



DUPLEX BLOCK A  
FRONT ELEVATION



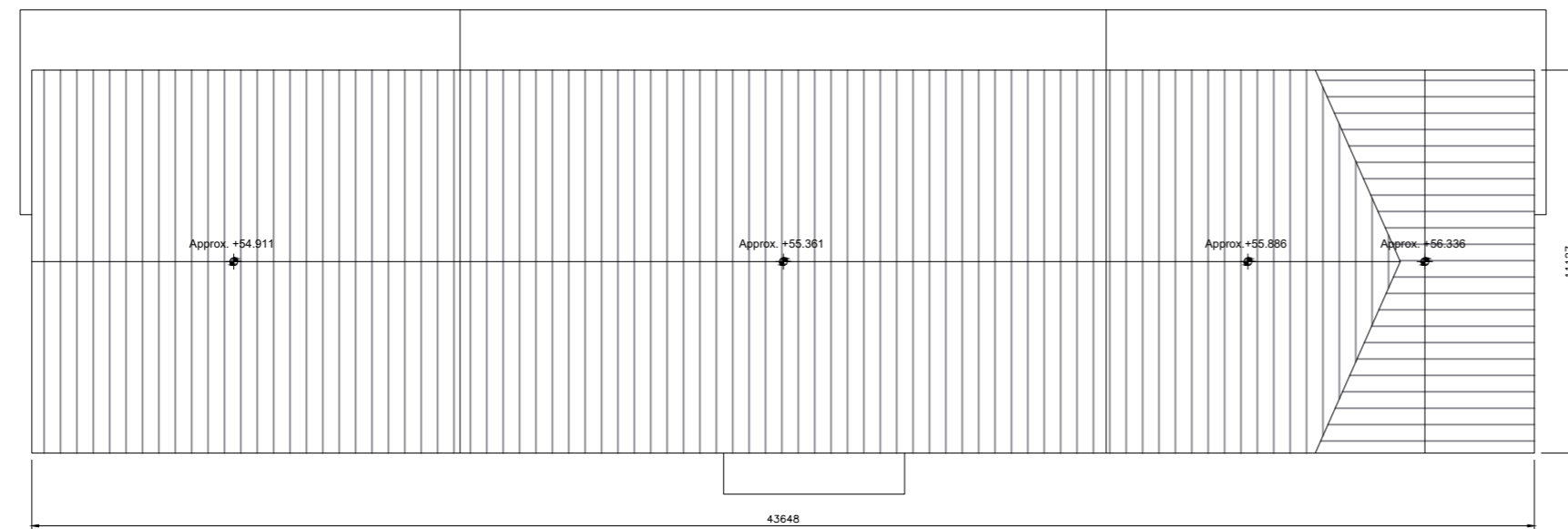
DUPLEX BLOCK A  
SIDE ELEVATION (WEST)



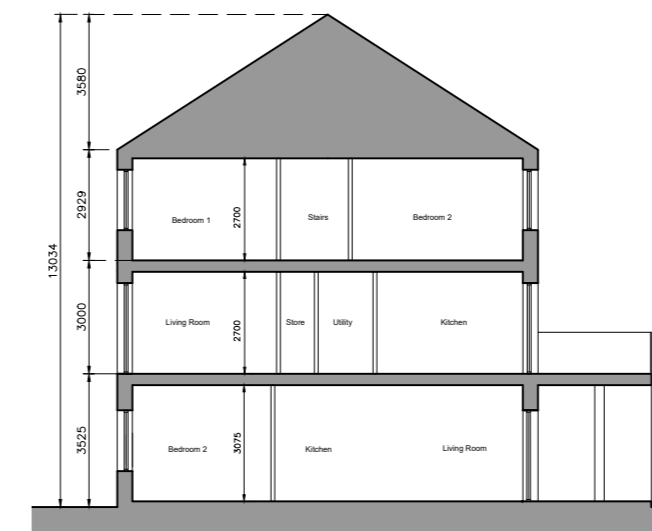
DUPLEX BLOCK A  
REAR ELEVATION



DUPLEX BLOCK A  
SIDE ELEVATION (EAST)



DUPLEX BLOCK A  
ROOF PLAN



DUPLEX BLOCK A  
SECTION AA

**Unit Type**

- 3 Bed Duplex - 5 Person
- 2 Bed Apartment - 3 Person
- 1 Bed Apartment - 2 Person

Block	1 Beds	2 Beds	3 Beds	Total Units
A	2	3	7	12

© This drawing is copyright.  
 1 Do not scale this drawing.  
 2 Errors and omissions to be immediately notified to Architect.  
 3 All dimensions to be checked on site.  
 4 To be read with relevant Engineers drawings.

**Note on Internal Floor Plans**  
 All noted room areas are gross.  
 The proposed areas and aggregate areas comply with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. (December 2020)

Where bedroom areas are noted they are exclusive of any built-in storage space.

Storage is generally provided off the hallway or kitchen, and is not provided within a bedroom. Furniture, fittings and fixtures shown on the plans are indicative.

**External Finishes:**

**Roof:**  
 Slate or clay/concrete tiles with solar thermal or photovoltaic panels subject to orientation and detailed design

**Walls:**  
 Selected facing brick with render where indicated on drawings with precast / stone capping or pressed metal capping to parapets

**Cladding to Upper Level:**  
 Dark metal / Dark fibre cement boarding where indicated on drawings.

**Louvers:**  
 Proprietary metal louvered doors with colour to match windows/doors where indicated on drawings.

**Windows:**  
 Aluminium framed window system

**Gutters/downpipes:**  
 uPVC or aluminium

**Balconies:**  
 Projecting: Toughened glazing & stainless steel handrails on precast concrete or metal frame galvanized steel base and guarding/ railing.

**Entrance Canopy:**  
 Pressed or standing seam metal on Timber framing

revisions	description	date	inls
	Duplex Block A		
	Roof Plan, Section & Elevations		

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 scale: 1:200 A2  
 date: APL '22  
 drawn: MN  
 checked: PG

client: Gerard Gannon Properties

issue: Planning SHD Stage 3

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