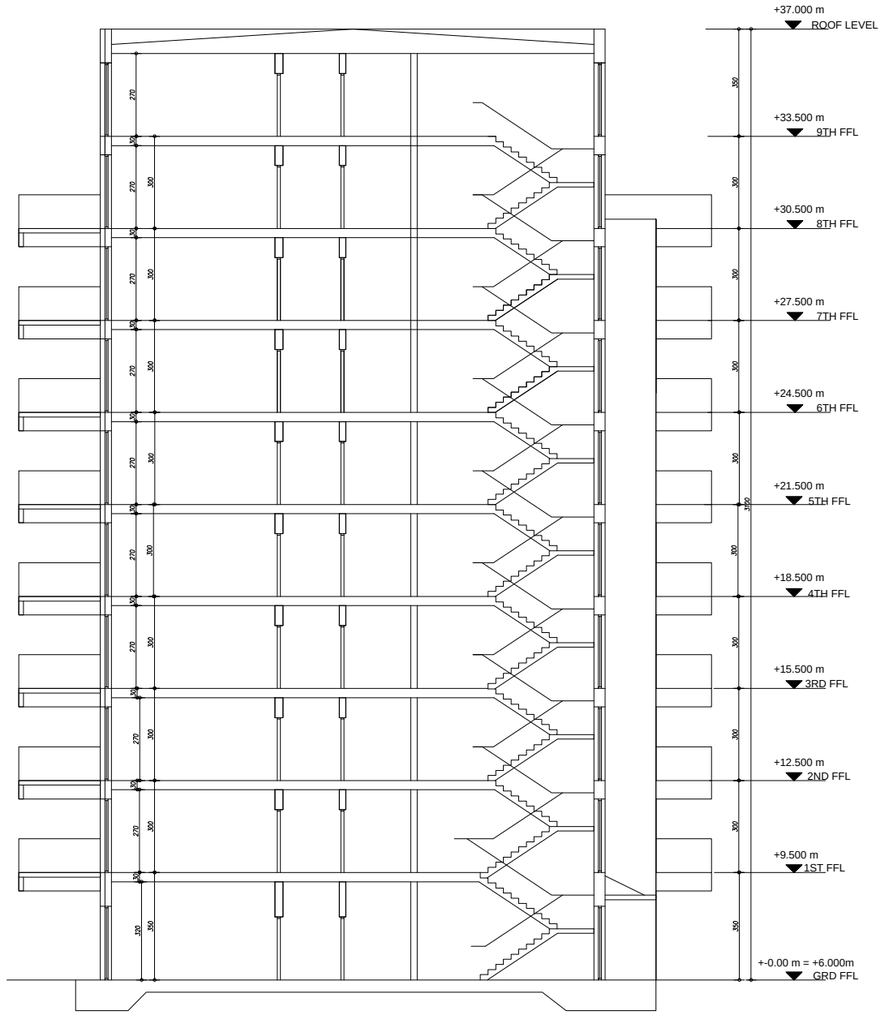

1 PROPOSED BLOCK 2 - SECTION A-A

1 : 200

OUTLINE SPECIFICATION

1: STRUCTURE

SUBSTRUCTURE:
REINFORCED CONCRETE PILED OR RAFT FOUNDATION TO BEARING LEVEL
TO ENGINEERS DETAIL. BITUTHENE OR SIMILAR APPROVED TANKED REINFORCED
CONCRETE BASEMENT STRUCTURE

STRUCTURE:
REINFORCED CONCRETE OR STEEL POST AND BEAM FRAME STRUCTURE
TO ENGINEERS DETAIL.

FLOOR SLAB:
ALL FLOOR SLABS TO BE PRECAST CONCRETE PLANK WITH STRUCTURAL SCREED
OVERLAID ONTO FRAME STRUCTURE, OR INSITU REINFORCED CONCRETE SLAB.

ROOF STRUCTURE:
PROPRIETARY TORCH-ON PARALON OR SIMILAR APPROVED
ROOFING MEMBRANE ON
SCREED TO FALL ON
HIGH DENSITY INSULATION TO CURRENT U-VALUE STANDARDS
ON 75mm STUCTURAL SCREED ON
CONCRETE SLAB TO ENGINEERS DETAIL

EXTERNAL WALLS:
SELECTED MATERIALS AS SHOWN ;
PORTLAND STONE OR SANDSTONE OR LIMESTONE 50 MM NATURAL
STONE PANEL FIXED TO STRUCTURE WITH STAINLESS STEEL
CLIP SYSTEM TO SPECIALISTS DETAIL OR
BRICK OR ACID-ETCHED PRECAST CONCRETE PANEL
OR SELF-FINISH SAND CEMENT RENDER TO
EXTERNAL LEAF, WITH FOILBACKED RIGID INSULATION BOARD TO CAVITY.
INNER LEAF TO BE EITHER PRECAST CONCRETE OR INSITU CONCRETE DOWNSTAND
TO ENGINEERS DETAIL.

PARTY WALLS:
PARTY WALLS TO BE 215mm BLOCKWORK OR CONCRETE PANEL WALL TO GIVE
1HR FIRE SEPERATION, 46dbs SOUND REDUCTION AND LOADBEARING
AS REQUIRED.

INNER WALLS:
INNER WALLS TO BE ALUMINIUM FRAME STUD PARTITION WITH 12.5mm PLASTERBOARD
AND SKIM FINISH.
NB:USE FOIL-BACKED PLASTERBOARD TO WET AREAS. USE W.G.P. TO TILED AREAS.

WINDOWS:
PRESSURE IMPREGNATED OR TREATED TIMBER FRAMES WITH CERTIFIED + SEALED
DOUBLE GLAZING UNITS. POWDER-COATED ALUMINIUM SLIP-FACING TO EXTERNAL SIDE
FOR MAINTENANCE FREE EXTERNAL FACE.
ALL VENTS TO HABITABLE AREAS TO BE MIN 500X800mm CLEAR OPE. ALL CILLS
(TRANSOMS) TO VENT TO BE MIN. 900mm FROM FFL.
ALL OBSCURE GLASS TO BE SANDBLASTED / ACID-ETCHED TO PANE THREE
OF DOUBLE GLAZED UNITS. WINDOWS TO HAVE REGULATION PERMAVENTS.

2: FINISHES

EXTERNAL:

BALCONIES:
SELECTED PAVIER LAID ONTO MODIFIED ASPHALT.

ROOF TERRACES:
SELECTED PAVIER LAID ONTO MODIFIED ASPHALT.

GROUND LEVEL COURTYARD:
SELECTED PAVIER LAID ONTO MODIFIED ASPHALT.

PENTHOUSE LEVEL:
SELECTED CERAMIC GLAZED TILE CLADDING

INTERNAL:

LOBBIES + COMMON AREAS:
SELECTED TAILES TO LOBBIES WITH PAINTED TIMBER SKIRTING.
WALLS TO BE SKIM FINISH MATT EMULSION TO SELECTED AREAS.

3: MECHANICAL + ELECTRICAL

VENTILATION:
ALL ROOMS TO BE NATURALLY VENTILATED AS SHOWN. WHERE INNER ROOMS
(TOILETS ETC) SUITABLE MECHANICAL EXTRACT VENTILATING TO HIGH LEVEL TO BE PROVIDED.

LIFT:
PROVIDE 8 PERSON HYDRAULIC DISABLED ACCESS LIFT AS SHOWN.

LIGHTING:
ALL FLOOR SLABS TO BE PRECAST CONCRETE PLANK WITH STRUCTURAL SCREED
LANDLORD CONTROLLED LIGHTING TO ALL COMMON AREAS + EXTERNAL AREAS.
EMERGENCY LIGHTING TO FIRE SAFETY CERTIFICATE DETAIL.

HEATING:
WATER FILLED RADIATOR SYSTEM GAS OR ELECTRIC POWERED TO LATER DETAIL.

INSULATION:
EXTERNAL ELEMENTS TO BE INSULATED TO GIVE THE FOLLOWING U-VALUES:
ROOF: 0.25W/msqK OR BETTER
WALL: 0.45W/msqK OR BETTER
FLOORS: 0.45W/msqK OR BETTER

NOTES:

IN ALL AREAS COMPLY WITH ALL ELEMENTS OF
BUILDING REGULATIONS EVEN WHERE NOT EXPRESSLY DESCRIBED ON THESE
DRAWINGS INCLUDING TECHNICAL GUIDANCE DOCUMENTS

NOTE:
THESE DRAWINGS TO BE READ IN CONJUNCTION WITH:
CIVIL AND STRUCTURAL ENGINEERING DRAWINGS
LANDSCAPE ARCHITECTS DRAWINGS

NOTES ; FOR LANDSCAPE DETAILS SEE LANDSCAPE ARCHITECTS DRAWINGS
; FOR ENGINEERS DETAILS SEE ENGINEERS DRAWINGS
; ALL LEVELS RELATIVE TO O.S. MALIN DATUM
; ORDNANCE SURVEY DATA TAKEN FROM MAP 4682-24, 4682-19
ITM CENTRE COORDINANCE
558725,657546

OCA ARCHITECTS
(OLIVER CARTY AND ASSOCIATES)
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PROJECT ■ CANAL BANKS AT PA HEALY ROAD/PARK ROAD, LIMERICK

CLIENT ■ REVINGTON DEVELOPMENTS LTD rev.

TITLE ■ PROPOSED BLOCK 2 - SECTION A-A

■ SCALE: 1:200 @A3 ■ DATE: SEPT 2019 ■ DRWG. No. 1248-18-25 ■ DRN. BY OLIVER CARTY

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