

OUTLINE SPECIFICATION

INTRODUCTION

The works shall comply with:

A: Relevant Irish standard specification or British standard specification where there is no Irish equivalent

B: National building regulations.

C: The regulations and requirements of local authorities and public utilities.

D: Accepted codes of practice.

E: Requirements of the Department of the Environment.

FOUNDATIONS

Foundations shall be strips of grade 25M 900 x 300 reinforced concrete foundations subject to Engineers Specification

RISING WALLS

Rising walls to be solid blockwork bedded in cement mortar.

GROUND FLOOR

50mm sand/cement screed on 150mm min. concrete slab
50mm kingspan f770 rigid insulation kingspan with 25mm kingspan f770 rigid insulation perimeter upstand on Monarflex Radon Barrier / DPM turned up at edges and overlapped with d.p.c. in wall on 50mm and 125mm well compacted & consolidated hardcore to a concrete SOAKAWAY & engineers' specifications & details

Radon Control Systems 'Easi-Sump' Radon sump & 'Cap-link' vent or similar fitted to manufacturers' specifications & details

FIRST FLOOR

25mm T&G on 225 x 44mm timber joists @ 400c/c with two rows of solid strutting. Joists to be doubled under partitions. To be a min. of 150mm above ground level.

DAMP PROOF COURSES

In all ground floor walls to full width of wall and lapped as necessary with d.p.m. and to be a min. of 150mm above ground level.
Vertical d.p.c.'s to be inserted at all jamps to opes with a stepped d.p.c. to be carried over all heads to opes and carried under and folded up at back and sides of cills.
D.p.c.'s fitted under all wallplates.

EXTERNAL WALLS

Painted render finish on 215 hollow block wall to match existing on 50 x 25 vertical battens @ 400 c/c with 60mm kingspan tw50 rigid insulation with 12.5mm internal plaster and skim with paint finish.

100mm brick external leaf to match existing. 100mm solid concrete block inner leaf by means of galvanised wall ties at appropriate c/c. on 50 x 25 vertical battens @ 400 c/c with 50mm rigid insulation with 12.5mm internal plaster and skim with paint finish.

EXTERNAL RENDER

To be 3:1 sand/cement/scud coat and float, finish coats of 12.3 sand/cement/lime. Total thickness to be 22.5mm

WALLTIES

To be stainless steel located at 600mm cts. horizontally and 450mm cts. vertically. Ties adjacent to window openings to be located at 225 cts. vertically.

INTERNAL WALLS

To be 75 x 50 timber stud wall construction with 12.5 plasterboard both sides and paint finish

LINTELS

All lintels to be proprietary pressed metal lintels used in accordance with the manufactures instructions with minimum 225 end bearing, or pre-cast pre stressed concrete in accordance with the manufactures instructions.

ROOF

Selected concrete roof tiles to match existing on 44 x 44 treated battens on untearable roofing felt on 50 x 200 rafters at 400 cts. with 100mm quilt insulation between rafters with vapour barrier behind. Rafter ends to be 100 x 75 s/w treated wall, fire, drying to be in accordance with I.S. 5245. 5mm plaster board and skim with paint finish to underside.

INSULATION

200mm kingspan rigid insulation between rafters with vapour barrier between and over rafters in roof space. This gives a u-value of 0.23W/m² deg.C. Wall and floor construction to achieve a u-value of 0.25W/m² deg.C. as described in the regulations, under elemental u-value method. Similar methods may be used as described in the regulations.
Floor insulation shall have appropriate minimum compressive strength. 25mm vertical rigid perimeter insulation.

WINDOWS & DOORS

all windows & doors to be double glazed with permea-vent strips windows to be side hung opening out sashes minimum opening section 800 x 500mm

ALL STRUCTURAL TIMBER

to be pressure impregnated preservative treatment.

RAINWATER GOODS

Eaves gutter and trap's shall comply with the requirements of I.S. 71. All gutters to be 115mm half round uPVC and downpipes to be 75mm dia. PVC

SANITATION NOTES

All waste pipes to be 32mm dia. and all to have min 75mm trap seals.

VENTILATION

Habitable rooms (sleeping and living areas) to achieve permanent background ventilation of 0.500m² and rapid ventilation of 1/20th of floor area.
Communal spaces (hallways) to achieve rapid ventilation of 1/50th of the floor area.
Bathroom to achieve rapid ventilation of 1/20th floor area.
Mechanical ventilation may be used as an alternative means to ventilation, this shall comply with the requirements setout in the building regulations.

Ventilation to be provided by permavents installed in window units to the requirements outlined above.

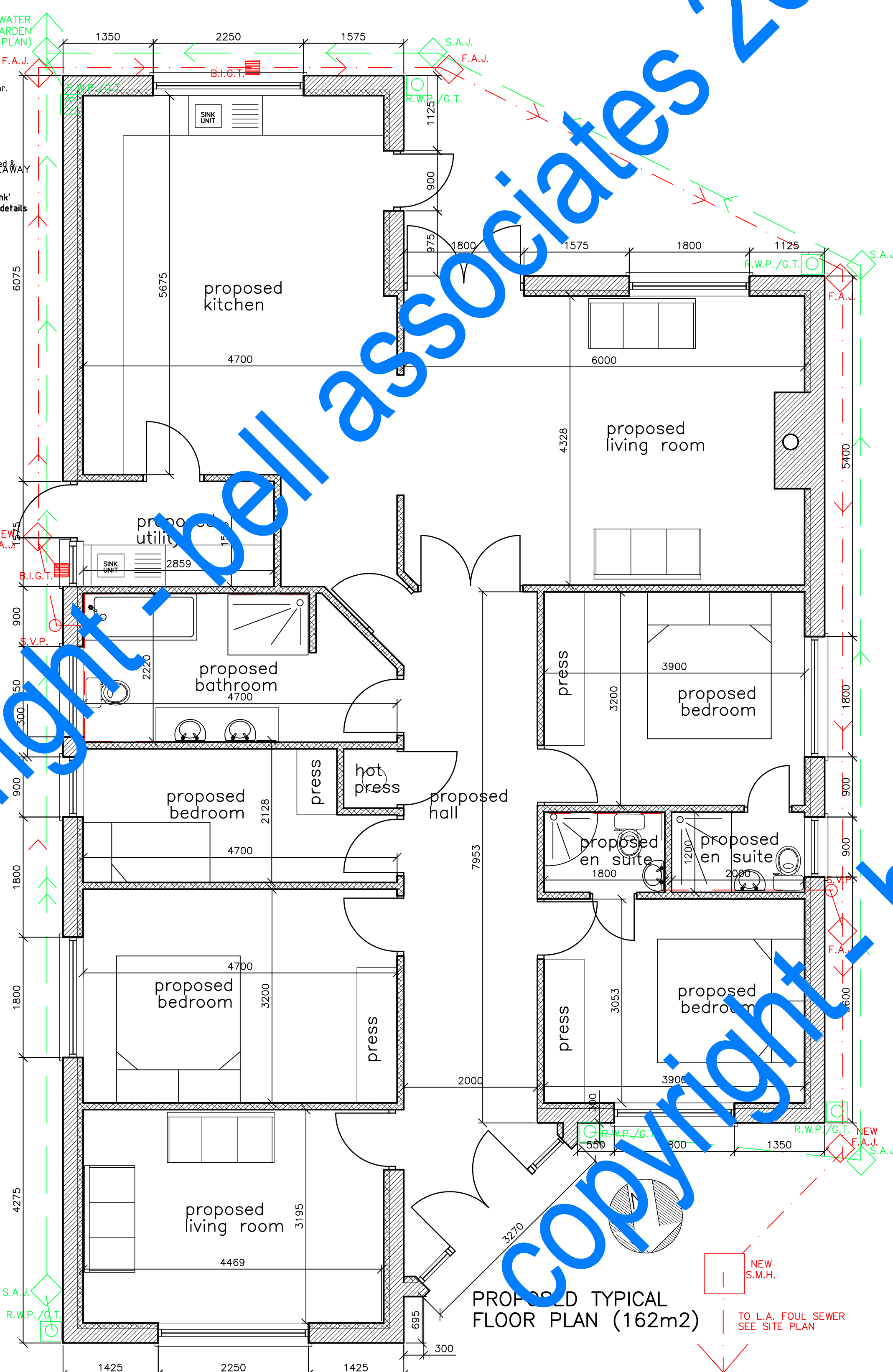
Roof ventilation - for ceilings following roof pitch require ventilation air gap equal to a continuous strip 25mm wide, minimum 50mm air gap in roof construction and ridge ventilation equal to a continuous strip of 5mm wide.
Slate replacing roof vents to be fitted @ 1500C/C

SERVICES & DRAINAGE

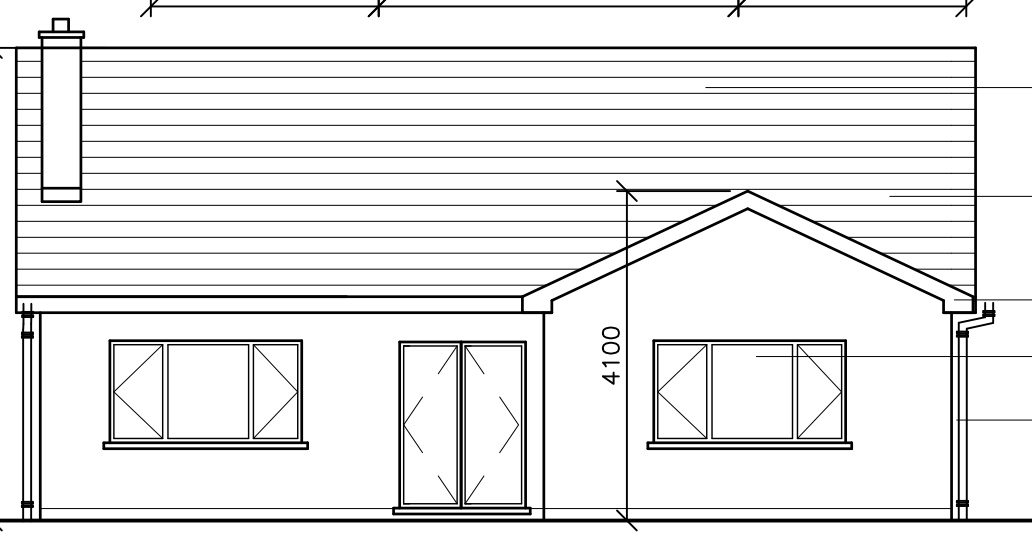
To local Authority requirements.

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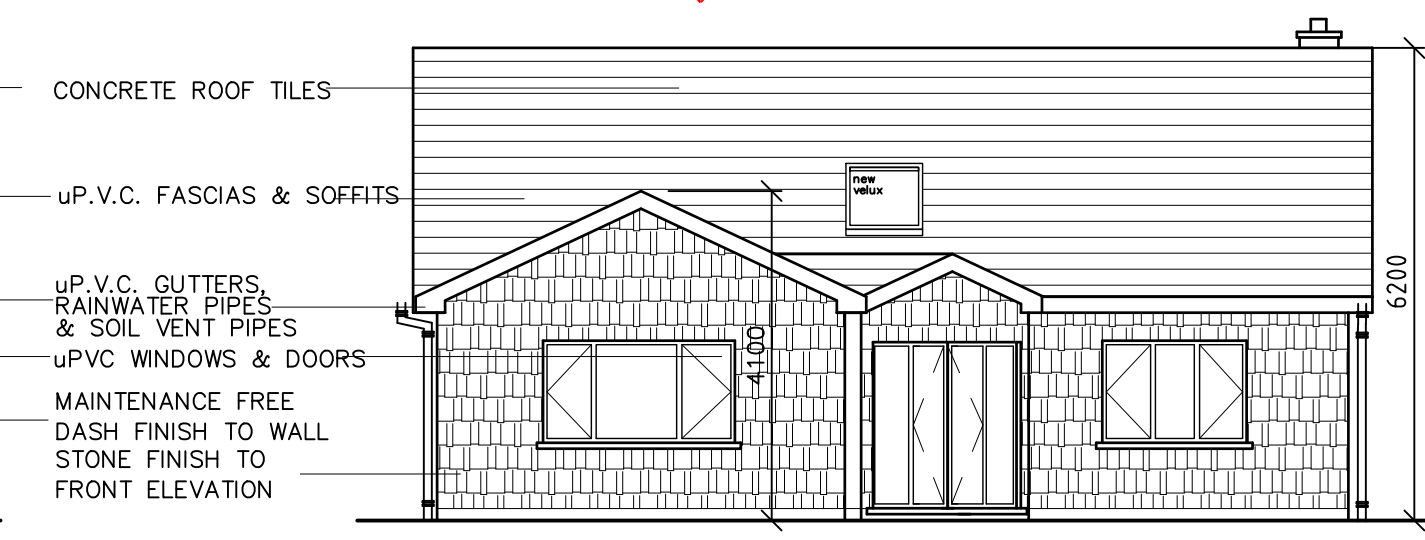
PROPOSED NORTH ELEVATION (contiguous building line)



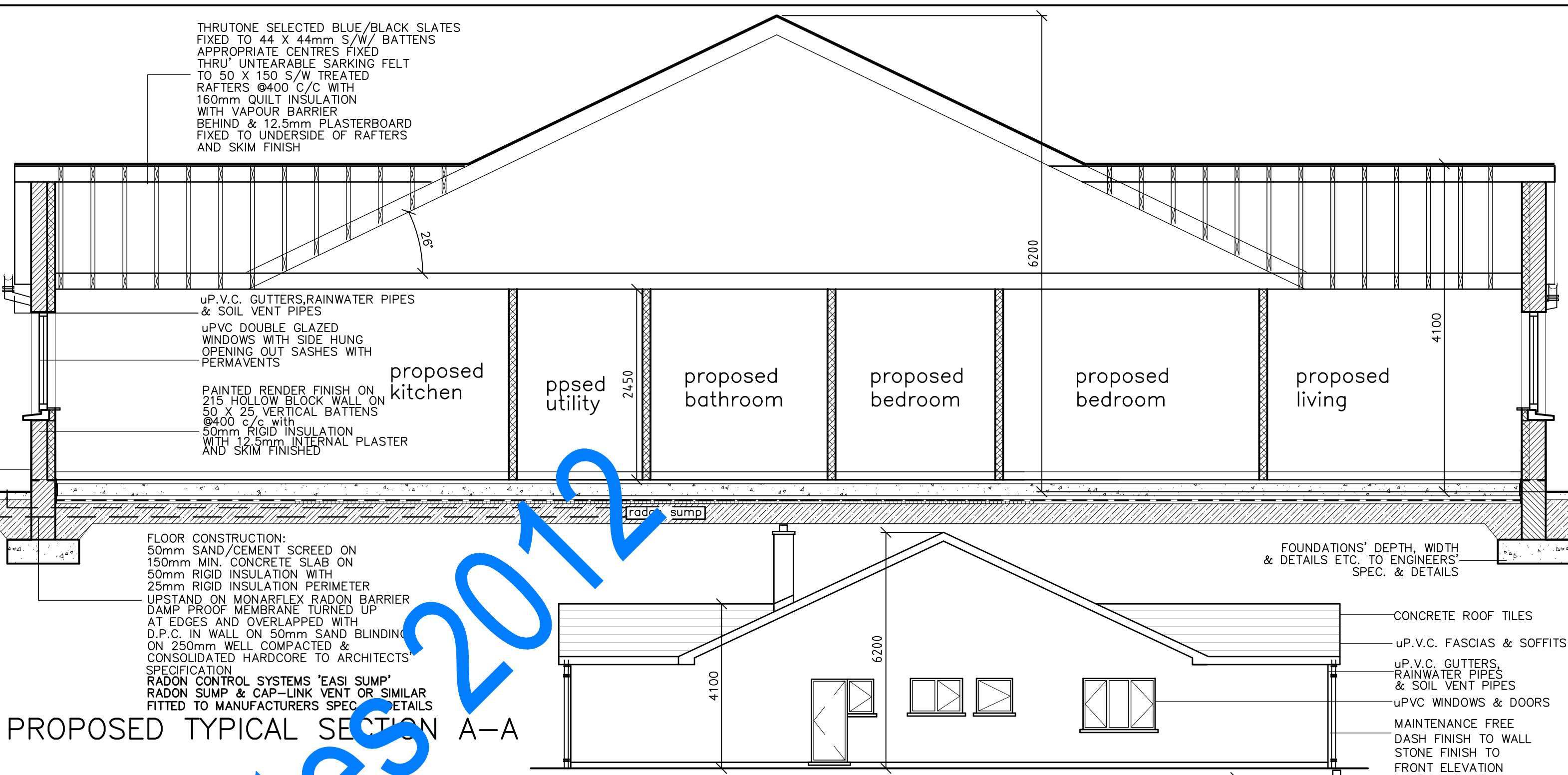
PROPOSED TYPICAL SOUTH ELEVATION (1:200)



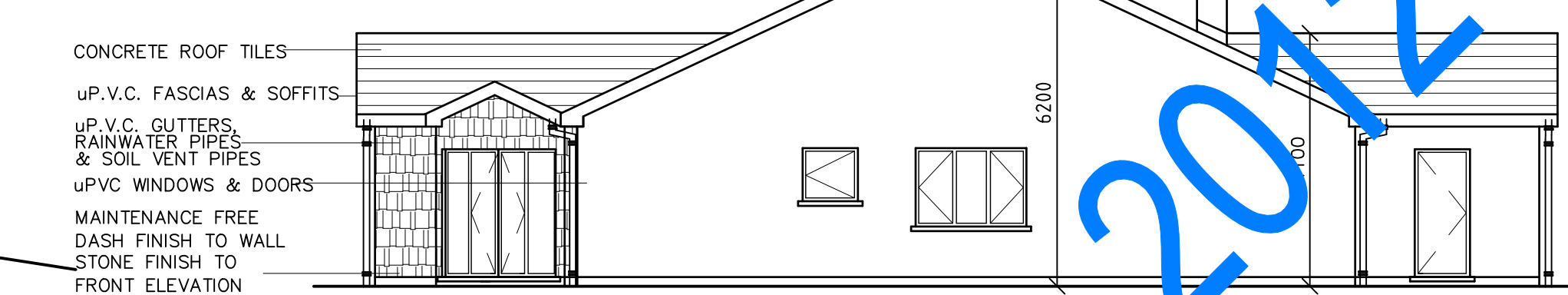
PROPOSED TYPICAL NORTH ELEVATION (1:200)



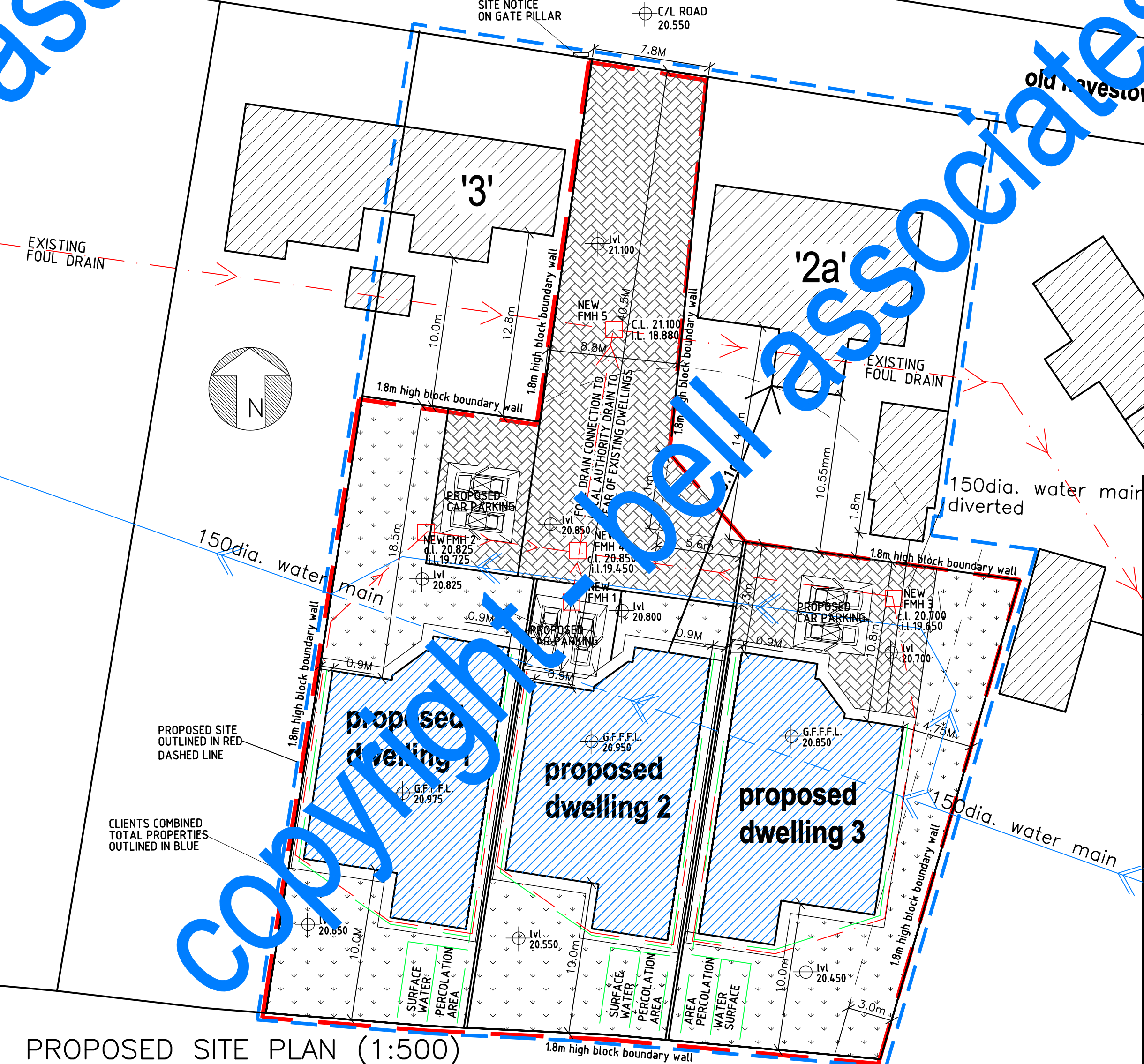
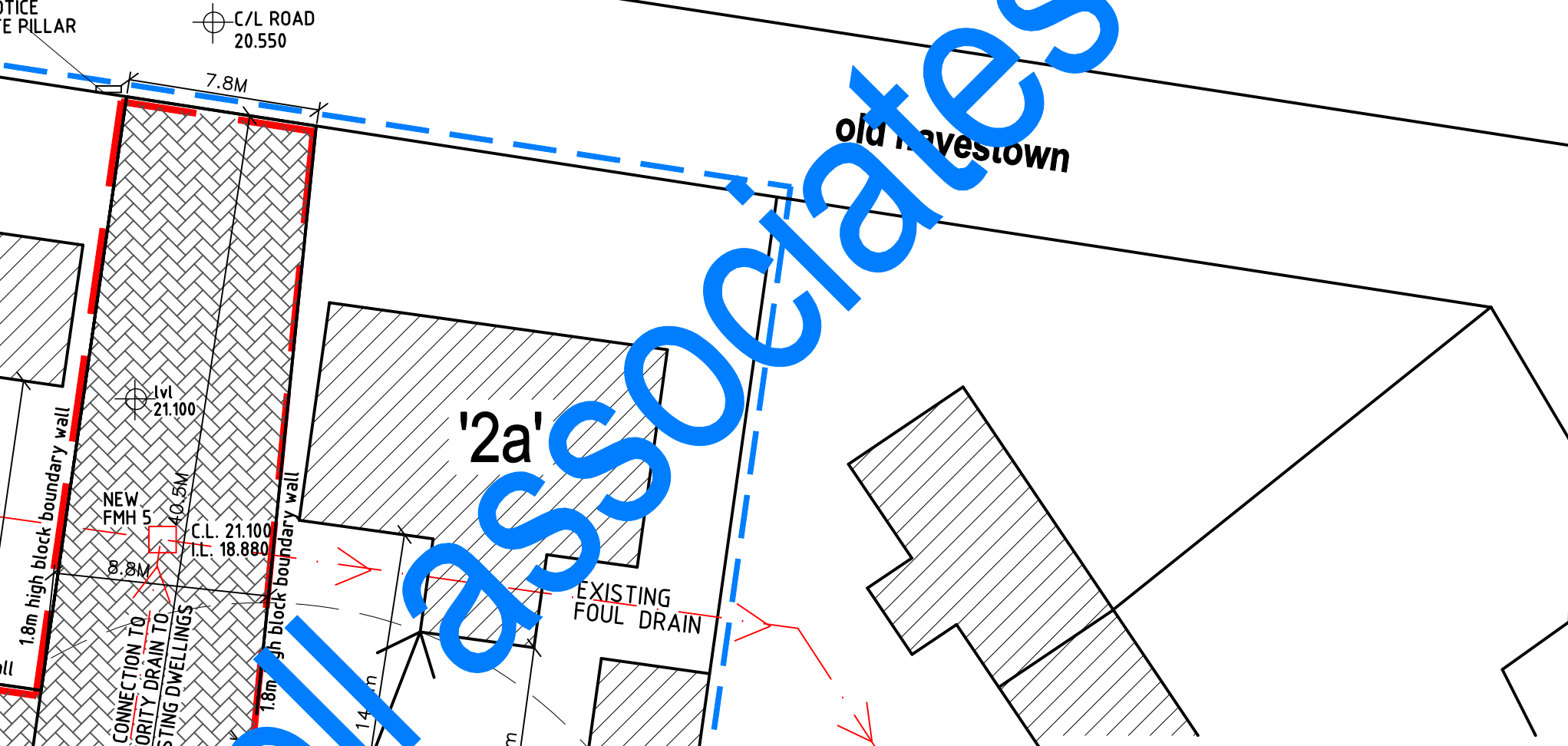
PROPOSED TYPICAL SECTION A-A



PROPOSED TYPICAL EAST ELEVATION (1:200)



PROPOSED TYPICAL WEST ELEVATION (1:200)



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location
**2a & 3 Old Hayestown,
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project
**Proposed 3 no.
dwelling houses**

drawing
**Proposed Site Plan, Plans,
Section & Elevations**

scale: 1:100,1:500
date: Oct. '06
drawn: R.O.B.
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38-06-01