

Tender Specification (To be read in conjunction with Specification document)

Walls; 3no. coats of smooth s.c plaster finish to all external walls on to coursed blockwork, throughout. Include for belcast to form plinth-line as shown on elevations and wide returned reveals to all windows and external doors.

External walls shall be formed of two solid 100mm leaves of blocks, (or 215 inner leaf to support Concrete first floor) with Full fill cavity bead insulation or similar approved.

Thickness of wall will be 350mm plus thickness of insulation board(62.5mm Insulated plasterboard).

S.S wall ties in cavity walls at spacings 450mm horizontally and vertically, rows of ties to be staggered. In addition provide wall ties at openings at centres not exceeding 225mm vertically. Note the presence of 215 blockwork inner leaf in specific locations as required to support first floor concrete floor structure. The cavity is to extend at least 150mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base. Care must be taken that mortar dropping into the cavity or lying on ties is cleaned out through suitable openings left for the purpose. The cavity must be sealed at the jambs of openings by means of specially cast return blocks.

A layer of D.P.C. to be fitted between these blocks and the outer leaf of the wall. It is agreed that contractor may provide insulation of equal or better rating and thermal performance and include any attendant alterations to structure that will not impact negatively on floor area or dimension.

Internal Walls: Internal walls, except where otherwise indicated on the drawings, shall be 100mm thick blockwork bonded into internal leaf of external wall every second course. In specific locations as indicated on floor layout plans the internal partition walls are upgraded to 215mm blockwork to support concrete first floor structure or other structural element. Use closers as necessary so that joints will be centrally placed above and below each block. It is agreed that the contract may adjust load bearing structural walls in accord with DUCON recommendations with regard to support structure for intermediate concrete floor that will not impact negatively on the floor area or dimension

Windows; Selected RAL Passive windows throughout by specialist manufacturer and installer, fitted and sealed into building openings, left square and true by main contractor. Windows will be fitted with triple and double glazed k-glass and will be fitted and air-tight sealed into openings. Include for tilt and turn opening sections as shown on elevations and attached schedule. Contractor to include for bedding window cills on-to concrete cill with approved bituminous sealing compound and for air-tight sealing tape to reveals and heads before plastering. Include for adequate dpc treatment to head, cills and reveals as well as full insulation of internal to external connections. (low-E) windows, Max U-Value 1.2W/m²K

Entrance Doors + Sidelights + Screen;

Composite h.d Doors and glazed entrance by specialist manufacturer and set and hinged in rebated pvc door frame with 3 No 150mm s.s butt hinges each. Include for patent multi-point locking system with approved lever-type d-handles of brushed s.s. manufacture. Fanlights and sidelights will be of robust, steel cored pvc or aluminium construction glazed in laminate or toughened glass (double glazed) . All beads will be fitted internally. Contractor to include for fitting of door frames and fanlights.

Corner Windows; Include for steel frame comprising 150 x 150 mm SHS & 100 x 100mm HD galvanised columns set on strip foundations wit base plate. Allow for Steelite lintels designed by engineers and installed to manufacture recommendations.

Window Cills;

Include for precast stooled and rebated window cills bedded and backed on bitumen d.p.c to approved wrap-around detail. Include for bedding cill in s.c mortar and backing in concrete (situ-cast) with cold bridge insulation in position. Typically the cills will have a throated 75mm projection beyond the plaster finish, will have a 110mm deep face and project 112mm to either side of the window ope. Ensure that pvc window is bedded fully down on the concrete cill.

Internal Finishes;

Floor Finishes; (incl Soundproofing) Selected sheet flooring on underlay by specialist supplier/contractor in designated areas. Include for selected ceramic floor tiling to all sanitary, accommodation including toilets, showers, lobbies etc. Include for semi-solid hardwood laminate flooring to areas specified in schedule of finishes attached. Contractor will include for self levelling compound and sealer to ground floor as required by site conditions and moisture content of sub-floor. Include for approved resilient layer under all hard floor coverings such as tile or timber, applied directly to floor concrete finish. Refer to specifications for detail. .

Ceiling Plaster Finish; Gypsum skim coat over gypsum slab applied to all ceilings and ceiling-coves. Include for taping all joints and for approved scrim to all wall/ceiling interfaces. Leave finished smooth to receive decoration.

Insulation;

Contractor to refer to insulation schedule attached to the accompanying drawings and ensure that the specified insulation is used in the appropriate location. If any queries arise these will be addressed to architect before works proceed. Specifically the following insulation schedule will be adhered to;

1. Ground Floor; 150mm K3 achieving a U-Value of 0.12W/m sq
2. External Cavity Wall 150mm Full fill cavity bead achieving a U- Value of min 0.12W/ms. 62.5mm insulated plasterboard.
3. Flat Ceiling 400mm Quilt insulation between and over joists achieves a U-Value of 0.12W/m sq.
4. Sloping ceiling 125 mm K7 rafterlock with 62.5mm insulated plasterboard or similar under rafters) achieves a U-Value of 0.18W/m sq.

Roof insulation: The entire area of the attic roof, over pitched roof (double and mono) which is the area over the ceiling joists, to be insulated with 400mm Isofar, on polyethylene vapour barrier. This insulation is to be tucked in around the eaves so that the ceilings of the rooms are completely covered with insulation material but maintaining a 50mm air gap for ventilation of attic space.

Sloping ceilings to be insulated with 125mm Kingspan Thermapitch TP10 Zero ODP and Kingspan Thermawall TW56 Zero ODP of 62.5mm thickness (25mm Insulation & 12.5mm Plasterboard) .External studwork where included to be similarly insulated

Schedule Of Internal Surface Finishes; See Section C, Pg 20 of the Specifications

Rainwater Goods;

Coloured uPVC rainwater goods throughout. SQUARE- section eaves gutter to fall 1.100 supported on pvc brackets at 1.000 crs. Include for stop-ends, drop-outlets, joinings etc in matching colour and material. 70mm square section rainwater-pipe fixed to masonry walls with brackets at 1.00 crs. Including modular swanek, connectors and shoes as required in matching material and colour. All rainwater pipes to discharge to b.i. gully traps or over grating.

Roof Covering(Pitched);

Selected , through coloured fibreceement slate in diminishing courses on roof framing as described. Provide for code No 5 lead flashings to all abutments and valleys, including flues, rooflights. Include for code No 4 lead soakers to all abutments as required. Include in tender for alternative price for through coloured fibreceement slate in lieu of natural slate.

External Trim;

Selected colour (black) fascia board fixed with pvc covered nails to base-board fixed to feet of rafters . Ditto for barge-boards. Selected colour soffit board with approved ventilation strips, fixed to 50x 40 treated deal grounds, to feet of rafters. Plastic fascia, soffit and barge boards including capping to stone element at front elevation

Concrete Footpath;

125mm thick situ cast 25N concrete 1.100 wide to fall 1.100 to edges and thickened at edges to 175mm all on 150-mm broken stone hardcore at formation level. Include for expansion joints at 4.000 crs and at corners.

Include for completion of same and for linking neatly to existing concrete footpath.

Driveway;

Include for minimum of 150mm compacted hardcore at approved formation level with approved 50/70mm of approved blinding. Finished gravel by employers after works complete.

Proposed Floors:

150mm Power-floated R.C floor slab on 150mm Kingspan/Xrathern Rigid floor insulation on radon barrier resisting membrane laid continuously with all joints lapped and sealed over (min 20mm isolation joints to all external walls)


50mm on sand blinding on min 225mm compacted certified as pryrite free hardcore. (See Section A, of the Specifications for details)

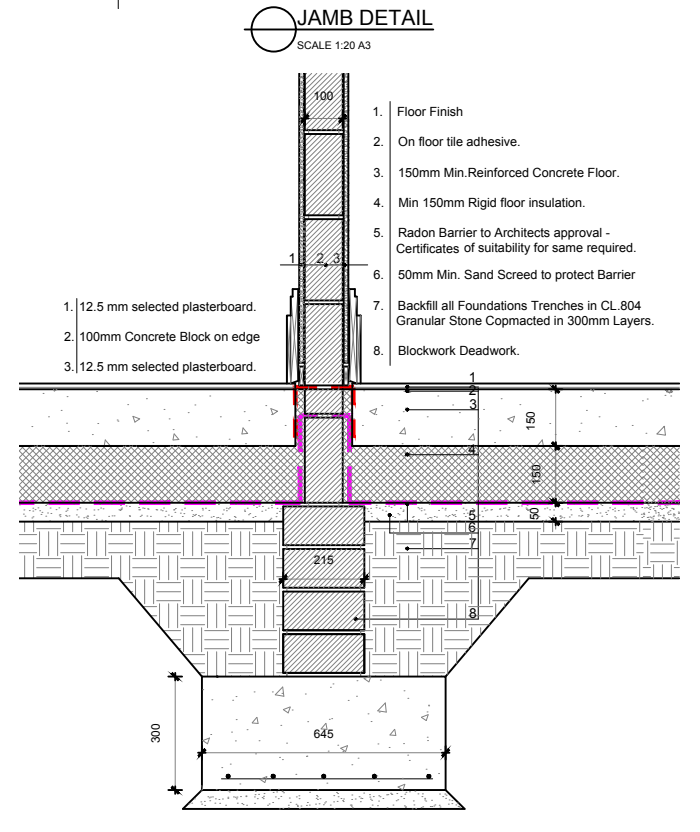
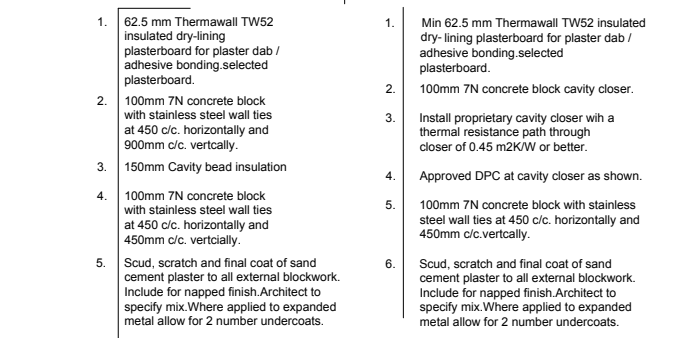
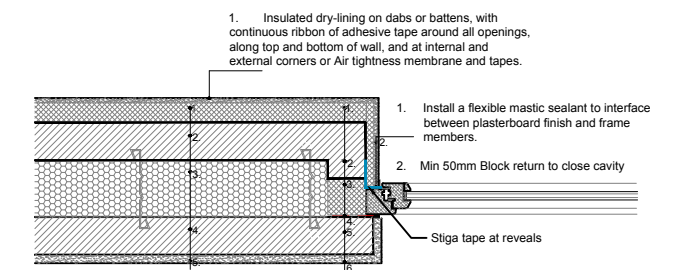
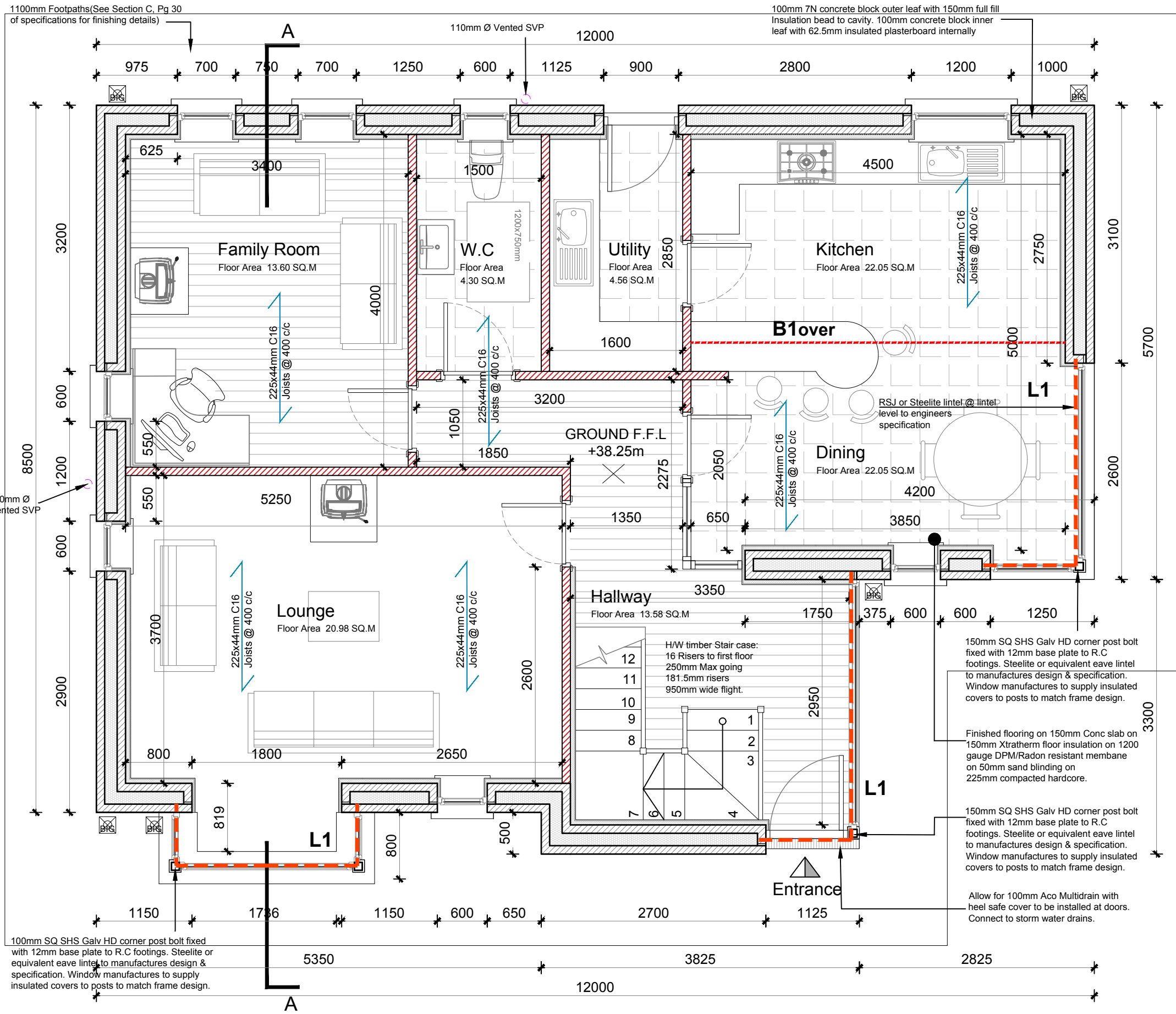
Airtightness:

Provide sufficient airtightness throughout construction to achieve min 0.6 ACH at 50 Pascals for passive standards. Ensure all seams and joints are taped and sealed with Stiga sealant tape or equivalent

Dwelling Type - No.1, No.2, No.5 & No.6

MUST BE READ IN CONJUNCTION WITH THE WORKING SPECIFICATIONS DOCUMENT !!!!!!!

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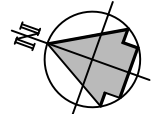


Span Direction of 225x44mm C16 floor joists.

B1 - RSJ at First Floor Level to be confirmed by engineer. For tendering purposes use 225*120*UB40.

L1 - RSJ or Catnic steel lintel @ lintel level.

Floor Area - 84.00 sq.m



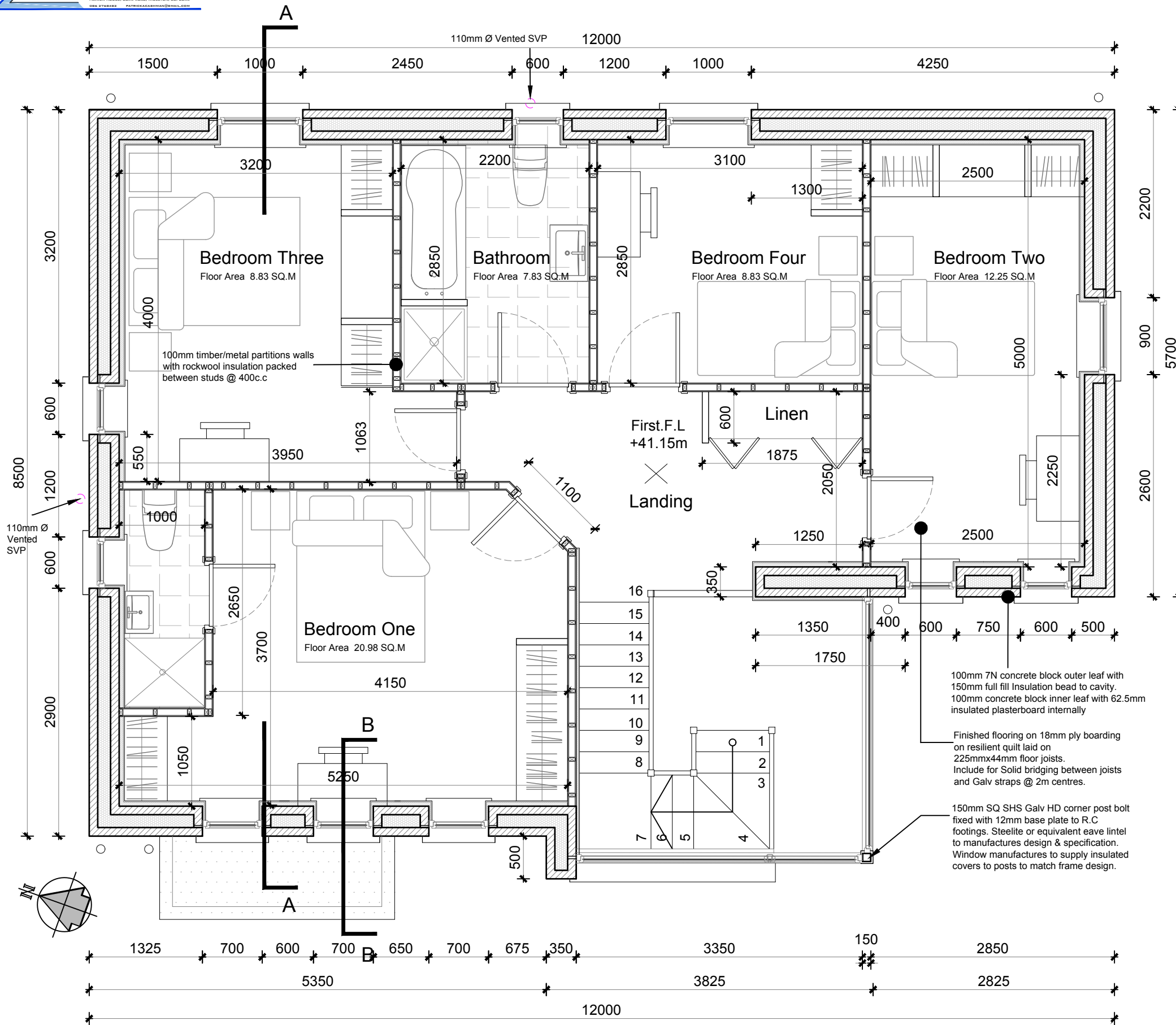
Dwelling Type - No.2 & No.5

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rev	date	drawn	description
2	02/20	DR	Issued for Construction
1	01/20	DR	Revised Layouts
0	20/11	DR	First Issue

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Client	ROSTELLAN PROPERTIES LTD	Scale	1:100	Status	Construction	Issue	0-001
Job No.	No.2 & No.5 GROUND FLOOR PLAN	Date	Jan 19	DR	Chd.	PAC	Passed PAC
Drawing No.	16036	Rev		GA - 110			2
Location	CONSTRUCTION OF THE PROPOSED DWELLINGS Norwood School Rd, Rushbrooke, Cobh, Co. Cork						



Proposed Walls:

68.5mm insulated plasterboard fixed to 100mm 7N concrete block inner leaf with 150mm full fill cavity bead insulation.
100mm concrete block outer leaf. Stainless steel wall ties @ 450mm c/c horizontally & 450mm c/c vertically.
3 coats of s/c smooth render. Internal walls to be 100mm concrete block on edge with 13mm plaster and painted finish.

Windows:

M.J Passive Double glazed-Argon filled (low-E) windows, Max U-Value 1.2W/m²K, throughout by specialist manufacturer and installer, fitted and sealed into building openings, left square and true by main contractor. Include for tilt and turn opening sections as shown on elevations and attached schedule. Contractor to include for bedding window cills on-to concrete cill with approved bituminous sealing compound and for air-tight sealing tape to reveals and heads before plastering. Include for adequate dpc treatment to head, cills and reveals as well as full insulation of internal to external connections.
(see Section C, of the specifications)

Airtightness:

Provide sufficient airtightness throughout construction to achieve min 0.6 ACH at 50 Pascals for passive standards. Ensure all seams and joints are taped and sealed with Stiga sealant tape or equivalent

Insulation;

Contractor to refer to insulation schedule attached to the accompanying drawings and ensure that the specified insulation is used in the appropriate location. If any queries arise these will be addressed to architect before works proceed. Specifically the following insulation schedule will be adhered to;

1. New Ground Floor; 150mm Xtratherm achieving a U-Value of 0.11W/m²K
2. New Cavity Walls - External full fill mm full fill cavity bead achieving a U- Value of min 0.19W/m²kK
3. Flat Ceiling 400mm Quilt insulation between & above joists achieves a U-Value of 0.12W/m²K sq or 400mm Isofar Quilt Insulation
4. Sloping ceiling 125 mm K7 rafterlock or similar between rafters with 62.5mm K17 (incl plasterboard) achieves a U-Value of 0.15W/m sq.

External Trim;

Selected colour fascia board fixed with pvc covered nails to base-board fixed to feet of Truss rafters . Ditto for barge-boards. Selected colour soffit board with approved ventilation strips, fixed to 50x 40 treated deal grounds, to feet of rafters. Plastic fascia, soffit and barge boards including capping to stone element at front elevation.

Eaves:

Upvc fascia, soffit and rainwater goods to match that of existing. Roof ventilation to be provided by proprietary ventilators installed at eaves to 25mm continuous strip. Ridge ventilation provided which is at least equal to 5mm. min 70mm SQUARE PVC gutters and downpipes

First Floor:

Semi engineered timber floor on deluxe softlay on 18mm ply board on 225x44mm C16 Floor Joists @ 400mm c/c with appropriate solid bridging & 30x5mm steel steps where required.

Plaster Slab Ceilings and Partitions

All stud partitions & first floor ceilings shall be covered with 12.5mm gypsum slabs. Partition and ceiling slabs shall be fixed in accordance with manufacturer's instructions and with 32mm galvanised slab nails at 100mm centres and 12mm from edge of lath along each stud or joist. Care shall be taken that the side joints of slabs are allowed open to the extent recommended by the manufacturers. 3mm skimcoat on 12.5mm Gypsum plasterboard either side of 100x44mm vertical S.W(or C.R metal C studs) studs at 600mm c/c with horizontal noggins between studs. 75mm packed rockwool insulation for acoustics.

Floor Area - 76.0 sq.m

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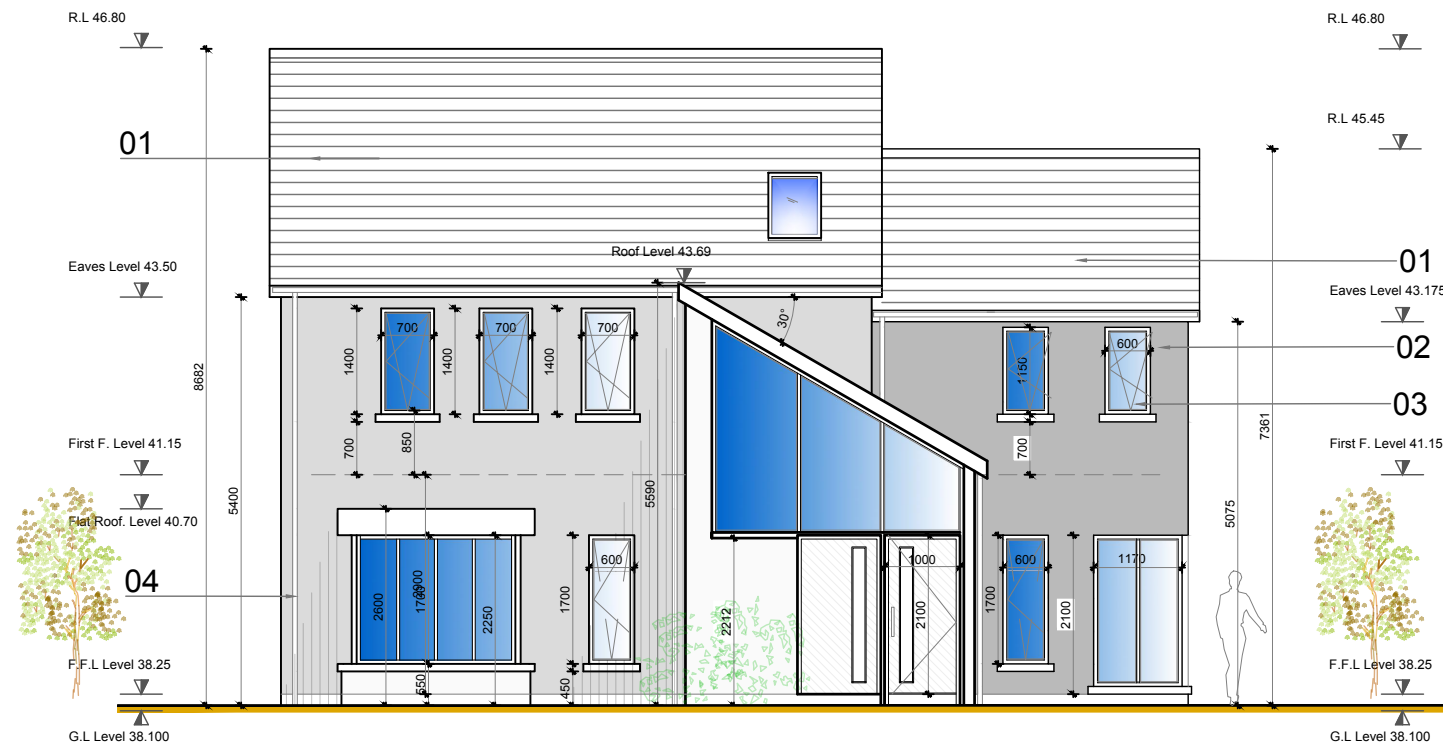
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0	20/11	DR	First Issue								

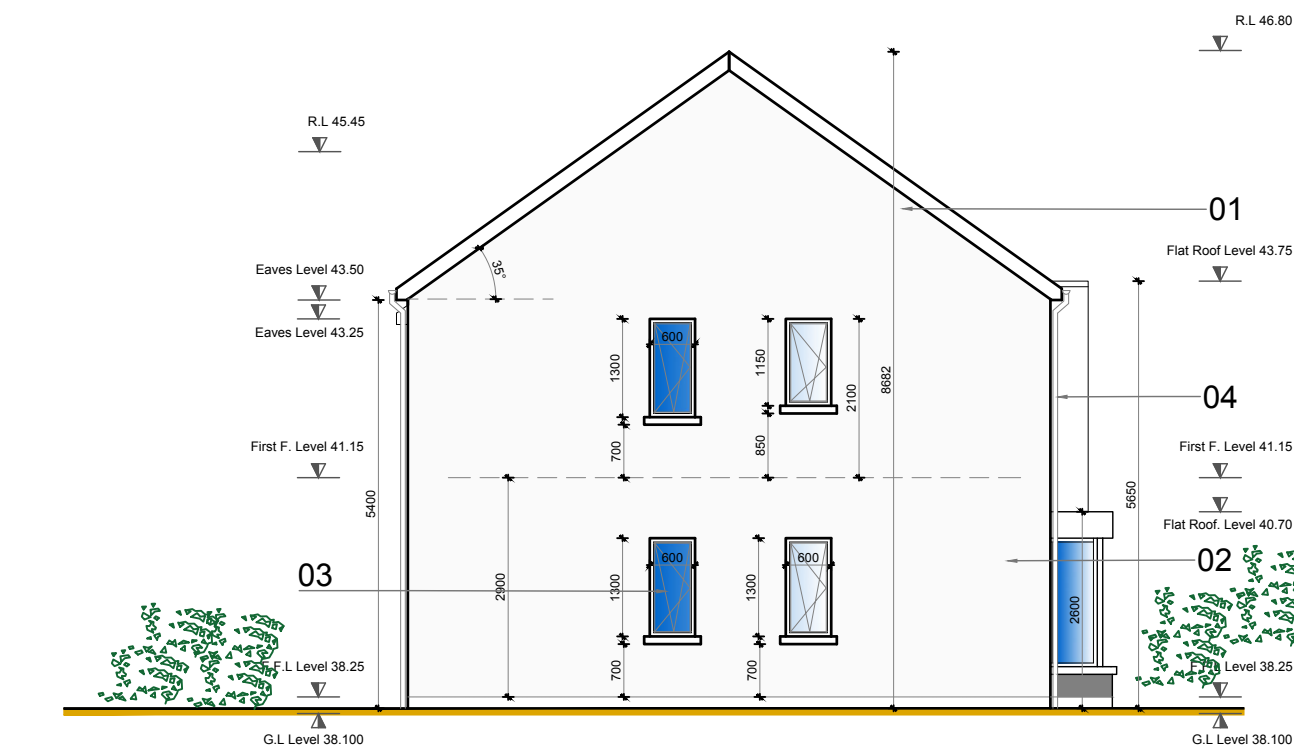
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Client	ROSTELLAN PROPERTIES LTD	Scales	1:100	Status	Construction	Issue	0-001
Date	Jan 19	Drn.	DR	Chd.	PAC	Passed	PAC
Job No.	No.2 & No.5 FIRST FLOOR PLAN	16036	Drawing No.	GA - 111	2		
Project	CONSTRUCTION OF PROPOSED DWELLING						
Location	Norwood School Rd, Rushbrooke, Cobh, Co. Cork						



No.2 & No.5 - WEST ELEVATION
SCALE 1:100 A3

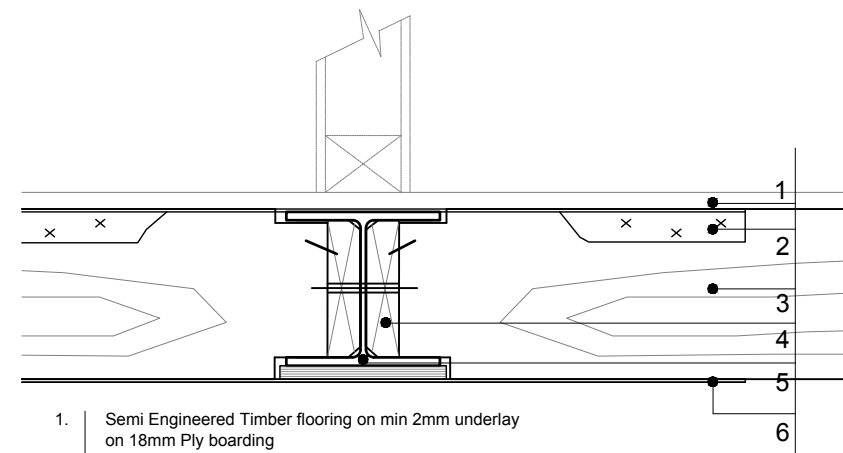


No.2 & No.5 - NORTH ELEVATION
SCALE 1:100 A3

Windows:
M.J Passive Double glazed-Argon filled (low-E) windows, Max U-Value 1.2W/m2K, throughout by specialist manufacturer and installer, fitted and sealed into building openings, left square and true by main contractor. Include for tilt and turn opening sections as shown on elevations and attached schedule. Contractor to include for bedding window cills on-to concrete cill with approved bituminous sealing compound and for air-tight sealing tape to reveals and heads before plastering. Include for adequate dpc treatment to head, cills and reveals as well as full insulation of internal to external connections.
(see Section C, of the specifications) .

Fascia & Soffit
Fascia & Soffit to be black PVC finish provide and fix in position 200mm x 10mm solid "beaded" uPVC fascia, fixed to 200mm x 35mm treated rough timber nailed to the end of rafters to support same.

Eaves Ventilators
Ventilation at eaves to be provided by strip soffit ventilators or vented soffit, to incorporate flyscreen, to provide ventilation at least equal to a continuous strip 10mm in width, or to such greater widths as may be required by the Building Regulations to suit the proposed roof construction. Soffit ventilation shall be fitted in conjunction with 600mm RU601 rafter ventilator. These shall be fixed to the top of rafters and shall extend the full length of house at front and back to ensure that quilt or loose fill insulation will not obstruct the flow of air where the insulation and the roof meet.



1. Semi Engineered Timber flooring on min 2mm underlay on 18mm Ply boarding
2. 30x5mm galv straps over beam and fixed to top of joists.
3. 200mm C16 Joist @ 400 c/c
4. Timber trimmers chamfered and bolt fixed to flange of Universal Beam
5. 203x203xUB46 Steel beam supported on concrete walls. (Engineer to confirm steel sections)
6. 30x5mm galv straps under beam and fixed to bottom of joists.

Steel Beam to Floor Joists Detail
SCALE 1:10 A3

- 01 - **Roof:** Thurtone black Slate
- 02 - **Walls:** Smooth render, painted neutral colour .
- 03 - **Doors & Windows:** Woodgrin effect uPVC double glazed - Passive range with max 1.20 W/m2K
- 04 - **Black uPVC Fasia & Soffit**

Roof build up
Selected, through coloured fibre cement on 35 x 50mm S.W treated deal batten on Tyvek high performance breathable roofing membrane on rafters. Include for treating rafter with an approved wood preservative/ sealer. Provide individual ridge ventilator capping positioned at 2.4m ctrs, angle to suit roof pitch
Ridge Board sized by engineer. Provide for code No 5 lead flashings to all abutments and valleys, including flues, rooflights, . Include for code No 4 lead soakers to all abutments as required.

External Wall Finishes:
New block wall:3 coat smooth s.c plaster finish to all external walls on to coursed blockwork, throughout. Include for belcast to form plinth-line as shown on elevations and wide returned reveals to all windows and external doors. Where plaster beads are used externally these will be of hardened pvc and be certified for external use. Include for approved proprietary plaster over external grade cement based plaster-board placed over timber frame.
Existing Stone Wall: Allow for reinforced mesh with applied Base and Finish coat to the Aerowall external wall insulation.

Entrance Doors + Sidelights + Screen
uPVC Doors and fanlights by specialist manufacturer and set and hinged in rebated pvc door frame with 3 No 150mm s.s butt hinges each. Include for patent multi-point locking system with approved lever-type d-handles of brushed s.s. manufacture. Fanlights and sidelights will be of robust, steel cored pvc or aluminium construction glazed in laminate or toughened glass (double glazed) . All beads will be fitted internally. Contractor to include for fitting of door frames and fanlights.

External Trim
Selected colour (black) fascia board fixed with pvc covered nails to base-board fixed to feet of rafters . Ditto for barge-boards. Selected colour soffit board with approved ventilation strips, fixed to 50x 40 treated deal grounds, to feet of rafters. Plastic fascia, soffit and barge boards including capping to stone element at front elevation.

Smooth Plaster Finish
This will consist of a "scudding" coat, and two coats of plaster to a minimum thickness of 20mm. A base coat of 1:3, cement:sand plaster is to be applied approximately 10mm thick and vertically scratched. The finishing coat is to be applied similarly to the base coat and brought to a level smooth finish. Final coat is to be sponge finished to eliminate all trowel mark

Dwelling Type - No.2 & No.5

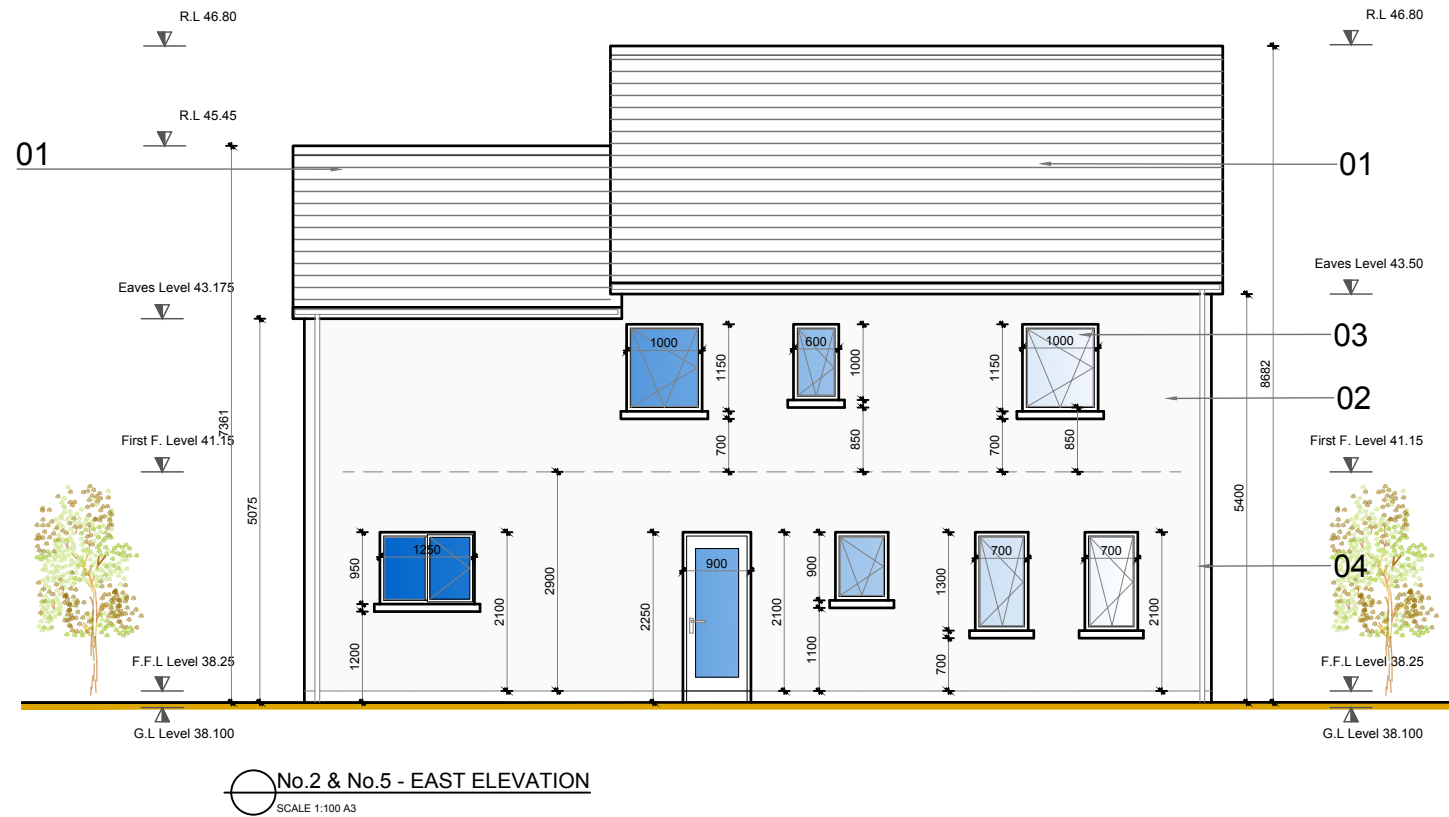
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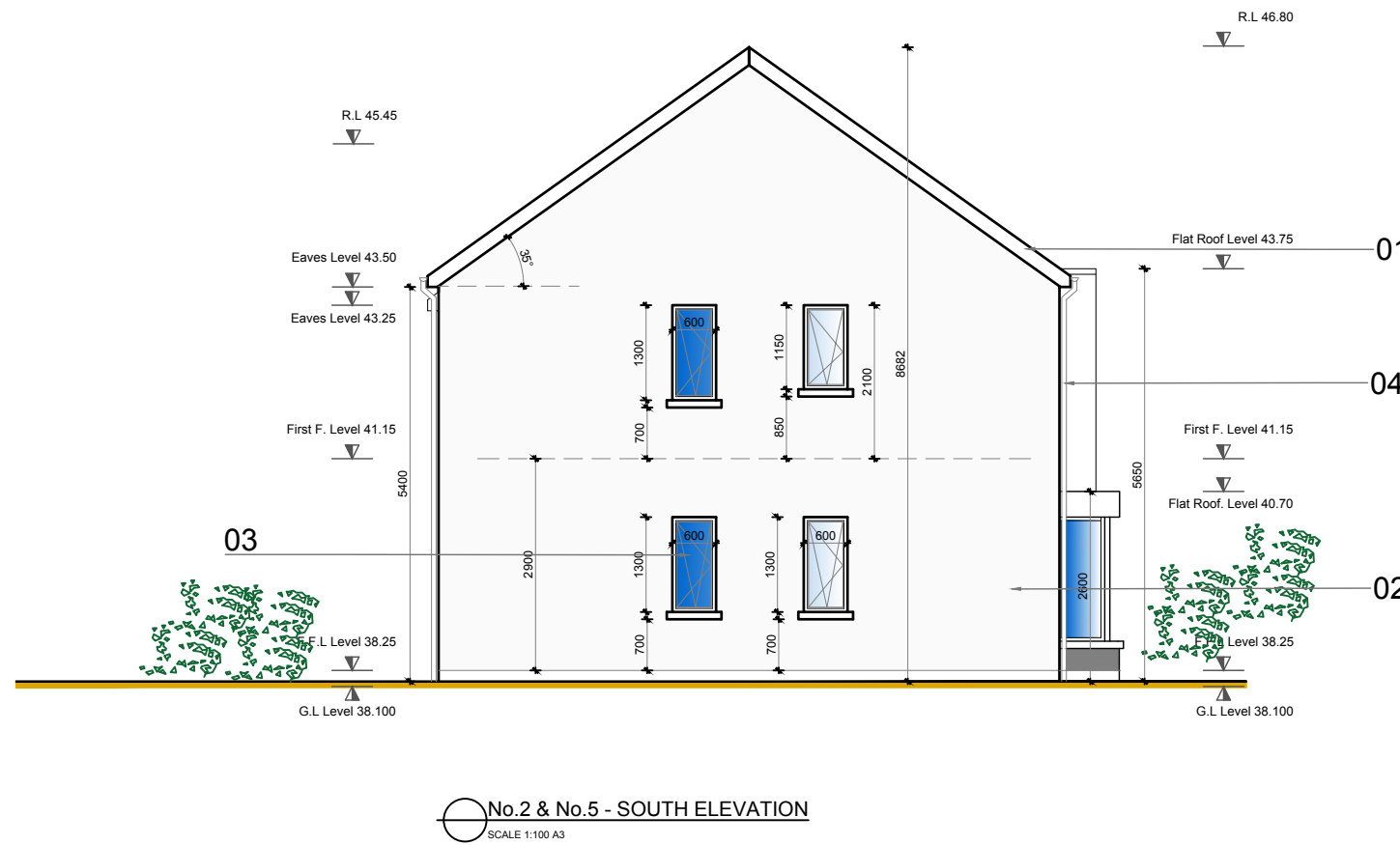
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Client	ROSTELLAN PROPERTIES LTD	Scales	1:100	Status	Construction	Issue	0-001
Proj	No.2 & No.5 ELEVATIONS	Date	Jan 19	Drn.	DR	Chd.	PAC
Job No.	16036	Drawn No.	GA - 112	Passed	PAC		
Location	CONSTRUCTION OF THE PROPOSED DWELLING Norwood School Rd, Rushbrooke, Cobh, Co. Cork						



No.2 & No.5 - EAST ELEVATION
SCALE 1:100 A3



No.2 & No.5 - SOUTH ELEVATION
SCALE 1:100 A3

Proposed Walls:
68.5mm insulated plasterboard fixed to 100mm 7N concrete block inner leaf with 150mm full fill cavity bead insulation. 100mm concrete block outer leaf. Stainless steel wall ties @ 450mm c/c horizontally & 450mm c/c vertically. 3 coats of s/c smooth render. Internal walls to be 100mm concrete block on edge with 13mm plaster and painted finish.

Proposed Floors:
150mm R.C floor slab
150mm Xtratherm Rigid floor insulation on radon barrier resisting membrane laid continuously with all joints lapped and sealed over. (min 25mm isolation joints to all external walls) on sand blinding on min 225mm compacted certified as pryrite free hardcore. (See Section A, Pg10, of the Specifications for details)

Windows:
M.J Passive Double glazed-Argon filled (low-E) windows, Max U-Value 1.2W/m2K, throughout by specialist manufacturer and installer, fitted and sealed into building openings, left square and true by main contractor. Include for tilt and turn opening sections as shown on elevations and attached schedule. Contractor to include for bedding window cills on-to concrete cill with approved bituminous sealing compound and for air-tight sealing tape to reveals and heads before plastering. Include for adequate dpc treatment to head, cills and reveals as well as full insulation of internal to external connections. (see Section C, of the specifications) .

Gutters & Downpipes
Provide and fix 125mm PVC ogee type gutters to specified colour complete with all necessary angles, drops and stop ends. Gutters shall be supported on strong PVC gutter brackets, at 900mm centres, screwed to fascias, with 1 x 8g zinc plated or sheradized round head screws. Fit rainwater pipes to each roof, front and back. Downpipes shall be 76mm down pipe square PVC to specified colour complete with all necessary swan necks and tees and fixed 38mm clear of finished wall faces.

- 01 - **Roof:** Thurtone black Slate
- 02 - **Walls:** Smooth render, painted neutral colour .
- 03 - **Doors & Windows:** Woodgrin effect uPVC double glazed - Passive range with max 1.20 W/m2K
- 04- Black uPVC Fasia & Sofitt

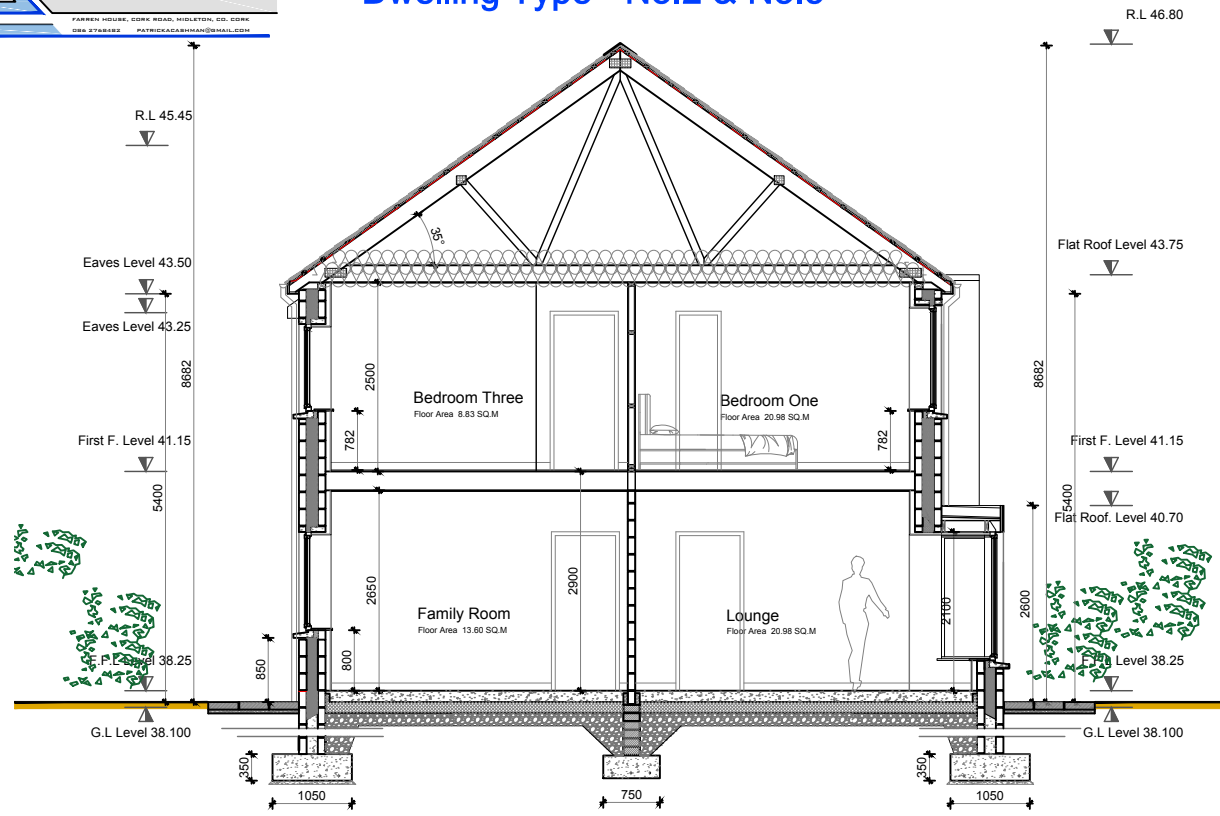
Dwelling Type - No.2 & No.5

MUST BE READ IN CONJUNCTION WITH THE WORKING SPECIFICATIONS DOCUMENT !!!!!!!

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<p>2 02/20 DR Issued for Construction</p>				<p>1 01/20 DR Revised Layouts</p>				<p>0 20/11 DR First Issue</p>			
rev	date	drawn	description	rev	date	drawn	description	rev	date	drawn	description

Dwelling Type - No.2 & No.5

DO NOT SCALE figured dimensions only to be taken from this drawing



No.2 & No.5 - SECTION A-A
SCALE 1:100 A3

Proposed Foundations (Dwelling no.4)

1050x350mm C28/35N R.C concrete strip foundation under 300mm external blockwork wall with A393 bottom faced mesh (min 50mm conc cover) with centre line alignment, placed at formation level at least 700mm below footpath level. 150x400mm C28/35N R.C strip foundation under Stone faced conc blockwork walls, All to engineers instruction and approval.

Proposed Walls:

100mm 7N concrete block inner leaf with 150mm Full fill cavity bead by others 100mm concrete block inner leaf. 62.5mm Insulated plasterboard internally. Stainless steel wall ties @ 450mm c/c horizontally & 450mm c/c vertically. 3 coats of s/c smooth render. 13mm internal wet plaster with painted finish. (See Section C, of the Specifications for details)

Proposed Floors:

150mm Power-floated R.C floor slab on 150mm Kingspan/Xrathern Rigid floor insulation on radon barrier resisting membrane laid continuously with all joints lapped and sealed over (min 20mm isolation joints to all external walls) 50mm on sand blinding on min 225mm compacted certified as pryrite free hardcore. (See Section A, of the Specifications for details)

Roof Coverings (Flat) ; Selected trocrol pvc roofing membrane on isolation

layer on 150mm kingspan rigid foil-backed roof insulation on 19mm plywood deck on deal firings to fall 1.60 on 150 x 40mm stress grade C16 joists @400mm crs and bearing on and trimmed to steel frame work. Include for parapet upstand and pressed metal low-profile capping as per details attached.

Airtightness:

Provide sufficient airtightness throughout construction to achieve 0.6 ACH at 50 Pascals for passive standards. Ensure all seams and joints are taped and sealed with Stiga sealant tape or equivalent

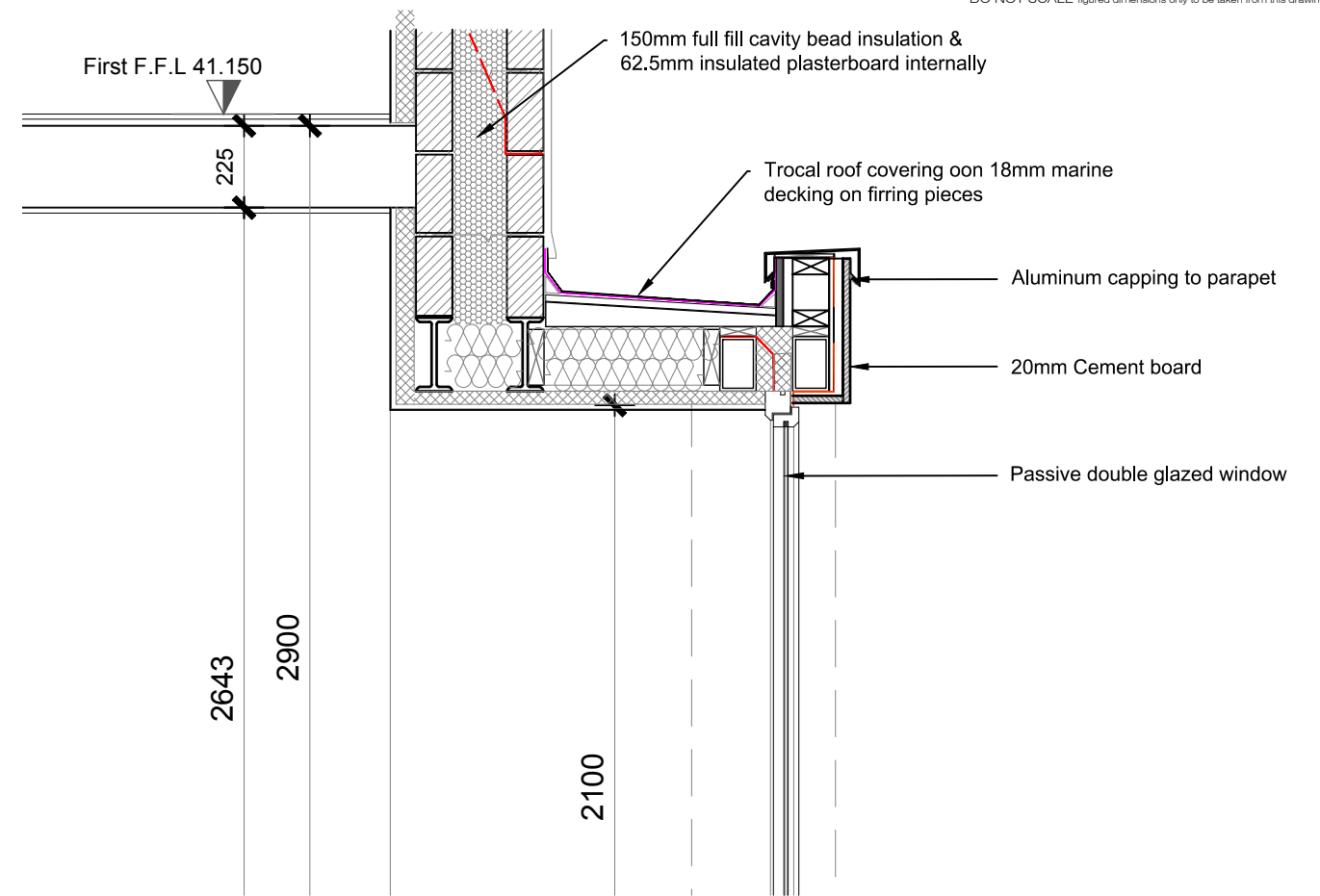
Insulation;

Contractor to refer to insulation schedule attached to the accompanying drawings and ensure that the specified insulation is used in the appropriate location. If any queries arise these will be addressed to architect before works proceed. Specifically the following insulation schedule will be adhered to;

1. New Ground Floor; 150mm Xrathern achieving a U-Value of 0.11W/m²K
2. New Cavity Walls - External full fill mm full fill cavity bead achieving a U- Value of min 0.19W/m²K
3. External Wall Insulation - To Solid Stone Walls only - 100mm Aerowall Externally & 62.5mm insulated plasterboard internally to achieve min 0.17W/m²K.
4. Timber Frame - First Floor External Wall- 100mm Aerowall, 200mm Rockwool Packed between studs, 62.5mm insulated plasterboard
5. Flat Ceiling 400mm Quilt insulation between & above joists achieves a U-Value of 0.12W/m²K sq or 400mm Isofar Quilt Insulation
6. Sloping ceiling 125 mm K7 rafterlock or similar between rafters with 62.5mm K17 (incl plasterboard) achieves a U-Value of 0.15W/m sq.

Roof finish:

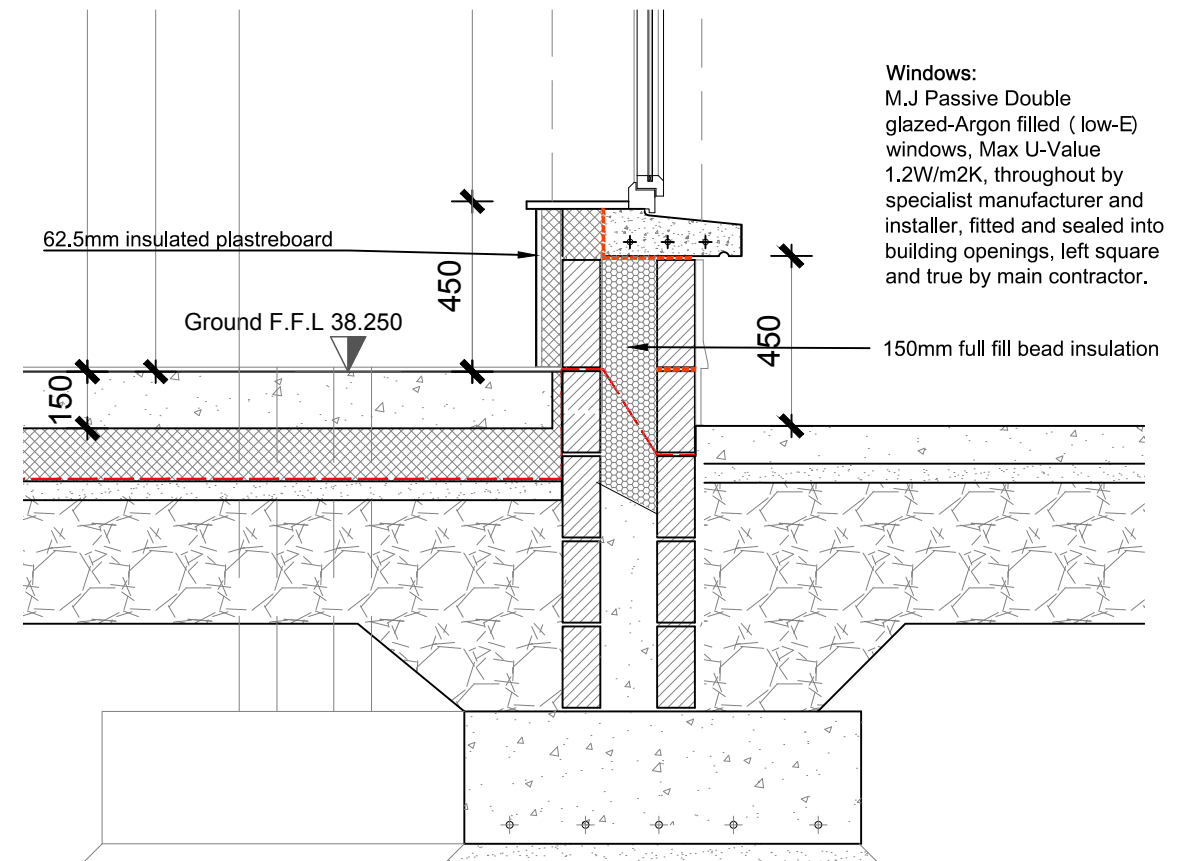
To be Selected, through coloured fibrecement roofing slate, 50 x 25mm battens on breather membrane type 5U sarking felt at eaves level to homebond building manual, 7th edition. 100mm x 75mm wall plate strapped to inner side of wall with galvanised straps at 1.2m/c. Allow for Prefabricated truss roof to manufactures design and cross bracing. Alternatively cut roof construction to engineers approval - 225mm x 44mm C16 rafters at 400mm centres with 200mm x 44mm C16 collars at 400mm centres. 30x5mm stainless steel wall straps installed in accordance with TGD A. All to engineers design and approval.

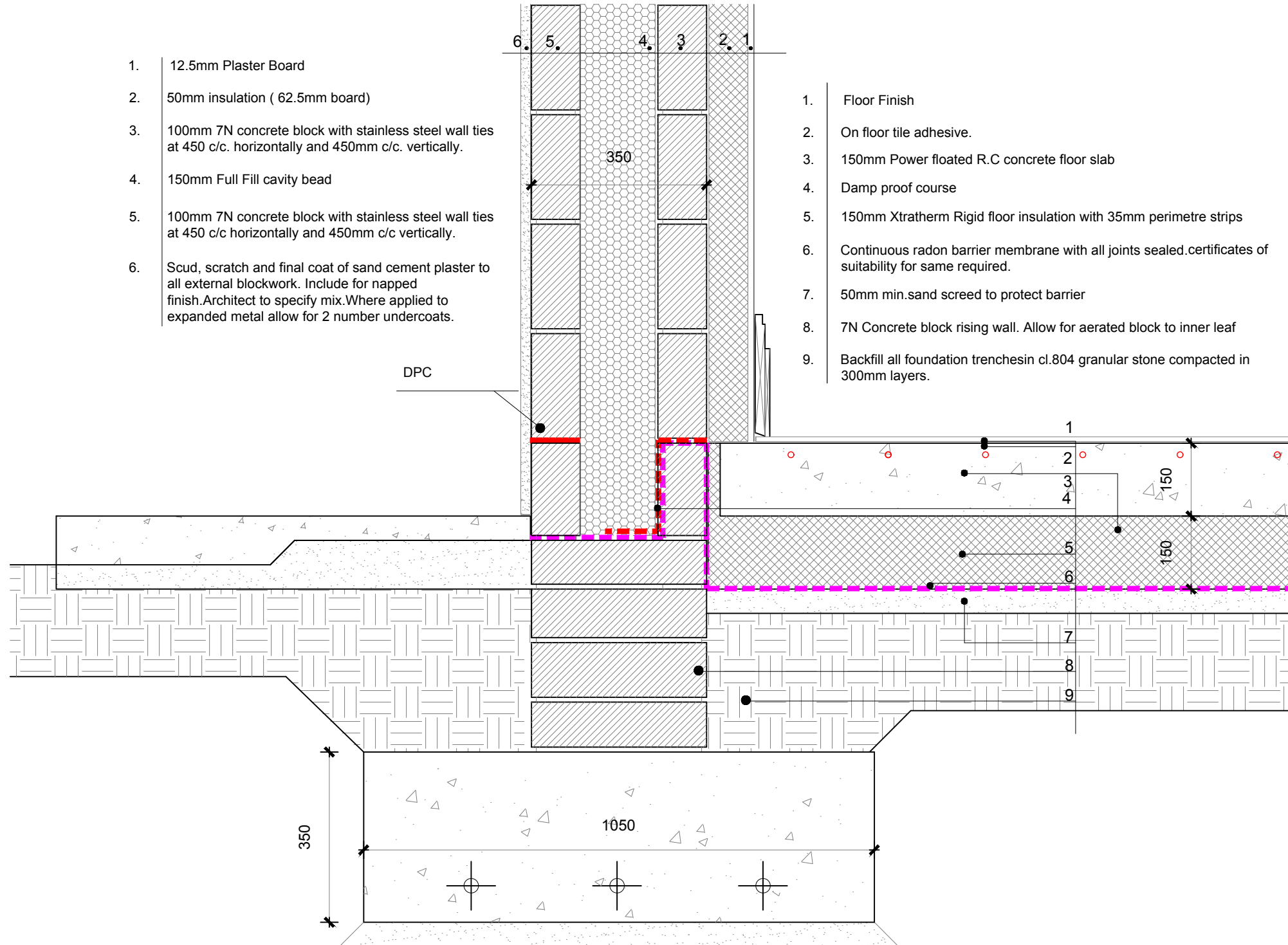


SECTION B-B
SCALE 1:20 A3

Windows:

M.J Passive Double glazed-Argon filled (low-E) windows, Max U-Value 1.2W/m²K, throughout by specialist manufacturer and installer, fitted and sealed into building openings, left square and true by main contractor.





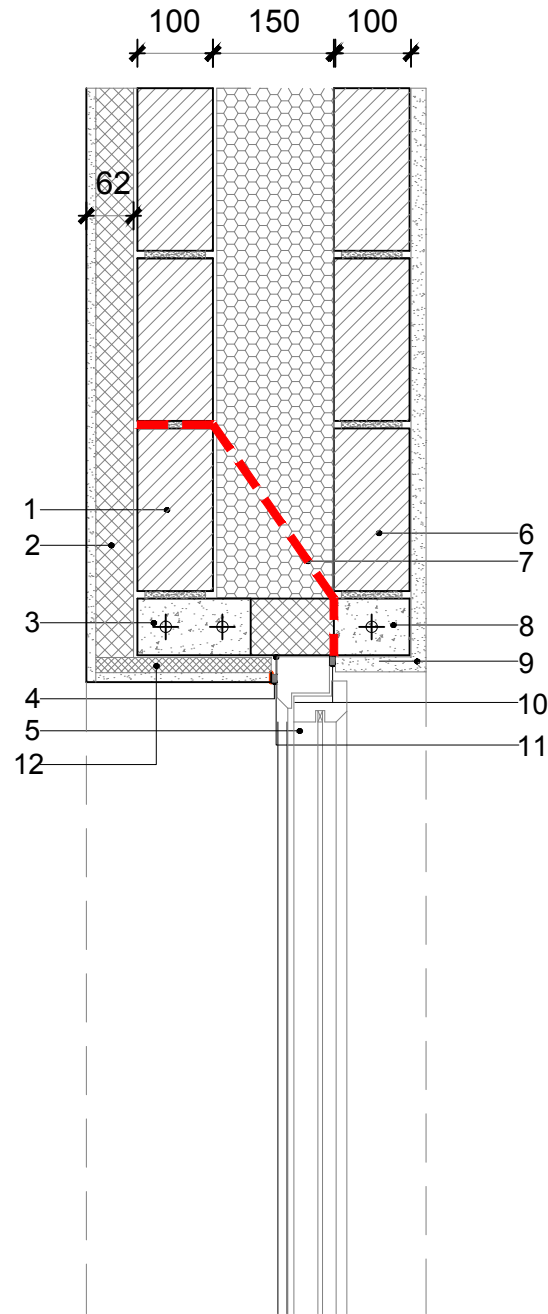
1. 12.5mm Plaster Board
2. 50mm insulation (62.5mm board)
3. 100mm 7N concrete block with stainless steel wall ties at 450 c/c. horizontally and 450mm c/c. vertically.
4. 150mm Full Fill cavity bead
5. 100mm 7N concrete block with stainless steel wall ties at 450 c/c horizontally and 450mm c/c vertically.
6. Scud, scratch and final coat of sand cement plaster to all external blockwork. Include for napped finish. Architect to specify mix. Where applied to expanded metal allow for 2 number undercoats.

1. Floor Finish
2. On floor tile adhesive.
3. 150mm Power floated R.C concrete floor slab
4. Damp proof course
5. 150mm Xtratherm Rigid floor insulation with 35mm perimeter strips
6. Continuous radon barrier membrane with all joints sealed. certificates of suitability for same required.
7. 50mm min. sand screed to protect barrier
8. 7N Concrete block rising wall. Allow for aerated block to inner leaf
9. Backfill all foundation trenches in cl.804 granular stone compacted in 300mm layers.

TYPICAL STRIP FOUNDATION
SCALE 1:10 A3

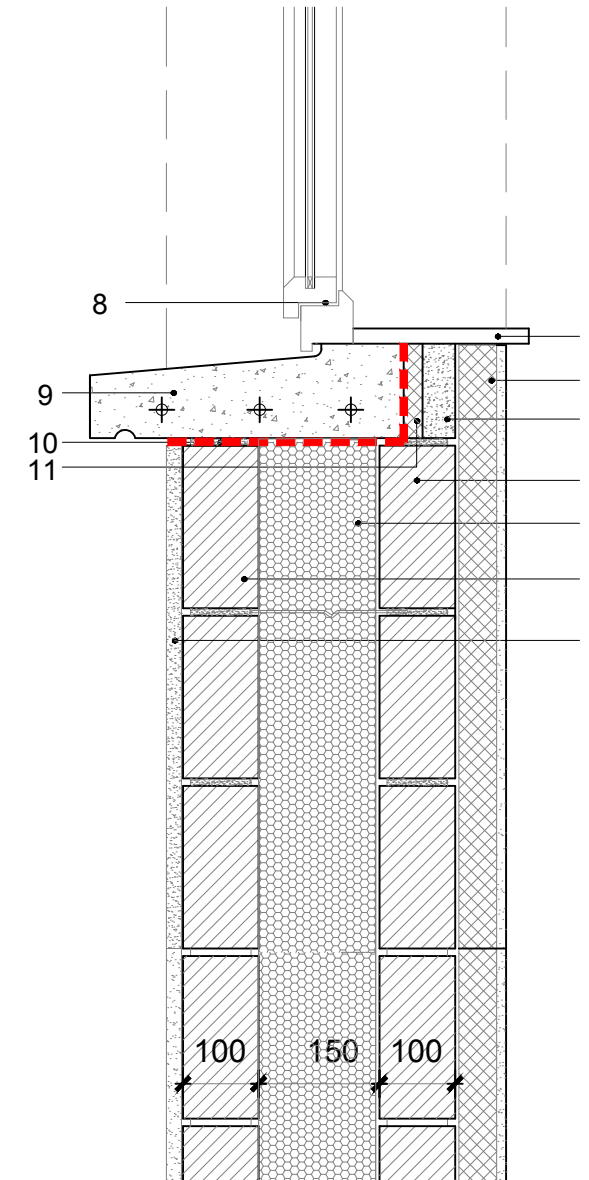
Dwelling Type - No. 2 & No.5

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<p>PATRICK A. CASHMAN ARCHITECTURE & PROJECT MANAGEMENT FARREN HOUSE, CORK ROAD, MIDLETON, CO. CORK 086 2768482 PATRICKACASHMAN@GMAIL.COM</p>												<p>Client: ROSTELLAN PROPERTIES LTD Date: Jan 19 Job No: 16036 Drawing No: GA - 115 Rev: 2</p>				<p>Scale: 1:100 Status: Construction Issue: 0-001</p>				<p>Proj: TYPICAL DETAILS Job: CONSTRUCTION OF THE PROPOSED DWELLING Location: Norwood School Rd, Rushbrooke, Cobh, Co. Cork</p>			



TYPICAL LINTEL DETAIL
SCALE 1:50 A3

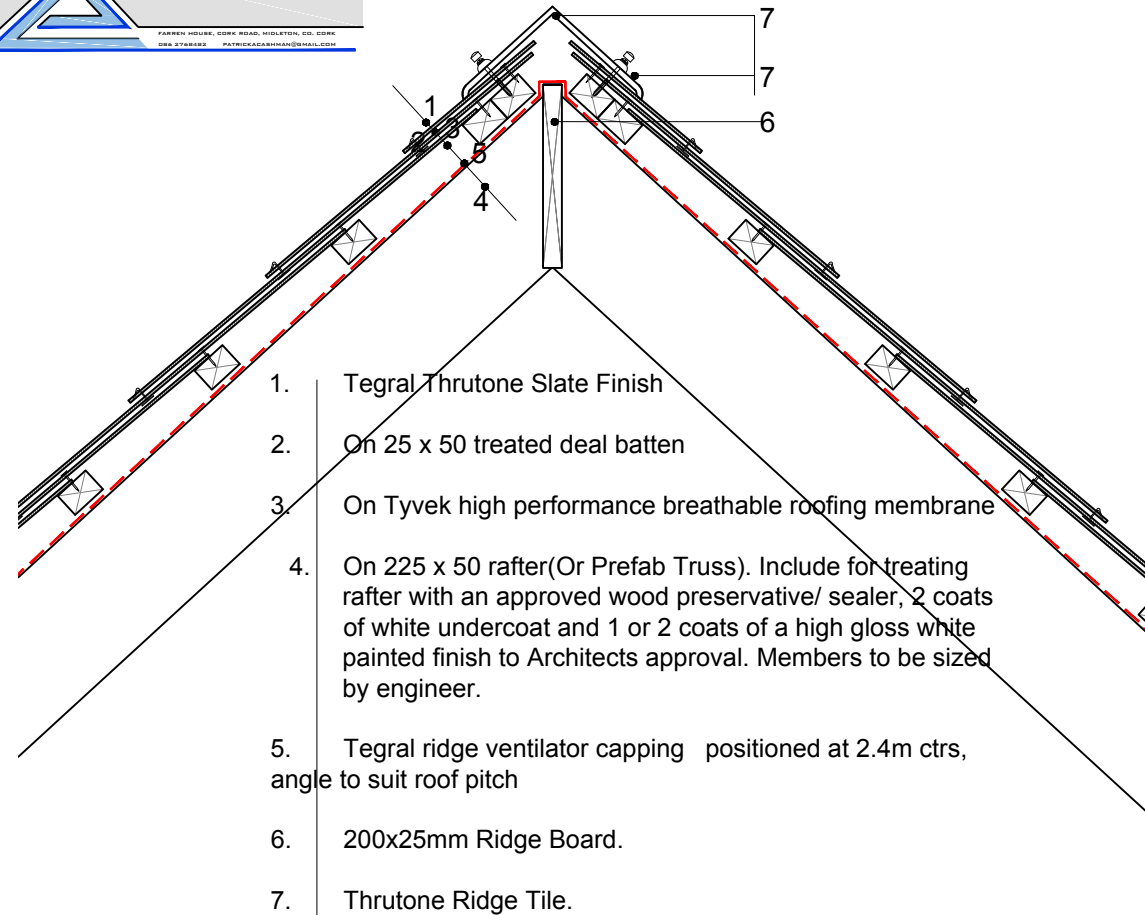
1. 100mm 7N concrete block with stainless steel wall ties at 450 c/c. horizontally and 450mm c/c. vertically
2. 62.5mm insulated plasterboard
3. Precast Concrete Lintel
4. Mastic Seal to window frame
5. Window Frame by other
6. 100mm 7N concrete block with stainless steel wall ties at 450 c/c. horizontally and 450mm c/c. vertically.
7. Horizontal 300mm dpc over head to 300mm beyond each reveal
8. Pre Stressed Concrete Lintel(Steelite where required).
9. Scud, scratch and final coat of sand cement plaster to all external blockwork. Include for napped finish. Architect to specify mix. Where applied to expanded metal allow for 2 number undercoats.
10. Mastic seal to surround of all opes to seal the polythene to the window frame. Mastic colour to match window frame colour or white. Colour to be confirmed on approval of sample.
11. If the gap between the window and frame ope is more than 5mm, the gap is to be sealed with expanding foam, if less seal window frame to reveal with mastic.
12. Window Reveal Insulation to be confirmed



TYPICAL CILL DETAIL
SCALE 1:10 A3

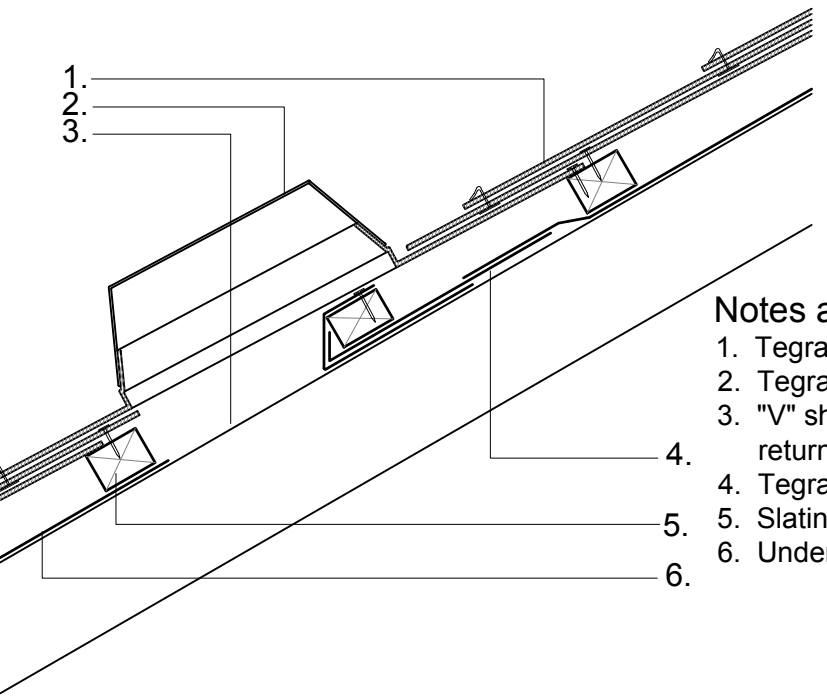
1. HW Window board
2. 62.5mm insulated plasterboard & 12.5 mm selected plasterboard.
3. Concrete Backing
4. 100mm 5N concrete block with stainless steel wall ties at 450 c/c. horizontally and 900mm c/c. vertically.
5. Full fill cavity bead insulation
6. 100mm 7N concrete block with stainless steel wall ties at 450 c/c. horizontally and 900mm c/c. vertically.
7. Scud, scratch and final coat of sand cement plaster to all external blockwork. Include for napped finish. Architect to specify mix. Where applied to expanded metal allow for 2 number undercoats.
8. Selected Window Frame
9. 100 mm Deep Faced Pre Cast Concrete Cill
10. Approved DPC Tray
11. 50mm Insulation

Dwelling Type - No.2 & 5



1. Tegral Thrutone Slate Finish
2. On 25 x 50 treated deal batten
3. On Tyvek high performance breathable roofing membrane
4. On 225 x 50 rafter (Or Prefab Truss). Include for treating rafter with an approved wood preservative/ sealer, 2 coats of white undercoat and 1 or 2 coats of a high gloss white painted finish to Architects approval. Members to be sized by engineer.
5. Tegral ridge ventilator capping positioned at 2.4m ctrs, angle to suit roof pitch
6. 200x25mm Ridge Board.
7. Thrutone Ridge Tile.

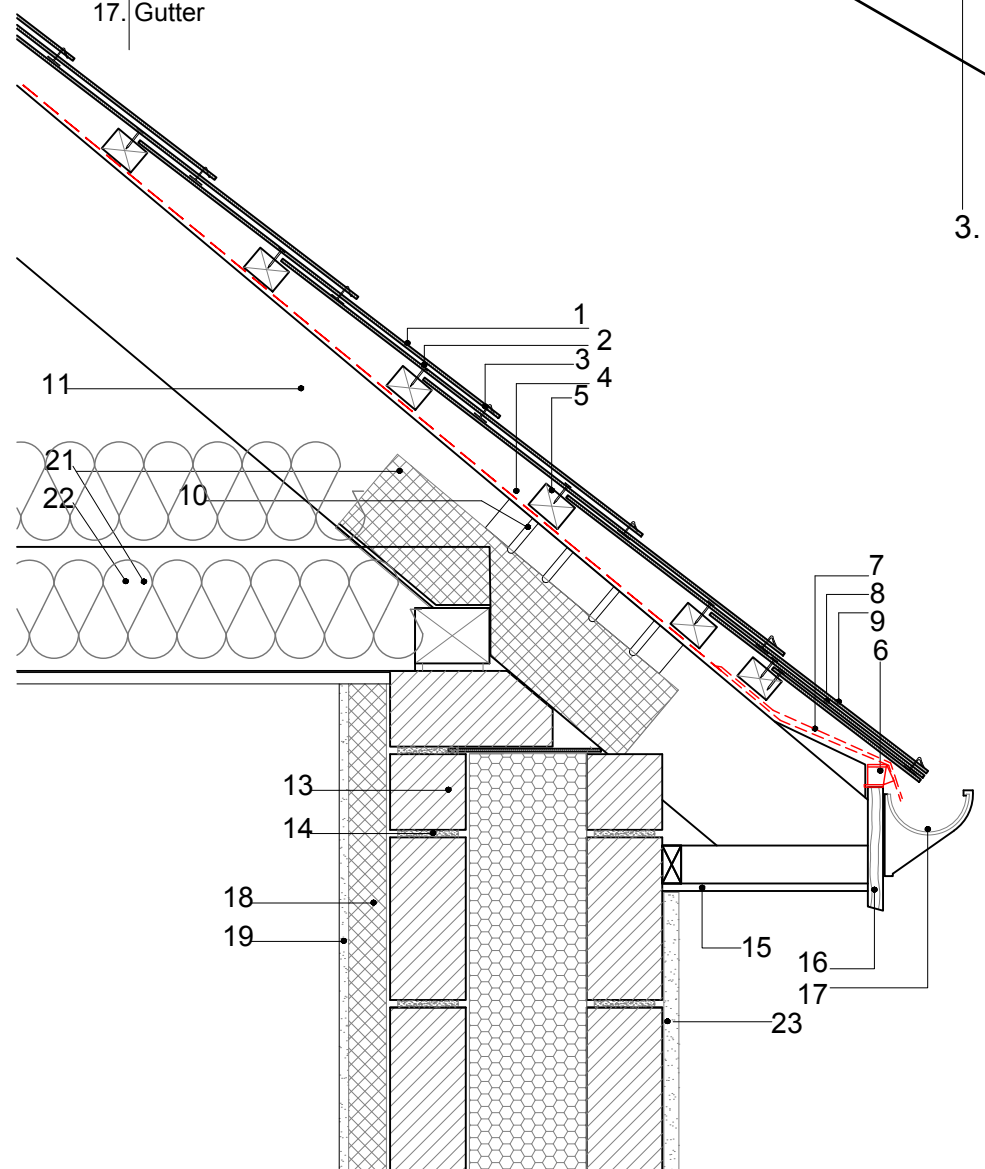
TYPICAL RIDGE DETAIL
SCALE 1:10 A3



- Notes and Specifications**
1. Tegral Thrutone slates
 2. Tegral TV5 slate vent
 3. "V" shape hole cut in underlay and return back over batten
 4. Tegral Felt Weir Ref: TFW1
 5. Slating battens
 6. Underlay

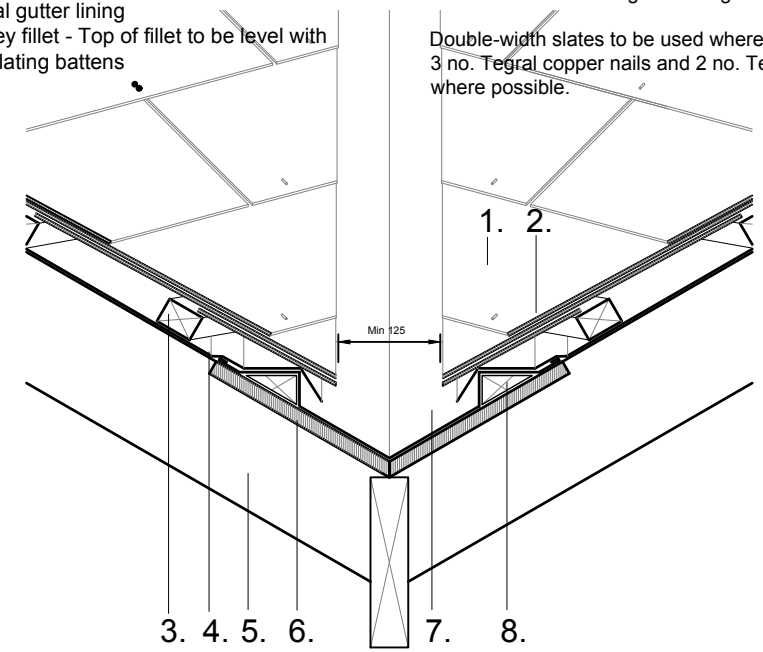
SLATE VENT DETAIL
SCALE 1:10 A3

1. True-tone Slate
2. Tegral 30 x 2.65mm copper nails
3. Tegral copper crampion
4. Tyvek Breather Membrane
5. 50x25mm slating battens
6. 50mm ventilation to soffit
7. Tegral underlay support tray
8. First undereaves slate course
9. Second undereaves slate course
10. Tegral continuous rafter roll
11. Truss/Rafter
12. Insulation at ceiling level
13. Tegral fibre cement cavity closer
14. External cavity wall
15. Soffit board
16. Fascia board
17. Gutter



TYPICAL EAVES DETAIL
SCALE 1:10 A3

1. Tegral Thrutone slates
2. Tegral Thrutone double-width slates, cut to suit
3. Slating battens with ends bearing onto edge of valley board
4. Underlay to carry out over valley lining
5. Truss/Rafter
6. 19mm thick valley board, set flush with tops of trusses/rafters
7. Metal gutter lining
8. Valley fillet - Top of fillet to be level with top of slating battens



TYPICAL VALLEY DETAIL
SCALE 1:10 A3

The top surface of the valley boards must be level with the top of the truss/rafter. For cut roofs, this will involve notching the rafters so the valley boards can be recessed.

For trussed roofs, provide noggings to support the valley boards which are cut into sections to fit flush between the trusses. A 4mm-thick sheet should be laid across the valley boards and trusses to provide a level surface to receive the gutter lining.

Double-width slates to be used where required. Fix with 3 no. Tegral copper nails and 2 no. Tegral crampions, where possible.

18. Min 62.5 mm Thermawall TW52 insulated dry-lining plasterboard for plaster dab / adhesive bonding.
19. Selected Plaster board
20. 62.5mm insulated plasterboard
21. 125mm rafterlock insulation
22. Selected 400mm Wool Insulation
23. Scud, scratch and final coat of sand cement plaster to all external blockwork. include for napped finish. architect to specify mix. where applied to expanded metal allow for 2 number undercoats.

Dwelling Type - No.2 & 5