



# Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

## MAYFIELD LIBRARY & ST.JOSEPH'S COMMUNITY CENTRE

### OUTLINE SPECIFICATION FOR PART 8:

**DATE:** March 2024

**PROJECT:** Mayfield Library & St.Josephs Community Centre

**REVISION:** REV C

**Refer to City Architects proposed drawings for Wall / Roof / Parapet cross referencing.**

### PROPOSED FLOOR BUILD-UP:

- Based on the minor opening works given there is no insulation in the existing slab, the condition of which along with poor existing DPC therefore existing Ground floor slab to be removed throughout Library & Community Centre.
- The current GF FFL of +99.42m to be maintained allowing for ease of Part M compliant access from both the east and west to the new entrance foyer.
- Proposed GF Floor build-up at FFL of +99.42m:
  - o Allow for 20mm Laminated Hardwood Floating floor on separating layer throughout ON
  - o New Concrete slab to Eng. Detail with 50mm rigid PIR insulation to floor slab perimeter ON
  - o Min 150mm Rigid Floor Insulation ON
  - o Radon / DPC layer ON Hardcore to Eng. Spec.
- Existing external walls / rising walls (where retained) below GFL to be excavated to foundation level with existing blockwork leaf to be tanked and insulated externally below grade (to both inner and outer block-work leaf) with suitable below grade insulation.
- Allow for minimum 4no. courses of Aerated Blockwork or equivalent to all new perimeter rising walls at GF slab / insulation level and tanking below grade.
- FF Floor build-up:

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- Allow for 20mm Laminated Hardwood Floating floor on acoustic separating layer to FF offices & corridors. Allow for tanking and tiled finishes to Bathrooms & Kitchen. Exposed plywood flooring finish to all attic/ service zones.

### PROPOSED WALL TYPES:

#### **WALL TYPE 01** – To new Library extension & entrance lobby:

- Stock-Red Buff brick or equivalent outer leaf
- 150mm Cavity with 110mm Rigid Insulation with SS wall ties
- Structural inner leaf to Engineers Detail
- Internal Plaster Finish

#### **WALL TYPE 02** – To Library (high level) & St.Josephs Community Centre front Façade as per Elevations:

- Standing seam Zinc cladding on Breather membrane on 18mm plywood ON
- 50mm ventilated void formed by 50x50mm treated timber battens @400mm C/C ON
- 15mm OSB sheeting fixed to 50x50mm treated battens @ 400mm C/C with 50mm PIR insulation between ON
- Secondary structure fixed to existing main steel frame to Engineers Detail - assumed to be SS steel purlins or similar to allow for 150mm insulation between purlins
- Internal skimmed and painted double slabbed plasterboard (60 mins fire rated)

#### **WALL TYPE 03** – To Library & St.Josephs Community Centre rear & west Elevations:

- 250mm external insulation & render system ON
- Existing cavity blockwork walls (where applicable) OR structural build-up to Eng. Detail (eg. as per Wall Type 02).
- Existing Cavity walls where retained to receive DPC injection course to inner & outer leaf.

#### **WALL TYPE 04** – To existing St.Josephs Community Centre rear stair core extension:

- To be retained. Allow for remedial works / re-painting only.

#### **WALL TYPE 05** – Rear southern boundary retaining wall.

- Retaining wall to Engineers Detail.
- 150mm tanked cavity (to Eng Spec) allowing for 110mm rigid insulation.

#### **WALL TYPE 06** – Ashlar Stone Walling finish to base plinth detail to Front Elevation as per Elevations:

- Ashlar stone – Blue/Grey Limestone outer leaf
- 150mm Cavity with 110mm Rigid Insulation with SS wall ties
- Structural inner leaf to Engineers Detail
- Internal Plaster Finish

#### **WALL TYPE 06** – to raised planters to front entrance areas:

- Ashlar stone facing – Blue/Grey Limestone outer leaf
- Fixed to RC inner leaf to Engineers Detail.
- Allow for Limestone capping to raised planter perimeter

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### PROPOSED ROOF TYPES:

**ROOF TYPE 01** – To main Library & Community Centre roofs as per dwgs:

- Torch-on Bitumen roofing membrane @ circa 1:33 falls (as per existing) ON
- Min 100mm rigid roof insulation ON
- Vapour control Layer ON
- New Metal Deck fixed to existing Steel Roof trusses to Eng. Detail
- Allow for reinforced roof access walkways & fall arrest system

**ROOF TYPE 02** – To new Library east and north 'saw tooth' roof extensions:

- Standing seam Zinc cladding on Breather membrane on 18mm plywood ON
- 50mm ventilated void formed by 50x50mm treated timber battens @400mm C/C ON
- 15mm OSB sheeting fixed to 50x50mm treated battens @ 400mm C/C with 50mm PIR insulation between ON
- Structural frame to Engineers Detail - to allow for 150mm insulation between purlins
- Internal skimmed and painted double slabbed plasterboard (60 mins fire rated).
- Zinc formed valley gully's laid to falls as per Arch. Dwgs.
- Roof Fall Arrest system

### PROPOSED PARAPET TYPES:

**PARAPET TYPE 01** – To main Library & Community Centre roofs as per dwgs:

- Zinc Capping on Breather membrane on 18mm plywood ON
- 100 x 50mm SW treated battens fixed to main structure build-up

**PARAPET TYPE 02** – To new Library east and north 'saw tooth' brick extensions:

- 75mm Mono-pitch Reconstituted stone coping with lower edge to roof side ON
- Wall Type 01 Build-up

### GLAZING GENERALLY:

- Allow for Alu-clad security toughened laminated double glazing with glass protection foil to both sides to all proposed ground floor glazing.
- Allow for Aluminium-clad double glazing to high-level rear windows to library and roof lights. Allow for bespoke powder coated aluminium external venetian type bris soleil to south facing high level windows to rear library on galvanized metal mounting system to south facing glazing.

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### **MISCELLANEOUS INTERNAL:**

- Rain water goods – Powder Coated Aluminium or equiv.
- All internal stud partitions and new First Floor joists to Eng. Detail. Allow attic access hatches as per Arch dwgs.
- Allow for Intumescent to all existing steel frame structure and steel trusses to be retained.
- Allow for full height 3.5m high sliding acoustic walls to Library Extension and Shared Community Multi-Purpose Rooms as per Architects GF Plan.
- Allow for Sliding Accordion type partition to Book Store as per Architects GF Plan.
- Emulsion Paint to internal plastered walls and ceiling generally. Eggshell / Satin Paint to all exposed internal wood door & screen frames, beads skirtings & architraves.
- Fire rated Glazing to internal glazed screens.
- Assume larch sheathed external solid doors where not glazed. Formica-laminated solid core doors internally generally.
- Floor to ceiling wall tiles to toilets/ wet areas.
- Suspended plasterboard ceilings on metal furring with access panels throughout.
- Selected timber skirtings and handrails.

### **PUBLIC REALM:**

- Allow for SuDS compliant permeable Limestone paving sett's to external hard surface level access areas. Limestone paving to external steps accessing level access / foyer areas.
- Allow for perimeter slot drains to Library GF glazing to front (north) elevation level access area and entrance foyer and to Courtyard / lightwell glazed area.
- Proposed 50 x 150mm Powder Coated hollow aluminium fin railing and gates to Creche external play area fixed to recessed base plate to External Wall (Type 06) build-up to Eng. Detail.
- Proposed 50x10mm powder coated steel flats railings & hand-rails to external stepped / ramped areas and level access area as per dwgs.

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- Tactile paving and road markings to new pedestrian crossing to junction of Murmont Park & Old Youghal Rd. Tactile paving to existing pedestrian crossing to Old Youghal Rd and external stepped areas.
- External Planting as indicated. Allow for proprietary tree pit & anchor systems for medium girth semi-mature trees. Mulch covering to geotextile material to planters generally.
- Allow for soft play surfacing to External Creche Area.
- Allow for white pea gravel finish to external Library courtyard (between Community Centre & Library).
- Allow for extent of security Palisade Fencing & gates to Rear / Side boundaries as per Arch dwgs.
- Allow for SuDS compliant permeable Limestone paving sett's (suitably wearing) to external hard surface as indicated on drawings to public plaza and car park area.

### **MECH & ELEC: - (See M&E Eng Spec Generally)**

- Internal Platform Lift installation to Community Centre as per Arch's Dwg.
- Additional Traffic Lights for new relocated pedestrian crossing to Old Youghal Rd.
- Lighting to public areas and Car Park etc. to be reviewed. Proposed that building is well lit externally at night with recessed ground up-lighters to all external hard landscaped areas.
- High level windows to rear library to be fitted with remote/automatic opening actuators. Allow for internal automated blinds to Courtyard / Lightwell Ground Floor glazing and to all roof-lights.
- Budget Costs to include technical solutions relating to *My Open Library* to include automated doors, entrance control systems, automated windows, digital signage, motion sensor lighting etc. Further details to be provided by CCC Library Dept.

## MAYFIELD LIBRARY & ST.JOSEPH'S COMMUNITY CENTRE

### SCHEDULE OF ACCOMODATION

#### Summary

	<i>Existing</i>	<i>Proposed</i>
Main Open Plan Library	560 M <sup>2</sup>	650 M <sup>2</sup>
Ancillary spaces - Inc. Book, Furniture & Cleaners Stores	43 M <sup>2</sup>	48 M <sup>2</sup>
Library Staff Facilities – Inc Staff Office, Kitchen, WC, Shower & Changing	21 M <sup>2</sup>	55 M <sup>2</sup>
Services Room	12 M <sup>2</sup>	17 M <sup>2</sup>
Shared Public Toilets	11 M <sup>2</sup>	25 M <sup>2</sup>
Shared Multi-Purpose Community and Group Study Rooms & Storage	N/A	132 M <sup>2</sup>
Shared Entrance Lobby / Exhibition Space	N/A	60 M <sup>2</sup>
External Plaza / External Multifunctional Space	N/A	150 M <sup>2</sup>
<b>Library Total (Inc. Shared Spaces &amp; External Plaza)</b>	<b>647 M<sup>2</sup></b>	<b>1137 M<sup>2</sup></b>
Community Centre	321 M <sup>2</sup>	382 M <sup>2</sup>
<b>Total Space *</b>	<b>980 M<sup>2</sup></b>	<b>1605 M<sup>2</sup></b>

\* Includes circulation spaces