



TABLE OF GROSS INTERNAL FLOOR AREAS & USES:

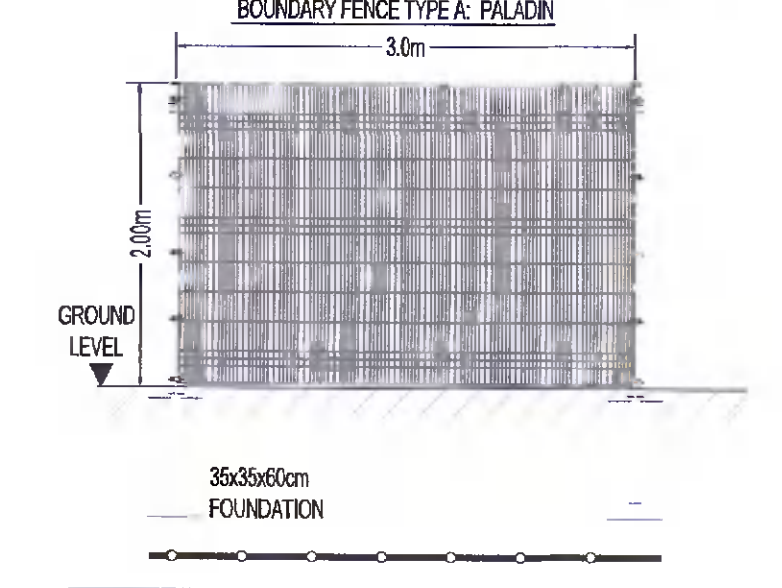
	OFFICE	STAFF FACILITIES	WAREHOUSE	TOTAL PROPOSED
GROUND FLOOR	64 m <sup>2</sup> 699 Sq.ft.	312 m <sup>2</sup> 3,359 Sq.ft.	12,588 m <sup>2</sup> 135,201 Sq.ft.	12,944 m <sup>2</sup> 139,228 Sq.ft.
FIRST FLOOR	232 m <sup>2</sup> 2,497 Sq.ft.	98 m <sup>2</sup> 1,054 Sq.ft.	---	330 m <sup>2</sup> 3,551 Sq.ft.
SECOND FLOOR	762 m <sup>2</sup> 8,249 Sq.ft.	88 m <sup>2</sup> 947 Sq.ft.	---	850 m <sup>2</sup> 9,196 Sq.ft.
TOTAL	53m <sup>2</sup> 5,720 Sq.ft.	498 m <sup>2</sup> 5,359 Sq.ft.	12,588 m <sup>2</sup> 135,201 Sq.ft.	13,604 m <sup>2</sup> 146,430 Sq.ft.

MAX. No. OF CARPARK SPACES (PER SDCC)	150m <sup>2</sup>	-	1/100m <sup>2</sup>	TOTAL MAX.
MIN. No. OF BIKEPARK SPACES (PER SDCC)	11 No.	0 No.	126 No.	137No.
	1200m <sup>2</sup>	-	1/200m <sup>2</sup>	TOTAL MIN.
	3 No.	0 No.	63 No.	66 No.

69 No. PROPOSED CAR PARK INCLUDES 4No. DISABLED SPACES (6%)  
72 No. CYCLE PARKING PROVIDED

**LEGEND**

- Denotes PERMEABLE SURFACING TO ROAD
- Denotes GRASSCRETE TO FIRE TENDER ROAD FOR DETAILS REFER TO LANDSCAPE ARCHITECT DRAWINGS AND SPECIFICATIONS
- Denotes CONCRETE TO PROPOSED YARD
- Denotes CONCRETE TO PROPOSED FOOTPATH
- Denotes LANDSCAPING FOR DETAILS REFER TO LANDSCAPE ARCHITECT DRAWINGS AND SPECIFICATIONS
- Denotes EXISTING LANDSCAPING FOR DETAILS REFER TO LANDSCAPE ARCHITECT DRAWINGS AND SPECIFICATIONS
- Denotes GREEN ROOF TO THE OFFICE AREA



**FENCE LEGEND:**

- Boundary Type A: PALADIN FENCE
- Boundary Type B: 2.5m TIMBER BARRIER
- Boundary Type C: 2.5m HEIGHT BLOCKWORK WALL RENDERED

PL2	06/2022	TK	PK	PK	ISSUED FOR PLANNING ADDITIONAL INFORMATION
PL1	22/03/22	TK	PK	PK	ISSUED FOR PLANNING
Rev	Date	By	Chk.	App.	Revised

Drawing Status  
**PLANNING A1**

Job Title  
**WAREHOUSE DEVELOPMENT AT MAGNA AVENUE AND MAGNA DRIVE, CITYWEST, DUBLIN 24**

Drawing Title  
**SITE PLAN**

Architect/Client  
**ROCKFACE DEVELOPMENTS LTD.**

**KAVANAGH BURKE CONSULTING ENGINEERS**

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Unit G3, Calmount Pk.  
Ballymount,  
Dublin 12.

Drn	TK	Checked	PK	Approved	PK
Scale	1:500 (A1)	Date	JUNE 2022		
Job No.	D1720	Drawing No.	D2	Rev.	PL2

**SITE PLAN**