

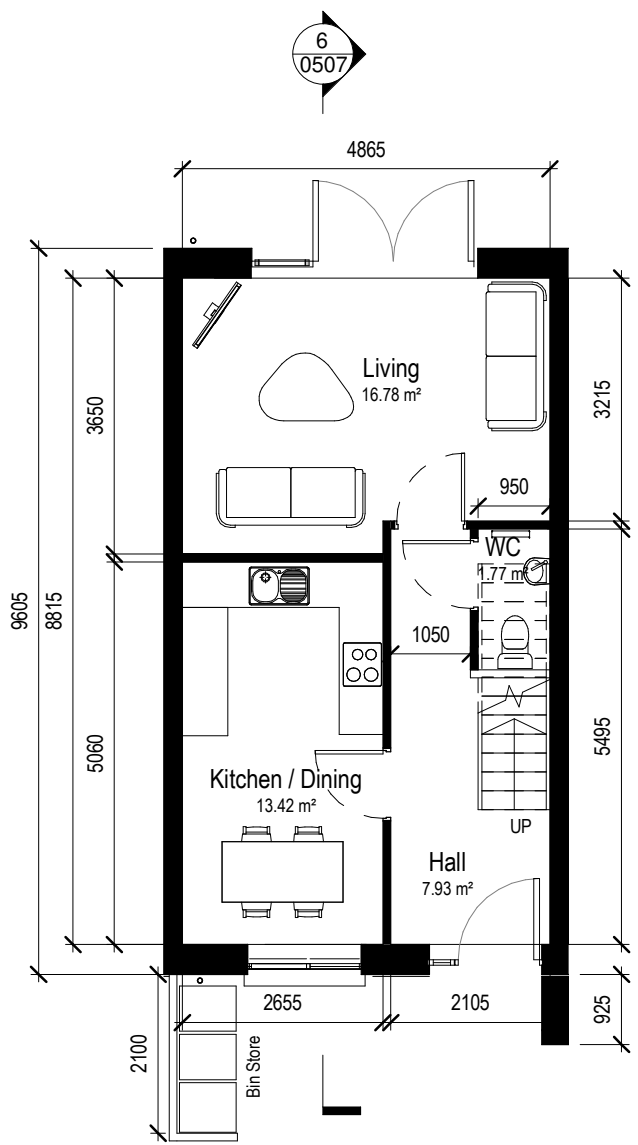
Notes:

Do not scale from this drawing.
Use figured dimensions only.
All errors and omissions to be reported to the Architect.
This drawing to be read in conjunction with relevant consultant's drawings.
All dimensions are in millimetres and all levels are in meters to match Datums unless otherwise noted.

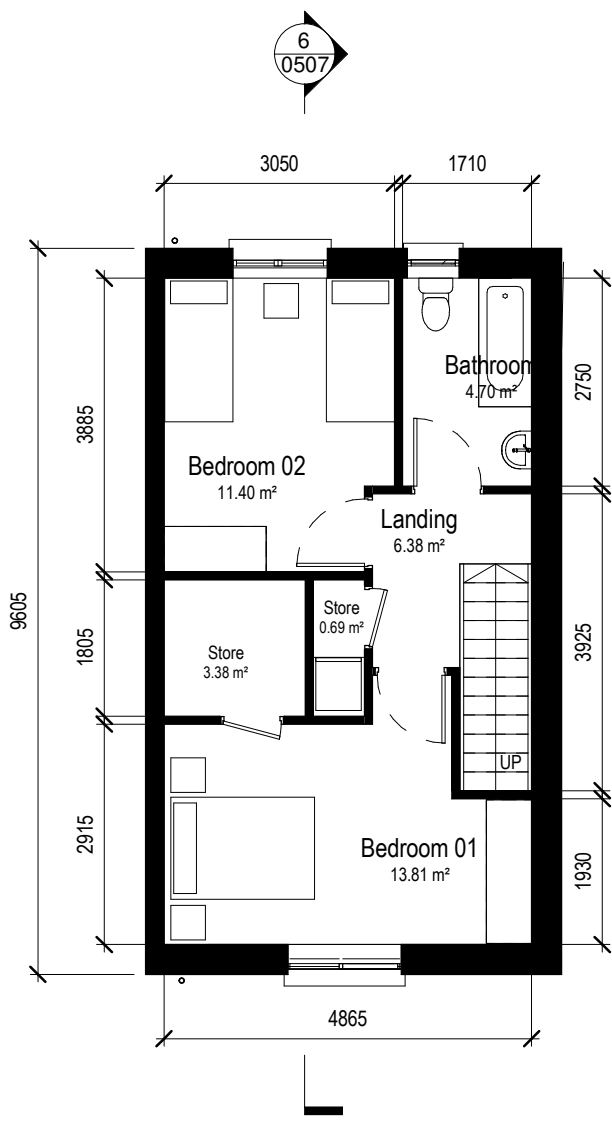
Contractor Design Responsibility
It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR – see Preliminary Inspection Plan for clarity on certification required.

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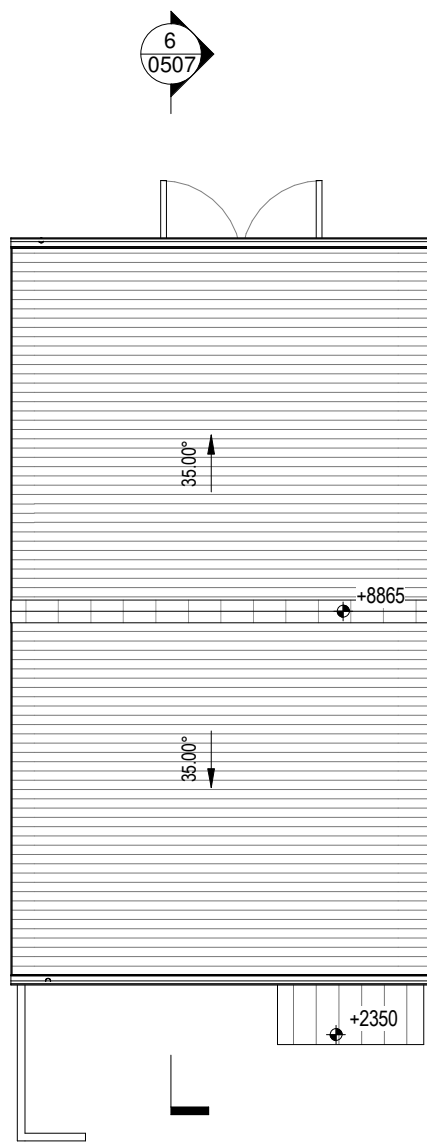
NOTES ON FINISHES:	
ROOF:	TO BE FINISHED IN SLATE OR CLAY OR CONCRETE ROOF TILES IN SELECTED COLOUR OR SIMILAR APPROVED
WALLS:	SELECTED RENDER. OTHERWISE CLAY BRICKWORK WHERE INDICATED.
JOINERY:	ALL WINDOWS AND DOORS, FRAMES AND LEAVES, TO BE ALUMINUM POWDER-COATED TO APPROVED COLOUR OR uPVC OR PAINTED TIMBER TO APPROVED COLOUR. OBSCURE GLAZING WHERE INDICATED TO SENSITIVE WINDOWS.
CANOPY:	SELECTED STANDING SEAM CLADDING OR COLOURED RENDER
RAINWATER GOODS:	GUTTERS, DOWNPIPES AND FIXINGS TO BE uPVC OR ALUMINUM POWDER COATED TO SELECTED COLOUR TO MATCH ROOF SLATES.
	FROSTED / OPAQUE GLASS TO WINDOW



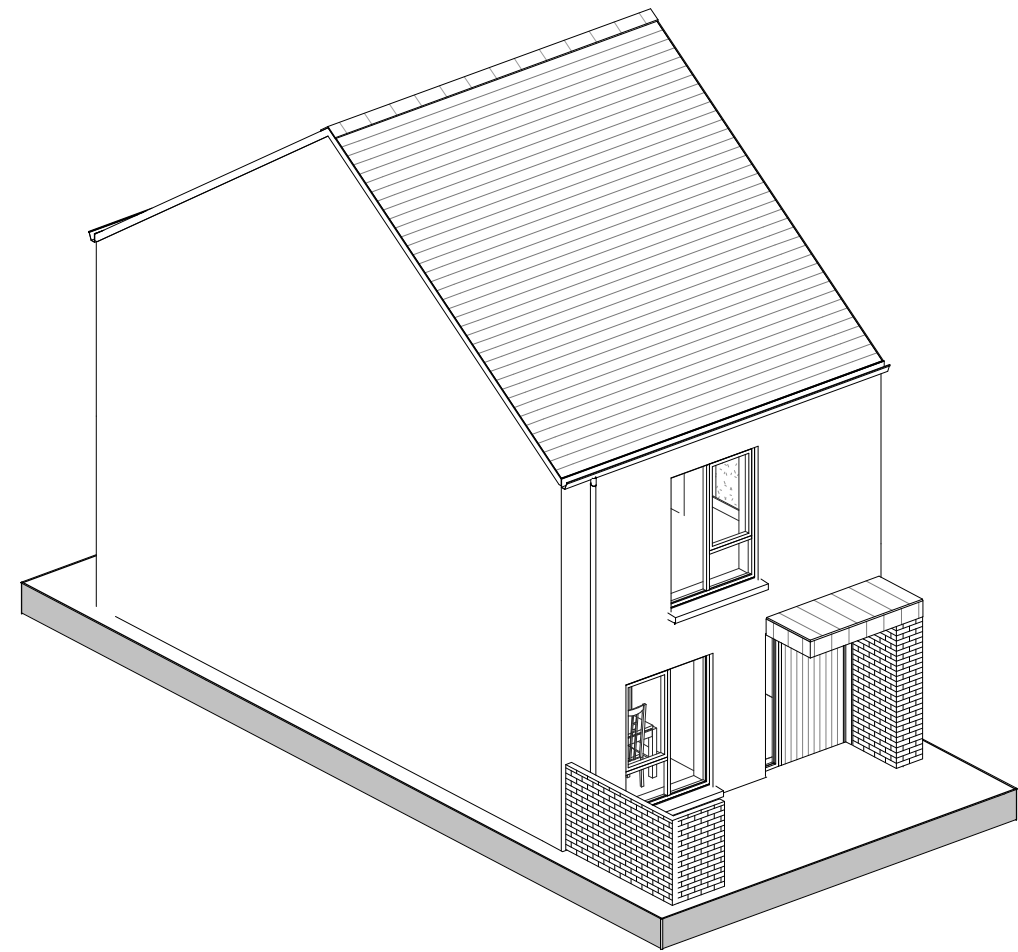
1 House-Type-A-00-Ground-Floor-Plan
1 : 100



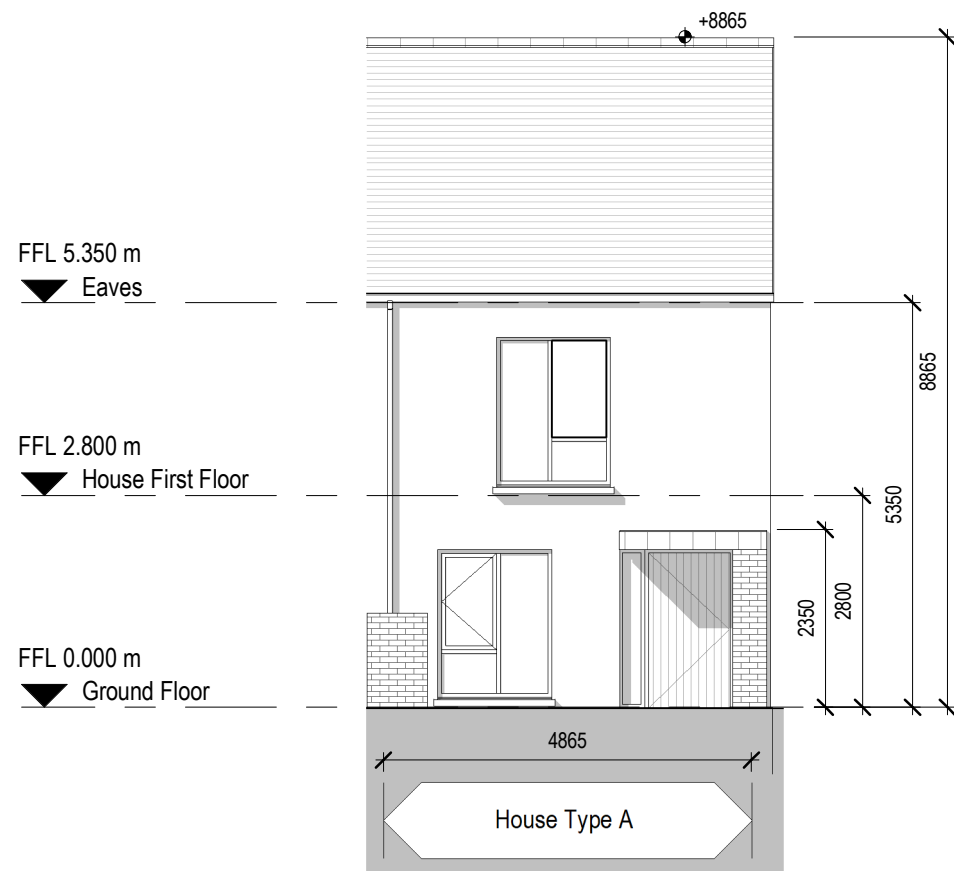
2 House-Type-A-01-First-Floor-Plan
1 : 100



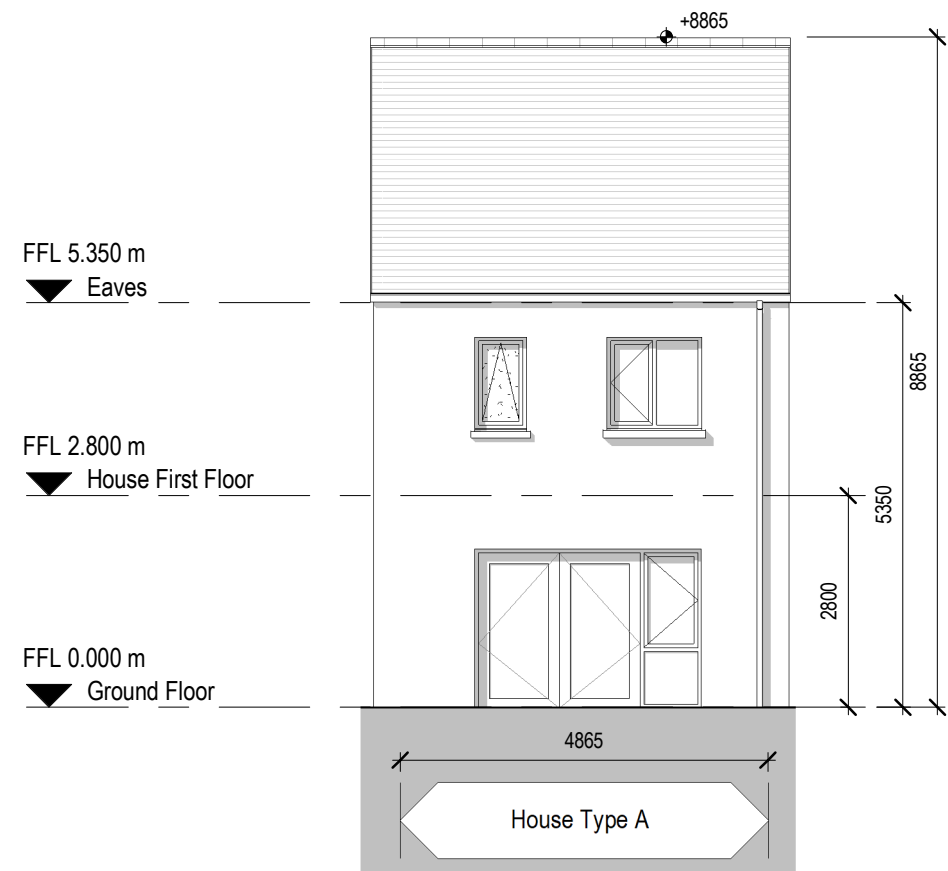
3 House-Type-A-RF-Roof-Plan
1 : 100



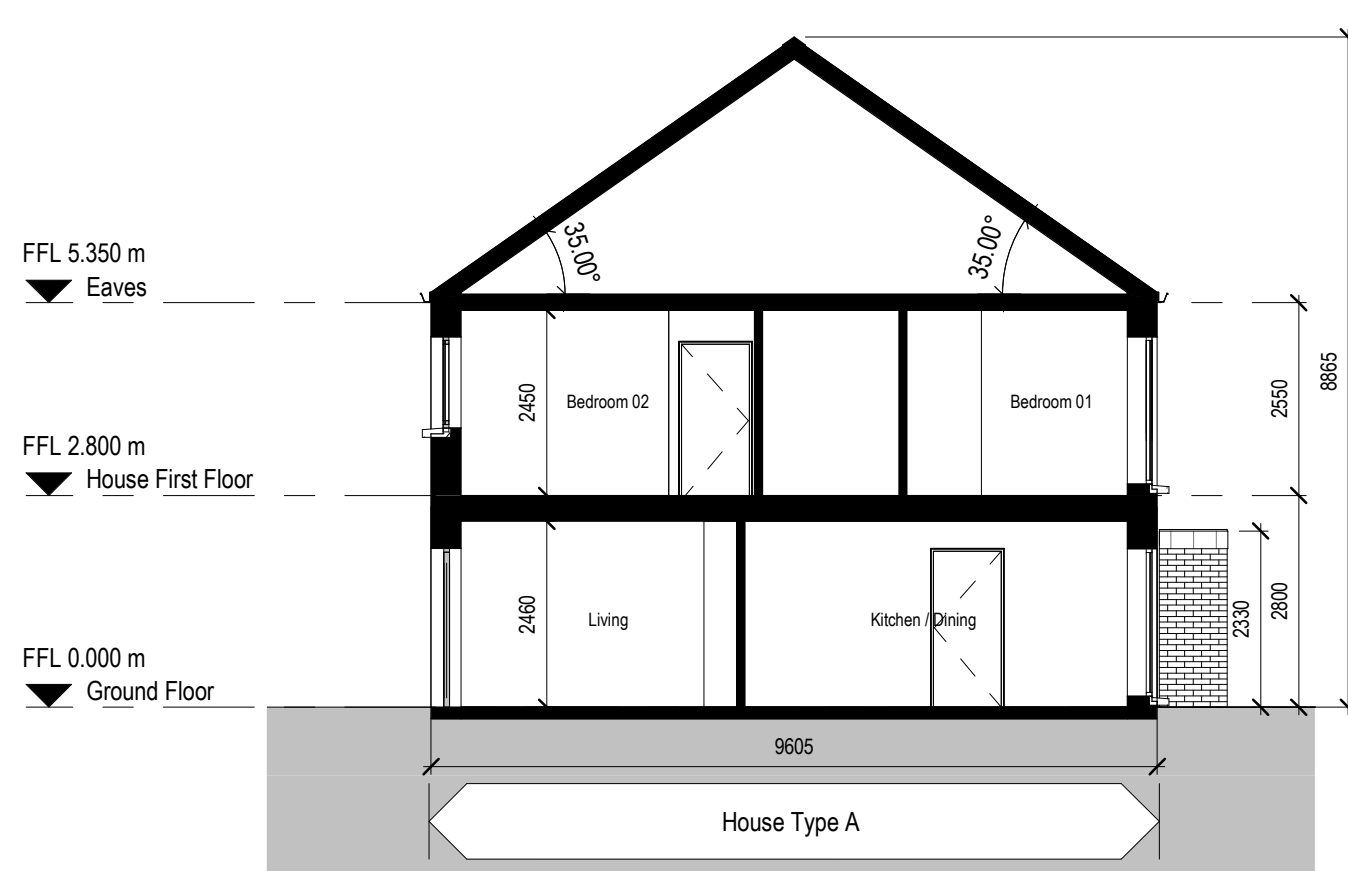
8 House Type A - 3D View



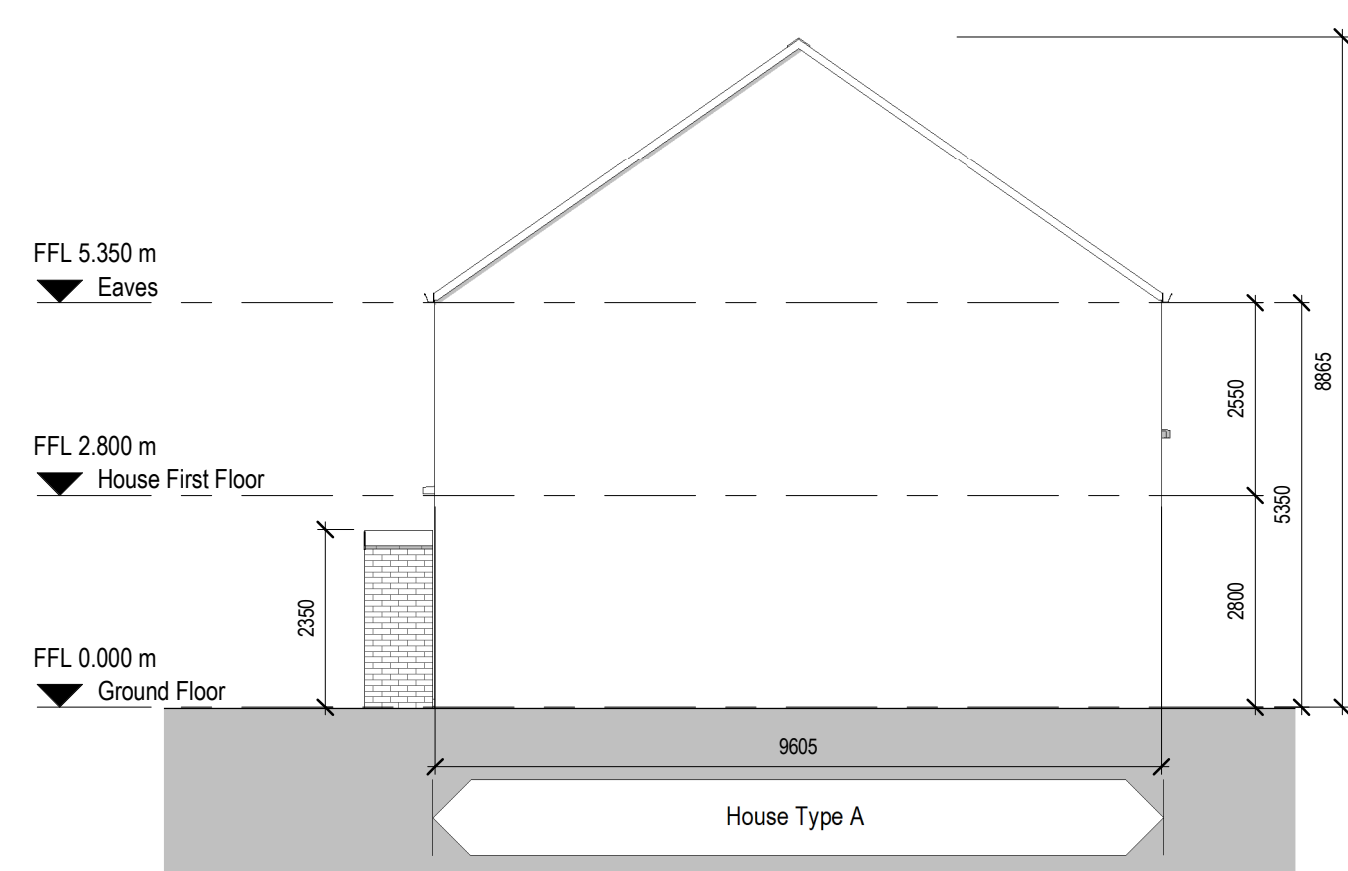
4 House-Type-A-Front-Elevation
1 : 100



5 House-Type-A-Rear-Elevation
1 : 100



6 House-Type-A-Section-AA
1 : 100



7 House-Type-A-Side Elevation
1 : 100



Key Plan-Type A

2633 - House Type A - 2 Bed House (2 Storey Unit) - Gross Internal Area		
Name	Area	DoHPLG Min. Area
Ground Floor	42.86 m²	
First Floor	42.42 m²	
Grand total	85.29 m²	80.00 m²

2633 - House Type A - 2 Bed House (2 Storey Unit) - Aggregate Area Provisions		
Department	Area	DoHPLG Min.
Aggregate Bedroom Area	25.21 m²	25.00 m²
Aggregate Living Area	30.21 m²	30.00 m²

2633 - House Type A - 2 Bed House (2 Storey Unit) - Storage Provisions		
Department	Area	DoHPLG Min.
Storage	4.07 m²	4.00 m²

2633 - House Type A - 2 Bed House (2 Storey Unit) - Room Area Provisions		
Name	Area	DoHPLG Min. Area
Bedroom 01	13.81 m²	13.00 m²
Bedroom 02	11.40 m²	11.40 m²

2633 - House Type A - 2 Bed House (2 Storey Unit) - Room Width Provisions		
Name	Room Width	DoHPLG Min. Room Width
Bedroom 01	2955mm	2800mm
Bedroom 02	3050mm	2800mm
Kitchen / Dining	2655mm	N/A
Living	3650mm	3600mm

Refer to Site Plan for:

- Finished floor levels to survey datum
- Orientation
- Handing of type for each unit
- Private open space for each unit

Revisions:			
1	House Types for Coordination	02/02/2021	SM
2	Issued to GCC / Depart. of Housing for comment	18/02/2021	JH
3	Issued for GCC Approval	13/08/2021	JPH
4	Issued for Planning	03/09/2021	JPH
Rev	Description	Date	By
Project: Keeraun Social Housing Scheme			
Client: Galway City Council			
Title: House Type A - Typical Layout			
Drawing / Document Name: Project Number Project Originator Volume Level Type Rate Sheet Number 2633 KEE-COA-00-ZZ-DR-A-0507			
Suitability Status : Code - Description S4 - For Stage Approval			Revision: P- 4
Scale @ A1	Drawn:	Checked:	Date:
1 : 100	James Hanlon	John Hennigan	18-01-2021
COADY ARCHITECTS Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 XTP8 Unit 8A Cran Point, Main St, Cranmore, Co. Galway 01 497 9788 091 788 925 admin@coady.ie www.coady.ie			