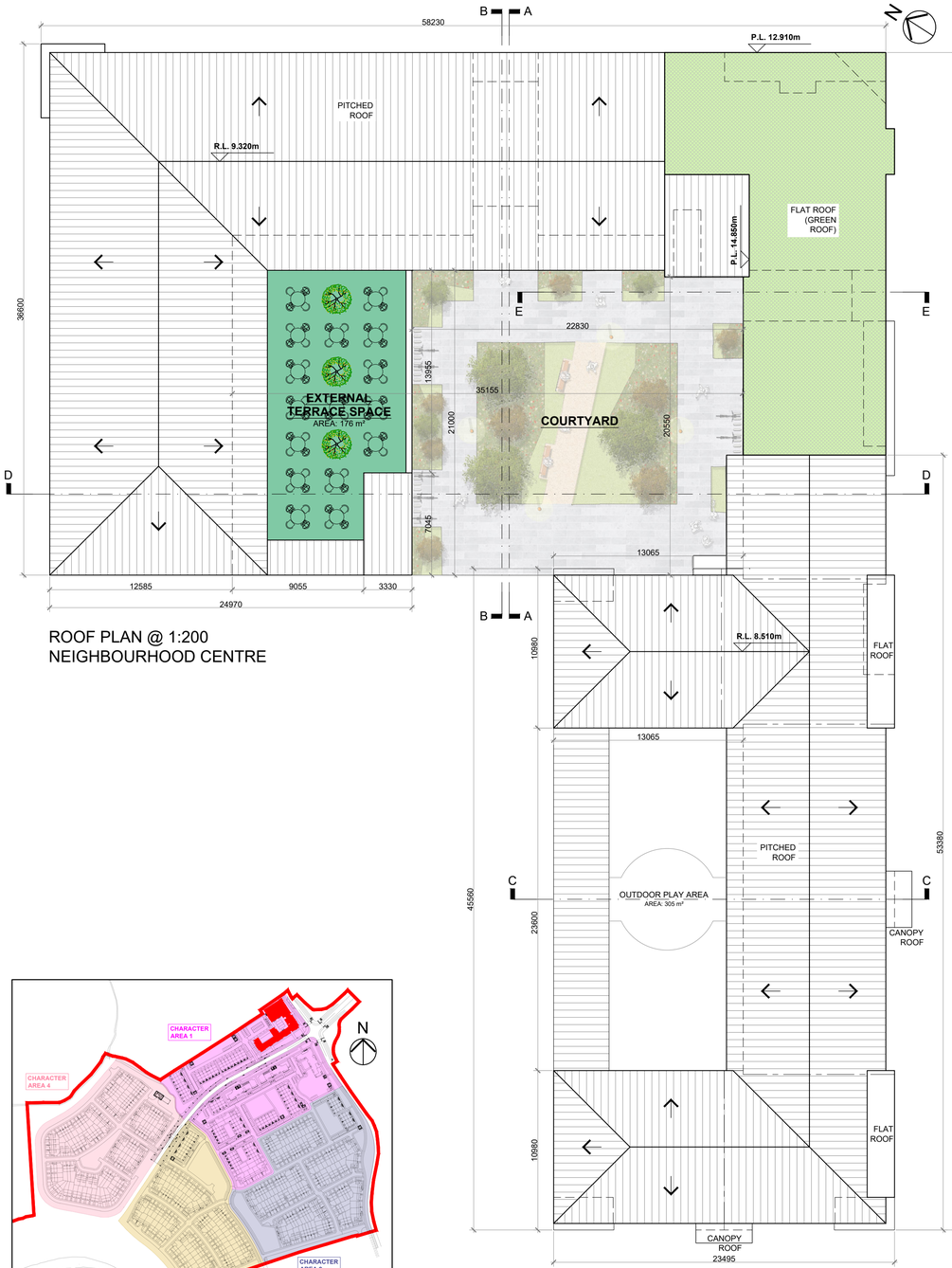
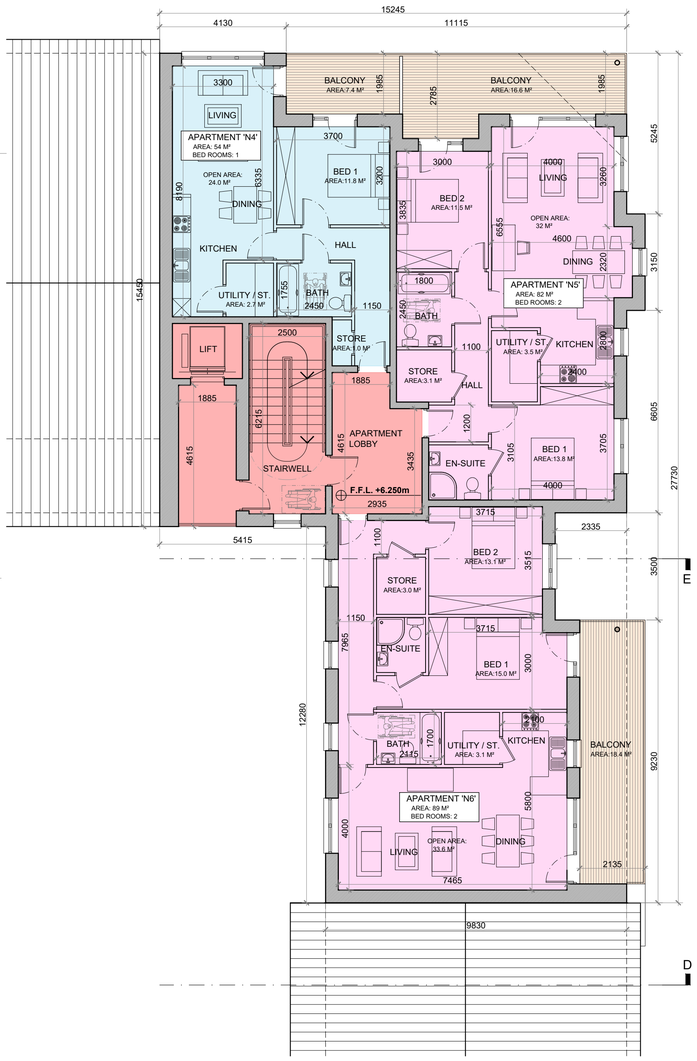
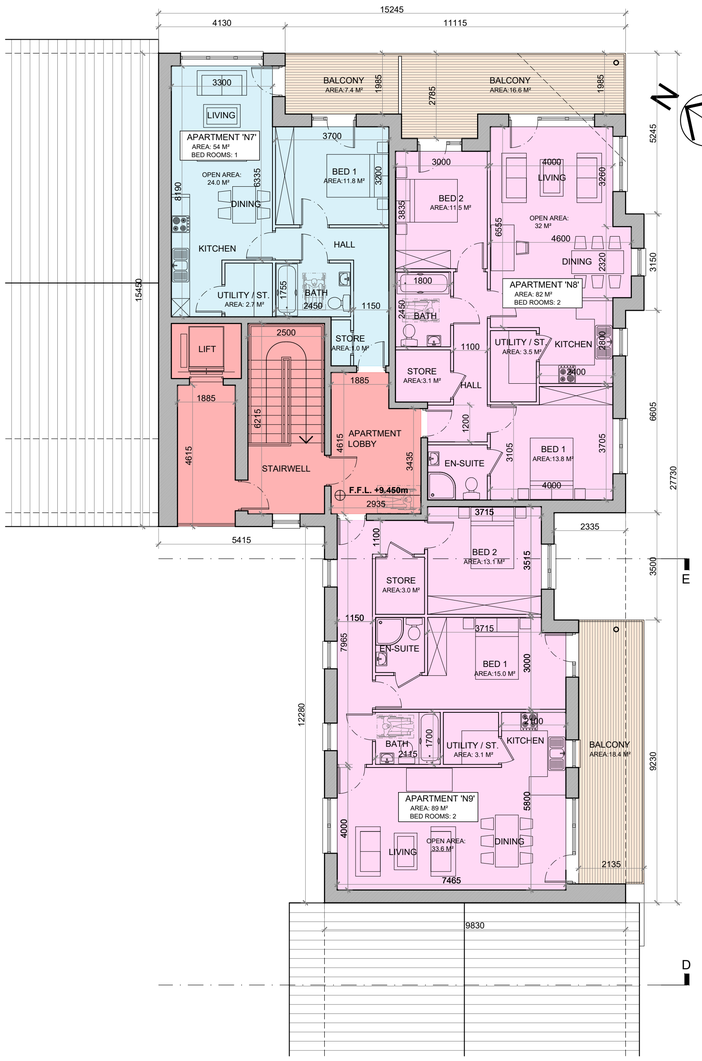
A1



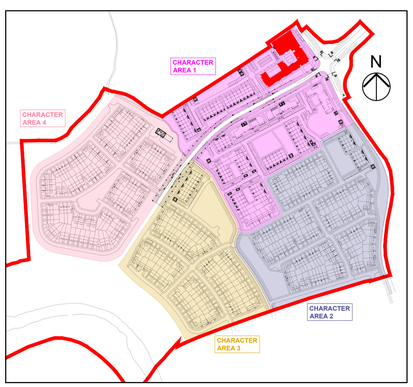
ROOF PLAN @ 1:200
NEIGHBOURHOOD CENTRE



SECOND FLOOR PLAN @ 1:100
NEIGHBOURHOOD CENTRE



THIRD FLOOR PLAN @ 1:100
NEIGHBOURHOOD CENTRE



KEY PLAN

APARTMENT TYPES 'N1' + 'N4' + 'N7':

1 BED APARTMENT—2 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	11.8 M²	11.4 M²
AGGREGATE LIVING	24 M²	23 M²
AGGREGATE BEDROOM	11.8 M²	11.4 M²
GROSS STORAGE	3.7 M²	3 M²
PRIVATE AMENITY SPACE	6.6 M² MIN.	5 M²
COMMUNAL AMENITY SPACE	>5 M²	5 M²
GROSS FLOOR SPACE	54 M²	45 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	3.63 M	3.3 M
BEDROOM 1 (DOUBLE)	3.2 M	2.8 M

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

APARTMENT TYPES 'N2' + 'N5' + 'N8':

2 BED APARTMENT—4 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	13.8 M²	13 M²
BEDROOM 2	11.5 M²	11.4 M²
AGGREGATE LIVING	32.0 M²	30 M²
AGGREGATE BEDROOM	25.3 M²	24.4 M²
GROSS STORAGE	6.6 M²	6 M²
PRIVATE AMENITY SPACE	14.6 M² MIN.	7 M²
COMMUNAL AMENITY SPACE	>7 M²	7 M²
GROSS FLOOR SPACE	82 M²	73 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	4 M	3.6 M
BEDROOM 1 (DOUBLE)	3.1 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 'N3' + 'N6' + 'N9':

2 BED APARTMENT—4 PERSON

FLOOR AREA / ROOM WIDTH REQUIREMENTS*:

AREAS:

	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN)	15.0 M²	13 M²
BEDROOM 2	13.1 M²	11.4 M²
AGGREGATE LIVING	33.6 M²	30 M²
AGGREGATE BEDROOM	28.1 M²	24.4 M²
GROSS STORAGE	6.1 M²	6 M²
PRIVATE AMENITY SPACE	16.1 M² MIN.	7 M²
COMMUNAL AMENITY SPACE	>7 M²	7 M²
GROSS FLOOR SPACE	89 M²	73 M²

WIDTHS:

	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM	4 M	3.6 M
BEDROOM 1 (DOUBLE)	3.0 M	2.8 M
BEDROOM 2 (DOUBLE)	3.515 M	2.8 M

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

LEGEND:

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

NEIGHBOURHOOD CENTRE

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 FINISHED FLOOR LEVEL(S) FOR THE BLOCK.

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 SECOND AND THIRD FLOOR PLAN AND ROOF PLAN OF THE NEIGHBOURHOOD CENTRE BUILDING (INCLUDES CRECHE).

CLIENT: ASTON LTD. STAGE: PLANNING

PROJECT NO.: 19070 DRG. NO.: PA-152 (SHEET 3 OF 5)

SCALE: 1:100, 1:200 DRAWN: POF

DATE: MARCH 2022 CHECKED: POF