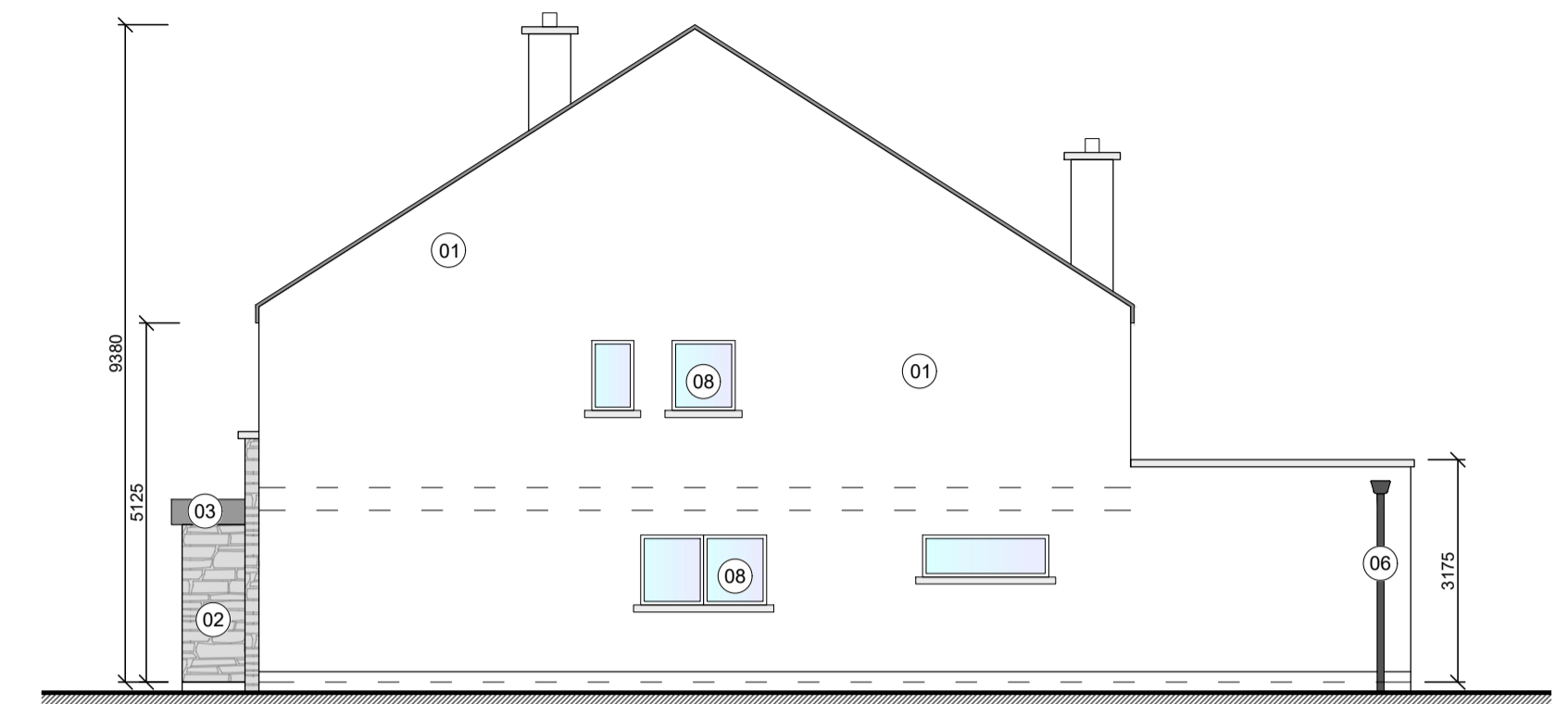


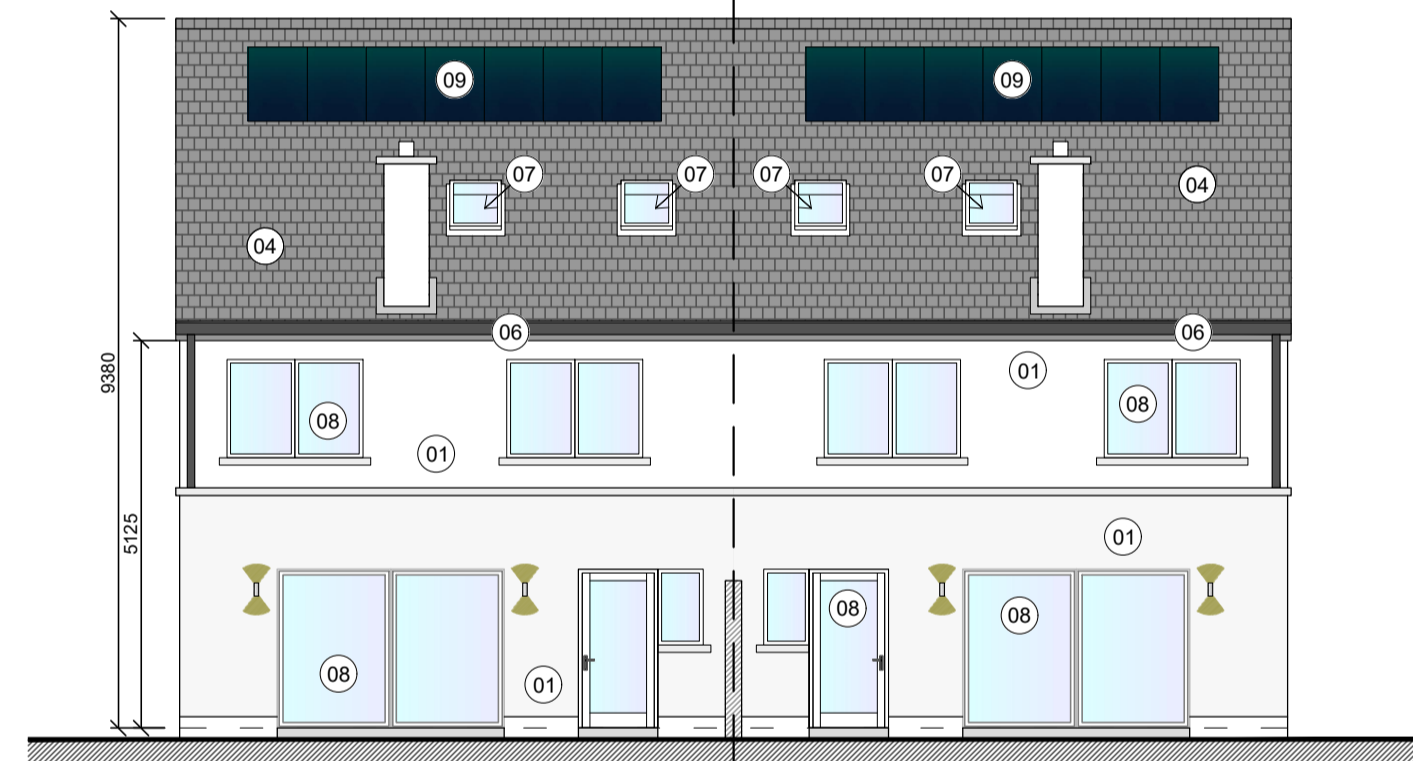
PROPOSED; First Floor Plan [1:100 @ A1]
Ground Floor Area= 80m²/861sqft



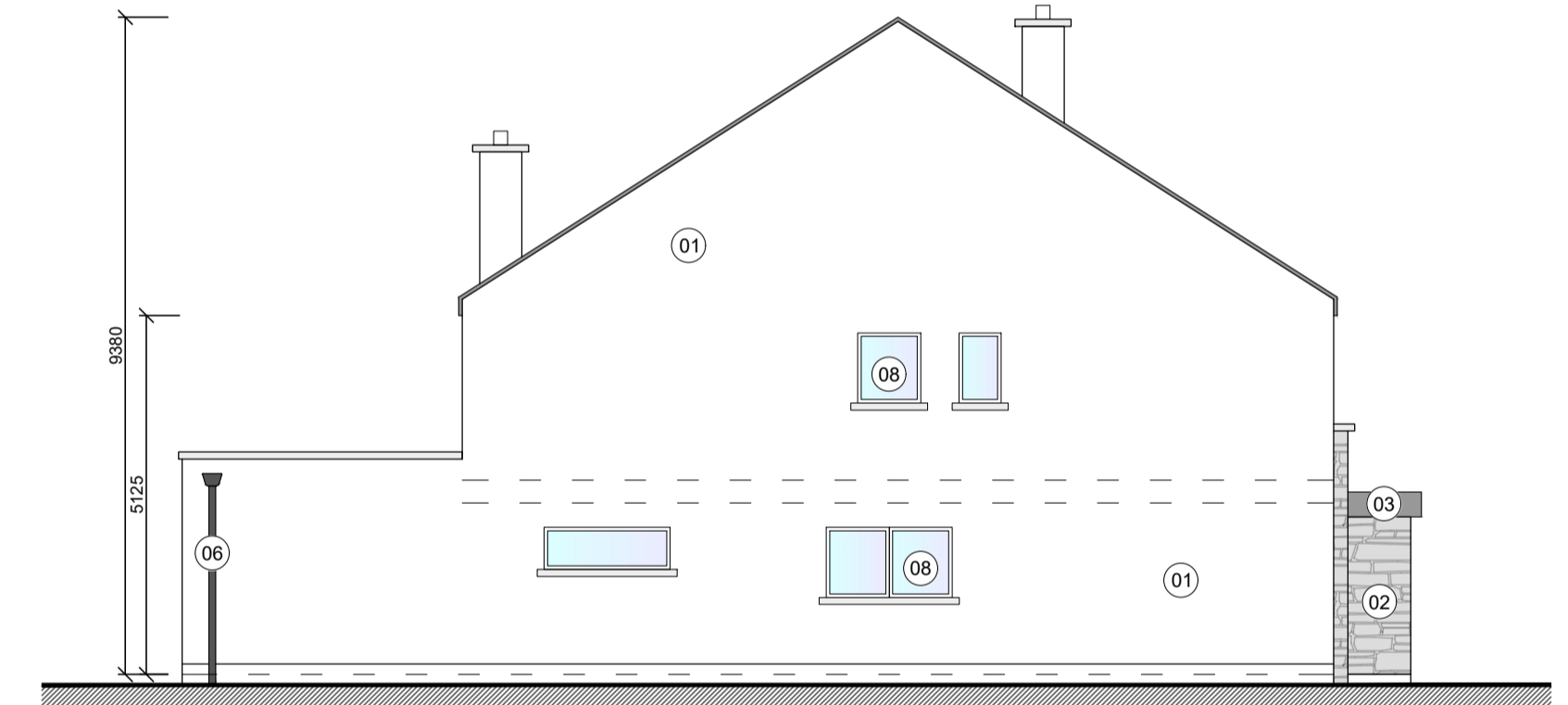
PROPOSED; Front Elevation [north west facing]
[1:100 @ A2]



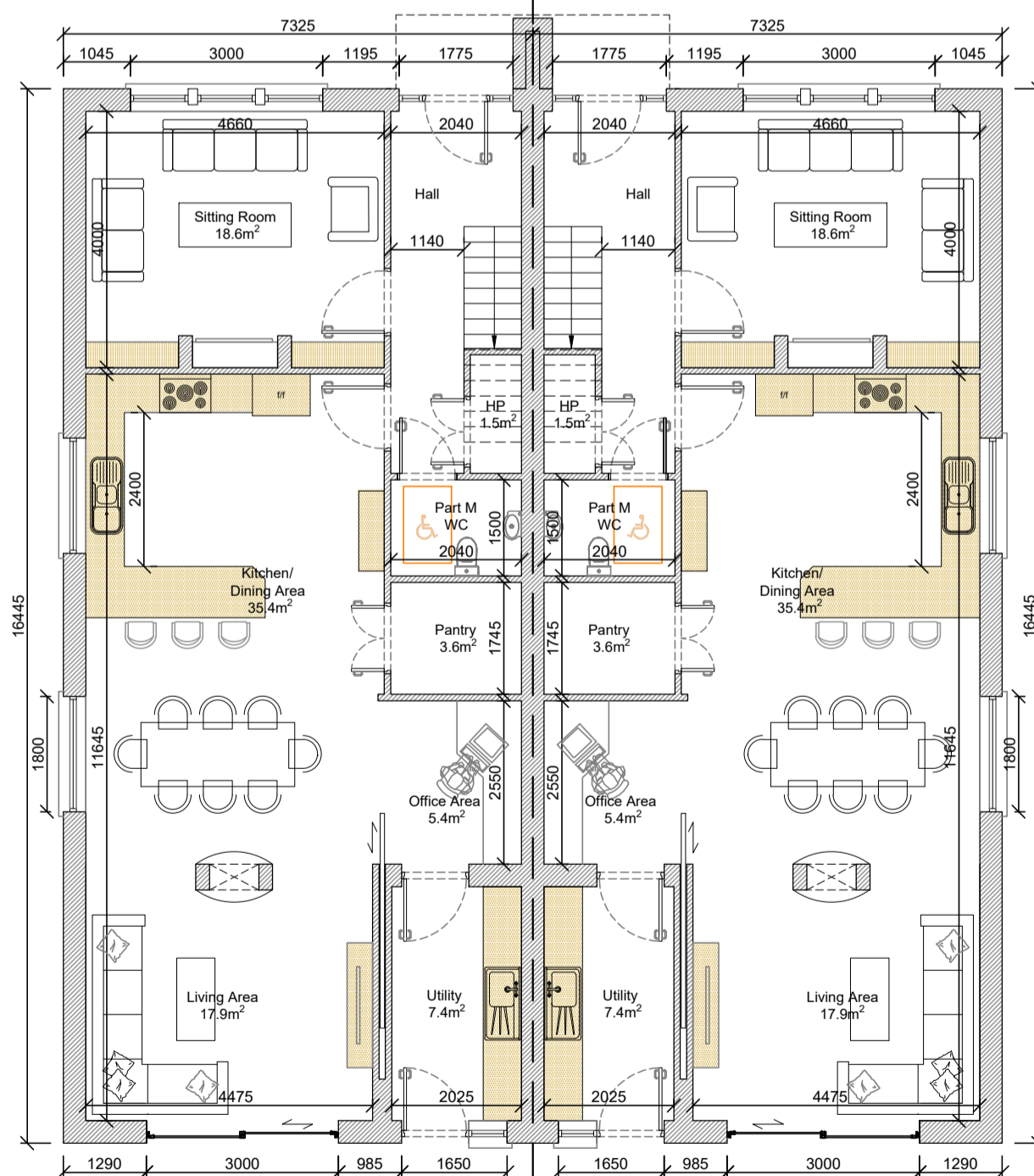
PROPOSED; Side Elevation [south west facing]
[1:100 @ A1]



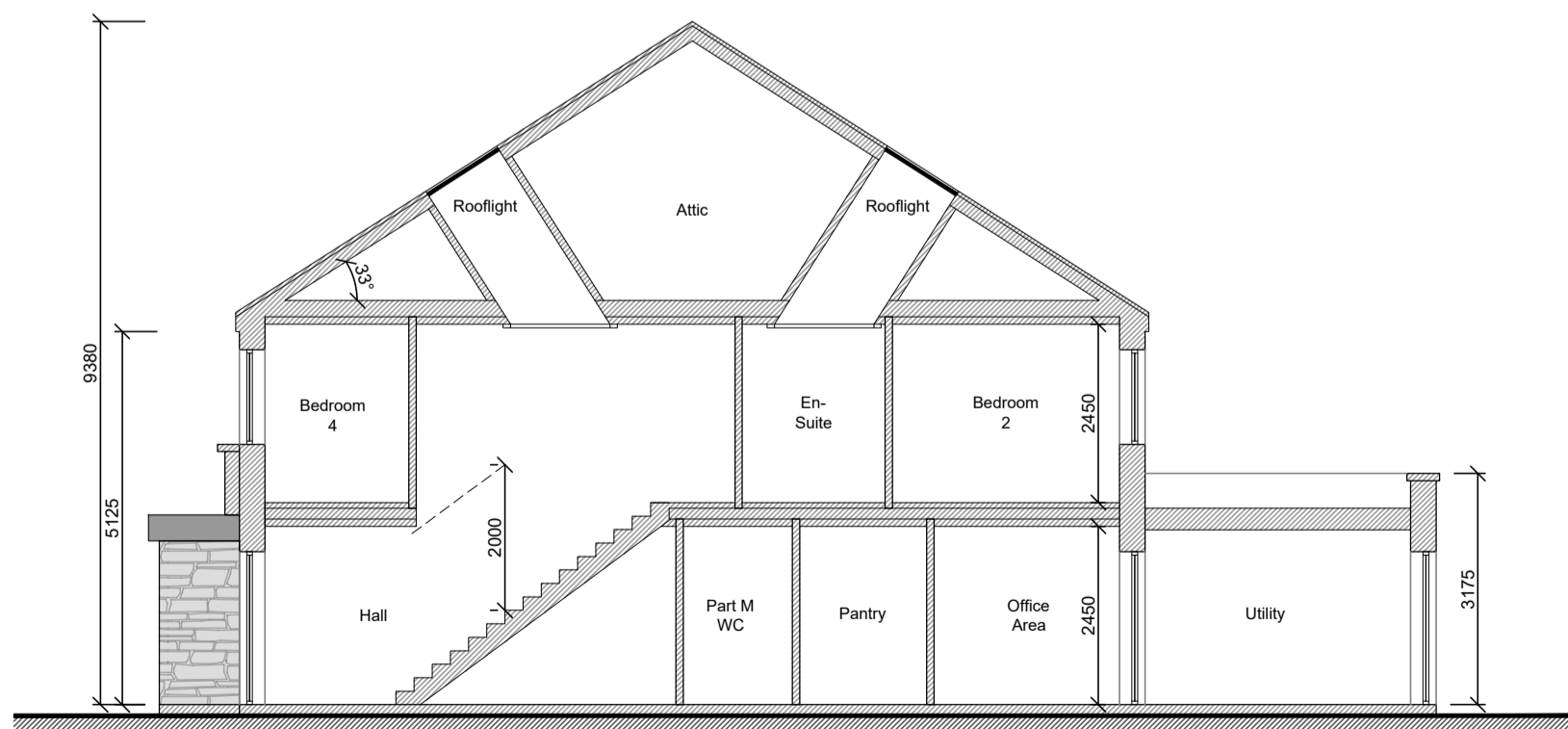
PROPOSED; Rear Elevation [south east facing]
[1:100 @ A1]



PROPOSED; Side Elevation [north east facing]
[1:100 @ A1]



PROPOSED; Ground Floor Plan [1:100 @ A1]
Ground Floor Area= 107m²/1152sqft



PROPOSED; Typical Section [1:100 @ A1]

FINISHES:

- 01 Nap plaster finish
- 02 Selected stone
- 03 Selected cladding
- 04 Fibre cement slate
- 05 Engineered Timber Door
- 06 uPVC fascia, soffit & gutters
- 07 Rooflight
- 08 Selected uPVC windows/doors (min. u-value 1.2)
- 09 Selected solar panels

DOMESTIC DWELLING			
(4 Bed Semi-Detached, 2 storey, 7 person)			
	Target Gross Floor Area, Quality housing standards	Provided	Compliant
Min. Overall Area	110m ²	187m ²	✓
Min. Main Living Room	15m ²	18.6m ²	✓
Aggregate Living Area	40m ²	53.2m ²	✓
Width of Living/Dining	3.8m	4.4m	✓
Min. width of:			
Double Bed. 01	2.8m	3.4m	✓
Double Bed. 02	2.8m	3.1m	✓
Double Bed. 03	2.8m	2.8m	✓
Single Bed. 04	2.1m	2.1m	✓
Min. Floor area of:			
Single Bedroom	7.1m ²	8.2m ²	✓
Double Bedroom	11.4m ²	12m ²	✓
Main Bedroom	13m ²	16.8m ²	✓
Aggregate Bedroom floor areas	43m ²	49m ²	✓
Min. Storage	6m ²	8.9m ²	✓

DWELLINGS SPECIFICATION:

ROOF:
Selected fibre cement slates, and associated ridges, fixed in accordance with manufacturer's instructions, on roof trusses/structure to engineer's details. Roofing slates & all associated fittings should be fixed in accordance with the Irish Code of Practice for Slating and Tiling, S.R. 82:2017.

EXTERNAL WALL CONSTRUCTION:
Sand & cement external render/natural stone, 100mm dense concrete blockwork outer leaf, 150mm cavity with 100mm PIR insulation, 100mm concrete block inner leaf with scratch coat applied to inner face to provide a tight seal. All junctions and opens (walls, ceilings and floors) taped with proprietary air tightness tapes. d.p.c. to all walls to be a minimum of 150mm above finished ground level, and to be tapered and sealed to d.p.m./radon to form a continuous membrane elemental u-value for wall construction to be 0.16 w/m²K.

PLANNING

- NOTE:**
- ALL SERVICES, LEVELS AND STRUCTURE TO ENGINEERS DETAILS/SPECIFICATION.
 - SEE SITE PLAN FOR P.L. OF UNITS
 - NOT FOR CONSTRUCTION PURPOSES.

Rev	Description	By	Date

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Client: **Tim Regan**
Project: **Development @ Nymphsfield, Cong, Co. Mayo**
Drawing: **Proposed Dwelling: Plans, Elevations & Section**
Description: **240036-03-200**
Scale: **1:100@A1**
Status: **Planning**
Drawing No: **240036-03-200**
Rev:
Date: **April 2024**
Drawn by: **GB - LH**
Checked by: **EH**

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