

OUTLINE SPECIFICATION

GROUND FLOOR CONSTRUCTION

- Assumed 16-22mm Floor Finish
- 22mm T&G MR Chipboard Floor (Glued joints)
- 75mm Blatten and supporting shoe system with packers (providing minimum 50mm clearance for services)
- 50mm PIR rigid slab (troughed and grooved) insulation 1000mm wide around building perimeter between battens.
- 150mm over site float finish suspended RC slab (to Str Eng Spec)
- DPM - 500 Gauge Polythene Separating Layer (Taped joints)
- 150mm PIR (Celotex FR5000 rigid board) troughed and grooved insulation below slab) Or equivalent and approved.
- 1600 Gauge Radox Membrane, lapped, taped and sealed.
- 50mm Sand Blending with corner fillets at perpendicular junctions
- Minimum 225mm Hardcore (compacted type 1, free draining 6mm) to be installed and sand bedding.
- (Allow for passage of mains incoming services and pop-ups below to Str Eng Spec)
- DPC - To all external and/or perimeter walls at min 150mm above external FFL (stopping where required). If gas venting is required above for telescopic gas vents connected to air brick terminals with gas resistant cavity trays formed down to entire perimeter and any perforators to the ground level slab.
- Note tanking will be required at any retaining walls.

UPPER FLOOR CONSTRUCTION

- 20mm T&G MR Chipboard (over Min 15kg/m³ Glued joints)
- 225mm Post-Jest Engineered Joists @ max 600mm c/c (Sized to Str Eng Spec and Timber Frame Manufacturer's Detail)
- Absorbent layer of 100mm minimum thickness mineral wool, minimum density 25 kg/m³ laid between joists
- 10mm resilient bars to underside of joists, fixed perpendicular to joists at max 400mm centres
- 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 - Lowered ceiling within 1.1 store to be provided with 600 x 600mm 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 ThruLine Fibre Cement Slates 500 x 250 mm. Head up to manufacturers recommendations.
- 30-35mm treated SW battens and counter battens.
- Kingspan Nivent Vapour permeable sarking underlay to main roof field with Munsarflex SU Eaves Ventilator Sheet or equivalent and approved.
- MR Plywood OSB 3 sheathing to Str Eng Spec if required.
- Truss following roof profile to Str Eng Spec.
- Eaves Cross flow ventilator required to maintain 10mm continuous air gap past continuous dry ridge ventilator.
- Full depth (assumed 150mm rafter) PIR rigid insulation.
- Protect Barr-air Vapour / Air Tightness Layer by Celotex - ensure lapped, paper and sealed to ensure air-tightness with wall vapor 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).
- 8mm Marley Cedar Fascias & Soffits where applicable - up to 3 standard colours to be allowed for selection. 15-22mm treated backing board to truss ends as required by Str. Eng.
- Marley Alutec Evolve Deepflow gutters and 75mm downpipes throughout 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 cap at gable head walls (the leading material as required to prevent adverse galvanic effect. Note zinc 'kew gutter' detail to each gable property.

DORMER ROOF CONSTRUCTION

- VMZinc Standing Seam Standard Warm Roof Construction or equivalent and approved
- VMZinc Plus Standing Seam or equivalent and approved.
- VMZinc Membrane.
- 100mm Rigid Insulation - 0.022 W/mK Value.
- Protect Barr-air Vapour / Air Tightness Layer by Celotex - ensure lapped, paper and sealed to ensure air-tightness with wall vapor control layers.
- MR Plywood OSB 3 sheathing to Str Eng Spec.
- Timber rafters laid to Str Eng Spec.
- 62.5mm Insulated Plasterboard with 3mm Skim Coat.
- Dormer cheeks to be clad with Marley ThruLine 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. Color tbc.
- 102.5mm Concrete blockwork (Medium Density) to Str. Eng. specification.
- 50mm Air Cap/Cavity with cavity ties as per Str. Eng. specification.
- 70mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved (min 0.018 W/mK).
- 102.5mm Concrete blockwork (Medium Density) to Str. Eng. specification.
- 25mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved (min 0.018 W/mK) to inside face of blockwork - all joints taped and sealed.
- 60x30 SW slings over PIR (To create combined clear 38mm service zone)
- 12.5mm Gypsum based board (Min density 10kg/m³) 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 Blotock or others - Allow for variation in bond
- Coloured mortar with Buckel handle joints
- 50mm Air Cap/Cavity with cavity ties as per Str. Eng. specification.
- 70mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved (min 0.018 W/mK).
- 102.5mm Concrete blockwork (Medium Density) to Str. Eng. specification.
- 25mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved (min 0.018 W/mK) to inside face of blockwork - all joints taped and sealed.
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- 12.5mm Gypsum based board (Min density 10kg/m³) MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).

EXTERNAL WALL CONSTRUCTION

- Sample panels of brick, mortar and PC sill / stringer to be enclosed 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 digs.
- Prepend weep holes / cavity vents coloured to match facing brick and positioned as digs.
- Related flush with the face of brick.
- Proprietary Galv. steel linels to Str Eng spec. across openings with 150mm min end bearing each side. Where exposed the underside of exposed steel linels 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 pre-formed 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 be checked and client approval.
- External wall make up to meet the standards set out in the current domestic version of the TGD Documents.

WINDOWS

Rational Auriplex Low Energy aluminium clad window sets or equal and approved - including 1.2W/m²oK (composite aluminium wood window system) RAL colour tbc. Product range applicable to standard and bespoke shaped gable windows. (Note: Rooflights contained within section 100mm below)

- Allow for toughened glass to inner face for all glass panels below 1100mm above FFL to meet requirements of BS6202
- Ground and level one Laminale 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 cabinet) to cavity face of inner pane.
- Top Swing (H-Type) reversible or Tie-Turn 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 8000mm² in each room.
- Any inward opening windows must have a 50mm 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 fit for escape windows to be above 1100mm above FFL, while no operable part to upper floor windows to be below 1100mm from FFL.

DOORS

- Rakered Flush Entrance Door (Format tbc)
- Insulated hardwood door or similar and approved
- Silver Hardwood insulated composite door with PIR insulation. Allow for glazing within door to be selected from with full RAL range.
- 40x50mm Hardwood Laminated Frame manufactured from the solid. Inoculating:
 - 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).
 - Limited 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.
 - Entrance door to have 316 stainless lever handle and anti tam internally (to allow escape without the use of a key), safety chain / spy hole / double flap FFI letterbox / Flat number / SS thumb turn internally to be located above SS levers or elsewhere at front entrance - Architect to confirm prior to installation.
 - Fining: In strict accordance with manufacturer's instructions and suitable for substrate.
 - Full depth of Heavy Duty Fibre Gilt Off Panels.
 - Fully Factory Finished using Full range of RAL/ES colours.
 - Storage 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 plot of at least 1.2m x 1.2m (1.5m 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 30N (for first 300 of opening) and 225N (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

ALDUS by Rational Composite Bi-fold doors or similar and approved. -80x57mm Hardwood Laminated Frame manufactured from the solid. Inoculating:

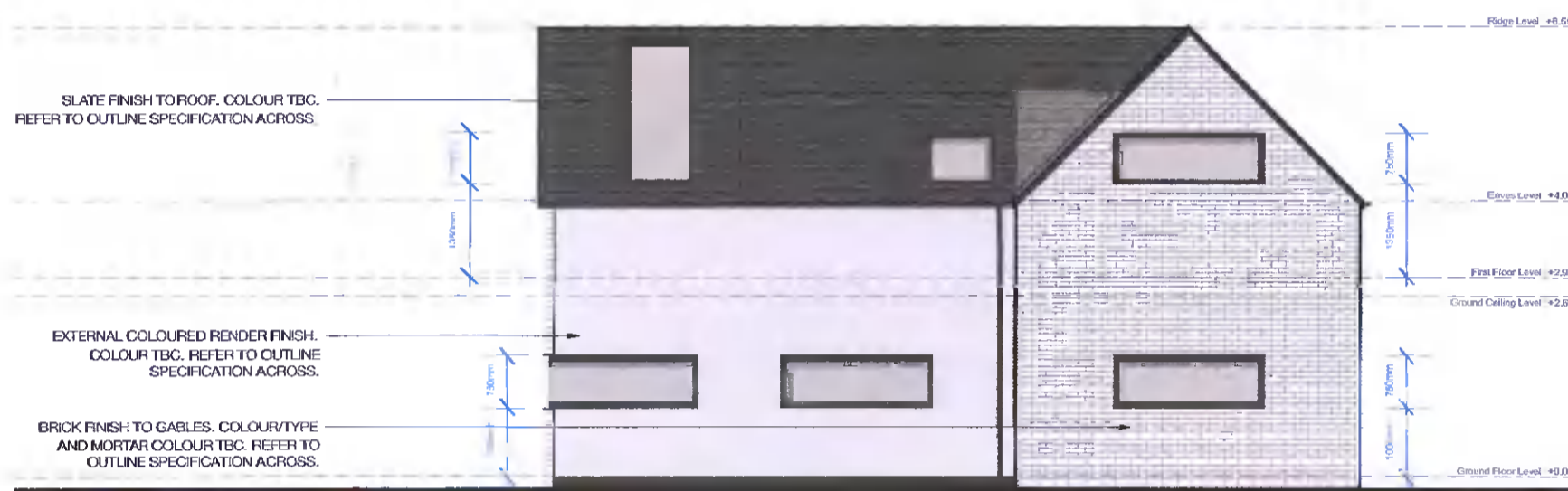
- a) a continuous all round Aquamac 21 weather gasket.
- b) adjustable metal security keeps
- High Security 3 point locking system to DIN 18102 - required to achieve SRD certification (NOTE: Sub-contractor installer required to hold certification - to be confirmed with tender return).
- Kitemarked anti-bump Euro Profile Cylinder with 3 keys.
- Barrier-free threshold required to meet requirements of TGD Doc M.
- Fining: In strict accordance with manufacturer's instructions and suitable for substrate.
- Fully Factory Finished using Full range or RAL/ES colours.
- Double glazed or triple glazed depending upon BRR Assessment.
- Ground and level one Laminale 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.
- Slim line, square edge, contemporary external aluminium profile.
- Pine cladding 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 light weather seals.
- Severe weather rakes with our standard weathered track and double rebates on all sides. The most weather tight folding door available (900 Pascaate water pressure).
- Mushroom locking into safe joints coupled with initial shrouded rods top and bottom, locking hinge pins and double rebated frames.
- Sound insulation Pw3dB (with Pw3dB glass) according to DIN EN ISO 140-3.
- Suitable hinges, hidden running gear and handles in line with the door frame.

ROOFLIGHTS

- Velux CPU PK10 0068 (SIZED TO SLIT)
- Top-hung roof window, white polystyrene internal finish
- External finish RAL (colour tbc)
- Ground and level one Laminale 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 cabinet) 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.



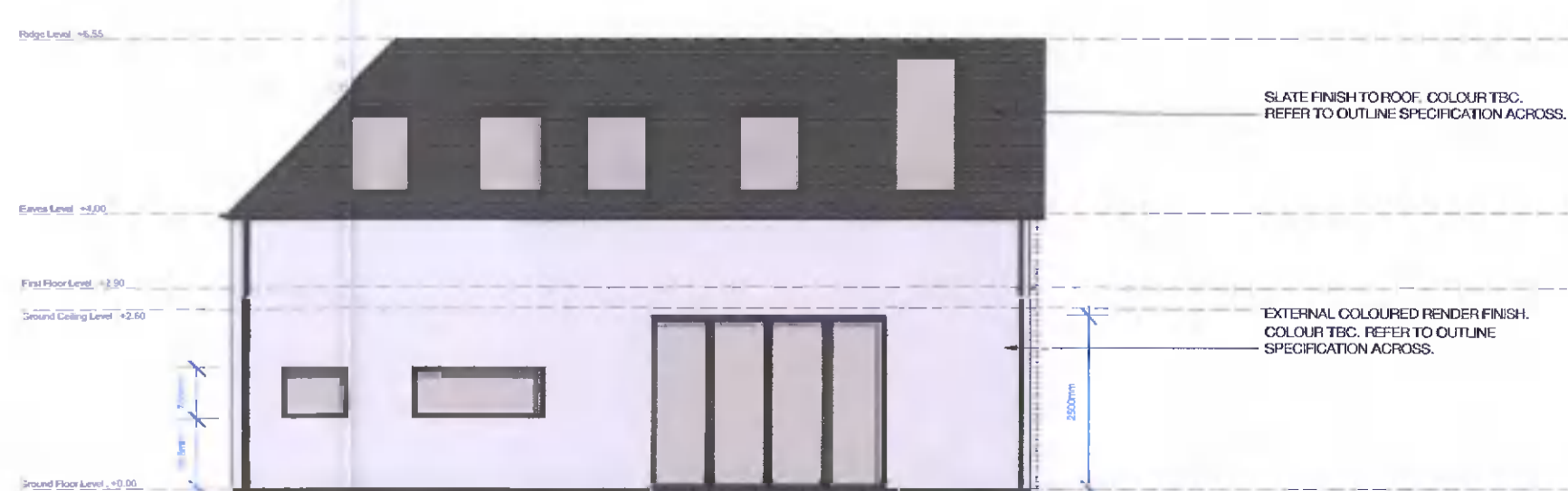
Side (West Facing) Elevation
Scale : 1:100
0 5m 10
1:100



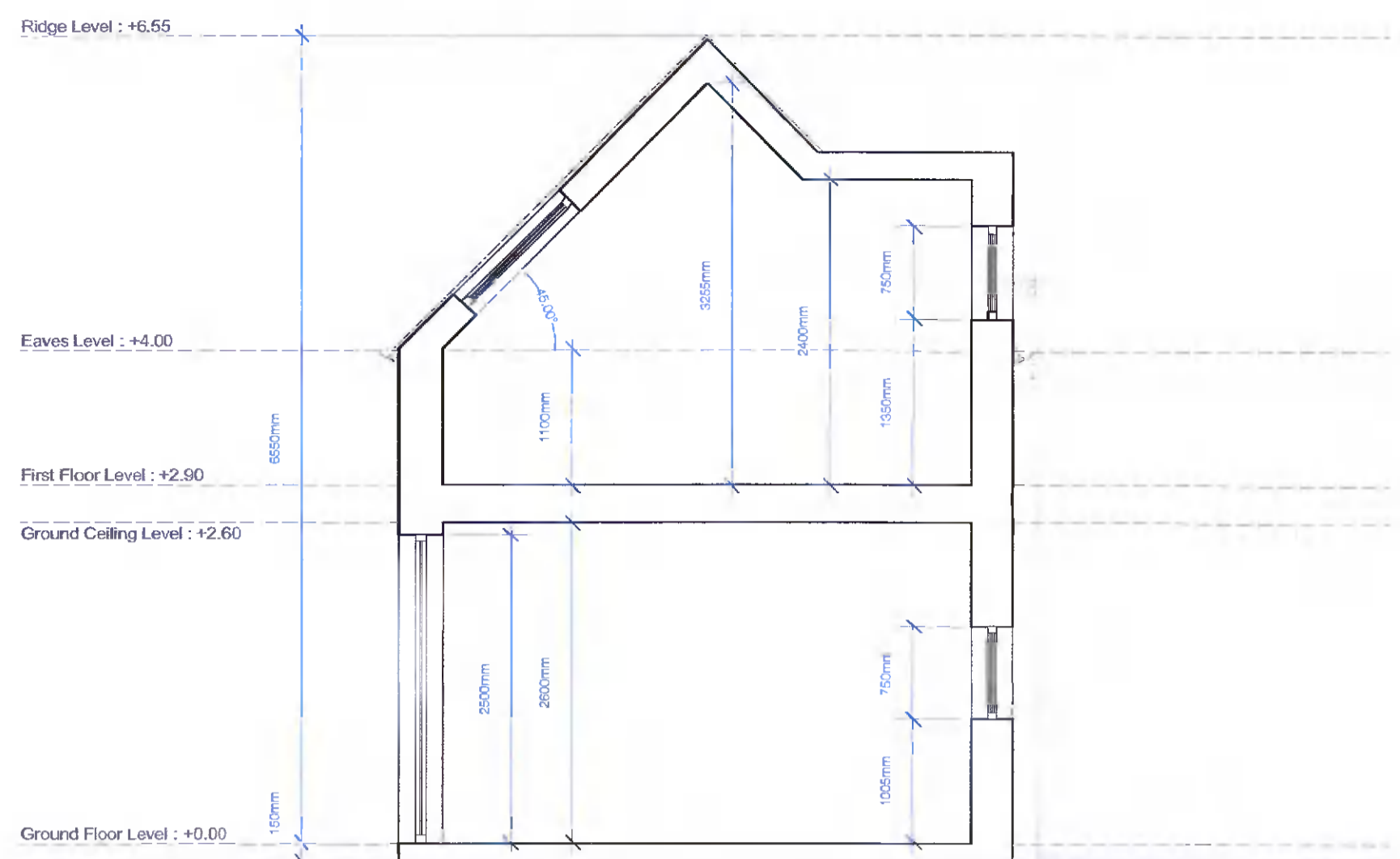
Front (South Facing) Elevation
Scale : 1:100
0 5m 10
1:100



Side (East Facing) Elevation
Scale : 1:100
0 5m 10
1:100



Rear (North Facing) Elevation
Scale : 1:100
0 5m 10
1:100



Typical Cross Section
Scale : 1:50
0 1m 2 3 4 5
1:50



Visualisation - Front Elevation
Scale : N/A



Visualisation - Rear Elevation
Scale : N/A

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 ROAD SURFACES. ALL SURFACE WATER TO DRAIN SOAKAWAY ON SITE AND AS PER STRUCTURAL ENGINEERS 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 A-L (AS APPLICABLE)

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

AREAS

SITE AREA :	733m ² / 0.023 ha
PROPOSED FOOTPRINT :	165m ²
PROPOSED FRONT GARDEN :	235m ²
PROPOSED REAR GARDEN :	333m ²
GROUND FLOOR GFA :	84.7m ²
FIRST FLOOR GFA :	68.9m ²
TOTAL GFA :	153.6m 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 Engineer's drawings for all structural, heating, lighting, power, drainage and ventilation information.

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

All electrical work to be carried out in accordance with the latest edition of the Institution 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 Inspector and to be tested to the satisfaction of the Local Authority.

Richard & Elaina Quinn,
Proposed Dwelling at
Kilkee Green, D.24

Job No: 1901

Drawing No: (PE)10

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Job No: 1901 Drawing No: (PE)10 Revision: