THIS DRAWING IS FOR PLANNING PERMISSION PURPOSES ONLY. FURTHER DRAWINGS AND STUDIES WILL BE REQUIRED FOR CONSTRUCTION AND TO ENSURE COMPLIANCE WITH RELEVANT BUILDING REGULATIONS AND STANDARDS.



Front Elevation

1:100



Rear Elevation

1:100



Side Elevation

1:100



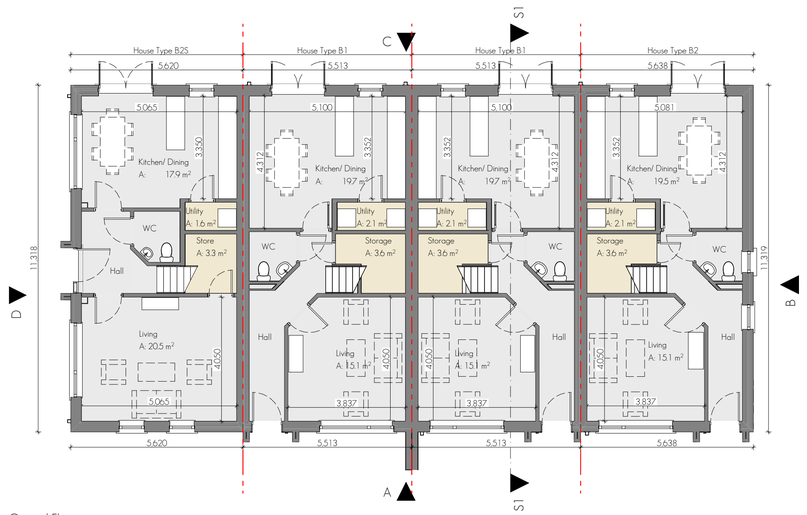
Side Elevation

1:100



First Floor

1:100



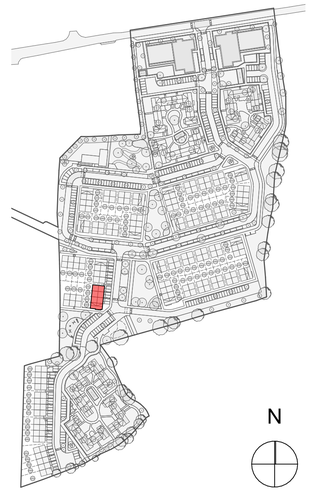
Ground Floor

1:100



Section A

1:100



Building Materials

Roof:	Black/grey concrete roof tiles
Walls:	Upper walls: Selected render finish
	Lower walls: Selected redner finish and selected brick finish
Rainwater Goods:	uPVC
Doors / Windows:	uPPC

Please refer to the proposed site layout plan for north point orientation and proposed floor level.

House Type B2S

3 Bed (5 person) Units
Ground Floor - c.54.8 s.qm
First Floor - c.53.8 s.qm

House Type B1

3 Bed (5 person) Units
Ground Floor - c.54.2 s.qm
First Floor - c.54.2 s.qm

House Type B2

3 Bed (5 person) Units
Ground Floor - c.53.8 s.qm
First Floor - c.53.8 s.qm

BLOCK MAKE UP -

HOUSE TYPE - B2S - B1 - B1 - B2

Floor Area Schedule: 3 Bedroom, 2 Storey - HT-B2S

Area	Area Provided	Min. Required
Gross Floor Area	107.60 sq.m	92.0 sq.m
Main Living Room	20.50 sq.m	13.00 sq.m
Bedroom 1	13.40 sq.m	13.00 sq.m
Bedroom 2	11.40 sq.m	11.40sq.m
Bedroom 3	7.60 sq.m	7.10 sq.m
Aggregrate Living	34.80 sq.m	34.00sq.m
Aggregrate Bedroom	32.40 sq.m	32.00 sq.m
Total Storage	7.40 sq.m	5.00 sq.m

Note: Areas in line with the *Quality Housing for Sustainable Communities guidelines.*

Floor Area Schedule: 3 Bedroom, 2 Storey - HT-B1

Area	Area Provided	Min. Required
Gross Floor Area	108.40 sq.m	92.0 sq.m
Main Living Room	15.10 sq.m	13.00 sq.m
Bedroom 1	13.30 sq.m	13.00 sq.m
Bedroom 2	11.50 sq.m	11.40sq.m
Bedroom 3	7.60 sq.m	7.10 sq.m
Aggregrate Living	34.10 sq.m	34.00sq.m
Aggregrate Bedroom	32.40 sq.m	32.00 sq.m
Total Storage	8.00 sq.m	5.00 sq.m

Note: Areas in line with the *Quality Housing for Sustainable Communities guidelines.*

Floor Area Schedule: 3 Bedroom, 2 Storey - HT-B2

Area	Area Provided	Min. Required
Gross Floor Area	107.60 sq.m	92.0 sq.m
Main Living Room	15.10 sq.m	13.00 sq.m
Bedroom 1	13.20 sq.m	13.00 sq.m
Bedroom 2	11.40 sq.m	11.40sq.m
Bedroom 3	7.80 sq.m	7.10 sq.m
Aggregrate Living	34.60 sq.m	34.00sq.m
Aggregrate Bedroom	32.40 sq.m	32.00 sq.m
Total Storage	7.40 sq.m	5.00 sq.m

Note: Areas in line with the *Quality Housing for Sustainable Communities guidelines.*

Issue for Planning	GD	DOM	MD	09/03/2026	P01
Revision Description	dm.	chk.	apr.	date.	rev.

Client: Diphanma Unlimited Company
Project: Residential Development
Site: Countess Road, Killarney, Co Kerry
Title: General Arrangements - HT - B2S-B1-B1-B2

meitheal architects

RIAI Practice Member | Practice Member Ireland/Éire | Practice Member Cross-border | Grade G3 | Grade P

Project Architect: Mark Dignam
A1 Sheet Scale: 1:100

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Drawing Series 10000 - General

Project	Orig.	Volume	Level	Type	Role	Number	Rev.
	251010	MA	B9	XX	DR	A-10009	P01

S:\2025 MA\251010\Working drawings\400 - House Blocks\251010-DES-480-A (B7-B2S-B1-B1-B2-225step).pln Friday 13 March 2026