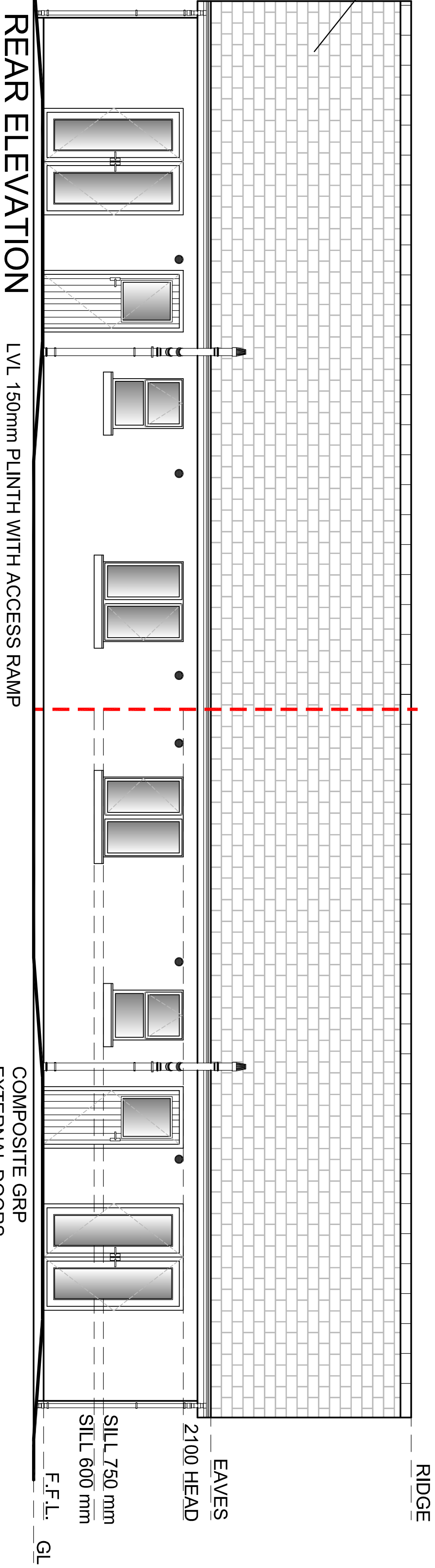
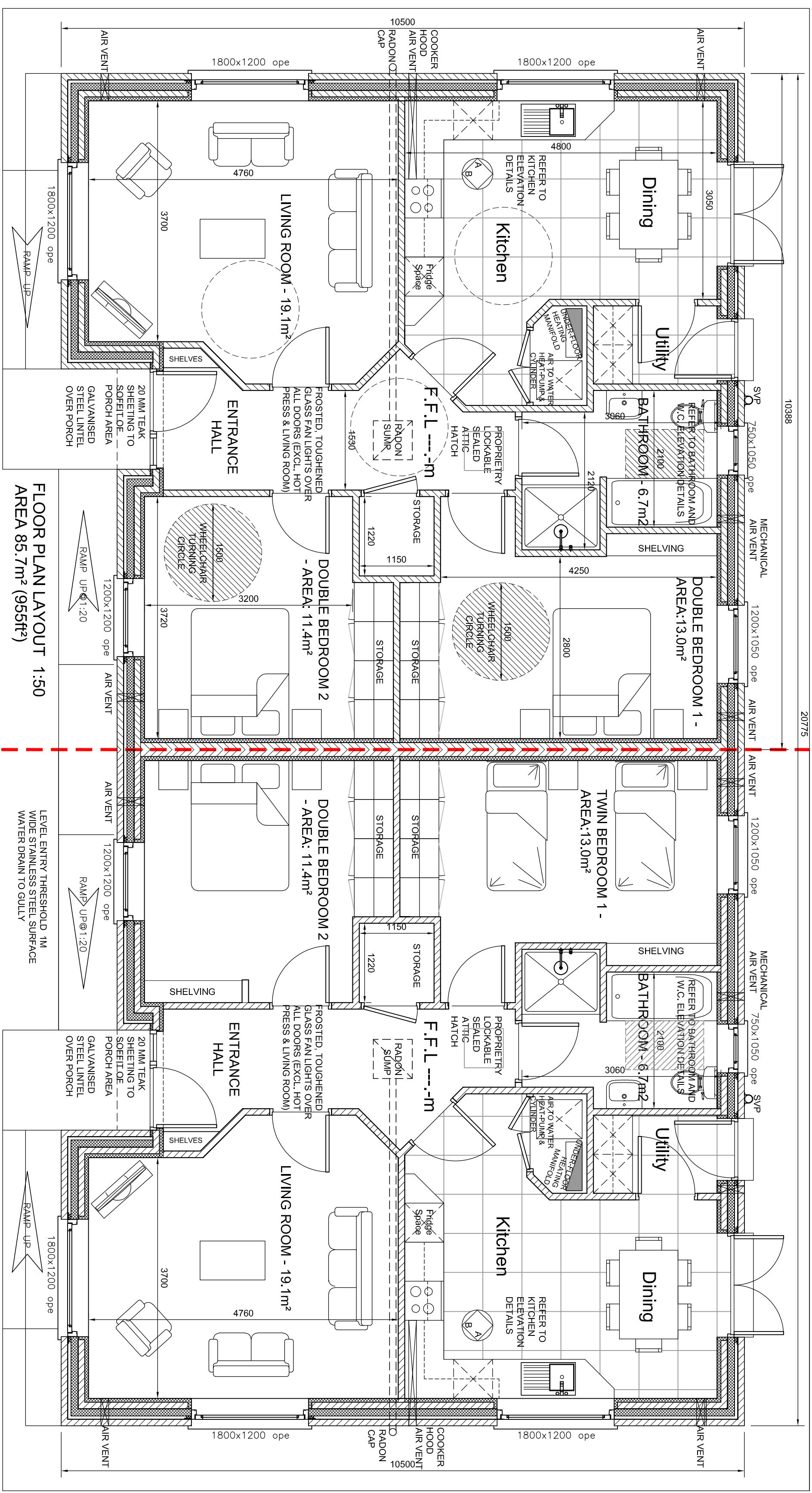
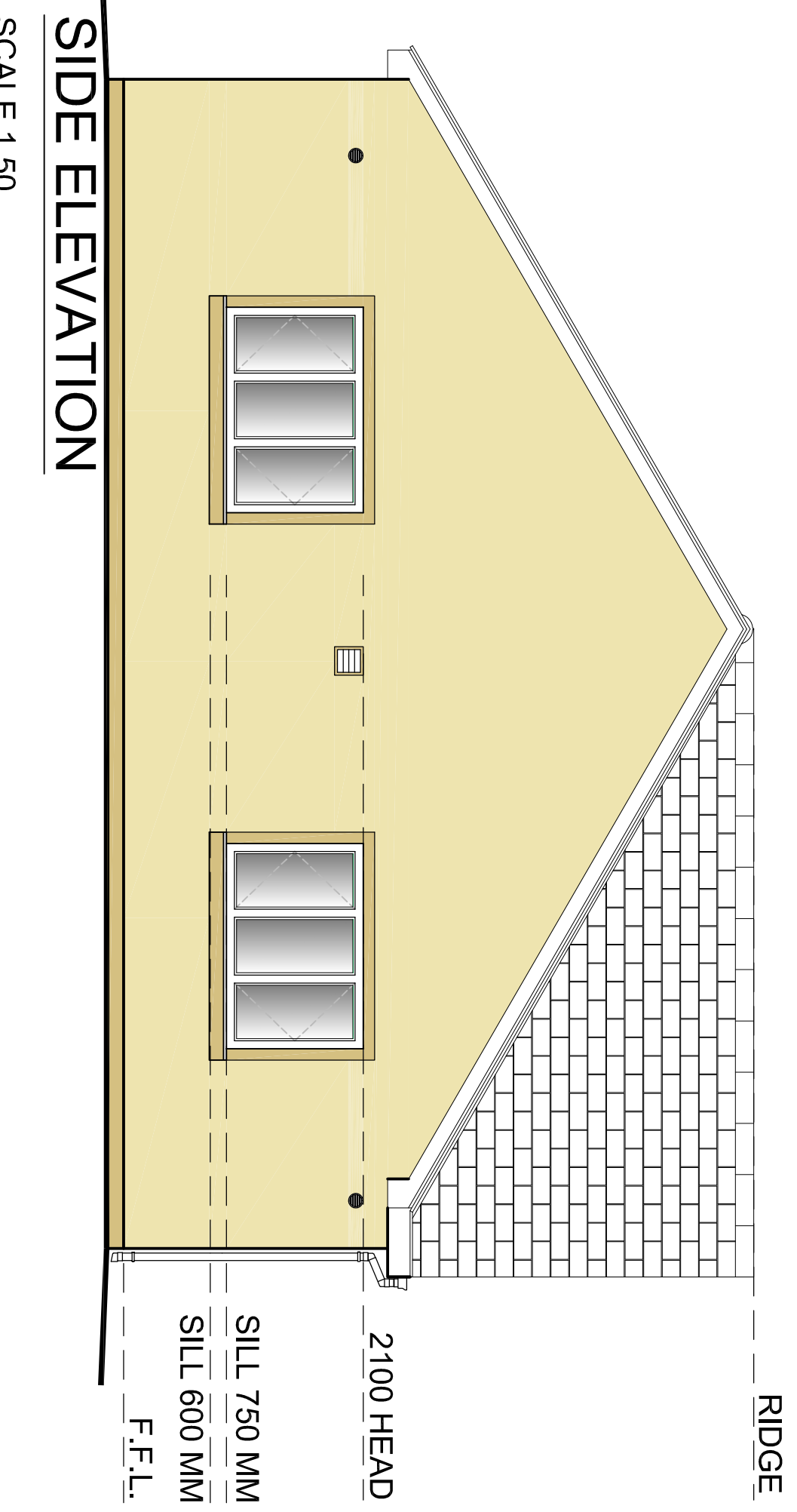
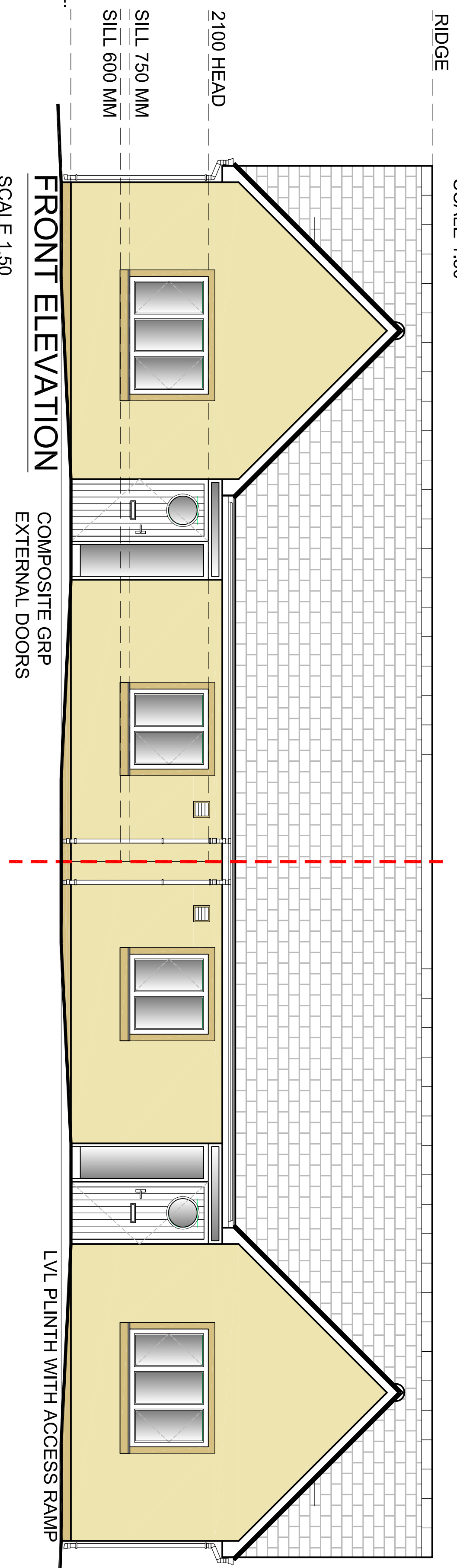


BLACK CONCRETE ROOF TILES
 DRY VENT RIDGE SYSTEM -
 ROASTSTONE OR SIMILAR
 DRY HP RIDGE SYSTEM -
 STEPPED DRY VERGE -
 ROASTSTONE OR SIMILAR

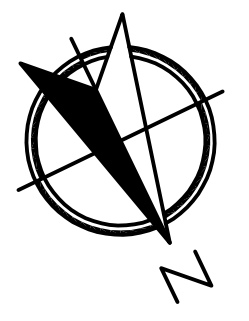


HOUSE FINISHES:
FRONT & SIDE ELEVATIONS:-
 'K-FEND' COLOURED RENDER OR SIMILAR APPROVED COLOURS TO BE BUTTERMILK (ROUGHCAST) TO FRONT & REAR TO BE SUEFF (SMOOTH FINISH) TO WINDOW REVEALS, 100MM PLASTER BANDS & 300MM PLINTH AS SHOWN.
REAR ELEVATIONS:-
 WET DASH PLASTER FINISH WITH 25mm SURROUND BANDS TO VENTS, MAP PLASTER PLINTH
ROOF:-
 SELECTED BLACK FLAT CONCRETE ROOF TILES WITH MATCHING RIDGE TILES
 BLACK ALUMINIUM FASCIA & SOFFIT SEAMLESS ALUMINIUM (BLACK) BUTTERS AND DOWNPIPES
WINDOWS:-
 WHITE TRIPLE GLAZED FUTURE PROOF TO ACHIEVE A MINIMUM WHOLE UNIT U-VALUE OF 0.7 W/MK. WHITE HANDLES. MINIMUM CLEAR OPENING IN COMPLIANCE WITH PART B
FRONT DOOR:-
 MUNSTER JOINERY ULTRA TECH FRONT DOOR - (SEE WEBSITE) COLOUR AND STYLE TO BE AGREED WITH KCC (REGULATED) TO ACHIEVE A MINIMUM U-VALUE OF 0.7 W/MK OR 1.4 W/MK OR EQUIVALENT. THE DOOR SHALL BE TRIPLE GLAZED. DOOR TO BE SUPPLIED FITTED TO FRAME WITH CHROME FINISH LEVER HANDLE, FIVE POINT MULTI LOCKING POINT SYSTEM, HEAVY DUTY HINGES BY MANUFACTURER WITH CYLINDER KEY BOX AND INTERNAL THUMB TURN, CHROME FINISH LETTER BOX.

MINIMUM FLOOR AREAS ACHIEVED			
2 Bed / 4 Person Semi-detached Bungalow	Required	Achieved	
Total area:	73m ²	85.7m ²	
Aggregate Living:	30m ²	39m ²	
Storage:	6m ²	6.2m ²	
Living Room:	15m ²	19.1m ²	
Kitchen/Dining:	m ²	19.8m ²	
Bedroom 1:	13m ²	13m ²	
Bedroom 2:	11.4m ²	11.4m ²	



NOTE:
 INTERNAL DIMENSIONS ARE BLOCKWORK STRUCTURE AND EXCLUDE INTERNAL 10 MM SAND AND CEMENT PLASTER LAYER AND 50MM INSULATION BOARD. EXTERNAL WALL THICKNESS (360 MM) EXCLUDES SAME.



REV.	DESCRIPTION	DATE

HOUSING TECHNICAL SECTION

Kilkenny County Council
 County Hall, John Street, Kilkenny
 Tel: 056 779400
 Fax: 056 773100
 Email: info@kilkennycc.ie
 Website: www.kilkennycc.ie

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PROGRESS: PLANNING TENDER CONSTRUCTION

PROJECT: PROPOSED 2 NO. SEMI-DETACHED BUNGALOWS at INCHACARRAN, MULLINAVAT, CO. KILKENNY

DRAWING: 2 BED SINGLE STOREY (SEMI DETACHED) DWELLING FLOOR LAYOUT PLANS AND ELEVATIONS

DRAWN BY:	EP	SCALE:	1:50 @ A1
CHECKED BY:	PS/EC	DATE:	10th January 2019
FILE NO.:	HS-137	DRAWING NO.:	PL-002

ALL ORDINANCE SURVEY DATA BASED ON ORDINANCE SURVEY OF IRELAND MAP LICENCE NUMBER 2013/27/C0004/WKILKENNY