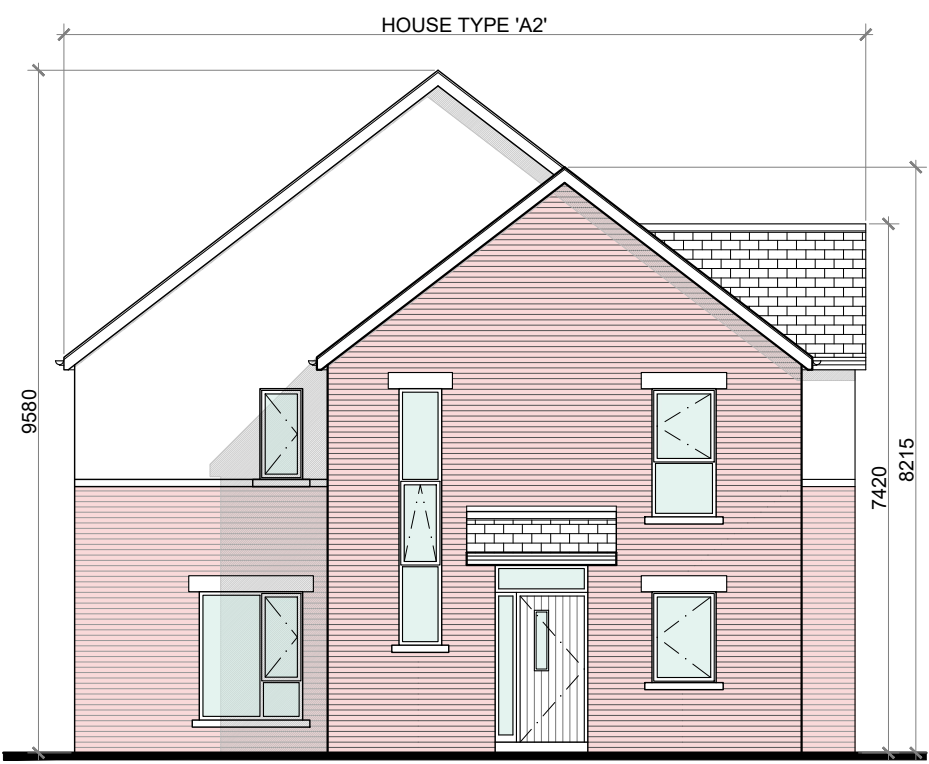
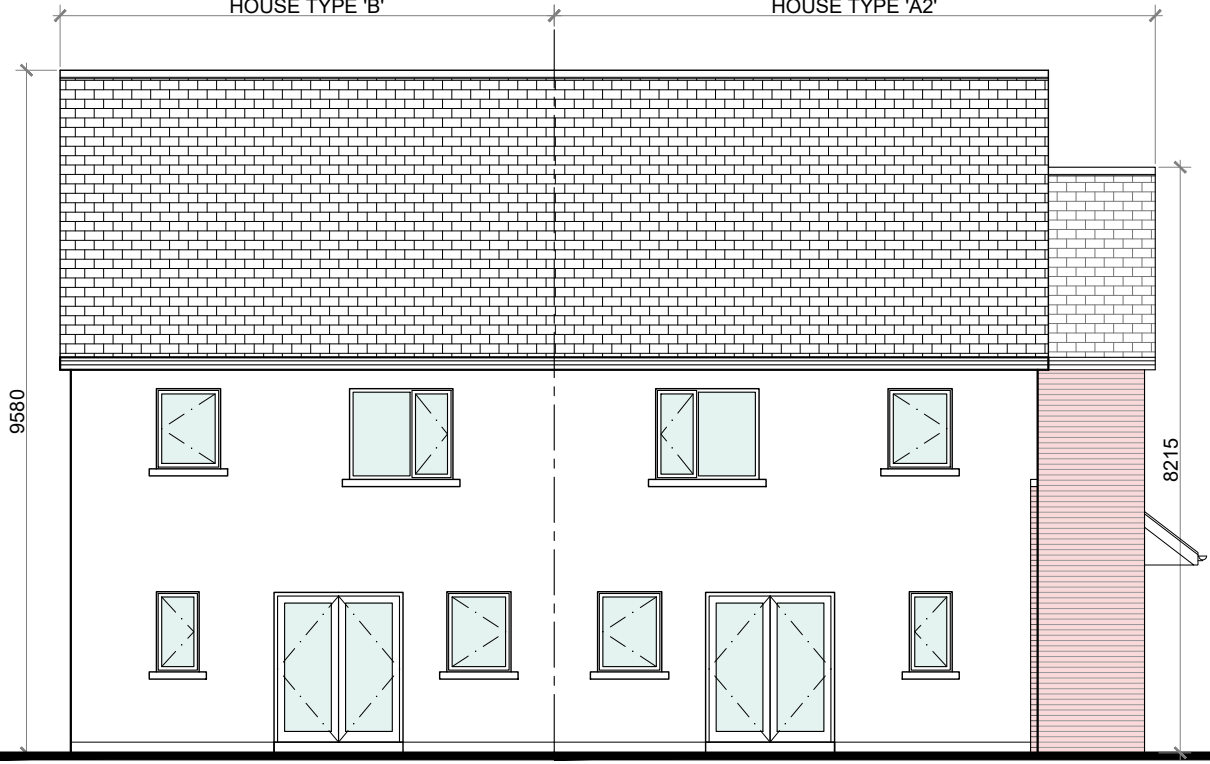


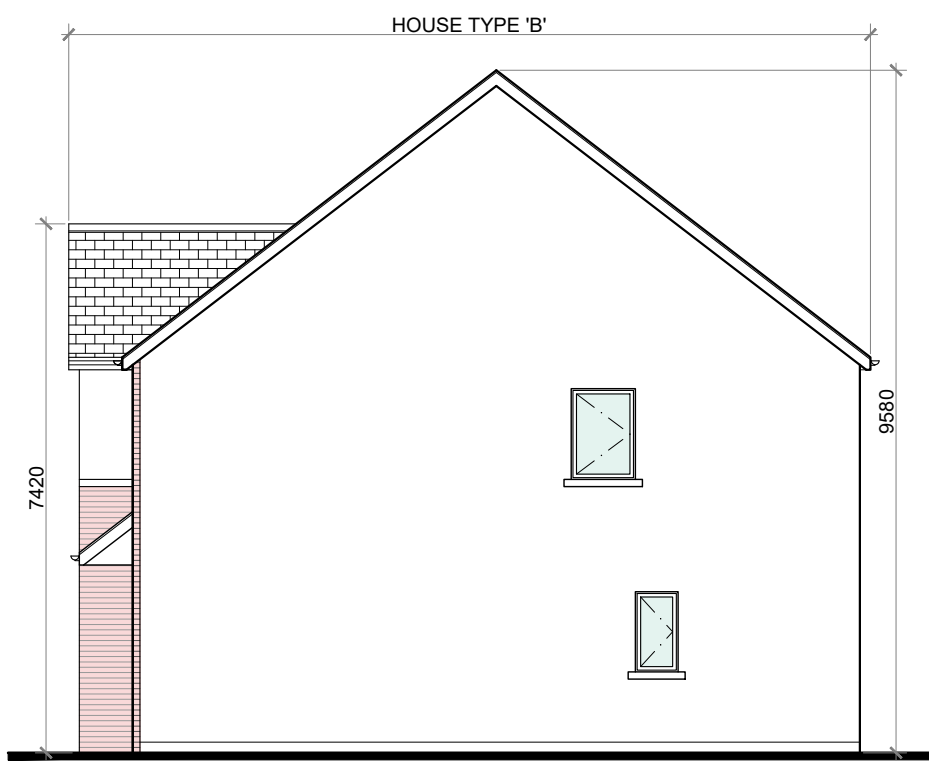
FRONT ELEVATION @ 1:100  
TYPES 'A2' & 'B' (CHARACTER AREA 2)



SIDE ELEVATION (DUAL FRONTAGE) @ 1:100  
TYPE 'A2'

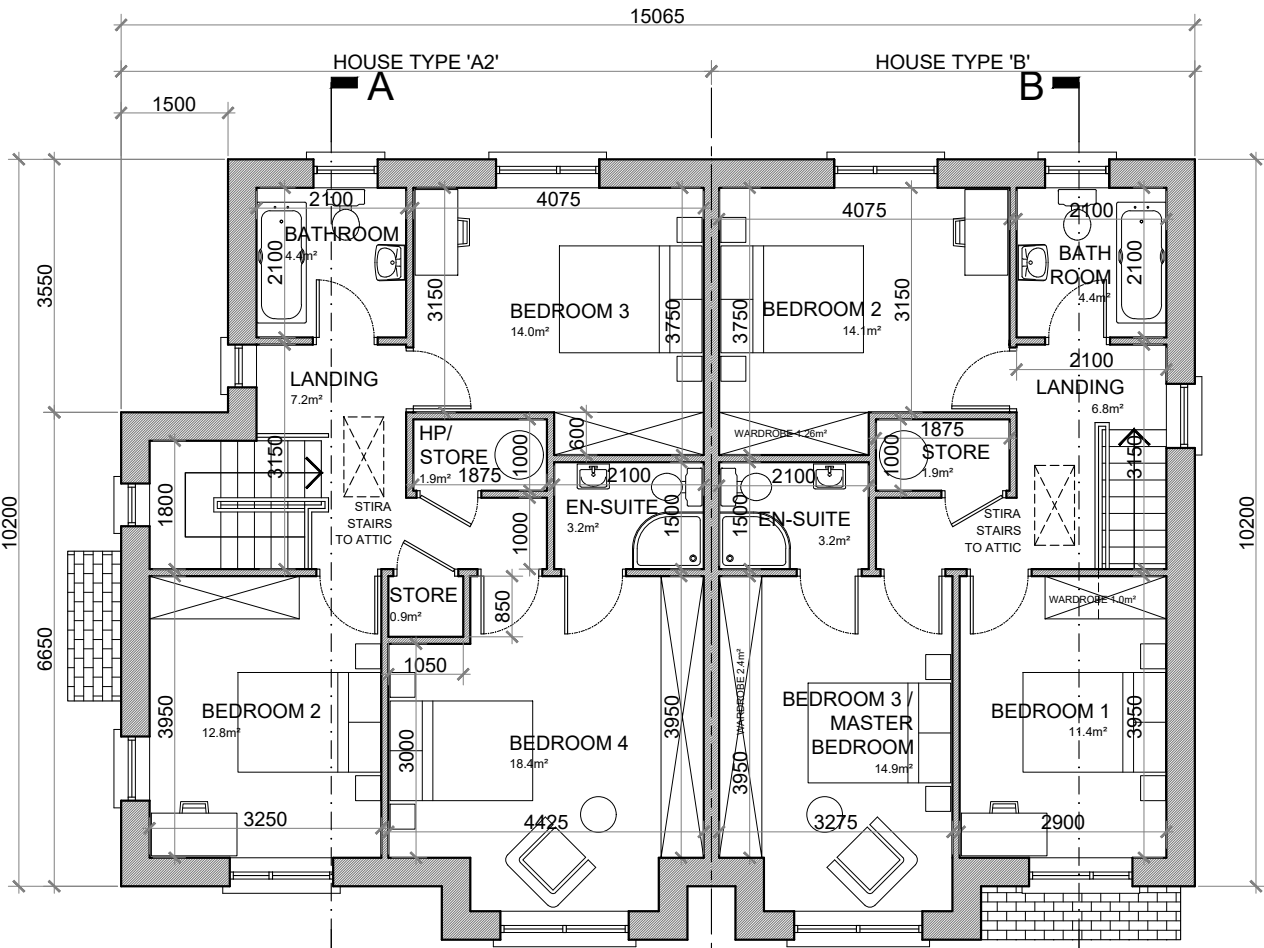


REAR ELEVATION @ 1:100  
TYPES 'A2' & 'B'



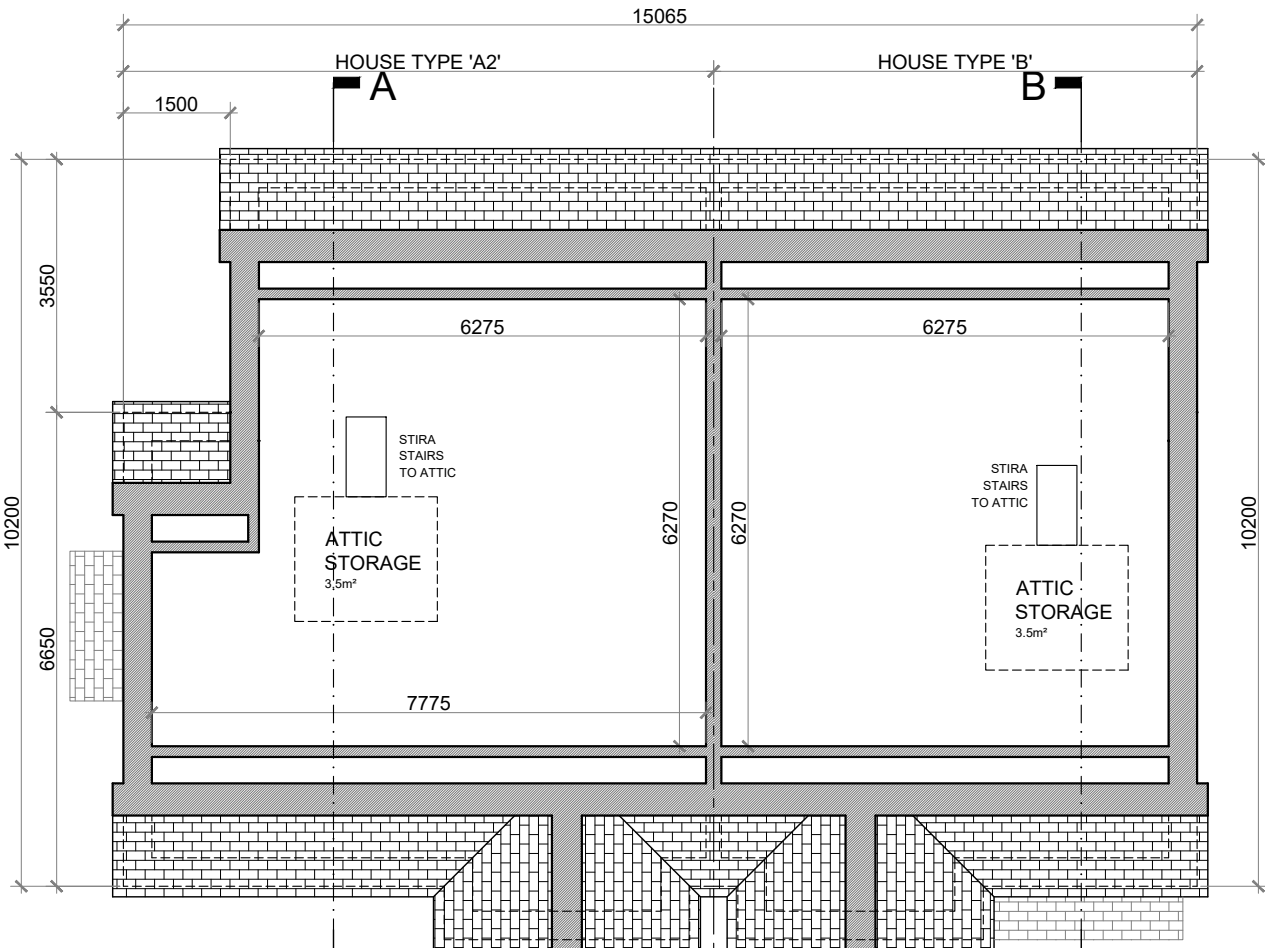
SIDE ELEVATION @ 1:100  
TYPE 'B'

**PROPOSED FINISHES:**  
SLATE / TILED FINISH TO ROOF.  
UPVC / ALUMINIUM FINISH TO FASCIA'S, 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.



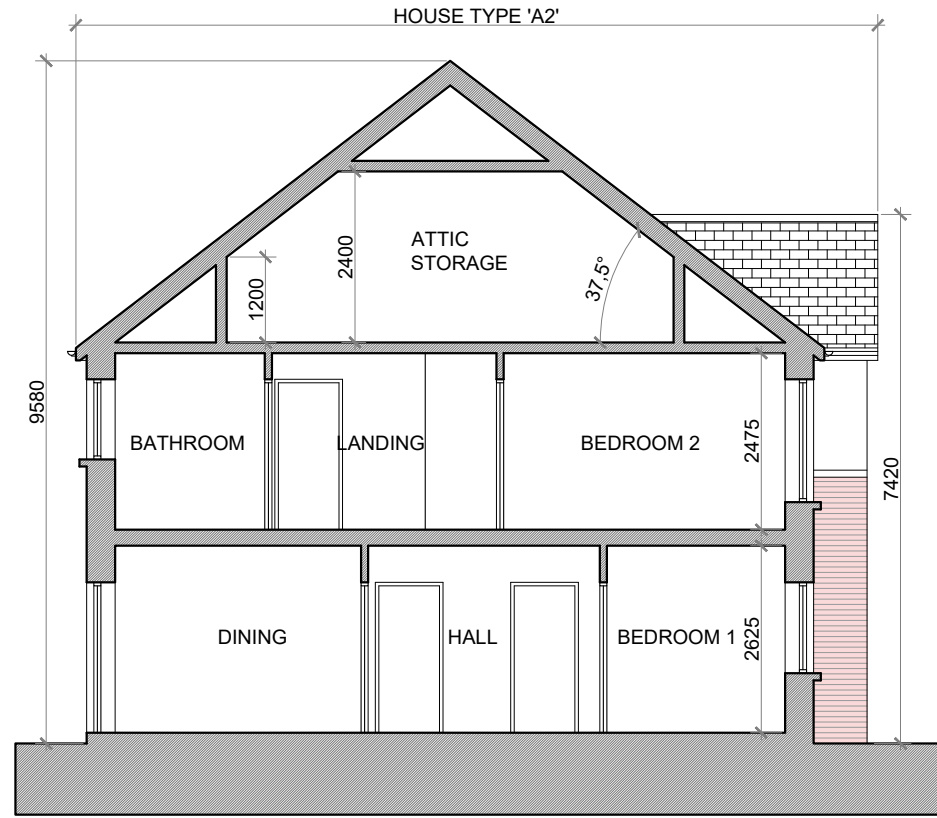
FIRST FLOOR PLAN @ 1:100  
TYPE 'A2'

FIRST FLOOR PLAN @ 1:100  
TYPE 'B'

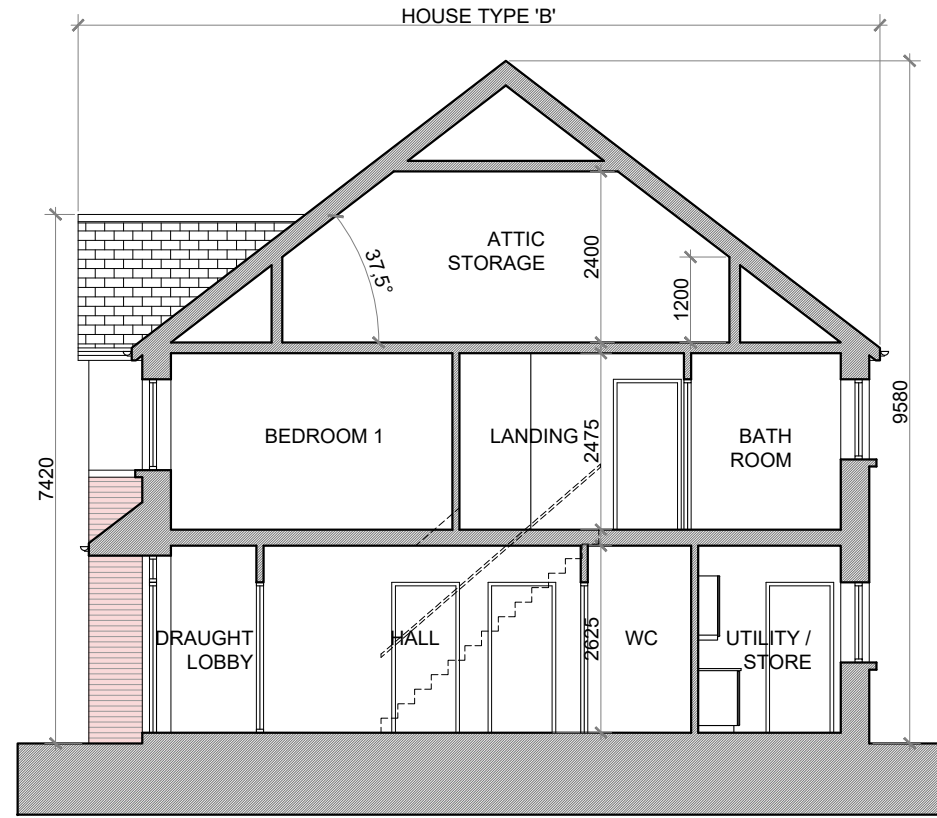


ATTIC STORAGE PLAN @ 1:100  
TYPE 'A2'

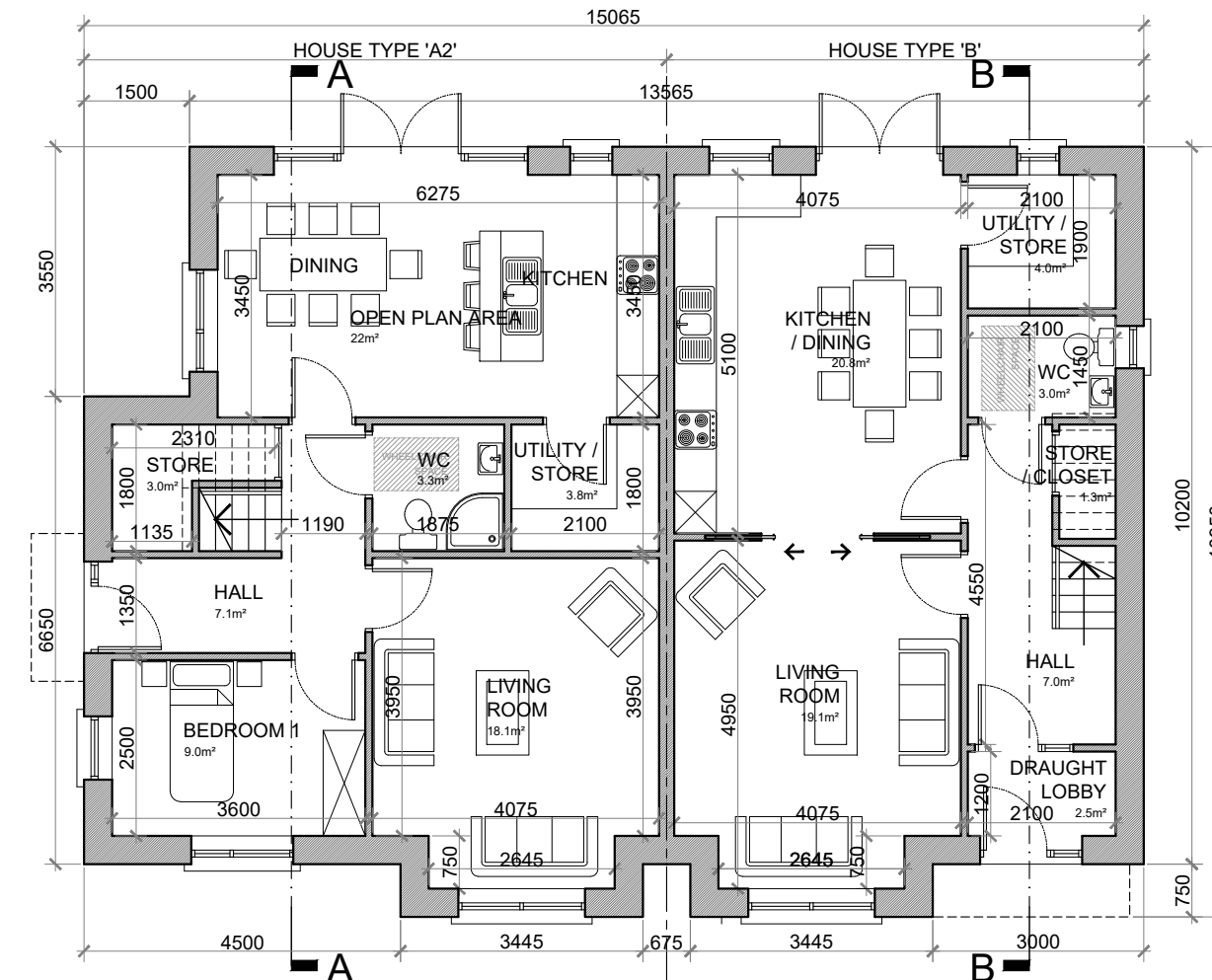
ATTIC STORAGE PLAN @ 1:100  
TYPE 'B'



SECTION A-A @ 1:100  
TYPE 'A2'



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



GROUND FLOOR PLAN @ 1:100  
TYPE 'A2'

GROUND FLOOR PLAN @ 1:100  
TYPE 'B'

GROUND FLOOR AREA: 69.7 SQ.M. (750 SQ.FT.)  
FIRST FLOOR AREA: 69.7 SQ.M. (750 SQ.FT.)  
TOTAL FLOOR AREA: 139.4 SQ.M. (1500 SQ.FT.)

GROUND FLOOR AREA: 61.0 SQ.M. (656.5 SQ.FT.)  
FIRST FLOOR AREA: 61.0 SQ.M. (656.5 SQ.FT.)  
TOTAL FLOOR AREA: 122.0 SQ.M. (1,313 SQ.FT.)

**HOUSE TYPE 'A2':**

**4 BED SEMI-DETACHED—7 PERSON**

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

AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	18.1 M <sup>2</sup>	15 M <sup>2</sup>
BEDROOM 1	9.0 M <sup>2</sup>	7.1 M <sup>2</sup>
BEDROOM 2	12.8 M <sup>2</sup>	11.4 M <sup>2</sup>
BEDROOM 3	14.0 M <sup>2</sup>	11.4 M <sup>2</sup>
BEDROOM 4 (MAIN)	18.4 M <sup>2</sup>	13 M <sup>2</sup>
AGGREGATE LIVING	40.1 M <sup>2</sup>	40 M <sup>2</sup>
AGGREGATE BEDROOM	54.2 M <sup>2</sup>	43 M <sup>2</sup>
GROSS STORAGE	13.1 M <sup>2</sup>	6 M <sup>2</sup> (KCC 10 M <sup>2</sup> )
GROSS FLOOR SPACE	139.4 M <sup>2</sup>	110 M <sup>2</sup> (KCC 110 M <sup>2</sup> )
WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING ROOM	3.95 M	3.8 M
BEDROOM 1 (SINGLE)	2.50 M	2.1 M
BEDROOM 2 (DOUBLE)	3.25 M	2.8 M
BEDROOM 3 (DOUBLE)	3.15 M	2.8 M
BEDROOM 4 (DOUBLE)	3.00 M	2.8 M

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

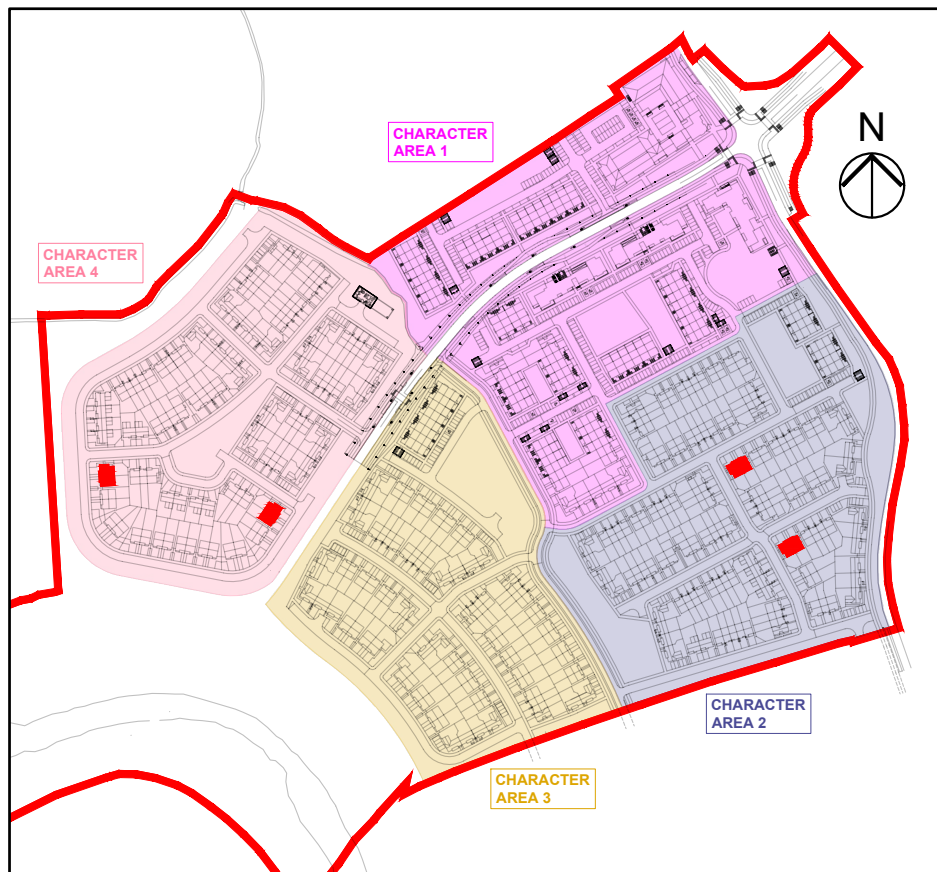
**HOUSE TYPE 'B':**

**3 BED SEMI-DETACHED—6 PERSON**

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

AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	19.1 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)	14.9 M <sup>2</sup>	13 M <sup>2</sup>
AGGREGATE LIVING	39.9 M <sup>2</sup>	37 M <sup>2</sup>
AGGREGATE BEDROOM	40.4 M <sup>2</sup>	36 M <sup>2</sup>
GROSS STORAGE	10.7 M <sup>2</sup>	6 M <sup>2</sup> (KCC 10 M <sup>2</sup> )
GROSS FLOOR SPACE	122.0 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



FRONT ELEVATION @ 1:100  
TYPES 'A2' & 'B' (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 TYPES A2 + B—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:**

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**DATE:**

**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 & SECTIONS FOR SEMI-DETACHED HOUSE TYPE 'A2' (DUAL) & HOUSE TYPE 'B'—CHARACTER AREAS 2 & 4.

CLIENT: ASTON LTD.

STAGE: PLANNING

PROJECT NO.: 19070

DRG. NO.: PA-035

SCALE: 1:100  
DATE: MARCH 2022

DRAWN: POF  
CHECKED: POF