

ALL CONSTRUCTION METHODS, MATERIALS, SERVICES & INSTALLATIONS TO BE IN ACCORDANCE WITH ALL IRISH BUILDING REGULATIONS AND CODES OF PRACTICE AT THE TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. NO DIMENSIONS TO BE SCALED, ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. IF IN DOUBT ASK!



AREAS	NO. OF UNITS	CAR & BICYCLE PARKING	NOTES
<p>SITE AREA = 21583 m² (2.18 ha) FOOT PRINT AREA OF MAIN BUILDINGS = 3233 m² + SUBSTATION/BICYCLE BUILDINGS = 123 m² SITE COVERAGE = 15.92% PLOT RATIO = 0.92</p> <p>PROPOSED TOTAL AREA OF PUBLIC OPEN SPACE = 2115 m² (10%) PROPOSED TOTAL AREA OF SEMI-PRIVATE (COMMUNAL) OPEN SPACE: BLOCKS H & J (DUPLICATE APARTMENTS) = 1355 m² BLOCKS K & L (DUPLICATE APARTMENTS) = 1144 m² PROPOSED TOTAL AREA OF PRIVATE (COMMUNAL) OPEN SPACE = 1950 m²</p>	<p>BLOCK A - APARTMENTS 6 NO. 1BED/2P 10 NO. 2BED/3P 14 NO. 3BED/4P</p> <p>BLOCK B - APARTMENTS 6 NO. 1BED/2P 10 NO. 2BED/3P 14 NO. 3BED/4P</p> <p>BLOCK C - TERRACE OF 3 HOUSES 3 NO. 3BED/4P</p> <p>BLOCK D - SEMI DETACHED HOUSES 2 NO. 3BED/4P</p> <p>BLOCK E - SEMI DETACHED HOUSES 2 NO. 3BED/4P</p> <p>BLOCK F - TERRACE OF 4 HOUSES 3 NO. 3BED/4P</p> <p>BLOCK G - SEMI DETACHED HOUSES 2 NO. 3BED/4P</p> <p>BLOCK H - DUPLEX/APARTMENTS 6 NO. 3BED/3P 2 STOREY DUPLEX OVER 6 NO. 2BED/3P APARTMENTS</p> <p>BLOCK I - DUPLEX/APARTMENTS 3 NO. 3BED/4P 2 STOREY DUPLEX OVER 3 NO. 2BED/3P APARTMENTS</p>	<p>WEST SECTION (BLOCKS H & J) 25 CAR PARKING SPACES - 4 LONG STAY & 21 SHORT STAY BICYCLE SPACES</p> <p>EAST SECTION (BLOCKS A-E INCLUSIVE) 79 CAR PARKING SPACES - 12 LONG STAY & 67 SHORT STAY BICYCLE SPACES</p>	<ol style="list-style-type: none"> GRASSED AREAS SHOULD HAVE MINIMUM OF 100MM TOPSOIL AND TREE PLANTING IN THE SOFT LANDSCAPE SHOULD HAVE 80-100MM DEPTH OF TOPSOIL. FOR BOUNDARY TREATMENTS AND DETAILS PLEASE REFER TO WALSH ASSOCIATES DRAWINGS NOS. P-005 & P-006



PROJECT: PROPOSED DEVELOPMENT AT THE EIRCOM SITE, NEW NANGOR ROAD, DUBLIN 22, FOR SOUTH DUBLIN CO. CO.

DATE: APR 2019
 DRAWN: PB
 CHECKED: HVS

SCALE: 1:500 @ A0
 JOB NO: 18015
 DWG NO: P-003

DRAWING: Proposed Site Plan

STAGE: PLANNING

Walsh Associates
 ARCHITECTS & PROJECT MANAGERS
 27-30 Merchants Quay, Dublin 8
 Tel: (01) 433 4261 Fax: (01) 433 4265
 Email: info@walshassociates.ie