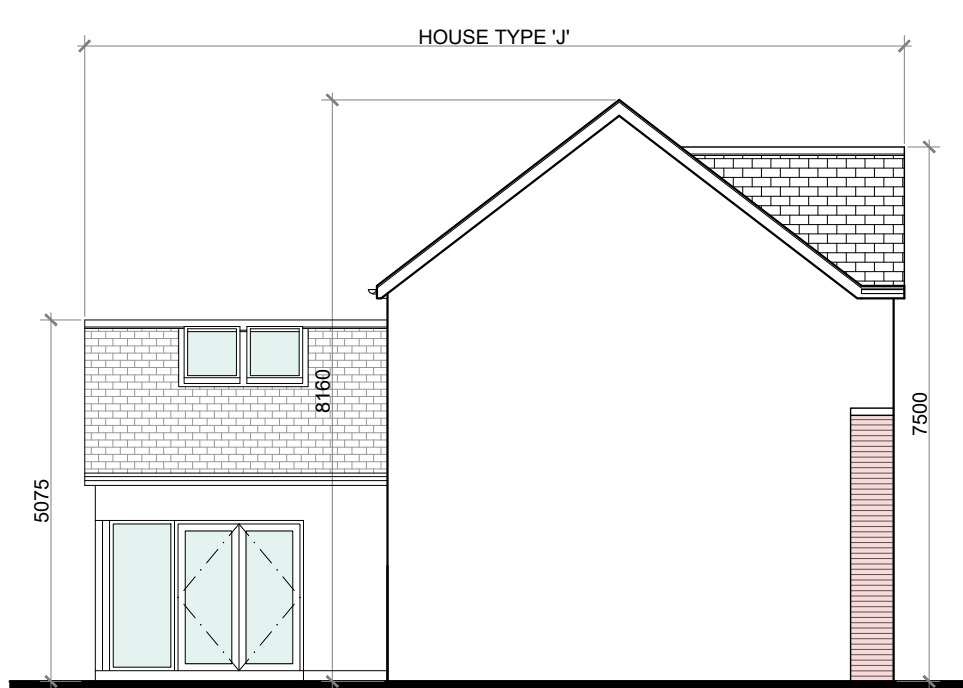
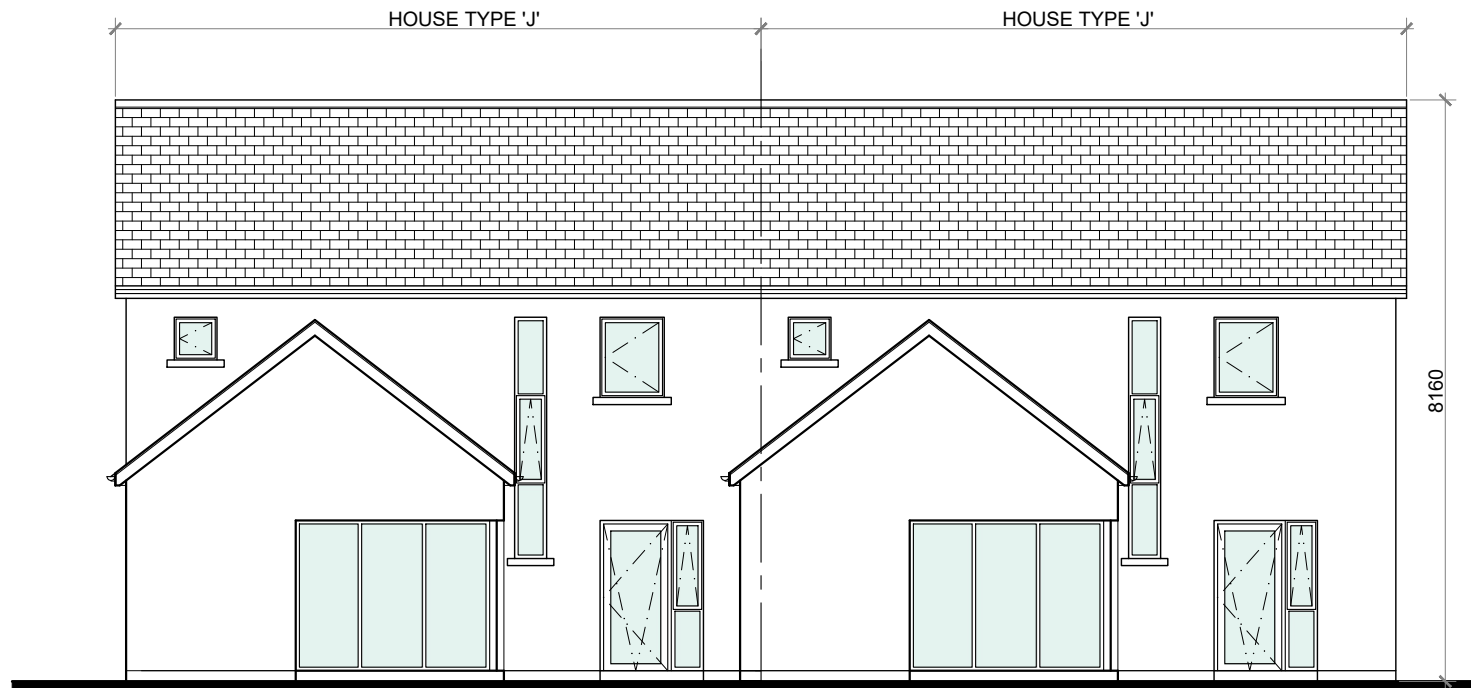


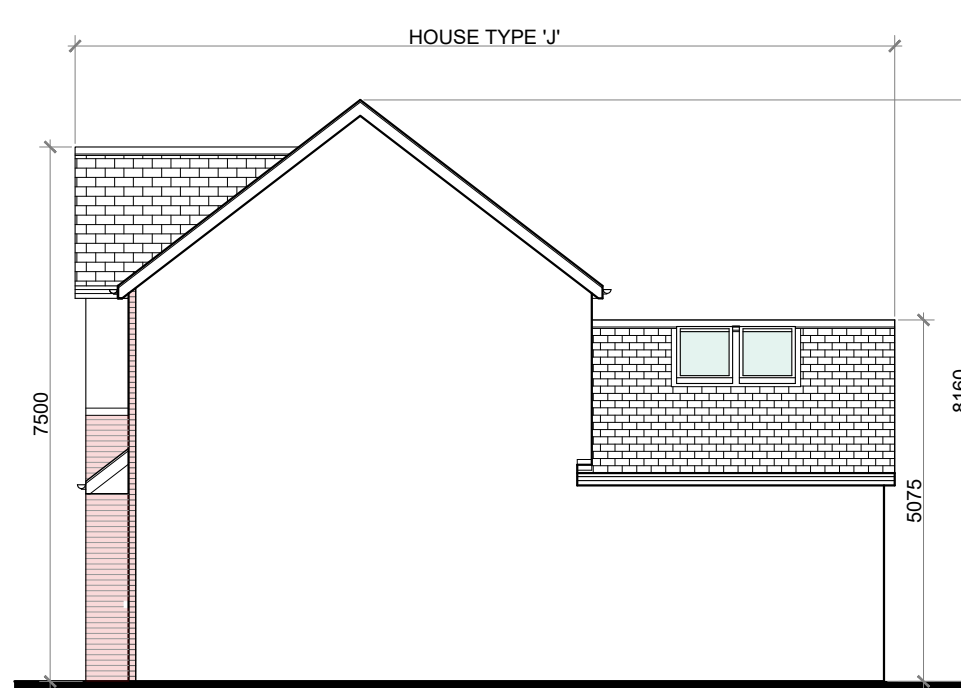
FRONT ELEVATION @ 1:100
HOUSE TYPE 'J' (CHARACTER AREA 2)



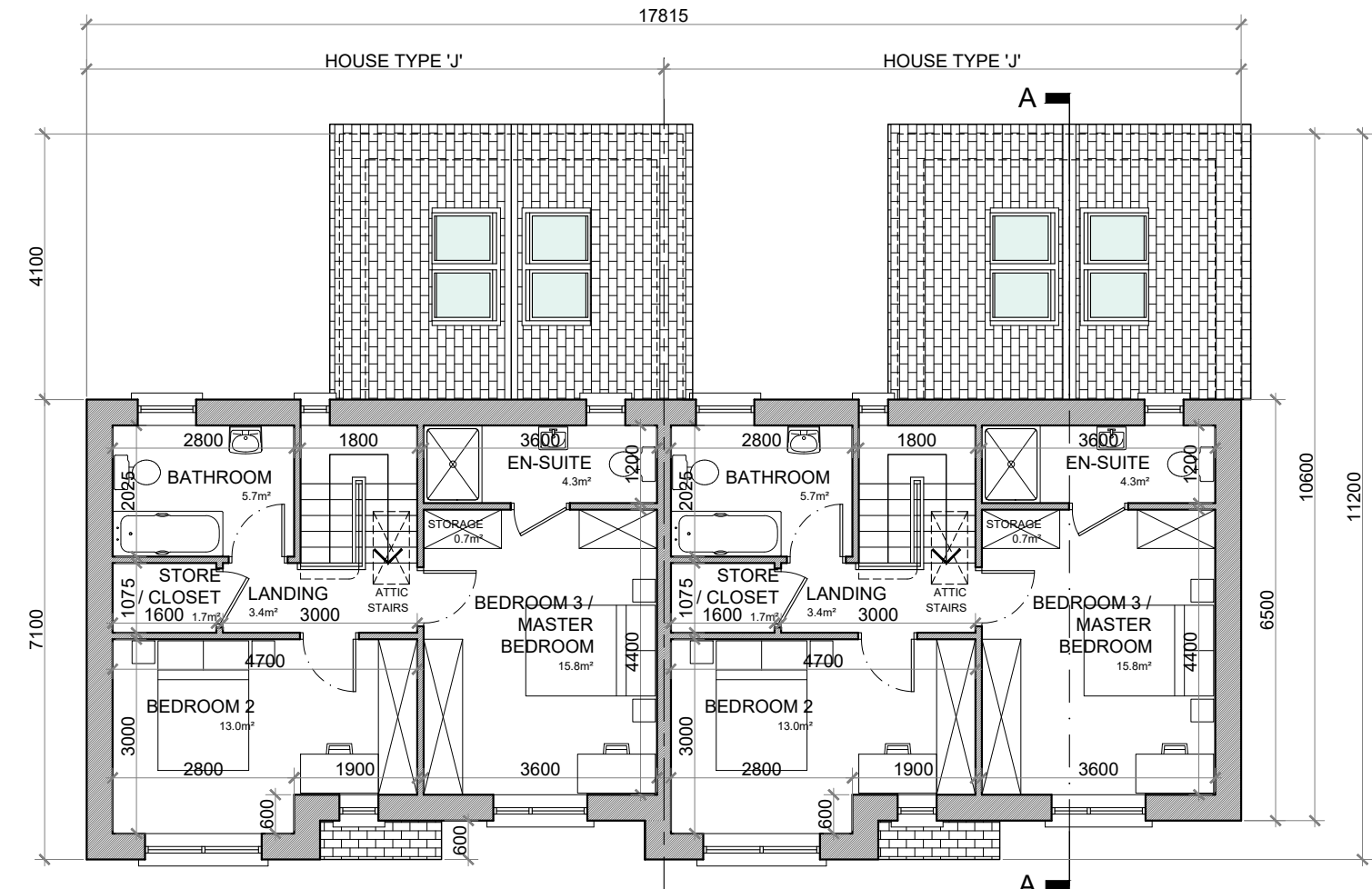
SIDE ELEVATION @ 1:100
HOUSE TYPE 'J'



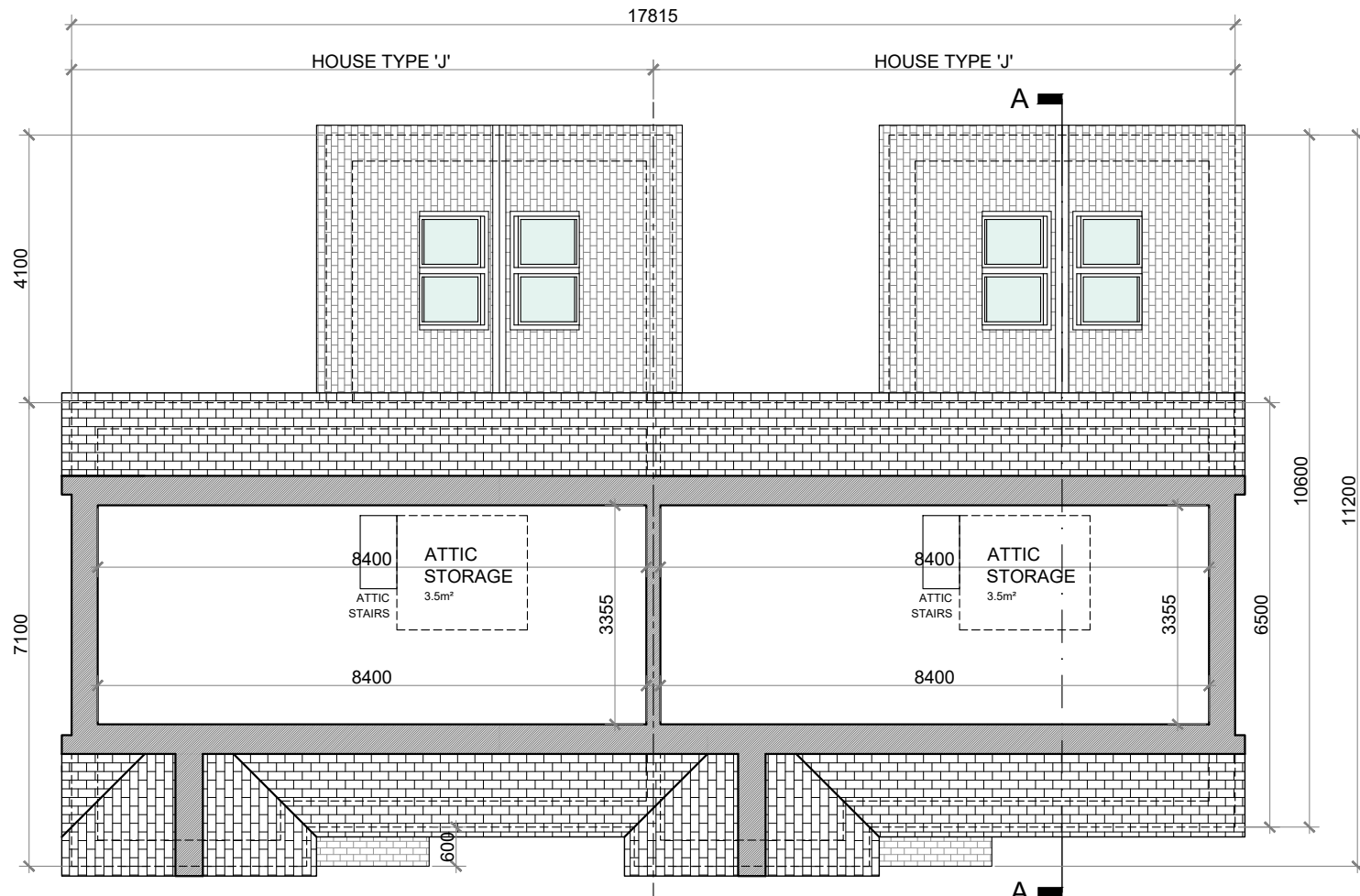
REAR ELEVATION @ 1:100
HOUSE TYPE 'J'



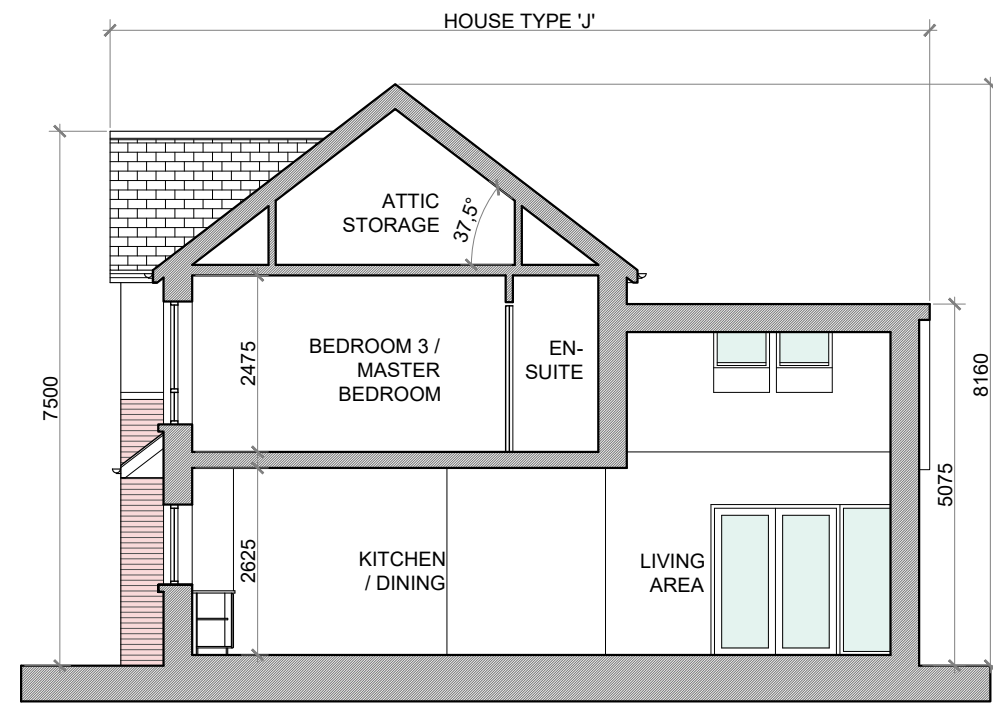
SIDE ELEVATION @ 1:100
HOUSE TYPE 'J'



GROUND FLOOR PLAN @ 1:100
HOUSE TYPE 'J'

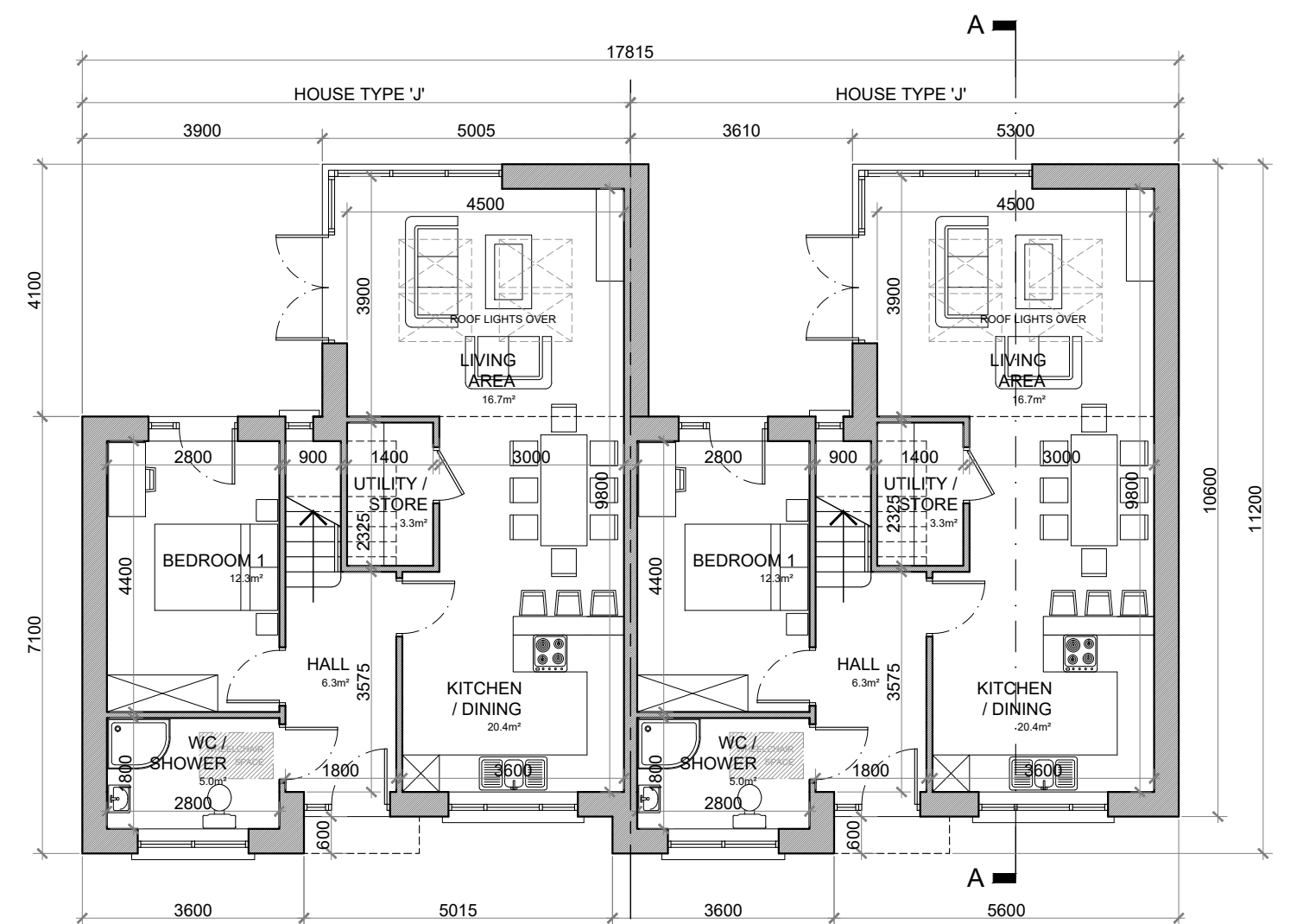


ATTIC FLOOR PLAN @ 1:100
HOUSE TYPE 'J'



SECTION A-A @ 1:100

PROPOSED FINISHES:
SLATE / TILED FINISH TO ROOF.
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.



GROUND FLOOR PLAN @ 1:100
HOUSE TYPE 'J'

TYPE 'J' FLOOR AREA:
GROUND FLOOR AREA: 68.0 SQ.M. (732 SQ.FT.)
FIRST FLOOR AREA: 49.6 SQ.M. (534 SQ.FT.)
TOTAL FLOOR AREA: 117.6 SQ.M. (1,266 SQ.FT.)

HOUSE TYPE 'J'

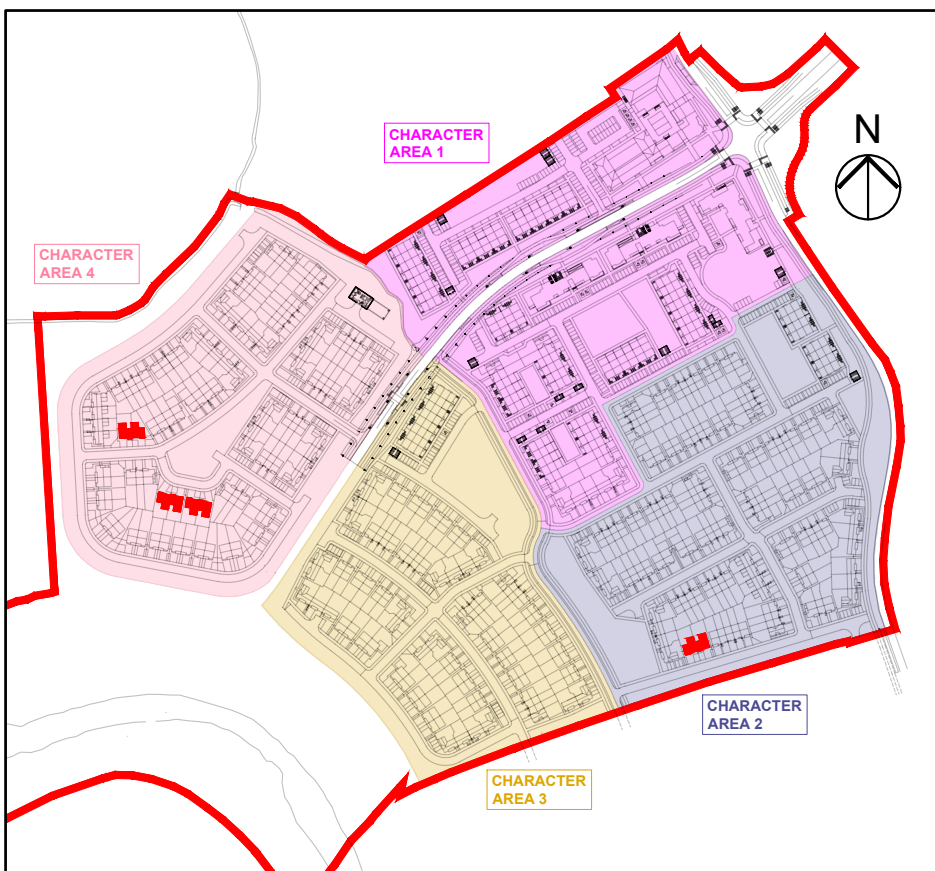
3 BED SEMI-DETACHED—6 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	16.7M ²	15 M ²
BEDROOM 1	12.3 M ²	11.4 M ²
BEDROOM 2	13.0 M ²	11.4 M ²
BEDROOM 3 (MAIN)	15.8 M ²	13 M ²
AGGREGATE LIVING	37.1 M ²	37 M ²
AGGREGATE BEDROOM	41.1 M ²	36 M ²
GROSS STORAGE	9.2 M ²	6 M ² (KCC 9 M ²)
GROSS FLOOR SPACE	117.6 M ²	100 M ² (KCC 100 M ²)

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING ROOM	3.90 M	3.8 M
BEDROOM 1 (DOUBLE)	2.80 M	2.8 M
BEDROOM 2 (DOUBLE)	2.80 M	2.8 M
BEDROOM 3 (DOUBLE)	3.60 M	2.8 M

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



KEY PLAN



FRONT ELEVATION @ 1:100
HOUSE TYPE 'J' (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 TYPE J—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:	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 'J'—CHARACTER AREAS 2 & 4.

CLIENT: ASTON LTD.

STAGE: PLANNING

PROJECT NO.: 19070

DRG. NO.: PA-041

SCALE: 1:100
DATE: JANUARY 2022

DRAWN: POF
CHECKED: POF