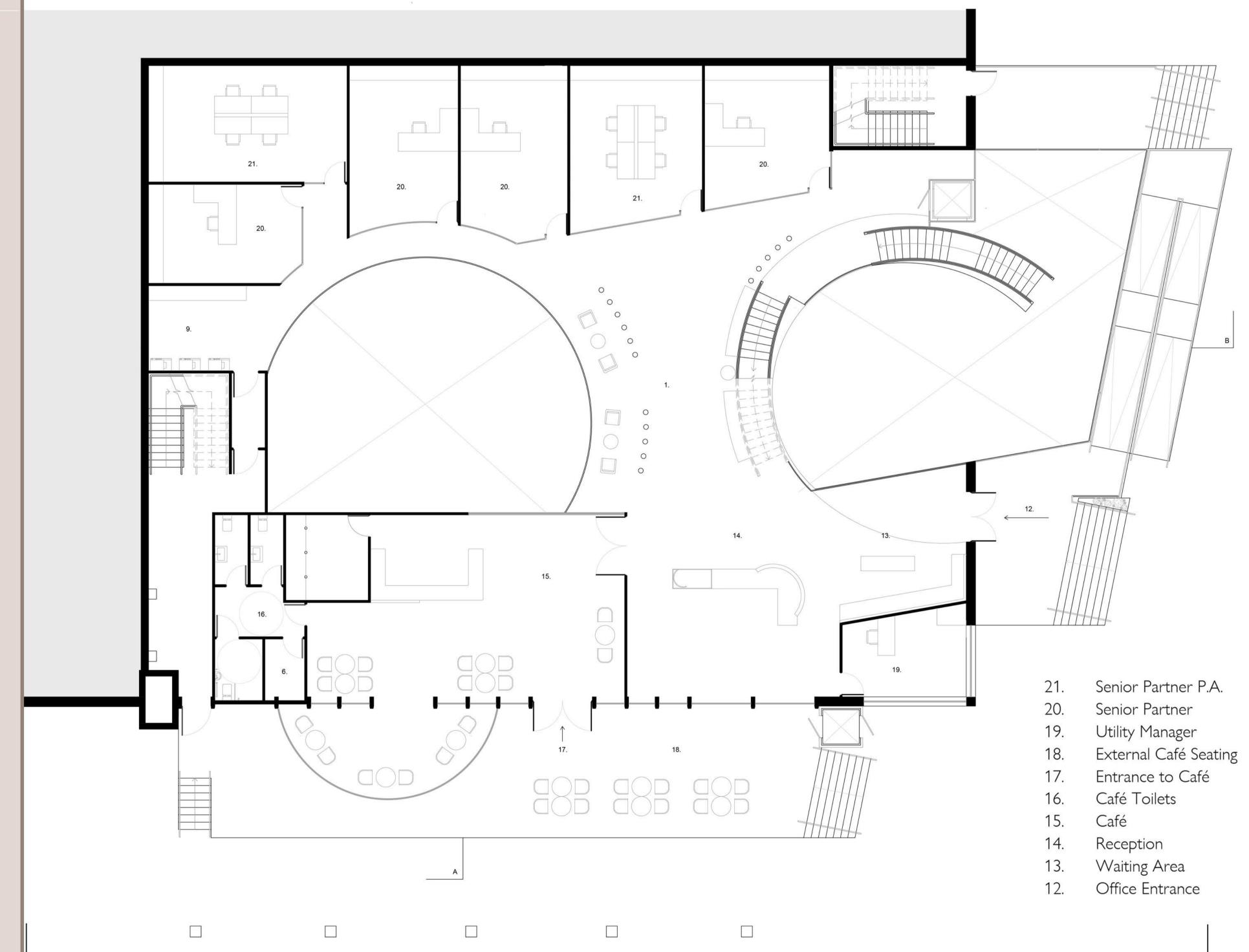
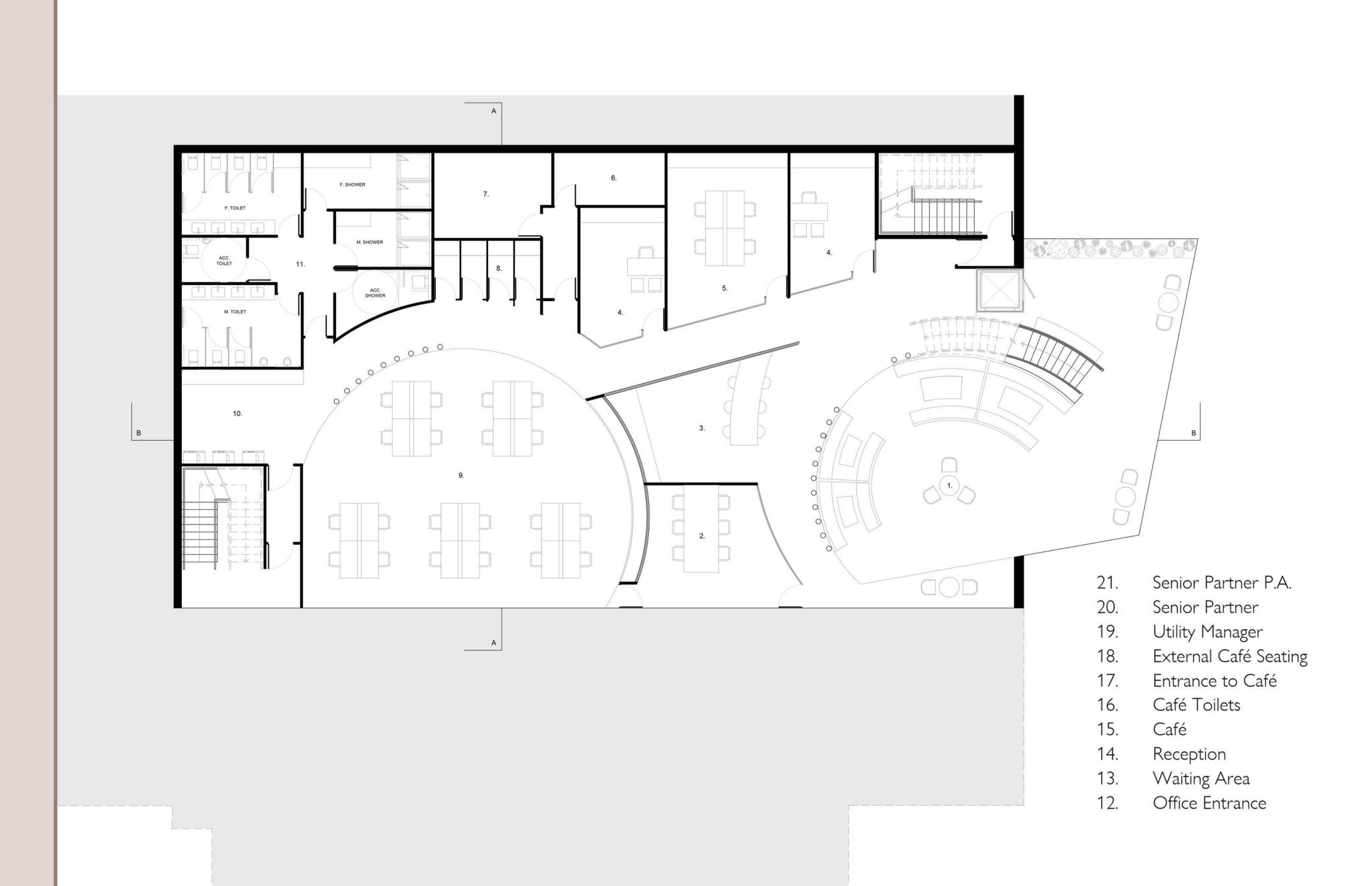
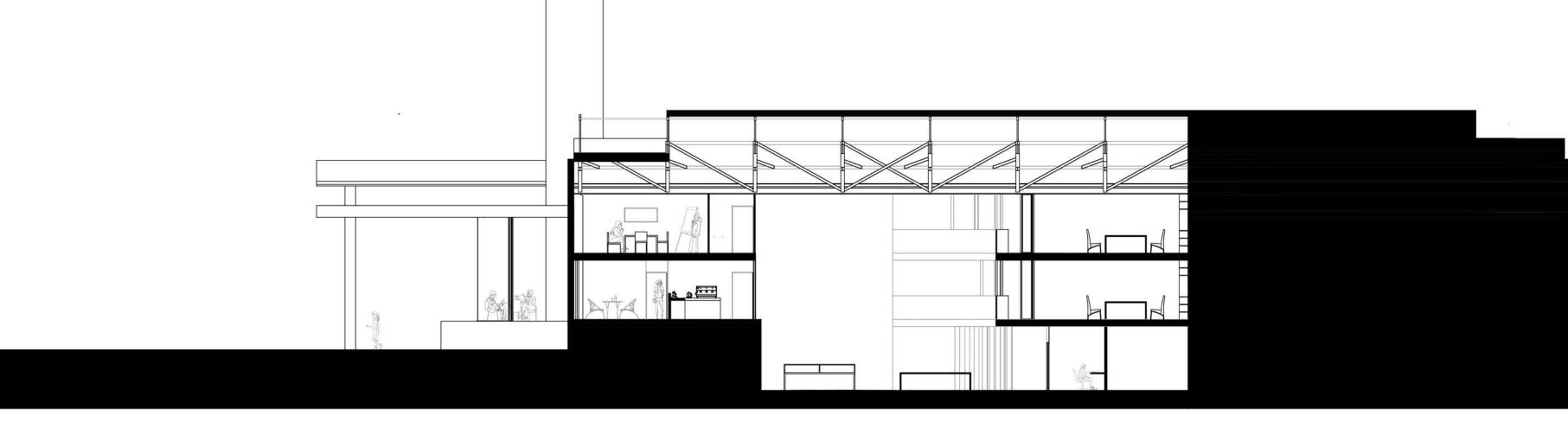


First Floor Plan **SCALE 1:100**



Ground Floor Plan SCALE 1:100



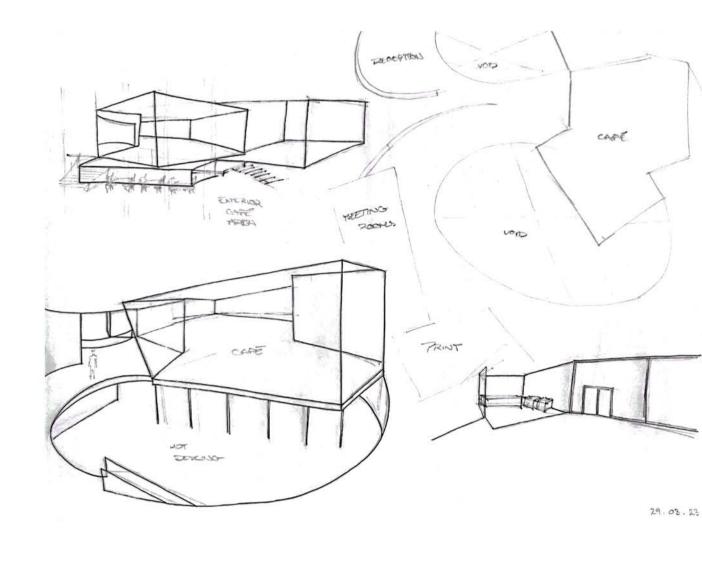


Section AA SCALE 1:100



Section BB SCALE 1:100





View of Break Out Spaces

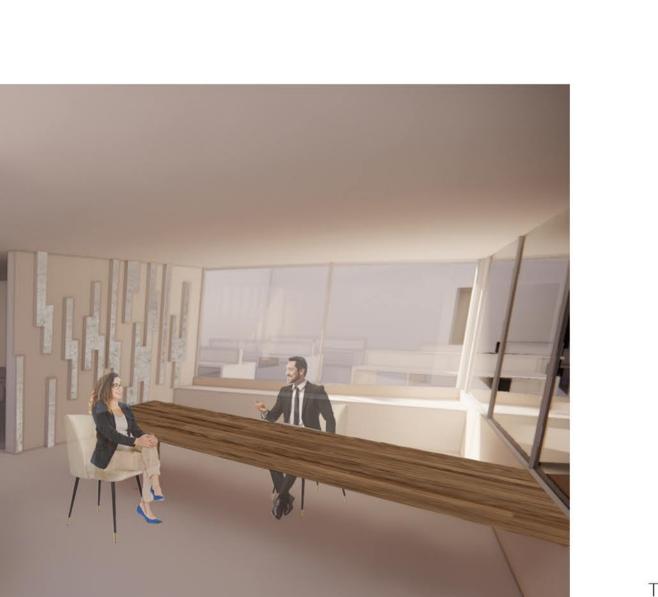
LEGEND

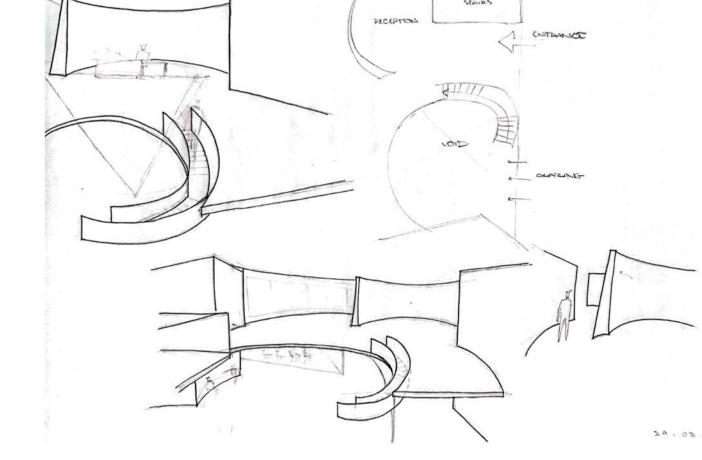
Staff Kitchen

Board Room

Managing Director's P.A.

Managing Director

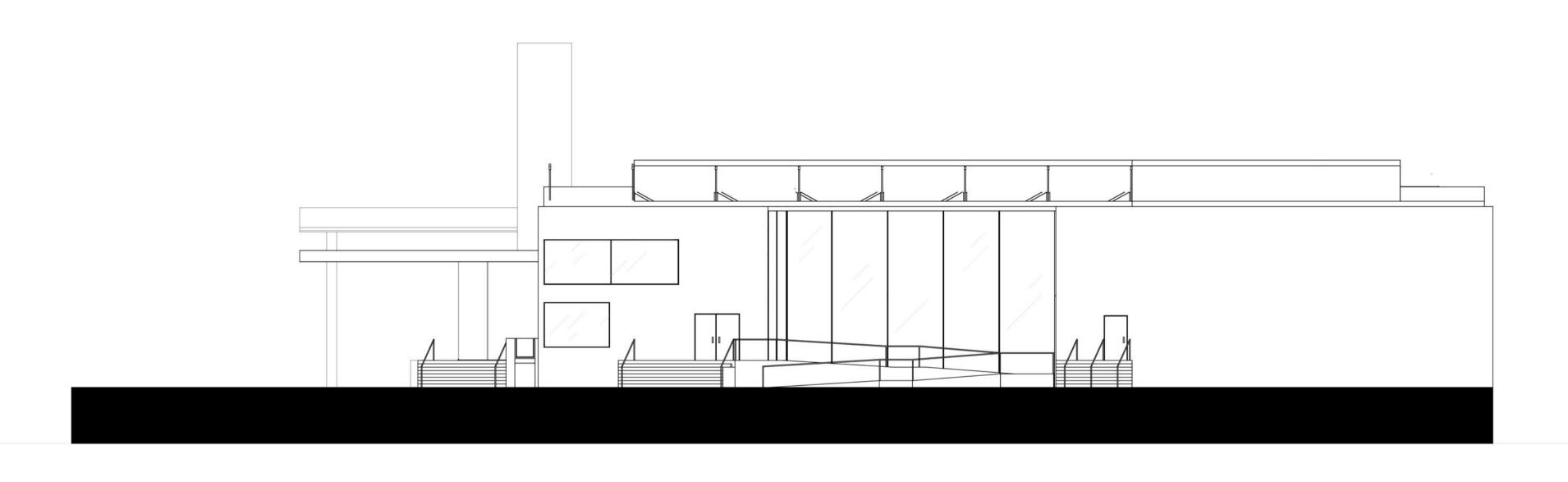




Concept Sketches

The route to the break out space from the ground floor takes advantage of the south-easternly natural light by extending into the excavated patio space. This provides a comfortable and bright triple height communal focal point for staff to attend informal meetings, complete some work or simply take a break. Surrounding the break out space is the meeting room, open breakfast bar and audit managers, the curvature of the plan creates a clear circulation route to each of these functions. On the ground floor, the break out space is overlooked by the office waiting area and a continuing curved staircase that takes the user to the first floor. Here, the Managing Director enjoys a view east, over the break out space and south, towards the River Lee and Cork City.

View of Breakfast Bar



Elevation 1 SCALE 1:100



View of Walkway



View of Hot Desking Area