

LEGEND & GENERAL INFORMATION

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

- GROUND / FLOOR LEVEL INDICATOR
- SECTION LINE INDICATOR
- DETAIL INDICATOR
- LEVEL INDICATOR
- CEILING LEVEL INDICATOR
- WINDOW NO. - REFER TO SCHEDULES
- DOOR NO. - REFER TO SCHEDULES
- ROOFLIGHT NO. - REFER TO SCHEDULES

SITE BOUNDARY

PUBLIC REALM EXTENTS

TOTAL SITE AREA: 6,950 SQ.M / 0.695 HECTARES
GFA: 1,366 SQ.M
PLOT RATIO: 0.153
TOTAL UNITS: 17 NO. UNITS
SITE COVERAGE: 15.3%

- UNIT TYPE A - 2B/3P Unit
Private amenity space - 13.2sq.m
- UNIT TYPE B - 1B/2P Unit
Private amenity space - 11.7sq.m
- UNIT TYPE C - 1B/2P Unit
Private amenity space - 10.5sq.m

PROPOSED DENSITY: 24 DWELLINGS PER HECTARE
CAR PARKING PROVIDED: 25 NO. SPACES PROVIDED
(INCL. 2 NO. ACCESSIBLE PARKING SPACES)

COMMUNAL PRIVATE AMENITY SPACE: 40sq.m (excl. private gardens)
14 NO. VISITOR BICYCLE PARKING STANDS

OS MAP SHEET NO.: 3350 A, 3350 B, 3350 08
PROPOSED EXTERNAL FINISHES & LANDSCAPING

PUBLIC EXTERNAL AREAS:
CARRIAGEWAY: ASPHALT ON BASE COURSE TO MATCH EXISTING ROAD COVERING INSTALLED TO REQUIRED FALLS AND ENGINEER'S DETAIL
FOOTWAY: INSITU CONCRETE SLAB TO REQUIRED FALLS
RAISED CARRIAGEWAY: ASPHALT ON BASE COURSE TO MATCH EXISTING ROAD COVERING INSTALLED TO REQUIRED FALLS AND ENGINEER'S DETAIL
PARKING SPACES: PAVING SETTS TO ENGINEER'S DETAIL

PRIVATE EXTERNAL AREAS:
FOOTWAY: INSITU CONCRETE SLAB TO REQUIRED FALLS
FRONT GARDENS: PERMEABLE PAVING FLAGS/SETTS WITH SUDS IMPLEMENTATION TO REQUIRED FALLS
REAR GARDENS: PERMEABLE PAVING FLAGS/SETTS WITH SUDS IMPLEMENTATION TO REQUIRED FALLS

OUTLINE SPECIFICATION
FOUNDATIONS: CONCRETE FOUNDATIONS TO REQUIRED WIDTHS AS PER ENGINEER'S DETAIL

GROUND FLOOR: CONCRETE GROUND FLOOR SLAB OVER INSULATION TO ENGINEER'S DETAIL

ROOF FINISH: GABLE ROOF AS SPECIFIED TO ARCHITECT'S LATER DETAIL

EXTERNAL WALLS: CAVITY WALL CONSTRUCTION, BRICKWORK OR RENDER FINISH TO ARCHITECT'S LATER DETAIL AND SPECIFICATION

WINDOWS AND DOORS: WINDOWS TO ARCHITECT'S DETAIL DESIGN AND TO MANUFACTURER'S DETAIL AND SPECIFICATION

GATES: GALVANISED / TIMBER CLAD STEEL FRAME GATES TO ARCHITECT'S LATER DETAIL AND SPECIFICATION

DRAINAGE: DRAINS TO FALL 1:60 ; FOUL AJS TO MAIN SEWER, ALL TO ENGINEER'S DETAIL AND TO GALWAY COUNCIL'S DRAINAGE APPROVAL

RAINWATER GOODS: DOWNPIPES TO ARCHITECT'S LATER DETAIL AND SPECIFICATION

LANDSCAPE: SOFT AND HARD LANDSCAPING, TREE SELECTION AND SHRUBBERY TO ARCHITECT'S / LANDSCAPE ARCHITECT'S LATER DETAIL DESIGN



0 5 10 15 20

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PA-901

SITE LAYOUT PLAN

1:250 @A1 / 1:500 @A3



REVISIONS		STATUS		DRAWN	CHECKED
A	05/09/24	FI	FOR INFORMATION	KMcS	PK
B	10/09/24	FI	FOR INFORMATION	KMcS	PK
C	13/09/24	FI	FOR INFORMATION	KMcS	PK
D	02/12/24	FI	PRE-PLANNING CLIENT APPROVAL	KMcS	PK
E	18/02/25	FA	PART 8 APPROVAL	KMcS	PK

STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: HOUSING AT CULLAIRBAUN, ATHENRY

DRAWING: SITE LAYOUT PLAN

JOB NO: 2428

DATE: FEB '25

CLIENT: GALWAY COUNTY COUNCIL

SCALE: 1:250 @A1 / 1:500 @A3

PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.

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DRAWING NO.: 2428 / PA / 901 / E

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