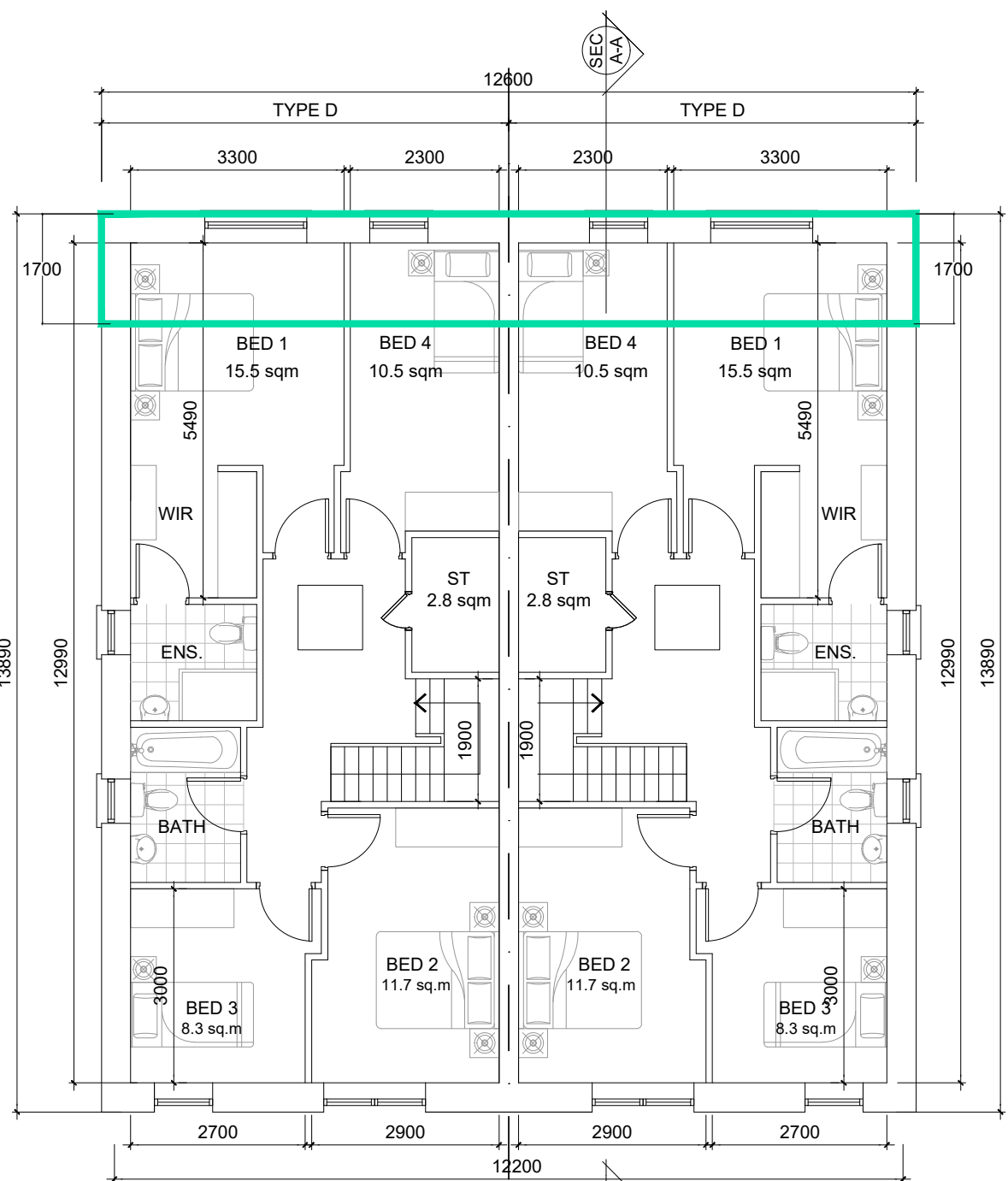


GROUND FLOOR PLAN
74.0 m²
OA 148.0 m² / 1593.06 sq.ft



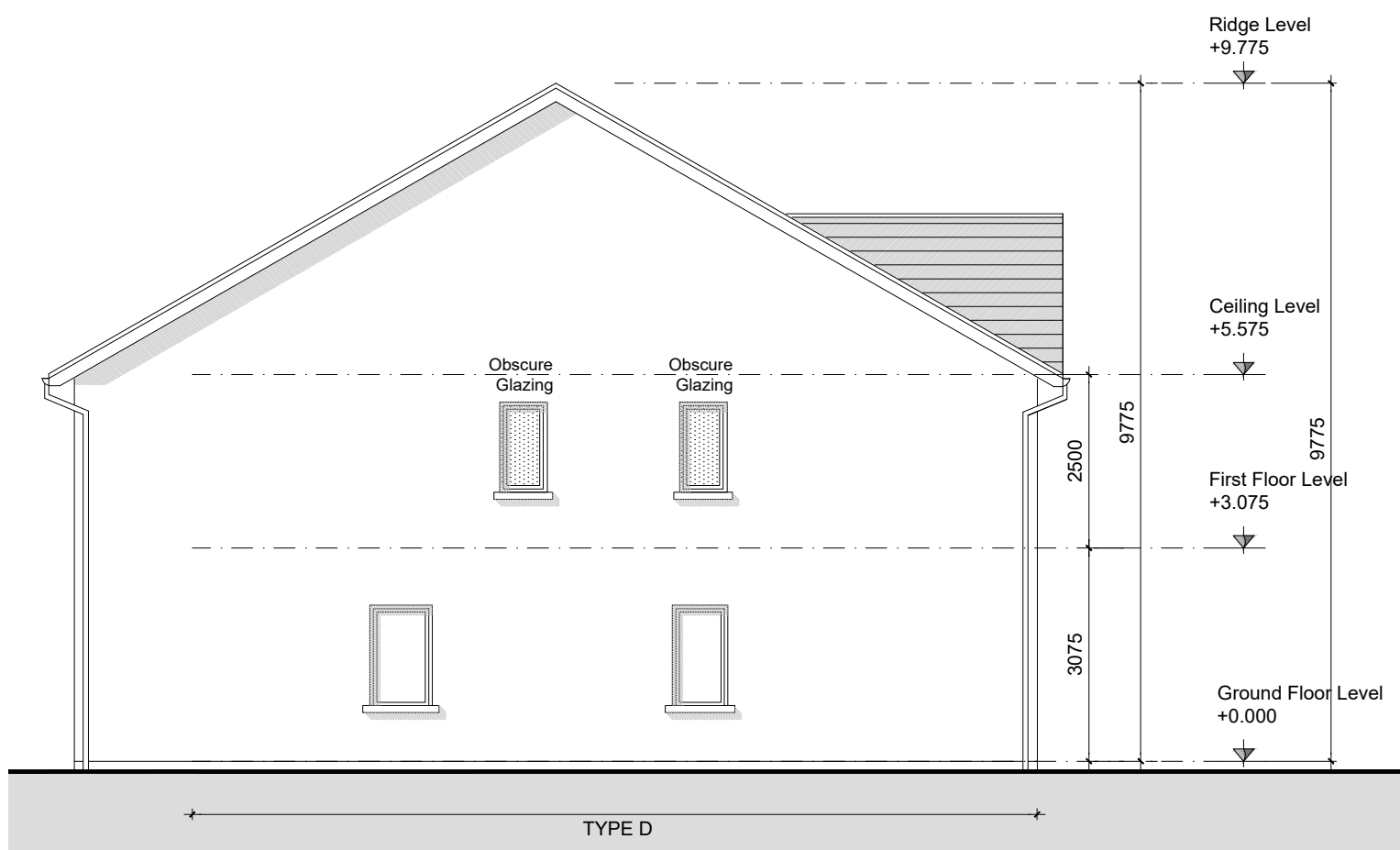
FRONT ELEVATION - CHARACTER AREA 4 (Victorian Red Brick)



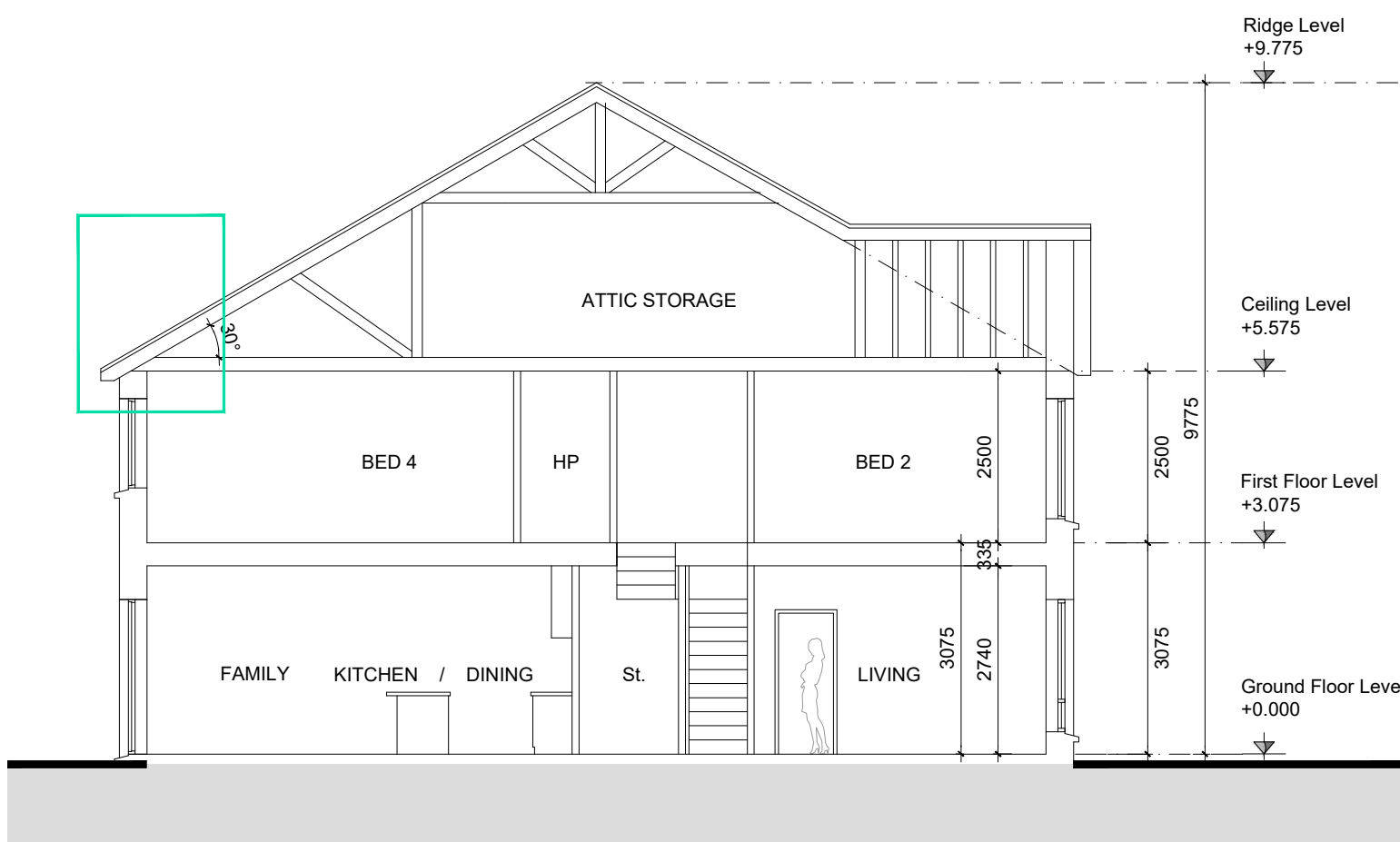
FIRST FLOOR PLAN
74.0 m²



REAR ELEVATION



SIDE ELEVATION



SECTION A-A

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 SH02 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 TYPE D


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.			

D	HOUSE TYPE D 2 STOREY 4 BED	SEMI DETACHED 138.3 SQM / 1488SQF	

 MFCROSSAN O'ROURKE MANNING ARCHITECTS	PROJECT TITLE: BROOMFIELD, BACK ROAD, MALAHIDE		DATE: Jun. '25	DRAWN BY: SB
	DRAWING TITLE: HOUSE TYPE D D2		SCALE: 1:100	REVISION: 0
	Plans, Sections & Elevations		JOB NO: 18034.11	DRAWING NO: PL414
	Albert Place West, Harcourt Lane, Dublin 2, Ireland Tel: 01-4788700 Fax: 01-4788711 E-Mail: mcorm@mcorm.com			