



Appendix 1 - Architectural Drawings

Tyrrells Lands Stradbally Road, Portlaoise, Co. Laois



NORTH



Site Details

Area of development site (outlined in red) = 20000 m² / 2.0 Ha
 Extent of Residential zone = 2535 m²

Total Area of development site (outlined in red) = 22535 m² / 2.25 Ha

SCHEDULE OF ACCOMMODATION:

| TYPE | DESCRIPTION | UNITS | PERSONS |
|-------------------|---------------------------|-----------------|-------------------|
| HOUSES | | | |
| A1.1 | Two-storey 2 bed house | 2B4P | 11 no. 44 |
| B1.1 | Two-storey 3 bed house | 3B5P | 18 no. 90 |
| D1.1 | Two-storey 4 bed house | 4B7P | 4 no. 28 |
| E1.1 | Two-storey 3 bed house | 3B5P | 5 no. 25 |
| L1.1 | Two-storey 3 bed house | 3B5P | 2 no. 10 |
| L1.2 | Two-storey 3 bed house | 3B5P | 2 no. 10 |
| L2.1 | Two-storey 3 bed house | 3B5P | 2 no. 10 |
| L2.2 | Two-storey 3 bed house | 3B5P | 2 no. 10 |
| APARTMENTS | | | |
| T1.1 | Three-storey Triplex Unit | 2B4P | 1 no. 4 |
| | Ground 2 bed apt | 2B3P | 1 no. 3 |
| | First 2 bed apt | 2B3P | 1 no. 3 |
| | Second 2 bed apt | 2B3P | 1 no. 3 |
| T2.1 | Three-storey Triplex Unit | 2B3P | 2 no. 6 |
| | Ground 2 bed apt | 2B4P | 2 no. 8 |
| | First 2 bed apt | 2B4P | 2 no. 8 |
| | Second 2 bed apt | 2B4P | 2 no. 8 |
| D7.1 | Ground 1 bed apt | 1B2P | 2 no. 4 |
| | First 1 bed apt | 1B2P | 2 no. 4 |
| D8.1 | Ground 2 bed apt | 2B3P | 2 no. 6 |
| | First/Second 3 bed duplex | 3B5P | 2 no. 10 |
| D15.1 | Ground 2 bed apt | 2B4P | 2 no. 8 |
| | First/Second 3 bed duplex | 3B5P | 2 no. 10 |
| TOTAL | | 67 Units | 301 People |

Site Density (2.25ha developable area) 28 units/ha

OPEN SPACE:

| | |
|----------------|---|
| Area 1: | 1545m ² |
| Area 2: | 1850m ² |
| Area 3: | |
| 3A: | 895m ² |
| 3B: | 350m ² |
| 3C: | 486m ² |
| TOTAL = | 5116 m² (22.70% of Site) (>10% of Site Area) |

Landscaping Surfaces

- Black Tarmac to engineers spec
150mm below footpath level, raised pedestrian crossings
- Black Tarmac Footpath to engineers spec with insitu kerb
- Porous Paving to engineers spec
- Impermeable Paving to engineers spec
- Coloured Resin Bound Surface to engineers spec

| Rev. | By | Date | Description |
|------|----|------|-------------|
| | | | |



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Proposed Site Layout

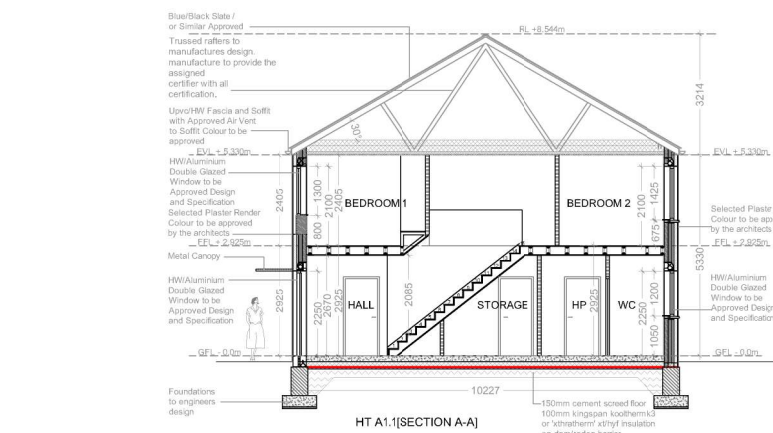
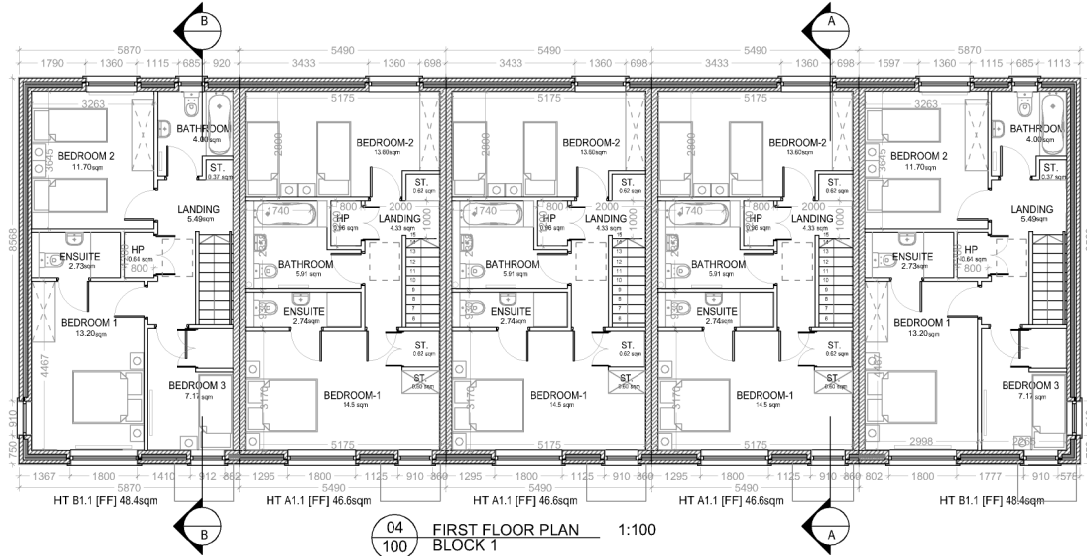
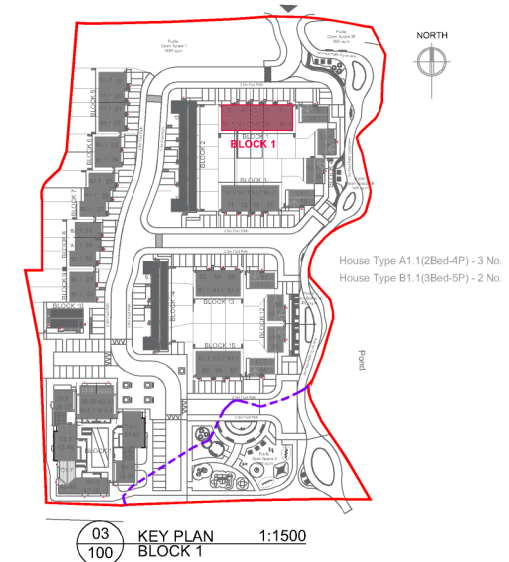
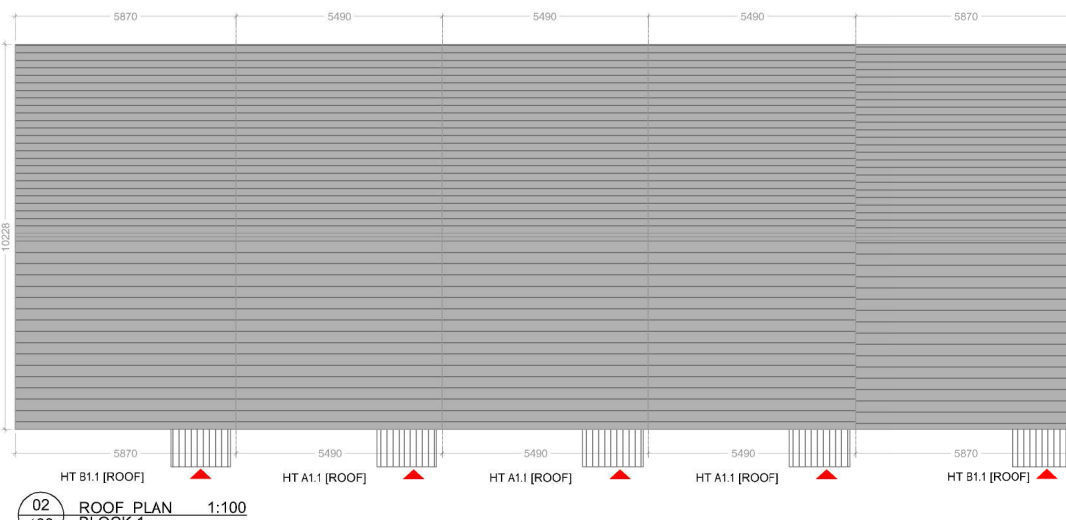
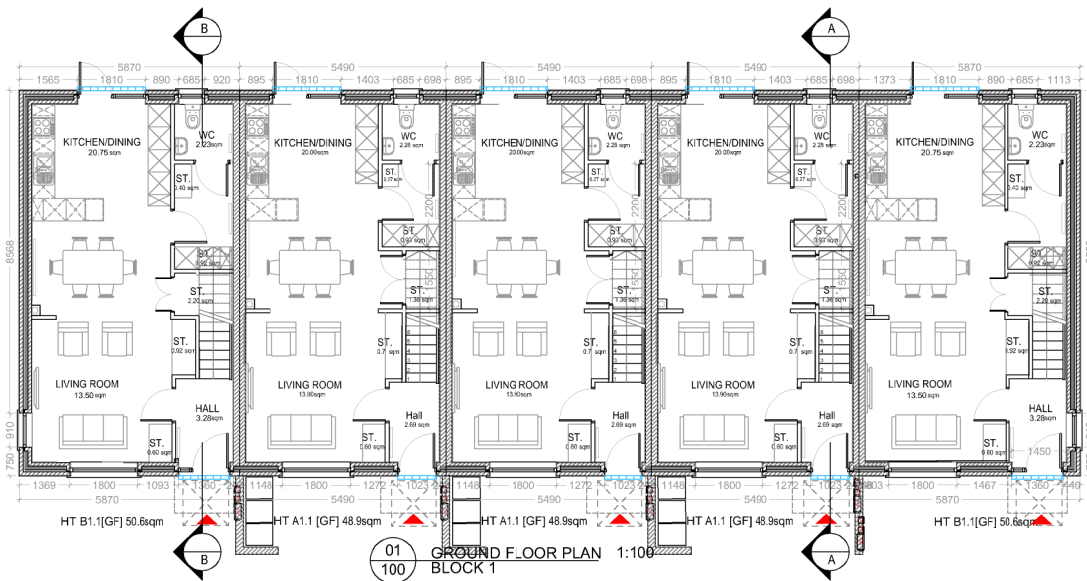
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| Scale | 1:500 | Project No. | 1926-PA-001 | Client | Tyrrell's Land |
| Drawn | A.1 | Project No. | 1926-A-004 | Client | LCC |
| Checked | - | Scale | DW | Date | 07/12/2023 |

All works to be carried out using proper materials which are fit for the use, fit, and intended for the location in which they are to be used. All materials shall be installed in accordance with the relevant codes of practice and standards (including BS EN 12053:2011 and the relevant technical specifications) and shall be subject to the approval of the relevant authorities.

Proposed alterations may be used in preference to scaled drawings. Any dimensional discrepancies may be reported to the architect immediately. This drawing remains the copyright of van Dijk Architects. It is not to be used for any other purpose without the express permission of the architect. Do not copy or reproduce from this drawing or any additional information without the express approval of van Dijk Architects.

01 SITE LAYOUT
 Scale 1:500

Affordable Housing Blocks



05 SECTION A-A
BLOCK 1 1:100

3 No.
A1.1 - 3 Nos.
2 BEDROOM / 4 PERSON HOUSE (2 STOREY)
Floor Area 95.5 msq / 1028 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE A1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 4P house | 80 | 13 | 30 | 25 | 4 |
| Proposed | 2 Bed 4P house | 95.5 | 13.9 | 33.9 | 28.1 | 5.7 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m2

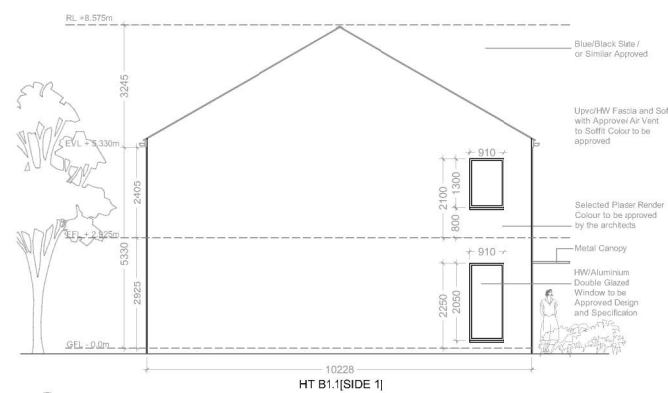
2 No.
B1.1 - 2 Nos.
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 99 msq / 1065.6 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE B1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 99.0 | 13.5 | 34.25 | 32.07 | 6.05 |

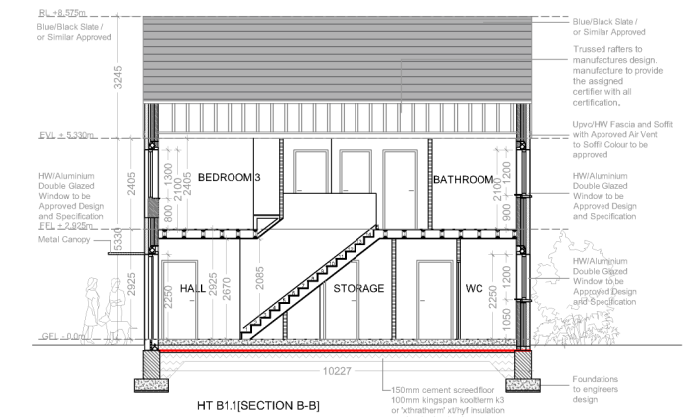
PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2



06 FRONT ELEVATION
BLOCK 1 1:100



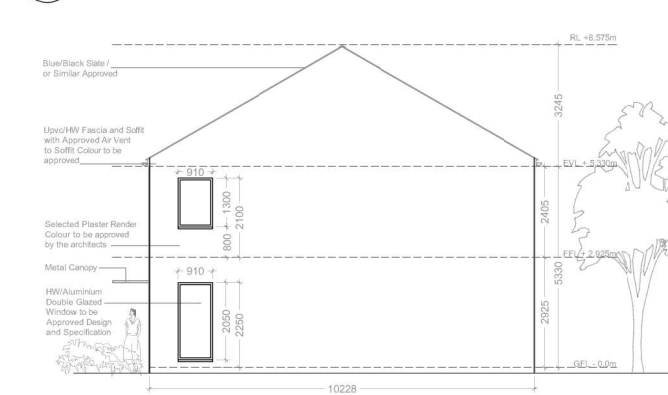
07 SIDE ELEVATION 1
BLOCK 1 1:100



08 SECTION B-B
BLOCK 1 1:100



09 REAR ELEVATION
BLOCK 1 1:100



10 SIDE ELEVATION 2
BLOCK 1 1:100

| Rev. | By | Date | DESCRIPTION |
|------|----|------|-------------|
| | | | |

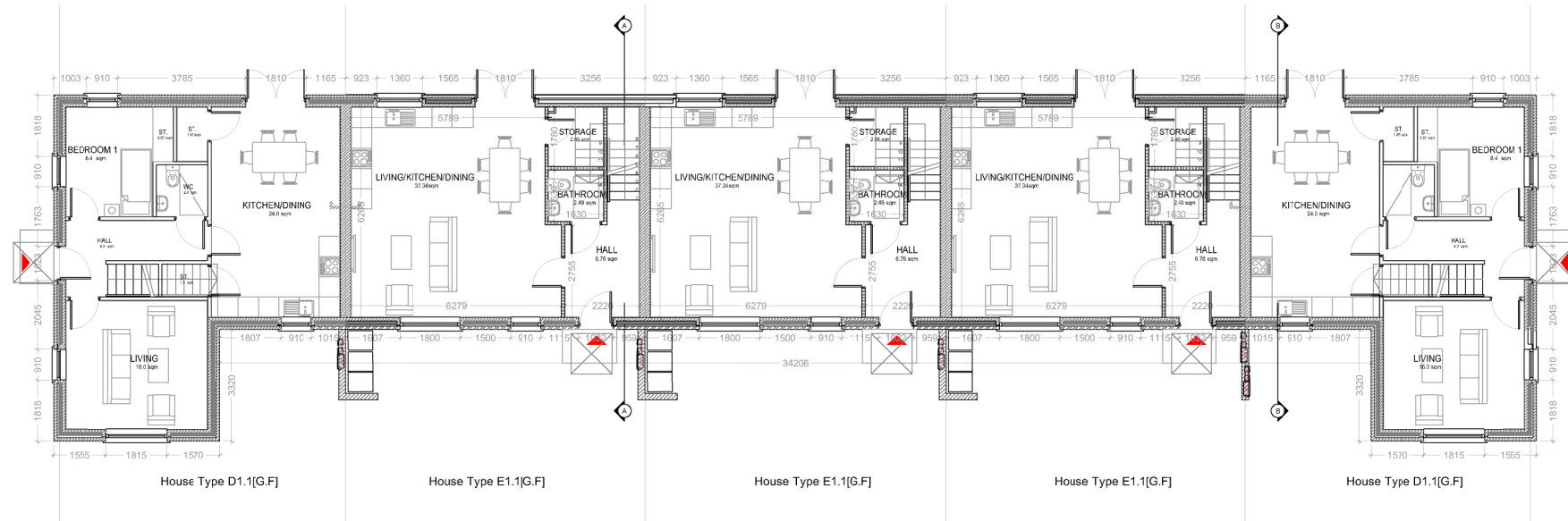


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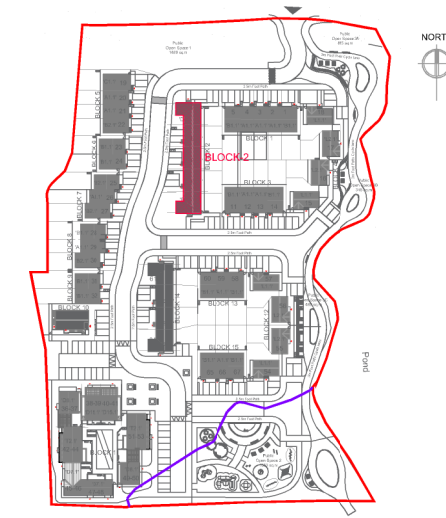
| BLOCK 1 Plans, Elevations & Sections | | | |
|---|--------------|---------------|----------------------|
| Scale | 1:100 | Drawn/checked | 2302-PA-Blk-1-100 |
| Project | A1 | Client | Tyrrells Land, Laois |
| Discipline | SG | Architect | AH |
| Date | October 2023 | | |

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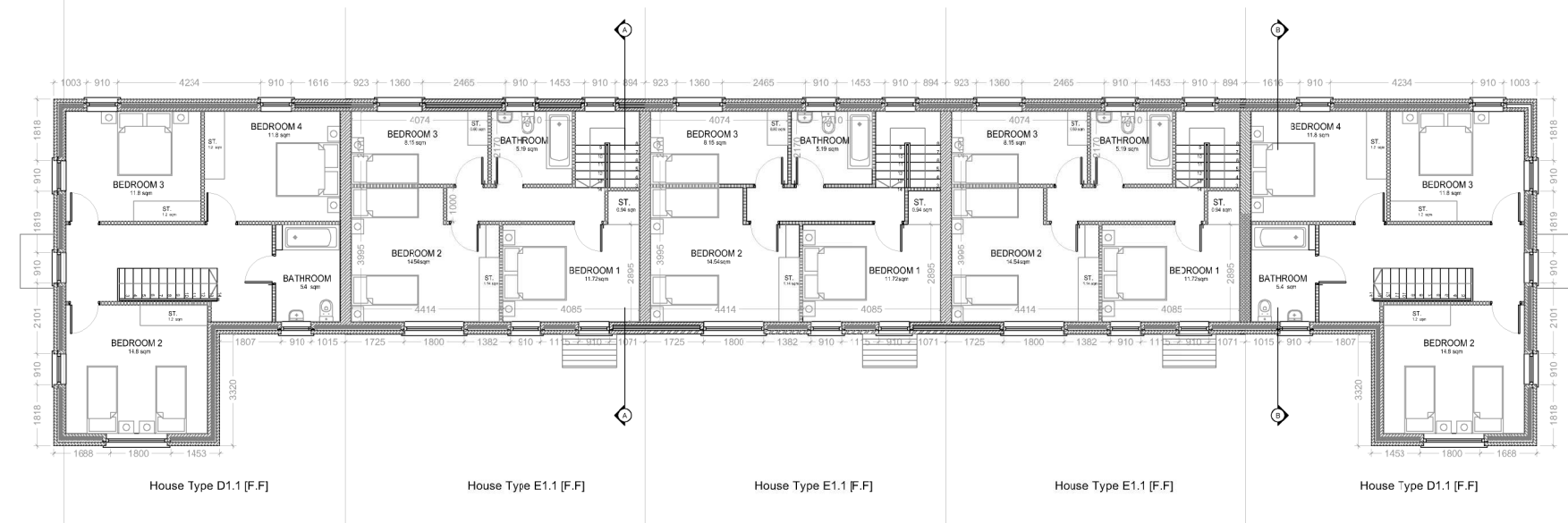
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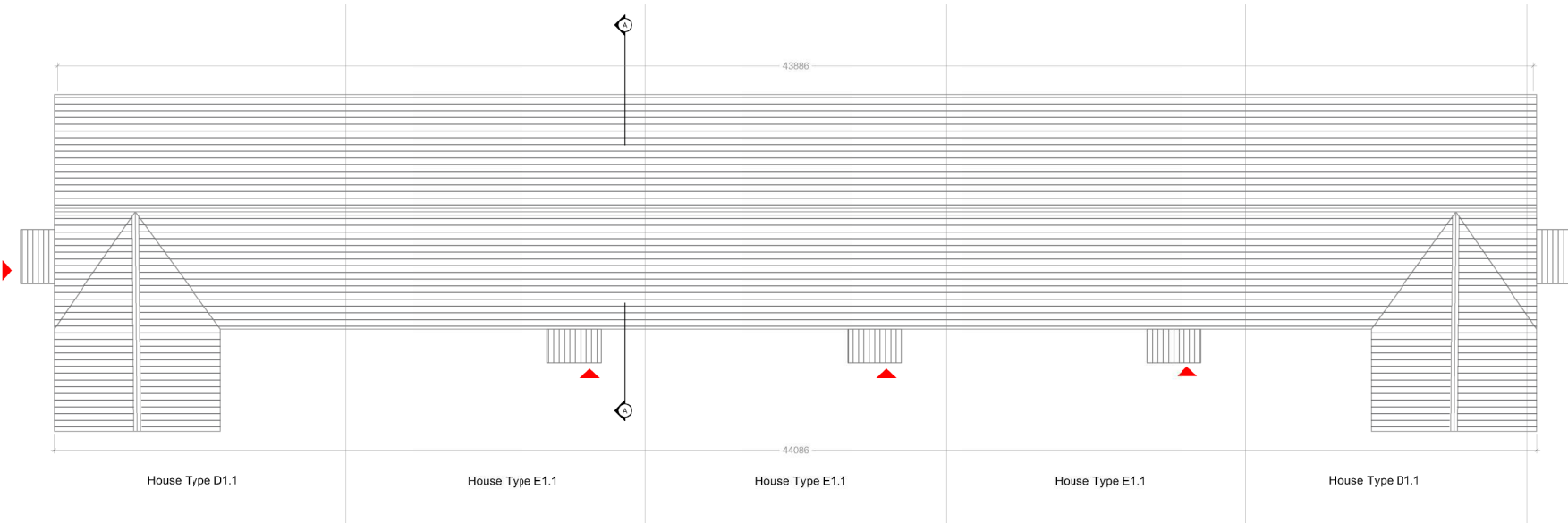
01
100 GROUND FLOOR PLAN 1:100
BLOCK-2



10
100 KEY PLAN 1:1500
BLOCK-2



02
100 FIRST FLOOR PLAN 1:100
BLOCK-2



03
100 ROOF PLAN 1:100
BLOCK-2

HOUSE TYPE D1.1
4 BEDROOM / 7 PERSON HOUSE (2 STOREY)
Floor Area 122.66msq / 1320.31sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE D1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 4 Bed 7P house | 110 | 15 | 40 | 43 | 6 |
| Proposed | 4 Bed 7P house | 125 | 16 | 40 | 46.8 | 7.3 |

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), minimum Private Open Space: 50m²

HOUSE TYPE E1.1
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 102.34msq / 1101.58sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE E1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 102.34 | 19.92 | 37.34 | 34.41 | 5.55 |

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), minimum Private Open Space: 50m²

| Rev. | By | Date | Description |
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| | | | |



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|----------------------|--------------|-----------------|-------------------|
| Drawing Title | | | |
| BLOCK 2 Plans | | | |
| Scale | 1:100 | Revision Number | 2302-PA-Blk-2-100 |
| Client | A1 | Project Number | 2302-PA-Blk-2-100 |
| Designer | SG | Architect | AH |
| Date | October 2023 | | |

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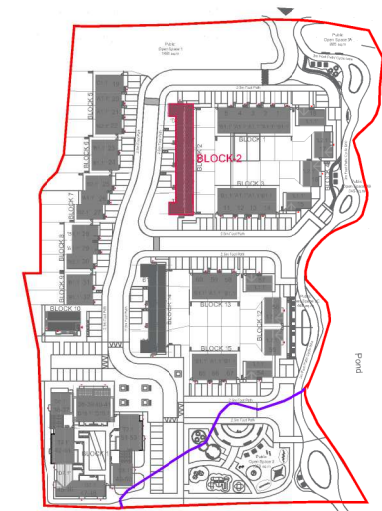
04 FRONT ELEVATION BLOCK-2 1:100



06 SIDE ELEVATION-1 BLOCK-2 1:100



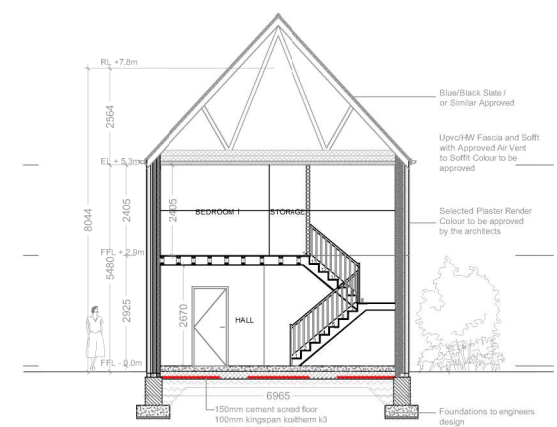
05 REAR ELEVATION BLOCK-2 1:100



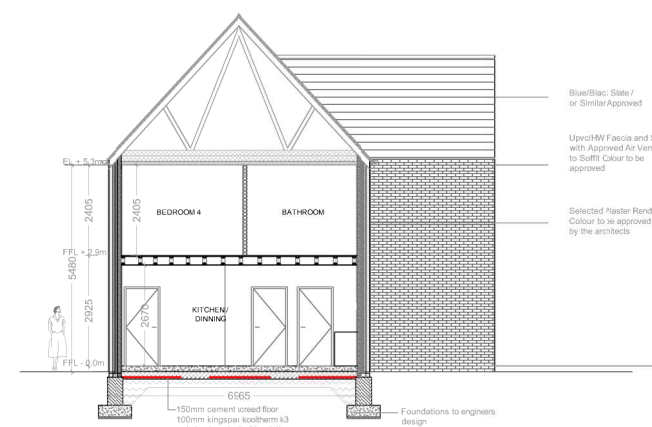
10 KEY PLAN BLOCK-2 1:1500



07 SIDE ELEVATION-2 BLOCK-2 1:100



08 SECTION-A BLOCK-2 1:100



09 SECTION-B BLOCK-2 1:100

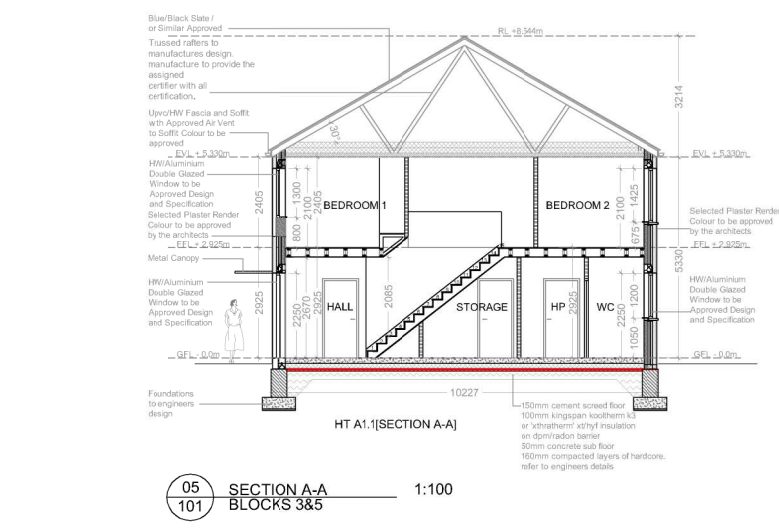
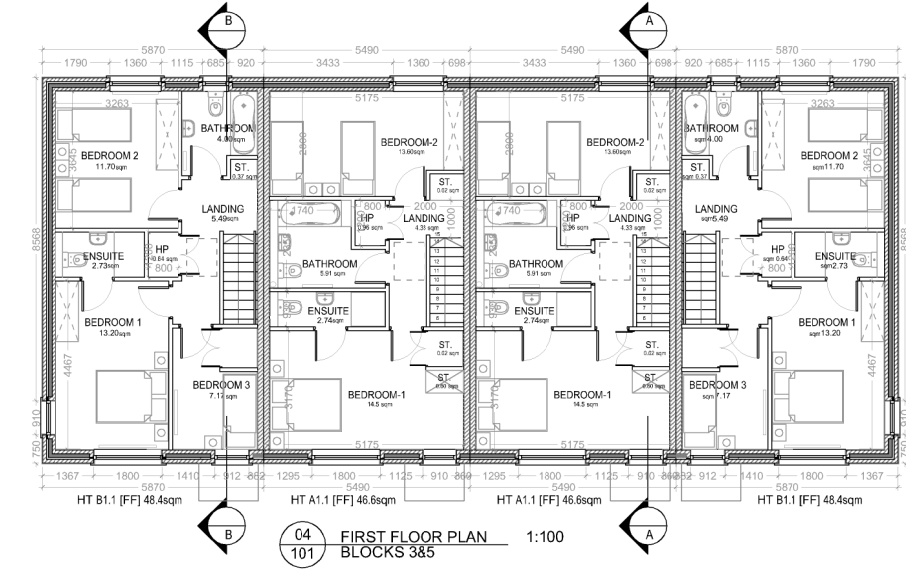
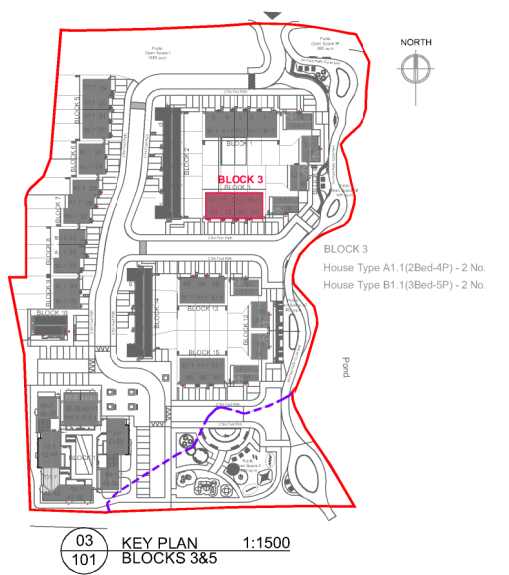
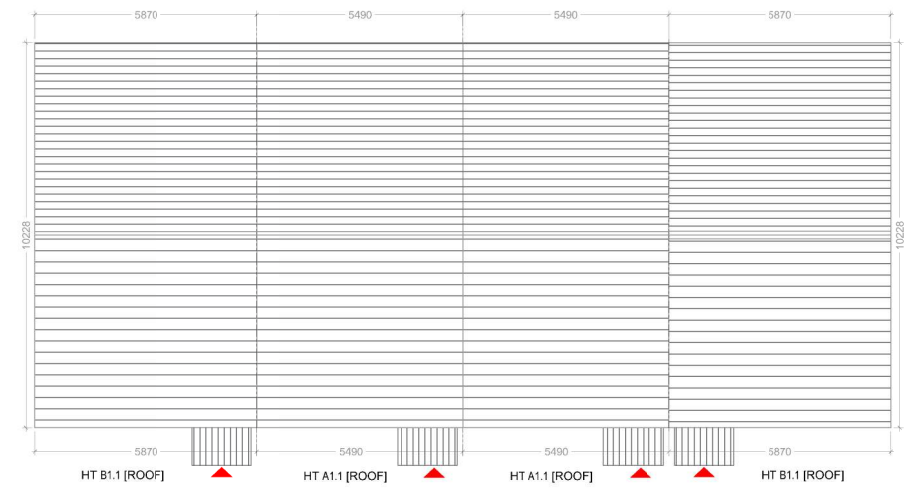
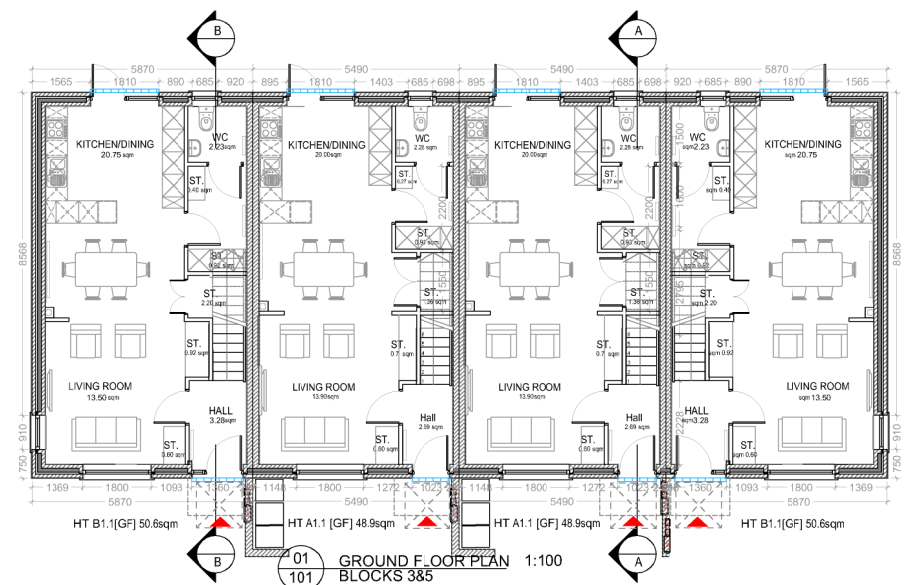
| Rev. | By | Date | Description |
|------|----|------|-------------|
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| Drawing Title | | | |
|----------------------------------|-------|---------------|-------------------|
| BLOCK 2 | | | |
| Elevations & Sections | | | |
| Scale | 1:100 | Drawn/checked | 2302-PA-BLK-2-200 |
| Client | A1 | Project | 2302-PA-BLK-2-200 |
| Author | SG | Approved | AH |
| Date | | Date | October 2023 |

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A1.1 - 2 Nos.
2 BEDROOM / 4 PERSON HOUSE (2 STOREY)
Floor Area 95.5 msq / 1028 sqft

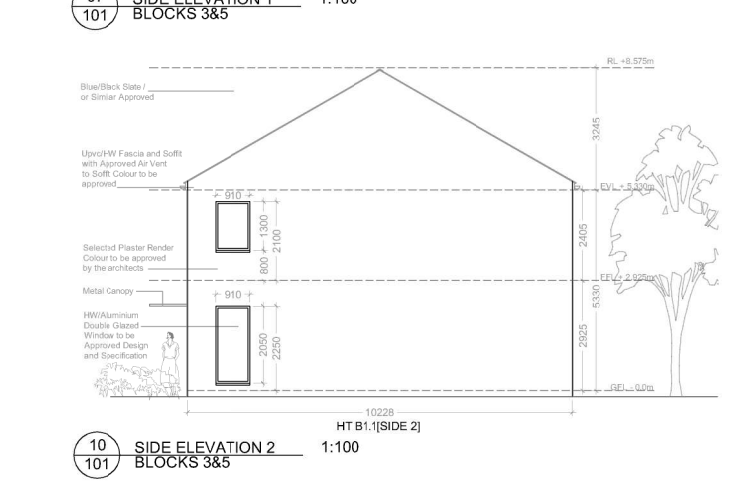
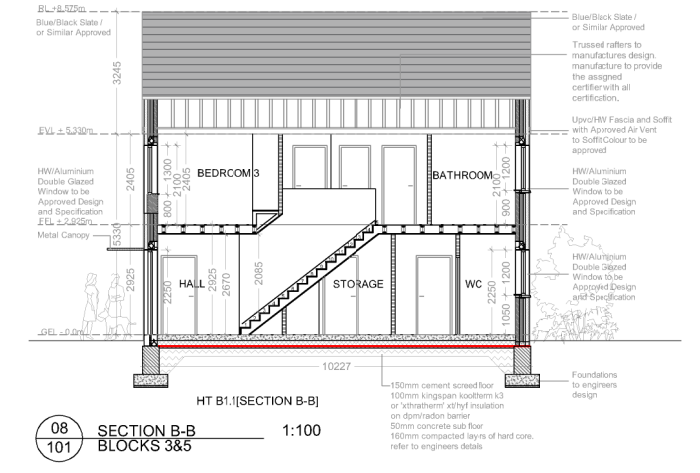
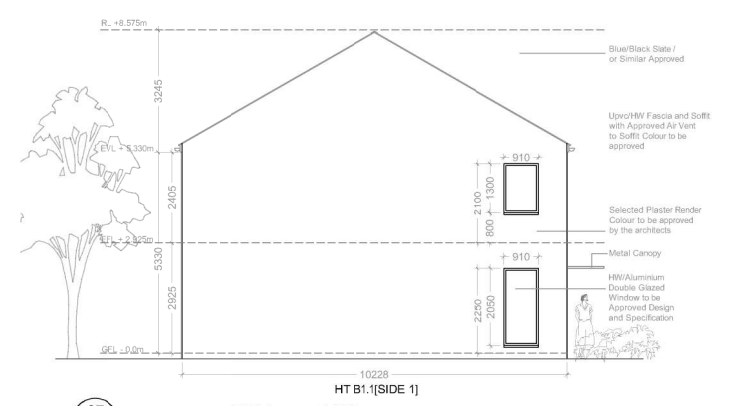
| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE A1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 4P house | 80 | 13 | 30 | 25 | 4 |
| Proposed | 2 Bed 4P house | 95.5 | 13.9 | 33.9 | 28.1 | 5.7 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m2

B1.1 - 2 Nos.
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 99 msq / 1065.6 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE B1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 99.0 | 13.5 | 34.25 | 32.07 | 6.05 |

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), minimum Private Open Space: 50m2



| Rev. | By | Date | DESCRIPTION |
|------|----|------|-------------|
| | | | |

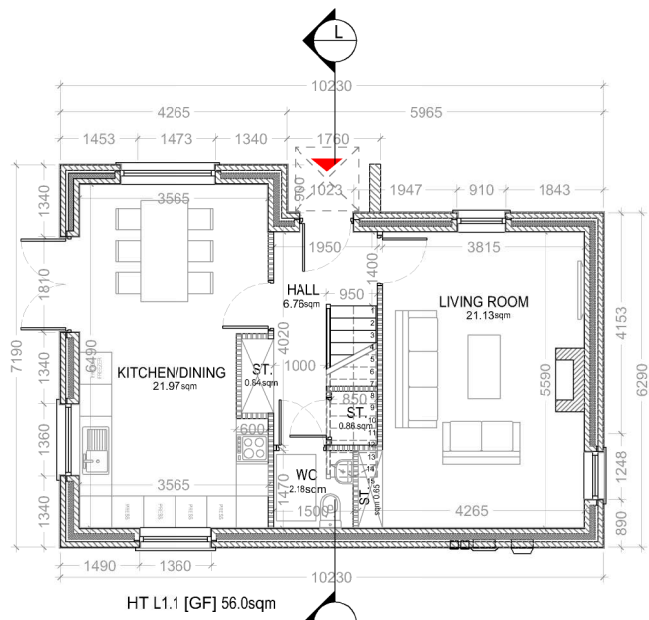


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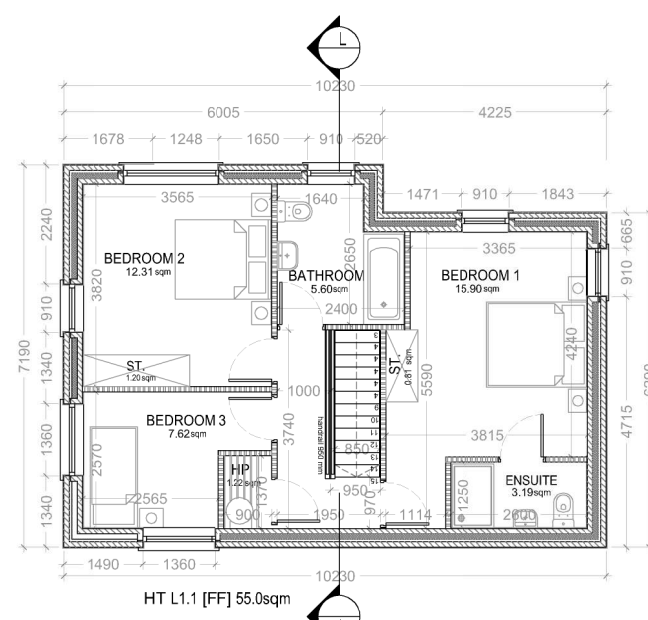
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| Drawing Title | | | |
| BLOCK 3 | | | |
| Plans, Elevations & Sections | | | |
| Scale | Revision Number | APP | Tyrrells Land, Laois |
| Project | 2302-PA-Bk-3-100 | Client | Laois CC |
| Drawn by | SG | Checked by | AH |
| Date | | Date | October 2023 |

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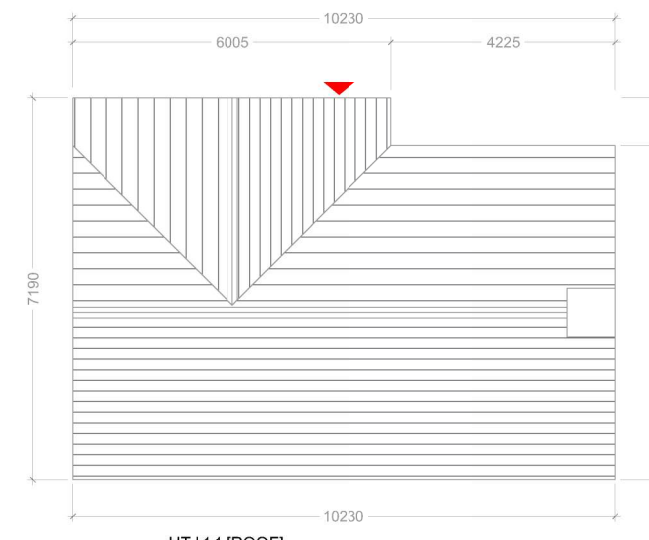
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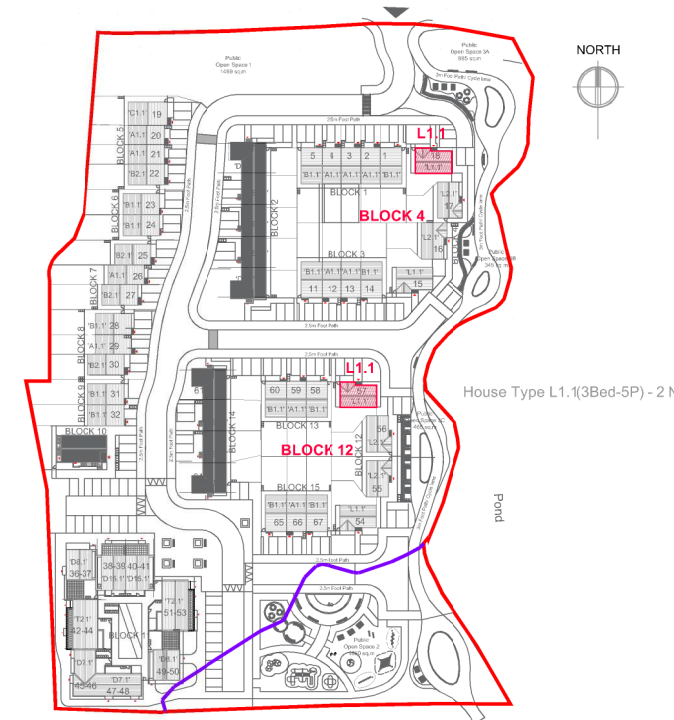
01 GROUND FLOOR PLAN 1:100
105 HT L1.1 (BLOCK 4 & BLOCK 12)



02 FIRST FLOOR PLAN 1:100
105 HT L1.1 (BLOCK 4 & BLOCK 12)



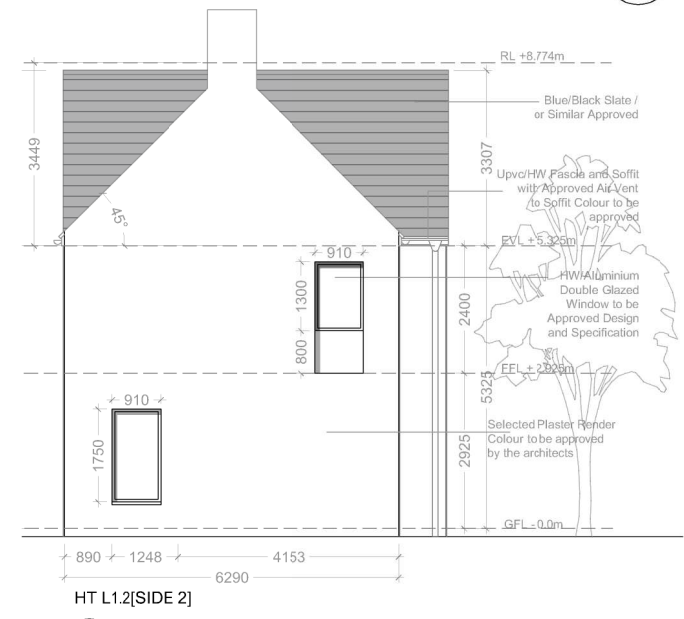
03 ROOF PLAN 1:100
105 HT L1.1 (BLOCK 4 & BLOCK 12)



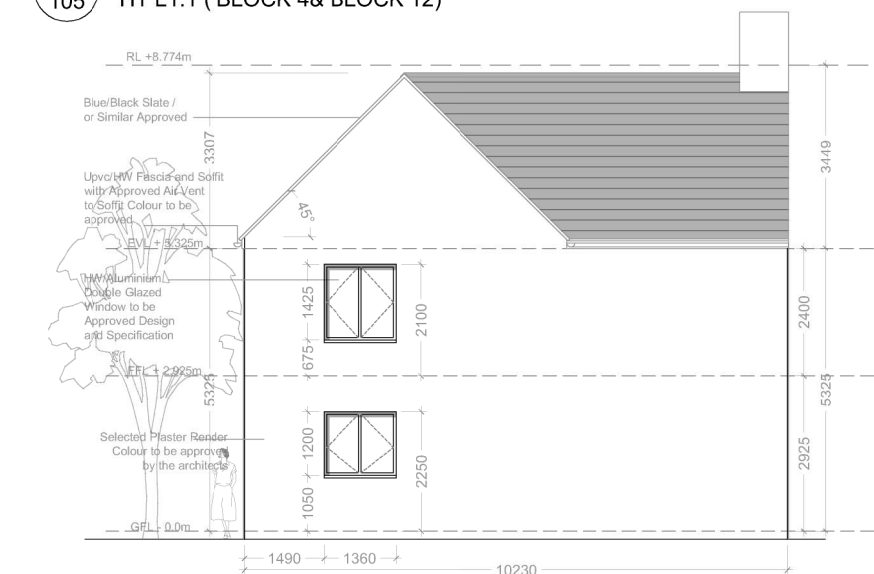
04 KEY PLAN 1:1500
105 HT L1.1 (BLOCK 4 & BLOCK 12)



05 FRONT ELEVATION 1:100
105 HT L1.1 (BLOCK 4 & BLOCK 12)



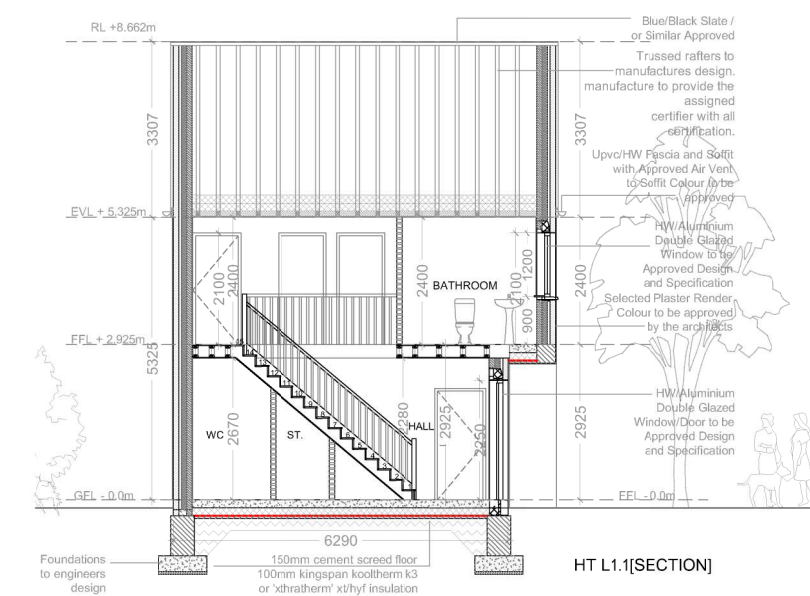
06 SIDE ELEVATION 1 1:100
105 HT L1.1 (BLOCK 4 & BLOCK 12)



07 REAR ELEVATION (REAR) 1:100
105 HT L1.1 (BLOCK 4 & BLOCK 12)



08 SIDE ELEVATION 2 1:100
105 HT L1.1 (BLOCK 4 & BLOCK 12)



09 SECTION L-L 1:100
105 HT L1.1 (BLOCK 4 & BLOCK 12)

HOUSE TYPES L1.1-L1.2 (2 STOREY)
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 111.00 msq / 1195 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE L1.1-L1.2 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 111.00 | 21.13 | 43 | 35.8 | 5.1 |

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Man bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 50m²

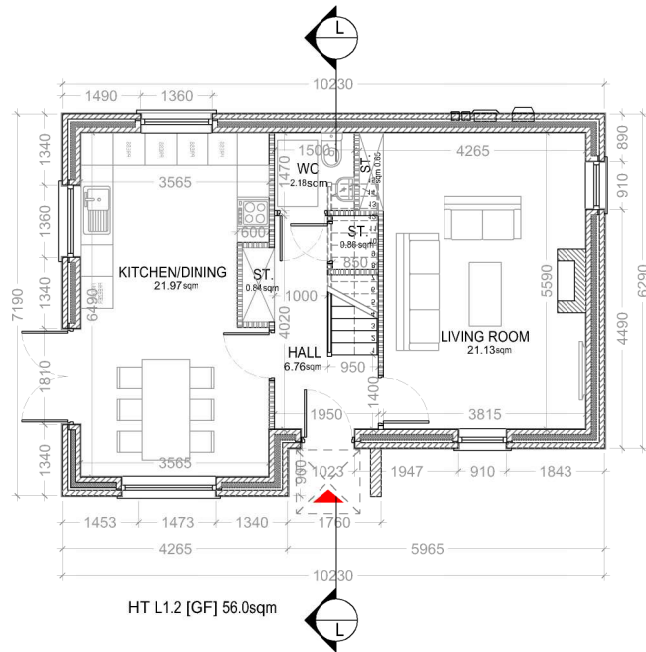
| Rev. | By | Date | Description |
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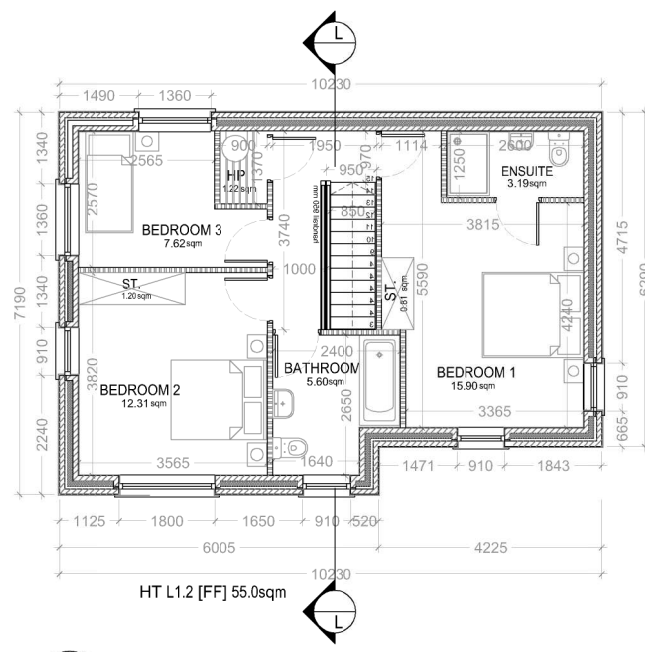
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| | | | |
|--|----------------------|----------------------|----------------------|
| Drawing Title | | | |
| BLOCK 4&12-HT-L1.1 PLANS,ELEVATIONS & SECTIONS | | | |
| Scale | Drawing No. | Job No. | Client |
| A | 2302-PA-BLK-4&12-100 | 2302-PA-BLK-4&12-100 | TYRRELLS LAND, LADES |
| Project | Drawn by | Checked by | Date |
| SG | AH | AH | OCTOBER 2023 |

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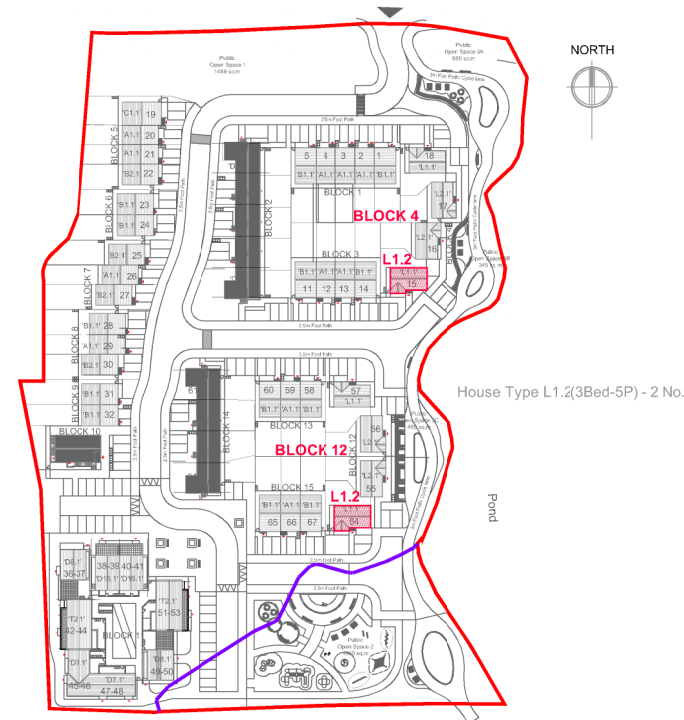
01 GROUND FLOOR PLAN 1:100
106 HT L1.2 (BLOCK 4 & BLOCK 12)



02 FIRST FLOOR PLAN 1:100
106 HT L1.2 (BLOCK 4 & BLOCK 12)



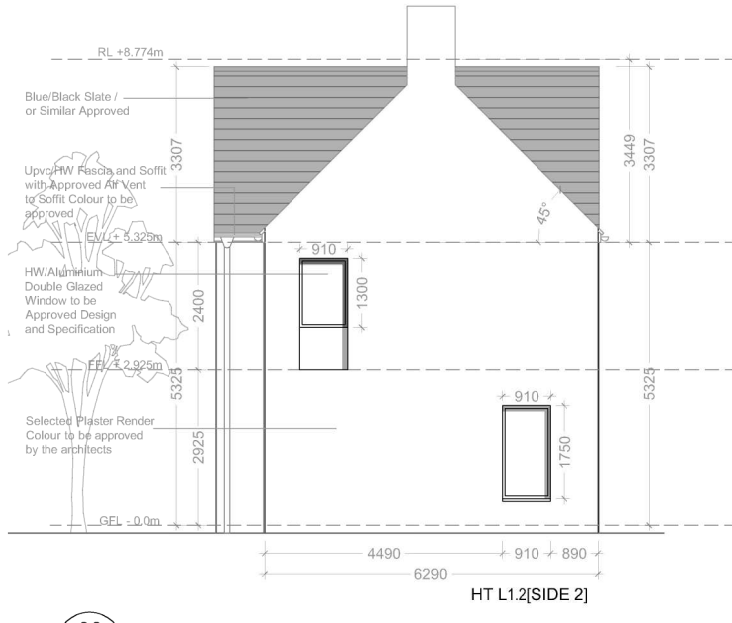
03 ROOF PLAN 1:100
106 HT L1.2 (BLOCK 4 & BLOCK 12)



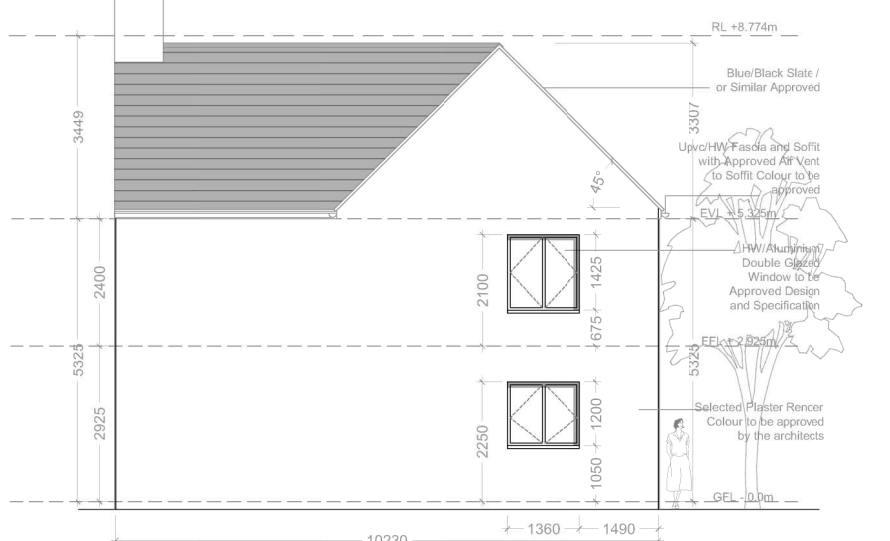
04 KEY PLAN 1:1500
106 HT L1.2 (BLOCK 4 & BLOCK 12)



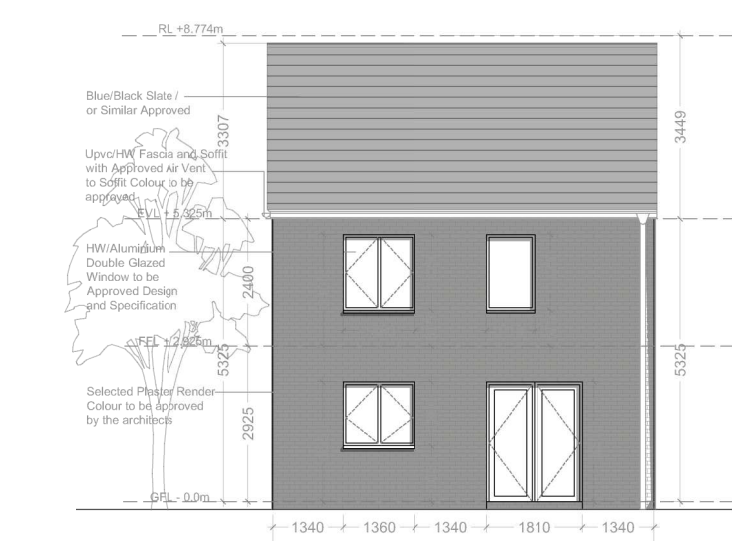
05 FRONT ELEVATION 1:100
106 HT L1.2 (BLOCK 4 & BLOCK 12)



06 SIDE ELEVATION 1 1:100
106 HT L1.2 (BLOCK 4 & BLOCK 12)



07 REAR ELEVATION 1:100
106 HT L1.2 (REAR)

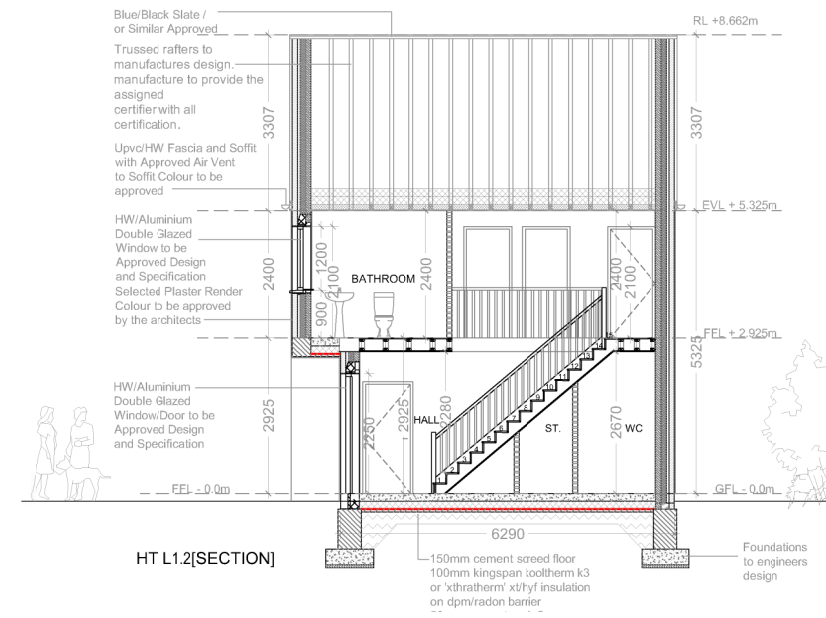


08 SIDE ELEVATION 2 1:100
106 HT L1.2 (BLOCK 4 & BLOCK 12)

HOUSE TYPES L1.1-L1.2 (2 STOREY)
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 111.00 msq / 1195 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE L1.1-L1.2 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 111.00 | 21.13 | 43 | 35.8 | 5.1 |

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), minimum Private Open Space: 50m2



09 SECTION L-L 1:100
106 HT L1.2 (BLOCK 4 & BLOCK 12)

| Rev. | By | Date | Description |
|------|----|------|--------------------|
| 1 | | | DESCRIPTION LINE 3 |
| 2 | | | DESCRIPTION LINE 4 |



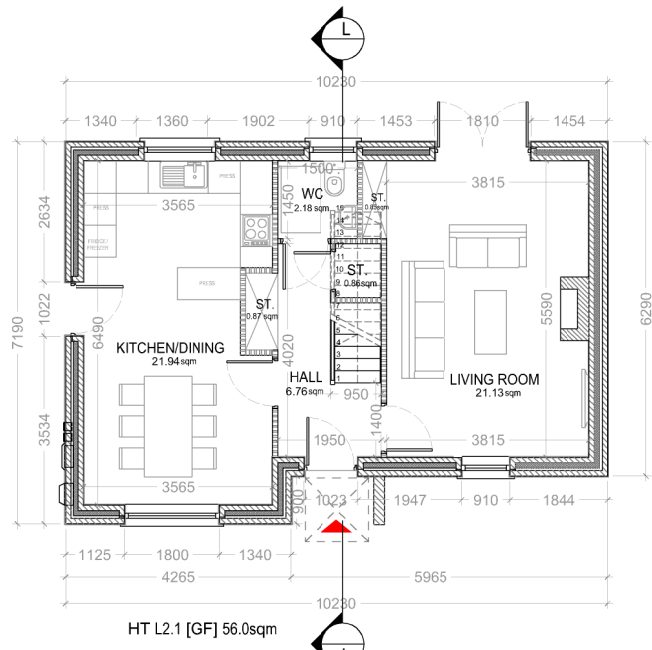
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Drawing Title: BLOCK 4&12-HT-L1.2 PLANS,ELEVATIONS & SECTIONS

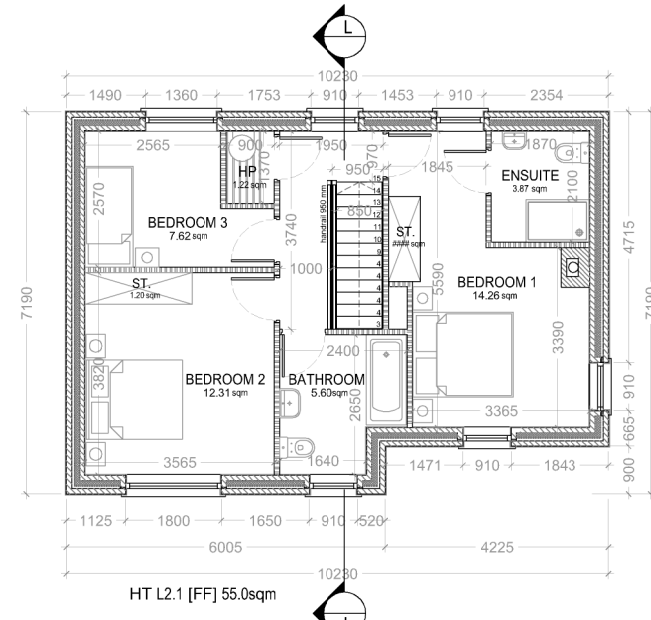
| Rev. | By | Date | Description | Rev. | By | Date | Description |
|------|----|------|-------------|------|----|------|----------------------|
| 1 | | | 1:100 | 1 | | | TYRRELLS LAND, LAOIS |
| 2 | | | A2 | 2 | | | LAOIS CC |
| 3 | | | SG | 3 | | | LAOIS CC |

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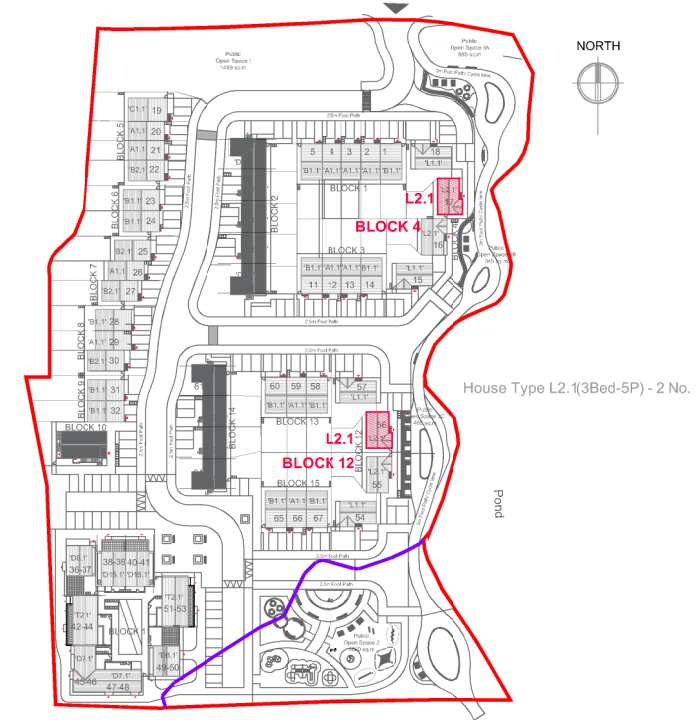
01 GROUND FLOOR PLAN 1:100
107 HT L2.1 (BLOCK 4 & BLOCK 12)



02 FIRST FLOOR PLAN 1:100
107 HT L2.1 (BLOCK 4 & BLOCK 12)



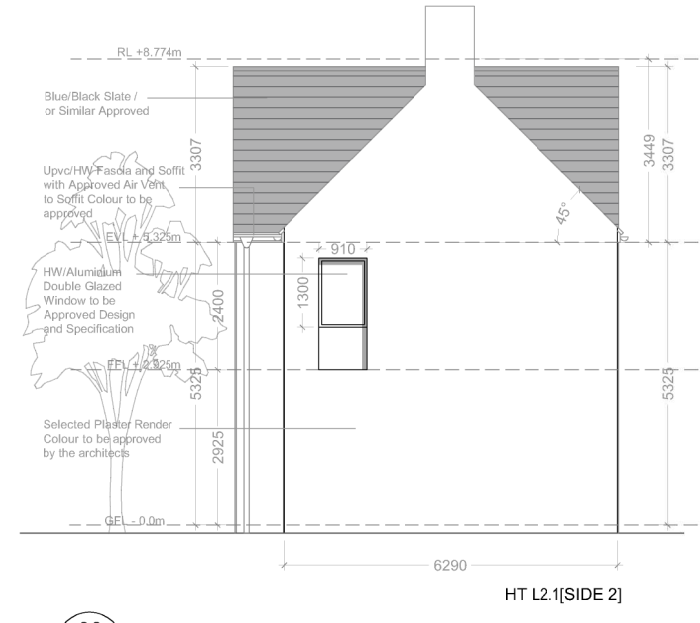
03 ROOF PLAN 1:100
107 HT L2.1 (BLOCK 4 & BLOCK 12)



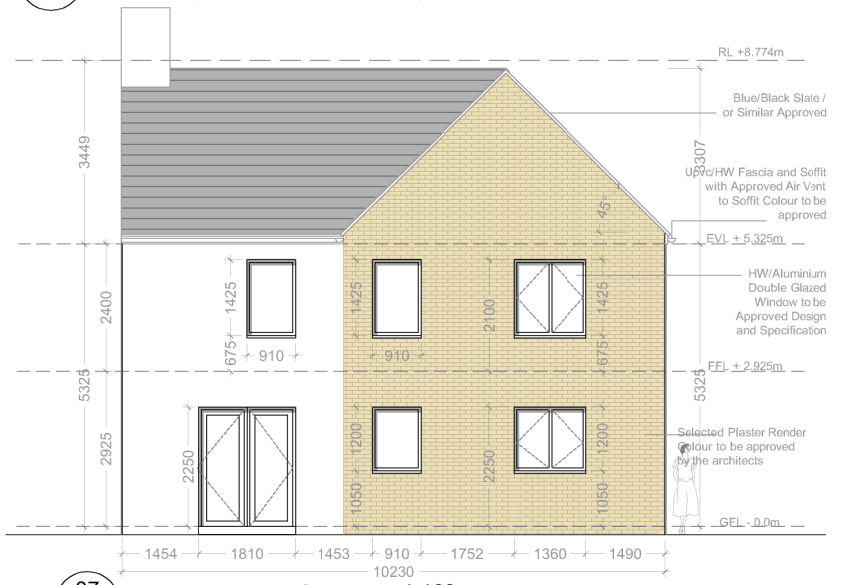
04 KEY PLAN 1:1500
107 HT L2.1 (BLOCK 4 & BLOCK 12)



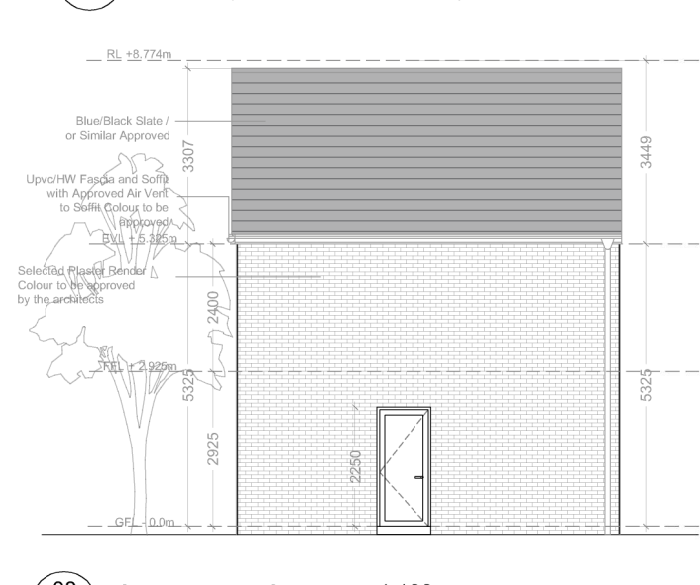
05 FRONT ELEVATION 1:100
107 HT L2.1 (BLOCK 4 & BLOCK 12)



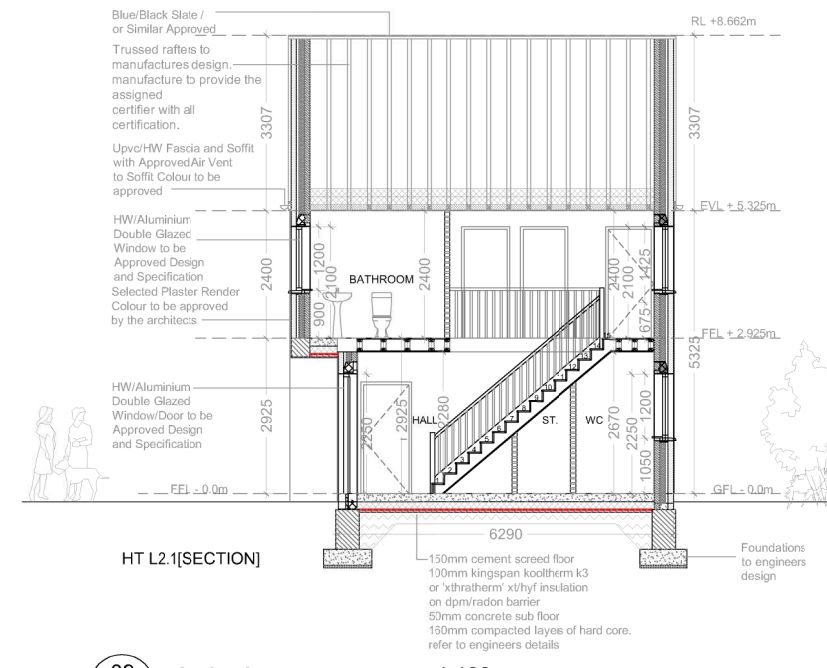
06 SIDE ELEVATION 1 1:100
107 HT L2.1 (BLOCK 4 & BLOCK 12)



07 REAR ELEVATION 1:100
107 HT L2.1 (BLOCK 4 & BLOCK 12)



08 SIDE ELEVATION 2 1:100
107 HT L2.1 (BLOCK 4 & BLOCK 12)



09 SECTION L-L 1:100
107 HT L2.1 (BLOCK 4 & BLOCK 12)

HOUSE TYPES L2.1-L2.2 (2 STOREY)
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 111.00 msq / 1195 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE L1.1-L1.2 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 111.00 | 21.13 | 43 | 34.2 | 5.1 |

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), minimum Private Open Space: 50m²

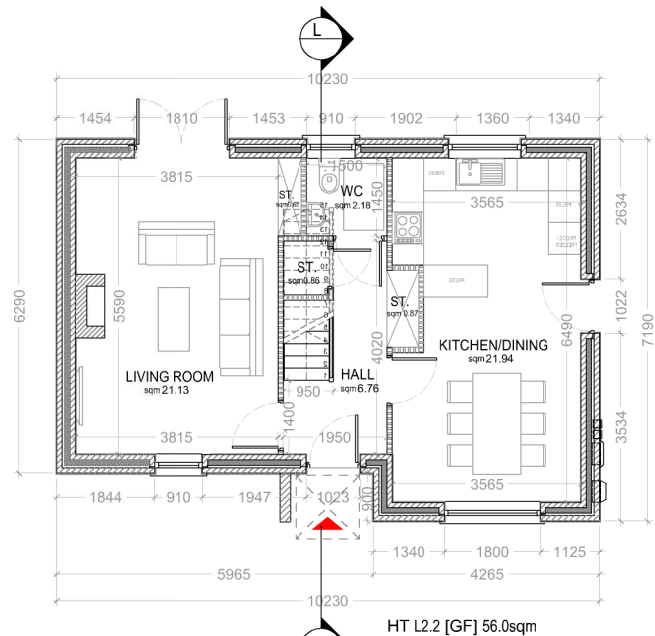
| REV. | DATE | DESCRIPTION |
|------|------|-------------|
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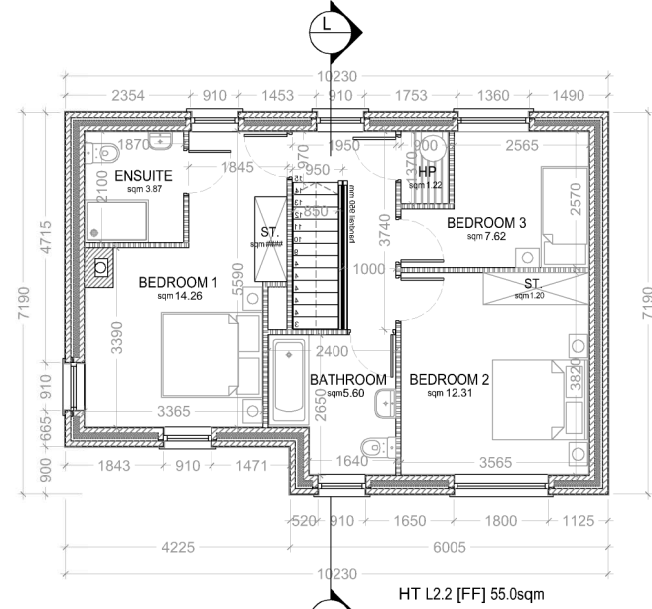
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| BLOCK 4&12-HT-L2.1 PLANS,ELEVATIONS & SECTIONS | | | |
|---|----------|------------|--------------|
| Scale | Drawn by | Checked by | Date |
| 1:100 | AZ | SG | OCTOBER 2023 |
| 1:1500 | AZ | SG | OCTOBER 2023 |

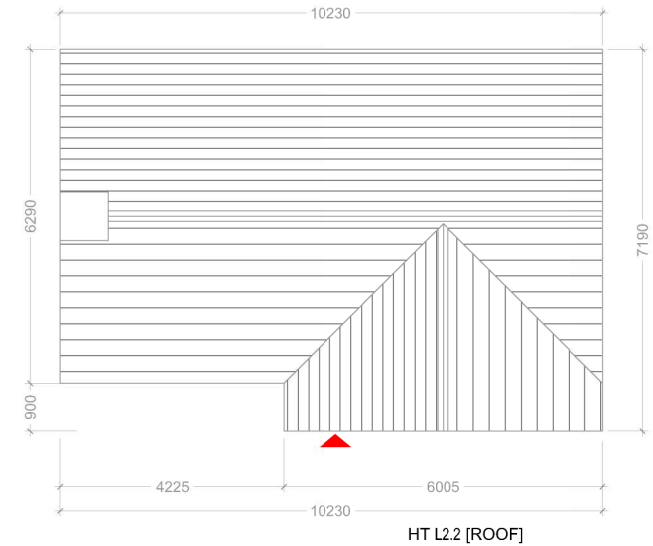
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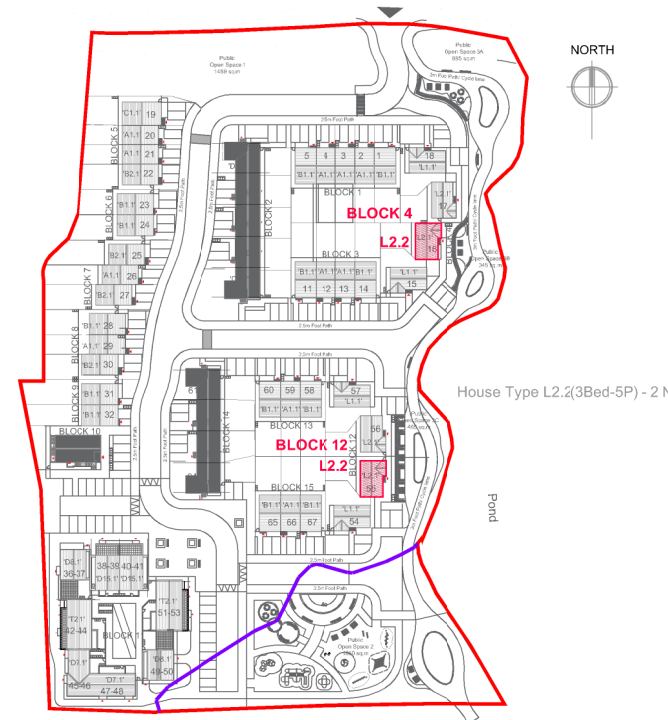
01 GROUND FLOOR PLAN 1:100
108 HT L2.2 (BLOCK 4 & BLOCK 12)



02 FIRST FLOOR PLAN 1:100
108 HT L2.2 (BLOCK 4 & BLOCK 12)



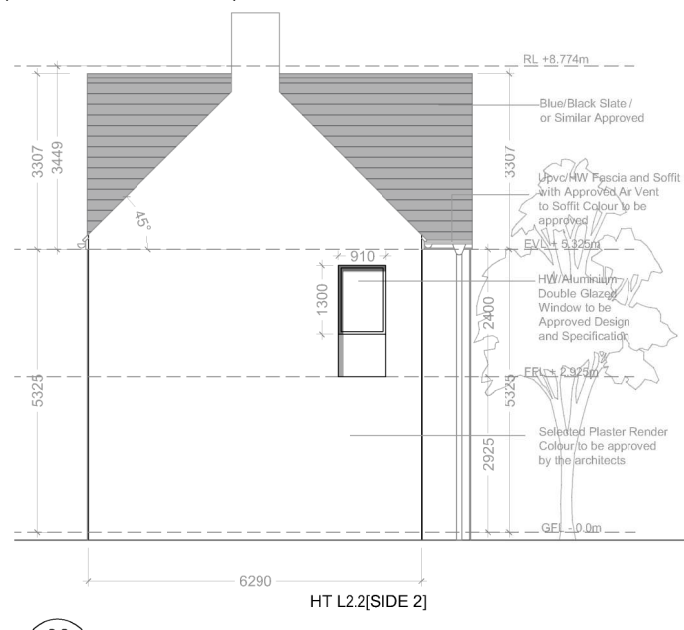
03 ROOF PLAN 1:100
108 HT L2.2 (BLOCK 4 & BLOCK 12)



04 KEY PLAN 1:1500
108 HT L2.2 (BLOCK 4 & BLOCK 12)



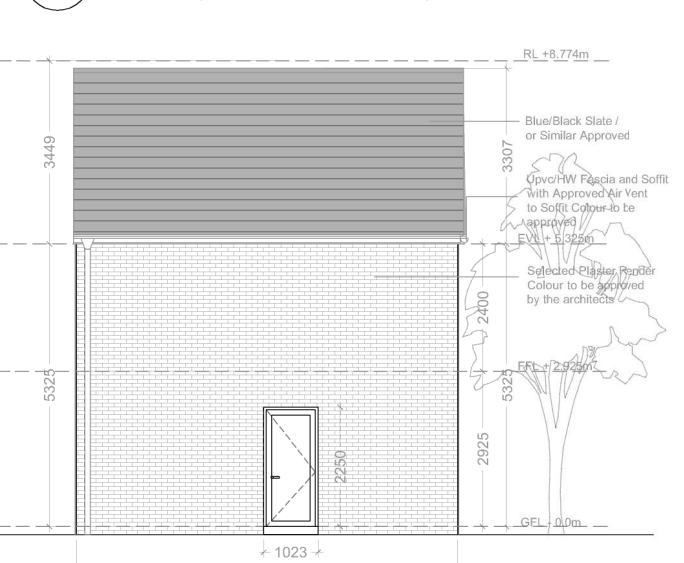
05 FRONT ELEVATION 1:100
108 HT L2.2 (BLOCK 4 & BLOCK 12)



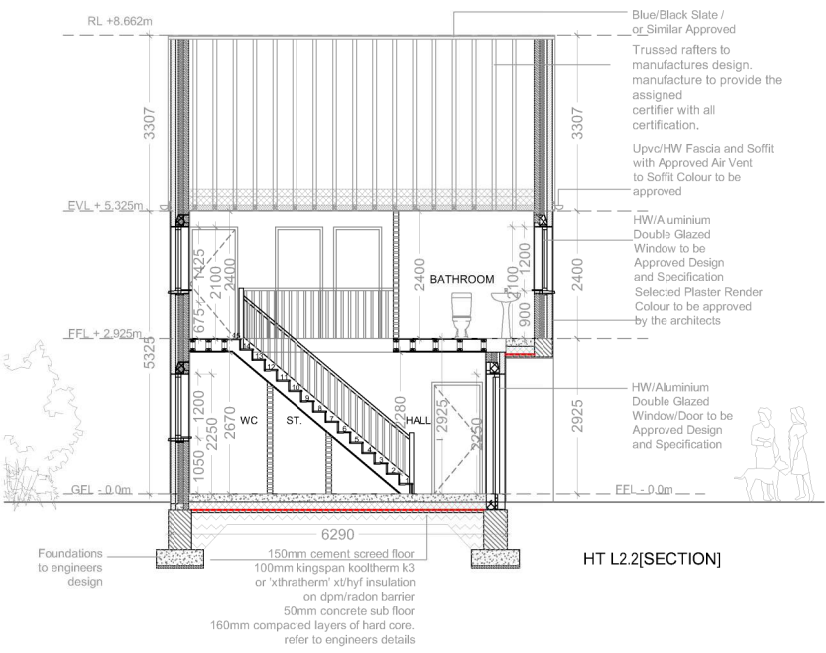
06 SIDE ELEVATION 1 1:100
108 HT L2.2 (BLOCK 4 & BLOCK 12)



07 REAR ELEVATION 1:100
108 HT L2.2 (BLOCK 4 & BLOCK 12)



08 SIDE ELEVATION 2 1:100
108 HT L2.2 (BLOCK 4 & BLOCK 12)



09 SECTION L-L 1:100
108 HT L2.2 (BLOCK 4 & BLOCK 12)

HOUSE TYPES L2.1-L2.2 (2 STOREY)
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 111.00 msq / 1195 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE L1.1-L1.2 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 111.00 | 21.13 | 43 | 34.2 | 5.1 |

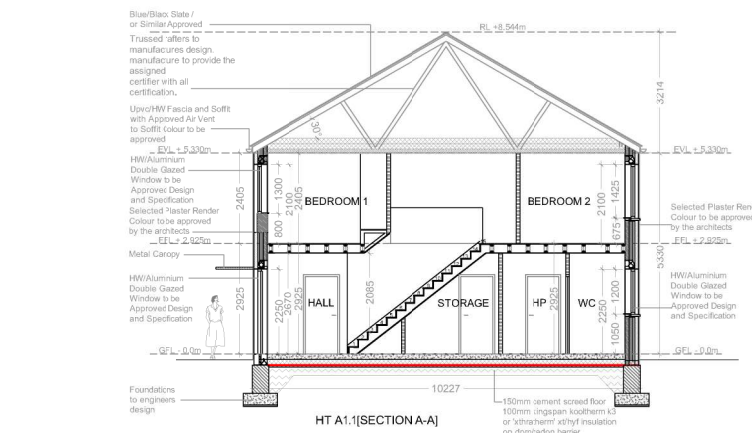
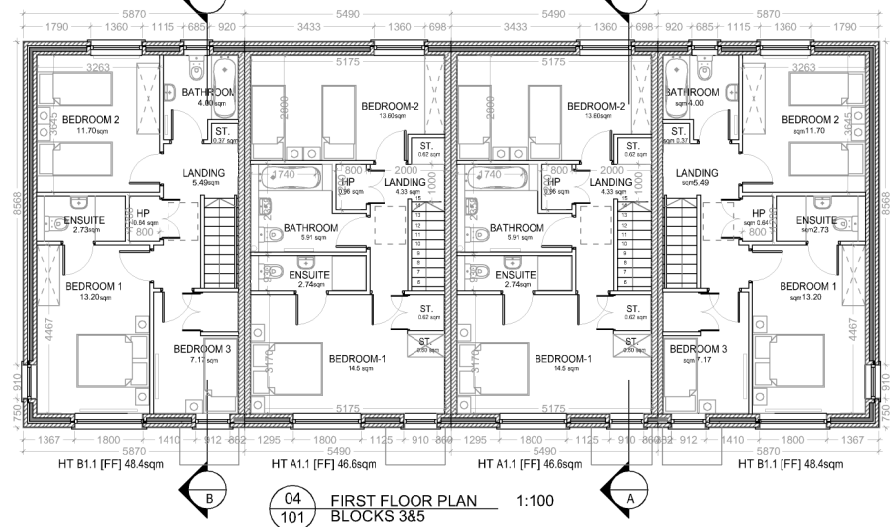
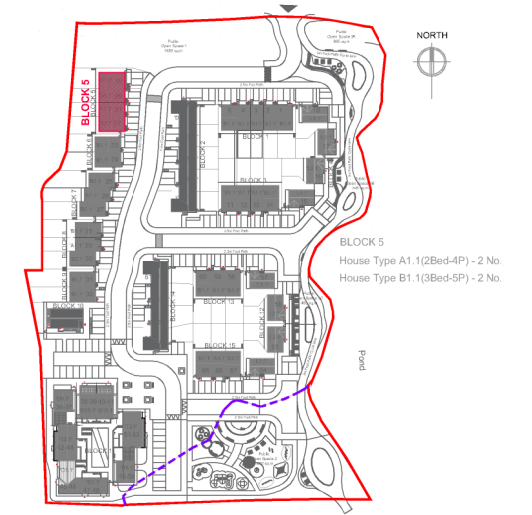
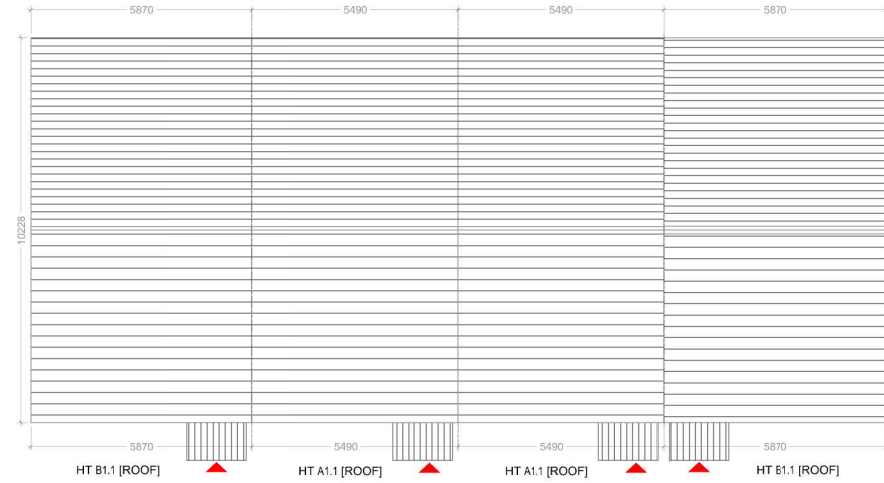
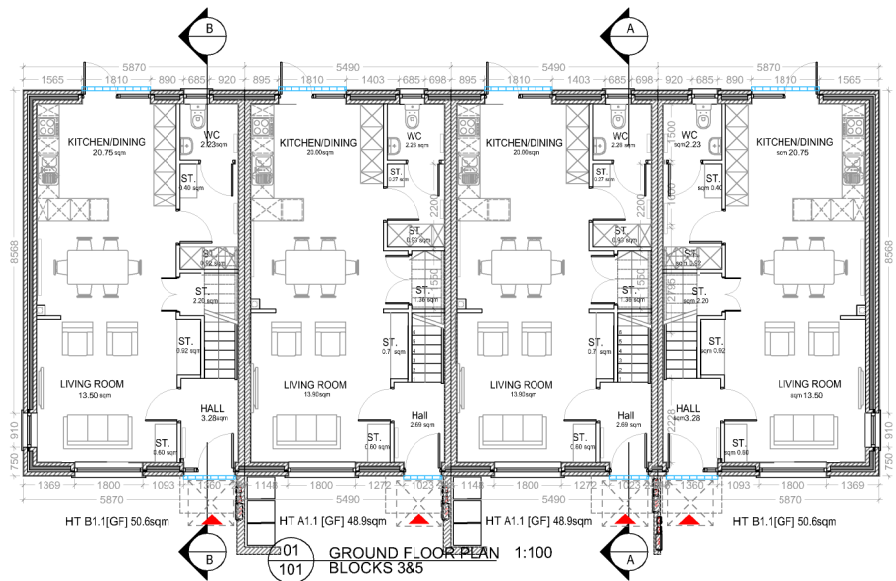
PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 50m²



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| | | | |
|---|------------------------------|--------------------|--------------------|
| Drawing Title: BLOCK 4&12-HT-L2.2 PLANS,ELEVATIONS & SECTIONS | | | |
| Scale: 1:100 | Drawn by: SG | Checked by: AH | Date: OCTOBER 2023 |
| Client: TYRRELLS LAND, LAOIS | Project: 2302-PA-BL-4&12-100 | Location: LAOIS CC | |

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A1.1 - 2 Nos.
2 BEDROOM / 4 PERSON HOUSE (2 STOREY)
Floor Area 95.5 msq / 1028 sqft

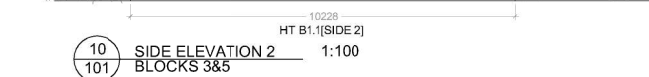
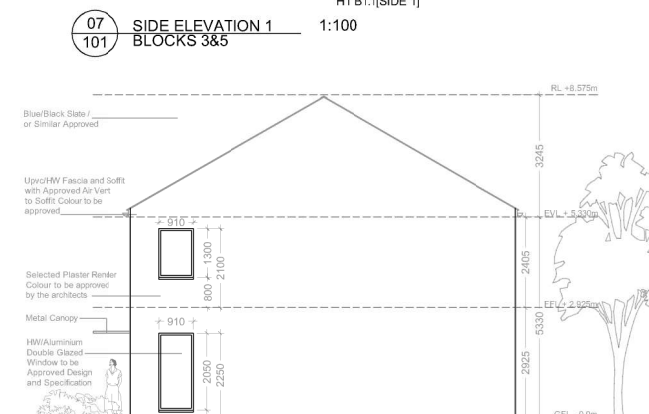
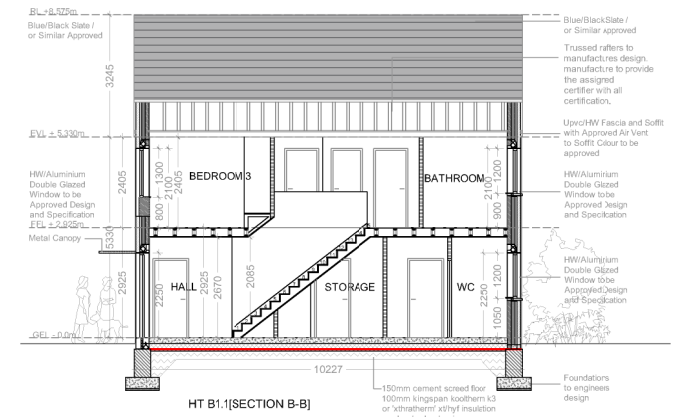
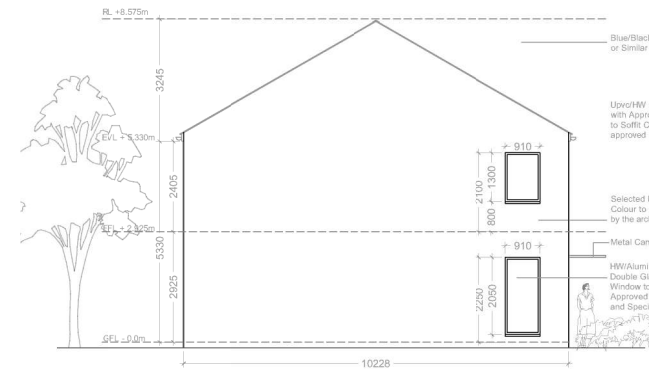
| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE A1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 4P house | 80 | 13 | 30 | 25 | 4 |
| Proposed | 2 Bed 4P house | 95.5 | 13.9 | 33.9 | 28.1 | 5.7 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m²

B1.1 - 2 Nos.
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 99 msq / 1065.6 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE B1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 99.0 | 13.5 | 34.25 | 32.07 | 6.05 |

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), minimum Private Open Space: 50m²



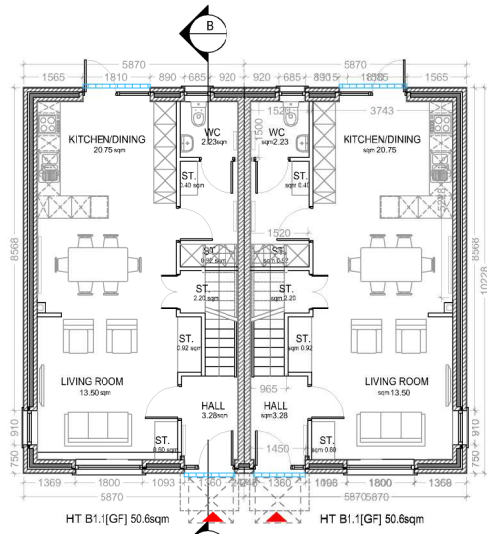
| Rev. | By | Date | DESCRIPTION |
|------|----|------|-------------|
| | | | |



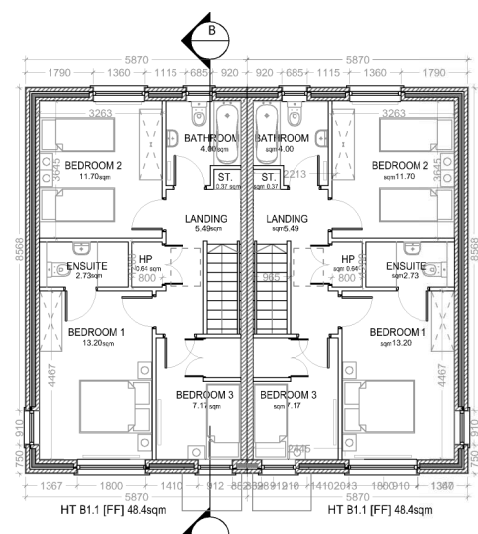
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| BLOCK 5 Plans, Elevations & Sections | | | |
|---|----------------------|--------------|-------------------|
| Scale | 1:100 | Drawn/Author | 2302-PA-BLK-5-100 |
| Client | Tyrrells Land, Laois | Arch | |
| Project | A | Client | Laois CC |
| Discipline | SG | Date | October 2023 |

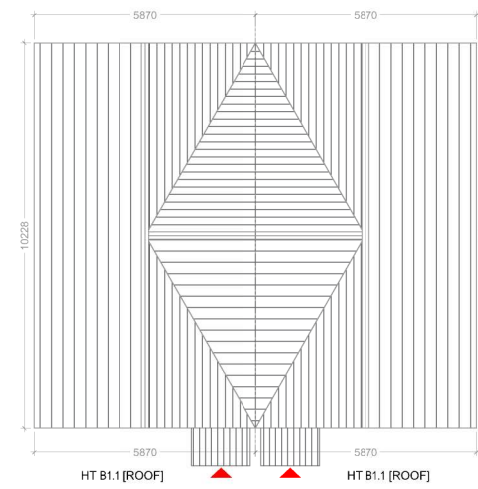
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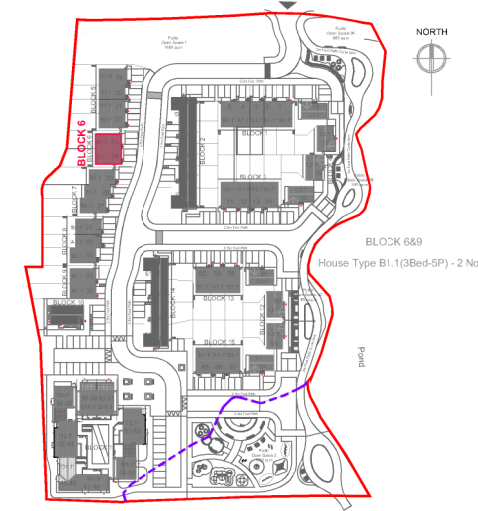
01 GROUND FLOOR PLAN 1:100
102 BLOCKS 6&9



02 FIRST FLOOR PLAN 1:100
102 BLOCKS 6&9



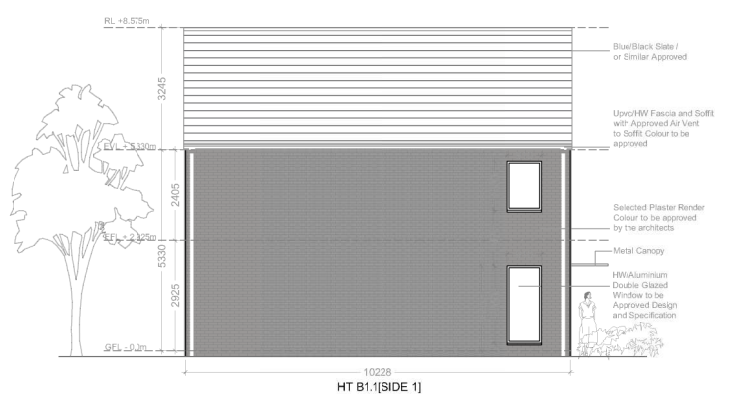
03 ROOF PLAN 1:100
102 BLOCKS 6&9



03 KEY PLAN 1:1500
102 BLOCKS 6&9



05 FRONT ELEVATION 1:100
102 BLOCKS 6&9



06 SIDE ELEVATION 1 1:100
102 BLOCKS 6&9

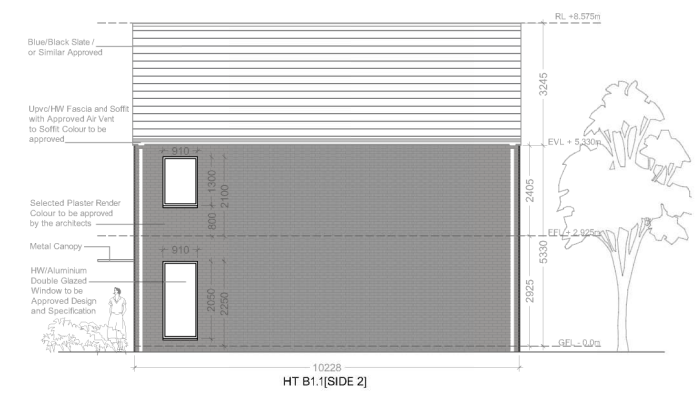
2 No.
B1.1 - 2 Nos
3 BEDROOM, 5 PERSON HOUSE (2 STOREY)
Floor Area 99 nsq / 1065.6 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE B1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 99.0 | 13.5 | 34.25 | 32.07 | 6.05 |

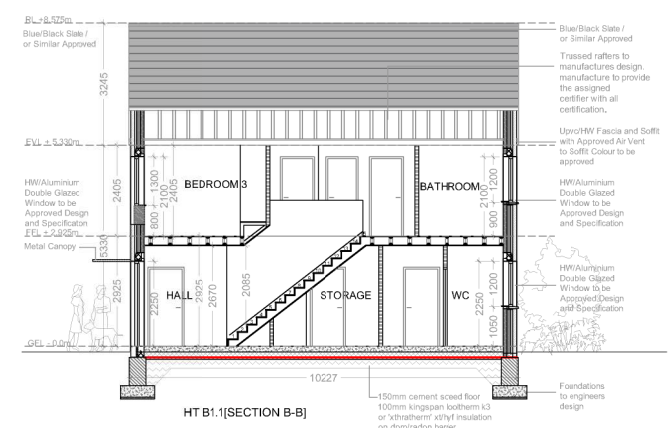
PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2



07 REAR ELEVATION 1:100
102 BLOCKS 6&9



08 SIDE ELEVATION 2 1:100
102 BLOCKS 6&9



09 SECTION B-B 1:100
102 BLOCKS 6&9

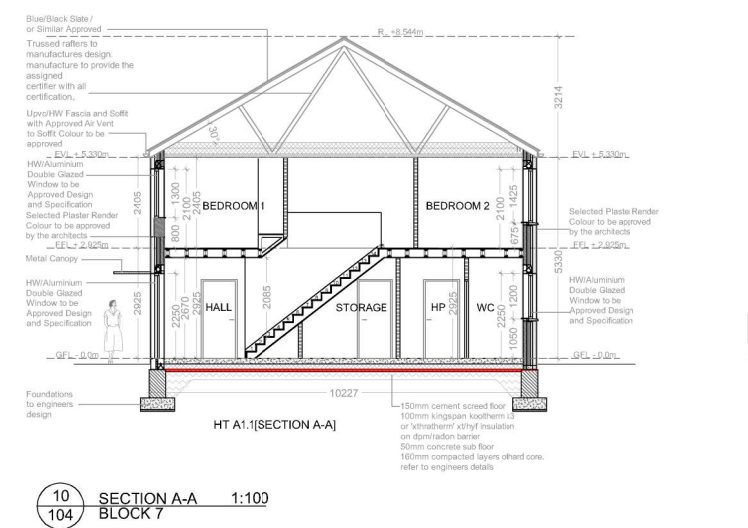
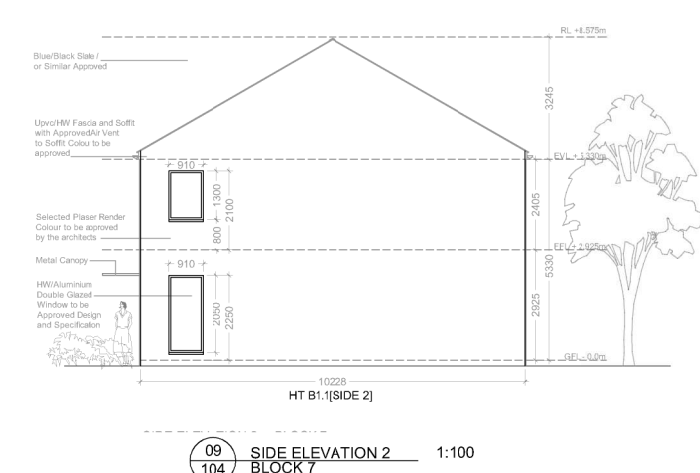
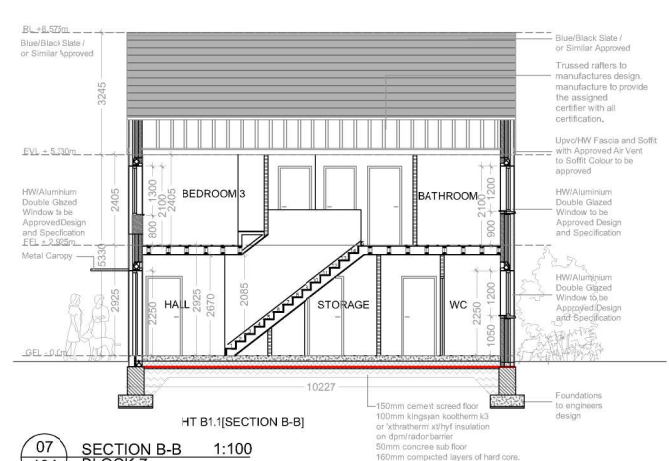
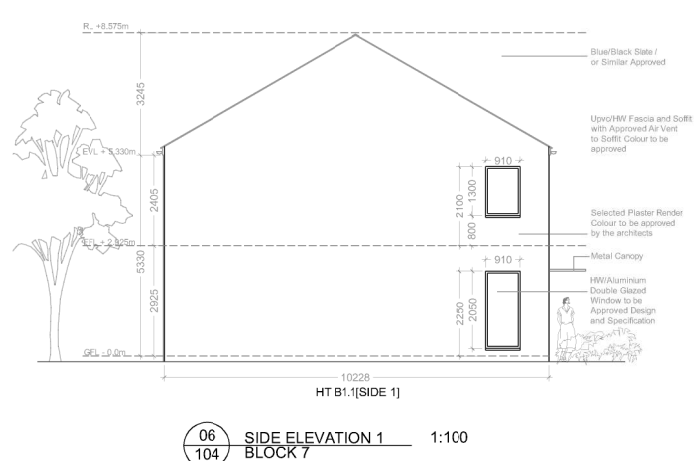
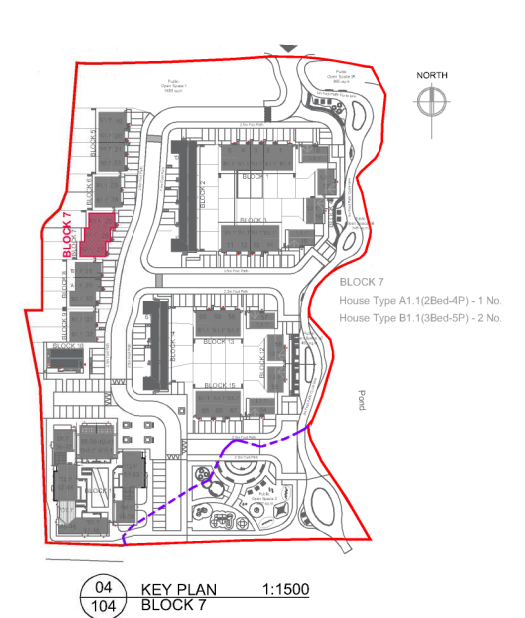
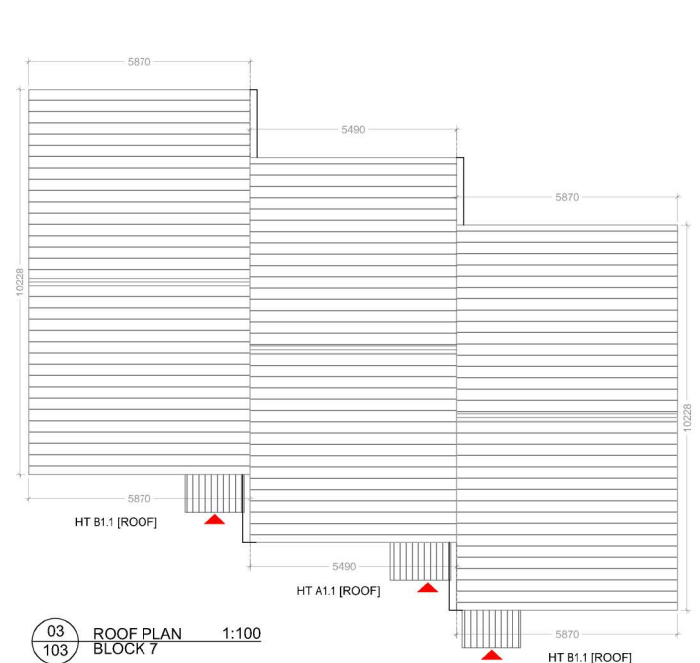
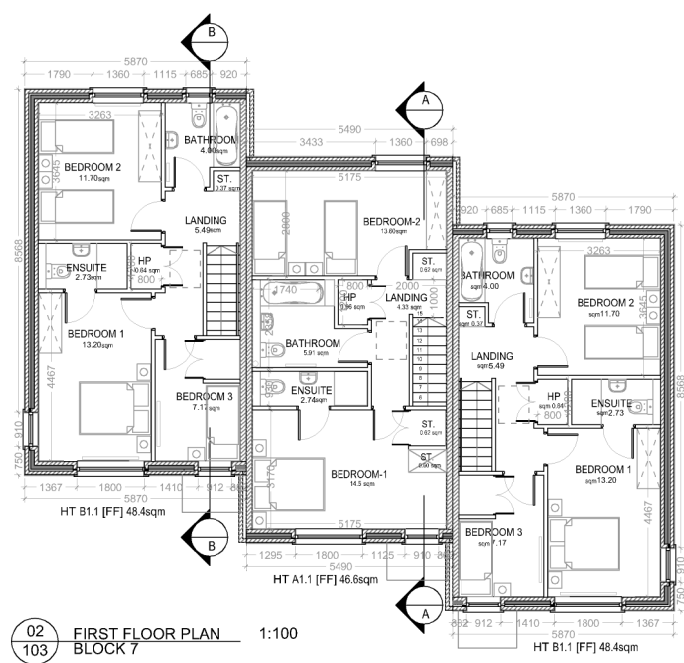
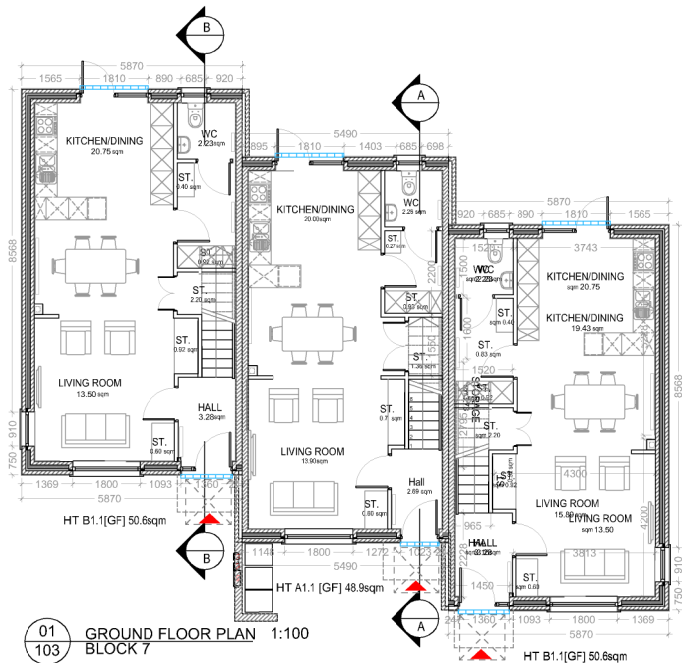
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|------|----|------|-------------|
| | | | |



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| Drawing Title | | | |
|---|-------|-----------------|----------------------|
| BLOCK 6 Plans, Elevations & Sections | | | |
| Scale | 1:100 | Revision Number | 2302-PA-Bik-6-100 |
| Client | A | Class | Tyrrells Land, Laois |
| Author | SG | Date | October 2023 |

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1 No.
A1.1 - 1 Nos.
2 BEDROOM / 4 PERSON HOUSE (2 STOREY)
Floor Area 95.5 msq / 1028 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE A1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 4P house | 80 | 13 | 30 | 25 | 4 |
| Proposed | 2 Bed 4P house | 95.5 | 13.9 | 33.9 | 28.1 | 5.7 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m²

2 No.
B1.1 - 2 Nos.
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 99 msq / 1065.6 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE B1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 99.0 | 13.5 | 34.25 | 32.07 | 6.05 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m²

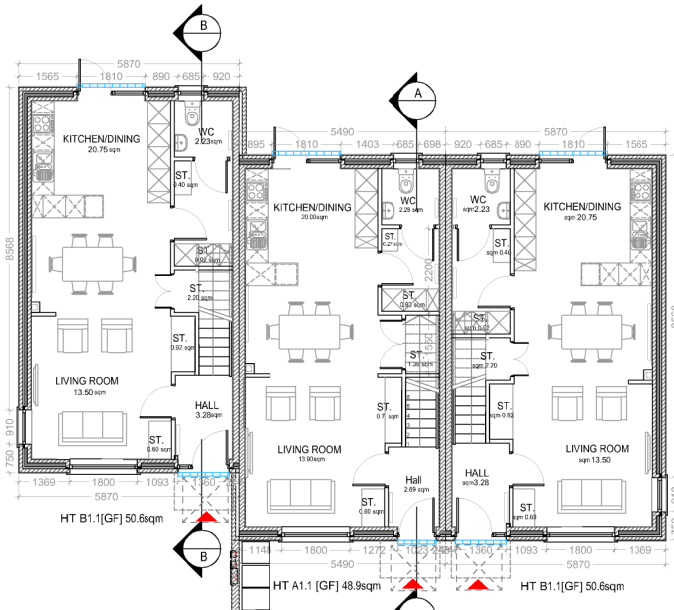
| Rev. | By | Date | Description |
|------|----|------|-------------|
| | | | |



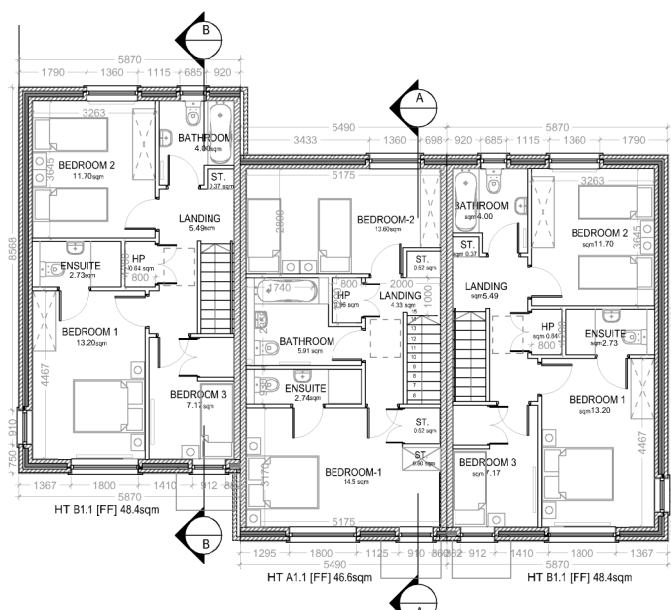
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| BLOCK 7 Plans, Elevations & Sections | | | |
|---|-------|----------|-------------------|
| Scale | 1:100 | Rev. No. | 2302-PA-Blk-7-100 |
| Client | A1.1 | Project | 2302-PA-Blk-7-100 |
| Author | SG | Checked | AH |
| Date | | Date | October 2023 |

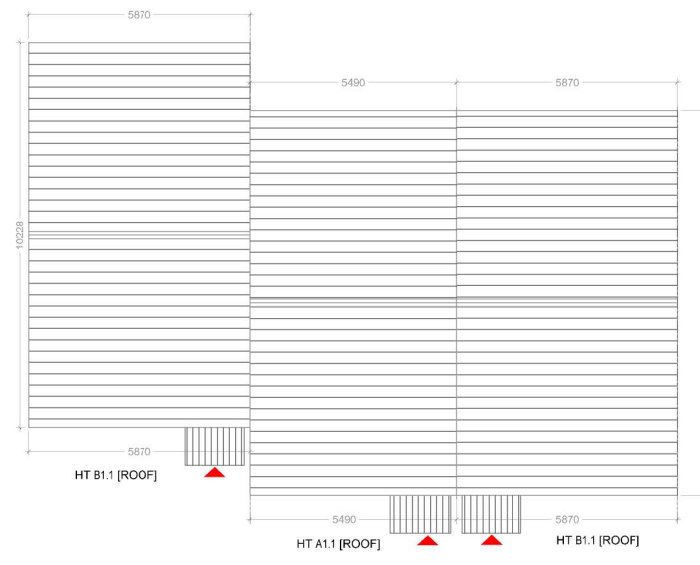
All works to be carried out using proper materials which are fit for the use they are intended and for the condition in which they are to be used. All materials used in connection with the works to comply with the construction products regulation (EU) no. 305/2011 and the harmonised technical specifications for construction products that fall within the remit of the regulation no. 305/2011.
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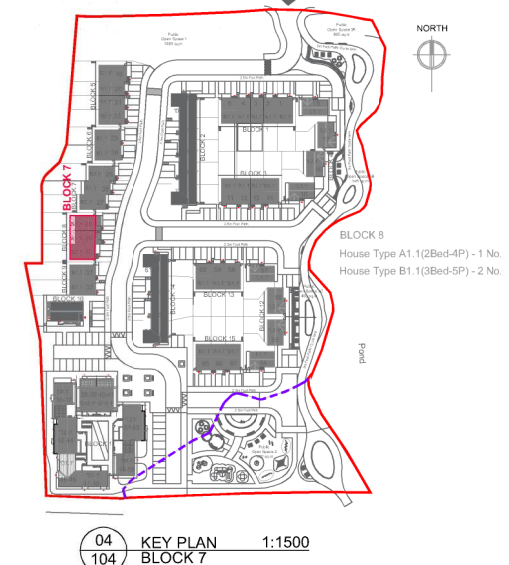
01 GROUND FLOOR PLAN 1:100
103 BLOCK 7



02 FIRST FLOOR PLAN 1:100
103 BLOCK 7



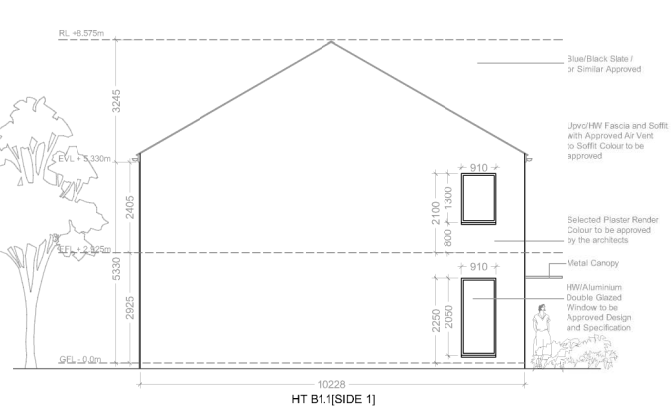
03 ROOF PLAN 1:100
103 BLOCK 7



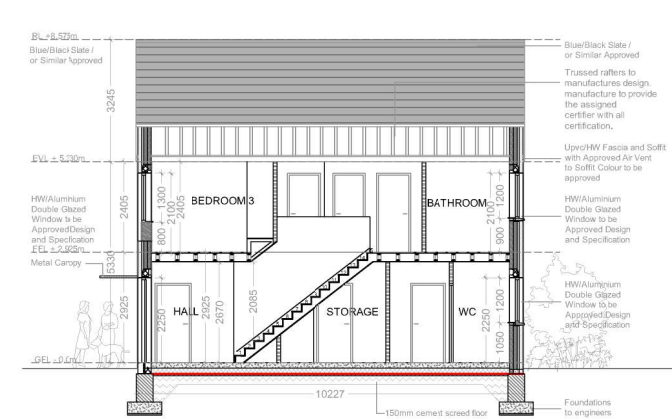
04 KEY PLAN 1:1500
104 BLOCK 7



05 FRONT ELEVATION 1:100
104 BLOCK 7



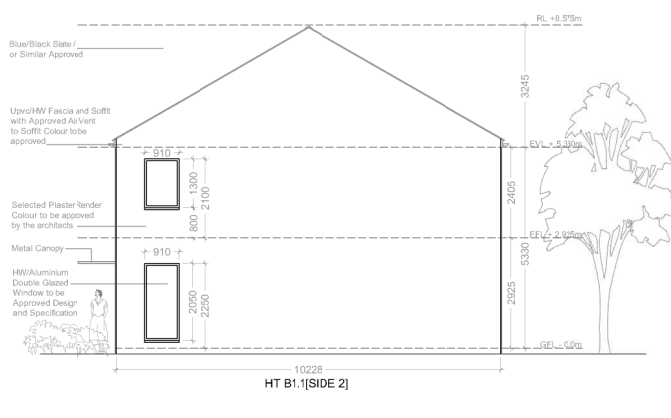
06 SIDE ELEVATION 1 1:100
104 BLOCK 7



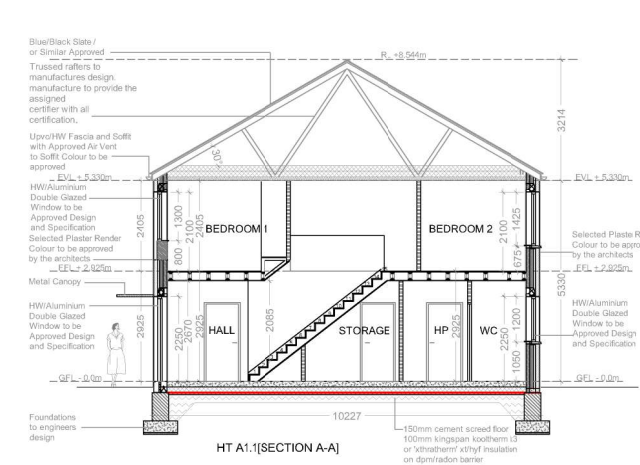
07 SECTION B-B 1:100
104 BLOCK 7



08 REAR ELEVATION 1:100
104 BLOCK 7



09 SIDE ELEVATION 2 1:100
104 BLOCK 7



10 SECTION A-A 1:100
104 BLOCK 7

1 No.
A1.1 - 1 Nos.
2 BEDROOM / 4 PERSON HOUSE (2 STOREY)
Floor Area 95.5 msq / 1028 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE A1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 4P house | 80 | 13 | 30 | 25 | 4 |
| Proposed | 2 Bed 4P house | 95.5 | 13.9 | 33.9 | 28.1 | 5.7 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m²

2 No.
B1.1 - 2 Nos.
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 99 msq / 1065.6 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE B1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 99.0 | 13.5 | 34.25 | 32.07 | 6.05 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m²

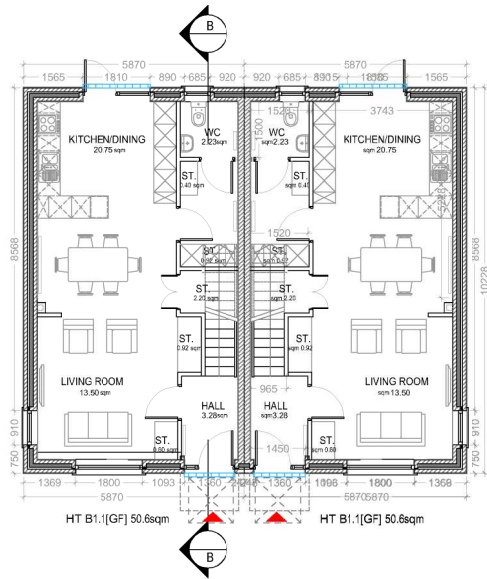
| Rev. | By | Date | DESCRIPTION |
|------|----|------|-------------|
| | | | |



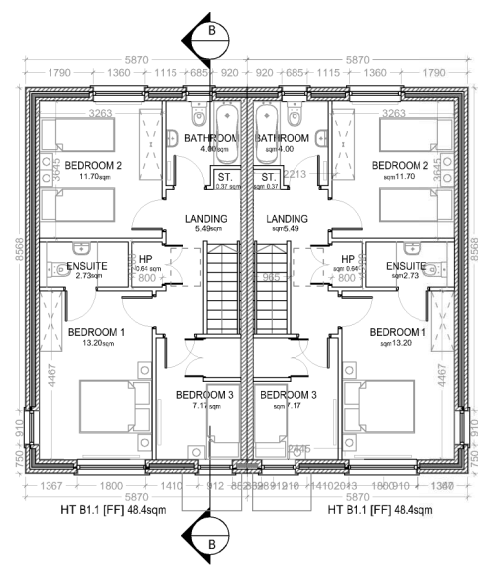
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| BLOCK 8 Plans, Elevations & Sections | | | | |
|---|-------|-----------------|-------------------|--------------|
| Scale | 1:100 | Revision Number | 2302-PA-Bik-8-100 | JAB |
| Client | A1.1 | Client | 2302-PA-Bik-8-100 | Laois CC |
| Author | SG | Checked | AH | Date |
| | | | | October 2023 |

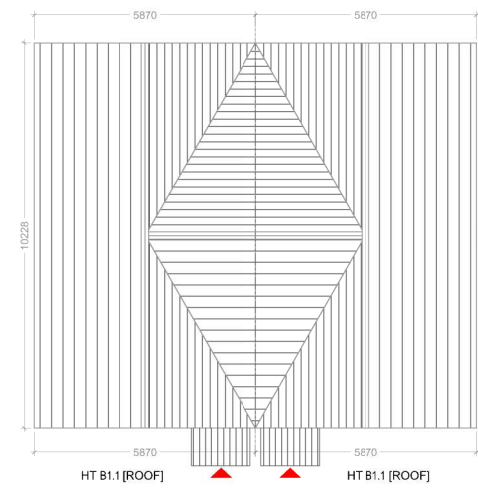
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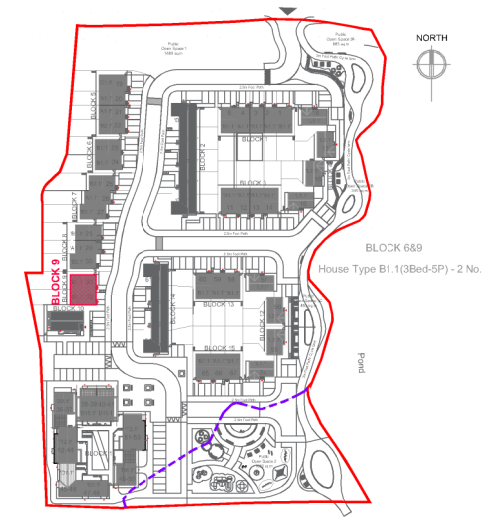
01 GROUND FLOOR PLAN 1:100
102 BLOCKS 6&9



02 FIRST FLOOR PLAN 1:100
102 BLOCKS 6&9



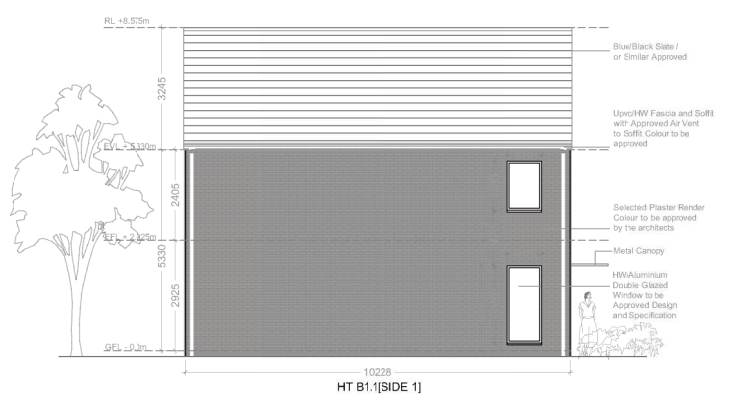
03 ROOF PLAN 1:100
102 BLOCKS 6&9



03 KEY PLAN 1:1500
102 BLOCKS 6&9



05 FRONT ELEVATION 1:100
102 BLOCKS 6&9



06 SIDE ELEVATION 1 1:100
102 BLOCKS 6&9

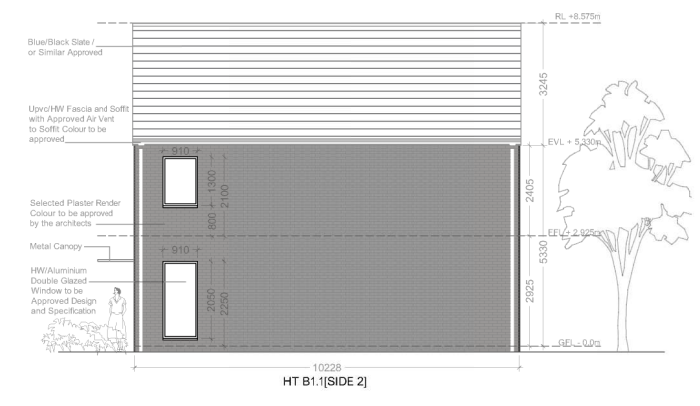
2 No.
B1.1 - 2 Nos
3 BEDROOM, 5 PERSON HOUSE (2 STOREY)
Floor Area 99 nsq / 1065.6 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE B1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 99.0 | 13.5 | 34.25 | 32.07 | 6.05 |

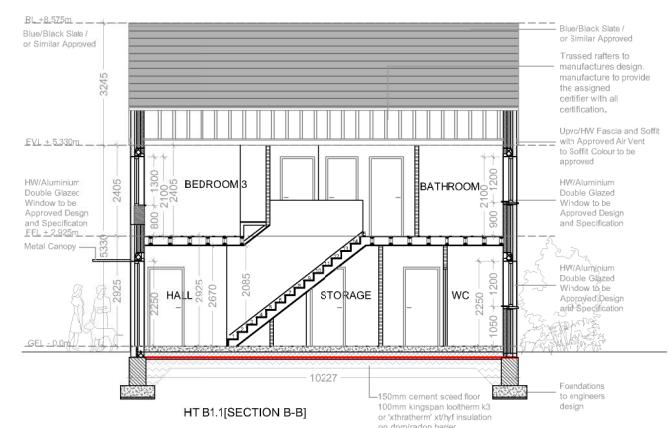
PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2



07 REAR ELEVATION 1:100
102 BLOCKS 6&9



08 SIDE ELEVATION 2 1:100
102 BLOCKS 6&9



09 SECTION B-B 1:100
102 BLOCKS 6&9

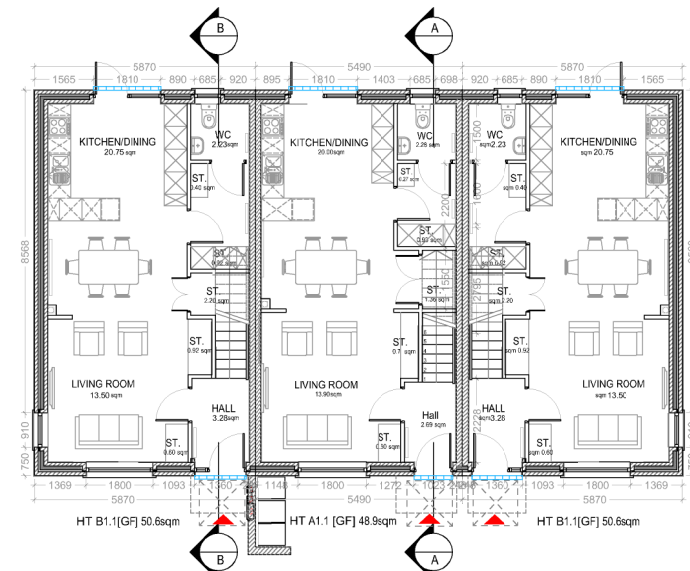
| Rev. | By | Date | Description |
|------|----|------|-------------|
| | | | |



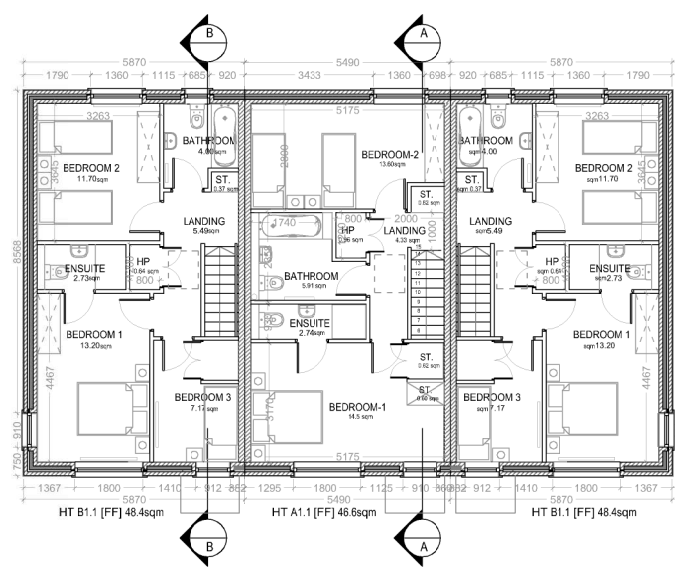
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| Drawing Title | | | |
|---|-------------------|------|----------------------|
| BLOCK 9 Plans, Elevations & Sections | | | |
| Scale | Revision Number | Job | Tyrrells Land, Laois |
| 1:100 | 2302-PA-Bik-8-100 | AH | |
| Client | Class | Date | Laois CC |
| A | A1 | | |
| | | | |
| | | | |

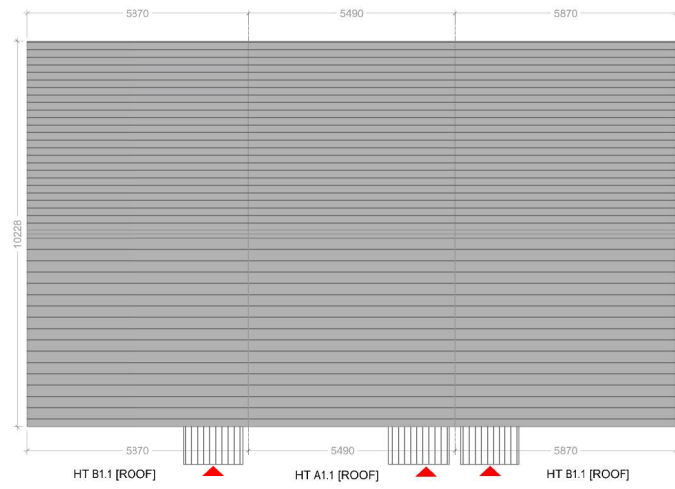
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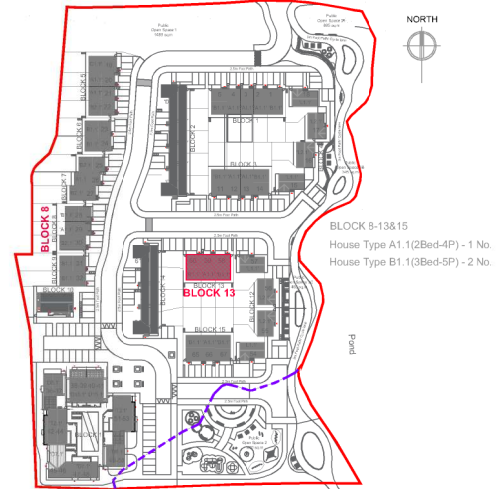
01
104 GROUND FLOOR PLAN 1:100
BLOCKS 13



02
104 FIRST FLOOR PLAN 1:100
BLOCKS 13



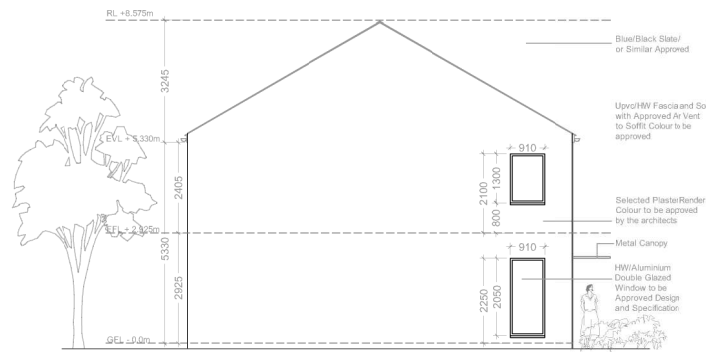
03
104 ROOF PLAN 1:100
BLOCKS 13



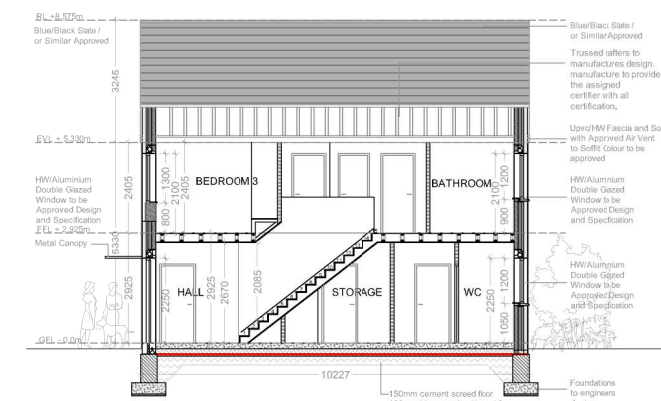
04
104 KEY PLAN 1:1500
BLOCKS 13



05
104 FRONT ELEVATION 1:100
BLOCKS 13



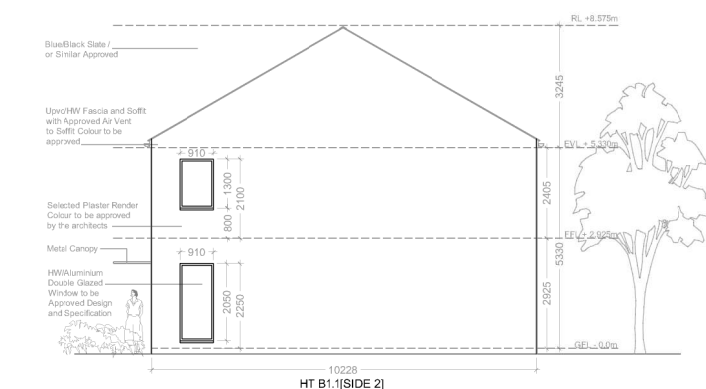
06
104 SIDE ELEVATION 1 1:100
BLOCKS 13



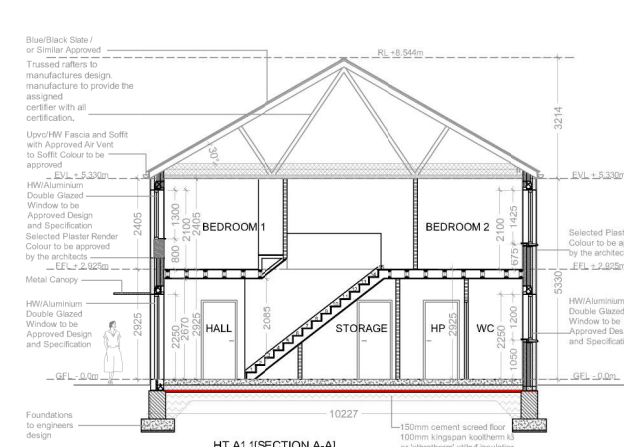
07
104 SECTION B-B 1:100
BLOCKS 13



08
104 REAR ELEVATION 1:100
BLOCKS 13



09
104 SIDE ELEVATION 2 1:100
BLOCKS 13



10
104 SECTION A-A 1:100
BLOCKS 13

A1.1 - 1 Nos.
2 BEDROOM / 4 PERSON HOUSE (2 STOREY)
Floor Area 95.5 msq / 1028 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE A1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 4P house | 80 | 13 | 30 | 25 | 4 |
| Proposed | 2 Bed 4P house | 95.5 | 13.9 | 33.9 | 28.1 | 5.7 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m2

B1.1 - 2 Nos.
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 99 msq / 1065.6 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE B1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 99.0 | 13.5 | 34.25 | 32.07 | 6.05 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m2

| Rev. | By | Date | Description |
|------|----|------|-------------|
| | | | |

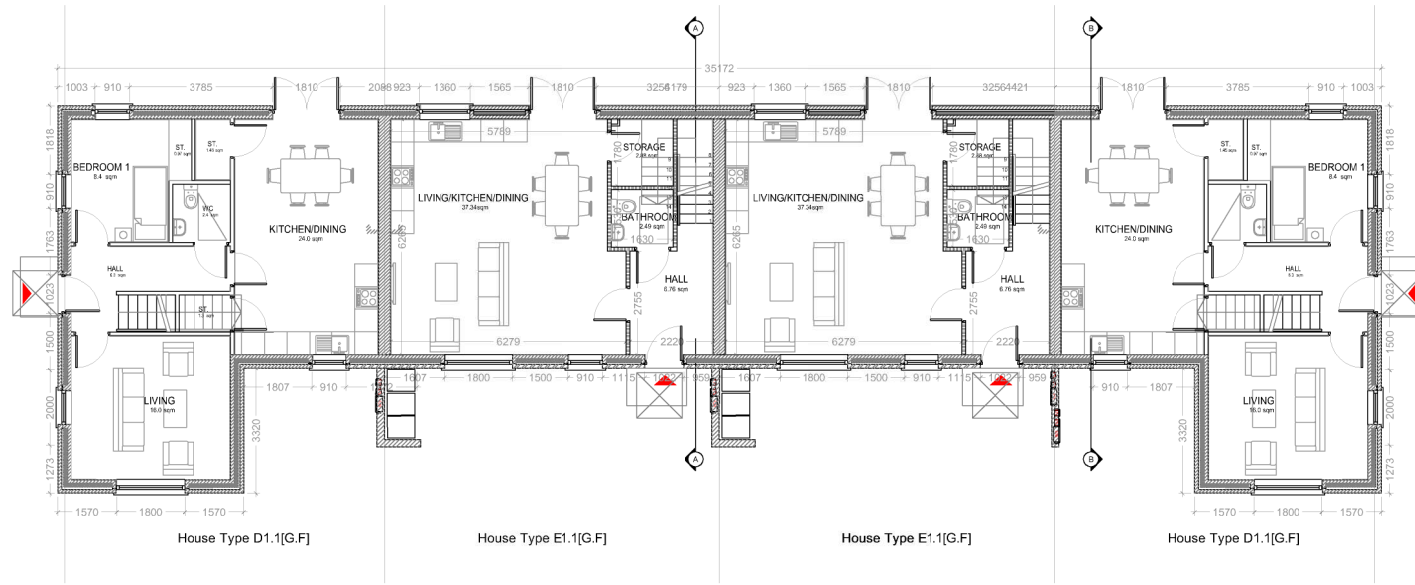


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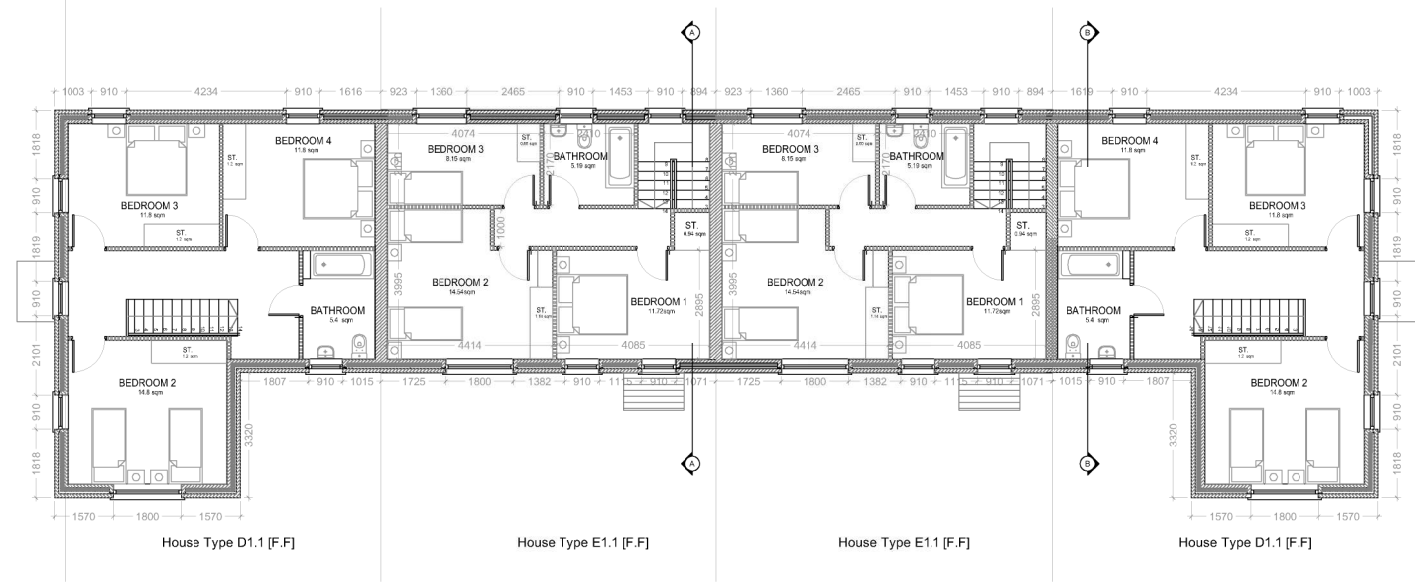
Drawing Title
BLOCK 13
Plans, Elevations & Sections

| Scale | Drawing Number | Job | Client |
|-------|-----------------|----------------------|--------------|
| 1:100 | 2302-FA-B13-100 | Tyrrells Land, Laois | Laois CC |
| A1 | 2302-FA-B13-100 | | |
| SG | AH | Date | October 2023 |

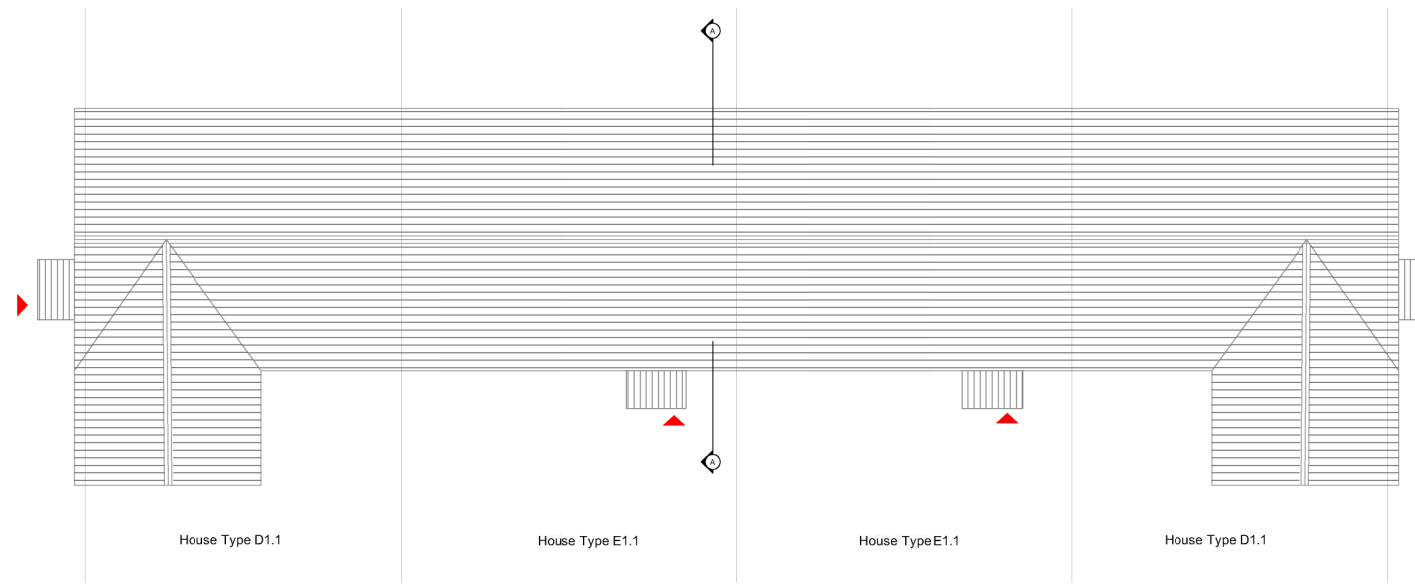
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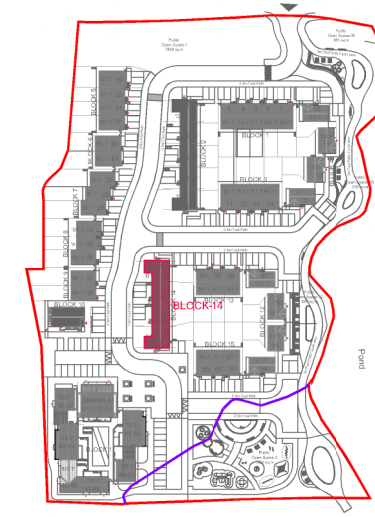
01 GROUND FLOOR PLAN 1:100
100 BLOCK-14



02 FIRST FLOOR PLAN 1:100
100 BLOCK-14



03 ROOF PLAN 1:100
100 BLOCK-14



10 KEY PLAN 1:1500
100 BLOCK-14

HOUSE TYPE D1.1
4 BEDROOM / 7 PERSON HOUSE (2 STOREY)
Floor Area 122.66msq / 1320.31sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE D1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 4 Bed 7P house | 110 | 15 | 40 | 43 | 6 |
| Proposed | 4 Bed 7P house | 125 | 16 | 40 | 46.8 | 7.3 |

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), minimum Private Open Space: 50m²

HOUSE TYPE E1.1
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 102.34msq / 1101.58sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE E1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 102.34 | 19.92 | 37.34 | 34.41 | 5.55 |

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), minimum Private Open Space: 50m²

| Rev. | By | Date | Description |
|------|----|------|-------------|
| | | | |



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| Drawing Title | | | |
|---------------------------|-------|----------------|----------------------|
| BLOCK 14 Plans | | | |
| Scale | 1:100 | Drawing Number | 2302-PA-B14-100 |
| Client | A1 | Job | Tyrrells Land, Laois |
| Project | SG | Class | Laois CC |
| Author | AH | Date | October 2023 |

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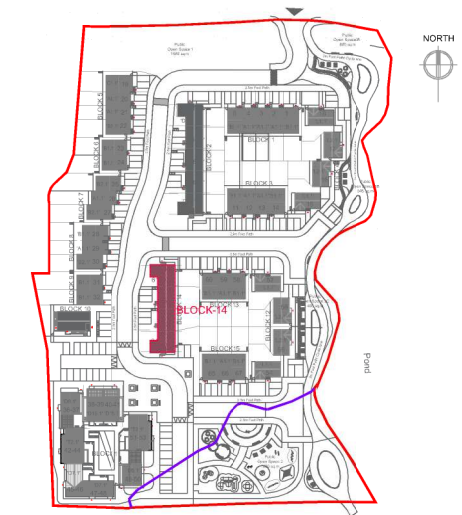
04 FRONT ELEVATION 1:100
100 BLOCK-14



06 SIDE ELEVATION-1 1:100
100 BLOCK-14



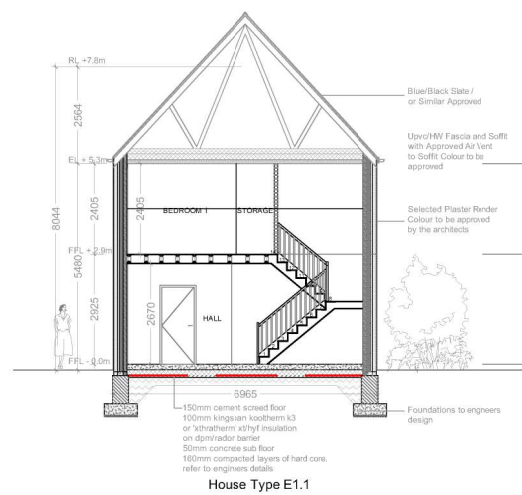
05 REAR ELEVATION 1:100
100 BLOCK-14



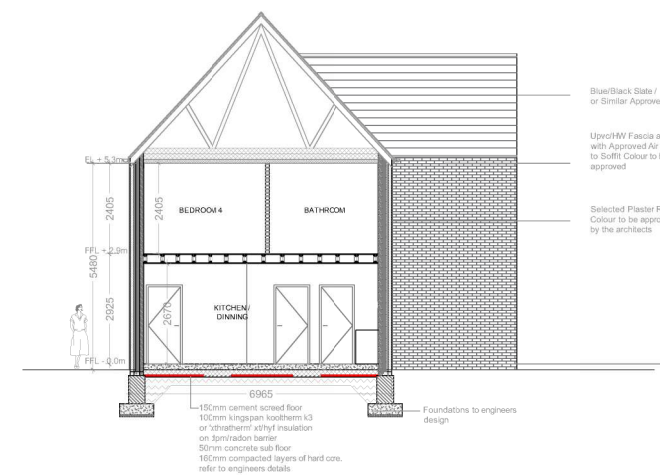
10 KEY PLAN 1:1500
100 BLOCK-14



07 SIDE ELEVATION-2 1:100
100 BLOCK-14



08 SECTION-A 1:100
100 BLOCK-14



09 SECTION-B 1:100
100 BLOCK-14

| Rev. | By | Date | Description |
|------|----|------|-------------|
| | | | |

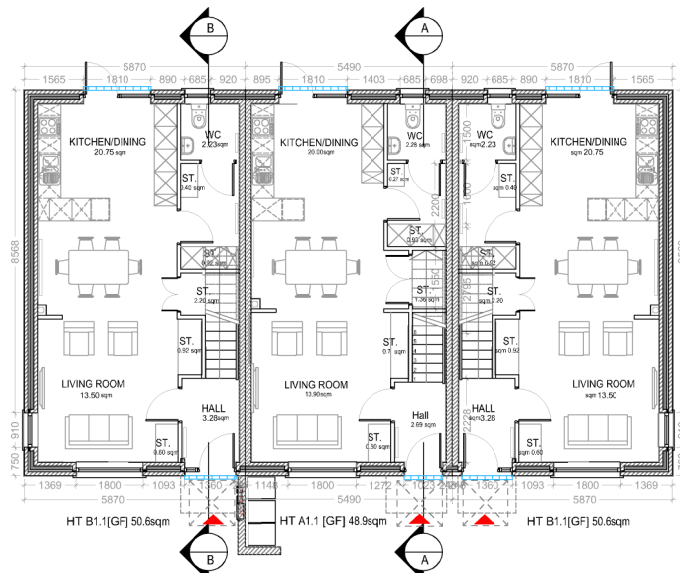


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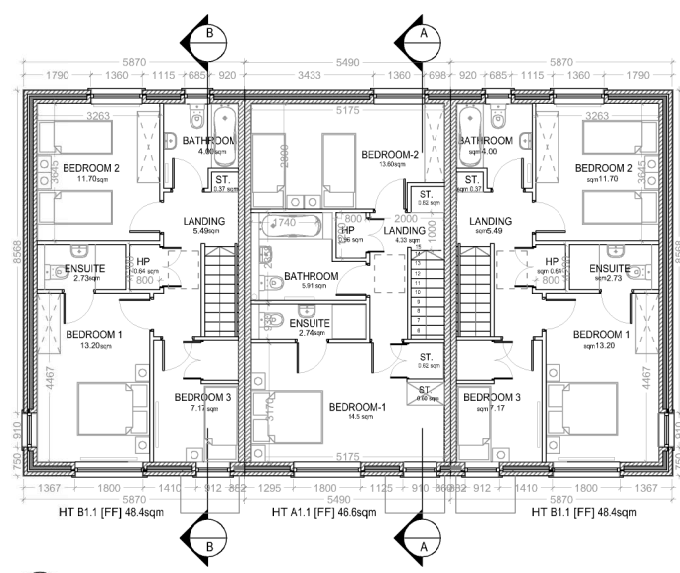
| BLOCK 14 Elevations & Sections | | | |
|--------------------------------|-------|----------------|-----------------|
| Scale | 1:100 | Drawing Number | 2302-PA-B14-200 |
| Client | A1 | Project Name | 2302-PA-B14-200 |
| Author | SG | Checked | AH |
| Date | | Date | October 2023 |

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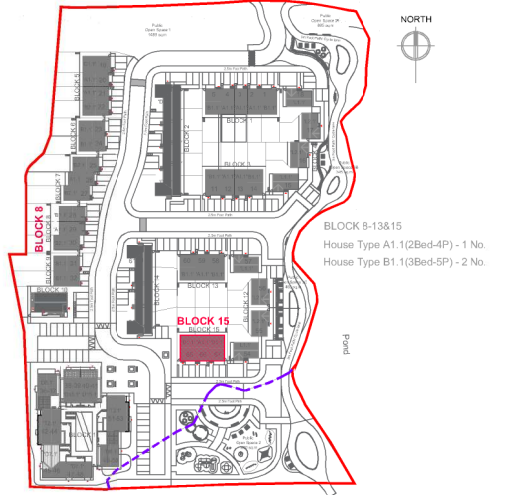
01 GROUND FLOOR PLAN 1:100
104 BLOCKS 15



02 FIRST FLOOR PLAN 1:100
104 BLOCKS 15



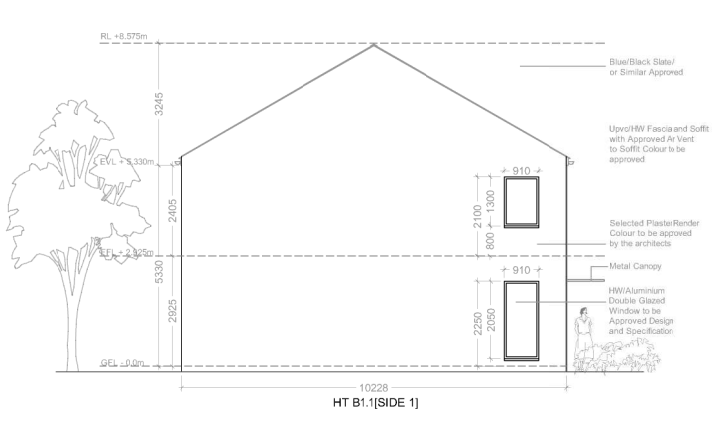
03 ROOF PLAN 1:100
104 BLOCKS 15



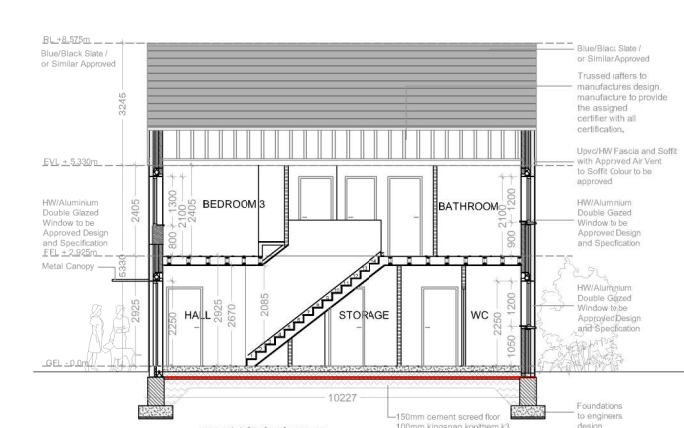
04 KEY PLAN 1:1500
104 BLOCKS 15



05 FRONT ELEVATION 1:100
104 BLOCKS 15



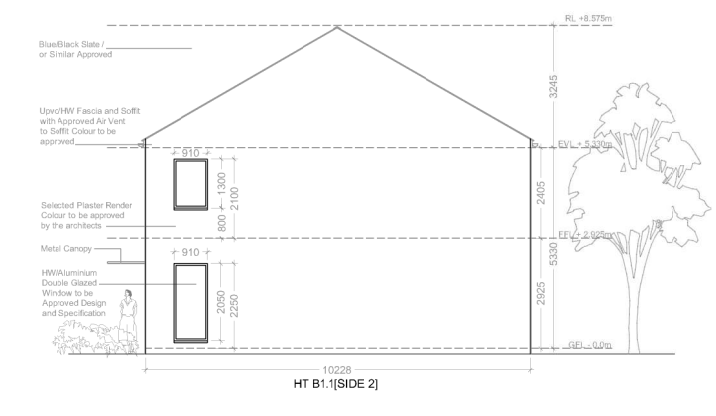
06 SIDE ELEVATION 1 1:100
104 BLOCKS 15



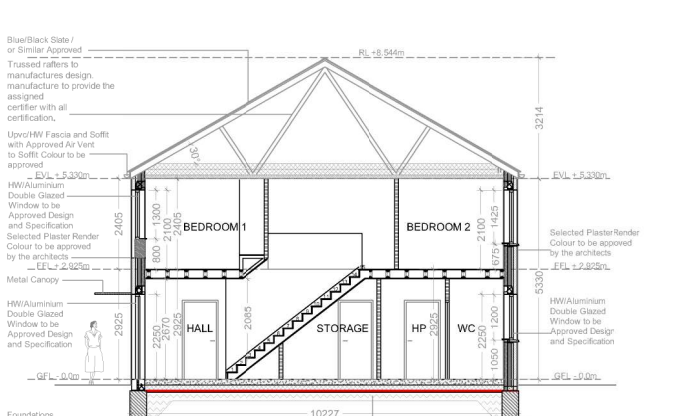
07 SECTION B-B 1:100
104 BLOCKS 15



08 REAR ELEVATION 1:100
104 BLOCKS 15



09 SIDE ELEVATION 2 1:100
104 BLOCKS 15



10 SECTION A-A 1:100
104 BLOCKS 15

A1.1 - 1 Nos.
2 BEDROOM / 4 PERSON HOUSE (2 STOREY)
Floor Area 95.5 msq / 1028 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE A1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 4P house | 80 | 13 | 30 | 25 | 4 |
| Proposed | 2 Bed 4P house | 95.5 | 13.9 | 33.9 | 28.1 | 5.7 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m2

B1.1 - 2 Nos.
3 BEDROOM / 5 PERSON HOUSE (2 STOREY)
Floor Area 99 msq / 1065.6 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE B1.1 | Dwelling Type | Gross Floor Area | Minimum Main Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 99.0 | 13.5 | 34.25 | 32.07 | 6.05 |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m2

| Rev. | By | Date | Description |
|------|----|------|-------------|
| | | | |



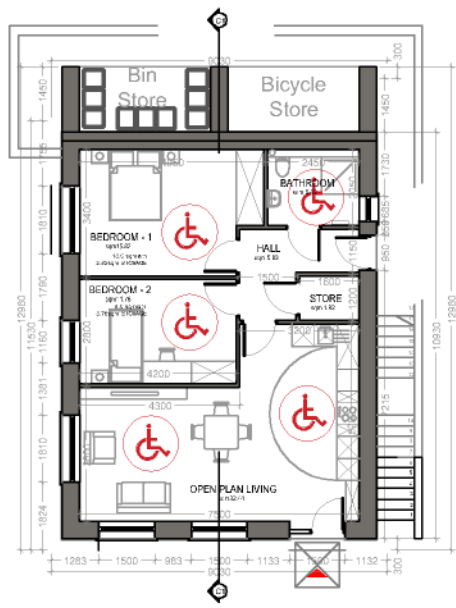
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Drawing Title
BLOCK 15
Plans, Elevations & Sections

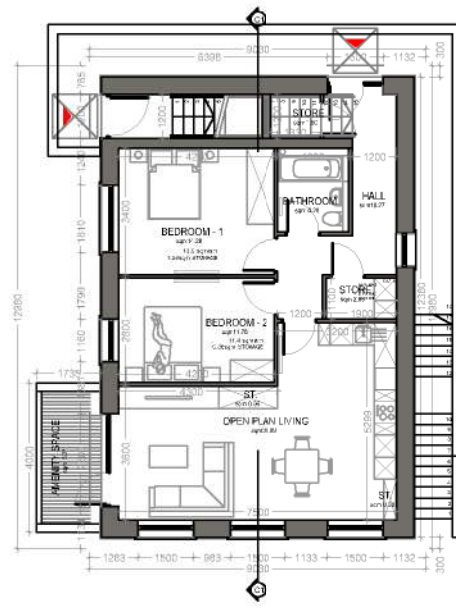
| Scale | Revision Number | Job | Client |
|-------|-----------------|----------------------|--------------|
| 1:100 | 2302-FA-B15-100 | Tyrrells Land, Laois | Laois CC |
| A1 | 2302-FA-B15-100 | | |
| SG | AH | Date | October 2023 |

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 specifications/standards that fall within the remit of the regulation.
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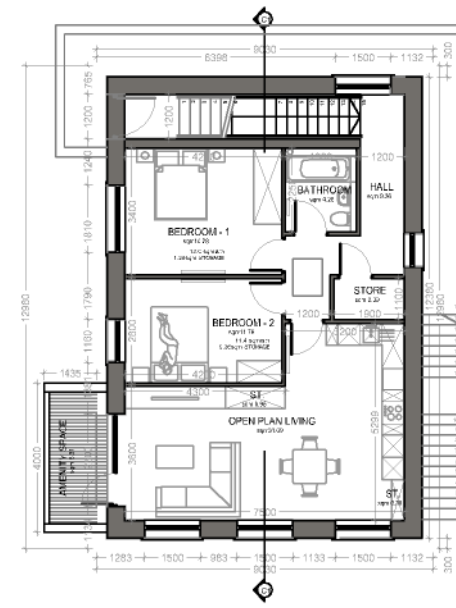
Social Housing Blocks



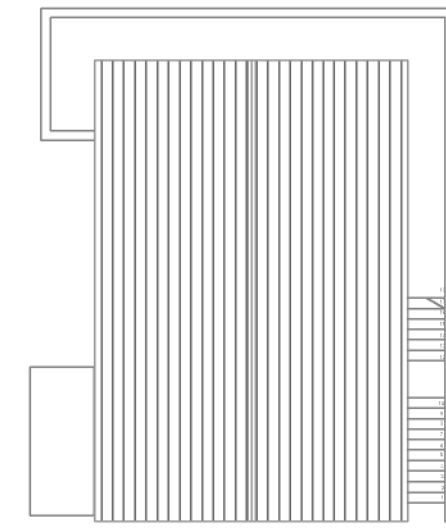
01
100 GROUND FLOOR PLAN 1:100
BLOCK-10 -11.1



02
100 FIRST FLOOR PLAN 1:100
BLOCK-10 -11.1



03
100 SECOND FLOOR PLAN 1:100
BLOCK-10 -11.1



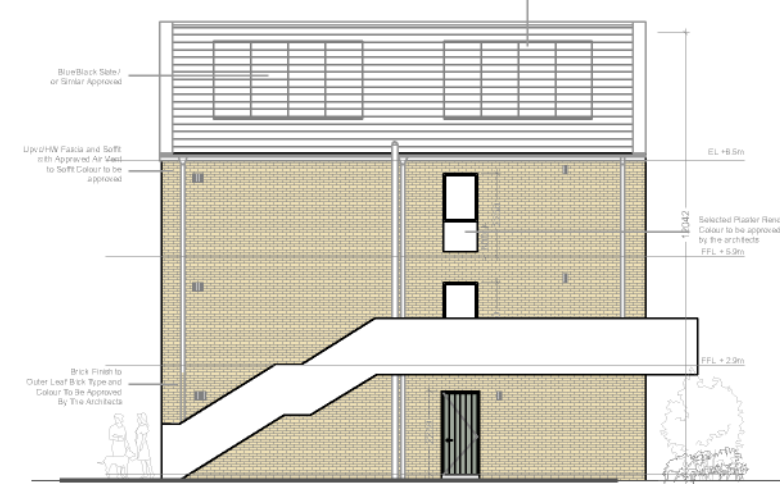
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100 ROOF PLAN 1:100
BLOCK-10 -11.1



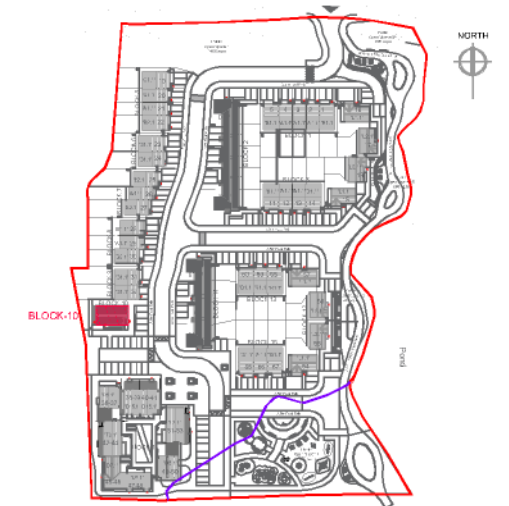
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100 FRONT ELEVATION 1:100
BLOCK-10 -11.1



06
100 REAR ELEVATION 1:100
BLOCK-10 -11.1



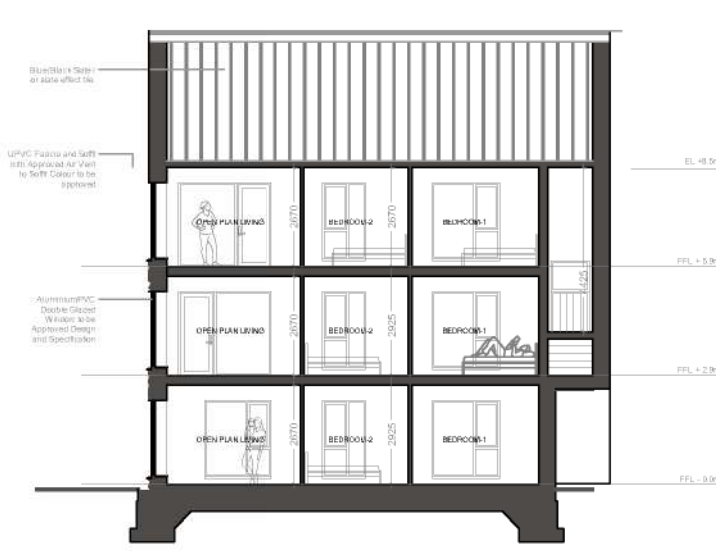
07
100 SIDE ELEVATION-1 1:100
BLOCK-10 -11.1



10
100 KEY PLAN 1:1500
BLOCK-10 -11.1



08
100 SIDE ELEVATION-2 1:100
BLOCK-10 -11.1



09
100 SECTION A 1:100
BLOCK-10 -11.1

TRIPLEX UNIT T1.1
APARTMENT T1-A-GF 1no
2 BEDROOM / 3 PERSON UD

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE T1.1-A | Dwelling Type | Gross Floor Area | Minimum Hab. Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 3P house | 63 | 13 | 26 | 20 | 5 |
| Proposed | 2 Bed 3P house | 75 | 13 | 32.44 | 21 | 8.5 |

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.1m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2

TRIPLEX UNIT T1.1
APARTMENT T1-B-GF 1no
2 BEDROOM / 4 PERSON

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE T1.1-B | Dwelling Type | Gross Floor Area | Minimum Hab. Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 4P house | 60 | 13 | 30 | 25 | 5 |
| Proposed | 2 Bed 4P house | 60 | 13 | 31.0 | 25 | 5.07 |

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.1m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2

TRIPLEX UNIT T1.1
APARTMENT T1-C-SF 1no
2 BEDROOM / 4 PERSON

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|--------------------------|-----------------------|------------------------|---------|
| TYPE T1.1-C | Dwelling Type | Gross Floor Area | Minimum Hab. Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 2 Bed 4P house | 60 | 13 | 30 | 25 | 5 |
| Proposed | 2 Bed 4P house | 75.70 | 13 | 31.09 | 25 | 5.07 |

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.1m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2

| Rev. | By | Date | Description |
|------|----|------|-------------|
| | | | |

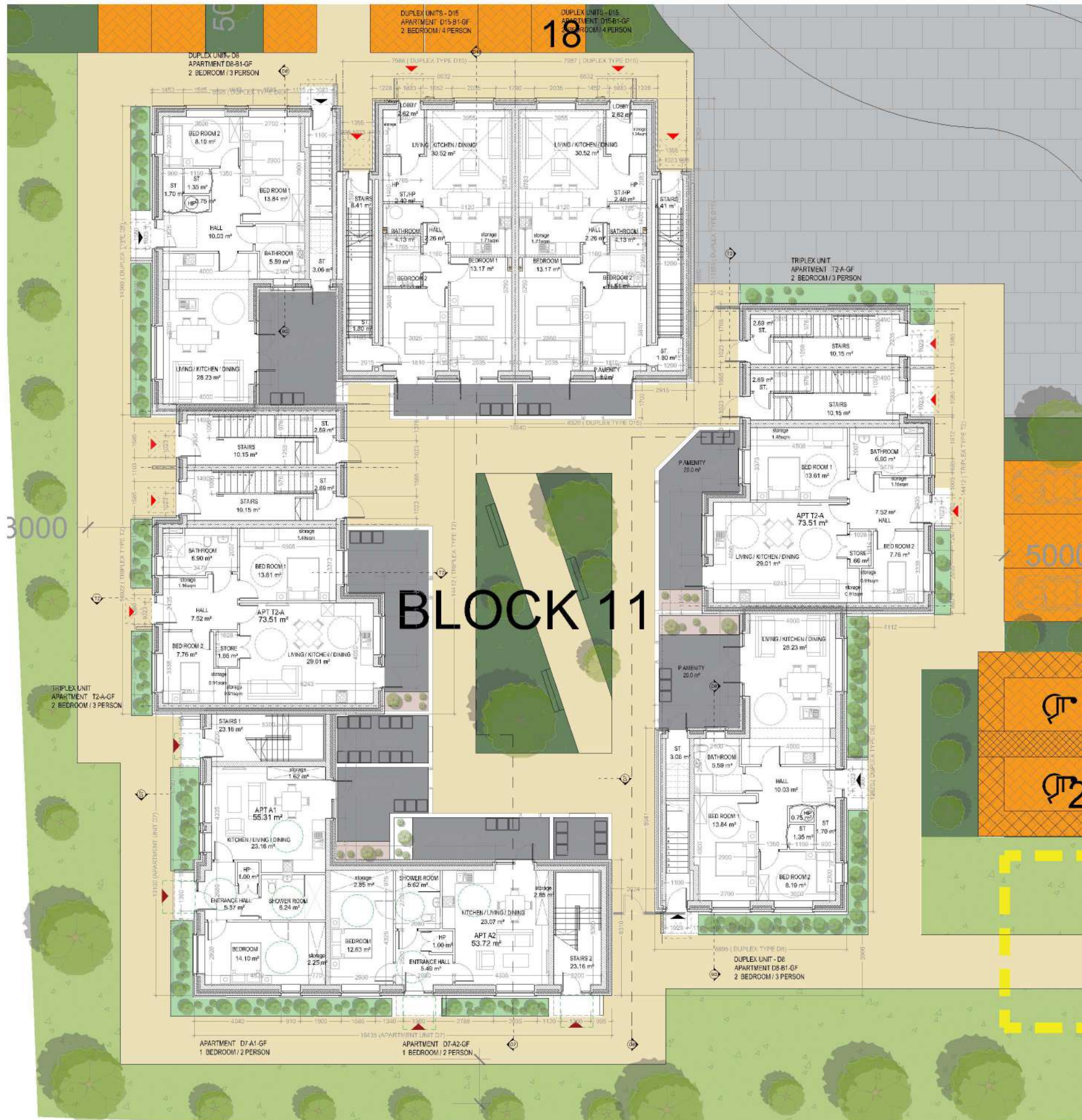


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Working Title: **BLOCK 10**
Plans, Elevations & Sections

| Scale | Drawn by | Checked by | Date | Client |
|--------|-------------------|------------|----------------------|--------------|
| 1:100 | 2302-PA-BH-10-100 | Jak | Tyrralls Land, Lough | Lough CC |
| 1:1500 | 2302-PA-BH-10-100 | Clare | | |
| | | AH | | October 2023 |

All works to be carried out using robust materials which are fit for the use they are intended and for the duration of their life. All materials used in connection with the works to comply with the construction products regulations 2011 and the harmonised technical specifications for construction products that fall within the scope of the regulations. All drawings shall be made in accordance with the standards of the Irish Standards Institute (ISI) and shall be made available to the client in a digital format. This drawing is the property of van Dijk Architects. It is not to be used for any other purpose without the written consent of van Dijk Architects. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of van Dijk Architects.



BLOCK 11

DUPLEX UNIT D15-1
APARTMENT D15-1-GF
2 BEDROOM / 4 PERSON
Floor Area 74.6 m² / 803 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|---------------|------------------|-----------------------|------------------------|---------|-----------------------|
| TYPE D15-1 | Dwelling Type | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private amenity space |
| Target | 2 Bed 4P APT | 73 | 30 | 24.4 | 6 | 7 |
| Proposed | 2 Bed 4P APT | 74.6 | 30.52 | 24.7 | 7.2 | 7.1* |

PLEASE NOTE:
Minimum unobstructed living room width 3.0m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 50m²

DUPLEX UNIT D8-1
APARTMENT D8-1-GF
2 BEDROOM / 3 PERSON
Floor Area 76 m² / 818.0 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|---------------|------------------|-----------------------|------------------------|---------|-----------------------|
| TYPE D8-1 | Dwelling Type | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private amenity space |
| Target | 2 Bed 3P APT | 63 | 26 | 20.1 | 5 | 6 |
| Proposed | 2 Bed 3P APT | 76 | 26.25 | 22 | 6.8 | 6.1* |

PLEASE NOTE:
Minimum unobstructed living room width 3.0m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 50m²

TRIPLEX UNIT T2-1
APARTMENT T2-A-GF
2 BEDROOM / 3 PERSON
Floor Area 73.5 m² / 791.1 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|---------------|------------------|-----------------------|------------------------|---------|-----------------------|
| TYPE T2-A | Dwelling Type | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private amenity space |
| Target | 2 Bed 3P APT | 63 | 26 | 20.1 | 5 | 6 |
| Proposed | 2 Bed 3P APT | 73.5 | 29.01 | 21.3 | 6.1 | 6.1* |

PLEASE NOTE:
Minimum unobstructed living room width 3.0m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 50m²

APARTMENT D7-A1-GF
1 BEDROOM / 2 PERSON
Floor Area 55.31 m² / 595.36 sqft

| Design Standards for New Apartments | | | | | | |
|-------------------------------------|---------------|---------------------|-----------------------|------------------------|--------------------|-----------------------|
| Target | Dwelling Type | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private Amenity Space |
| Target | 1 Bed 2P Apt | 45 m ² | 23 m ² | 11.4m ² | 3m ² | 5m ² |
| Proposed | 1 Bed 2P Apt | 55.31m ² | 23.16m ² | 14.10m ² | 4.68m ² | 5.17m ² |

PLEASE NOTE:
Minimum unobstructed living room width 3.3m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width)

APARTMENT D7-A2-GF
1 BEDROOM / 2 PERSON
Floor Area 53.72 m² / 578.23 sqft

| Design Standards for New Apartments | | | | | | |
|-------------------------------------|---------------|---------------------|-----------------------|------------------------|--------------------|-----------------------|
| Target | Dwelling Type | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private Amenity Space |
| Target | 1 Bed 2P Apt | 45 m ² | 23 m ² | 11.4m ² | 3m ² | 5m ² |
| Proposed | 1 Bed 2P Apt | 53.72m ² | 23.07m ² | 12.63m ² | 5.37m ² | 5.17m ² |

PLEASE NOTE:
Minimum unobstructed living room width 3.3m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width)

- T2.1 Three-storey Triplex Unit
 - Ground 2 bed apt 2B/3P 2 no.
 - First 2 bed apt 2B/4P 2 no.
 - Second 2 bed apt 2B/4P 2 no.
 - D7.1 Ground 1 bed apt 1B/2P 2 no.
 - First 1 bed apt 1B/2P 2 no.
 - D8.1 Ground 2 bed apt 2B/3P 2 no.
 - First/second 2 bed duplex 3B/5P 2 no.
 - D-5.1 Ground 2 bed apt 2B/4P 2 no.
 - First/second 2 bed duplex 3B/5P 2 no.
- Total 18 no.



| Rev. | By | Date | Description |
|------|----|------|--------------------|
| 1 | | | DESCRIPTION LINE 3 |
| 2 | | | DESCRIPTION LINE 1 |

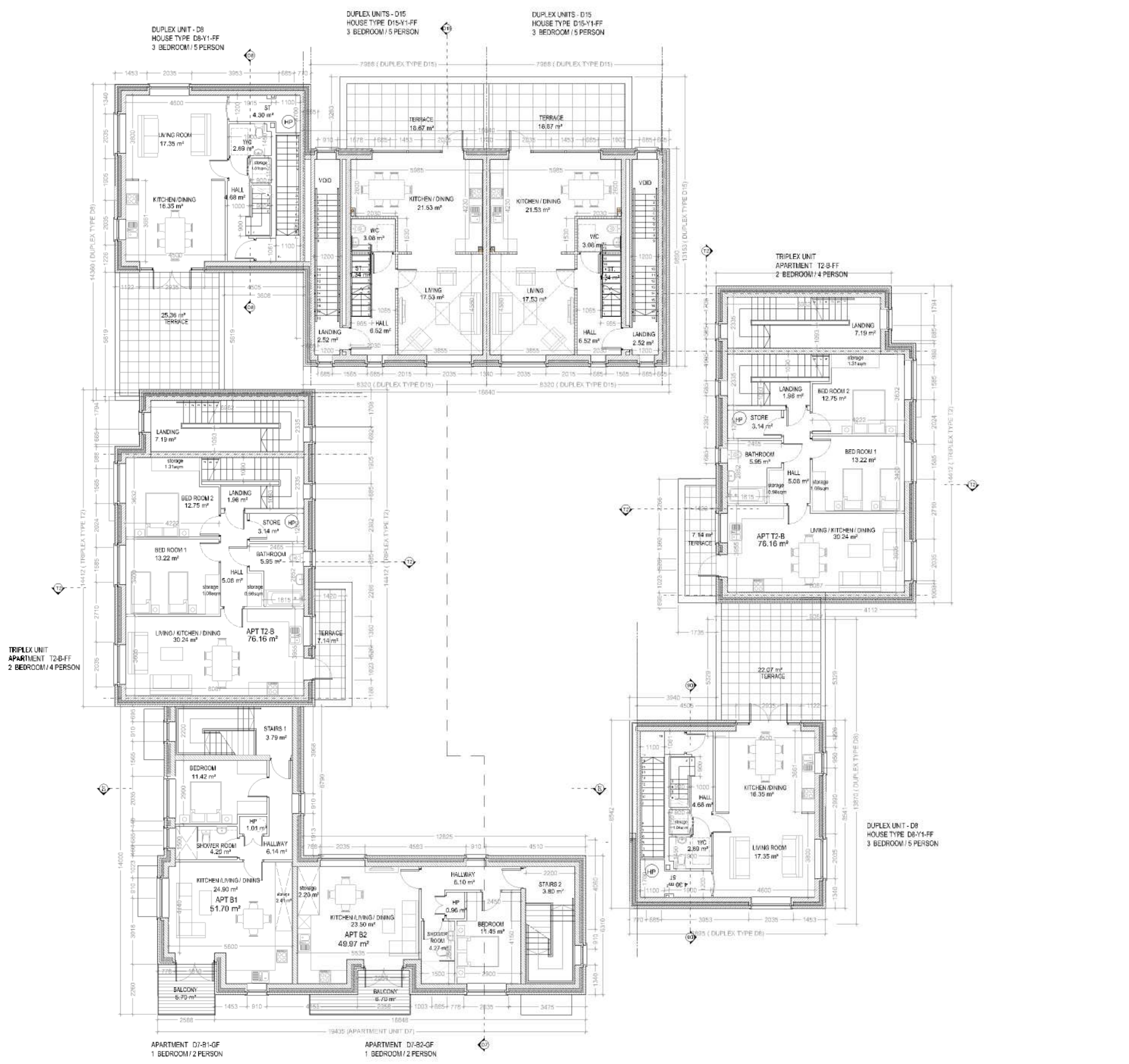


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Drawing Title: **BLOCK 11**
Ground Floor Plan

| Scale | Project No. | Client | Architect | Date |
|-------|-------------------|----------------------|-----------|--------------|
| 1:100 | 2302-PH-ER-11-100 | Tyrrells Land, Louth | AH | October 2023 |
| 1:100 | 2302-PH-ER-11-100 | Louis CC | | |
| 1:100 | 2302-PH-ER-11-100 | | | |

All works to be carried out using proper materials check one for the use they are intended and for the intended use. All materials used in connection with the works to comply with the construction products regulations (CPR) and the harmonised technical specifications that form the basis of the CE marking.
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DUPLEX UNIT D15.1
HOUSE TYPE D15-Y1-FF/5F - 2 STOREY 2no.
3 BEDROOM / 5 PERSON
Floor Area 114.2 msq / 1229.2 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|---------------------------|-----------------------|------------------------|---------|
| TYPE D15-Y1 | Dwelling Type | Gross Floor Area | Minimum floor Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 1.3 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 114.2 | 17.53 | 39.0 | 33.9 | 5.6 |

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), minimum Private Open Space 50m2

DUPLEX UNIT D8.1
HOUSE TYPE D8-Y1-FF/5F - 2 STOREY 2no.
3 BEDROOM / 5 PERSON
Floor Area 105.7 msq / 1137.7 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|---------------------------|-----------------------|------------------------|---------|
| TYPE Y1-FF | Dwelling Type | Gross Floor Area | Minimum floor Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed 5P house | 92 | 1.3 | 34 | 32 | 5 |
| Proposed | 3 Bed 5P house | 105.7 | 17.3 | 34 | 32 | 9.0 |

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), minimum Private Open Space 50m2

TRIPLEX UNIT T2.1
APARTMENT T2-B-FF
2 BEDROOM / 4 PERSON
Floor Area 76.16 msq / 819.7 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|---------------|------------------|-----------------------|------------------------|---------|-----------------------|
| TYPE T2-B | Dwelling Type | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private amenity space |
| Target | 2 Bed 4P APT | 73 | 30 | 24.4 | 6 | 7 |
| Proposed | 2 Bed 4P APT | 76.16 | 30.24 | 26 | 9.1 | 7.14 |

PLEASE NOTE:
Minimum unobstructed living room width 3.0m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space 50m2

APARTMENT D7-B1-FF
1 BEDROOM / 2 PERSON
Floor Area 51.7 msq / 556.49sqft

| Design Standards for New Apartments | | | | | | |
|-------------------------------------|------------------|-----------------------|------------------------|---------|-----------------------|--|
| Dwelling Type | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private Amenity Space | |
| Target | 1 Bed 2P Apt | 45 m2 | 23 m2 | 11.4m2 | 3m2 | |
| Proposed | 1 Bed 2P Apt | 51.70m2 | 24.50m2 | 11.42m2 | 3.42m2 | |

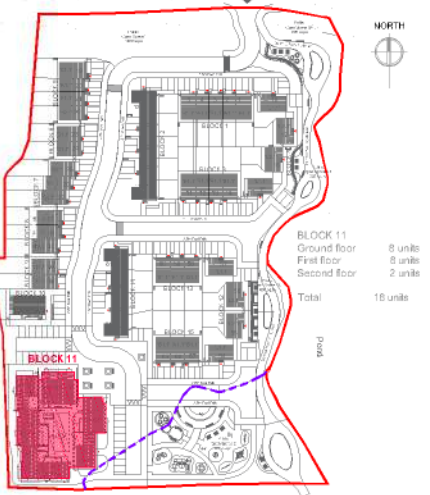
PLEASE NOTE:
Minimum unobstructed living room width 3.3m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)

APARTMENT D7-B2-FF
1 BEDROOM / 2 PERSON
Floor Area 49.97 msq / 537.87 sqft

| Design Standards for New Apartments | | | | | | |
|-------------------------------------|------------------|-----------------------|------------------------|---------|-----------------------|--|
| Dwelling Type | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private Amenity Space | |
| Target | 1 Bed 2P Apt | 45 m2 | 23 m2 | 11.4m2 | 3m2 | |
| Proposed | 1 Bed 2P Apt | 49.97m2 | 23.5m2 | 11.45m2 | 3.16m2 | |

PLEASE NOTE:
Minimum unobstructed living room width 3.3m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)

- T2.1 Three-storey Triplex Unit
 - Ground 2 bed apt 2B/3P 2 no.
 - First 2 bed apt 2B/4P 2 no.
 - Second 2 bed apt 2B/4P 2 no.
 - D7.1 Ground 1 bed apt 1B/2P 2 no.
 - First 1 bed apt 1B/2P 2 no.
 - D8.1 Ground 2 bed apt 2B/3P 2 no.
 - First/second 2 bed duplex 3B/5P 2 no.
 - D15.1 Ground 2 bed apt 2B/4P 2 no.
 - First/second 2 bed duplex 3B/5P 2 no.
- Total: 16 no.



| Rev. | By | Date | Description |
|------|----|------|--------------------|
| 1 | | | DESCRIPTION LINE 1 |
| 2 | | | DESCRIPTION LINE 2 |
| 3 | | | DESCRIPTION LINE 3 |



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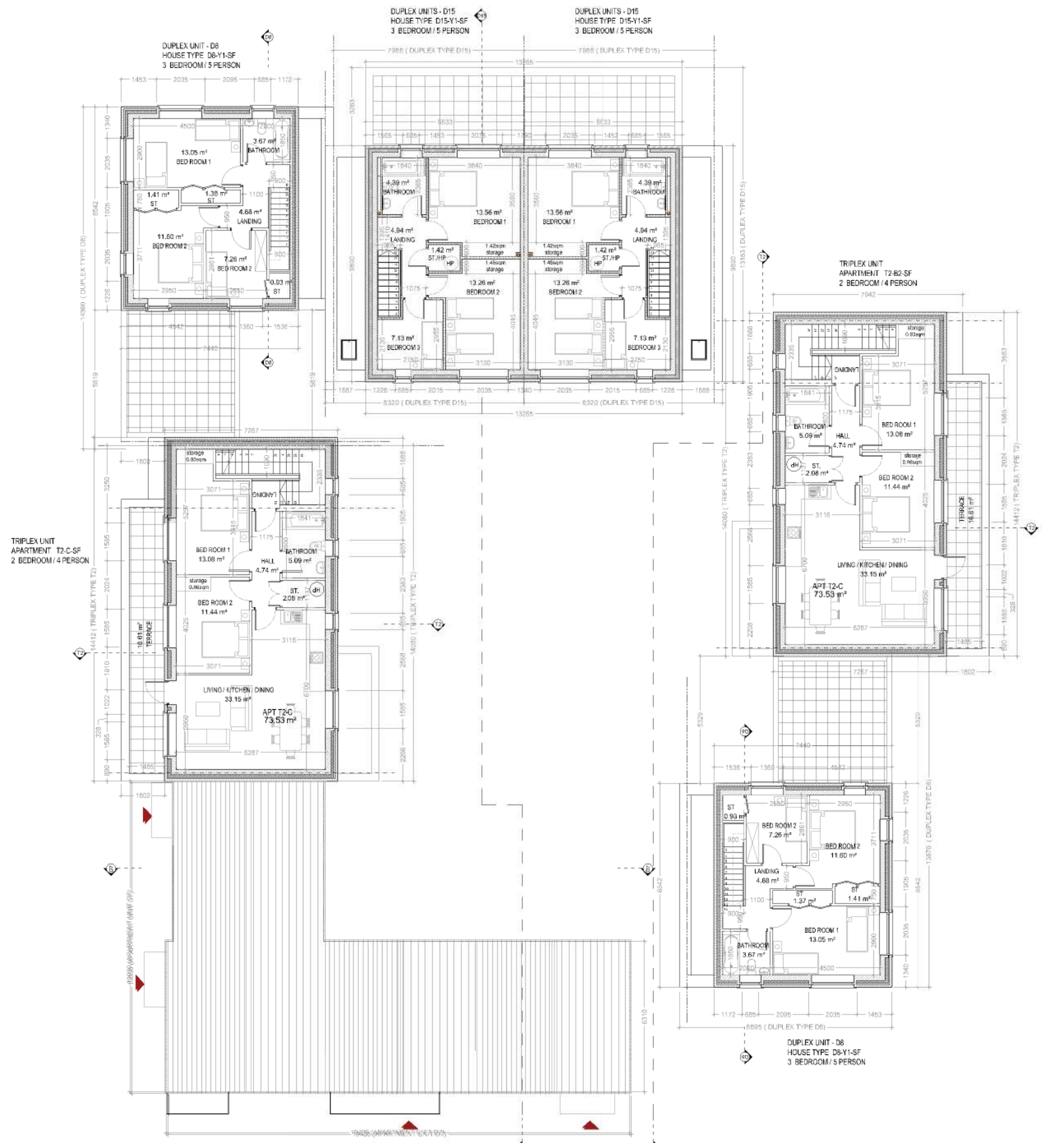
Drawing Title: **BLOCK 11 First Floor Plan**

| Scale | Date of Issue | Drawn By | Checked By | Job No. | Client |
|--------|---------------|--------------|------------|---------|----------------------|
| 1:100 | 23/02/2023 | PA-EB-11-101 | | | Tyrrells Land, Louth |
| 1:1500 | 23/02/2023 | PA-EB-11-101 | | | Louis CC |
| SG | | AH | | 9/10 | October 2023 |

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01 FIRST FLOOR PLAN 1:100
BLOCK 11

02 KEY PLAN 1:1500
BLOCK 11



DUPLEX UNIT D15.1
HOUSE TYPE D15-Y1-FFISF - 2 STOREY 2no.
3 BEDROOM / 5 PERSON
Floor Area 114.2 msq / 1229.2 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|---------------------------|-----------------------|------------------------|---------|
| TYPE D15-Y1 | Dwelling Type | Gross Floor Area | Minimum Floor Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed SF house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed SF house | 114.2 | 17.33 | 39.0 | 33.9 | 5.6 |

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), minimum Private Open Space: 50m²

DUPLEX UNIT D8.1
HOUSE TYPE D8-Y1-FFISF - 2 STOREY 2no.
3 BEDROOM / 5 PERSON
Floor Area 105.7 msq / 1137.7 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|----------------|------------------|---------------------------|-----------------------|------------------------|---------|
| TYPE D8-Y1 | Dwelling Type | Gross Floor Area | Minimum Floor Living room | Aggregate living area | Aggregate bedroom area | Storage |
| Target | 3 Bed SF house | 92 | 13 | 34 | 32 | 5 |
| Proposed | 3 Bed SF house | 105.7 | 17.3 | 34 | 32 | 9.0 |

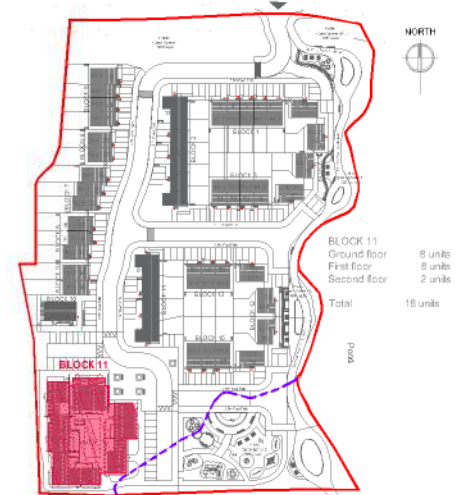
PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 50m²

TRIPLEX UNIT T2.1
APARTMENT T2-C-SF 2no.
2 BEDROOM / 4 PERSON
Floor Area 73.5 msq / 791.14 sqft

| Quality Housing for Sustainable Communities space provision | | | | | | |
|---|---------------|------------------|-----------------------|------------------------|---------|-----------------------|
| TYPE T2-C | Dwelling Type | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private amenity space |
| Target | 2 Bed 4P APT | 73 | 30 | 24.4 | 6 | 7 |
| Proposed | 2 Bed 4P APT | 73.5 | 33.15 | 24.5 | 6.6 | 16.6* |

PLEASE NOTE:
Minimum 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), minimum Private Open Space: 50m²

- T2.1 Three-storey Triplex Unit
 - Ground 2 bed apt 2B/3P 2 no.
 - First 2 bed apt 2B/4P 2 no.
 - Second 2 bed apt 2B/4P 2 no.
- D7.1
 - Ground 1 bed apt 1B/2P 2 no.
 - First 1 bed apt 1B/2P 2 no.
- D8.1
 - Ground 2 bed apt 2B/3P 2 no.
 - First/second 2 bed duplex 3B/5P 2 no.
- D15.1
 - Ground 2 bed apt 2B/4P 2 no.
 - First/second 2 bed duplex 3B/5P 2 no.
- Total 18 no.



| Rev. | By | Date | Description |
|------|----|------|--------------------|
| 1 | | | DESCRIPTION LINE 1 |
| 2 | | | DESCRIPTION LINE 2 |



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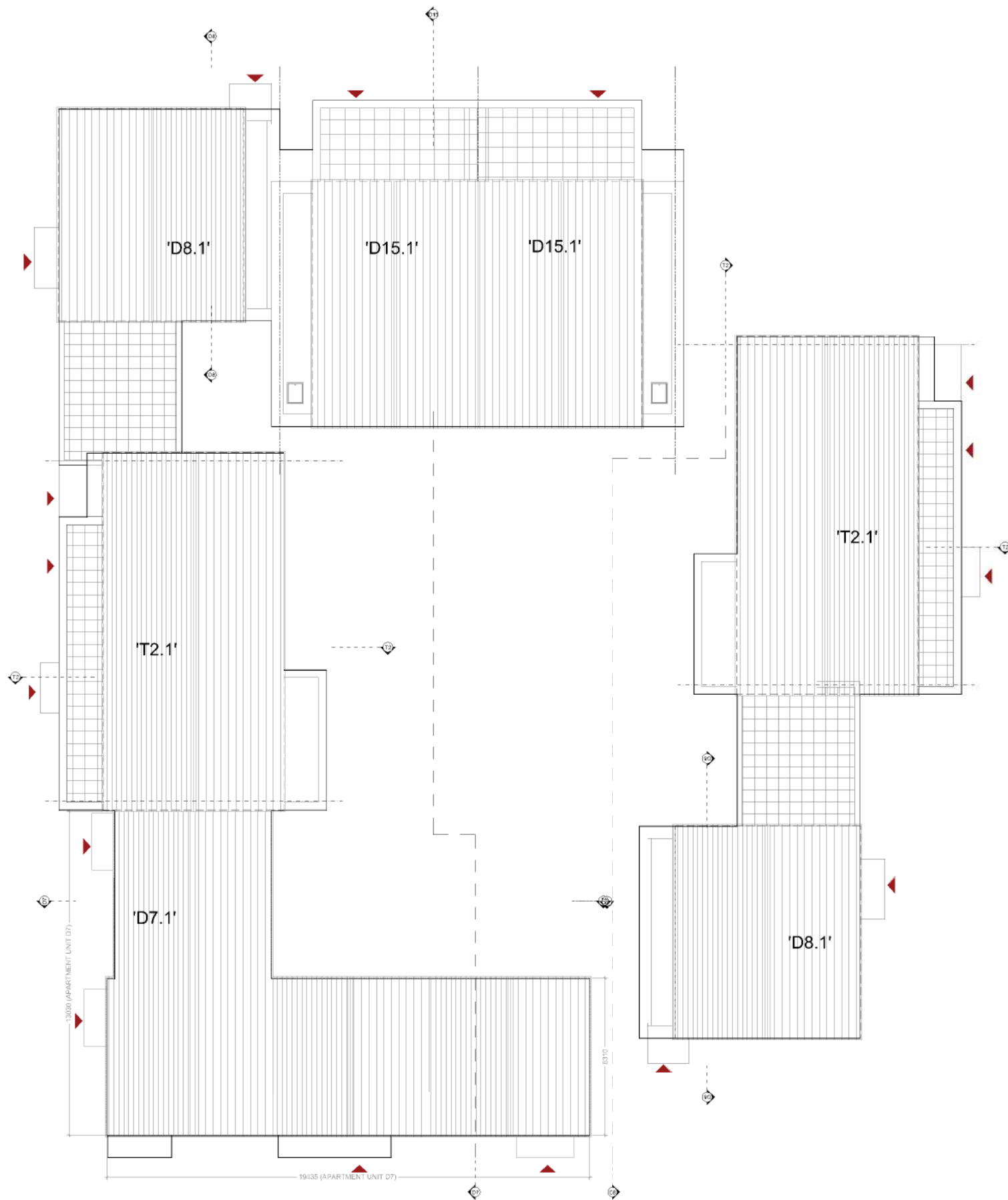
Drawing Title: **BLOCK 11 Second Floor Plan**

| Scale | Drawn by | Checked by | Job |
|-------|----------|------------|----------------------|
| 1:100 | AH | SG | Tyrrells Land, Louth |
| 1:100 | AH | SG | Louis CC |
| 1:100 | AH | SG | October 2023 |

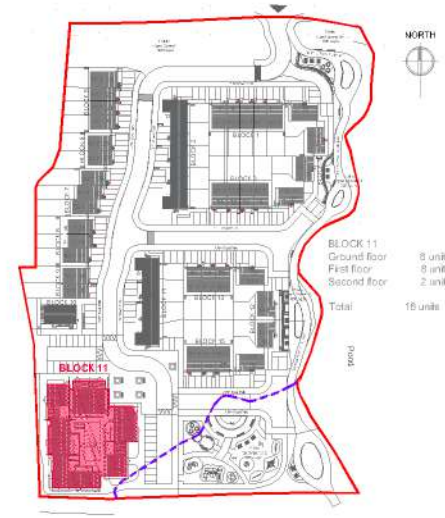
All works to be carried out using proper materials and in accordance with the specifications and standards set out in the contract documents. The contractor shall be responsible for ensuring that all materials and workmanship are in accordance with the contract documents. The contractor shall be responsible for ensuring that all materials and workmanship are in accordance with the contract documents. The contractor shall be responsible for ensuring that all materials and workmanship are in accordance with the contract documents.

01 SECOND FLOOR PLAN 1:100
BLOCK 11

02 KEY PLAN 1:1500
BLOCK 11



| | | | | |
|-------|---------------------------|--------------|-------|--------|
| T2.1 | Three-storey Triplex Unit | | | |
| | Ground | 2 bed apt | 2B/3P | 2 no. |
| | First | 2 bed apt | 2B/4P | 2 no. |
| | Second | 2 bed apt | 2B/4P | 2 no. |
| D7.1 | Ground | 1 bed apt | 1B/2P | 2 no. |
| | First | 1 bed apt | 1B/2P | 2 no. |
| D8.1 | Ground | 2 bed apt | 2B/3P | 2 no. |
| | First/second | 2 bed duplex | 3B/5P | 2 no. |
| D15.1 | Ground | 2 bed apt | 2B/4P | 2 no. |
| | First/second | 2 bed duplex | 3B/5P | 2 no. |
| Total | | | | 16 no. |



02 KEY PLAN BLOCK 11 1:1500

| Rev. | By | Date | Description |
|------|----|------|--------------------|
| 1 | CS | | DESCRIPTION LINE 1 |
| 2 | | | DESCRIPTION LINE 2 |
| 3 | | | DESCRIPTION LINE 3 |



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Drawing Title: **BLOCK 11**
Roof Plan

| | | | | | |
|----------|-------|-------------|-------------------|--------|----------------------|
| Scale | 1:100 | Drawn by | 2302-PH-EB-11-103 | Job | Tyrrells Land, Louth |
| Author | AJ | Checked by | 2302-PH-EB-11-103 | Client | Louis CC |
| Designer | SG | Approved by | AH | Date | October 2023 |

01 ROOF PLAN BLOCK 11 1:100

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01 NORTH ELEVATION
BLOCK 11 1:100



02 WEST ELEVATION
BLOCK 11 1:100



03 EAST ELEVATION
BLOCK 11 1:100



04 SOUTH ELEVATION
BLOCK 11 1:100



02 KEY PLAN
BLOCK 11 1:2000

| Rev. | By | Date | Description |
|------|----|---------|--------------------|
| A | SG | 2023/02 | Issue for Approval |
| B | SG | 2023/02 | Issue for Approval |



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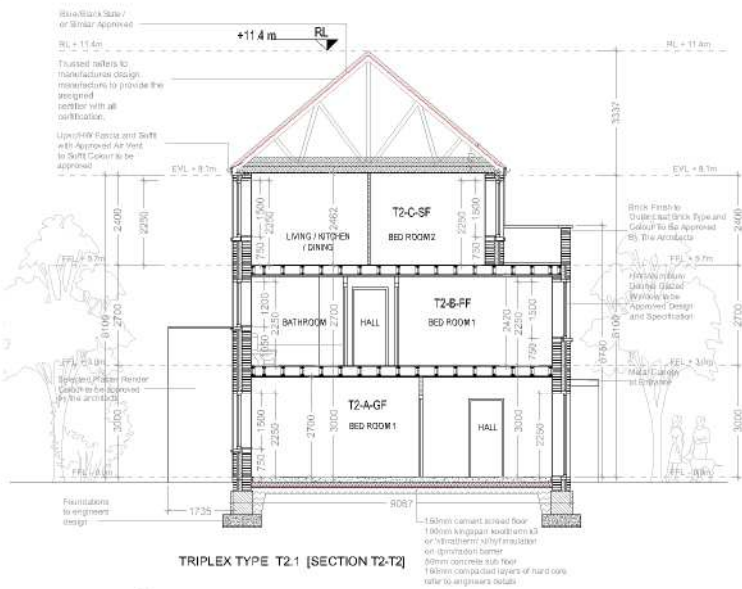
| Drawing Title | | Block 11 Elevations | |
|---------------|-------------------|---------------------|---------------------|
| Scale | 1:100 | Client | Tyrrells Land, Laos |
| Project No. | 2302-PA-Bk-11-200 | Check | Laos CC |
| Discipline | Arch | Date | October 2023 |

| Rev. | By | Date | Description |
|------|----|---------|--------------------|
| A | SG | 2023/02 | Issue for Approval |
| B | SG | 2023/02 | Issue for Approval |

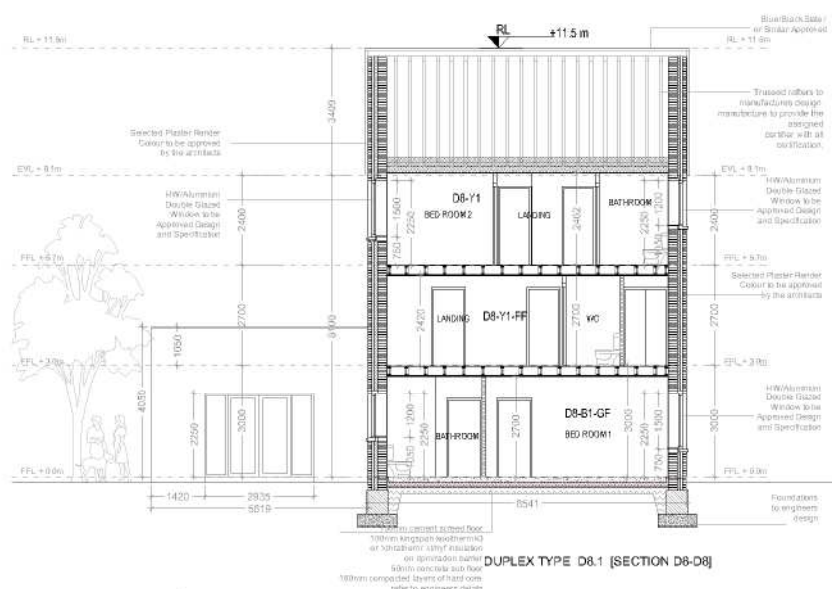
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01 SECTIONAL ELEVATION AT D7-D15 1:100 BLOCK 11



02 SECTION AT T2-T2 1:100 BLOCK 11



03 SECTION AT D8-D8 1:100 BLOCK 11



04 REAR ELEVATION (Duplex D15.1) 1:100 BLOCK 11



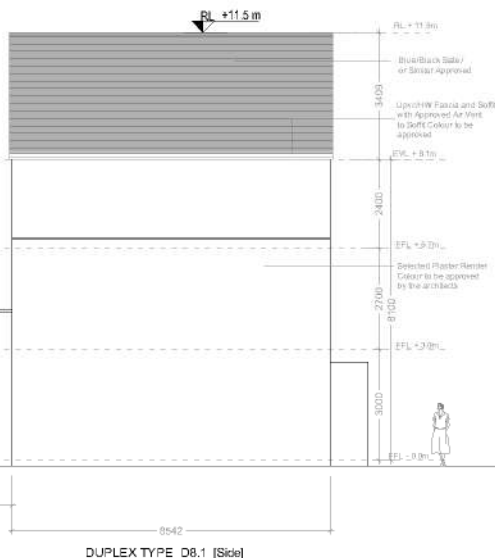
05 SECTIONAL ELEVATION AT D7-D7 1:100 BLOCK 11



02 KEY PLAN 1:2000 BLOCK 11



06 REAR ELEVATION AT T2-D8 1:100 BLOCK 11



DUPLEX TYPE D8.1 [Side]



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| Drawing Title | | | |
|---|-------------------|----------------------|-------|
| Block 11 Elevations & Sections | | | |
| Scale | Project No. | Client | |
| 1:100 | 2302-PA-BB-11-201 | Tyrrells Land, Louth | |
| Sheet No. | Revision | Checked | Drawn |
| A | 2302-PA-BB-11-201 | Louis CC | |
| Author | Discipline | Date | |
| SG | AH | October 2023 | |

All works to be carried out using proper materials which are fit for the use they are intended and for the location in which they are to be used. All materials used in connection with the works to be carried out by the contractor shall comply with the standards specified in the contract documents and the relevant technical specifications that are in force at the time of the contract.

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Site Sections



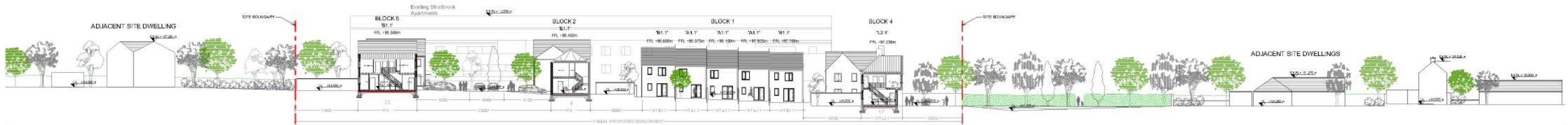
SITE STREET SECTION 6-6 (STRADBALLY ROAD)
Scale 1/250



SITE STREET SECTION 7-7
Scale 1/250



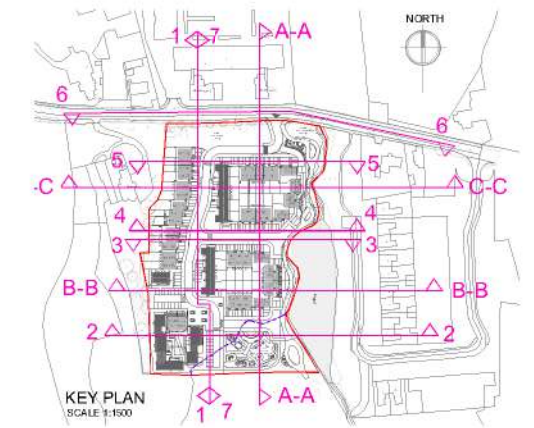
SITE SECTION A-A
Scale 1/250



SITE SECTION C-C
Scale 1/250



SITE SECTION B-B
Scale 1/250



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| Proposed Site Section | | | |
|-----------------------|-------|-------------|---------------------|
| Sheet 2 | | | |
| Scale | 1:250 | 2023-PA-061 | Tynella Land, Louth |
| Project | A1 | 2023-PA-061 | Louth CC |
| Drawn | SG | A1 | October 2023 |

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SITE STREET SECTION 1-1
Scale 1/250



SITE STREET SECTION 2-2
Scale 1/250



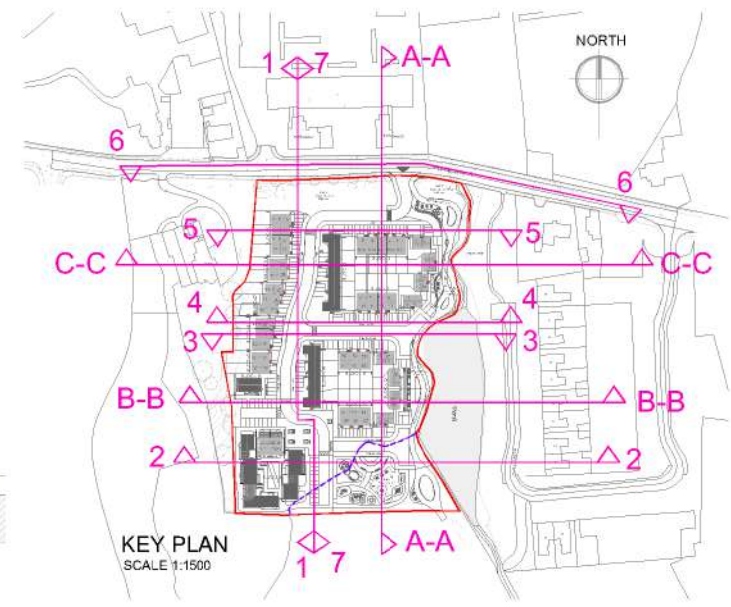
SITE STREET SECTION 3-3
Scale 1/250



SITE STREET SECTION 4-4
Scale 1/250



SITE STREET SECTION 5-5
Scale 1/250



KEY PLAN
SCALE 1:1500



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| Proposed Site Section | | | |
|-----------------------|-------|---------|------------------|
| Sheet 1 | | | |
| Scale | 1:250 | Drawn | Tyrrilla Lavelle |
| Block | A1 | Checked | Laura CC |
| Sheet | SS | Date | October 2023 |

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