

PRELIMINARY SPECIFICATION (Two Storey)

Roof construction:
Black concrete tiles on treated timber battens. Approved breather membrane to be fitted to roof rafters/trusses. Gables to be finished with approved dry verge system as appropriate. Air tightness membrane to be fitted to underside of rafters or ceiling joists as appropriate. Ceiling joists and rafters to engineers specification to be fixed to walls using proprietary galvanized steel joist hangers. Building joists into blockwork to be avoided. Wall plate to be 100 x 75mm treated timber bedded in mortar and strapped to internal leaf of external walls at maximum 2m centers using 30mm x 2.5mm galvanized steel straps to extend over minimum 2 courses of blockwork. Proprietary L-Straps to be used on gable walls at minimum 2m centers and extending over 2 rafters.

External Walls
Walls to be finished externally with selected coloured pre-pigmented render generally OR Approved stone panel cladding to selected walls. External wall construction to be generally 100mm external leaf of blockwork with 150mm cavity with 140mm rigid insulation board (max. thermal conductivity of 0.033W/m²K.) Inner leaf to be 100mm concrete blockwork with lightweight thermal blockwork as required at junctions to comply with DOE approved thermal bridging details. Wall ties to be provided at maximum 750mm horizontal centers and 450mm vertical centers and in every course around window and door opens and at max 300mm to gable walls. Wall ties to be stainless steel twist type unless otherwise specified and comply with IS268. Cavity to be kept clear of mortar droppings throughout. Ceiling joists and rafters to engineers specification to be fixed to walls using proprietary galvanized steel joist hangers. Building joists into blockwork to be avoided. Wall plate to be 100 x 75mm treated timber bedded in mortar and strapped to internal leaf of external walls at maximum 2m centers using 30mm x 2.5mm galvanized steel straps to extend over minimum 2 courses of blockwork. Proprietary L-Straps to be used on gable walls at minimum 2m centers and extending over 2 rafters. Building to achieve an air tightness value of 3 ACHr. Wall construction to achieve U-Value of 0.2W/m²K.

Internal Walls
Internal walls to be 100 x 215 x 440mm 7.5n concrete blockwork with 10mm horizontal and vertical mortar joint finished both sides with skim coat plaster on bonding as required to level. Stud partitions to be 100 x 44mm C16 grade studs at max 400 c/c finished both sides with 12.5mm plasterboard slabs, fixed as per manufacturers requirements with all joints taped and skimmed and skim plaster finish. Approved sound insulation board to be incorporated into stud partitions around bathrooms and toilets to Irish Building Regulations TGD part E. Foil backed plasterboard slabs to ceilings above wet areas. Approved water resistant plasterboard to all walls and ceilings in wet areas. All plastered walls and ceilings to be finished internally with 3 no. coats satin emulsion paint, colour to clients specification. 150mm high Tiled splashbacks to be provided behind all wash hand basins, baths and above kitchen and utility worktops to clients approval. Walls behind showers to be tiled to a height of 2.1 m and tanked to shower tray/bath. Tiling shall include all colour matched pvc capping, corner and trim pieces.

First Floor Construction
75mm screed on 150mm prestressed hollow core slab (refer to engineers details). Compartment floors to achieve required fire and sound performance and be impermeable except for suitability designed service penetration. Refer to enlarge section and details.

First Floor Ceiling
ceiling joists/trusses to structural Engineers design. Mineral/Glass wool insulation to be provided between joists with a further layer laid perpendicular over. Depth of insulation will be generally 300mm overall but will vary depending on spacing of ceiling joists/trusses and thermal conductivity of insulation to be used. Roof construction to achieve a U-Value of 0.16W/m²K. Air tightness membrane to be fixed to underside of ceiling joist and bonded to wall/wallplate at junction. All penetrations of air tightness membrane to be sealed and sleeved. Service cavity to be provided for lighting cables using 35 x 44 battens, fixed perpendicular to underside of ceiling joists/trusses. Underside of battens to be clad in 12.5mm plasterboard, fixed as per manufacturers requirements with all joints taped and skimmed with skim plaster finish.

Party Wall Construction
Party walls between houses to be 350mm concrete blockwork. Insulated cavity blockwork from ceiling to roof level with 10mm horizontal and vertical mortar joint. Walls either side to be finished in approved air tightness parg coat plaster or similar air tightness layer. Vertical timber battens to be mechanically fixed to party wall on sound absorbent quilt insulation and slabbed with 12.5mm plasterboard finished in skim coat plaster. All joints in plasterboard to be taped and skimmed. External wall cavity at junction with party wall to be closed completely using proprietary vertical fire stopping cavity barrier. Void between top of party wall and underside of roof slates/tiles to be filled with firestopping material(both above and below roofing membrane.) There shall be no penetrations for sockets or services in the party wall. All voids to be filled with proprietary fire stopping material. Contractor to provide photographs of installed firestopping in all inaccessible areas prior to closing up.

Ground floor slab:
Selected floor finish on 75mm concrete screed. 1000 gauge Vapour check layer on 150mm approved foil backed rigid PIR insulation board with a thermal conductivity of 0.022W/m²K. 2000 gauge reinforced radon barrier with all joints lapped and sealed on 150mm 25N concrete floor slab reinforced with A393 reinforcing mesh to have min. 50mm concrete cover in all areas. Reinforcing to be supported using non-hygroscopic materials, minimum of 250mm consolidated hardcore compacted in layers of 200mm using 10 ton vibrating roller. Radon sump to be provided to all houses, piped to outside footpath level and capped. Ground floor to achieve a U-Value of 0.11 W/m²K.

Ventilation
Continuous mechanical ventilation to be provided as per TGD Part F and as per attached layout. Kitchen extract hood to be piped to external independent of CMEV. CMEV system to be NSAI certified and to be installed by competent installer to include commissioning certification and maintenance options as required

PRELIMINARY FINISHES SPECIFICATION

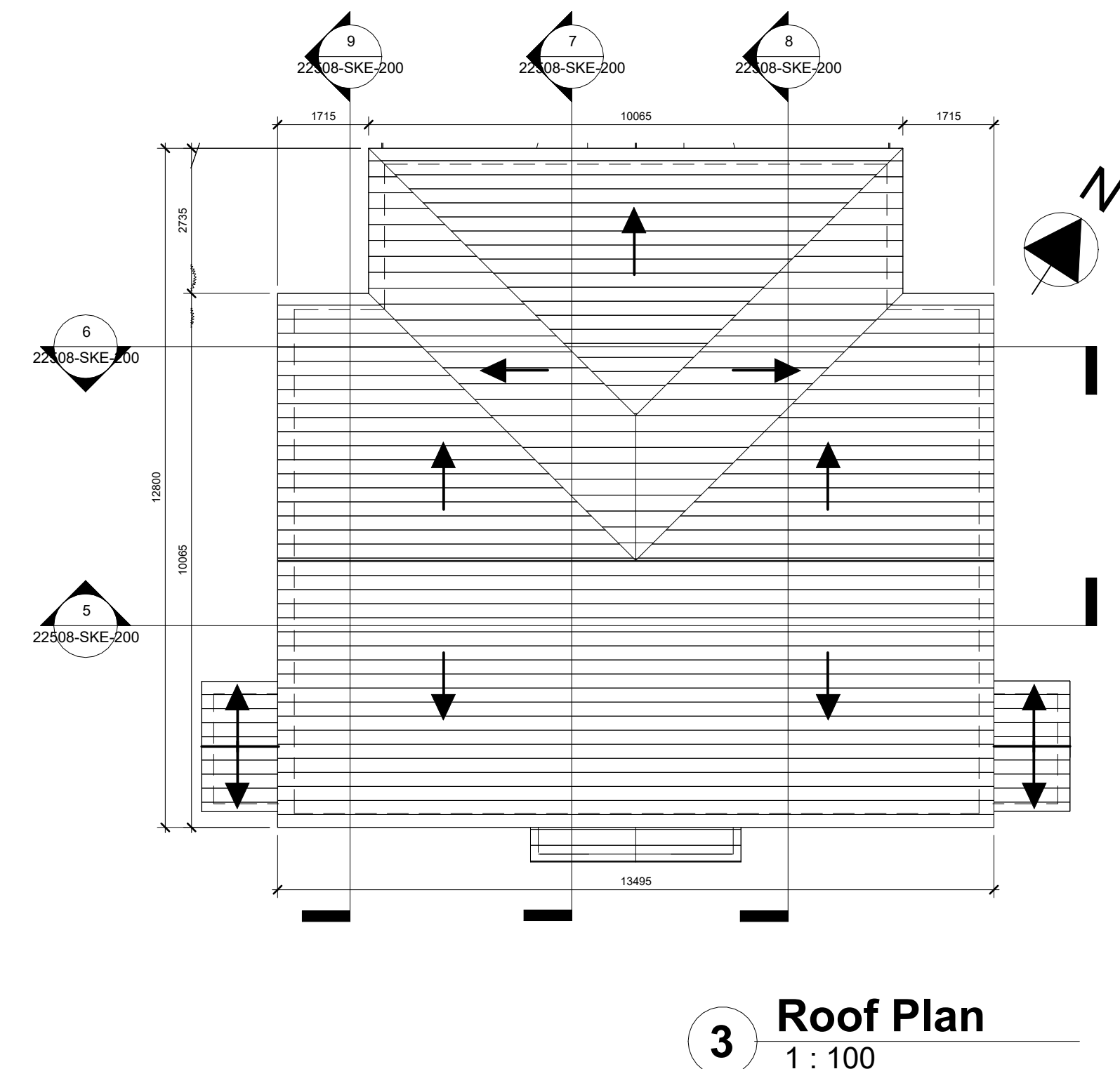
Doors, Skirting and Architraves
To later detail. Skirtings to be softwood with paint or varnish finish, MDF or PVC are not to be used.

Floor Finishes
To later detail. Selected vinyl flooring to bathroom to include 100mm vinyl upstand to perimeter of room. Selected vinyl floor tiles to kitchen and utility area. Vinyl to kitchen area of kitchen/dining to be finished in selected trim for tenants provision of floor finish to remainder of room. All other flooring to be provided by tenant.

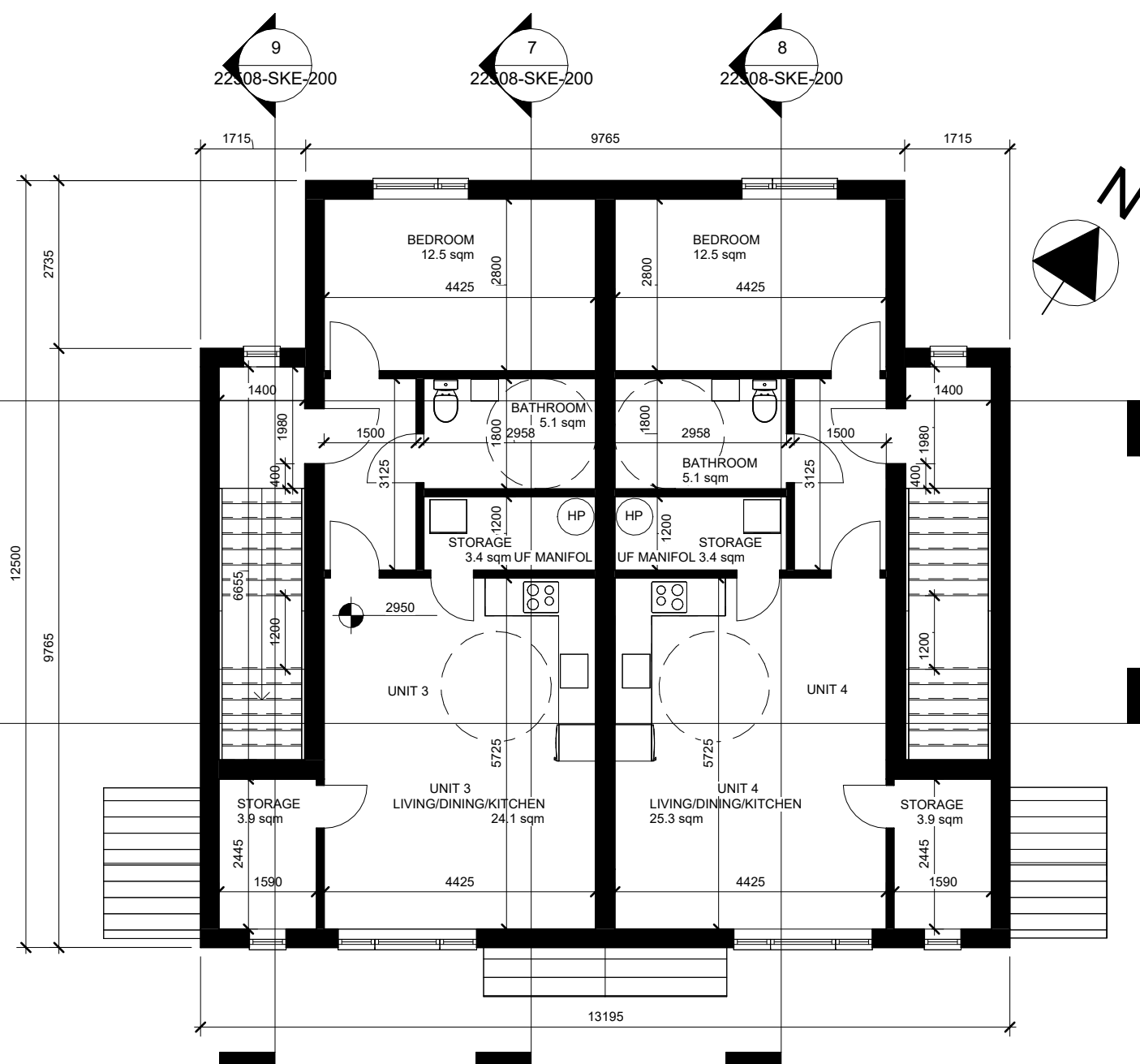
Wall Finishes
All walls and ceilings to be finished internally with 3 no. coats satin emulsion paint, colour to clients specification, on skim coat plaster finish. Paint to wet areas to be selected vinyl paint

Kitchen Unit Specification
To later detail. Provide kitchen units to include selected stainless steel sink and taps, provide services and voids in kitchen unit for all white goods and appliances to be provided by tenant.

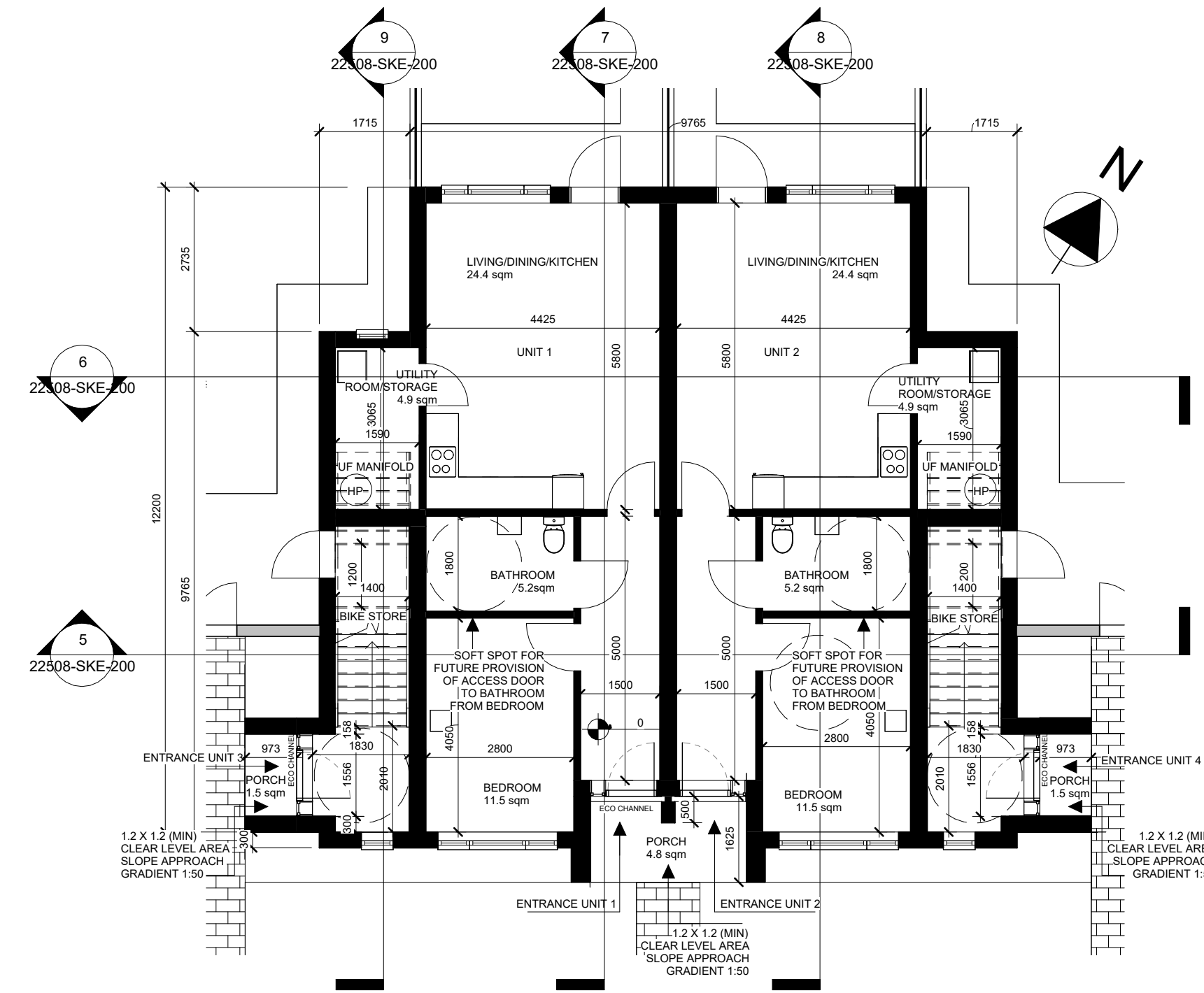
Bathrooms (Items specified for illustrative purposes only - approved alternatives will be considered)
To later detail. Provide tiled splashback to wbs and selected tiling to shower enclosure. Level access shower tray to be provided with rail and loops for shower curtain to be provided by tenant.



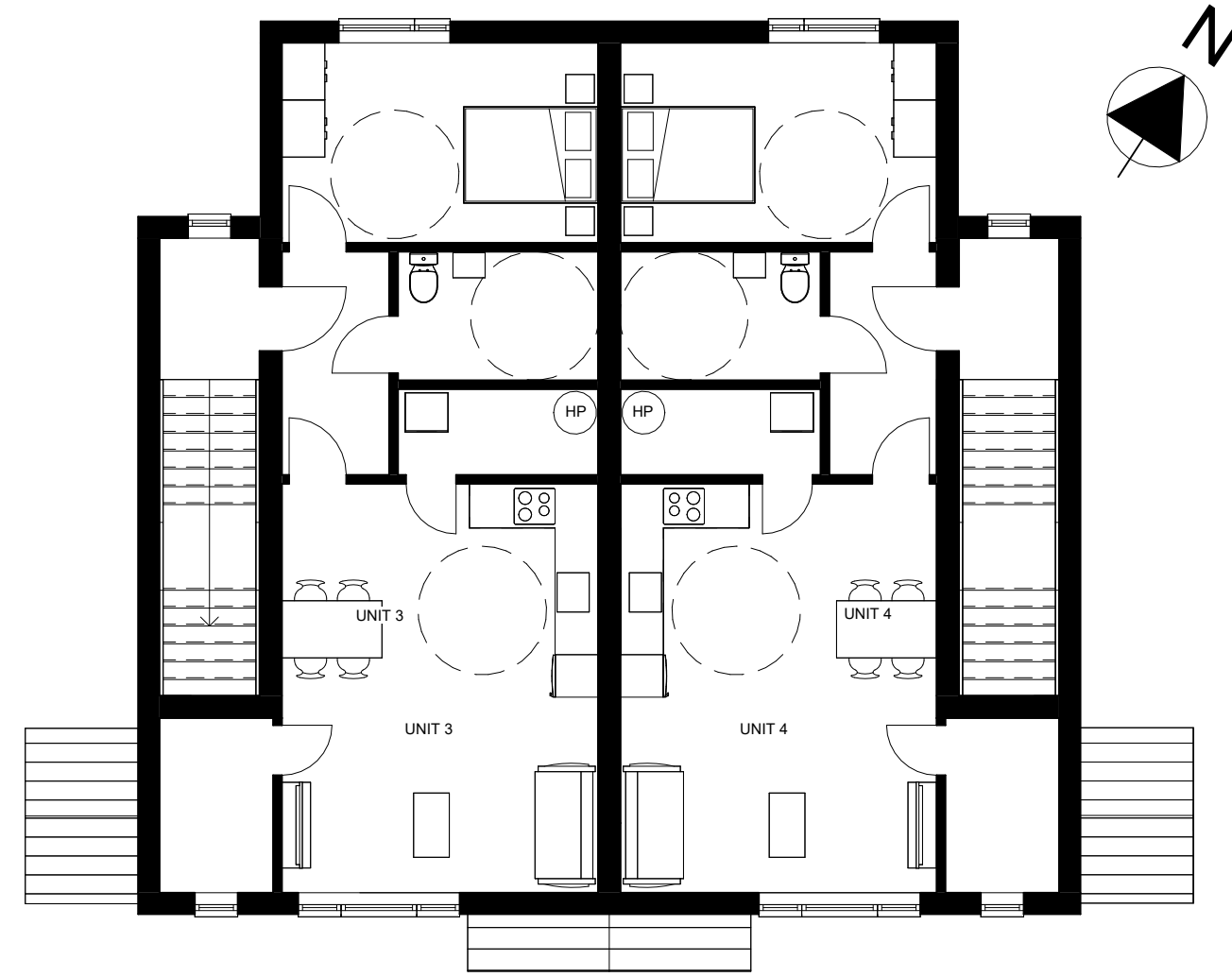
3 Roof Plan
1 : 100



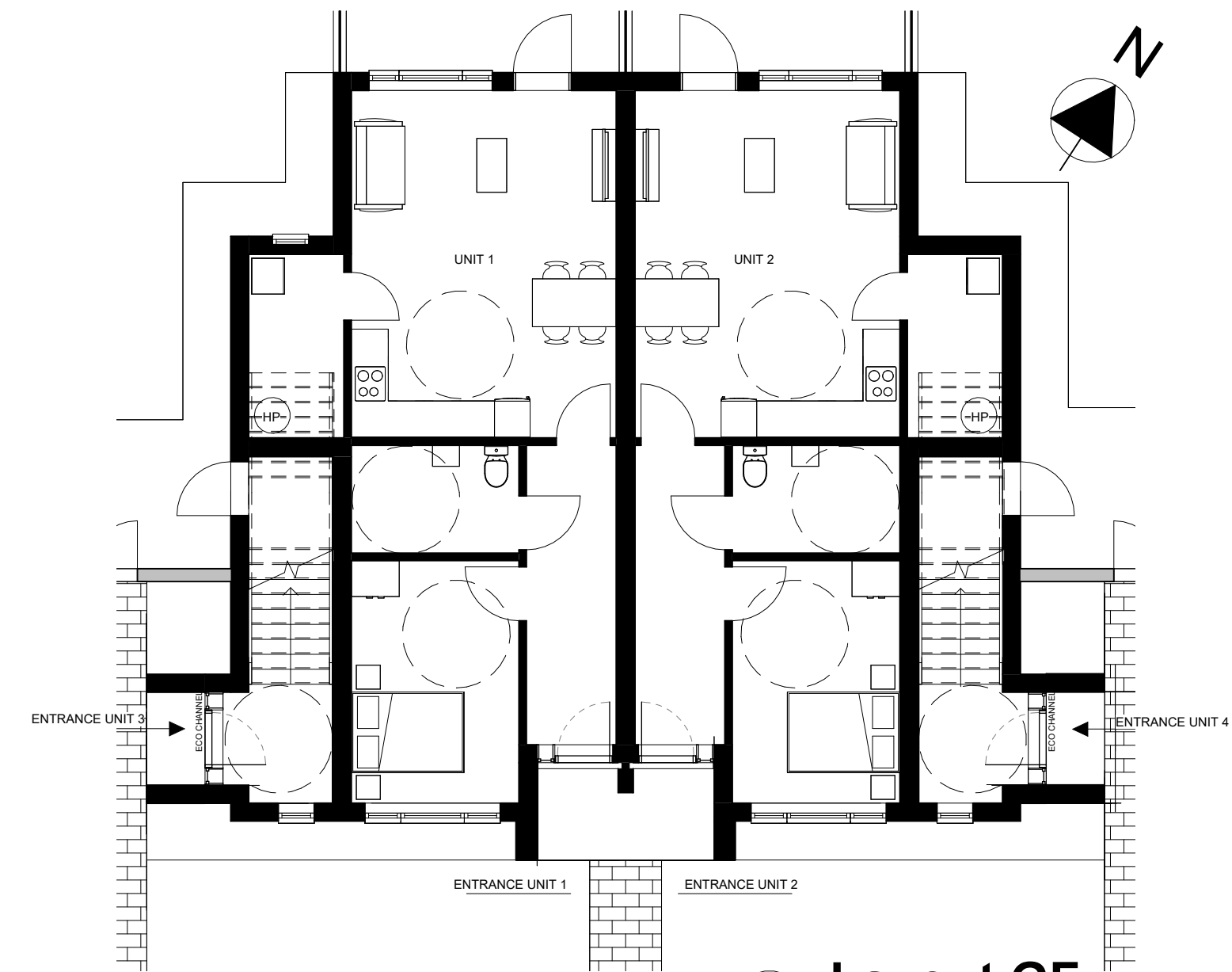
2 First Floor
1 : 100



1 Ground Floor
1 : 100



4 Layout FF
1 : 100



5 Layout GF
1 : 100

Quality Houses for Sustainable Communities
By Department of the Environment, Heritage and Local Government

Relevant Area	APARTMENTS		
	Proposed Ground Floor Units 1/2	Proposed First Floor Units 3/4	DHPLG Guidelines
Double Bedroom	11.5 sqm	12.5 sqm	11.4 sqm
Living/Dining/Kitchen	25.7 sqm	25.3 sqm	23.0 sqm
Storage	4.9 sqm	7.3 sqm	3.0 sqm
Floor Area	53.3 sqm	68.4 sqm	45.0 sqm
TOTAL AREA	Ground FGloor: 141.8 + First Floor: 124.4 = 266.2		

Unit	Private open space provide (sqm)
1	100.5 sqm
2	130.8 sqm
3	48.6 sqm
4	74.4 sqm

Rev	Description	Date

CODE SUITABILITY DESCRIPTION

STATUS PURPOSE OF ISSUE



PROJECT Residential Units
Drumsna Co. Leitrim

TITLE Floor Plans

CLIENT Leitrim County Council

DRAWN BY Janine CHECKED BY XXXX DATE 09/19/22

SCALE (@ A1) As indicated PROJECT NUMBER 22508

DRAWING NUMBER 22508-SKE-100 REV