

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.

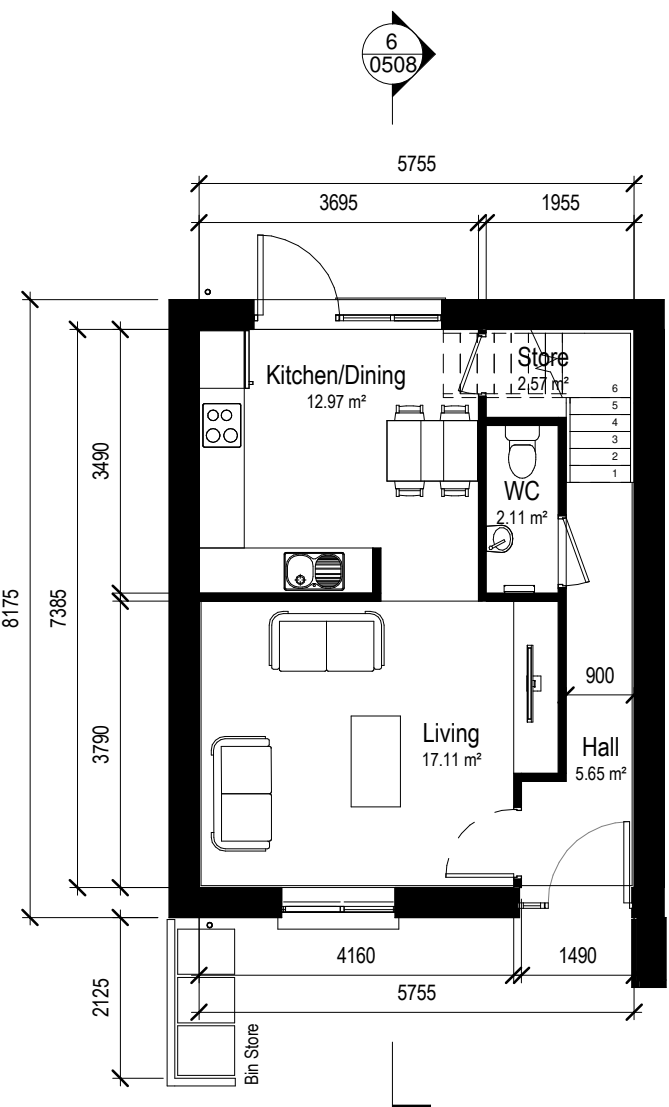
Contractor Design Responsibility  
It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR – see Preliminary Inspection Plan for clarity on certification required.

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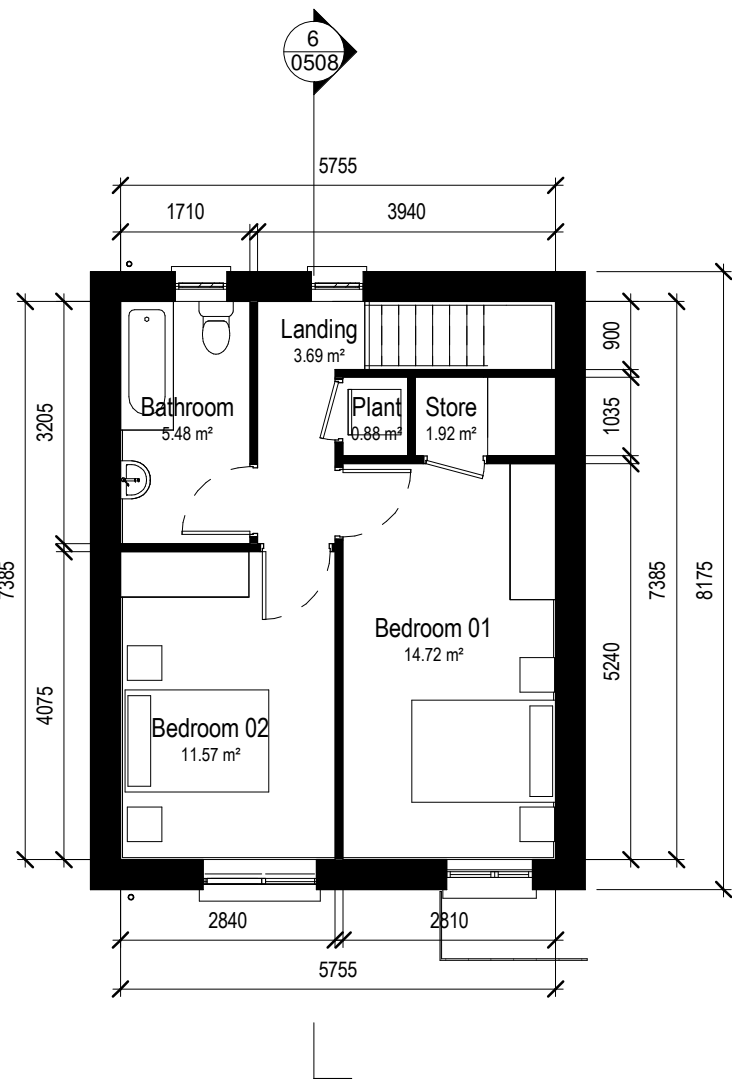
| NOTES ON FINISHES: |                                                                                                                                                                                                |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROOF:              | TO BE FINISHED IN SLATE OR CLAY OR CONCRETE ROOF TILES IN SELECTED COLOUR OR SIMILAR APPROVED                                                                                                  |
| WALLS:             | SELECTED RENDER.<br>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 TIMBERS 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                                                                                                                                                               |



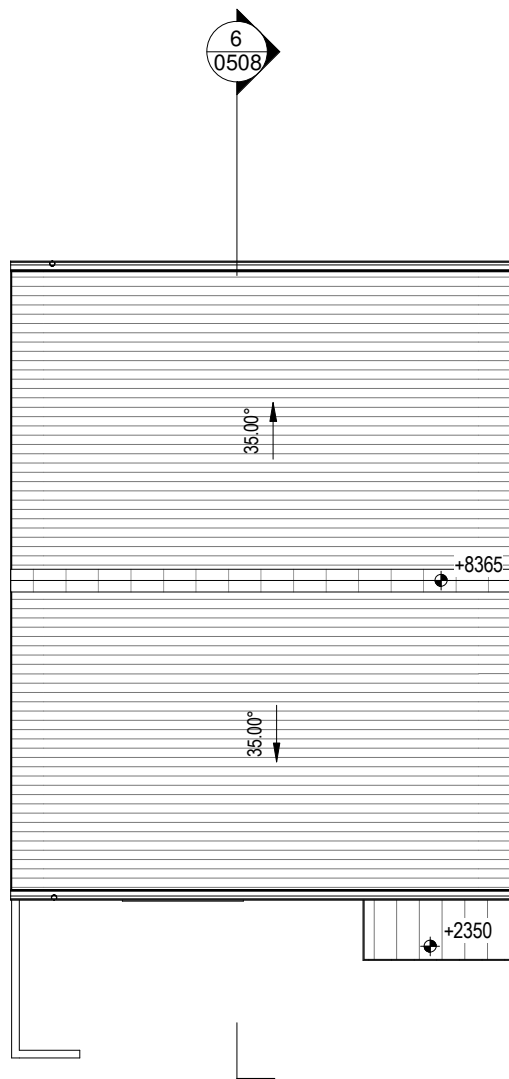
Key Plan-Type A1



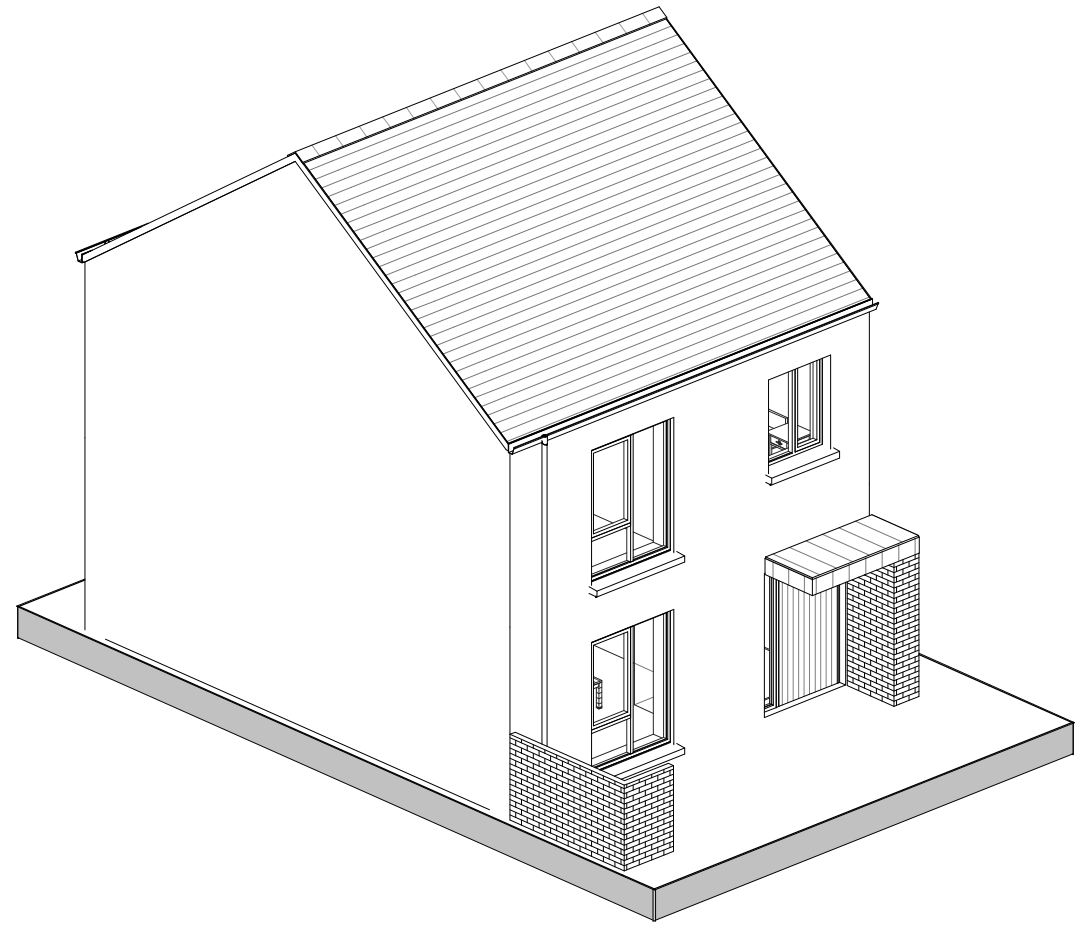
House-Type-A1-00-Ground-Floor-Plan  
1 : 100



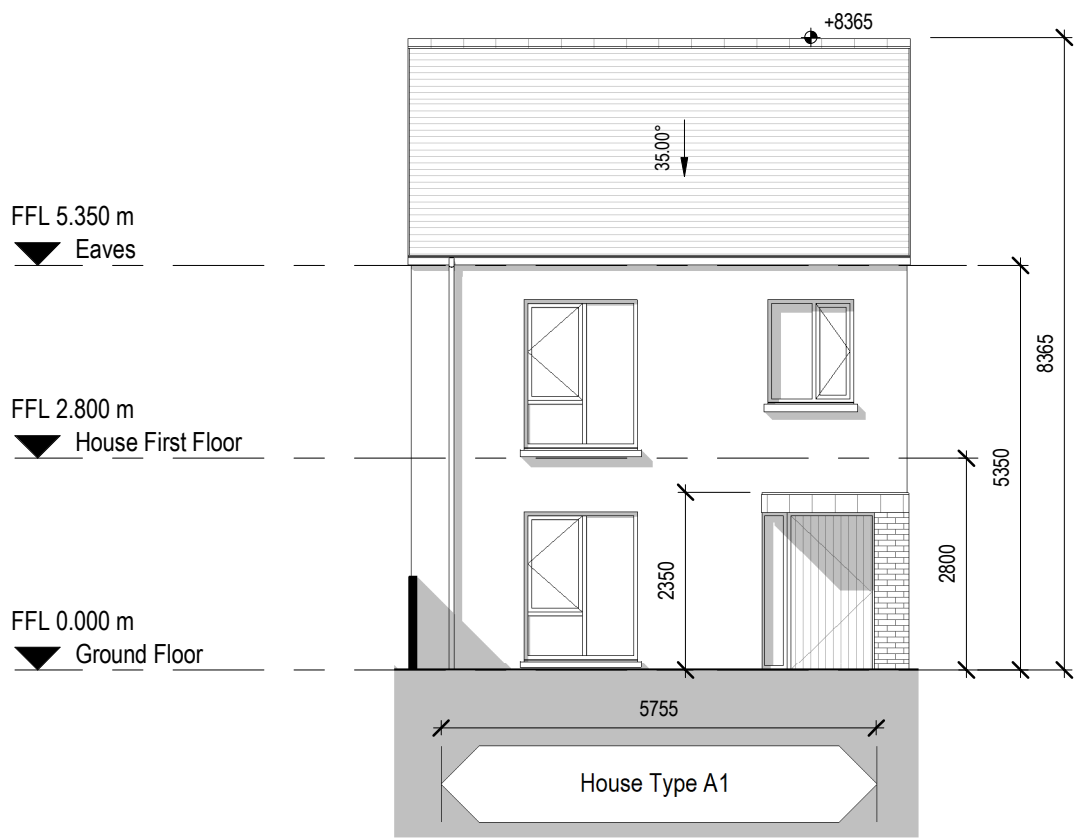
House-Type-A1-01-First-Floor-Plan  
1 : 100



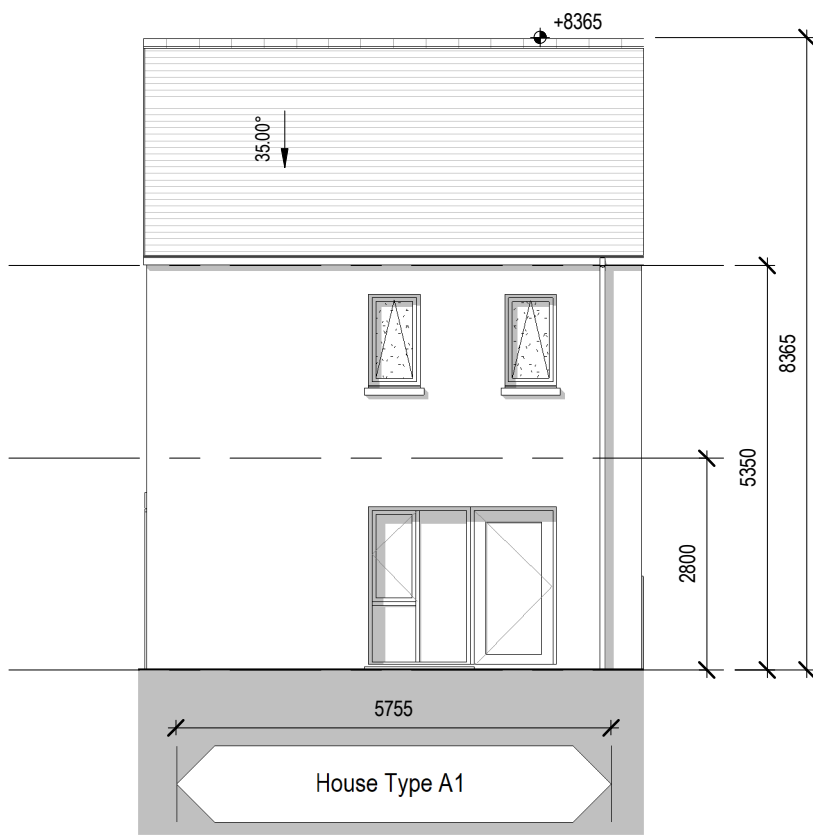
House-Type-A1-RF-Roof-Plan  
1 : 100



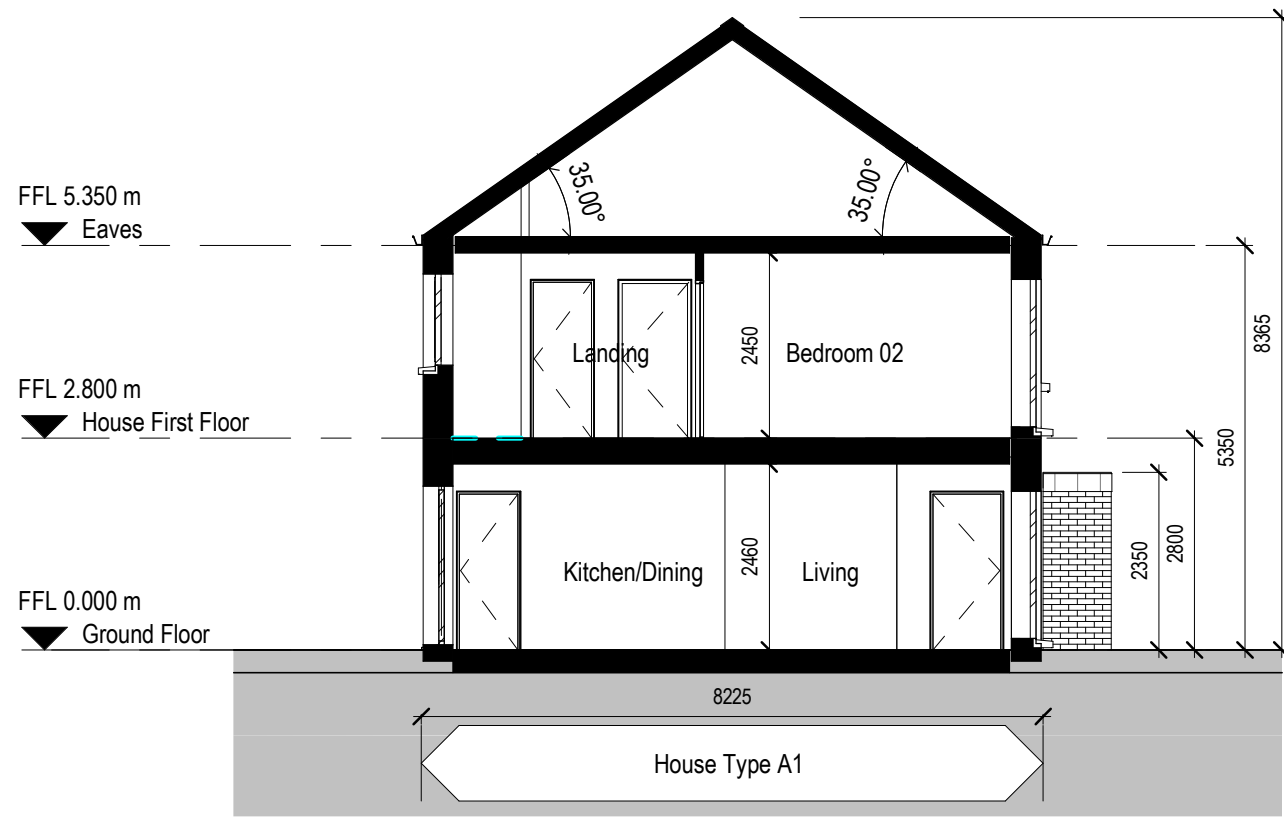
House Type A1 - 3D View



House-Type-A1-Front-Elevation  
1 : 100



House-Type-A1-Rear-Elevation  
1 : 100



House-Type-A1-Section-AA  
1 : 100

| 2633 - House Type A1 - 2 Bed House (2 Storey Unit) - Gross Internal Area |          |                  |
|--------------------------------------------------------------------------|----------|------------------|
| Name                                                                     | Area     | DoHPLG Min. Area |
| Ground Floor                                                             | 42.41 m² |                  |
| First Floor                                                              | 42.05 m² |                  |
| Grand total                                                              | 84.46 m² | 80.00 m²         |

| 2633 - House Type A1 - 2 Bed House (2 Storey Unit) - Aggregate Area Provisions |          |             |
|--------------------------------------------------------------------------------|----------|-------------|
| Department                                                                     | Area     | DoHPLG Min. |
| Aggregate Bedroom Area                                                         | 26.28 m² | 25.00 m²    |
| Aggregate Living Area                                                          | 30.07 m² | 30.00 m²    |

| 2633 - House Type A1 - 2 Bed House (2 Storey Unit) - Storage Provisions |         |             |
|-------------------------------------------------------------------------|---------|-------------|
| Department                                                              | Area    | DoHPLG Min. |
| Storage                                                                 | 4.49 m² | 4.00 m²     |

| 2633 - House Type A1 - 2 Bed House (2 Storey Unit) - Room Area Provisions |          |                  |
|---------------------------------------------------------------------------|----------|------------------|
| Name                                                                      | Area     | DoHPLG Min. Area |
| Bedroom 01                                                                | 14.72 m² | 13.00 m²         |
| Bedroom 02                                                                | 11.57 m² | 11.40 m²         |

| 2633 - House Type A1 - 2 Bed House (2 Storey Unit) - Room Width Provisions |            |                        |
|----------------------------------------------------------------------------|------------|------------------------|
| Name                                                                       | Room Width | DoHPLG Min. Room Width |
| Bedroom 01                                                                 | 2810mm     | 2800mm                 |
| Bedroom 02                                                                 | 2860mm     | 2800mm                 |
| Kitchen/Dining                                                             | 3490mm     | N/A                    |
| Living                                                                     | 3790mm     | 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:<br>Keeraun Social Housing Scheme                                                                                                                                                              |                                                |               |            |                          |  |
| Client:<br>Galway City Council                                                                                                                                                                         |                                                |               |            |                          |  |
| Title:<br>House Type A1 - Typical Layout                                                                                                                                                               |                                                |               |            |                          |  |
| Drawing / Document Name:<br>Project Number Project Originator Volume Level Type Rate Sheet Number<br><b>2633 KEE-COA-00-ZZ-DR-A-0508</b>                                                               |                                                |               |            |                          |  |
| Suitability Status : Code - Description<br><b>S4 - For Stage Approval</b>                                                                                                                              |                                                |               |            | Revision:<br><b>P- 4</b> |  |
| Scale @ A1                                                                                                                                                                                             | Drawn:                                         | Checked:      | Date:      |                          |  |
| 1 : 100                                                                                                                                                                                                | James Hanlon                                   | John Hennigan | 18-01-2021 |                          |  |
| <b>COADY</b><br>ARCHITECTS<br>Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 XTP8<br>Unit 8A Oran Point, Main St, Oranmore, Co. Galway<br>01 497 6766   091 788 325   admin@coady.ie   www.coady.ie |                                                |               |            |                          |  |