



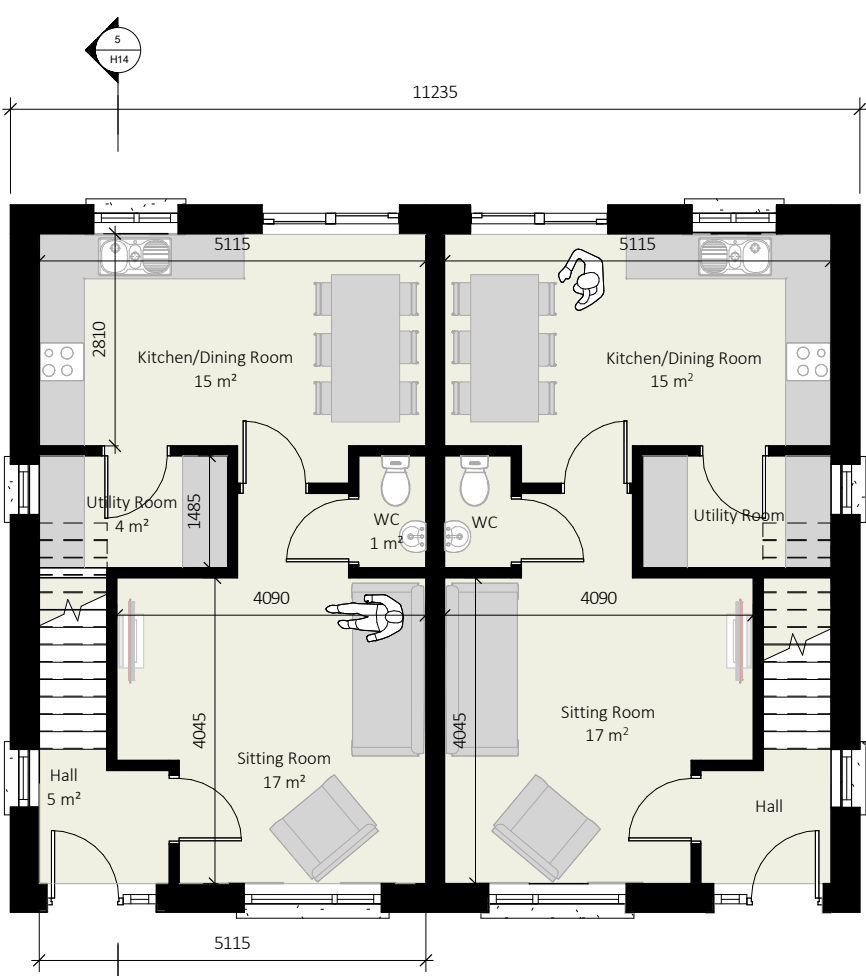
3D View
1:1



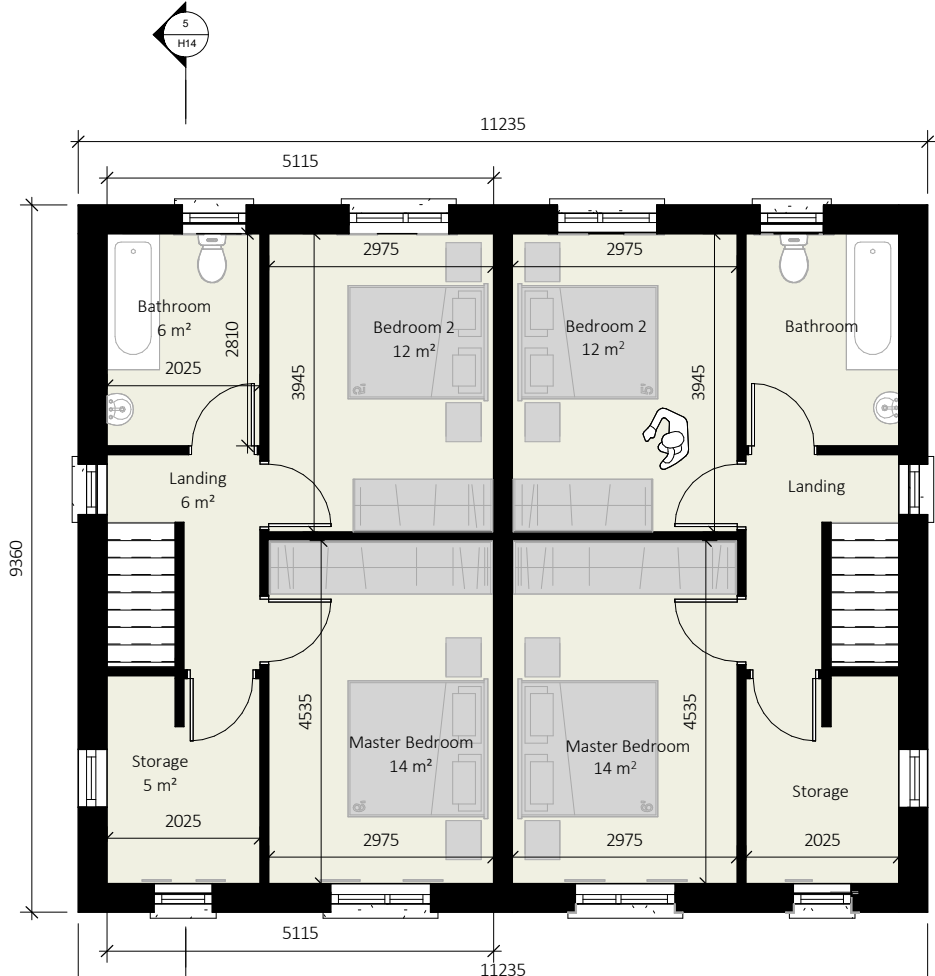
Front Elevation
1:100



Rear Elevation
1:100



Ground Floor
1:100
44m²



First Floor
1:100
44m²

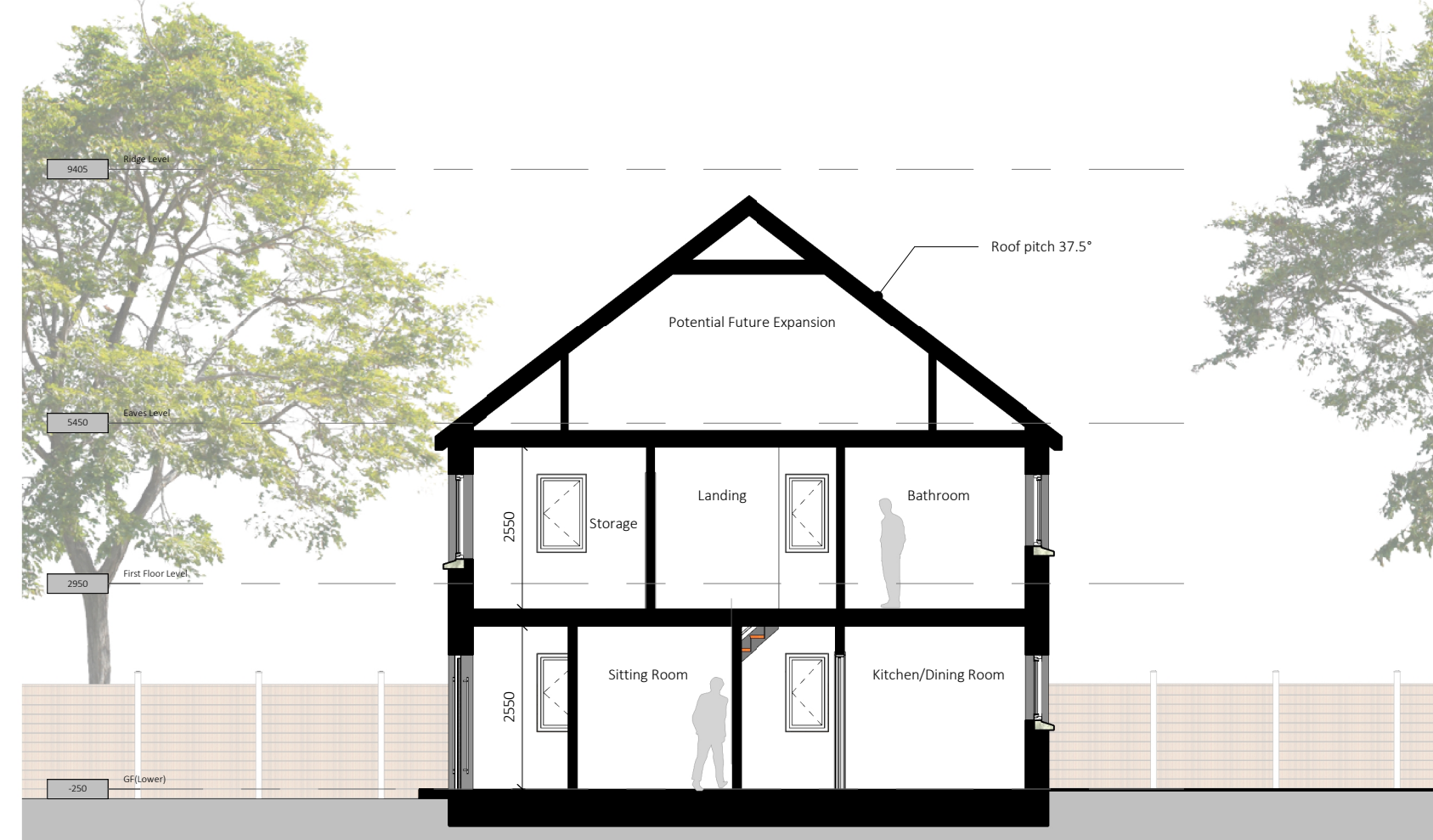
Compliance With DOEHLG Guidelines										
DWELLING TYPE	TARGET GROSS FLOOR AREA (SQ.M)	ACHIEVED GROSS FLOOR AREA (SQ.M)	MINIMUM MAIN LIVING ROOM AREA (SQ.M)	ACHIEVED AGGREGATE LIVING AREA (SQ.M)	MINIMUM AGGREGATE LIVING AREA (SQ.M)	ACHIEVED AGGREGATE LIVING AREA (SQ.M)	MINIMUM AGGREGATE BEDROOM AREA (SQ.M)	ACHIEVED AGGREGATE BEDROOM AREA (SQ.M)	MINIMUM STORAGE REQUIRED (SQ.M)	ACHIEVED STORAGE (SQ.M)
Family Dwellings - 3 or more persons										
4BEDD ¹ HOUSE (2 Storey)	120		15	40	40	43	43	43	6	6
4BEDD ¹ HOUSE (2 Storey)	110		15	40	40	43	43	43	6	6
3BEDD ¹ HOUSE (2 Storey)	102		13	34	34	32	32	32	5	5
3BEDD ¹ HOUSE (2 Storey)	92		13	34	34	32	32	32	5	5
3BEDD ¹ HOUSE (2 Storey)	83		13	30	30	28	28	28	5	5
2BEDD ¹ HOUSE (2 Storey)	80	88	13	17	30	32	25	26	4	4
2BEDD ¹ APARTMENT	73		13	30	30	25	25	25	7	7
1BEDD ¹ APARTMENT	45		11	23	23	11	11	11	3	3



Side Elevation A
1:100



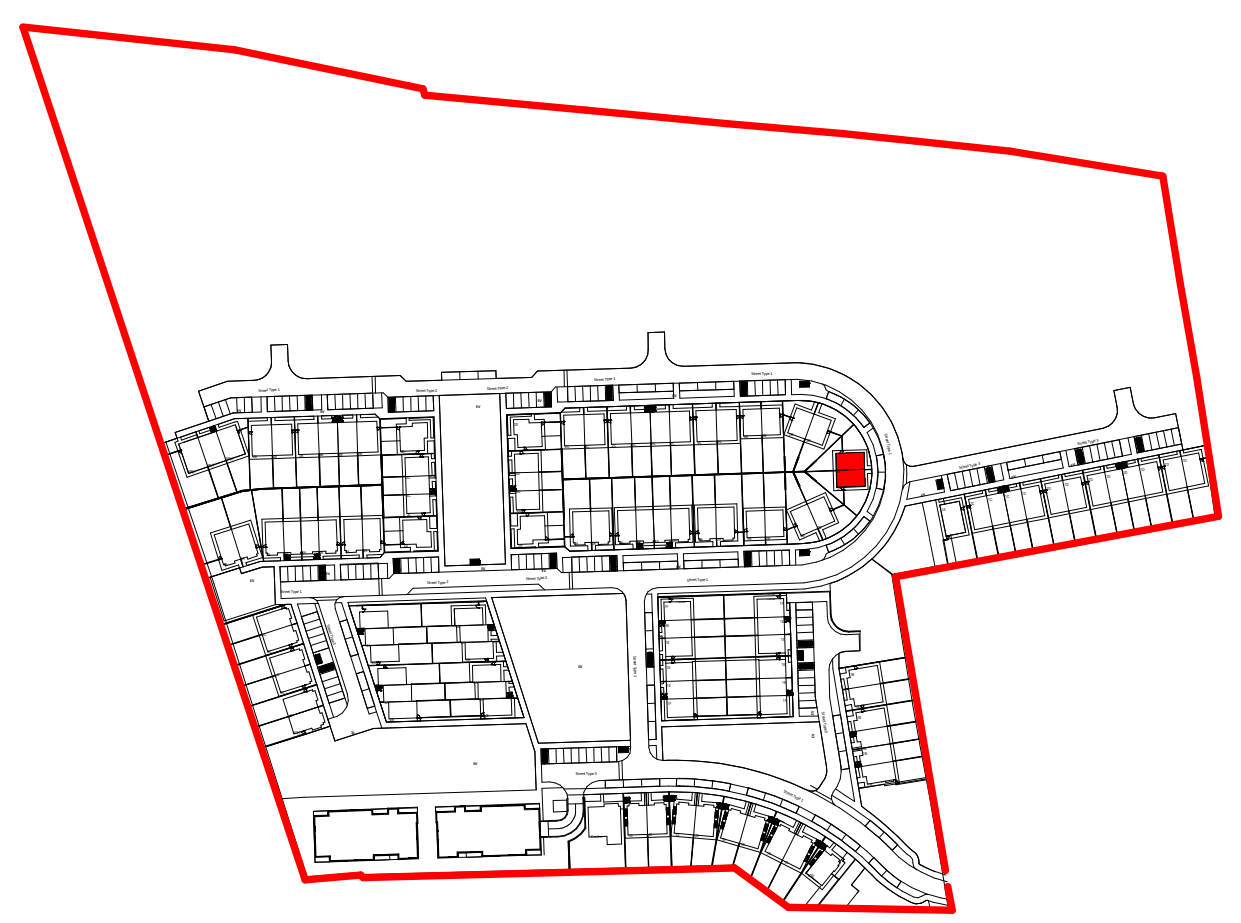
Side Elevation B
1:100



Cross Section A-A
1:100



Material Finishes
1:1



Key Plan
1:2500

IMPORTANT - TO BE READ

-Copyright of this drawing is reserved by BRH Architecture and Engineering.
-All construction methods, materials, installations to be in accordance with all building regulations and codes of practice at the time of construction.
-All sub-contractors are ultimately responsible for ensuring compliance with regulations within their own trade.
-The user of this drawing shall cross-check dimensions shown on this drawing with relevant dimensions shown on other drawings issued by BRH Architecture and Engineering and by other design consultants relevant to the project prior to any fabrication or construction on site. All errors, omissions and discovered inconsistencies to be reported to the BRH Architecture and Engineering immediately.
-All trades to check dimensions on site prior to fabrication.
-Drawings show design intent only.
-Do not scale dimensions from the A3 drawing.
-This drawing is specific to the job outlined in the title box below.

STAGE ABBREVIATIONS

CD - Concept Design, PP - Pre-planning, PA - Planning Application, FI - Further Information, AP - Appeal, RC - Response to Conditions, TE - Tender, FC - Fire Cert, LE - Legal, CO - Construction, AB - As Built

North Point and Finished Floor Level Varies. Refer to Site Masterplan.

Rev	DETAIL	DATE	BY
2	Submitted for Planning	01/02/23	GC
1	Submitted for Planning	18/01/23	JP



Phoenix House, Monahan Road, Cork.
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CLIENT: Eoin Sheehan

PROJECT: Residential Development at Monacnappa, Balarney, Co. Cork

DRG: House Type 2F Plans, Elevations & Sections

Drawn By	Checked By	Job No.	Drawing No.	Revision	Stage
JP	MB	21001	H14	2	PA