

EXTERNAL WALLS:

All external wall construction to comply with the requirements of TGD Part A 2012, Part C 1997, Part L 2022 and subsequent revisions.

Thermal blockwork:

All thermal blockwork to inner leaf of external walls to be 100mm. Internal walls to have first courses above DPC level at ground floor constructed of 100mm thermal blocks.

For thermal blockwork 1:1:6 Cement/lime/sand mix must be used above dpc level – 1:4 cement/sand with plasticizer is to be used for below dpc level. Moistened lime to form a lime putty before adding the cement and sand.

A dash of mortar mix may be added. If necessary, dampen the blockwork with a brush to overcome surface absorption before laying the mortar. Alternatively other designation III readymix mortar can be used as listed in BS 5628-3:2005 Code of practice for the use of masonry – Materials and components, design and workmanship.

uPVC triple glazed windows (or similar approved) frame and glass combined u value 0.13 W/m²/k

Provide cavity closer to window jambs head and sill fixed in accordance with manufacturers instructions

VAPOUR/AIRTIGHTNESS BARRIER:

Vapour/ airtightness barrier to be placed on warm side of insulation above ceiling level and fixed according to manufacturer's instructions including connection to all tapes as indicated on detail sheets. All joints and penetrations to be taped using moisture- resistant tape as specified by vapour/ airtightness barrier manufacturer.

Finished screed, left ready to receive carpet - carpet not included in the contractor's works

Existing 3 No. heat pump units and associated pipework to be carefully removed and relocated as required to suit the proposed works, including all necessary disconnection, modification, reconnection and recommissioning.

MAIN EXTERNAL ENTRANCE DOOR:

Provide a 1200mm x 1200mm clear level area in front of door (see site layout). Door to have a clear opening width of 800mm with a maximum threshold of 15mm in accordance with Section 3 of TGD part M 2022 (access for the disabled)

Provide reinforced concrete window cills with dpc to underside, back and sides of concrete. Provide insulation behind cill. Cills 75mm deep at front of cill

WINDOWS:

All windows to comply with the requirements of TGD Part B 2017, Part L 2022 and subsequent revisions.

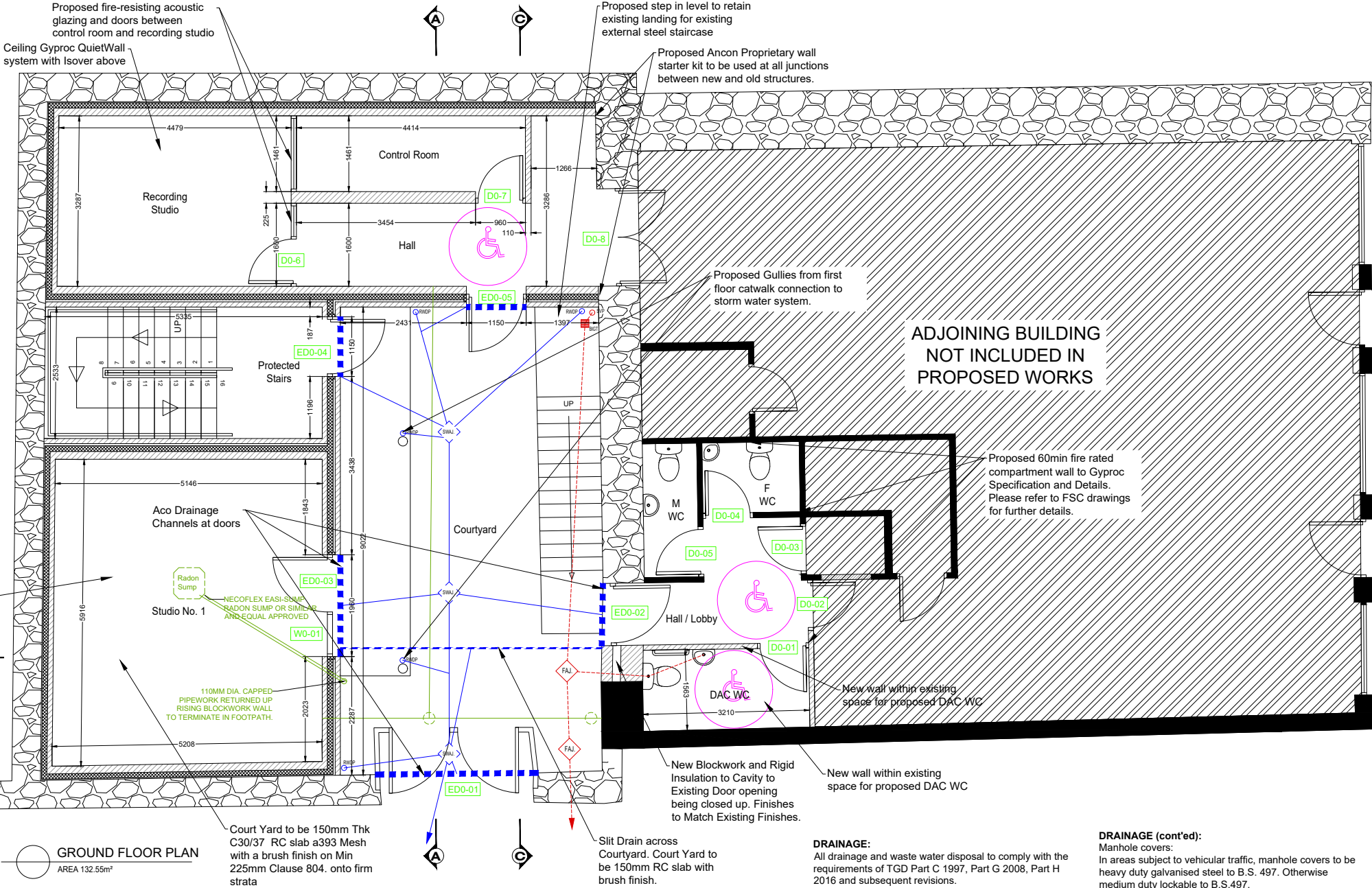
All windows to be fitted with restrictors to limit the opening angle of the window. Restrictors to capable of release in emergency escape situation. Glass below 0.8m high in windows to be safety glass to B.S. 6206 Class C. Windows to be thermally broken uPVC, triple glazed, argon filled (low E, en = 0.05, soft coat) with a gap of 16mm or greater (U-Value of 0.13W/m²K).

Window boards to be 25mm thick MDF to be sanded, primed and painted with 3 no. coats dulux white paint or other approved.

CAVITY TRAYS:

Proprietary pvc stepped cavity trays shall be provided in all external walls at abutments etc. in conjunction with any upstand flashings on outer face of wall. Cavity trays to B.S. 5628: PT3 2001 and subsequent revisions.

Proposed fire-resisting acoustic glazing and doors between control room and recording studio
Ceiling Gyproc QuietWall system with Isover above



GROUND FLOOR PLAN
AREA 132.55m²

ACCESSIBILITY - SWITCHES, SOCKETS & DOOR HANDLES:

All switches to comply with the requirements of TGD Part M 2022 and subsequent revisions.

All light switches & door bell to ground floor to be located at a height of between 900mm and 1200mm above finished floor level.

Sockets should be 400mm -1200mm above finished floor level

All door handles to ground floor to be located at a height of between 900mm and 1200mm above finished floor level. All ironmongery to be suitable for operation by disabled persons.

VENTILATION:

Ventilation to mechanical engineers details

LEADWORK:

Lead sheets to conform to BS1178. Lead soakers to be code 3 (green colour) Lead flashings to be code 4 (blue colour) Lead valleys to be code 5 (red colour) All leadwork to be given coat of patination oil in accordance with manufacturers instructions. Contact between dissimilar metals is to be avoided.

TOP STOREY CEILINGS:

All top storey ceiling construction to comply with the requirements of TGD Part L 2022 and subsequent revisions.

ROOF CONSTRUCTION:

All roof construction to comply with the requirements of TGD Part A 2012, Part L 2022 and subsequent revisions.

STRUCTURAL TIMBERS:

All structural timbers to be M.S.S. Grade and to be stamped as such to strength Class C16 unless otherwise stated. All such timbers to be pressure impregnated with all cut edges being retreated with approved preservative before fixing.

All structural timber members shall be in softwood or whitewood european spruce or equal. All roof timbers are to be preservative treated against woodworm and fungus attack by double vac- vac process or other equal and approved.

Approved over fascia ventilator with gutter bracket spacers. Provide continuous rafter roll with eaves skirt all fixed in accordance with manufacturers instructions.

uPVC gutters to be half round 150mmx75mm. color to be approved by client

19mm thick uPVC clad treated timber fascia & soffit.

GROUND FLOOR BUILD UP

u-value 0.13 w/m² k
floor to be unfinished unless otherwise specified
75mm screed
500 gauge visqueen membrane
150 mm pir insulation
monarflex rmb radon membrane 25mm at perimeter edge
one radon sump per house
reinforced concrete slab (see eng. detail)
50mm t3 sand blinding (see eng. detail)
200mm hardcore (see eng. detail)

EXTERNAL WALL FINISH:

Precoloured render system with silicone resin based render finish.

INTERNAL WALL FINISH:

Walls to have plaster and skim finish.

INTERMEDIATE CEILINGS:

Bond and skim finish on 15mm plasterboard generally.

EXTERNAL WALL BUILD UP

u-value 0.16 w/m² k
20mm sand & cement render finish. all products to be applied to manufacturers specification.
100mm dense concrete block outer leaf
110mm min. cavity insulation
40mm max. cavity
100mm dense concrete block inner leaf
13mm internal plaster finish
3 coats of acrylic emulsion paint to skim finish

New Blockwork and Rigid Insulation to Cavity to Existing Door opening being closed up. Finishes to Match Existing Finishes.

Slit Drain across Courtyard. Court Yard to be 150mm RC slab with brush finish.

DRAINAGE:

All drainage and waste water disposal to comply with the requirements of TGD Part C 1997, Part G 2008, Part H 2016 and subsequent revisions.

New installation to be separate soil and surface water system generally. Trenches to be excavated in straight lines and to even gradients, being nowhere less than 1:40 and to be sufficient width to allow for pipes to be properly laid and jointed but nowhere less than 400mm. Trenches to be nowhere lower than the foundation level without express approval of the architect. All pipes, branches, connections and fittings to be uPVC incorporating push fit elastomeric seal joints with 100mm expansion gaps.

All pipes to be laid on min. 150mm thick bed of selected granular material, true to line and to regular even and proper falls.

Pipes to be back filled with 150mm selected fill or granular materials and not less than 300mm thick layer of selected fill. Free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen materials and vegetable matter.

Side cover shall be 150mm or the diameter of the pipe, whichever is greater. Backfilling shall not displace the drain from its line and level and shall not be compacted in layers. Mechanical compaction equipment shall not be used above the top of the drain. Depth of cover for flexible pipes to be min. 600mm under vehicle areas and min. 300mm under other areas up to a max. 10m under all areas.

Private drains will have an inspection chamber within 12 metres of a connection to or at its junction with a public sewer.

All foul drainage under floors, to paved areas subject to vehicular traffic or where less than 450mm deep to be protected by 150mm pea gravel with 150mm concrete slab over and backfilled (pipes to be first wrapped in felt and expansion joints at 6m spacings). All elbows in wastes to be fitted with rodding eyes. Gullies to foul drainage to be HBI type with 100mm diameter branch to appliance to take waste. Wastes of appliance not to be smaller than outlet in each case. All pipes and fittings to foul drainage to comply with BS 4660:1989. Foul gullies to be back inlet type with 100 diameter branch taken underfloor to position of appliance. Waste to be not less diameter than outlet with increases in size where necessary to prevent siphonage.

DRAINAGE (cont'ed):

Manhole covers:
In areas subject to vehicular traffic, manhole covers to be heavy duty galvanised steel to B.S. 497. Otherwise medium duty lockable to B.S.497.

Manhole covers to be as follows:

Location:	Type:
Pedestrian/landscaped areas:	A15
Car Parks/footpaths/private drives:	B125
Public roads/parking areas:	D400
Areas subject to high wheel loads:	F900

Sanitary pipework:

All sanitary pipework to be uPVC and all traps to be plastic. All WC discharge pipes to be 100mm Ø.

Soil vent pipes:

100mm PVC soil vent pipe, with wire cage, projecting 1m above window heads. If within building, covered with 12mm plywood, screwed to allow access, packed with fibre glass insulation around soil pipe within access chamber.

GROUND FLOOR BUILD UP

u-value 0.13 w/m² k
floor to be unfinished unless otherwise specified 75mm screed
500 gauge visqueen membrane
150 mm pir insulation
monarflex rmb radon membrane 25mm at perimeter edge
one radon sump
reinforced concrete slab (see eng. detail)
50mm t3 sand blinding (see eng. detail)
200mm hardcore (see eng. detail)

NOTES

GENERAL NOTES:

- FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING.
- ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE.
- ENGINEER/EMPLOYERS REPRESENTATIVE, AS APPROPRIATE, TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES BEFORE ANY WORK COMMENCES.
- THE CONTRACTOR SHALL UNDERTAKE A THOROUGH CHECK FOR THE ACTUAL LOCATION OF ALL SERVICES/UTILITIES, ABOVE AND BELOW GROUND, BEFORE ANY WORK COMMENCES.
- ALL LEVELS SHOWN RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD
- REFER TO ARCHITECT'S DRAWINGS FOR ALL SETTING OUT DIMENSIONS, AND FOR WALL POSITIONS.
- REFER TO ARCHITECT'S AND M&E ENGINEER'S DRAWINGS FOR ALL RADON SUMP, UNDERGROUND SERVICES & OPENING IN FLOOR SLAB FOR SERVICES.

FIRE PROTECTION:

ALL WORKS, MATERIALS, COMPONENTS AND CONSTRUCTION DETAILS SHALL COMPLY WITH THE CURRENT REQUIREMENTS OF THE BUILDING REGULATIONS, INCLUDING TECHNICAL GUIDANCE DOCUMENT 8 – FIRE SAFETY. THE APPROVED FIRE SAFETY CERTIFICATE AND ASSOCIATED DRAWINGS/REPORT, AND ALL RELEVANT IRISH, EUROPEAN AND HARMONISED STANDARDS.

ALL FIRE-RATED WALLS, FLOORS, CEILINGS, DOORS, STRUCTURAL ELEMENTS, SERVICE PENETRATIONS, CAVITIES, DUCTS AND SHAFTS SHALL ACHIEVE THE SPECIFIED FIRE-RESISTANCE PERFORMANCE. ALL PENETRATIONS THROUGH FIRE-RESISTING CONSTRUCTION SHALL BE APPROPRIATELY FIRE-STOPPED AND SEALED USING TESTED AND CERTIFIED PROPRIETARY SYSTEMS, INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

NO ALTERATION, SUBSTITUTION OR OMISSION WHICH MAY AFFECT THE APPROVED FIRE SAFETY STRATEGY, COMPARTMENTATION, MEANS OF ESCAPE OR FIRE RESISTANCE SHALL BE CARRIED OUT WITHOUT PRIOR APPROVAL FROM THE DESIGN TEAM / FIRE SAFETY CONSULTANT. AIRTIGHTNESS:

SEAL ALL JUNCTIONS BETWEEN WALL, FLOOR & ROOF AIR BARRIERS WITH APPROVED AIR TIGHTNESS TAPES / SEALANTS. ALL PENETRATIONS THROUGH AIR BARRIER TO BE SEALED USING APPROVED AIR TIGHT SEALANTS / TAPES. ALL JUNCTIONS BETWEEN EXTERNAL WINDOW/ DOOR FRAMES AND AIR TIGHTNESS WALL/ ROOF LAYERS TAPED / SEALED WITH APPROVED AIR TIGHT SEALANTS / TAPES EXTERNAL INSULATED MASONRY CAVITY WALL INNER LEAF WITH MIN 10MM AIR TIGHT SCRATCH COAT (13MM MIN THICKNESS ON PARTY WALLS) PROPRIETARY AIRTIGHTNESS MEMBRANES AND TAPES TO PROVIDE AIR TIGHTNESS AND VAPOUR CONTROL TO INSULATED TIMBER

INTERNAL TIMBER STUD PARTITIONS: (Where Applicable)

TIMBER STUD WALL AS PER STRUCTURAL ENGINEERS SPECIFICATION WITH 12.5MM TYPE A PLASTERBOARD AS PER DCC ARCHITECTS PLASTERBOARD LAYOUT PLANS. MOISTURE RESISTANT VERSION OF PLASTERBOARD TO BE USED IN ALL WET AREAS. WHERE STUD PARTITIONS RUNS PARALLEL TO FLOOR/CEILING JOISTS, ADDITIONAL NOGGINGS @400C/C SHOULD BE PROVIDED BETWEEN THE JOISTS TO ALLOW FOR ADEQUATE HEAD FIXING. A DOUBLE SOLE PLATE TO BE PROVIDED WHERE PARTITION RUNS PERPENDICULAR TO JOISTS AS PER ENGINEERS SPECIFICATION AND DETAIL. ACOUSTIC PARTITION MINERAL GLASS FIBRE INSULATION PACKED TIGHTLY BETWEEN TIMBER STUDS IN ALL BEDROOMS AND BATHROOMS.

TABLE OF REQUIRED U-VALUES, Y-VALUES AND AIRTIGHTNESS	
FLOORS	0.13W/M ² K MAX U-VALUE
CAVITY WALL	0.16W/M ² K MAX U-VALUE
ATTIC INSULATION	0.12W/M ² K MAX U-VALUE
EXTERNAL WINDOWS/DOORS	0.13W/M ² K MAX U-VALUE
MAX AIR PERMEABILITY	3M ³ /H/M ²
MAX THERMAL BRIDGING FACTOR	Y = 0.08W/M ² K

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Client:

Sligo County Council

Project
Transformative works at The Nest,
Quay Street, Sligo F91 K79P

Stage:

Tender

Title:

Proposed Ground Floor Plan

Drawn: A.P	Checked: E.H	Scale: A.S. @ A3	Date 18.08.'26
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Drawing No. 0690-MFA-XX-ZZ-DR-A-600-1010	Revision T.01
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