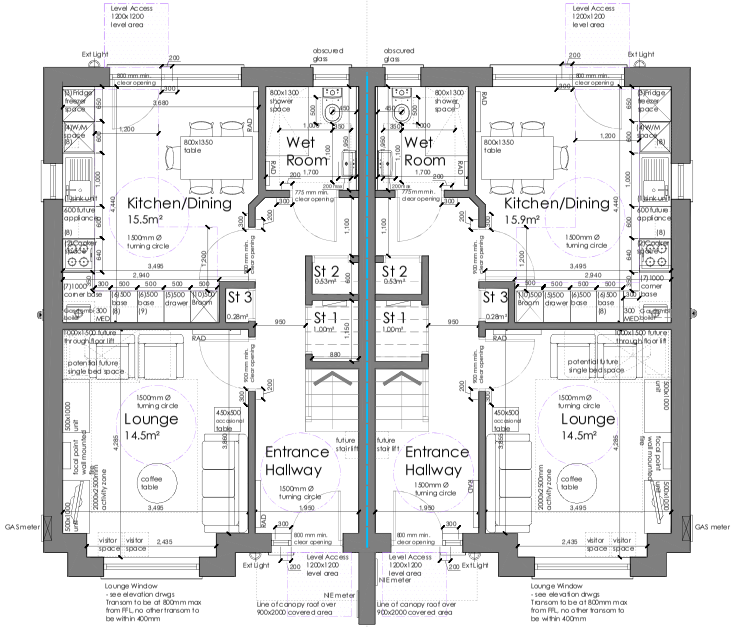
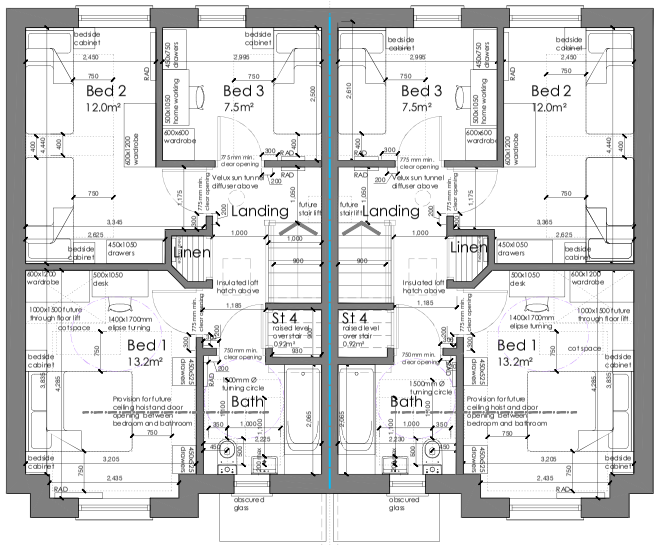
CASTLEBAWN
Housetype C2
Semi-detached

5 person 3 bed (90-95m²)

TOTAL FLOOR AREA
95.5m²



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

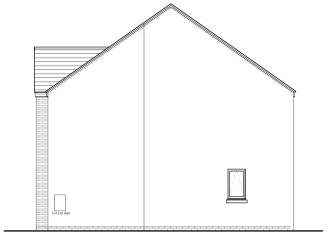
HOUSE TYPE C2	
ROOM SCHEDULE 5P 3B (Gas excl Heat Hse)	
ROOM	AREA (m²)
KITCHEN	15.5m²
LOUNGE	14.5m²
BED 1	13.2m²
BED 2	12.0m²
BED 3	7.5m²

HOUSE TYPE C2	
STORAGE SCHEDULE 5P 3B (Gas excl Heat Hse)	
Required Area	2.50m²
Provided Area	
S11	1.00m²
S12	0.53m²
S13	0.28m²
S14	0.92m²
TOTAL Provided	2.73m²

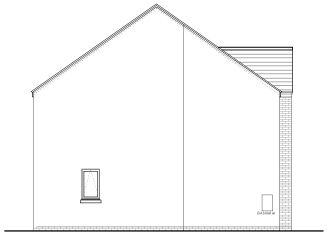
External Finishes

Walls	Sand cement render painted, Red clay facing brick, Blue engineering brick base
Windows	Grey triple glazed uPVC
Front Door	Coloured composite front door
Roof	Concrete interlocking tiles with PV panels to suit orientation
Guttering	Grey uPVC half round

FRONT ELEVATION 1:100

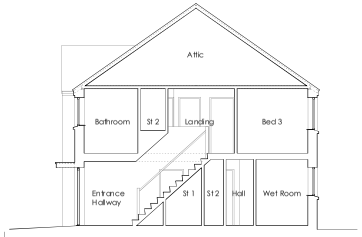


SIDE ELEVATION 1 1:100



SIDE ELEVATION (2) 1:100

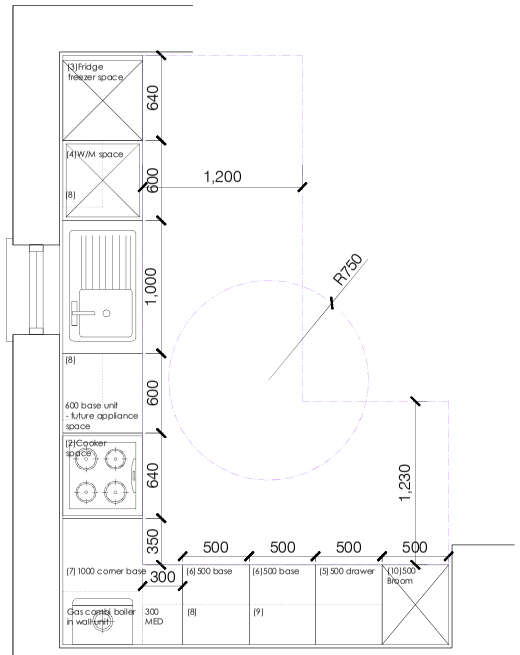
REAR ELEVATION 1:100



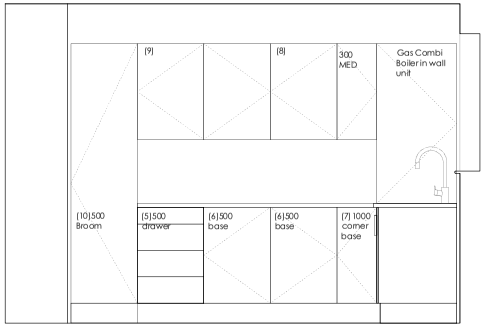
TYPICAL SECTION 1:100

KITCHEN UNITS AND APPLIANCE SPACES - HOUSE TYPE C2												
5P 3B (Gas excl Heat Hse)	Sink Unit [1]	Cooker [2]	Fridge / Freezer [3]	Washing Machine [4]	500 Drawer Pack [5]	500 Base Unit [6]	1000 Base Unit [7]	500 Wall Unit [8]	1000 Wall Unit [9]	500 Tall Unit / Brooms [10]	Tumble dryer space [11]	D/washer space [12]	Min length of worksurface (exc sink and cooker)
Required	1	1	1	1	1	2	1	1	2	1			3000mm
Provided	1	1	1	1	1	2	1	3	1	1			3350mm

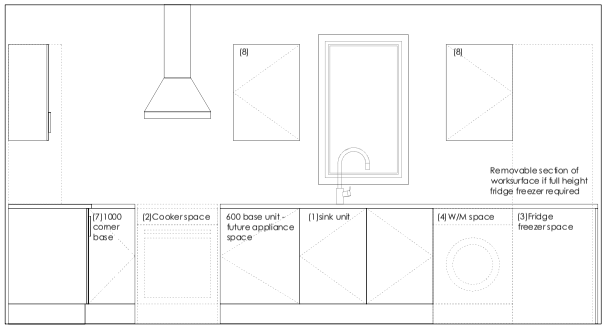
* Additional provision - 300 lockable wall unit, 600 wall unit to house gas boiler, 500 corner base unit, 600 width base unit plumbed for future appliance



KITCHEN LAYOUT PLAN 1:20



KITCHEN ELEVATION 2 1:20



KITCHEN ELEVATION 1 1:20

number	description	date	drawn
C	Floor area updated	07.03.24	N.M
B	Timber frame wall construction added, future stair lift position shown, future opening between bed 1 and bathroom added, linen cupboard altered	05.03.24	N.M
A	Kitchen layout amended.	04.01.24	

r e v i s i o n s

project title
Residential Development
Lands at Castlebawn
Newtownards

client
Errigal Homes Ltd

drawing title
Housetype C2
5P 3B GN Semi Detached

job no. 23.04	drg no C2_03	rev. C
scale as shown	date Oct 2023	sheet A1

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