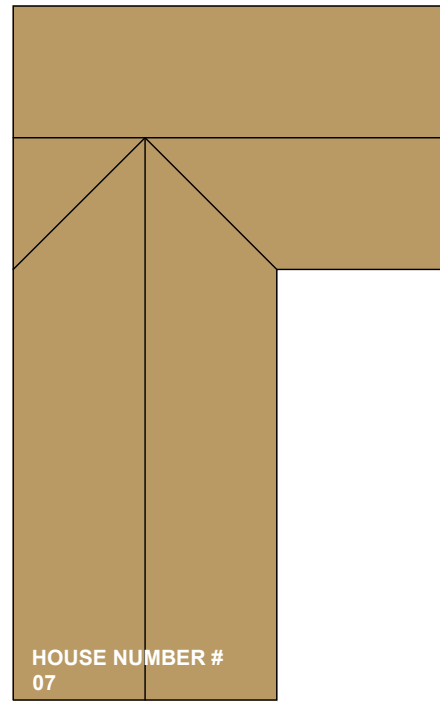


EXTERNAL FINISHES LEGEND

- 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 - B06
DoH Equivalent A6
3-Bed House, 1-Storey, 5P -
Terraced house - UDGF



KEY PLAN

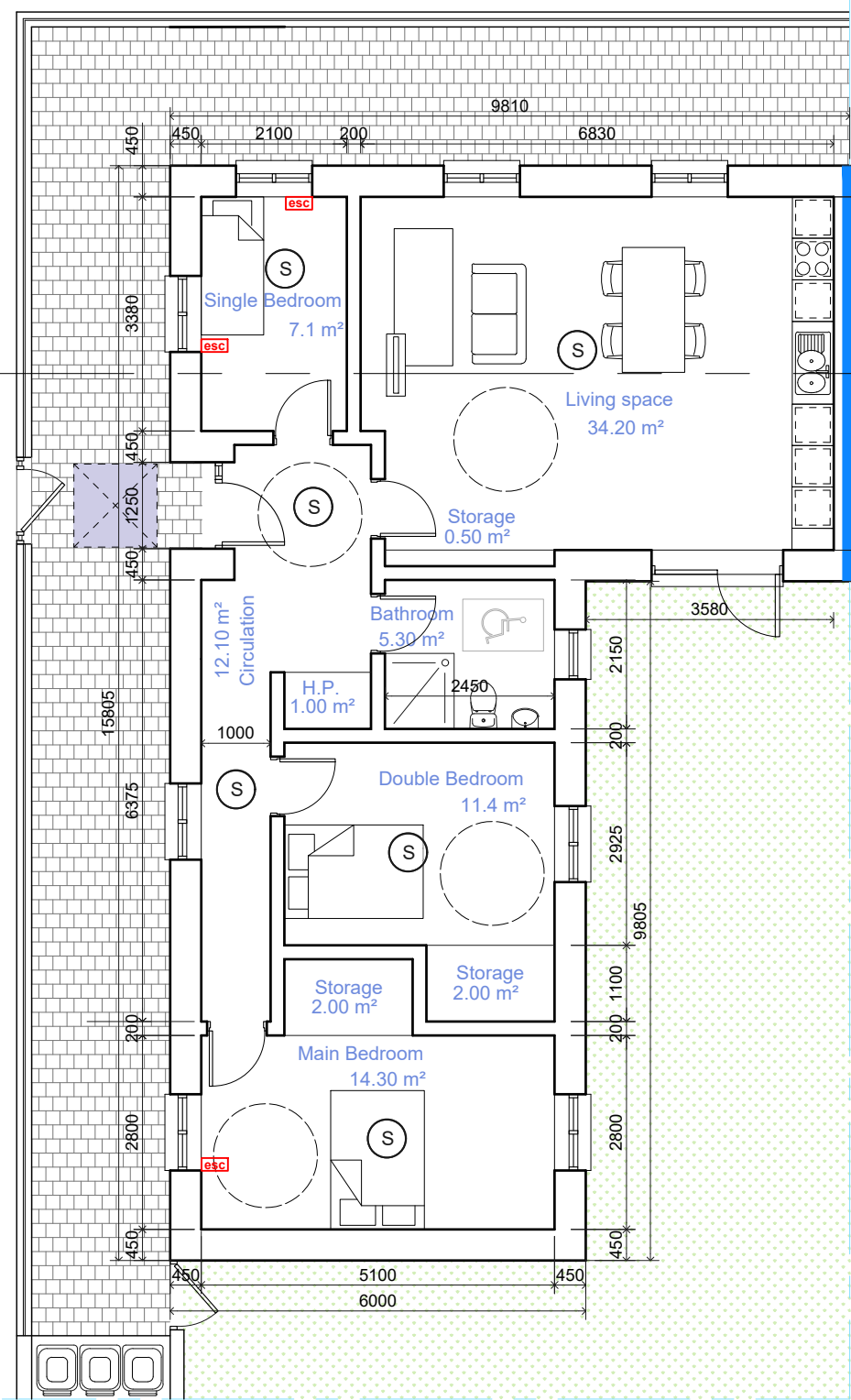
Refer to site plan for orientation and FFL

APT 1 SCHEDULE OF ACCOMMODATION				
GROUND FLOOR	DoH min	DoH DORM 1st floor	DoH UD10%	PROVIDED
	63 m²	70.3 m²	69.3 m²	95.50 m²
Living / Kitchen / Dining	34m²	34 m²		34.20m²
Main Bedroom	13m²	14.20 m²		14.30 m²
Double Bedroom	11.4m²	8.00 m²		11.4 m²
Single Bedroom	7.1m²	8.00 m²		7.1 m²
Bathroom	PART M	5.40 m²		5.3 m²
General Storage	9m²	5.10 m²		5.50 m²
Hot Press	1m²	1.30 m²		1 m²
Circulation	N / A	8.50 m²		12.10 m²
Sub Total				89.90 m²
AGGREGATE AREAS				
Living Area	34m²	27.90 m²		34 m²
Bedroom Area	32 m²	22.20 m²		32.80 m²
Storage	5m²	5.10 m²		5.50 m²
Private Amenity Space	9m²			50 m2 (includes garden)
Internal partition walls	N / A	N / A		5.40 m2 (210 mm thickness)
Internal partition walls		3.50m²		2.70 m2 (100 mm thickness)
TOTAL FLOOR AREA	90 m²	99.7 m²	99 m²	95.50 m² (210 mm thickness) 92.80 m² (160 mm thickness)

COMPLIANCE AUDIT LEGEND

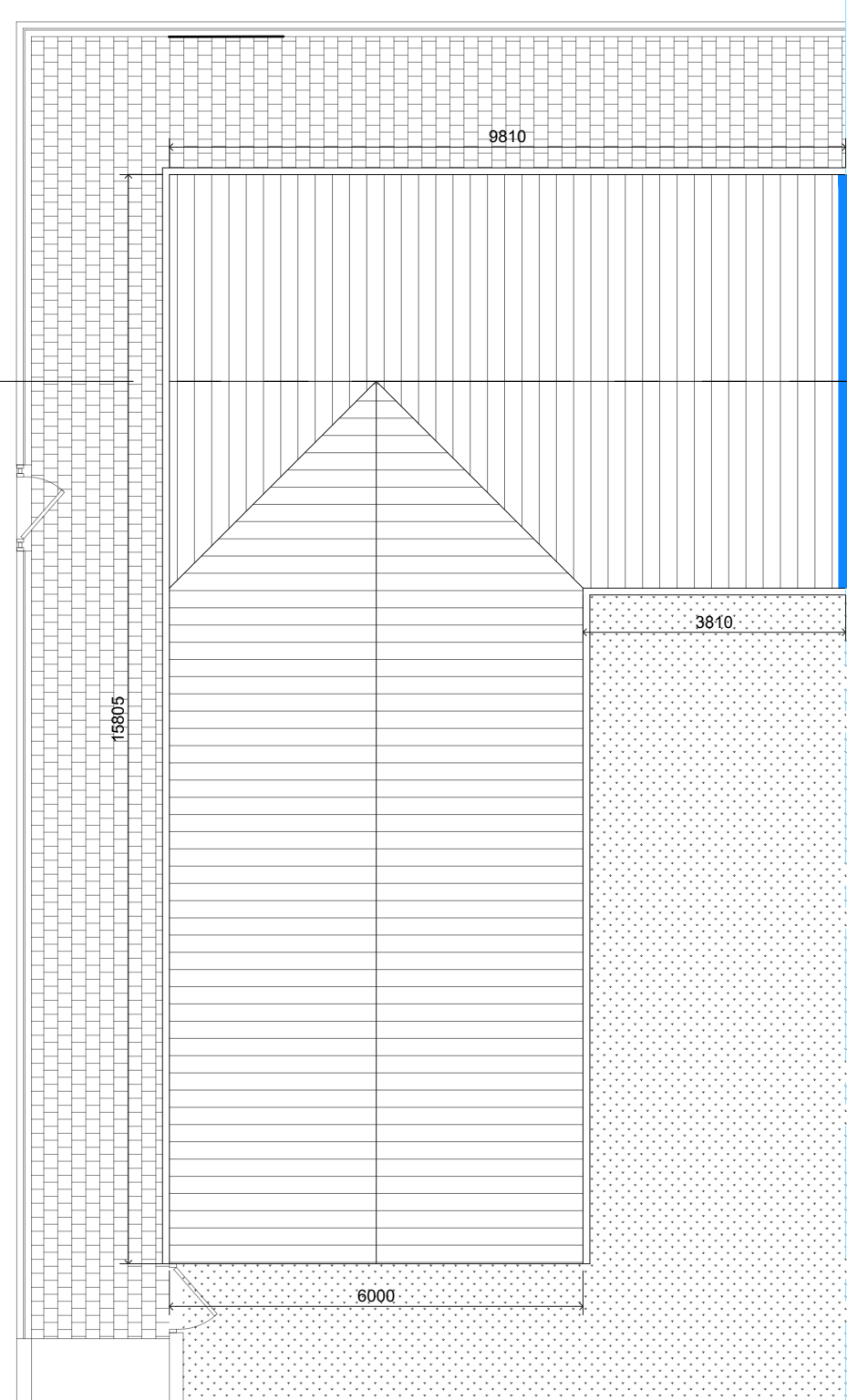
- Safety glazing to BS 6262
6mm standard outer glass,
16mm low "e" argon filled cavity,
6mm laminated inner glass
- FSC – 60 MINUTES (compartment wall)
- FSC – 30 MINUTES
2S: 30min load-bearing/15mins integrity + ins
3S: 30min load-bearing/30mins integrity + ins
1.2m x 1.2m clear space in front of all 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 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
- 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



GROUND FLOOR PLAN

Scale 1:100



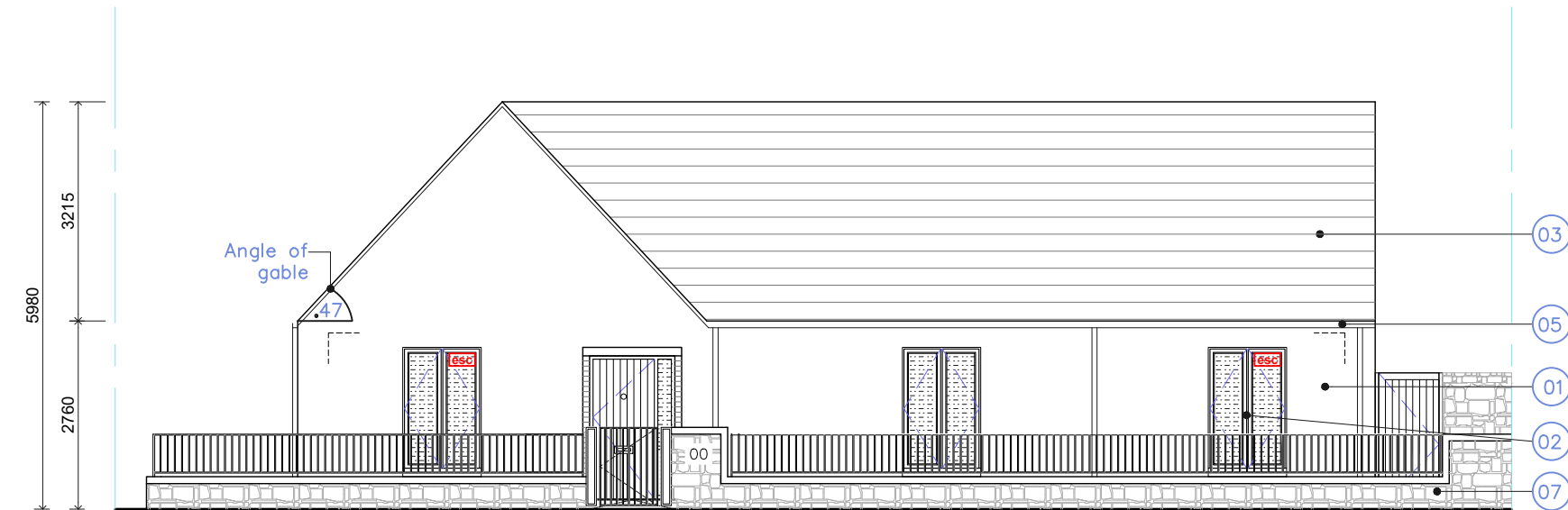
ROOF PLAN

Scale 1:100



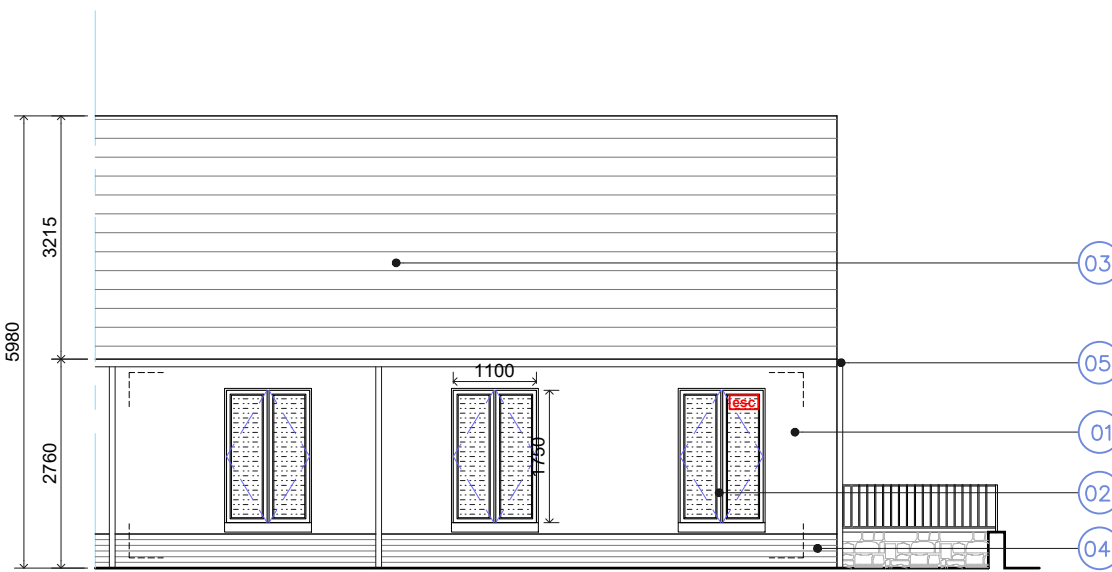
FRONT ELEVATION (Within curtilage)

Scale 1:100



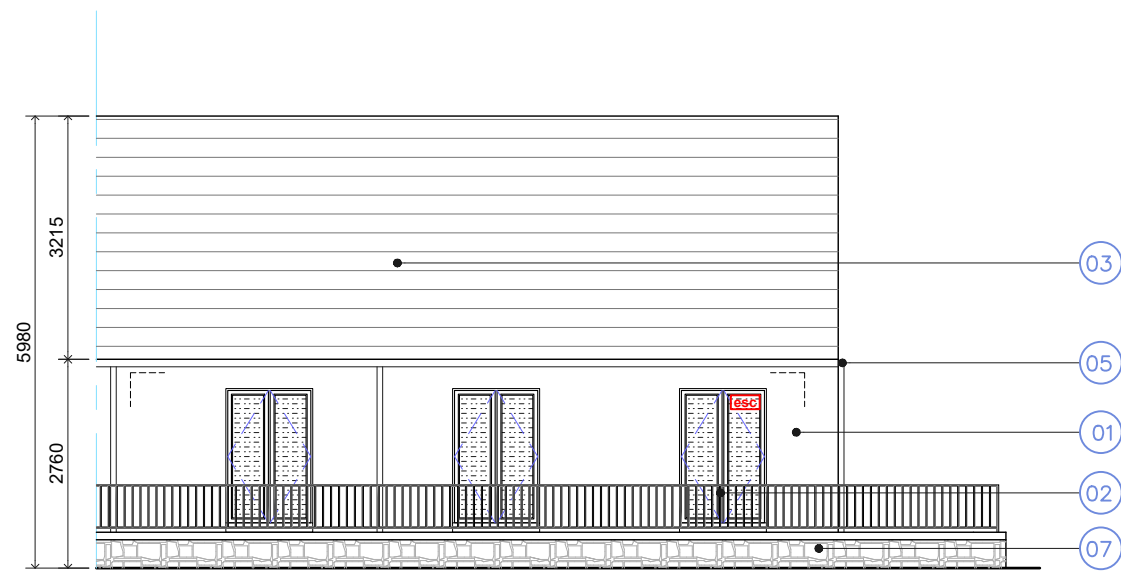
FRONT ELEVATION (From the street)

Scale 1:100



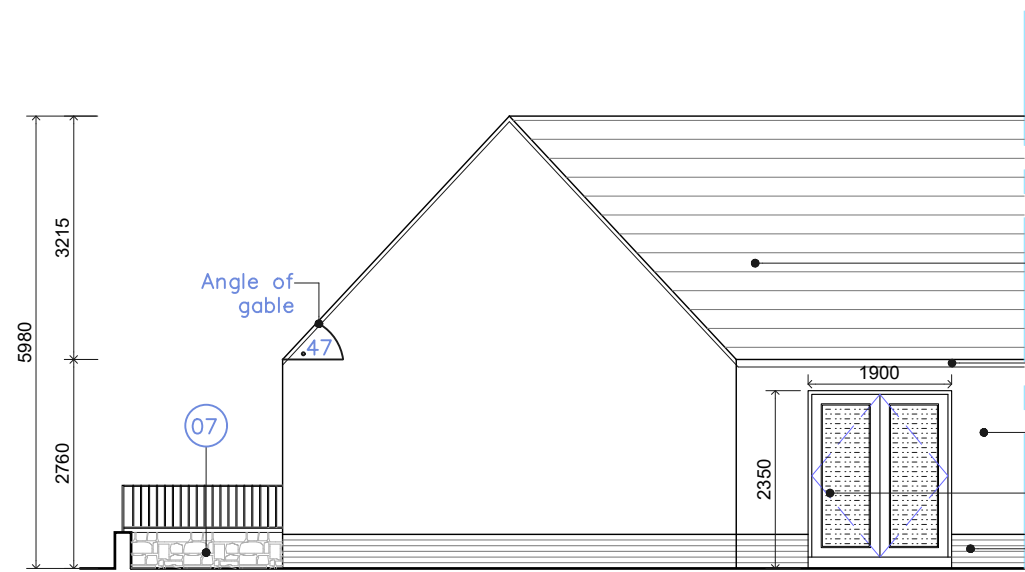
GABLE END (Within curtilage)

Scale 1:100



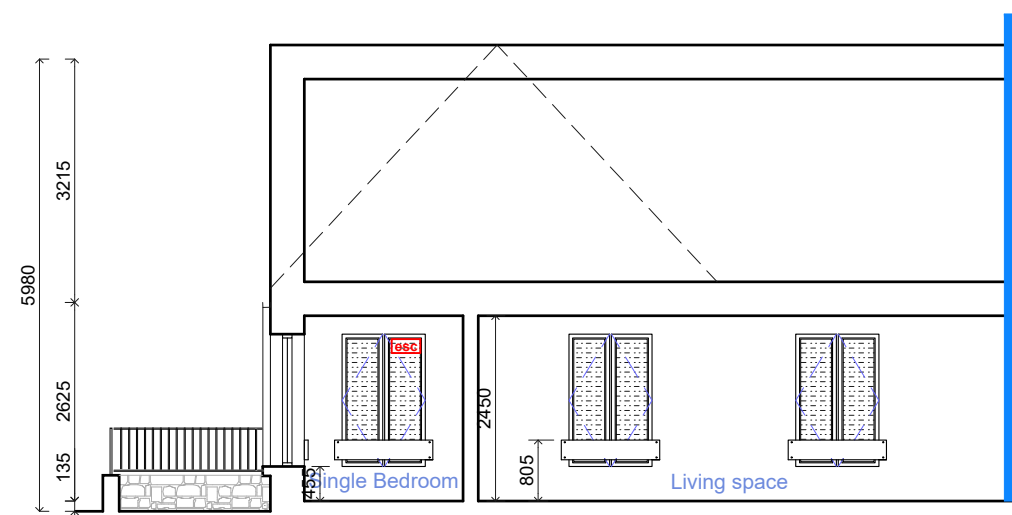
GABLE END (From the street)

Scale 1:100



REAR ELEVATION (Within curtilage)

Scale 1:100



SECTION A-A

Scale 1:100

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PROJECT: GCC Social Housing D + B Portumna			
CLIENT: GCC			
DRAWING: Floor Plan			
1 Storey 3 Bed House - Terrace House - UDGF			
DRAWING PURPOSE: Stage 1	DRAWN BY: G.P.	APPROVED: G.P.	DATE: 02/05/2025
DRAWING SIZE: A1	SCALE: 1:100	DRAWING REFERENCE: 2390-SHP-SJK-DR-B06	REV. NO. P00

P00 02/05/2025
rev. | date | description | by

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