

DRAWING LEGEND & SCHEDULE	
AREA SUBJECT TO APPLICATION OUTLINED IN RED: 87,000 SQ M (8.7 HECTARES) NET DEVELOPMENT AREA = 6.64 HECTARES (SITE AREA LESS AREA SOUTH OF ROAD 1 ADJACENT TO RIVER)	
EXISTING FOUL LINE TO BE RETAINED DASHED IN BLUE	
CROSSING POINTS INDICATED IN BLUE	
HOMEZONE AREA. REFER TO LANDSCAPE DESIGN SERVICES LANDSCAPE ARCHITECTS FOR DETAILS ON FINISH	
PRIVATE GARDENS. REFER TO HOUSING QUALITY ASSESSMENT FOR GARDEN AREAS TO INDIVIDUAL UNITS	
SD = SET DOWN PARKING SPACES FOR CRECHE	
EC = ELECTRIC CAR CHARGING POINTS FOR APARTMENTS	
UNIT NUMBER / HOUSE TYPE	
UNIT NUMBERS / BUILDING NUMBER	
FINISHED GROUND FLOOR LEVEL OF BUILDINGS	
PROPOSED GROUND FLOOR LEVEL	
SECTION LINES - REFER TO DWG NOS 1768-P-001/002/003/004	
SECTION ELEVATIONS	
BICYCLE SHELTER TYPE 1 (SHELTERED AND GATED ENCLOSURES) = 111 NO. SPACES	
BICYCLE SHELTER TYPE 2 (SHELTERED ENCLOSURE ONLY) = 114 NO. SPACES	
EXISTING TREES TO BE RETAINED SHOWN THUS. REFER TO ACCOMPANYING DRAWINGS AND DOCUMENTS PREPARED BY INDEPENDENT TREE SURVEYS FOR DETAILS	

SITE SCHEDULES	
ACCOMMODATION SCHEDULE	
ACCOMMODATION PROVISION:	NUMBER
4 BEDROOM HOUSES	8
3 BEDROOM HOUSES	45
2 BEDROOM DUPLEX HOUSES	27
3 BEDROOM DUPLEX HOUSES	63
1 BEDROOM APARTMENTS	72
2 BEDROOM APARTMENTS	13
3 BEDROOM APARTMENTS	5
TOTAL RESIDENTIAL UNITS	233
DEVELOPMENT DENSITY: 35 UNITS / HECTARE BASED ON NET DEVELOPMENT AREA OF 6.64 HECTARES. NOTED ABOVE. REFER TO DWG NO. 1768-P-002/004 FOR EXTENT OF NET DEVELOPMENT AREA	
TOTAL CAR PARKING SPACES = 352, 1.51 PER UNIT	
TOTAL BICYCLE PARKING SPACES = 497 (383 WITHIN BUILDINGS OR GATED ENCLOSURES + 114 WITHIN SHELTERED ENCLOSURES)	
PUBLIC OPEN SPACE = 24,000 SQM (27.5% OF OVERALL SITE AREA). REFER TO DWG NO. 1768-P-004 FOR OPEN SPACE KEY PLAN SHOWING LOCATIONS OF DESIGNATED PUBLIC OPEN SPACES AND COMMUNAL OPEN SPACES.	

NOTES

DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS AS PER ENCLOSED DRAWING REGISTER AND THE HOUSING QUALITY ASSESSMENT DOCUMENT BY BDA.

REFER TO DWG NO. 1768-P-000A FOR DETAILS ON BIN STORES.

REFER TO DRAWINGS AND DOCUMENTS PREPARED BY LANDSCAPE DESIGN SERVICES LANDSCAPE ARCHITECTS FOR LANDSCAPING PROPOSAL AND FOR BOUNDARY DETAILS.

REFER TO DRAWINGS AND DOCUMENTS PREPARED BY SWEENEY CONSULTING ENGINEERS FOR DETAILS ON SITE SERVICES.

NOTES RELATIVE TO PARTICULAR JOB STAGE

SKETCH AND DESIGN STAGE

ALL DRAWINGS AND FOR PRELIMINARY PURPOSES ONLY. DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS ARE SUBJECT TO THE WRITTEN APPROVAL OF BRIAN DUNLOP ARCHITECTS. ANY CHANGES TO THESE DRAWINGS ARE SUBJECT TO THE WRITTEN APPROVAL OF BRIAN DUNLOP ARCHITECTS. ANY CHANGES TO THESE DRAWINGS ARE SUBJECT TO THE WRITTEN APPROVAL OF BRIAN DUNLOP ARCHITECTS.

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Address: 15 Patrick Street, Kilkenny
Telephone: 056 7813015
E-Mail: info@brian-dunlop-architects.ie
Website: www.brian-dunlop-architects.ie

PLANNING DRAWINGS

Job No.: 1768
Draw No.: 1768-P-010
Date: SEPT 2021
Scale: 1:500 @ A0
Drawn By: J. KELLY
Issued By: BD
Checked By: BD

brian dunlop architects