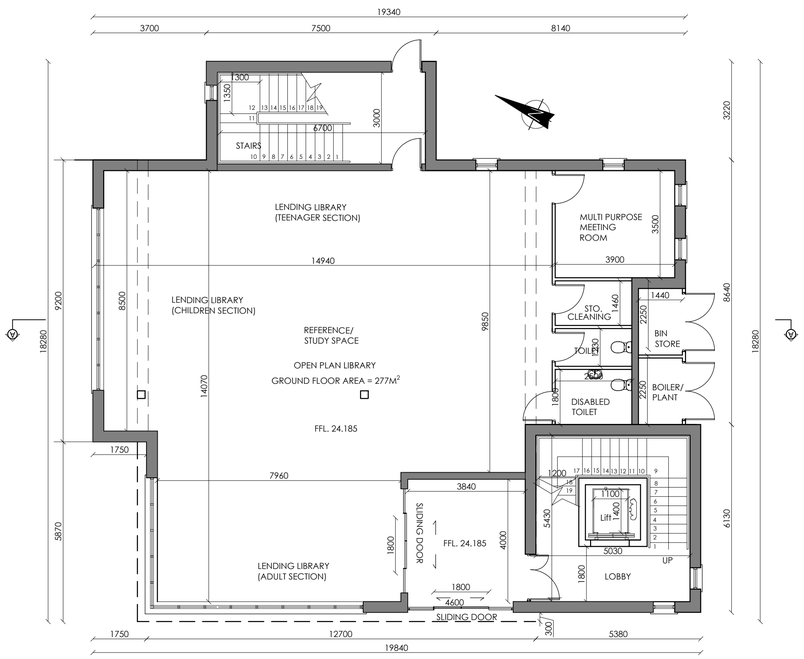
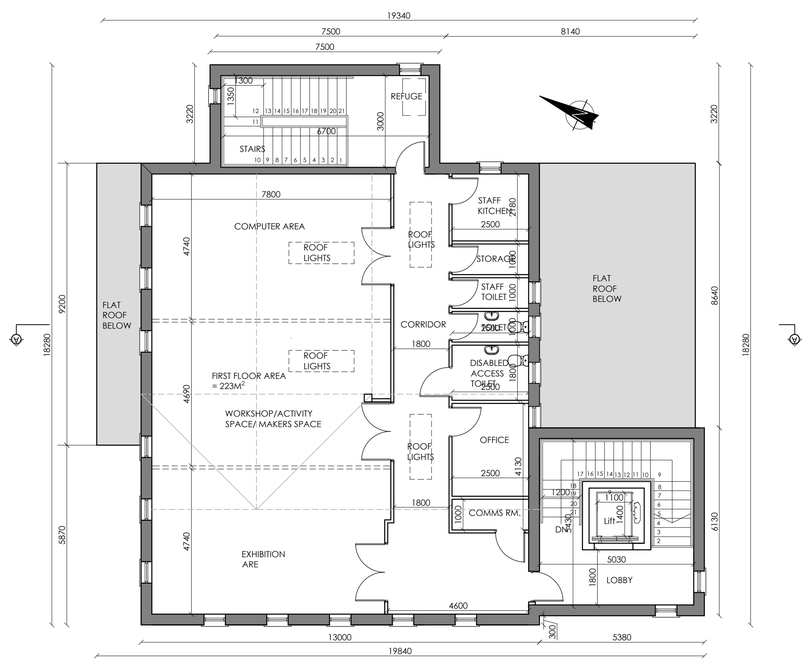
DRAWING NO.
19424-PLA-001

PROPOSED OPEN LIBRARY BUILDING AT DRUMAHAIRE, DROMAHAIR, CO. LEITRIM

PROPOSED GROUND FLOOR AREA = 277m²
PROPOSED FIRST FLOOR AREA = 223m²
TOTAL FLOOR AREA = 500m²



PROPOSED LIBRARY GROUND FLOOR PLAN
SCALE 1:100



PROPOSED LIBRARY FIRST FLOOR PLAN
SCALE 1:100

PRELIMINARY CONSTRUCTION SPECIFICATION

Roof construction:
Selected blue/black slate roof to match existing development on treated timber slating battens on selected breather membrane fixed to hipped roof trusses to engineers design.

Ceiling /Attic Construction
12.5mm gypsum wallboard with skim plaster finish fixed to 150 x 44 ceiling joists with air tihtness membrane between. Mineral fibre insulation to be fitted between ceiling joists with a further layer laid perpendicular over to achieve required U-Value. Attic to be floored to water storage tanks and plant. provide weather sealed, insulated attic hatch with integrated ladder.

External Walls
Walls to be finished externally with selected coloured pre-pigmented render and metal cladding on selected walls. External wall construction to be generally 100mm external leaf of blockwork with 100mm cavity with either fully pumped insulation *OR* rigid insulation board to give a thermal conductivity of 0.033W/m²K. Inner leaf to be 215mm concrete blockwork with lightweight thermal blockwork as required at junctions to comply with DOE approved thermal bridging details. All external walls to achieve required U-Value and air tightness rating.

Wall ties to be provided at maximum 750mm horizontal centers and 450mm vertical centers and in every course around window and door opes. Wall ties to be stainless steel twist type unless otherwise specified and comply with IS268. Cavity to be kept clear of mortar droppings throughout.

Ceiling joists and rafters to engineers specification to be fixed to walls using proprietary galvanized steel joist hangers. Building joists into blockwork to be avoided. Wall plate to be 100 x 75mm treated timber bedded in mortar and strapped to internal leaf of external walls at maximum 2m centers using 30mm x 2.5mm galvanized steel straps to extend over minimum 2 courses of blockwork. Proprietary L-straps to be used on gable walls at minimum 2m centers and extending over 2 rafters.

Internal Walls
Internal walls to be 100 x 215 x 440mm 7.5n concrete blockwork with 10mm horizontal and vertical mortar joint finished both sides with skim coat plaster on "Gypsum Hard coat" or similar approved coat. Stud partitions to be 100 x 44mm studs at max 400 c/c finished both sides with 12.5mm plasterboard slabs and skim plaster finish. "Rockwool" or similar sound insulation to be incorporated into stud partitions around bathrooms and toilets to Irish Building Regulations TGD part E. foil backed plasterboard slabs to ceilings above wet areas. "gyproc water resistant" or similar plasterboard to all walls in wet areas.
All plastered walls and ceilings to be finished internally with 3 no. coats "dulux" satin emulsion paint, colour to clients specification. 150mm high Tiled splashbacks to be provided behind all wash hand basins, baths and above kitchen and utility worktops to clients approval. Walls behind showers to be tiled to a height of 2.1 m and tanked to shower tray/bath. Tiling shall include all colour matched pvc capping, corner and trim pieces.

Party Wall Construction
Party walls between houses to be 100 x 215 x 440mm dense concrete blockwork, 215mm wide, with 10mm horizontal and vertical mortar joint. Walls either side to be finished in "Gyproc Quiet" or similar air tightness layer. Vertical timber battens to be mechanically fixed to party wall on sound absorbant quilt insulation and slabbed with 12.5mm plasterboard finished in skim coat plaster. All joints in plasterboard to be taped and skimmed. External wall cavity at junction with party wall to be closed completely using Vertical fire stopping cavity barrier as per "Rockwool TCB Cavity Barrier." There shall be no penetrations for sockets or services in the party wall. All voids to be filled with proprietary fire stopping material.

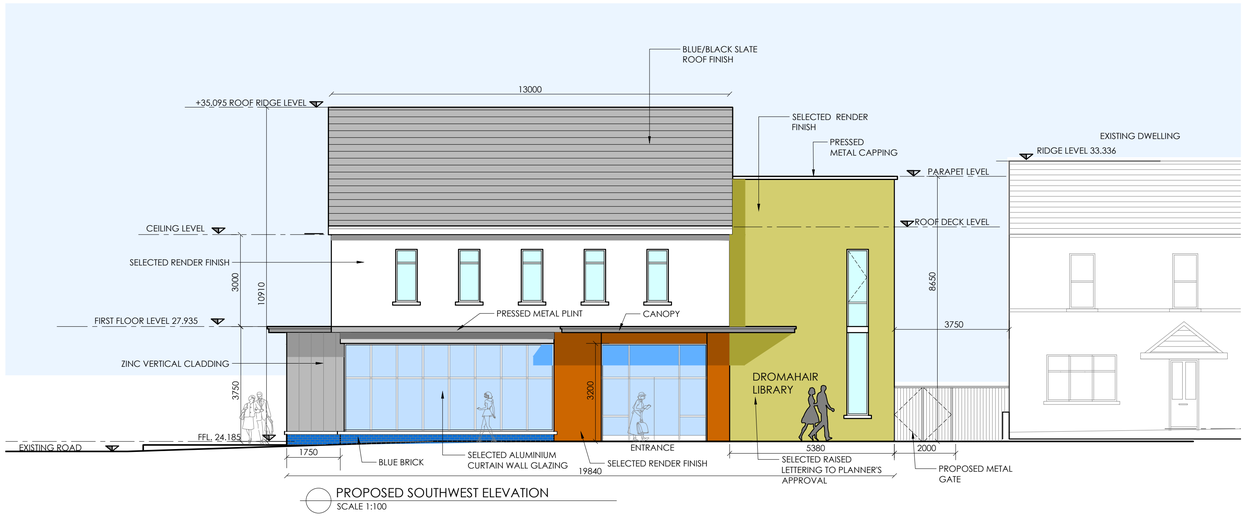
Ground floor slab
Selected floor finish on 75mm concrete screed . 1000 gauge Vapour check layer on 150mm "*Xtratherm Thin-R Hyfloor*" or similar approved rigid floor insulation. 2000 gauge reinforced radon barrier with all joints lapped and sealed on 150mm 25N concrete floor slab reinforced with A393 reinforcing mesh to have min. 50mm concrete cover in all areas. Reinforcing to be supported using non-hydroscopic materials. minimum of 250mm consolidated hardcore compacted in layers of 200mm using 10 ton vibrating roller. Radon sump to be provided to all houses, max. 12m from external wall, to be piped to outside and capped at footpath level.

PRELIMINARY M&E SPECIFICATION

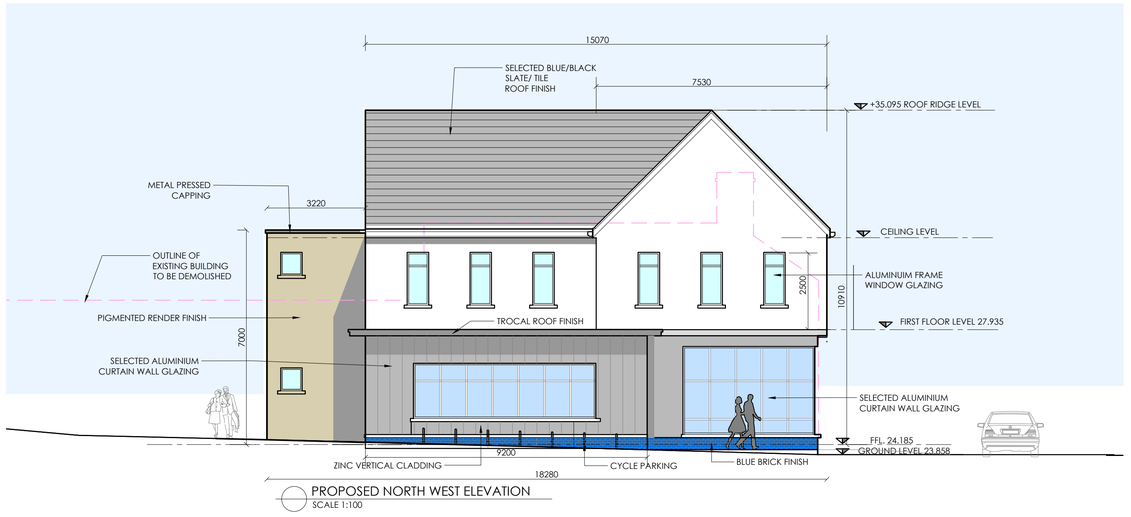
Fire detection & alarm
Fire detection and alarm system to be provided as per IS:3218-2013. System to be grade D system i.e. An installation of self-contained mains-powered smoke & heat alarms each provided with an integral standby power supply. Where multiple units are provided all devices shall be interconnected so that detection of fire by any one unit will provide an audible alarm from each unit. Installation interconnections may be by radio or wiring. Where radio interconnection is used, manufacturer's recommendations on testing of signal strength/reception at each device shall be carefully followed and records kept.

Smoke /heat alarms should be sited according to the following provisions:
(a) In circulation areas, no door to a habitable room should be further than 7.5 m from the nearest smoke alarm.
(b) Smoke and heat alarms should preferably be fixed to the ceiling, at least 300 mm from any wall or light fitting. The method of fixing and location/spacing should take into account instructions provided by the manufacturer of the alarms.
(c) It should be possible to reach all smoke and heat alarms to carry out, easily and safely, routine maintenance such as testing and cleaning. Instructions on maintenance requirements should be provided with all smoke alarm systems.
(d) A heat detector is to be provided in kitchen areas in accordance with the relevant provisions of I.S. 3218: 2013.
(e) All smoke detectors to be mains powered with battery back-up. All batteries to be "10 year" type

Ventilation
Demand control ventilation system to be designed and fitted to dwellings. Mechanical extract unit to be mounted in attic space, accessible by travel boards, with extract vents to Wcs, bathrooms, en-suites, kitchens and utility rooms and passive intake vents fitted to all habitable rooms. Extract vents to be controlled by sensor and to activate on detection of foul air or elevated humidity.



PROPOSED SOUTHWEST ELEVATION
SCALE 1:100



PROPOSED NORTH WEST ELEVATION
SCALE 1:100

NOTES :

This drawing is copyright and may not be copied or altered without permission.
Use only figured dimensions. Do not scale this drawing.
The contractor is responsible for checking all dimensions on site prior to construction.
The Architects are to be notified of any discrepancies prior to work commencing.
Levels and contours, shown on drawings, are relative to local datum unless specified

REVISION:	DATE:	DESCRIPTION:	INITIAL:

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CLIENT : LEITRIM COUNTY COUNCIL
PROJECT : Proposed Open Library Building
ADDRESS : Drumahaire, Dromahair, Co. Leitrim
DRAWING : **PROPOSED FLOOR PLANS & ELEVATIONS**
JOB REF: 20455
SCALE: 1:100
DRAWN BY: RN
DATE: 1-Oct-20
REV:
DWG. NO. : **20455-PLA -001**

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