

Scale: 1:50  
 HT C1 Area: 50.8m<sup>2</sup> (546.8 ft<sup>2</sup>)  
 HT D Area: 63.3m<sup>2</sup> (681.4 ft<sup>2</sup>)  
 TOTAL  
 HT C1 Area: 99.7m<sup>2</sup> (1073.2 ft<sup>2</sup>)  
 HT D Area: 126.6m<sup>2</sup> (1362.8 ft<sup>2</sup>)

**INTERNAL JOINERY**

Internal joinery work to be carried out by competent, first-class second fix joiner. All mitres, joints, etc, to fit accurately, a consistent min gap between door and frame expected around stiles and head. Any badly planed, or rough timbers to be discarded. Ensure that only best quality timbers are used to avoid shrinkage, warping, etc. Second-fix joinery completed as follows

**J1 - SECOND FIX JOINERY**  
 Supply and fit prefinished Oak doors to sizes & designs shown on floor plans and door schedule. Doors hung on 3 chrome bearing hinges to all doors. All door ironmongery by KCC or similar equally approved, refer to ironmongery schedule at rear of this specification. Door handles to be set at a height of 900 above floor level.

- 135x50 White primed tulip framing
- 150x18mm White primed half splayed type skirting board
- 90x18mm White primed half splayed type architrave
- 100x19mm White primed doorstop
- 175x25mm primed MDF window boards to all openings.
- Hot-press: Fit cylinder support shelf, using 75x35 timbers. Fit 3 rows tier of shelving using 44x22 planed timbers, properly supported.

**J2 - STAIRS**  
 Stairs constructed to design as shown on plan, properly protected and left ready for carpeting on completion. Stairs to consist of 35mm Red Deal treads, 18mm Red Deal risers 300x50mm softwood strings on both sides. Include for all necessary wedging between risers and strings, etc., and sheet exposed underside of stairs with 9mm foil-backed gyplath, and skim. Include for fitting of any necessary scotias, etc., at junction of skim/timber.

**J3 - MOULDED HANDRAILS AND SQUARE BALUSTRADES CONSTRUCTION**  
 35x35mm square balusters at approx. 150mm centres. 100x100mm square newel posts, properly secured to floors and stairs, 75x75mm properly shaped handrail fitted to balustrade (as shown). Include for swan necks at returns, etc.

**FIXTURES AND FITTINGS**

**FX1 - BATHROOMS & EN-SUITE**  
 The contractor is to include for all works in relation to fitting and supply of en-suite and bathroom sanitary ware, and for the provision and connection of all services as indicated on drawings. Contractor should also include for fitting of all fittings and associated pipework, shower screens etc., as selected. Designated disabled toilet located at entry level to be laid out so as to have a clear 1200 x 750mm space for wheelchair access in accordance with Diagram 35 Section 3.4 TGD Part M. This section to comply with the following standards:- B.S.6465 Sanitary installation. The quality and installation of sanitary ware should be as set out on Document G, and as shown on plan.

**FX2 - KITCHEN & UTILITY FITTINGS**  
 Contractor is to include for all works in relation to kitchen and kitchen fitting, and in the overseeing of same. This will be carried out by the specialist kitchen supplier, it will be the contractors responsibility to carry out all work in association with same, and any work in attendance. The contractor should also include, for all work in connecting of services including water, electricity, drainage etc., to appliances, and the provision of light fittings indicated or agreed within, beneath, above units

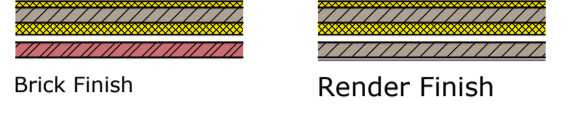
**NOTES :**

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- This drawing is copyright and for identification purposes only • Drawing to be read in conjunction with all applicable Building Regulations
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**WALL LEGEND**

**EXTERNAL WALLS**

**WALL TYPE 1 (330mm CAVITY WALL)**  
 100mm concrete block outer leaf (or Brick where shown), 130mm cavity with a minimum 50mm residual cavity, 80mm Xtratherm Thin-R Polysio XT/CW cavity wall insulation boards, 100mm concrete block inner leaf with 52.5mm Xtratherm XT/TL dry-lining board plaster dabbed / adhesive bonded with 3mm skim finish all in accordance with manufacturers instructions (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification) and fixed as per manufacturers instructions. Cavity insulation must be kept tight to inner leaf so cavities must be kept clean.

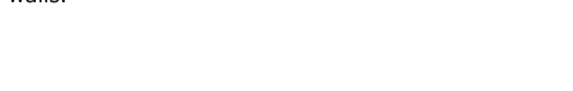


**WALL TYPE 2 (445mm CAVITY WALL)**  
 100mm concrete block outer leaf, 130mm cavity with a minimum 50mm residual cavity, 80mm Xtratherm Thin-R Polysio XT/CW cavity wall insulation boards, 215mm concrete block inner leaf laid flat with 52.5mm Xtratherm XT/TL dry-lining board plaster dabbed / adhesive bonded with 3mm skim finish all in accordance with manufacturers instructions (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification) and fixed as per manufacturers instructions. Cavity insulation must be kept tight to inner leaf so cavities must be kept clean.

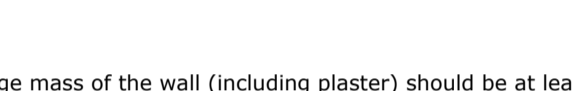


**INTERNAL PARTY WALLS**

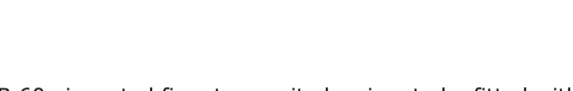
**WALL TYPE 3: 215mm PARTY WALLS:**  
 215mm Block wall Gypsum Gyproc Hardcoat and skim finish to face of party wall all in accordance with manufacturers instructions to each side of 215mm concrete block. Include for proper stainless steel angle beading to be used at all external corners, openings, etc., as required.



**WALL TYPE 4: 100mm INTERNAL BLOCK WALL**  
 100mm Block wall with finishes, unless stated, in sand/cement rendering and skimmed with gypsum plaster, total thickness 15 mm Proper stainless steel angle beading to be used at all external corners, openings, etc., as required.



**WALL TYPE 5: STUD PARTITION WALLS**  
 All stud partition walls to be constructed in accordance with Homebond manual 7th Edition and comprise of C16 100x44mm to all partition walls incl. for double or single 100x44mm head and sole plates. Include for fitting of all necessary grounds for electrician, radiator brackets, etc. Fitted with 100mm acoustic quilt/insulation between all studs. Fitted with 15mm plasterboard to each side with plaster skim finish coat. Water resistant plaster board to be used in all bathrooms and en-suites.

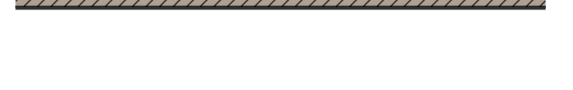


**FIRE BARRIER AND FIRE STOPS**  
 200x140mm or 200x160mm Rockwool PwCB 60min. rated fire stop cavity barriers to be fitted with cavity at the junction where party wall meets cavity wall, including where external gable wall meets front and rear external wall, refer to detail



**INTERNAL WALLS WITHIN DWELLING**

**WALL TYPE 4: 100mm INTERNAL BLOCK WALL**  
 100mm Block wall with finishes, unless stated, in sand/cement rendering and skimmed with gypsum plaster, total thickness 15 mm Proper stainless steel angle beading to be used at all external corners, openings, etc., as required.



**WALL TYPE 5: STUD PARTITION WALLS**  
 All stud partition walls to be constructed in accordance with Homebond manual 7th Edition and comprise of C16 100x44mm to all partition walls incl. for double or single 100x44mm head and sole plates. Include for fitting of all necessary grounds for electrician, radiator brackets, etc. Fitted with 100mm acoustic quilt/insulation between all studs. Fitted with 15mm plasterboard to each side with plaster skim finish coat. Water resistant plaster board to be used in all bathrooms and en-suites.



**PART M COMPLIANCE**

**M1 - MAIN ENTRANCE**  
 Main entrances to be provided with a minimum effective clear width of 800mm at front door entrance and a minimum 1200x1200mm clear level area (i.e. gradient of 1:50 or less) in front of entrance with ramped approach in accordance with Section 3.2 TGD Part M 2010

**M2 - HORIZONTAL CIRCULATION WITHIN A DWELLING**  
 Corridors, passageways and doors to habitable rooms in the entrance storey containing the main living room, should be sufficiently wide and free of stepped changes of level so as to allow convenient circulation.

**M3 - DOORS TO ACCESSIBLE HABITABLE ROOMS**  
 All internal doors to accessible habitable rooms on ground floor (entrance level) to be provided with a Minimum effective clear width of 775mm where the adjacent corridor width is a minimum 1050mm wide (900mm if approved head on) or a Minimum effective clear width of 800mm where the adjacent corridor is less than 1050mm but no less than 900mm

Corridors and passageways should have a minimum unobstructed width of not less than 900 mm to facilitate circulation of people using wheelchairs. Localised permanent obstructions, such as radiators, may be allowed, provided that the obstructed width in those areas is at least 800 mm and the obstruction does not occur opposite a door.

The length of unobstructed corridor complying with the minimum width requirement specified should be at least 1200 mm approaching any door (refer to Diagram 33).

Saddle boards, where provided, should be bevelled, with a maximum upstand of 10 mm.

Doors to rooms (other than cloak rooms, hot presses, etc), which can only be accessed by the use of steps or stairs, may have a minimum effective clear width of 750 mm.

**M4-SANITARY FACILITIES**  
 Contractor to ensure layout of ground floor guest WC and location of sanitary ware and door to WC are installed and constructed strictly in accordance with Section 3.4 and diagram 34 of TGD Part M 2010 or diagram 35 where the ground floor area is less than 45m<sup>2</sup>

**Please note all Architectural, Structural and Civil drawings & Specifications by Kieran J Barry and Associates to be read in conjunction with associated M & E drawings and DEAP Analysis by Horizon Consulting engineers.**

**REFERENCE DRAWINGS**

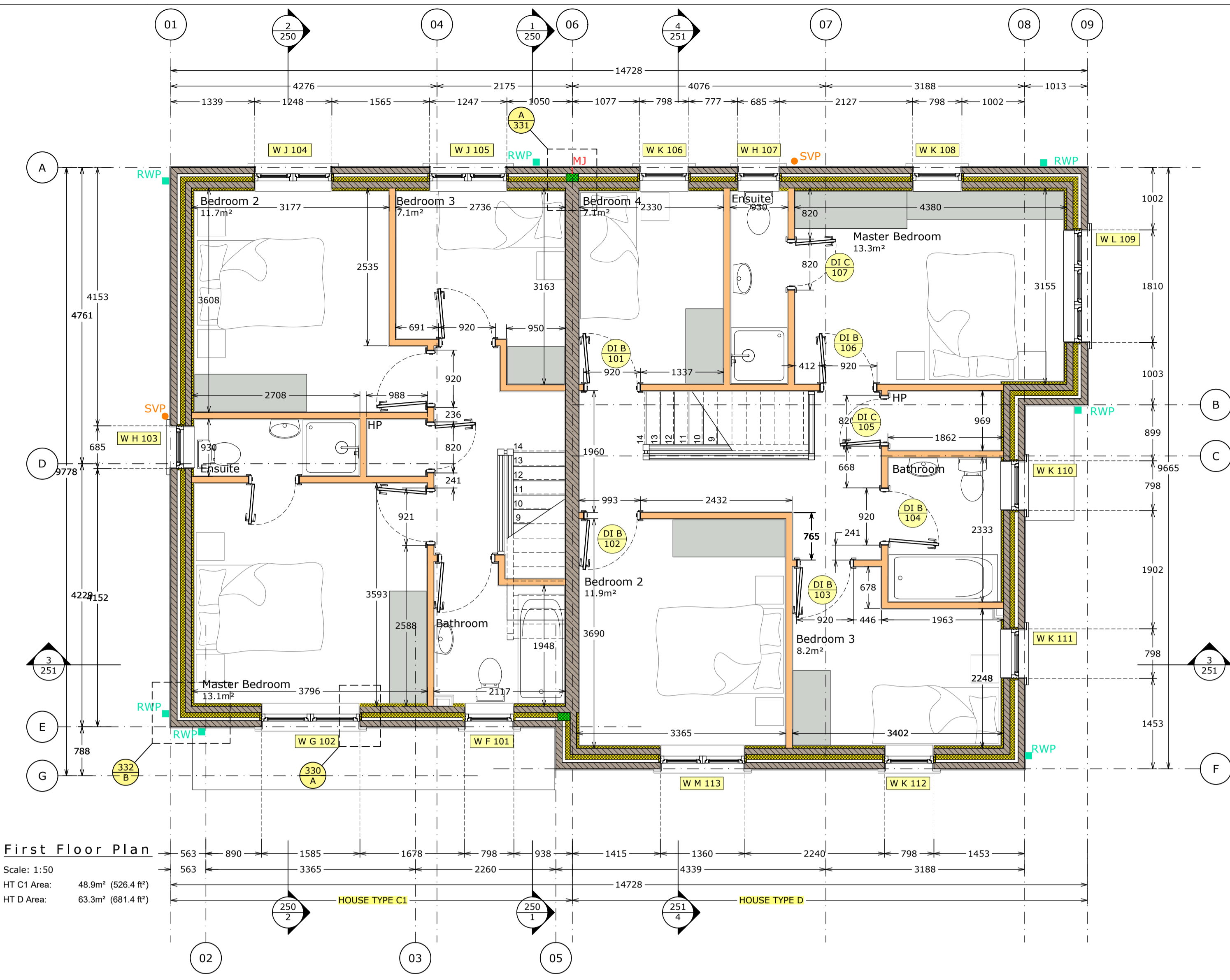
- Refer to 300 drawing series for construction details
- Refer to 700 drawing series for window & door schedule

1	Issued for construction	Description	By	Chkd	Date
Rev					

<b>Kieran J. Barry &amp; Associates Ltd.</b>		Drawing title: GENERAL ARRANGEMENT DRAWINGS	
CONSULTING ENGINEERS		GROUND FLOOR LAYOUT PLAN	
CILLDARRAGH HOUSE, FERNEY ROAD, CARRIGALINE, CO. CORK		Project: Semi-Detached Unit Type C1 & D for Residential development at Tir Cluain, Midleton, Co. Cork	
T: +353 21 4371375 F: +353 21 4373627 E: info@kjbarrylee		Job no.: 608 Date: 09-2022 Drawn by: Checked:	
Client: O'Mahony Developments Ltd.		Scales: 1-50 Purpose: CONSTRUCTION	
Page Size: A1		Drawing No.: 608 - HT C1 & D AC - 100 Rev. No.: 1	

**SEMI-DETACHED UNIT Type C1 & D**



**First Floor Plan**  
 Scale: 1:50  
 HT C1 Area: 48.9m<sup>2</sup> (526.4 ft<sup>2</sup>)  
 HT D Area: 63.3m<sup>2</sup> (681.4 ft<sup>2</sup>)

HOUSE TYPE C1      HOUSE TYPE D

**NOTES :**

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- All dimensions are in millimetres unless stated otherwise
- All materials and details used in construction, to comply with all applicable Building Regulations
- If in doubt ask

**WALL LEGEND**

**EXTERNAL WALLS**

**WALL TYPE 1 (330mm CAVITY WALL)**  
 100mm concrete block outer leaf (or Brick where shown), 130mm cavity with a minimum 50mm residual cavity, 80mm Xtratherm Thin-R Poyiso XT/CW cavity wall insulation boards, 100mm concrete block inner leaf with 52.5mm Xtratherm XT/TL dry-lining board plaster dabbed / adhesive bonded with 3mm skim finish all in accordance with manufacturers instructions (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification) and fixed as per manufacturers instructions. Cavity insulation must be kept tight to inner leaf so cavities must be kept clean.

Indicated as follows:

Brick Finish      Render Finish

**WALL TYPE 2 (445mm CAVITY WALL)**  
 100mm concrete block outer leaf, 130mm cavity with a minimum 50mm residual cavity, 80mm Xtratherm Thin-R Poyiso XT/CW cavity wall insulation boards, 215mm concrete block inner leaf laid flat with 52.5mm Xtratherm XT/TL dry-lining board plaster dabbed / adhesive bonded with 3mm skim finish all in accordance with manufacturers instructions (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification) and fixed as per manufacturers instructions. Cavity insulation must be kept tight to inner leaf so cavities must be kept clean.

Indicated as follows:

**NOTES**

- Where transition from brick finish to render occurs on front elevation without break of concrete band, contractor to allow for 148mm cavity behind brick finish so as to ensure brick and finished external render above finish in line.
- Allow for 125mm Xtratherm Cavity Closer XT/Close-R to be installed in all window/door jambs and heads where applicable through out external walls.

**INTERNAL PARTY WALLS**

**WALL TYPE 3: 215mm PARTY WALLS:**  
 215mm Block wall Gypsum Gyproc Hardcoat and skim finish to face of party wall all in accordance with manufacturers instructions to each side of 215mm concrete block. Include for proper stainless steel angle beading to be used at all external corners, openings, etc., as required.

Indicated as follows:

**NOTES**

- Contractor to ensure the average mass of the wall (including plaster) should be at least 415kg/m<sup>2</sup> and achieves a minimum airborne sound insulation performance of 53 dnt,w db
- Fill all joints between blocks or bricks with mortar, and seal the joints between the wall and the other parts of the construction (to achieve mass and avoid air paths)
- Workmanship and detailing should be given special attention to limit the pathways between walls and opposite sides of the sound resisting wall (to reduce flanking transmission).
- Gypsum gyproc hardcoat and skim finish to face of compartments walls all in accordance with manufacturers instructions.

**FIRE BARRIER AND FIRE STOPS**  
 200x140mm or 200x160mm Rockwool PwCB 60min. rated fire stop cavity barriers to be fitted with cavity at the junction where party wall meets cavity wall, including where external gable wall meets front and rear external wall, refer to detail

Indicated as follows:

**INTERNAL WALLS WITHIN DWELLING**

**WALL TYPE 4: 100mm INTERNAL BLOCK WALL**  
 100mm Block wall with finishes, unless stated, in sand/cement rendering and skimmed with gypsum plaster, total thickness 15 mm Proper stainless steel angle beading to be used at all external corners, openings, etc., as required.

Indicated as follows:

**WALL TYPE 5: STUD PARTITION WALLS**  
 All stud partition walls to be constructed in accordance with Homebond manual 7th Edition and comprise of C16 100x44mm to all partition walls incl. for double or single 100x44mm head and sole plates. Include for fitting of all necessary grounds for electrician, radiator brackets, etc. Fitted with 100mm acoustic quilt/insulation between all studs. Fitted with 15mm plasterboard to each side with plaster skim finish coat. Water resistant plaster board to be used in all bathrooms and en-suites.

Indicated as follows:

**PART M COMPLIANCE**

**M1 - MAIN ENTRANCE**  
 Main entrances to be provided with a minimum effective clear width of 800mm at front door entrance and a minimum 1200x1200mm clear level area (i.e. gradient of 1:50 or less) in front of entrance with ramped approach in accordance with Section 3.2 TGD Part M 2010

**M2 - HORIZONTAL CIRCULATION WITHIN A DWELLING**  
 Corridors, passageways and doors to habitable rooms in the entrance storey containing the main living room, should be sufficiently wide and free of stepped changes of level so as to allow convenient circulation.

**M3 - DOORS TO ACCESSIBLE HABITABLE ROOMS**  
 All internal doors to accessible habitable rooms on ground floor (entrance level) to be provided with a Minimum effective clear width of 775mm where the adjacent corridor width is a minimum 1050mm wide (900mm if approved head on) or a Minimum effective clear width of 800mm where the adjacent corridor is less than 1050mm but no less than 900mm

Corridors and passageways should have a minimum unobstructed width of not less than 900 mm to facilitate circulation of people using wheelchairs. Localised permanent obstructions, such as radiators, may be allowed, provided that the obstructed width in those areas is at least 800 mm and the obstruction does not occur opposite a door.

The length of unobstructed corridor complying with the minimum width requirement specified should be at least 1200 mm approaching any door (refer to Diagram 33).

Saddle boards, where provided, should be bevelled, with a maximum upstand of 10 mm.

Doors to rooms (other than cloak rooms, hot presses, etc), which can only be accessed by the use of steps or stairs, may have a minimum effective clear width of 750 mm.

**M4-SANITARY FACILITIES**  
 Contractor to ensure layout of ground floor guest WC and location of sanitary ware and door to WC are installed and constructed strictly in accordance with Section 3.4 and diagram 34 of TGD Part M 2010 or diagram 35 where the ground floor area is less than 45m<sup>2</sup>

**Please note all Architectural, Structural and Civil drawings & Specifications by Kieran J Barry and Associates to be read in conjunction with associated M & E drawings and DEAP Analysis by Horizon Consulting engineers.**

**REFERENCE DRAWINGS**

- Refer to 300 drawing series for construction details
- Refer to 700 drawing series for window & door schedule

**INTERNAL JOINERY**

Internal joinery work to be carried out by competent, first-class second fix joiner. All mitres, joints, etc, to fit accurately, a consistent min gap between door and frame expected around sills and head. Any badly planed, or rough timbers to be discarded. Ensure that only best quality timbers are used to avoid shrinkage, warping, etc. Second-fix joinery completed as follows

**J1 - SECOND FIX JOINERY**  
 Supply and fit prefinished Oak doors to sizes & designs shown on floor plans and door schedule. Doors hung on 3 chrome bearing hinges to all doors. All door ironmongery by KCC or similar equally approved, refer to ironmongery schedule at rear of this specification. Door handles to be set at a height of 900 above floor level.

- 135x50 White primed tulip framing
- 150x18mm White primed half splayed type skirting board
- 90x18mm White primed half splayed type architrave
- 100x19mm White primed doorstop
- 175x25mm primed MDF window boards to all openings.
- Hot-press: Fit cylinder support shelf, using 75x35 timbers. Fit 3 rows tier of shelving using 44x22 planed timbers, properly supported.

**J2 - STAIRS**  
 Stairs constructed to design as shown on plan, properly protected and left ready for carpeting on completion. Stairs to consist of 35mm Red Deal treads, 18mm Red Deal risers 300x50mm softwood strings on both sides. Include for all necessary wedging between risers and strings, etc., and sheet exposed underside of stairs with 9mm foil-backed gyplath, and skim. Include for fitting of any necessary scotias, etc., at junction of skim/timber.

**J3 - MOULDED HANDRAILS AND SQUARE BALUSTRADES CONSTRUCTION**  
 35x35mm square balusters at approx. 150mm centres. 100x100mm square newel posts, properly secured to floors and stairs, 75x75mm properly shaped handrail fitted to balustrade (as shown). Include for swan necks at returns, etc.

**FIXTURES AND FITTINGS**

**FX1 - BATHROOMS & EN-SUITE**  
 The contractor is to include for all works in relation to fitting and supply of en-suite and bathroom sanitary ware, and for the provision and connection of all services as indicated on drawings. Contractor should also include for fitting of all fittings and associated pipework, shower screens etc., as selected. Designated disabled toilet located at entry level to be laid out so as to have a clear 1200 x 750mm space for wheelchair access in accordance with Diagram 35 Section 3.4 TGD Part M. This section to comply with the following standards:- B.S.6465 Sanitary installation. The quality and installation of sanitary ware should be as set out on Document G, and as shown on plan.

**FX2 - KITCHEN & UTILITY FITTINGS**  
 Contractor is to include for all works in relation to kitchen and kitchen fitting, and in the overseeing of same. This will be carried out by the specialist kitchen supplier, it will be the contractors responsibility to carry out all work in association with same, and any work in attendance. The contractor should also include, for all work in connecting of services including water, electricity, drainage etc., to appliances, and the provision of light fittings indicated or agreed within, beneath, above units

1	Issued for construction	Description	By	Chkd	Date
Rev					09-2022

<b>Kieran J. Barry &amp; Associates Ltd.</b>		Drawing title: GENERAL ARRANGEMENT DRAWINGS FIRST FLOOR LAYOUT PLAN	
CONSULTING ENGINEERS		Project: Semi-Detached Unit Type C1 & D for Residential development at Tir Cluain, Midleton, Co. Cork	
CILLDARRAGH HOUSE, FERNEY ROAD, CARRIGALINE, CO. CORK T: +353 21 4371375 F: +353 21 4373627 E: info@kjbarry.ie		Client: O'Mahony Developments Ltd.	
Job no.:	608	Date:	09-2022
Scale:	1-50	Purpose:	CONSTRUCTION
Page Size:	A1	Drawing No.:	608 - HT C1 & D AC - 101
		Rev. No.:	1

**SEMI-DETACHED UNIT Type C1 & D**



Front Elevation  
Scale 1-50



Rear Elevation  
Scale 1-50

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**ROOF FINISH, INSULATION, VENTILATION, FLASHING & TRIMS**

**R1 - PITCHED ROOF**  
Selected Blue/Black tiles, fixed in accordance with Irish Code of Practice for slating and tiling I.C.P. 2:2002. Product Reference: Donard flat roof tile or equal approved. Batten sizes and installation to be in accordance with Homebond Manual 7th Edition details and specifications. Battens should be set out so that the spacing between all battens is equal, and does not exceed that recommended by the tile/slate manufacturer for the particular tile/slate being used, and the pitch of roof being covered. All tiles and battens on SOLITEX PLUS vapour permeable roof underlay or similar equally approved. Blue/black ridge to match tiles, fitted with brass screw and fibre washer in accordance with manufacturer's instructions. (Fit black aluminum tile edging along all barges to conceal and secure edges of tiles.) Include for all necessary taper fillets, etc.

Note: Construction of eaves and verge details to be built in accordance with Homebond's details and specifications.

**R2 - ROOF INSULATION (HORIZONTAL CEILING to pitched roof areas)**  
300mm o/a Knauf Earthwool Loft Roll 44 comprising of 100mm Knauf Earthwool Loft Roll 44 laid between roof joists and 200mm Knauf Earthwool Loft Roll 44 laid over with 37.5mm Xtratherm XT/TL Liner fixed to underside of roof joists (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification).

**R3 - FLAT ROOF CONSTRUCTION (BAY WINDOWS)**  
Flat roof to bay windows to comprise of Sarnafil/Trocal roofing membrane laid to minimum fall of 1:40 adhesively bonded and installed in accordance with manufacturers instructions and details on ventilated cold deck roof construction comprising of 18mm marine plywood deck ex. 150x44mm treated furring pieces on canopy roof structure to structural engineers detail.

**R4 - FLAT ROOF CONSTRUCTION (ENTRANCE CANOPIES)**  
Entrance canopy to comprise of Sarnafil/Trocal roofing membrane adhesively bonded and installed in accordance with manufacturer's instructions, on 18 plywood deck on ex. 100x44mm treated furring pieces on canopy roof structure to structural engineers detail.

**R5- ABUTMENT FLASHINGS (FLAT ROOF ABUTMENTS)**  
ICON Horizontal leaded cavity tray system or similarly equally approved for Block and brick construction to be installed where flat roof/canopy abuts cavity wall all in accordance with manufacturer's specifications. Cavity tray DPC should be installed a minimum of 150mm above the lowest point of intersection with the roof. An appropriate stepped lead flashing should be used in conjunction with the metal tray DPC.

**R6- PVC RAIN WATER GOODS**  
All rain water goods to be UPVC in selected colour by Freeform Building Products or similar / equal approved and comprising of half-round section guttering complete with all joiners, brackets, stop ends, angles, etc. 68mm downpipes complete with hoppers, swan necks, shoes, and wall brackets, all neatly fixed to wall directly over gullies. Include for all necessary extension pieces onto gullies

**R7 - UPVC FASCIA/SOFFIT**  
Upvc fascia and soffit system by Freeform Building Products in selected colour. Allow for required ventilation at eaves as shown on details by use of patent ventilated upvc soffit.

**R8 - LEADWORK - GUTTERS/FLASHINGS**  
Lead sheet manufactured to BS EN 12568:2006. All sizes/thickness to be as indicated on drawings and to comply with lead development association details.

**R3 - FLASHING OF CHIMNEY**  
ICON Lead Chimney tray DPC or similarly equally approved to be fitted to chimney in accordance with manufacturer's instructions. A minimum of 150mm above the lowest point of intersection with the roof. An appropriate stepped lead flashing should be used in conjunction with the metal tray DPC.

**WINDOWS/DOORS/ROOFLIGHT**

**W1 - EXTERNAL FRONT DOOR & SIDELIGHT**  
Composite front door, frame by Munster Joinery or similar equally approved or similarly equally approved. All Glazing including frame to have an overall minimum U-Value of 1.5 W/m²K.

**W2 - UPVC WINDOW & DOORS**  
All remaining windows & Doors to designs shown in upVC Argon filled unit, doubled glazed with a "U" value 1.2 W/m² K, in grey colour, as manufactured by Munster Joinery or similar approved. Include for obscure glazing to all bath/w.c. as shown.

**W3 - SAFETY GLAZING**  
All Glazing in window panes within 800mm of finished floor level should be safety glazing and comply with British Standard BS 6262. Part and fully glazed doors e.g. patio doors incl. adjacent side lights and doors where the glazing takes up most of the door should be safety glazing material to BS EN 12600:2002 of the appropriate class.

**W4 - ESCAPE WINDOWS**  
All bedrooms have escape windows. Escape windows should have an operable section which can provide an unobstructed clear open area of at least 0.33 m² with a minimum width and height of 450 mm (the route through the window may be at an angle rather than straight through). The opening section should be capable of remaining in the position which provides this minimum clear open area.  
The bottom of the window opening should be not more than 1100 mm and not less than 800 mm above the floor, immediately inside or beneath the window. The opening section of the window should be secured by means of fastenings which are readily operable from the inside and should be fitted with safety restrictors. Safety restrictors can be either an integral part of the window operating gear or separate items of hardware which can be fitted to a window at the time of manufacture or at installation. Restrictors should operate so that they limit the initial movement of an opening section to not more than 100 mm. Lockable handles or restrictors, which can only be released by removable keys or other tools, should not be fitted to window opening sections.

**EXTERNAL FINISHES**

**E1 - SMOOTH RENDER FINISH (FRONT ELEVATION)**  
Kilsaran DuraRend Top coat Render by Kilsaran International to be applied by hand over a suitably prepared scratch coat Wet down scratched undercoat surface with water spray, as required, to control suction. Apply to undercoat 6 - 8 mm thick in accordance with I.S. EN 13914 and finish. Square reveals and plastered bands around window openings as per elevation. Bands to project min. of 9mm. beyond face of rendered walls.

**E2 - FACING BRICK**  
Facing brick by Hanson or equal similar approved in Worcestershire Red multi-colour with charcoal mortar to areas shown built in gauged mortar with all horizontal and perpendicular joints perfectly in line. Ensure proper d.p.c. at all openings, steel lintels above all openings and use of proper patent cavity/chimney trays at all roof/wall junctions. Take all necessary precautions against efflorescence when choosing brick and mortar.

**E3 - DRY DASH RENDER FINISH (SIDE & REAR ELEVATIONS)**  
Kilsaran Dry Dash Receiver to be applied over a suitably prepared and cured render undercoat. Kilsaran Dry Dash Receiver should be applied in 7-10mm coat and levelled using a straight edge or darby. Dashing stone should be evenly applied to the freshly rendered surface and tamped into place with a wooden float if required.

**E4 - CONCRETE WINDOW CILLS**  
140mm high concrete cills to be used throughout front elevation and feature elevations facing public pen spaces. 100mm high concrete cills to be used to all remaining window openings.

**E5 - FEATURE STRING/BAND COURSE**  
Allow for 140mm high concrete string/band course as per elevations.

**PAINTING & DECORATING**

**REVEALS/PLINTH, ETC.**  
Reveals, plinth, etc., to receive 1 ct. of primer, and 2 cts. of external masonry paint in selected colour.

**MASONRY**  
All masonry surfaces to be prepared and to receive 2 coats masonry paint to selected colour. Dulux weather shield or similar approved.

Please note all Architectural, Structural and Civil drawings & Specifications by Kieran J Barry and Associates to be read in conjunction with associated M & E drawings and DEAP Analysis by Horizon Consulting engineers.

- REFERENCE DRAWINGS**
- Refer to 300 drawing series for construction details
  - Refer to 700 drawing series for window & door schedule

# SEMI-DETACHED UNIT Type C1 & D

1	Issued for construction			09-2022					
Rev	Description	By	Chkd	Date					
<b>Kieran J. Barry &amp; Associates Ltd.</b> CONSULTING ENGINEERS CILLDARRAGH HOUSE, FERNEY ROAD, CARRIGALINE, CO. CORK T: +353 21 4371375 F: +353 21 4373627 E: info@kjbarry.ie		Drawing title: GENERAL ARRANGEMENT DRAWINGS ELEVATIONS Project: Semi-Detached Unit Type C1 & D for Residential development at Tir Cluain, Midleton, Co. Cork							
Client:	O'Mahony Developments Ltd.	Job no.:	608	Date:	09-2022	Drawn by:		Checked:	
Scale:	1-50	Purpose:	CONSTRUCTION						
Page Size:	A1	Drawing No.:	608 - HT C1 & D AC - 200	Rev. No.:	1				



Side Elevation  
Scale 1-50



Front Elevation  
Scale 1-50

**NOTES :**

- Do not scale, figured dimensions only to be taken • Contractor to check all dimensions and conditions on site before commencing work
- Engineer to be informed of any discrepancies before work proceeds • Large scale drawings take preference over smaller drawings
- This drawing is copyright and for identification purposes only • Drawing to be read in conjunction with all applicable Building Regulations
- All materials to be installed fully in accordance with Manufacturers instructions • All dimensions are in millimetres unless stated otherwise
- All materials and details used in construction, to comply with all applicable Building Regulations • If in doubt ask

**ROOF FINISH, INSULATION, VENTILATION, FLASHING & TRIMS**

**R1 - PITCHED ROOF**  
Selected Blue/Black tiles, fixed in accordance with Irish Code of Practice for slating and tiling I.C.P. 2:2002. Product Reference: Donard flat roof tile or equal approved. Batten sizes and installation to be in accordance with Homebond Manual 7th Edition details and specifications. Battens should be set out so that the spacing between all battens is equal, and does not exceed that recommended by the tile/slate manufacturer for the particular tile/slate being used, and the pitch of roof being covered. All tiles and battens on SOLITEX PLUS vapour permeable roof underlay or similar equally approved. Blue/black ridge to match tiles, fitted with brass screw and fibre washer in accordance with manufacturer's instructions. (Fit black aluminium tile edging along all barges to conceal and secure edges of tiles.) Include for all necessary taper fillets, etc.

Note: Construction of eaves and verge details to be built in accordance with Homebond's details and specifications.

**R2 - ROOF INSULATION (HORIZONTAL CEILING to pitched roof areas)**  
300mm o/a Knauf Earthwool Loft Roll 44 comprising of 100mm Knauf Earthwool Loft Roll 44 laid between roof joists and 200mm Knauf Earthwool Loft Roll 44 laid over with 37.5mm Xtratherm XT/TL Liner fixed to underside of roof joists (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification).

**R3 - FLAT ROOF CONSTRUCTION (BAY WINDOWS)**  
Flat roof to bay windows to comprise of Sarnafil/Trocal roofing membrane laid to minimum fall of 1:40 adhesively bonded and installed in accordance with manufacturers instructions and details on ventilated cold deck roof construction comprising of 18mm marine plywood deck ex. 150x44mm treated furring pieces on canopy roof structure to structural engineers detail.

**R4 - FLAT ROOF CONSTRUCTION (ENTRANCE CANOPIES)**  
Entrance canopy to comprise of Sarnafil/Trocal roofing membrane adhesively bonded and installed in accordance with manufacturer's instructions, on 18 plywood deck on ex. 100x44mm treated furring pieces on canopy roof structure to structural engineers detail.

**R5- ABUTMENT FLASHINGS (FLAT ROOF ABUTMENTS)**  
ICON Horizontal leaded cavity tray system or similarly equally approved for Block and brick construction to be installed where flat roof/canopy abuts cavity wall all in accordance with manufacturer's specifications. Cavity tray DPC should be installed a minimum of 150mm above the lowest point of intersection with the roof. An appropriate stepped lead flashing should be used in conjunction with the metal tray DPC.

**R6- PVC RAIN WATER GOODS**  
All rain water goods to be UPVC in selected colour by Freeform Building Products or similar / equal approved and comprising of half-round section guttering complete with all joiners, brackets, stop ends, angles, etc. 68mm downpipes complete with hoppers, swan necks, shoes, and wall brackets, all neatly fixed to wall directly over gullies. Include for all necessary extension pieces onto gullies

**R7 - UPVC FASCIA/SOFFT**  
Upvc fascia and soffit system by Freeform Building Products in selected colour. Allow for required ventilation at eaves as shown on details by use of patent ventilated upvc soffit.

**R8 - LEADWORK - GUTTERS/FLASHINGS**  
Lead sheet manufactured to BS EN 12568:2006. All sizes/thickness to be as indicated on drawings and to comply with lead development association details.

**R3 - FLASHING OF CHIMNEY**  
ICON Lead Chimney tray DPC or similarly equally approved to be fitted to chimney in accordance with manufacturer's instructions. A minimum of 150mm above the lowest point of intersection with the roof. An appropriate stepped lead flashing should be used in conjunction with the metal tray DPC.

**WINDOWS/DOORS/ROOFLIGHT**

**W1 - EXTERNAL FRONT DOOR & SIDELIGHT**  
Composite front door, frame by Munster Joinery or similar equally approved or similarly equally approved. All Glazing including frame to have an overall minimum U-Value of 1.5 W/m<sup>2</sup>K.

**W2 - UPVC WINDOW & DOORS**  
All remaining windows & Doors to designs shown in upVC Argon filled unit, doubled glazed with a "U" value 1.2 W/m<sup>2</sup> K, in grey colour, as manufactured by Munster Joinery or similar approved. Include for obscure glazing to all bath/w.c as shown.

**W3 - SAFETY GLAZING**  
All Glazing in window panes within 800mm of finished floor level should be safety glazing and comply with British Standard BS 6262. Part and fully glazed doors e.g. patio doors incl. adjacent side lights and doors where the glazing takes up most of the door should be safety glazing material to BS EN 12600:2002 of the appropriate class.

**W4 - ESCAPE WINDOWS**  
All bedrooms have escape windows. Escape windows should have an operable section which can provide an unobstructed clear open area of at least 0.33 m<sup>2</sup> with a minimum width and height of 450 mm (the route through the window may be at an angle rather than straight through). The opening section should be capable of remaining in the position which provides this minimum clear open area.  
The bottom of the window opening should be not more than 1100 mm and not less than 800 mm above the floor, immediately inside or beneath the window. The opening section of the window should be secured by means of fastenings which are readily operable from the inside and should be fitted with safety restrictors. Safety restrictors can be either an integral part of the window operating gear or separate items of hardware which can be fitted to a window at the time of manufacture or at installation. Restrictors should operate so that they limit the initial movement of an opening section to not more than 100 mm. Lockable handles or restrictors, which can only be released by removable keys or other tools, should not be fitted to window opening sections.

**EXTERNAL FINISHES**

**E1 - SMOOTH RENDER FINISH (FRONT ELEVATION)**  
Kilsaran DuraRend Top coat Render by Kilsaran International to be applied by hand over a suitably prepared scratch coat Wet down scratched undercoat surface with water spray, as required, to control suction. Apply to undercoat 6 - 8 mm thick in accordance with I.S. EN 13914 and finish. Square reveals and plastered bands around window openings as per elevation. Bands to project min. of 9mm. beyond face of rendered walls.

**E2 - FACING BRICK**  
Facing brick by Hanson or equal similar approved in Worcestershire Red multi-colour with charcoal mortar to areas shown built in gauged mortar with all horizontal and perpendicular joints perfectly in line. Ensure proper d.p.c. at all openings, steel lintels above all openings and use of proper patent cavity/chimney trays at all roof/wall junctions. Take all necessary precautions against efflorescence when choosing brick and mortar.

**E3 - DRY DASH RENDER FINISH (SIDE & REAR ELEVATIONS)**  
Kilsaran Dry Dash Receiver to be applied over a suitably prepared and cured render undercoat. Kilsaran Dry Dash Receiver should be applied in 7-10mm coat and levelled using a straight edge or darby. Dashing stone should be evenly applied to the freshly rendered surface and tamped into place with a wooden float if required.

**E4 - CONCRETE WINDOW CILLS**  
140mm high concrete cills to be used throughout front elevation and feature elevations facing public pen spaces. 100mm high concrete cills to be used to all remaining window openings.

**E5 - FEATURE STRING/BAND COURSE**  
Allow for 140mm high concrete string/band course as per elevations.

**PAINTING & DECORATING**

**REVEALS/PLINTH, ETC.**  
Reveals, plinth, etc., to receive 1 ct. of primer, and 2 cts. of external masonry paint in selected colour.

**MASONRY**  
All masonry surfaces to be prepared and to receive 2 coats masonry paint to selected colour. Dulux weather shield or similar approved.

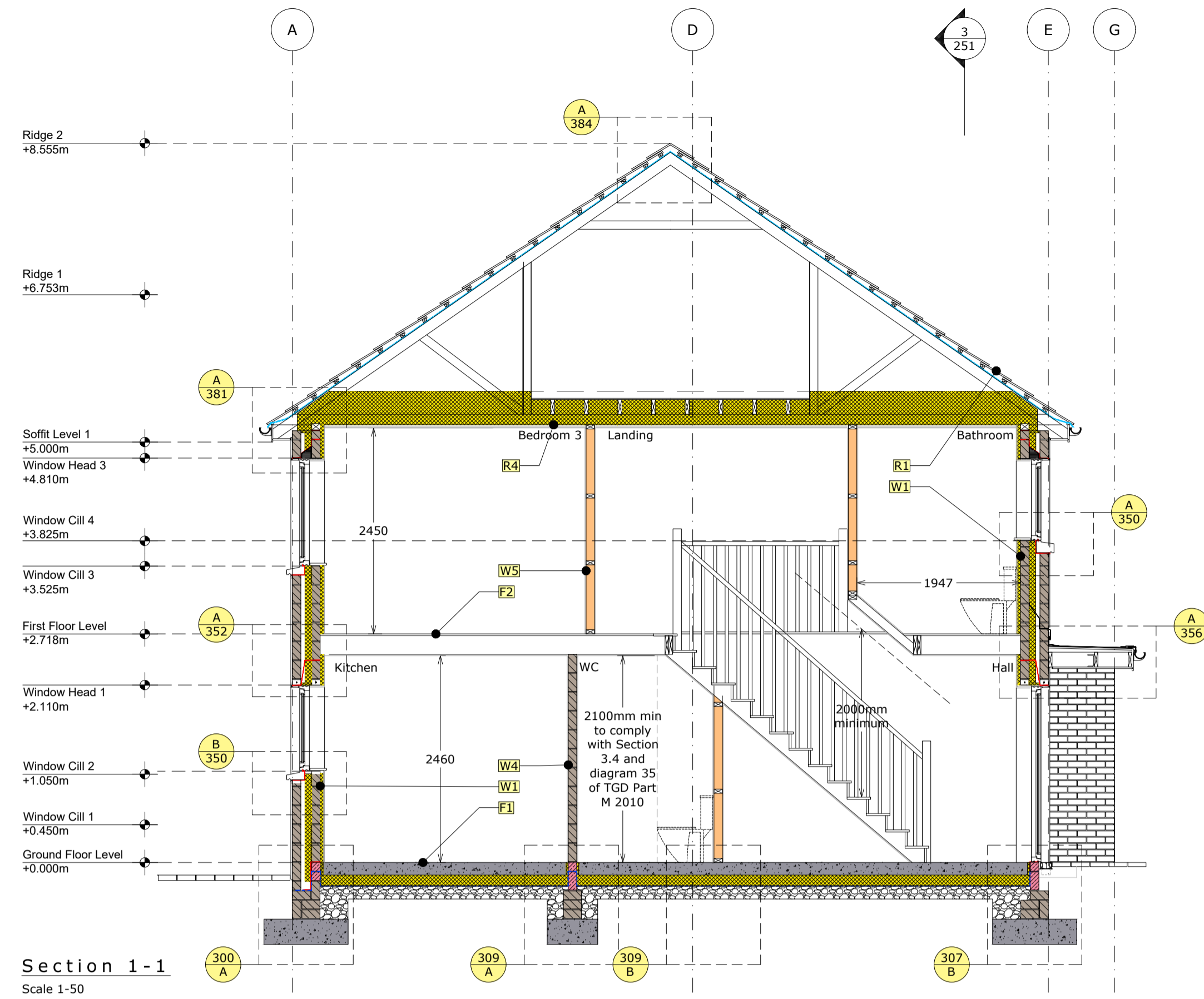
Rev	Description	By	Chkd	Date
1	Issued for construction			09-2022

<b>Kieran J. Barry &amp; Associates Ltd.</b>		Drawing title: GENERAL ARRANGEMENT DRAWINGS ELEVATIONS	
CONSULTING ENGINEERS		Project: Semi-Detached Unit Type C1 & D for Residential development at Tir Cluain, Midleton, Co. Cork	
CILLDARRAGH HOUSE, FERNEY ROAD, CARRIGALINE, CO. CORK T: +353 21 4371375 F: +353 21 4373627 E: info@kjbarry.ie		Job no.: 608 Date: 09-2022 Drawn by: Checked:	
Client: O'Mahony Developments Ltd.		Scales: 1-50 Purpose: CONSTRUCTION	
Page Size: A1		Drawing No.: 608 - HT C1 & D AC - 201 Rev. No.: 1	

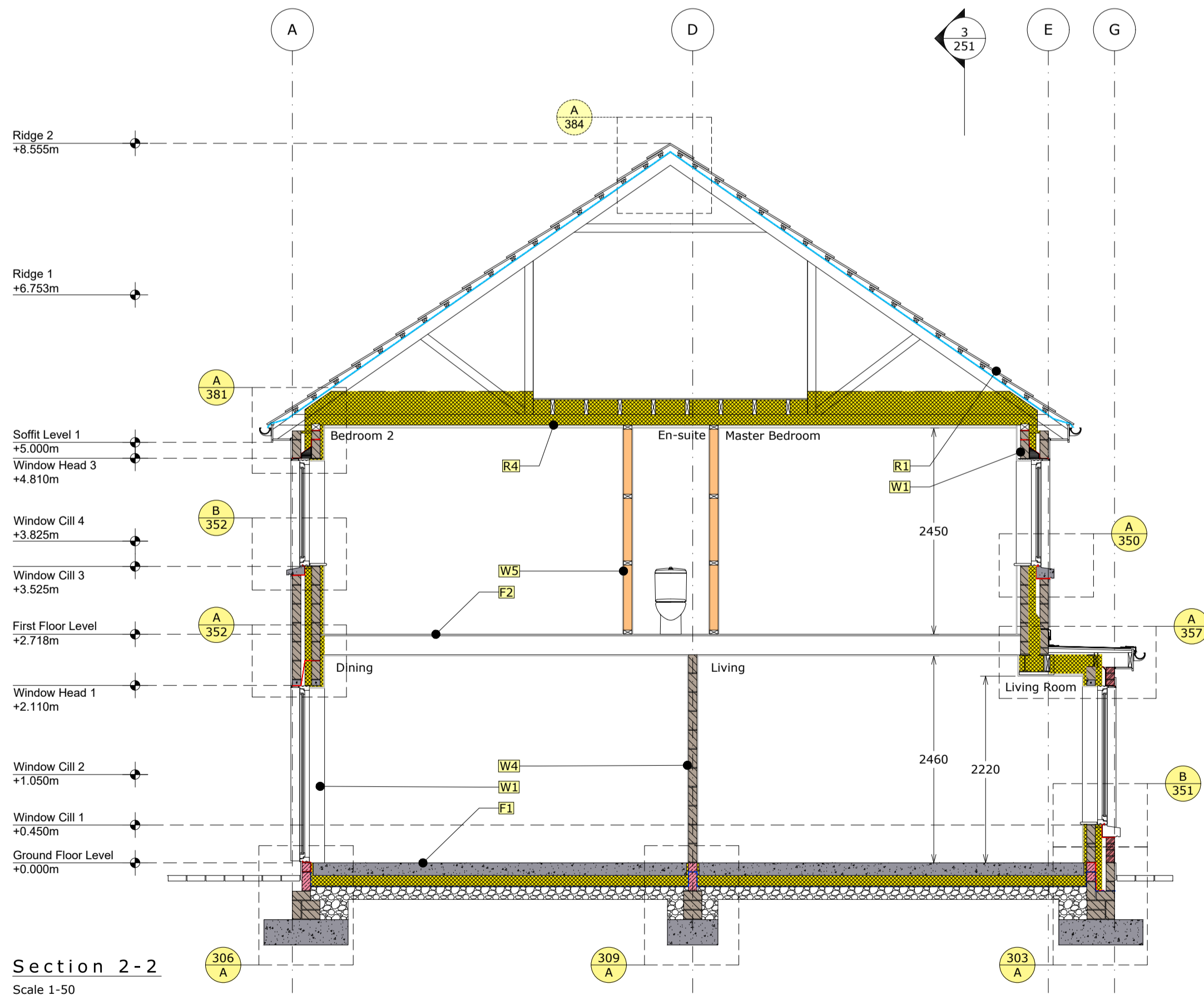
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- REFERENCE DRAWINGS**
- Refer to 300 drawing series for construction details
  - Refer to 700 drawing series for window & door schedule

# SEMI-DETACHED UNIT Type C1 & D



Section 1-1  
Scale 1-50



Section 2-2  
Scale 1-50

**J3 - MOULDED HANDRAILS AND SQUARE BALUSTRADES CONSTRUCTION**  
35x35mm square balusters at approx. 150mm centres. 100x100mm square newel posts, properly secured to floors and stairs, 75x75mm properly shaped handrail fitted to balustrade (as shown). Include for swan necks at returns, etc.

**FIXTURES AND FITTINGS**

**FX1 - BATHROOMS & EN-SUITE**  
The contractor is to include for all works in relation to fitting and supply of en-suite and bathroom sanitary ware, and for the provision and connection of all services as indicated on drawings. Contractor should also include for fitting of all fittings and associated pipework, shower screens etc., as selected. Designated disabled toilet located at entry level to be laid out so as to have a clear 1200 x 750mm space for wheelchair access in accordance with Diagram 35 Section 3.4 TGD Part M. This section to comply with the following standards: B.S.6465 Sanitary installation. The quality and installation of sanitary ware should be as set out on Document G, and as shown on plan.

**FX2 - KITCHEN & UTILITY FITTINGS**  
Contractor is to include for all works in relation to kitchen and kitchen fitting, and in the overseeing of same. This will be carried out by the specialist kitchen supplier, it will be the contractors responsibility to carry out all work in association with same, and any work in attendance. The contractor should also include, for all work in connecting of services including water, electricity, drainage etc., to appliances, and the provision of light fittings indicated or agreed within, beneath, above units

**PART M COMPLIANCE**

**M1 - MAIN ENTRANCE**  
Main entrances to be provided with a minimum effective clear width of 800mm at front door entrance and a minimum 1200x1200mm clear level area (i.e. gradient of 1:50 or less) in front of entrance with ramped approach in accordance with Section 3.2 TGD Part M 2010

**M2 - HORIZONTAL CIRCULATION WITHIN A DWELLING**  
Corridors, passageways and doors to habitable rooms in the entrance storey containing the main living room, should be sufficiently wide and free of stepped changes of level so as to allow convenient circulation.

**M3 - DOORS TO ACCESSIBLE HABITABLE ROOMS**  
All internal doors to accessible habitable rooms on ground floor (entrance level) to be provided with a Minimum effective clear width of 775mm where the adjacent corridor width is a minimum 1050mm wide (900mm if approved head on) or a Minimum effective clear width of 800mm where the adjacent corridor is less than 1050mm but no less than 900mm

Corridors and passageways should have a minimum unobstructed width of not less than 900 mm to facilitate circulation of people using wheelchairs. Localised permanent obstructions, such as radiators, may be allowed, provided that the obstructed width in those areas is at least 800 mm and the obstruction does not occur opposite a door.

The length of unobstructed corridor complying with the minimum width requirement specified should be at least 1200 mm approaching any door (refer to Diagram 33).

Saddle boards, where provided, should be bevelled, with a maximum upstand of 10 mm.

Doors to rooms (other than cloak rooms, hot presses, etc), which can only be accessed by the use of steps or stairs, may have a minimum effective clear width of 750 mm.

**M4-SANITARY FACILITIES**  
Contractor to ensure layout of ground floor guest WC and location of sanitary ware and door to WC are installed and constructed strictly in accordance with Section 3.4 and diagram 34 of TGD Part M 2010 or diagram 35 where the ground floor area is less than 45m<sup>2</sup>

- NOTES :**
- Do not scale, figured dimensions only to be taken
  - Contractor to check all dimensions and conditions on site before commencing work
  - Engineers to be informed of any discrepancies before work proceeds
  - Large scale drawings take preference over smaller drawings
  - This drawing is copyright and for identification purposes only
  - Drawing to be read in conjunction with all applicable Building Regulations
  - All materials to be installed fully in accordance with Manufacturers instructions
  - All dimensions are in millimetres unless stated otherwise
  - All materials and details used in construction, to comply with all applicable Building Regulations
  - If in doubt ask

**WALL LEGEND**

**EXTERNAL WALLS**

**WALL TYPE 1 (330mm CAVITY WALL)**  
100mm concrete block outer leaf (or Brick where shown), 130mm cavity with a minimum 50mm residual cavity, 80mm Xtratherm Thin-R Poyiso XT/CW cavity wall insulation boards, 100mm concrete block inner leaf with 52.5mm Xtratherm XT/TL dry-lining board plaster dabbed / adhesive bonded with 3mm skim finish all in accordance with manufacturers instructions (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification) and fixed as per manufacturers instructions. Cavity insulation must be kept tight to inner leaf so cavities must be kept clean.



**WALL TYPE 2 (445mm CAVITY WALL)**  
100mm concrete block outer leaf, 130mm cavity with a minimum 50mm residual cavity, 80mm Xtratherm Thin-R Poyiso XT/CW cavity wall insulation boards, 215mm concrete block inner leaf laid flat with 52.5mm Xtratherm XT/TL dry-lining board plaster dabbed / adhesive bonded with 3mm skim finish all in accordance with manufacturers instructions (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification) and fixed as per manufacturers instructions. Cavity insulation must be kept tight to inner leaf so cavities must be kept clean.

**NOTES**

- Where transition from brick finish to render occurs on front elevation without break of concrete band, contractor to allow for 148mm cavity behind brick finish so as to ensure brick and finished external render above finish in line.
- Allow for 125mm Xtratherm Cavity Closer XT/Close-R to be installed in all window/door jambs and heads where applicable through out external walls.

**INTERNAL PARTY WALLS**

**WALL TYPE 3: 215mm PARTY WALLS:**  
215mm Block wall Gypsum Gyproc Hardcoat and skim finish to face of party wall all in accordance with manufacturers instructions to each side of 215mm concrete block. Include for proper stainless steel angle beading to be used at all external corners, openings, etc., as required.



**NOTES**

- Contractor to ensure the average mass of the wall (including plaster) should be at least 415kg/m<sup>2</sup> and achieves a minimum airborne sound insulation performance of 53 dnt,w db
- Fill all joints between blocks or bricks with mortar, and seal the joints between the wall and the other parts of the construction (to achieve mass and avoid air paths)
- Workmanship and detailing should be given special attention to limit the pathways between walls and opposite sides of the sound resisting wall (to reduce flanking transmission).
- Gypsum gyproc hardcoat and skim finish to face of compartments walls all in accordance with manufacturers instructions.

**FIRE BARRIER AND FIRE STOPS**  
200x140mm or 200x160mm Rockwool PwCB 60min. rated fire stop cavity barriers to be fitted with cavity at the junction where party wall meets cavity wall, including where external gable wall meets front and rear external wall, refer to detail



**INTERNAL WALLS WITHIN DWELLING**

**WALL TYPE 4: 100mm INTERNAL BLOCK WALL**  
100mm Block wall with finishes, unless stated, in sand/cement rendering and skimmed with gypsum plaster, total thickness 15 mm Proper stainless steel angle beading to be used at all external corners, openings, etc., as required.



**WALL TYPE 5: STUD PARTITION WALLS**  
All stud partition walls to be constructed in accordance with Homebond manual 7th Edition and comprise of C16 100x44mm<sup>2</sup> all partition walls incl. for double or single 100x44mm head and sole plates. Include for fitting of all necessary grounds for electrician, radiator brackets, etc. Fitted with 100mm acoustic quilt/insulation between all studs. Fitted with 15mm plasterboard to each side with plaster skim finish coat. Water resistant plaster board to be used in all bathrooms and en-suites.



**FLOOR CONSTRUCTION**

**F1 - GROUND FLOOR CONSTRUCTION**  
Selected flooring on 200mm power floated suspended concrete ground floor slab to structural engineers detail on 125mm Xtratherm Thin-R Polyiso XT/UF floor insulation (or similar equally approved to give an overall minimum U-Value in accordance with O'Rourke Energy Services Part L compliance specification) solid under-slab insulation board on radon barrier on a blinding layer all in accordance with IAB certification and SR 21: 2014 + A1:2007, for fines material. The blinding material should be of adequate depth to fill surface voids thus creating an even surface and avoiding sharp projections which may damage radon membrane all on minimum 150mm well compacted crushed rock granular fill material hardcore bed, Hardcore bed to conform to I.S. EN 13242: 2002 and meet specification outlined in Annex E of the accompanying guidance document to this standard, SR 21 2014 + A1:2007. The layer of Hardcore should be well compacted, clean and free from matter liable to cause damage to the concrete.

**F2- FIRST FLOOR CONSTRUCTION**  
First floor construction to comprise of min. 18mm T&G Boarding on Floor joists to structural engineers detail. 100mm acoustic mineral Roll insulation to be laid between joists. 15mm Gyproc Wallboard to be fixed to underside of floor and allow for 3mm skim finish, all works to be completed in accordance with Gyproc specification and details. Allow for 6mm WSP plywood floor boards to be laid over T&G boarding in main bathrooms and en-suite and fixed using Flat head 3mm dia. x 60mm long achieving minimum 32mm penetration into supporting joists. Nails at 150mm centres to perimeter and 300mm centres to intermediate supports

**INTERNAL JOINERY**

Internal joinery work to be carried out by competent, first-class second fix joiner. All mitres, joints, etc. to fit accurately, a consistent min gap between door and frame expected around stiles and head. Any badly planed, or rough timbers to be discarded. Ensure that only best quality timbers are used to avoid shrinkage, warping, etc. Second-fix joinery completed as follows

**J1 - SECOND FIX JOINERY**  
Supply and fit prefinished Oak doors to sizes & designs shown on floor plans and door schedule. Doors hung on 3 chrome bearing hinges to all doors. All door ironmongery by KCC or similar equally approved, refer to ironmongery schedule at rear of this specification. Door handles to be set at a height of 900 above floor level.

- 135x50 White primed tulip framing
- 150x18mm White primed half splayed type skirting board
- 90x18mm White primed half splayed type architrave
- 100x19mm White primed doorstop
- 175x25mm primed MDF window boards to all openings.
- Hot-press: Fit cylinder support shelf, using 75x35 timbers. Fit 3 rows tier of shelving using 44x22 planed timbers, properly supported.

**J2 - STAIRS**  
Stairs constructed to design as shown on plan, properly protected and left ready for carpeting on completion. Stairs to consist of 35mm Red Deal treads, 18mm Red Deal risers 300x50mm softwood strings on both sides. Include for all necessary wedging between risers and strings, etc., and sheet exposed underside of stairs with 3mm foil-backed gypsolite, and skim. Include for fitting of any necessary scotias, etc., at junction of skim/timber.

1	Issued for construction		By	Chkd	Date
Rev		Description			09-2022

**Kieran J. Barry & Associates Ltd.**  
CONSULTING ENGINEERS  
CILLDARRAGH HOUSE, FERNEY ROAD, CARRIGALINE, CO. CORK  
T: +353 21 4371375 F: +353 21 4373627 E: info@kjbarry.ie

**Project:** GENERAL ARRANGEMENT DRAWINGS SECTIONS  
Semi-Detached Unit Type C1 & D for Residential development at Tir Cluain, Midleton, Co. Cork

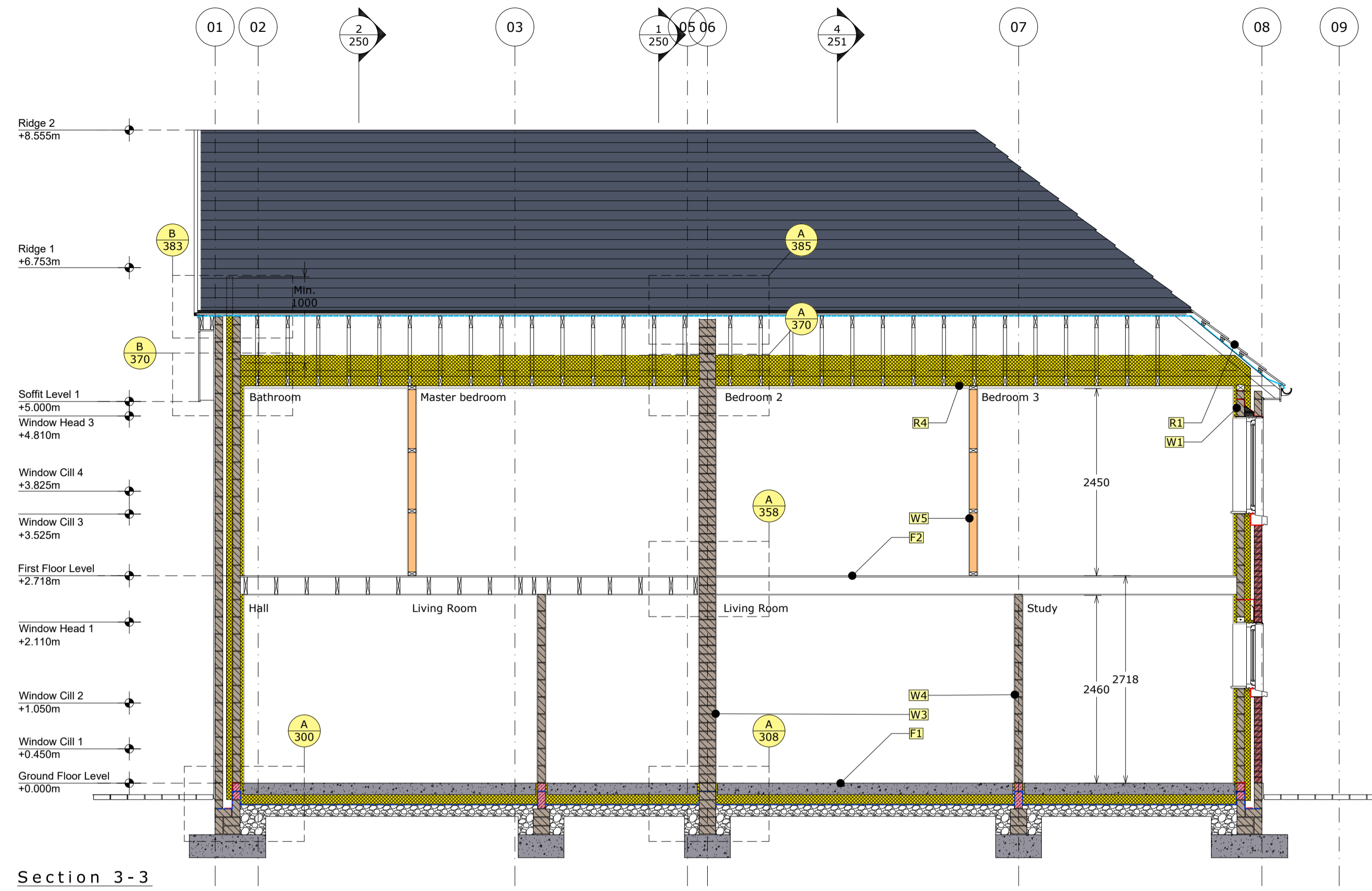
**Client:** O'Mahony Developments Ltd.

Job no.: 608 Date: 09-2022 Drawn by: Checked:  
Scale: 1-50 Purpose: CONSTRUCTION  
Page Size: A1 Drawing No.: 608 - HT C1 & D AC - 250 Rev. No.: 1

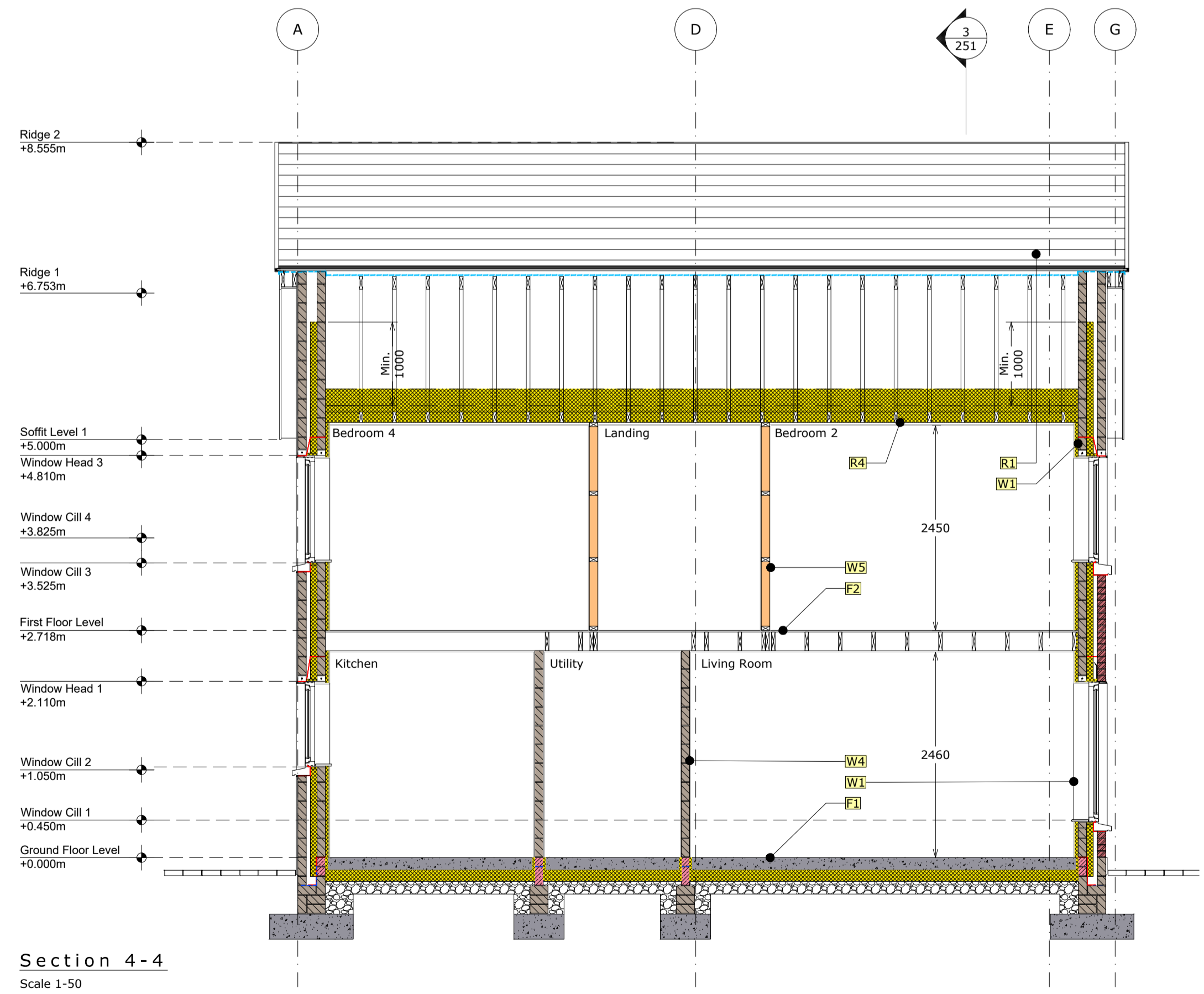
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**SEMI-DETACHED UNIT Type C1 & D**



Section 3-3  
Scale 1-50



Section 4-4  
Scale 1-50

**J3 - MOULDED HANDRAILS AND SQUARE BALUSTRADES CONSTRUCTION**  
35x35mm square balusters at approx. 150mm, centres. 100x100mm square newel posts, properly secured to floors and stairs, 75x75mm properly shaped handrail fitted to balustrade (as shown). Include for swan necks at returns, etc.

**FIXTURES AND FITTINGS**

**FX1 - BATHROOMS & EN-SUITE**  
The contractor is to include for all works in relation to fitting and supply of en-suite and bathroom sanitary ware, and for the provision and connection of all services as indicated on drawings. Contractor should also include for fitting of all fittings and associated pipework, shower screens etc., as selected. Designated disabled toilet located at entry level to be laid out so as to have a clear 1200 x 750mm space for wheelchair access in accordance with Diagram 35 Section 3.4 TGD Part M. This section to comply with the following standards: B.S.6465 Sanitary installation. The quality and installation of sanitary ware should be as set out on Document G, and as shown on plan.

**FX2 - KITCHEN & UTILITY FITTINGS**  
Contractor is to include for all works in relation to kitchen and kitchen fitting, and in the overseeing of same. This will be carried out by the specialist kitchen supplier, it will be the contractors responsibility to carry out all work in association with same, and any work in attendance. The contractor should also include, for all work in connecting of services including water, electricity, drainage etc., to appliances, and the provision of light fittings indicated or agreed within, beneath, above units

**PART M COMPLIANCE**

**M1 - MAIN ENTRANCE**  
Main entrances to be provided with a minimum effective clear width of 800mm at front door entrance and a minimum 1200x1200mm clear level area (i.e. gradient of 1:50 or less) in front of entrance with ramped approach in accordance with Section 3.2 TGD Part M 2010

**M2 - HORIZONTAL CIRCULATION WITHIN A DWELLING**  
Corridors, passageways and doors to habitable rooms in the entrance storey containing the main living room, should be sufficiently wide and free of stepped changes of level so as to allow convenient circulation.

**M3 - DOORS TO ACCESSIBLE HABITABLE ROOMS**  
All internal doors to accessible habitable rooms on ground floor (entrance level) to be provided with a Minimum effective clear width of 775mm where the adjacent corridor width is a minimum 1050mm wide (900mm if approved head on) or a Minimum effective clear width of 800mm where the adjacent corridor is less than 1050mm but no less than 900mm

Corridors and passageways should have a minimum unobstructed width of not less than 900 mm to facilitate circulation of people using wheelchairs. Localised permanent obstructions, such as radiators, may be allowed, provided that the obstructed width in those areas is at least 800 mm and the obstruction does not occur opposite a door.

The length of unobstructed corridor complying with the minimum width requirement specified should be at least 1200 mm approaching any door (refer to Diagram 33).

Saddle boards, where provided, should be bevelled, with a maximum upstand of 10 mm.

Doors to rooms (other than cloak rooms, hot presses, etc), which can only be accessed by the use of steps or stairs, may have a minimum effective clear width of 750 mm.

**M4-SANITARY FACILITIES**  
Contractor to ensure layout of ground floor guest WC and location of sanitary ware and door to WC are installed and constructed strictly in accordance with Section 3.4 and diagram 34 of TGD Part M 2010 or diagram 35 where the ground floor area is less than 45m²

- NOTES :**
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  - All materials to be installed fully in accordance with Manufacturers instructions
  - All dimensions are in millimetres unless stated otherwise
  - All materials and details used in construction, to comply with all applicable Building Regulations
  - If in doubt ask

**WALL LEGEND**

**EXTERNAL WALLS**

**WALL TYPE 1 (330mm CAVITY WALL)**  
100mm concrete block outer leaf (or Brick where shown), 130mm cavity with a minimum 50mm residual cavity, 80mm Xtratherm Thin-R Poyiso XT/CW cavity wall insulation boards, 100mm concrete block inner leaf with 52.5mm Xtratherm XT/TL dry-lining board plaster dabbed / adhesive bonded with 3mm skim finish all in accordance with manufacturers instructions (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification) and fixed as per manufacturers instructions. Cavity insulation must be kept tight to inner leaf so cavities must be kept clean.

Indicated as follows:

**WALL TYPE 2 (445mm CAVITY WALL)**  
100mm concrete block outer leaf, 130mm cavity with a minimum 50mm residual cavity, 80mm Xtratherm Thin-R Poyiso XT/CW cavity wall insulation boards, 215mm concrete block inner leaf laid flat with 52.5mm Xtratherm XT/TL dry-lining board plaster dabbed / adhesive bonded with 3mm skim finish all in accordance with manufacturers instructions (or similar equally approved to give an overall minimum U-Value in accordance with Casey Energy Consultant Part L compliance specification) and fixed as per manufacturers instructions. Cavity insulation must be kept tight to inner leaf so cavities must be kept clean.

Indicated as follows:

**NOTES**

- Where transition from brick finish to render occurs on front elevation without break of concrete band, contractor to allow for 148mm cavity behind brick finish so as to ensure brick and finished external render above finish in line.
- Allow for 125mm Xtratherm Cavity Closer XT/Close-R to be installed in all window/door jambs and heads where applicable through out external walls.

**INTERNAL PARTY WALLS**

**WALL TYPE 3: 215mm PARTY WALLS:**  
215mm Block wall Gypsum Gyproc Hardcoat and skim finish to face of party wall all in accordance with manufacturers instructions to each side of 215mm concrete block. Include for proper stainless steel angle beading to be used at all external corners, openings, etc., as required.

Indicated as follows:

**NOTES**

- Contractor to ensure the average mass of the wall (including plaster) should be at least 415kg/m² and achieves a minimum airborne sound insulation performance of 53 dnt,wb
- Fill all joints between blocks or bricks with mortar, and seal the joints between the wall and the other parts of the construction (to achieve mass and avoid air paths)
- Workmanship and detailing should be given special attention to limit the pathways between walls and opposite sides of the sound resisting wall (to reduce flanking transmission).
- Gypsum gyproc hardcoat and skim finish to face of compartments walls all in accordance with manufacturers instructions.

**FIRE BARRIER AND FIRE STOPS**

200x140mm or 200x160mm Rockwool PwCB 60min. rated fire stop cavity barriers to be fitted with cavity at the junction where party wall meets cavity wall, including where external gable wall meets front and rear external wall, refer to detail

Indicated as follows:

**INTERNAL WALLS WITHIN DWELLING**

**WALL TYPE 4: 100mm INTERNAL BLOCK WALL**  
100mm Block wall with finishes, unless stated, in sand/cement rendering and skimmed with gypsum plaster, total thickness 15 mm Proper stainless steel angle beading to be used at all external corners, openings, etc., as required.

Indicated as follows:

**WALL TYPE 5: STUD PARTITION WALLS**  
All stud partition walls to be constructed in accordance with Homebond manual 7th Edition and comprise of C16 100x44mmtd all partition walls incl. for double or single 100x44mm head and sole plates. Include for fitting of all necessary grounds for electrician, radiator brackets, etc. Fitted with 100mm acoustic quilt/insulation between all studs. Fitted with 15mm plasterboard to each side with plaster skim finish coat. Water resistant plaster board to be used in all bathrooms and en-suites.

Indicated as follows:

**FLOOR CONSTRUCTION**

**F1 - GROUND FLOOR CONSTRUCTION**  
Selected flooring on 200mm power floated suspended concrete ground floor slab to structural engineers detail on 125mm Xtratherm Thin-R Polyiso XT/UF floor insulation (or similar equally approved to give an overall minimum U-Value in accordance with O'Rourke Energy Services Part L compliance specification) solid under-slab insulation board on radon barrier on a blinding layer all in accordance with IAB certification and SR 21: 2014 + A1:2007, for fines material. The blinding material should be of adequate depth to fill surface voids thus creating an even surface and avoiding sharp projections which may damage radon membrane all on minimum 150mm well compacted crushed rock granular fill material hardcore bed, Hardcore bed to conform to I.S. EN 13242: 2002 and meet specification outlined in Annex E of the accompanying guidance document to this standard, SR 21 2014 + A1:2007. The layer of Hardcore should be well compacted, clean and free from matter liable to cause damage to the concrete.

**F2- FIRST FLOOR CONSTRUCTION**  
First floor construction to comprise of min. 18mm T&G Boarding on Floor joists to structural engineers detail. 100mm acoustic mineral Roll insulation to be laid between joists. 15mm Gyproc Wallboard to be fixed to underside of floor and allow for 3mm skim finish, all works to be completed in accordance with Gyproc specification and details. Allow for 6mm WSP plywood floor boards to be laid over T&G boarding in main bathrooms and en-suite and fixed using Flat head 3mm dia. x 60mm long achieving minimum 32mm penetration into supporting joists. Nails at 150mm centres to perimeter and 300mm centres to intermediate supports

**INTERNAL JOINERY**

Internal joinery work to be carried out by competent, first-class second fix joiner. All mitres, joints, etc. to fit accurately, a consistent min gap between door and frame expected around stiles and head. Any badly planed, or rough timbers to be discarded. Ensure that only best quality timbers are used to avoid shrinkage, warping, etc. Second-fix joinery completed as follows

**J1 - SECOND FIX JOINERY**

- Supply and fit prefinished Oak doors to sizes & designs shown on floor plans and door schedule. Doors hung on 3 chrome bearing hinges to all doors. All door ironmongery by KCC or similar equally approved, refer to ironmongery schedule at rear of this specification. Door handles to be set at a height of 900 above floor level.
- 135x50 White primed tulip framing
  - 150x18mm White primed half splayed type skirting board
  - 90x18mm White primed half splayed type architrave
  - 100x19mm White primed doorstop
  - 175x25mm primed MDF window boards to all openings.
  - Hot-press: Fit cylinder support shelf, using 75x35 timbers. Fit 3 rows tier of shelving using 44x22 planed timbers, properly supported.

**J2 - STAIRS**

Stairs constructed to design as shown on plan, properly protected and left ready for carpeting on completion. Stairs to consist of 35mm Red Deal treads, 18mm Red Deal risers 300x50mm softwood strings on both sides. Include for all necessary wedging between risers and strings, etc., and sheet exposed underside of stairs with 3mm foil-backed gypsol, and skim. Include for fitting of any necessary scotias, etc., at junction of skim/timber.

1	Issued for construction		By	Chkd	Date
Rev	Description				09-2022

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**Project:** GENERAL ARRANGEMENT DRAWINGS SECTIONS  
Semi-Detached Unit Type C1 & D for Residential development at Tir Cluain, Midleton, Co. Cork

**Client:** O'Mahony Developments Ltd.

Job no.: 608 Date: 09-2022 Drawn by: Checked:  
Scale: 1-50 Purpose: CONSTRUCTION  
Page Size: A1 Drawing No.: 608-HT C1 & D AC - 251 Rev. No.: 1

Please note all Architectural, Structural and Civil drawings & Specifications by Kieran J Barry and Associates to be read in conjunction with associated M & E drawings and DEAP Analysis by Horizon Consulting engineers.

- REFERENCE DRAWINGS**
- Refer to 300 drawing series for construction details
  - Refer to 700 drawing series for window & door schedule

**SEMI-DETACHED UNIT Type C1 & D**