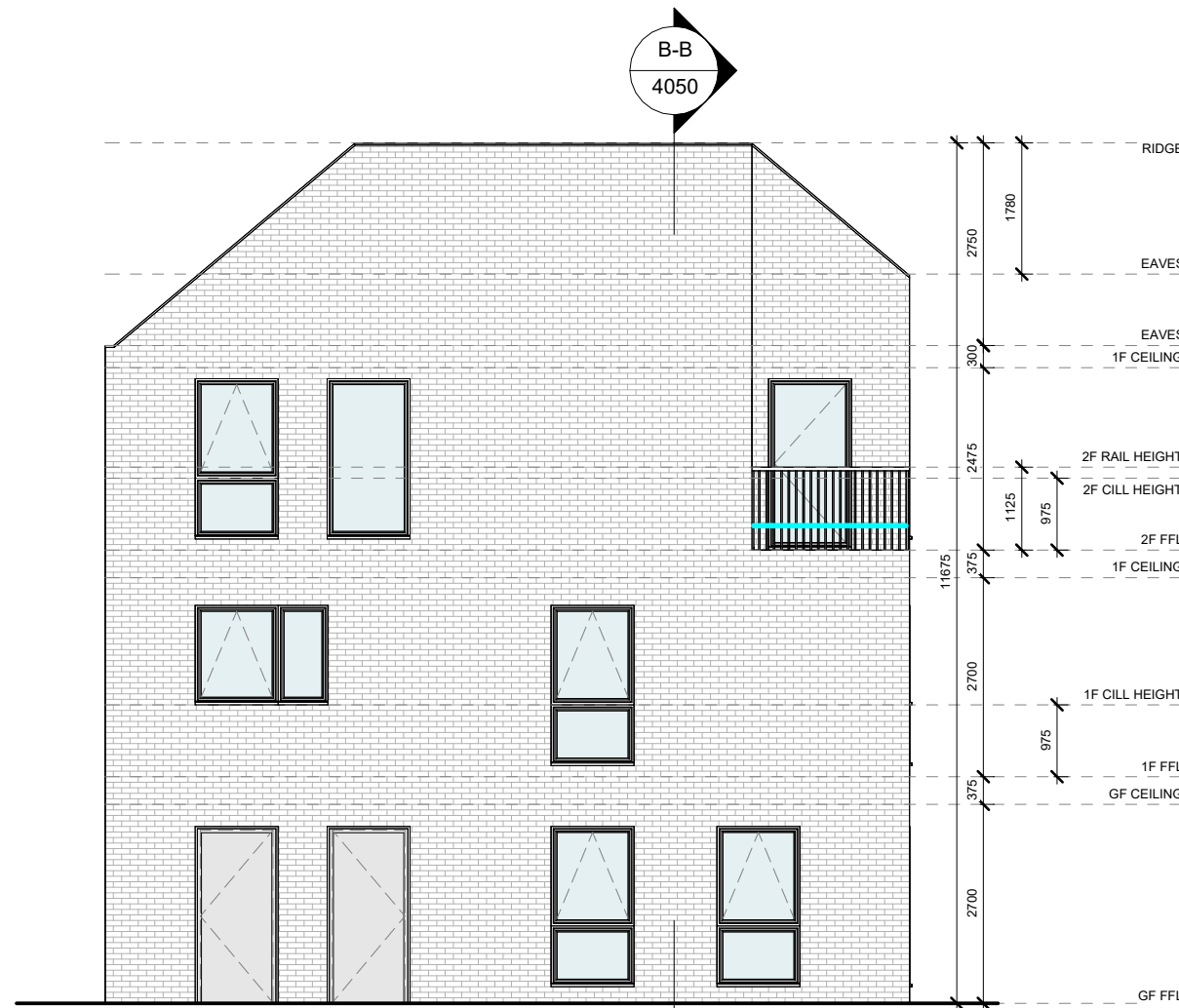
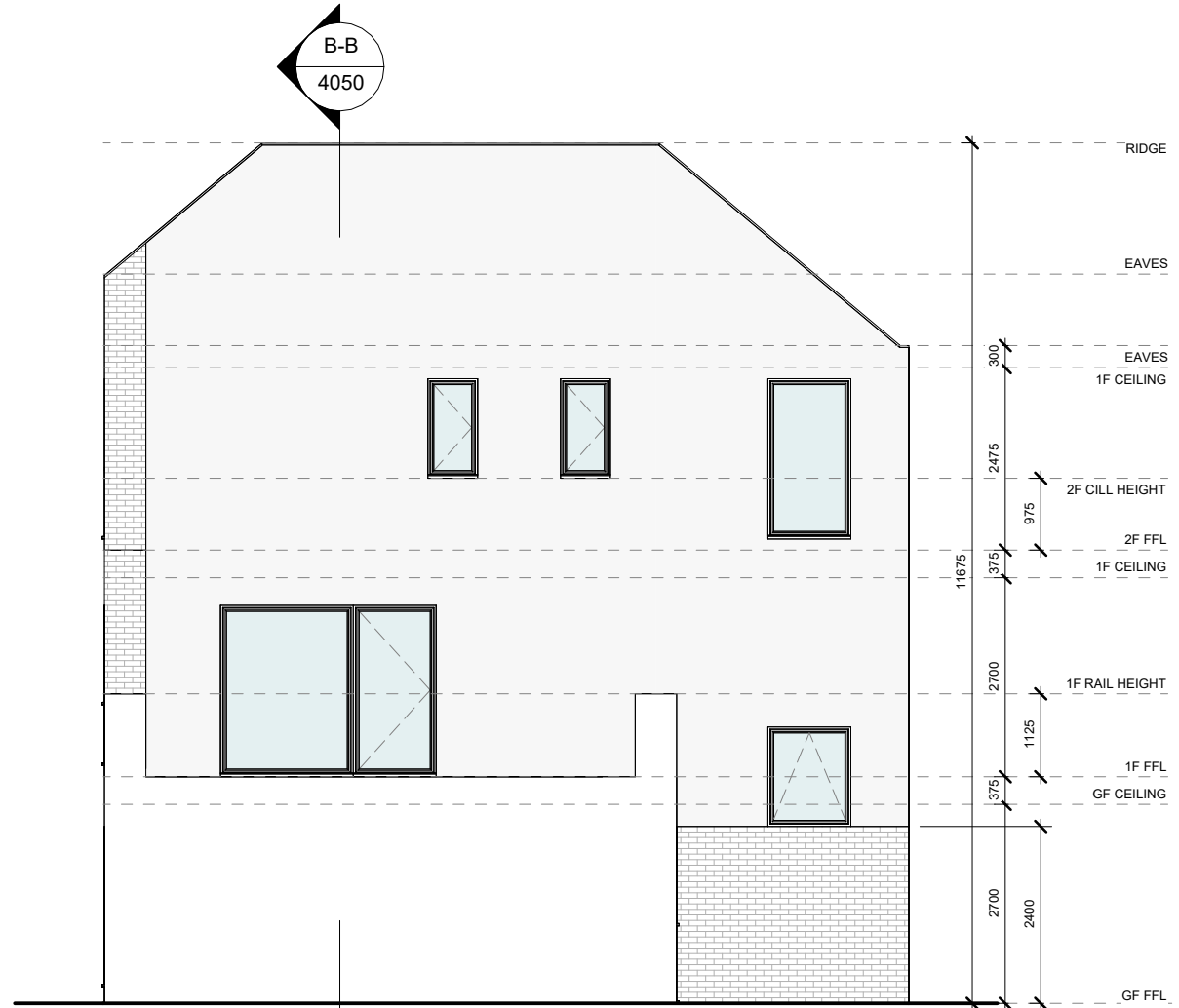




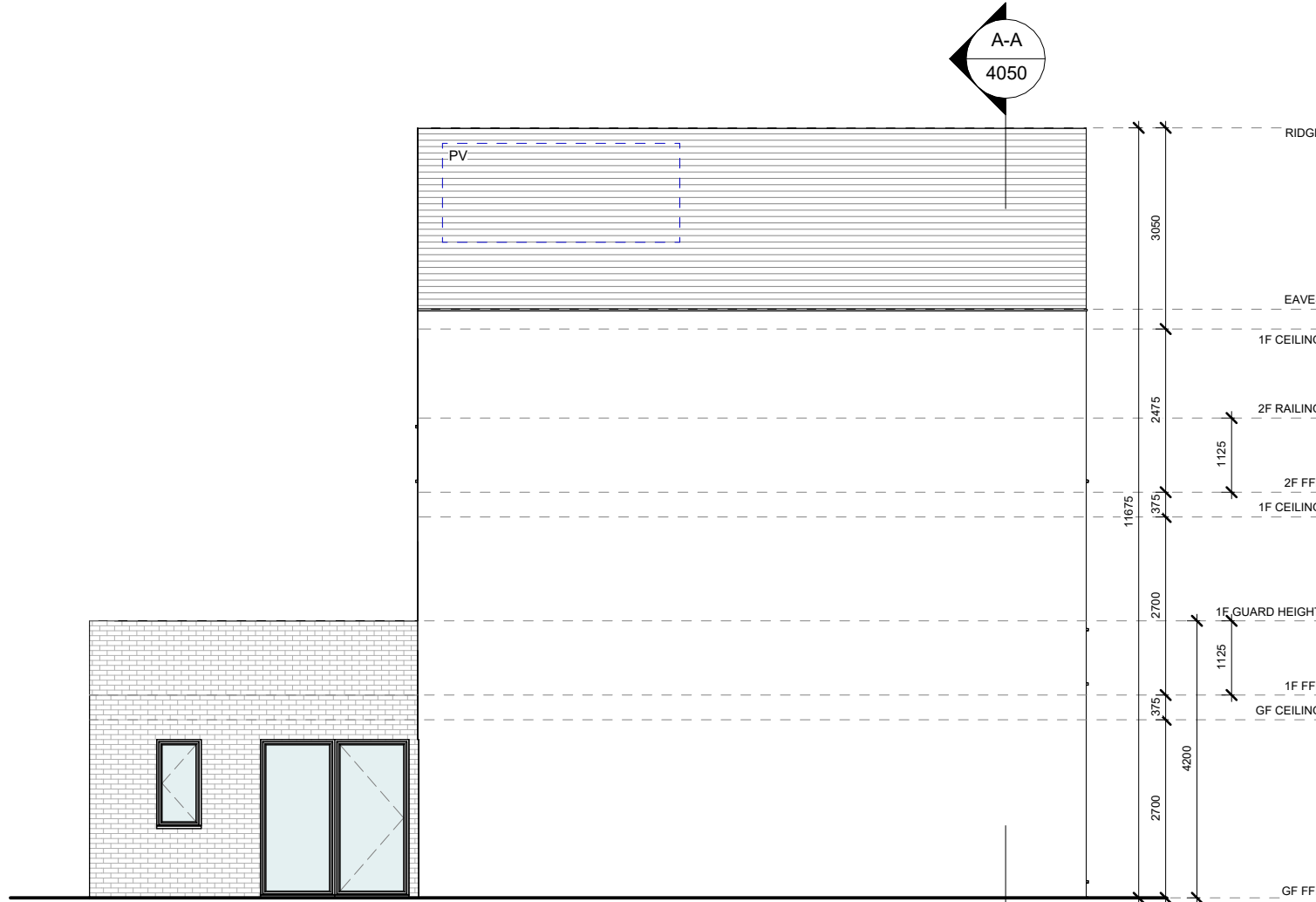
FRONT ELEVATION
1: 100



SIDE (RH) ELEVATION
1: 100



REAR ELEVATION
1: 100



SIDE (LH) ELEVATION
1: 100

GROUND FLOOR TRIPLEX APARTMENT

QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 4 PERSON UD+ APARTMENT

	STANDARDS QUALITY HOUSING APARTMENT GUIDELINES	PROVIDED T3- GF
MIN. FLOOR AREA	73.0 m ²	90.7 m ²
AGG. LIVING ROOM AREA	30.0 m ²	37.0 m ²
MIN. LIVING ROOM WIDTH	3.6 m	5.1 m
MIN. STORAGE AREA	6.0 m ²	6.1 m ²
AGG. BEDROOM AREA	24.4 m ²	27.5 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	14.1 m ²
MIN. TWIN BED. WIDTH	2.8 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	13.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m	17.5 m ²

* NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

FIRST FLOOR TRIPLEX APARTMENT

QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 3 PERSON APARTMENT

	STANDARDS QUALITY HOUSING APARTMENT GUIDELINES	PROVIDED T3-1F
MIN. FLOOR AREA	63.0 m ²	68.5 m ²
CIRCULATION AREA		7.6 m ²
AGG. LIVING ROOM AREA	28.0 m ²	28.0 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.8 m
MIN. STORAGE AREA	5.0 m ²	5.3 m ²
AGG. BEDROOM AREA	20.1 m ²	21.1 m ²
MIN. DOUBLE BEDROOM AREA	13.0 m ²	13.3 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.8 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	30.5 m ²

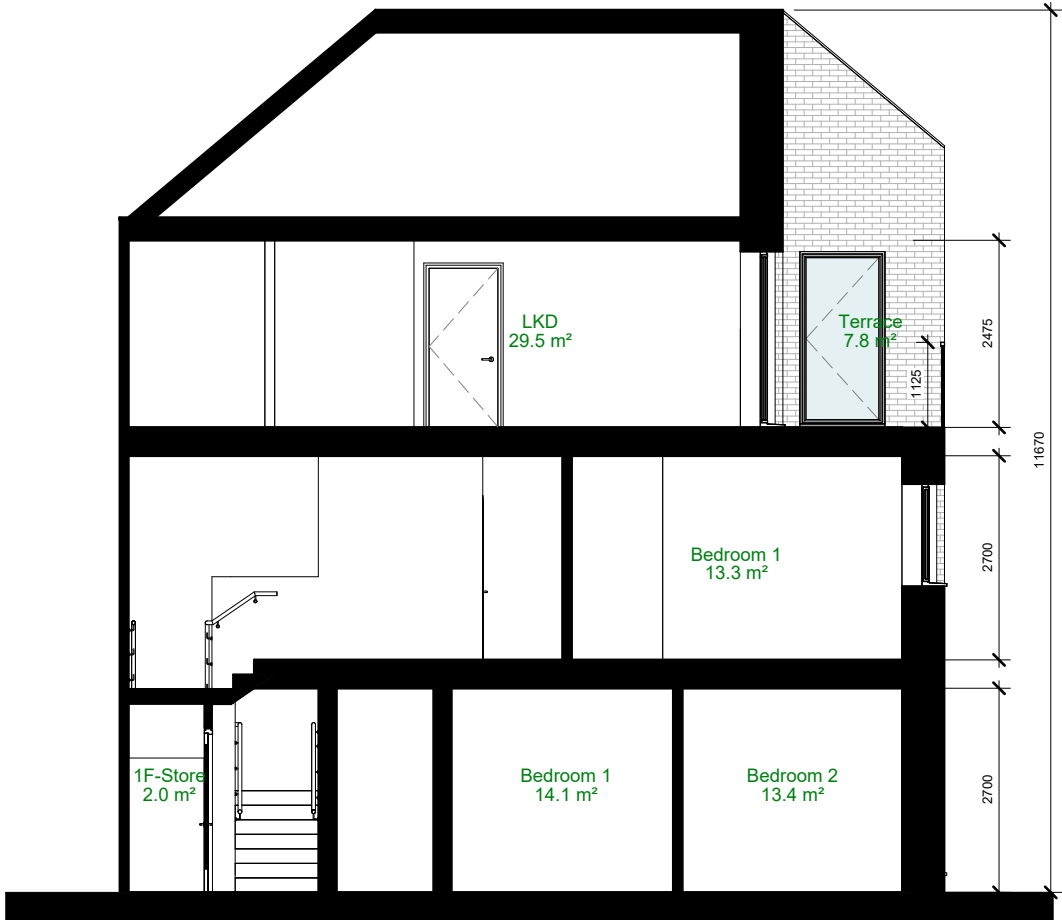
* NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

SECOND FLOOR TRIPLEX APARTMENT

QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 3 PERSON APARTMENT

	STANDARDS QUALITY HOUSING APARTMENT GUIDELINES	PROVIDED T3-2F
MIN. FLOOR AREA	63.0 m ²	71.6 m ²
CIRCULATION AREA		30.2 m ²
AGG. LIVING ROOM AREA	28.0 m ²	29.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.7 m
MIN. STORAGE AREA	5.0 m ²	5.1 m ²
AGG. BEDROOM AREA	20.1 m ²	22.9 m ²
MIN. DOUBLE BEDROOM AREA	13.0 m ²	13.3 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.0 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	9.6 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	7.8 m ²

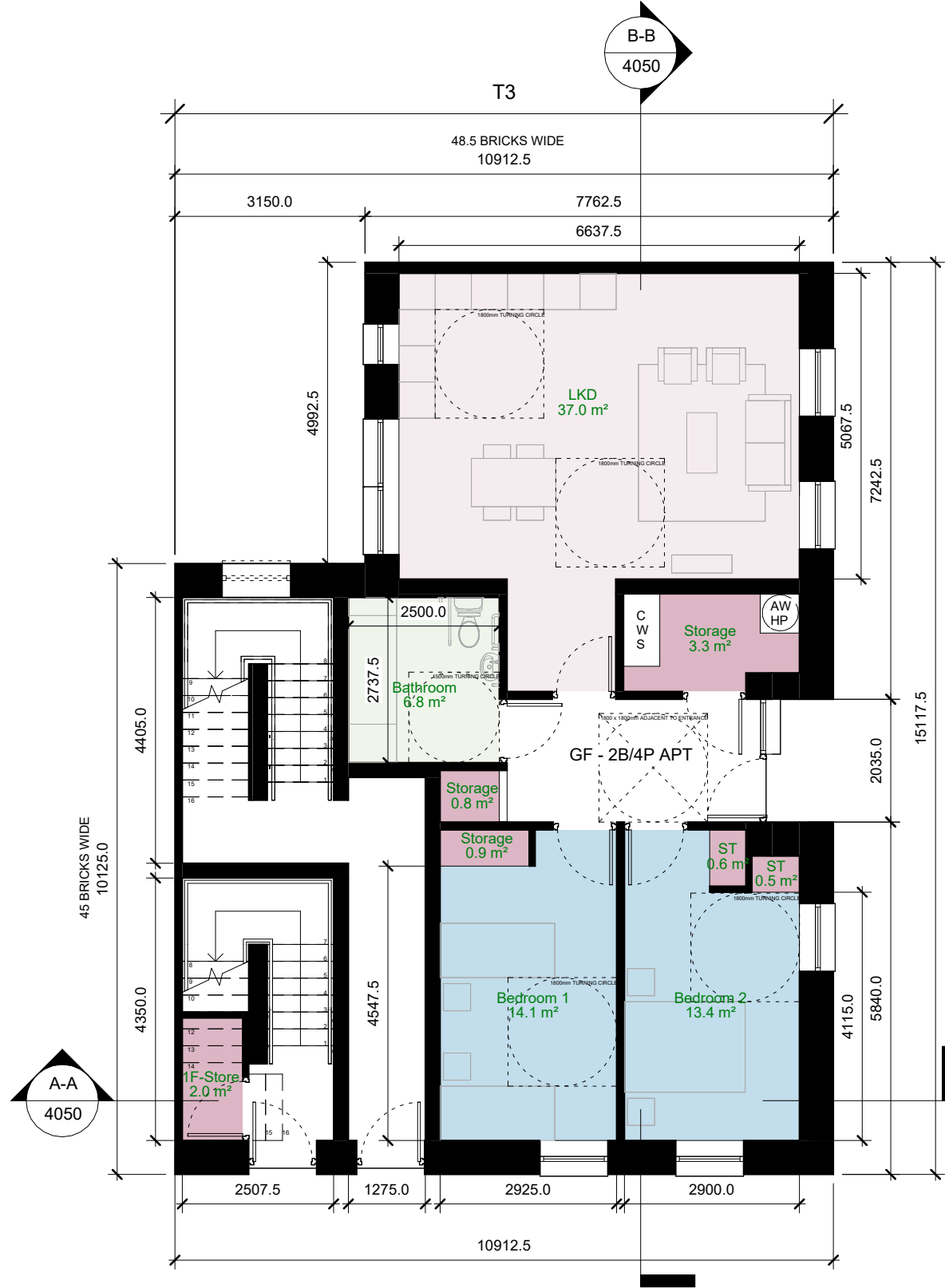
* NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. ADDITIONAL COMMUNAL AREA IS PROVIDED TO NORTH OF T3.



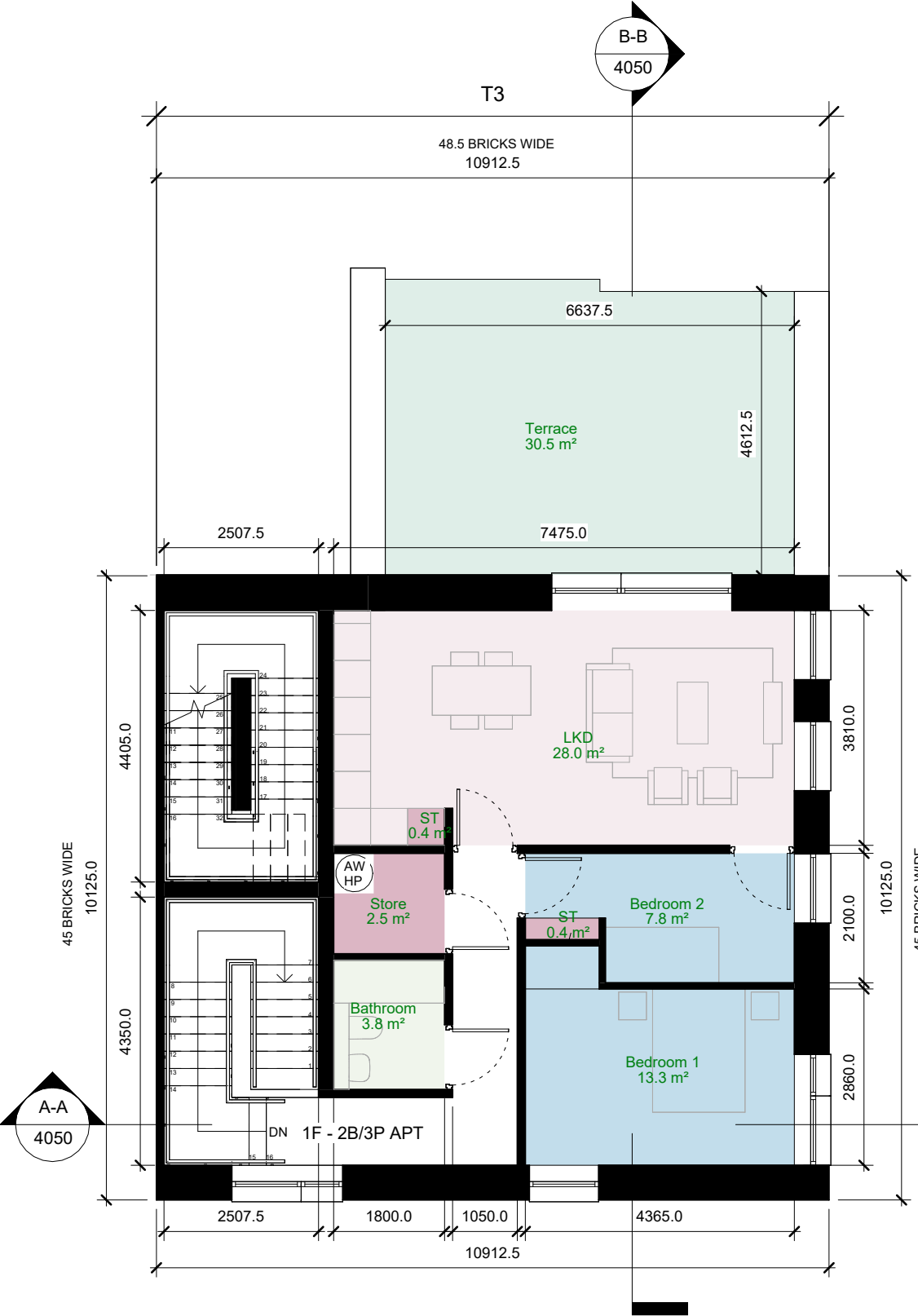
SECTION A-A
1: 100



SECTION B-B
1: 100



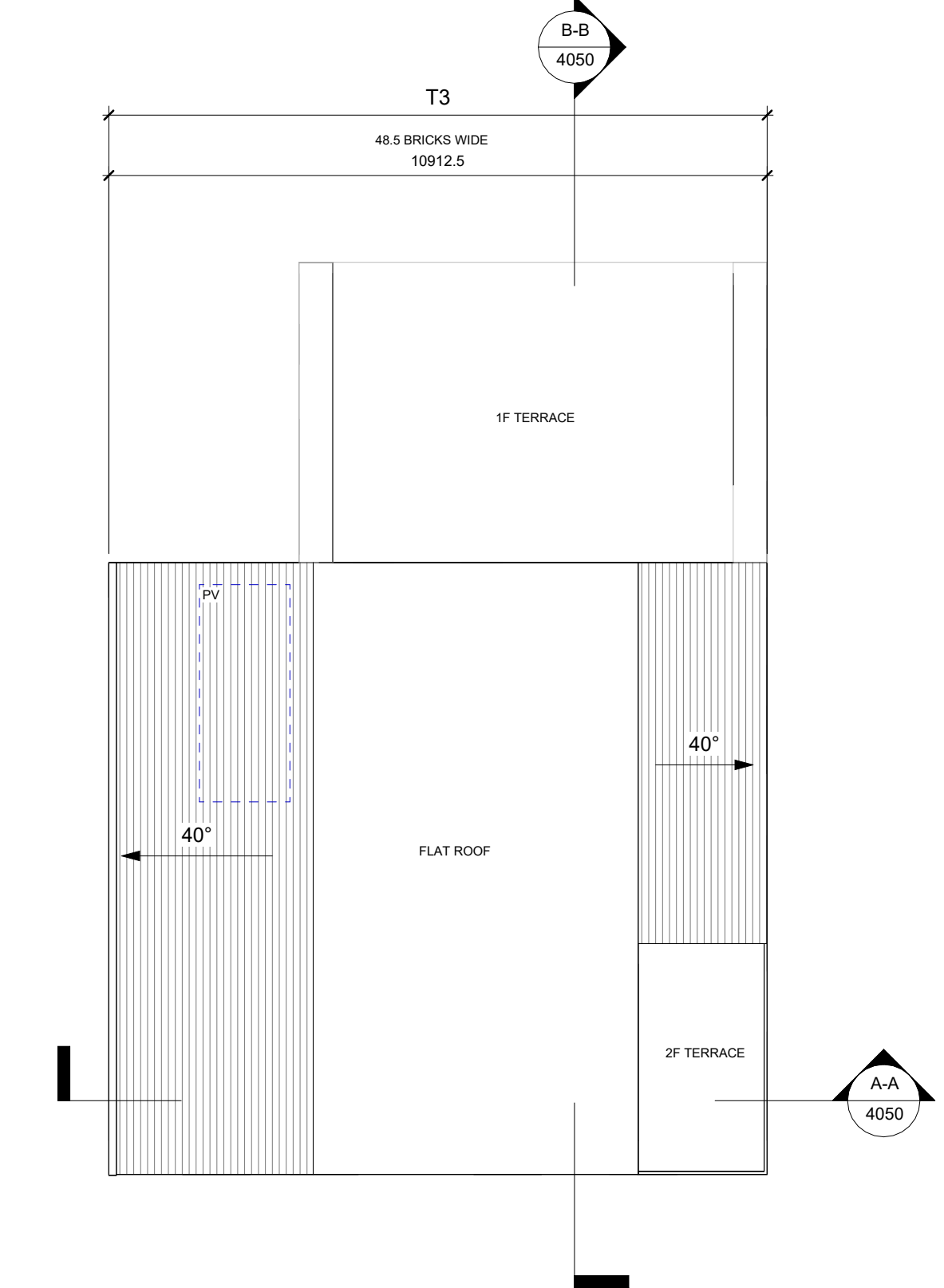
GROUND FLOOR PLAN
1: 100



FIRST FLOOR PLAN
1: 100



SECOND FLOOR PLAN
1: 100



ROOF PLAN
1: 100

GENERAL NOTES:

DRAWING TO BE READ WITH REFERENCE TO THE FOLLOWING ASSOCIATED DRAWINGS AND INFORMATION:

- 0000 SERIES DRAWINGS: EXISTING SITE INFO.
- 1000 SERIES DRAWINGS: PROPOSED SITE LAYOUT INFO.
- 2000 SERIES DRAWINGS: PROPOSED ELEVATIONS INFO.
- 3000 SERIES DRAWINGS: PROPOSED SITE/ LONGITUDINAL SECTIONS
- 4000 SERIES DRAWINGS: GA DRAWINGS/ UNIT TYPES INFO.
- 5000 SERIES DRAWINGS: PROPOSED MATERIALITY
- 8000 SERIES DRAWINGS: HQA AND ASSOCIATED SCHEDULE OF INFO.
- ARCHITECTURAL DESIGN STATEMENT

PV PROVISION FOR TRIPLEX TYPE T3 APARTMENTS IF REQUIRED ON SOUTH FACING ROOF

NOTE: NORTH POINT SHOWN WHERE TYPICAL TYPE HAS NO VARIED ORIENTATION

REVISION	DATE	NOTES
A		
B		
C		
D		
E		

REVISION	DATE	NOTES
F		
G		
H		
I		
J		

DRG NO: KSG4 DTA T3 ZZ DR A 4050 -

PROJECT: KISHOGE PART 10 APPLICATION

DRAWING: SITE 4 - PROPOSED GA SET - TRIPLEX TYPE T3

SCALE:	As Indicated @ A1
JOB NO:	2301-KSG
SERIES:	PLANNING APPLICATION
DATE:	28/03/25
DRAWN:	DC
CHECKED:	CF

DTAARCHITECTS
ARCHITECTURE & URBAN DESIGN

12-14 COLLEGE GREEN, DUBLIN 2
T. 353 (0) 1 6777742
INFO@DTA.IE
WWW.DTA.IE

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS' DRAWINGS - NOTIFY ARCHITECTS OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE - USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED FOR DEREK TYNAN ASSOCIATES LTD. | TIA DTA ARCHITECTS