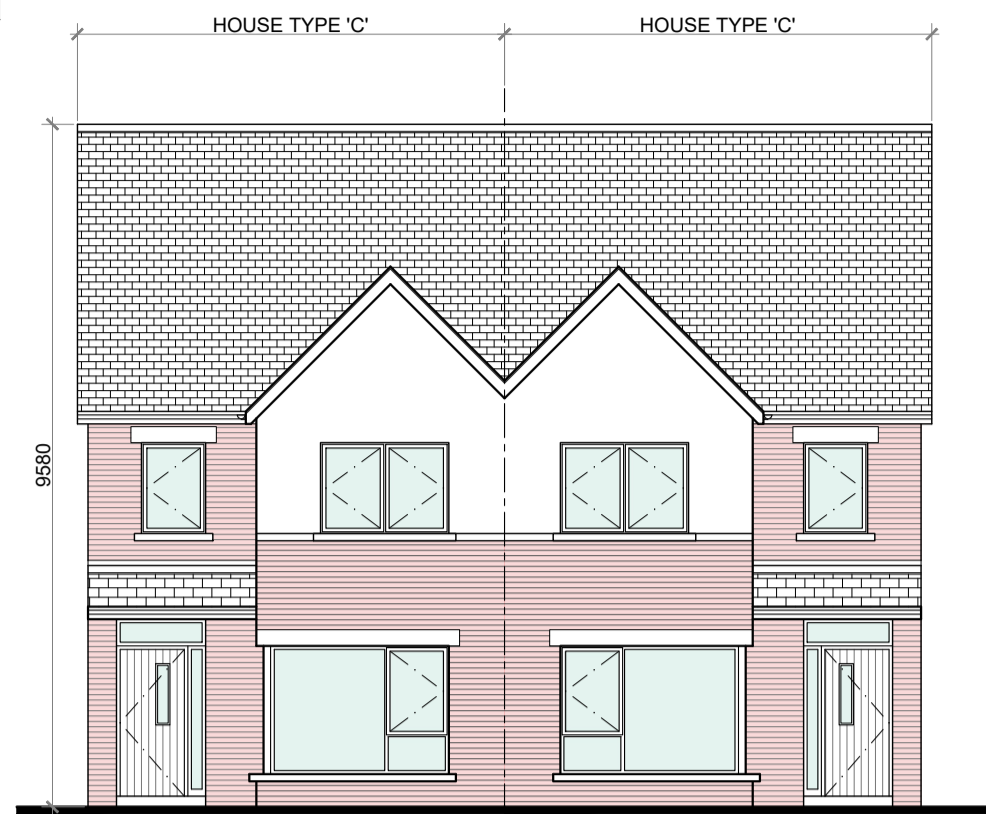
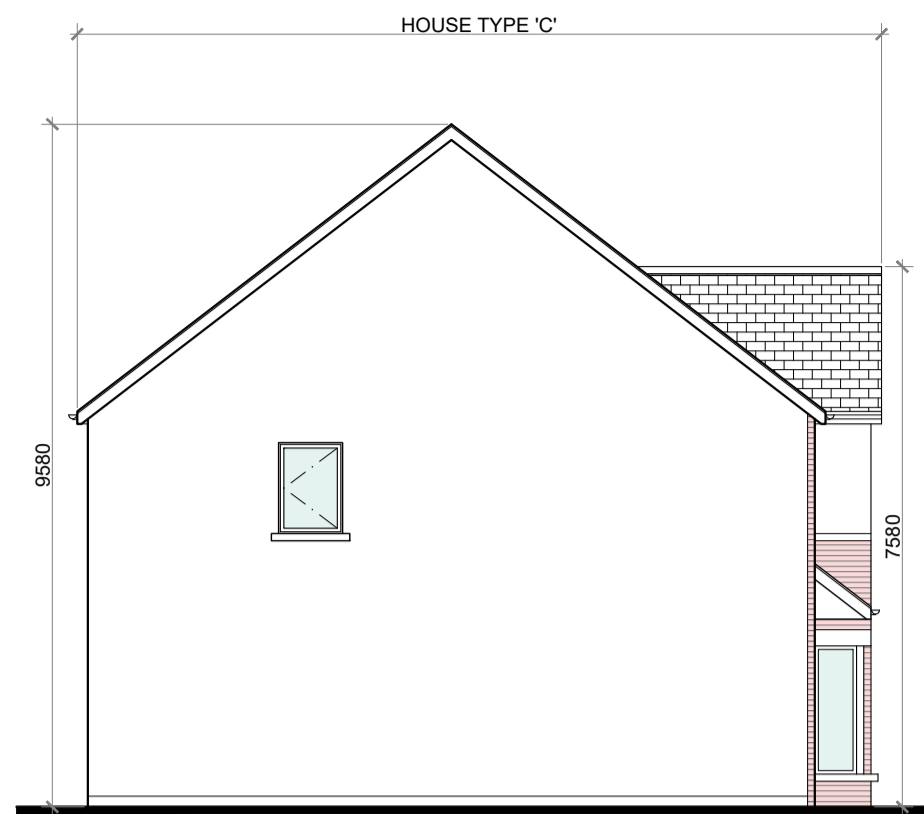


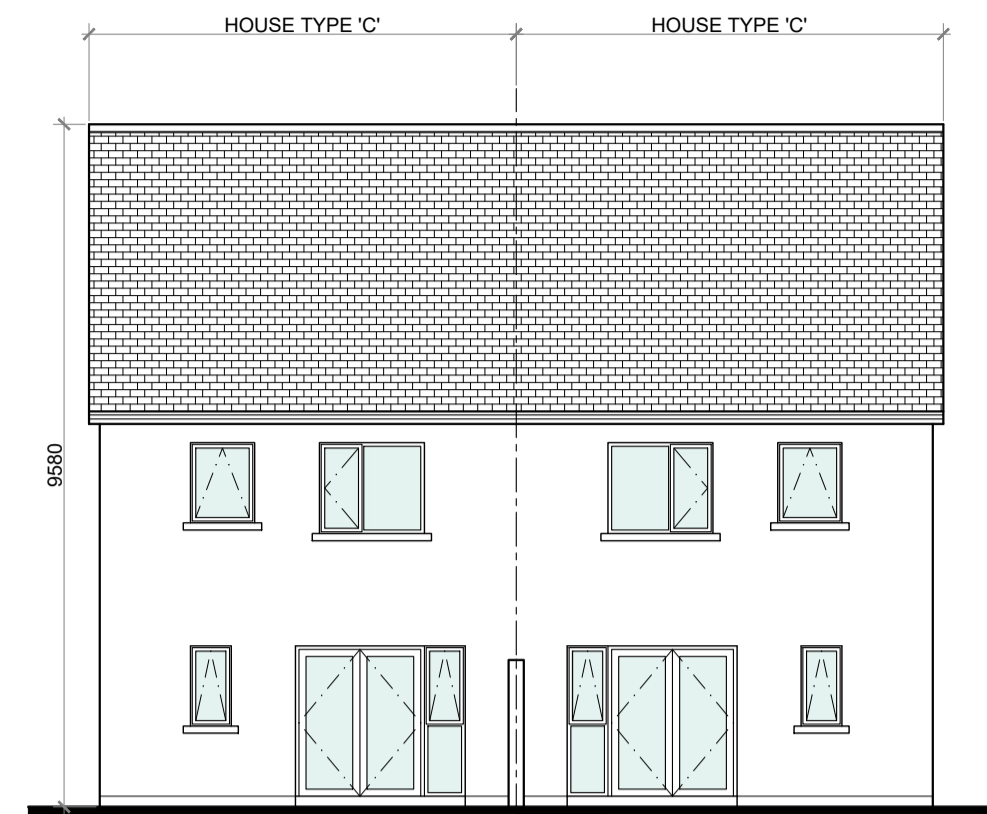
A1



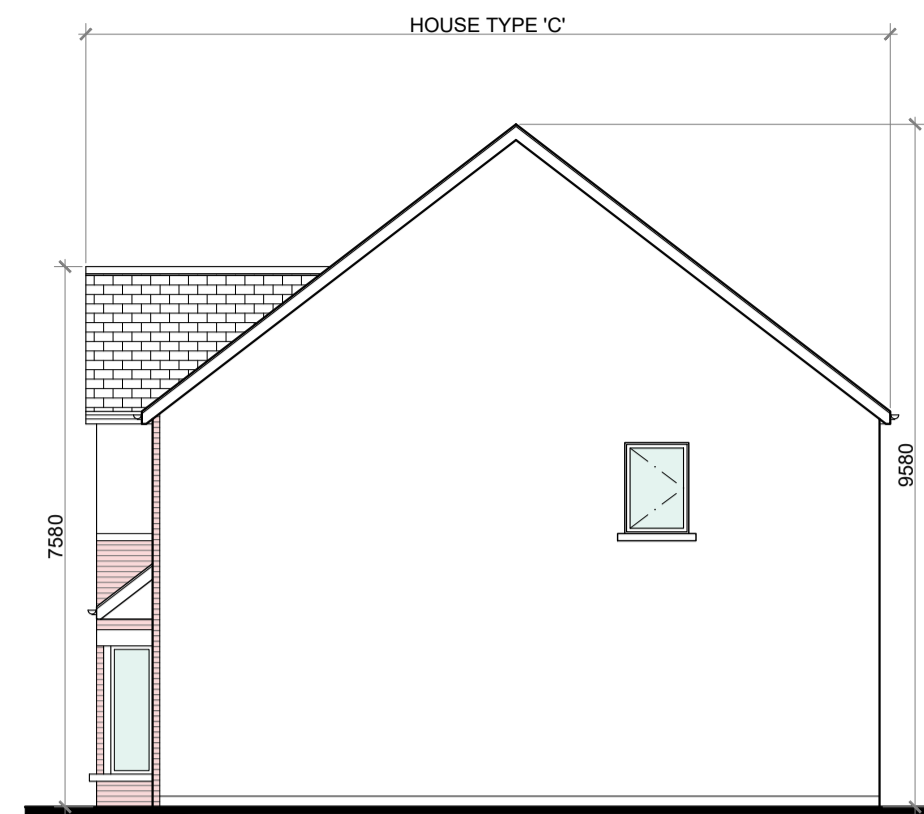
FRONT ELEVATION @ 1:100  
TYPE 'C'



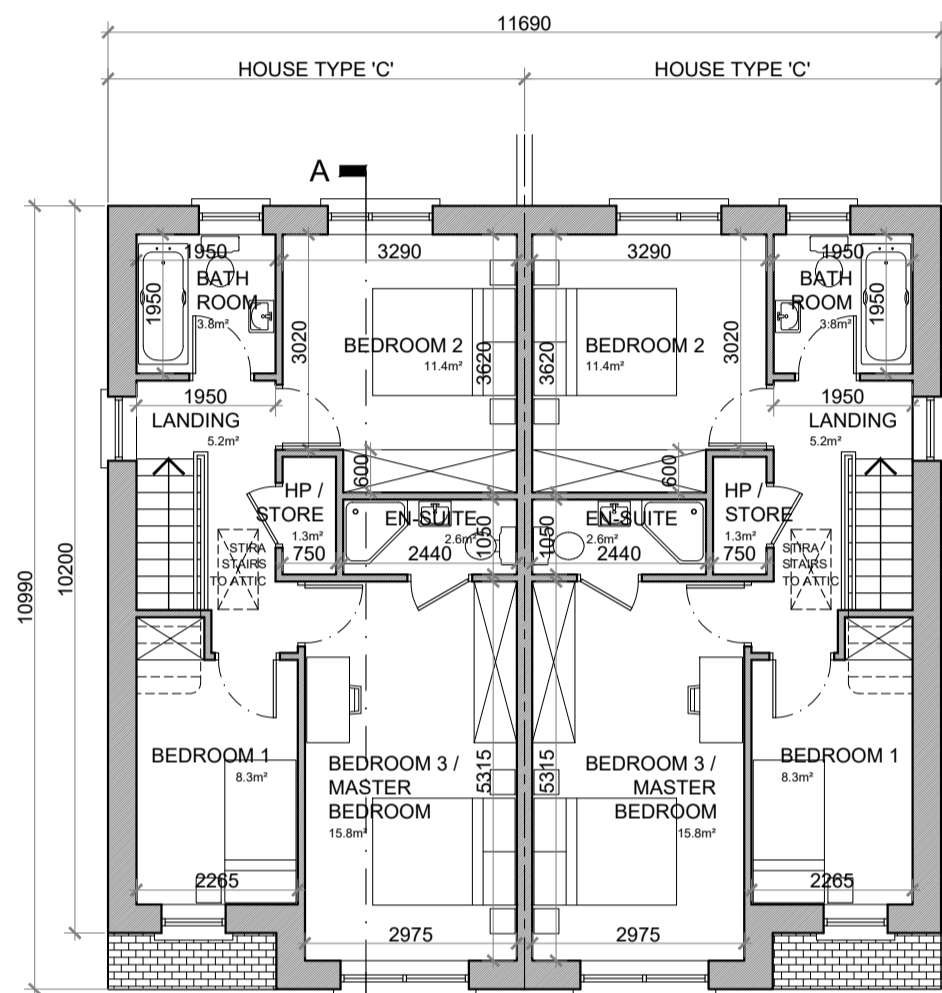
SIDE ELEVATION @ 1:100  
TYPE 'C'



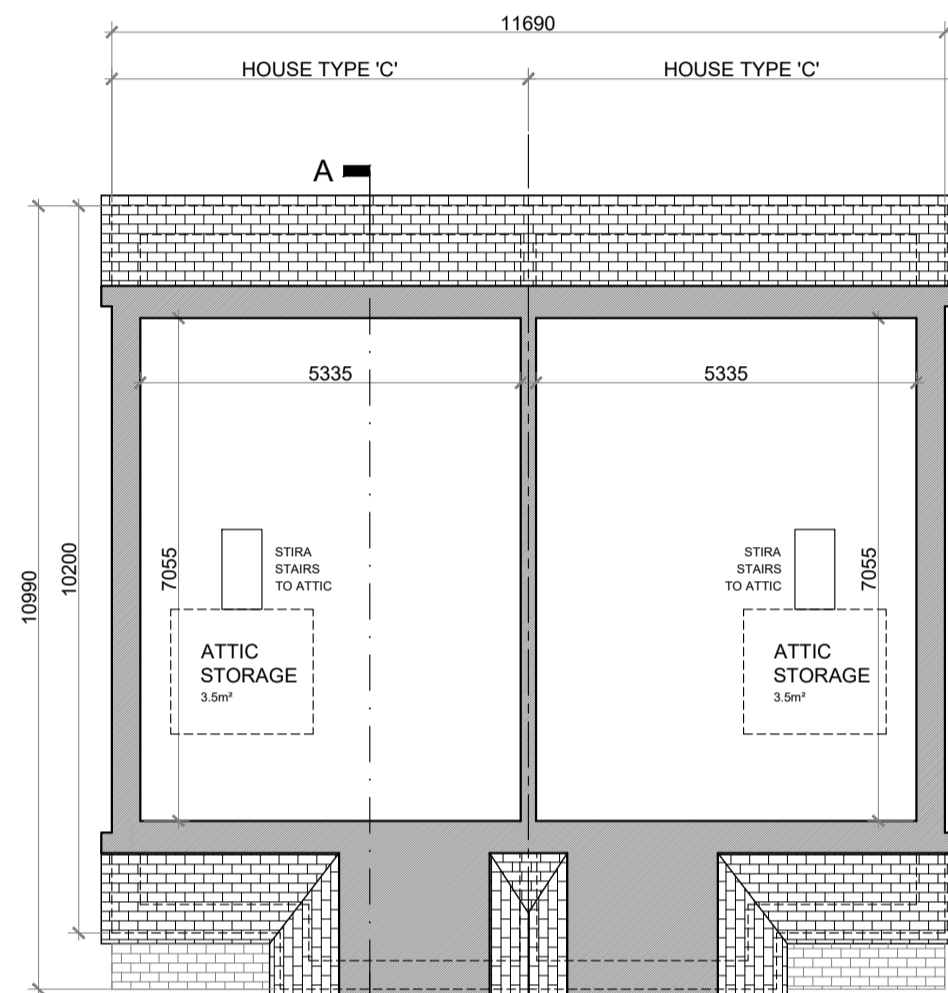
REAR ELEVATION @ 1:100  
TYPE 'C'



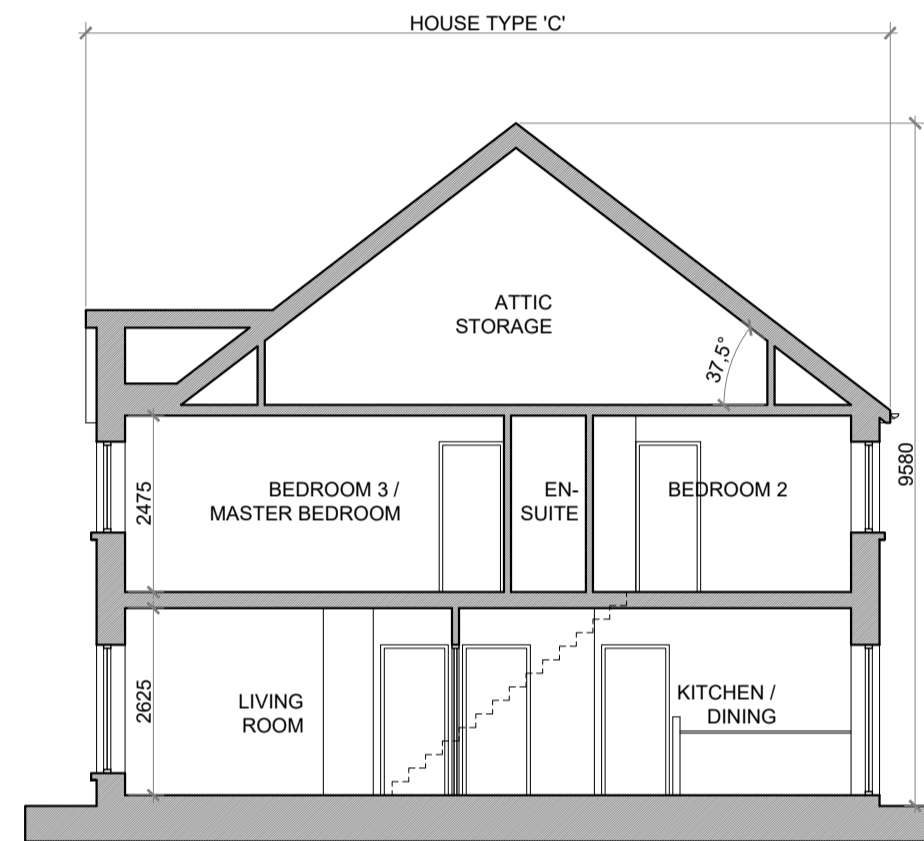
SIDE ELEVATION @ 1:100  
TYPE 'C'



FIRST FLOOR PLAN @ 1:100  
TYPE 'C'

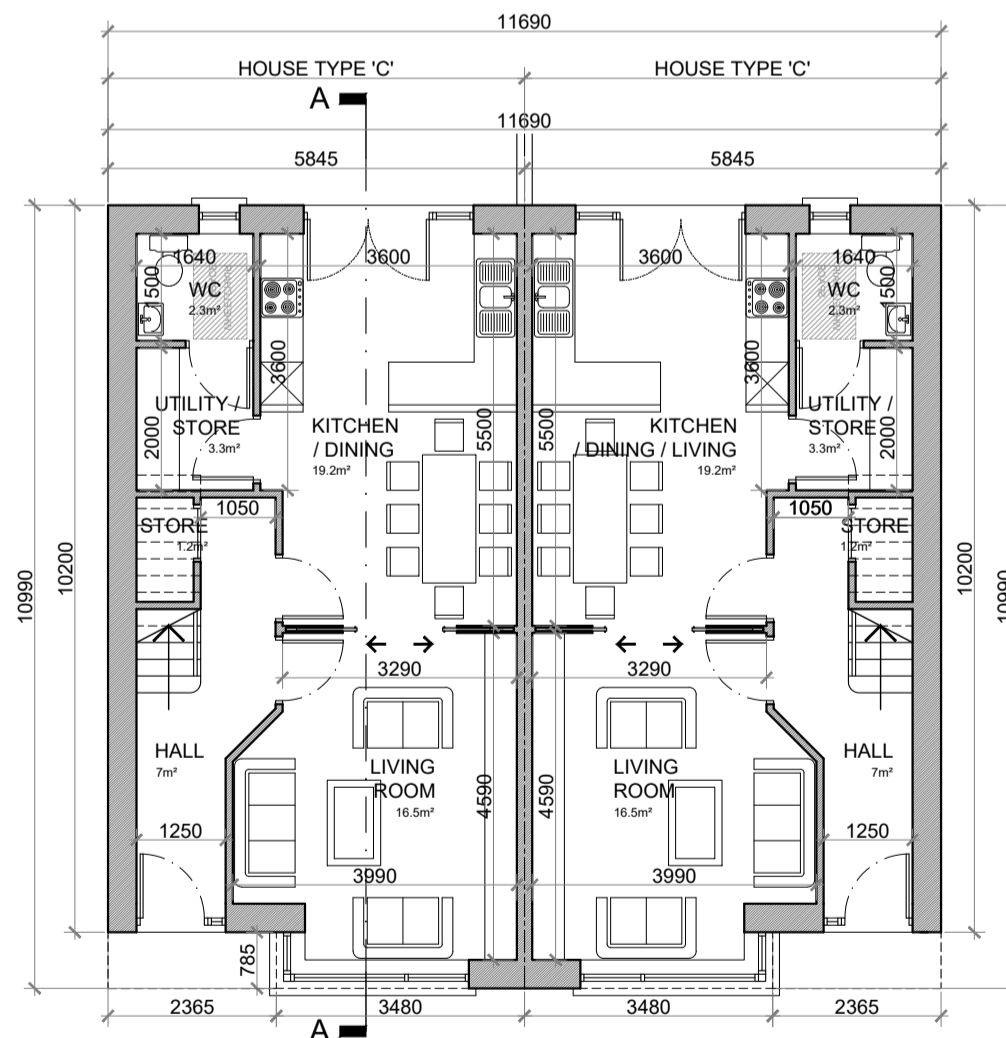


ATTIC STORAGE PLAN @ 1:100  
TYPE 'C'



SECTION A-A @ 1:100  
TYPE 'C'

- PROPOSED FINISHES:**
- SLATE / TILED FINISH TO ROOF.
  - 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.



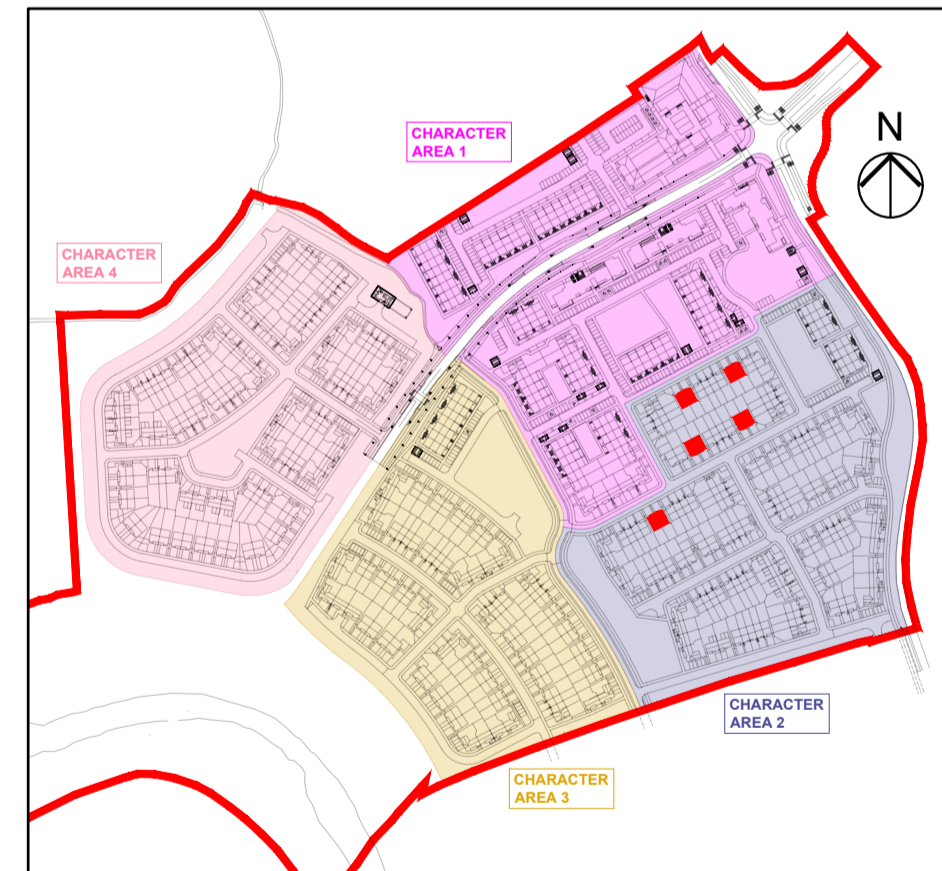
GROUND FLOOR PLAN @ 1:100  
TYPE 'C'

3 BED TERRACE HOUSE TYPE 'C':  
GROUND FLOOR AREA: 52.5 SQ.M. (565 SQ.FT.)  
FIRST FLOOR AREA: 52.5 SQ.M. (565 SQ.FT.)  
TOTAL FLOOR AREA: 105.0 SQ.M. (1,130 SQ.FT.)

**HOUSE TYPE 'C':**  
**3 BED SEMI-DETACHED—5 PERSON**

FLOOR AREA / ROOM WIDTH REQUIREMENTS*		
AREAS:	PROVIDED:	MIN. REQUIRED:
MAIN LIVING ROOM	16.5 M <sup>2</sup>	13 M <sup>2</sup>
BEDROOM 1	8.3 M <sup>2</sup>	7.1 M <sup>2</sup>
BEDROOM 2	11.4 M <sup>2</sup>	11.4 M <sup>2</sup>
BEDROOM 3 (MAIN)	15.8 M <sup>2</sup>	13 M <sup>2</sup>
AGGREGATE LIVING	35.7 M <sup>2</sup>	34 M <sup>2</sup>
AGGREGATE BEDROOM	35.5 M <sup>2</sup>	32 M <sup>2</sup>
GROSS STORAGE	9.3 M <sup>2</sup>	5 M <sup>2</sup> (RCC 9.8M <sup>2</sup> )
GROSS FLOOR SPACE	105.0 M <sup>2</sup>	92 M <sup>2</sup> (RCC 100 M <sup>2</sup> )
WIDTHS:		
LIVING ROOM	3.99 M	3.89 M
BEDROOM 1 (SINGLE)	2.27 M	2.1 M
BEDROOM 2 (DOUBLE)	3.02 M	2.8 M
BEDROOM 3 (DOUBLE)	2.98 M	2.8 M

\*FIGURES TAKEN FROM *QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES* PUBLISHED BY THE D&EHLG.



KEY PLAN

SEMI-DETACHED HOUSE TYPE C—CHARACTER AREA 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:	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 .

<p><b>OFA</b></p> <p>O'FLYNN ARCHITECTS, LOWER EYRE STREET, NEWBRIDGE, CO. KILDARE. TEL. 045 433400 EMAIL: info@oflynnarchitects.ie WEB: www.oflynnarchitects.ie</p> <p><b>RIAI</b> 2021</p>	PROJECT: PROPOSED GREAT CONNELL SHD AT NEWBRIDGE, CO. KILDARE.	
	TITLE: PROPOSED PLANS, ELEVATIONS & SECTIONS FOR SEMI-DETACHED HOUSE TYPE 'C'—CHARACTER AREA 2.	
	CLIENT: ASTON LTD.	STAGE: PLANNING
	PROJECT NO.: 19070	DRG. NO.: PA-037
SCALE: 1:100	DRAWN: POF	
DATE: MARCH 2022	CHECKED: POF	