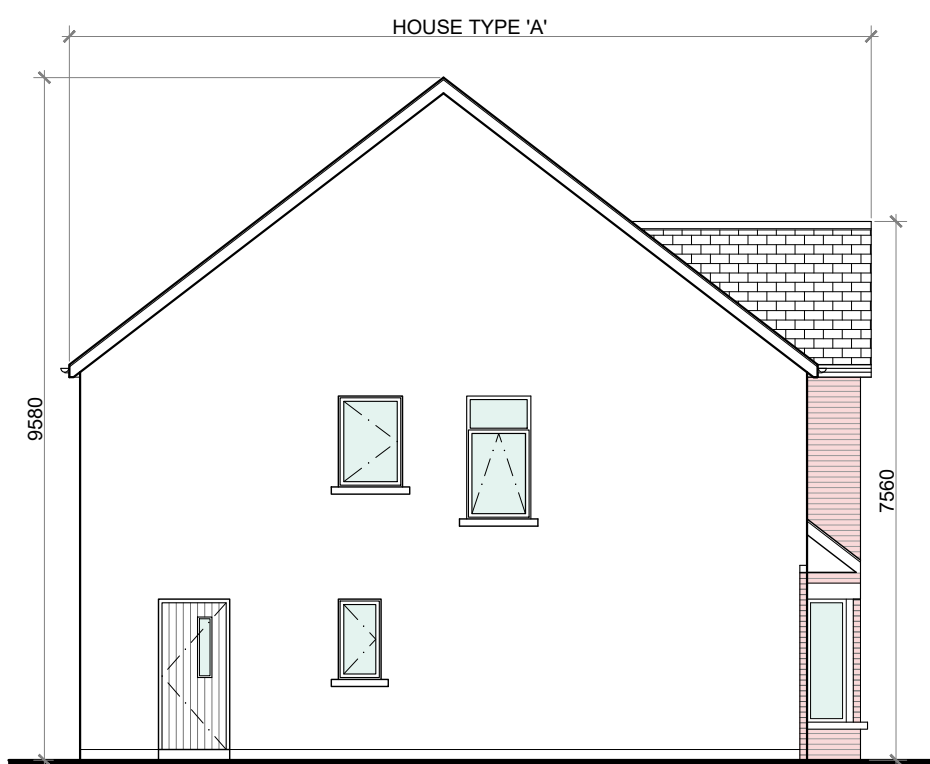
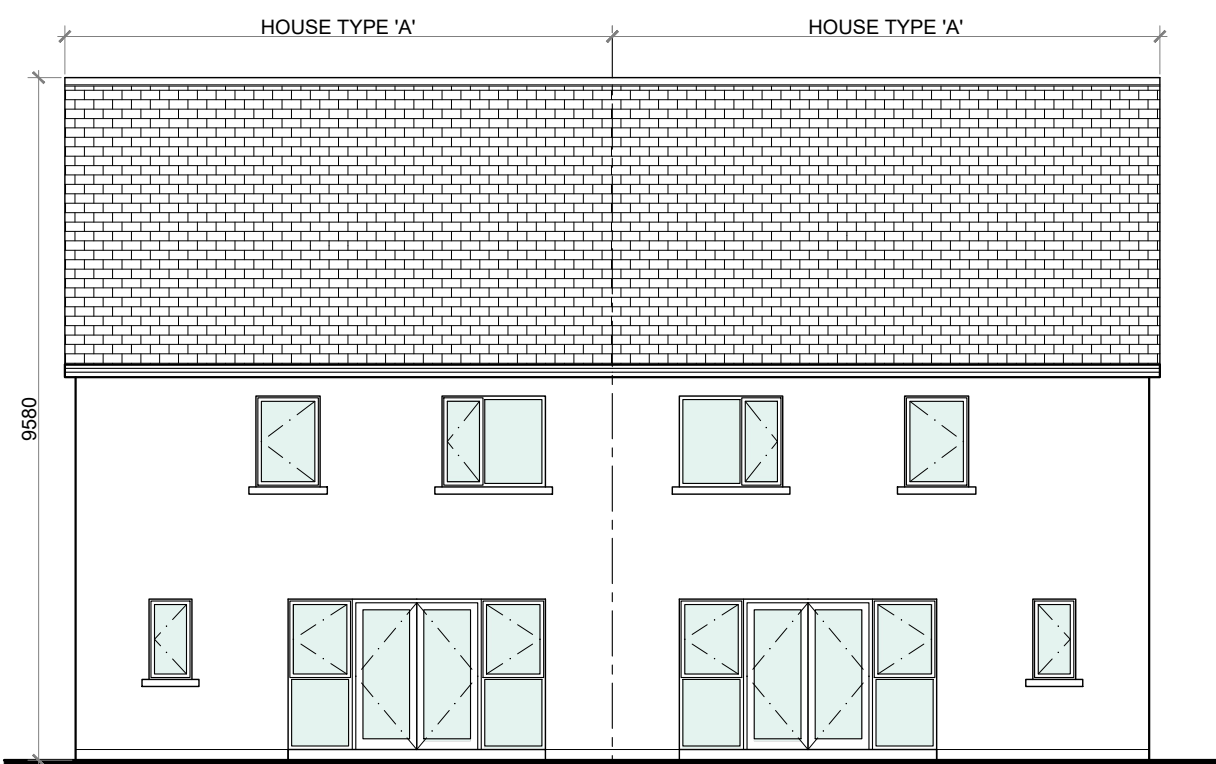


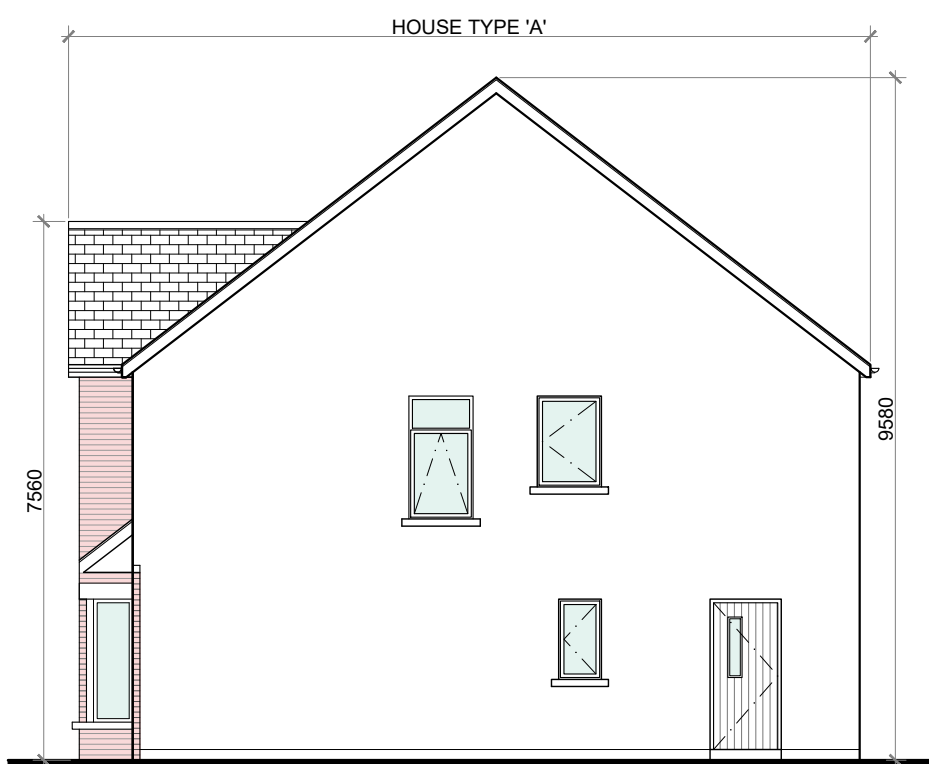
FRONT ELEVATION @ 1:100
TYPE 'A' (CHARACTER AREA 2)



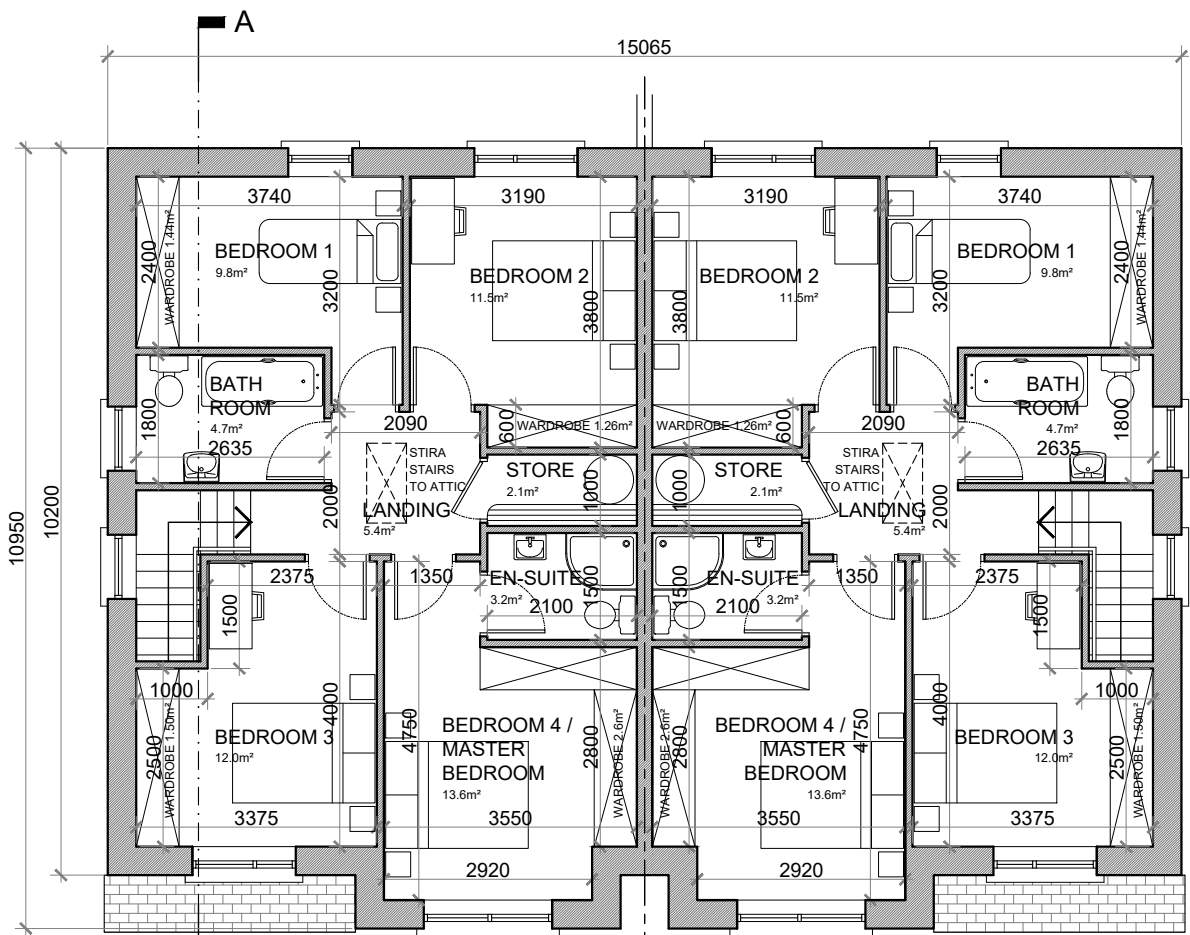
SIDE (GABLE) ELEVATION @ 1:100
TYPE 'A'



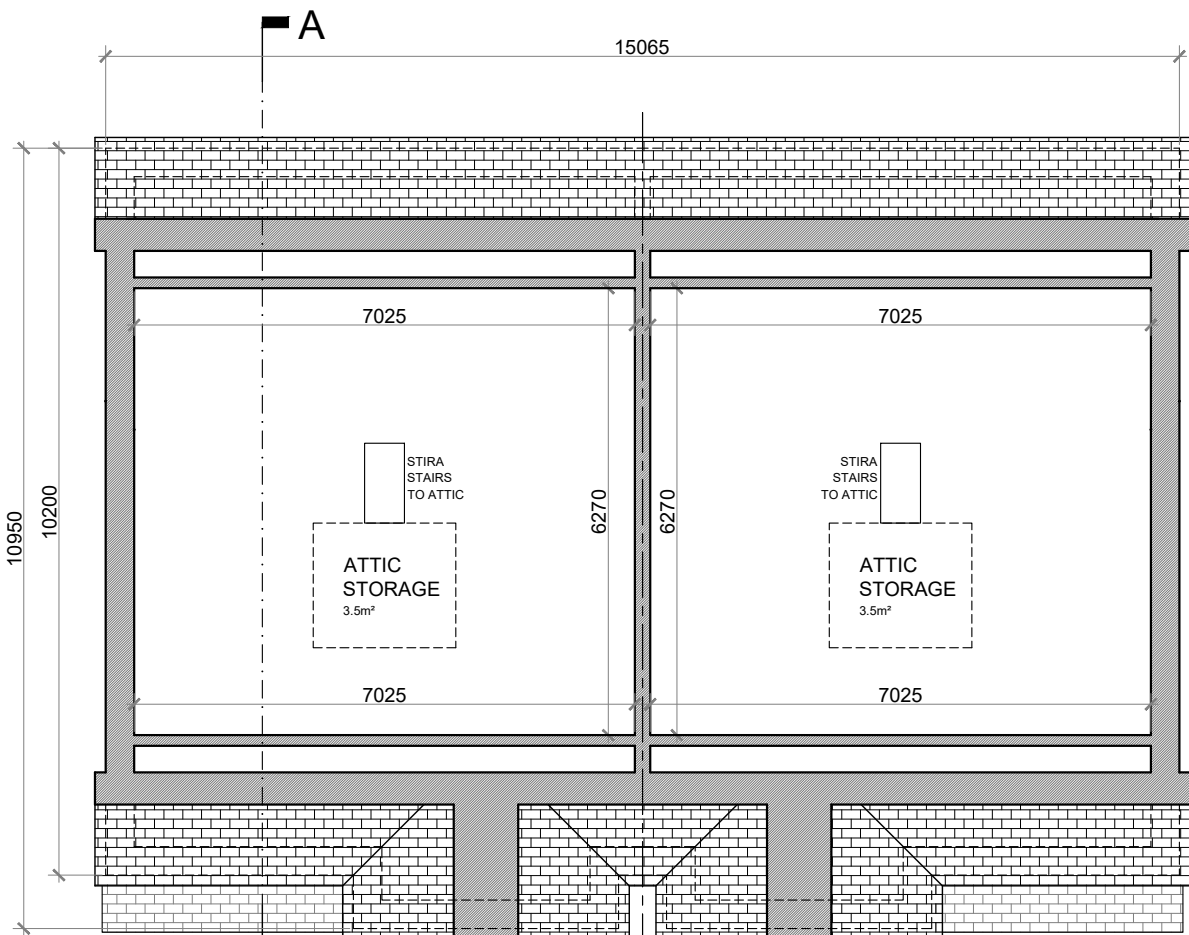
REAR ELEVATION @ 1:100
TYPE 'A'



SIDE (GABLE) ELEVATION @ 1:100
TYPE 'A'



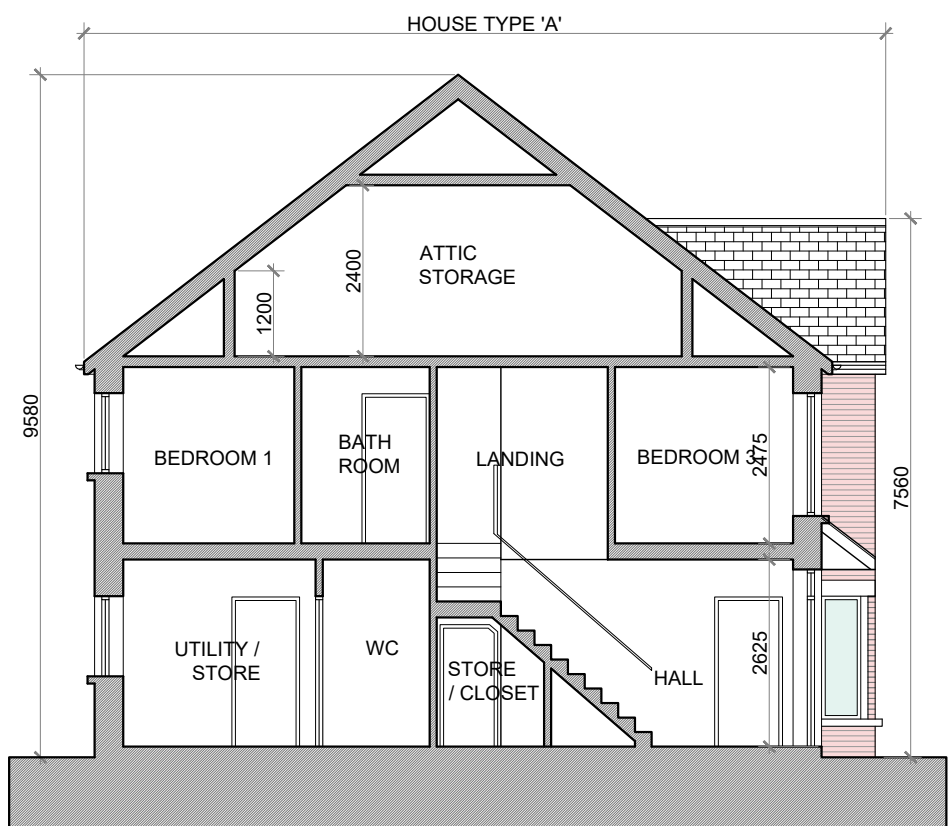
FIRST FLOOR PLAN @ 1:100
TYPE 'A'



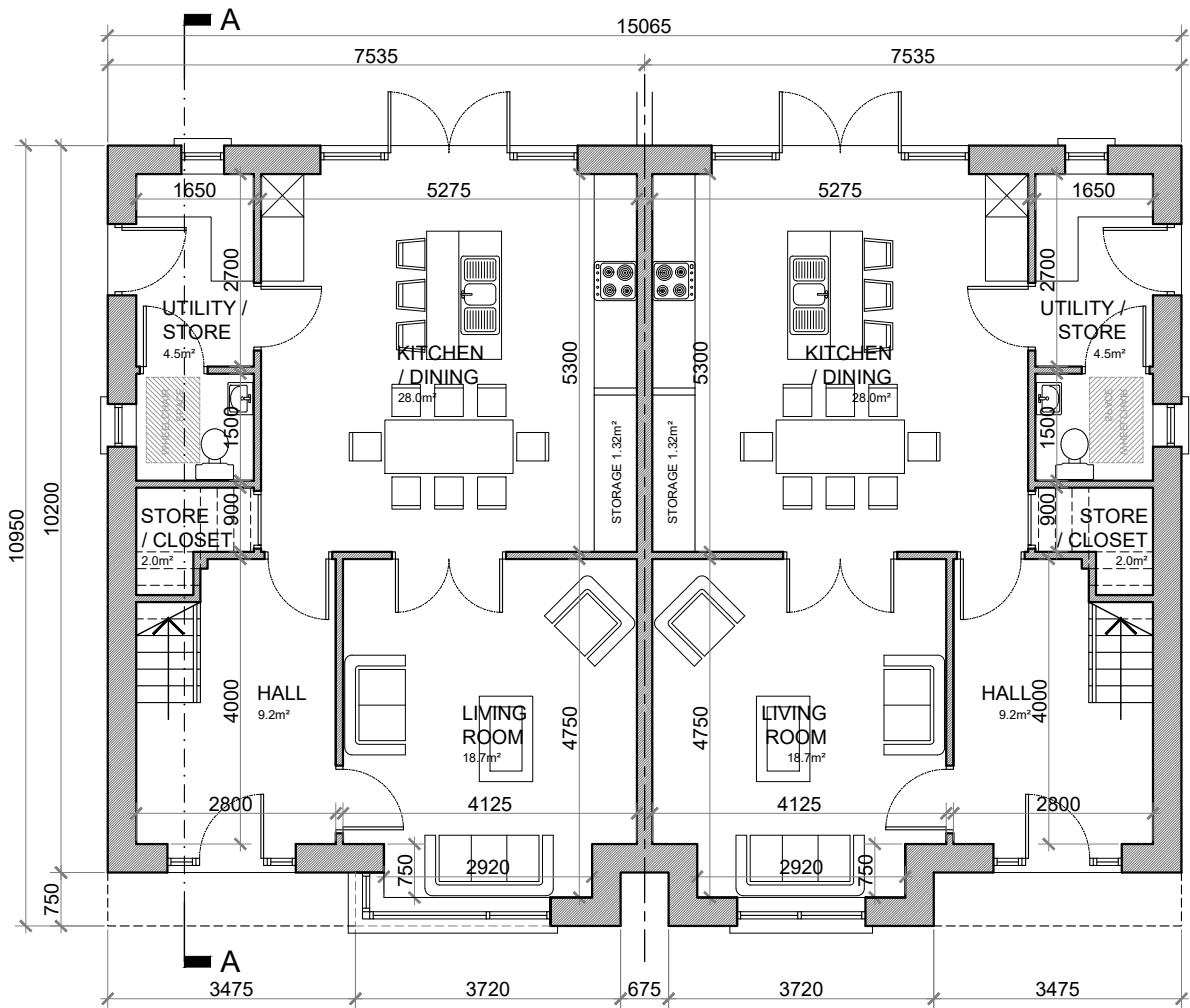
ATTIC STORAGE @ 1:100
TYPE 'A'

PROPOSED FINISHES:

- SLATE / TILED FINISH TO ROOF.
- UPVC / ALUMINIUM FINISH TO FASCIA, GUTTERS AND DOWNPIPES.
- SELECTED BRICK FINISH TO AREAS AS INDICATED.
- PLASTER / RENDER FINISH TO WALLS AS INDICATED.
- UPVC / ALUMINIUM / TIMBER FINISH TO WINDOWS AND DOORS.
- PAINTED CONCRETE / STONE SILLS AND CAPPINGS.
- PLASTER / RENDER FINISH TO PLINTH.



SECTION A-A @ 1:100
TYPE 'A'



GROUND FLOOR PLAN @ 1:100
TYPE 'A'

GROUND FLOOR AREA: 68.2 SQ.M. (734 SQ.FT.)
FIRST FLOOR AREA: 68.2 SQ.M. (734 SQ.FT.)
TOTAL FLOOR AREA: 136.4 SQ.M. (1,468 SQ.FT.)

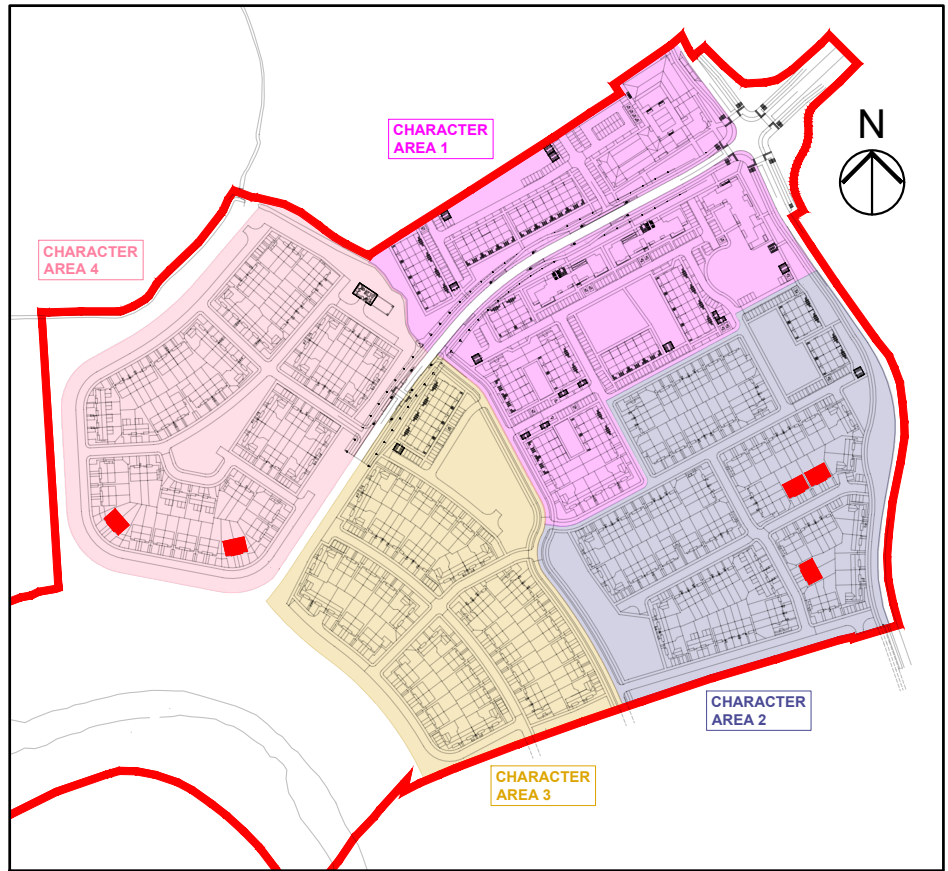
HOUSE TYPE 'A'
4 BED SEMI-DETACHED—7 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

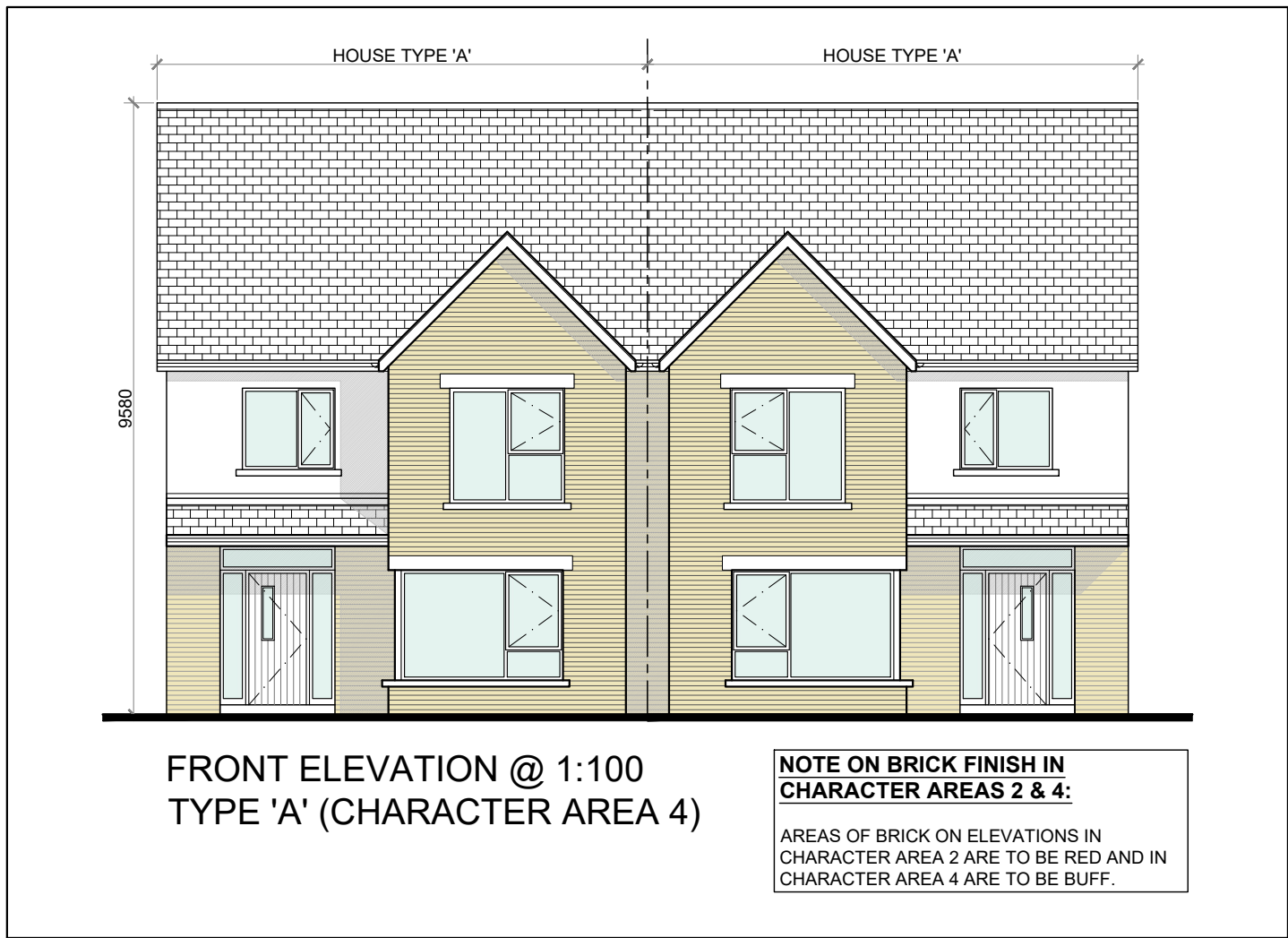
AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	18.7 M ²	15 M ²
BEDROOM 1	9.8 M ²	7.1 M ²
BEDROOM 2	11.5 M ²	11.4 M ²
BEDROOM 3	12.0 M ²	11.4 M ²
BEDROOM 4 (MAIN)	13.6 M ²	13 M ²
AGGREGATE LIVING	47.0 M ²	40 M ²
AGGREGATE BEDROOM	46.6 M ²	43 M ²
GROSS STORAGE	12.1 M ²	6 M ² (KCC 10 M ²)
GROSS FLOOR SPACE	136.4 M ²	110 M ² (KCC 110 M ²)

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING ROOM	4.125 M	3.8 M
BEDROOM 1 (SINGLE)	2.4 M	2.1 M
BEDROOM 2 (DOUBLE)	3.188 M	2.8 M
BEDROOM 3 (DOUBLE)	3.375 M	2.8 M
BEDROOM 4 (DOUBLE)	3.55 M	2.8 M

*FIGURES TAKEN FROM *QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES* PUBLISHED BY THE DoEHLG.



KEY PLAN



FRONT ELEVATION @ 1:100
TYPE 'A' (CHARACTER AREA 4)

NOTE ON BRICK FINISH IN CHARACTER AREAS 2 & 4:
AREAS OF BRICK ON ELEVATIONS IN CHARACTER AREA 2 ARE TO BE RED AND IN CHARACTER AREA 4 ARE TO BE BUFF.

SEMI-DETACHED HOUSE TYPE A—CHARACTER AREAS 2 & 4

NOTES:

DO NOT SCALE. USE ONLY FIGURED DIMENSIONS WHICH SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS.

REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION FOR ALL STRUCTURAL WORK.

THIS DRAWING IS COPYRIGHT.

NO.:	REVISIONS:	DATE:	H	DATE:
A			I	
B			J	
C			K	
D			L	
E			M	
F			N	
G			O	

LEGEND:

REFER TO THE SITE LAYOUT DRAWING FOR THE ORIENTATION AND FLOOR LEVELS FOR EACH DWELLING .

OFA

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RIA
2021

PROJECT: PROPOSED GREAT CONNELL SHD AT NEWBRIDGE, CO. KILDARE.

TITLE: PROPOSED PLANS, ELEVATIONS & SECTION FOR SEMI-DETACHED HOUSE TYPE 'A'—CHARACTER AREAS 2 & 4.

CLIENT: ASTON LTD.

STAGE: PLANNING

PROJECT NO.: 19070

DRG. NO.: PA-030

SCALE: 1:100
DATE: MARCH 2022

DRAWN: POF
CHECKED: POF