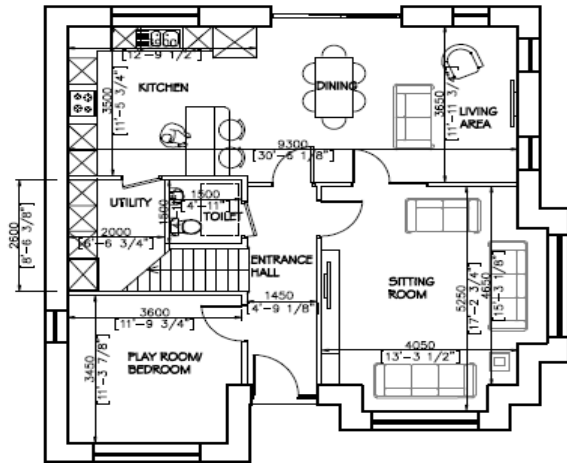
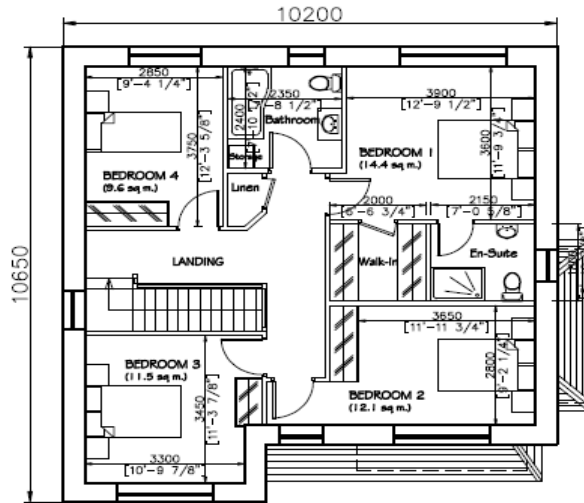


CONSTRUCTION



GROUND FLOOR PLAN
SCALE : 1:100



FIRST FLOOR PLAN
SCALE : 1:100

FLOOR AREA- HSE 4B
G. FLOOR = 85.7
F. FLOOR = 78.3
TOTAL 164 SQ. METRES
1765 SQ. FEET



SECTION A-A
SCALE : 1:100

House Specifications:

Foundations:
 Foundations to engineer's specification & design.

Ground Floor:
 80 mm concrete screed with underfloor heating pipes on 100 mm PIR insulation on concrete subfloor on compacted hardcore with radon barrier and radon sump in hardrooms.

External Walls: Cypsum Reflect 140 Timber Frame Walls
 External render with 100 mm block walls with 60 mm cavity with TF 200 Thermo Breather Membrane on 9mm OSB Board on 140 mm timber studs at 600 mm c/c with Factory fitted PIR insulation (U-Value 0.17) with factory fitted foil air tightness membrane with 60 mm timber battens to form service cavity with plasterboard and skim plaster finish. Factory fitted D.P.C. & preservative treated sole plates at floor level.

Internal Walls:
 38 X 88 mm studs at 400 mm c/c with 11 mm OSB boards in some instances for racking. 100 mm acoustic insulation between studs with 12.5 mm plasterboard (moisture resistant in wet rooms) with skim finish.

Floor Floor:
 300 mm engineered I-Beam with 18 mm OSB board with plasterboard to ceiling & skim finish.

Roof:
 Thruthone slate roof finish on treated slate battens on roof trusses on roofing felt with 300 mm Rockwool fibre insulation with air tightness membrane with 36 mm service cavity with timber battens and plasterboard with skim finish to same.

Windows:
 Anthracite Grey U-PVC Double Glazed windows (U-Value 1.2)

External Doors:
 Ultra-Tech Doors with accent colours, (U-Value 1.4)

Heating System:
 Glow Hitech Yuleit-S Combi Air-to-water Heat Pump and Midea Mono Block Units. Underfloor Heating downstairs and Radiators upstairs.

Ventilation:
 Decentralised demand controlled Partial Ventilation with Kitchen Extract for Hob.

Air Tightness:
 Gerbrand Air Tightness Tape to floor/wall junction with timber frame panels. Gerbrand Air Tightness tape to windows and door with service cavity outside same. Timber frame external wall panels to have factory fitted foil air tightness membrane.

H0
02

House Type "4B "
DETACHED 4 BED HOUSES