

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

ROOF PLAN

Notes

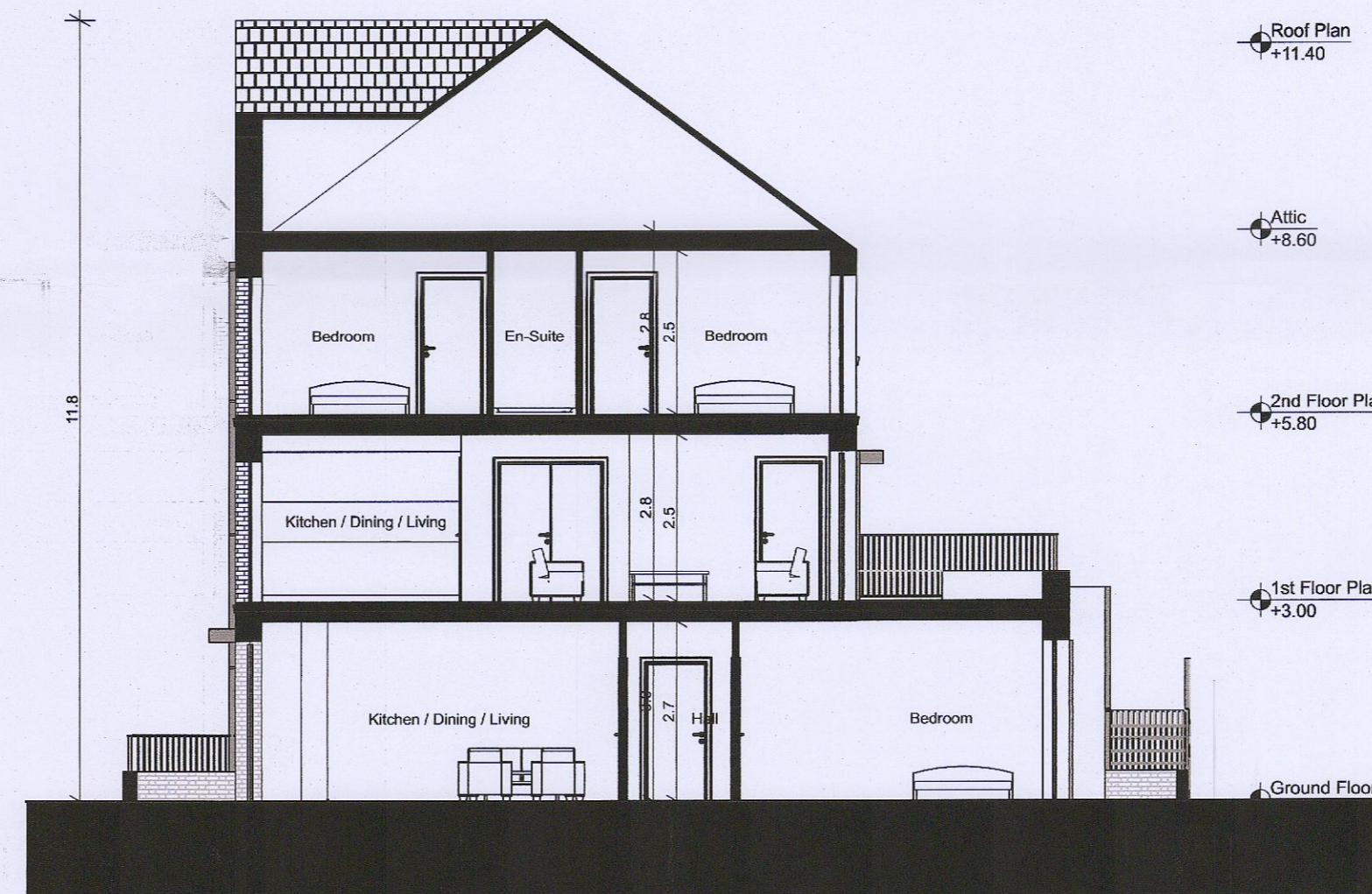
Do not scale from this drawing.  
Use figured dimensions only.  
All errors and omissions to be reported to the Architect.  
This drawing is to be read in conjunction with relevant consultant's drawings.  
All dimensions are in millimetres and all levels are in meters to match Datums unless otherwise noted.

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| NOTES ON FINISHES: |                                                                                                                                                                                                                                                                                                       |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROOF:              | 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.                                                                                                                                                                                         |
| 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. |



FRONT ELEVATION



TYPICAL SECTION

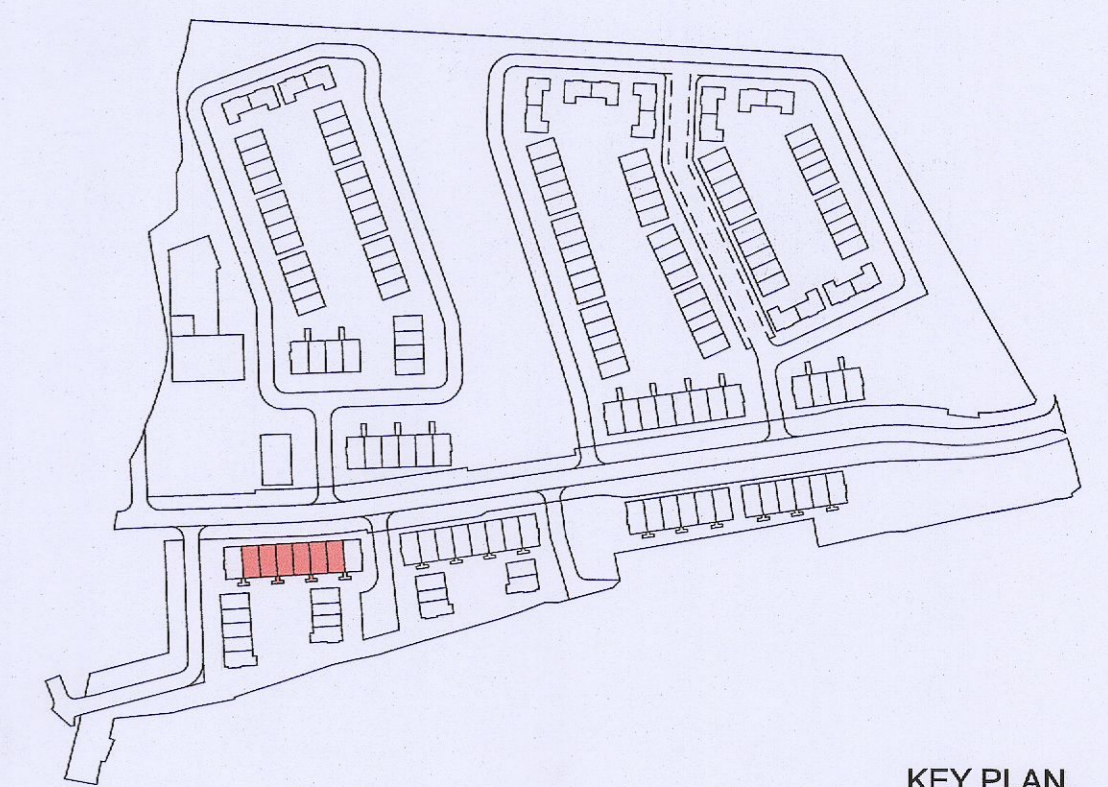


REAR ELEVATION

| Duplex Block C&D - 2B/4P Unit - Ground Floor - Mid Unit       |                      |                     |
|---------------------------------------------------------------|----------------------|---------------------|
| Name                                                          | Proposed Area        | DoHPCLG Area Min.   |
| 2 Bed Unit                                                    | 73.1 m <sup>2</sup>  | 73.0 m <sup>2</sup> |
| 2 Bed / 4 Person Unit - Space Provision & Room Sizes          |                      |                     |
| Area Type                                                     | Proposed Area        | DoHPCLG Area Min.   |
| Aggregate Bedroom Area                                        | 24.4 m <sup>2</sup>  | 24.4 m <sup>2</sup> |
| Aggregate Living Area                                         | 30.0m <sup>2</sup>   | 30.0 m <sup>2</sup> |
| 2 Bed / 4 Person Unit - Storage Provision                     |                      |                     |
| Area Type                                                     | Proposed Area        | DoHPCLG Area Min.   |
| Storage                                                       | 6.1 m <sup>2</sup>   | 6.0 m <sup>2</sup>  |
| Duplex Block C&D - 3B/5P Unit - First&Second Floor - Mid Unit |                      |                     |
| Name                                                          | Proposed Area        | DoHPCLG Area Min.   |
| 3 Bed Unit                                                    | 109.2 m <sup>2</sup> | 90.0 m <sup>2</sup> |
| 3 Bed / 5 Person Unit - Space Provision & Room Sizes          |                      |                     |
| Area Type                                                     | Proposed Area        | DoHPCLG Area Min.   |
| Aggregate Bedroom Area                                        | 31.7 m <sup>2</sup>  | 31.5 m <sup>2</sup> |
| Aggregate Living Area                                         | 39.8 m <sup>2</sup>  | 34.0 m <sup>2</sup> |
| 3 Bed / 5 Person Unit - Storage Provision                     |                      |                     |
| Area Type                                                     | Proposed Area        | DoHPCLG Area Min.   |
| Storage                                                       | 9.0 m <sup>2</sup>   | 9.0 m <sup>2</sup>  |

Refer to Site Plan for:

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



KEY PLAN

**RIAI** Planning Application - Clarification of Additional Information

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Layout ID: PH 014- Scale: 1:100

Project: Clonburris, K1 Job No: 2064

Series: PLANNING Date: 28/03/2023

Drawing Name: Duplex Block A,B,C&D Mid Unit T1-Proposed Plans,Section&Elevations Status: Clarification of Additional Information

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