

**APARTMENT BLOCK A**

Total Number of Units - 50 | Total GFA - 4,375.7 m<sup>2</sup>

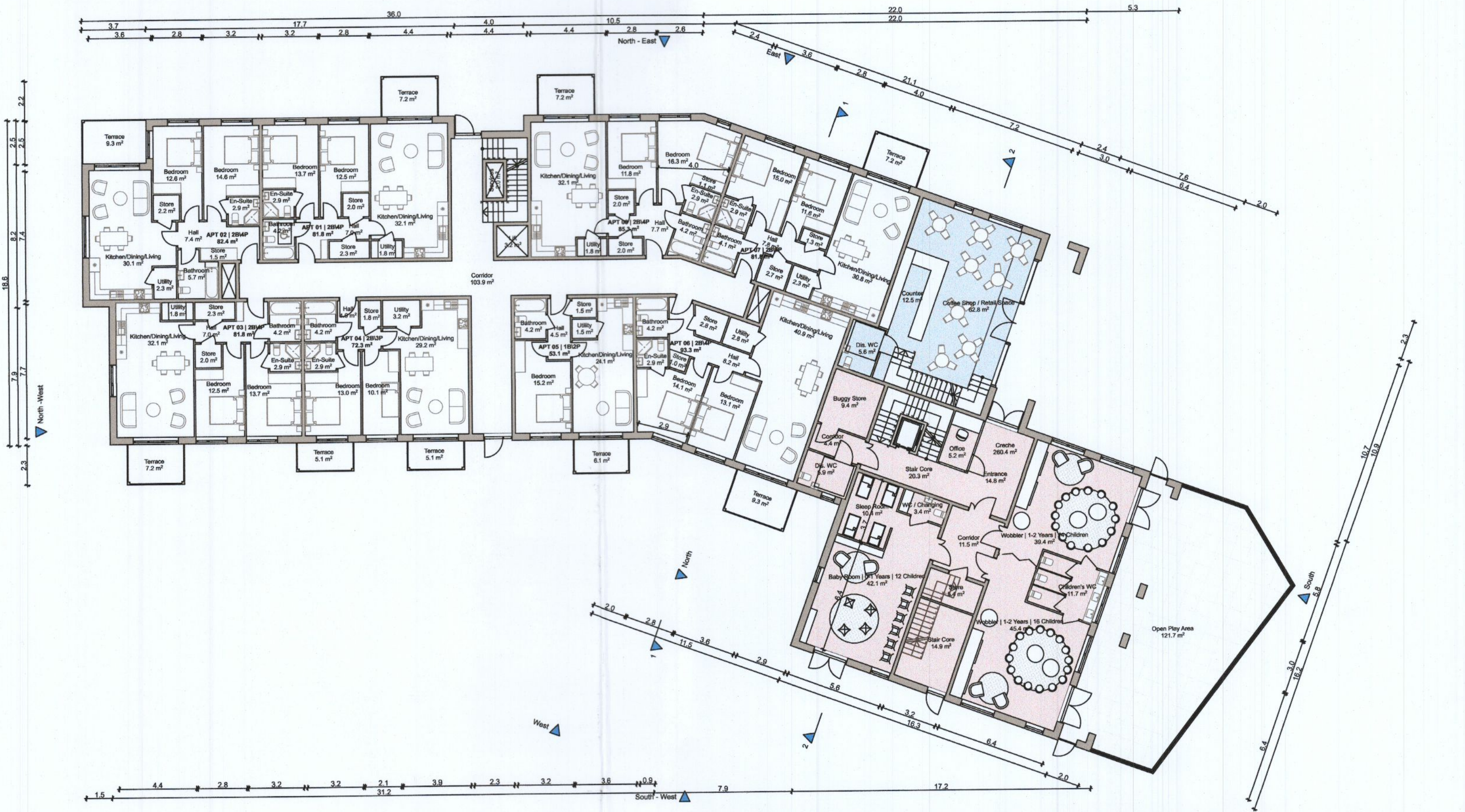
**CRECHE**

Number of Children - 84  
Number of Staff - 17

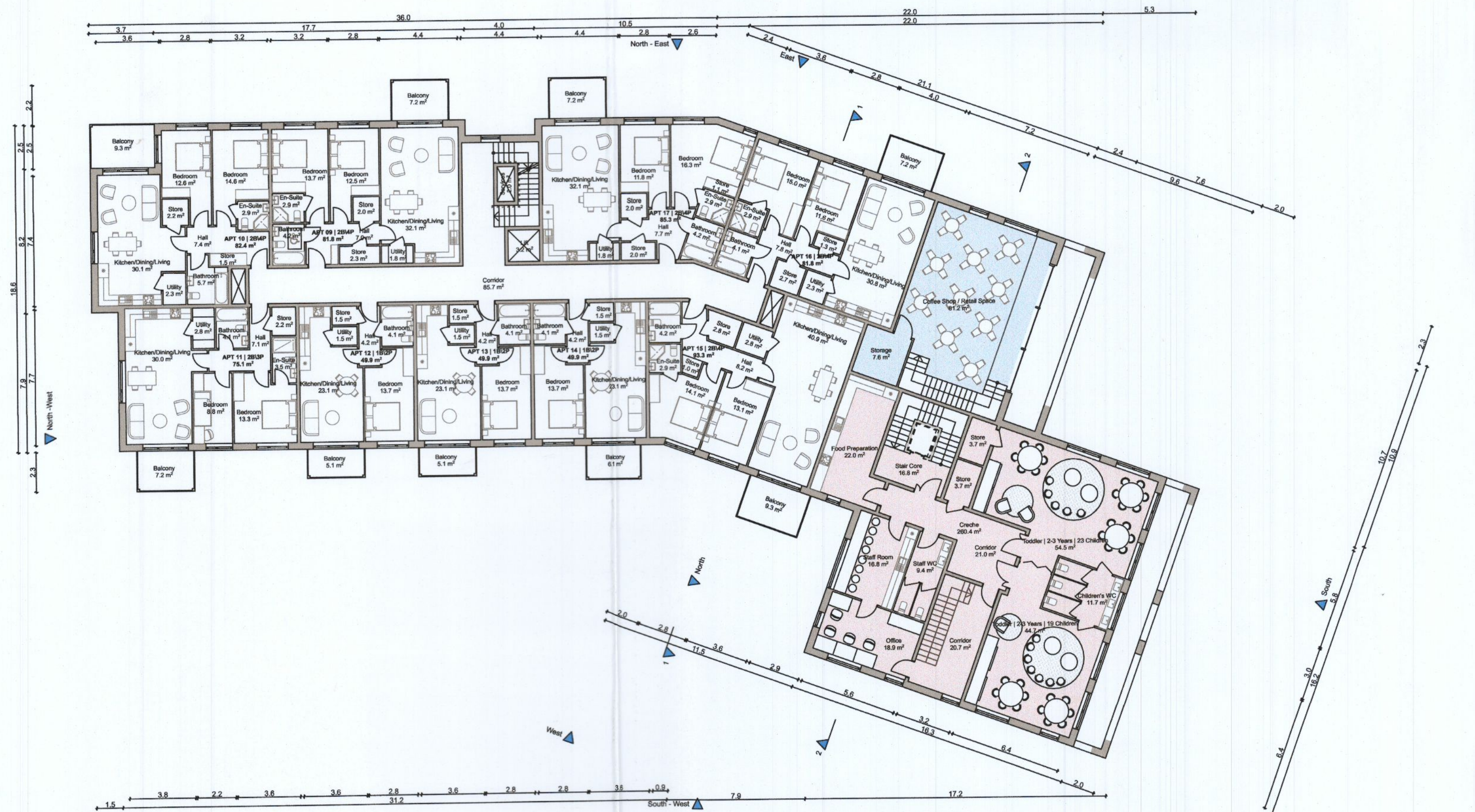
| Total GFA - 520.2 m<sup>2</sup>

**COFFEE SHOP / RETAIL SPACE**

Number of Seats, Coffee Shop - 70  
Number of Staff, Coffee Shop - 5 | Total GFA - 152.1 m<sup>2</sup>



GF-Ground Floor



01-First Floor

Apartment 1 & 9		
Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
2 Bed Unit / 4 Person	81.8 m <sup>2</sup>	73.0 m <sup>2</sup>
Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	26.2 m <sup>2</sup>	24.4 m <sup>2</sup>
Aggregate Living Area	32.1 m <sup>2</sup>	30.0 m <sup>2</sup>
Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	6.1 m <sup>2</sup>	6.0 m <sup>2</sup>
Apartment 2 & 10		
Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
2 Bed Unit / 4 Person	82.4 m <sup>2</sup>	73.0 m <sup>2</sup>
Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	27.2 m <sup>2</sup>	24.4 m <sup>2</sup>
Aggregate Living Area	30.1 m <sup>2</sup>	30.0 m <sup>2</sup>
Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>
Apartment 3		
Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
2 Bed Unit / 4 Person	81.8 m <sup>2</sup>	73.0 m <sup>2</sup>
Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	26.2 m <sup>2</sup>	24.4 m <sup>2</sup>
Aggregate Living Area	32.1 m <sup>2</sup>	30.0 m <sup>2</sup>
Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	6.1 m <sup>2</sup>	6.0 m <sup>2</sup>
Apartment 4		
Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
2 Bed Unit / 4 Person	72.3 m <sup>2</sup>	63.0 m <sup>2</sup>
Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	23.1 m <sup>2</sup>	20.1 m <sup>2</sup>
Aggregate Living Area	29.2 m <sup>2</sup>	28.0 m <sup>2</sup>
Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	5.0 m <sup>2</sup>	5.0 m <sup>2</sup>
Apartment 5		
Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
1 Bed Unit / 2 Person	53.1 m <sup>2</sup>	45.0 m <sup>2</sup>
Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	15.2 m <sup>2</sup>	11.4 m <sup>2</sup>
Aggregate Living Area	24.1 m <sup>2</sup>	23.0 m <sup>2</sup>
Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	3.0 m <sup>2</sup>	3.0 m <sup>2</sup>
Apartment 6 & 15		
Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
2 Bed Unit / 4 Person	83.3 m <sup>2</sup>	73.0 m <sup>2</sup>
Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	27.2 m <sup>2</sup>	24.4 m <sup>2</sup>
Aggregate Living Area	40.9 m <sup>2</sup>	30.0 m <sup>2</sup>
Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	6.6 m <sup>2</sup>	6.0 m <sup>2</sup>
Apartment 7 & 16		
Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
2 Bed Unit / 4 Person	81.8 m <sup>2</sup>	73.0 m <sup>2</sup>
Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	26.6 m <sup>2</sup>	24.4 m <sup>2</sup>
Aggregate Living Area	30.8 m <sup>2</sup>	30.0 m <sup>2</sup>
Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	6.3 m <sup>2</sup>	6.0 m <sup>2</sup>
Apartment 8 & 17		
Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
2 Bed Unit / 4 Person	85.3 m <sup>2</sup>	73.0 m <sup>2</sup>
Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	28.1 m <sup>2</sup>	24.4 m <sup>2</sup>
Aggregate Living Area	32.1 m <sup>2</sup>	30.0 m <sup>2</sup>
Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	6.9 m <sup>2</sup>	6.0 m <sup>2</sup>
Apartment 12, 13 & 14		
Gross Internal Area		
Area Type	Proposed Area	DoHPCLG Area Min.
1 Bed Unit / 2 Person	49.9 m <sup>2</sup>	45.0 m <sup>2</sup>
Space Provision & Room Sizes		
Area Type	Proposed Area	DoHPCLG Area Min.
Aggregate Bedroom Area	13.7 m <sup>2</sup>	11.4 m <sup>2</sup>
Aggregate Living Area	23.1 m <sup>2</sup>	23.0 m <sup>2</sup>
Storage Provision		
Area Type	Proposed Area	DoHPCLG Area Min.
Storage	3.0 m <sup>2</sup>	3.0 m <sup>2</sup>
Total 50 No. of Units		
1 Bed Apartment / 2 Person	Total 14 No. of Units	
2 Bed Apartment / 3 Person	Total 6 No. of Units	
2 Bed Apartment / 4 Person	Total 30 No. of Units	

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

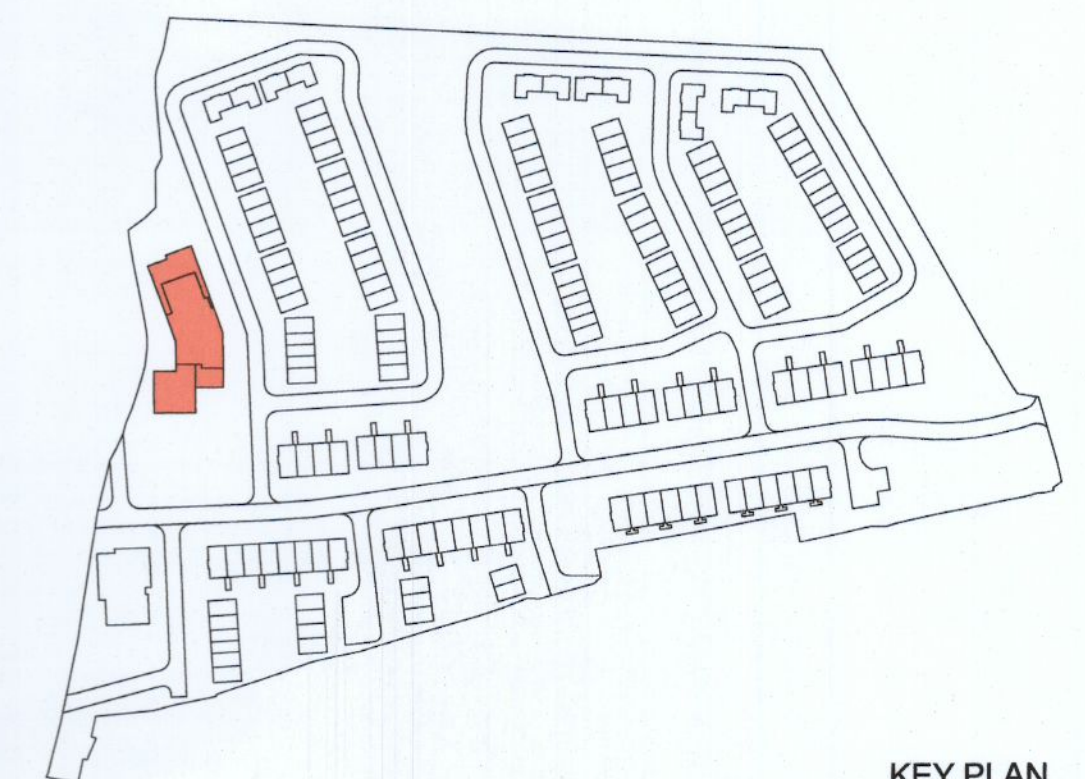
Notes

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.

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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. OBTURATE 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.



KEY PLAN

**RIAI**

Plans Proposed

**DAVEY + SMITH**  
ARCHITECTS

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 Project: **Clonburris, K1** Job No: 2004  
 Drawing Name: **Apartment Block A - Ground & First Floor Plan** Status: **PLANNING**  
 Date: 29/06/2022  
 Drawn: [Name] Checked: [Name]

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