PROPOSED SITE LAYOUT - GROUND FLOOR PLAN
SCALE 1:200

GENERAL NOTES:-

** Do not scale from this 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

TOTAL PARKING PROVISION - 51 SPACES
(all capable of accommodating future electric charging point)

DIVIDED IN:

RESIDENT PARKING - 30 SPACES

IN THE PROPERTY ACROSS THE ROAD:

- 24 PARKING SPACE
- 04 ELECTRIC CHARGING POINT
- 02 DISABLED PARKING SPACE

COMMERCIAL PARKING - 21 SPACES

IN FRONT OF THE DEVELOPMENT INCLUDING:

- 02 ELECTRIC CHARGING POINT
- 01 DISABLED PARKING SPACE

IN THE PROPERTY ACROSS THE ROAD:

- 15 PARKING SPACE
- 02 ELECTRIC CHARGING POINT
- 01 DISABLED PARKING SPACE

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
4th FLOOR	4	4	8	759 m²
3rd FLOOR	7	7	14	1,215 m²
2nd FLOOR	7	7	14	1,215 m²
1st FLOOR	7	7	14	1,220 m²
GROUND FLOOR	-	-	-	1,624 m²
BASEMENT	-	-	-	164 m²
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 = 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 671 m² (25%)

LANDSCAPE

- EXISTING TREES
- PROPOSED TREES WITHIN RAISED PLANTERS TO HAVE SuDS TREE PIT SYSTEM
- PROPOSED TREES IN SHRUB PLANTING BED / GRASS AREAS - 500mm DEEP TOPSOIL
- PROPOSED TREES WITHIN BIO-RETENTION BEDS - 6No. ALNUS CORDATA
- EXISTING / PROPOSED GRASS VERGE
- PROPOSED SHRUB PLANTING - PL1 MIX 1 - WITHIN BESPOKE RAISED PLANTERS + HARDWOOD TIMBER BENCH TO BE INCORPORATED INTO PLANTER
- PROPOSED SHRUB PLANTING
- PROPOSED BIORETENTION / SuDS BEDS
- PROPOSED TIMBER SLAT BENCH TOP SEATING INTEGRATED WITH PLANTERS
- PROPOSED CONSERVATION KERBS COLOUR: SILVER GREY
- PAVING: PROPOSED PERMEABLE CONCRETE AGGREGATE BLOCK / SILVER GREY GRANITE BLOCK PAVING
  BAND PAVING: PROPOSED PERMEABLE CONCRETE DOUBLE BAND PAVING. COLOUR: DARK GREY
  STRIP LIGHTING TO BE INCORPORATED
- PROPOSED CONCRETE BLOCK PAVING - TO PARKING BAYS ALONG WHEATFIELD ROAD COLOUR: 'SALT' (LIGHT GREY)
- PROPOSED CONCRETE TACTILE BLISTER PAVING COLOUR: RED
- COVERED BIKE SHELTER
- OVERHEAD CANOPY TO SPILL OUT SPACES: TO ARCHITECTS SPECIFICATION

ADDITIONAL INFORMATION

Rev	Initial	Date	Revision Description

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RIAI Practice Member 2021

CLIENT	HOLLYVILLE INVESTMENTS Ltd.	SCALE @ A1	1:200
		SCALE @ A3	PAPER SIZE A1
PROJECT	PROPOSED MIXED-USE SCHEME, SILVER GRANITE SITE, PALMERSTOWN, DUBLIN 20	DRAWN BY:	PM
		CHECKED BY:	SW
		DATE:	19.04.2022
DWG. TITLE	PROPOSED SITE LAYOUT PLAN FOOTPATHS & CAR PARKING	REVISION	
		JOB NO.	525_001
		DWG NO.	A1-002