
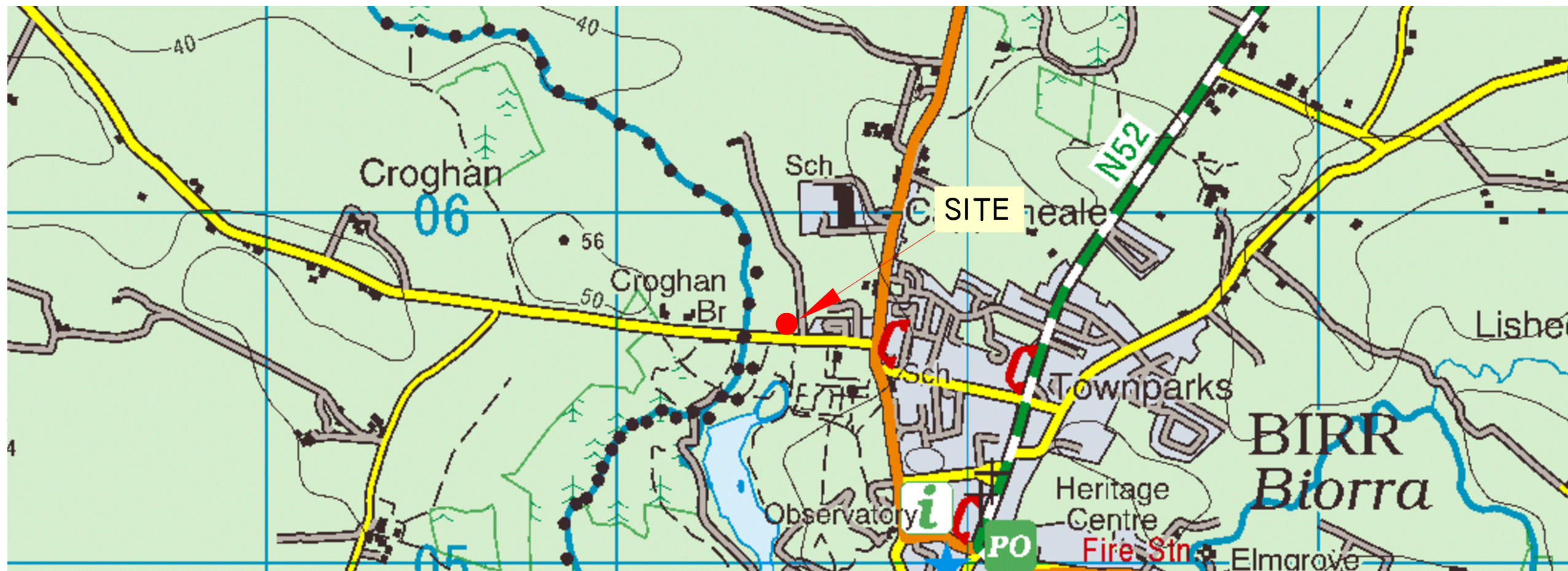


SECTION 179A DRAWINGS



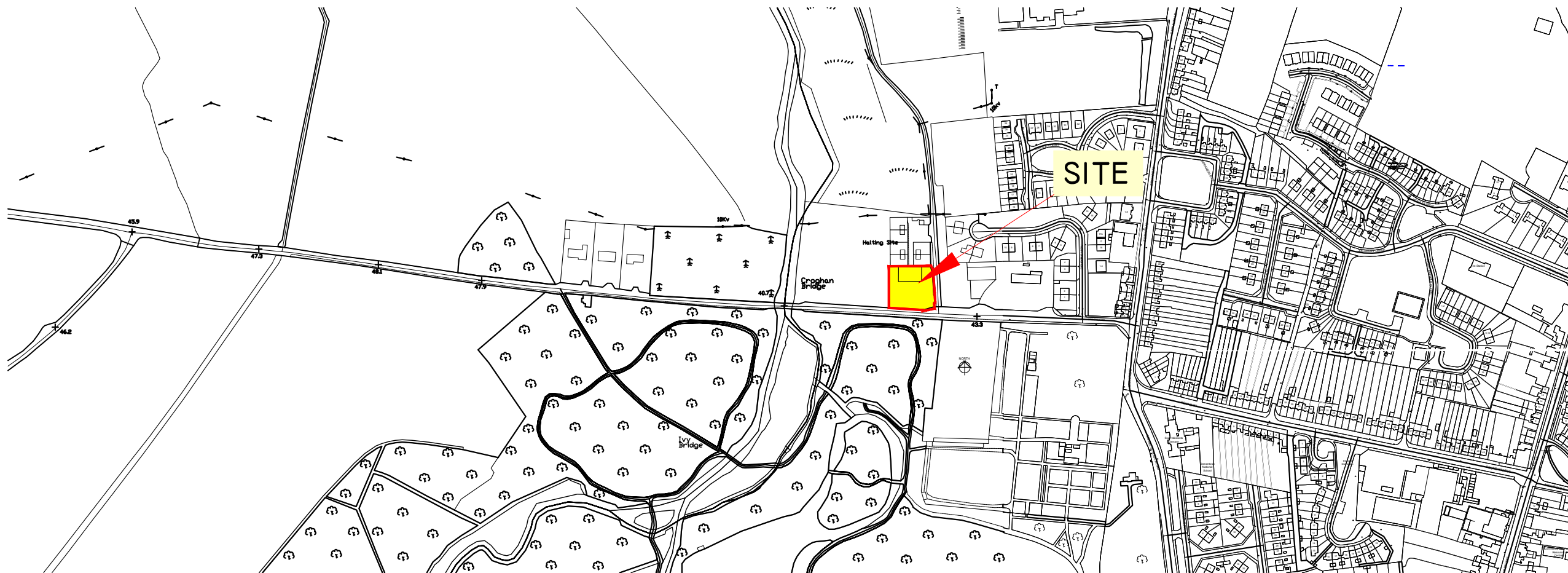
4 No. Group Housing Units @ Croghan Road, Birr

 SITE OUTLINED IN RED
SITE AREA = 0.51 acres / 0.208 hectare



OSI Discovery Series Map: 2020

SITE AREA MAP
SCALE 1:25,000/A3



OSI ITM MAP: 3759-18 & 3759-23 & 3759-C

SITE LOCATION MAP
SCALE 1:5,000/A3

Offaly County Council
Housing Capital,
Áras an Chontae, Tullamore
☎ 057 9346800

Ms. Sharon Kennedy, Director of Services

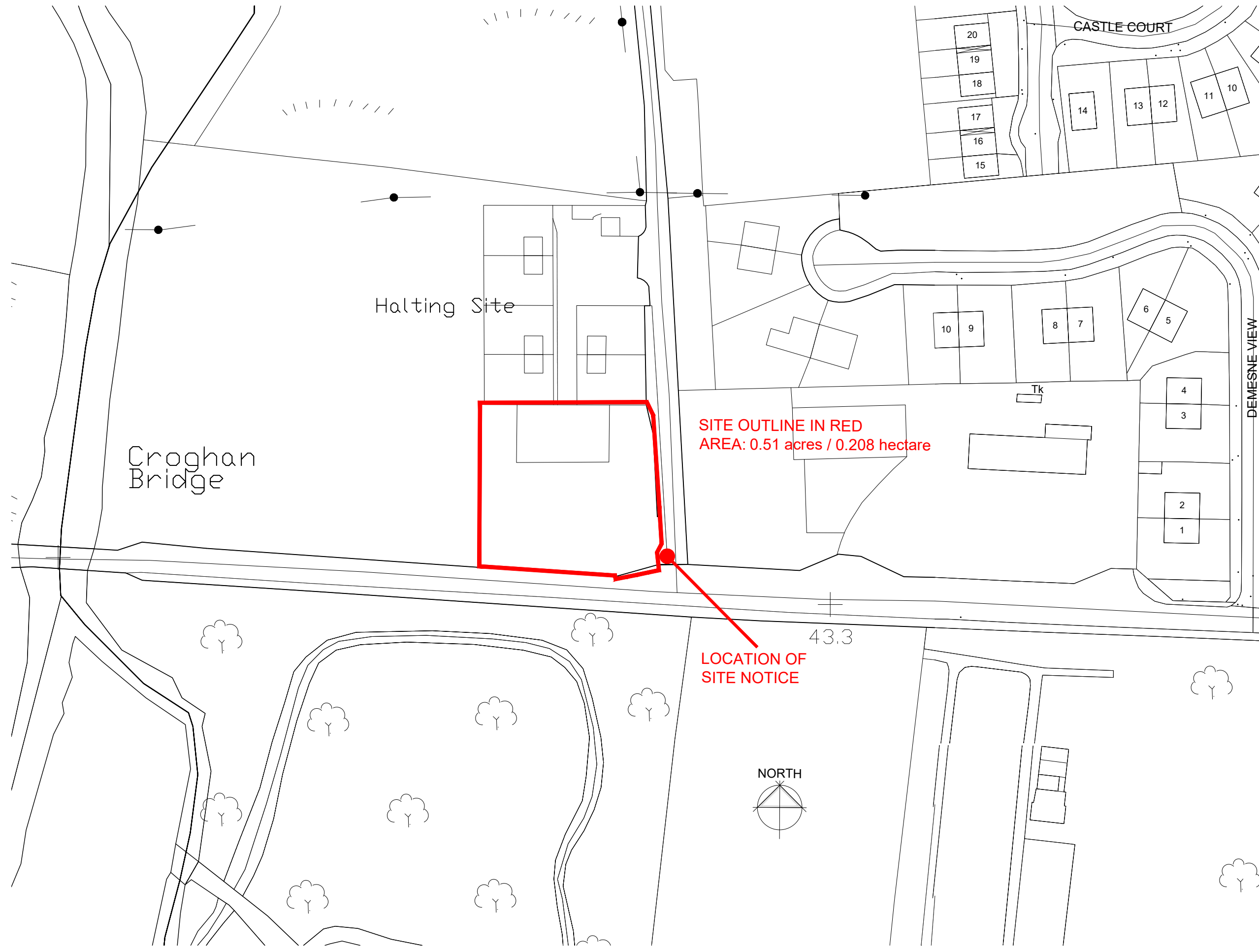
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD, BIRR, Co, OFFALY		
TITLE:	SITE LOCATION MAPS		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
Varies	20-03	P8-000	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Mar '23	J.H	NMG	J.C

Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.

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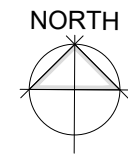


OSI SHEET NUMBER
 3759-18
 3759-23
 3759-C



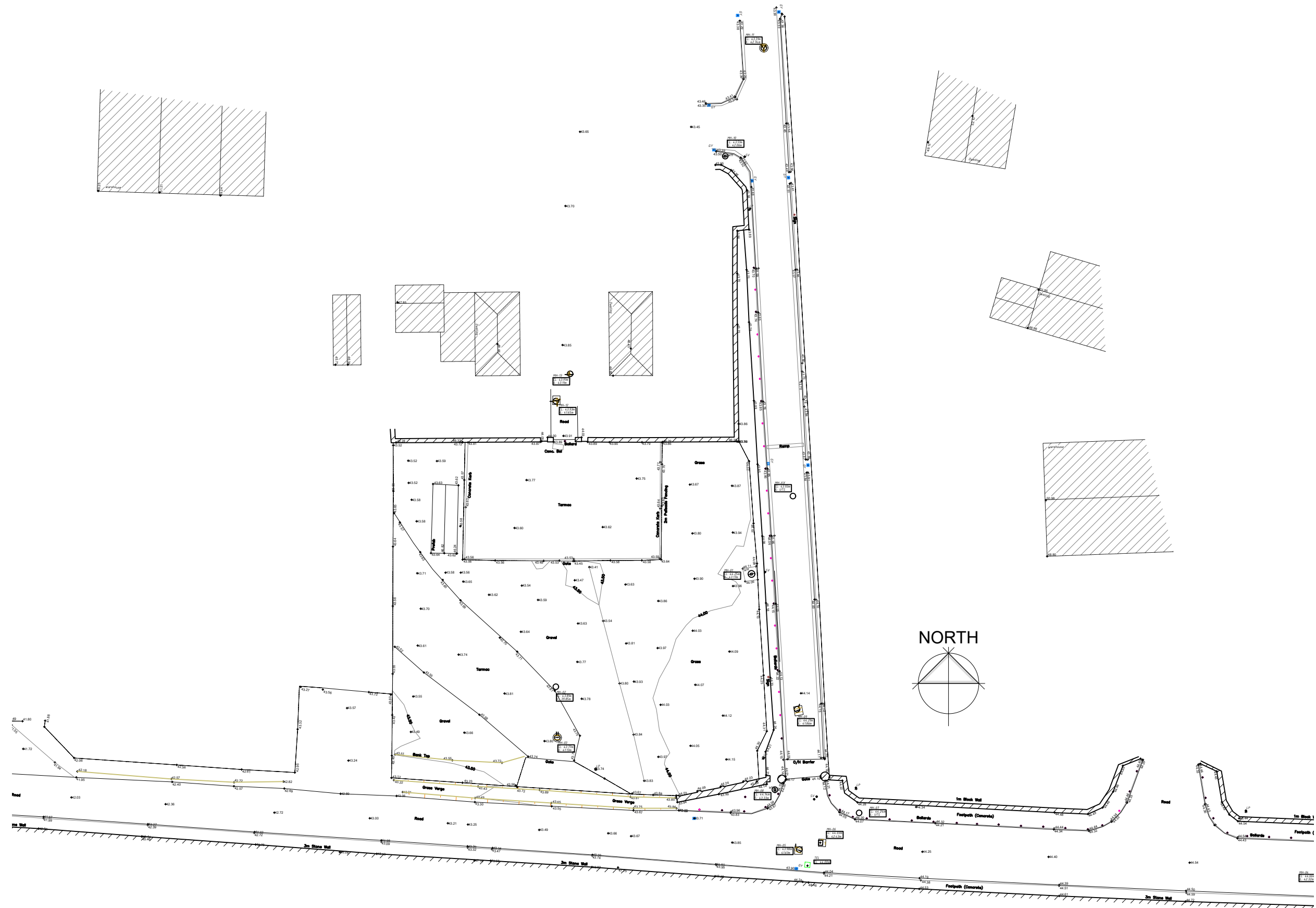
SITE OUTLINE IN RED
 AREA: 0.51 acres / 0.208 hectare

LOCATION OF SITE NOTICE




SITE LOCATION MAP
 SCALE 1:1,000/A3

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Sharon Kennedy, Director of Services			
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD, BIRR, Co, OFFALY		
TITLE:	SITE LOCATION MAP		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:1,000	20-03	P8-001	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Mar '23	J.H	NMG	J.C
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SITE SURVEY
1:500

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800 Ms. Sharon Kennedy, Director of Services			
PROJECT:	4No GROUP HOUSES CROGHAN ROAD BIRR, Co OFFALY		
TITLE:	SITE SURVEY		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1 : 500	20-03	P8-002	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Mar '22	J.H	NMG	J.C
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OSI SHEET NUMBER
3759-18
3759-C

HOUSE TYPES:
4 Group Housing: 4 No

SITE DENSITY
Dev Site Area: 0.21Ha
Density: 19 per Ha

SITE AREA
Area:
2,080m²

SITE LEGEND
House Type A:
4 Bedroom Bungalow 4 No.



SITE LAYOUT PLAN
1:500

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Sharon Kennedy, Director of Services			
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD, BIRR, Co. OFFALY		
TITLE:	SITE LAYOUT PLAN		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:500	20-03	P8-003	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Mar '23	J.H	NMG	J.C
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3D VISUAL 1

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Sharon Kennedy, Director of Services			
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD BIRR, Co OFFALY		
TITLE:	3D VISUAL 1		
SCALE: N.T.S	PROJECT No: 20-03	DRAWING No: P8-3D1	REVISION:
DATE: Mar '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: J.C
Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.			



3D VISUAL 2

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Sharon Kennedy, Director of Services			
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD BIRR, Co OFFALY		
TITLE:	3D VISUAL 2		
SCALE: N.T.S	PROJECT No: 20-03	DRAWING No: P8-3D2	REVISION:
DATE: Mar '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: J.C
Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.			
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3D VISUAL 3

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Sharon Kennedy, Director of Services			
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD BIRR, Co OFFALY		
TITLE:	3D VISUAL 3		
SCALE: N.T.S	PROJECT No: 20-03	DRAWING No: P8-3D3	REVISION:
DATE: Mar '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: J.C
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3D VISUAL 4

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Sharon Kennedy, Director of Services			
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD BIRR, Co OFFALY		
TITLE:	3D VISUAL 4		
SCALE: N.T.S	PROJECT No: 20-03	DRAWING No: P8-3D4	REVISION:
DATE: Mar '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: J.C
Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.			



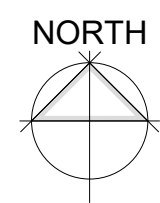
3D VISUAL 5

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Sharon Kennedy, Director of Services			
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD BIRR, Co OFFALY		
TITLE:	3D VISUAL 5		
SCALE: N.T.S	PROJECT No: 20-03	DRAWING No: P8-3D5	REVISION:
DATE: Mar '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: J.C
Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.			
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WALL & BOUNDARY TYPES

- (A) VEHICLE GATE TO REAR 4M WIDE GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS █
- (B) FRONT GATE 1.2M WIDE x 900MM HIGH GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS █
- (C) 900MM BLOCK WALL. TO LATER COLOUR SELECTION. █
- (D) 2M HIGH CONCRETE BLOCK WALL █



43.3

SITE PLAN: BOUNDARY LEGEND
1:500

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Housing Capital,
Áras an Chontae, Tullamore
☎ 057 9346800

Ms. Sharon Kennedy, Director of Services

PROJECT: 4 No GROUP HOUSES
CROGHAN ROAD,
BIRR, Co, OFFALY

TITLE: SITE PLAN
BOUNDARY LEGEND

SCALE: 1:500	PROJECT No: 20-03	DRAWING No: S2-004	REVISION:
DATE: Mar '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: J.C

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OSI SHEET NUMBER
3759-18
3759-C



SITE SURVEY: HARD SURFACE LANDSCAPING
1:500

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☎ 057 9346800

Ms. Sharon Kennedy, Director of Services

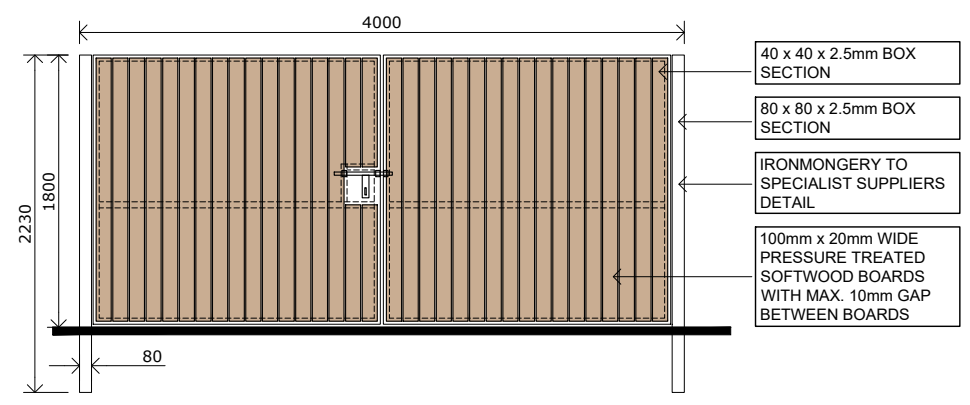
PROJECT: 4 No GROUP HOUSES
CROGHAN ROAD,
BIRR, Co, OFFALY

TITLE: SITE PLAN
HARD SURFACE
LANDSCAPING

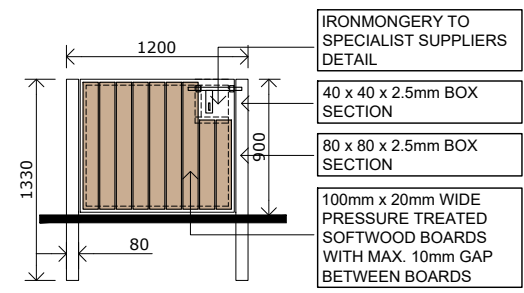
SCALE: 1:500	PROJECT No: 20-03	DRAWING No: P8-005	REVISION:
DATE: Mar '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: J.C

Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.

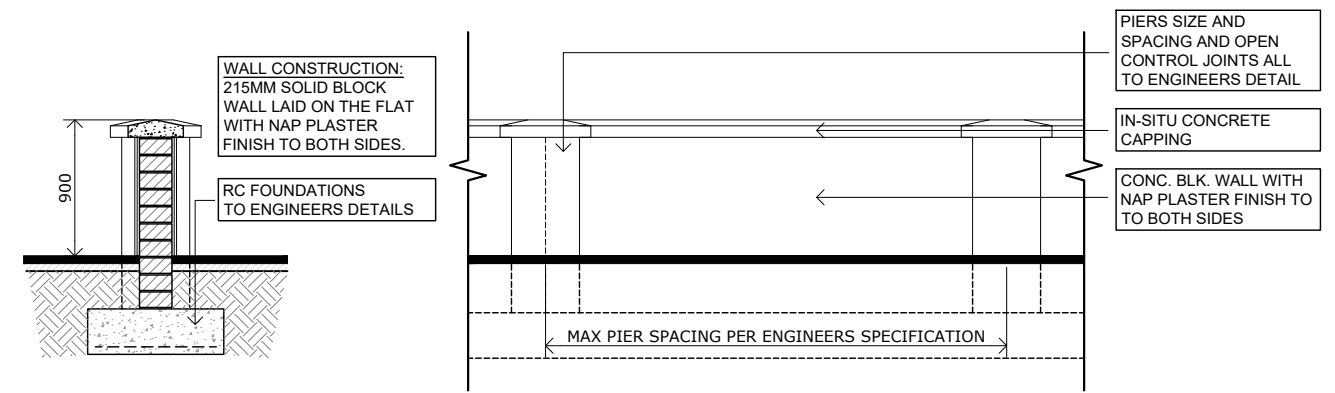
© OFFALY COUNTY COUNCIL



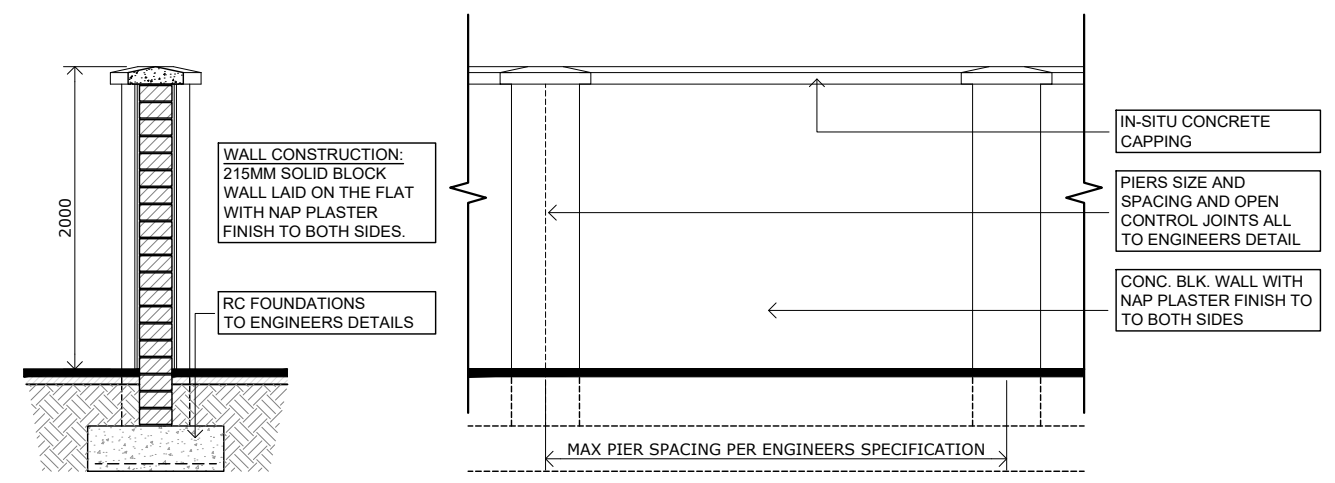
BOUNDARY TYPE "A" - 4.0m TREATED TIMBER GATE
(Scale 1:50/A3)



BOUNDARY TYPE "B" - 900mm TREATED TIMBER GATE
(Scale 1:50/A3)



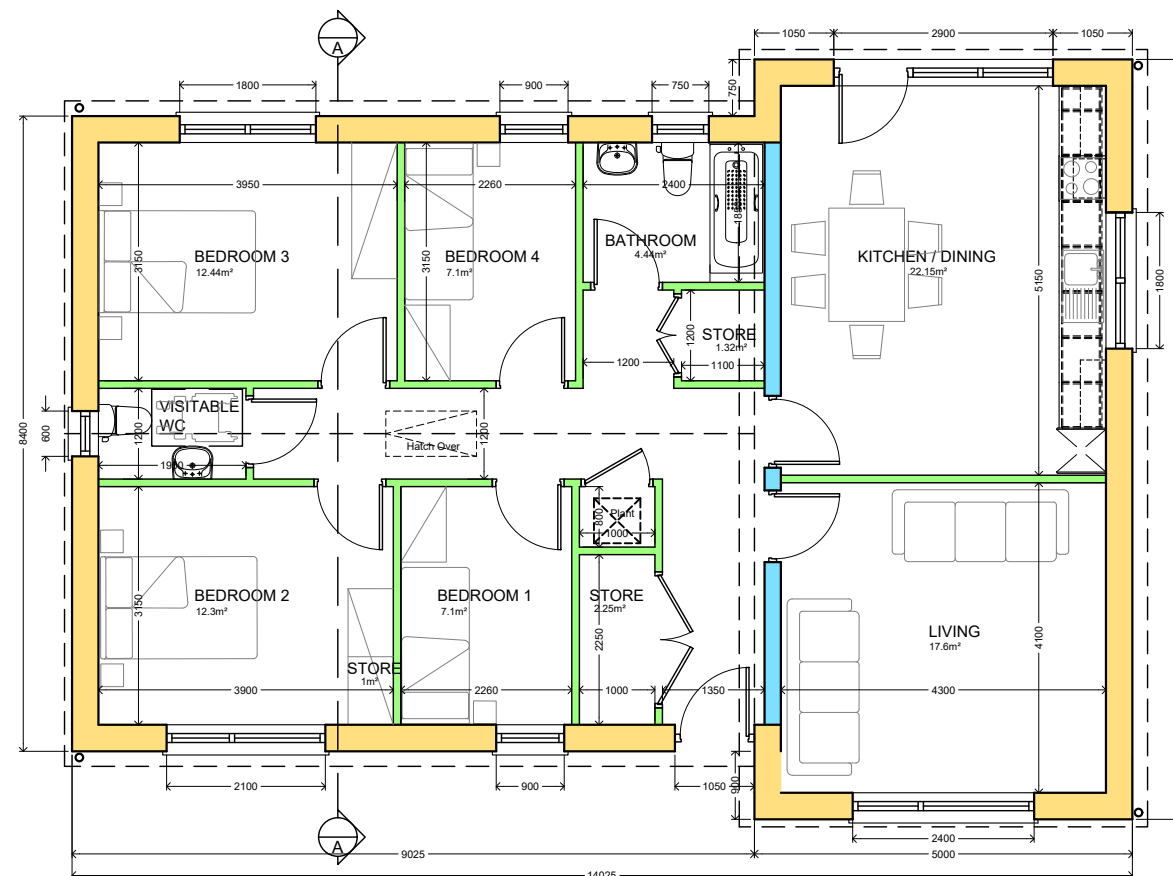
BOUNDARY TYPE "C" - 900mm HIGH 215mm BLOCK WALL WITH PIERS
(Scale 1:50/A3)



BOUNDARY TYPE "D" - 2m HIGH 215mm BLOCK WALL WITH PIERS
(Scale 1:50/A3)

WALL & BOUNDARY TYPES	
(A) VEHICLE GATE TO REAR 4M WIDE GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS	█
(B) FRONT GATE 1.2M WIDE x 900MM HIGH GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS	█
(C) 900MM BLOCK WALL. TO LATER COLOUR SELECTION.	█
(D) 2M HIGH CONCRETE BLOCK WALL	█

Offaly County Council		
Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800		
Ms. Sharon Kennedy, Director of Services		
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD BIRR, Co OFFALY	
TITLE:	BOUNDARY DETAILS	
SCALE:	PROJECT No:	REVISION:
1 : 50	20-03	P8-006
DATE:	DRAWN BY:	CHECKED:
Mar '23	J.H	NMG
		APPROVED:
		J.C
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4 Bed Bungalow: Floor Plan
1:100 @ A3

STRUCTURE

	350MM CAVITY:	100mm INNER LEAF 150mm CAVITY WITH 110mm INSULATION 100mm OUTER LEAF
	INTERNAL WALL:	100mm SOLID BLOCK WORK
	PARTY WALL:	215MM SOLID BLOCK WORK

AREA SCHEDULE			
	Room	Area M ²	Aggregate M ²
House Type A	Kitchen / Dining	22.2] 40.2
	Living Room	17.6	
	Plant	0.8	
	Store [hall]	1.3] 2.2
	Store	2.26	
	Bedroom 1	7.1] 38.8
	Bedroom 2	12.3	
	Bedroom 3	12.4	
	Bedroom 4	7.1	
	TOTAL AREA		109.5

NOTE:

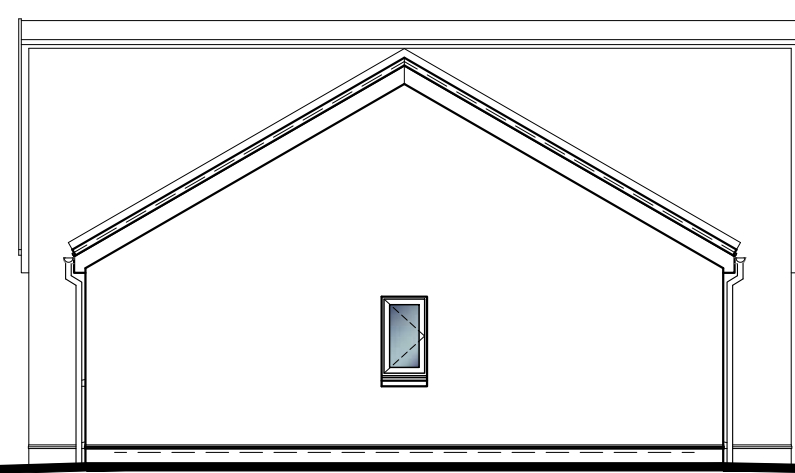
ELEMENT	U-VALUE MAX
WALL	0.15W/m ² k
FLOOR	0.15W/m ² k
ROOF (SLOPING)	0.16W/m ² k
ROOF (CEILING)	0.14W/m ² k
FLAT ROOF	0.20W/m ² k
WINDOW/DOOR	1.2W/m ² k / 1.1W/m ² k

- All details to be in accordance with technical guidance document part L - acceptable construction details
- All works to be carried out in conjunction with Architectural, Engineering & M&E drawings & specifications.
- All works to be carried out in accordance with current Technical Guidance Documents /Building Regulations and Building Standards.

Offaly County Council			
Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Sharon Kennedy, Director of Services			
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD BIRR, Co OFFALY		
TITLE:	HOUSE TYPE A: 4 BED UNIT FLOOR PLAN		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1 : 100	20-03	P8-100	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Mar '23	J.H	NMG	J.C
<small>Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.</small>			
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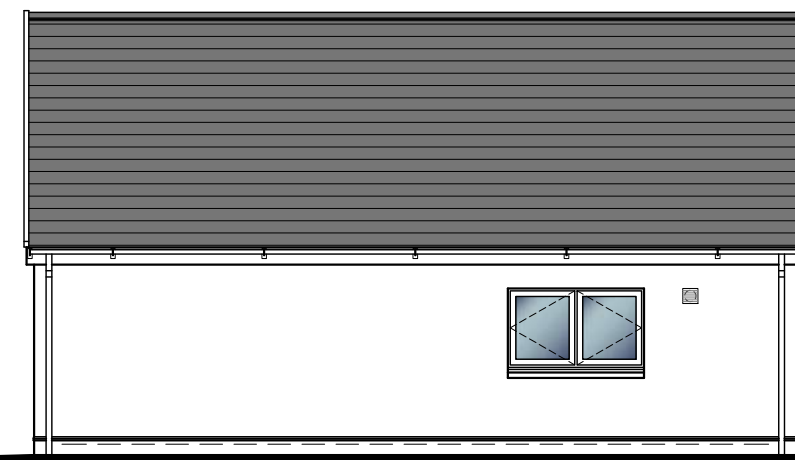
4 Bed Bungalow: Front Elevation
1:100 @ A3



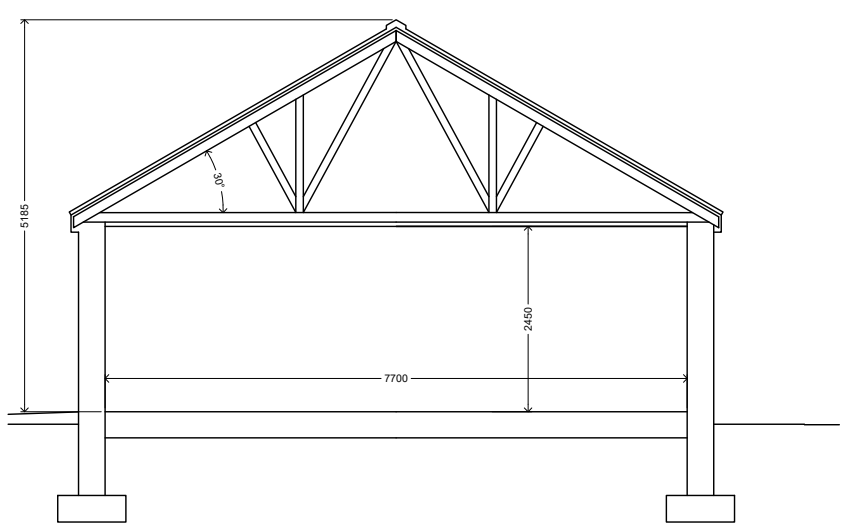
4 Bed Bungalow: Side Elevation
1:100 @ A3



4 Bed Bungalow: Rear Elevation
1:100 @ A3



4 Bed Bungalow: Side Elevation
1:100 @ A3



4 Bed Bungalow: Section A-A
1:100 @ A3

NOTE:

ELEMENT	U-VALUE MAX
WALL	0.15W/m ² k
FLOOR	0.15W/m ² k
ROOF (SLOPING)	0.16W/m ² k
ROOF (CEILING)	0.14W/m ² k
FLAT ROOF	0.20W/m ² k
WINDOW/DOOR	1.2W/m ² k / 1.1W/m ² k

- All details to be in accordance with technical guidance document part L - acceptable construction details
- All works to be carried out in conjunction with Architectural, Engineering & M&E drawings & specifications.
- All works to be carried out in accordance with current Technical Guidance Documents /Building Regulations and Building Standards.

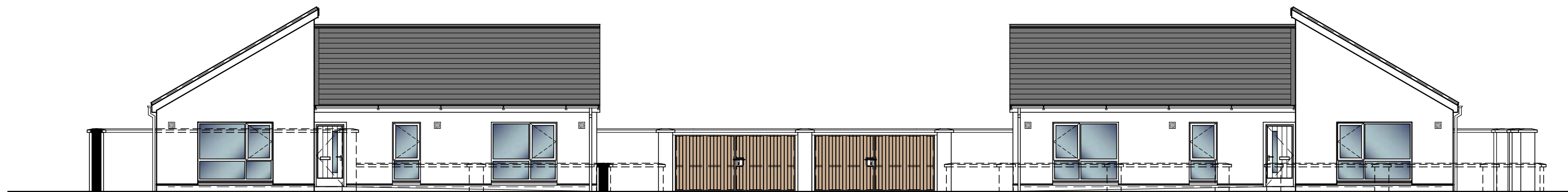
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☎ 057 9346800

Ms. Sharon Kennedy, Director of Services

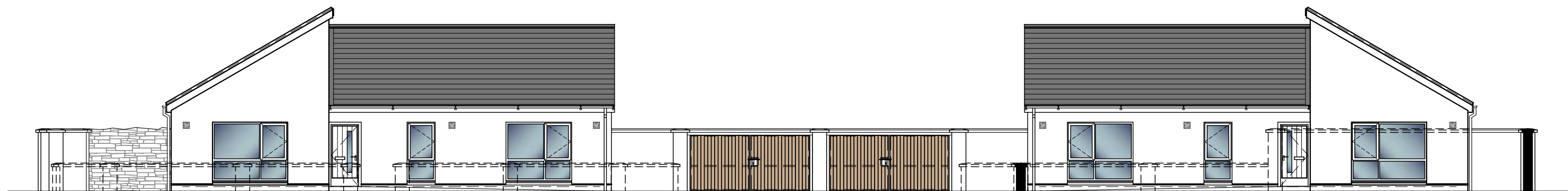
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD BIRR, Co OFFALY		
TITLE:	HOUSE TYPE A: 4 BED UNIT ELEVATIONS + SECTION		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1 : 100	20-03	P8-200	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Mar '23	J.H	NMG	J.C

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Contiguous Front Elevation: Looking NORTH
Front 1.2m high wall shown dashed



Contiguous Front Elevation: Looking SOUTH
Front 1.2m high wall shown dashed

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Ms. Sharon Kennedy, Director of Services				
PROJECT:	4 No GROUP HOUSES CROGHAN ROAD BIRR			
TITLE:	CONTIGUOUS FRONT ELEVATIONS			
SCALE: N.T.S(A3)	PROJECT No: 20-03	DRAWING No: P8-201	REVISION:	
DATE: Mar '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: J.C	
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