

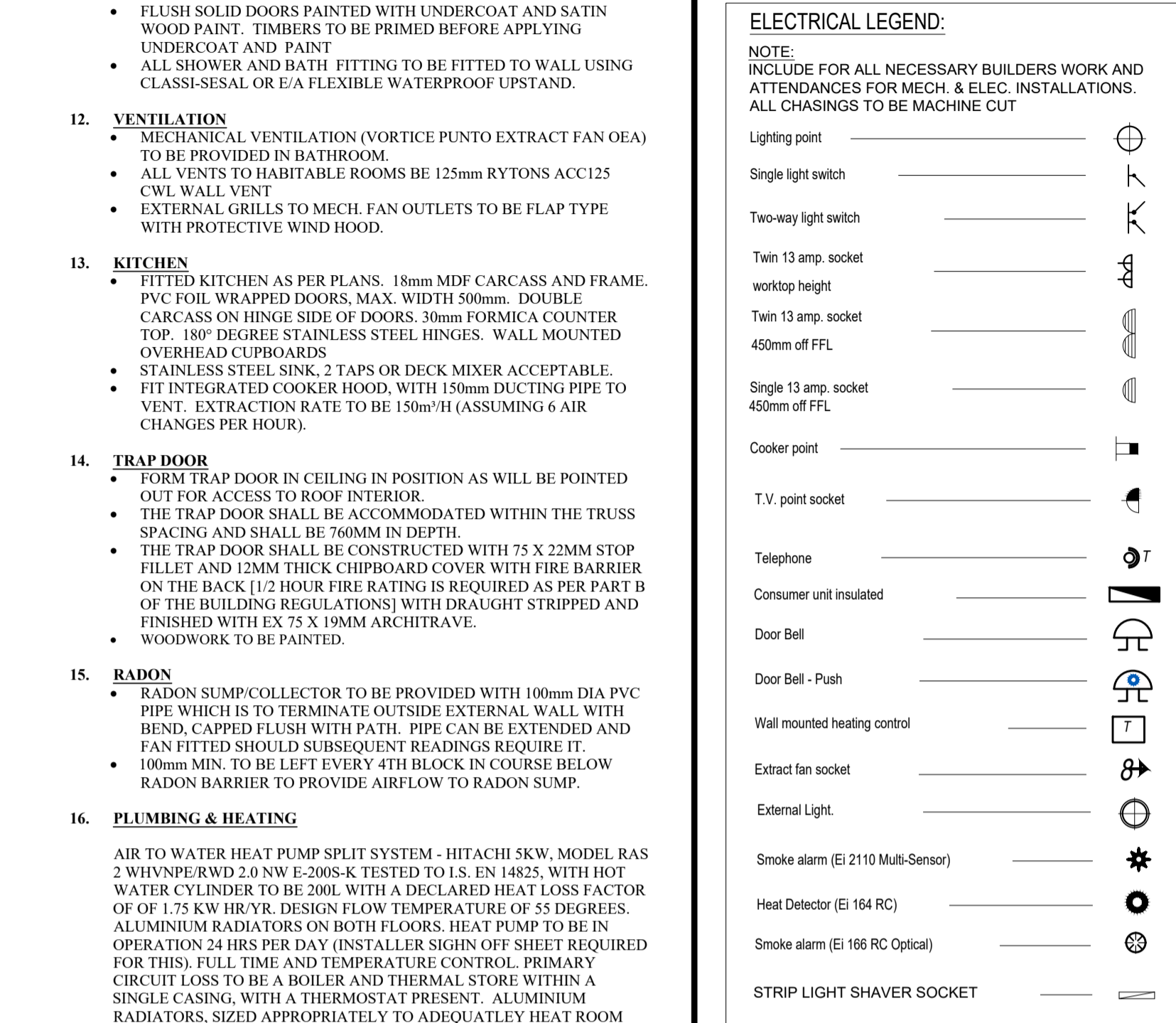
GENERAL SPECIFICATION

- WHERE A PRODUCT NAME IS SPECIFIED, AN EQUIVALENT PRODUCT MAY BE SUPPLIED, BUT MUST BE APPROVED BY COUNCIL ENGINEER PRIOR TO ORDERING/FITTING.
- FOUNDATIONS**
 - FOUNDATIONS ARE IN PLACE.
 - EXISTING FLOOR SLAB**
 - REMOVE EXISTING FLOOR SLAB, TAKING DOWN TO COMPACTED HARDWARE. LAY NEW FLOOR AS FOLLOWS;
 - FLOOR**
 - 200mm (MIN.) GRADED UNBOUND GRANULAR FILL GRADED AGGREGATE MATERIAL.
 - 50mm SAND BLINDING LAYER.
 - NICOFLUX MONORIFLEX RMB400 RADON BARRIER LAID TO MANUFACTURERS SPECIFICATION. RADON BARRIER TO BE LAPPED AT LEAST 150mm AND SEALED AT ALL JOINTS AND AT D.P.C. ANY PUNCTURES IN BARRIER SHOULD BE PATCHED WITH THE SAME TYPE OF MEMBRANE, LAPPED AT LEAST 150mm AND SEALED BEYOND THE LIMITS OF THE PUNCTURE.
 - KINGSPAN KOOL THERM K3 120MM BOARD, WITH VERTICAL STRIP OF 30MM KOOL THERM K3 TO PERIMETER OF SLAB. **REQUIRED U-VALUE 0.14W/M2K.**
 - 150mm (MIN) POWERFLOATED CONCRETE SLAB TO ENGINEERS DETAIL.
 - THERMAL BLOCK TO BE FITTED TO PERIMETER OF THE SLAB, 2-3 COURSES DEPENDING ON GROUND LEVELS.
 - WALLS**
 - 310mm CAVITY WALLS TO BE CONSTRUCTED OF 100mm SOLID BLOCKS EXTERNAL LEAF, 100mm SOLID BLOCKS INTERNAL LEAF WITH A 10mm CAVITY BETWEEN.
 - STEEL LINTELS TO STRUCTURAL ENGINEERS SPEC & DETAIL TO BE USED.
 - 110mm FULL FILL BOARD INSULATION. **REQUIRED U-VALUE 0.17W/M2K.**
 - AUTENTIC STAINLESS STEEL VERTICAL TWIST DOVETAILED WALL TIES WITH CLIPS FOR INSULATION POSITIONED EVERY 750mm (MIN) HORIZONTALLY AND 450mm (MIN) VERTICALLY.
 - ADDITIONAL TIES TO BE USED AT OPES AND JAMBS.
 - CAVITY CLOSERS KINGSPAN THERMABATE OR EQUIVALENT.
 - CONCRETE CILLS ON PVC DPC TURNED UP AT CORNERS AND SIDES.
 - NAP RENDER FINISH, PAINTED WITH MINIMUM 2 COATS DULUX WEATHERSHIELD OR EQUIVALENT. WINDOW REVEALS, PLINTH & CILLS TO BE PAINTED DIFFERENT COLOUR TO THE WALLS - COLOUR TO BE CONFIRMED ON SITE.
 - ROOF**
 - NAIL EVERY SECOND ROW OF ROOF TILES, AND ALL PERIMETER TILES.
 - CONCRETE TILES ON 44mm X 35mm TREATED BATTENS ON TYVEC BREATHER MEMBRANE OEA ON.
 - NSAI APPROVED PREFABRICATED ROOF TRUSSES AT 400mm CENTRES ON 100x75 TREATED WALL PLATES.
 - ALL ROOF TIMBERS TO BE PRESSURE TREATED INCL. FASCIA, CENTRE, BARGE AND GABLE LADDER TIMBERS.
 - INCLUDE FOR ALL NECESSARY PURLINS, HIPS, BEARERS, TILTING FILLETS, RIDGE BOARDS ETC.
 - PROVIDE ADEQUATE BRACING TO ROOF.
 - CONNECT ROOF TRUSSES TO WALL PLATE USING PROPRIETARY TRUSS CLIPS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - EAVE VENTILATORS TO BE FITTED TO TILE TO BE FITTED AT RIDGE LEVEL AS PER MANUFACTURERS SPEC & DETAILS.
 - BATT ROOF/WALL STRAPS AT 2M CENTRES WITH 4 NO. FIXINGS TO WALLS, 3 NO. FIXINGS TO TRUSS AND 2 NO. FIXINGS TO WALL PLATE.
 - 350mm FIBREGLASS (OEA) INSULATION LAY 150MM BETWEEN JOISTS AND 200MM OVER. **REQUIRED U-VALUE 0.13W/M2K.**
 - PATINATION OIL FINISH TO ALL CODE 5 LEAD, TO MANUFACTURERS SPECIFICATION AND DETAIL.
 - FASCIA, SOFFIT AND DOWNPIPES**
 - ALUMINIUM FASCIA AND SOFFIT, 10mm CONTINUOUS VENT GAP BETWEEN FASCIA AND SOFFIT (250MM OVERHANG).
 - 125MM SEAMLESS ALUMINIUM GUTTERS WITH 75MM X 50MM PVC DOWN PIPES.
 - INTERNAL DOORS**
 - DOOR FRAMES TO BE DEAL.
 - FINISH SIZE TO BE EX 150MM X 50MM REBATED WITH 75MM X 20MM SPAYED ARCHITRAVES STANDARD TO FLSH DOORS.
 - SOLID PLY VENEER FLUSH DOORS THROUGHOUT.
 - LOCKS AND HANDLES TO BE BRASS SONNATO BW450PB.
 - 3 STEEL BUTT HINGES PER DOOR.
 - DOOR STOPS TO BE INSTALLED TO ALL DOORS.
 - D.P.C.**
 - DPC CAVITY TRAY OVER ALL OPES.
 - DPC TO BE USED UNDER WALL PLATE.
 - DPC OVER OPES 160MM X 65MM EXTERNAL.
 - OPES**
 - ROW OF MASONRY MESH REINFORCEMENT FOR FULL LENGTH OF FRONT & BACK WALL ABOVE LINTELS.
 - WINDOWS & DOORS**
 - UPVC TRIPLE GLAZED ARGON FILLED SOFT LOW-E WINDOWS. **REQUIRED U-VALUE 1.1W/M2K.** FRAME FACTOR OF 0.7, SOLAR GAIN FACTOR OF 0.63.
 - MANUFACTURERS CERTIFICATE FOR WINDOW & DOOR U-VALUES (MIN. 1.1) IS TO BE OBTAINED AND GIVEN TO COUNCIL ENGINEER.
 - SAMPLE OF DOOR & WINDOW TO BE PROVIDED PRIOR TO ORDERING.
 - TRICKLE VENTS TO BE INSTALLED TO ALL WINDOWS.
 - ALL BEDROOM WINDOWS TO COMPLY WITH CURRENT BUILDING REGS TO ALLOW ADEQUATE MEANS OF ESCAPE, CHILD SAFETY RESTRICTORS TO BE FITTED TO BEDROOM WINDOWS.
 - GLAZING TO BATHROOM TO BE OBTAINED.
 - PRECAST CONCRETE SILLS (TO REAR) WITH DPC TO SIDES, BACK & UNDERNEATH TO BE USED THROUGHOUT. GRANITE CILLS TO FRONT OF HOUSE.
 - 19MM BULLNOSE WHITE DEAL WINDOW BOARDS, PAINTED. WINDOW BOARDS IN KITCHEN AND BATHROOM TO BE TILED.
 - DOORS & WINDOWS TO INCLUDE ALL NECESSARY IRONMONGERY. RECEIVER TYPE ON EXTERNAL DOORS TO BE OF THE HOOKED TYPE. 5 POINT LOCKING SYSTEM.
 - FRONT DOOR TO BE BLACK COMPOSITE DOOR. **REQUIRED U-VALUE 1.2W/M2K.** MUNSTER JOINERY GRP CLASSIC OR EQUALLY APPROVED.
 - REAR DOOR TO BE WHITE UPVC DOOR. **REQUIRED U-VALUE 1.2W/M2K.** MUNSTER JOINERY TRIPLE GLAZED HALF PVC/GLAZED DOOR OR EQUALLY APPROVED.
 - EXTERNAL DOORS TO HAVE THRESHOLD HEIGHT OF 15MM, WITH EXPOSED EDGES CHAMFERED.
 - EXTERNAL DOORS TO HAVE THUMB TURN LOCKS.

NOTES

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ELECTRICAL LEGEND:



AIR TO WATER HEAT PUMP SPLIT SYSTEM - HITACHI SKW, MODEL RAS 2 WHYNPE/RWD 2.0 NW E-2008-R TESTED TO I.S. EN 14825, WITH HOT WATER CYLINDER TO BE 200L WITH A DECLARED HEAT LOSS FACTOR OF 1.75 KW HR/YR. DESIGN FLOW TEMPERATURE OF 55 DEGREES. ALUMINIUM RADIATORS ON BOTH FLOORS. HEAT PUMP TO BE IN OPERATION 24 HRS PER DAY (INSTALLER SIGN OFF SHEET REQUIRED FOR THIS). FULL TIME AND TEMPERATURE CONTROL. PRIMARY CIRCUIT LOSS TO BE A BOILER AND THERMAL STORE WITHIN A SINGLE CASING, WITH A THERMOSTAT PRESENT. ALUMINIUM RADIATORS, SIZED APPROPRIATELY TO ADEQUATELY HEAT ROOM THEY ARE LOCATED IN.

ALL PRIMARY PIPEWORK TO BE INSULATED AS DETAILED IN TABLE 11 OF THE DOEBLG-HEATING AND DOMESTIC HOT WATER SYSTEMS FOR DWELLINGS - ACHIEVING COMPLIANCE WITH PART L 2008.

ALL PIPES IN ATTIC TO BE LAGGED WITH 190mm ARMAFLEX INSULATION. ALL PIPES, VALVES AND SWITCHES TO BE VISIBLE AND CLEARLY LABELED.

- PROVIDE COLD WATER STORAGE TANK OF APPROX. 350 LITRE CAPACITY IN ROOF SPACE. PROVIDE EXPANSION TANK OF APPROXIMATELY 45 LITRE CAPACITY. EACH TANK SHOULD BE PROVIDED WITH APPROPRIATE COVER AND SUPPORTED IN ACCORDANCE WITH GUIDELINES AS SET OUT IN THE BUILDING REGULATIONS. WALKWAY TO BE LAID IN ATTIC FROM TRAP DOOR TO WATER TANK. LIGHT TO BE FITTED IN ATTIC.
- ALL SANITARY FITTING AND APPLIANCES TO HAVE FLEXIBLE PENNY VALVE FEEDS.
- FIT COMBIMATE WATER SOFTENER TO ALL HOUSES.
- FIT MAGNACLEAN PROFESSIONAL FILTER SYSTEM.
- GULLY TO BE INSTALLED UNDERNEATH HEAT PUMP SYSTEM TO COLLECT WATER EXTRACT FROM SYSTEM. GULLY TO BE LINKED TO FOUL WATER DRAINAGE SYSTEM. PVC DROP TO BE INSTALLED FROM UNIT TO GULLY UNDERNEATH TO ALLOW FOR CONDENSATION RUNOFF.
- OUTDOOR HEAT PUMP UNIT TO BE LOCATED ON THE FOOTPATH TO REAR SIDE OF HOUSE, WITH GALVANISED STEEL PROTECTIVE CAGE TO SURROUND IT.
- 50mm (min) DRAIN ADJACENT TO THE WATER TANK UNIT OF THE HEAT PUMP. PLUMBED TO THE OUTSIDE TO ALLOW FOR OVERFLOW.

- ELECTRICAL & RENEWABLE ENERGY**
 - BATHROOM & EXTERNAL LIGHTS TO HAVE LED 12 WATT COOL WHITE BULBS FITTED.
 - ALL SMOKE / HEAT DETECTORS TO BE LINKED.
 - SMOKE HEAD TO BE INSTALLED IN ATTIC SPACE.
 - ALL ELECTRICAL WORK TO BE TO CURRENT REG / SAFE ELECTRIC STANDARDS.
 - ALL SMOKE / HEAT DETECTORS TO BE WIRED BACK TO INDICATOR PANEL UNIT, LOCATED BESIDE FUSE BOARD.
 - SHOWER INSTALLATIONS TO HAVE ESB CABLE TAILS FROM METER TO BOARD TO BE 16 SQUARE, AND CABLE FROM BOARD TO SHOWER MUST BE 10 SQUARE. BATHROOM LIGHT TO BE ON AN RCD.
 - FIT 1 NO. PV PANEL TO THE REAR OF THE ROOF. THE TRISOLAR TSM PEAK POWER WATTS GIVES AN ADDITIONAL 236WH/Y OF DELIVERED ENERGY. ANY ALTERNATIVE PANEL FITTED (PRIOR APPROVAL TO BE SOUGHT) MUST ACHIEVE SAME.
- AIR TIGHTNESS TEST**
 - CONTRACTOR IS TO INCLUDE FOR CARRYING OUT AN AIR TIGHTNESS TEST. REQUIRED RESULT IS AIR PERMEABILITY RATE (Q50) OF NOT GREATER THAN 6 CUBIC METRES PER HOUR PER SQUARE METRE OF EXPOSED ENVELOPE AREA, TO ALLOW AN ENTRY INTO THE DEAP SOFTWARE FOR ADJUSTED RESULT OF AIR PERMEABILITY TEST IN ACH ADJ OF NOT GREATER THAN 0.3.
- BUILDING ENERGY RATING (BER) CERTIFICATE**
 - CONTRACTOR IS TO PROVIDE BER CERTIFICATE ON COMPLETION OF CONSTRUCTION - MINIMUM ACCEPTABLE BER RATING IS A2

SPACE PROVISION CALCULATION.
DWELLING TYPE: 2 BED/3 PERSON SINGLE STOREY.

TARGET GROSS FLOOR AREA (m2)	MINIMUM-MAIN LIVING ROOM (m2)	AGGREGATE LIVING AREA (m2)	AGGREGATE BEDROOM AREA (m2)	STORAGE (m2)
60.0	13	28	20	3
PROPOSED GROSS FLOOR AREA (m2)	PROPOSED MAIN LIVING ROOM (m2)	PROPOSED AGGREGATE LIVING AREA (m2)	PROPOSED AGGREGATE BEDROOM AREA (m2)	PROPOSED STORAGE (m2)
60.0	13.2	23	22.1	3.3

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CARLOW COUNTY COUNCIL
HOUSING DEPARTMENT
Director Of Services: Michael Brennan
Tullow Civic Offices, Inner Relief Road, Tullow, Co. Carlow
Phone: (059)9136296 Fax: (059)9152156
Email: secretar@carlowococo.ie

Engineers Ireland
Carlow Local Authorities, A CPD Accredited Company

Project:
CONSTRUCTION OF 2 BED SINGLE STOREY DETACHED HOUSE AT OLD LEIGHLIN ROAD, CARLOW.

Title:
FLOOR PLAN, ELEVATIONS & SECTION

Drawn by:	F.M.	Job No:	
Checked by:		Drw Loc:	
Approved by:	L.S.	Org. No:	
Scale:	1/50		
Date:	01/06/2022		