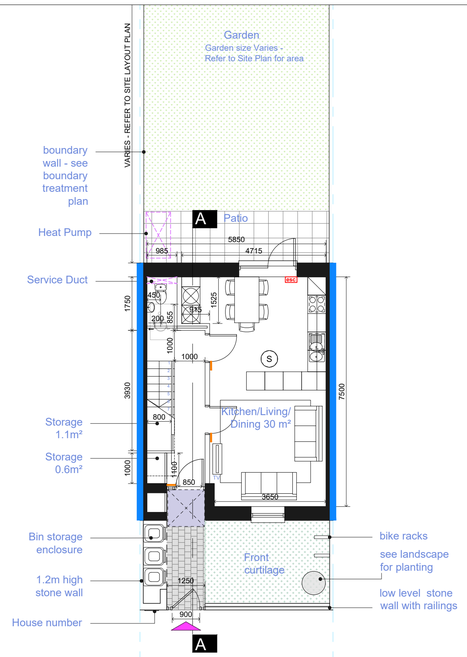
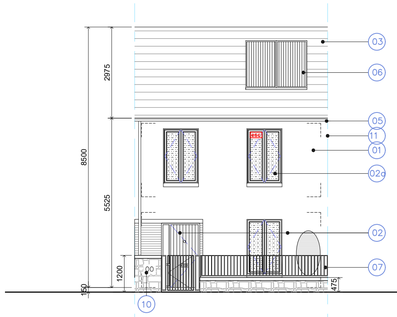
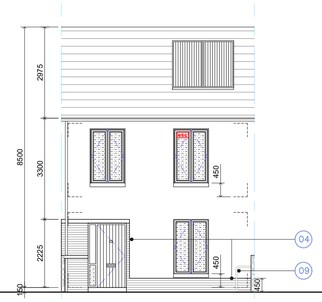


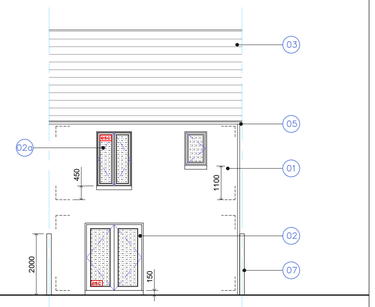
GROUND FLOOR PLAN
Scale 1:100



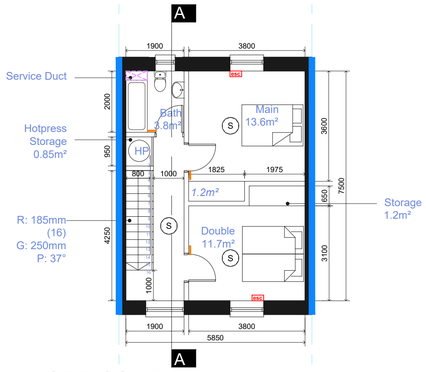
FRONT ELEVATION (from street)
Scale 1:100



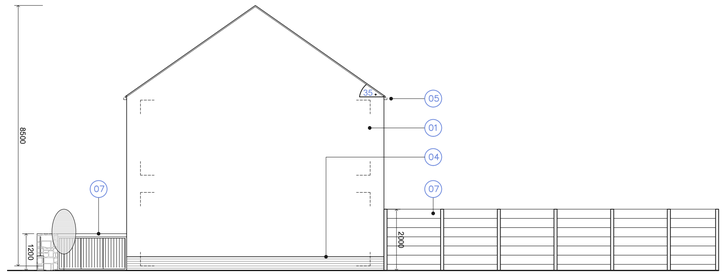
FRONT ELEVATION (within curtilage)
Scale 1:100



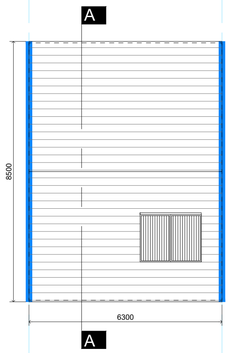
REAR ELEVATION
Scale 1:100



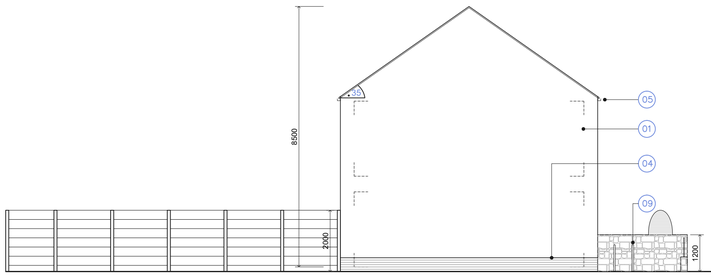
FIRST FLOOR PLAN
Scale 1:100



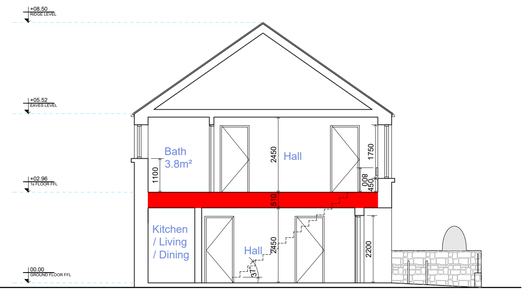
SIDE / GABLE ELEVATION (when ending on right)
Scale 1:100



ROOF PLAN
Scale 1:100



SIDE / GABLE ELEVATION (when ending on left)
Scale 1:100



SECTION A-A
Scale 1:100

EXTERNAL FINISHES LEGEND

01 Render Finish on masonry outer leaf.

02 High performance timber or aluminium windows + doors. Plane of window frame must be at least 110 mm from face of wall.

02a Masonry cill at 450 mm AFFL. Internal glass balustrade to 800 mm AFFL to equal vertical sash division. Both panels glass equal sub width.

03 Blue / black fibre cement or natural slates finished flush with wall + gable without overhang, fascia or soffit.

04 Natural Galway limestone ashlar cut stone, min. 100mm deep, coursed integral within wall + finished flush with adjoining render, as per material sample.

05 Aluminum / Zinc gutter + downpipes D+B contractor to ensure no elbows or angled junctions. Downpipe to join gutter in T-junctions + downpipe to drop pure vertical to drain below.

06 Potential solar panel (depending on orientation) .

07 Boundary wall / fence. Varies depending on location. Refer to Boundary Treatment Plan.

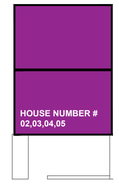
08 Concrete / panelled boundary finish in contrast to surrounding ashlar with rear garden access incorporated.

09 Bike Rack.

10 Stainless steel house numerals fitted stone pier, spaced 10 mm off stone. Typeface/font to SJK approval.

11 Cavity stops to be placed on shared walls between all units.

DR - H - 03
DoH Equivalent H12
2-Bed House, 2-Storey, 4P - Mid Terrace



KEY PLAN
Refer to site plan for orientation and FFL

SCHEDULE OF ACCOMMODATION

GROUND FLOOR	DoH min	DoH DMfQM ATTaw	DoH UD10%	PROVIDED
	- m²	-m²	- m²	42.1m²
Kitchen/ Dining/ Living	30 m²	- m²		30 m²
Visitable WC	Part M	-m²		1.65 m²
General Storage	-m²	- m²		1.7 m²
Circulation	N / A	- m²		6.2 m²
Internal partition walls	N / A	N / A		1.2 m² (210 mm thickness)
Staircase	N / A	N / A		1.35 m²
FIRST FLOOR	**DoH min**	**DMfQM**	**DoH UD10%**	**PROVIDED**
	- m²	- m²	- m²	43.8m²
Main Bedroom	13m²	- m²		13.6 m²
Double Bedroom	11.4m²	- m²		11.7 m²
Bathroom	-m²	-m²		3.8 m²
General Storage	-m²	-m²		2.4 m²
Hot Press	-m²	- m²		0.85 m²
Circulation	N / A	-m²		6.2 m²
Stair Void				2.9m² (void area included)
Internal partition walls				2m² (210 mm thickness)
AGGREGATE AREAS				
Living Area	30m²	- m²		30 m²
Bedroom Area	25m²	- m²		25.3 m²
Storage	4m²	- m²		4.9 m²
Private Amenity Space	-m²			- m2 (includes garden)
Internal partition walls	N / A	N / A		3.2 m2 (210 mm thickness)
Internal partition walls		3.50m²		1.6 m2 (100 mm thickness)
TOTAL FLOOR AREA	80 m²	85 m²	88m²	85.9 m² (210 mm thickness)
				84.3 m² (100 mm thickness)

COMPLIANCE AUDIT LEGEND

Safety glazing to BS 6262 6mm standard outer glass, 16mm low "e" argon filled cavity, 6mm laminated inner glass

FSC – 60 MINUTES (compartment wall)

FSC – 30 MINUTES
2S: 30min load–bearing/15mins integrity + ins
3S: 30min load–bearing/30mins integrity + ins

1.2m x 1.2m clear space in front of all accessible entrances

Primary accessible entrance 800mm min. clear width of entrance door. 900mm min. unobstructed width of access route

750 x 1200mm accessible clear space. Min headroom of 2.1m

300mm min. leading edge

esc Window for Escape + Rescue
– 0.33m² min. clear open section min 450 mm x 450 mm clear width + height available from opening sash above balaustrade
– Max. cill height of 450mm
– ground below window suitable for ladder support.

(S) Category LD2 Fire Detection + Alarm System
–Detectors provided to all circulation areas forming part of escape route, high risk rooms + bedrooms

See site context elevations for adjoining types + floor levels

P02 02/05/2025

rev.	date	description	by

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PROJECT: GCC Social Housing D + B Portumna			
CLIENT: Galway County Council			
DRAWING: Floor Plan 2 Storey 2 Bed House - MID TERRACE			
DRAWING PURPOSE: Stage 1	DRAWN BY: E.N/ R.F	APPROVED:	DATE: 02/05/2025
DRAWING SIZE: A1	SCALE: 1:100	DRAWING REFERENCE: 2390-SHP-SJK-DR-H03	REV. NO. P02

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