Block 17 - First Floor Plan  
1:100

3 Block 17 - Second Floor Plan  
1:100



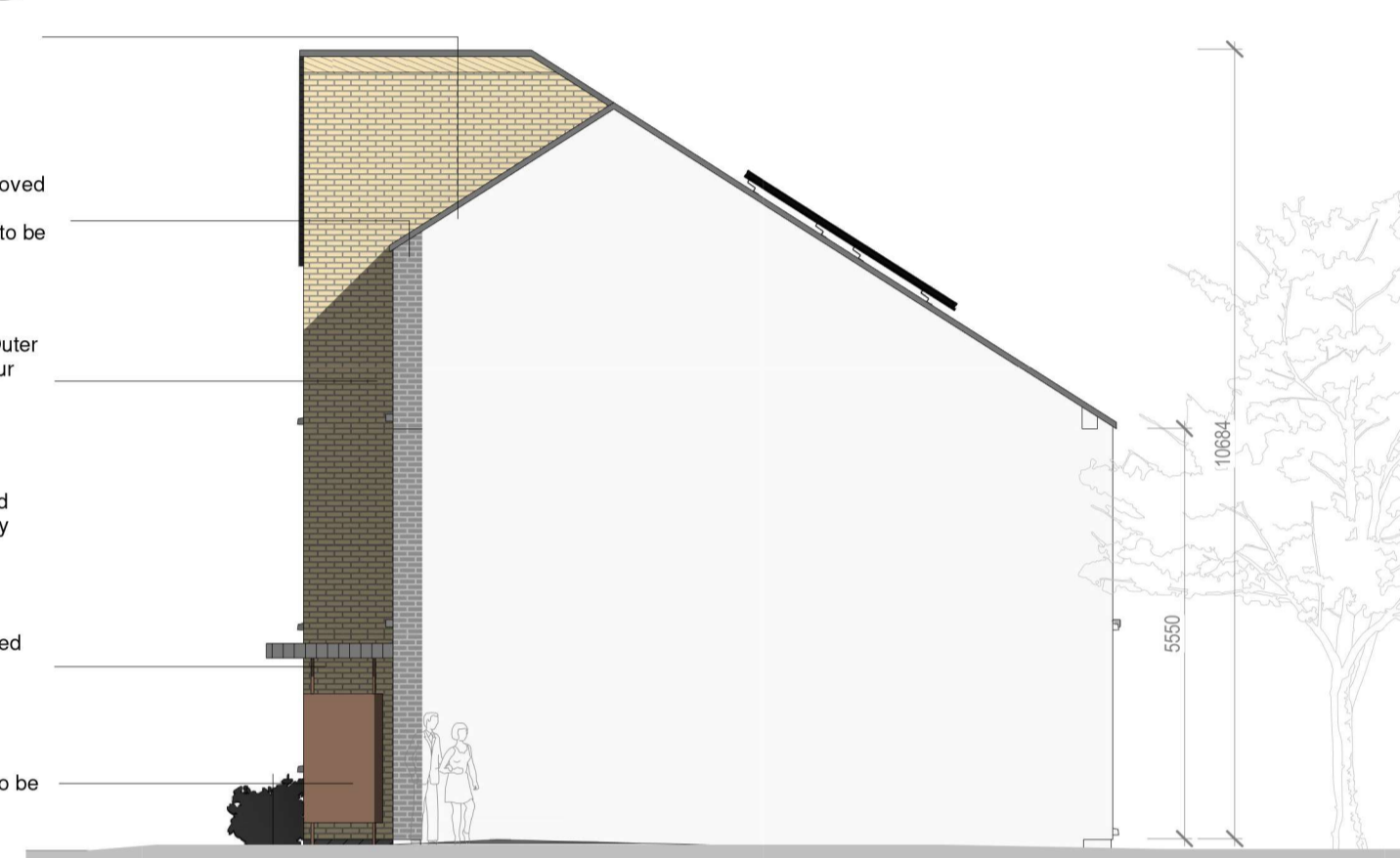
4 Block 17 - Front Elevation  
1:100

- 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. Refer to Spec for U-Value etc.
- Selected Stacked Solder Course Brick Finish to Outer Leaf Brick Type and Colour To Be Approved By The Architects
- Straight Edged Coated Aluminium Cill to Match Window RAL Colour
- Entrance Aluminium Coated Canopy to Match Window RAL Colour
- Selected Brick Finish to Outer Leaf Brick Type and Colour To Be Approved By The Architects



5 Block 17 - Side Elevation 1  
1:100

- Blue/Black Flat Concrete Tile / or Similar Approved
- Alumasc or Equal or Approved Hidden Soffit/Fascia & 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
- Entrance Aluminium Coated Canopy to Match Window RAL Colour
- Whispering Wall/ Privacy Screen Type and Colour to be Approved by Architects

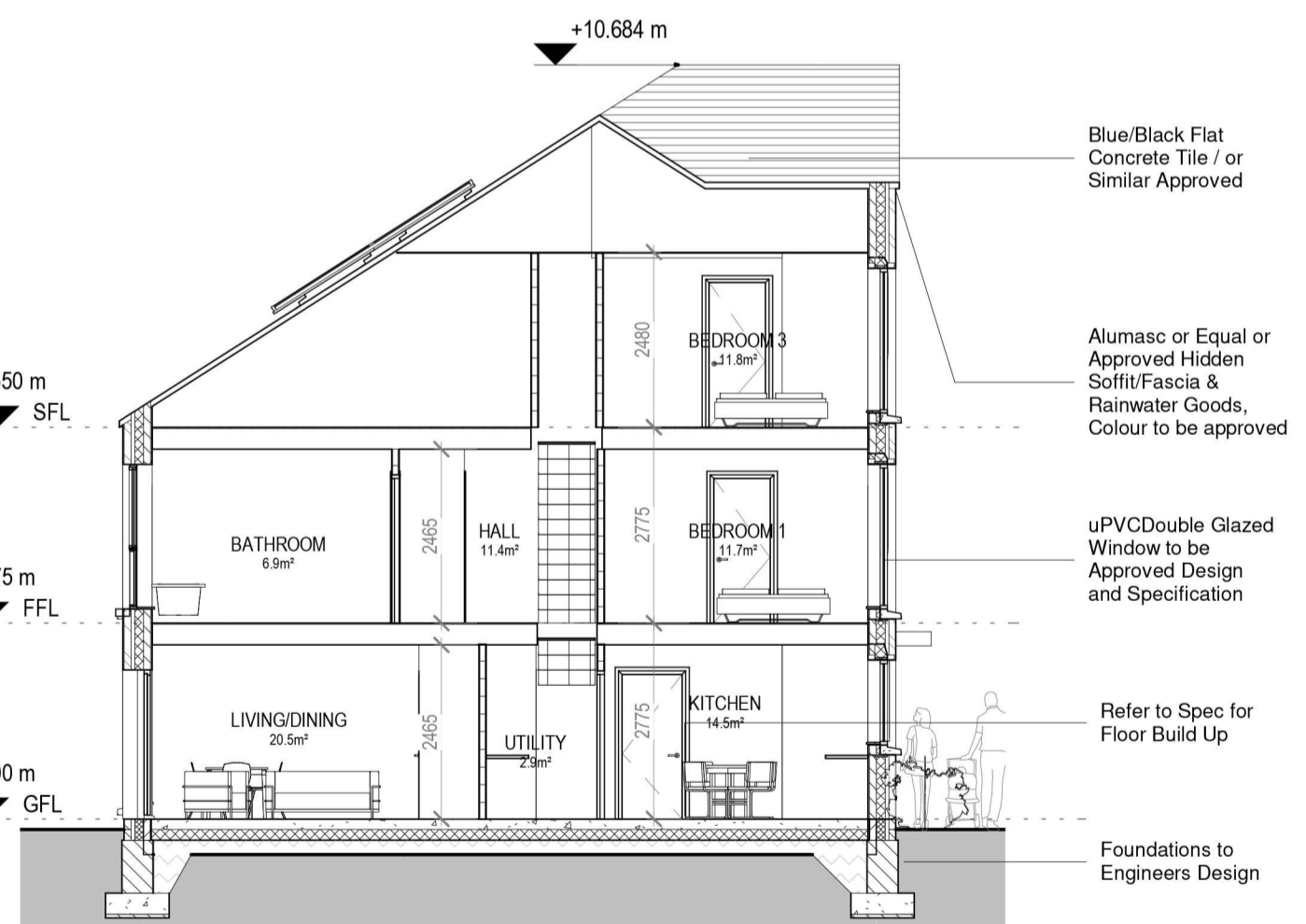


6 Block 17 - Side Elevation 2  
1:100



7 Block 17 - Rear Elevation  
1:100

- 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. Refer to Spec for U-Value etc.
- Selected Render Type and Colour To Be Approved By The Architects
- Straight Edged Coated Aluminium Cill to Match Window RAL Colour
- Selected Brick Finish to Outer Leaf Brick Type and Colour To Be Approved By The Architects



8 Section A-A  
1:100

- 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
- Refer to Spec for Floor Build Up
- Foundations to Engineers Design

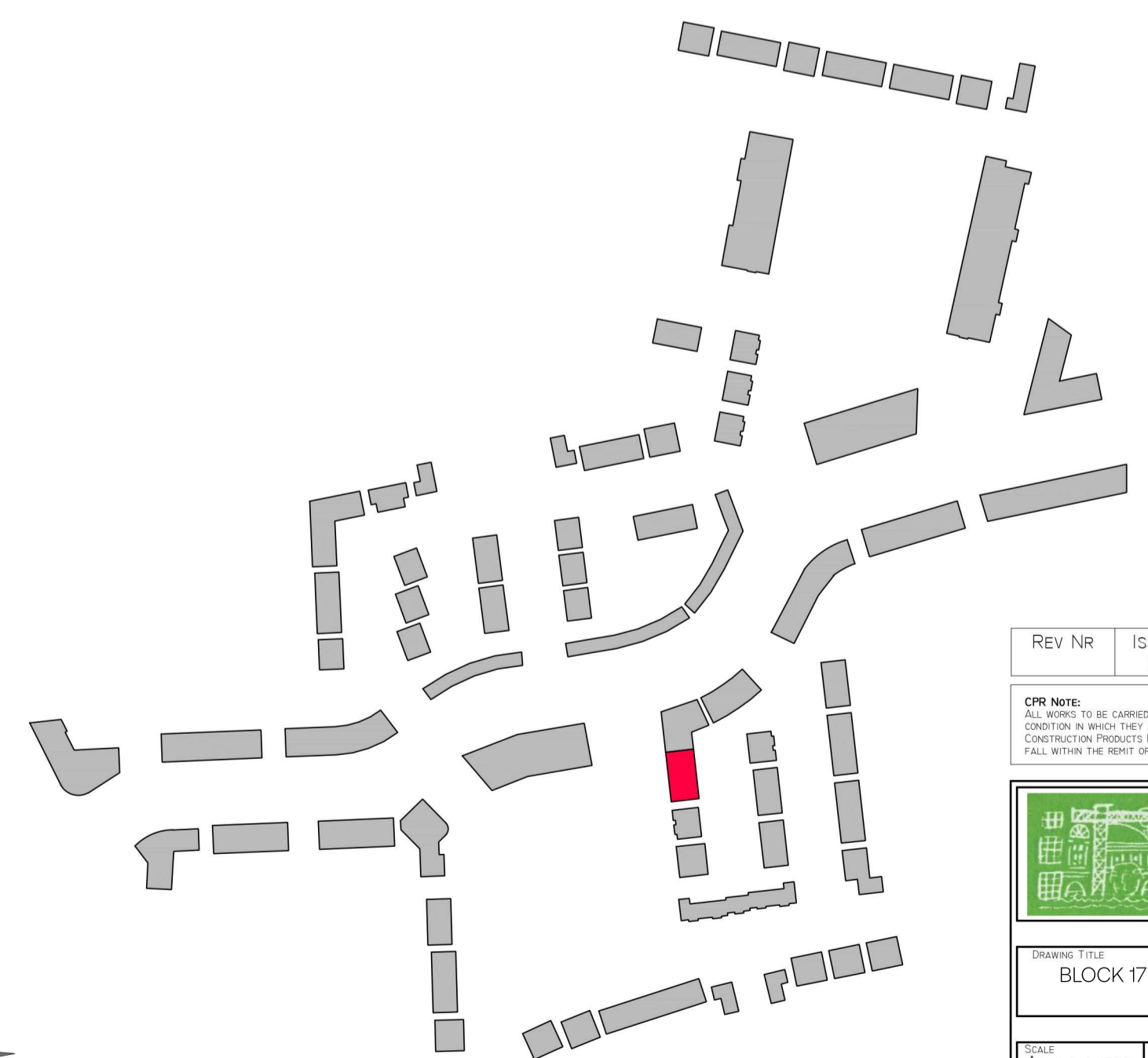
HOUSE TYPE B4.8, B4.9 & B4.10  
3 BEDROOM / 6 PERSON (3 STOREY)  
FLOOR AREA 126 M2

	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 - B4.8	3 Bed 6P house (3 Storey)	126	20	38	36	6.5
Proposed - B4.9	3 Bed 6P house (3 Storey)	126	20	41	36	6.5
Proposed - B4.10	3 Bed 6P house (3 Storey)	126	20	38	36	6.5

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)



9 3D View 2



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 DBFL Engineers drawings numbered: 1800002-2000 Roads Layout / 1800002-2001 Roads Layout Sheet 1 / 1800002-2002 Roads Layout Sheet 2

REV. NO.	ISSUED BY	REV. DESCRIPTION	REV. DATE

CPR NOTE:  
ALL WORKS TO BE CARRIED OUT USING PROPER MATERIALS WHICH ARE FIT FOR THE USE THEY ARE INTENDED AND FOR THE CONDITIONS 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 SPECIFICATIONS/STANDARDS THAT FALL WITHIN THE SCOPE OF THE CPR NO. 305/2011

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DRAWING TITLE  
BLOCK 17 - UNITS - B4.8 / B4.9 / B4.10 PLANS, ELEVATIONS & SECTION

SCALE	PROJECT NUMBER	JOB
AS INDICATED	1757-PA-BL17-100	CLONMINCH TULLAMORE
REVISION	MODEL STATUS	CLIENT
A1		STEINFORT INVESTMENT
REVISION BY	DATE	DATE
		OCTOBER 2021

NOTE:  
FLOORED DIMENSIONS MUST BE USED IN PREFERENCE TO OVERALL DIMENSIONS. ANY DIMENSIONAL DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE DRAWING BEARING THE COPYRIGHT OF VAN DIJK ARCHITECTS. IT MUST NOT BE USED FOR ANY PURPOSE BEYOND OR OTHERWISE WITHOUT THE EXPRESS PERMISSION OF THE ARCHITECTS. DO NOT COPY OR REDISTRIBUTE THESE DRAWINGS OR ANY ADDITIONAL INFORMATION WITHOUT THE EXPRESS APPROVAL OF van Dijk Architects