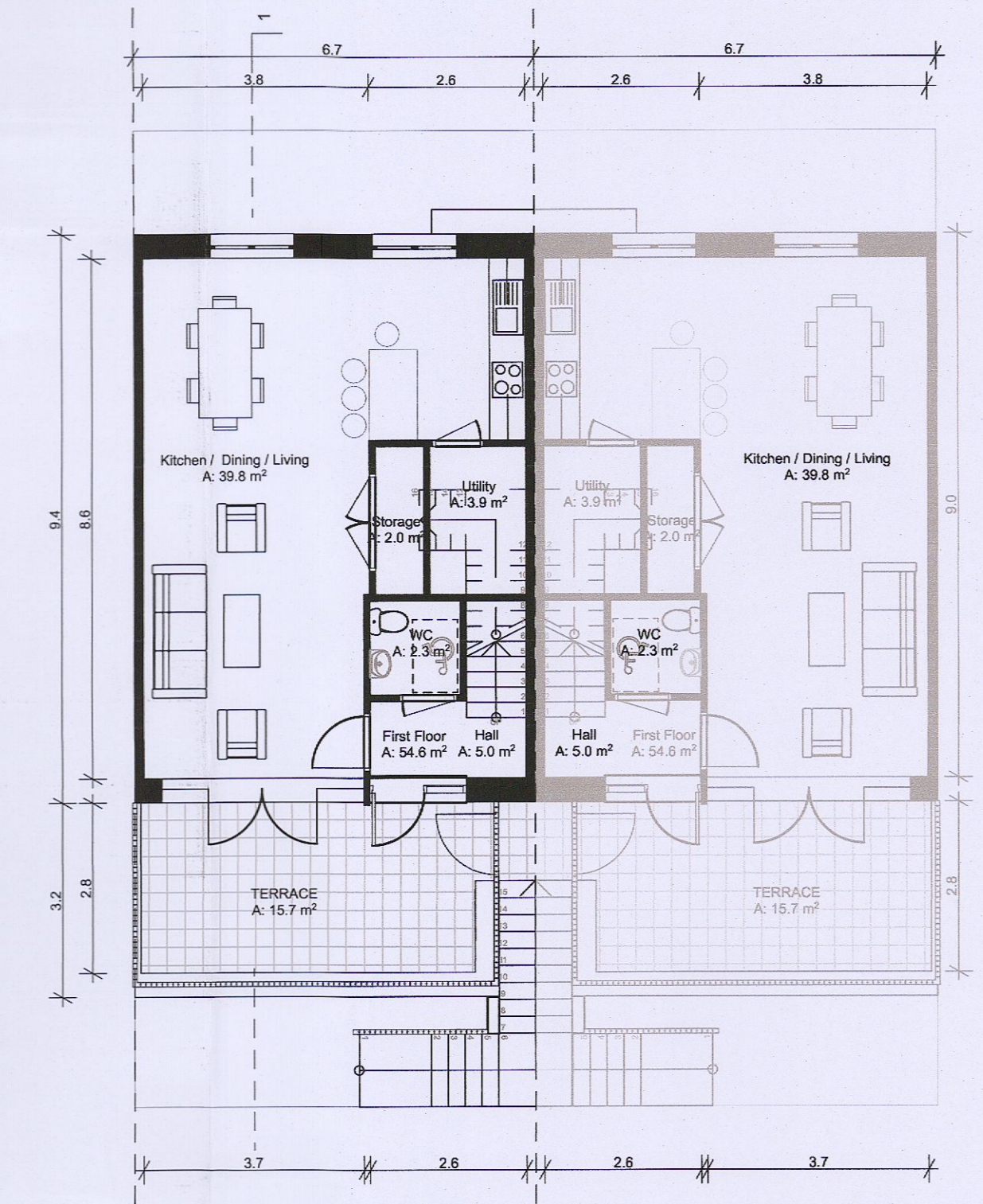
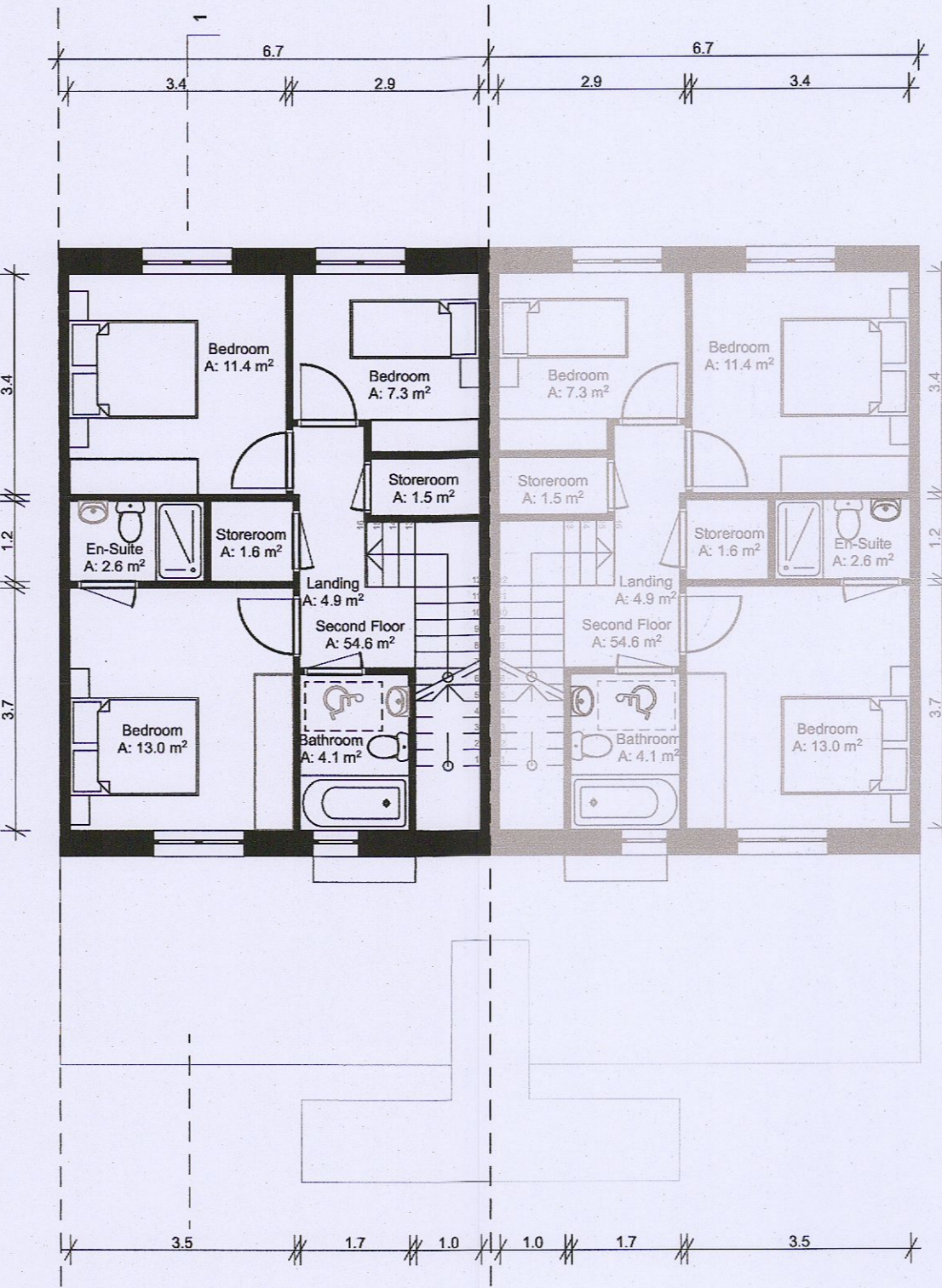


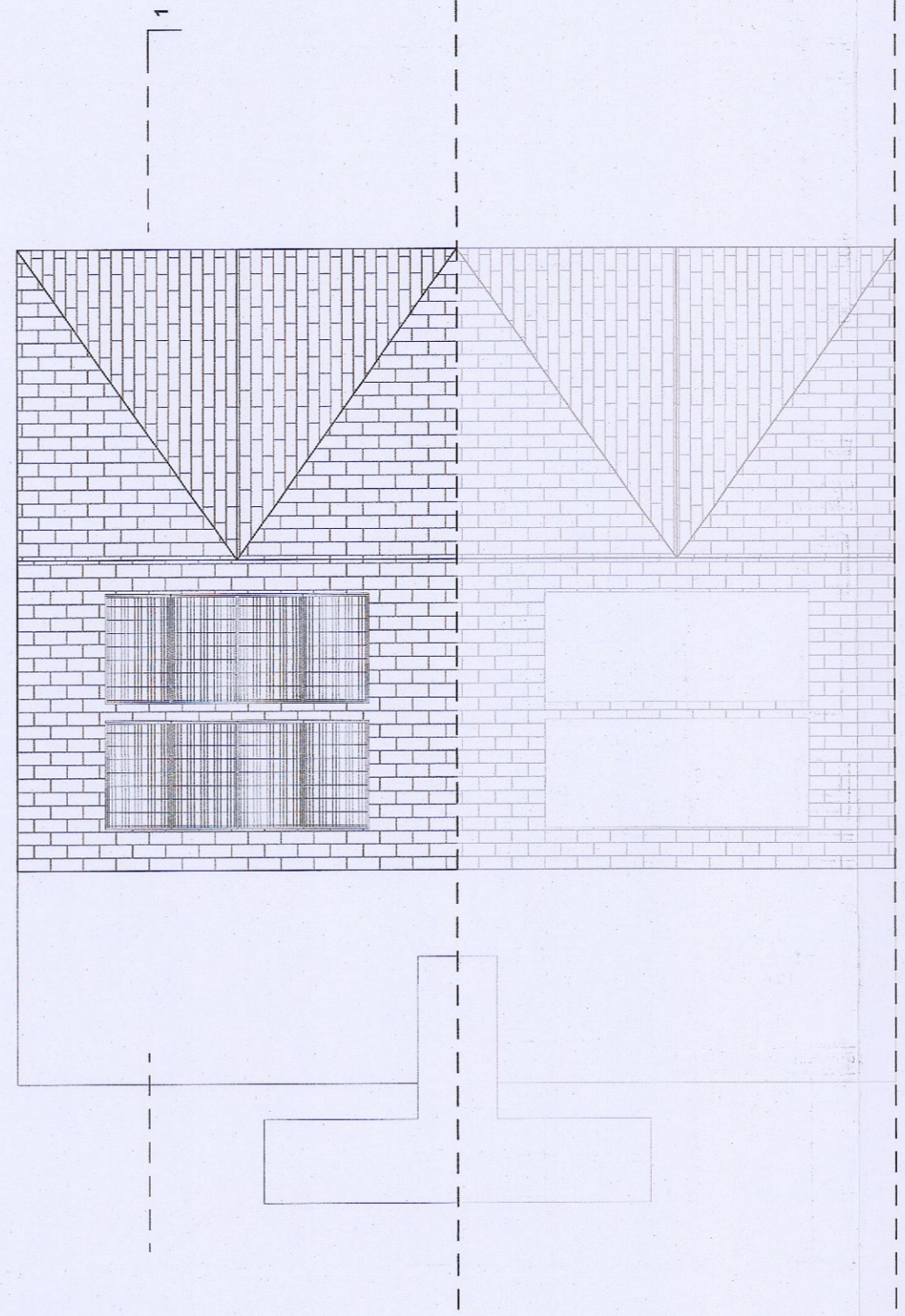
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

Notes

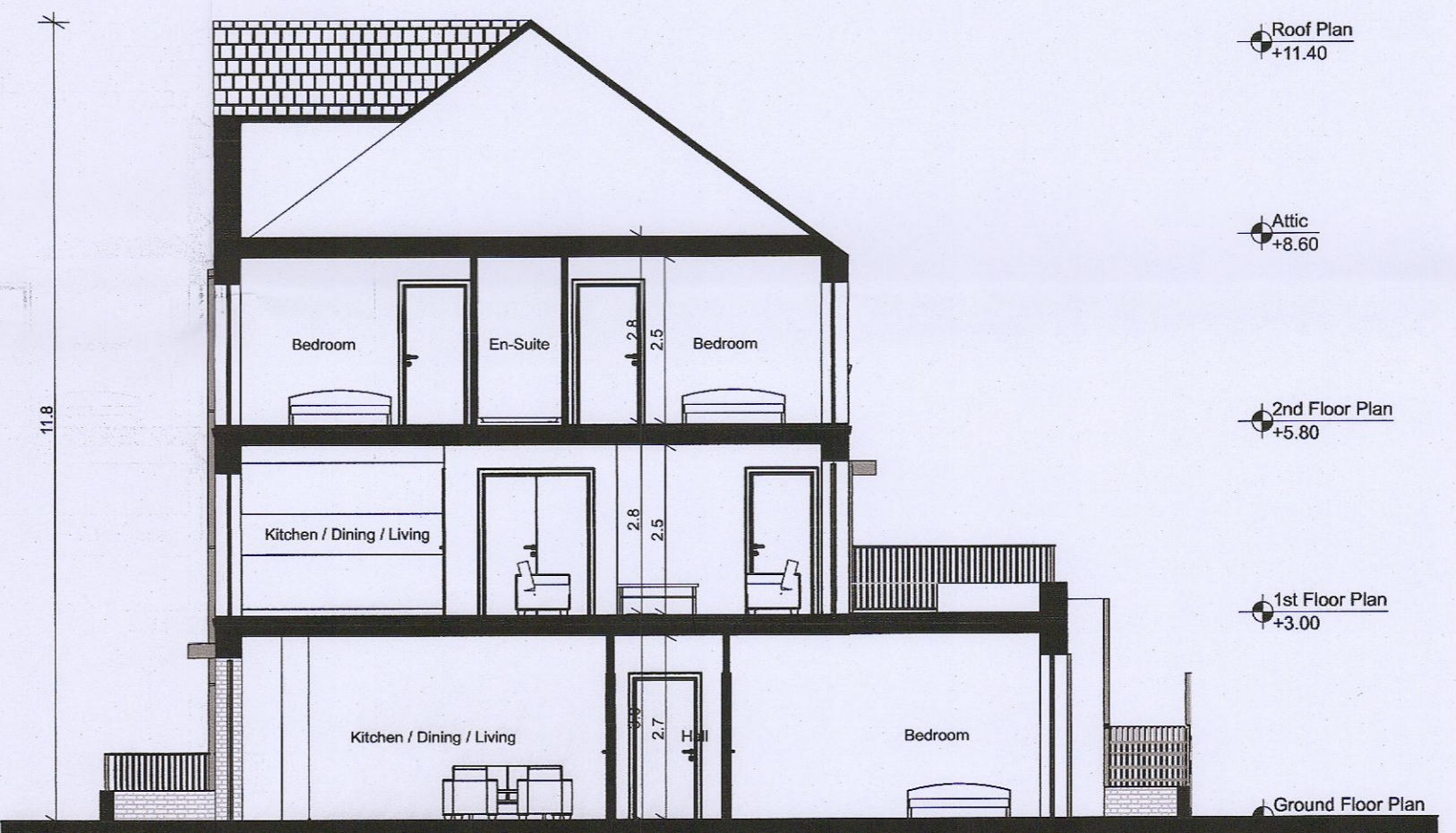
Do not scale from this drawing.  
Use figured dimensions only.  
All errors and omissions to be reported to the Architect.  
This drawing is to be read in conjunction with relevant consultant's drawings.  
All dimensions are in millimetres and all levels are in meters to match Datums unless otherwise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

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.
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



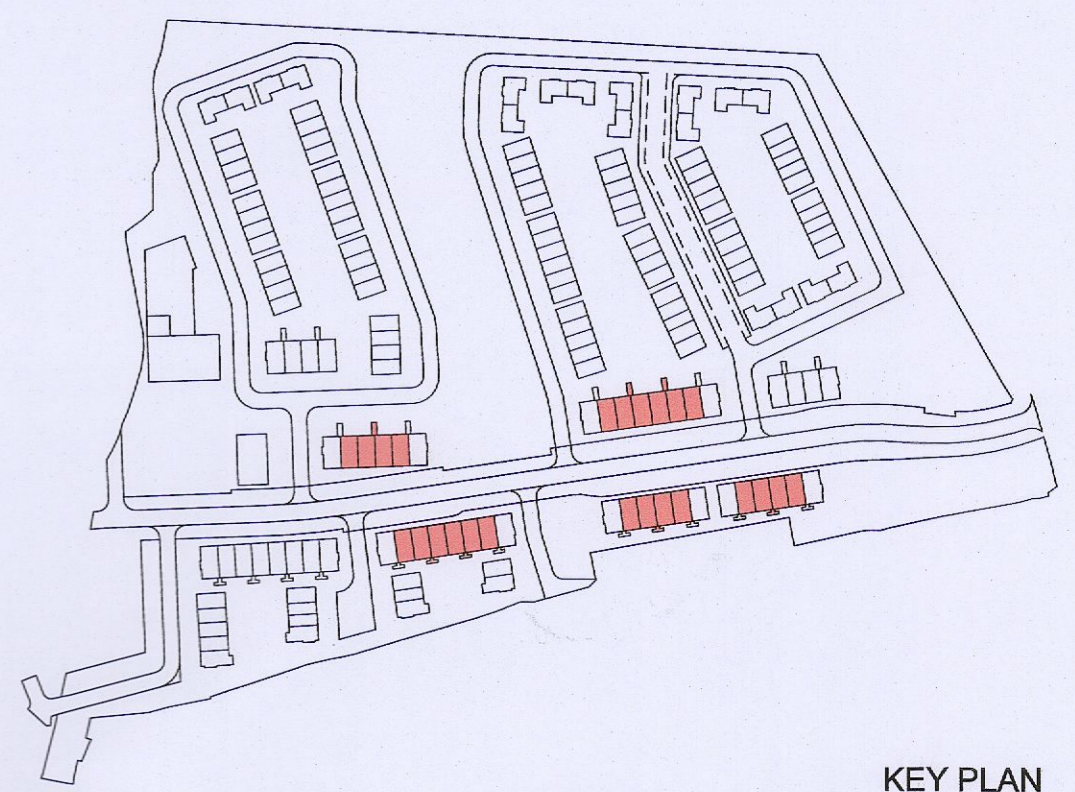
TYPICAL SECTION



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	30.0 m <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

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

**DAVEY + SMITH ARCHITECTS**

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Layout ID: **PH 015-** Scale: 1:100  
 Job No: 2304  
 Series: **PLANNING**  
 Date: 28/03/2023  
 Drawing Name: **Duplex Block A,B,C&D Mid Unit T2-Proposed Plans,Section&Elevations**  
 Status: Clarification of Additional Information