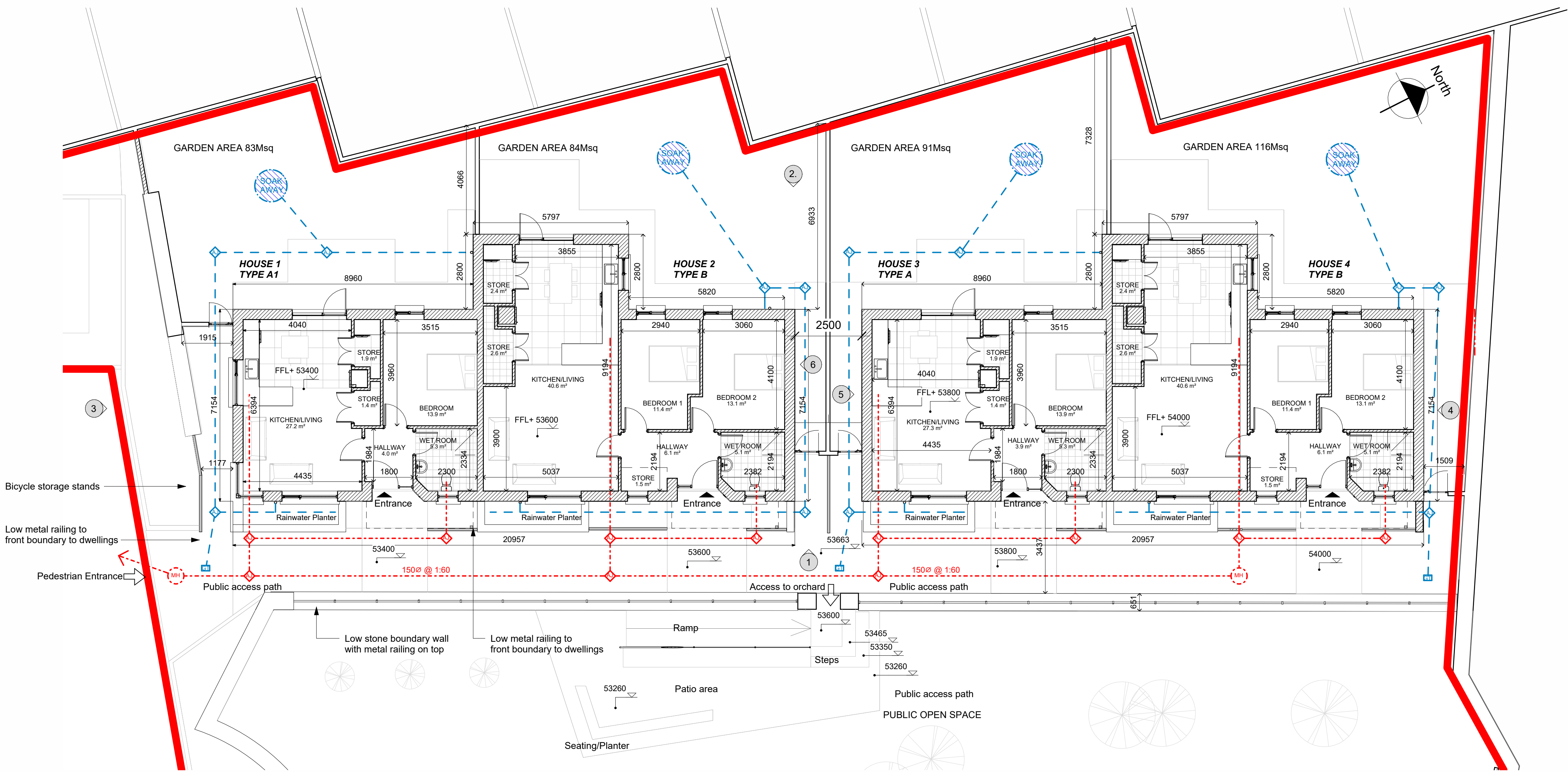
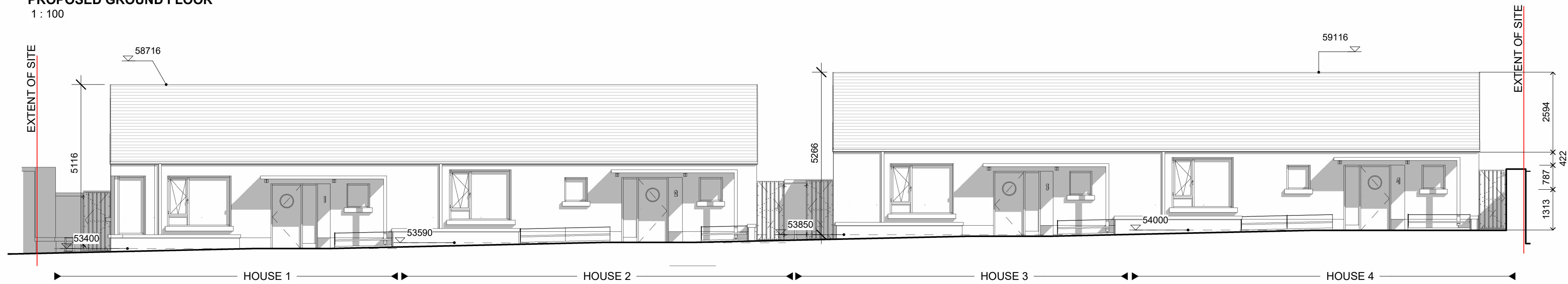
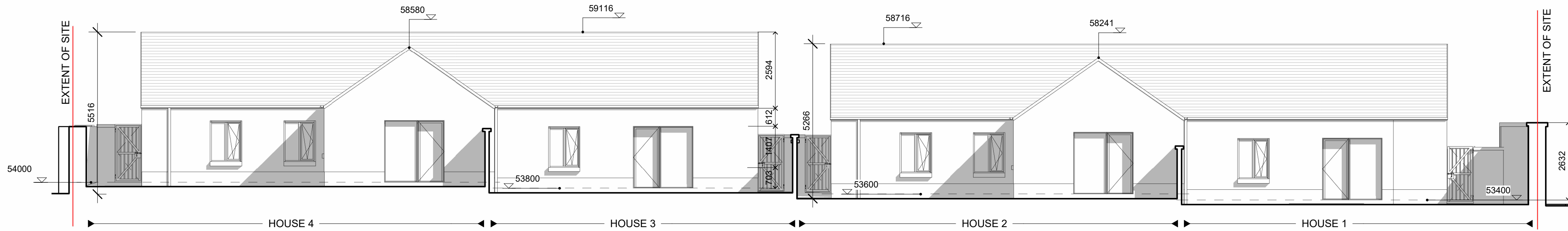




PROPOSED GROUND FLOOR
1 : 100

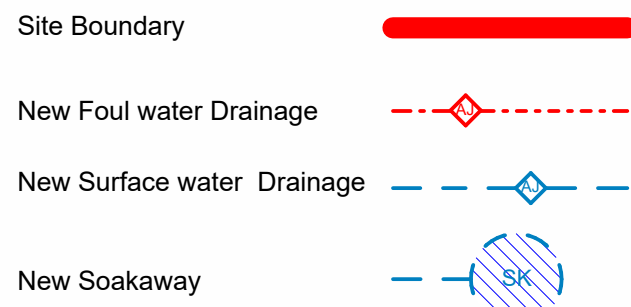


PROPOSED ELEVATION 1
1 : 100



PROPOSED ELEVATION 2
1 : 100

unit no.	Type	Bedroom / Floors/ People	Gross internal floor area		Living area	Bedroom area	Storage area	private open space	
				KCC Min standard					KCC min
1	A1	1B-1S-2P	55	55	27	13.9	3.3	83	48
2	B	2B-1S-3P	85	85	40.5	25	6.5	84	55
3	A	1B-1S-2P	55	55	27	13.9	3.3	91	48
4	B	2B-1S-3P	85	85	40.5	25	6.5	116	55



ALL FOUL AND STORM WATER DRAINAGE TO BE DESIGNED BY CIVIL ENGINEER PRIOR TO TENDER/CONSTRUCTION. SURFACE WATER ATTENUATION TO COMPLY WITH GREATER DUBLIN STATIGIC DRAINAGE STRATEGY & KILDARE COUNTY COUNCIL WATER SERVICES DEPARTMENT DRAFT GUIDANCE ON DRAINAGE AND SUDS STRATEGY SMALLER MULTIPLE DEVELOPOMENTS V1.0

Proposed 4no. Infill Residential Units for Kildare County Council at:
Newtown House,
Captain's Hill,
Newtown,
Leixlip,
Co. Kildare. W23 T8W5

General notes:

Zoning: New Residential C
Site area No. 1: 0.185 ha outlined in red
Plot Ratios: 0.2 max 0.25 - 0.35

Site Coverages (max 50%):

Residential Density: 23 units/Ha
Recommended 30 -50 Units / ha

Open Space: 20%
min 15%

Services:
Water: Access to public mains
Foul: Access to public sewer
Surface water: Soakaways on site

Proposal:
House type A & A1:
2 no 1 bed/ 2 person single storey - 55 sq.m.
House type B:
2 no 2 bed/ 3 person single storey - 85 sq.m.

FINISHES:

EXTERNAL WALLS.
Acrylic Rendered masonry construction.

WINDOWS.
Double/triple glazed aluminium/pvc windows with concrete cills

EXTERNAL DOORS.
Double/triple glazed aluminium/pvc doors

RAINWATER GOODS.
pvc 7005 ral colour

ROOF.
Selected blue black slate/roof tiles.

FASCIA/VERGES.
pvc 7005 ral colour

DOOR CANOPY
Rubberised membrane finish/Polycarbonate.

GATES.
Timber effect pvc doors

PART 8 REF NO: P82022.18

- Notes:
- This drawing has been prepared for Part 8 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

REVISION		
REV	NOTES	DATE
1	Part 8	27/09/22

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



Project:
Proposed 4no. Infill Residential Units

Client:
Annette Aspell, Director of Housing

Prepared By: Capital Housing Team,
Architectural Services Section,
Housing Department,
Kildare County Council
Senior Architect: David Creighton, MRAI
A/Senior Exec. Architect: Paddy Henderson, MRAI
Project Architect: Gordon Weston
Project Architect: Mary Morrissey
Exec, Tech: Noel Shortt

Dwg :
PROPOSED PLANS , ELEVATIONS

Project No:
16154

Scale 1 : 100@A1

Dwg No:
P8-06

Drawn By: GW/NS
Checked By: MM
Date: 27/09/22