

GENERAL NOTES:

A. THIS DRAWING IS TO BE READ IN CONIUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, THE SPECIFICATION, AND ALL RELEVANT STANDARD DETAIL DRAWINGS.

B. THIS DRAWING IS TO BE READ IN CONIUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.

C. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK, OR PRODUCING ANY SHOP DRAWINGS.

OUTLINE SPECIFICATION:
STANDARD OF CONSTRUCTION, MATERIALS & WORKMANSHIP:
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS TECHNICAL GUIDANCE DOCUMENTS.

GENERAL:
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ALL WORKS.
MAIN CONTRACTOR TO ALLOW FOR ATTENDANCE ON ANY AND ALL SUB-CONTRACTORS, INCLUDING SCAFFOLDING.
ENSURE THAT NO DAMAGE BEYOND FAIR WEAR & TEAR IS CAUSED BY SITE TRAFFIC TO ROADS OUTSIDE THE SITE BOUNDARIES & ADEQUATELY MAINTAIN APPROACHES TO SITE & KEEP CLEAR OF MUD & DEBR.

HEALTH & SAFETY:
PROVIDE FOR ALL COSTS IN RESPECT OF COMPLYING FULLY WITH THE CURRENT SAFETY, HEALTH & WELFARE AT WORK (CONSTRUCTION) REGULATIONS.
PROVIDE FOR CARRYING OUT FUNCTIONS OF PROJECT SUPERVISOR CONSTRUCTION STAGE TO SATISFY CURRENT STATUTORY REQUIREMENTS & ENSURE THAT ONSITE ACTIVITIES ARE EXECUTED IN ACCORDANCE THEREWITH.
PROCURE & MAINTAIN INSURANCE COVER & PROVIDE INDEMNITY IN RESPECT OF ANY CLAIM INCURRED BY REASON OF THE PERFORMANCE OF FUNCTIONS & DUTIES OF THE PROJECT SUPERVISOR CONSTRUCTION STAGE OF THE PROJECT.

SOUND TESTING:
IN ORDER TO DEMONSTRATE COMPLIANCE WITH THE REQUIREMENT OF T.G.D. PART E, REGULATION E1, THE CONTRACTOR IS TO ALLOW FOR AN APPROPRIATE PROGRAMME OF SOUND INSULATION TESTING AS PART OF THE CONSTRUCTION PROCESS OF EACH UNIT. TESTING, AND RE-TESTING IF NECESSARY, TO BE CARRIED OUT ON A PROPORTION OF DWELLINGS AS PER GUIDANCE OUTLINED IN T.G.D. PART E 2014 SECTION 2.
CONTRACTOR TO PROVIDE PROOF OF QUALIFICATION OF THE ACOUSTIC TESTER WHO IS CERTIFIED BY AN INDEPENDENT THIRD PARTY.

AIR TIGHTNESS TESTING:
CONTRACTOR TO ALLOW FOR ON-SITE INSPECTION REGIME AND RELATED QUALITY CONTROL PROCEDURES SO AS TO ENSURE AIRTIGHTNESS DESIGN INTENTION IS ACHIEVED. AIR PRESSURE TESTING IS TO BE CARRIED OUT ON ALL UNITS TO ENSURE AN AIR PERMEABILITY VALUE OF BETWEEN 2m³/hr/m² AND 3m³/hr/m² IS ACHIEVED. CONTRACTOR TO ALLOW FOR ANY REMEDIAL MEASURES TO BE CARRIED OUT IF AIR PERMEABILITY VALUE IS NOT BETWEEN 2m³/hr/m² AND 3m³/hr/m² AND NEW TESTS IS TO BE CARRIED OUT.

THE FOLLOWING PRODUCTS TO BE USED THROUGHOUT THE DWELLINGS. PRODUCTS BELOW ARE FROM THE AIR TIGHTNESS AND MOISTURE CONTROL SYSTEM TO BE INSTALLED THROUGHOUT UNITS.
- REINFORCED, LAMINATED WATER VAPOUR RETARDANT MEMBRANE WITH POLYAMID BASE AS PER SPEC TO BE USED ON UNDERSIDE OF FIRST FLOOR CEILINGS, -SUSPENDED CEILING LEVEL WITH HIGH ADHESION, SINGLE SIDED ADHESIVE TAPE USED AT MEMBRANE JOINTS. NOTE: MEMBRANE TO PROVIDE 100MM UP DOWN THE ADJACENT PERIMETER WALLS. HIGH PERFORMANCE, AIRTIGHT PLASTERABLE JUNCTION TAPE TO BE USED TO SEAL MEMBRANE TO WALL.
-HIGH PERFORMANCE AIRTIGHT PLASTERABLE JUNCTION TAPE TO BE USED ON ALL WINDOW AND DOOR OPES AS PER MANUFACTURERS RECOMMENDATIONS. NOTE: HIGH PERFORMANCE AIRTIGHT PLASTERABLE JUNCTION TAPE TO BE USED ON ALL GROUND FLOOR TO EXTERNAL WALL JUNCTIONS AND FLOOR TO COMPARTMENT WALL JUNCTIONS INSTALLED BEFORE PLASTERING OF EXTERNAL WALLS.

SITE INVESTIGATION:
CONTRACTORS ARE TO VISIT THE SITE AND SATISFY THEMSELVES AS TO THE WORKING CONDITIONS & ENVIRONMENT.

EXISTING SERVICES:
PRIOR TO COMMENCEMENT OF WORKS A COMPLETE SCAN OF THE GROUND IS TO BE CARRIED OUT USING NECESSARY EQUIPMENT TO IDENTIFY ALL EXISTING UNDERGROUND & EXISTING ONSITE & EXISTING OVERSITE SERVICES & ANY UTILITY CABLES & ROUTES IN ANY AREAS TO BE WORKED ON.
METHOD STATEMENTS ARE TO BE PREPARED FOR ANY & ALL REROUTING OR TEMPORARY SHUT DOWN OF THESE SERVICES WHERE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE AND ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE METHOD STATEMENTS AS AGREED WITH PSDP.

DEMOLITIONS:
CLEAR SCRUB FROM SITE.
ALL DEMOLITIONS, ALTERATIONS AND ADDITIONS AS PER DRAWINGS & DETAILS.
GRUB UP FOUNDATIONS TO ENGINEERS REQUIREMENTS AND IN ACCORDANCE WITH METHOD STATEMENTS FOR ALL DEMOLITIONS & REMOVALS AS AGREED WITH PSDP.
ALL DEBR TO BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH H&S PLAN, AND ANY AND ALL WASTE MANAGEMENT PLANS AS REQUIRED.
ALL TOPSOIL TO BE STORED ON SITE FOR REUSE DURING PROJECT AND ALL EXCESS TO BE REMOVED OFF SITE IN ACCORDANCE WITH WASTE MANAGEMENT PLAN.
CONTRACTOR TO ALLOW FOR CHECKING FOR ASBESTOS ONGOING DURING EXCAVATIONS AND DEMOLITIONS.

FOUNDATIONS & STRUCTURE
ALL TO ENGINEERS DETAILS.

FLOOR CONSTRUCTION:
GROUND FLOOR SLAB:
RC CONCRETE FLOOR SLAB ON RIGID INSULATION (INSULATION TO COMPLY WITH CURRENT BUILDING REGULATIONS) ON CERTIFIED COMBINED RADON BARRIER TO BE TAKEN OUT TO OUTER FACE OF CAVITY WITH SUMPS AS REQ. ON 50MM BLINDING ON COMPACTED HARDCORE TO ENG SPECIFICATION ON FOUNDATION. ALL TO ENG SPECIFICATION (NOTE: ALL PENETRATIONS THRU CONCRETE FLOOR TO BE SEALED USING A FLEXIBLE SEALANT)
RC FLOOR TO ENGINEERS DETAIL AND SPECIFICATION
RADON BARRIER INSTALLED TO MANUFACTURERS RIGID FLOOR INSULATION TO MEET CURRENT BUILDING REGULATIONS OR BETTER.
VERTICAL RIGID PERIMETER INSULATION INSTALLED BETWEEN INNER FACE OF RISING WALLS AND RC FLOOR. PER HOUSE. ALLOW FOR GAPS IN RISING RADON BARRIER TO BE TAKEN OUT TO OUTER FACE OF CAVITY WITH SUMPS BINDING LAYER & COMPACTED HARDCORE TO ENG SPECIFICATION ON FOUNDATION TO ENG SPECIFICATION (NOTE: ALL PENETRATIONS THRU CONCRETE FLOOR TO BE SEALED USING A FLEXIBLE SEALANT)
NOTE: ALLOW FOR INSTALLATION OF RADON BARRIER WITH ASSOCIATED RADON CORNER ASSEMBLY KITS. ALLOW FOR SEALING OF ALL PENETRATIONS THRU BARRIER WITH A PROPRIETARY SEALING SYSTEM. TO BE INSTALLED AND CERTIFIED BY ACCREDITED INSTALLER.

PROVIDE 1no RADON SUMP TO EACH DWELLING.
POSITIONS TO BE AGREED ON SITE & 100mm DIA VENTILATION PIPES TO EXTERNAL WALL. POSITION & CAP AT GROUND LEVEL. 1 No. SUMP CAP LINK & 90 DEGREE ELBOW. SHORT RADIUS BEND. PER HOUSE. ALLOW FOR GAPS IN RISING BLOCKWORK, 110MM GAP EVERY 4 BLOCKS.
(Note: All penetrations thru concrete floor to be sealed using a flexible sealant).

DAMP PROOF COURSES:
TO BE INSTALLED IN ALL GROUND FLOOR WALLS TO FULL WIDTH OF WALL AND LAPPED AS NECESSARY WITH RADON BARRIER. DPC TO BE A MINIMUM OF 150mm ABOVE EXTERNAL GROUND LEVEL. REFER TO DETAILS.

THERMAL BLOCKS:
TO BE PROVIDED IN LOCATIONS TO COMPLY WITH CURRENT REGULATIONS.

FIRST FLOOR (TIMBER, IN TWO STOREY DWELLINGS):
PROPRIETARY PREFABRICATED TIMBER 1ST FLOOR JOISTS TO ENGINEERS DETAIL SELECTED T & G SHEETING TO FURTHER DETAIL.
ALLOW FOR TIMBER NOGOINGS AT ALL BOARD EDGES WHERE REQUIRED.
ALLOW FOR 15MM TYPE A PLASTERBOARD WITH SKIMMED AND PAINTED FINISH TO UNDERSIDE.

NOTE: ALL FIRE STOPPING TO FLOOR TO BE INSTALLED AND CERTIFIED BY FIRAS CERTIFIED INSTALLER OR EQUIVALENT APPROVED CERTIFIED INSTALLER.

APARTMENT FIRST FLOOR (CONCRETE,) TO ENGINEERS DETAIL
RESILIENT LAYER BASE OF OVERALL UNCOMPRESSED THICKNESS OF AT LEAST 4.5mm TO BE BONDED TO TOP OF SCREED. ALL AREAS INCLUDING BATHROOMS ON RC CONCRETE FLOOR. ALL TO ENGINEERS SPECIFICATION.

NOTE: ALL FIRE STOPPING TO FLOOR TO BE INSTALLED AND CERTIFIED BY FIRAS CERTIFIED INSTALLER OR EQUIVALENT APPROVED CERTIFIED INSTALLER.

WALL CONSTRUCTION: ALL DWELLINGS
EXTERNAL WALLS : TO BE CAVITY WALL CONSTRUCTION
EXTERNAL BLOCKWORK WITH SMOOTH RENDER FINISH AS PER ELEVATIONS
SELECTED BRICK FINISH AS INDICATED ON ELEVATIONS
SELECTED FULL CAVITY WALL INSULATION U-VALUE TO COMPLY OR CURRENT BUILDING REGULATIONS OR BETTER.
STAINLESS STEEL WALL TIES WALLS AND ALL WINDOW & DOOR OPES. TO ENGINEERS SPECIFICATION.
ALL CAVITY WALLS TO BE CLOSED AT EAVES LEVEL WITH SUITABLE PROPRIETARY CAVITY CLOSERS.

WALLS FINISHED EXTERNALLY
SAND CEMENT SMOOTH RENDER FINISH CONSISTING OF SCUDDING. UNDERCOATS & SMOOTH FINISH COAT, SAND CEMENT PLASTER AS PER SPEC. ALL PAINTED TO SELECTED COLOUR.

EXTERNAL PLASTERING ACCESSORIES: TO BE USED AS PER DETAILS TO BE EXPANET OR EQUIVALENT UPVC BELL CAST STOP BEAD. TO PLASTER PLINTHS & EXPANET OR EQUIVALENT STAINLESS STEEL ANGLE BEADS TO ALL DOOR & WINDOW REVEALS & EXTERNAL CORNERS.

INTERNAL WALLS (TIMBER / METAL STUD PARTITION, INTDALLAS AS PER MANUFACTURERS DETAIL ON FIRST FLOORS)

INTERNAL WALLS (BLOCKWORK):
FINISHED WITH PLASTER AND SKIM COAT ON GROUND FLOORS.

INTERNAL PARTY WALLS (BLOCKWORK):
ALL PARTY WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH TGD PART E 2014. WALL TYPE W1 & W2.
NO SOCKETS ETC TO BE PLACED BACK TO BACK ON PARTY WALLS.
NO CHASES DEEPER THAN 25MM TO BE USED. 13MM INTERNAL PLASTER THICKNESS. THE FOLLOWING ACOUSTIC RATINGS TO BE ACHIEVED ON ENTIRE WALL-AIRBORNE 53DNTWDB (MIN)

ALL PARTY WALLS TO BE CONSTRUCTED AS A 60 MIN FIRE RESISTING WALLS AND TO HAVE NO PENETRATIONS.

WALLS FINISHED INTERNALLY :
WITH 9mm GYPROC OR EQUIVALENT BASECOAT PLASTER WITH SCRATCHED SURFACE & FINISHED WITH 3mm GYPROC OR EQUIVALENT SKIMCOAT PLASTER PAINTED TO SELECTED COLOUR.

BLOCKWORK WALL OPENINGS CONSTRUCTION:
HEAD DETAILS TO EXTERNAL WALLS:
INSULATED STEEL LINTOLS AND/OR PRECAST CONCRETE LINTOLS OR OTHER SUPPORT DETAILS ALL TO ENGINEERS DETAILS AND SPECIFICATION WITH EXPANDED METAL PLASTER STOPS & STEPPED DPC's TO ALL HEADS.

HEAD DETAILS TO INTERNAL WALLS:
ALL BEAMS & LINTOLS TO ENGINEERS DETAILS AND SPECIFICATION

JAMB DETAIL:
INSULATED CAVITY CLOSERS TO BE USED AT ALL JAMBS AND BACKED WITH VERTICAL DPC.

CILL DETAIL:
PRECAST CONCRETE WINDOW CILL. WRAPPED IN DPC & BACKED WITH 100mm PIR INSULATION. INSULATED CAVITY CLOSER TO BE USED UNDER CILL. ALL AS PER DETAILS.
ALLOW FOR STEEL CILL SUPPORT ANGLE TO ENG DETAILS.

THRESHOLD DETAIL:
CAST IN-SITU CONCRETE THRESHOLDS WITH SELECTED LEVEL ACCESS SLOT DRAINS OR SIMILAR APPROVED LEVEL ACCESS DRAINAGE CHANNELS AT ALL LEVEL ACCESS ENTRANCE DOORS & ALL CONNECTED TO SITE SURFACE WATER DRAINS.

WINDOWS & DOORS
UNITS TO BE FINISHED WITH UPVC WINDOWS WITH ARGON FILLED DOUBLE GLAZED UNITS WITH U-VALUE TO MEET OR BETTER CURRENT BUILDING REGULATIONS. (Colour of windows to be confirmed)

APARTMENT BALONEY FRAME :
PRE -POWDER COATED GALVANISED STEEL BALUSTER AND HANDRAILS. FIXING TO ENGINEERS DETAIL AND SPECIFICATION.
SELECTED GLAZED BALCONY WITH PPC SUPPORT RAILS AND POSTS INSTALLED AS PER ENGINEERS DETAIL AND SPECIFICATION

APARTMENT BALONEYS (2 No.)
SELECTED PAVING SLABS ON PROPRIETARY SUPPORT SPACERS ON WATERPROOF MEMBRANE ON CONCRETE STRUCTURE (INCLUDING FALLS FOR DRAINAGE) SUPPORTED BY STEEL FRAME AND COLUMNS TO ENGINEERS DETAIL AND SPECIFICATION.
ALLOW FOR PROPRIETARY WATER OUTLETS IN FLOOR SLAB CONNECTED TO DOWNPIPES.
USE THERMALLY BROKEN FIXINGS BETWEEN BALCONY STRUCTURE AND DWELLING.
POWDER COATED GALVANISED STEEL BALUSTER AND HANDRAILS. RAL COLOUR TBC

ROOF CONSTRUCTION: DWELLING UNITS
SLOPED ROOF AREAS:
SELECTED AND APPROVED 600 x 300mm FIBRE CEMENT SLATE ROOF FINISH WITH 100mm HEADLAP 245mm GUAGE ON SYSTEM SOFTWOOD TREATED TIMBER BATTENS ON SELECTED BREATHER MEMBRANE WITH SELECTED EAVES GUARD PROTECTION AT GUTTERS ON PREFABRICATED TRUSSED ROOF STRUCTURE TO STRUCTURAL ENGINEERS DETAILS ALL FIXED TO STRUCTURAL ENGINEERS DETAILS. ALL CONSTRUCTED IN ACCORDANCE WITH SR82:2017 COP FOR TILING & SLATING.

CEILING INSULATION (ALL ATTIC AREAS):
FIT MINERAL WOOL INSULATION THERMAL CONDUCTIVITY BETWEEN BOTTOM CHORD OF TRUSSES
FIT MINERAL WOOL INSULATION THERMAL CONDUCTIVITY OVER BOTTOM CHORD OF TRUSSES/CEILING JOISTS, PERPENDICULAR TO SPAN.
ENSURE CONTINUITY OF INSULATION THROUGHOUT THE JUNCTION FROM WALL TO CEILING LEVEL.
INSULATION U VALUE TO CURRENT BUILDING REGULATIONS OR BETTER.

ROOF VENTILATION:
PROPRIETARY ROOF-VENTILATION AT EAVES

ROOF INSULATION:
ALL AS PER CROSS SECTIONS AND DETAILS

SLOPED ROOF DETAILS:
LEAD FLASHINGS:
No.5 SHEET LEAD TO BS1178 IN 1.8m LENGTHS MAX WITH 100mm LAPS AT ALL JOINTS & ENDS LEAD TO BE TREATED WITH AN APPLICATION OF PATENTATION OIL IMMEDIATELY AFTER FIXING TO AVOID STAINING.

EAVES & BARGE/VERGE:
ALUMINIUM SOFFIT FASCIA AND BARGEBOARD TO SELECTED RAL COLOUR. ON 19MM WBP PLYWOOD BACKING.
OVER EAVES VENTILATION EQUIVALENT TO 25mm WIDE CONTINUOUS STRIP TO BE SELECTED PROPRIETARY TYPE.
DRY VERGE TO DETAIL WITH SELECTED UPVC PROPRIETARY TYPE TRIM & VERGE LADDER TO ENGINEERS DETAILS WHERE REQUIRED.

RIDGE:
RIDGE CAPPING TO DETAILS COMPATIBLE WITH SELECTED SLATE.

RAINWATER GUTTERS & DOWNPIPES:

POUNDER COATED ALUMINIUM HALF ROUND GUTTERS WITH ROUND POWDER COATED ALUMINIUM DOWNPIPES WITH ALL ASSOCIATED BENDS, BRACKETS ETC. COLOUR TO MATCH WINDOWS TO SELECTED RAL.

INTERNAL DOORS & SCREENS:
SELECTED INTERNAL TIMBER DOORS TO DWELLINGS
INTERNAL DOORS TO SUIT DOOR SCHEDULE SIZES AND FLOOR PLAN WALL WIDTHS.

SKIRTINGS & ARCHITRAVES:
SELECTED BULLNOSED RED DEAL SKIRTING WITH RED DEAL ARCHITRAVES TO MATCH, UNLESS OTHERWISE INDICATED. ALL MECHANICALLY FIXED TO PARTITIONS/MASONRY WALLS, AND FILLED, PRIMED, UNDERCOATED AND PAINTED, ALL AS PER FINISHES SCHEDULE.

STAIRS (TIMBER IN DWELLINGS): TO COMPLY WITH CURRENT BUILDIN REGULATIONS
RED DEAL TIMBER STAIRS TO FURTHER DETAIL.
RED DEAL TIMBER TREADS & RED DEAL TIMBER RISERS.
RED DEAL MOULDED HANDRAIL. MOUNTED ON BALUSTERS. INCLUDE FOR ALL BALUSTRADE AT FIRST FLOOR LANDING EDGE ALSO.
INCLUDE FOR PAINT FINISH TO ALL TIMBER STAIRS BALUSTRADE.
STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH TGD PART K 2014.
UNDERSIDE OF STAIRS TO RECEIVE PLASTERBOARD, TAPE & JOINT WITH PAINT FINISH.
STAIRS TO BE MEASURED ON SITE PRIOR TO FABRICATION.

STAIRS (CONCRETE TO APARTMENTS) CONCRETE STAIRS TO ENGINEERS CEILING :
15mm PLASTERBOARD TO UNDERSIDE OF FIRST FLOOR JOISTS WITH SKIM AND PAINTED FINISH.
15mm PLASTERBOARD WITH PAINTED SKIM FINISH TO UNDERSIDE OF ROOF TRUSSES. FOIL BACK. MOISTURE RESISTANT PLASTERBOARD TO BE USED IN ALL BATHROOMS AND WCS

ATTIC TRAPDOORS :
TO BE PROPRIETARY TYPE, INSULATED , AIRTIGHT , DROP DOWN & LOCKABLE. ATTIC ACCESS HATCH . 0.35w/m²k .
ALLOW 1no FOR EACH DWELLING ATTIC SPACE. ALL LOCATIONS TO BE AGREED.

ATTIC WALKWAYS:
ALLOW FOR THE PROVISION OF ACCESS WALKWAY FROM ATTIC ACCESS HATCH TO WATER TANK LOCATIONS. WALKWAY TO CONSIST OF 22mm THICK PLYWOOD FIXED TO 150X44mm TIMBERS LAID PERPENDICULAR TO ROOF TRUSS. ALL TO ENGINEERS SPEC.

AIR TIGHTNESS LAYER (CEILING LEVELS):
VAPOUR CHECK AND AIR TIGHT MEMBRANE FIXED DIRECTLY UNDER CEILING JOISTS TO BE PROPRIETARY CERTIFIED MEMBRANE WITH ALL JOINTS TAPED TO MANUFACTURERS INSTRUCTIONS. MEMBRANE SEALED TO ADJOINING WALLS USING MANUFACTURERS SYSTEM, SEALING TAPE.

SURFACE FINISHES:
ALL WALL, FLOOR & CEILING FINISHES TO FURTHER DETAIL.

INTERNAL WALL FINISHES:
PAINTING & DECORATING: TO FURTHER DETAIL.

SCRUBBABLE MATT WITH SATIN RESISTANT FINISH EMULSION PAINT. 1 CEILINGS: TRADE EMULSION.
EXTERNAL WALLS & WINDOW CILLS & ANY PLASTERED BOUNDARY WALLS & OR BIN STORES: TBC
DURABLE, SMOOTH MASONRY PAINT WITH MOISTURE PERMEABLE COATING SYSTEM. 20 YEAR PROTECTION. COLOUR TO BE CONFIRMED.

INTERNAL JOINERY:
KNOT, STOP, AND PRIME ALL SOFTWOOD JOINERY, PREPARE AND PRIME ALL HARDWOOD JOINERY.
WATER BASED DURABLE GLOSS FINISH TO UNPAINTED OR FACTORY PRIMED INTERIOR WOODWORK. ALLOW FOR SUITABLE UNDERCOAT WHERE REQUIRED. COLOURS TO BE CONFIRMED. UNDERCOAT/PRIMER, FINISHING COATS. TBC
EXTERNAL METAL WORK:
WATER BASED DURABLE GLOSS FINISH TO GALVANISED METAL WORK. GALVANISED FINISH TO BE PRE-TREATED BEFORE PRIMING WITH RUST INHIBITING UNDERCOAT COLOURS TO BE CONFIRMED.
UNDERCOAT/PRIMER . FINISHING COATS TBC

TLING:
SELECTED TILING TO FURTHER DETAIL .
SPLASHBACK OVER ALL WHBs IN WCs AND BATHROOMS.
FIRST FLOOR BATHSHOWER ENCLOSURE UP TO UNDERSIDE OF PLASTERBOARD CEILING. ALLOW FOR BATH SEALS WHERE NECESSARY. ALLOW FOR CHROME FINISH SQUARE EDGE TRIMS AT ALL EXPOSED EDGES.

FLOOR TILES:
TO FURTHER DETAIL.

SANITARYWARE:
TO BE SUPPLIED & INSTALLED TO FURTHER DETAIL.

KITCHEN UNITS:
TO FURTHER DETAILS.

VENTILATION:
VENTILATION SYSTEM. ALL AS PER M&E ENGINEERS DOCUMENTATION.
ALL EXTRACTS & SOIL AND VENT PIPES REQUIRED TO EXIT THROUGH ROOF, TO BE CONNECTED BY FLEXIBLE HOSE TO PROPRIETARY IN-LINE SLATE VENTS OR EQUIVALENT.
ALL EXTRACT FAN REQUIREMENTS TO M&E ENGINEERS DETAILS.
ALLOW FOR BRICK VENTS TO ALL DUCTWORK DISCHARGING THRU BRICK FACADES

FIRESTOPPING:
ALL PENETRATIONS THROUGH FRERATED ASSEMBLIES.WALLS, CEILINGS & FLOORS TO BE FIRESTOPPED WITH RELEVANT PRODUCTS AND CERTIFIED AS SAME SCHEDULE OF PRODUCTS USED TO BE ISSUED AT COMPLETION & INCLUDED IN H&S FILE.
CAVITY BARRIERS TO BE USED AT ALL COMPARTMENT WALL / FLOOR AND CAVITY WALL JUNCTIONS AND TO BE PROPRIETARY CERTIFIED TYPE, TO SUIT CAVITY & LOCATION WIDTH.

FIRE SEALING: INSTALLED TO SPECIALIST DETAIL AND SPECIFICATION

ALL PENETRATIONS SUCH AS DOWN LIGHTERS, SOIL VENT PIPES OR VENTILATION DUCT HEADS IN PLASTERBOARD CEILING OF REI 30 MIN FLOOR, WITH OPEN VOID SPACE (by use of Engineered joists or counter batten under solid joists). ARE TO BE FIRE STOPPED WITH THE USE OF FIRE COLLARS, FIRE HOODS AND FIRE RATED PRODUCTS.

NOTE: ALL FIRE STOPPING TO BE INSTALLED AND CERTIFIED BY FIRAS CERTIFIED INSTALLER OR EQUIVALENT APPROVED CERTIFIED INSTALLER.

INTERNAL SOIL VENT PIPE PENETRATIONS: ALL PENETRATIONS THRU FLOORS TO BE FIRE SEALED FLEXIBLE SEALANT AND APPROPRIATE FIRE COLLARS FITTED. ALL SVPs TO CONTINUE UP TO MAIN ROOF AND BE FITTED WITH A COWL AT ROOF LEVEL. ALL SVPs TO BE FULLY WRAPPED IN 25mm THICK UNFACED MINERAL WOOL FOR ITS FULL HEIGHT, INCLUDING DOWN THRU ANY PENETRATION. PROVIDE BOX OUT TO ALL PIPEWORK PENETRATING FLOOR CONSISTING OF TIMBER STUD WORK AND 2 LAYERS OF 12.5mm PLASTERBOARD (JOINTS STAGGERED). NOTE: JUNCTION TO BE IN ACCORDANCE WITH TGD PART E 2014 DIAGRAM 36

NOTE: ALL FIRE STOPPING TO BE INSTALLED AND CERTIFIED BY FIRAS CERTIFIED INSTALLER OR EQUIVALENT APPROVED CERTIFIED INSTALLER.

JOINTS BETWEEN ELEMENTS WHICH SERVES AS A FIRE BARRIER ARE TO BE FIRESTOPPED WITH FLEXIBLE FIRE SEALANT

ALL STRUCTURAL STEEL TO RECEIVE 3060 MIN INTUMESCENT COATING AS PER SPEC

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SITEWORKS:
ALL SITEWORKS AS PER SITEPLAN DRAWINGS & SPECIFICATION & ALL CIVIL WORKS AND DRAINAGE REQUIREMENTS AS PER ENGINEERS DRAWINGS & SPECIFICATION.

DRAINAGE:
ALL DRAINAGE TO ENGINEERS LAYOUTS & SPECIFICATION.

MECHANICAL & ELECTRICAL WORKS:
ALL AS PER M&E ENGINEERS DRAWINGS & SPECIFICATION

LANDSCAPING :
REFER TO LANDSCAPE ARCHITECTS DESIGN LAYOUTS & SPECIFICATION.

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ARCHITECTS

20 Cruises Street

Limerick

V94 R6P9

Ireland

(Registered Office)

37 Fitzwilliam Pl.

Dublin 2

D02 YT52

Ireland

(051) 312 249

limerick@eml.ie

(01) 670 7677

dublin@eml.ie

www.eml.ie

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Outline Specification

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