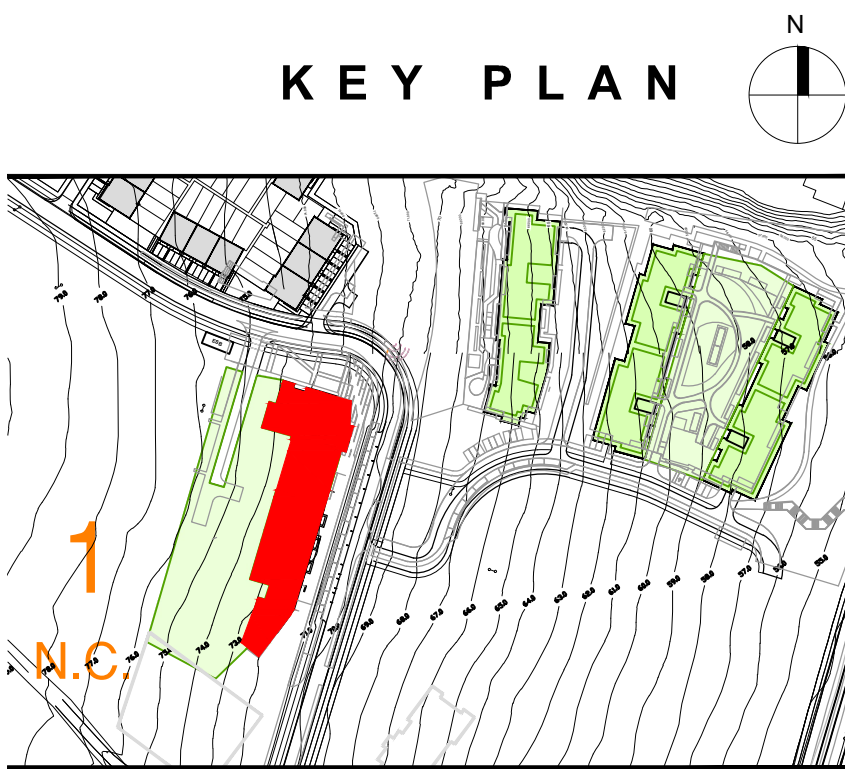


KEY PLAN



RESIDENTIAL PROVISION:

OVERALL RESIDENTIAL:
1-BED: 13 APARTMENT UNITS
1-BED + STUDY: 3 APARTMENT UNITS
2-BED: 44 APARTMENT UNITS
3-BED: 3 APARTMENT UNITS

GROUND FLOOR -
FIRST FLOOR 15
SECOND FLOOR 15
THIRD FLOOR 15
FOURTH FLOOR 15
FIFTH FLOOR 3
OVERALL: 63

35 DUAL ASPECT UNITS - 55.6%

- BICYCLE PARKING:
1 BIKE SPACE PER BEDROOM + 1 VISITOR BIKE SPACE PER 2 APARTMENT UNITS
145 BIKE SPACES REQUIRED

120 RESIDENTS BIKE SPACES IN BIKE STORE - PODIUM
48 VISITORS BIKE SPACES IN PODIUM
TOTAL OF 168 SPACES PROVIDED

- CAR PARKING:
1 BAY PER UNIT + 1 VISITOR BAY PER 5 UNITS - OVERALL RATIO OF 1.2 BAYS PER UNIT
75 PARKING SPACES REQUIRED

39 SPACES IN UNDERCROFT
38 SURFACE SPACES - PODIUM
TOTAL OF 77 SPACES PROVIDED

5% DISABLED SPACES - 4 SURFACE SPACES PROVIDED, PODIUM LEVEL

COMMERCIAL PROVISION:

OVERALL COMMERCIAL GROUND FLOOR:

CAFE 200m²
SUB-DIVIDABLE COM/ RETAIL 01 400m²
SUB-DIVIDABLE COM/ RETAIL 02 635m²
NEIGHB. COMMUNITY CENTRE/ CONCIERGE 480m²
OVERALL: 1715m²

OVERALL COMMERCIAL FIRST FLOOR:

CAFE 160m²
OVERALL: 160m²

OVERALL COMMERCIAL / RETAIL FLOOR SPACE PROVIDED: 1875m²

- BICYCLE PARKING:
1 BIKE SPACE FOR EVERY 10 CAR SPACES, AS PER W.C.C. DEVELOPMENT PLAN
12 BIKE PARKING SPACES REQUIRED

36 SPACES PROVIDED IN LANDSCAPED PUBLIC PLAZA

- CAR PARKING:
4 CAR SPACES PER 100sqm, AS PER W.C.C. DEVELOPMENT PLAN
1395 m² COMMERCIAL AREA PROPOSED (excluding concierge area)
56 CAR PARKING SPACES REQUIRED

110 CAR PARKING SPACES IN UNDERCROFT
10 SURFACE CAR PARKING SPACES (including e-car and go-car)
01 LOADING BAY

120 CAR PARKING SPACES PROVIDED BETWEEN SURFACE AND UNDERCROFT

NOTE: EXTRA PARKING PROVISION OF 64 PARKING BAYS IN UNDERCROFT DUE TO FUTURE EXPANSION AND ADDITIONAL REQUIREMENTS OF ENVISAGED NEIGHBOURHOOD CENTRE AND ANCHOR RETAIL

- BASEMENT VENTILATION CALCULATIONS:
5% FLOOR AREA REQUIRED = 198m²

PODIUM VENTS 5 X 20m² = 120m²
VOID IN PODIUM 1 X 15m² = 120m²
ENTRANCE GATE 20m²

TOTAL PROVIDED 342m²

PINK HATCH AREA SHOWS INDICATIVE LAYOUT OF ANCHOR RETAIL UNIT TO FORM PART OF FUTURE PLANNING APPLICATION

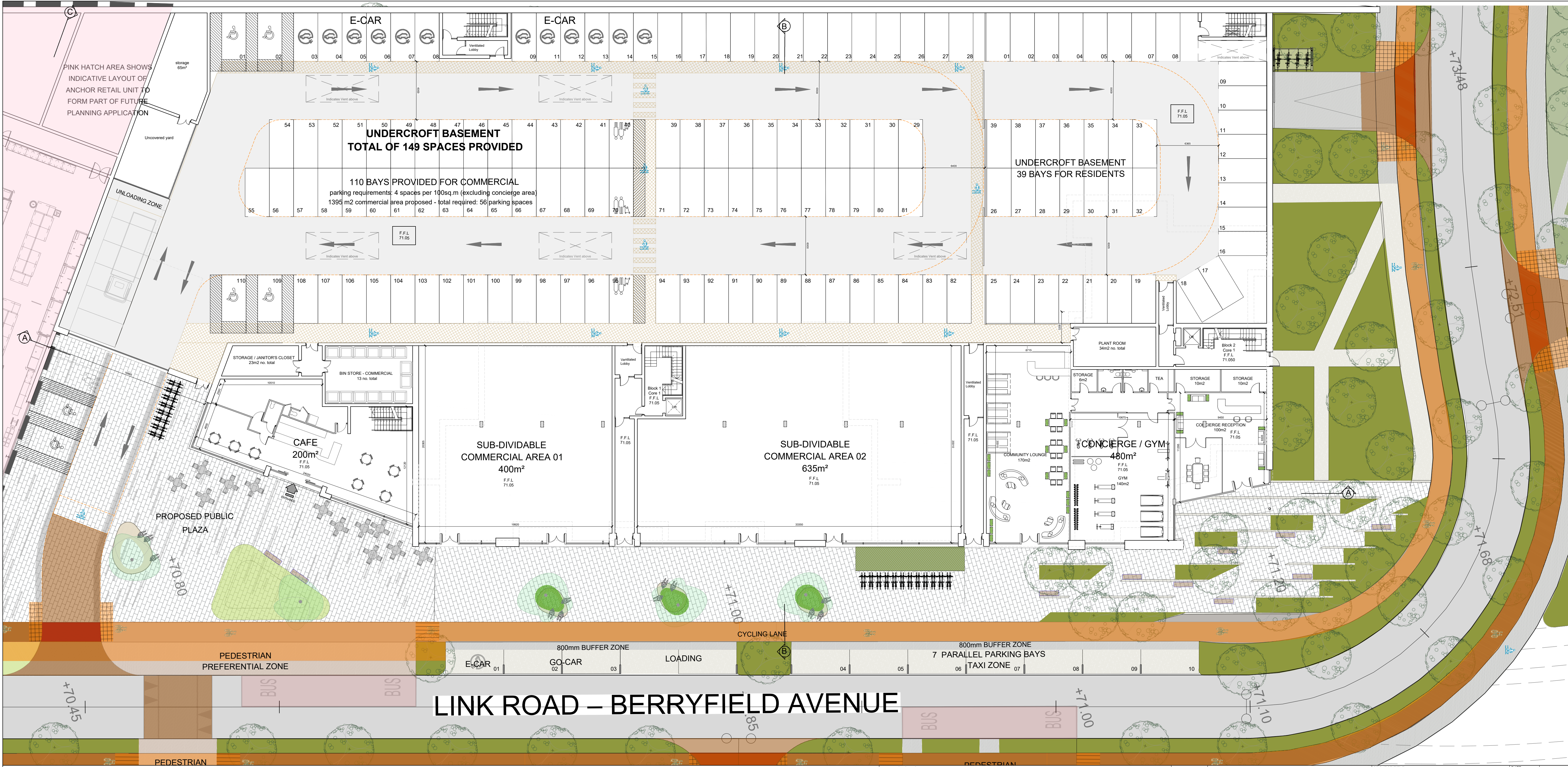
GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECT'S DRAWINGS
REFER TO ARCHITECT'S SITE PLAN FOR NORTH ORIENTATION.

LEVELS GIVEN ON DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL. FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION. REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEER'S DRAWINGS WHERE LEVELS ARE ARE ALL GIVEN IN RELATION TO LAND SURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

NOTES ON FINISHES

ROOF: TO BE FINISHED WITH SEDUM ROOF (MINIMUM 60% COVERAGE) ON SINGLE PLY MEMBRANE OR SIMILAR
WALLS: TO BE FINISHED IN SELECTED CLAY BRICK WORK, STONE AND METAL CLADDING (TO AREAS)
JOINERY: ALL WINDOWS, DOORS/FRAMES & LEAVES) TO BE UPVC WITH ALUMINIUM CURTAIN WALLING TO CORES
RAINWATER GOODS: TO BE UPVC OR PROFILED ALUMINIUM TO SPECIFICATIONS
BALUSTRADES/ RAILINGS: TO BE GLASS IN GALVANISED MILD STEEL FOR PAINTING



NOTES:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

REVISIONS		
DATE	DESCRIPTION	No.



PROJECT TITLE:	Fassaroe Phase 1, County Wicklow	DATE:	JAN 22	DRAWN BY:	RS
DRAWING TITLE:	Neighbourhood Centre	SCALE:	1:200	REVISION:	-
	Ground Floor Level	JOB NO:	15011.1	DRAWING NO:	PL150
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