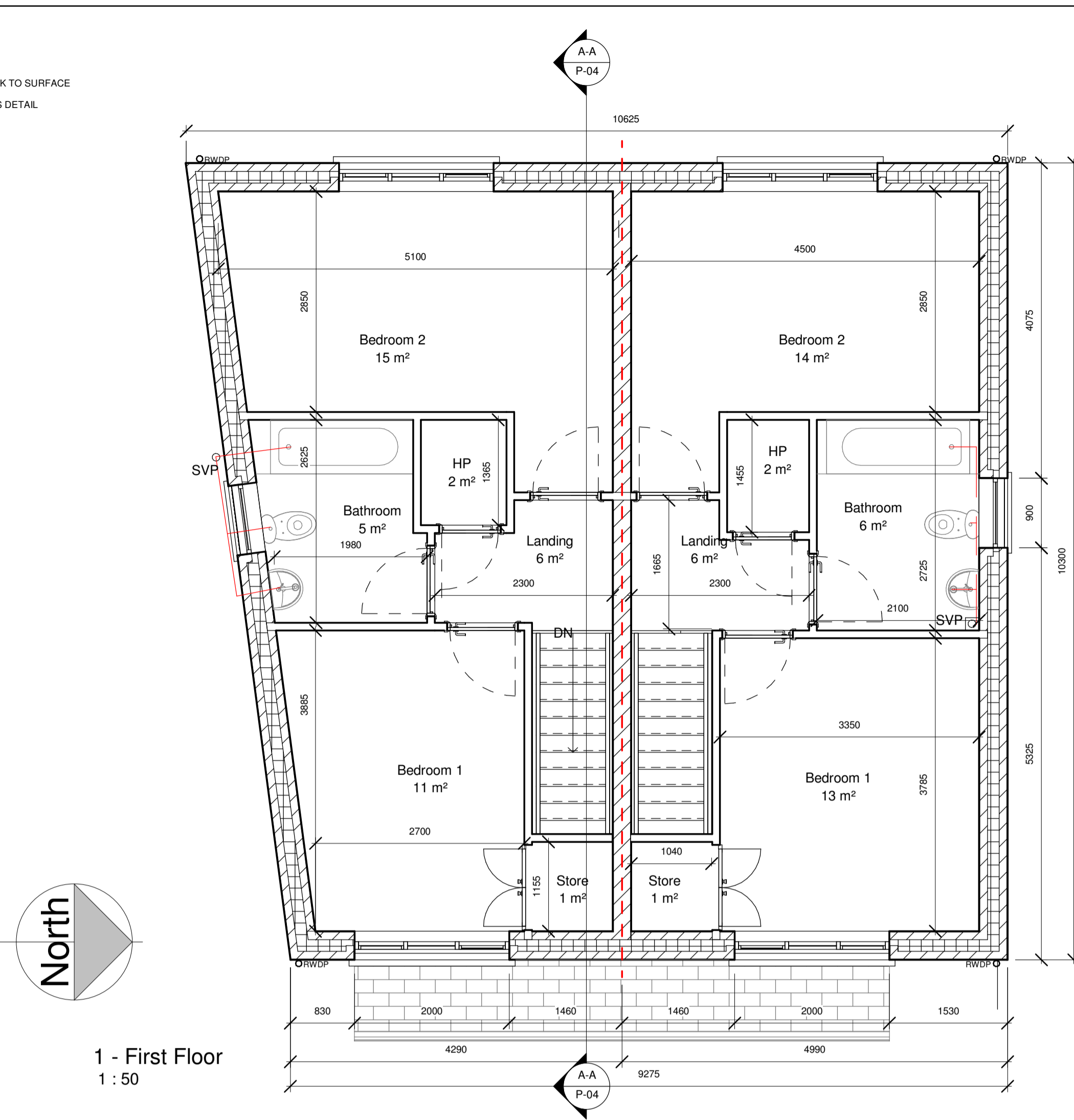


0 - Ground Floor  
1 : 50

**Total Areas:**  
Unit 1: 86 m<sup>2</sup>  
Unit 2: 86 m<sup>2</sup>



1 - First Floor  
1 : 50

**OUTLINE SPECIFICATION**

**GROUNDWORKS / FOUNDATIONS:**  
DUCTS SHOULD BE LEFT IN RISING WALLS TO ACCOMMODATE SERVICES. PIPES SHOULD HAVE 50mm CLEARANCE ALL ROUND AND OPENS 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) CAVITY FILLED TO GROUND LEVEL WITH 45 DEGREE FALL OUTWARD. 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 POWDER COATED FLOATED 35N CONC. SLAB ON 150mm TH. POLYURETHANE INSULATION ON 1200G VISQUEEN DPM / RADON BARRIER SEALED TO DPC IN SURROUNDING WALLS. 1000G VISQUEEN D.P.M WITH 150 MIN. TO SUMP & RADON BARRIER / 1000G VISQUEEN D.P.M WITH 150 MIN. TO LAP UNDER D.P.C FOR FULL THICKNESS OF INNER LEAF ON 50mm SAND BINDING ON MIN 250mm HARCORE OF CLEAN CRUSHED GRADED STONE MAX. 100mm DIA. WELL CONSOLIDATED IN LAYERS MAX. 250mm DEEP. PLACE D.P.M AND POUR FLOOR WHEN WALLS ARE AT D.P.C LEVEL.

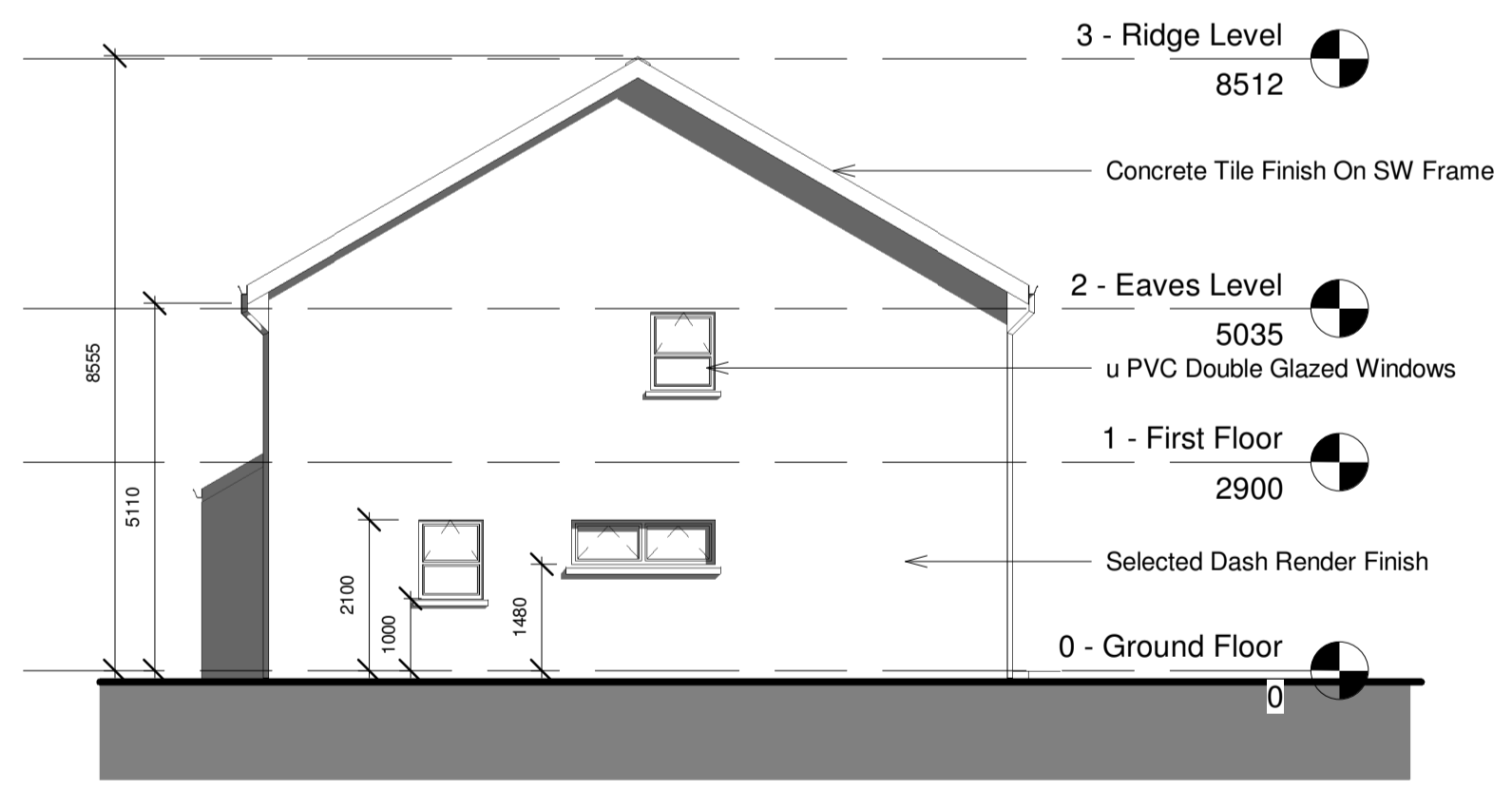
**WALLS - EXTERNAL:**  
ALL WALLS CENTRED ON FOUNDATIONS. EXTERNAL WALLS OF CAVITY TYPE CONSTRUCTION WITH 100 CONC. BLOCK OUTER. CAVITY FILL XTHERM INSULATION. 1000'S INNER LEAVES. DRYING INTERNALLY. WALL FINISHES: SMOOTH SAND CEMENT/DASH WHERE REQUIRED, PAINTED OR COLOUR RENDER OUTER LEAF WHERE NOTED ON DRAWING. 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 OR WALL THICKNESS. MAX. DEPTH OF HORIZONTAL CHASES TO BE ONE SIXTH OF WALL THICKNESS. INSULATED PRESS METAL LINTELS (OR PRECAST TO IS.) TO ALL OPES OPE BEARING EACH END TO MANUFACTURERS INSTRUCTIONS.

**WALLS - INTERNAL:**  
GENERALLY BLOCKWORK TO GROUND FLOOR / FIRST FLOOR. GENERALLY STUD WORK. SMOOTH GYPSUM PLASTER FINISH INTERNALLY. STUD PARTITIONS TO BE OF 36mm X 75mm KILN DRIED STUDS @ 400cc WITH TWO NOGGINS. 50mm X 75mm HEAD AND SOLE PLATES. PLASTERBOARD FINISH EACH SIDE WITH SCRIM AND SKM FINISH.

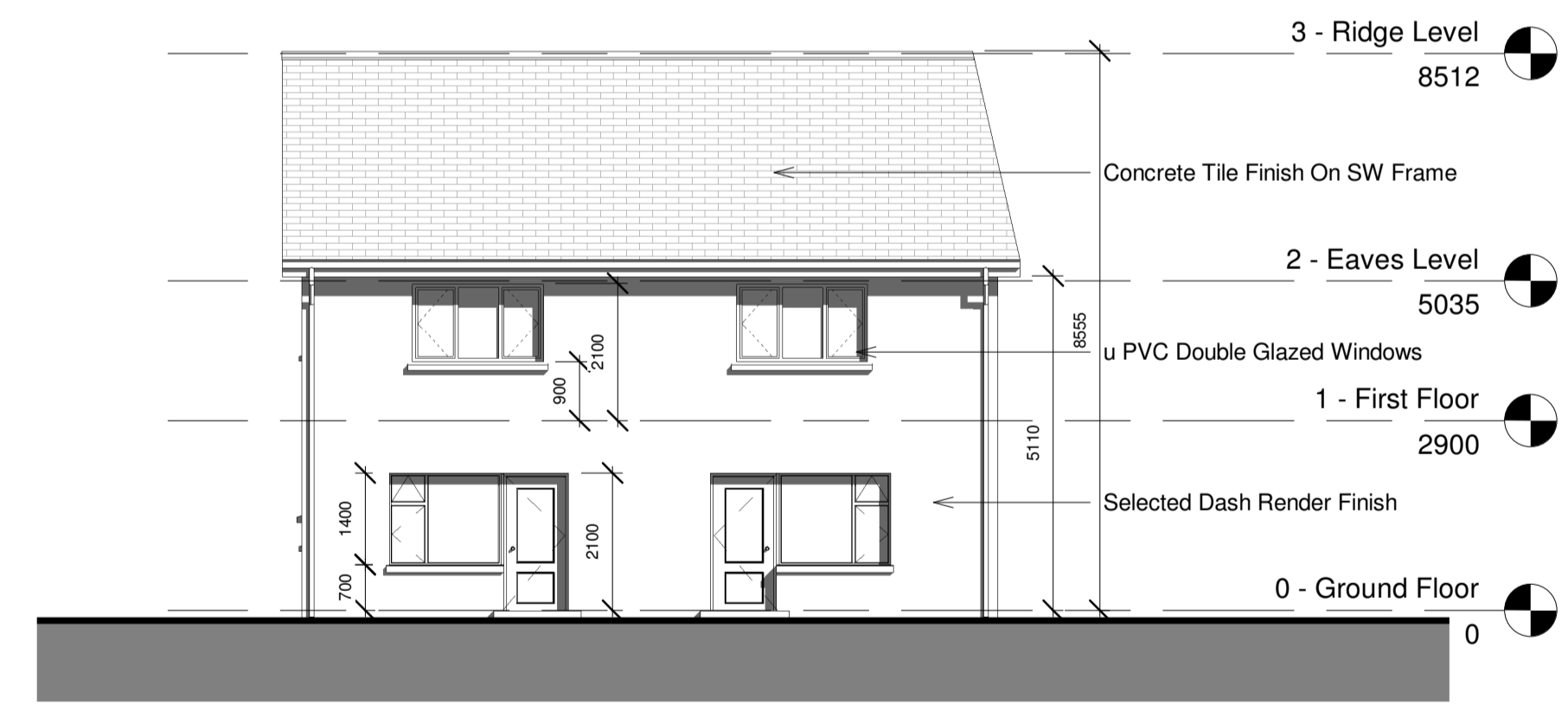
**ROOF:**  
FLAT CONCRETE SLATES.

**WINDOWS / DOORS:**  
ALL NEW WINDOWS TO TIMBER, ALUMINIUM OR PVC TO ARCHITECTS REQUIREMENTS. WINDOWS, COLOURS TO CLIENT REQUIREMENT. ALL NEW EXTERNAL DOORS TO BE ALUMINIUM, PVC OR TIMBER.

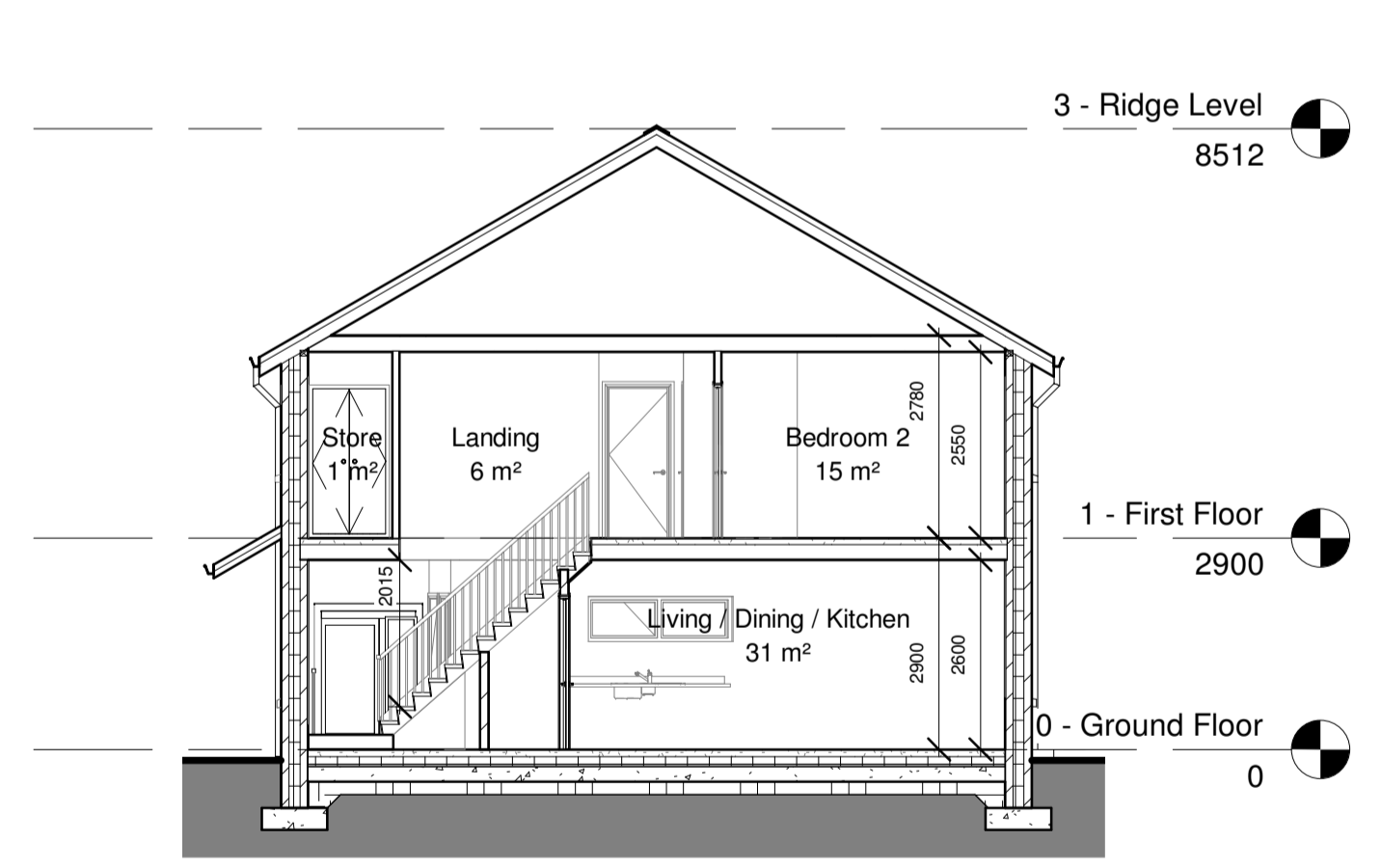
**PLUMBING:**  
PROVIDING RODDING ACCESS TO ANY PIPE. INACCESSIBLE FRO TRAP. GUTTERS AND DOWNPIPES IN PRESSED METAL. VENTS TO S.V.P.S TO BE 900mm MIN OVER ANY OPE LESS THAN 3000mm FROM STACK USE SLATE VENT AND FLEXIBLE TUBE.



NE - Side Elevation  
1 : 100



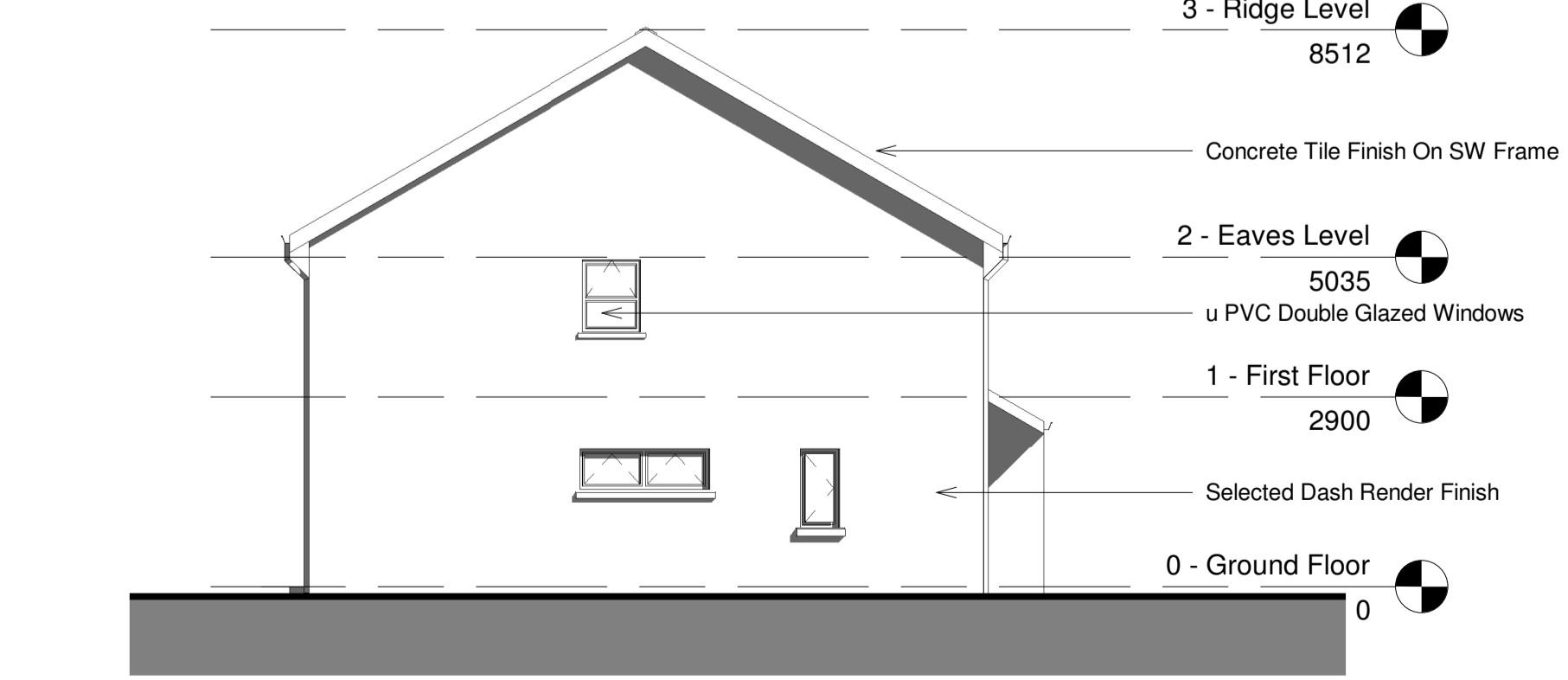
NW - Rear Elevation  
1 : 100



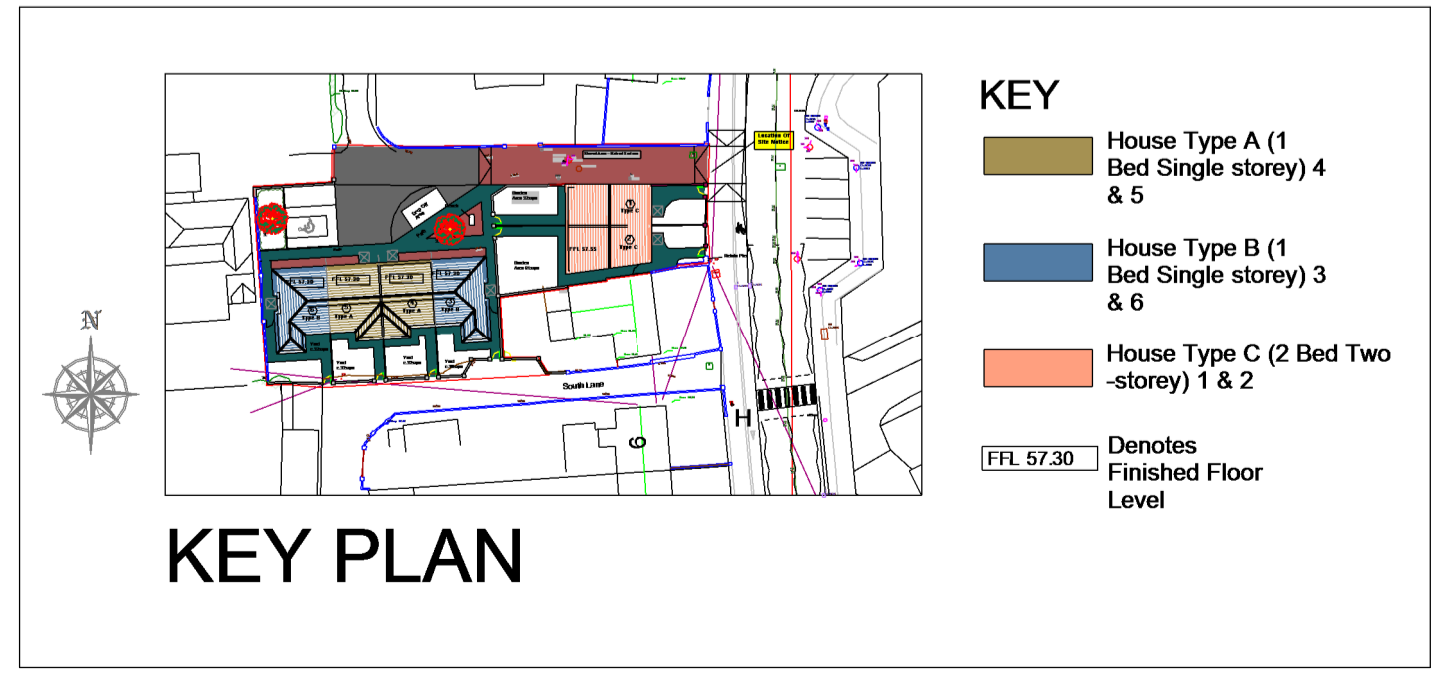
Section A-A  
1 : 100



SE - Front Elevation  
1 : 100



SW - Side Elevation  
1 : 100



KEY PLAN

FOR PART 8 PURPOSES ONLY			
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No.1 Chancery Street, Dublin 7, Ireland		Tel: 353 (1) 8656265	
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<b>PROJECT</b>			
Proposed Development of Residential Units at Golf Links Road			
<b>CLIENT</b>			
Kilkenny County Council			
<b>DRAWING TITLE:</b>			
UNIT TYPE C - PLAN / SECTIONS / ELEVATIONS			
<b>DRAWN</b>	<b>CHECKED</b>	<b>PROJECT REF</b>	
JS	Peter Bluett	18-040	
<b>DATE</b>	<b>SCALE</b>	<b>DRG No.</b>	<b>REV</b>
13/02/2019 17:19:41	As indicated @A1	P-04	
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