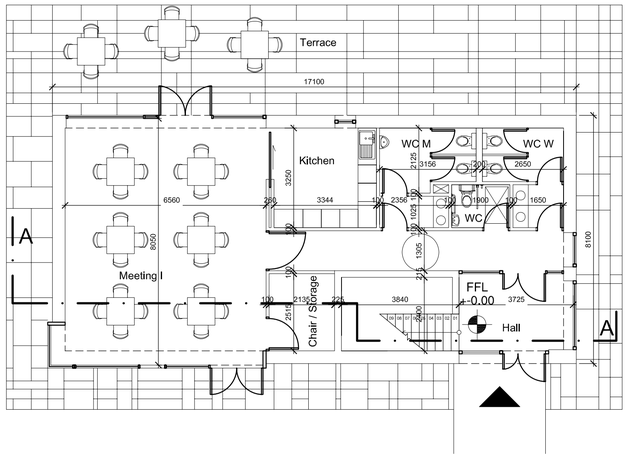
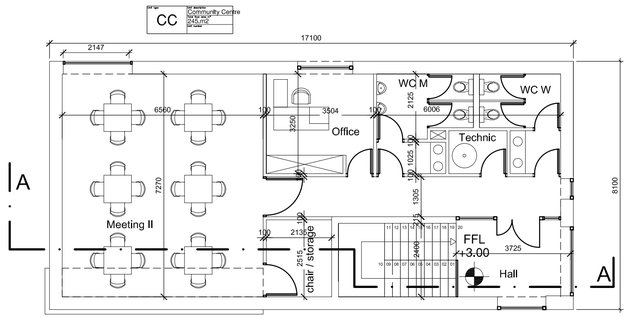
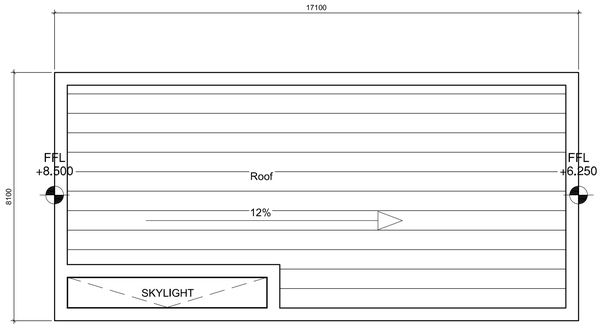


01 GROUND FLOOR PLAN
COM_CENTRE 1:100



02 FIRST FLOOR PLAN
COM_CENTRE 1:100



03 ROOF PLAN
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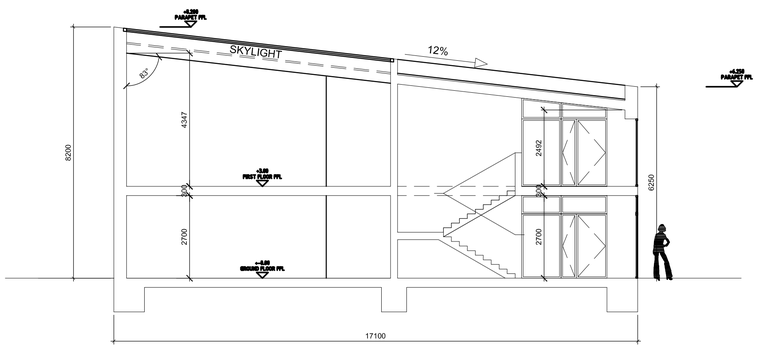
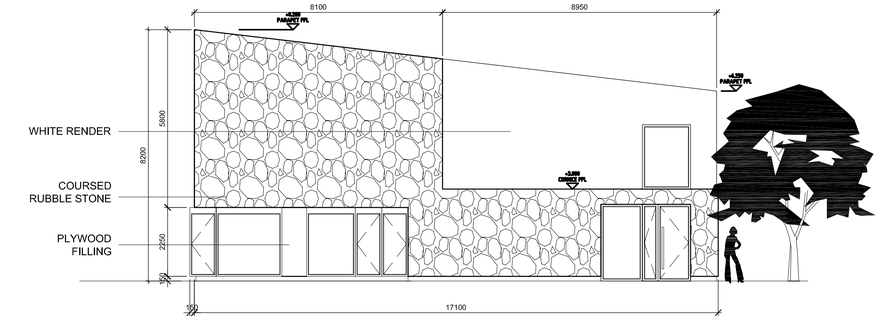
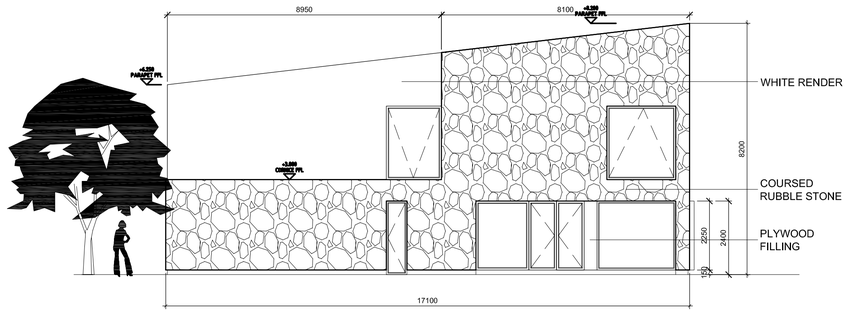


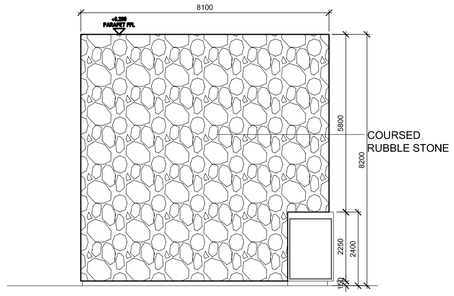
04 SECTION
COM_CENTRE 1:100



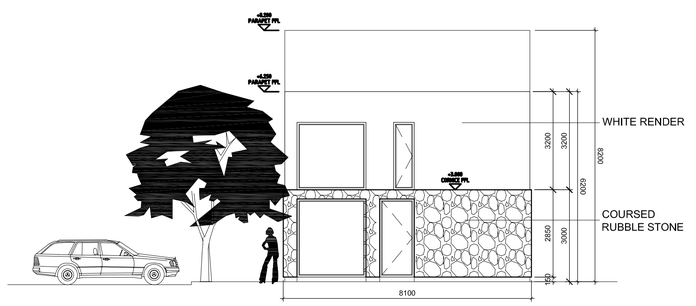
05 South Elevation
COM_CENTRE 1:100



06 NORTH ELEVATION
COM_CENTRE 1:100



07 WEST ELEVATION
COM_CENTRE 1:100



08 EAST ELEVATION
COM_CENTRE 1:100

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES.
VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY.
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.
THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

NOTES

FOR FINISHED FLOOR LEVELS RELATED TO O.S. MALIN HEAD DATUM PLEASE REFER TO DWG. Nos.:
04-121_3.1_A001.1
04-121_3.1_A001.2
04-121_3.1_A001.3

FOR NORTH ORIENTATION PLEASE REFER TO SITE PLAN NO. - 3.1 A 002 -

Proposed Outline Specification Notes - Housing Rev B - 29th August '06

Foundations -
All foundations are to be constructed in accordance with the requirements of TGD-A of the Building Regulations and in accordance with the design of the consultant structural engineer.

Radon -
All dwellings are to be provided with a radon protective membrane and proprietary sump installed in accordance with the manufacturer's specification and the requirements of the NHBGS and TGD-C.
The pipe terminal from the sump must be clearly marked in order to facilitate later activation should this prove necessary (in high risk areas as defined by the RPII this must be done prior to completion of the dwelling).

Ground Floor Slab (Ground Bearing) -
150mm Insitu concrete floor slab laid on 60mm Kingspan TF70 Insulation, (or equivalent) on continuous DPM/radon membrane, on sand blinding, on compacted hardcore + all in accordance with engineer's specification and detail.
Overall floor slab construction to achieve a minimum u-value of 0.25 in accordance with the requirements of TGD-L.

Damp Proof Courses -
All DPC's to be installed in accordance with the manufacturer's specification, the requirements of the NHBGS and TGD-C.

Party Wall Construction -
Party wall construction to comprise 215mm concrete blockwork with 19mm sand-cement scratch coat plaster and lightweight plaster finish alternatively the lightweight plaster can be replaced with 12.5mm plasterboard dry-lining attached directly to plaster (no cavity or gaps).
Minimum block density of 1860 kg/cm3 gives the required mass.
Compartmentation between dwellings (in roof spaces) to be achieved by continuation of party wall in accordance with the requirements of TGD-B & TGD-E of the Building Regulations and NHBGS recommendations.

Internal Stud Partitions -
Non Fire-Rated Partitions: 75x38mm s/w treated timber stud with 12.5mm plasterboard and skim finish to both sides,
30 Minute Fire rated Partitions: 75x38mm s/w treated timber stud with 12.5mm plasterboard and skim finish to both sides - no service penetrations, all in strict accordance with manufacturer's instructions,
60 Minute Fire rated Partitions: 75x38mm timber stud with 15mm Gyproc Fireline board and skim finish to both sides - no service penetrations, all in strict accordance with manufacturer's instructions.

Structural Timbers -
All structural timbers are to be designed and constructed in accordance with the requirements of TGD-A of the Building Regulations and the design of the consultant structural engineer. All strapping to be designed and installed in accordance with the requirements of the NHBGS.

Upper Floor Construction (Timber) - Within Dwellings
Either 19x100 T&G Boarding or 18mm structural plywood screw-fixed to timber floor joists to engineer's specification. All notching and drilling to be carried out in accordance with BS-444. Floor structure to be in accordance with the requirements of TGD-A and the NHBGS.

External Wall Construction (Blockwork Inner Leaf) -
Blockwork inner leaf with 100mm cavity part-filled with 60mm Kingspan TW50 insulation (or equivalent) and rendered blockwork/brick outer leaf. Ensure that movement joints are provided to blockwork not more than every 12m (and in accordance with the structural engineers specification & detail). Wall ties to be provided at min 900mm centres horizontally and 450mm centres vertically.
Overall wall construction to achieve a minimum u-value of 0.27 in accordance with the requirements of TGD-L of the Building Regulations.

External Wall Construction (Timber Frame) -
Timber frame to manufacturer's detail with 50mm ventilated and drained cavity and rendered blockwork/brick outer leaf. Timber frame comprising 140mm stud to have 60mm Kingspan TW55 insulation between studs. Cavity to have proprietary cavity vents provided at a maximum of 1500mm centres in outer leaf of masonry.
All timber to be treated in accordance with the recommendations of BS8417:2003 (Preservation of Timber - Recommendations).

Vapour barriers & breather membranes
Ensure that movement joints are provided to external blockwork not more than every 12m (or two houses). Wall ties to be provided at min 600mm centres horizontally and 450mm centres vertically.
Overall wall construction to achieve a minimum u-value of 0.27 in accordance with the requirements of TGD-L.
All timber frame structures must have a current Irish Agrément Certificate, to be produced prior to the commencement of construction.

External Render/Brick Finish -
External render to comprise self coloured render, such as Decorend by Weber Building Solutions, applied in accordance with manufacturer's recommendations. Colour to be approved in writing by architect prior to commencement of application. All external render to be carried out in accordance with BS5262:1991 (Code of Practice for External Rendering).
External brick finish to be selected and approved in writing by architect prior to commencement of brickwork. All brickwork to be carried out in accordance with BS 8000-3:2001 (Code of Practice for Masonry).

Lintols -
All lintols to engineer's specification and installed in accordance with the manufacturer's recommendations. Lintols to brick to be proprietary insulated pressed metal lintols, weep holes to brick at 450mm centres.

Roof -
Roof structure to be designed and installed in accordance with the requirements of TGD-A of the Building Regulations and the design of the consultant structural engineer.
Pitched roof to consist of selected roof tiles/slates on 50x32 treated timber battens on sarking felt (such as Protect VP400) on prefabricated roof trusses all installed in accordance with manufacturer's recommendations and the requirements of TGD-A and the NHBGS. All roofing materials to be installed in accordance with BS 5534:2003 (Code of Practice for Slating & Tiling).

Insulation to Roof Space (Unheated Roof Space) -
250mm Mov'Flex glasswool quilting to be laid between joists in accordance with manufacturer's specification to give a minimum u-value of 0.20 in accordance with the requirements of TGD-L. Ensure that proprietary eaves ventilators are used in order to ensure that adequate ventilation is maintained above the level of the insulation at all times.

Insulation to Roof Space (Dormer Roof) -
145mm Kingspan TP10 fitted between rafters to give a minimum u-value of 0.20 in accordance with the requirements of TGD-L. Ensure that a 50mm ventilated roofspace is maintained (between the rafters) above the insulation layer.

Fire Detection/Fire Safety -
All dwellings (up to and including three storeys above ground) to be provided with an LD2 fire detection system, as outlined in paragraph 1.5.5.2 of TGD-B or as required by the Fire Safety Certificate for the development.
All dwellings must comply with the requirements of TGD-B & BS5588-1:1990 (Fire precautions in the design, construction and use of buildings - Code of practice for residential buildings).

Electrical -
Design and Installation of electrical system to be carried out by competent electrical contractor. Electrical sub-contractor to be a registered member of RECI of ECSSA. Position of all electrical outlets and appliances to be agreed with the architect in writing prior to the commencement on installation.

Rainwater Goods -
Unless otherwise advised in writing by the architect, gutters to be Alumasc Aqualine guttering with 75x75mm Alumasc Flush/joint downpipes, RAL colour to be selected by architect and approved in writing prior to ordering. Rainwater system to be installed in accordance with manufacturer's recommendations.
Individual dwelling rainwater system to connect to site stormwater attenuation in accordance with engineer's specification and detail.

Sanitation -
All sanitary fittings connected to single stack drainage system to have deep seated anti-syphonage pipe located 75-100mm downstream of traps. Single stack drainage system to be designed and installed in BS-5572:1994. Access panels to be provided to all concealed pipework.

Ventilation -
Habitable Rooms: Permanent background ventilation of at least 6500mm2 & an opening window giving at least 5% of the floor area to provide rapid ventilation.
Kitchen/Bathrooms: Mechanical extract ventilation to levels outlined in TGD-F (in addition to rapid ventilation provision where external window available).
Roof Spaces: To be ventilated above insulation level in accordance with requirements of TGD-F & the NHBGS.

Windows & Screens -
Windows to be hardwood timber double-glazed windows fixed in accordance with manufacturer's recommendations. All glass below 800mm to be safety glass in compliance with requirements of TGD-K, where the design of a screen includes a plinth upstand the 800mm should be measured from the top of the upstand. All windows to bedrooms to have a clear opening section of at least 0.33m2 with minimum width and height of 450mm, in accordance with paragraph1.5.6 of TGD-B.
All windows and screens to comply with the requirements of TGD-B, TGD-K, TGD-L and the NHBGS.

Sound Transmission -
The recommendations of BS8233:1999 (Sound Insulation & Noise Reduction for Buildings - Code of Practice), the NHBGS and the requirements of TGD-E are to be implemented in full. A minimum airborne sound reduction of 54dB must be achieved between dwellings.

Note -
The above specification is an outline specification only. It is the responsibility of the Contractor to ensure that the construction of the Works complies with the Building Regulations and the requirements of the NHBGS. Where reference is made to a TGD this refers to the Current Technical Guidance Documents of the Building Regulations. It is the responsibility of the contractor to ensure that the most up-to-date revisions of the Building Regulations are used at all times.
All drawings are to be read in conjunction with the NHBGS (HomeBond) House Building Manual and the Building Regulations. a copy of each should be retained on site at all times for reference purposes.

REV	DATE	DRN	NOTES

DRG. SERIES

3.3 PLANNING APPLICATION

Unit Type: CC
Unit description: Community Centre
Total floor area m²: 245.m2
Unit number:

JOB
Residential Development
at Newcastle-Lyons South, Phase 1
Co. Dublin

CLIENT
Maplewood Developments Ltd.

DRAWING
PART V / COMMUNITY CENTRE
PLANS / ELEVATION / SECTION

DATE	27th October 2006	SCALE	1:100
DRN	ZS	CHECKED	PMCN

JOB NUMBER: 06-140J DWG NUMBER: ComCentre REVISION:

DETAIL NUMBER / LOCATION SHEET / DETAIL SHEET
DETAIL NAME
DETAIL SCALE

ANTHONY REDDY ASSOCIATES
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PROJECT MANAGERS
INTERIOR DESIGNERS
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web: www.anthonyreddy.com

ORIGINAL SHEET SIZE = A1