



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:	CAPPING TO BE ALUMINIUM POWDER COATED TO SELECTED COLOUR.
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 CAPPING.
SOLAR PANELS:	INDICATIVE SOLAR PANEL POSITION, FINAL SOLAR PANEL POSITION DEPENDS ON HOUSE ORIENTATION. THE SOLAR PANELS INDICATED ARE A PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGULATIONS PART L. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF ALTERNATIVE RENEWABLE ENERGY OPTIONS.

Second Floor Roof Plan

APARTMENT BLOCK I
 4 no. two story apartment duplex + 4 no. one storey apartment

Apartment Block - 1 - Apartment 2 - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Apt 2 - 1 Bed Unit	55.1 m ²	45.0 m ²

Apartment Block - 1 - Apartment 2 - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	13.2 m ²	11.4 m ²
Aggregate Living Area	24.8 m ²	23.0 m ²

Apartment Block - 1 - Apartment 2 - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	4.0 m ²	3.0 m ²

Apartment Block - 1 - Apartment 6 - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Apt 6 - 1 Bed Unit	62.0 m ²	45.0 m ²

Apartment Block - 1 - Apartment 6 - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	13.2 m ²	11.4 m ²
Aggregate Living Area	31.6 m ²	23.0 m ²

Apartment Block - 1 - Apartment 6 - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	4.0 m ²	3.0 m ²

Apartment Block - 1 - Apartment 4 - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Apt 4 - 1 Bed Unit	57.6 m ²	45.0 m ²

Apartment Block - 1 - Apartment 4 - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	38.0 m ²	11.4 m ²
Aggregate Living Area	27.3 m ²	23.0 m ²

Apartment Block - 1 - Apartment 4 - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	4.0 m ²	3.0 m ²

Apartment Block - 1 - Apartment 8 - Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
Apt 8 - 1 Bed Unit	55.3 m ²	45.0 m ²

Apartment Block - 1 - Apartment 8 - Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	13.2 m ²	11.4 m ²
Aggregate Living Area	24.9 m ²	23.0 m ²

Apartment Block - 1 - Apartment 8 - Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	4.0 m ²	3.0 m ²

Refer to Site Plan for:
 - Finished floor levels to survey datum
 - Orientation
 - Handing of type for each unit



KEY PLAN

RIA	Planning Application	DAVEY + SMITH ARCHITECTS
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Layout ID: PH 048 - Apartment Block I	Scale: 1:100	Job No: 1515
Project: Adamstown SDZ - Phase 03	Status: PLANNING	Date: 13/12/2021
Drawing Name: Second Floor and Roof Plan		