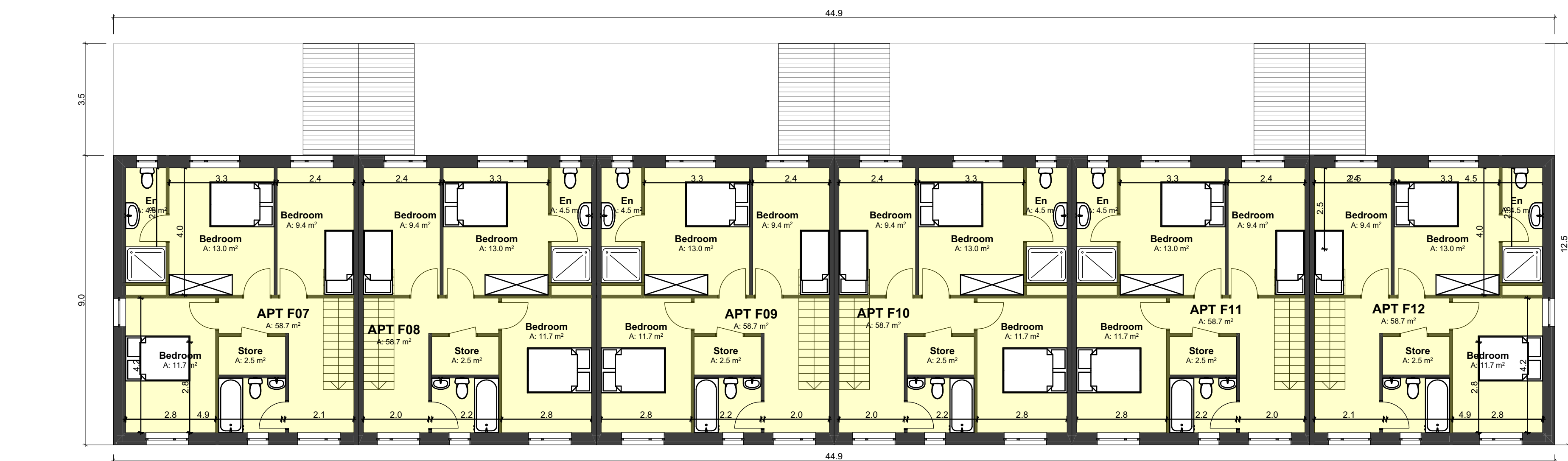
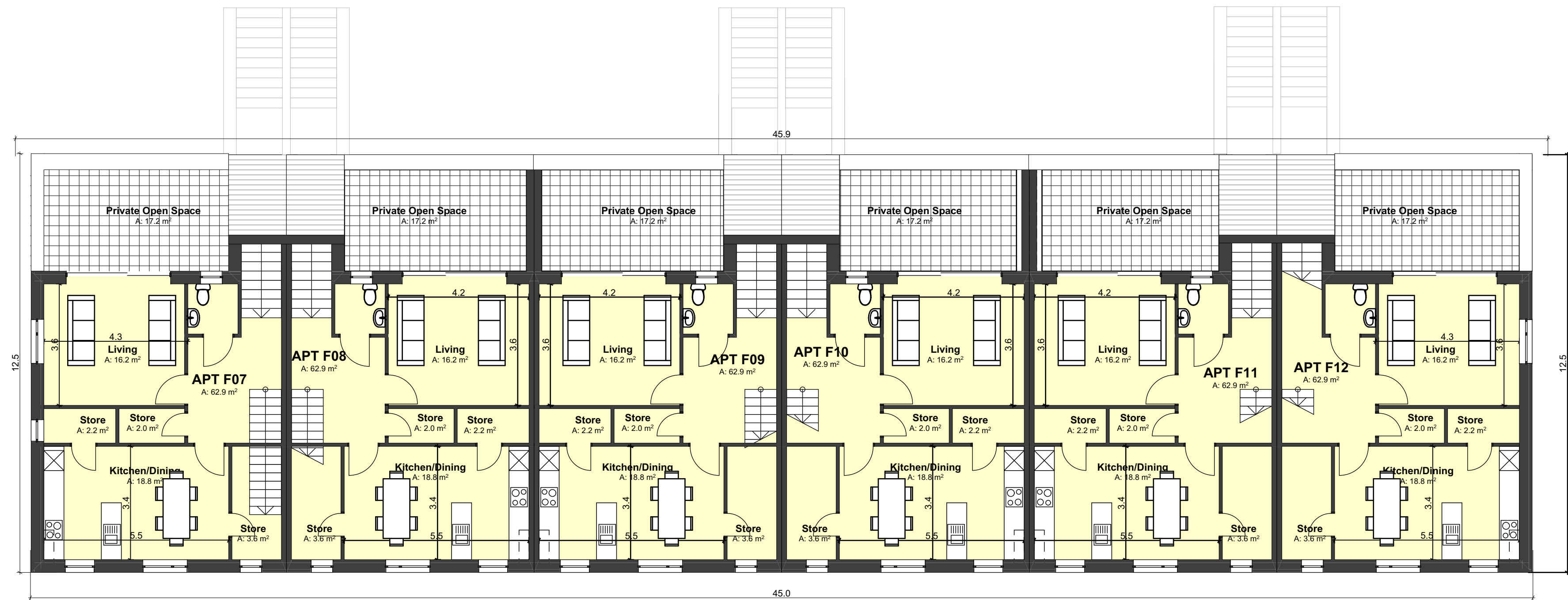
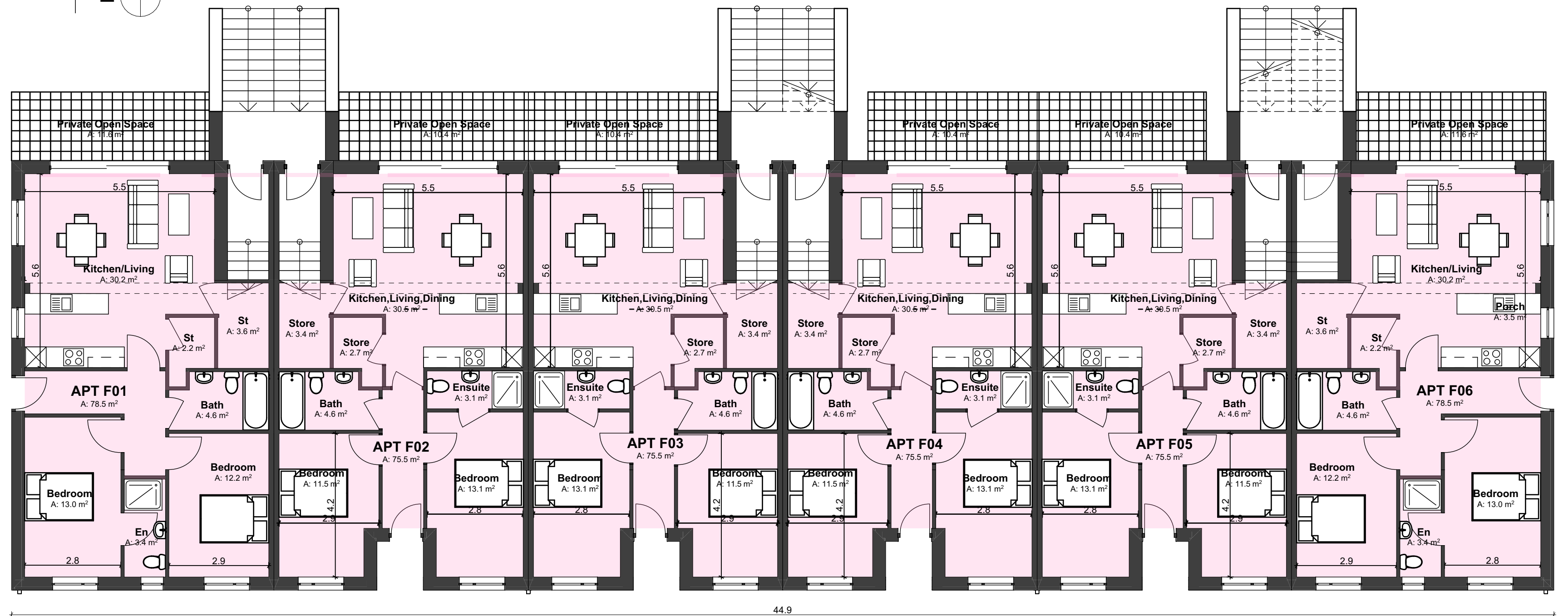




2. Second Floor Plan
SCALE 1:100



1. First Floor Plan
SCALE 1:100



0. Ground Floor Plan
SCALE 1:100

NOTES ON FINISHES:	
ROOF:	TO BE FINISHED IN SLATE OR CONCRETE ROOF TILES IN SELECTED COLOUR OR SIMILAR APPROVED
WALLS:	SELECTED CLAY BRICKWORK WHERE INDICATED OTHERWISE SELECTED SELF-COLOURED RENDER
WINDOWS:	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
RAINWATER GOODS:	GUTTERS, DOWNPIPES AND FIXINGS TO BE UPVC OR ALUMINIUM POWDER COATED TO SELECTED COLOUR TO MATCH ROOF SLATES.
Notes	
Refer to Architects Site Plan Drawing for North orientation of each units and handing.	
Levels on unit type drawings are given relative to 0.00 FFL of the unit type. Refer to Architects Site Plan Drawing for specific FFLs of each unit relative to Malin Head datum level.	
Do not scale from this drawing. Use figured dimensions only. All errors and omissions to be reported to the Architect. This drawing is to be read in conjunction with relevant consultant's drawings. This drawing is for planning purposes only and not for construction. This drawing or design may not be reproduced without permission.	



1Bed
2Bed
3Bed

DUPLEX BLOCK F1
(12 units)
6 no. 2Bed
6 no. 3Bed Duplex

RIA		Planning	DAVEY + SMITH ARCHITECTS	
DAVEY+SMITH ARCHITECTS 13 SEAPOINT BUILDING, 44/45 CLONTARF ROAD, CLONTARF, DUBLIN 3 PH: 01 2447638 EMAIL: info@davey-smith.com WEB: www.davey-smith.com				
Layout ID:	Boherboy LRD-D2314-BL-F1-01		Scale:	As Shown (@ A1)
Project:	Boherboy LRD		Job No:	2205
			Series:	Housetypes
			Date:	27/11/2025
Drawing Name:	Duplex F1 Floor Plans		Status:	Planning
			Revision:	
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS. NOTIFY ARCHITECTS OF ANY DISCREPANCIES. CHECK DIMENSIONS ON-SITE. (USE FIGURE DIMENSIONS ONLY. COPYRIGHT RESERVED FOR DAVEY & SMITH ARCHITECTS LTD)				

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS - NOTIFY ARCHITECTS OF ANY DISCREPANCIES - CHECK DIMENSIONS ON-SITE - USE FIGURE DIMENSIONS ONLY - COPYRIGHT RESERVED FOR DAVEY & SMITH ARCHITECTS LTD