

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.

| C | JPT | TOS | May '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 |

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
SITE LOCATION PLAN



CITY NORTHWEST QUARTER
REGENERATION

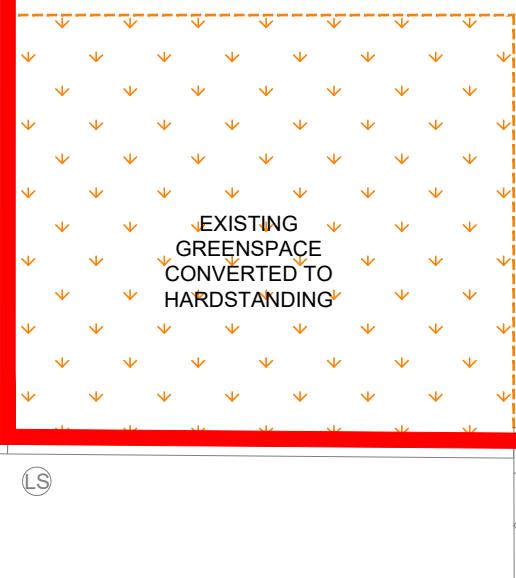
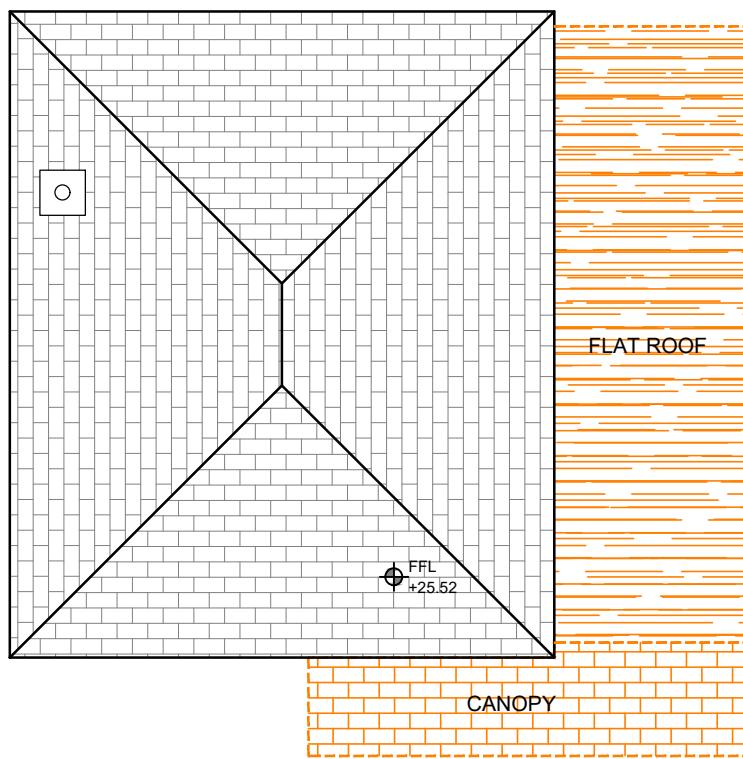
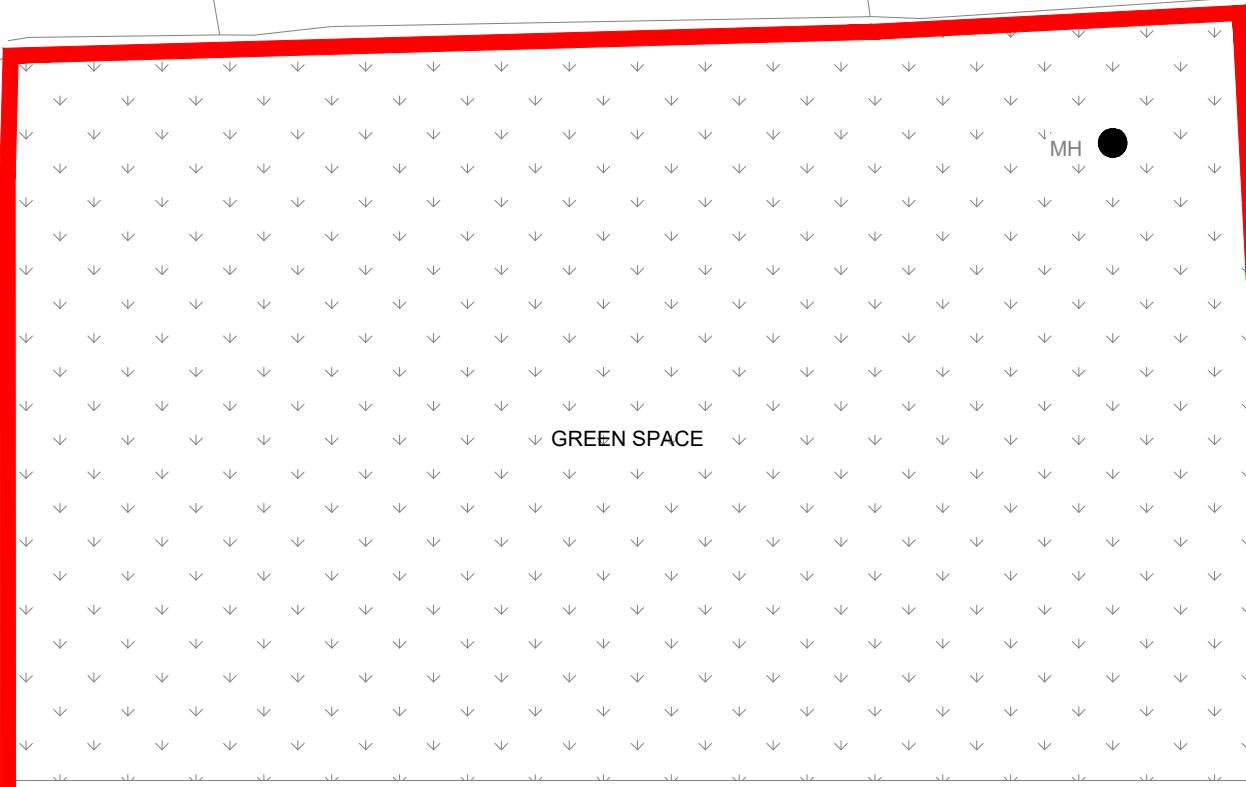
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Cork City Council

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CITY NORTHWEST QUARTER REGENERATION

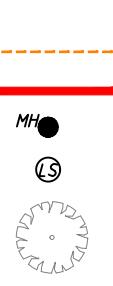
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| CHECKED: TOS | DATE: 20/01/22 | DRAWING NO: 001 |
| APPROVED: TOS | STATUS: DESIGN | REV: C |



ARD NA RÍ AVENUE

EXISTING SITE LAYOUT

SCALE 1:100 at A3

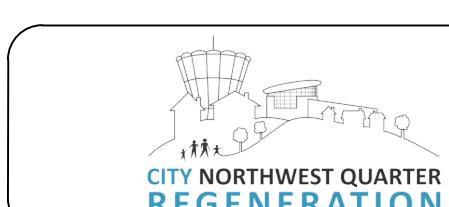


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| REV. | BY | CHKD | APPR. | DATE | DESCRIPTION |
|------|-----|------|-------|---------|------------------|
| C | JPT | TOS | | May '22 | ISSUED AS DESIGN |
| B | JPT | TOS | | Apr '22 | ISSUED AS DESIGN |
| A | JPT | JC | | Nov '21 | ISSUED AS DESIGN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

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
Existing Site Layout



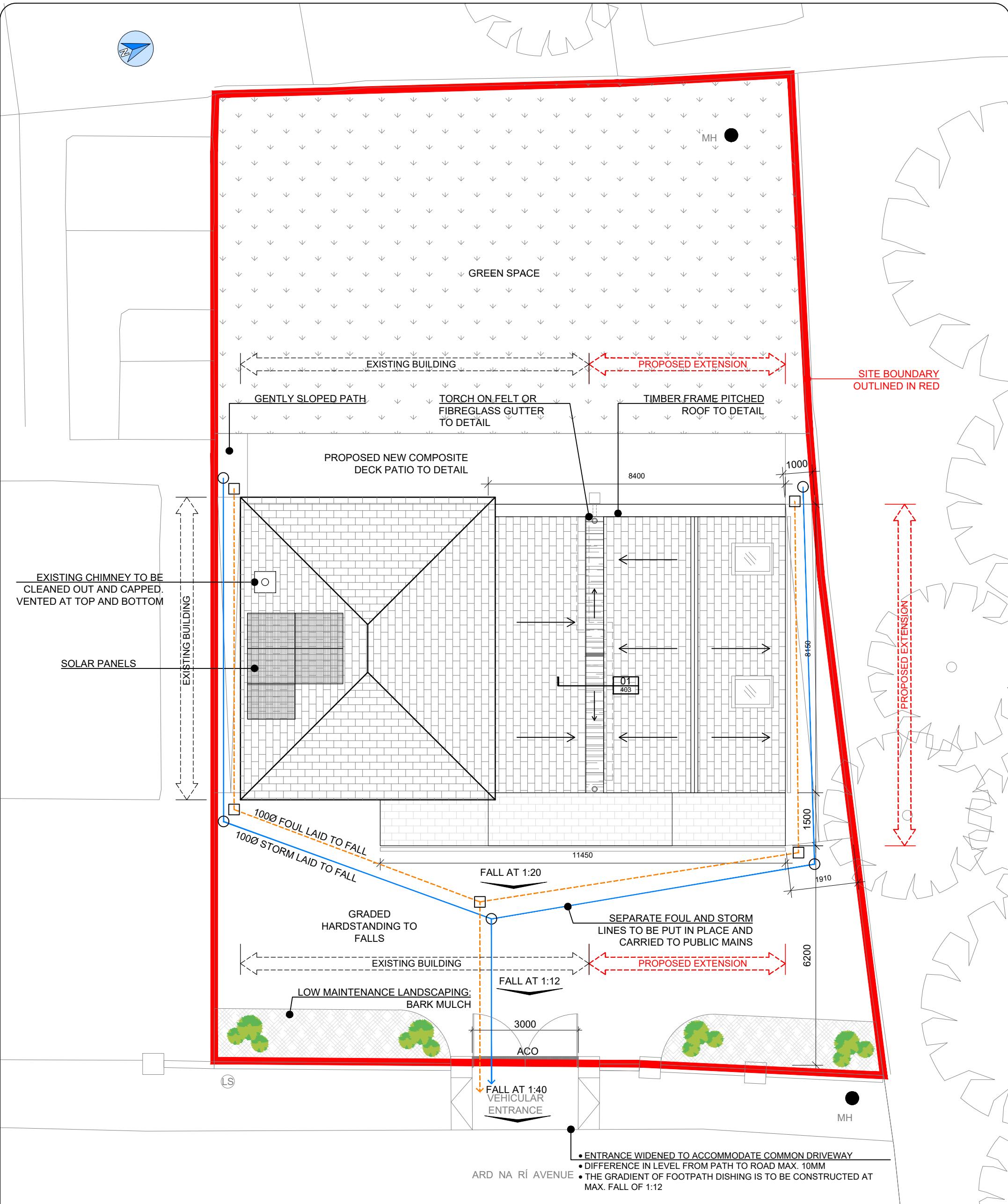
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| DRAWN: | SCALE: | |
| JPT | 1:1000 | |
| CHECKED: | DATE: | |
| TOS | 28/06/2017 | DRAWING NO: |
| APPROVED: | STATUS: | REV: |
| EL | DESIGN | 002 |



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 | |

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|--|-----|------|---------|------------------|-------------|
| 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

Comhairle Cathrach Choráí
Cork City Council

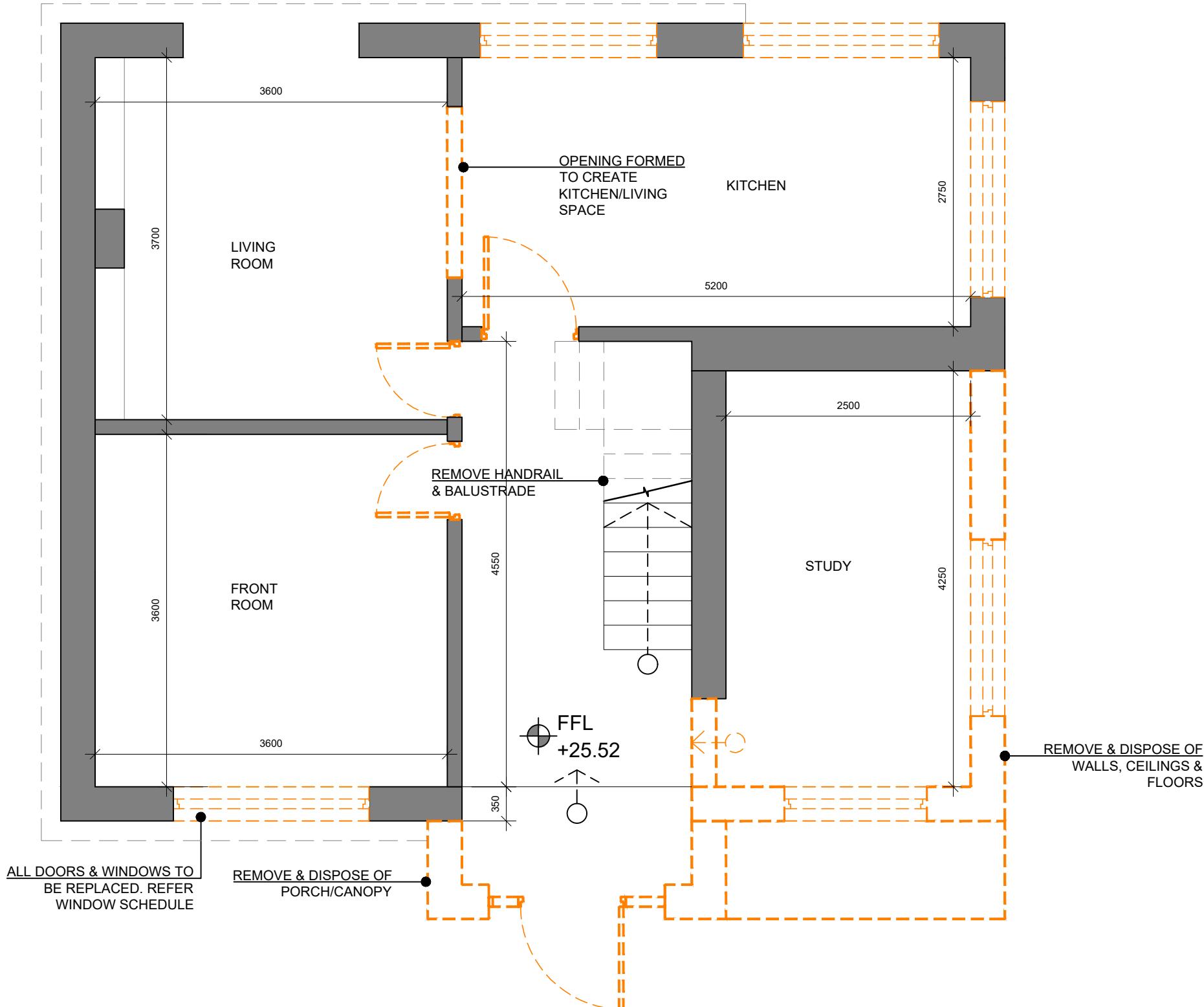
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| CITY NORTHWEST QUARTER REGENERATION | |
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| DRAWN: | SCALE: |
| PC | 1:100 |
| CHECKED: | DATE: |
| AS | 28/06/2017 |
| APPROVED: | STATUS: |
| AS | DESIGN |
| DRAWING NO: 003 | |
| REV: D | |

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 | |

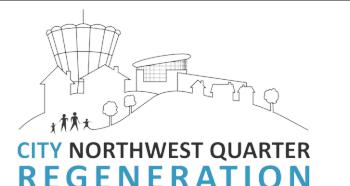


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| REV. | BY | CHKD | APPR. | DATE |

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
EXISTING GROUND FLOOR PLAN



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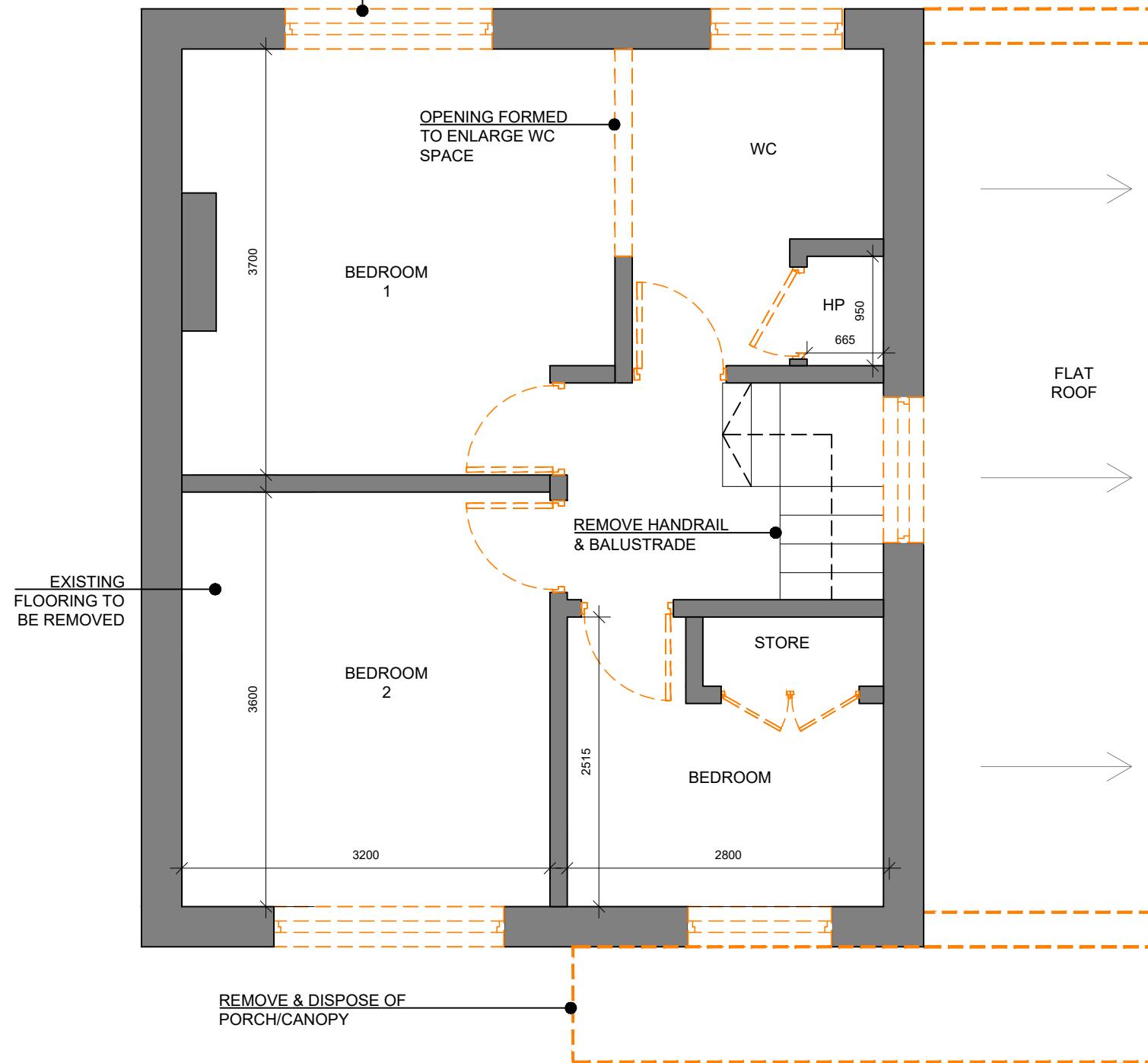
CITY NORTHWEST QUARTER REGENERATION

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| CHECKED: TOS | DATE: 28/06/2017 | DRAWING NO: |
| APPROVED: EL | STATUS: DESIGN | REV: C 100 |

LEGEND

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|--|---|
| | 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 |

ALL DOORS & WINDOWS TO BE REPLACED. REFER WINDOW SCHEDULE



EXISTING FIRST FLOOR PLAN

SCALE 1:50 at A3

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|--|-----|------|---------|------------------|-------------|
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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

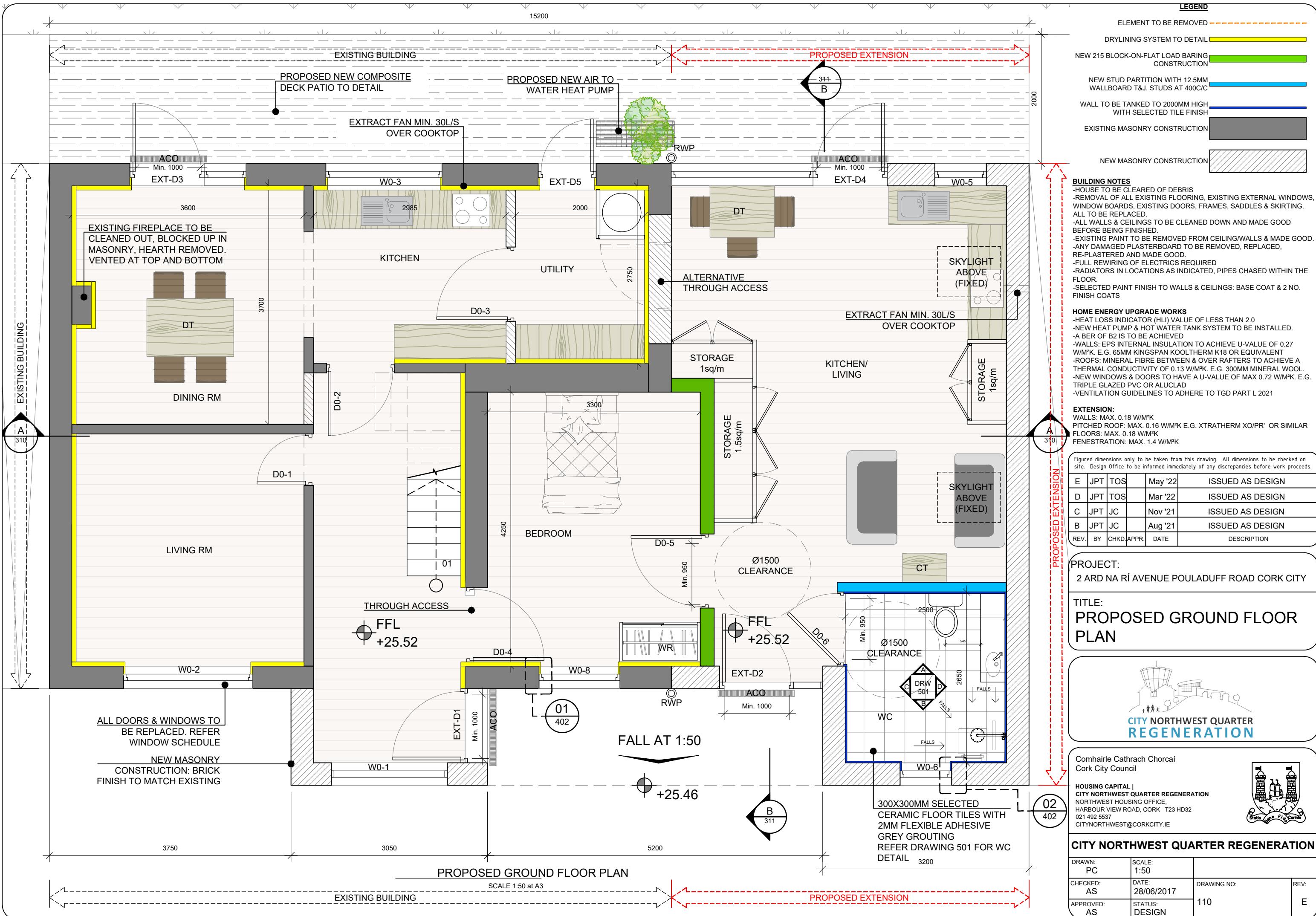


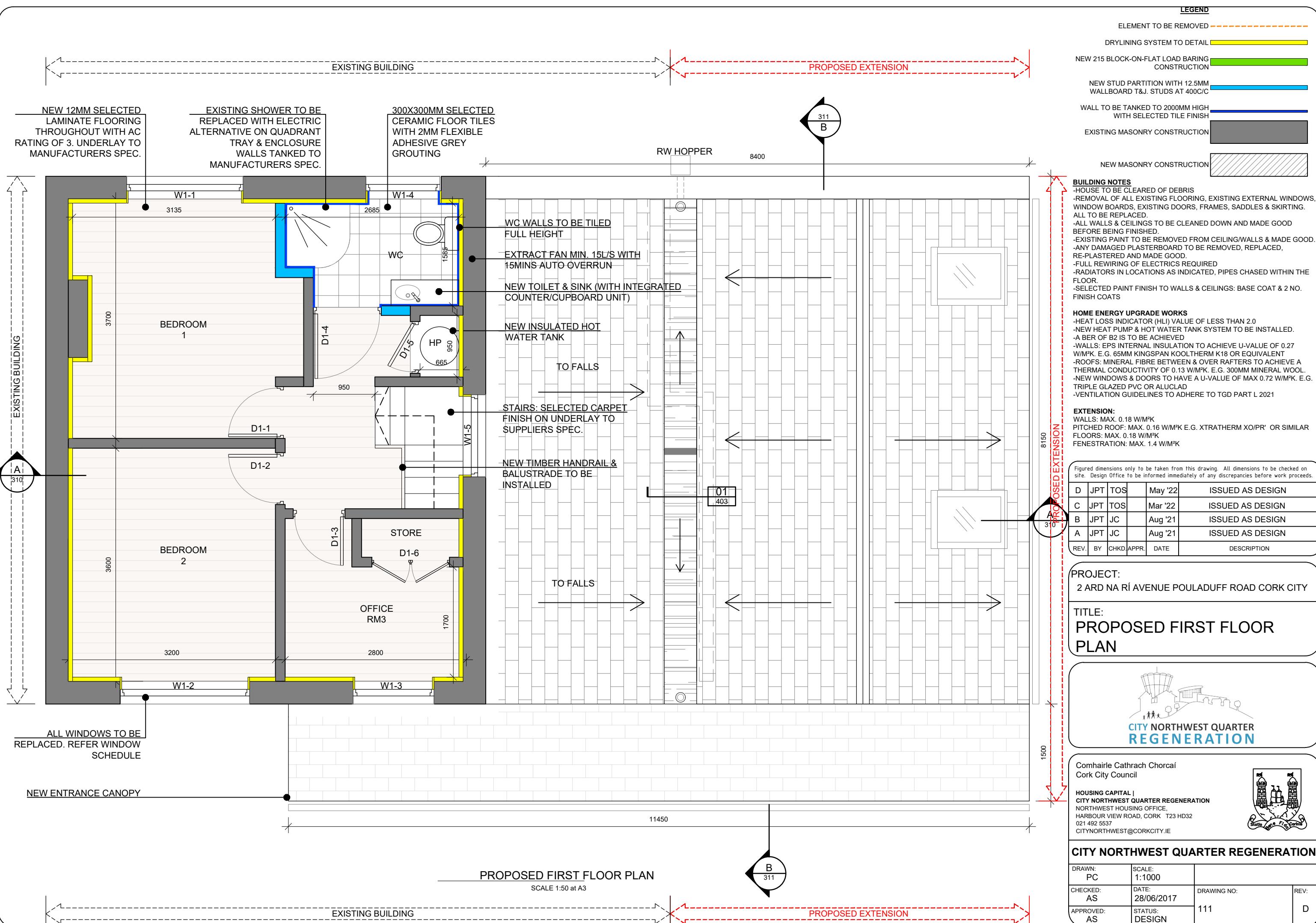
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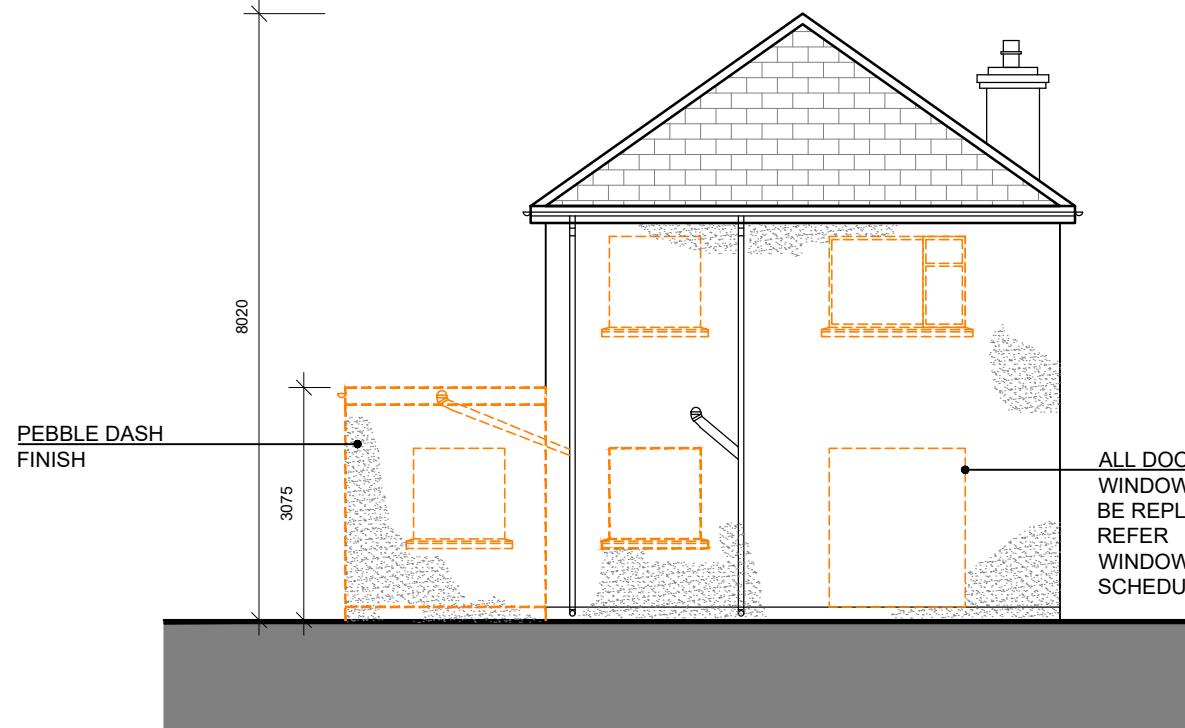
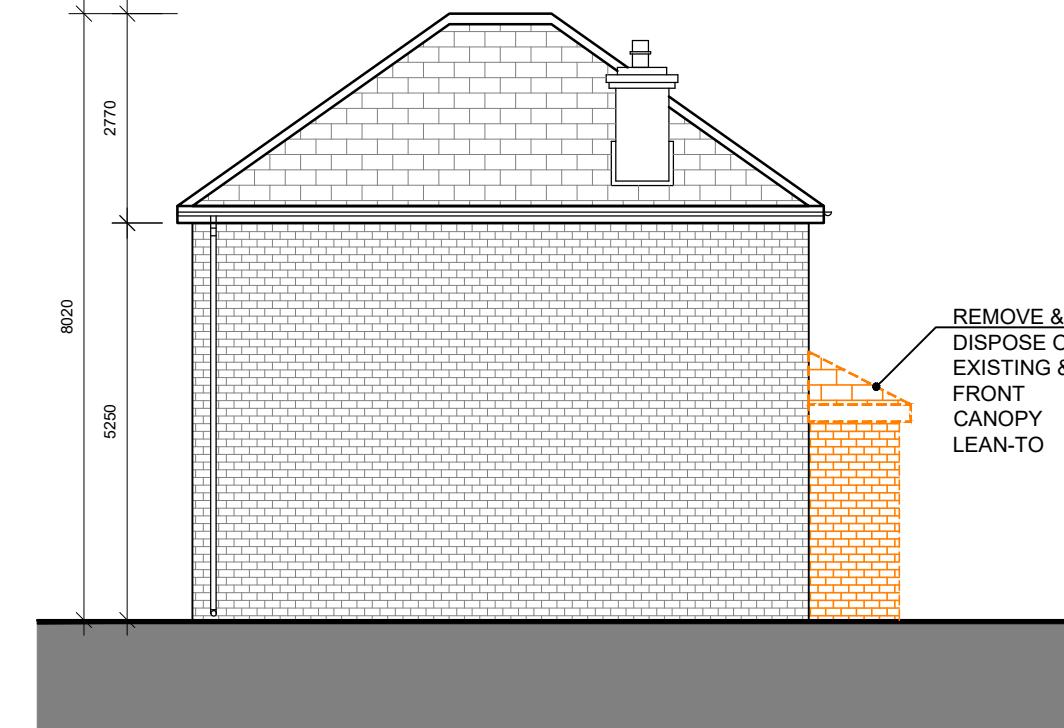
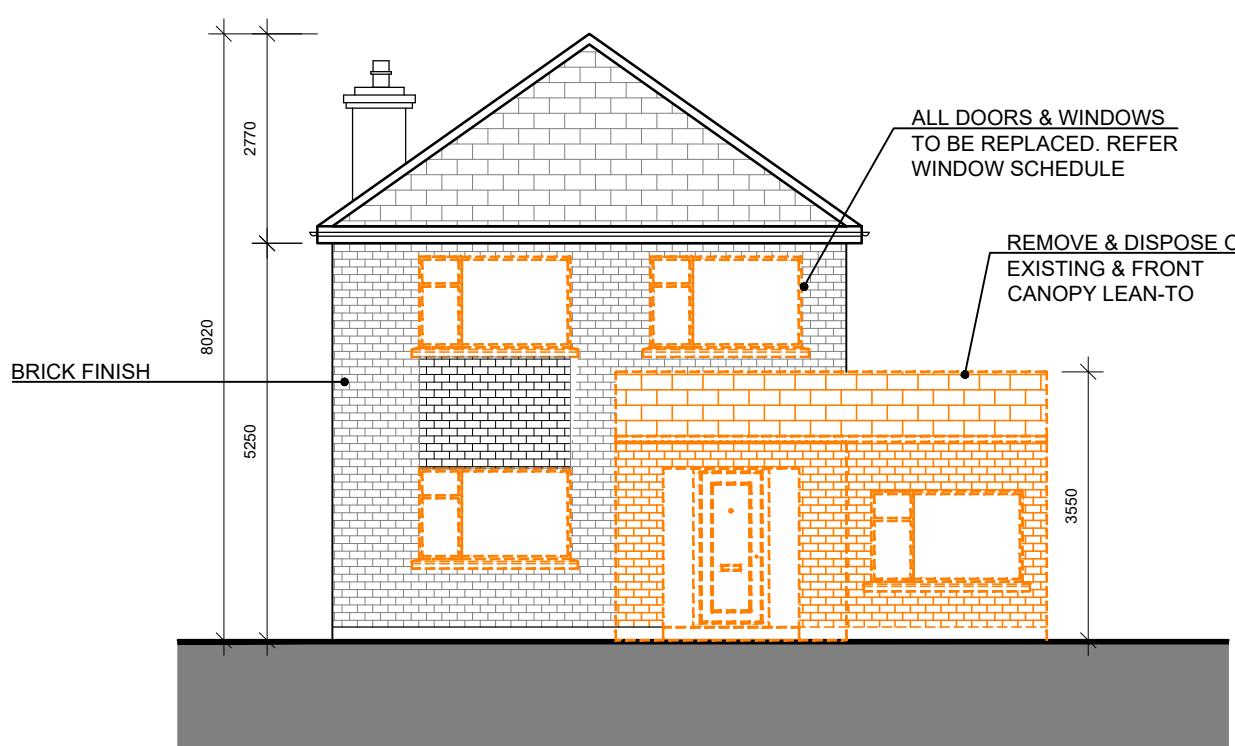
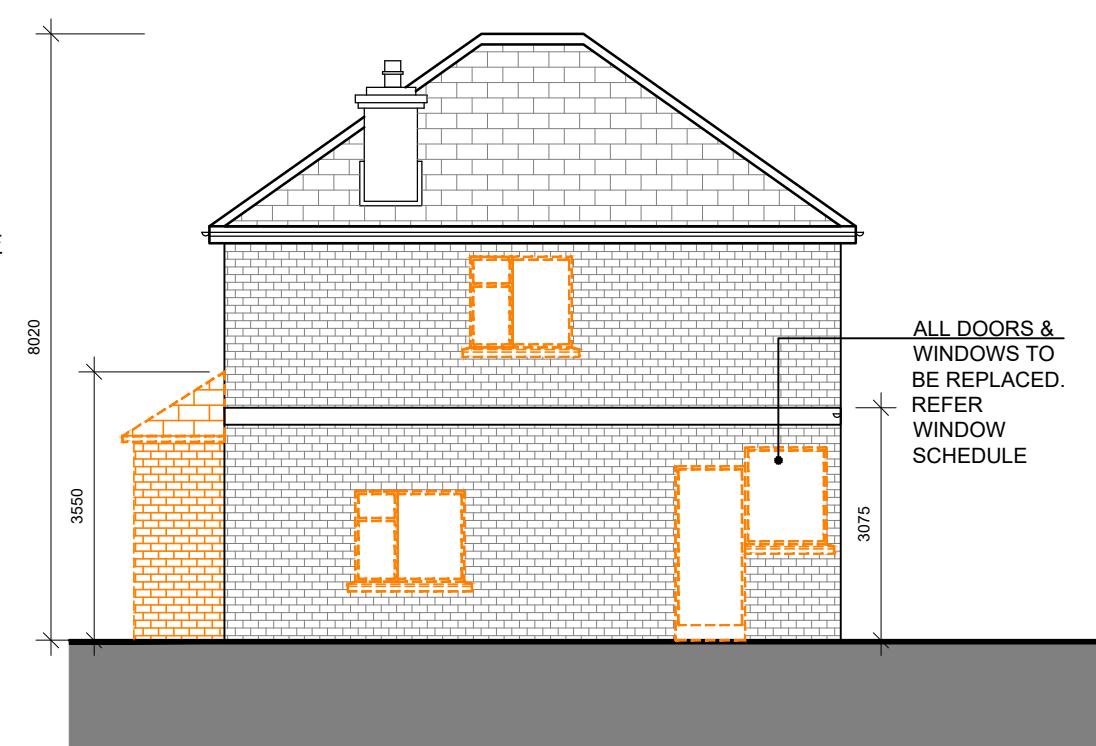
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| CHECKED: AS | DATE: 28/06/2017 | DRAWING NO: 101 |
| APPROVED: AS | STATUS: DESIGN | REV: C |





LEGEND

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| 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 | |

**EXISTING REAR ELEVATION****EXISTING SOUTH ELEVATION****EXISTING FRONT ELEVATION****EXISTING NORTH ELEVATION****EXISTING ELEVATIONS**

SCALE 1:100 at A3

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PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

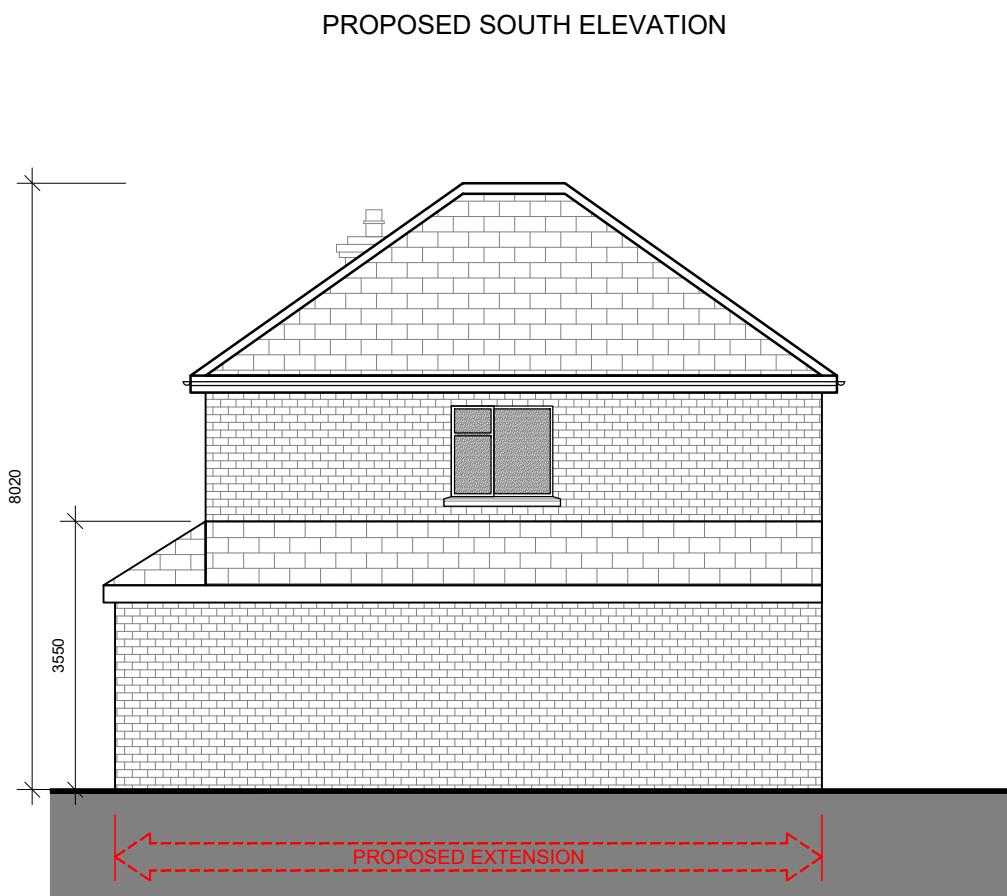
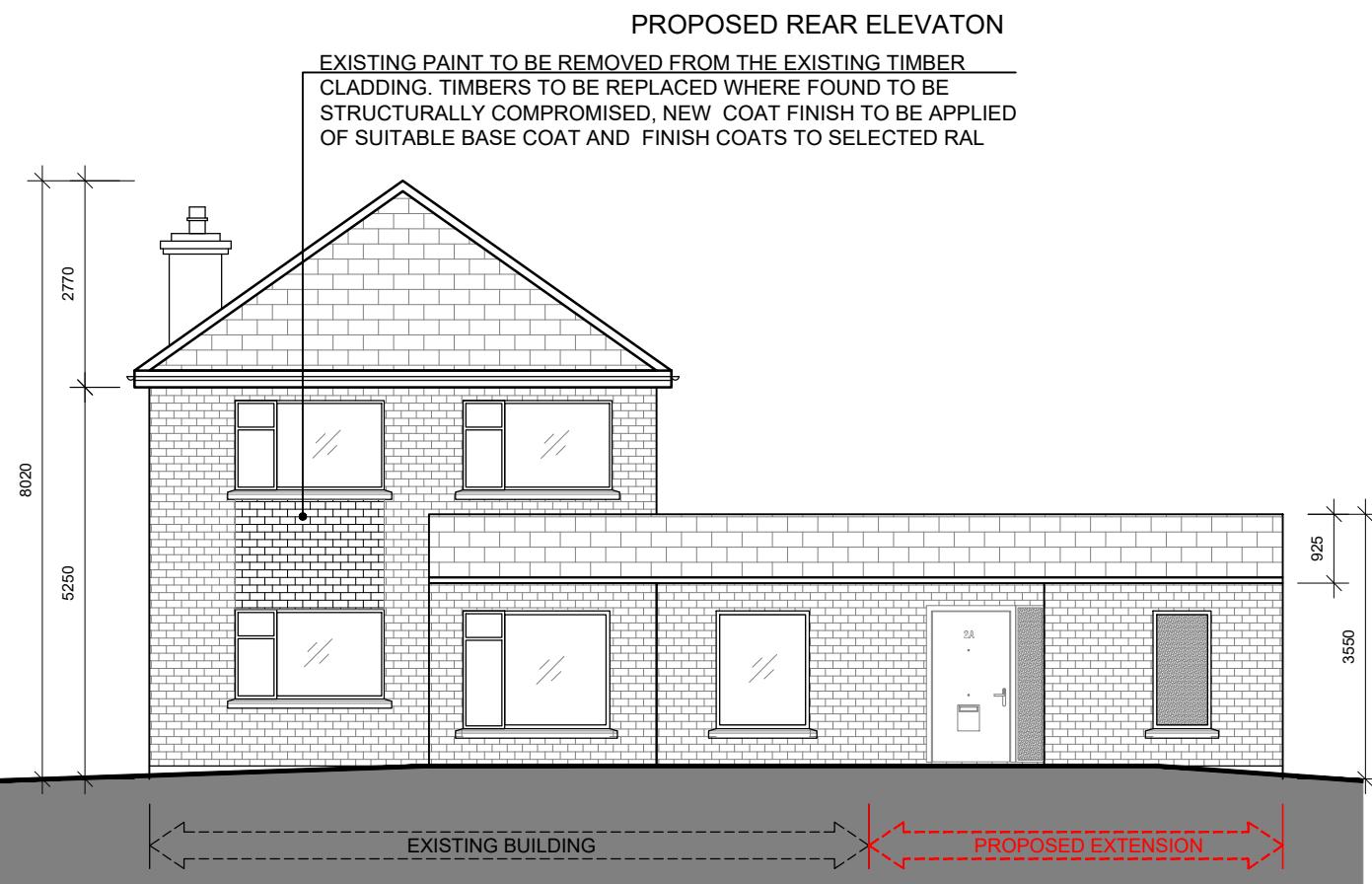
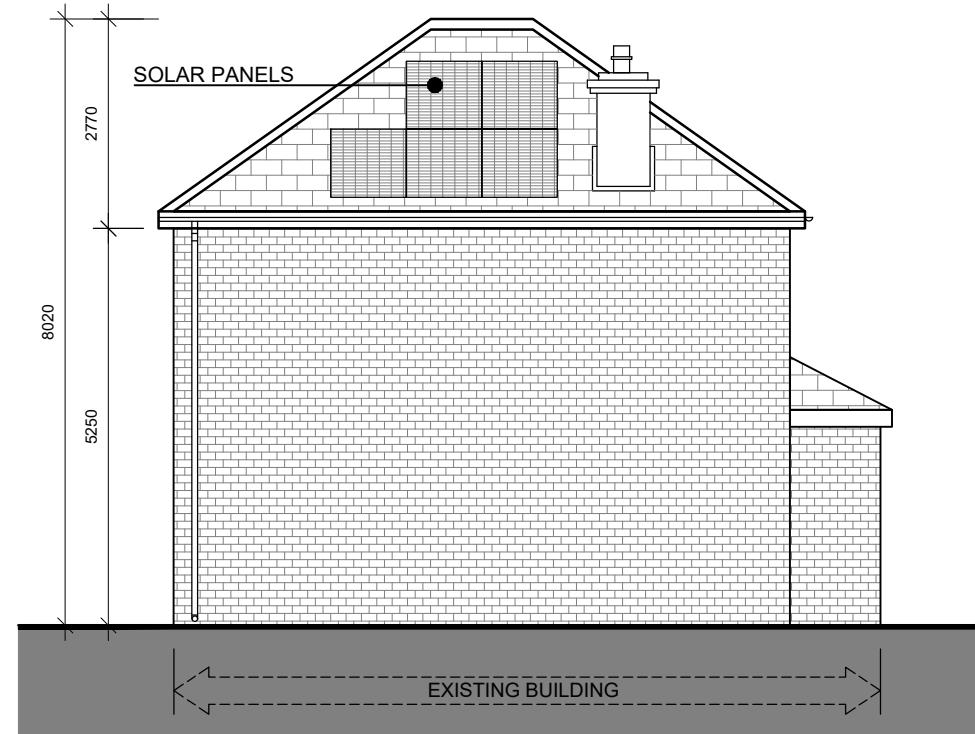
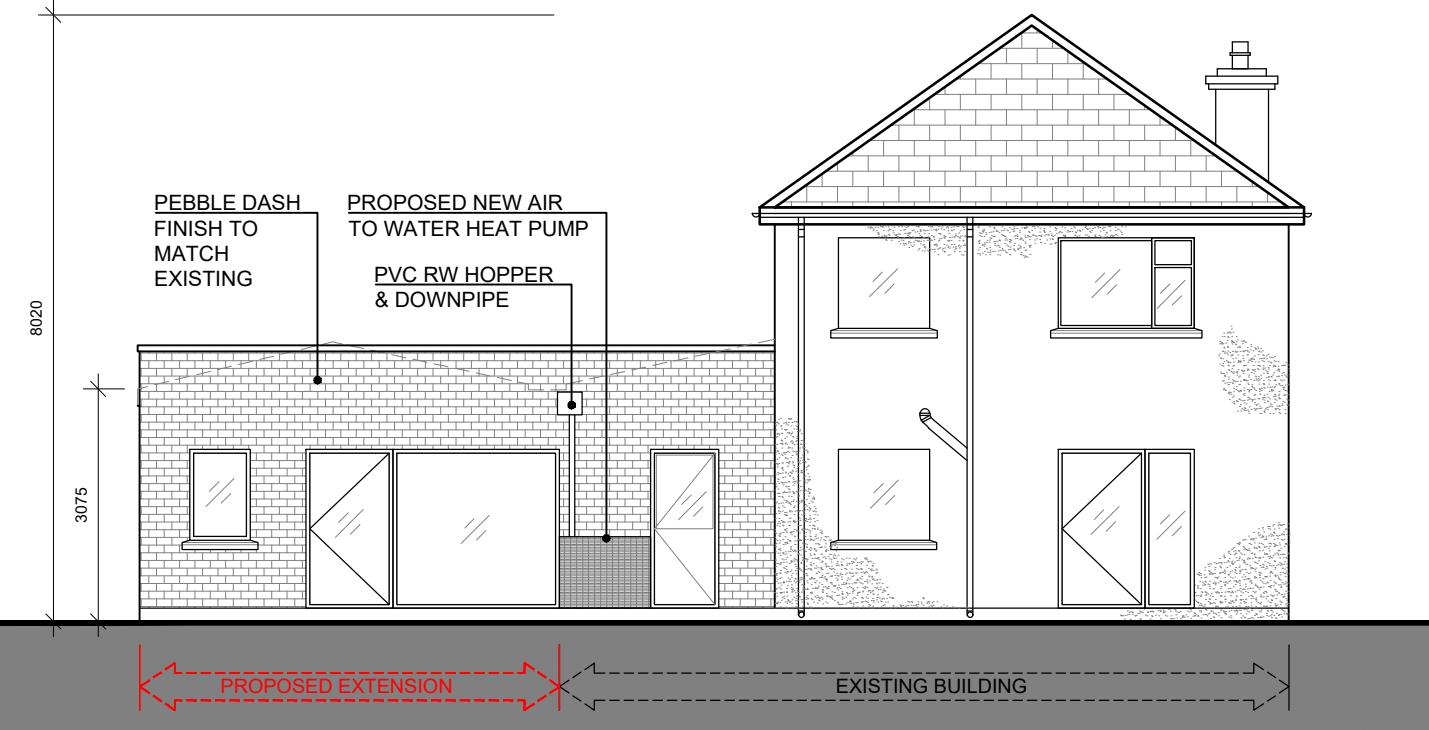
TITLE:
EXISTING ELEVATIONS

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**CITY NORTHWEST QUARTER REGENERATION**

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|-----------------|---------------------|--------------------|
| DRAWN: PC | SCALE: 1:100 | |
| CHECKED: AS | DATE: 28/06/2017 | DRAWING NO: 200 |
| APPROVED: AS | STATUS: DESIGN | REV: C |



PROPOSED FRONT 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

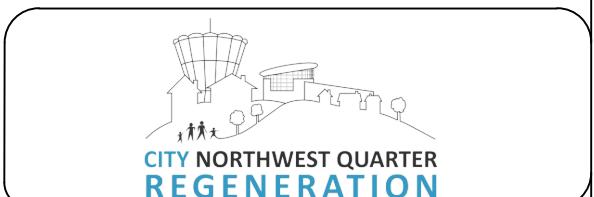
EXTENSION:

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

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY

TITLE:
PROPOSED ELEVATIONS



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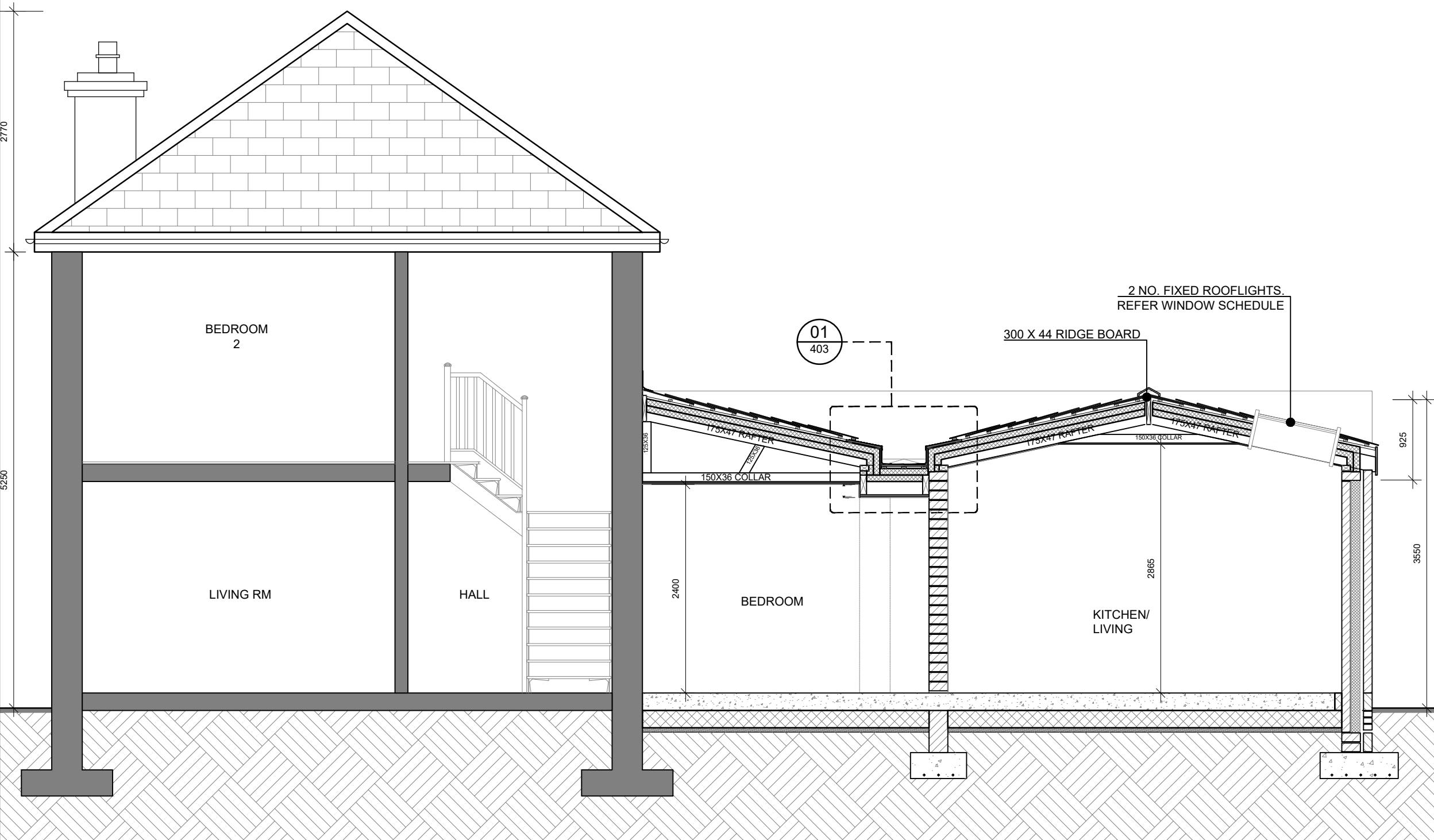
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CITY NORTHWEST QUARTER REGENERATION

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

LEGEND

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| | 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 |

**PROPOSED SECTION A-A**

SCALE 1:50 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.
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- 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 | |
| REV. | BY | CHKD | APPR. | DATE | DESCRIPTION |

PROJECT:
2 ARD NA RÍ AVENUE POULADUFF ROAD CORK CITY
TITLE:
PROPOSED SECTION A-A

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Cork City Council

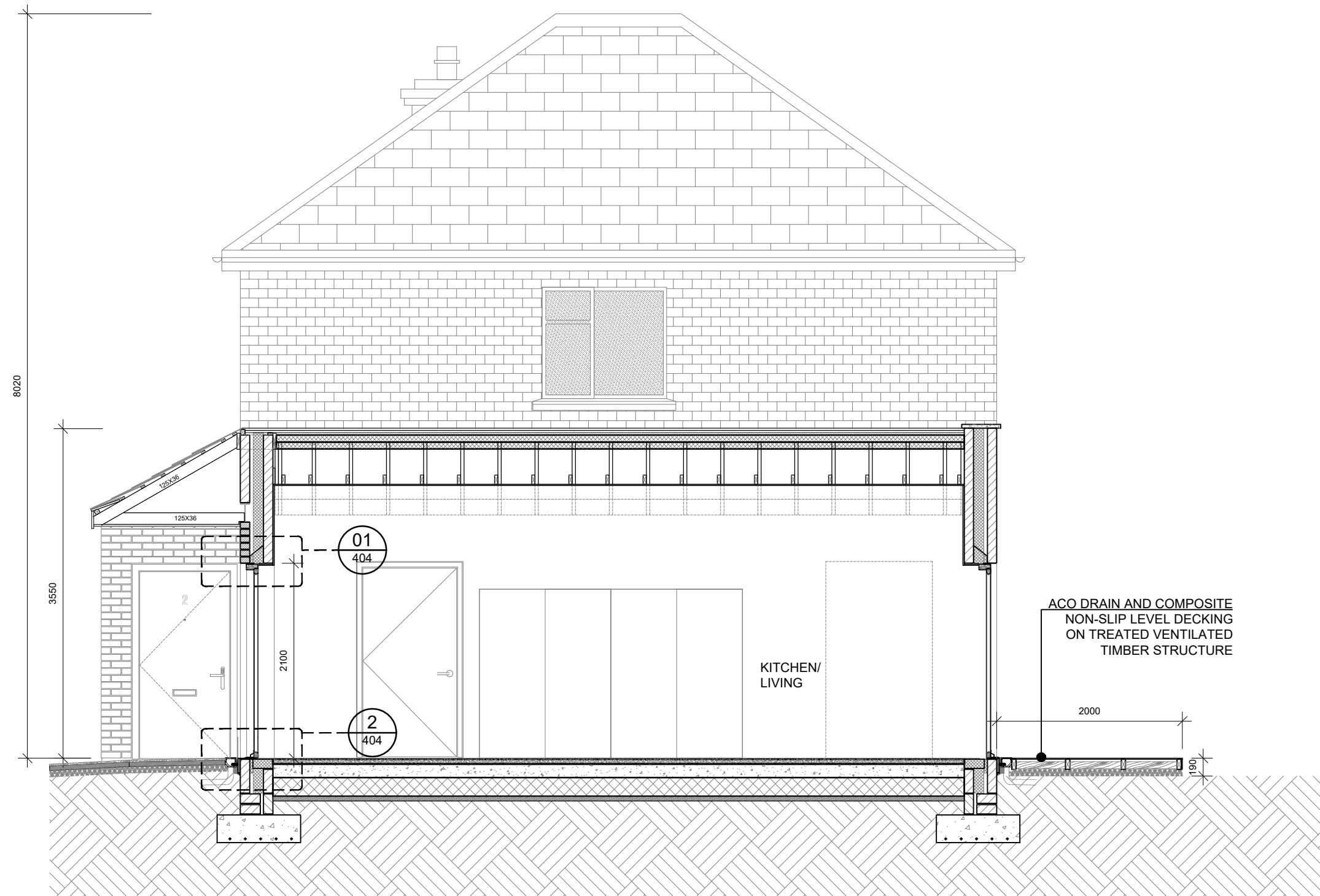
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| DRAWN: PC | SCALE: 1:50 | |
| CHECKED: AS | DATE: 28/06/2017 | DRAWING NO: 310 |
| APPROVED: AS | STATUS: DESIGN | REV: C |

LEGEND

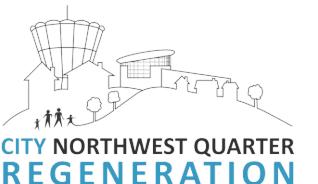
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| ELEMENT TO BE REMOVED | |
| DRYLINING SYSTEM TO DETAIL | |
| NEW 215 BLOCK-ON-FLAT LOAD BARING CONSTRUCTION | |
| NEW STUD PARTITION WITH 12.5MM WALLBOARD T&J. STUDS AT 400C/C | |
| WALL TO BE TANKED TO 2000MM HIGH, WITH SELECTED TILE FINISH | |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

**PROPOSED SECTION B-B**

SCALE 1:50 at A3

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