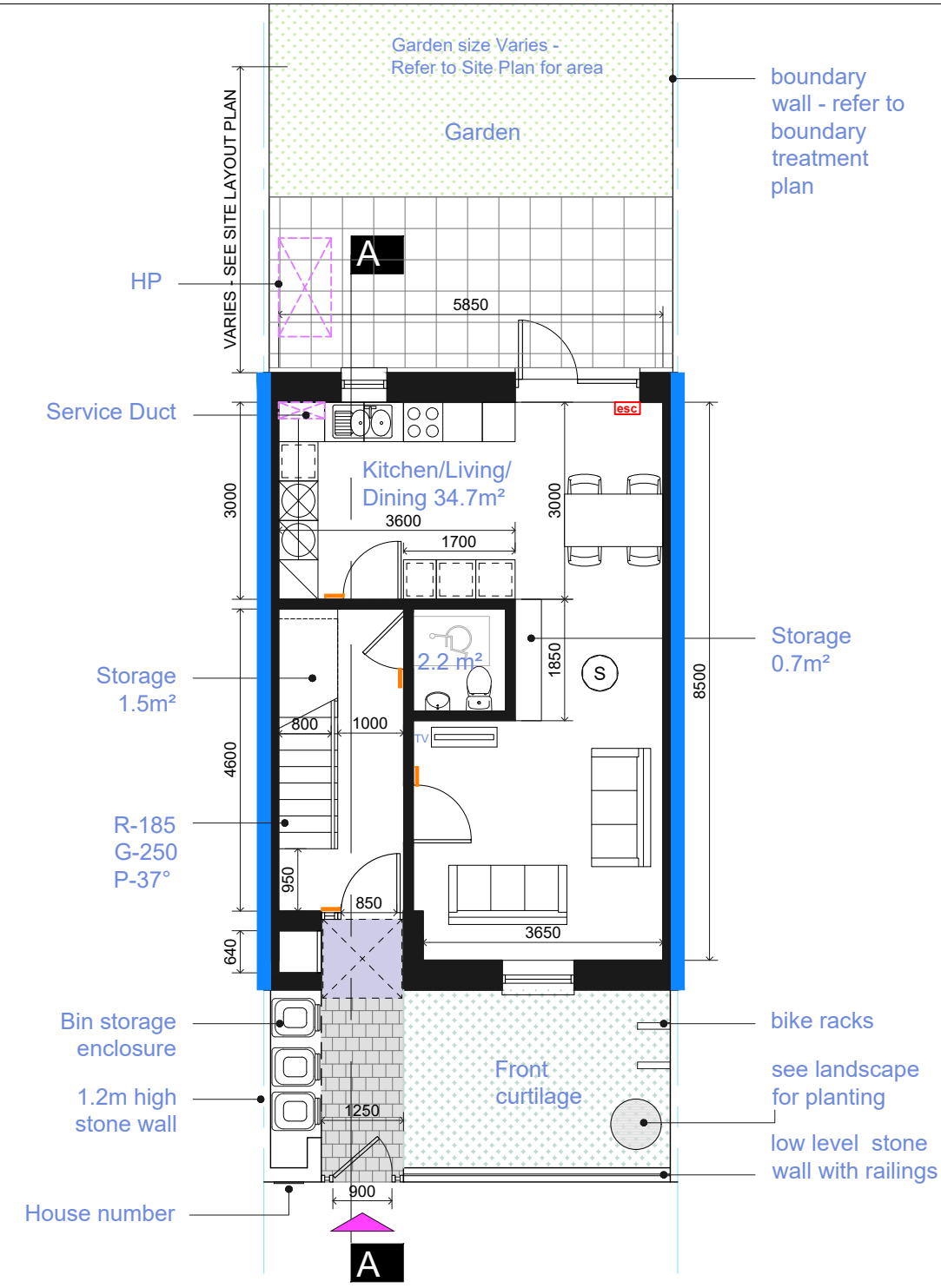
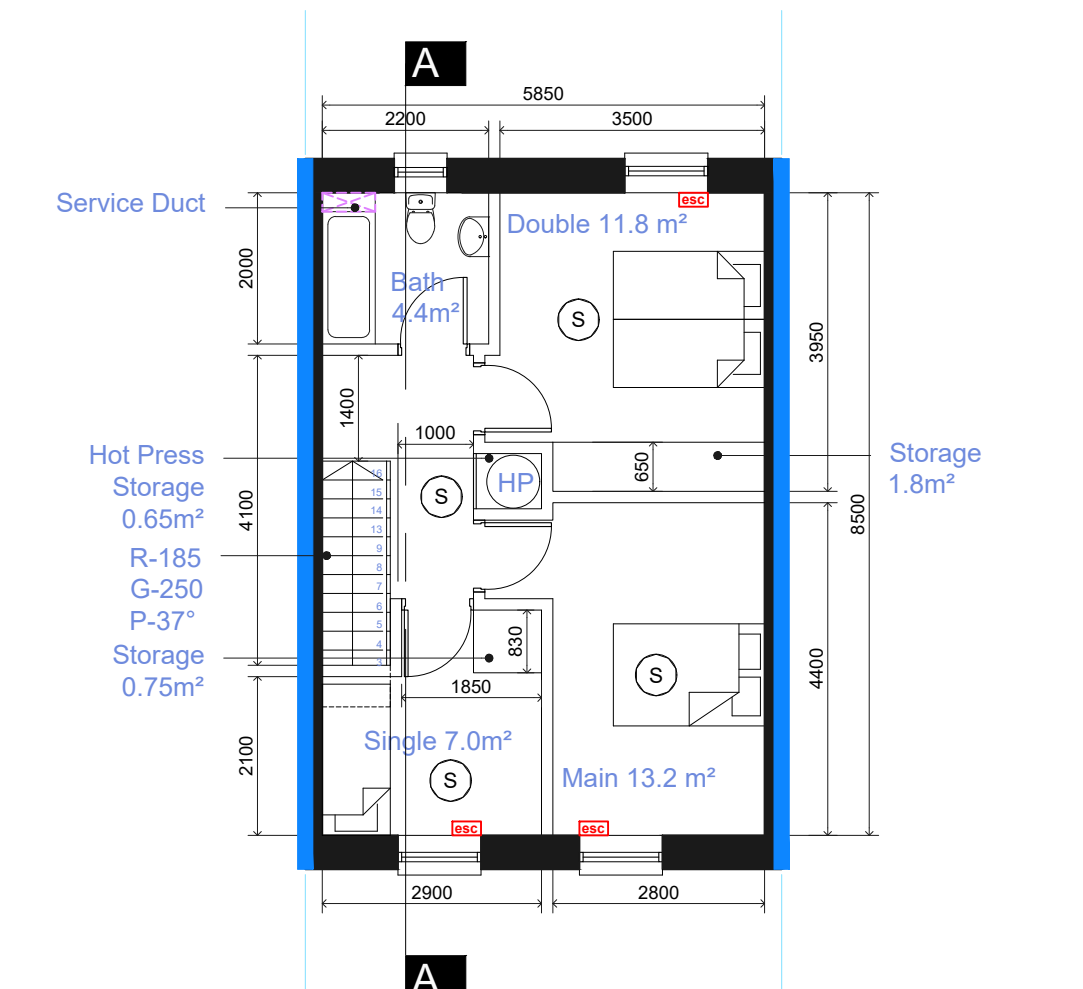
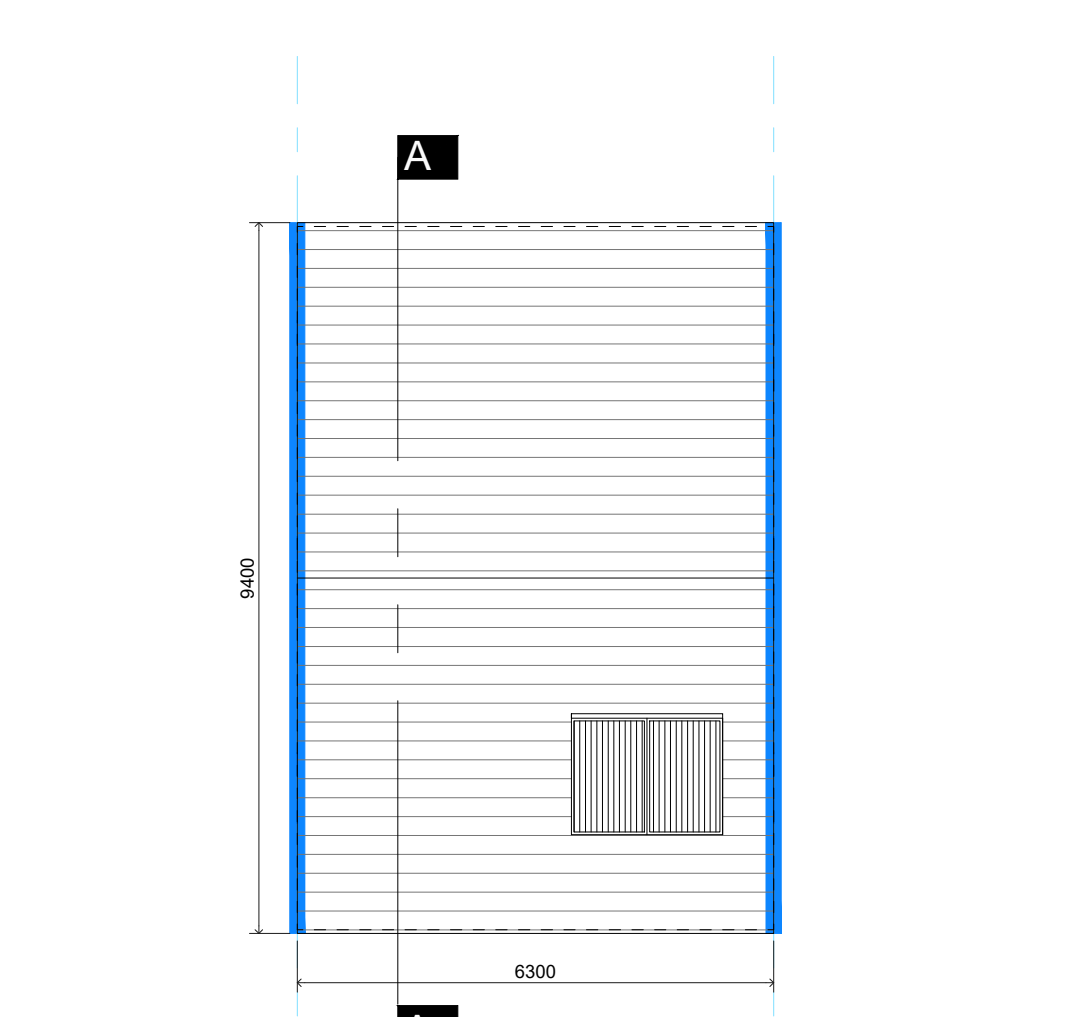




GROUND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100

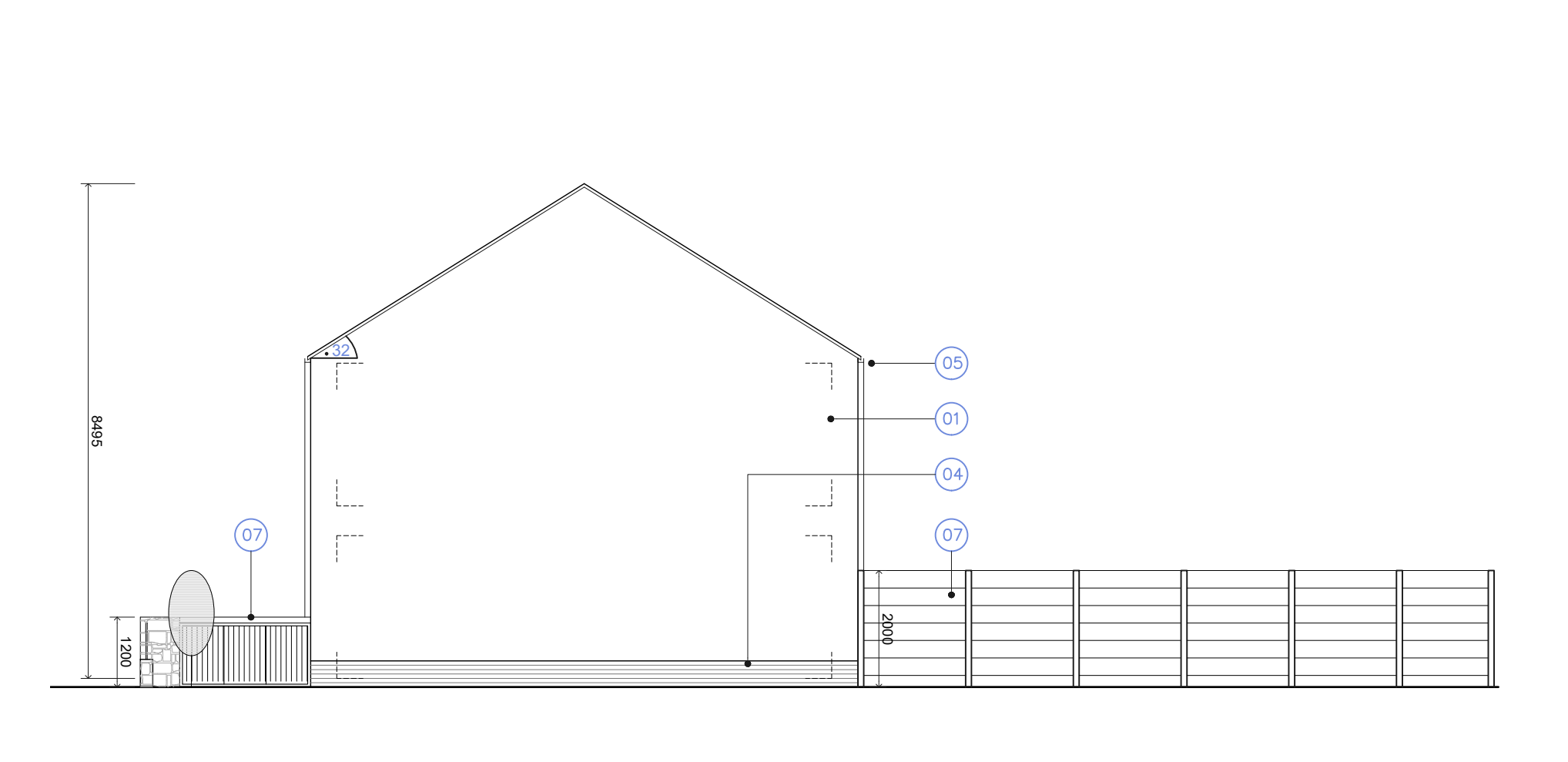


ROOF PLAN
Scale 1:100

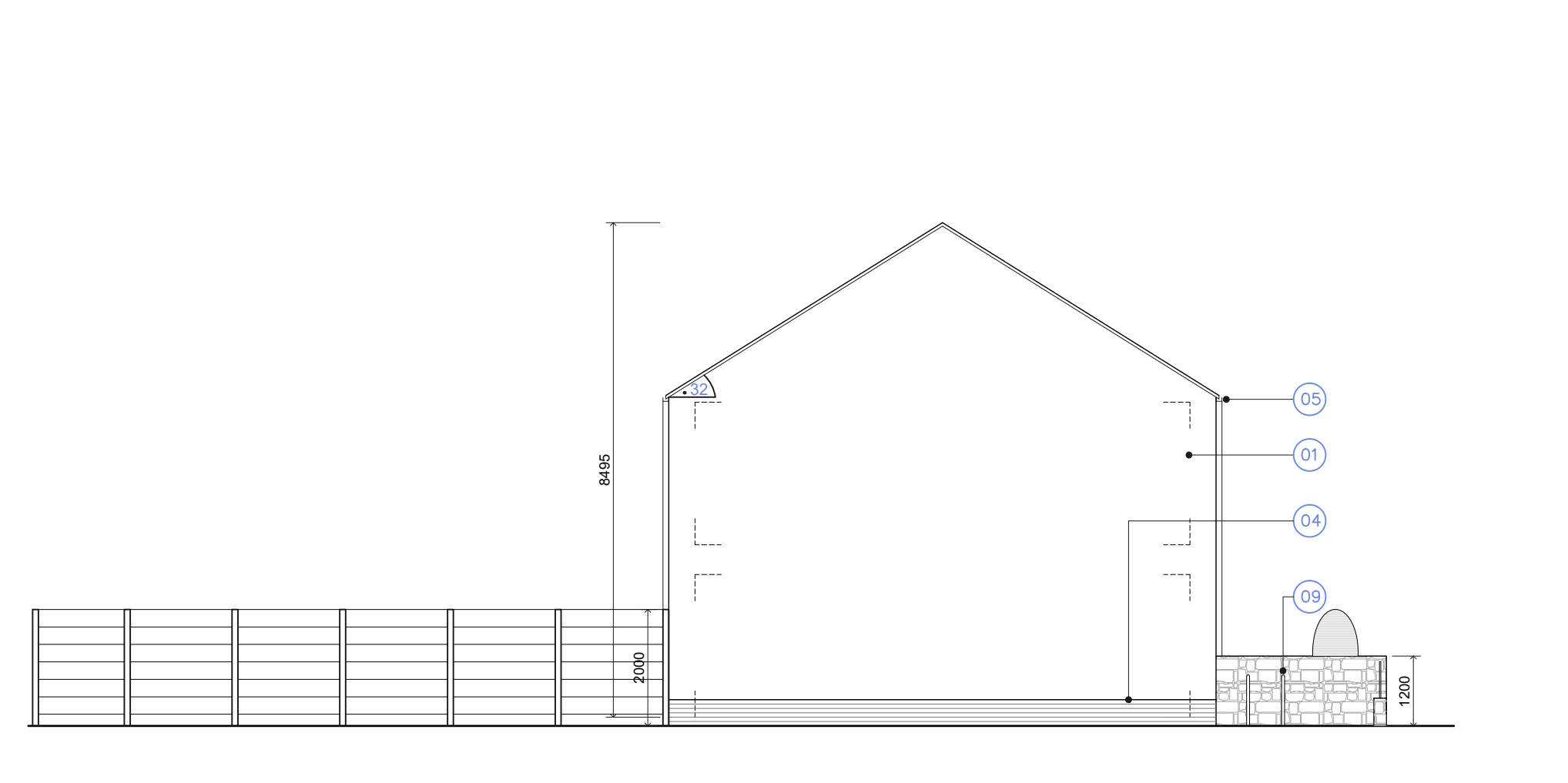
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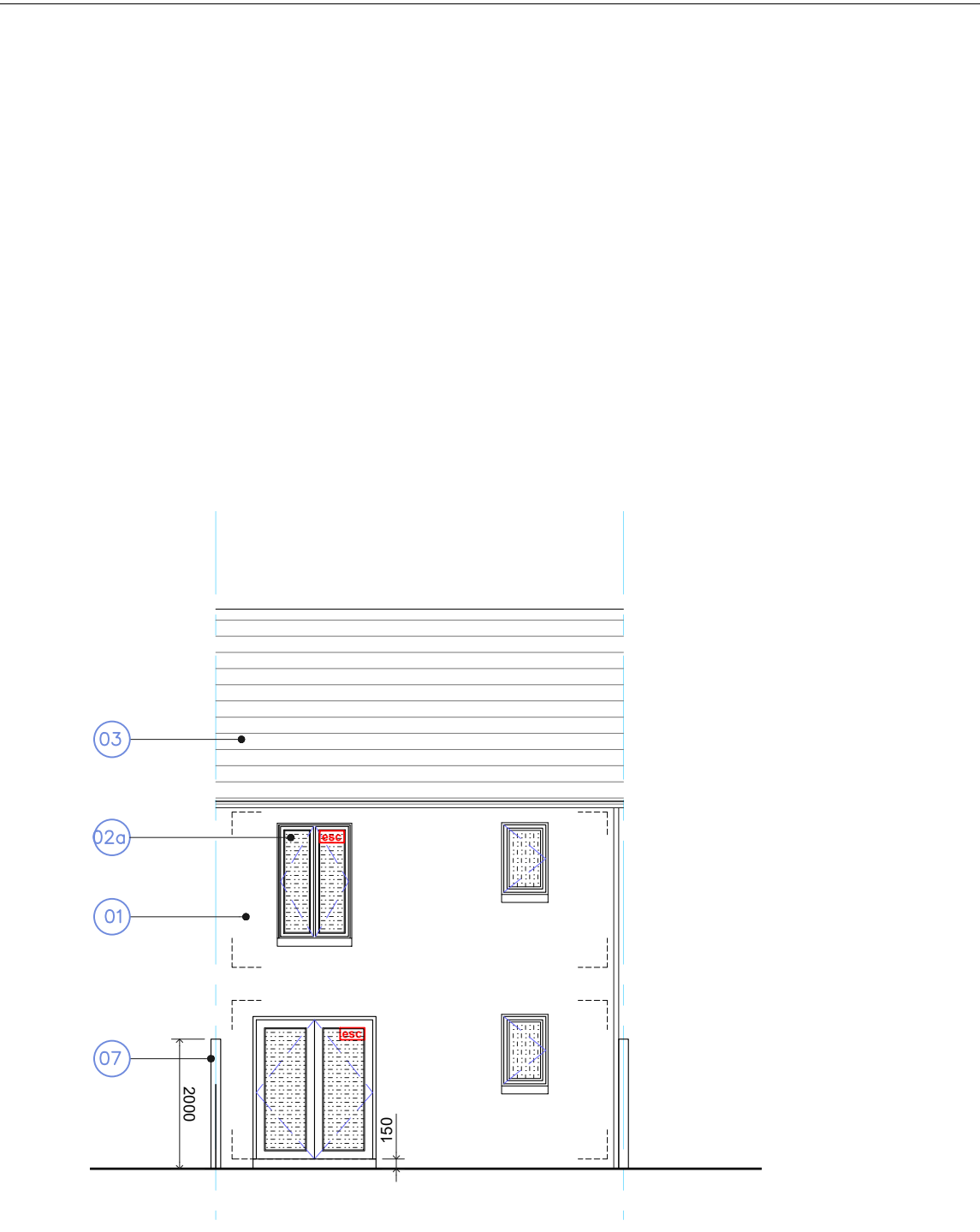
FRONT ELEVATION (within curtilage)
Scale 1:100



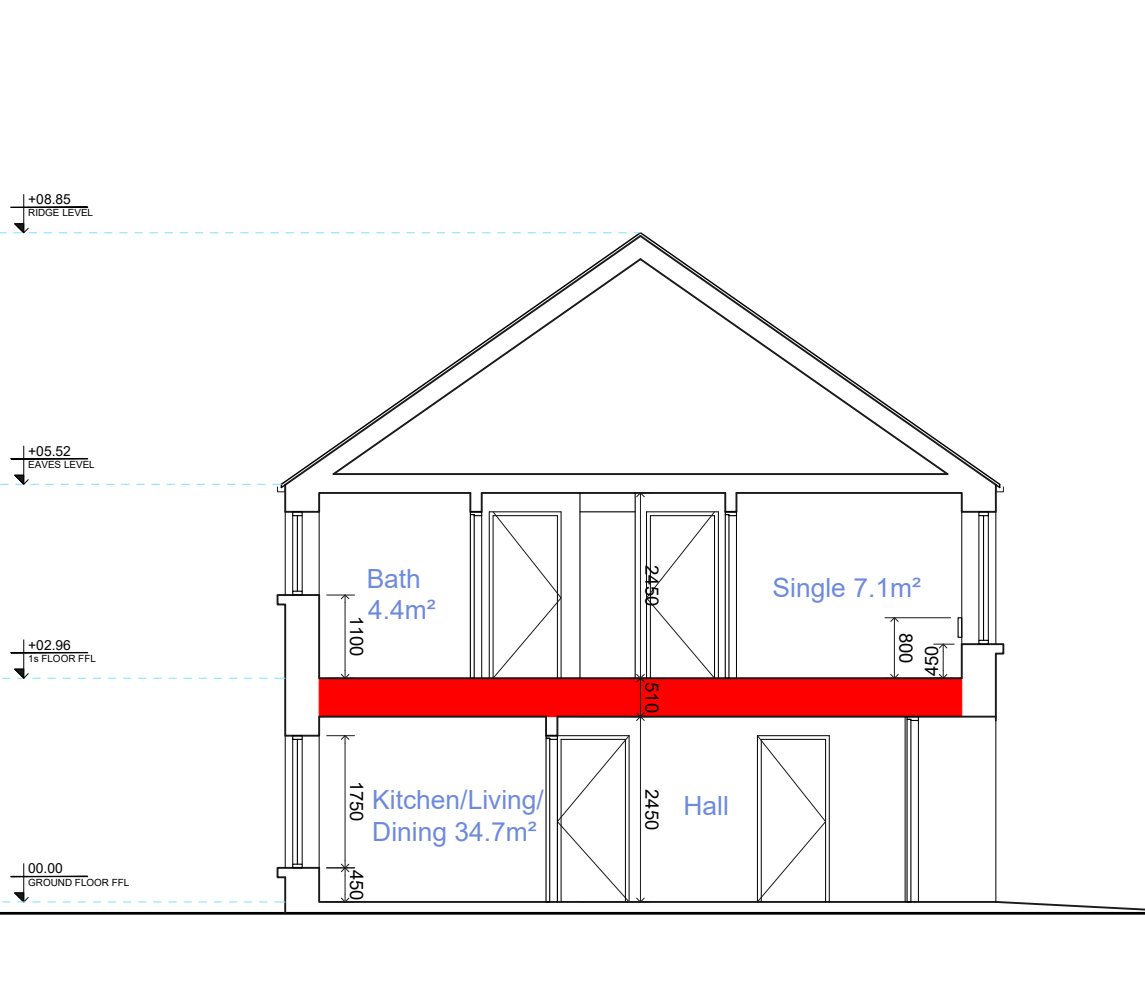
SIDE / GABLE ELEVATION (when ending on right)
Scale 1:100



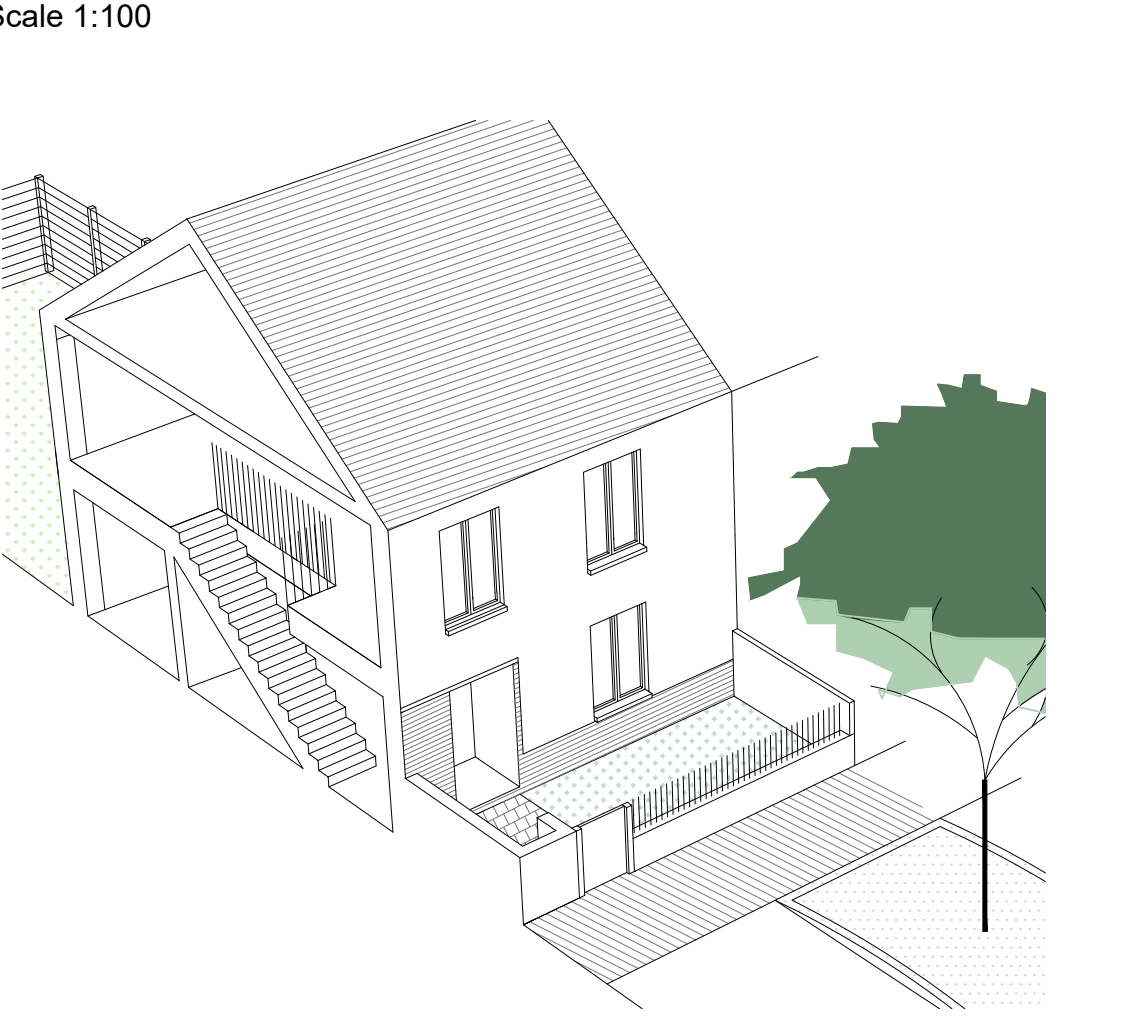
SIDE / GABLE ELEVATION (when ending on left)
Scale 1:100



REAR ELEVATION
Scale 1:100



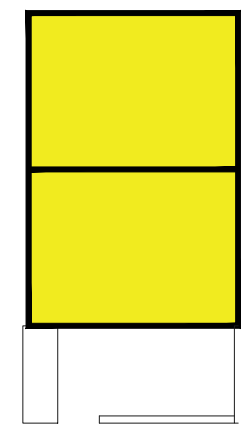
SECTION A-A
Scale 1:100



3D VIEW
nts

- 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 - H04
DoH Equivalent H8
3-Bed House, 2-Storey, 5P -
Mid Terrace V1



HOUSE NUMBER #
12,13,14,15,16,19,
20,21,22,23,28,29,30,
32,33,35,36,37

KEY PLAN
Refer to site plan for orientation and FFL

SCHEDULE OF ACCOMMODATION				
GROUND FLOOR	DoH min	DoH DMQM	DoH UD10%	PROVIDED
Kitchen / Dining / Living	- m²	- m²	- m²	48 m²
Visible WC	Part M	- m²		2.2 m²
General Storage	- m²	- m²		2.2 m²
Circulation	N / A	- m²		5.4 m²
Internal partition walls	N / A	N / A		1.7m² (210 mm thickness)
Staircase	N / A	N / A		1.8m²
FIRST FLOOR	DoH min	DMQM	DoH UD10%	PROVIDED
	- m²	- m²	- m²	49.9 m²
Main Bedroom	13m²	- m²		13.2 m²
Double Bedroom	11.4m²	- m²		11.8 m²
Single Bedroom	7.1m²	- m²		7.0 m²
Bathroom	- m²	- m²		4.4 m²
General Storage	- m²	- m²		2.5 m²
Hot Press	- m²	- m²		0.65m²
Circulation	N / A	- m²		4.5m²
Stair Void				2.8m² (void area included)
Internal partition walls				3.0m² (210 mm thickness)
AGGREGATE AREAS				
Living Area	34m²	- m²		34.7 m²
Bedroom Area	32 m²	- m²		32 m²
Storage	5m²	- m²		5.4 m²
Private Amenity Space	- m²	- m²		- m² (includes garden)
Internal partition walls	N / A	N / A		4.7 m² (210 mm thickness)
Internal partition walls		3.50m²		2.35 m² (100 mm thickness)
TOTAL FLOOR AREA	92 m²	98 m²	101.2m²	97.9 m² (210 mm thickness) 95.5 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
 - Window for Escape + Rescue - 0.33m² min. clear open section min 450 mm x 450 mm clear width + height available from opening sash above balustrade - Max. cill height of 450mm - ground below window suitable for ladder support. 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

PO2 02/05/2025	rev.	date	description	by
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PROJECT: GCC Social Housing D + B Portumna	DRAWING PURPOSE: Stage 1	DRAWN BY: E.N / R.F	APPROVED: DATE: 02/05/2025
CLIENT: Galway County Council	DRAWING SIZE: A1	SCALE: 1:100	REV. NO.: PO2

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