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 25N. 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 rigid insulation with 25mm rigid insulation perimeter upstand on Monarflex Radon Barrier / DPM turned up at edges and overlapped with d.p.c. in wall on 50mm and blinding on 250mm well compacted & consolidated hardcore to architects & 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.
with 12.5mm plasterboard fixed to the underside with skim finish

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 dpc's to be inserted at all jambs 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
100mm block external leaf ,
100mm cavity
65mm rigid insulation within cavity
100mm solid concrete block inner leaf
by means of galvanised wall ties at appropriate c/c, plaster skim with paint finish.

EXTERNAL RENDER
to be 3:1 sand/cement scud coat and float, finish coats of 1:2:3 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 instructuions with minimum 225 end bearing. or pre-cast pre stressed concrete in accordance with the manufactures instructions.

ROOF
Selected thrutone blue/black slates to matches existing on 44 x 44 treated battons on unteerable roofing felt on 50 x 200 rafters at 400 c/c with 100mm quilt insulation between with vapour barrier behind. Rafters fixed to 100 x 75 s/w treated wallplate, bedded in accordance with I.S. 5268 12mm plasterboard and skim with paint finish to underside.

INSULATION
160mm insulation consisting of 2 no. layers of 80mm crosslapped quilt insulation on vapour barrier laid between and over joists in roof space. This achieves a u-value of 0.2 w/m sq. deg.C. Wall and roof construction shall achieve the u-value of 0.2w/m sq.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 perma-vent strips
windows to be side hung opening out sashes
minimum opening section 800 x 500mm

ALL STRUCTURAL TIMBER
to be pressure inpregnated perservative treatment.

RAINWATER GOODS
Eaves gutter and rwp'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

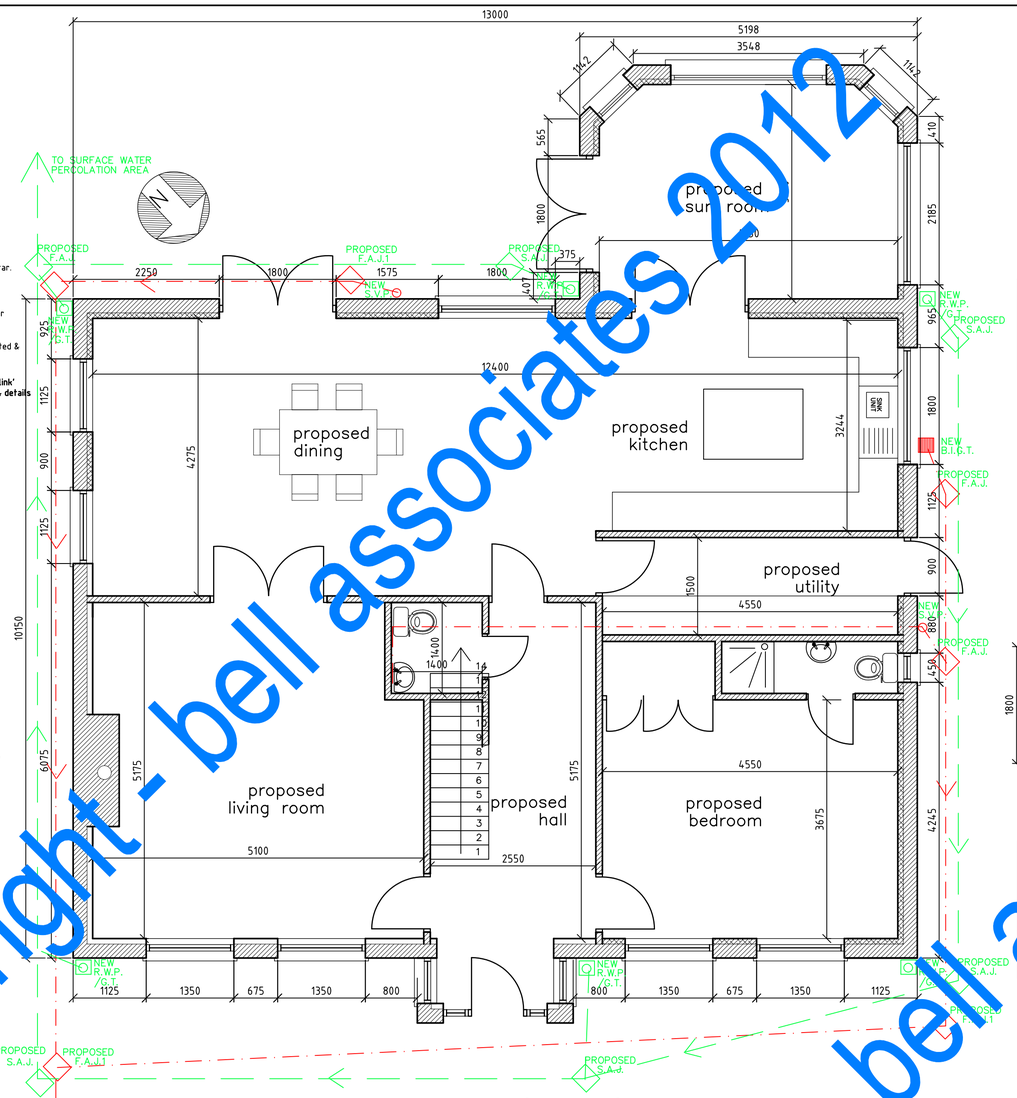
SANITATION NOTES
All waste pipes to be 32mm dia. and all to have min 75mm trap seals.

VENTILATION
Habitable rooms (sleeping and living areas) to achieve permanent background ventilation of 6500mm2 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 ventiation of 1/20th floor area.
Mechcanical ventilation may be used as an alternative means to ventilation, this shall comply with the requirements setout in the building regulations.

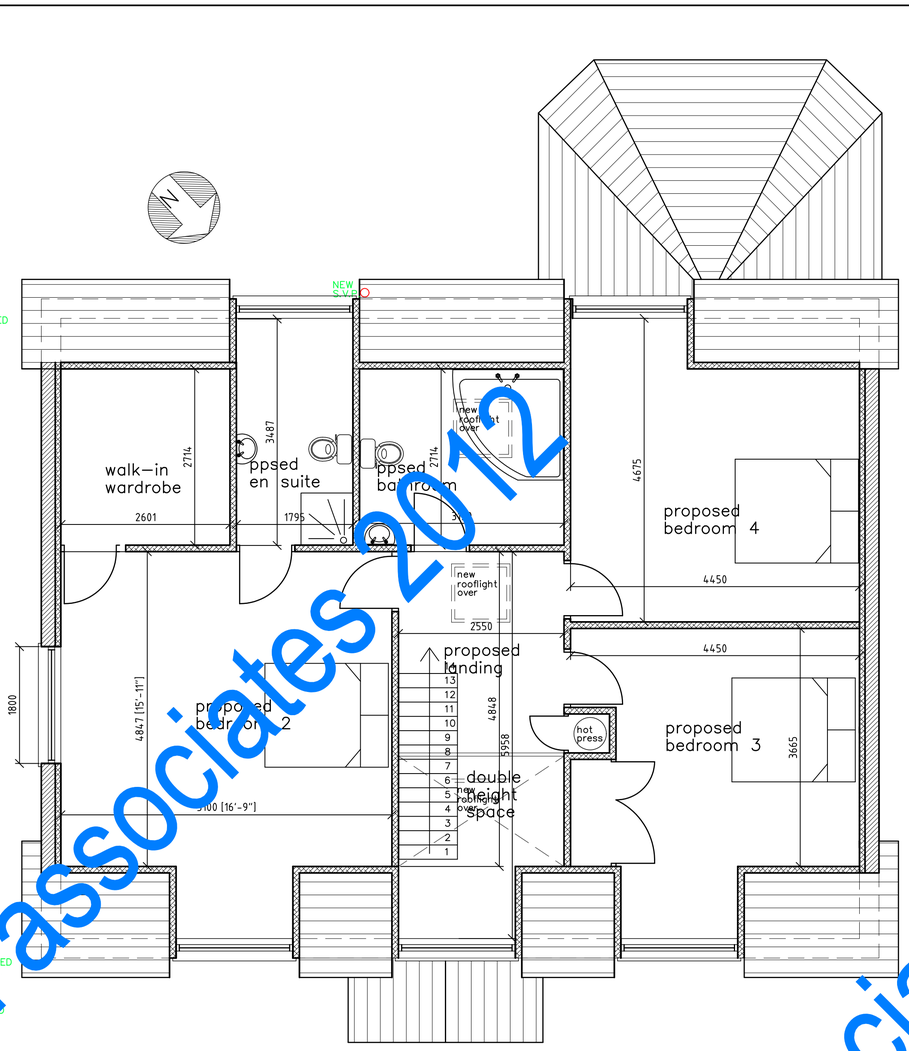
Ventilation to be provided by permavents installed in window units to the requirements outlined above.

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.

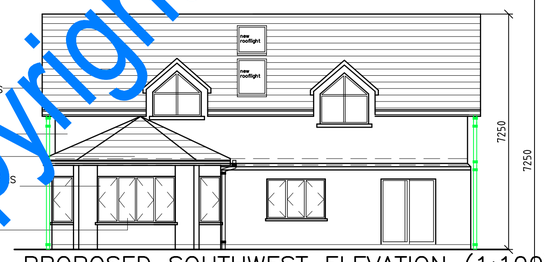


PROPOSED GROUND FLOOR PLAN (136m2)

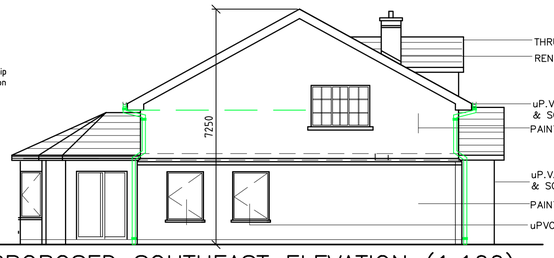


PROPOSED FIRST FLOOR PLAN (104m2)

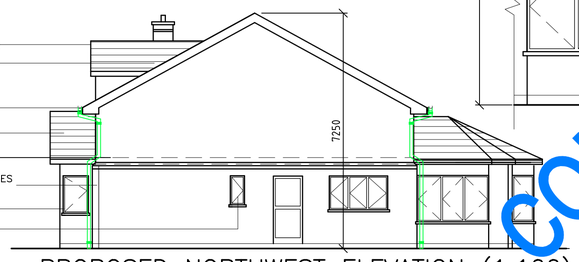
PROPOSED NORTHEAST ELEVATION



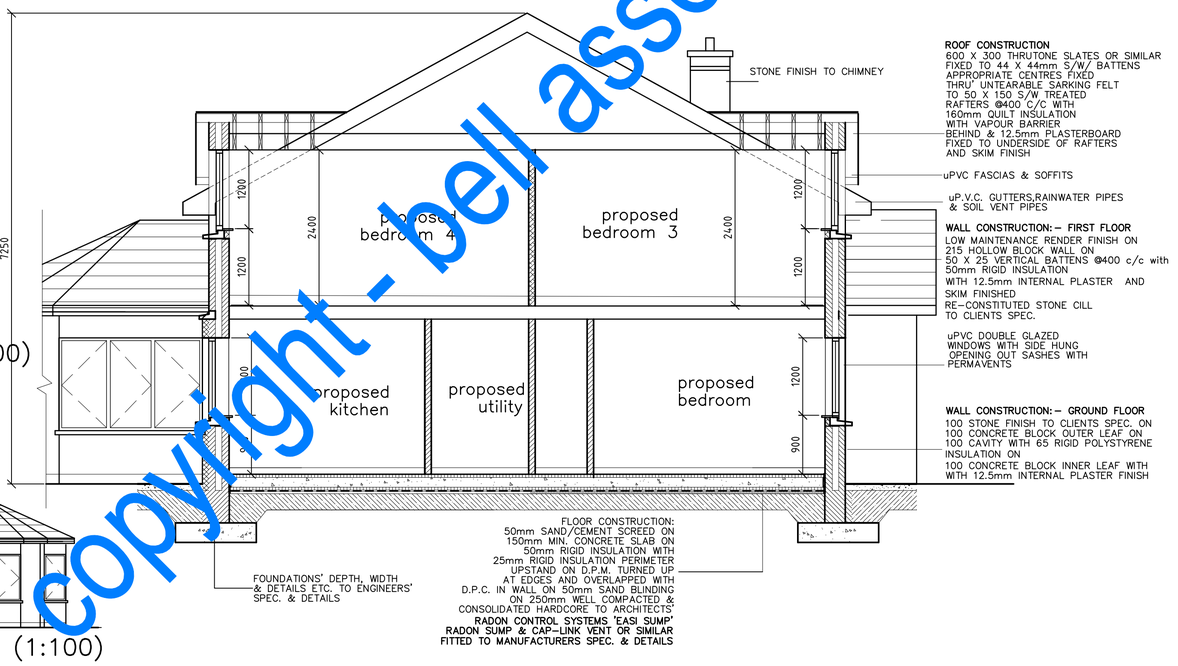
PROPOSED SOUTHWEST ELEVATION (1:100)



PROPOSED SOUTHEAST ELEVATION (1:100)



PROPOSED NORTHWEST ELEVATION (1:100)



ROOF CONSTRUCTION
600 X 300 THRUTONE SLATES OR SIMILAR FIXED TO 44 X 44mm S/W/ BATTENS APPROPRIATE CENTRES FIXED THRU' UNTEARABLE SARKING FELT TO 50 X 150 S/W TREATED RAFTERS @400 C/C WITH 160mm QUILT INSULATION WITH VAPOUR BARRIER BEHIND & 12.5mm PLASTERBOARD FIXED TO UNDERSIDE OF RAFTERS AND SKIM FINISH

uPVC FASCIAS & SOFFITS

uP.V.C. GUTTERS,RAINWATER PIPES & SOIL VENT PIPES

WALL CONSTRUCTION:– FIRST FLOOR
LOW MAINTENANCE RENDER FINISH ON 215 HOLLOW BLOCK WALL ON 50 X 25 VERTICAL BATTENS @400 c/c with 50mm RIGID INSULATION WITH 12.5mm INTERNAL PLASTER AND SKIM FINISHED
RE–CONSTITUTED STONE CILL TO CLIENTS SPEC.

uPVC DOUBLE GLAZED WINDOWS WITH SIDE HUNG OPENING OUT SASHES WITH PERMAVENTS

WALL CONSTRUCTION:– GROUND FLOOR
100 STONE FINISH TO CLIENTS SPEC. ON
100 CONCRETE BLOCK OUTER LEAF ON
100 CAVITY WITH 65 RIGID POLYSTYRENE INSULATION ON
100 CONCRETE BLOCK INNER LEAF WITH WITH 12.5mm INTERNAL PLASTER FINISH

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client

location
Healys Lane,
Rush,
Co. Dublin.

project
Proposed storey and a half dwelling

drawing
Proposed Plans, Section & Elevations

scale:	1:50,1:100,1:250	drawing no.:	37-25-01
date:	Oct. '06		
drawn:	R.O.B.		