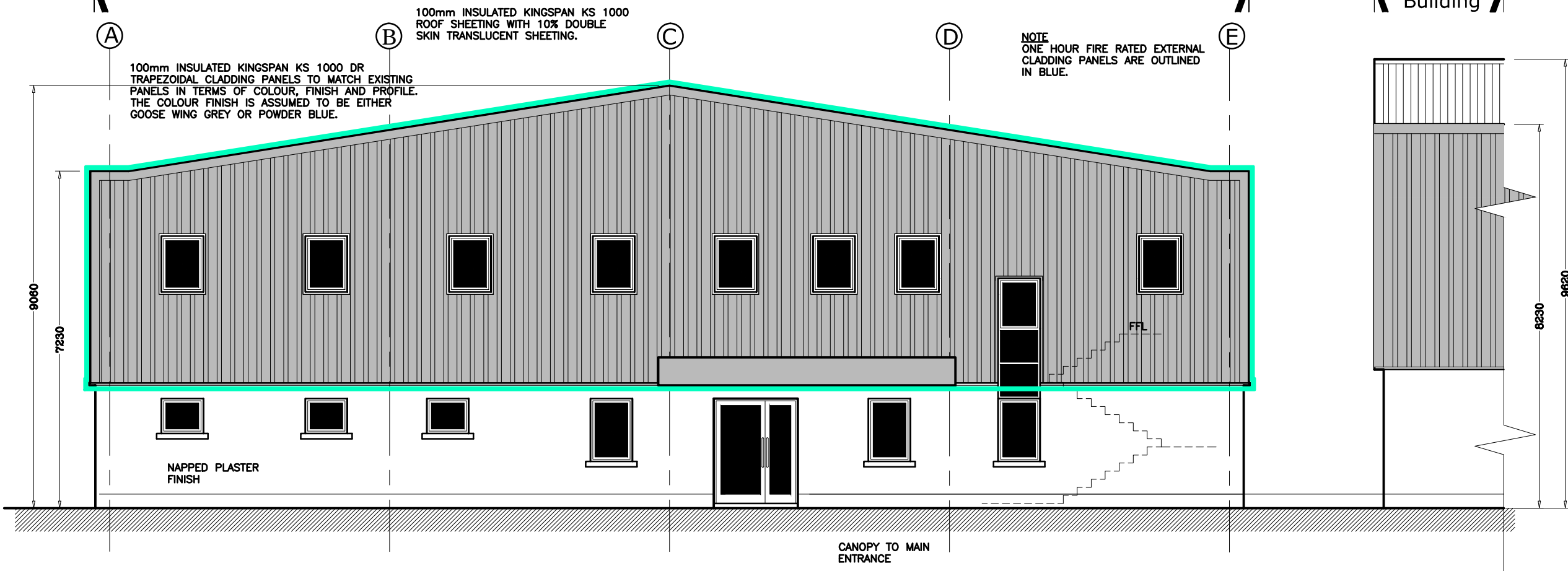


Proposed Building

Existing Building



FRONT ELEVATION (North West) 1:100

FOR THE PURPOSE OF PRICING THE FOLLOWING DIMENSIONS ARE TO BE ASSUMED. THE SITE IS TO BE EXCAVATED TO 1450mm BELOW EXISTING GROUND LEVEL TO RECEIVE THE RAFT FOUNDATION. EXCAVATE A FURTHER 100mm BELOW THIS LEVEL FOR PAD FOUNDATIONS AND THE LIFT SHAFT BASE, BRING UP PAD AND LIFT SHAFT BASE IN 15% LEAN CONG. TO FORMATION LEVEL.

THE GAP BETWEEN THE CLADDING AND ALL 800mm HIGH BLOCK WALLS AT FIRST FLOOR LEVEL ARE TO BE CLOSED WITH PROPRIETARY AIR TIGHT MEMBRANE AND DOUBLE SIDED TAPE. PROVIDE PRESSED METAL COVER FLASHING ACROSS THE TOP OF THE WALL AND FIXED TO INSIDE FACE OF CLADDING. ALL INTERFACES ARE TO BE SEALED WITH SILICONE SEALANT.

ALL 215mm SOLID BLOCK WALLS ARE TO HAVE 215x215mm 'U' BLOCK BAND BEAMS REINFORCED WITH 2No. T12 BARS. THE BEAMS ARE TO BE POSITIONED AT 2475mm ABOVE FINISHED FLOOR LEVEL IN BOTH THE GROUND AND FIRST FLOORS.

ALL FLOORS ARE TO BE PAINTED WITH AN EPOXY PAINT (GREY COLOUR).

PROVIDE EXPANSION JOINTS IN BLOCKWALLS TYPICALLY AT 6M CRS.

PROVIDE EXPANSION JOINTS IN SCREED TYPICALLY AT 6M CRS.

SCREEDS ARE TO BE POWERFLOATED.

NOTE: ALL BLOCK WALLS ARE TO BE FAIR FACED INTERNALLY.

NOTE: WALLS OF TOILETS ARE TO BE PAINTED WITH 3 COAT EPOXY PAINT.

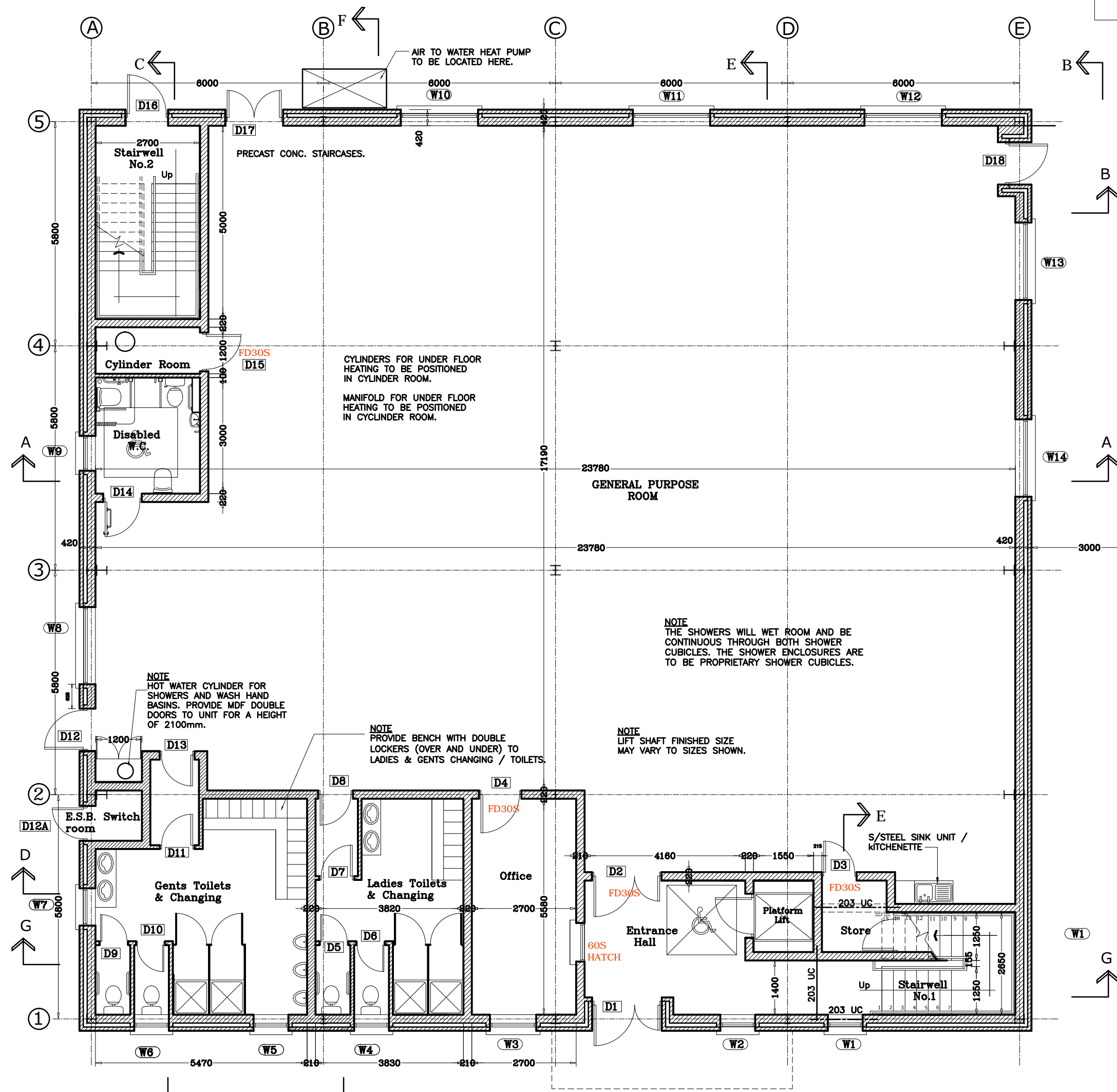
PROVIDE 100mm HIGH SKIRTING BOARD TO THE ENTIRE BUILDING. PROVIDE 75mm WIDE ARCHITRAVES THROUGHOUT. ARCHITRAVE 1 S TO BE ONLY FIXED TO ONE SIDE OF 215mm BLOCK WALLS WITH A COVER BEADING TO THE DOOR FRAME TO CONCEAL THE JOINT. WITH THE BLOCK, ALL TIMBER TO BE WHITE LAM WITH 3 COAT DULUX PAINT FINISH, 2 UNDERCOAT AND 1 GLOSS FINISH.

STAIRCASE No. 1 HAS BEEN DESIGNED AS AMBULANT DISABLED STAIRCASE. STAIRCASE No. 2 IS AN EMERGENCY STAIRCASE

PROPOSED BUILDING

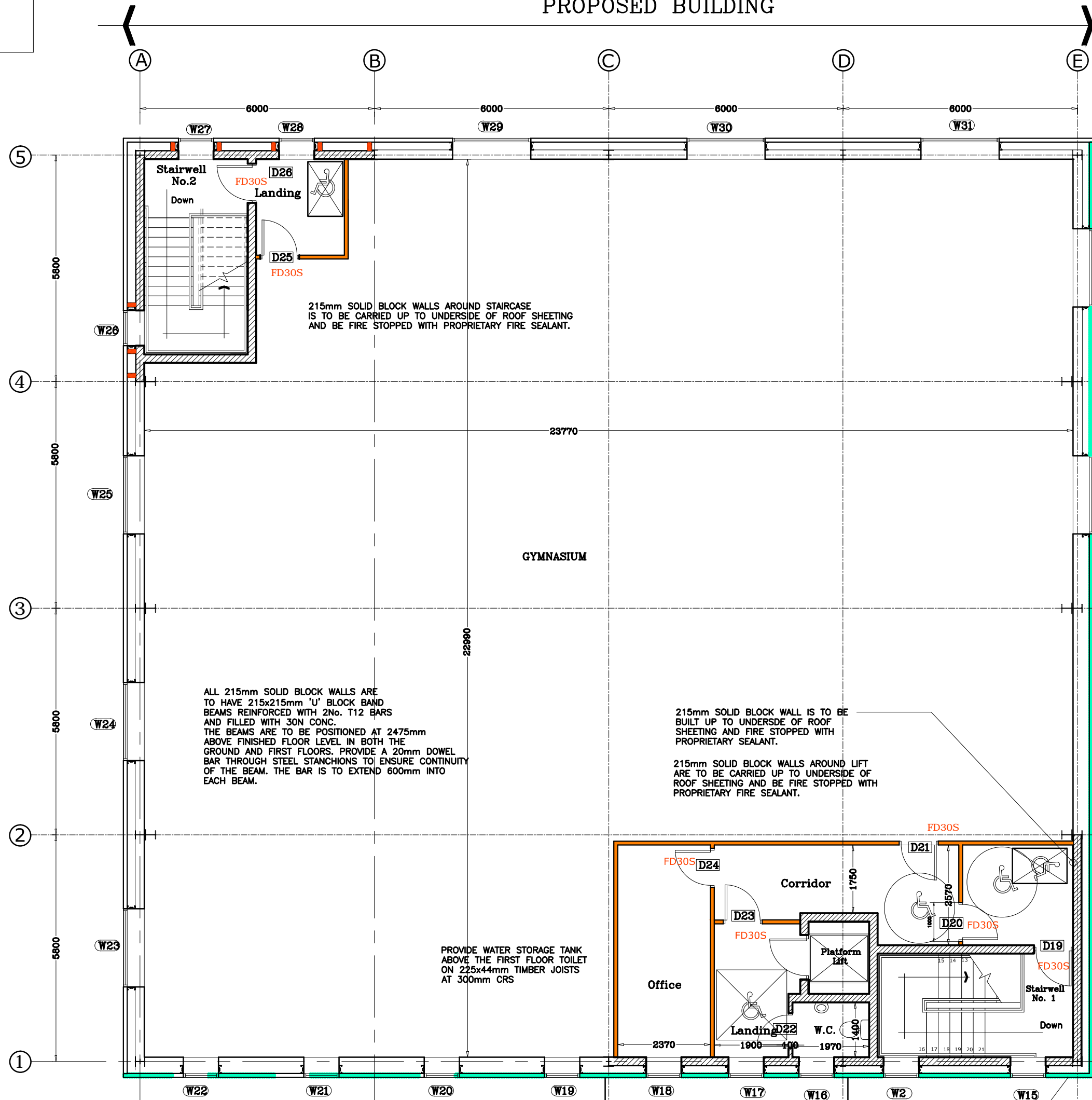
Gap

Existing Building



GROUND FLOOR PLAN 1:100

FLOOR AREA
G.F. PLAN - 546.69 SQ. M
F.F. PLAN - 546.69 SQ. M
TOTAL - 1093.38 SQ. M.



FIRST FLOOR PLAN 1:100

FLOOR CONSTRUCTION
100mm SCREED REINFORCED WITH A142 MESH WITH 25mm MIN. PERIMETER INSULATION AGAINST CAVITY WALLS ON A SEPERATION MEMBRANE ON 150mm 'KINGSPAN KOOLTHERM K7' INSULATION ON DPM INSULEN 1200 ON 225mm DEEP CONG. RAFT FOUNDATION REINFORCED WITH A393 MESH AND CAGE REINFORCEMENT TO DOWNSTAND BEAMS ON RADON BARRIER ON 75mm SAND BLINDING ON MIN. 300mm DEPTH OF CLAUSE 804 CONSOLIDATED HARDWARE LAD IN 150mm MAX. LAYERS ON 70mm DEPTH OF CLAUSE 803 CONSOLIDATED HARDWARE LAD IN 150mm MAX. LAYERS AND ROLLED TO REFUSAL WITH 10 TON SAND BLINDING. ALL HARDWARE TO BE CERTIFIED AS FREE FROM PYRITE AND OTHER HARMFUL SUBSTANCES.

RADON BARRIER AND SUMP
PROVIDE PROPRIETARY RADON BARRIER WITH A SINGLE STEPPED CONTINUOUS MEMBRANE ACROSS CAVITY WALLS WITH JOINTS FULLY SEALED.
PROVIDE PROPRIETARY RADON SUMP WITH 100mm DIA. PIPE EXTENDING HORIZONTALLY TO OUTSIDE OF BUILDING AND CARPETED AT FINISHED GROUND LEVEL.
ALL SERVICE PIPES / PENETRATIONS TO BE FULLY SEALED.

415mm CAVITY WALLS
100mm BLOCKWORK OUTER LEAF.
100mm CAVITY WITH 95mm AEROBORD PLATINUM CAVITY FILL INSULATION BUILT IN AGAINST INNER LEAF.
215mm SOLID BLOCKWORK INNER LEAF.

30 MINUTE FIRE RATED PARTITIONS
ONE LAYER OF 12.5mm GLASROC
7" MULTIBOARD EACH SIDE OF 146mm GYPROC
"C" STUDS AT 600mm CRS. ALL CARRIED OUT IN ACCORDANCE WITH GYPSUM INDUSTRIES SPECIFICATION AND DESIGN MANUAL DETAILS.
ALL PARTITIONS TO BE FILLED WITH ROCKWOOL FIBRE INSULATION TO PROVIDE ACOUSTIC RESISTANCE BETWEEN ROOMS. PLASTERBOARD IS TO BE SHIMMED AND FLOATED IN HARDWARE.
"C" STUDS MAY HAVE TO BE DOUBLED UP BACK TO BACK ON ACCOUNT OF EXCESSIVE HEIGHTS.
GYPSUM TO ADVISE ACCORDINGLY.

TENDER DRAWING.

SELECTED DOUBLE GLAZED UPVC WINDOWS WITH LOW-E GLAZING. PROVIDE TRICKLE VENTS IN WINDOWS.

STEPPED D.P.C. / D.P.C. TRAY TO CAVITY WALLS OVER EXTERNAL WINDOW AND DOOR OPES.

CAVITY WALL IS TO BE CLOSED AT SIDES OF ALL WINDOW AND DOOR OPES AND A VERTICAL D.P.C. IS TO BE INSTALLED BETWEEN INNER AND OUTER LEAF. PROVIDE 50mm MIN. INSULATION SANDWICHED BETWEEN D.P.C. AND INNER LEAF.

HORIZONTAL D.P.C. TO OUTER LEAF OF CAVITY WALLS IS TO BE 150mm MIN. ABOVE FINISHED GROUND LEVEL.

FOOTPATHS
150mm CONG. ON 150mm MIN. CONSOLIDATED HARDWARE.

NOTE: PROVIDE PROPRIETARY SAFETY DRAIN TO FRONT DOOR THRESHOLD AND CONNECT TO SURFACE WATER SYSTEM.

NOTE: GREAT CARE IS TO BE TAKEN IN THE PLACING AND BUILDING IN OF INSULATING MATERIAL SO THAT THERE ARE NO GAPS OR SPACES. ALL INSULATION MATERIALS ARE TO BE PROPERLY FITTED AND ALIGNED IN ACCORDANCE WITH BUILDING REGULATIONS.

P.C. CONG. UNTILS TO BLOCKWORK WALLS OVER WINDOW AND DOOR OPES UNLESS OTHERWISE INDICATED.

LATERAL SUPPORT IS TO BE PROVIDED TO CAVITY WALLS AT FIRST FLOOR LEVEL AND GABLE WALLS AT ROOF AND CEILING LEVEL BY MEANS OF 30 X 5mm PROPRIETARY GALVANISED STEEL STRAPS AT 2000mm CRS. MAX. (In accordance with building regulations).

NOTE: ALL BLOCK WALLS ARE TO BE CARRIED ON UP SIMULTANEOUSLY AND BE PROPERLY BONDED TO EACH OTHER. (Toothling is not permitted).

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS.

NOTE: PROVIDE BRICK JOINT REINFORCEMENT IN 2 NO. COURSES ABOVE AND BELOW WINDOW AND DOOR OPES IN BOTH INNER AND OUTER LEAF. EXTEND REINFORCEMENT 600mm BEYOND SIDES OF OPES.

JUNCTION BETWEEN WINDOW FRAME AND WINDOW OPE IS TO BE FULLY SEALED WITH PROPRIETARY SEALING TAPE SUCH AS 'VARIO POWERPLEX' OR SIMILAR APPROVED. (INSIDE FACE ONLY).

JUNCTION BETWEEN WINDOW FRAME AND CILL IS TO BE FULLY SEALED WITH PROPRIETARY MEMBRANE AND SEALING TAPE.

FIRE STOP WITH HILTI CP 605 FIRE RATED SEALANT SYSTEM IN ACCORDANCE WITH MANUFACTURERS DETAIL AND SPECIFICATION. ALL THE FOLLOWING ELEMENTS / CONDITIONS:
• WALL JOINTS.
• FIRE DOOR SEAL - SOLID WALL.
• METAL PIPE - SOLID WALL DRYWALL.
• FIRE DOOR SEAL PARTITION.
• SINGLE CABLE - WALL.

ALL BLOCKWORK AND METAL STUD WALLS WHICH ARE CARRIED ON UP TO THE UNDERSIDE OF THE ROOF SHEETING, PRECAST CONG. FLOORS OR STEEL BEAMS ARE TO BE FIRE STOPPED WITH HILTI CPS-S SIL PRESTOP SILICONE SEALANT SYSTEM IN ACCORDANCE WITH MANUFACTURERS DETAIL AND SPECIFICATION OR EQUAL APPROVED FIRE SEALANT.

FRONT DOOR DIMENSION
THE MINIMUM CLEAR WITH AT FRONT DOOR AND THE INTERNAL LOBBY DOOR IS TO BE 1000mm. (Part 'M' Building Regulations).
NOTE: THE THRESHOLD DETAIL AT ENTRY LEVEL IS TO BE IN ACCORDANCE WITH PART 'M' BUILDING REGULATIONS FOR WHEELCHAIR ACCESS.
RAMPED AND STEPPED APPROACH TO FRONT DOOR IS TO COMPLY WITH PART 'M' OF THE BUILDING REGULATIONS FOR WHEELCHAIR ACCESS.

NOTE: THE CONTRACTOR IS TO INCLUDE IN HIS TENDER PRICE ALL MATERIALS, PLANT AND WORK NECESSARY TO COMPLETE THE PROPOSED RENOVATIONS AND EXTENSION. HE WILL BE DEEMED TO HAVE VISITED THE SITE AND MADE A THOROUGH EXAMINATION OF THE FULL EXTENT OF THE WORKS AND WILL INCLUDE FOR ALL SUCH WORKS WHICH MAY NOT BE COVERED / NOTED IN THESE DRAWINGS, BUT ARE NONE THE LESS NECESSARY TO COMPLETE THE WORKS AND MAY BE NECESSARY TO COMPLY WITH ALL BUILDING REGULATIONS.

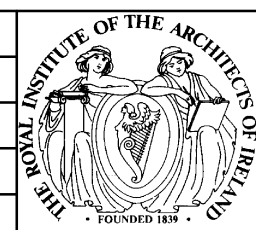
S/STEEL SINK UNIT
WITH 1000mm BASE UNIT
AND 500mm DRAWER BASE UNIT.

ALL PIPEWORK IN THE ATTIC AND IN THE GROUND FLOOR OR LOCATED IN THE GROUND EXTERNALLY ARE TO BE INSULATED IN ACCORDANCE WITH BUILDING REGULATIONS.

ALL WATER STORAGE TANKS AND CYLINDERS ARE TO BE INSULATED IN ACCORDANCE WITH BUILDING REGULATIONS.

ALL GLAZING IS TO BE DOUBLE GLAZING LOW-E GLASS WITH 22mm GAP BETWEEN SHEETS AND WITH ARGON FILLED CAVITIES. PROVIDE TRICKLE VENTS IN WINDOWS.

UNDERFLOOR HEATING - GROUND FLOOR ONLY
UNDER FLOOR HEATING PIPES ARE TO BE PLACED IN THE 100mm FLOOR SCREED FOR FUTURE HEATING SYSTEM.



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DICK HEARNS CENTRE.	PROPOSED FITNESS & SOCIAL INCLUSION CENTRE AT BALLINA SPORTS COMPLEX.	FLOOR PLANS, FRONT & SIDE ELEVATION.	TD - 103
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			Scale: 1:100
			Drawn By: S. McHale
			Cad file No: