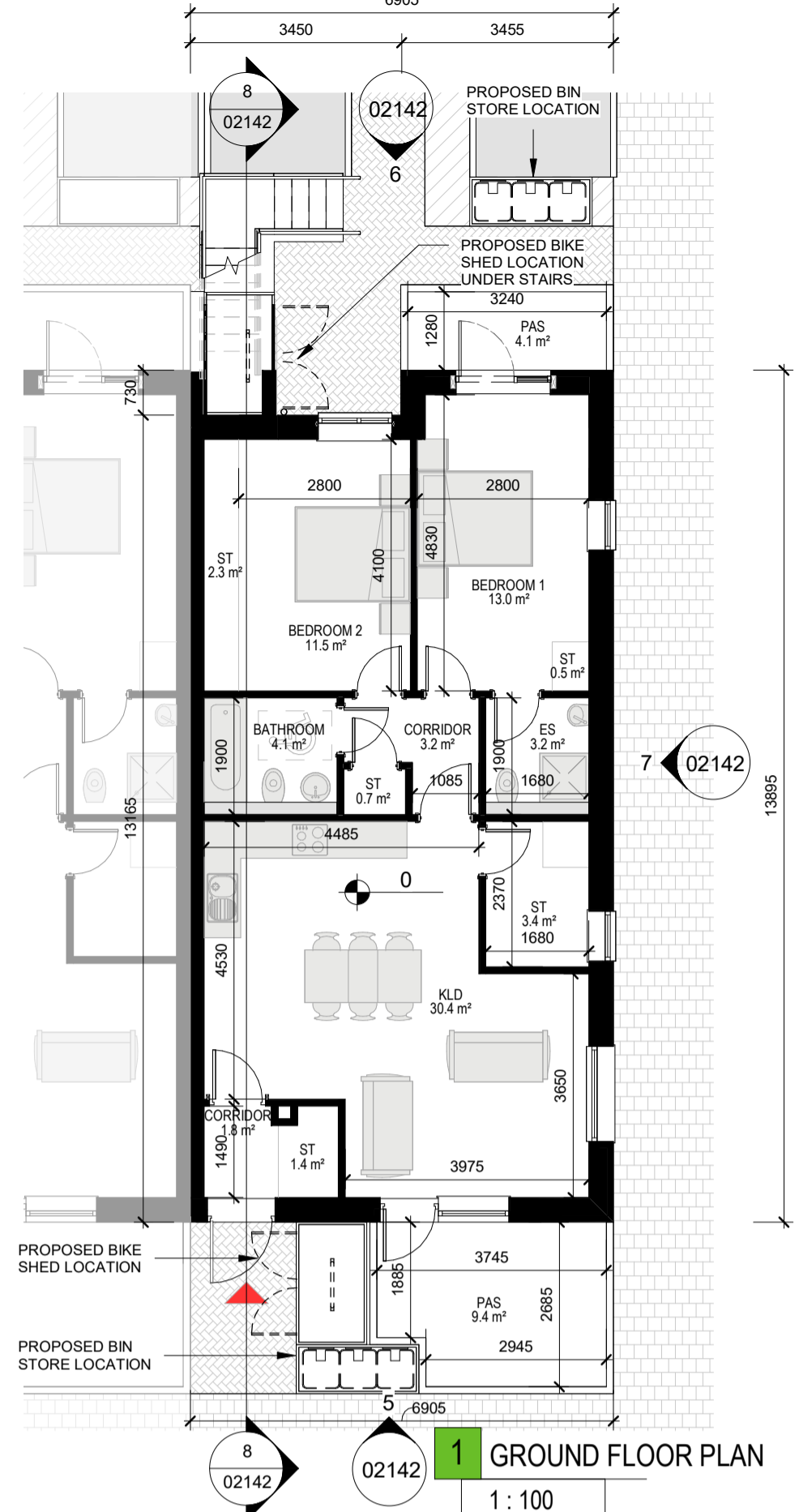


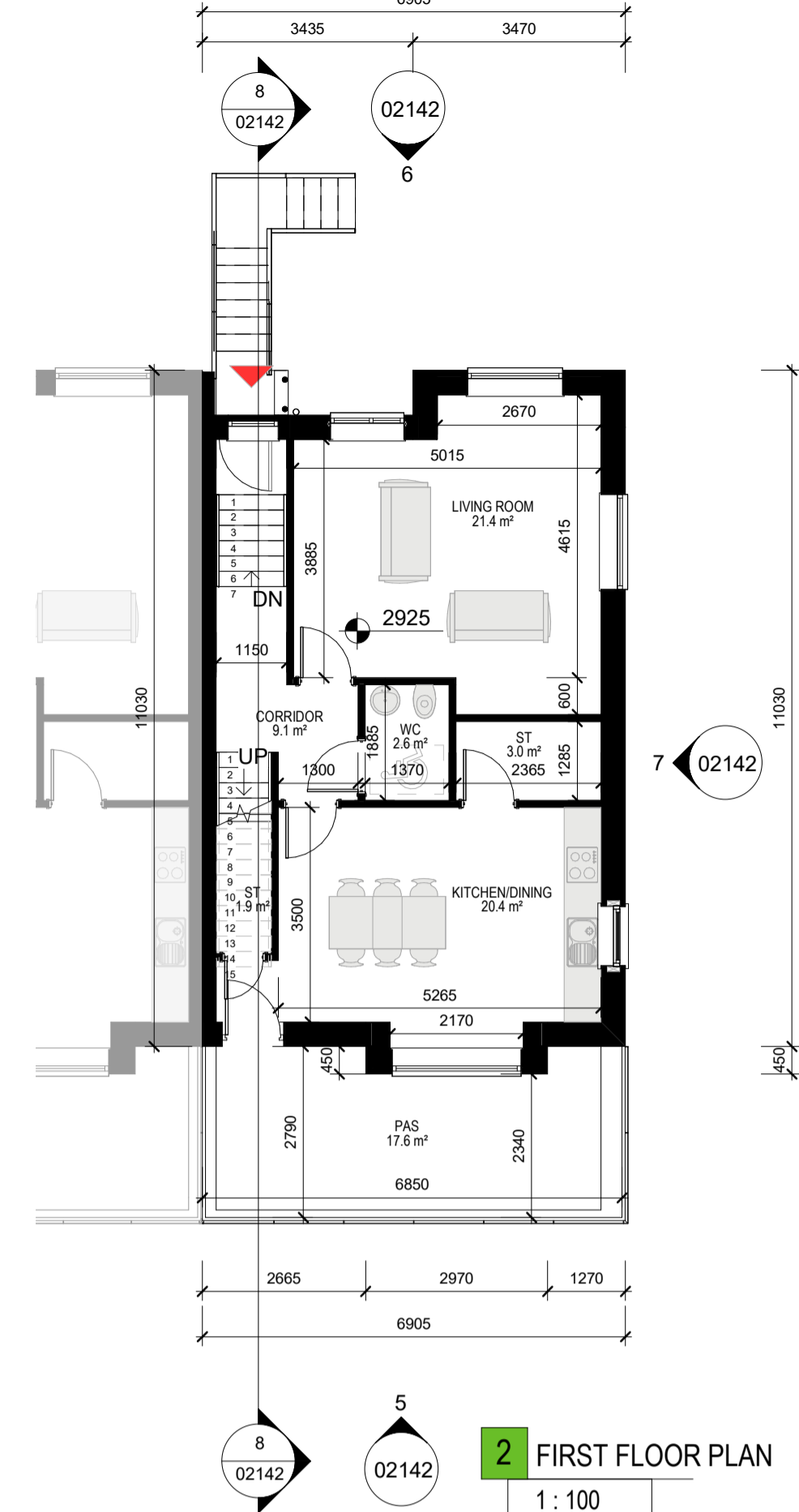
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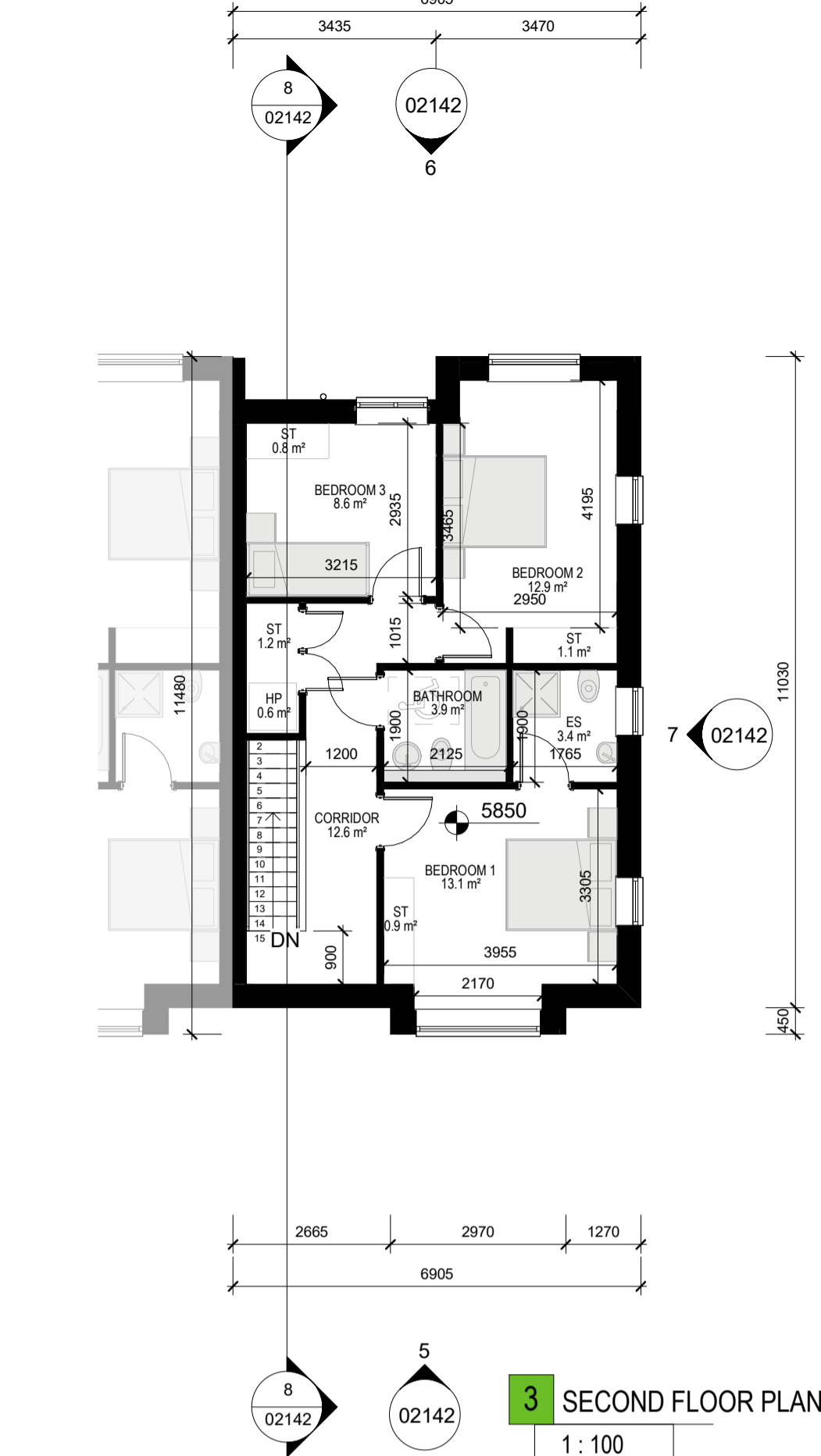
ALL C+W O'BRIEN LTD DRAWINGS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL NATIONAL BUILDING SPECIFICATION (NBS) PROVIDED FOR THIS PROJECT



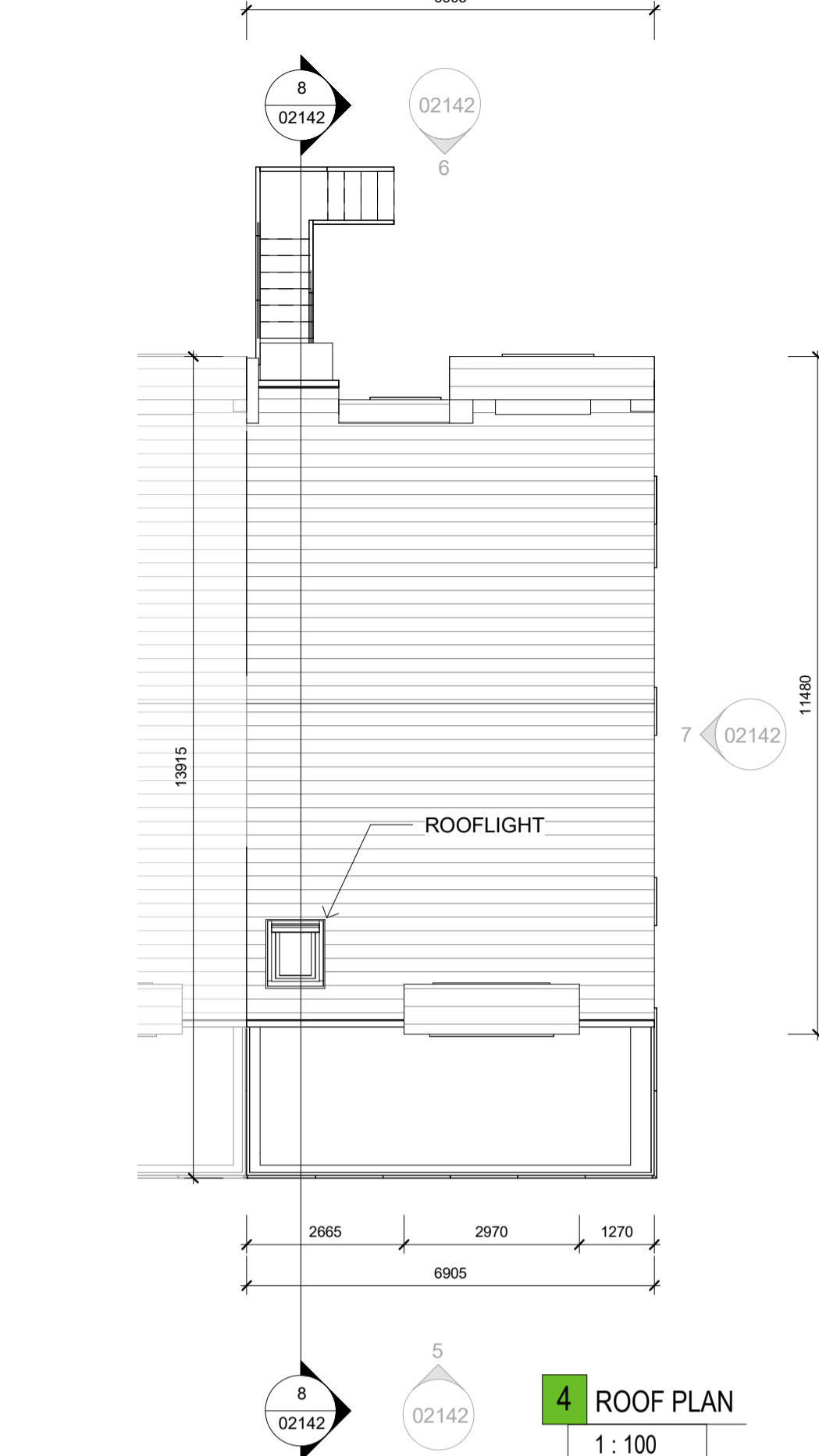
**1 GROUND FLOOR PLAN**  
1 : 100



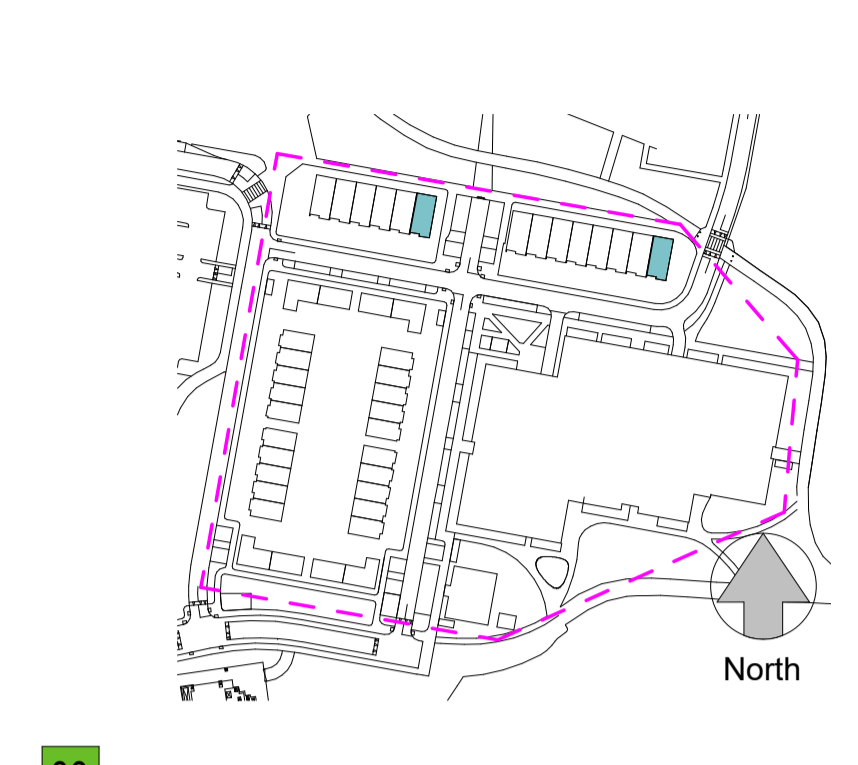
**2 FIRST FLOOR PLAN**  
1 : 100



**3 SECOND FLOOR PLAN**  
1 : 100



**4 ROOF PLAN**  
1 : 100



**00 KEY PLAN (SQS AREA-D)**  
1 : 2500

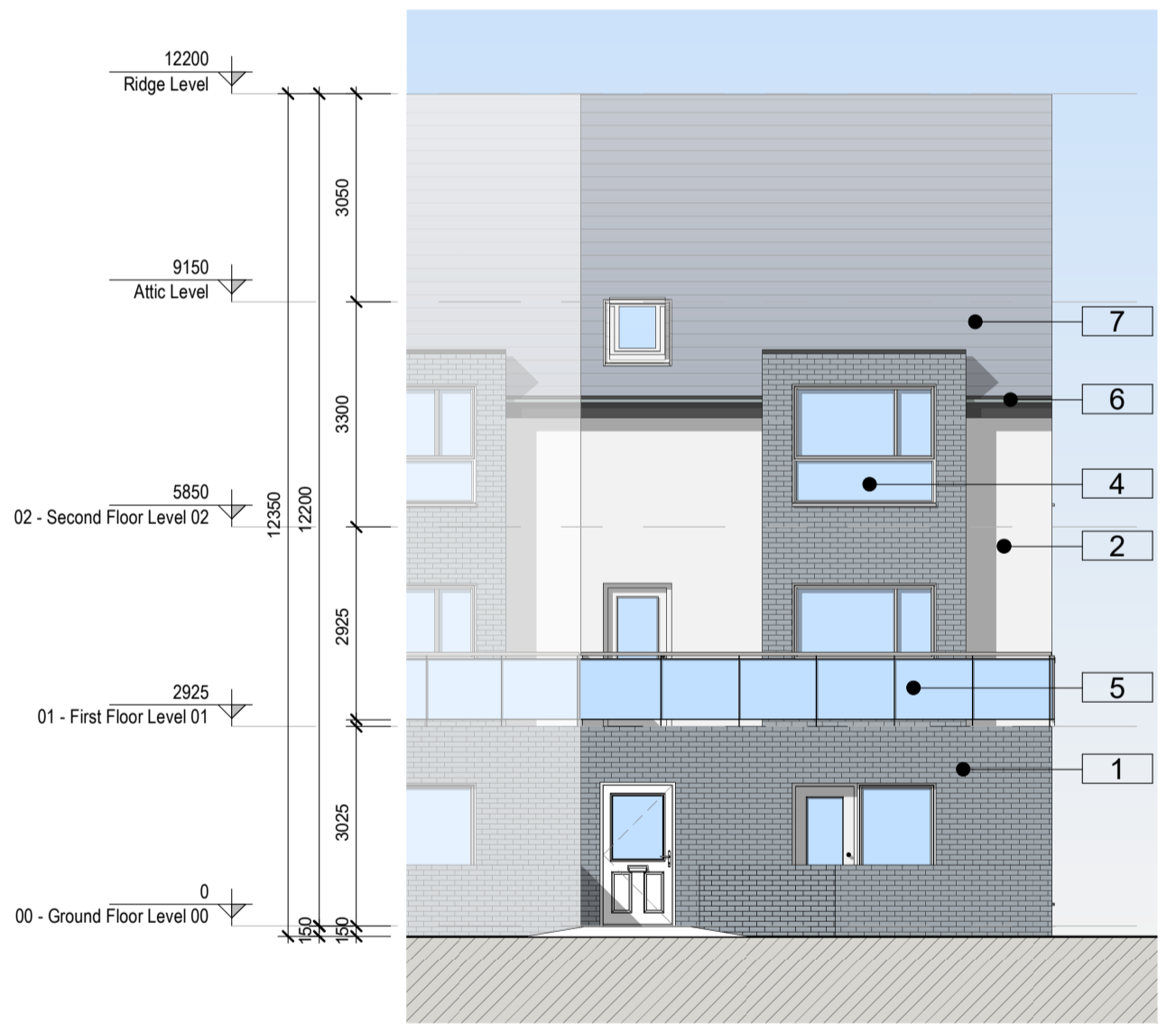
**LEGEND**

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

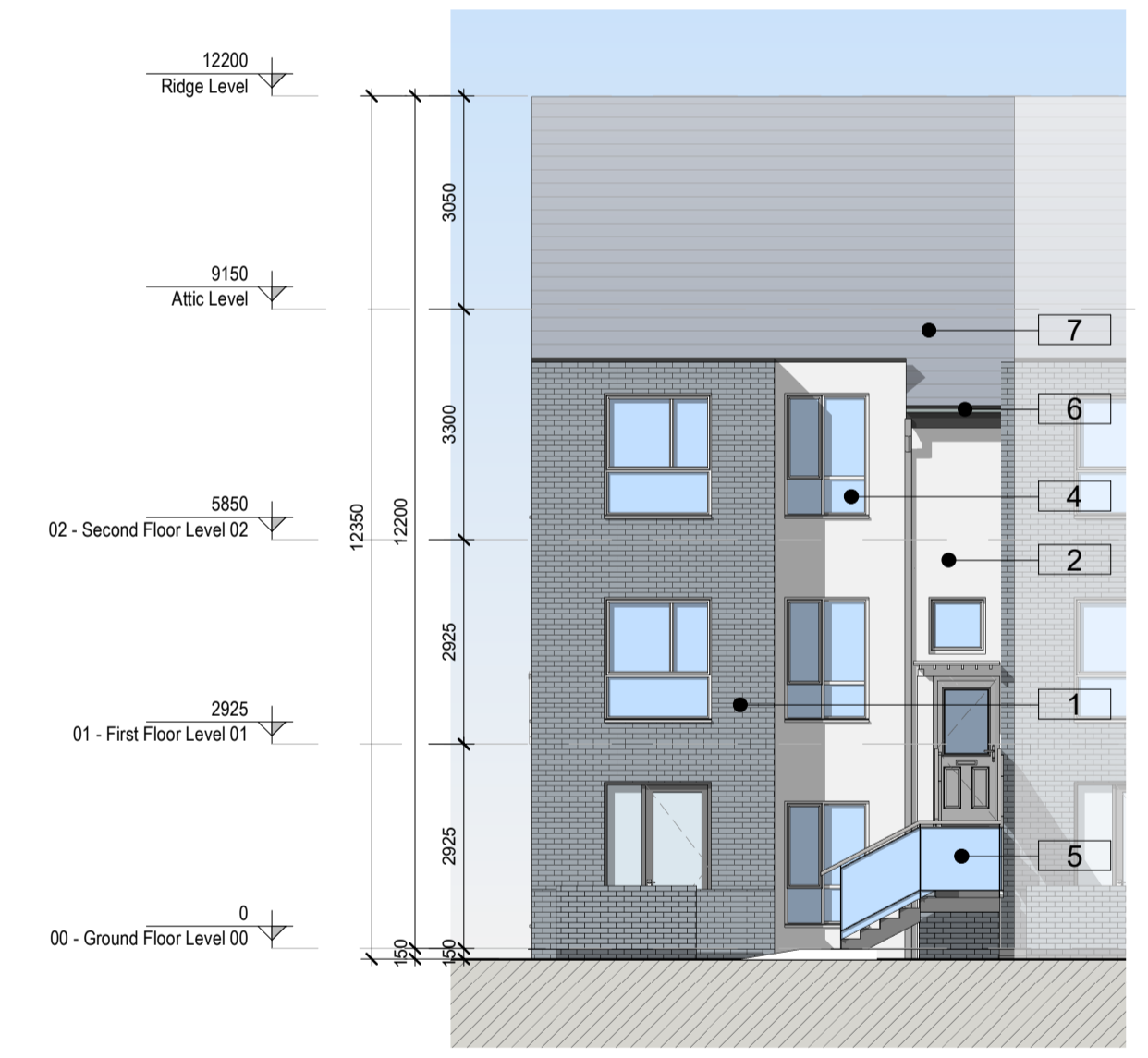
\*REFER TO THE SITE PLAN FOR ORIENTATION, LOCATION, FINISHED FLOOR LEVEL (FFL) AND NUMBERING.  
\*\*REFER TO THE LANDSCAPE PLAN FOR THE HARD AND SOFT LANDSCAPING

**Floor Plan Key**

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



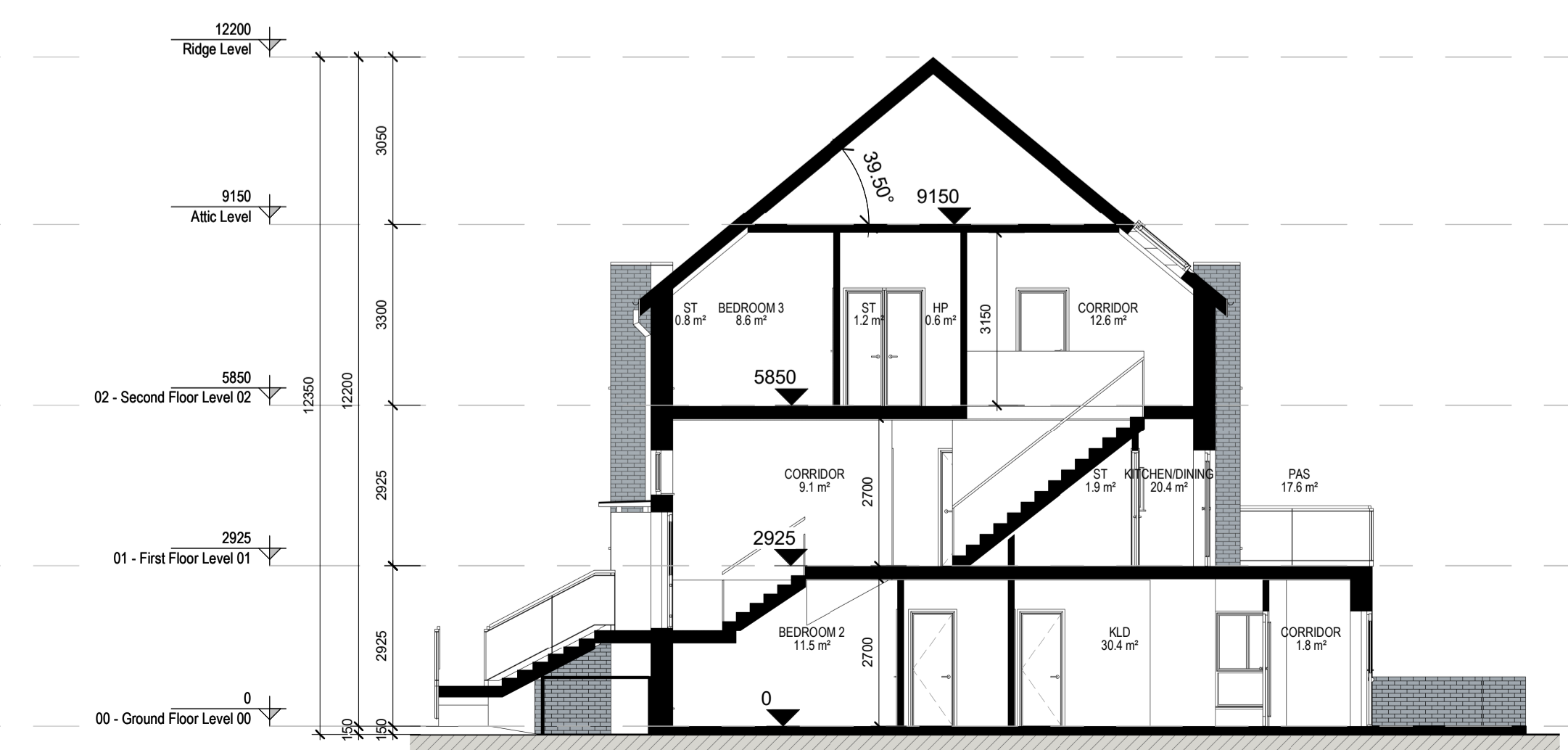
**5 FRONT ELEVATION**  
1 : 100



**6 REAR ELEVATION**  
1 : 100



**7 SIDE ELEVATION**  
1 : 100



**8 SECTION**  
1 : 100

**Accommodation Schedule&HQA (DUPLEX-TYPE 2)**

Name	Type of Unit	Area	Required Gross Area	Area Type/No of Person
0-01	Apartment	79.6 m²	73	2 BED (4P)
1-01	Apartment	122.3 m²	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 m²	11.40	2.80	2.80
BEDROOM 2	11.5 m²	11.40	2.8	2.1
KLD	30.7 m²	30	3.98	3.60
PAS	12.8 m²	6	-	-
ST	8.0 m²	6	-	-

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

Name	Area	Required Room Area	Room Width	Required Room Width
BEDROOM 1	13.1 m²	13.0	3.31	2.80
BEDROOM 2	11.4 m²	11.40	3.08	2.80
BEDROOM 3	8.2 m²	7.1	2.93	2.10
KITCHEN/DINING	20.4 m²	-	3.50	3.30
LIVING ROOM	21.4 m²	34	3.89	3.80
PAS	17.1 m²	9	-	-
ST	9.5 m²	9	-	-

**GENERAL NOTES**

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

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 Passyfuocan,  
Clonsilla, Dublin 15

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

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

Project No.	Drawing No.	Revision
PE18119	02142	P03

Status:  
Planning Stage

**C+W O'BRIEN ARCHITECTS**

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