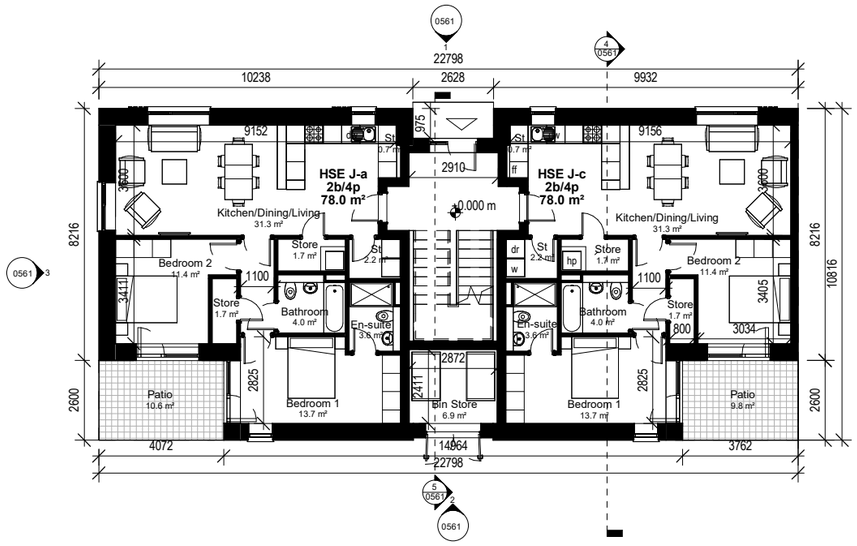
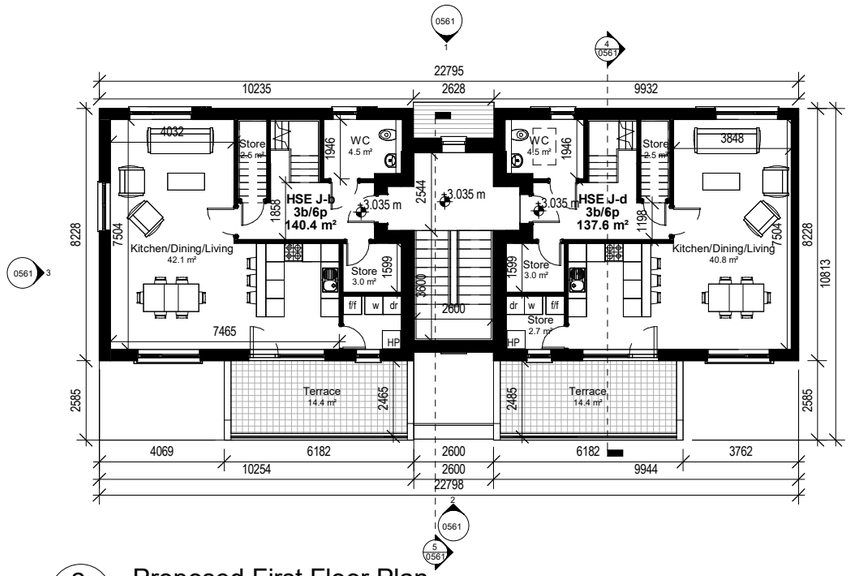


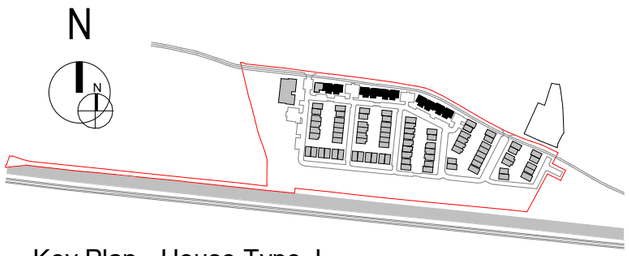

## 1 0561 Proposed Ground Floor Plan

1 : 200



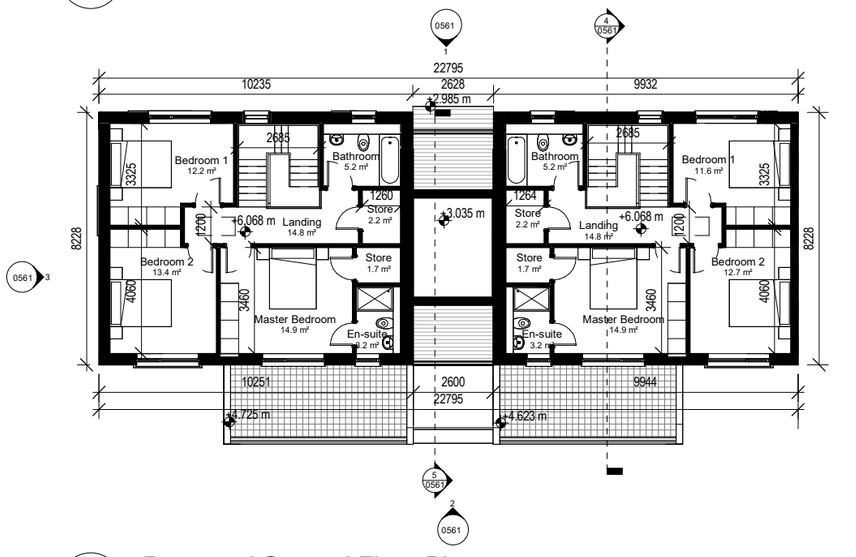

## 2 0561 Proposed First Floor Plan

1 : 200



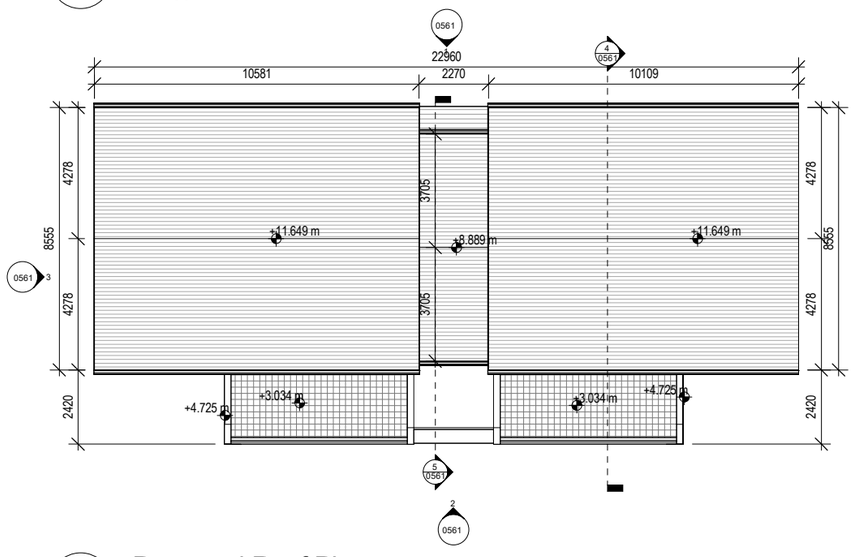

## Key Plan - House Type J

1 : 7000




## 3 0561 Proposed Second Floor Plan

1 : 200




## 4 0561 Proposed Roof Plan

1 : 200





**Duplex Type J**

| Ground Floor<br>2 Bed/ 4 person apartment HSE J-a | | Ground Floor<br>2 Bed/ 4 person apartment HSE J-b | | 1/2 Floor<br>3 Bed/ 6 person apartment HSE J-c | | 1/2 Floor<br>3 Bed/ 6 person apartment HSE J-c | |
|---|---|---|---|---|---|---|---|
| Total Floor Area | 78 sqm | Total Floor Area | 78 sqm | Total Floor Area | 140.4 sqm | Total Floor Area | 140.4 sqm |
| Aggr. Floor Area of Kitchen/Dining/Living | 31.3 sqm | Aggr. Floor Area of Kitchen/Dining/Living | 31.2 sqm | Aggr. Floor Area of Kitchen/Dining/Living | 42.1 sqm | Aggr. Floor Area of Kitchen/Dining/Living | 40.8 sqm |
| Aggr. Bedroom Floor Area (11.4 +13.7) | 25.1 sqm | Aggr. Bedroom Floor Area (11.4 +13.7) | 25.1 sqm | Aggr. Bedroom Floor Area (12.2 +13.4+14.9) | 40.5 sqm | Aggr. Bedroom Floor Area (11.6 +12.7+14.9) | 39.2 sqm |
| Overall Storage Area | 6.3 sqm | Overall Storage Area | 6.3 sqm | Overall Storage Area (+"stira" access to attic) | 12.1 sqm | Overall Storage Area (+"stira" access to attic) | 12.1 sqm |
| Private Open Space | 10.6 sqm | Private Open Space | 9.8 sqm | Private Open Space | 14.4 sqm | Private Open Space | 14.4 sqm |

GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE

DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A3

| rev | date | by | Description |
|---|---|---|---|
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## FURTHER INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| | | PROJECT NO: | 2410 | DATE: | 15/06/26 |
| | | SCALE: | As indicated @ A3 | DRAWN BY: | dw |
| DRAWING TITLE: | Duplex Type J-J - Proposed Plans | MODEL NAME: | 2410-TA-ZZ-00-M3-A-BLD_J | CHECKED BY: | RC |
| | | DRAWING NO: | **2410 - BLD_J-J - 0560** | REVISION: | |
| PROJECT TITLE: | Residential Development at<br>LEIXLIP, Co. Kildare<br>for Leixlip and Newbridge SPV Limited | TEGOS ARCHITECTS | | 2 Knocklyon Park, Templeogue,<br>DUBLIN, D16 W5W5, Ireland,<br><br>tel: ++ 353-87-2215758<br>web: www.tegos.ie<br>email : admin@tegos.ie | |

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