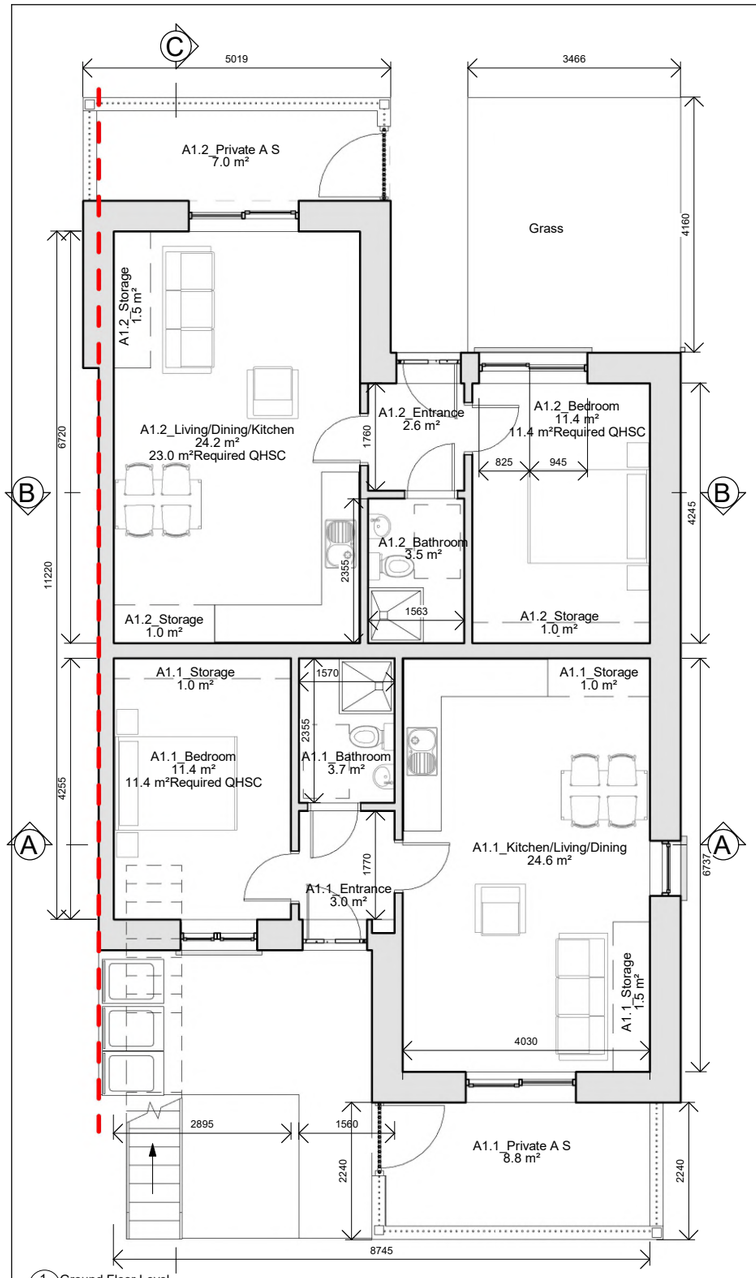

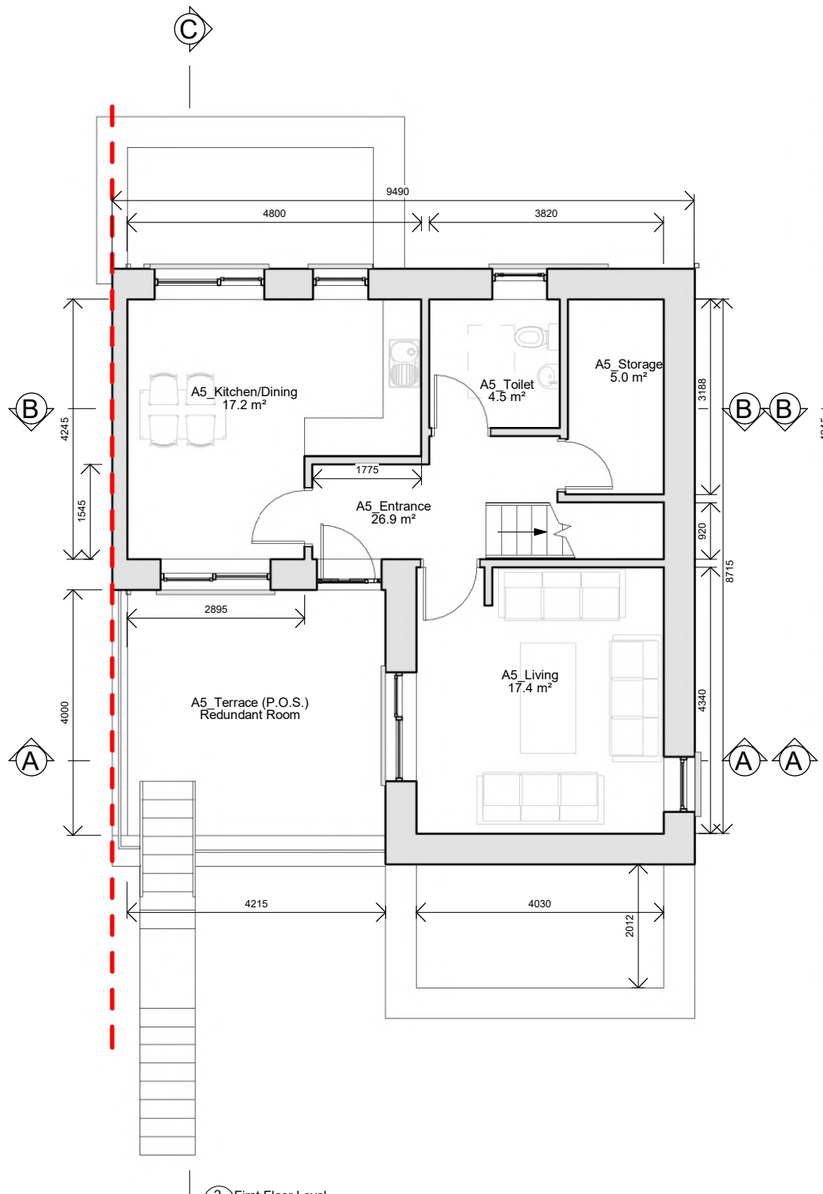

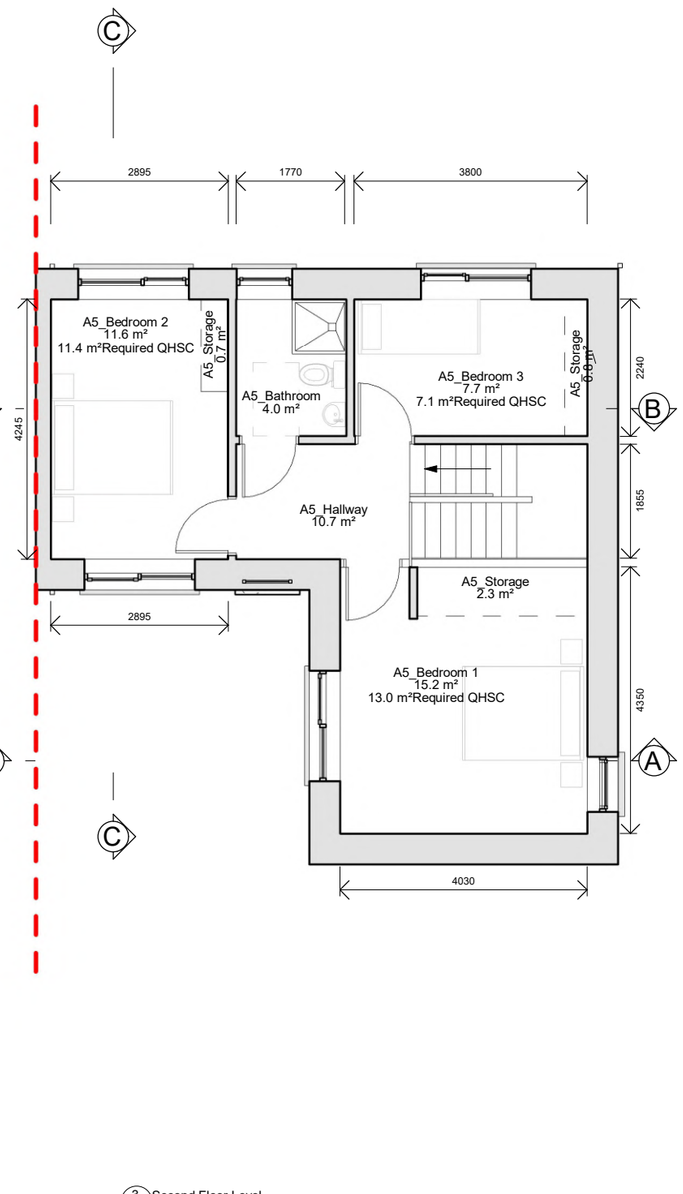

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General Notes:

N

Please refer to site plan for orientation of the house

PLANNING

Gross Building Area Apartment A1.1			
Level	Name	Area	Equivalent Dept. Guidelines
00_GFL	A1.1	47.2 m²	45.0 m²

Gross Building Area Apartment A1.2			
Level	Name	Area	Equivalent Dept. Guidelines
00_GFL	A1.2	47.1 m²	45.0 m²

Gross Building Area Apartment A5			
Level	Name	Area	Equivalent Dept. Guidelines
01_First Floor Level	A5	55.3 m²	0.0 m²
02_Second Floor	A5	51.0 m²	
		Total: 106.3m²	Total: 96m²

Apartment A5 Room Areas		
Name	Area	Equivalent Dept. Guidelines
A5_Bathroom	4.0 m²	0.0 m²
A5_Bedroom 1	15.2 m²	13.0 m²
A5_Bedroom 2	11.6 m²	11.4 m²
A5_Bedroom 3	7.7 m²	7.1 m²
A5_Entrance	26.9 m²	0.0 m²
A5_Hallway	10.7 m²	0.0 m²
A5_Kitchen/Dining	17.2 m²	34.0 m²
A5_Living	17.4 m²	0.0 m²
A5_Storage	0.7 m²	0.0 m²
A5_Storage	0.8 m²	0.0 m²
A5_Storage	2.3 m²	0.0 m²
A5_Storage	5.0 m²	9.0 m²
A5_Terrace (P.O.S.)	0.0 m²	9.0 m²
A5_Toilet	4.5 m²	0.0 m²

Apartment A1.1 Rooms Area		
Name	Area	Equivalent Dept. Guidelines
A1.1_Bathroom	3.7 m²	0.0 m²
A1.1_Bedroom	11.4 m²	11.4 m²
A1.1_Entrance	3.0 m²	0.0 m²
A1.1_Kitchen/Living/Dining	24.6 m²	23.0 m²
A1.1_Private A S	8.8 m²	11.4 m²
A1.1_Storage	1.0 m²	0.0 m²
A1.1_Storage	1.0 m²	0.0 m²
A1.1_Storage	1.5 m²	3.0 m²

Apartment A1.2 Room Areas		
Name	Area	Equivalent Dept. Guidelines
A1.2_Bathroom	3.5 m²	0.0 m²
A1.2_Bedroom	11.4 m²	11.4 m²
A1.2_Entrance	2.6 m²	0.0 m²
A1.2_Living/Dining/Kitchen	24.2 m²	23.0 m²
A1.2_Private A S	7.0 m²	11.4 m²
A1.2_Storage	1.0 m²	0.0 m²
A1.2_Storage	1.0 m²	0.0 m²
A1.2_Storage	1.5 m²	3.0 m²

Ivan Grimes
Director of Service - Housing,
Community & Emergency Services

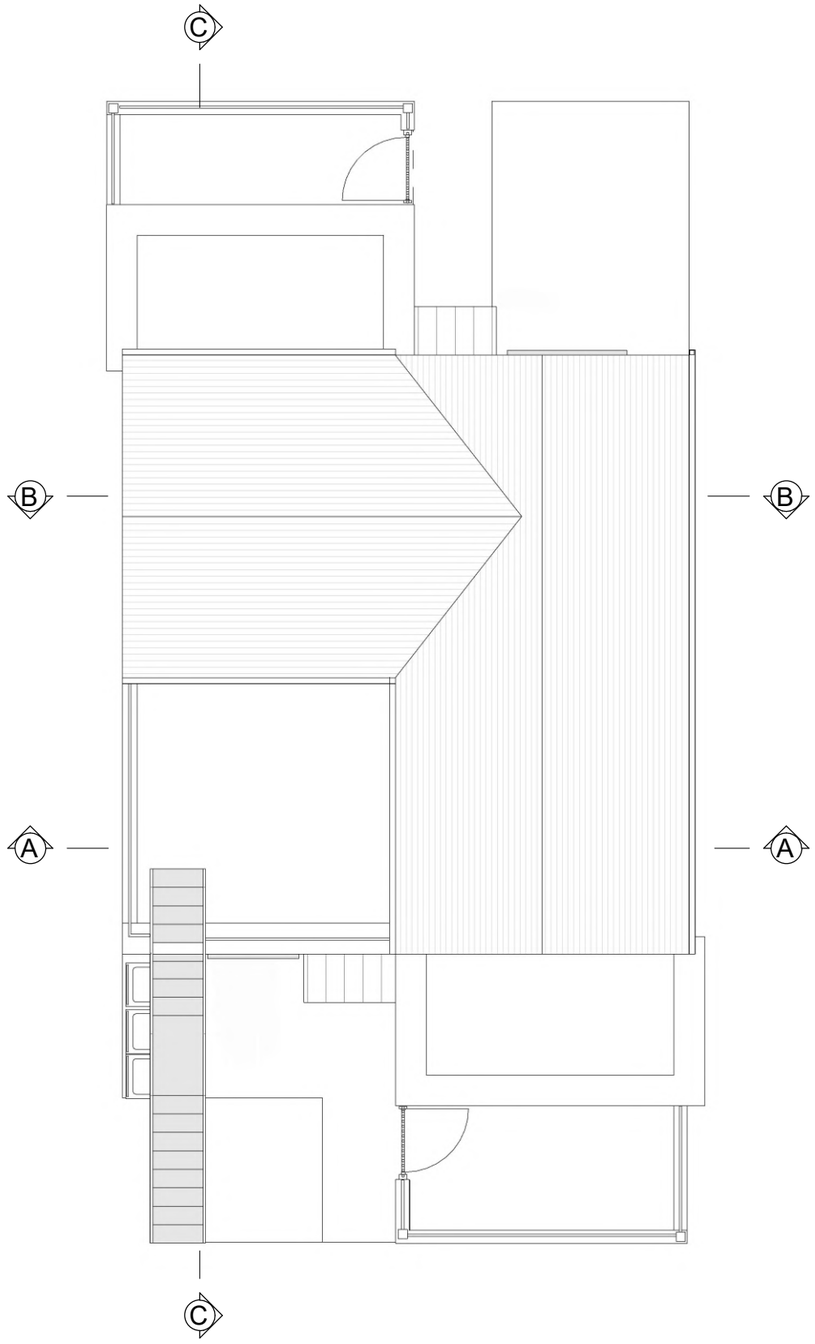
HOUSING

Address: Civic Offices, Baileys New Street, Waterford X91 XH42
Telephone: 0761 102020
Fax No: 051 844708

Project:
Proposed New Housing Development at Fairlane, Dungarvan, Co. Waterford

Title:
Duplex Type B 2 - 1 Bedroom 2 Person (A1) & 3 Bed 5 Person (A5) - Floor Plans

Scale	Project No:		Drawing No,
1 : 100 @A3	N31-24-2-102_		3.0-120
	Date: 07/07/2025 16:04:37	Drawn By A.R.	Checked By P.B.



1 Roof Plan
1 : 100 @A3

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General Notes:

N

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PLANNING

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Community & Emergency Services

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Fax No: 051 844708

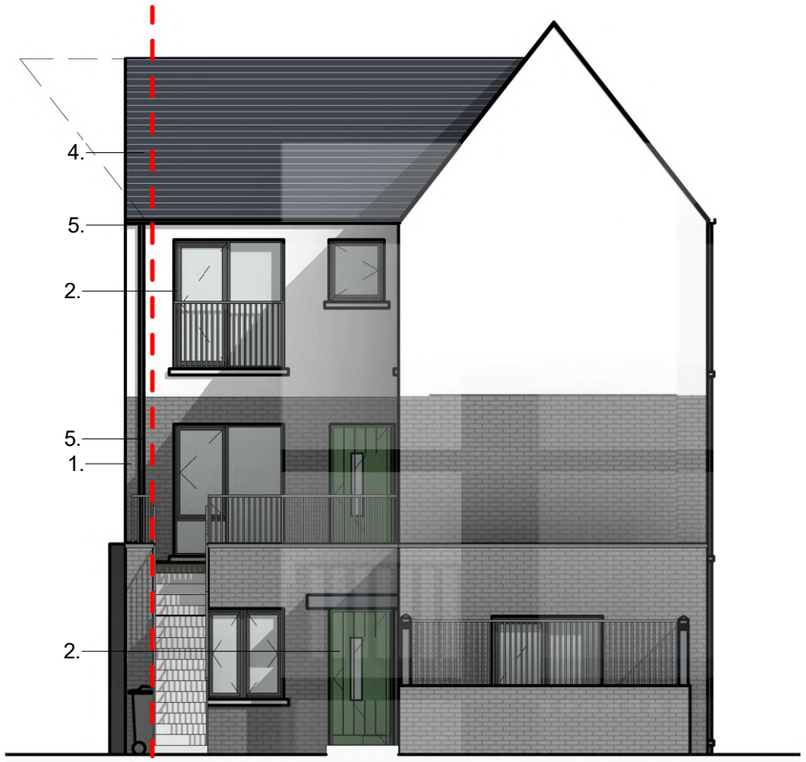
Project:
Proposed New Housing Development at Fairlane, Dungarvan, Co. Waterford

Title:
Duplex Type B 2- Roof Plan

Scale	Project No:		Drawing No,
1 : 100 @A3	N31-24-2-102_		3.0-121
	Date 03/07/2025 14:34:23	Drawn By A.R.	Checked By P.B.

1 1.0 Front Elevation
1 : 100 @A3

2 2.0 Front Elevation
1 : 100 @A3



3 1.0 Rear Elevation
1 : 100 @A3

4 2.0 Rear Elevation
1 : 100 @A3

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General Notes:

Planning Note	
Key Value	Keynote Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour
6.	Grey Standing Seam metal Cladding

PLANNING

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Director of Service - Housing,
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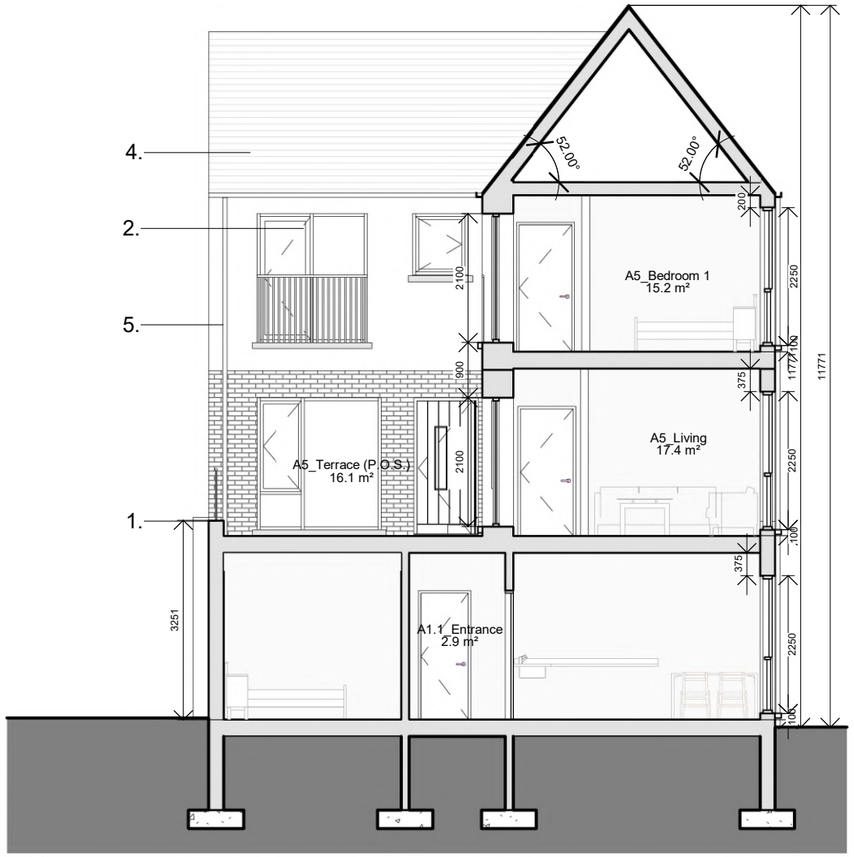
HOUSING
Address: Civic Offices, Baileys New Street, Waterford X91 XH42
Telephone: 0761 102020
Fax No: 051 844708

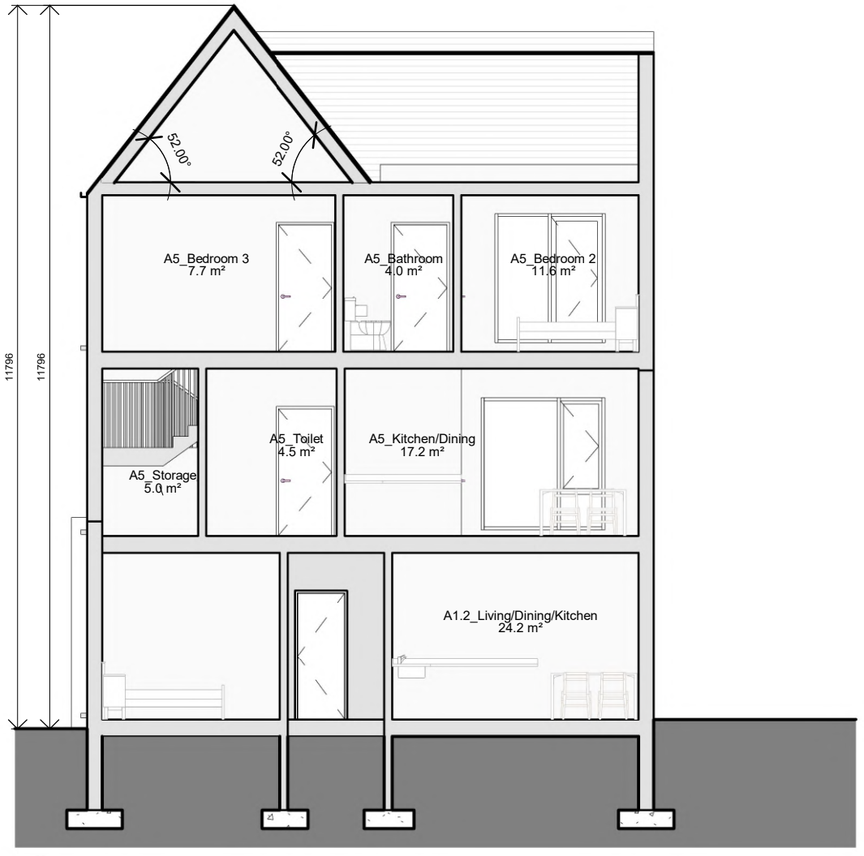
Project:
Proposed New Housing Development at Fairlane, Dungarvan, Co. Waterford

Title:
Duplex Type B 2 - Front Elevations

Scale	Project No:		Drawing No,
1 : 100 @A3	N31-24-2-102_		3.0-220
	Date 07/07/2025 16:02:36	Drawn By A.R.	Checked By P.B.



A
1
Section A-A
1 : 100 @A3



B
1
Section B-B
1 : 100 @A3

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6.	Grey Standing Seam metal Cladding

PLANNING

Government of Ireland

Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

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Director of Service - Housing,
Community & Emergency Services

HOUSING

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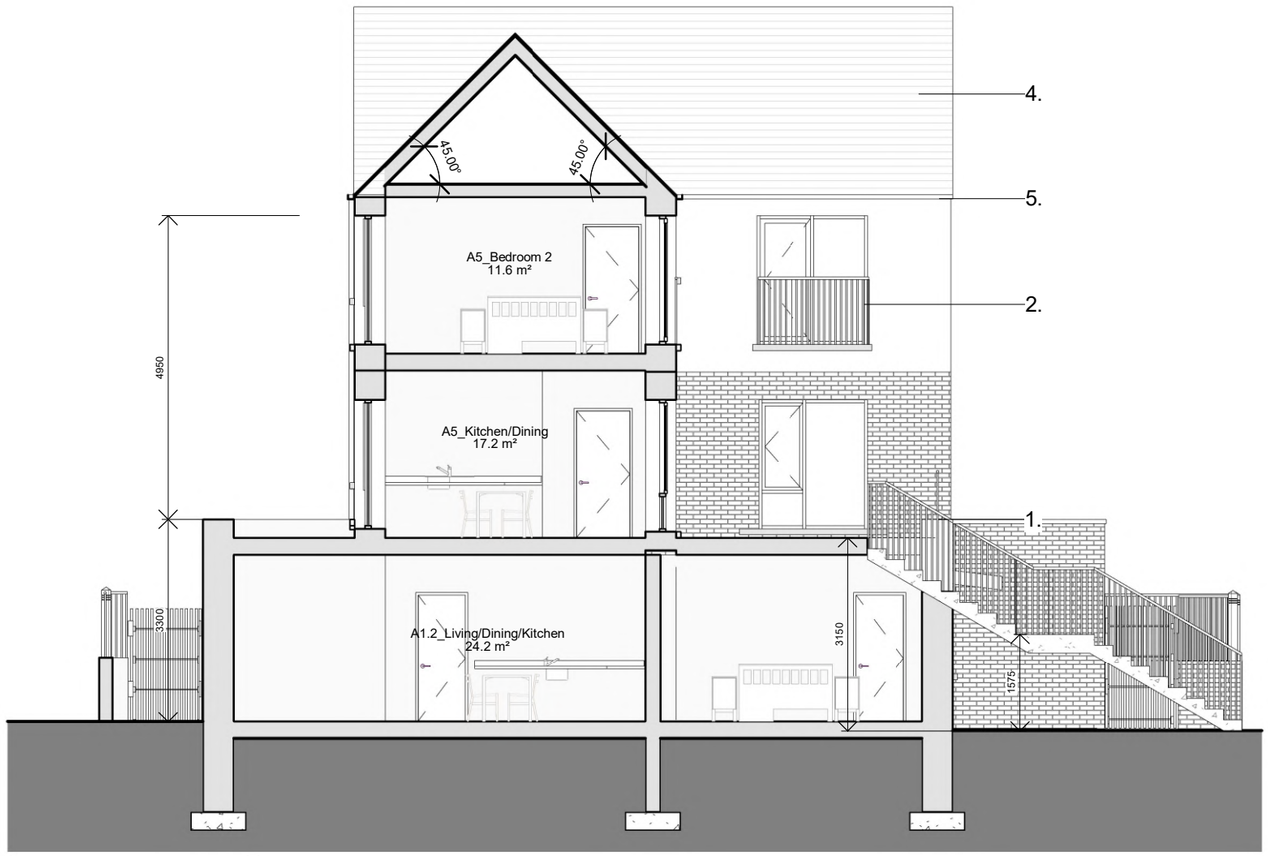
Telephone: 0761 102020
Fax No: 051 844708

Project:
Proposed New Housing Development at Fairlane, Dungarvan, Co. Waterford

Title:
Duplex Type B2 - Building Sections

Scale	Project No:		Drawing No,
1 : 100 @A3	N31-24-2-102_		3.0-320
	Date: 03/07/2025 14:45:29	Drawn By A.R.	Checked By P.B.



C / 1 Section C-C
1 : 100 @A3

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Planning Note	
Key Value	Keynote Text
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6.	Grey Standing Seam metal Cladding

PLANNING

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Project:
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Title:
Duplex Type B 2 - Stair Section

Scale	Project No:		Drawing No,
1 : 100 @A3	N31-24-2-102_		3.0-321
	Date: 03/07/2025 14:47:59	Drawn By A.R.	Checked By P.B.