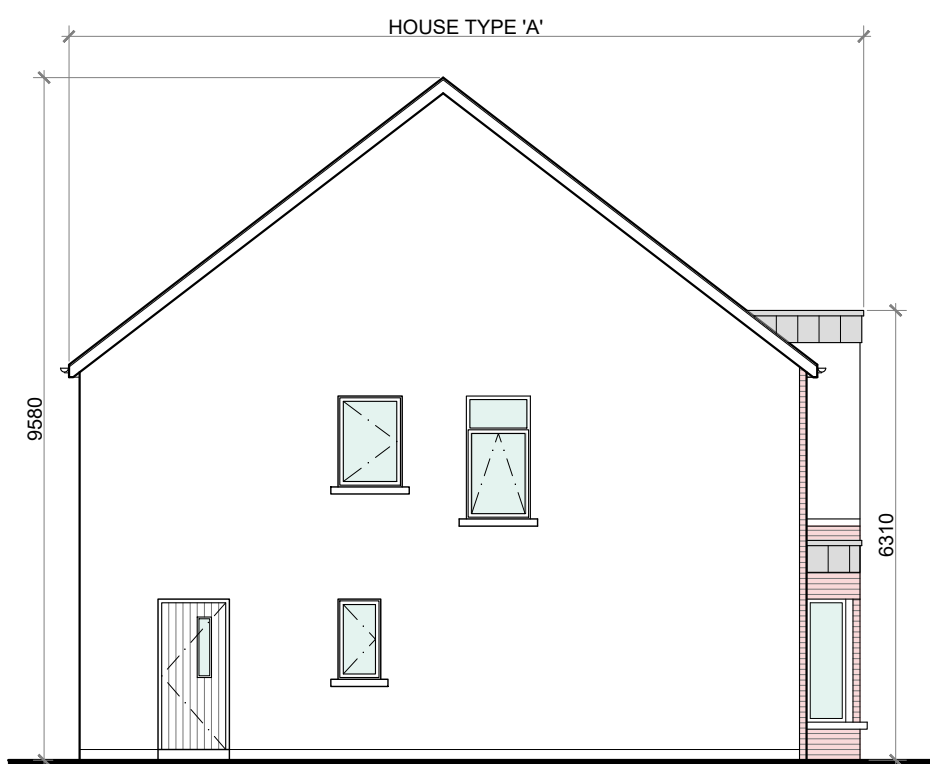
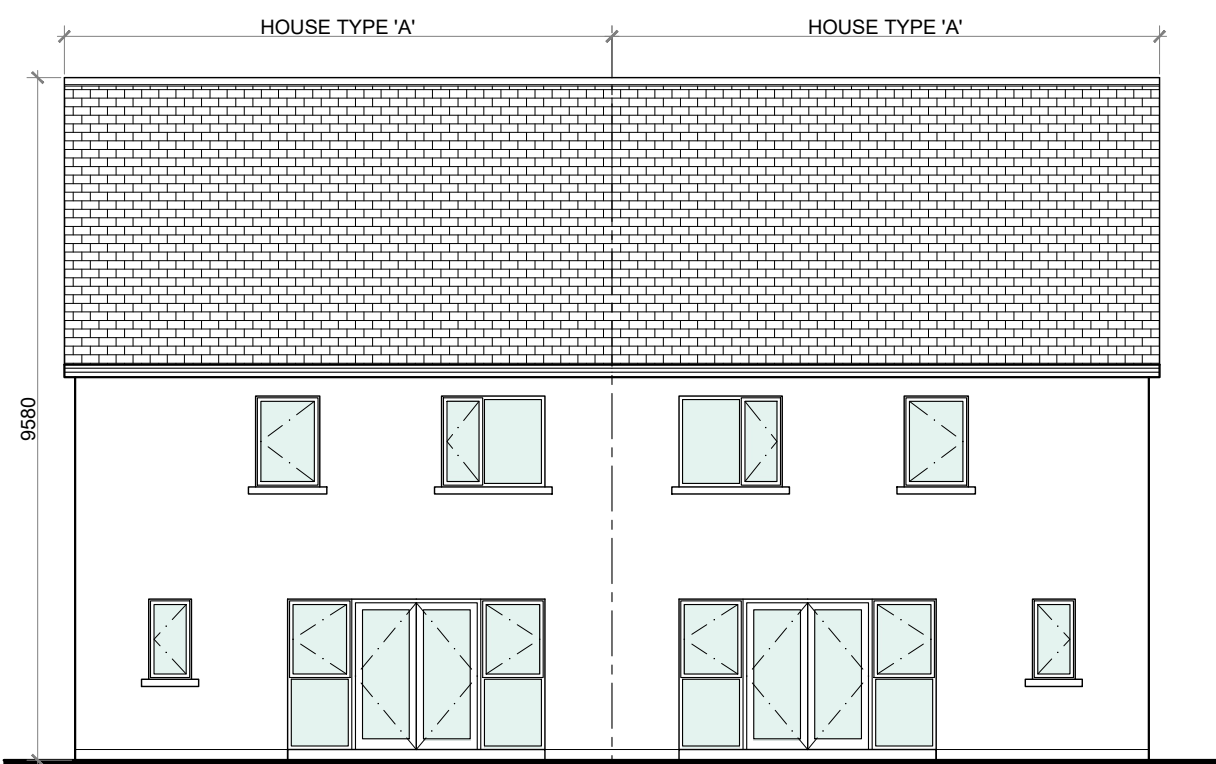


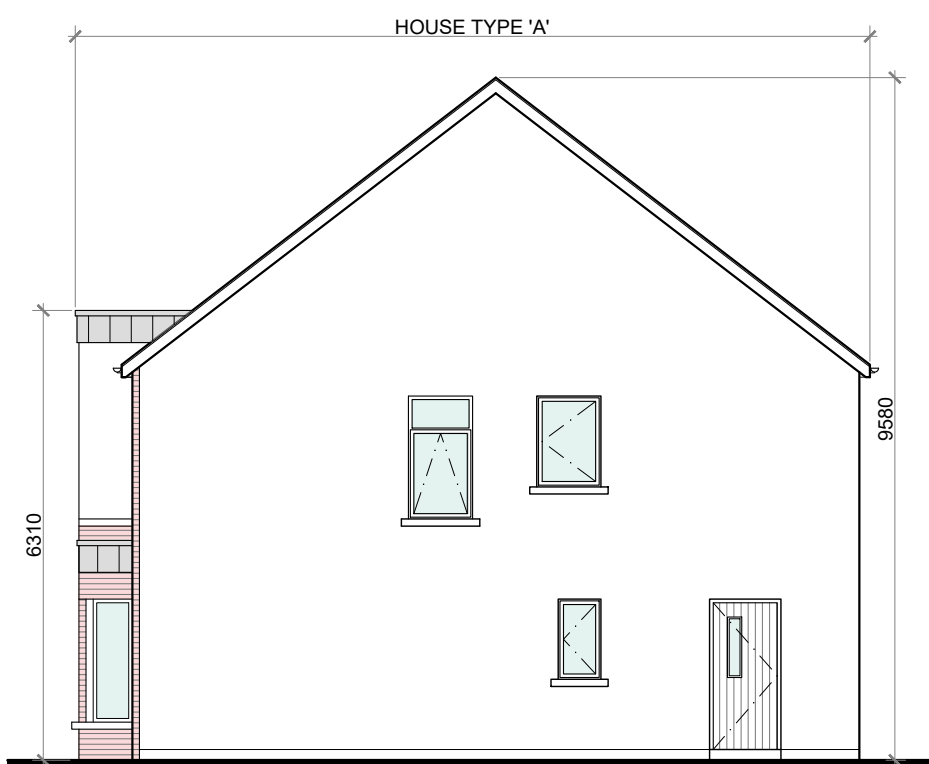
FRONT ELEVATION @ 1:100
TYPE 'A'



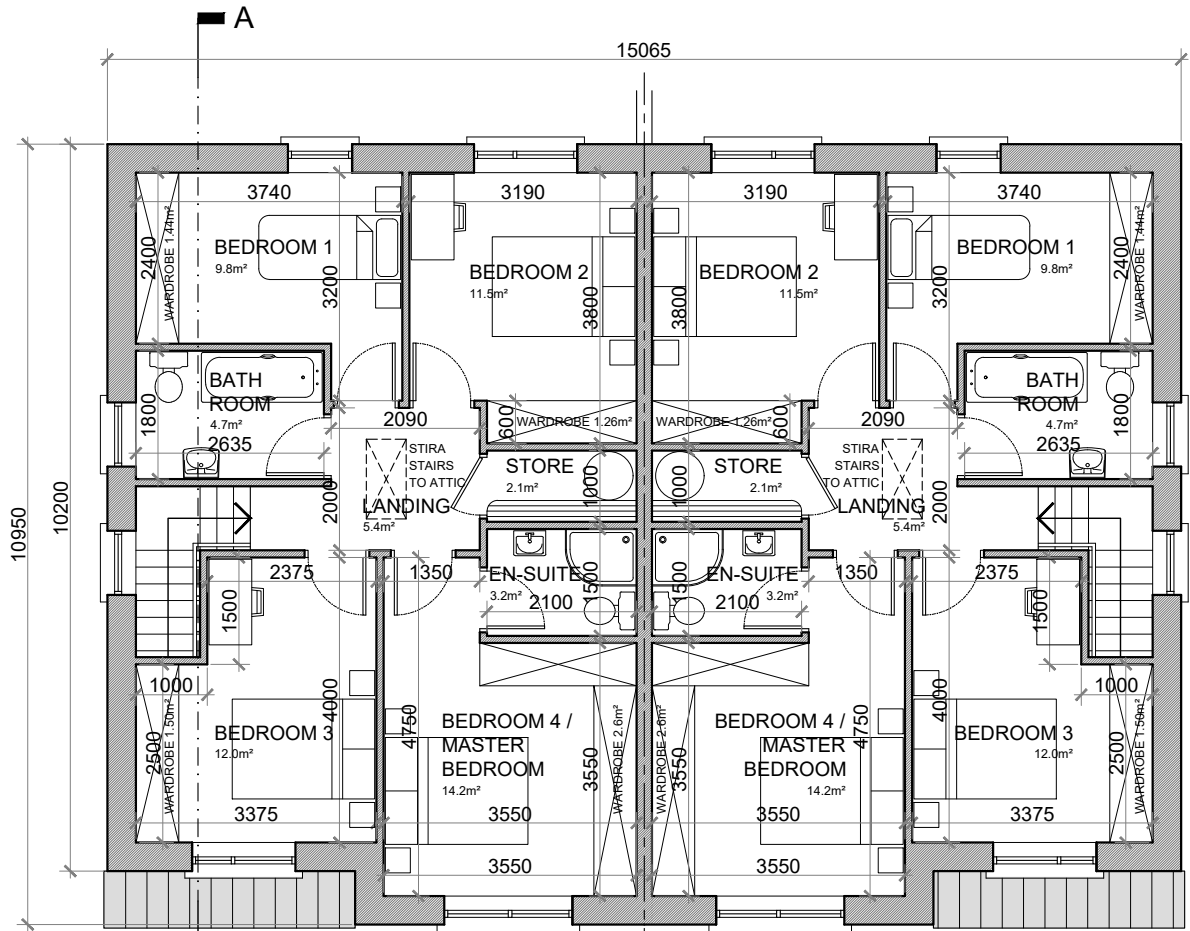
SIDE (GABLE) ELEVATION @ 1:100
TYPE 'A'



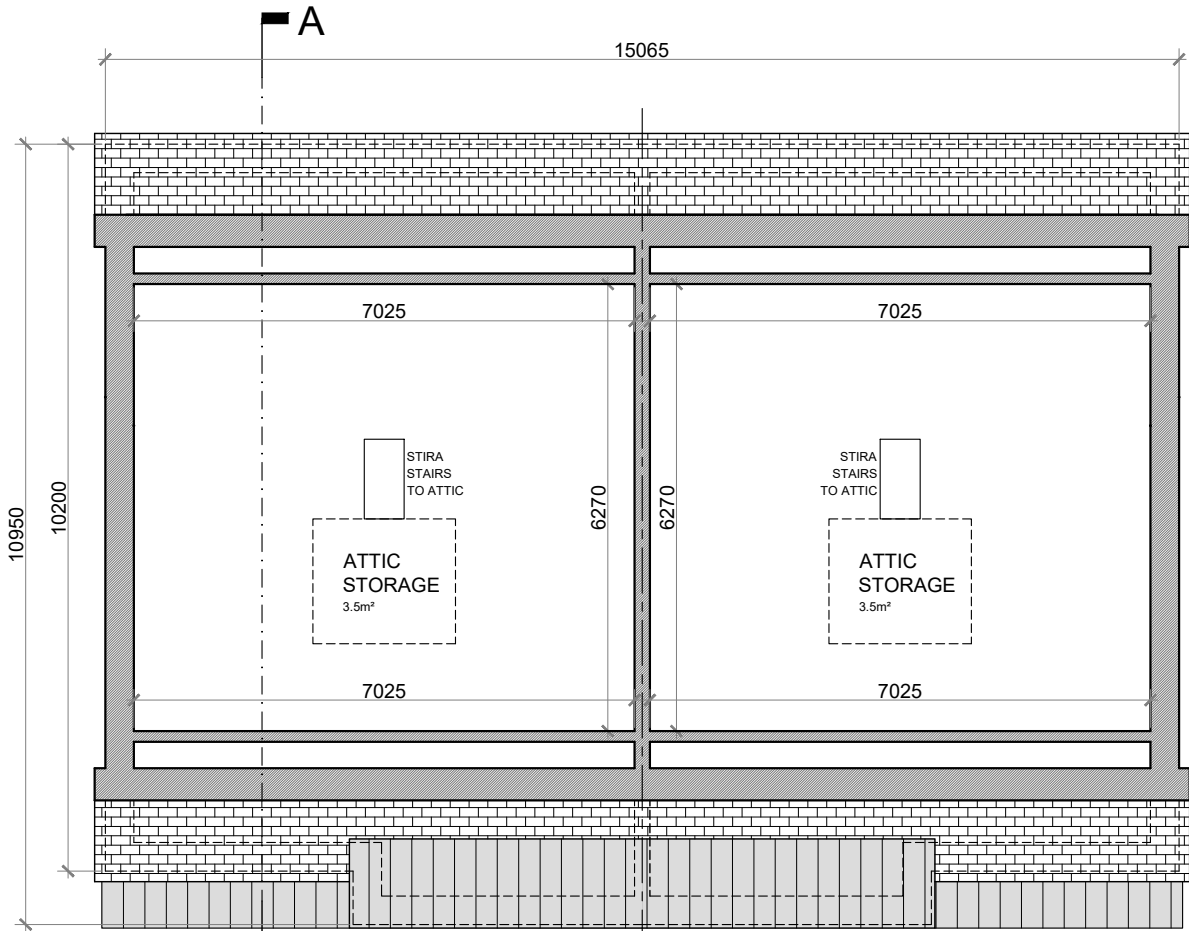
REAR ELEVATION @ 1:100
TYPE 'A'



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

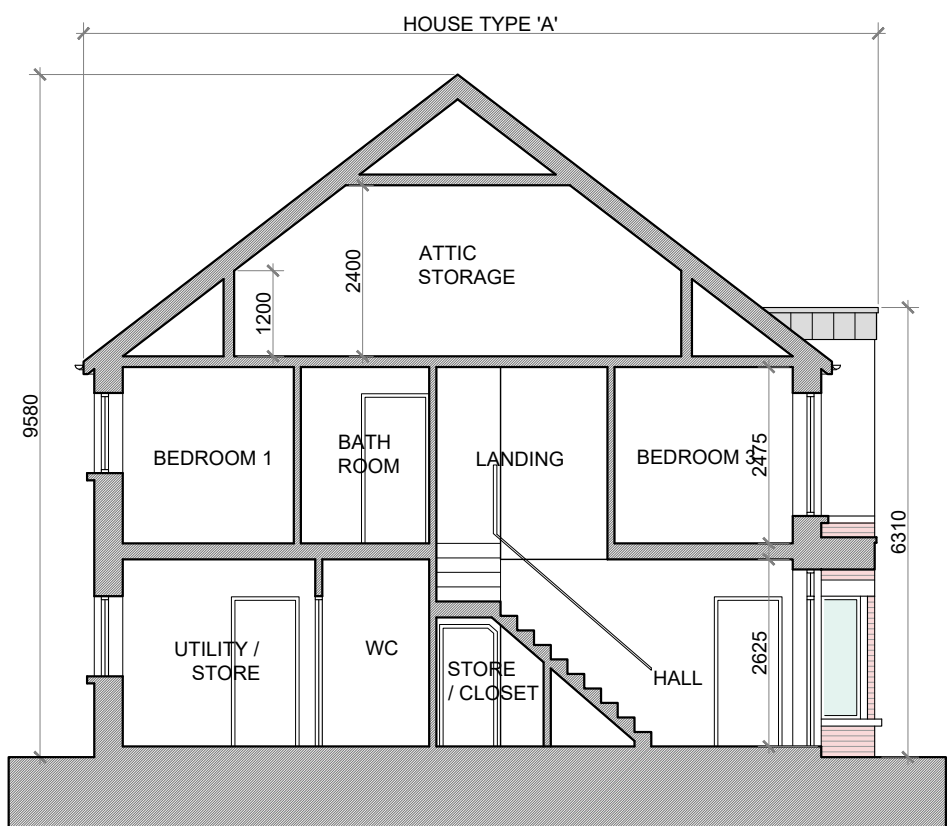


FIRST FLOOR PLAN @ 1:100
TYPE 'A'

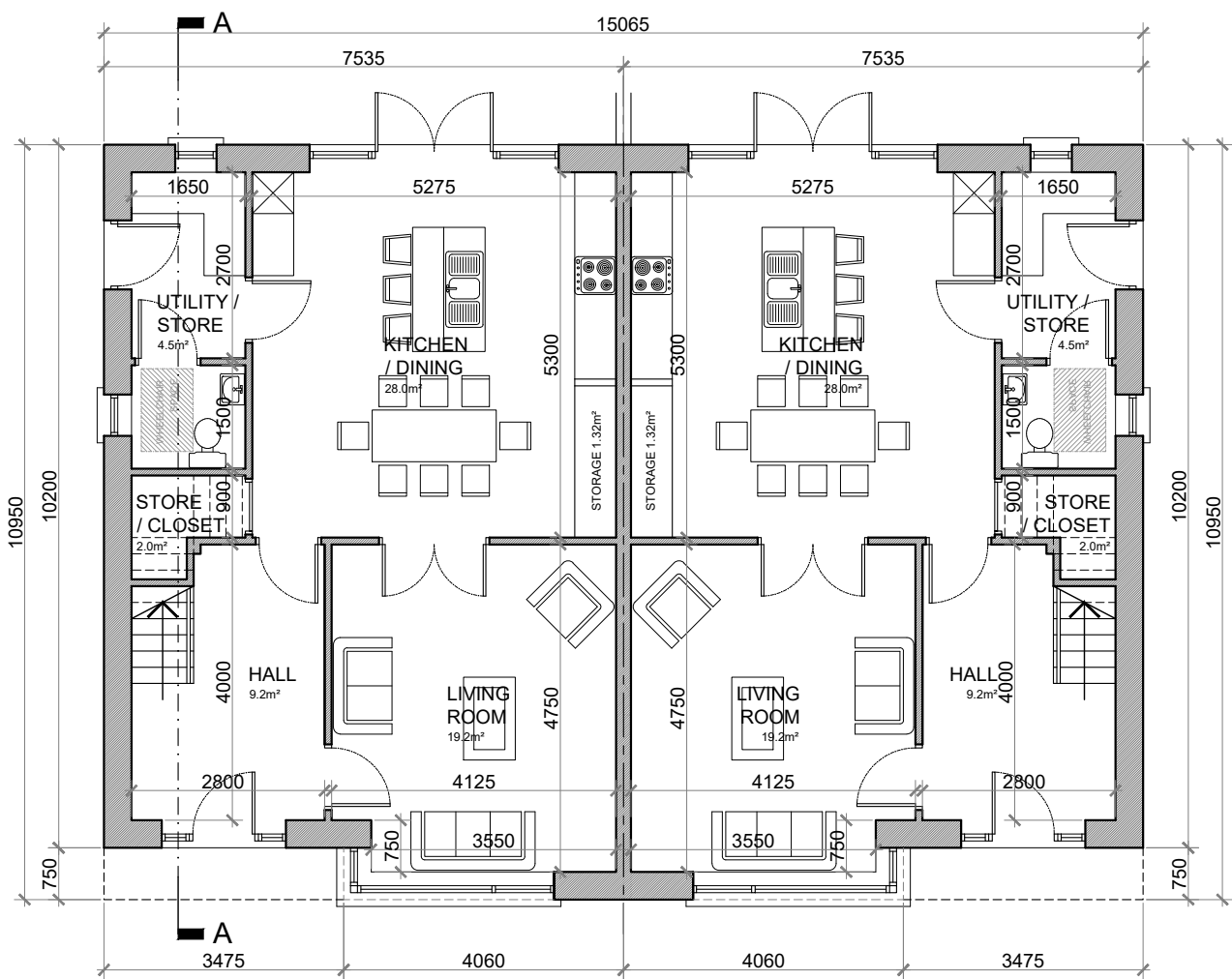


ATTIC STORAGE @ 1:100
TYPE 'A'

- PROPOSED FINISHES:**
- SLATE / TILED FINISH TO ROOF WITH STANDING SEAM ZINC CLAD FINISH (OR SIMILAR APPROVED) TO FLAT ROOF AREAS & ENTRANCE CANOPIES AS INDICATED.
 - 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'

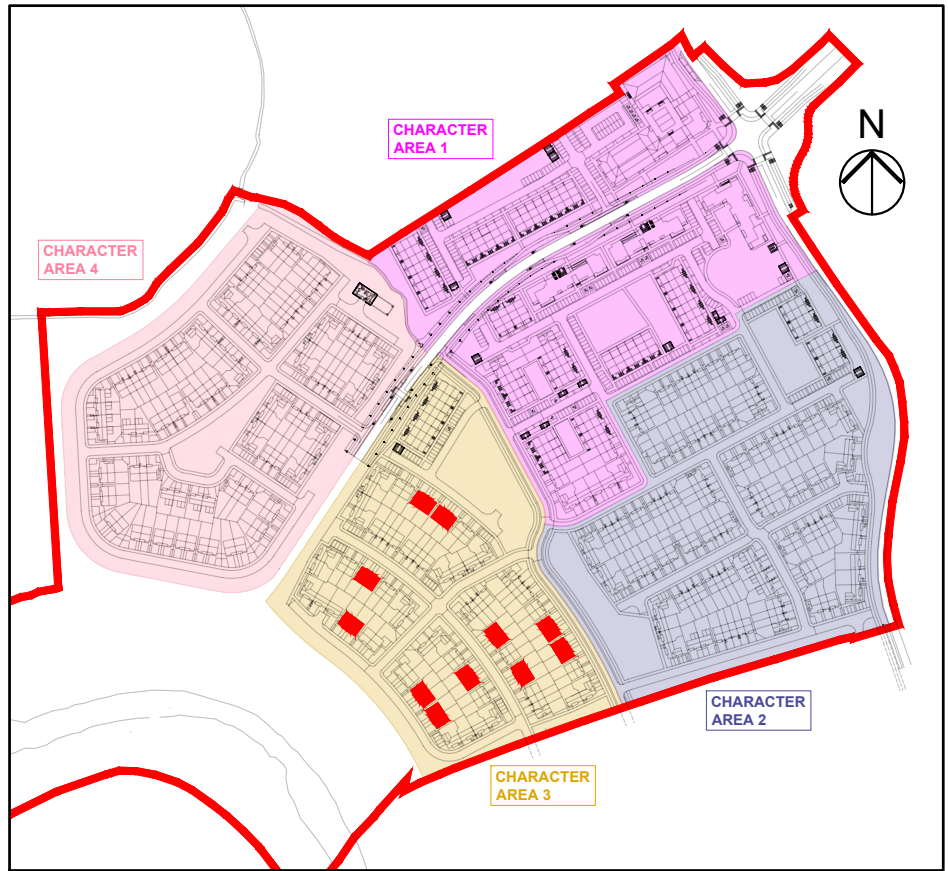
GROUND FLOOR AREA: 68.7 SQ.M. (739.5 SQ.FT.)
FIRST FLOOR AREA: 68.7 SQ.M. (739.5 SQ.FT.)
TOTAL FLOOR AREA: 137.4 SQ.M. (1,479 SQ.FT.)

HOUSE TYPE 'A'

4 BED SEMI-DETACHED—7 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS:			
AREAS:			
MAIN LIVING ROOM	PROVIDED: 19.2 M ²	MIN. REQUIRED: 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	12.9 M ²	11.4 M ²	
BEDROOM 4 (MAIN)	14.2 M ²	13 M ²	
AGGREGATE LIVING	47.5 M ²	40 M ²	
AGGREGATE BEDROOM	47.1 M ²	43 M ²	
GROSS STORAGE	12.1 M ²	6 M ² (KCC 10 M ²)	
GROSS FLOOR SPACE	137.4 M ²	110 M ² (KCC 110 M ²)	
WIDTHS:			
LIVING ROOM	PROVIDED: 4.125 M	MIN. REQUIRED: 3.8 M	
BEDROOM 1 (SINGLE)	2.4 M	2.1 M	
BEDROOM 2 (DOUBLE)	3.158 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

SEMI-DETACHED HOUSE TYPE A—CHARACTER AREA 3

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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RIAI
2021

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

TITLE: PROPOSED PLANS, ELEVATIONS & SECTION FOR SEMI-DETACHED HOUSE TYPE 'A'—CHARACTER AREA 3.

CLIENT: ASTON LTD.

STAGE: PLANNING

PROJECT NO.: 19070

DRG. NO.: PA-031

SCALE: 1:100

DRAWN: POF

DATE: MARCH 2022

CHECKED: POF