

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.

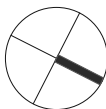
WINDOWS AND DOORS: WINDOWS TO ARCHITECT'S DETAIL DESIGN
AND TO MANUFACTURER'S DETAIL AND SPECIFICATION.

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.

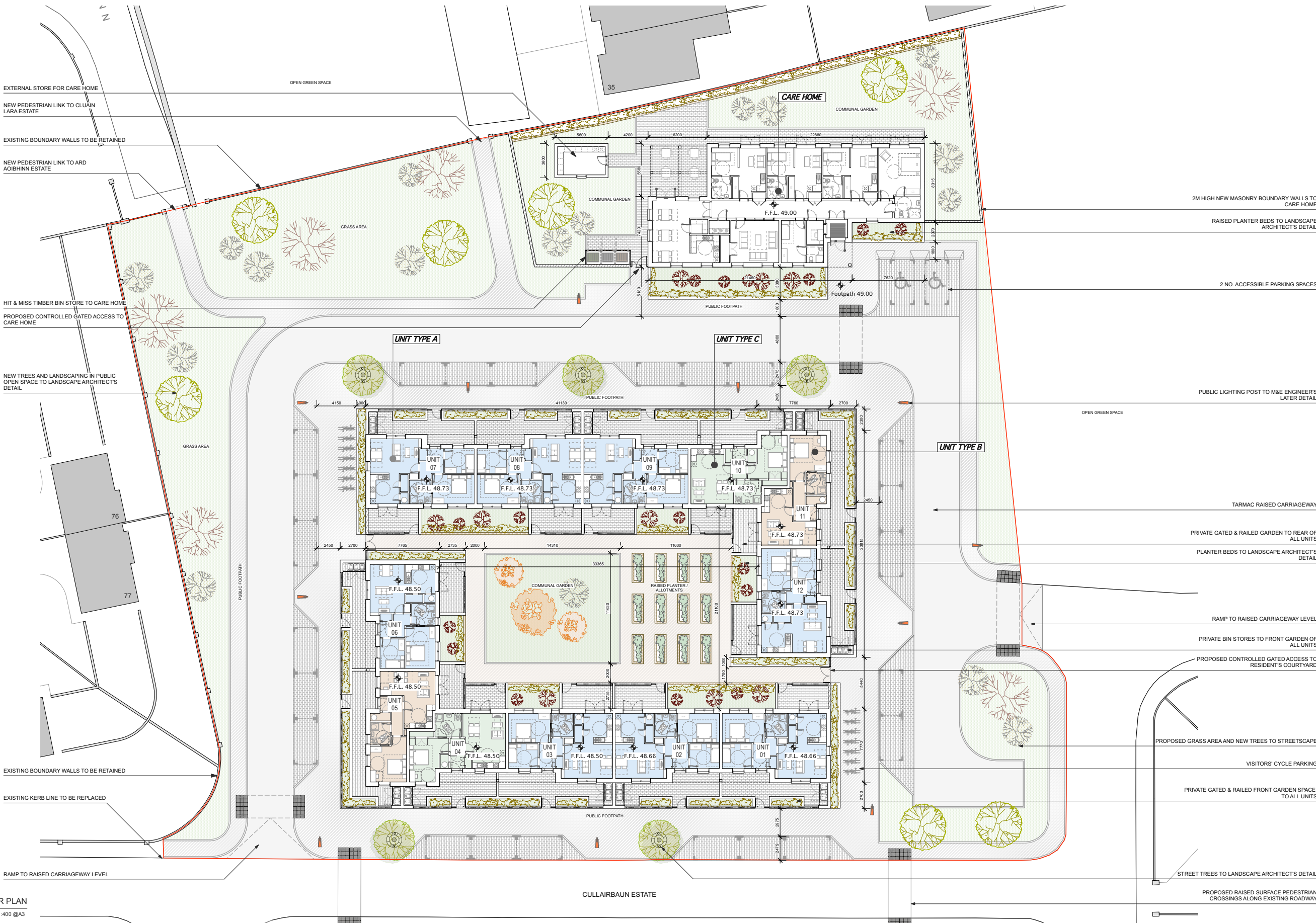


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GROUND FLOOR PLAN

1:200 @A1 / 1:400 @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: PROPOSED HOUSING UNITS PLAN	
JOB NO: 2428	CLIENT: GALWAY COUNTY COUNCIL
DATE: FEB '25	SCALE: 1:100 @A1 / 1:200 @A3
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.	
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie	
DRAWING NO.: 2428 / PA / 001 / E	
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