

GENERAL NOTES:
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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 DIVIDED IN:	- 53 SPACES
RESIDENT PARKING IN THE PROPERTY ACROSS THE ROAD (all capable of accommodating future electric charging point)	- 32 SPACES
COMMERCIAL PARKING IN FRONT OF THE DEVELOPMENT (all capable of accommodating future electric charging point)	- 21 SPACES
-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 = 25 = 50%
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 RD12: 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
<i>Provided in RED</i>					
4 th Floor					
Apt 02	45	24.8	11.7	3.3	9.8
Apt 03	48	24.5	11.7	3.3	9.8
Apt 08	48	24.5	11.7	3.3	7.8
Apt 10	48	24.9	11.7	3.2	7.8
Apt 12	50	25.8	11.7	3.2	8.4
Apt 13	50	25.3	11.7	3.2	8.4
Apt 14	50.7	24.1	11.7	3.3	7.2
Apt 16	49	24.5	11.7	3.3	9.6
Apt 17	49	24.5	11.7	3.3	9.6
Apt 23	49	24.5	11.7	3.3	7.6
Apt 24	49	24.5	11.7	3.3	7.6
Apt 26	50	25.8	11.7	3.2	8.8
Apt 27	50	25.3	11.7	3.2	8.4
Apt 28	50.7	24.1	11.7	3.3	7.2
Apt 30	48	24.5	11.7	3.3	9.6
Apt 31	48	24.5	11.7	3.3	9.6
Apt 37	49	24.5	11.7	3.3	7.6
Apt 38	49	24.5	11.7	3.3	7.6
Apt 40	50	25.3	11.7	3.2	8.4
Apt 41	50	25.3	11.7	3.2	8.4
Apt 42	50.7	24.1	11.7	3.3	7.2
Apt 44	50	24.4	11.7	3.0	12.6
Apt 46	50	24.4	11.7	3.0	23
Apt 48	50	25.3	11.7	3.2	8.4
Apt 50	50.7	24.1	11.7	3.3	7.2

TABLE RD12: 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
<i>Provided in RED</i>					
1 st Floor					
Apt 04	90	30.4	25.7	7.3	9
Apt 06	75	30.4	25.7	6	21
Apt 08	75	30.4	25.7	6	16.2
Apt 09	87.6	32.5	25.7	12.1	16.2
Apt 07	87	33.8	27.2	6.9	15.9
Apt 08	85.9	30.4	25.7	6.9	7.5
Apt 11	78	30.4	25.7	6	7.5
Apt 15	80	30.4	25.7	7.3	8.9
Apt 18	78	30.4	25.7	6	17.6
Apt 19	78	30.4	25.7	6	12.4
Apt 20	87.5	32.5	25.7	12.1	12.4
Apt 21	87.5	32.5	25.7	6.9	12.4
Apt 22	85.9	30.4	25.7	6.9	7.5
Apt 28	85.9	30.4	25.7	6	7.5
Apt 29	90	30.4	25.7	7.3	9.9
Apt 32	78	30.4	25.7	6	17.6
Apt 33	78	30.4	25.7	6	12.4
Apt 36	87.6	32.5	25.7	12.1	12.4
Apt 38	87	33.8	27.2	6.9	18.6
Apt 39	85.9	30.4	25.7	6.9	7.5
Apt 39	85.9	30.4	25.7	6	7.5
Apt 43	85.7	30.2	24.8	6.1	58
Apt 45	88	30	28.2	12.6	49
Apt 47	78	30.7	25.9	7.4	26.9
Apt 48	80.7	30.4	24.7	7.3	15.3

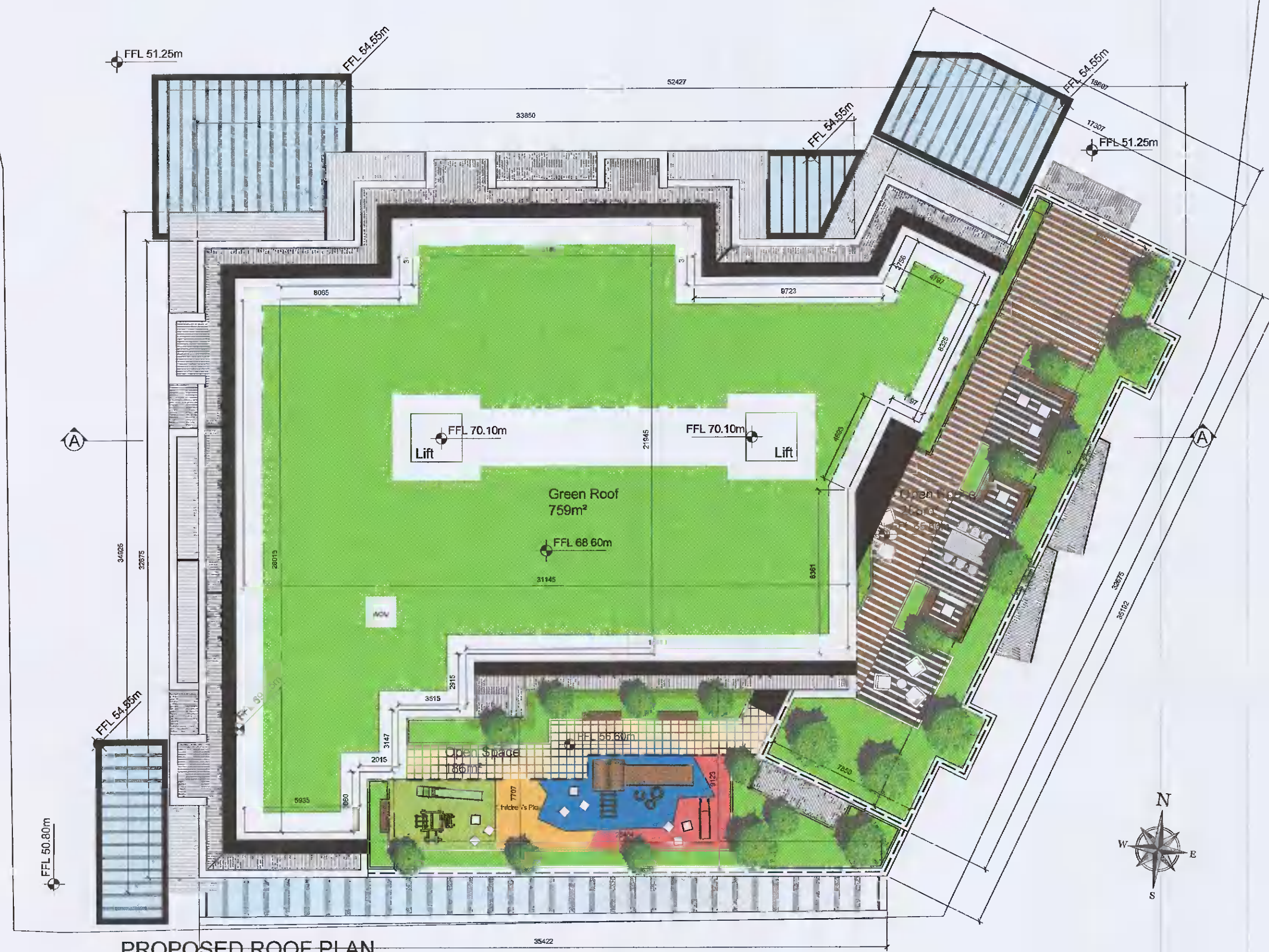
PLANNING

Rev	Initial	Date	Revision Description

downey PLANNING & ARCHITECTURE

1 Westend Sq, Pearse Street, Dublin 2, Ireland - Tel +353 (0) 1 253 0020 - www.dpa.ie

CLIENT	HOLLYVILLE INVESTMENTS LTD.	SCALE: G.A.1	1:200	PAPER SIZE	A1
PROJECT	PROPOSED MIXED-USE SCHEME, SILVER GRANITE SITE, PALMERSTOWN, DUBLIN 20	CHECKED BY	SM	JOB NO.	525-001
DWG. TITLE	PROPOSED TYPICAL, PENTHOUSE FLOOR PLAN, ROOF PLAN	DATE	20.09.2021	DRAWN BY	PL-101



PROPOSED ROOF PLAN
SCALE 1:200



PROPOSED 4th FLOOR PLAN
SCALE 1:200



PROPOSED 2nd & 3rd FLOOR PLAN
SCALE 1:200