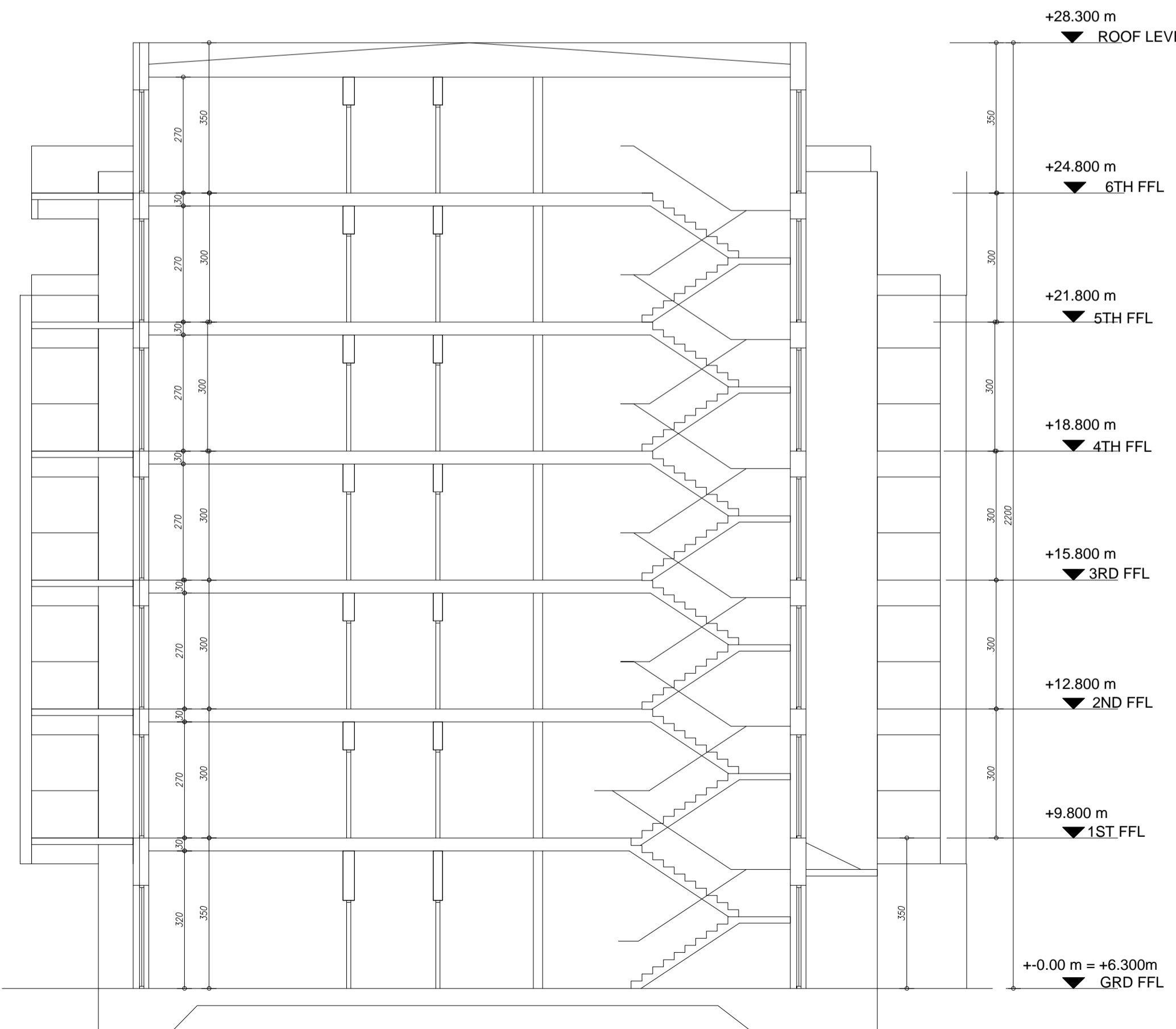




1 PROPOSED BLOCK 5 - PENTHOUSE FLOOR PLAN  
1:100



1 PROPOSED BLOCK 5 - SECTION A-A  
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 OVERLAIN 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 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/m<sup>2</sup>K OR BETTER  
WALL: 0.45W/m<sup>2</sup>K OR BETTER  
FLOORS: 0.45W/m<sup>2</sup>K 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 588725.657546

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

PROJECT CANAL BANKS AT PA HEALY ROAD/PARK ROAD, LIMERICK  
CLIENT REVINGTON DEVELOPMENTS LTD  
TITLE PROPOSED BLOCK 5 - PENTHOUSE FLOOR PLAN & SECTION A-A  
SCALE: 1:100 (B1, 1:200 (B2)) DATE: SEPT 2019 DRWG. No. 1248-18-36 DRN. BY OLIVER CARTY

OCA ARCHITECTS 44-45 LR CAMDEN ST DUBLIN 2  
Tel 01 4763922 Fax 01 4780028 Email info@ocarchitects.ie

Use figured dimensions only. This data is applied electronically for convenience only. No liability is accepted for any inference taken or effect on any system, however caused.  
© This drawing and any design herein is copyright and may not be altered, reproduced or otherwise used without express permission of Oliver Carty & Associates Limited.