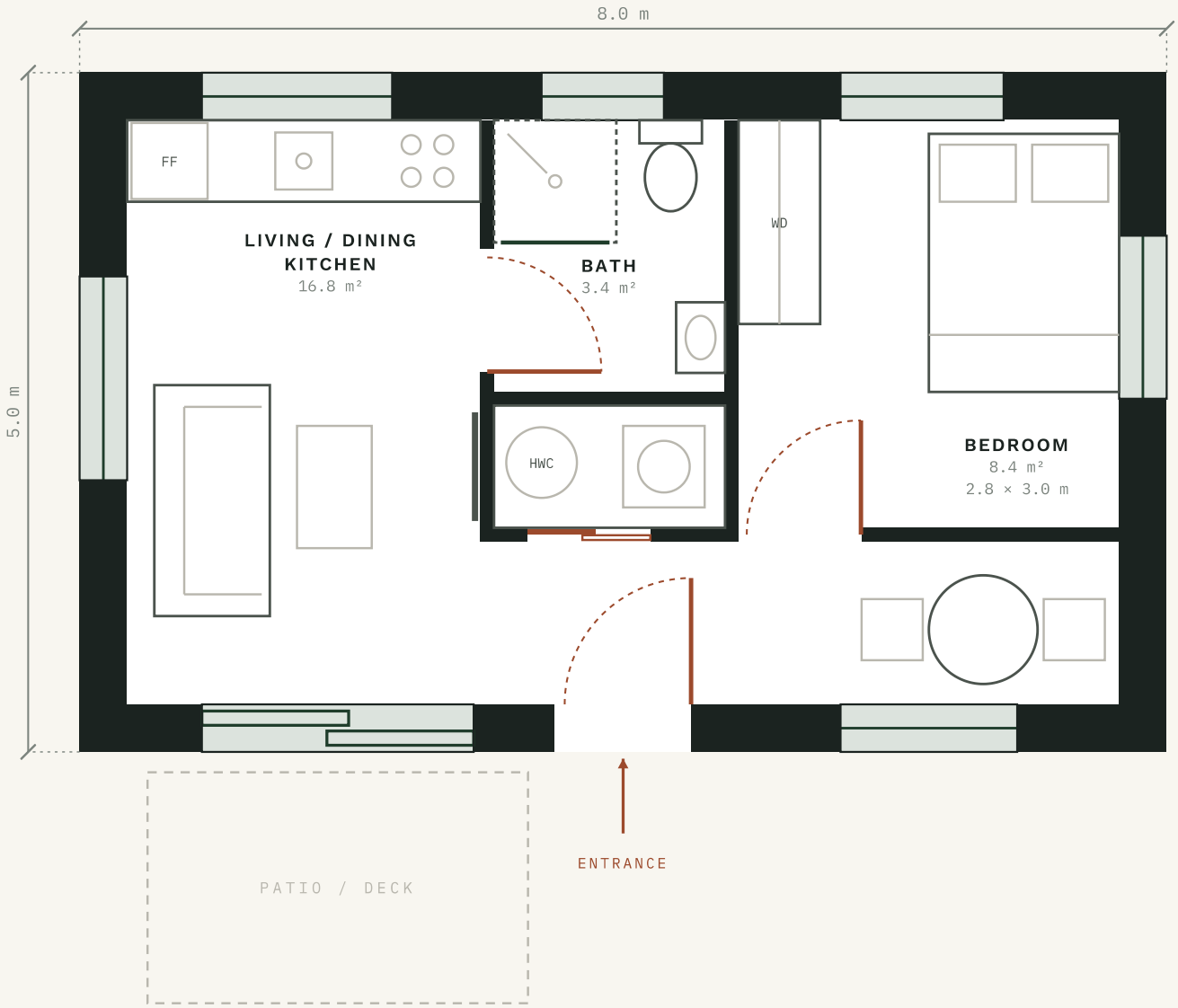


Nua Living

ICF & MODULAR HOMES

The Avoca

40 m² 1 bed · concept floor plan

NL-40A · 1 BED · EXEMPT-CLASS*

EXTERNAL SIZE	8.0 × 5.0 m
GROSS EXTERNAL AREA	40.0 m²
INTERNAL AREA (INCL. PARTITIONS)	31.4 m²
EXTERNAL WALLS	350 mm ICF, nominal
PARTITIONS / DOORS	100 mm · 900 mm openings
ENTRANCE DOOR	1000 mm opening, 800 clear
CEILING HEIGHT	2.4 m minimum

ROOM SCHEDULE · INTERNAL AREAS

Living / dining kitchen			16.8 m²
Bath	3.4 m²	·	1.7 × 2.0 m
Utility	1.5 m²	·	1.7 × 0.9 m
Bedroom†	8.4 m²	·	2.8 × 3.0 m
Total internal (incl. partitions)			31.4 m²

† Compact double: below the 11.4 m² / 2.8 m apartment guideline; takes a standard double bed with a 600 mm access side.

GENERAL NOTES

Dimensions in metres, external unless stated. Room areas are internal.

Every bedroom has an escape window on an external wall: ≥ 0.33 m² clear opening, ≥ 450 mm each way, cill 0.8–1.1 m (TGD B).

Sanitary activity spaces to BS 6465-2. Kitchen runs keep ≥ 1.0 m clear in front.

Level thresholds. Entrance ≥ 800 mm clear; halls ≥ 900 mm (TGD M).

MVHR or extract ventilation to TGD F. Heat-pump cylinder (HWC) in the plant cupboard.

Garden side shown at the bottom; orientation is site specific — mirror to suit.

Furniture is indicative and drawn at standard sizes.

KEY

ICF wall · Partition · Window / glazed door · Door swing · Patio (indicative)

SCALE 1:50 @ A4 LANDSCAPE — print at 100 %

0 — 1 — 2 m (2 m = 40 mm)

DRAWING	NL-40A-P01
REVISION	A
STATUS	**Concept — not for construction**
SHEET	A4 landscape · 1:50
ISSUED BY	Nua Living · nualiving.ie

*Exempt-class size: 32–45 m² total area under S.I. No. 340/2026 (Class 3A), measured on the external footprint, subject to all conditions and site eligibility.