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KEY

CORK COUNTY COUNCIL LAND HOLDINGS.

SITE DELINEATED IN RED.

AREA OF SITE: 1019m² / 0.251 acres

ORDNANCE SURVEY IRELAND
 SHEET NUMBERS:
 5743-D - Vector 2500

ITM (Taken at centre of site)
 E543197 N606843

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Rev. No.	Revision Description	Date
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Project Stage: Single Stage Submission

Project Title: Proposed Housing Development
 No.19 & 20 Dr. Croke Place, Kilbrin.

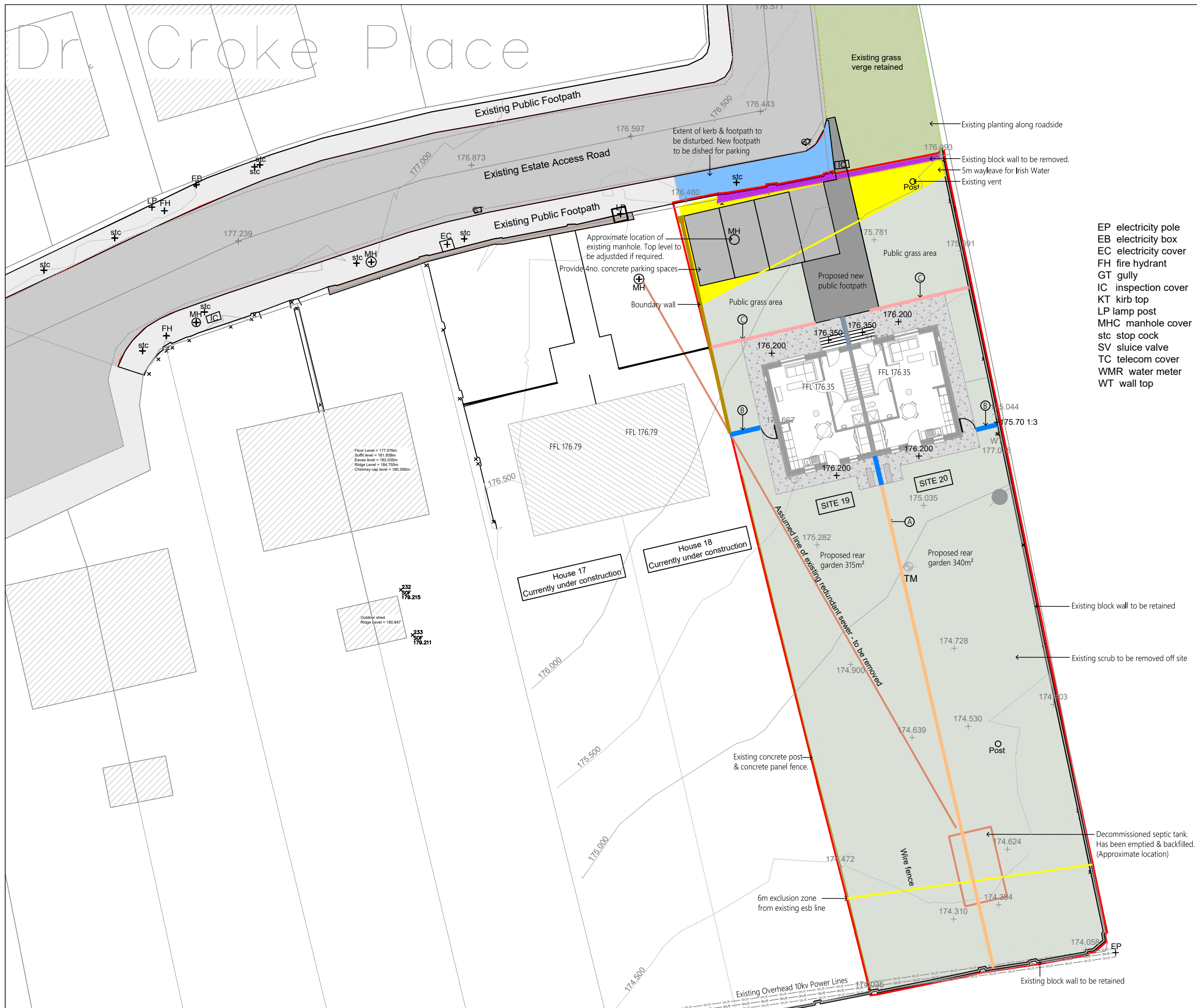
Drawing Title: Site Location Map

Comhairle Contae Chorcaí
 Ailrí | Súdúthóireacht Títhíochta
Cork County Council
 Architects | Housing Directorate
 County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

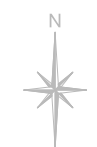
Job Reference: N2022014	Sheet: A3	Design Team: Architect: SK Technician: TOF Surveyor: RB Snr. Architect: R. Henry
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Date: Oct. 23	Scale: 1:1000	Issue for: Planning	2040
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SITE LOCATION MAP
 SCALE 1:1000



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LEGEND

- SITE DELINEATED IN RED.
- Area of site: 1019m² / 0.251a
- OSI Sheet No.: 5743-D
- ITM: E543197, N606843
- © Ordnance Survey Ireland. All rights reserved. Licence number 2022/OSI_NMA_045
- 6m exclusion zone from ESB line
- Maintenance wayleave between CCC & IW (5m from pipe).
- Proposed new grass areas
- Proposed concrete car parking dished at footpath
- Proposed new public footpath
- Proposed concrete footpath to perimeter of proposed dwellings
- Existing wall to be removed
- Extent of existing footpath to be disturbed. Reinstated footpath to be dished for parking.
- WALL TYPE A: 1800mm high x 1800mm wide concrete post & concrete panel fence. 300mm high x 50mm thick panels.
- WALL TYPE B: 1.9m high wall comprising of 1.8m high, 215mm solid block wall with 100mm cast in-situ capping. Wet dash render both sides.
- C: MESH FENCE 1.2m high
- + Existing Levels
- + Proposed Levels

- EP electricity pole
- EB electricity box
- EC electricity cover
- FH fire hydrant
- GT gully
- IC inspection cover
- LP lamp post
- MH manhole cover
- stc stop cock
- SV sluice valve
- TC telecom cover
- WMR water meter
- WT wall top

Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission

Project Title: Proposed Housing Development No.19 & 20 Dr. Croke Place, Kilbrin.

Drawing Title: Proposed Site Layout

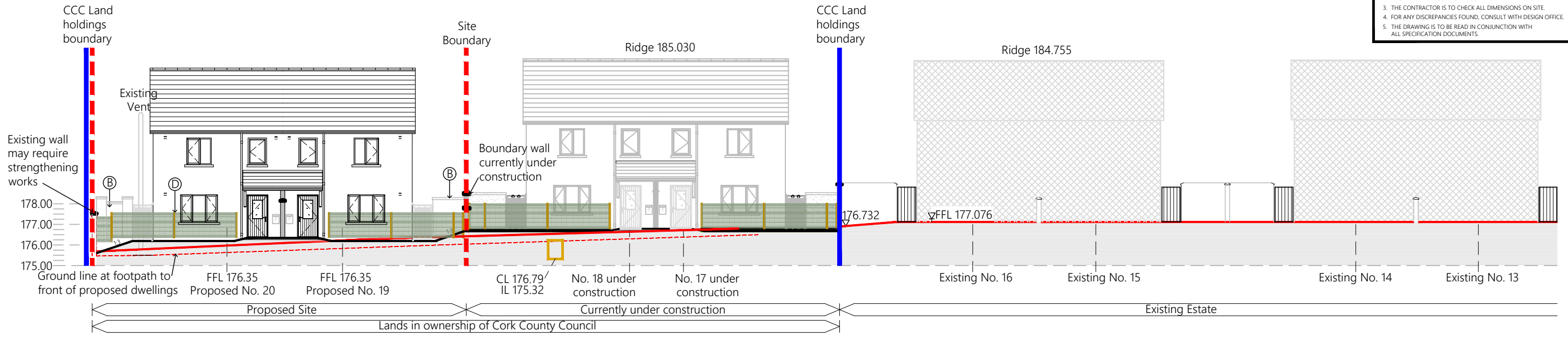
Conhairle Contae Chorcaí
 Alltírí | Stúirhóireacht Tithíochta

Cork County Council
 Architects | Housing Directorate

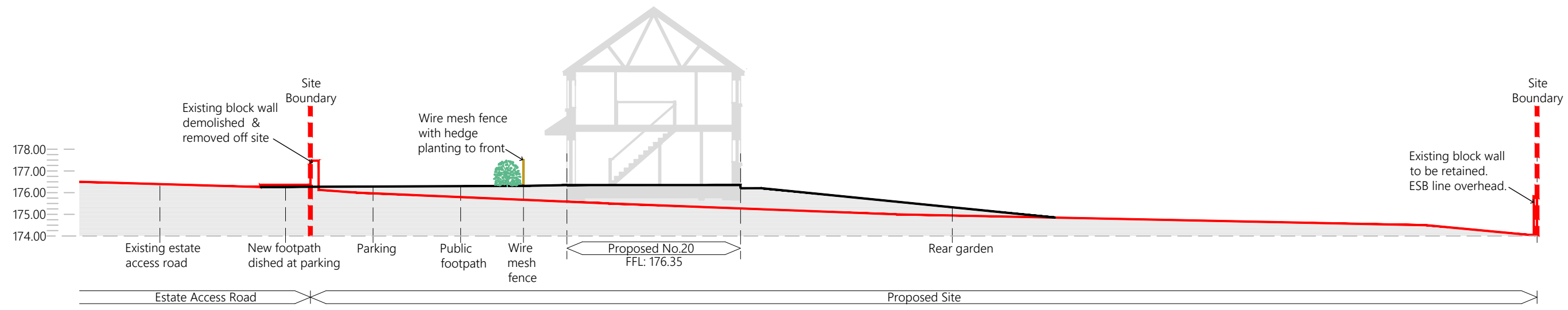
County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

Job Reference: N2022014	Sheet: A3	Design Team: Architect: JC, Technician: ToF, Surveyor: RB, Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-120	Date: Mar. 23	Scale: 1:250
Issue for: Consultant Tender		

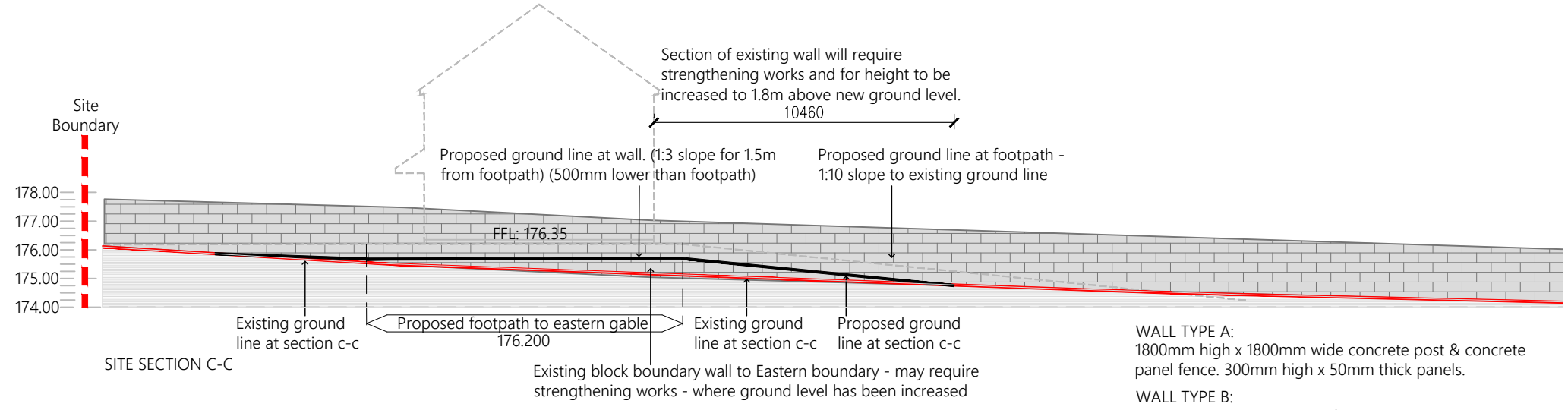
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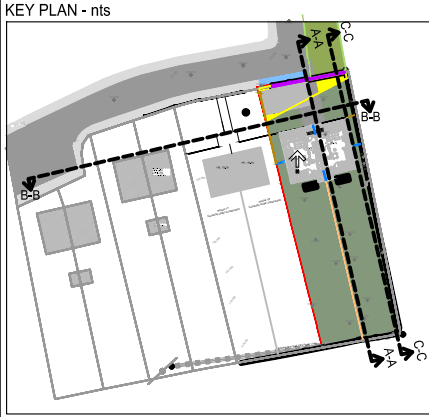
SITE CONTEXT ELEVATION B-B



SITE SECTION A-A



SITE SECTION C-C



LEGEND



- █ Extents of Cork County Council Land Holdings
- █ Extents of proposed development
- Proposed groundline footpath
- Existing ground line as per survey

WALL TYPE A:
 1800mm high x 1800mm wide concrete post & concrete panel fence. 300mm high x 50mm thick panels.

WALL TYPE B:
 1.9m high wall comprising of 1.8 min high, 215mm solid block wall with 100mm cast in-situ capping. Wet dash render both sides.

WALL TYPE C:
 1.2m high wall comprising of 1.1 min high, 215mm solid block wall with 100mm cast in-situ capping. Wet dash render both sides.

D: MESH FENCE
 1.2m high

Rev. No.	Revision Description	Date
Project Stage: Single Stage Submission		
Project Title: Proposed Housing Development Dr. Croke Place, Kilbrin.		
Drawing Title: Extended Site Section A-A & C-C Site Context Elevation B-B		
 Comhairle Contae Chorcaí Alltairí Stúráthóireacht Títhíochta Cork County Council Architects Housing Directorate County Hall, Cork Tel: (021) 4285433 e-mail: architects.housing@corkcoco.ie		
Job Reference: N2022014	Sheet: A3	Design Team: Architect: SK Technician: TOF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-140	Date: Oct. 23	Scale: 1:200
Issue for: Planning		 2040 National Planning Framework

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FRONT ELEVATION

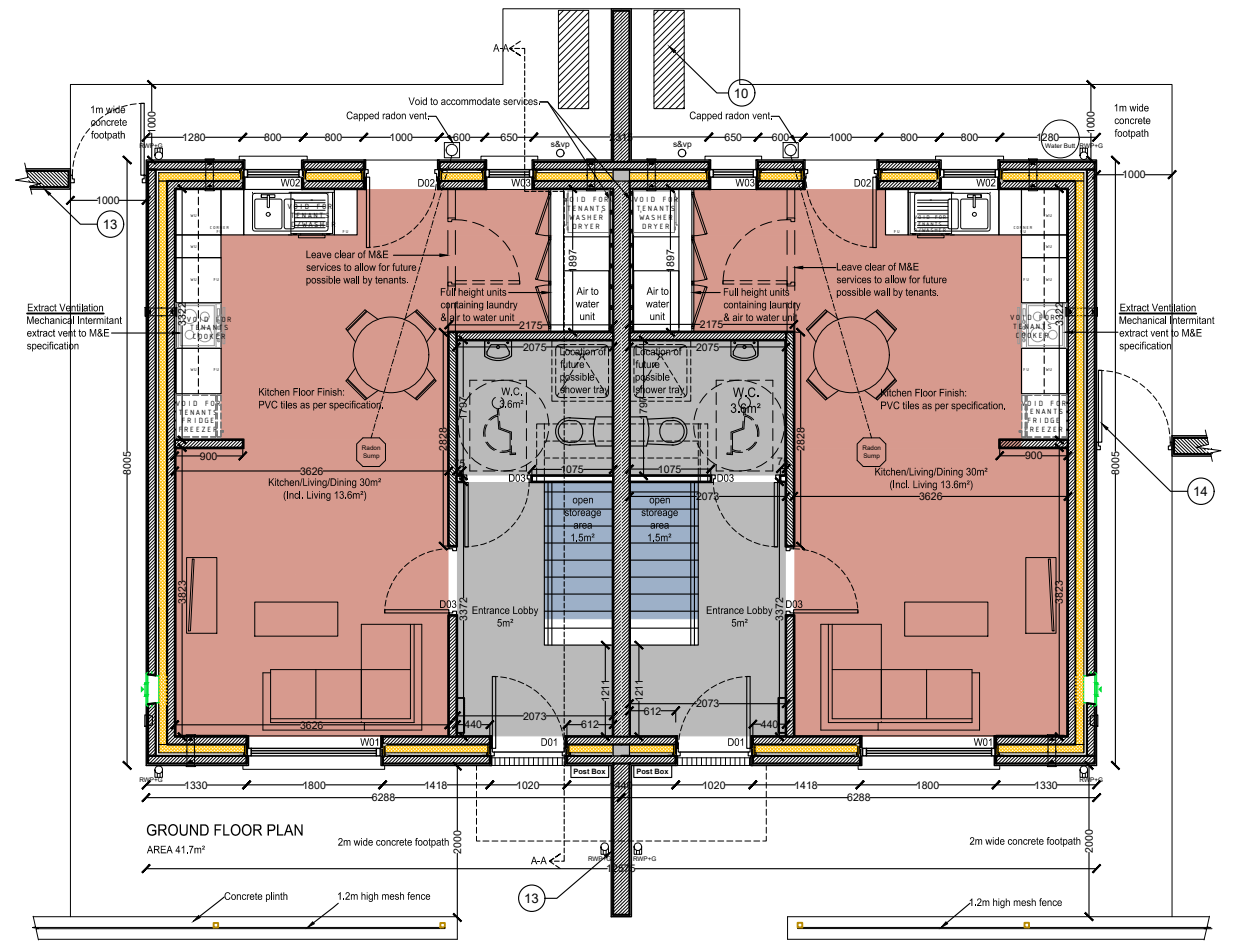


REAR ELEVATION

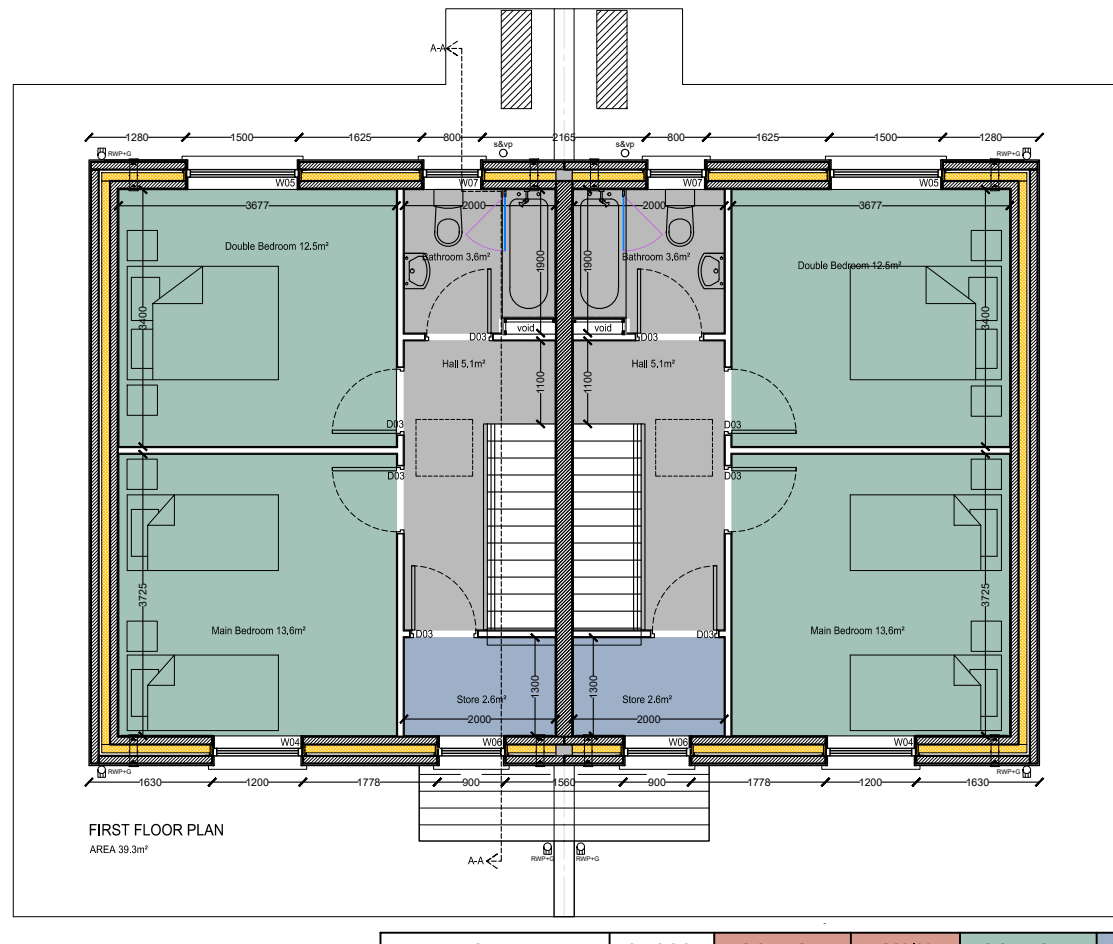
- Material Legend:**
1. Roof: Slate Blue-Black to match adjacent houses.
 2. Ridge Tiles: Slate ridge tile to match adjacent houses.
 3. Walls: Smooth plaster finish to front elevation, gables & plinths. Wet dash finish to rear elevation.
 4. Cill: Precast concrete cill.
 5. Rain Water Goods: 155mm wide, 98mm depth uPVC half round gutter & 82mm uPVC round downpipe.
 6. Eaves: Projecting uPVC fascia, soffit & verge.
 7. Windows: Double glazed uPVC windows.
 8. Doors: Composite Engineered door with hardwood finish.
 9. Code5 lead flashing.
 10. Outdoor fan unit for heat pump to M&E specification.
 11. Obscure glazing to bathroom.
 12. Canopy.
 13. 1.9m high wall comprising of 1.8m high, 215mm solid block wall with 100mm cast-in-situ capping. Wet dash render on both sides. Extended at canopy.
 14. Galvanised steel gate.

Mechanical & Electrical
 Please see Mechanical & Electrical drawings for specification and layouts for Water main, Foul & Surface water drainage, Electrical, Space & Hot water, Data, Lighting, Fire, Ventilation, etc.

Civil & Structural
 Please see Civil & Structural drawings for specification and layouts for foundations, rising walls, concrete slab, Steel Beams, Lintels, Prefabricated truss design, etc.





GROUND FLOOR PLAN
 AREA 41.7m²

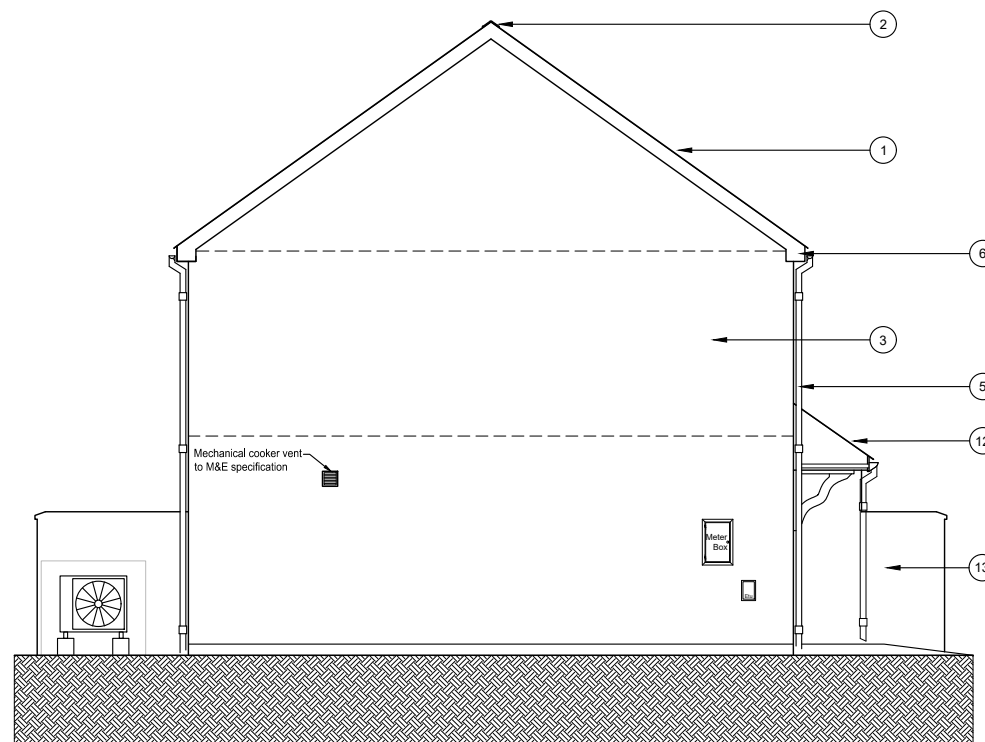


FIRST FLOOR PLAN
 AREA 39.3m²

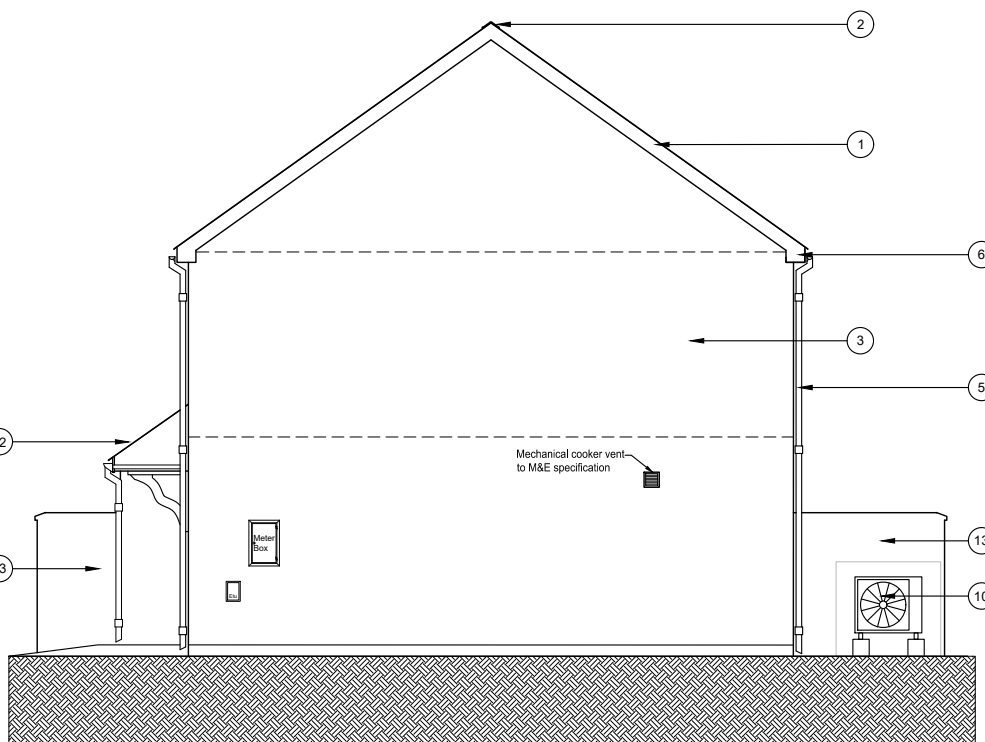
DWELLING TYPE	GROSS FLOOR AREA	AGGREGATE LIVING AREA	MAIN LIVING ROOM	AGGREGATE BEDROOM AREA	STORAGE
2BED/4PERSON HOUSE	M²	M²	M²	M²	M²
2 STOREY					
MINIMUM	80	30	13	25	4
PROPOSED	81	30	13.6	26	4.1

Rev. No.	Revision Description	Date
Project Stage: Single Stage Submission		
Project Title: Proposed Housing Development 19 & 20 Dr. Croke Place, Kilbrin.		
Drawing Title: Floor Plans, Front & Rear Elevations		
 Comhairle Contae Chorcaí Ailtirí Stúdíó Treacht Tírlíochta Cork County Council Architects Housing Directorate County Hall, Cork Tel: (021) 4285433 e-mail: architects.housing@corkcoco.ie		
Job Reference: N2020014	Sheet: A3	Design Team: Architect: SK, Technician: TOF, Surveyor: RB, Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-200	Date: Oct. 23	Scale: 1:100
Issue for: Planning		 2040 <small>Annual Strategic Plan 2024-2027</small>

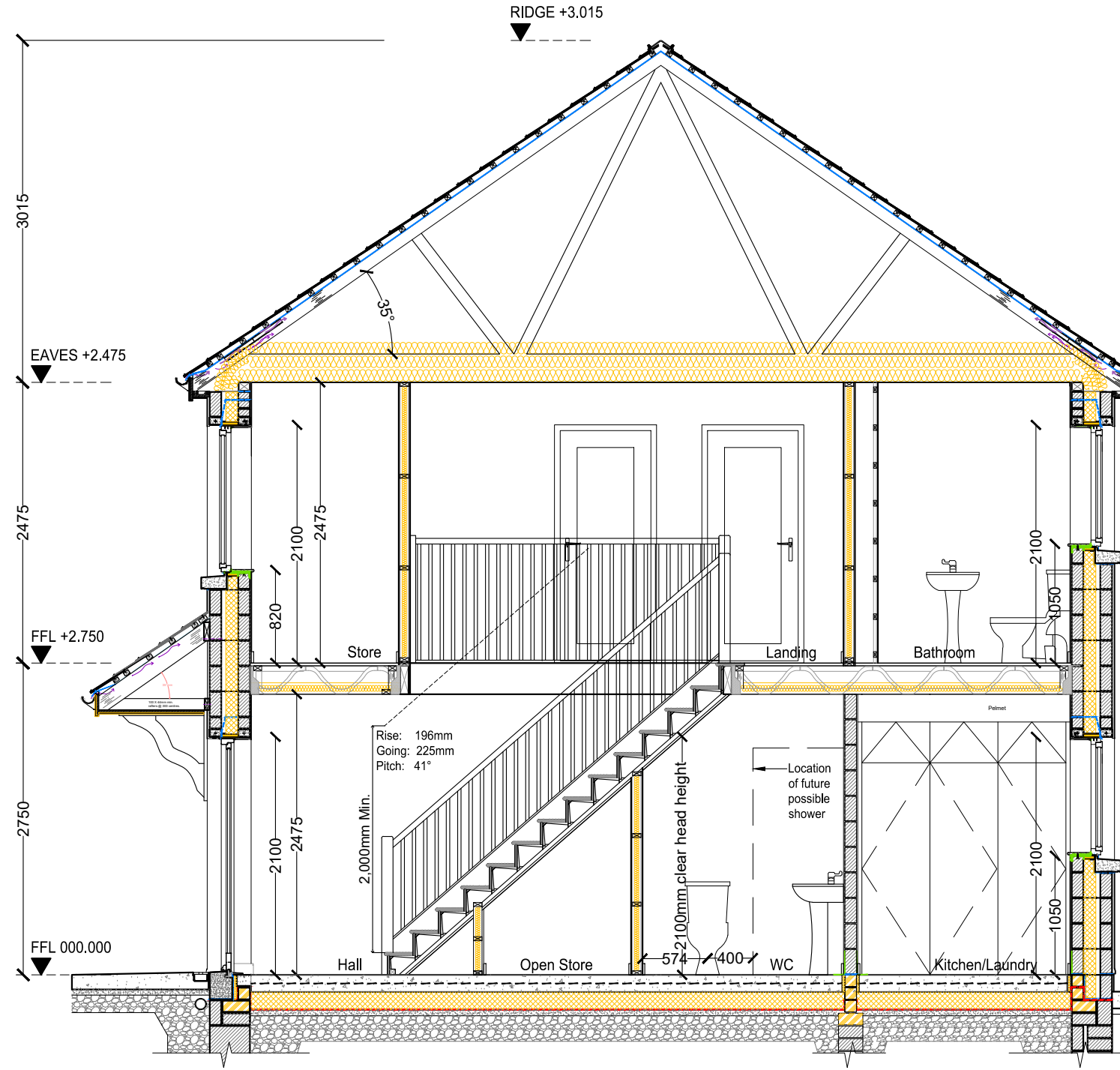
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SIDE ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100



SECTION A-A
Scale 1:50

- Material Legend:**
1. Roof: Slate Blue-Black to match adjacent houses.
 2. Ridge Tiles: Slate ridge tile to match adjacent houses.
 3. Walls: Smooth plaster finish to front elevation, gables & plinths. Wet dash finish to rear elevation.
 4. Cill: Precast concrete cill.
 5. Rain Water Goods: 155mm wide, 98mm depth uPVC half round gutter & 82mm uPVC round downpipe.
 6. Eaves: Projecting uPVC fascia, soffit & verge.
 7. Windows: Double glazed uPVC windows.
 8. Doors: Composite Engineered door with hardwood finish.
 9. Code5 lead flashing.
 10. Outdoor fan unit for heat pump to M&E specification.
 11. Obscure glazing to bathroom.
 12. Canopy.
 13. 1.9m high wall comprising of 1.8m high, 215mm solid block wall with 100mm cast-in-situ capping. Wet dash render on both sides. Extended at canopy.
 14. Galvanised steel gate.

Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission

Project Title: Proposed Housing Development
19 & 20 Dr. Croke Place, Kilbrin.

Drawing Title: Side Elevations & Section

Comhairle Contae Chorcaí
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DWELLING TYPE	GROSS FLOOR AREA	AGGREGATE LIVING AREA	MAIN LIVING ROOM	AGGREGATE BEDROOM AREA	STORAGE
2BED/4PERSON HOUSE	M ²	M ²	M ²	M ²	M ²
2 STOREY					
MINIMUM	80	30	13	25	4
PROPOSED	81	30	13.6	26	4.1

Job Reference: N2020014
 Sheet: A3
 Design Team:
 Architect: SK
 Technician: TOF
 Surveyor: RB
 Snr. Architect: R. Henry

Dwg. No.: DR-CCC-A-PL-201

Date: Oct. 23
 Scale: 1:50/1:100
 Issue for: Planning

2040