

Perliminary Specifications:

External Wall
 Wall to be finished externally with white sand/ cement render. External wall construction to be 100mm external leaf of blockwork with 150mm cavity with 145mm rigid insulation board (max. thermal conductivity of 0.10W/m2k). Inner leaf to be 215mm block on the flat with lightweight thermal blockwork as required at junctions to comply with ACD approved thermal bridging details. Finished with 62.5 insulation backed plasterboard with vapor barrier, airtightness taping where required and plaster skim.

External stud wall to be finished externally with selected color pre- pigmented render. External wall construction to be 12.5 cement fibre-board fixed per manufactures requirement to 20 x 50mm batten and counter batten on 20mm osb board and breather membrane. Inner stud cavity of 200 x 44mm stud at max 400 c/c with 200mm insulation between the joist encased with 20mm osb and vapor control barrier. Additional 50mm of insulation is fix to osb to prevent thermal bridging with plaster board slabs and plaster skim finish to level

Pitch Roof
 Cold attic naturally ventilated with insulation between ceiling joist. Natural slate on treated 25mm x 50mm timber batten and counter batten. Breather membrane to be fitted to roof trusses. 50mm ventilation gape at wall junction between insulation and breather membrane. Roof trusses to engineers specification to be fixed to 50mm x 100mm treated timber wall plate on fire sealed steel Beam. Steel beam sized to engineers specification and rests on block work inner leaf of the external wall.

Ceiling rafter to engineers specifications to be fixed to roof trusses using proprietary galvanized steel joist hangers. 150mm insulation between ceiling joist. 50mm Insulation below ceiling joist to prevent cold bridging. Vapor control membrane to be fitted to insulation underside, airtightness taping used where appropriate. Finished with 12.5mm plasterboard slabs with skim plaster coat.

Intermediate Floor
 Selected floor finish on 80mm concrete screed and airtightness taping where required on precast concrete floor slab to engineers specification with 50mm service cavity below finished with plasterboard slab and skim plaster.

Timber floor construction selected floor finish on 20mm osb on 225 x 50mm joist 400 c/c with 150mm insulation between. Below 50 x 50mm treated timber batten 400 c/c insulated with 25 x 50mm counter batten supporting 12.5mm cement fibre board finished with 20mm render.

Flat Roof
 P.V.C single skin roof membrane on 150mm ridged insulation with timber fillet for desired roof angle. Insulation rest on 18mm marine ply with approved separating membrane between falling on roof joist to engineers specifications. 12.5 plaster board with plaster skim finish with vapor barrier check and airtightness where appropriate

Internal Wall (G.F.)
 Internal walls to be 100x 215x 440mm concrete blockwork with 10mm horizontal and vertical mortar joint finished on both sides with skim coat plaster on bonding as required to level.

Internal Wall (FF)
 Timber stud partitions to be 100 x 44 mm at max 400 c/c finished both sides it 12.5mm plasterboard slabs, fixed as per manufactures requirements with all all joints taped and skim plaster finished.

Reference Line 55.0 metres above Malin Head Datum

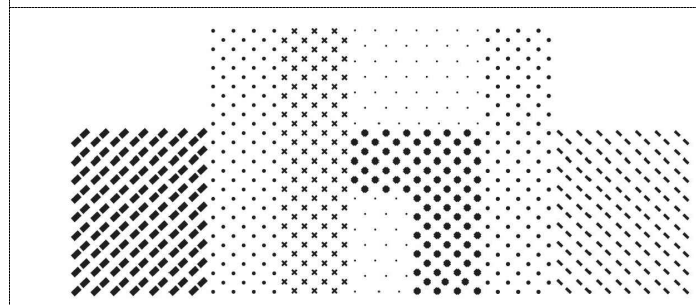
1. Proposed Section A-A
 1:100

Ground Floor Slab
 Selected floor finish on 80mm concrete screed with vapor check layer on 150mm ridged insulation board. Reinforced radon barrier with all joints lapped and sealed on 150mm concrete GF slab. Minimum of 250mm consolidated hardcore compacted in layer of 200mm. Radon sump to be provided to all units. Ground floor to achieve a U-value of 0.11W/m2k.

Party Wall
 Party wall between residential units to be 100x 215x 440mm block on the flat with 10mm horizontal and vertical mortar joint. Wall at either side to be finished with air tightness layer and plaster skim coat as required to level.

- Bathroom
- Kitchen, Living, Dining
- Semi-Public Entrance hall
- Bedroom

--- Existing ridge level
 --- Existing eaves level



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