

OUTLINE SPECIFICATION

GROUND FLOOR CONSTRUCTION
 Assumed 150mm Floor Finish.
 - 22mm T&G MR Chipboard floor (Glue, joints).
 - 75mm battens and supporting s/sive system with pattern (cracking medium).
 50mm clearance for services).
 - 50mm PIR rigid slab (bonded and grooved) insulation 1000mm wide around building perimeter between battens.
 - 60mm over slab floor finish suspended RC slab (To Str Eng Spec)
 - DPM - 500 Gauge Polythene (Separating Layer (bond joints).
 - 160mm PIR (Celvol FR5000 rigid board bonded and grooved insulation below slab) Or equivalent and approved.
 - 1800 Gauge Radon Membrane, lapped, taped and sealed.
 - 50mm Sand Filling with corner fillets at perpendicular junctions.
 - Minimum 22mm Hardcore (compacted type 1; free draining & inert) and sand bedding.
 - (allow for passage of mains incoming services and pop-ups below to Str Eng spec)

UPPER FLOOR CONSTRUCTION
 22mm T&G MR Chipboard floor Min 15kg/m² (Glue joints)
 225mm Post-Joint 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 23 kg/m³ laid between joists.
 - 18mm resilient bars to underside of joists, fixed perpendicular to joists at max 400mm centres.
 - 1 layer of 16mm Soundbloc plasterboard as ceiling finish (Min density 1200/m³).
 MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).
 - Note: Lowered ceiling within L1 store to be provided with 800 x 800mm access panel for future storage. Timber support frames to be installed to allow sheeling throughout. Loadings for general storage to be utilised.

MAIN ROOF CONSTRUCTION
 - Marley ThruLine Fibre Cement Slates 500 x 250 min. head-lap to manufacturers recommendations.
 - 36x58mm treated SW battens and counter battens.
 - Kingspan Nibvent Vapour permeable sarking underlaid to main roof field with Membrane SL Eaves Ventilation 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 15mm clearance at gable plus continuous dry ridge ventilator.
 - Full depth (assumed 150mm rafter) PIR rigid insulation.
 - Protect Barr-air Vapour / Air tightness Layer by Glidwale - 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/m² per layer) MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).
 - 9mm Marley Coastal Fascia & 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 Deep-flow gutters and 75mm downpipes through PIR finish (standard colour range for selection).
 - Zinc Plus Valley for main roof on ventilator ply substrate to all roof valleys.
 - Include battens and counter battens and vapour permeable underlay.
 - Compatible zinc flashings to interface with wall underlay with parapet cap at gable head walls (3.5m) isolating material as required to prevent reverse bimetallic effect of contact. Note zinc 'skew gutter' detail to each gable properly.

DORMER ROOF CONSTRUCTION
 - VMZinc Standing Seam Standard Warm Roof Construction or equivalent and approved.
 - VMZinc Plus Standing Seam or equivalent and approved.
 - VMZinc Membrane.
 - 150mm Rigid Insulation - 0.022 W/mk Value.
 - Protect Barr-air Vapour / Air tightness Layer by Glidwale - 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 checks 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. Colour tbc.
 - 102.5mm Concrete blockwork (Medium Density) to Str. Eng. specification.
 - 50mm Air Gap/Cavity with cavity ties as per Str. Eng. specification.
 - 75mm Kingspan Kooltherm K106 Rigid Insulation or similar and approved (min. 0.018 W/mk).
 - 102.5mm Concrete blockwork (Medium Density) to Str. Eng. specification.
 - 25mm Kingspan Kooltherm K106 Rigid Insulation or similar and approved (min. 0.018 W/mk) to inside face of blockwork - all joints taped and sealed.
 - 50x38 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 block or others - Allow for variation in bond.
 - Coloured mortar with Blacked trade joints.
 - 50mm Air Gap/Cavity with cavity ties as per Str. Eng. specification.
 - 75mm Kingspan Kooltherm K106 Rigid Insulation or similar and approved (min. 0.018 W/mk).
 - 102.5mm Concrete blockwork (Medium Density) to Str. Eng. specification.
 - 25mm Kingspan Kooltherm K106 Rigid Insulation or similar and approved (min. 0.018 W/mk) to inside face of blockwork - all joints taped and sealed.
 - 50x38 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 PC sill / string to be erected 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 dips.
 - Prepared weep holes / cavity vents coloured to match facing brick and positioned as dips, finished flush with the face of brick.
 - Proprietary Cathic steel linets to Str Eng spec. each side. Where exposed the underside of exposed steel linets 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 unreformed step ends to proprietary brick cells and other openings. Site formed DPC's / cavity trays to be agreed prior to commencement.
 - Facing brick to retain in 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.

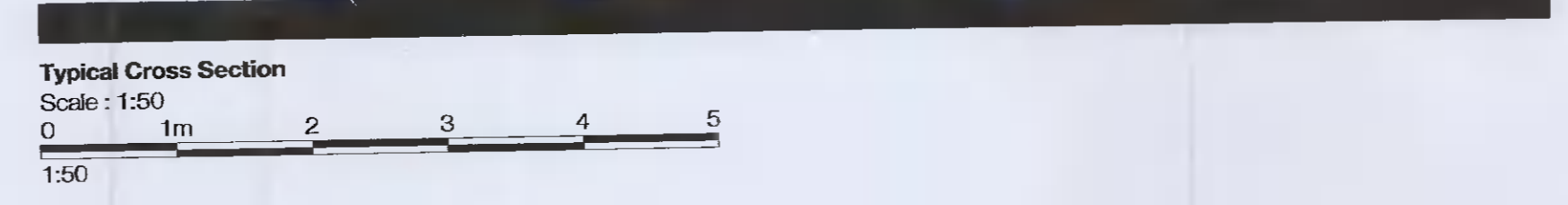
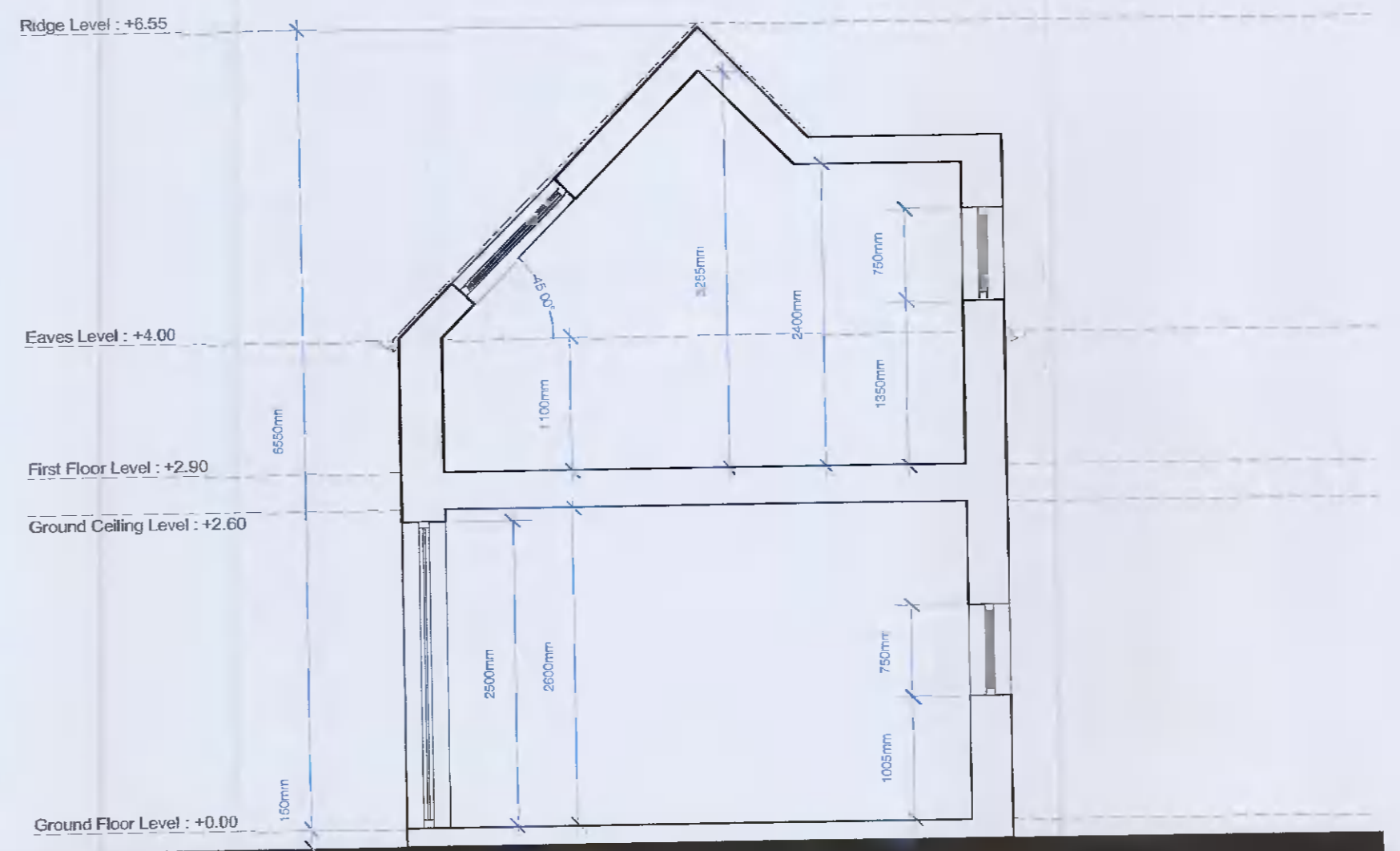
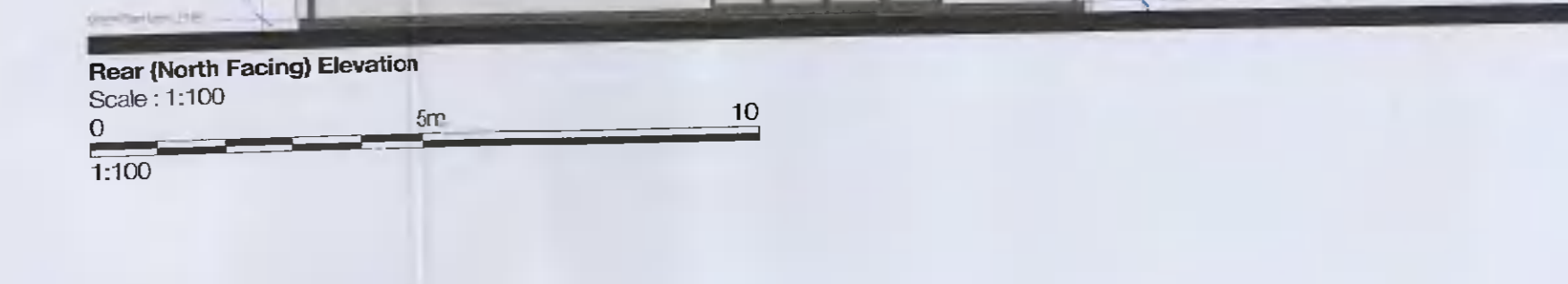
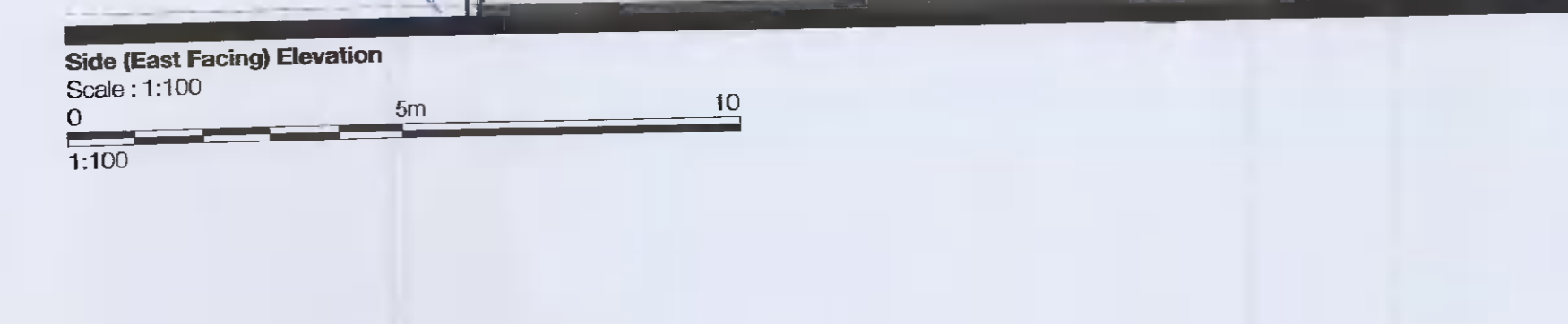
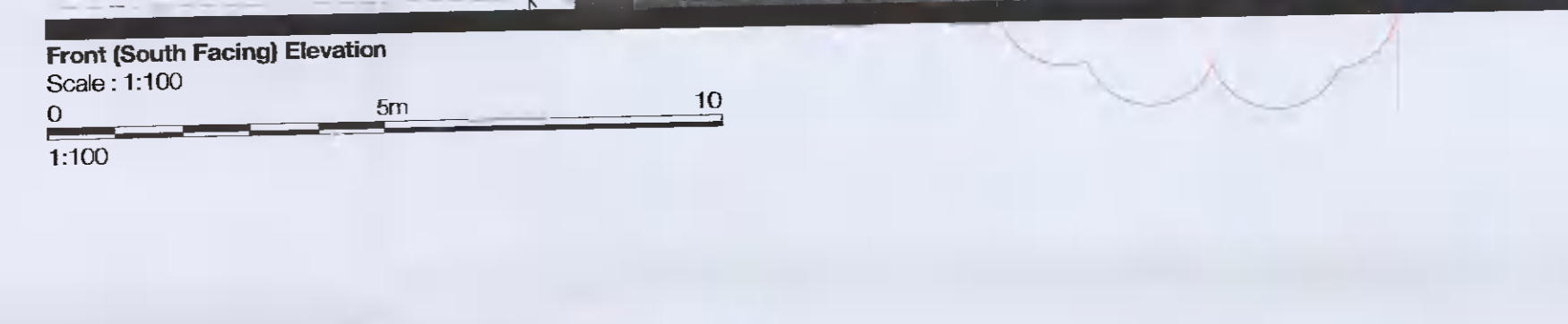
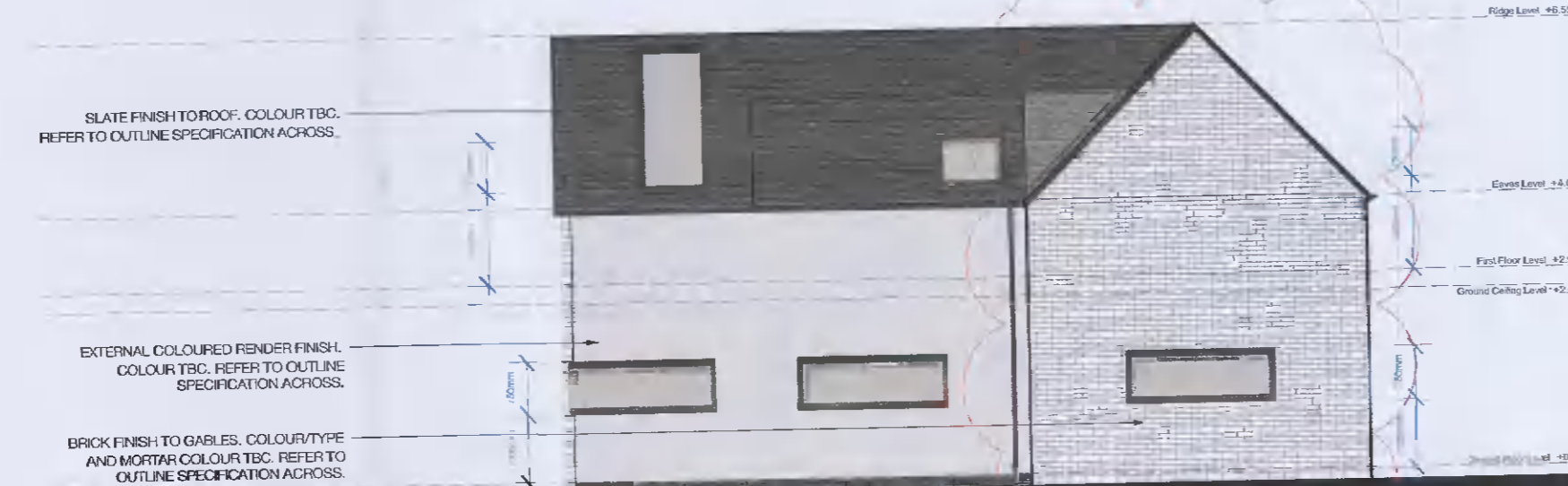
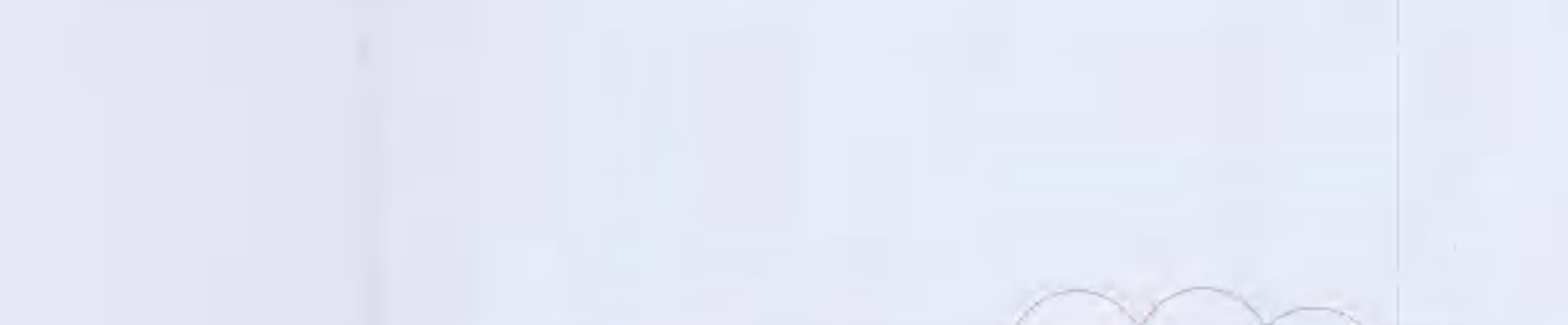
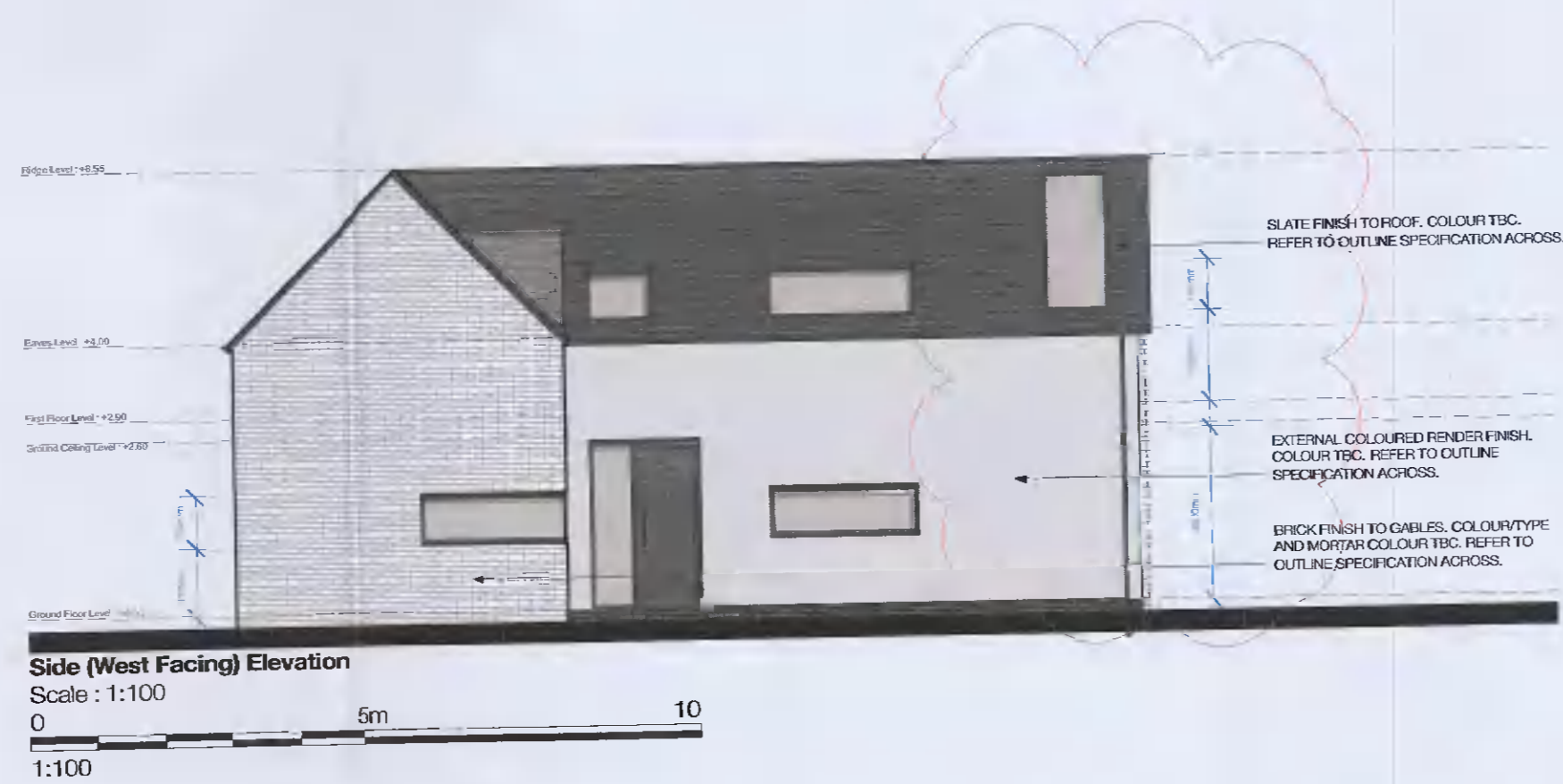
WINDOWS

Rational Auraplex Low Energy aluminum clad window sash or equal and approved - achieving 1.2 W/m²K_g (composite aluminium wood window system) RAL colour TBC. Product range applicable to standard and bespoke shaped gable windows. (Note: Rodlights contained within section below)
 - Allow for toughened glass to inner face for all glass panes below 1100mm above FFL to meet requirements of BS6262
 - Ground and level one Laminated 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 (opal option) to cavity face of inner pane.
 - Top Sling (H-Type) reversible or Tri-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 800mm² in each room.
 - Any inward opening windows must have a 50mm additional pleat factory fitted to enable blinds to be fitted without affecting the operation of the window.
 - Window opening; no operable part of sash to fall floor escape windows to be above 1100mm above FFL, while no operable part to upper floor windows to be below 1100mm from FFL.

DOORS
 - Rational Flush Entrance Door (Format tbc) Insulated hardwood door or similar and approved - 58mm Hardwood insulated composite door with PIR insulation. Allow for glazing within door to be selected from with full RAL range.
 - 60x207mm 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 glazing 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 lever handle and thumb turn internally (to allow escape without the use of a key), safety chain / s/s hole / double flap FR letterbox / Flat number / S/S thumb turn internally to be located above 550mm or otherwise at front entrance - Architect to confirm prior to installation.
 - 112 pairs of Heavy Duty Hi-load 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 (1.5m 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.
 - Zinc Plus Valleys for main roof on ventilator ply substrate to all roof valleys.
 - Self-closing devices, can be operated with an opening force of not more than 20N (for first 50% 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.

- ALUS by Rational Composite Bi-fold doors or similar and approved. 60x27mm 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.
 - Finings: 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 BER Assessment.
 - Ground and level one Laminated 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 seamless threshold.
 - Triple gasket for finger cushioning and light compression seals.
 - Screens weather rated with our standard weathered track and double rebates on all sides. The most weather tight folding door available (600 Pascals water pressure).
 - Mushroom locking into side jambs coupled with metal shootbolt rods top and bottom, locking hinge pins and double rebated frames.
 - Sound insulation Rw36dB (with Rw36dB glass) according to DIN EN ISO 140-3.
 - Subtle hinges, hidden running gear and handles in line with the door frame.

ROOFLIGHTS
 - Velux GPU PK10 OSB8 (SIZED TO SUIT) Top hung roof window, white polycarbonate internal finish.
 - External finish RAL (colour tbc).
 - Ground and level one Laminated 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 (opal option) 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.



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 ROADS/SURFACES. 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 2016-2018
 - DEPARTMENT OF HOUSING, PLANNING, COMMUNITY AND LOCAL GOVERNMENT TECHNICAL GUIDANCE DOCUMENTS A-L (AS APPLICABLE).
 ALL DETAILS TO COMPLY WITH TGD PART L APPROVED DETAILS AS APPLICABLE.

AREAS

SITE AREA: 733m² / 0.673 hec
 PROPOSED FOOTPRINT: 106m²
 PROPOSED FRONT GARDEN: 235m²
 PROPOSED REAR GARDEN: 393m²
 GROUND FLOOR GFA: 847m²
 FIRST FLOOR GFA: 685m²
 TOTAL GFA: 1532m²

No	Date	Note
1	21/01/2022	Updates as per cover letter (21-01-2022) for FURTHER INFORMATION per EDCO Planning.
2		

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 to the Engineer.
 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 the location in which the building is to be constructed.
 All electrical works to be carried out in accordance with the latest edition of the Institute of Electrical Engineers Regulations and to the approval of the Local Authority.
 All drainage works to be carried out in consultation with the local Authority Inspectors and to be to the satisfaction of the Local Authority.

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

Scale: Proposed Elevations & Sections
 Page: A1
 Drawn by: RG
 Checked by: A
 Date: 19/01/2022
 Drawing No: (PE)10