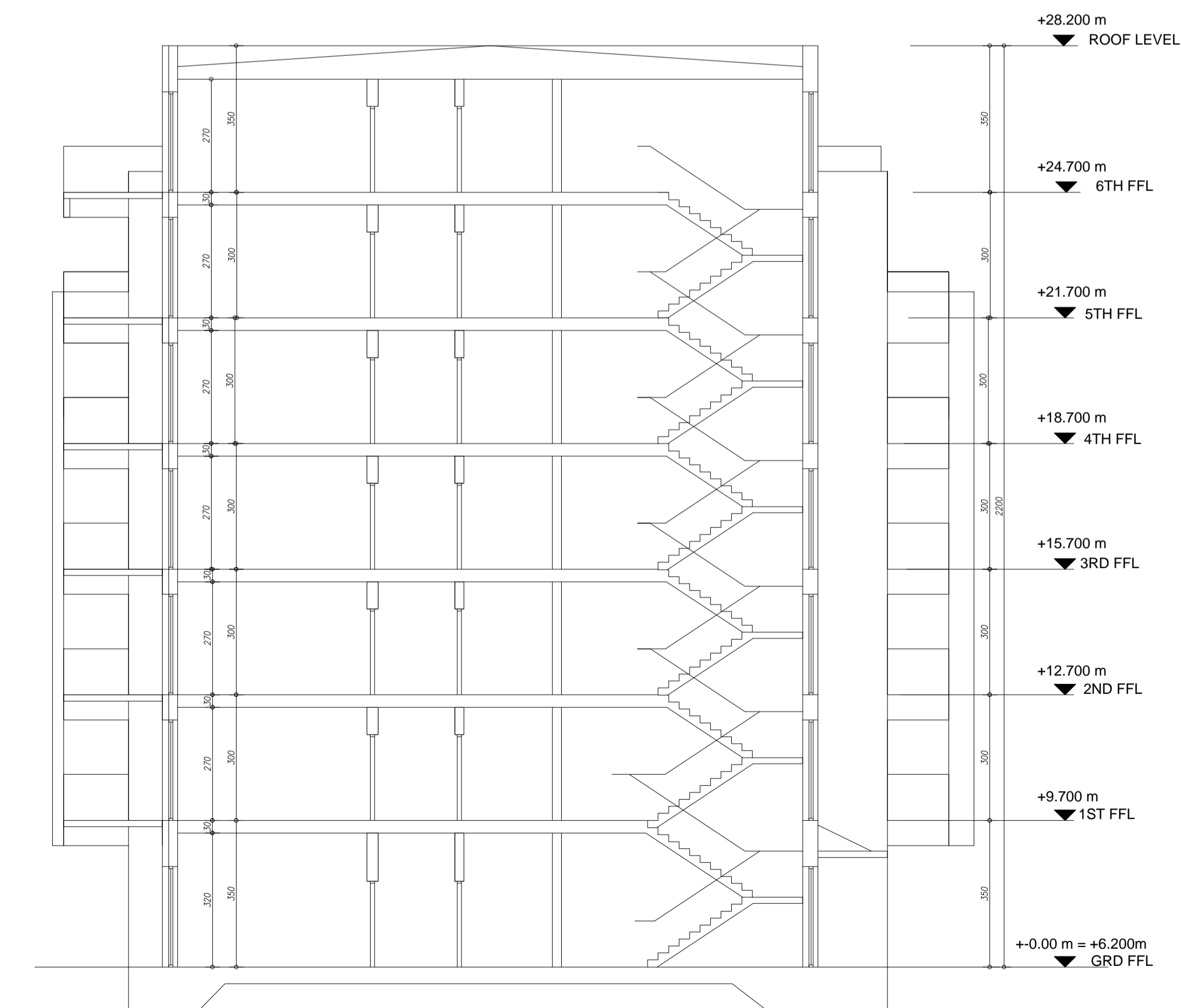


- STUDIO
- 1 Bed Apt.
- 2 Bed Apt.

NOTE :
FLOOR LEVELS TO BLOCK 6

PENTHOUSE LEVEL	FFL + 24.900	
-----------------	--------------	--

1 PROPOSED BLOCK 4 & 6 - PENTHOUSE FLOOR PLAN
1:100



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 STRUCTURAL 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 SEPARATION, 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 GLAZED 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/m²K OR BETTER
WALL: 0.45W/m²K OR BETTER
FLOORS: 0.45W/m²K 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

NOTE :
FLOOR LEVELS TO BLOCK 6

GROUND FLOOR	FFL + 6.400
1-ST FLOOR	FFL + 9.900
2-ND FLOOR	FFL + 12.900
3-RD FLOOR	FFL + 15.900
4-TH FLOOR	FFL + 18.900
5-TH FLOOR	FFL + 21.900
PENTHOUSE	FFL + 24.900
ROOF LEVEL	FFL + 28.400

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
T.M. CENTRE COORDINANCE 588725.657546

OCA ARCHITECTS
(OLIVER CARTY AND ASSOCIATES)
Ordnance Survey Ireland Licence
No. Ar. 0006614/Government of Ireland

2 PROPOSED BLOCK 4 & 6 - SECTION A-A
1:100