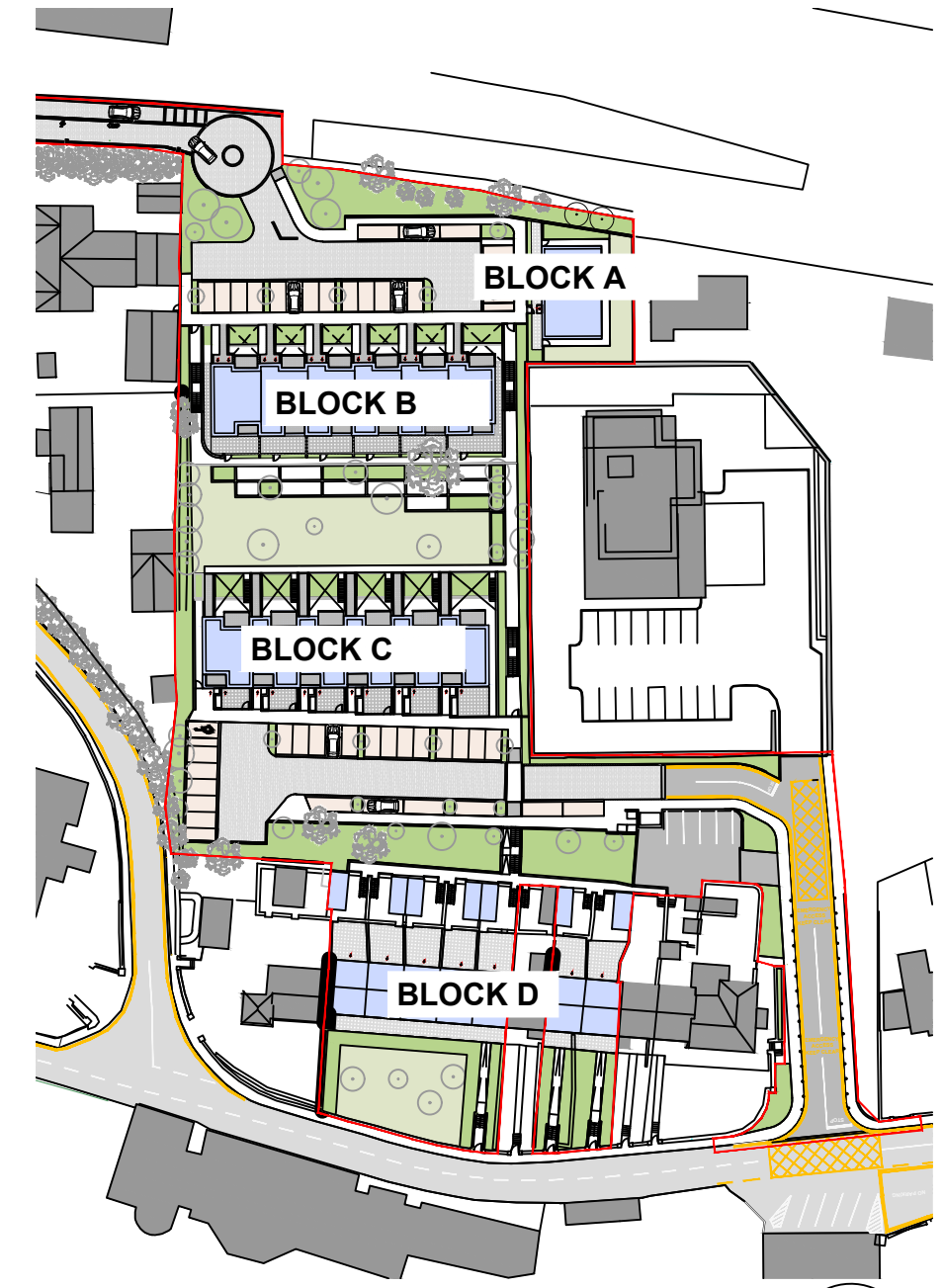


Note :
 Dimensions not to be scaled from drawing.
 For any discrepancies found consult with design office.
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 This drawing to be read in conjunction with all the
 Specification Documents.

2 BED 2 Storey House	TARGET GROSS FLOOR AREA (m ²)	MINIMUM MAIN LIVING ROOM (m ²)	AGGREGATE LIVING AREA (m ²)	AGGREGATE BEDROOM AREA (m ²)	STORAGE (m ²)
Family Dwellings - 3 or more persons					
2BED/3P House (Target)	70	13	28	20	3
2BED/3P House (Proposed)	54.6	15.5	22.1	18.2	1.3 + 7.9 (ext)

Note: It is proposed that the existing outhouse structures to the rear be used to supplement storage to the main house.



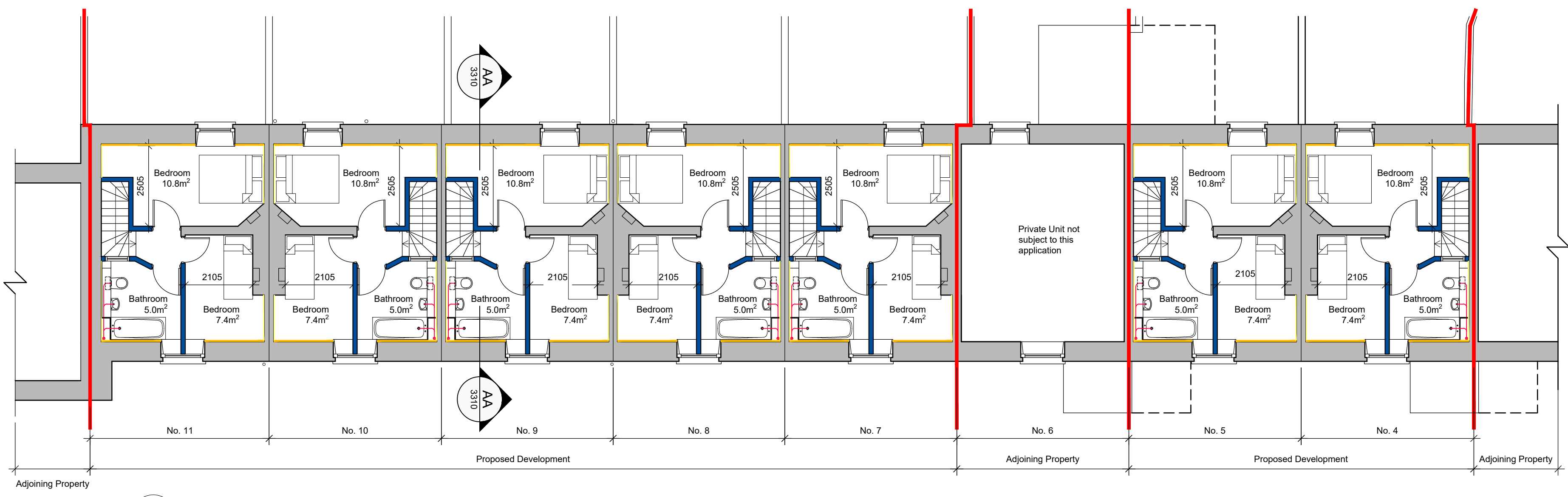
KEY PLAN (NTS)

LEGEND:

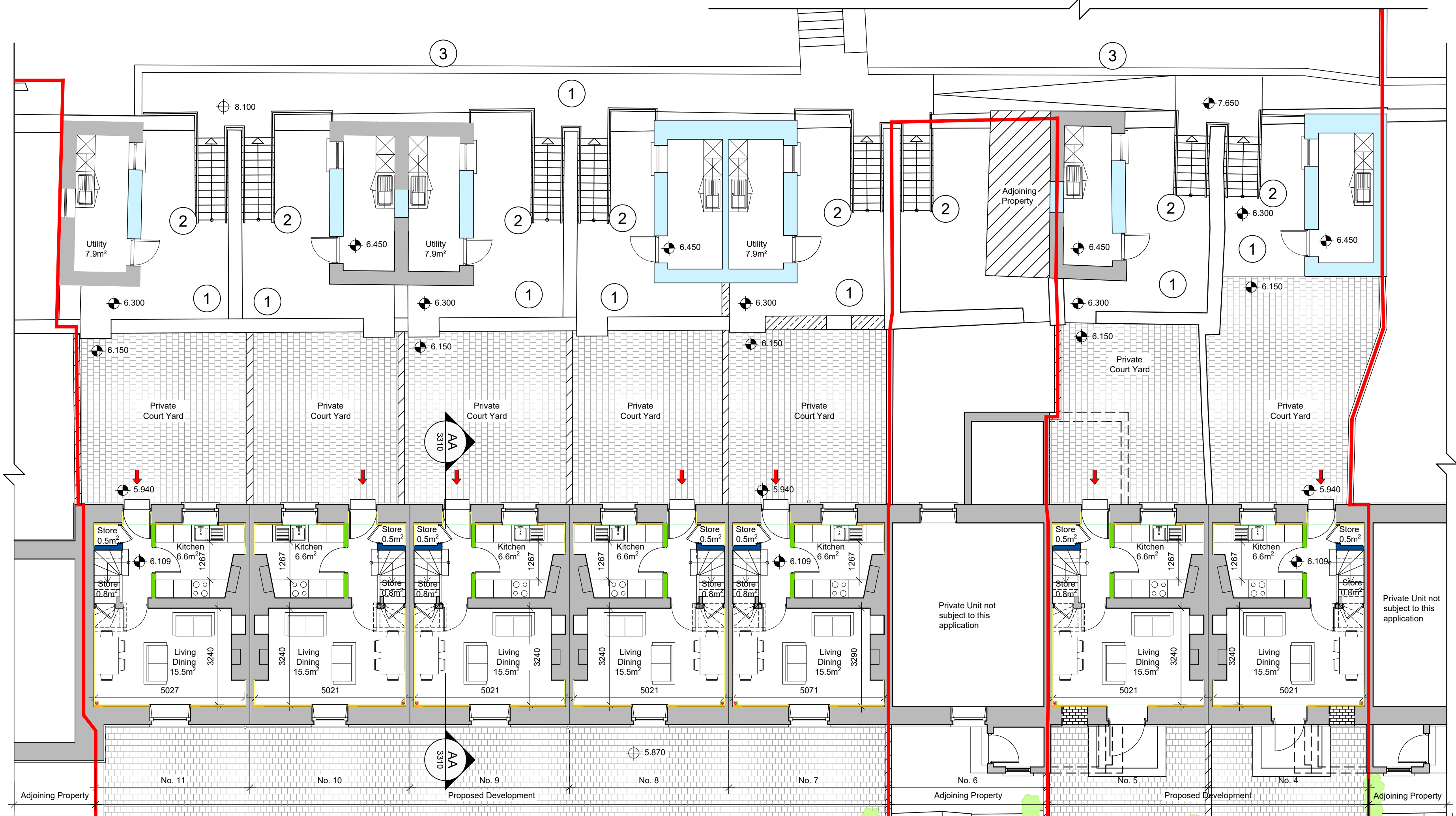
- Existing Stone/Masonry walls shown in grey
- New Timber Stud Partitions with Duraline Plaster Boards works shown in Green
- Repaired Stud Partitions With Lath and Lime Plaster works shown in Blue
- New works and Repair Work to Outbuildings shown in Light Blue.
- Internal 215mm Block Work
- 15mm Sand and Cement Plaster with Paint Finish.
- 225mm External Local Stone Masonry to match Existing with Red Brick Lintels.
- Existing Door Way bricked up using lime mortar. External Wet Dash Finish to match existing.
- 50mm Internal Insulating Lime Plaster Finish
- 25mm Internal Insulating Lime Plaster Finish
- Blockwork Party Wall, 1900mm Tall, Sand & Cement Peppledash Finish and Precast Concrete Capping.
- Existing Stone Masonry Wall Repaired and Reinstated to match existing.
- New Cobble Lock Stone Paving to Court Yards
- 150mm In-Situ Concrete on min. 200mm Clause 804 Well Compacted Hardcore.
- New In-Situ R.C. Concrete Stairs with Black Polyester Powder Coated Galvanized Steel Handrails.
- New 150mm In-Situ R.C. Concrete Low Retaining Wall to Str. Engineers Specification.

The cottages to be partly gutted and fully refurbished to include for new:

- Internal walls and internal plaster repaired
- Internal stairs retained & refurbished
- Existing Windows Retained & Refurbished
- Existing Internal Doors Retained and Refurbished
- Existing Internal Joinery, Skirting Boards, Architraves & Window Shutters to be Retained and Refurbished as Required.
- New servicing throughout.
- New Kitchen & Sanitary Ware
- New Heating system and plumbing
- New wiring



3.04 First Floor - Block D - Existing Cottages
 2 Bed Units 1:100 @A1 / 1:200 @ A3



3.04 Ground Floor - Block D - Existing Cottages
 2 Bed Units 1:100 @A1 / 1:200 @ A3

Issued for Part 8	28-10-2022
Rev	Revision / Issue Description Date
Project Stage:	Part 8

Job Title: **Crosshaven, Lower Road**
 Co Cork

Architects Department
 Housing Directorate

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Senior Architect: Ruth Henry



Drawing Title:
Block D - General Arrangement Plans

Design Team:	Date: Oct 2022	Dwg. No.
Architect: R.Fenton	Scale: 1:100 @A1	2310
Technician: A.Svensson	Sheet: A1	
Surveyor: R.Brosnan		

Job No. **S_2020_02**