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SPECIFICATION FOR THE WORKS

Urlingford Community Childcare Centre,
St. Kieran's Centre,
St Kieran's Place,
Urlingford,
Co. Kilkenny,
R41 T6Y7.

Revision	Date	Comment (project specific revision)

Authorised for issue by:

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PARTICULAR SPECIFICATION FOR WORKS

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SCHEDULE OF PC AND PROVISIONAL SUMS

N/A

1.1 **GENERAL**

Building Regulations 1997 – 2014:

All works must comply with the Building Regulations 1997 to 2025 and any amendments thereto whether these have been implied or not in the tender documentation.

Construction Products Regulations 2013:

All construction products used in the works shall comply with the European Community (Construction Products) Regulations 2013.

Quality Assurance / CE Marking:

All materials and specialist suppliers are to have been assessed and certified by an approved independent third party quality assurance scheme and are to have CE marking on their products in accordance with the Construction Products Regulations (CPR) 305/2011/EU. The Contractor is to ensure that all products have CE marking prior to ordering and is to forward evidence of same to the Engineer prior to installation. Contractor to be responsible for providing all 'Declarations of Performance' for materials delivered on site.

Standards Codes of Practices:

Reference herein to Irish, British or other National Standards or Codes of Practice are to be adhered to and where a standard or code of practice has been superseded, the latest edition of the superseding publication shall apply.

For products/materials certified to an Irish Standard Specification the product/material shall either be certified as complying with the relevant Irish Standard Specification No. in accordance with the Irish Standard Mark or shall be certified to an International Standard or a National Standard of another Member State of the European Community which provides an equivalent guarantee of safety and suitability. Manufacturer's or supplier's certificates of compliance with the Standard shall be provided when requested by the Design Team.

Safety Health and Welfare:

The attention of the contractor is drawn to the Provision of the Safety, Health and Welfare at Work (Construction) Regulations 2006 and any amendments thereof. The regulations are in addition to existing legislation and regulations in the area of Health and Safety at Work, most notably:

- Safety, Health and Welfare at Work Act, 2005 (2007).
- Safety, Health and Welfare at Work (General Regulations) Regulations, 2007 (2013).

The tenderer shall allow an appropriate sum in the tender for the purpose of complying with all Health and Safety legislation.

During the evaluation of tenders, if requested the tenderer shall submit a signed copy of their companies Safety Statement pursuant to Section 12 of the Safety, Health and Welfare at Work Act, 2005 (2007).

The contractor shall detail on the form of tender the period within which it is proposed to carry out the works if the proposed substantial completion dates cannot be achieved and written confirmation may be required of the allowances made for the safe completion of the works. Notwithstanding the above, the successful tenderer will be required to provide a signed copy of the company's parent and ancillary safety statement. The contractor will also be required to provide safety statements from all sub-contractors who enter the site pursuant to the Health, Safety and Welfare at Work Act, 2005 (2007).

1.2 **SUB STRUCTURE**

General:

The contractor shall inspect the site and shall be deemed to inform himself fully as to the nature of the soil to be excavated. No claims for any extra on account of materials to be excavated (excepting solid rock) shall be allowed. The contractor shall carry out all works as are necessary including all shoring or pumping.

Demolition/Stripping Out:

Undertake strip-out of internal finishes, fittings, partitions of existing staff room, office and 3-5 years play area room. Remove redundant services and make safe all live services prior to demolition. Remove existing door to the Staff WC for fitting a new sliding pocket door to meet Part M regulations. Remove 2 No. existing white Upvc double glazed windows of existing dining room to allow for new single leaf door and new block glazed internal window. Demolish and remove the existing concrete block walls between the existing office and staff room, existing lobby and WC within the existing staff room. Demolish and remove existing 215mm concrete block wall of the existing play area room. Demolish and remove the existing 100mm concrete block wall and the existing glazed double doors in the existing entrance area. Demolish and remove the existing 300mm concrete block cavity wall and double glazed doors at existing front entrance.

Provide protection to retained elements and maintain safe access/egress throughout. Cart away all demolition arisings and leave areas clean and ready to receive new works. All operations under this section to comply with Health & Safety Regulations and drawing reference T-103.

Surplus Material:

All surplus material shall be retained on site. Topsoil to be reused as directed by employer.

Foundations:

Excavate trenches and provide blinding to foundations immediately after excavation is completed and approved. Foundations for external and internal walls to be:

- 1000mm wide for 350mm cavity walls.
- 800mm wide for 215mm walls.

Provide for stepping foundations in min. benches of 300mm and lapped 600mm as necessary. Foundations to internal walls to be as indicated (min. 900mm). Depths of foundations to be as indicated (min. 300mm). Foundations to be made on good ground with min. four courses (900mm) block to finished floor level. NO CONCRETE SHALL BE POURED UNTIL THE TRENCHES HAS BEEN INSPECTED/APPROVED BY ARCHITECT/ENGINEER. All concrete to be min. grade 35N20.

The bottom of the trenches shall be kept free from storm and surface water by pumping as necessary.

Concrete Work:

Deposit concrete in layers to a compacted depth not exceeding 300mm. Concrete shall be compacted in its final position within 2 hours of mixing and within 30 minutes of discharge from the truck. Concrete shall not be dropped from a height exceeding 2m. All concrete shall be compacted by means of a mechanical vibrator. Do not place concrete during storms, heavy rain or strong winds. Concrete shall not be placed when the air temperature falls below 2 degrees C. Frozen aggregates shall not be used. Protect all fresh concrete from the harmful effects of sunshine; winds, rain and cold keep exposed concrete moist for a period of 7 days after casting.

Reinforcement:

Reinforced with 1 layer A142 top mesh and 1 layer A393 bottom mesh, 50mm from bottom of trench with min. laps of 500mm.
NO CONCRETE SHALL BE POURED UNTIL THE STEELWORK HAS BEEN INSPECTED/APPROVED BY ARCHITECT/ENGINEER.

Rising Walls:

Rising walls shall be solid 350mm walls taken up from foundations in bonded blockwork. Internal walls to be of 215mm solid blockwork from foundations. Min. four courses (900mm) 7.5N block to finished floor level. Fourth course shall comprise of part Quinn lite insulating 7.5N block (inner leaf) as per details.

Hardcore:

Hardcore material shall be at least 225mm thick. Hardcore should conform with I.S. EN 13242:2002 and meet the specification as outlined in Annex E of S.R. 21:2014. The layer of hardcore should be well compacted in layers not exceeding 150mm in thickness, clean and free from matter liable to cause damage to the concrete. All hardcore and blinding shall be in accordance with the specification given in Annex E of S.R. 21:2014 & A1:2007. Depth of hardcore shall not exceed 900mm.

Radon Barrier:

Provide Monarflex RMB 400 Radon barrier on 50mm sand base. Radon barrier to be installed by specialist firm / approved installer. Ancillary Certificate of Compliance: Design, Sc, to be provided by installer upon completion.

Barrier to be taken over rising walls and through cavity walls as detailed. Supply and fix top hat collars forming gas tight joints around 100mm waste pipes through slabs.

Radon Sump:

Monarflex RMB400 Radon Barrier Membrane to be used.

Provide and place 1 no. radon sumps and associated pipe work in the hardcore filling in accordance with the manufacturer's instructions. Allow for gaps in rising blockwork as necessary. Provide 100mm PVC pipe from radon sump to terminate and be capped at footpath level to side of dwelling.

Floorslab:

Lay 150mm power floated concrete (35n20) slab, reinforced with 1 layer A393 bottom mesh, on 150mm Unilin ECO360 floor insulation, on Monarflex RMB400 Radon Barrier Membrane, on 50mm sand blinding on a minimum of 250mm clause 804 material hardcore to be compacted in max 225mm layers. Floor to achieve a U-Value of 0.12(W/M2K).

1.3**SUPER STRUCTURE****Blockwork Walls:**

All blockwork shall be min. 7.5N block (7.5N for insulating blocks). External walls to be 100/150/100 as indicated (conc. block / cavity / conc. block). Fit 150mm full-fill cavity wall rigid insulation (Unilin Cavity Therm 360 or E/A) to achieve a U-value of 0.12 W/M2K, including all manufacturers corner boards and ancillary detail components fixed within cavity against internal leaf using stainless steel wall ties at 450mm c/c vertically and 750mm c/c horizontally using extra ties at all opes. External blockwork walls to be reinforced with murfor or equivalent, masonry bed joint reinforcement. All cavities shall be closed with proprietary cavity closers. Internal walls to be 215mm and 100mm as indicated on drgs and built as above with restraint provided by floor or ceilings at head.

Chimneys and Fireplaces:**Chimneys**

N/A

Damp Proof Courses:

Provide D.P.C placed in the following locations:

- 150mm above ground level to all proposed external walls and at floor level to proposed internal walls
- laid under all window cills turned up at back and ends, also stepped d.p.c under cill
- over all lintels in external walls as condensation gutter except p.c. lintels where d.p.c is under
- provide a vertical d.p.c at closing of cavity at windows and door opes
- metal tray d.p.c to be laid under chimney capping.

Lintels:

External & Internal: to be prestressed concrete composite lintels in accordance with I.S. EN 845. Lintels to have min. bearing of 150mm and 200mm for opes greater than 1.8m. Lintels to be of suitable type for span of ope. Allow for fair faced lintels where exposed internally.

Window Cills:

Concrete cills to be provided throughout. All cills to conform to I.S. 89. All cills to be 225mm wider than ope, seated, rebated, weathered and throated, set in gauged mortar on d.p.c. Throating to be kept clear of finished wall face.

Air Vents:

100mm dia. Ope for ventilation to be complete with internal fixed louvre with fly screen internal vent cover and galv. mild steel external vent cover.

Ventilation is required for all habitable rooms. All habitable rooms should have a ceiling height of not less than 2.4m and any beams in those rooms should not be less than 2m high to the soffit of the beam. Ventilation openings means either permanent or closable openings vents including any door or window opening to the outside air.

Air ducts to stoves:

N/A

Structural Steel:

Overhead 203x203x52kg/m universal steel beam to be placed in the entrance between the play area and the staff room wall.

Padstones:

N/A

Timbers:

In general, all timber to be well seasoned, free from sap, large and loose knots, waness and other defects. All structural timber to be pressure treated with timber preservative. Timber for carpentry to be best quality white/red deal or oak as specified. Timber for joinery to be first quality Iroko teak. All structural timber to comply with IS 444: 1998 and to be min grade C16/SCB.

Structural Studs:

To be C16 or SCB with 150x44 mm vertical studs at 400mm etc. on double 150x44 sole plate with double 150x44 head plate with noggings at 1200mm etc. or less as required. Cavity to studs to be full filled with Isover acoustic insulation. All studs to be restrained at top via fixing to joists or noggings between joists. Studs to be adequately anchored to external blockwork walls where appropriate.

Stud Walling:

To be 75x50 vertical studs at 400mm etc. on 75x50 sole and head plate with noggings at 1200mm etc. or less as required. Cavity to studs to be full filled with Isover acoustic insulation. All studs to be restrained at top via fixing to joists or noggings between joists. Studs to be adequately anchored to external blockwork walls where appropriate.

Roof Timbers:

On external walls fix 2 no. 100x75mm treated wall plate to be fixed with galvanised m.s.batt straps @ 1200mm etc. and to be bedded in gauged mortar. All structural roof timbers to be C16 as indicated on drawings designed to IS 444 1998 or IS EN 1995. Allow for 225x44mm C16 ridge board and 180x44mm C16 rafters at 400c/c. Provide 225x75mm purlin at mid span and birds-mouthed to each rafter and supported by structural stud underneath. Alternatively, a truss roof shall be installed in accordance to manufacturers specifications.

Roof Membranes:

Siga Majpell airtight membrane to be provided to underside of ceiling joists/ to achieve an airtight seal the building. Membrane to be installed in strict accordance with the manufacturer's specification.

Roof insulation:*Horizontal ceiling:*

400mm Earthwool insulation laid between and over Joists. Underside to be lined with 32.2mm 30 minute fire resistant Unilin XT/TL-MF insulated plasterboard thermal liner skimmed with 6mm gypsum.

Roof Ventilation:

Where a warm deck flat roof is specified, provide 10mm continuous patented anti-fly eaves ventilation strip at wall side overhanging flat roof.

Straps:

Fix 1200x3x50mm galvanised steel wall straps from inner leaf of external wall, spread across min 3 no. rafters, floor joists, ceiling joists at 1.2m c/c.

Valley Boards:

Valley boards to consist of 225x35mm treated timber / WBP plywood. All timber to valley construction to be treated with preservative.

Flashings & Lead:

All lead shall be milled sheet lead, uniform in thickness generally no. 5 milled lead to B.S. 1178 and texture and free from all defects.

Flashings to be used at all junctions of chimney stack etc., and roofing. Where lead is fixed against vertical or sloping surfaces and where not specified to be secured by wedges, it shall be fixed to an approved plaster/flashing stop, from the "expandite" range, or similar approved.

Soakers and cover flashings shall be Sib lead. Aprons gutter leadwork to chimney shafts shall be Sib lead. Soakers shall extend 100mm under slates 100mm up on upstands and shall be of requisite length. Cover flashings shall extend 75mm down over upturns and shall be secured in position with an approved plaster/flashing stop.

If tiles are used the side flashings shall be carried 100mm up on upstands secured in position by an approved plaster/flashing stop and shall extend 150mm out on tops of tiles in one piece and dressed to tiles. Provide and fix 1.8kg lead slate flashing to all pipes where taken through roof tiling.

1.4 ELECTRICAL SERVICES**General:**

The Contractor shall supply all materials and labour necessary for the complete electrical installation. All materials used shall comply with the relevant Irish or British Standard specification.

Where no standard exists the equipment and materials shall be of the best quality available and suitable for the conditions under which it is to be used.

Electrical installations shall comply with the National Rules for Electrical Installations, as published by the Electro Technical Council of Ireland (E.T.C.I. Rules).

Sockets and switches to be provided in locations as directed by employer in accordance with electrical drawings.

White screwless slim fittings (Clipsal or similar approved) sockets and switches shall be fixed in positions as outlined on electrical drawings. Generally to be 300mm and 1200mm above floor level respectively.

Electricity Supply:

Testing & Certification:

Testing of the installation shall be carried out in accordance with the ETCI Rules. All tests to be carried out to the satisfaction of the ESB. The ESB shall be notified when the installation is completely installed and tested. Sight of the certificate shall be required by the ESB prior to supply connection being made.

Electrical Schedule:

See attached drawings for details. All electrical point locations to be confirmed on site prior to installation.

Lighting:

All second fix items to be supplied and fitted by contractor. Spec, drawing reference T-500.

Fire Detection:

The existing L1 category Fire detection and alarm system shall be extended to cover extension areas. Additional smoke/heat detectors, sounder/strobes shall be installed in compliance with IS 3218:2024 and TGD Part B of the Building Regulations. Spec. drawing reference T-501.

Intruder Alarm:

An intruder alarm system shall be designed and installed in accordance with the prevailing standards by a subcontractor nominated by the employer. The contractor is to provide all wiring related to the alarm system the nominated subcontractor shall be responsible for second fixing & commissioning of the alarm system. Positions of all alarm locations to be agreed with subcontractor prior to first fixing. The systems shall generally comprise of contactors to all new doors and windows.

1.5 MECHANICAL SERVICES

General:

Main contractor to connect all new sanitary ware to existing incoming water supply. 25mm diameter hydrodare pipe from mains, via stop cock, directly to sinks in changing places toilet and to cold water storage tank.

Cold Water Storage:

Connect to existing supply tank.

Internal plumbing shall include all materials and labour necessary for the complete installation to supply hot and cold connections to all fittings as indicated on the drawings.

Make provision for all necessary joints to water supplies wastes and drains, plugging to walls and for all trades attending on plumber while fixing and making good after.

All pipes to be jointed to fittings in accordance with the manufacturer's recommendations. Pipes under first floor to be in continuous lengths no joints being allowed. Do not cut notches in joists for pipes within the centre third of the joist span.

Clean out and remove all metallic debris from cistern to prevent corrosion. Water supply for drinking to be from rising main, for sanitary appliances to be from storage cistern. On completion pipelines shall be flushed from end to end with water and left clean and free from all obstructions. All potable water mains shall be sterilized and left clean and free from all obstructions.

Pipework:

A 13mm heavy gauge polythene cold supply is to be taken off the rising main for the sink only. Provide and fix to each of these supplies in an approved position a 19mm brass gate valve.

Heating:

An undersink water heater (15L) is to be installed to supply hot water to the sink in the play area toilets. All hotwater outlets to be fitted with thermostatic blending valves.

Steel wall mounted radiators as Stelrad compact x1 450H x 1400w (Model no. 143720) or E/A 6,500 circa BTU output to be fitted in the play area.

Steel wall mounted radiators as Stelrad compact x1 450H x 800w (Model no. 143720) or E/A 3,743 circa BTU output to be fitted in the office and the entrance hallway.

Contractor to supply and install the radiators. The contractor shall be responsible for laying of all heating related pipework, ducts and commissioning of same.

All heating pipework shall be gun barrel surface mounted pipework installed as per manufacturer's recommendations. Spec, reference drawing T-600.

Stoves:

N/A.

Waste Pipes:

General: Provide 32mm PVC waste from all wash hand basins and 38mm from bath to connect to 100mm PVC soil and vent stack above floor level. Provide 38mm PVC waste from sink. Connect 100mm diameter PVC waste from W.C.'s on first and second floor to 100mm PVC soil stack. Connect ground floor W.C.'s directly to drain upstand with suitable adaptor. Provide Redland Cambrian Thru Vent to top of soil stack. Properly joint all junctions and provide cleaning eye at branch junction and approximately 300mm above ground level. Provide collar boss connection for wash hand basin and bath. Connect to new drainage system with long radius bend.

Insulation:

Insulate underground hot and cold water supplies to sink, all water pipes in roof space and on the inner face of external walls with "Armaflex" or other approved foamed lagging sections.

Mechanical Extract Ventilation:

N/A

Airtightness Test:

An airtightness test shall be carried out by the main contractor at an appropriate interval during construction to verify compliance with Part L of the Building Regulations and again on completion. The contractor must meet the minimum target of 2.0m³/ (hr.m²) @50Pa.

1.6 FINISHES:**Windows:**

2 No. Upvc framed windows with triple glazed units in selected colour to match the existing building, with a minimum U. Value of 1.0W/ m²K). Spec, reference drawing T-402 and T-403.

2 No. Upvc framed roof light, 1200mmx1200mm double glazed fixed roof window's in select colour to match the existing building, with a minimum U. Value of 1.0W/ m²K). Spec, reference drawing T-402 and T-403.

All new windows to be CE marked and conform to the requirements of EN14351-1:2006 (windows and doors-Product Standard, performance characteristics). Windows to achieve a min. overall U-value of 0.8W/m²k or better as certified by NSAI or similar. All new Windows to comply with current TGD's B, K, D, F, L and M. The stated U Value of the units must be certified by an appropriate Independent Body e.g. NSAI (WEP), BFRC and have been calculated according to either IS EN ISO 12567 or IS EN ISO 10077 (Parts 1 and 2).

Upon fitting, window contractor to ensure that all gaps are filled with expanding foam, once dry, foam to be trimmed back and all junctions of frames and reveals to be completely sealed with 'SIGA' or E/A air tightness tape, installed in strict accordance with manufacturer's instructions and written specifications, prior to internal plastering works.

All openings to be measured on site by window contractor prior to manufacture.

External Doors:

Door designs to match door as outlined on drawings. All new doors to be installed must carry CE marking and conform to the requirements of EN14351-1:2006 (windows and doors-Product Standard, performance characteristics). Doors to achieve a min. U-value of 1.2W/m²k. All new Windows to comply with current TGD's B, K, D, F, L and M. The stated U Value of the units must be certified by an appropriate Independent Body e.g. NSAI (WEP), BFRC and have been calculated according to either IS EN ISO 12567 or IS EN ISO 10077 (Parts 1 and 2). Spec, reference drawing T-402.

2 No. Front doors:

- Triple glazed double Upvc doors.
- Chrome ironmongery and handle.
- Provide chrome thumb turn locks internally.
- Weather bar.
- 5pt multi-point locking system.

Upon fitting, window/door contractor to ensure that all gaps are filled with expanding foam, once dry, foam to be trimmed back and all junctions of frames and reveals to be completely sealed with 'SIGA' or E/A air tightness tape, installed in strict accordance with manufacturer's instructions and written specifications, prior to internal plastering works.

Roof Covering:

Pitched roof to consist of Tegral slates or E/A on a treated 50x25mm deep counter batten and 25mm deep slating batten on a breathable roofing membrane (ventilated counter batten void in accordance with BS5250:2011). Slates to be fixed in accordance with manufacturer's instructions and roof to be covered in accordance with ICP2 Code of practice for Tiling & Slating. All rows to be cramped/nailed.

Window Boards:

Provide and fit medite window boards 175x30mm, to be rounded, returned at ends and fixed to solid grounds and left ready for painting. Boards should be covered during plastering to prevent staining of the wood.

Internal Doors:

Fire Doors:

Install new compliant, identified and certified flush panel FD-30s doorset to the office to staff room, office, play area and lobby from play area. The new 30min fire rated leaf required is to be not less than 44mm in thickness. Install a new pre-finished oak timber frame with a density greater than 450kg/m³, min 30mm in thickness. Install uninterrupted intumescent strips and smoke seals in the door edge or door frame to comply with the minimum requirements of an FD30s (15x4mm).

All doors to be in softwood rebated frames hung on 100mm stainless steel butt hinges. Install stainless steel ironmongery to be installed is to be compliant with fire door specifications in drawing ref: T-403. The door to the office shall have a min. clear ope of 850mm (TGD Part M, Access and Use (2022) of the Building Regulations).

Non-Fire door's:

Install flush panel door set to the WC of the pay area room. The new leaf is required to be not less than 44mm in thickness. Install a softwood frame with a min of 30mm thickness. Install stainless steel door level and turn release privacy indicator. Install 1 pair of stainless steel ball bearing hinges complete and stainless steel screws.

Supply and install a factory finished oak bifold door set comprising 5-panel internal bifold door assembly, including all associated ironmongery, tracks, frame components and accessories necessary for the installation, in the play area room. 5800mm(W)x2100mm(H)x560mm(D). See drawing reference T-403. Door set to be installed strictly in accordance with manufacturers' recommendations.

Door Furniture:

All doors externally and internally to be fitted with stainless steel butt hinges, stainless steel handles & escutcheons to be selected by Employer and fitted by contractor. 'Deanta' Barrow box set door handles and roses in Satin Nickle Finish.

Skirtings:

150 x 20mm softwood skirting treated with knotting and apply 2 coats of paint in selected grey colour throughout in entrance and office.

Architraves:

Provide and fit new 75x19mm thick softwood to selected profile, neatly mitred to all internal doors and left ready for paint.

Stairs:

N/A

Attic stairs:

N/A

Ceilings:

32.5mm Unilin XT/TL-MF insulated plasterboard thermal liner with taped joints and complete ceiling skimmed with gypsum and left ready for paint. See drawing reference T-301.

Recess in Shower Cubicles:

N/A

Tiling:

All tiling by main contractor. 900mm x 300mm ceramic wall tiles, floor to ceiling in selected colour complete with all necessary trims etc. Spec outlined in drawing reference T-400 AND T-401.

Marmoleum Floor:

Entrance (17.4m2) and Side Lobby (2.6m2) Marmoleum - 2499 I sand I real with slip resistance of R9 to DIN: 51130.

Play Area Room (35.2m2) Marmoleum - 3881 I green wellness I fresco with slip resistance of R9 to DIN: 51130.

Play Area WC (7.7m2) and Staff WC (3.0m2) Marmoleum - 175032 I smoke I safestep with slip resistance of R12 to DIN: 51130. Coved skirtings.

Spec. outlined in drawing reference T-300.

Carpentry:

All internal joinery works by main contractor.

Sanitary Fittings (Staff WC and Play Area WC)

All sanitary fittings to be supplied by the main Contractor. Contractor to allow for fitting in accordance with manufacturer's instructions. Spec. outlined in drawing reference T-400 and T-401.

Electric Shower

N/A

Fascia & Soffit:

Aluminum Fascia & Soffit. Allow for 10mm continuous ventilation with fly screen to eaves. Colour to match the existing.

Gutters & Down Pipes:

Provide aluminum half round gutters and aluminum round downpipes. Provide and fit all necessary stop ends etc. Downpipes to discharge approx. 50mm above gully grid, which is to be flush with ground level.

External Wall Finish:

All walls to receive two coats sand/cement rendering on scudding coat with smooth sand/cement render finishing coat. Provide 300mm raised plaster band at base.

Painting:

2 coats of Dulux Under coat followed by 2 coats of Dulux Trade Vinyl Soft Sheen in selected colour.

Internal Wall Finish:

Painting:

All internal block walls are to receive two coats sand/cement rendering on scudding coat with 6mm hardwall finish and left ready for paint. Spec. reference drawing T-300.

2 coats of Dulux Under coat followed by 2 coats of Dulux Trade Vinyl Soft Sheen in selected colour.

1.7 SITE WORKS

Access:

Existing site entrance is to be used for the construction stage. Efforts to be taken to minimise disruption to neighbours and public road users. All works to facilitate new entrance and sightlines to be carried out by main contractor prior to commencement of the dwelling to comply with the planning conditions.

Drainage:

All foul drainage to be connected to existing underground drainage system.

Main drains to be min. 100 mm diameter laid to continuous falls of not less than 1 in 80 and not more than 1 in 60. The branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 60 and not more than 1 in 30. with splays and junctions in the direction of flow Immediately over pipes backfill in fine materials and fill remainder of trench in selected excavated material. Bed in granular material to mid barrel level.

Armstrong junctions and manholes as suitable shall be provided at each intersection and change of direction or gradient to allow adequate cleaning of the system. Manholes shall be built in 225mm blockwork on 150mm conc. base with channels, bends and branches suitably benched, finished smooth in cement mortar. Fit cast iron or hot dipped galvanised manhole frame and cover to have provision for lifting. Gullies and A.J's to be set level on 150mm conc. base and be connected to drain. Gulley traps to be set in dished conc. to take all wastes and shall be fitted with cast iron or PVC grill.

All surface water to connect to existing underground surface water drainage system. All wares for drainage including pipework, A.J's etc. to be supplied by Wavin Ireland limited. Before backfilling, test sewers.

Paved Areas:

The contractor is to level disturbed paved areas on completion of all other external works. All other landscaping works by others.

Soakaways:

N/A

Grassed areas:

The contractor to level disturbed areas on completion of all other external works. All other landscaping works by others.

ALL BUILDERS RUBBLE TO BE REMOVED AND DISPOSED OF OFF SITE TO LICENCED DISPOSAL FACILITY

1.8 COMPLETIONS

Cleaning:

When all other works have been completed and prior to the taking over of the house, all floors shall be washed and dried and windows cleaned and the premises left clean and fit for occupation.

Finishing Out:

All works to be thoroughly cleaned out on completion and all rubbish and waste removed from dwelling and site. All glass to be cleaned and polished. All heating, plumbing and electrical services to be commissioned and left operational. All door locks to be supplied with 2 no sets of keys, labelled for each door.

Planning, Fire Safety Certification & Disability Access Certificate Condition:

All statutory application conditions, which apply to this development under the control of the contractor to be strictly adhered to.

Statutory Charges:

The employer shall pay all charges in connection with E.S.B., Bord Gais and Eir supplies. The contractor shall be responsible for all matters in relation to contacting the relevant authorities as to their requirements and for providing all necessary ducting for same.