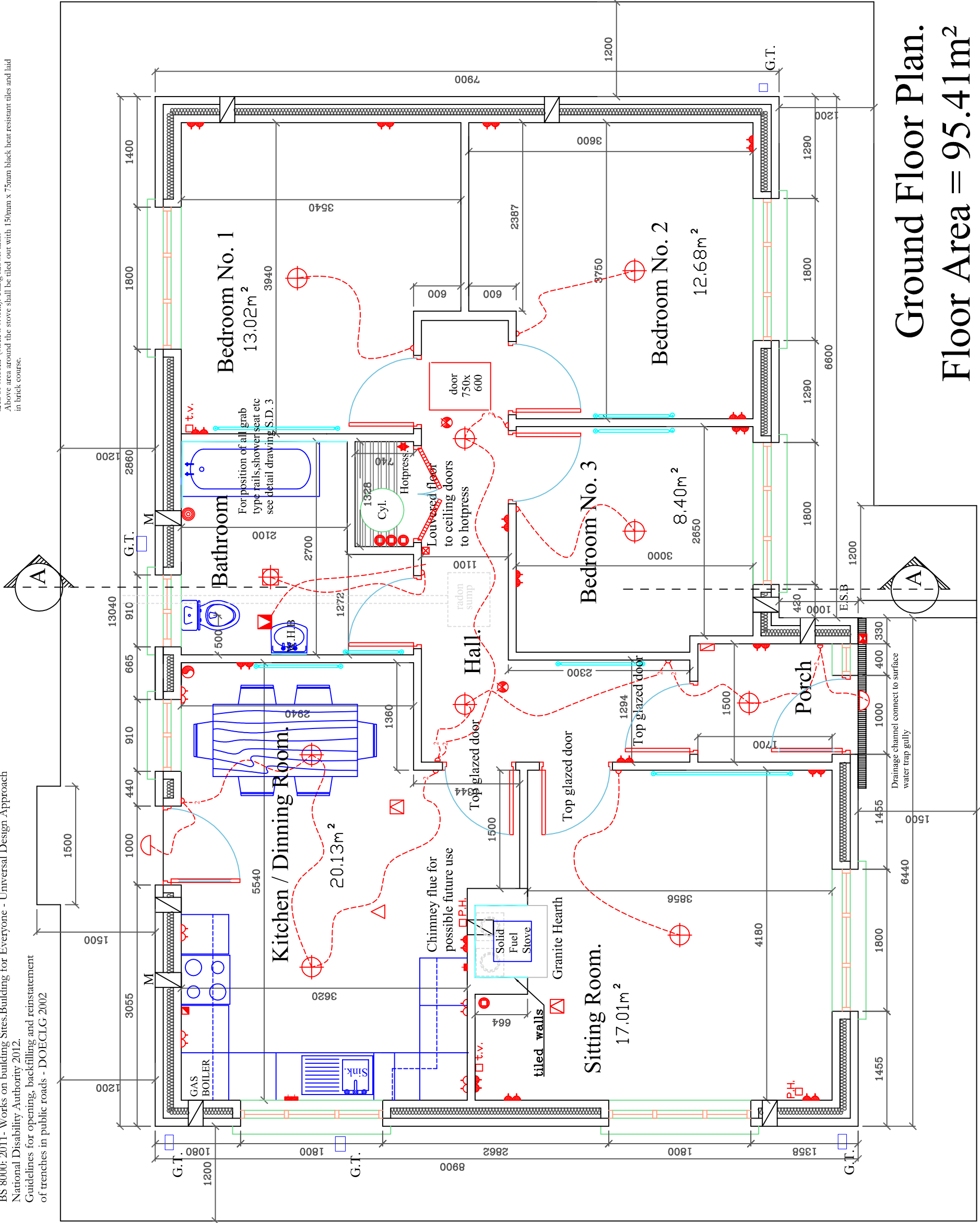


Notes:

All work is to be carried out in compliance with the following. The current Building Regulations as issued by the Department of the Environment, and with all latest updates as issued by the D.O.E.Compliance with conditions of planning.
Recommendations for site development works for housing areas DOECLG 1998.
BS 8000: 2011- Works on building Sites.Building for Everyone - Universal Design Approach
National Disability Authority 2012.
Guidelines for opening, backfilling and reinstatement of trenches in public roads - DOECLG 2002

Painting/Finishes Specifications

Provide three coats of paint to walls and ceilings, to selected colour.
All new woodwork shall have knotting applied, primed with wood primer, apply two coats of white undercoat and finish with one white gloss coat.
Area around shower to be tiled with 150 x 150mm white ceramic wall tiles, with an area of 4.63m²
Area above sink to be tiled with 150 x 150mm white ceramic wall tiles, two rows high by three, with an area of 0.135m² (0.3m x 0.45m). Tiling shown thus:
Above area around the stove shall be tiled out with 150mm x 75mm black heat resistant tiles and laid in brick course.



Ground Floor Plan.
Floor Area = 95.41m²

Notes:

Wall:
External: external walls to be 330mm cavity walls consisting of 100mm solid concrete block outer leaf with plaster rendering as per spec and 100mm solid concrete block inner leaf Plastered and skimmed 150mm cavity with warmfill super silver bead with a thermal conductivity of 0.031 W/mK.
Stainless steel cavity wall tie to comply with LS EN 845-12003. Rough cast plaster to walls.
Internal: internal partition walls shall be 100mm blockwork with sand/ cement plaster with hardwall finish.
chimney: chimney stack to be plastered in the attic space.

Floor Covering:
'Gerflor Classic' vinyl 2mm sheets, or equal & approved shall be laid to kitchen, hallway & porch.
'Polyflor Polysafe Hydro' 2mm non slip sheet vinyl, or equal and approved to bathroom floors .All coverings to be laid in accordance with manufactures instructions.

Plumbing and Heating:

The plumbing and heating will be as detailed in the general and particular spec.
Radiator shown thus:
Provide washing machine valves & outlet waste pipe under workshop.

Windows and External doors:

front & rear doors:- Composite door O.E.A giving u-value of 0.94 w/ m2k. any glazing section of the door to be triple glazed argon filled.
Windows:- White uPVC, triple glazed argon filled (low-E, en=0.05, soft coat) giving u-value of 0.85 W/ m2K this U-value (Uw) combines the thermal transmittance for both the glazing and the window frame

Attic Insulation:

400mm thick quilt insulation with a thermal conductivity of 0.044 w/ mK, laid between and over joists.

Vents:

125mmØ Vents to be provided in walls as per drawings.

Electrical Schedule:

- Ceiling rose
- Bulkhead light
- External wall light
- 13a twin socket at 1,200mm high
- Single socket 1,200mm high
- Light switch, (2 represents 2 way)
- Cooker point
- Isolation switch @ 2.1m high
- Fused outlet.
- T.V. point
- Phone point
- E.S.B Consumer unit 1.2m to 1.4m above ground level
- Door bell
- Smoke alarm
- Heat detector
- CO² detector
- External weather compensator
- Mechanical vent (Ceiling)
- Heating control panel
- Low energy fixed lighting outlets throughout the house.
- Provide 2No. smoke alarms located in hall, smoke alarms electrically wired to BS.5446.
- 2No heat detector to be installed, located in kitchen & living room.
- 1 No Carbon monoxide detector

- Vents in walls
- Mechanical vent in wall
- Gully trap
- Mains water shut off
- Electrical alarm cord

REV.	DESCRIPTION.	DATE.	BY.
WESTMEATH COUNTY COUNCIL			
PROJECT: ENNELL COURT REGENERATION Phase II 2013			
TITLE: PROPOSED 3 BEDROOM DETACHED HOUSE PLAN (House type 'A')			
Scale: 1/50		Datum:	Date: 04/07/2013
Drawing No.		Stage	
EC-367-T-09		TENDER	
Surveyed	Drawn	Checked	Approved
CH	CH & L.N.	MG	HC
DESIGN OFFICE, COUNTY BUILDINGS, MULLINGAR,		FILE NAME AND DIRECTORY 3 Bedroom housingdwg P1-HOUSING\Ennell Court\2013 Regeneration\Tender drawings	