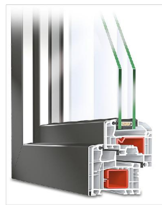
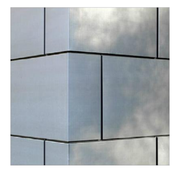
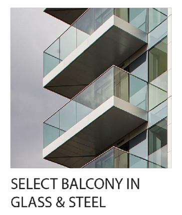
BUILDING MATERIALS ARE SUBJECT TO WEXFORD COUNTY COUNCIL PLANNING COMPLIANCE

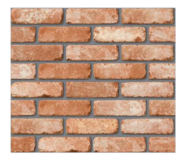

SELECT UPVC WINDOWS

STANDING SEAM PROFILE METAL ROOF


SELECT ZINC PANELING


SELECT BALCONY IN GLASS & STEEL

SELECT TIMBER CLADING


SELECT RED BRICKWORK

SELECT ZINC ROOFING

SELECT CREAM BRICKWORK

SELECT NATURAL ROOF SLATE

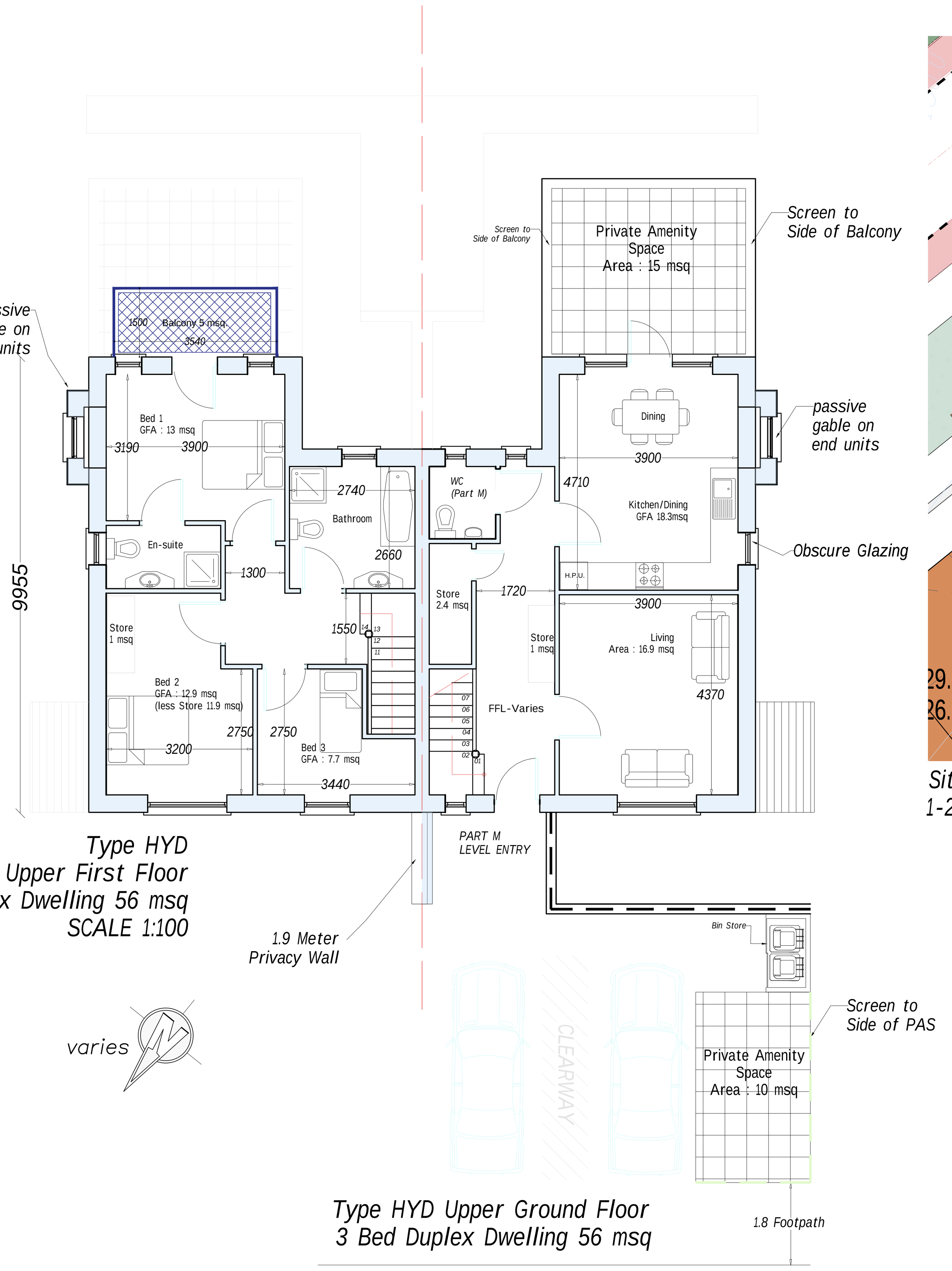
GLASS BALASTRADE SYSTEMS

STONE FACADE SYSTEMS

HIGH QUALITY SLIDING DOOR SYSTEMS

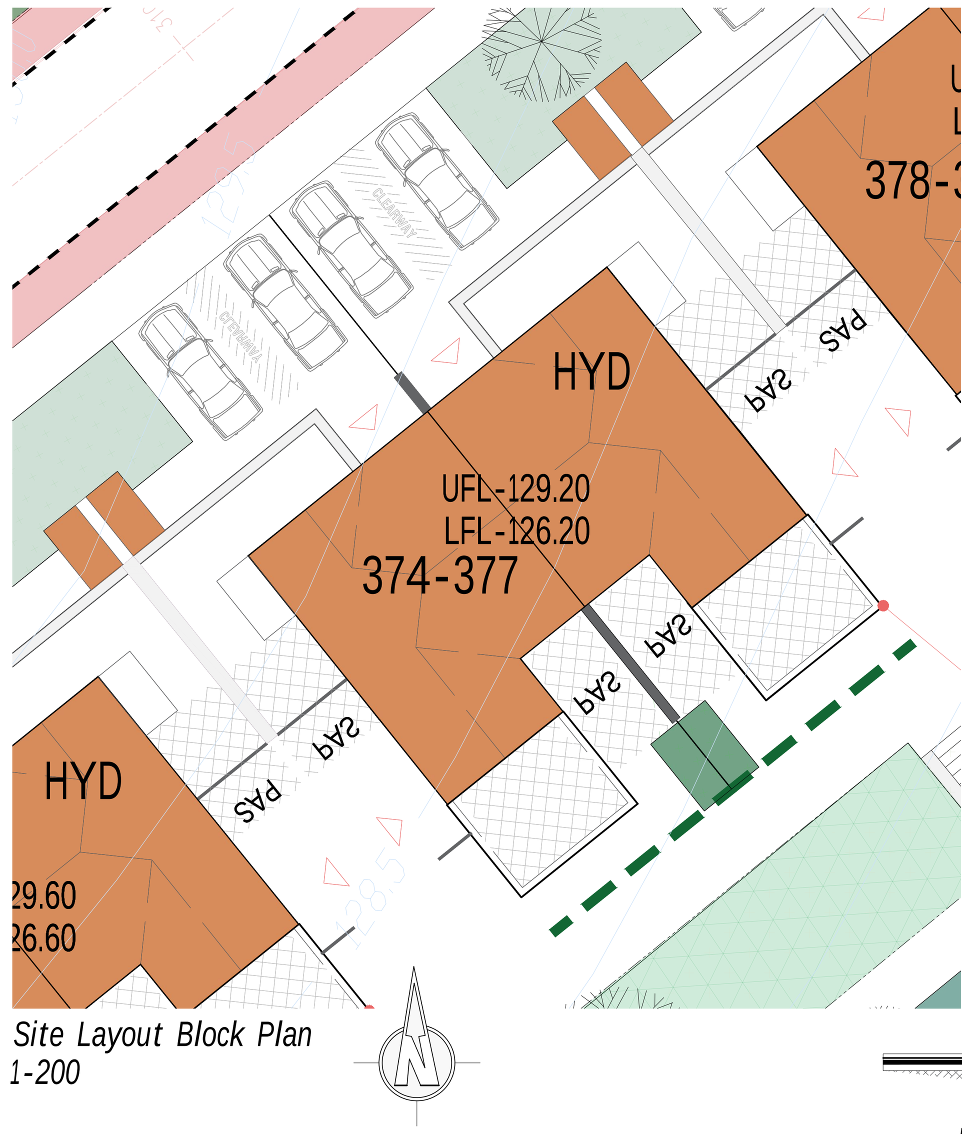
COMPOSITE ENTRY DOORS

BUILDING MATERIALS ARE SUBJECT TO WEXFORD COUNTY COUNCIL PLANNING COMPLIANCE

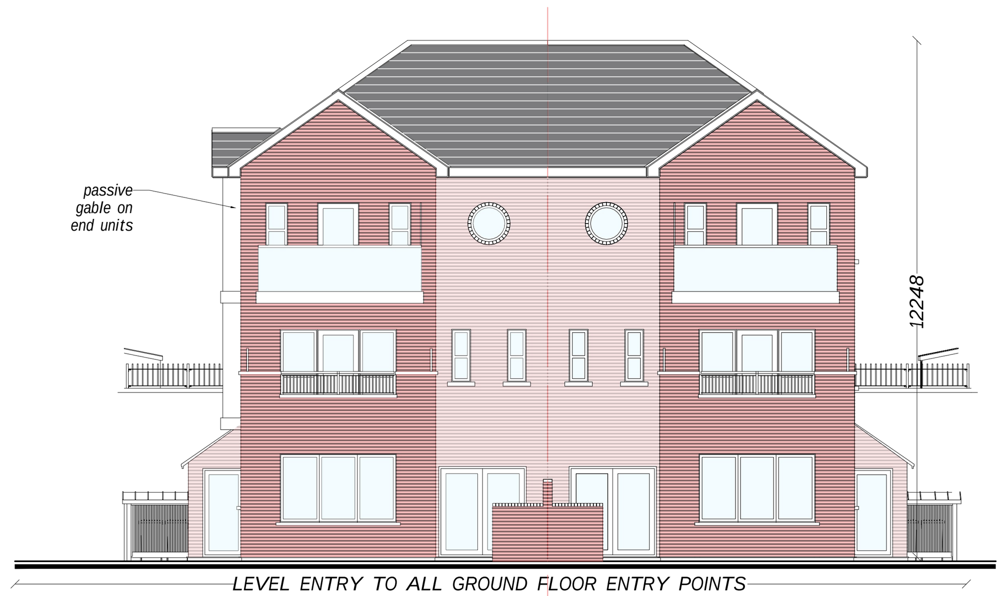


Type HYD
Upper First Floor
3 Bed Duplex Dwelling 56 msq
SCALE 1:100

Type HYD Upper Ground Floor
3 Bed Duplex Dwelling 56 msq



Site Layout Block Plan
1-200

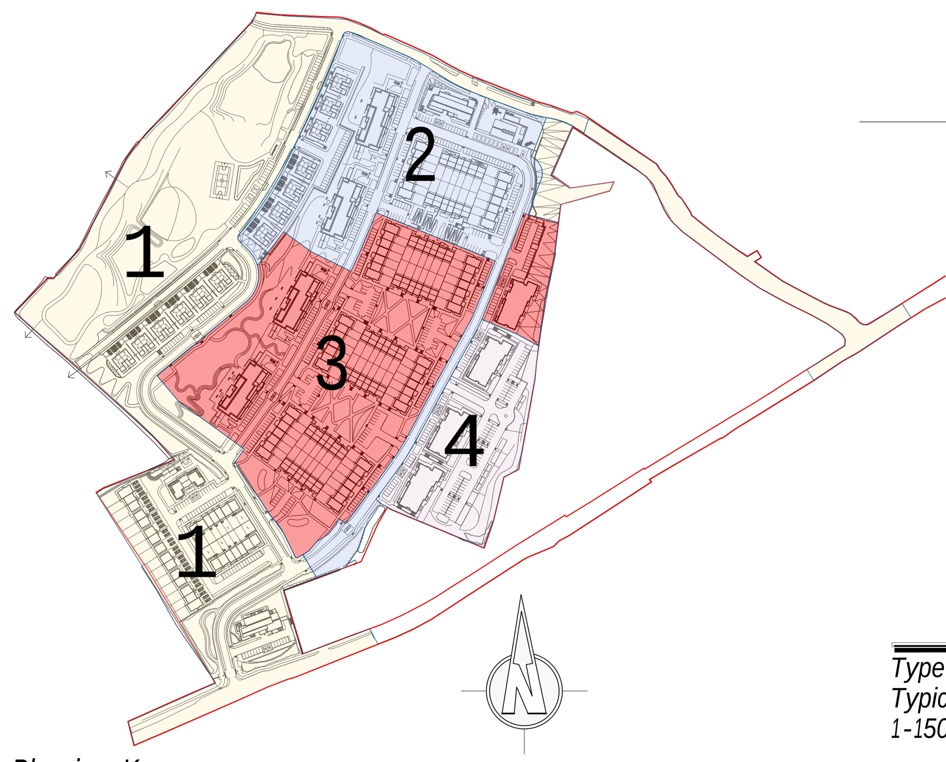


Type HYD Duplex Front Elevation
Lower Apartment Unit
1-150

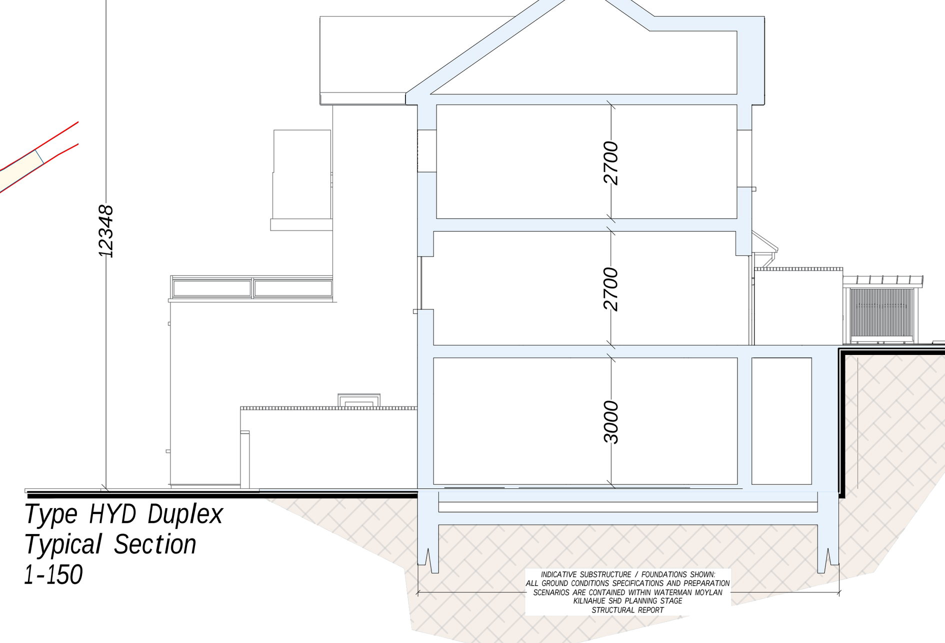
Type HYD Duplex
Front Elevation (Upper Dwelling Unit)
1-150

Type HYD Duplex
Side End Of Row Elevation
1-150

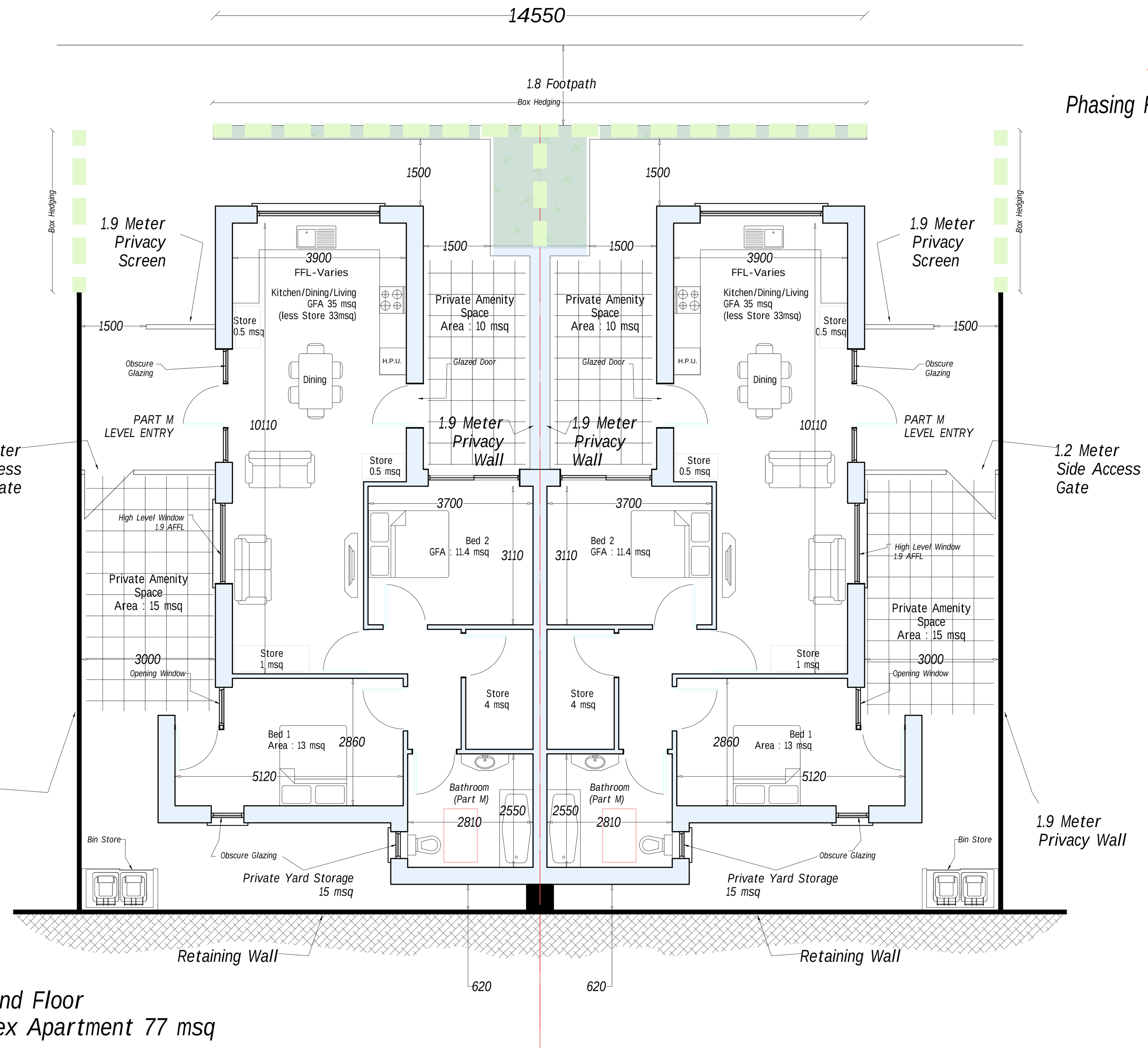
Type HYD Duplex
Side Elevation
1-150



Phasing Key



Type HYD Duplex
Typical Section
1-150



Type HYD
Lower Ground Floor
2 Bed Duplex Apartment 77 msq
SCALE 1:100

SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

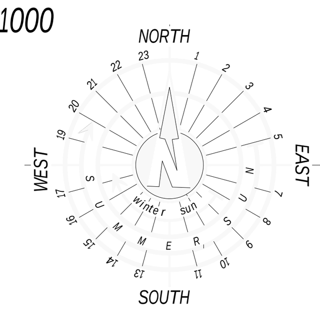
Housing Quality Assessment (HQA)

Hybrid Duplex Block Type HYD (Units 370-409)

Duplex Unit General Details										SUHDS* December 2020 Requirements									Residential Development Shd Kilnahue Gorey											
Layout Unit No.	Duplex Unit Type Name.	Duplex Block Location	Development Phase	Building Location Level	No. Bedrooms	Aspect	+ 10% Minimum Area	No Of Persons	Floor To Ceiling Height Meters	Floor Area Required	Aggregate Floor L/D/K Required	Living/Dining Widths Required	Aggregate Bedroom Area Required	Bedroom One Width Required	Bedroom Two Width Required	Bedroom Three Width Required	Internal Storage Space Required	Private Amenity Space Required	Floor Area Total Provided	Aggregate Floor L/D/K Provided	Living/Dining Widths Provided	Aggregate Bedroom Area Provided	Bedroom One Width Provided	Bedroom Two Width Provided	Bedroom Three Width Provided	Internal Storage Space Provided	Private Amenity Space Provided	Per Unit Parking Spaces	Compliance Check
No.	Type	Location	No.	Floor	No.	Type	Y/N	No.	Meters	Msq	Msq	Meters	Msq	Meters	Meters	Meters	Msq	Msq	Msq	Msq	Meters	Msq	Meters	Meters	Meters	Msq	Msq		Y/N
370	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
371	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
372	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
373	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
374	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
375	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
376	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
377	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
378	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
379	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
380	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
381	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
382	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
383	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
384	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
385	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
386	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
387	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
388	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
389	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
390	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
391	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
392	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
393	Upper 3 Bed	HYD	1	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
394	Lower 2 Bed	HYD	1	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
395	Upper 3 Bed	HYD	2	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
396	Lower 2 Bed	HYD	2	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
397	Upper 3 Bed	HYD	2	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
398	Lower 2 Bed	HYD	2	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
399	Upper 3 Bed	HYD	2	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
400	Lower 2 Bed	HYD	2	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
401	Upper 3 Bed	HYD	2	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
402	Lower 2 Bed	HYD	2	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
403	Upper 3 Bed	HYD	2	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
404	Lower 2 Bed	HYD	2	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
405	Upper 3 Bed	HYD	2	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
406	Lower 2 Bed	HYD	2	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
407	Upper 3 Bed	HYD	2	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
408	Lower 2 Bed	HYD	2	LGF	2	Dual	No	4	2.7	73	30	3.6	24.4	2.8	2.8	2.1	6	7	77	33	3.9	24.4	2.86	3.1	N/A	6	25	1.5	Yes
409	Upper 3 Bed	HYD	2	GF&FF	3	Dual	Yes	5	2.7	90	34	3.8	31.5	2.8	2.8	2.1	9	9	112	35.2	3.9	32.6	3.9	3.2	2.75	4.4	20	2	Yes
																												70	

Standards Audit Check In Compliance With (SUHDS*) - Sustainable Urban Housing Design Standards for New Apartments December 2020:
(2 No. Space Off street for all Upper Duplex Units) and (1. 5 Spaces On Street for lower 2 Bed Units)

Site Location 1-1000



129

Number of Bedrooms.
4 - Bed Unit
3 - Bed Unit
2 - Bed Unit
1 - Bed Unit

Connolly Architects RIAI

CLIENT: GERARD GANNON PROPERTIES
PROJECT TITLE: SHD APPLICATION LANDS AT KILNAHUE, GOREY
DRAWING TITLE: Hybird Duplex Units 370-409
DATE: Mar 2022
SCALE: AS SHOWN
DRAWING NUMBER: 18-008-129
--info@connollyarchitects.ie -- 0863817731--

40 No. Park Avenue Hybrid Duplex Housing (HYD) Units 370-409

SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY