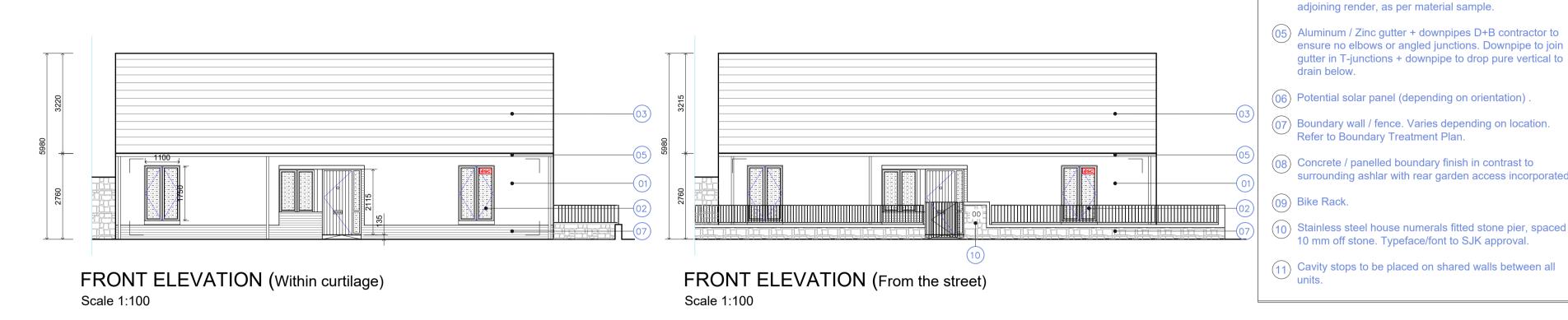
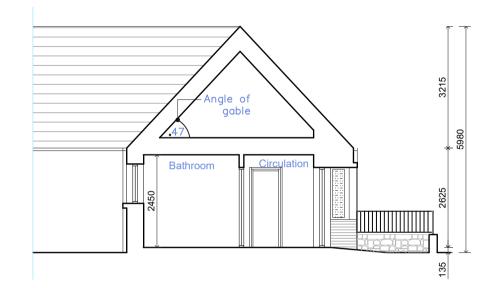


**GROUND FLOOR PLAN** 

Scale 1:100

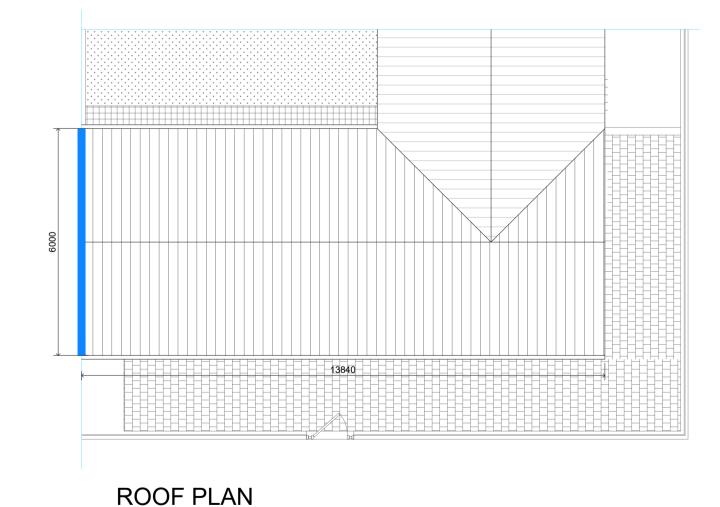




**SECTION A-A** Scale 1:100



**GABLE END** Scale 1:100



Other property

REAR ELEVATION (Within curtilage) Scale 1:100

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Scale 1:100

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## GCC Social Housing D + B Portumna GCC DRAWING:

EXTERNAL FINISHES LEGEND

(01) Render Finish on masonry outer leaf.

panels glass equal sub width.

face of wall.

(02) High performance timber or aluminium windows + doors

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

(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

gutter in T-junctions + downpipe to drop pure vertical to

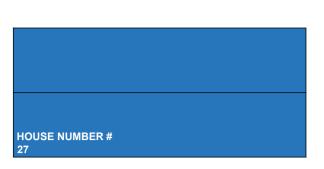
10 mm off stone. Typeface/font to SJK approval.

Plane of window frame must be at least 110 mm from

Floor Plan 1 Storey 2 Bed House - Terrace House - UDGF 02/05/2025 REV. NO.

2390-SHP-SJK-DR-B04

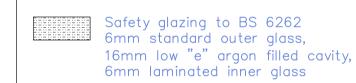
# DR - B04 **DoH Equivalent H16** 2-Bed House, 1-Storey, 3P -Terraced house - UDGF



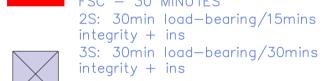
**KEY PLAN** Refer to site plan for orientation and FFL

SCHEDI	ULE OF	ACCOM	IMODAT	TON
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 m <sup>2</sup>	- m²		3.00m <sup>2</sup>
Hot Press	1.00 m²	- m²		1.00 m <sup>2</sup>
Circulation	N/A	- m²		6.10m²
Internal partition walls	N/A	N/A		3.40 m <sup>2</sup> (210 mm thickness
AGGREGATE m²	DoH min	DMfQM	DoH UD10%	PROVIDED
Living Area	28.00 m²	- m²		28.00m²
Bedroom Area	20.00 m <sup>2</sup>	- m²		20.10 m <sup>2</sup>
Storage	3.00m²	- m²		3.00m <sup>2</sup>
Private Amenity Space	-m²			50 m2 (includes garder
Internal partition walls	N/A	N/A		3.40 m2 (210 mm thickness
Internal partition walls		3.50m²		1.70 m2 (100 mm thicknes
TOTAL FLOOR AREA	60.00 m²	68.80m²	66.00 m²	65.90 m² (210 mm thick)
				64.20 m² (100 mm thick)

#### COMPLIANCE AUDII LEGEND



FSC — 60 MINUTES (compartment FSC - 30 MINUTES



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.

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

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www.sjk.ie

For planning purposes only