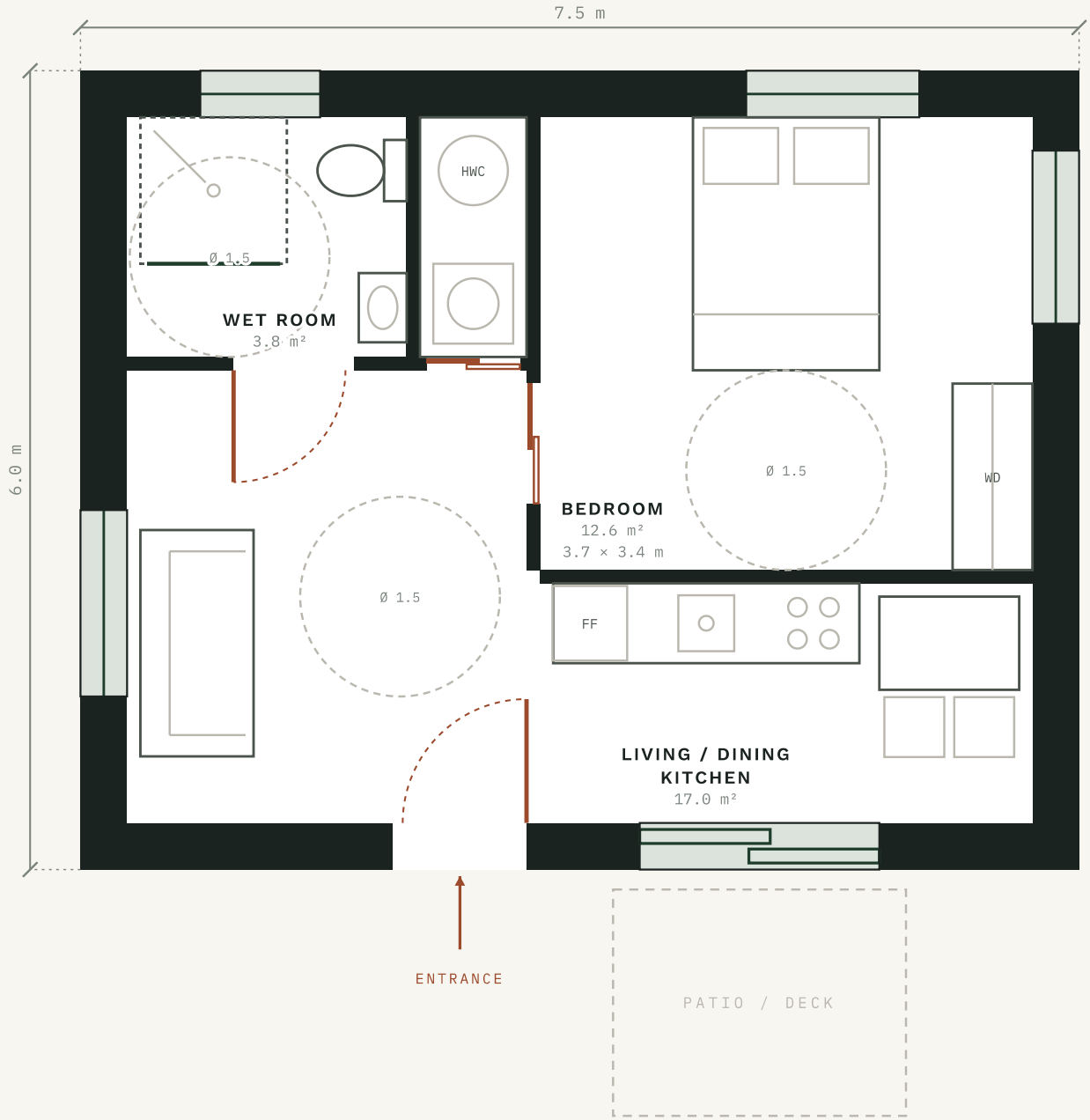


Nua Living

ICF & MODULAR HOMES

The Boyne

45 m² 1 bed · universal design
concept floor plan

NL-45B · 1 BED · EXEMPT-CLASS*

EXTERNAL SIZE	7.5 × 6.0 m
GROSS EXTERNAL AREA	45.0 m²
INTERNAL AREA (INCL. PARTITIONS)	36.0 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

Wet room	3.8 m²	2.1 × 1.8 m
Utility	1.4 m²	0.8 × 1.8 m
Bedroom	12.6 m²	3.7 × 3.4 m
Living / dining kitchen	17.0 m²	
Total internal (incl. partitions)	36.0 m²	

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) · 1.5 m turning circle

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

0 — 1 — 2 m (2 m = 40 mm)

DRAWING	NL-45B-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.