

# Specification and P C Sums for 4 bed semi-detached houses in Ardcairn, Off Churchyard Lane, Ballintemple, Cork.



## Into the Future Limited.

### Standard features:

- High Level A2 Energy Rating
- Triple Glazed windows with average u-Values of 1.0 w/m<sup>2</sup>k
- Fitted kitchen/utility room (PC sum €4000)
- Tiled floor in kitchen/dining area, utility room, downstairs WC, upstairs bathroom and en-suite from PC sum of €1,500. Area around shower will be tiled
- Concrete floor finish in hall and lounge
- Board finish to floors in all bedrooms and landing area
- Solid fuel inset stove will be fitted in living room
- Heating System – Daikan Altherma air to water heat pump with underfloor heating on the ground floor. Radiators on the 1<sup>st</sup> floor including thermostatic control
- Internal walls painted with colours of choice
- Walnut internal doors with white skirting, architrave, door frames and window boards
- Sanitary-ware provided in all bathrooms (PC Sum €2,000)
- Electrical specification – (see separate document)
- External finish of the house is brickwork to first floor level to the front of the house. The rest of the external house walls are a pebble dash finish.
- White PVC fascia, soffit and gutters
- Rear garden: 1.8 m plastered boundary wall with concrete capping. Garden will be top-soiled and seeded.
- Front Garden: 1.2m plastered boundary wall with concrete capping. Brick paved driveways and footpath including a be planter bed

### Technical and Other Building Specifications

#### Foundations & Deadwork:

Reinforced concrete strip foundations and block deadwork all to Structural Engineers specification.

#### Ground Floor:

75mm screed with underfloor heating coils laid on 140mm Xtratherm XT/HYF or equal approved floor insulation laid on 150 mm concrete floor slab to engineer's detail, on 1200 gauge dpm/radon barrier with Monorflex radon sump and vent, or similar. 50mm sand blinding with Graded and compacted hardcore, 150mm layers.

#### First Floor:

C16 ceiling joists 200 X 44 or equivalent. 19mm WBP board on timber floor joists.

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### External Walls:

400mm cavity wall construction. Cavity fill insulation, polystyrene beads. 100mm concrete block inner leaf with scratch coat and skim finish. 100mm concrete block outer leaf/selected brick where applicable, 19mm external render.

### Internal Walls / Partitions:

Internal walls at ground floor level 100mm block work with skim finish.

1<sup>st</sup> floor partitions to be of lightweight construction, 100 X 50 timber studs with 12.5mm Gyproc Board either side with 3mm gypsum skim finish either side.  
Moy acoustic insulation within partitions void.

### Ceilings:

Ground floor ceiling to be 12.5 Gyproc ceiling board (Moisture resistant board to WC areas). First floor ceilings to be 12.5 Gyproc ceiling board (Moisture resistant board to WC areas) 200mm roof joists with 200mm Rockwool insulation laid between with further 200mm cover over.

### Roof Construction:

Truss roof system in accordance with Structural Engineers design. Selected Thrustone slates.

