

ADAMSTOWN BOULEVARD PHASE 1

GRANT REF: SDZ22A/0007

APPLICANT: ADAMSTOWN STATION & BOULEVARD LTD

MCCAULEY DAYE O'CONNELL ARCHITECTS



QUINTAIN

MARCH 2024

Indicative CGI view of the Linear Park and Home Zone (Area 1) at Adamstown Avenue

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- 2.0 MATERIALS AND FINISHES - AREA 1
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1.0

PLANNING CONDITIONS

1.0 PLANNING CONDITIONS

Planning Ref: SDZ22A/0007
Grant Date: 06-09-2022

This document is in response to Condition 8 and prepared by McCauley Daye O'Connell Architects.

Conditions and Reasons

8. Materials and Finishes

Prior to the commencement of development the applicant shall submitted materials and finishes of the development for the written agreement of the Planning Authority.

REASON: in the interests of visual amenity.



1.0 PLANNING CONDITIONS CHARACTER AREAS



Character Area 1:

Positioned at the boundary between Adamstown Boulevard and Aderrig Phase 2. A symbiotic approach to materiality and scale is proposed to ensure that there is a certain consistency between the two tiles in terms of architectural language.

Character Area 2:

Each Character Area has its own selection of materials that differentiate it from its neighbours. A mixture of brick and render is proposed in addition to concrete roof tiles.

Character Area 2 is designed to be more contemporary transitioning to more industrial Station Road.

Station Road:

Positioned to the southern edge of the SDZ boundary and adjacent to the railway tracks, the style here is to be in a similar vein to its character area but with a more urban and industrial approach.

-  Beige Brick - *Type A*
-  Light Brown Brick - *Type B*
-  Brown Brick - *Type C*
-  Dark Grey Brick - *Type D*
-  Light Grey Brick - *Type E*



Beige
Type A



Light Brown
Type B



Brown
Type C



Dark Grey
Type D



Light Grey
Type E

Brick



White
Type 1

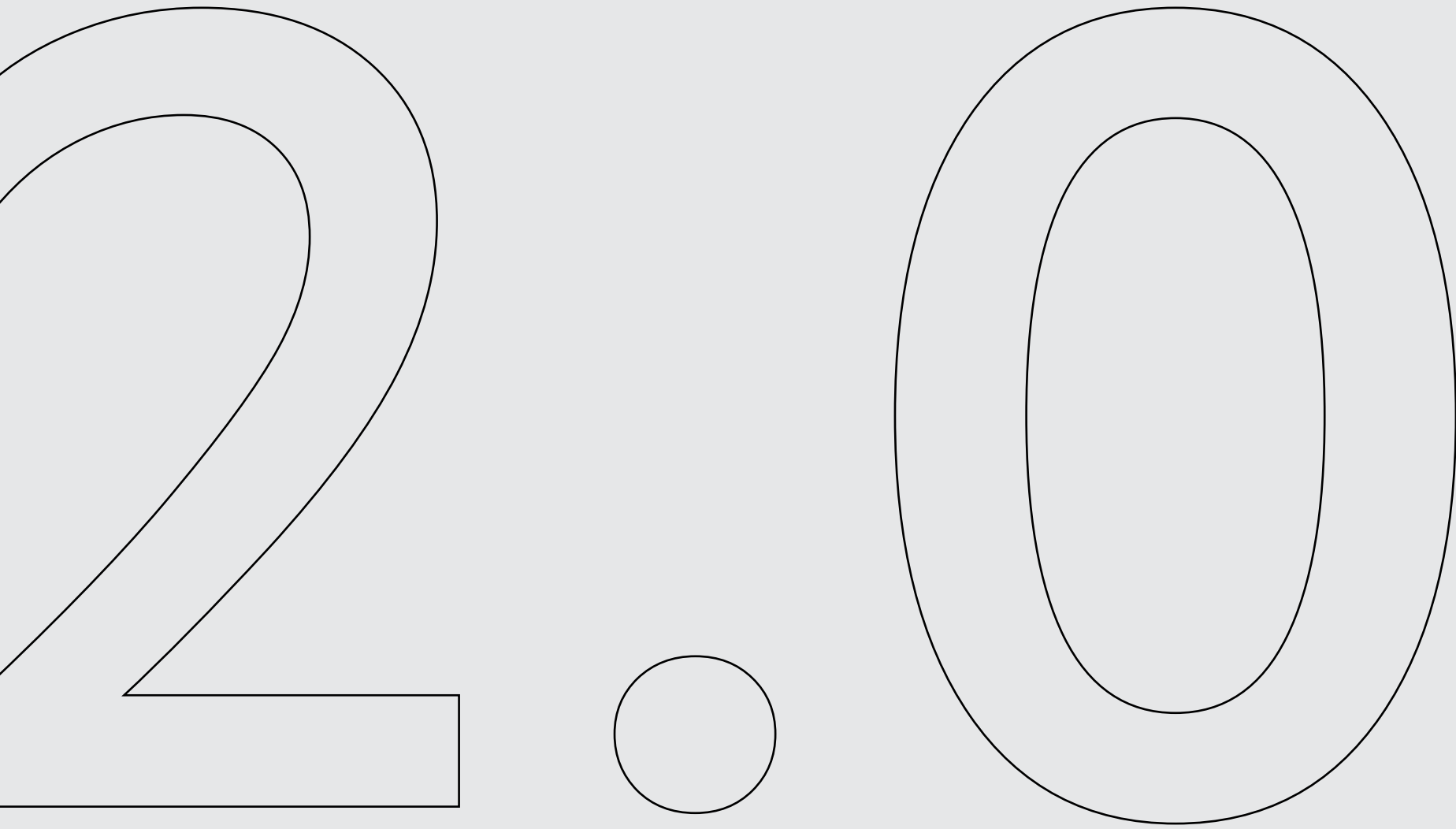


Grey
Type 2

Render



Beige
Type 3



MATERIALS AND FINISHES - AREA 1

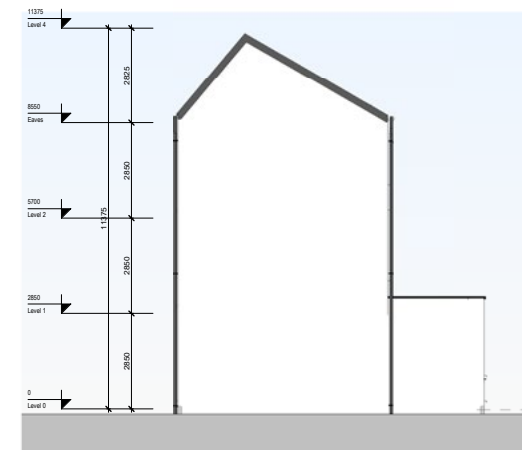
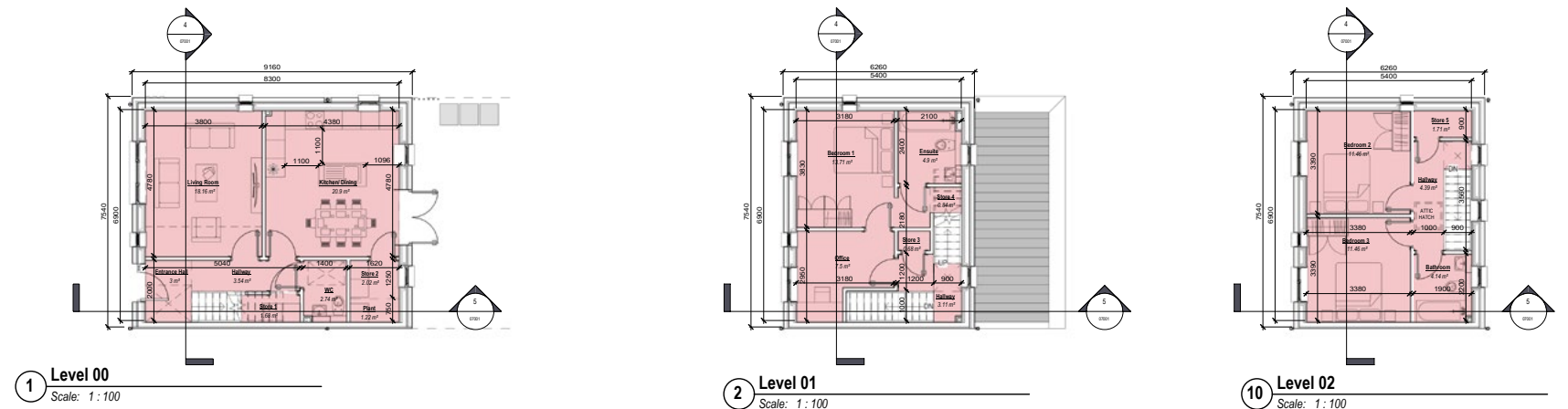
2.1 MATERIALS AND FINISHES

HOUSE TYPE 3DA

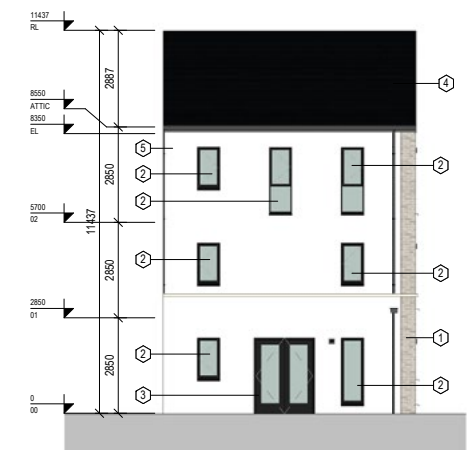
ROOF TILE

120 Concrete roof tiling Type B

1. Description: Flat profile concrete roof tile
2. Substrate: Timber frame
3. Pitch: ca. 22.5°, 35°, 40°, 50°, refer to sections and roof plans for details
4. Underlay: Submit proposals
 - 4.1. Direction: Parallel to eaves.
 - 4.2. Head-lap (minimum): 100 mm
5. Counter battens
 - 5.1. Size: To manufacturer's specification
 - 5.2. Fixing: To manufacturer's specification
6. Battens
 - 6.1. Size: To manufacturer's specification
 - 6.2. Fixing: To manufacturer's specification
7. Tiles: To BS EN 490, noninterlocking.
 - 7.1. Manufacturer: Condron Concrete
 - 7.1.1. Product reference: Standard Slate Tile
8. Pattern: Plain generally, as elevations
 - 8.1. Colour: Black
 - 8.2. Size: 420mm X 330mm
 - 8.3. Head-lap (minimum): 75 mm.
 - 8.4. Fixing
 - 8.4.1. Fixing of local areas: Manufacturer's recommendation
 - 8.4.2. Fixing of general areas: Manufacturer's recommendation
9. Accessories: Universal Angle Ridge, Verge Tile Left and Right, Dry Valley, Dry Ventilated Ridge, Nails (50mm X 9g A/Alloy), Batten Clips, Eaves Clips, Verge Clips
10. Note: NOTE: Reference should be made to Code of Practice for Slating and Tiling, S.R. 82:2017, BS 5534:2014+A2: 2018 and any new code of practices in the future. Condron Concrete Roof Tiles are manufactured in compliance with E.N. 490:2011+A1: 2017 Concrete Roofing Tiles & Fittings.



6 Side Elevation A (sides onto another house type)
Scale: 1 : 100

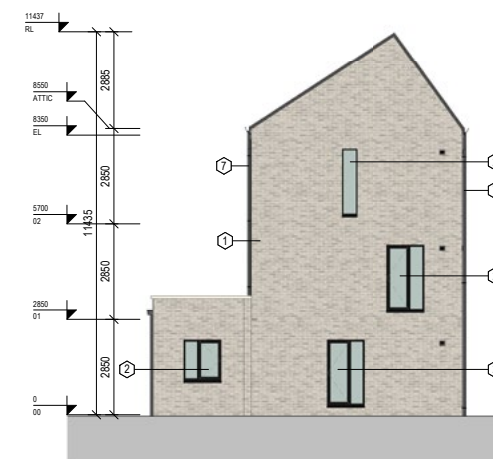


2 Rear Elevation - H3DA
Scale: 1 : 100

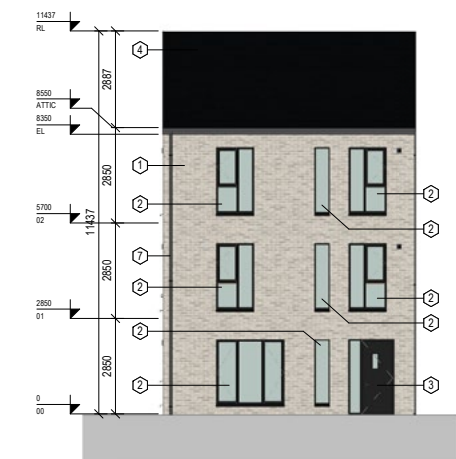
EXTERNAL RENDER

110 Cement:lime:sand

1. Description: EXTERNAL RENDER
2. Substrate: Concrete blockwork, as section F10
 - 2.1. Preparation: Spatterdash keying coat
3. Cement: lime:sand mortar:
 - 3.1. Type: Ready-to-use mortar
 - 3.2. Pigment: Not required
4. Undercoats
 - 4.1. Mix (cement:lime:sand): First coat 1:0.25:3 and second coat 1:0.5:4-4.5
 - 4.1.1. Cement type: Sulfate resisting



3 Side Elevation - H3DA
Scale: 1 : 100



1 Front Elevation - H3DA
Scale: 1 : 100

2.1 MATERIALS AND FINISHES

HOUSE TYPE 3DA

EXTERNAL RENDER

- 4.2. Thickness (excluding dubbing out and keys): First coat 8–12 mm (exclusive of keys) and second coat 6–10 mm
5. Final coat
 - 5.1. Mix (cement:lime:sand): 1:0.5:4–4.5
 - 5.1.1. Cement type: White Portland
 - 5.1.2. Other requirements: Screen sand through 3 mm mesh sieve
 - 5.2. Thickness: 8–11 mm prior to scraping
 - 5.3. Finish: Plain
6. Accessories: Stainless steel bell cast stop, beads, stops and movement joints.

BRICK

110 Clay facing brickwork Type A

1. Description: Brick Type A
2. Bricks: To BS EN 771-1.
 - 2.1. Manufacturer: Limestone or similar approved
 - 2.1.1. Contact details
 - 2.1.1.1. Address: Like Stone Ireland, Unit 4, Six Cross Roads Business Park, Kilbarry, Waterford, Ireland.
 - 2.1.1.2. Telephone: 00-353-51353697
 - 2.1.1.3. Web: www.limestone.ie
 - 2.1.1.4. Email: info@limestone.ie
 - 2.1.2. Product reference: [Capri](#)
 - 2.2. Standard: To BS EN 771-1.
 - 2.3. Brick description: Facing brick.
 - 2.3.1. Special brick: Special shapes as shown on drawings, 20mm projected bricks;
 - 2.4. Work size (length x width x height): 215 x 102 x 65 mm.
 - 2.5. Tolerances
 - 2.5.1. Mean value: T2.
 - 2.5.2. Range: R1.
 - 2.6. Compressive strength
 - 2.6.1. Mean compressive strength (minimum): 15 N/mm².
 - 2.7. Durability designation: F2 S2.
 - 2.8. Density
 - 2.8.1. Gross dry: 1310 kg/m³.
 - 2.8.2. Net dry: 1500 kg/m³.
 - 2.9. Water absorption: 25%.
 - 2.10. Thermal conductivity: 0.65 w/mK.
 - 2.11. Reaction to fire: Class A1 to BS EN 13501-1.
 - 2.12. Recycled content: None permitted
 - 2.13. Special shapes: None
3. Mortar: As section Z21.
4. Bond: Half-lap stretcher
5. Joints: Bucket handle
6. Features: None

ROOF TILE & ACCESSORIES



FRONT DOOR & ACCESSORIES



2.1 MATERIALS AND FINISHES

HOUSE TYPE 3DA

DOOR

290 External Doors Type A

1. Description: Composite front doors with secure five-point locking system & glazed fixed vision panel (as schedule).
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: 'Ultratech' or similar approved.
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard
7. Other requirements: Letter box & handles in brushed chrome. Concealed external drip fitted to bottom external edge.

290 External Doors Type C

1. Description: Fully-glazed double uPVC door.
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: Submit proposals
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard
7. Other requirements: Ironmongery arrangements as per front door, in brushed chrome. Concealed external drip fitted to bottom external edge.

WINDOW

360 PVC-U windows

1. Standard: Agrément certified
2. Type: uPVC double glazed windows with secure three-point locking system.
3. Manufacturer: Munster Joinery or similar approved
4. Profile: Manufacturer's standard
5. Colour/ texture: Dual colour window and frame; external RAL 7015 (dark grey);
6. Exposure category to BS 6375-1/ design wind load: Manufacturer's standard
7. Operation and strength characteristics: To BS 6375-2
8. Reinforcement: Manufacturer's standard
9. Thermal performance (U-value maximum): 1.2 W/m²K
10. Acoustic performance rating: Manufacturer's standard
11. Fire performance
 - 11.1. Fire resistance: Not required
 - 11.2. Reaction to fire: Manufacturer's standard To BS EN 13501-1, Class B or better
 - 11.3. Fire egress: Not required
12. Glazing details: Double glazing
13. Ironmongery/ accessories: Ironmongery arrangements as per front door.
14. Glazing: Frosted/opaque glazing to all bathroom, ensuite and WC windows throughout. Toughened glazing as schedule.

REAR DOOR & ACCESSORIES



WINDOWS & ACCESSORIES



WINDOW SILL

720 Sills

1. General: All elevations, all units.
2. Material: Aluminium
3. Manufacturer: Submit proposals
 - 3.1. Product reference: Submit proposals
4. Dimensions: As shown on drawings - elevations and details, 50mm high front facing edge.
5. Finish: RAL 7015 (dark grey); to match windows;
6. Mortar for bedding/ jointing: Cement gauged as section Z21.
7. Joints: Flush.
8. Bedding one-piece sills: Leave bed joints open except under end bearings and masonry mullions. On completion, point to match adjacent work.
9. Note: All window sills to come complete with water drip channels to the underside to prevent mortar erosion and staining of the outer leaf material and 50mm overhang.

2.1 MATERIALS AND FINISHES

HOUSE TYPE 3DA

RAINWATER DRAINAGE SYSTEM

350 PVC-U gutters

1. Standard: To the relevant parts of BS EN 607 and BS EN 1462, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Profile: Box
5. Nominal size: As per Eng's design and specification
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As per manufacturer's recommendation
8. Accessories: to match fascias, gutters, hoppers and downpipes - RAL 7015 (dark grey)

420 PVC-U pipework - external

1. Standard: To BS EN 12200-1, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Section: Square
5. Nominal size: As required by manufacturer to comply with TGD H
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As required to complete installation as per manufacturer's requirements
 - 7.2. Pipe clip: Fixed at maximum 2.0m centres
 - 7.3. Plug and screw: To wall with number 12 x 50mm round head twin thread
 - 7.4. Movement gap: As per Eng's design and specification
8. Accessories: Bends, Branches, Access Pipes, 2 Piece Offset



2.1 MATERIALS AND FINISHES

TERRACES WITH THE SAME MATERIALS AND FINISHES

- T.1A
- T.1B
- T.2A
- T.2B
- T.2C
- T.2D
- T.2A
- T.3B
- T.3G
- T.3H
- T.4B
- T.6A
- T.6B



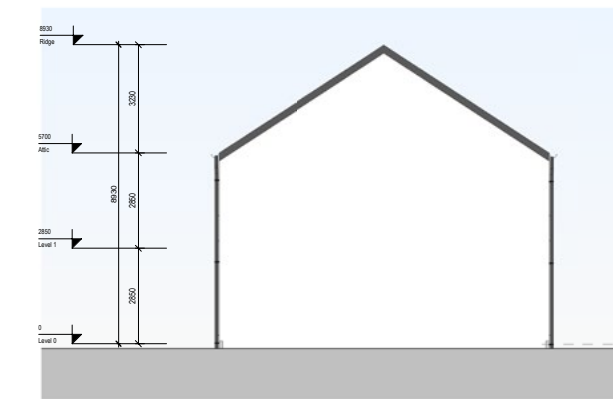
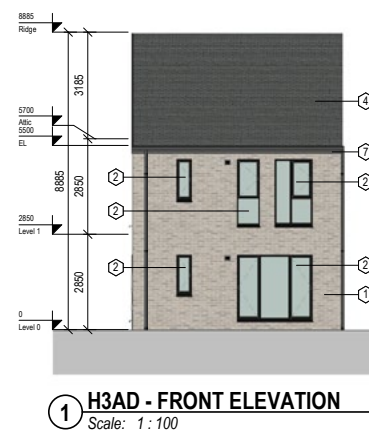
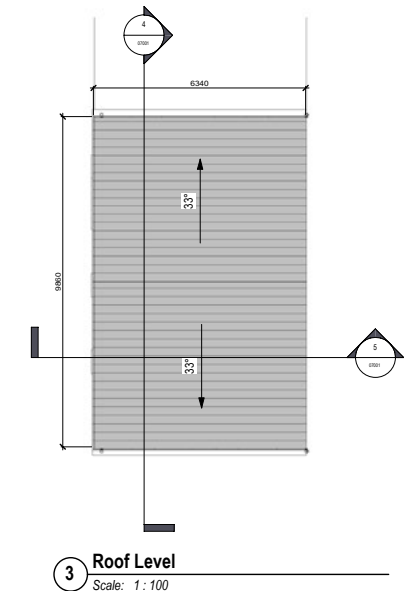
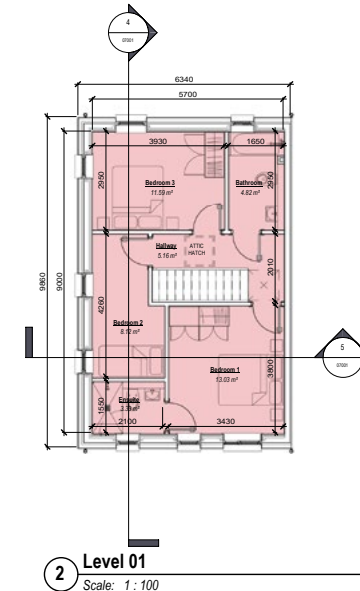
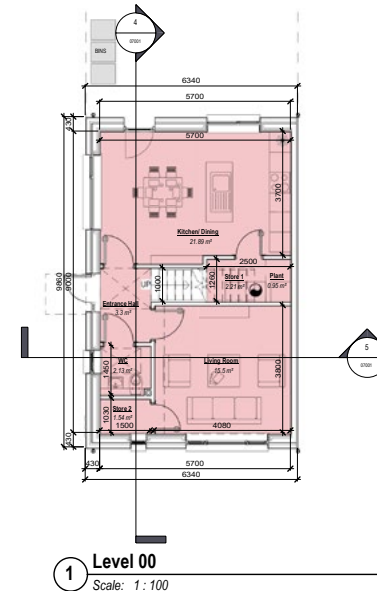
2.1 MATERIALS AND FINISHES

HOUSE TYPE 3AD

ROOF TILE

120 Concrete roof tiling Type A

1. Description: Flat profile concrete roof tile
2. Substrate: Timber frame
3. Pitch: ca. 22.5°, 35°, 40°, 50°, refer to sections and roof plans for details
4. Underlay: Submit proposals
 - 4.1. Direction: Parallel to eaves.
 - 4.2. Head-lap (minimum): 100 mm
5. Counter battens
 - 5.1. Size: To manufacturer's specification
 - 5.2. Fixing: To manufacturer's specification
6. Battens
 - 6.1. Size: To manufacturer's specification
 - 6.2. Fixing: To manufacturer's specification
7. Tiles: To BS EN 490, noninterlocking.
 - 7.1. Manufacturer: Condron Concrete
 - 7.1.1. Product reference: Standard Slate Tile
8. Pattern: Plain generally, as elevations
 - 8.1. Colour: Grey
 - 8.2. Size: 420mm X 330mm
 - 8.3. Head-lap (minimum): 75 mm.
 - 8.4. Fixing
 - 8.4.1. Fixing of local areas: Manufacturer's recommendation
 - 8.4.2. Fixing of general areas: Manufacturer's recommendation
9. Accessories: Universal Angle Ridge, Verge Tile Left and Right, Dry Valley, Dry Ventilated Ridge, Nails (50mm X 9g A/Alloy), Batten Clips, Eaves Clips, Verge Clips
10. Note: NOTE: Reference should be made to Code of Practice for Slating and Tiling, S.R. 82:2017, BS 5534:2014+A2: 2018 and any new code of practices in the future. Condron Concrete Roof Tiles are manufactured in compliance with E.N. 490:2011+A1: 2017 Concrete Roofing Tiles & Fittings.

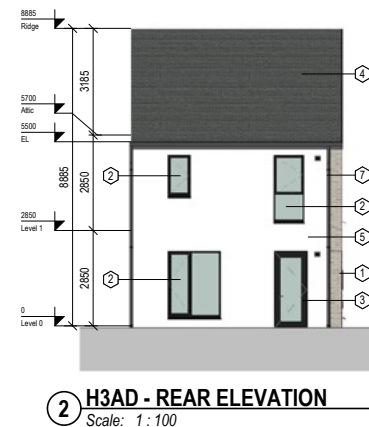


8 Side Elevation A (sides onto another house type)
Scale: 1:100

EXTERNAL RENDER

110 Cement:lime:sand

1. Description: EXTERNAL RENDER
2. Substrate: Concrete blockwork, as section F10
 - 2.1. Preparation: Spatterdash keying coat
3. Cement: lime:sand mortar:
 - 3.1. Type: Ready-to-use mortar
 - 3.2. Pigment: Not required
4. Undercoats
 - 4.1. Mix (cement:lime:sand): First coat 1:0.25:3 and second coat 1:0.5:4-4.5
 - 4.1.1. Cement type: Sulfate resisting



2 H3AD - REAR ELEVATION
Scale: 1:100



3 H3AD - SIDE ELEVATION
Scale: 1:100

2.1 MATERIALS AND FINISHES

HOUSE TYPE 3AD

EXTERNAL RENDER

- 4.2. Thickness (excluding dubbing out and keys): First coat 8–12 mm (exclusive of keys) and second coat 6–10 mm
- 5. Final coat
 - 5.1. Mix (cement:lime:sand): 1:0.5:4–4.5
 - 5.1.1.Cement type: White Portland
 - 5.1.2.Other requirements: Screen sand through 3 mm mesh sieve
 - 5.2. Thickness: 8–11 mm prior to scraping
 - 5.3. Finish: Plain
- 6. Accessories: Stainless steel bell cast stop, beads, stops and movement joints.

BRICK

110 Clay facing brickwork Type B

- 1. Description: Brick Type B
- 2. Bricks: To BS EN 771-1.
 - 2.1. Manufacturer: Limestone or similar approved
 - 2.1.1.Contact details
 - 2.1.1.1. Address: Like Stone Ireland, Unit 4, Six Cross Roads Business Park, Kilbarry, Waterford, Ireland.
 - 2.1.1.2. Telephone: 00-353-51353697
 - 2.1.1.3. Web: www.limestone.ie
 - 2.1.1.4. Email: info@limestone.ie
 - 2.1.2.Product reference: Ashpark Smoked
 - 2.2. Recycled content: None permitted
 - 2.3. Special shapes: As shown on drawings, 20 mm projected brick
- 3. Mortar: As section Z21.
 - 3.1. Standard: To BS EN 771-1
- 4. Bond: Half-lap stretcher
- 5. Joints: Bucket handle
- 6. Features: Brick pattern on specified units, refer to elevations for details.
- 7. Note: Facing brick, 215 x 102 x 65 mm

ROOF TILE & ACCESSORIES



FRONT DOOR & ACCESSORIES



2.1 MATERIALS AND FINISHES

HOUSE TYPE 3AD

DOOR

290 External Doors Type A

1. Description: Composite front doors with secure five-point locking system & glazed fixed vision panel (as schedule).
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: 'Ultratech' or similar approved.
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard
7. Other requirements: Letter box & handles in brushed chrome. Concealed external drip fitted to bottom external edge.

290 External Doors Type B

1. Description: Fully-glazed single uPVC door.
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: Submit proposals
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard
7. Other requirements: Ironmongery arrangements as per front door, in brushed chrome. Concealed external drip fitted to bottom external edge.

WINDOW

360 PVC-U windows

1. Standard: Agrément certified
2. Type: uPVC double glazed windows with secure three-point locking system.
3. Manufacturer: Munster Joinery or similar approved
4. Profile: Manufacturer's standard
5. Colour/ texture: Dual colour window and frame; external RAL 7015 (dark grey);
6. Exposure category to BS 6375-1/ design wind load: Manufacturer's standard
7. Operation and strength characteristics: To BS 6375-2
8. Reinforcement: Manufacturer's standard
9. Thermal performance (U-value maximum): 1.2 W/m²K
10. Acoustic performance rating: Manufacturer's standard
11. Fire performance
 - 11.1. Fire resistance: Not required
 - 11.2. Reaction to fire: Manufacturer's standard To BS EN 13501-1, Class B or better
 - 11.3. Fire egress: Not required
12. Glazing details: Double glazing
13. Ironmongery/ accessories: Ironmongery arrangements as per front door.
14. Glazing: Frosted/opaque glazing to all bathroom, ensuite and WC windows throughout. Toughened glazing as schedule.

REAR DOOR & ACCESSORIES



WINDOWS & ACCESSORIES



WINDOW SILL

720 Sills

1. General: All elevations, all units.
2. Material: Aluminium
3. Manufacturer: Submit proposals
 - 3.1. Product reference: Submit proposals
4. Dimensions: As shown on drawings - elevations and details, 50mm high front facing edge.
5. Finish: RAL 7015 (dark grey); to match windows;
6. Mortar for bedding/ jointing: Cement gauged as section Z21.
7. Joints: Flush.
8. Bedding one-piece sills: Leave bed joints open except under end bearings and masonry mullions. On completion, point to match adjacent work.
9. Note: All window sills to come complete with water drip channels to the underside to prevent mortar erosion and staining of the outer leaf material and 50mm overhang.

2.1 MATERIALS AND FINISHES

HOUSE TYPE 3AD

RAINWATER DRAINAGE SYSTEM

350 PVC-U gutters

1. Standard: To the relevant parts of BS EN 607 and BS EN 1462, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Profile: Box
5. Nominal size: As per Eng's design and specification
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As per manufacturer's recommendation
8. Accessories: to match fascias, gutters, hoppers and downpipes - RAL 7015 (dark grey)

420 PVC-U pipework - external

1. Standard: To BS EN 12200-1, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Section: Square
5. Nominal size: As required by manufacturer to comply with TGD H
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As required to complete installation as per manufacturer's requirements
 - 7.2. Pipe clip: Fixed at maximum 2.0m centres
 - 7.3. Plug and screw: To wall with number 12 x 50mm round head twin thread
 - 7.4. Movement gap: As per Eng's design and specification
8. Accessories: Bends, Branches, Access Pipes, 2 Piece Offset



2.1 MATERIALS AND FINISHES

TERRACES WITH THE SAME MATERIALS AND FINISHES

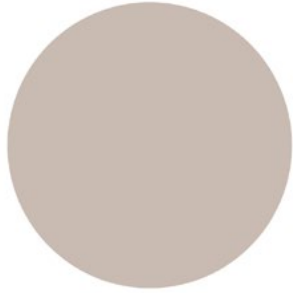
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- T.1F
- T.1G
- T.2E
- T.2F
- T.2G
- T.3C
- T.3D
- T.3E
- T.3F
- T.3F



2.1 MATERIALS AND FINISHES

BRICK: TYPE B, ASHPARK SMOKED

RENDER: RAL 201:187:178



SECTION A
SECTION B



Light Brown Brick
Type B



Beige Render
Type 3



White Render
Type 1



Light Brown Brick
Type B



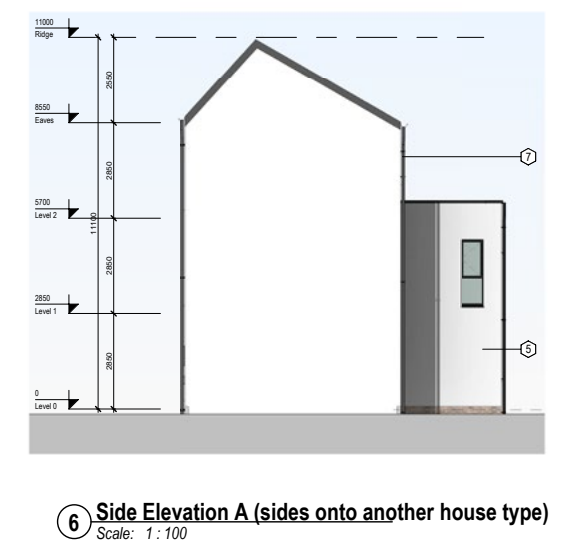
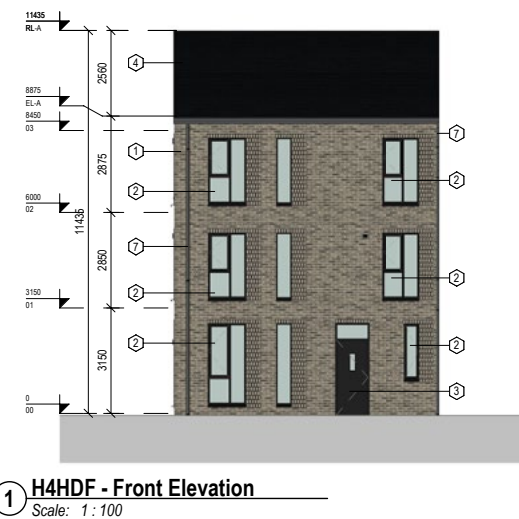
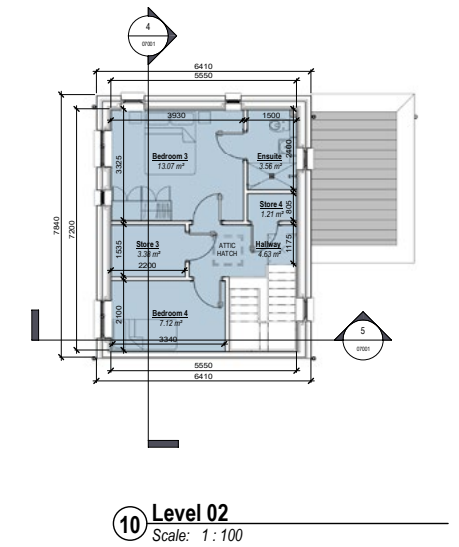
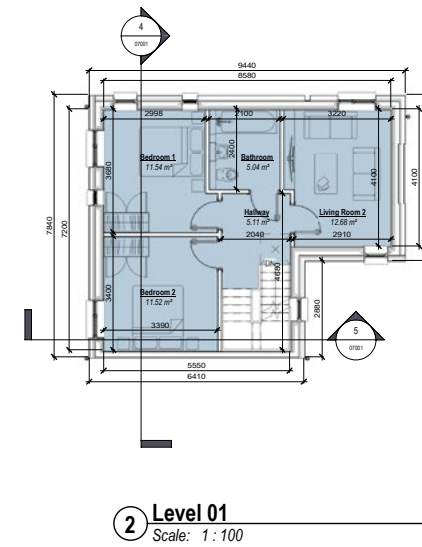
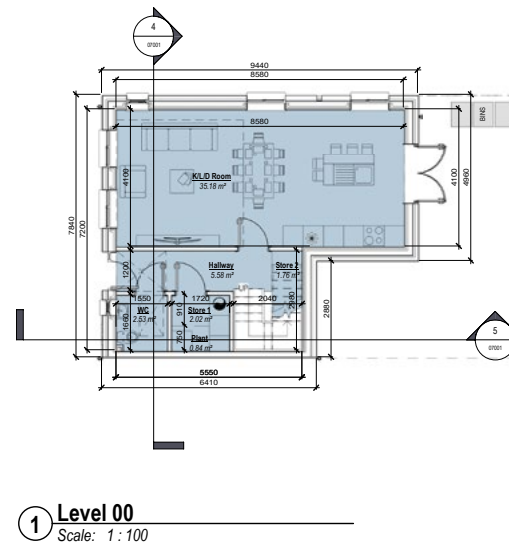
2.1 MATERIALS AND FINISHES

HOUSE TYPE 4HDF

ROOF TILE

120 Concrete roof tiling Type B

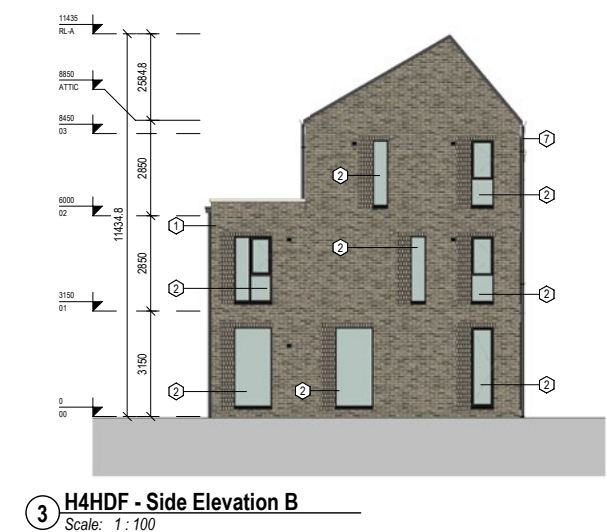
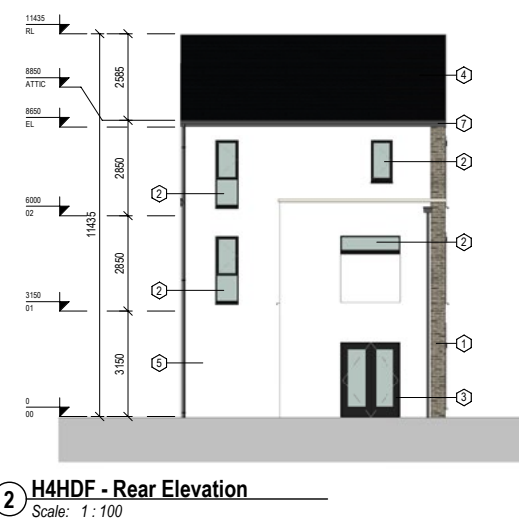
1. Description: Flat profile concrete roof tile
2. Substrate: Timber frame
3. Pitch: ca. 22.5°, 35°, 40°, 50°, refer to sections and roof plans for details
4. Underlay: Submit proposals
 - 4.1. Direction: Parallel to eaves.
 - 4.2. Head-lap (minimum): 100 mm
5. Counter battens
 - 5.1. Size: To manufacturer's specification
 - 5.2. Fixing: To manufacturer's specification
6. Battens
 - 6.1. Size: To manufacturer's specification
 - 6.2. Fixing: To manufacturer's specification
7. Tiles: To BS EN 490, noninterlocking.
 - 7.1. Manufacturer: Condron Concrete
 - 7.1.1. Product reference: Standard Slate Tile
8. Pattern: Plain generally, as elevations
 - 8.1. Colour: Black
 - 8.2. Size: 420mm X 330mm
 - 8.3. Head-lap (minimum): 75 mm.
 - 8.4. Fixing
 - 8.4.1. Fixing of local areas: Manufacturer's recommendation
 - 8.4.2. Fixing of general areas: Manufacturer's recommendation
9. Accessories: Universal Angle Ridge, Verge Tile Left and Right, Dry Valley, Dry Ventilated Ridge, Nails (50mm X 9g A/Alloy), Batten Clips, Eaves Clips, Verge Clips
10. Note: NOTE: Reference should be made to Code of Practice for Slating and Tiling, S.R. 82:2017, BS 5534:2014+A2: 2018 and any new code of practices in the future. Condron Concrete Roof Tiles are manufactured in compliance with E.N. 490:2011+A1: 2017 Concrete Roofing Tiles & Fittings.



EXTERNAL RENDER

110 Cement:lime:sand

1. Description: EXTERNAL RENDER
2. Substrate: Concrete blockwork, as section F10
 - 2.1. Preparation: Spatterdash keying coat
3. Cement: lime:sand mortar:
 - 3.1. Type: Ready-to-use mortar
 - 3.2. Pigment: Not required
4. Undercoats
 - 4.1. Mix (cement:lime:sand): First coat 1:0.25:3 and second coat 1:0.5:4-4.5
 - 4.1.1. Cement type: Sulfate resisting



2.1 MATERIALS AND FINISHES

HOUSE TYPE 4HDF

EXTERNAL RENDER

- 4.2. Thickness (excluding dubbing out and keys): First coat 8–12 mm (exclusive of keys) and second coat 6–10 mm
5. Final coat
 - 5.1. Mix (cement:lime:sand): 1:0.5:4–4.5
 - 5.1.1. Cement type: White Portland
 - 5.1.2. Other requirements: Screen sand through 3 mm mesh sieve
 - 5.2. Thickness: 8–11 mm prior to scraping
 - 5.3. Finish: Plain
6. Accessories: Stainless steel bell cast stop, beads, stops and movement joints.

BRICK

110 Clay facing brickwork Type C

1. Description: Brick Type C
2. Bricks: To BS EN 771-1.
 - 2.1. Manufacturer: Limestone or similar approved
 - 2.1.1. Contact details
 - 2.1.1.1. Address: Address: Like Stone Ireland, Unit 4, Six Cross Roads Business Park, Kilbarry, Waterford, Ireland.
 - 2.1.1.2. Telephone: 00-353-51353697
 - 2.1.1.3. Web: www.limestone.ie
 - 2.1.1.4. Email: info@limestone.ie
 - 2.1.2. Product reference: Milano
 - 2.2. Recycled content: None permitted
 - 2.3. Special shapes: As shown on drawings, 20 mm projected brick
3. Mortar: As section Z21.
 - 3.1. Standard: To BS EN 771-1
4. Bond: Half-lap stretcher
5. Joints: Bucket handle
6. Features: Brick pattern on specified units, dark grey mortar, refer to elevations for details.
7. Note: Facing brick, 215 x 102 x 65 mm

ROOF TILE & ACCESSORIES



FRONT DOOR & ACCESSORIES



2.1 MATERIALS AND FINISHES

HOUSE TYPE 4HDF

DOOR

290 External Doors Type A

1. Description: Composite front doors with secure five-point locking system & glazed fixed vision panel (as schedule).
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: 'Ultratech' or similar approved.
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard
7. Other requirements: Letter box & handles in brushed chrome. Concealed external drip fitted to bottom external edge.

290 External Doors Type C

1. Description: Fully-glazed double uPVC door.
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: Submit proposals
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard
7. Other requirements: Ironmongery arrangements as per front door, in brushed chrome. Concealed external drip fitted to bottom external edge.

WINDOW

360 PVC-U windows

1. Standard: Agrément certified
2. Type: uPVC double glazed windows with secure three-point locking system.
3. Manufacturer: Munster Joinery or similar approved
4. Profile: Manufacturer's standard
5. Colour/ texture: Dual colour window and frame; external RAL 7015 (dark grey);
6. Exposure category to BS 6375-1/ design wind load: Manufacturer's standard
7. Operation and strength characteristics: To BS 6375-2
8. Reinforcement: Manufacturer's standard
9. Thermal performance (U-value maximum): 1.2 W/m²K
10. Acoustic performance rating: Manufacturer's standard
11. Fire performance
 - 11.1. Fire resistance: Not required
 - 11.2. Reaction to fire: Manufacturer's standard To BS EN 13501-1, Class B or better
 - 11.3. Fire egress: Not required
12. Glazing details: Double glazing
13. Ironmongery/ accessories: Ironmongery arrangements as per front door.
14. Glazing: Frosted/opaque glazing to all bathroom, ensuite and WC windows throughout. Toughened glazing as schedule.

REAR DOOR & ACCESSORIES



WINDOWS & ACCESSORIES



WINDOW SILL

720 Sills

1. General: All elevations, all units.
2. Material: Aluminium
3. Manufacturer: Submit proposals
 - 3.1. Product reference: Submit proposals
4. Dimensions: As shown on drawings - elevations and details, 50mm high front facing edge.
5. Finish: RAL 7015 (dark grey); to match windows;
6. Mortar for bedding/ jointing: Cement gauged as section Z21.
7. Joints: Flush.
8. Bedding one-piece sills: Leave bed joints open except under end bearings and masonry mullions. On completion, point to match adjacent work.
9. Note: All window sills to come complete with water drip channels to the underside to prevent mortar erosion and staining of the outer leaf material and 50mm overhang.

2.1 MATERIALS AND FINISHES

HOUSE TYPE 4HDF

RAINWATER DRAINAGE SYSTEM

350 PVC-U gutters

1. Standard: To the relevant parts of BS EN 607 and BS EN 1462, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Profile: Box
5. Nominal size: As per Eng's design and specification
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As per manufacturer's recommendation
8. Accessories: to match fascias, gutters, hoppers and downpipes - RAL 7015 (dark grey)

420 PVC-U pipework - external

1. Standard: To BS EN 12200-1, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Section: Square
5. Nominal size: As required by manufacturer to comply with TGD H
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As required to complete installation as per manufacturer's requirements
 - 7.2. Pipe clip: Fixed at maximum 2.0m centres
 - 7.3. Plug and screw: To wall with number 12 x 50mm round head twin thread
 - 7.4. Movement gap: As per Eng's design and specification
8. Accessories: Bends, Branches, Access Pipes, 2 Piece Offset

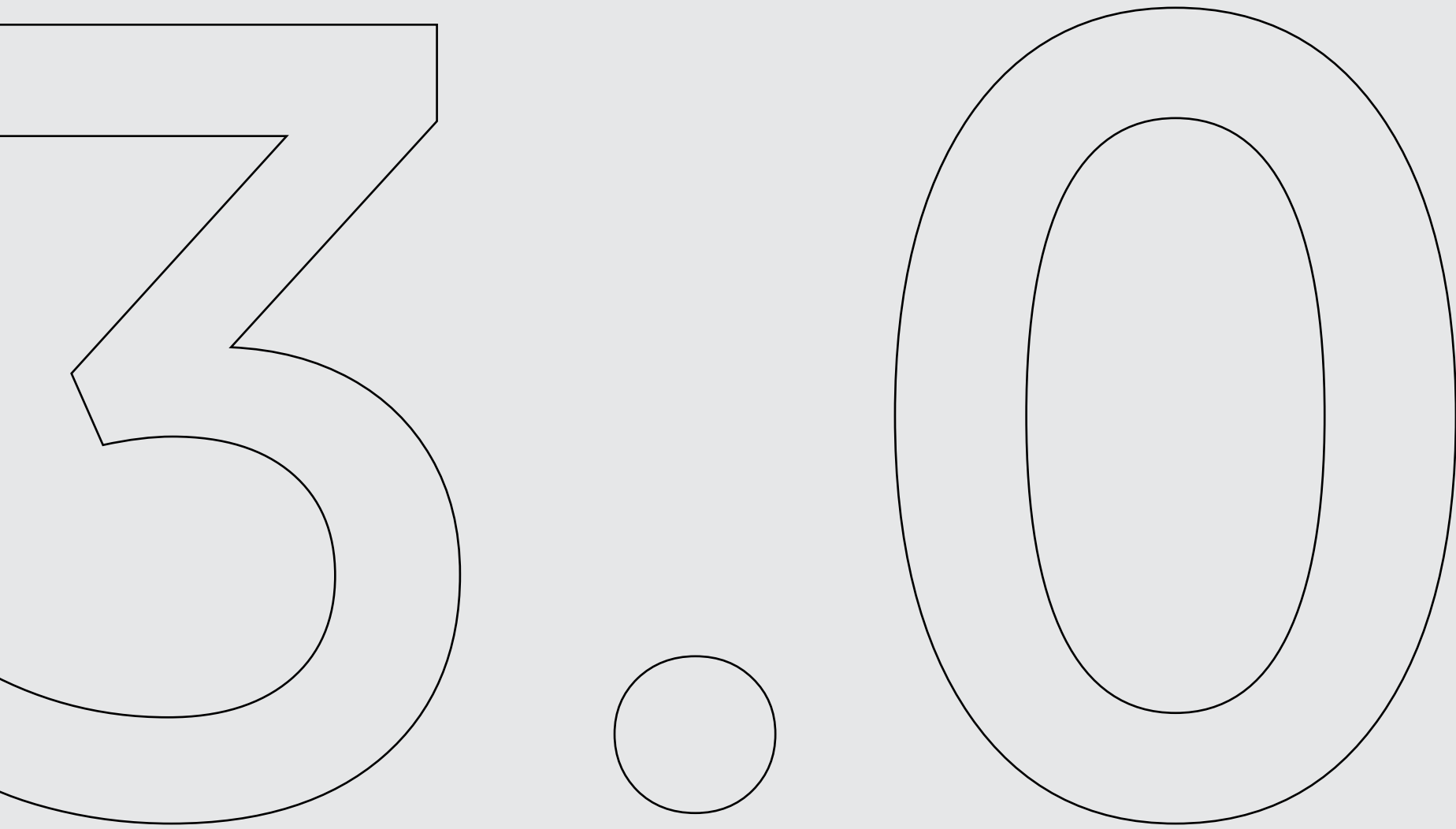


2.1 MATERIALS AND FINISHES

TERRACES WITH THE SAME MATERIALS AND FINISHES

- T.1A (CORNER)
- T.1C (TERRACE)
- T.4A (CORNER)
- T.6B (CORNER)





MATERIALS AND FINISHES - ZONE 2

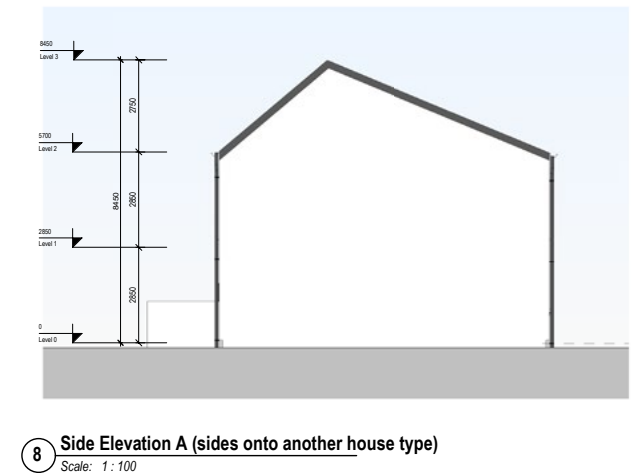
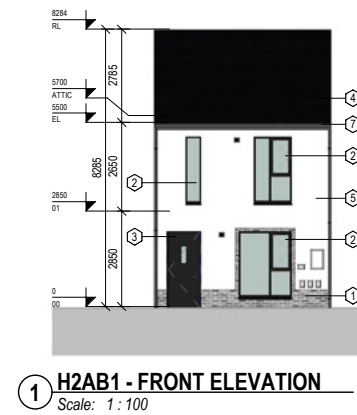
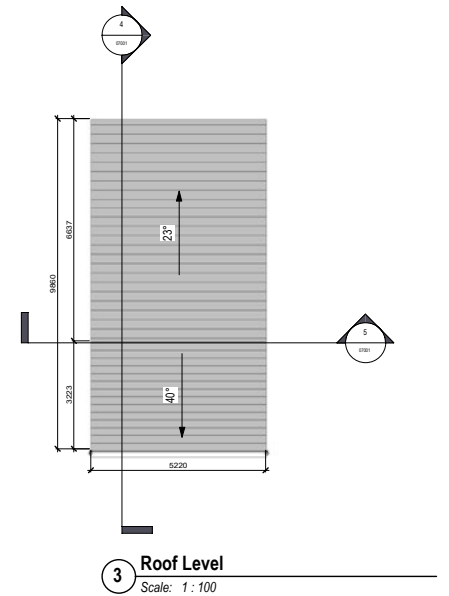
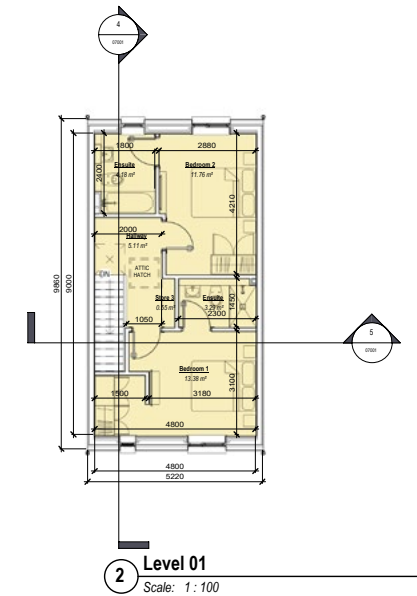
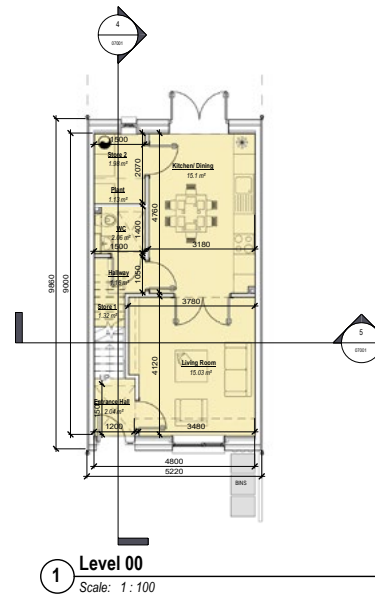
3.1 MATERIALS AND FINISHES

HOUSE TYPE 2AB1

ROOF TILE

120 Concrete roof tiling Type B

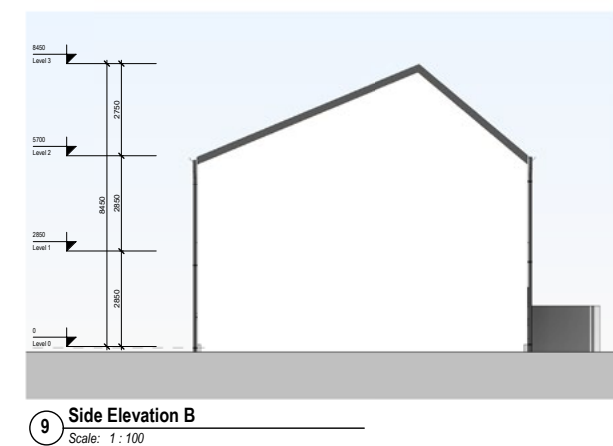
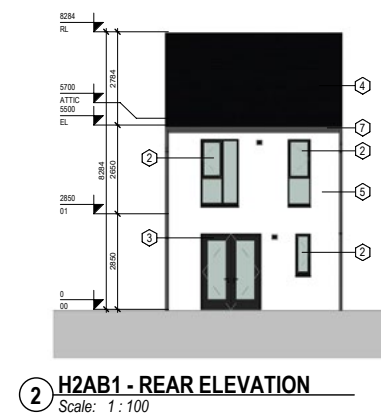
1. Description: Flat profile concrete roof tile
2. Substrate: Timber frame
3. Pitch: ca. 22.5°, 35°, 40°, 50°, refer to sections and roof plans for details
4. Underlay: Submit proposals
 - 4.1. Direction: Parallel to eaves.
 - 4.2. Head-lap (minimum): 100 mm
5. Counter battens
 - 5.1. Size: To manufacturer's specification
 - 5.2. Fixing: To manufacturer's specification
6. Battens
 - 6.1. Size: To manufacturer's specification
 - 6.2. Fixing: To manufacturer's specification
7. Tiles: To BS EN 490, noninterlocking.
 - 7.1. Manufacturer: Condron Concrete
 - 7.1.1. Product reference: Standard Slate Tile
8. Pattern: Plain generally, as elevations
 - 8.1. Colour: Black
 - 8.2. Size: 420mm X 330mm
 - 8.3. Head-lap (minimum): 75 mm.
 - 8.4. Fixing
 - 8.4.1. Fixing of local areas: Manufacturer's recommendation
 - 8.4.2. Fixing of general areas: Manufacturer's recommendation
9. Accessories: Universal Angle Ridge, Verge Tile Left and Right, Dry Valley, Dry Ventilated Ridge, Nails (50mm X 9g A/Alloy), Batten Clips, Eaves Clips, Verge Clips
10. Note: NOTE: Reference should be made to Code of Practice for Slating and Tiling, S.R. 82:2017, BS 5534:2014+A2: 2018 and any new code of practices in the future. Condron Concrete Roof Tiles are manufactured in compliance with E.N. 490:2011+A1: 2017 Concrete Roofing Tiles & Fittings.



EXTERNAL RENDER

110 Cement:lime:sand

1. Description: EXTERNAL RENDER
2. Substrate: Concrete blockwork, as section F10
 - 2.1. Preparation: Spatterdash keying coat
3. Cement: lime:sand mortar:
 - 3.1. Type: Ready-to-use mortar
 - 3.2. Pigment: Not required
4. Undercoats
 - 4.1. Mix (cement:lime:sand): First coat 1:0.25:3 and second coat 1:0.5:4-4.5
 - 4.1.1. Cement type: Sulfate resisting



3.1 MATERIALS AND FINISHES

HOUSE TYPE 2AB1

EXTERNAL RENDER

- 4.2. Thickness (excluding dubbing out and keys): First coat 8–12 mm (exclusive of keys) and second coat 6–10 mm
5. Final coat
 - 5.1. Mix (cement:lime:sand): 1:0.5:4–4.5
 - 5.1.1. Cement type: White Portland
 - 5.1.2. Other requirements: Screen sand through 3 mm mesh sieve
 - 5.2. Thickness: 8–11 mm prior to scraping
 - 5.3. Finish: Plain
6. Accessories: Stainless steel bell cast stop, beads, stops and movement joints.

BRICK

110 Clay facing brickwork Type D

1. Description: Brick Type D
2. Bricks: To BS EN 771-1.
 - 2.1. Manufacturer: Limestone or similar approved
 - 2.1.1. Contact details
 - 2.1.1.1. Address: Like Stone Ireland, Unit 4, Six Cross Roads Business Park, Kilbarry, Waterford, Ireland.
 - 2.1.1.2. Telephone: 00-353-51353697
 - 2.1.1.3. Web: www.limestone.ie
 - 2.1.1.4. Email: info@limestone.ie
 - 2.1.2. Product reference: Milano Smoked
 - 2.2. Special shapes: As shown on drawings, 20 mm projected brick
3. Mortar: To UKCA/ UKNI/ CE marking. As section Z21.
 - 3.1. Standard: To BS EN 771-1
4. Bond: Half-lap stretcher
5. Joints: Bucket handle
6. Features: Brick pattern on specified units, dark grey mortar, refer to elevations for details.
7. Note: Facing brick, 215 x 102 x 65 mm

ROOF TILE & ACCESSORIES



DOOR

290 External Doors Type A

1. Description: Composite front doors with secure five-point locking system & glazed fixed vision panel (as schedule).
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: 'Ultratech' or similar approved.
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard

FRONT DOOR & ACCESSORIES



3.1 MATERIALS AND FINISHES

HOUSE TYPE 2AB1

DOOR

7. Other requirements: Letter box & handles in brushed chrome. Concealed external drip fitted to bottom external edge.

290 External Doors Type C

1. Description: Fully-glazed double uPVC door.
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: Submit proposals
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard
7. Other requirements: Ironmongery arrangements as per front door, in brushed chrome. Concealed external drip fitted to bottom external edge.

WINDOW

360 PVC-U windows

1. Standard: Agrément certified
2. Type: uPVC double glazed windows with secure three-point locking system.
3. Manufacturer: Munster Joinery or similar approved
4. Profile: Manufacturer's standard
5. Colour/ texture: Dual colour window and frame; external RAL 7015 (dark grey);
6. Exposure category to BS 6375-1/ design wind load: Manufacturer's standard
7. Operation and strength characteristics: To BS 6375-2
8. Reinforcement: Manufacturer's standard
9. Thermal performance (U-value maximum): 1.2 W/m²K
10. Acoustic performance rating: Manufacturer's standard
11. Fire performance
 - 11.1. Fire resistance: Not required
 - 11.2. Reaction to fire: Manufacturer's standard To BS EN 13501-1, Class B or better
 - 11.3. Fire egress: Not required
12. Glazing details: Double glazing
13. Ironmongery/ accessories: Ironmongery arrangements as per front door.
14. Glazing: Frosted/opaque glazing to all bathroom, ensuite and WC windows throughout. Toughened glazing as schedule.

WINDOW SILL

720 Sills

1. General: All elevations, all units.
2. Material: Aluminium
3. Manufacturer: Submit proposals

REAR DOOR & ACCESSORIES



WINDOWS & ACCESSORIES



3.1 MATERIALS AND FINISHES

HOUSE TYPE 2AB1

- 3.1. Product reference: Submit proposals
4. Dimensions: As shown on drawings - elevations and details, 50mm high front facing edge.
5. Finish: RAL 7015 (dark grey); to match windows;
6. Mortar for bedding/ jointing: Cement gauged as section Z21.
7. Joints: Flush.
8. Bedding one-piece sills: Leave bed joints open except under end bearings and masonry mullions. On completion, point to match adjacent work.
9. Note: All window sills to come complete with water drip channels to the underside to prevent mortar erosion and staining of the outer leaf material and 50mm overhang.

RAINWATER DRAINAGE SYSTEM

350 PVC-U gutters

1. Standard: To the relevant parts of BS EN 607 and BS EN 1462, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Profile: Box
5. Nominal size: As per Eng's design and specification
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As per manufacturer's recommendation
8. Accessories: to match fascias, gutters, hoppers and downpipes - RAL 7015 (dark grey)

420 PVC-U pipework - external

1. Standard: To BS EN 12200-1, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Section: Square
5. Nominal size: As required by manufacturer to comply with TGD H
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As required to complete installation as per manufacturer's requirements
 - 7.2. Pipe clip: Fixed at maximum 2.0m centres
 - 7.3. Plug and screw: To wall with number 12 x 50mm round head twin thread
 - 7.4. Movement gap: As per Eng's design and specification
8. Accessories: Bends, Branches, Access Pipes, 2 Piece Offset



3.1 MATERIALS AND FINISHES

TERRACES WITH THE SAME MATERIALS AND FINISHES

- T.5D
- T.7A
- T.7B
- T.7E
- T.8D (END)
- T.8E (END)
- T.9C
- T.9E



3.1 MATERIALS AND FINISHES

STATION ROAD

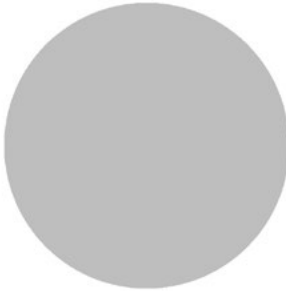


SECTION C
SECTION D



BRICK: TYPE E, MILANO SMOKED

RENDER: RAL 190:190:190



Dark Grey Brick
Type D



White Render
Type 1



Grey Render
Type 2



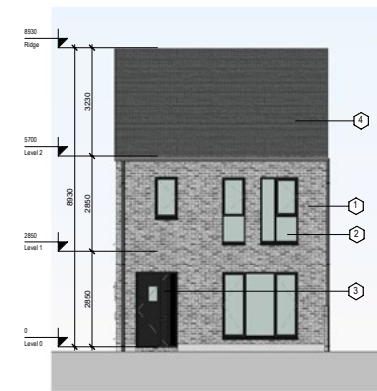
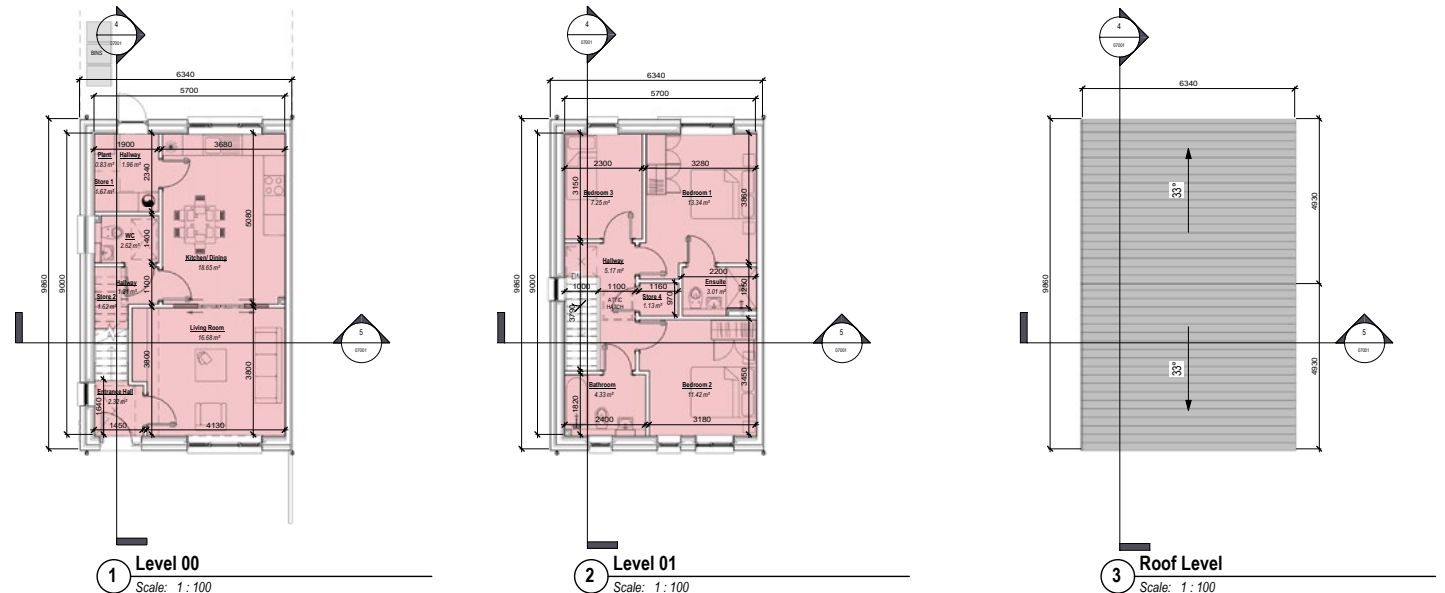
3.1 MATERIALS AND FINISHES

HOUSE TYPE 3AA

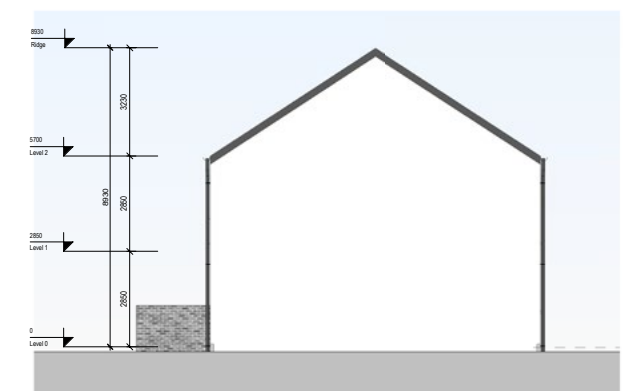
ROOF TILE

120 Concrete roof tiling Type A

1. Description: Flat profile concrete roof tile
2. Substrate: Timber frame
3. Pitch: ca. 22.5°, 35°, 40°, 50°, refer to sections and roof plans for details
4. Underlay: Submit proposals
 - 4.1. Direction: Parallel to eaves.
 - 4.2. Head-lap (minimum): 100 mm
5. Counter battens
 - 5.1. Size: To manufacturer's specification
 - 5.2. Fixing: To manufacturer's specification
6. Battens
 - 6.1. Size: To manufacturer's specification
 - 6.2. Fixing: To manufacturer's specification
7. Tiles: To BS EN 490, noninterlocking.
 - 7.1. Manufacturer: Condron Concrete
 - 7.1.1. Product reference: Standard Slate Tile
8. Pattern: Plain generally, as elevations
 - 8.1. Colour: Grey
 - 8.2. Size: 420mm X 330mm
 - 8.3. Head-lap (minimum): 75 mm.
 - 8.4. Fixing
 - 8.4.1. Fixing of local areas: Manufacturer's recommendation
 - 8.4.2. Fixing of general areas: Manufacturer's recommendation
9. Accessories: Universal Angle Ridge, Verge Tile Left and Right, Dry Valley, Dry Ventilated Ridge, Nails (50mm X 9g A/Alloy), Batten Clips, Eaves Clips, Verge Clips
10. Note: NOTE: Reference should be made to Code of Practice for Slating and Tiling, S.R. 82:2017, BS 5534:2014+A2: 2018 and any new code of practices in the future. Condron Concrete Roof Tiles are manufactured in compliance with E.N. 490:2011+A1: 2017 Concrete Roofing Tiles & Fittings.



6 Front Elevation
Scale: 1:100

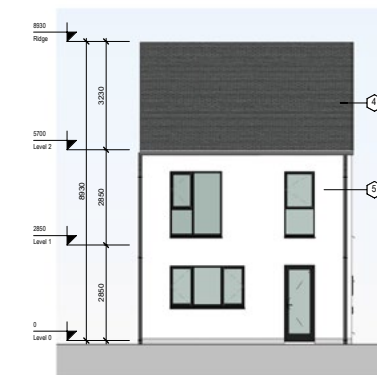


8 Side Elevation A (sides onto another house type)
Scale: 1:100

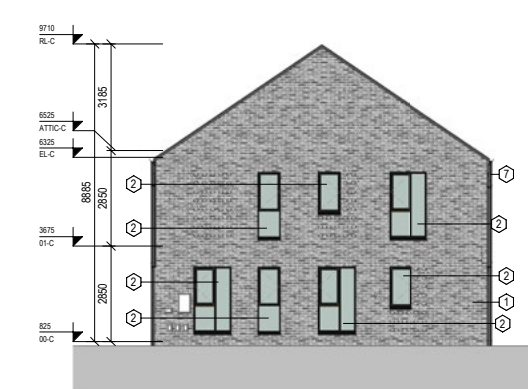
EXTERNAL RENDER

110 Cement:lime:sand

1. Description: EXTERNAL RENDER
2. Substrate: Concrete blockwork, as section F10
 - 2.1. Preparation: Spatterdash keying coat
3. Cement: lime:sand mortar:
 - 3.1. Type: Ready-to-use mortar
 - 3.2. Pigment: Not required
4. Undercoats
 - 4.1. Mix (cement:lime:sand): First coat 1:0.25:3 and second coat 1:0.5:4-4.5
 - 4.1.1. Cement type: Sulfate resisting



7 Rear Elevation
Scale: 1:100



3 H3AA - SIDE ELEVATION
Scale: 1:100

3.1 MATERIALS AND FINISHES

HOUSE TYPE 3AA

EXTERNAL RENDER

- 4.2. Thickness (excluding dubbing out and keys): First coat 8–12 mm (exclusive of keys) and second coat 6–10 mm
5. Final coat
 - 5.1. Mix (cement:lime:sand): 1:0.5:4–4.5
 - 5.1.1. Cement type: White Portland
 - 5.1.2. Other requirements: Screen sand through 3 mm mesh sieve
 - 5.2. Thickness: 8–11 mm prior to scraping
 - 5.3. Finish: Plain
6. Accessories: Stainless steel bell cast stop, beads, stops and movement joints.

BRICK

110 Clay facing brickwork Type D

1. Description: Brick Type D
2. Bricks: To BS EN 771-1.
 - 2.1. Manufacturer: Limestone or similar approved
 - 2.1.1. Contact details
 - 2.1.1.1. Address: Like Stone Ireland, Unit 4, Six Cross Roads Business Park, Kilbarry, Waterford, Ireland.
 - 2.1.1.2. Telephone: 00-353-51353697
 - 2.1.1.3. Web: www.limestone.ie
 - 2.1.1.4. Email: info@limestone.ie
 - 2.1.2. Product reference: Milano Smoked
 - 2.2. Special shapes: As shown on drawings, 20 mm projected brick
3. Mortar: To UKCA/ UKNI/ CE marking. As section Z21.
 - 3.1. Standard: To BS EN 771-1
4. Bond: Half-lap stretcher
5. Joints: Bucket handle
6. Features: Brick pattern on specified units, dark grey mortar, refer to elevations for details.
7. Note: Facing brick, 215 x 102 x 65 mm

ROOF TILE & ACCESSORIES



DOOR

290 External Doors Type A

1. Description: Composite front doors with secure five-point locking system & glazed fixed vision panel (as schedule).
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: 'Ultratech' or similar approved.
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard

FRONT DOOR & ACCESSORIES



3.1 MATERIALS AND FINISHES

HOUSE TYPE 3AA

7. Other requirements: Letter box & handles in brushed chrome. Concealed external drip fitted to bottom external edge.

290 External Doors Type B

1. Description: Fully-glazed single uPVC door.
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: Submit proposals
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard
7. Other requirements: Ironmongery arrangements as per front door, in brushed chrome. Concealed external drip fitted to bottom external edge.

WINDOWS

360 PVC-U windows

1. Standard: Agrément certified
2. Type: uPVC double glazed windows with secure three-point locking system.
3. Manufacturer: Munster Joinery or similar approved
4. Profile: Manufacturer's standard
5. Colour/ texture: Dual colour window and frame; external RAL 7015 (dark grey);
6. Exposure category to BS 6375-1/ design wind load: Manufacturer's standard
7. Operation and strength characteristics: To BS 6375-2
8. Reinforcement: Manufacturer's standard
9. Thermal performance (U-value maximum): 1.2 W/m²K
10. Acoustic performance rating: Manufacturer's standard
11. Fire performance
 - 11.1. Fire resistance: Not required
 - 11.2. Reaction to fire: Manufacturer's standard To BS EN 13501-1, Class B or better
 - 11.3. Fire egress: Not required
12. Glazing details: Double glazing
13. Ironmongery/ accessories: Ironmongery arrangements as per front door.
14. Glazing: Frosted/opaque glazing to all bathroom, ensuite and WC windows throughout. Toughened glazing as schedule.

WINDOW SILLS

720 Sills

1. General: All elevations, all units.
2. Material: Aluminium
3. Manufacturer: Submit proposals

REAR DOOR & ACCESSORIES



WINDOWS & ACCESSORIES



3.1 MATERIALS AND FINISHES

HOUSE TYPE 3AA

- 3.1. Product reference: Submit proposals
4. Dimensions: As shown on drawings - elevations and details, 50mm high front facing edge.
5. Finish: RAL 7015 (dark grey); to match windows;
6. Mortar for bedding/ jointing: Cement gauged as section Z21.
7. Joints: Flush.
8. Bedding one-piece sills: Leave bed joints open except under end bearings and masonry mullions. On completion, point to match adjacent work.
9. Note: All window sills to come complete with water drip channels to the underside to prevent mortar erosion and staining of the outer leaf material and 50mm overhang.

RAINWATER DRAINAGE SYSTEMS

350 PVC-U gutters

1. Standard: To the relevant parts of BS EN 607 and BS EN 1462, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Profile: Box
5. Nominal size: As per Eng's design and specification
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As per manufacturer's recommendation
8. Accessories: to match fascias, gutters, hoppers and downpipes - RAL 7015 (dark grey)

420 PVC-U pipework - external

1. Standard: To BS EN 12200-1, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Section: Square
5. Nominal size: As required by manufacturer to comply with TGD H
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As required to complete installation as per manufacturer's requirements
 - 7.2. Pipe clip: Fixed at maximum 2.0m centres
 - 7.3. Plug and screw: To wall with number 12 x 50mm round head twin thread
 - 7.4. Movement gap: As per Eng's design and specification
8. Accessories: Bends, Branches, Access Pipes, 2 Piece Offset



3.1 MATERIALS AND FINISHES

TERRACES WITH THE SAME MATERIALS AND FINISHES

- T.4E
- T.4F
- T.5A
- T.5B
- T.5C
- T.5E
- T.6E
- T.6F
- T.7D
- T.8A
- T.8B
- T.8C
- T.8D
- T.8E



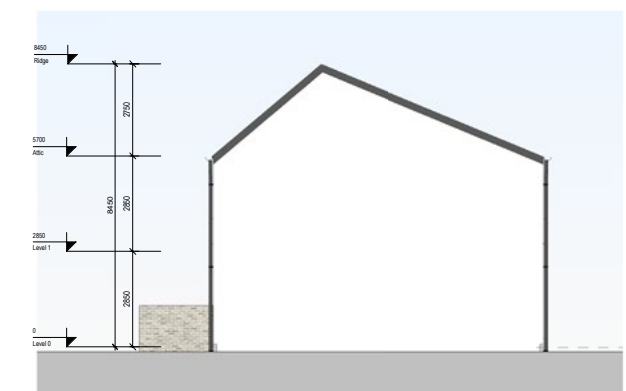
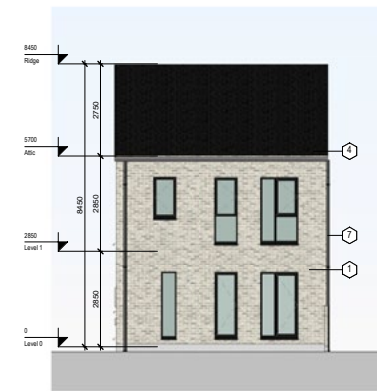
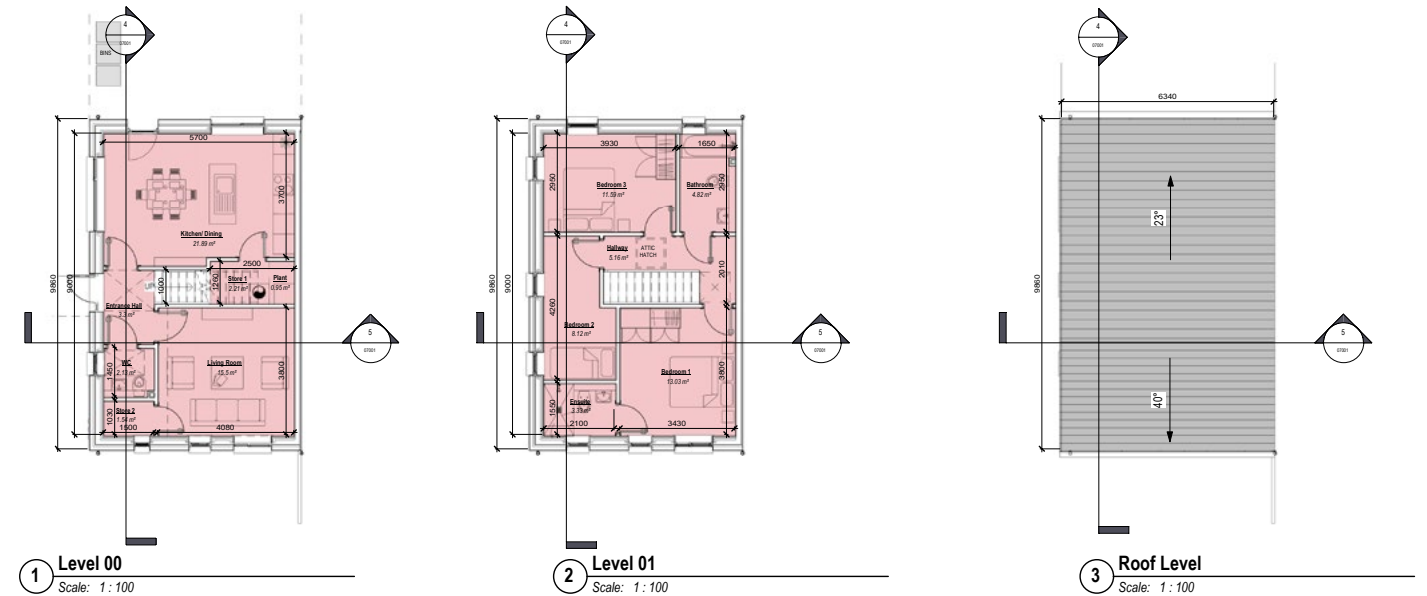
3.1 MATERIALS AND FINISHES

HOUSE TYPE 3AD1

ROOF TILE

120 Concrete roof tiling Type B

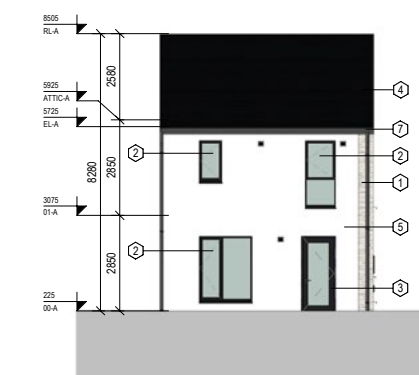
1. Description: Flat profile concrete roof tile
2. Substrate: Timber frame
3. Pitch: ca. 22.5°, 35°, 40°, 50°, refer to sections and roof plans for details
4. Underlay: Submit proposals
 - 4.1. Direction: Parallel to eaves.
 - 4.2. Head-lap (minimum): 100 mm
5. Counter battens
 - 5.1. Size: To manufacturer's specification
 - 5.2. Fixing: To manufacturer's specification
6. Battens
 - 6.1. Size: To manufacturer's specification
 - 6.2. Fixing: To manufacturer's specification
7. Tiles: To BS EN 490, noninterlocking.
 - 7.1. Manufacturer: Condron Concrete
 - 7.1.1. Product reference: Standard Slate Tile
8. Pattern: Plain generally, as elevations
 - 8.1. Colour: Black
 - 8.2. Size: 420mm X 330mm
 - 8.3. Head-lap (minimum): 75 mm.
 - 8.4. Fixing
 - 8.4.1. Fixing of local areas: Manufacturer's recommendation
 - 8.4.2. Fixing of general areas: Manufacturer's recommendation
9. Accessories: Universal Angle Ridge, Verge Tile Left and Right, Dry Valley, Dry Ventilated Ridge, Nails (50mm X 9g A/Alloy), Batten Clips, Eaves Clips, Verge Clips
10. Note: NOTE: Reference should be made to Code of Practice for Slating and Tiling, S.R. 82:2017, BS 5534:2014+A2: 2018 and any new code of practices in the future. Condron Concrete Roof Tiles are manufactured in compliance with E.N. 490:2011+A1: 2017 Concrete Roofing Tiles & Fittings.



EXTERNAL RENDER

110 Cement:lime:sand

1. Description: EXTERNAL RENDER
2. Substrate: Concrete blockwork, as section F10
 - 2.1. Preparation: Spatterdash keying coat
3. Cement: lime:sand mortar:
 - 3.1. Type: Ready-to-use mortar
 - 3.2. Pigment: Not required
4. Undercoats
 - 4.1. Mix (cement:lime:sand): First coat 1:0.25:3 and second coat 1:0.5:4-4.5
 - 4.1.1. Cement type: Sulfate resisting



3.1 MATERIALS AND FINISHES

HOUSE TYPE 3AD1

EXTERNAL RENDER

- 4.2. Thickness (excluding dubbing out and keys): First coat 8–12 mm (exclusive of keys) and second coat 6–10 mm
5. Final coat
 - 5.1. Mix (cement:lime:sand): 1:0.5:4–4.5
 - 5.1.1. Cement type: White Portland
 - 5.1.2. Other requirements: Screen sand through 3 mm mesh sieve
 - 5.2. Thickness: 8–11 mm prior to scraping
 - 5.3. Finish: Plain
6. Accessories: Stainless steel bell cast stop, beads, stops and movement joints.

BRICK

110 Clay facing brickwork Type E

1. Description: Brick Type E
2. Bricks: To BS EN 771-1.
 - 2.1. Manufacturer: Limestone or similar approved
 - 2.1.1. Contact details
 - 2.1.1.1. Address: Address: Like Stone Ireland, Unit 4, Six Cross Roads Business Park, Kilbarry, Waterford, Ireland.
 - 2.1.1.2. Telephone: 00-353-51353697
 - 2.1.1.3. Web: www.limestone.ie
 - 2.1.1.4. Email: info@limestone.ie
 - 2.1.2. Product reference: Vintage Smoked
 - 2.2. Special shapes: As shown on drawings, 20 mm projected brick
3. Mortar: To UKCA/ UKNI/ CE marking. As section Z21.
 - 3.1. Standard: To BS EN 771-1
4. Bond: Half-lap stretcher
5. Joints: Bucket handle
6. Features: Brick pattern on specified units, refer to elevations for details.
7. Note: Facing brick, 215 x 102 x 65 mm

DOOR

290 External Doors Type A

1. Description: Composite front doors with secure five-point locking system & glazed fixed vision panel (as schedule).
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: 'Ultratech' or similar approved.
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard

ROOF TILE & ACCESSORIES



FRONT DOOR & ACCESSORIES



3.1 MATERIALS AND FINISHES

HOUSE TYPE 3AD1

7. Other requirements: Letter box & handles in brushed chrome. Concealed external drip fitted to bottom external edge.

290 External Doors Type B

1. Description: Fully-glazed single uPVC door.
2. Manufacturer: Munster Joinery or similar approved
 - 2.1. Product reference: Submit proposals
3. Finish as delivered: Colour: internal & external RAL 7015 (dark grey);
4. Glazing/ infill details: Clear double glazing
 - 4.1. Glazing: Glass toughened and tested, 1.1 U-Values (W/m2K)
5. Ironmongery: As ironmongery schedule
6. Thermal performance (U-value maximum): Manufacturer's standard
7. Other requirements: Ironmongery arrangements as per front door, in brushed chrome. Concealed external drip fitted to bottom external edge.

REAR DOOR & ACCESSORIES



WINDOWS

360 PVC-U windows

1. Standard: Agrément certified
2. Type: uPVC double glazed windows with secure three-point locking system.
3. Manufacturer: Munster Joinery or similar approved
4. Profile: Manufacturer's standard
5. Colour/ texture: Dual colour window and frame; external RAL 7015 (dark grey);
6. Exposure category to BS 6375-1/ design wind load: Manufacturer's standard
7. Operation and strength characteristics: To BS 6375-2
8. Reinforcement: Manufacturer's standard
9. Thermal performance (U-value maximum): 1.2 W/m²K
10. Acoustic performance rating: Manufacturer's standard
11. Fire performance
 - 11.1. Fire resistance: Not required
 - 11.2. Reaction to fire: Manufacturer's standard To BS EN 13501-1, Class B or better
 - 11.3. Fire egress: Not required
12. Glazing details: Double glazing
13. Ironmongery/ accessories: Ironmongery arrangements as per front door.
14. Glazing: Frosted/opaque glazing to all bathroom, ensuite and WC windows throughout. Toughened glazing as schedule.

WINDOWS & ACCESSORIES



WINDOW SILLS

720 Sills

1. General: All elevations, all units.
2. Material: Aluminium
3. Manufacturer: Submit proposals

3.1 MATERIALS AND FINISHES

HOUSE TYPE 3AD1

- 3.1. Product reference: Submit proposals
4. Dimensions: As shown on drawings - elevations and details, 50mm high front facing edge.
5. Finish: RAL 7015 (dark grey); to match windows;
6. Mortar for bedding/ jointing: Cement gauged as section Z21.
7. Joints: Flush.
8. Bedding one-piece sills: Leave bed joints open except under end bearings and masonry mullions. On completion, point to match adjacent work.
9. Note: All window sills to come complete with water drip channels to the underside to prevent mortar erosion and staining of the outer leaf material and 50mm overhang.

RAINWATER DRAINAGE SYSTEMS

350 PVC-U gutters

1. Standard: To the relevant parts of BS EN 607 and BS EN 1462, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Profile: Box
5. Nominal size: As per Eng's design and specification
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As per manufacturer's recommendation
8. Accessories: to match fascias, gutters, hoppers and downpipes - RAL 7015 (dark grey)

420 PVC-U pipework - external

1. Standard: To BS EN 12200-1, Kitemark certified.
2. Manufacturer: Freeform
3. Recycled content: Submit proposals
4. Section: Square
5. Nominal size: As required by manufacturer to comply with TGD H
6. Colour: RAL 7015 (dark grey)
7. Brackets: As per manufacturer's recommendation
 - 7.1. Fixings: As required to complete installation as per manufacturer's requirements
 - 7.2. Pipe clip: Fixed at maximum 2.0m centres
 - 7.3. Plug and screw: To wall with number 12 x 50mm round head twin thread
 - 7.4. Movement gap: As per Eng's design and specification
8. Accessories: Bends, Branches, Access Pipes, 2 Piece Offset



3.1 MATERIALS AND FINISHES

TERRACES WITH THE SAME MATERIALS AND FINISHES

- T.4C
- T.4D
- T.4G
- T.4H
- T.5F
- T.6C
- T.6D
- T.6G
- T.7C
- T.9A
- T.9B
- T.9C



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