

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 ARCHITECTS DRAWINGS, CONSULTANT ENGINEERS DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECTS DRAWINGS

REFER TO ARCHITECT'S SITE PLAN PLO3 FOR NORTH ORIENTATION.

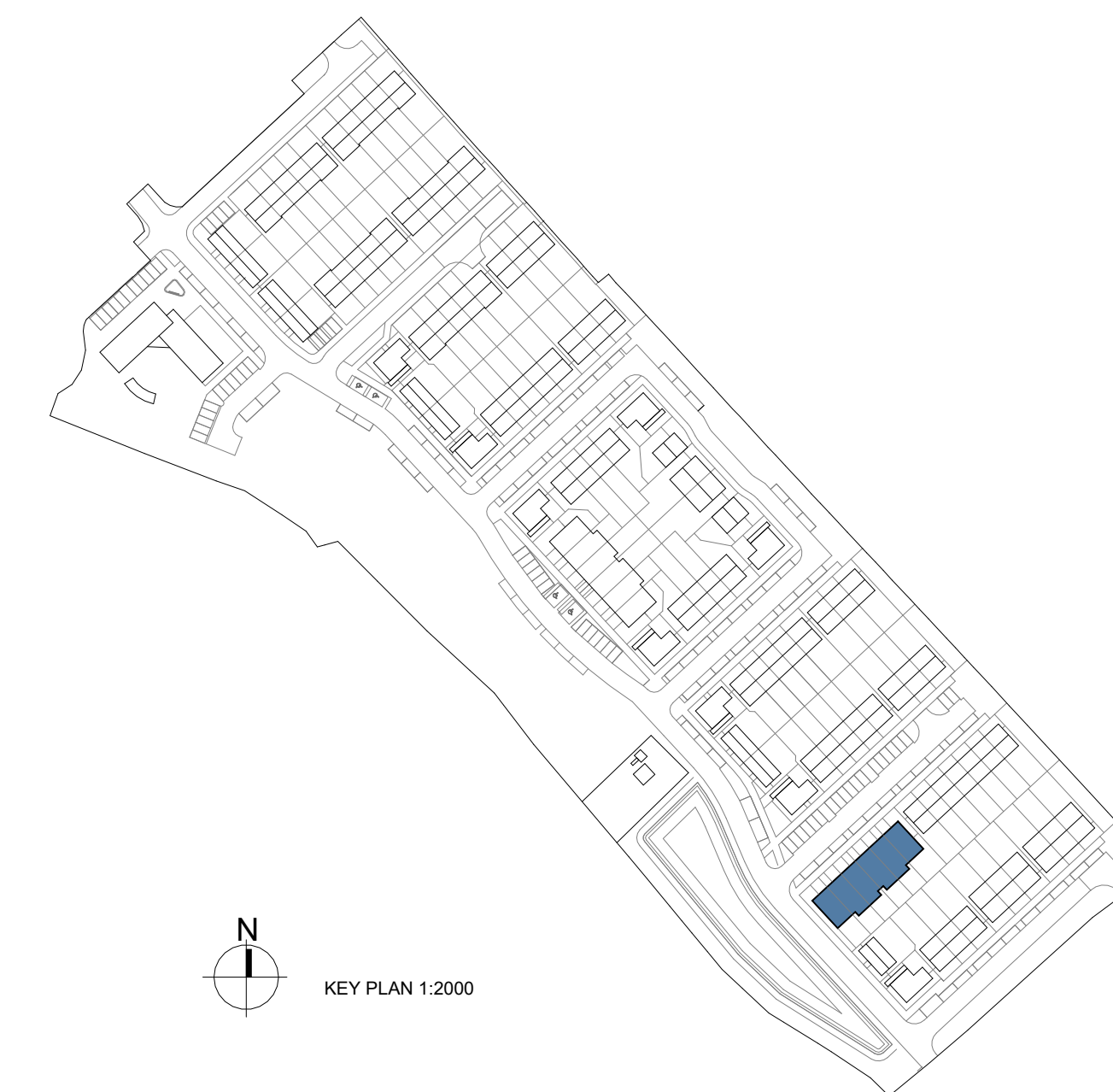
LEVELS GIVEN ON HOUSE TYPE DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL. FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION, REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEERS DRAWINGS WHERE LEVELS ARE ARE ALL GIVEN IN RELATION TO LAND SURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

NOTES:

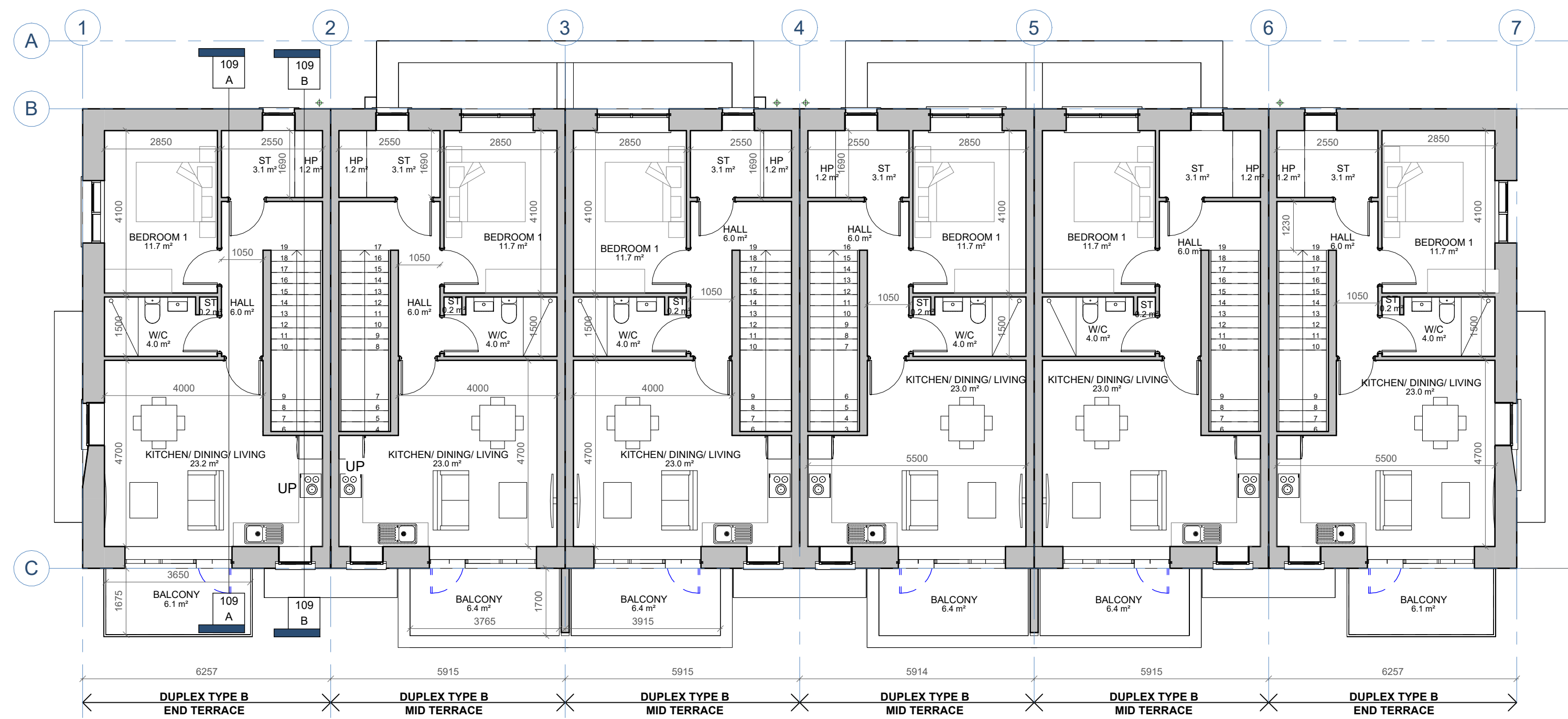
NOTES ON FINISHES:

- PITCHED ROOF: TO BE FINISHED IN STANDING SEAM METAL/ SINGLE PLY MEMBRANE ROOF WITH PRESSED METAL PARAPET CAPPINGS.
- 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. OBSOLETE 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.
- BALCONY: CANTILEVER METAL BALCONY AS INDICATED WITH POWDERCOATED RAILING/HANDRAIL OR SUPPORTED BALCONY WITH BRICK PARAPET BALUSTRADE.

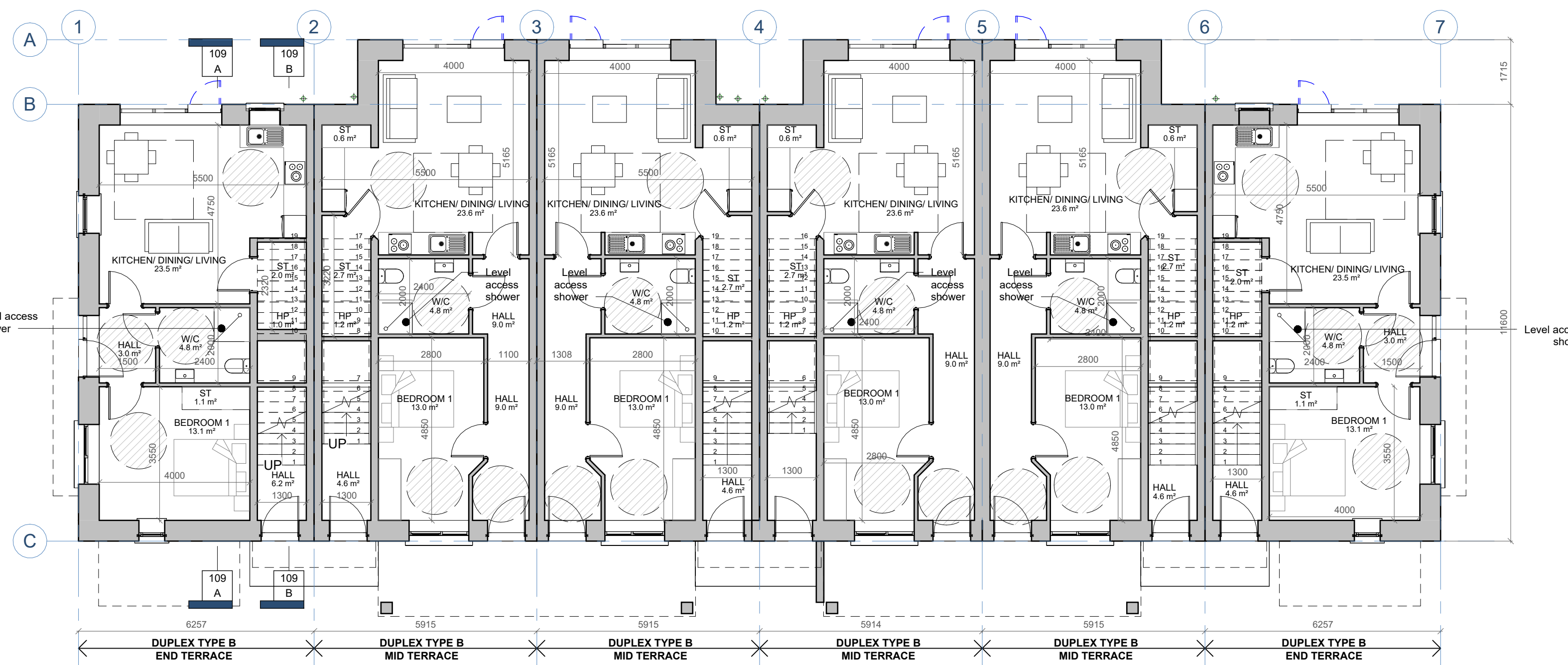
REFER TO ARCHITECT'S DESIGN REPORT FOR UNIVERSAL DESIGN PROVISIONS.



KEY PLAN 1:2000



FIRST FLOOR LEVEL
SCALE: 1 : 100



GROUND FLOOR LEVEL
SCALE: 1 : 100

DUPLEX TYPE B (D-1B2P_1B2P-2 UD) - END TERRACE

RELEVANT AREA	RECOMMENDED GUIDELINES		PROPOSED UNIT		COMPARISON OF FLOOR AREA %
	MIN WIDTH	MIN FLOOR AREA (SqM)	ACTUAL WIDTH	ACTUAL AREA (SqM)	
BEDROOM 1	2.8	11.4	3.690	13.1	114.9
TOTAL STORAGE AREA		3.0		3.1	103
TOTAL LIVING/KITCHEN/DINING AREA		23.0		23.5	102.2
GROSS INTERNAL AREA		45.0		50.4	112
PRIVATE OPEN SPACE (P.O.S.)		5.0		REFER TO SITE PLAN	VARIES

DUPLEX TYPE B (D-1B2P_1B2P-2 UD) - END TERRACE

RELEVANT AREA	RECOMMENDED GUIDELINES		PROPOSED UNIT		COMPARISON OF FLOOR AREA %
	MIN WIDTH	MIN FLOOR AREA (SqM)	ACTUAL WIDTH	ACTUAL AREA (SqM)	
BEDROOM 1	2.8	11.4	2.950	11.7	102.6
TOTAL STORAGE AREA		3.0		3.3	110
TOTAL LIVING/KITCHEN/DINING AREA		23.0		23.2	100.9
GROSS INTERNAL AREA		45.0		61.5	128.2
PRIVATE OPEN SPACE (P.O.S.)		5.0		6.1	122.0

DUPLEX TYPE B (D-1B2P_1B2P-3 UD) - MID TERRACE

RELEVANT AREA	RECOMMENDED GUIDELINES		PROPOSED UNIT		COMPARISON OF FLOOR AREA %
	MIN WIDTH	MIN FLOOR AREA (SqM)	ACTUAL WIDTH	ACTUAL AREA (SqM)	
BEDROOM 1	2.8	11.4	2.800	13.0	114.0
TOTAL STORAGE AREA		3.0		3.3	110.0
TOTAL LIVING/KITCHEN/DINING AREA		23.0		23.6	102.6
GROSS INTERNAL AREA		45.0		57.2	127.1
PRIVATE OPEN SPACE (P.O.S.)		5.0		REFER TO SITE PLAN	VARIES

DUPLEX TYPE B (D-1B2P_1B2P-3 UD) - MID TERRACE

RELEVANT AREA	RECOMMENDED GUIDELINES		PROPOSED UNIT		COMPARISON OF FLOOR AREA %
	MIN WIDTH	MIN FLOOR AREA (SqM)	ACTUAL WIDTH	ACTUAL AREA (SqM)	
BEDROOM 1	2.8	11.4	2.850	11.7	102.6
TOTAL STORAGE AREA		3.0		3.3	110
TOTAL LIVING/KITCHEN/DINING AREA		23.0		23.0	100.0
GROSS INTERNAL AREA		45.0		61.5	128.2
PRIVATE OPEN SPACE (P.O.S.)		5.0		6.4	128

REV	DATE	DESCRIPTION	ISSUED BY

FOR PLANNING

CLIENT: NDFA On Behalf of Kildare County Council

PROJECT TITLE: SHB 4+5 CGK. Coolaghknock Glebe, Kildare.

DRAWING TITLE: Duplex Type B D-1B2P-1B2P-2&3

DRN BY: JH | CHK BY: DL | SCALE @ A1: 1:100 | DATE: 08/05/2024 | REVISION: | JOB NO: 23004

DRAWING NUMBER: SHB5-CGK-DR-MCORM-AR-P3-PL-108 | STATUS CODE: P3

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