

LEGEND

SITE LOCATION & BOUNDARY



Cork Lough

Figured dimensions only to be taken from this drawing. All dimensions to be checked on site. Design Office to be informed immediately of any discrepancies before work proceeds.

REV.	BY	CHKD	APPR.	DATE	DESCRIPTION
C	JPT	TOS		May '22	ISSUED AS DESIGN
B	JPT	TOS		Apr '22	ISSUED AS DESIGN
A	JPT	JC		Nov '21	ISSUED AS DESIGN

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
SITE LOCATION PLAN



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Cork City Council

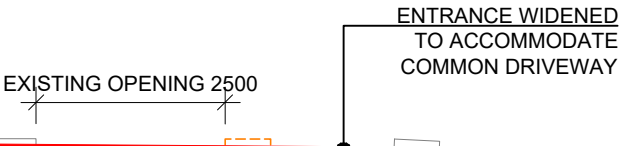
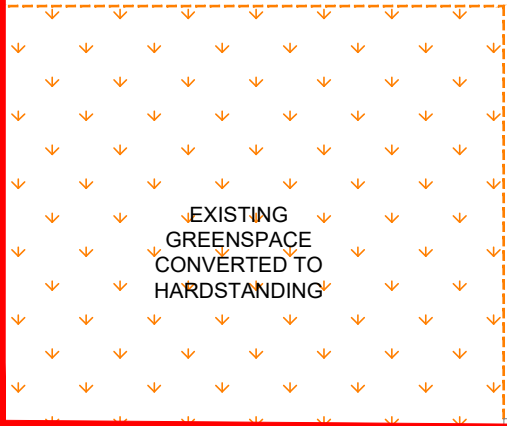
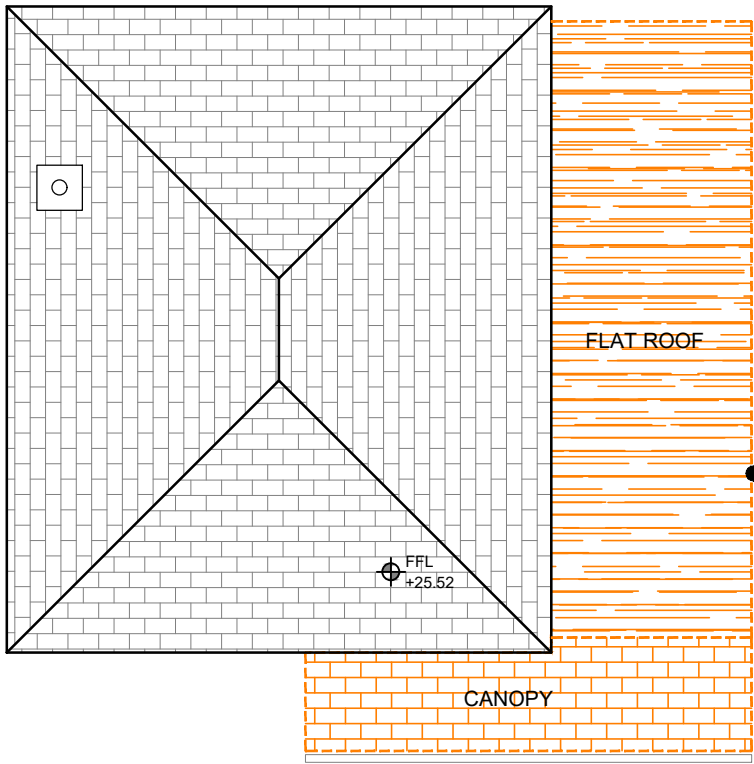
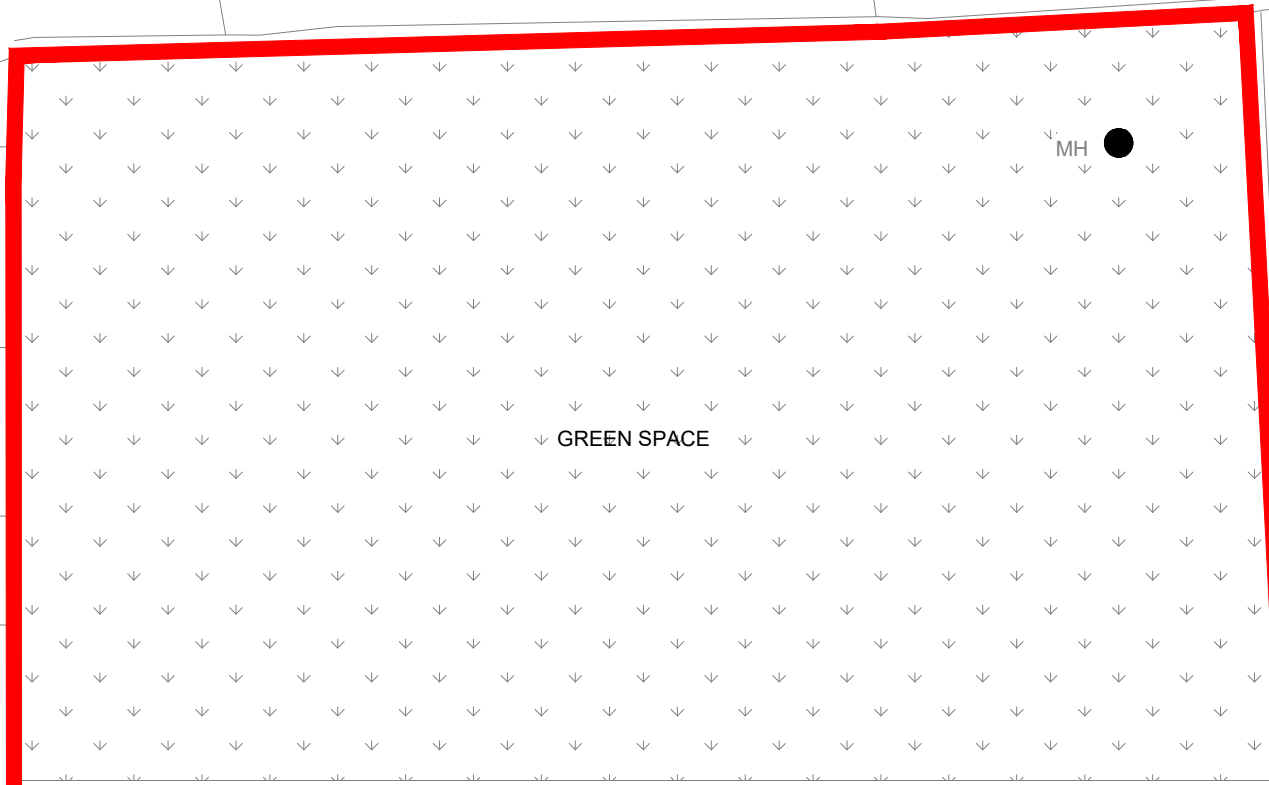
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DRAWN: JPT	SCALE: 1:1000		
CHECKED: TOS	DATE: 20/01/22	DRAWING NO: 001	REV: C
APPROVED: TOS	STATUS: DESIGN		

SITE LOCATION PLAN
SCALE 1:1000 at A3



SITE BOUNDARY
OUTLINED IN RED

ARD NA RÍ AVENUE

MH

LEGEND

- ELEMENT TO BE REMOVED
- Site Boundary
- Existing Manhole
- Lighting Standard
- Existing Tree

EXISTING SITE LAYOUT
SCALE 1:100 at A3



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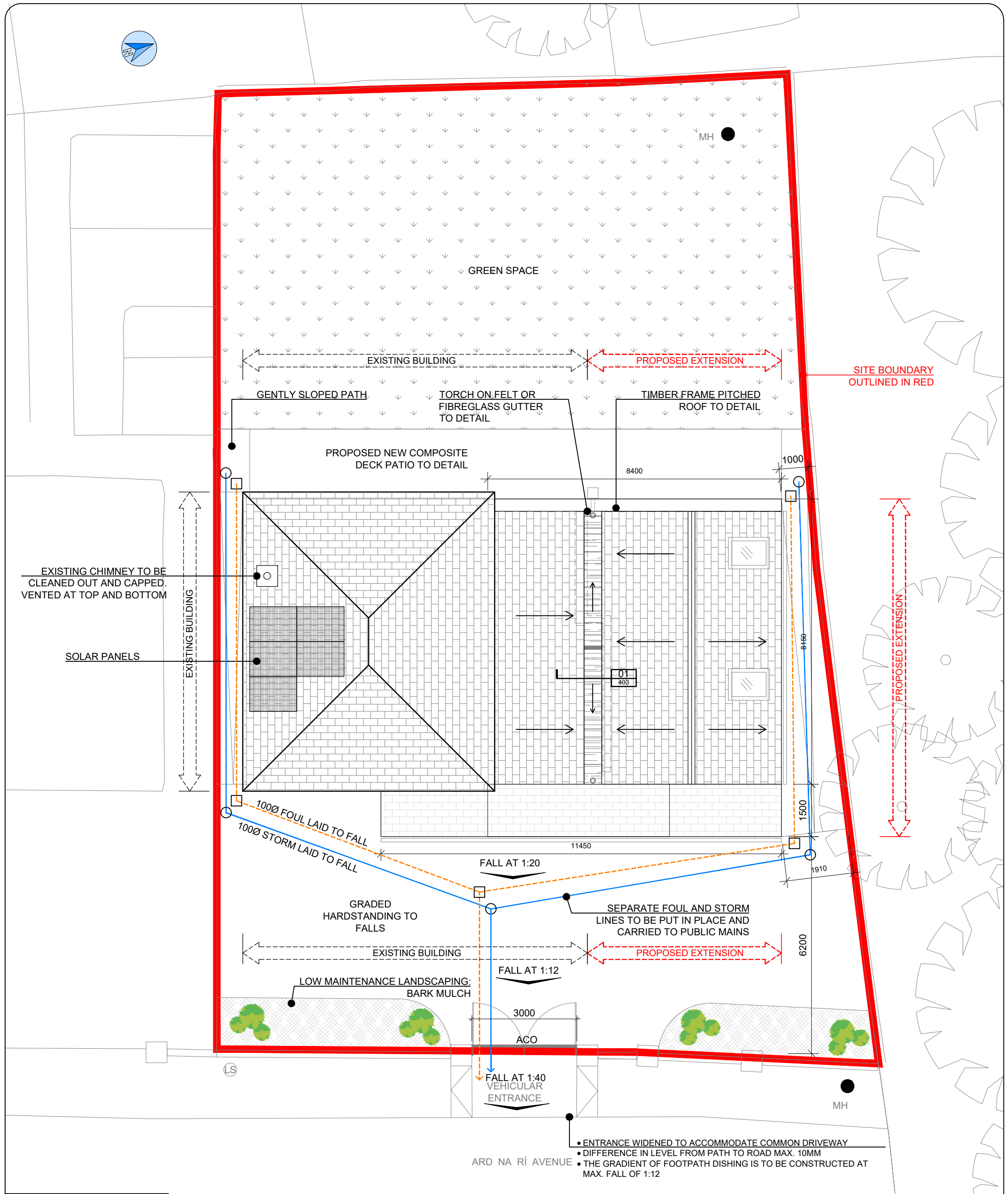
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CHECKED: TOS	DATE: 28/06/2017		
APPROVED: EL	STATUS: DESIGN		

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C	JPT	TOS		May '22	ISSUED AS DESIGN
B	JPT	TOS		Apr '22	ISSUED AS DESIGN
A	JPT	JC		Nov '21	ISSUED AS DESIGN

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
Existing Site Layout



LEGEND

Site Boundary

Existing Manhole

Lighting Standard

Existing Tree

NOTE: PROPOSED MANHOLE, PIPE BEDDING, DRAINAGE & MAINS CONNECTION TO COMPLY WITH CURRENT BUILDING REGS.

100mmØ Foul

100mmØ Storm

Foul / Storm AJ

Proposed Native Shrubs

D	JPT	TOS	May '22	ISSUED AS DESIGN
C	JPT	TOS	Apr '22	ISSUED AS DESIGN
B	JPT	TOS	Apr '22	ISSUED AS DESIGN
A	JPT	JC	Nov '21	ISSUED AS DESIGN
REV.	BY	CHKD	APPR.	DATE
				DESCRIPTION

PROPOSED SITE LAYOUT
SCALE 1:100 at A3

CITY NORTHWEST QUARTER REGENERATION

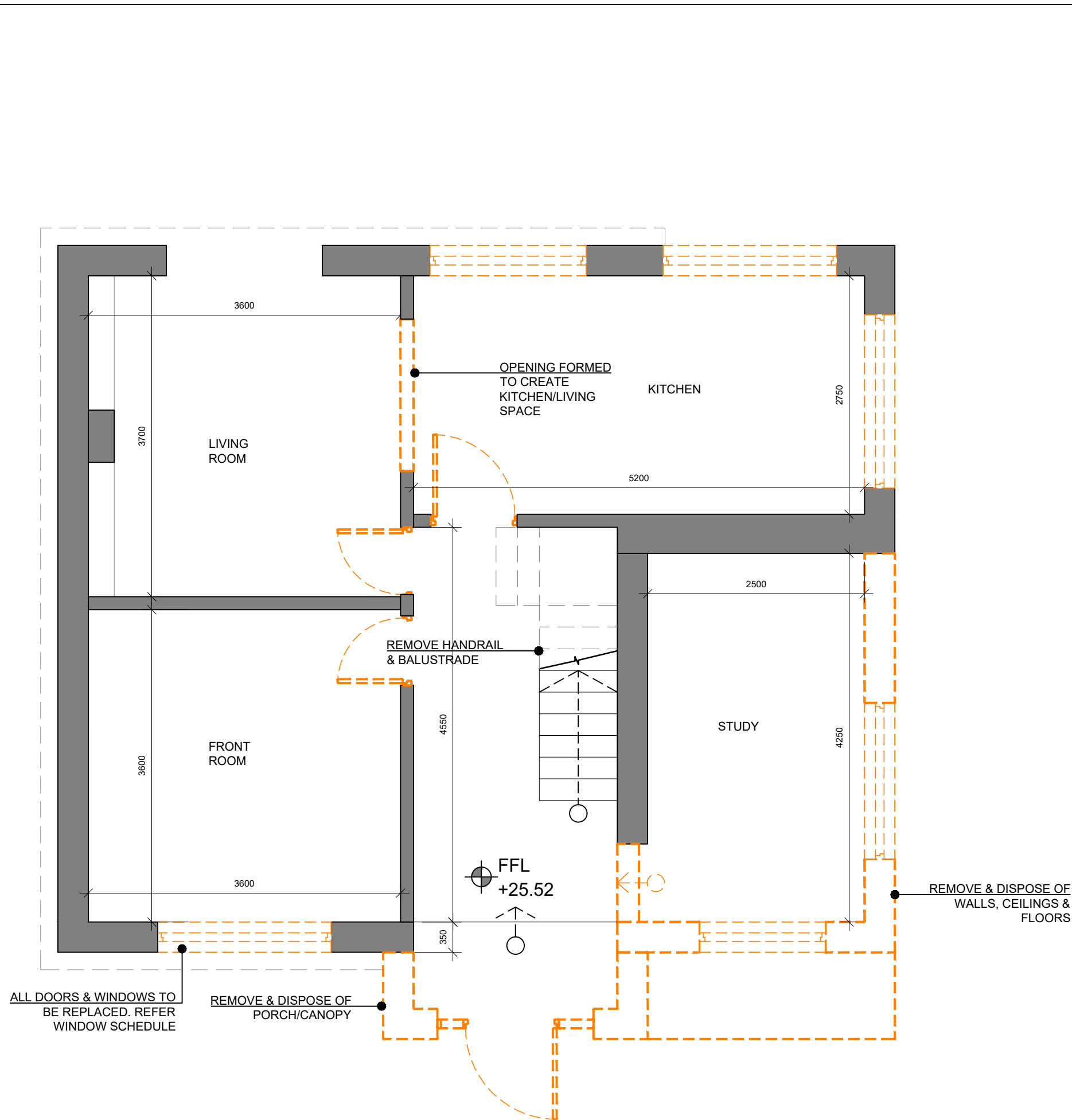
PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
Proposed Site Layout & Roof Plan

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DRAWN: PC	SCALE: 1:100	DRAWING NO: 003	REV: D
CHECKED: AS	DATE: 28/06/2017		
APPROVED: AS	STATUS: DESIGN		



EXISTING GROUND FLOOR PLAN
SCALE 1:50 at A3

LEGEND	
ELEMENT TO BE REMOVED	
DRYLINING SYSTEM TO DETAIL	
NEW 215 BLOCK-ON-FLAT LOAD BARING CONSTRUCTION	
NEW STUD PARTITION WITH 12.5MM WALLBOARD T&J. STUDS AT 400C/C	
WALL TO BE TANKED TO 2000MM HIGH WITH SELECTED TILE FINISH	
EXISTING MASONRY CONSTRUCTION	
NEW MASONRY CONSTRUCTION	

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REV.	BY	CHKD	APPR.	DATE	DESCRIPTION

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

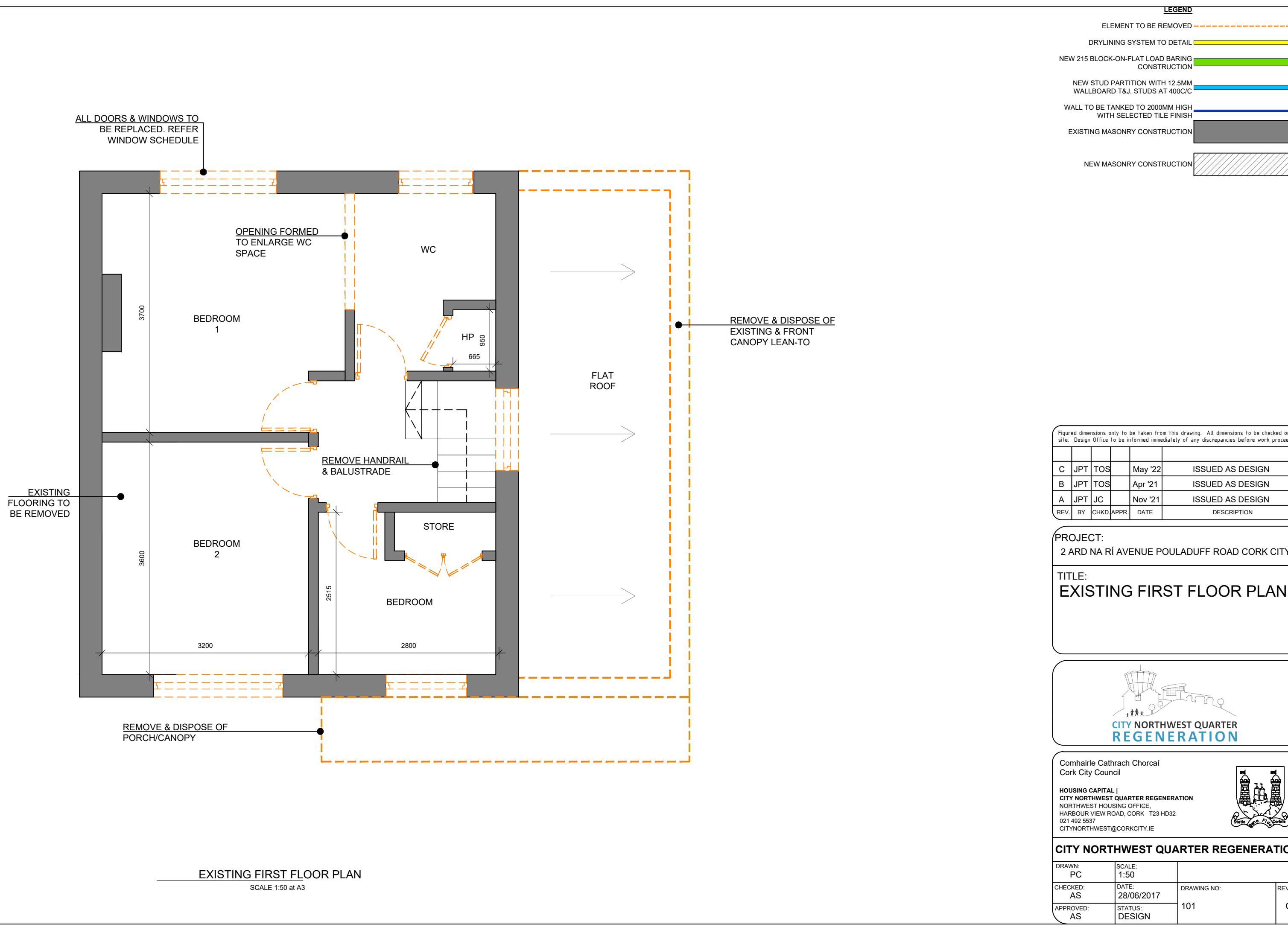
TITLE:
EXISTING GROUND FLOOR
PLAN



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APPROVED: EL	STATUS: DESIGN			



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REV.	BY	CHKD	APPR.	DATE	DESCRIPTION

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
EXISTING FIRST FLOOR PLAN

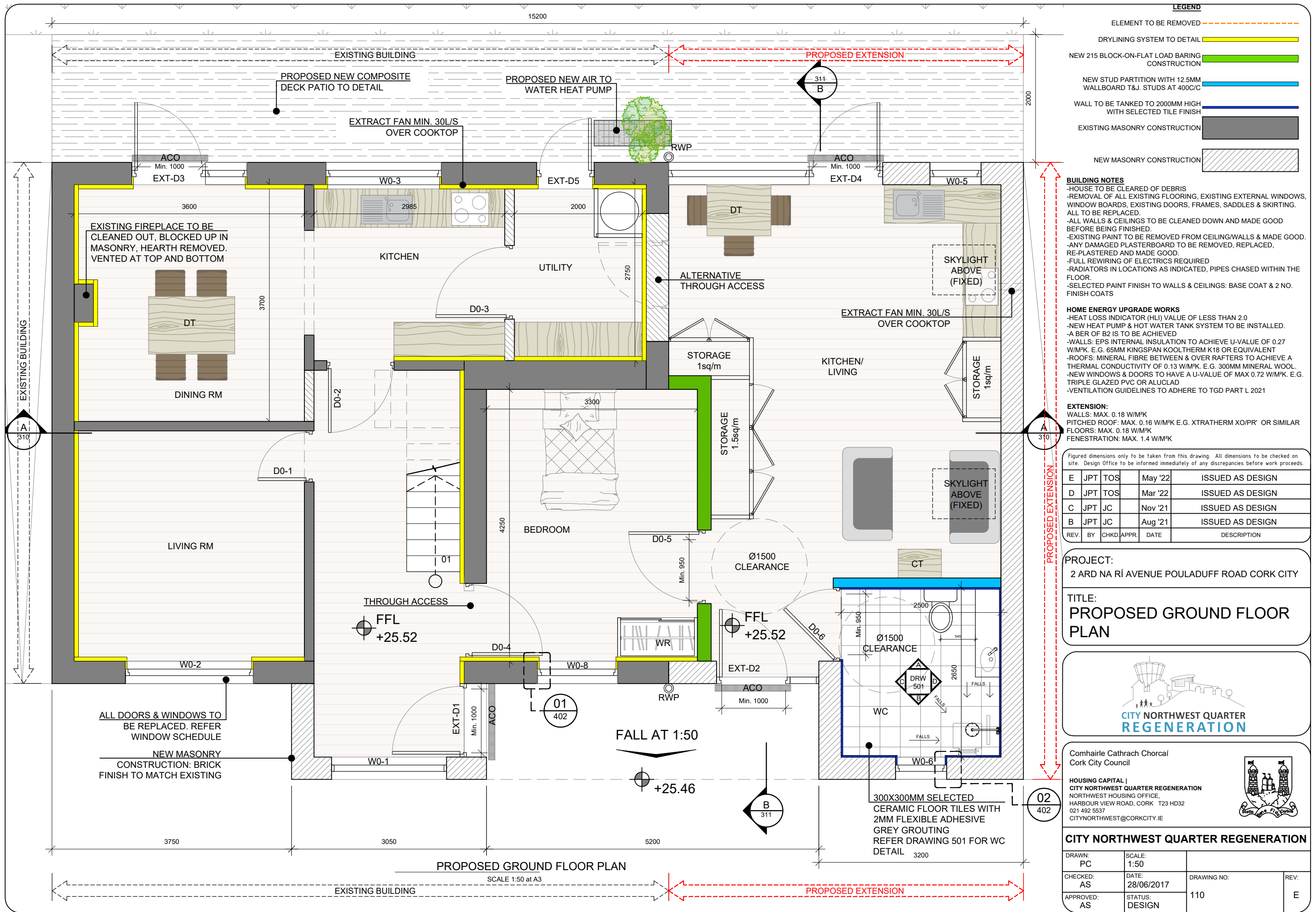


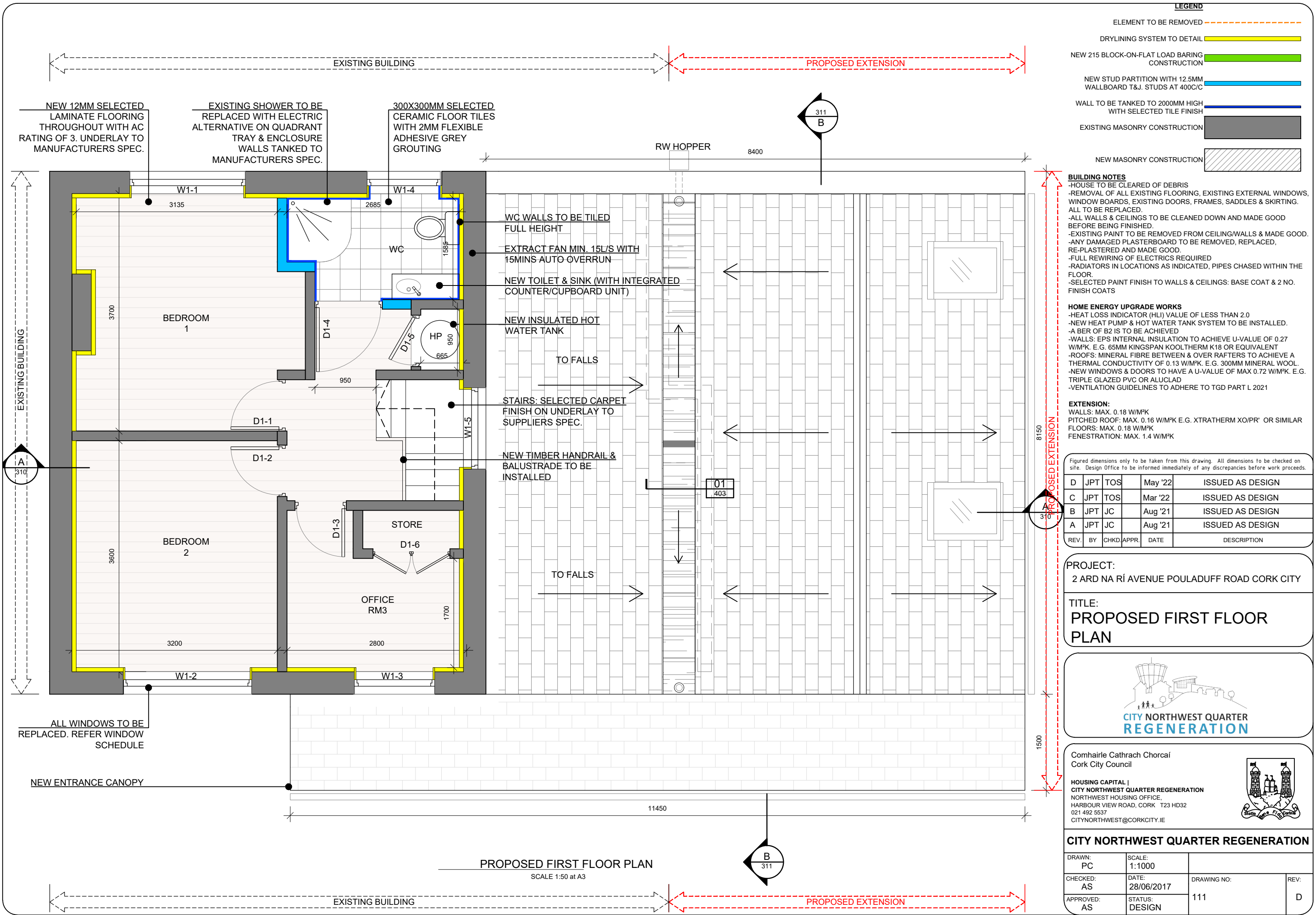
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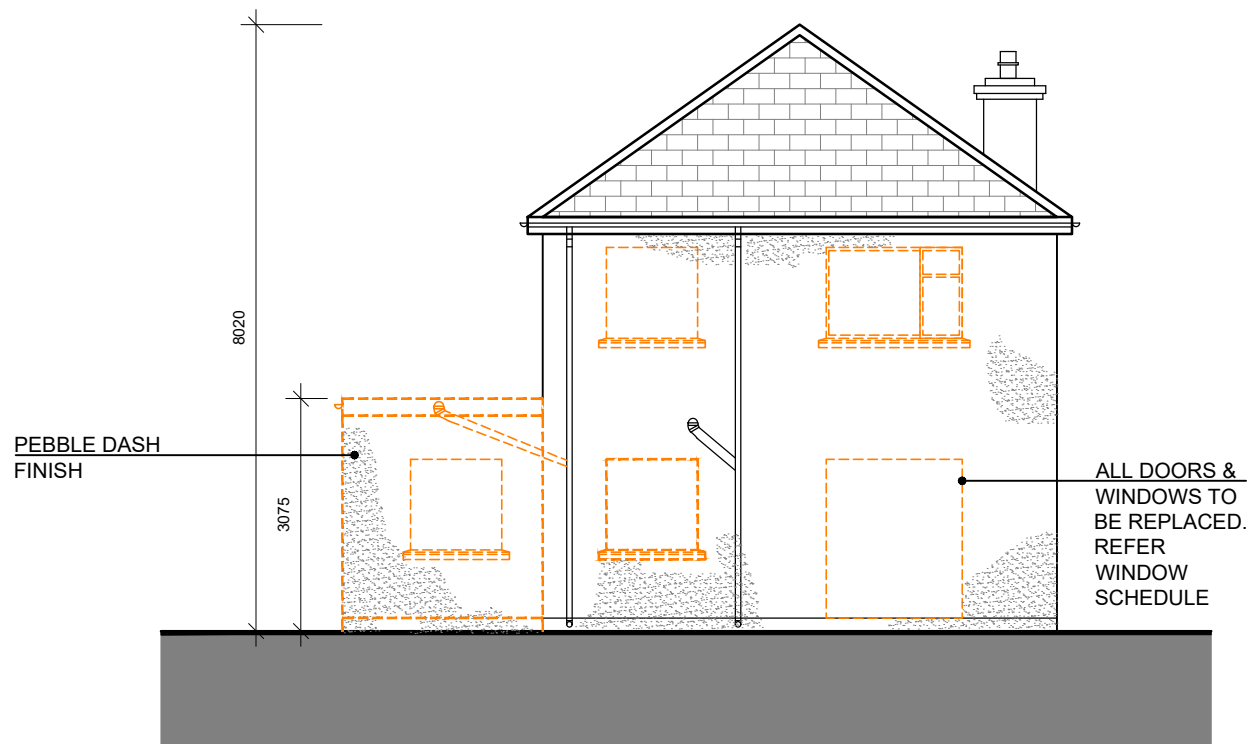
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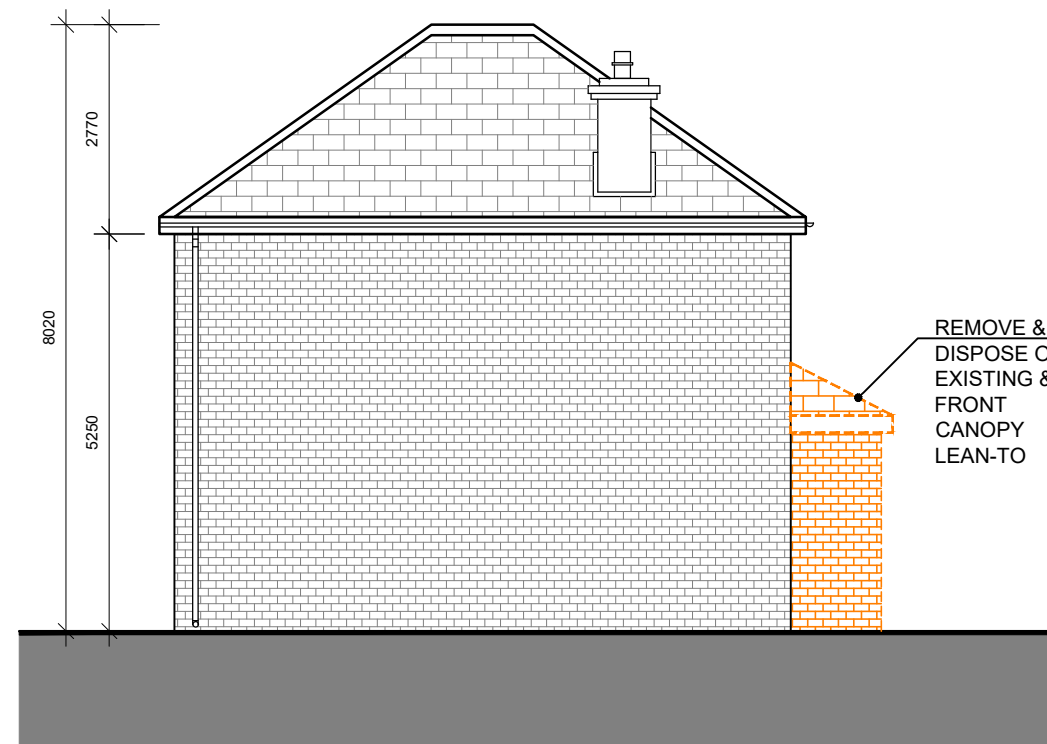
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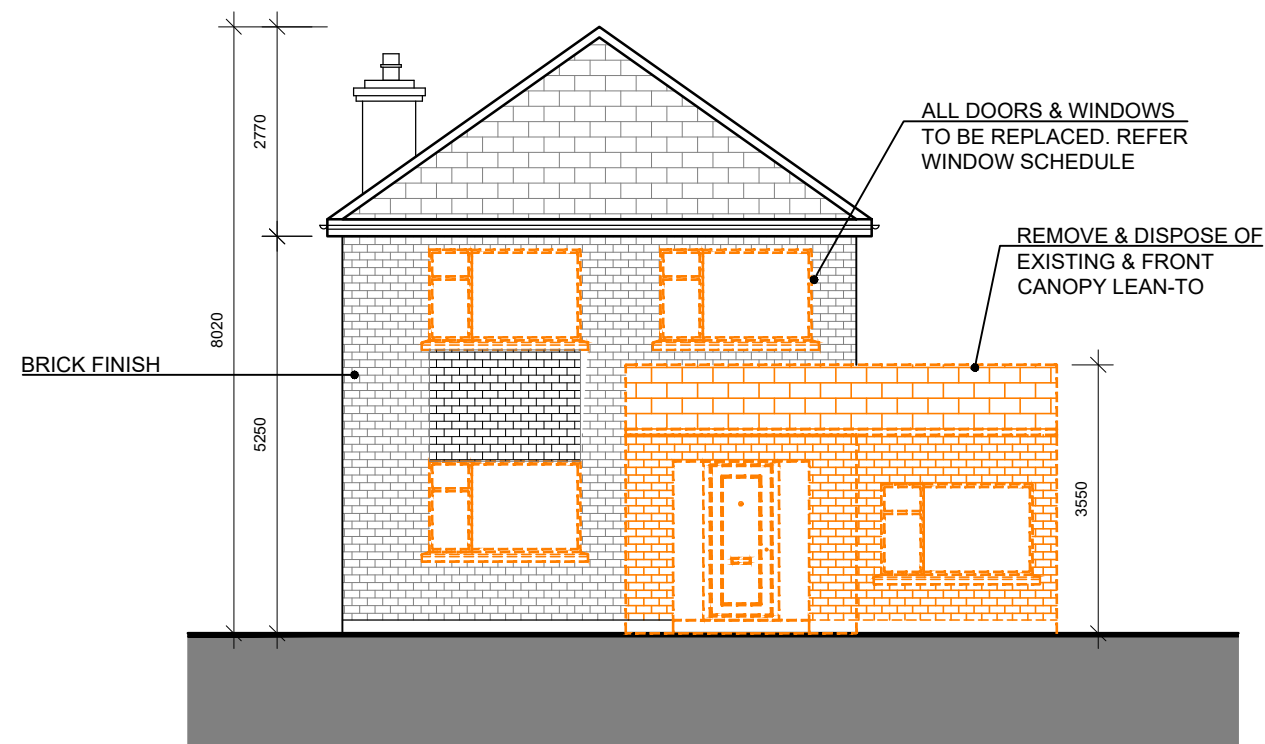




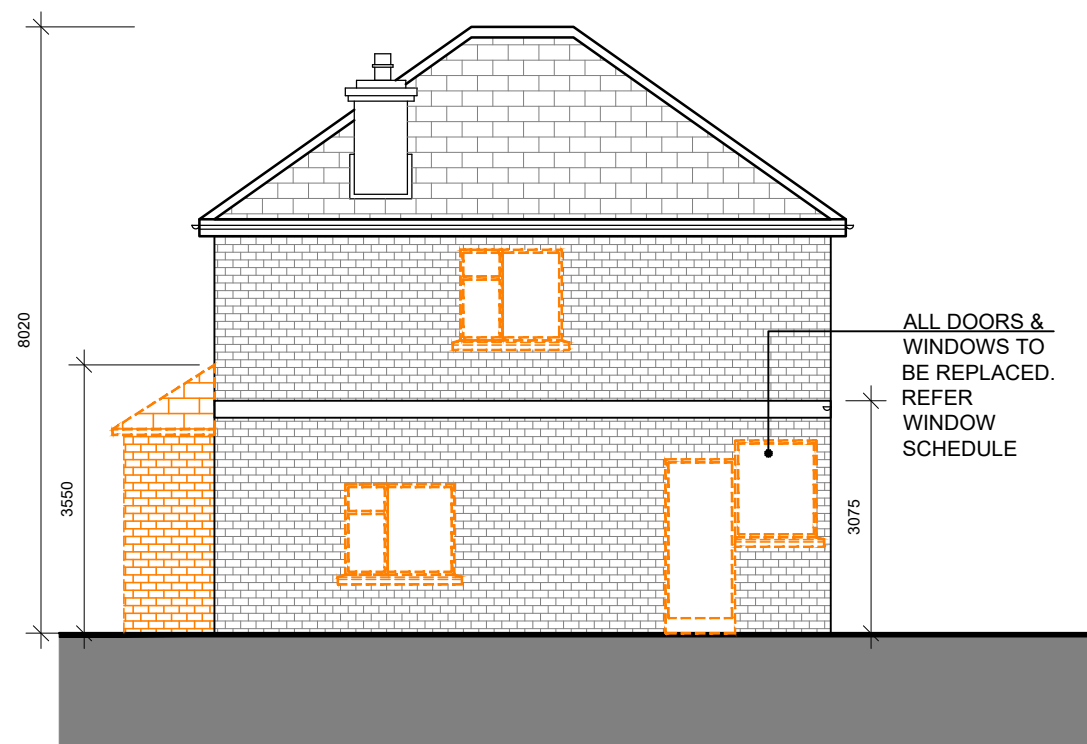
EXISTING REAR ELEVATON



EXISTING SOUTH ELEVATION



EXISTING FRONT ELEVATION



EXISTING NORTH ELEVATION

EXISTING ELEVATIONS

SCALE 1:100 at A3

LEGEND

- ELEMENT TO BE REMOVED -----
- DRYLINING SYSTEM TO DETAIL
- NEW 215 BLOCK-ON-FLAT LOAD BARING CONSTRUCTION
- NEW STUD PARTITION WITH 12.5MM WALLBOARD T&J. STUDS AT 400C/C
- WALL TO BE TANKED TO 2000MM HIGH WITH SELECTED TILE FINISH
- EXISTING MASONRY CONSTRUCTION
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A	JPT	JC		Nov '21	ISSUED AS DESIGN

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
EXISTING ELEVATIONS



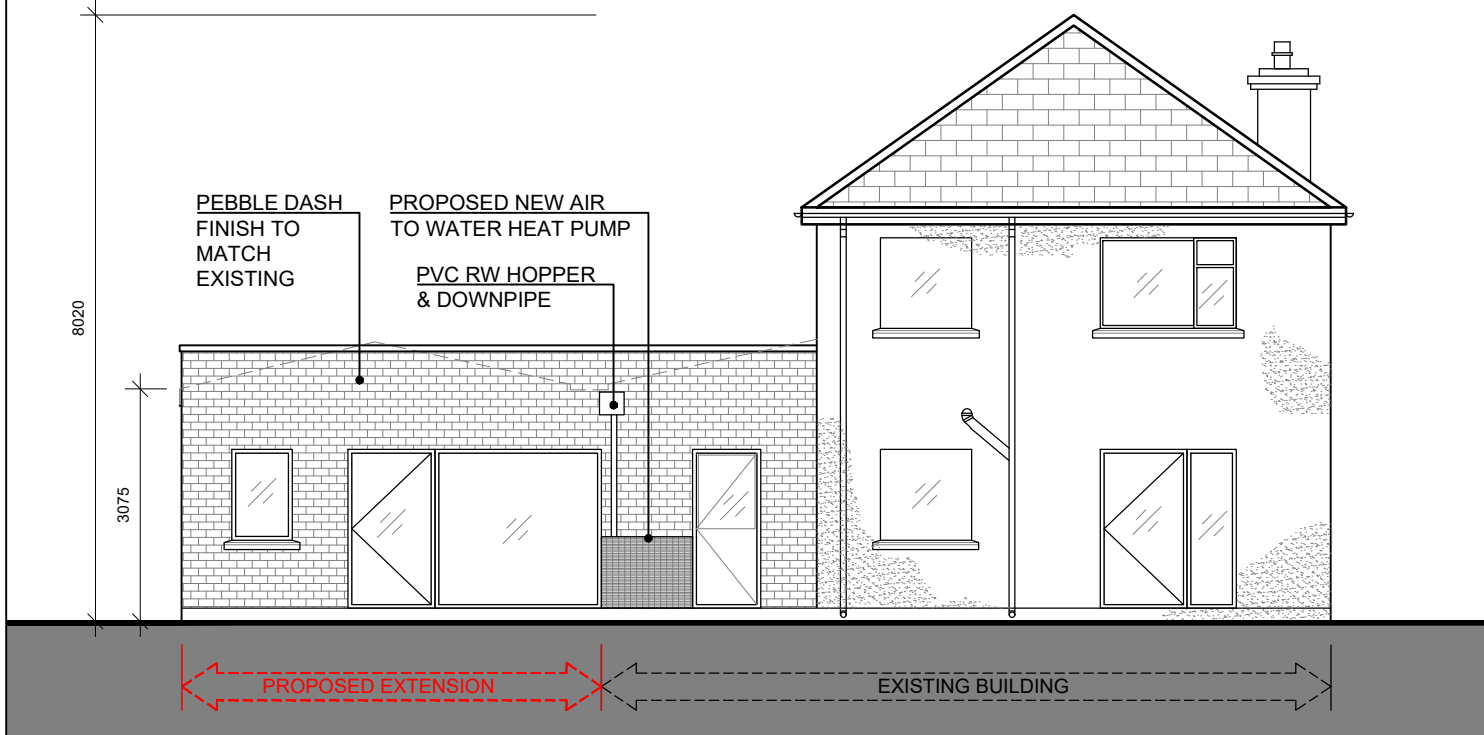
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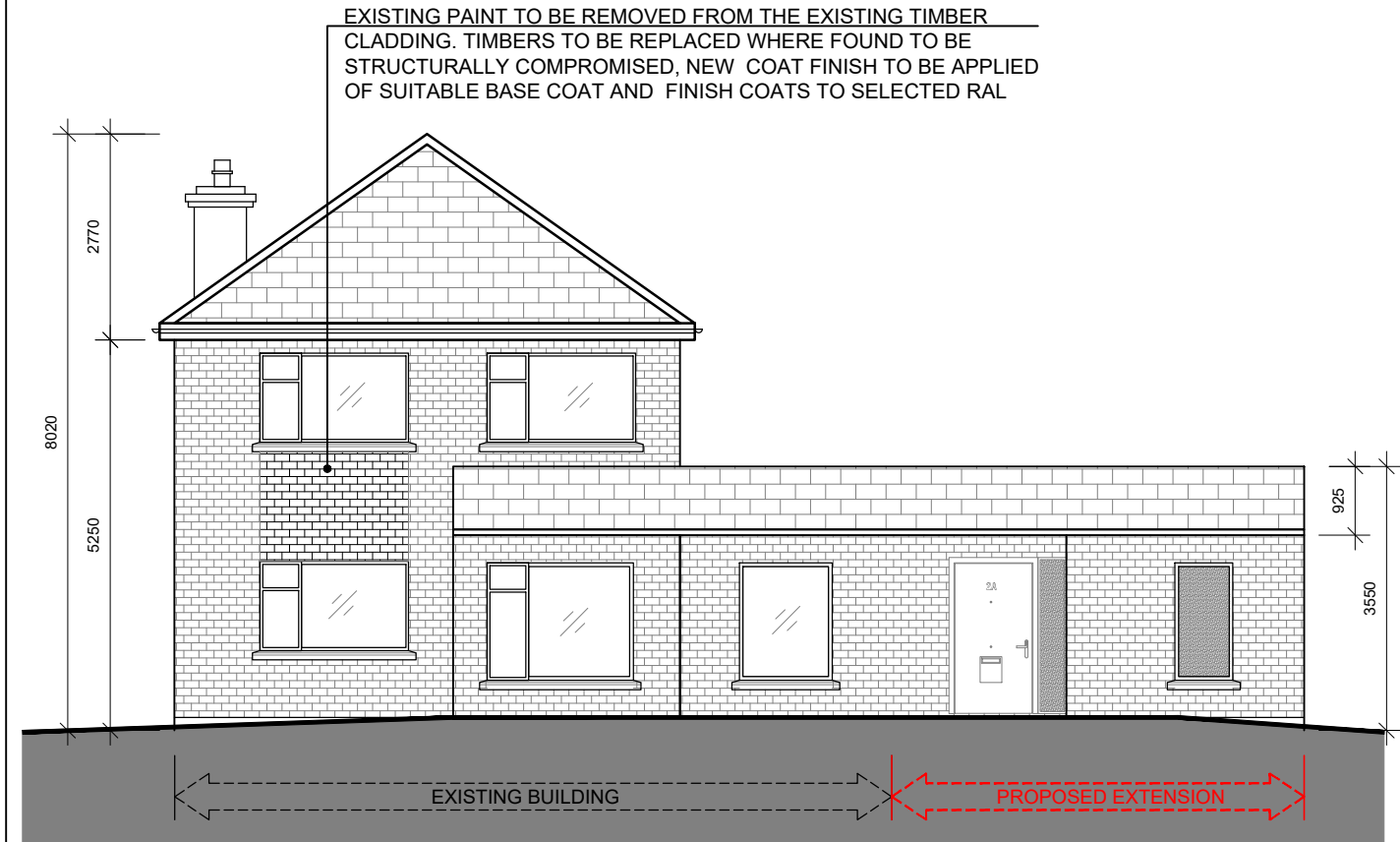


CITY NORTHWEST QUARTER REGENERATION

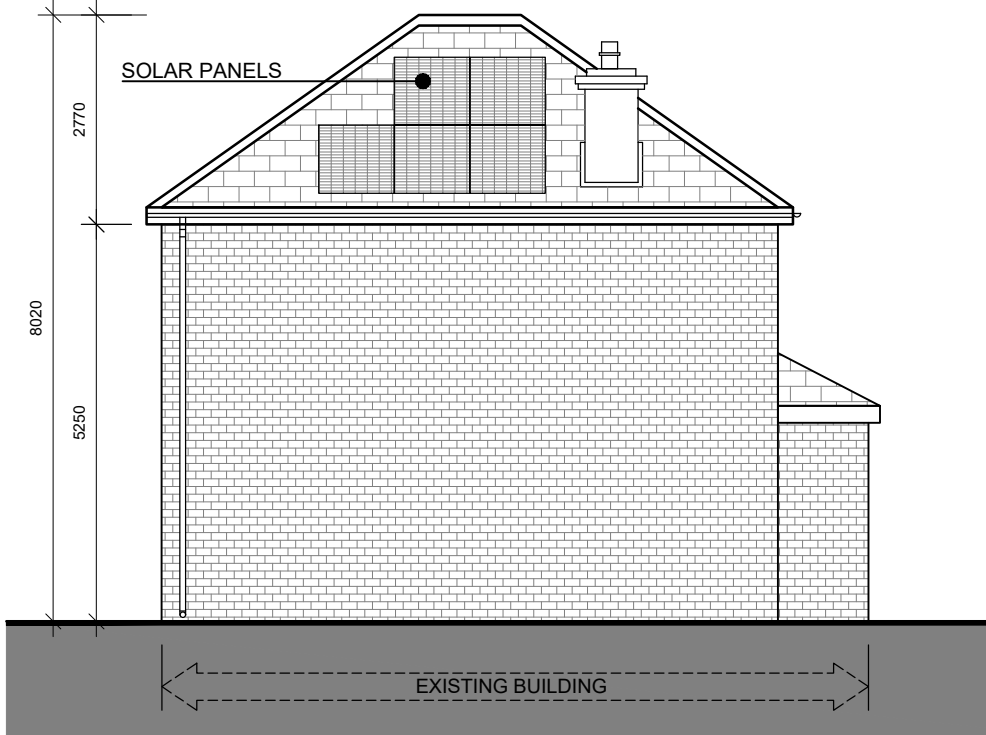
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CHECKED: AS	DATE: 28/06/2017		
APPROVED: AS	STATUS: DESIGN		



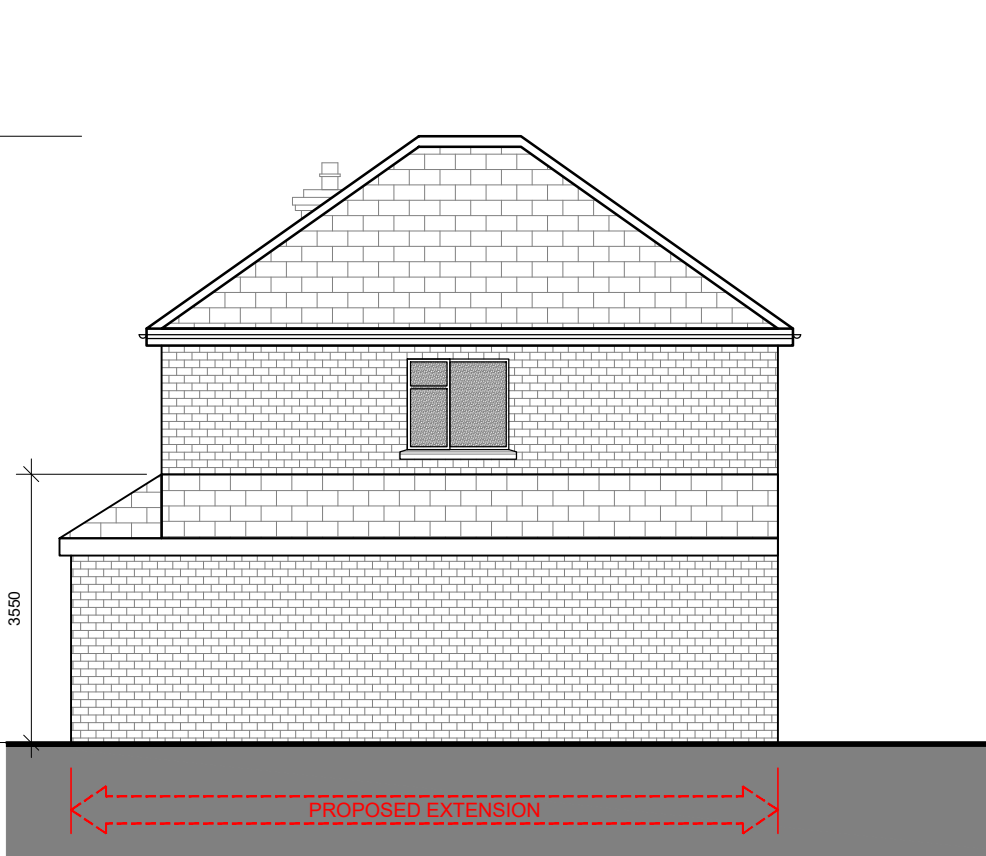
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

EXISTING ELEVATIONS

SCALE 1:100 at A3

BUILDING NOTES

- HOUSE TO BE CLEARED OF DEBRIS
- REMOVAL OF ALL EXISTING FLOORING, EXISTING EXTERNAL WINDOWS, WINDOW BOARDS, EXISTING DOORS, FRAMES, SADDLES & SKIRTING. ALL TO BE REPLACED.
- ALL WALLS & CEILINGS TO BE CLEANED DOWN AND MADE GOOD BEFORE BEING FINISHED.
- EXISTING PAINT TO BE REMOVED FROM CEILING/WALLS & MADE GOOD.
- ANY DAMAGED PLASTERBOARD TO BE REMOVED, REPLACED, RE-PLASTERED AND MADE GOOD.
- FULL REWIRING OF ELECTRICS REQUIRED
- RADIATORS IN LOCATIONS AS INDICATED, PIPES CHASED WITHIN THE FLOOR.
- SELECTED PAINT FINISH TO WALLS & CEILINGS: BASE COAT & 2 NO. FINISH COATS

HOME ENERGY UPGRADE WORKS

- HEAT LOSS INDICATOR (HLI) VALUE OF LESS THAN 2.0
- NEW HEAT PUMP & HOT WATER TANK SYSTEM TO BE INSTALLED.
- A BER OF B2 IS TO BE ACHIEVED
- WALLS: EPS INTERNAL INSULATION TO ACHIEVE U-VALUE OF 0.27 W/M²K. E.G. 65MM KINGSPAN KOOLTHERM K18 OR EQUIVALENT
- ROOFS: MINERAL FIBRE BETWEEN & OVER RAFTERS TO ACHIEVE A THERMAL CONDUCTIVITY OF 0.13 W/M²K. E.G. 300MM MINERAL WOOL.
- NEW WINDOWS & DOORS TO HAVE A U-VALUE OF MAX 0.72 W/M²K. E.G. TRIPLE GLAZED PVC OR ALUCLAD
- VENTILATION GUIDELINES TO ADHERE TO TGD PART L 2021

EXTENSION:

- WALLS: MAX. 0.18 W/M²K
- PITCHED ROOF: MAX. 0.16 W/M²K E.G. XTRATHERM XO/PR' OR SIMILAR
- FLOORS: MAX. 0.18 W/M²K
- FENESTRATION: MAX. 1.4 W/M²K

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A	JPT	JC		Nov '21	ISSUED AS DESIGN

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
PROPOSED ELEVATIONS



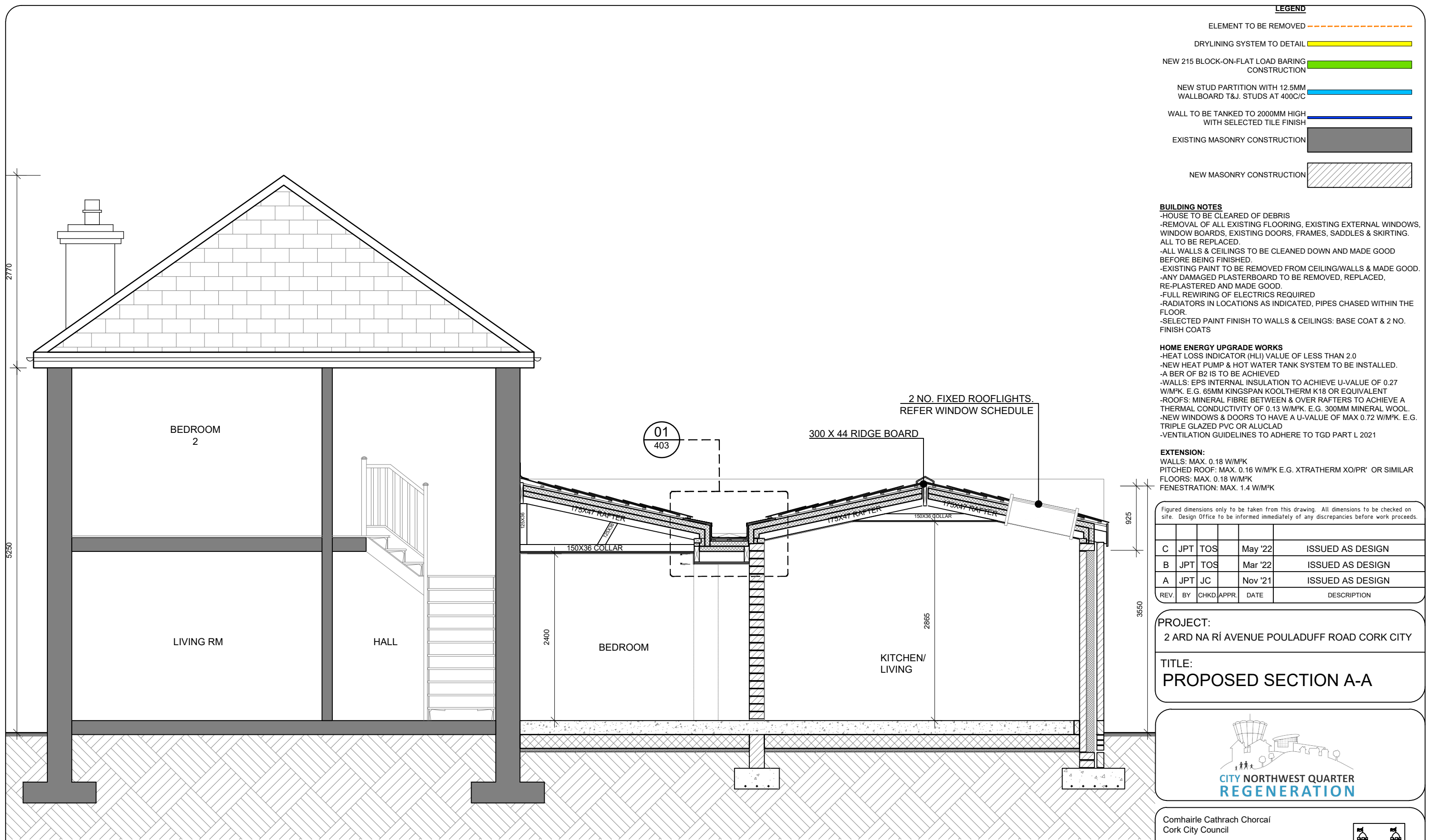
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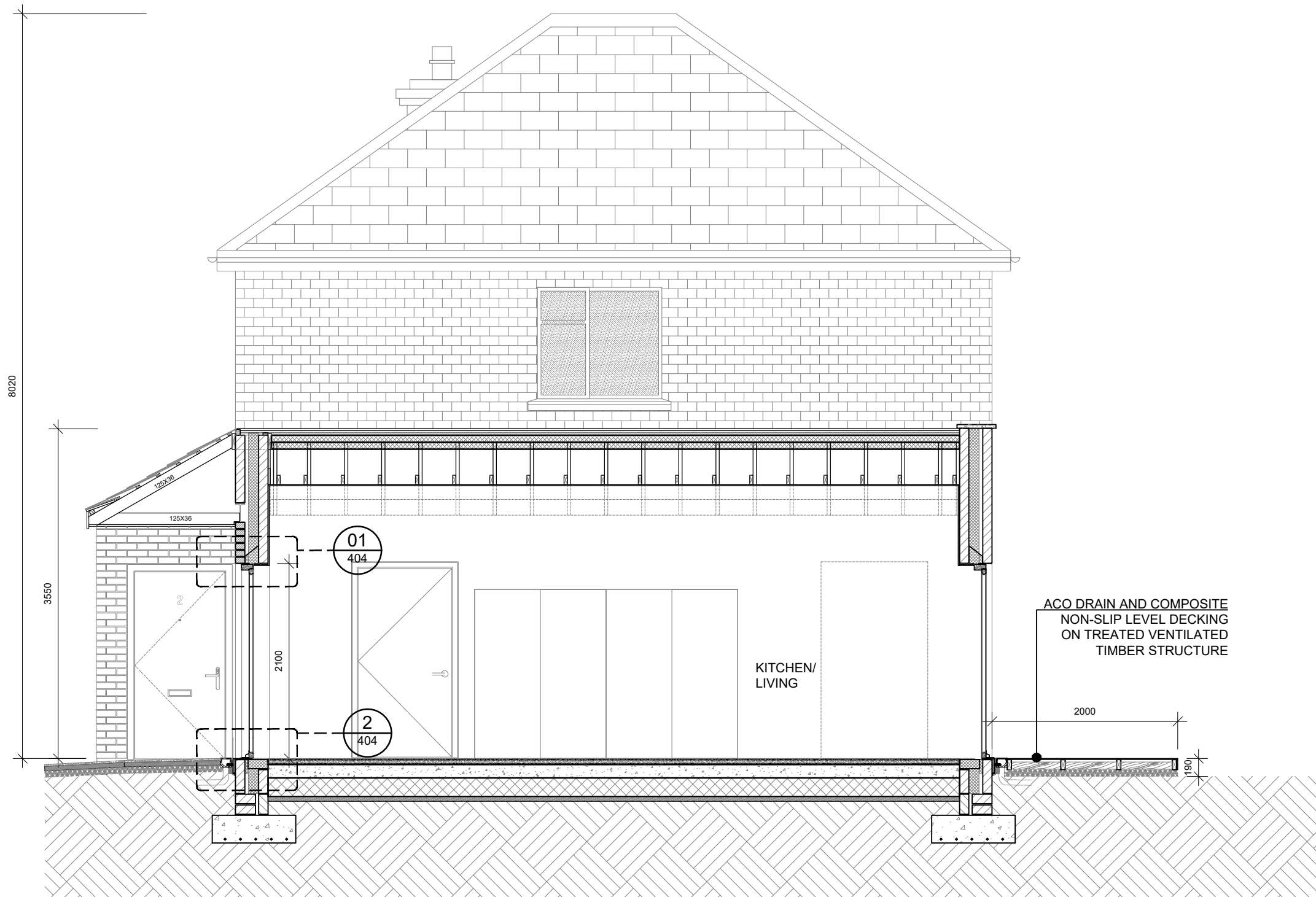


CITY NORTHWEST QUARTER REGENERATION

DRAWN: PC	SCALE: 1:100		
CHECKED: AS	DATE: 28/06/2017	DRAWING NO: 210	REV: C
APPROVED: AS	STATUS: DESIGN		



PROPOSED SECTION A-A
SCALE 1:50 at A3



PROPOSED SECTION B-B
SCALE 1:50 at A3

LEGEND

- ELEMENT TO BE REMOVED ---
- DRYLINING SYSTEM TO DETAIL
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- NEW STUD PARTITION WITH 12.5MM WALLBOARD T&J. STUDS AT 400C/C
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- FENESTRATION: MAX. 1.4 W/M²K

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B	JPT	TOS		May '22	ISSUED AS DESIGN
A	JPT	TOS		Mar '22	ISSUED AS DESIGN

PROJECT:

2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:

PROPOSED SECTION B-B



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CITY NORTHWEST QUARTER REGENERATION

DRAWN: PC	SCALE: 1:50		
CHECKED: AS	DATE: 28/06/2017	DRAWING NO:	REV:
APPROVED: AS	STATUS: DESIGN	311	B