Refer to civil engineers design and specifications for foul and surface water system layouts

Open boundary drain to be piped and covered for the length of boundary

New surface water system to discharge into existing boundary drain. Refer to civil engineers design and specifications for details

New 300Ø closed concrete surface water pipe to be provided along Eastern boundary. Refer to civil engineers design & specifications for foul and surface water system layouts

Provide smooth sand/cement nap render finish to planter walls throughout

Continuous drainage channel to be provided along the length of planter wall 'ACO Threshold Drain' or equivalent

Precast concrete kerb finish with concrete haunching to be provided to the edge of footpaths and patio areas

Brushed concrete patio finish, laid to 1:50 fall constructed in accordance with the structural engineer's specification and details

Radon Sump 1&2:
Provide easy sump with 110Ø PVC pipe to outside with 'Easy Sump' cap cover. Provisions to be made in internal rising walls to create free airways

Fall

Patio 1

Provide 'Part M' level access door thresholds throughout with drainage channel 'ACO Threshold Drain' or equivalent

Living Room

Internal render to be 12mm lightweight gypsum render with 2-3mm gypsum plaster skim finish

F.F.L - 56.00
Area: 58m2

Dining

All structural elements to be constructed as per structural engineers design & specifications

Windows & External Doors:
'Approved AluClad triple glazed argon filled low E coating windows with a minimum U-Value of 0.74W/m2K

Fall

Patio 2

Provide a bonded resin finish to rear Patio 1&2 "Ronadeck Resin Bound Surfacing" or equivalent' or equivalent

Provide 'Part M' level access door thresholds throughout with drainage channel 'ACO Threshold Drain' or equivalent

2000mm x 2000mm steel storage shed to be provided 'Steeltech' or equivalent

Storage Shed

Provide full room hoist coverage to all Bedrooms and En-Suites

Bedroom 1
Area: 16m2

En-Suite 1
Area: 6.7m2

60min. Fire rated ceiling hatch

Bedroom 2
Area: 16m2

Accessible Shower
Area: 9.9m2

Outside Store

Sitting Room
Area: 13.8m2

W.C

Hall
F.F.L - 56.00

Store

En-Suite 2
Area: 6.7m2

Store

Store

Fire Escape

Provide 4 rows of planed softwood slatted shelving to each store room

Fire resisting blockwork wall/ floor achieving 30 minute fire resistance rating

Radon Sump 1

Plant

Dirty Utility
Area: 6.8m2

Office
Area: 11.5m2

File Store
Area: 6.8m2

Entrance Lobby

Kitchenette 2

Kitchenette 1

Radon Sump 2

Cleaner/ Sluice Room
Area: 5m2

Trolley storage

Utility
Area: 20m2

Refer to finishes drawing and schedule for all room finishes

All ceilings to achieve 30 minute fire resistance rating

Hall 2

60min. Fire rated ceiling hatch

Wheel Chair Charging Area

En-Suite 5
Area: 6.7m2

Bin Store

Refer to bin storage and activity area enclosure drawings for fencing details

Store

En-Suite 3
Area: 6.7m2

Bedroom 3
Area: 16m2

Proposed location of outdoor meter cabinet mounted in external wall at 1100mm AFGL to bottom edge meter box

En-Suite 4
Area: 9.1m2

60min. Fire rated ceiling hatch

Bedroom 4
Area: 16m2

Refer to finishes drawing & schedule for all room finishes

All ceilings to achieve 30 minute fire resistance rating

Bedroom 5
Area: 16m2

Provide full room hoist coverage to all Bedrooms and En-Suites

Lobby

Living & Dining Room
Area: 30m2

Entrance

Entrance

Entrance Courtyard

1500mm wide concrete footpath with a brush finish laid to fall

Provide 'Part M' level access door thresholds throughout with drainage channel 'ACO Threshold Drain' or equivalent

Provide a 1800m high treated timber fence, gate and lock

Refer to landscape architects site layout, planting details and planting schedule for details on trees and shrubs

850mm High smooth rendered blockwork retaining wall with bitumen tanking on soil side. Refer to 'Site Detail 2' for details

Refer to structural engineers design and specifications for details of the galvanized canopy structure

Disabled carparking space to be formed from insitu concrete with thermoplastic parking markings over

Ground to be graded down to retaining wall and parking area. All graded ground to be planted with grass seed

External wall construction:
3 coat sand/cement render finish with paint finish to specification. External leaf of 100mm solid concrete blockwork, strength to Structural Engineer's spec.. Wall ties to be an approved stainless steel type suitable for 150mm cavity, all to BS 1243, standard spacing per Structural Engineer's specification. 110mm approved high performance PIR insulation board, to achieve an max. U-value of 0.13W/m2K for the total wall construction. Internal leaf of 215mm solid concrete blockwork, strength to Structural Engineer's specification. All RC and structural steel elements of the wall construction are to the Structural Engineer's specification. Lintels to the Structural Engineer's drawings and details. Horizontal DPC - Polymeric DPC. Vertical DPC - Indulated DPC to jambs of all opes, having min. thermal resistance of 0.35W/mK. Internal render to be 12mm lightweight gypsum render with 2-3mm gypsum plaster skim finish.

Ground Floor Plan

Scale - 1:50

Total Area - 383m²

Refer to site layout for carpark finishes & specifications

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rev.	date	description	by

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CLIENT	HSE
PROJECT	CARRICK-ON- SHANNON RESPITE HOUSE
DRAWING	GROUND FLOOR PLAN
DRG. No.	23018-DR-RHA-1001

STAGE	TENDER	**STATUS**	-	**REV**	-	**DATE**	DEC. 2024
DRAWN BY	GMG	**APPROVED**	GOC	**Job No.**	23018	**SCALE**	1:100

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