

OUTLINE SPEC

GROUNDWORKS / FOUNDATIONS
 DUCTS SHOULD BE LEFT IN RISING WALLS TO ACCOMMODATE SERVICES. PIPES SHOULD HAVE 50mm CLEARANCE ALL ROUND AND SPES SHOULD BE MASKED WITH A RIGID SHEET MATERIAL. DUCTS SHOULD BE PROVIDED WHERE NECESSARY TO FACILITATE THE INTRODUCTION OF SERVICES FOR LARGE OPENINGS. A LINTEL SHOULD BE PROVIDED (NOT METAL LINTELS) CAVITY FILLED TO GROUND LEVEL WITH 45 DEGREE FALL OUTWARD AS SHOWN D.P.C. MIN. 150mm ABOVE GROUND LEVEL. BOTTOM OF FOUNDATION MIN. 600mm BELOW GROUND LEVEL. SUBJECT TO CHECKING ON SITE OF ACTUAL CONDITIONS WHERE DRAIN TRENCHES ARE WITHIN 1M OF THE FOUNDATION THAT TRENCH IS TO BE FILLED WITH CONCRETE TO THE LOWEST LEVEL OF THE FOUNDATION.

FLOOR:
 GROUND FLOOR OF 150mm POWER FLOATED 35% CONC SLAB ON 120mm TH. POLYURETHANE INSULATION ON 120mm VISQUEEN DPM/RADON BARRIER SEALED TO DPC IN SURROUNDING WALLS. SUMP & RADON BARRIER 1000G. VISQUEEN D.P.M. WITH 150mm MIN. LAPS TO LAP UNDER D.P.C. FOR FULL THICKNESS OF INNER LEAF ON 50mm SAND BLINDING ON MIN. 250mm HARDCORE OF CLEAN CRUSHED GRADED STONE MAX. 100mm DIA. WELL CONSOLIDATED IN LAYERS MAX. 225mm DEEP PLACE D.P.M. AND POUR FLOOR WHEN WALLS ARE AT D.P.C. LEVEL A RADON BARRIER AND SUMP TO BE PROVIDED WITH CONNECTING PIPEWORK TERMINATING AND CAPPED AT SUITABLE POINTS OUTSIDE EXTERNAL WALLS.

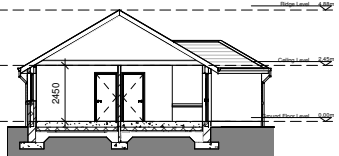
WALLS EXTERNAL:
 ALL WALLS CENTERED ON FOUNDATIONS EXTERNAL WALLS OF CAVITY TYPE CONSTRUCTION WITH 100 CONC. BLOCK OUTER LEAF, 150MM CAVITY WITH 145mm XTRATHERM CAVITY THERM INSULATION FIXED FIRMLY AGAINST INNER LEAF. 100/215 INNER LEAVES.
 WALL FINISHES - SMOOTH SAND CEMENT RENDER.
 ALL BLOCKWORK SHOULD BE CARRIED UP REGULARLY WITH NO PART AT ANY TIME 1M. HIGHER THAN ANY OTHER KEEP CAVITIES CLEAN AS WORK PROGRESSES AND PROVIDE TEMPORARY OPENINGS AT BASE OF WALL VERTICAL JOINTS IN DPM OR DPC SHOULD LAP 150mm MIN. AND BE TAPED USING A DOUBLE SIDED SEALANT TAPE D.P.C. SHOULD NOT PROJECT INTO CAVITY AT G.F.L. MAX. DEPTH OF VERTICAL CHASES TO BE ONE THIRD OF WALL THICKNESS MAX DEPTH OF HORIZONTAL CHASES TO BE ONE SIXTH OF WALL THICKNESS INSULATED PRESSED METAL LINTELS OR PRECAST TO LIS.

WALLS INTERNAL:
 GENERALLY BLOCKWORK SMOOTH GYPSUM PLASTER FINISH INTERNALLY STUD PARTITIONS TO BE OF 30mm X 75mm HxL DRIED STUDS @800C WITH TWO ROWS OF NOGGINGS 50mm X 75mm HEAD AND SOLE PLATES PLASTERBOARD FINISH EACH SIDE WITH SCIRM AND SKIN FINISH.

ROOF:
 CONCRETE FLAT TILE FINISH ON SW FRAME.

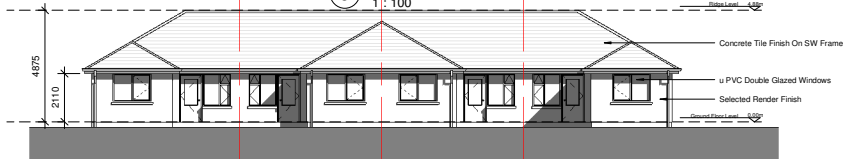
WINDOWS AND DOORS:
 ALL NEW WINDOWS TO TIMBER, ALUMINIUM OR PVC TO ARCHITECT'S REQUIREMENTS. WINDOWS, COLOUR TO CLIENT REQUIREMENT. ALL NEW EXTERNAL DOORS TO BE ALUMINIUM, PVC OR TIMBER.

PLUMBING:
 PROVIDE ROODING ACCESS TO ANY PIPE INACCESSIBLE FROM TRAP, GUTTERS AND DOWNPIPES IN PRESSED METAL VENTS TO S.V.P.S TO BE 900mm MIN. OVER ANY OPS LESS THAN 2000mm FROM STACK. USE SLATE VENT AND FLEXIBLE TUBE.



A Ground Floor Level
 1:50
 Area House Type A (Unit 4&5) 47sqm
 Area House Type B (Unit 3 & 6) 49sqm

6 Section A-A
 1:100



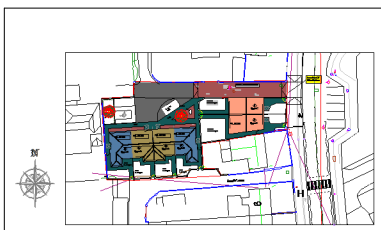
1 North
 1:100

4 South
 1:100



3 East
 1:100

5 West
 1:100



KEY PLAN

KEY
 House Type A (1 Bed Single storey) 4 & 5
 House Type B (1 Bed Single storey) 3 & 6
 House Type C (2 Bed Two-storey) 1 & 2
 Demolished Finished Floor Level

No.	Date	Details

For Part 8 Purposes Only

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PROJECT:
 Proposed Development of Residential Units at Golf Links Road

CLIENT:
 Kilkenny County Council

DRAWING TITLE:
 Unit Type A & B - Plans Elevations Sections

DRAWN: PH	CHECKED: PB	PROJECT REF: 18-040
DATE: 13/02/19 17:14:36	SCALE: As Indicated @A1	DRG No.: P-3
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