

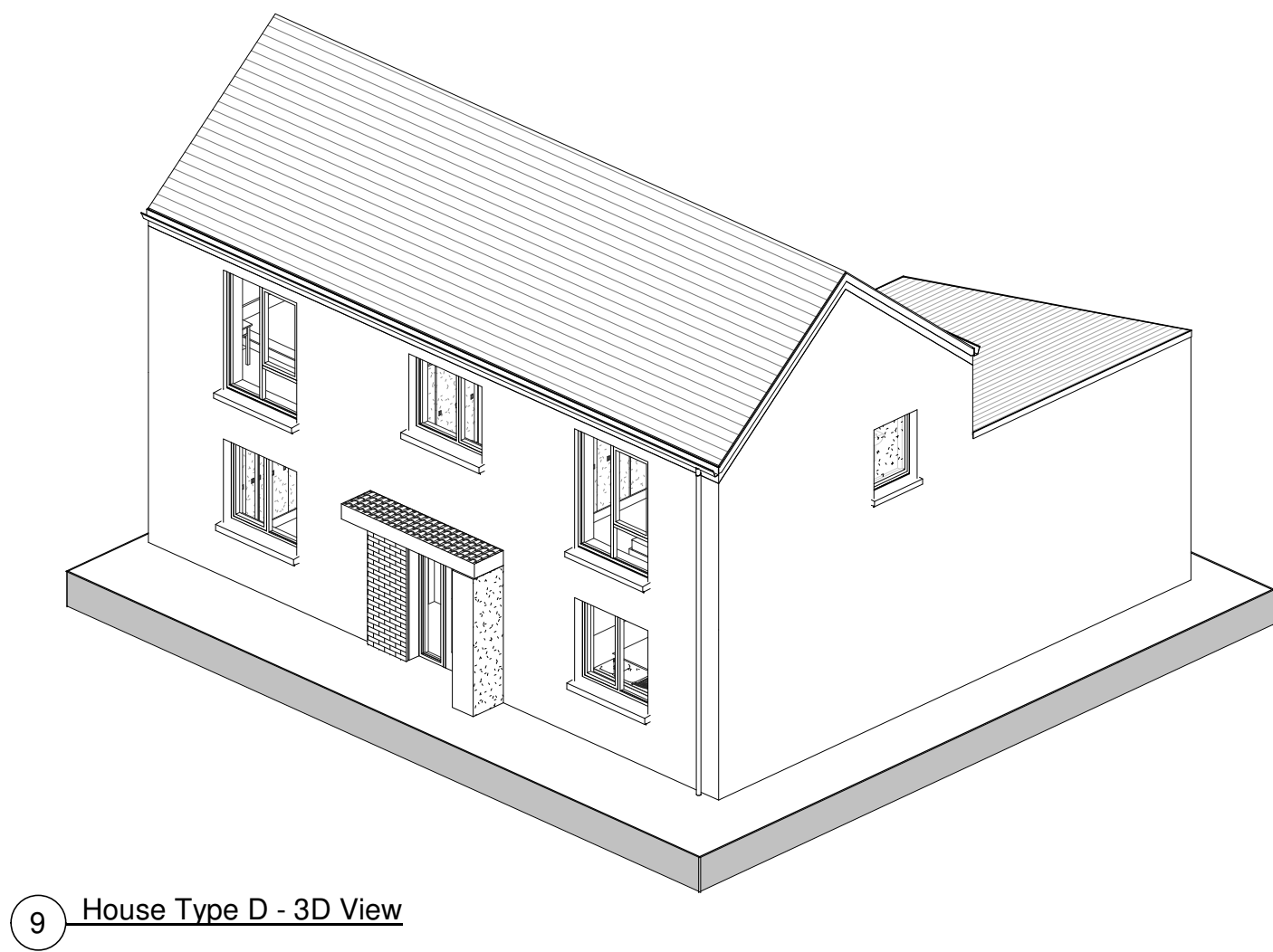
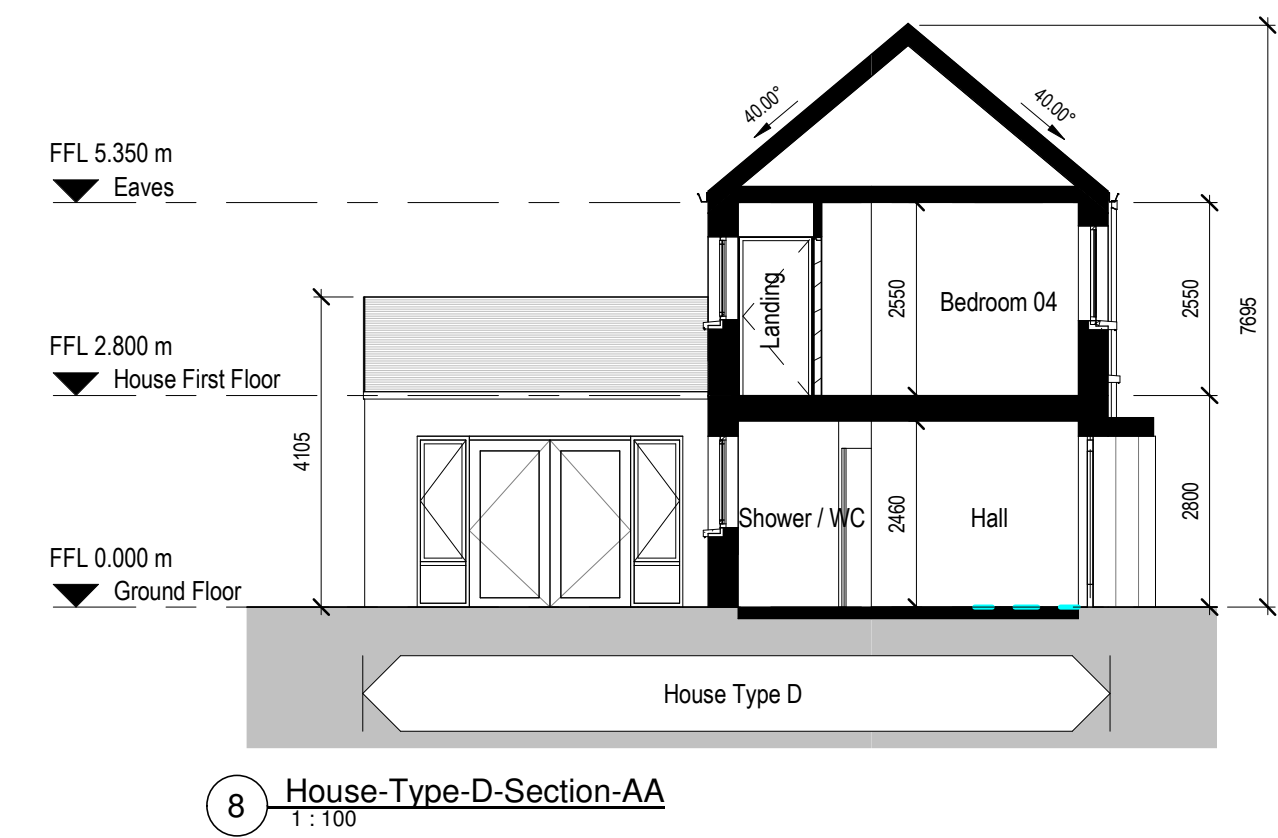
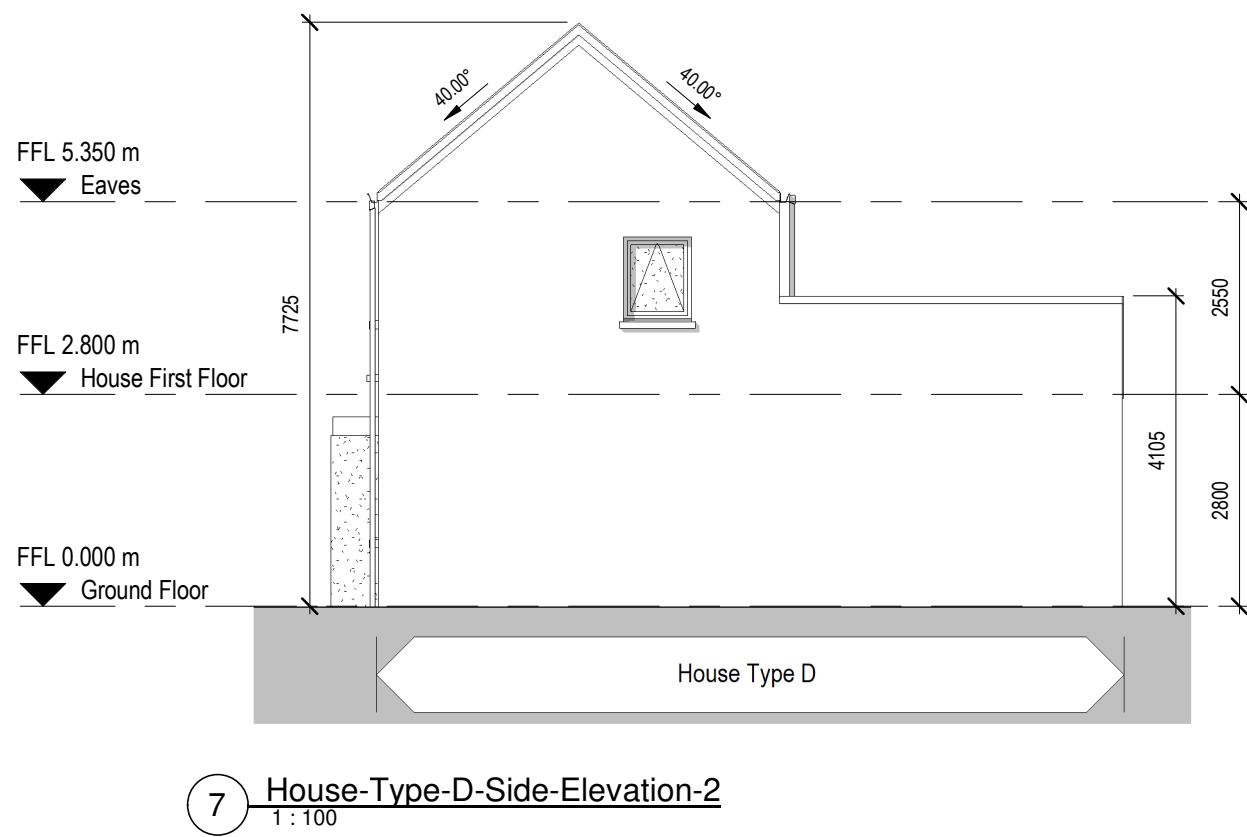
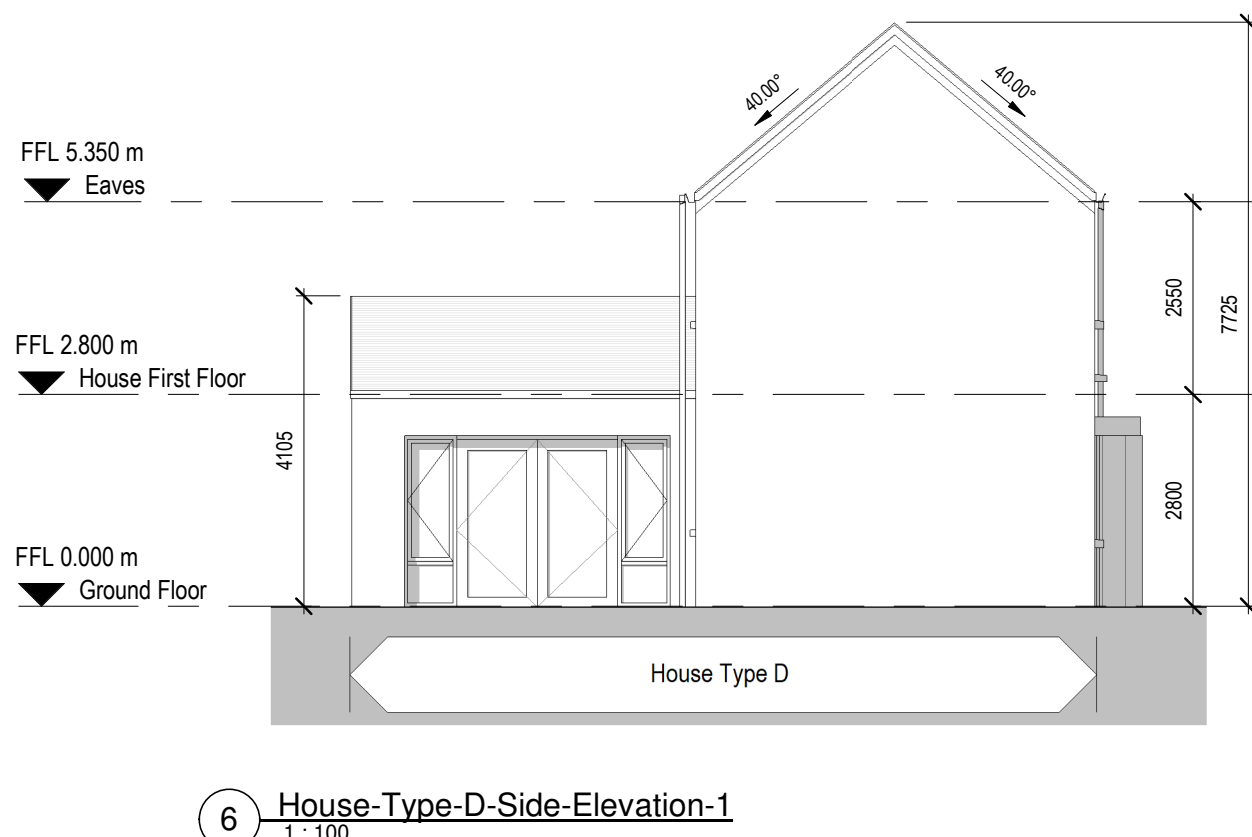
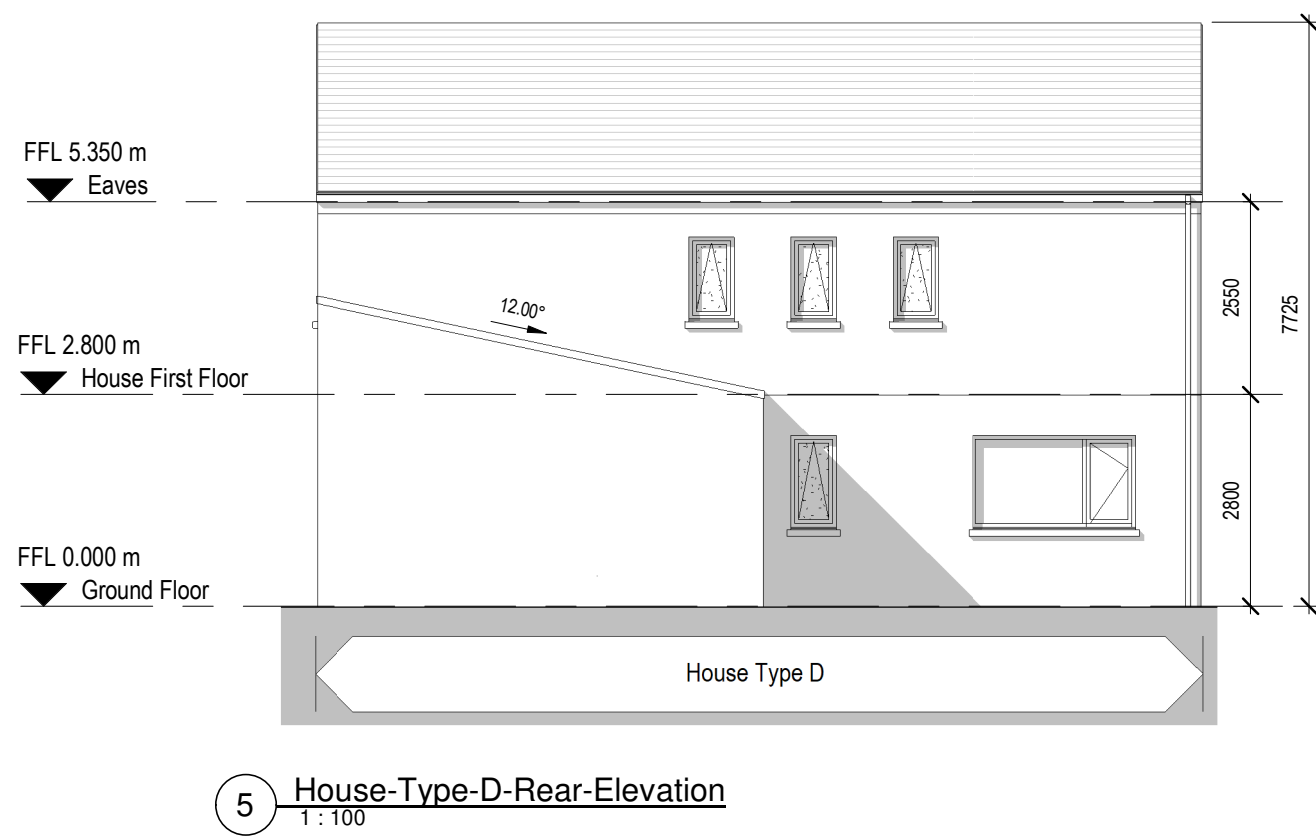
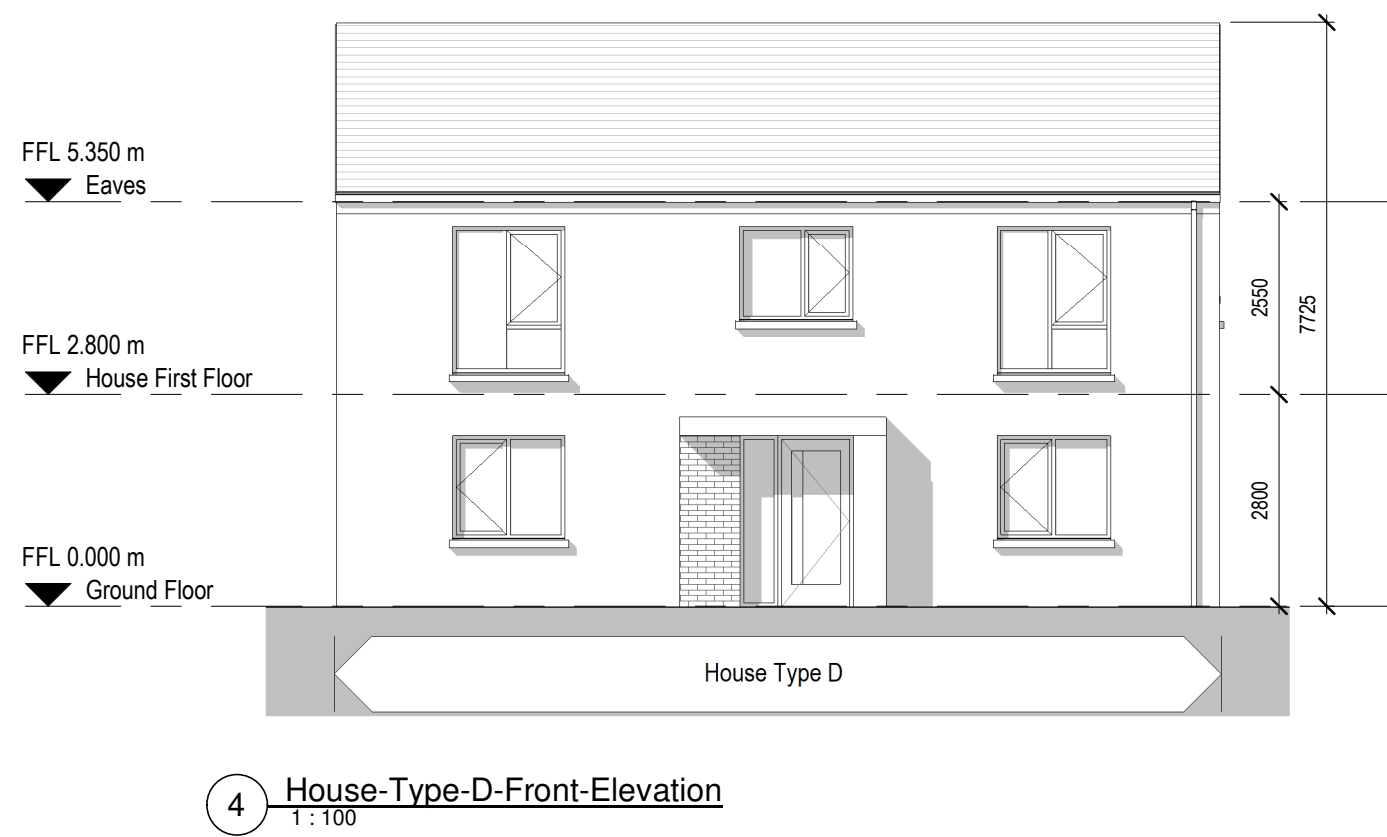
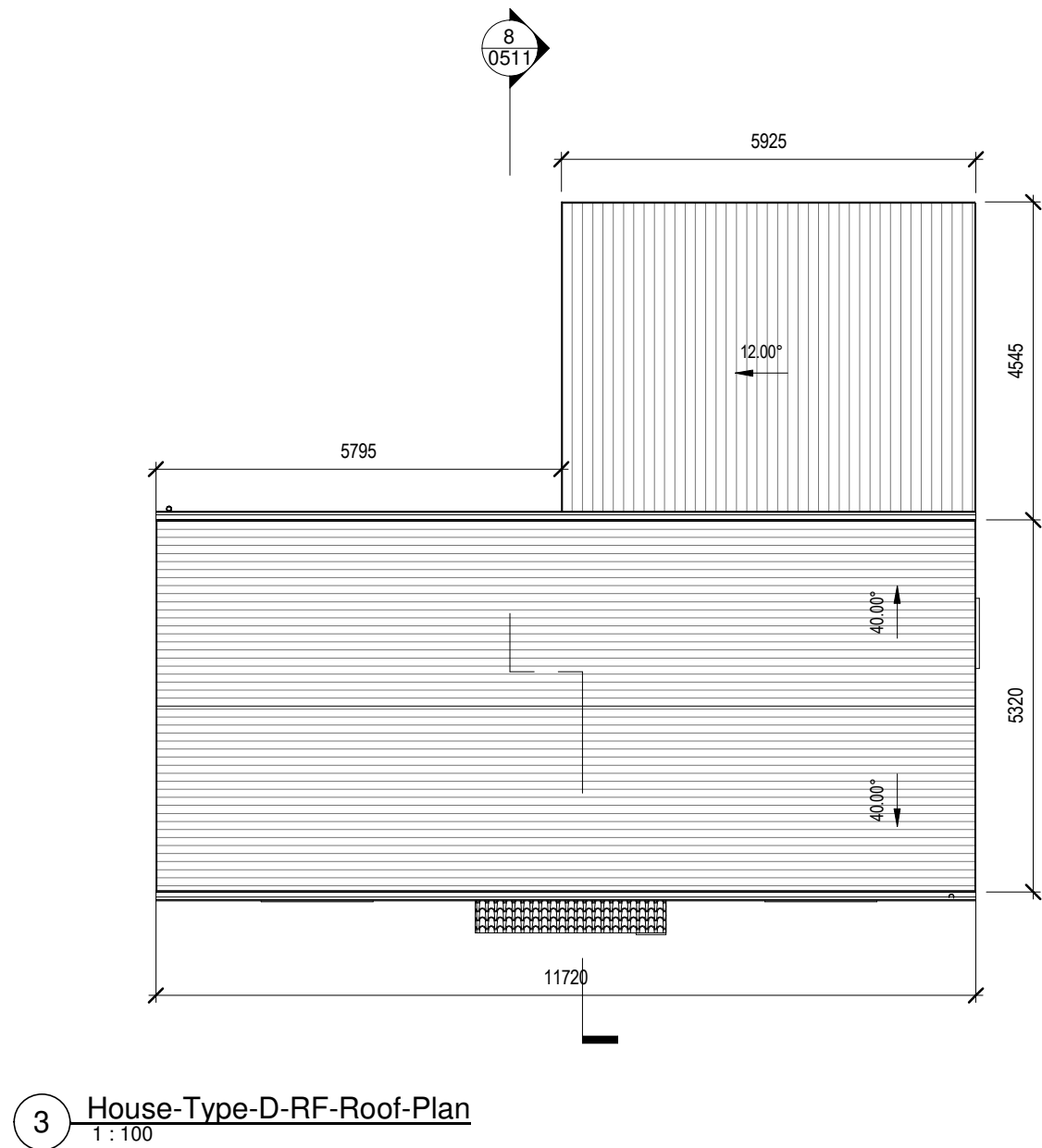
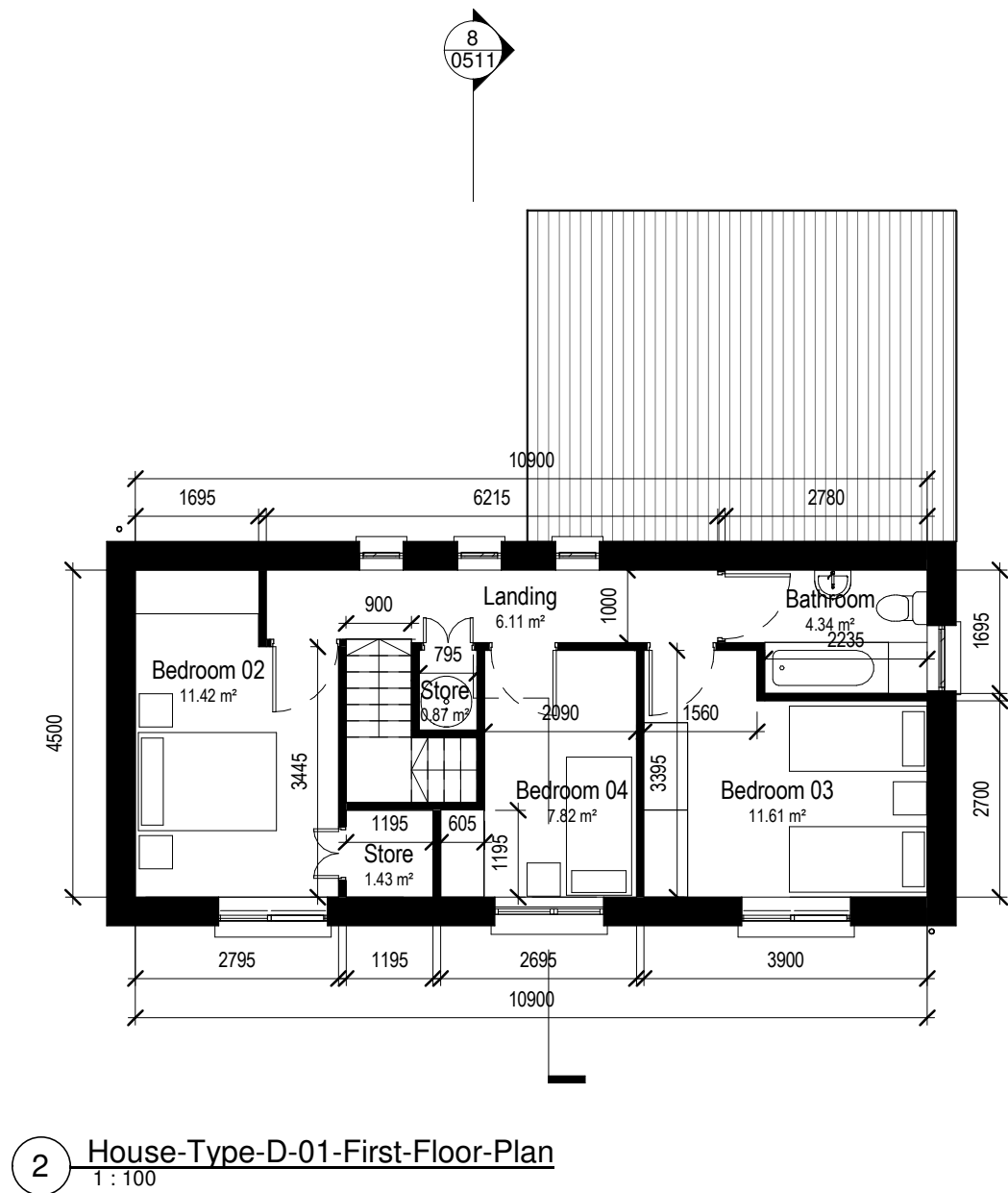
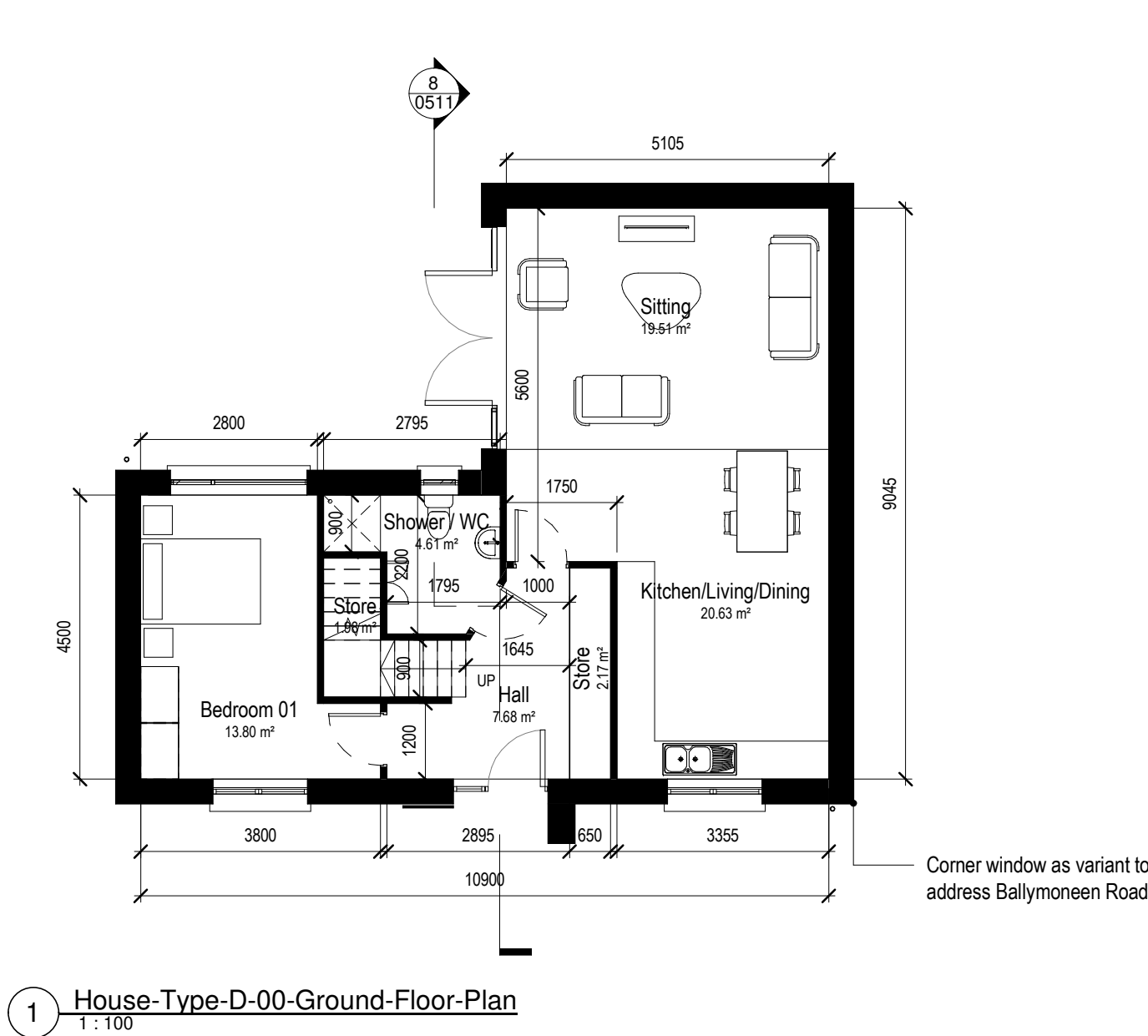
Notes:

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.

© This drawing or design may not be reproduced without permission.

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 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



2633 - House Type D - 4 Bed House (2 Storey TAA Unit) - Gross Internal Area		
Name	Area	DoHPLG Min. Area
Ground Floor	72.25 m²	
First Floor	49.12 m²	
Grand total	121.37 m²	110.00 m²

2633 - House Type D - 4 Bed House (2 Storey TAA Unit) - Aggregate Area Provisions		
Department	Area	DoHPLG Min.
Aggregate Bedroom Area	44.65 m²	43.00 m²
Aggregate Living Area	40.14 m²	40.00 m²

2633 - House Type D - 4 Bed House (2 Storey TAA Unit) - Storage Provisions		
Department	Area	DoHPLG Min.
Storage	6.45 m²	6.00 m²

2633 - House Type D - 4 Bed House (2 Storey TAA Unit) - Room Area Provisions		
Name	Area	DoHPLG Min. Area
Bedroom 01	13.80 m²	13.00 m²
Bedroom 02	11.42 m²	11.40 m²
Bedroom 03	11.61 m²	11.40 m²
Bedroom 04	7.82 m²	7.10 m²

2633 - House Type D - 4 Bed House (2 Storey TAA Unit) - Room Width Provisions		
Name	Room Width	DoHPLG Min. Room Width
Bedroom 01	2800mm	2800mm
Bedroom 02	2800mm	2800mm
Bedroom 03	2500mm	2800mm
Bedroom 04	2100mm	2100mm
Kitchen/Living/Dining	5105mm	3800mm
Sitting		

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 D - Typical Layout			
Drawing / Document Name: Project Originator Volume Level Type Rate Sheet Number 2633 KEE-COA-00-ZZ-DR-A-0511			
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 091 786 925 admin@coady.ie www.coady.ie			