

**BREGAWN****PROPOSED SPECIFICATION**

	Item	Response
<b>1</b>	<b>Substructure</b>	
1.1	FOOTINGS & RISING WALLS	Mass concrete strip footings with reinforcement to Engineers specification. NB: Type/Size of footings to be confirmed following detailed design. Rising walls to be 100mm concrete blockwork inner/outer leaf with 180mm cavity filled with concrete to 225mm below dpc/ground level.
1.2	GROUND FLOOR	150mm reinforced concrete slab (powerfloated) on 160mm Xtratherm insulation on T2 granular fill.
<b>2</b>	<b>Superstructure</b>	
2.1	EXTERNAL WALLS	Inner leaf: 100mm concrete blockwork, plastered Cavity: 180mm with pumped bead insulation/rigid board insulation Outer leaf: 100mm concrete blockwork with nap finish render OR Facing brickwork as per drawings. <u>See datasheet from Kilsaran (mortar) and datasheet from Wienerberger for brick.</u>
2.2	INTERMEDIATE FLOORS	Engineered Timber floor joists with Cl.3 OSB deck and plasterboard to underside, fixed to inner leaf of perimeter wall with joist hangers
2.3	ROOF STRUCTURE	Engineered prefabricated timber trusses, breather membrane, 50x38mm timber battens and blue/black concrete tile. <u>See datasheet for roof tile.</u> Roof Insulation 350mm mineral wool at ceiling level. Cold water storage tank to be located in attic.
<b>3</b>	<b>Windows &amp; Doors</b>	
3.1	WINDOWS & EXTERNAL DOORS	Double glazed uPVC, to be fitted with restrictors and satin steel ironmongery. <u>See datasheet from Munster Joinery.</u>
3.2	INTERNAL DOORS	Primed 4 panel timber doors. Clear widths to comply with Part M. <u>See datasheet from Carroll Joinery.</u>
<b>4</b>	<b>Finishes</b>	
4.1	INTERNAL WALLS	Plastered and painted in washable matt white/cream paint
4.2	CEILING	12.5mm plasterboard/Fireline board as applicable, gypsum skim plastered and painted
4.3	FLOORS	Ground Floor: Power floated concrete ready to receive finishes First Floor: CL3 OSB board ready to receive finishes
4.4	JOINERY	Bullnose skirting and architraves, primed and painted MDF window boards, primed and painted
4.5	EXTERNAL	Roof tiles: Blue/black concrete tiles Walls: Fine textured Dashed plaster with limestone dressings detailed as per elevations Rainwater goods: Black uPVC Hard landscaping: Driveways and footpaths to be brushed concrete & paviers Boundaries: Concrete block walls, concrete post and timber panel fences.
<b>5</b>	<b>MECHANICAL WORKS (PLUMBING)</b>	

5.1	SANITARY WARE	White enamel close coupled wc pan and cistern. White enamel wash hand basin and pedestal. 1700 x 700 bath with non slip finish <b>Shower to be fitted over bath, with a screen</b>
5.2	RADIATORS	Panel radiators sized to suit. <b>Quinn Senso or similar.</b>
5.3	AIR SOURCE HEAT PUMP	<b>Monobloc</b> , to be located to the rear of each property
5.4	ELECTRICAL WORKS	
5.5	LIGHTING	Internal and external lighting as shown on the services drawings
5.6	POWER DISTRIBUTION SERVICES	White plastic sockets and switches as detailed on the services drawings. <u>See datasheet from Pearl Accessories for socket details.</u>
5.7	VENTILATION	Mechanical extract ventilation to the kitchen and bathrooms. Kitchen extract to be 30 l/s (cooker hood) and bathrooms to be 15 l/s in compliance with Part F. Bathroom vents to have 15 minute overrun.
5.8	SMOKE DETECTION	Category LD2 fire alarm system will be provided. Interconnected self contained mains powered/ <b>battery backed smoke/heat alarms</b> shall be located in all circulation areas, all high risk fire areas and all bedrooms.
<b>6.0</b>	<b>Fittings &amp; Sundries</b>	
6.1	KITCHENS	By Purchasers or via Savvy Kitchens. Savvy Kitchens provide a standard package and an upgrade package.
6.2	STAIRS	Softwood stairs, plain square newel posts and spindles. Painted white with painted timber handrail and newel cap.
6.3	Elemental U Value Design	Ground Floor: 0.18 W/m <sup>2</sup> K Walls: 0.18 W/m <sup>2</sup> K Roof: 0.12 W/m <sup>2</sup> K Preliminary BER's have been completed with all units achieving A2 rating.