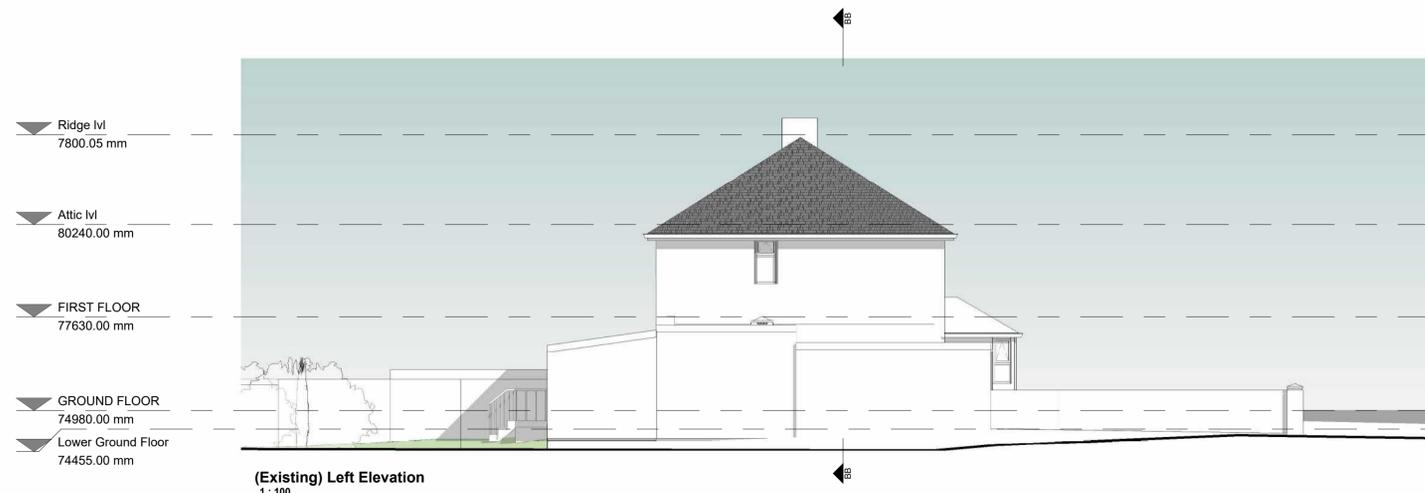
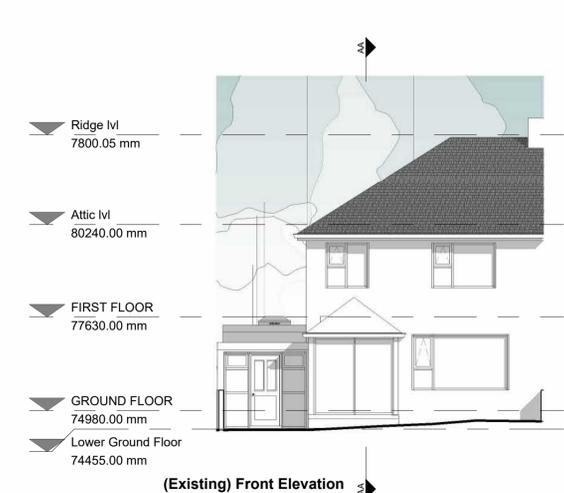


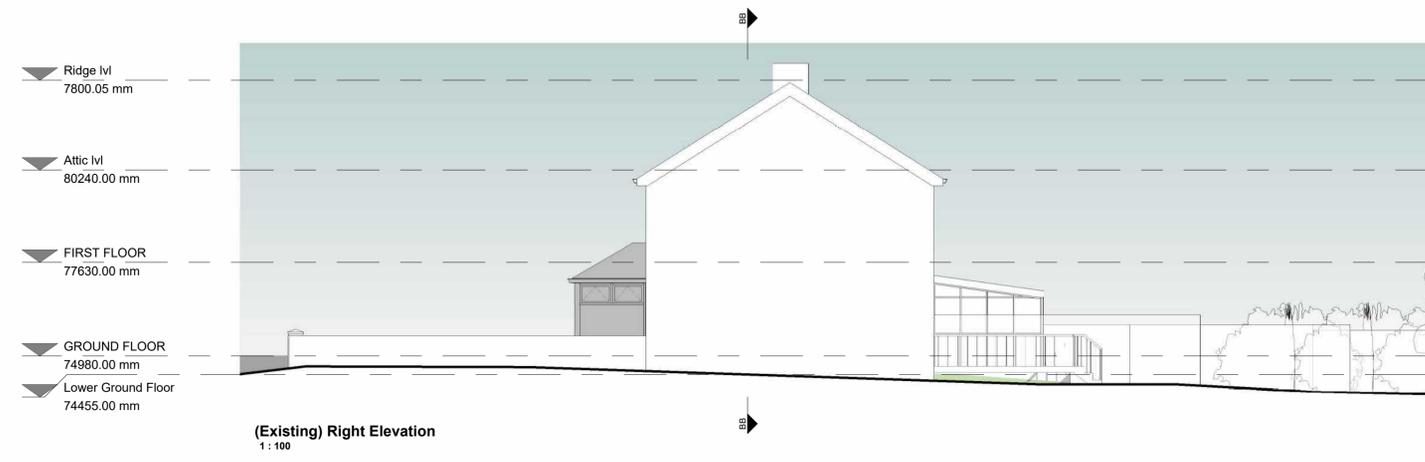
Existing Site Layout Plan
1: 100



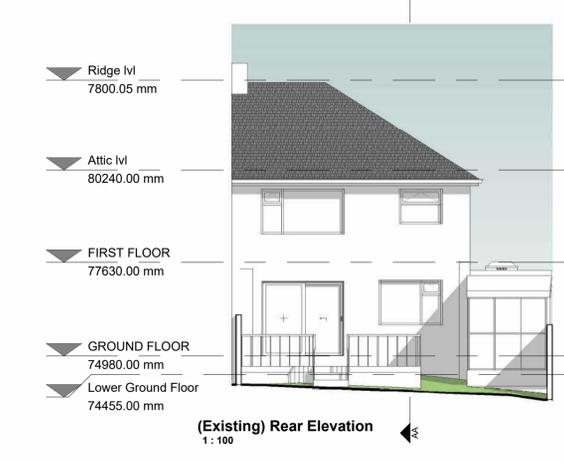
(Existing) Left Elevation
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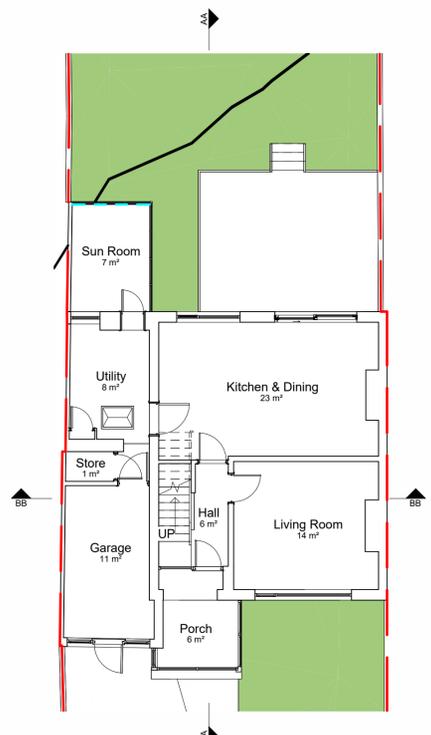
(Existing) Front Elevation
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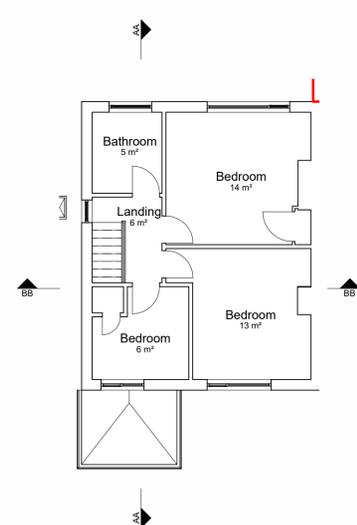
(Existing) Right Elevation
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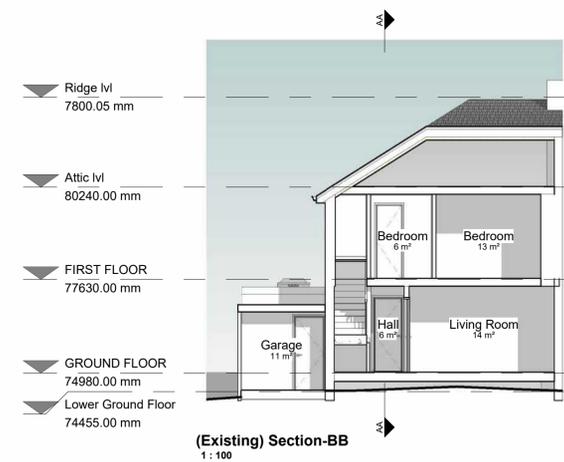
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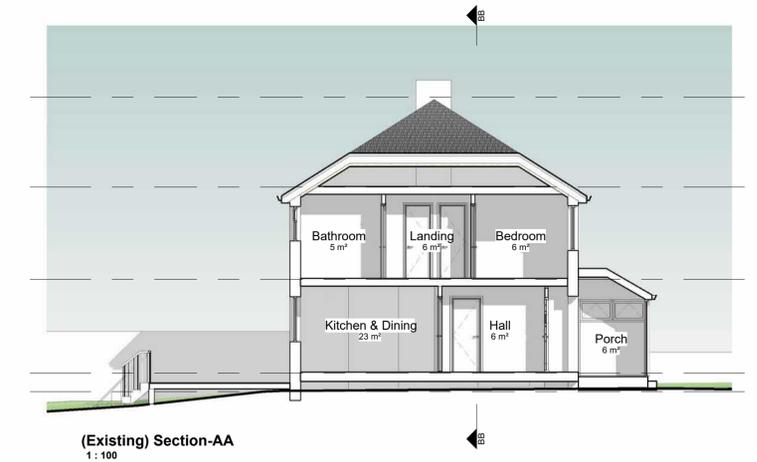
(Existing) Ground Floor Plan
1: 100



(Existing) First Floor Plan
1: 100



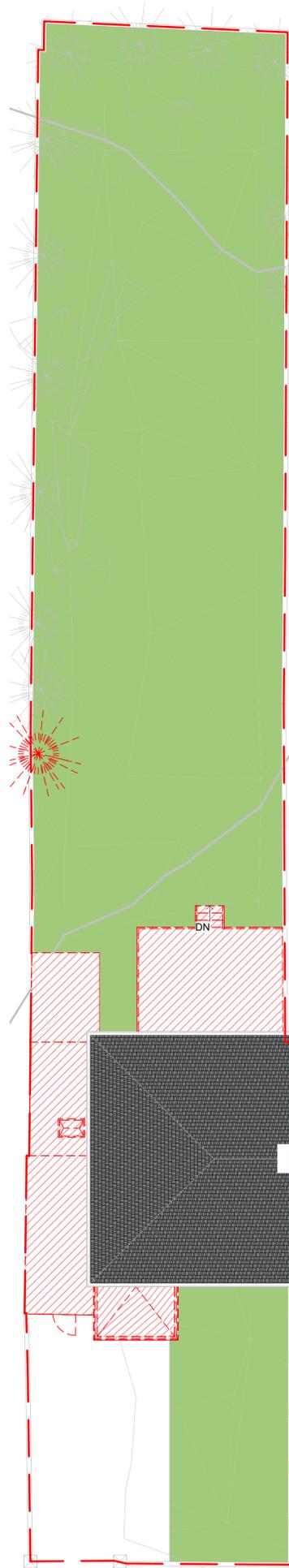
(Existing) Section-BB
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(Existing) Section-AA
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Do Not Scale - Use Figured Dimensions Only - All Dimensions Are In Millimeters - All Dimensions To Be Checked On Site - Any Discrepancies Are to be Reported To The Architect Immediately.

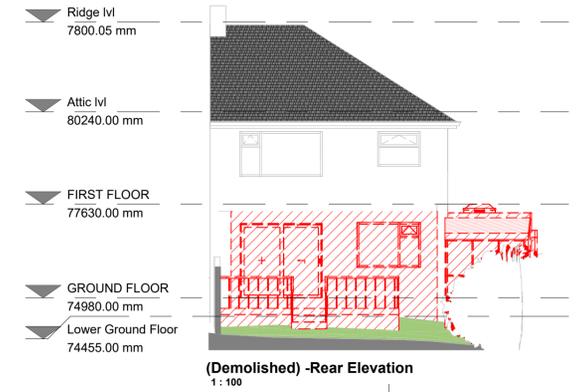
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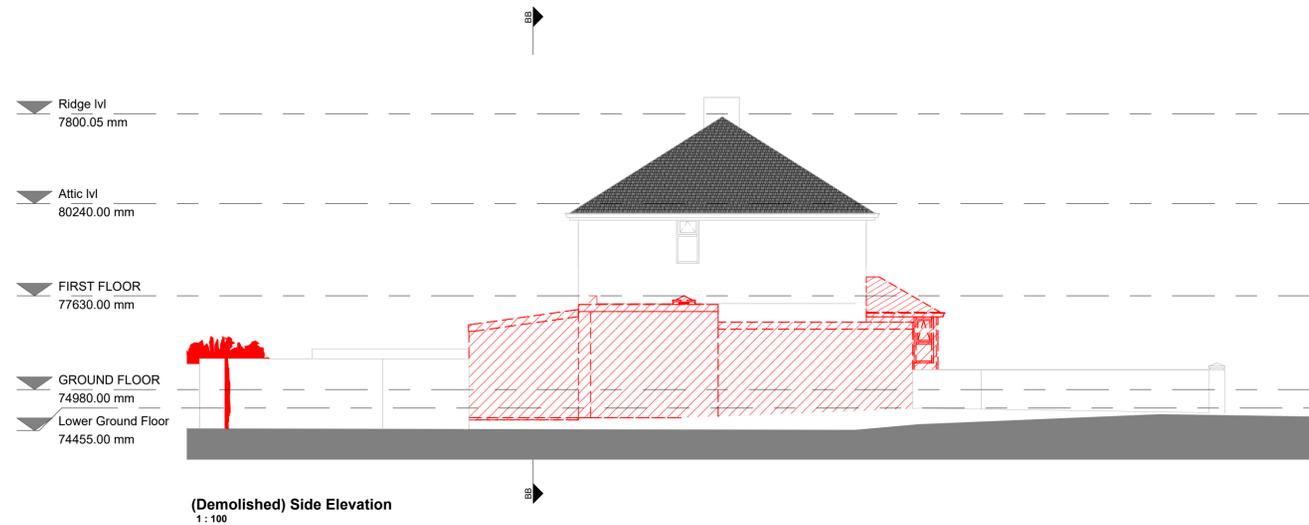
(Demolished) Site Layout Plan
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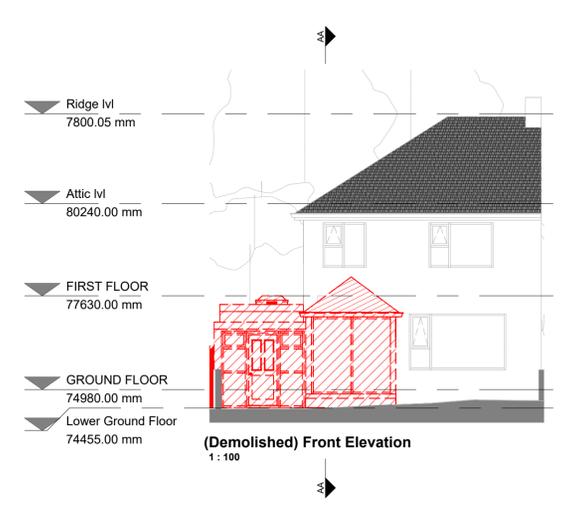
(Demolished) Right Elevation
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(Demolished) -Rear Elevation
1: 100



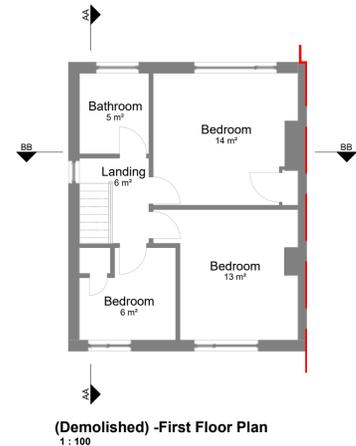
(Demolished) Side Elevation
1: 100



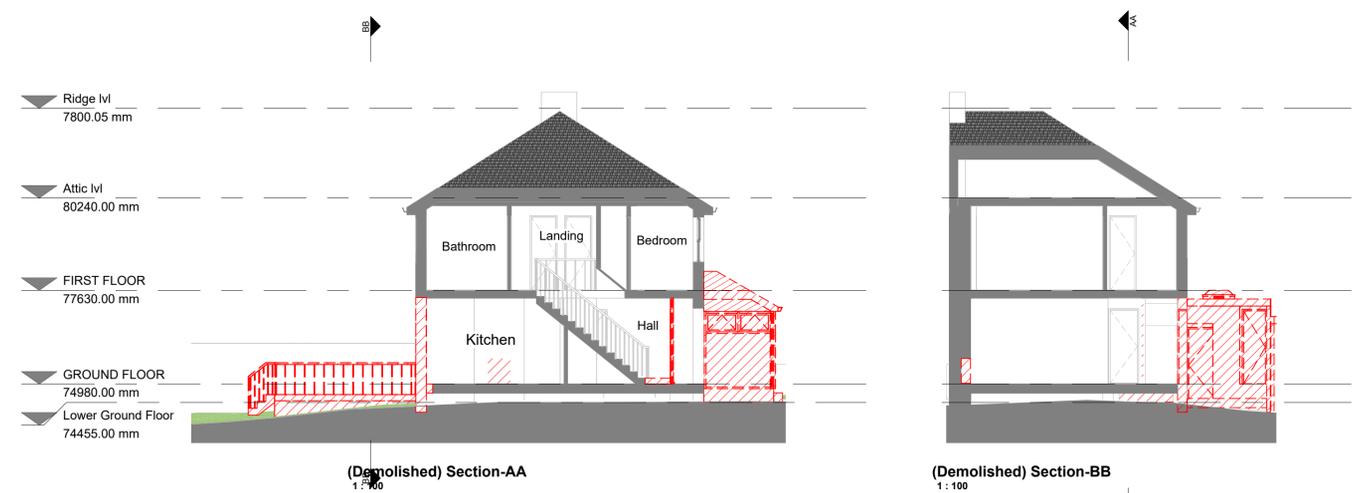
(Demolished) Front Elevation
1: 100



(Demolished) Ground Floor Plan
1: 100



(Demolished) -First Floor Plan
1: 100



(Demolished) Section-AA
1: 100

(Demolished) Section-BB
1: 100

Do Not Scale - Use Figured Dimensions Only - All Dimensions Are In Millimeters - All Dimensions To Be Checked On Site - Any Discrepancies Are to be Reported To The Architect Immediately.



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1. GENERAL STANDARDS

- All works shall comply with the current editions of the Irish Building Regulations and associated Technical Guidance Documents (TGD). Construction shall be in accordance with:
- Building Regulations 1997-2023 (as amended)
- Relevant Irish Standards (I.S. series), European Norms (EN), and S.R. (Standard Recommendations)
- NSAI Agrément certification where applicable
- Best practice guidance from SEAI, EPA, and other regulatory bodies

2. FOUNDATIONS & SUBSTRUCTURE

- Designed in accordance with TGD Part A (Structure) and TGD Part C (Site Preparation).
- All ground-bearing works to account for site-specific conditions (e.g. soft ground, radon risk).
- DPCs and radon barriers installed in line with TGD Part C and NSAI guidance.
- Ground floors to meet thermal performance requirements of TGD Part L.

3. EXTERNAL WALLS

- Shall meet structural, thermal, moisture resistance, and fire safety standards as per TGD Parts A, B, C, and L.
- U-value of external walls shall not exceed 0.18 W/m²K.
- Cavity insulation, internal, or external insulation systems must be NSAI certified.
- Fire stopping, cavity barriers, and junction detailing to comply with TGD Part B.
- Airtightness and vapour control strategies shall be continuous across envelope junctions.

4. INTERNAL WALLS & PARTITIONS

- Loadbearing and non-loadbearing walls to comply with TGD Part A.
- Fire and acoustic performance of compartment walls to comply with TGD Parts B and E respectively.
- Services within walls shall not compromise fire, acoustic, or structural performance.

5. FLOORS

- Suspended or solid floors designed to meet TGD Parts A, B, C, and L.
- Ground floors shall include continuous insulation and radon protection where applicable.
- Intermediate floors shall comply with TGD Part E for sound insulation between units.

6. ROOFS

- Designed for imposed and wind loads per TGD Part A.
- Thermal performance to meet or exceed 0.16 W/m²K per TGD Part L.
- Roofs to include appropriate vapour control layers and ventilation to avoid interstitial condensation.
- Fire performance in accordance with TGD Part B, especially at party walls and eaves junctions.

7. WINDOWS & DOORS

- To achieve minimum U-values per TGD Part L ≤ 1.4 W/m²K for windows/doors, ≤ 1.2 W/m²K for rooflights).
- Safety glazing to be used where required by TGD Part K.
- Installation to ensure continuity of airtightness, thermal, and moisture barriers.

8. AIRTIGHTNESS & VAPOUR CONTROL

- Continuous airtight layer to be detailed and implemented across the entire building envelope.
- Junctions between elements to be sealed using tapes, membranes, or gaskets.
- Vapour control layers to be installed to the warm side of insulation unless otherwise detailed.

9. STAIRS

All stairs shall be designed, manufactured, and installed in accordance with contract drawings, the Building Regulations (Part K – Stairways, Ladders, Ramps and Guards), and current best practice.

Stairs shall:

- Comply with IS EN 1991-1-1 (Eurocode 1: Actions on structures) for loadings.
- Meet minimum dimensions, headroom, rise and going requirements as set out in Technical Guidance Document K.
- Provide slip-resistant treads and secure, continuous handrails.
- Be constructed from materials suitable for the intended use and environment, with fire resistance where required by Part B of the Building Regulations.
- Have balustrades and guarding in accordance with Part K and Part M (Access and Use), ensuring gaps are less than 100 mm and no climbable features in public or child-accessible areas.

The Contractor shall submit drawings and details for approval before fabrication. All components shall be installed plumb, level, securely fixed, and finished to a high standard.

10. FIRE SAFETY

- All elements to comply with TGD Part B for domestic dwellings.
- Firestopping at penetrations, floor and roof voids, and cavity barriers to be properly detailed and installed.
- Escape routes, smoke control, and detection systems as per current guidance.

11. SOUND INSULATION

- Internal partitions and floors to be designed and constructed to limit airborne and impact sound per TGD Part E.
- Detailing to avoid flanking transmission through structural elements.

12. VENTILATION

- All dwellings to be provided with adequate ventilation in accordance with TGD Part F.
- Systems may include background ventilators, mechanical extract, or whole-house systems with heat recovery.
- Ventilation strategy to be coordinated with airtightness and energy performance targets.

13. DRAINAGE & WATERPROOFING

- Foul and surface water systems to comply with TGD Part H.
- Drainage systems to be tested and commissioned per requirements.
- Basement and retaining structures to include appropriate tanking and drainage systems.

14. SERVICES COORDINATION

- Services routes to avoid compromising structure, fire integrity, or airtightness.
- Penetrations to be sealed using certified methods and materials.
- Sufficient space to be provided in construction for future maintenance access.

15. ELECTRICAL INSTALLATION

All electrical works shall comply with contract drawings, relevant standards, codes, and current best practices, including:

- ETCI Standards: ET 101 (National Rules), ET 102 (Public Lighting), ET 105 (Explosive Atmospheres), ET 202 (Informatics Equipment)
- Irish Standards: I.S. 3217 (Emergency Lighting), I.S. 3218 (Fire Detection & Alarm Systems)
- British Standards: BS 740 (Earthing), BS EN 62305 (Lightning Protection, Parts 44)
- EU Directives: 2006/42/EC (Machinery), 2004/108/EC (EMC), 2006/95/EC (Low Voltage)

Works shall comply with Building Control (Amendment) Regulations 2014. All products shall meet applicable EN harmonised standards and carry CE marking.

Technical submittals for all products and materials shall be provided before commencement. No works shall be concealed without prior inspection and approval by the Engineer. The Contractor shall give at least 48^h2 hours' notice for inspections; any unapproved covered works must be reopened at the Contractor's cost.

16. MATERIALS & WORKMANSHIP

- All materials to be fit for purpose, durable, and compliant with harmonised standards or CE/UKCA marked where required.
- Workmanship shall meet the standards of IS EN 13914, IS 325, and S.R. 325.
- Execution to be in line with the Code of Practice for Contractors and Industry Quality Assurance procedures.

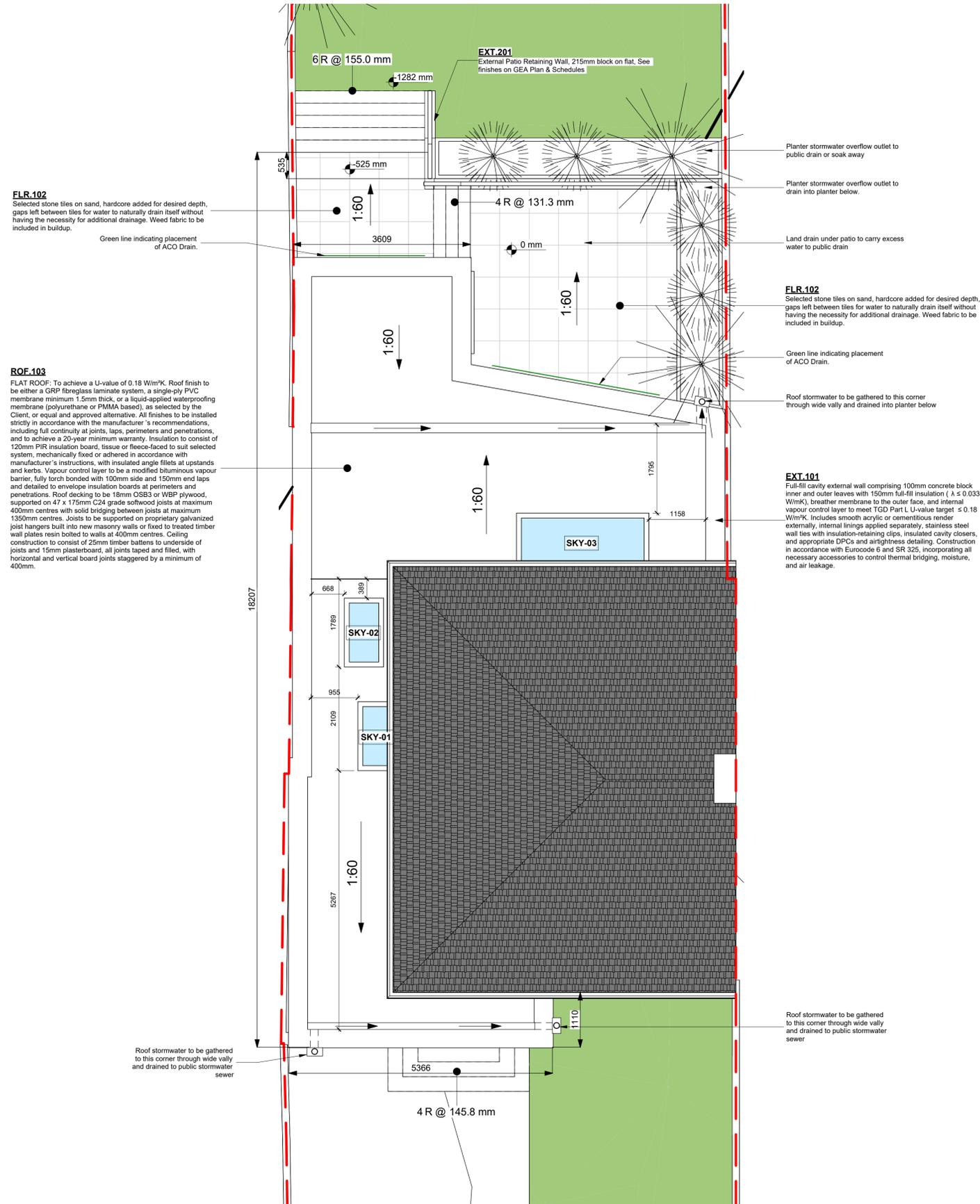
17. DRAWING COORDINATION

Specific build-ups, material types, finishes, and performance values shall be derived from the project-specific drawings, legends, and schedules. This general specification does not override the detailed design and detailing provided in the project documentation.

18. ADDITIONAL ALLOWANCES

Allowance to be made for disturbance of existing construction such as lifting of floors, ceilings and walls for elements such as piping and wiring to be fitted, replaced or moved. Contractor to include material and workmanship costs for repairing, constructing or altering any work of this nature and all materials used are to match existing unless instructed otherwise.

NB. The Architect's role is limited to design intent and spatial coordination of mechanical and electrical (M&E) services. The detailed design, specification, and certification of all M&E systems (including but not limited to ventilation, air conditioning, heat recovery, plumbing, electrical wiring, lighting, and fire detection) are the responsibility of a specialist M&E consultant appointed directly by the Client.



MAIN ROOF PLAN
1 : 50

1. GENERAL STANDARDS

- All works shall comply with the current editions of the Irish Building Regulations and associated Technical Guidance Documents (TGD). Construction shall be in accordance with:
- Building Regulations 1997-2023 (as amended)
- Relevant Irish Standards (I.S. series), European Norms (EN), and S.R. (Standard Recommendations)
- NSAI Agreement certification where applicable
- Best practice guidance from SEAI, EPA, and other regulatory bodies

2. FOUNDATIONS & SUBSTRUCTURE

- Designed in accordance with TGD Part A (Structure) and TGD Part C (Site Preparation).
- All ground-bearing works to account for site-specific conditions (e.g. soft ground, radon risk).
- DPCs and radon barriers installed in line with TGD Part C and NSAI guidance.
- Ground floors to meet thermal performance requirements of TGD Part L.

3. EXTERNAL WALLS

- Shall meet structural, thermal, moisture resistance, and fire safety standards as per TGD Parts A, B, C, and L.
- U-value of external walls shall not exceed 0.18 W/m²K.
- Cavity insulation, internal, or external insulation systems must be NSAI certified.
- Fire stopping, cavity barriers, and junction detailing to comply with TGD Part B.
- Airtightness and vapour control strategies shall be continuous across envelope junctions.

4. INTERNAL WALLS & PARTITIONS

- Loadbearing and non-loadbearing walls to comply with TGD Part A.
- Fire and acoustic performance of compartment walls to comply with TGD Parts B and E respectively.
- Services within walls shall not compromise fire, acoustic, or structural performance.

5. FLOORS

- Suspended or solid floors designed to meet TGD Parts A, B, C, and L.
- Ground floors shall include continuous insulation and radon protection where applicable.
- Intermediate floors shall comply with TGD Part E for sound insulation between units.

6. ROOFS

- Designed for imposed and wind loads per TGD Part A.
- Thermal performance to meet or exceed 0.16 W/m²K per TGD Part L.
- Roofs to include appropriate vapour control layers and ventilation to avoid interstitial condensation.
- Fire performance in accordance with TGD Part B, especially at party walls and eaves junctions.

7. WINDOWS & DOORS

- To achieve minimum U-values per TGD Part L ≤ 1.4 W/m²K for windows/doors, ≤ 1.2 W/m²K for rooflights).
- Safety glazing to be used where required by TGD Part K.
- Installation to ensure continuity of airtightness, thermal, and moisture barriers.

8. AIRTIGHTNESS & VAPOUR CONTROL

- Continuous airtight layer to be detailed and implemented across the entire building envelope.
- Junctions between elements to be sealed using tapes, membranes, or gaskets.
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9. STAIRS

All stairs shall be designed, manufactured, and installed in accordance with contract drawings, the Building Regulations (Part K – Stairways, Ladders, Ramps and Guards), and current best practice.

Stairs shall:

- Comply with IS EN 1991-1-1 (Eurocode 1: Actions on structures) for loadings.
- Meet minimum dimensions, headroom, rise and going requirements as set out in Technical Guidance Document K.
- Provide slip-resistant treads and secure, continuous handrails.
- Be constructed from materials suitable for the intended use and environment, with fire resistance where required by Part B of the Building Regulations.
- Have balustrades and guarding in accordance with Part K and Part M (Access and Use), ensuring gaps are less than 100 mm and no climbable features in public or child-accessible areas.

The Contractor shall submit drawings and details for approval before fabrication. All components shall be installed plumb, level, securely fixed, and finished to a high standard.

10. FIRE SAFETY

- All elements to comply with TGD Part B for domestic dwellings.
- Firestopping at penetrations, floor and roof voids, and cavity barriers to be properly detailed and installed.
- Escape routes, smoke control, and detection systems as per current guidance.

11. SOUND INSULATION

- Internal partitions and floors to be designed and constructed to limit airborne and impact sound per TGD Part E.
- Detailing to avoid flanking transmission through structural elements.

12. VENTILATION

- All dwellings to be provided with adequate ventilation in accordance with TGD Part F.
- Systems may include background ventilators, mechanical extract, or whole-house systems with heat recovery.
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- Foul and surface water systems to comply with TGD Part H.
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NB. The Architect's role is limited to design intent and spatial coordination of mechanical and electrical (M&E) services. The detailed design, specification, and certification of all M&E systems (including but not limited to ventilation, air conditioning, heat recovery, plumbing, electrical wiring, lighting, and fire detection) are the responsibility of a specialist M&E consultant appointed directly by the Client.

WALL LEGEND

INTERNAL PARTITIONS & LININGS

STUD.70
35 x 70mm Studwork at 400mm centers with mineral wool acoustic insulation infill.

STUD.70
35 x 70mm Studwork at 400mm centers uninsulated.

STUD.120
45 x 120mm Studwork at 400mm centers.

LIN.W01
15mm Plasterboard, joint taped and sealed, paint finish to clients selection.

LIN.W02
15mm Cement Board with taped & sealed joints, selected Tile finish.

LIN.W02.A
15mm moisture-resistant plasterboard with taped & sealed joints, selected tile finish.

LIN.W03
Paint finish to clients selection, surface prep to be cleaned/repair where needed before application.

LIN.W06
Smooth acrylic render finish, to clients selection.

EXTERNAL WALLS

Smooth acrylic render finish.
100mm blockwork.
Breather membrane.
150mm full fill cavity insulation.
Vapor control layer.
100mm blockwork.
See Linings Legend For Internal Finishes.

EXT.101
Full-fill cavity external wall comprising 100mm concrete block inner and outer leaves with 150mm full-fill insulation ($\lambda \leq 0.033$ W/mK), breather membrane to the outer face, and internal vapour control layer to meet TGD Part L U-value target ≤ 0.18 W/m²K. Includes smooth acrylic or cementitious render externally, internal linings applied separately, stainless steel wall ties with insulation-retaining clips, insulated cavity closers, and appropriate DPCs and airtightness detailing. Construction in accordance with Eurocode 6 and SR 325, incorporating all necessary accessories to control thermal bridging, moisture, and air leakage.

See Linings Legend for finishes.
215mm blockwork.

EXT.201
External Patio Retaining Wall, 215mm block on flat. See finishes on GEA Plan & Schedules.

External Render.
External Insulation.

EXT.202
External Insulation 120 mm Kooltherm K5 External Wall Insulation Board or similar to existing walls, smooth acrylic render to external including all accessories such as wall ties and wire meshes.

DRYLINING

For block on flat (see engineers details)
2 coats of blowerproof (by Hevades or similar), applied with sprayer
90 mm Xtratherm XT/TL Thermal Liner Dot and Dab (or similar approved) wall boards Mechanical fixings if used to be treated to prevent moisture/rust coming through finished plaster/paint.
Hermetic foam Rothoblass (or similar approved) to be used to seal around windows/doors and joists penetration Rothoblass (or similar approved) airtight membrane and tapes to be used throughout

FLOOR LEGEND

Selected Floor Finish
Sand & Cement
Screed UTH
PIR Insulation
Reinforced concrete slab to engineers specification
Radon Barrier & DPM
50mm Sand Blinding on 200mm hardcore.

FLR.101
150mm power floated finish RC floor slab with A252 mesh reinforcement, on 150mm Xtratherm XT/UF insulation, with 25mm insulation at perimeter to achieve U-Value of 0.12W/m²K for the floor element, on radon gas impermeable DPM membrane with all joints lapped and sealed, on 50mm sand blinding on SR21 material hardcore to Engineer's specification well compacted and consolidated.

Tile selected by client
Stonelabs on sand
50 - 200mm hardcore.
Weed fabric to be laid

FLR.102
Selected stone tiles on sand, hardcore added for desired depth, gaps left between tiles for water to naturally drain itself without having the necessity for additional drainage. Weed fabric to be included in buldup.

ROOF LEGEND

fibreglass, PVC or liquid membrane finish
Roofing Felt
120mm PIR Insulation
18mm Plywood
175mm Timber Joist
15mm Plaster & Skim

ROF.103
FLAT ROOF: To achieve a U-value of 0.18 W/m²K. Roof finish to be either a GRP fibreglass laminate system, a single-ply PVC membrane minimum 1.5mm thick, or a liquid-applied waterproofing membrane (polyurethane or PMMA based), as selected by the Client, or equal and approved alternative. All finishes to be installed strictly in accordance with the manufacturer's recommendations, including full continuity at joints, laps, perimeters and penetrations, and to achieve a 20-year minimum warranty. Insulation to consist of 120mm PIR insulation board, tissue or fleece-faced to suit selected system, mechanically fixed or adhered in accordance with manufacturer's instructions, with insulated angle fillets at upstands and kerbs. Vapour control layer to be a modified bituminous vapour barrier, fully torch bonded with 100mm side and 150mm end laps and detailed to envelope insulation boards at perimeters and penetrations. Roof decking to be 18mm OSB3 or WBP plywood, supported on 47 x 175mm C24 grade softwood joists at maximum 400mm centres with solid bridging between joists at maximum 1300mm centres. Joists to be supported on proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 400mm centres. Ceiling construction to consist of 25mm timber battens to underside of joists and 15mm plasterboard, all joints taped and filled, with horizontal and vertical board joints staggered by a minimum of 400mm.

Quantity Of Finishes By Room

Category	Material: Name	Material: Area	Material: Volume
BATHROOM	Bathroom Tile	11.3 m ²	0.113 m ³
	Walls Cement Board	9.2 m ²	0.115 m ³
	Walls Paint, Selected By Client	10.5 m ²	0.000 m ³
	Walls Plasterboard	12.6 m ²	0.157 m ³
	Walls Skim	10.5 m ²	0.026 m ³
	Ceilings Paint - Anti Condensation	9.3 m ²	0.000 m ³
	Ceilings Plasterboard	9.3 m ²	0.116 m ³
	Ceilings Skim	9.3 m ²	0.023 m ³
	Floors 01. Tile Flooring	5.7 m ²	0.113 m ³
	HALL	Paint Touch Up & Repair	21.4 m ²
Walls Paint, Selected By Client	7.7 m ²	0.000 m ³	
Walls Plasterboard	7.7 m ²	0.096 m ³	
Walls Skim	7.7 m ²	0.019 m ³	
Ceilings Paint, Selected By Client	2.7 m ²	0.005 m ³	
Ceilings Plasterboard	2.7 m ²	0.033 m ³	
Ceilings Skim	2.7 m ²	0.007 m ³	
Floors 01. Timber Flooring	7.0 m ²	0.141 m ³	
HOME OFFICE	Paint, Selected By Client	26.3 m ²	0.000 m ³
Walls Plasterboard	28.3 m ²	0.353 m ³	
Walls Skim	28.3 m ²	0.071 m ³	
Ceilings Paint, Selected By Client	10.3 m ²	0.021 m ³	
Ceilings Plasterboard	10.3 m ²	0.128 m ³	
Ceilings Skim	10.3 m ²	0.026 m ³	
Floors 01. Timber Flooring	10.1 m ²	0.201 m ³	
KITCHEN & DINING	Cement Board	2.8 m ²	0.035 m ³
Walls Kitchen - Backsplash General	2.8 m ²	0.028 m ³	
Walls Paint Touch Up & Repair	1.1 m ²	0.005 m ³	
Walls Paint, Selected By Client	13.0 m ²	0.000 m ³	

Ground Floor Room Finishes

Level	Name	Area	Perimeter	Lights	Skirtings	Special Features
GROUND FLOOR	Home Office	10 m ²	14158.71 mm	Pendant on two way dimmer	Tall 120-150mm Soft wood painted to be selected by client.	
GROUND FLOOR	Hall	10 m ²	19385.07 mm	Keep Existing	Keep & Match Existing	
GROUND FLOOR	Sitting Room	14 m ²	16181.32 mm	Keep Existing	Keep & Match Existing	
GROUND FLOOR	Bathroom	5 m ²	10245.52 mm	IPS rated spot lights.	None	
GROUND FLOOR	Utility	6 m ²	10359.70 mm	Pendant Luminaire	None	
GROUND FLOOR	Kitchen & Dining	38 m ²	28042.90 mm	Spot light & Pendant.	Tall 120-150mm Soft wood painted to be selected by client.	
GROUND FLOOR	Den	19 m ²	18608.72 mm	Spot light & Pendant.	Tall 120-150mm Soft wood painted to be selected by client.	
GROUND FLOOR	Store	1 m ²	3184.11 mm	None	None	
GROUND FLOOR:	8					

Proposed Construction Quantities

Type & Material	Material: Area	Material: Volume
EXT.101 - Full Fill Cavity Wall		
Air Infiltration Barrier	120.1 m ²	0.000 m ³
Concrete Masonry Units	228.3 m ²	23.282 m ³
External Render - Baumit Silkotop K1.5mm	108.4 m ²	1.117 m ³
Rigid insulation	115.3 m ²	17.462 m ³
Roofing, Standing Seam	2.8 m ²	0.000 m ³
Vario Duplex Vapour Barrier	120.1 m ²	0.000 m ³
EXT.201 Rendered External Retaining Block on Flat		
Block on Flat	8.4 m ²	1.807 m ³
EXT.202 - External Insulation & Render 130mm		
Gypsum Wall Board	43.5 m ²	0.527 m ³
Rigid insulation	42.4 m ²	4.915 m ³
FLR.101 - Concrete Floor		
Concrete - Cast-in-Place Concrete	58.9 m ²	8.782 m ³
Concrete, Sand/Cement Screed	59.3 m ²	2.951 m ³
Radon Barrier & DPC	58.6 m ²	0.000 m ³
Rigid insulation	59.2 m ²	8.825 m ³
Sand Blinding	58.6 m ²	2.918 m ³
Site - Hardcore	58.5 m ²	11.624 m ³
FLR.102 - External Patio Tile		
Concrete, Sand/Cement Screed	22.7 m ²	1.135 m ³
Patio Tiles	22.7 m ²	0.341 m ³
Site - Hardcore	22.7 m ²	4.540 m ³
LIN.C01 - Plasterboard, Skim, Paint		
Paint, Selected By Client	47.5 m ²	0.095 m ³
Plasterboard	47.5 m ²	0.594 m ³
Skim	47.5 m ²	0.119 m ³
LIN.C01.B - Plasterboard & Anti Condensation Paint		
Paint - Anti Condensation	9.3 m ²	0.000 m ³
Plasterboard	9.3 m ²	0.116 m ³
Skim	9.3 m ²	0.023 m ³
LIN.C03 - Paint Touch Up & Repair		
Paint, Selected By Client	33.6 m ²	0.403 m ³
LIN.F01 Timber Flooring		
01. Timber Flooring	88.4 m ²	1.768 m ³
LIN.W01 - Plasterboard, Skim & Paint Finish		
Paint, Selected By Client	119.9 m ²	0.000 m ³
Plasterboard	119.9 m ²	1.498 m ³
Skim	119.9 m ²	0.300 m ³
LIN.W02 - Cement Board, Tile finish		
Bathroom Tile	9.2 m ²	0.092 m ³
Cement Board	9.2 m ²	0.115 m ³
LIN.W02.A - Kitchen Backsplash		
Cement Board	2.8 m ²	0.035 m ³
Kitchen - Backsplash General	2.8 m ²	0.028 m ³
LIN.W02.A - Moisture Resistant Plasterboard, Tile Finish		
Bathroom Tile	2.2 m ²	0.022 m ³
Plasterboard	2.2 m ²	0.028 m ³
LIN.W03 - Selected Paint Finish		
Paint Touch Up & Repair	55.7 m ²	0.278 m ³
LIN.W05 - Timber Wall Paneling		
Timber Paneling	8.3 m ²	0.124 m ³
ROF.103 - Insulated Flat Roof- 310mm		
01. Battens	51.6 m ²	1.291 m ³
Asphalt, Bitumen	51.6 m ²	0.362 m ³
Plywood, Sheathing	51.6 m ²	0.930 m ³
Rigid insulation	51.6 m ²	6.197 m ³
Roofing Felt	51.6 m ²	0.000 m ³
Structure, Timber Joist/Rafter Layer	51.6 m ²	9.038 m ³
Vapor Retarder	51.6 m ²	0.000 m ³
STUD.70 Acoustic Insulation		
Timber Stud & Acoustic Insulation Infill	28.7 m ²	1.802 m ³

Quantity Of Finishes By Room

Category	Material: Name	Material: Area	Material: Volume
Walls	Plasterboard	13.0 m ²	0.162 m ³
	Skim	13.0 m ²	0.033 m ³
	Timber Paneling	8.3 m ²	0.124 m ³
Ceilings	Paint, Selected By Client	34.7 m ²	0.262 m ³
	Plasterboard	15.4 m ²	0.193 m ³
Ceilings	Skim	15.4 m ²	0.039 m ³
	01. Timber Flooring	38.1 m ²	0.761 m ³
FLOORS	Paint, Selected By Client	32.9 m ²	0.000 m ³
	Plasterboard	32.9 m ²	0.411 m ³
	Skim	32.9 m ²	0.082 m ³
Ceilings	Paint, Selected By Client	19.2 m ²	0.038 m ³
	Plasterboard	19.2 m ²	0.240 m ³
Ceilings	Skim	19.2 m ²	0.048 m ³
	Walls	Paint Touch Up & Repair	33.3 m ²
Paint, Selected By Client		14.3 m ²	0.172 m ³
01. Timber Flooring		14.3 m ²	0.286 m ³
UTILITY	Paint, Selected By Client	21.5 m ²	0.000 m ³
	Plasterboard	21.5 m ²	0.269 m ³
	Skim	21.5 m ²	0.054 m ³
Floors	01. Tile Flooring	5.9 m ²	0.117 m ³

Electrical Component Legend

- Pendant to be selected by client.
- Spot light to be selected by client.
- Wall fixed luminaire light to be selected by client.
- SA Lamp Socket Brushed Chrome finish
- Twin socket with switch Brushed chrome finish
- Twin socket with switch at HIGH level
- External waterproof twin socket with switch
- One way light switch Brushed chrome finish
- One way dimmer light switch
- Two way light switch Brushed chrome finish
- Two way dimmer light switch
- Proposed HORIZONTAL Radiator
- Proposed VERTICAL Radiator
- Television point
- Fridge
- Oven Hob
- DW Dish Washer
- External Tap
- Electrical motion detector

POSITION OF ALL ELECTRICAL & PLUMBING FIXTURES TO BE CONFIRMED BY

1. GENERAL STANDARDS

- All works shall comply with the current editions of the Irish Building Regulations and associated Technical Guidance Documents (TGD). Construction shall be in accordance with:
 - Building Regulations 1997-2023 (as amended)
 - Relevant Irish Standards (I.S. series), European Norms (EN), and S.R. (Standard Recommendations)
 - NSAI Agrément certification where applicable
 - Best practice guidance from SEAI, EPA, and other regulatory bodies

2. FOUNDATIONS & SUBSTRUCTURE

- Designed in accordance with TGD Part A (Structure) and TGD Part C (Site Preparation).
- All ground-bearing works to account for site-specific conditions (e.g. soft ground, radon risk).
- DPCs and radon barriers installed in line with TGD Part C and NSAI guidance.
- Ground floors to meet thermal performance requirements of TGD Part L.

3. EXTERNAL WALLS

- Shall meet structural, thermal, moisture resistance, and fire safety standards as per TGD Parts A, B, C, and L.
- U-value of external walls shall not exceed 0.18 W/m²K.
- Cavity insulation, internal, or external insulation systems must be NSAI certified.
- Fire stopping, cavity barriers, and junction detailing to comply with TGD Part B.
- Airtightness and vapour control strategies shall be continuous across envelope junctions.

4. INTERNAL WALLS & PARTITIONS

- Loadbearing and non-loadbearing walls to comply with TGD Part A.
- Fire and acoustic performance of compartment walls to comply with TGD Parts B and E respectively.
- Services within walls shall not compromise fire, acoustic, or structural performance.

5. FLOORS

- Suspended or solid floors designed to meet TGD Parts A, B, C, and L.
- Ground floors shall include continuous insulation and radon protection where applicable.
- Intermediate floors shall comply with TGD Part E for sound insulation between units.

6. ROOFS

- Designed for imposed and wind loads per TGD Part A.
- Thermal performance to meet or exceed 0.16 W/m²K per TGD Part L.
- Roofs to include appropriate vapour control layers and ventilation to avoid interstitial condensation.
- Fire performance in accordance with TGD Part B, especially at party walls and eaves junctions.

7. WINDOWS & DOORS

- To achieve minimum U-values per TGD Part L ≤ 1.4 W/m²K for windows/doors, ≤ 1.2 W/m²K for rooflights).
- Safety glazing to be used where required by TGD Part K.
- Installation to ensure continuity of airtightness, thermal, and moisture barriers.

8. AIRTIGHTNESS & VAPOUR CONTROL

- Continuous airtight layer to be detailed and implemented across the entire building envelope.
- Junctions between elements to be sealed using tapes, membranes, or gaskets.
- Vapour control layers to be installed to the warm side of insulation unless otherwise detailed.

9. STAIRS

All stairs shall be designed, manufactured, and installed in accordance with contract drawings, the Building Regulations (Part K – Stairways, Ladders, Ramps and Guards), and current best practice.

Stairs shall:

- Comply with IS EN 1991-1-1 (Eurocode 1: Actions on structures) for loadings.
- Meet minimum dimensions, headroom, rise and going requirements as set out in Technical Guidance Document K.
- Provide slip-resistant treads and secure, continuous handrails.
- Be constructed from materials suitable for the intended use and environment, with fire resistance where required by Part B of the Building Regulations.
- Have balustrades and guarding in accordance with Part K and Part M (Access and Use), ensuring gaps are less than 100 mm and no climbable features in public or child-accessible areas.

The Contractor shall submit drawings and details for approval before fabrication. All components shall be installed plumb, level, securely fixed, and finished to a high standard.

10. FIRE SAFETY

- All elements to comply with TGD Part B for domestic dwellings.
- Firestopping at penetrations, floor and roof voids, and cavity barriers to be properly detailed and installed.
- Escape routes, smoke control, and detection systems as per current guidance.

11. SOUND INSULATION

- Internal partitions and floors to be designed and constructed to limit airborne and impact sound per TGD Part E.
- Detailing to avoid flanking transmission through structural elements.

12. VENTILATION

- All dwellings to be provided with adequate ventilation in accordance with TGD Part F.
- Systems may include background ventilators, mechanical extract, or whole-house systems with heat recovery.
- Ventilation strategy to be coordinated with airtightness and energy performance targets.

13. DRAINAGE & WATERPROOFING

- Foul and surface water systems to comply with TGD Part H.
- Drainage systems to be tested and commissioned per requirements.
- Basement and retaining structures to include appropriate tanking and drainage systems.

14. SERVICES COORDINATION

- Services routes to avoid compromising structure, fire integrity, or airtightness.
- Penetrations to be sealed using certified methods and materials.
- Sufficient space to be provided in construction for future maintenance access.

15. ELECTRICAL INSTALLATION

All electrical works shall comply with contract drawings, relevant standards, codes, and current best practices, including:

- ETCI Standards: ET 101 (National Rules), ET 102 (Public Lighting), ET 105 (Explosive Atmospheres), ET 202 (Informatics Equipment)
- Irish Standards: I.S. 3217 (Emergency Lighting), I.S. 3218 (Fire Detection & Alarm Systems)
- British Standards: BS 740 (Earthing), BS EN 62305 (Lightning Protection, Parts 4)
- EU Directives: 2006/42/EC (Machinery), 2004/108/EC (EMC), 2006/95/EC (Low Voltage)

Works shall comply with Building Control (Amendment) Regulations 2014. All products shall meet applicable EN harmonised standards and carry CE marking.

Technical submittals for all products and materials shall be provided before commencement. No works shall be concealed without prior inspection and approval by the Engineer. The Contractor shall give at least 48/2 hours' notice for inspections; any unapproved covered works must be reopened at the Contractor's cost.

16. MATERIALS & WORKMANSHIP

- All materials to be fit for purpose, durable, and compliant with harmonised standards or CE/UKCA marked where required.
- Workmanship shall meet the standards of IS EN 13914, IS 325, and S.R. 325.
- Execution to be in line with the Code of Practice for Contractors and Industry Quality Assurance procedures.

17. DRAWING COORDINATION

Specific build-ups, material types, finishes, and performance values shall be derived from the project-specific drawings, legends, and schedules. This general specification does not override the detailed design and detailing provided in the project documentation.

18. ADDITIONAL ALLOWANCES

Allowance to be made for disturbance of existing construction such as lifting of floors, ceilings and walls for elements such as piping and wiring to be fitted, replaced or moved. Contractor to include material and workmanship costs for repairing, constructing or altering any work of this nature and all materials used are to match existing unless instructed otherwise.

NB. The Architect's role is limited to design intent and spatial coordination of mechanical and electrical (M&E) services. The detailed design, specification, and certification of all M&E systems (including but not limited to ventilation, air conditioning, heat recovery, plumbing, electrical wiring, lighting, and fire detection) are the responsibility of a specialist M&E consultant appointed directly by the Client.



EXTERNAL FINISHES

- SELECTED CERESIT FACADE RENDER COLOUR TBC BY CLIENT.
- WINDOWS- REFER TO WINDOW SCHEDULE
- POWDER COATED ALUMINIUM WINDOW SILLS TO WINDOWS, COLUR TO BE CONFIRMED
- POWDERCOATED ALUMINIUM PRESSED CAPPING (SECRET FIXING
- GUTTERS AND DOWNPIPES , HOPPER HEADS,SVP. ACCESSORIES TO PITCHED ROOFS: POWDER COATED ALUMINIUM TO SELECTED COLOUR, SQUARE SECTIONS
- FASCIAS EN SOFFITS: POWDER COATED ALUMINIUM, FOR LATER COLOUR SELECTION
- BLACK COLOURED FLUE SYSTEM, SIZE & LENGTH TO BE CONFIRMED BY STOVE PROVIDER

ALL FINISHING MATERIALS & COLOURS TO BE AGREED & APPROVED BY ARCHITECT AND CLIENT PRIOR TO INSTALLATION. CONTRACTOR TO PRESENT 500X500MM SMPAPLES FOR ARCHITECTS AND CLIENTS APPROVAL

- Figured dimensions only to be used (all dimensions given are structural sizes).
- Check all dimensions on site before manufacture.
- Architects to be informed of any discrepancies immediately.
- 5-0mm tolerance on each side allowed per external window/door. Manufacturer to confirm this is acceptable.
- Shop drawings to be approved to Architect before manufacture.
- All glazing to take barrier loadings as described in the Buildings Regulations Technical Guidance Documents, Part K & BS 6180.
- All fittings (locks, handles, restrictors, hinges etc.) to be approved by architect.
- All opening sections to comply with TGD Part B and relevant B.S. Each window used for escape should provide an unobstructed opening not less than 850mm by 500mm. The bottom of any window opening should not be more than 100mm above the floor of the room in which it is situated.
- Fire escape compliant opening restrictors to be fitted to all first floor opening sections.
- All cills & flashings to be supplied by window manufacturer.
- Window tolerances around the entire window to be agreed with the Architect prior to manufacture.
- Entrance doors must have clear min. width of 800mm.
- All final exit doors to be provided with simple fastenings (thumb latches or other readily operable mechanism) which can be operated from escape side without the use of a key.
- 100mm Max. restrictors to all window openings.
- Safety glass to be supplied in accordance with regulations.
- Mastic seal to be provided at junction of windows/ doors.

Profile and Properties – uPVC - composite or wood Triple Glazed

Weather Performance
 Windows shall comply with the following weather performance tests and with BS 6375, Part 1 and with the test methods in BS EN 1026, BS EN 1027 and BS EN 12210.
 • Air permeability: A pressure class of 600pa
 • Water tightness: A pressure class of 600pa
 • Wind Resistance: Double glazing maximum 1/175 deflection

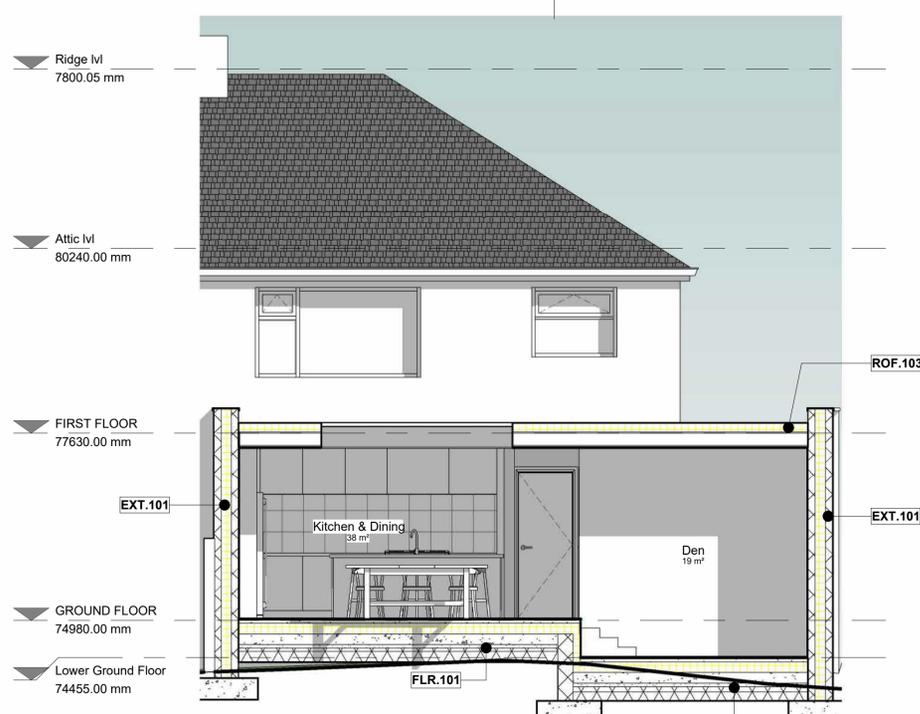
Wind loads to be calculated by the System Fabricator in accordance with site and location for particular scheme in accordance with BS 6399:Part 2.

Secondary Steel Supports
 All secondary supporting steel angles and fixings are to be supplied and fitted by the window contractor. All steel to be galvanised.

Silicone Sealing to Glazing & External Doors
 High quality silicone sealant to window reveals; maximum 10mm thick; all in accordance with the Architects requirements

All locking systems to have Architects final approval.

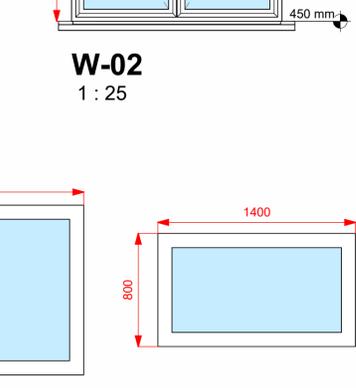
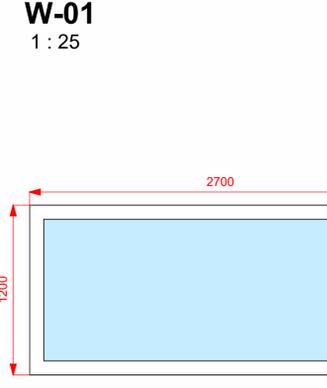
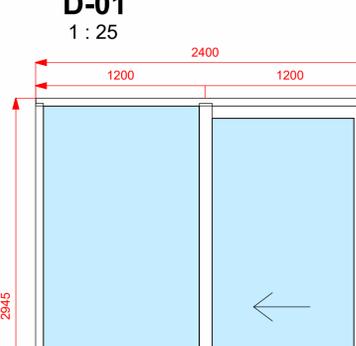
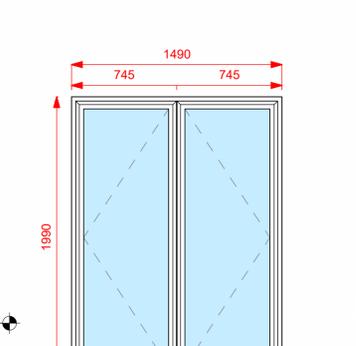
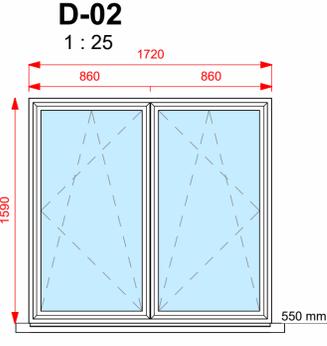
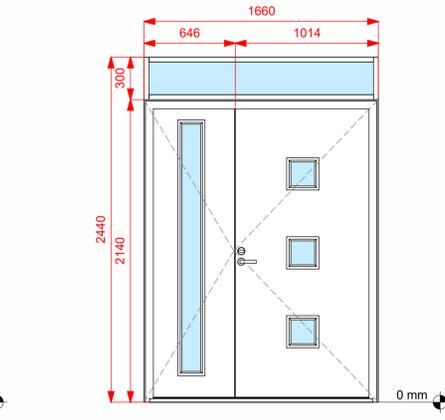
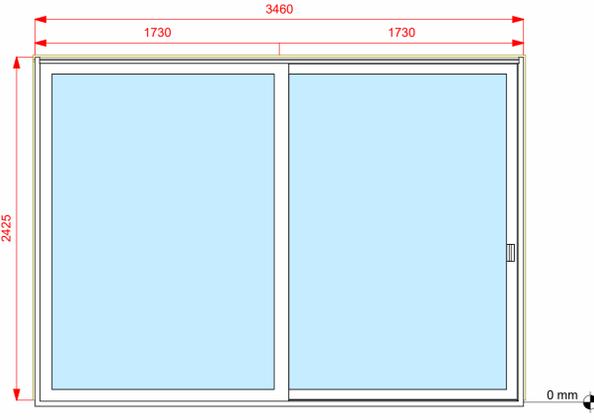
All cills, flashings, EPDM, counter flashings, insulated panels and corner posts to be provided by window manufacturer to selected, approved RAL colour



(Proposed) Section-BB
1: 50

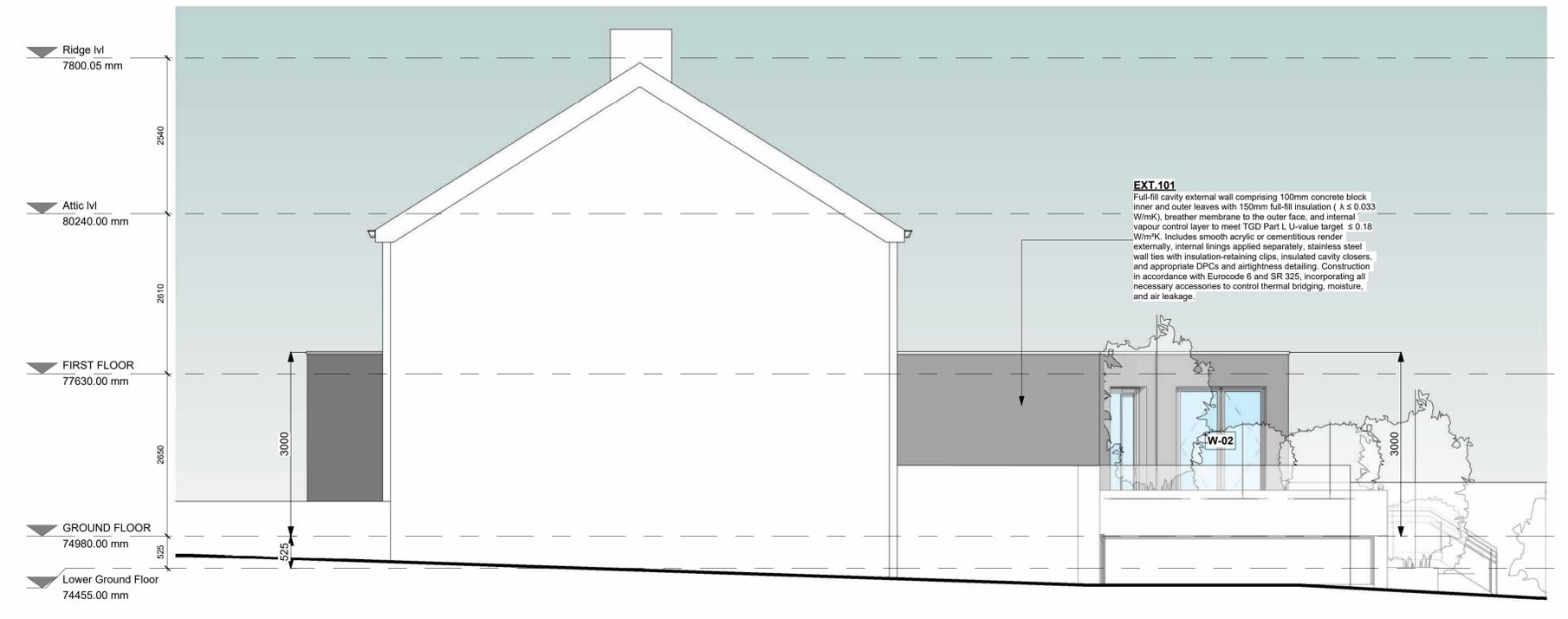


(Proposed) Section-AA
1: 50



SKY-02
1: 25

SKY-01 & 02
1: 25



(Proposed) Right Elevation
1: 50

- EXTERNAL FINISHES.**
- SELECTED CERESIT FACADE RENDER COLOUR TBC BY CLIENT.
 - WINDOWS- REFER TO WINDOW SCHEDULE
 - POWDER COATED ALUMINUM WINDOW SILLS TO WINDOWS, COLOUR TO BE CONFIRMED
 - POWDERCOATED ALUMINUM PRESSED CAPPING /SECRET FIXING
 - GUTTERS AND DOWNPIPES, HOPPER HEADS,SVP, ACCESSORIES TO FLAT ROOFS: POWDER COATED ALUMINUM TO SELECTED COLOUR, SQUARE SECTIONS
 - BLACK COLOURED FLUE SYSTEM, SIZE & LENGHT TO BE CONFIRMED BY STOVE PROVIDER
- ALL FINISHING MATERIALS & COLOURS TO BE AGREED & APPROVED BY ARCHITECT AND CLIENT PRIOR TO INSTALLATION. CONTRACTOR TO PRESENT 500x500MM SMPALES FOR ARCHITECTS AND CLIENTS APPROVAL

EXT.101
 Full-fill cavity external wall comprising 100mm concrete block inner and outer leaves with 150mm full-fill insulation ($\lambda \leq 0.033$ Wimk), breather membrane to the outer face, and internal vapour control layer to meet TGD Part L U-value target ≤ 0.18 Wimk. Includes smooth acrylic or cementitious render externally, internal linings applied separately, stainless steel wall ties with insulation-retaining clips, insulated cavity closers, and appropriate DPCs and airtightness detailing. Construction in accordance with Eurocode 6 and SR 325, incorporating all necessary accessories to control thermal bridging, moisture, and air leakage.