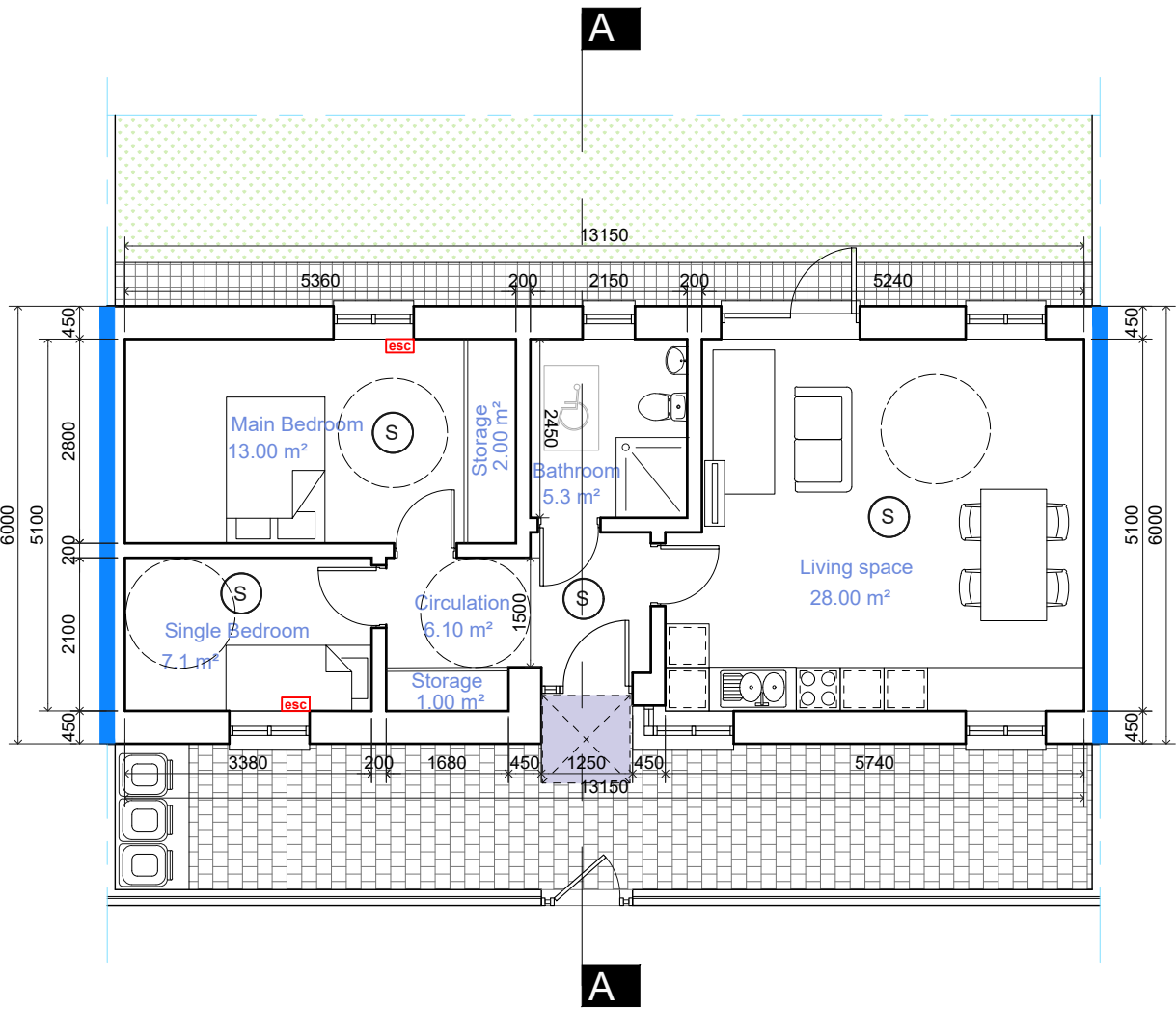
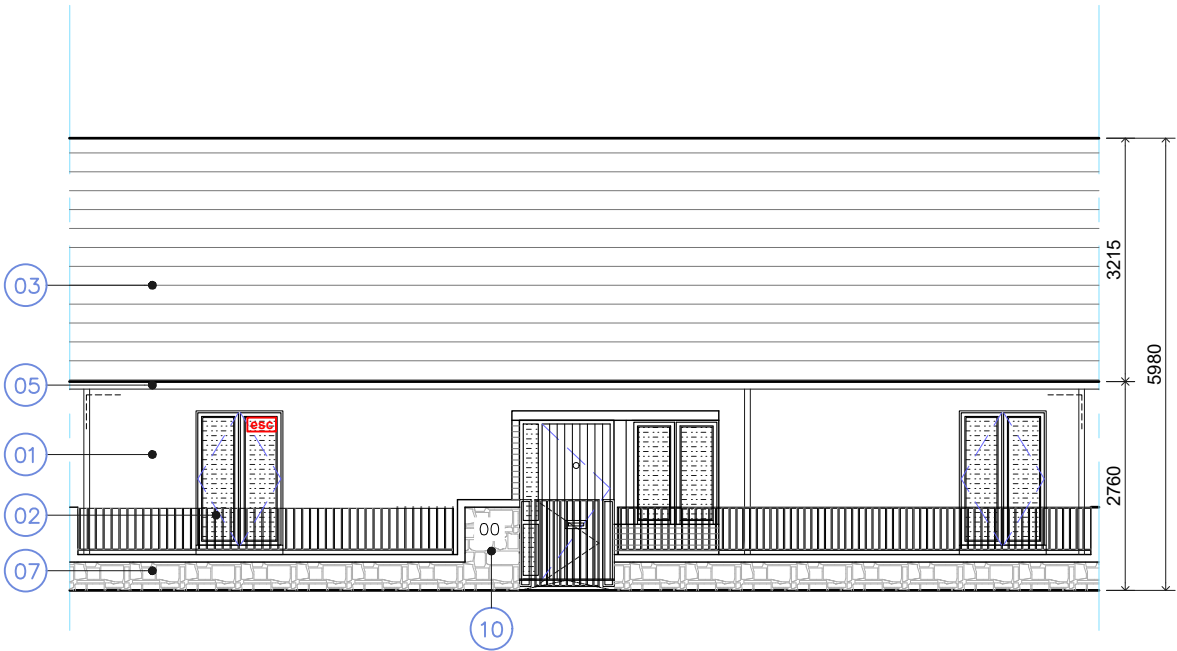




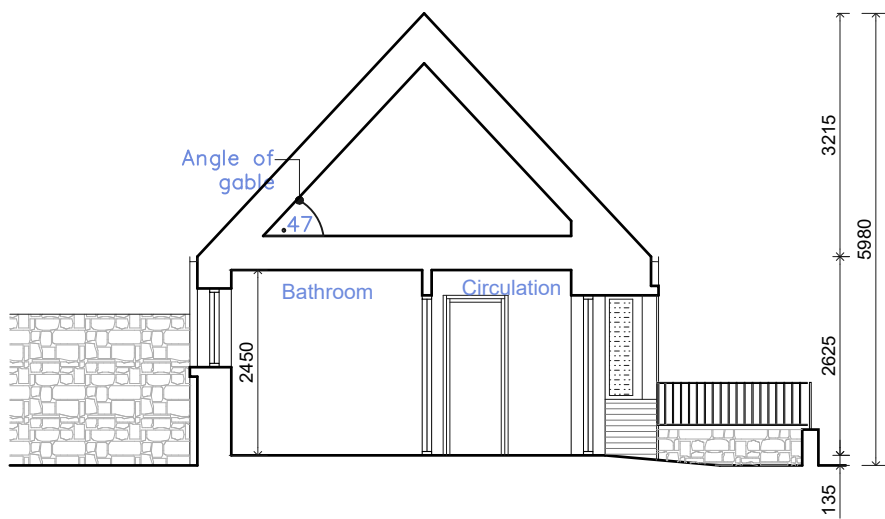
GROUND FLOOR PLAN
Scale 1:100



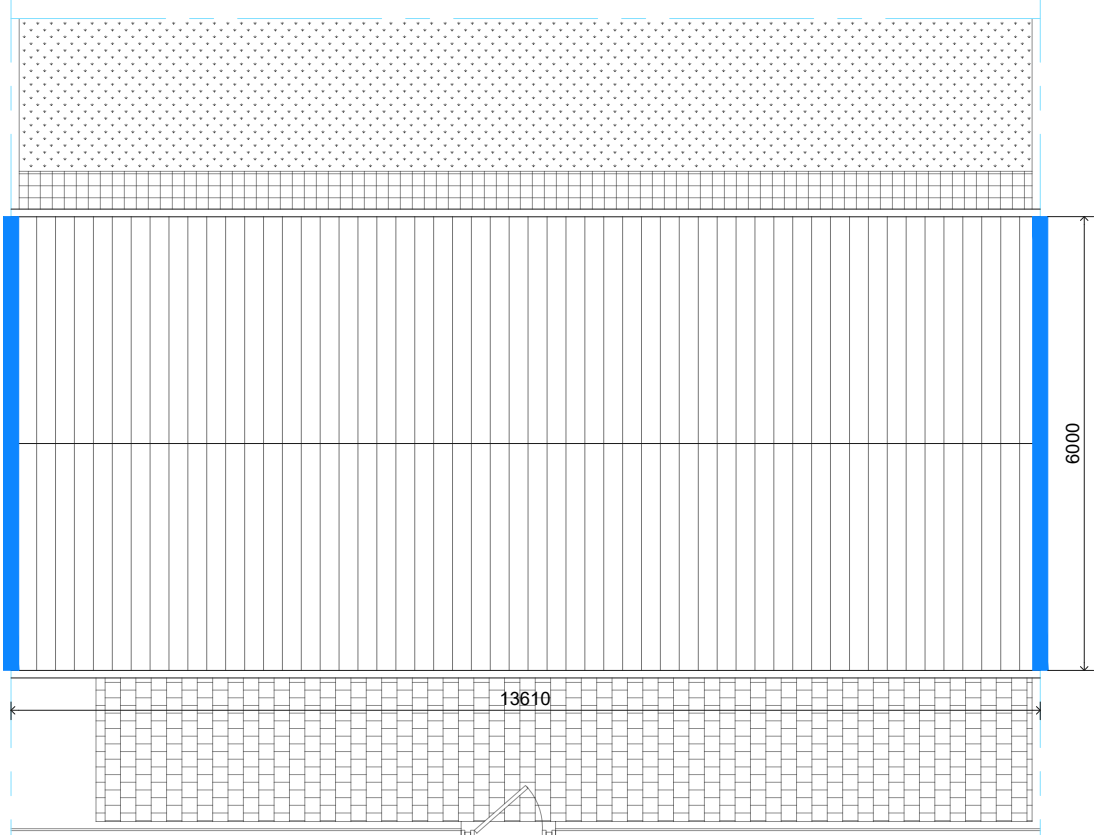
FRONT ELEVATION (Within curtilage)
Scale 1:100



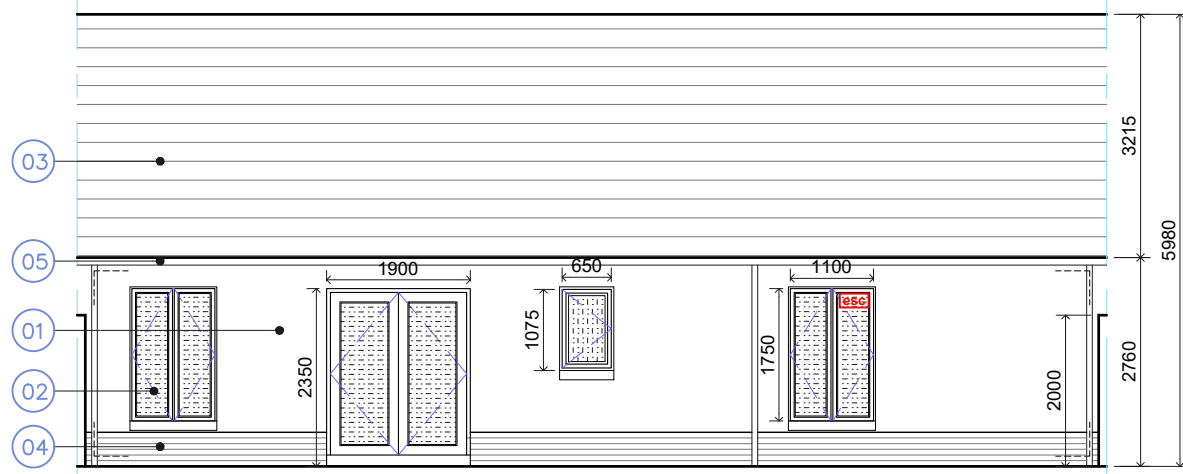
FRONT ELEVATION (From the street)
Scale 1:100



SECTION A-A
Scale 1:100



ROOF PLAN
Scale 1:100

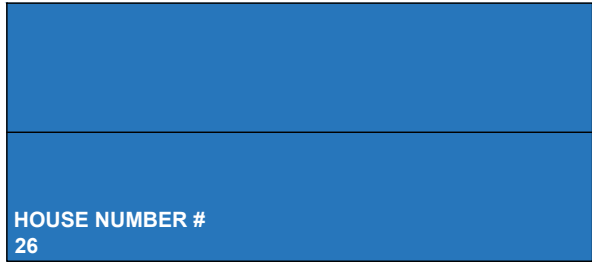


REAR ELEVATION (Within curtilage)
Scale 1:100

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 - B01
DoH Equivalent H16
2-Bed House, 1-Storey, 3P -
Terraced house - UDGf



KEY PLAN

Refer to site plan for orientation and FFL

SCHEDULE OF ACCOMMODATION

GROUND FLOOR	DoH min	DMIQM min	DoH min UD10%	PROVIDED
Kitchen / Dining/ Living	60.00 m²	- m²	66.00 m²	65.90 m²
Main Bedroom	13m²	- m²	-	13.00m²
Single Bedroom	7.10 m²	- m²	-	7.10m²
Visitable WC	Part M	-m²	-	5.3m²
General Storage	3.00 m²	- m²	-	3.00m²
Hot Press	1.00 m²	- m²	-	1.00 m²
Circulation	N / A	- m²	-	6.10m²
Internal partition walls	N / A	N / A	-	3.40 m² (210 mm thickness)
AGGREGATE m²	DoH min	DMIQM min	DoH min UD10%	PROVIDED
Living Area	28.00 m²	- m²	-	28.00m²
Bedroom Area	20.00 m²	- m²	-	20.10 m²
Storage	3.00m²	- m²	-	3.00m²
Private Amenity Space	-m²	-	-	50 m2 (includes garden)
Internal partition walls	N / A	N / A	-	3.40 m2 (210 mm thickness)
Internal partition walls	-	3.50m²	-	1.70 m2 (100 mm thickness)
TOTAL FLOOR AREA	60.00 m²	-	66.00 m²	65.90 m² (210 mm thickness) 64.20 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

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PROJECT:
GCC Social Housing D + B Portumna

CLIENT:
GCC

DRAWING:
Floor Plan
1 Storey 2 Bed House - Terrace House - UDGf

DRAWING PURPOSE:	DRAWN BY:	APPROVED:	DATE:
Stage 1	G.P.		02/05/2025
DRAWING SIZE:	SCALE:	DRAWING REFERENCE:	REV. NO.:
A1	1:100	2390-SHP-SJK-DR-B01	P00

P00 02/05/2025

rev. | date | description

by



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