

SPECIFICATION-V4.

GENERAL NOTES

All materials used and works completed will be in accordance with the relevant Building Regulations. All electrical work will be carried out in accordance with the current edition of the IEEE Wiring regulations and comply with the requirements of the ESB. All Plumbing work will comply with the requirements of Bord Gais and the Local Authority.

All figured dimensions would be taken in preference over those scaled from drawings. Should any item in the Plans vary with the Specification, it will be referred to the Architect whose decision will be final and binding. Minor variations may be made from time to time as the work proceeds in the design, planning and execution of the specification of the house and the site works, provided that they do not affect the Planning Permission.

On Practical Completion the house will be properly watertight and brushed clean and tidy. Rubbish and excess materials arising from the works will be taken away from around the house and the curtilage of the site.

The builder reserves the right to alter the choice of material, and the specification, due to availability, or site circumstance, provided that it does not breach Building Regulations, reduce the specification or affect the planning permission.

DRAINAGE SPECIFICATION

Waste pipes to be used to bath, shower, wash-hand basin and sinks will be 38mm in diameter.

Drainage system to be vented at the highest point of the run and at all vertical stacks by soil vent pipes either terminating externally minimum 1000mm above the highest opening and be fitted with an anti-bird grill or be taken to a proprietary air admittance valve within the roof space void.

All drains to be 110mm diameter uPVC, with minimum gradient of 1:60.

Minimum Drainage cover: Pedestrian area – 500mm; vehicular areas – 900mm. Drains with cover less than above to be wrapped in polythene and encased all round with 150mm concrete unless in Grassed Area in which case they will be surrounded in pea gravel. Any drain passing below walls to be lintelled over. Any drain passing within 1000mm of foundations to be trench filled to the level of the underside of such foundation.

Drains not encased in concrete to have granular fill surround. Inspection chambers to be 'Wavin' polypropylene type installed to the manufactures written instructions.

Medium duty metal covers and frames to be embedded in a concrete surround.

All pipes entering an inspection chamber will have a flexible joint included not more than 150mm from the chamber wall.

FOUNDATIONS

The building area will be cleared of all plant matter and topsoil excavated to a minimum depth of 150mm from original ground level.

Foundation will be excavated to sizes and depths as indicated below and approved by Structural Engineer. Allowance will be made to keep excavations free from water, and if necessary to pump rainwater out of excavation.

Where steps occur in foundations, the foundations to overlap by at least twice the depth of the step or minimum of 300mm whichever is greater. Concrete mix to floors and foundations to achieve minimum 15N/mm² at 28 days, or as Engineer directs.

Nominal Foundation sizes

- External & Party walls – 900 wide x 300mm deep
- Internal walls – 600 wide x 300mm deep

Where specialised foundations are required to cope with unusual ground conditions, Engineers instructions will be followed which may affect ground floor construction specification.

FLOORS & CEILINGS

GROUND FLOOR CONSTRUCTION

The ground floor will be constructed as follows:

150mm concrete/cement screed

On 1000-gauge polythene (or Radon Barrier if required), damp proof membrane

On 50mm layer of Polyfoam plus floorboard 220 insulation or similar

On 50mm blinding

On well consolidated hard-core compacted in maximum 215mm layers.

The damp proof membrane will be lapped with the damp proof course in walls. A Radon Sump and discharge pipe will be incorporated into construction where required.

Where ground conditions dictate, a suspended timber floor on timber floor joists may be used.

FIRST FLOOR CONSTRUCTION

The first floor will be constructed using 19mm flooring grade Tongue & Groove chipboard/plywood (in bathrooms, etc. water repellent grade chipboard/plywood will be used) on softwood floor joists. First floor construction in apartments will be pre-stressed concrete beams overlaid with 100mm sand and cement screed.

CEILINGS

All ceilings are to be finished with 12mm plasterboard and dry line finish.

WALL CONSTRUCTION

EXTERNAL WALL

215mm hollow block or cavity wall consisting of 100mm brick or 100mm concrete block on external leaf with 100mm concrete block work inner leaf with 100mm cavity part-filled with Polyfoam plus or similar cavity wall insulation.

150 x 150mm concrete thresholds throughout with damp proof course below and lapped with floor damp proof membrane. Damp proof course to be minimum 50mm above finished ground level.

Weak mix cavity fill in walls will be a minimum of 150mm below damp proof course with the top of fill graded towards outer leaf.

Rising walls to damp proof course level may be constructed of mass concrete to the required widths and heights.

INTERNAL WALLS

Internal walls may be constructed of either 100mm block and be finished on both sides with plaster coat or of 100 x 38mm stud partition walling faced with 9mm plasterboard, and plaster coat or 50mm metal stud partition walling faced with 12mm plasterboard, and finished with a tape and jointing compound.

The apartment blocks will be constructed using 100mm – 215mm concrete blocks finished with either plasterboard or insulated plasterboard or sand and cement with carlite finish.

Expamet galvanised plaster beads or equivalent plastic beads to be used at all external corners. Plaster work on differing backgrounds to be reinforced with jute scrim cloth.

Party walls between individual houses will be floated with a sand and cement screed and finished with a carlite or similar skim or dabbed with 12mm plasterboard and finished with a tape & jointing compound. Internal solid walls will be dabbed with 12mm plasterboard and finished with a tape & jointing compound.

CHIMNEY CONSTRUCTION & FIREPLACE

The chimneybreast will be built using one of the following two options:

1. Solid concrete blocks with a splayed precast concrete flue retainer over the fire opening and a 300mm tapered pot. Chimney to project minimum 600mm (excluding the pot) above the highest contact point with roof, if greater than 600mm from ridge.

The voids around flue to be filled with weak mix concrete. No combustible materials (other than floor boards, skirting boards, dado rails etc.) will be so placed as to be nearer than 40mm to the outer face of the chimney and no structural timbers are to be built within 200mm of the outer face of the flue liners.

Constructional hearth to be minimum 125mm thick concrete, ensuring a minimum of 150mm beyond the edges of the fireplace opening and will project minimum 500mm from the face of the fireplace.

2. The chimneybreast may be constructed using the “dunbrik mini clearflow System” comprising of three MS Starter blocks and one MG Lintel Transfer block. These are topped out using 2MN Flue blocks secured with galvanised metal fixings at 450mm spacing as far as the attic space where a 4M Exit block is fitted complete with flexible discharge pipe through a Vented Ridge Tile. The “dunbrik” chimneybreast will be studded and slabbed using the 50mm metal studding and faced with 12mm plasterboard to suit the selected fireplace or the builder may use Flueless Gas Fires.

3. In the case of conventional fireplaces the chimneystack will be the Schiedel Chimney System or similar.

4. The builder may supply and fit a Flueless gas fire system complete with adequate fixed ventilation in compliance with Irish Building Regulations.

A fireplace, selected to builders' choice, will be fitted.

ROOF CONSTRUCTION

Roof will be constructed using concrete interlocking roof tiles fixed in accordance with manufacturer's specification on 25 x 38mm treated softwood battens on non-tearable roofing felt with a 600mm wide strip of rot resistant underlay at eaves, minimum lap 150mm and draped over and into gutters, on softwood trussed rafters, or a traditional collar and purlin roof.

Ridge and hip tiles to be fitted in strict accordance with manufacturer's instructions.

Valleys to be constructed using 225 x 25mm softwood valley boards on each side of the valley overlaid with 450mm wide Code 4 lead gutter.

GUTTERS

Gutters and rainwater pipes will be of uPVC, joined and fixed to manufacturer instructions.

INSULATION

Insulation will be fitted in accordance with the maximum U-Values (and in the case of apartments decibel rating) laid down by the Department of Environment in respect of the ground floor, the external walls and the roof.

CARPENTRY & JOINERY

STAIRCASE

Timber staircases by specialist suppliers with treads and risers made from softwood and/or MDF. Balusters to be softwood. Handrails and newel posts to be selected softwood or hardwood. First step to be bull-nosed.

Minimum head height of 2000mm measured vertically above the pitch line to be maintained. Maximum pitch to be 42 degrees. Handrail to be 900mm vertically above the riser. No part of the balustrade to allow the passage of a 100mm diameter sphere. Underside of stair to be closed construction and will be finished with 12mm plasterboard and dry line finish.

Concrete stairs will be fitted to the common areas in the apartment buildings complete with metal handrail in accordance with Building Regulations, 1997 Technical Guidance Document K.

WINDOWS, DOORS, SKIRTINGS & ARCHITRAVES

Windows will be uPVC, with 24 mm double-glazing with aluminium handles. Glass to WC's and bathroom to be of obscure glass. Precast, pre-stressed concrete lintels will be fitted over all windows and doors. Precast concrete sills will be fitted under all windows. Softwood windowsill to be fitted on internal wall of window.

Main entrance door will consist of a hardwood panel door and frame. Rear entrance door will consist of a hardwood panel door and frame. Internal doors will be pressed panel doors with brass or steel furniture and hung on one pair of steel butt hinges. In the Corner Units the doors will be ½ hour fire

rated prefinished ash veneered doors hung in softwood frame containing intumescent strip with brass or steel furniture and hung on one pair of steel butt hinges.

Softwood skirting will be fixed to all walls.

Softwood architrave will be fixed around all doors, mitred at the angles. Softwood door saddles, will be scribed to doorframe, and fixed to floor.

KITCHEN FITTINGS

A fitted kitchen, selected to builder's choice, will be provided to consist of stainless steel sink unit and taps, shelved floor units with doors and a worktop.

PLUMBING

Central heating will be gas-fired central heating with radiators in rooms.

A 212-litre cold-water storage tank will be provided in the roof void with dust cover and will be supported on bearers. A lagged hot water cylinder wired for immersion heater will be provided in the hot press. In the case of apartments and Duplex Units a 227-litre Storage tank and hot water cylinder may be supplied as a combination unit complete with electric pump.

Sanitary ware to be as follows and white in colour. All baths, showers and sinks will be supplied with taps, plug & chain, traps and connected to connected to relevant waste pipes.

Main Bathroom: Acrylic bath with Combination shower or Dresden Shower cubicle with 3 bar pump, low level WC, wash hand basin and pedestal

En-suite where applicable: Mixer valve shower, low level WC, wash hand basin and pedestal

Downstairs WC where applicable: Low-level WC and wash hand basin.

ELECTRICAL

There will be a minimum of one lighting socket in every room and outside the front and rear doors, with single switch adjacent to the door.

There will be two sockets in each bedroom and dining area, three sockets in the lounge area and four sockets in the kitchen.

There will be a TV point in the lounge, dining area and master bedroom. There will be a telephone point in the hall or lounge.

In the apartment blocks and duplex units the common area will be served with an automated entry system and halls and landings will have lighting complete with time delay and all necessary fire safety equipment.

FINISHES, PAINTING AND DECORATION

Walls

External wall finish will consist of brick, marble dash or Napp finish sand / cement render to front and marble dash or Napp finish sand / cement render to sides and rear. The exposed front portion of the render may be painted with colour selected to builder's choice.

Painting

All external timbers will be painted in undercoat and white coloured gloss or matt finish paint. Front external door to be painted in undercoat and gloss or matt finish paint with colour selected to builders choice, or stained with two coats of Sadolin stain, or similar.

All unfinished internal doors, skirting and architrave timbers will be painted in undercoat and white coloured gloss or matt finish paint alternatively woodwork may be stained and varnished.

All internal walls and ceilings will be painted in two coats of white coloured matt emulsion or a colour of builder's choice.

Tiling

Grosflex PVC panelling or similar fitted to all wall areas over the bath.

DRIVES AND PATHS

A concrete footpath or brick paving will be provided around accessible boundaries of the house subject to the builder's choice. Where appropriate, a gravelled driveway on 225 mm hardcore with edging kerb, 2.8 m wide, will be provided to the front of the house.

Public footpaths will be of concrete finish and public roads in tar macadam finish in accordance with requirements of Dundalk Town Council.

BOUNDARY FENCING

Front boundary will be open plan style with no boundary walls or fencing.

Rear boundary will consist of a fair-faced block work wall, (1.8 m high), or 1.8 m close boarded softwood timber fencing between concrete or timber posts or concrete panel fencing between concrete posts.

Screen walls to open space, public road or other public area will be constructed to a height of 1.8 m high above ground level, capped with a concrete coping, and a nap finish or pointed block work on the public side and pointed block work to private garden side and will be constructed where shown on layout drawing.

LANDSCAPING

Gardens are to be covered with topsoil, levelled and sown.