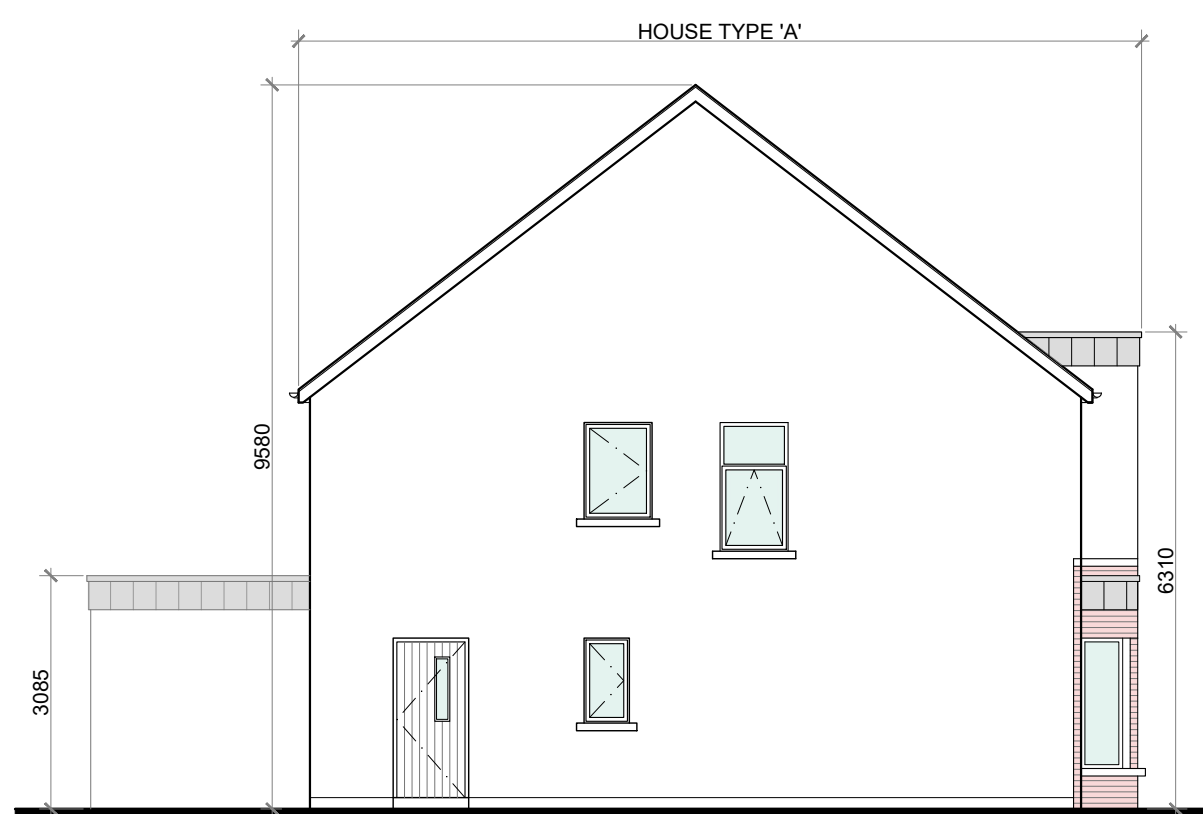
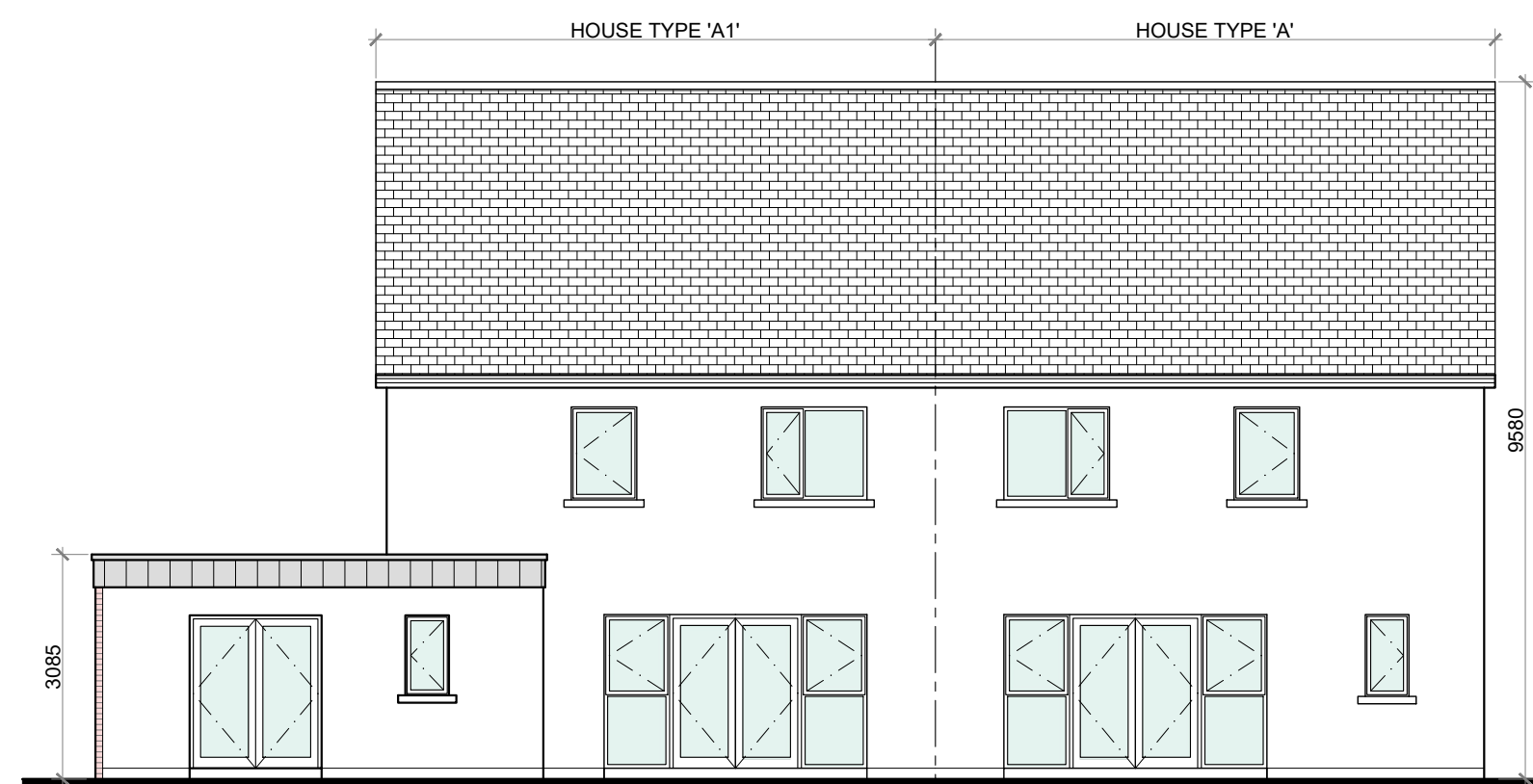




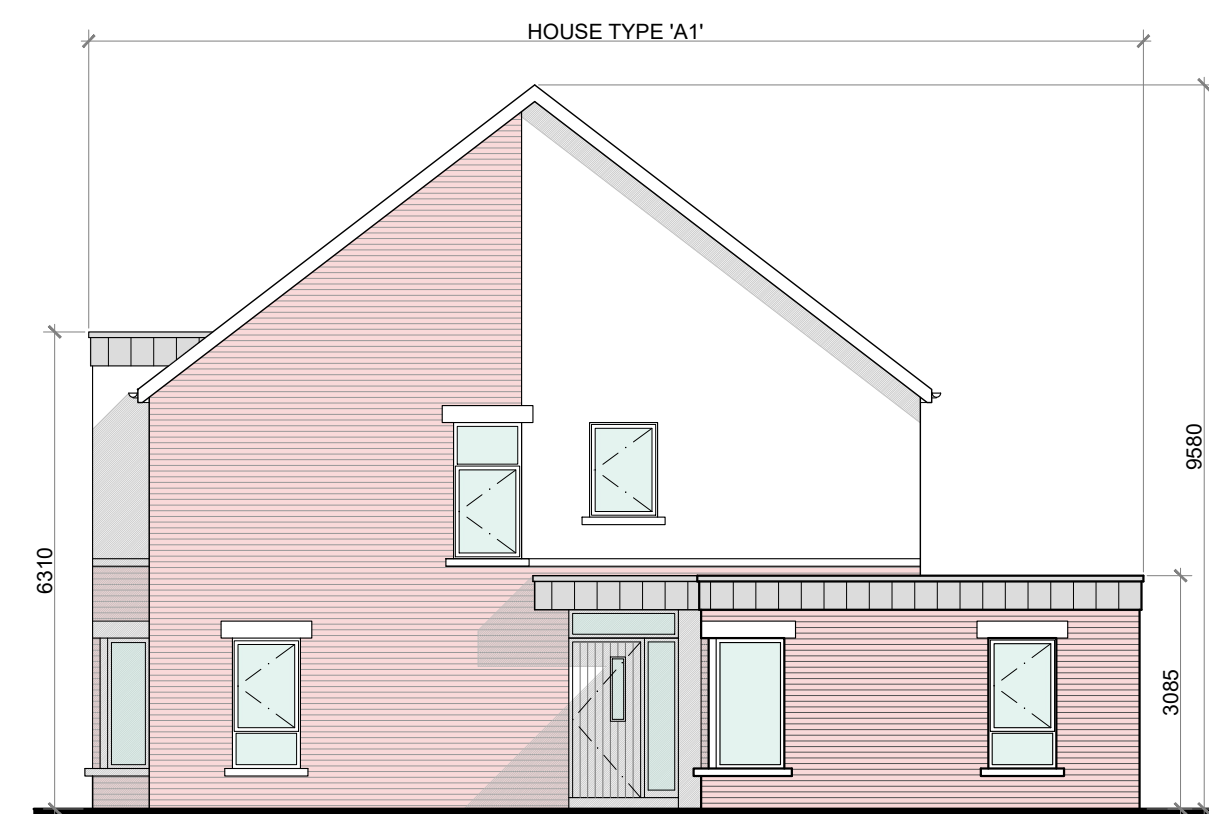
FRONT ELEVATION @ 1:100
TYPES 'A' & 'A1'



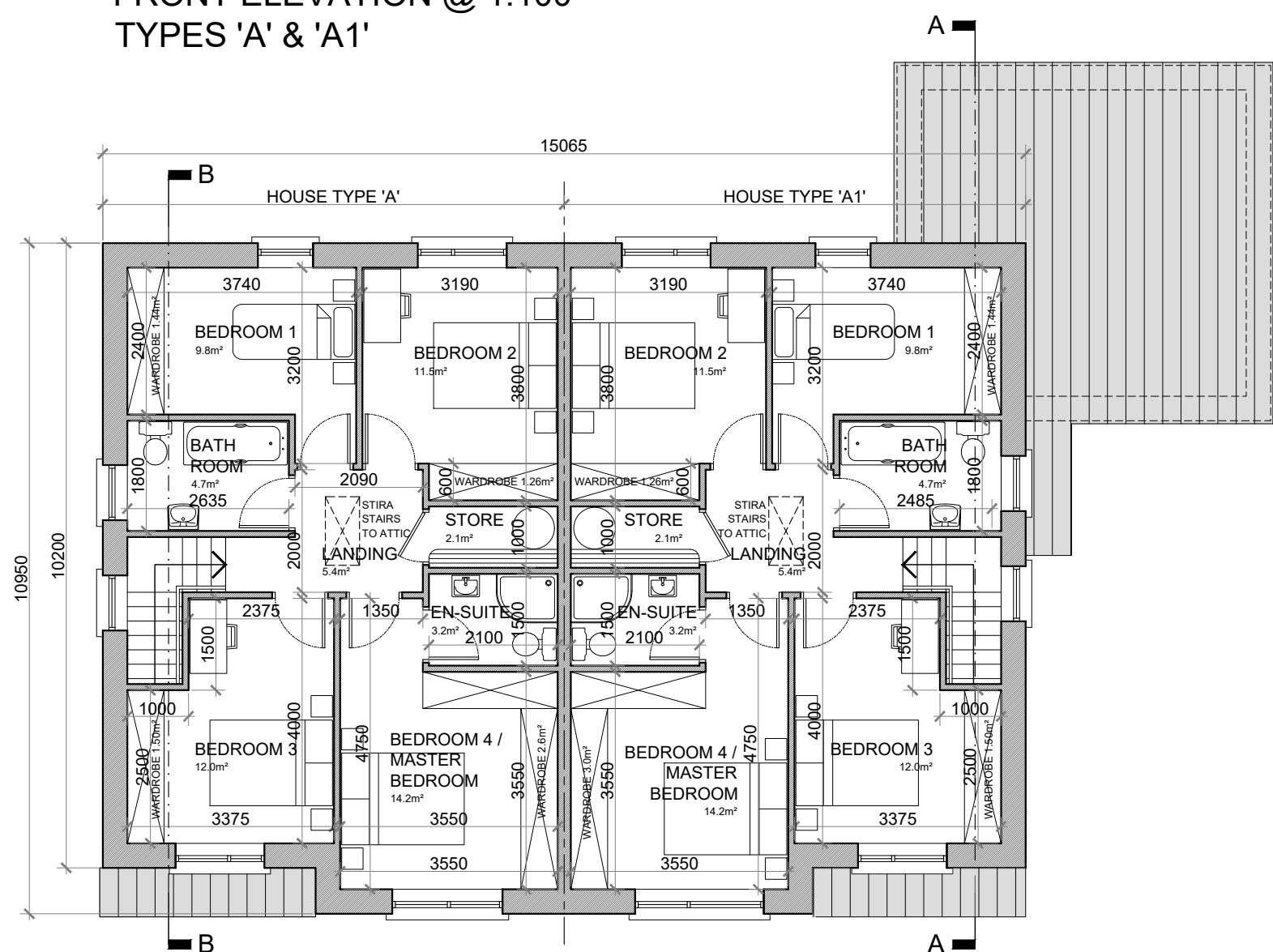
SIDE ELEVATION @ 1:100
TYPE 'A'



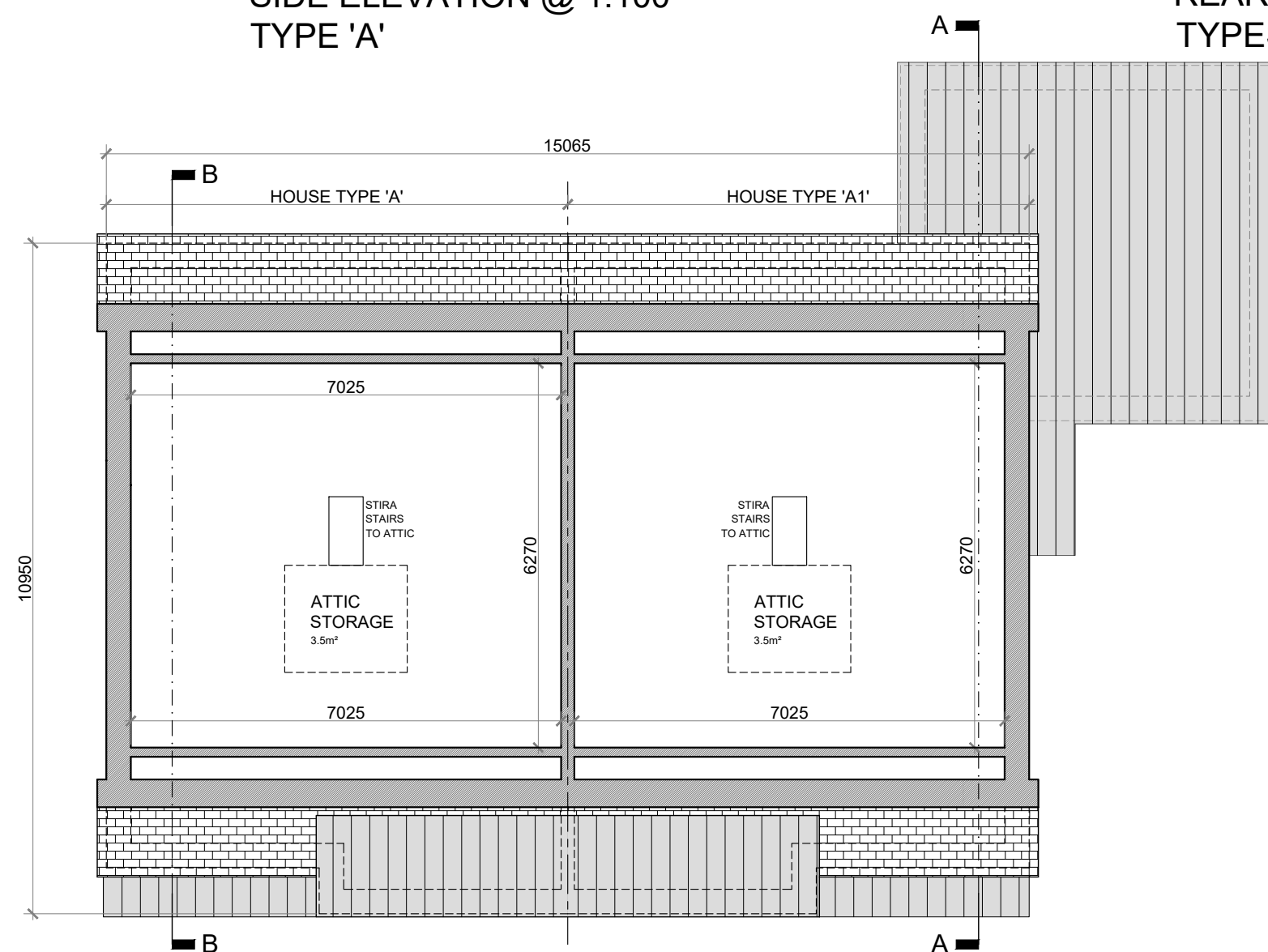
REAR ELEVATION @ 1:100
TYPES 'A' & 'A1'



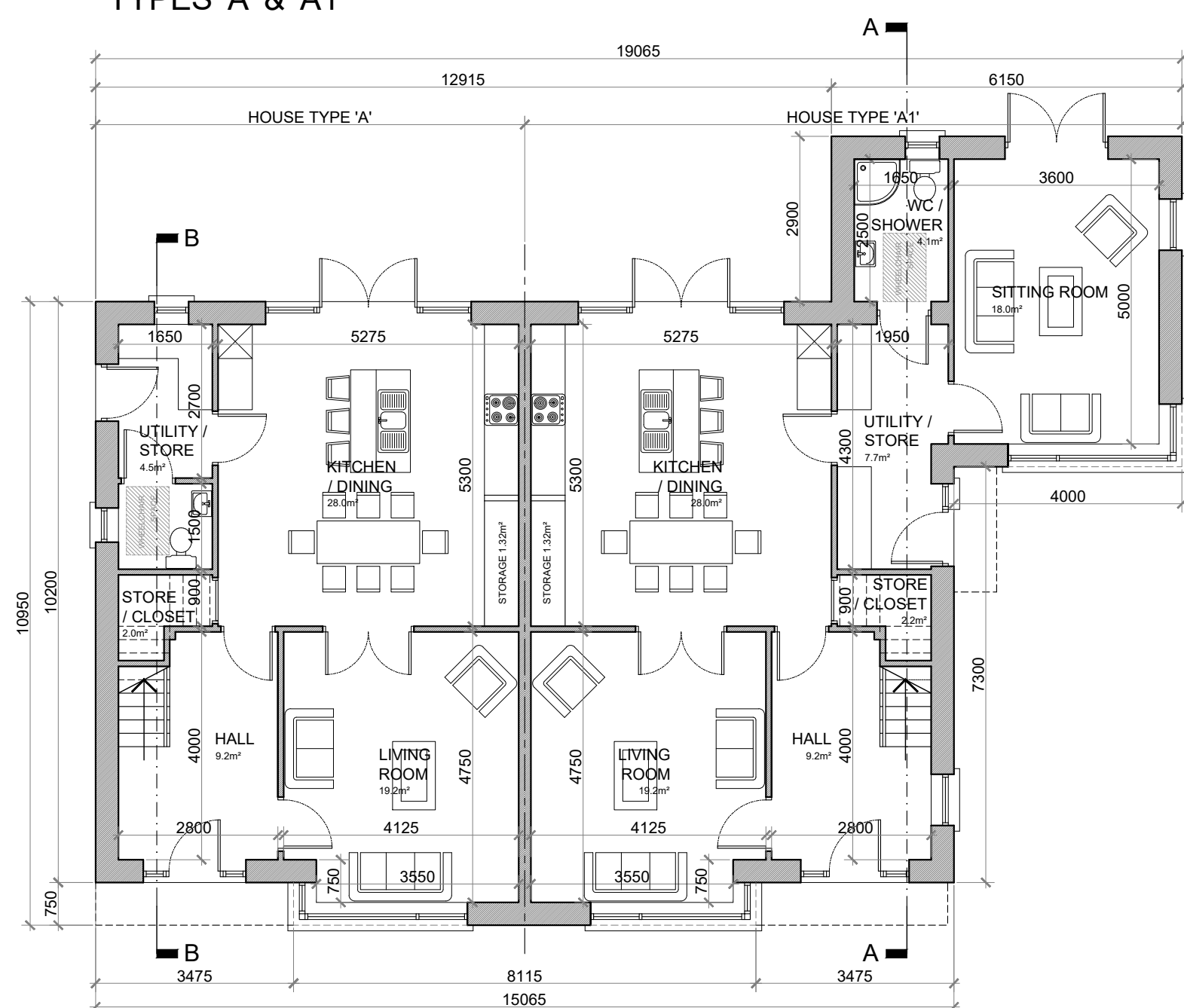
SIDE ELEVATION (DUAL FRONTAGE) @ 1:100
TYPE 'A1'



FIRST FLOOR PLAN @ 1:100
TYPES 'A' & 'A1'



ATTIC STORAGE @ 1:100
TYPES 'A' & 'A1'



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.)

GROUND FLOOR PLAN @ 1:100
TYPE 'A1'

GROUND FLOOR AREA: 92.6 SQ.M. (996.5 SQ.FT.)
FIRST FLOOR AREA: 68.7 SQ.M. (739.5 SQ.FT.)
TOTAL FLOOR AREA: 161.3 SQ.M. (1,736 SQ.FT.)

HOUSE TYPE 'A'

4 BED SEMI-DETACHED—7 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	19.2 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)	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:	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 DóEHLG.

HOUSE TYPE 'A1' (DUAL)

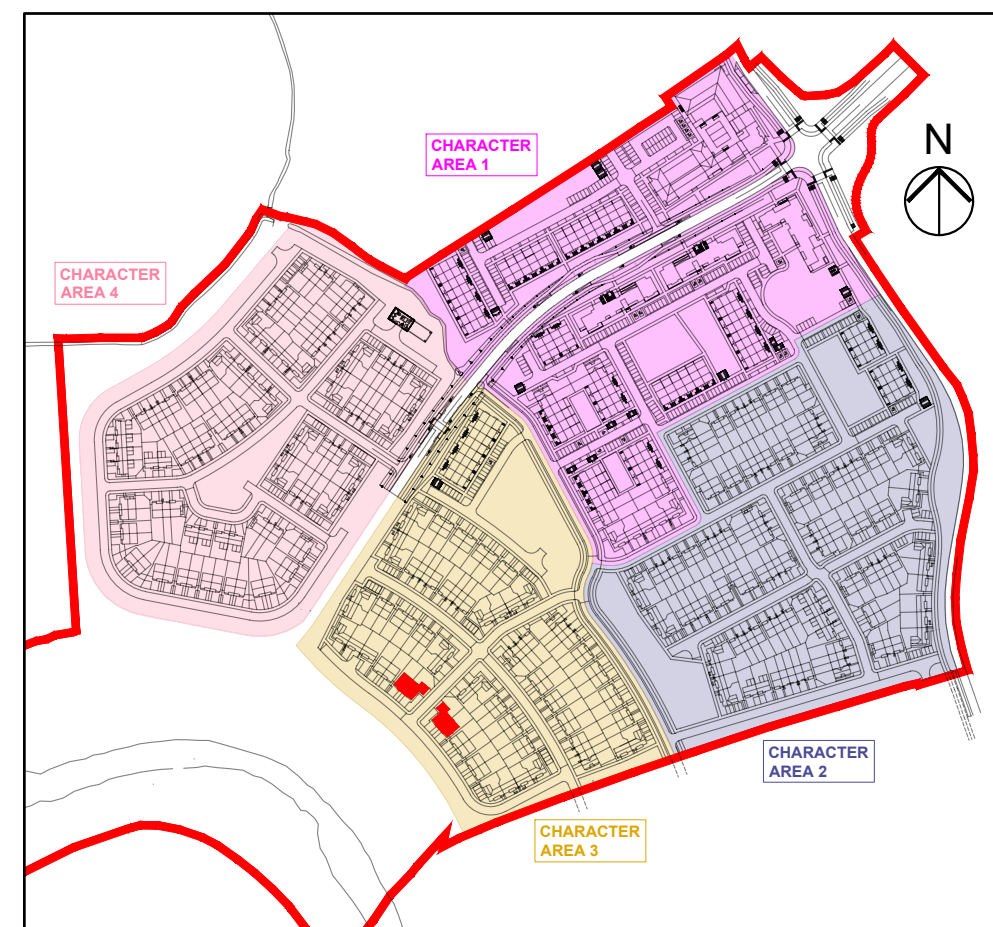
4 BED SEMI-DETACHED—7 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

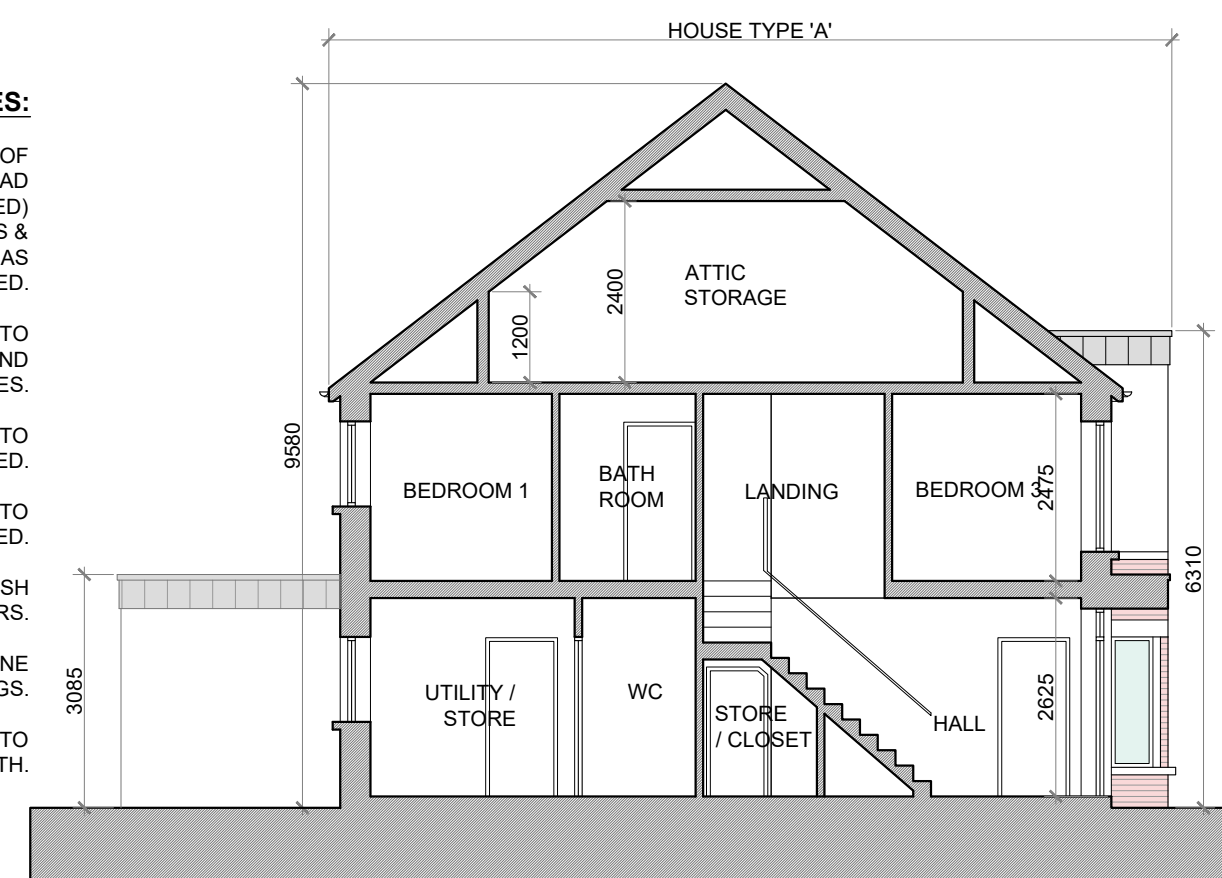
AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	19.2 M ²	15 M ²
BEDROOM 1	9.8 M ²	7.1 M ²
BEDROOM 2	11.5 M ²	11.4 M ²
BEDROOM 3	12.0 M ²	11.4 M ²
BEDROOM 4 (MAIN)	14.2 M ²	13 M ²
AGGREGATE LIVING	65.2 M ²	40 M ²
AGGREGATE BEDROOM	47.5 M ²	43 M ²
GROSS STORAGE	15.5 M ²	6 M ² (KCC 10 M ²)
GROSS FLOOR SPACE	161.3 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

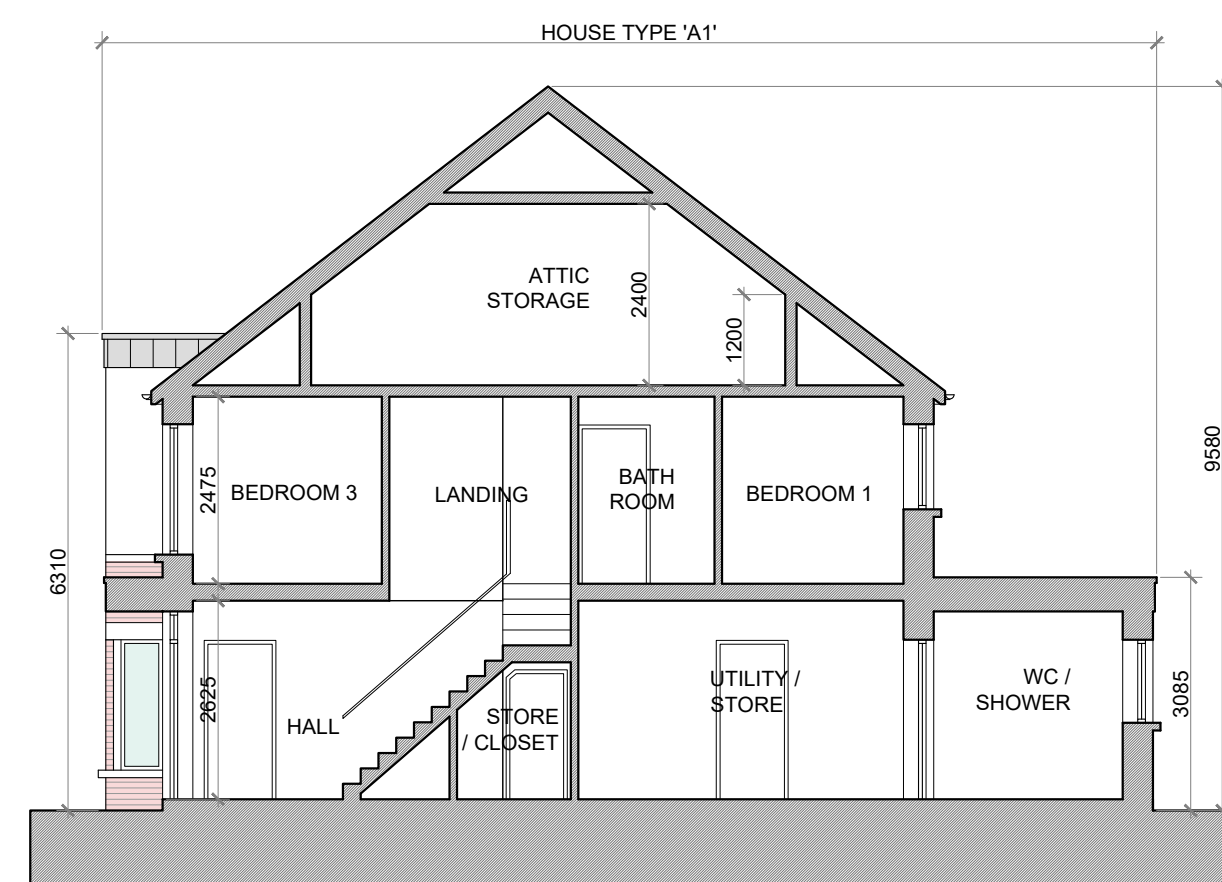
*FIGURES TAKEN FROM *QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES* PUBLISHED BY THE DóEHLG.



KEY PLAN



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



SECTION A-A @ 1:100
TYPE 'A1'

SEMI-DETACHED HOUSE TYPE A + A1—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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RIAIArchitect
2021

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

TITLE: PROPOSED PLANS, ELEVATIONS & SECTIONS FOR SEMI-DETACHED HOUSE TYPES 'A' + 'A1' (DUAL)—CHARACTER AREA 3

CLIENT: ASTON LTD.

STAGE: PLANNING

PROJECT NO.: 19070

DRG. NO.: PA-032

SCALE: 1:100

DRAWN: POF

DATE: MARCH 2022

CHECKED: POF