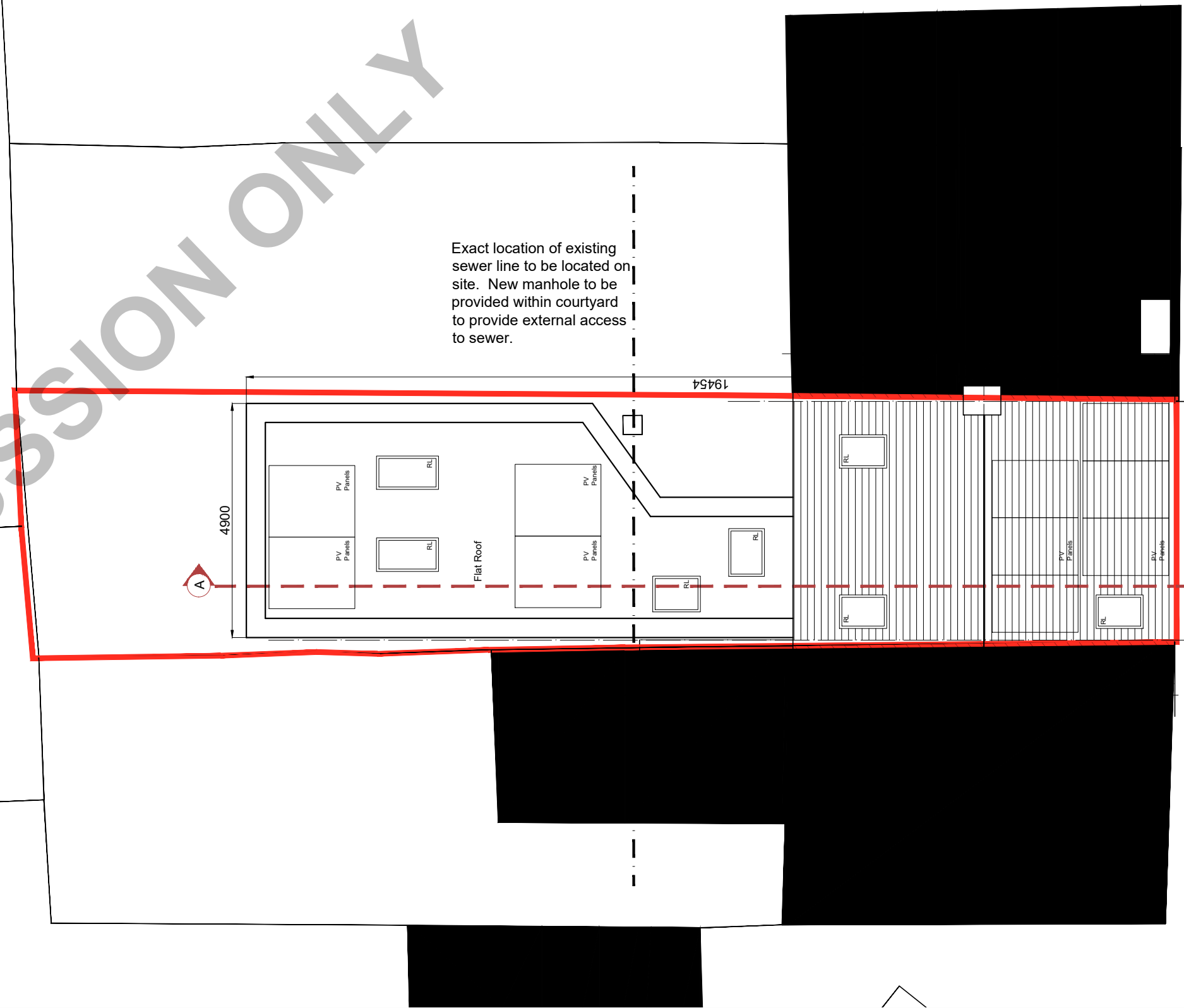


FOR DISCUSSION ONLY

Exact location of existing sewer line to be located on site. New manhole to be provided within courtyard to provide external access to sewer.



HAWTHORN AVENUE

Proposed Site Layout (scale 1:100)

Design Team

plan 8
Church Road, Delgany,
Co. Wicklow. A63 K710

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W. www.plan8.ie

Drawing Revisions

REF. DESCRIPTION DATE

Client

Strange Ways Ltd.

Project Title

Renovation at No. 3 Hawthorn Ave.,
East Wall,
Dublin 3.

Drawing Title

Site Layout

DRAWN BY: JMW CHECKED BY: JAA REV. 1 JOB NO. Mc016 STATUS Tender DRG. NO. 02 SCALE 1:100 DATE 07.11.23

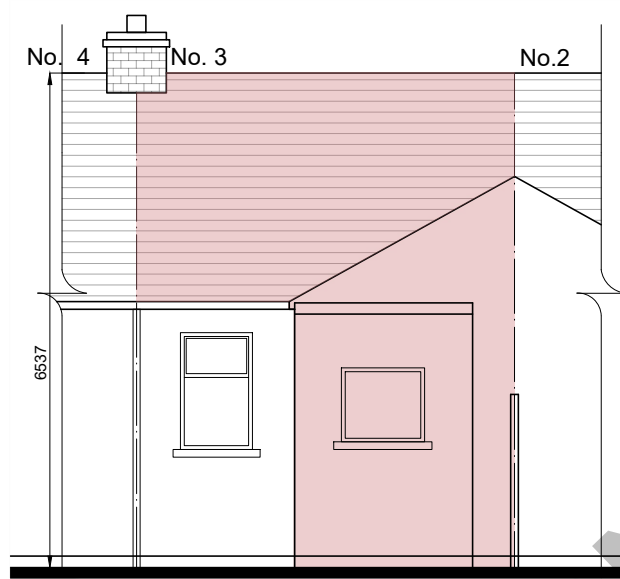
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Report all discrepancies to architect immediately. This drawing is to be read with all related architects and engineers drawings and other relevant information

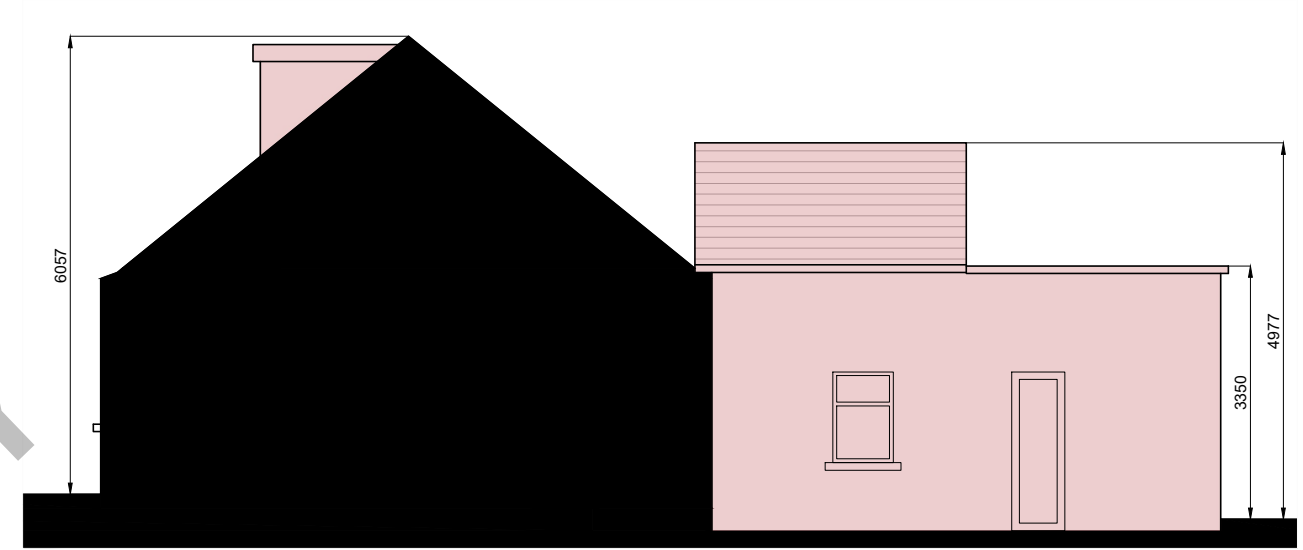




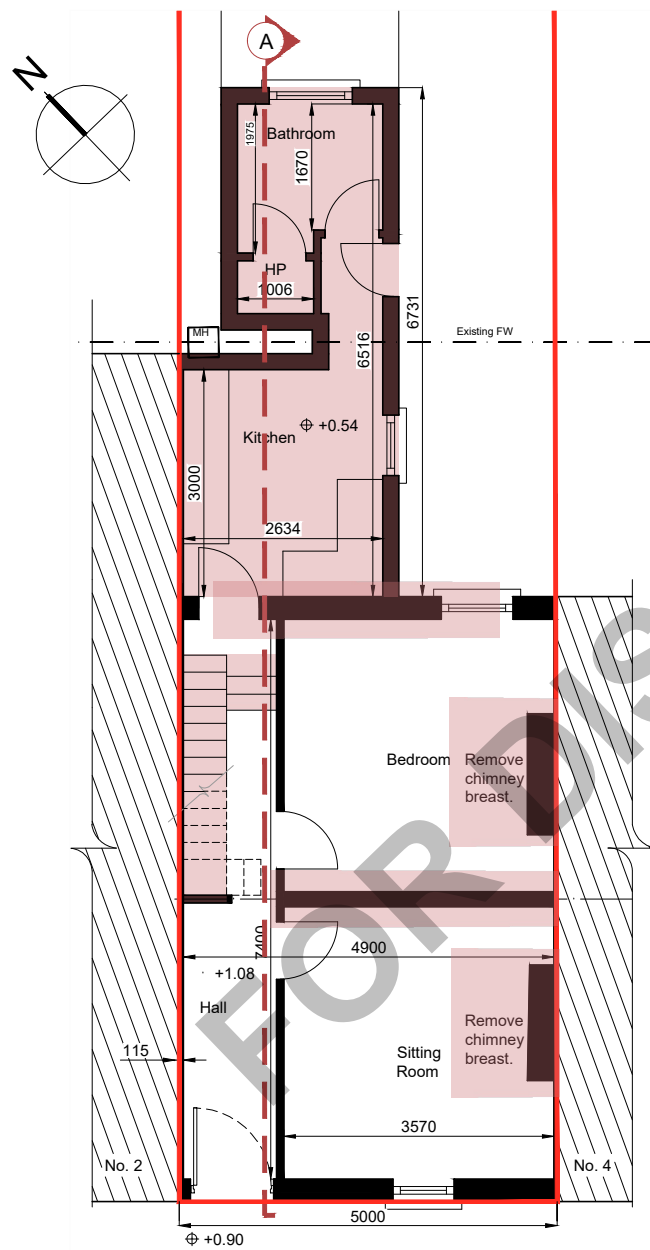
Existing South/Front Elevation (scale 1:100)



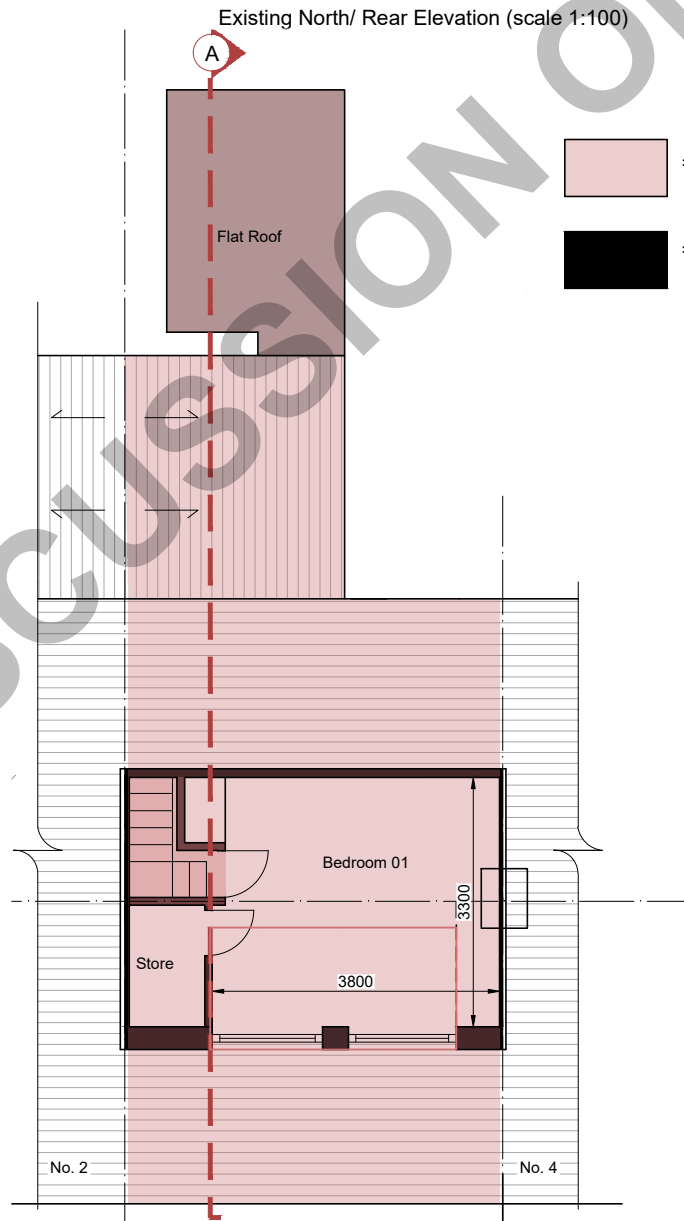
Existing North/ Rear Elevation (scale 1:100)



Existing East/Side Elevation (scale 1:100)

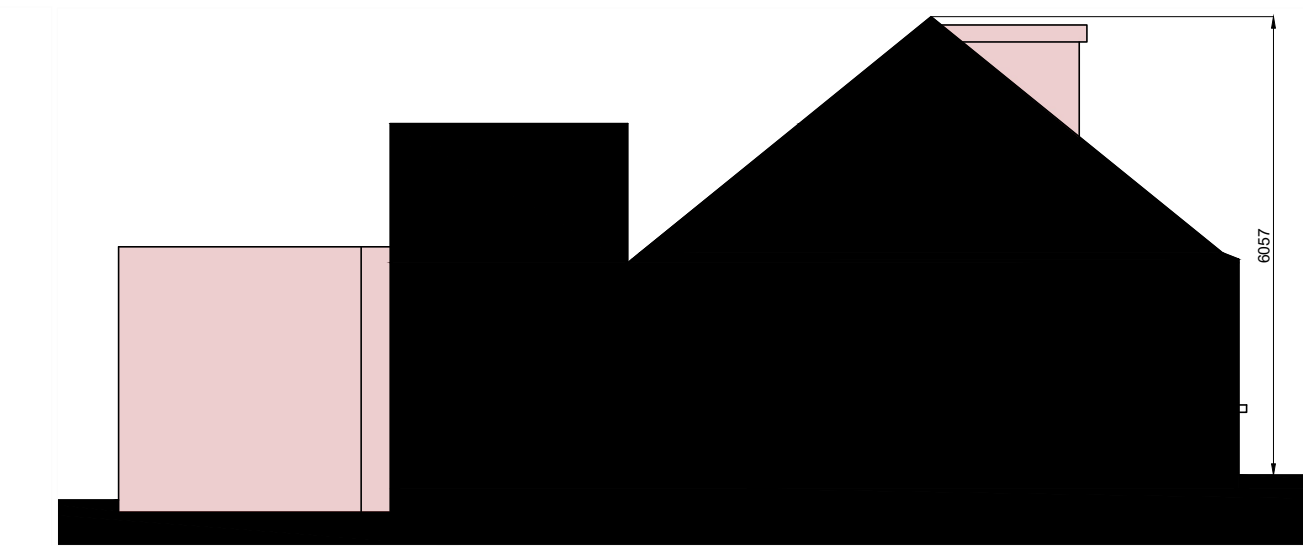


Existing Ground Floor Plan (scale 1:100)

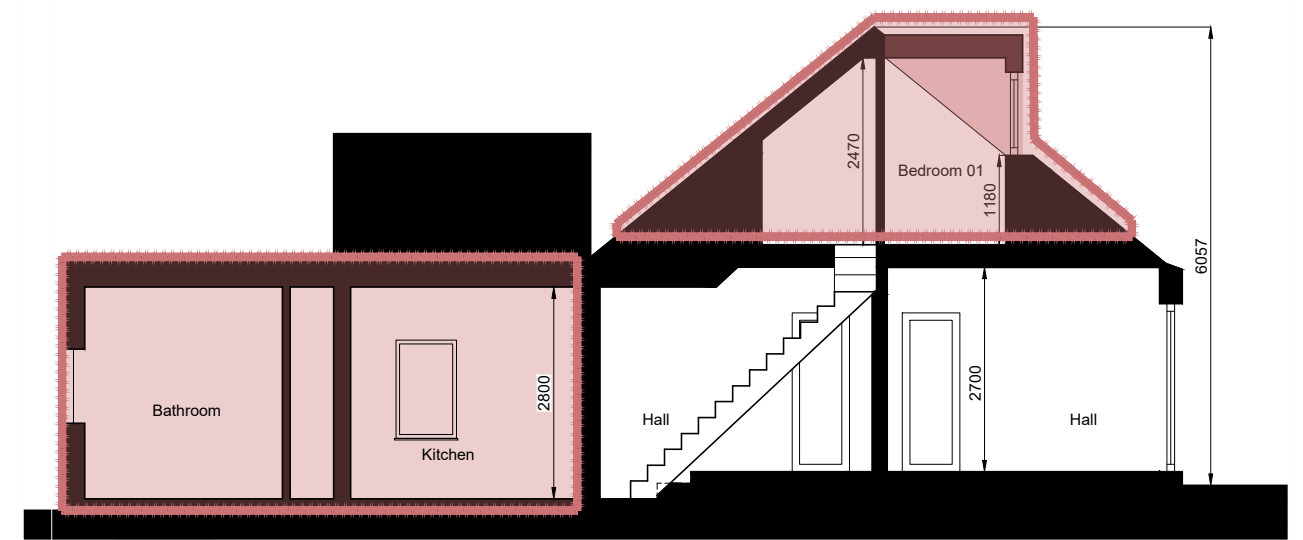


Existing First Floor Plan (scale 1:100)

- = Areas to be Demolished
- = Existing



Existing West/Side Elevation (scale 1:100)



Existing Section A (scale 1:100)

Design Team

plan 8
Church Road, Delgany,
Co. Wicklow. A63 K710

Drawing Revisions

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Client

Strange Ways Ltd.

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Renovation at No. 3 Hawthorn Ave.,
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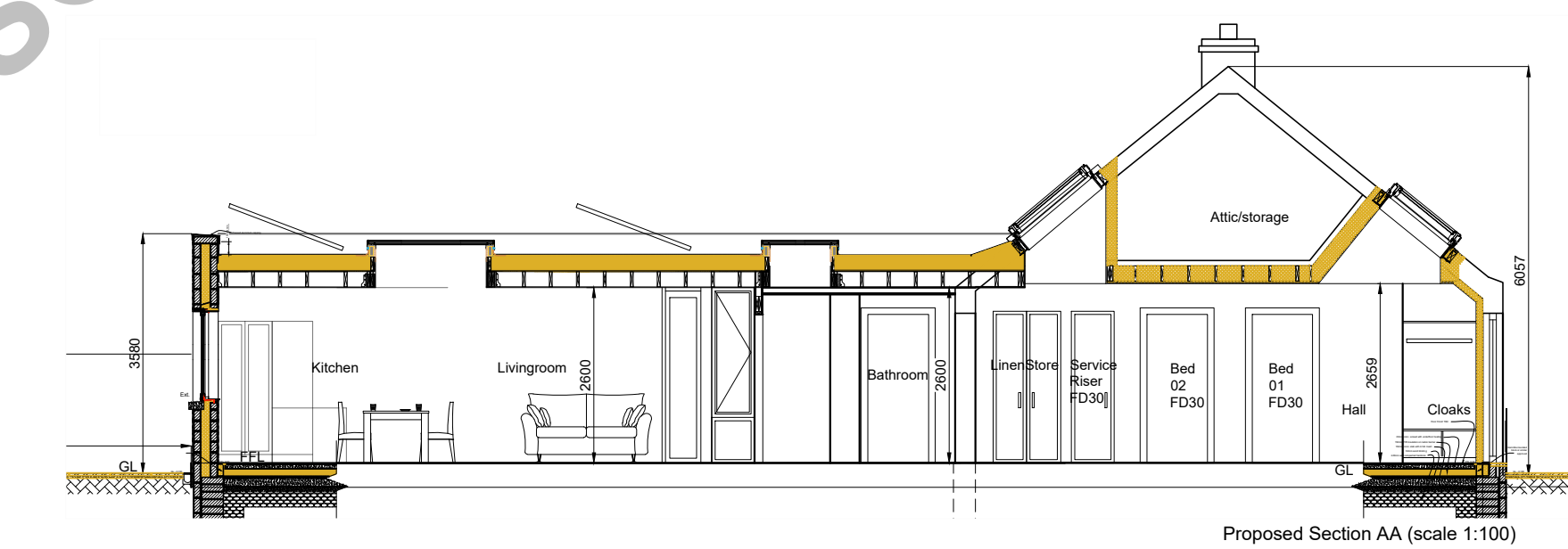
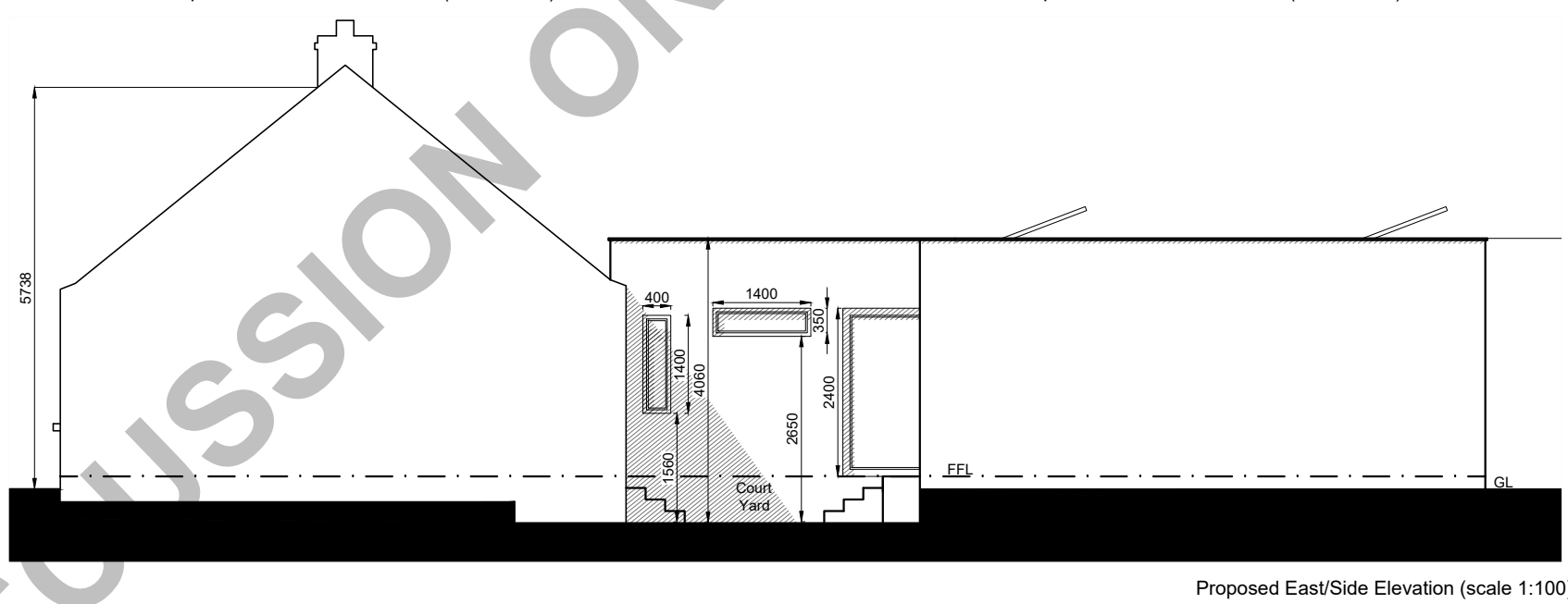
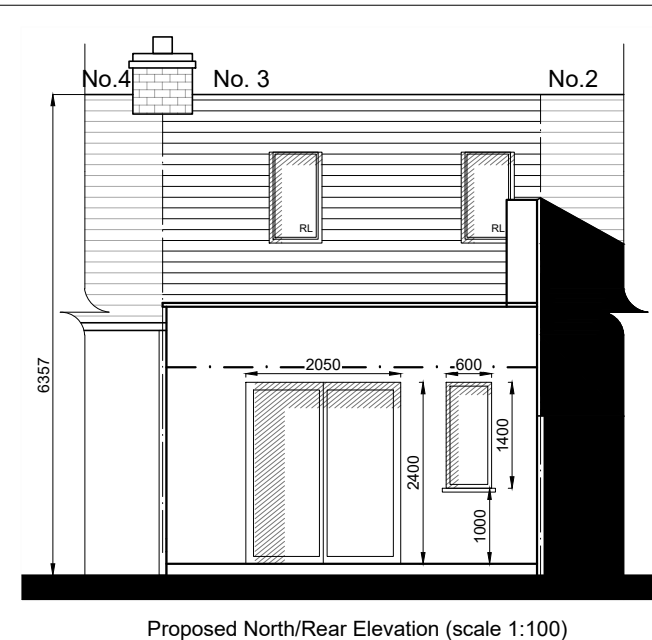
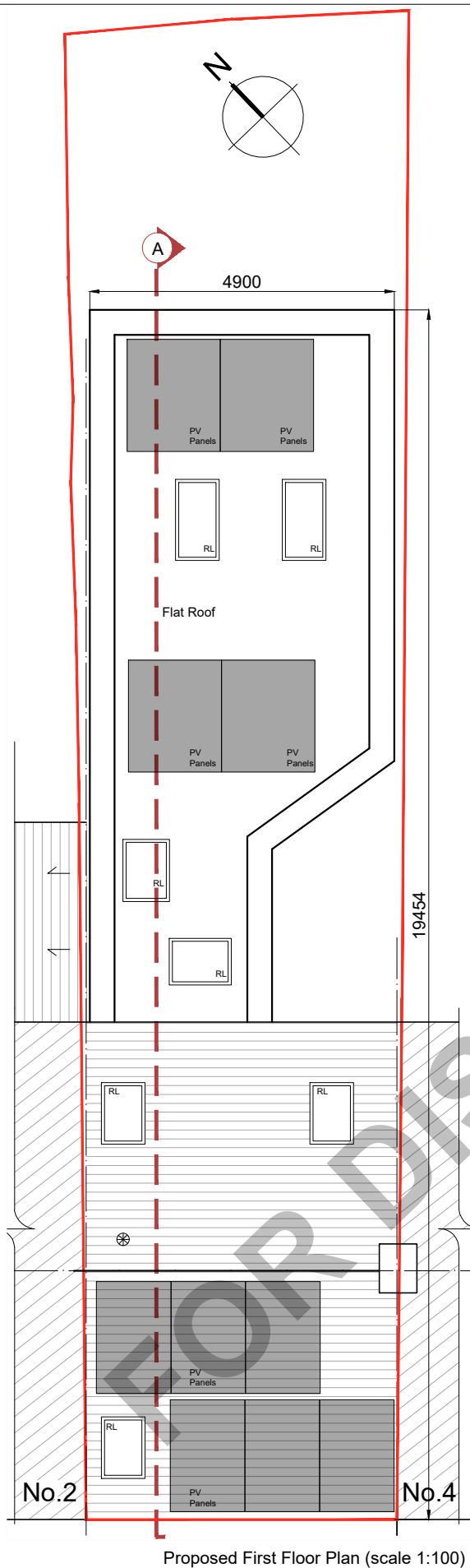
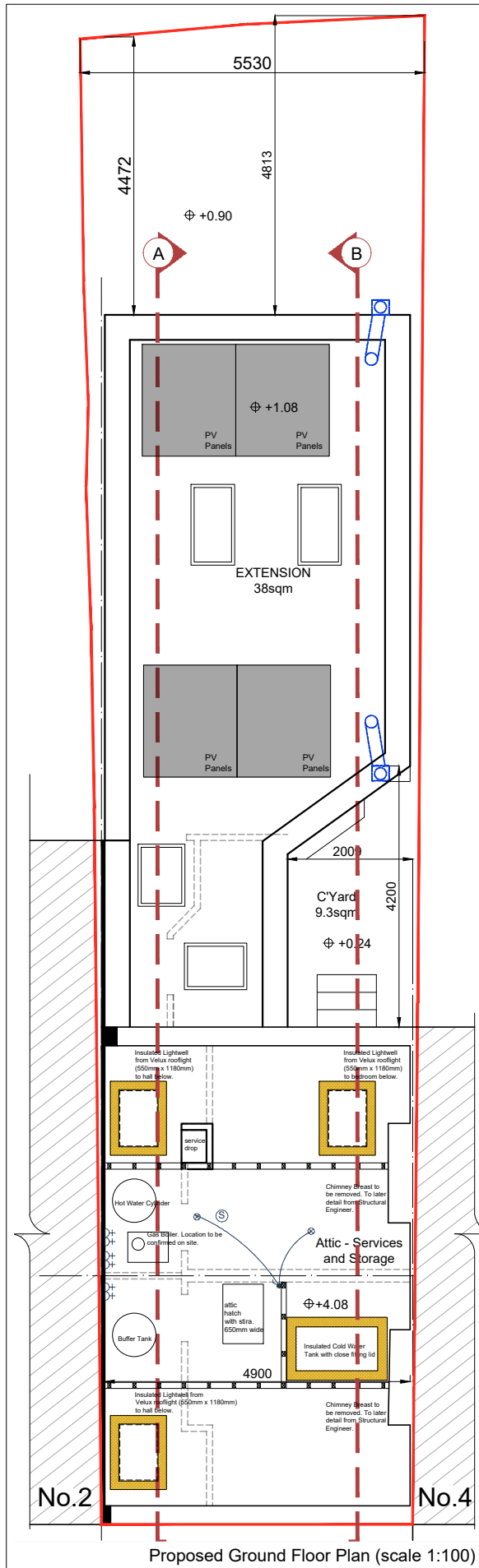
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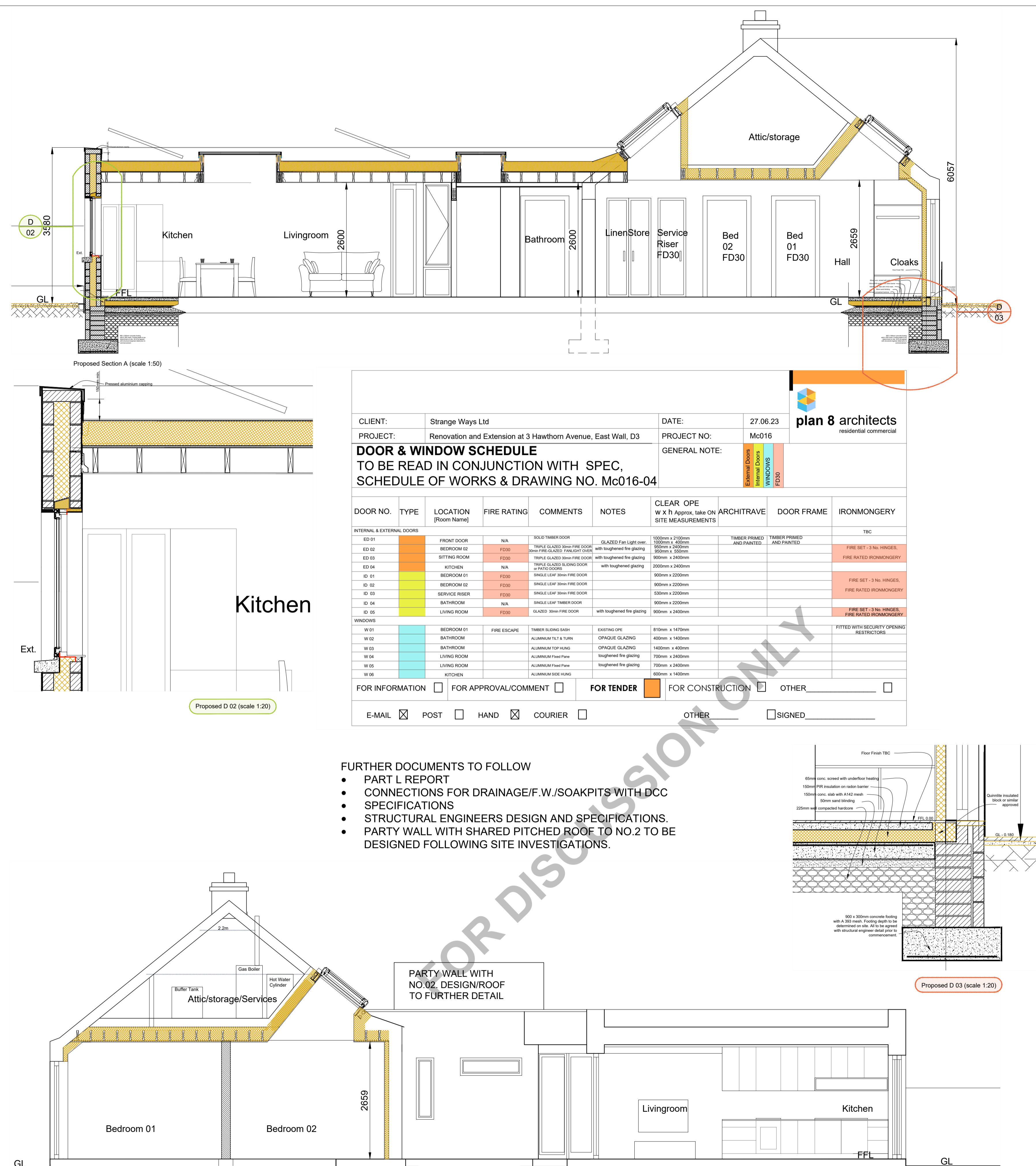
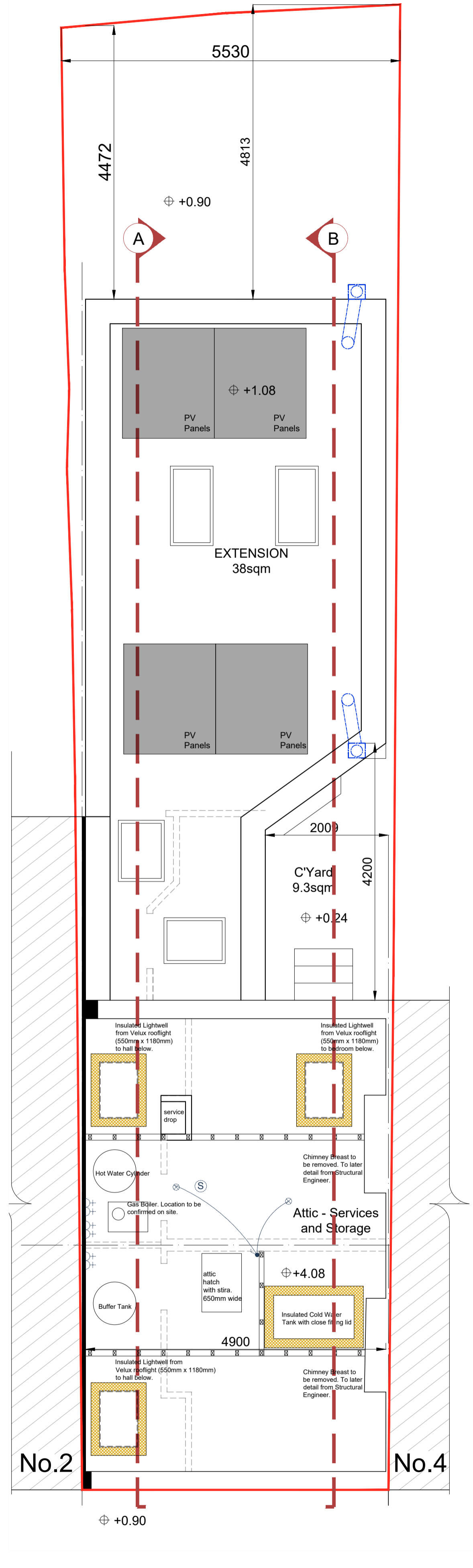
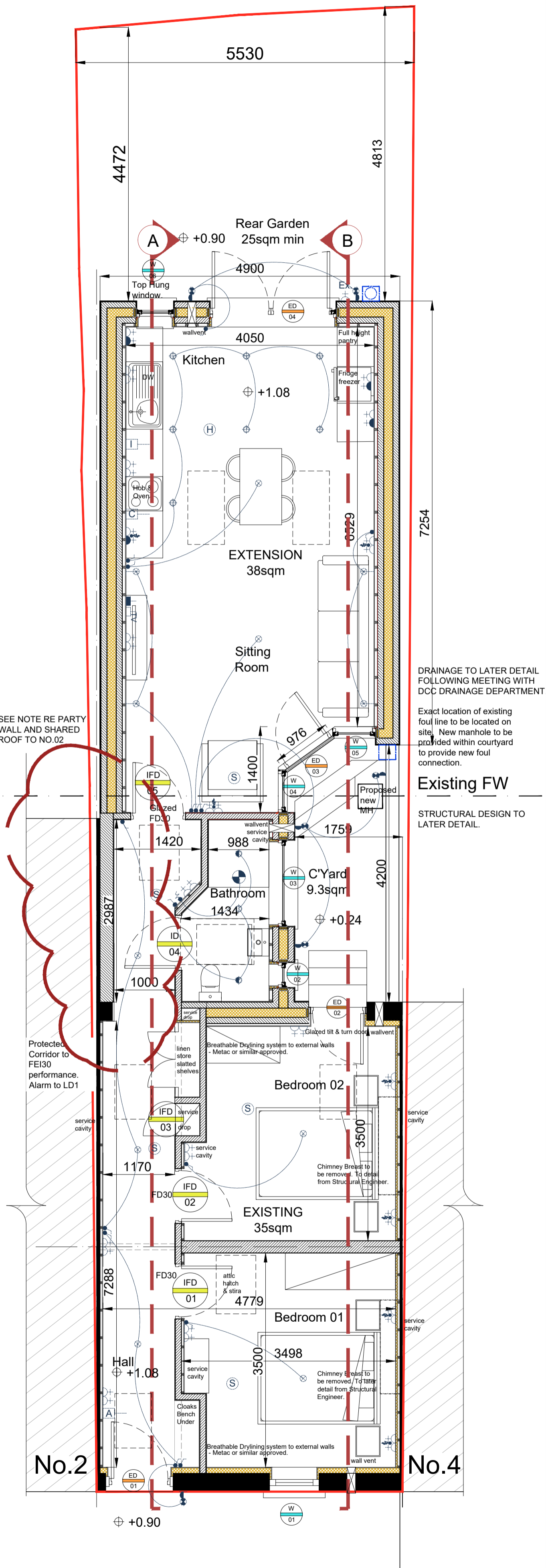
Existing Drawings - Demolitions

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DRAWN BY	CHECKED BY	REV.	JOB NO.	STATUS	DRG. NO.	SCALE	DATE
IMW	IAA	-	Mc016	TENDER	03	1:100	07.11.23





plan 8 architects
residential commercial

CLIENT: Strange Ways Ltd DATE: 27.06.23
PROJECT: Renovation and Extension at 3 Hawthorn Avenue, East Wall, D3 PROJECT NO: Mc016
GENERAL NOTE: [Color-coded legend for External Doors, Internal Doors, Windows, and FD30]

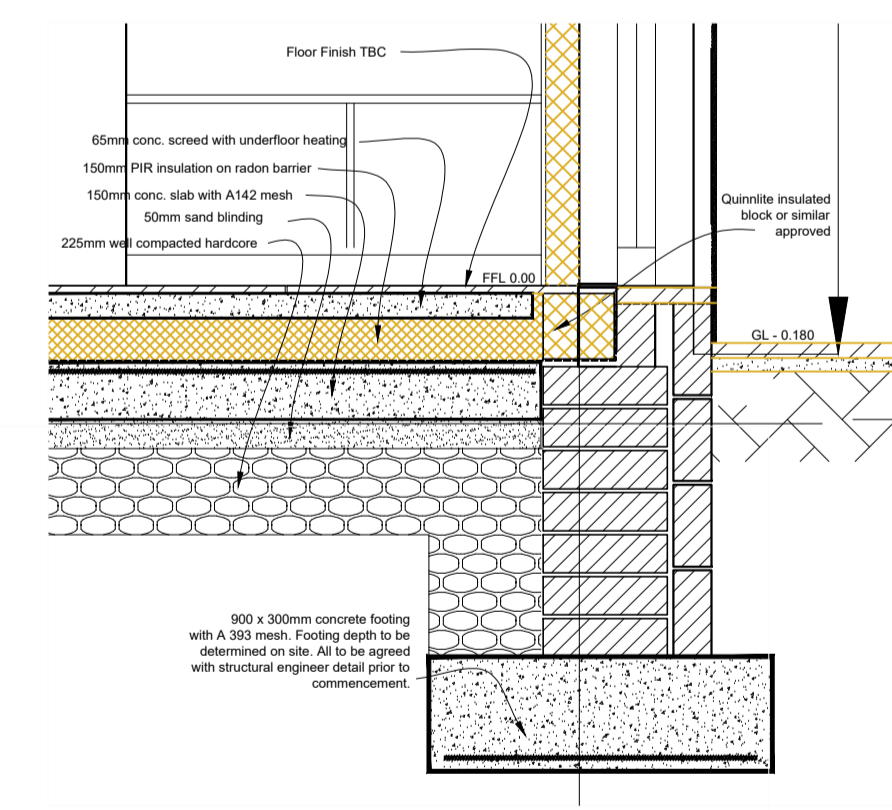
DOOR & WINDOW SCHEDULE
TO BE READ IN CONJUNCTION WITH SPEC, SCHEDULE OF WORKS & DRAWING NO. Mc016-04

DOOR NO.	TYPE	LOCATION (Room Name)	FIRE RATING	COMMENTS	NOTES	CLEAR OPE W x H Approx. take ON SITE MEASUREMENTS	ARCHITRAVE	DOOR FRAME	IRONMONGERY
INTERNAL & EXTERNAL DOORS									
ED 01	FRONT DOOR	N/A	SOLID TIMBER DOOR	GLAZED Fan Light over	1000mm x 2100mm	TIMBER PRIMED AND PAINTED	TIMBER PRIMED AND PAINTED	TBC	
ED 02	BEDROOM 02	FD30	TRIPLE GLAZED 30mm FIRE DOOR with toughened fire glazing	900mm x 2400mm				FIRE SET - 3 No. HINGES, FIRE RATED IRONMONGERY	
ED 03	SITTING ROOM	FD30	TRIPLE GLAZED 30mm FIRE DOOR with toughened fire glazing	900mm x 2400mm				FIRE RATED IRONMONGERY	
ED 04	KITCHEN	N/A	TRIPLE GLAZED SLIDING DOOR w/ PIVOT DOORS	with toughened glazing	2000mm x 2400mm				
ID 01	BEDROOM 01	FD30	SINGLE LEAF 30mm FIRE DOOR	900mm x 2200mm				FIRE SET - 3 No. HINGES, FIRE RATED IRONMONGERY	
ID 02	BEDROOM 02	FD30	SINGLE LEAF 30mm FIRE DOOR	900mm x 2200mm				FIRE SET - 3 No. HINGES, FIRE RATED IRONMONGERY	
ID 03	SERVICE RISER	FD30	SINGLE LEAF 30mm FIRE DOOR	530mm x 2200mm				FIRE SET - 3 No. HINGES, FIRE RATED IRONMONGERY	
ID 04	BATHROOM	N/A	SINGLE LEAF TIMBER DOOR	900mm x 2200mm				FIRE SET - 3 No. HINGES, FIRE RATED IRONMONGERY	
ID 05	LIVING ROOM	FD30	GLAZED 30mm FIRE DOOR with toughened fire glazing	900mm x 2400mm				FIRE SET - 3 No. HINGES, FIRE RATED IRONMONGERY	
WINDOWS									
W 01	BEDROOM 01	FIRE ESCAPE	TIMBER SLIDING SASH	810mm x 1410mm				FITTED WITH SECURITY OPENING RESTRICTORS	
W 02	BATHROOM		ALUMINUM TILT & TURN	400mm x 1400mm					
W 03	BATHROOM		ALUMINUM TOP HANG	1400mm x 400mm					
W 04	LIVING ROOM		ALUMINUM Fixed Pane	toughened fire glazing	700mm x 2400mm				
W 05	LIVING ROOM		ALUMINUM Fixed Pane	toughened fire glazing	700mm x 2400mm				
W 06	KITCHEN		ALUMINUM SIDE HUNG	600mm x 1400mm					

FOR INFORMATION FOR APPROVAL/COMMENT FOR TENDER FOR CONSTRUCTION OTHER

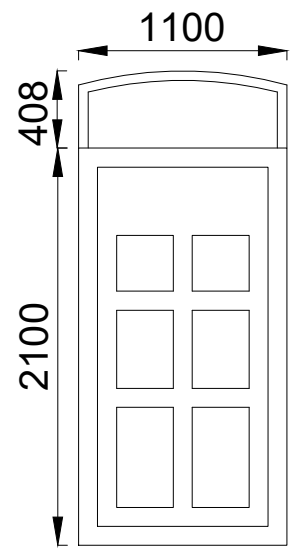
E-MAIL POST HAND COURIER OTHER SIGNED

- FURTHER DOCUMENTS TO FOLLOW**
- PART L REPORT
 - CONNECTIONS FOR DRAINAGE/F.W./SOAKPITS WITH DCC
 - SPECIFICATIONS
 - STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS.
 - PARTY WALL WITH SHARED PITCHED ROOF TO NO.2 TO BE DESIGNED FOLLOWING SITE INVESTIGATIONS.

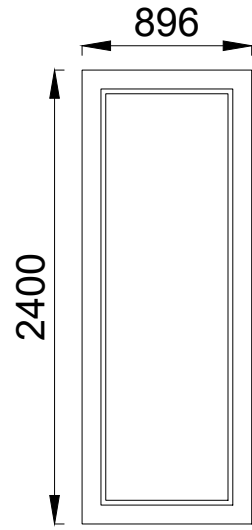


PARTY WALL WITH NO.02. DESIGN/ROOF TO FURTHER DETAIL

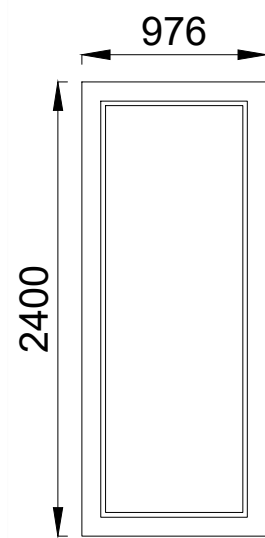
All drawings to be read in conjunction with specification and schedule of works.



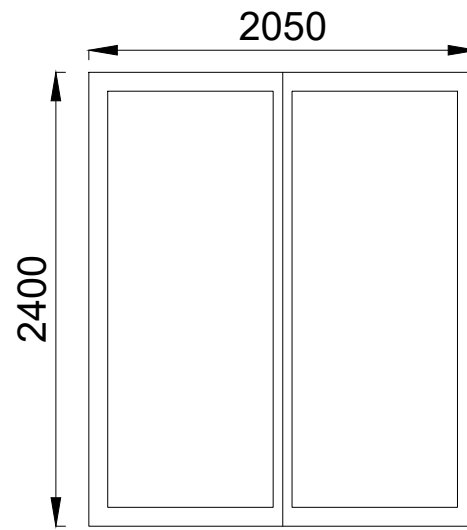
ED 01
Front Door
Min U-Value 1.4 W/m²k
TGD Part L 2022



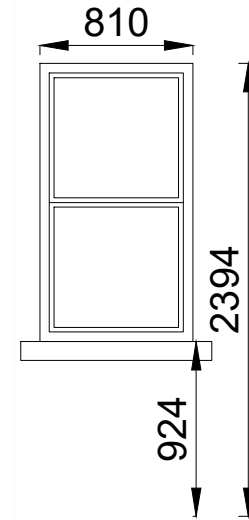
ED 02
Bedroom
Rear Elevation
Min U-Value 1.4 W/m²k
TGD Part L 2022



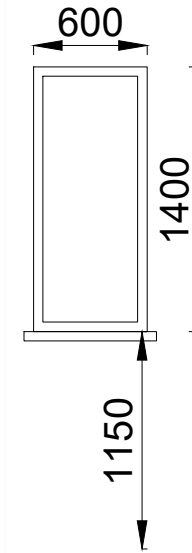
ED 03
Sitting Room
Rear Elevation
Min U-Value 1.4 W/m²k
TGD Part L 2022



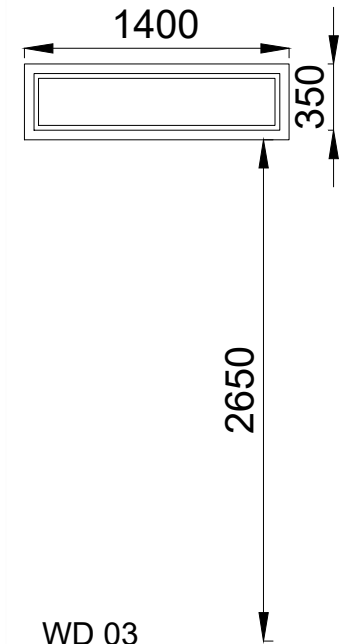
ED 04
Kitchen
Rear Elevation
Min U-Value 1.4 W/m²k
TGD Part L 2022



WD 01
Sash window
Fire Egress Window
as per TGD B 2016
Min U-Value 1.2 W/m²k



WD 02
Bathroom
Opaque Glazed
Side hung
Min U-Value 1.2 W/m²k



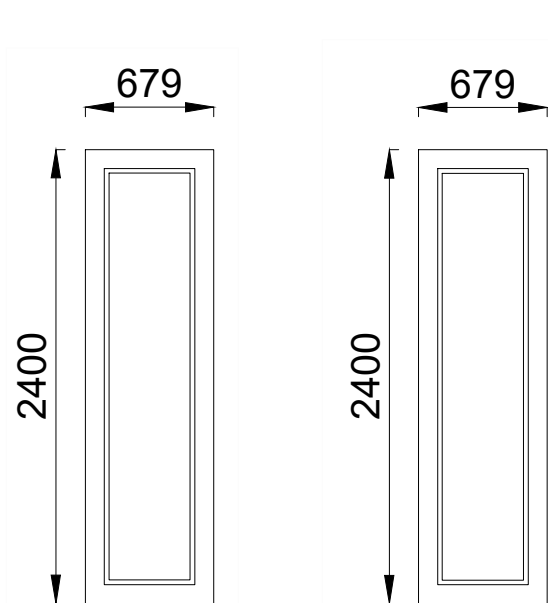
WD 03
Bathroom
Opaque Glazed
Top hung
Min U-Value 1.2 W/m²k

NOTES

This drawing to be used for reference and coordination purposes only. All measurements to be taken on site by manufacturer. Elevation images are external. All windows and doors to comply with all relevant Irish standards and current building regulations and current TGD documents. All windows and doors and roof lights to be fully weather sealed internally and externally. All air tightness requirements to be met.

FIRE ESCAPE:
All habitable rooms The window should have an openable section which can provide an unobstructed clear open area of at least 0.33 m² with a minimum width and height of 450mm. The opening section should be capable of remaining in the position which provides this minimum clear open area. The bottom of the window opening should be not more than 1100 mm and in the case of a rooflight not less than 600 mm above the floor, immediately inside or beneath the window or rooflight.

Restrictors:
In dwellings where a window has an opening section through which a person may fall, (having particular regard to children under five years old), and is more than 1400mm above external ground level, suitable safety restrictors should be provided. The opening section of the window should be secured by means of fastenings which are readily openable from the inside and should be fitted with safety restrictors. Restrictors should operate so that they limit the initial movement of an opening section to not more than 100 mm. Lockable handles or restrictors, which can only be released by removable keys or other tools, should not be fitted to window opening sections.




WD 04
Sitting room
Fixed
Min U-Value 1.2
W/m²k

WD 05
Sitting room
Fixed
Min U-Value 1.2
W/m²k

WD 06
Kitchen
Top hung
Min U-Value 1.2
W/m²k

CLIENT:	Strange Ways Ltd	DATE:	27.06.23
PROJECT:	Renovation and Extension at 3 Hawthorn Avenue, East Wall, D3	PROJECT NO:	Mc016



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residential commercial

DOOR & WINDOW SCHEDULE
TO BE READ IN CONJUNCTION WITH SPEC,
SCHEDULE OF WORKS & DRAWING NO. Mc016-04

DOOR NO.	TYPE	LOCATION [Room Name]	FIRE RATING	COMMENTS	NOTES	CLEAR OPE W x h Approx, take ON SITE MEASUREMENTS	ARCHITRAVE	DOOR FRAME	IRONMONGERY
INTERNAL & EXTERNAL DOORS									
ED 01		FRONT DOOR	N/A	SOLID TIMBER DOOR	GLAZED Fan Light over.	1000mm x 2100mm	TIMBER PRIMED AND PAINTED	TIMBER PRIMED AND PAINTED	TBC
ED 02		BEDROOM 02	FD30	TRIPLE GLAZED 30min FIRE DOOR 30min FIRE-GLAZED FANLIGHT OVER	with toughened fire glazing	1000mm x 400mm 950mm x 2400mm 950mm x 550mm			FIRE SET - 3 No. HINGES, FIRE RATED IRONMONGERY
ED 03		SITTING ROOM	FD30	TRIPLE GLAZED 30min FIRE DOOR	with toughened fire glazing	900mm x 2400mm			FIRE RATED IRONMONGERY
ED 04		KITCHEN	N/A	TRIPLE GLAZED SLIDING DOOR or PATIO DOORS	with toughened glazing	2000mm x 2400mm			
ID 01		BEDROOM 01	FD30	SINGLE LEAF 30min FIRE DOOR		900mm x 2200mm			FIRE SET - 3 No. HINGES, FIRE RATED IRONMONGERY
ID 02		BEDROOM 02	FD30	SINGLE LEAF 30min FIRE DOOR		900mm x 2200mm			FIRE RATED IRONMONGERY
ID 03		SERVICE RISER	FD30	SINGLE LEAF 30min FIRE DOOR		530mm x 2200mm			
ID 04		BATHROOM	N/A	SINGLE LEAF TIMBER DOOR		900mm x 2200mm			FIRE SET - 3 No. HINGES, FIRE RATED IRONMONGERY
ID 05		LIVING ROOM	FD30	GLAZED 30min FIRE DOOR	with toughened fire glazing	900mm x 2400mm			
WINDOWS									
W 01		BEDROOM 01	FIRE ESCAPE	TIMBER SLIDING SASH	EXISTING OPE	810mm x 1470mm			FITTED WITH SECURITY OPENING RESTRICTORS
W 02		BATHROOM		ALUMINIUM TILT & TURN	OPAQUE GLAZING	400mm x 1400mm			
W 03		BATHROOM		ALUMINIUM TOP HUNG	OPAQUE GLAZING	1400mm x 400mm			
W 04		LIVING ROOM		ALUMINIUM Fixed Pane	toughened fire glazing	700mm x 2400mm			
W 05		LIVING ROOM		ALUMINIUM Fixed Pane	toughened fire glazing	700mm x 2400mm			
W 06		KITCHEN		ALUMINIUM SIDE HUNG		600mm x 1400mm			

FOR INFORMATION FOR APPROVAL/COMMENT **FOR TENDER** FOR CONSTRUCTION OTHER

E-MAIL POST HAND COURIER OTHER SIGNED

OUTLINE SPECIFICATION

OUTLINE DWELLING SPECIFICATION:

STRUCTURE

ALL STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

EXTERNAL WALL CONSTRUCTION

NEW CAVITY WALLS

15 TO 25MM SAND CEMENT RENDER TO MATCH EXISTING HOUSE FINISH APPLIED IN ACCORDANCE WITH MANUFACTURERS DETAILS ON, 100mm SOLID CONCRETE BLOCK OUTER LEAF LAID ON EDGE, 150mm FULL FILL CAVITY INSULATION KINGSPAN KOOL THERM K8 OR EQUIVALENT, 100mm SOLID CONCRETE BLOCK LAID ON EDGE INNER LEAF VAPOUR CONTROL LAYER TO WALLS AND CEILINGS TO ENSURE AIR TIGHTNESS, SEAL AT ALL JUNCTIONS WITH A COMPATIBLE SEAL, 35mm TREATED TIMBER BATTENS TO ALLOW FOR SERVICES, 15mm PLASTERBOARD TAPED AND SKIMMED ON INDICATED WALLS, 22 PLASTER TO ALL OTHER WALLS, TO ALL WALLS TO BE A MINIMUM OF 150mm ABOVE FINISHED GROUND LEVEL, AND TO BE TAPED AND SEALED TO D.P.M./RADON TO FORM A CONTINUOUS MEMBRANE ELEMENTAL U-VALUE FOR WALL CONSTRUCTION TO BE 0.16 W/m²kw, OR BETTER, AS PER TGD PART L FOR NEW DWELLINGS (2019)

EXISTING FRONT WALL TREATMENT

INSTALL NEW METAC (BREATHING AND INSULATED WALL SYSTEM) DRY-LINING SYSTEM, 100MM INSULATION, TO FRONT EXTERNAL WALLS.

EXISTING PARTY WALL TREATMENT

INSTALL 50mm INTERNAL INSULATED BOARDS, ISOVER OPTIMA SYSTEM OR SIMILAR APPROVED, ON 35mm TREATED TIMBER BATTENS ON VAPOUR CONTROL LAYER TAPED AT ALL JUNCTIONS TO CREATED AN AIRTIGHT LAYER.

OPES TO EXTERNAL WALLS

LINTELS TO CAVITY WALLS TO BE STEEL LINTELS IN ACCORDANCE WITH RELEVANT STANDARDS. BEARING OF ALL LINTELS TO BE 150mm EACH SIDE. D.P.C.'S TO BE INCORPORATED OVER ALL OPES WITH WEEPHOLES AT 450mm c/c's TO ALLOW FOR DRAINAGE OF THE CAVITY. VERTICAL DPC WITH INSULATION BEHIND TO BE INCORPORATED TO ALL JAMBS OF OPES. PRECAST CONCRETE CILLS TO BE SET ON D.P.C. LAYER WHICH SHOULD BE FOLDED UP AT BACK AND END OF CILL AND LAPPED WITH VERTICAL JAMB DPC. PROVIDE INSULATION LAYER BEHIND CILL TO PREVENT COLD BRIDGING. DETAILS CONTAINED IN "LIMITING THERMAL BRIDGING AND AIR INFILTRATION-ACCEPTABLE CONSTRUCTION DETAILS" PUBLISHED BY THE DOE, TO BE USED THROUGHOUT.

GROUND FLOOR SLAB

75mm RF. CONCRETE SCREED WITH U.F. HEATING PIPES, TO BE POWER FLOATED(TO ENGINEER'S DETAIL) ON 120mm KINGSPAN KOOL THERM K3 PIR INSULATION WITH 25mm PERIMETER INSULATION, ON 150MM CONC. FLOOR SLAB WITH A142 MESH TO ENGS. DETAILS, ON RADON MITIGATION BARRIER ACTING AS A 2000 GAUGE RADON BARRIER/DPM, NECOFLEX RaM™ RADONAIR AND MOISTURE PROTECTION SYSTEM BARRIER (SIMILAR OR APPROVED) ON 50mm SAND BLINDING, ON MIN. 150mm MIN. WELL COMPACTED HARDCORE (TO BE CONSOLIDATED IN LAYERS NOT EXCEEDING 225mm IN THICKNESS TO A TOTAL DEPTH NOT EXCEEDING 900mm), AS PER TGD PART C (SEPTEMBER 2004). STRIP FOUNDATIONS TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATION. MAXIMUM ELEMENTAL U-VALUE FOR GROUND FLOOR CONSTRUCTION TO BE 0.17 EXCEEDING THE REQUIREMENTS SET OUT IN TGD PART L FOR DWELLINGS (2022).

ROOF CONSTRUCTION (EXTENSION)

WARM FLAT ROOF:

FIBRE GLASS FINISH. TIMBER STRUCTURE TO ENGS. DETAILS. INSULATION TO COMPRISE 120mm KINGSPAN THERMAROOF T26 OR EQUIVALENT ON VCL LAYER TAPED AND SEALED AT ALL JUNCTIONS AS PER MANUFACTURERS SPECIFICATIONS ON OSB DECK ABOVE JOISTS WITH 12.5MM PLASTERBOARD FIXED TO UNDERSIDE OF JOISTS, SKIMMED AND PAINTED, ALL JOINTS TAPED AND SEALED. PROVIDE MINERAL FIBRE INSULATION OVER WALL PLATE ENSURING 50mm MIN. VENTILATION MAINTAINED OVER. TREATED AND PAINTED TIMBER FASCIA BOARD INCORPORATING EAVES VENTILATION AT LEAST EQUAL TO CONTINUOUS STRIP 10mm WIDE, AS PER TGD PART F SECTION 2 (MAY 2005 EDITION). MAXIMUM ELEMENTAL U-VALUE FOR PITCHED ROOF CONSTRUCTION (INSULATION AT CEILING TO BE 0.16W/m²k TO MEET THE RECOMMENDATIONS OF TGD PART L FOR DWELLINGS (2022)

REPLACEMENT PITCHED ROOF TO EXISTING DWELLING:

PITCH TO MATCH THAT OF EXISTING ROOF. BLUE BANGOR SLATE FINISH ON TREATED TIMBER BATTENS, ON BREATHABLE SARKING MEMBRANE, ON CUT ROOF DETAILS BY STRUCTURAL ENGINEER. DETAILS OF BEARING FOR COLD WATER STORAGE TANK TO BE SUPPLIED. TIMBER WALL PLATE TO BE 100 x 75mm TREATED TIMBER, FIXED TO WALL AT MAX 2.0m CENTRES WITH GALVANISED STEEL STRAP 1500 x 30 x 5mm. INSULATION TO BE AT CEILING LEVEL TO COMPRISE 220mm KINGSPAN K7 RIGID INSULATION BETWEEN JOISTS (OR SIMILAR APPROVED) WITH 50mm INSULATED PLASTERBOARD FIXED TO UNDERSIDE OF JOISTS, SKIMMED AND PAINTED, ALL JOINTS TAPED AND SEALED. PROVIDE MINERAL FIBRE INSULATION OVER WALL PLATE ENSURING 50mm MIN. VENTILATION MAINTAINED OVER. TREATED AND PAINTED TIMBER FASCIA BOARD INCORPORATING EAVES VENTILATION AT LEAST EQUAL TO CONTINUOUS STRIP 10mm WIDE, AS PER TGD PART F SECTION 2 (MAY 2005 EDITION). MAXIMUM ELEMENTAL U-VALUE FOR PITCHED ROOF CONSTRUCTION (INSULATION AT CEILING TO BE 0.16W/m²k TO MEET THE RECOMMENDATIONS OF TGD PART L FOR DWELLINGS (2022)

RAINWATER GOODS TO NEW ROOF:

LINDAB RAINLINE, OR SIMILAR APPROVED, RAINWATER GOODS TO FRONT/SOUTH ELEVATION.

NEW WINDOWS & DOORS:

SELECTED TIMBER SLIDING SASH WINDOW TO FRONT ELEVATION WITH ARGON FILLED DOUBLE GLAZED UNITS, AVERAGE U-VALUE OF EXTERNAL DOORS AND WINDOWS TO BE AS PER TGD PART L SECTION 2.1 (2022) e.g. WHERE MAX. COMBINED AREA OF EXTERNAL DOORS, WINDOWS AND ROOFLIGHTS EXPRESSED AS A % OF FLOOR AREA IS 25%, WINDOWS, DOORS AND ROOFLIGHTS TO HAVE AVERAGE U-VALUE OF 0.8 TO 1.5 w/m²k. ALL LOW LEVEL GLAZING TO BE TOUGHENED SAFETY GLASS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 6262: PT. 4. WINDOWS FROM ALL BEDROOMS (INCLUDING GROUND FLOOR) SHALL BE SUITABLE FOR ESCAPE OR RESCUE PURPOSES, IN ACCORDANCE WITH TGD PART B SECTION 1.3.7 (2017). PEDESTRIAN BARRIERS TO BE PROVIDED TO ALL WINDOWS AND DOORS IN ACCORDANCE WITH TGD PART K SECTION 2 (2014 EDITION). EXTERNAL WINDOW / DOOR FINISH TO BE PAINTED IN SELECT RAL COLOUR.

INTERNAL DOORS TO BE 30min FIRE DOOR SETS WITH SELF CLOSERS, THREE No. FIRE RATED HINGES, FIRE RATED HANDSETS Intumescent strip in frame. SOFTWOOD ARCHITRAVES AND SKIRTING BOARDS. DETAILS OF DOOR PANNELLING AND MOLDINGS TO BE AGREED.

STAIRS, RAMPS ETC.

ALL STAIRWAYS, LADDERS, RAMPS AND GUARDS TO BE IN ACCORDANCE WITH TGD PART K (2014 EDITION). ALL PRIVATE INTERNAL STAIRS WITHIN DWELLINGS TO HAVE A MIN. WIDTH OF 800mm, AND MIN. HEADROOM OF 2000mm.

RADON

CENTRALLY LOCATED PROPRIETARY RADON SUMP TO BE INSTALLED IN HARD CORE UNDER FLOOR SLAB WITH 100mm PIPE TAKEN HORIZONTALLY FROM SUMP AND PIPED TO OUTSIDE THE BUILDING, CAPPED AND MARKED TO IDENTIFY. PIPE SHOULD BE CAPPED OFF JUST ABOVE GROUND LEVEL. PRESEALED RADON MITIGATION BARRIER TO BE INSTALLED INSTEAD OF D.P.M. AND LAPPED INTO AND SEALED WITH D.P.C. AT THE EXTERNAL WALL. ALL IN ACCORDANCE WITH TGD PART C (2004 EDITION). NECOFLEX RaM™ RADONAIR AND MOISTURE PROTECTION SYSTEM BARRIER (SIMILAR OR APPROVED).

FIRE ALARM

FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH TGD PART B SECTION 1.3.6 (2017), AT LEAST GRADE LD1 TYPE SYSTEM. ALL SMOKE AND HEAT ALARMS TO BE INTERCONNECTED SO THAT DETECTION BY ONE UNIT PROVIDES AN AUDIBLE ALARM FROM EACH.

FIRE STOPPING TO BE INSTALLED AT PARTY WALLS TO EACH NEIGHBOURING TERRACED DWELLING NEW SEPARATING WALL CONSTRUCTION TO BE CONSTRUCTED TO THE UNDERSIDE OF THE ROOF MEMBRANE, WITH FIRE-STOPPING GAP OF 50MM. SLATES ALONG THE LINE OF SEPARATION SHOULD BE REMOVED, AND FIRE-STOPPING APPLIED BETWEEN BATTENS BY MEANS OF ROCKWOOL TO AT LEAST 10MM ABOVE BATTEN HEIGHT, THUS COMPRESSED BY THE SLATE UPON RE-INSTALL. IF NOT CUT ON THE LINE OF SEPARATION, BATTENS SHOULD BE CUT TO ALLOW FOR FAILURE OF ONE COMPARTMENT WITHOUT COMPROMISING THE ROOF OF THE ADJOINING COMPARTMENT. TO BE INSTALLED BY AN APPROVED FIRE STOPPING SPECIALIST AND CERTIFICATION PROVIDED TO ASSIGNED CERTIFIER ON COMPLETION.

ELECTRICAL INSTALLATIONS

ALL ELECTRICAL INSTALLATIONS TO COMPLY WITH NATIONAL RULES FOR ELECTRICAL INSTALLATIONS PRODUCED BY THE ELECTRO-TECHNICAL COUNCIL OF IRELAND.

PV PANELS INSTALLATION

10NO. PV 420W PV PANELS TO ACHIEVE SPECIFICATION AS PER PRELIMINARY PART L REPORT, 4NO. TO REAR FLAT ROOF, 6NO. TO FRONT PITCHED SLATE ROOF. INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

HEAT PRODUCING APPLIANCES

CONDENSING GAS BOILER, OR SIMILAR APPROVED, TO BE INSTALLED INTERNALLY IN ATTIC SPACE. BOILER TO BE VENTED EXTERNALLY THROUGH ROOF, AS PER MANUFACTURERS SPECIFICATIONS. AS PER TGD PART J (2014 EDITION), PROVISIONS SHALL BE MADE FOR ALL HEAT PRODUCING APPLIANCES REGARDING THE FOLLOWING: ADEQUATE AIR SUPPLY TO APPLIANCE; ADEQUATE PROVISION FOR THE DISCHARGE OF PRODUCTS OF COMBUSTION FROM THE APPLIANCE; PROTECTION OF THE BUILDING FROM CATCHING FIRE.

TGD PART L 2022 CONSERVATION OF FUEL AND ENERGY - NEW DWELLINGS

OUTLINE SUMMARY OF KEY ISSUES RELATING TO COMPLIANCE FOR NEW DWELLINGS, ALL TO BE IN ACCORDANCE WITH TGD PART L (2022) CONSERVATION OF FUEL AND ENERGY - DWELLINGS:

- a) PRIMARY ENERGY CONSUMPTION AND RELATED CO2 EMISSIONS:
 - CALCULATED USING DEAP
 - ENERGY PERFORMANCE COEFFICIENT (EPC) TO BE NO GREATER THAN MAX. PERMITTED ENERGY PERFORMANCE COEFFICIENT (MPEPC)-CARBON PERFORMANCE COEFFICIENT (CPC) TO BE NO GREATER THAN MAX. PERMITTED CARBON PERFORMANCE COEFFICIENT (MPCPC)
- b) USE OF RENEWABLE ENERGY SOURCES:
 - MIN. LEVEL OF ENERGY PROVISION FROM RENEWABLE ENERGY TECHNOLOGY:
 - 10 kWh/m2/annum CONTRIBUTING TO ENERGY USE FOR HOT WATER HEATING, SPACE HEATING OR COOLING OR
 - 4 kWh/m2/annum OF ELECTRICAL ENERGY OR
 - COMBINATION OF ABOVE WHICH WOULD HAVE EQUIVALENT EFFECT RENEWABLE ENERGY SOURCES COULD INCLUDE: SOLAR THERMAL SYSTEMS, SOLAR PHOTO-VOLTAIC SYSTEMS, BIOMASS SYSTEMS, HEAT PUMPS, ETC.

- c) FABRIC INSULATION:
 - FABRIC INSULATION FOR EACH OF THE PLANE ELEMENTS OF THE BUILDING TO BE AS PER MAXIMUM ELEMENTAL U-VALUE, AS SET OUT IN TABLE 1, AS ALSO OUTLINED ABOVE.
 - REASONABLE PROVISIONS ARE MADE FOR THE LIMITATION OF THERMAL BRIDGING, AS PER SECTION 1.3.3. e.g. ADOPT DoE "LIMITING THERMAL BRIDGING AND AIR INFILTRATION-ACCEPTABLE CONSTRUCTION DETAILS" ON SITE

- d) AIR TIGHTNESS:
 - PROVISIONS ARE MADE TO LIMIT THE AIR PERMEABILITY OF THE BUILDING ENVELOPE, AS PER SECTION 1.5.4. e.g. ADOPT DoE "LIMITING THERMAL BRIDGING AND AIR INFILTRATION-ACCEPTABLE CONSTRUCTION DETAILS" ON SITE. 3.0 CUBIC METERS / h. m² SHOULD BE ACHIEVED, NEVER ABOVE 10 CUBIC METERS/h. m²

- e) BOILER EFFICIENCY:
 - FOR A FULLY PUMPED HOT WATER BASED CENTRAL HEATING SYSTEM (OIL/GAS) THE BOILER SEASONAL EFFICIENCY TO BE min. 90 %, AS PER THE DEAP MANUAL AND AS PER SECTION 1.4.2.

- f) BUILDING SERVICES CONTROLS:
 - PROVIDED FOR SPACE HEATING AND HOT WATER SUPPLY SYSTEM CONTROLS AS PER THE MIN. REQUIREMENTS OF SECTION 1.4.3.

- g) INSULATION OF PIPES, DUCTS, AND VESSELS:
 - LIMIT THE HEAT LOSS FROM PIPES DUCTS AND VESSELS USED FOR THE TRANSPORT OR STORAGE OF HEATED WATER OR AIR AS PER SECTION 1.4.4.

- h) MECHANICAL VENTILATION SYSTEMS:
 - WHERE A MECHANICAL VENTILATION SYSTEM IS INSTALLED IT MEETS REASONABLE PERFORMANCE LEVELS AS PER SECTION 1.4.5.

- i) PERFORMANCE OF COMPLETED BUILDING:
 - REASONABLE MEASURES TO BE TAKEN DURING CONSTRUCTION AND APPROPRIATE CHECKS CARRIED OUT PRIOR TO COMPLETION OF WORKS TO ENSURE COMPLIANCE WITH PART L THESE INCLUDE:
 - INSULATION CONTINUITY AND AIR PERMEABILITY - ENSURE ALL WORKS ARE PROPERLY CONSTRUCTED PROIR TO COVERINGUP, AS PER SECTION 1.5.2.
 - THERMAL BRIDGING - ENSURE ALL WORKS ARE PROPERLY CONSTRUCTED PROIR TO COVERING UP, AS PER SECTION 1.5.3.
 - CARRY OUT AIR PERMEABILITY PRESSURE TESTS, AS PER SECTION 1.5.4.
 - FULLY COMMISSIONED SPACE AND WATER HEATING SYSTEMS AT COMPLETION, AS PER SECTION 1.5.5.

- j) USER INFORMATION:
 - PROVIDE ADEQUATE OPERATING AND MAINTENANCE INSTRUCTIONS TO FACILITATE OPERATION IN AN ENERGY EFFICIENT MANNER, AS PER SECTION 1.6.

VENTILATION

MECHANICAL EXTRACT VENTILATION SYSTEM, DOMUS CMX MULTI OR SIMILAR AGREED, TO BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF TGD PART F 2019. VENTILATON PROVISION TO MEET THE REQUIREMENTS OUTLINED IN TGD PART F 2019.

HABITABLE ROOMS:

- BACKGROUND VENTILATION TO BE PROVIDED GIVING A TOTAL AREA OF NOT LESS THAN 5000 sq mm
- RAPID VENTILATION TO BE PROVIDED HAVING A TOTAL AREA OF NOT LESS THAN 1/20th OF THE ROOMS FLOOR AREA

KITCHENS & UTILITY ROOMS:

- BACKGROUND VENTILATION TO BE PROVIDED GIVING A TOTAL AREA OF NOT LESS THAN 2500 sq mm
- WINDOW WITH OPENING SECTION TO BE PROVIDED FOR THE PURPOSE OF PURGE VENTILATION
- MECHANICAL EXTRACT VENTILATION TO BE CONNECTED BACK TO THE MEV SYSTEM- 60 l/s EXTRACT GENERALLY IN KITCHENS, 30/l/s where adjacent to cooker AND 30/l/s IN UTILITY ROOMS

BATHROOM AND SANITARY ACCOMODATION:

- BACKGROUND VENTILATION TO BE PROVIDED GIVING A TOTAL AREA OF NOT LESS THAN 2500 sq mm
- WINDOW WITH OPENING SECTION TO BE PROVIDED FOR THE PURPOSE OF PURGE VENTILATION
- MECHANICAL EXTRACT VENTILATION TO BE CONNECTED BACK TO THE MEV SYSTEM.

NOTE:

Ventilation rates to be determined by air permeability achieved. Minimum total equivalent areas of ventilators to be adjusted as per the guidance set out in 1.2.4.1 of TGD Part F 2019.

ACCESS FOR PEOPLE WITH DISABILITIES

ADEQUATE PROVISION TO BE MADE FOR PEOPLE WITH DISABILITIES TO SAFELY AND INDEPENDENTLY ACCESS AND USE THE DWELLING, SPECIFICALLY REGARDING APPROACH TO THE BUILDING, ACCESS INTO THE BUILDING, CIRCULATION WITHIN THE BUILDING AND SANITARY CONVENIENCE AT ENTRY LEVEL, ALL AS PER TGD PART M (2022 EDITION). SANITARY CONVENIENCE TO BE PROVIDED AT ENTRY LEVEL TO THE BUILDING FOR USE BY PERSONS WITH DISABILITIES. WC TO BE AS PER TGD PART M SECTION 3.4.2 (2022 EDITION).

FOR INFORMATION <input type="checkbox"/>	FOR APPROVAL/COMMENT <input type="checkbox"/>	FOR TENDER <input checked="" type="checkbox"/>	FOR CONSTRUCTION <input type="checkbox"/>	OTHER <input type="checkbox"/>
FAX <input type="checkbox"/>	E-MAIL <input type="checkbox"/>	POST <input type="checkbox"/>	HAND <input checked="" type="checkbox"/>	COURIER <input type="checkbox"/>
			OTHER <input type="checkbox"/>	SIGNED <input type="checkbox"/>

OUTLINE SPECIFICATION

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		T. 087 4159177 T. 087 1626546 T. 087 1626540 E. info@plan8.ie W. www.plan8.ie				DRAWN BY: IMW CHECKED BY: JAA REV. 1- JOB NO. Mc016 STATUS: Tender DRG. NO. 07 SCALE: NA DATE: 07.11.23			