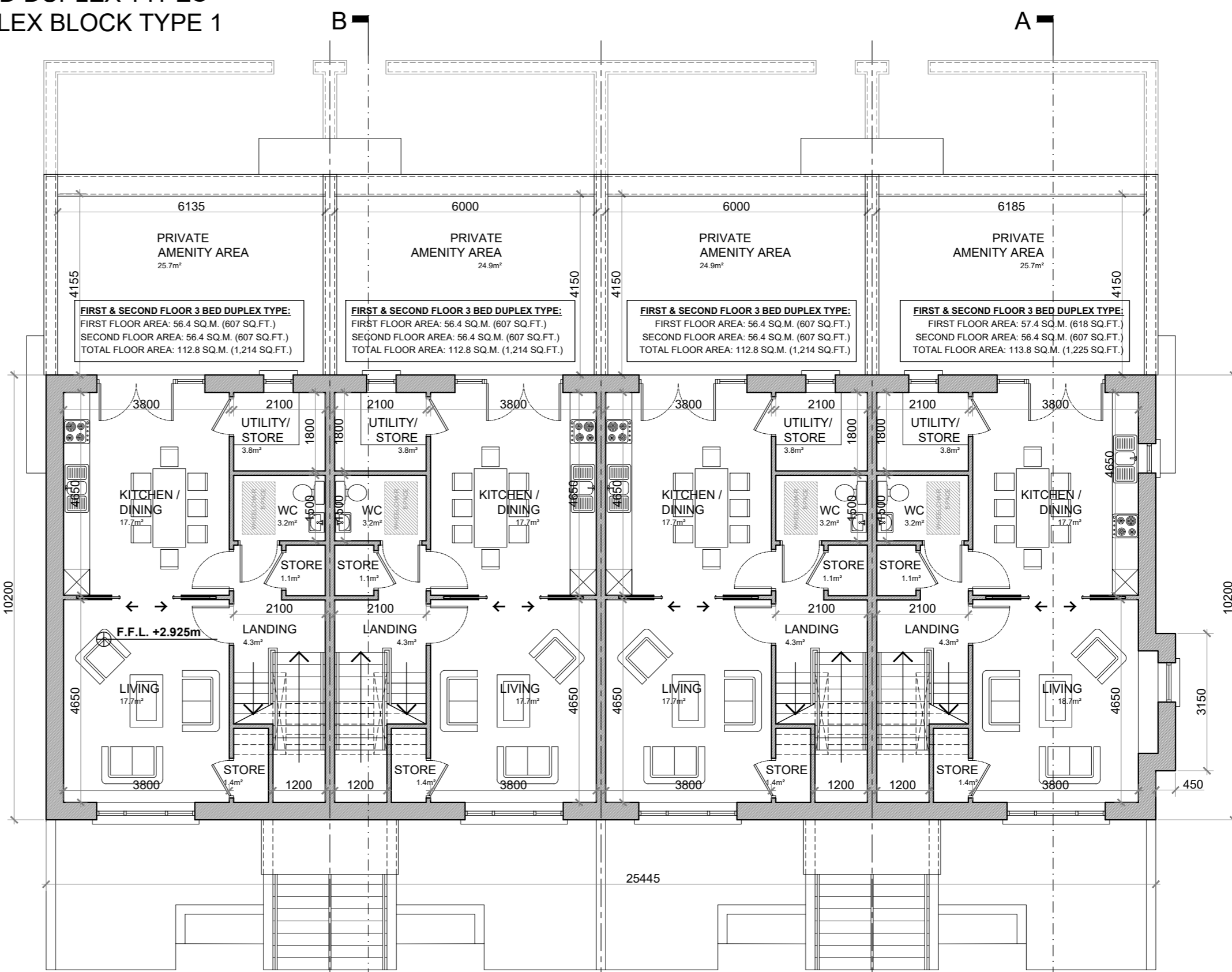


SECOND FLOOR PLAN @ 1:100
3 BED DUPLEX TYPES
DUPLEX BLOCK TYPE 1



FIRST FLOOR PLAN @ 1:100
3 BED DUPLEX TYPES
DUPLEX BLOCK TYPE 1

APARTMENT TYPE:

GROUND FLOOR 2 BED APARTMENT—4 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:	PROVIDED:	MIN. REQUIRED:
BEDROOM 1	12.3 M ²	11.4 M ²
BEDROOM 2 (MAIN)	13.2 M ²	13 M ²
AGGREGATE LIVING	31.4 / 32.4 M ²	30 M ²
AGGREGATE BEDROOM	25.5 M ²	24.4 M ²
GROSS STORAGE	6.7 M ²	6 M ²
PRIVATE AMENITY SPACE	27.2 / 28.2 M ²	7 M ²
COMMUNAL AMENITY SPACE	>7 M ²	7 M ²
GROSS FLOOR SPACE	81.2 / 82.2 M ²	73 M ²

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	4.7 M	3.8 M
BEDROOM 1 (DOUBLE)	3.1 M	2.8 M
BEDROOM 2 (DOUBLE)	3 M	2.8 M

*FIGURES TAKEN FROM SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS PUBLISHED BY THE DOECLG.

APARTMENT TYPE:

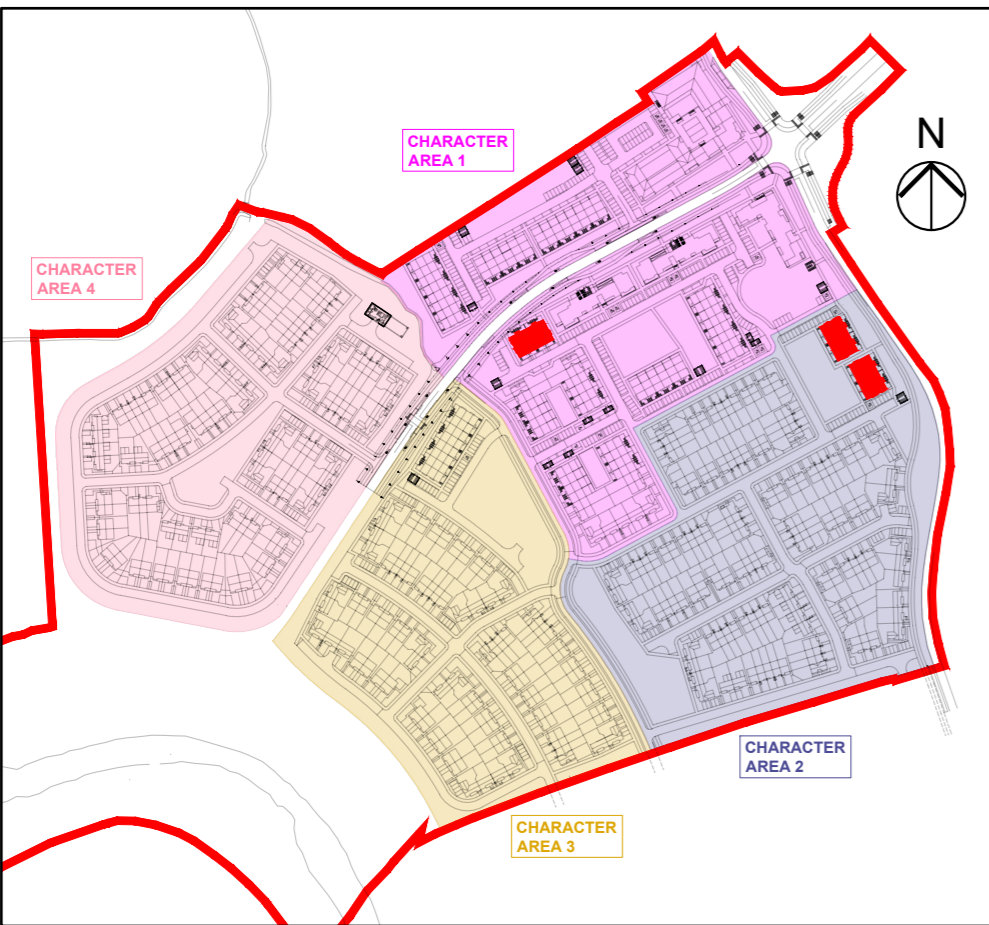
3 BED DUPLEX APARTMENT—5 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

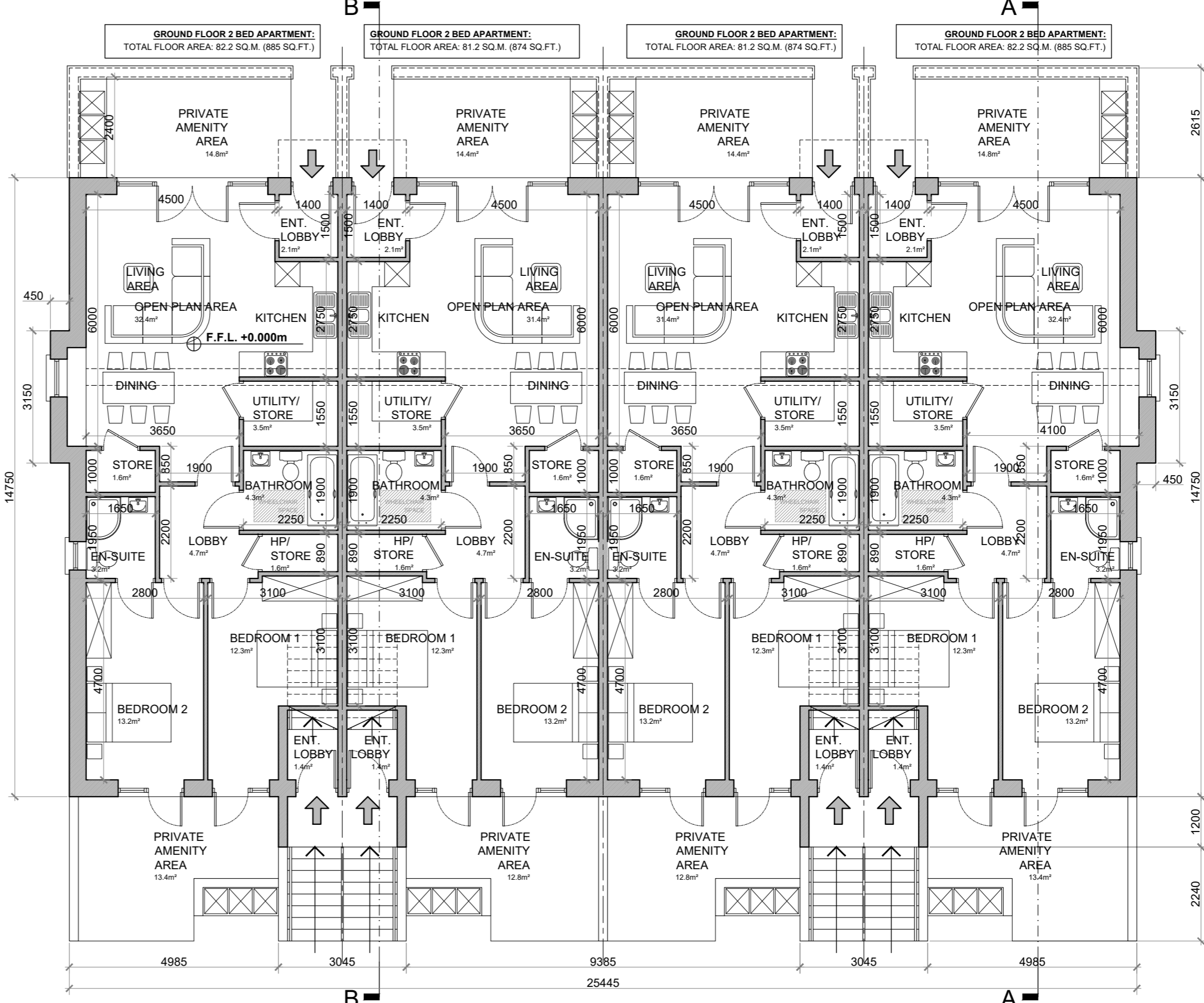
AREAS:	PROVIDED:	MIN. REQUIRED:
BEDROOM 1	7.9 M ²	7.1 M ²
BEDROOM 2	12.1 M ²	11.4 M ²
BEDROOM 3 (MAIN)	13.7 M ²	13 M ²
AGGREGATE LIVING	35.4 / 36.4 M ²	34 M ²
AGGREGATE BEDROOM	33.7 M ²	31.5 M ²
GROSS STORAGE	11.9 M ² (INCL. ATTIC) 9 M ² (RCC 9M ²)	9 M ²
PRIVATE AMENITY SPACE	24.9 / 25.7 M ²	9 M ²
COMMUNAL AMENITY SPACE	>9 M ²	9 M ²
GROSS FLOOR SPACE	112.8 / 113.8 M ²	90 M ²

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	4.7 M	3.8 M
BEDROOM 1 (SINGLE)	2.55 M	2.1 M
BEDROOM 2 (DOUBLE)	3 M	2.8 M
BEDROOM 3 (DOUBLE)	3.6 M	2.8 M

*FIGURES TAKEN FROM SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS PUBLISHED BY THE DOECLG.



KEY PLAN



GROUND FLOOR PLAN @ 1:100
2 BED APARTMENT TYPES
DUPLEX BLOCK TYPE 1

DUPLEX BLOCK TYPE 1—CHARACTER AREAS 1 & 2

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
B
C
D
E
F
G

DATE:

LEGEND:

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

OFA

O'FLYNN ARCHITECTS,
LOWER AIRE STREET,
NEWBRIDGE,
CO. KILDARE
TEL: 085 433400
EMAIL: info@oflynnarchitects.ie
WEB: www.oflynnarchitects.ie



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

TITLE: PROPOSED GROUND, FIRST & SECOND FLOOR PLANS OF DUPLEX BLOCK TYPE 1—CHARACTER AREAS 1 & 2.

CLIENT: ASTON LTD.

STAGE: PLANNING

PROJECT NO.: 19070

DRG. NO.: PA-100 (SHEET 1 OF 2)

SCALE: 1:100
DATE: MARCH 2022

DRAWN: POF
CHECKED: POF