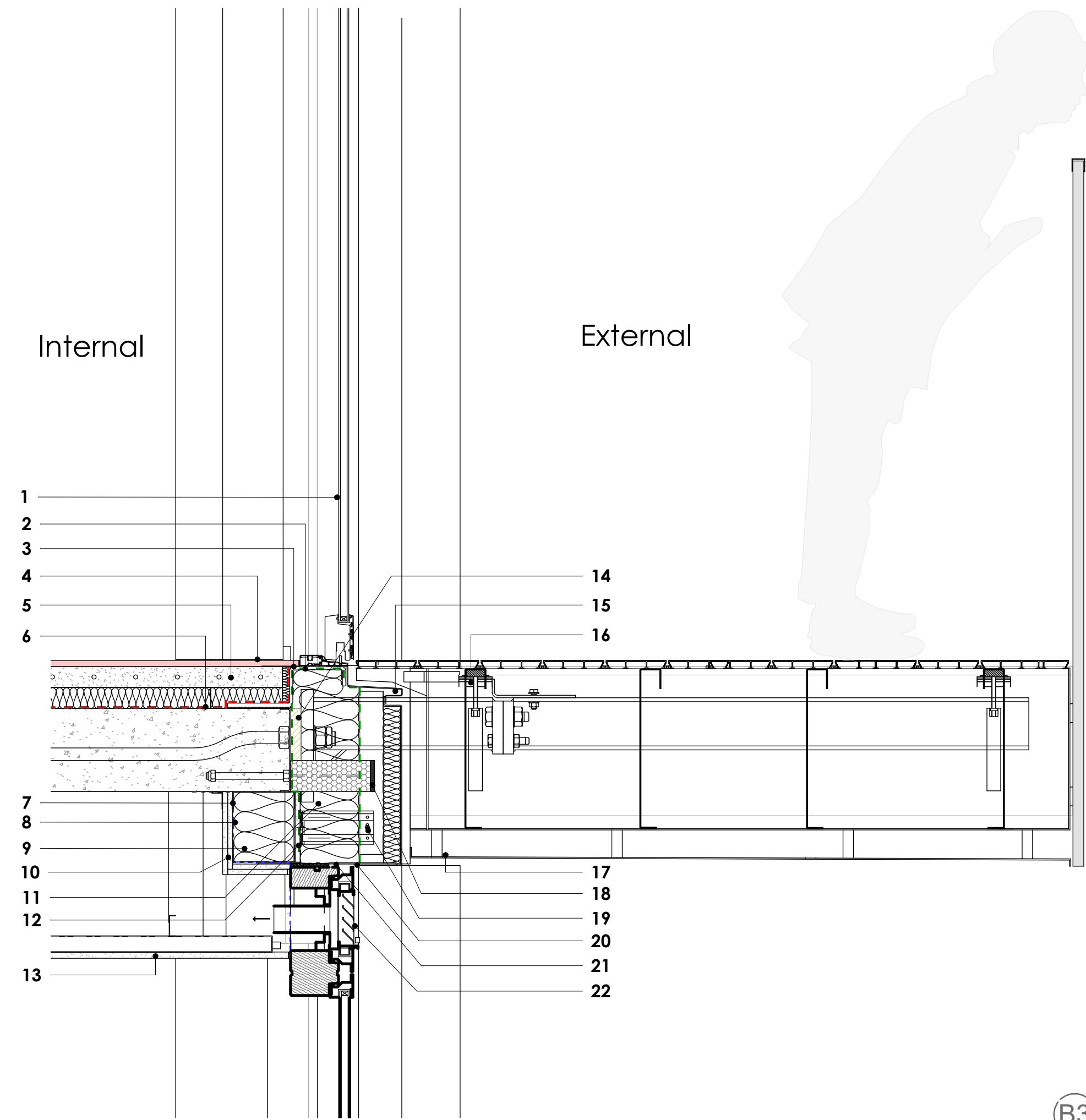


Sirocco Quays

Multi - Generational Residential Scheme



1. Aluminium Timber Composite sliding door set VELFAC 200DGU or equal and approved. PPC finish to RAL 7016

2. Continuous extruded aluminium support profile fixed back to struc slab through A1/ A2 rated nylon thermal isolation pads and coordinated with balcony support arms. Top of profile to be at slab level. Fixing points of this profile to be coordinated with post-tension strands.

3. EPDM to be lapped with breather membrane by 100mm min. Breather membrane to be Tyvek Firecurb Housewrap by Dupont or equal and approved. All joints and penetrations to be sealed in accordance with manufacturers recommendations - joints to be sealed using Tyvek double sided acrylic tape, fixing staples to coincide with vertical strips of 50mm Tyvek Butyl tape (used to temporarily adhere membranes) to achieve seal, cladding support brackets to use soft washer / penetration covering fixings. Membranes in external wall construction to achieve a minimum classification of B in accordance with EN 13501-1

4. Approx 20mm Floor finish to clients specification

5. Floor Make up Consists of 225mm concrete slab, 50mm kingspan K103 insulation with a thermal conductivity of 0.019 W/mK. 50mm UltraFlo liiquid floor screed to accommodate underfloor heating namely UFLEX or Equal.

6. D.P.M Visqueen Ecomembrane or equal approved.

7. 150mm Metsec Infill Framing Sections or equal and approved to specialists design. Deflection head detail to underside of slab in accordance with SE recommendation.

8. Air and Vapour Control Layer to be Proctor Group Procheck® A2 or equal and approved. Joints in membrane and junctions with concrete to be lapped and sealed in accordance with manufacturers instructions. Membranes in external wall construction to achieve a minimum classification of B in accordance with EN 13501-1.

9. Rockwool Flexi insulation or equal and approved between SFS studs @600centres

10. 2x12.5mm layers of Gyproc Wallboard

11. 150mm thick, 1200mm module, Kingspan K-Roc carrier panel laid horizontally. Fixed to SFS studs behind at centres set out in panel layouts. External face 0.7mm steel. Class A2-s1, d0 to EN 13501-1

12. Secondary layer of Tyvek Firecurb Housewrap by Dupont or equal and approved over the external face of insulation at balcony locations. Membrane to be sealed to balcony support arms using Tyvek Flexwrap EZ to prevent moisture ingress along balcony support structure.

13. Concealed monolithic metal frame suspended ceiling system. British Gypsum CasoLine MF or equal and approved.

14. 25mm farrat TBK structural thermal breaks:

Provide Farrat thermal break at all junctions where modular balconys connect with the concrete framing building structure

Thermal Conductivity tested to EN 12667
Compressive strength tested to EN 826

15 Cill profile formed as part of through fix Solid Aluminium Rainscreen Cladding Class A1 (Non Combustible). OPTIMA TFC SOTECH or equal and approved. PPC finish, colour to be RAL 7016 to match door cill.

16. SAPPHERE glilde on Cassette balcony to be manufactured offsite and connected to intergrated concrete structure. the Cassette combines the frameless glass balustrade and the surface finish of MYDEK Delta 30 30mm aluminium decking boards along with an aluminium soffit which have been constructed to provide drip edge channels.

17. Aluminium soffit trays to match the RAL colour of the door RAL 7016

18. Firestopping to rainscreen cladding systems SIDERISE/ LANATHERM (or equal approved) 'open state' cavity barrier with intumescent RH/RV

19. Horizontal Facade Mounting bracket to vertical carrier rail Eurofox or equal.

20. Through fix 3mm Solid Aluminium Rainscreen Cladding Class A1 in accordance with EN 13501-1 (Non Combustible). OPTIMA TFC SOTECH or equal and approved. Panel to include weep holes at drip.

21. Compressible foam sealant to perimeter of window opening in accordance with manufacturers details, void to be tightly packed with mineral wool.

22. Louvre with class A1 rated CP blanking panel to be glazed into window system. Mechanical ventilation ductwork to be connected via preformed metal spigot sealed to blanking plate in accordance with M&E Engineers design. Void behind blanking panel to be filled with 90mm Rockwool Flexi insulation. AVCL carefully sealed around spigot

