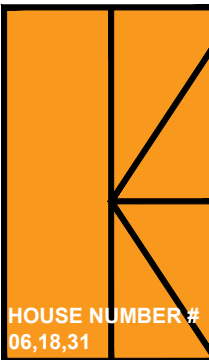


EXTERNAL FINISHES LEGEND

- (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 Gyalway 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 - H02
DoH equivalent H12
3-Bed House, 2-Storey, 5P -
End Terrace (RHS) V2

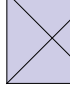


HOUSE NUMBER 11
85,16,31

KEY PLAN
Refer to site plan for orientation and FFL

SCHEDULE OF ACCOMMODATION				
GROUND FLOOR	DoH	DoH DINION	DoH	PROVIDED

	min	# type	DU10%
	- m ²	- m ²	49.1m ³
Kitchen / Dining	-m ²	- m ²	14.8m ³
Living	13m ²	- m ²	19.3 m ³
Visitable WC	Part M	-m ²	2.3 m ³
General Storage	-m ²	- m ²	0.7 m ³
Hot Press	-m ²	- m ²	2.7 m ³
Circulation	N / A	- m ²	4.4 m ³
Internal partition walls	N / A	N / A	2.17m ³ (210 mm thickness)
Staircase	N / A	N / A	2.7m ³
FIRST FLOOR	D₀H₁ min	DMQM	PROVIDED
	- m ²	- m ²	50.4m ³
Main Bedroom	13m ²	- m ²	13.5 m ³
Double Bedroom	11.4m ²	- m ²	11.4 m ³
Single Bedroom	7.1m ²	- m ²	7.1 m ³
Bathroom	-m ²	-m ²	4.1 m ³
General Storage	-m ²	-m ²	2.11 m ³
Circulation	N / A	-m ²	5.9 m ³
Stair Void			3m ³ (void area included)
Internal partition walls			3m ³ (210 mm thickness)
AGGREGATE AREAS			
Living Area	34m ²	- m ²	34.1 m ³
Bedroom Area	32 m ²	- m ²	32 m ³
Storage	5m ²	- m ²	5.5m ³
Private Amenity Space	-m ²		40 m ² (includes garden)
Internal partition walls	N / A	N / A	47 m ² (210 mm thickness)
Internal partition walls		3.50m ²	2.35 m ² (100 mm thickness)
TOTAL FLOOR AREA	92 m²	98 m²	99.5 m² (210 mm thickness)
			97.15 m² (100 mm thickness)

	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
	25: 30min load-bearing/15mins integrity + ins 35: 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. sill 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

P03 02/05/2025			
rev.	date	description	by

SK

Simon J Kelly Architects
21 Middle Street,
Galway
+353 91 56 2949

Cox's Yard,
Westport, Mayo
+353 98 24 414

mail@sjk.ie
www.sjk.ie

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