

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.

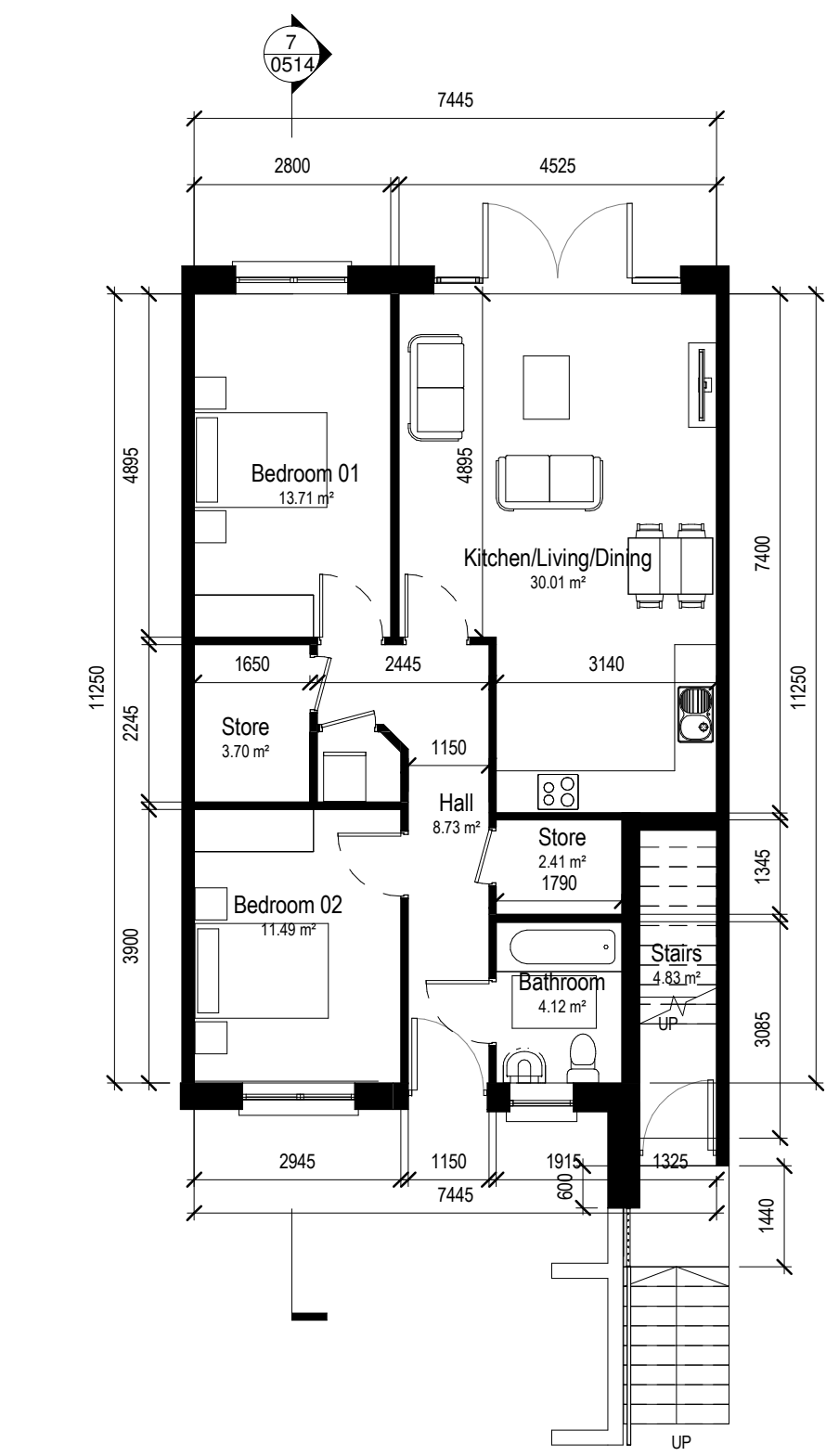
Contractor Design Responsibility
It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR – see Preliminary Inspection Plan for clarity on certification required.

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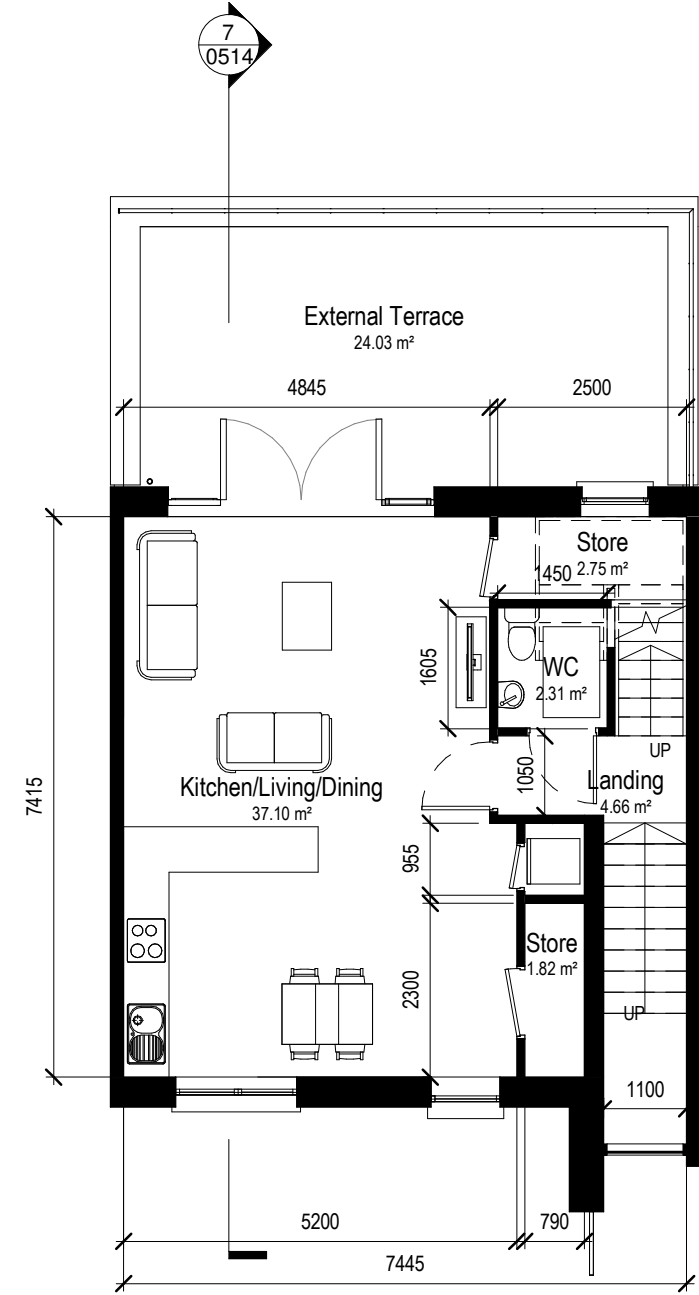
NOTES ON FINISHES:	
ROOF:	TO BE FINISHED IN SLATE OR CLAY OR CONCRETE ROOF TILES IN SELECTED COLOUR OR SIMILAR APPROVED
WALLS:	SELECTED RENDER. OTHERWISE CLAY BRICKWORK WHERE INDICATED.
JOINERY:	ALL WINDOWS AND DOORS, FRAMES AND LEAVES, TO BE ALUMINIUM POWDER-COATED TO APPROVED COLOUR OR uPVC OR PAINTED 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 ALUMINIUM POWDER COATED TO SELECTED COLOUR TO MATCH ROOF SLATES.
	FROSTED / OPAQUE GLASS TO WINDOW



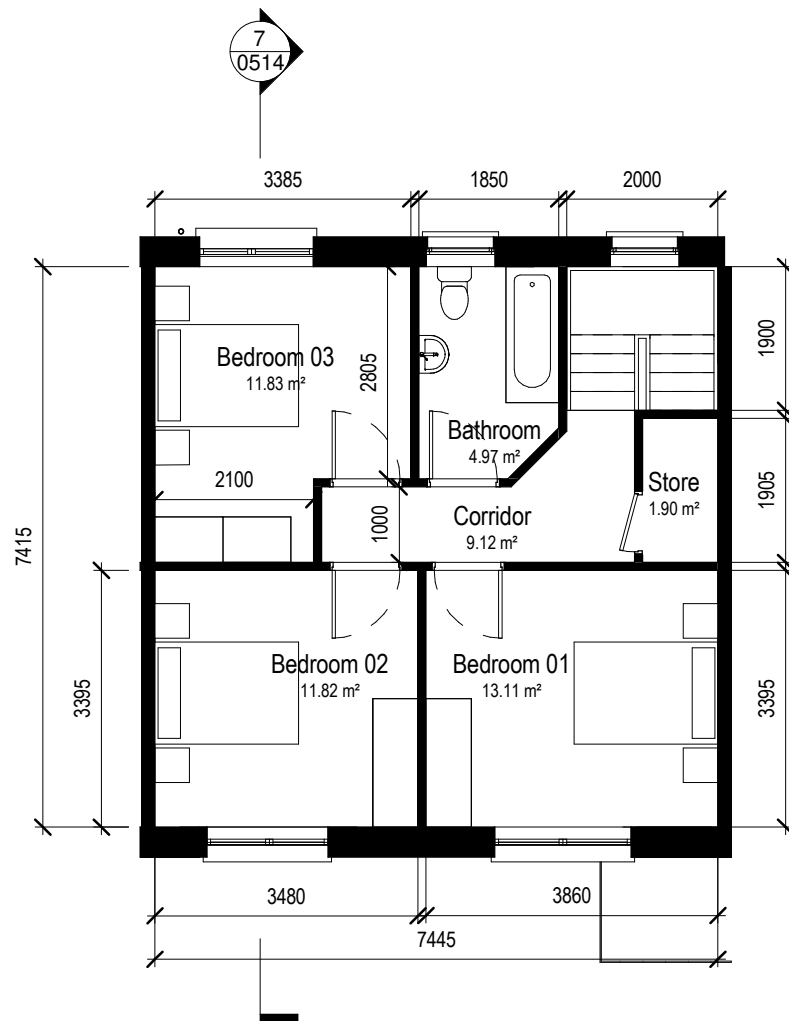
Key Plan-Type G



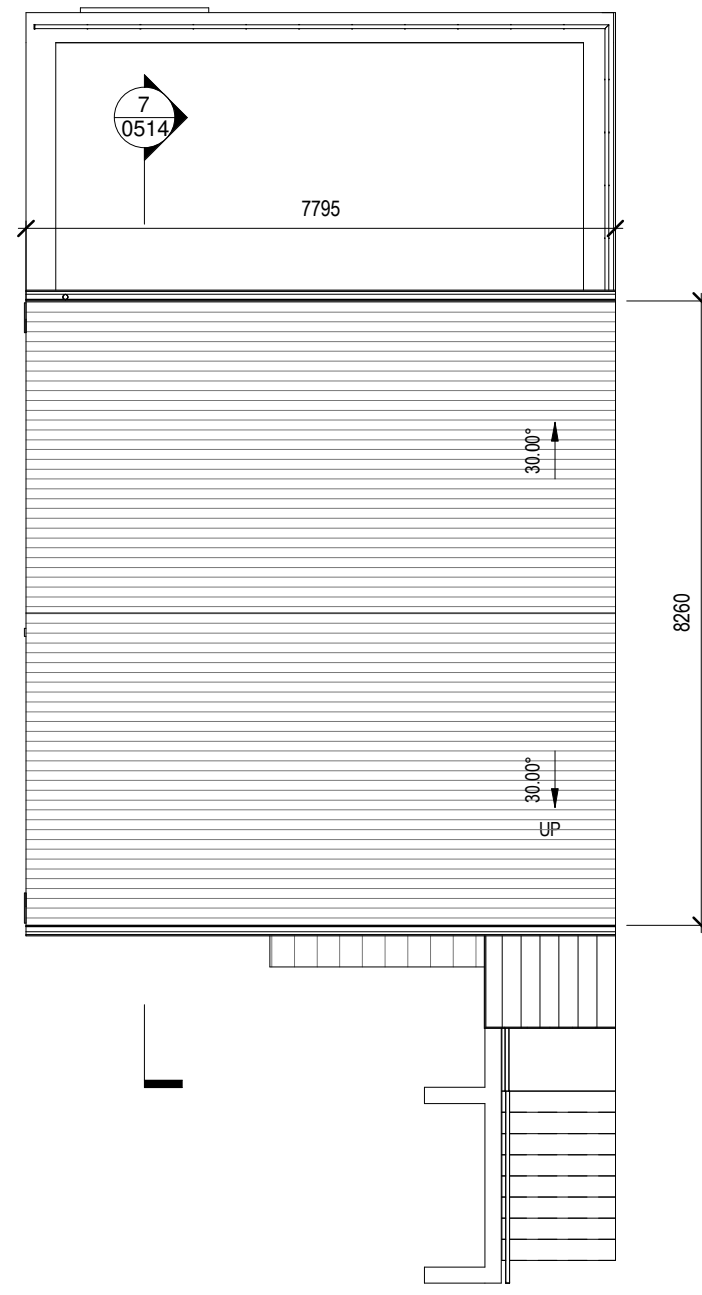
1 House-Type-G-00-Ground-Floor-Plan
1 : 100



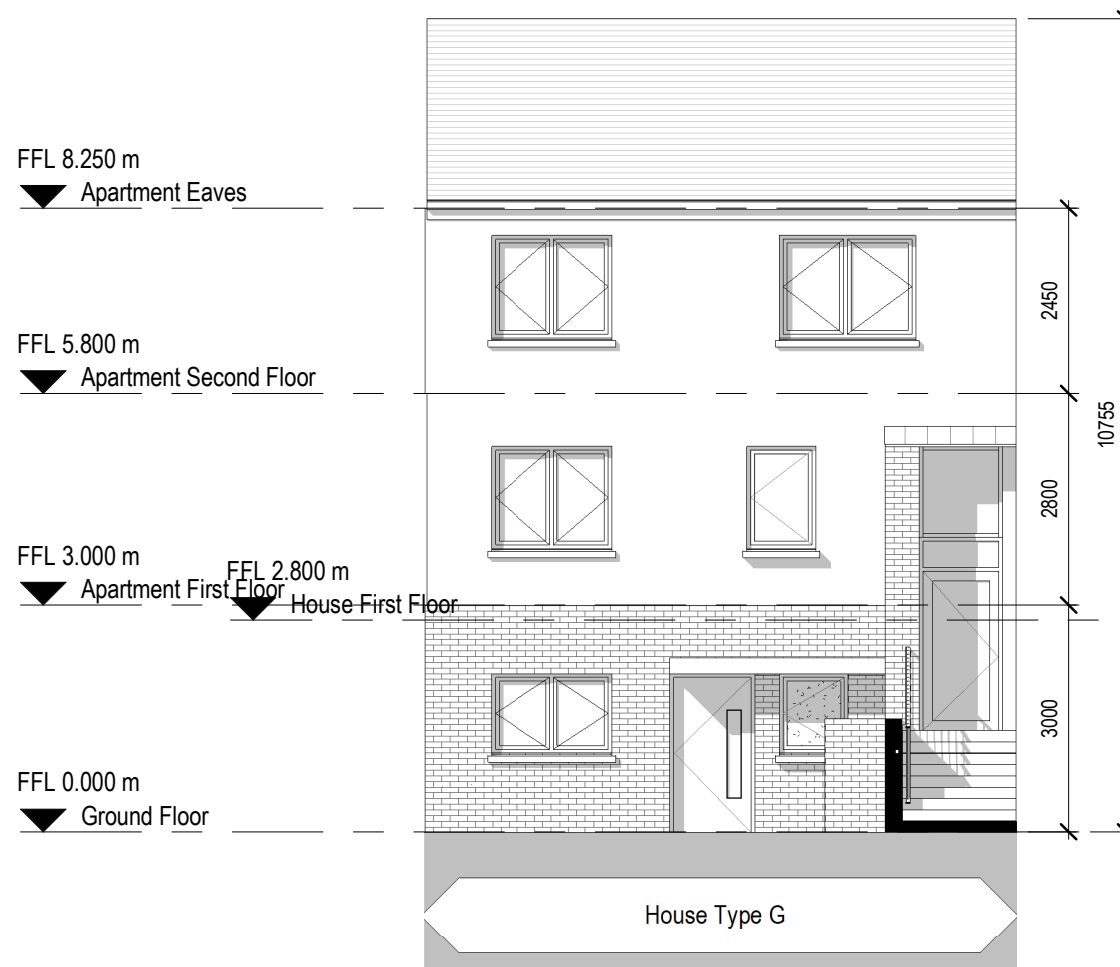
2 House-Type-G-01-First-Floor-Plan
1 : 100



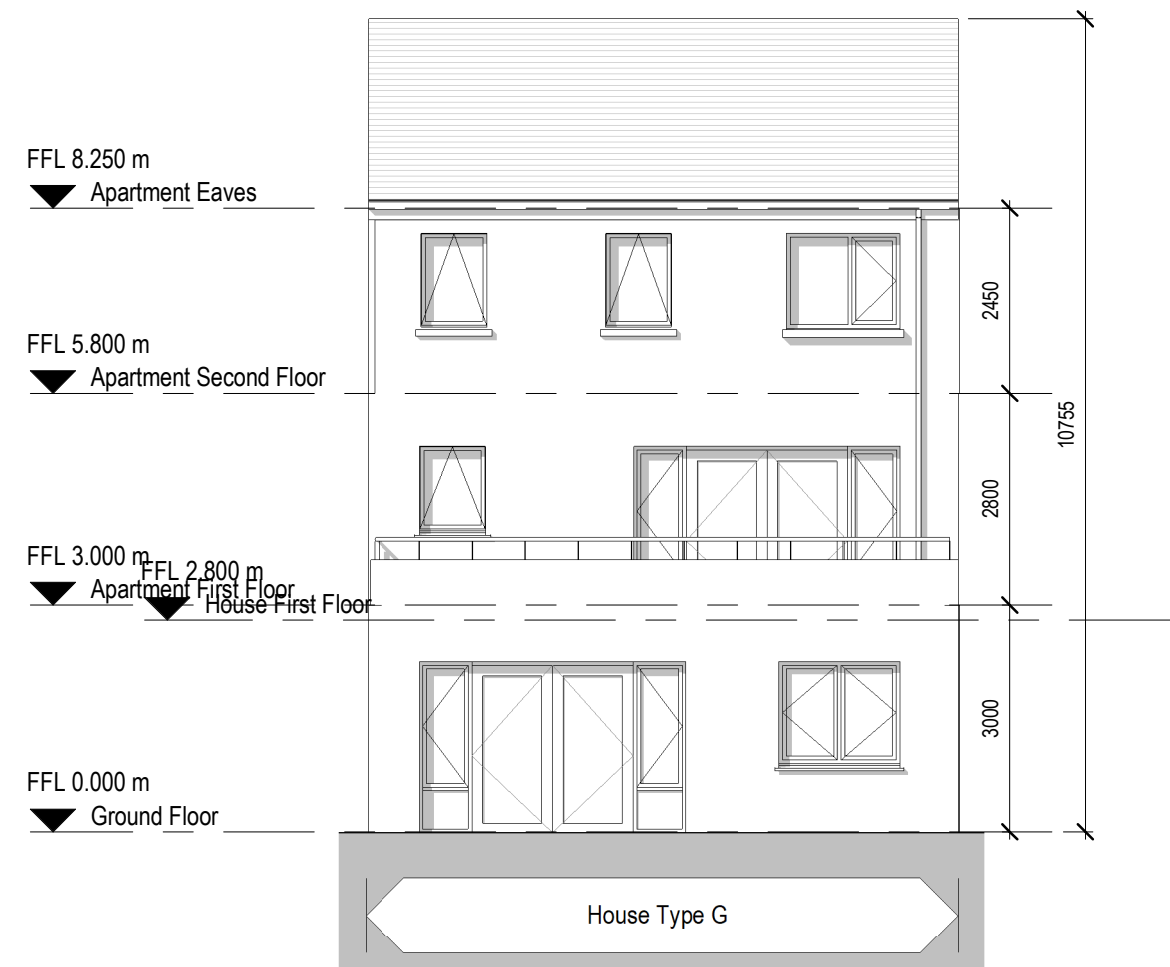
3 House-Type-G-02-Second-Floor-Plan
1 : 100



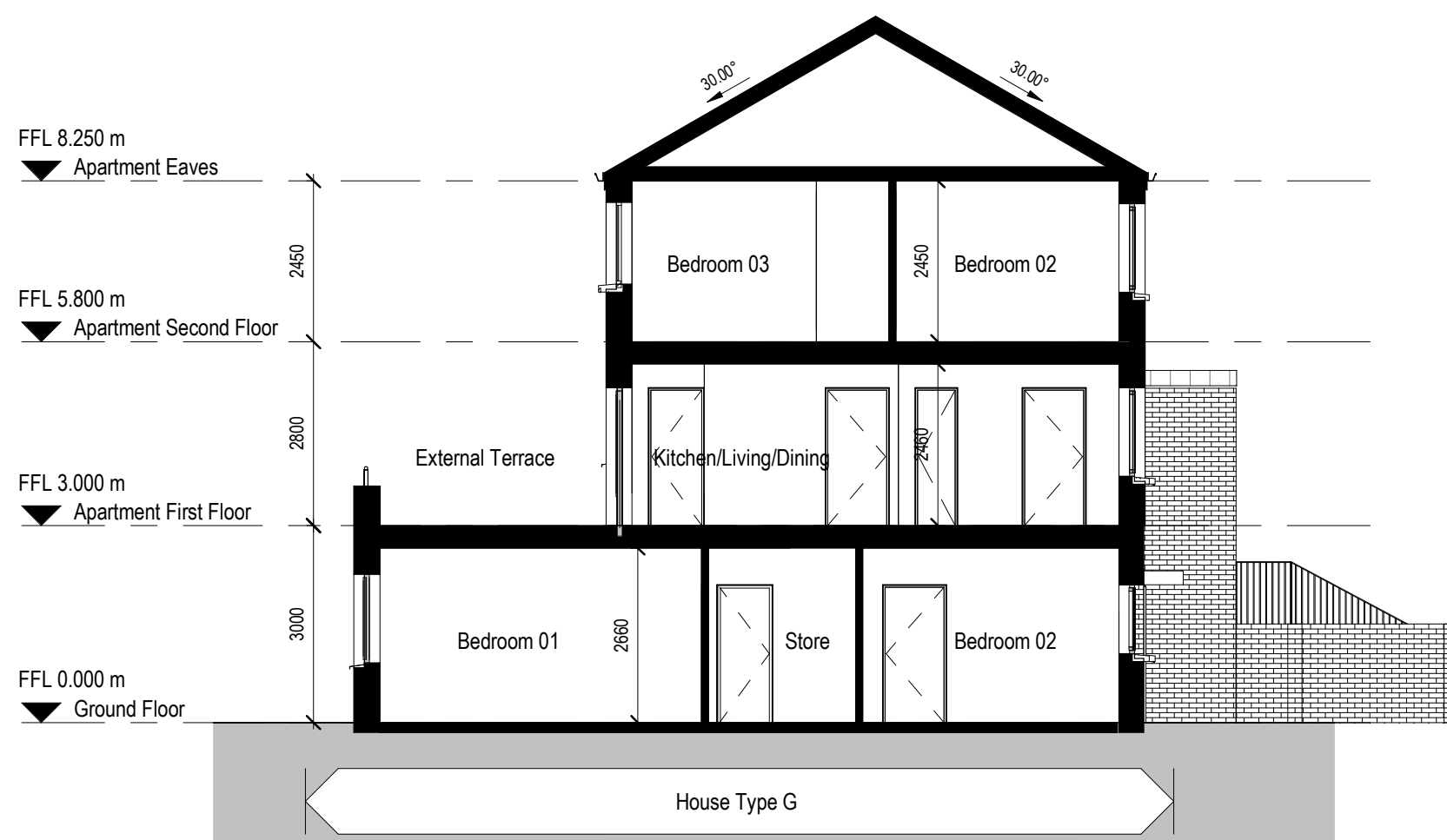
4 House-Type-G-RF-Roof-Plan
1 : 100



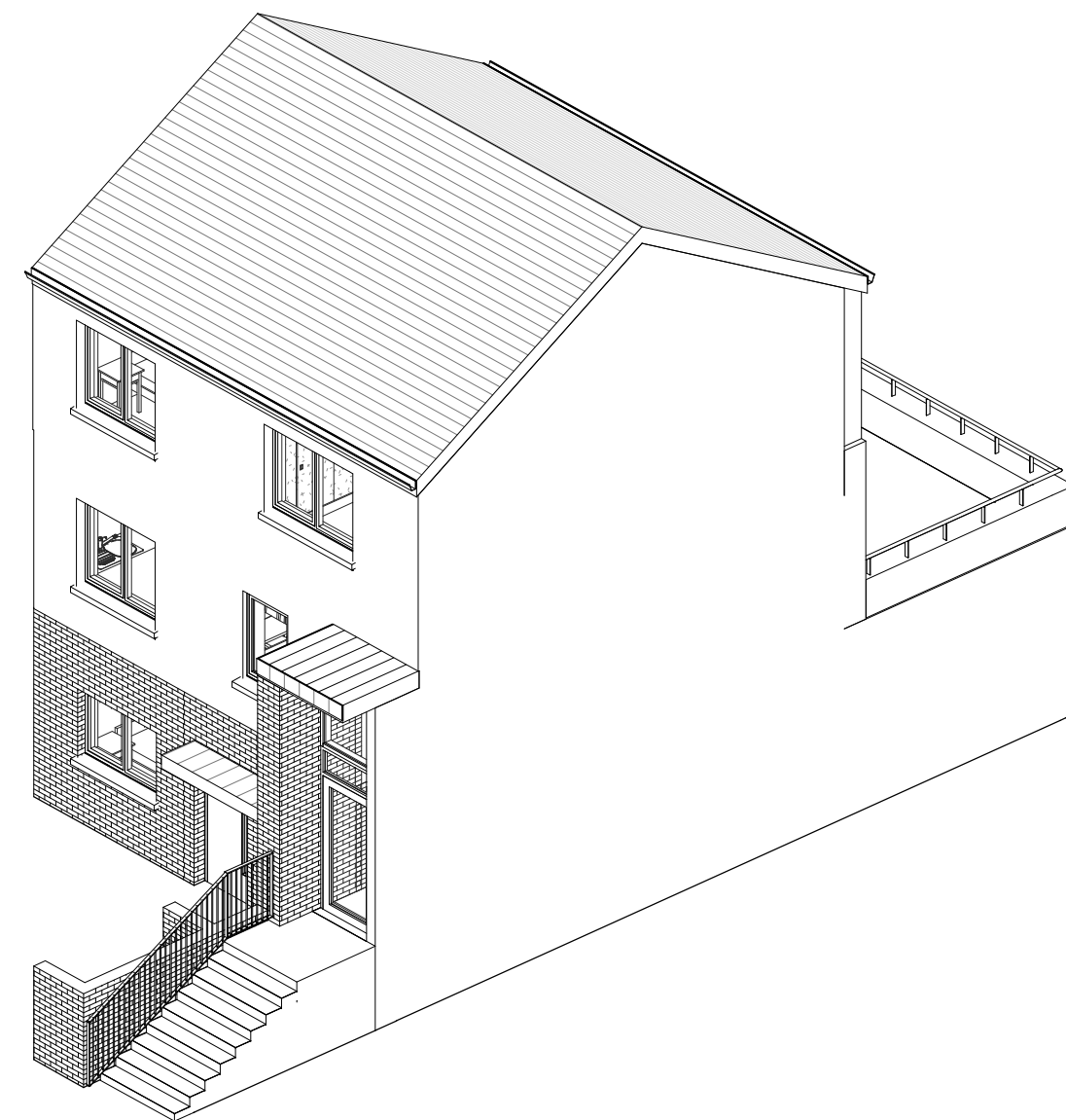
5 House-Type-G-Front-Elevation
1 : 100



6 House-Type-G-Rear-Elevation
1 : 100



7 House-Type-G-Section-AA
1 : 100



8 House Type G - 3D View

2633 - House Type G - 2 Bed Unit (Lower Unit) - Gross Internal Area			
Name	Area	DoHPLG Min. Area	
Ground Floor	78.56 m²	73.00 m²	

2633 - House Type G - 2 Bed Unit (Lower Unit) - Aggregate Area Provisions			
Department	Area	DoHPLG Min.	
Aggregate Bedroom Area	25.19 m²	25.00 m²	
Aggregate Living Area	30.01 m²	30.00 m²	

2633 - House Type G - 2 Bed Unit (Lower Unit) - Room Area Provisions			
Name	Area	DoHPLG Min. Area	
Bedroom 01	13.71 m²	13.00 m²	
Bedroom 02	11.49 m²	11.40 m²	

2633 - House Type G - 2 Bed Unit (Lower Unit) - Room Width Provisions			
Name	Room Width	DoHPLG Min. Room Width	
Bedroom 01	2800mm	2800mm	
Bedroom 02	2945mm	2800mm	
Kitchen/Living/Dining	4525mm	3600mm	

2633 - House Type G - 2 Bed Unit (Lower Unit) - Storage Provisions			
Department	Area	DoHPLG Min.	
Storage	6.11 m²	6.00 m²	

Refer to Site Plan for:

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

2633 - House Type G - 3 Bed Unit (Upper Unit) - Gross Internal Area			
Name	Area	DoHPLG Min. Area	
Ground Floor	4.83 m²		
First Floor	56.17 m²		
Second Floor	55.23 m²		
Grand total	116.22 m²	100.00 m²	

2633 - House Type G - 3 Bed Unit (Upper Unit) - Aggregate Area Provisions			
Department	Area	DoHPLG Min.	
Aggregate Bedroom Area	36.76 m²	36.00 m²	
Aggregate Living Area	37.10 m²	37.00 m²	

2633 - House Type G - 3 Bed Unit (Upper Unit) - Room Area Provisions			
Name	Area	DoHPLG Min. Area	
Bedroom 01	13.11 m²	13.00 m²	
Bedroom 02	11.82 m²	11.40 m²	
Bedroom 03	11.83 m²	11.40 m²	

2633 - House Type G - 3 Bed Unit (Upper Unit) - Room Width Provisions			
Name	Room Width	DoHPLG Min. Room Width	
Bedroom 01	3400mm	2800mm	
Bedroom 02	3400mm	2800mm	
Bedroom 03	2805mm	2800mm	
Kitchen/Living/Dining	4390mm	3800mm	

2633 - House Type G - 3 Bed Unit (Upper Unit) - Storage Provisions			
Department	Area	DoHPLG Min.	
Storage	6.47 m²	6.00 m²	

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 G - Typical Layout			
Drawing / Document Name: Project Number Project Originator Volume Level Type Rate Sheet Number 2633 KEE-COA-00-ZZ-DR-A-0514			
Suitability Status : Code - Description S4 - For Stage Approval			Revision: P- 4
Scale @ A1	Drawn: James Hanlon	Checked: John Hennigan	Date: 19-01-2021
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