

GENERAL NOTES:
 ** Do not scale from the drawing
 ** Use figured dimensions only
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LEGEND:

- SITE OUTLINED RED (0.469 ha)
- AREA OUTLINED BLUE IS IN THE OWNERSHIP OF APPLICANT
- ▲ PROPOSED ACCESSES
- EXISTING BUILDING TO BE DEMOLISHED
- RESIDENTIAL AREA
- 1 BED APARTMENT
- 2 BED APARTMENT
- RESIDENT PARKING SPACE
- COMMERCIAL PARKING SPACE
- DISABLED PARKING SPACE
- ELECTRIC VEHICLE CHARGING POINT
- ▲ MOTORBIKE PARKING

PARKING PROVISION

TOTAL PARKING SPACES	- 53 SPACES
DIVIDED IN:	
RESIDENT PARKING	- 32 SPACES
(all capable of accommodating future electric charging point)	
COMMERCIAL PARKING	- 21 SPACES
IN FRONT OF THE DEVELOPMENT INCLUDING:	
(all capable of accommodating future electric charging point)	
-03 PARKING SPACE IN FRONT OF THE DEVELOPMENT	
-01 DISABLED PARKING SPACE	
-01 TRUCK SET DOWN AREA	
IN THE PROPERTY ACROSS THE ROAD:	
(all capable of accommodating future electric charging point)	
-15 PARKING SPACE	
-01 DISABLED PARKING SPACE	
-02 MOTORCYCLE PARKING	
TOTAL BICYCLE PARKING	- 128 SPACES
- BICYCLE PARKING (internal)	- 96 SPACES
- BICYCLE PARKING (external)	- 32 SPACES

5 STOREYS - 50 APARTMENTS

FLOORS	1 BED	2 BED	TOTAL UNITS	TOTAL AREA
4 th FLOOR	4	4	8	759 m ²
3 rd FLOOR	7	7	14	1,215 m ²
2 nd FLOOR	7	7	14	1,215 m ²
1 st FLOOR	7	7	14	1,220 m ²
GROUND FLOOR	-	-	-	1,624 m ²
BASEMENT	-	-	-	164 m ²
TOTAL	25	25	50	6,197 m²

GROSS FLOOR AREA = TOTAL 6,197 m²
 GROSS DEVELOPMENT AREA = 0.265 hectares
 PROPOSED DENSITY = 50 units / 0.265 ha = 188 units/ha
 Number of 1 BED apartments/ Total BEDS = 50% = 25
 Number of 2 BED apartments/ Total BEDS = 50% = 25

GROUND FLOOR COMMERCIAL AREAS:
 GASTROPUB = 558 m²
 SPAR = 226 m²
 PHARMACY = 157 m²
 BAR / OFF LICENSE = 147 m²

TOTAL PRIVATE OPEN SPACE 444 m²
 OPEN SPACE 1st FLOOR = 186 m²
 OPEN SPACE 4th FLOOR = 258 m²

TOTAL PUBLIC OPEN SPACE 623 m² (13%)

TABLE RD02: NATIONAL GUIDELINES: 1 BED UNIT/APARTMENT

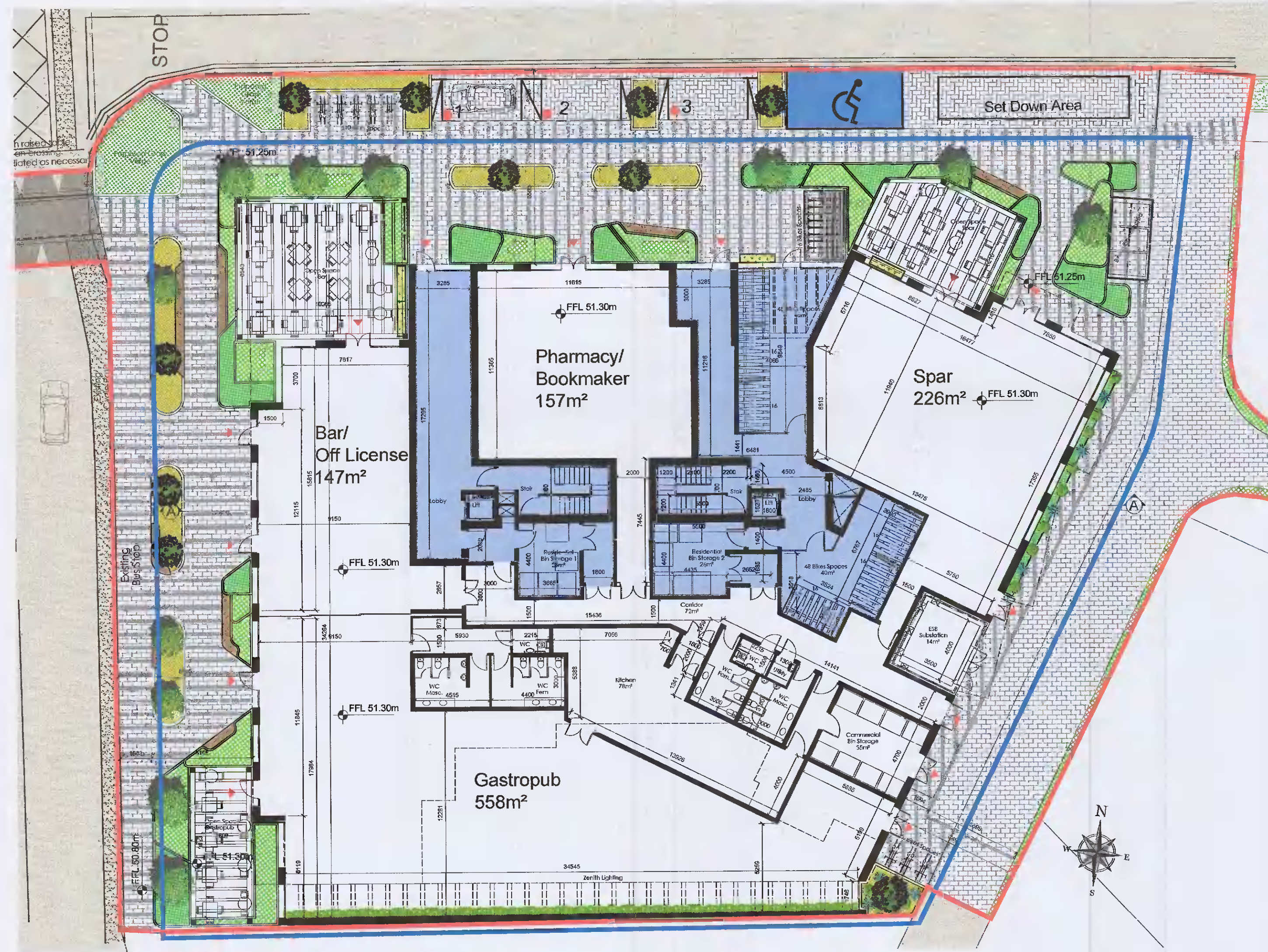
Dwelling Type	Minimum Gross Floor Area (sqm)	Dwelling Aggregate Living Area (sqm)	Dwelling Aggregate Bedroom Area (sqm)	Storage Aggregate (sqm)	Private Open Space (sqm)
1 Bed (Required)	45	23	11.4	3	5
Provided in RED:					
Apt 02	48	28.5	11.7	3.3	5.9
Apt 03	47	26.5	11.7	3.3	5.9
Apt 04	49	24.5	11.7	3.3	7.8
Apt 05	49	28.5	11.7	3.3	7.8
Apt 06	50	32.8	11.7	3.6	8.8
Apt 07	50	28.3	11.7	3.6	9.4
Apt 08	50.7	34.1	11.7	3.3	7.2
Apt 09	49	24.5	11.7	3.3	8.9
Apt 10	49	24.5	11.7	3.3	6.9
Apt 11	48	24.5	11.7	3.3	7.8
Apt 12	48	24.5	11.7	3.3	7.8
Apt 13	48	24.5	11.7	3.3	7.8
Apt 14	48	24.5	11.7	3.3	7.8
Apt 15	48	24.5	11.7	3.3	7.8
Apt 16	48	24.5	11.7	3.3	7.8
Apt 17	48	24.5	11.7	3.3	7.8
Apt 18	48	24.5	11.7	3.3	7.8
Apt 19	48	24.5	11.7	3.3	7.8
Apt 20	48	24.5	11.7	3.3	7.8
Apt 21	48	24.5	11.7	3.3	7.8
Apt 22	48	24.5	11.7	3.3	7.8
Apt 23	48	24.5	11.7	3.3	7.8
Apt 24	48	24.5	11.7	3.3	7.8
Apt 25	48	24.5	11.7	3.3	7.8
Apt 26	48	24.5	11.7	3.3	7.8
Apt 27	48	24.5	11.7	3.3	7.8
Apt 28	48	24.5	11.7	3.3	7.8
Apt 29	48	24.5	11.7	3.3	7.8
Apt 30	48	24.5	11.7	3.3	7.8
Apt 31	48	24.5	11.7	3.3	7.8
Apt 32	48	24.5	11.7	3.3	7.8
Apt 33	48	24.5	11.7	3.3	7.8
Apt 34	48	24.5	11.7	3.3	7.8
Apt 35	48	24.5	11.7	3.3	7.8
Apt 36	48	24.5	11.7	3.3	7.8
Apt 37	48	24.5	11.7	3.3	7.8
Apt 38	48	24.5	11.7	3.3	7.8
Apt 39	48	24.5	11.7	3.3	7.8
Apt 40	48	24.5	11.7	3.3	7.8
Apt 41	48	24.5	11.7	3.3	7.8
Apt 42	48	24.5	11.7	3.3	7.8
Apt 43	48	24.5	11.7	3.3	7.8
Apt 44	48	24.5	11.7	3.3	7.8
Apt 45	48	24.5	11.7	3.3	7.8
Apt 46	48	24.5	11.7	3.3	7.8
Apt 47	48	24.5	11.7	3.3	7.8
Apt 48	48	24.5	11.7	3.3	7.8
Apt 49	48	24.5	11.7	3.3	7.8
Apt 50	48	24.5	11.7	3.3	7.8

TABLE RD03: NATIONAL GUIDELINES: 2 BED UNIT/APARTMENT

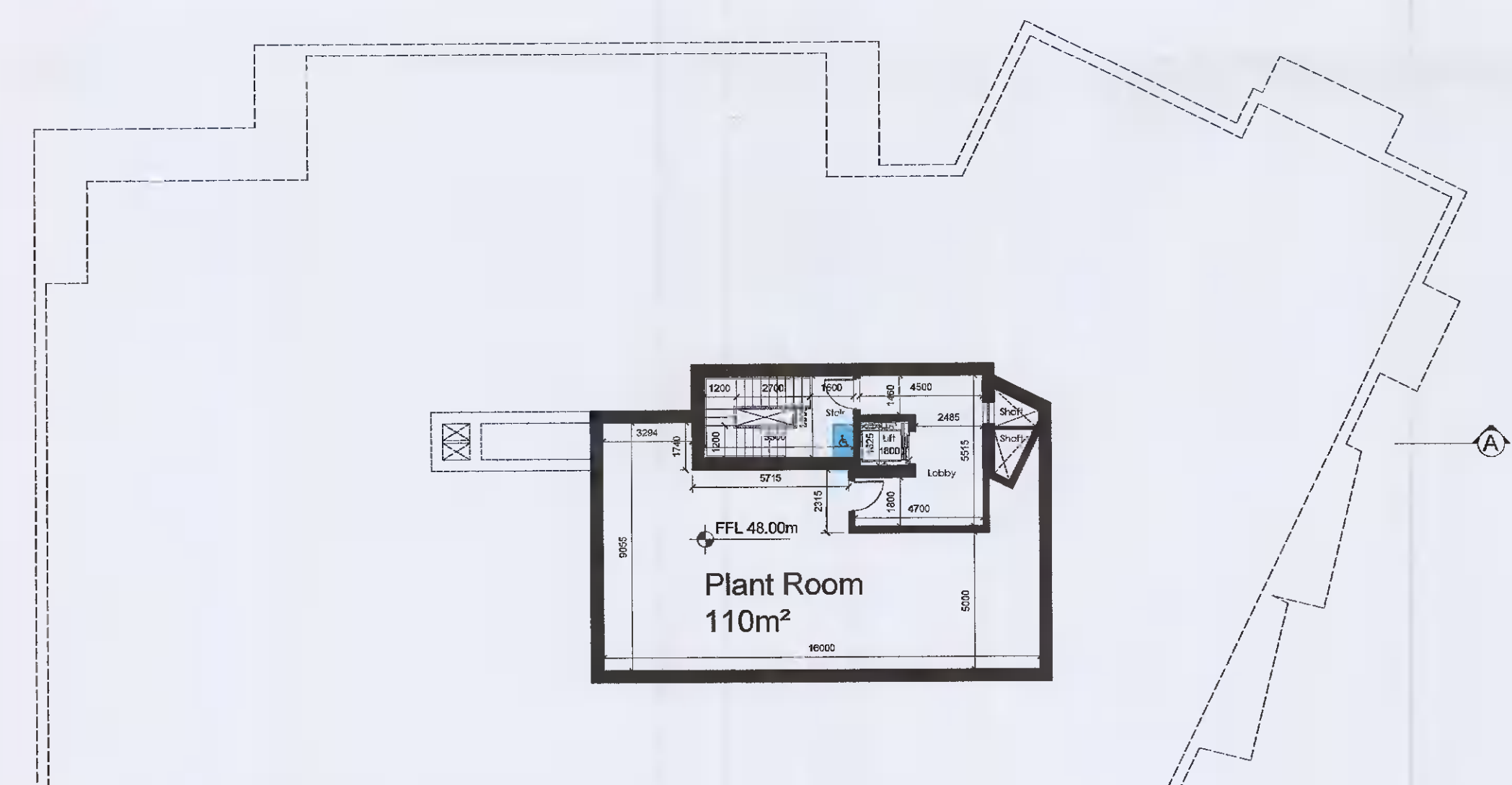
Dwelling Type	Minimum Gross Floor Area (sqm)	Dwelling Aggregate Living Area (sqm)	Dwelling Aggregate Bedroom Area (sqm)	Storage Aggregate (sqm)	Private Open Space (sqm)
2 Bed/ 4 Pers (Required)	73	30	24.4	6	7
Provided in RED:					
Apt 01	80	30.4	25.7	7.3	8
Apt 02	79	30.4	25.7	6	8
Apt 03	78	30.4	25.7	6	10.2
Apt 04	87.2	32.5	25.7	12.1	10.2
Apt 05	87	32.8	25.7	8.9	10.9
Apt 06	86.9	30.4	25.7	8.9	7.5
Apt 07	78	30.4	25.7	6	7.5
Apt 08	80	30.4	25.7	7.3	8.9
Apt 09	78	30.4	25.7	6	11.8
Apt 10	78	30.4	25.7	6	12.4
Apt 11	87.8	32.8	25.7	12.1	12.4
Apt 12	87	32.8	25.7	8.9	10.9
Apt 13	86.9	30.4	25.7	8.9	7.5
Apt 14	86.9	30.4	25.7	8.9	7.5
Apt 15	86.9	30.4	25.7	8.9	7.5
Apt 16	86.9	30.4	25.7	8.9	7.5
Apt 17	86.9	30.4	25.7	8.9	7.5
Apt 18	86.9	30.4	25.7	8.9	7.5
Apt 19	86.9	30.4	25.7	8.9	7.5
Apt 20	86.9	30.4	25.7	8.9	7.5
Apt 21	86.9	30.4	25.7	8.9	7.5
Apt 22	86.9	30.4	25.7	8.9	7.5
Apt 23	86.9	30.4	25.7	8.9	7.5
Apt 24	86.9	30.4	25.7	8.9	7.5
Apt 25	86.9	30.4	25.7	8.9	7.5
Apt 26	86.9	30.4	25.7	8.9	7.5
Apt 27	86.9	30.4	25.7	8.9	7.5
Apt 28	86.9	30.4	25.7	8.9	7.5
Apt 29	86.9	30.4	25.7	8.9	7.5
Apt 30	86.9	30.4	25.7	8.9	7.5
Apt 31	86.9	30.4	25.7	8.9	7.5
Apt 32	86.9	30.4	25.7	8.9	7.5
Apt 33	86.9	30.4	25.7	8.9	7.5
Apt 34	86.9	30.4	25.7	8.9	7.5
Apt 35	86.9	30.4	25.7	8.9	7.5
Apt 36	86.9	30.4	25.7	8.9	7.5
Apt 37	86.9	30.4	25.7	8.9	7.5
Apt 38	86.9	30.4	25.7	8.9	7.5
Apt 39	86.9	30.4	25.7	8.9	7.5
Apt 40	86.9	30.4	25.7	8.9	7.5
Apt 41	86.9	30.4	25.7	8.9	7.5
Apt 42	86.9	30.4	25.7	8.9	7.5
Apt 43	86.9	30.4	25.7	8.9	7.5
Apt 44	86.9	30.4	25.7	8.9	7.5
Apt 45	86.9	30.4	25.7	8.9	7.5
Apt 46	86.9	30.4	25.7	8.9	7.5
Apt 47	86.9	30.4	25.7	8.9	7.5
Apt 48	86.9	30.4	25.7	8.9	7.5
Apt 49	86.9	30.4	25.7	8.9	7.5
Apt 50	86.9	30.4	25.7	8.9	7.5



PROPOSED 1st FLOOR PLAN
SCALE 1:200



PROPOSED GROUND FLOOR PLAN
SCALE 1:200



PROPOSED BASEMENT
SCALE 1:200

PLANNING

Rev	Initial	Date	Revision Description

downey PLANNING & ARCHITECTURE
 1 Westland Sq, Parnoo Street, Dublin 2, Ireland - Tel +353 (0) 1 253 0220 - www.dnyc.ie

CLIENT: HOLLYVILLE INVESTMENTS LTD.
 PROJECT: PROPOSED MIXED-USE SCHEME, SILVER GRANITE SITE, PALMERSTOWN, DUBLIN 20
 DWG TITLE: PROPOSED BASEMENT, GROUND FLOOR & 1st FLOOR PLAN

SCALE @ A1: 1:200
 SCALE @ A2: A1
 DRAWN BY: PM
 CHECKED BY: SW
 DATE: 20.08.2024
 REVISION: FL-100

PPR/PR DATE: A1
 JCR/NO: 525-001
 DRAWING: 525-001
 FL-100