

## **Outline Specification:**

### **New House**

Lagan Building Systems 450x290mm 'Snowdon' slate-effect clay roof tiles on 44x25 impregnated battens @ 350mm centres double-fixed with non-ferrous nails, with proprietary matching Lagan Elite ridge capping. On Tegral Ventex HT spun-bonded polyester underlay with min. 150mm laps, with 50mm clear ventilation gap below.

Glidevale RV rafter ventilators across rafters at eaves. Glidevale in-line slate ventilators for vent pipe terminations. Glidevale FV fascia ventilators giving equivalent of 10mm free ventilation along the entire length.

Powder-coated aluminium fascia and soffit cladding on 19mm WBP plywood or softwood grounds. Black profiled seamless aluminium gutters and matching powder-coated seamless aluminium rainwater downpipes.

Attic insulation - 150mm Rockwool Rollbatt between ceiling joists with 100mm Rockwool Roll over. Form raised walkway and platform for water storage tank and maintenance access.

Warm roof sloped sections - 120mm Quinn-Therm Easi-Dorm/ Quinn-Therm QW friction-fitted between rafters with 60mm Quinn-Therm QL Kraft liner boards fixed across the rafters, with Pro-clima Intello-plus vapor control layer between.

Access Hatch - Attic access hatch to be Wellhofer Airtight attic hatch, complete with access ladder.

External walls - 22mm Float finished sand/cement render, with Dulux Weathershield paint finish, on 100mm 5N concrete block outer leaf, 200mm cavity with 300mm stainless steel wire ties @ 450mm centres, with Eco-bead Platinum full-fill blown insulation, 100mm 5N concrete block inner leaf finished with 13mm sand/cement render with 3mm gypsum plaster skim coat. Services to be chased into blockwork walls and run in approved plastic conduits with galvanised steel junction boxes. Standard DPCs, vertical DPC, cloaking details and stepped DPCs at abutments in accordance with best practice.

Details at floor and wall junctions to be in accordance with DoE 'Acceptable Construction Details' to prevent cold-bridging, to ensure continuity of radon membrane and to ensure that an air permeability of less than **3 m<sup>3</sup>/hr.m<sup>2</sup>** is achieved. Use Isocell Airstop Flex airtight membranes and tapes at window surrounds, floor/wall junctions and ceiling/roof junctions to ensure airtightness.

Ground Floor - 150mm GGB concrete floor slab on Monarflex Radon Barrier/DPM, carefully taped around services penetrations, on 225mm sand-blinded hardcore. 180mm Quinn-Therm QF insulation over, on 1200 visqueen DPM, with 75mm GGB concrete screed with Polypipe or equivalent Agreement Certified under-floor heating system.

First floor structure to be 100mm wideplank precast concrete slabs with 125mm structural screed with intergal underfloor heating. Ground floor supporting walls to be thickened as necessary in accordance with engineer's specifications.

Window cills - 220mm deep Blue Limestone window cills, smooth finish.

Windows - Selected Alu-clad triple-glazed units. Supplementary ventilation, where required, via Icon Reton TL80-R condensation-controlled vents. Bi-fold kitchen door/screen to be Alu-clad construction to match windows. U-Value min. 1.2 w/m<sup>2</sup>K. Allow a **PC sum of €25,000** for supply & fitting of windows.

Window feature - Steel & timber structure clad with WBP plywood and finished with NEDzinc or equivalent standing seam zinc sheet. 100mm Quinn-Therm Easi-Dorm/ Quinn-Therm QW friction-fitted between timber studs with 60mm Quinn-Therm QL Kraft liner boards fixed across members, with vapor control layer between.

Rainwater recycling - Kingspan Aquabank rainwater recycling system, with header tank in attic to supply toilet flushing and external tap.

Heat recovery ventilation - HVAC heat recovery ventilation system to be fitted to provide fresh air and extract for all rooms.

Pressurized space heating and hot water system comprising a high efficiency gas condensing boiler ( Potterton Myson or equivalent ) with supplementary Agreement certified solar heating system to heat hot water. heating output to be Unipipe underfloor heating system cast in 75mm concrete screed at ground floor level and structural screed at first floor level. Heating system to be zoned with 4 zones . Hot water cylinder to be a double-skinned dual-coil stainless steel cylinder with minimum 80mm insulation and a suitable thermostat pocket.

Internal walls - Ground floor partitions to be 100mm 5N concrete block-work, with precast concrete heads at opening and sand/cement and skim finish. First floor partitions to be 44x100mm timber stud partitions with 100mm Rockwool Roll-batt insulation, finished with 12.5mm foil-backed plasterboard, skimmed, each side. Moisture resistant plasterboard to be used in bathroom areas. Fireline plasterboard to be used where fire separation between compartments is required.

Fireplace - Main living room fireplace to be a stand-alone wood-burning stove with a sealed flue, on a feature cast in-situ concrete bench Allow **PC of €5000** for supply and fitting of the stove, to be selected by the client.

Internal joinery - Ex. 125 x 25mm painted profiled softwood skirting through-out. Semi-solid factory-finished engineered 'shaker-style' doors with white oak door-frames and architraves through-out, with stainless-steel ironmongery. Full height toughened glass to kitchen door and utility room door. Recessed sliding doors where shown on plans with Eclisse concealed sliding system. Two coats of Dulux satinwood selected paint finish to all painted woodwork.

Feature Oak staircase with toughened glass balusters, solid oak newel posts and solid oak handrail.

Kitchen - Allow a **PC sum of €10,000** for supply and installation of kitchen fixtures & fittings.

Utility Room - Allow a **PC sum of €2000** for supply and installation of utility room fixtures & fittings.

Wardrobes - Allow a PC sum of **€4000** for supply and installation of bedroom wardrobes fixtures & fittings.

Sanitary fittings - Allow a **PC sum of €9,000** for supply of sanitary fittings.

Floor finishes - Tiled floor finishes where shown on plans. Allow €60/sq.m for supply of tiles, adhesives & trims. First floor tile finishes on 25mm WBP plywood screw-fixed at 300mm centres, with proprietary bathroom tanking system. Engineered timber floor finishes where shown on plans, throughout ground floor and first floor. Allow €60/sq.m for supply of engineered timber flooring on suitable underlay/battens.

Wall finishes - Two coats of Dulux vinyl matt emulsion to all wall and ceiling surfaces generally. Tiled wall finishes above kitchen/utility counters ( 450mm high ) and to all walls in bathrooms. Allow €60/sq.m for supply of tiles, adhesives & trims.

Landscaping - New patio paving to rear, as shown on drawings. Existing hedgerow to be retained and augmented. garden top-soiled and grassed.

## **Extension to Bridie's House**

Demolish existing kitchen extension and make good exposed gable, including roof finishes verges, and wall finishes.

New concrete roof tiles and ridges to match existing on 44x25 impregnated battens @ 350mm centres double-fixed with non-ferrous nails, on Tegral Ventex HT spun-bonded polyester underlay with min. 150mm laps, with 50mm clear ventilation gap below.

Glidevale RV rafter ventilators across rafters at eaves. Glidevale in-line slate ventilators for vent pipe terminations. Glidevale FV fascia ventilators giving equivalent of 10mm free ventilation along the entire length.

Valleys formed with 25mm WBP plywood lined with code 5 lead, with tilting fillets at slate edges. All flashings, soakers and chimney trays to be traditional Code 5 lead, or equivalent approved.

White uPVC fascia and soffit cladding on 19mm WBP plywood or softwood grounds to match existing house. White uPVC gutters and rainwater downpipes to match existing house.

Attic insulation to extension - 150mm Rockwool Rollbatt between ceiling joists with 100mm Rockwool Roll over. Form raised walkway and platform for water storage tank and maintenance access.

Warm roof sloped sections - 120mm Quinn-Therm Easi-Dorm/ Quinn-Therm QW friction-fitted between rafters with 60mm Quinn-Therm QL Kraft liner boards fixed across the rafters, with Pro-clima Intello-plus vapor control layer between.

Attic - Attic access stairs to be of standard read deal construction with square ballustrades and hardwood handrail. Attic floor to be T&G plywood flooring to take carpet finish.

External walls - 22mm Float finished sand/cement render, with Dulux Weathershield paint finish, on 100mm 5N concrete block outer leaf, 200mm cavity with 300mm stainless steel wire ties @ 450mm centres, with Eco-bead Platinum full-fill blown insulation, 100mm 5N concrete block inner leaf finished with 13mm sand/cement render with 3mm gypsum plaster skim coat. Services to be chased into blockwork walls and run in approved plastic conduits with galvanised steel junction boxes. Standard DPCs, vertical DPC, cloaking details and stepped DPCs at abutments in accordance with best practice. Details at floor and wall junctions to be in accordance with DoE 'Acceptable Construction Details' to prevent cold-bridging, to ensure continuity of radon membrane and to ensure that an air permeability of less than 7 m<sup>3</sup>/hr.m<sup>2</sup> is achieved. Use Isocell Airstop Flex airtight membranes and tapes at window surrounds, floor/wall junctions and ceiling/roof junctions to ensure airtightness.

Ground Floor - 150mm GGB concrete floor slab on Monarflex Radon Barrier/DPM, carefully taped around services penetrations, on 225mm sand-blinded hardcore. 120mm Quinn-Therm QF insulation over on 1200 visqueen DPM, with 75mm GGB concrete screed.

Modify and extend the existing oil-fired central heating system to encompass the new kitchen extension and new bathroom. All new radiators to have thermostatic control valves.

Provide a new built-in recessed contemporary wood-burning stove in the new kitchen, as shown, linked to the existing heating system with a back-boiler. Allow a **PC sum of €5000** for supply of the stove, to be selected by the client.

Window cills - Precast concrete to match existing.

Windows - Selected Alu-clad triple-glazed with integral trickle vents. Supplementary ventilation, where required, via Icon Reton TL80-R condensation-controlled vents. Bi-fold kitchen door/screen to be Alu-clad construction to match windows. U-Value min. 1.2 w/m<sup>2</sup>K. Allow a **PC sum of €8000** for supply of new windows to extension.

Internal walls - Ground floor partitions to be 100mm 5N concrete block-work, with precast concrete heads at opening and sand/cement and skim finish. Non-structural partitions to be 44x100mm timber stud partitions with 100mm Rockwool Roll-batt insulation, finished with 12.5mm foil-backed plasterboard, skimmed, each side. Moisture resistant plasterboard to be used in bathroom areas. Fireline plasterboard to be used where fire separation between compartments is required.

Internal joinery - Ex. 125 x 25mm painted profiled softwood skirting through-out. Oak-faced engineered 'shaker-style' doors with white oak door-frames and architraves through-out, with stainless-steel ironmongery. Two coats of Dulux satinwood selected paint finish to all painted woodwork.

Kitchen - Allow a **PC sum of €5000** for supply and installation of kitchen fixtures & fittings.

Utility Room - Allow a **PC sum of €1500** for supply and installation of utility room fixtures & fittings.

Bathroom - Re-use existing sanitary fixtures and fitting in the new bathroom location. Allow a **PC sum of €1500** for supply of new sanitary fixtures, as necessary

Floor finishes - Tiled floor finishes where shown on plans. Allow €40/sq.m for supply of tiles, adhesives & trims in the Utility Room and bathroom. Allow €40/sq.m for supply of engineered timber flooring throughout the new extension and the existing hallway.

Wall finishes - Two coats of Dulux vinyl matt emulsion to all wall and ceiling surfaces generally. Acrylic backsplash wall finishes above kitchen/utility counters ( 450mm high ).

Landscaping - New patio paving to rear, as shown on drawings. Existing hedgerow to be retained and augmented. Garden top-soiled and grassed. New permeable paving driveway to the front. New soakaway in rear gardens to engineer's detail.

New bespoke hardwood fence to the front garden with manual sliding gate system.

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