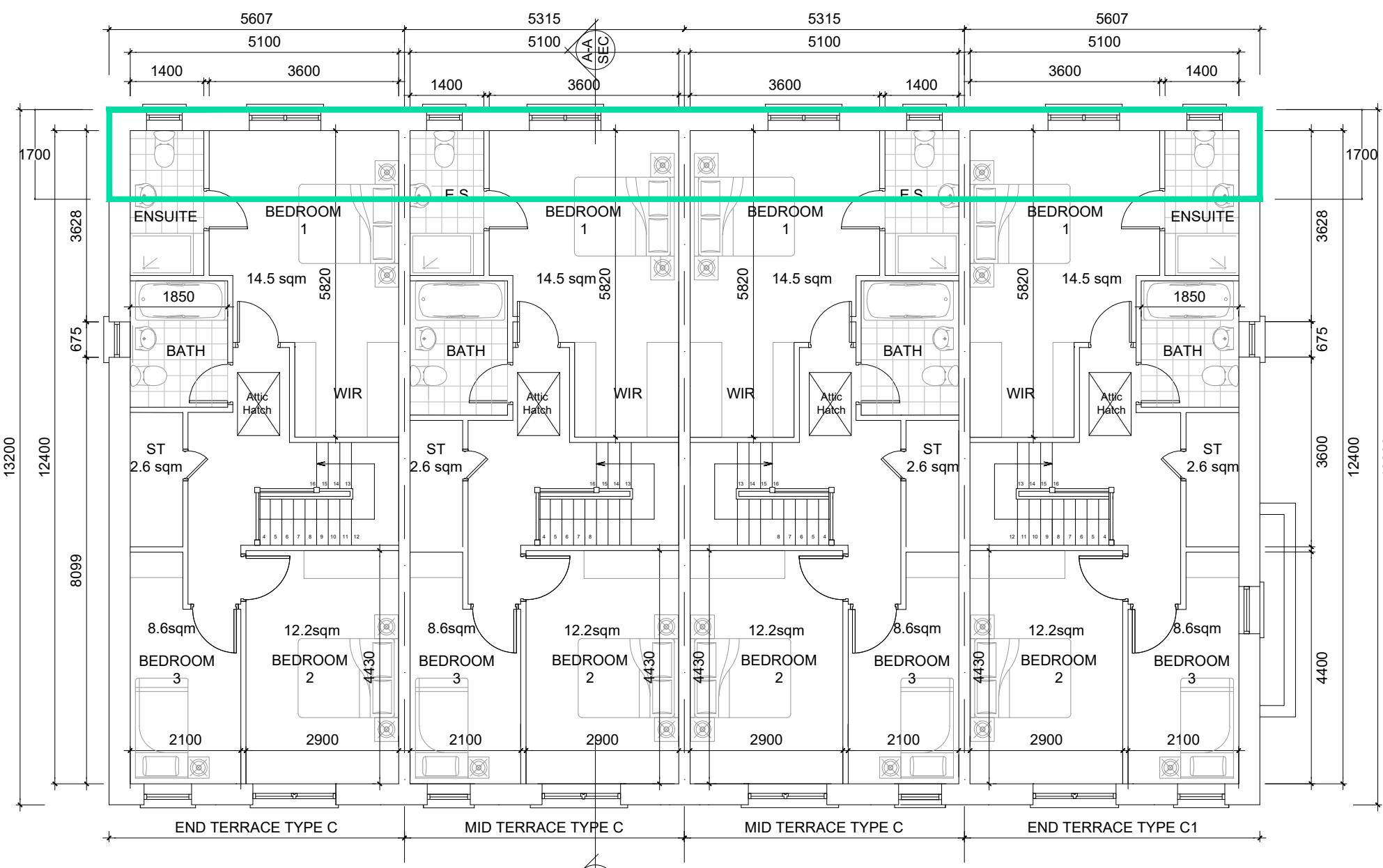


GROUND FLOOR PLAN
63.2sqm
O/A 126.4sqm (1356.25 sqft)



FIRST FLOOR PLAN
63.2 sqm

GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECT'S DRAWINGS
REFER TO ARCHITECT'S SITE PLAN PL02 FOR NORTH ORIENTATION.

LEVELS GIVEN ON HOUSE TYPE DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL. FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION, REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEER'S DRAWINGS WHERE LEVELS ARE ALL GIVEN IN RELATION TO LAND SURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

NOTES ON FINISHES:

- ROOF: TO BE FINISHED IN CONCRETE ROOF TILES IN SELECTED COLOUR
- WALLS: SELECTED CLAY BRICKWORK WHERE INDICATED OTHERWISE PAINTED SAND / CEMENT RENDER OR SELF COLOURED RENDER. EXPRESSED BANDS AROUND EXTERNAL OPES/ EXPRESSED LINTOLS OVER EXTERNAL OPES WHERE INDICATED TO BE RENDER
- JOINERY: ALL WINDOWS AND DOORS, FRAMES AND LEAVES, TO BE uPVC OBSCURE GLAZING WHERE INDICATED TO SENSITIVE WINDOWS.
- RAINWATER GOODS: GUTTERS, DOWNPIPES, AND FIXINGS TO BE uPVC OR TO SELECTED COLOUR TO MATCH ROOF COLOUR
- * SOLAR PANELS: INDICATIVE SOLAR PANEL POSITION. FINAL SOLAR PANEL POSITION DEPENDS ON HOUSE ORIENTATION. THE SOLAR PANELS SHOWN ARE A PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGS PART L. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF ALTERNATIVE RENEWABLE ENERGY SOURCE.

KEY PLAN



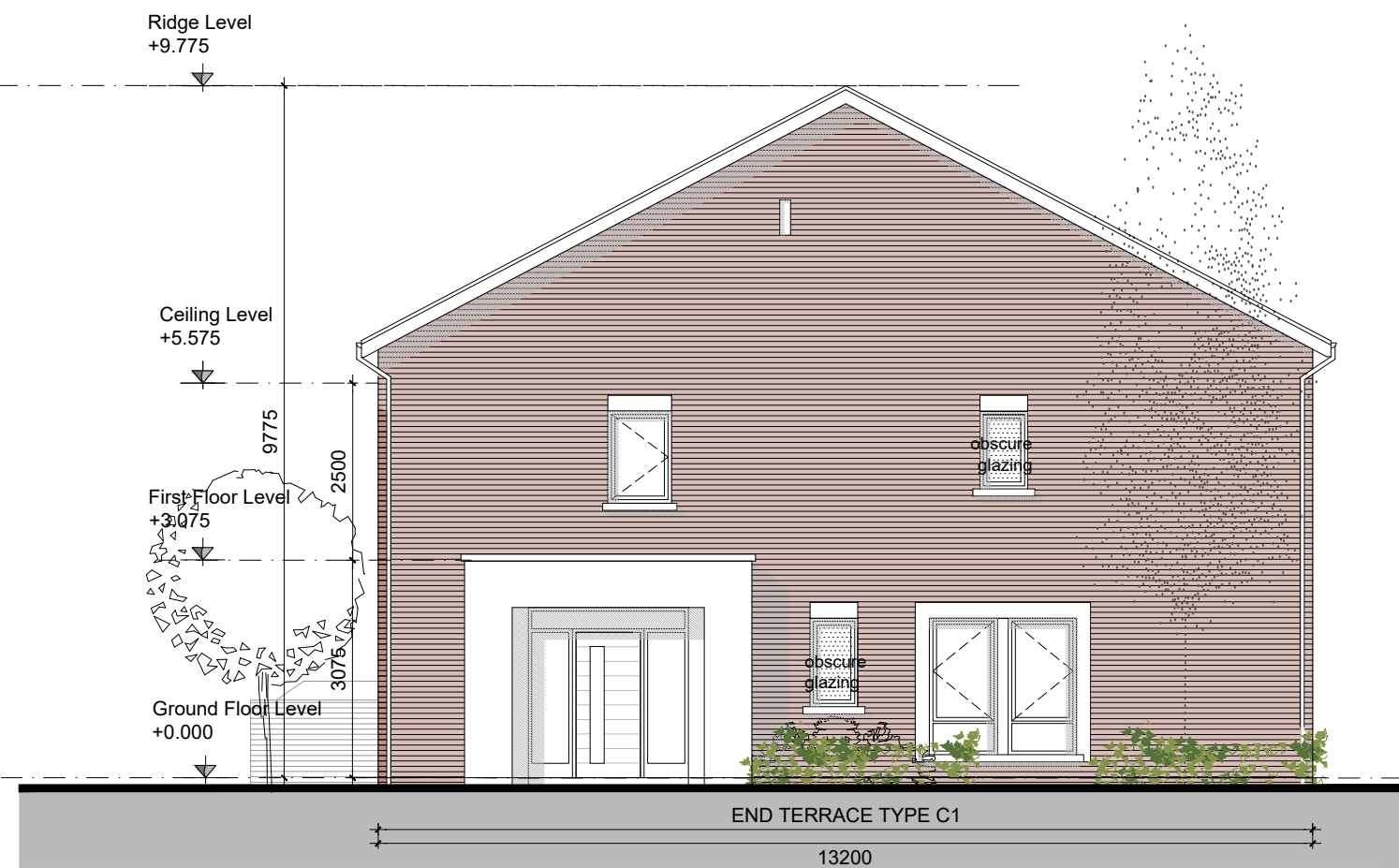
PROPOSED MODIFICATIONS TO HOUSE TYPES C & C1



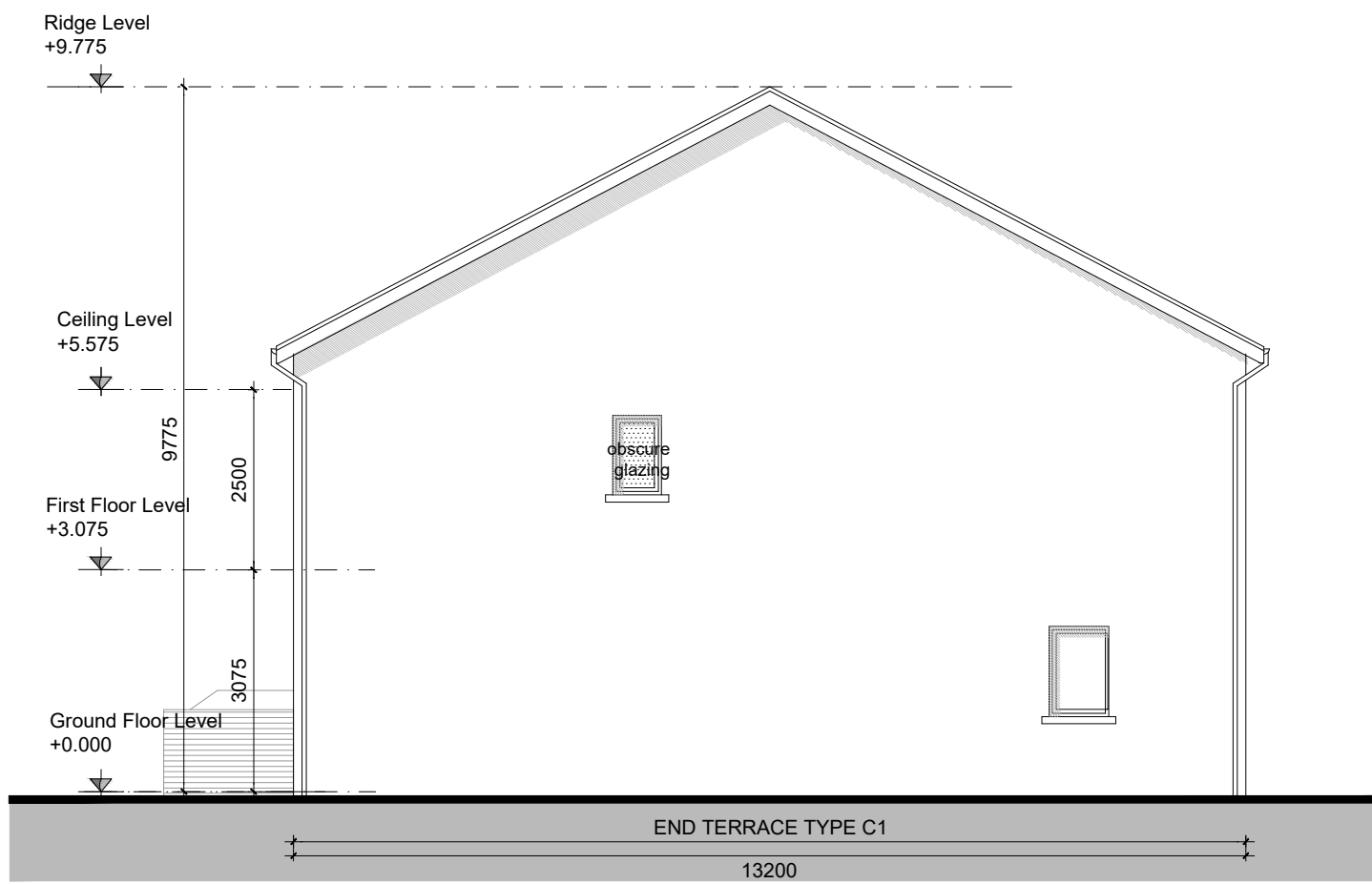
FRONT ELEVATION - (Victorian Red Brick TBC)



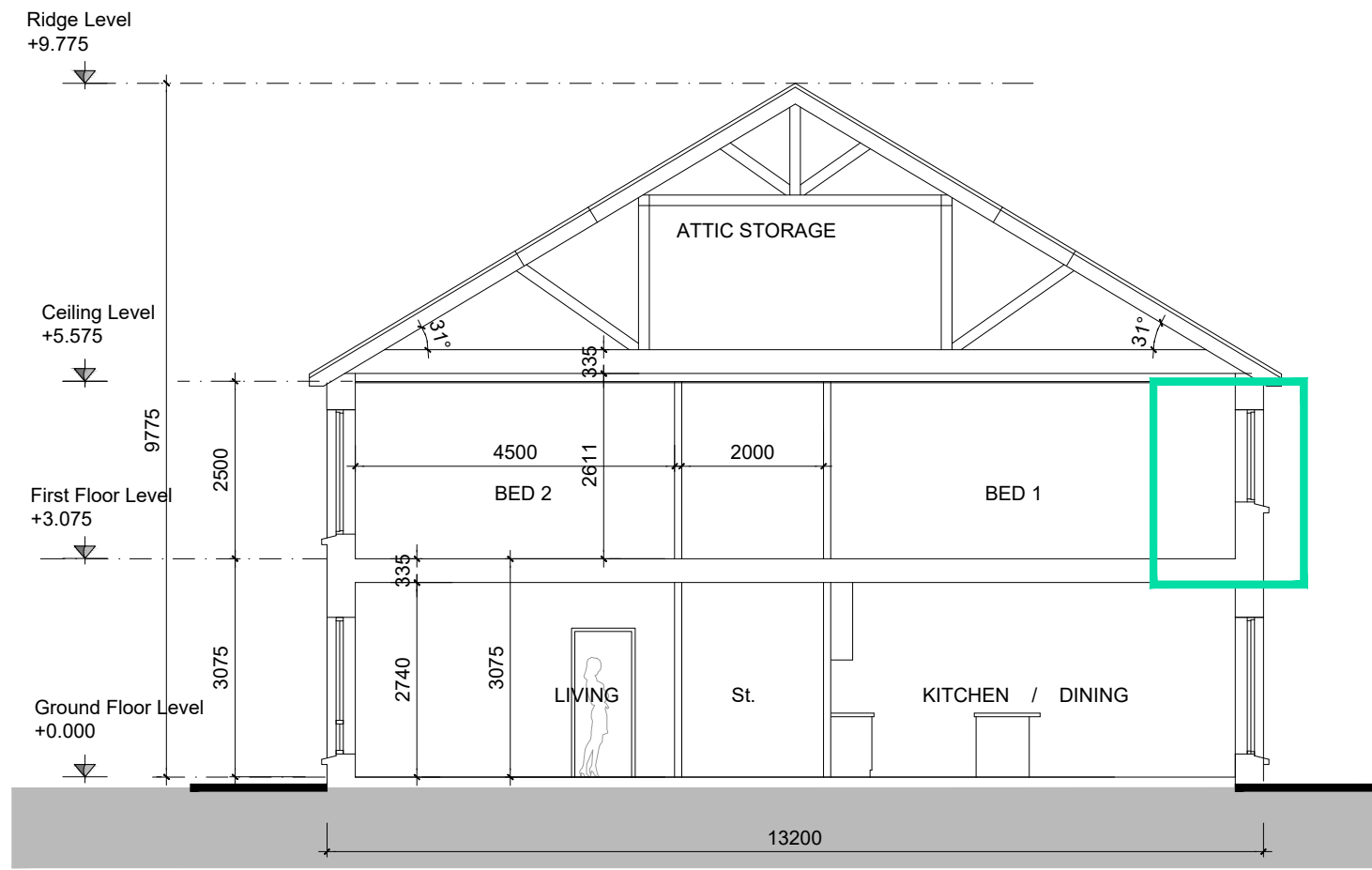
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A-A


TYPE C3, C4 & C5 - (3 BED) - END & MID TERRACE

NOTES:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

PROPOSED

CLIENT:		REVISIONS	
DATE	DESCRIPTION		No.
27.06.25	STAGE 3 PLANNING APPLICATION TO FINGAL COUNTY COUNCIL		0
Birchwell Developments Ltd.			

	PROJECT TITLE:		DATE:	DRAWN BY:
	BROOMFIELD, BACK ROAD, MALAHIDE		Jun. '25	SB
	SCALE:		1:100 @ A1	REVISION:
	HOUSE TYPE C & C1 Plans, Elevations & Section		JOB NO:	DRAWING NO:
1 Grantham Street, Dublin 8, D08 AD9Y, Ireland. Tel: 01-4786700 Fax: 01-4786711 E-Mail: mcm@mcm.com		8034.11		PL410