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New Homes

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CastleRock
Homes



Dromkeen View Innishannon

Contemporary Family Homes
finished to the highest
standard

Specification
A1

Outline

- A2 BER rated.
- 10 Year Homebond structural warranty
- Qualifies for up to € 30,000 Help to buy
- Homebond deposit guarantee 10% of purchase price up to €50,000
- Air to Water Heat Pump Central Heating system
- Heat Recovery System covering whole House
- Underfloor Heating to Ground Floor and Radiators to First
- Fully Pressurised Hot & Cold water system with power showers in all bath.
- House wired for Electric car charging point

House Type

Houses 24-26, 31 & 32

A1 Detached: 1825sqft 4 Bed

Master Bedroom with En-suite, 3 Further Double Bedrooms, Family Bathroom, Hot Press, Open Plan Kitchen/Dining & Family Room, Separate Lounge, Playroom, WC & Utility.

Finishes

Castlerock Homes offer the following package to complete your new home.

Builders Finish

Includes:

Kitchen

Excludes:

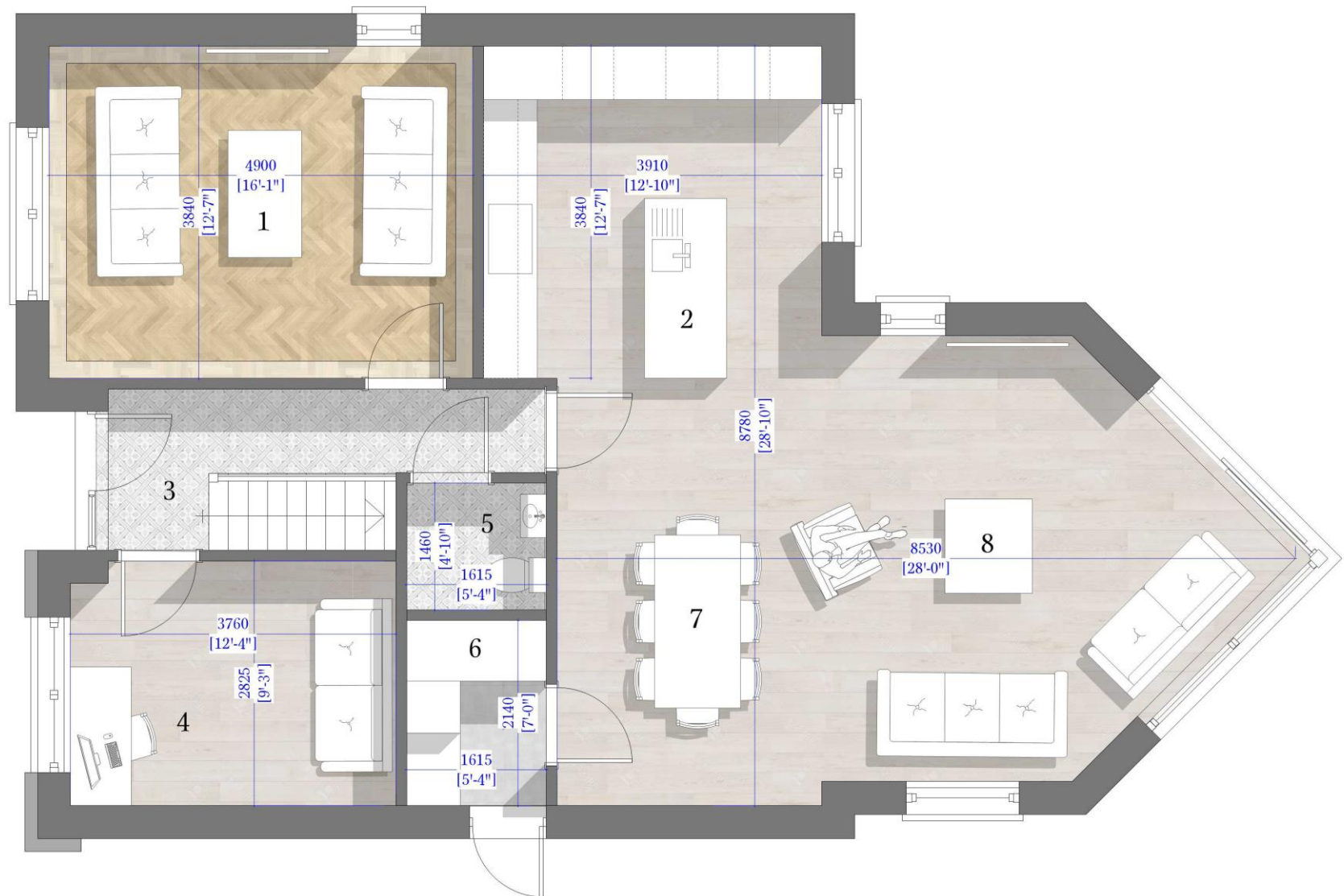
All Floor Finishes, Tiling, Shower Screens, Attic storage & Appliances.

Full details can be found later in this document.

Specification House Type A

Ground Floor Plan Type A

- Rooms
- 1.Lounge
 - 2.Kitchen
 - 3.Hall
 - 4.Playroom
 - 5.WC
 - 6.Utility
 - 7.Dining
 - 8.Family Room

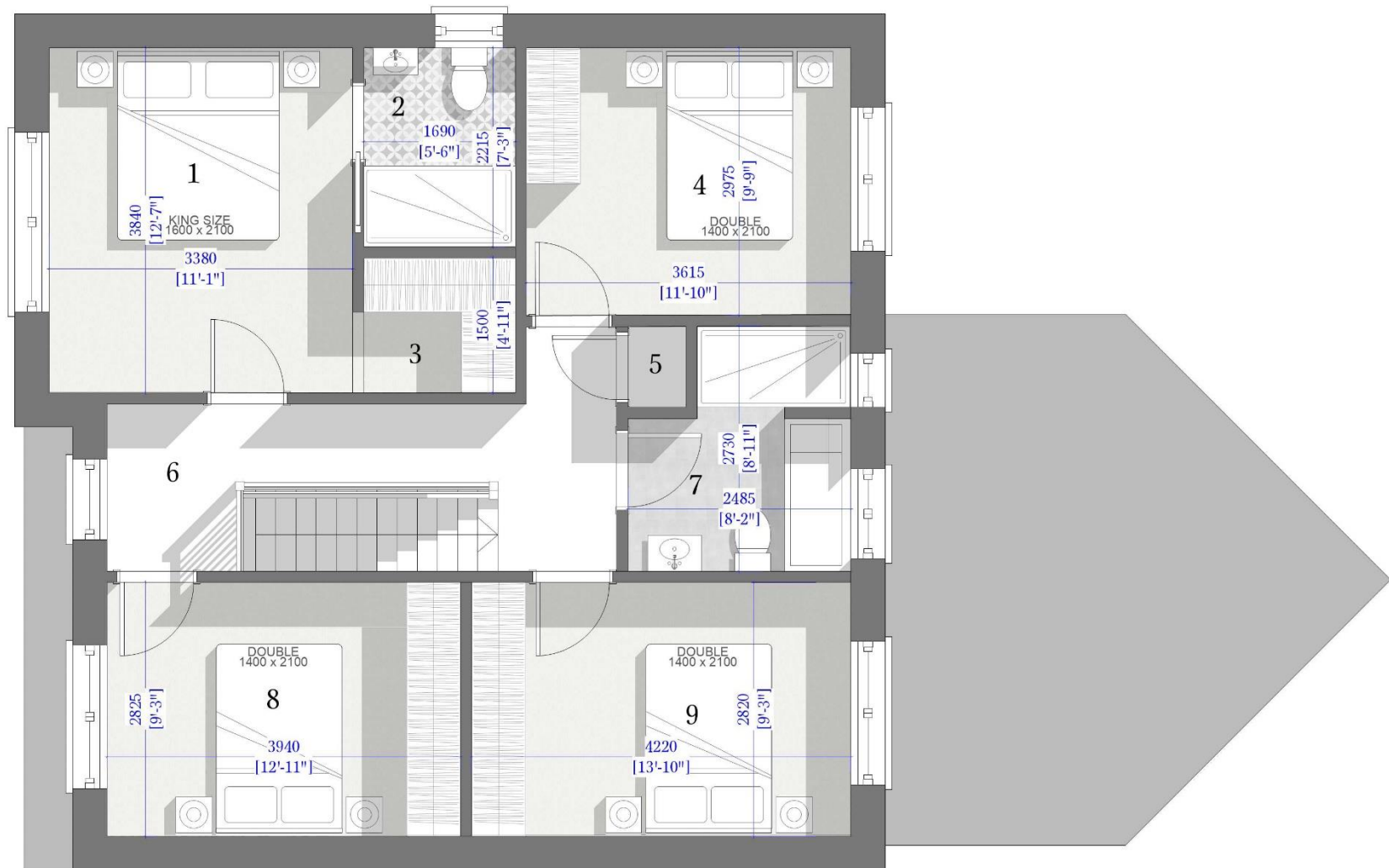


Specification House Type A

First Floor Plan Type A

Rooms

- 1. Bedroom
- 2. Landing
- 3. Walkin Closet
- 4. Bedroom
- 5. Linen Store
- 6. Landing
- 7. Bathroom
- 8. Bedroom
- 9. Bedroom





HOUSE TYPE A1

Introduction

The following pages contain the outline specification for the proposed houses at Dromkeen View, Innishannon. Please note this document's purpose is to give an outline of the complete build and is not intended to be exhaustive. Castlerock Homes reserves the right without notice to make amendments to the specifications mentioned here so long as the said amendments comply with regulations. All information provided in good faith and all images are for reference only and may not represent the final product. Should you have any queries please don't hesitate to contact us.

Compliance & Certification

All Homes will Fully Comply with both the current Building Regulations and Homebond Details and specifications. This includes the following:

Part A – Structure SI 138 of 2012 Building Regulations (Part A Amendment) Regulations 2012,

Part B - Fire Safety SI 115 of 2006 - (Part B) - Building Regulations (Amendment) Regulations 2006,

Part B - Fire Safety 2017 Volume 2 Dwelling Houses S.I. 57 of 2017 Building Regulations (Part B Amendment) Regulations 2017

Part C - Site Preparation and Resistance to Moisture S.I. No. 497 of 1997 Building Regulations

Part D - Materials and Workmanship SI 224 of 2013 Building Regulations (Part D Amendment) Regulations 2013,

Part E – Sound SI 606 of 2014 Building Regulations (Part E Amendment) Regulations 2014,

Part F – Ventilation SI 556 of 2009 Building Regulations (Part F Amendment) Regulations 2009,

Part G – Hygiene S.I.335 of 2008 Building Regulations (Part G Amendment) Regulations 2008,

Part H - Drainage and Waste Water Disposal SI 561 of 2010 Building Regulations (Part H Amendment) Regulations 2010,

Part J - Heat Producing Appliances SI 133 of 2014 Building Regulations (Part J Amendment) Regulations 2014,

Part K - Stairways, Ladders, Ramps and Guards SI 180 of 2014 Building Regulations (Part K Amendment) Regulations 2014,

Part L - Conservation of Fuel and Energy – Dwellings SI 4 of 2017 - Building Regulations (Amendment) Regulations 2017,

Part L - Conservation of Fuel and Energy- Buildings other than Dwellings SI 538 of 2017 - Building Regulations (Part L Amendment) Regulations 2017, SI 259 of 2008 Building Regulations (Part L Amendment) Regulations 2008,

Part M - Access and Use SI 513 of 2010 Building Regulations (Part M Amendment) Regulations 2010

O'Shea Leader Chartered Engineers have been appointed as assigned certifier. Upon completion a certification of compliance with Building regulations and Planning is provided.



Example Projects

Note these are for example only and final internal design will depend on House Type and Spec.





Foundations & Rising Walls

Either Strip or Raft Foundations are to be formed under the external walls and structural internal walls as noted on the plans. These foundations to have a minimum of 600mm cover. They shall be min. 3 times the width of the wall and shall contain 2 layers of A393 steel mesh. Cover to the steel should be 50mm minimum and the steel should be located this distance from the base of the footings. Concrete for the foundations shall be 35N concrete supplied by an approved ready-mix contractor. The concrete shall have a maximum aggregate size of 20 mm.

Concrete for the foundations shall be supplied by an approved ready-mix contractor. Concrete shall not be poured in adverse weather conditions.

Rising walls shall be solid to within 225 mm of DPC level. The rising walls shall be of the same thickness or wider than the walls which they support. Openings shall be left in rising walls to

take service pipes and cables. The openings shall be formed using pre-stressed lintels where deemed necessary. The final inner course of deadwork is to be formed from lightweight blockwork, Quinn lite or equal approved.

At thresholds inner leaf block to be omitted and insulation and floor slab to extend out to inner face of window / door to avoid a cold bridge in this area.

Ground Floor Slab

Backfill material beneath solid ground floors shall be of the following materials: T0 Structural - 0/125mm Depth > 900mm deep, T1 Structural - 0-32mm - 0/40mm Depth Less than 900mm, T2 Perm - 4-40mm Gas Permeable min depth 200mm, T3 Blind - 0/4mm - Depth 50mm.

Ground floors shall be of solid construction and shall consist of 110mm concrete 25N fine mix. Screed to include underfloor heating services poured on 150mm thickness of rigid polyurethane insulation with 25mm vertical insulation around the perimeter. The concrete shall have a maximum aggregate size of 20 mm. Floor shall be poured on a combined RADON and DPM membrane fitted to manufacturer's instructions. The radon barrier shall be laid flat. 1 no. RADON sump to be located centrally under the radon barrier and to be piped to an external wall. The pipe (100mm PVC) to be turned up to footpath level, and capped.

Drainage

Gulley's and soil vent pipes are to be provided as required. These will be piped to Armstrong Junctions which are to be provided at suitable locations including all major changes in angle and suitable inspection points. Position to be agreed on site and in line with the drawings provided. All rainwater will be piped separately and connected to the storm water system on site.

ESB, Irish Water & Eircom

Castlerock Homes will be responsible for providing facilitating connections to the water, electrical and telecoms grid.

The consumer unit for the ESB will be fitted within either the utility or other suitable location with the meter box being fitted externally inline ESB requirements.

A mains Irish water connection will be fitted of a suitable size for the household with the stopcock position highlighted to the new owner

Ducting and tails will be provided for the Eircom connections as required for the new home owner to connect to the local telecoms grid.

External Walls

External walls are to be constructed from 100mm dense block external leaf 180mm cavity and 100mm dense blockwork inner leaf. Wall ties are to be at max 600mm centres one block course below DPC level of 150mm of external ground. Wall ties for remaining walls will be at max 900 x 450 centres. Castlerock Homes will ensure block joints are fully bonded with unbroken mortar and all wall ties remain free of mortar. Upon wall completion the cavity will be fully filled with Bonded Platinum Bead Insulation. All openings on the external walls will be constructed to prevent cold bridging including appropriate cavity closers.

Cills to be 100mm deep concrete. 50mm nose to all window cills. All cills to be wrapped in DPC. 50mm insulation to be located behind the cill with concrete packing to finish flush with inner face of wall. Precast concrete lintels to be provided at all openings unless specified by the engineer as steel. Minimum bearing will be 150mm at each end for openings less than 2000mm and 200mm over 200mm.

Walls will be rendered externally with a 3-coat application, scudding layer, scratch coat and finish coat. To all corners, corner beads shall be used.



Party Wall

The internal wall between semi-detached houses will be formed from 215mm thick dense blockwork, this will be fitted with sand cement before 12.5mm plasterboard is fitted to maximise the soundproofing between houses.

Internal Walls

Where required by structural internal walls will be constructed from dense block work, this will be slabbed both sides with 12.5mm plasterboard taped and jointed ready for decoration.

All other walls will be constructed from 100mm studwork and will be slabbed both sides with 12.5mm plasterboard taped and jointed ready for decoration.

First Floor Construction

The first floor shall be timber construction with 22mm T & G flooring glued and screwed to Cork Roof Truss Metal Webb ECO Joists. Joists to be hung on steel proprietary galvanised hangars with noggins and packers as required. The underside of joists will be fitted with 12.5mm plasterboard taped and jointed ready for decoration.

Roof

The roof pitch is to be as per drawings with proprietary roof trusses designed and supplied by Cork Roof Truss. Wall plates to be strapped to the walls using galvanised steel straps 30mm x 5mm at 1m intervals. The roof covering is to be dark coloured concrete tiles on 44 x 25 battens on breathable waterproof membrane [Felt]. All roofing felt is to be laid in accordance with the manufacturer's instructions. Minimum laps of 150 mm to be provided at all joints. All trims, details and ridge tiles will match the concrete tiles.

All lead work to be minimum Code 4 with lengths no longer than 1.5m. Leadwork is to be used at roof junctions cover the connection between vertical and pitched surfaces. 400mm of quilt insulation is to be fitted to the floor of the attic space.

Rainwater & Guttering

Black PVC Fascia and soffit to be formed to the front and rear with rainwater goods and downpipes to be black.

Rooflight

Where noted on the drawings rooflights will be fitted to the roof including proprietary flashings and other details.



External Windows & Doors

The windows and doors shall be UPVC Future Proof double glazed range in Dark Grey by Munster Joinery. All window openings to have a three-point locking mechanism. All fittings to be chrome. The windows are to be as shown on plans. The windows in all first floors to be suitable for fire escape in accordance with the building regulations. All glazing to en-suites and bathrooms to be obscure glass.

Front doors to be Composite doors from the Ultratech range. Rear doors to be uPVC with all external doors to be fitted with 3-point locking system.



Specification House Type A

Internal Doors

Internal Doors will be Oak Shaker Style throughout except for the kitchen door which will have toughened glass. An example of the doors can be seen below:



Door handles and handles and hinges will be stainless steel. An example of a handle to be used is shown below:



Stairs

Stairs will be softwood with hardwood Newel and Handrail. This image gives an example.

Note the carpet shown can be provide as part of an additional finishes package.

Skirting & Architraves

Skirting shall be white painted 150mm High Shaker style with a single router line and matching 75mm architrave.



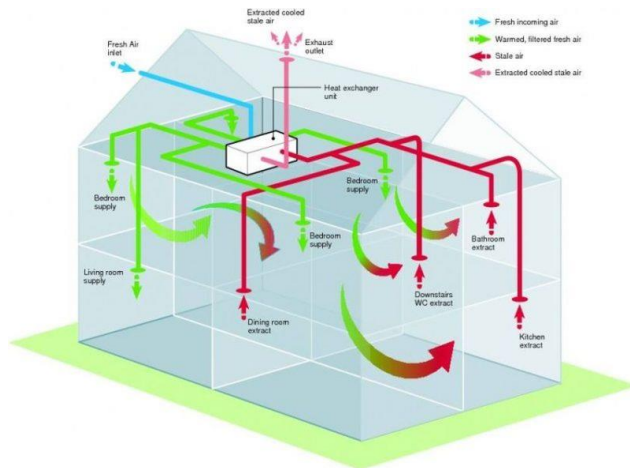
Roof Hatch

An Insulated and air tight roof hatch with ladder will be fitted to a suitable locaiton on the landing.



Heat Recovery

Heat recovery ventilation (HRV) is a system which works between two sources at different temperatures. Heat recovery is a method which is used to reduce the heating and cooling demands of buildings. By recovering the residual heat in the exhaust gas, the fresh air introduced into the air conditioning system is pre-heated and the fresh air is increased before the fresh air enters the room. A typical heat recovery system in buildings consists of a core unit, channels for fresh air and exhaust air and blower fans. Building exhaust air is used to heat fresh air coming in.



Air Tightness

Airtightness is about eliminating all unintended gaps and cracks, holes, splits and tears where air can move into and out of the 'conditioned' space (heated or cooled space) of the building.

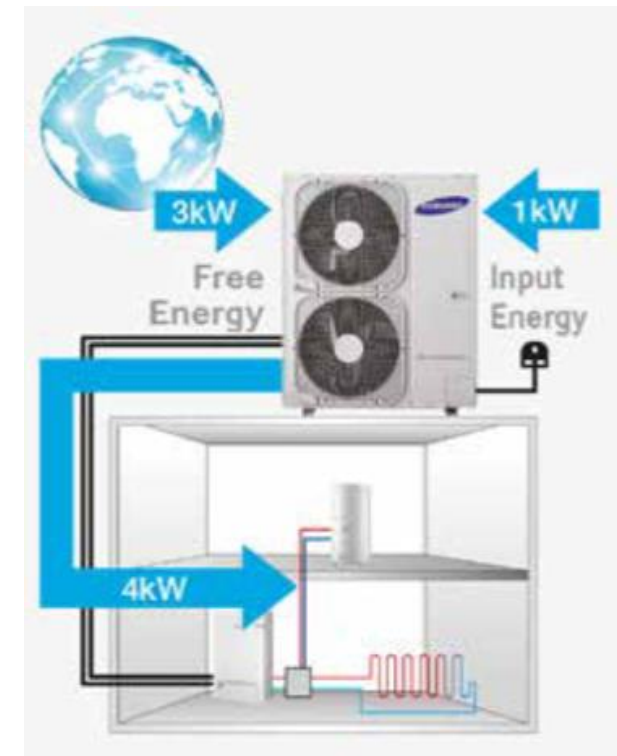
Castlerock homes will fit all sealing tapes and membranes as required ready for testing.



Air Tightness Testing is a requirement legislated by Part L in the Technical Guidance Document (TGD) of the Building Regulation 2011 for newly built dwellings. The Building Regulations detail a maximum permitted threshold for the air pressure test of 5 m³.h/m².

Heating System

Castlerock Homes will install a modern high spec Air to Water Heating pump. This system will provide hot water and will include Underfloor Heating to the ground floor with Radiators to the first.



Sanitaryware

GROUND FLOOR WC

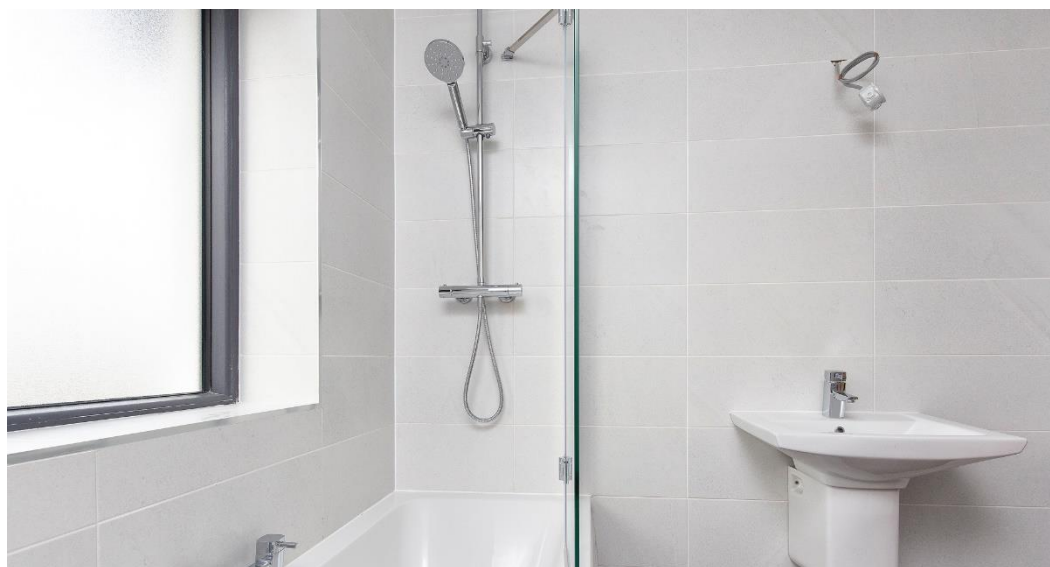
- Oslo Close coupled back to wall pan, cistern, soft close seat
- Vibe 450mm basin C/W semi-pedestal with Barca Basin Mono tap

MAIN BATHROOM

- Oslo Close coupled back to wall pan, cistern, soft close seat
- Oslo 58cmx39cm basin, Half Pedestal, Barca Basin mono tap
- Double ended 1700x700 bath combi, 1700mm front panel, Barca bath filler
- 1100mm x 900mm Slimline [40mm] Shower Tray
- Aqualla Luca T bar shower

ENSUITE

- Oslo Close coupled back to wall pan, cistern, soft close seat
- Oslo 50cm x 39cm basin, Half Pedestal, Barca Basin mono tap
- 1100mm x 900mm Slimline (40mm) Shower tray
- Aqualla Luca T bar shower



Examples of Previously complete bathrooms, finishes and or sanitaryware may differ.

Painting

All Woodwork and ceilings in white with all Walls in Dulux Calm Cloud.

External Works

If requested Castlerock Homes will prepare the ground for shed installation including a 3m x 2m well compacted hardcore gravel base as well as SWA 3x2.5mm cable to allow a future electrical connection.

A Patio of approximately 18sqm will be provided to the rear of each house.

Driveway as shown on the site plan will be completed in Tobermore paving to the front.

Post and Panel fencing will be provided to site boundaries.



Rear Patio Example



Front Driveways

Electrical Specification

Castlerock Homes allow a generous specification on all electrical items. The following list gives a breakdown of the supplied electrical points room by room. A fully Fire alarm system will also be installed with Heat/Smoke detectors installed in the relevant locations.

If your house is purchased prior to the commencement of first fix electrical, you may be able to request additional items should you require same.

GROUND FLOOR

KITCHEN, DINING & LOUNGE

Cooker Circuit	1
Spur for Appliances	3
Pendants	3
Switch	3
LED Downlighters	4
Double Sockets	5
Network / Tele Point	1
TV Point	1
Charcoal Extractor Connection	1

UTILITY

Pendant	1
Switch	1
Double Sockets	3
Fused Spur for appliances	1

HALL

Pendant	1
Double Sockets	2
Switch	2

WC

Pendant	1
Switch	1

LIVING ROOM

Double Sockets	5
5amp Socket	3
TV Point	1
Pendant	1
Switch	1
Network Point	1
Telephone Socket	1
Thermostat	1

PLAY ROOM

Double Sockets	4
TV Point	1
Pendant	1
Switch	1
Network Point	1

EXTERNAL

External Lights	3
External Socket	1
Cabling for Car Charge	1

FIRST FLOOR

LANDING

Switch	2
Pendant	2
Thermostat	1
Double Sockets	2

MASTER BEDROOM

Switch	2
Pendant	2
Double Sockets	3
Network Point	1
TV Point	1

BEDROOM 2

Switch	1
Pendant	1
Double Sockets	3

BEDROOM 3

Switch	1
Pendant	1
Double Sockets	3

BEDROOM 4

Switch	1
Pendant	1
Double Sockets	3

BATHROOM

Switch	1
LED Downlighter	2
Mirror Light wiring only	1

EN-SUITE

Switch	1
Pendant	1
Mirror Light wiring only	1

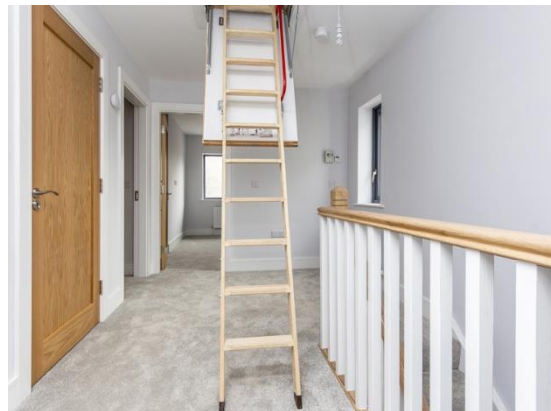
GENERAL

Heat Recovery Wiring
Certification / Documentation
Wiring for Heating System and UFH
Fuseboard
Earth Rod
Fire Detection System



Finished Projects

Note these are for example only and final internal design will depend on House Type and Spec.



Builders Finish

Includes:

Kitchen & Optional Open Attic Storage

Excludes:

All Floor Finishes, Tiling, Shower Screens, Attic storage & Appliances.

Specification House Type A

Kitchen PC SUM €5830

Kitchen as Supplied by Cash & Carry Kitchen, includes Extractor but excludes all other Appliances



Shaker Matt Light Grey



Faber Vesta Chimney Hood S-Steel 900



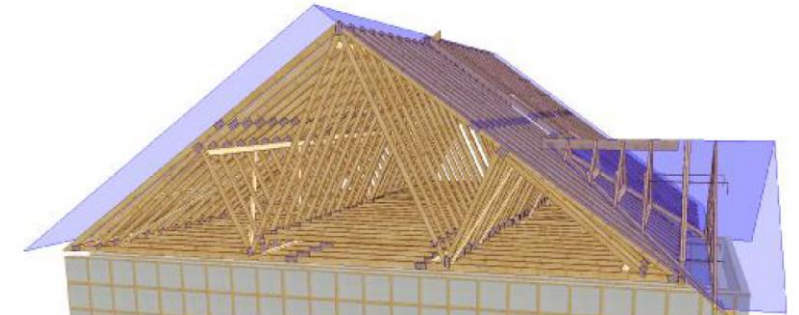
Specification House Type A

Open Attic Storage Option €12,500

Open Truss Attic with OSB flooring and 2 double Velux fitted to the rear slope and single Velux fitted to the front slope.



Example of Open Attic from previously completed development. Note final ceiling height is dependent on Unit Type and will vary from Photograph



Standard Roof Truss

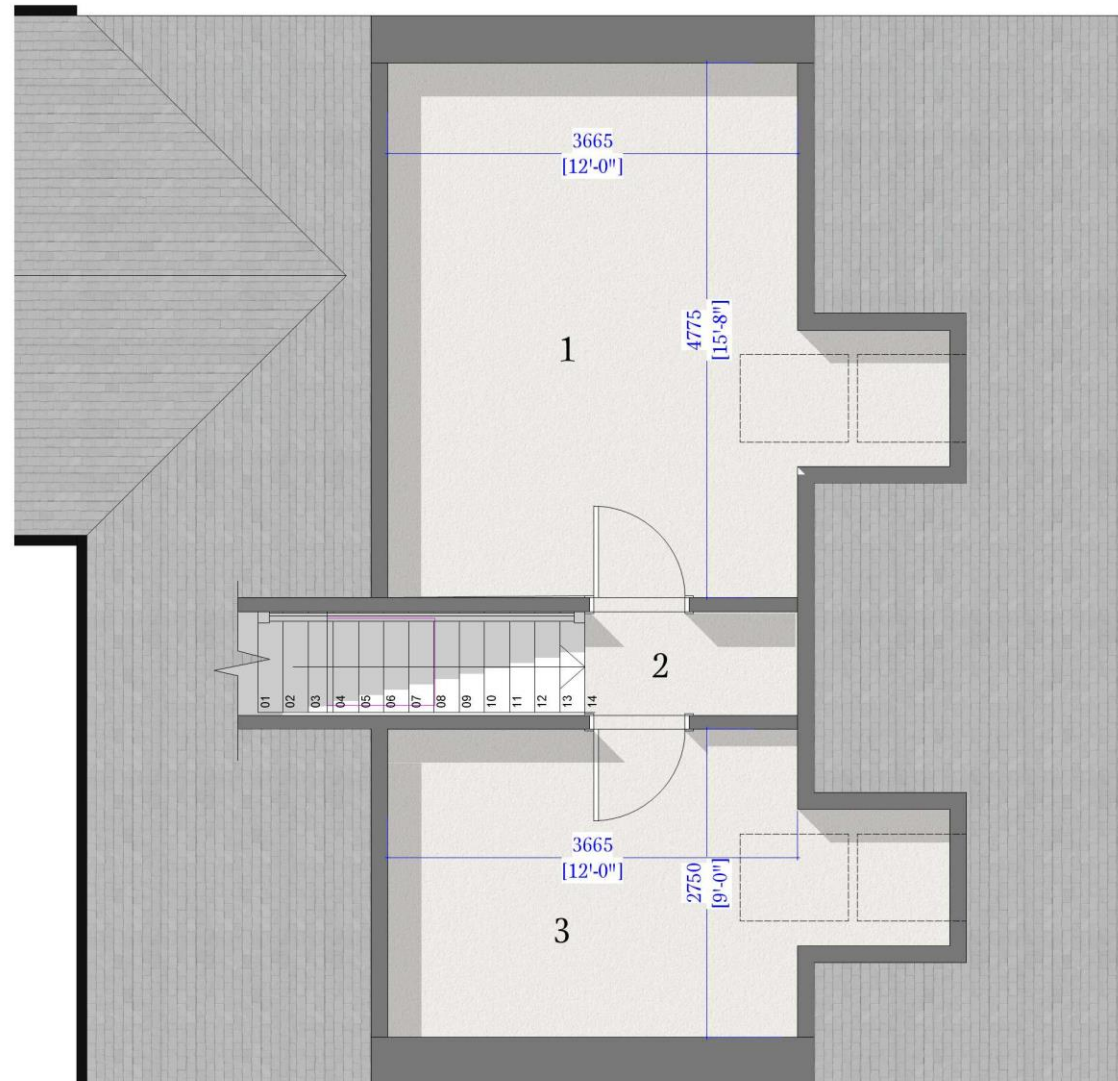


Open Attic Type Roof Truss by Cork Roof Truss

Possible Future Arrangement of Attic

Rooms

- 1.Storage
- 2.Landing
- 3.Storage



Terms and Conditions

Castlerock Homes its agents, subsidiaries and contractors give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2. No person in the employment of Castle Rock homes has any authority to make or give any representation of warranty in relation to the property or this guide document.
3. Drawings technical information and dimensions provided here are design information only and may change without notice during construction. All construction to be built in accordance with floor plans, elevations and sections. All construction practice and techniques to be in accordance with current Building Regulations, planning permission conditions as well as complying with structural warranty requirements. The contractor may make some adjustments may be made on site to improve the layout of rooms etc
4. Access to any part of the site is by invitation only and then only when accompanied by a nominated member of Castlerock homes construction Ltd. Furniture, blinds, flooring or other third-party suppliers can only access the house after closing of purchase by the buyer.
5. Purchaser should note that settling/ drying cracks do occur in newly built homes. These are

not structural, and the buyer must make his / her own arrangements to fill and paint over themselves. The contractor does not return for non-structural touch up.

6. These particulars are detailed for the purposes of representing the development only. Visual representations, finishes, layouts and/or scales / dimensions may be approximate or representative of the development rather than exact specifications of the actual unit or site. The developer reserves the right to make alterations to the design and specifications in the overall interest of the development.

7. Ducting and pull rope only provided for Telecoms, Purchaser to contract with Telecoms company for supply and installation of telecoms services. Contractor is to provide ducts with fish wire for telecom only.

8. We will provide a quality **builders clean** to the completed house. The client should note that they will need to undertake a final deep clean after closing of the purchase. Dust particles from construction may reappear for several months after completion.