

GENERAL NOTES

1. ALL ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ODA ARCHITECTURE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATION BEFORE IMPLEMENTING THE WORK.

2. NO DIMENSIONS SHALL BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SETTING OUT CO-ORDINATES SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN (A) THE ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS AND ELEVATIONS AND ELEVATIONS OF THE ENGINEER BEFORE IMPLEMENTING THE WORK.

HOUSE TYPE B.2 (4 BEDROOM / 7P / 3 STOREY HOUSE)
GROUND FLOOR 71.9 SQM
FIRST FLOOR 61.2 SQM
ATTIC FLOOR AREA 35.2 SQM

ACHIEVED MINIMUM ROOM MIN

		AREA	AREA	WIDTH	WIDTH
G.F	KITCHEN / DINING / LIVING	34,2 m	15 m	5.8 m	3.8 m
G.F	TV ROOM / LIVING ROOM	16.9 m	15 m	3.8 m	3.8 m
G.F	UTILITY	3.7 m			
G.F	TOILET	3,1m ²			
G.F	STORE	2.0 m			
G.F	HALLWAY	9.4 m ²			
F.F	MASTER BEDROOM 1	13,1 m	13.0 m	2.9 m	2.8 m
F.F	EN-SUITE	4,4 m			
F.F	STORE	1.4 m ²			
F.F	BEDROOM 2	7,2 m ²	7.1 m	2.4 m	2.1 m
F.F	STORE	1.4 m ²			
F.F	BEDROOM 3	12.4 m²	11.4 m	2.8 m	2.8 m
F.F	STORE	1.1 m ²			
F.F	BATHROOM	5.0 m ²			
F.F	HP	1.2 m			
F.F	LANDING	11.0 m			
A.F	BEDROOM 4	21,4 m	11.4 m	2.8 m	2.8 m
A.F	WARDROBE	4,1 m			
A.F	EN-SUITE	3.0 m			
A.F	LANDING	5.8 m			

	REQUIRED	ACHIEVED
TARGET GROSS AREA (m²)	120	199
MINIMUM MAIN LIVING ROOM AREA (m1)	15	21.2
AGREGATE LIVING ROOM AREA (m²)	40	36.4
AGREGATE BEDROOM AREA (m²)	43	32.8
AGREGATE STORAGE AREA (m²)	6	6.1

- 1. SELECTED BRICK TO ARCHITECT'S DETAIL
 2. CONCRETE SLATE TILES TO ARCHITECT'S DETAIL
 3. PAINTED PLASTER TO SELECTED COLOR
 4. WINDOWS TO DETAIL
 5. P.V.C. GUTTERS AND DOWNPIPES TO DETAIL
 6. PRECAST CONCRETE CIL
 7. ZINK OR SIMILAR DORMER
 8. PAINTED TIMBER DOOR

rev	date	description	drn by	chkd b
Α	17.02.25	ISSUED FOR PLANNING	MM	COD

Carmel Kidney

Lands in Ballyboughal

HOUSE TYPE B2 FLOOR PLANS

1:50 @A1 1:100 @A3 FEBRUARY 2025

B0141-A-014



Architecture architects master planners project managers

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