

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

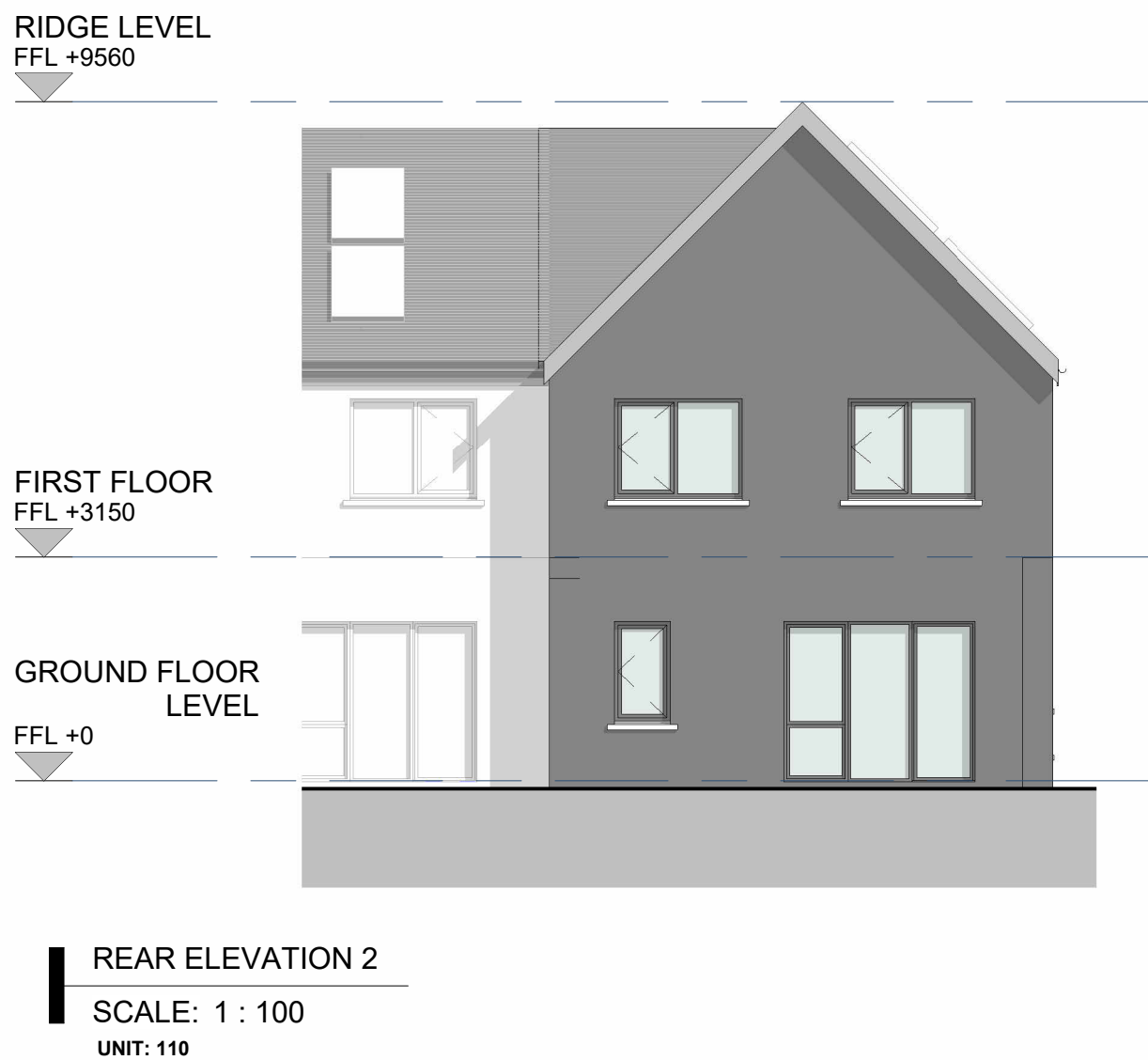
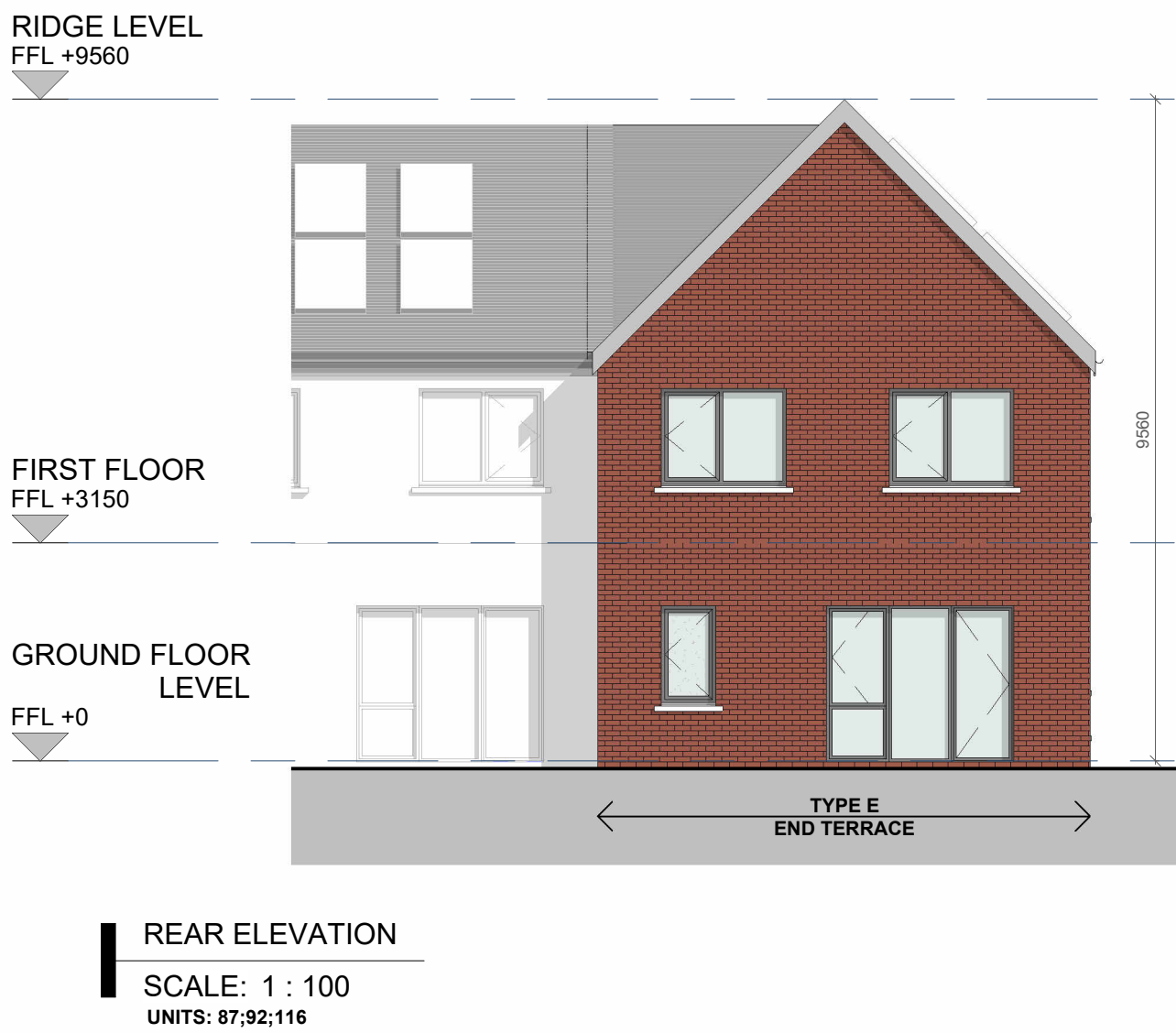
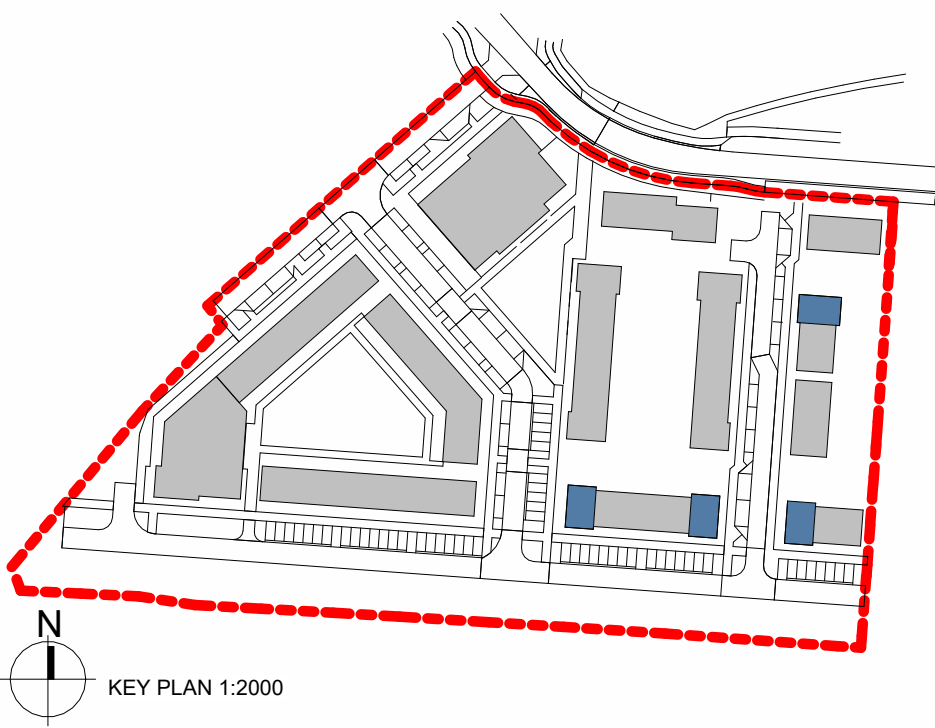
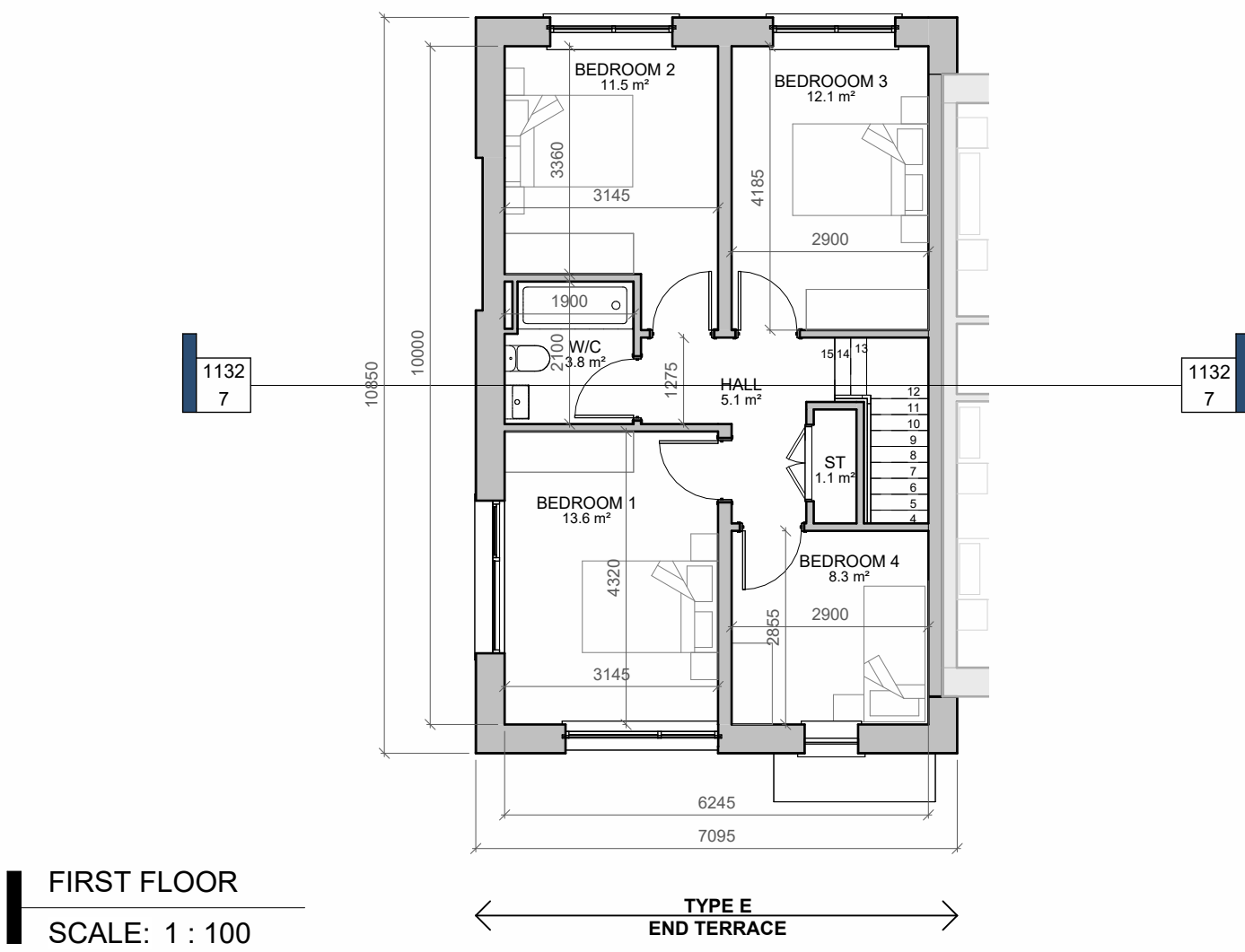
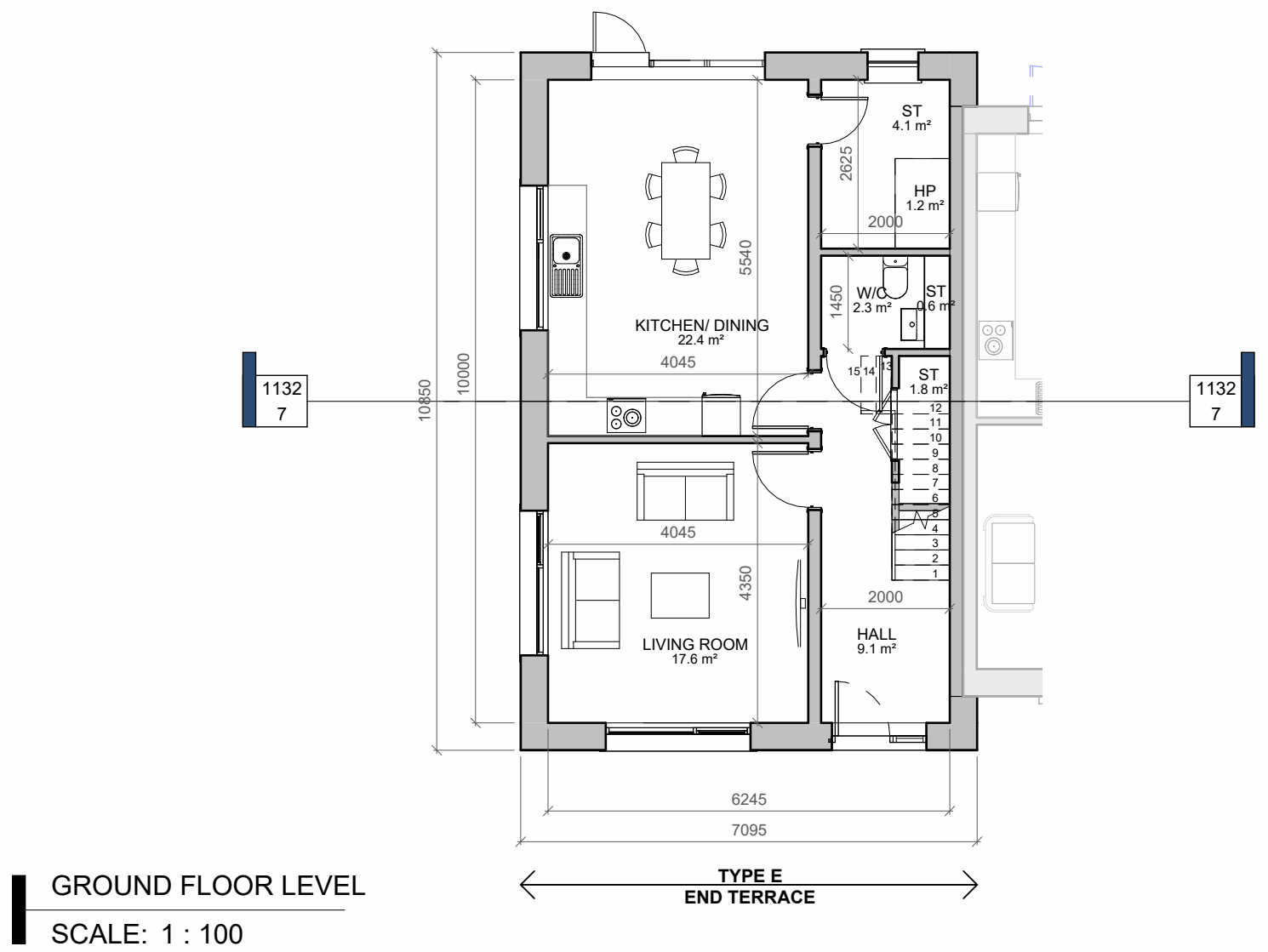
REFER TO ARCHITECT'S SITE PLAN PL03 FOR NORTH ORIENTATION.

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 OR SIMILAR APPROVED WITH CLIPPED EAVES AND FASCIAS.
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. OBTAIN 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.
ACCESS:	LEVEL ACCESS TO BE PROVIDED TO FRONT AND REAR DOORS. MIN 800mm CLEAR WIDTH TO ALL EXTERNAL DOORS.



HOUSE TYPE E- (H-4B7P-1)

RELEVANT AREA	RECOMMENDED GUIDELINES		PROPOSED UNITS		COMPARISON OF FLOOR AREA %
	MIN WIDTH	MIN FLOOR AREA (SqM)	ACTUAL WIDTH	ACTUAL AREA (SqM)	
BEDROOM 1	2.8	13.0	3.145	13.6	104.6
BEDROOM 2	2.8	11.4	3.145	11.5	100.9
BEDROOM 3	2.8	11.4	2.90	12.1	106.1
BEDROOM 4	2.1	7.1	2.855	8.3	116.9
TOTAL STORAGE AREA		6		7.6	126.7
TOTAL LIVING / KITCHEN / DINING AREA		40.0		40.0	100.0
GROSS INTERNAL AREA		110.0		125.0	113.5
PRIVATE OPEN SPACE (P.O.S.)		75.0		REFER TO SITE PLAN	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-4B7P-1

FOUR 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-P3-1132	P3

MCORM

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