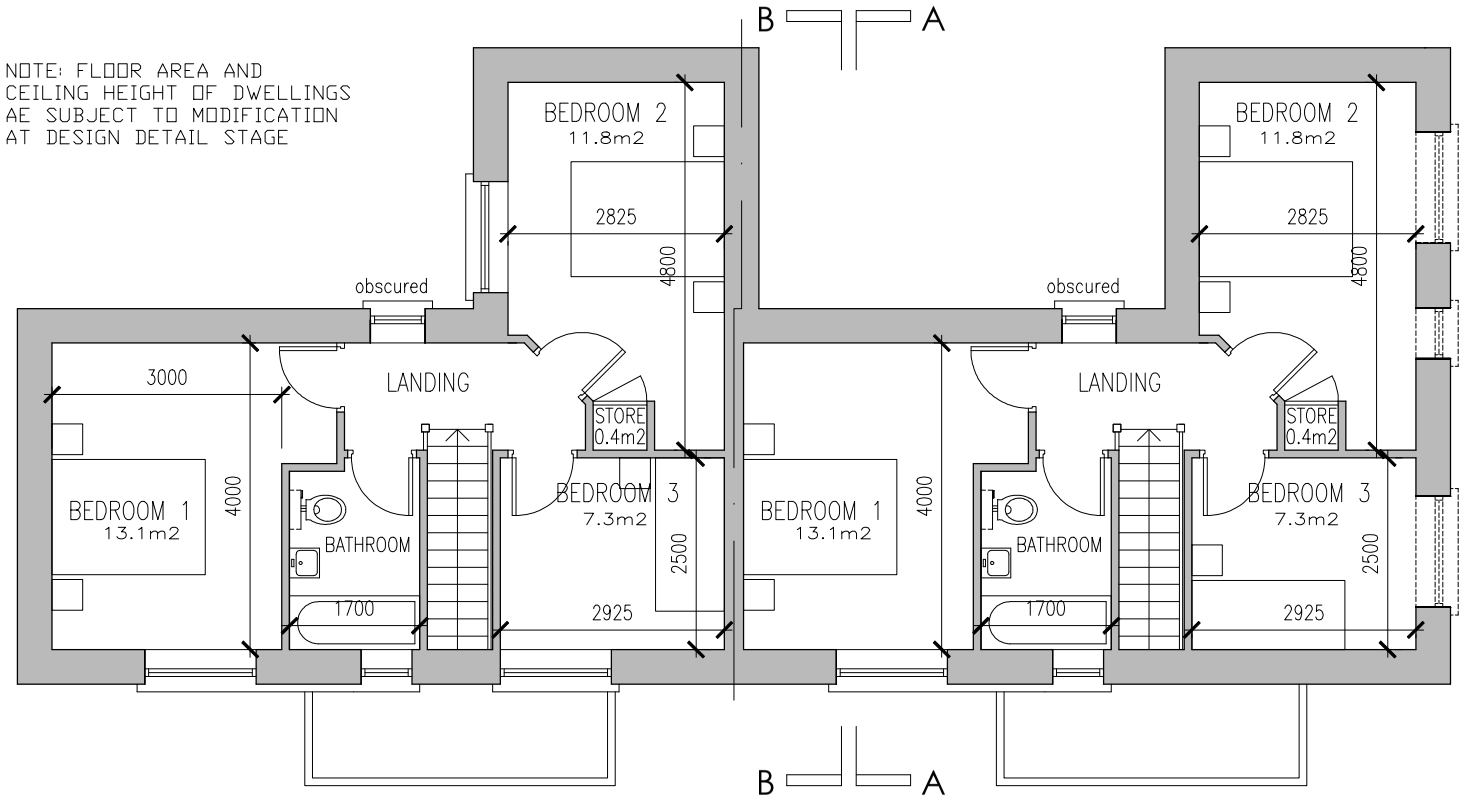
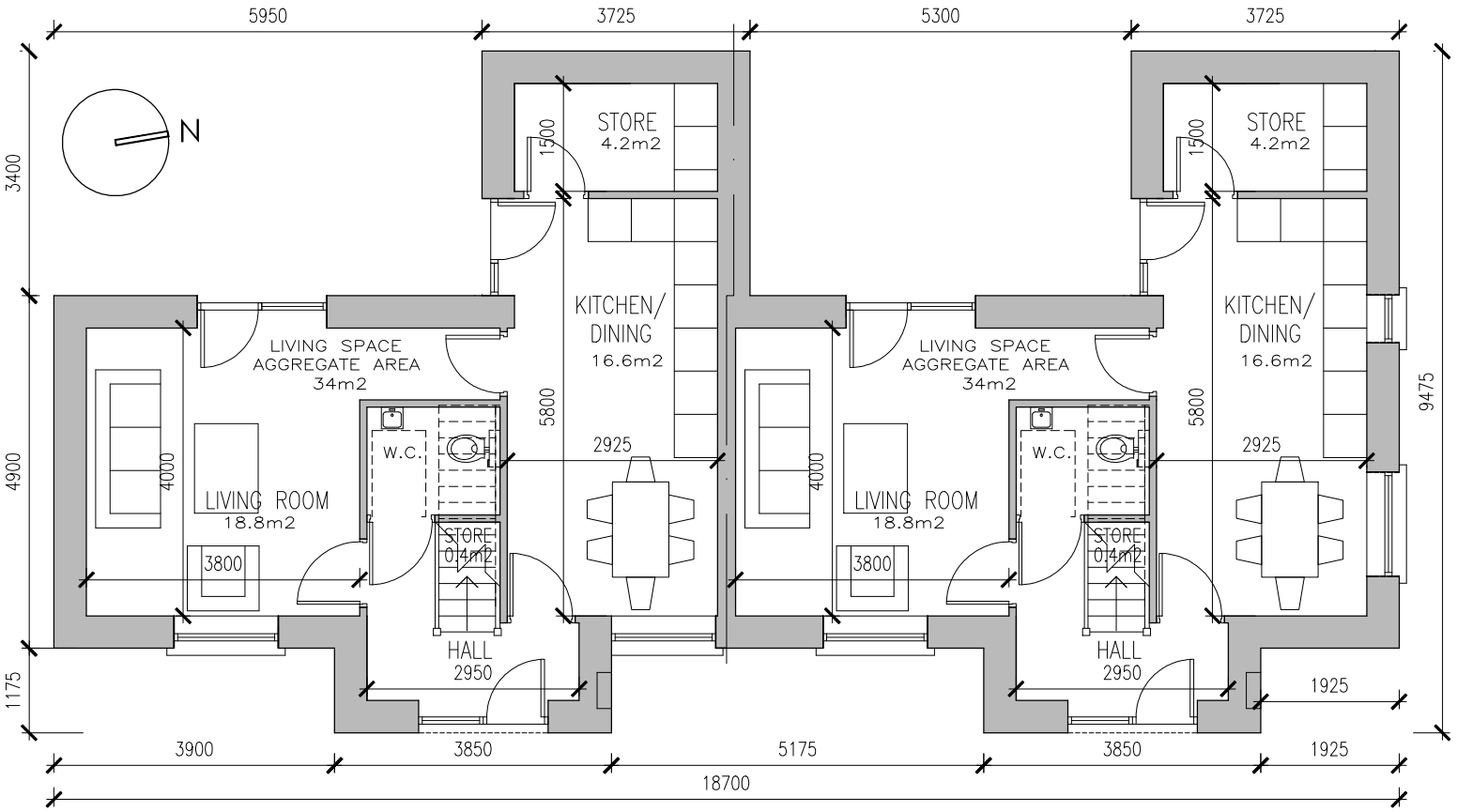
NOTE: FLOOR AREA AND CEILING HEIGHT OF DWELLINGS AE SUBJECT TO MODIFICATION AT DESIGN DETAIL STAGE



FIRST FLOOR PLAN 44.6m2

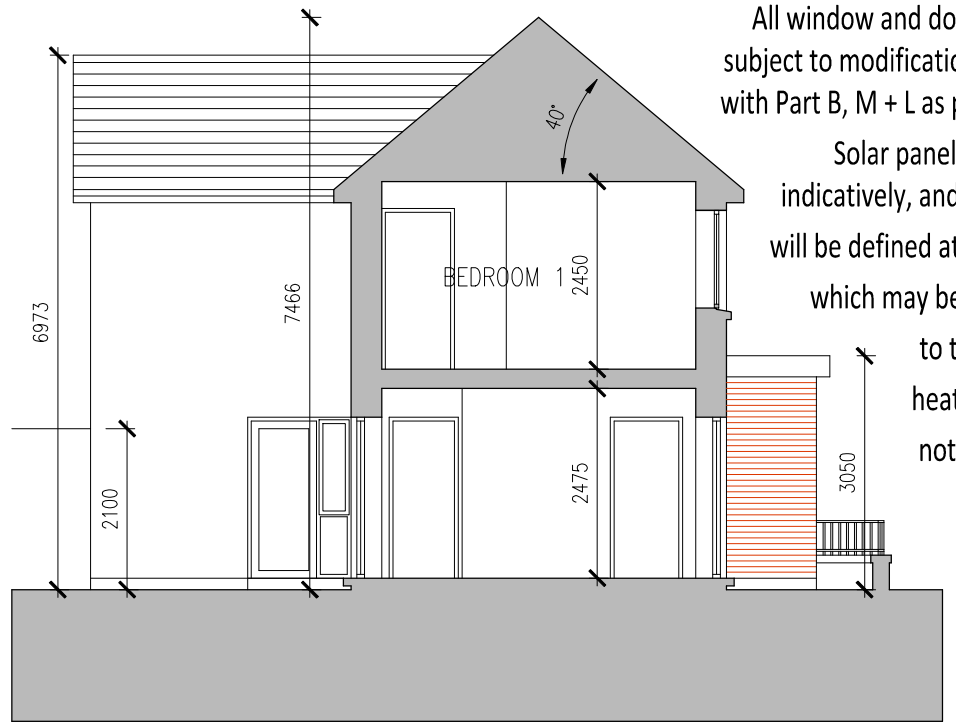


GROUND FLOOR PLAN 48.2m2

HOUSE TYPE B : 3 Bed SEMI-DETACHED / TERRACED HOUSE

Gross Floor Area 92.8m2 (999 sqft) Storage : 5.0 m2

Selected dark grey / black roof tiles / slates
Selected Aluminium, timber or pvc fascia and soffits
Selected Grey GRP / metal/ roofing membrane to flat/ low pitch roof
Selected Aluminium, timber or upvc windows
Selected render finish
Selected brickwork
Selected Painted Metal Railings design to later detail
on brick wall with selected capping

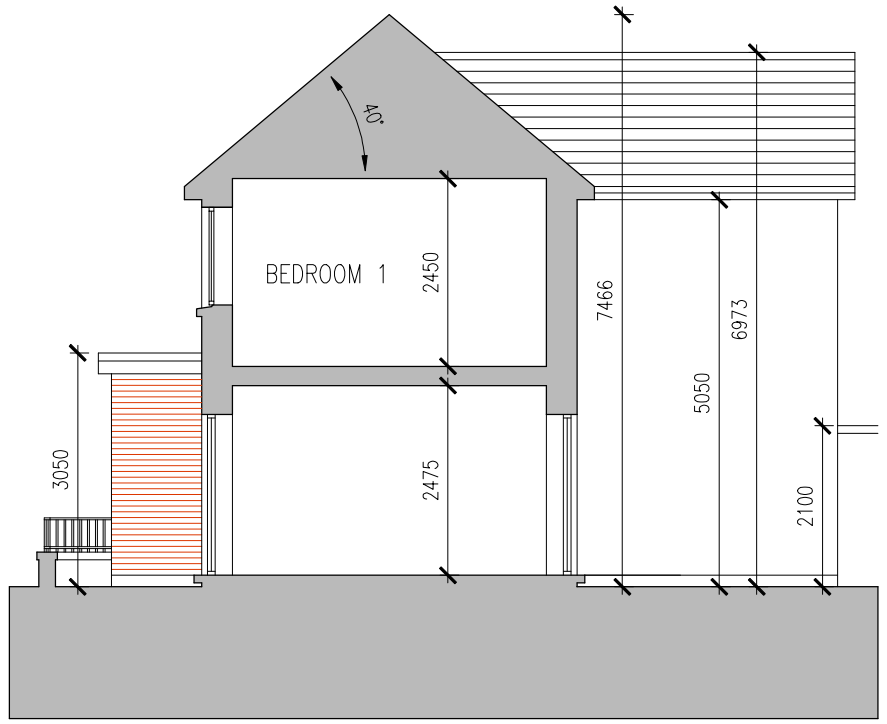


SECTION A-A

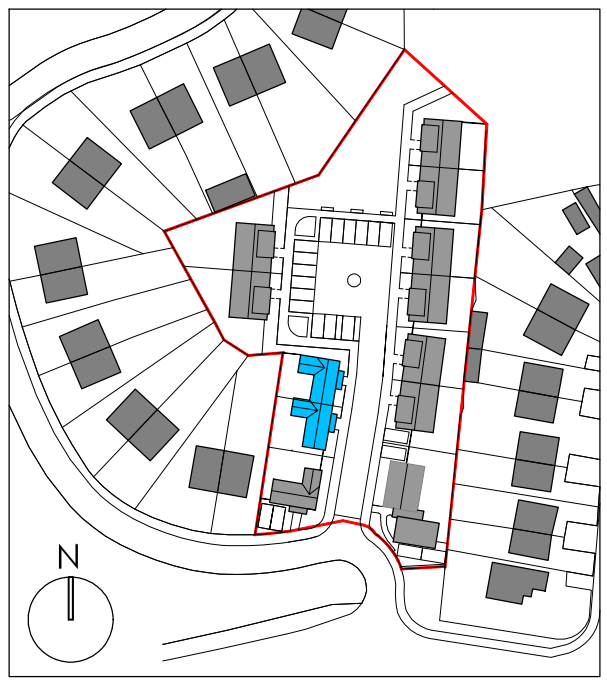
All window and door sizes and design are subject to modification to allow compliance with Part B, M + L as part of detailed design.

Solar panels are located and sized indicatively, and the optimum position will be defined at detailed design stage, which may be in a different location to that indicated. External heat pumps to be included not indicated on drawings and maybe omitted or re-located at detailed design stage.

Eave, parapet and ridge dimensions are subject to minor modification at detailed design. Materials, brick type and colour are subject to modification in accordance with availability of material and cost plan considerations. All boundary treatments, hard landscape surfaces and street furniture are subject to modification to materials, type and height in accordance with availability of material and cost plan considerations.



SECTION B-B



KEY PLAN (NTS)
TYPE B HIGHLIGHTED IN BLUE

NOTES:

PLANNING APPLICATION DRAWING

NOT FOR CONSTRUCTION.
ARCHITECT'S DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION.

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ARCHITECTS IMMEDIATE ATTENTION. THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF SHERIDAN WOODS ARCHITECTS.

NOTES:

All window and door sizes and design are subject to modification to allow compliance with Part B, M + L as part of detailed design.Solar panels are located and sized indicatively, and the optimum position will be defined at detailed design stage, which may be in a different location to that indicated. Heat pumps maybe located externally or internally subject to detailed design. Building heights, boundary wall, eave, parapet and ridge dimensions are subject to minor modification due to ground levels at detailed design.Materials, brick type and colour are subject to modification in accordance with availability of material and cost plan considerations.All boundary treatments, hard landscape surfaces and street furniture are subject to modification to materials, type and height in accordance with availability of material and cost plan considerations.

DATE	REV.	STAGE	NOTES:

SHERIDAN WOODS ARCHITECTS + URBAN PLANNERS
14 BAGGOT ST , DUBLIN 2 TEL: 01 6764025 EMAIL: info@sheridanwoods.ie WEB: www.sheridanwoods.ie

CLIENT:	LAOIS COUNTY COUNCIL
PROJECT:	RESIDENTIAL DEVELOPMENT CLONROOSKE, CO. LAOIS
TITLE:	HOUSE TYPE B PLANS + SECTIONS 3 BED SEMI-DETACHED, TWO-STOREY HOUSE

JOB NO.:	DRAWING No.:	REV.:	DRAWN BY:	DATE:	SHEET:	SCALE:
19010	PA - 006		SW	JUL 22	A3	1:100