

OUTLINE SPECIFICATION

- GROUND FLOOR CONSTRUCTION**
- Assumed 16-22mm Floor Finish
 - 22mm T&G MR Chipboard floor (Glued joints)
 - 75mm Betonok (composite aluminium wood window system) packers (providing minimum 50mm clearance for services)
 - 50mm PIR rigid (foamed and grooved) insulation 1000mm wide around building perimeter between battens.
 - 150mm over slab floor finish suspended RC slab (To Str Eng Spec)
 - DPM - 500 Gauge Polythene Separating Layer (Taped joints)
 - 150mm PIR (Corkless FR5000 rigid board grooved and grooved insulation below slab) Or equivalent and approved.
 - 100 Gauge Radon Membrane, taped, taped and sealed.
 - 50mm Slat Blinding with corner fillets at perpendicular junctions
 - Minimum 225mm Hardcore (compacted type 1; free draining & in situ) and sand blinding.
 - Allow for passage of mains incoming services and pop-ups below to Str Eng spec.
 - DPC - To all external and/or perimeter walls at 150mm above external FFL.
 - 150mm above external FFL (stapling where required). If gas venting is required allow for telescopic gas vents connected to air brick terminals with gas resistant cavity trays formed above to entire perimeter and any perforations to the ground level slab.
 - Note tanking will be required at any retaining walls.

- UPPER FLOOR CONSTRUCTION**
- 22mm T&G MR Chipboard floor Min 15kg/m² (Glued joints)
 - 22mm Posi-Joist Engineered joists @ max 600mm c/c (Sized to Str Eng Spec and Timber Frame Manufacturer's Detail)
 - Absorbent 100mm minimum thickness mineral wool, minimum density 23 kg/m³ laid between joists
 - 10mm resilient base to underside of joists, fixed perpendicular to joists at max 400mm centres
 - 1 layer of 15mm Soundbloc plasterboard as ceiling finish (Min density 12kg/m³)
 - MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).
 - Note: 1 covered ceiling within L1 store to be provided with 800 x 160mm access panel for future storage. Timber support frame to be installed to allow sheathing throughout. Loadings for general storage to be utilised.

- MAIN ROOF CONSTRUCTION**
- Marley Thinsite Fibre Cement Slates 500 x 250 min, head lap to manufacturer recommendations
 - 200mm treated SW battens and counter battens
 - Kingspan Nivent Vapour permeable sheathing to main roof field with Monaflex 5U Eaves Ventilator Sheet or equivalent and approved.
 - MR Plywood OSB 3 sheathing to Str Eng Spec if required.
 - True following roof profile to Str Eng Spec
 - Eaves Cross flow ventilator required to maintain 10mm continuous air gap plus continuous dry ridge ventilator
 - Full depth (assumed 150mm raft) PIR rigid insulation
 - Protect Barri-air Vapour / Air tightness Layer by Gidwale - ensure lapped, paper and sealed to ensure air-tightness with wall vapour control layers
 - 62.5mm Insulated Plasterboard with 3mm Skim Coat. (Min density 12kg/m³ per layer). MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).
 - 1mm Marley Cordal Fascias & Soffits where applicable - up to 3 standard colours to be allowed for selection. 15-22mm treated backing board to be used as required by Str Eng
 - Marley Autoc Evolve Deepflow gutters and 20mm downpipes through PFC finish (standard colour range for selection)
 - Zinc Plus Valley for warm roof on ventilated ply substrate to all roof valleys
 - Include battens and counter battens and vapour permeable underlay
 - Compatible zinc flashings to interface (dress under) with parapet caps at gable head walls (Use suitable material to prevent adverse bimetallic effect
 - Note zinc 'skew girt' detail to each gable property.

- DORMER ROOF CONSTRUCTION**
- VM2inc Standing Seam Standard Warm Roof Construction or equivalent and approved
 - VM2inc Plus Standing Seam or equivalent and approved
 - VM2inc Membrane
 - 150mm Rigid Insulation - 0.022 Wink Value
 - Protect Barri-air Vapour / Air tightness Layer by Gidwale - ensure lapped, paper and sealed to ensure air-tightness with wall vapour control layers
 - MR Plywood OSB 3 sheathing to Str Eng Spec
 - Timber Rafters laid to falls to Str Eng Spec
 - 62.5mm Insulated Plasterboard with 3mm Skim Coat.
 - Dormer cheeks to be clad with Marley Thinsite Fibre Cement Slates or equivalent to match main roof plane. MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).

- EXTERNAL WALL CONSTRUCTION**
- RENDER FINISH**
- Coloured Polymer render finish. Colour to be specified.
 - 100.5mm Concrete blockwork (Medium Density) to Str Eng specification.
 - 50mm Air Gap/Cavity with cavity ties as per Str Eng specification.
 - 70mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved/min. 0.018 Wink
 - 102.5mm Concrete blockwork (Medium Density) to Str Eng specification.
 - 25mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved/min. 0.018 Wink to inside face of blockwork - all joints taped and sealed.
 - 60x38 SW straps over PIR (To create combined clear 38mm service zone)
 - 12.5mm Gypsum based board (Min density 10kg/m²) MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).

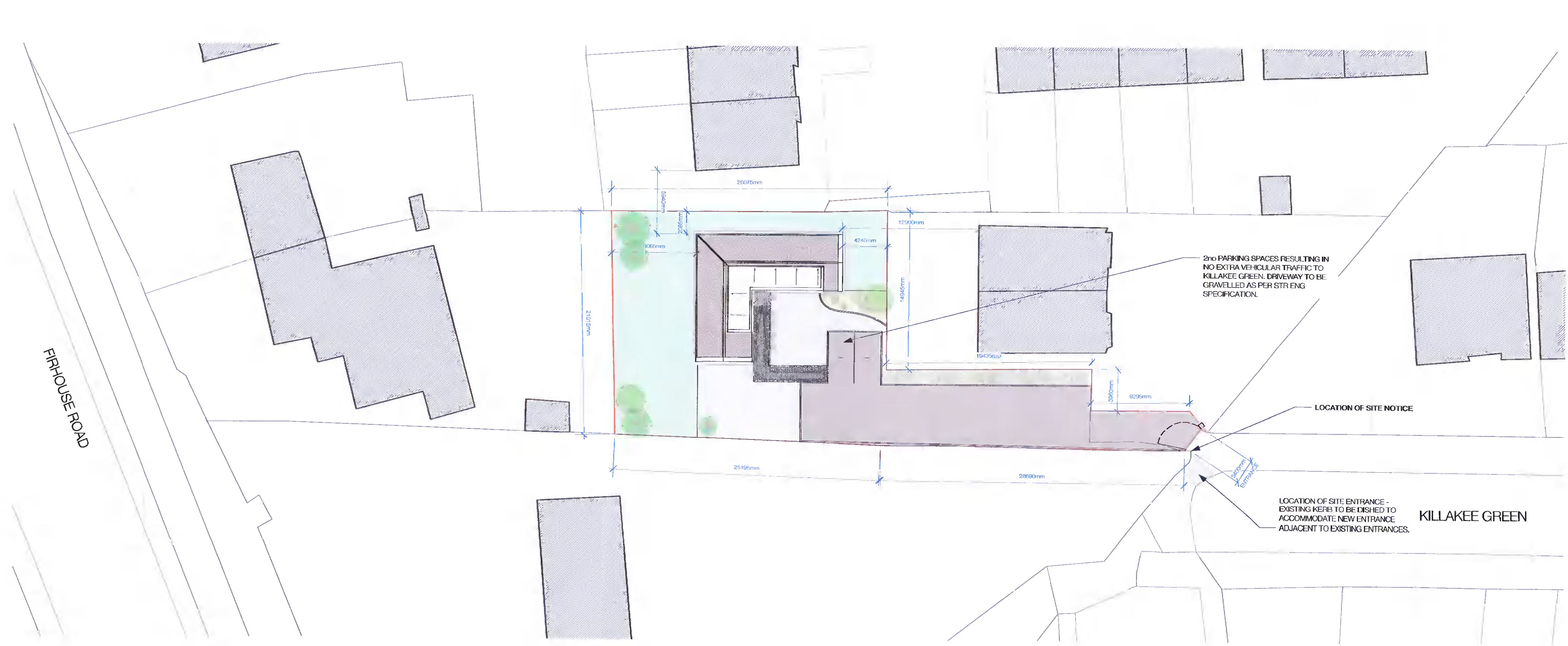
- EXTERNAL WALL CONSTRUCTION**
- BRICK GABLE**
- 102.5 Brick Outer Leaf (brick tbc) by Babcock or others - Allow for variation in bond
 - Coloured mortar with Buckel handle joints
 - 50mm Air Gap/Cavity with cavity ties as per Str Eng specification.
 - 70mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved/min. 0.018 Wink
 - 102.5mm Concrete blockwork (Medium Density) to Str Eng specification.
 - 25mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved/min. 0.018 Wink to inside face of blockwork - all joints taped and sealed.
 - 60x38 SW straps over PIR (To create combined clear 38mm service zone)
 - 12.5mm Gypsum based board (Min density 10kg/m²) MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).

- Sample panels of brick, mortar and PFC cl / string to be provided on site prior to commencement of the works for approval.
- Control sample to be retained on site for future reference during the works. Brick bond to be stretcher to building facade with bond to any retaining walls as the engineer's design.
- Perpend weep holes / cavity vents coloured to match facing brick and positioned as dips, finished flush with the face of brick.
- Proprietary Castic steel lintels to Str Eng spec. across openings with 150mm min end bearing each side. Where exposed the underside of exposed steel lintels to be painted, colour to be confirmed.
- Stainless Steel flexible wall ties at vertical and horizontal centres to suit stud locations and to Str Eng Spec.
- Purpose made DPC preformed stop ends to proprietary brick cells and other openings. Site formed DPC's / cavity trays to be agreed prior to commencement.
- Facing brick to retaining / garden walls same as main facing brick and mortar to architect and client approval.
- External wall make up to meet the standards set out in the current domestic version of the TGD Documents.

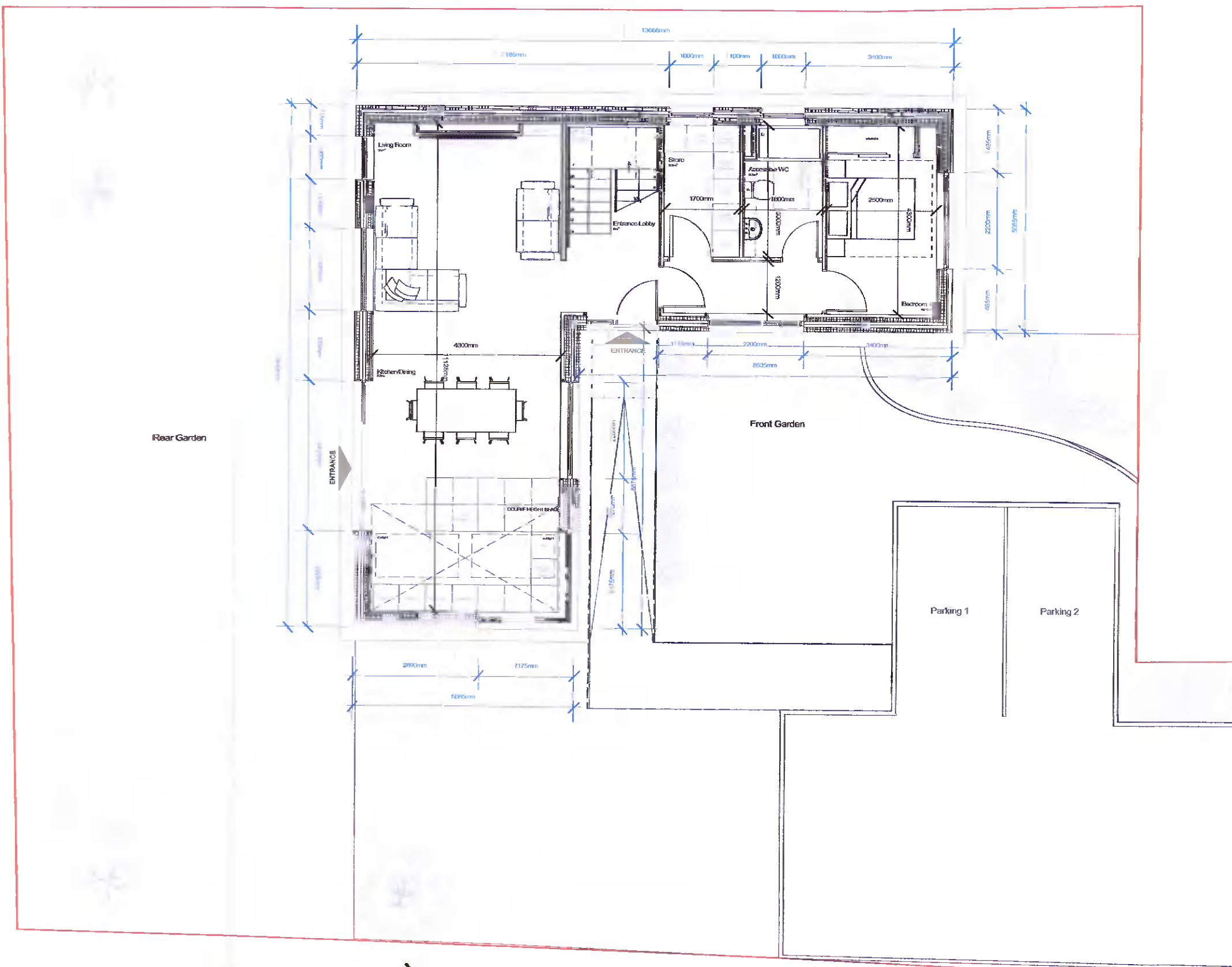
- WINDOWS**
- Rational Auraglas Low Energy aluminium clad window sets or equal and approved - achieving 1.2W/m²ok (composite aluminium wood window system) RAL colour TBC. Product range applicable to standard and bespoke shaped gable windows. (Note - Rooflights contain within section below)
- Allow for toughened glass to inner face for all glass panels below 1100mm above FFL to meet requirements of BS6262
 - Ground and level one Laminate Inner - 16 mm argon filled cavity with warm edge spacer (Black colour) - Toughened Outer (Super Low E Glass);
 - Argon filled cavities required.
 - Black insulated cavity spacers required to all windows.
 - Energy Super Low E Glass required to internal panes throughout
 - Lower panel of windows to bedrooms/bathrooms are to have translucent glass (equal optically) to cavity face of inner pane.
 - Top Slung (P type) reversible or lift-tan windows to be allowed for selection.
 - The system must be fully ventilated and drained system with concealed drain channels, thermally broken and prefabricated.
 - Finishes: the external aluminium sash must be polyester powder-coated, in RAL colour to be specified by the Architect.
 - Locks required to all units with exception of L1 escape windows across site.
 - Child restrictors required to all windows to allow ventilation.
 - Allow for acoustic trickle vents to all windows to achieve min 8000m² in each room.
 - Any inward opening windows must have a 60mm additional head piece factory fitted to enable blinds to be fitted without affecting the operation of the window
 - Window opening: no operable part of sash to 1st floor escape windows to be above 1100mm above FFL, while no operable part to upper floor windows to be below 1100mm from FFL.

- DOORS**
- Half-set Flush Entrance Door (Format tbc) Insulated hardwood door or similar and approved
- 50mm hardwood insulated composite door with PIR insulation. Allow for glazing within door to be selected from with full RAL range.
 - 60x77mm Hardwood Laminated Frame manufactured from the solid. Incorporating:
 - a) a continuous all round Aquamac 21 weather gasket.
 - b) adjustable metal security keeps
 - High Security 3 point locking system to DIN 18103. (NOTE: Sub-contractor installer required to hold relevant certification - to be confirmed with tender return)
 - Laminated/toughened clear or obscure double glazed units.
 - Kitemarked anti-bump Euro Profile Cylinder with 3 keys.
 - Barrier-free threshold required to meet requirements of TGD Doc M.
 - Continuous draught seal to be factory fitted.
 - Entrance door to have 316 stainless steel handle and thumb turn internally (to allow escape without the use of a key), safety chain / spy hole / double flap FR entrance / Flat number / SS thumb turn internally to be located above SS levers or elsewhere at front entrance - Architect to confirm prior to installation.
 - Fitting: in strict accordance with manufacturer's instructions and suitable for substrate.
 - 112mm of Heavy Duty Hinged Lift Off Hinges.
 - Fully Factory Finished using Full range or RAL/BS colours.
 - Signage as architect's drawings, to client approval.
 - House entrance doors are considered "accessible entrances" and must meet the following criteria in order to comply with TGD Doc M:
 - An unobstructed entrance path of at least 1.2m x 1.2m (1.2m x 1.5m for common entrances), with a cross fall of not more than 1 in 50 is provided
 - A light is provided either above or adjacent to the door
 - All doors have an accessible threshold
 - Door leafs give a clear opening width of at least 800mm
 - Self-closing devices, can be operable with an opening force of not more than 20N (for first 30cm of opening) and 22.5N for remainder of swing when measured at the leading edge of the door leaf
 - An unobstructed space to the opening face of the door, next to the leading edge, of at least 300mm has been provided

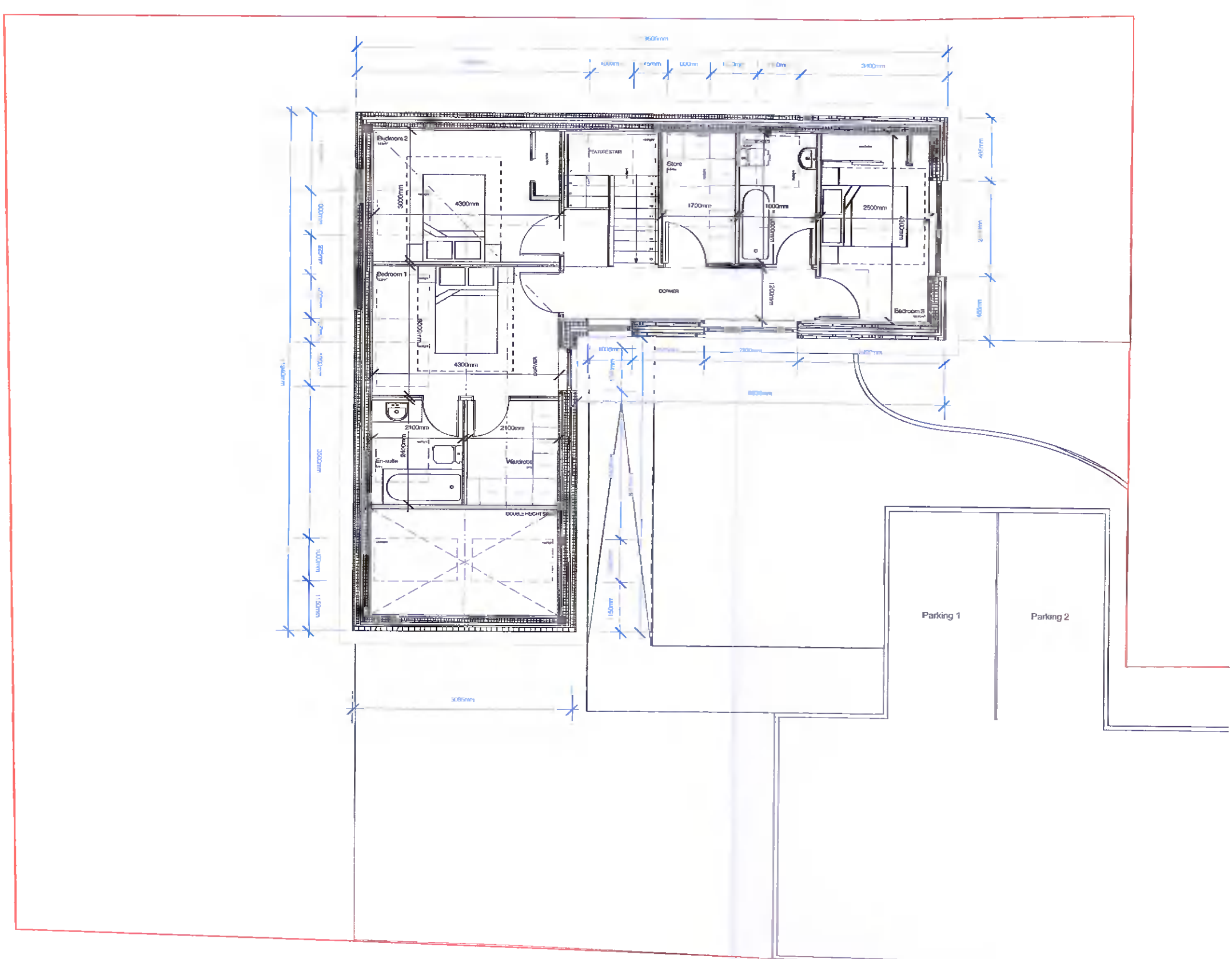
- ALUDIS by Rational Composite Bi-fold doors or similar and approved - 80x21mm Hardwood Laminated Frame manufactured from the solid. Incorporating:
 - a) a continuous all round Aquamac 21 weather gasket.
 - b) adjustable metal security keeps
 - High Security 3 point locking system to DIN 18103 - required to achieve SBD certification (NOTE: Sub-contractor installer required to hold certification - to be confirmed with tender return)
 - Kitemarked anti-bump Euro Profile Cylinder with 3 keys.
 - Barrier-free threshold required to meet requirements of TGD Doc M.
 - Fitting: in strict accordance with manufacturer's instructions and suitable for substrate.
 - Fully Factory Finished using Full range or RAL/BS colours.
 - Double glazed or triple glazed depending upon BEI Assessment.
 - Ground and level one Laminate Inner - 16 mm argon filled cavity with warm edge spacer (Black colour) - Toughened Outer (Super Low E Glass);
 - Argon filled cavities required.
 - Energy Super Low E Glass required to internal panes throughout
 - Slim line, square edge, contemporary external aluminium profile.
 - Pvc chading internally with timber stain internally (colour tbc)
 - Flush track to be utilised if double glazed system to offer a seamless threshold.
 - Triple gasket for finger cushioning and tight compression seals.
 - Severe weather rated with our standard weathered track and double rebated metal aluminium rods top and bottom, locking hinge pins and double rebated frames.
 - Solid Insulation Pw3668 (with Pw3668 glass) according to DIN EN ISO 140-3.
 - Suitable hinges, hidden running gear and handles in line with the door frame.
- ROOFLIGHTS**
- Velux GPU PK10 D068 (SIZED TO SUIT) Top hung roof window, white polyurethane internal finish
 - External finish RAL (colour tbc)
 - Ground and level one Laminate Inner - 16 mm argon filled cavity with warm edge spacer (Black colour) - Toughened Outer (Super Low E Glass);
 - Argon filled cavities required.
 - Black insulated cavity spacers required to all windows
 - Energy Super Low E Glass required to internal panes throughout.
 - Lower panel of windows to bedrooms/bathrooms are to have translucent glass (equal optically) to cavity face of inner pane.
 - Finishes: the external aluminium sash must be polyester powder-coated, in RAL colour to be specified by the Architect.



Proposed Site Layout
Scale : 1:250



Proposed Ground Floor Plan
Scale : 1:100



Proposed First Floor Plan
Scale : 1:100

NOTES

REFER TO STRUCTURAL ENGINEER PACKAGE AND LAYOUTS FOR ALL PROPOSED PLOT DRAINAGE.

REFER TO STRUCTURAL ENGINEER PACKAGE AND LAYOUTS FOR ALL PROPOSED PLOT DRAINAGE DETAILS.

REFER TO STRUCTURAL ENGINEER PACKAGE AND LAYOUTS FOR ALL PROPOSED SOAKAWAY LOCATION AND DETAILS.

REFER TO STRUCTURAL ENGINEER PACKAGE AND LAYOUTS FOR ALL PROPOSED PAVING DETAILS.

REFER ACROSS FOR ALL OUTLINE SPECIFICATION DATA INCLUDING PROPOSED EXTERNAL FINISHES.

NO SURFACE WATER IS TO DISCHARGE ONTO PUBLIC ROADS/SURFACES. ALL SURFACE WATER TO DRAIN/SOAKAWAY ON SITE AND AS PER STRUCTURAL ENGINEER'S PROPOSALS.

ALL PROPOSALS SUBMITTED WITH GUIDANCE AND REFERENCE TO THE FOLLOWING DOCUMENTS:

- QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES GUIDELINES
- SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2016-2019
- DEPARTMENT OF HOUSING, PLANNING, COMMUNITY AND LOCAL GOVERNMENT TECHNICAL GUIDANCE DOCUMENTS (ALL AS APPLICABLE).

ALL DETAILS TO COMPLY WITH TGD PART 1 APPROVED DETAILS AS APPLICABLE.

AREAS

SITE AREA:	733m ² / 0.073 Hect
PROPOSED FOOTPRINT:	162m ²
PROPOSED FRONT GARDEN:	238m ²
PROPOSED REAR GARDEN:	353m ²
GROUND FLOOR GIFA:	84.7m ²
FIRST FLOOR GIFA:	88.9m ²
TOTAL GIFA:	173.6m ²

Rev	Date	Note	By

DO NOT SCALE FROM DRAWING

All dimensions to be checked on site prior to the start of any work and any discrepancies notified in writing.

Refer to Engineers' drawings for all structural, heating, lighting, power, drainage and ventilation information.

All building works to comply in all respects to current Building Standards for country in which site is located.

All electrical work to be carried out in accordance with the latest edition of the Regulations of Electrical Engineers Regulations and to the approval of the Local Authority.

All drainage work to be carried out in consultation with the Local Authority Inspectors and to be tested to the satisfaction of the Local Authority.

Richard & Eilana Quinn,
Proposed Dwelling at
Killakee Green, D24

Proposed Site & Internal Layouts

Scale	Page	Drawn by	Checked by
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