LEGEND

SITE BOUNDARY

5M FLOOD RISK ZONE (EXISTING)

5M FLOOD RISK ZONE (PROPOSED)

TOTAL SITE AREA: 8.415 HECTARES

PROPOSED SITE AREA: **1.5 HECTARES**

CAPACITY

TOTAL	**43 UNITS**
OVERALL DENSITY	**29 UNITS/HA**

CAR PARKING REQUIREMENTS (LCDP)

17 NO. HOUSES	42.5 SPACES
26 NO. APARTMENTS	40.6 SPACES
PARKING SPACES REQUIRED	83 SPACES
TOTAL PARKING PROVIDED	**83 SPACES**

UNIT MIX

1 BEDROOM APARTMENT	3 NO. UNITS
2 BEDROOM APARTMENT 12 NO. 2B / 3P APARTMENTS 7 NO. 2B / 4P APARTMENTS	19 NO. UNITS
3 BEDROOM APARTMENT/HOUSE 2 NO. 3B / 4P APARTMENT 4 NO. 3B / 5P DUPLEX APARTMENTS 11 NO. 3B / 5P HOUSES	17 NO. UNITS
4 BEDROOM HOUSE 2 NO. 4B / 6P HOUSES 1 NO. 4B / 7P HOUSE 1 NO. 4B / 8P HOUSE	4 NO. UNITS
TOTAL NO. OF UNITS	**43 NO. UNITS**

LEGEND & GENERAL INFORMATION

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

- GROUND / FLOOR LEVEL INDICATOR
- SECTION LINE INDICATOR
- REVISION BOX INDICATOR
- BLOCKWORK
- BRICKWORK
- REINFORCED CONCRETE
- DAMP PROOF COURSE
- DETAIL INDICATOR
- FFL 0.0 LEVEL INDICATOR
- CEILING LEVEL INDICATOR

OUTLINE SPECIFICATION

FOUNDATIONS:
REINFORCED CONCRETE STRIP FOUNDATIONS ON LEAN MIX FILL TO BEDROCK TO ENGINEER'S DETAIL.

FLOORS:
IN-SITU CONCRETE GROUND FLOOR SLABS AND TIMBER /CONCRETE UPPER FLOORS TO ENGINEER'S DETAIL.

EXTERNAL WALLS:
465 MM CAVITY WALL CONSTRUCTION, WITH BRICKWORK OR RENDER FINISH TO ARCHITECT'S DETAIL AND SPECIFICATION.

WINDOWS AND DOORS:
TIMBER / ALUMINIUM DOUBLE /TRIPLE GLAZED WINDOWS TO MANUFACTURER'S DETAIL AND SPECIFICATION.

ROOF FINISH:
FIBRE CEMENT SLATE TO SLOPED ROOFS TO ARCHITECT'S DETAIL AND SPECIFICATION.

PARALON, TROCAL, SARNAFIL ROOF FINISH OR SIMILAR APPROVED WITH PRESSED ALUMINIUM ROOF TRIMS TO SHALLOW PITCH ROOF AREAS.

PV SOLAR:
PV SOLAR PANELS TO MECHANICAL & ELECTRICAL ENGINEER'S DETAIL AND SPECIFICATION.

ROOFLIGHTS:
SEALED DOUBLE GLAZED UNITS TO MANUFACTURER'S DETAIL.

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

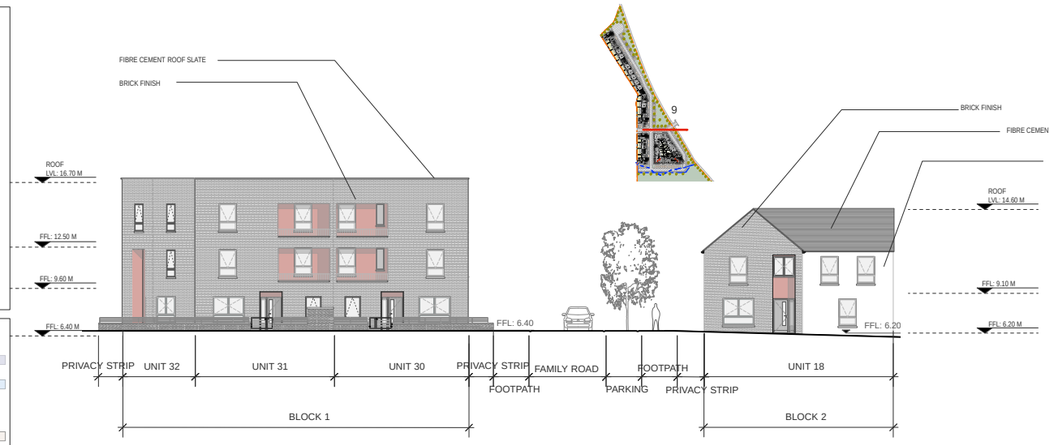
DRAINAGE:
DRAINS IN UPVC TO FALL 1: 60 ; FOUL AJ'S TO MAIN SEWER; ALL TO ENGINEER'S DETAIL AND TO LCCC DRAINAGE APPROVAL

RAINWATER GOODS:
100 MM DIA. ALUMINIUM GUTTERS, 100 MM DIA. ALUMINIUM DOWNPIPES TO ARCHITECT'S LATER DETAIL AND SPECIFICATION.

LANDSCAPE:
SOFT AND HARD LANDSCAPING TO ARCHITECT'S LATER DETAIL.

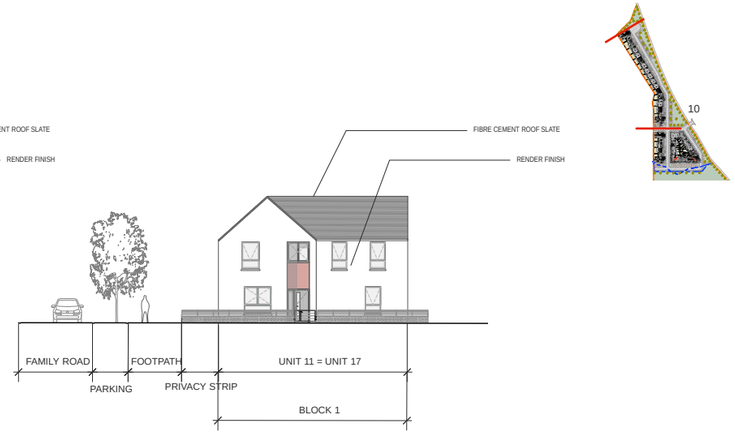
PROPOSED SITE FINISHES & LANDSCAPING

- HOMEZONE VEHICLE SURFACE
- HOMEZONE FOOTPATH SURFACE
- GREEN PUBLIC OPEN SPACE
- PRIVATE GARDEN AREA
- PAVING TO PARKING BAYS
- PAVING SLABS TO INDIVIDUAL REAR GARDEN
- PRIVACY STRIP / BUFFER
- BIN STORE ENCLOSURES / FRONT WALLS & GATES
- PROPOSED TREES



3
PA-007

ELEVATIONS 09
1:200 @ A1



4
PA-007

ELEVATION 10
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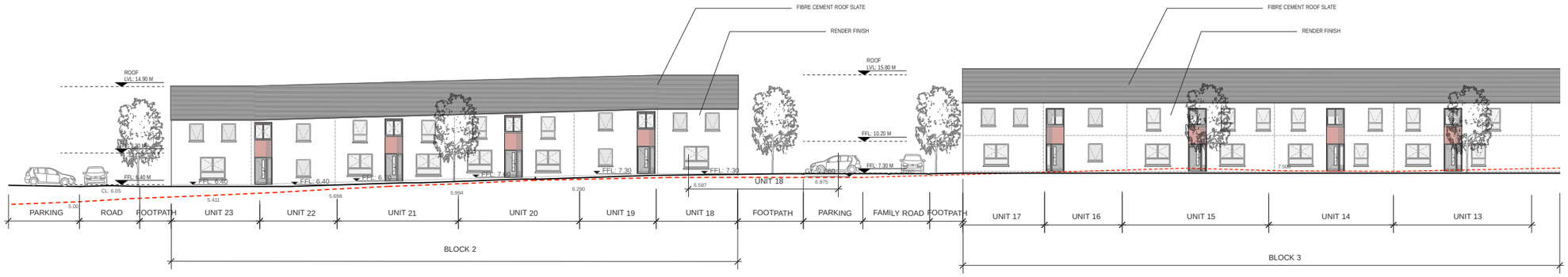

2
PA-007

ELEVATIONS 08
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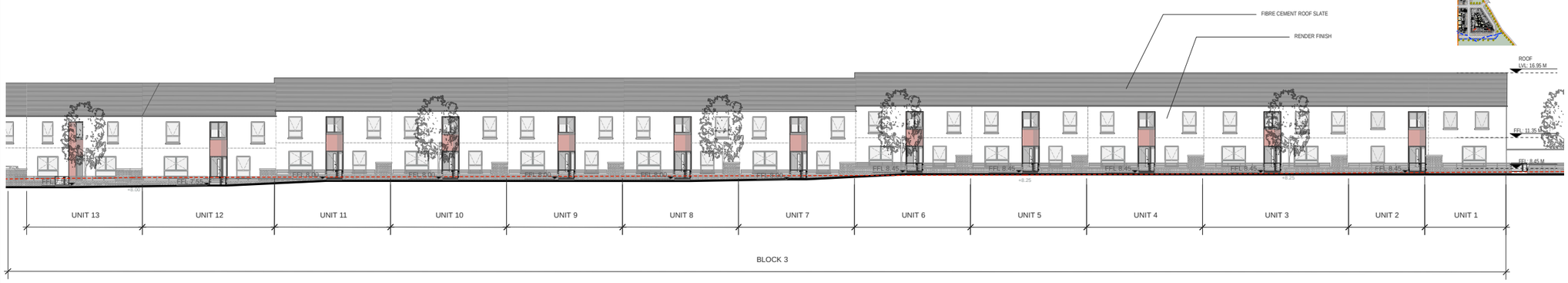

1
PA-007

ELEVATIONS 07
1:200 @ A1

PROJECT: HOUSING AT CLONMACKEN, CO. LIMERICK
DRAWING: FRONT ELEVATIONS - BLOCKS 2 & 3
CLIENT: LIMERICK CITY & COUNTY COUNCIL
JOB NO: 1621
SCALE: 1: 200 (A1), 1: 400 (A3)
DATE: JULY 2018

PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST. DUBLIN 8
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie

DRAWING NO.: 1621 / PA / 007 / A

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©

REVISIONS	STATUS	DRAWN	CHECKED
A 06/04/2018	FI ISSUED FOR INFORMATION	EM	PK

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