

**SITE LOCATION MAP**  
SCALE 1:10560

**MAP DETAILS**

Output Format:  
=====

RASTER

Output File:  
=====

R\_00\_25326782\_00000001.tif

Map Series:  
=====

6 inch

CK074  
REVISION DATE = 31-Dec-1950  
SURVEY DATE = 31-Dec-1942  
LEVELLED DATE = 31-Dec-1928

Raster Extent:  
=====

ILX.LLY = 568767.572108  
LRX.LRY = 572273.572108  
ULX.ULY = 568767.574706  
URX.URY = 572273.574706

Projection:  
=====

ITM

ITM Centre Point Co-ordinate:  
=====

X.Y = 570520.573407

Extraction Date:  
=====

26-Apr-2018

Copyright:  
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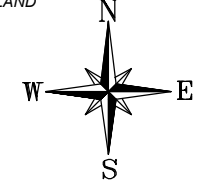
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P3	Issue for planning	29.11.19
No.	Revision/Issue	Date

Firm Name and Address

**DEADY GAHAN ARCHITECTS**

Eastgate Village, Little Island, Cork  
Tel: 021 4355016 Fax: 021 4355330  
Email: info@dgarchitects.ie

Project Name and Address

**Residential Development  
On Glasheen Road  
Co.Cork**

Drawing Title	Date
Site Location Map	24.09.19
Drawing No.	Drawn
16018_P_001	MP
Scale	Sheet No.
Scale: 1:10560 @ A3	1 of 1



**SITE LOCATION MAP**  
SCALE 1:1000

**MAP DETAILS**

Output Format:  
DWG\_35\_LEVEL

Output File:  
V\_00\_25326782\_0000001.DWG

Map Series:  
1:1000

6338-24  
REVISION DATE = 30-Mar-2016  
SURVEY DATE = 31-Dec-1974  
LEVELLED DATE = 31-Dec-1973

6338-23  
REVISION DATE = 30-Mar-2016  
SURVEY DATE = 31-Dec-1974  
LEVELLED DATE = 31-Dec-1968

Clip Extent:  
ULX,LLY = 570354.573284  
LRX,LRU = 570686.573284  
ULX,ULY = 570354.573530  
URX,URY = 570686.573530

Projection:  
ITM

ITM Centre Point Co-ordinate:  
X,Y = 570520.573407

Extraction Date:  
26-Apr-2018

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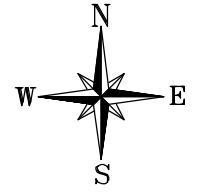
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IRELAND



P3	Issue for Planning	29.11.19
No.	Revision/Issue	Date

Firm Name and Address

**DEADY  
GAHAN**  
ARCHITECTS

Eastgate Village, Little Island, Cork  
Tel: 021 4355016 Fax: 021 4355330  
Email: info@dgarchitects.ie

Project Name and Address

Residential Development  
On Glasheen Road,  
Co. Cork

Drawing Title	Date
Site Location Map	24.09.19
Drawing No.	Drawn
16018_P_002	MP
Scale	Sheet No.
Scale: 1:1000 @ A3	1 of 1

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

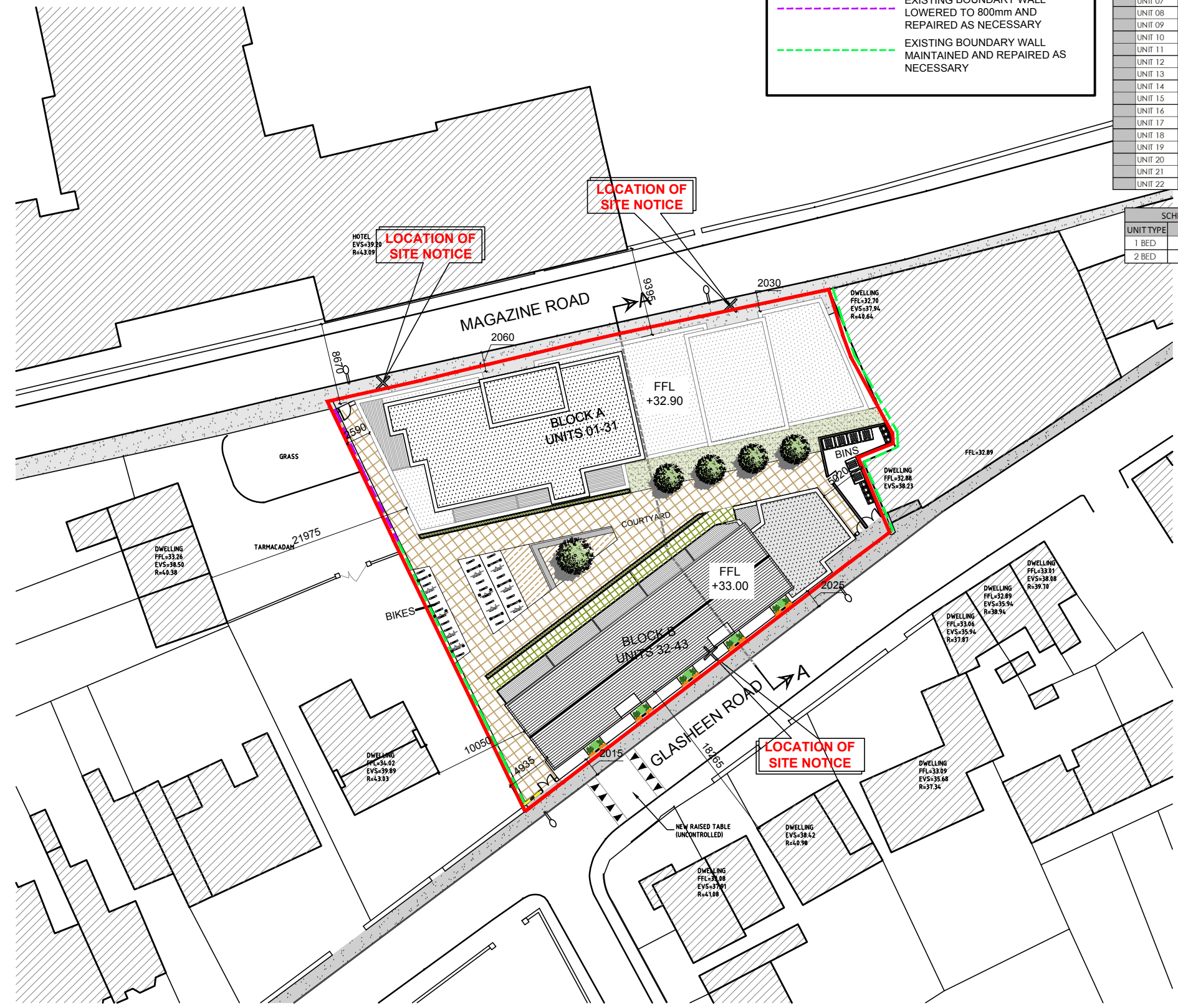


- NOTES:
- 1.8M HIGH RAILING
  - 1.1M HIGH RAILING
  - EXISTING BOUNDARY WALL LOWERED TO 800mm AND REPAIRED AS NECESSARY
  - EXISTING BOUNDARY WALL MAINTAINED AND REPAIRED AS NECESSARY

UNIT NO.	NO. OF BEDS	AREA	Inc. Circulation	UNIT NO.	NO. OF BEDS	AREA	Inc. Circulation	
UNIT 01	2 BED	77.5m <sup>2</sup> /834ft <sup>2</sup>		UNIT 23	2 BED	79.9m <sup>2</sup> /860ft <sup>2</sup>		
UNIT 02	2 BED	79.9m <sup>2</sup> /860ft <sup>2</sup>		UNIT 24	1 BED	48.0m <sup>2</sup> /516ft <sup>2</sup>		
UNIT 03	1 BED	48.0m <sup>2</sup> /516ft <sup>2</sup>		UNIT 25	2 BED	75.9m <sup>2</sup> /817ft <sup>2</sup>		
UNIT 04	2 BED	75.9m <sup>2</sup> /817ft <sup>2</sup>		UNIT 26	2 BED	74.8m <sup>2</sup> /805ft <sup>2</sup>		
UNIT 05	2 BED	74.8m <sup>2</sup> /805ft <sup>2</sup>		UNIT 27	1 BED	47.8m <sup>2</sup> /514ft <sup>2</sup>		
UNIT 06	1 BED	47.8m <sup>2</sup> /514ft <sup>2</sup>		UNIT 28	1 BED	58.9m <sup>2</sup> /634ft <sup>2</sup>		
UNIT 07	2 BED	76.4m <sup>2</sup> /822ft <sup>2</sup>		UNIT 29	1 BED	48.3m <sup>2</sup> /519ft <sup>2</sup>		
UNIT 08	2 BED	77.5m <sup>2</sup> /834ft <sup>2</sup>		UNIT 30	1 BED	50.9m <sup>2</sup> /547ft <sup>2</sup>		
UNIT 09	2 BED	79.9m <sup>2</sup> /860ft <sup>2</sup>		UNIT 31	2 BED	68.9m <sup>2</sup> /742ft <sup>2</sup>		
UNIT 10	1 BED	48.0m <sup>2</sup> /516ft <sup>2</sup>		UNIT 32	1 BED	51.4m <sup>2</sup> /553ft <sup>2</sup>		
UNIT 11	2 BED	75.9m <sup>2</sup> /817ft <sup>2</sup>		UNIT 33	1 BED	51.4m <sup>2</sup> /553ft <sup>2</sup>		
UNIT 12	2 BED	74.8m <sup>2</sup> /805ft <sup>2</sup>		UNIT 34	1 BED	51.4m <sup>2</sup> /553ft <sup>2</sup>		
UNIT 13	1 BED	47.8m <sup>2</sup> /514ft <sup>2</sup>		UNIT 35	1 BED	51.4m <sup>2</sup> /553ft <sup>2</sup>		
UNIT 14	2 BED	76.4m <sup>2</sup> /822ft <sup>2</sup>		UNIT 36	1 BED	50.4m <sup>2</sup> /543ft <sup>2</sup>		
UNIT 15	2 BED	77.5m <sup>2</sup> /834ft <sup>2</sup>		UNIT 37	1 BED	55.9m <sup>2</sup> /602ft <sup>2</sup>		
UNIT 16	2 BED	79.9m <sup>2</sup> /860ft <sup>2</sup>		UNIT 38	2 BED DUPLEX	82.3m <sup>2</sup> /885.87ft <sup>2</sup>	90.5m <sup>2</sup> /974.13ft <sup>2</sup>	
UNIT 17	1 BED	48.0m <sup>2</sup> /516ft <sup>2</sup>		UNIT 39	2 BED DUPLEX	82.3m <sup>2</sup> /885.87ft <sup>2</sup>	90.5m <sup>2</sup> /974.13ft <sup>2</sup>	
UNIT 18	2 BED	75.9m <sup>2</sup> /817ft <sup>2</sup>		UNIT 40	2 BED DUPLEX	82.3m <sup>2</sup> /885.87ft <sup>2</sup>	90.5m <sup>2</sup> /974.13ft <sup>2</sup>	
UNIT 19	2 BED	74.8m <sup>2</sup> /805ft <sup>2</sup>		UNIT 41	2 BED DUPLEX	82.3m <sup>2</sup> /885.87ft <sup>2</sup>	90.5m <sup>2</sup> /974.13ft <sup>2</sup>	
UNIT 20	1 BED	47.8m <sup>2</sup> /514ft <sup>2</sup>		UNIT 42	2 BED DUPLEX	82.3m <sup>2</sup> /885.87ft <sup>2</sup>	90.5m <sup>2</sup> /974.13ft <sup>2</sup>	
UNIT 21	2 BED	76.4m <sup>2</sup> /822ft <sup>2</sup>		UNIT 43	1 BED	60.5m <sup>2</sup> /651ft <sup>2</sup>	68.7m <sup>2</sup> /739ft <sup>2</sup>	
UNIT 22	2 BED	77.5m <sup>2</sup> /834ft <sup>2</sup>						
<b>TOTAL NO. UNITS - 43</b>								

SCHEDULE OF ACCOMMODATION	
UNIT TYPE	NO. UNITS
1 BED	18
2 BED	25

SCHEDULE OF ACCOMMODATION	
APPROXIMATE SITE AREA: 0.18 Ha (0.46 Acres)	
OPEN SPACE PERCENTAGE: 0.027 Ha (1.5%)	
DENSITY: 43 ÷ 0.18 = 239 Units per Ha (93 Units per Acre)	



**SITE PLAN**  
 SCALE 1:500 @ A3

date	rev	name	chk	note
29.11.19	P3	LM	EJG	ISSUE FOR PLANNING



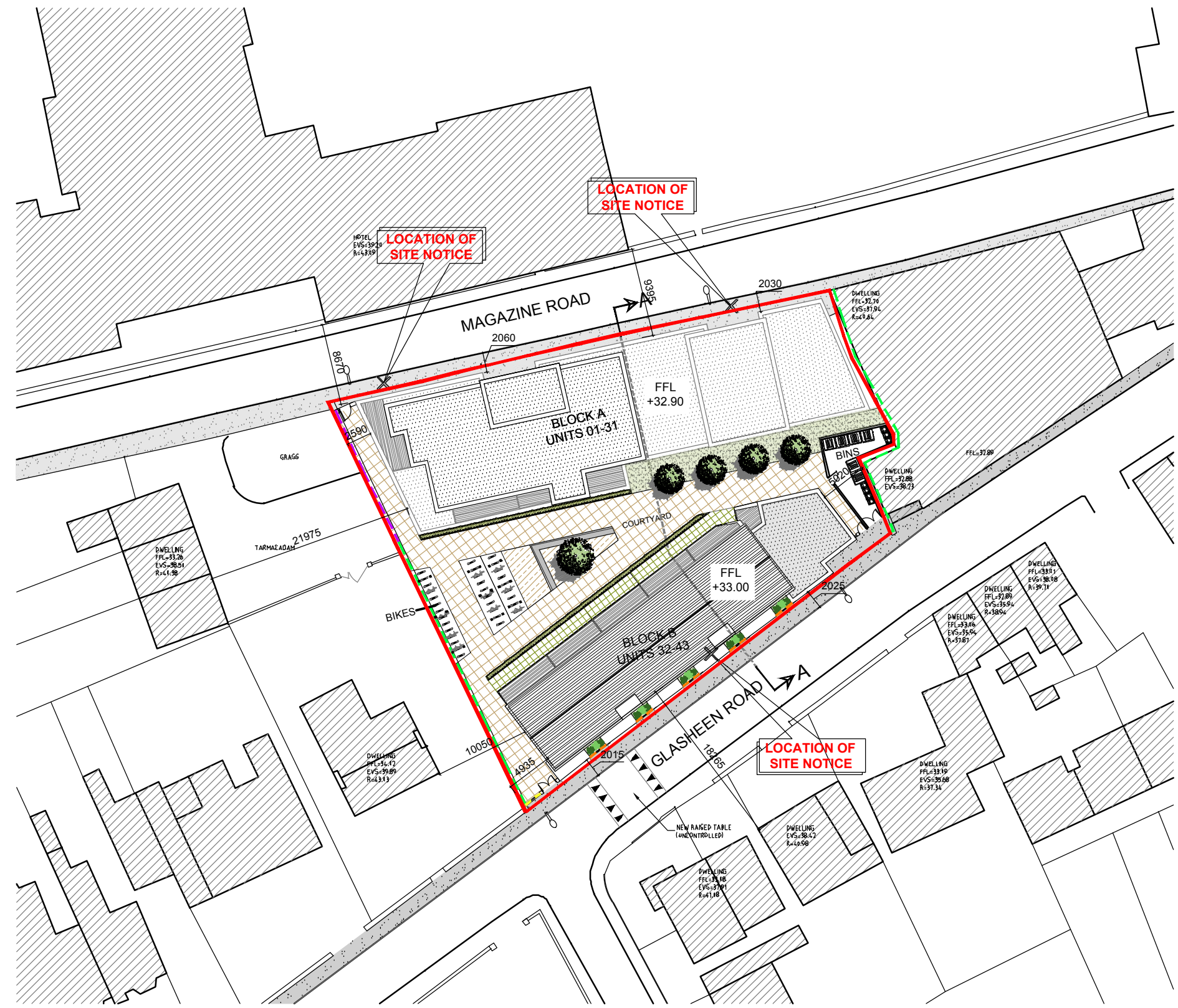
Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD, CO. CORK

Drawing title			
PROPOSED SITE PLAN			
Scale	Drawn	Checked	Date
1:500 @ A3	MP	EJG	08.03.18
Project No.	Orig. No.	Revision	
16018	16018/P/003	P3	
Information \ Comments			Tender
Planning			Construction

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 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



- NOTES:
- 1.8M HIGH RAILING
  - 1.1M HIGH RAILING
  - EXISTING BOUNDARY WALL LOWERED TO 800mm AND REPAIRED AS NECESSARY
  - EXISTING BOUNDARY WALL MAINTAINED AND REPAIRED AS NECESSARY



**ROOF PLAN**  
 SCALE 1:500 @ A3

date	rev	name	chk	note
29.11.19	P3	LM	EJG	ISSUE FOR PLANNING

**DEADY GAHAN ARCHITECTS**

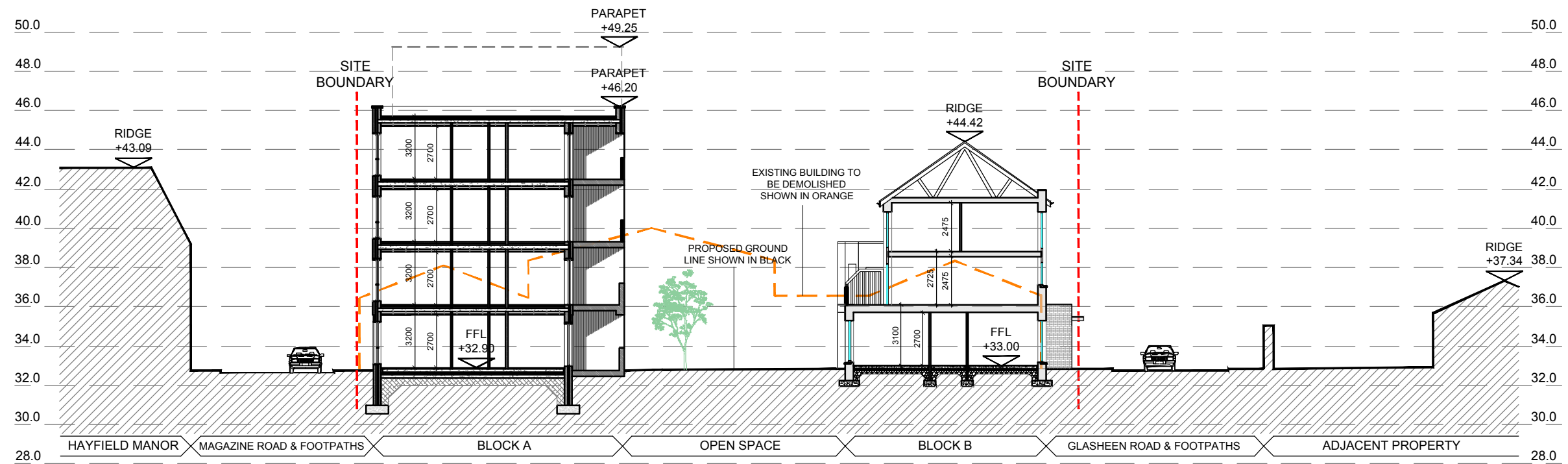
Eastgate Village, Little Island, Cork  
 Tel: 021 4350116 Fax: 021 4350339  
 Email: info@dgaarchitects.ie

Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD, CO. CORK

Drawing title  
 PROPOSED ROOF PLAN

Scale 1:500 @ A3	Drawn LM	Checked EJG	Date 25.09.19
Project No. 16018	Dir. No. 16018/P/003A	Revision P3	
<input type="checkbox"/> Information \ Comments			<input type="checkbox"/> Tender
<input checked="" type="checkbox"/> Planning			<input type="checkbox"/> Construction

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 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



**SITE SECTION A-A**  
 SCALE 1:250 @ A3

date	rev	name	chk	note
02.11.19	P3	LM	EJG	ISSUE FOR PLANNING



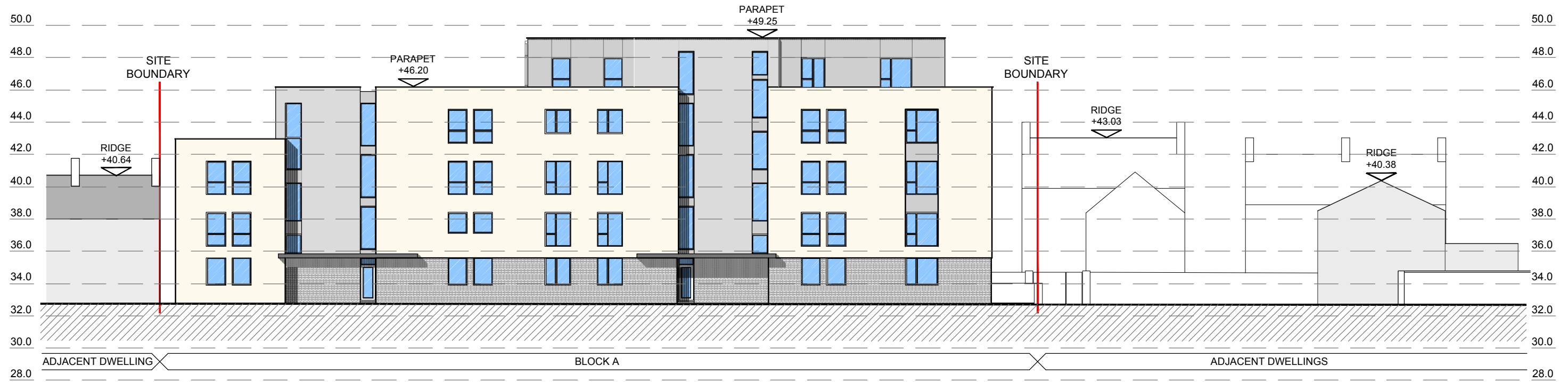
Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD, CO CORK

Drawing title  
 SITE SECTION A-A

Scale 1:250@A3	Drawn GOR	Checked EJG	Date 23.07.18
Project No. 16018	Dwg. No. 16018/P1004A	Revision P3	

<input type="checkbox"/> Information / Comments	<input type="checkbox"/> Tender
<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Construction

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 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



### CONTIGUOUS STREETSCAPE ELEVATION (MAGAZINE ROAD)

SCALE 1:250 @ A3



### CONTIGUOUS STREETSCAPE ELEVATION (GLASHEEN ROAD)

SCALE 1:250 @ A3

date	rev	name	chk	note
02.11.19	P3	LM	EJG	ISSUE FOR PLANNING

**DEADY GAHAN ARCHITECTS**

Enslin Road, Little Island, Cork  
 Tel: 021 435519 Fax: 021 435530  
 Email: info@dgarchitects.ie

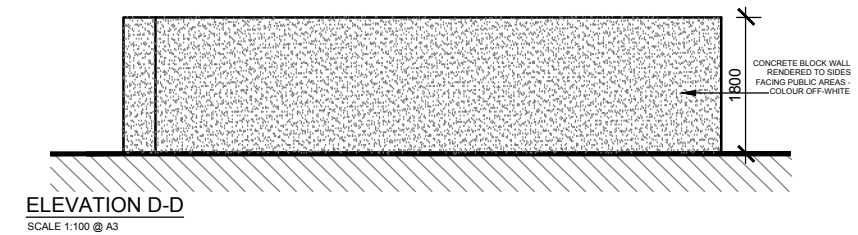
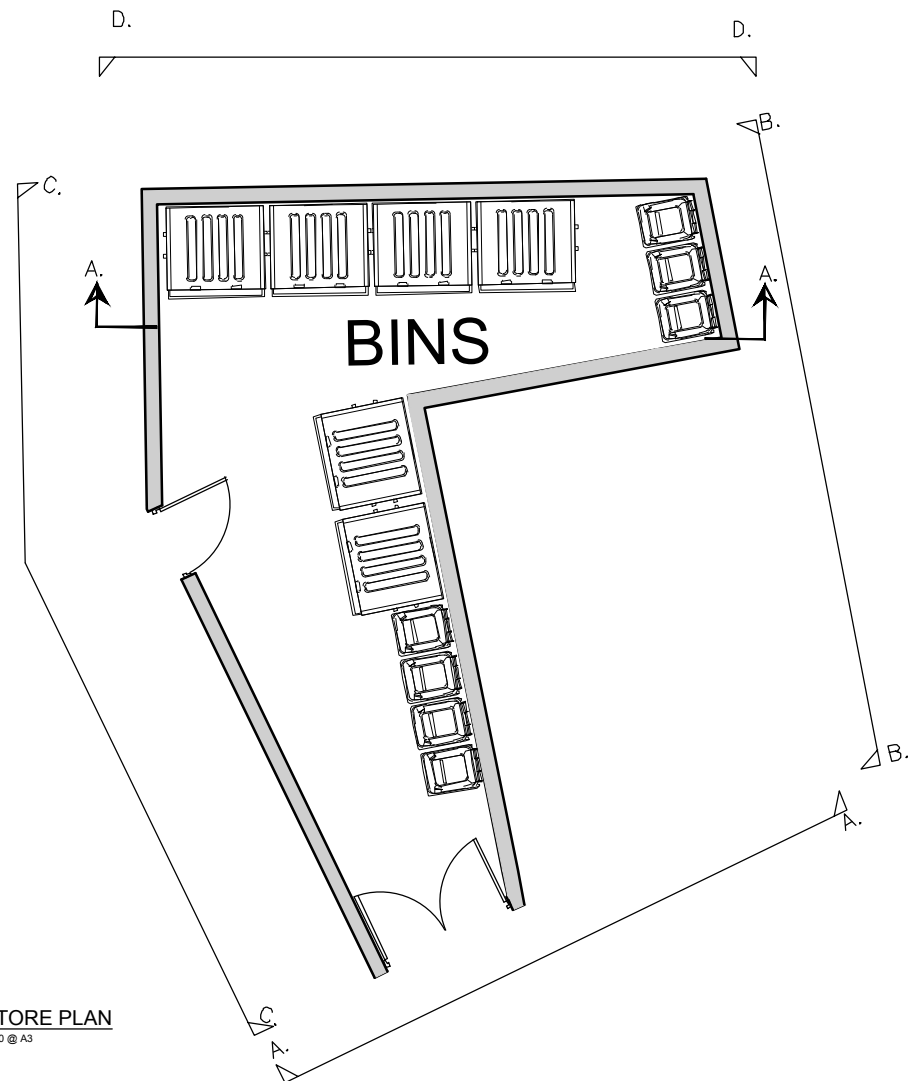
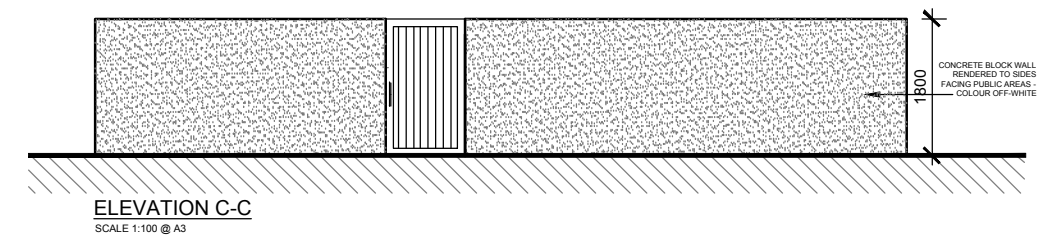
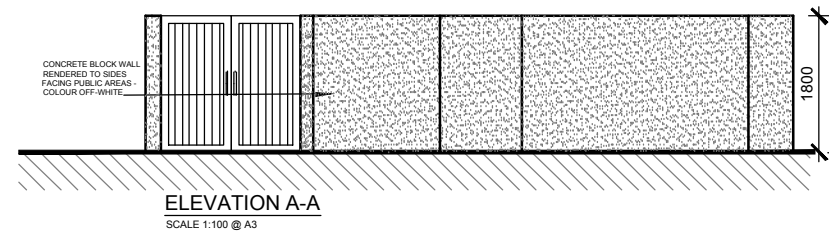
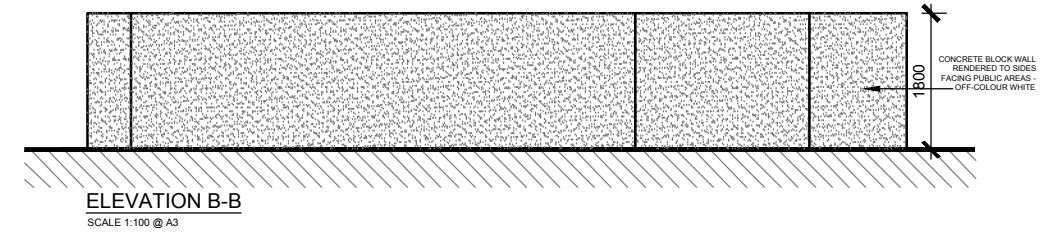
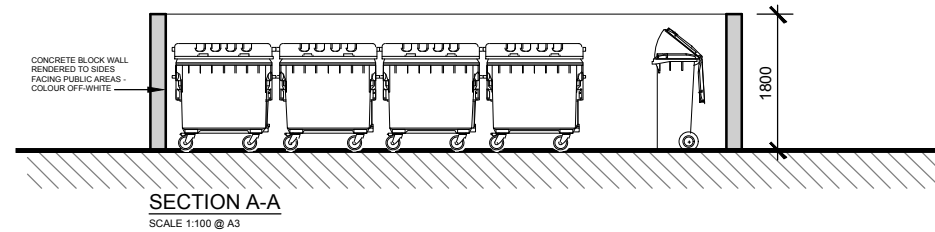
Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD, CO CORK

Drawing title  
 CONTIGUOUS STREETSCAPE ELEVATIONS

Scale 1:250@A3	Drawn LM	Checked EJG	Date 02.12.19
Project No. 16018	Drwg. No. 16018/P/004B	Revision P3	

<input type="checkbox"/> Information / Comments	<input type="checkbox"/> Tender
<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Construction

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 DRAWN ON AUTOCAD R22004 AT DEADY GAHAN ARCHITECTS LTD  
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date	rev	name	chk	note
29.11.19	P3	LM	EJG	ISSUE FOR PLANNING

**DEADY GAHAN ARCHITECTS**

Eastgate Village, Little Island, Cork  
 Tel: 021 4355016 Fax: 021 4355330  
 Email: info@dgarchitects.ie

Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD  
 CO. CORK

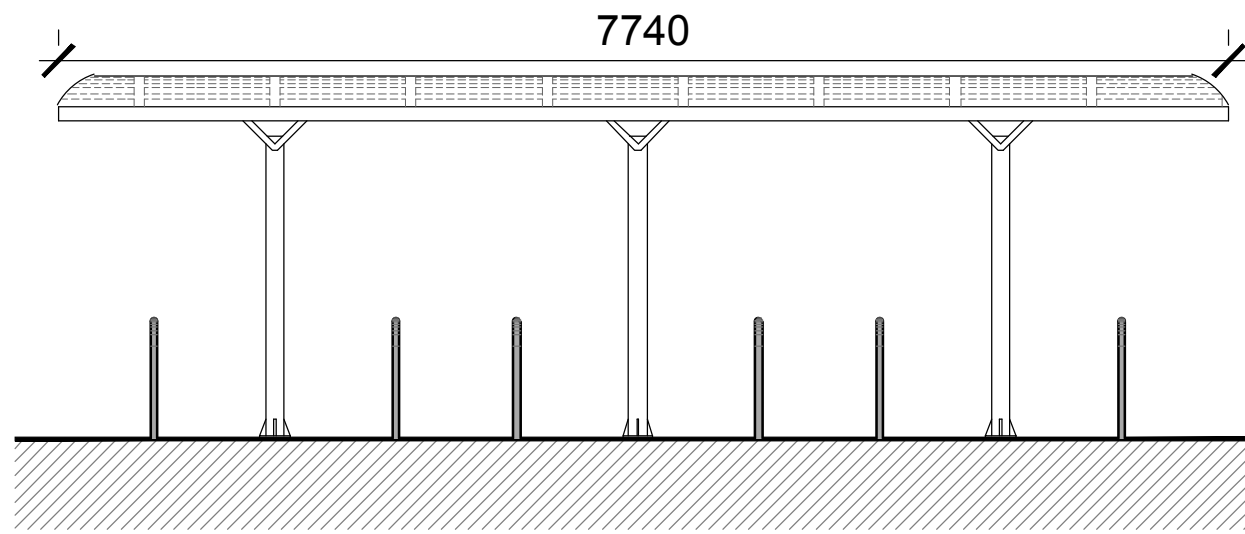
Drawing title  
 PROPOSED BIN STORE

Scale 1:100 @ A3	Drawn LG	Checked EJG	Date 15.05.18
Project No. 16018	Drw. No. 16018/P/005	Revision P3	

Information \ Comments  Tender

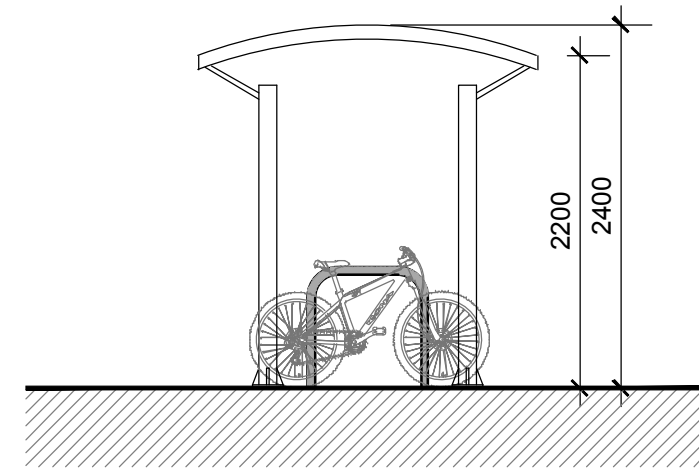
Planning  Construction

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 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



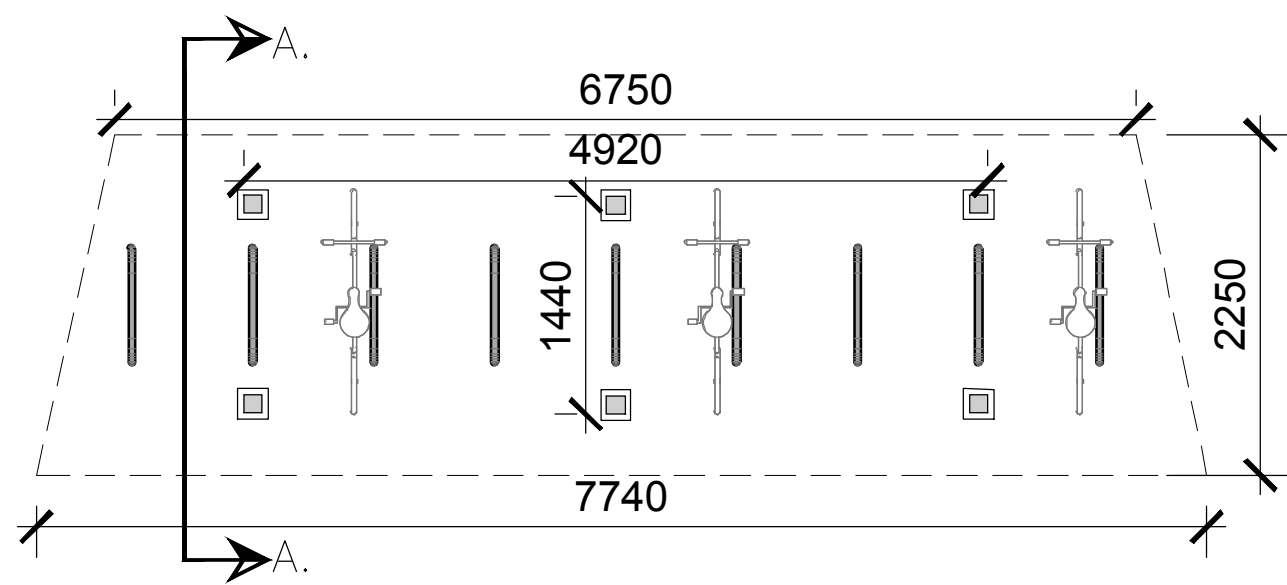
**FRONT ELEVATION**

SCALE 1:50 @ A3



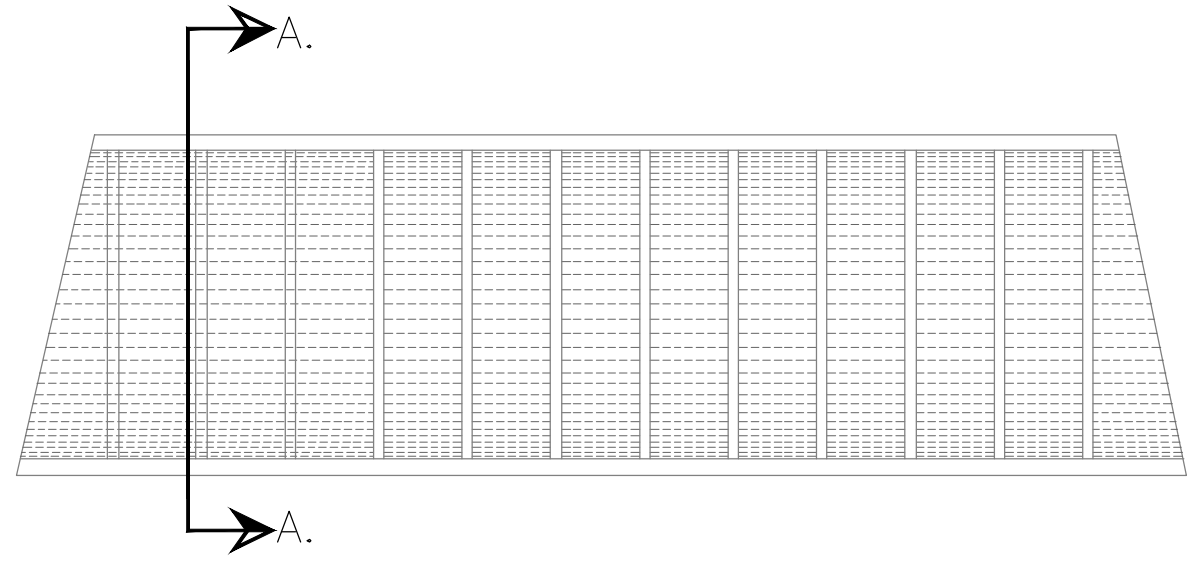
**SECTION A-A**

SCALE 1:50 @ A3



**PLAN**

SCALE 1:50 @ A3



**ROOF PLAN**

SCALE 1:50 @ A3



**BIKE RACK IMAGE**

NTS @ A3

date	rev	name	chk	note
29.11.19	P3	LM	EJG	ISSUE FOR PLANNING

**DEADY GAHAN ARCHITECTS**

Eastgate Village, Little Island, Cork  
 Tel: 021 4355016 Fax: 021 4355330  
 Email: info@dgarchitects.ie

Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD,  
 CO. CORK

Drawing title  
 PROPOSED TYPICAL BIKE RACK

Scale 1:50 @ A3	Drawn MP	Checked EJG	Date 15.05.18
Project No. 16018	Drig. No. 16018/P/006	Revision P3	

Information \ Comments  Tender  
 Planning  Construction



## Schedule of Accommodation and Housing Quality Assessment

### HOUSING

Unit No.	Description	BED SPACES	UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup> INC CIRCULATION	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	Agg. BED AREA M <sup>2</sup>	STORAGE M <sup>2</sup>	ATTIC STORAGE M <sup>2</sup>	Aspect	Garden Private Open Space M <sup>2</sup>
<b>BLOCK A</b>												
1	2 BED APARTMENT	4	77.5	/	32.7	13.0	11.5	24.5	6.2	0	DUAL	8.4
2	2 BED APARTMENT	4	79.9	/	30.0	13.1	11.4	24.5	6.5	0	DUAL	7.0
3	1 BED APARTMENT	2	48.0	/	23.2	11.8	/	11.8	3.2	0	DUAL	6.8
4	2 BED APARTMENT	4	75.9	/	31.6	13.0	11.4	24.4	6.5	0	DUAL	9.8
5	2 BED APARTMENT	4	74.8	/	30.1	13.0	11.4	24.4	6.0	0	DUAL	7.0
6	1 BED APARTMENT	2	47.8	/	23.5	11.7	/	11.7	3.6	0	DUAL	5.2
7	2 BED APARTMENT	4	76.4	/	30.3	13.2	11.9	25.1	6.0	0	DUAL	7.1
8	2 BED APARTMENT	4	77.5	/	32.7	13.0	11.5	24.5	6.2	0	DUAL	8.4
9	2 BED APARTMENT	4	79.9	/	30.0	13.1	11.4	24.5	6.5	0	DUAL	7.0
10	1 BED APARTMENT	2	48.0	/	23.2	11.8	/	11.8	3.2	0	DUAL	6.8
11	2 BED APARTMENT	4	75.9	/	31.6	13.0	11.4	24.4	6.5	0	DUAL	9.8
12	2 BED APARTMENT	4	74.8	/	30.1	13.0	11.4	24.4	6.0	0	DUAL	7.0
13	1 BED APARTMENT	2	47.8	/	23.5	11.7	/	11.7	3.6	0	DUAL	5.2
14	2 BED APARTMENT	4	76.4	/	30.3	13.2	11.9	25.1	6.0	0	DUAL	7.1
15	2 BED APARTMENT	4	77.5	/	32.7	13.0	11.5	24.5	6.2	0	DUAL	8.4
16	2 BED APARTMENT	4	79.9	/	30.0	13.1	11.4	24.5	6.5	0	DUAL	7.0
17	1 BED APARTMENT	2	48.0	/	23.2	11.8	/	11.8	3.2	0	DUAL	6.8
18	2 BED APARTMENT	4	75.9	/	31.6	13.0	11.4	24.4	6.5	0	DUAL	9.8
19	2 BED APARTMENT	4	74.8	/	30.1	13.0	11.4	24.4	6.0	0	DUAL	7.0
20	1 BED APARTMENT	2	47.8	/	23.5	11.7	/	11.7	3.6	0	DUAL	5.2
21	2 BED APARTMENT	4	76.4	/	30.3	13.2	11.9	25.1	6.0	0	DUAL	7.1
22	2 BED APARTMENT	4	77.5	/	32.7	13.0	11.5	24.5	6.2	0	DUAL	8.4
23	2 BED APARTMENT	4	79.9	/	30.0	13.1	11.4	24.5	6.5	0	DUAL	7.0
24	1 BED APARTMENT	2	48.0	/	23.2	11.8	/	11.8	3.2	0	DUAL	6.8
25	2 BED APARTMENT	4	75.9	/	31.6	13.0	11.4	24.4	6.5	0	DUAL	9.8
26	2 BED APARTMENT	4	74.8	/	30.1	13.0	11.4	24.4	6.0	0	DUAL	7.0
27	1 BED APARTMENT	2	47.8	/	23.5	11.7	/	11.7	3.6	0	DUAL	5.2
28	1 BED APARTMENT	2	58.9	/	29	13.1	/	13.1	3.6	0	DUAL	16.5
29	1 BED APARTMENT	2	48.3	/	23	11.4	/	11.4	3.6	0	DUAL	10.2
30	1 BED APARTMENT	2	50.9	/	23.6	15	/	15	3.2	0	DUAL	5.2
31	2 BED APARTMENT	3	68.9	/	28.4	13.1	7.2	20.3	6.5	0	DUAL	9.0
<b>BLOCK B</b>												
32	1 BED APARTMENT	2	51.4	/	23.0	11.8	/	11.8	3.1	0	DUAL	9.7
33	1 BED APARTMENT	2	51.4	/	23.0	11.8	/	11.8	3.1	0	DUAL	9.3
34	1 BED APARTMENT	2	51.4	/	23.0	11.8	/	11.8	3.1	0	DUAL	9.3
35	1 BED APARTMENT	2	51.4	/	23.0	11.8	/	11.8	3.1	0	DUAL	9.3
36	1 BED APARTMENT	2	50.4	/	23.0	11.4	/	11.4	3.0	0	DUAL	10.1
37	1 BED APARTMENT	2	55.9	/	25	11.9	/	11.9	3.9	0	TRIPLE	5.4
38	2 BED DUPLEX	4	82.3	90.5	30.8	13.8	11.7	25.5	6.0	0	DUAL	11.5
39	2 BED DUPLEX	4	82.3	90.5	30.8	13.8	11.7	25.5	6.0	0	DUAL	11.1
40	2 BED DUPLEX	4	82.3	90.5	30.8	13.8	11.7	25.5	6.0	0	DUAL	11.1
41	2 BED DUPLEX	4	82.3	90.5	30.8	13.8	11.7	25.5	6.0	0	DUAL	11.1
42	2 BED DUPLEX	4	82.3	90.5	30.8	13.8	11.7	25.5	6.0	0	DUAL	11.1
43	1 BED APARTMENT	2	60.5	68.7	25	11.9	/	11.9	4.1	0	TRIPLE	5.5

date	rev	name	chk	note
29.11.19	P3	LM	EJG	ISSUE FOR PLANNING



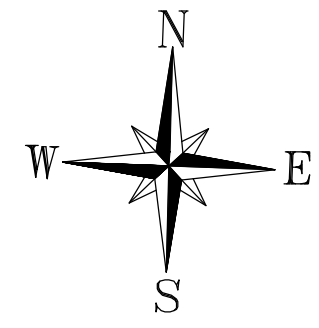
Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD, CO CORK

Drawing title  
 HOUSING QUALITY ASSESSMENT SCHEDULE

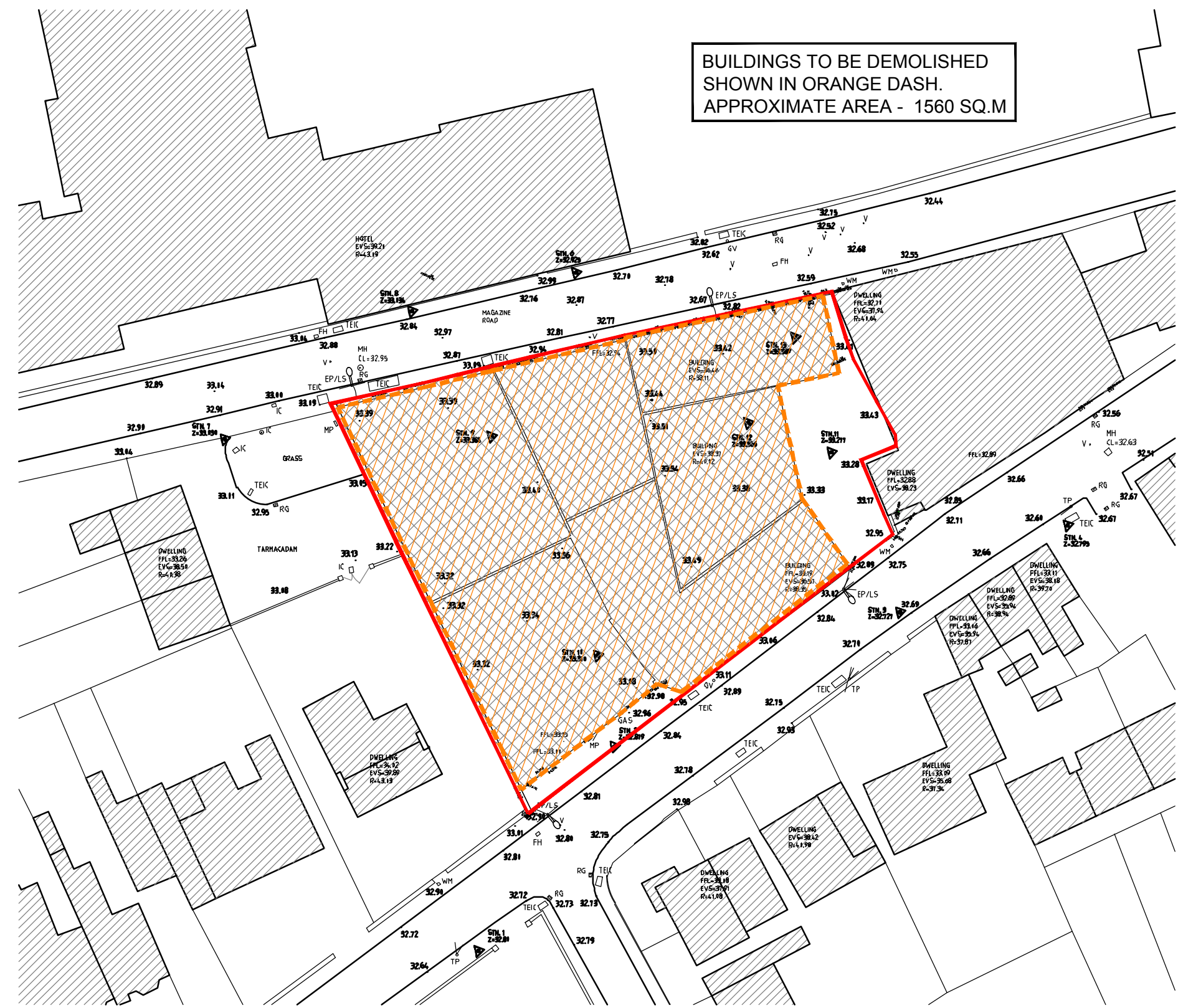
Scale NA@A3	Drawn MP	Checked EJG	Date 23.07.18
Project No. 16018	Dwg. No. 16018/PI007	Revision P3	

Information \ Comments  Tender  Planning  Construction

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



BUILDINGS TO BE DEMOLISHED  
 SHOWN IN ORANGE DASH.  
 APPROXIMATE AREA - 1560 SQ.M



# EXISTING SITE PLAN

SCALE 1:500 @ A3

date	rev	name	chk	note
29.11.19	P3	LM	EJG	ISSUE FOR PLANNING



Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD, CO CORK

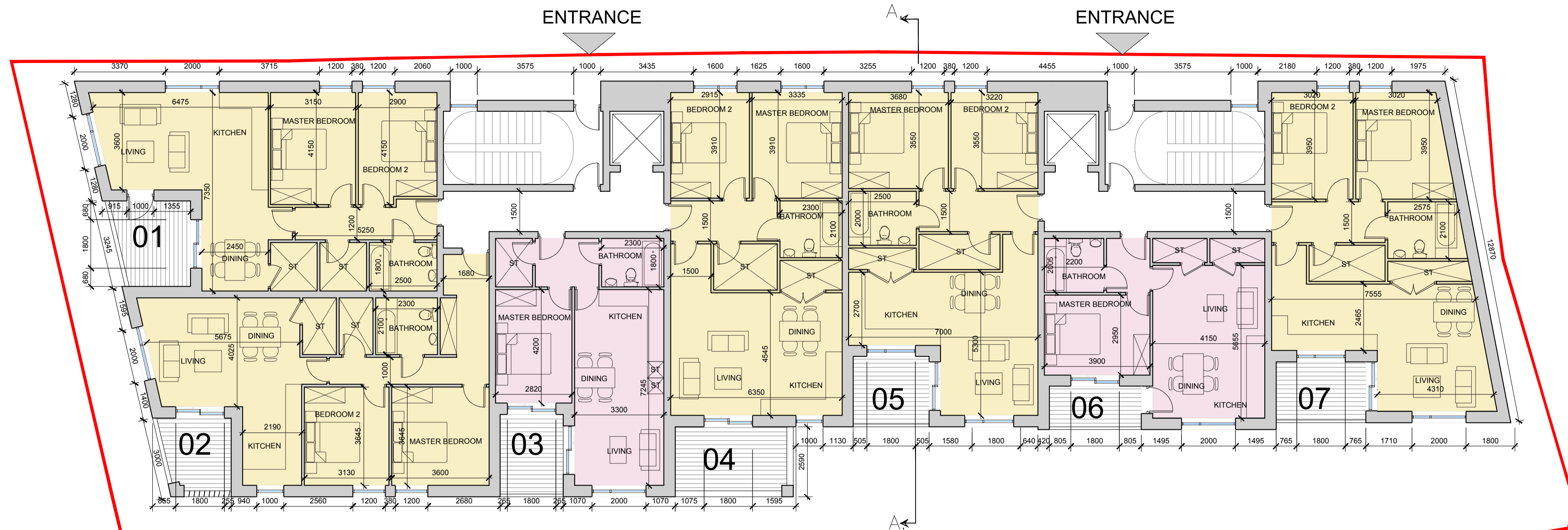
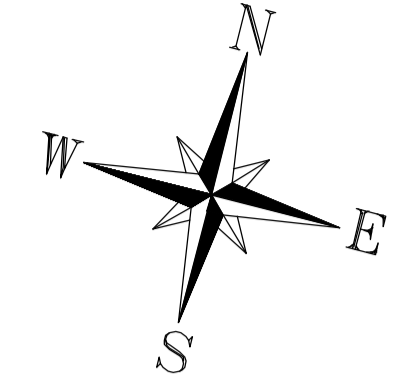
Drawing title  
 EXISTING SITE PLAN

Scale	Drawn	Checked	Date
1:500@A3	MP	EJG	23.07.18
Project No.	Drwg. No.	Revision	
16018	16018/PI008	P3	

Information \ Comments	Tender
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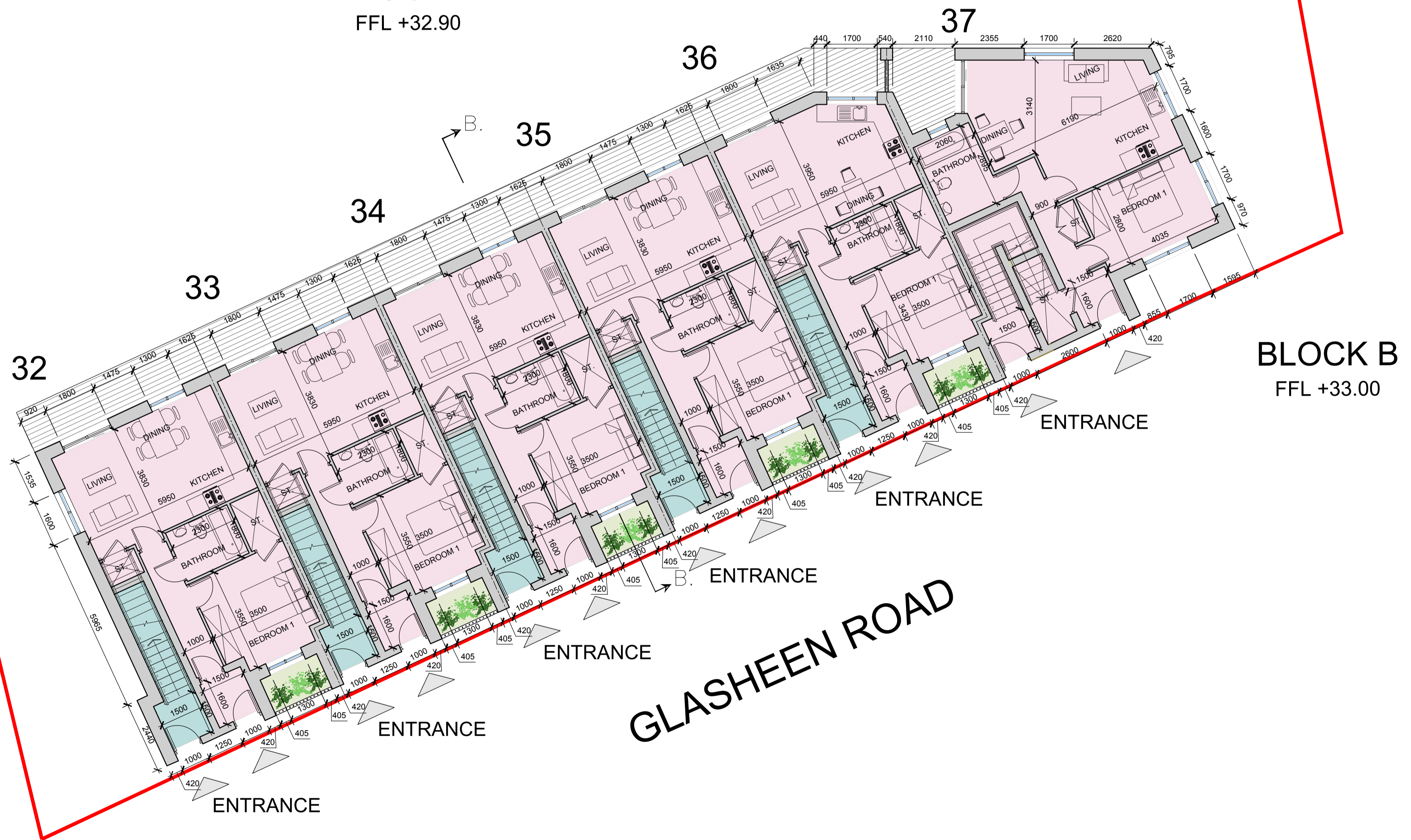
DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

# MAGAZINE ROAD



**BLOCK A**  
 FFL +32.90

Unit No.	Description	Bed Space	Unit Area (m <sup>2</sup> /ft <sup>2</sup> )
<b>BLOCK A</b>			
1	2 BED AP ARTMENT	4	77.5m <sup>2</sup> /834ft <sup>2</sup>
2	2 BED AP ARTMENT	4	79.9m <sup>2</sup> /860ft <sup>2</sup>
3	1 BED AP ARTMENT	2	48.0m <sup>2</sup> /516ft <sup>2</sup>
4	2 BED AP ARTMENT	4	75.9m <sup>2</sup> /817ft <sup>2</sup>
5	2 BED AP ARTMENT	4	74.8m <sup>2</sup> /805ft <sup>2</sup>
6	1 BED AP ARTMENT	2	47.8m <sup>2</sup> /514ft <sup>2</sup>
7	2 BED AP ARTMENT	4	76.4m <sup>2</sup> /822ft <sup>2</sup>
<b>BLOCK B</b>			
32	1 BED AP ARTMENT	2	51.4m <sup>2</sup> /553ft <sup>2</sup>
33	1 BED AP ARTMENT	2	51.4m <sup>2</sup> /553ft <sup>2</sup>
34	1 BED AP ARTMENT	2	51.4m <sup>2</sup> /553ft <sup>2</sup>
35	1 BED AP ARTMENT	2	51.4m <sup>2</sup> /553ft <sup>2</sup>
36	1 BED AP ARTMENT	2	50.4m <sup>2</sup> /542ft <sup>2</sup>
37	1 BED AP ARTMENT	2	55.9m <sup>2</sup> /601ft <sup>2</sup>



**BLOCK B**  
 FFL +33.00

SCHEDULE OF ACCOMMODATION		
GROUND FLOOR		
	1 BED	08
	2 BED	05

date	rev	name	chk	note
03.12.19	P3	LM	EJG	ISSUE FOR PLANNING



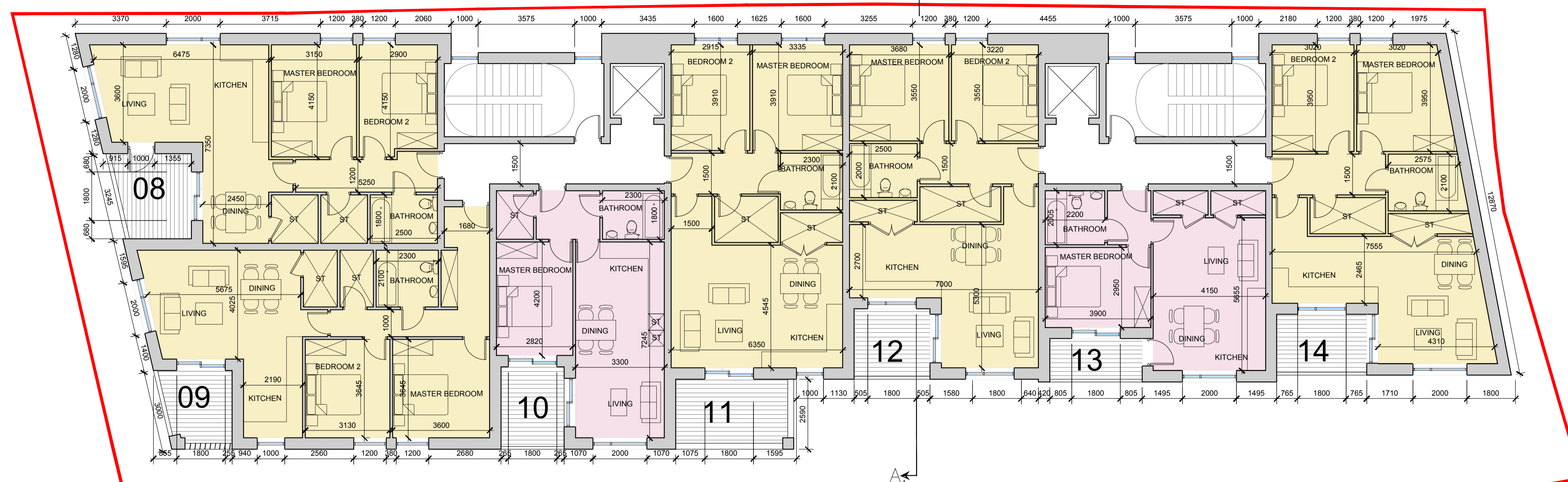
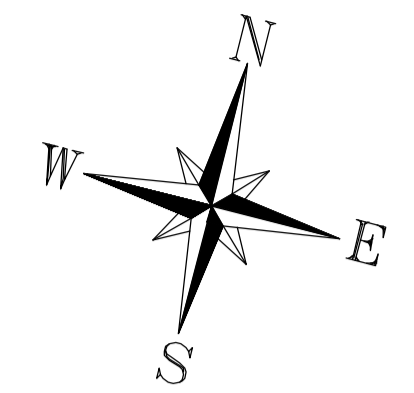
Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD

Drawing title			
PROPOSED GROUND FLOOR PLAN BLOCK A & BLOCK B			
Scale 1:100 @ A1	Drawn MP	Checked EJG	Date 08.03.18
Project No. 16018	Dwg. No. 16018/P/101	Revision P3	
Information / Comments		Tender	
Planning		Construction	

**GROUND FLOOR PLAN**  
 SCALE 1:100 @ A1

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

# MAGAZINE ROAD



**BLOCK A**  
 FFL +36.10

Unit No.	Description	Bed Space	Unit Area
<b>BLOCK A</b>			
08	2 BED APARTMENT	4	77.5m <sup>2</sup> /834H <sup>2</sup>
09	2 BED APARTMENT	4	79.9m <sup>2</sup> /860H <sup>2</sup>
10	1 BED APARTMENT	2	48.0m <sup>2</sup> /516H <sup>2</sup>
11	2 BED APARTMENT	4	75.9m <sup>2</sup> /817H <sup>2</sup>
12	2 BED APARTMENT	4	74.8m <sup>2</sup> /805H <sup>2</sup>
13	1 BED APARTMENT	2	47.8m <sup>2</sup> /514H <sup>2</sup>
14	2 BED APARTMENT	4	76.4m <sup>2</sup> /822H <sup>2</sup>
<b>BLOCK B</b>			
38	2 BED DUPLEX	4	82.3m <sup>2</sup> /885H <sup>2</sup>
39	2 BED DUPLEX	4	82.3m <sup>2</sup> /885H <sup>2</sup>
40	2 BED DUPLEX	4	82.3m <sup>2</sup> /885H <sup>2</sup>
41	2 BED DUPLEX	4	82.3m <sup>2</sup> /885H <sup>2</sup>
42	2 BED DUPLEX	4	82.3m <sup>2</sup> /885H <sup>2</sup>
43	1 BED APARTMENT	2	60.5m <sup>2</sup> /651H <sup>2</sup>



**BLOCK B**  
 FFL +36.10

SCHEDULE OF ACCOMMODATION		
FIRST FLOOR		
	1 BED	03
	2 BED	05
	2 BED DUPLEX	05

date	rev	name	chk	note
03.12.19	P3	LM	EJG	ISSUE FOR PLANNING



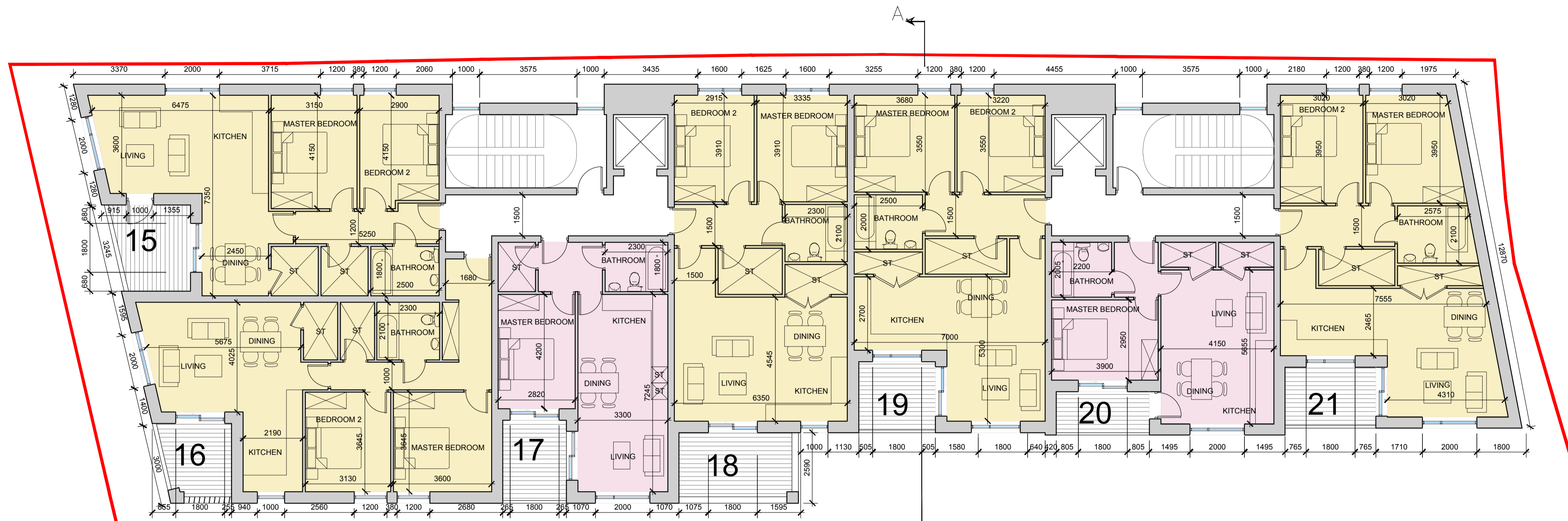
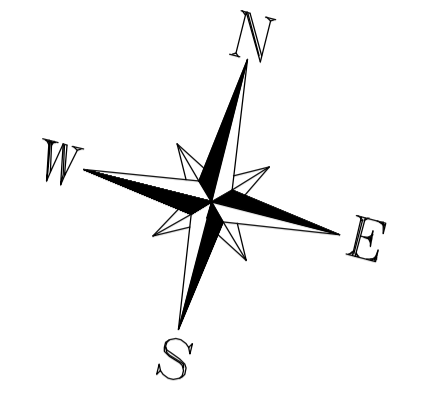
Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD

Drawing title			
PROPOSED FIRST FLOOR PLAN BLOCK A & BLOCK B			
Scale 1:100 @ A1	Drawn MP	Checked EJG	Date 08.03.18
Project No. 16018	Dwg. No. 16018/P/102	Revision P3	
Information / Comments		Tender	
Planning		Construction	

**FIRST FLOOR PLAN**  
 SCALE 1:100 @ A1

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

# MAGAZINE ROAD



**BLOCK A**  
 FFL +39.30

Unit No.	Description	Bed Space	Unit Area
<b>BLOCK A</b>			
15	2 BED APARTMENT	4	77.5m <sup>2</sup> /834H <sup>2</sup>
16	2 BED APARTMENT	4	79.9m <sup>2</sup> /860H <sup>2</sup>
17	1 BED APARTMENT	2	48.0m <sup>2</sup> /516H <sup>2</sup>
18	2 BED APARTMENT	4	75.9m <sup>2</sup> /817H <sup>2</sup>
19	2 BED APARTMENT	4	74.8m <sup>2</sup> /805H <sup>2</sup>
20	1 BED APARTMENT	2	47.8m <sup>2</sup> /514H <sup>2</sup>
21	2 BED APARTMENT	4	76.4m <sup>2</sup> /822H <sup>2</sup>



**BLOCK B**  
 FFL +38.825

# GLASHEEN ROAD

SCHEDULE OF ACCOMMODATION		
SECOND FLOOR		
1 BED	02	
2 BED	05	

date	rev	name	chk	note
03.12.19	P3	LM	EJG	ISSUE FOR PLANNING



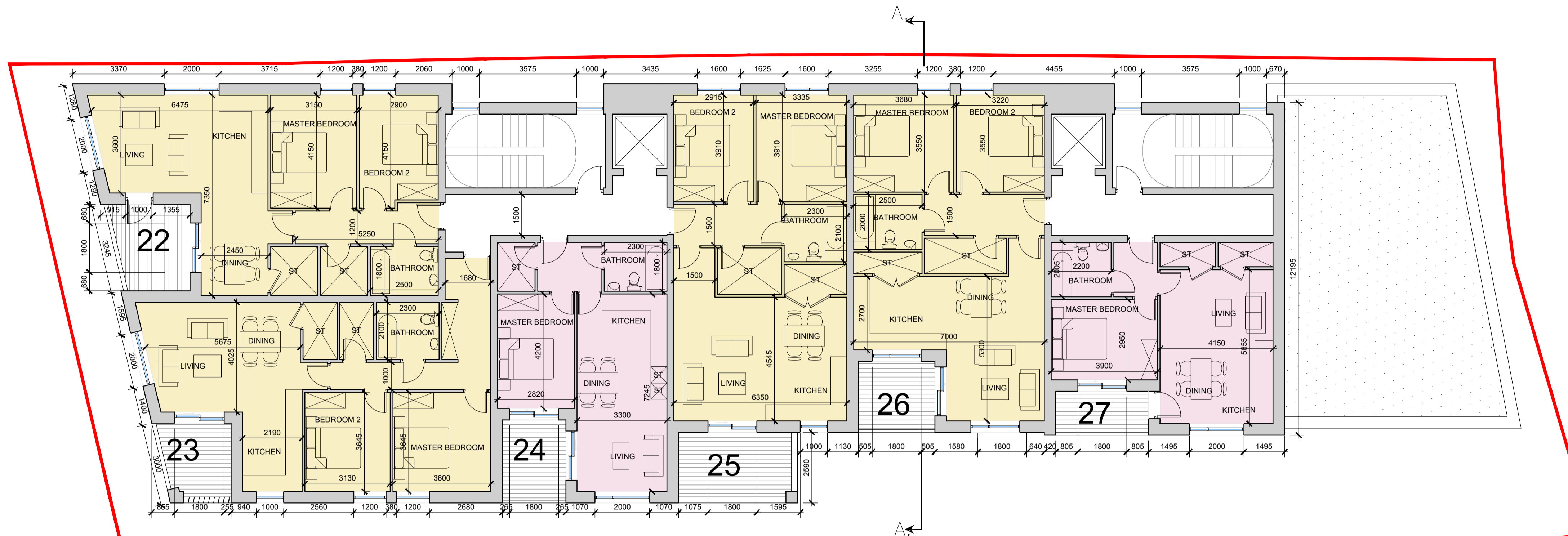
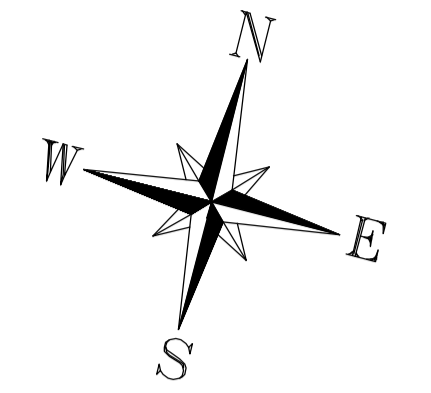
Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD

Drawing title			
PROPOSED SECOND FLOOR PLAN BLOCK A & BLOCK B			
Scale 1:100 @ A1	Drawn MP	Checked EJG	Date 08.03.18
Project No. 16018	Dwg. No. 16018/P/103	Revision P3	
Information / Comments		Tender	
Planning		Construction	

**SECOND FLOOR PLAN**  
 SCALE 1:100 @ A1

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

# MAGAZINE ROAD



**BLOCK A**  
 FFL +42.50

Unit No.	Description	Bed Space	Unit Area
<b>BLOCK A</b>			
22	2 BED APARTMENT	4	77.5m <sup>2</sup> /834ft <sup>2</sup>
23	2 BED APARTMENT	4	79.9m <sup>2</sup> /860ft <sup>2</sup>
24	1 BED APARTMENT	2	48.0m <sup>2</sup> /516ft <sup>2</sup>
25	2 BED APARTMENT	4	75.9m <sup>2</sup> /817ft <sup>2</sup>
26	2 BED APARTMENT	4	74.8m <sup>2</sup> /805ft <sup>2</sup>
27	1 BED APARTMENT	2	47.8m <sup>2</sup> /514ft <sup>2</sup>



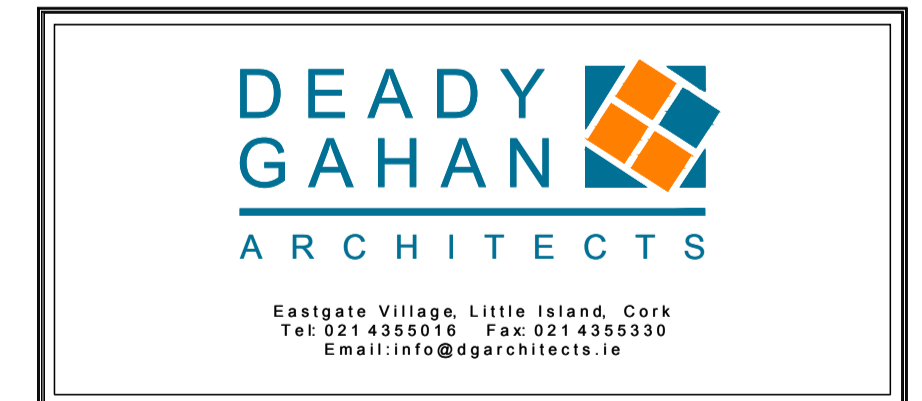
**BLOCK B**

# GLASHEEN ROAD

**THIRD FLOOR PLAN**  
 SCALE 1:100 @ A1

SCHEDULE OF ACCOMMODATION		
<b>THIRD FLOOR</b>		
1 BED	02	
2 BED	04	

date	rev	name	chk	note
03.12.19	P3	LM	EJG	ISSUE FOR PLANNING

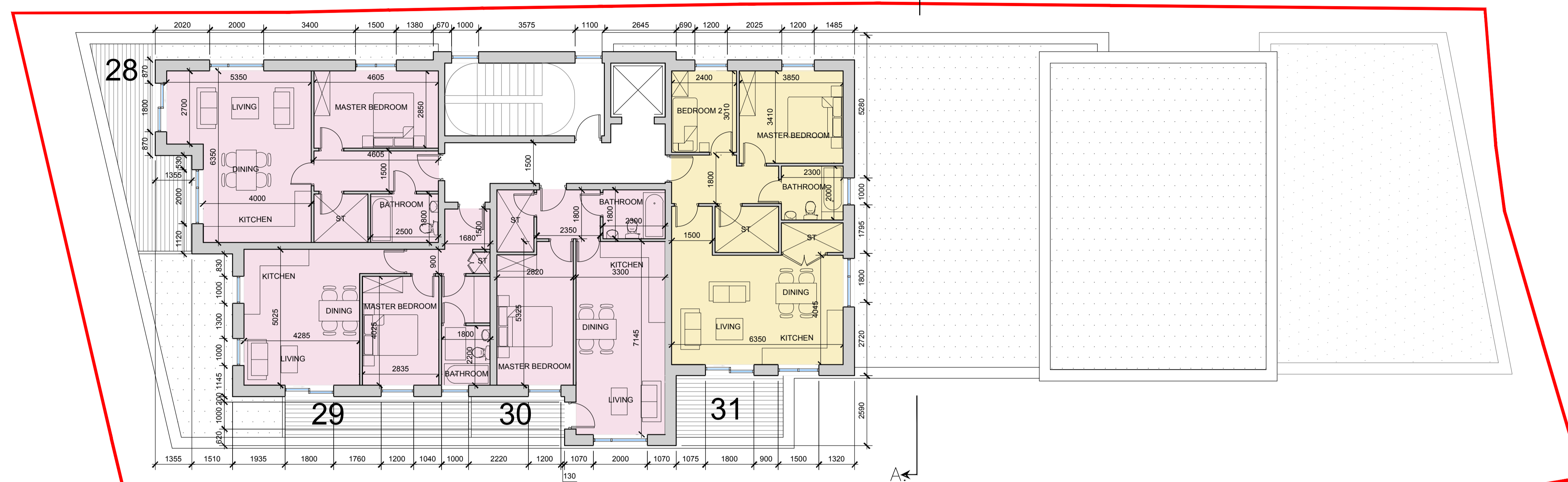
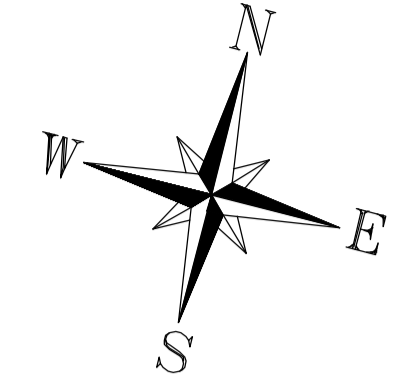


Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD

Drawing title			
PROPOSED THIRD FLOOR PLAN BLOCK A & BLOCK B			
Scale 1:100 @ A1	Drawn MP	Checked EJG	Date 08.03.18
Project No. 16018	Dwg. No. 16018/P/104	Revision P3	
Information \ Comments			Tender
Planning			Construction

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

MAGAZINE ROAD



**BLOCK A**  
 FFL +45.70

Unit No.	Description	Bed Space	Unit Area
<b>BLOCK A</b>			
28	1 BED APARTMENT	2	58.9m <sup>2</sup> /634ft <sup>2</sup>
29	1 BED APARTMENT	2	48.3m <sup>2</sup> /519ft <sup>2</sup>
30	1 BED APARTMENT	2	50.9m <sup>2</sup> /547ft <sup>2</sup>
31	2 BED APARTMENT	3	68.9m <sup>2</sup> /742ft <sup>2</sup>

**BLOCK B**

SCHEDULE OF ACCOMMODATION		
FOURTH FLOOR		
1 BED	03	
2 BED	01	

date	rev	name	chk	note
03.12.19	P3	LM	EJG	ISSUE FOR PLANNING



Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD

Drawing title			
PROPOSED FOURTH FLOOR PLAN BLOCK A & BLOCK B			
Scale 1:100 @ A1	Drawn MP	Checked EJG	Date 08.03.18
Project No. 16018	Dwg. No. 16018/P/105	Revision P3	
Information \ Comments			Tender
Planning			Construction

**FOURTH FLOOR PLAN**  
 SCALE 1:100 @ A1

GLASHEEN ROAD

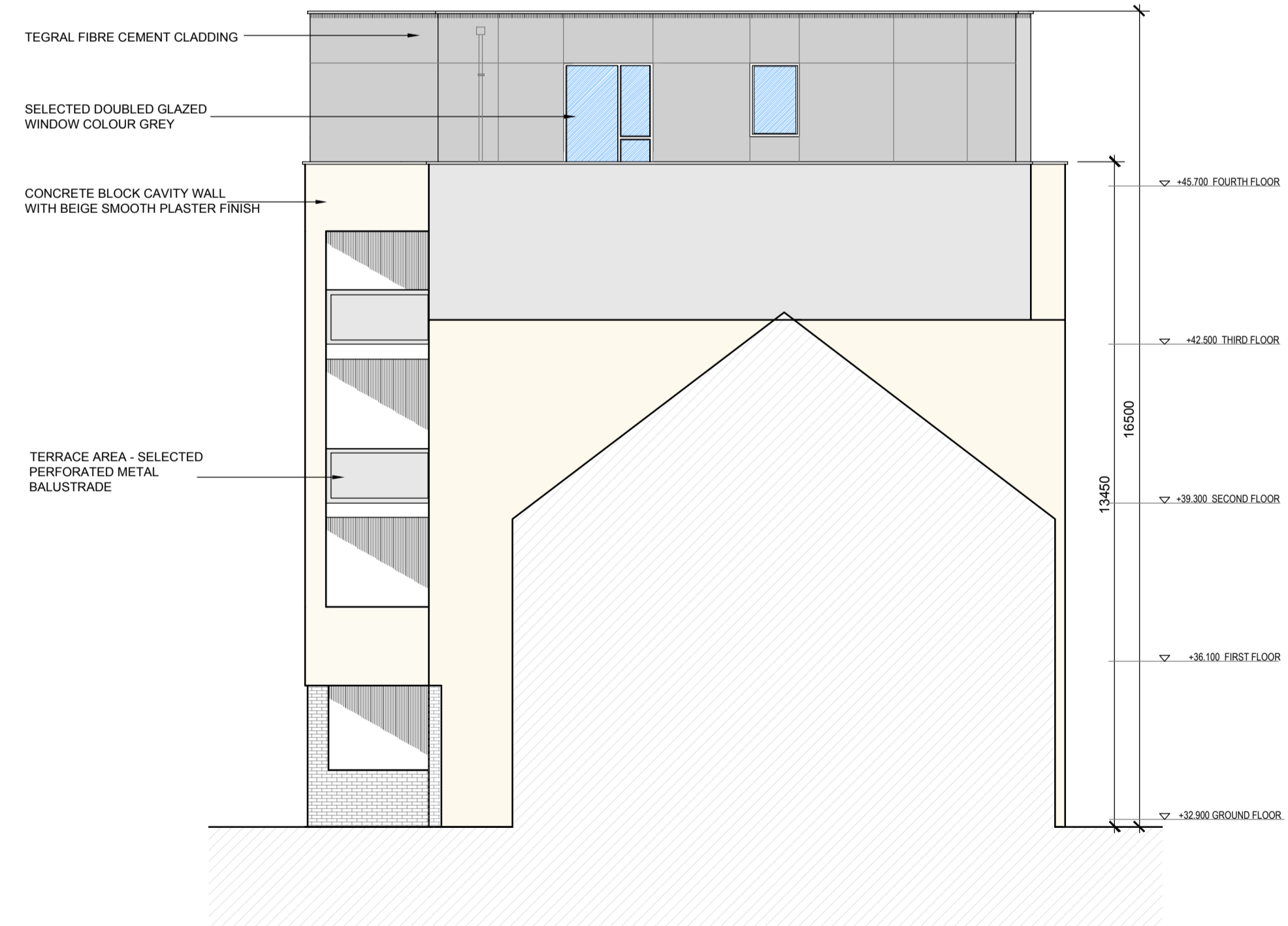
DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



**NORTH ELEVATION**  
 SCALE 1:100 @ A1



**WEST ELEVATION**  
 SCALE 1:100 @ A1



**EAST ELEVATION**  
 SCALE 1:100 @ A1

date	rev	name	chk	note
03.12.19	P3	LM	EJG	ISSUE FOR PLANNING



Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD

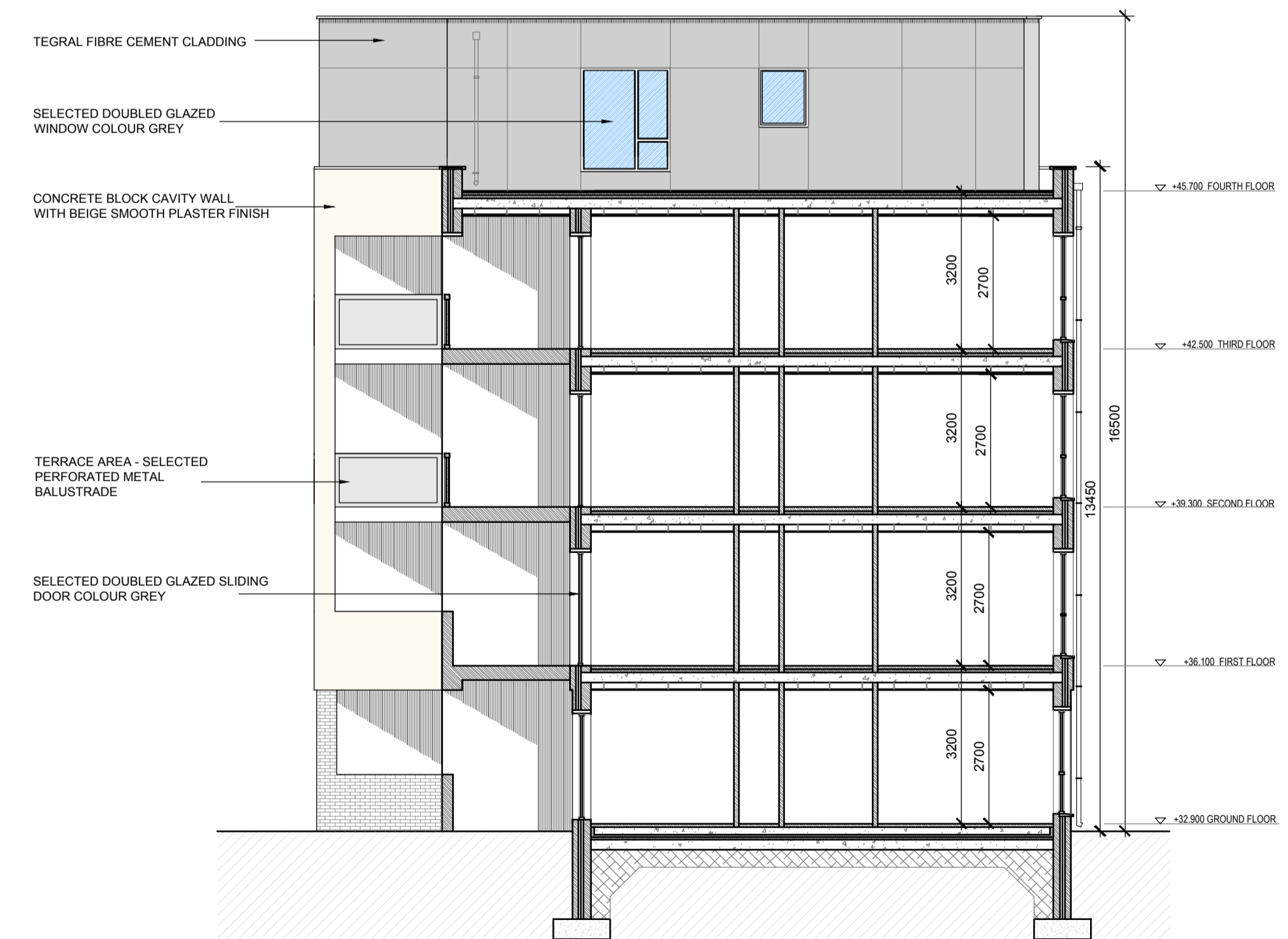
Drawing title PROPOSED FRONT AND SIDE ELEVATIONS BLOCK A			
Scale 1:100 @ A1	Drawn MP	Checked EJG	Date 08.03.18
Project No. 16018	Dwg. No. 16018/P/201	Revision P3	
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DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



**SOUTH ELEVATION**  
 SCALE 1:100 @ A1



**SECTION AA**  
 SCALE 1:100 @ A1

date	rev	name	chk	note
29.11.19	P3	LM	EJG	ISSUE FOR PLANNING

**DEADY GAHAN ARCHITECTS**

Eastgate Village, Little Island, Cork  
 Tel: 021 4355016 Fax: 021 4355330  
 Email: info@deadygahan.com

Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD

Drawing title PROPOSED REAR ELEVATION AND SECTION AA BLOCK A			
Scale 1:100 @ A1	Drawn MP	Checked EJG	Date 08.03.18
Project No. 16018	Drg. No. 16018/P/202	Revision P3	
<input type="checkbox"/> Information / Comments <input checked="" type="checkbox"/> Planning			<input type="checkbox"/> Tender <input checked="" type="checkbox"/> Construction

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



**SOUTHEAST ELEVATION**  
 SCALE 1:100 @ A2



**NORTHEAST ELEVATION**  
 SCALE 1:100 @ A2



**SOUTHWEST ELEVATION**  
 SCALE 1:100 @ A2

date	rev	name	chk	note
03.12.19	P3	LM	EJG	ISSUE FOR PLANNING



Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD

Drawing title  
 FRONT ELEVATION AND SIDE ELEVATIONS

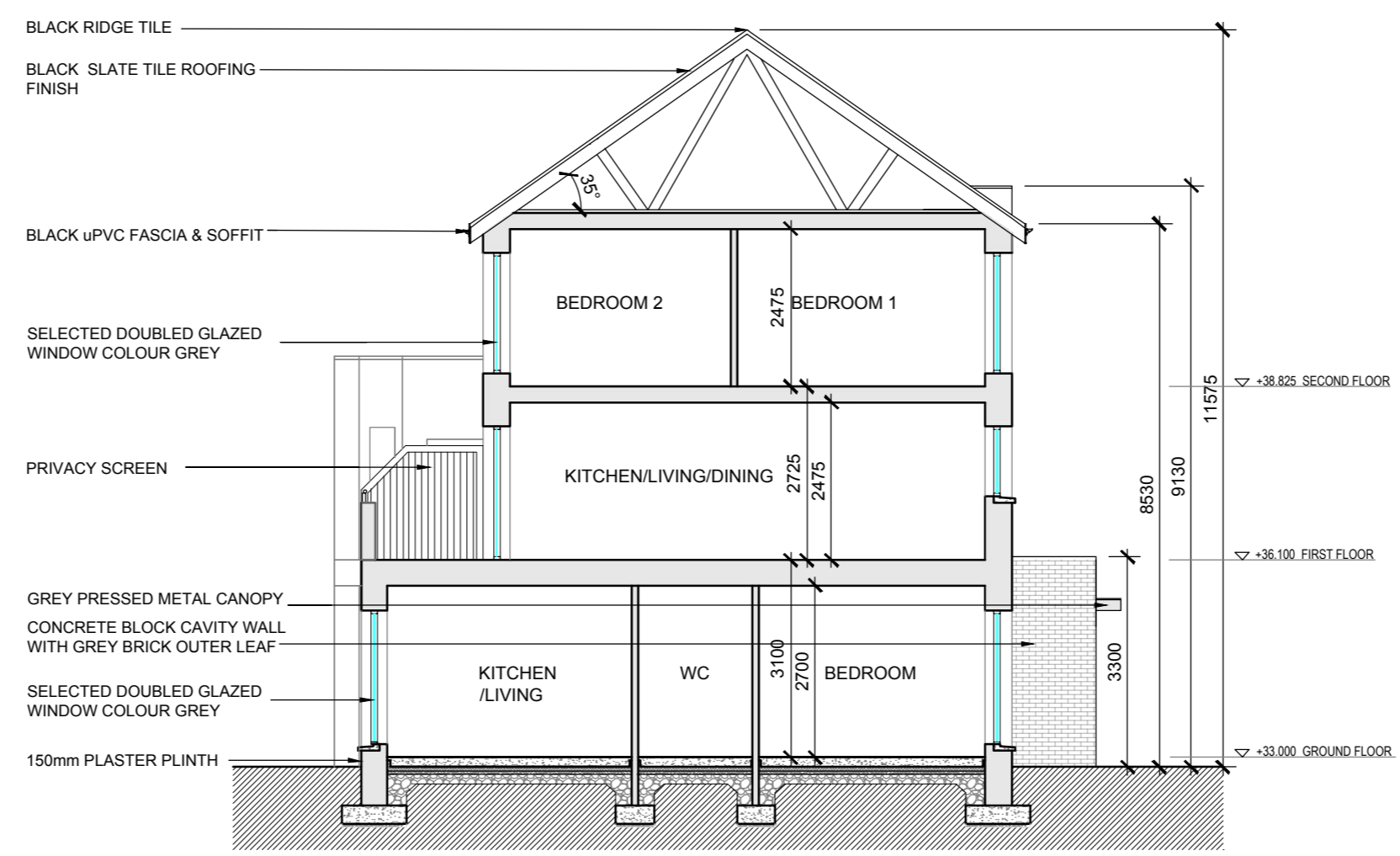
Scale 1:100 @ A3	Drawn MP	Checked EJG	Date 08.03.18
Project No. 16018	Drg. No. 16018/P/301	Revision P3	

Information \ Comments       Tender  
 Planning       Construction

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



**NORTHWEST ELEVATION**  
 SCALE 1:100 @ A2



**SECTION B-B**  
 SCALE 1:100 @ A2

date	rev	name	chk	note
03.12.19	P3	LM	EJG	ISSUE FOR PLANNING



Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON GLASHEEN ROAD

Drawing title  
 REAR ELEVATION AND SECTION B-B

Scale 1:100 @ A2	Drawn MP	Checked EJG	Date 08.03.18
Project No. 16018	Dwg. No. 16018/P/302	Revision P3	

Information \ Comments  Tender

Planning  Construction



**MAGAZINE ROAD ELEVATION NTS @ A3**  
**Residential Development ON MAGAZINE/GLASHEEN ROAD, Co Cork**

Project No.: 16018  
Drawing No.: 16018-SK-1000  
Date: 24.09.2019

**DEADY  
GAHAN**   
ARCHITECTS

Eastgate Village, Little Island, Cork  
Tel: 021 4355016 Fax: 021 4355330  
Email: info@dgarchitects.ie



**3D RENDER - VIEW FROM MAGAZINE ROAD NTS @ A3**  
**Residential Development ON MAGAZINE/GLASHEEN ROAD, Co Cork**

Project No.: 16018  
Drawing No.: 16018-SK-1001  
Date: 24.09.2019

**DEADY  
GAHAN**   
ARCHITECTS

Eastgate Village, Little Island, Cork  
Tel: 021 4355016 Fax: 021 4355330  
Email: info@dgarchitects.ie



**GLASHEEN ROAD ELEVATION NTS @ A3**  
**Residential Development ON MAGAZINE/GLASHEEN ROAD, Co Cork**

Project No.: 16018  
Drawing No.: 16018-SK-2000  
Date: 02.12.2019

**DEADY  
GAHAN**   
ARCHITECTS

Eastgate Village, Little Island, Cork  
Tel: 021 4355016 Fax: 021 4355330  
Email: info@dgarchitects.ie



**3D RENDER - VIEW FROM GLASHEEN ROAD NTS @ A3**  
**Residential Development ON MAGAZINE/GLASHEEN ROAD, Co Cork**

Project No.: 16018  
Drawing No.: 16018-SK-2001  
Date: 02.12.2019

**DEADY  
GAHAN**   
ARCHITECTS

Eastgate Village, Little Island, Cork  
Tel: 021 4355016 Fax: 021 4355330  
Email: info@dgarchitects.ie



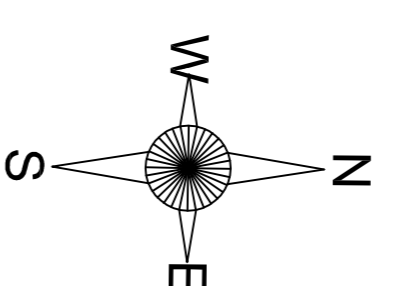


Notes

**NOTES:**  
North refers to Magnetic North.  
Levels relate to Malin Head Datum.  
All dimensions are in millimeters  
Do not scale from drawing

**LEGEND:**

- MH = MANHOLE
- CL = COVER LEVEL
- IC = INSPECTION CHAMBER
- FFL = FINISHED FLOOR LEVEL
- LS = LAMP STANDARD
- SV = SLUICE VALVE
- RG = ROAD GULLY
- V = VALVE
- TEIC = TELECOM INSPECTION CHAMBER
- TP = TELEGRAPH POLE
- EP = ELECTRICITY POLE
- R = RIDGE LEVEL
- EVS = EAVES LEVEL



EXISTING SITE LAYOUT  
SCALE 1:200

Rev	Date	Drawn	Description	CHK'D
PL	May 20	GR	Issued for Planning	PL

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W: www.hka.ie

**Client:**  
Cettli Limited

**Project:**  
Site Between Magazine & Glasheen Roads

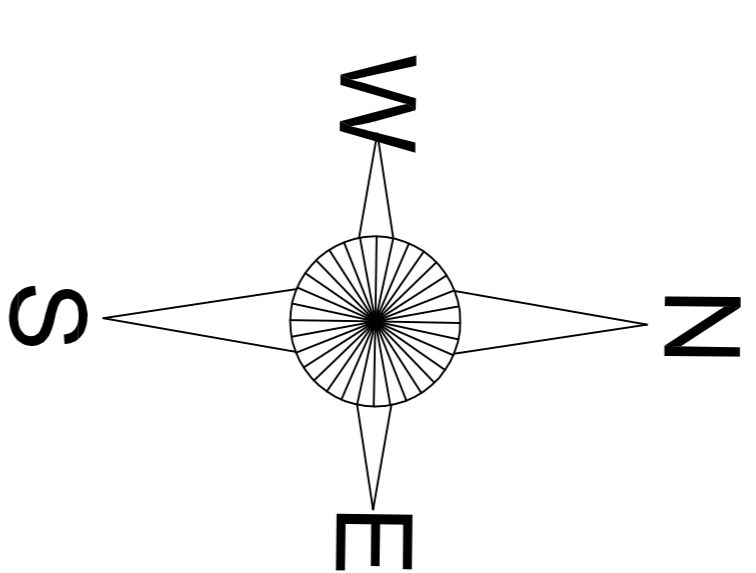
Drawing Title:			
<b>Existing Site Survey</b>			
Designed: -	Drawn: GR	Date: 17.10.17	
Eng. Chk: -	Dwg. Chk: PF	Scale: AS SHOWN	
Project No: -			
Drawing No: 101	Status: Planning	Rev: PL	

Notes

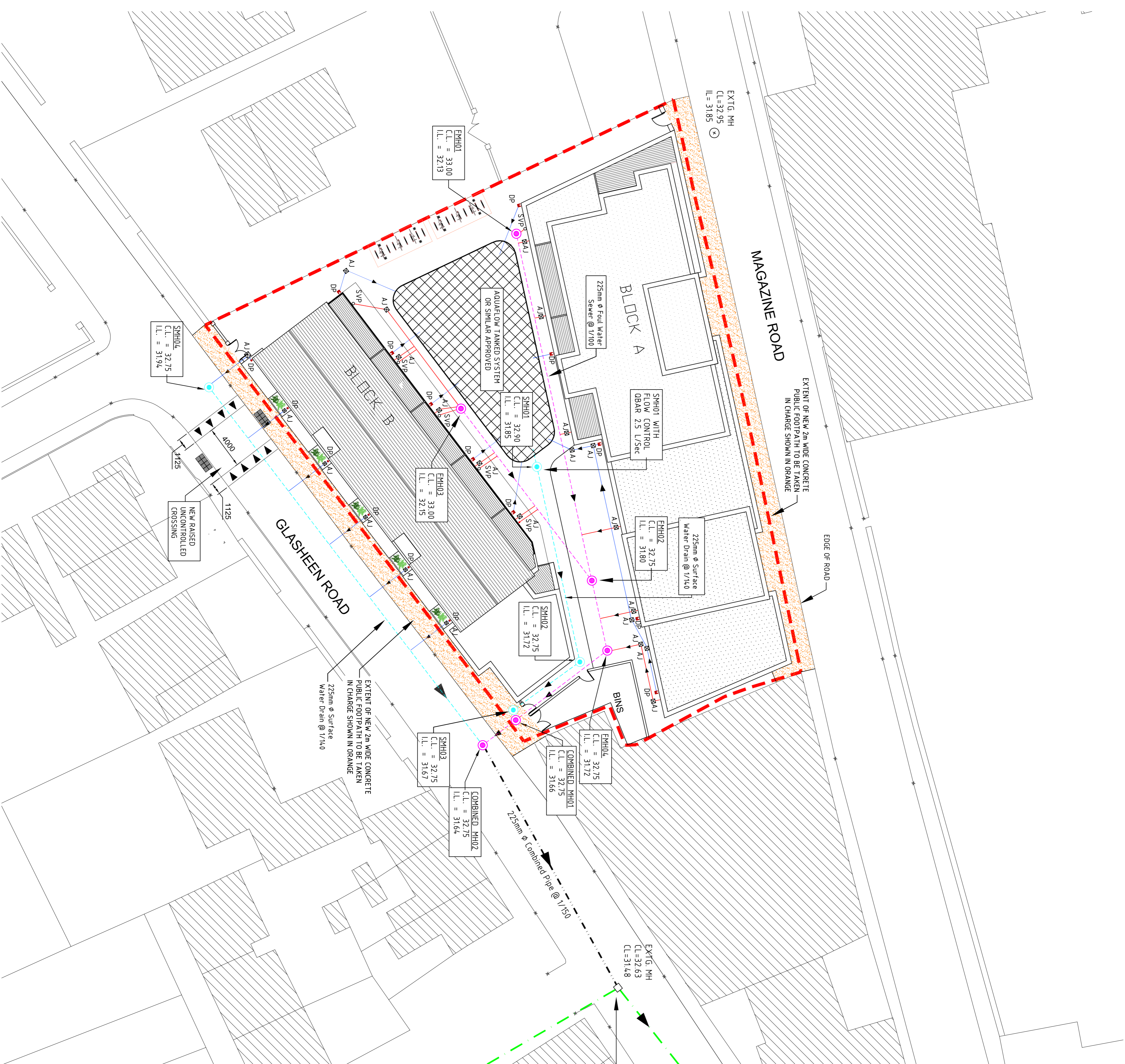
1. ALL LEVELS ARE RELATED TO MAIN HEAD DATUM
2. PLEASE REFER TO THE IRELAND INFRASTRUCTURE STANDARDS SPECIFICATIONS DOCUMENT IW-05-509-01

GRAVITY SEWER PIPE MATERIALS SHALL COMPLY WITH SECTION 3.13 OF IRISH WATERS CODE OF PRACTICE

LEGEND:	
	EXISTING COMBINED SEWER
	PROPOSED 225mm Ø COMBINED SEWER
	PROPOSED 225MM Ø FOUL SEWER
	PROPOSED 225MM Ø SURFACE WATER DRAIN
	PROPOSED 100MM Ø LOCAL FOUL SEWER
	PROPOSED 100MM Ø LOCAL STORM DRAIN
	SITE OUTLINED IN RED
	FOUL MANHOLE No.04
	STORM MANHOLE No.02
	EXTENT OF NEW 2m WIDE CONCRETE PUBLIC FOOTPATH TO BE TAKEN IN CHARGE
	AQUAFLOW TANKED SYSTEM OR SIMILAR APPROVED
	ACCESS JUNCTION
	RAIN WATER DOWNPIPE WITH BACK INLET GULLY
	SOIL AND VENT PIPE

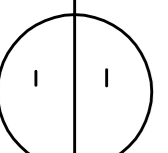


CONNECT TO EXISTING PUBLIC COMBINED SEWER IN ACCORDANCE WITH LOCAL AUTHORITIES & IW REQUIREMENTS.



PROPOSED FOUL & SURFACE WATER LAYOUTS

SCALE 1:200



Rev	Date	Drawn	Description	PF
PL	May 20	CS	Issued for Planning	CHW

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**Certil Limited**

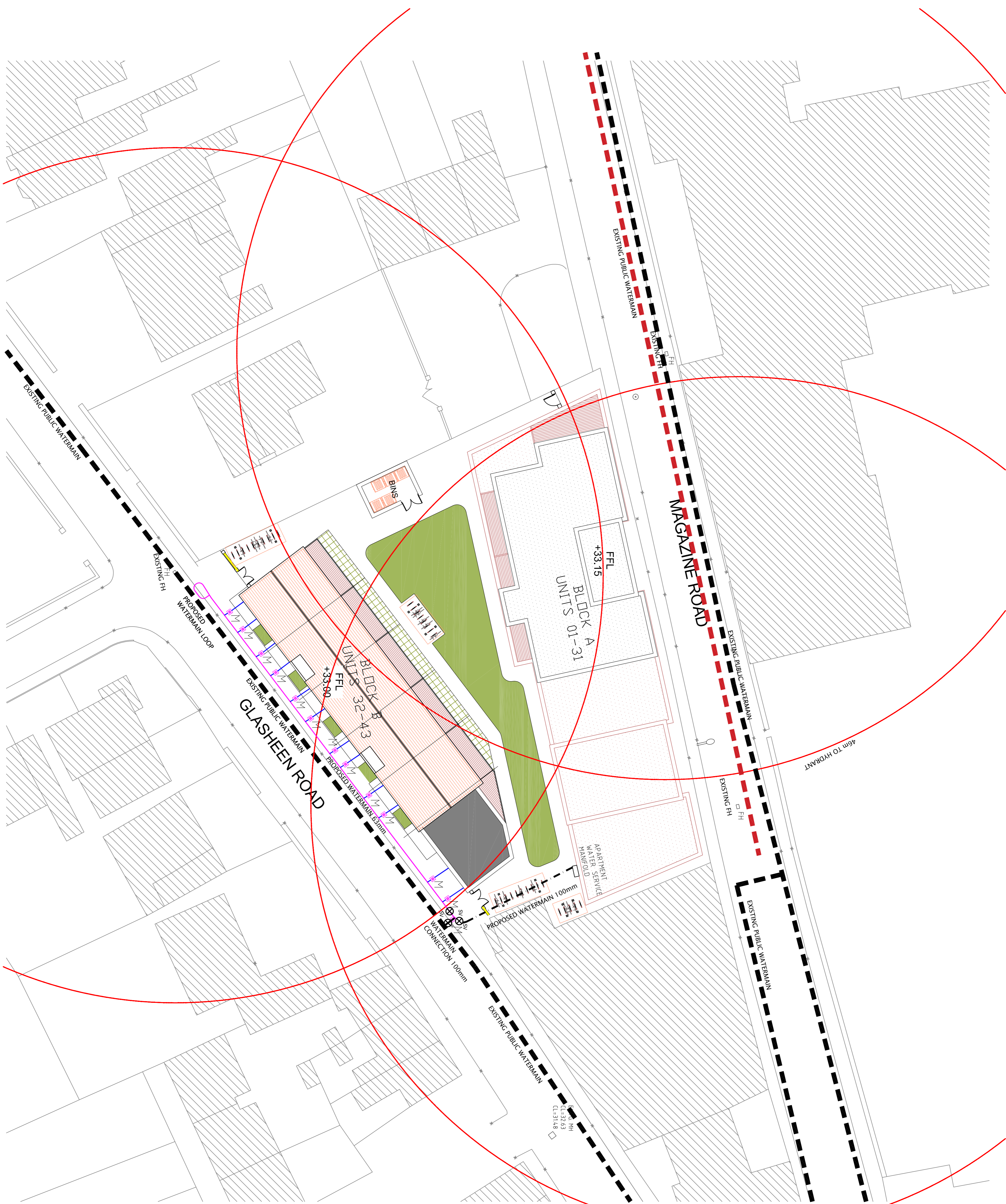
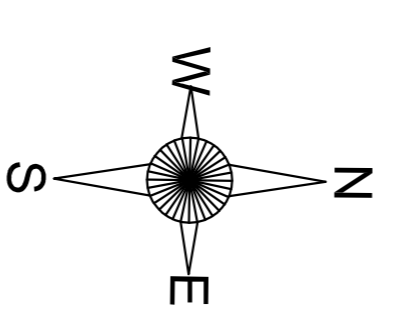
Client:  
Project:  
**Proposed Residential Development**  
Between Magazine & Glasheen Roads

Drawing Title:			
<b>PROPOSED FOUL &amp; SURFACE WATER LAYOUTS</b>			
Designed: PF	Drawn: DT	Date: May 2020	
Eng. Chk: PF	Dwg. Chk: PF	Scale: 1:200 @ A1	
Project No: 0600-374	Status: Planning	Rev: PL	

LEGEND:	
	FIRE HYDRANTS TO BE WITHIN 45m OF THE PROPOSED DWELLINGS
	EXISTING FH
	EXISTING PUBLIC WATERMAIN
	PROPOSED 100mm WATERMAIN
	PROPOSED 100mm WATERMAIN WITH PROPOSED SILT VALVE
	PROPOSED 63mm MPPE LOOPED WATERMAIN WITH STAINLESS STEEL MARKER TAPE LAID OVER
	WATERMAIN FEED 12mm & DOMESTIC WATER METER

**GENERAL NOTES:**

1. ALL LEVELS ARE RELATED TO MAIN HEAD DATUM.
2. ALL WATERMANS TO IRISH WATER STANDARDS PLEASE REFER TO IRISH WATER CONNECTION AND DEVELOPER SERVICES WATER INFRASTRUCTURE STANDARD DETAILS DOCUMENT NUMBER: IW-CDS-5020-01 ALL PIPES SHALL COMPLY WITH SECTION 3.9 OF THE IRISH WATER CODE OF PRACTICE.
3. PRESSURE AND FLOW TO BE DETERMINED ON SITE TO MEET THE REQUIREMENTS OF IRISH WATERCORK CITY COUNCIL WATER, FIRE DEPARTMENT AND FIRE SAFETY CERTIFICATE



PROPOSED WATERMAIN CONNECTIONS LAYOUT  
SCALE 1:200

Rev	Date	Drawn	Description	PF
PL	May 20	CS	Issued for Planning	CHV

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CIVIL   STRUCTURAL   PROJECT MANAGEMENT			

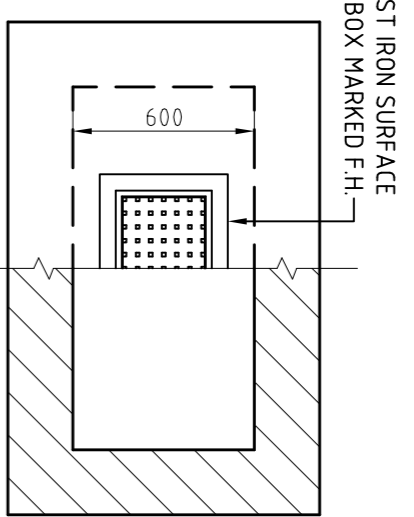
  

Client:	<b>Cetill Limited</b>
Project:	<b>Proposed Residential development between Magazine &amp; Glasheen Roads</b>

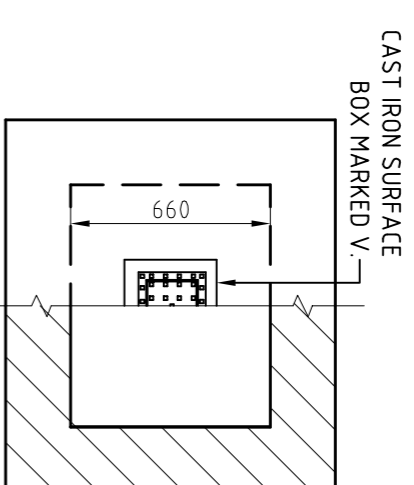
  

Drawing Title:	
<b>PROPOSED WATERMAIN CONNECTIONS LAYOUT</b>	
Designed: -	Drawn: D.T.
Eng. Chk: -	Dwg. Chk: PF
Project No: 0600-374	Scale: AS SHOWN
Drawing No: 103	Status: Planning
	Rev: PL

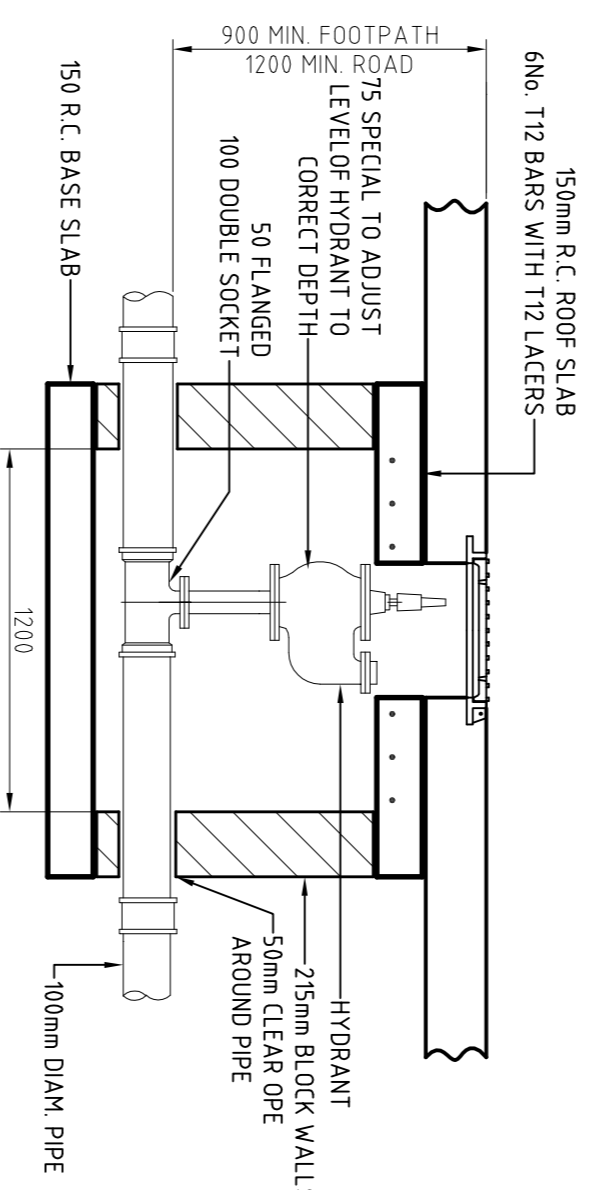
**GENERAL NOTES:**  
 1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM.  
 2. ALL WATERMANS TO IRISH WATER STANDARDS  
 PLEASE REFER TO IRISH WATER CONNECTION AND DEVELOPER SERVICES WATER INFRASTRUCTURE STANDARD DETAILS DOCUMENT NUMBER: IW-CDS-5020-01  
 ALL PIPES SHALL COMPLY WITH SECTION 3.9 OF THE IRISH WATER CODE OF PRACTICE.



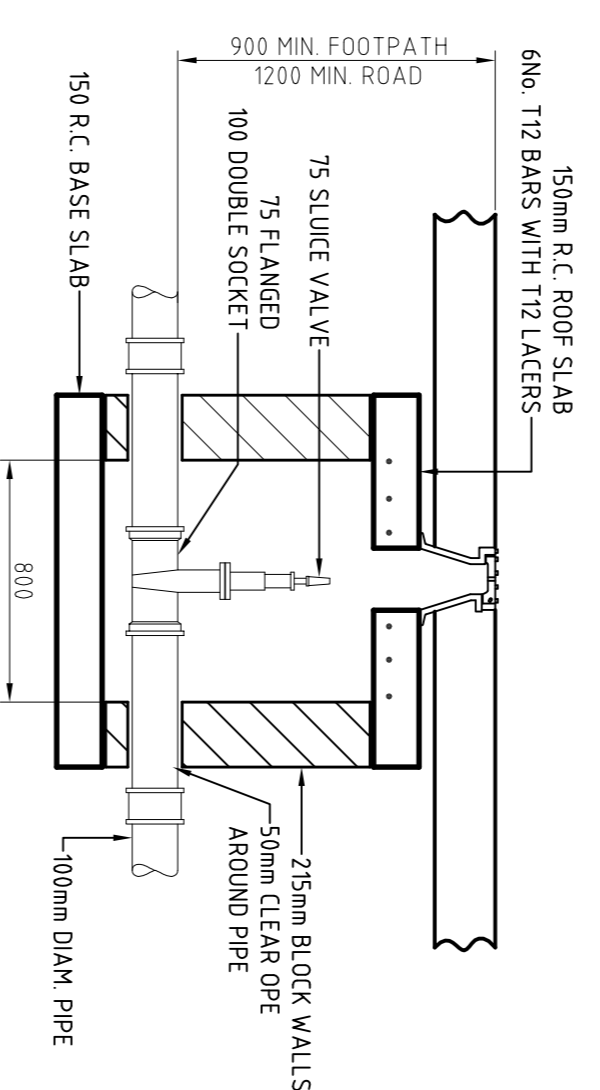
**FIRE HYDRANT PLAN**  
(SCALE 1:25)



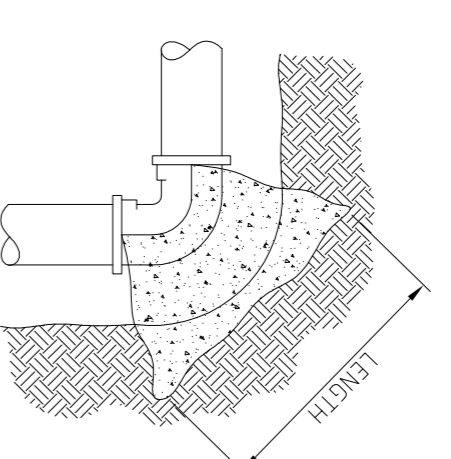
**SLUICE VALVE PLAN**  
(SCALE 1:25)



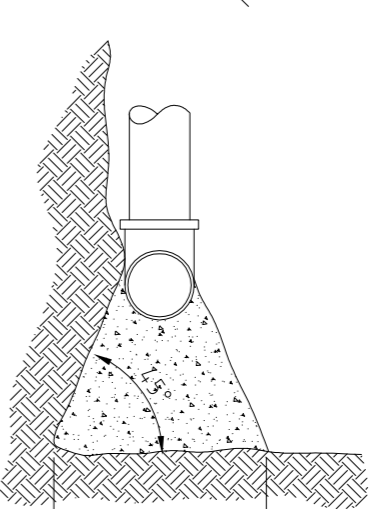
**FIRE HYDRANT SECTION**  
(SCALE 1:25)



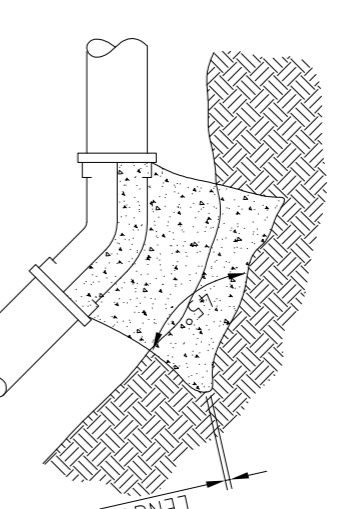
**SLUICE VALVE SECTION**  
(SCALE 1:25)



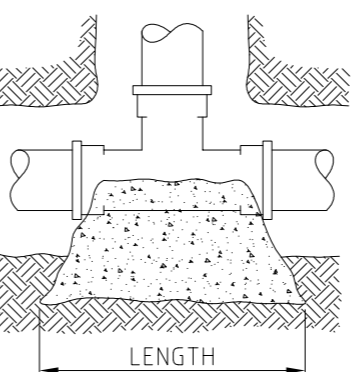
**90° BEND PLAN**  
(SCALE 1:25)



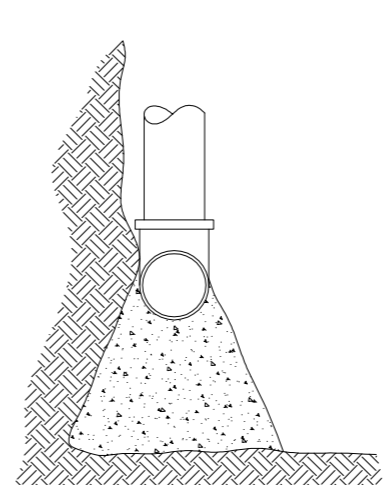
**90° BEND ELEVATION**  
(SCALE 1:25)



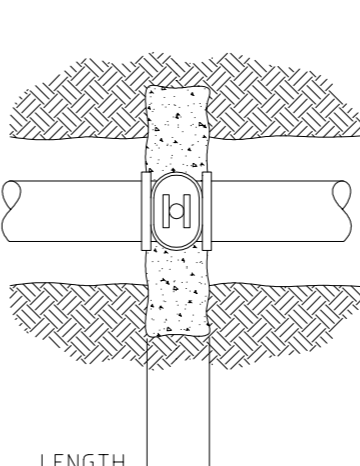
**45° BEND ELEVATION**  
(SCALE 1:25)



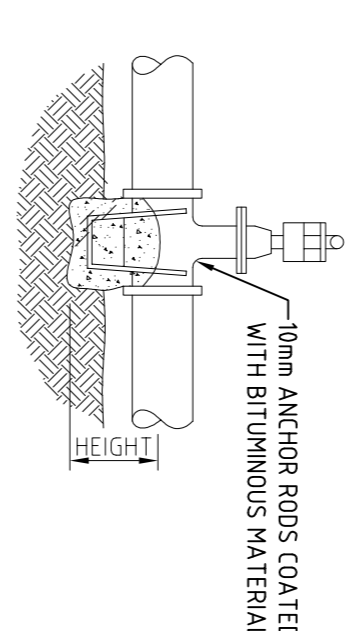
**TEE PLAN**  
(SCALE 1:25)



**TEE ELEVATION**  
(SCALE 1:25)



**VALVE PLAN**  
(SCALE 1:25)



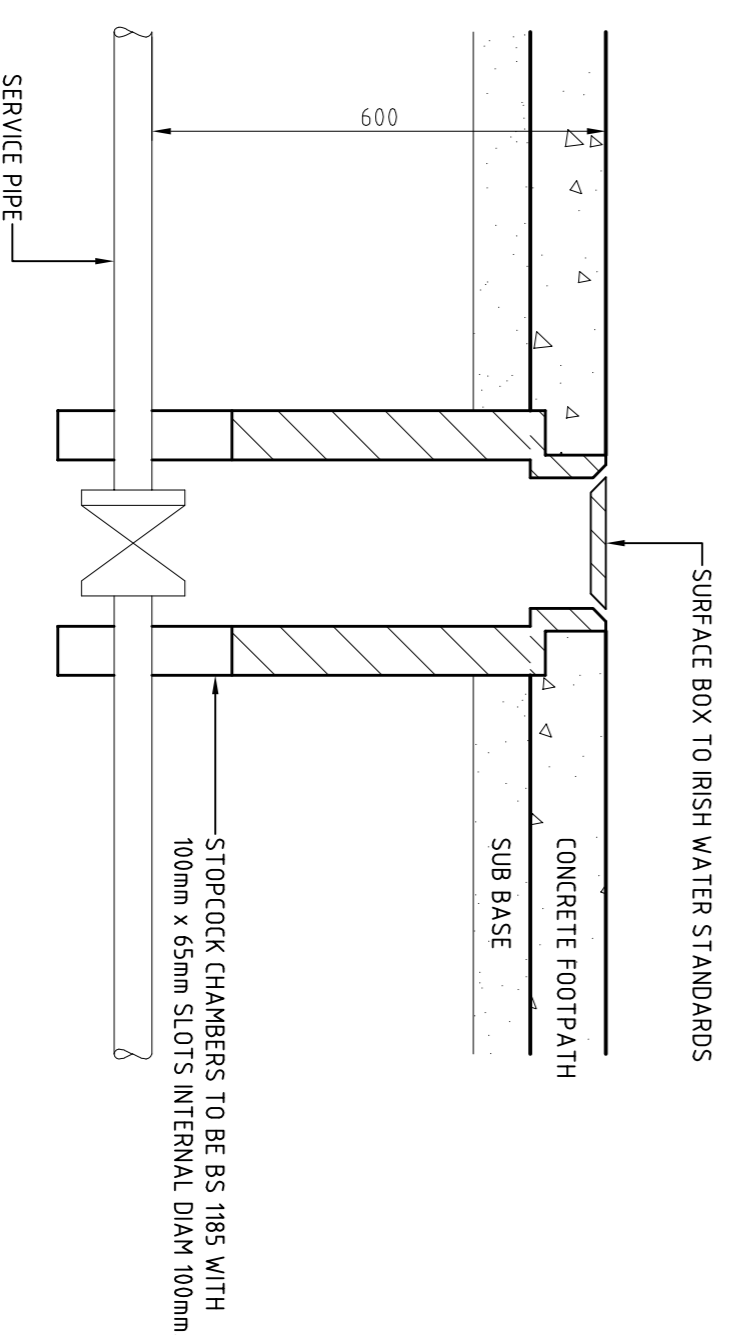
**VALVE ELEVATION**  
(SCALE 1:25)

**THRUST BLOCK DETAILS**

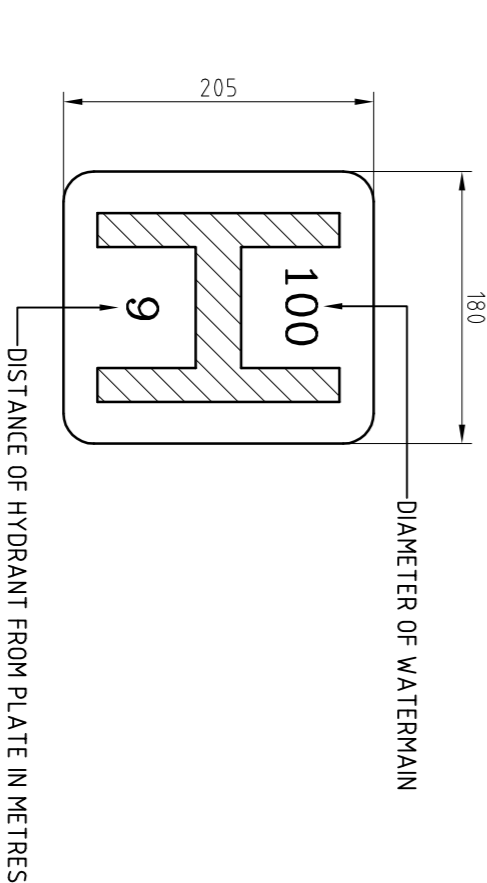
BEARING SURFACE AGAINST UNDISTURBED EARTH - MINIMUM DIMS

NO. PIPE SIZE	90° BEND	45° BEND	TEES, PLUGS, CAPS, HYDRANTS & VALVES
100mm	LENGTH 600mm	LENGTH 600mm	LENGTH 600mm
150mm	HEIGHT 600mm	HEIGHT 600mm	HEIGHT 600mm

UNDISTURBED EARTH ONLY, FOR DISTURBED EARTH USE THE RODS PLUS THRUST BLOCKS



**STOP COCK DETAIL**  
(SCALE 1:10)



**HYDRANT INDICATOR PLATE**  
(SCALE 1:5)

VALVE CHAMBERS		CHAMBER SIZE (INTERNAL)	
PIPE DIAMETER	LENGTH	WIDTH	
100mm	450mm	250mm	

HYDRANT CHAMBERS		
PIPE DIAMETER	LENGTH	WIDTH
≤ 200mm	450mm	300mm

- GENERAL NOTES:**
- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS.
  - ALL DIMENSIONS IN MILLIMETRES.
  - SETTING OUT DETAILS TO BE OBTAINED FROM ARCHITECT'S DRAWINGS.
  - ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
  - ENGINEER TO BE NOTIFIED OF ANY STRUCTURAL CONC. POINTS SO THEY MAY BE INSPECTED AND PASSED.
  - ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT IRISH AND BRITISH STANDARDS.
  - CONTRACTOR TO KEEP FULL RECORDS OF POSITIONS OF WATERMAN AND CONNECTIONS AND ON COMPLETION, FULL AS-BUILT DRAWINGS TO BE PRODUCED BY THE CONTRACTOR.

Rev	Date	Drawn	Description	PF
PL	May 20	CS	Issued for Planning	CH/K

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 W: www.tka.ie

**Client:**  
**Certi Limited**

**Project:**  
**Proposed Residential development between**  
**Mogazine & Closhreen Roads**

**Drawing Title:**  
**PROPOSED WATERMAIN DETAILS**

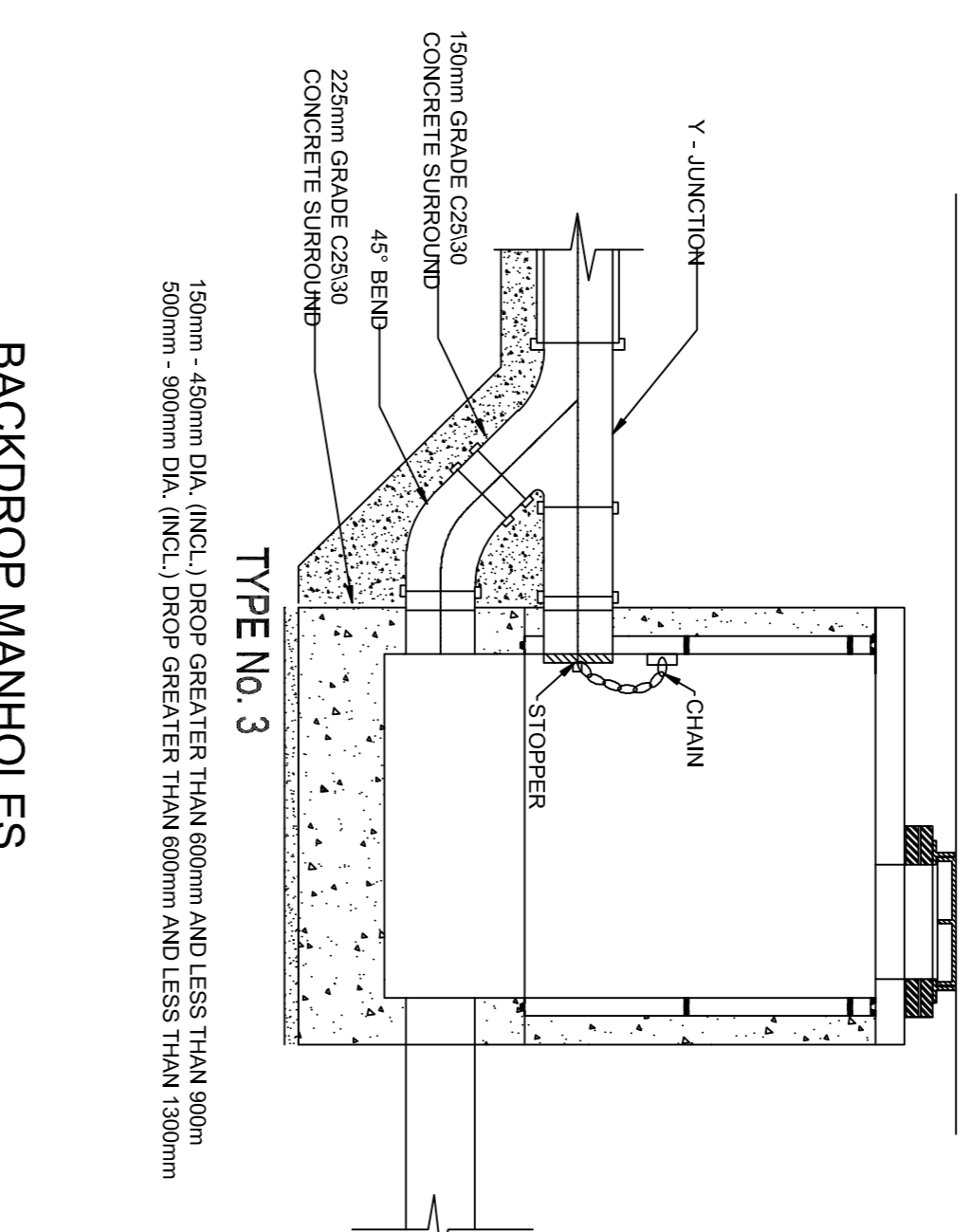
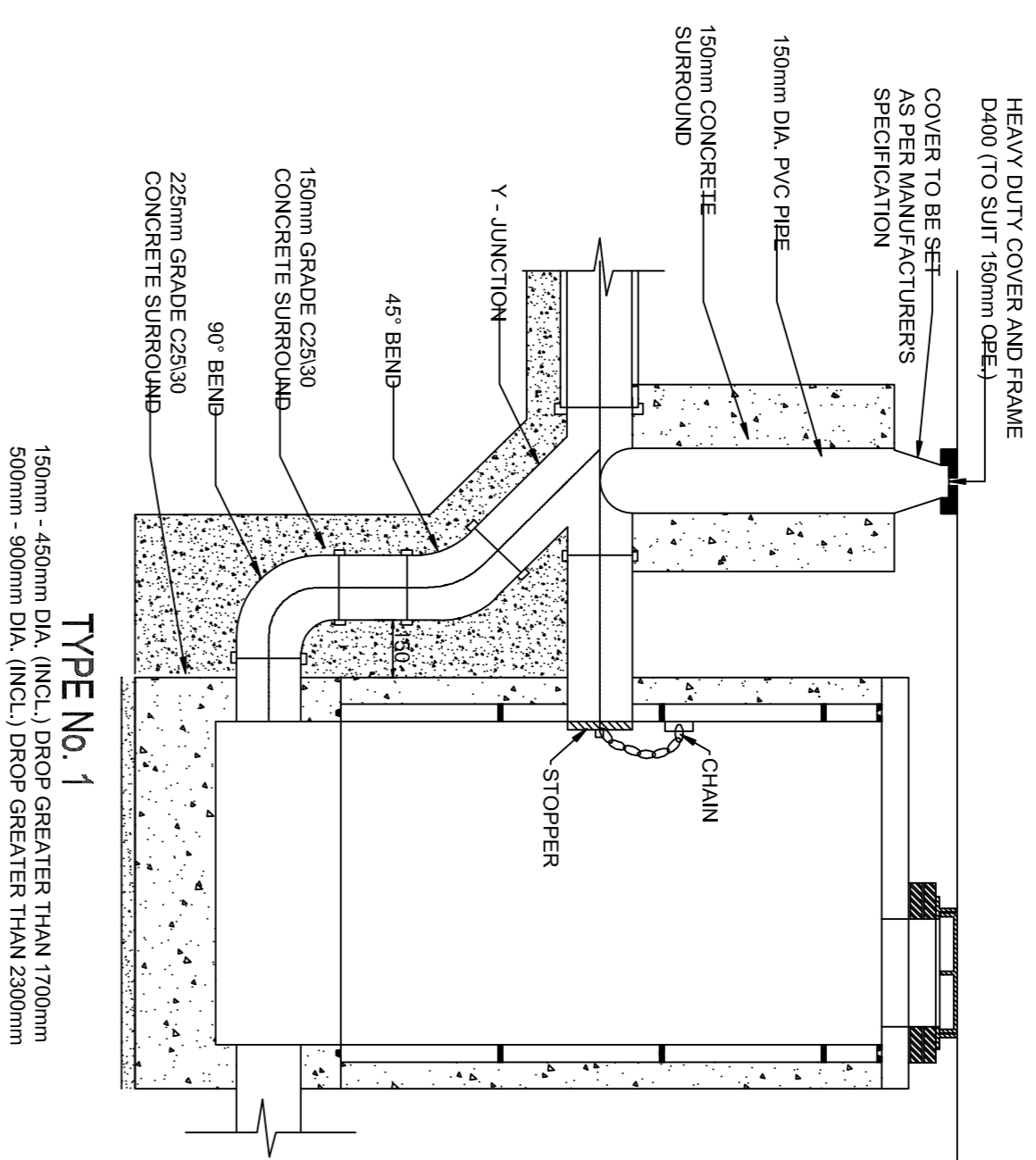
Designed: -	Drawn: D.T.	Date: May 20
Eng. Chk: -	Dwg. Chk: PF	Scale: AS SHOWN
Project No: 0600-374		
Drawing No: 104	Status: Planning	Rev: PL

**NOTES:**

1. ALL LEVELS ARE RELATED TO MAIN HEAD DATUM
2. PLEASE REFER TO RKA CONSULTING ENGINEERS SPECIFICATION
3. IRISH WATER WASTEWATER INFRASTRUCTURE STANDARD DETAILS SPECIFICATIONS DOCUMENT IW-CDS-5936-01

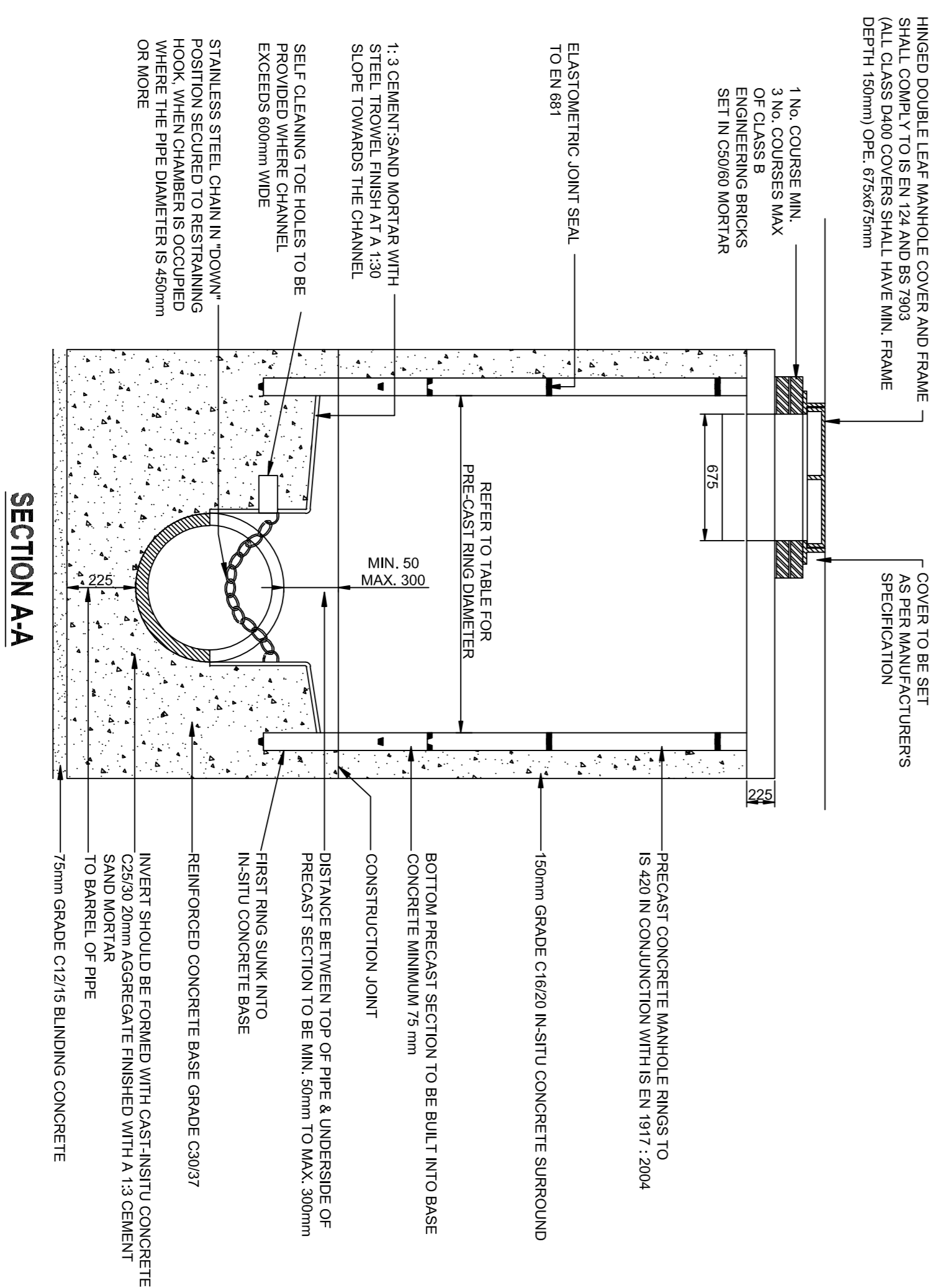
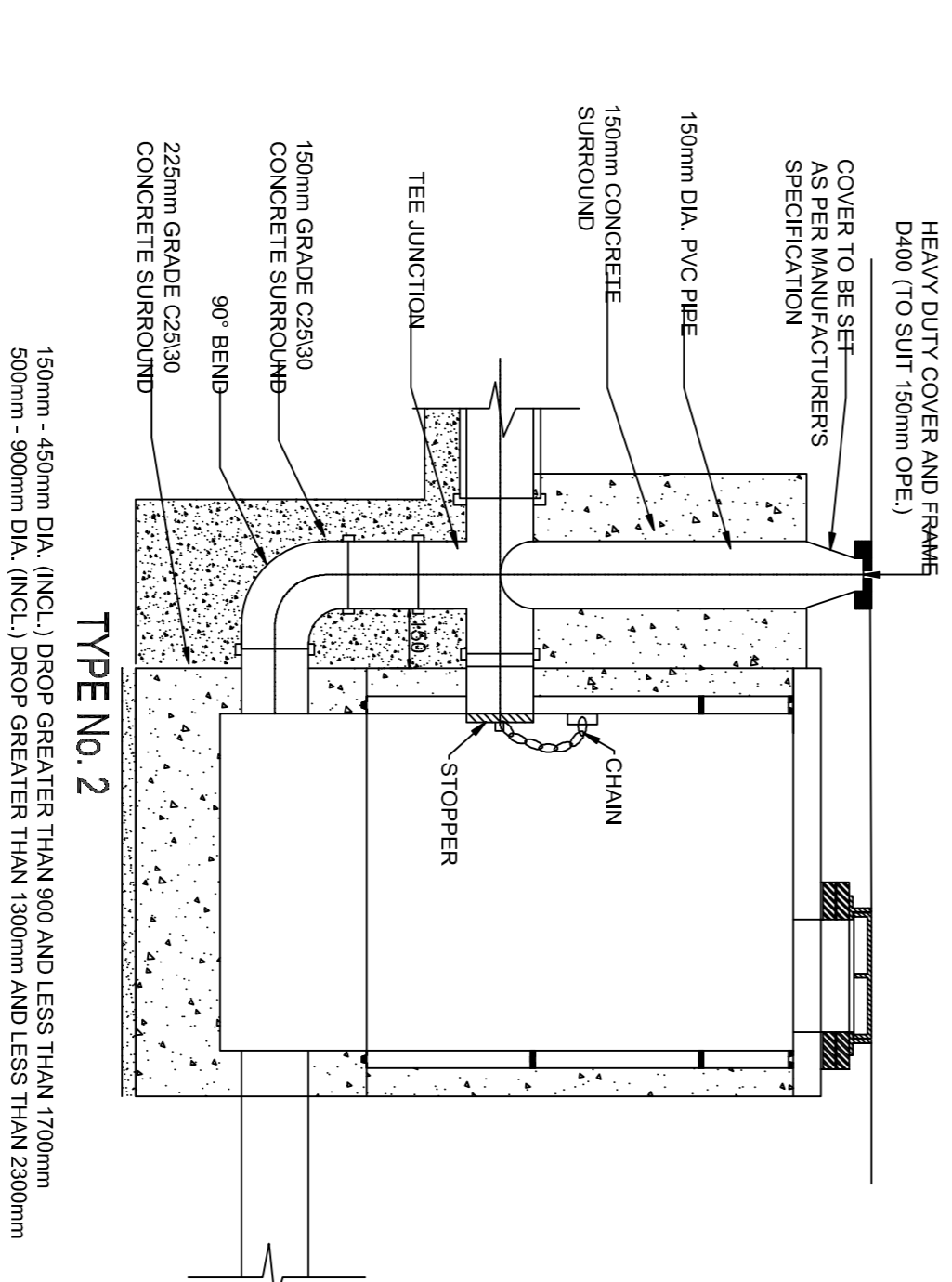
1. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. PRE-CAST MANHOLE UNITS: COMPLYING WITH REQUIREMENTS OF BS EN 1917 AND BS 5911-PART 3.
3. 300mm DEEP WHERE THE SIZE IS GREATER THAN THE STANDARD MINIMUM SIZE.
4. APPROVED PRE-CAST CONCRETE BASES MAY BE USED INCORPORATING CHANNELS, BENCHING ETC. SUBJECT TO IRISH WATER APPROVAL AND COMPLYING WITH BS 5911-PART 4:2002.
5. STRUCTURAL DESIGN AND REINFORCEMENT DETAILS TO BE PROVIDED BY THE MANUFACTURER AND SHALL BE SUBJECT TO IRISH WATER APPROVAL.
6. MANHOLES GREATER THAN 300mm IN DEPTH WILL REQUIRE A DETAILED STRUCTURAL DESIGN AND BE SUBJECT TO IRISH WATER APPROVAL.
7. MANHOLE ROOFS SHOULD CONSIST OF REINFORCED CONCRETE SLAB OF IN-SITU CONCRETE, C30/37, WITH A MINIMUM THICKNESS OF 225mm DESIGNED TO CARRY ALL LIVE AND DEAD LOADS, ALL REINFORCEMENT TO IRISH WATER APPROVAL AND COMPLIANCE WITH BS 5911 PART 4:2002.
8. COVERS AND FRAMES SHALL BE SUITABLE FOR ROAD AND TRAFFIC CONDITIONS SUBJECT TO APPROVAL FROM IRISH WATER.
9. 200mm ALL AROUND, 100mm DEEP CONCRETE PLINTH WITH PROTECTIVE STAINLESS STEEL METAL BAND AROUND COVERS IN GREEN AREAS.
10. ON-GROUND CONDITIONS WITHIN THE SITE SHOULD ANTICIPATION MEASURES BE REQUIRED THEY SHALL BE SUBJECT TO APPROVAL FROM IRISH WATER.
11. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206:2013.
12. RODDING EYE CHAMBER SHALL BE COVERED WITH APPROVED HEAVY DUTY METAL COVERS TO IS 261 AND BS 5894. COVER AND FRAME SHALL BE SUITABLE FOR ROAD AND TRAFFIC CONDITIONS AND IS SUBJECT TO THE APPROVAL OF IRISH WATER.
13. ON-GROUND CONDITIONS WITHIN THE SITE SHOULD ANTICIPATION MEASURES BE REQUIRED THEY SHALL BE SUBJECT TO APPROVAL FROM IRISH WATER.

**BACKDROP MANHOLES**



MINIMUM MANHOLE DIAMETERS	INTERNAL DIAMETER OF MANHOLE (mm)
DIAMETER OF LARGEST PIPE IN MANHOLE (mm)	1200
LESS THAN 375	1350
375 TO 450	1500
500 TO 750	

**PRE-CAST CONCRETE MANHOLE**



**SECTION AA-**

PL	May 20	CS	Issued for Planning	PF
Rev	Date	Drawn	Description	CHK'd

**Client:**  
**Cetti Limited**

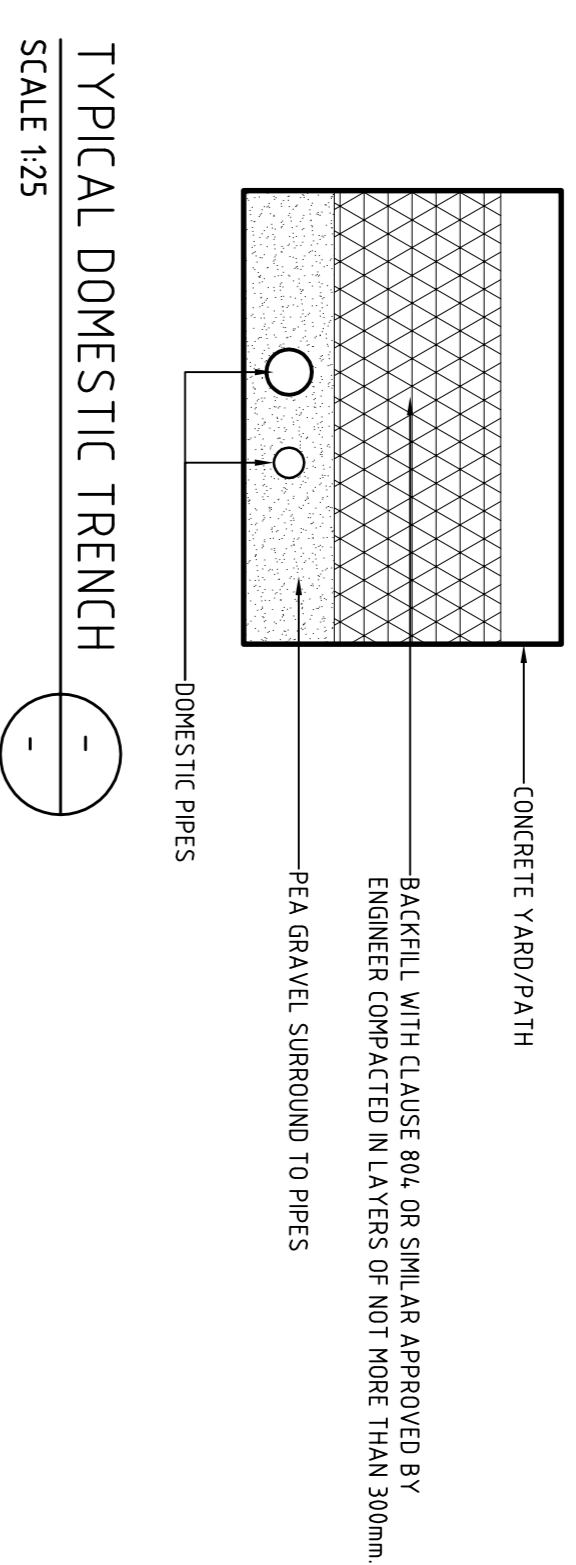
**Project:**  
Proposed Residential development between  
Magazine & Glashaven Roads

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<b>Drawing Title:</b>	
<b>PROPOSED MANHOLE DETAILS</b>	
Designed: -	Drawn: D.T.
Eng. Chk: -	Dwg. Chk: PF
Project No: 0600-374	Scale: AS SHOWN
Drawing No: 105	Status: Planning
	Rev: PL
	Date: May 20

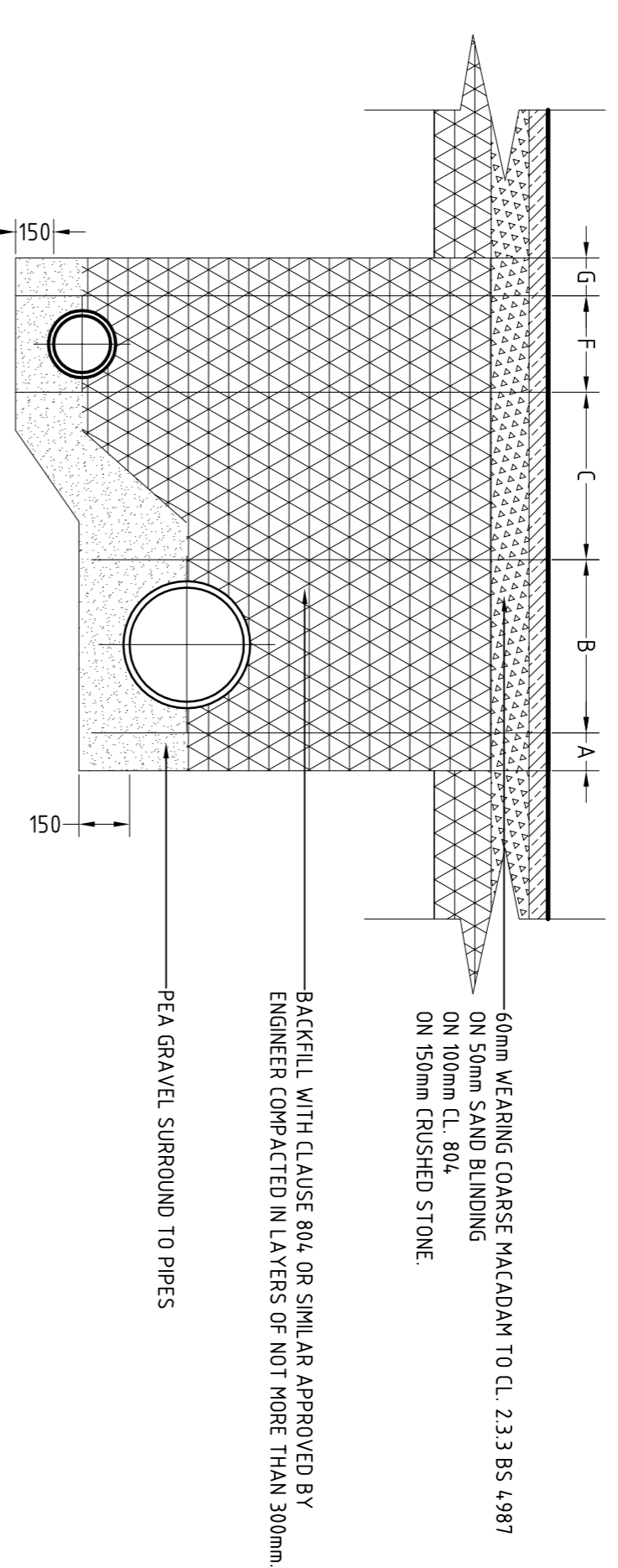
- GENERAL NOTES:**
1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS.
  2. ALL DIMENSIONS IN MILLIMETRES.
  3. SETTING OUT DETAILS TO BE OBTAINED FROM ARCHITECT'S DRAWINGS.
  4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
  5. ENGINEER TO BE NOTIFIED OF ANY STRUCTURAL CHANGES TO BE MADE TO THE DRAWINGS IN ACCORDANCE WITH CURRENT IRISH AND BRITISH STANDARDS.
  6. ALL WORKS TO BE CARRIED OUT IN CONJUNCTION WITH CORK CITY COUNCIL/IRISH WATER DRAINAGE DEPARTMENT.
  7. ALL WORKS TO BE CARRIED OUT IN CONJUNCTION WITH CORK CITY COUNCIL/IRISH WATER DRAINAGE DEPARTMENT.
  8. CONTRACTOR TO KEEP FULL RECORDS OF POSITIONS OF ALL DRAINS AND CONNECTIONS AND ON COMPLETION, FULL AS-BUILT DRAWINGS TO BE PRODUCED BY THE CONTRACTOR.



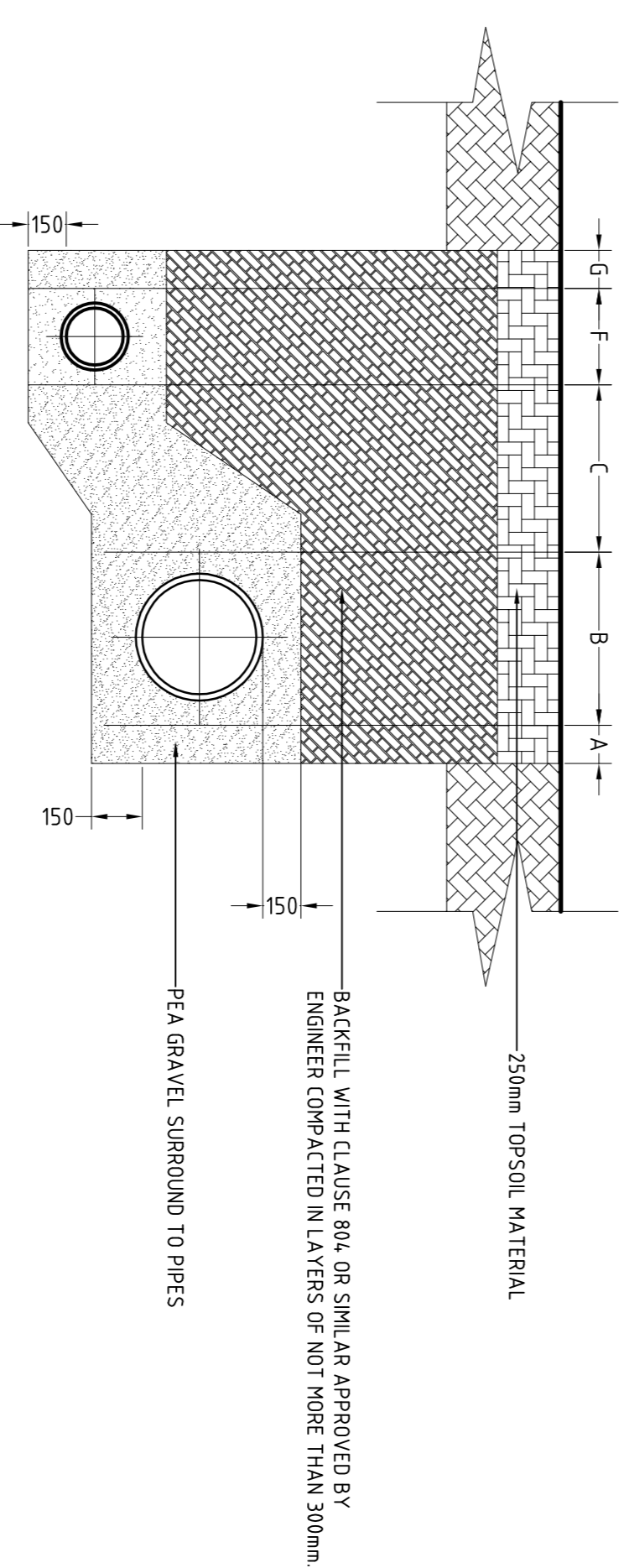
TYPICAL DOMESTIC TRENCH  
SCALE 1:25

S.W.S. $\phi$ mm	F.W.S. $\phi$ mm	A mm	B mm	C mm	F mm	G mm	TOTAL mm
225	225	150	380	660	380	150	1720

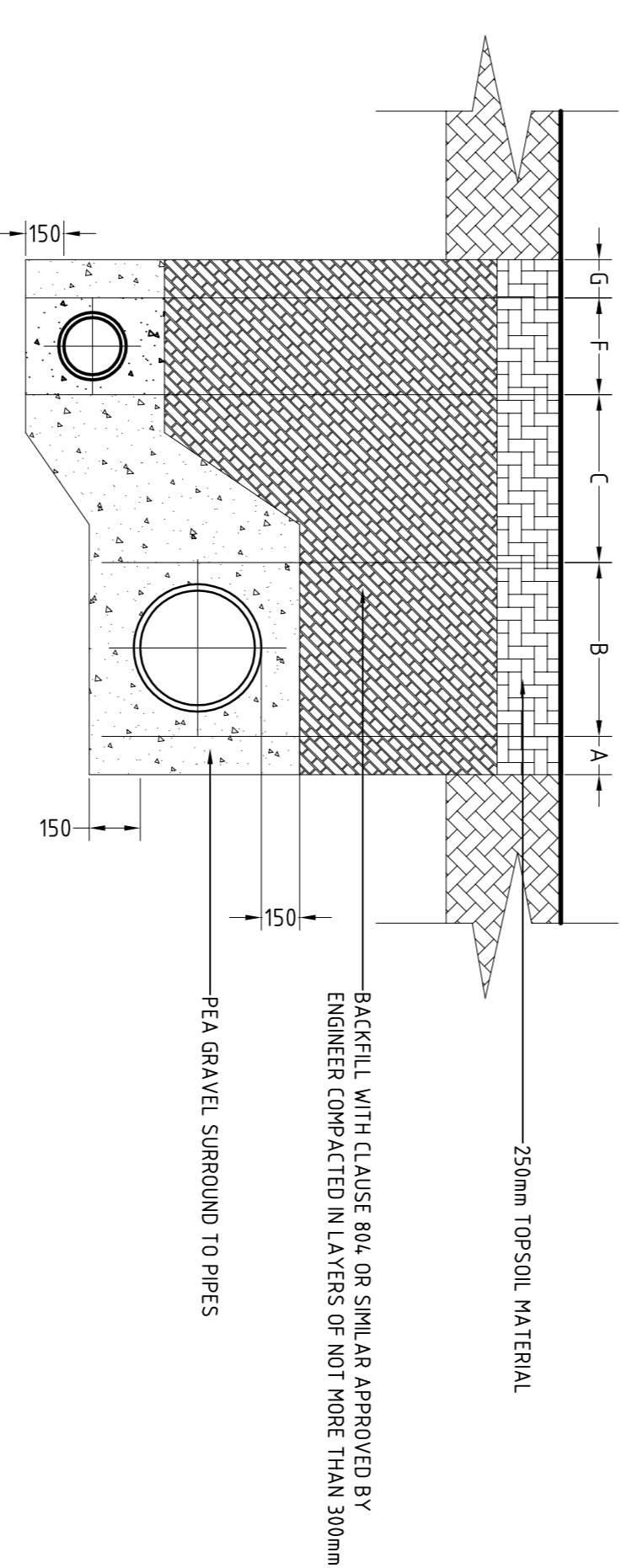
DIMENSIONS OF STORM & FOUL TRENCHES



TYP. STORM & FOUL TRENCH UNDER A ROAD/PARKING BAY  
SCALE 1:25



TYP. STORM & FOUL TRENCH UNDER GRASSSED AREA  
SCALE 1:25



TYP. STORM & FOUL TRENCH ENCASED IN CONCRETE  
SCALE 1:25

Rev.	Date	Drawn	Description	CHKD
PL	May 20	CS	Issued for Planning	PL

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**Client:**  
Certi Limited

**Project:**  
Proposed Residential development between  
Mogazine & Glashheen Roads

**Drawing Title:**  
PROPOSED PIPE BEDDING DETAILS

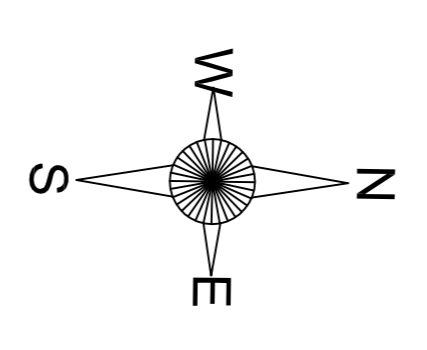
Designed: -	Drawn: D.T.	Date: May '20
Eng. Chk: -	Eng. Chk: PF	Scale: AS SHOWN
Project No: 0600-374		
Drawing No: 106	Station: Planning	Rev: PL

Proposed demolition of buildings within the site



NOTES:  
North refers to Magnetic North.  
Levels relate to Main Head Datum.  
All dimensions are in millimeters  
Do not scale from drawing

LEGEND:  
MH = MANHOLE  
CL = COVER LEVEL  
IC = INSPECTION CHAMBER  
FFL = FINISHED FLOOR LEVEL  
LS = LAMP STANDARD  
SV = SLUICE VALVE  
RG = ROAD GULLY  
V = VALVE  
TEIC = TELECOM INSPECTION CHAMBER  
TP = TELEGRAPH POLE  
EP = ELECTRICITY POLE  
R = RIDGE LEVEL  
EVS = EAVES LEVEL



Rev	Date	Drawn	Description	PF
1	18/01/20	GR	Issued for Planning	PF
2				CH/VA


  
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 F: +353 (0)21 4369797  
 E: info@ma.ie  
 W: www.ma.ie

**Clients:**  
**Certil Limited**  
 Project:  
**Site Between Magazine & Glasheen Roads**

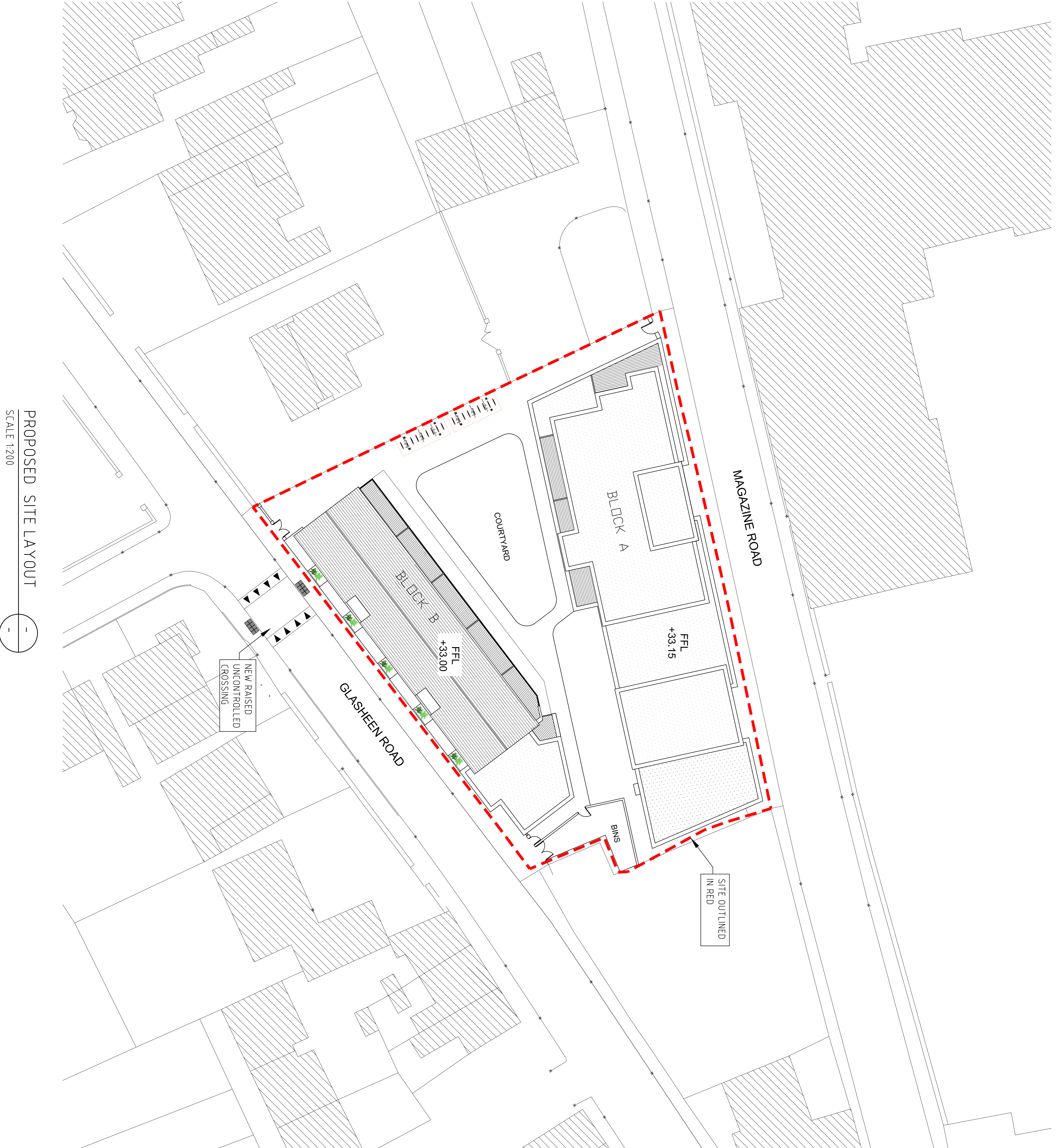
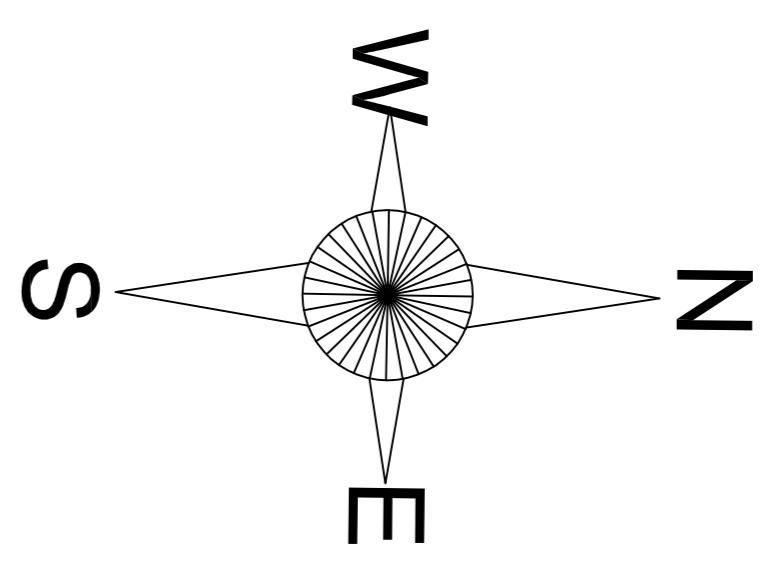
Drawing Title: **Proposed Demolition Works**

Designed: -	Drawn: DT	Date:
Eng. Chk: -	Dwg. Chk: PF	Scale:
Project No: 0600-374	Status: Planning	Rev: PL
Drawing No: 107		

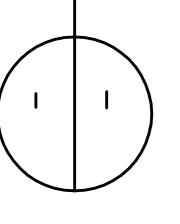
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Original Drawing Size A1

Notes



PROPOSED SITE LAYOUT  
SCALE 1:200



Rev	Date	Drawn	Description	PF
PL	May 20	CS	Issued for Planning	CHX


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**CIVIL | STRUCTURAL | PROJECT MANAGEMENT**

**Client:**  
**Certl Limited**  
**Project:**  
**Proposed Residential Development**  
**Between Magazine & Glasheen Roads**

Drawing Title:			
<b>PROPOSED SITE LAYOUT</b>			
Designed: PF	Drawn: DT	Date: May 2020	
Eng. Chk: PF	Dwg. Chk: PF	Scale: 1:200 @ A1	
Project No: 0600-374			
Drawing No: 108	Status: Planning	Rev: PL	