



Residential Development,
Strategic Housing Development, (SHD),
Ardee, Co. Louth

Housing Quality Assessment
December 2021

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Introduction

Housing & Duplex Quality Assessment

The following Housing Quality Assessment (HQA) demonstrates the compliance of the proposed 6no. House Types, 8no. duplex unit types with the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007), Sustainable Urban Housing Design Standards for New Apartments 2020 and the residential dwelling standards in the Louth County Council Development Plan.

Dwelling Standards

The design and layout of the individual dwellings that are proposed have been grouped into 6no. house types that will provide a high quality living environment for residents. These House types meet and often exceed the targets

and standards as set out in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007) with regard to minimum room sizes, dimensions and overall floor areas. Please refer to the schedule below & the house types reproduced on the following pages.

Dwellings have been designed to provide generous room sizes that create good quality and adaptable living spaces. Open space is located behind the front building line of the houses in the form of regular shaped rear gardens to provide generous private amenity to accord with & in most cases exceed the minimum space standards of 60 sqm for two bedroom & 80 sqm for three & four bedroom houses. *Refer to Houses Schedule.

All house structures are designed to accommodate the homeowner to carry out various extensions in the future without acquiring subsequent individual permissions. This creates significant flexibility within the scheme to vary the mix, allowing families to grow and evolve in the same house, and also increases the potential population density of the scheme over time.

Apartment & Duplex Standards

All units accord with & in most cases exceed the amenity space and floor area standards set out in Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (2020) and the minimum

floor areas set out in LCC Dev Plan - refer to 1, 2 & 3 bedroom duplex unit type plans on the following pages. Private open space for the Duplex is provided as balconies, terraces and communal private open space primarily with communal amenity space for the duplex units adjacent Block D within the linear park. Secured bin & long term bike storage are to be provided in close proximity to the Duplex units entrances.

Privacy

The design accords with Section 10 of the Urban Design Manual (2009) to address privacy and amenity. A minimum separation distance of 22 metres is provided between directly opposing above ground floor windows. Reduced distances are proposed where the

innovative two storey House Units Types 3 & 5 are proposed which are wide plot units with non-habitable bathroom, ensuite & storage space accommodation only to the rear at first floor that ensure privacy is maintained for house types opposite that have habitable first floor windows.

All dwellings with direct street frontage have a privacy strip of at least 1.5 / 2 metres that will be landscaped.

House Type	Description	Gross Floor Area		Main Living room		Aggregate Living Area		Aggregate Bedroom Area		Storage		Private Open Space Houses - Rear Gardens	
		Target Min.	Proposed	Target Min.	Proposed	Target Min.	Proposed	Target Min.	Proposed	Target Min.	Proposed	Target Min.	* Min. Proposed
		(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)
House Type 1	2 Bed/4 Person/ 2 Storey	80	87.9	13	16.4	30	32.3	25	27	4	4.2	60	60
House Type 2	3 Bed/ 5 Person/ 2 Storey	92	110.9	13	15.2	34	39.9	32	33.9	5	5.4	80	80
House Type 3	3 Bed/ 5 Person/ 2 Storey	92	108.7	13	20.2	34	39.6	32	32.1	5	5	80	80
House Type 4	4 Bed/ 7 Person/ 2 Storey	110	135	15	15.7	40	49.5	43	46.5	6	6.2	80	80
House Type 5	4 Bed/ 7 Person/ 2 Storey	110	132	15	19.8	40	50.4	43	43.4	6	6.05	80	80
House Type 6	3 Bed/ 5 Person/ 2 Storey	92	109.1	13	21.8	34	40.8	32	32.1	5	5	80	80

* Refer to Houses Schedule

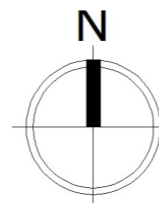
▲ Table demonstrating compliance with Dwelling Standards



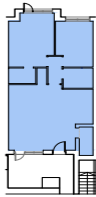
Proposed Site Plan & Unit Mix

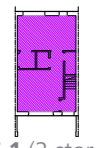


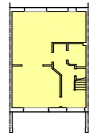
▲ Proposed Masterplan

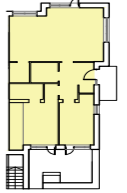


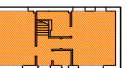
Section 2

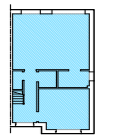
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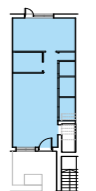
DUPLEX D1/D2
D1: 2 Bed/ 4P (1 storey at GF)
D2: 3 Bed/ 5P (2 storey overground)
- 

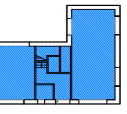
TYPE 1 (2 storey)
2 Bed/ 4P House
- 

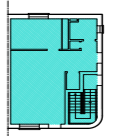
TYPE 2 (2 storey)
3 Bed/ 5P House
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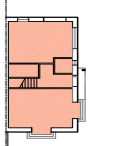
DUPLEX D3/D4
D3: 2 Bed/ 4P (1 storey at GF)
D4: 3 Bed/ 5P (2 storey overground)
- 

TYPE 3 (2 storey)
3 Bed/ 5P House
- 

TYPE 4 (2 storey)
4 Bed/ 7P House
- 

DUPLEX D5/D6
D3: 1 Bed/ 2P (1 storey at GF)
D4: 2 Bed/ 4P (2 storey overground)
- 

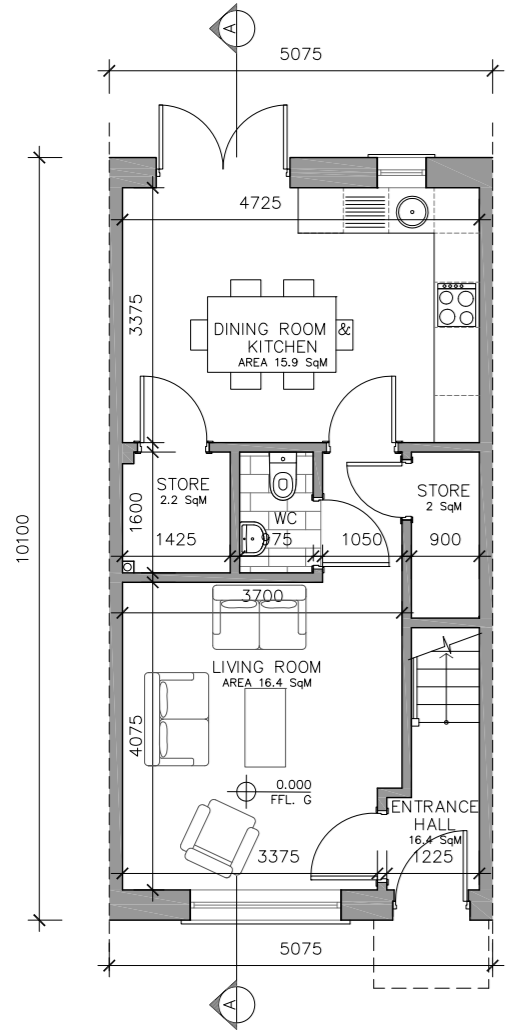
TYPE 5 (2 storey)
4 Bed/ 7P House
- 

DUPLEX D7/D8
Dual Frontage
D7: 3 Bed/ 5P (2 storey at GF & 1st)
D8: 1 Bed/ 2P (on 2nd Floor)
- 

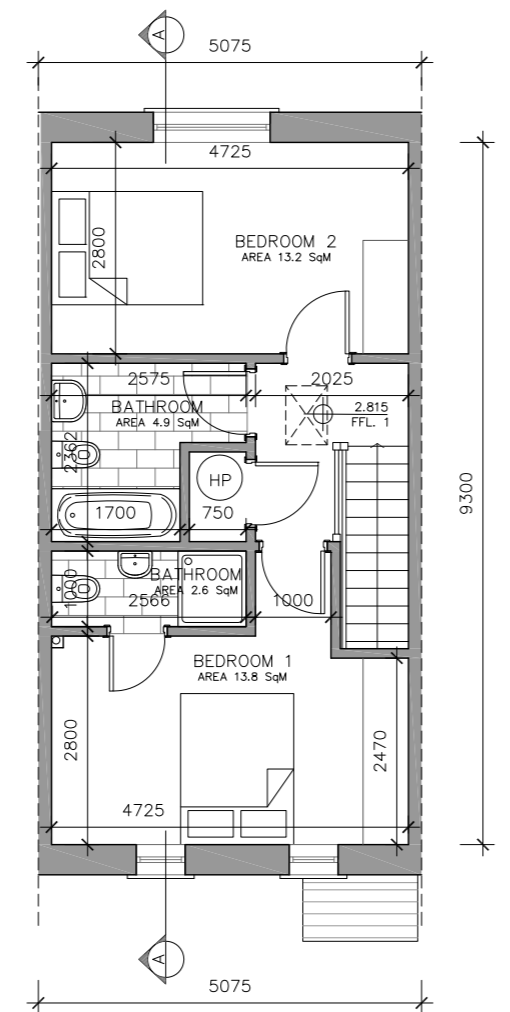
TYPE 6 (2 storey)
Dual Frontage
3 Bed/ 5P House

Proposed Housing

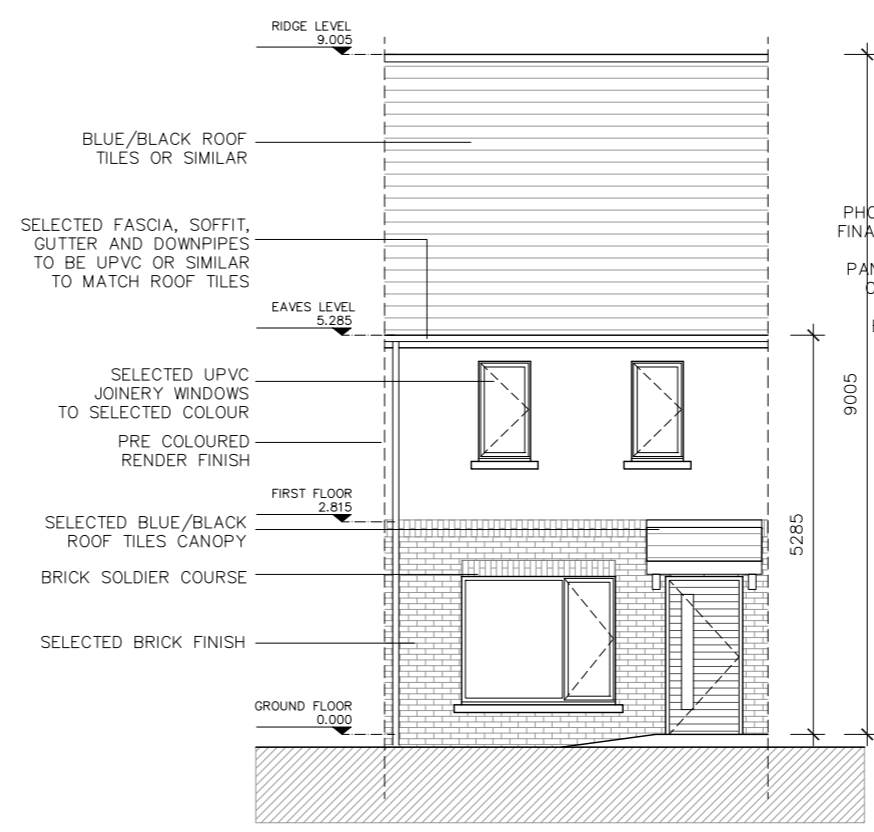




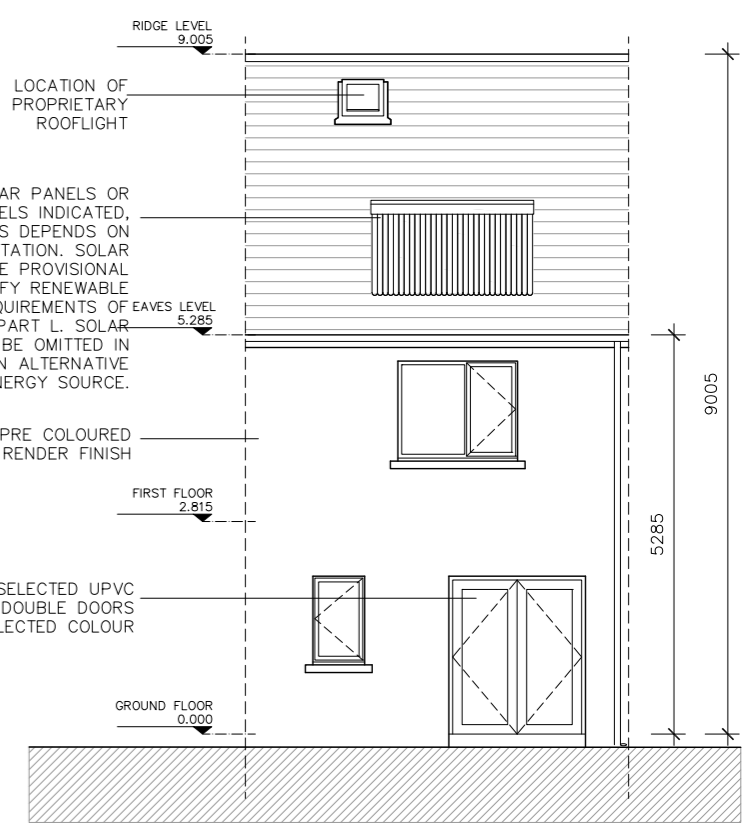
01 Ground Floor Plan
PA101 1:100



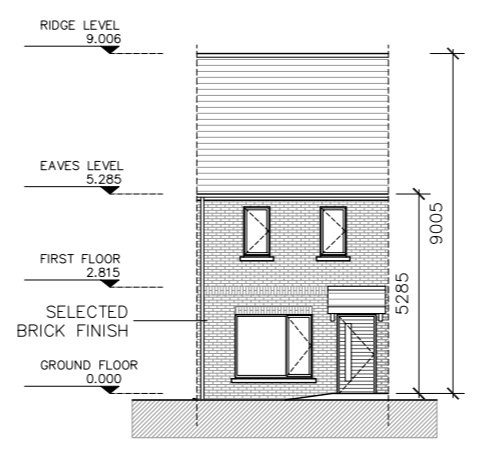
02 First Floor Plan
PA101 1:100



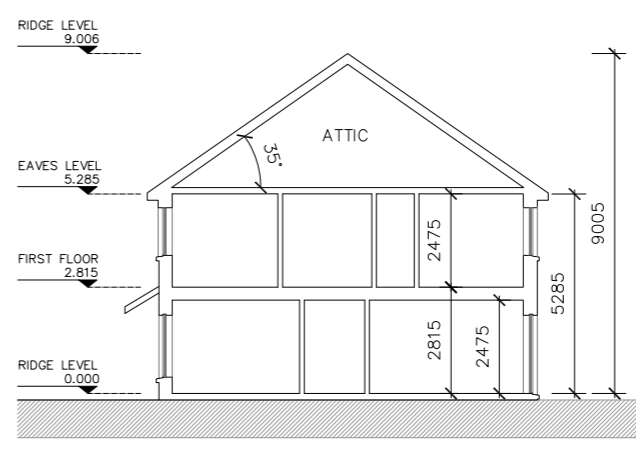
03 Front Elevation
PA101 1:100



04 Rear Elevation
PA101 1:100



05 Alternative Front Elevation - House No's
15, 16, 19, 20, 65, 68, 69, 70, 83, 84, 119,
120, 159, 160, 167, 168, 174, 205, 206
PA101 1:200



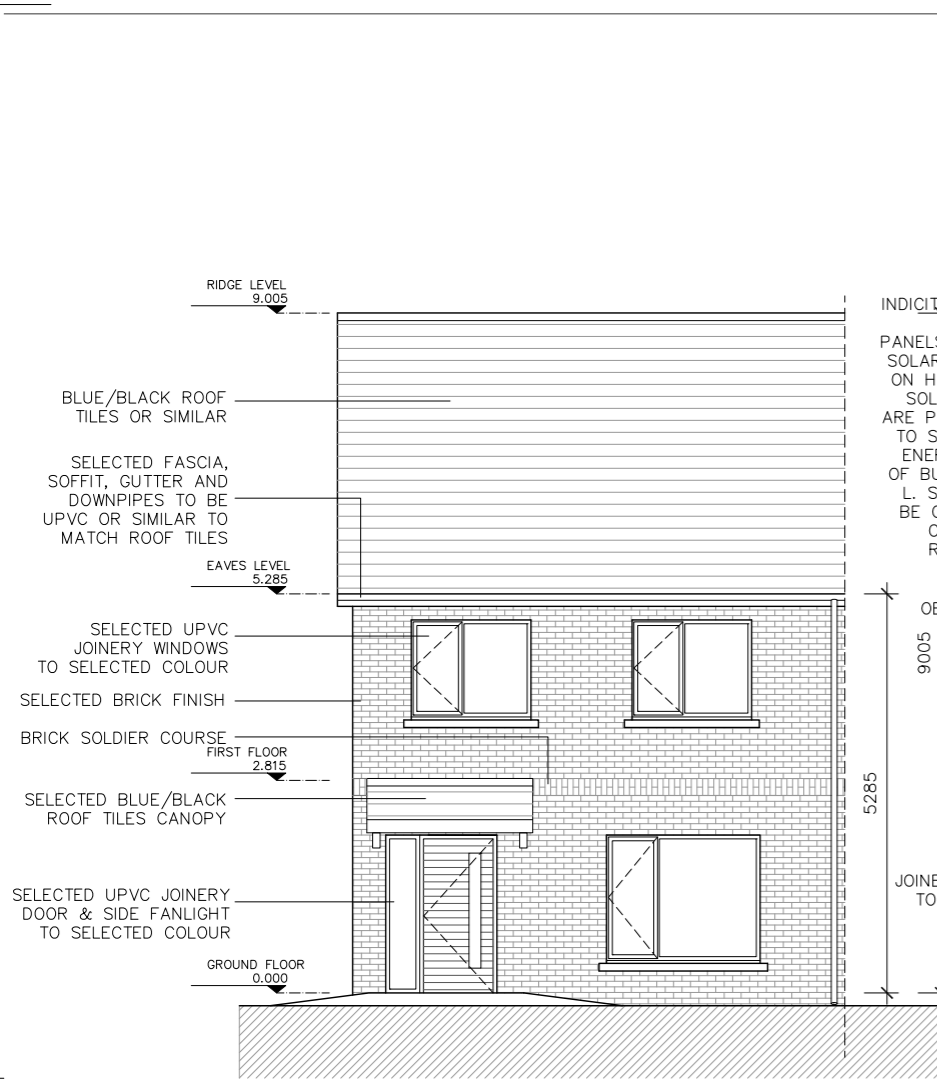
06 House Type 1 - Section
PA101 1:200

House Type 1 - Mid Terrace		
2Bed/ 4P House (2 storey)	Target	Proposed
Gross Floor area - sqm	80	87.9
Main Living room - sqm	13	16.4
Min. width Main Living room - m	3.6	3.7
Aggregate Floor Area, Living areas/ Kitchen/ Dining	30	32.3
Min. aggregate Bedroom Floor Areas - sqm	25	27
Min. Double Bedroom Width - m	2.8	2.8
Min. Double Bedroom area - sqm	11.4	13.2
Min. Main Bedroom Width - m	2.8	2.8
Min. Main Bedroom area - sqm	13	13.8
Min. Storage Space	4	4.2

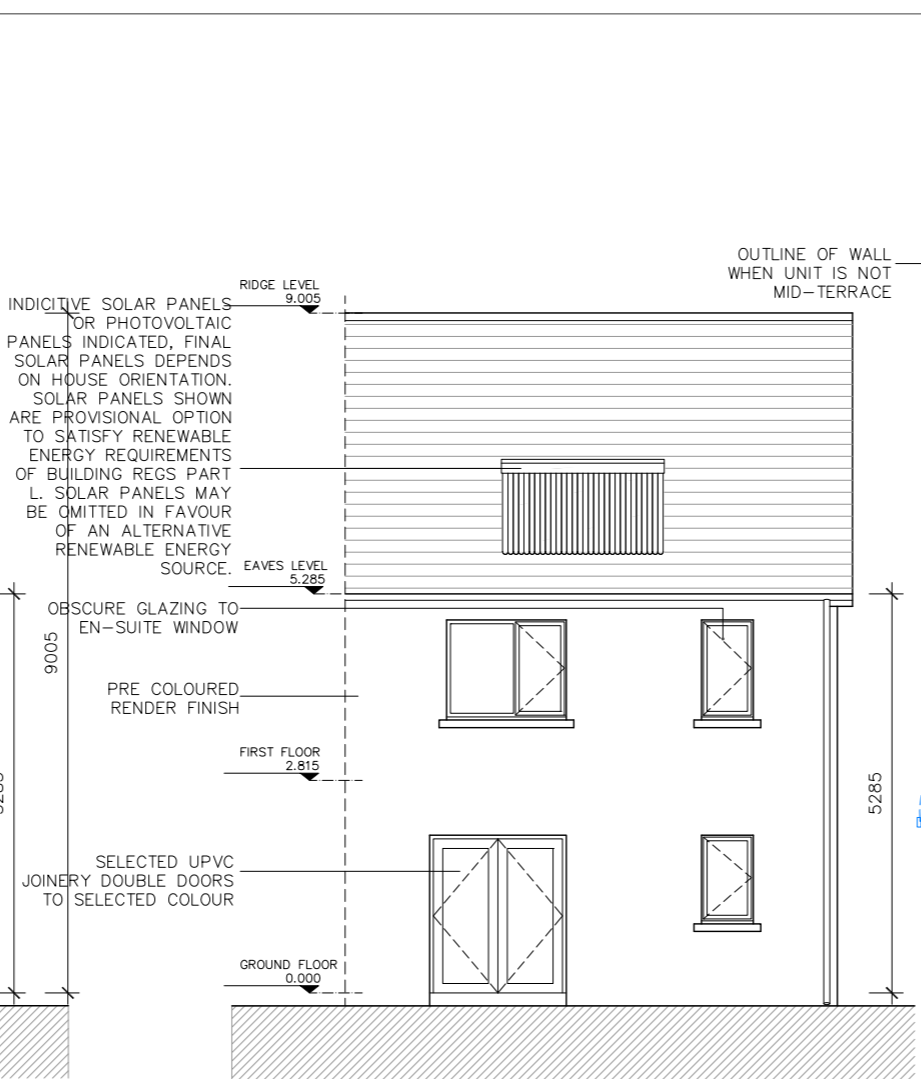
**HOUSE TYPE 1
MID TERRACE
2 BED 2 STOREY - 87.9 SQ M**

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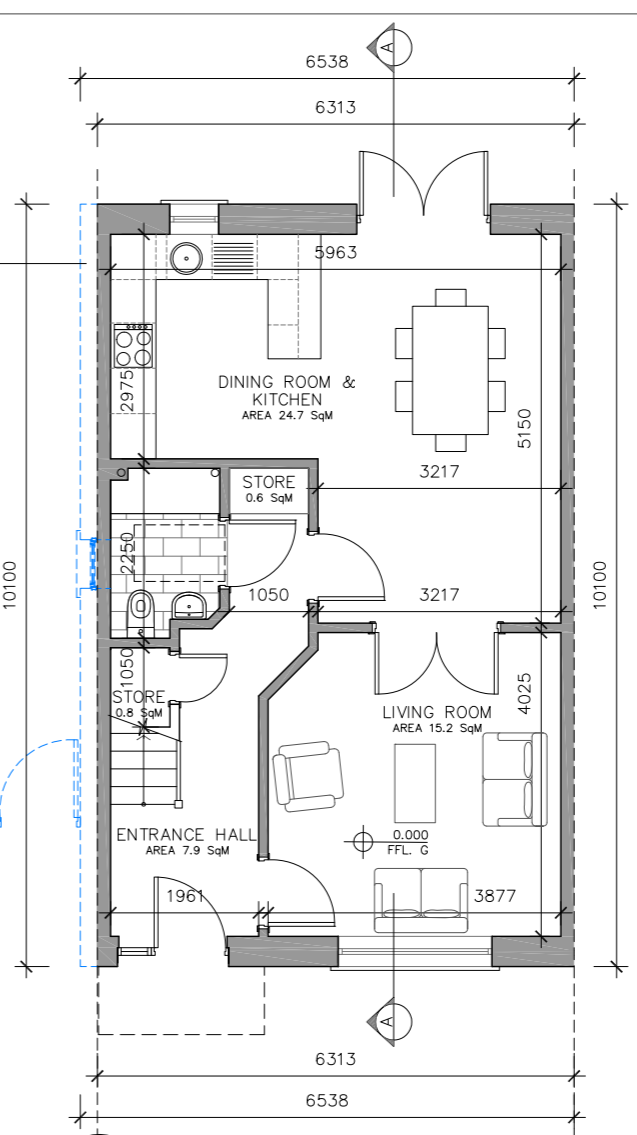
<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects Immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects Immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Date</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0.00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>	Rev.	Description	Date	Initials					<p>DRAWING NOTES</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0.00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>	<p>SCALE BAR</p> <p>1:200</p> <p>0 05 10m</p> <p>1:100</p> <p>0 05</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Residential Development, Strategic Housing Development (SHD), at Mulladrillen & Rathgory, Ardee, Co.Louth</p> <p>Title: House Type 1 Plans, Elevations & Section</p> <p>Client: The Ardee Partnership</p>
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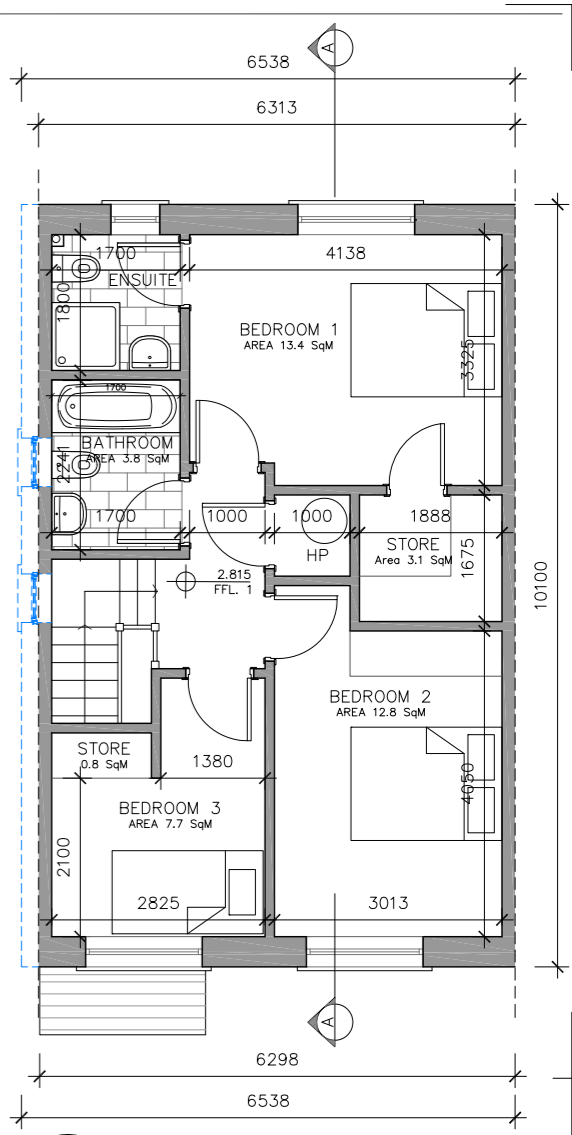
01 Front Elevation - Mid & End of Terrace
PA102 1:100



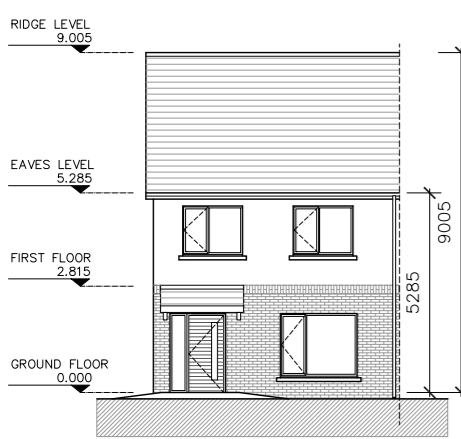
02 Rear Elevation
PA102 1:100



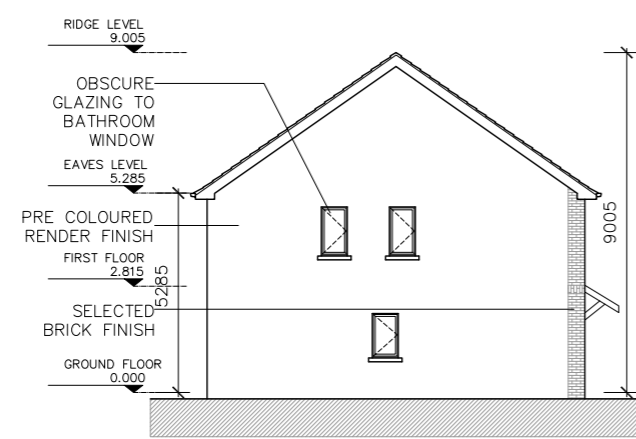
03 Ground Floor Plan
PA102 1:100



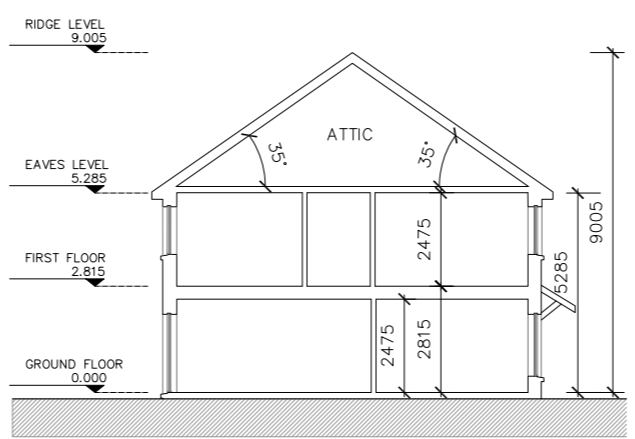
04 First Floor Plan
PA102 1:100



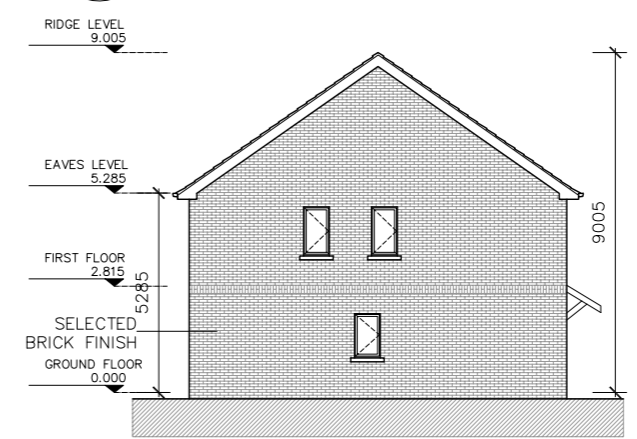
05 Alternative Front Elevation
House No's. 53,54,59,60,61,62,63,75,76,87,88,91,
PA102 1:200 92,95,96,123,124,125,185,186,189,190



06 Side Elevation -
End of Terrace/ Semi-Detached
PA102 1:200



07 House Type 2 - Section
PA102 1:200



08 Alternative Side Elevation
House No; 40,41,121,140,158
PA102 1:200

House Type 2 - Mid Terrace/End of Terrace/Semi-Detached 3Bed/ 5P House (2 storey)		
	Target	Proposed
Gross Floor area - sqm	92	110.9
Main Living room - sqm	13	15.2
Min. width Main Living room - m	3.8	3.8
Aggregate Floor Area, Living areas/ Kitchen/ Dining	34	39.9
Min. aggregate Bedroom Floor Areas - sqm	32	33.9
Min. Single Bedroom Width - m	2.1	2.1
Min. Double Bedroom Width - m	2.8	3
Min. Single Bedroom area - sqm	7.1	7.7
Min. Double Bedroom area - sqm	11.4	12.8
Min. Main Bedroom area - sqm	13	13.4
Min. Storage Space	5	5.4

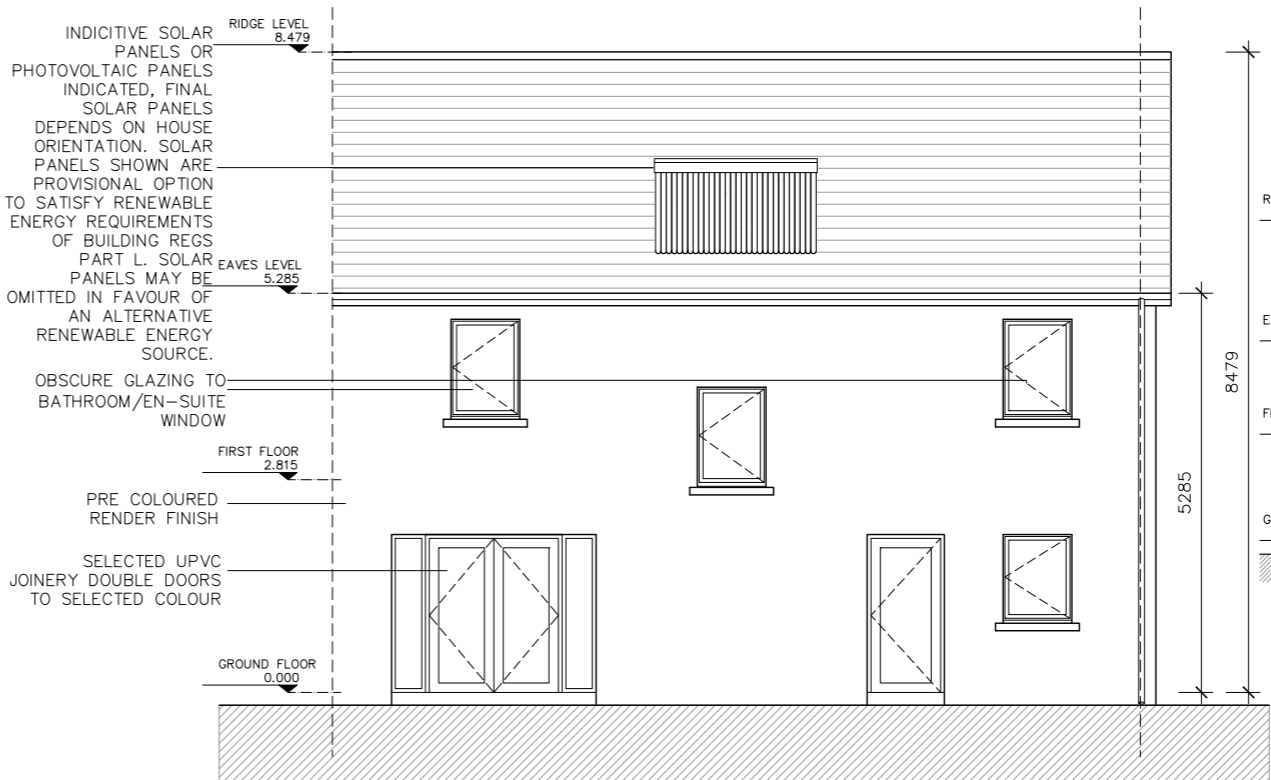
**HOUSE TYPE 2
SEMI-DETACHED/ MID TERRACE/ END OF TERRACE
3 BED 2 STOREY - 110.9 SQ M**

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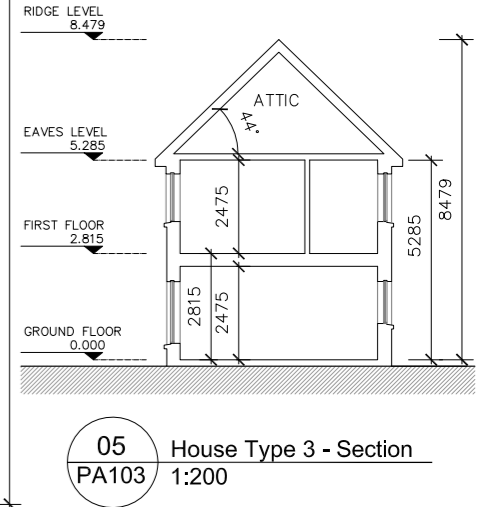
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PA-102	20011																



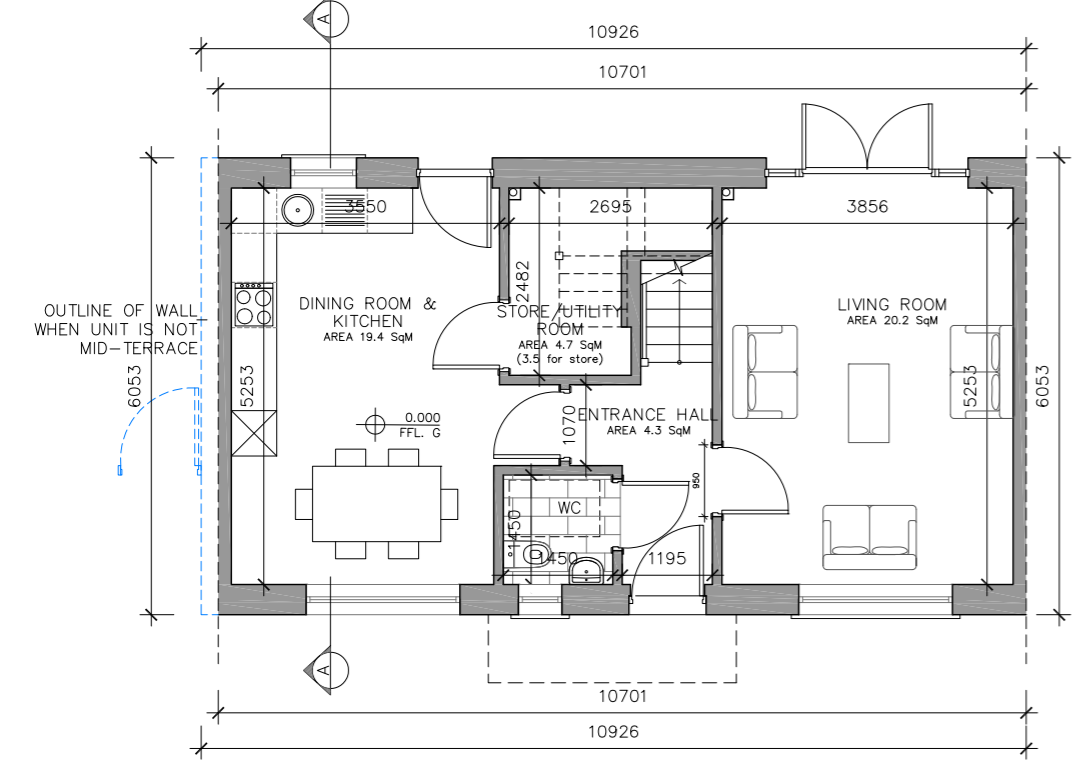
01 Front Elevation
PA103 1:100



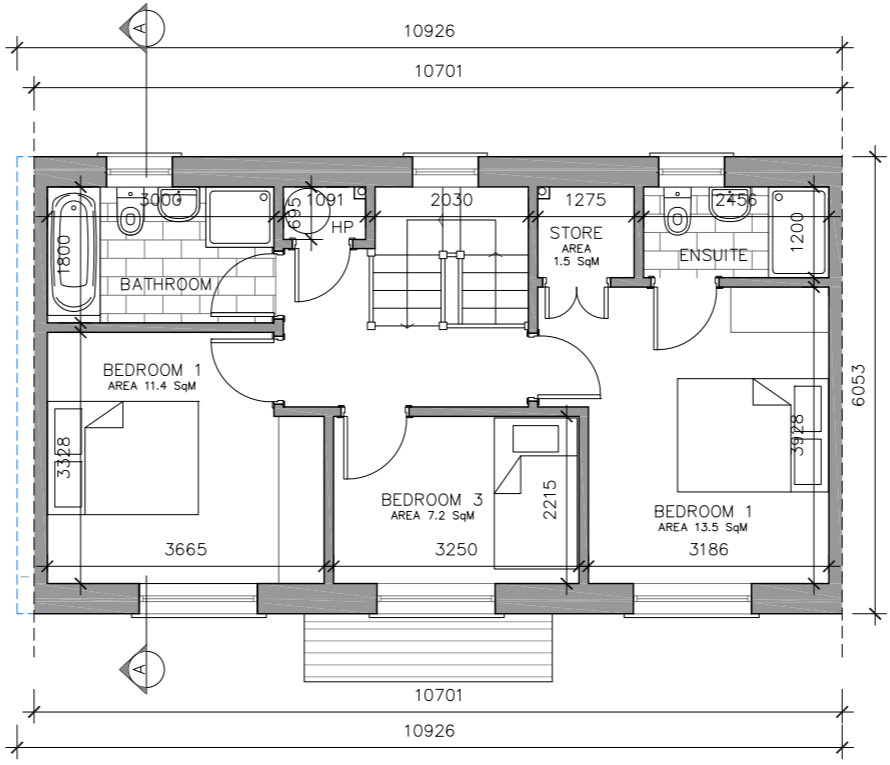
02 Rear Elevation
PA103 1:100



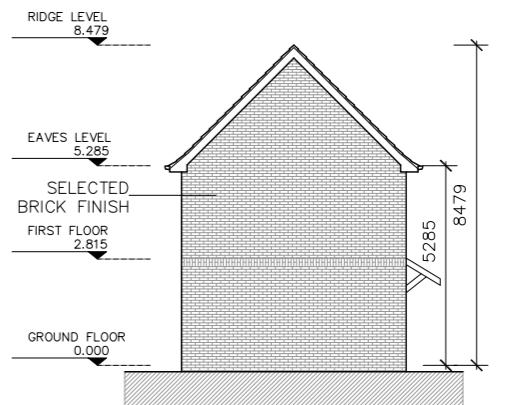
05 House Type 3 - Section
PA103 1:200



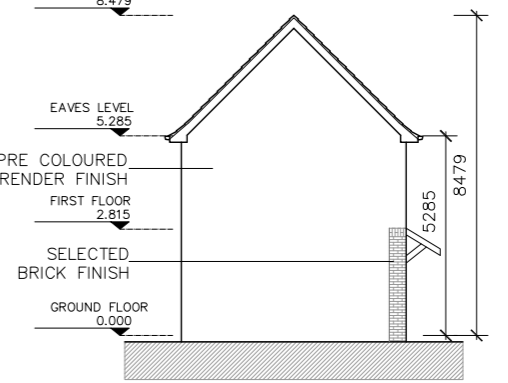
03 Ground Floor Plan
PA103 1:100



04 First Floor Plan
PA103 1:100



06 Alternative Side Elevation
House No.154,195
PA103 1:200



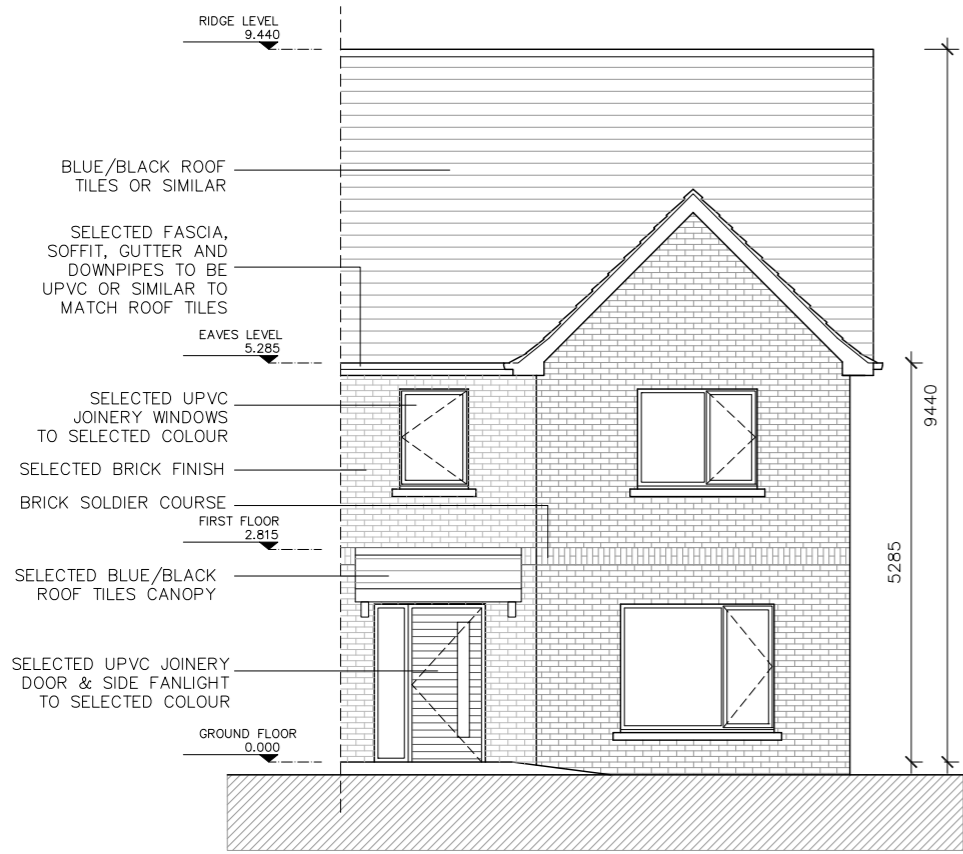
07 Side Elevation
PA103 1:200

House Type 3 - Mid Terrace/End of Terrace/Semi-Detached 3 Bed/ SP House (2 storey)		
Gross Floor area - sqm	Target	Proposed
Gross Floor area - sqm	92	108.7
Main Living room - sqm	13	20.2
Min. width Main Living room - m	3.8	3.8
Aggregate Living areas	34	39.6
Min. aggregate Bedroom Floor Areas - sqm	32	32.1
Min. Single Bedroom Width - m	2.1	2.2
Min. Double Bedroom Width - m	2.8	3.1
Min. Single Bedroom area - sqm	7.1	7.2
Min. Double Bedroom area - sqm	11.4	11.4
Min. Main Bedroom area - sqm	13	13.5
Min. Storage Space	5	5

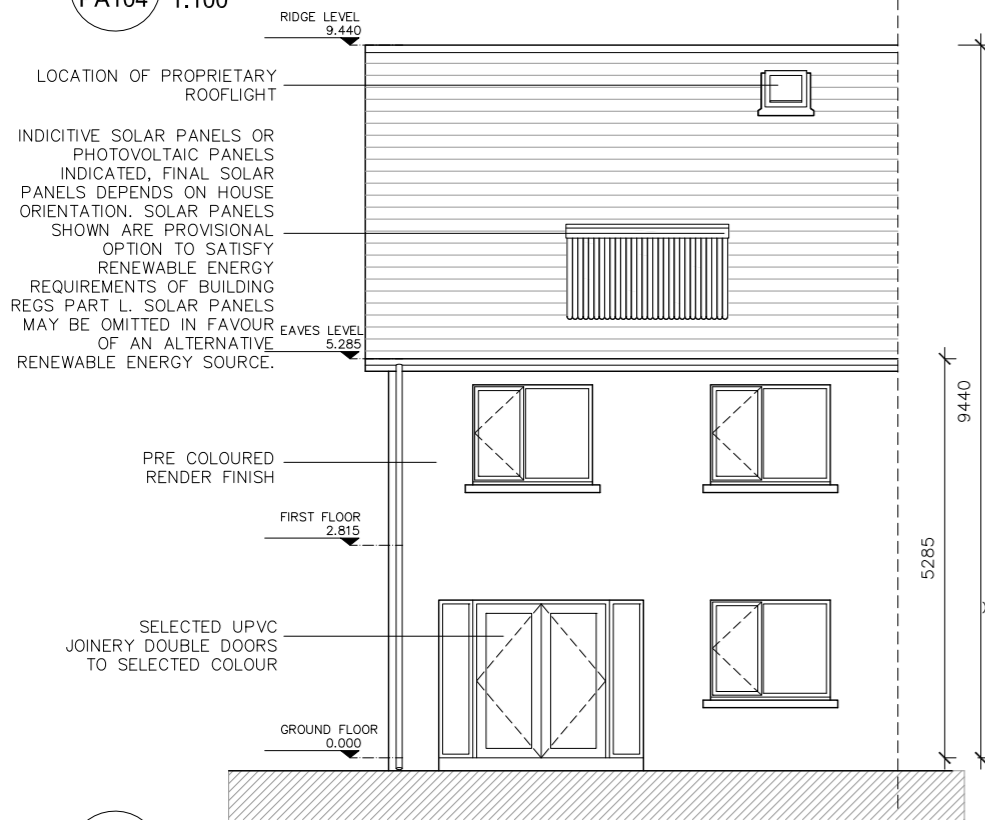
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**HOUSE TYPE 3
SEMI-DETACHED/ MID TERRACE/ END OF TERRACE
3 BED 2 STOREY - 108.7 SQ M**

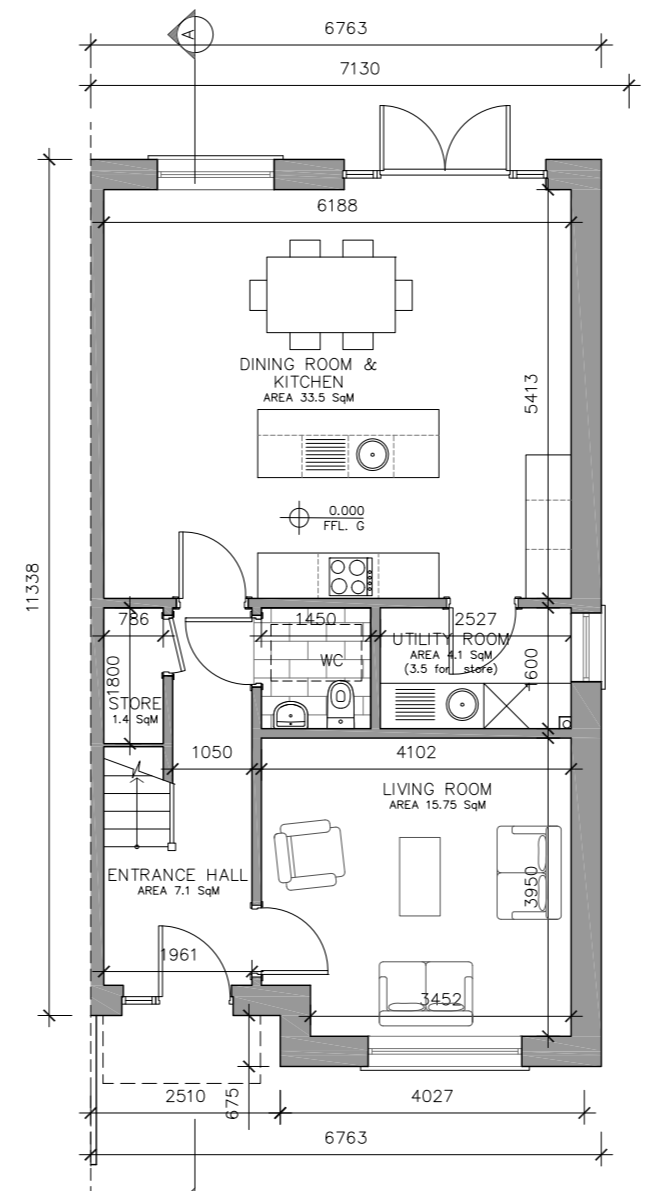
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Dwg. No.	Job No.																
PA-103	20011																



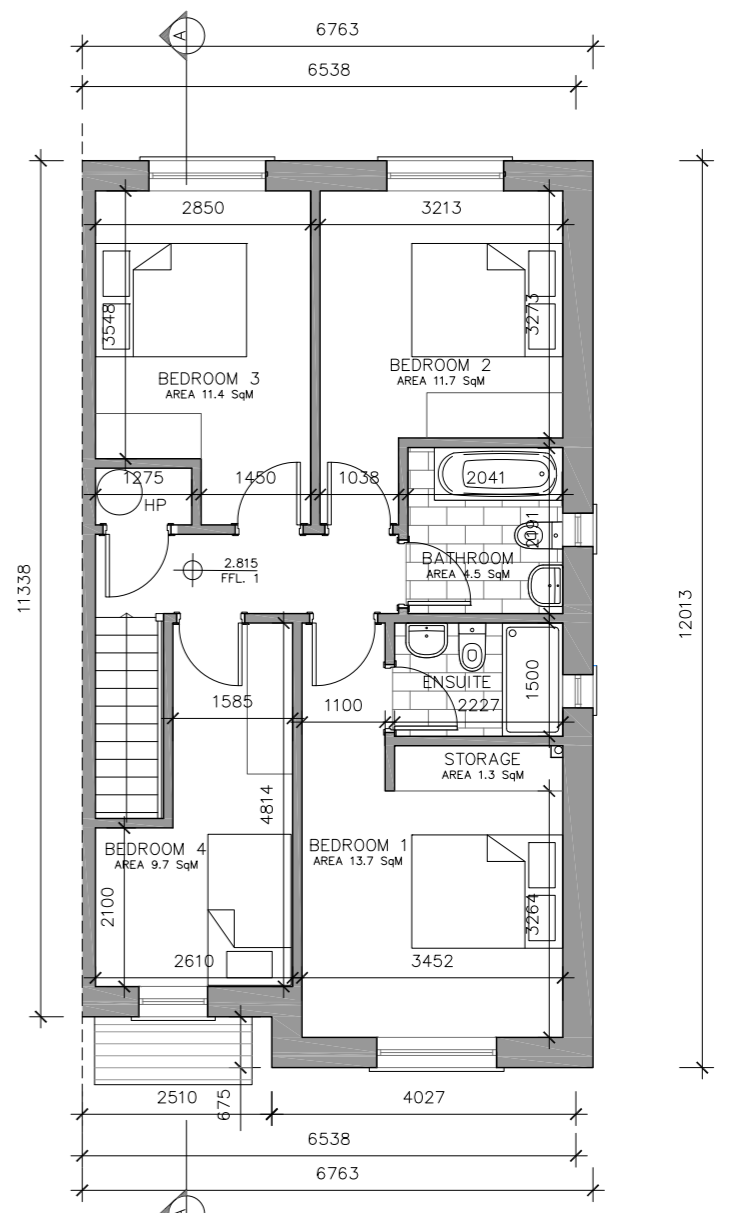
01 Front Elevation
PA104 1:100



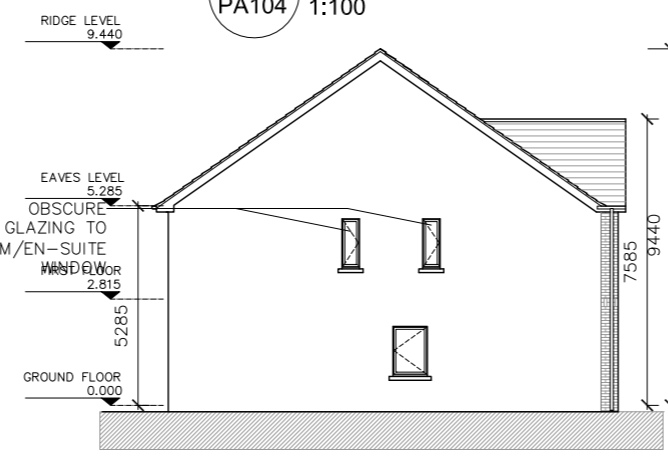
02 Rear Elevation
PA104 1:100



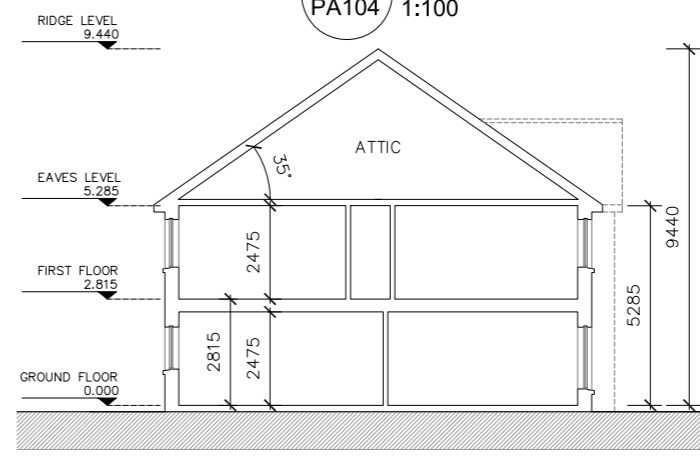
03 Ground Floor Plan
PA104 1:100



04 First Floor Plan
PA104 1:100



05 Side Elevation
PA104 1:200



06 House Type 4 - Section
PA104 1:200

House Type 4 - Semi Detached		
4 Bed / 7P House (2 storey)	Target	Proposed
Gross Floor area - sqm	110	135
Main Living room - sqm	15	15.7
Min. width Main Living room - m	3.8	3.9
Aggregate Floor Area, Living areas/ Kitchen/ Dining	40	49.5
Min. aggregate Bedroom Floor Areas - sqm	43	46.5
Min. Single Bedroom Width - m	2.1	2.1
Min. Double Bedroom Width - m	2.8	2.85
Min. Single Bedroom area - sqm	7.1	9.7
Min. Double Bedroom area - sqm	11.4	11.4
Min. Main Bedroom area - sqm	13	13.7
Min. Storage Space	6	6.2

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

HOUSE TYPE 4
SEMI-DETACHED/ END OF TERRACE
4 BED 2 STOREY - 135 SQ M

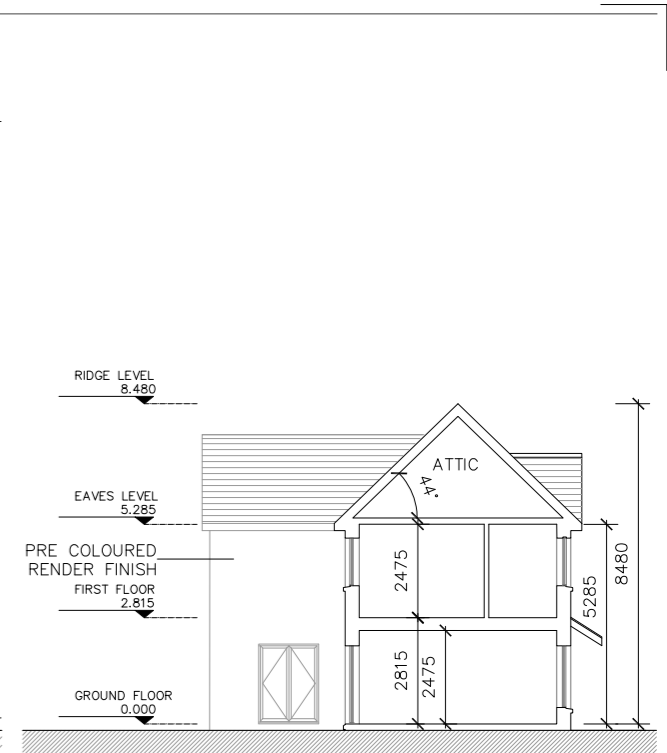
<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects Immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects Immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Date</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0.00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>	Rev.	Description	Date	Initials					<p>DRAWING NOTES</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0.00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>	<p>SCALE BAR</p> <p>1:200</p> <p>0 05 10m</p> <p>1:100</p> <p>0 05</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Residential Development, Strategic Housing Development (SHD), at Mulladrillen & Rathgory, Ardee, Co.Louth</p> <p>Title: House Type 4 Plans, Elevations & Section</p> <p>Client: The Ardee Partnership</p>			
		Rev.	Description	Date	Initials												
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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue												
Dwg. No.	Job No.																
PA-104	20011																



01 Front Elevation
PA105 1:100

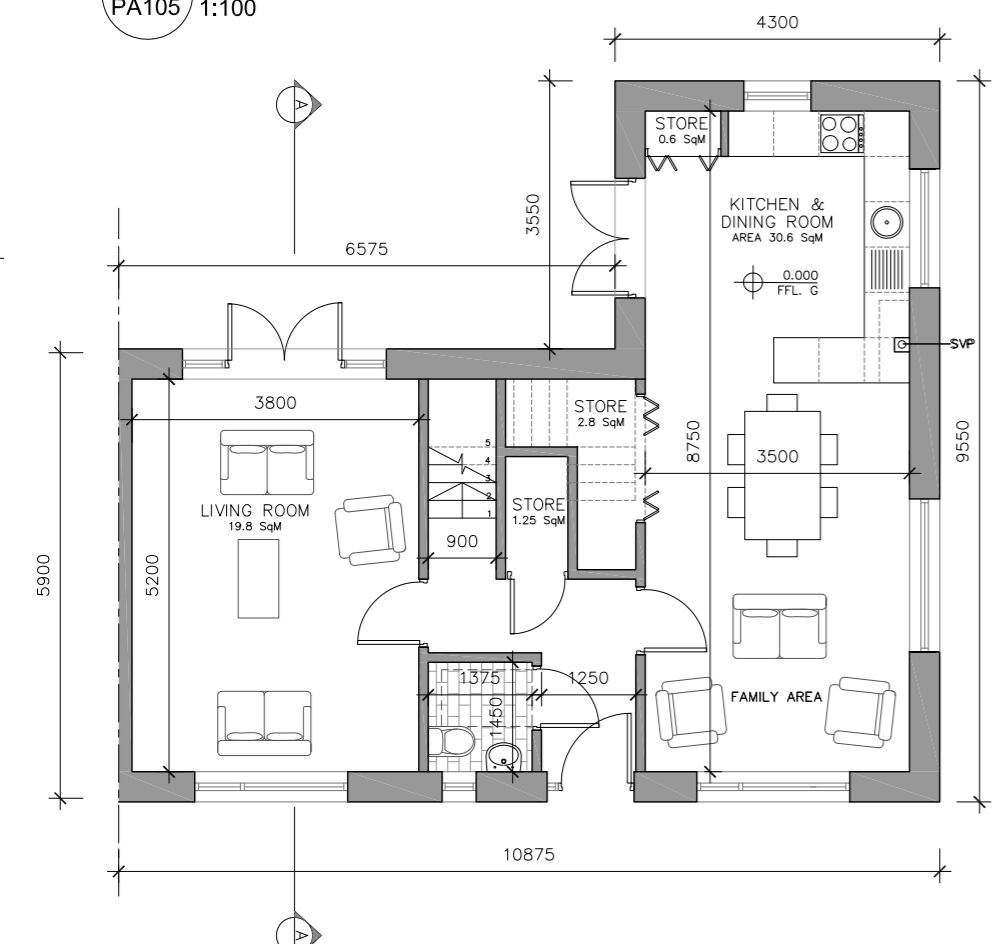


02 Side Elevation
PA105 1:100

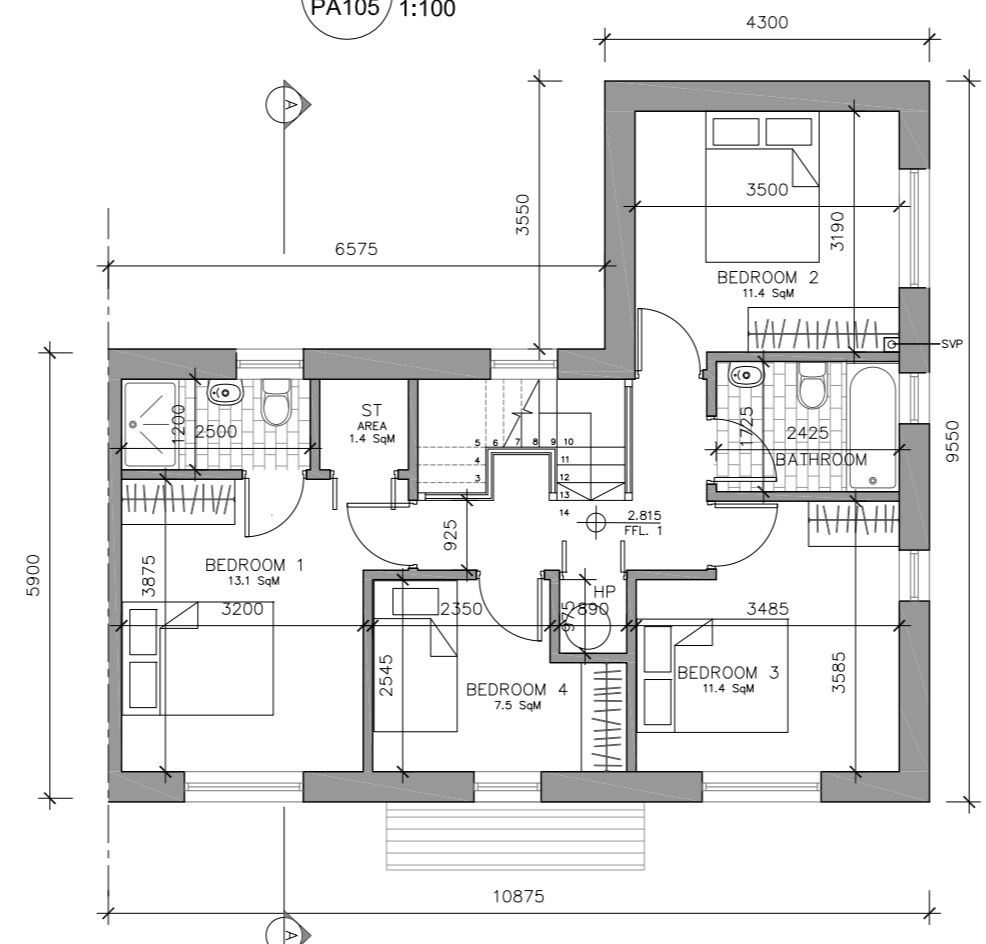


05 House Type 5 Section
PA105 1:200

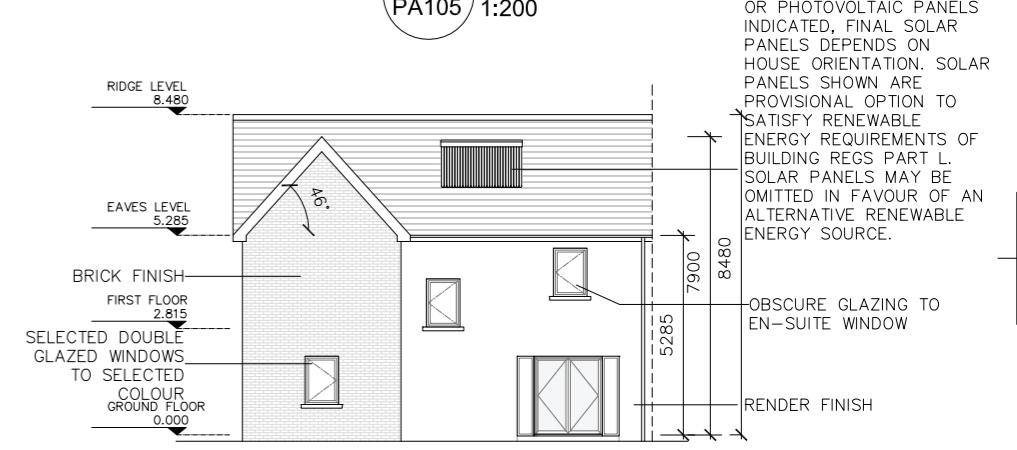
INDICATIVE SOLAR PANELS OR PHOTOVOLTAIC PANELS INDICATED, FINAL SOLAR PANELS DEPENDS ON HOUSE ORIENTATION. SOLAR PANELS SHOWN ARE PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGS PART L. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF AN ALTERNATIVE RENEWABLE ENERGY SOURCE.



03 GROUND FLOOR PLAN
PA105 1:100



04 FIRST FLOOR PLAN
PA105 1:100



06 Rear Elevation
PA105 1:200

OBSCURE GLAZING TO EN-SUITE WINDOW
RENDER FINISH

House Type 5 - End of Terrace		
4 Bed/ 7P House (2 storey)		
	Target	Proposed
Gross Floor area - sqm	110	132
Main Living room - sqm	15	19.8
Min. width Main Living room - m	3.8	3.8
Aggregate Floor Area, Living areas/ Kitchen/ Dining	40	50.4
Min. aggregate Bedroom Floor Areas - sqm	43	43.4
Min. Single Bedroom Width - m	2.1	2.35
Min. Double Bedroom Width - m	2.8	3.19
Min. Single Bedroom area - sqm	7.1	7.5
Min. Double Bedroom area - sqm	11.4	11.4
Min. Main Bedroom area - sqm	13	13.1
Min. Storage Space	6	6.05

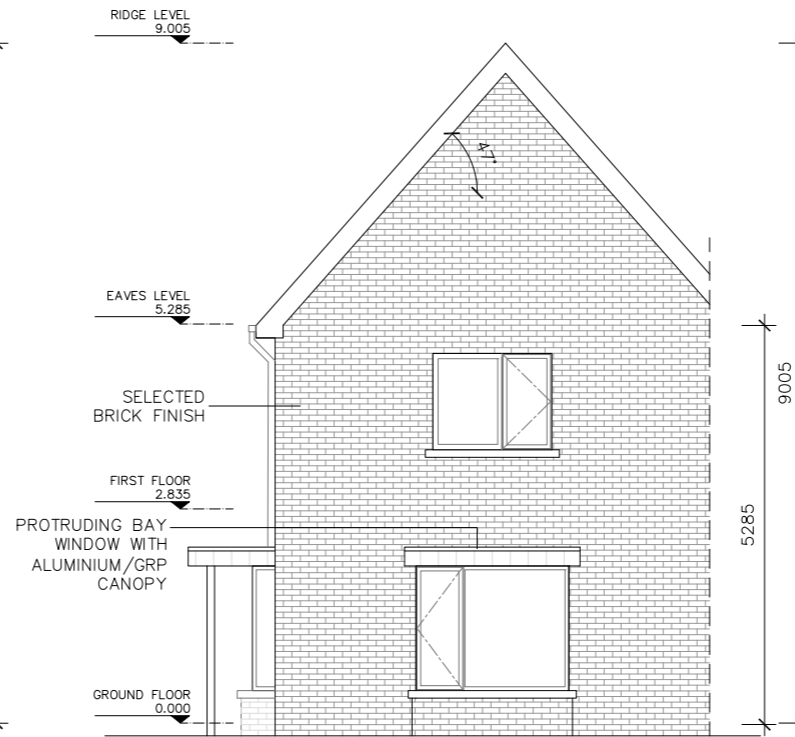
HOUSE TYPE 5
END OF TERRACE/SEMI-DETACHED
4 BED 2 STOREY - 132 SQ M

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

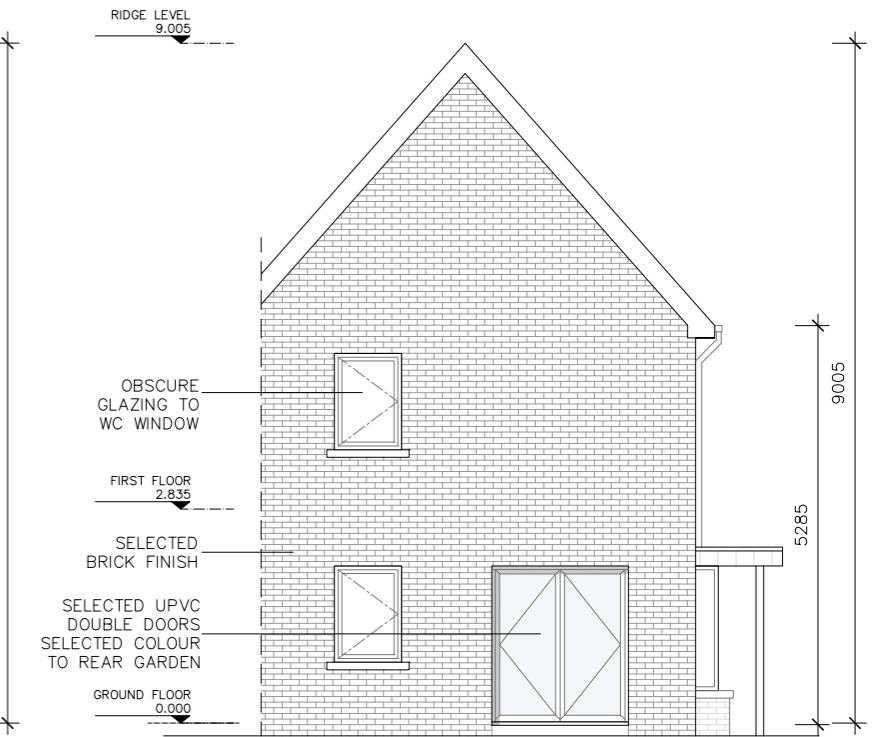
<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects Immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects Immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description. Date. Initials.</p>	<p>DRAWING NOTES</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0.00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>	<p>SCALE BAR</p> <p>1:200</p> <p>0 05 10m</p> <p>1:100</p> <p>0 05</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Residential Development, Strategic Housing Development (SHD), at Mulladrillen & Rathgory, Ardee, Co.Louth</p> <p>Title: House Type 5 Plans, Elevations & Section</p> <p>Client: The Ardee Partnership</p>



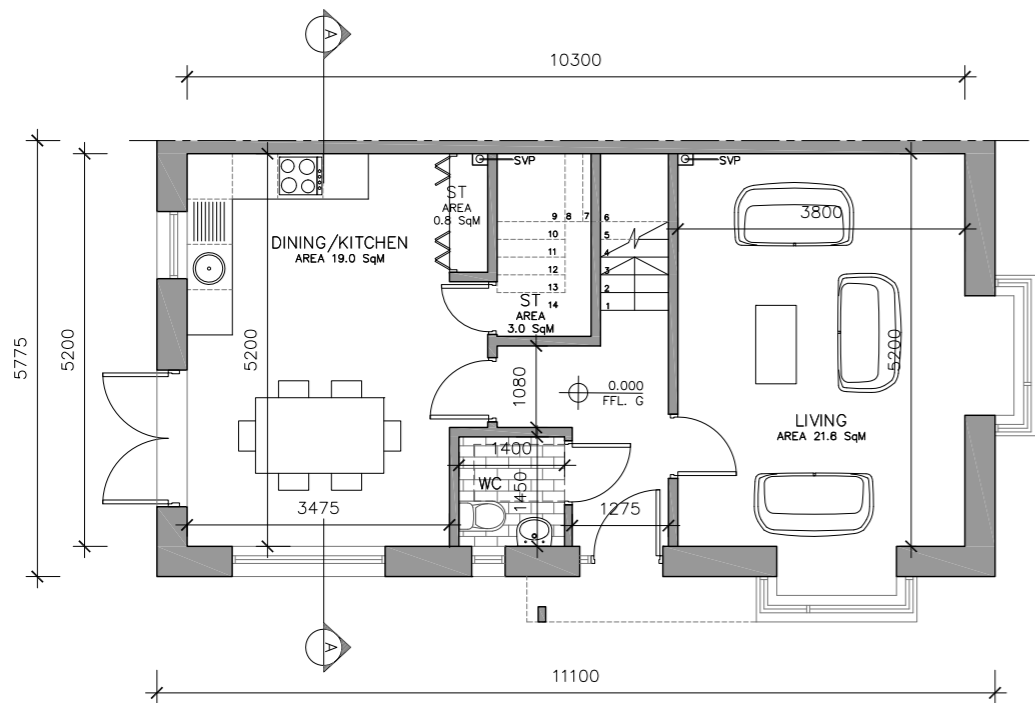
01 Front Elevation
PA106 1:100



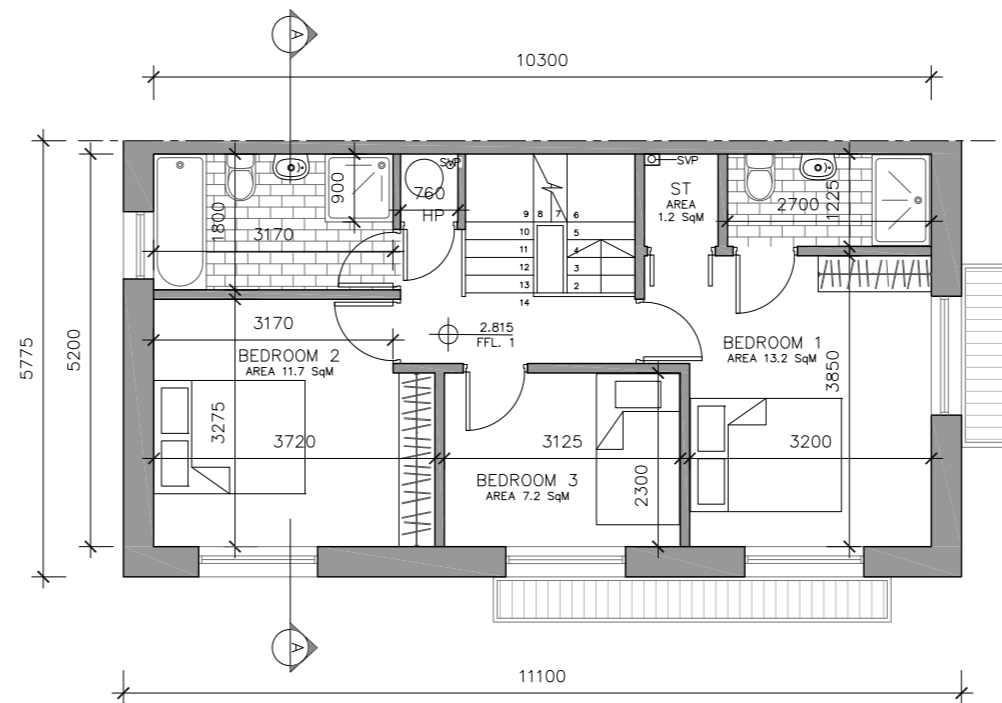
02 Side Elevation 01
PA106 1:100



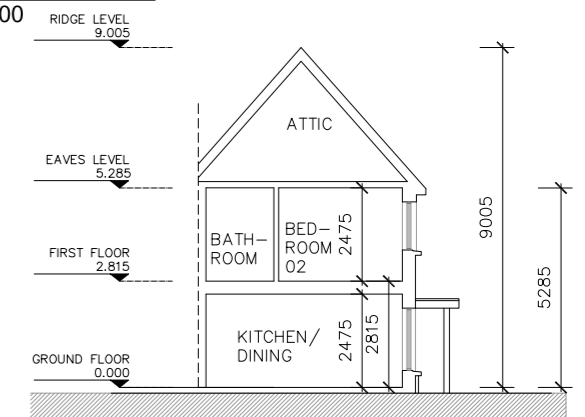
03 Side Elevation 03
PA106 1:100



04 Ground Floor Plan
PA106 1:100



05 First Floor Plan
PA106 1:100



06 HOUSE TYPE 6 - SECTION
PA106 1:200

House Type 6 - End of Terrace / Semi-Detached		
3 Bed/ 5P House (2 storey)	Target	Proposed
Gross Floor area - sqm	92	109.1
Main Living room - sqm	13	21.8
Min. width Main Living room - m	3.8	3.8
Aggregate Living areas	34	40.8
Min. aggregate Bedroom Floor Areas - sqm	32	32.1
Min. Single Bedroom Width - m	2.1	2.3
Min. Double Bedroom Width - m	2.8	3.17
Min. Single Bedroom area - sqm	7.1	7.2
Min. Double Bedroom area - sqm	11.4	11.7
Min. Main Bedroom area - sqm	13	13.2
Min. Storage Space	5	5

**HOUSE TYPE 6
END OF TERRACE
3 BED 2 STOREY - 109.1 SQ M**

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Dairmody Architects Immediately.</p> <p>Any discrepancies found on drawings to be reported to Dairmody Architects Immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Date</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0.00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>	Rev.	Description	Date	Initials					<p>DRAWING NOTES</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0.00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>	<p>SCALE BAR</p> <p>1:200</p> <p>0 05 10m</p> <p>1:100</p> <p>0 05</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>dairmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@dairmodyarchitecture.com dairmodyarchitecture.com</p>	<p>Project: Residential Development, Strategic Housing Development (SHD), at Mulladrillen & Rathgory, Ardee, Co.Louth</p> <p>Title: House Type 6 Plans, Elevations & Section</p> <p>Client: The Ardee Partnership</p>			
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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue												
Dwg. No.	Job No.																
PA-106	20011																

Housing Schedule - Private Residential Amenity

Unit No.	House Type	Unit Description	Target Min. GFA (m ²) Housing 2007	Proposed GFA (m ²)	LCC POS min. required (m ²)	POS Proposed rear garden (m ²)	Target min. Internal Storage (m ²) Housing 2007	Proposed Internal Storage (m ²)	No. Car Parking Spaces proposed
1	6	3 Bed/ 5P House (2 storey)	92	109.1	80	83	5	5	2
2	2	3 Bed/ 5P House (2 storey)	92	110.9	80	94	5	5.4	2
3	1	2 Bed/ 4P House (2 storey)	80	87.9	60	66	4	4.2	1
4	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
5	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
6	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
7	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
8	6	3 Bed/ 5P House (2 storey)	92	109.1	80	81	5	5	2
9	**								
10	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
11	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
12	2	3 Bed/ 5P House (2 storey)	92	110.9	80	90	5	5.4	2
13	2	3 Bed/ 5P House (2 storey)	92	110.9	80	95	5	5.4	2
14	2	3 Bed/ 5P House (2 storey)	92	110.9	80	85	5	5.4	2
15	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
16	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
17	2	3 Bed/ 5P House (2 storey)	92	110.9	80	92	5	5.4	2
18	2	3 Bed/ 5P House (2 storey)	92	110.9	80	92	5	5.4	2
19	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
20	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
21	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
22	2	3 Bed/ 5P House (2 storey)	92	110.9	80	86	5	5.4	2
23	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
24	2	3 Bed/ 5P House (2 storey)	92	110.9	80	83	5	5.4	2
25	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
26	**								
27	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
28	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
29	2	3 Bed/ 5P House (2 storey)	92	110.9	80	89	5	5.4	2
30	2	3 Bed/ 5P House (2 storey)	92	110.9	80	110	5	5.4	2
31	4	4 Bed/ 7P House (2 storey)	110	135	80	87	6	6.2	2
32	4	4 Bed/ 7P House (2 storey)	110	135	80	87	6	6.2	2
33	2	3 Bed/ 5P House (2 storey)	92	110.9	80	100	5	5.4	2
34	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
35	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
36	6	3 Bed/ 5P House (2 storey)	92	109.1	80	81	5	5	2
37	**								
38	2	3 Bed/ 5P House (2 storey)	92	110.9	80	89	5	5.4	2
39	2	3 Bed/ 5P House (2 storey)	92	110.9	80	92	5	5.4	2
40	2	3 Bed/ 5P House (2 storey)	92	110.9	80	105	5	5.4	2
41	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
42	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
43	3	3 Bed/ 5P House (2 storey)	92	108.7	80	117	5	5	2
44	3	3 Bed/ 5P House (2 storey)	92	108.7	80	93	5	5	2
45	5	4 Bed/ 7P House (2 storey)	110	132	80	80	6	6.05	2
46	6	3 Bed/ 5P House (2 storey)	92	109.1	80	106	5	5	2
47	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
48	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
49	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
50	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
51	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
52	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
53	2	3 Bed/ 5P House (2 storey)	92	110.9	80	91	5	5.4	2
54	2	3 Bed/ 5P House (2 storey)	92	110.9	80	93	5	5.4	2
55	2	3 Bed/ 5P House (2 storey)	92	110.9	80	116	5	5.4	2
56	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
57	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
58	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
59	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
60	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
61	2	3 Bed/ 5P House (2 storey)	92	110.9	80	102	5	5.4	2
62	2	3 Bed/ 5P House (2 storey)	92	110.9	80	89	5	5.4	2

63	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
64	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
65	1	2 Bed/ 4P House (2 storey)	80	87.9	60	65	4	4.2	1
66	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
67	**								
68	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
69	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
70	1	2 Bed/ 4P House (2 storey)	80	87.9	60	61	4	4.2	1
71	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
72	2	3 Bed/ 5P House (2 storey)	92	110.9	80	87	5	5.4	2
73	2	3 Bed/ 5P House (2 storey)	92	110.9	80	88	5	5.4	2
74	1	2 Bed/ 4P House (2 storey)	80	87.9	60	69	4	4.2	1
75	2	3 Bed/ 5P House (2 storey)	92	110.9	80	96	5	5.4	2
76	2	3 Bed/ 5P House (2 storey)	92	110.9	80	88	5	5.4	2
77	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
78	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
79	2	3 Bed/ 5P House (2 storey)	92	110.9	80	96	5	5.4	2
80	3	3 Bed/ 5P House (2 storey)	92	108.7	80	125	5	5	2
81	5	4 Bed/ 7P House (2 storey)	110	132	80	87	6	6.05	2
82	6	3 Bed/ 5P House (2 storey)	92	109.1	80	90	5	5	2
83	1	2 Bed/ 4P House (2 storey)	80	87.9	60	61	4	4.2	1
84	1	2 Bed/ 4P House (2 storey)	80	87.9	60	64	4	4.2	1
85	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
86	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
87	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
88	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
89	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
90	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
91	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
92	2	3 Bed/ 5P House (2 storey)	92	110.9	80	87	5	5.4	2
93	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
94	2	3 Bed/ 5P House (2 storey)	92	110.9	80	89	5	5.4	2
95	2	3 Bed/ 5P House (2 storey)	92	110.9	80	90	5	5.4	2
96	2	3 Bed/ 5P House (2 storey)	92	110.9	80	90	5	5.4	2
97	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
98	4	4 Bed/ 7P House (2 storey)	110	135	80	112	6	6.2	2
99	2	3 Bed/ 5P House (2 storey)	92	110.9	80	83	5	5.4	2
100	2	3 Bed/ 5P House (2 storey)	92	110.9	80	99	5	5.4	2
101	6	3 Bed/ 5P House (2 storey)	92	109.1	80	93	5	5	2
102	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
103	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
104	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
105	2	3 Bed/ 5P House (2 storey)	92	110.9	80	83	5	5.4	2
106	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
107	2	3 Bed/ 5P House (2 storey)	92	110.9	80	85	5	5.4	2
108	6	3 Bed/ 5P House (2 storey)	92	109.1	80	85	5	5	2
109	2	3 Bed/ 5P House (2 storey)	92	110.9	80	103	5	5.4	2
110	2	3 Bed/ 5P House (2 storey)	92	110.9	80	101	5	5.4	2
111	2	3 Bed/ 5P House (2 storey)	92	110.9	80	120	5	5.4	2
112	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
113	2	3 Bed/ 5P House (2 storey)	92	110.9	80	92	5	5.4	2
114	2	3 Bed/ 5P House (2 storey)	92	110.9	80	115	5	5.4	2
115	2	3 Bed/ 5P House (2 storey)	92	110.9	80	115	5	5.4	2
116	2	3 Bed/ 5P House (2 storey)	92	110.9	80	93	5	5.4	2
117	2	3 Bed/ 5P House (2 storey)	92	110.9	80	108	5	5.4	2
118	2	3 Bed/ 5P House (2 storey)	92	110.9	80	101	5	5.4	2
119	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
120	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
121	2	3 Bed/ 5P House (2 storey)	92	110.9	80	98	5	5.4	2
122	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
123	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
124	2	3 Bed/ 5P House (2 storey)	92	110.9	80	103	5	5.4	2
125	2	3 Bed/ 5P House (2 storey)	92	110.9	80	93	5	5.4	2
126	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
127	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
128	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
129	3	3 Bed/ 5P House (2 storey)	92	108.7	80	165	5	5	2
130	3	3 Bed/ 5P House (2 storey)	92	108.7	80	167	5	5	2
131	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
132	2	3 Bed/ 5P House (2 storey)	92	110.9	80	85	5	5.4	2
133	2	3 Bed/ 5P House (2 storey)	92	110.9	80	91	5	5.4	2
134	2	3 Bed/ 5P House (2 storey)	92	110.9	80	95	5	5.4	2
135	2	3 Bed/ 5P House (2 storey)	92	110.9	80	100	5	5.4	2

Housing Schedule

136	1	2 Bed/ 4P House (2 storey)	80	87.9	60	67	4	4.2	1
137	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
138	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
139	6	3 Bed/ 5P House (2 storey)	92	109.1	80	81	5	5	2
140	2	3 Bed/ 5P House (2 storey)	92	110.9	80	95	5	5.4	2
141	1	2 Bed/ 4P House (2 storey)	80	87.9	60	64	4	4.2	1
142	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
143	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
144	1	2 Bed/ 4P House (2 storey)	80	87.9	60	64	4	4.2	1
145	2	3 Bed/ 5P House (2 storey)	92	110.9	80	108	5	5.4	2
146	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
147	4	4 Bed/ 7P House (2 storey)	110	135	80	111	6	6.2	2
148	4	4 Bed/ 7P House (2 storey)	110	135	80	110	6	6.2	2
149	4	4 Bed/ 7P House (2 storey)	110	135	80	111	6	6.2	2
150	4	4 Bed/ 7P House (2 storey)	110	135	80	111	6	6.2	2
151	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
152	3	3 Bed/ 5P House (2 storey)	92	108.7	80	97	5	5	2
153	3	3 Bed/ 5P House (2 storey)	92	108.7	80	91	5	5	2
154	3	3 Bed/ 5P House (2 storey)	92	108.7	80	113	5	5	2
155	5	4 Bed/ 7P House (2 storey)	132	132	80	112	6	6.05	2
156	3	3 Bed/ 5P House (2 storey)	92	108.7	80	133	5	5	2
157	3	3 Bed/ 5P House (2 storey)	92	108.7	80	151	5	5	2
158	2	3 Bed/ 5P House (2 storey)	92	110.9	80	91	5	5.4	2
159	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
160	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
161	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
162	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
163	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
164	**								
165	**								
166	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
167	1	2 Bed/ 4P House (2 storey)	80	87.9	60	67	4	4.2	1
168	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
169	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
170	2	3 Bed/ 5P House (2 storey)	92	110.9	80	88	5	5.4	2
171	2	3 Bed/ 5P House (2 storey)	92	110.9	80	88	5	5.4	2
172	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
173	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
174	1	2 Bed/ 4P House (2 storey)	80	87.9	60	62	4	4.2	1
175	1	2 Bed/ 4P House (2 storey)	80	87.9	60	68	4	4.2	1
176	1	2 Bed/ 4P House (2 storey)	80	87.9	60	65	4	4.2	1
177	**								
178	**								
179	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
180	2	3 Bed/ 5P House (2 storey)	92	110.9	80	95	5	5.4	2
181	2	3 Bed/ 5P House (2 storey)	92	110.9	80	92	5	5.4	2
182	1	2 Bed/ 4P House (2 storey)	80	87.9	60	60	4	4.2	1
183	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
184	**								
185	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
186	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
187	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
188	2	3 Bed/ 5P House (2 storey)	92	110.9	80	88	5	5.4	2
189	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
190	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
191	6	3 Bed/ 5P House (2 storey)	92	109.1	80	80	5	5	2
192	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
193	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
194	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
195	3	3 Bed/ 5P House (2 storey)	92	108.7	80	80	5	5	2
196	4	4 Bed/ 7P House (2 storey)	110	135	80	80	6	6.2	2
197	6	3 Bed/ 5P House (2 storey)	92	109.1	80	120	5	5	2
198	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
199	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
200	2	3 Bed/ 5P House (2 storey)	92	110.9	80	84	5	5.4	2
201	1	2 Bed/ 4P House (2 storey)	80	87.9	60	67	4	4.2	1
202	1	2 Bed/ 4P House (2 storey)	80	87.9	60	67	4	4.2	1
203	2	3 Bed/ 5P House (2 storey)	92	110.9	80	82	5	5.4	2
204	2	3 Bed/ 5P House (2 storey)	92	110.9	80	81	5	5.4	2
205	1	2 Bed/ 4P House (2 storey)	80	87.9	60	64	4	4.2	1
206	1	2 Bed/ 4P House (2 storey)	80	87.9	60	64	4	4.2	1
207	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
208	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2

209	1	2 Bed/ 4P House (2 storey)	80	87.9	60	63	4	4.2	1
210	1	2 Bed/ 4P House (2 storey)	80	87.9	60	63	4	4.2	1
211	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
212	2	3 Bed/ 5P House (2 storey)	92	110.9	80	80	5	5.4	2
213	1	2 Bed/ 4P House (2 storey)	80	87.9	60	63	4	4.2	1
214	1	2 Bed/ 4P House (2 storey)	80	87.9	60	63	4	4.2	1
215	2	3 Bed/ 5P House (2 storey)	92	110.9	80	95	5	5.4	2

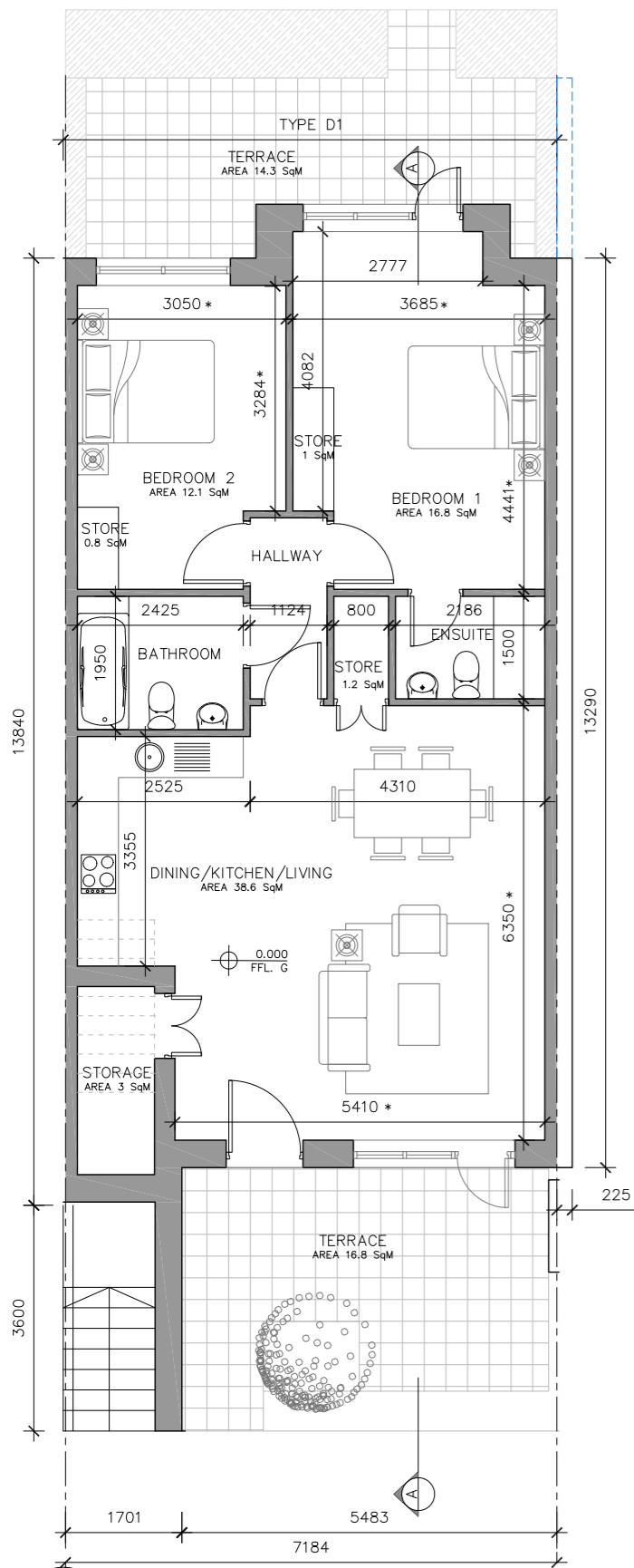
206 no. 2, 3 & 4 bedroom housing units	Target Min. GFA (m ²)	Proposed GFA (m ²)	Target Min. POS rear gardens (m ²)	POS Proposed - rear garden (m ²)	Target Storage Required (m ²)	Internal Storage Proposed (m ²)	No. Car Parking Spaces proposed for Houses
	18,550	21,893.10	15,480	17,282	991	1048.75	362

* note colour coding per house type that relates to Site Plan - purple= 2 bedroom houses - yellow/ orange= 3 bedroom houses - blue= 4 bedroom houses

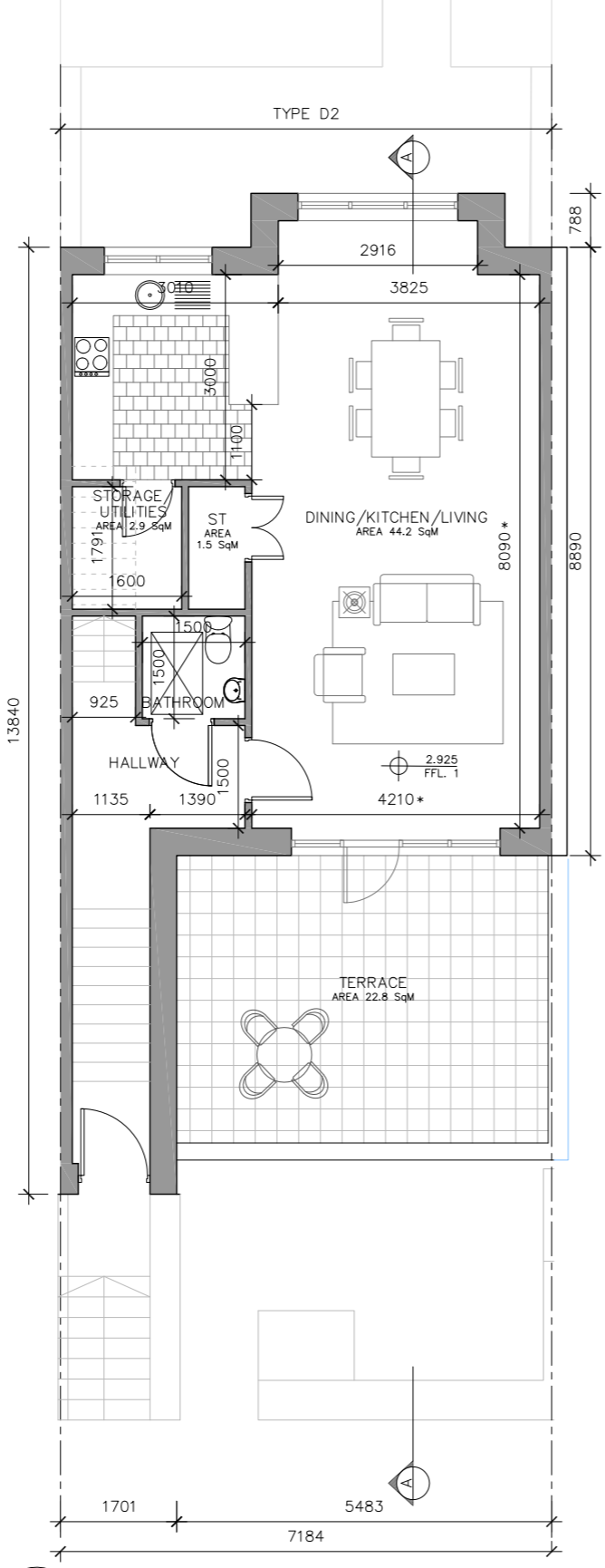
**See Duplex schedule for Corner Duplex information

Duplex Apartments

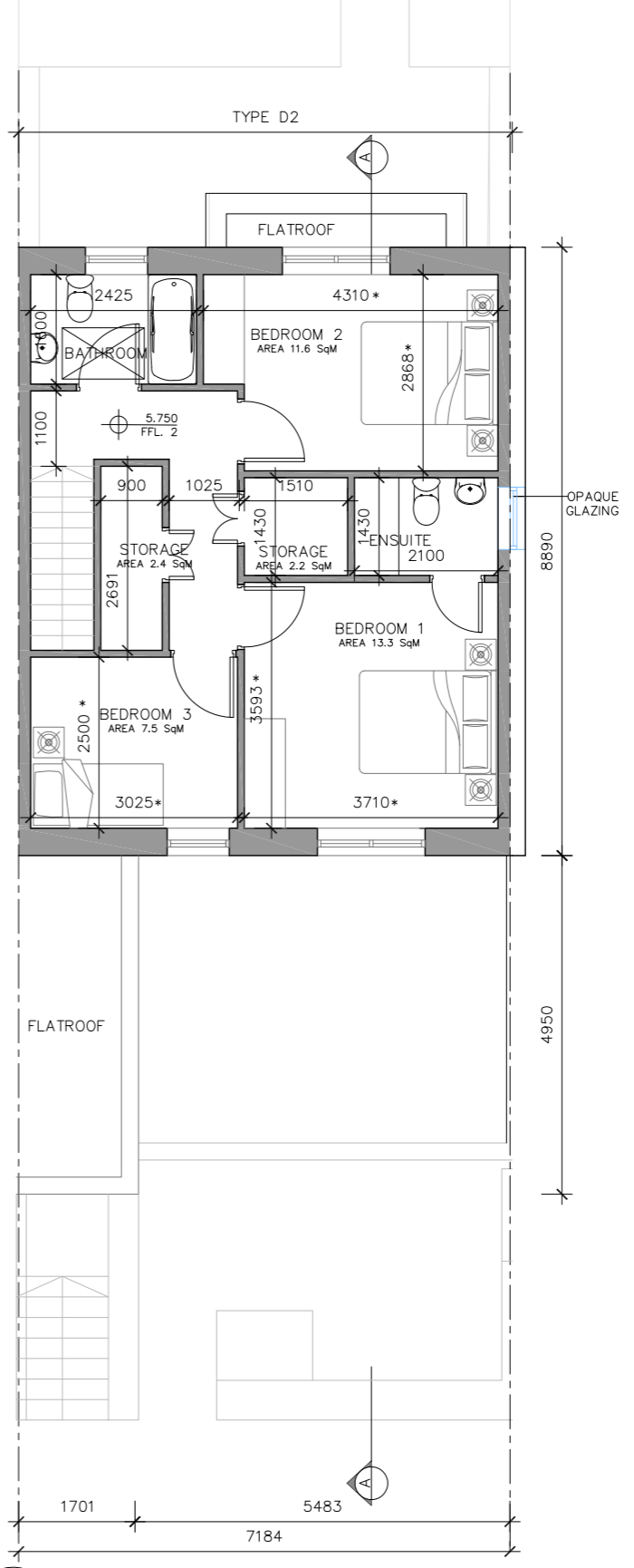




01 Type D1 - Ground Floor
PA-D-100 1:100



02 Type D2 - First Floor
PA-D-100 1:100



03 Type D2 - Second Floor
PA-D-100 1:100

Duplex Apartment Type D1 - Mid terrace/End of Terrace		
2 Bed/ 4P apartment	Target	Proposed
Gross Floor area - sqm	73	87.7
Dining/Kitchen/Living room - sqm	30	38.6
Min. Dining/Living room Width - m	3.6 *	5.4
Min. aggregate Bedroom Areas - sq	24.4	28.9
Min. Double Bedroom Width - m	2.8 *	3
Min. Main Bedroom area - sqm	13	16.8
Min. Storage Space	6	6

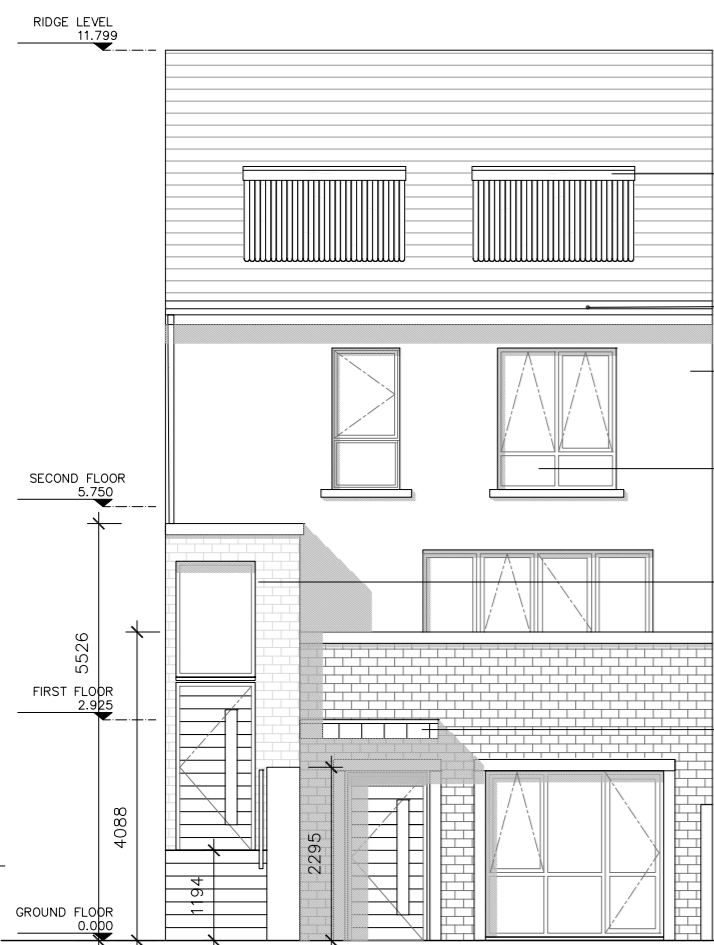
Duplex Type D2 - Mid/End of terrace		
3 Bed/ 5P House/2 storeys	Target	Proposed
Gross Floor area - sqm	90	118.4
Dining/Kitchen/Living room - sqm	34	44.2
Min. width Main Living room - m	3.8 *	4.2
Min. aggregate Bedroom Floor Areas - sqm	31.5	32.4
Min. Single Bedroom Width - m	2.1 *	2.5
Min. Double Bedroom Width - m	2.8 *	2.8
Min. Single Bedroom area - sqm	7.1	7.5
Min. Double Bedroom area - sqm	11.4	11.6
Min. Main Bedroom area - sqm	13	13.3
Min. Storage Space	9	9

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects Immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects Immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Date</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Description	Date	Initials					<p>DRAWING NOTES</p> <ol style="list-style-type: none"> Refer to Site Plan for FFL of Ground Floor, Level 0.00 is used as a datum only. Refer to Site Plan for unit orientation if unit is mirrored. 	<p>SCALE BAR</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Residential Development, Strategic Housing Development (SHD), at Mulladrillen & Rathgory, Ardee, Co.Louth</p> <p>Title: DUPLEX TYPES D1 & D2 PLANS</p> <p>Client: The Ardee Partnership</p>
	Rev.	Description	Date	Initials										
<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0.00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>	<p>Rev. No. Scale Date Dwn. By Chkd. By Issue</p> <p>1:100 @ A3 01/12/2021 Seán Barrett Tim Darmody PLANNING</p>	<p>Dwg. No. Job No.</p> <p>PA-D-100 20011</p>												

INDICATIVE SOLAR PANELS OR PHOTOVOLTAIC PANELS INDICATED, FINAL SOLAR PANELS DEPENDS ON HOUSE ORIENTATION. SOLAR PANELS SHOWN ARE PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGS PART L. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF AN ALTERNATIVE RENEWABLE ENERGY SOURCE.

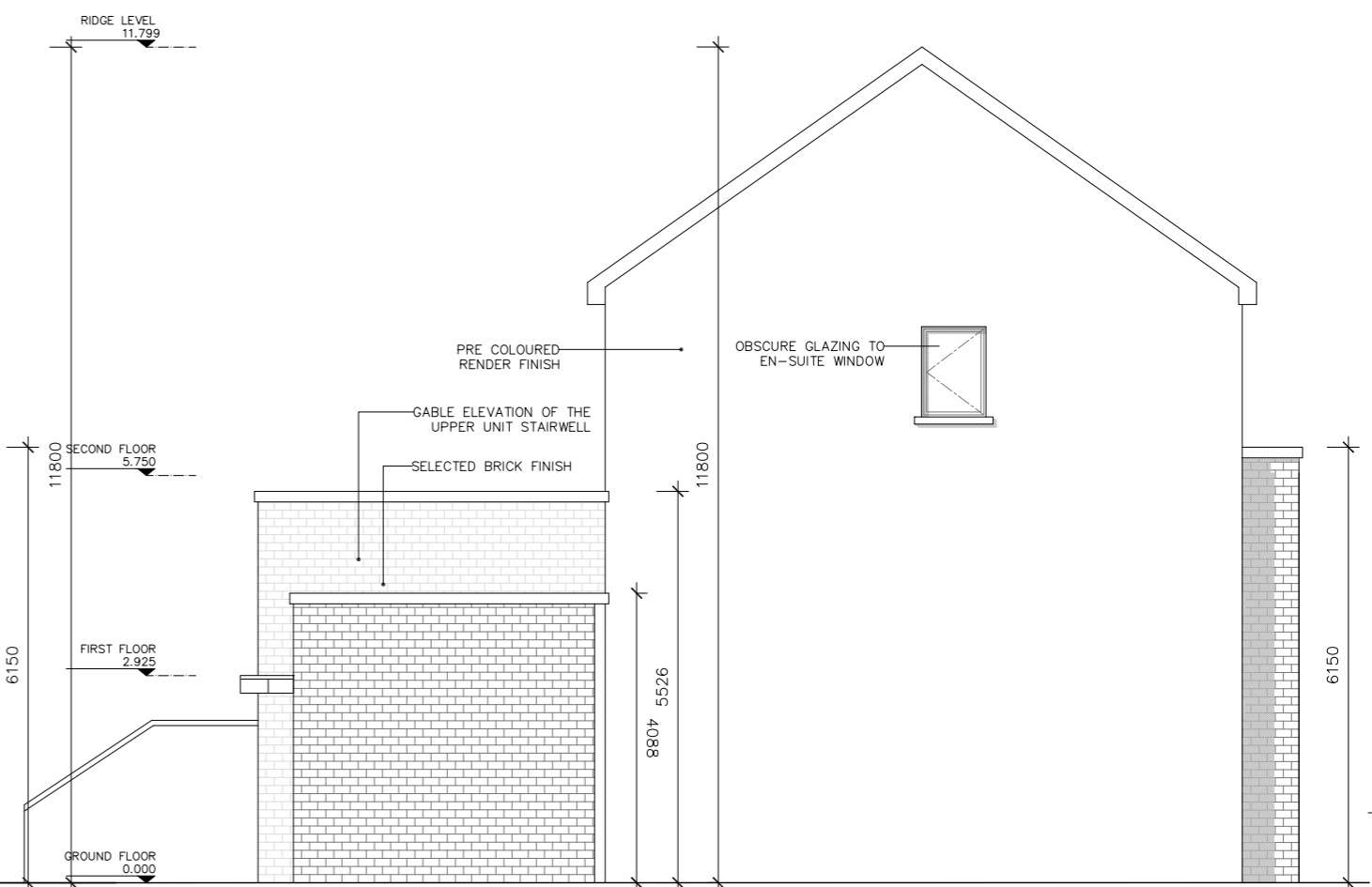
- BLUE/BLACK ROOF TILES OR SIMILAR
- SELECTED FASCIA, SOFFIT, GUTTER AND DOWNPIPES
- PRE COLOURED RENDER FINISH
- OBSCURE GLAZING TO BATHROOM WINDOW
- SELECTED UPVC JOINERY WINDOWS TO SELECTED COLOUR
- SELECTED RECONSTITUTED STONE BAND
- SELECTED BRICK FINISH
- SELECTED ALUMINIUM /GRP CANOPY



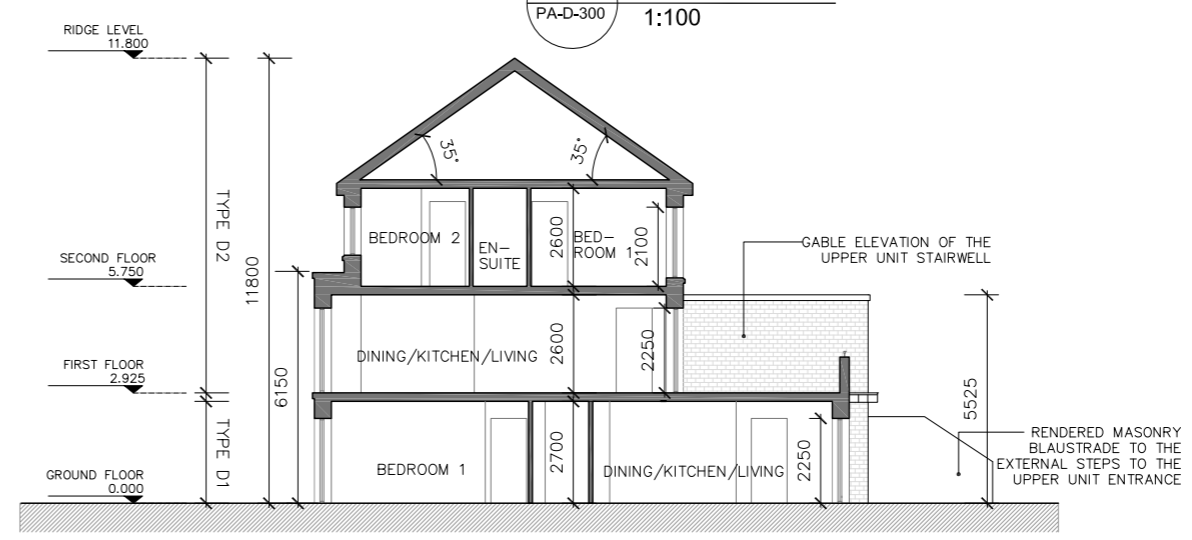
01 Front Elevation
PA-D-300 1:100



02 Rear Elevation
PA-D-300 1:100



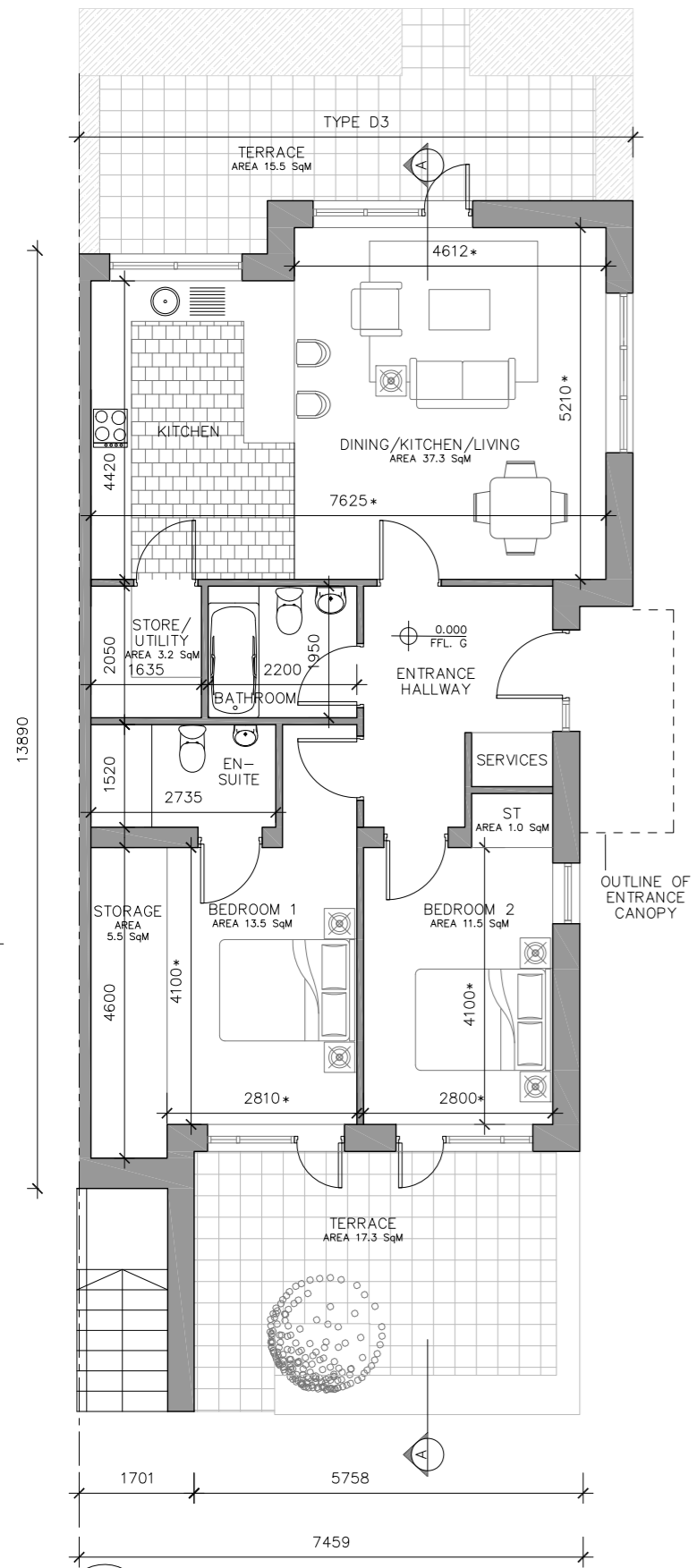
03 Side Elevation
PA-D-300 1:100



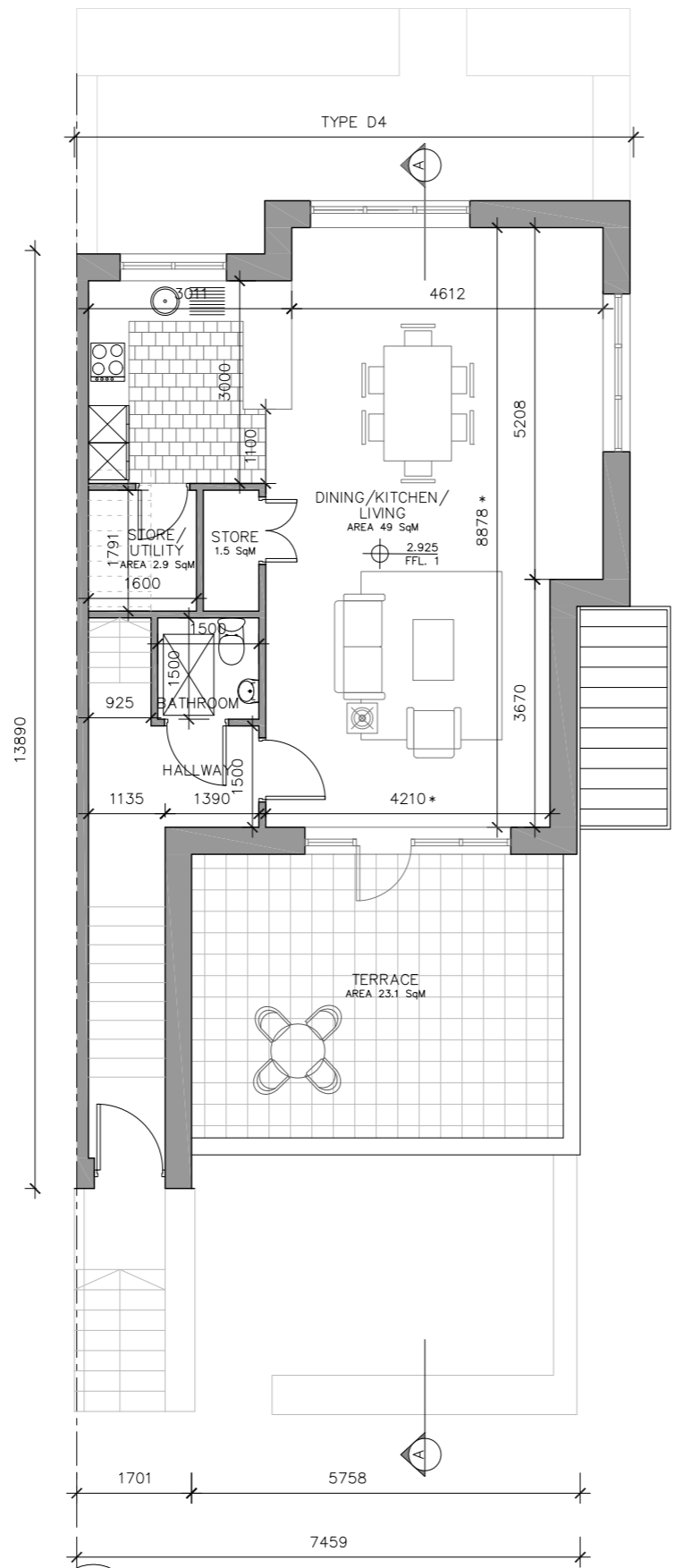
04 Section AA
PA-D-300 1:200

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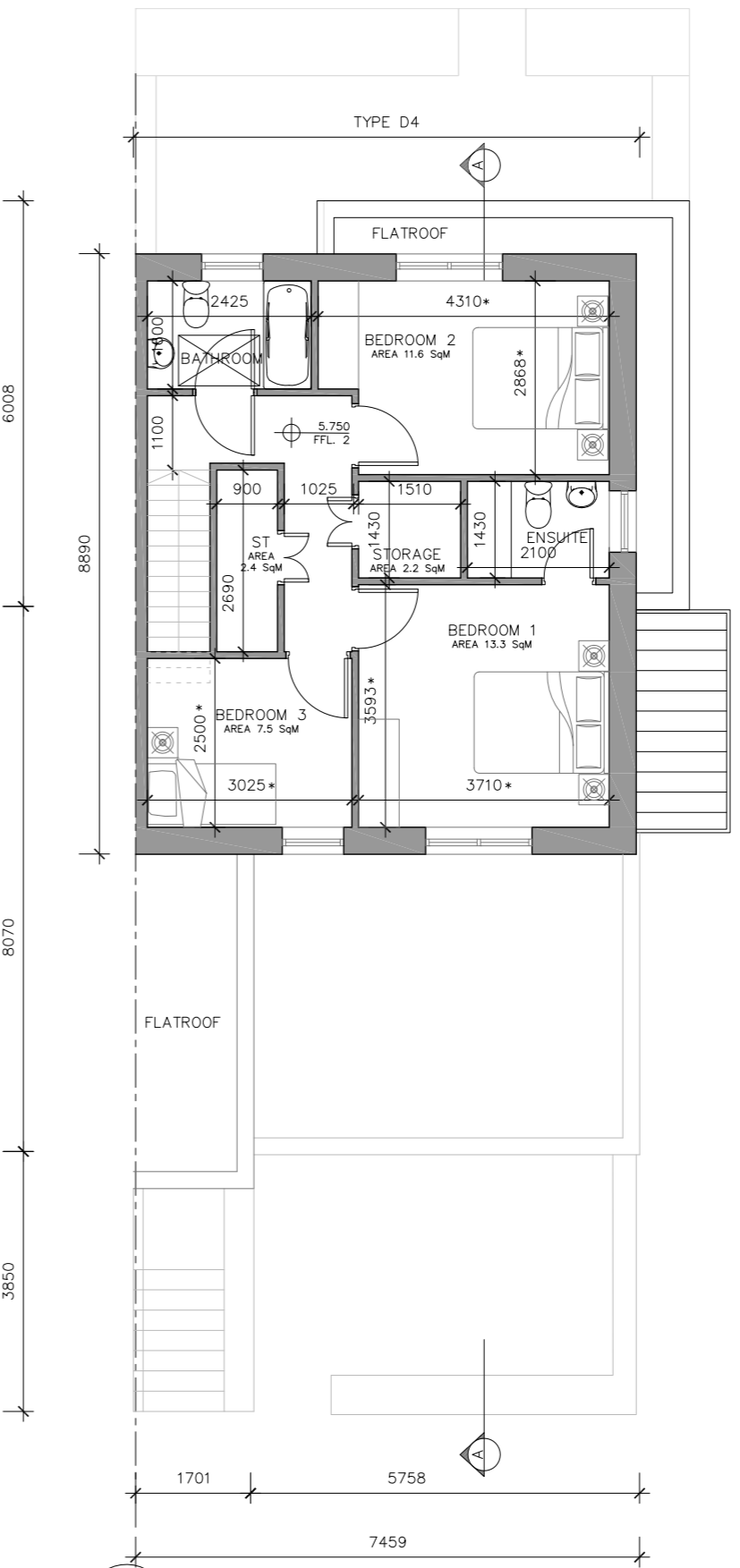
<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects Immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects Immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description. Date. Initials.</p>		<p>DRAWING NOTES</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0.00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>		<p>SCALE BAR</p> <p>1:200</p> <p>0 05 10m</p> <p>1:100</p> <p>0 05</p>		<p>DRAWING KEY</p>		<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>			<p>Project: Residential Development, Strategic Housing Development (SHD), at Mulladrillen & Rathgory, Ardee, Co.Louth</p> <p>Title: DUPLEX TYPES D1 & D2 ELEVATIONS & SECTION</p> <p>Client: The Ardee Partnership</p>	
	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0.00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>									<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100 / 1:200@ A3 01/12/2021 Seán Barrett Tim Darmody PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-D-300 20011</p>	



01 Type D3 - Ground Floor
PA-D-101 1:100



02 Type D4 - First Floor
PA-D-101 1:100



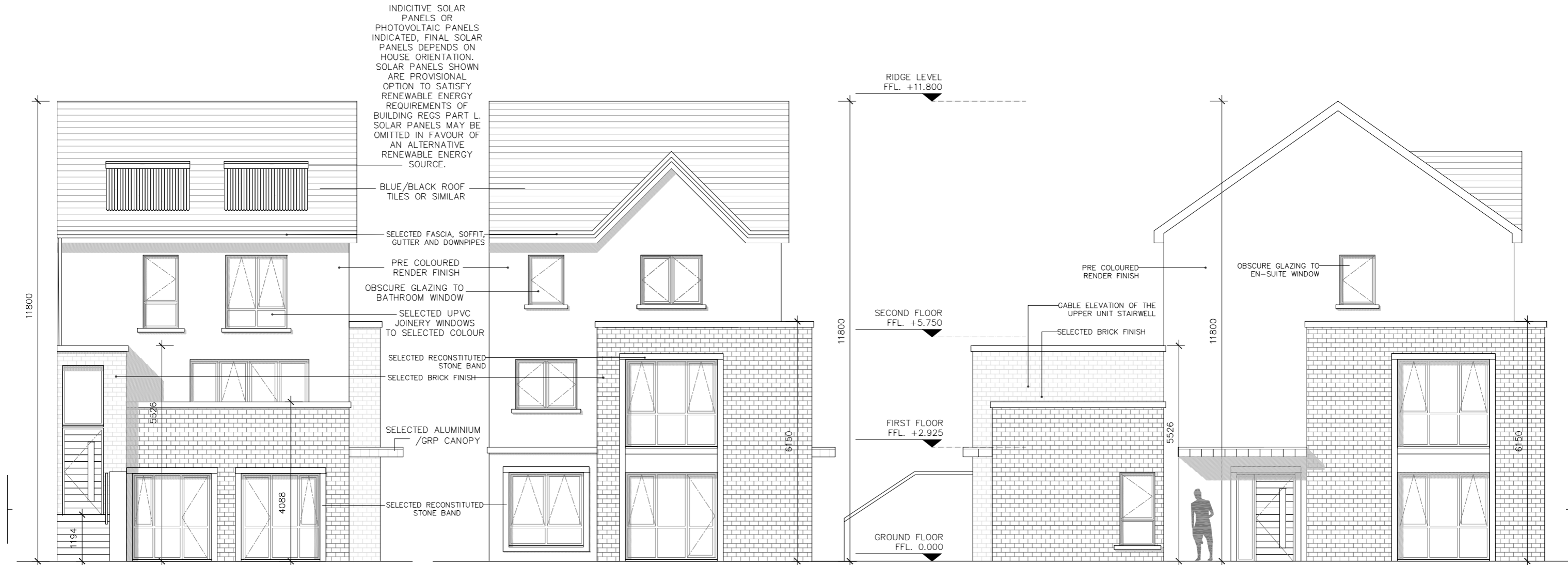
03 Type D4 - Second Floor
PA-D-101 1:100

Duplex Apartment Type D3 - End of terrace		
2 Bed/ 4P apartment	Target	Proposed
Gross Floor area - sqm	73	93
Dining/Kitchen/Living room - sqm	30	37.3
Min. Dining/Living room Width - m	3.6 *	4.4
Min. aggregate Bedroom Areas - sq	24.4	25
Min. Double Bedroom Width - m	2.8 *	2.8
Min. Main Bedroom area - sqm	13	13.5
Min. Storage Space	6	9.7

Duplex Type D4 - End of terrace		
3 Bed/ 5P House/2 storeys	Target	Proposed
Gross Floor area - sqm	90	123.3
Dining/Kitchen/Living room - sqm	34	49
Min. width Main Living room - m	3.8 *	4.2
Min. aggregate Bedroom Floor Areas - sqm	31.5	32.4
Min. Single Bedroom Width - m	2.1 *	2.5
Min. Double Bedroom Width - m	2.8 *	2.8
Min. Single Bedroom area - sqm	7.1	7.5
Min. Double Bedroom area - sqm	11.4	11.6
Min. Main Bedroom area - sqm	13	13.3
Min. Storage Space	9	9

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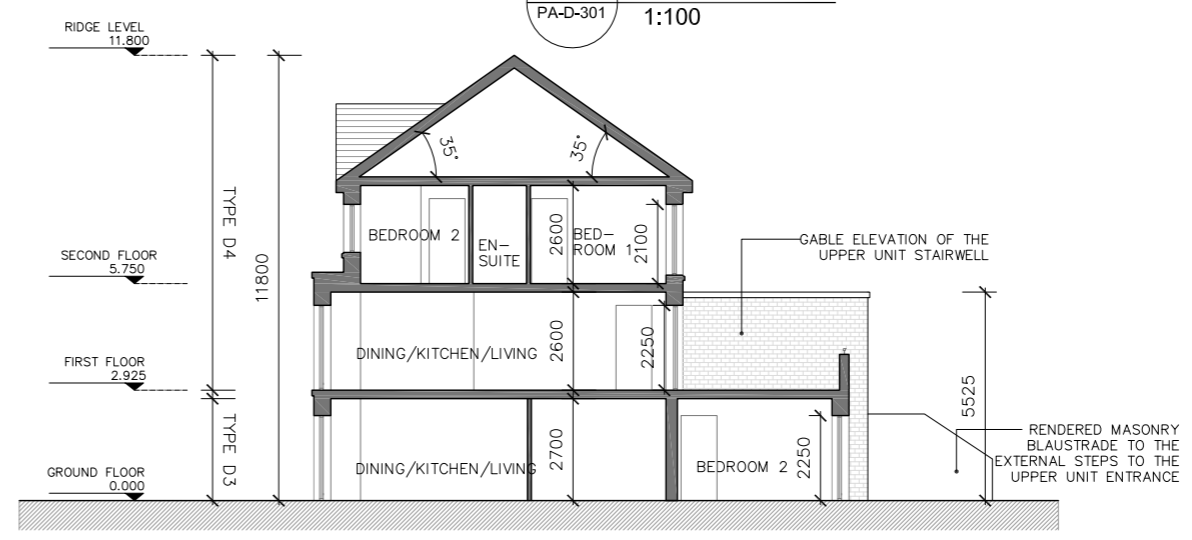
<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects Immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects Immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Date</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Description	Date	Initials					<p>DRAWING NOTES</p> <ol style="list-style-type: none"> Refer to Site Plan for FFL of Ground Floor, Level 0.00 is used as a datum only. Refer to Site Plan for unit orientation if unit is mirrored. 	<p>SCALE BAR</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Residential Development, Strategic Housing Development (SHD), at Mulladrillen & Rathgory, Ardee, Co.Louth</p> <p>Title: DUPLEX TYPES D3 & D4 PLANS</p> <p>Client: The Ardee Partnership</p>
	Rev.	Description	Date	Initials										
<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0.00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>	<table border="1"> <thead> <tr> <th>Rev. No.</th> <th>Scale</th> <th>Date</th> <th>Drn. By</th> <th>Chkd. By</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue							<p>Dwg. No. PA-D-101</p> <p>Job No. 20011</p>
Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue									



01 Front Elevation
PA-D-301 1:100

02 Rear Elevation
PA-D-301 1:100

03 Side Elevation
PA-D-301 1:100



04 Section AA
PA-D-301 1:200

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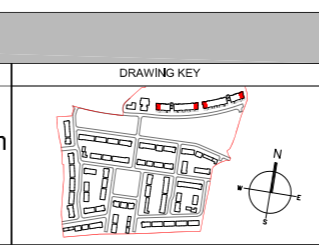
NOTES:
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Refer to engineers drawings for structural details.
All dimensions sized to blockwork.

Rev.	Description	Date	Initials

Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit.
Note 0.00 is used as a Ground Floor Finish datum for the unit type drawings only.

XREF'S CAD REF.

DRAWING NOTES
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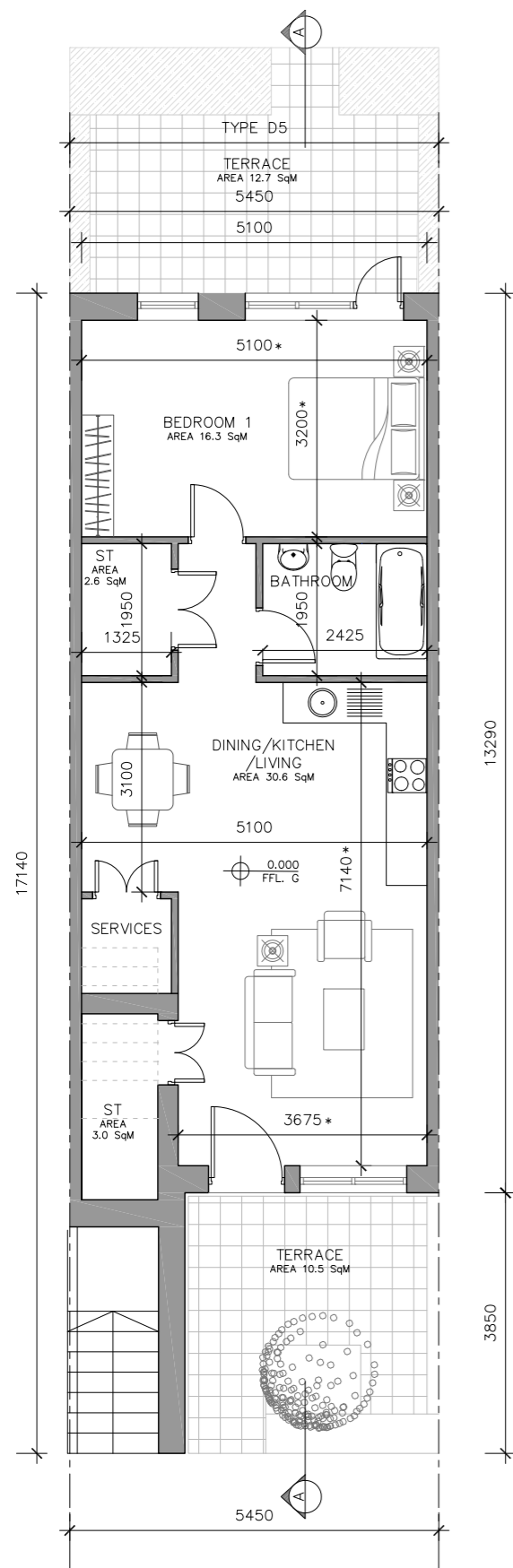
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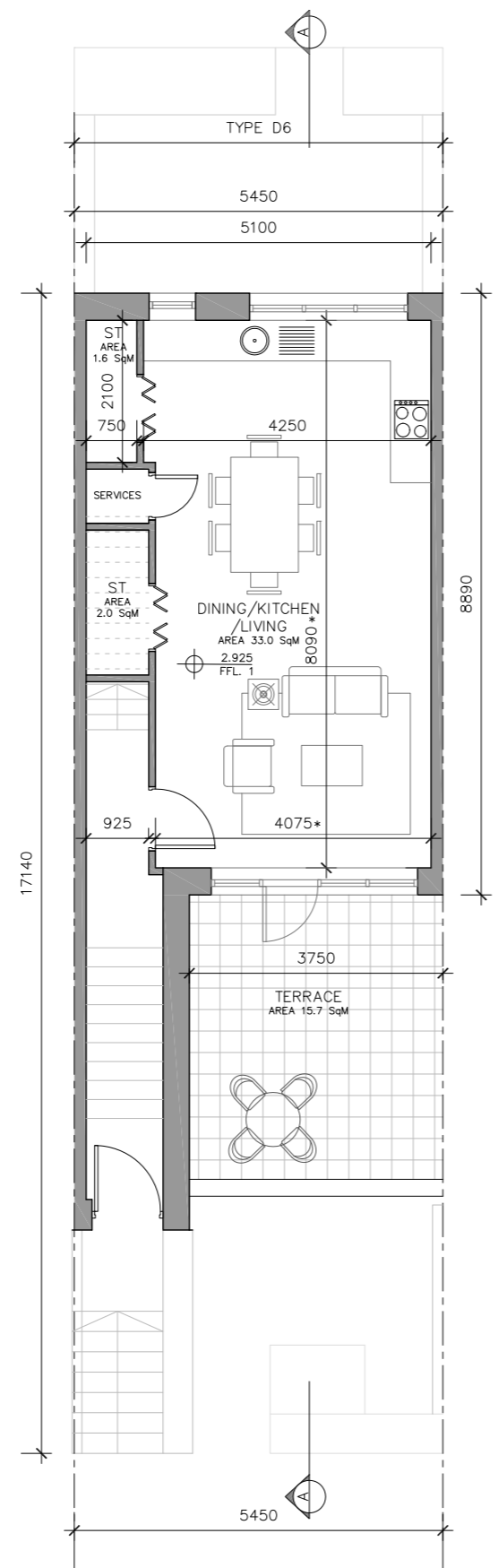
91 Townsend Street, Dublin 2
353 1 672 9907
info@darmodyarchitecture.com
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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
	1:100 / 1:200@ A3	01/12/2021	Seán Barrett	Tim Darmody	PLANNING

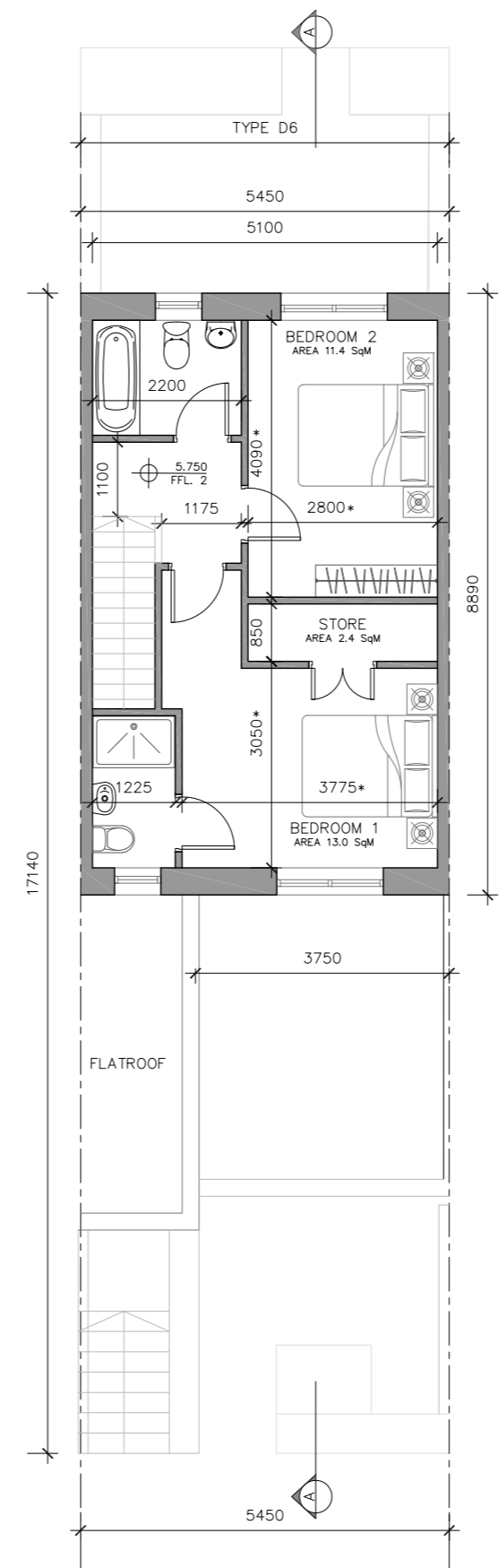
Project: Residential Development, Strategic Housing Development (SHD), at Mulladrillen & Rathgory, Ardee, Co.Louth	
Title:	DUPLEX TYPES D3 & D4 ELEVATIONS & SECTION
Client:	The Ardee Partnership
Dwg. No.	PA-D-301
Job No.	20011



01 Type D5 - Ground Floor
PA-D-102 1:100



02 Type D6 - First Floor
PA-D-102 1:100



03 Type D6 - Second Floor
PA-D-102 1:100

Duplex Type D5 - Mid terrace		
1 Bed/ 2P apartment	Target	Proposed
Gross Floor area - sqm	45	63.9
Dining/Kitchen/Living room - sqm	23	31
Width Dining/Kitchen/Living room - sqm	3.3 *	3.6
Double Bedroom Width - m	2.8 *	3.2
Double Bedroom area - sqm	11.4	16.3
Min. Storage Space	3	5.6

Duplex Type D6 - Mid terrace		
2 Bed/ 4P House/2 storeys	Target	Proposed
Gross Floor area - sqm	73	88
Dining/Kitchen/Living room - sqm	30	33.3
Min. width Main Living room - m	3.6 *	4
Min. aggregate Bedroom Floor Areas - sqm	24.4	24.4
Min. Double Bedroom Width - m	2.8 *	3
Min. Double Bedroom area - sqm	11.4	11.4
Min. Main Bedroom area - sqm	13	13
Min. Storage Space	6	6

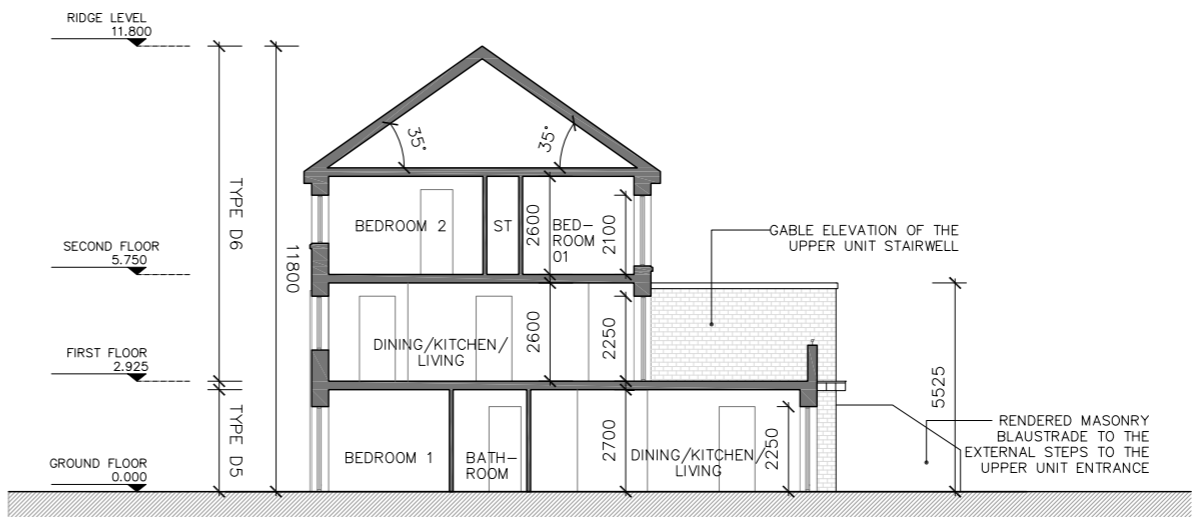
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		Rev.	Description	Date	Initials									
<p>Rev. No.</p> <p>Scale</p> <p>1:100 @ A3</p>	<p>Date</p> <p>01/12/2021</p>	<p>Drn. By</p> <p>Seán Barrett</p>	<p>Chkd. By</p> <p>Tim Darmody</p>	<p>Issue</p> <p>PLANNING</p>	<p>Dwg. No.</p> <p>PA-D-102</p>	<p>Job No.</p> <p>20011</p>								



01 Front Elevation
PA-D-302 1:100

02 Rear Elevation
PA-D-302 1:100



03 Section AA
PA-D-302 1:200

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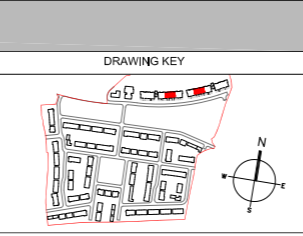
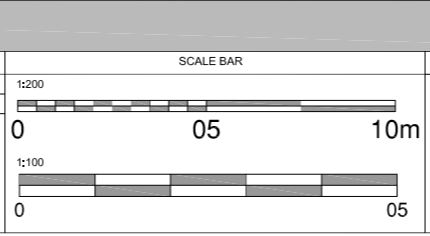
Rev.	Description	Date	Initials

Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit.
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XREF'S
CAD REF.

DRAWING NOTES

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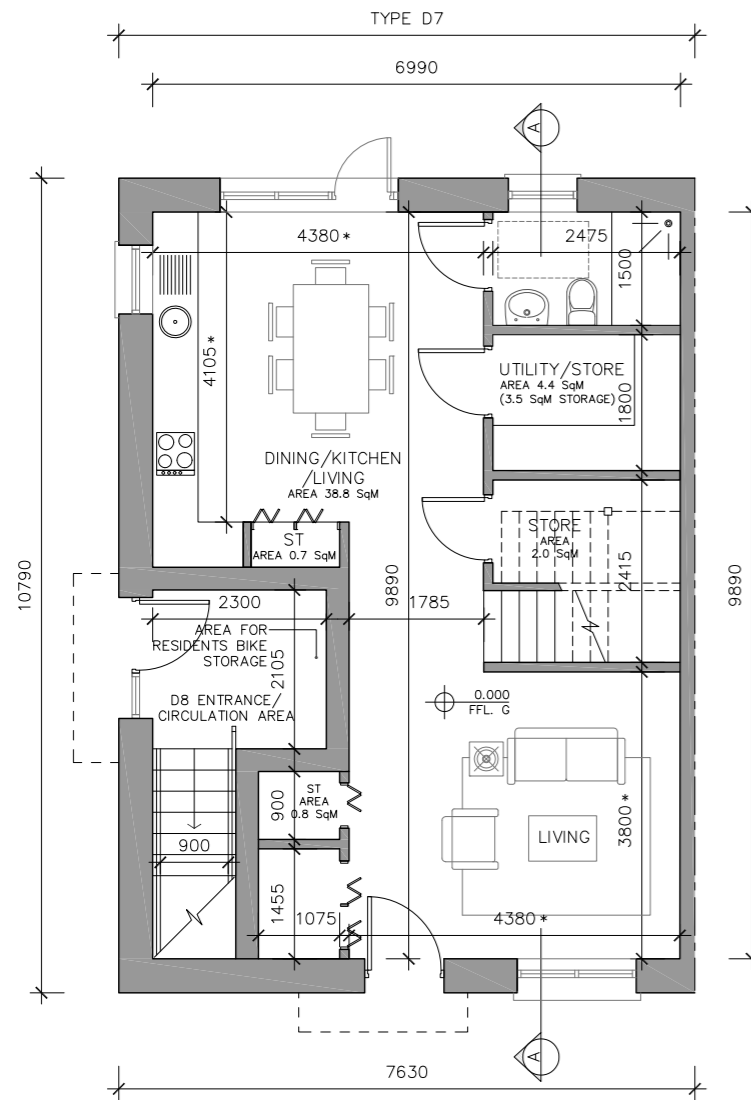
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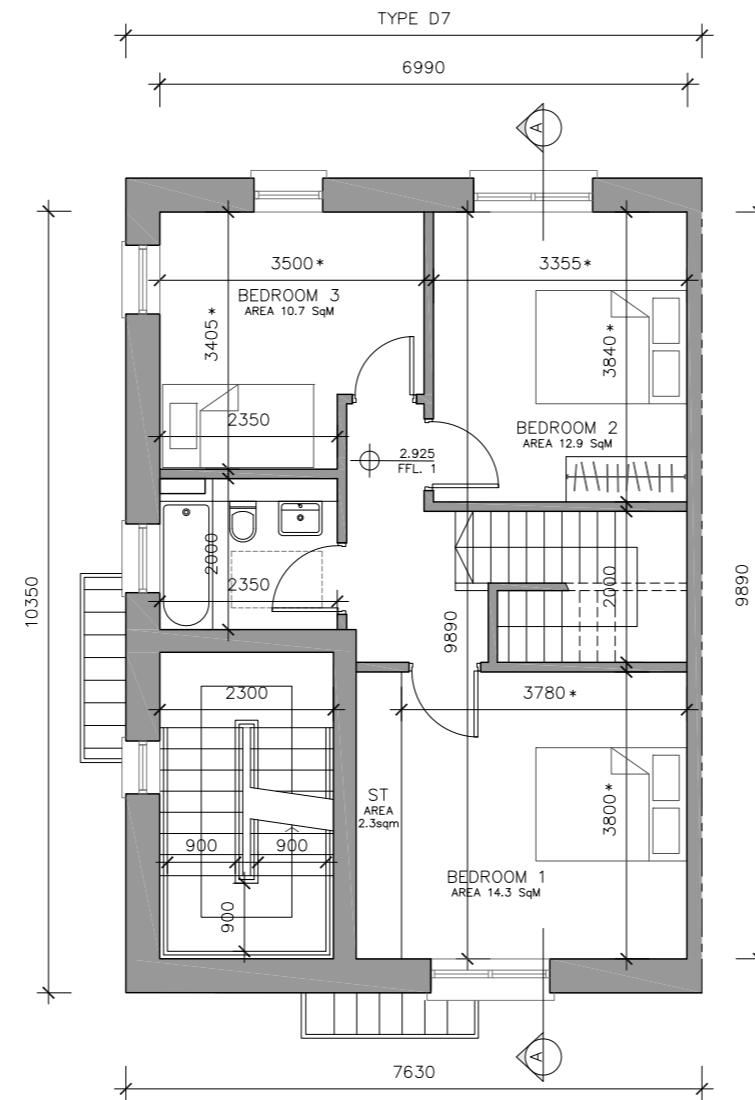
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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
	1:100 / 1:200@ A3	01/12/2021	Seán Barrett	Tim Darmody	PLANNING

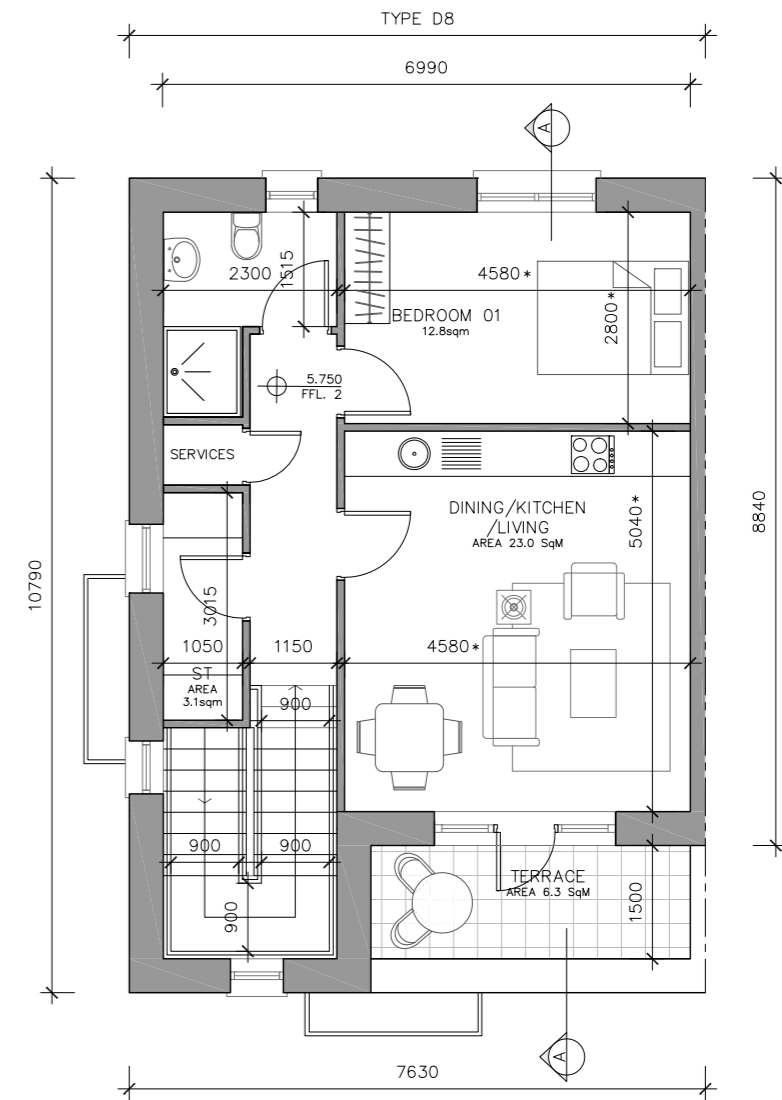
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Title:	DUPLEX TYPES D5 & D6 ELEVATIONS & SECTION
Client:	The Ardee Partnership
Dwg. No.	PA-D-302
Job No.	20011



01 Type D7 - Ground Floor
PA-D-103 1:100



02 Type D7 - First Floor
PA-D-103 1:100



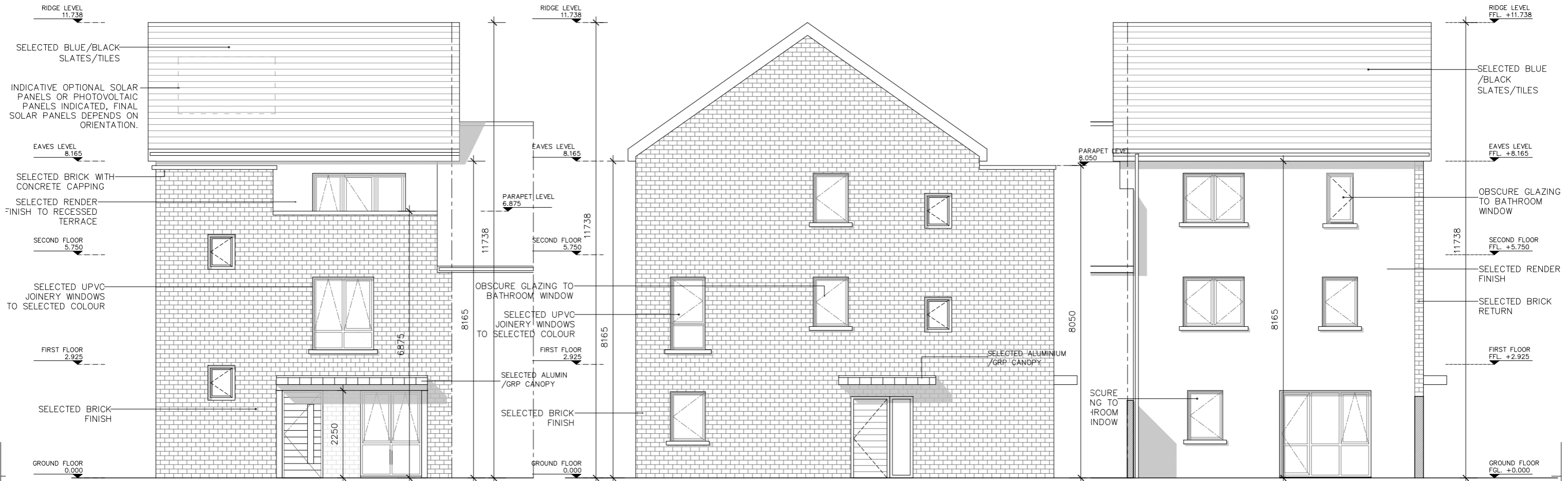
03 Type D8 - Second Floor
PA-D-103 1:100

Duplex Type D7 - End of terrace		
3 Bed/ 5P House/2 storeys	Target	Proposed
Gross Floor area - sqm	90	115.5
Dining/Kitchen/Living room - sqm	34	38.8
Min. width Main Living room - m	3.8	4.3
Min. aggregate Bedroom Floor Areas - sqm	31.5	37.9
Min. Single Bedroom Width - m	2.1 *	3.4
Min. Double Bedroom Width - m	2.8 *	3.3
Min. Single Bedroom area - sqm	7.1	10.7
Min. Double Bedroom area - sqm	11.4	12.9
Min. Main Bedroom area - sqm	13	14.3
Min. Storage Space	9	9.3

Duplex Type D8 - End terrace		
1 Bed/ 2P apartment	Target	Proposed
Gross Floor area - sqm	45	62.3
Dining/Kitchen/Living room - sqm	23	23
Width Dining/Kitchen/Living room - sqm	3.3 *	4.5
Double Bedroom Width - m	2.8 *	2.8
Double Bedroom area - sqm	11.4	12.8
Min. Storage Space	3	3.1

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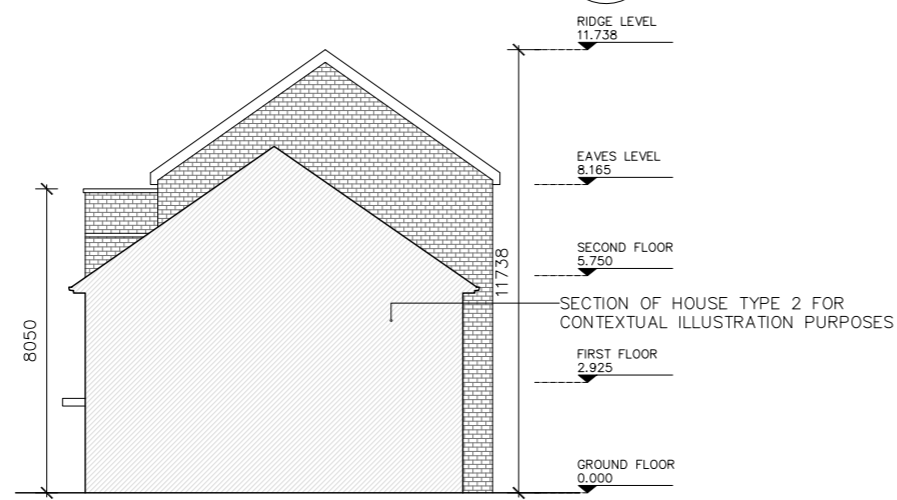
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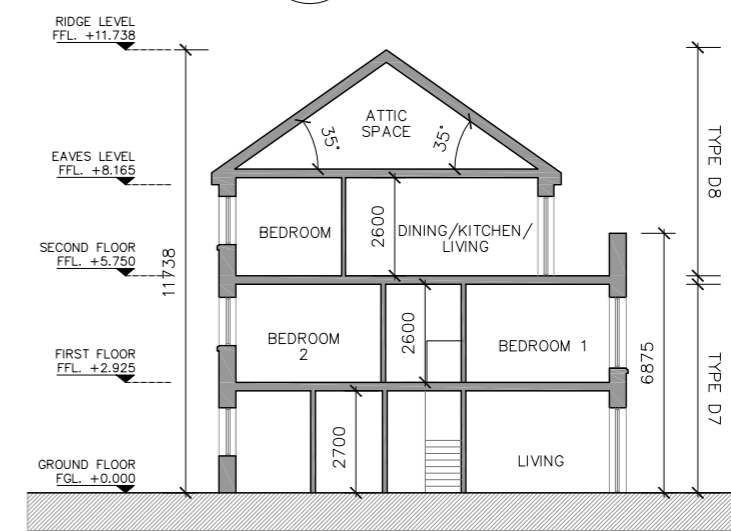
01 Front Elevation
PA-D-303 1:100

02 Side Elevation 01
PA-D-303 1:100

03 Rear Elevation
PA-D-303 1:100



04 Side Elevation 02
PA-D-303 1:200



05 Section AA
PA-D-303 1:200

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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue												
Dwg. No.	PA-D-303	Job No.	20011														

Housing Quality Assessment - Duplex Schedule & Mix Summary

Unit No.	Unit Type	Unit Description	Target Min. GFA (m ²) Apartments 2018	Proposed GFA (m ²)	Target Min. POS (m ²) Apartments 2018	POS Proposed Terrace (m ²)	Target min. Internal Storage (m ²) Apartments 2018	Proposed Internal Storage (m ²)	No. Car Parking Spaces proposed
Duplex Block A									
Duplex 01	D3	2Bed/4 Person/ 1 Storey at Ground	73	93	7	32.8	6	9.7	1.2
Duplex 02	D4	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	123.3	9	23.1	9	9	1.5
Duplex 03	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 04	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 05	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 06	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 07	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 08	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5

Note: Refuse stores are for Duplex Block A are located in enclosed stores, located between Duplex Blocks A & B

Duplex Block B									
Duplex 09	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 10	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 11	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 12	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 13	D5	1 Bed/ 2 Person / 1 storey at ground	45	63.9	5	23.2	3	5.6	1
Duplex 14	D6	2Bed/ 4 Person/ 2 Storey at 1st/ 2nd	73	88	7	15.7	6	6	1.2
Duplex 15	D5	1 Bed/ 2 Person / 1 storey at ground	45	63.9	5	23.2	3	5.6	1
Duplex 16	D6	2Bed/ 4 Person/ 2 Storey at 1st/ 2nd	73	88	7	15.7	6	6	1.2
Duplex 17	D5	1 Bed/ 2 Person / 1 storey at ground	45	63.9	5	23.2	3	5.6	1
Duplex 18	D6	2Bed/ 4 Person/ 2 Storey at 1st/ 2nd	73	88	7	15.7	6	6	1.2
Duplex 19	D5	1 Bed/ 2 Person / 1 storey at ground	45	63.9	5	23.2	3	5.6	1
Duplex 20	D6	2Bed/ 4 Person/ 2 Storey at 1st/ 2nd	73	88	7	15.7	6	6	1.2
Duplex 21	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 22	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 23	D3	2Bed/4 Person/ 1 Storey at Ground	73	93	7	32.8	6	9.7	1.2
Duplex 24	D4	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	123.3	9	23.1	9	9	1.5

Note: Refuse stores are for Duplex Block A are located in enclosed stores, located between Duplex Blocks A & B

Duplex Block C									
Duplex 25	D3	2Bed/4 Person/ 1 Storey at Ground	73	93	7	32.8	6	9.7	1.2
Duplex 26	D4	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	123.3	9	23.1	9	9	1.5
Duplex 27	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 28	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 29	D5	1 Bed/ 2 Person / 1 storey at ground	45	63.9	5	23.2	3	5.6	1
Duplex 30	D6	2Bed/ 4 Person/ 2 Storey at 1st/ 2nd	73	88	7	15.7	6	6	1.2
Duplex 31	D5	1 Bed/ 2 Person / 1 storey at ground	45	63.9	5	23.2	3	5.6	1
Duplex 32	D6	2Bed/ 4 Person/ 2 Storey at 1st/ 2nd	73	88	7	15.7	6	6	1.2
Duplex 33	D5	1 Bed/ 2 Person / 1 storey at ground	45	63.9	5	23.2	3	5.6	1
Duplex 34	D6	2Bed/ 4 Person/ 2 Storey at 1st/ 2nd	73	88	7	15.7	6	6	1.2
Duplex 35	D5	1 Bed/ 2 Person / 1 storey at ground	45	63.9	5	23.2	3	5.6	1
Duplex 36	D6	2Bed/ 4 Person/ 2 Storey at 1st/ 2nd	73	88	7	15.7	6	6	1.2
Duplex 37	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 38	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 39	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 40	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5

Note: Refuse stores are for Duplex Block A are located in enclosed stores, located between Duplex Blocks C & D

Duplex Block D									
Duplex 41	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 42	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 43	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 44	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 45	D1	2Bed/ 4 Person/ 1 Storey at Ground	73	87.7	7	31.1	6	6	1.2
Duplex 46	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	118.4	9	22.8	9	9	1.5
Duplex 47	D3	2Bed/4 Person/ 1 Storey at Ground	73	93	7	32.8	6	9.7	1.2
Duplex 48	D4	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	123.3	9	23.1	9	9	1.5

Note: Refuse stores are for Duplex Block A are located in enclosed stores, located between Duplex Blocks C & D

Corner Duplex Units									
Unit 09A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	66	9	9	1.5
Unit 09B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1
Unit 26A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	74	9	9	1.5
Unit 26B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1
Unit 37A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	106	9	9	1.5
Unit 37B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1

Unit 37A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	106	9	9	1.5
Unit 37B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1
Unit 67A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	76	9	9	1.5
Unit 67B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1
Unit 164A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	87	9	9	1.5
Unit 164B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1
Unit 165A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	83	9	9	1.5
Unit 165B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1
Unit 177A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	110	9	9	1.5
Unit 177B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1
Unit 178A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	69	9	9	1.5
Unit 178B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1
Unit 184A	D7	3Bed/5 Person/ 2 Storey at GF & 1st	90	115.5	9	72	9	9	1.5
Unit 184B	D8	1 Bed/ 2 Person / 1 storey at 2nd	45	62.3	5	6.5	3	3.1	1

Note: Refuse stores are for Duplex Units D7 are located in the rear gardens of each unit, and for Duplex Units D8, refuse stores are located to the side or rear of each plot within the side or rear boundary wall

Unit No. Total	Unit Type	Target Min. GFA (m ²) Apartments 2018	Proposed GFA (m ²)	Target Min. POS (m ²) Apartments 2018	POS Proposed Terrace (m ²)	Target min. Internal Storage (m ²) Apartments 2018	Proposed Internal Storage (m ²)	No. Car Parking Spaces proposed
66	8no. Types	4767	6153.8	478	1983.1	420	456.5	84

House Type	Description	Mix %	No. of units	Unit GFA (m ²)	Total GFA (m ²)
House Type 1	2 Bed/4 Person/ 2 Storey	24.3	50	87.9	4395
House Type 2	3 Bed/ 5 Person/ 2 Storey	55.8	115	110.9	12753.5
House Type 3	3 Bed/ 5 Person/ 2 Storey	5.3	11	108.7	1195.7
House Type 4	4 Bed/ 7 Person/ 2 Storey	3.4	7	135	945
House Type 5	4 Bed/ 7 Person/ 2 Storey	1.9	4	132	528
House Type 6	3 Bed/ 5 Person/ 2 Storey	9.2	19	109.1	2072.9
			206		21890.1

Houses	2 bed unit	24.27%	50	4395
	3 bed unit	70.39%	145	16022.1
	4 bed unit	5.34%	11	1473
			206	21890.1

Duplex Type	Description	Mix %	No. of units	Unit GFA (m ²)	Total GFA (m ²)
Duplex Type D1	2Bed/4 Person/ 1 Storey at Ground	18.2%	12	87.7	1052.40
Duplex Type D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	18.2%	12	118.4	1420.80
Duplex Type D3	2Bed/4 Person/ 1 Storey at Ground	6.1%	4	93	372.00
Duplex Type D4	3Bed/5 Person/ 2 Storey at 1st/ 2nd	6.1%	4	123.3	493.20
Duplex Type D5	1Bed/2 Person/ 1 Storey at Ground	12.1%	8	63.9	511.20
Duplex Type D6	2Bed/4 Person/ 2 Storey at 1st/ 2nd	12.1%	8	88	704.00
Duplex Type D7	3Bed/5 Person/ 2 Storey at Ground/1st	13.6%	9	115.5	1039.50
Duplex Type D8	1Bed/2 Person/ 1 Storey at 2nd	13.6%	9	62.3	560.70
			66		6153.80

Duplex	1 bed unit	26%	17	1071.90
	2 bed unit	36%	24	2128.40
	3 bed unit	38%	25	2953.50
			66	6,153.80

Total Unit Mix	1 bed unit	6.3%	17	1,071.90
	2 bed unit	27.2%	74	6523.40
	3 bed unit	62.5%	170	18975.60
	4 bed unit	4.0%	11	1473
	Total No. of Units		272	28,043.90

Darmody Architecture

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Other specialised services include

- BER Assessments** (commercial and domestic)
- Conservation Consultancy**
- Project Management**
- Health & Safety** (Project Supervisor Design Process PSDP)
- Fire Certificate Applications**
- Project Appraisal**
- Sustainability**
- Expert Witness**

Darmody Architecture is a member of the Royal Institute of the Architects of Ireland, the Royal Institute of British Architects and the Docklands Business Forum.

