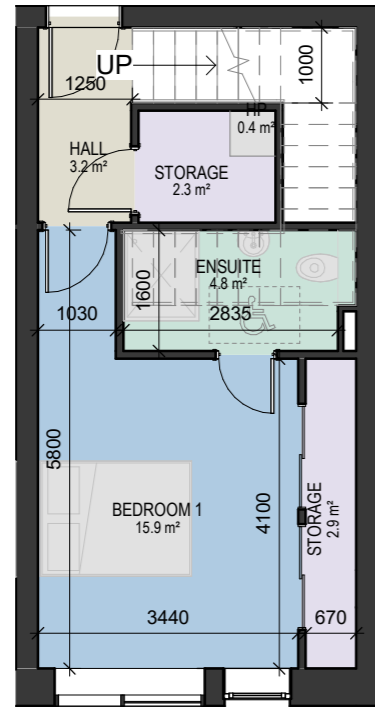
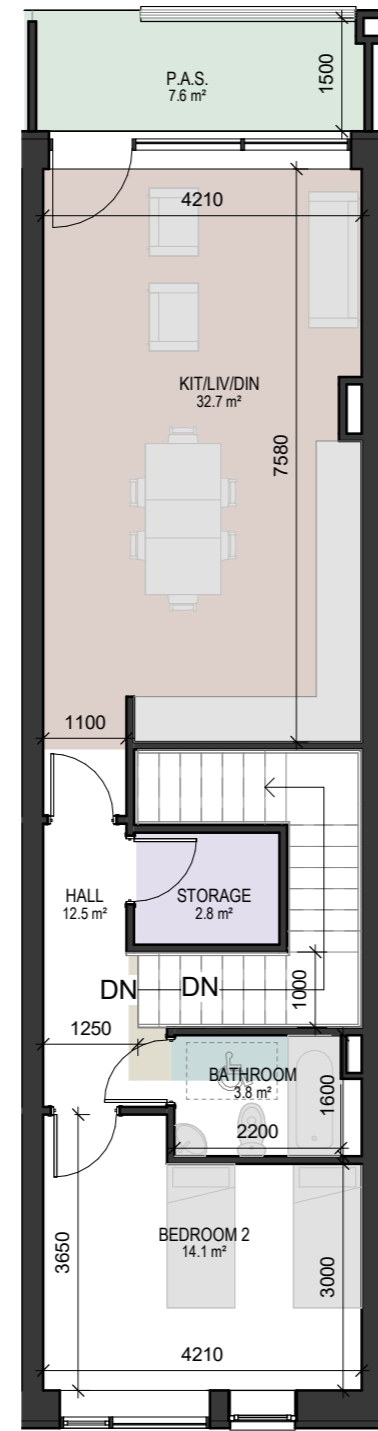


DUPLEX TYPE A - 2 BEDS - 4 PERSON - GF				
	Min. Area (m2)	Proposed Area (m2)	Aspect	
Gross Area	73	96	Dual Aspect	
Room	Min. Width (mm)	Proposed Width	Min. Area (m2)	Proposed Area
Agregate Living Area	3600	4210	30	32.7
Bedroom 1	2800	3440	13	15.9
Bedroom 2	2800	3000	11.4	14.1
Storage			6	8
P.A.S			7	7.6

\* PRIVATE AMENITY SPACE VARIES DUE TO ELEVATIONAL TREATMENT THROUGHOUT THE SCHEME. ALL P.A.S TO MEET OR EXCEED THE MINIMUM STANDARD OF 7m2 AND 1500mm MIN. DEEP FOR 2 BED UNITS - 4 PERSON



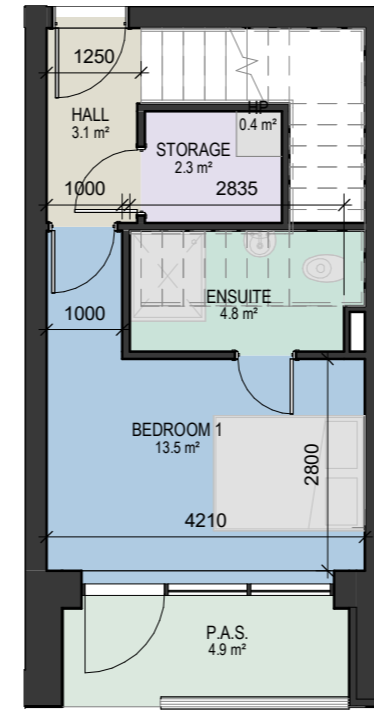
1 Duplex Type A - GF  
1 : 100



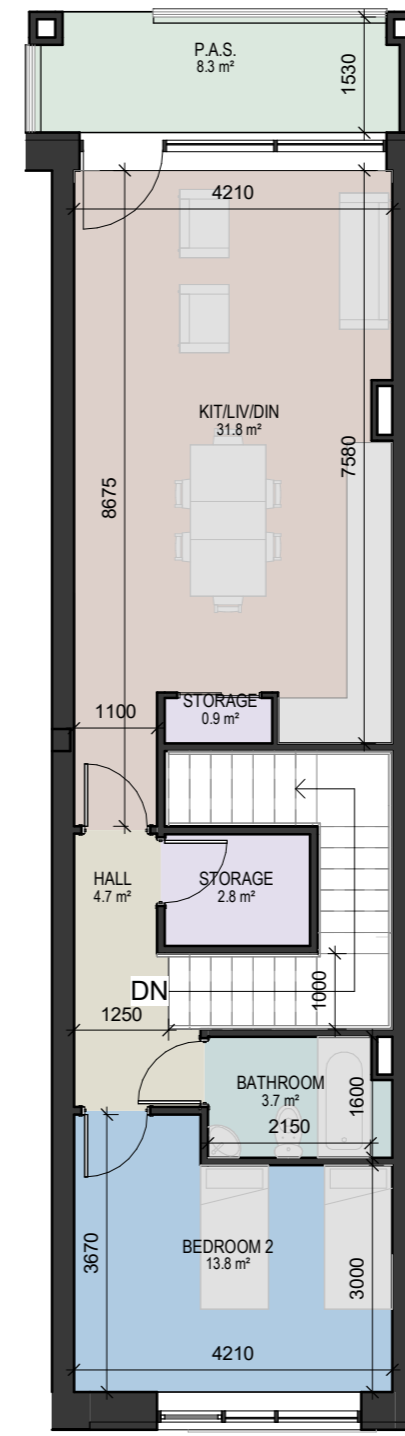
2 Duplex Type A - FF  
1 : 100

DUPLEX TYPE B - 2 BEDS - 4 PERSON - GF				
	Min. Area (m2)	Proposed Area (m2)	Aspect	
Gross Area	73	91	Dual Aspect	
Room	Min. Width (mm)	Proposed Width	Min. Area (m2)	Proposed Area
Agregate Living Area	3600	4210	30	31.3
Bedroom 1	2800	2800	13	13.5
Bedroom 2	2800	3000	11.4	13.8
Storage			6	7.2
P.A.S			7	13.2

\* PRIVATE AMENITY SPACE VARIES DUE TO ELEVATIONAL TREATMENT THROUGHOUT THE SCHEME. ALL P.A.S TO MEET OR EXCEED THE MINIMUM STANDARD OF 7m2 AND 1500mm MIN. DEEP FOR 2 BED UNITS - 4 PERSON



3 Duplex Type B - GF  
1 : 100



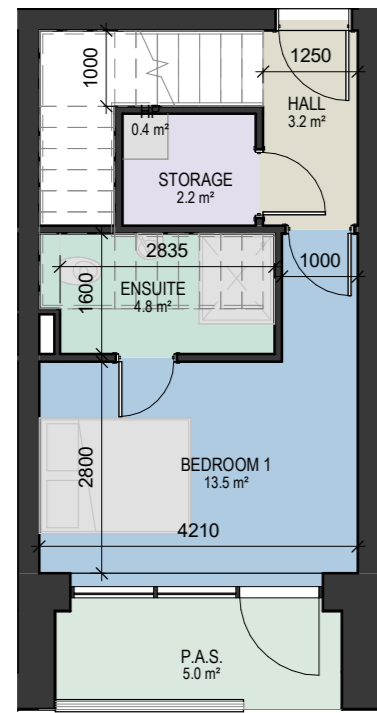
4 Duplex Type B - FF  
1 : 100

### Room Type

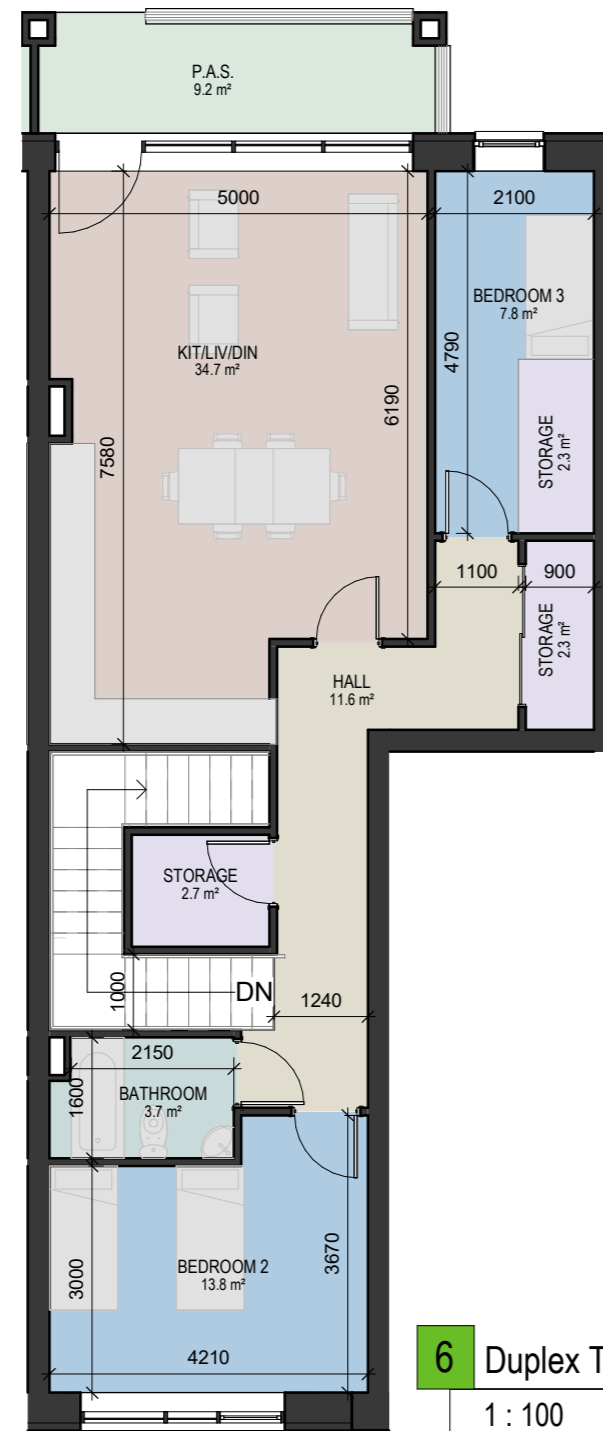
- BATHROOM
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- ENSUITE
- HALL
- HP
- KIT/LIV/DIN
- P.A.S.
- STORAGE

DUPLEX TYPE C - 3 BEDS				
	Min. Area (m2)	Proposed Area (m2)	Aspect	
Gross Area	90	113	Dual Aspect	
Room	Min. Width (mm)	Proposed Width	Min. Area (m2)	Proposed Area
Agregate Living Area	3800	5000	34	34.7
Bedroom 1	2800	2800	13	13.5
Bedroom 2	2800	3000	11.4	13.8
Bedroom 3	2100	2100	7.1	7.8
Storage			9	9.5
P.A.S			9	14.2

\* PRIVATE AMENITY SPACE VARIES DUE TO ELEVATIONAL TREATMENT THROUGHOUT THE SCHEME. ALL P.A.S TO MEET OR EXCEED THE MINIMUM STANDARD OF 9m2 AND 1500mm MIN. DEEP FOR 3 BED UNITS



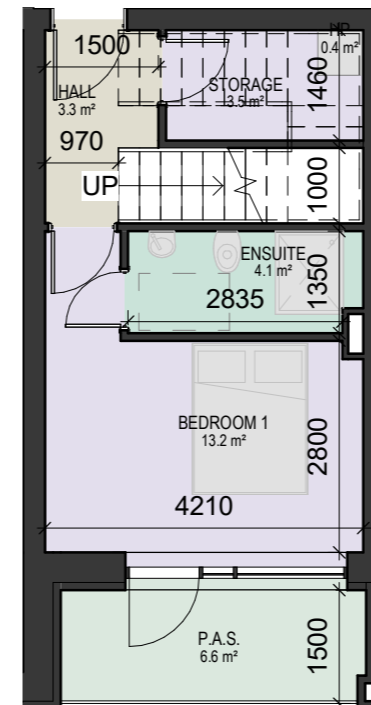
5 Duplex Type C - GF  
1 : 100



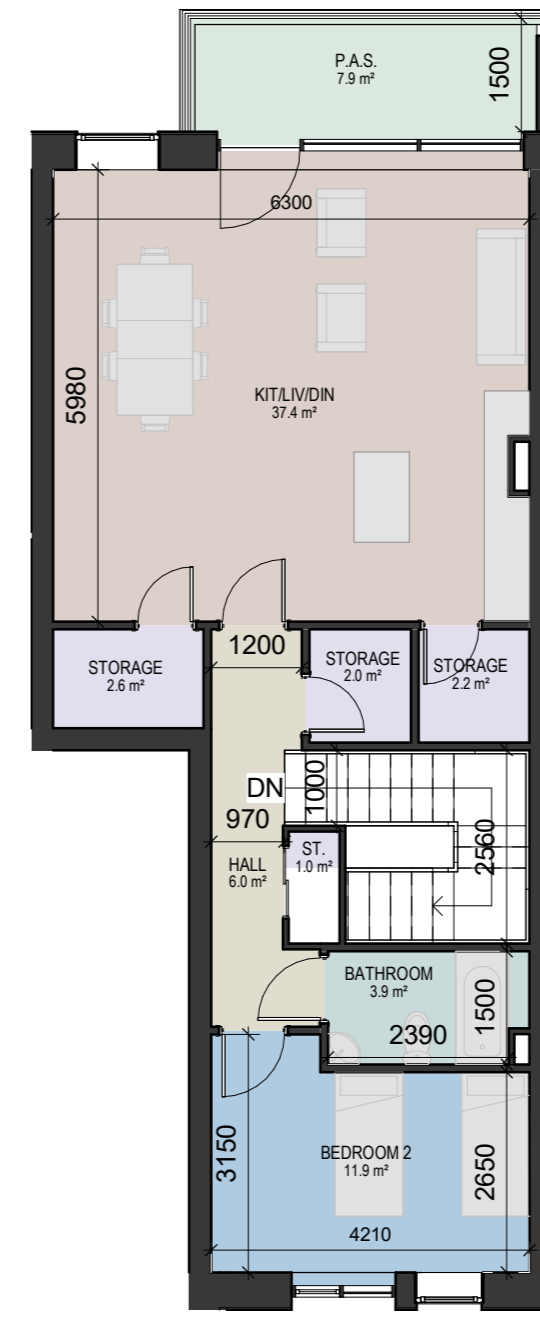
6 Duplex Type C - FF  
1 : 100

DUPLEX TYPE D - 2 BEDS - 4 PERSON				
	Min. Area (m2)	Proposed Area (m2)	Aspect	
Gross Area	73	99	Dual Aspect	
Room	Min. Width (mm)	Proposed Width	Min. Area (m2)	Proposed Area
Agregate Living Area	3600	6300	30	37.4
Bedroom 1	2800	2800	13	13.2
Bedroom 2	2800	2650	11.4	11.9
Storage			6	11.3
P.A.S			7	14.5

\* PRIVATE AMENITY SPACE VARIES DUE TO ELEVATIONAL TREATMENT THROUGHOUT THE SCHEME. ALL P.A.S TO MEET OR EXCEED THE MINIMUM STANDARD OF 7m2 AND 1500mm MIN. DEEP FOR 2 BED UNITS - 4 PERSON



7 Duplex Type D - SF  
1 : 100



8 Duplex Type D - TF  
1 : 100

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NOTES:

# DESIGN INTENT DRAWING

P01	06/12/2022	Planning Issue	
Rev	Date	Description	Issued By

Project Stage

## PLANNING

Client:

Westar Homes Limited

Project:

Residential @ Finlay Park  
Finlay Park, Naas, Co. Kildare

Drawing Title:

Duplex Types 01

Drawn	Checked	Paper Size	Scale	Date
VM	BB	A2	1 : 100@A2	06/12/2022

Project No.	Drawing No.	Classification	Revision
PE17019	6202		P01

File Name  
PE17019-CWO-01-ZZ-DR-A-6202

Status:

Suitable for planning



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