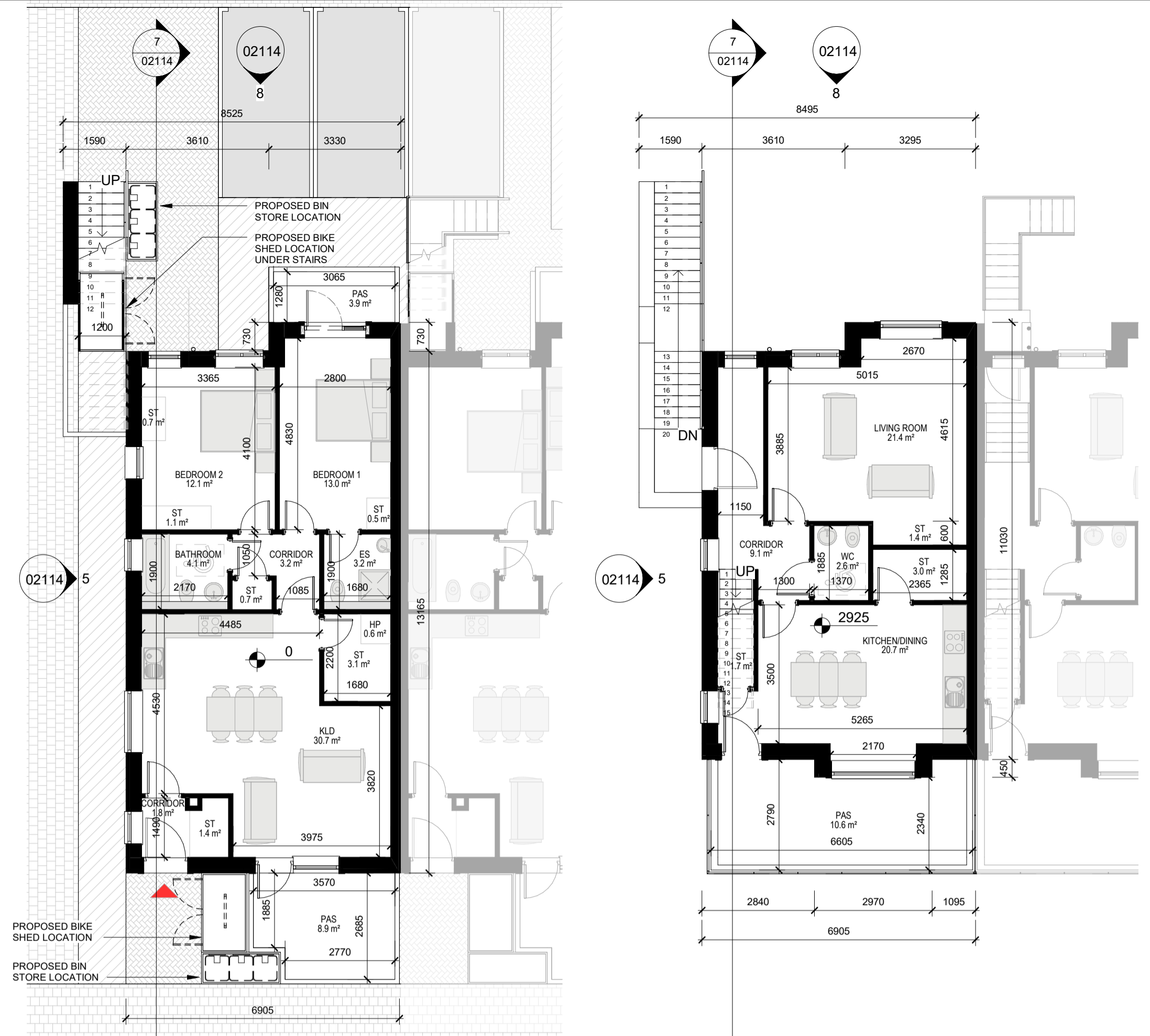


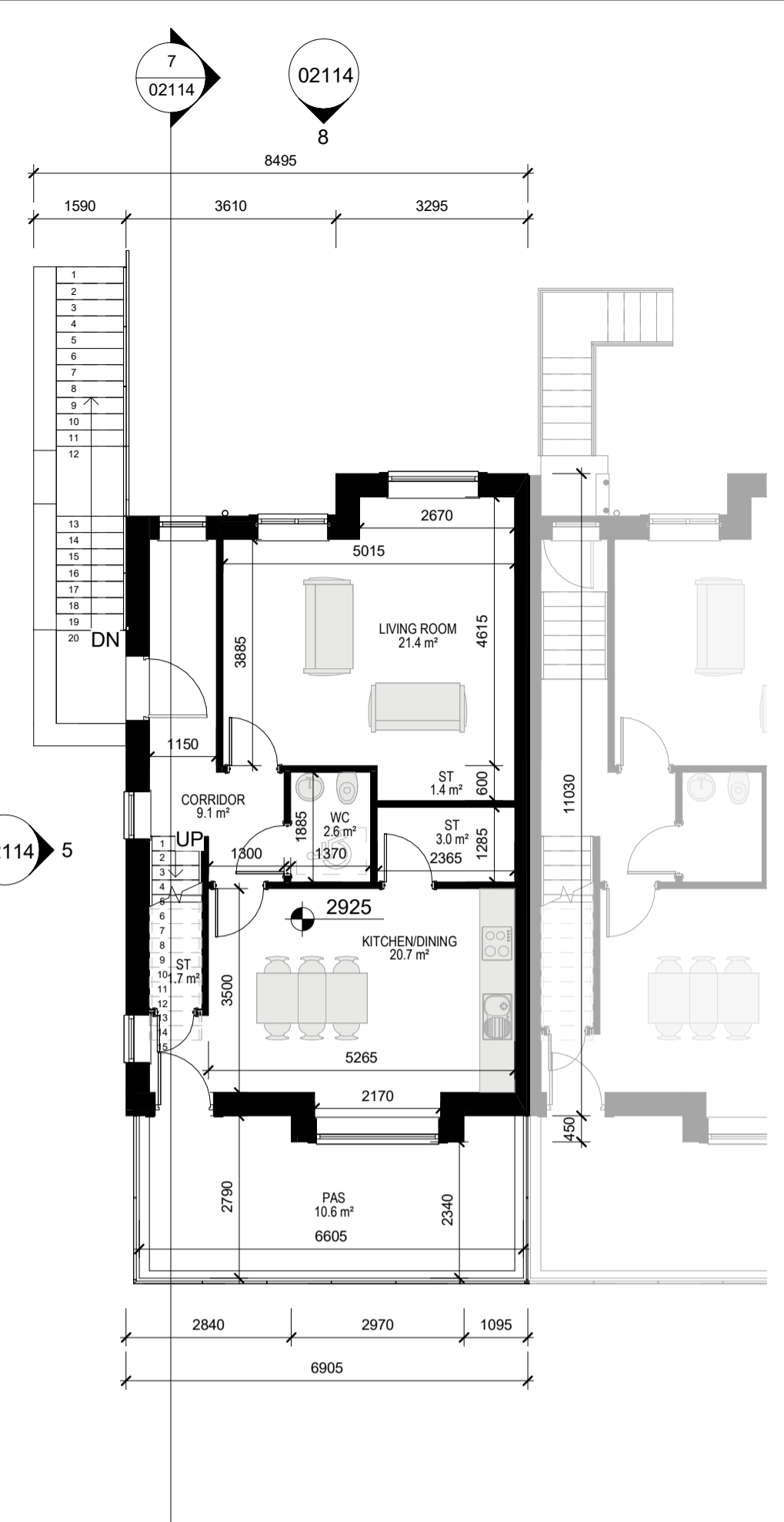
THE COPYRIGHT OF THIS DRAWING IS VESTED WITH C+W O'BRIEN LTD AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE CONSENT OF THE COMPANY.

FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. DO NOT SCALE. ALL CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR CHECKING ALL SETTING OUT DIMENSIONS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY MANUFACTURE OR CONSTRUCTION WORK.

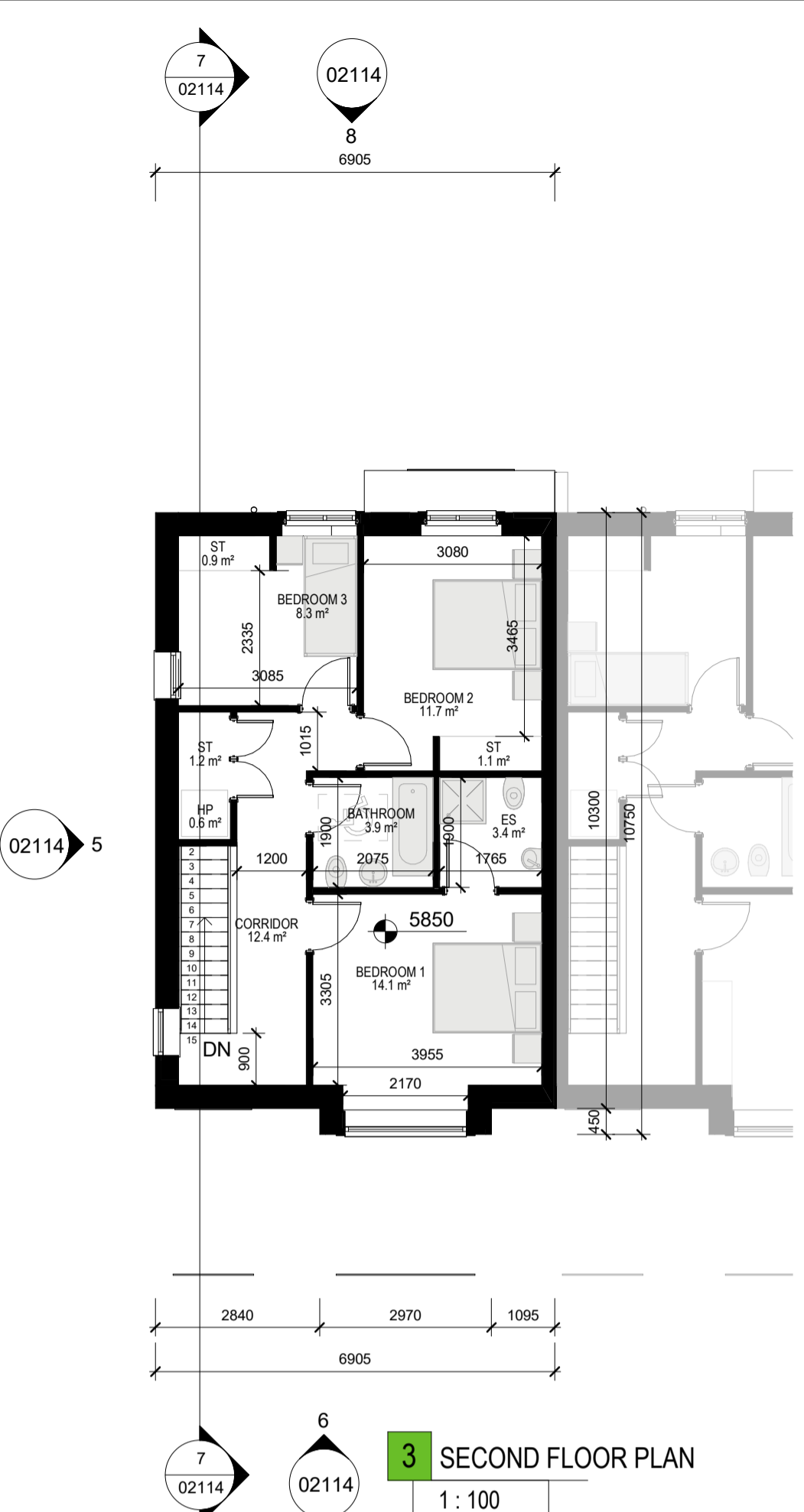
ALL C+W O'BRIEN LTD DRAWINGS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL NATIONAL BUILDING SPECIFICATION (NBS) PROVIDED FOR THIS PROJECT.



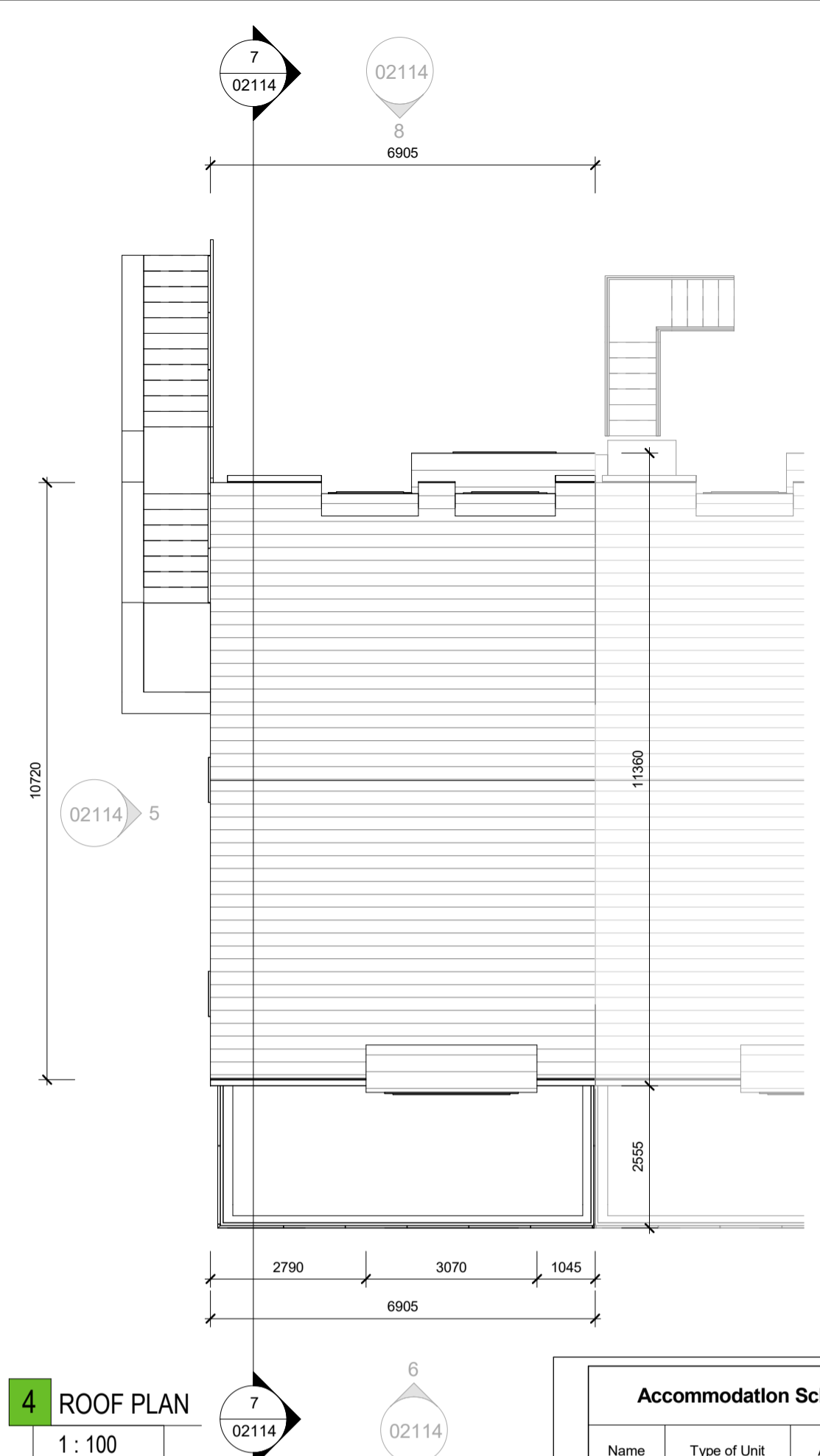
1 GROUND FLOOR PLAN
1: 100



2 FIRST FLOOR PLAN
1: 100



3 SECOND FLOOR PLAN
1: 100



4 ROOF PLAN
1: 100

LEGEND

- Entrance to the unit
- Proposed Bike Shed Location
- Bin Store
- REFER TO THE BICYCLE AND BINS STORAGE UNIT DETAIL SHEET (PLA-10) FOR DETAILS, DIMENSIONS AND THE FINISHES
- Carpark Space *
- Character Area Boundary
- Footpath **
- Housing Paving **
- Grass Area **

*REFER TO THE SITE PLAN FOR ORIENTATION, LOCATION, FINISHED FLOOR LEVEL (FFL) AND NUMBERING.
**REFER TO THE LANDSCAPE PLAN FOR THE HARD AND SOFT LANDSCAPING

Floor Plan Key

- HP - Hot Press
- ST - Storage
- ES - En Suite
- KLD - Kitchen/Living/Dining
- PAS - Private Amenity Space
- AOV - Automatic Opening Vent

Accommodation Schedule&HQA (DUPLEX-TYPE 2)

Name	Type of Unit	Area	Required Gross Area	Area Type/No of Person
0-01	Apartment	79.6 m ²	73	2 BED (4P)
1-01	Apartment	122.3 m ²	92	3 BED (5P)

Ground Floor Apartment-Room Areas&HQA (DUPLEX-TYPE 2)

Name	Area	Required Room Area	Room Width	Required Room Width
BEDROOM 1	13.0 m ²	11.40	2.80	2.80
BEDROOM 2	11.5 m ²	11.40	2.8	2.1
KLD	30.7 m ²	30	3.98	3.60
PAS	12.8 m ²	6	-	-
ST	8.0 m ²	6	-	-

First Floor Apartment-Room Areas&HQA (DUPLEX-TYPE 2)

Name	Area	Required Room Area	Room Width	Required Room Width
BEDROOM 1	13.1 m ²	13.0	3.31	2.80
BEDROOM 2	11.4 m ²	11.40	3.08	2.80
BEDROOM 3	8.2 m ²	7.1	2.93	2.10
KITCHEN/DINING	20.4 m ²	-	3.59	3.30
LIVING ROOM	21.4 m ²	34	3.89	3.80
PAS	17.1 m ²	9	-	-
ST	9.5 m ²	9	-	-

GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECT'S DRAWINGS.

ALL UNIT TYPE DRAWINGS - NORTH POINTS, FFLS AND REAR GARDEN AREAS VARY FOR EACH UNIT. PLEASE REFER TO THE SITE LAYOUT PLAN FOR ORIENTATION AND LOCATION. LEVELS GIVEN ON UNIT TYPE DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL. FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION, REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEER'S DRAWINGS WHERE LEVELS ARE ALL GIVEN.

FINAL SOLAR PANEL POSITION DEPENDS ON HOUSE ORIENTATION THE EXACT LOCATION & ORIENTATION WILL BE DEPENDENT ON FINAL BER RATING. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF ALTERNATIVE RENEWABLE ENERGY SOURCE.

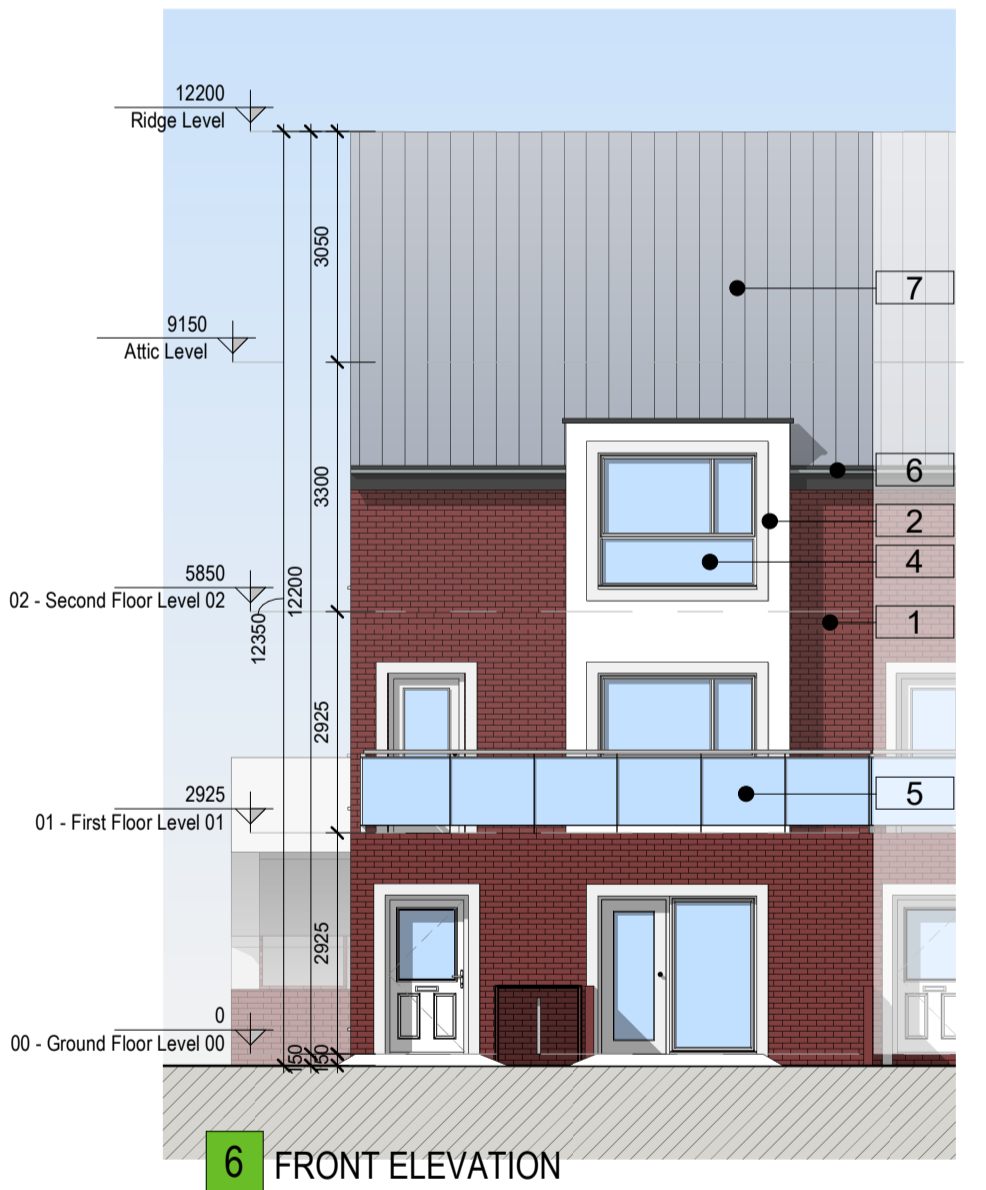
CHARACTER AREAS:
A- BARNHILL STREAM
B- BARNHILL CROSS
C- BARNHILL CRESCENT
D- STATION Q SOUTH

Materials Legend

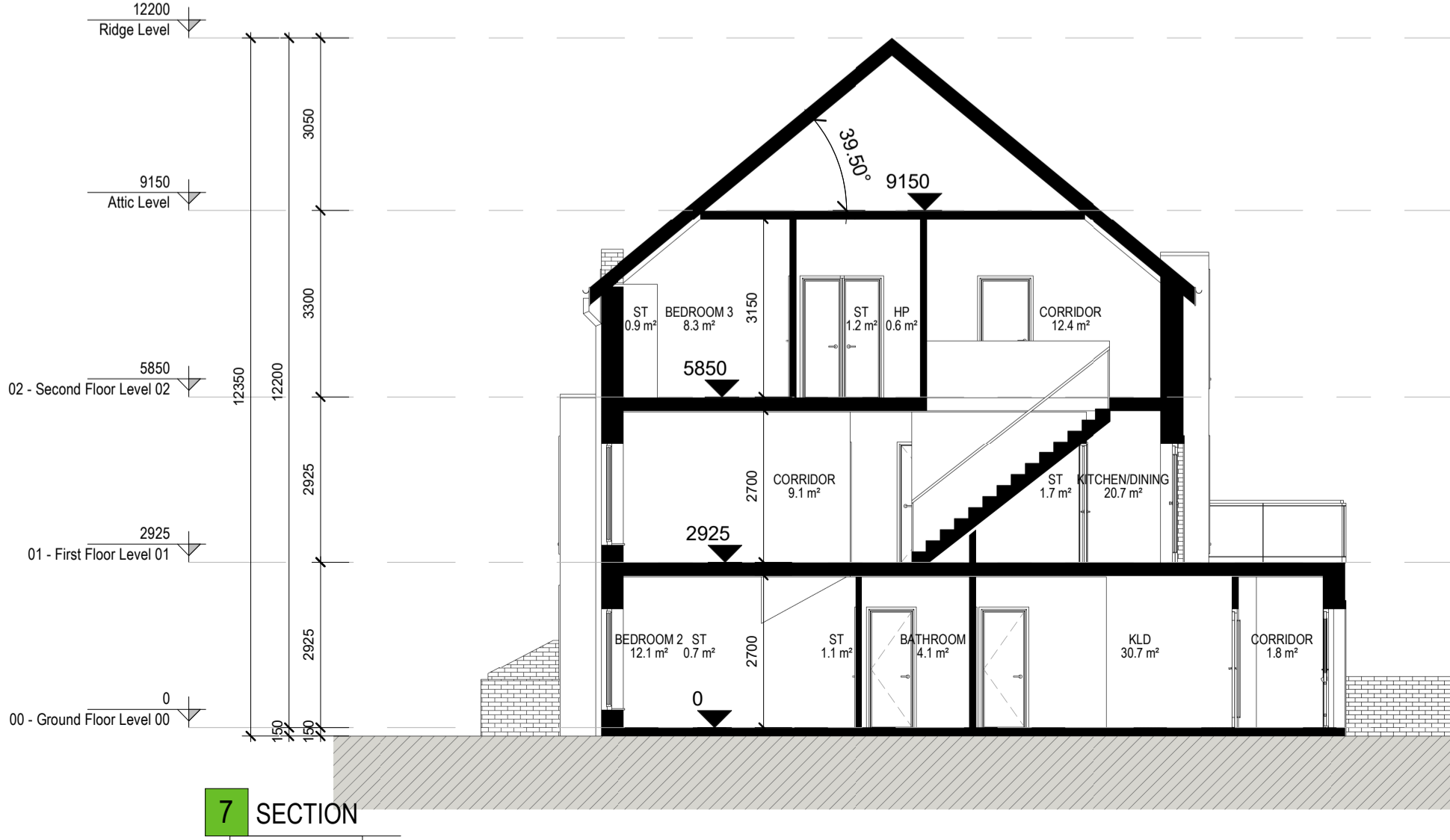
- Selected Brick Work
- Selected Light Colour Render
- Selected Soldier Course Brick Work
- Windows / Doors to be selected subject to DEAP Analysis
- Toughened Glass Balustrade with steel fixing and rails
- PVC gutters and rainwater goods to selected colour
- Selected Blue Black Slate or Tiled Roof
- Metal Mesh / Perforated Metal Panel



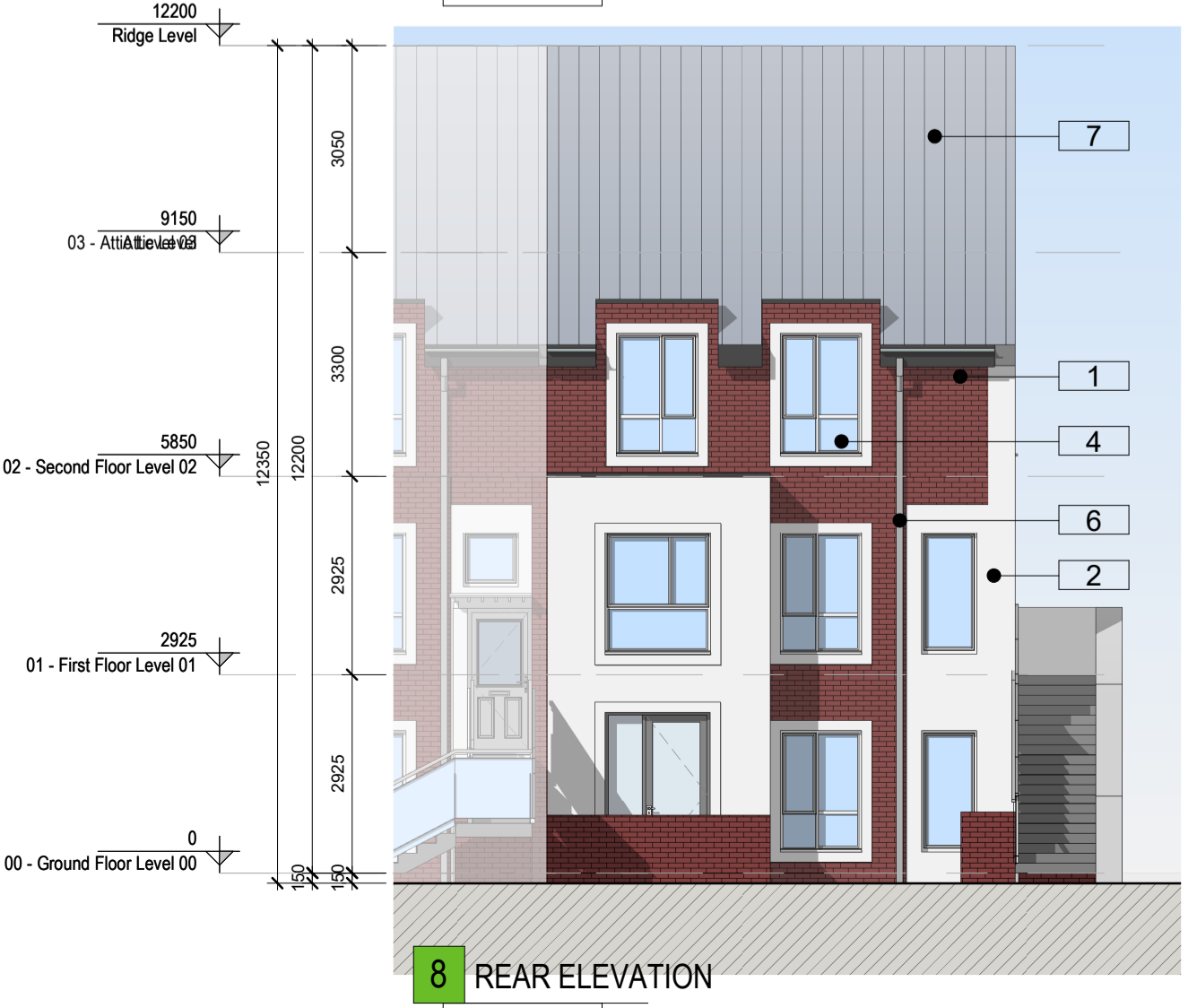
5 SIDE ELEVATION
1: 100



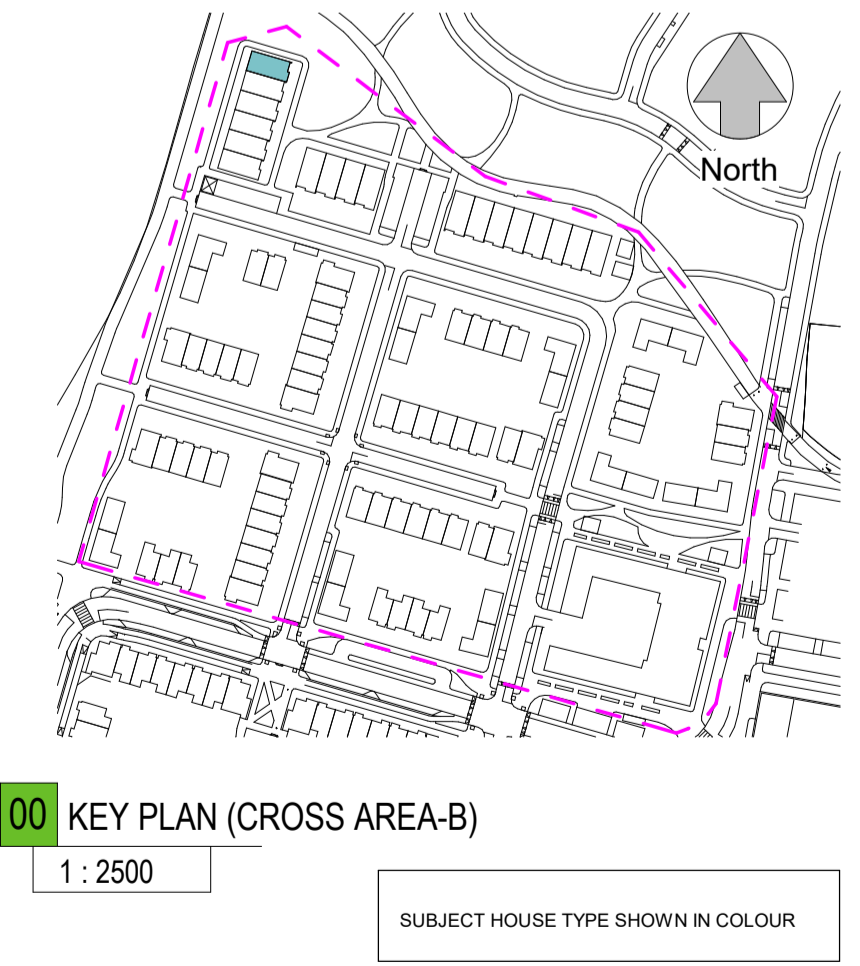
6 FRONT ELEVATION
1: 100



7 SECTION
1: 100



8 REAR ELEVATION
1: 100



00 KEY PLAN (CROSS AREA-B)
1: 2500

SUBJECT HOUSE TYPE SHOWN IN COLOUR

Rev	Description	Date	Dr	App
P03	Planning Application	27/06/2022	CS	Design Team
P02	Pre App to An Bord Pleanála	15/10/2021	CS	Design Team
P01	First Issue	01/09/2021	CS	Design Team

Project Stage
PLANNING

Client:
Alanna Homes and Alcove Ireland Four Ltd.

Project:
Barnhill Garden Village SHD
Barberstown, Barnhill and Passyfoycan,
Clonsilla, Dublin 15

Drawing Title:
DUPLEX TYPE-2-B-END TERRACE 1 (Plans,
Elevations, Section)

Drawn	Checked	Paper Size	Scale	Date
CS	AM	A1	As indicated	@A1 01/09/21

Project No.	Drawing No.	Revision
PE18119	02114	P03

Status:
Planning Stage



No.1 Sarsfield Quay, Dublin 7, D07 R9FH
t: 01 518 0170 e: admin@cwoarchitects.ie
Dublin 1 Cork 1 Galway 1 London 1 UK & Europe +
www.cwoarchitects.ie

Please consider the environment before printing this sheet