

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECTS DRAWINGS

REFER TO ARCHITECT'S SITE PLAN PL03 FOR NORTH ORIENTATION.

LEVELS GIVEN ON HOUSE TYPE DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL. FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION, REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEER'S DRAWINGS WHERE LEVELS ARE ALL GIVEN IN RELATION TO LAND SURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

NOTES:

NOTES ON FINISHES:

PITCHED ROOF:

TO BE FINISHED IN CONCRETE ROOF TILES OR SLATE IN BLACK / BLUE COLOUR WITH CLIPPED EAVES AND FASCIAS OR SIMILAR APPROVED.

WALLS:

SELECTED CLAY BRICKWORK WHERE INDICATED OTHERWISE PAINTED SAND / CEMENT RENDER OR SELF COLOURED RENDER.

JOINERY:

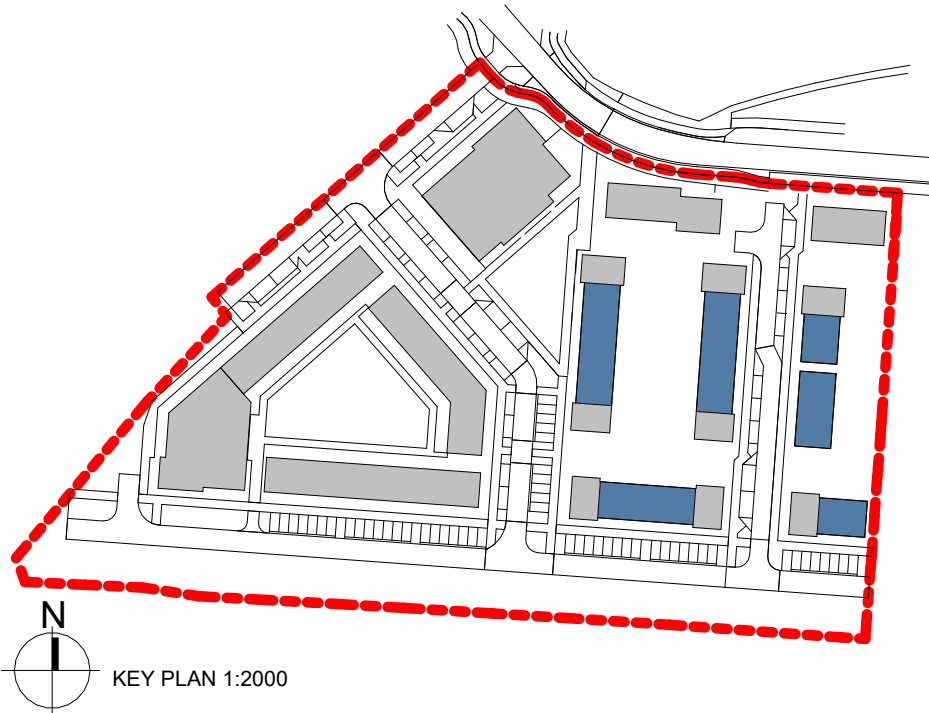
ALL WINDOWS AND DOORS, FRAMES AND LEAVES, TO BE uPVC, ALUMINIUM OR ALUCLAD TIMBER TO APPROVED COLOUR. OBSCURE GLAZING WHERE INDICATED TO SENSITIVE WINDOWS.

RAINWATER GOODS:

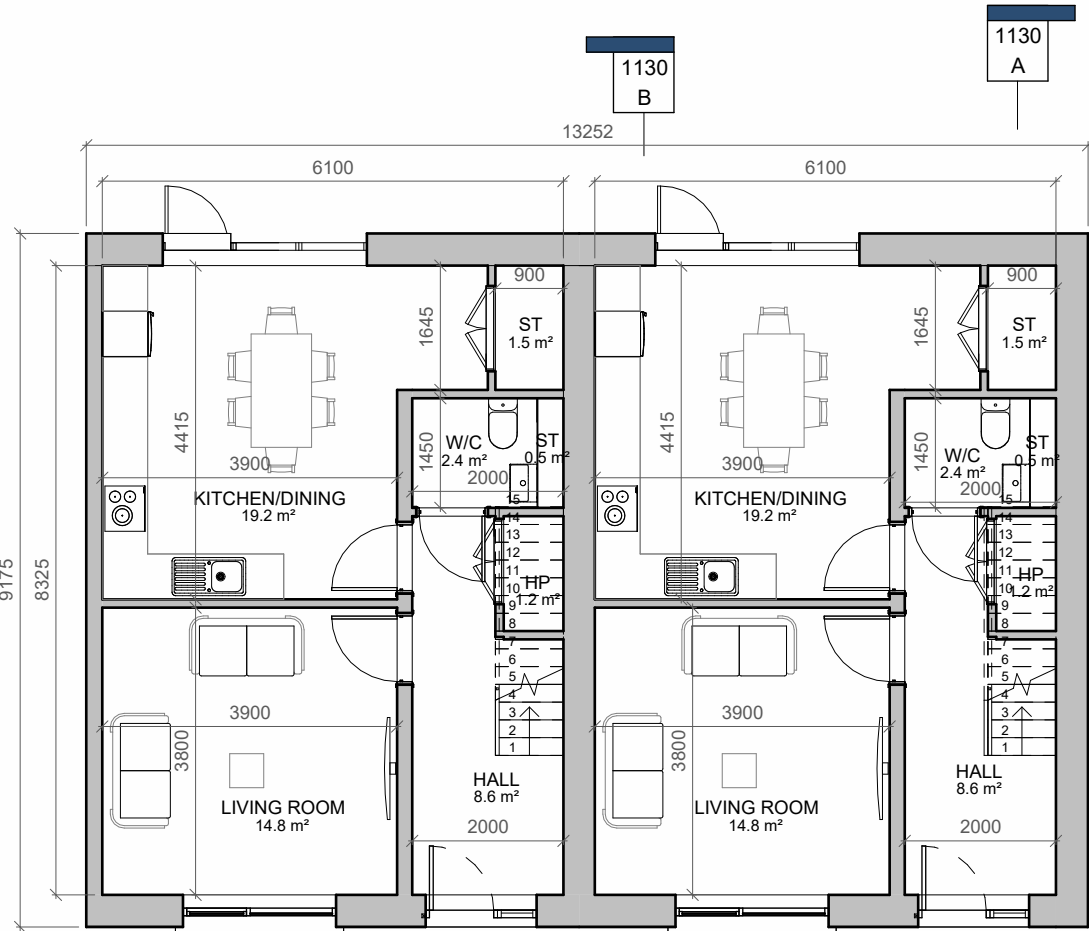
GUTTERS, DOWNPIPES, AND FIXINGS TO BE uPVC OR ALUMINIUM POWDER COATED TO SELECTED COLOUR TO MATCH ROOF FINISH.

SOLAR PANELS:

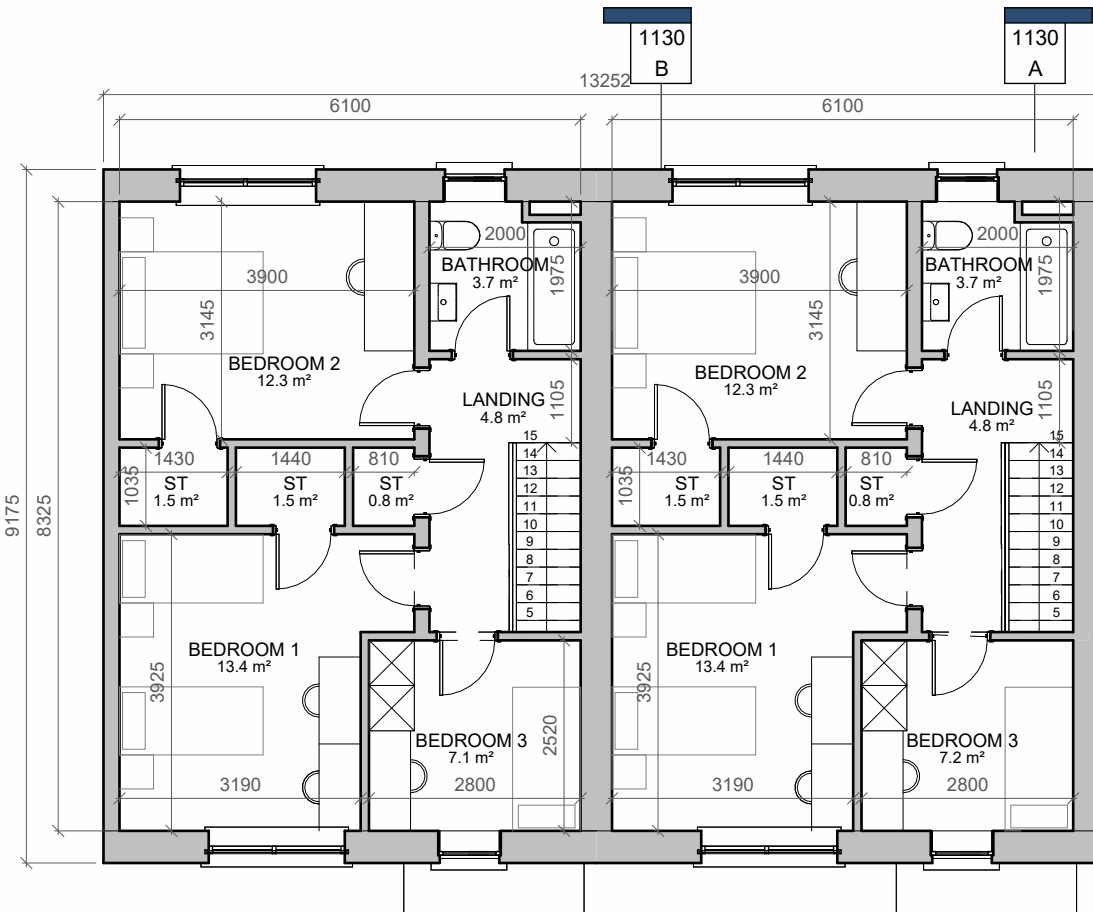
SOLAR PANELS MAY BE INCLUDED TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGS PART L. OR, SOLAR PANELS MAY BE OMITTED IN FAVOUR OF ALTERNATIVE RENEWABLE ENERGY SOURCE.



KEY PLAN 1:2000



GROUND FLOOR LEVEL  
SCALE: 1 : 100



FIRST FLOOR LEVEL  
SCALE: 1 : 100

RIDGE LEVEL  
FFL +9190

FIRST FLOOR LEVEL  
FFL +3150

GROUND FLOOR LEVEL  
FFL +0

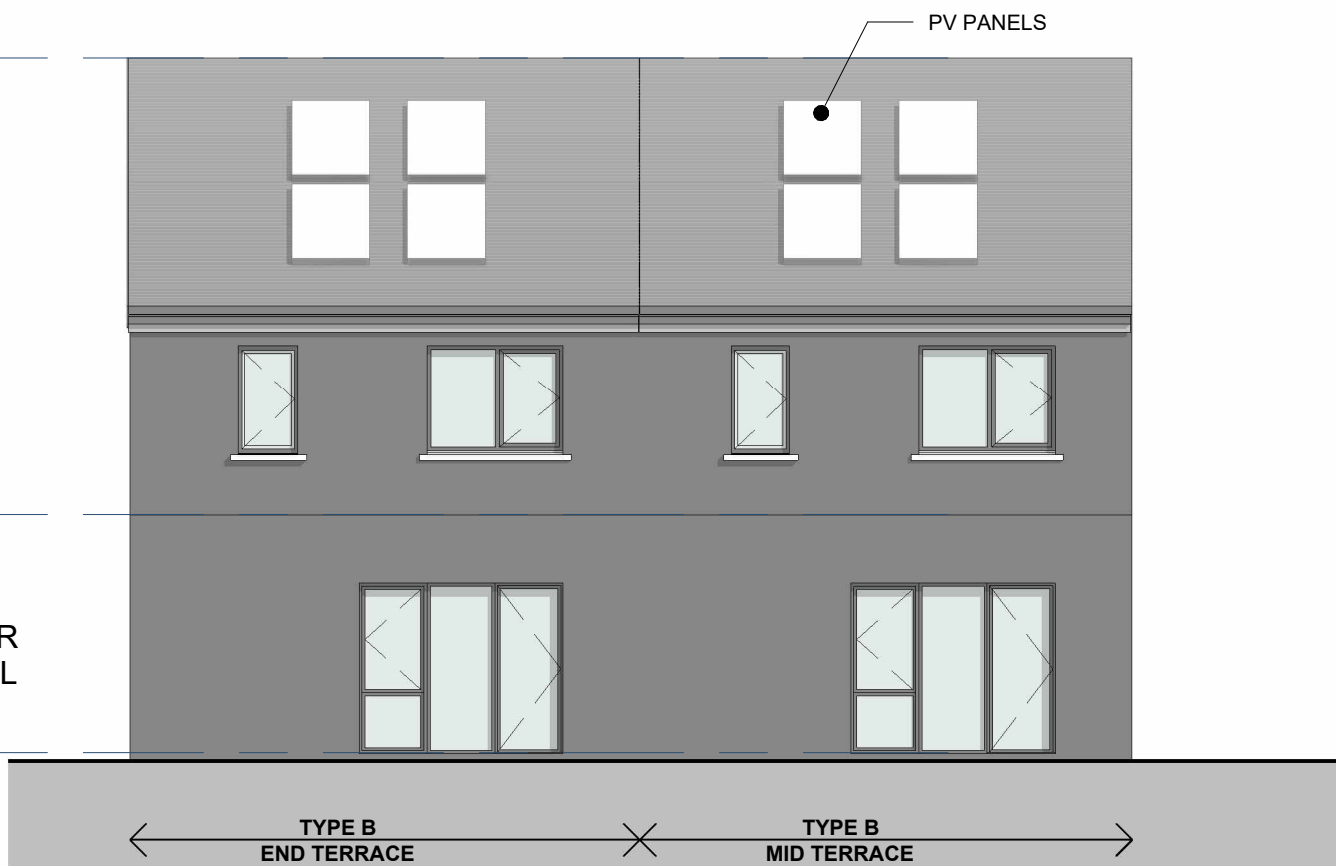


FRONT ELEVATION  
SCALE: 1 : 100

RIDGE LEVEL  
FFL +9190

FIRST FLOOR LEVEL  
FFL +3150

GROUND FLOOR LEVEL  
FFL +0

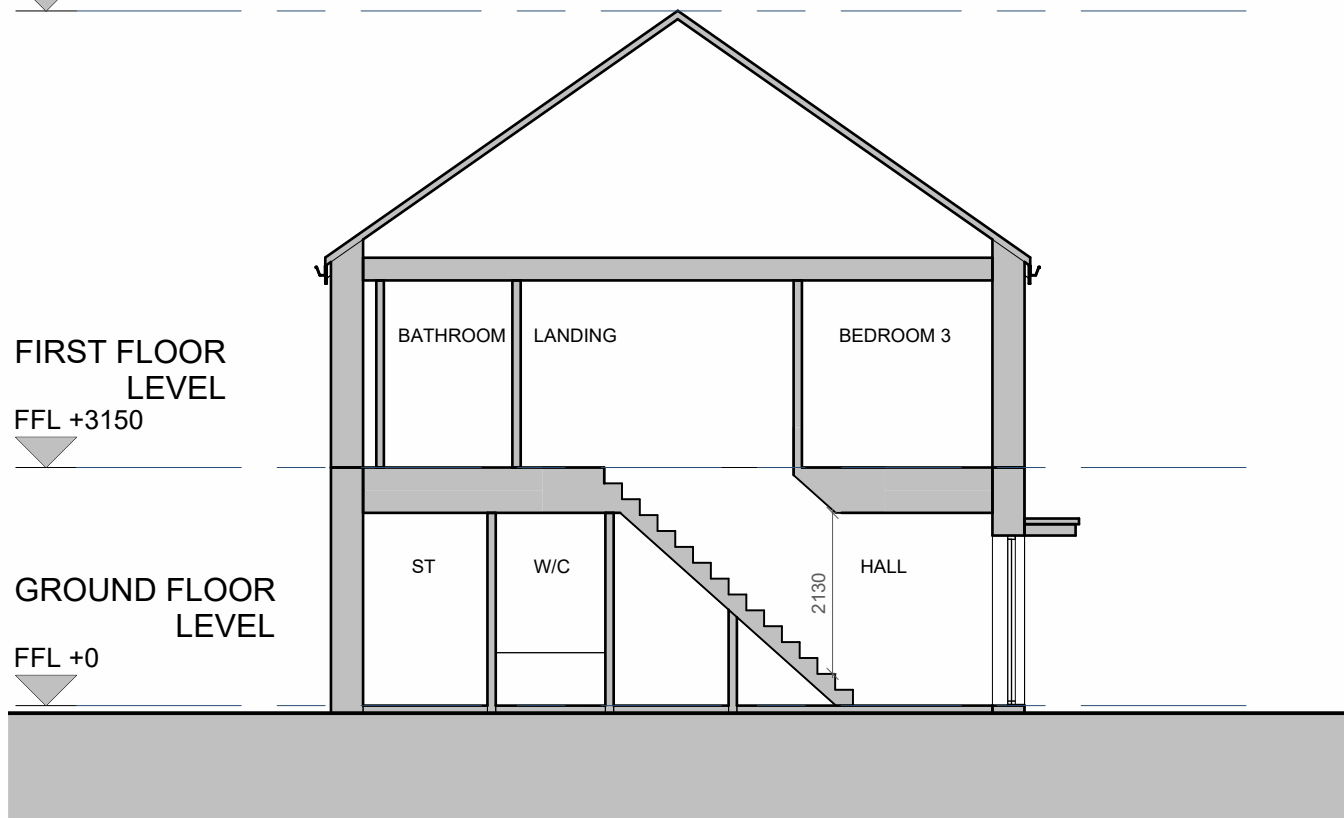


REAR ELEVATION  
SCALE: 1 : 100

RIDGE LEVEL  
FFL +9190

FIRST FLOOR LEVEL  
FFL +3150

GROUND FLOOR LEVEL  
FFL +0

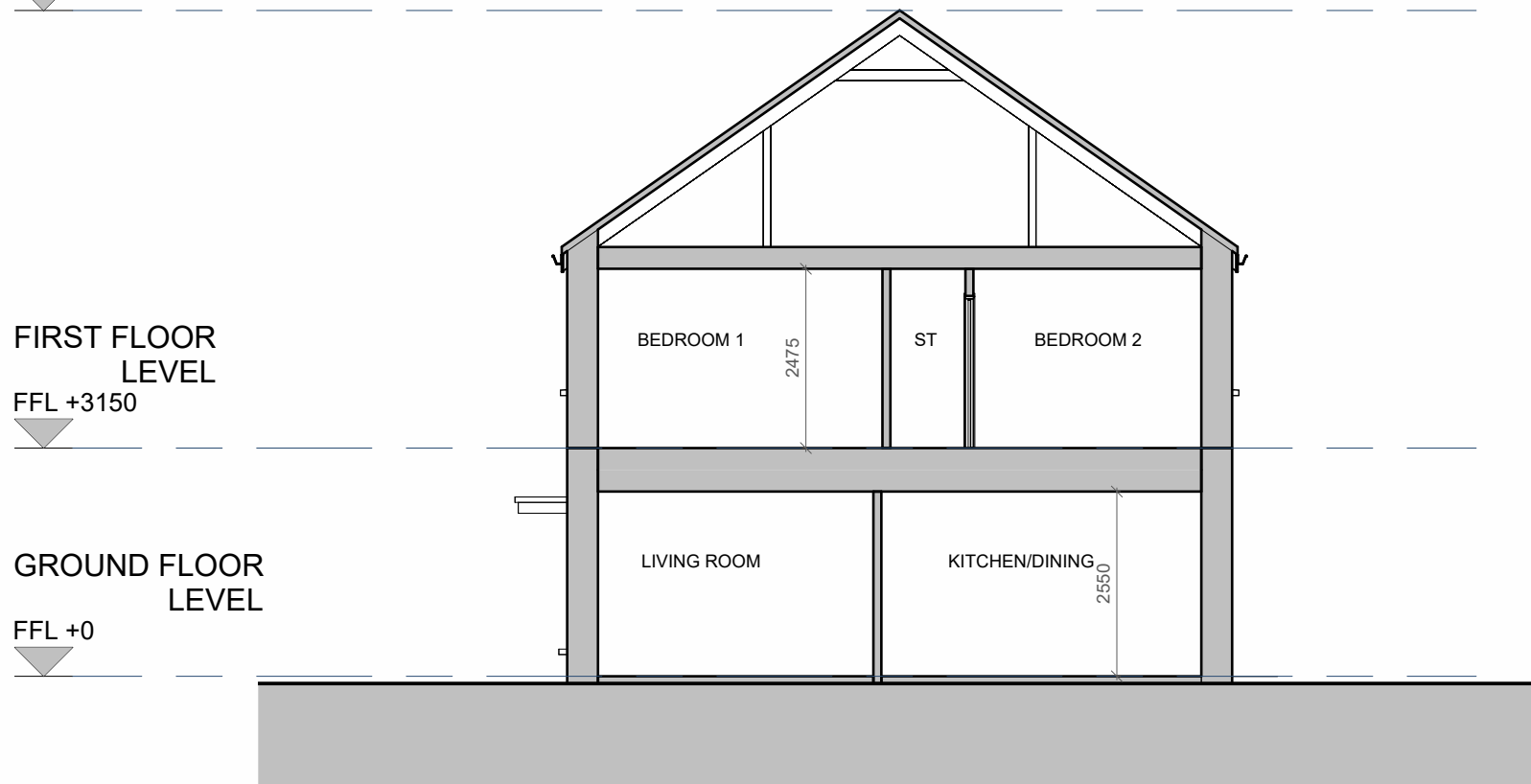


SECTION A-A  
SCALE: 1 : 100

RIDGE LEVEL  
FFL +9190

FIRST FLOOR LEVEL  
FFL +3150

GROUND FLOOR LEVEL  
FFL +0

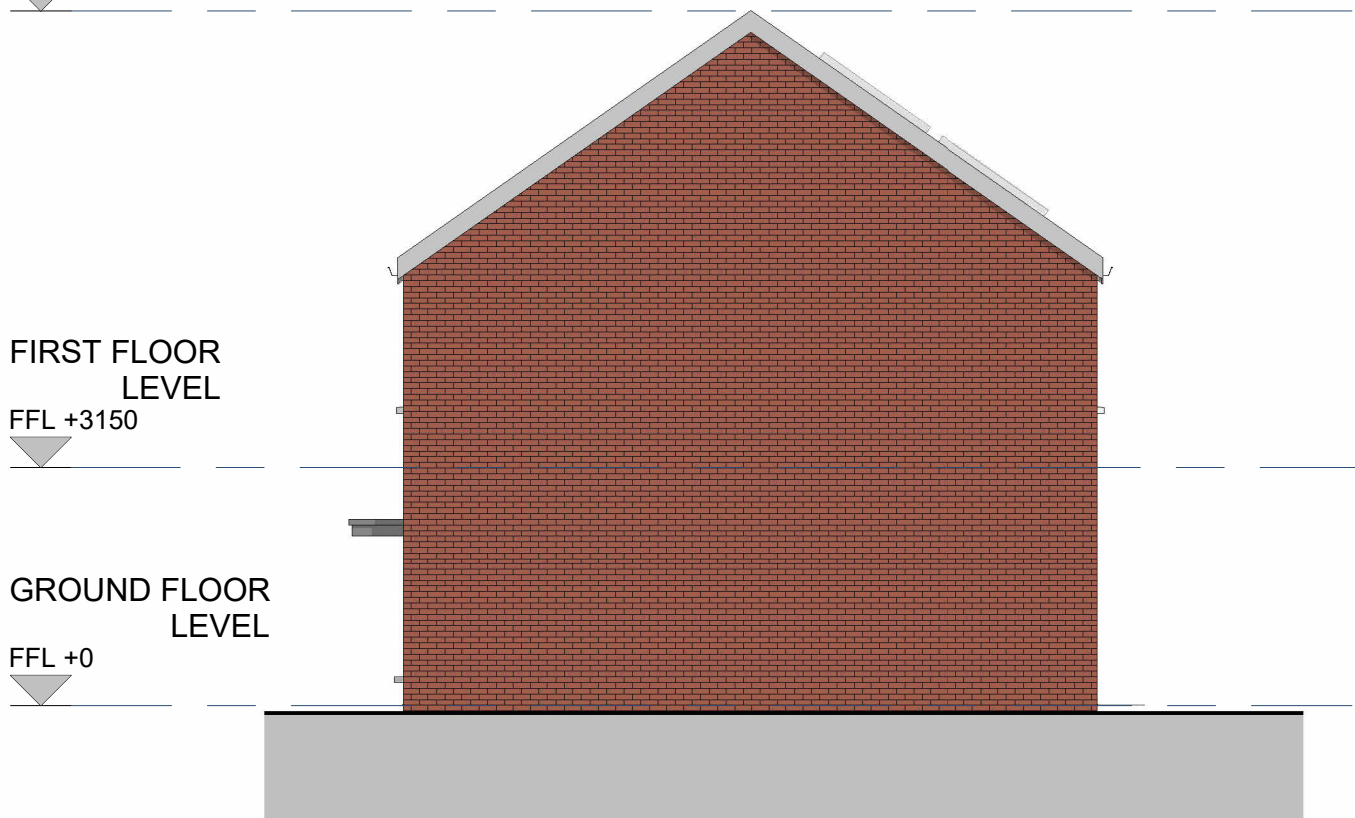


SECTION B-B  
SCALE: 1 : 100

RIDGE LEVEL  
FFL +9190

FIRST FLOOR LEVEL  
FFL +3150

GROUND FLOOR LEVEL  
FFL +0



END TERRACE SIDE ELEVATION  
SCALE: 1 : 100

HOUSE TYPE B (H-3B5P-1)

RELEVANT AREA	EQUIVALENT DEPT. GUIDELINES		PROPOSED UNIT		COMPARISON OF FLOOR AREA %
	MIN WIDTH	MIN FLOOR AREA (SqM)	ACTUAL WIDTH	ACTUAL AREA (SqM)	
BEDROOM 1	2.8	13.0	3.190	13.4	103.8
BEDROOM 2	2.8	11.4	3.145	12.3	107.9
BEDROOM 3	2.1	7.1	2.800	7.1	100.0
TOTAL STORAGE AREA		5.0		5.8	116.0
TOTAL LIVING/KITCHEN/DINING AREA		34.0		34.0	100.0
GROSS INTERNAL AREA		92.0		101.6	110.4
PRIVATE OPEN SPACE (P.O.S.)	ACCORDING TO LOCAL AUTHORITY			VARIES	VARIES

REV	DATE	DESCRIPTION	ISSUED BY
A	28/06/2024	General Updates	JH

FOR PLANNING

CLIENT:  
NDFA on behalf of South Dublin County Council

PROJECT TITLE:  
Proposed Part 8 Residential Development Kishoge, Lucan

DRAWING TITLE:  
House Type H-3B5P-1

THREE BEDROOM HOUSE

DRN BY:	CHK BY:	SCALE @ A1:	DATE:	REVISION:	JOB NO:
JH	PMcN	1:100	28/06/2024	A	23004

DRAWING NUMBER:	STATUS CODE:
SHB5-CSD-DR-MCORM-AR-P3-1130	P3

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