

SITE LAYOUT LEGEND

SITE  **Site Boundary - 0.08 Hectares** **Density - 130 DPH**



	Contra Costa County 1401 E. 14th Street, Suite 200 San Francisco, CA 94610		County of Contra Costa County Hall, Court 114111 12th Street San Francisco, CA 94610	
	(415) 962-1234 (415) 962-1234		(415) 962-1234 (415) 962-1234	

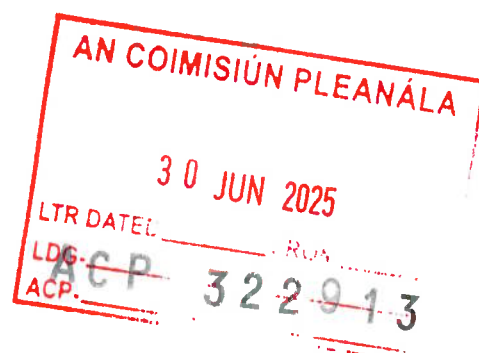
AN COIMISIÚN PLEANÁLA

30 JUN 2025

LTR DATED _____ FROM _____

LDG- _____

ACP- ACP 322913





Demolition Plan
1.200 @ A'

AN COIMISIÚN PLEANÁLA

30 JUN 2025

LTR DATED _____ FROM _____

LDG. _____

ACP. ACP 322913

NOTE:
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 6. ALL SPECIFICATIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

SITE LAYOUT LEGEND

Site Boundary 1: 1:100 Scale
 Site Boundary 2: 1:100 Scale
 Boundary 1: 1:100 Scale
 Boundary 2: 1:100 Scale

SCHEDULE OF ACCOMMODATION

Unit	Unit Type	Unit Size	Unit Count	Unit Area	Unit Price	Unit Value
1	1 Bed 1 Bath	45	45	45.0	15.0	675.0
2	1 Bed 1 Bath	45	45	45.0	15.0	675.0
3	1 Bed 1 Bath	45	45	45.0	15.0	675.0
4	1 Bed 1 Bath	45	45	45.0	15.0	675.0
5	1 Bed 1 Bath	45	45	45.0	15.0	675.0
6	1 Bed 1 Bath	45	45	45.0	15.0	675.0
7	1 Bed 1 Bath	45	45	45.0	15.0	675.0
8	1 Bed 1 Bath	45	45	45.0	15.0	675.0
9	1 Bed 1 Bath	45	45	45.0	15.0	675.0
10	1 Bed 1 Bath	45	45	45.0	15.0	675.0
11	1 Bed 1 Bath	45	45	45.0	15.0	675.0
12	1 Bed 1 Bath	45	45	45.0	15.0	675.0
13	1 Bed 1 Bath	45	45	45.0	15.0	675.0
14	1 Bed 1 Bath	45	45	45.0	15.0	675.0
15	1 Bed 1 Bath	45	45	45.0	15.0	675.0
16	1 Bed 1 Bath	45	45	45.0	15.0	675.0
17	1 Bed 1 Bath	45	45	45.0	15.0	675.0
18	1 Bed 1 Bath	45	45	45.0	15.0	675.0
19	1 Bed 1 Bath	45	45	45.0	15.0	675.0
20	1 Bed 1 Bath	45	45	45.0	15.0	675.0
21	1 Bed 1 Bath	45	45	45.0	15.0	675.0
22	1 Bed 1 Bath	45	45	45.0	15.0	675.0
23	1 Bed 1 Bath	45	45	45.0	15.0	675.0
24	1 Bed 1 Bath	45	45	45.0	15.0	675.0
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95	1 Bed 1 Bath	45	45	45.0	15.0	675.0
96	1 Bed 1 Bath	45	45	45.0	15.0	675.0
97	1 Bed 1 Bath	45	45	45.0	15.0	675.0
98	1 Bed 1 Bath	45	45	45.0	15.0	675.0
99	1 Bed 1 Bath	45	45	45.0	15.0	675.0
100	1 Bed 1 Bath	45	45	45.0	15.0	675.0

Existing walls in red
 Proposed walls in blue



Key Plan
 1:500 Scale

Issued for Part 8	16-05-25
Revision Description	Date
Project Stage	Part 8
Project Title	Porters Lane, Youghal, Co. Cork

Drawn by: [Name]
 Proposed Site Layout Plan

Conhalte Contae Chorcaí
Cork County Council
 County Hall, Cork
 Tel: (021) 4285433
 Email: arch@ccorkcouncil.ie

Job Reference	S2016053	Sheet	A1	Design Team:	Architect	RF
Draw. No.	DR-CCC-A-PL-120				Tractor	ES
Date	April 25 1:100				Surveyor	FJ
Part B					Site Architect	R. Henry

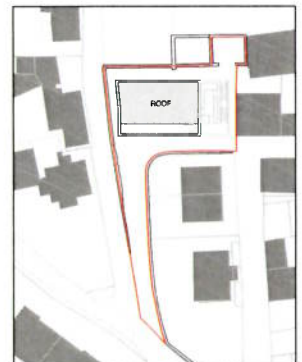


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SITE LAYOUT LEGEND	
SITE	
Site Boundary - 0.00 Metres	Setback - 100 DPH

SCHEDULE OF ACCOMMODATION				
UNIT NUMBER	UNIT TYPE	TYPE REF	GROSS GFA (sq'')	GFA (sq'')
01	1 Bed / 2 Person	A1	45	52.7
02	1 Bed / 2 Person	A1	45	52.7
03	1 Bed / 2 Person	A2	45	52.9
04	1 Bed / 2 Person	A2	45	51.5
05	1 Bed / 2 Person	A2	45	51.5
06	1 Bed / 2 Person	A2	45	51.5
Total Units: 6 NO 1 Bed 2 Person				

Existing Walls to be retained	
Proposed Walls	



Roof Plan
1:500 @A1



Key Plan
1:500 @A1

Issued for Part 6 16-05-25

Rev No. Revision Description Date

Project Stage Part 6

Project Title Porters Lane Youghal, Co. Cork

Drawing Title Proposed Floor Plans

Conhairle Contae Chorcaí

Cork County Council

County Hall, Cork

Tel: (021) 4285433

e-mail: architects.housing@cofco.co.ie

Job Reference S2018053

Architect A1

Design Team:

Architect: RF

Technician: ES

Surveyor: F.J.

Svc Architect: R. Henry

Date: April 25 1:100 Part 8

Scale: 1:100

Issue for: 2040

02 Second Floor
1:100 @A1

01 First Floor
1:100 @A1

00 Ground Floor
1:100 @A1

AN COIMISIÚN PLEANÁLA

30 JUN 2025

LTR DATED _____ FROM _____

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EXTERNAL WALL TYPES
 WT-01 Low level planter
 WT-02 1800mm high 215 blockwork wall with cast in situ coping, dash render finish
 WT-03 Existing stone wall to be retained - overgrowth to be removed, stone joints to be repointed where necessary with new cast in situ coping as required

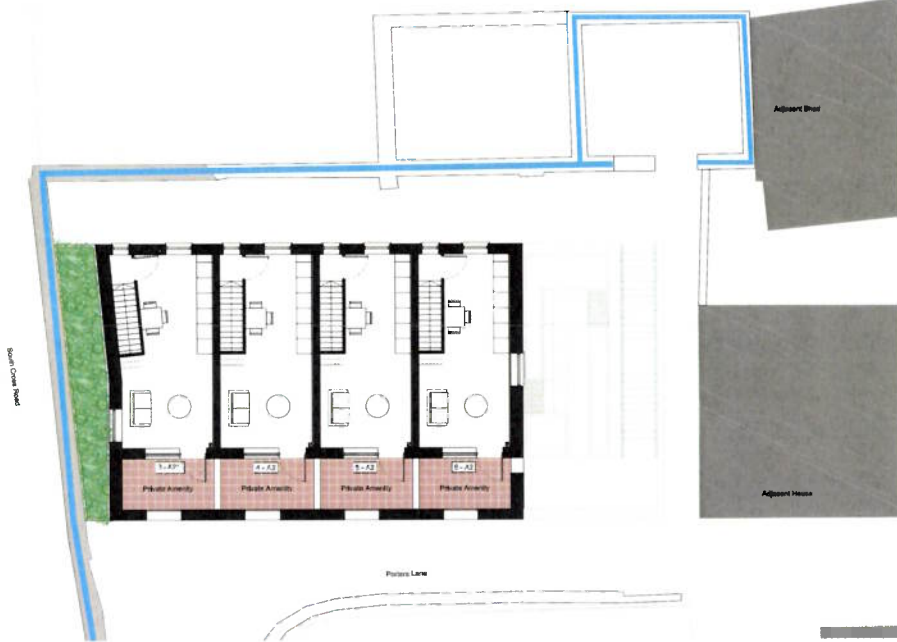
EXTERNAL FINISHES
 Planned area with kerbing - refer to Landscape Report
 Type A Paving - Permeable Paving
 Type B Paving - Existing Lane-way surfacing
 Type C Paving - Access Deck & Balconies
 Concrete Slabs
 Bicycle Store/Store

LANDSCAPING LEGEND
 ACCEPTABLE TREE SPECIES - 8 no. new. Tree chosen from Acceptable Tree Species and Sizes. Trees to have 2.1m stem height and be 3m non-height to Architectural Specification
 • Malus sylvestris (Crab Apple)
 • Prunus spinosa (Blackthorn / Bird)
 • Cotoneaster monogyna (Hawthorn / Whitehorn)
 ACCEPTABLE PLANT SPECIES - 3 no. plants per 1.0m² Premium bark mulch to all planting beds. Average 100mm depth.
 2 no. trees.
 Planting may include species listed below or alternative native sources
 • Carex flacca (Grass)
 • Dryopteris filix mas (Male fern)
 • Polypodium vulgare (Fern)
 • Villumium Opulus (Gawdler Rose)
 • Rosa Canina (Dog Rose)
 • Cydonia oblonga (Elder)



Key Plan
 1:500 @A1

Issued for Part 8		16-05-25
Rev. No.	Revision Description	Date
Project Stage Part 8		
Project Title Porters Lane, Youghal, Co. Cork		
Drawing Title Proposed Landscape Plans		
Conhalie Contae Chorcaí Cork County Council County Hall, Cork Tel: (021) 4285433 e-mail: architects.housing@ccorkcoco.ie		
Job Reference S2018053	Sheet A1	Design Team: Architect: RF Technician: ES Surveyor: FJ Site Architect: R. Henry
Dwg. No. DR-CCC-A-PL-210	Scale 1:100	Issue for Part 8
Date April 25	Scale 1:100	2040



02 Second Floor
 1:100 @A1



01 First Floor
 1:100 @A1



00 Ground Floor
 1:100 @A1

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30 JUN 2025

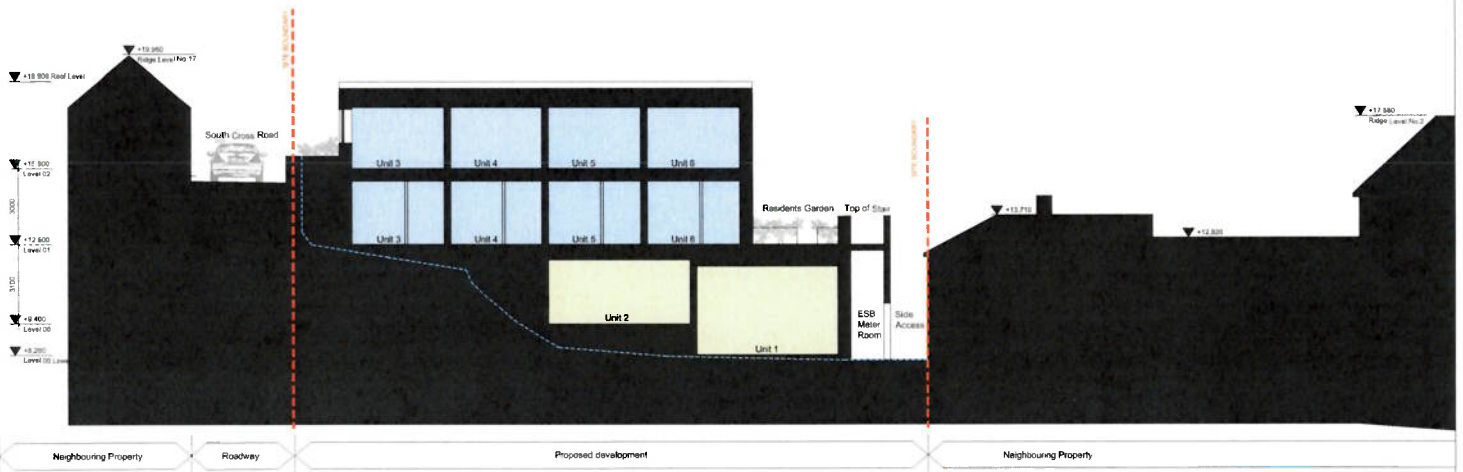
LTR DATED _____ FROM _____

LDG

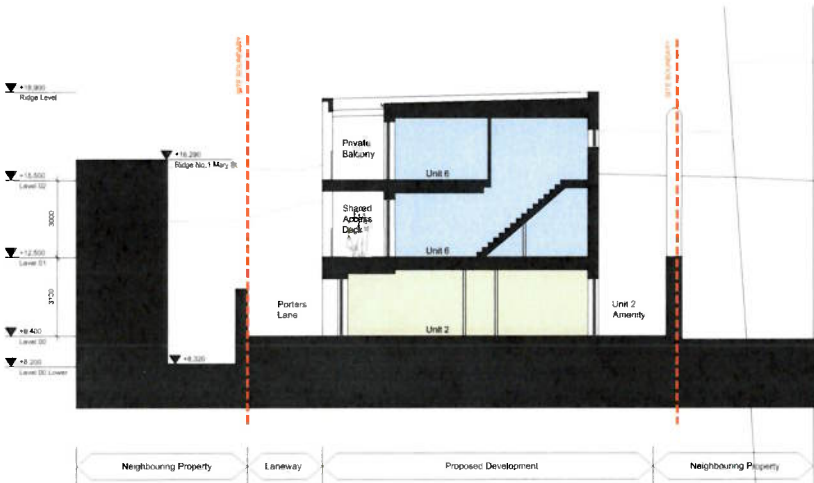
ACP 322913

ACP

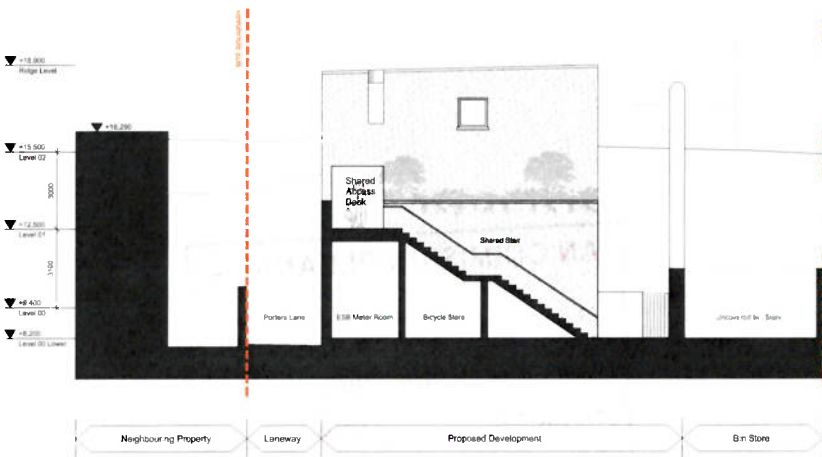
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Section AA
1:100 @A1

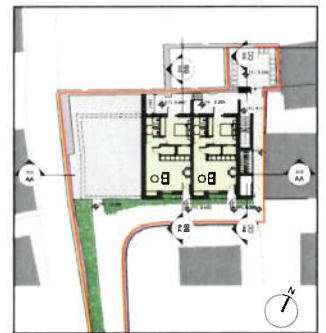


Section BB
1:100 @A1



Section CC
1:100 @A1

Existing Ground Line



Key Plan

NTS

Issued for Part 8		16-05-25
Rev. No.	Revision Description	Date
Project Stage: Part 8		
Project Title: Porters Lane, Youghal, Co. Cork		
Drawing Title: Proposed Sections		
 Conhairle Contae Chorcaí Cork County Council County Hall, Cork Tel: (021) 4285433 e-mail: architects.housing@conccoco.ie		

Job Reference: S2018053	Sheet: A1	Design Team:
Drawn By: DR-CCC-A-PL-310	Checked By: E.S.	Architect: R. Henry
Date: April 25	Scale: 1:100	Issue for: Part 8
 Architects Housing 2040		 Professional Engineer 2040

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30 JUN 2025

LTR DATED _____ FROM _____

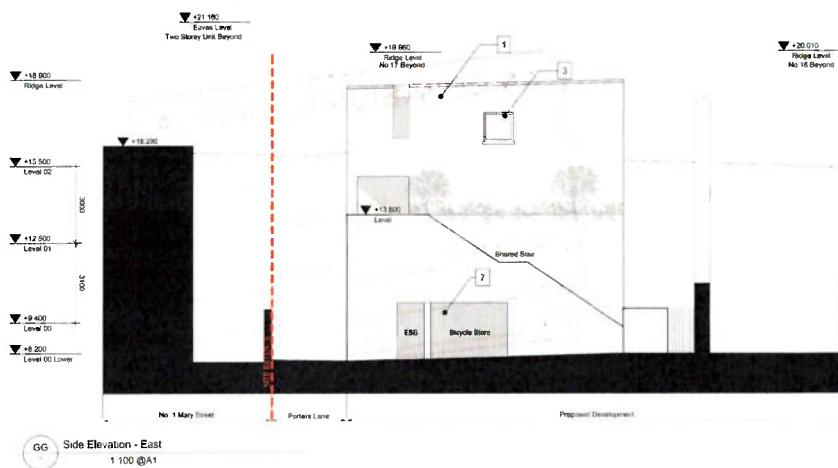
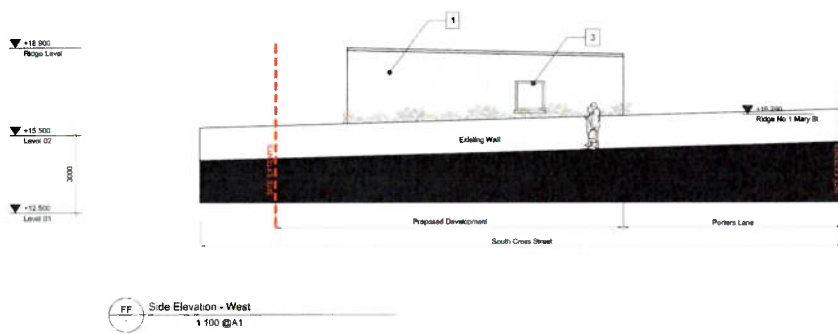
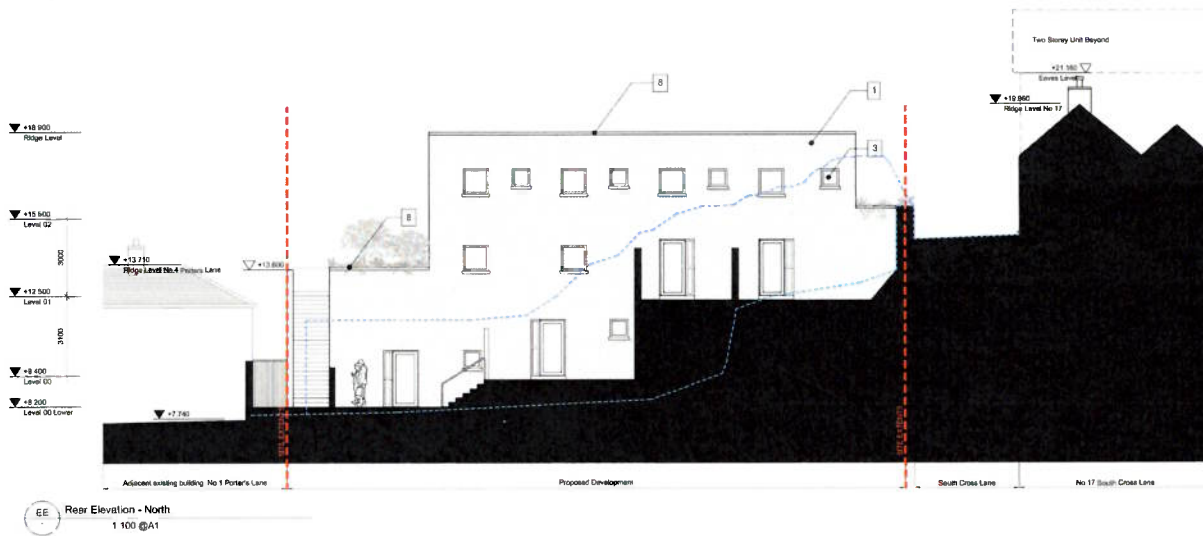
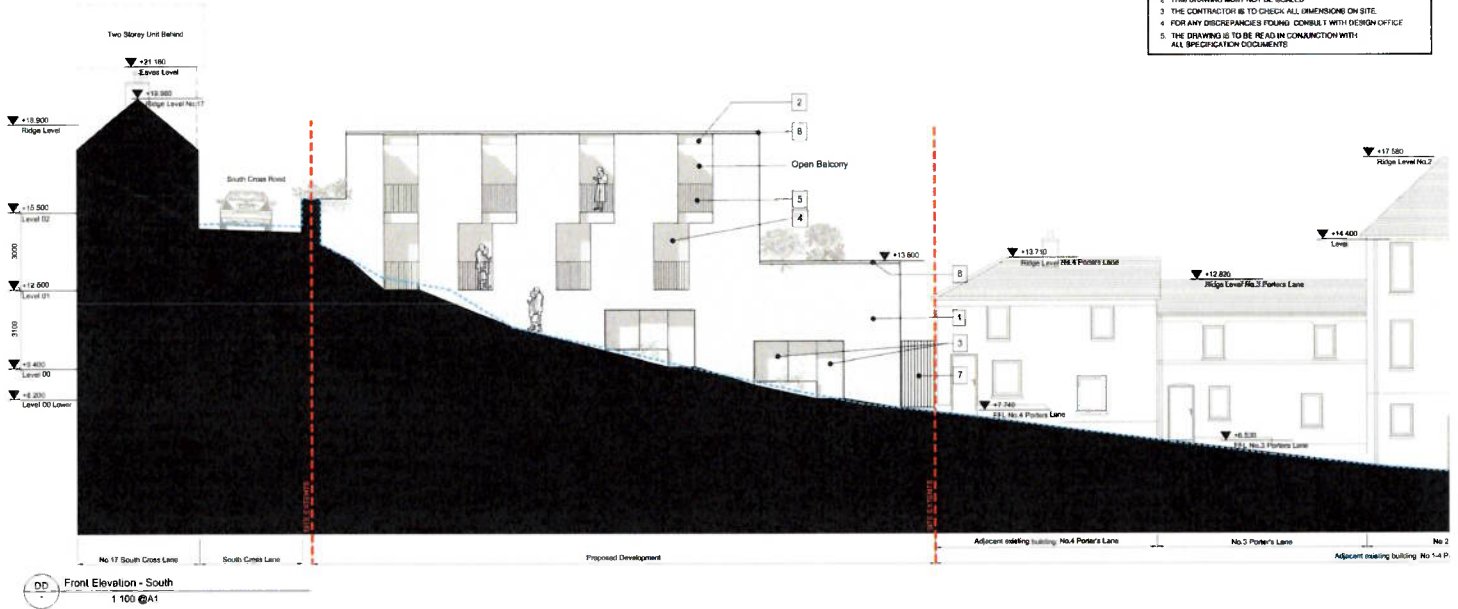
LDG.

ACP.

ACP 322913

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Editing Critical Line *****

Editing Wall Behind (approx) *****

EXTERNAL FINISHES LEGEND

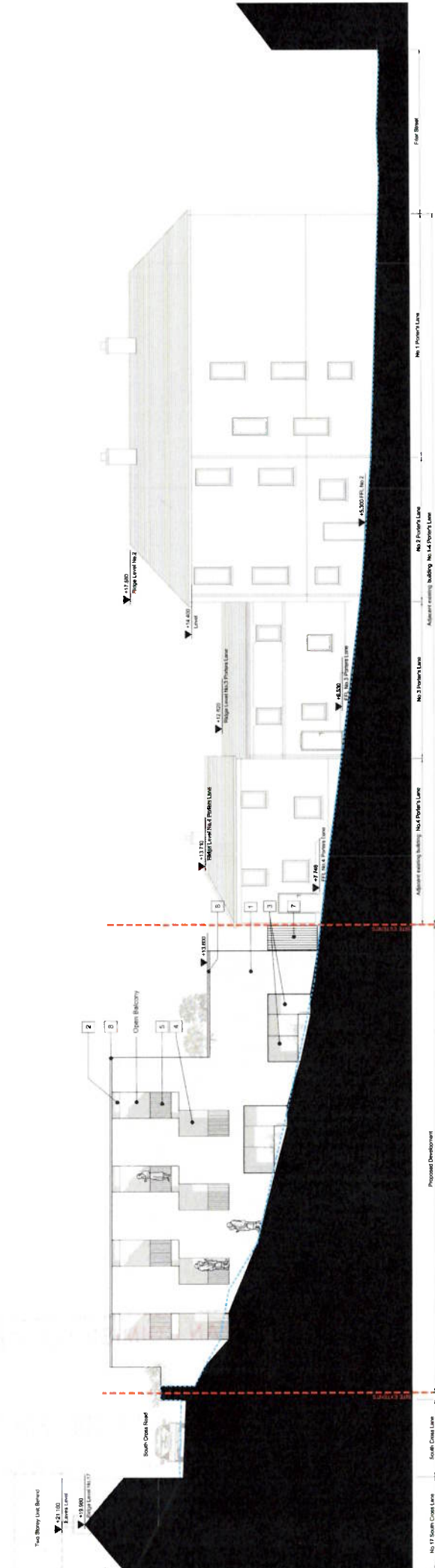
1	Dash (Render) Finish
2	Smooth Render/Concrete finish
3	Placed Window/Door
4	Insulated Timber Panelled Hardwood Door on Acacia Deck
5	Steel Balustrades
6	Aluminium Gutters and Downpipes
7	Louvered Gate
8	100mm Capping

Issued for Part B		16-05-25	
Rev No	Revision Description	Date	
Project Stage	Part B		
Project Title	Porters Lane, Youghal, Co. Cork		
Drawing Title	Proposed Elevations North, South, East & West		
 Conhlaire Contae Chorcaí Aitheir / Síobhannairí na Teidealachas Cork County Council Aitheirí na hEagraíocht Iománaíochais County Hall, Cork Tel (021) 4285433 e-mail: architects.housing@corkcoco.ie			
Job Reference S2018053	Drawn DR CCC-A PL 320	Drawn A1	Design Team Architect: jay Technician: ES Surveyor: S. Harvey Sen. Architect: R. Henry
Date April 25 1 100	Scale Part B	 PLANNING & BUILDING DEPARTMENT 2024	



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EXTERNAL FINISHES LEGEND	
1	Dark Natural Finish
2	Smooth Render/Concrete Finish
3	Asphalt/Whitewash
4	Insulated Timber Finishes/ Insulated Door or Access Deck
5	Steel Balustrade
6	Aluminium Gutters and Downpipes
7	Low-maintenance Cladding
8	100mm Cladding



PD Contiguous South Elevation - Through Porters Lane
 1:100 @A1

Contiguous South Elevation

1:100 @A1

Revised for Part B	16-05-25
Revised Description	Date
Project Stage	Part B
Project Title	Porters Lane, Youghal, Co. Cork

Proposed Contiguous Elevation

Conhalt Contae Chorcaí
Cork County Council
 County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects@conhaltcork.co.uk

Design Team
 Design: A1
 Drawn: ES
 Checked: ES
 Date: 16-05-25
 Scale: 1:100
 Part: 8

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