

Transitional Care Facility (TCF)	Floor	Bed Spaces	GIA* (m ²)
	Basement	0	277
	Ground Floor	19	1546
	1st Floor	28	1230
	2nd Floor	28	1230
	3rd Floor	28	1230
	4th Floor	28	1230
	TTL	131	6743

Car and bike parking	
Car parking spaces required** [†]	16 (1 per 8 residents - Zone 2)
Dedicated car parking for TCF	17
Other car parking spaces to be provided on site ^x	15
Ambulance Set-Down	1
Bike parking spaces required for Staff	13 (1 per 5 staff members)
Bike parking spaces required for Visitors	13 (1 per 10 residents)
Dedicated bike spaces for TCF	26
Other bike spaces to be provided on site ^x	50

Site Statistics	
Development Site Area (excludes POS)	0.3784 ha
Subject Site (red line inc. drainage works, POS)	1.6727 ha
Demolition Area	c.5500 sq.m.
Existing on-site parking spaces (for removal)	114
Proposed Gross Floor Area	6743 sq.m.
Site Density	N/A
Plot Ratio [†]	1.78
Site Coverage [†]	41%
Public Open Space (POS) Provided	1286 sq.m.
TCF Courtyard Area	519 sq.m.

*GIA = Gross Internal Area. Area measured to internal face of external walls, includes service accommodation (WCs), lifts, stairs and shafts. Excludes external access decks.

[†]NIA = Net Internal Area. Usable area measured to the internal face of perimeter walls; excludes lifts, stairs, shafts, shared corridors, structural walls, plant and tank rooms.

** Number of Car Parking Spaces Required as per Development Plan

[†]Includes 2 no. disabled bays.

[†]Based on development site area of 0.3784ha

^xOther spaces relate to requirements of adjacent residential development subject to a separate LRD application

DRAWING REGISTER & DISTRIBUTION SHEET



www.eml.ie



Project: First Avenue
Issue: Planning
Job No.: 3514

Media Type	Day	Month	Year	Revisions																			
	9	22																					
Hard Copy																							
Email/File Transfer																							
CD																							
Distribution																							
Client/Contracting Authority																							
Design Team																							
Planning Authority																							
BCMS																							
Drawing Description	Drg. No.	Size	Scale	Latest																			
OS Map	N/A	A0	1:1000	X	X																		
Existing/Demolition Site Plan	3514-EML-ZZ-00-DR-A-0001	A2	1:500	X	X																		
Existing/Demolition Site Sections & Elevations	3514-EML-ZZ-ZZ-DR-A-0200	A1	1:200	X	X																		
Proposed Site Layout - Ground Floor (TCF) - Part 1	3514-EML-ZZ-00-DR-A-0002	A0	1:500	X	X																		
Proposed Site Layout - Ground Floor (TCF) - Part 2	3514-EML-ZZ-00-DR-A-0003	A1	1:500	X	X																		
Proposed Site Plan - Roof Level - Transitional Care Facility	3514-EML-ZZ-05-DR-A-0006	A2	1:500	X	X																		
Proposed Site Plan - Taking-in-charge - Transitional Care Facility	3514-EML-ZZ-08-DR-A-0009	A2	1:500	X	X																		
Proposed Site Plan - Development Areas - Transitional Care Facility	3514-EML-ZZ-08-DR-A-0010	A2	1:500	X	X																		
Proposed Plan - Basement & Ground Floor - Transitional Care Facility	3514-EML-OC-ZZ-DR-A-0101	A1	1:200	X	X																		
Proposed Plan - 1st & 2nd Floor - Transitional Care Facility	3514-EML-OC-ZZ-DR-A-0102	A1	1:200	X	X																		
Proposed Plan - 3rd-4th Floor - Transitional Care Facility	3514-EML-OC-ZZ-DR-A-0103	A1	1:200	X	X																		
Proposed Plan - Roof Level - Transitional Care Facility	3514-EML-OC-ZZ-DR-A-0104	A2	1:200	X	X																		

