

Planning Drawings for :

Proposed Housing Development at Minane Bridge, Minane, Co. Cork October 2017 - Additional Information May 2018

Drawing List :

General Drawings

- P-1714-00 : Cover Sheet and Drawing List (NTS) - Revision A
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P-1714-02 : Site Location Map (1:2,500)
P-1714-03 : Existing Site Layout Plan (1:250) - Revision A
P-1714-04 : Proposed Site Layout Plan (1:250) - Revision A
P-1714-05 : Site Sections (1:200) - Revision A
House Floor Plans
P-1714-11 : Ground Floor Plans - Units 1 to 4 (1:75) - Revision A
P-1714-12 : First Floor Plans - Units 1 to 4 (1:75) - Revision A

House Sections

- P-1714-21 : Typical Cross Section (1:50) - Revision A

House Elevations

- P-1714-31 : Northern (Front) Elevation (1:75) - Revision A
P-1714-32 : Southern (Rear) Elevation (1:75) - Revision A
P-1714-33 : Typical End Elevation (1:50) - Revision A

Services

- P-1714-41 : Proposed Services Layout Plan (1:250) - Revision A
P-1714-42 : Proposed Services Longitudinal Sections 1 (1:200) - Revision A
P-1714-43 : Proposed Services Longitudinal Sections 2 (1:200) - Revision A
P-1714-44 : Proposed Services Longitudinal Sections 3 (1:200) - Revision A

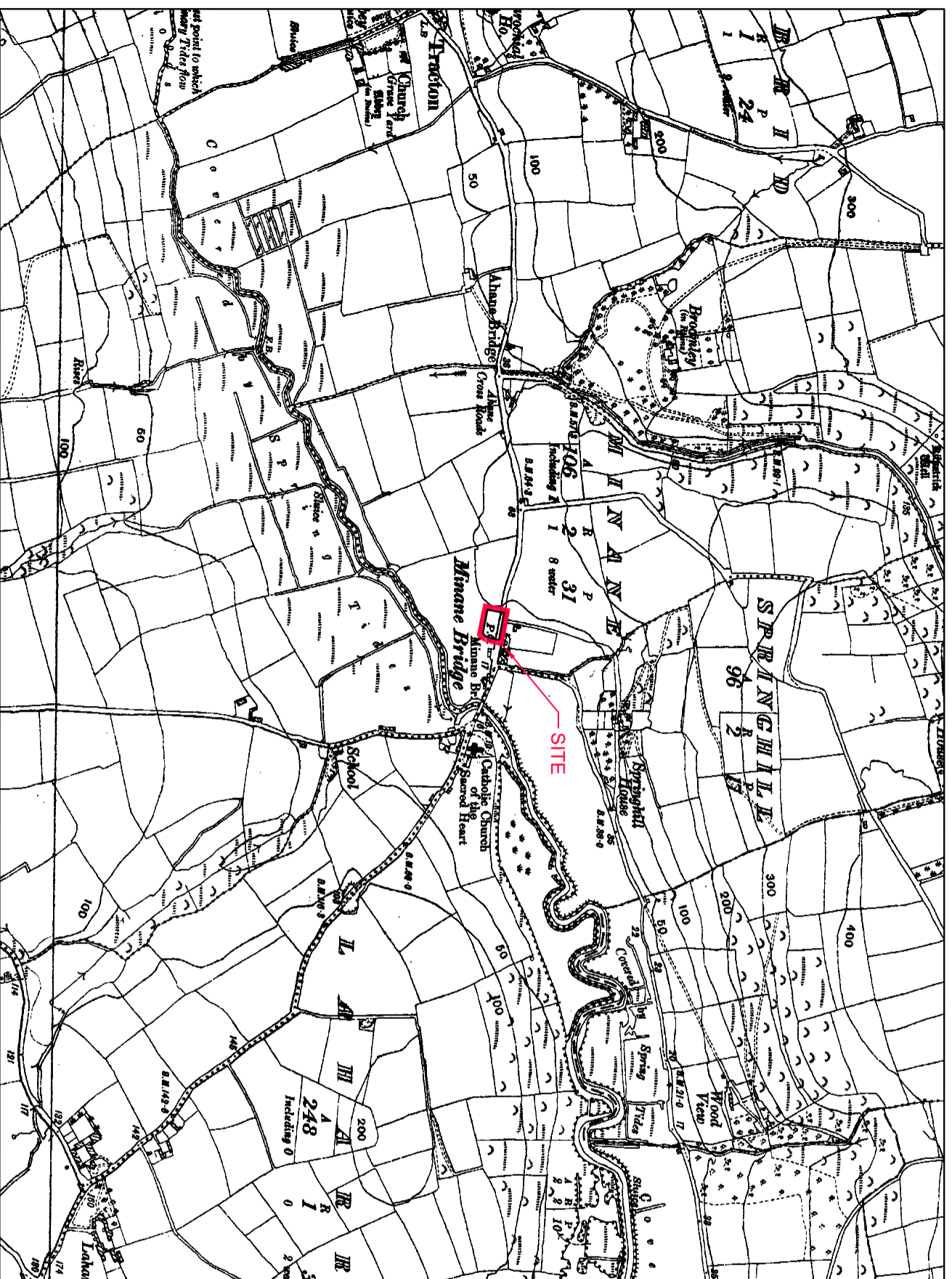
Additional Drawings :

General Drawings

- P-1714-06 : Refuse Vehicle Turning Diagram (1:250)
House Floor Plans
P-1714-13 : Ground Floor Plans - Units 5 to 8 (1:75)
P-1714-14 : First Floor Plans - Units 5 to 8 (1:75)
Services
P-1714-45 : Proposed Surface Water Layout (1:250)
P-1714-46 : Proposed Foul Sewer Layout (1:250)

Revision A : May 2018 : Drawing List Updated

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning <small>All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.</small>	Drawing Title : Cover Sheet and Drawing List	Drawing Nr : 1714-00	Scale : NTS	Date : 14-09-2017	Revision : A
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Map Series:=====
 6 inch
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 SURVEY DATE = 31-Dec-1842
 LEVELLED DATE = 31-Dec-1929

OK113
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 SURVEY DATE = 31-Dec-1841
 LEVELLED DATE = 31-Dec-1930

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Projection:
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 ITM

ITM Centre Point Co-ordinate:
 =====
 X,Y = 574184.556726

Extraction Date:
 =====
 20-Sep-2017

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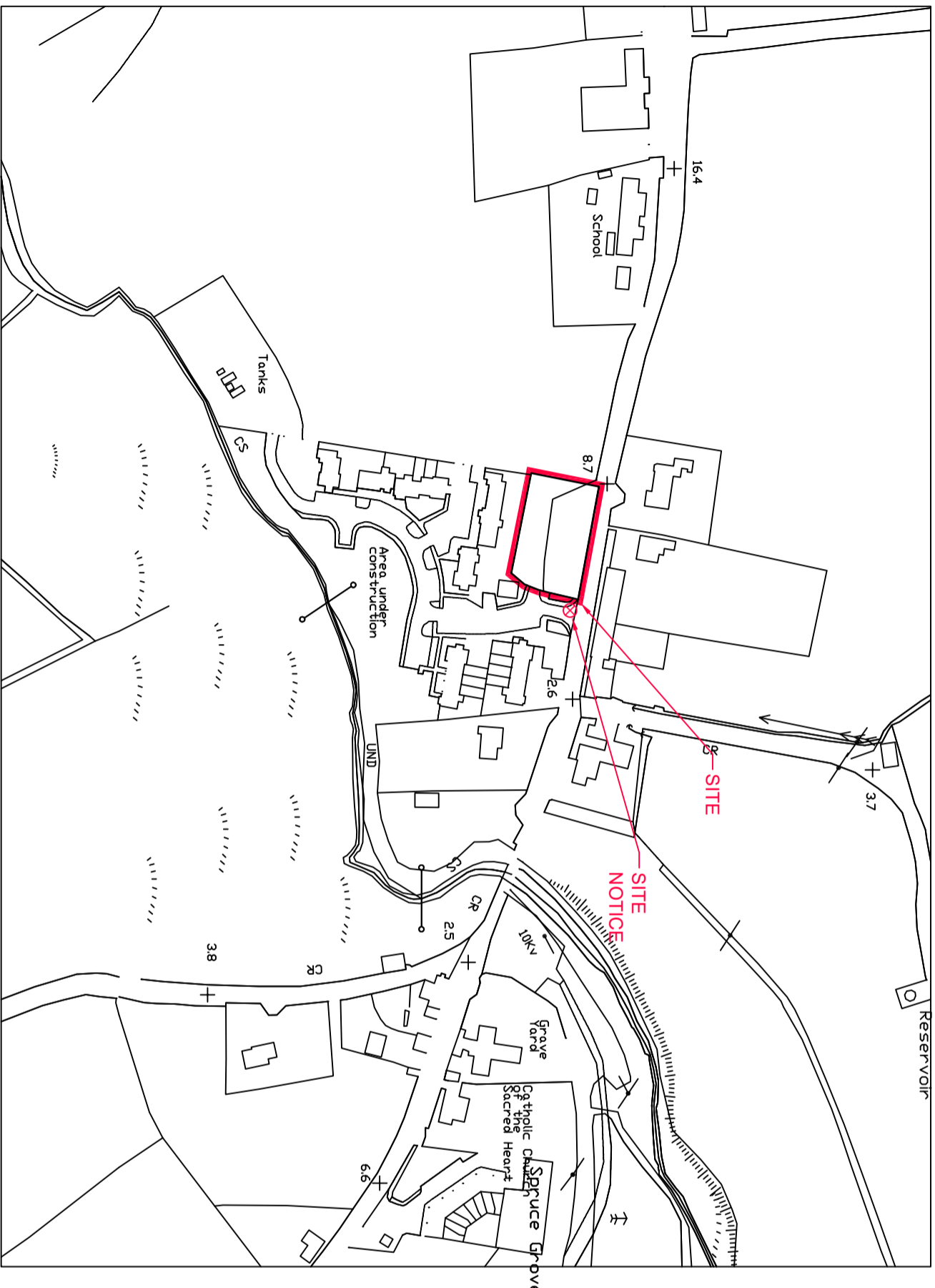
Drawings Prepared by :-
Martin G Jennings & Associates,
Consulting Engineers,
The Estuary, Carrigaline, Co. Cork.

Client :-
Tom Kelly,
Minane Bridge, Minane,
Co. Cork.

Project :-
Proposed Housing Development
at Minane Bridge, Minane,
Co. Cork.

Status :-
Issued for Planning
 All dimensions are in millimetres unless noted.
 Do not scale. If in doubt, refer to the Engineer.
 Refer to Cover Sheet for full drawing list.

Drawing Title : Site Location Map (10,560)			
Drawing Nr : 1714-01	Scale : 1:10560	Date : 14-09-2017	Revision : -



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Output File:
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 V_50_25307954_00000001.DWG
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 SURVEY DATE = 31-Jul-2003

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 SURVEY DATE = 31-Jul-2000

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 ULX,ULY = 573892.556941
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Projection:
 =====
 ITM

ITM Centre Point Co-ordinate:
 =====
 X,Y = 574184.556726
 =====

Extraction Date:
 =====
 20-Sep-2017
 =====

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The Estuary, Carrigaline, Co. Cork.

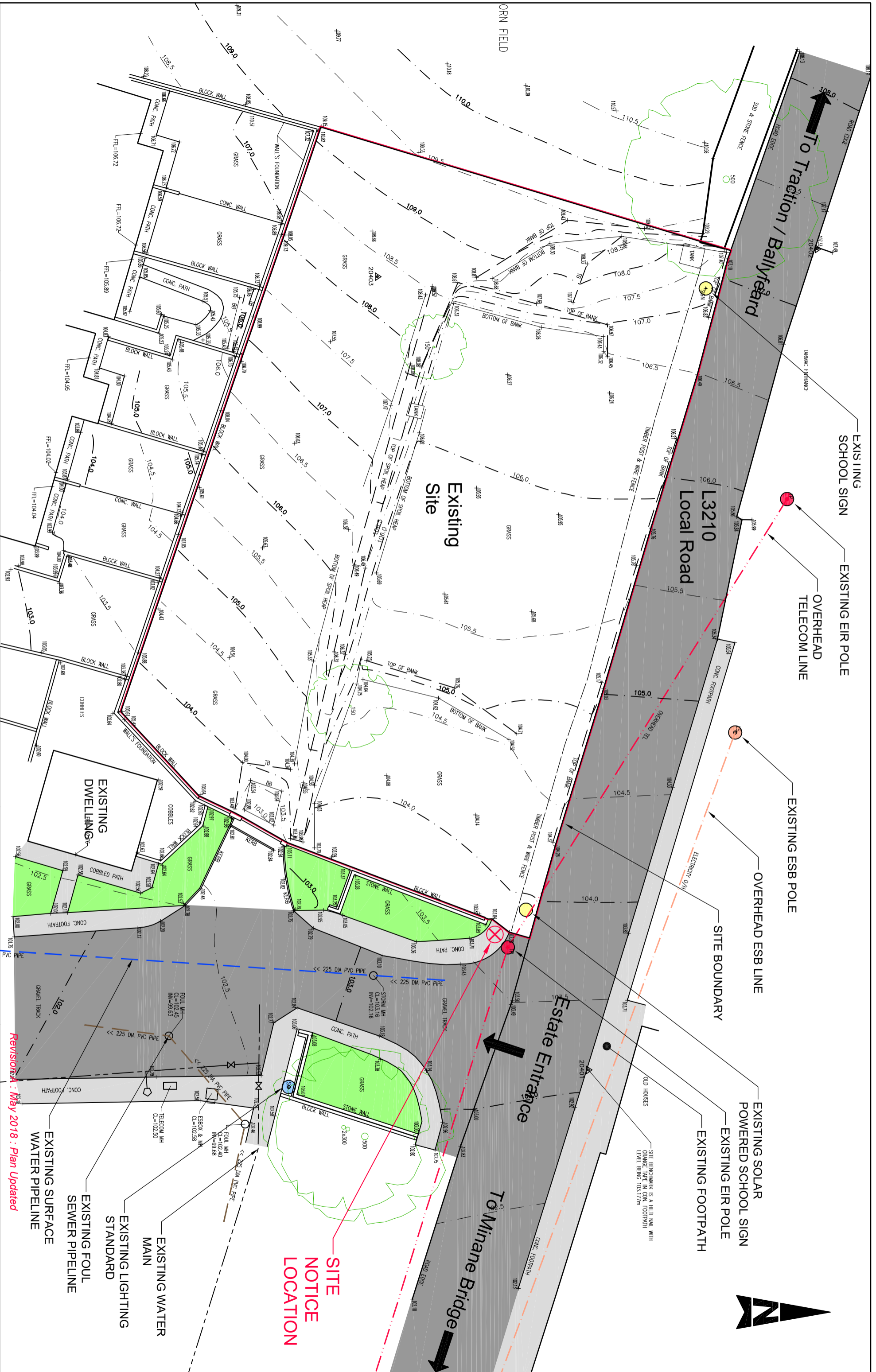
Client :-
Tom Kelly,
Minane Bridge, Minane,
Co. Cork.

Project :-
Proposed Housing Development
at Minane Bridge, Minane,
Co. Cork.

Status :-
Issued for Planning
 All dimensions are in millimetres unless noted.
 Do not scale. If in doubt, refer to the Engineer.
 Refer to Cover Sheet for full drawing list.

Drawing Title :
Site Location Map (2,500)

Drawing Nr : 1714-02	Scale : 1:2500	Date : 14-09-2017	Revision : -
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Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.		Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.		Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.		Status :- Issued for Planning All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.		Drawing Title :- Existing Site Layout Plan		Drawing Nr :- 1714-03		Scale :- 1:250		Date :- 14-09-2017		Revision :- A	
Revision A : May 2018 : Plan Updated																	



Drawings Prepared by :-
Martin G Jennings & Associates,
 Consulting Engineers,
 The Estuary, Carrigaline, Co. Cork.

Client :-
Tom Kelly,
 Minane Bridge, Minane,
 Co. Cork.

Project :-
Proposed Housing Development
 at Minane Bridge, Minane,
 Co. Cork.

Status :-
Issued for Planning
 All dimensions are in millimetres unless noted.
 Do not scale. If in doubt, refer to the Engineer.
 Refer to Cover Sheet for full drawing list.

Drawing Title :-
Proposed Site Layout Plan

Drawing Nr :-
1714-04

Scale :-
1:250

Date :-
14-09-2017

Revision :-
A

Revision A : May 2018 : Layout Amended

EXISTING SURFACE WATER PIPELINE

EXISTING FOUL SEWER PIPELINE

EXISTING WATER MAIN

EXISTING BOUNDARY WALL TO BE REMOVED AND KERBLINE TO BE REALIGNED

NEW PUBLIC LIGHTING STANDARD TYPE A PLA2

EXISTING BOUNDARY WALL RETAINED AND RAISED

SIGHT DISTANCE TRIANGLE FOR 80m x 3m

ENTRANCE

ESTATE ENTRANCE

TO Minane Bridge

EXISTING FOOTPATH

EXISTING EIR POLE TO BE RELOCATED IN CONSULTATION WITH EIR

EXISTING SOLAR POWERED SCHOOL SIGN TO BE RELOCATED

EXISTING ESB POLE

OVERHEAD ESB LINE

SITE BOUNDARY

EXISTING TELECOM LINE

EXISTING EIR POLE TO BE RELOCATED

TO Traktion / Ballyfeard

1800 HIGH BOUNDARY WALLS

NEW RETAINING BOUNDARY WALL

LANDSCAPED AREA

NEW PUBLIC LIGHTING STANDARD TYPE A PLA1

NEW PUBLIC LIGHTING STANDARD TYPE B PLB1

EXISTING BOUNDARY WALLS RETAINED

LANDSCAPED AREA

NEW PUBLIC LIGHTING STANDARD TYPE B PLB2

1000 WIDE RAISED CONCRETE VERGE

NEW PUBLIC LIGHTING STANDARD TYPE B PLB3

Car Park

REAR GARDEN

HOUSE NR. 1

HOUSE NR. 2

HOUSE NR. 3

HOUSE NR. 4

HOUSE NR. 5

HOUSE NR. 6

HOUSE NR. 7

HOUSE NR. 8

SECTION A

SECTION B

Local Road L3210

7500

1334

106.0

105.5

105.0

104.5

104.0

7500

103.5

103.0

102.5

102.0

101.5

101.0

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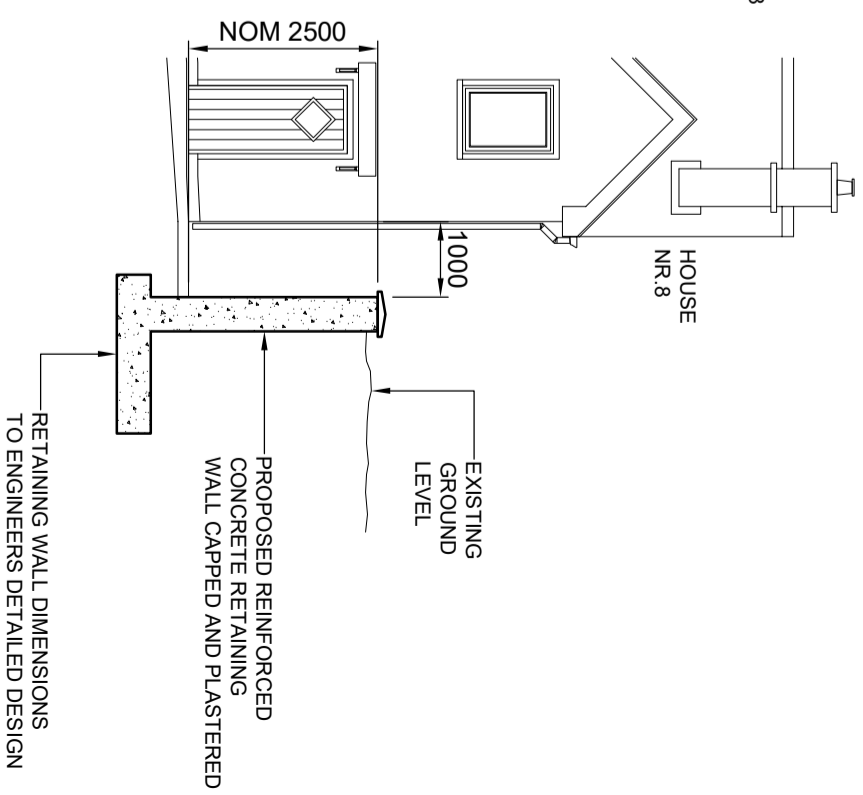
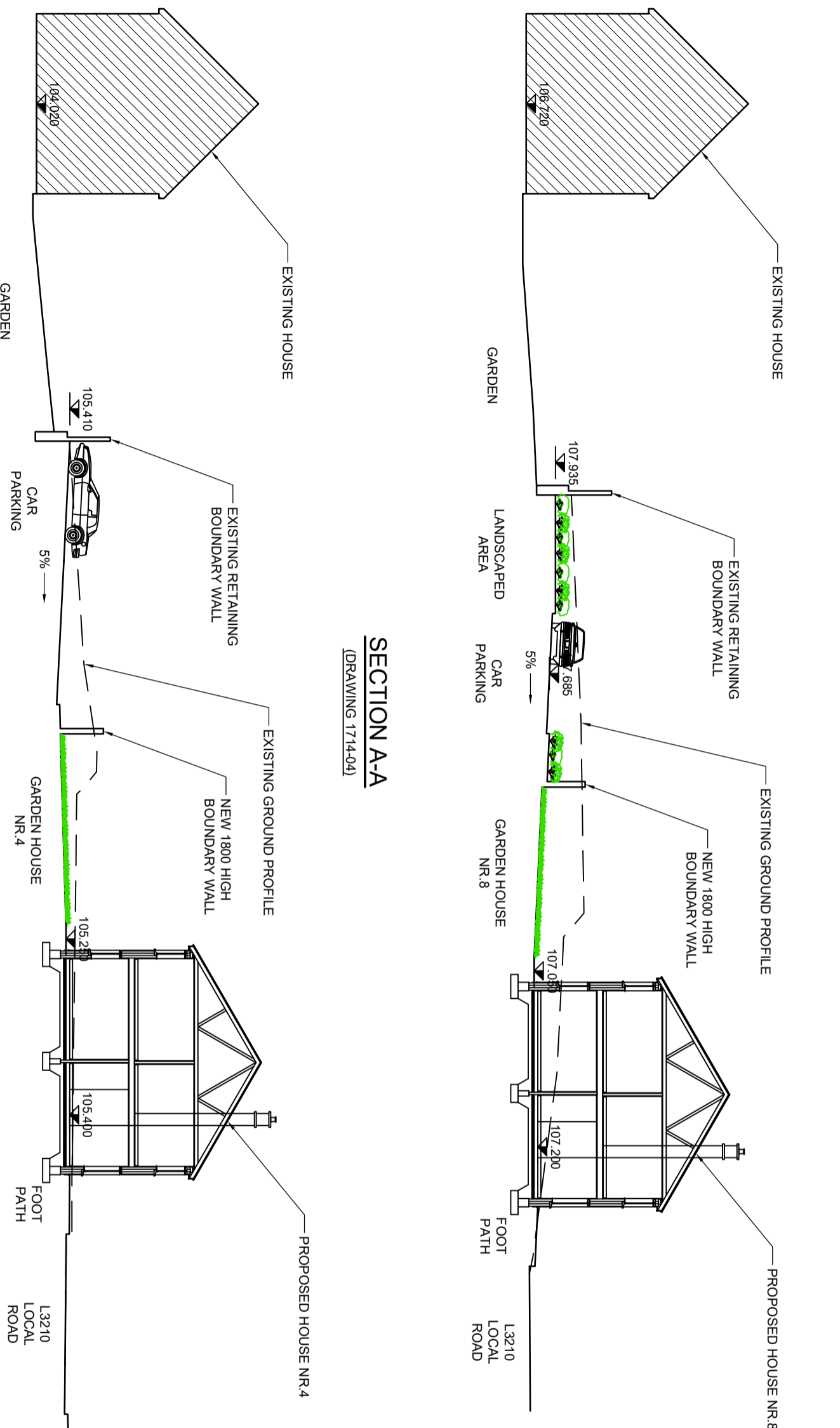
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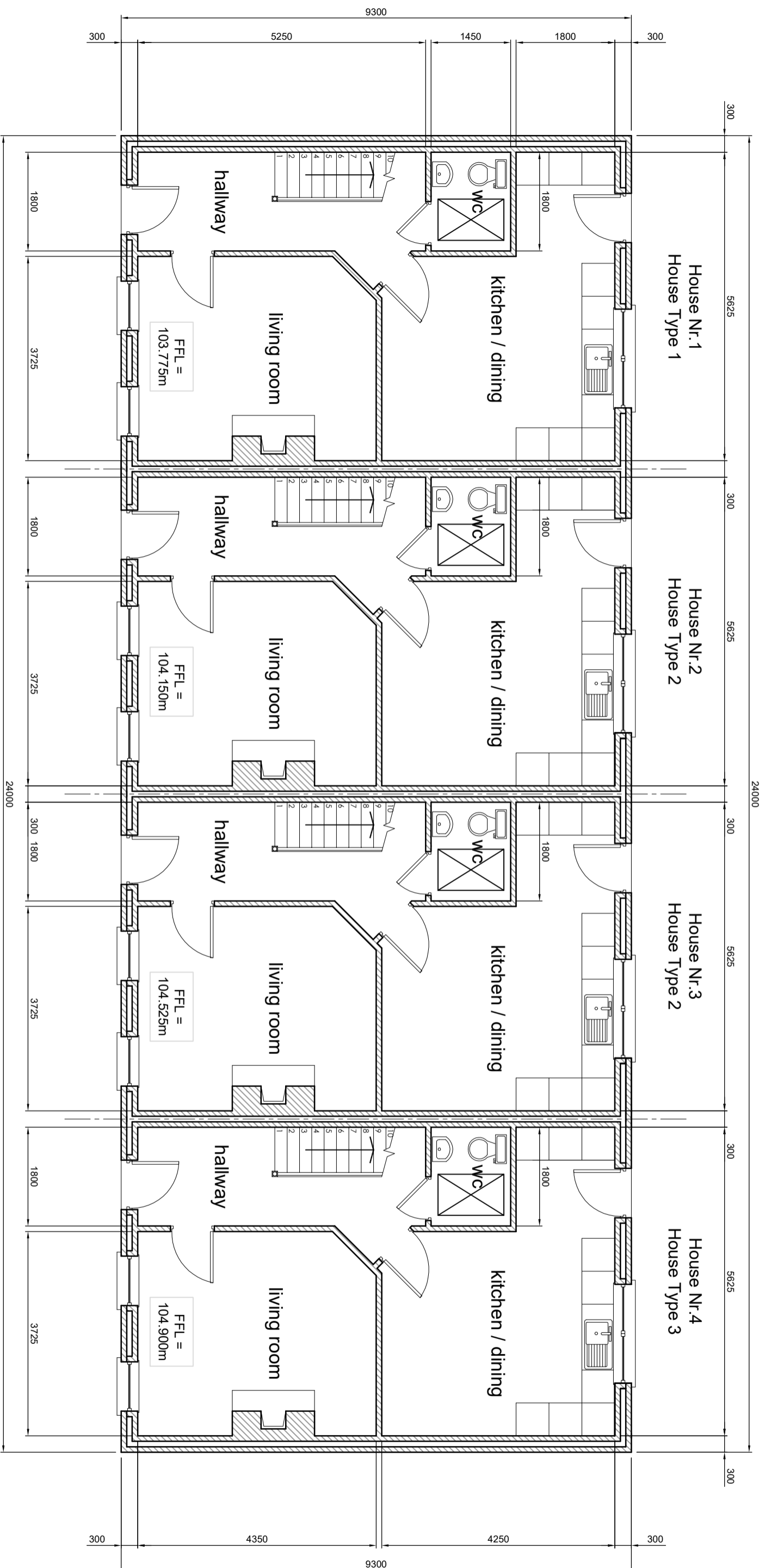
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Revision A : May 2018 : Sections Updated

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning	Drawing Title :- Site Sections
All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.			Drawing Nr :- 1714-05	Scale :- 1:200
			Date :- 14-09-2017	Revision :- A



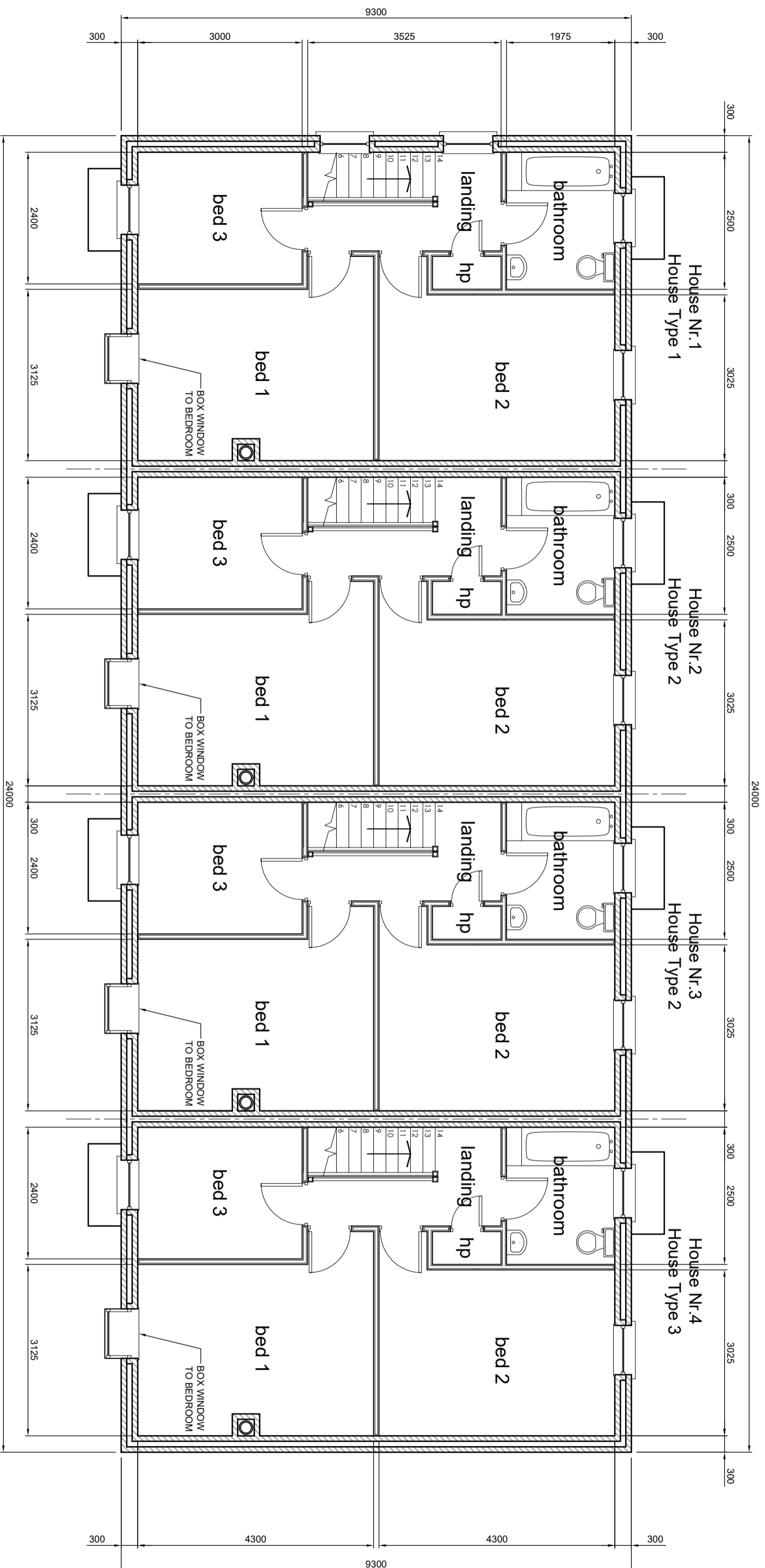
Ground Floor Area per unit (inside walls) = 48.94m²
 First Floor Area per unit (inside walls) = 48.94m²
 Total Floor Area per unit = 97.88m²

House Type 1 (2 Nr.) - 3 Bed end of terrace with gable windows
 House Type 2 (4 Nr.) - 3 Bed mid terrace
 House Type 3 (2 Nr.) - 3 Bed end of terrace without gable windows

GROUND FLOOR PLAN - UNITS 1 TO 4

Revision A : May 2018 : Layout Amended

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning	Drawing Title :- Ground Floor Plan - Units 1 to 4
			All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.	Drawing Nr. :- 1714-11
				Scale :- 1:75
				Date :- 14-09-2017
				Revision :- A



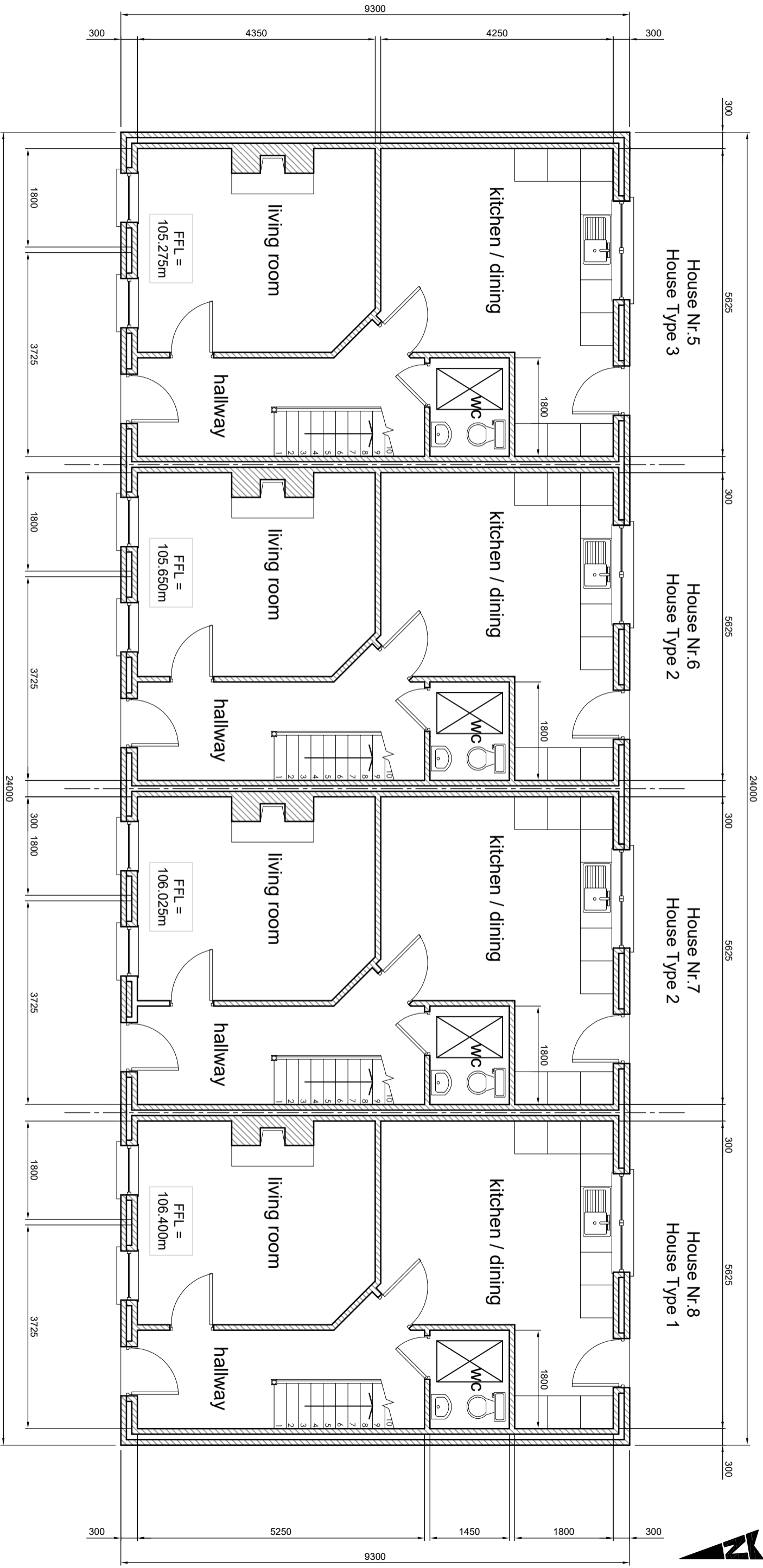
Ground Floor Area per unit (inside walls) = 48.94m²
 First Floor Area per unit (inside walls) = 48.94m²
 Total Floor Area per unit = 97.88m²

House Type 1 (2 Nr.) - 3 Bed end of terrace with gable windows
 House Type 2 (4 Nr.) - 3 Bed mid terrace
 House Type 3 (2 Nr.) - 3 Bed end of terrace without gable windows

FIRST FLOOR PLAN - UNITS 1 TO 4

Revision A : May 2018 : Layout Amended

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning	Drawing Title :- First Floor Plan - Units 1 to 4
			All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.	Drawing Nr. :- 1714-12
				Scale :- 1:75
				Date :- 14-09-2017
				Revision :- A

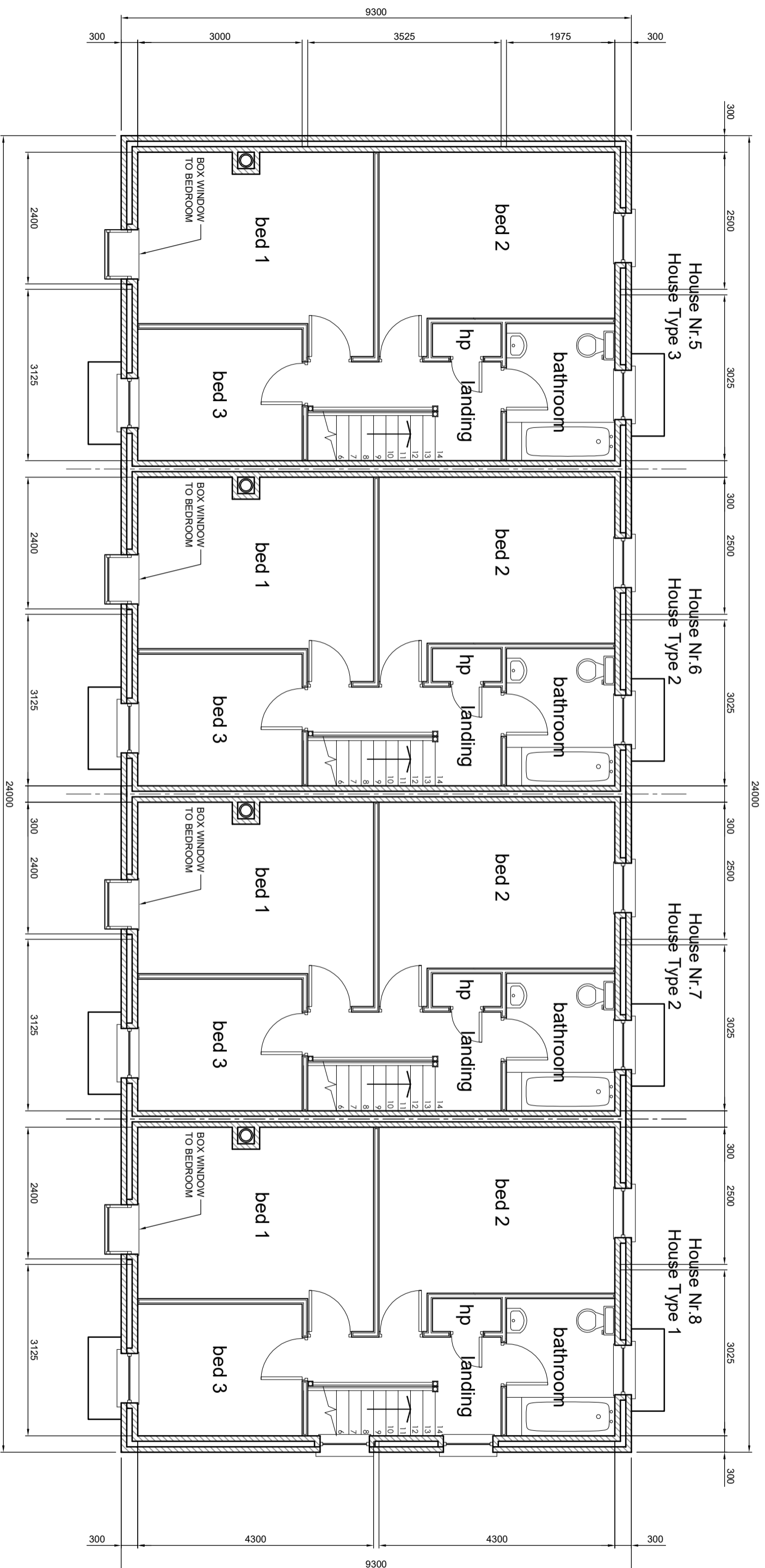


Ground Floor Area per unit (inside walls) = 48.94m²
 First Floor Area per unit (inside walls) = 48.94m²
 Total Floor Area per unit = 97.88m²

- House Type 1 (2 Nr.) - 3 Bed end of terrace with gable windows
- House Type 2 (4 Nr.) - 3 Bed mid terrace
- House Type 3 (2 Nr.) - 3 Bed end of terrace without gable windows

GROUND FLOOR PLAN - UNITS 5 TO 8

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning	Drawing Title :- Ground Floor Plan - Units 5 to 8
			All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.	Drawing Nr. :- 1714-13
				Scale :- 1:75
				Date :- 16-04-2018
				Revision :- -



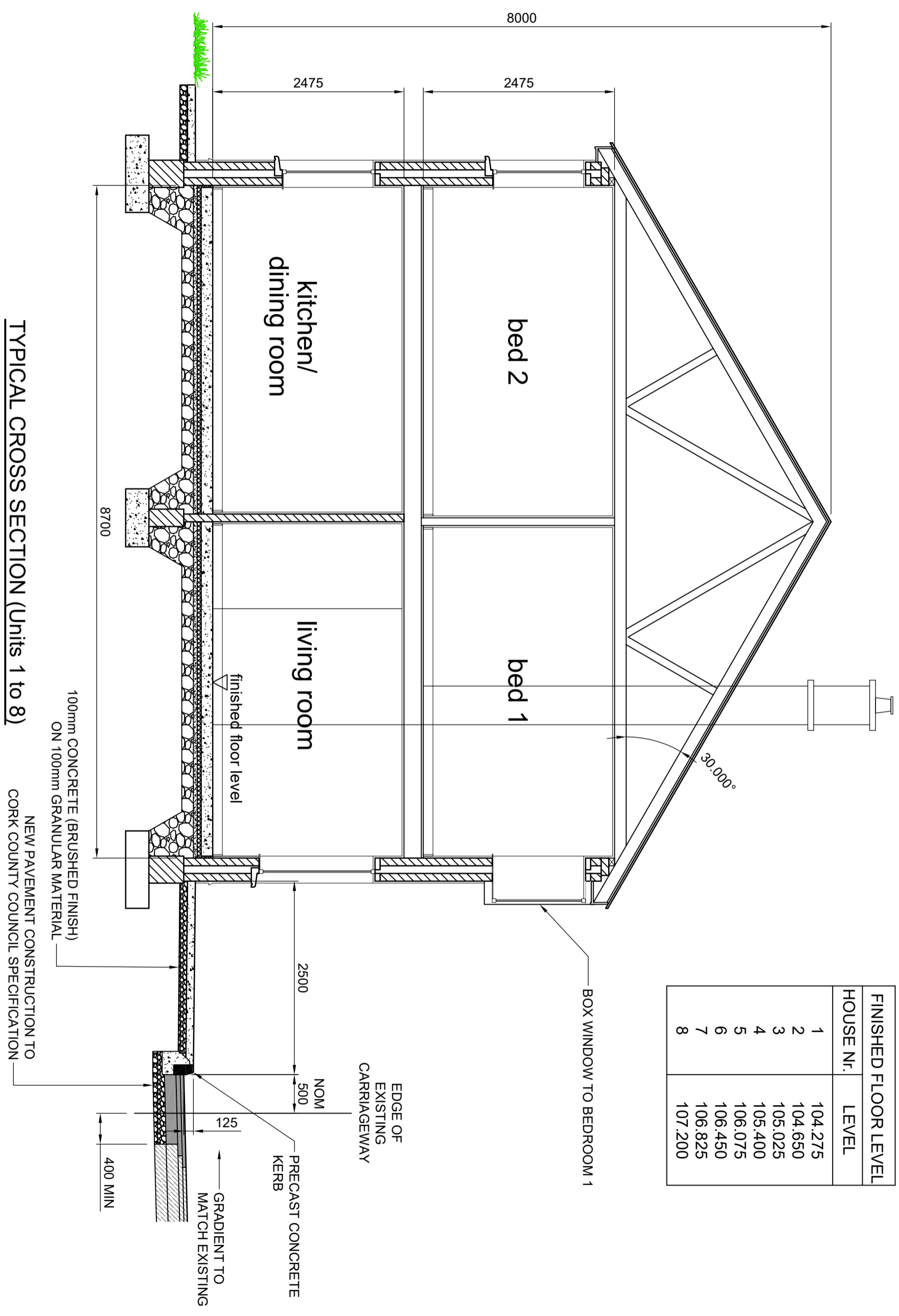
Ground Floor Area per unit (inside walls) = 48.94m²
First Floor Area per unit (inside walls) = 48.94m²
Total Floor Area per unit = 97.88m²

House Type 1 (2 Nr.) - 3 Bed end of terrace with gable windows
House Type 2 (4 Nr.) - 3 Bed mid terrace
House Type 3 (2 Nr.) - 3 Bed end of terrace without gable windows

FIRST FLOOR PLAN - UNITS 5 TO 8

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning	Drawing Title :- First Floor Plan - Units 5 to 8	Drawing Nr. :- 1714-14	Scale :- 1:75	Date :- 16-04-2018	Revision :- -
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FINISHED FLOOR LEVEL	
HOUSE Nr.	LEVEL
1	104.275
2	104.650
3	105.025
4	105.400
5	106.075
6	106.450
7	106.825
8	107.200



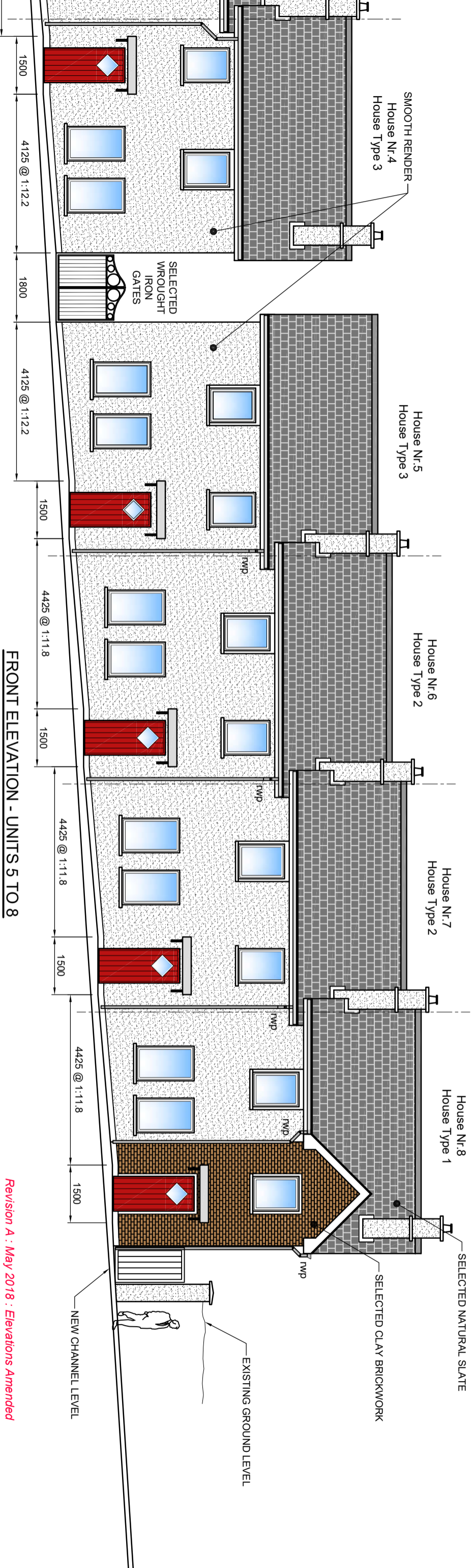
TYPICAL CROSS SECTION (Units 1 to 8)

Revision A : May 2018 : Floor Levels, Section Amended

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning	Drawing Title :- Typical House Cross Section
All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.			Drawing Nr. :- 1714-21	Scale :- 1:50
			Date :- 16-04-18	Revision :- A



FRONT ELEVATION - UNITS 1 TO 4



FRONT ELEVATION - UNITS 5 TO 8

Drawings Prepared by :- Martin G Jennings & Associates, <i>Consulting Engineers,</i> <i>The Estuary, Carrigaline, Co. Cork.</i>	Client :- Tom Kelly, <i>Minane Bridge, Minane,</i> <i>Co. Cork.</i>	Project :- Proposed Housing Development <i>at Minane Bridge, Minane,</i> <i>Co. Cork.</i>	Status :- Issued for Planning <small>All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.</small>	Drawing Title :- Northern (Front) Elevation	Drawing Nr :- 1714-31	Scale :- 1:100	Date :- 14-09-2017	Revision :- A
Revision A : May 2018 : Elevations Amended								



Revision A : May 2018 : Elevations Amended

Drawings Prepared by :-
Martin G Jennings & Associates,
Consulting Engineers,
The Estuary, Carrigaline, Co. Cork.

Client :-
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Minane Bridge, Minane,
Co. Cork.

Project :-
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Co. Cork.

Status :-
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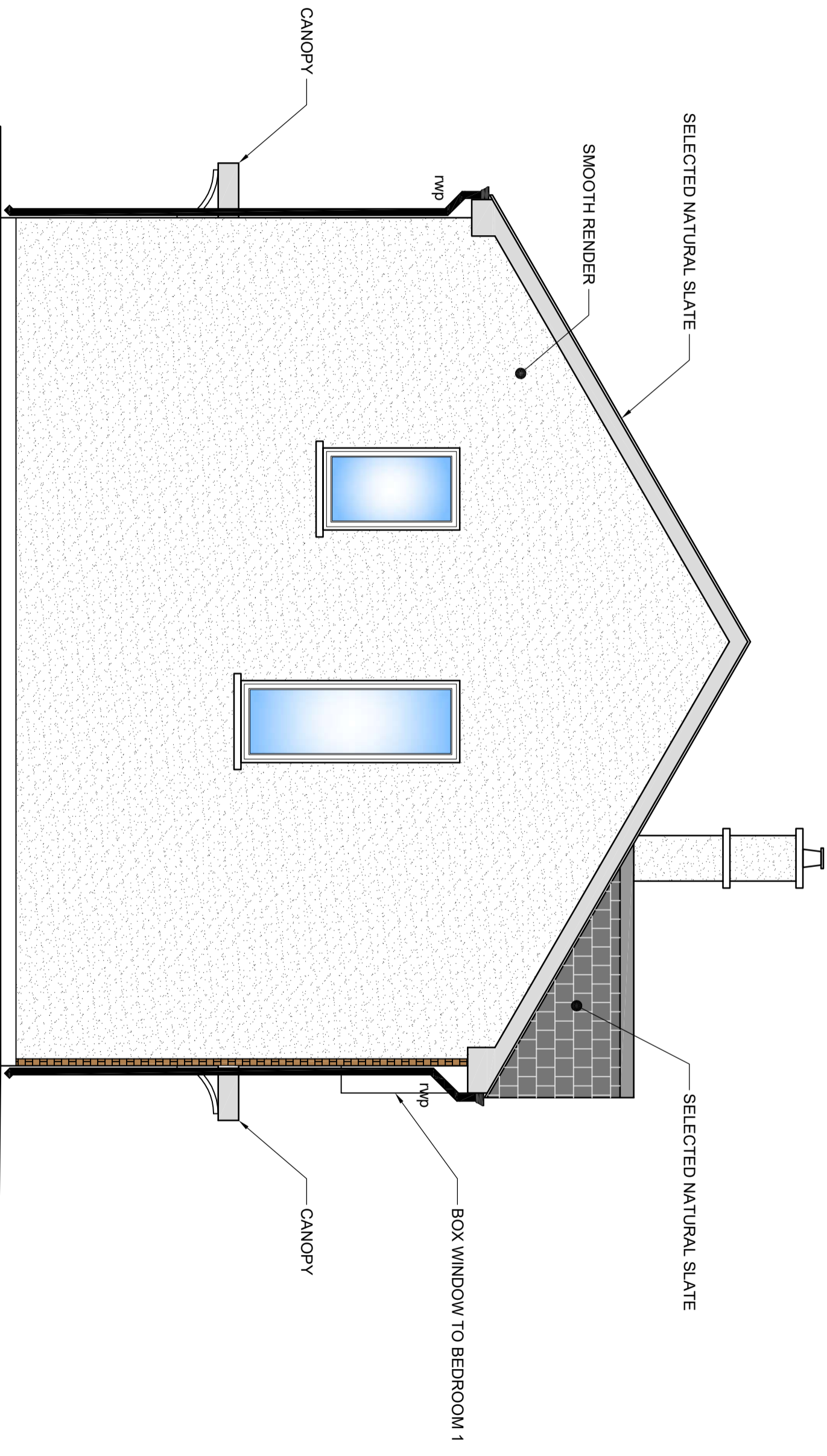
Drawing Title :-
Southern (Rear) Elevation

Drawing Nr :
1714-032

Scale :
1:100

Date :
16-04-18

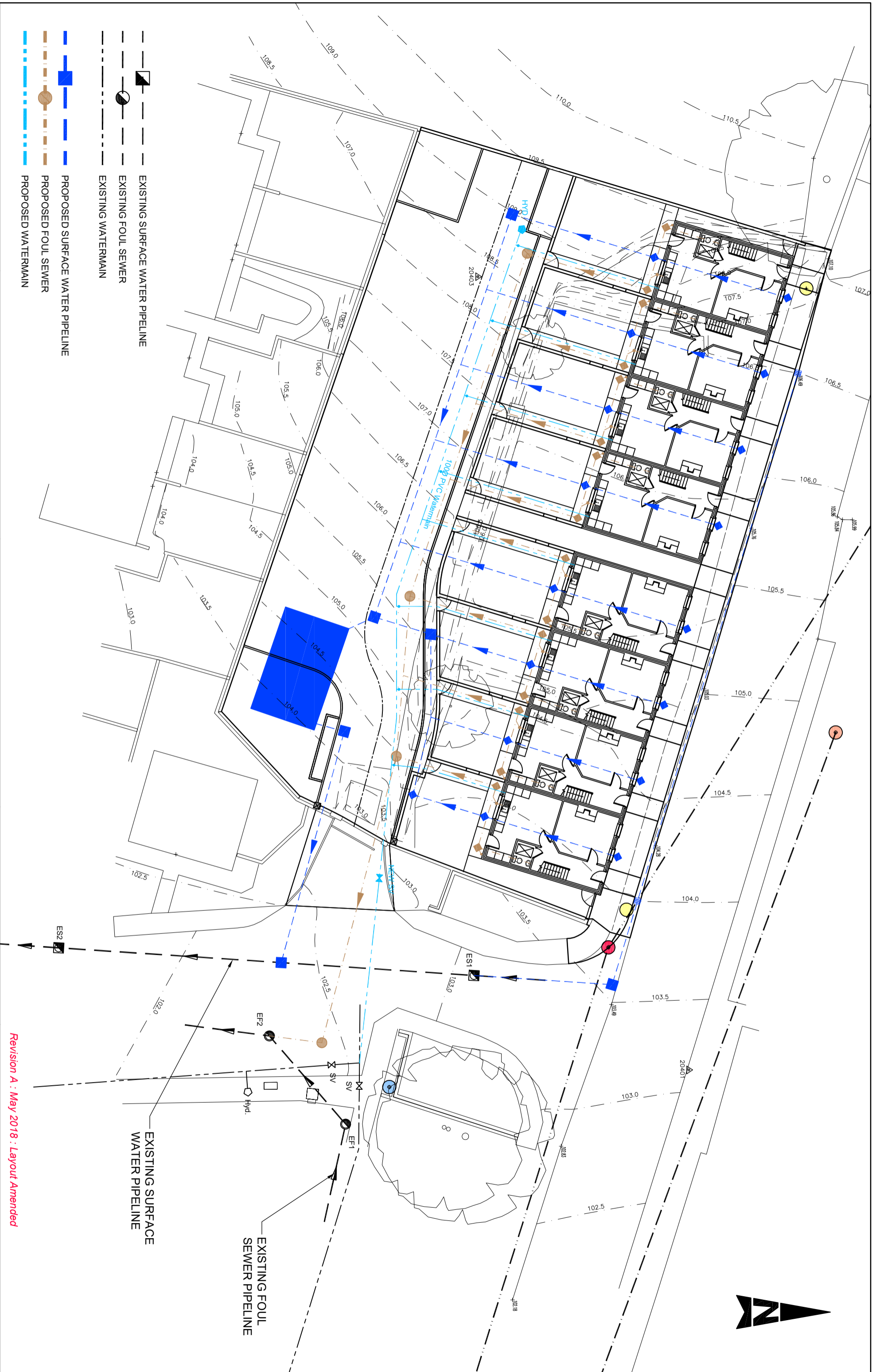
Revision :
A



GABLE ELEVATION - HOUSE NR.1 AND 8

Revision A : May 2018 : Elevation Amended

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning	Drawing Title :- Typical End Elevation
All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.			Drawing Nr. : 1714-33	Scale : 1.50
			Date : 14-09-2017	Revision : A



Drawings Prepared by :-
Martin G Jennings & Associates,
 Consulting Engineers,
 The Estuary, Carrigaline, Co. Cork.

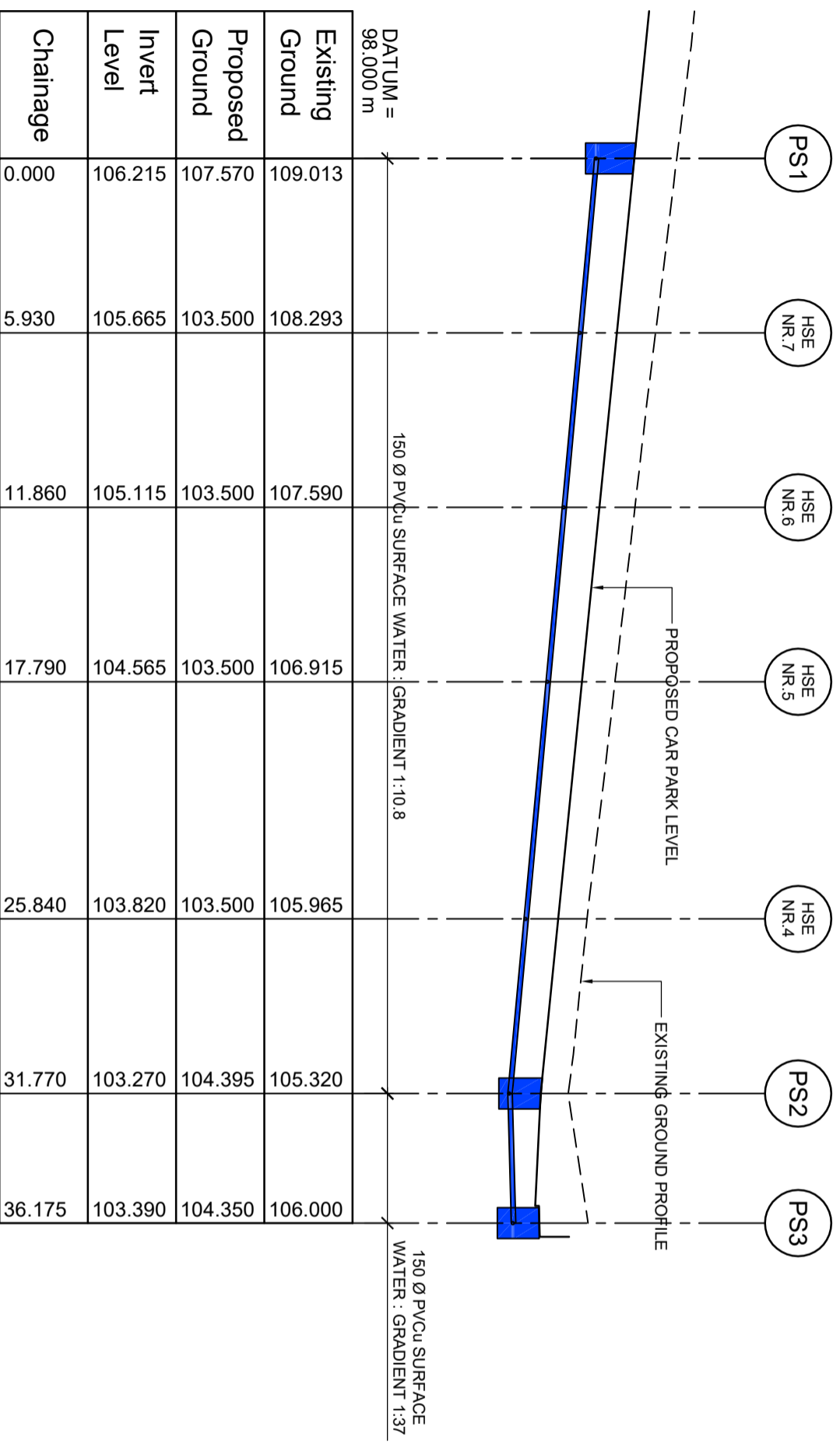
Client :-
Tom Kelly,
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 Co. Cork.

Project :-
Proposed Housing Development
 at Minane Bridge, Minane,
 Co. Cork.

Status :-
Issued for Planning
 All dimensions are in millimetres unless noted.
 Do not scale. If in doubt, refer to the Engineer.
 Refer to Cover Sheet for full drawing list.

Drawing Title :-
Proposed Services Layout Plan

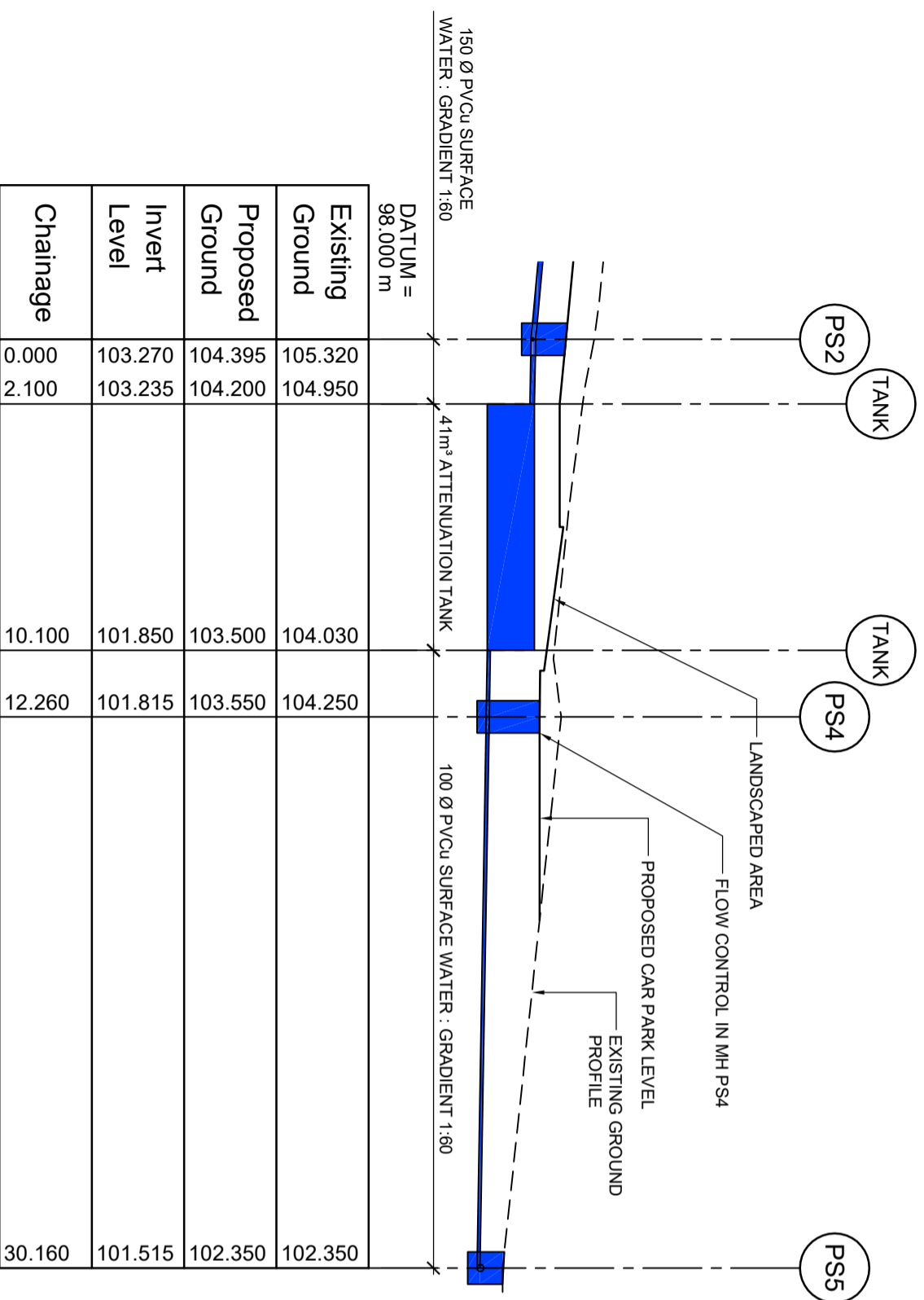
Drawing N ^o :-	1714-41
Scale :-	1:250
Date :-	14-09-2017
Revision :-	A



SURFACE WATER

Revision A : May 2018 : Section Amended

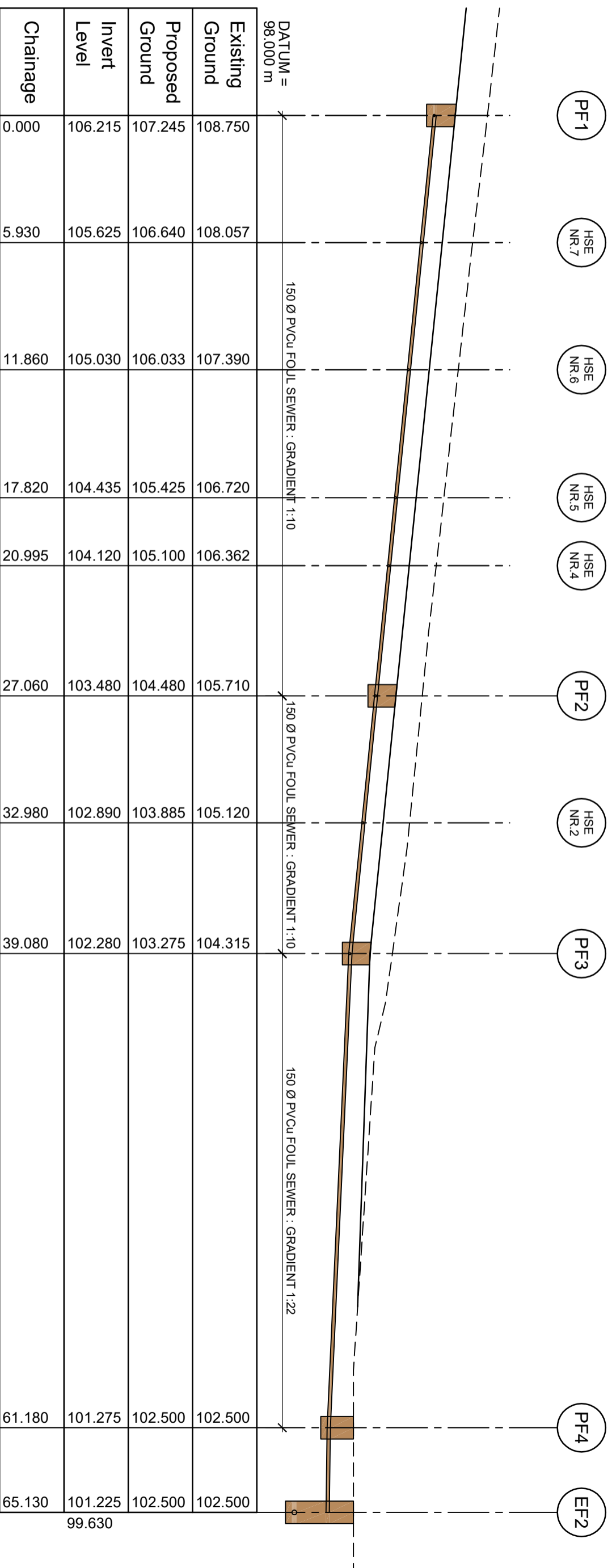
Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.	Drawing Title :- Proposed Services Longitudinal Sections 1
			Drawing Nr : 1714-42	Scale : 1:200
			Date : 14-09-20187	Revision : A



SURFACE WATER

Revision A : May 2018 : Section Amended

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning	Drawing Title :- Proposed Services Longitudinal Sections 2
			All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.	Drawing Nr : 1714-43
				Scale : 1:200
				Date : 14-09-2017
				Revision : -



FOUL SEWERS

Revision A : May 2018 : Section Amended

Drawings Prepared by :- Martin G Jennings & Associates, Consulting Engineers, The Estuary, Carrigaline, Co. Cork.	Client :- Tom Kelly, Minane Bridge, Minane, Co. Cork.	Project :- Proposed Housing Development at Minane Bridge, Minane, Co. Cork.	Status :- Issued for Planning All dimensions are in millimetres unless noted. Do not scale. If in doubt, refer to the Engineer. Refer to Cover Sheet for full drawing list.	Drawing Title :- Proposed Services Longitudinal Sections 3	Drawing Nr :- 1714-44	Scale :- 1:200	Date :- 14-09-2017	Revision :- A
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ALL NEW MANHOLE CHAMBERS UNDER EXISTING OR PROPOSED CARRIAGEWAY TO HAVE HEAVY DUTY MANHOLE COVERS AND FRAMES

- EXISTING SURFACE WATER PIPELINE
- EXISTING FOUL SEWER
- EXISTING WATERMAIN
- PROPOSED SURFACE WATER PIPELINE
- PROPOSED FOUL SEWER
- PROPOSED WATERMAIN

Drawings Prepared by :-
Martin G Jennings & Associates,
 Consulting Engineers,
 The Estuary, Carrigaline, Co. Cork.

Client :-
Tom Kelly,
 Minane Bridge, Minane,
 Co. Cork.

Project :-
Proposed Housing Development
 at Minane Bridge, Minane,
 Co. Cork.

Status :-
Issued for Planning
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 Do not scale. If in doubt, refer to the Engineer.
 Refer to Cover Sheet for full drawing list.

Drawing Title :-
Proposed Surface Water Layout

Drawing Nr :-
1714-45

Scale :-
1:250

Date :-
16-04-2018

Revision :-
-



Drawings Prepared by :-
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 Consulting Engineers,
 The Estuary, Carrigaline, Co. Cork.

Client :-
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Project :-
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 Refer to Cover Sheet for full drawing list.

Drawing Title :-
Proposed Foul Sewer Layout

Drawing Nr :-
1714-46

Scale :-
1:250

Date :-
16-04-2018

Revision :-
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