



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	
<b>CAPACITY</b>	
TOTAL	43 UNITS
OVERALL DENSITY	29 UNITS/HA
<b>CAR PARKING REQUIREMENTS (LCDP)</b>	
17 NO. HOUSES	42.5 SPACES
26 NO. APARTMENTS	40.6 SPACES
PARKING SPACES REQUIRED	83 SPACES
TOTAL PARKING PROVIDED	83 SPACES
<b>UNIT MIX</b>	
1 BEDROOM APARTMENT	3 NO. UNITS
2 BEDROOM APARTMENT	19 NO. UNITS
3 BEDROOM APARTMENT/HOUSE	17 NO. UNITS
4 BEDROOM HOUSE	4 NO. UNITS
TOTAL NO. OF UNITS	43 NO. UNITS
<b>LEGEND &amp; GENERAL INFORMATION</b>	
DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS	
GROUND / FLOOR LEVEL INDICATOR	▲
SECTION LINE INDICATOR	—
REVISION BOX INDICATOR	□
BLOCKWORK	▨
REINFORCED CONCRETE	▩
DAMP PROOF COURSE	—
DETAIL INDICATOR	○
±FL.00 LEVEL INDICATOR	▽
CEILING LEVEL INDICATOR	⬇
<b>OUTLINE SPECIFICATION</b>	
FOUNDATIONS: REINFORCED CONCRETE STRIP FOUNDATIONS ON LEAN MIX FILL TO BE SPEC'D TO ENGINEER'S DETAIL.	
FLOORS: IN-SITU CONCRETE GROUND FLOOR SLABS AND TIMBER CONCRETE UPPER FLOORS TO ENGINEER'S DETAIL.	
EXTERNAL WALLS: 400 MM Cavity Wall Construction, with BRICKWORK OR RENDER FINISH TO ARCHITECT'S DETAIL AND SPECIFICATION.	
WINDOWS AND DOORS: TIMBER ALUMINUM DOUBLE TRIPLE GLAZED WINDOWS TO MANUFACTURER'S DETAIL AND SPECIFICATION.	
ROOF FINISH: FIBRE CEMENT SLATE TO SLOPED ROOFS TO ARCHITECT'S DETAIL AND SPECIFICATION.	
PAVILION, TYPICAL SAWN/FLY ROOF FINISH OR SIMILAR APPROVED WITH PRESSED ALUMINUM 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: DRAINAGE IN LIPIC TO FALL IN 10% FLOOD LIPS TO MAIN DRAINAGE ALL TO ENGINEER'S DETAIL AND TO LCDP DRAINAGE APPROVAL.	
RANWATER GOODS: 100 MM DIA. ALUMINUM GUTTERS, 100 MM DIA. ALUMINUM DOWNPIPES TO ARCHITECT'S LATER DETAIL AND SPECIFICATION.	
LANDSCAPE: SOFT LANDSCAPING TO ARCHITECT'S LATER DETAIL.	
<b>PROPOSED SITE FINISHES &amp; LANDSCAPING</b>	
HOMEZONE VEHICLE SURFACE	□
HOMEZONE FOOTPATH SURFACE	□
GREEN PUBLIC OPEN SPACE	□
PRIVATE GARDEN AREA	□
FINISH TO PARKING BAYS	□
FINISH GLASS TO INDIVIDUAL REAR GARDEN	□
PRIVACY STRIP / BUFFER	□
BIN STORE ENCLOSURES / FRONT WALLS & GATES	□
PROPOSED TREES	○

1 GROUND FLOOR PLAN

1 PA-001

REVISIONS	STATUS	DRAWN	CHECKED

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A	05/07/2018	FA	ISSUED FOR PART 8 PLANNING APPROVAL	EM	PK

PROJECT: HOUSING AT CLONMACKEN, CO. LIMERICK  
 DRAWING: PROPOSED GROUND FLOOR PLAN  
 JOB NO: 1621 CLIENT: LIMERICK CITY & COUNTY COUNCIL  
 DATE: JULY 2018 SCALE: 1: 500 (A1), 1: 1000 (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.: 1621 / PA / 001 / A**  
 NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE.  
 USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©



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