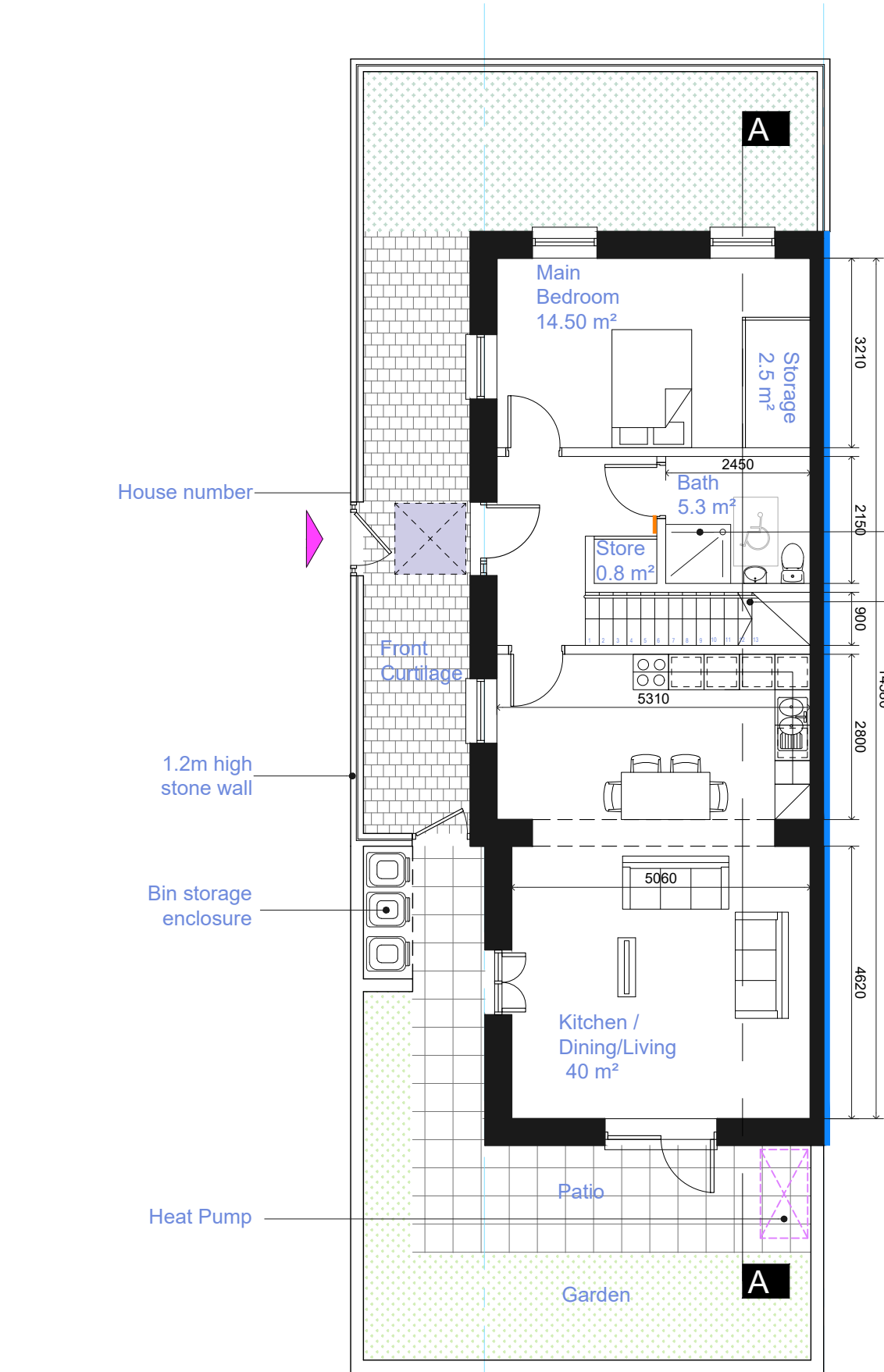
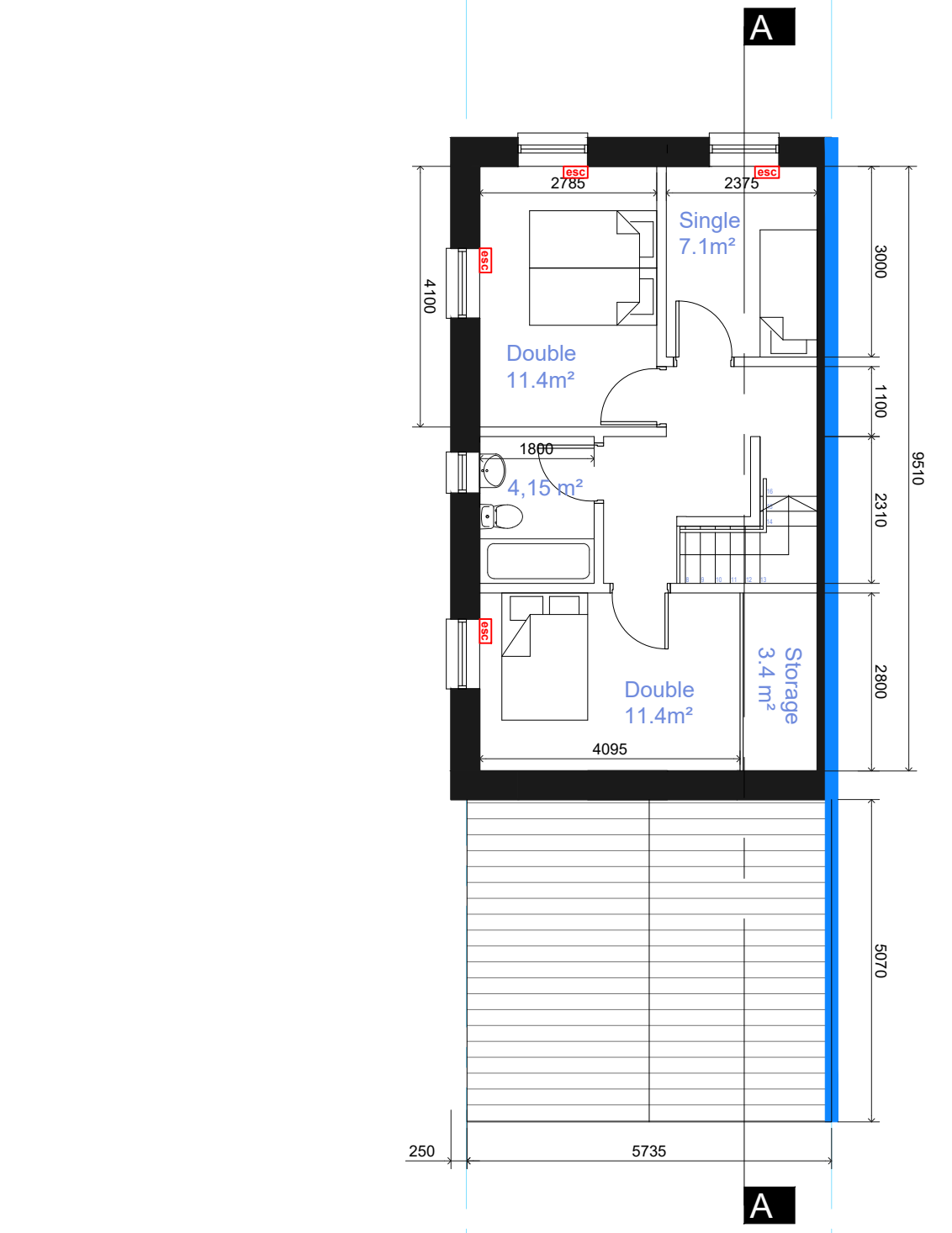
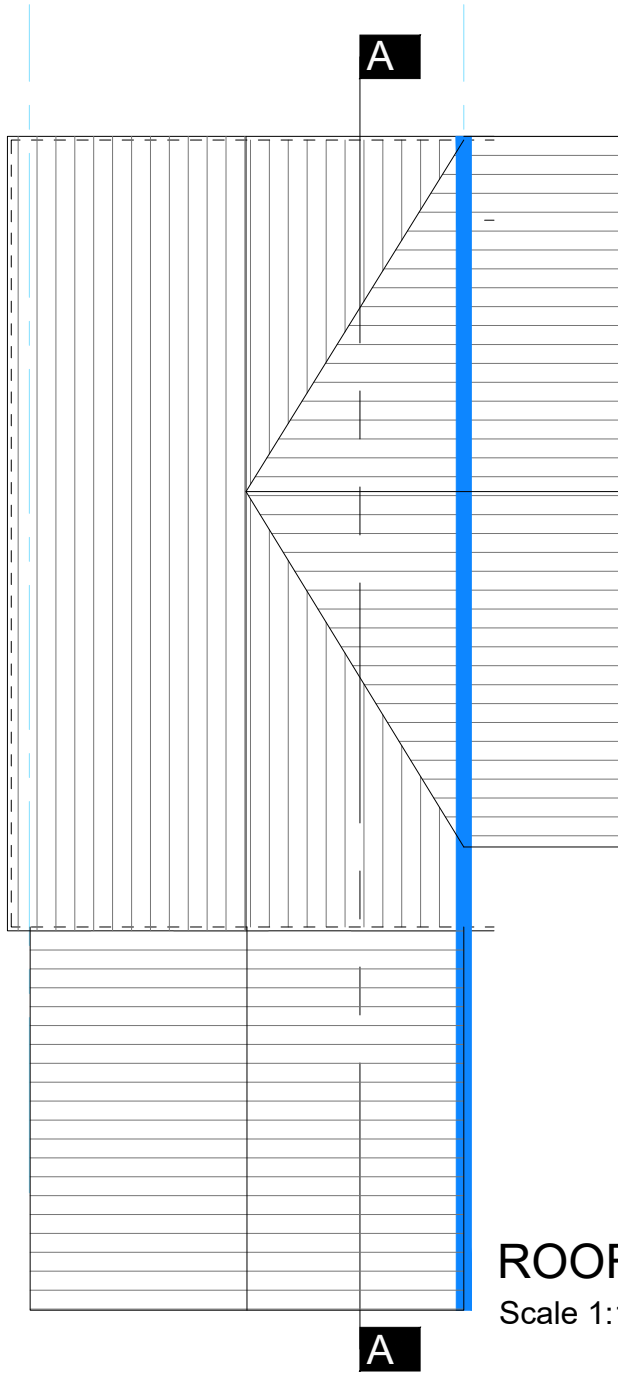




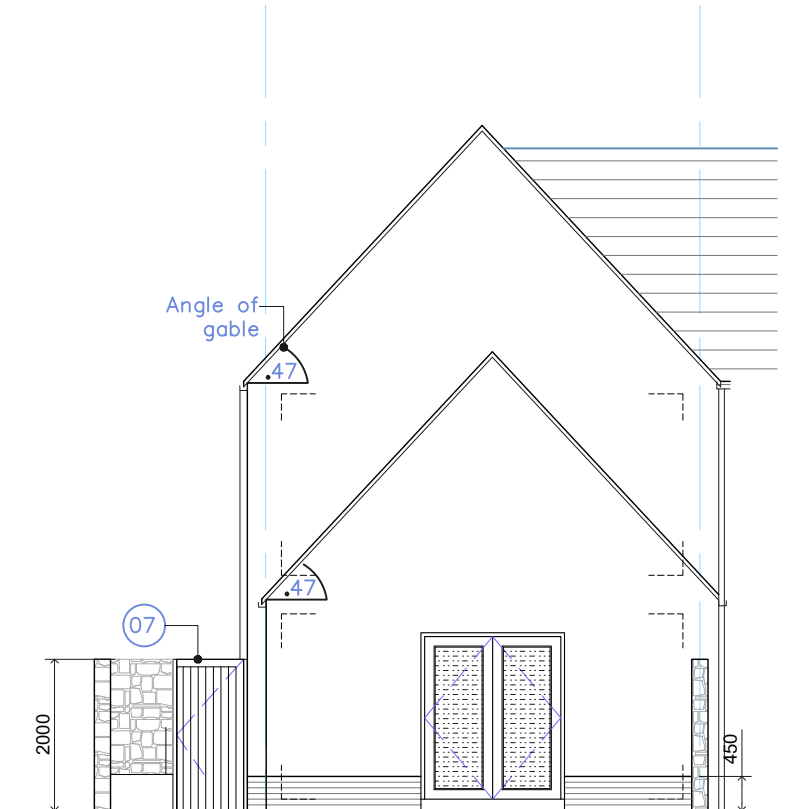
GROUND FLOOR PLAN
Scale 1:100



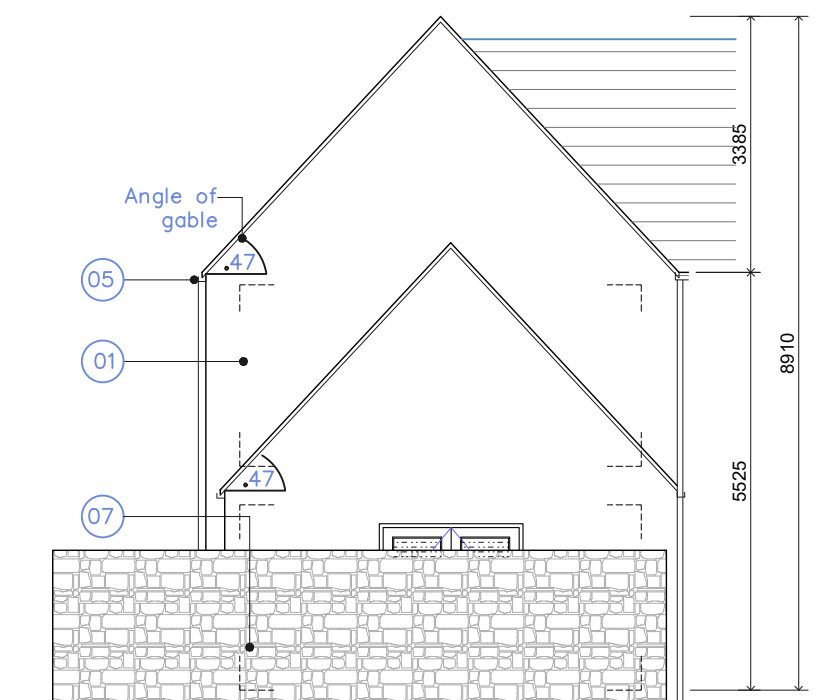
FIRST FLOOR PLAN
Scale 1:100



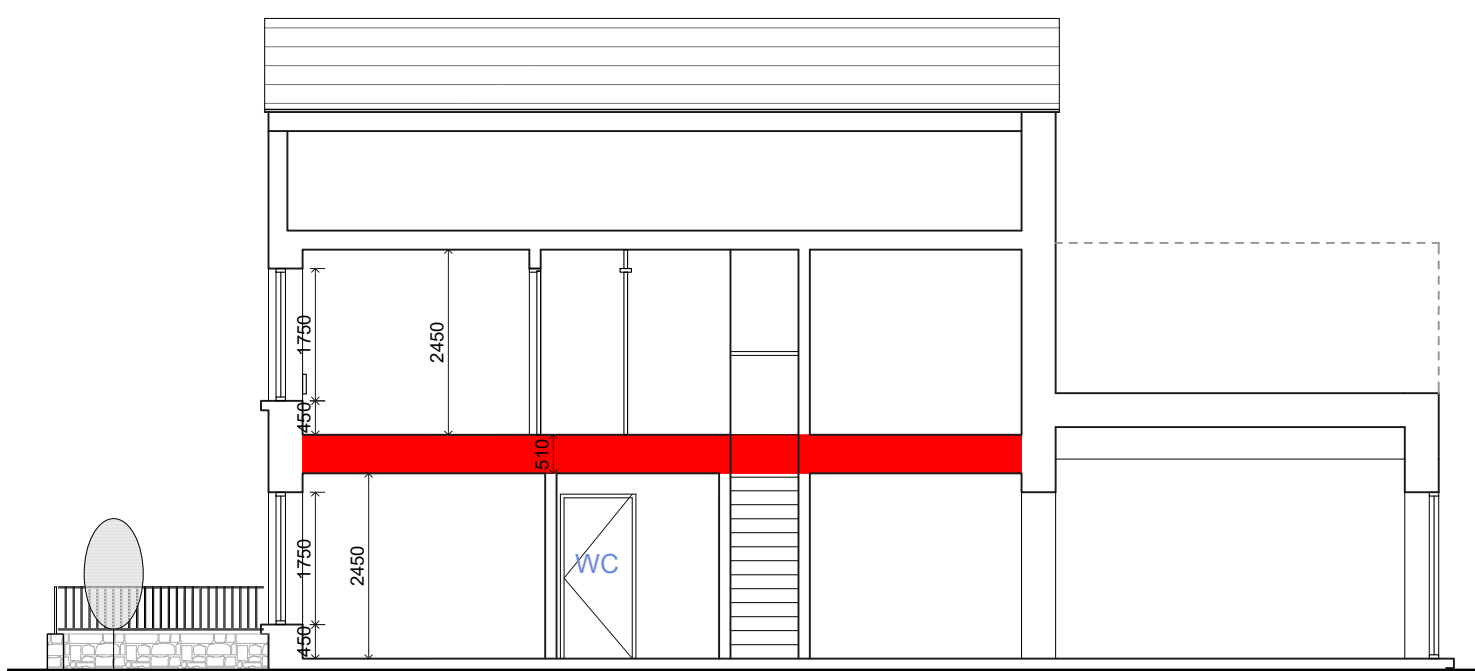
ROOF PLAN
Scale 1:100



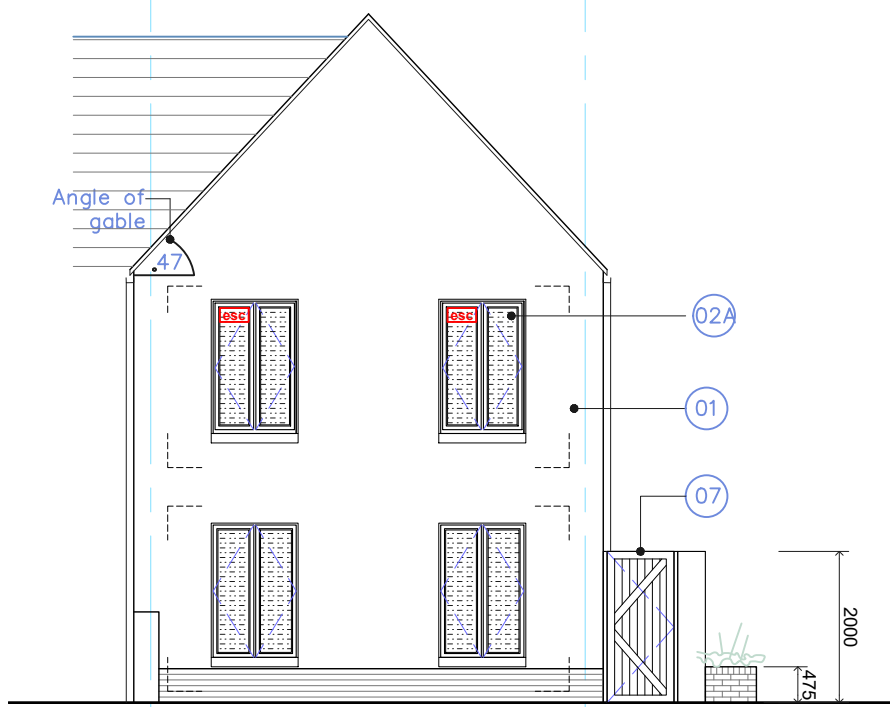
REAR ELEVATION (Within curtilage)
Scale 1:100



REAR ELEVATION (From West)
Scale 1:100



SECTION A-A
Scale 1:100



GABLE ELEVATION
Scale 1:100



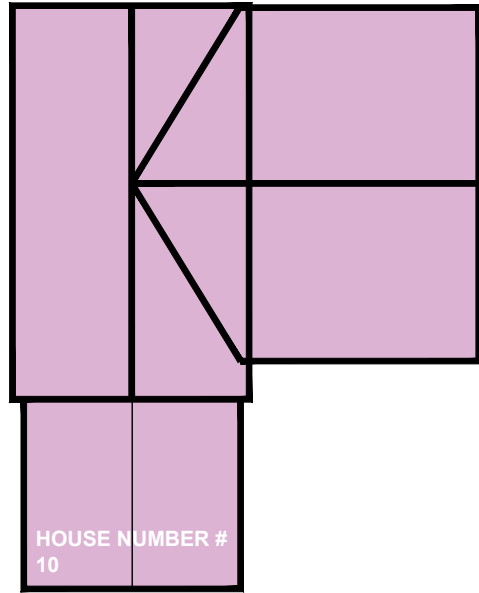
FRONT ELEVATION (From the street)
Scale 1:100



FRONT 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 - H06
DoH Equivalent H1
4-Bed House, 2-Storey, 7P -
End of Terrace - UDGf



KEY PLAN
Refer to site plan for orientation and FFL

SCHEDULE OF ACCOMMODATION				
GROUND FLOOR	DoH min	DoH DMQM	DoH UD10%	PROVIDED
Kitchen / Dining/ Living	40m²	- m²	- m²	75.5m²
Main Bedroom	13m²	- m²	- m²	14.5m²
Visitable WC	Part M	- m²	- m²	5.3m²
General Storage	-m²	- m²	- m²	3.3m²
Hot Press	-m²	- m²	- m²	- m²
Circulation	N / A	- m²	- m²	6.43m²
Internal partition walls	N / A	N / A	N / A	2.6m² (210 mm thickness)
Staircase	N / A	N / A	N / A	3.4m²
FIRST FLOOR	DoH min	DMQM	DoH UD10%	PROVIDED
Double Bedroom 01	11.4m²	- m²	- m²	50.2m²
Double Bedroom 02	11.4m²	- m²	- m²	11.4m²
Single Bedroom	7.1m²	- m²	- m²	7.1 m²
Bathroom	-m²	- m²	- m²	4.15m²
General Storage	-m²	- m²	- m²	3.4m²
Circulation	N / A	-m²	-m²	7.3 m²
Stair Void				2.6m² (void area included)
Internal partition walls				2.9m² (210 mm thickness)
AGGREGATE m²	DoH min	DMQM	DoH UD10%	PROVIDED
Living Area	40m²	- m²	- m²	40m²
Bedroom Area	43 m²	- m²	- m²	44.4 m²
Storage	6m²	- m²	- m²	6.7m²
Private Amenity Space	-m²			50 m2 (includes garden)
Internal partition walls	N / A	N / A	N / A	5.5m2 (210 mm thickness)
Internal partition walls		3.50m²		2.75m2 (100 mm thickness)
TOTAL FLOOR AREA	110 m²	118.4 m²	121 m²	125.7 m² (210 mm thickness)
				123 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

P02 02/05/2025
rev. | date | description

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For planning purposes only

PROJECT:
GCC Social Housing D + B Portumna

CLIENT:
GCC

DRAWING:
Floor Plan
2 Storey 4 Bed House - End of Terrace - UDGf

DRAWING PURPOSE:
Stage 1

DRAWING SIZE:
A1

DRAWN BY:
G.P.

APPROVED:
[Signature]

DATE:
02/05/2025

DRAWING REFERENCE:
2390-SHP-SJK-DR-H06

REV. NO.:
P02

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