

Notes

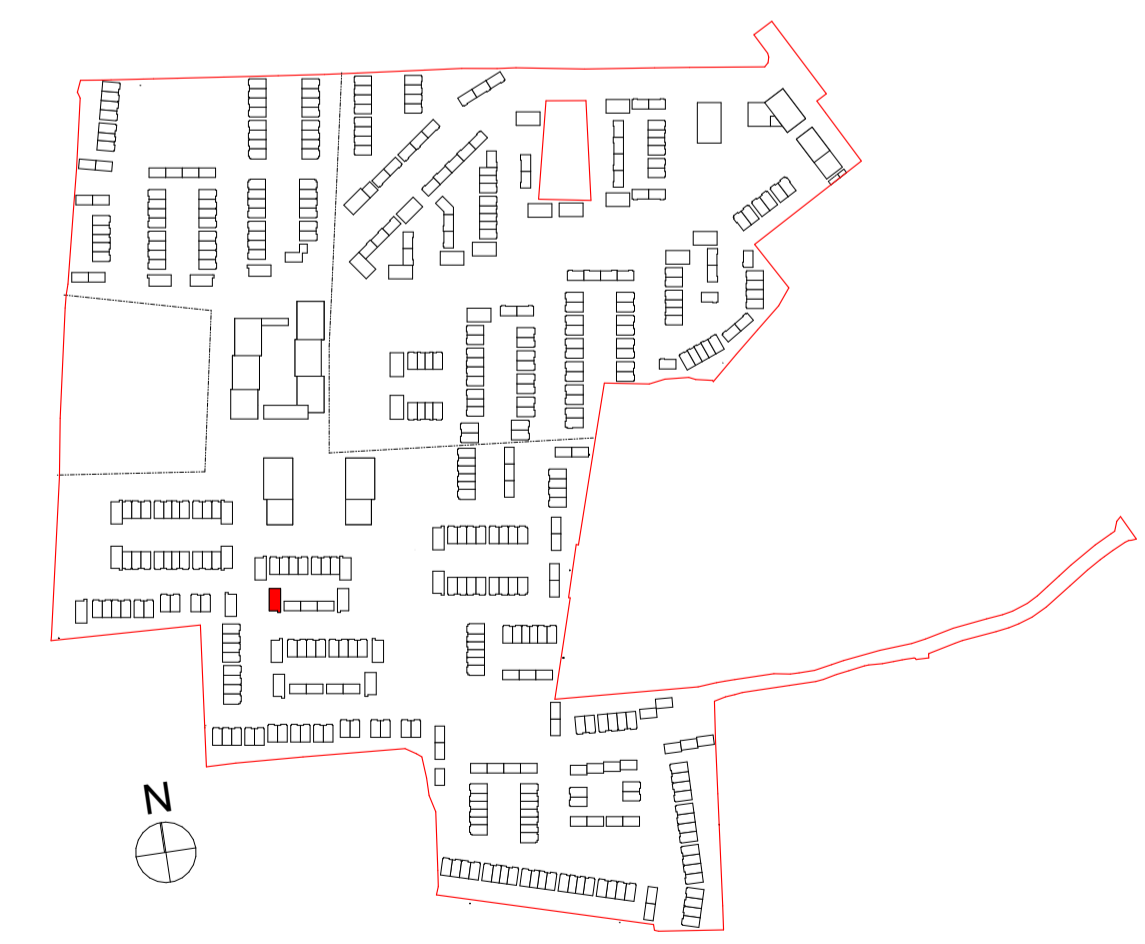
Do not scale from this drawing.
Use figured dimensions only.
All errors and omissions to be reported to the Architect.
This drawing is to be read in conjunction with relevant consultant's drawings.
All dimensions are in millimetres and all levels are in meters to match Datums unless otherwise noted.

This drawing is for planning purposes only and not for construction.
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NOTES ON FINISHES:	
ROOF:	TO BE FINISHED IN SLATE OR CONCRETE ROOF TILES IN SELECTED COLOUR OR SIMILAR APPROVED
WALLS:	SELECTED CLAY BRICKWORK WHERE INDICATED OTHERWISE SELECTED SELF-COLOURED RENDER
JOINERY:	ALL WINDOWS AND DOORS, FRAMES AND LEAFS TO BE ALUMINIUM POWDER COATED TO APPROVED COLOUR OR UPVC OR PAINTED TIMBER TO APPROVED COLOUR. OBSCURE GLAZING WHERE INDICATED TO SENSITIVE WINDOWS.
RAINWATER GOODS:	GUTTERS, DOWNPIPES AND FIXINGS TO BE UPVC OR ALUMINIUM POWDER COATED TO SELECTED COLOUR TO MATCH ROOF SLATES.

- 2BED GROUND FLOOR APARTMENT (86.1 sqm)
- 3BED DUPLEX APARTMENT (132 sqm)

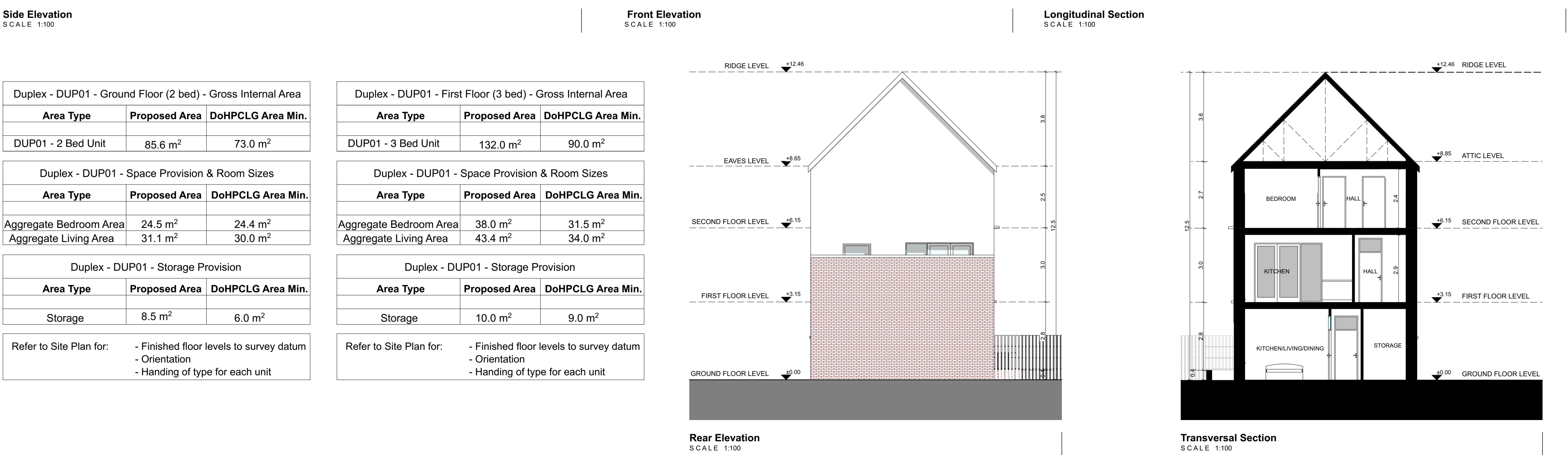
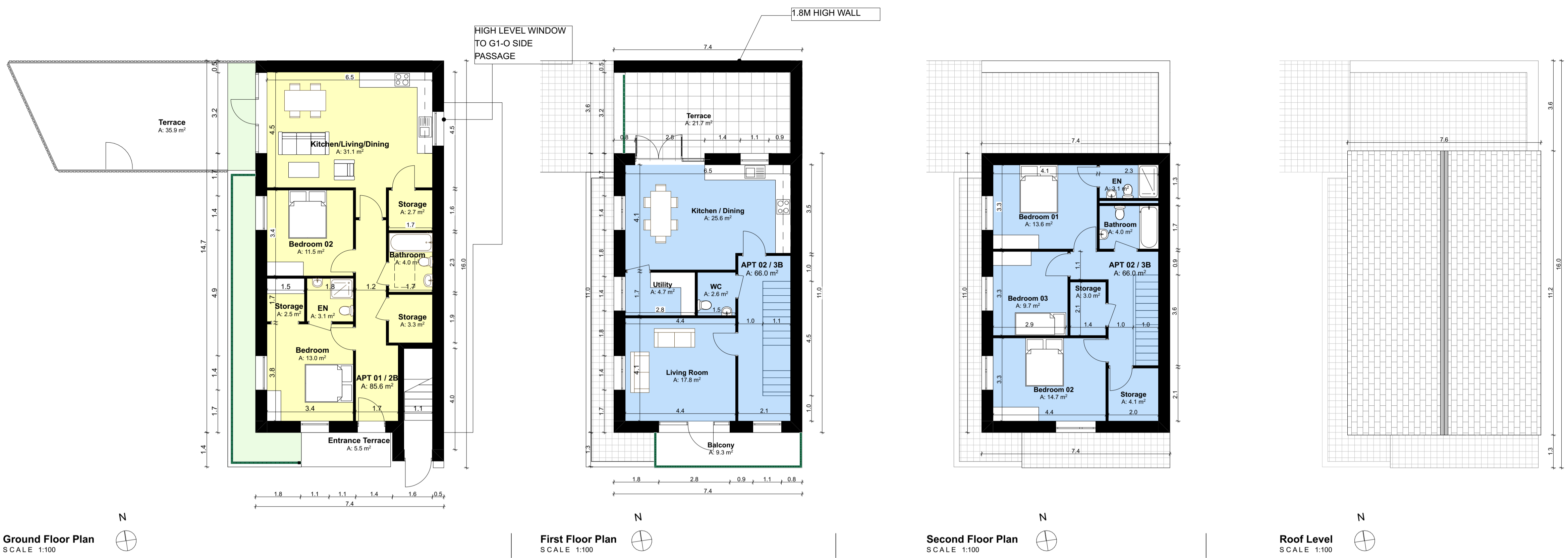
FOR ORIENTATION AND HANDING
PLEASE REFER TO SITE PLAN



G1-O

(DUPLEX UNIT)

RIAI	Planning Application	DAVEY + SMITH ARCHITECTS
DAVEY+SMITH ARCHITECTS 13 SEAPPOINT BUILDING, 44/45 CLONTARF ROAD, CLONTARF, DUBLIN 3 PH: 01 2447638 EMAIL: info@davey-smith.com WEB: www.davey-smith.com		
Layout ID: D2101 - UT25	Scale: 1:100	Job No: D2101
Project: Ashbourne SHD	Series: Planning	Date: 31/08/2022
Drawing Name: Type G1-O Duplex - Proposed Floor Plans, Section, Elevations		Status: Planning



Duplex - DUP01 - Ground Floor (2 bed) - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
DUP01 - 2 Bed Unit	85.6 m ²	73.0 m ²

Duplex - DUP01 - First Floor (3 bed) - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
DUP01 - 3 Bed Unit	132.0 m ²	90.0 m ²

Duplex - DUP01 - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	24.5 m ²	24.4 m ²
Aggregate Living Area	31.1 m ²	30.0 m ²

Duplex - DUP01 - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	38.0 m ²	31.5 m ²
Aggregate Living Area	43.4 m ²	34.0 m ²

Duplex - DUP01 - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	8.5 m ²	6.0 m ²

Duplex - DUP01 - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	10.0 m ²	9.0 m ²

Refer to Site Plan for:

- Finished floor levels to survey datum
- Orientation
- Handing of type for each unit

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