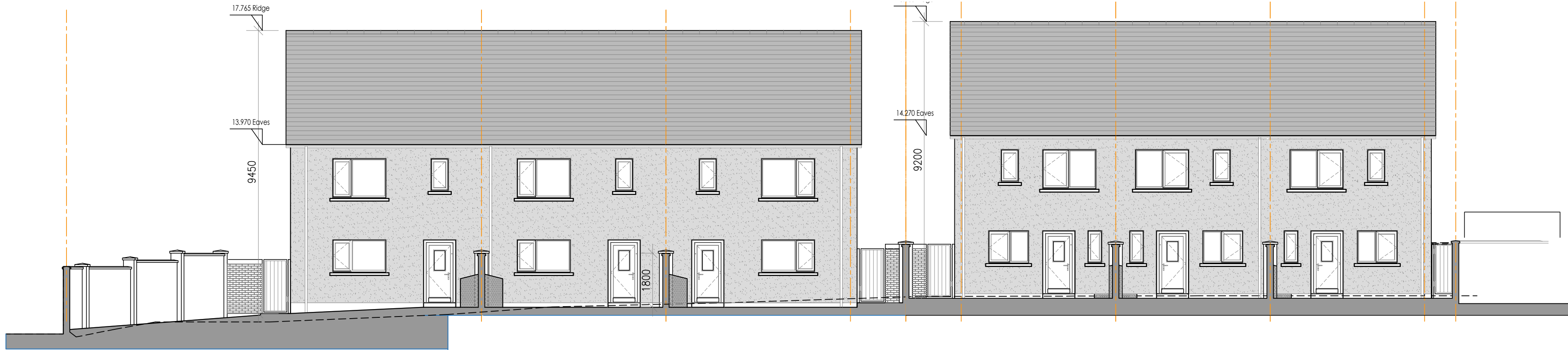
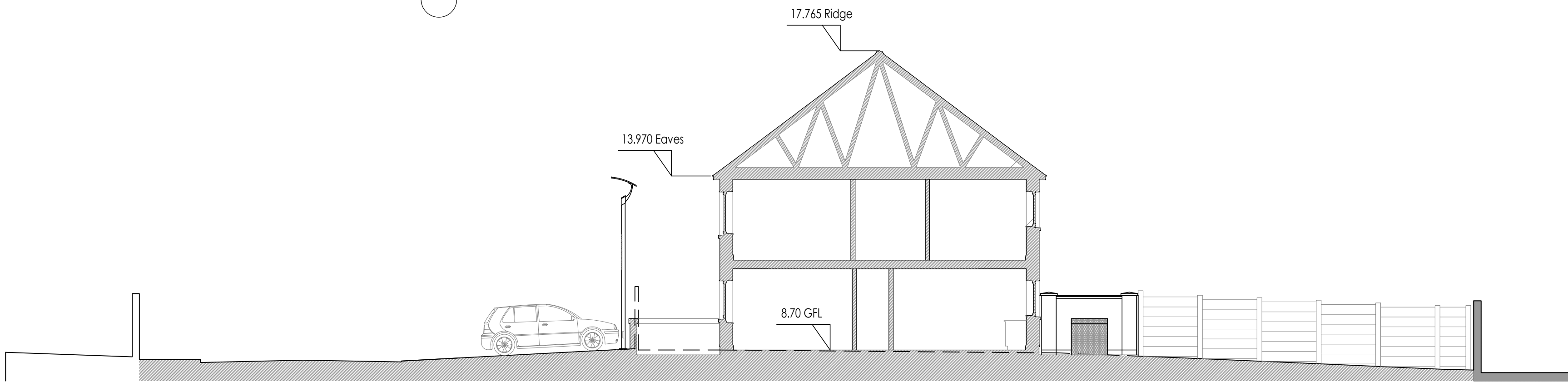


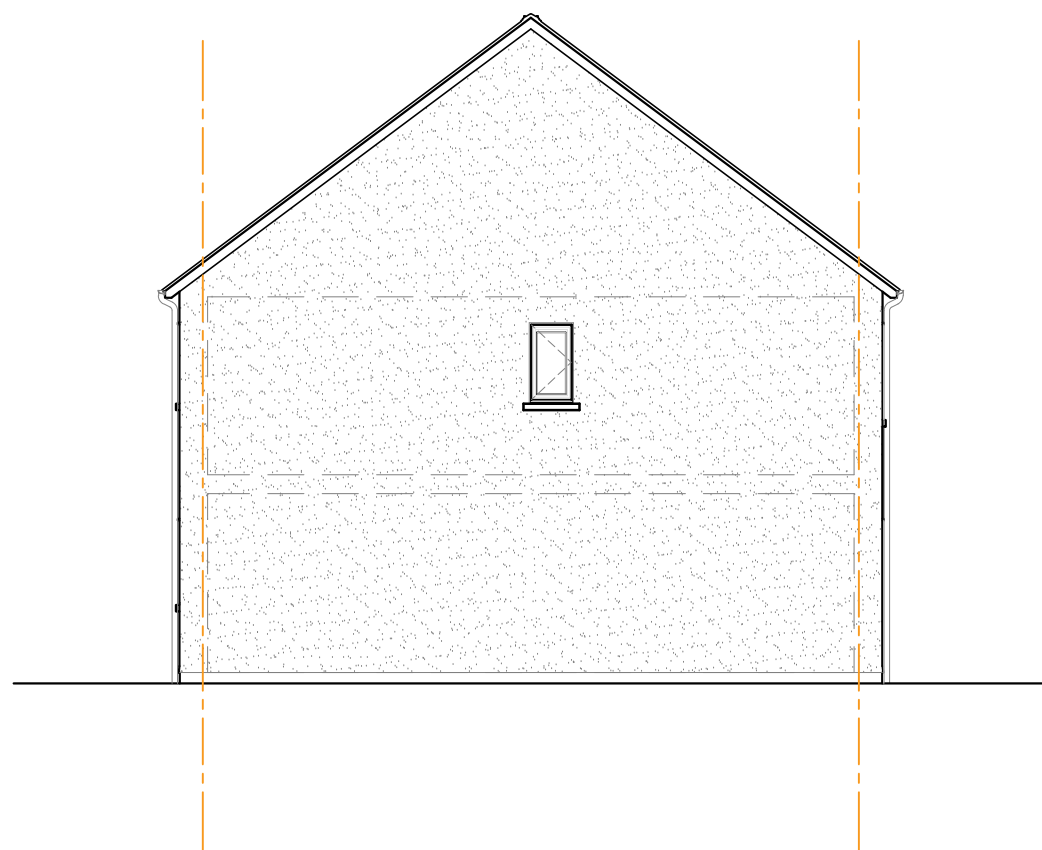
COPYRIGHT:
The design and details shown on this drawing are applicable to their project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written permission of Limerick City and County Council with whom copyright resides.
DO NOT SCALE from this drawing. Use figured dimensions.
Contractor to check all dimensions on site prior to commencement of works. Any discrepancies are to be referred to the ARCHITECT.



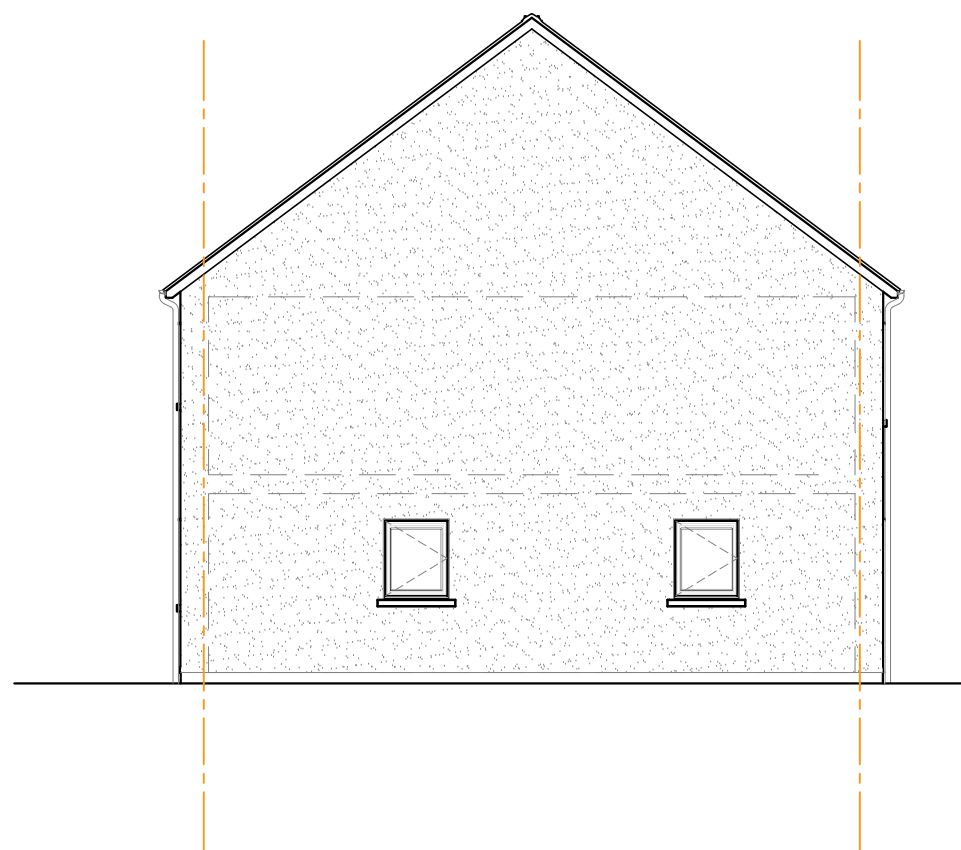
South/ Rear Elevation Scale 1:100



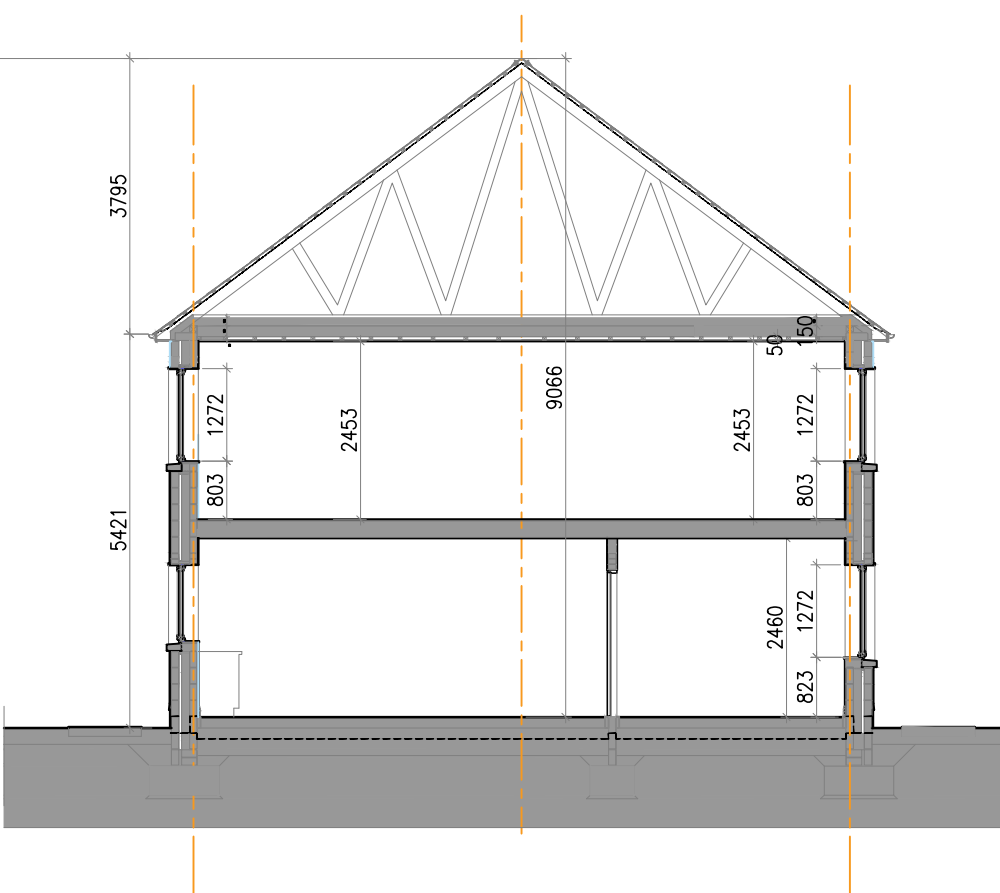
Site Section Scale 1:100



House Type A - Gable Elevation Scale 1:100



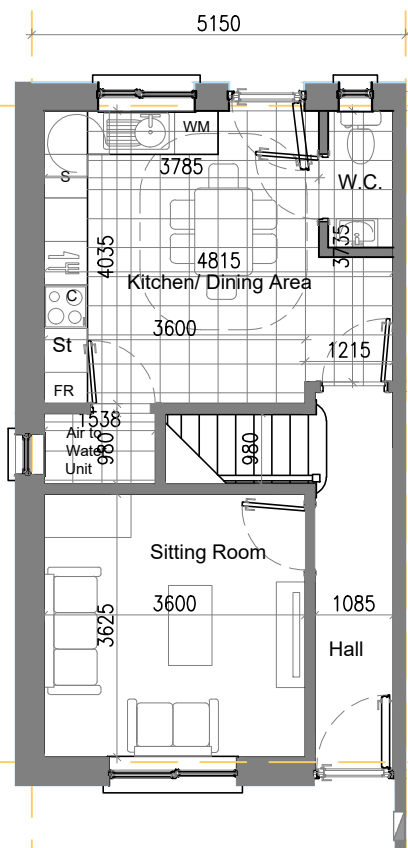
House Type B - Gable Elevation Scale 1:100



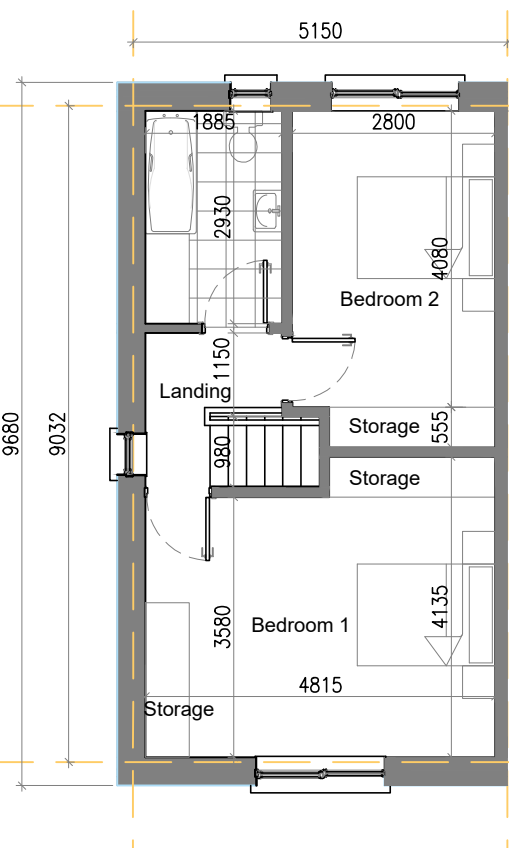
Building Section Scale 1:100

Dwelling Type	Department Guidance	This Proposal	Department Guidance	This Proposal
	A	2 bed / 2 person / 2 storey X.3 Units	B	3 bed / 5 person / 2 storey X.3 Units
Gross Floor Area	80 sq m	85.7 sq m	92 sq m	101.1 sq m
Main Living Room Area	13 sq m	13.64 sq m	13 sq m	15.0 sq m
Aggregate Living Area	30 sq m	30.02 sq m	34 sq m	37.14 sq m
Bedroom 1	11 sq m	10.92 sq m	11 sq m	10.92 sq m
Bedroom 2	11.4 sq m	11.4 sq m	11.4 sq m	11.4 sq m
Bedroom 3	11.4 sq m	11.4 sq m	11.4 sq m	11.4 sq m
Aggregate Bedroom Area	25 sq m	23.7 sq m	32 sq m	33.7 sq m
Storage 1		2.53 sq m (B1)		2.53 sq m (B1)
Storage 2		1.27 sq m (B2)		1.27 sq m (B2)
Storage 3		1.2 sq m (B3)		1.2 sq m (B3)
Aggregate Storage Area	4.0 sq m	5.0 sq m	5.0 sq m	5.0 sq m

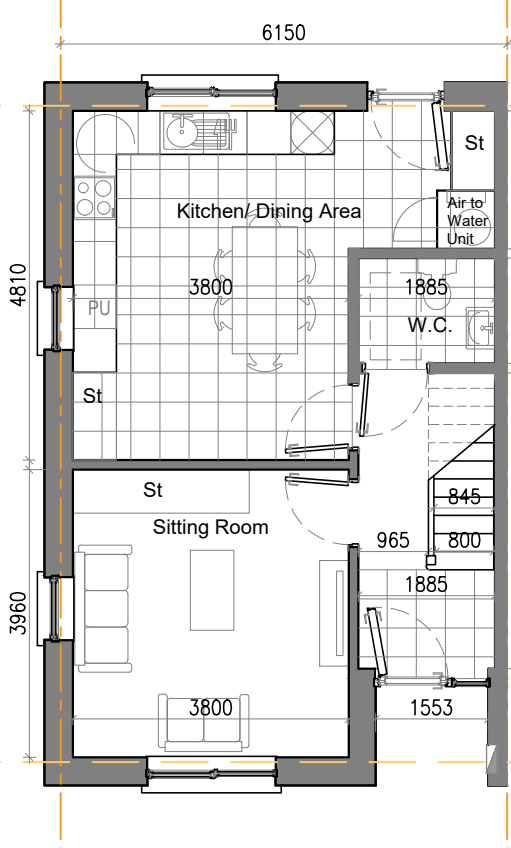
Notes:
For all external finishes, refer to LCCC Architects design statement and outline finishes specification. Post planning detailed design to be in full compliance with same, and all proposed materials and finishes to be approved by the Employers Representative at detailed design stage, and prior to commencement of works.
F1: Selected roughcast rendered external wall finish to Employers Representative approval.
F2: Selected Smooth clay brick finish (See Architectural Specification).
F3: Selected Aluminium windows to Employers Representative approval.
F4: Selected 6-Tile-and-Turn sections to finish flush with frame externally.
F5A: Selected fixed panel UPVC windows to Employers Representative approval. Internal glazing to comply with Part B, Part K.
F5B: Selected Composite Door flush panel style front entrance doors with full height fixed side glazed panel to Employers Representative approval.
F6: Selected composite rear doors to Employers Representative approval.
F7: Selected slimline cills to Employers Representative approval.
F8: Selected render head to Employers Representative approval.
F9: Selected powdercoated galvanneal steel rainwater goods to Employers Representative approval.
F10: Flush gable style dry verge roof trim to Employers Representative approval.
F11: Selected roof finish to Employers Representative approval.
F12: Entrance reveals to be finished in selected clay brick finish to Employers Representative approval. Brick to match brick to front walls. ESS/Utility boxes and letter boxes to be fitted to sides of entrance recesses.
F13: Front boundary walls & railings to be a combination of brick wall and galvanneal steel railing. Refer to Employers Representative drawings for same. All boundary walls and railings to be to Employers Representative approval.
F14: Side access gates and walls to be a combination of brick wall and galvanneal steel gate. Refer to Employers Representative drawings for same. All side gates and associated walls to be to Employers Representative approval.
F15: Rear boundary walls to be 2m high concrete post and plank boundary fence.
F16: Roof structure to be designed by truss specialist.
F17: Powdercoated galvanneal steel railing to match railings elsewhere.



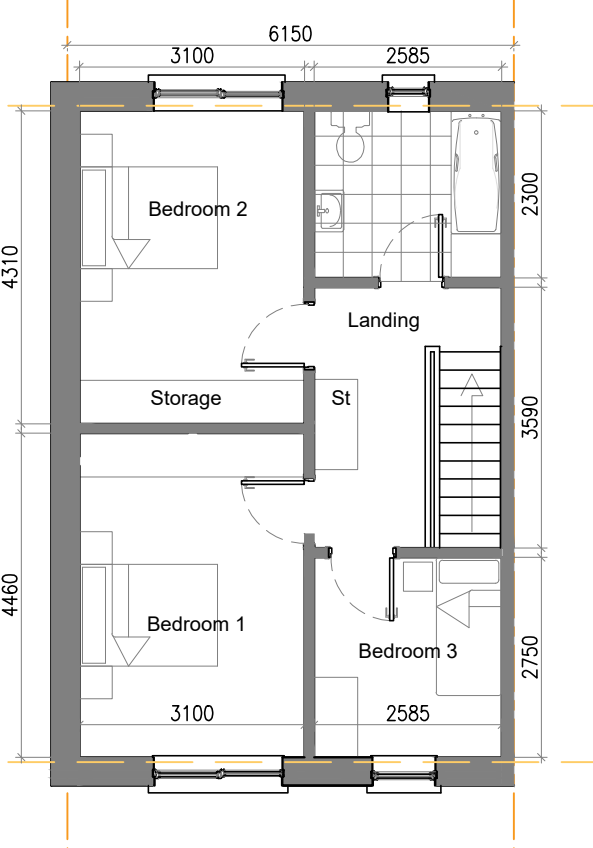
House Type A 2 Bed 4 Person Ground Floor



House Type A 2 Bed 4 Person First Floor



House Type B 3 Bed 5 Person Ground Floor



House Type B 3 Bed 5 Person First Floor

Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Limerick City and County Council.
This map has been produced by Limerick City and County Council with available Local Authority and National Mapping Division of Talite Eireann Base Data.

© National Mapping Division of Talite Eireann & Government of Ireland.
Licence number: CYALS041417
NOTE - UNAUTHORISED REPRODUCTION OF THIS MAP INFRINGES STATE COPYRIGHT

REVISIONS

10.03.2026	2	MM	-	PART 8 ISSUE
04.06.2025	1	MM	-	BRIEFING DOCUMENT ISSUED FOR PLANNING
DATE	REV	BY	CHKD	DESCRIPTION



Limerick City & County Council
LA Housing Construction & Maintenance
County Hall, Dooradoyle Road, Dooradoyle, Limerick.
Tel. 061-656000

PROJECT:
FERNDALDE,
ENNIS ROAD,
CO. LIMERICK

STAGE:
STAGE 2 - PLANNING

DRAWING TITLE:
House Plans & Elevations

DATE:	04 June 2025	DRAWING NO:	24020 - A - 3
SCALE:	1:100 @ A1		
DRAWN:	M.Moloney		
CHECKED:	-	SHEET SIZE:	A1
JOB NO:	24020	REVISION:	02
FILE NAME:	-		