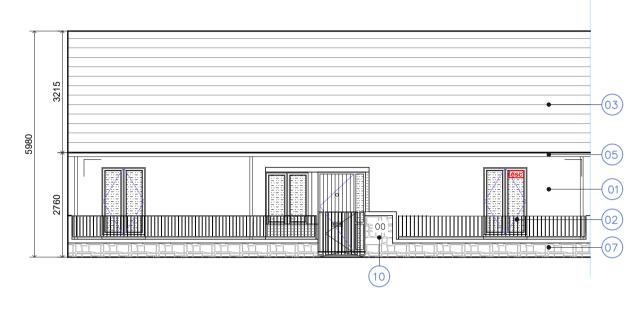




FRONT ELEVATION (Within curtilage)

Scale 1:100

Scale 1:100

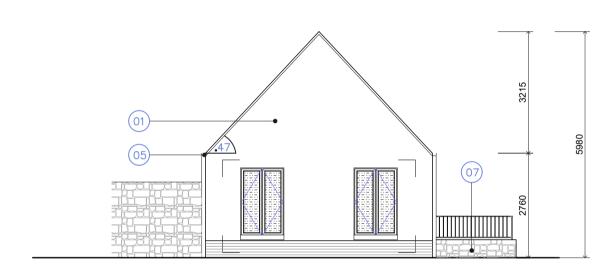


FRONT ELEVATION (From the street) Scale 1:100

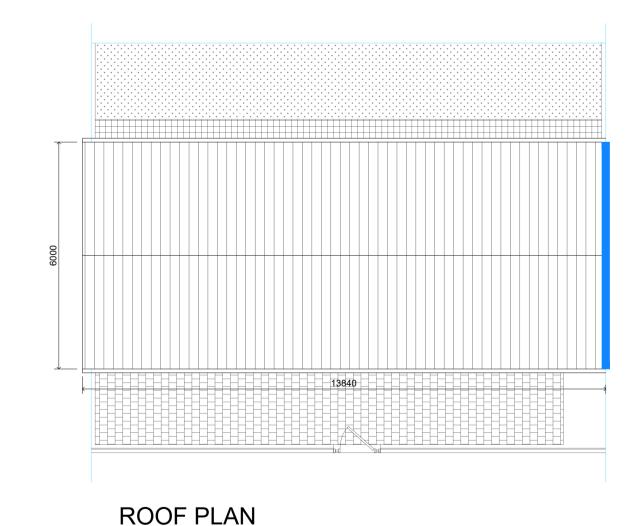




SECTION A-A



GABLE END Scale 1:100





REAR ELEVATION (Within curtilage)

Conditions of use of this drawing

Scale 1:100

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For planning purposes only

DR - B03

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

EXTERNAL FINISHES LEGEND

(01) Render Finish on masonry outer leaf.



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.

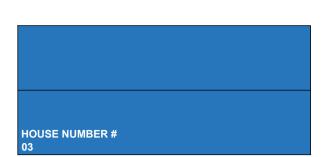
08) Concrete / panelled boundary finish in contrast to surrounding ashlar with rear garden access incorporated

09 Bike Rack.

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

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	DoH DMfQM H16 type	DoH UD10%	PROVIDED
	60.00 m²	68.80m²	66.00 m²	65.90 m²
Kitchen / Dining/ Living	28.00 m²	- m²		28.00m²
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 m ²	- m²		1.00 m²
Circulation	N/A	- m²		6.10m²
Internal partition walls	N/A	N/A		3.40 m² (210 mm thickness)
AGGREGATE m ²	DoH min	DMfQM	DoH UD10%	PROVIDED
Living Area	28.00 m²	- m²		28.00m²
Bedroom Area	20.00 m ²	- 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)

COMPLIANCE AUDIT LEGEND



TOTAL FLOOR AREA

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

65.90 m² (210 mm thickness

FSC - 60 MINUTES (compartment



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

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

1.2m x 1.2m clear space in front

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 balaustrade 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

P00 02/05/2025

rev. | date | description



02/05/2025

GCC Social Housing D + B Portumna

1 Storey 2 Bed House - Terrace House - UDGF

DRAWING REFERENCE:

2390-SHP-SJK-DR-B03

CLIENT:

Floor Plan

GCC

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