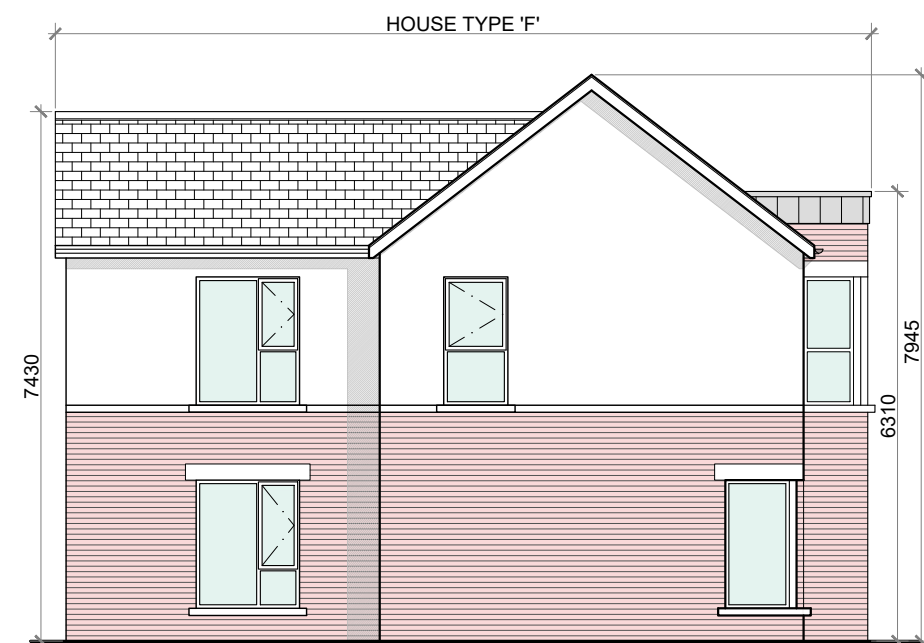


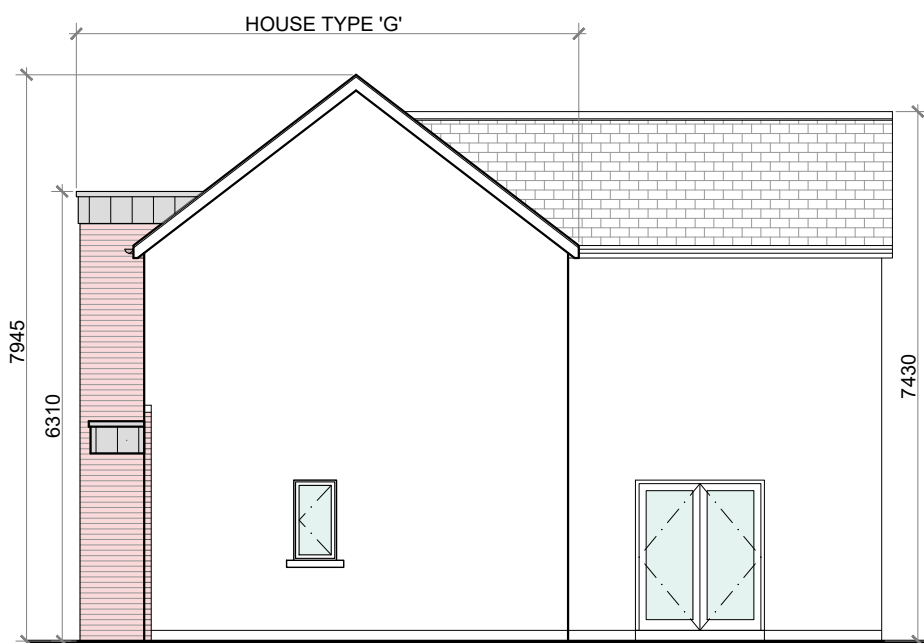
A1



FRONT ELEVATION @ 1:100
TYPES 'F' + 'G'



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



SIDE ELEVATION @ 1:100
TYPE 'G'

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.

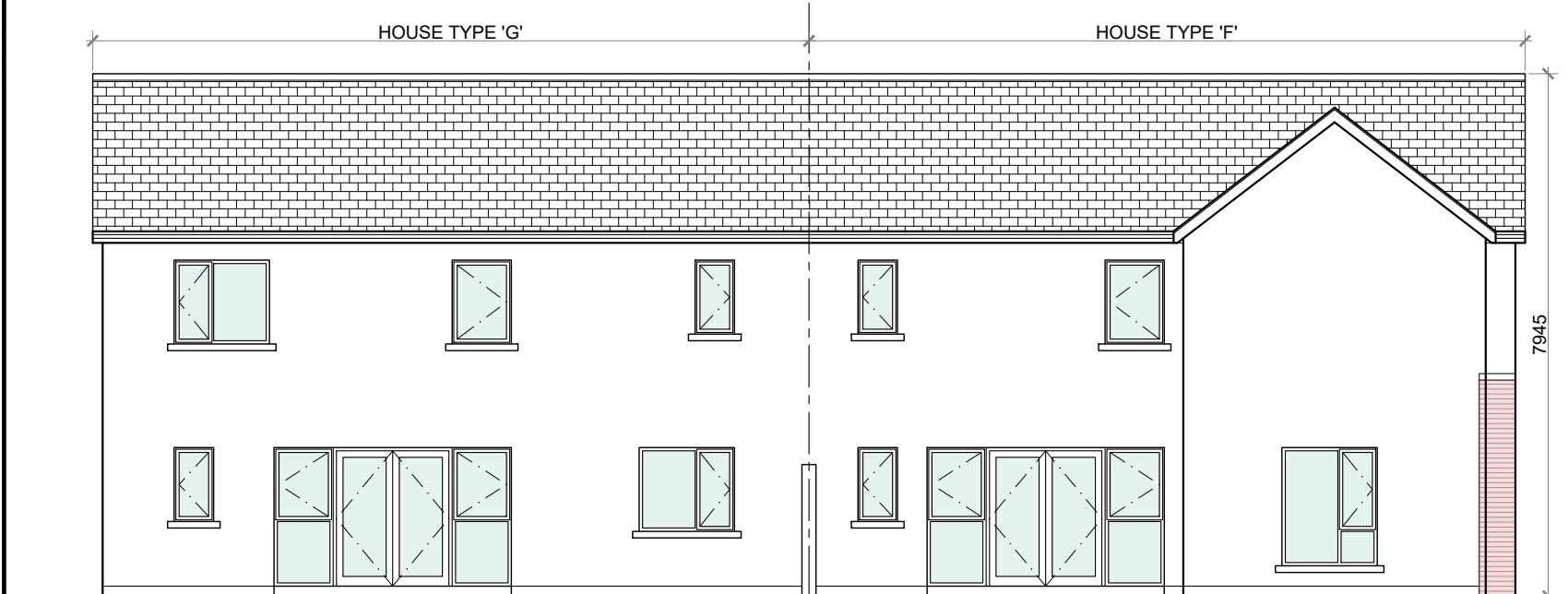
SELECTED BRICK FINISH TO
AREAS AS INDICATED.

PLASTER / RENDER FINISH TO
WALLS AS INDICATED.

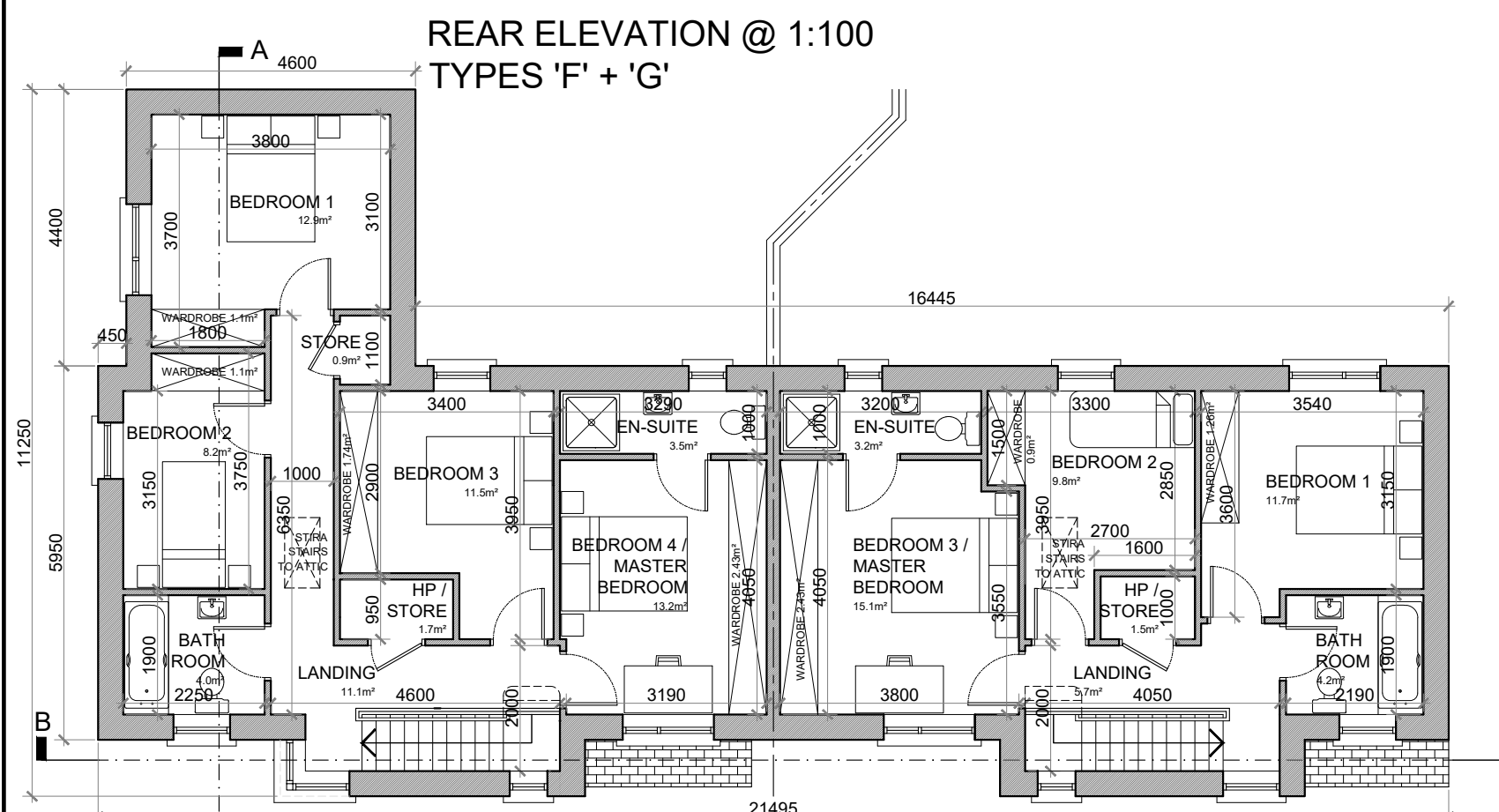
UPVC / ALUMINIUM / TIMBER FINISH
TO WINDOWS AND DOORS.

PAINTED CONCRETE / STONE
SILLS AND CAPPINGS.

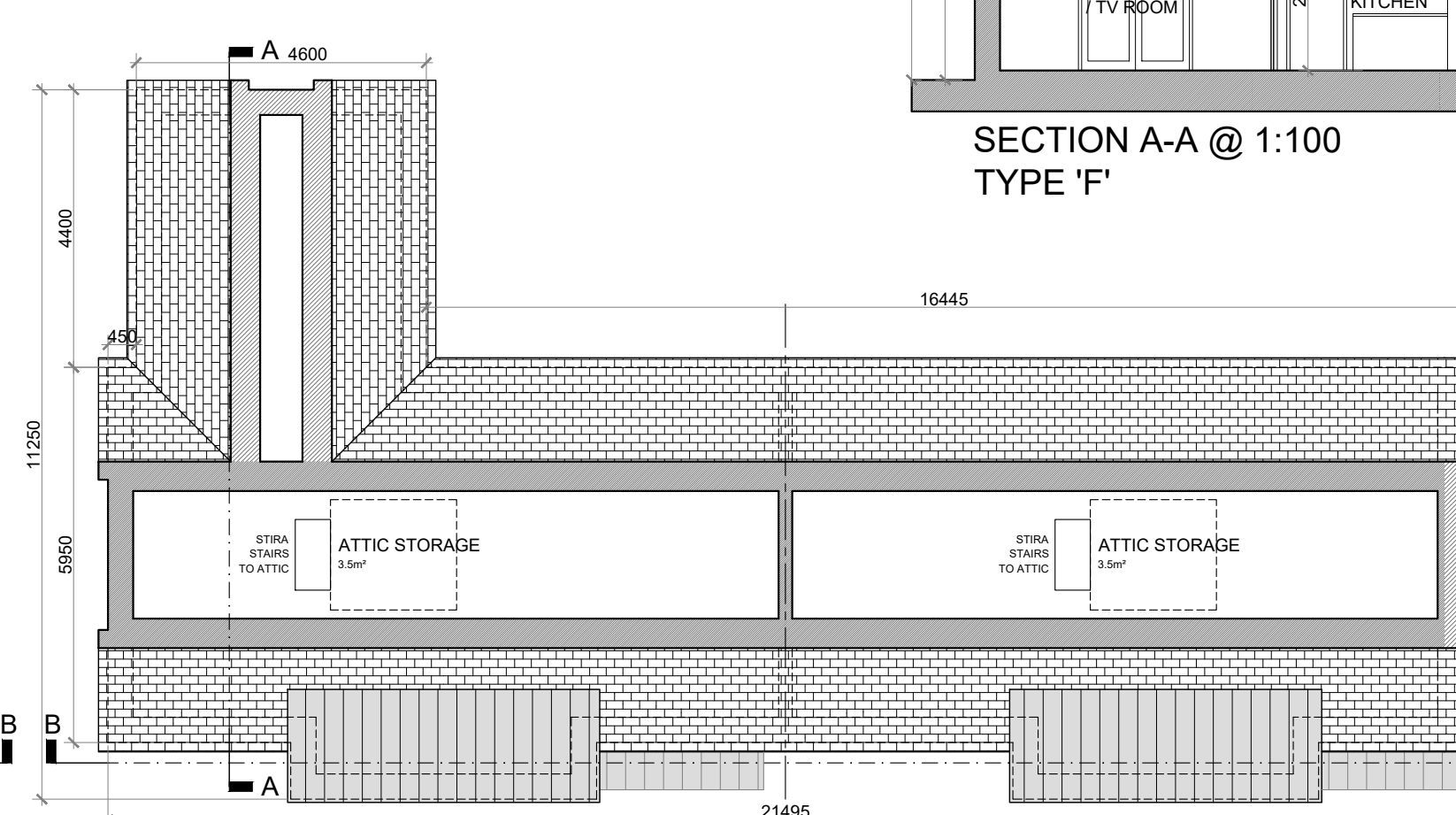
PLASTER / RENDER FINISH TO
PLINTH.



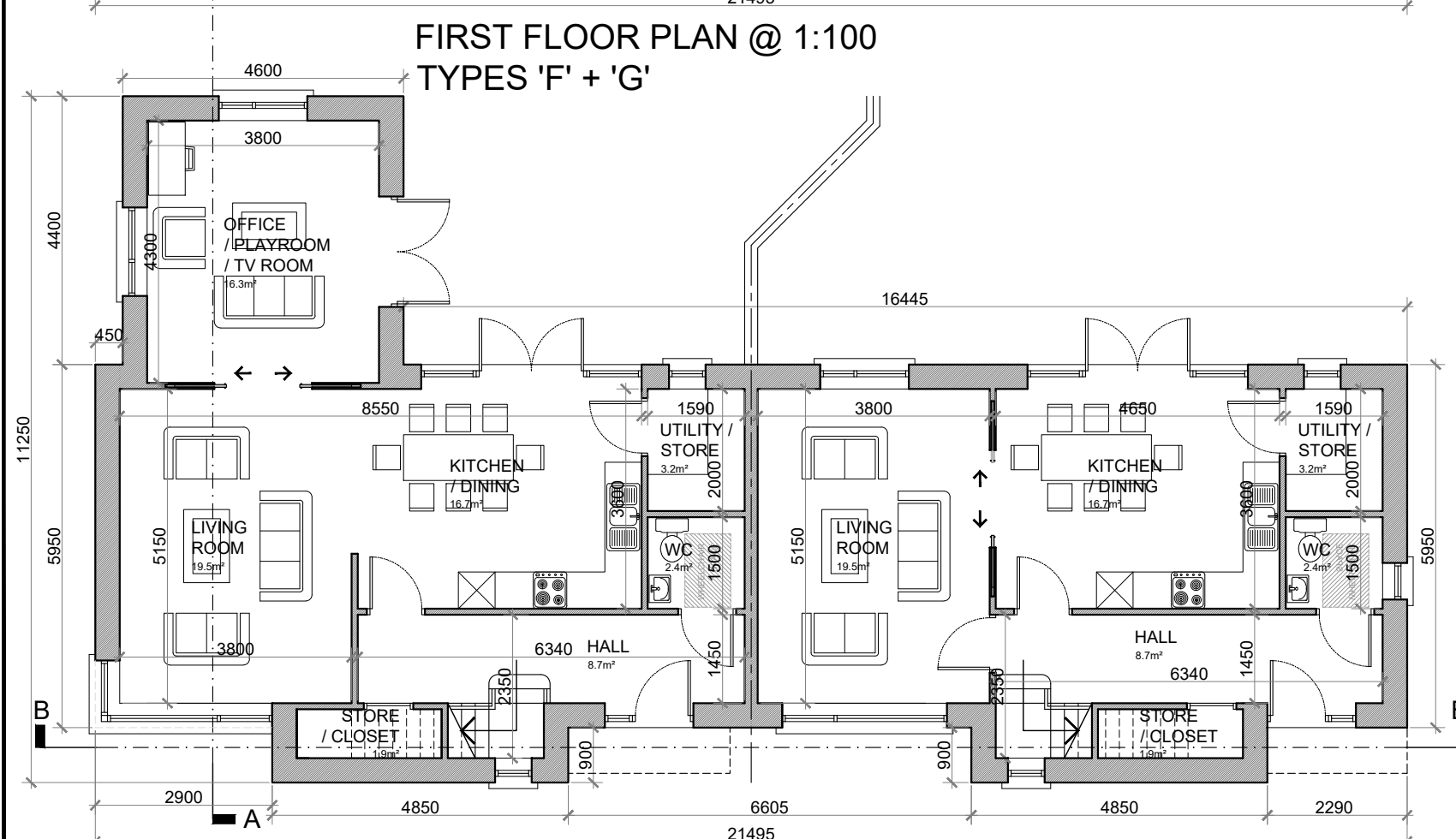
REAR ELEVATION @ 1:100
TYPES 'F' + 'G'



FIRST FLOOR PLAN @ 1:100
TYPES 'F' + 'G'



ATTIC STORAGE PLAN @ 1:100
TYPES 'F' + 'G'



GROUND FLOOR PLAN @ 1:100
TYPES 'F' + 'G'

TYPE 'F' FLOOR AREA:
GROUND FLOOR AREA: 73.1 SQ.M. (787 SQ.FT.)
FIRST FLOOR AREA: 73 SQ.M. (787 SQ.FT.)
TOTAL FLOOR AREA: 146.2 SQ.M. (1,574 SQ.FT.)

TYPE 'G' FLOOR AREA:
GROUND FLOOR AREA: 56.4 SQ.M. (607 SQ.FT.)
FIRST FLOOR AREA: 56.4 SQ.M. (607 SQ.FT.)
TOTAL FLOOR AREA: 112.8 SQ.M. (1,214 SQ.FT.)

HOUSE TYPE 'F'

4 BED SEMI-DETACHED—7 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	19.5 M ²	15 M ²
BEDROOM 1	12.9 M ²	11.4 M ²
BEDROOM 2	8.2 M ²	7.1 M ²
BEDROOM 3	11.5 M ²	11.4 M ²
BEDROOM 4 (MAIN)	13.2 M ²	13 M ²
AGGREGATE LIVING	52.5 M ²	40 M ²
AGGREGATE BEDROOM	45.8 M ²	43 M ²
GROSS STORAGE	11.2 M ²	6 M ² (KCC 10 M ²)
GROSS FLOOR SPACE	146.2 M ²	110 M ² (KCC 110 M ²)

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING ROOM	3.8 M	3.8 M
BEDROOM 1 (DOUBLE)	3.1 M	2.8 M
BEDROOM 2 (SINGLE)	2.25 M	2.1 M
BEDROOM 3 (DOUBLE)	2.9 M	2.8 M
BEDROOM 4 (DOUBLE)	3.19 M	2.8 M

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

HOUSE TYPE 'G'

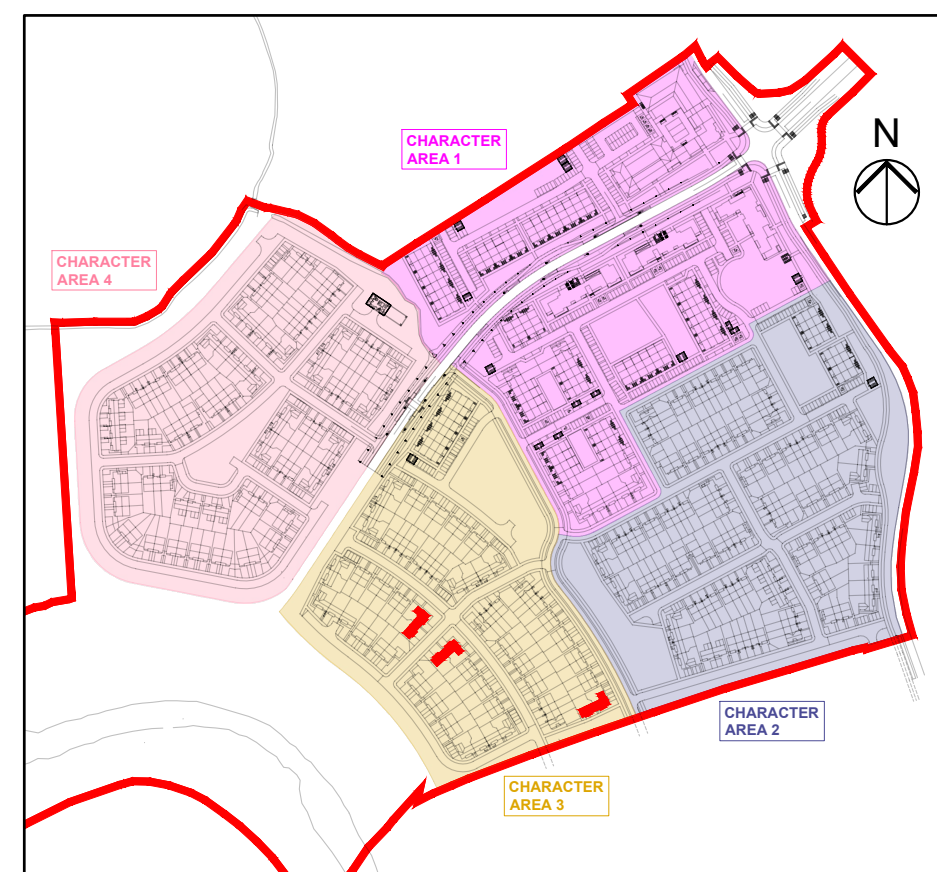
3 BED SEMI-DETACHED—5 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	19.5 M ²	15 M ²
BEDROOM 1	11.7 M ²	11.4 M ²
BEDROOM 2	9.8 M ²	7.1 M ²
BEDROOM 3 (MAIN)	13.9 M ²	13 M ²
AGGREGATE LIVING	36.2 M ²	34 M ²
AGGREGATE BEDROOM	35.4 M ²	32 M ²
GROSS STORAGE	10.1 M ²	5 M ² (KCC 9 M ²)
GROSS FLOOR SPACE	112.8 M ²	92 M ² (KCC 100 M ²)

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING ROOM	3.8 M	3.8 M
BEDROOM 1 (DOUBLE)	3.15 M	2.8 M
BEDROOM 2 (SINGLE)	2.7 M	2.1 M
BEDROOM 3 (DOUBLE)	3.550 M	2.8 M

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



KEY PLAN

SEMI-DETACHED HOUSE TYPES F + G—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:

A			H		
B			I		
C			J		
D			K		
E			L		
F			M		
G			N		
			O		

DATE:

DATE:

LEGEND:

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

OFA

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RIA
Practice
Member
2021

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

TITLE: PROPOSED PLANS, ELEVATIONS & SECTIONS FOR SEMI-DETACHED HOUSE TYPES 'F' (DUAL) & 'G'—CHARACTER AREA 3.

CLIENT: ASTON LTD.

STAGE: PLANNING

PROJECT NO.: 19070

DRG. NO.: PA-040

SCALE: 1:100
DATE: MARCH 2022

DRAWN: POF
CHECKED: POF