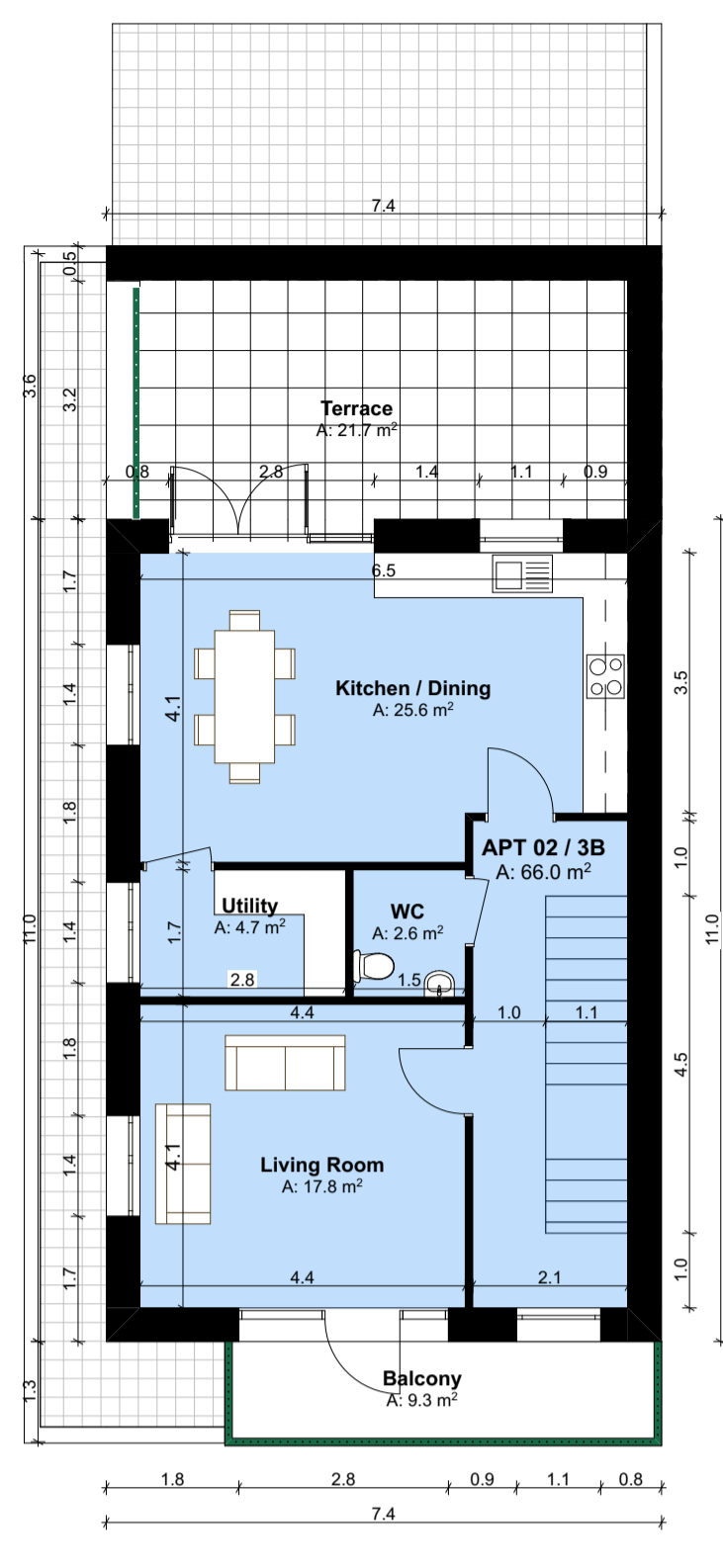
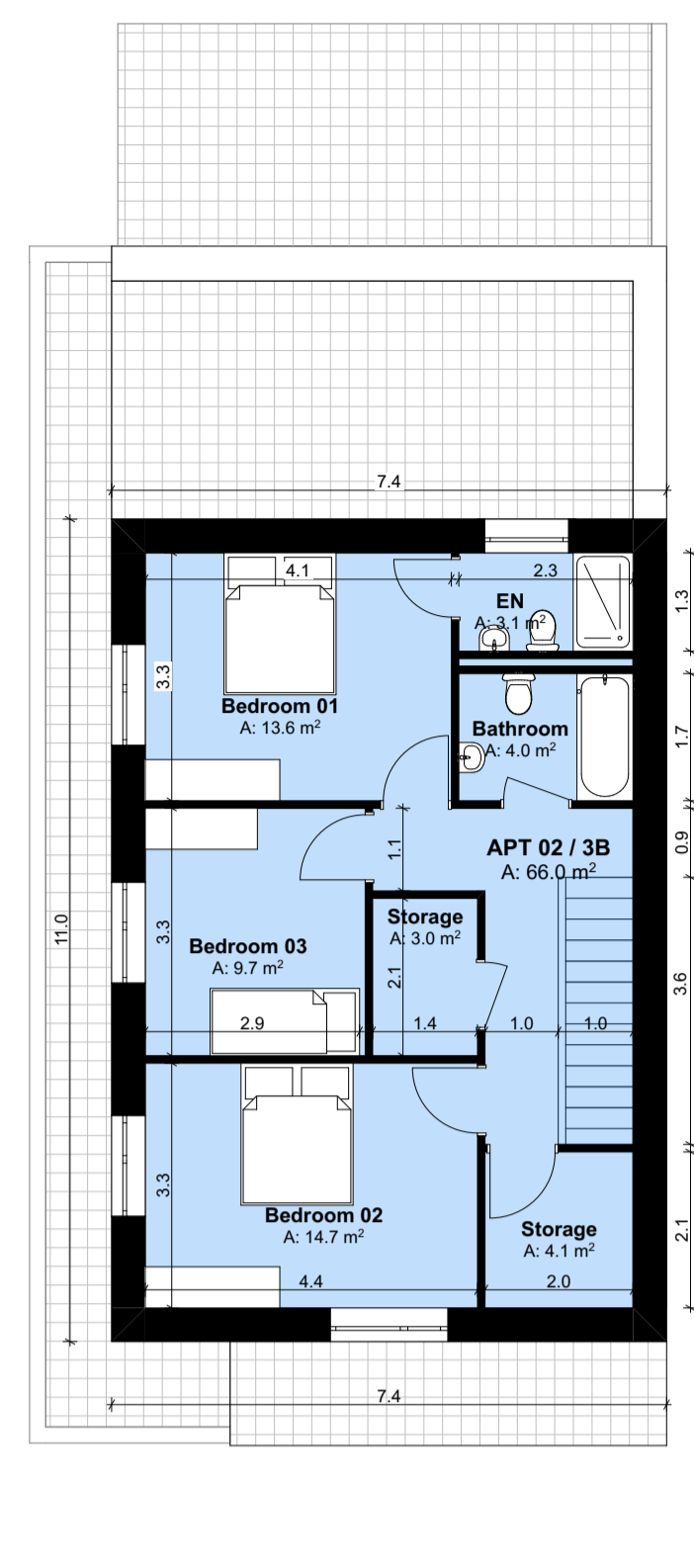


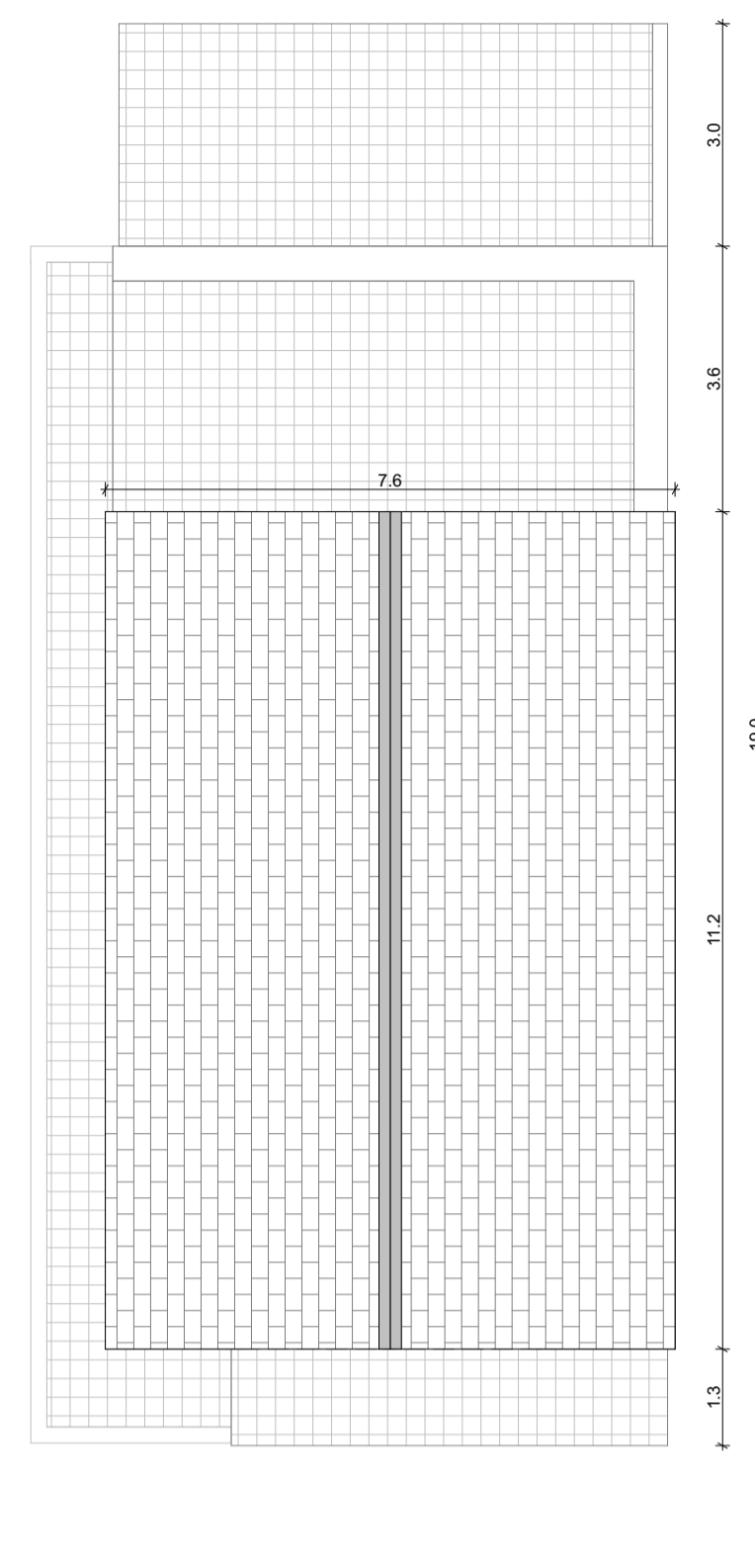
Ground Floor Plan
SCALE 1:100



First Floor Plan
SCALE 1:100



Second Floor Plan
SCALE 1:100



Roof Level
SCALE 1:100

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.
This drawing or design may not be reproduced without permission.

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



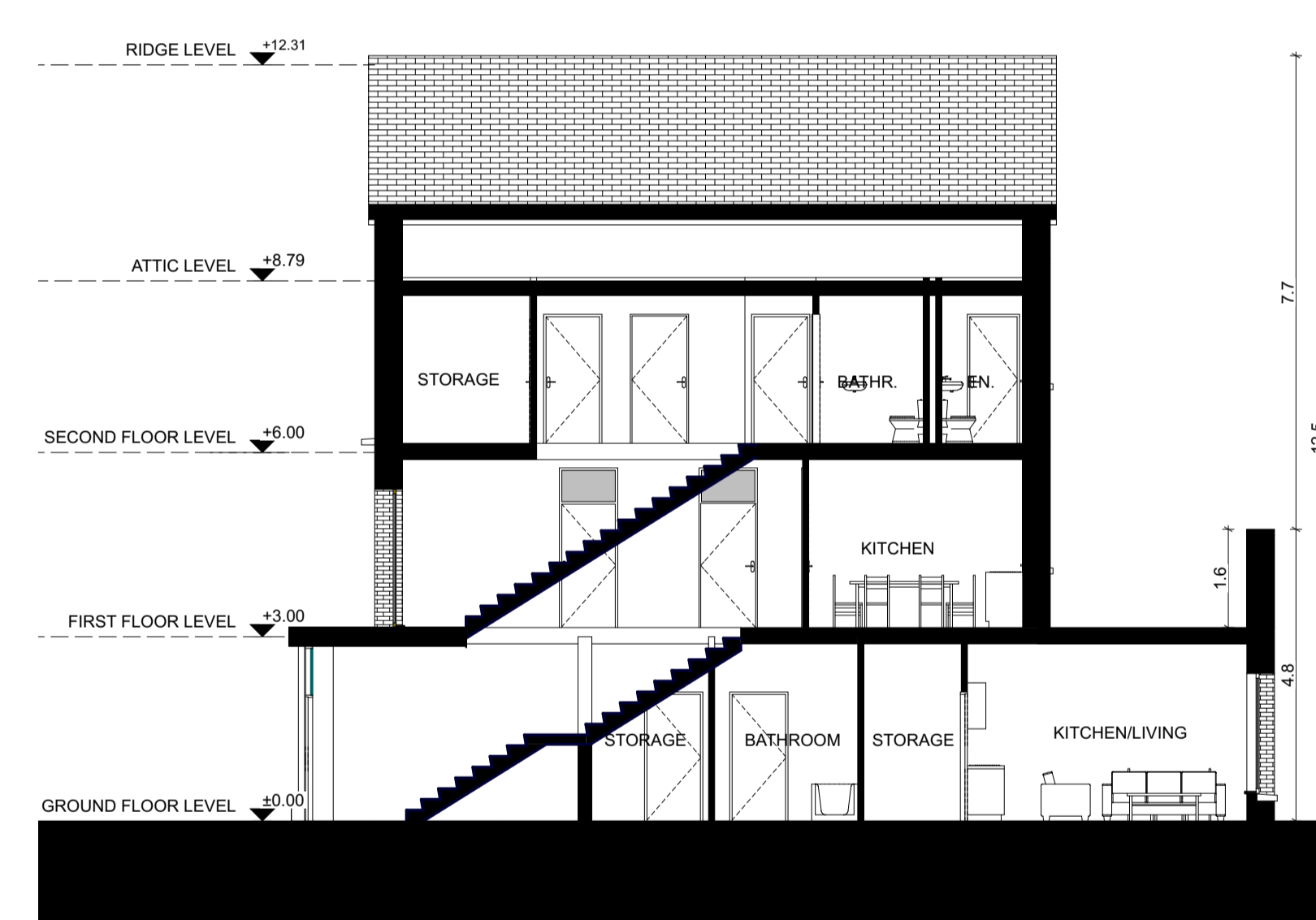
KEY PLAN NTS



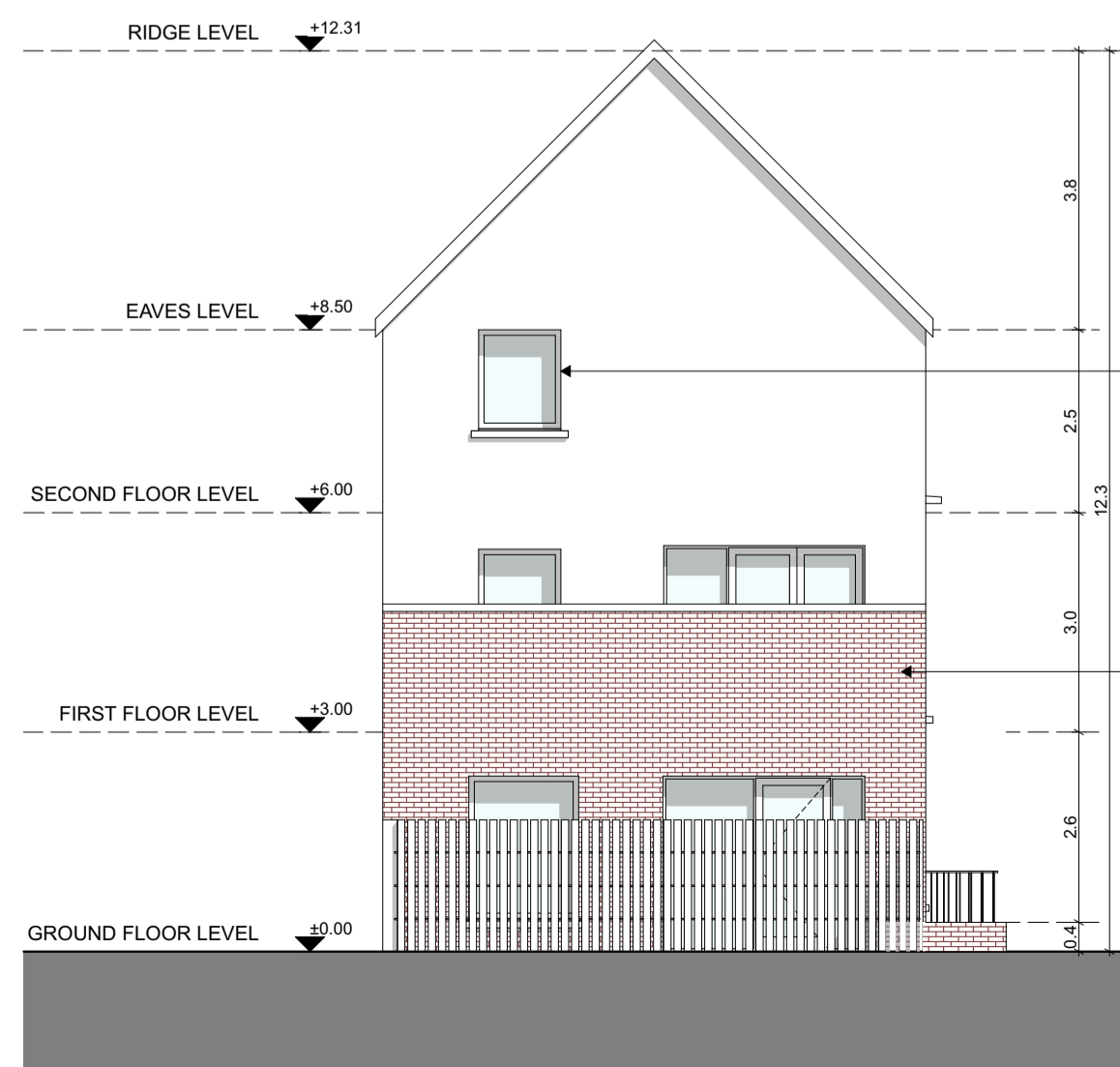
Side Elevation
SCALE 1:100



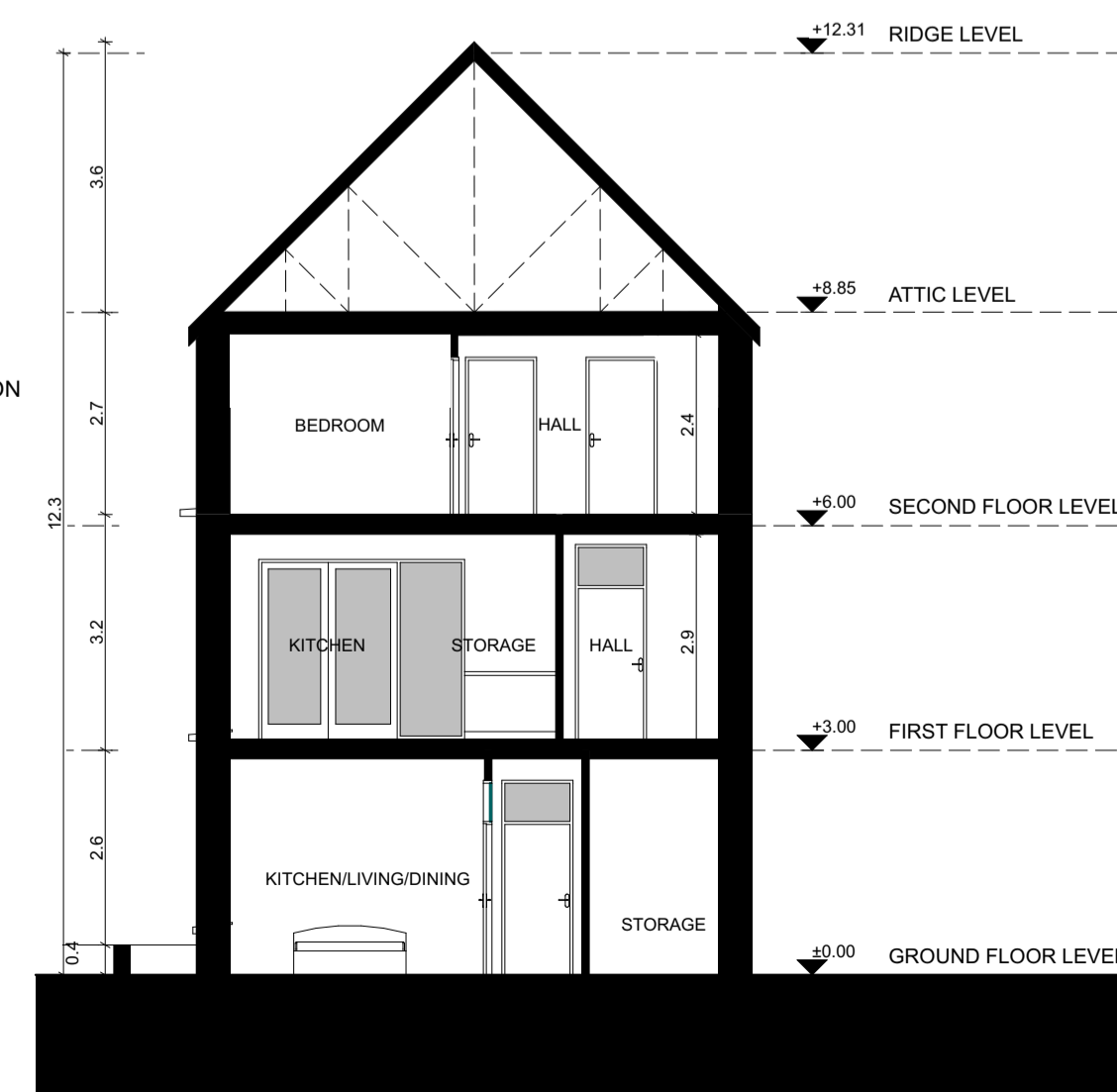
Front Elevation
SCALE 1:100



Longitudinal
SCALE 1:100



Rear Elevation
SCALE 1:100



Transversal
SCALE 1:100

Duplex - DUP01 - Ground Floor (2 bed) - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
DUP01 - 2 Bed Unit	86.1 m ²	73.0 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 - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	8.5 m ²	6.0 m ²

Refer to Site Plan for:

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

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	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	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

G1
(DUPLX UNIT)

RIAI	Planning Application	DAVEY + SMITH ARCHITECTS
<small>DAVEY+SMITH ARCHITECTS 13 SEAPORT BUILDING, 44/45 CLONTARF ROAD, CLONTARF, DUBLIN 3 PH: 01 2447638 EMAIL: info@davey-smith.com WEB: www.davey-smith.com</small>		
Layout ID: D2101 - UT24	Scale: 1:100	Job No: D2101
Project: Ashbourne SHD	Series: Planning	Date: 31/08/2022
Drawing Name: Type G1 Duplex - Proposed Floor Plans, Section, Elevations		Status: Planning

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