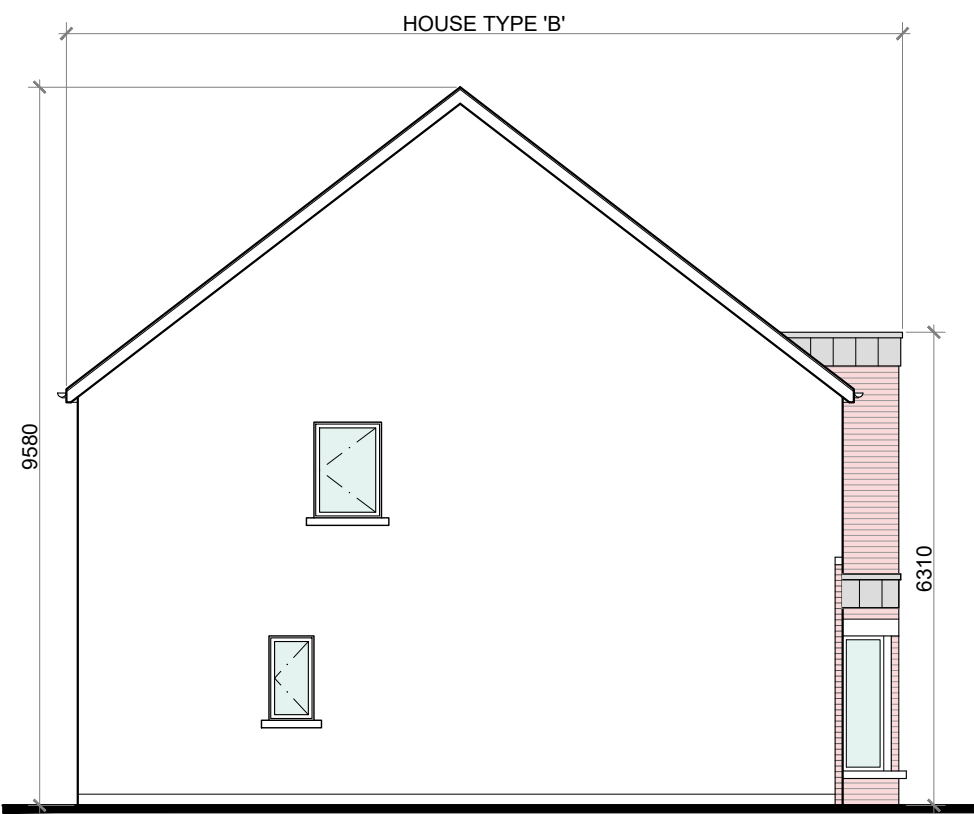
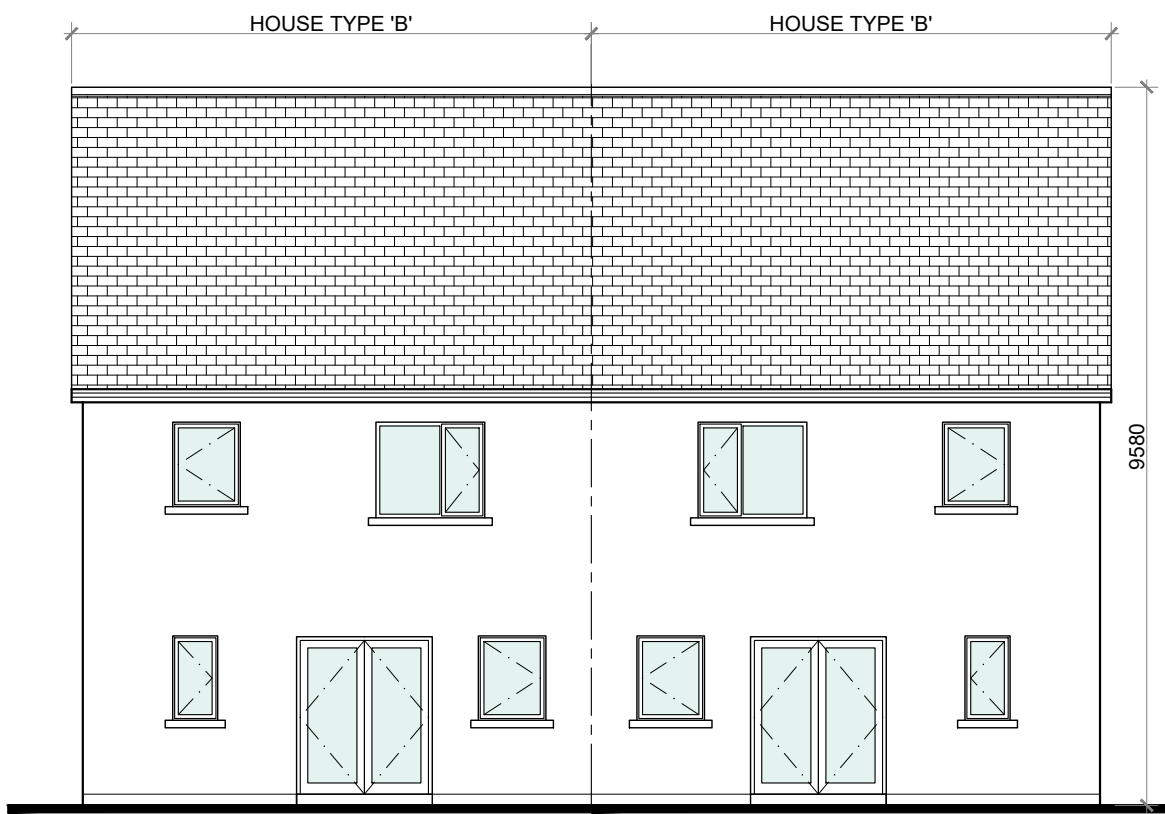




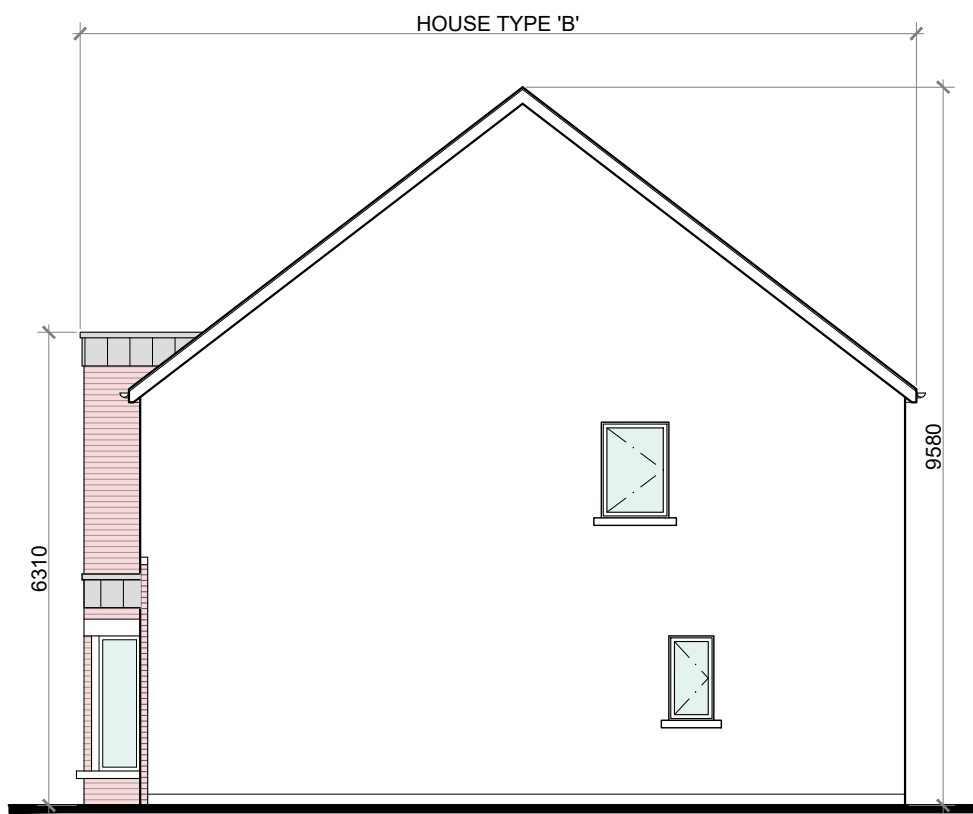
FRONT ELEVATION @ 1:100  
TYPE 'B'



SIDE ELEVATION @ 1:100  
TYPE 'B'



REAR ELEVATION @ 1:100  
TYPE 'B'



SIDE ELEVATION @ 1:100  
TYPE 'B'

**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 FASCIAS, GUTTERS AND DOWNPIPES.

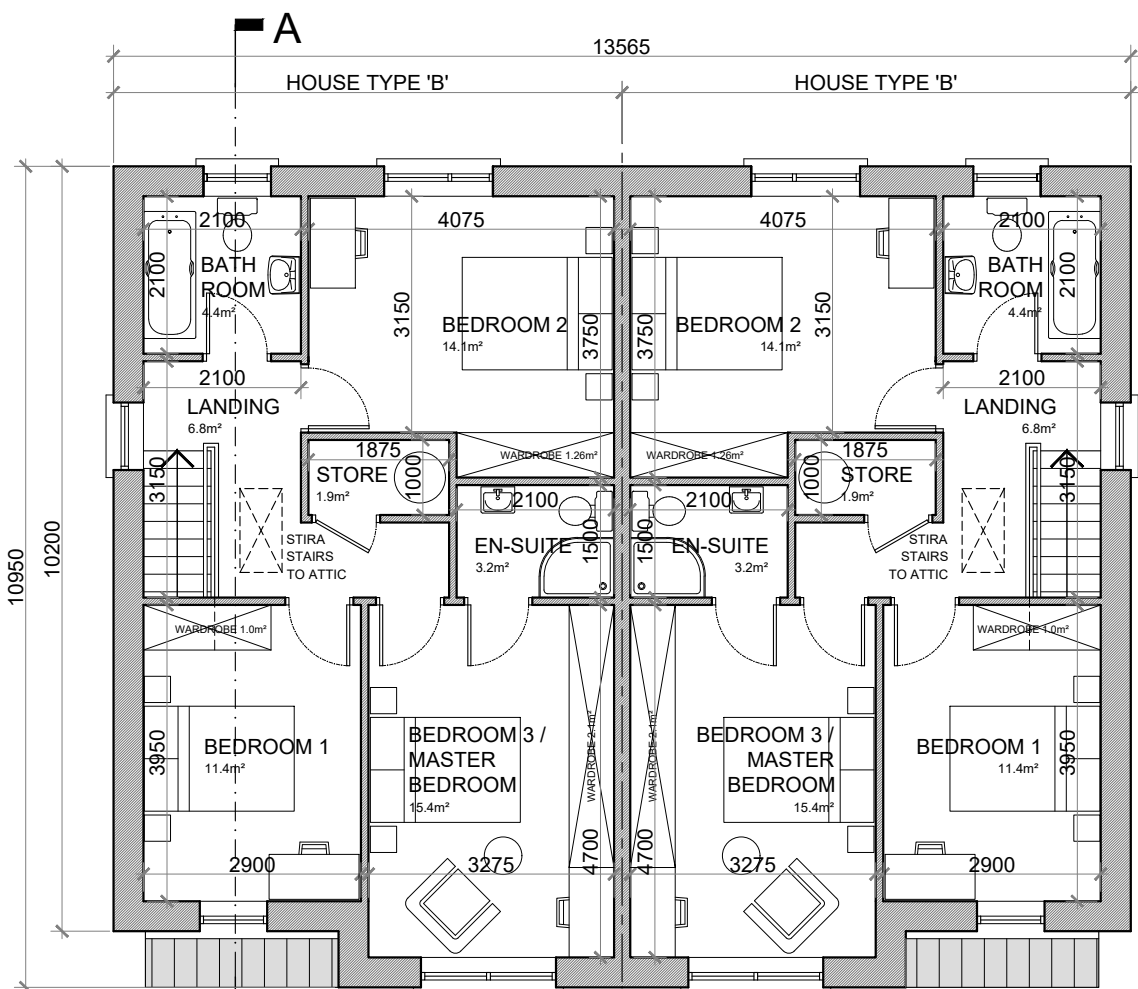
SELECTED BRICK FINISH TO WALLS AS INDICATED.

PLASTER / RENDER FINISH TO WALLS AS INDICATED.

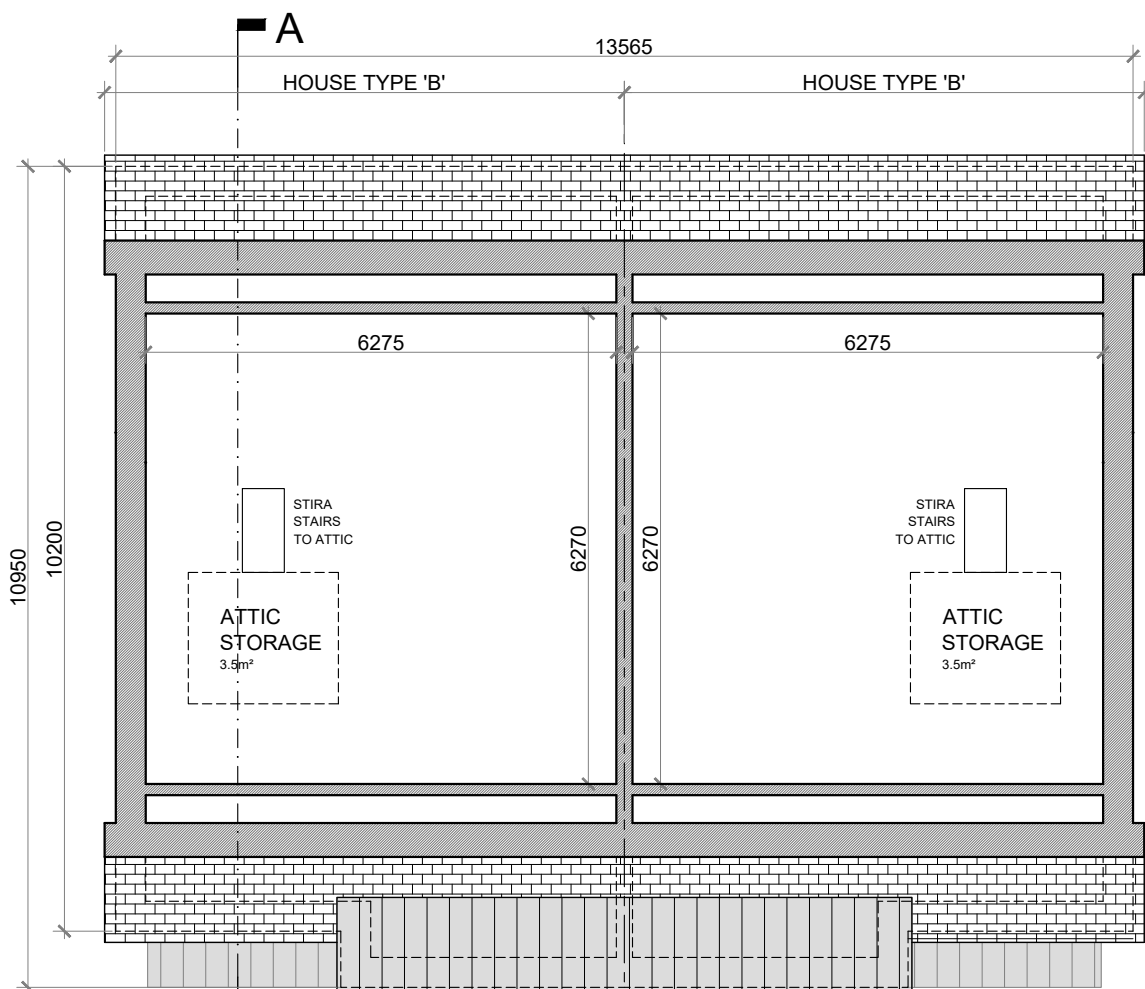
UPVC / ALUMINIUM / TIMBER FINISH TO WINDOWS AND DOORS.

PAINTED CONCRETE / STONE SILLS AND CAPPINGS.

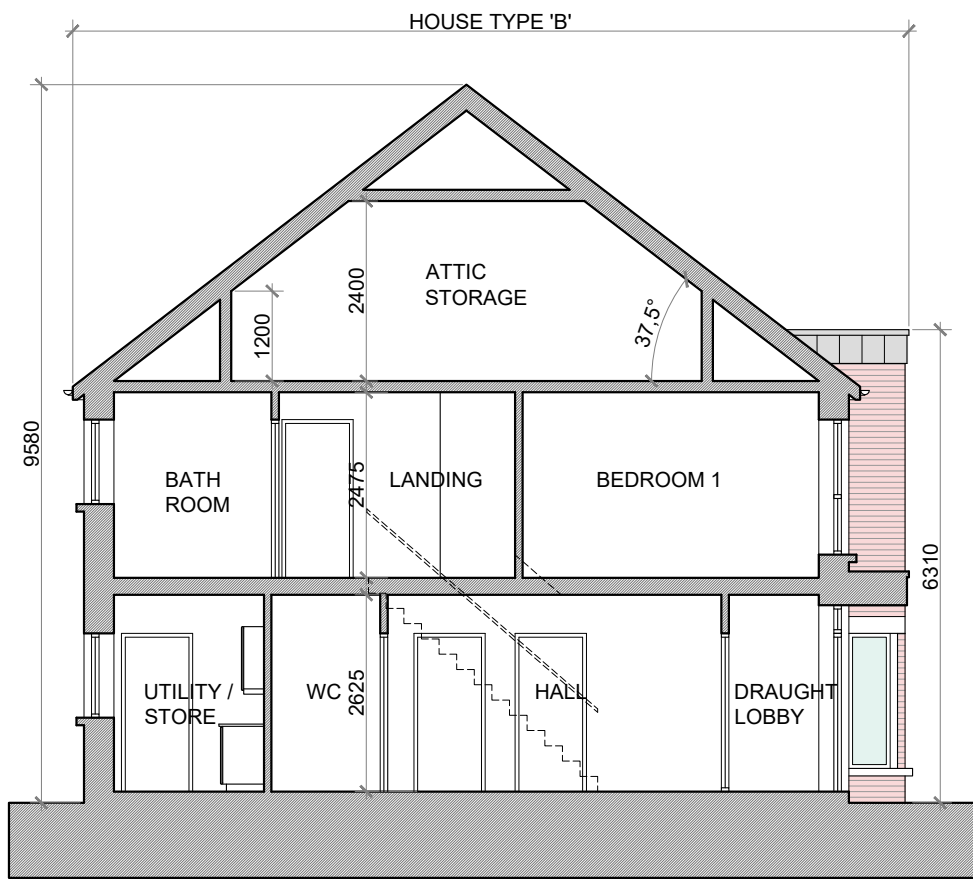
PLASTER / RENDER FINISH TO PLINTH.



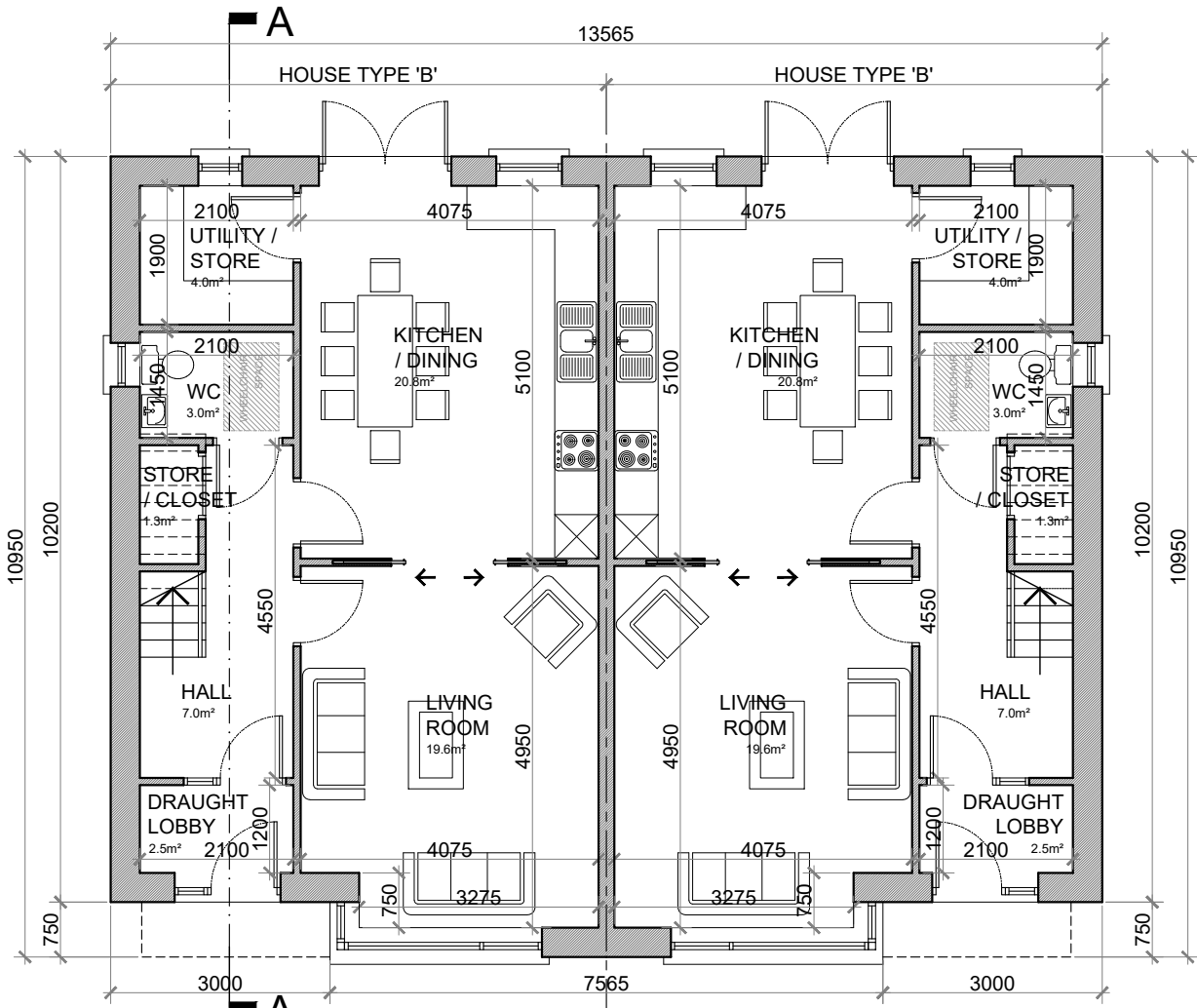
FIRST FLOOR PLAN @ 1:100  
TYPE 'B'



ATTIC STORAGE PLAN @ 1:100  
TYPE 'B'



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



GROUND FLOOR PLAN @ 1:100  
TYPE 'B'

GROUND FLOOR AREA: 61.4 SQ.M. (661 SQ.FT.)  
FIRST FLOOR AREA: 61.4 SQ.M. (661 SQ.FT.)  
TOTAL FLOOR AREA: 122.8 SQ.M. (1,322 SQ.FT.)

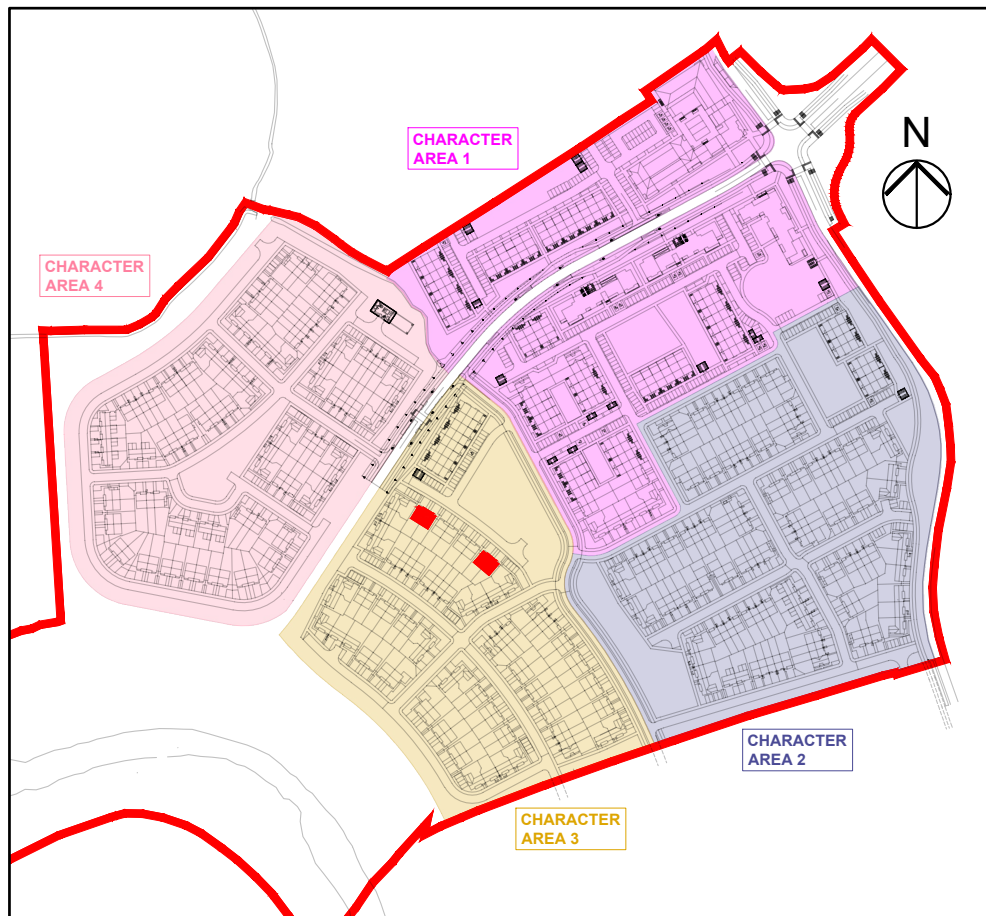
**HOUSE TYPE 'B':**  
**3 BED SEMI-DETACHED—6 PERSON**

**FLOOR AREA / ROOM WIDTH REQUIREMENTS\*:**

AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	19.6 M <sup>2</sup>	15 M <sup>2</sup>
BEDROOM 1	11.4 M <sup>2</sup>	11.4 M <sup>2</sup>
BEDROOM 2	14.1 M <sup>2</sup>	11.4 M <sup>2</sup>
BEDROOM 3 (MAIN)	15.4 M <sup>2</sup>	13 M <sup>2</sup>
AGGREGATE LIVING	40.4 M <sup>2</sup>	37 M <sup>2</sup>
AGGREGATE BEDROOM	40.9 M <sup>2</sup>	36 M <sup>2</sup>
GROSS STORAGE	10.7 M <sup>2</sup>	6 M <sup>2</sup> (KCC 9 M <sup>2</sup> )
GROSS FLOOR SPACE	122.8 M <sup>2</sup>	100 M <sup>2</sup> (KCC 100 M <sup>2</sup> )

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING ROOM	4.075 M	3.8 M
BEDROOM 1 (DOUBLE)	2.9 M	2.8 M
BEDROOM 2 (DOUBLE)	3.15 M	2.8 M
BEDROOM 3 (DOUBLE)	3.275 M	2.8 M

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



KEY PLAN

**SEMI-DETACHED HOUSE TYPE B—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**

OFLYNN ARCHITECTS,  
LOWER EYRE STREET,  
NEWBRIDGE,  
CO. KILDARE.  
TEL.: 045 433400  
EMAIL: info@oflynnarchitects.ie  
WEB: www.oflynnarchitects.ie

**RIAI**  
Practice  
Member  
2021

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

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

CLIENT: ASTON LTD. STAGE: PLANNING

PROJECT NO.: 19070 DRG NO.: PA-034

SCALE: 1:100  
DATE: MARCH 2022

DRAWN: POF  
CHECKED: POF