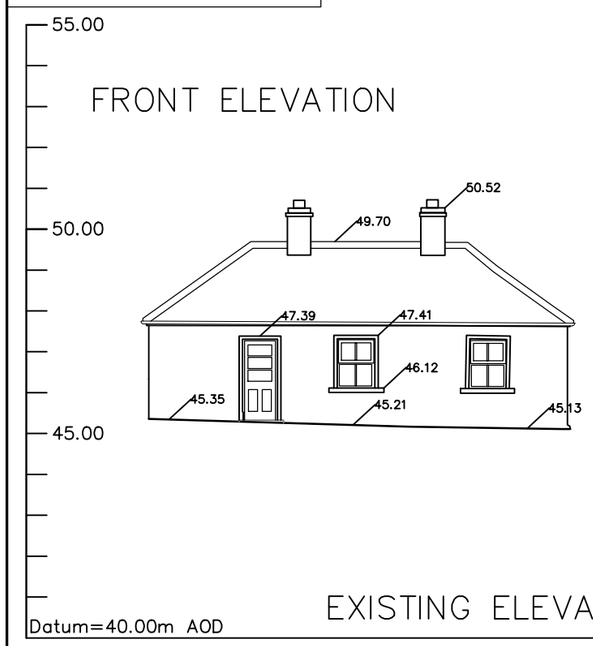
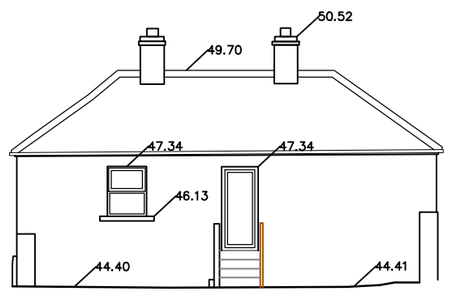
EXISTING LAYOUT

House E

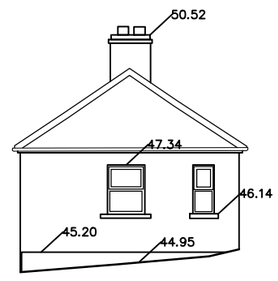


FRONT ELEVATION

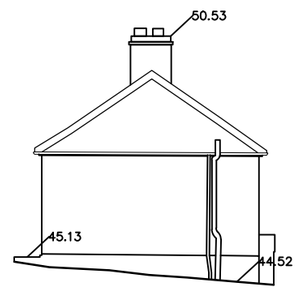
BACK ELEVATION



SIDE ELEVATION

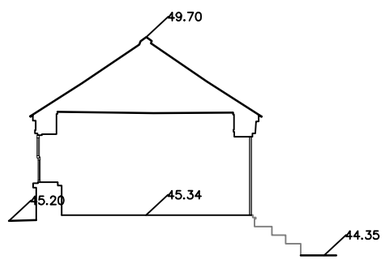


SIDE ELEVATION

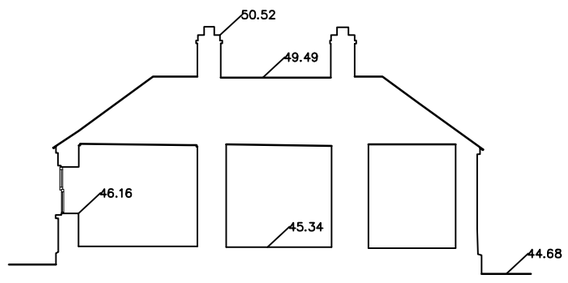


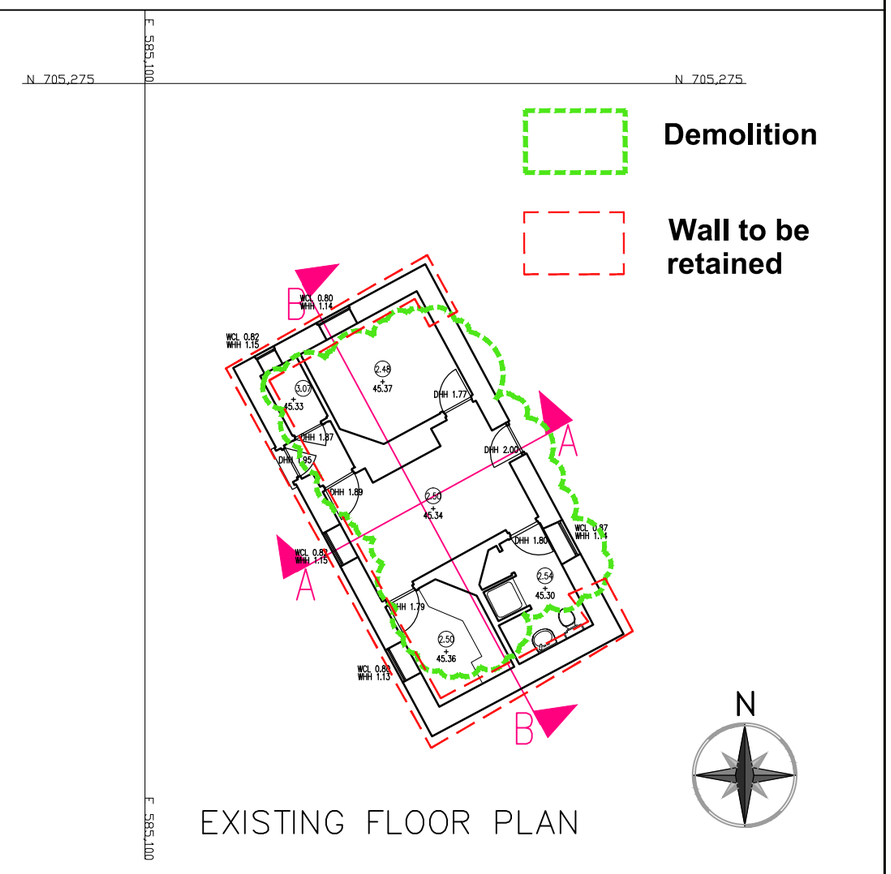
EXISTING ELEVATION

SECTION A



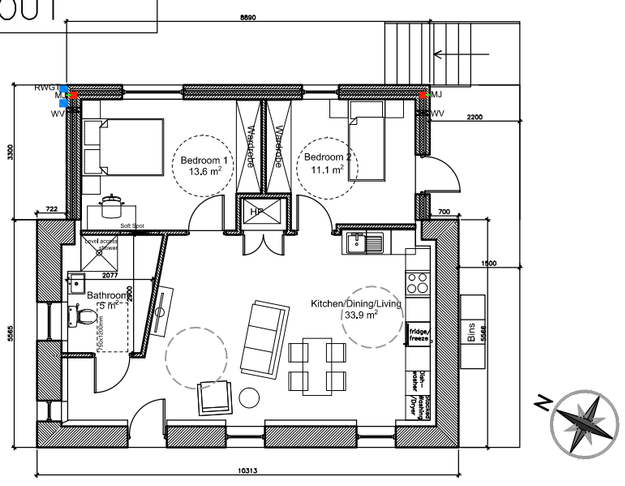
SECTION B



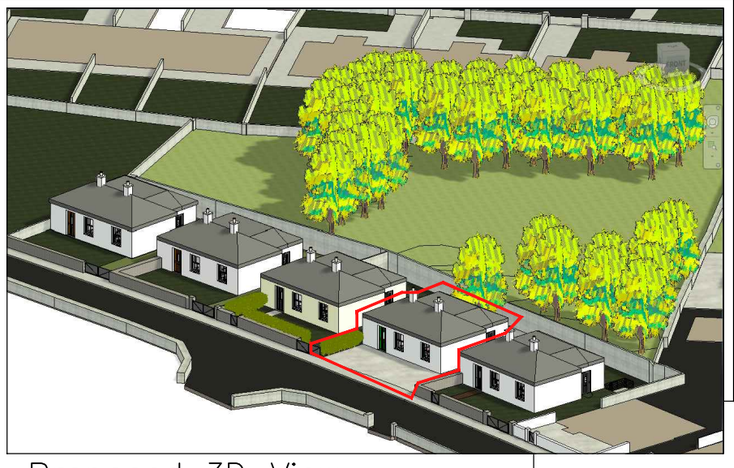


EXISTING FLOOR PLAN

PROPOSED LAYOUT

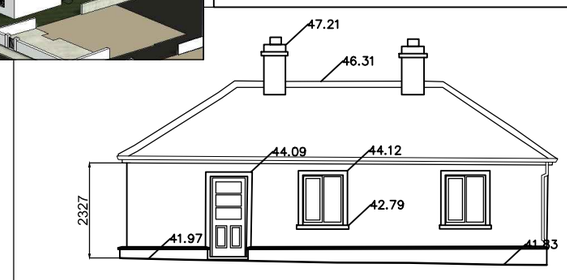


Proposed Floor Plan

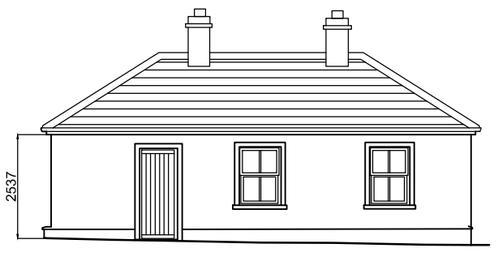


Proposed 3D View

DWELLING OPTION					
RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT. GUIDELINES		COMPARISON OF FLOOR AREA %
	ACTUAL WIDTH	ACTUAL AREA (SqM)	MIN. WIDTH	MIN. FLOOR AREA (M2)	
Bedroom 1	4.2	14.7	2.8	13.0	
Bedroom 2	2.6	9.5	2.1	7.1	
TOTAL STORAGE AREA		4.0		3.0	
TOTAL LIVING/KITCHEN/DINING AREA		31		28.0	
GROSS INTERNAL AREA		66.6		60.0	



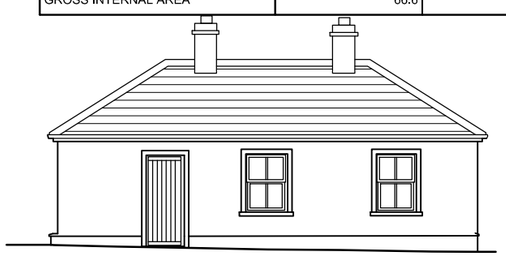
EXISTING ELEVATION



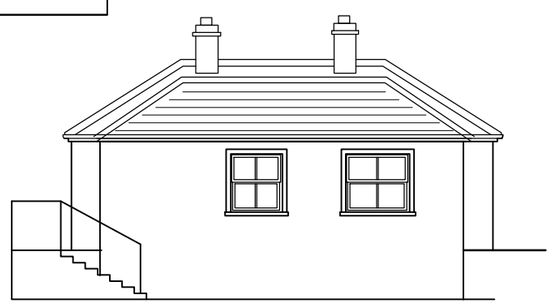
PROPOSED ELEVATION

ELEVATION COMPARISON STUDY

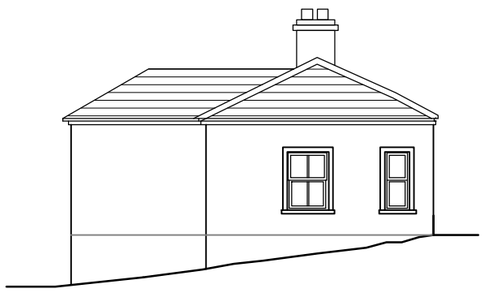
Increase height of the building by 200 mm to comply to building reg



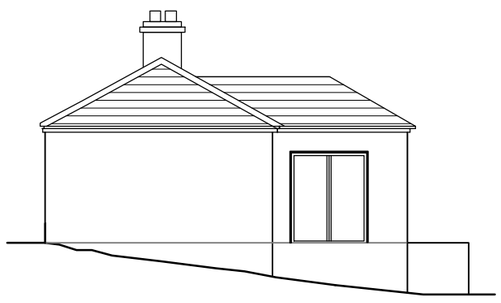
FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION

DEMOLITION WORK SCOPE:
All the ares highlighted with green to be demolished
1.0 INTERNAL DEMOLITION
1.1 Complete demolition of all internal walls
1.2 Careful removal of all existing floor finishes
1.3 Floor preparation and making good for future use
1.4 Complete removal of existing roof structure and covering

2.0 EXTERNAL WALL
2.1 Removal of all existing doors and windows
2.2 Making good of all external walls to all units
2.3 Complete demolition of all outbuildings and sheds in rear garden
2.4 Removal of all associated debris from site
2.5 External boundary wall highlighted to be repaired and made good
2.6 All asbestos removal as aper report

3.0 Retain External Front Boundaries

Ref Drawing 1010 for proposed scope of works

OUTLINE SPECIFICATION

NEW EXTERNAL WALLS
External- 350 or 465 mm block cavity wall with 100-215 inner leaf and 100 mm outer leaf with nap plaster finish or clay brick white mortar. 110mm PIR insulation W/mk 0.022 thermal conductivity fixed to inner leaf of cavity.

INTERNAL WALLS
GF - 100/215 mm block, gypsum hardcoat plaster both sides and skim finish.

CEILINGS
All ceilings to be one layer of 15mm plasterboard with skim finish. Moisture resistant (foil backed in wet areas) plasterboard to be used in all bath / shower rooms.

EXISTING EXTERNAL WALL
Dryline interanlly- 100 PIR

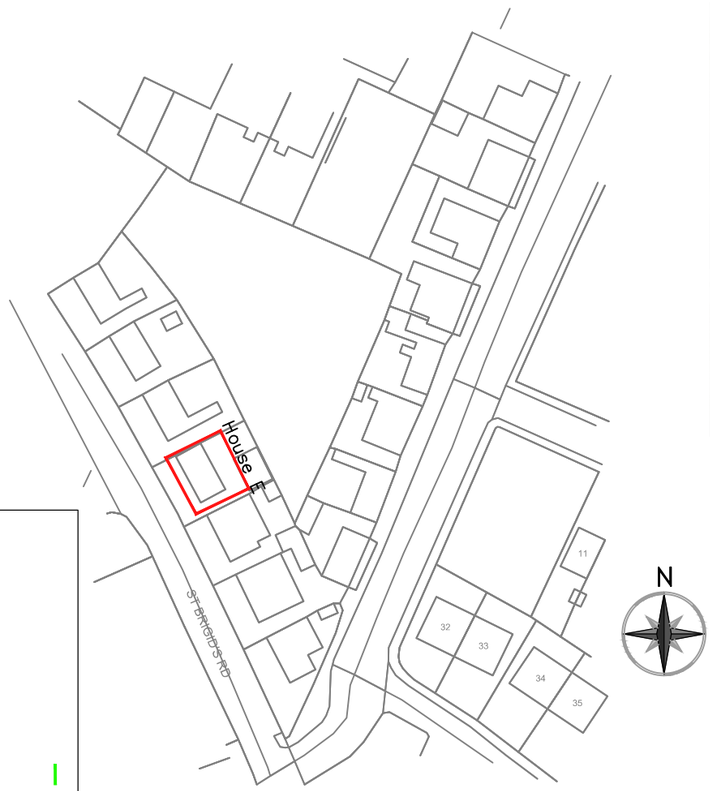
ROOF
Natural Slate

FALSE CHIMNEY PROPOSED

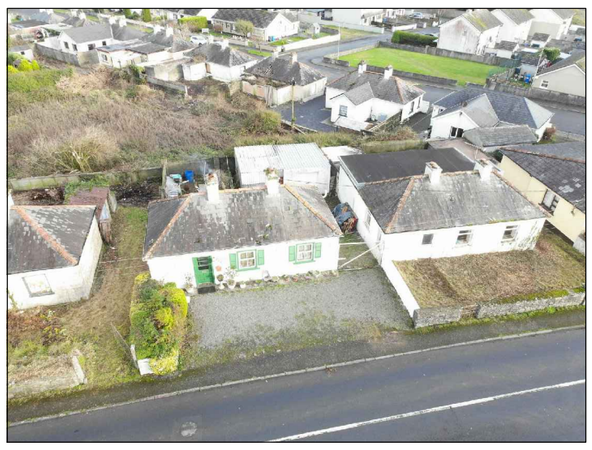
DOORS AND WINDOWS
Heritage Sash (Front)
Heritage Panelled Front Door

MJ = Full height vertical movement joint

WV = 5 inch Wall Vent with Acoustic Ral Coloured Finish to match windows



Key Plan



Existing House E

ISSUED FOR PLANNING

CLIENT: Galway County Council
PROJECT: 11 Unit Social Housing Scheme Refurishment St. Bridget's Road, Portumna
TITLE: Existing and Proposed Plan, elevation House E

Code	Originator	Zone	level	Type	Role	Number	Status	Revision
2756	HLA	00	ZZ	DR	A	1103		

SCALE: 1:150 A2 DATE: Mar 2025 DRW BY: SS APP BY:

HASSETT LEYDEN ASSOCIATES
ARCHITECTS & CIVIL ENGINEERS
ROSLEVAN SHOPPING CENTRE
TULLA ROAD, ENNIS, CO. CLARE
Tel: 065-6828422 (V95 YN93)