



KEY PLAN 

GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECT'S DRAWINGS REFER TO ARCHITECT'S SITE PLAN FOR NORTH ORIENTATION.

LEVELS GIVEN ON DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL. FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION, REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEER'S DRAWINGS WHERE LEVELS ARE ARE ALL GIVEN IN RELATION TO LAND SURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

NOTES ON FINISHES

- ROOF: TO BE FINISHED WITH SEDUM ROOF (MINIMUM 60% COVERAGE) ON SINGLE PLY MEMBRANE OR SIMILAR
- WALLS: TO BE FINISHED IN SELECTED CLAY BRICK WORK, STONE AND METAL CLADDING (TO AREAS)
- JOINERY: ALL WINDOWS, DOORS/FRAMES & SLIDES TO BE UPVC WITH ALUMINIUM CURTAIN WALLING TO CORES
- RAINWATER GOODS: TO BE UPVC OR PROFILED ALUMINIUM TO SPECIFICATIONS
- BALUSTRADES/ RAILINGS: TO BE GLASS IN GALVANISED MILD STEEL FOR PAINTING

SUMMARY BLOCK 3 PROVISION:

- OVERALL BLOCK 3:
 - 1-BED: 47 APARTMENT UNITS
 - 2-BED: 53 APARTMENT UNITS
 - 3-BED: 12 APARTMENT UNITS
- LOWER GROUND FLOOR 7
- GROUND FLOOR 18
- FIRST FLOOR 18
- SECOND FLOOR 18
- THIRD FLOOR 18
- FOURTH FLOOR 18
- FIFTH FLOOR 15
- OVERALL: 112
- 56 DUAL ASPECT UNITS - 50%

- BICYCLE PARKING PROVIDED:
 - 1 BIKE SPACE PER BEDROOM + 1 VISITOR BIKE SPACE PER 2 APARTMENT UNITS
 - 245 BIKE SPACES REQUIRED
 - 250 SECURE BIKE SPACES IN UNDERCROFT
 - 30 BIKE SPACES IN SURFACE PARKING
 - TOTAL OF 280 SPACES PROVIDED**
- CAR PARKING PROVIDED:
 - 1 BAY PER UNIT + 1 VISITOR BAY PER 5 UNITS - OVERALL RATIO OF 1.2 BAYS PER UNIT
 - 135 CAR PARKING SPACES REQUIRED
 - 68 SPACES IN UNDERCROFT
 - 67 SPACES ON SURFACE
 - TOTAL OF 135 SPACES PROVIDED**
 - 5% DISABLED SPACES - 7 SPACES PROVIDED BETWEEN SURFACE AND UNDERCROFT
- BASEMENT VENTILATION CALCULATIONS:
 - 5% FLOOR AREA REQUIRED = 96m²
- PODIUM VENTS

VENT 1	15m ²
VENT 2	25m ²
VENT 3	20m ²
NORTH ELEVATION	25m ²
SOUTH ELEVATION	17m ²
ENTRANCE GATE	18m ²
- TOTAL PROVIDED 120m²**

NOTES:
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.



REVISIONS		
DATE	DESCRIPTION	No.

	PROJECT TITLE: Fassaroe Phase 1, Co Wicklow	DATE: DEC 22	DRAWN BY: RS
	DRAWING TITLE: Block 3	SCALE: 1:200	REVISION:
	Lwr. Ground / Basement Floor Plan	JOB NO: 15011.1	DRAWING NO: PL120
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