

OUTLINE SPECIFICATION:

Introduction
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:
Power Floated 150mm SLAB SAND Clean Pit Gravel and cement on 60mm Polystyrene insulation on Radon Barrier / D.P.M on 50 Sand Blinding on 150mm well compacted Hardcore to Engineers specifications and details. D.P.M to be brought vertical and lapped over D.P.C in walls.

Rising Walls:
ICF - insulated concrete form

Ground Floor:
Radon control systems 'Easi-Sump' Radon sump and 'Cap-Link' vent or similar fitted to manufacturers specifications & details.

First Floor:
ICF concrete cast floor. 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 d.p.c's to be inserted at all jambs to opes with 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
Nap render neutral colour finish on 300 ICF walls at the front of house, with darker grey colour to the south and east sides, please see 3D drawings.
Donegal Quartzite to the front (Grey/Brown colour)

Wall Ties(For Donegal Quartzite):
TO be stainless steel located at 600 cts. horizontally and 450mm cts vertically. Ties adajacnet to window openings to be located at 225cts vertically.

Roof:
Trocal, EPDM Membrane or Zinc Metal or PLX (Grey color)

Internal Walls:
to be 75x50 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 and bearing or pre-cast pre stressed concrete in accordance with the manufactures instructions.

Windows & Doors:
All windows & Doors to be double glazed. Windows to be side hung opening in sashes.
minimum opening section 800 x 500mm

All structural Timber:
to be pressure impregnated preservative treatment

Rainwater Goods:
Eaves gutter and rwp's shall comply with the requirements of I.S.71. All gutters to be 115mm square uPVC and downpipes to be 75mm square (Possibly hidden in insulation/render)

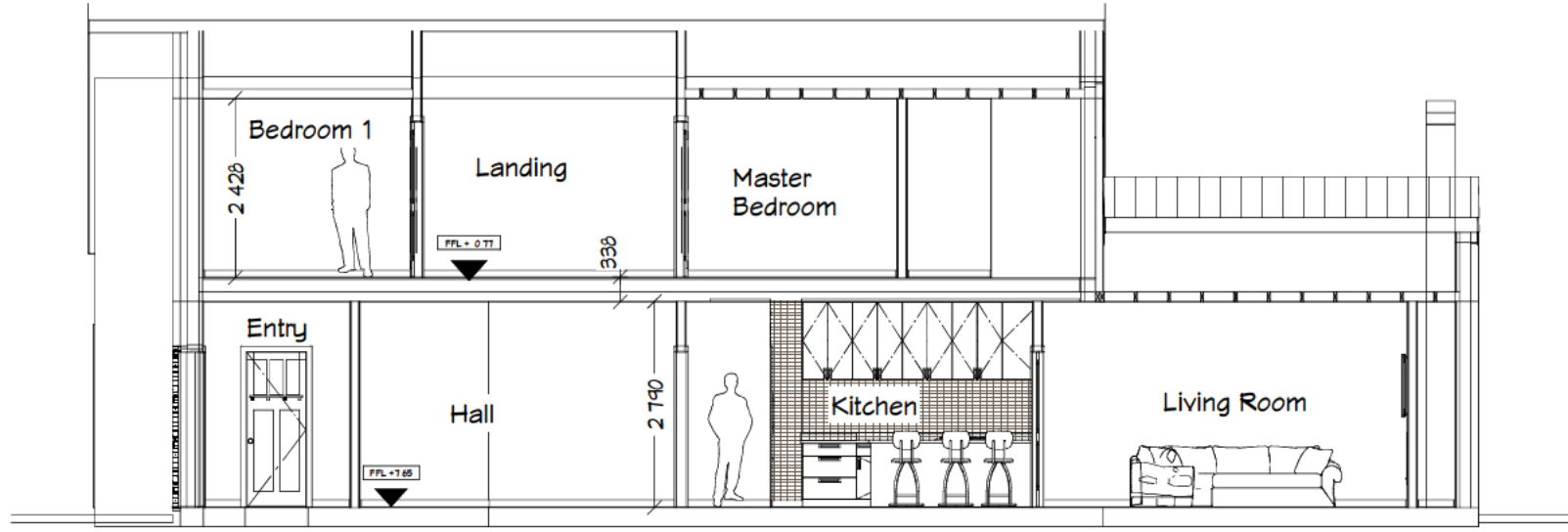
Chimney:
The requirements of Clause 2.15 of TGD to Part J of the Building Regulations 1997 to 2011 require that combustible material such as polystyrene insulation have at least the following separation distance:
a) 200mm from a flue

Driveway:
100mm concrete on 100 well compacted hardcore to paths. Provide Tarmac parking area as indicated

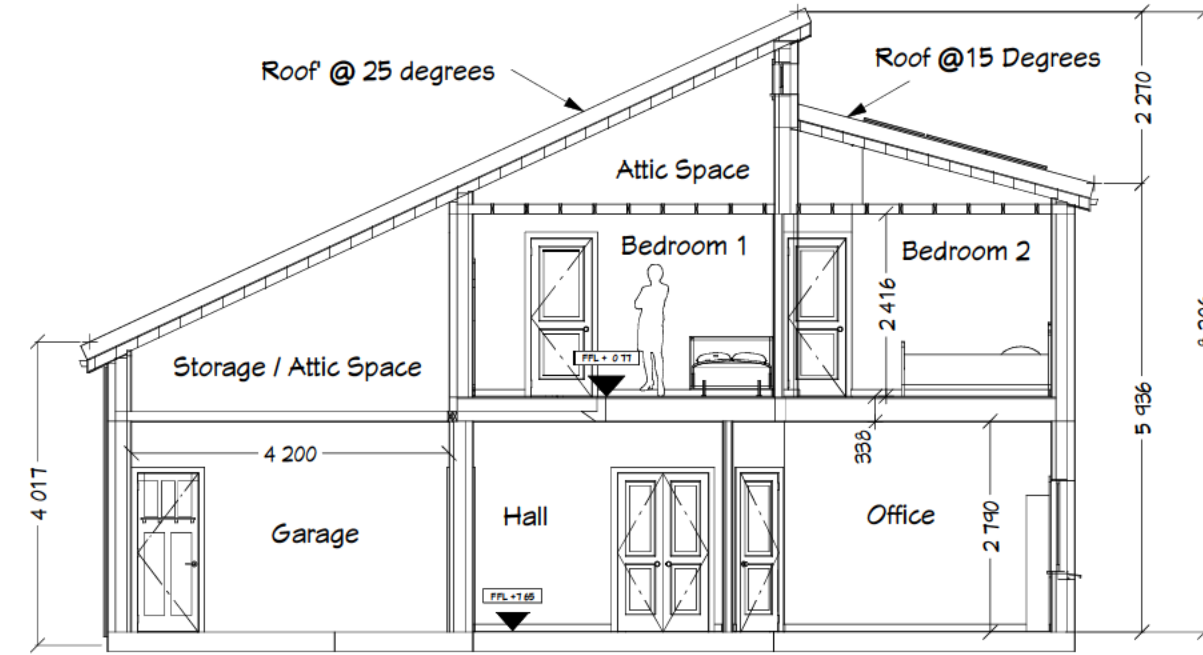
Sanitation Notes:
All waste pipes to be 32mm dia and all to have a min 75mm trap seals.

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 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

Services & Drainage
To local Authority requirements.
Form all necessary manholes and make necessary connections in 100mm PVC to manufacturers instructions. Provide and fit all AJS, Gullies and cleaning outlets as necessary.



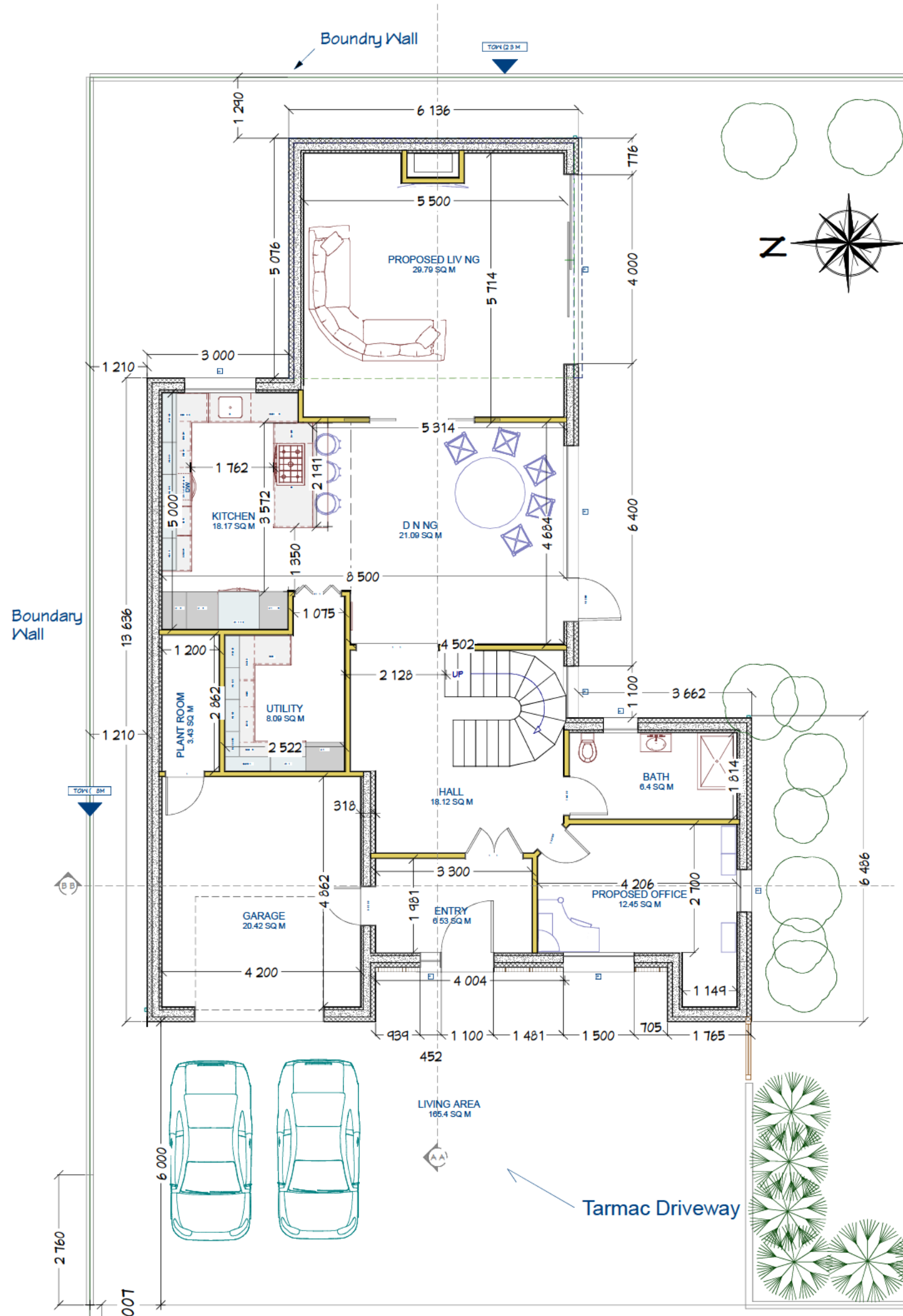
Section A-A



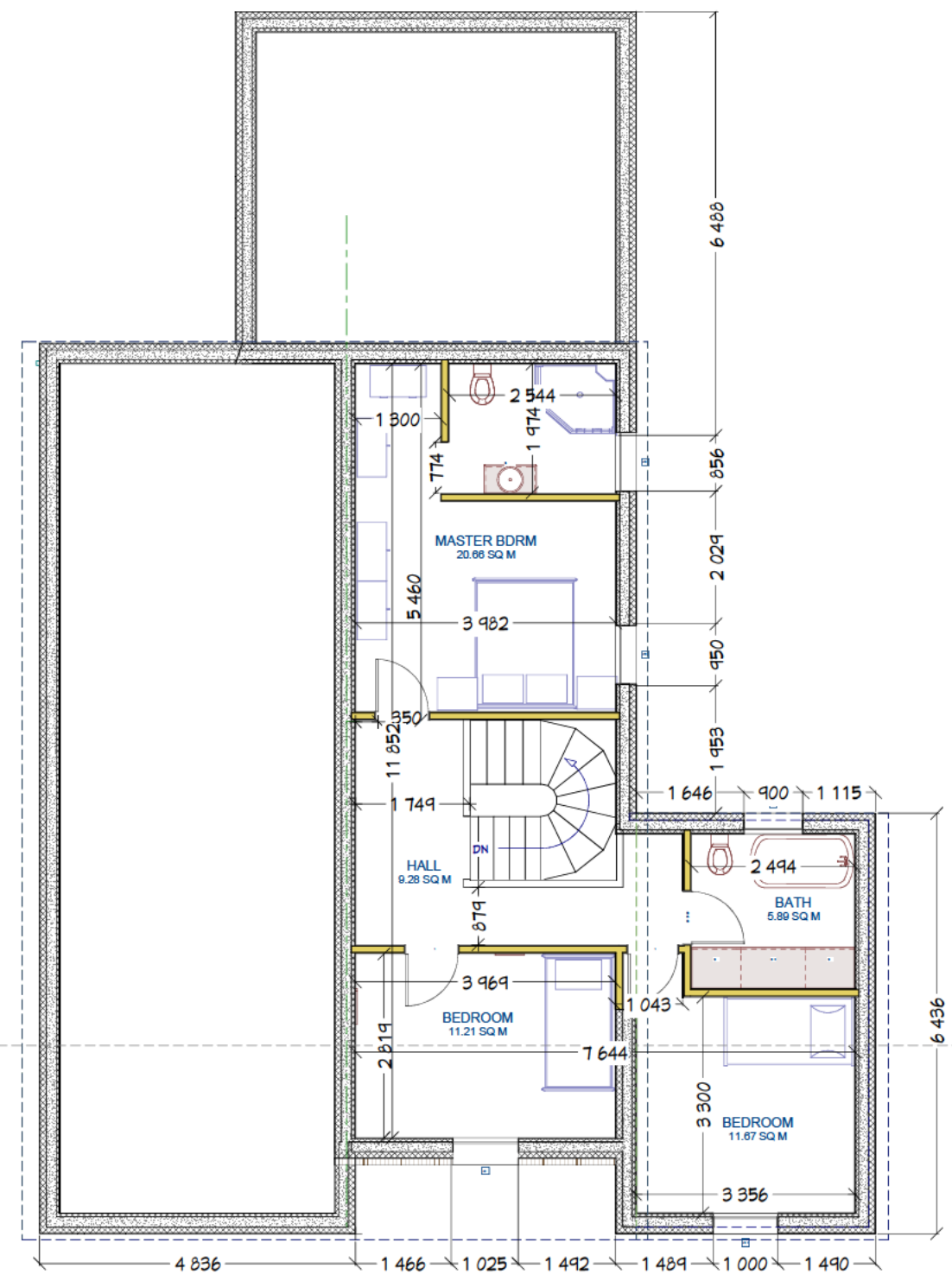
Section B-B



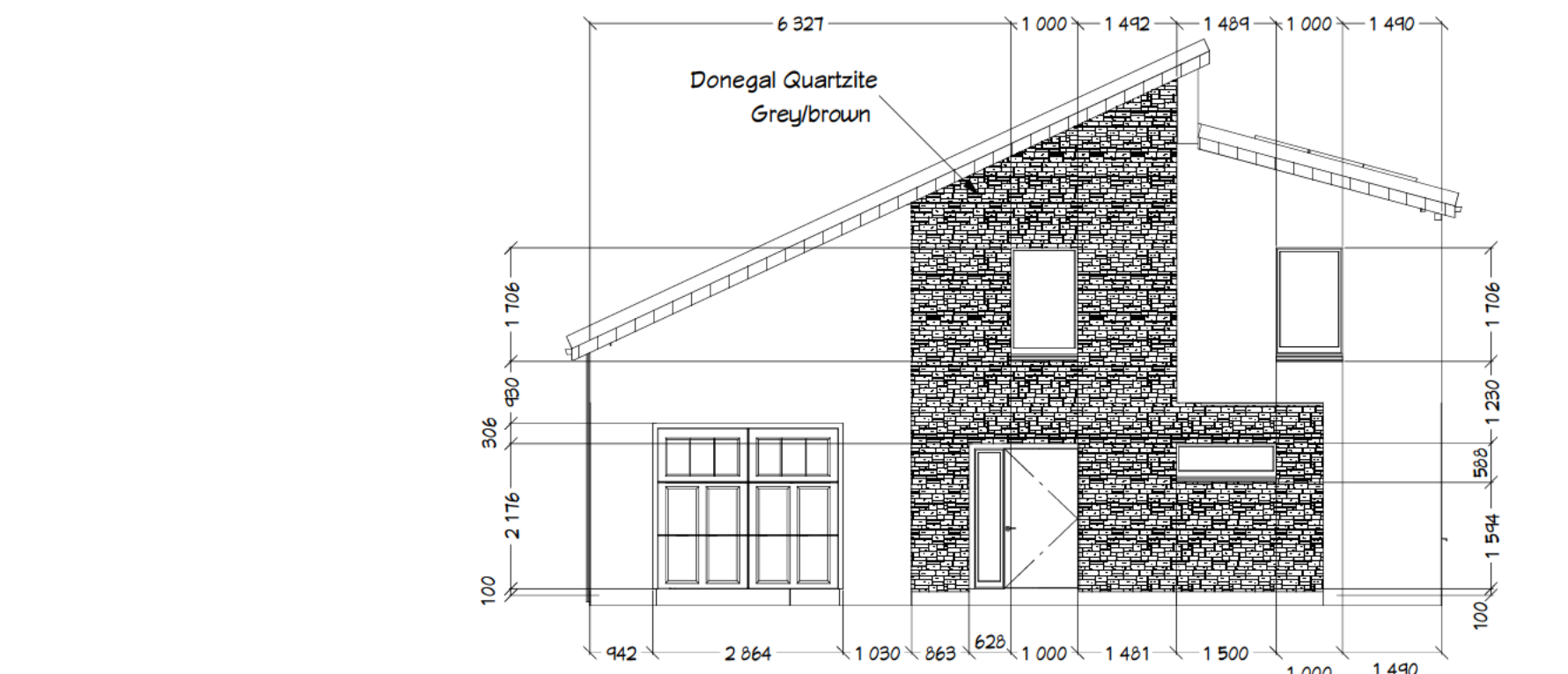
Overview



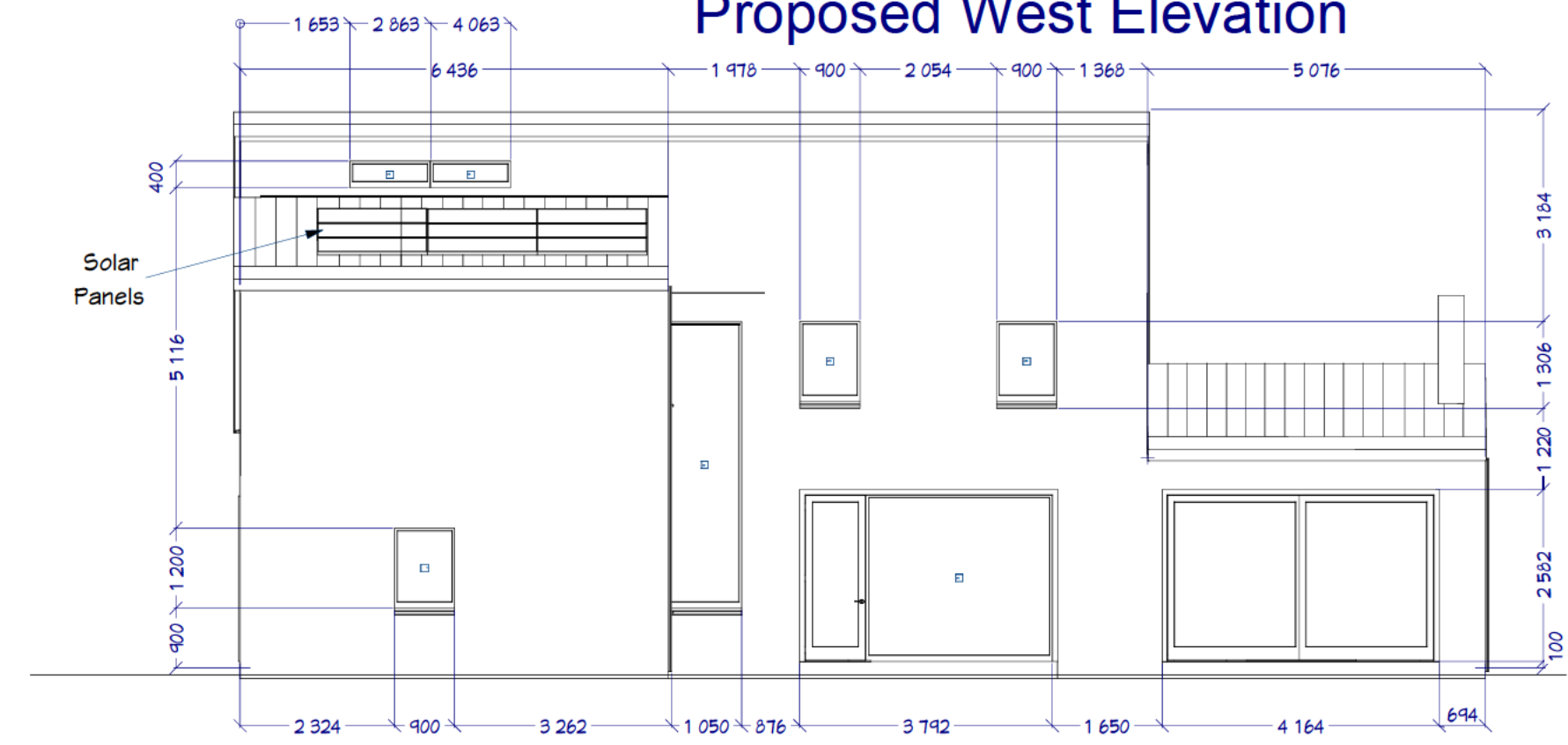
Proposed Ground Floor Plan(165M2)



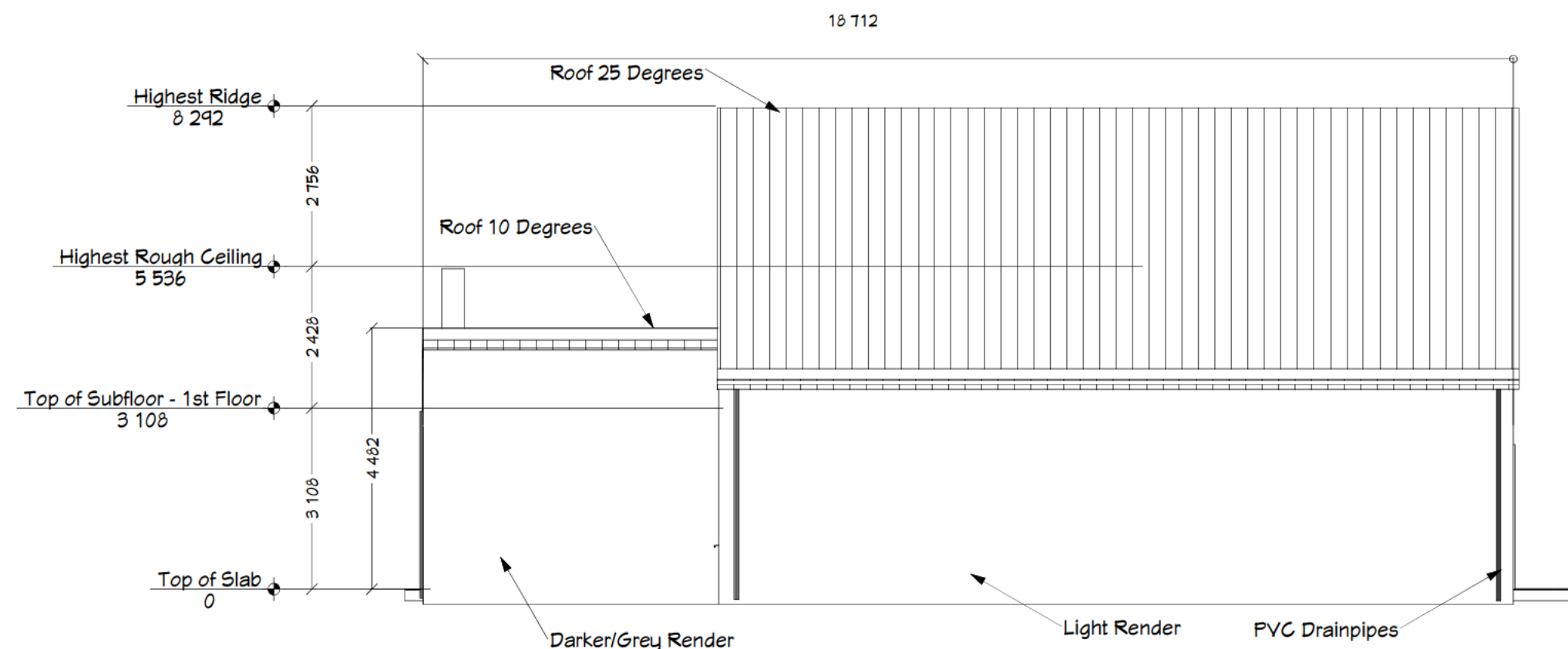
Proposed First Floor Plan (71M2)



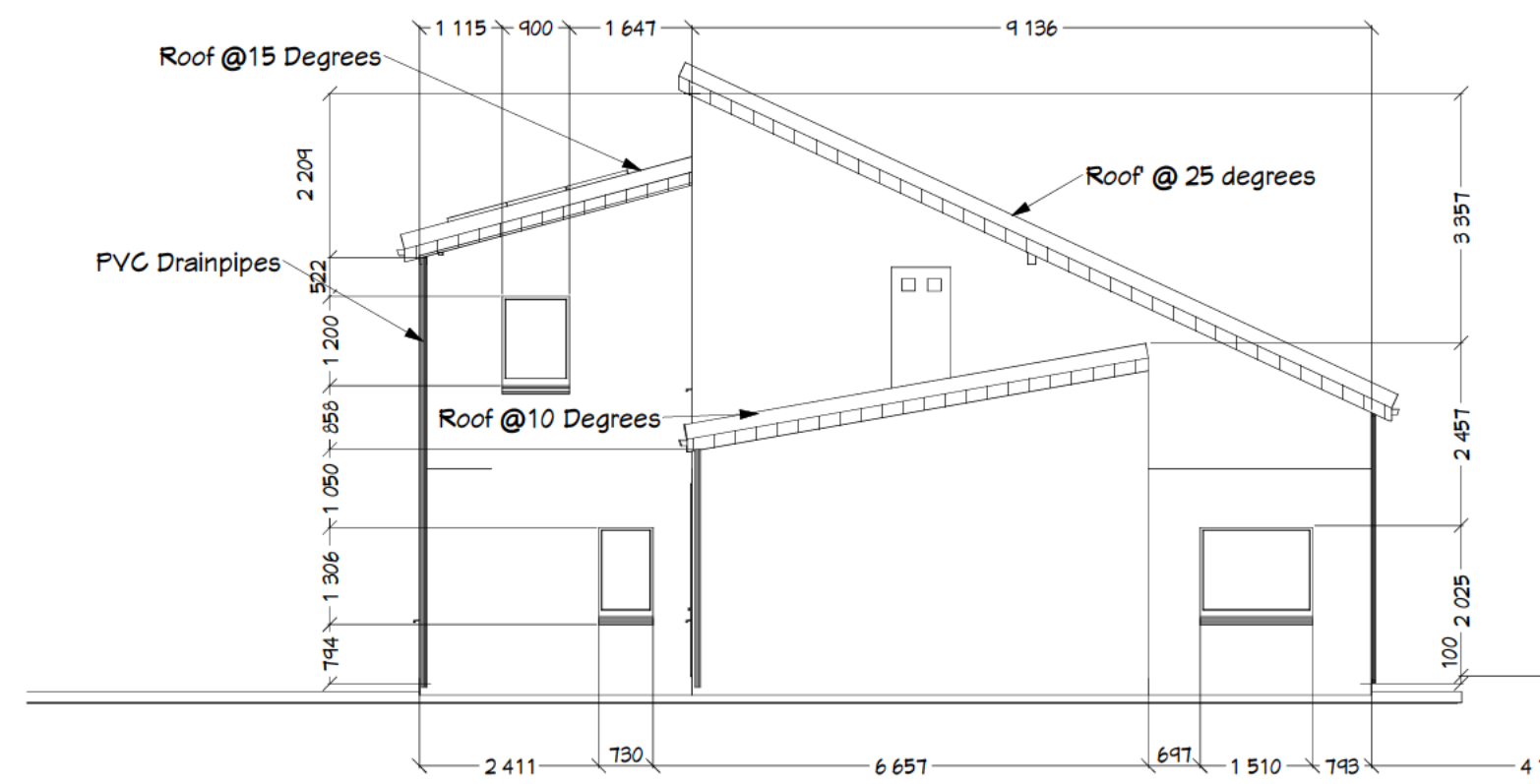
Proposed West Elevation



Proposed South Elevation



Proposed North Elevation



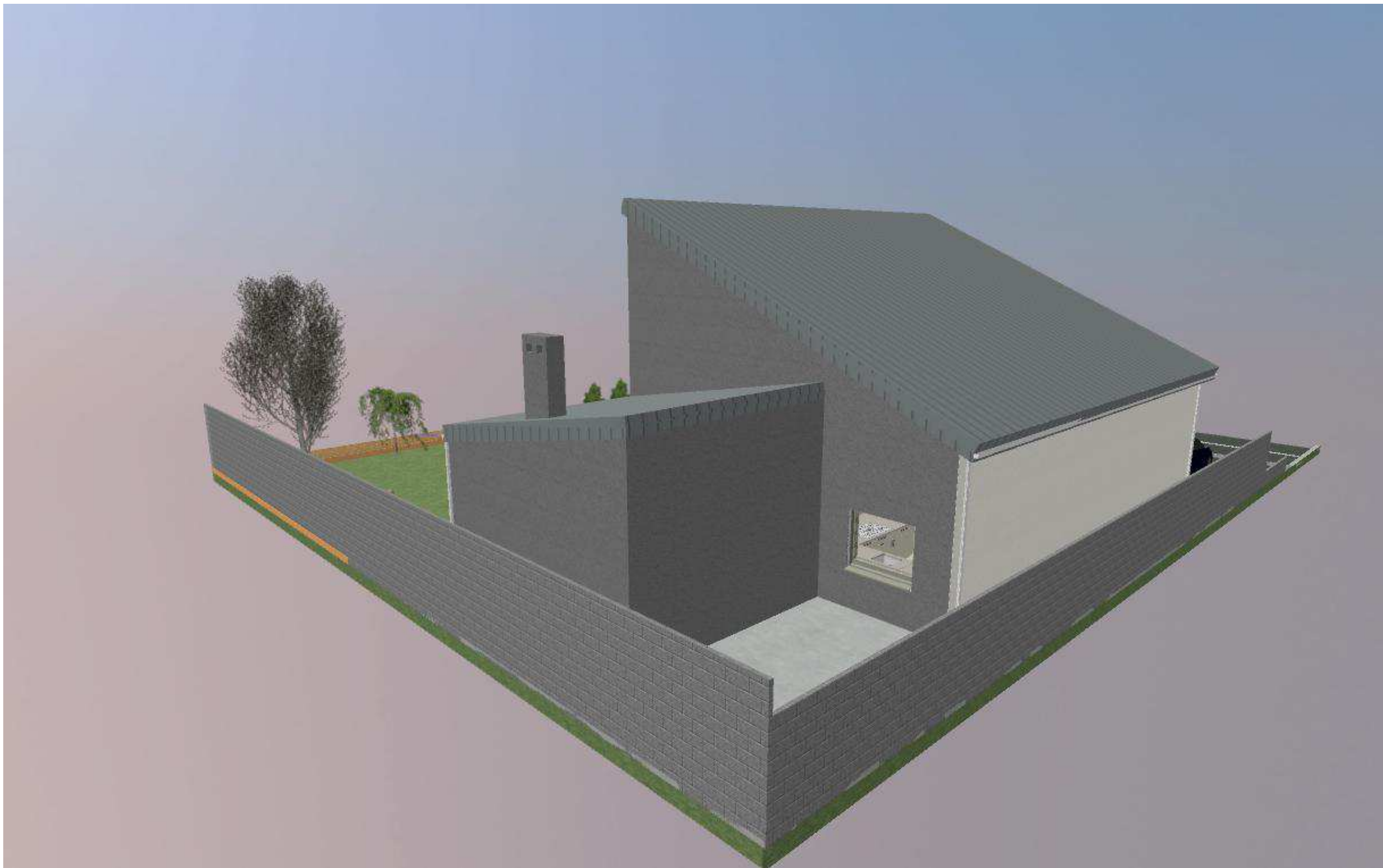
Proposed East Elevation



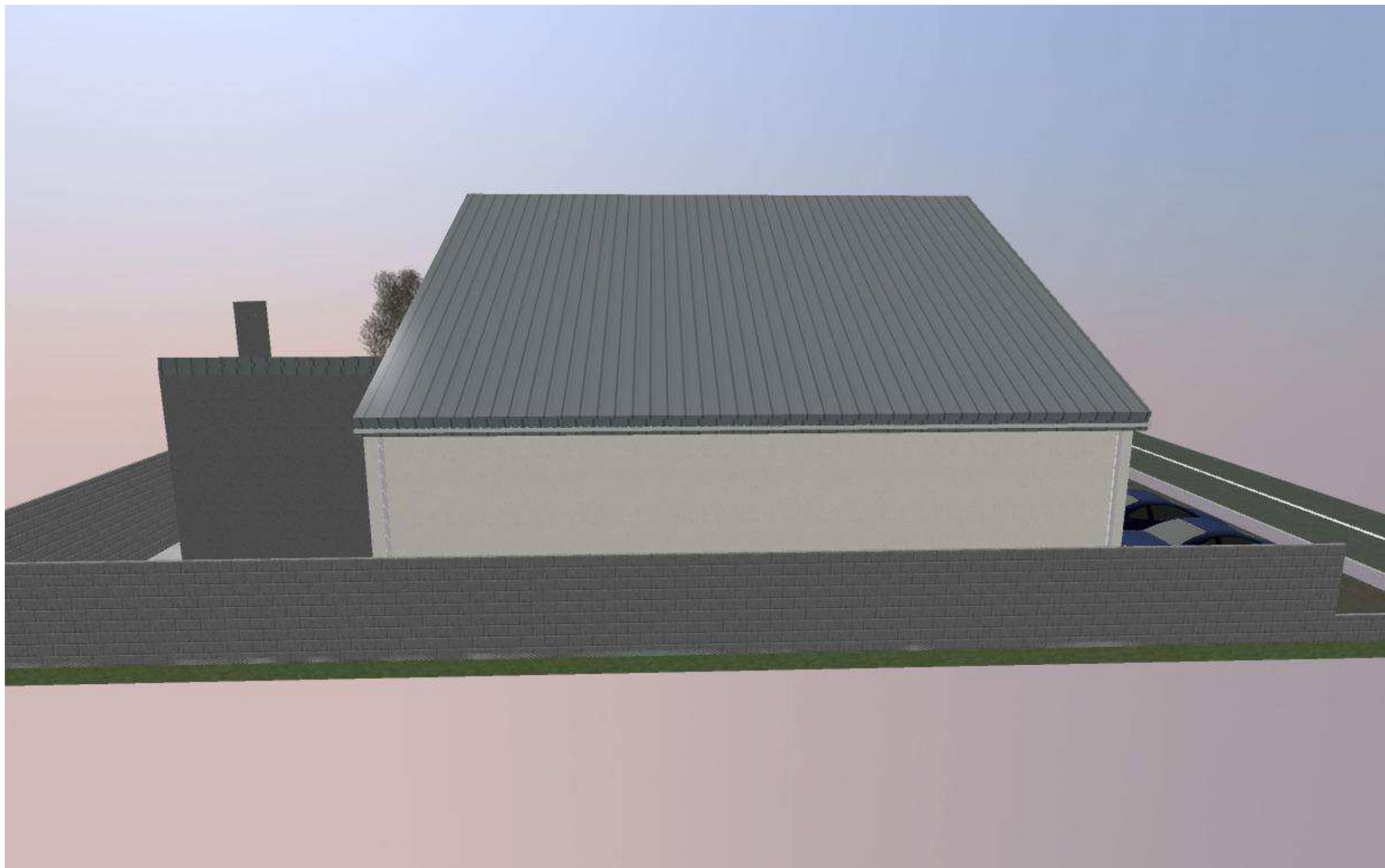
View of Entrance/Street



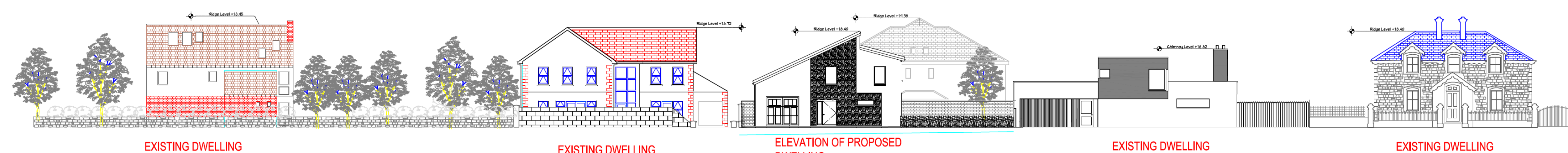
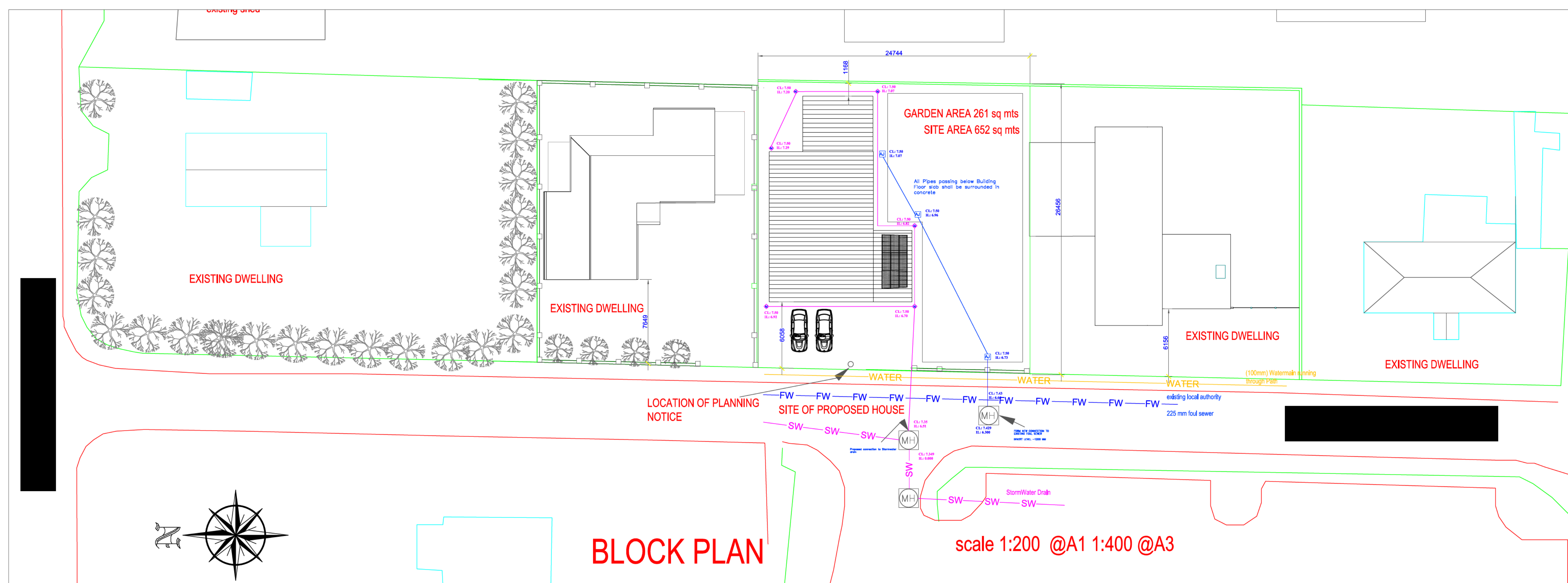
View of Garden



View from North-East



View from North



ELEVATION IN CONTEXT

scale 1:200 @A1 1:400 @A3