

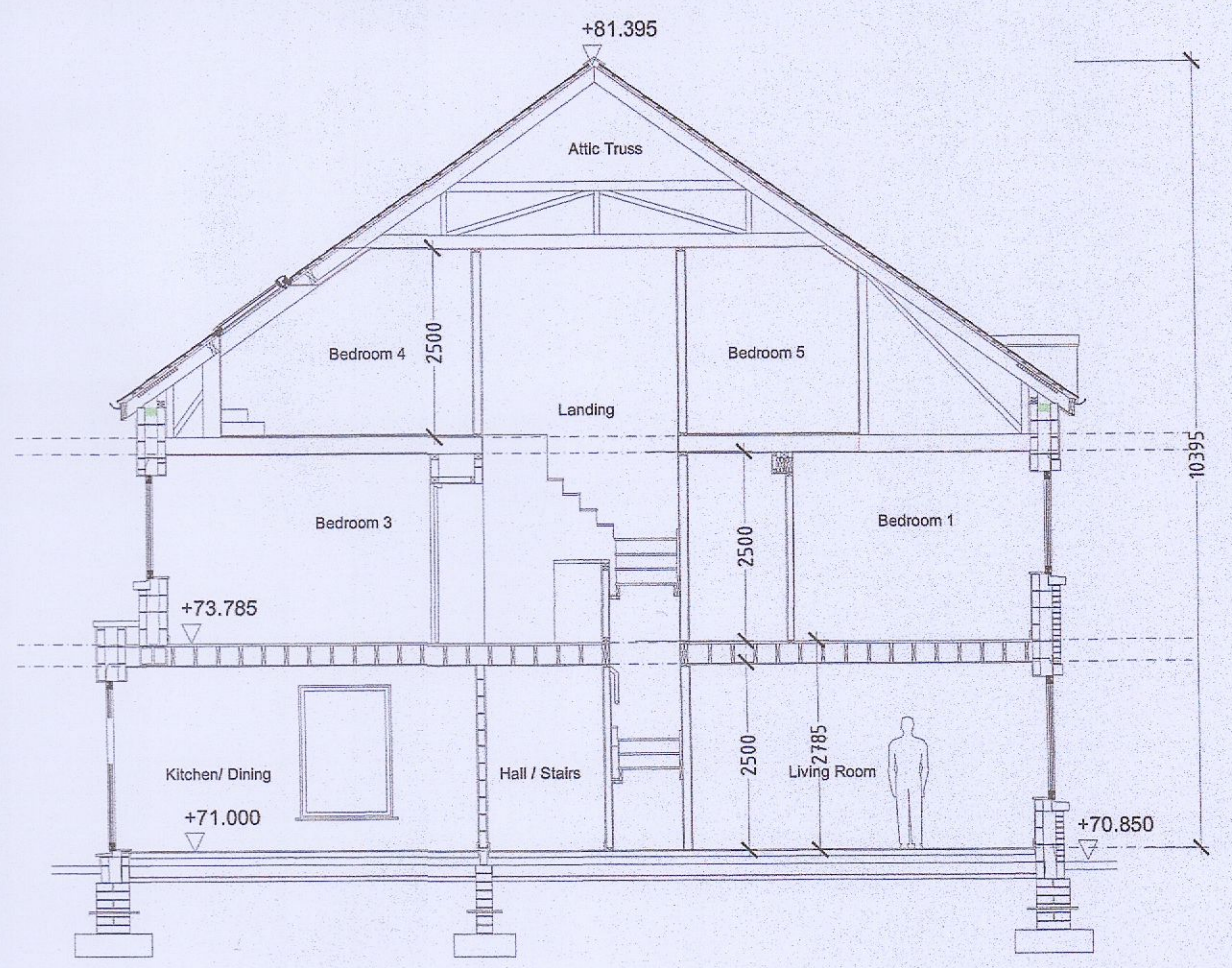
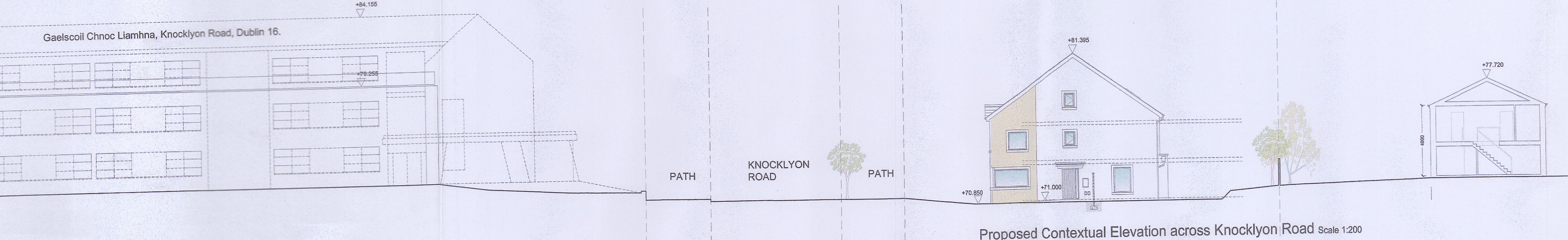
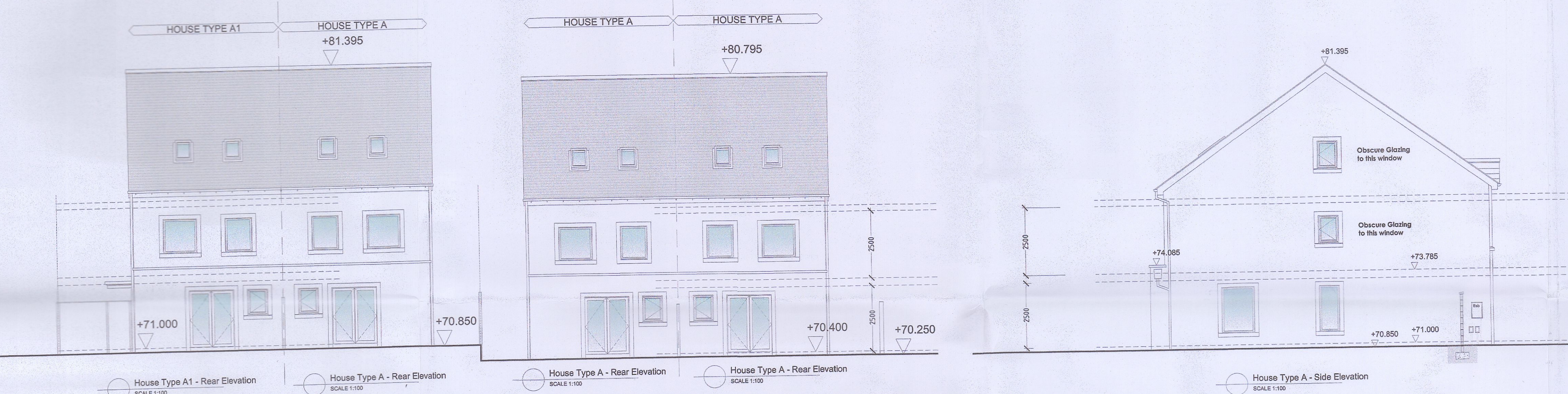
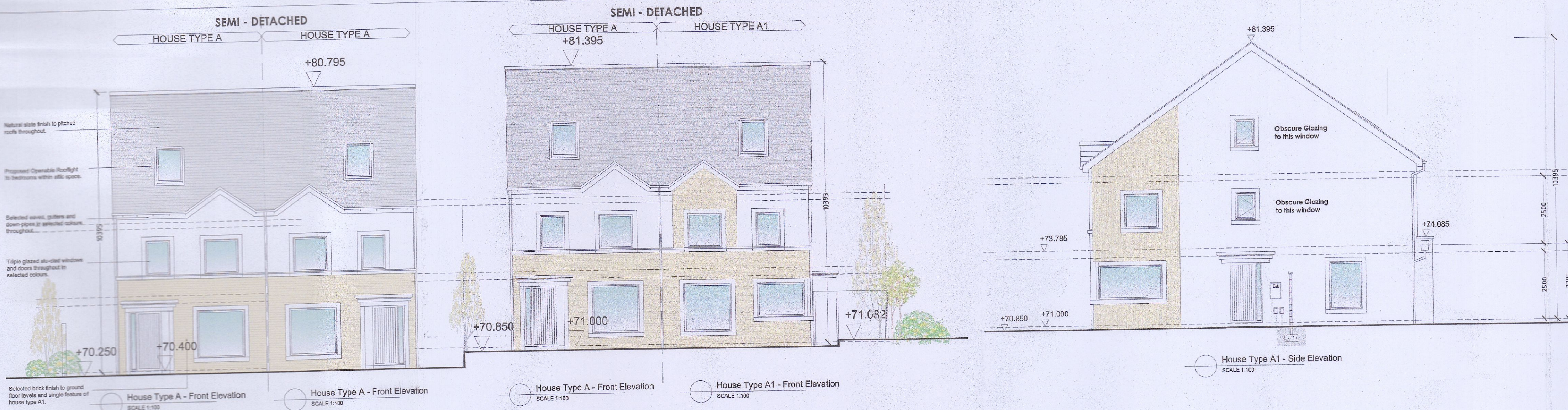
House Type A(1) - 5 Bed, 7 person

	Quality Housing for Sustainable Communities	Provided	Compliant
Min. Overall Area	120m <sup>2</sup>	155m <sup>2</sup>	✓
Aggregate area of Living/Dining/Kitchen	40m <sup>2</sup>	40m <sup>2</sup> / 46m <sup>2</sup>	✓
Min. Area Living Room	15m <sup>2</sup>	16.0/22.0m <sup>2</sup>	✓
<b>Min. Floor area of:</b>			
Main Bedrm - No. 1	13.0m <sup>2</sup>	15.4m <sup>2</sup>	✓
Double Bedrm - No. 2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	✓
Single Bedrm - No. 3	7.1m <sup>2</sup>	8.6m <sup>2</sup>	✓
Double Bedrm - No. 4	11.4m <sup>2</sup>	15m <sup>2</sup>	✓
Single Bedrm - No. 5	7.1m <sup>2</sup>	9.0m <sup>2</sup>	✓
Aggregate Bedroom floor areas	N/A	59.4m <sup>2</sup>	✓
Min. Storage	6m <sup>2</sup>	9.77m <sup>2</sup>	✓

**DWELLINGS SPECIFICATION:**

**ROOF:**  
Selected Natural slates, and associated ridges, eaves and verges, fixed in accordance with manufacturer's instructions, on roof trusses/structure to engineer's details. Roofing slates & all associated fittings should be fixed in accordance with the Irish Code of Practice for Slating and Tiling, S.R. 82:2017.

**EXTERNAL WALL CONSTRUCTION:**  
Sand & cement external render in selected colours, 100mm dense concrete blockwork outer leaf, 150mm cavity with 110mm PIR insulation, 100mm concrete block inner leaf with scratch coat applied to inner face to provide air tight seal. All junctions and opens (walls, ceilings and floors) taped with proprietary air tightness tapes, d.p.c. to all walls to be a minimum of 150mm above finished ground level, and to be taped and sealed to d.p.m./radon to form a continuous membrane elemental u-value for wall construction to be 0.16 w/m<sup>2</sup>k.



**NOTE:**  
 • ALL SERVICES, LEVELS AND STRUCTURE TO ENGINEERS DETAILS/SPECIFICATION.  
 • SEE SITE PLAN FOR FFL & ORIENTATION OF UNITS  
 • NOT FOR CONSTRUCTION PURPOSES.

**A B P**

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Client: Pathway Homes Ltd. Project: Proposed Residential Development at Site, Knocklyon Road, Dublin		Drawing: House A & A1/Contextual Elevations Description: 5 Bed Semi Detached/Double Front Scale: 1:100/200	
Status: APPEAL Date: Sept 2022	Drawing No: 180201-03-200 Drawn by: SM	Rev: P1 Checked by: JC	