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
foundations to be re-inforced with 12mm @ 120c/c re-inforcing mesh,
100mm above base of foundation, and cross-lapped
at all junctions minimum 900mm, all cross laps tied with steel wire
RISING WALLS
Rising walls to be solid blockwork bedded in cement mortar.
GROUND FLOOR
50mm sand/cement screed on 150mm min. concrete slab
150mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. with
25mm Xtratherm Thin-R(0.022wM/K) O.E.A.A. insulation perimeter
upstand on Monarflex Radon Barrier / DPM
turned up at edges and overlapped with
d.p.c. in wall on 50mm 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
External Render on
100mm Block External Leaf with
125mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. with
100mm Block Internal Leaf with 12mm skim coat(air tightness)
75mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. with
sealed at all junctions, joints and window/door opes
12.5mm internal plasterboard and skim with paint finish.
all opes to be draught sealed with air tightness tape
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
gnd. floor - to be 100mm block wall construction with
12.5 plaster both sides and paint finish

1st floor - to be 75 x 50 timber stud wall construction with
12.5 plasterboard both sides and paint finish
100mm rockwool to be fitted in all stud partitions

LINTELS
All lintels to be proprietary insulated 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 concrete roof tiles
on 44 x 44 treated battons on untearable
air tightness breather membrane on 50 x 200 rafters at 400 cts. with
125mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. fitted between rafters
100mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. fitted on to rafters with
Air tightness breather membrane taped and sealed at all
junctions, joints and window/velux rooflight opes
Rafters fixed to 100 x 75 s/w treated wallplate, bracing to be
inaccordance with I.S. 5268. 12.5mm plasterboard
and skim with paint finish to underside.
FLAT ROOF INSULATION (WHERE APPLICABLE)
air tightness breather membrane on 50 x 200 rafters at 400 cts. with
125mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. fitted between rafters
100mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. fitted on to rafters with
air tightness membrane with 12.5mm plasterboard and skim finish
WINDOWS & DOORS
all windows & doors to be
double/triple glazed with perma-vent strips
windows to be side hung opening out sashes
minimum opening section 800 x 500mm
all windows to have a certified rating of less than 1.0W/m2k
all external doors to have a rating of less than 3.0W/m2k
VELUX ROOFLIGHTS
all rooflights to have a certified rating of less than 1.0W/m2k
All velux rooflights to have new draught seal aprons as standard
ALL STRUCTURAL TIMBER
to be pressure impregnated 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
HEATING SYSTEM
Heating system to be gas or oil fired (supply dependant)
Heating system to have a minimum seasonal efficiency of 92%
Heating system to have a Control Category of 3
Heating system to have a Response Category of 1
Heating system to have 3 zone thermostatic control(gnd./1st./hws)
Heating system to have boiler interlock & weather compensator
Heating system be part of a combined 'torrent' system with
300l+ torrent central storage tank accepting hot water from
1/ 6.0m2 approx. solar panels
2/ 92% efficient oil or gas boiler
3/ minimum 80% efficient solid fuel back boiler stove
Heating system to be ground floor - underfloor heating.
Heating system to be first floor - conventional radiator
For advice on the design / specification of
this system contact Craig Cronin, Precision Heating
at (01) 8091584 / ccronin@precisionheating.ie
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.
This drawing has been prepared for the sole
purpose of obtaining planning permission under the
Government (planning and development) Acts
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This drawing is not to be used for construction or
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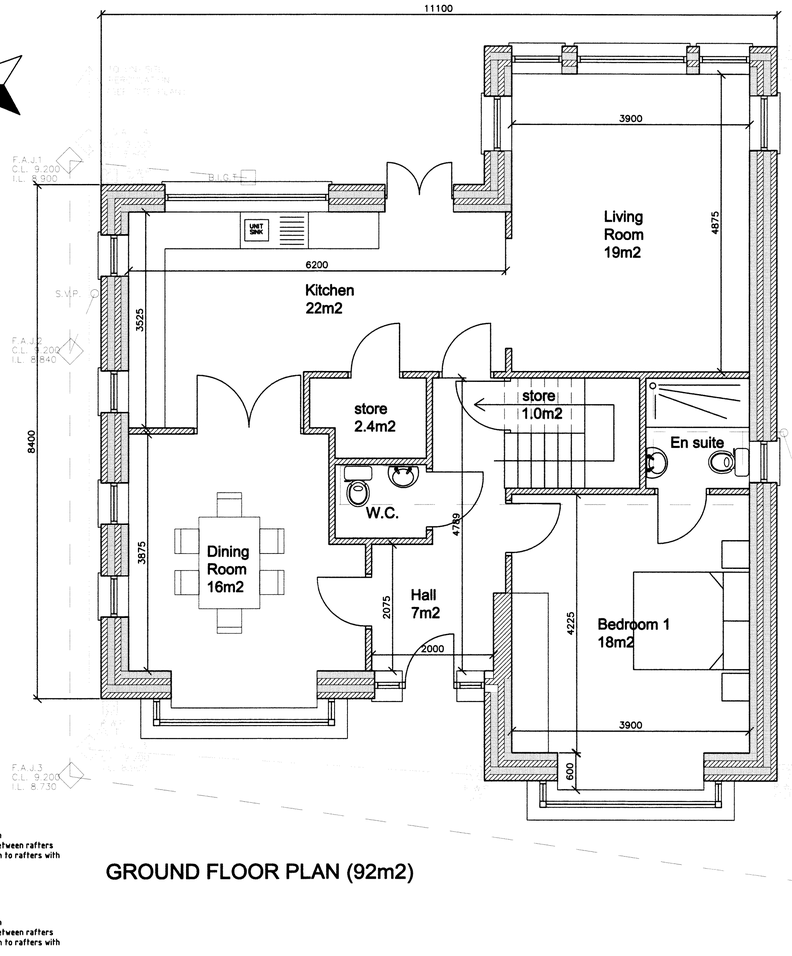
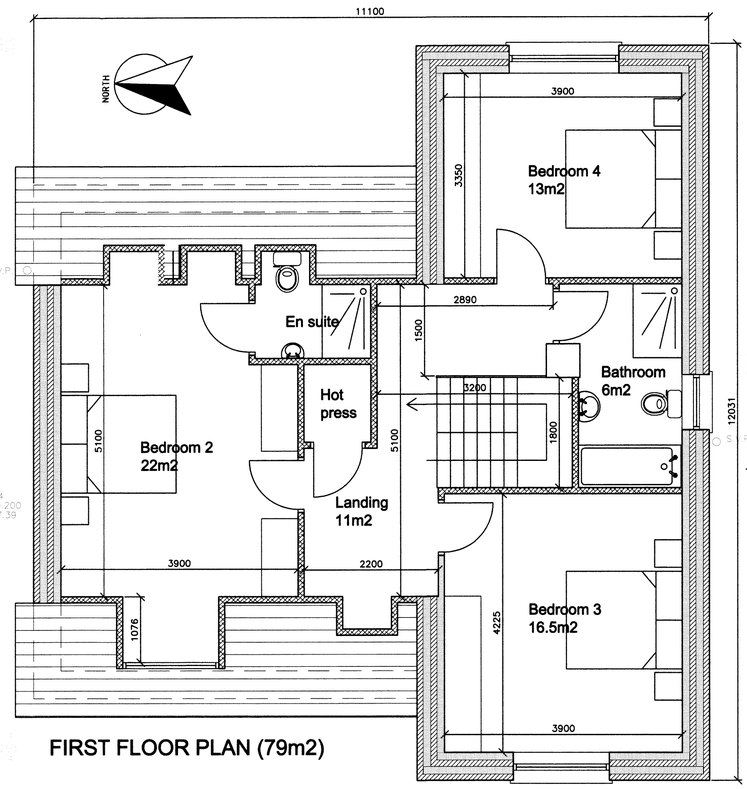
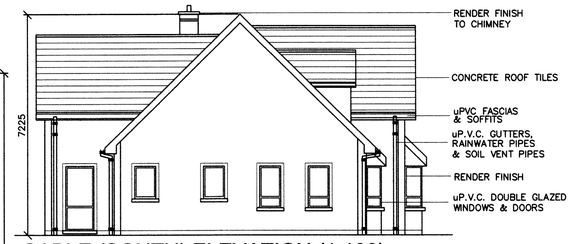


GROUND FLOOR PLAN (92m2)



FIRST FLOOR PLAN (79m2)



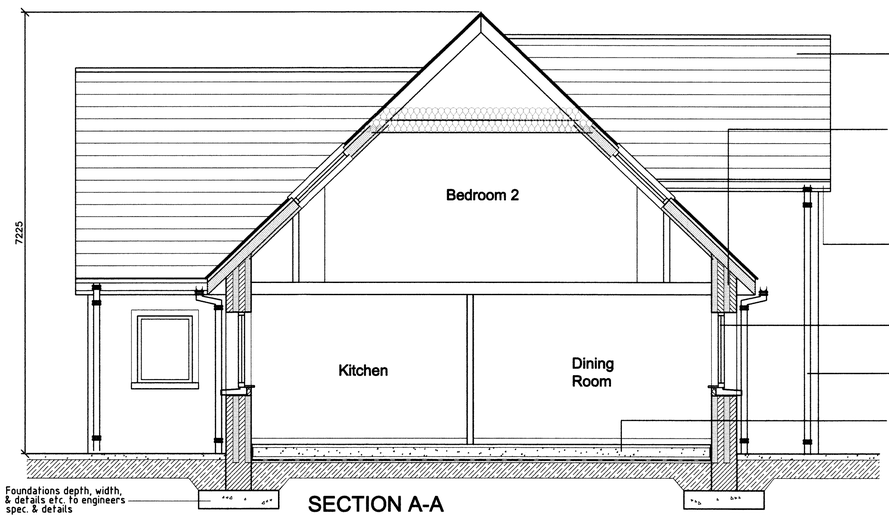
GABLE (SOUTH) ELEVATION (1:100)

GABLE (NORTH) ELEVATION (1:100)

FRONT (EAST) ELEVATION (1:100)

REAR (WEST) ELEVATION (1:100)

PROPOSED EAST (CONTIGUOUS) ELEVATION (1:200)



SECTION A-A

ROOF
Selected concrete roof tiles to match existing
on 44 x 44 treated battons on untearable
air tightness breather membrane on 50 x 200 rafters at 400 cts. with
125mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. fitted between rafters
100mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. fitted on to rafters with
Air tightness breather membrane taped and sealed at all
junctions, joints and window/velux rooflight opes
Rafters fixed to 100 x 75 s/w treated wallplate, bracing to be
inaccordance with I.S. 5268. 12.5mm plasterboard
and skim with paint finish to underside.

EXTERNAL WALLS
External Render on
100mm Block External Leaf with
125mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. with
100mm Block Internal Leaf with 12mm skim coat(air tightness)
75mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. with
sealed at all junctions, joints and window/door opes
12.5mm internal plasterboard and skim with paint finish.
all opes to be draught sealed with air tightness tape

uPVC fascias & soffits

WINDOWS & DOORS
all windows & doors to be
double/triple glazed with perma-vent strips
windows to be side hung opening out sashes
minimum opening section 800 x 500mm
all windows to have a certified rating of less than 1.0W/m2k
all external doors to have a rating of less than 3.0W/m2k

uPVC gutters, rainwater pipes,
& soil vent pipes

GROUND FLOOR
50mm sand/cement screed on 150mm min. concrete slab
200mm Xtratherm Thin-R rigid insulation(0.022 Wm/k) O.E.A.A. with
25mm Xtratherm Thin-R(0.022wM/K) O.E.A.A. insulation perimeter
upstand on Monarflex Radon Barrier / DPM
turned up at edges and overlapped with
d.p.c. in wall on 50mm blinding on 250mm well compacted &
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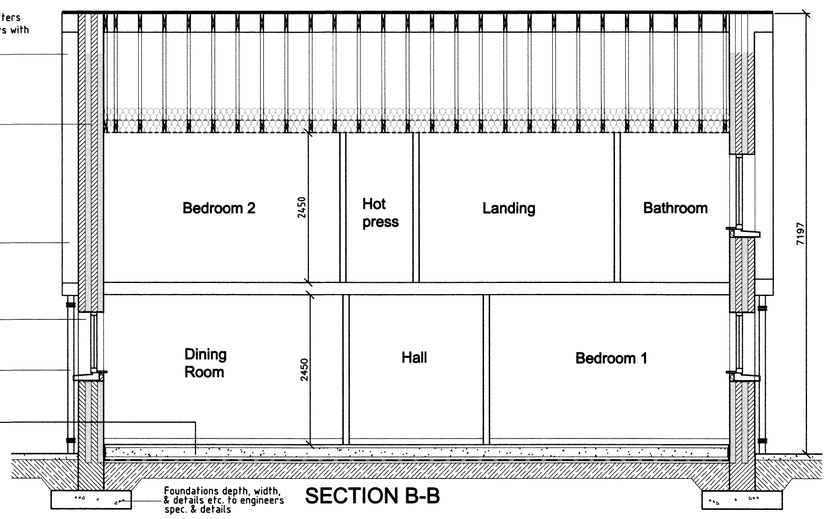

SECTION B-B

PROJECT
Construction of new detached dormer dwelling house, and associated site works

CLIENT
Mr. Gerry Fearon,
Clann Beag, Channel Road, Rush, Co. Dublin.

REV	AMENDMENT	DATE	INT.
REV	AMENDMENT	DATE	INT.
REV	AMENDMENT	DATE	INT.

DRAWING TITLE:
Proposed Floor Plans, Section A - A & Elevations

SCALE: 1:50,1:100 | DRAWN BY: R.O.B.
DATE: Dec. 2015 | CHECKED: C.C
STAGE: PLANNING

BELL ASSOCIATES
Planning & Building Consultants
Rogerstown, Rush, Co. Dublin. 01-8430267
Muchgrange, Greenore, Co. Louth. 042-9383865
E-mail: bellassociates@eircom.net
Mobile: 087-2371984
Fax: 042-9383865

DRAWING NUMBER: 47-54-02
REV.

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