

- Construct new intermediate structural floor within the existing training room to form approximately 278m² of additional first floor office accommodation.
- Existing suspended ceilings to areas indicated to be carefully removed and closed off of site. Existing partitions to be cut down to suit the new floor level where required.
- New structural steelwork comprising universal columns, universal beams, SHS columns, pad foundations and all associated connections in accordance with the Structural Engineer's drawings and specifications.
- New timber floor bridging comprising 225 x 44mm C18 timber joists at 400mm centres, bracing, joist hangers, flooring and associated structural components in accordance with Structural Engineer's details.
- New compartment floor to achieve 60 minute fire resistance, complete with acoustic insulation, resilient bars and fire-rated plasterboard ceiling system in accordance with the project fire strategy and manufacturer's certified system.
- Provide all fire stopping to structural penetrations, junctions and service ducts to maintain the integrity of all fire resisting elements.
- Construct new internal metal stud partitions and protected corridor walls complete with acoustic insulation and fire-rated plasterboard systems to manufacturer's certified details.
- Construct new fire-rated shaft wall enclosure to the platform lift using proprietary certified shaft wall system to achieve the required fire resistance.
- Supply and install new enclosed 500kg platform lift, complete with lift shaft, controls, emergency lowering, builder's work, testing, commissioning and certification.
- Form new lift opening through intermediate floor and provide all trimming steelwork and structural alterations required.
- Install new suspended plasterboard ceilings beneath the intermediate floor complete with access panels where required.
- New first floor office accommodation to be receive plastered and painted finish, finishes, suspended ceiling, floor finishes, electrical services, heating alterations and data installations.
- Form new openings and install new thermally broken aluminium windows and doors as indicated on the drawings.
- Carry out all associated mechanical and electrical alterations including lighting, emergency lighting, fire alarm modifications, data cabling, small power and lift electrical supply.
- Remove all dust and debris and make good existing construction affected by the works.
- Remove all waste materials from site and leave the works clean and ready for occupation.

- All works shall be carried out in accordance with the Contract Drawings, Specifications, Structural Engineer's Drawings, Fire Safety Certificate, Disability Access Certificate, Building Regulations, current Technical Guidance Documents, Irish Standards, EN Standards, Health & Safety legislation and all other applicable codes of practice.
- The Contractor shall verify all dimensions on site prior to commencement of the works. Any discrepancies shall be reported to the Architect/Engineer's Representative before proceeding.
- The Contractor shall allow for all labour, materials, plant, temporary works, access equipment, scaffolding, lifting equipment, temporary weather protection, testing, commissioning, certification, making good and all ancillary works necessary to complete the project.
- The existing building shall remain protected throughout the works. The Contractor shall ensure that the existing finishes, services and building elements to remain and make good any damage arising from the works.
- The Contractor shall maintain the integrity of all existing fire compartments during construction. All penetrations through fire-resisting construction shall be sealed using certified proprietary fire stopping systems installed in accordance with the manufacturer's recommendations.
- Structural steelwork shall be fabricated, galvanised or painted as specified, erected in accordance with the Structural Engineer's drawings and certified by the Structural Engineer upon completion.
- All new timber shall be strength graded, pressure treated where required and installed strictly in accordance with the Structural Engineer's details.
- All proprietary systems including plasterboard systems, fire-rated partitions, shaft walls, suspended ceilings, fire stopping systems and platform lift installations shall be installed strictly in accordance with the manufacturer's certified details and recommendations.
- Fire doors, glazing, ironmongery, door closers, smoke seals and intumescent seals shall be installed strictly in accordance with the Door Schedule and certified fire test evidence.
- Mechanical and Electrical installations shall be carried out by competent specialist subcontractors and shall include all testing, commissioning and certification. Alterations to the existing fire alarm, emergency lighting and electrical installations shall be completed without compromising the operation of the existing systems.
- All new windows and external doors shall achieve the specified thermal performance and weathering details and shall include all flashings, DPCs, cavity closers, insulation and making good.
- The Contractor shall remove all demolition material and surplus material from site to a licensed waste facility and shall maintain the site in a clean and safe condition throughout the works.
- Upon completion, the Contractor shall provide all commissioning records, operation and maintenance manuals, warranties, test certificates, fire stopping certification, electrical certification, lift certification, as-built drawings and all other relevant documents to the Architect/Engineer.
- The Contractor shall inspect the existing building prior to tender and shall be deemed to have satisfied themselves as to the nature, extent and complexity of the works. No additional payment shall be made for matters which could reasonably have been identified during a site inspection.

- DO NOT SCALE FROM THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT / EMPLOYER'S REPRESENTATIVE BEFORE PROCEEDING.
- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DRAWINGS, SPECIFICATION, STRUCTURAL ENGINEER'S DRAWINGS, BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENTS, FIRE SAFETY CERTIFICATE, DISABILITY ACCESS CERTIFICATE, CURRENT IRISH STANDARDS, EUROCODES AND ALL RELEVANT STATUTORY REQUIREMENTS.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO TENDER AND SHALL BE DEEMED TO HAVE SATISFIED THEMSELVES AS TO THE NATURE, EXTENT AND COMPLEXITY OF THE WORKS.
- THE CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL WORKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL MATERIALS SHALL BE NEW, OF MERCHANTABLE QUALITY, FIT FOR PURPOSE AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT RECOMMENDATIONS.
- ALL STOPPING SYSTEMS SHALL BE INSTALLED USING COMPONENTS FROM THE SAME MANUFACTURER TO ENSURE FULL SYSTEM CERTIFICATION.
- ALL STRUCTURAL WORKS SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND SPECIFICATION.
- ALL FIRE STOPPING SHALL BE CARRIED OUT USING CERTIFIED PROPRIETARY FIRE STOPPING SYSTEMS. FIRE RESISTANCE OF ALL COMPONENTS SHALL BE AS STATED AT THE TIME.
- ALL FIRE DOORS, GLAZING, IRONMONGERY, DOOR CLOSERS, SMOKE SEALS AND INTUMESCENT SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DOOR SCHEDULE AND RELEVANT FIRE TEST CERTIFICATION.

600mm
x600mm
Armstrong
suspended
ceiling.

Cavity closers
to top of wall
and around
windows. —

New thermally broken aluminium windows complete with insulated cavity closers, DPCs, PPC aluminium cills, flashings, insulated lintels, airtight seals and making good. Install P.C. concrete lintels overhead. —

Insulated
plasterboard to
external walls

New structural floor loading and deflection criteria shall be as detailed on the Structural Engineer's drawings. No drilling, notching or alteration of structural members permitted without written approval. _____

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Item	Addition
Paint	Dulux Trade Diamond Matt or equal approved
Walls	Prepare and fill existing surfaces before decoration
Ceilings	White finish unless noted otherwise
Doors	Factory primed hardwood door frames
Timber	Knot, prime and undercoat before finish coat

FIRST FLOOR	CELINGS	WALLS	FLOORS	SKIRTING	ARHITRAVE
CORRIDORS	Grid metal ceiling suspended from fire rated ceiling overhead.	Metal stud partitions with plasterboard, skim coat finish	Sheet Marmoleum by Forbo, colour to be confirmed	Coved Marmoleum skirting, 150mm high	125mm Bull nose architrave, primed and painted
OFFICES	Grid metal ceiling suspended from fire rated ceiling overhead.	Metal stud partitions with plasterboard, skim coat finish	Sheet Marmoleum by Forbo, colour to be confirmed	Bullnose timber skirting, 150mm high, primed and painted	125mm Bull nose architrave, primed and painted
GROUND FLOOR					
CORRIDORS	Grid metal ceiling suspended from fire rated ceiling overhead.	Metal stud partitions with plasterboard, skim coat finish	Sheet Marmoleum by Forbo, colour to be confirmed	Coved Marmoleum skirting, 150mm high	125mm Bull nose architrave, primed and painted
Existing Rooms affected by works	Skim coat finish to underside of new compartment floor.	Make good to any affected areas, repaint all walls.	Make good to areas around new columns	Repaint all existing skirting	Repaint all existing Architrave
TRAINING ROOM	Grid metal ceiling suspended from new compartment floor overhead.	Make good to any affected areas, repaint all walls.	New Sheet Marmoleum by Forbo, colour to be confirmed	Coved Marmoleum skirting, 150mm high	New 125mm Bull nose architrave, primed and painted

1 : 100

Remove suspended
metal ceiling —

EXISTING CEILINGS TO BE REMOVED

Existing Ceiling consists of 12.5mm plasterboard fixed to the underside of timber joists hung and propped from steel portal frame

- Vapour control layer to be installed at ceiling level.
- Seal all junctions airtight.
- Maintain continuity of insulation.
- Provide Proprietary cavity barriers at junctions

Suspended Grid ceiling to all areas at first floor level. 600 x 600 exposed grid suspended ceiling complete with acoustic tiles, galvanised suspension system, perimeter trim, access panels and all associated supports.

Cavity barriers to be installed at top of wall

Sloped sections to have 100mm PIR between joists with insulated plaster board beneath.

New Compartment Floor -
Product Substantiation Report -
C204006

New suspended ceiling to be fitted beneath in training room. In other areas, all fixtures and fittings to be surface mounted.

- New compartment floor to achieve 60 minute fire resistance in accordance with TGD B.
- New corridor walls to achieve 60 minute fire resistance.
- New lift installation to comply with TGD M, EN 81-41 and manufacturer's requirements.
- New windows and external door to achieve U-value in accordance with TGD L.



PROJECT

Gort Road Training Centre

TITLE

Sections

CLIENT

Corlann Clare

DRAWN BY
IS

CHECKER
CheckerDATE
07/15/26

SCALE (@ A1
As indicated

PROJECT NUMBER
26CORC-002

DRAWING NUMBER
26/D-07-005

REV