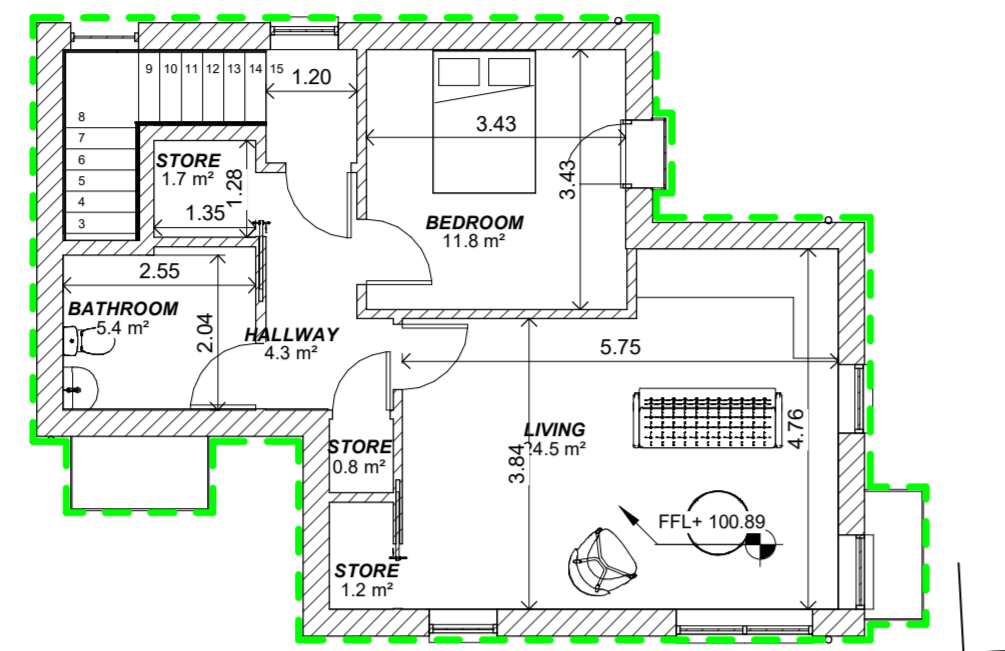


PROPOSED FIRST FLOOR

Scale @ A1 1:100



N

unit no.	Type	Bedroom / Floors/ People	Gross internal floor Min	Living area	Bedroom area	Storage area	private open Min			
House (accessible unit)	1	A	5B-2S-6P	164	40.8	42	9.1	96	75	
Apartment 1 (accessible unit)	2	B	1B-1S-2P	50	45	24.1	12.6	3	54	5
Apartment 2	3	C	1B-1S-2P	51.5	45	24.5	11.8	5	40	5

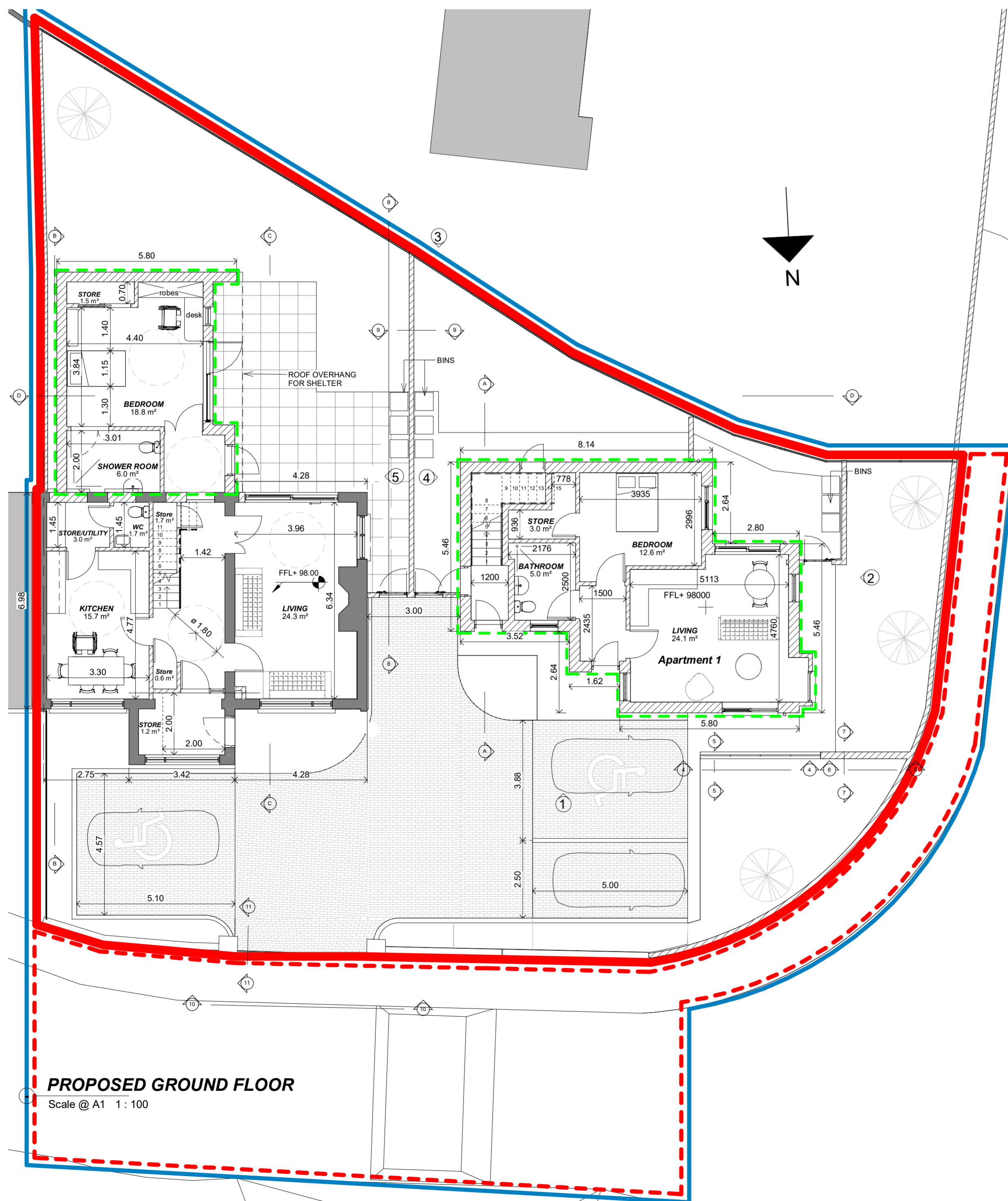
	DEMOLISHED	PROPOSED	RETAINED	EXISTING
EXISTING HOUSE AREA				160.2
EXISTING HOUSE AREA TO BE DEMOLISHED	28			
EXISTING HOUSE TO BE RETAINED			131	
PROPOSED HOUSE EXTENSION AREA		33		
AREA OF PROPOSED EXTENDED HOUSE				164
EXISTING SINGLE STOREY STRUCTURE				29.3
EXISTING SINGLE STOREY STRUCTURE TO BE DEMOLISHED	29.3			
EXISTING SINGLE STOREY SHED				5.2
EXISTING SINGLE STOREY SHED TO BE DEMOLISHED	5.2			
TOTAL EXISTING FLOOR AREA				194.7
TOTAL TP BE DEMOLISHED	62.5			
PROPOSED APARTMENT 1 AREA		50		50
PROPOSED APARTMENT 2 AREA		51.5		51.5
TOTAL AREA OF APARTMENTS				101.5
TOTAL AREA OF PROPOSED NEW WORK		134.5		
TOTAL GROUND FLOOR AREA				101
TOTAL AREA OF PROPOSED DEVELOPMENT				265.5

Issued for: PART 8

1 Patrician Avenue,
Naas,
Co Kildare.

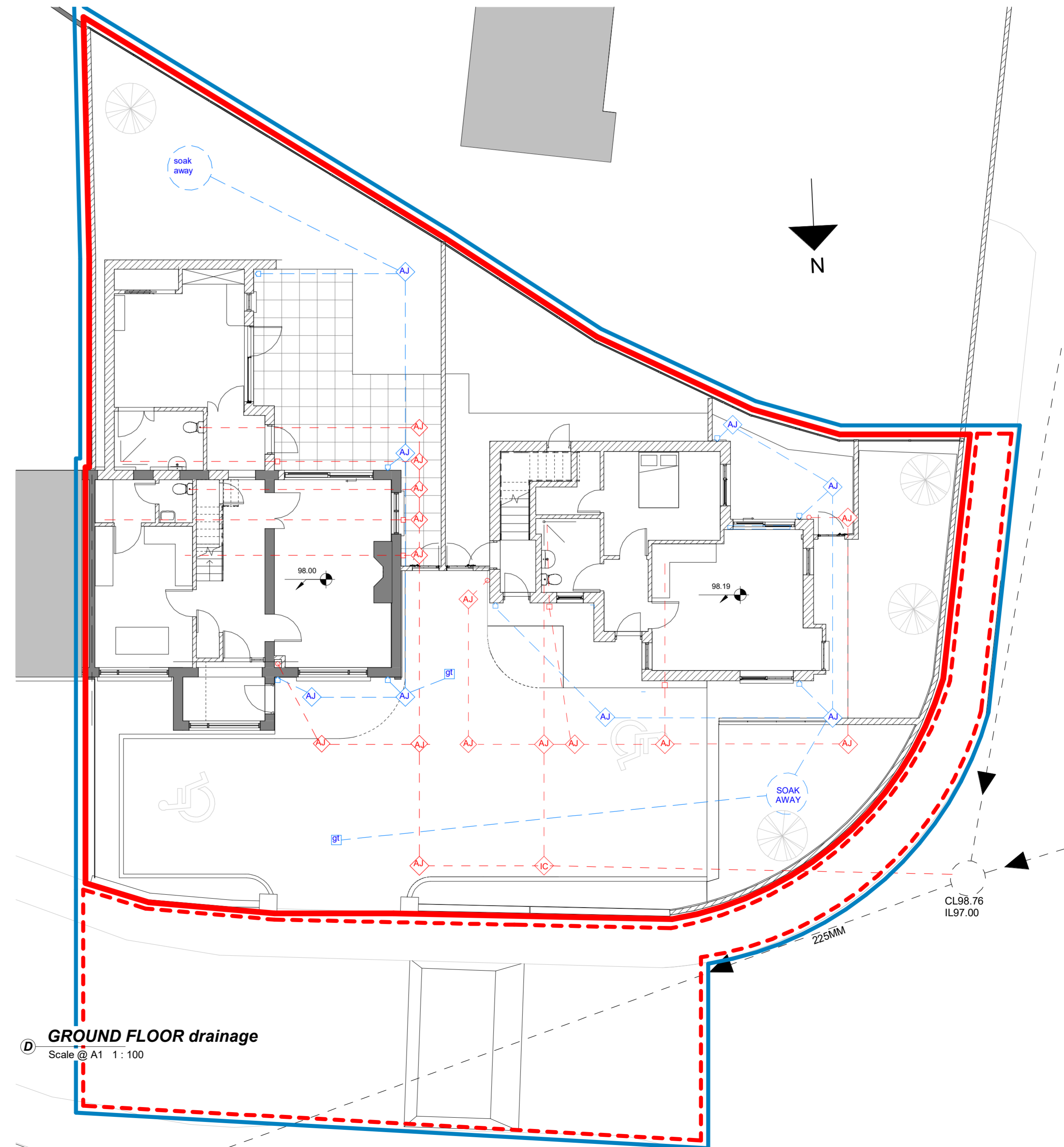
General Notes:

OSI Reference :	3559-07 & 3559-12
Zoning:	B. Infill
Site Area outlined in red:	0.06HA
Existing plot ratio:	0.37
Proposed plot ratio:	0.4 max:0.5 - 0.35
Existing Site coverage:	26%
Proposed Site coverage: (Residential)	31% Max 50%
Proposed Residential Density:	50 Units/HA
Recommended:	50 Units/HA
Services:	
Water:	Access to public mains
Foul:	Access to public sewer
Surface Water:	Soakways on site
Parking:	3 spaces 2 accessible



PROPOSED GROUND FLOOR

Scale @ A1 1:100



GROUND FLOOR drainage

Scale @ A1 1:100

- SITE BOUNDARY
- LANDS IN OWNERSHIP OF KCC
- - - AREA WHERE WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH TII ROAD CONSTRUCTION DETAILS AS DIRECTED NBY AREA ENGINEER
- - - EXISTING FOUL DRAIN
- - - PROPOSED FOUL DRAIN
- - - PROPOSED SURFACE DRAIN

- Notes:**
- This drawing has been prepared for planning purposes only
 - All drawings to be read in conjunction with all other consultant drawings. Architect to be informed immediately of any discrepancies
 - Figured dimensions only to be taken from this drawing. All dimensions and levels to be checked on site. Architect to be informed immediately of any discrepancies

REV	NOTES	DATE

Kildare County Council,
Architectural Services Section,
Devoy Park,
Naas,
Co. Kildare

Project:
Refurbishment, extension & demolition works to existing house and the construction of 2 apartments at No. 1 Patrician Avenue, Naas, Co.Kildare for Kildare County Council

Client:
Annette Aspell, Director of Housing

Prepared By: Capital Housing Team,
Architectural Services Section,
Housing Department,
Kildare County Council
Senior Architect: David Creighton, MRIAI
Senior Executive Architect: Leilita Hanratty, MRIAI
Executive Architect: Patrick Henderson, MRIAI

Dwg : PLANS	Project No: 20022
	Dwg No: P8-06

Scale 1:100@A1

Drawn By: Author
Checked By: Checker
Date: 29/03/2022 09:49:11