



First Floor Plan Scale 1:100 Floor Area 223 Sqm.

- Notes:**
- General:**
- All work to be carried out in accordance with the up to-date Irish Building Control Regulations and the latest edition of the Building Regulations.
 - All drawings to be read in conjunction with all relevant Fire Certificate and Disability Access Certificate drawings and specifications.
 - Any discrepancies between drawings, specifications, sketches, verbal instructions & site conditions to be referred to the design team before work commences.
 - Engineer to inspect foundations before blinding. Provide minimum of 24 hours' notice in advance of inspection.
 - All d.p.c.'s & radon barriers to be in accordance with the Building Regulations.
- Aggregates:**
- All aggregates used under the ground floor slabs, footpaths etc are to be in accordance with SR 21:2014 + A1:2016 Annex-E. Aggregates for use as hardcore under concrete slabs and footpaths.
- Concrete:**
- All structural concrete to be grade C30/37 to IS EN 206-1
 - All concrete blinding to be grade C16/20 to IS EN 206-1
 - Minimum cover to all foundation reinforcement to be 50mm
 - Minimum cover to reinforcement in beams and slabs above dpc. level to be 25mm
 - Reinforcement details are listed on the bar bending schedules
 - Provide a minimum of 450mm laps between sheets of mesh reinforcement.
- Blockwork:**
- All blockwork to be constructed with dense concrete solid blocks with a minimum compressive strength of 7.5N/mm². U.N.O. Wall thickness as shown on the drawings.
 - Use grade M4 mortar.
 - Provide control joints in masonry at 6m max crs. Location of joints to be agreed with architect and engineer.
 - Stainless steel wall ties to be provided in all cavity walls at the following frequencies:
 - 3 No wall ties per square metre for cavity widths between 75 and 100mm
 - 4.9 No wall ties per square metre for cavity widths between 110 and 150mm
 - Extra wall ties are required at the jambs of openings and movement joints as shown in Diagram 9 of TGDA of the Irish Building Regulations.
 - All Wall ties to comply with IS EN 845-1
- At all blockwork/concrete interfaces provide s/s abey slots and flat wall restraint ties at 225mm crs vertically.
 - At blockwork/steel interfaces provide s/s flat ties @ 450 vertical centres with self tapping screws to columns. Provide insulation membrane between column & s/s ties.
 - Provide 450 long x 225dp mass concrete bearing pads to all steelwork beam supports onto masonry. U.N.O.
- Timber**
- All structural timber to be grade C16 or better.
 - All steel-timber fixings to be sherardized including screws, nails, bolts and connectors.
 - Floor joists to be doubled up under stud partitions.
 - All doubled up timber joists/trimmers to be bolted together using M12 bolts staggered at 600mm crs with BAT toothed plate connector between joists at bolt locations.
 - Floor joists may be drilled in accordance with IS444. Excessive notching is not allowable.
 - All timbers to be chemically treated at support ends u.n.o.
- Steelwork**
- All Structural Steelwork to be grade S355 and all bolts to be grade 8.8 unless stated otherwise on the drawings:
 - a. Surface preparation and painting of steelwork:
 - b. Surface Preparation: Blast clean SA2.5
 - c. Primer: Acrylated Rubber Primer 75 microns
 - d. Barrier coat: Acrylated Rubber barrier coat 40 microns
 - All structural steel members in the external walls and centre compartment wall to be fire protected with an intumescent paint coating to give minimum fire protection of 60 minutes.
 - Allow for 25mm high strength non-shrink grout to the underside of all base plates, allow 2 no. 25mmØ grout holes per base plate.
 - All welds to be 6mm full profile fillet welds u.n.o.
 - All bolts to be grade 8.8 u.n.o.
 - All External wall cladding to have a minimum fire rating of 60mins and must be fixed to single span shortened and slotted rail system in accordance with L00146 Revision A The FireResistance of vertically and horizontally laid Kingspan External Wall Systems.

For Construction

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