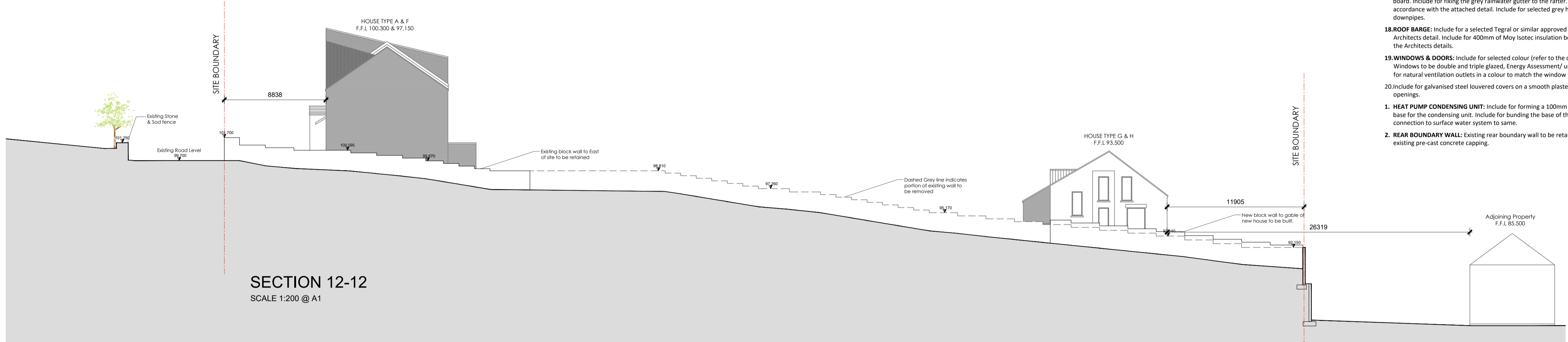


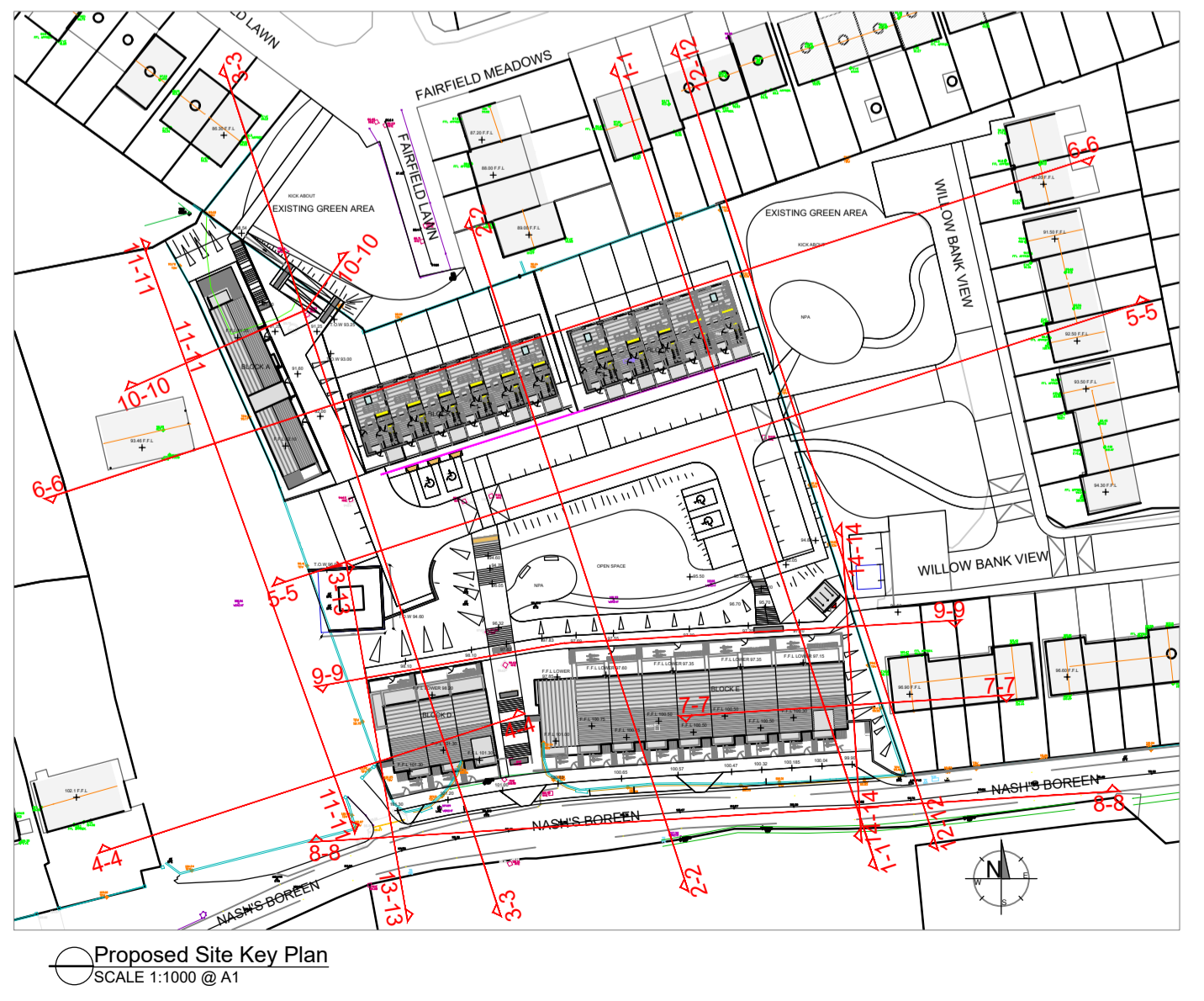
SECTION 11-11
SCALE 1:200 @ A1



SECTION 12-12
SCALE 1:200 @ A1

- THREE STOREY - TERRACE HOUSES: FRONT / SOUTHERN ELEVATION:**
- EXTERNAL BRICK:** Selected buff brick where shown in the elevations at the entrance / bin store..
 - EXTERNAL WALL FINISH:** Wet dash, coloured plaster with raised smooth plaster banding to doors and windows.
 - PITCHED ROOFING:** Selected Thrutone slate or similar approved to pitched roof's where shown.
 - FASCIA & SOFFIT:** Refer to the attached Architects detail representing a raised plastered fascia and barge board. Include for fixing the grey rainwater gutter to the rafter. Include for over eaves ventilation in accordance with the attached detail. Include for selected grey half round and round, rainwater goods and downpipes.
 - ROOF BARGE:** Include for a selected Tegral or similar approved edge of slate trim in accordance with the Architects detail. Include for 400mm of Moy Isotec insulation between and across ceiling rafters. Refer to the Architects details.
 - WINDOWS & DOORS:** Include for selected colour (refer to the design statement) windows and doors. Windows to be double and triple glazed, Energy Assessment/ unit dependent. Windows frames to include for natural ventilation outlets in a colour to match the window frame.
 - Include for galvanised steel louvered covers on a smooth plaster background to all mechanical ventilation openings.
 - RAISED SEAM CLADDING TO DROMER:** Provide for raised seam metal cladding to the walls of dormer windows as shown on the elevations.
 - RAISED SEAM ROOF:** Include for selected raised seam cladding to the roof and return walls of the mono pitch roof over townhouses 1 & 2. Raised seam to be constructed on vapour barrier, on plywood on treated deal batten on breathable felt on plywood on timber rafter/ stud. Space to rear of external plywood to be ventilated.
 - DORMER WINDOW ROOF:** Include for selected Alkor or similar approved single ply membrane to the flat roof over the dormer window roof. Include for extending the membrane up the inside of the parapet and across the top of the cavity prior to fixing of the parapet capping.
 - Include for the roofing membrane on vapour barrier on plywood on 180mm of selected insulation on plywood, on firing piece, on 175 x 50 rafter. Include for an airtightness membrane to the underside of the rafter and for fixing a 12.5mm plaster slab.
 - FRONT BOUNDARY TO FOOTPATH/ ROAD:** Concrete plinth, 150mm high. Galvanised steel balustrade/ railing to Architects detail 1100mm high. Include for a gate at each individual entrance. Balustrade to be compliant with TGD Part K with maximum 100mm opening.
 - BIN STORES:** Include for forming bin stores as per the Architects detail with brick surround, cast in situ concrete roof and selected timber / recycled plastic (wood effect) doors.
 - DOOR CANOPIES:** Include for extending the slate roof beyond the front wall, extending to cover the entrance walkway and bin store. Include for a support column 100 x 100mm box section post to open corner, 100 x 150 box section to take wall plate (to Engineers design) and a 215mm brick wall to the closed side extending to underside of roof level.
 - FOOTBRIDGE:** Provide a 75mm screed on 200mm precast concrete slab spanning between the footpath side, retaining wall and the front elevation of the building. Screed to receive a brush finish and fall from the front door to footpath at 1:50. Acco drain to be accommodated at the junction of the wall and bridge. Refer to the Architects detail for the junction of the bridge and dwelling wall.
- Note: Concrete plinth, 150mm high. Galvanised steel balustrade/ railing to Architects detail 1100mm high. To the open side of the footbridge. Balustrade to be compliant with TGD Part K with maximum 100mm opening.

- THREE STOREY - TERRACE HOUSES: REAR / NORTHERN ELEVATION:**
- EXTERNAL WALL FINISH:** Wet dash, coloured plaster with raised smooth plaster banding to doors and windows.
 - PITCHED ROOFING:** Selected Thrutone slate or similar approved to pitched roof's where shown.
 - FASCIA & SOFFIT:** Refer to the attached Architects detail representing a raised plastered fascia and barge board. Include for fixing the grey rainwater gutter to the rafter. Include for over eaves ventilation in accordance with the attached detail. Include for selected grey half round and round, rainwater goods and downpipes.
 - ROOF BARGE:** Include for a selected Tegral or similar approved edge of slate trim in accordance with the Architects detail. Include for 400mm of Moy Isotec insulation between and across ceiling rafters. Refer to the Architects details.
 - WINDOWS & DOORS:** Include for selected colour (refer to the design statement) windows and doors. Windows to be double and triple glazed, Energy Assessment/ unit dependent. Windows frames to include for natural ventilation outlets in a colour to match the window frame.
 - Include for galvanised steel louvered covers on a smooth plaster background to all mechanical ventilation openings.
 - HEAT PUMP CONDENSING UNIT:** Include for forming a 100mm reinforced, hard standing to the patio and base for the condensing unit. Include for bunding the base of the unit and for providing a drain with connection to surface water system to same.
 - REAR BOUNDARY WALL:** Existing rear boundary wall to be retained with existing fair faced finish and existing pre-cast concrete capping.



Proposed Site Key Plan
SCALE 1:1000 @ A1

DUPLEX UNITS : FRONT / SOUTHERN ELEVATION:

- EXTERNAL BRICK:** Selected buff brick where shown in the elevations.
- EXTERNAL WALL FINISH:** Wet dash, coloured plaster with raised smooth plaster banding to doors and windows.
- PITCHED ROOFING:** Selected Thrutone slate or similar approved to pitched roof's where shown.
- FASCIA & SOFFIT:** Refer to the attached Architects detail representing a raised plastered fascia and barge board. Include for fixing the grey rainwater gutter to the rafter. Include for over eaves ventilation in accordance with the attached detail. Include for selected grey half round and round, rainwater goods and downpipes.
- ROOF BARGE:** Include for a selected Tegral or similar approved edge of slate trim in accordance with the Architects detail. Include for 400mm of Moy Isotec insulation between and across ceiling rafters. Refer to the Architects details.
- WINDOWS & DOORS:** Include for selected colour (refer to the design statement) windows and doors. Windows to be double and triple glazed, Energy Assessment/ unit dependent. Windows frames to include for natural ventilation outlets in a colour to match the window frame.
- Include for galvanised steel louvered covers on a smooth plaster background to all mechanical ventilation openings.
- RAISED SEAM CLADDING TO DROMER:** Provide for raised seam metal cladding to the walls of dormer windows as shown on the elevations.
- RAISED SEAM ROOF:** Include for selected raised seam cladding to the roof and return walls of the mono pitch roof over townhouses 1 & 2. Raised seam to be constructed on vapour barrier, on plywood on treated deal batten on breathable felt on plywood on timber rafter/ stud. Space to rear of external plywood to be ventilated.
- FLAT BAY ROOF'S:** Include for selected Alkor or similar approved single ply membrane to the flat roof over the ground floor bay, streetside. Include for extending the membrane up the inside of the parapet and across the top of the cavity prior to fixing of the parapet capping.
- Include for the roofing membrane on vapour barrier on plywood on 180mm of selected insulation on 175mm on plywood, on firing piece, on 175 x 50 rafter. Include for an airtightness membrane to the underside of the rafter and for fixing a 12.5mm plaster slab.
- FRONT BOUNDARY TO FOOTPATH/ ROAD:** Concrete plinth, 150mm high. Galvanised steel balustrade/ railing to Architects detail 600mm high. Include for a gate at each individual entrance.
- BIN STORES:** Include for forming bin stores as per the Architects detail with brick surround, cast in situ concrete roof and selected timber / recycled plastic (wood effect) doors.
- Provide for a smooth plaster with a selected pre-colour to the areas shown on the corner turning buildings as set out on the drawings.
- DOOR CANOPIES:** Raised seam to be constructed on vapour barrier, on plywood on treated deal batten on breathable felt on plywood on exposed and treated timber frame (Refer to the Engineers detail) include for a lead flashing and stepped DPC tray on both flanking walls. Include for providing a selected painted finish to the exposed canopy frame.

DUPLEX UNITS : REAR / NORTHERN ELEVATION:

- EXTERNAL BRICK:** Selected buff brick where shown in the elevations.
- EXTERNAL WALL FINISH:** Wet dash, coloured plaster with raised smooth plaster banding to doors and windows as shown.
- PITCHED ROOFING:** Selected Thrutone slate or similar approved to pitched roof's where shown.
- FASCIA & SOFFIT:** Refer to the attached Architects detail representing a raised plastered fascia and barge board. Include for fixing the grey rainwater gutter to the rafter. Include for over eaves ventilation in accordance with the attached detail. Include for selected grey half round and round, rainwater goods and downpipes.
- ROOF BARGE:** Include for a selected Tegral or similar approved edge of slate trim in accordance with the Architects detail. Include for 400mm of Moy Isotec insulation between and across ceiling rafters. Refer to the Architects details.
- WINDOWS & DOORS:** Include for selected colour (refer to the design statement) windows and doors. Windows to be double and triple glazed, Energy Assessment/ unit dependent. Windows frames to include for natural ventilation outlets in a colour to match the window frame.
- Include for galvanised steel louvered covers on a smooth plaster background to all mechanical ventilation openings.
- RAISED SEAM ROOF:** Include for selected raised seam cladding to the roof and return walls of the mono pitch roof over townhouses 1 & 2. Raised seam to be constructed on vapour barrier, on plywood on treated deal batten on breathable felt on plywood on timber rafter/ stud. Space to rear of external plywood to be ventilated.
- BALCONY / FLAT ROOF:** Include for selected paving on spacer bases on Alkor or similar approved single ply membrane to the flat roof over the ground floor pop-out. Include for extending the membrane up the inside of the side parapet walls by 200mm, include for a tanking membrane tray across the cavity parapet wall and flashing same over the roofing membrane upstand. Include for dressing the roofing membrane across the external wall, for fitting and eaves gutter and for weathering in accordance with the Architects detail.
- Include for the roofing membrane on vapour barrier on plywood on 180mm of selected insulation on screed to falls (away from the two storey building) on 200mm pre-cast concrete slab to the Engineers detail & Specification. Include for an airtightness membrane to the underside of the slab and for fixing a 12.5mm plaster slab on timber batten to the underside.
- Provide for galvanised steel balustrade/ railing to Architects detail 1100mm high extending from party wall to party wall. Include for face facing the balustrade to the external brickwork as per the Architects/ Engineers detail.
- FRONT BOUNDARY TO FOOTPATH/ PLAY AREA:** Concrete plinth, 150mm high. Galvanised steel balustrade/ railing to Architects detail 600mm high. Include for a gate at each individual entrance.
- BIN STORES:** Include for a communal bin store, with raised seam roof on metal frame and selected cladding enclosure. Refer to Architects detail.
- DOOR/ PATIO CANOPIES:** Selected fibreglass or pressed metal cladding on vapour barrier on secondary steel frame with 75/100 x 50mm studwork. (Refer to the Engineers detail) include for a lead flashing and stepped DPC tray to brick wall overhead.
- Provide for a smooth plaster panel between ground floor apartment entrance door and glazed screen with a selected pre-colour as set out on the drawings.
- Include for a selected, coloured, fibreglass parapet capping to the party wall between individual first floor balconies. Fibre glass on vapour barrier on selected plywood cavity closer. Return parapet walls to receive a smooth plaster finish. Include for a DPC tray to finish above the parapet capping where the junction with the two storey wall occurs.

| Revision | Description | Date |
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| | | |

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Status: PART 8 PLANNING DRAWINGS

Project: PROPOSED HOUSING AT NASH'S BOREEN
 Client: RCT THOMAS
 Address: NASH'S BOREEN, UPPER FAIRHILL, CORK
 Date: 17.06.22 Scale: AS SHOWN
 Drawn By: JF Checked By: MC Approved By: PH

Drawing Number: **20-15-P-303**

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Drawing Title: **Site Cross Sections**