

GENERAL SPECIFICATION

1. **FOUNDATIONS**
 - CONCRETE STRIP FOUNDATIONS TO ENGINEERS DETAILS AND SUBJECT TO SITE CONDITIONS.
 - FOUNDATIONS FOR EXTERNAL WALLS TO BE 1000mm (min.) X 350mm (min.) WITH A393 MESH BOTTOM.
 - FOUNDATIONS FOR INTERNAL WALLS TO 650mm (min.) X 350mm (min.) WITH A393 MESH BOTTOM.
 - FOUNDATIONS TO BE MADE ON UNDISTURBED GROUND AND ANY SOFT SPOTS TO BE REMOVED AND MADE GOOD WITH A LEAN MIX CONCRETE TO ENGINEERS APPROVAL.
 - ALL CONCRETE FOR FOUNDATIONS TO 30N20 IN ACCORDANCE WITH BS8110.
 - MIN COVER TO A393 MESH TO BE 50MM
2. **RISING WALLS**
 - RISING WALL CONSTRUCTION TO BE 325mm SOLID BLOCKWORK. ALLOW MINIMUM 4 COURSES SUBJECT TO GROUND CONDITIONS.
 - 50mm CLEARANCE TO SURROUND SERVICE PIPES. FOR LARGE OPENINGS A LINTEL (NOT METAL) SHOULD BE PROVIDED.
3. **FLOORS**
 - 150mm (MIN) POWERFLOATED CONCRETE SLAB ON 120mm THICK KINGSPAN P.I.R. ,OR EQUIVALENT, INCLUDING 30mm VERTICAL INSULATION AT EDGE OF SLABS.
 - SLAB TO SIT ON COMBINED RADON/DPM BARRIER 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.
 - RADON BARRIER TO SIT ON 50mm SAND BLINDING, ON 150mm (MIN.) WELL COMPACTED HARDCORE. HARDCORE TO BE CLEAN, GRADED CRUSHED STONE, 100mm MAX. SIZE.
4. **WALLS**
 - 310mm CAVITY WALLS TO BE CONSTRUCTED OF 100mm SOLID BLOCKS EXTERNAL LEAF, 100mm SOLID BLOCKS INTERNAL LEAF WITH A 110mm CAVITY BETWEEN.
 - PRE-CAST CONCRETE LINTELS.
 - 100mm XTRATHERM THIN-R plus CAVITY INSULATION, FULL FILL BOARD (THERMAL CONDUCTIVITY 0.021 W/m²C).
 - AUSTENITIC 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.
 - CONCRETE CILLS ON PVC DPC TURNED UP AT BACK AND SIDES.
 - STONE DASH RENDER FINISH TO EXTERNAL WALLS TO MATCH EXISTING.
5. **ROOF**
 - CONCRETE ROOF TILES TO MATCH EXISTING ON 44mm X 35mm TREATED BATTENS ON TYVEC BREATHER MEMBRANE OEA ON
 - CUT ROOF CONSTRUCTION, JOISTS AT 400mm CENTRES ON 100X75 TREATED WALL PLATES.
 - ALL ROOF TIMBERS TO BE PRESSURE TREATED INCL. FASCIA, SOFFIT, BARGE AND GABLE LADDER TIMBERS.
 - INCLUDE FOR ALL NECESSARY PURLINS, HIPS, BEARERS, TILTING FILLETS, RIDGE BOARDS ETC.
 - PROVIDE ADEQUATE BRACING TO ROOF.
 - SOFFIT & EAVE VENTILATORS TO BE FITTED.
 - 350mm FIBREGLASS (OEA) INSULATION
6. **FASCIA, SOFFIT AND DOWNPIPES**
 - ALUMINIUM FASCIA AND SOFFIT, 10mm CONTINUOUS VENT GAP BETWEEN FASCIA AND SOFFIT (250MM OVERHANG) - TO MATCH EXISTING.
 - 125MM SEAMLESS ALUMINIUM GUTTERS WITH 75MM X 50MM PVC DOWN PIPES - TO MATCH EXISTING.
7. **INTERNAL DOORS**
 - ALL NEW DOOR FRAMES TO BE DEAL.
 - FINISH SIZE TO BE EX 150MM X 50MM REBATED WITH 75MM X 20MM SPLAYED ARCHITRAVES STANDARD TO PANEL DOORS.
 - INSTALL NEW SOLID PLY VENEER FLUSH DOORS THROUGHOUT.
 - LOCKS AND HANDLES TO BE BRASS SONNATO BW450PB.
 - 3 STEEL BUTT HINGES PER DOOR
 - DOOR STOPS TO BE FITTED TO ALL DOORS.
8. **D.P.C.**
 - DPC CAVITY TRAY OVER ALL OPES
 - DPC TO BE USED UNDER WALL PLATE
 - DPC OVER OPES 160MM X 65MM EXTERNAL
9. **OPES**
 - ROW OF MASONARY MESH REINFORCEMENT FOR FULL LENGTH OF FRONT & BACK WALL ABOVE LINTOLS
10. **EXTERNAL WINDOWS & DOORS**
 - UPVC DOUBLE GLAZED ARGON FILLED SOFT LOW-E WINDOWS .
 - NEW THERMALLY BROKEN ALUMINIUM BACK DOOR.
 - MANUFACTURER'S CERTIFICATE FOR WINDOW & DOOR U-VALUES (MIN. 1.1W/m²K) IS TO BE OBTAINED AND GIVEN TO COUNCIL ENGINEER.
 - GLAZING TO BATHROOM TO BE OBSCURED
 - TRICKLE VENTS TO BE INSTALLED TO ALL WINDOWS
 - PRECAST CONCRETE SILLS WITH DPC TO SIDES, BACK & UNDERNEATH TO BE USED THROUGHOUT.
 - 19MM BULLNOSE WHITE DEAL WINDOW BOARDS, PAINTED. DOORS & WINDOWS TO INCLUDE ALL NECESSARY IRONMONGERY.
 - SEAL AROUND NEW DOOR AND WINDOWS WITH AIR TIGHTNESS TAPE.
 - DOORS TO HAVE 6 POINT LOCKING SYSTEM. REDECORATE AND MAKE GOOD TO REVEALS.
 - FIT THUMB-TURN LOCK TO NEW BACK EXTERNAL DOOR.
 - ALL BEDROOM WINDOWS TO HAVE MIN. OPE OF 850x500mm, (IN COMPLIANCE WITH CURRENT BUILDING REGS) TO ALLOW ADEQUATE MEANS OF ESCAPE. CHILD SAFETY RESTRICTORS TO BE FITTED TO BEDROOM WINDOWS.NON LOCKABLE HANDLES TO BE FITTED.

11. **THERMAL BRIDGING**
 - ALL INTERNAL PLASTER FINISHES OF SAND/CEMENT SCRATCH COAT TO GO DOWN TO FLOOR LEVEL.
 - ALL ELECTRICAL CONDUIT IN ATTIC SPACE TO BE SEALED.
 - AFTER FITTING OF WINDOWS & DOORS ALL GAPS TO BE SEALED BEFORE PLASTERING. AIR TIGHTNESS TAPE TO BE PLACED AROUND ALL.
 - ALL PIPE AND SERVICE PENETRATIONS OF BUILDING ENVELOPE TO BE SEALED
 - THERMAL BRIDGING & ABC DETAILS TO COMPLY WITH 2007 BUILDING REGULATIONS. REFER TO THE DOCUMENT ' LIMITING AIR INFILTRATION - ACCEPTABLE CONSTRUCTION DETAILS'
 - PRECAST CONCRETE SILLS TO BE USED THROUGHOUT.
12. **WALL & CEILING FINISHES**
 - 12mm FOIL BACKED PLASTERBOARD TO CEILING WITH SKIM FINISH
 - 13mm THICK PLASTER FINISH MADE UP OF SCUD COAT, SCRATCH COAT AND SKIM COAT.
 - MOISTURE RESISTANT PLASTERBOARD TO BE USED IN BATHROOM.
 - ALL WALLS AND CEILINGS TO BE PAINTED WITH 3 COATS OF SOFT SHEEN . EMULSION (COLOUR TO BE CHOSEN AT A LATER DATE).
 - 112MM X 20MM BULLNOSED SOFTWOOD SKIRTING THROUGHOUT.
 - FLUSH SOLID DOORS PAINTED WITH UNDERCOAT AND SATIN WOOD PAINT. TIMBERS TO BE PRIMED BEFORE APPLYING UNDERCOAT AND PAINT
 - WALL TO BE TILED IN KITCHEN TO UNDERSIDE OF OVERHEAD UNITS. STANDARD 100x100 CERAMIC PILKINGTON OEA. APPROPRIATE ADHESIVE AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS.
 - SHOWER TO BE FITTED TO WALL USING CLASSI-SESAL OR E/A FLEXIBLE WATERPROOF UPSTAND.
 - TWO ROW OF TILING TO BE PROVIDED ABOVE WASH-HAND BASIN IN SHOWER ROOM. WALLS SURROUNDING SHOWER TO BE TILED FROM FLOOR TO CEILING. STANDARD 200X200 CERAMIC PILKINGTON OEA. APPROPRIATE ADHESIVE AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS. PRIMER AND BAL TANKING SYSTEM TO BE APPLIED TO WALLS PRIOR TO TILING.
 - INSTALL MIRROR IN BATHROOM OVER SINK.
 - LAY NEW FLOOR TILES TO SHOWER ROOM WITH A SLIP RESISTANT VALUE GREATER THAN 50 (MIN.45)USING THE PENDULUM T.R.R.L. TEST IN WET CONDITIONS, OR NOT LESS THAN R11, OVER THE BATHROOM FLOOR. USE FLEXIBLE ADHESIVE AND BAL ANTI-MOULD GROUT.
 - INSTALL NEW 150MM HIGH SKIRTING TILE WITH TRIM TO TOP IN SHOWER ROOM.
13. **VENTILATION**
 - MECHANICAL VENTILATION (VORTICE PUNTO EXTRACT FAN OEA) TO BE PROVIDED IN BATHROOM AND NEW KITCHEN. FAN TO HAVE ITS OWN INDIVIDUAL SWITCH, BESIDE LIGHT SWITCH.
 - EXTERNAL GRILLS TO MECH. FAN OUTLETS TO BE FLAP TYPE WITH PROTECTIVE WIND HOOD.
14. **KITCHEN**
 - EXISTING KITCHEN TO BE REMOVED. NEW KITCHEN TO BE INSTALLED AS PER PLANS. DESIGN AND FINISH OF NEW KITCHEN TO MATCH EXISTING. 18mm MDF CARCASS AND FRAME. PVC FOIL WRAPPED DOORS, MAX. WIDTH 500mm. DOUBLE CARCASS ON HINGE SIDE OF DOORS. 30mm FORMICA COUNTER TOP. 180° DEGREE STAINLESS STEEL HINGES. WALL MOUNTED OVERHEAD CUPBOARDS
 - DESIGN AND FINISH OF NEW KITCHEN UNITS TO MATCH EXISTING ON SITE.
 - STAINLESS STEEL SINK, 2 TAPS OR DECK MIXER ACCEPTABLE.
 - SUPPLY AND FIT INTEGRATED COOKER HOODS, WITH 150mm DUCTING PIPE TO EXTERNAL VENT. EXTRACTION RATE TO BE 150m³/H (ASSUMING 6 AIR CHANGES PER HOUR).
 - DECK MIXER TAPS TO BE INSTALLED AT KITCHEN SINK UNIT.FITTED STAINLESS STEEL SINK, 2 TAPS OR DECK MIXER ACCEPTABLE.
 - FIT NEW 'COMBIMATE WATER DESCALING UNIT' (SOFTNER) UNDER SINK UNIT.
 - FIT NEW PENNIE ISOLATION VALVE WITH FLEXI CONNECTION TO HOT AND COLD SUPPLY.
 - ALLOW FOR PLUMBING UNDER SINK AND LEAVE ALL READY FOR DISH WASHER AND WASHING MACHINE.
 - ALL NEW SOCKETS, SWITCHES AND LIGHT FITTINGS AS PER DRAWING.
 - LAY NEW CERAMIC TILES 150MM BY 150MM FROM KITCHEN UNIT WORKTOP TO UNDERSIDE OF WALL UNITS FOR THE FULL LENGTH OF WORKTOP AND DOWN BEHIND COOKER WITH WHITE CERAMIC TILES ON ALL WALLS.
 - SUPPLY FIRE EXTINGUISHER AND FIRE BLANKET TO KITCHEN.
15. **ELECTRICAL**
 - ENERGY EFFICIENT BULB TO BE FITTED IN BATHROOM & EXTERNALLY
 - ALL ELECTRICAL WORK TO BE TO CURRENT RECI STANDARDS. INCLUDE FOR ALL NECESSAY UPGRADE WORKS TO FACILITATE NEW ELECTRIC SHOWER.
 - SHOWER ROOM LIGHT TO HAVE LED 12 WATT COOL WHITE BULBS FITTED.
 - ALL ELECTRICAL WORK TO BE TO CURRENT RECI STANDARDS
 - INSTALL SHOWERS AS PER SPECIFICATION.
 - SHOWER ROOM LIGHT TO BE ON AN RCD.
 - CERTIFICATION OF ELECTRICAL SYSTEM REQUIRED UPON COMPLETION
16. **PLUMBING & HEATING:**
 - INSTALL NEW RADIATORS TO ROOMS AS IINDICATED ON PROPOSED FLOOR PLAN. NEW RADIATORS TO BE LINKED TO EXISTING HEATING SYSTEM INSTALLED IN THE DWELLING. INCLUDE FOR ALL WORKS AND LEAVE SYSTEM IN FULLY WORKING ORDER. MAKE GOOD ALL SURFACES.
 - INCLUDE FOR SUPPLY AND INSTILLATION OF ALL NEW SANITARY WARE. TOILET,SINKS,TAPS, SHOWER DOORS, LEVEL ACCESS SHOWER,TOILET ROLL HOLDERS. ALL TO BE ARMITAGE SHANK.
 - ALL SANITARY FITTING & APPLIANCES TO HAVE FLEXIBLE PENNYVALVE FEEDS.
 - FIT 'COMBIMATE' WATER SOFTENER TO DWELLING.
 - INDIVIDUAL WASTE PIPES REQUIRED FROM EACH SINK, DISHWASHER, WASHING MACHINE,WHB,SHOWER, BATH ETC. INDIVIDUAL WASTE PIPES TO DISCHARGE ABOVE FOOTPATH LEVEL INTO WASTEWATER GULLIES. ALL 90 DEGREE BENDS ON ALL WASTE PIPES TO HAVE RODDING FACILITY.
 - ALL PIPES IN ATTIC TO BE LAGGED WITH 19mm ARMAFLEX INSULATION.
 - ALL PIPES, VALVES AND SWITCHES TO BE VISIBLE AND CLEARLY LABELED.
 - CONTRACTOR TO FULL CERTIFICATION FOR NEW HEATING SYSTEM.
 - ALUMINIUM RADIATORS TO BE INSTALLED

17. **BUILDING ENERGY RATING (BER) CERTIFICATE**
 - CONTRACTOR TO PROVIDE POST BER CERTIFICATE FOR THE DWELLING ON COMPLETION OF CONSTRUCTION. MINIMUM ACCEPTABLE BER RATING IS B.
 - MPRN TO BE PROVIDED.
18. **DWELLING CLEANING:**
 - FULL CLEAN OF PROPERTY REQUIRED UPON COMPLETION.
19. **REPLACEMENT OF EXTERNAL WINDOWS & DOORS TO EXISTING:**
 - CONTRACTOR TO PROVIDE SEPARATE PRICE FOR REPLACEMENT OF EXISTING EXTERNAL WINDOWS AND DOORS - THIS SECTION OF WORKS IS SUBJECT TO FUNDING AND MAY NOT PROCEED.
 - NEW WINDOWS TO BE UPVC DOUBLE GLAZED ARGON FILLED SOFT LOW-E WINDOWS WITH U-VALUES OF 1.1 W/m²K
 - NEW FRONT ENTRANCE DOOR TO BE COMPOSITE DOOR WITH MATCHING GLAZING PANELS THERMALLY BROKEN ALUMINIUM WITH U-VALUE OF 1.1W/m²K.

SHOWER ROOM SPECIFICATIONS:

FLOOR:
SLIP RESISTANT TILES, WITH A VALUE GREATER THAN 50 (MIN. 45) USING THE PENDULUM T.R.R.L. TEST IN WET CONDITIONS OR NOT LESS THAN R11. CONTINUE SAME TILES INTO 'LOBBY' AREA BETWEEN BATHROOM AND KITCHEN.

TOILET (DO NOT USE DOC M PACK)

1. WALL TO FRONT OF BOWL 750mm, NO BOXED IN PIPES ETC. WASTE PIPES RECESSED.
2. TOILET TO BE 400mm FROM SIDE WALL TO CENTRE OF BOWL.
3. TOILET BOWL HEIGHT INCLUDING SEAT 430mm
4. CISTERN TO BE POSITIONED TO ALLOW SHOWER CHAIR TO BE PLACED OVER TOILET.
5. FOLDING GRAB RAIL POSITIONED 400mm FROM CENTRE OF BOWL, TOP OF RAIL 700mm ABOVE FLOOR.
6. HORIZONTAL GRAB RAIL (400-600mm LONG) ON WALL, 700mm ABOVE FLOOR. THE REAR-FIXING OF THE RAIL SHOULD BE 200mm IN FRONT OF THE FRONT EDGE OF THE TOILET BOWL.
7. VERTICAL GRAB RAIL, 600mm LONG POSITIONED 200mm IN FRONT OF THE FRONT EDGE OF THE TOILET-BOWL AT A HEIGHT OF 720-1320mm, ABOVE FLOOR.

WASH HAND BASIN (DO NOT USE 'DOC M PACK RINSE BASIN'):

1. BASIN TO EXTEND 430mm-480mm OUT FROM THE WALL, APPROX. 500mm WIDE.
2. WALL BRACKETED TO ALLOW CLEAR KNEE ACCESS (700mm KNEE SPACE FROM FFL) WITH OVERALL HEIGHT OF 850-900mm.
3. NO PEDESTAL, WASTE PIPES RECESSED.
4. LEVER TAPS.
5. SIDE OF BASIN 150mm FROM ADJACENT WALL.

SHOWER AREA

1. EASA 'THE ACCESS' TRAY 1000mm X 1000mm
2. THERE SHOULD BE NO LIP, STEP, CHANNEL OR OBSTACLE
3. TRAY SHOULD BE SLOPED TO A CORNER DRAINAGE POINT 100mm GULLY - APPROX. 1:40 GRADIENT.
4. A THERMOSTATICALLY CONTROLLED SHOWER, TRITON SAFEGUARD T100 PUMPED' OR EQUIV., ANTI-SCALD TO AVOID BURINING TO A SAFE TEMPERATURE 45°. SHOWER TO BE FED FROM TANK, NOT MAINS.
5. ALL PLUMBING AND CABLE RUNS TO BE CONCEALED
6. TELEPHONE TYPE SHOWER SPRAY WITH LONG HOSE, DETACHABLE FROM WALL TO HEIGHT ADJUSTABLE BAR BETWEEN 900mm-2000mm ABOVE FLOOR, AND 750mm FROM CORNER.
7. CONTROLS AND SOAP DISH TO BE PROVIDED WITHIN REACH WHEN SITTING: 900mm - 1100mm ABOVE FLOOR.
8. BI-FOLD 'EASA' EVOLUTION HALF HEIGHT DOORS IN CHROME FINISH, WITH WEIGHTED SHOWER CURTAIN TO FALL 75mm INSIDE SHOWER AREA.
9. GRAB RAILS 35mm X 600mm ON SAME SIDE AS CONTROLS. HORIZONTAL RAIL 700mm ABOVE THE FLOOR, VERTICAL RAIL 800mm -1400mm ABOVE FLOOR.

NEW DOORS TO HAVE CLEAR OPE OF 810-850mm. NO SADDLES.

EASA EVOLUTION DOORS AND "THE ACCESS" TRAY TO BE SUPPLIED AS SPECIFIED, OTHER PRODUCTS WILL NOT BE ACCEPTED.

BEDROOM SPECIFICATIONS:

FLOOR:
NEW MARMOLEUM FLOORING TO BE PROVIDED TO BEDROOM, INSTALLED TO MANUFACTURES SPEC AND DETAILS.

ELECTRICAL:
WALL SOCKETS TO BE BETWEEN 900mm - 1100mm ABOVE FLOOR LEVEL

NOTES

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Tailte Éireann
Cliniciúán, Luacháil, Surbheireacht Registration, Valuation, Surveying

CYAL50441107

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No.	Date	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+	-	+
														Amendment / Issue	App.					



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Carlow Local Authorities, A CPD Accredited Company

Project: **EXTENSION TO 95 RIVERVIEW CLOSE, CARLOW TOWN R93V298**

Title: **PROJECT SPECIFICATION**

Drawn by:	FM	Job No:	
Checked by:	NB.	Drw Loc:	
Approved by:	NB.	Drg. No:	
Scale:	1/50 & 1/100	104	
Date:	26/05/2026		