© This drawing is copyright.

1 Do not scale this drawing.

2 Errors and omissions to be immediately notified to Architect.

3 All dimensions to be checked on site.

4 To be read with relevant Engineers drawings.

ORDNANCE SURVEY IRELAND
LICENCE NO. AR 0008819

© ORDNANCE SURVEY
IRELAND AND GOVERNMENT
OF IRELAND

1 Existing Site Layout Plan

1 : 500

LEGEND

ABBREVIATIONS:

AJ	Armstrong Junction	MH	Manhole Cover
BE	Bench	M	Monument
B	Building	PIL	UPC Cover
BC	Bicycle Canopy	PB	Post Box
BI	Litter Bin	PO	Post
BM	Benchmark	POST	Post Box
BO	Bollard	PE	Electric Pillar
BX	Box	RGD	Earthing Rod
BL	Block Wall	RE	Road Edge
CPS	Concrete Paving	RE	Road Edge
DP	Down Pipe	RES	Residential
D	Door	RL	Railing
EM	Elcom Cover	RS	Road Sign
ET	Telecom Manhole Cover	R	Rod
GH EIR	GH Eir Text Line	SC	Stopcock
GH Elec	GH Electric Line	SV	Sluice Valve
F	Fence	ST	Steps
FFL	Finish Floor Level	TR	Traffic Cover
FB	Flower Box	TL	Traffic Light
GA	GATE	TM	Ticket Machine
GC	Gas Cover	T	Tree
G	Gully	TAR	Tarmac
H	Fire Hydrant	TAC	Tactile Paving
IC	Inspection Cover	V	Valve Cover
KC	Kerb Channel Line	W	Water Cover
LP	Light Post	WT	Wall Top Level
LP	Lamp Post	THRES	Doorway Threshold
UTO	Unable to lift cover		

DATUM

BENCHMARK BASED ON ORDNANCE DATUM MALIN HEAD (OSGM02)
SURVEY GRID IS IRISH TRANSVERSE MERCATOR

NOTES

THIS SURVEY IS A PATCHWORK OF 4 DIFFERENT SURVEYS

SURVEY1 (MARTELLO TOWER - 1997) SURVEY BY LAND SURVEYS
LEVEL DATUM IS LOW BY 3M, THIS HAS BEEN RECTIFIED

SURVEY 2 (OLD SPORTS GROUND SITE-2004) FCA GEOSURVEYORS
LEVEL DATUM IS OUT BY SUB 100mm, THIS HAS NOT BEEN RECTIFIED

SURVEY 3 (PAUL CASEY SURVEY CIRCA 2015) SURVEY OF ROAD & HOTEL
LEVEL DATUM IS GOOD.

SURVEY 4 (LASER SURVEYS) SURVEY OF AREA TO REAR OF HOTEL
AND VARIOUS AREAS AROUND SITE, SURVEYED DEC 2016 AND OCT2017.

THE SITE IS OVERGROWN AND INACCESSIBLE IN PARTS, BECAUSE OF THIS
THE EXISTING SURVEY ARE SOMEWHAT DEFICIENT
LASER SURVEYS HAVE CARRIED OUT SOME ADDITIONAL SURVEY WORK
AND COMBINED ALL 4 SURVEYS AS BEST WE COULD.
LASER SURVEYS DO NOT TAKE RESPONSIBILITY FOR SURVEY BY OTHERS
SOME AREAS WILL REQUIRE RE-SURVEYING PRIOR TO FINAL DESIGN

Denotes planning application site

NOTES:	REV.	DATE:	DETAILS:	INITIALS:

Copyright of this drawing is vested in the Architect and it must not be copied or reproduced without consent. Figured dimensions only are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions relative their work, PLUS Architecture are to be advised of any variation between drawings and site conditions.
DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

NORTH POINT: N

KEY PLAN:

PLUS ARCHITECTURE
Chancery Lane, Dublin 8, D08 C98X, Ireland. W: www.plusarchitectureJe T: 353 (0) 1 521 3378

PROJECT: Balscadden	PROJECT: 486	DATE: 21/03/2022
CLIENT: Balscadden GP3 Ltd.	DRAWING NO.: 486_01_13	REVISION NO.:
TITLE: Existing Site Layout Plan	DRAWN BY.: AW	SCALE AT A0 (Long): 1 : 500
ISSUE TYPE: Planning	CHECKED BY.: DT	SCALE AT A3 (Long):