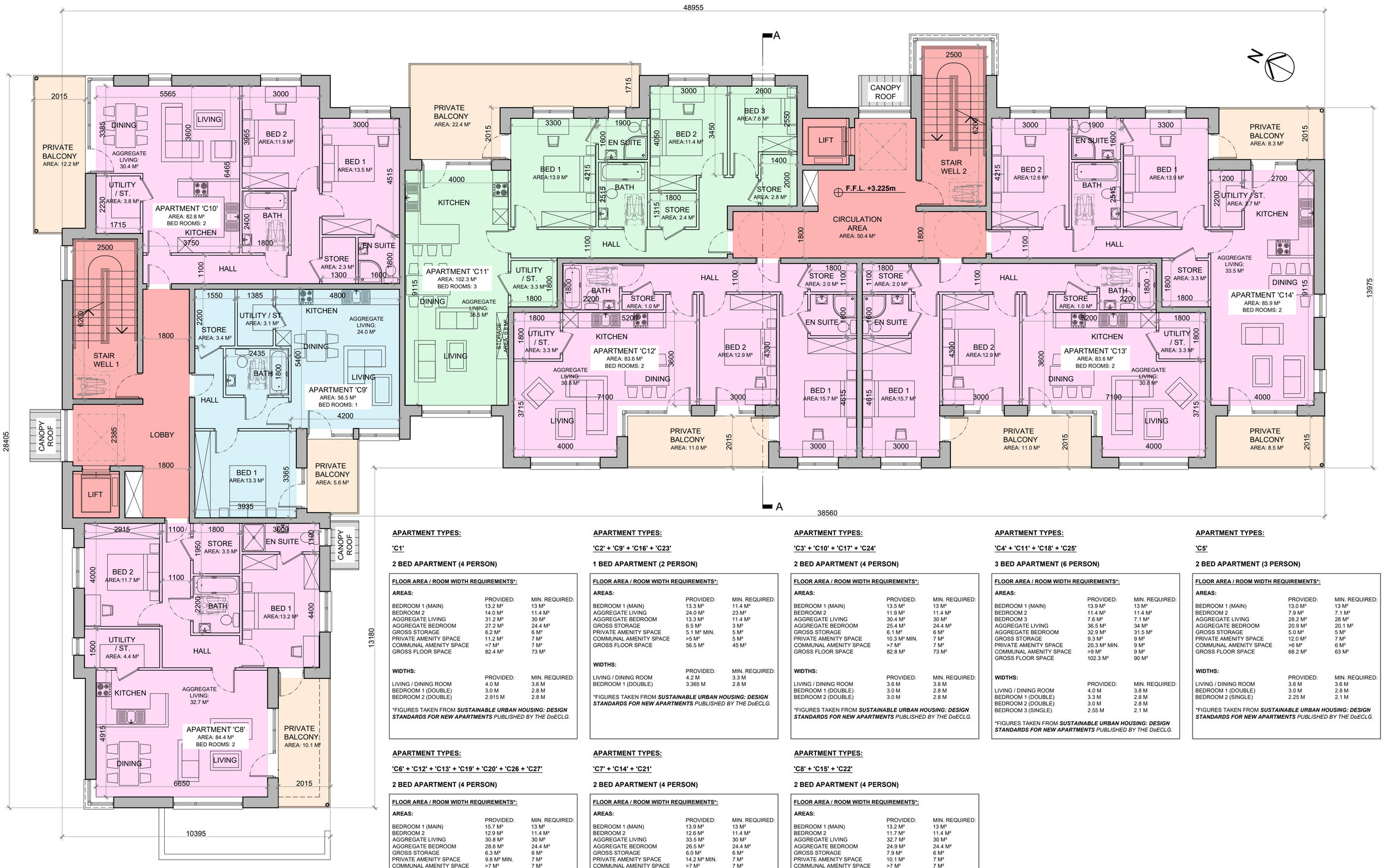
A1



BLOCK 'C' FIRST FLOOR PLAN
@ 1:100
(FLOOR AREA: 695.6 m²)

APARTMENT TYPES:

'C1'

2 BED APARTMENT (4 PERSON)

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	13.2 M²	13 M²
BEDROOM 2	14.0 M²	11.4 M²
AGGREGATE LIVING	31.2 M²	30 M²
AGGREGATE BEDROOM	27.2 M²	24.4 M²
GROSS STORAGE	6.2 M²	6 M²
PRIVATE AMENITY SPACE	11.2 M²	7 M²
COMMUNAL AMENITY SPACE	>7 M²	7 M²
GROSS FLOOR SPACE	82.4 M²	73 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	4.0 M	3.6 M
BEDROOM 1 (DOUBLE)	3.0 M	2.8 M
BEDROOM 2 (DOUBLE)	2.915 M	2.8 M

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

APARTMENT TYPES:

'C2' + 'C9' + 'C16' + 'C23'

1 BED APARTMENT (2 PERSON)

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	13.3 M²	11.4 M²
AGGREGATE LIVING	24.0 M²	23 M²
AGGREGATE BEDROOM	13.3 M²	11.4 M²
GROSS STORAGE	6.5 M²	3 M²
PRIVATE AMENITY SPACE	5.1 M² MIN.	5 M²
COMMUNAL AMENITY SPACE	>5 M²	5 M²
GROSS FLOOR SPACE	56.5 M²	45 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	4.2 M	3.3 M
BEDROOM 1 (DOUBLE)	3.365 M	2.8 M

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

APARTMENT TYPES:

'C3' + 'C10' + 'C17' + 'C24'

2 BED APARTMENT (4 PERSON)

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	13.5 M²	13 M²
BEDROOM 2	11.9 M²	11.4 M²
AGGREGATE LIVING	30.4 M²	30 M²
AGGREGATE BEDROOM	25.4 M²	24.4 M²
GROSS STORAGE	6.1 M²	6 M²
PRIVATE AMENITY SPACE	10.3 M² MIN.	7 M²
COMMUNAL AMENITY SPACE	>7 M²	7 M²
GROSS FLOOR SPACE	82.8 M²	73 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	3.6 M	3.6 M
BEDROOM 1 (DOUBLE)	3.0 M	2.8 M
BEDROOM 2 (DOUBLE)	3.0 M	2.8 M

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

APARTMENT TYPES:

'C4' + 'C11' + 'C18' + 'C25'

3 BED APARTMENT (6 PERSON)

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	13.9 M²	13 M²
BEDROOM 2	11.4 M²	11.4 M²
BEDROOM 3	7.6 M²	7.1 M²
AGGREGATE LIVING	36.5 M²	34 M²
AGGREGATE BEDROOM	32.9 M²	31.5 M²
GROSS STORAGE	9.3 M²	9 M²
PRIVATE AMENITY SPACE	20.3 M² MIN.	9 M²
COMMUNAL AMENITY SPACE	>9 M²	9 M²
GROSS FLOOR SPACE	102.3 M²	90 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	4.0 M	3.8 M
BEDROOM 1 (DOUBLE)	3.3 M	2.8 M
BEDROOM 2 (DOUBLE)	3.0 M	2.8 M
BEDROOM 3 (SINGLE)	2.55 M	2.1 M

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

APARTMENT TYPES:

'C5'

2 BED APARTMENT (3 PERSON)

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	13.0 M²	13 M²
BEDROOM 2	7.9 M²	7.1 M²
AGGREGATE LIVING	28.2 M²	28 M²
AGGREGATE BEDROOM	20.9 M²	20.1 M²
GROSS STORAGE	5.0 M²	5 M²
PRIVATE AMENITY SPACE	12.0 M²	7 M²
COMMUNAL AMENITY SPACE	>6 M²	6 M²
GROSS FLOOR SPACE	68.2 M²	63 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	3.6 M	3.6 M
BEDROOM 1 (DOUBLE)	3.0 M	2.8 M
BEDROOM 2 (SINGLE)	2.25 M	2.1 M

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

APARTMENT TYPES:

'C6' + 'C12' + 'C13' + 'C19' + 'C20' + 'C26' + 'C27'

2 BED APARTMENT (4 PERSON)

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	15.7 M²	13 M²
BEDROOM 2	12.9 M²	11.4 M²
AGGREGATE LIVING	30.8 M²	30 M²
AGGREGATE BEDROOM	28.6 M²	24.4 M²
GROSS STORAGE	6.3 M²	6 M²
PRIVATE AMENITY SPACE	9.8 M² MIN.	7 M²
COMMUNAL AMENITY SPACE	>7 M²	7 M²
GROSS FLOOR SPACE	83.6 M²	73 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	3.715 M	3.6 M
BEDROOM 1 (DOUBLE)	3.0 M	2.8 M
BEDROOM 2 (DOUBLE)	3.0 M	2.8 M

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

APARTMENT TYPES:

'C7' + 'C14' + 'C21'

2 BED APARTMENT (4 PERSON)

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	13.9 M²	13 M²
BEDROOM 2	12.6 M²	11.4 M²
AGGREGATE LIVING	33.5 M²	30 M²
AGGREGATE BEDROOM	26.5 M²	24.4 M²
GROSS STORAGE	6.0 M²	6 M²
PRIVATE AMENITY SPACE	14.2 M² MIN.	7 M²
COMMUNAL AMENITY SPACE	>7 M²	7 M²
GROSS FLOOR SPACE	85.9 M²	73 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	4.0 M	3.6 M
BEDROOM 1 (DOUBLE)	3.3 M	2.8 M
BEDROOM 2 (DOUBLE)	3.0 M	2.8 M

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

APARTMENT TYPES:

'C8' + 'C15' + 'C22'

2 BED APARTMENT (4 PERSON)

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

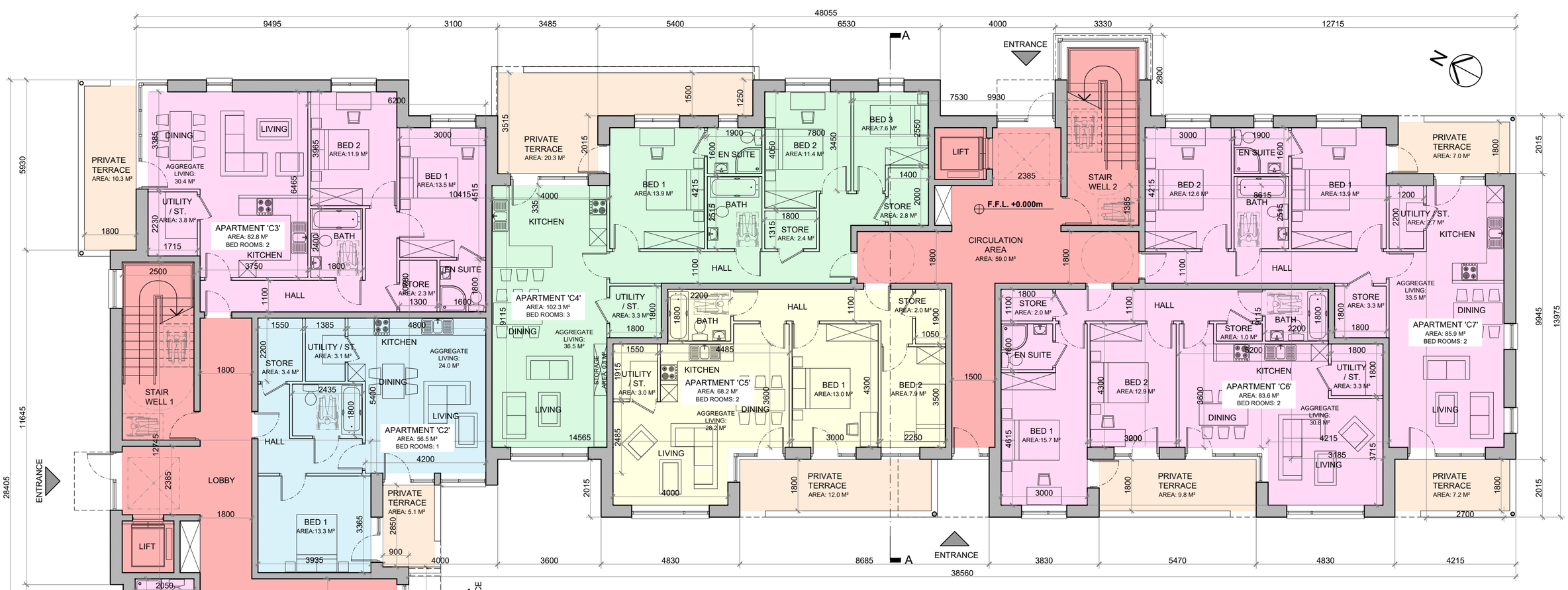
AREAS:

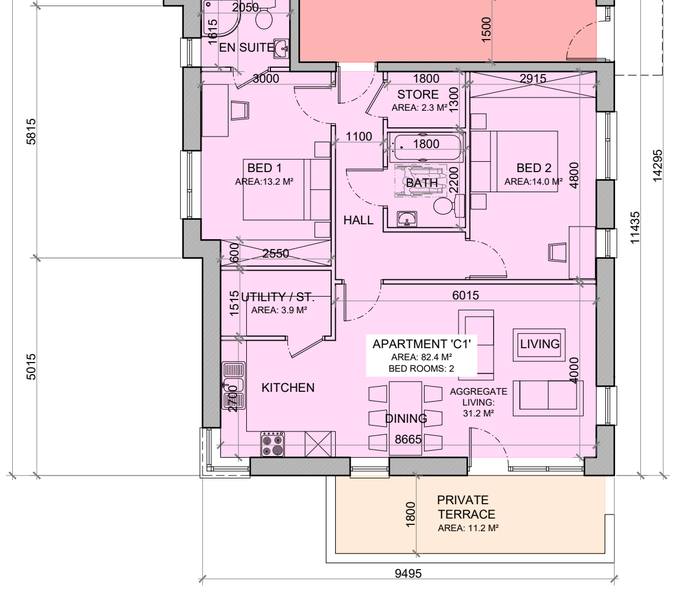
	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	13.2 M²	13 M²
BEDROOM 2	11.7 M²	11.4 M²
AGGREGATE LIVING	32.7 M²	30 M²
AGGREGATE BEDROOM	24.9 M²	24.4 M²
GROSS STORAGE	7.9 M²	6 M²
PRIVATE AMENITY SPACE	10.1 M²	7 M²
COMMUNAL AMENITY SPACE	>7 M²	7 M²
GROSS FLOOR SPACE	84.4 M²	73 M²

WIDTHS:

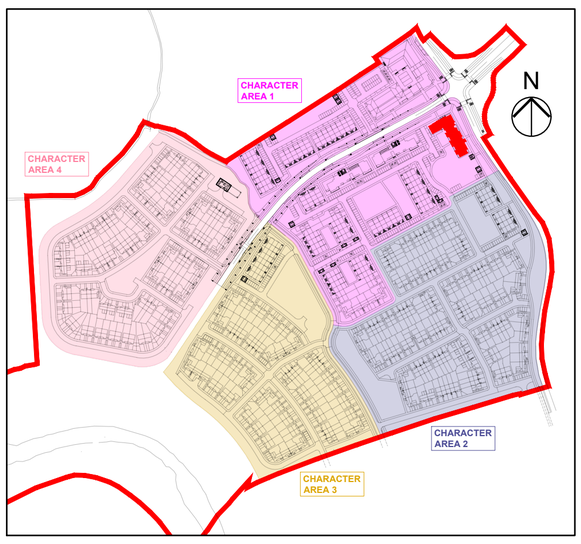
	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	4.915 M	3.6 M
BEDROOM 1 (DOUBLE)	3.0 M	2.8 M
BEDROOM 2 (DOUBLE)	2.915 M	2.8 M

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





BLOCK 'C' GROUND FLOOR PLAN
@ 1:100
(FLOOR AREA: 699.3 m²)



KEY PLAN

REFER TO THE SITE LAYOUT DRAWING FOR THE FINISHED FLOOR LEVEL FOR THE BLOCK.

LEGEND:	
3 BED APARTMENT:	
2 BED APARTMENT: (4 PERSON)	
2 BED APARTMENT: (3 PERSON)	
1 BED APARTMENT:	
CIRCULATION: (LIFT SHAFT, STAIRWELL, CORRIDOR ETC.)	
PRIVATE AMENITY SPACE:	

APARTMENT BLOCK 'C'

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:
A		
B		
C		
D		
E		
F		
G		

LEGEND:

OFA
O'FLYNN ARCHITECTS,
LOWER EYRE STREET,
NEWBRIDGE,
CO.KILDARE.
TEL.: 045 433400
EMAIL:info@oflynnarchitects.ie
WEB: www.oflynnarchitect.ie

RIAI Practice Member 2021

PROJECT:	PROPOSED GREAT CONNELL SHD AT NEWBRIDGE, CO. KILDARE.		
TITLE:	PROPOSED GROUND AND FIRST FLOOR PLANS OF APARTMENT BLOCK 'C'.		
CLIENT:	ASTON LTD.	STAGE:	PLANNING
PROJECT NO.:	19070	DRG. NO.:	PA-136 (SHEET 1 OF 3)
SCALE:	1:100	DRAWN:	POF
DATE:	MARCH 2022	CHECKED:	POF