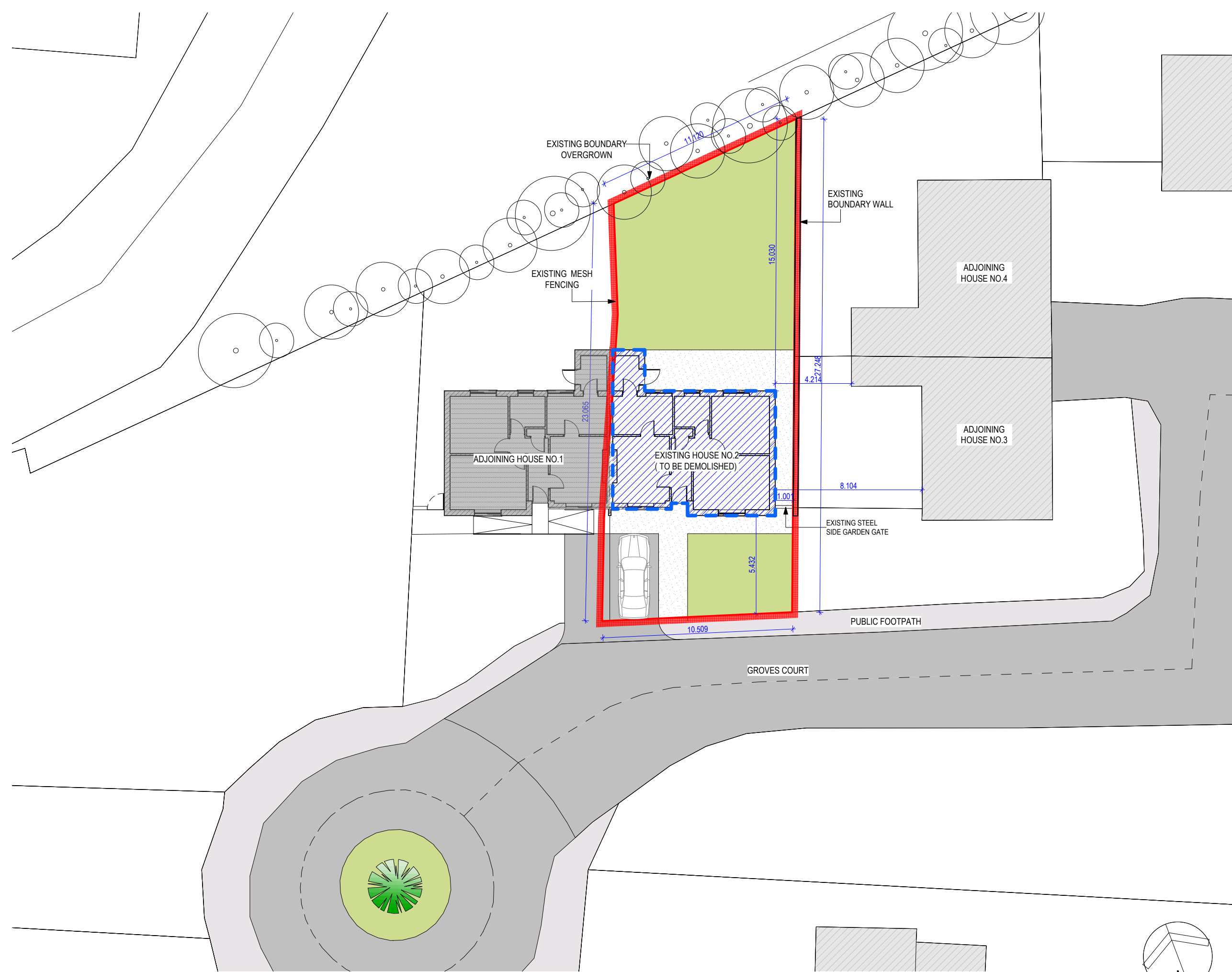


LOCATION MAP
1:1000



Site Boundary

SITE AREA= 253m² / 0.025HA

AREA OF THE
EXISTING HOUSE
TO BE DEMOLISHED

SUITABILITY STATUS CODES
S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)
S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)
S2 - SUITABLE FOR INFORMATION
S3 - SUITABLE FOR REVIEW & COMMENT
S4 - SUITABLE FOR STAGE APPROVAL
D1 - SUITABLE FOR COSTING
D2 - SUITABLE FOR TENDER
D3 - SUITABLE FOR CONTRACTOR DESIGN
D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT
A4 - CONTRACT DOCUMENTS (CONTRACTUAL)
A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)
CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

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JOB TITLE
**DEMOLITION & RECONSTRUCTION WORKS TO
2 GROVES COURT, BLARNEY,
CORK. EIRCODE: T23 NN90**

DRG. TITLE
PART 8
EXISTING SITE PLAN

FILE NAME
26054-RDF-DR-A- 1005

AUTHOR
AM

CHECKER
PD

SCALE @A3
1:200

DATE
07/09/2026

STATUS
FOR INFORMATION

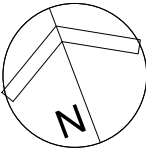
JOB NO.
26054

DRG. NO.
1005

STATUS
S2

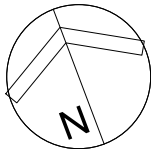
REV NO.

EXISTING SITE PLAN
1:200



AREA OF THE EXISTING HOUSE TO BE DEMOLISHED

FLOOR AREA OF EXISTING DWELLING TO BE FULLY DEMOLISHED : 55,33m²



- SUITABILITY STATUS CODES**
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 - D2 - SUITABLE FOR TENDER
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REV	DATE	CODE	SUITABILITY

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JOB TITLE
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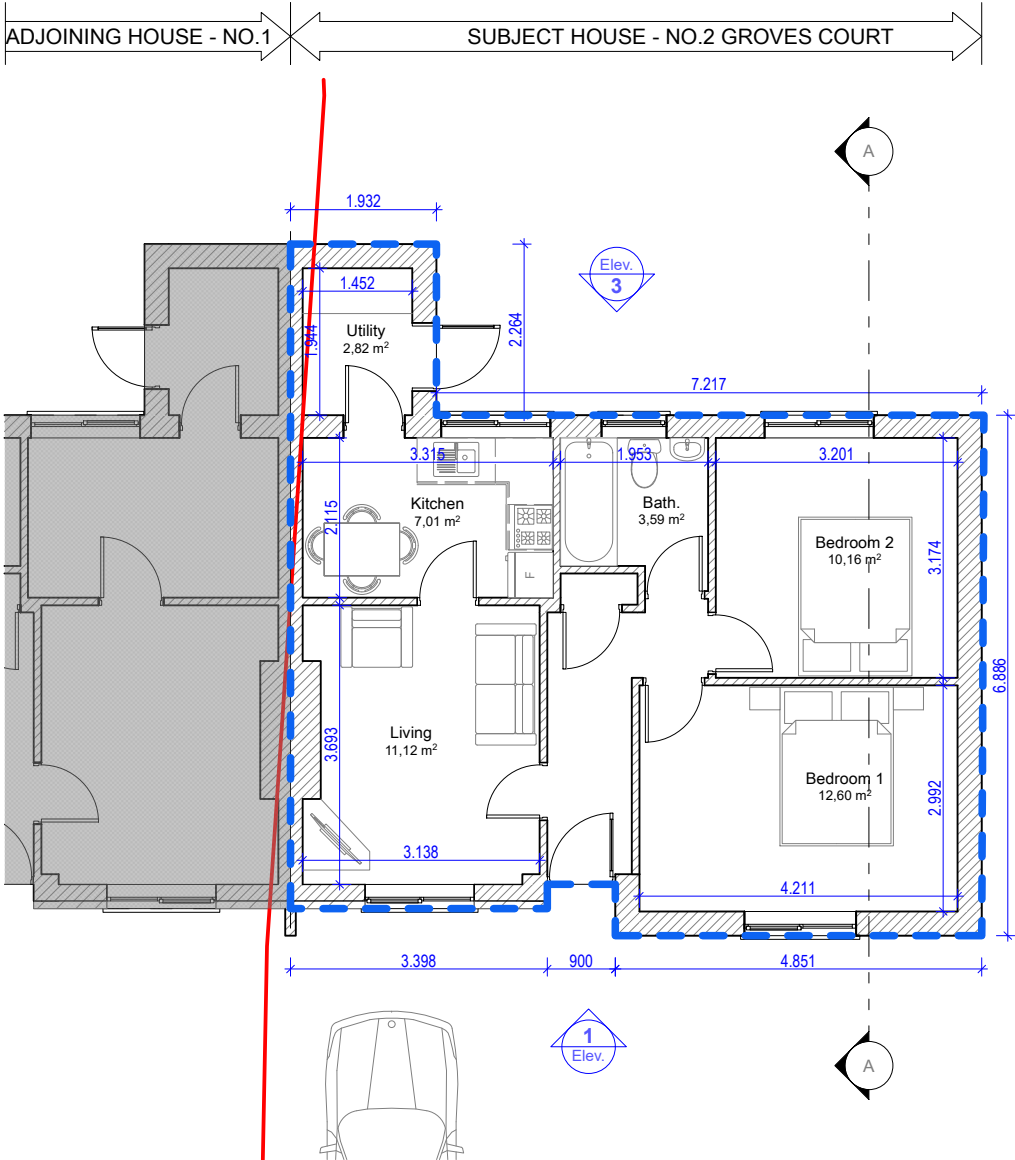
DRG. TITLE
PART 8
EXISTING FLOOR PLANS & ELEVATIONS

FILE NAME 26054-RDF-DR-A- 1010	AUTHOR AM	CHECKER PD
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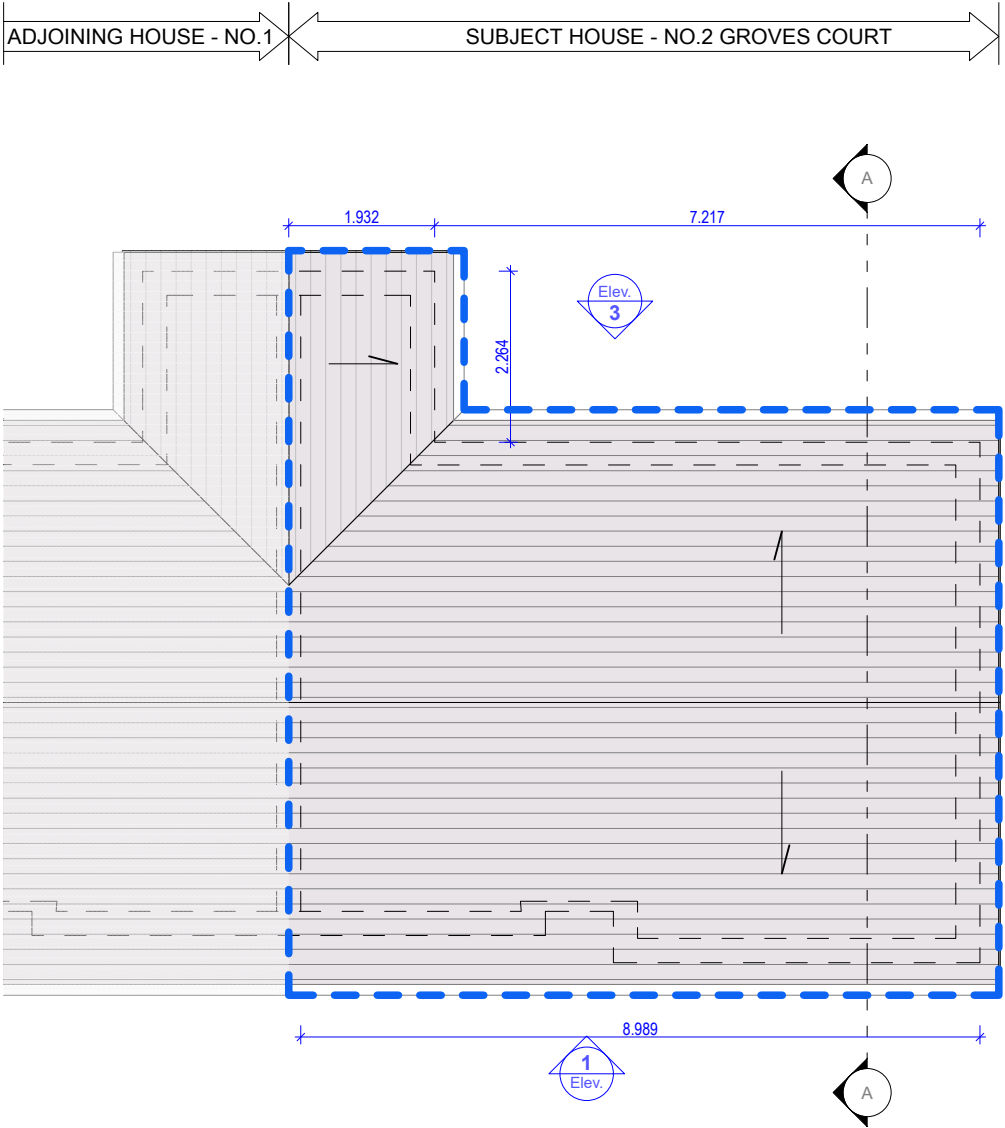
SCALE @A3 1:100	DATE 07/09/2026
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STATUS
FOR INFORMATION

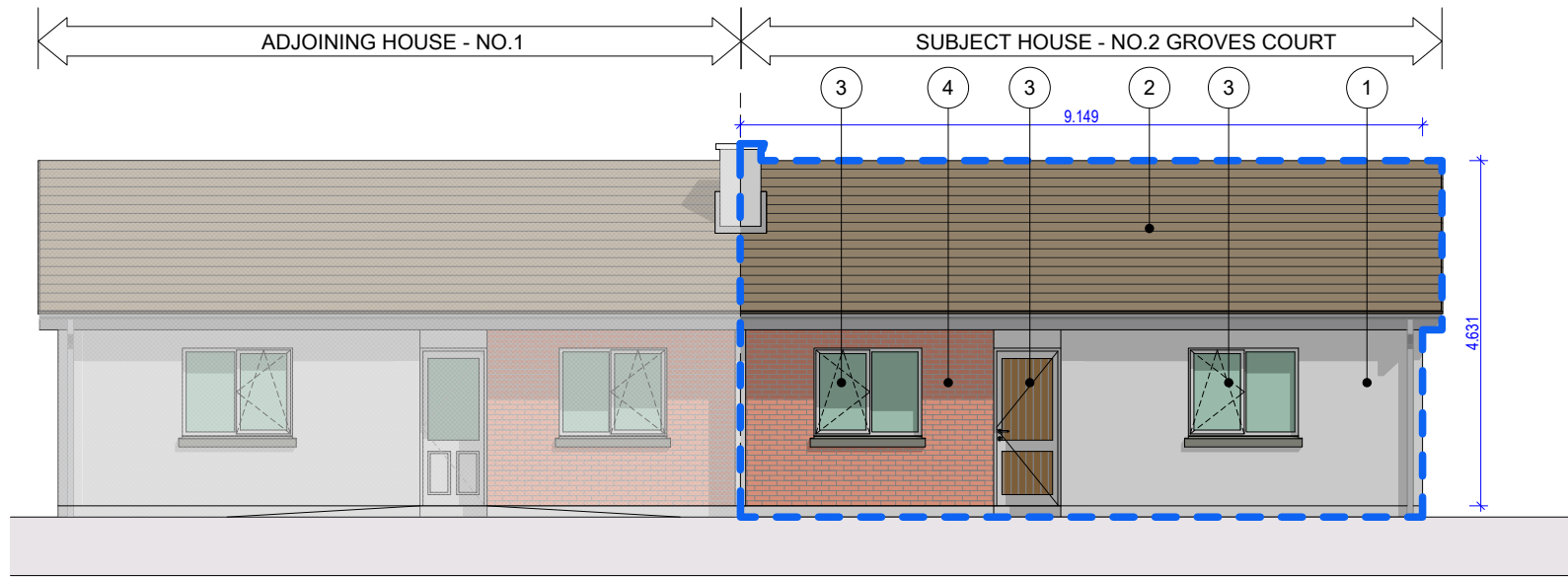
JOB NO. 26054	DRG. NO. 1010	STATUS S2	REV NO.
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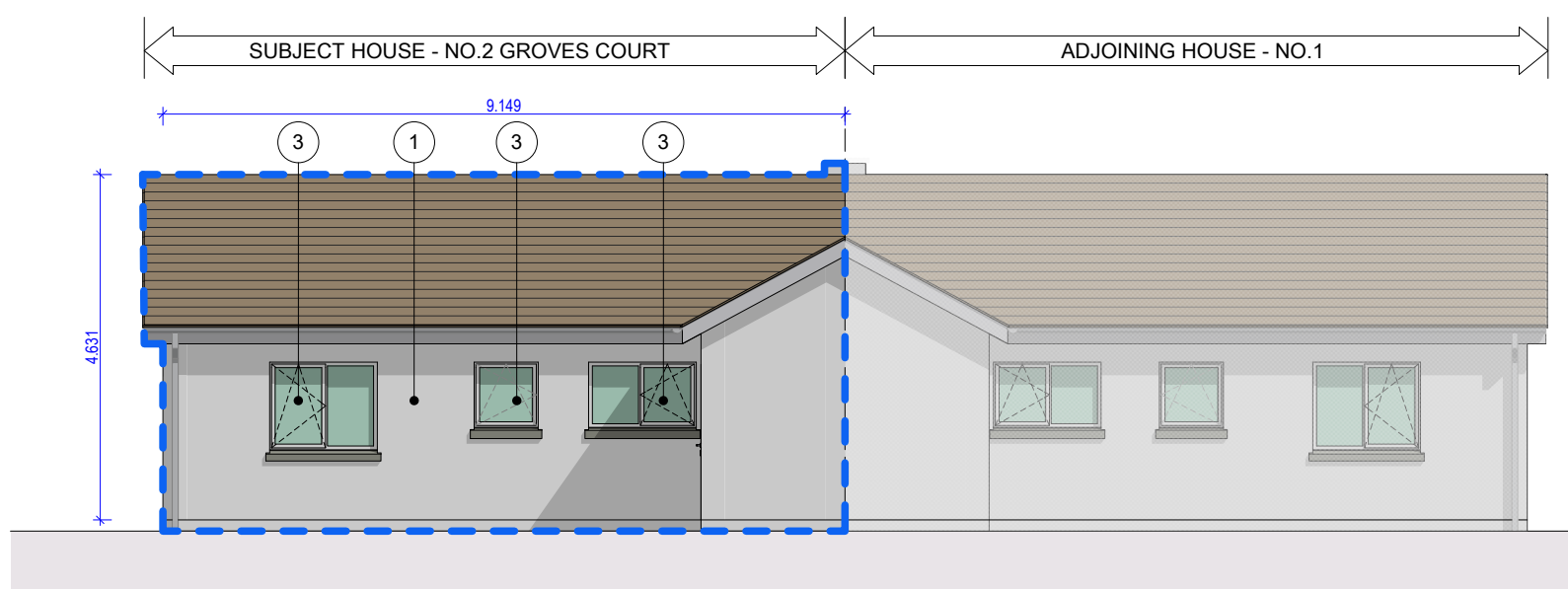
EXISTING GROUND FLOOR PLAN
1:100



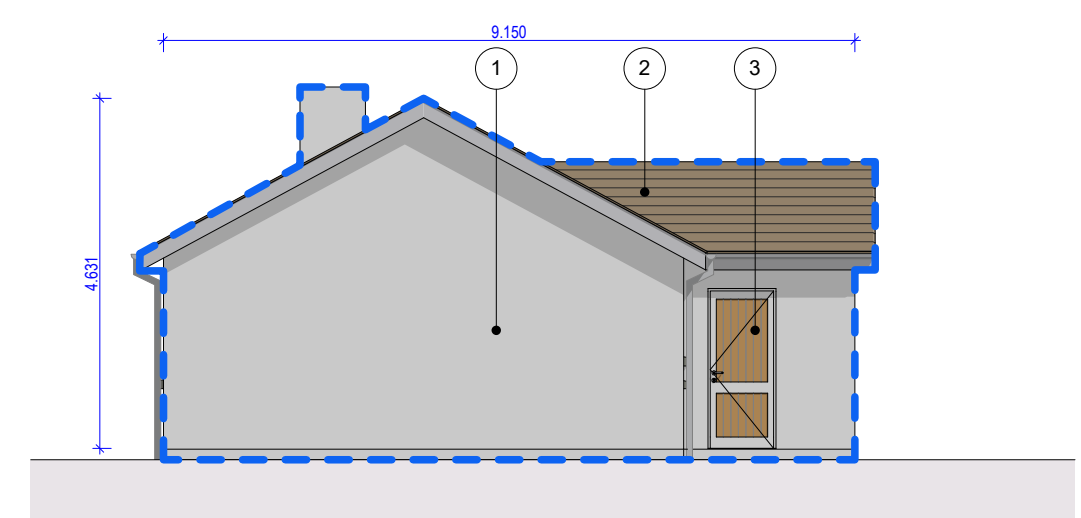
EXISTING ROOF PLAN
1:100



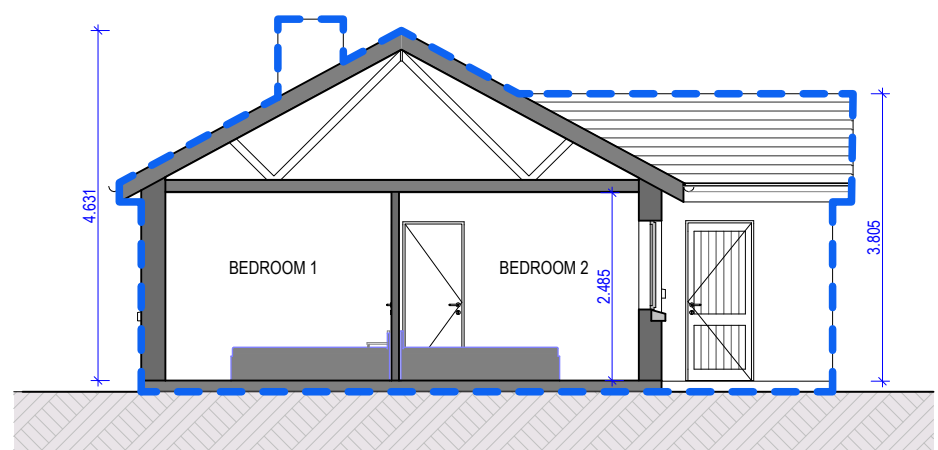
EXISTING FRONT/ SOUTH WEST ELEVATION 1
1:100



EXISTING REAR / NORTH EAST ELEVATION 3
1:100



EXISTING SIDE / SOUTH EAST ELEVATION 2
1:100



EXISTING SECTION A-A
1:100

SCHEDULE OF EXISTING FINISHES:

1. EXISTING SMOOTH RENDER FINISH.
2. EXISTING ROOF TILES.
3. EXISTING WHITE PVC/WINDOWS & DOORS SYSTEM.
4. EXISTING BRICK FACADE.

AREA OF THE EXISTING HOUSE TO BE DEMOLISHED

SUITABILITY STATUS CODES				
S0	-	WORK IN PROGRESS (UNCONTROLLED ISSUE)		
S1	-	SUITBALE FOR COORDINATION (DESIGN TEAM)		
S2	-	SUITBALE FOR INFORMATION		
S3	-	SUITBALE FOR REVIEW & COMMENT		
S4	-	SUITBALE FOR STAGE APPROVAL		
D1	-	SUITBALE FOR COSTING		
D2	-	SUITBALE FOR TENDER		
D3	-	SUITABLE FOR CONTRACTOR DESIGN		
D4	-	SUITABLE FOR MANUFACTURE/PROCUREMENT		
A4	-	CONTRACT DOCUMENTS (CONTRACTUAL)		
A5	-	CONSTRUCTON DOCUMENTS (CONTRACTUAL)		
CR	-	CONSTRUCTON RECORD (AS-BUILT)		

REV	DATE	CODE	SUITABILITY

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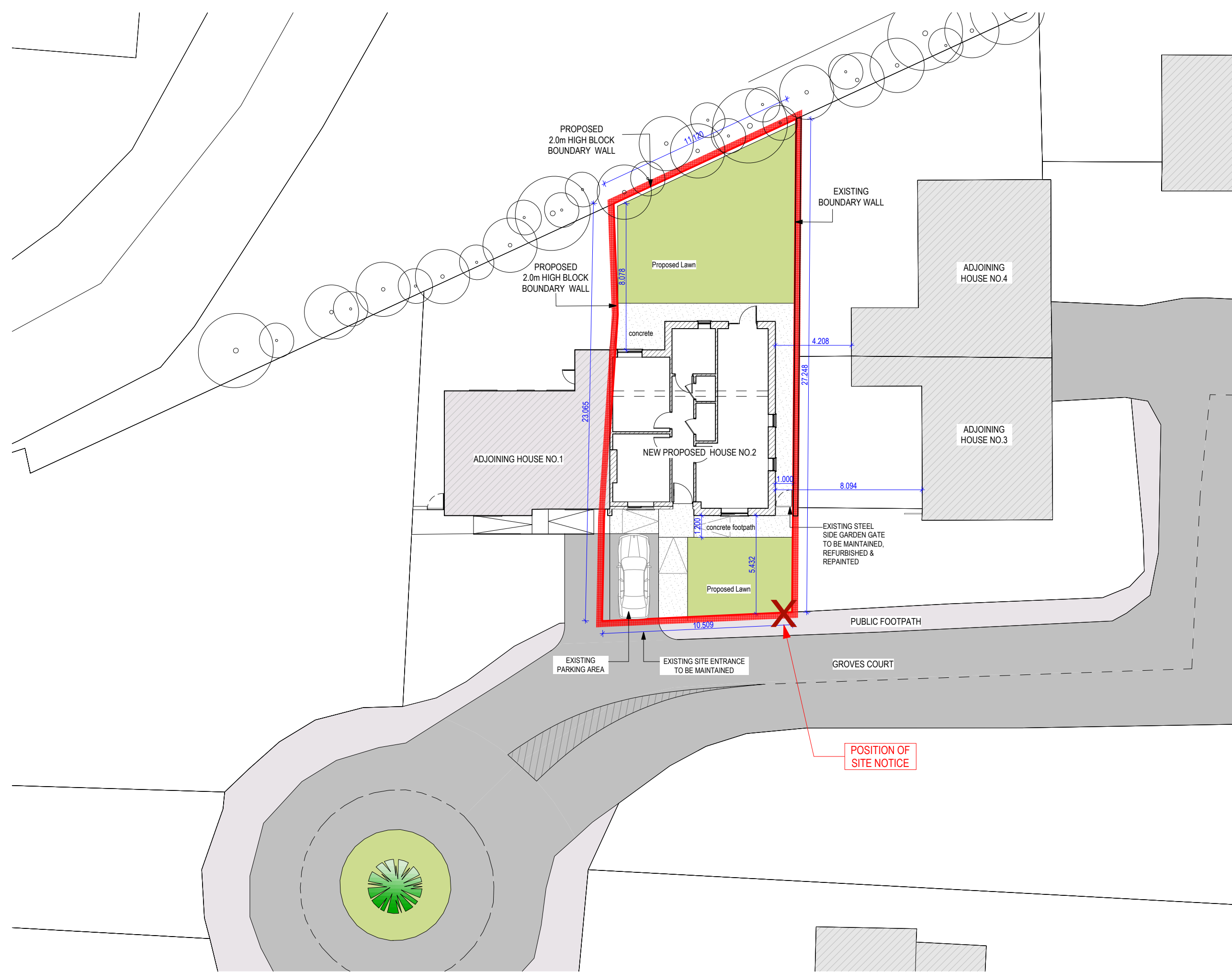
JOB TITLE
**DEMOLITION & RECONSTRUCTION WORKS TO
2 GROVES COURT, BLARNEY,
CORK. EIRCODE: T23 NN90**

DRG. TITLE
PART 8
EXISTING SECTION A-A & ELEVATIONS

FILE NAME 26054-RDF-DR-A- 1011	AUTHOR AM	CHECKER PD
SCALE @A3 1:100	DATE 07/09/2026	

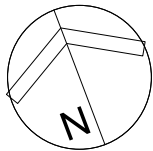
STATUS
FOR INFORMATION

JOB NO. 26054	DRG. NO. 1011	STATUS S2	REV NO.
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Site Boundary

SITE AREA= 253m² / 0.025HA



SUITABILITY STATUS CODES
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REV	DATE	CODE	SUITABILITY

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JOB TITLE
**DEMOLITION & RECONSTRUCTION WORKS TO
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DRG. TITLE
PART 8
PROPOSED SITE PLAN

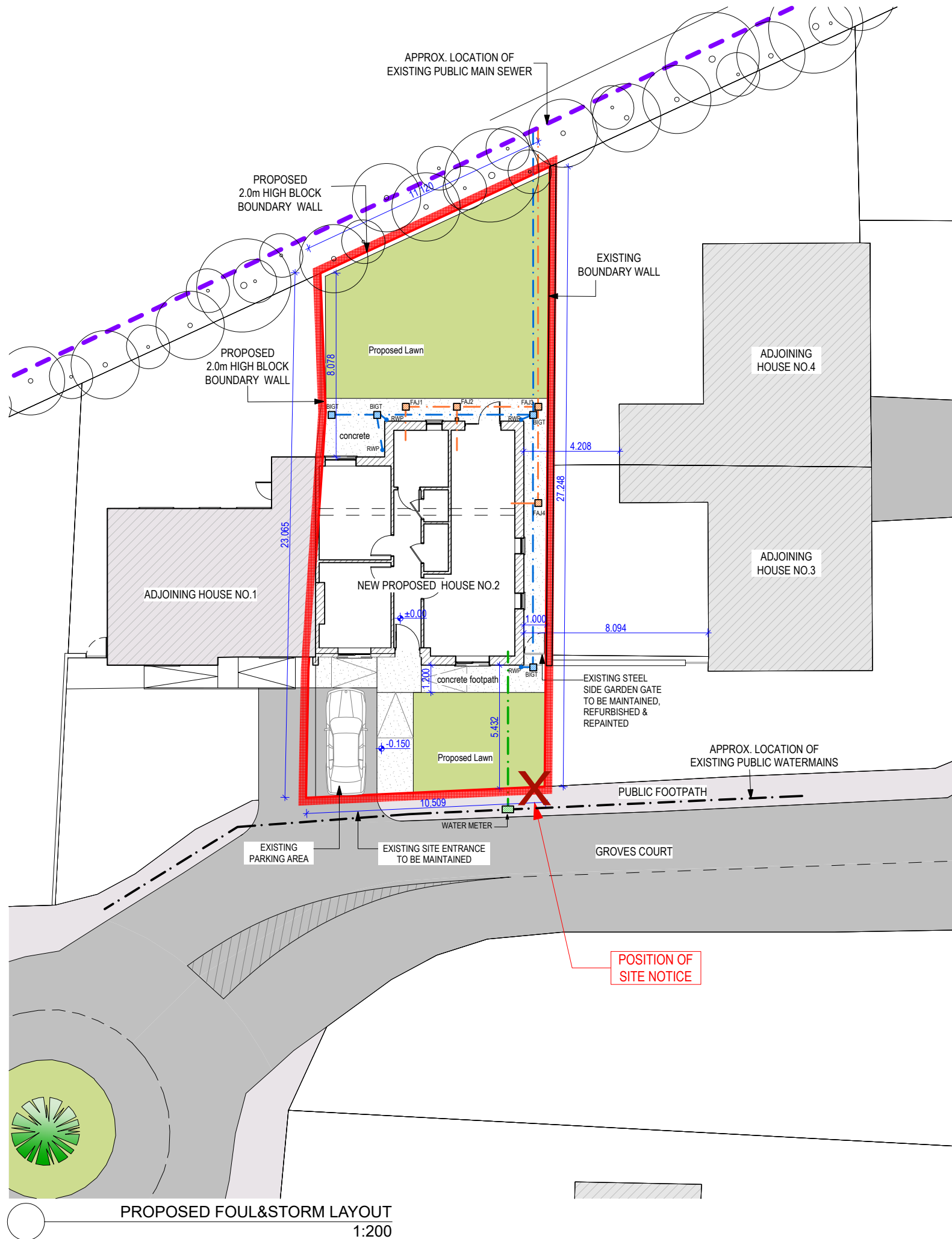
FILE NAME 26054-RDF-DR-A- 1050	AUTHOR AM	CHECKER PD
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SCALE @A3 1:200	DATE 07/09/2026
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STATUS
FOR INFORMATION

JOB NO. 26054	DRG. NO. 1050	STATUS S2	REV NO.
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PROPOSED SITE PLAN
1:200



NOTES:

1. Foul and Storm Pipes to be installed in accordance with technical Guidance Document H - Drainage and Waste Disposal 2016.
2. Foul pipes to be 100mm diameter wavin PVC with a min slope of 1 in 80.
3. Storm pipes to be 100mm diameter wavin PVC with a min slope of 1 in 100.

Abbreviations

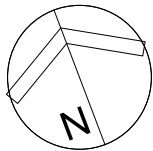
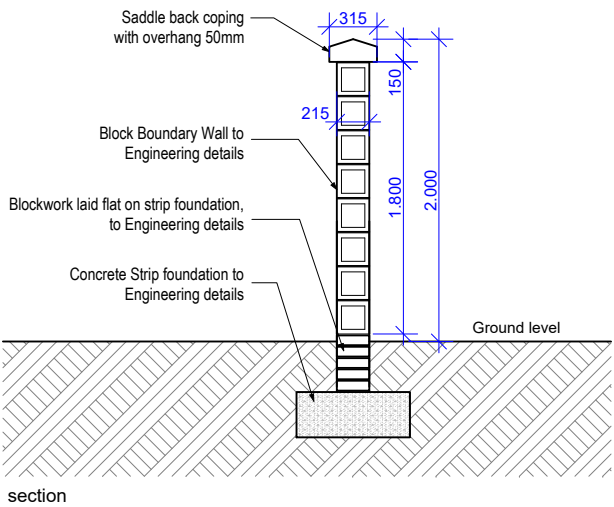
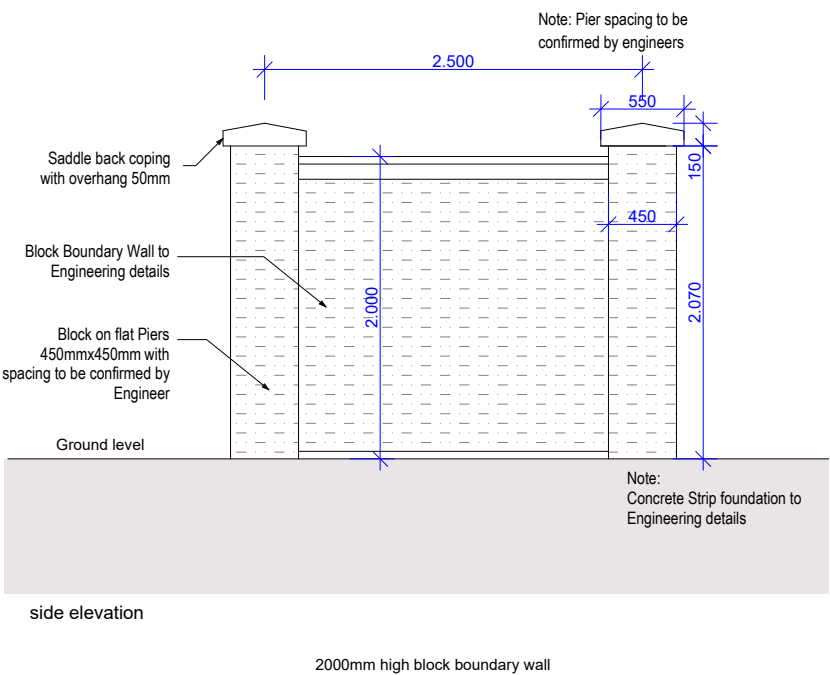
FAJ = Foul Access Junction
BIGT = Back Inlet Gully Trap
RWP = Rain Water Pipe (Downpipe)

LEGEND:

- Proposed Stormwater Pipe
- Proposed Foulwater Pipe
- Existing Public Main Sewer
- Proposed Watermain Pipe
- Existing Public Watermains

Site Boundary

SITE AREA= 253m² / 0.025HA



PROPOSED 2.0m HIGH BLOCK BOUNDARY WALL
1:50

- SUITABILITY STATUS CODES**
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 - S3 - SUITABLE FOR REVIEW & COMMENT
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 - D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT
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REV	DATE	CODE	SUITABILITY

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DRG. TITLE
**PART 8
PROPOSED FOUL & STORM LAYOUT & PROPOSED BOUNDARY WALL**

FILE NAME
26054-RDF-DR-A- 1051

AUTHOR
AM

CHECKER
PD

SCALE @A3
1:200, 1:50

DATE
07/09/2026

STATUS
FOR INFORMATION

JOB NO.
26054

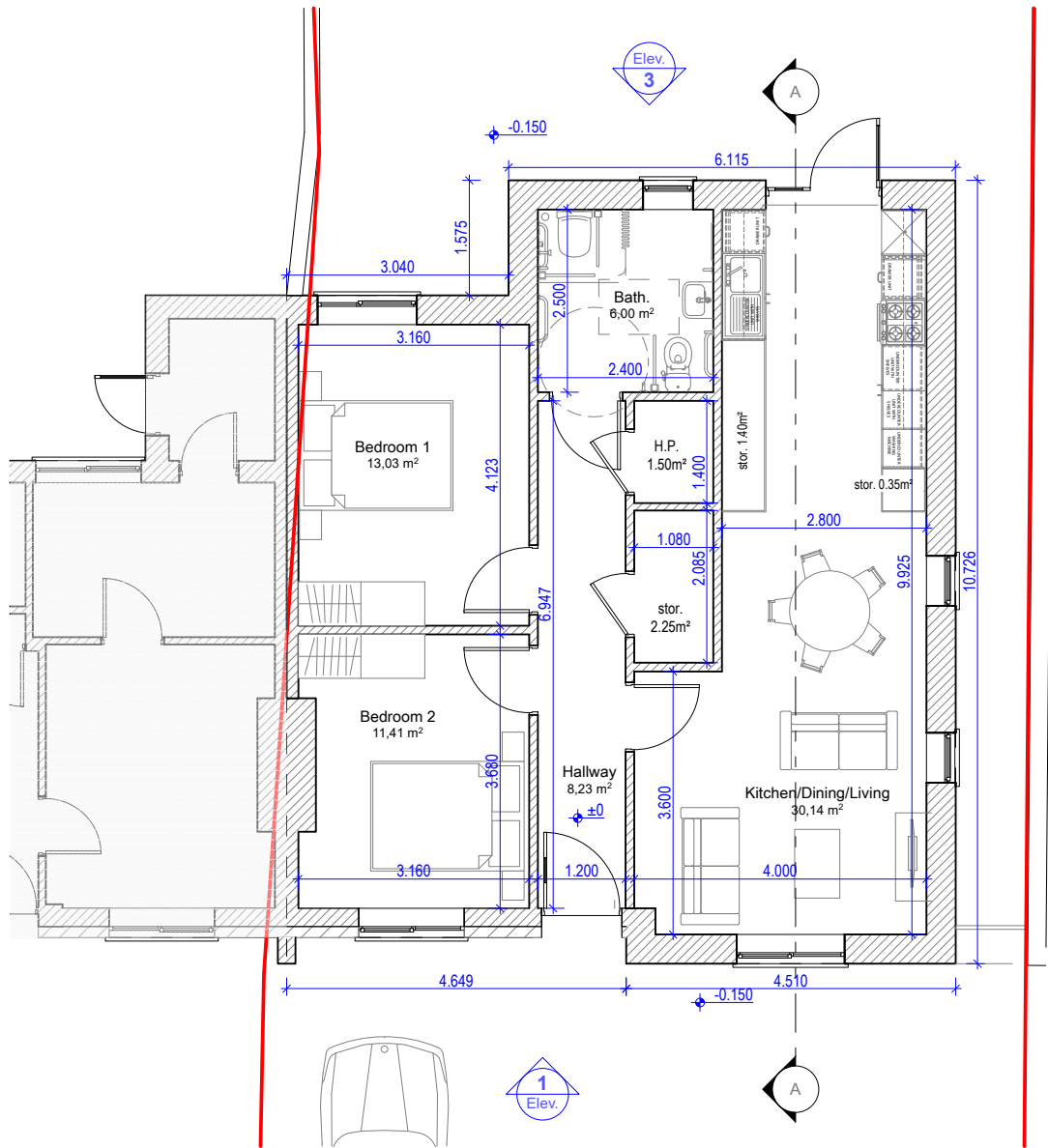
DRG. NO.
1051

STATUS
S2

REV NO.

ADJOINING HOUSE - NO.1

SUBJECT HOUSE - NO.2 GROVES COURT

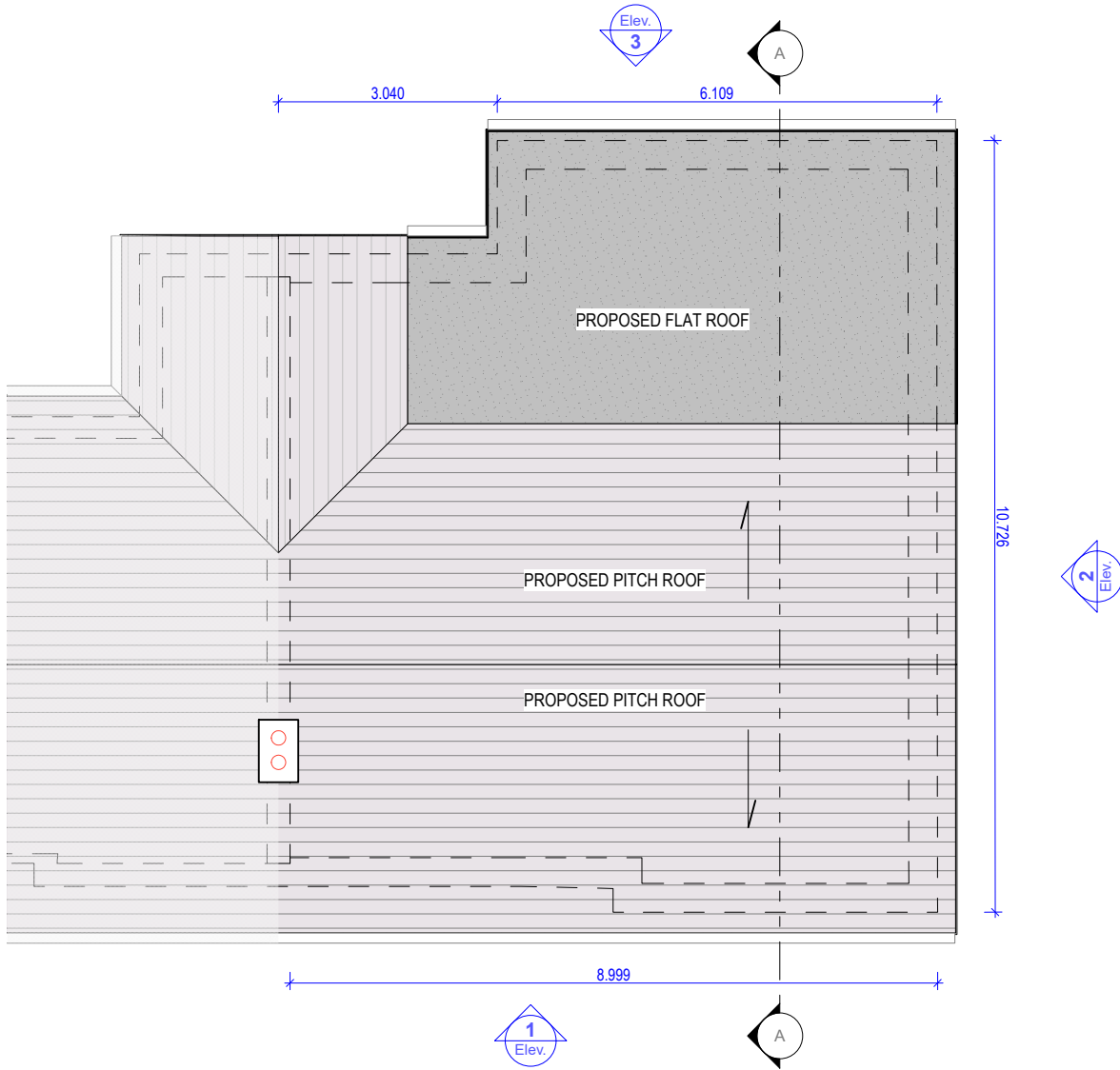


PROPOSED GROUND FLOOR PLAN
1:100

FLOOR AREA OF PROPOSED
DWELLING: 77,90m²

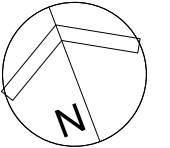
ADJOINING HOUSE - NO.1

SUBJECT HOUSE - NO.2 GROVES COURT



PROPOSED ROOF PLAN
1:100

MIN REQUIRED FLOOR AREAS AND STANDARDS					
AS PER DESIGN MANUAL FOR QUALITY HOUSING					
2 Bed/ 4P (1 storey)					
RELEVANT AREA	PROPOSED UNIT		GUIDELINES		OVERPASS MIN AREA (%)
	PROP. WIDTH (m)	PROP. AREA (m²)	MIN WIDTH (m)	MIN FLOOR AREA (m²)	
BEDROOM 1	3,16	13,03	2,8	13	100%
BEDROOM 2	3,16	11,41	2,8	11,4	100%
MAIN LIVING ROOM	4	14,4	3,8	13	111%
TOTAL STORAGE AREA		4		4	100%
TOTAL BEDROOM AREA		24,44		25	98%
TOTAL LIVING/KITCHEN/DINING AREA		30,14		30	100%
TOTAL GROSS INTERNAL AREA		77,9		70	111%



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D3 - SUITABLE FOR CONTRACTOR DESIGN
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DRG. TITLE
PART 8
PROPOSED FLOOR PLANS

FILE NAME
26054-RDF-DR-A- 2030

AUTHOR
AM

CHECKER
PD

SCALE @A3
1:100

DATE
07/09/2026

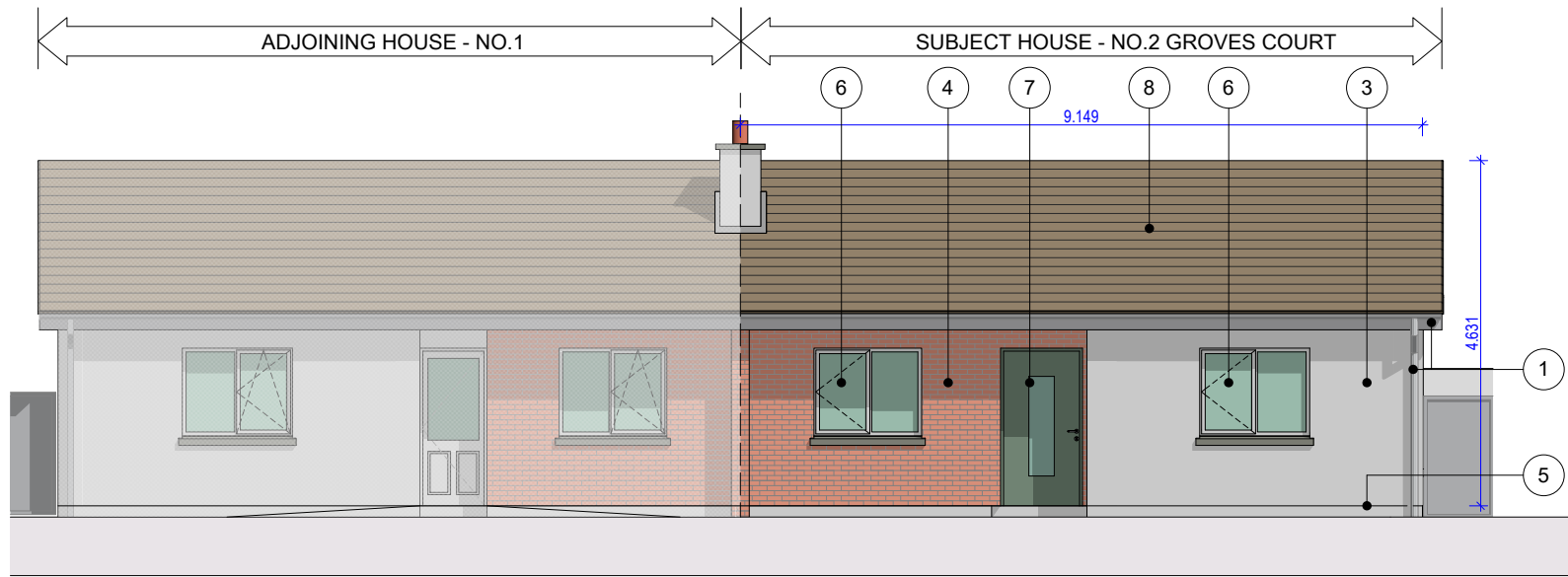
STATUS
FOR INFORMATION

JOB NO.
26054

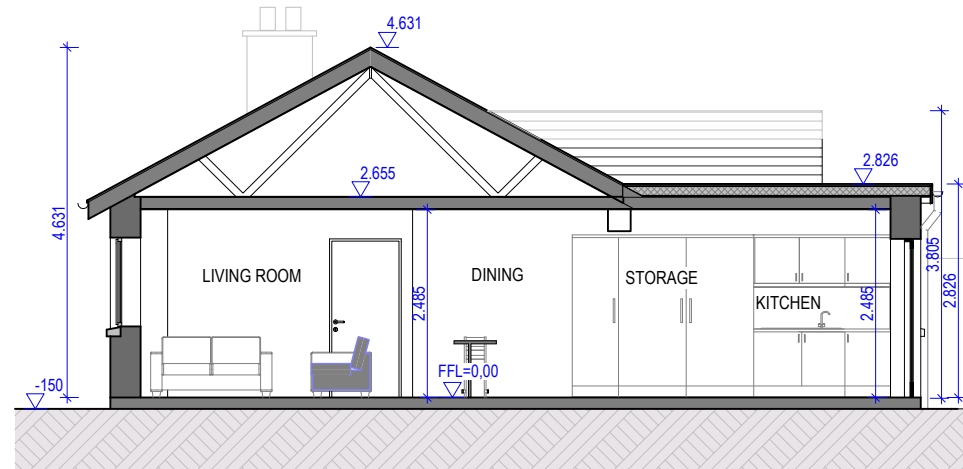
DRG. NO.
2030

STATUS
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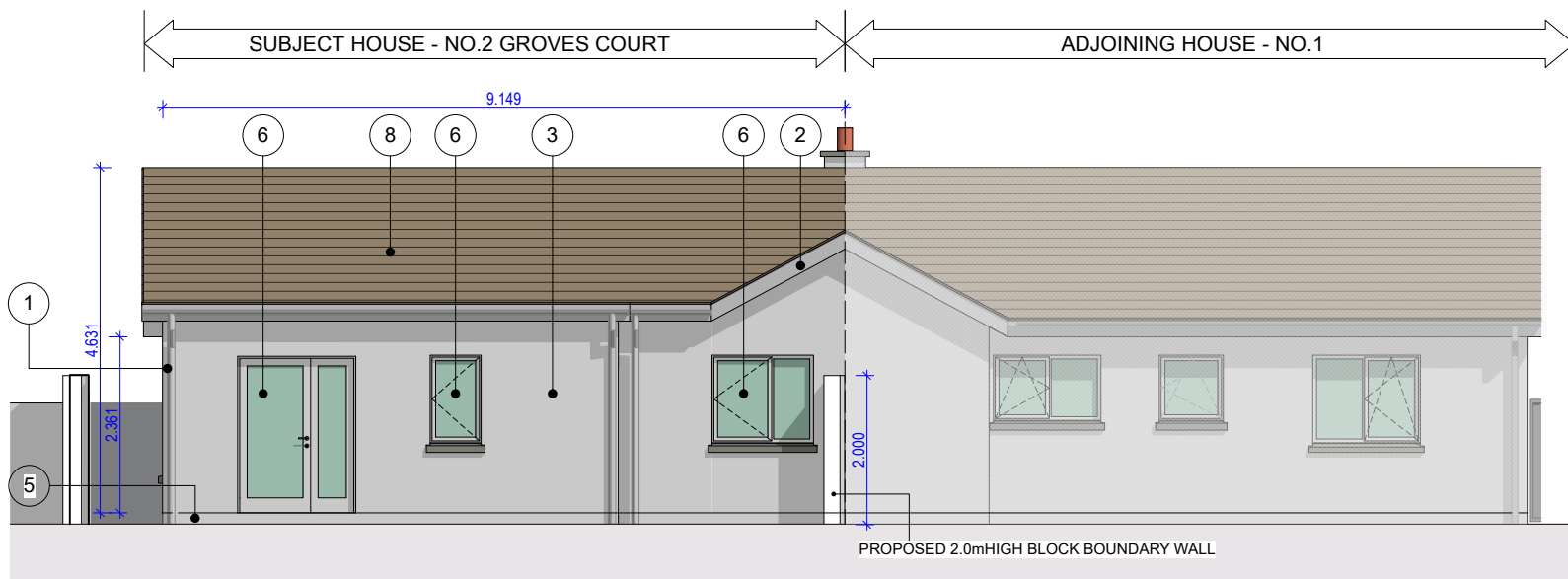
REV NO.



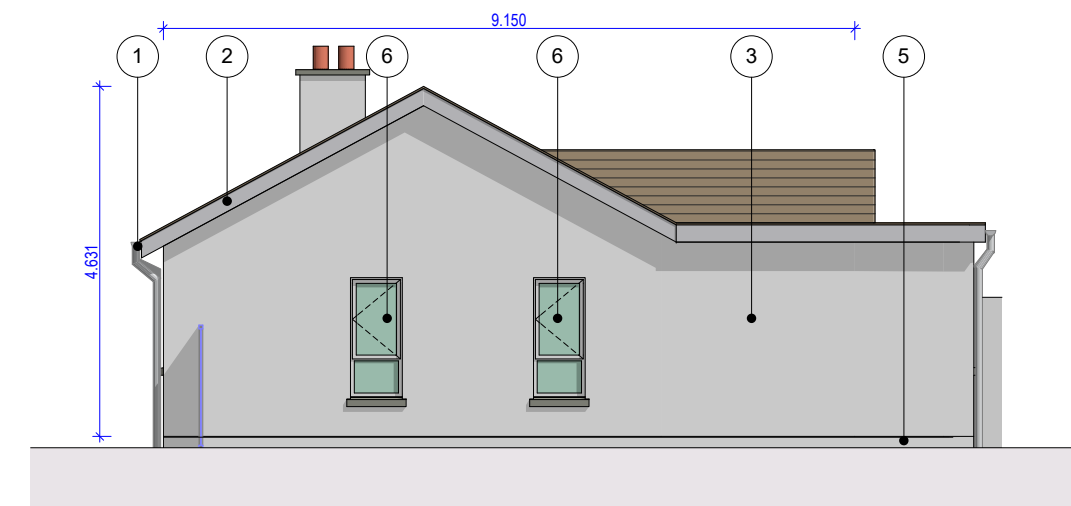
PROPOSED FRONT/ SOUTH WEST ELEVATION 1
1:100



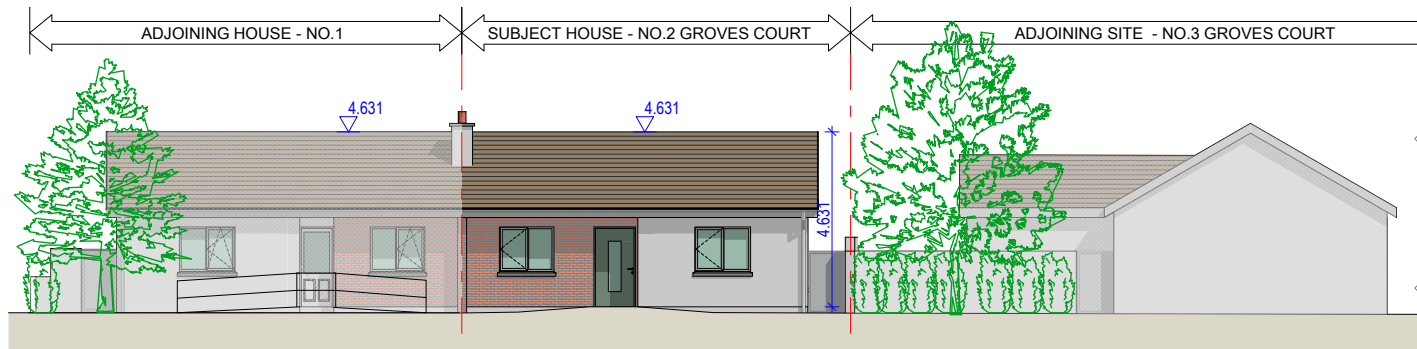
PROPOSED SECTION A-A
1:100



PROPOSED REAR / NORTH EAST ELEVATION 3
1:100



PROPOSED SIDE / SOUTH EAST ELEVATION 2
1:100



CONTEXTUAL STREET ELEVATION
1:200

SCHEDULE OF PROPOSED FINISHES:

1. PVC GUTTERS & DOWPIPES.
2. FASCIA & SOFFIT TO BE CONSTRUCTED USING EXTERNAL GRADE CEMENT BOARD, FINISHED WITH SUITABLE EXTERNAL RENDER / POWDER COATED ALUMINIUM TO MATCH EXISTING.
3. EXTERNAL WALLS TO BE FINISHED WITH SAND AND CEMENT 19mm THICK RENDER WITH A WOOD FLOAT OR DASH FINISH. RENDER TO BE PAINTED WITH SUITABLE EXETRNAL GRADE PAINT, COLOUR AND TYPE TO BE SET OUT IN THE WORK REQUIREMENTS.
4. BRICK FACADE TO MATCH EXISTING.
5. PLINTH TO BE SAND AND CEMENT RENDER.
6. ALL WINDOWS & DOORS TO BE uPVC WITH DOUBLE , OR TRIPLE GLAZING / COLOUR WHITE.
BATHROOM WINDOWS TO BE FITTED WITH OBSCURE GLASS.
7. PVC / COMPOSITE INSULATED EXTERNAL DOORS.
8. PROPOSED CONCRETE ROOF TILES PROFILED TO MATCH EXISTING.

SUITABILITY STATUS CODES
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REV	DATE	CODE	SUITABILITY

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JOB TITLE
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DRG. TITLE
PART 8

PROPOSED SECTION A-A & ELEVATIONS

FILE NAME
26054-RDF-DR-A- 2070

AUTHOR
AM

CHECKER
PD

SCALE @A3
1:100, 1:200

DATE
07/09/2026

STATUS
FOR INFORMATION

JOB NO.
26054

DRG. NO.
2070

STATUS
S2

REV NO.