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FOR FINISHED FLOOR LEVELS RELATED TO O.S. MAIN HEAD DATUM PLEASE REFER TO DWG. Nos.: 04-121_3_1_A001.1, 04-121_3_1_A001.2, 04-121_3_1_A001.3

FOR NORTH ORIENTATION PLEASE REFER TO SITE PLAN NO. ...3.1 A 002

Proposed Outline Specification Notes - Housing Rev B - 29th August 16

Foundations
All foundations are to be constructed in accordance with the requirements of TDGA of the Building Regulations and in accordance with the design of the consultant structural engineer.

Ratons
All dwellings are to be provided with a radon protective membrane and proprietary sump installed in accordance with the manufacturer's specifications and the requirements of the NBSGS and TDGA.
The sump vent from the sump must be clearly marked in order to facilitate later action should the sump become blocked. High risk areas as defined by the NBSGS must be done prior to construction of the dwelling.

Ground Floor Slab (Ground Beating)
100mm in situ concrete floor slab laid on 50mm Kingspan TFW0 insulation, (or equivalent on continuous EPS/insulation membrane, on sand bedding, on compacted hardcore - walls in accordance with engineer's specification and detail.
Overall floor slab construction to achieve a minimum U-value of 0.25 in accordance with the requirements of TDGA.

Damp Proof Courses
All DPCs to be installed in accordance with the manufacturer's specifications, the requirements of the NBSGS and TDGA.

Party Wall Construction
Party walls shall be constructed to comprise 215mm concrete blockwork with 10mm sand-cement mortar coat plaster and lightweight plaster finish alternatively the lightweight plaster can be replaced with 12.5mm detached double dry brickwork or plaster (to study or glass). Minimum block density of 1600 kg/m³ shall be used.
Consent must be obtained from the adjoining owner to be achieved by construction of party wall in accordance with the requirements of TDGA & TDGE of the Building Regulations and NBSGS recommendations.

Internal Stud Partitions
Non Fire-rated Partitions: 75x30mm s4s treated timber stud with 12.5mm plasterboard and s4s finish to both sides.
30 Minute Fire rated Partitions: 75x30mm s4s treated timber stud with 12.5mm plasterboard and s4s finish to both sides - no service penetrations, all in accordance with manufacturer's instructions.
60 Minute Fire rated Partitions: 75x30mm s4s treated timber stud with 15mm Gyproc Fireline board and s4s finish to both sides - no service penetrations, all in accordance with manufacturer's instructions.

Structural Timbers
All structural timbers are to be designed and constructed in accordance with the requirements of TDGA of the Building Regulations and the design of the consultant structural engineer. All strapping to be designed and installed in accordance with the requirements of the NBSGS, and TDGA.

Upper Floor Construction (Timber) - Within Dwellings
Timber 10x10 (or 10x12) floor joists to be installed in accordance with the requirements of TDGA and the NBSGS. All flooring to be installed in accordance with the requirements of TDGA and the NBSGS.

External Wall Construction (Blockwork Inner Leaf)
Blockwork inner leaf with 100mm cavity partition with 40mm Kingspan TFW0 insulation (or equivalent) and external blockwork outer leaf. Timber frame comprising 140mm stud with 50mm Kingspan TFW0 insulation between studs. Cavity to have proprietary cavity vents provided at a maximum of 4500mm centres vertically.
Overall wall construction to achieve a minimum U-value of 0.27 in accordance with the requirements of TDGA of the Building Regulations.

External Wall Construction (Timber Frame)
Timber frame to manufacturer's detail with 50mm vertical and diagonal cavity and rendered blockwork/brick outer leaf. Timber frame comprising 140mm stud with 50mm Kingspan TFW0 insulation between studs. Cavity to have proprietary cavity vents provided at a maximum of 4500mm centres in outer leaf of masonry.
All timber to be treated in accordance with the recommendations of BS5474:2003 (Preservation of Timber - Recommendations).

Vapour Barriers & Breather Membranes
Ensure that breather fabric is provided to external blockwork not more than every 12m (or two houses). Wall ties to be provided at 800mm centres horizontally and 450mm centres vertically.
Overall wall construction to achieve a minimum U-value of 0.27 in accordance with the requirements of TDGA of the Building Regulations.
All timber frame structures must have a current B16 Agreement Certificate, to be produced prior to the commencement of construction.

External Render/Block Finish
External render to comprise self-coloured render, such as Decorated by Weber Building Systems, applied in accordance with manufacturer's recommendations. Colour to be approved in writing by architect prior to commencement of application. All external render to be carried out in accordance with BS5262:1991 (Code of Practice for External Rendering).
External block to be selected and approved in writing by architect prior to commencement of works. All blockwork to be carried out in accordance with BS 8003:2003 (Code of Practice for Masonry).

Lintels
All lintels to engineer's specification and installed in accordance with the manufacturer's recommendations. Lintels to be provided to be protected/insulated against frostbite, weep holes to brick at 400mm centres.

Roof
Roof structure to be designed and installed in accordance with the requirements of TDGA of the Building Regulations and the design of the consultant structural engineer.
Roofing to be installed in accordance with the requirements of TDGA and the NBSGS. All roof trusses to be insulated in accordance with the requirements of TDGA and the NBSGS. All roof trusses to be insulated in accordance with the requirements of TDGA and the NBSGS. All roof trusses to be insulated in accordance with the requirements of TDGA and the NBSGS.

Insulation to Roof Space (Unpitched Roof Space)
250mm Kingspan glasswool (gully to be laid between joists in accordance with manufacturer's specification) to give a minimum U-value of 0.20 in accordance with the requirements of TDGA. Ensure that proprietary weep ventilators are used in order to ensure the adequate ventilation is maintained above the level of the insulation at all times.

Insulation to Roof Space (Dormer Roof)
140mm Kingspan TFW0 (between rafters) to give a minimum U-value of 0.20 in accordance with the requirements of TDGA. Ensure that a 50mm vented roofspace is maintained (between the rafters) above the insulation layer.

Fire Detection/Fire Safety
All dwellings (up to and including three stories above ground) to be provided with an L10 fire detection system, as outlined in paragraph 1.5.5.2 of TDGA-4 or as required by the Fire Safety Certificate for the development.
All dwellings must comply with the requirements of TDGA & BS5588-1:1999 (Fire procedures in the design, construction and use of buildings - Code of practice for residential buildings).

Electrical
Design and installation of electrical system to be carried out by competent electrical contractor, electrical sub-contractor to be a registered member of NICEIC. Position of all electrical outlets and appliances to be agreed with the architect in writing prior to the commencement of installation.

Rainwater Goods
Unless otherwise advised in writing by the architect, gutters to be Alumatic Aquabloc, gording with 75x75mm Alumatic Rainwater Downpipes. R/c colour to be selected by architect and approved in writing prior to ordering. Rainwater system to be installed in accordance with manufacturer's recommendations.
Individual dwelling rainwater system to connect to site stormwater attenuation in accordance with engineer's specification and detail.

Sanitation
All sanitary fittings connected to single stack drainage system to have deep water anti-siphonage pipe fitted for 100mm downwards of traps. Single stack drainage system to be designed and installed in BS-5572:1994. Access panels to be provided to all concealed elements.

Ventilation
Habitable Rooms: Permanent background ventilation of at least 600mm² and an opening window (glazing at least 75% of the floor area) to provide natural ventilation.
Kitchens/Bathrooms: Mechanical extract ventilation to levels outlined in TDGA (in accordance with the manufacturer's specifications) where external window available.
Roof Spaces: To be ventilated above insulation level in accordance with requirements of TDGA & the NBSGS.

Windows & Screens
Windows to be hardwood timber double-glazed windows fixed in accordance with manufacturer's recommendations. All glass below 600mm to be safety glass in accordance with requirements of TDGA, where the design of a screen includes a self-closing system the 600mm should be measured from the top of the sash. All windows to be designed to have a clear opening section of at least 0.33m², with minimum width and height of 450mm, in accordance with paragraph 1.5.6 of TDGA.
All windows and screens to comply with the requirements of TDGA, TDGA, TDGA, and the NBSGS.

Sound Transmission
The recommendations of BS5232:1999 (Sound Insulation & Noise Reduction for Buildings - Code of Practice), the NBSGS and the requirements of TDGA, to be implemented in full. A minimum airborne sound reduction of 54dB must be achieved between dwellings.

Note
The above specification is an outline specification only. It is the responsibility of the Contractor to ensure that the construction of the works complies with the Building Regulations and the requirements of the NBSGS. Where reference is made to a TDGA rule within the Current Technical Guidance Documents of the Building Regulations, it is the responsibility of the contractor to ensure that the most up-to-date editions of the Building Regulations are used at all times.
All drawings are to be read in conjunction with the NBSGS (Housing) House Building Manual and the Building Regulations, a copy of each should be retained on site at all times for reference purposes.

3.1 PLANNING APPLICATION

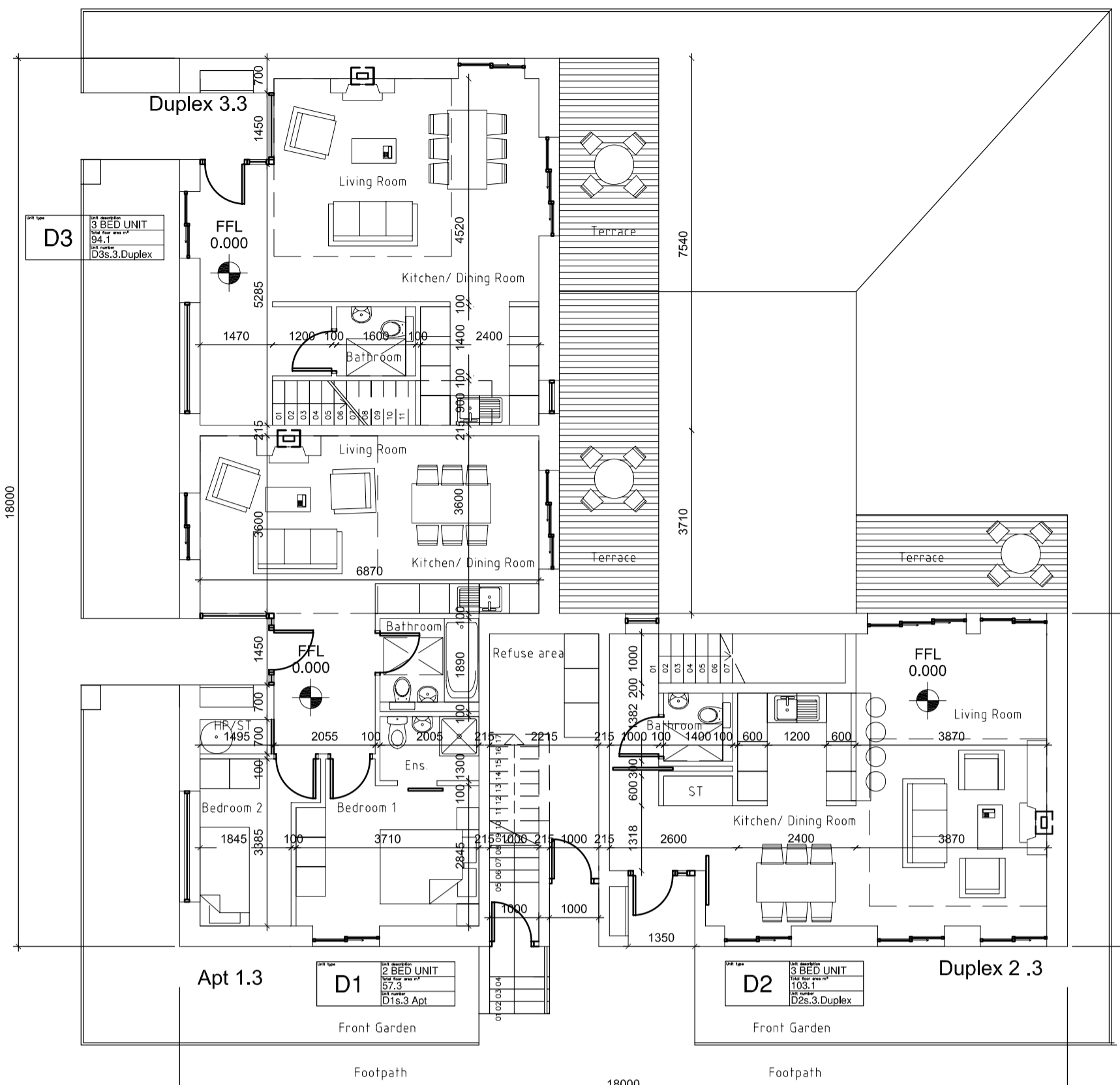
JOB
Residential Development
at Newcastle-Lyons South, Phase 1
Co. Dublin

CLIENT
Maplewood Developments Ltd.

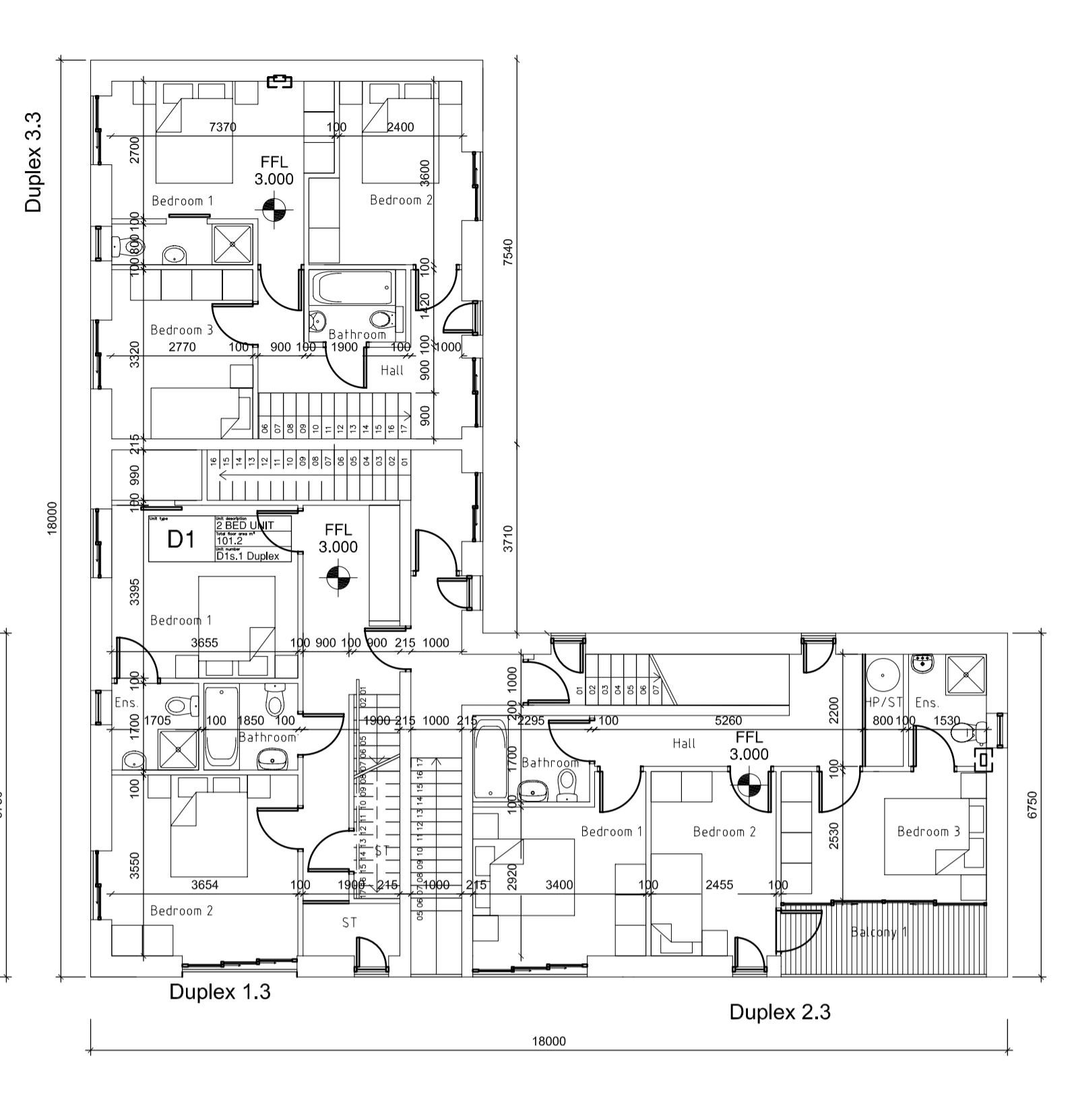
DRAWING
D1s.3-D2s.3-D3s.3 - Apt. - Duplex Block
Part V- Plans / Elevation

DATE: 27th October 2006 SCALE: 1:100
DWN: RD CHECKED: PMN
JOB NUMBER: DWG NUMBER: REVISION:
06-140J D1s.3 - D2s.3 - D3s.3

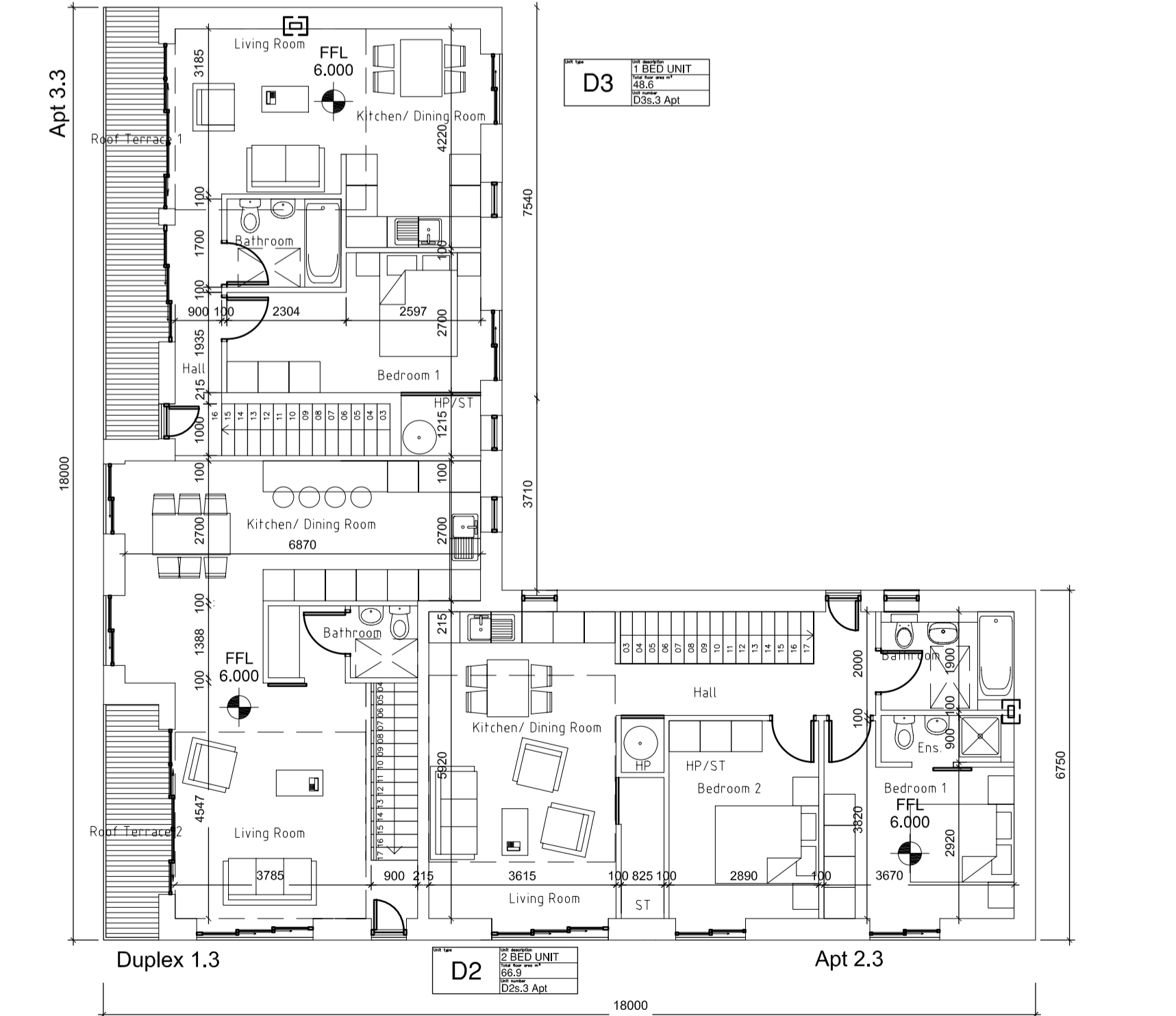
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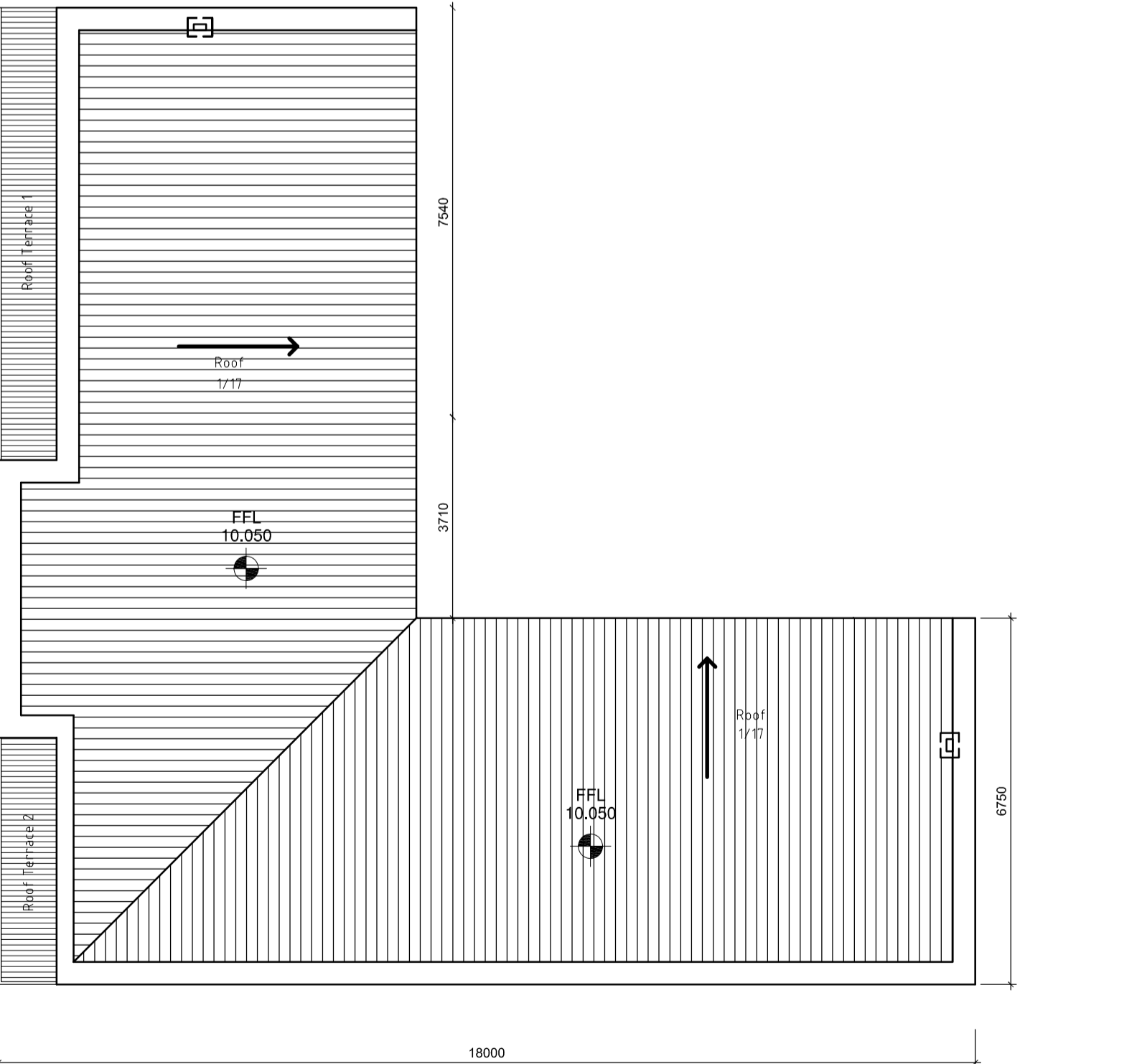
01 GROUND FLOOR
D1s.3, D2s.3, D3s.3/100



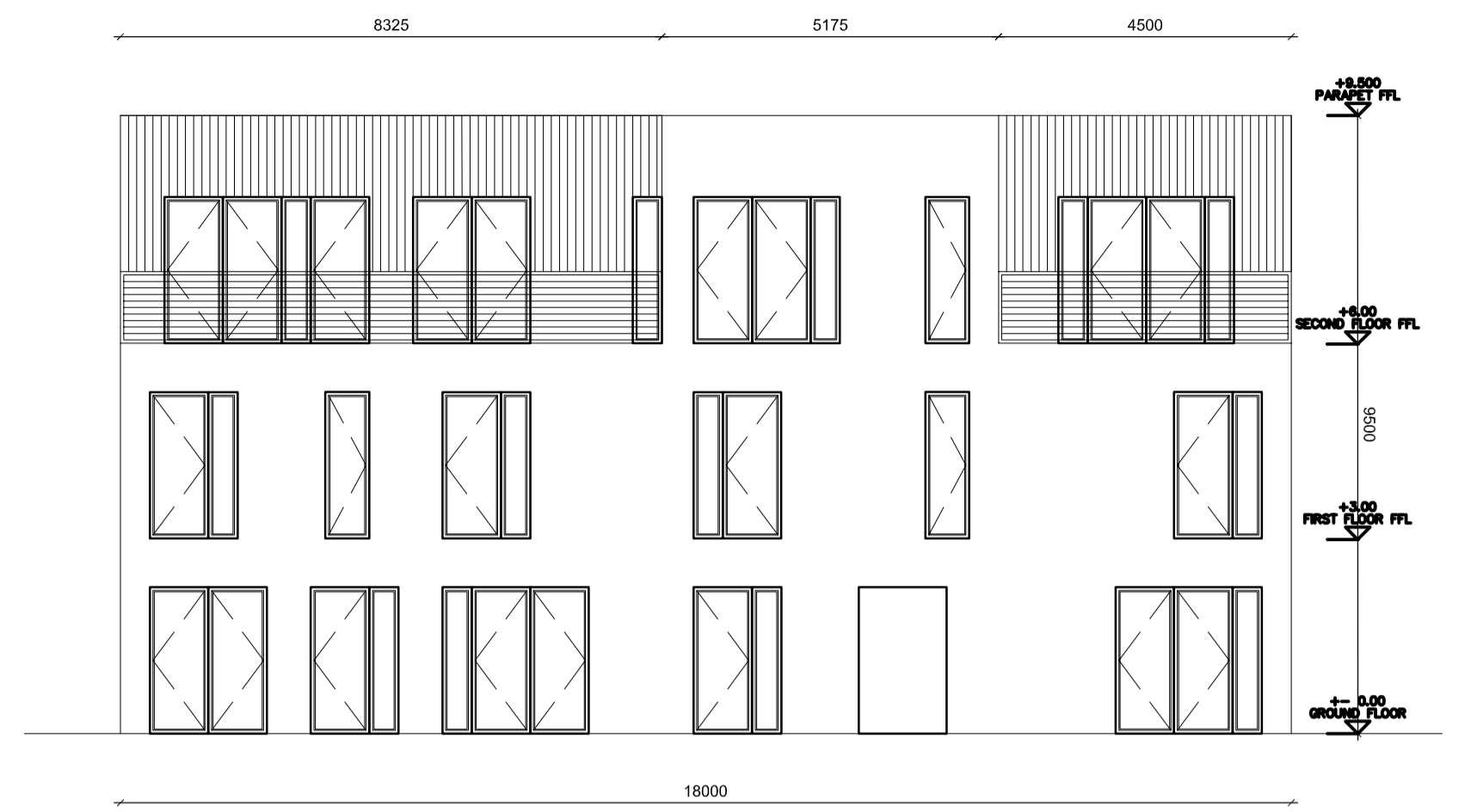
02 FIRST FLOOR
D1s.3, D2s.3, D3s.3/100



03 SECOND FLOOR
D1s.3, D2s.3, D3s.3/100



04 ROOF PLAN
D1s.3, D2s.3, D3s.3/100

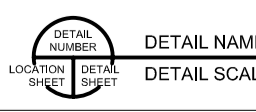


05 MAIN ELEVATION NORTH
D1s.3, D2s.3, D3s.3/100



06 MAIN ELEVATION WEST
D1s.3, D2s.3, D3s.3/100

ORIGINAL SHEET SIZE = A1



DETAIL NAME
DETAIL SCALE