

Notes:

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DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

ALL DIMENSIONS ARE IN MILLIMETERS

CONTRACTOR MUST CONFIRM SITE DIMENSIONS BEFORE STARTING WORK OR SHOP DRAWINGS

ALL DIMENSIONS ARE TO BLOCK FACE OF BLOCKWORK AND THE PLASTERBOARD OF INTERNAL PARTITIONS

THIS DRAWING IS TO BE READ IN ACCORDANCE WITH ALL RELEVANT SPECIALISTS DRAWINGS AND SPECIFICATIONS.



FRONT ELEVATION - Duplex type
Scale 1:100

OUTLINE SPECIFICATION

BLUE/BLACK SLATED ROOF

PAINTED PLASTERED WALLS

SELECTED BRICK AS INDICATED

PVC FASCIA AND SOFFIT

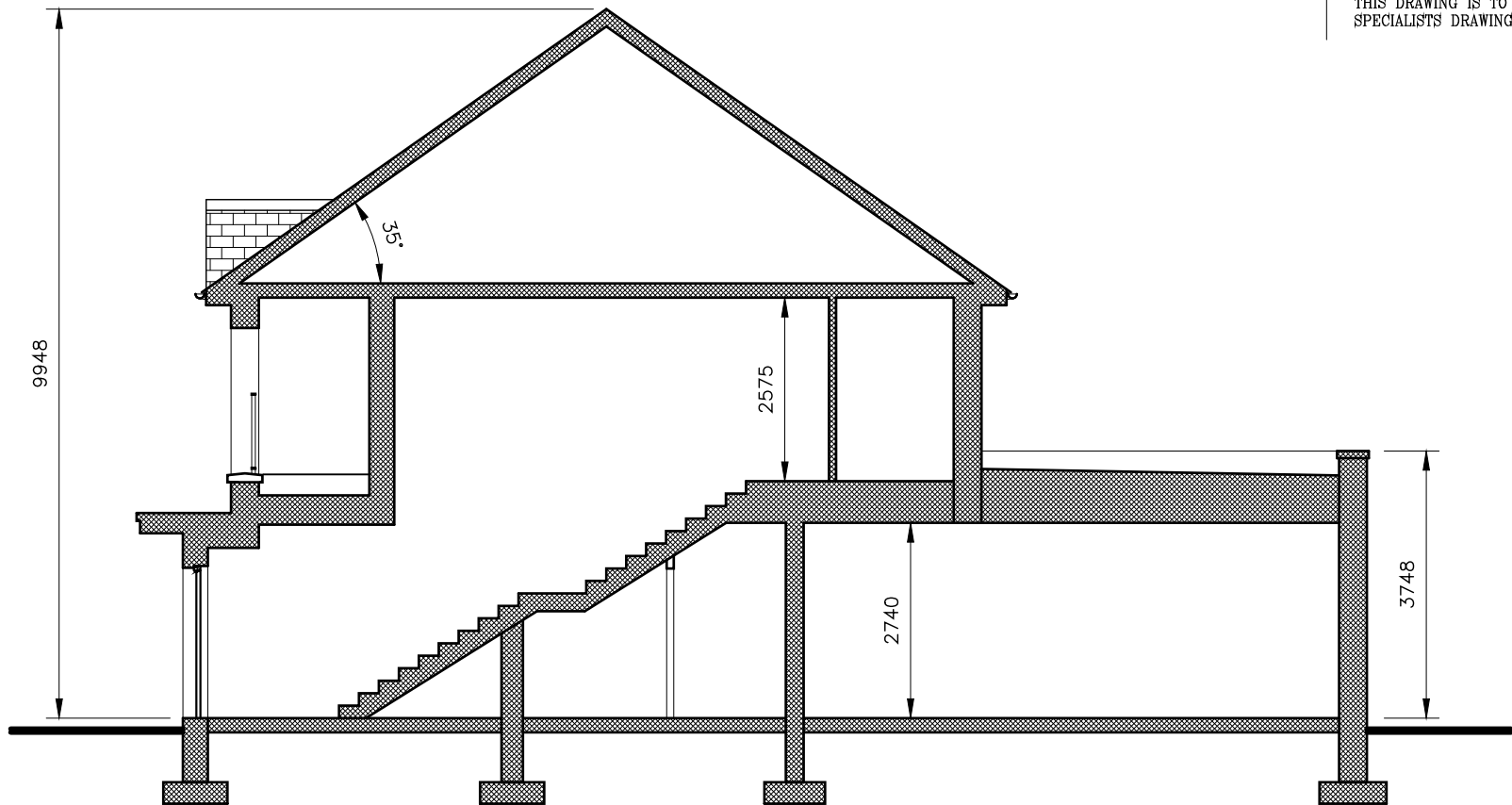
DOUBLE GLAZED WINDOWS AND DOORS TO SELECTED COLOUR

CONCRETE WINDOW SILLS

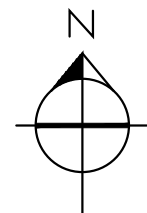
ALUMINIUM HALF ROUND GUTTER AND ROUND DOWNPIPES



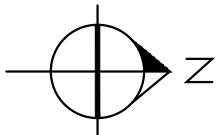
REAR ELEVATION - Duplex type
Scale 1:100



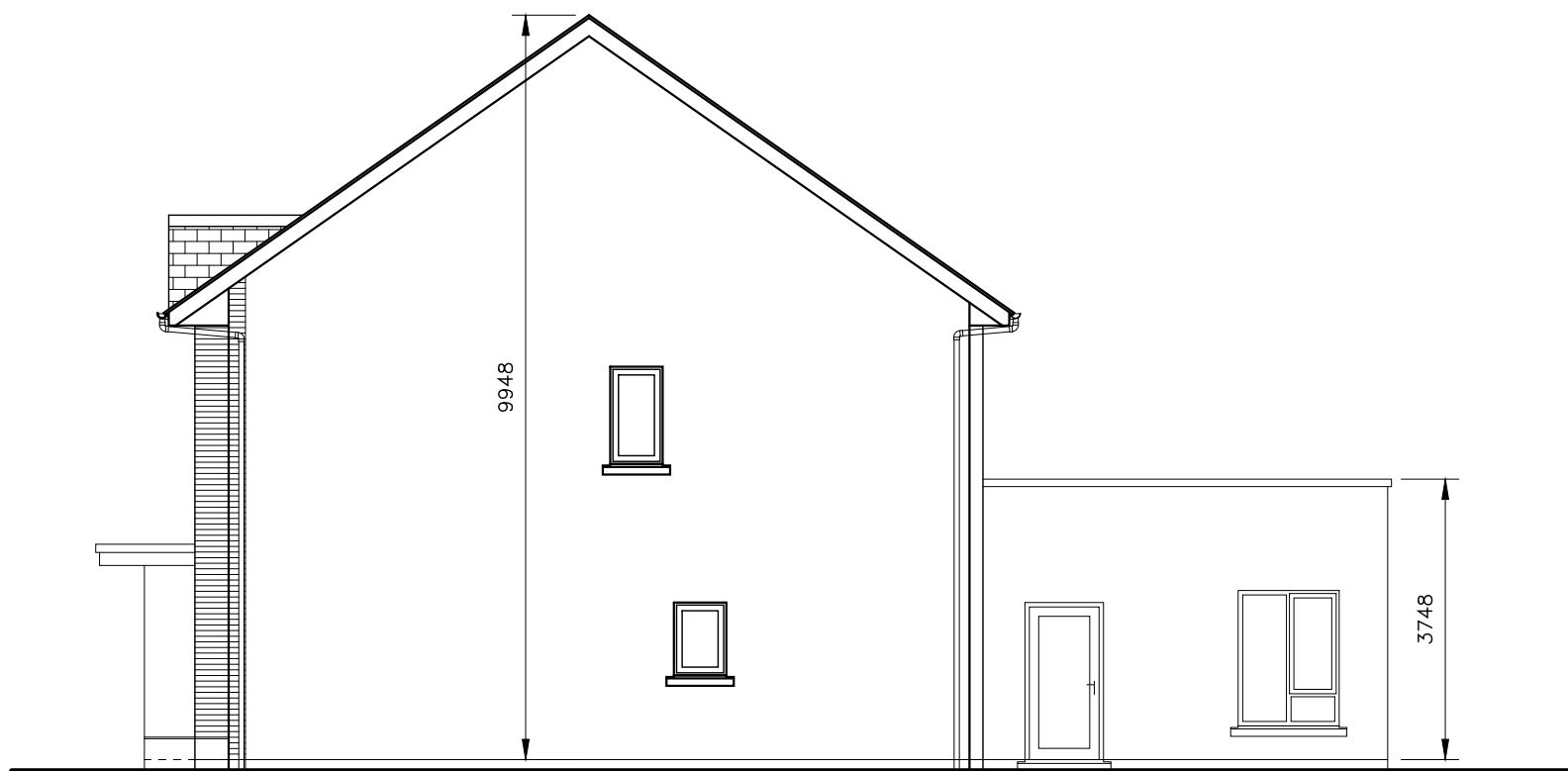
CROSS SECTION - Duplex type
Scale 1:100



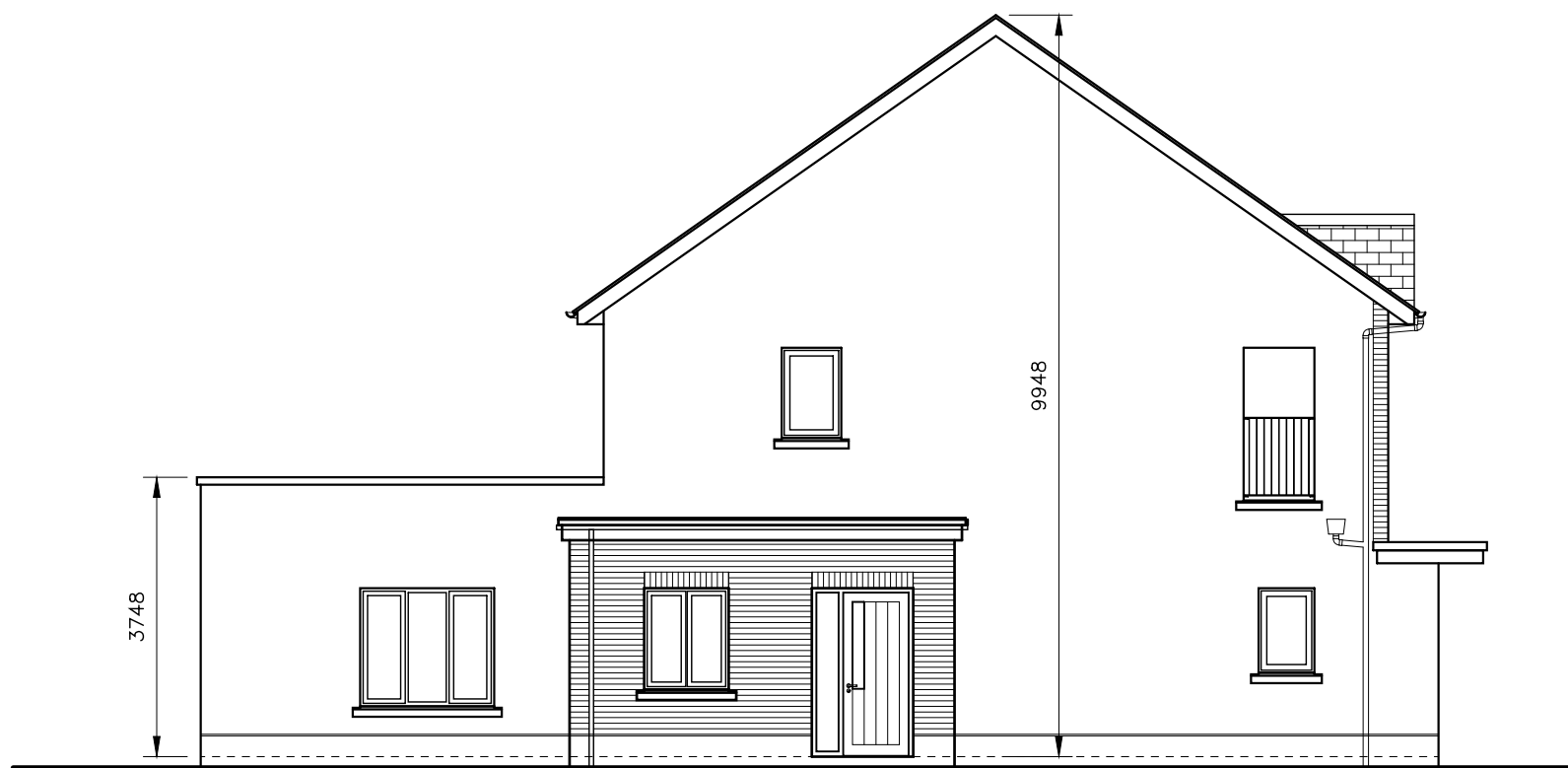
HOUSE NUMBERS
68-70



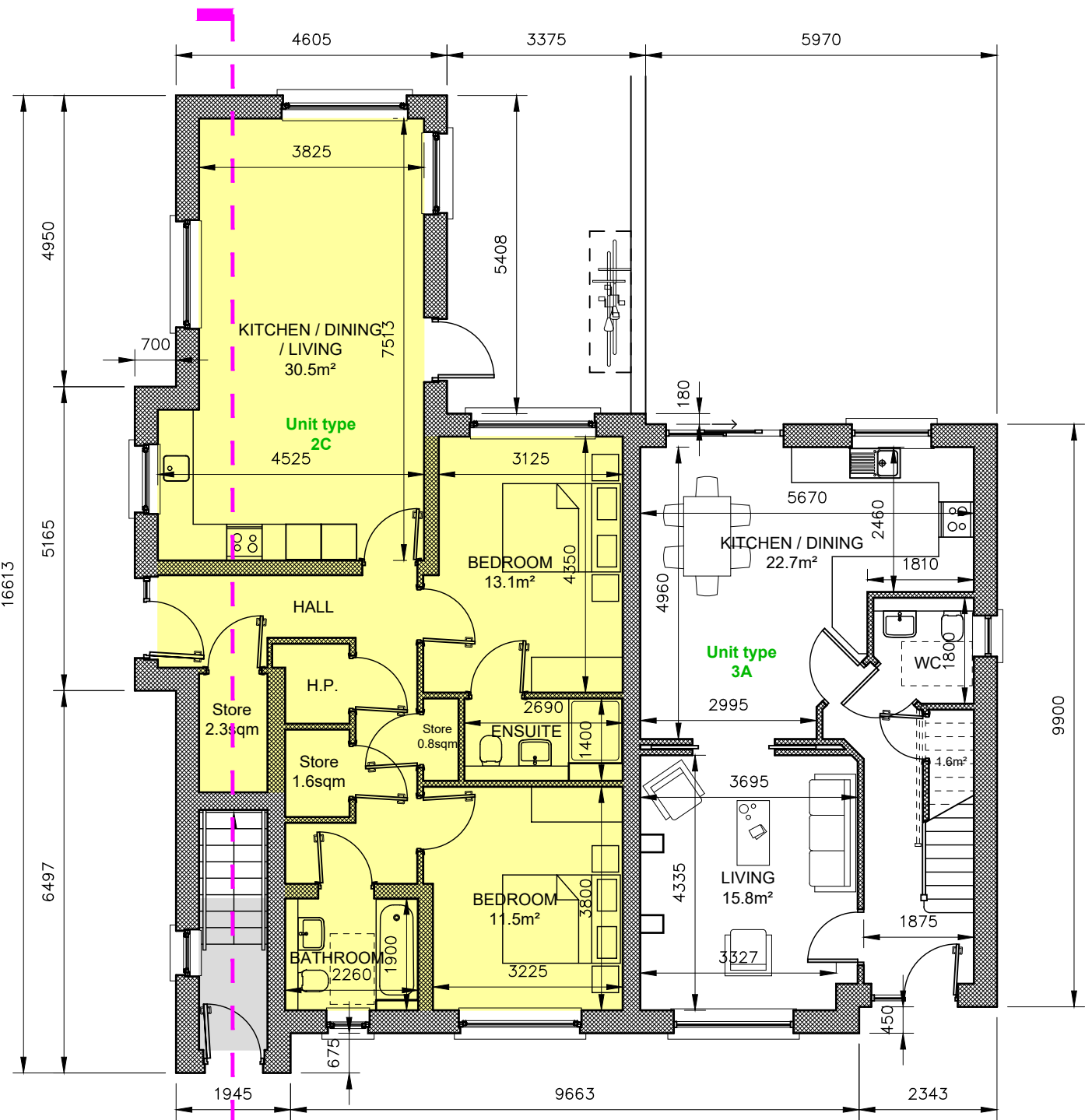
HOUSE NUMBERS
103-105



SIDE ELEVATION - Duplex type
Scale 1:100



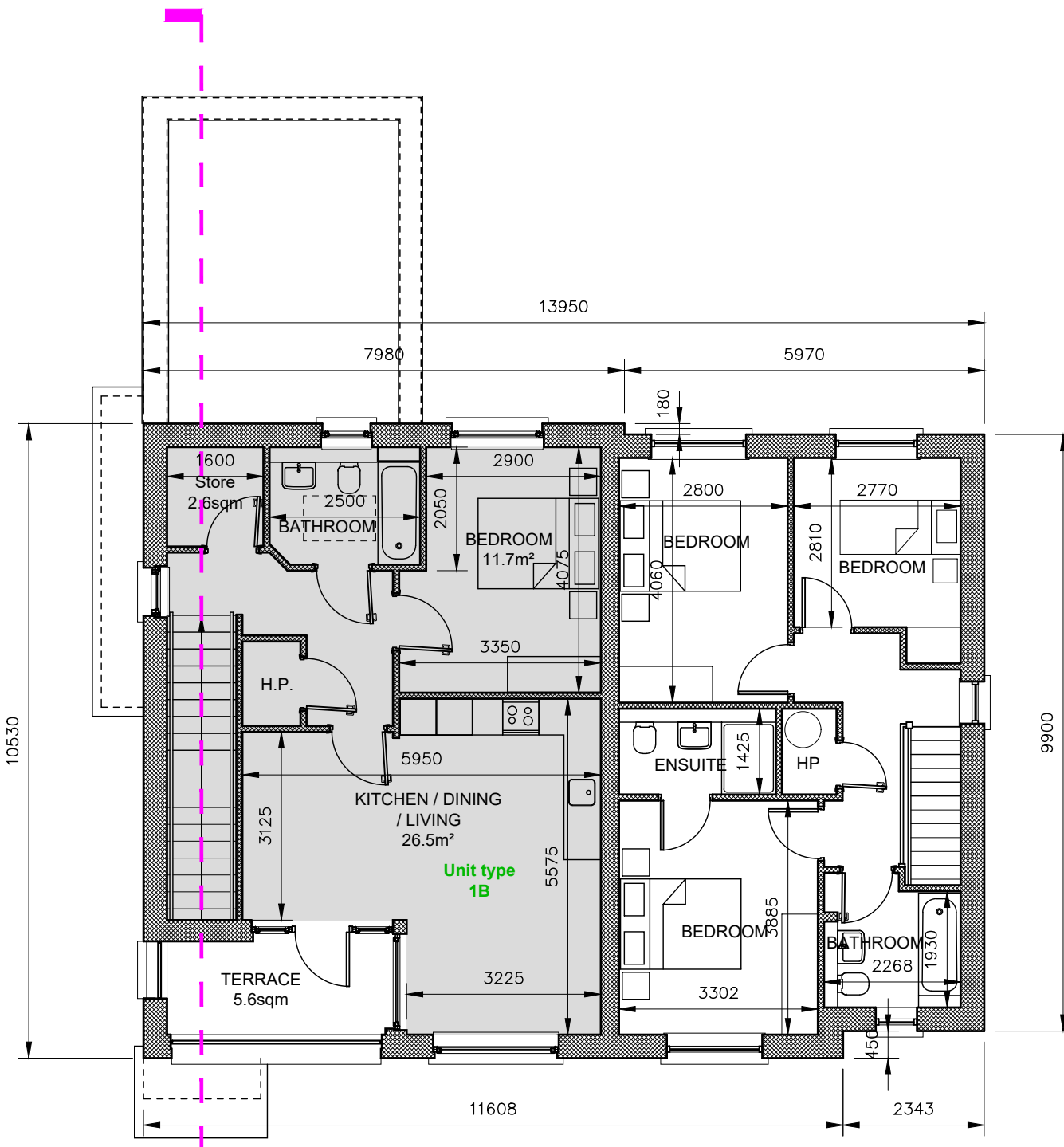
SIDE ELEVATION - Duplex type
Scale 1:100



GROUND FLOOR PLAN - Duplex
Scale 1:100

GF area = 53.2sqm
FF area = 53.2sqm
Total Floor Area = 106.4sqm

GF Duplex area = 88.5sqm
FF Duplex area = 65.6sqm



FIRST FLOOR PLAN - Duplex
Scale 1:100

GF area = 53.2sqm
FF area = 53.2sqm
Total Floor Area = 106.4sqm

FF Duplex area = 65.6sqm

Compliance with Environment, Community & Local Government.
Guidelines for Planning Authorities
Sustainable Urban Housing:
Design Standards for New Apartments (Published December 2020)

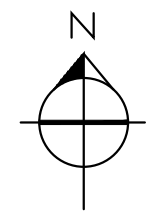
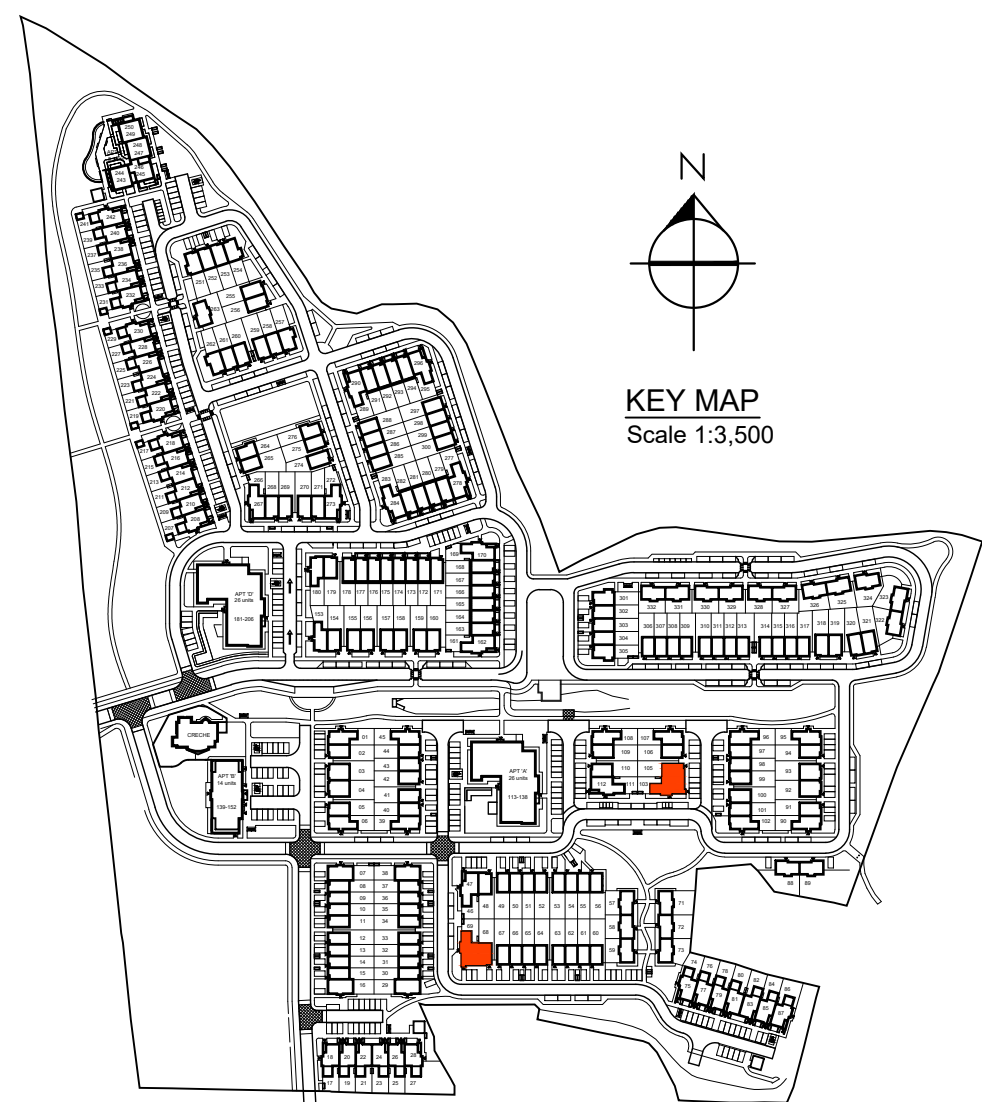
DUPLEX type 1B First Floor 1 BED/2P Apartment	PROVIDED FLOOR AREAS (m²)	RECOMMENDED FLOOR AREAS (m²)
Apartment Area	65.6m² (706sqft)	45m²
Private Space / Balcony	5.6m²	5m²
Aggregate Living Area	26.5m²	23m²
Aggregate Bedroom Area	11.7m²	11.4m²
Storage	3.5m²	3m²

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Sustainable Urban Housing:
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DUPLEX type 2C Ground floor 2 BED/4P Apartment	PROVIDED FLOOR AREAS (m²)	RECOMMENDED FLOOR AREAS (m²)
Apartment Area	88.5m² (952sqft)	73m² (80.3m²)
Private Space	55m²	7m²
Aggregate Living Area	30.5m²	30m²
Aggregate Bedroom Area	24.6m²	24.4m²
Storage	6.6m²	6m²

Compliance with Department of Environment
Best Practice Guidelines as per
"Quality Housing for Sustainable Communities"
Published February 2007

Unit type 3A SEMI-DETACHED 3 BED/5P House (2 Storey)	PROVIDED FLOOR AREAS (m²)	RECOMMENDED FLOOR AREAS (m²)
House Area	106.4m² (1,145sqft)	92m²
Main Livingroom	15.8m²	13m²
Aggregate Living Area	38.5m²	34m²
Aggregate Bedroom Area	29.5m²	32m²
Storage	5m²	5m²



KEY MAP
Scale 1:3,500

REVISION	AMENDMENT	DATE	DRAWN

project: PROPOSED RESIDENTIAL DEVELOPMENT at Ballykeeran Gardens, Cornamaddy, Athlone, County Westmeath	date: FEB 2023 drawn: M.H.
drawing title: DUPLEX Block type 3	project no.: 2130 scale: 1:100 @A1
Arnold Leahy architects	#stage: PLANNING sheet no. 135
1 Crescent Villas O'Connell Avenue Limerick Phone: (061) 315 989 Email: reception@ala.ie	revision

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