

GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECTS 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 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

SUMMARY BLOCKS 1&2 PROVISION:

- OVERALL BLOCKS 1&2:
- 1-BED: 31 APARTMENT UNITS
- 2-BED: 159 APARTMENT UNITS
- 3-BED: 12 APARTMENT UNITS

LOWER GROUND FLOOR	26
FIRST FLOOR	32
SECOND FLOOR	32
THIRD FLOOR	32
FOURTH FLOOR	32
FIFTH FLOOR	32
SIXTH FLOOR	16
OVERALL:	202

103 DUAL ASPECT UNITS - 51%

- BICYCLE PARKING PROVIDED:
- 1 BIKE SPACE PER BEDROOM + 1 VISITOR BIKE SPACE PER 2 APARTMENT UNITS - 486 BIKE SPACES REQUIRED

268 BIKE SPACES IN CAR PARKING BASEMENT
324 BIKE SPACES IN GROUND FLOOR SECURE BIKE SPACE
14 BIKE SURFACE SPACES
TOTAL OF 606 BIKE SPACES PROVIDED

- CAR PARKING PROVIDED:
- 1 BAY PER UNIT + 1 VISITOR BAY PER 5 UNITS - OVERALL RATIO OF 1.2 BAYS PER UNIT - 243 CAR PARKING SPACES REQUIRED

253 SPACES IN UNDERCROFT
5 SPACES ON SURFACE

5% DISABLED SPACES - 13 SPACES PROVIDED BETWEEN SURFACE AND UNDERCROFT

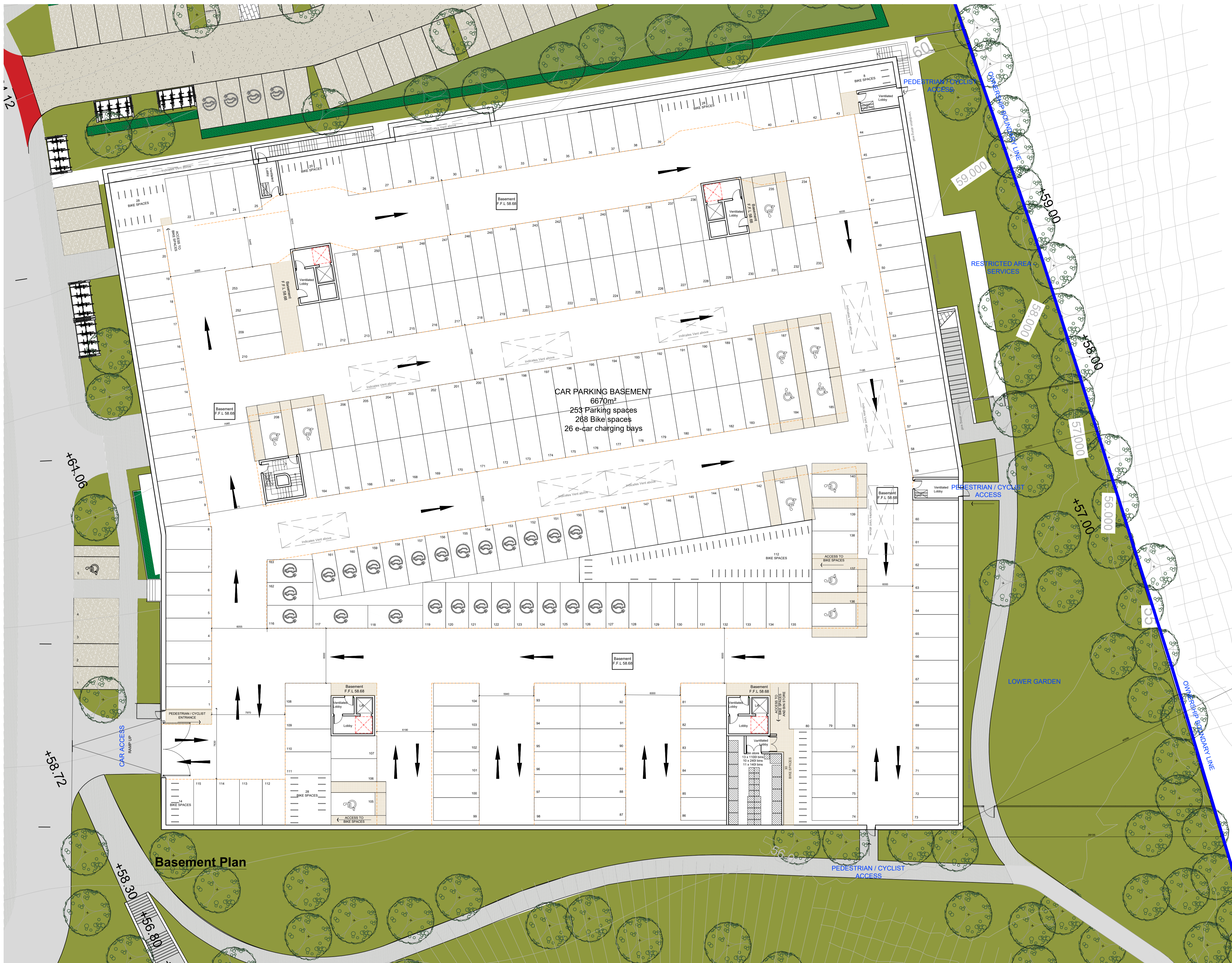
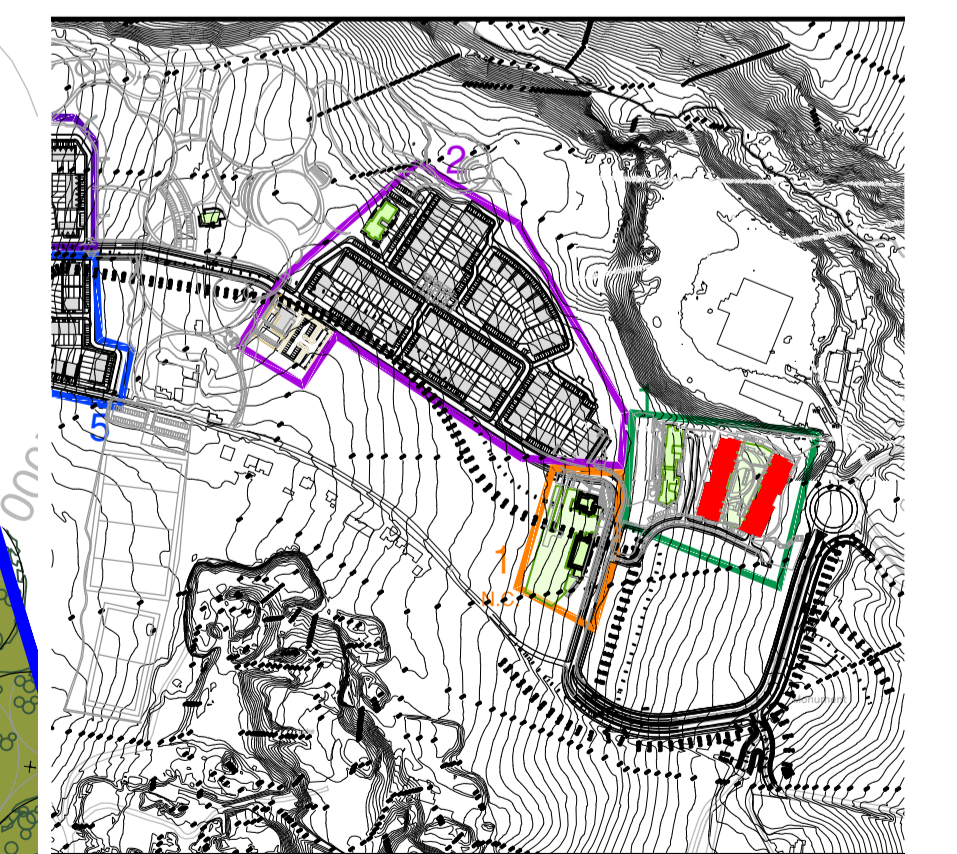
TOTAL OF 258 SPACES PROVIDED

- BASEMENT VENTILATION CALCULATIONS:
- 5% FLOOR AREA REQUIRED = 334m²

PODIUM VENTS	09 x 20m ² = 180m ²
WEST SIDE SCOOP VENTS	02 x 16m ² = 32m ²
ENTRANCE GATE	15m ²
NORTH ELEVATION	110m ²
EAST ELEVATION	160m ²

TOTAL PROVIDED 497m²

KEY PLAN



NOTES:

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

REVISIONS		
DATE	DESCRIPTION	No.

MCORM
M. CROSSAN O'Rourke MANNING ARCHITECTS

PROJECT TITLE: Fassaroe Phase 1, Co Wicklow	DATE: JAN 22	DRAWN BY: RS
DRAWING TITLE: Block 1 & 2 Basement Level	SCALE: 1:200	REVISION:
JOB NO: 15011.1	DRAWING NO: PL100	

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