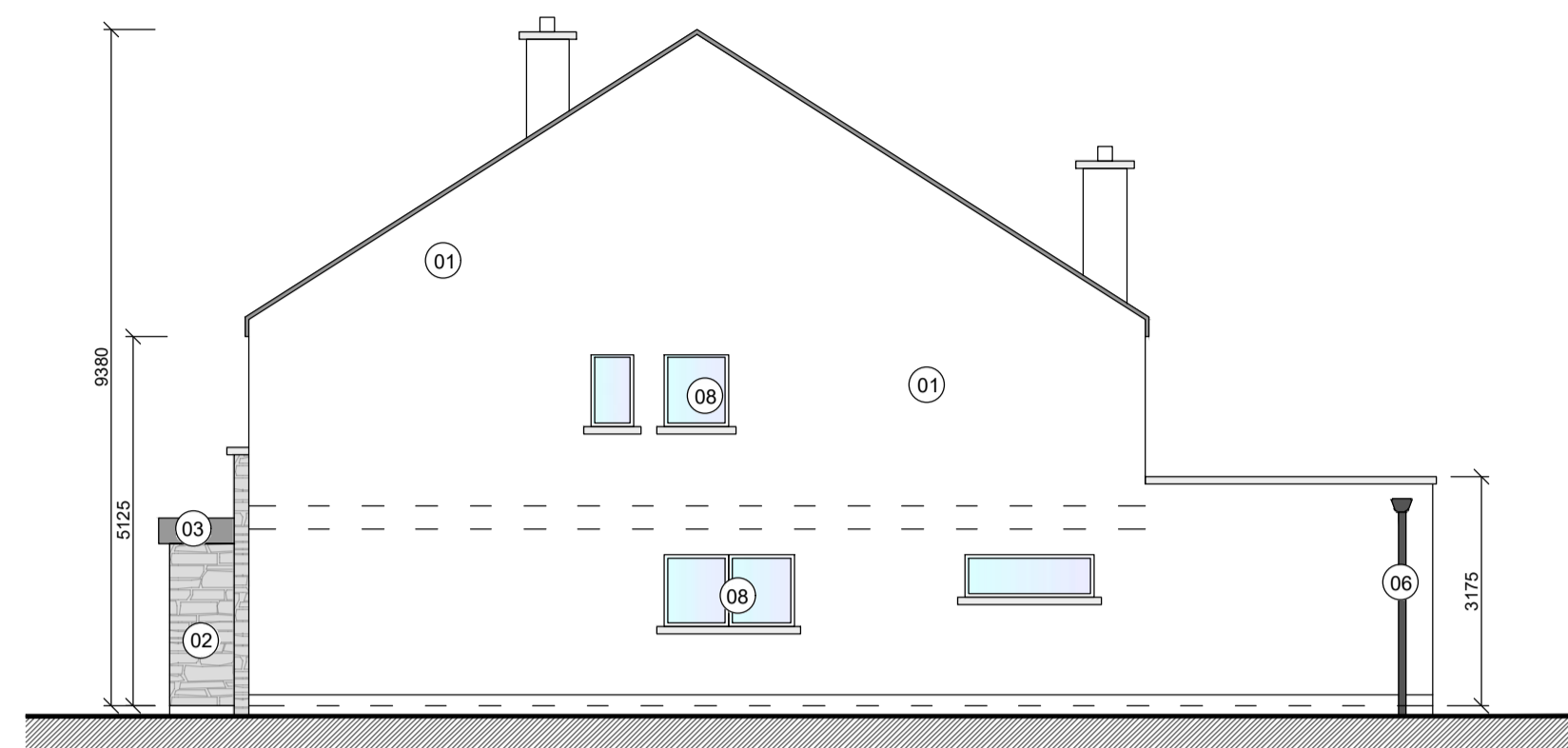


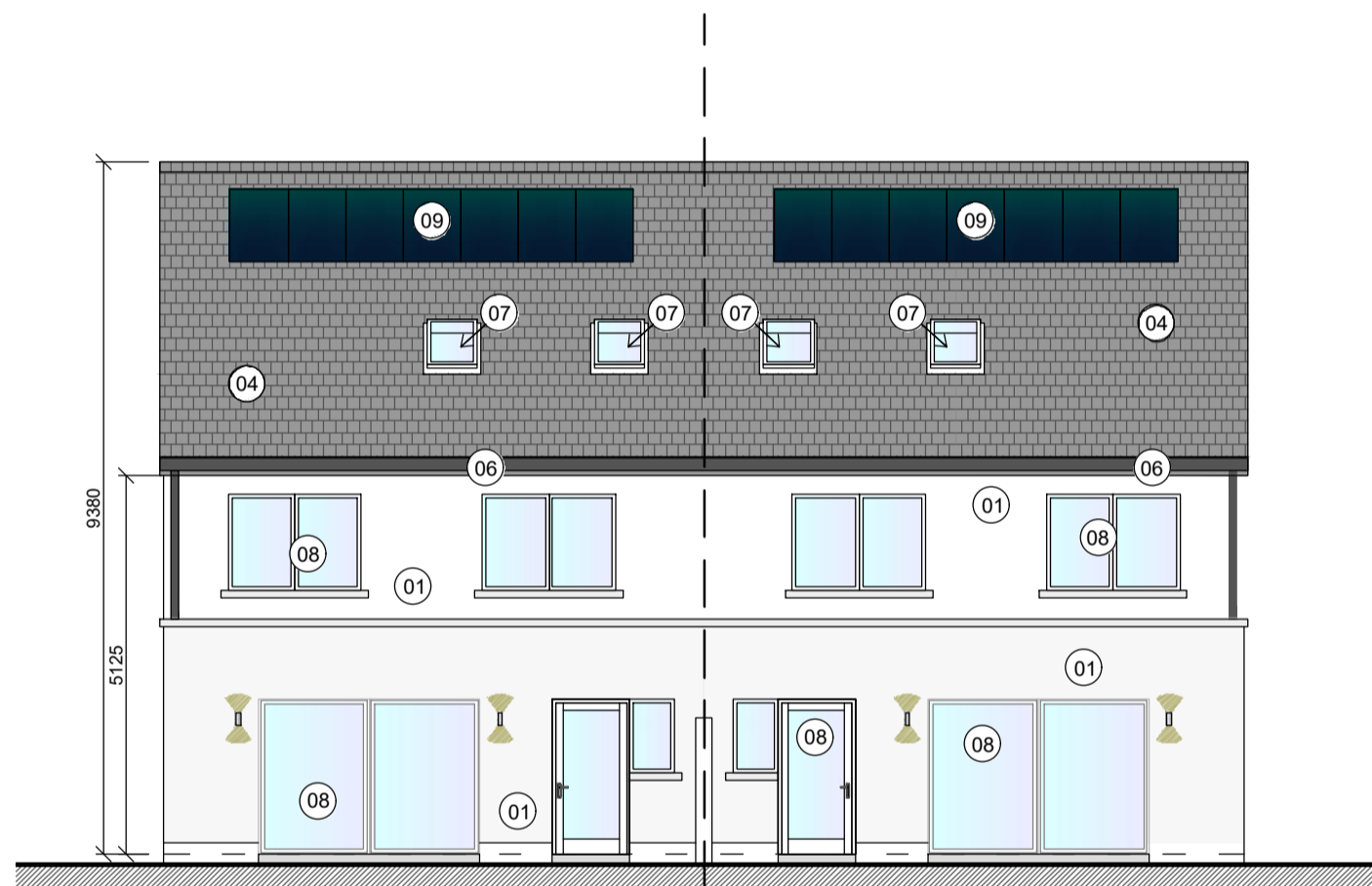
PROPOSED; First Floor Plan [1:100 @ A1]  
Ground Floor Area= 80m²/861sqft



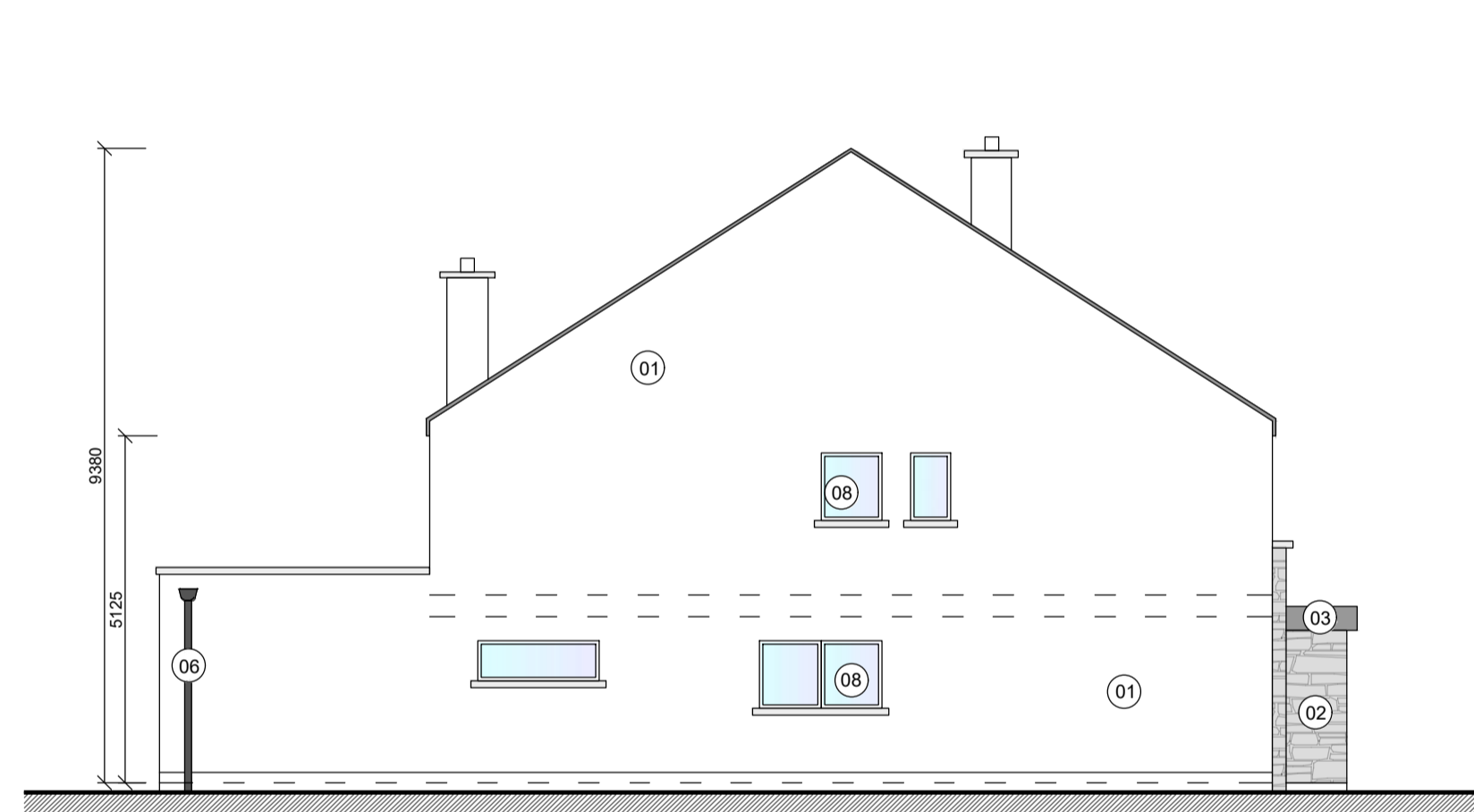
PROPOSED; Front Elevation [north west facing]  
[1:100 @ A2]



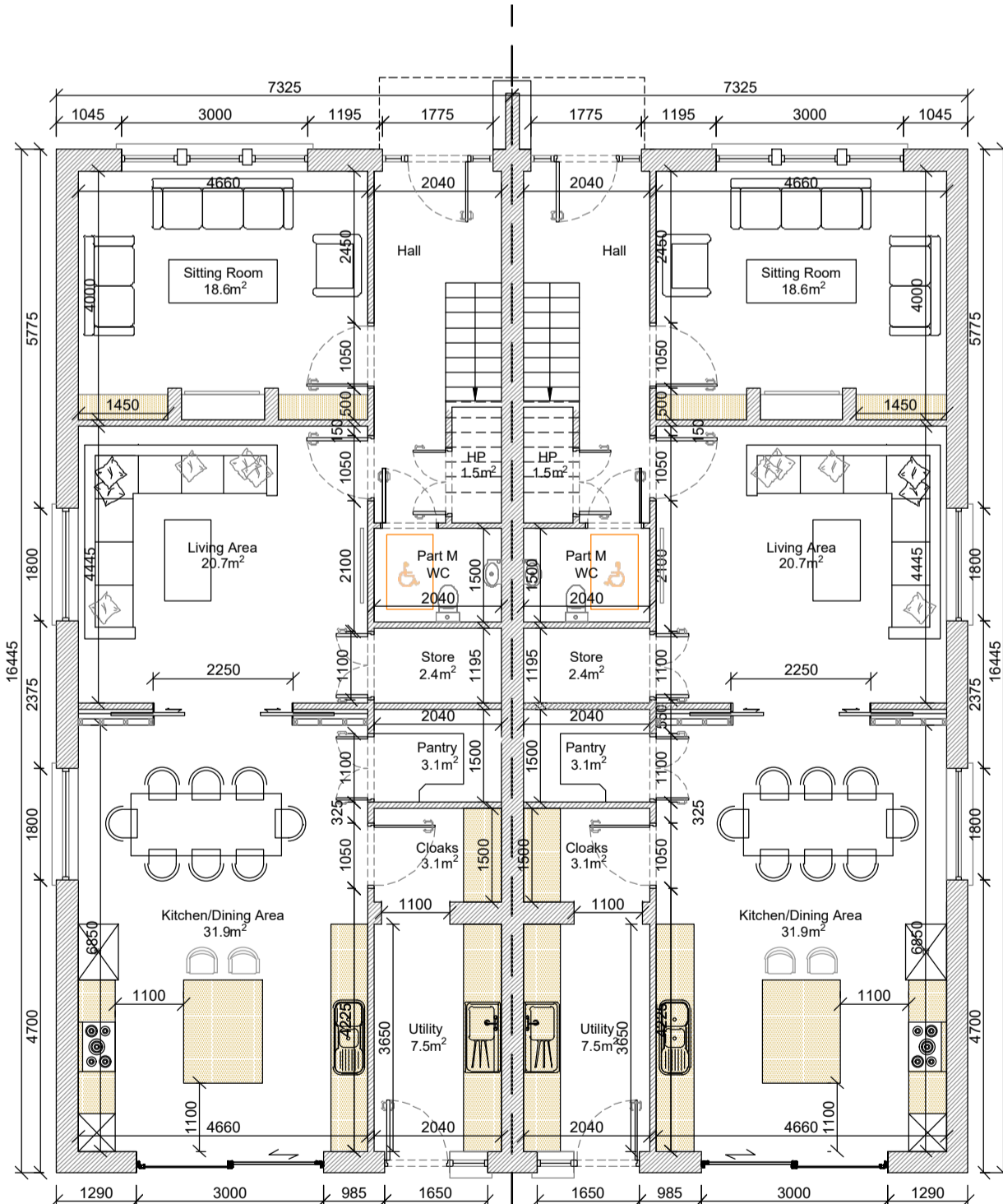
PROPOSED; Side Elevation [south west facing]  
[1:100 @ A1]



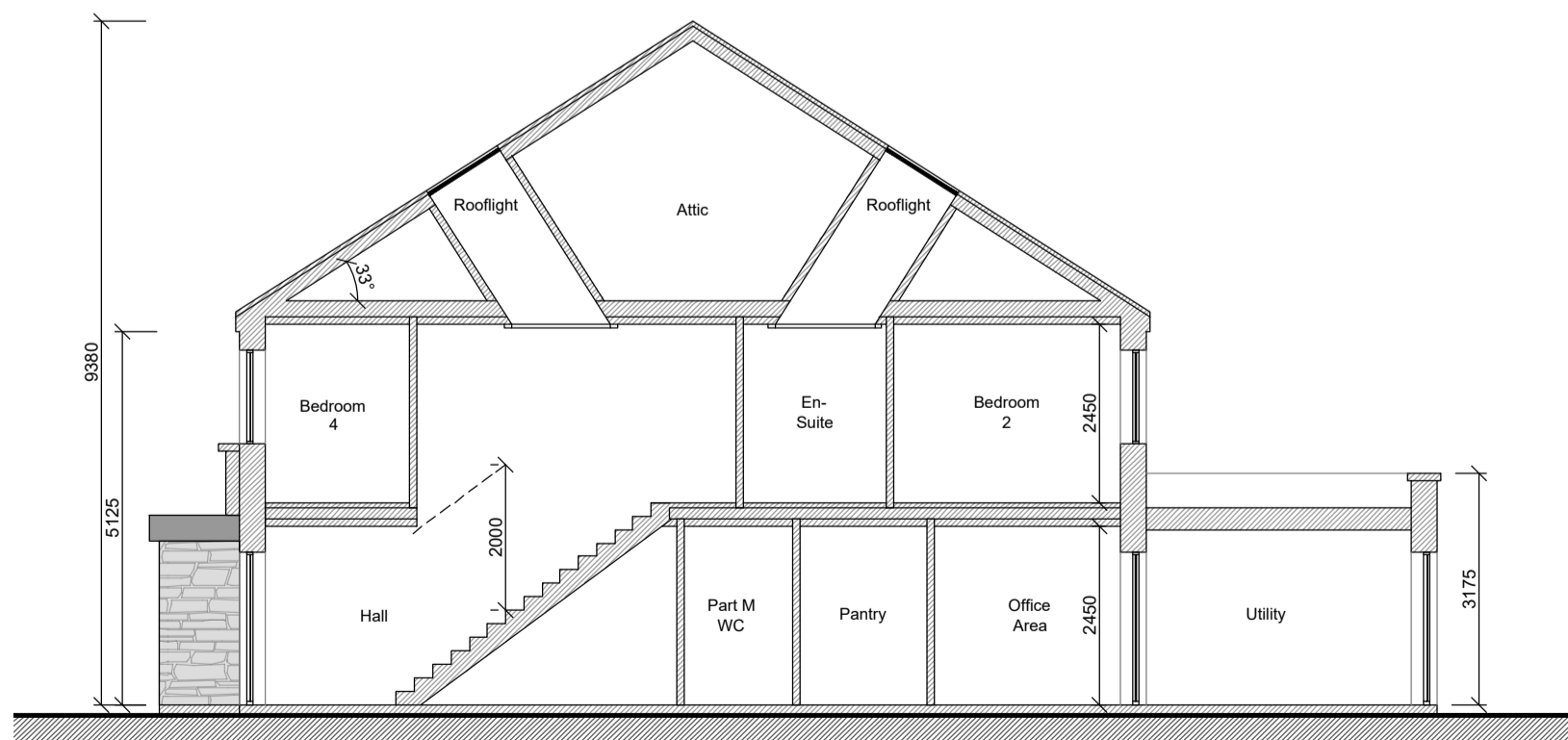
PROPOSED; Rear Elevation [south east facing]  
[1:100 @ A1]



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                         | 110m²  | 187m²    | ✓         |
| Min. Main Living Room                     | 15m²   | 18.6m²   | ✓         |
| Aggregate Living Area                     | 40m²   | 53.2m²   | ✓         |
| 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                            | 7.1m²  | 8.2m²    | ✓         |
| Double Bedroom                            | 11.4m²   | 12m²     | ✓         |
| Main Bedroom                              | 13m²   | 16.8m²   | ✓         |
| Aggregate Bedroom floor areas             | 43m²   | 49m²     | ✓         |
| Min. Storage                              | 6m²  | 8.9m²    | ✓         |

#### 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 air 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 taped and sealed to d.p.m./radon to form a continuous membrane elemental u-value for wall construction to be 0.16 w/m²K.

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

Post-Planning

|  |                           |   |  |
|--|---------------------------|---|--|
| B Wall with sliding door added between living & dining area  |                           | By  | 13/03/2025                                   |
| A Internal kitchen/living layout revised & rear chimney omitted  |                           | By  | 22/11/2024                                   |
| Rev  | Description               | By  | Date   |
| <b>VHA</b> VINCENT HANNON ARCHITECTS<br>E: info@vha.ie<br>www.vha.ie   |                           |   |  |
| Galway Suite 4 Clach Mhíle, Dublin Road, Galway, H91 V97E  |                           | Sligo 2nd Floor Hanson Building, Doonry Park Road, Sligo, F91 P7N2  | Dublin 81 Armiens Street, Dublin 1, D01 N2F5 |
| T: 091 483 934   |                           | T: 071 915 0022   | T: 01 876 4600                               |
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| Client: Tim Regan  |                           | Scale: 1:100 @ A1   |  |
| Project: Development @ Nymphsfield, Cong, Co. Mayo   |                           | Drawing Description: Proposed Dwelling: Plans, Elevations & Section |  |
| Status: Post-Planning  | Drawing No: 240036-03-200 | Rev: B  |  |
| Date: April 2024   | Drawn by: GB - LH         | Checked by: EH  |  |