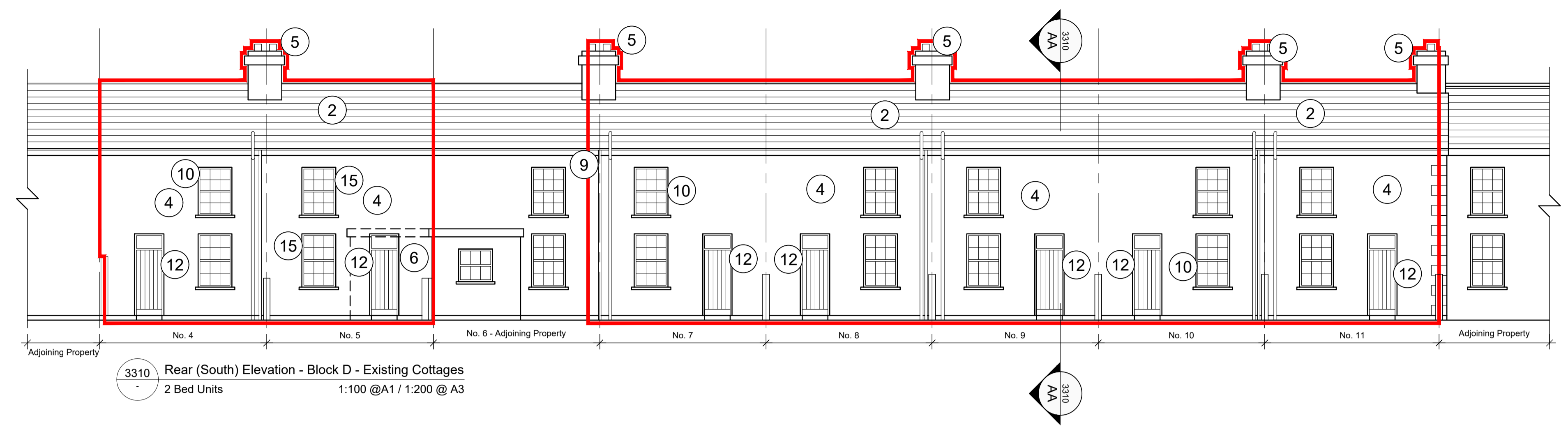
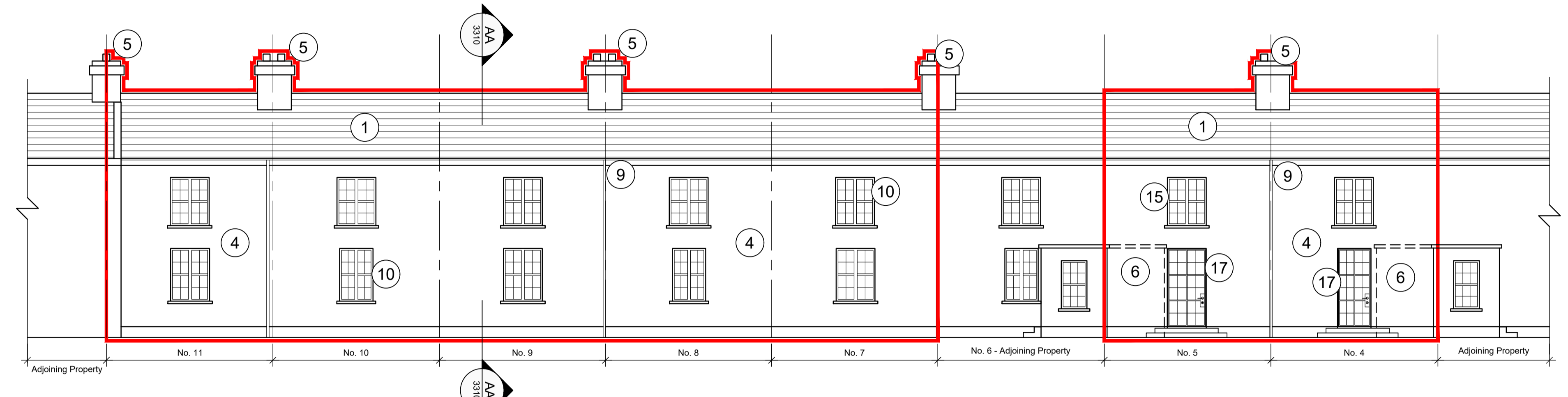


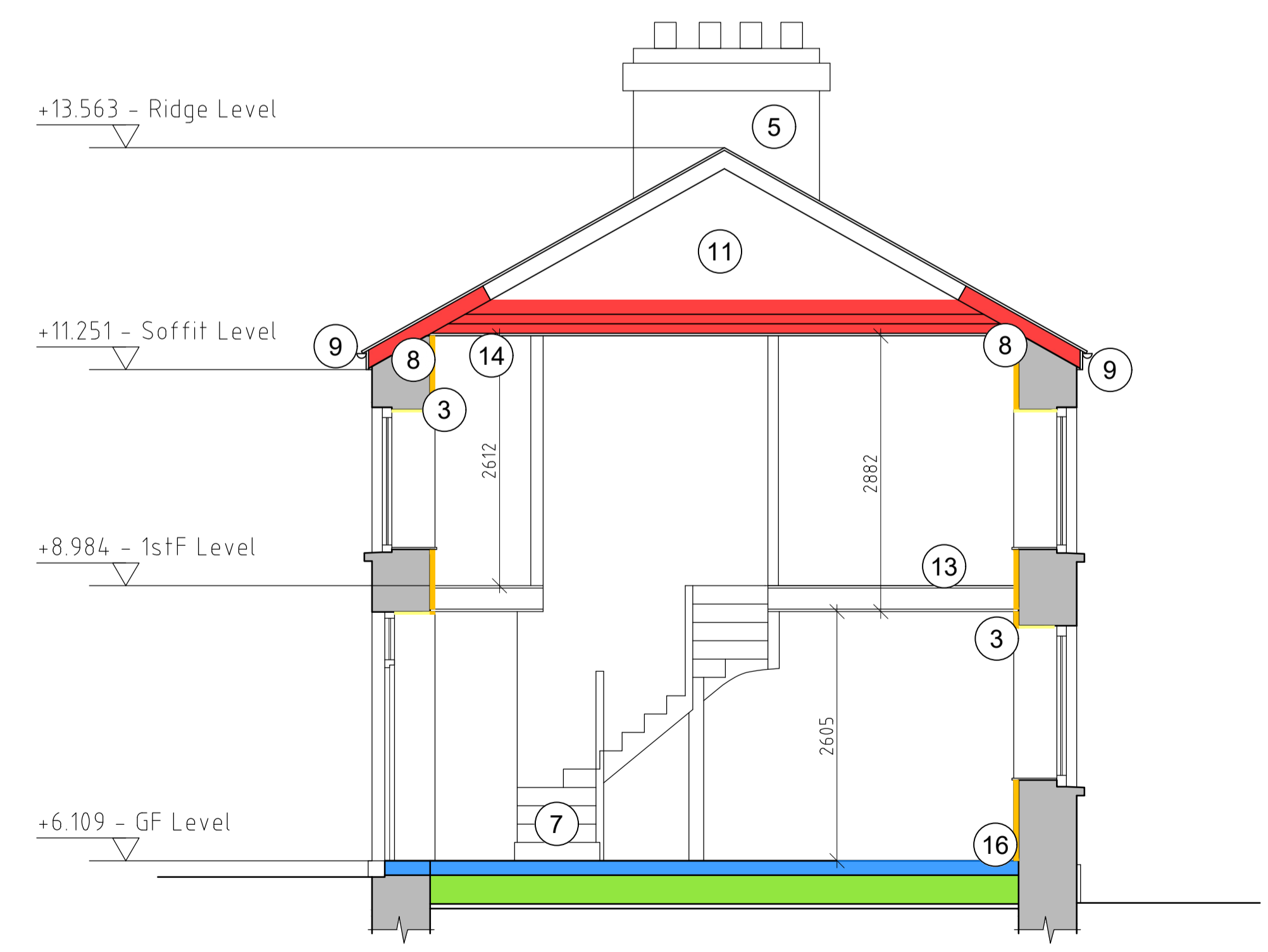
Note:
 Dimensions not to be scaled from drawing.
 For any discrepancies found consult with design office.
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 This drawing to be read in conjunction with all the
 Specification Documents.



3310 Rear (South) Elevation - Block D - Existing Cottages
 2 Bed Units
 1:100 @A1 / 1:200 @ A3



3310 Front (North) Elevation - Block D - Existing Cottages
 2 Bed Units
 1:100 @A1 / 1:200 @ A3



3310 Section A - Block D - Existing Cottages
 2 Bed Units
 1:50@A1 / 1:100 @ A3

LEGEND:

- Existing Stone/Masonry walls shown in grey
- New 300mm Foamglass Insulating Granulate Layer shown in Green
- New 150mm Limecrete Floor shown in Blue
- Minimum 350mm Mineral Wool Insulation to the Attic
- 50mm Internal Insulating Lime Plaster Finish
- 25mm Internal Insulating Lime Plaster Finish

- ① Front: Existing Slate Roof Repaired, Replacement Slates to be taken from the Rear Roof. 2no. New Vent Slates per unit above attic insulation level.
- ② Rear: Existing Slate Roof Repaired, New Replacement Slates to Matching Existing. 2no. New Vent Slates per unit above attic insulation level.
- ③ 30% of Existing Timber Lintels to be replaced.
- ④ Existing Sand & Cement Wet Dash Render Removed and Wall Made Good and New Limebased Wet Dash Render Finish Applied.
- ⑤ Existing Chimneys Removed down to Roof Level and Rebuilt in Brick with New Clay Pots as well as Galvanized Steel Bird/Rain Cows Polyester Powder Coated Black, Concrete Plinth. Limebased Wet Dash Finish.
- ⑥ Existing Front and Rear Extensions Demolished. Front Door Ope Bricked Up and Peppledash Render Finish Applied to Match Existing.
- ⑦ Existing Timber Stairs Retained, timbers at bottom of stairs replaced where needed to match existing. Stairs generally to be refurbished.
- ⑧ Timbers Wall Plates to be inspected on opening up the building. Replaced where needed to Str. Engineers Specification. Damaged Roof Trusses to be retained and repaired where needed.
- ⑨ All Cast Iron Gutters and Downpipes to be Repaired or Replaced as Required.
- ⑩ All Existing Timber Windows to be Retained & Refurbished.
- ⑪ 50mm Insulating Limeplaster to Party Wall above Attic Insulation Level
- ⑫ New Solid Timber Door, Frame and fan Light to Match Existing.
- ⑬ Existing Solid Timber Floor Boards to be Replaced with Matching throughout. 25% of Floor Joists to be Repaired/Sliced and Reinforced at Wall Joint as required by Str. Engineers.
- ⑭ New Timber Lath and Limeplaster Ceiling to Match Existing.
- ⑮ Existing U-PVC Windows Removed and Replaced with New Slimline Timber Windows to Match Existing.
- ⑯ Allow for chemical DPC - Wykamol Ultracure DPC injection cream or similar to be Applied to all Existing Masonry Walls at Ground Floor Level.
- ⑰ Existing Window Removed and New Door Opening Formed and New Solid Timber Door Installed. New Concrete Entrance Steps.

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)

Issued for Part 8	28-10-2022
Rev	Revision / Issue Description
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 - Elevations & Section A

Design Team:	Date: Oct 2022	Dwg. No.
Architect: R.Fenton	Scale: 1:100 @A1	3310
Technician: A.Svensson	Sheet: A1	
Surveyor: R.Brosnan		

Job No. **S_2020_02**