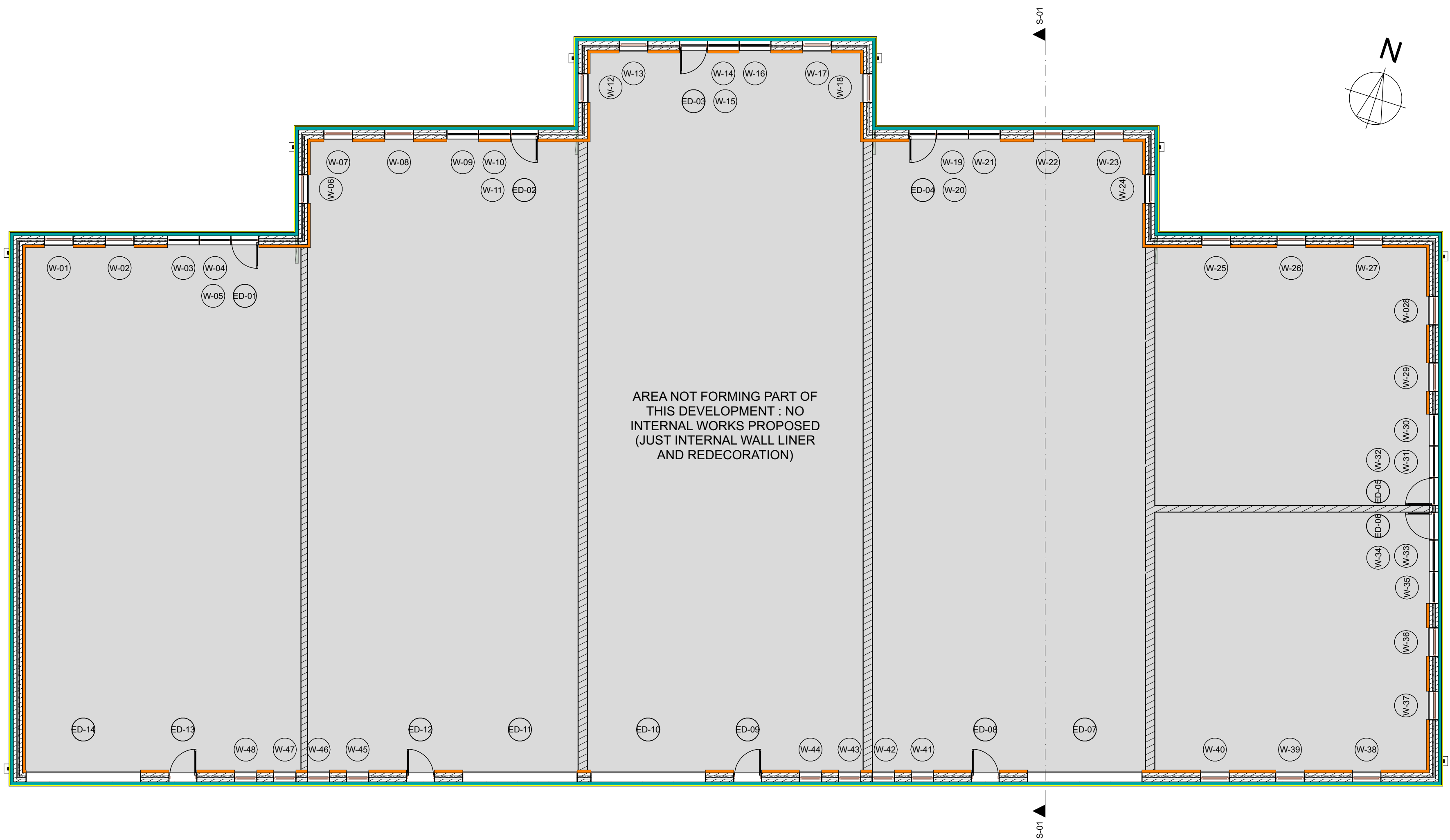




Ground Floor

1:100

- Option 1 - Single Skin Cladding
- Option 2 - 40mm Insulated Panel
- Option 3 - Internal Plasterboard
- Option 4 - PV Panels (Refer to site plan)
- Option 5 - upgrade windows and doors

OPTION 3 - INTERNAL INSULATION UPGRADE

- System: Isover Optima Dry Lining System, NSAI Agrément certified, or Architect-approved equivalent.
- Application: Internal insulation system to existing external walls, suitable for refurbishment works and designed to improve thermal performance while incorporating airtightness and moisture control.
- Metal Framing: Proprietary Optima floor and ceiling U-channels with Optima C-channels, extensions and support clips/pins as required to suit existing wall tolerances.
- Insulation: Isover mineral wool insulation, e.g. Comfort Panel 32, Comfort 35 Lanaé or approved equivalent, thickness 80mm in 100mm studwork
- Insulation Installation: Install continuously with no visible gaps between or behind insulation; support pins to pass through insulation in accordance with the proprietary system.
- Airtightness / Vapour Control: Provide Isover Vario KM Duplex UV membrane to full wall surface, fully sealed at all laps, perimeters, junctions and penetrations with Isover Vario tapes and sealants.
- Membrane Laps: Minimum 100mm overlap at membrane joints and perimeter returns unless manufacturer requires otherwise.
- Facing Board: Gyproc plasterboard to suit location; Gyproc Habito where enhanced robustness/fixing strength is required, or other approved Gyproc board appropriate to use.
- Finish: Gyproc finishing plaster or taped and jointed finish, prepared ready for decoration.
- Thermal Bridging: Insulation to be continuous through the system and carefully detailed at corners, junctions and openings to minimise thermal bridging.
- Window / Door Reveals: Return insulation into reveals and around openings to maintain continuity of insulation; brochure guidance indicates a minimum reveal resistance of $R = 0.104 \text{ m}^2\text{K/VV}$ at window reveals.
- Existing Wall Condition: Contractor to inspect existing walls before installation. Any dampness, water ingress, defective pointing/render, cracking or other moisture-related defects to be reported and rectified before dry lining proceeds.
- Moisture Risk: System design and insulation thickness to be appropriate to the existing wall construction and moisture condition; specialist condensation analysis to be undertaken where required.
- Services: Coordinate all electrical and mechanical services within the lining zone without compromising insulation or airtightness layer.
- Fire Stopping: Maintain existing fire resistance at all wall/floor junctions and penetrations. The Optima lining system itself does not provide fire stopping.
- Installation: Install strictly in accordance with the current Isover Optima installation instructions and manufacturer's recommendations.
- Submittals: Contractor to provide proposed build-up, insulation thickness, thermal calculations, junction details and product data for Architect's approval prior to installation.



0	04/09/2026	Issued to client review	E.S.
REV.	DATE	DESCRIPTION	APPROVED
Michael Fitzpatrick Architects Ltd			
THE ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND RIAI PRACTICE NO. 11079			
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JOB DETAILS			
Unit 3, Cootehill Enterprise Centre, Cootehill Co. Cavan For Cavan County Enterprise Fund			
Scale As Indicated	Dwg.no P03.3	Amend.	
Date 10/09/2026	Description Floorplans		
Drawn by C. Reilly			
Checked by E. Swetak			
Main Street Butlersbridge Co. Cavan w - www.mfarchitects.ie e - info@mfarchitects.ie t - 049 4365800			
REVISIONS		REVISIONS	REVISIONS
2018		2018	G3
RAI		RAI	RAI