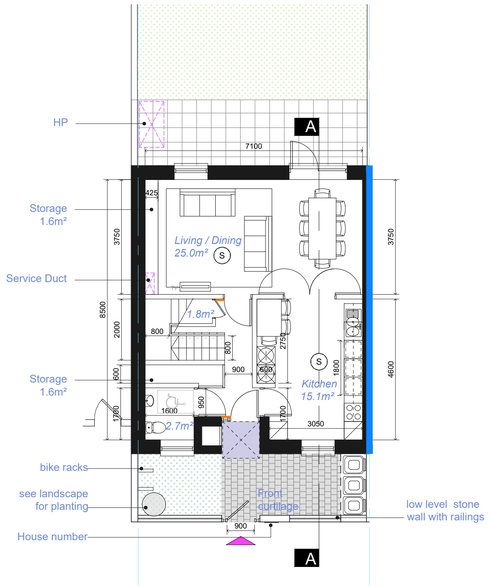
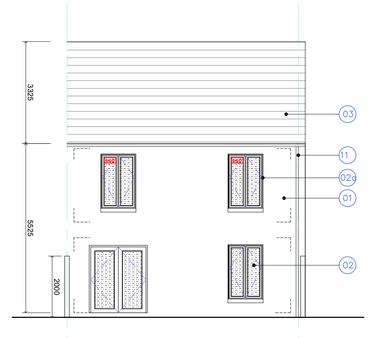


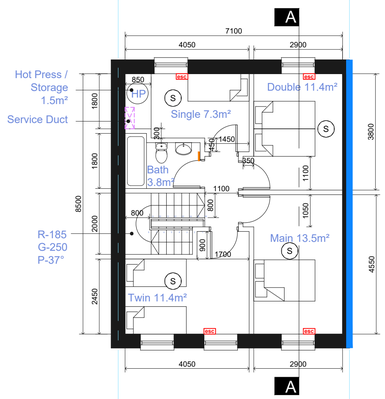
GROUND FLOOR PLAN
Scale 1:100

FRONT ELEVATION (from street)
Scale 1:100

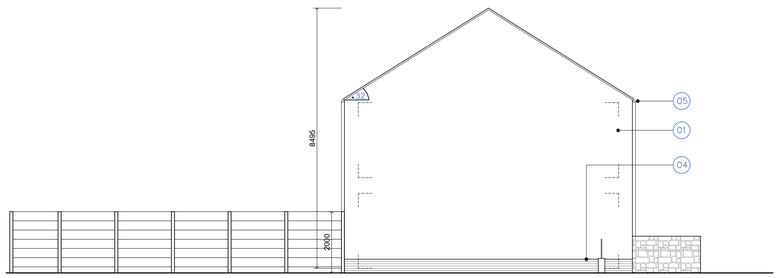
FRONT ELEVATION (within curtilage)
Scale 1:100



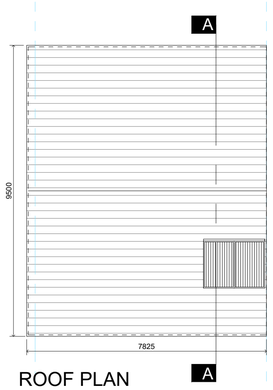
REAR ELEVATION
Scale 1:100



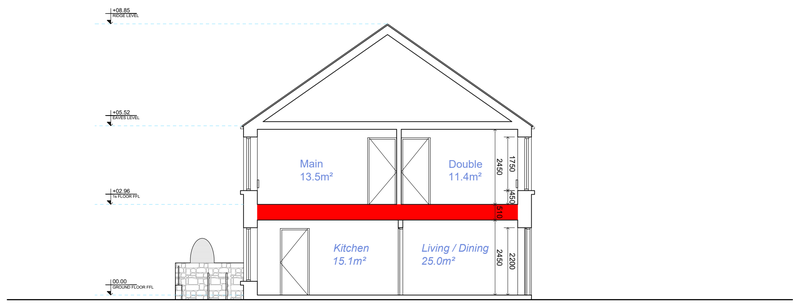
FIRST FLOOR PLAN
Scale 1:100



GABLE ELEVATION (left side)
Scale 1:100



ROOF PLAN
Scale 1:100



SECTION A-A
Scale 1:100

3D VIEW
nts

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.

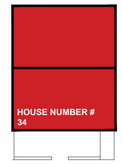
08 Concrete / panelled boundary finish in contrast to surrounding ashlar with rear garden access incorporated.

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 - H07
DoH Equivalent H1
End of Terrace House 4B 7P
2 Storeys



KEY PLAN
Refer to site plan for orientation and FFL

SCHEDULE OF ACCOMMODATION

GROUND FLOOR	DoH min	DoH DMTQM AT law	DoH UD10%	PROVIDED
	- m²	-m²	- m²	58.2m²
Kitchen / Dining	-m²	- m²		15.1m²
Living	15m²	- m²		25m²
Visitable WC	Part M	-m²		2.7m²
General Storage	-m²	- m²		5m²
Hot Press	-m²	- m²		- m²
Circulation	N / A	- m²		4.8 m²
Internal partition walls	N / A	N / A		2.62m² (210 mm thickness)
Staircase (excl. store)	N / A	N / A		3m²
FIRST FLOOR	**DoH min**	**DMTQM**	**DoH UD10%**	**PROVIDED**
	- m²	- m²	- m²	59.9m²
Main Bedroom	13m²	- m²		13.5 m²
Double Bedroom	11.4m²	- m²		11.4m²
Twin Bedroom	7.1m²	- m²		11.4 m²
Single Bedroom	7.1m²	- m²		7.3m²
Bathroom	-m²	-m²		3.8m²
General Storage	-m²	-m²		1.5m² (+ hotpress)
Circulation	N / A	-m²		2.5 m²
Stair Void				4.8m² (void area included)
Internal partition walls				3.7m² (210 mm thickness)
AGGREGATE AREAS				
Living Area	40m²	- m²		40.1m²
Bedroom Area	43 m²	- m²		43.6m²
Storage	6m²	- m²		6.5m²
Private Amenity Space	-m²			64 m2 (includes garden)
Internal partition walls	N / A	N / A		6.32 m2 (210 mm thickness)
Internal partition walls		3.50m²		3.16 m2 (100 mm thickness)
TOTAL FLOOR AREA	100 m²	118.4 m²	121m²	118.1 m² (210 mm thickness) 115 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

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.

(S) 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

rev.	date	description	by
P02	02/05/2025		

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PROJECT:
GCC Social Housing D + B Portumna

CLIENT:
Galway County Council

DRAWING:
General Arrangement Drawings
End Terrace (L) - 2 Storey 4 Bed House 7P

DRAWING PURPOSE:	DRAWN BY:	APPROVED:	DATE:
Stage 1	G.P.		02/05/2025
DRAWING SIZE:	**SCALE:**	**DRAWING REFERENCE:**	**REV. NO.**
A1	1:100	2390-SHP-SJK-DR-H07	P02

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