



Project Fact Sheet

ST. HELENA'S DRIVE, FINGLAS, DUBLIN 11



ST. HELENA'S DRIVE, FINGLAS



Project: ST. HELENA'S DRIVE, FINGLAS
Value: €8M
Client: Dublin City Council
Stage: Completed

FACTFILE

This contract was procured by Dublin City Council as part of competition for multiple lots to deliver the design, construction and project management of 40 number rapid build housing units in 6 blocks of terraces on the above site.

The enabling works for the site including roads and services was previously constructed by a site development contractor prior to ABM commencing on site.

SCOPE OF WORKS

The main structural frame comprises panelised light gauge steel frames (LGSF) built off and delivered flat packed to the site for installation.

The LGSF system includes frames to form wall panels which have a PIR insulation board fixed to the steel studs that form the frame and have a polyurethane foam spray applied to the inside of the insulation board to provide continuously sealed frame to enhance insulation properties and air tightness.

The external façade of the houses is built with an external leaf either brick or plastered blockwork tied back to the LGSF frame with abbeys slot channels and masonry ties.

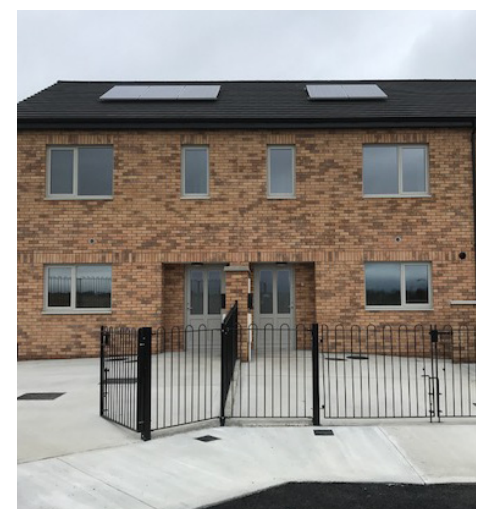


The floor joists span from party wall to party wall and are comprised of studs configured to form a 250mm deep truss with internal opes to allow services through and an OSB timber board is used to tie the joists at 600mm nominal centres to form a cassette. The roof structure is formed using metal studs configured as an A-frame steel truss spanning from front external wall to rear external wall. The LGSF building frames supported on a concrete floor and rising blockwork walls supported on in-situ reinforced concrete foundations.

The building fabric incorporates a high standard of insulation, triple glazed windows, Photovoltaic Solar panels and air-tight membranes to meet an A3 energy rating. All conduit includes metal trunking and all pipework is built in copper to meet Dublin City Council maintenance requirements.

Party walls and structural elements are insulated and treated to meet fire regulations and enhanced acoustic requirements to meet Dublin City Council requirements.

A compliance sample was designed and built for approval of Dublin City Council prior to construction on site to demonstrate all major junctions within the building fabric and demonstrate the interfaces between materials and components meet fire, thermal, noise, radon protection and air tightness requirements.



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