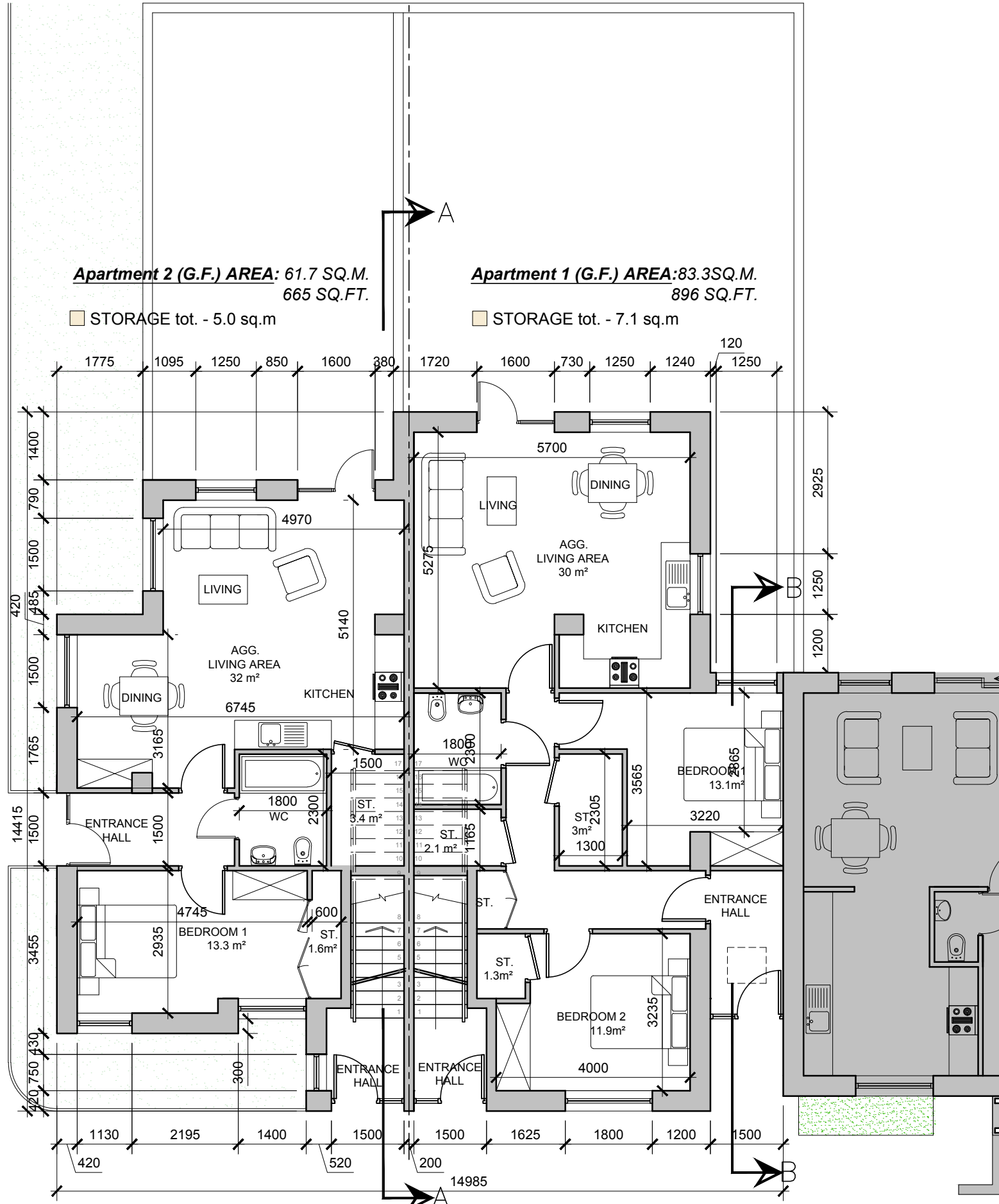


APARTMENT BLOCK F4.1/F4.2

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



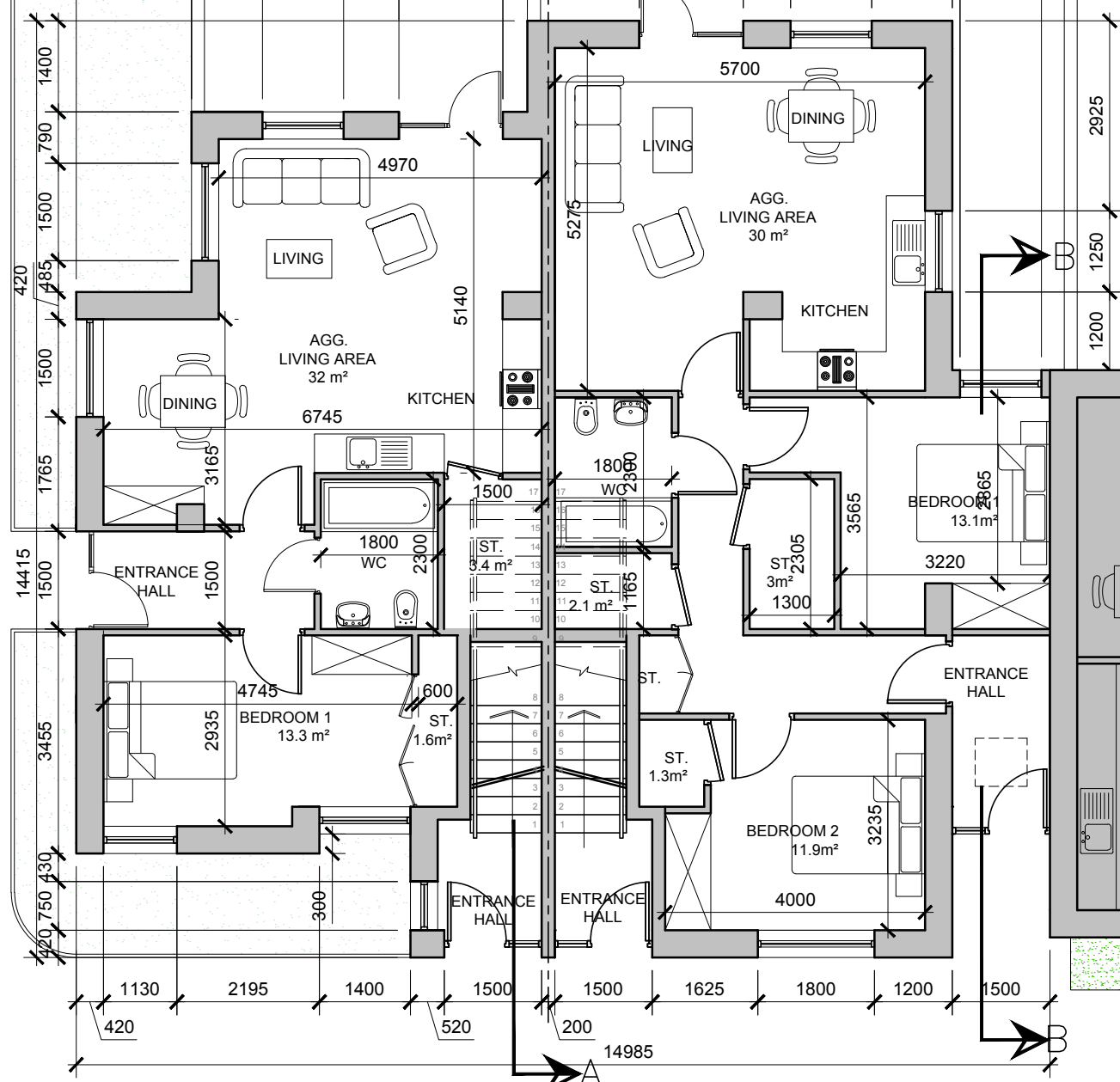
**Apartment 2 (G.F.) AREA: 61.7 SQ.M.
665 SQ.FT.**

**Apartment 1 (G.F.) AREA: 83.3SQ.M.
896 SQ.FT.**

STORAGE tot. - 5.0 sq.m

STORAGE tot. - 7.1 sq.m

1775 1095 1250 850 1600 380 1720 1600 730 1250 1240 120 1250



GROUND FLOOR PLAN
SCALE 1:100 @ A3
APARTMENT BLOCK F4.1/F4.2

**NOTE: POSITION OF NORTH POINT AND LEVELS
VARIES - CHECK SITE PLAN FOR ORIENTATION AND
F.F.L'S - DWG NO. 16217/P/003.**



DUPLEX TYPE F4.1 - CHARACTER AREA 1
SEE KEY PLAN 16217-P-004



DUPLEX TYPE F4.2 - CHARACTER AREA 2
SEE KEY PLAN 16217-P-004

F4.1/F4.2_2 Bed GF Apartment 1	Proposed	Guidelines
Overall floor area	83.3 m ²	73m ²
Living/kitchen/dining area	30 m ²	30m ²
Living area width	5.275 m	3.6m
Bedroom areas	13.1m ² + 11.9m ² = 25m ²	13m ² + 11.4m ² = 24.4m ²
Storage area	7.1 m ²	6m ²
Private amenity area	REFER TO HQA	

F4.1/F4.2_1 Bed GF Apartment 2	Proposed	Guidelines
Overall floor area	61.7 m ²	45m ²
Living/kitchen/dining area	32 m ²	23m ²
Living area width	4.97 m	3.3m
Bedroom areas	13.3m ²	11.4m ²
Storage area	5m ²	3m ²
Private amenity area	REFER TO HQA	

date	rev	name	chk	note
08.06.20	P1	LG	EJG	ISSUE FOR PLANNING



Project
PROPOSED RESIDENTIAL DEVELOPMENT
AT BANDUFF, CORK

Drawing title
DUPLEX TYPE F4.1/F4.2
GROUND FLOOR PLANS & 3D RENDERS

Scale	Drawn	Checked	Date
1/100 @ A3	MP	EJG	10.12.19
Project No.	Dwg. No.	Revision	
16217	16217/P/016	P1	