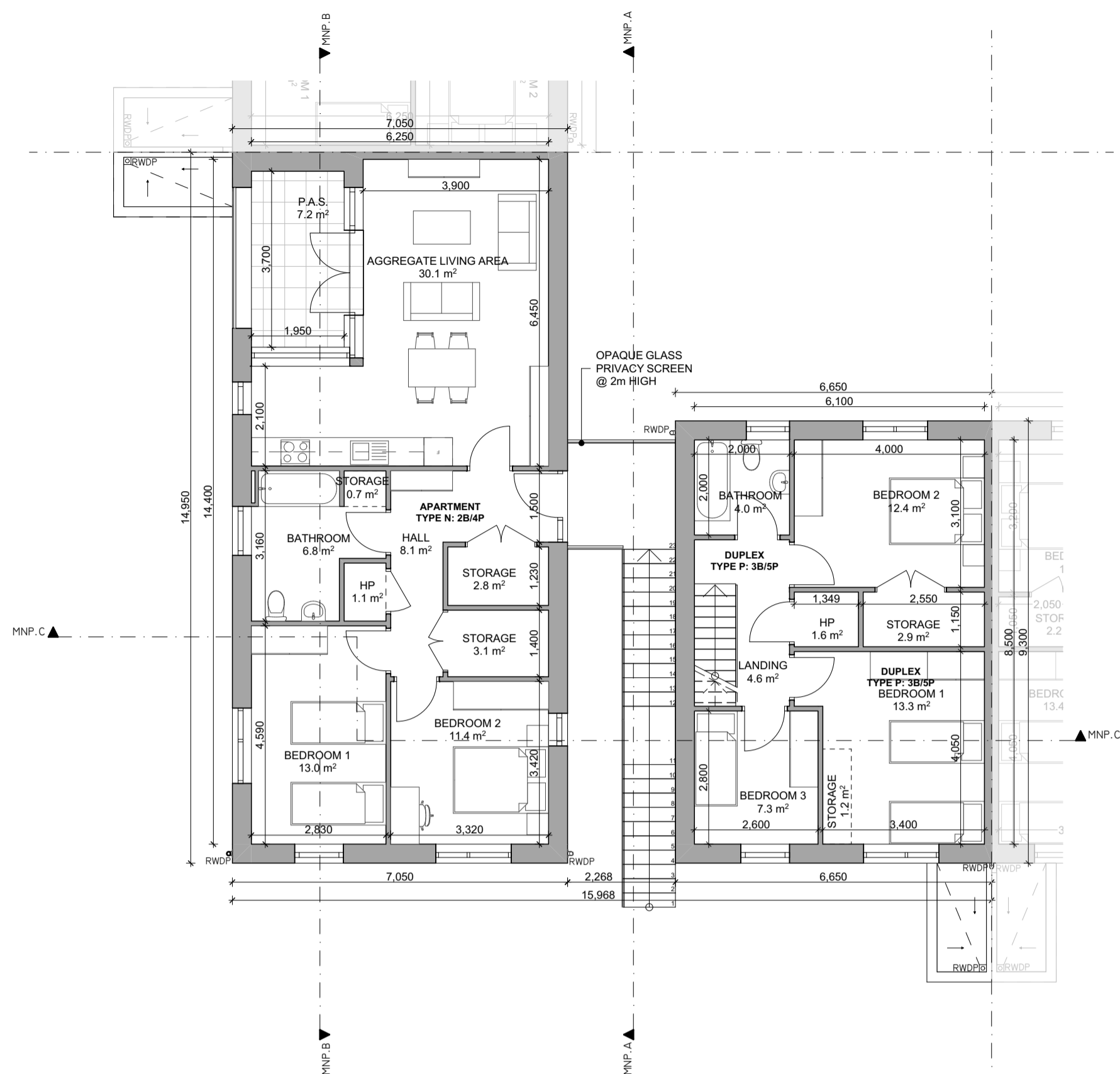


1 GROUND FLOOR  
FIG 1 1:100



2 FIRST FLOOR  
FIG 2 1:100

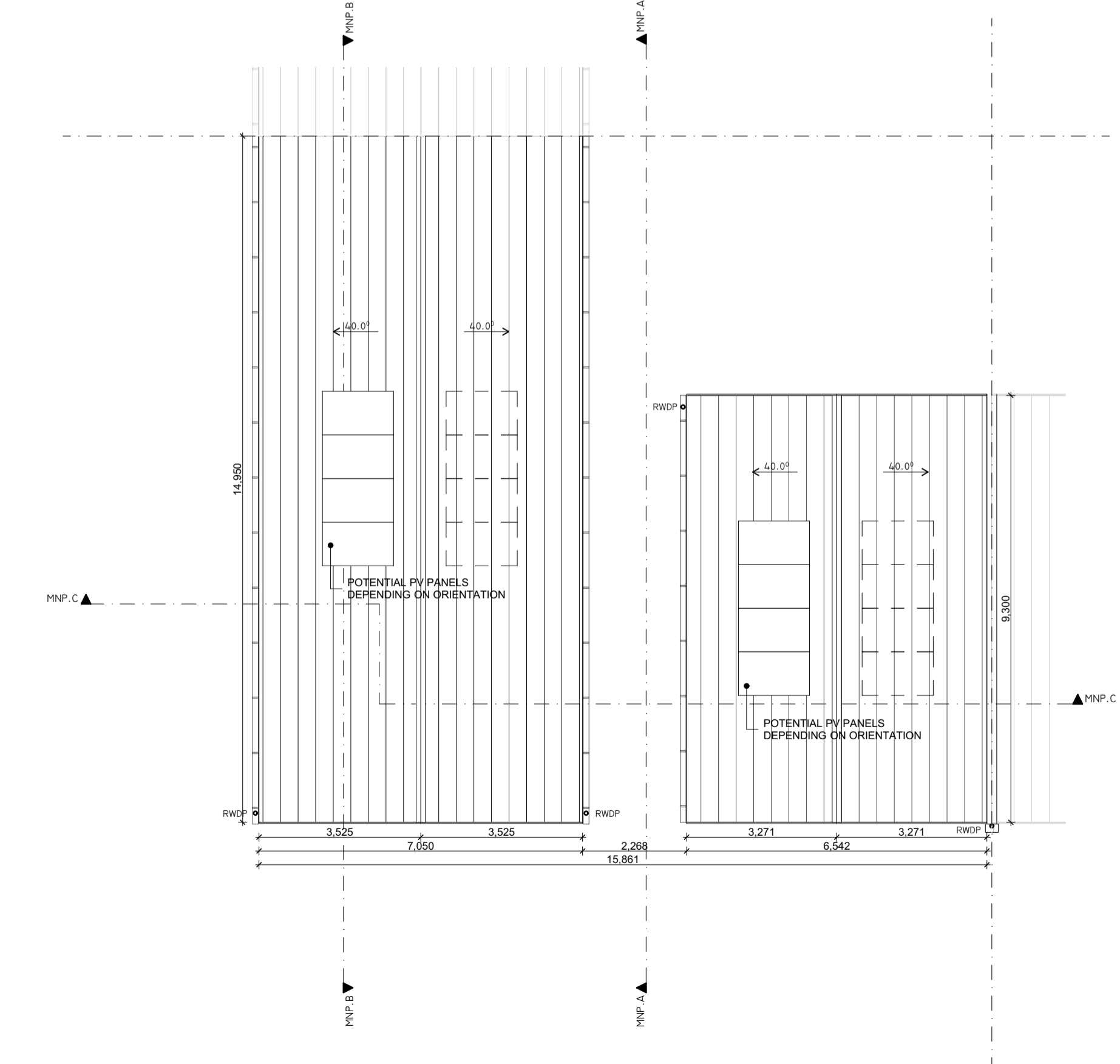
MTN DWELLING TYPE M - 2BED 4P APARTMENT			
ZONE NAME	ACTUAL AREA (SqM)	EQUIVALENT DEPT GUIDELINES (SqM)	COMPARISON OF FLOOR AREA (%)
TOTAL STORAGE AREA			
STORAGE	6.8	6	114.0
TOTAL LIVING/KITCHEN/DINING AREA			
AGGREGATE LIVING AREA	30.0	30	100.0
TOTAL BEDROOM AREA			
AGGREGATE BEDROOM	24.4	24.4	100.0
BEDROOM 1	13.0	13	100.0
BEDROOM 2	11.4	11.4	100.0
PRIVATE OPEN SPACE (P.O.S.)			
P.A.S.	31.8	7	454.0
GROSS INTERNAL AREA			
AP-M - GROSS INT AREA	79.8	73	109.0
MTN DWELLING TYPE N - 2BED 4P APARTMENT			
ZONE NAME	ACTUAL AREA (SqM)	EQUIVALENT DEPT GUIDELINES (SqM)	COMPARISON OF FLOOR AREA (%)
TOTAL STORAGE AREA			
STORAGE	6.6	6	111.0
TOTAL LIVING/KITCHEN/DINING AREA			
AGGREGATE LIVING AREA	30.1	30	100.0
TOTAL BEDROOM AREA			
AGGREGATE BEDROOM	24.4	24.4	100.0
BEDROOM 1	13.0	13	100.0
BEDROOM 2	11.4	11.4	100.0
PRIVATE OPEN SPACE (P.O.S.)			
P.A.S.	7.2	7	103.0
GROSS INTERNAL AREA			
AP-N - GROSS INT AREA	79.8	73	109.0
MTN DWELLING TYPE P - 3BED 5P DUPLEX			
ZONE NAME	ACTUAL AREA (SqM)	EQUIVALENT DEPT GUIDELINES (SqM)	COMPARISON OF FLOOR AREA (%)
TOTAL STORAGE AREA			
STORAGE	9.0	6	150.0
TOTAL LIVING/KITCHEN/DINING AREA			
AGGREGATE LIVING AREA	34.1	30	114.0
KITCHEN/DINING	18.4	-	---
LIVING ROOM	15.4	-	---
TOTAL BEDROOM AREA			
AGGREGATE BEDROOM	33.2	31.5	106.0
BEDROOM 1	13.3	13	102.0
BEDROOM 2	12.4	11.4	109.0
BEDROOM 3	7.3	7.1	103.0
PRIVATE OPEN SPACE (P.O.S.)			
P.A.S.	23.6	7	337.0
GROSS INTERNAL AREA			
AREA GF	51.8	-	---
AREA FF	51.8	-	---
GROSS INTERNAL AREA	103.6	96	108.0

- SCHEDULE OF EXTERNAL FINISHES**
- BLUE-BLACK FIBRE CEMENT SLATES
  - SMOOTH RENDER - PAINTED FINISH OR PROPRIETARY RENDER SYSTEM
  - SELECTED BRICK FINISH TO BIKE STORE, BIN STORE AND WHERE INDICATED ON DRAWINGS
  - WINDOWS TO BE ALUCLAD OR UPVC
  - CILLS TO BE PRECAST CONCRETE OR POWDER COATED ALUMINIUM
  - RAINWATER GOODS TO BE PVC OR ALUMINIUM, COLOUR MATCHED TO WINDOWS

- SERVICES INTEGRATION**
- ALL DRAINAGE TO FRONT BATHROOM/WCS INTERNAL - NO EXTERNAL STACKS
  - ALL VENTING TO FRONT ROOMS AS TRICKLE VENT IN WINDOWS
  - NO WALL VENTS IN FRONT FACADE

- PV PANELS**
- PV PANELS WILL BE FITTED TO REAR OR FRONT ROOF SLOPE, DEPENDING ON HOUSE ORIENTATION

- FOR PROVISION + LOCATION OF BIKE STORES & BINS STORES REFER TO SITE PLAN & STREET ELEVATIONS  
 - SEE ARCHITECTS DESIGN STATEMENT 1:200 STREET ELEVATIONS FOR SAMPLES OF PROPOSED MATERIALS & COLOURS



3 ROOF LEVEL  
FIG 3 1:100

REVISION	NOTE	DATE
CLIENT:	FINGAL COUNTY COUNCIL	obrain:beary
PROJECT:	MOORETOWN HOUSING	
DRAWING:	HOUSE TYPE M, N & P (1of2) SECTION 179A - PROPOSAL	O'Brain Beary Architects C1 The Steelworks Foley Street Dublin 1 t+353 1 855 9040 info@obrain-beary.ie www.obrain-beary.ie
DATE:	SCALE:	JOB NO:
27/05/2024	A1 @ 1:100	23.13.MTN
DRAWING NO:		REV:
PI017		