Proj Name	**Avoncore, Midleton, Co Cork**	Cork County Council	
Proj Address	**Avoncore, Midleton, Co Cork**	Technicial Architectural Support Unit,	
Proj No.	**ATS1_S_2018_049**	County Hall, Cork	
Proj Stage	**Part 8**	tel - 353 21 4385430	fax - 353 21 4348164
		email - architect@corkcoco.ie	web - www.corkcoco.ie

Drawings

Proj Arch	R.Fenton			**DSD**		
Proj Tech		Issued by -	RF	Day	26	01
				Month	03	09
				Year	20	20

Drg No	Drawing Title	Scale	Sheet	Revision		
1.00 SITE DRAWINGS						
1.00	Site Location Map	1:2500	A1	01		
1.01	Existing Site Layout	1:500	A1	01		
1.02	Proposed Site Plan	1:200	A1	01	02	
1.03	Proposed Site Sections & Elevations	1:200	A1	01	02	
~~1.04~~	~~Proposed Road Sections & Elevations~~	~~1:200~~	~~A1~~	~~01~~		**Drawing omitted**
5.00 GA HOUSE TYPES						
5.01	House Type A - 3 Bed_5 Person_2 Storey	1:50	A1	01		
~~5.02~~	~~House Type A1 - 3 Bed_5 Person_2 Storey~~	~~1:50~~	~~A1~~	~~01~~		**Drawing omitted**
5.03	House Type B - 2 Bed_4 Person_2 Storey	1:50	A1	01		
~~5.04~~	~~House Type B1 - 2 Bed_4 Person_2 Storey~~	~~1:50~~	~~A1~~	~~01~~		**Drawing omitted**
5.05	House Type C - 3 Bed_5 Person_2 Storey_Narrow	1:50	A1	01		
~~5.06~~	~~House Type D - 4 Bed_7 Person_2 Storey~~	~~1:50~~	~~A1~~	~~01~~		**Drawing omitted**
Purpose Of Issue						

Comment		
Approval		
Issued to DOE		
Planning		
Tender		
Contract		
Construction		

Distribution

Name	Company/Individual	copies		
Contractors				
Quantity Surveyor				
Engineer - Mechanical & Electrical				
Engineer - Structural				
Main Contractor		Print		
Planning Department			x	x
Department of Housing,Planning, Community and Local Government				

Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
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This drawing to be read in conjunction with all the Specification Documents.

N

SITE LAYOUT LEGEND

SITE

Site boundary - 0.51 Hectares (1.2 Acre)

Site coordinates to centre of site
Eastings (x): 587702 Northings (y):574710

Rev / Issue No.	Revision / Issue Description	Date
01	Part 8 Submission	26-05-2020

Project Stage: Part 8 Planning

Job Title: Avoncore Estate, Broomfield West, Midleton

Architects Department
Housing Directorate

County Hall, Cork
Tel: (021) 4285430
e-mail: architects@corkcoco.ie

Senior Architect: Mark Collins

Drawing Title: Site Location Map

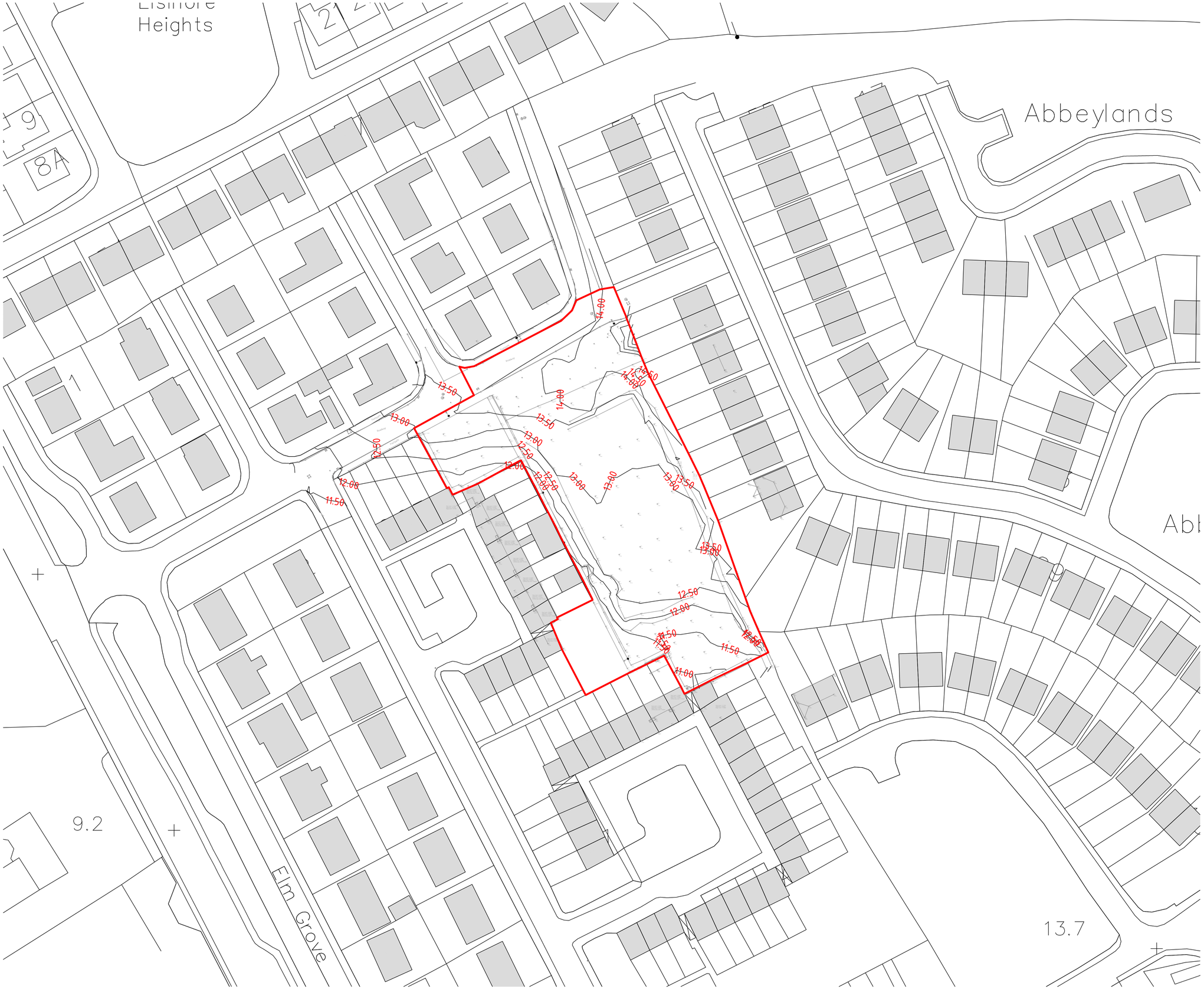
Design Team:
Architect: R.Fenton
Technician:
Surveyor: R. Brosnan

Date: May 2020
Scale: 1:2500
Sheet: A1
Stage ID: SI

Dwg. No. 1.00

Job No. S_2018_049

Rebuilding Ireland



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This drawing to be read in conjunction with all the Specification Documents.

N

SITE LAYOUT LEGEND

SITE

Site boundary - 0.51 Hectares (1.2 Acre)

Rev / Issue No.	Revision / Issue Description	Date
01	Part 8 Submission	26-05-2020

Project Stage: Part 8 Planning

Job Title: Avoncore Estate, Broomfield West, Midleton

Architects Department
Housing Directorate

County Hall, Cork
Tel: (021) 4285430
e-mail: architects@corkcoco.ie

Senior Architect: Mark Collins

Drawing Title: Existing Site Layout

Design Team:
Architect: R.Fenton
Technician:
Surveyor: R. Brosnan

Date: May 2020
Scale: 1:500
Sheet: A1
Stage ID: SI

Dwg. No. 1.01

Job No. S_2018_049

Rebuilding Ireland

Brookdale. Existing
Private housing estate.

New blockwork wall to
define boundary between
new and existing estate

BW-01

New footpath to
tie into existing

Road
Surface to
be made
good

FFL +13.850

Green Area

FFL +13.325

Unit 01

Unit 03

Unit 04

Unit 05

Unit 06

Unit 07

Unit 08

Unit 09

Unit 10

PPW-01

FFL +12.875

FFL +12.650

FFL +12.425

FFL +12.200

FFL +11.975

FFL +11.750

Unit 02

Wayleave for
Irish Water
sewer
Diversion as
required.

Compacted
stone
aggregate
finish with
manholes as
required by
Irish Water

FFL +11.500

FFL +11.000

Unit 35

Green Area

New Access Road

Raised 250mm high
slip form kerbing

Gabion retaining
basket if
required by SE.

New Sloping meadow area

Green Area

Existing Wall
plastered on
Public side

Uncontrolled pedestrian
crossing and speed
control ramp

FFL +12.000

Existing pathway resurfaced and widened to 1.8m

FFL +11.500

FFL +11.400

Turning Bay

Green Area

Existing rear
garden access

BW-01.
New boundary wall to
define garden of unit 52

Unit 60

Unit 52

Garden Area 50m²

Avoncore Place.
Existing Social housing estate

Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
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This drawing to be read in conjunction with all the
Specification Documents.

N

SITE LAYOUT LEGEND

SITE

- Site boundary - 0.51 Hectares (1.2 Acre)
- Right of Ways
- Lands in ownership of Applicant

EXTERNAL WALL TYPES

- BW-01 — Blockwork 01 - 1.9m high 215mm blockwork rendered on public side with 100mm cast in-situ concrete capping
- BW-02 — Blockwork 02 - 1.2m high 215mm blockwork rendered on both sides with 100mm cast in-situ concrete capping.
- PPW-01 — Concrete Post & Panel Construction - 2m high

EXTERNAL FINISHES

- Grass - planted - Public Green Areas
- Shrub Planting area
- Concrete Finish
- Concrete - Textured Finish
- Tarmacadam - Black
- Tarmacadam - Coloured
- Tactile Paving to pedestrian crossings
- Paving

HOUSE TYPES

- Type A 3bed/5per/2storey - 4 No.
- Type B 2bed/4per/2storey - 4 No.
- Type C 3bed/5per/2storey_No Overlooking - 2 No.
- Existing houses which front onto proposed development.

Total: 16 Units

LANDSCAPING

New Tree chosen from 'Acceptable Tree Species and Sizes'.
Trees to have 2.11m min stem height and be 3m min height. Refer to Architectural Specification.

Street Furniture

CAR SPACES

10 houses provided.
Dev Plan parking requirement: 20 spaces
Actual spaces provided: 31 spaces
1 disabled car space provided.

DENSITY

Site Area: 0.51 Hectares
10 Units provided
Dev Plan permitted density: 25-35 DPH
Actual Density: 19.5 DPH
Percentage green area: 24%

Rev / Issue No.	Revision / Issue Description	Date
02	Part 8 - Modified Layout	01-09-2020
01	Part 8 Submission	26-05-2020

Project Stage: Part 8 Planning

Job Title: Avoncore Estate, Broomfield West, Midleton

Architects Department
Housing Directorate

County Hall, Cork
Tel: (021) 4285430
e-mail: architects@corkcoco.ie

Senior Architect: Mark Collins

Drawing Title: Proposed Site Plan

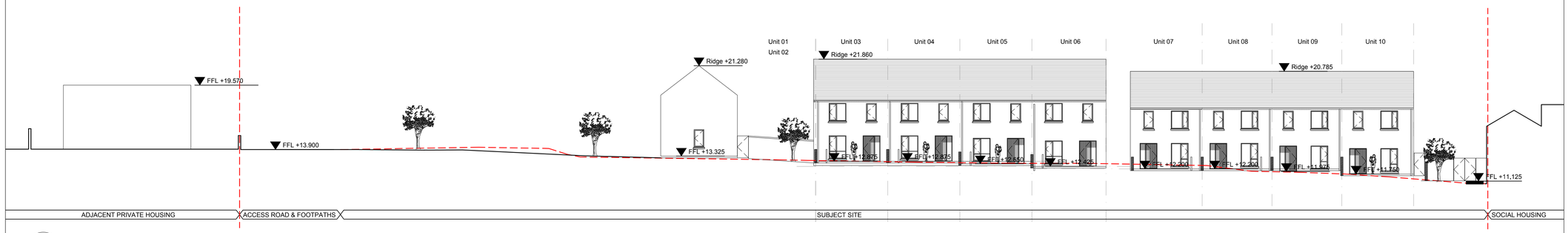
Design Team:
Architect: R.Fenton
Technician:
Surveyor: R. Brosnan

Date: May 2020
Scale: 1:200
Sheet: A1
Stage ID: SI

Dwg. No. 1.02

Job No. S_2018_049

Rebuilding Ireland
Action Plan for Housing and Homelessness



01 - Front Elevation

1:200

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Rev / Issue No.	Revision / Issue Description	Date
02	Part 8 - Modified Layout	01-09-2020
01	Part 8 Submission	26-05-2020

Project Stage: Part 8 Planning

Job Title: Avoncore Estate, Broomfield West, Midleton

Architects Department
Housing Directorate

County Hall, Cork
Tel: (021) 4285430
e-mail: architects@corkcoco.ie

Senior Architect: Mark Collins

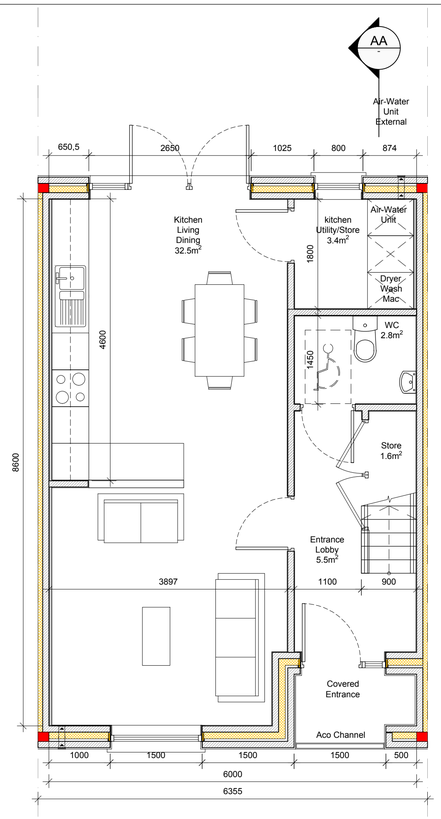
Drawing Title: Site Sectional Elevations

Design Team:
Architect: R.Fenton
Technician:
Surveyor: R. Brosnan

Date: May 2020
Scale: 1:200
Sheet: A1
Stage ID: SI

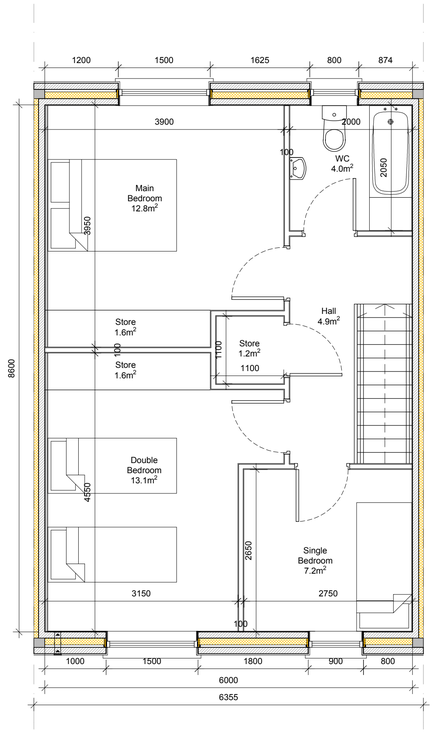
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Job No. S_2018_049



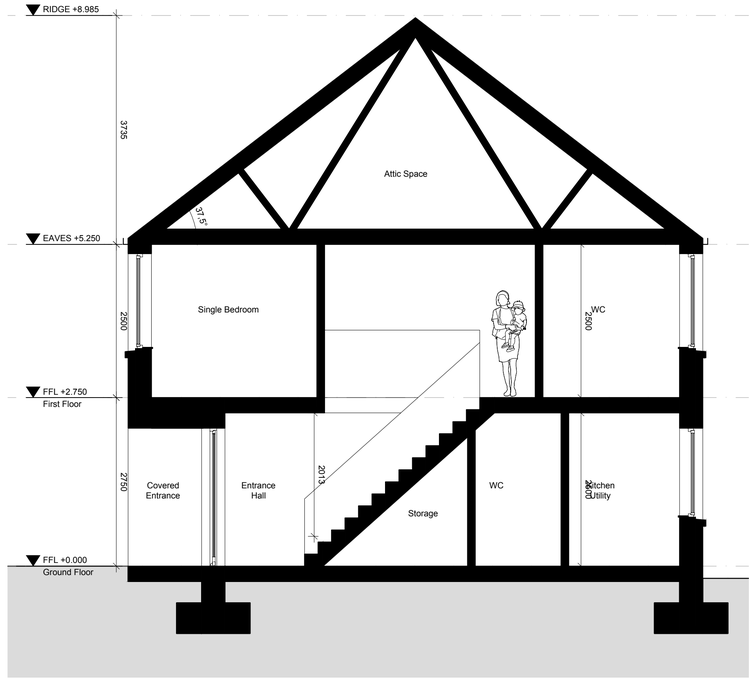
01 - Ground Floor Plan

1:50



02 - First Floor Plan

1:50

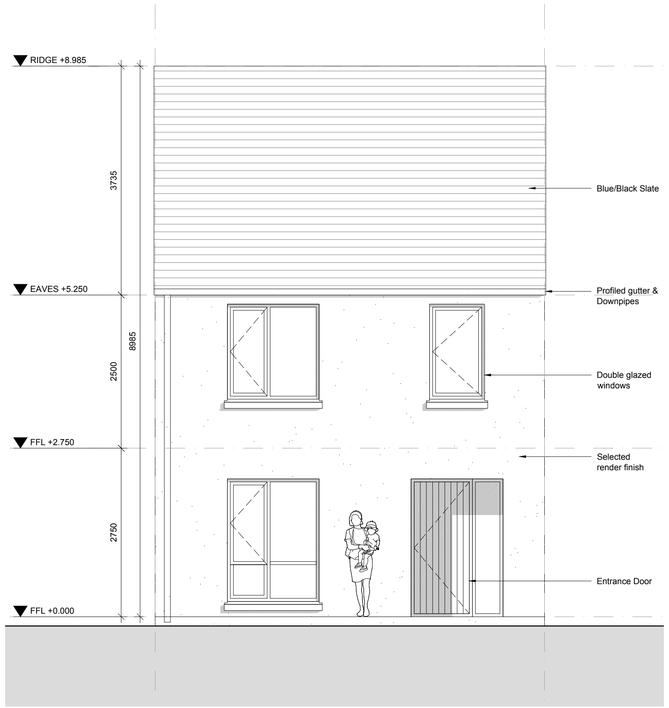


03 - Section AA

1:50

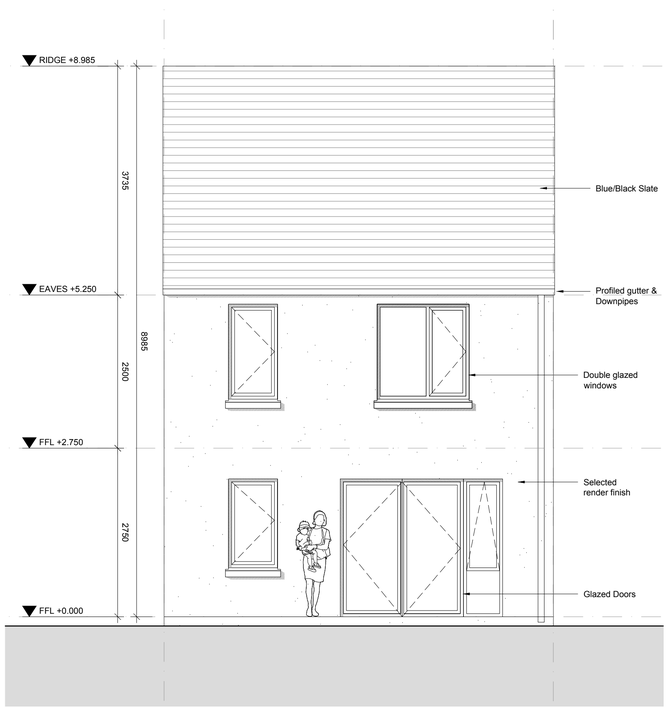
Note :
Dimensions not to be scaled from drawing.
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This drawing to be read in conjunction with all the Specification Documents.

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m^2)	(m^2)	(m^2)	(m^2)	(m^2)
Familly Dwellings - 3 or more persons					
3BED/5P House (2 Storey)	92	13	34	32	5
3BED/5P House (Proposed)	96.6	14.5	32.5	33.1	6



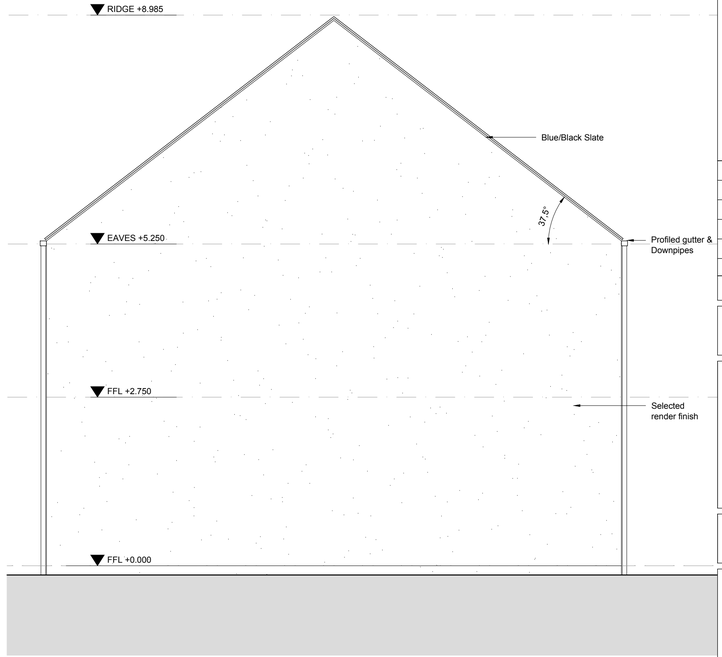
04 - Front Elevation

1:50



05 - Rear Elevation

1:50



06 - Side Elevation Variation

1:50

01	Part 8 Submission	26-05-2020
Rev / Issue No.	Revision / Issue Description	Date

Project Stage: Part 8 Planning

Job Title: Avoncore Estate, Broomfield West, Midleton

Architects Department
Housing Directorate

County Hall, Cork
Tel: (021) 4285430
e-mail: architects@corkcoco.ie

Senior Architect: Mark Collins

Drawing Title: House Type A
3 Bed_5 Person_2 Storey

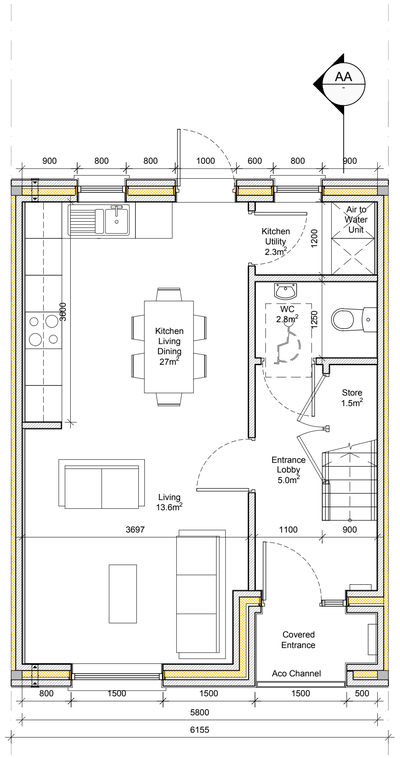
Design Team:
Architect: R.Fenton
Technician:
Surveyor: R. Brosnan

Date: May 2020
Scale: 1:50
Sheet: A1
Stage ID: SI

Dwg. No. 5.01

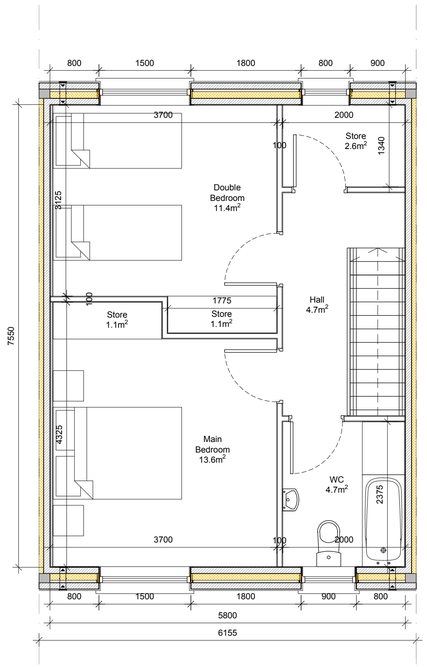
Job No. S_2018_049

Rebuilding Ireland
Action Plan for Housing and Homelessness



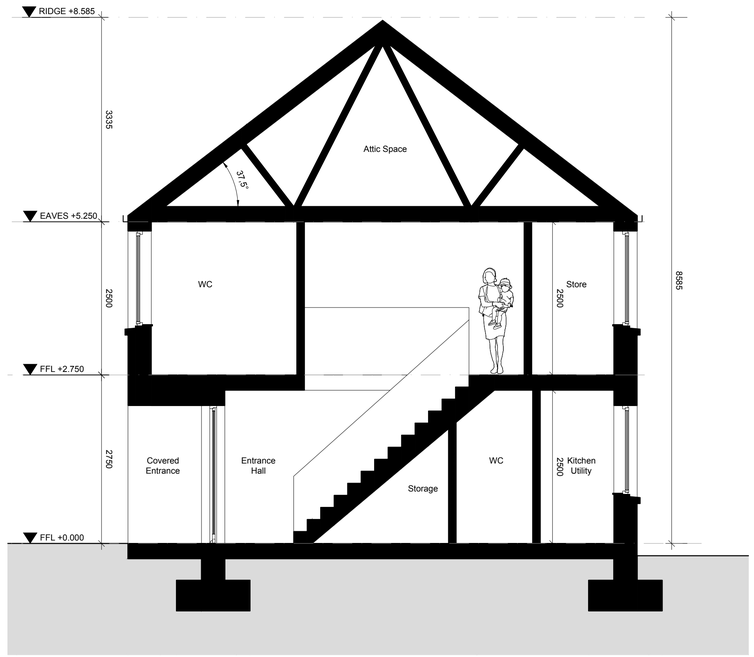
01 - Ground Floor Plan

1:50



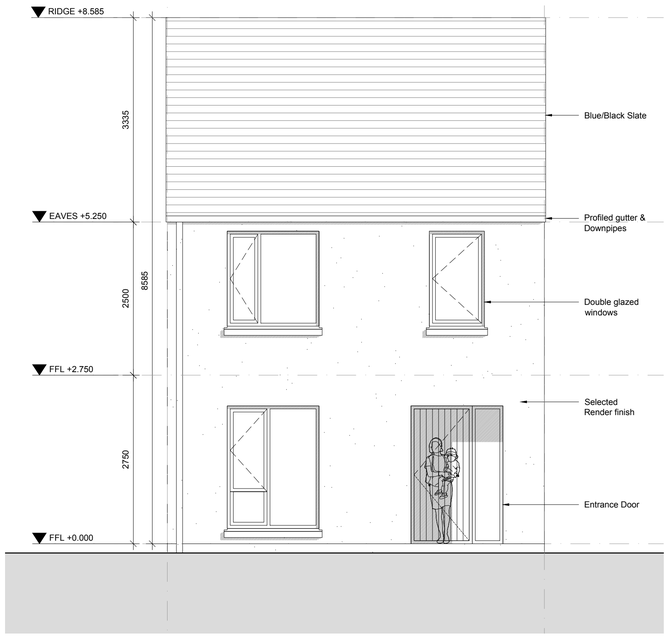
02 - First Floor Plan

1:50



03 - Section AA

1:50



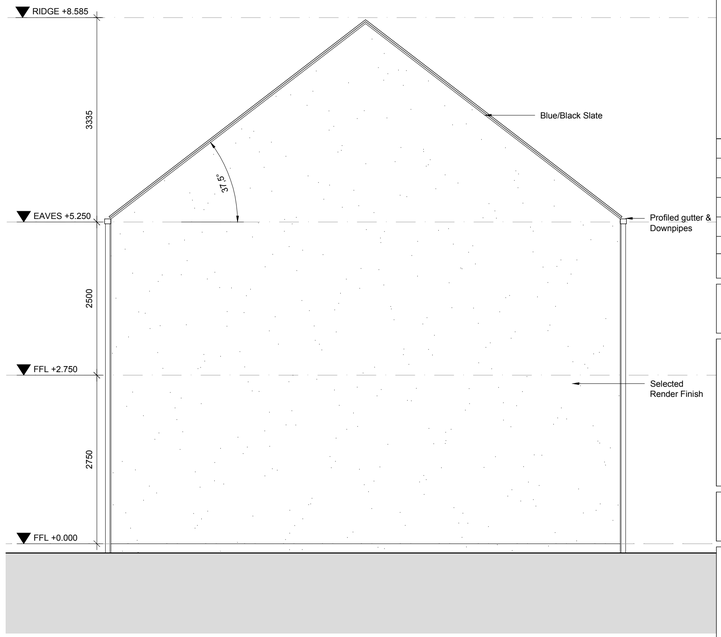
04 - Front Elevation

1:50



05 - Rear Elevation

1:50



06 - Side Elevation Variation

1:50

Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
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DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m^2)	(m^2)	(m^2)	(m^2)	(m^2)
Familly Dwellings - 3 or more persons					
2BED/4P House (2 Storey)	80	13	30	25	4
2BED/4P House (Proposed)	81.0	13.6	29.3	25.0	6.3

Rev / Issue No.	Revision / Issue Description	Date
01	Part 8 Submission	26-05-2020

Project Stage: Part 8 Planning

Job Title: Avoncore Estate, Broomfield West, Midleton

Architects Department
Housing Directorate

County Hall, Cork
Tel: (021) 4285430
e-mail: architects@corkcoco.ie

Senior Architect: Mark Collins

Drawing Title: House Type B
2 Bed_4 Person_2 Storey

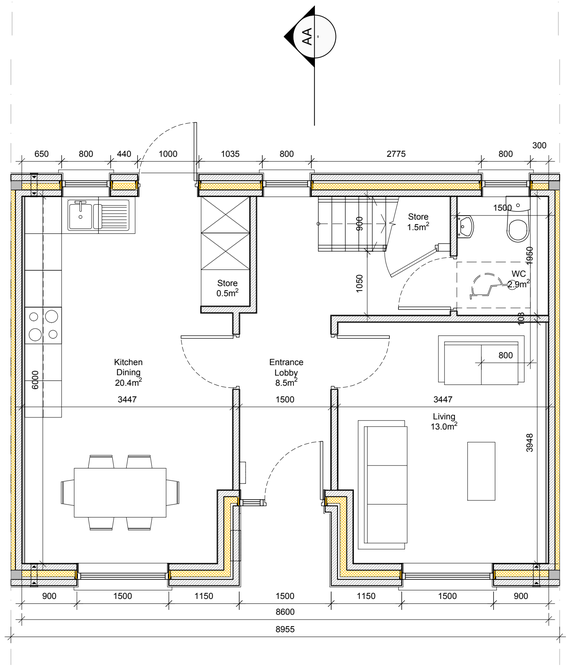
Design Team:
Architect: R.Fenton
Technician:
Surveyor: R. Brosnan

Date: May 2020
Scale: 1:50
Sheet: A1
Stage ID: SI

Dwg. No. 5.03

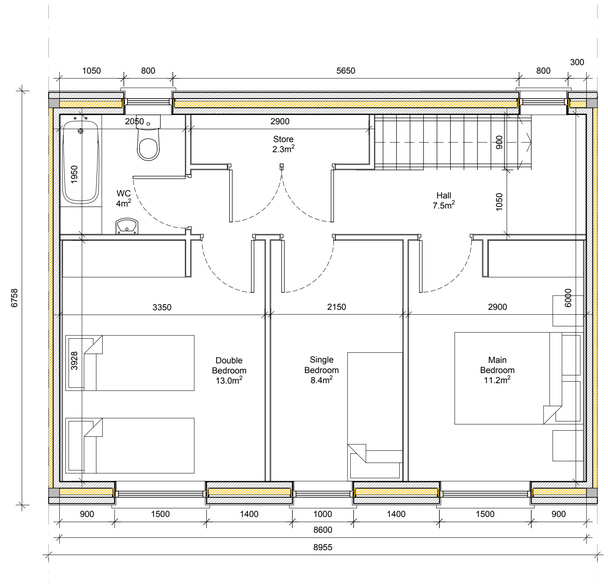
Job No. S_2018_049

Rebuilding Ireland



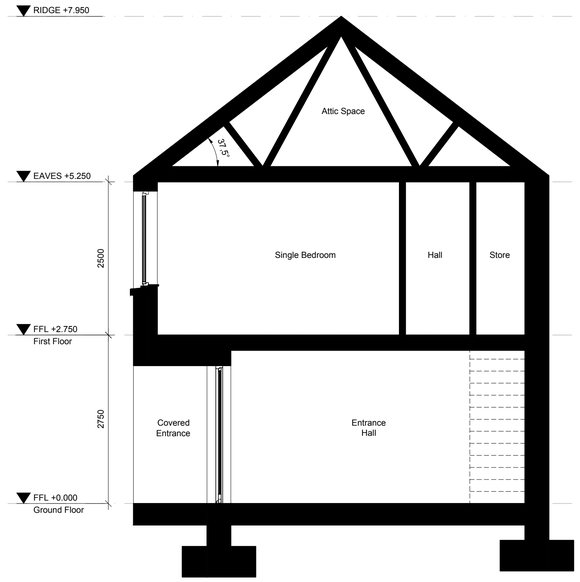
01 - Ground Floor Plan

1:50



02 - First Floor Plan

1:50



03 - Section AA

1:50



04 - Front Elevation

1:50



05 - Rear Elevation

1:50

Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
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This drawing to be read in conjunction with all the Specification Documents.

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m^2)	(m^2)	(m^2)	(m^2)	(m^2)
Familly Dwellings - 3 or more persons					
3BED/5P House (2 Storey)	92	13	34	32	5
3BED/5P House (Proposed)	96.9	13.0	33.4	32.6	4.3

Rev / Issue No.	Revision / Issue Description	Date
01	Part 8 Submission	26-05-2020

Project Stage: Part 8 Planning

Job Title: Avoncore Estate, Broomfield West, Midleton

Architects Department
Housing Directorate

County Hall, Cork
Tel: (021) 4285430
e-mail: architects@corkcoco.ie

Senior Architect: Mark Collins

Drawing Title: House Type C
3 Bed_5 Person_2 Storey

Design Team:		Date: May 2020	Dwg. No.
Architect:	R.Fenton	Scale: 1:50	5.05
Technician:		Sheet: A1	
Surveyor:	R. Brosnan	Stage ID: SI	

Job No. S_2018_049

Rebuilding Ireland
Action Plan for Housing and Homelessness

