

Specification

“The Rowan” Mountain Common, Ardfield, Clonakilty.

1. Reinforced concrete strip or raft foundations.
2. 150mm concrete ground floor slab with 150mm thick insulation.
3. External walls in blockwork with insulated cavity in compliance with Building Regulations.
4. Ground floor partition walls in blockwork.
5. Roof structure to be constructed using prefabricated roof trusses or traditional cut roof. Attic insulation in accordance with Building Regulations.
6. Slate finish with black uPVC fascia, soffit, gutters and downpipes.
7. Double glazed uPVC or aluminium windows and doors throughout coloured grey externally and white internally.
8. Smooth sand/cement plaster externally painted white.
9. Smooth skim coat plaster internally painted white.
10. Heat recovery ventilation system.
11. Air to water heat pump with underfloor heating on ground floor.
- 12(a) Standard white bathroom ware. Toilet and wash hand basin in ground floor accessible w.c. Shower with shower enclosure, toilet and wash hand basin in en-suite. Standard rectangular bath, shower with shower enclosure, toilet and wash hand basin in main bathroom.
12. Standard electrical installation with provision for future electric vehicle charging point (charging unit not included).
13. Painted Regency style internal doors throughout with standard ironmongery.
14. Painted softwood or mdf architraves and skirtings throughout.
15. Connection to water main. Effluent treatment unit and percolation area for foul drainage system. Storm water to soakpits on site.
16. Concrete footpath around perimeter of dwelling with concrete kerbs and gravel driveway.
17. Landscaping, planting, grassing and boundary treatments in accordance with agreed landscaping plan.
18. Entrance walls in natural stone in accordance with planning permission and Site Layout Plan.
19. Supply and fitting of kitchen & utility room units and wardrobes **excluded**
20. Supply and fitting of wall and floor finishes (tiling, timber floors, carpets) **excluded.**