

GENERAL NOTES

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

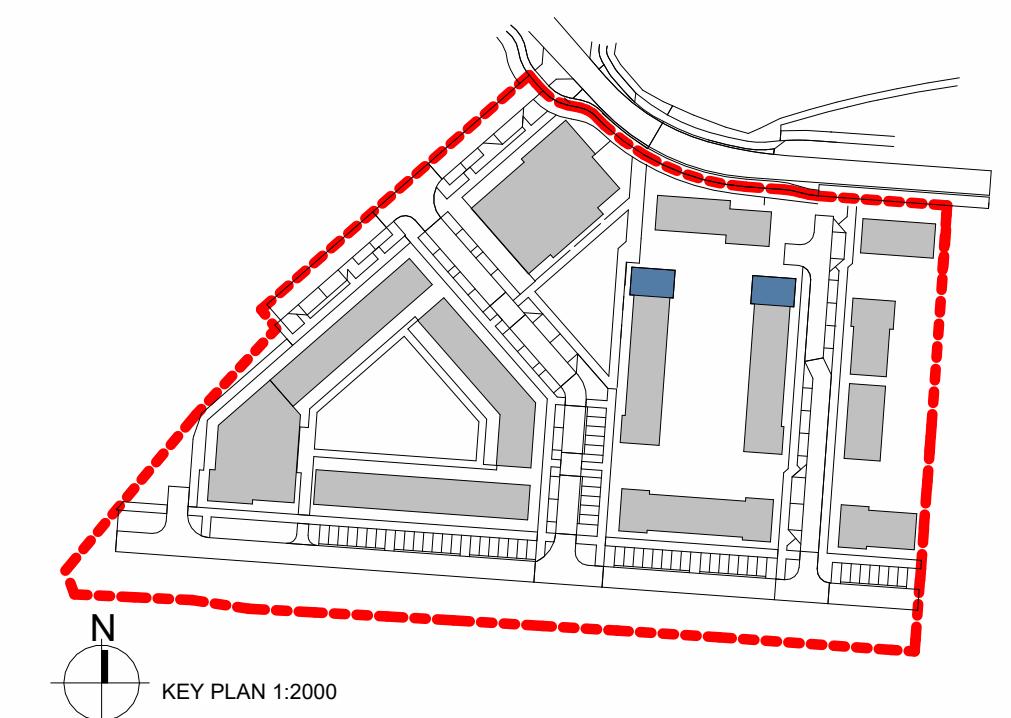
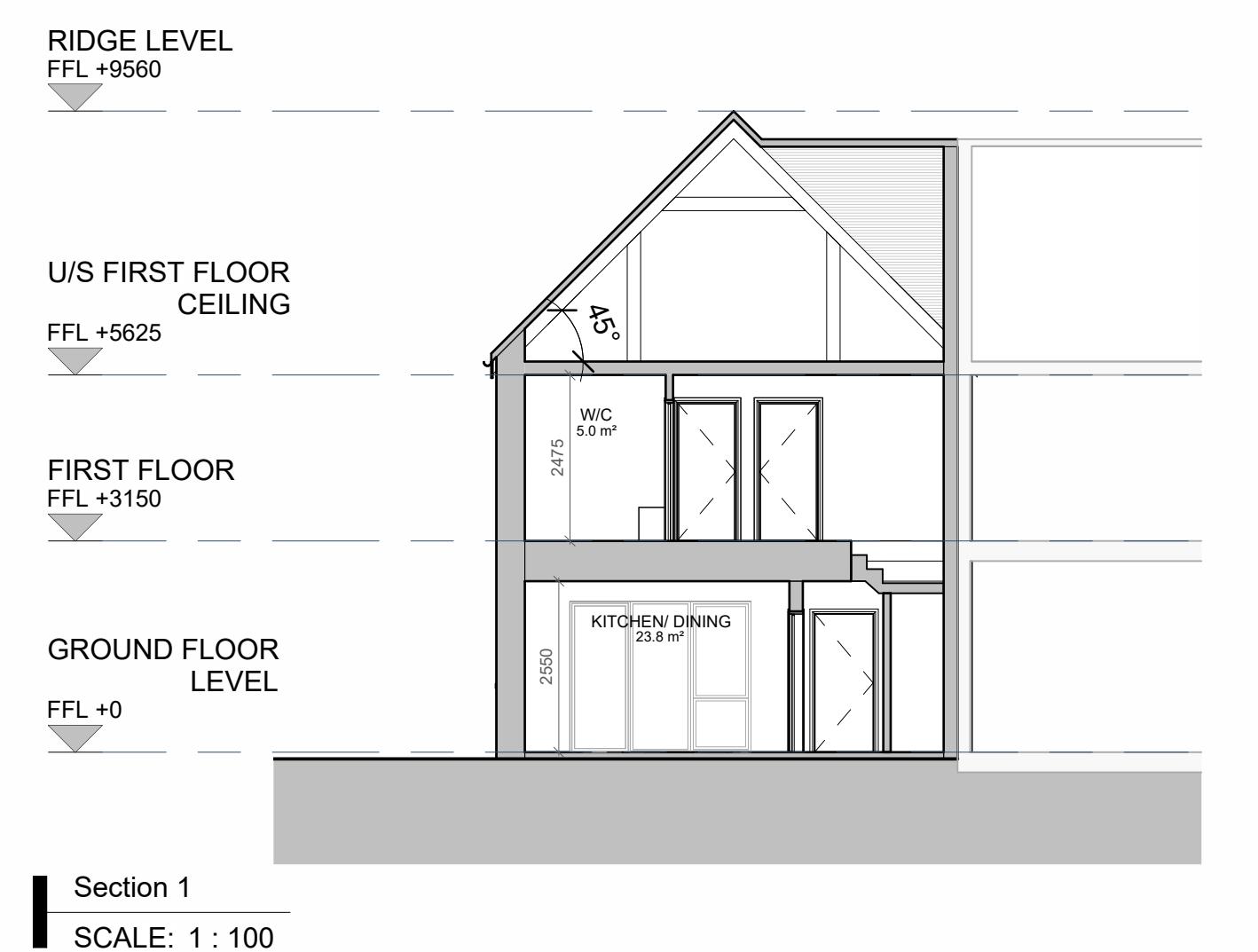
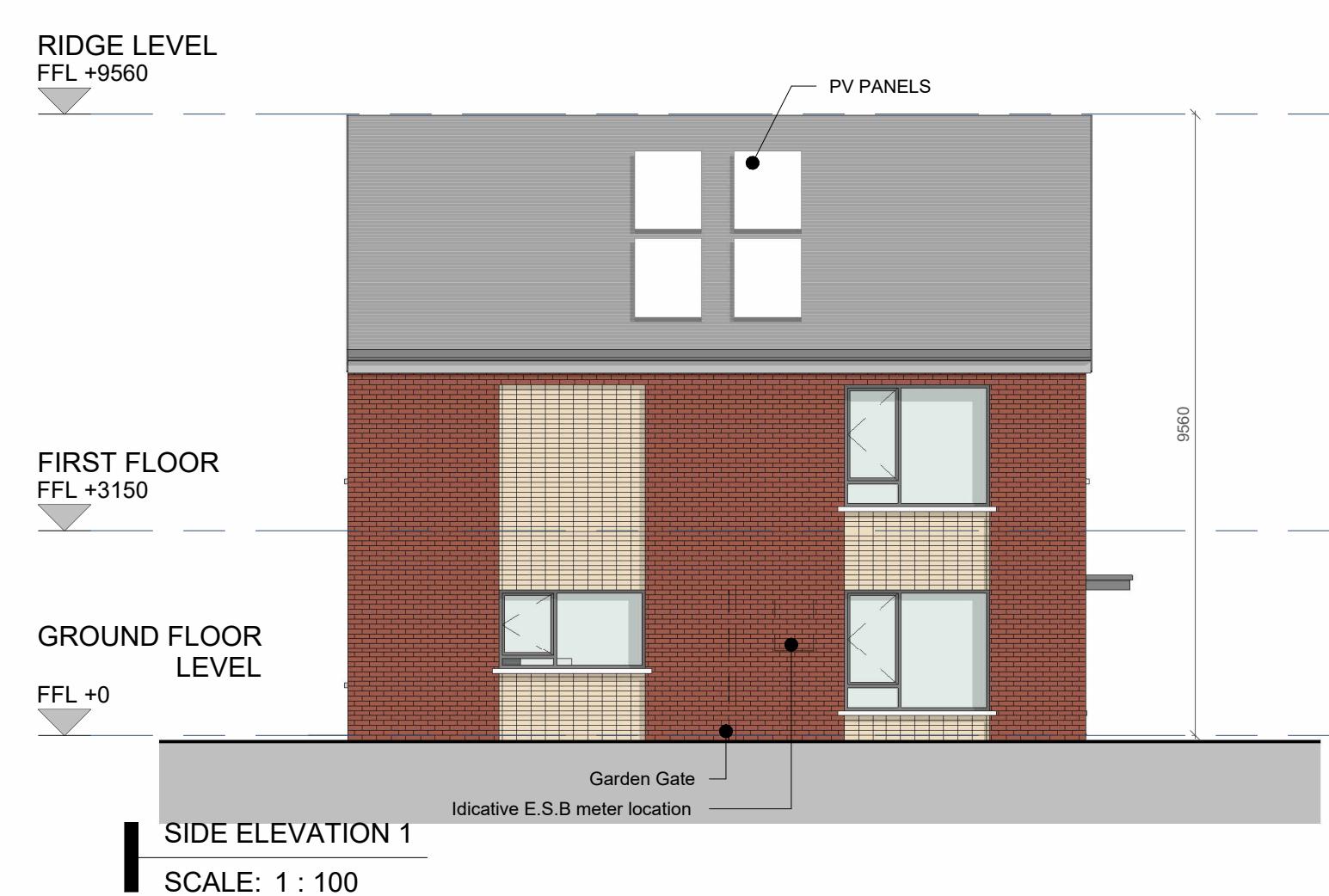
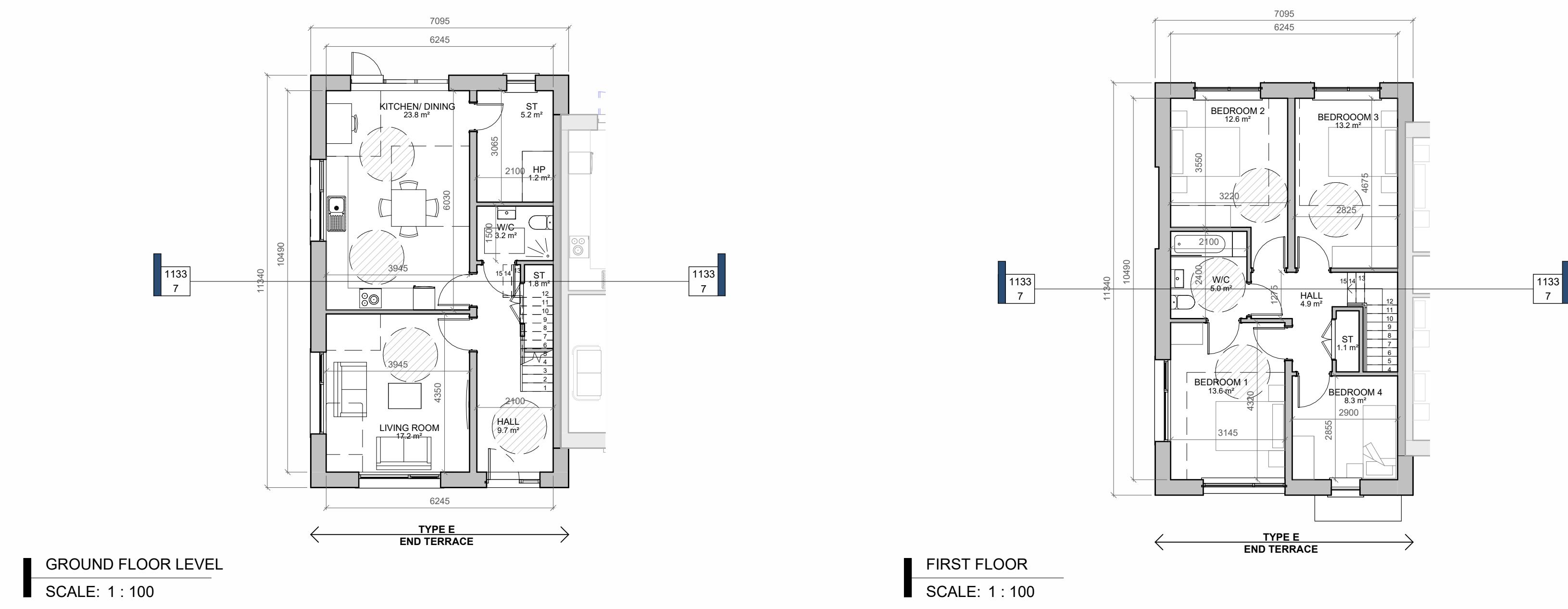
THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECTS DRAWINGS

REFER TO ARCHITECTS 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 ARCHITECTS CONTEXT SECTION 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 SLATS IN BLACK / BLUE COLOUR OR SIMILAR APPROVED WITH CLIPDED EAVES AND FASCIAE.
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 COLOURS. OBSCURE GLAZING WHERE INDICATED.
RAINWATER GOODS:	GUTTERS, DOWNTAKE, SPILLINGS 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 ACTUAL AREA (m²)
	MIN WIDTH	MIN FLOOR AREA (m²)	
BEDROOM 1	2.8	11.4	3.145 13.6 104.6
BEDROOM 2	2.8	11.4	3.22 12.6 110.5
BEDROOM 3	2.8	11.4	2.825 13.2 115.8
BEDROOM 4	2.1	7.1	2.855 8.3 116.9
TOTAL STORAGE AREA		6.0	8.1 176.7
TOTAL LIVING/KITCHEN/DINING AREA		40.0	41.0 102.5
GROSS INTERNAL AREA		110.0	131.0 119.1
PRIVATE OPEN SPACE (P.O.S.)		75.0	VARIES REFER TO SITE PLAN

A	28/06/2024	General Updates	JH
REV	DATE	DESCRIPTION	Issued by
			REVISIONS

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-2 UD

FOUR BEDROOM HOUSE

DRN BY:	CHG BY:	SCALE @ A1:	DATE:	REVISION:	JOB NO:
JH	PMcN	1:100	28/06/2024	A	23004
DRAWING NUMBER:	SHB5-CSD-DR-MCORM-AR-P3-1133				STATUS CODE: P3

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