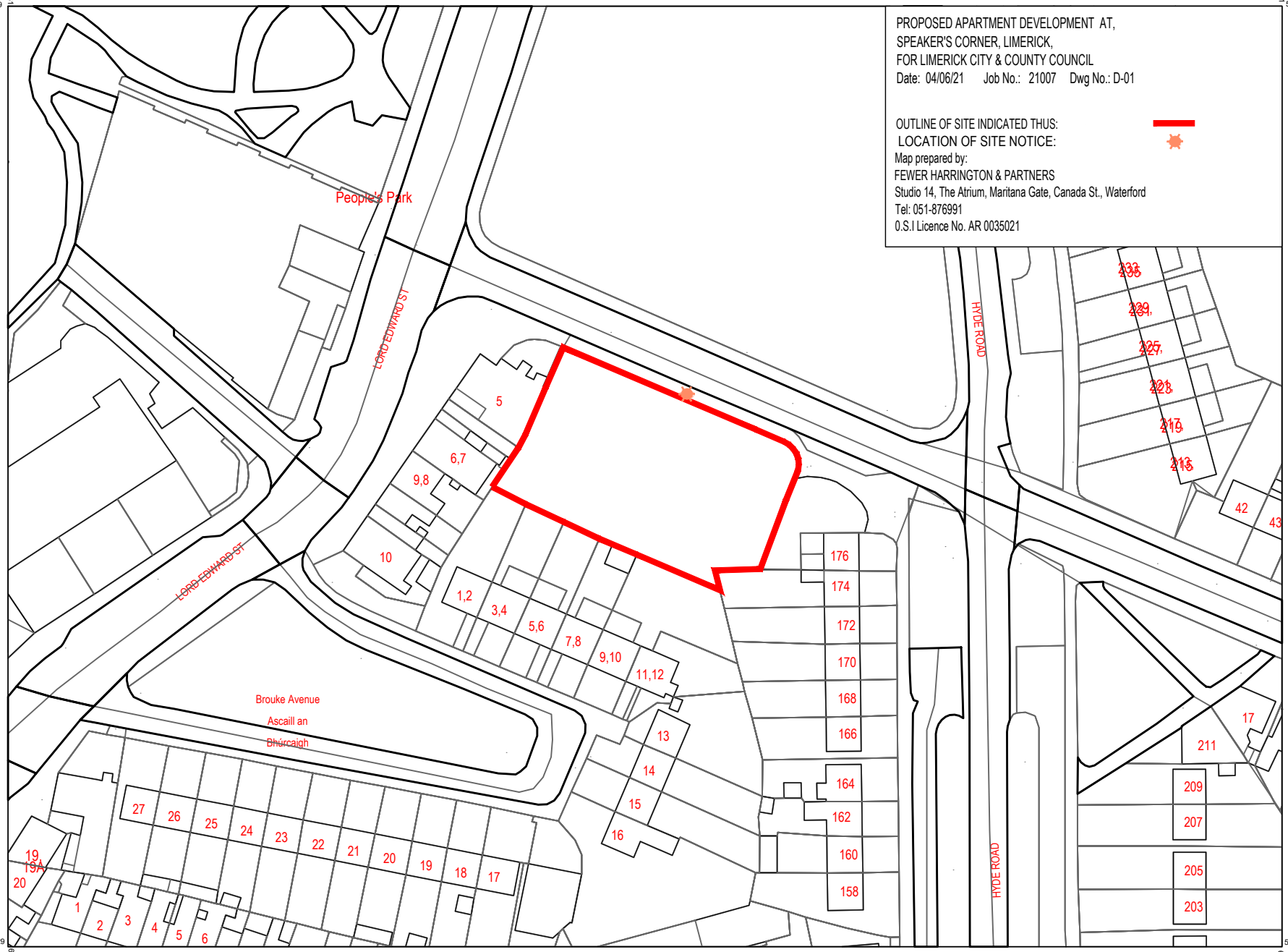
# Urban PLACE Map D01

PROPOSED APARTMENT DEVELOPMENT AT,
SPEAKER'S CORNER, LIMERICK,
FOR LIMERICK CITY & COUNTY COUNCIL
Date: 04/06/21 Job No.: 21007 Dwg No.: D-01

OUTLINE OF SITE INDICATED THUS:
LOCATION OF SITE NOTICE:

Map prepared by:
FEWER HARRINGTON & PARTNERS
Studio 14, The Atrium, Maritana Gate, Canada St., Waterford
Tel: 051-876991
O.S.I Licence No. AR 0035021




Projection / Spatial Reference:
==========
Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
==========
X,Y= 557659.8029,656390.0561

Reference Index:
==========
Map Series | Map Sheets
1:1,000 | 4743-08

Data Extraction Date:
==========
Date= 05-Nov-2020

Source Data Release:
==========
DCLMS Release V1.133.111

Product Version:
==========
Version= 1.3

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Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chead slí.
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N

SCALE 1:1000

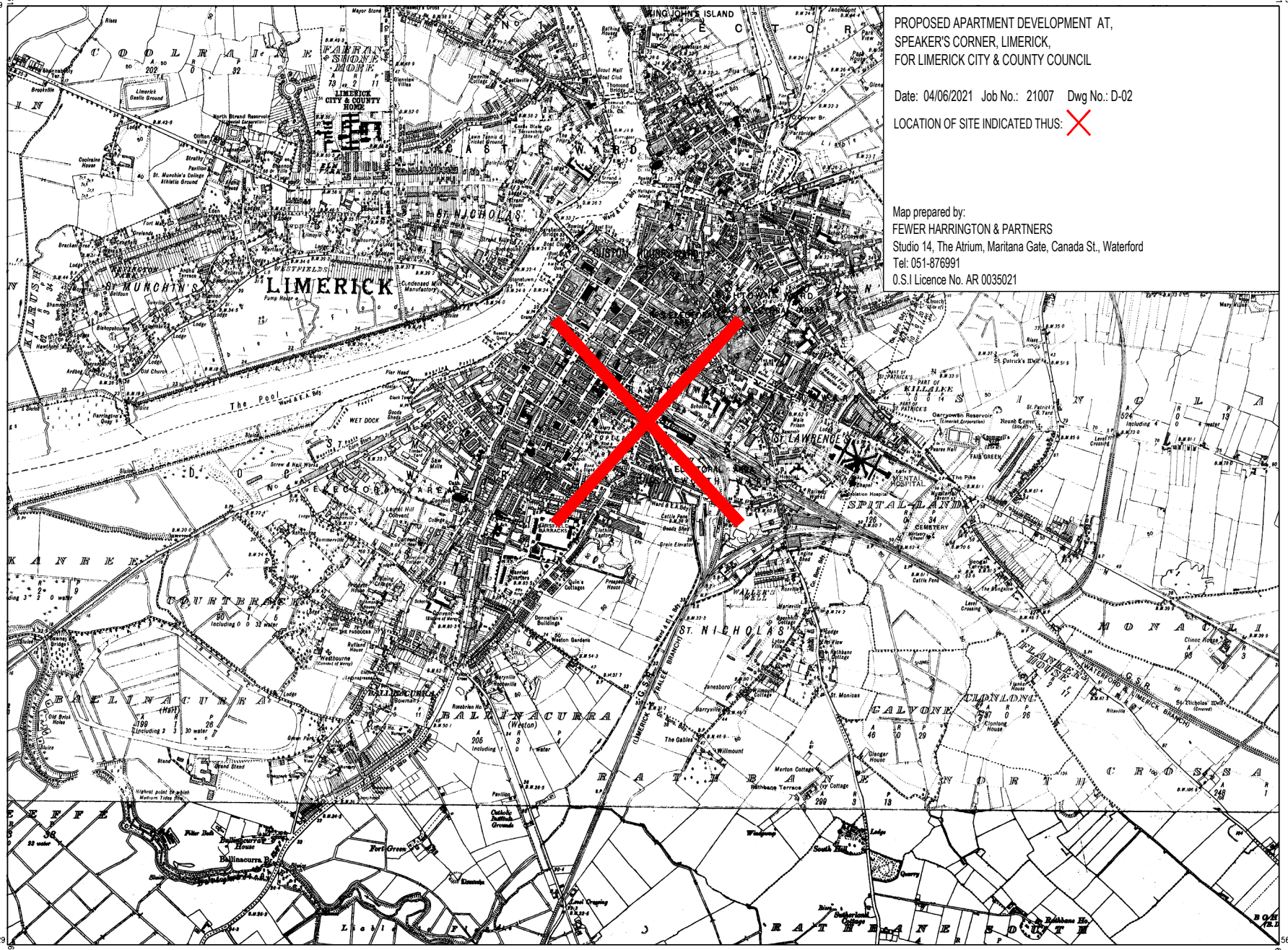
0 10 20 30 40 50 Metres
0 25 50 75 100 125 Feet

Comhairle Cathrach & Contae Luimnigh
Limerick City & County Council

# RECORD PLACE Map D02

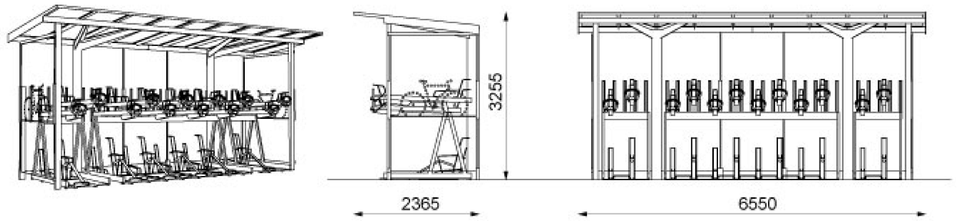
555198.8029 658207.0561

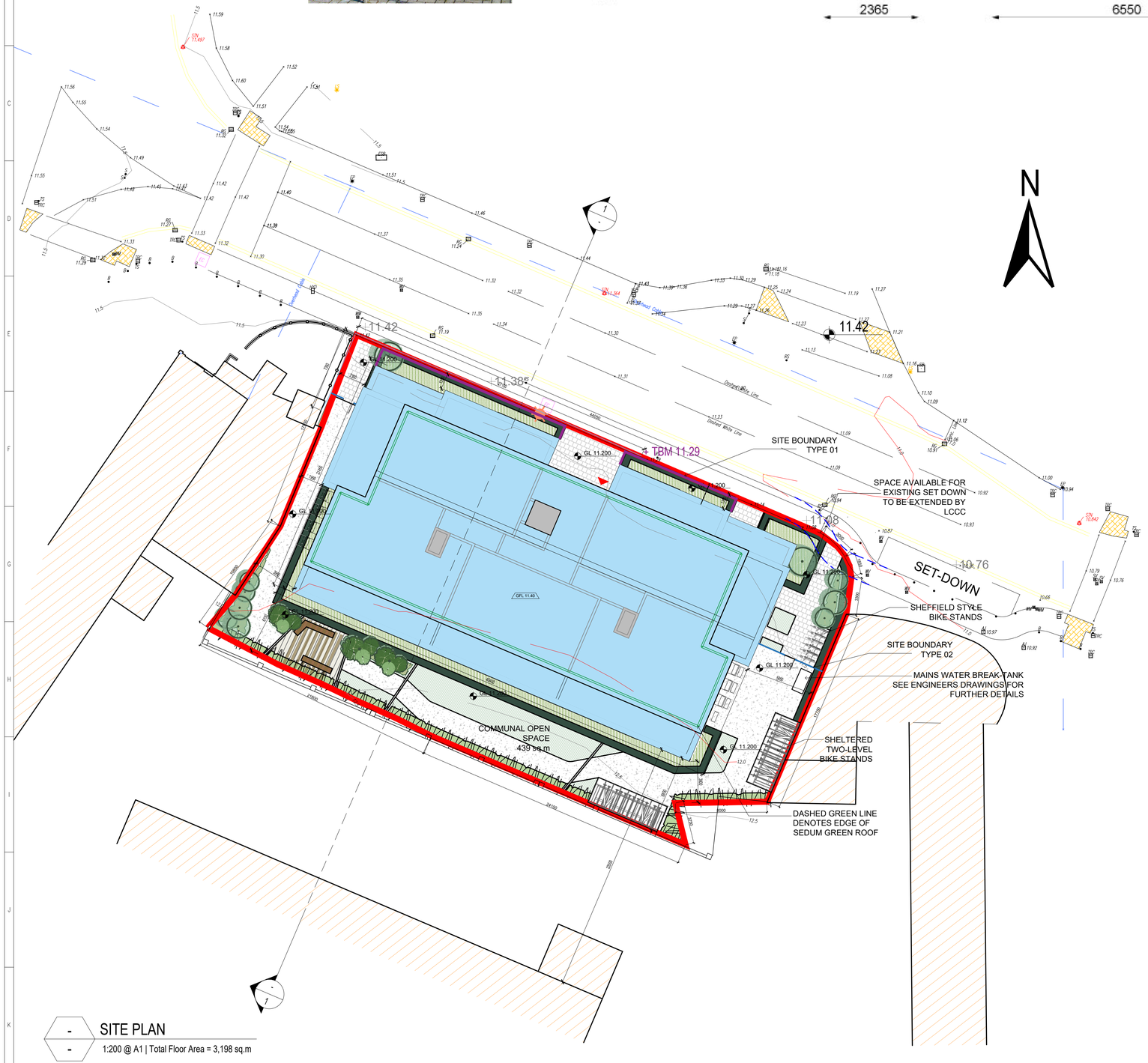
658207.0561 560120.8029


LIMERICK
KING JOHN'S ISLAND
ST. NICHOLAS
CASTLEWARD
COLRAINE
FARRANSHONE MORE
LIMERICK CITY & COUNTY HOME
ST. MUNCHIN'S
KILLALOE
ST. LAWRENCE'S
SPITAL LANDS
MENTAL HOSPITAL
CEMETERY
GALWONE
CLONLONG
MONACULLA
COURTBRAKE
BALLINACURRA (Weston)
BALLINACURRA (Hall)
RATHBANE
RATHBANE SOUTH
The Pool
WET DOCK
Gerrywn Reservoir
Fort Green
Bullinacurra House
Bullinacurra Bay
Weston Gardens
Westbourne
Willmount
Merton Cottage
Rathbane Terrace
St. Monicas
Janesboro
Garryville
Rosebrien Ho.
Donnellan's Buildings
Quin's Cottages
Presentation Hospital
Cattle Pens
Grain Elevator
Cattle Pens
Goods Shed
Goods Sheds
Engine Shed
Railway Works
Cattle Pens
Clinic House
Flanagan's House
Rilaville
Clontarf House
Glengar House
Quarry
Wadgang
South Hill
Rathbane Ho.
Rathbane Cottage
Butherland Cottage
Cutlacks Football Grounds
Level Crossing
Highest point to which Medium Tides Rise
Filter Bed
Pump House
Pier Head
Clock Tower
Screw & Nail Works
Laurel Hill Convent
Barrington's Quay
Old Church
Old Brick Holes
Brookville
Rises
Mayor Stand
Limerick Gaelic Ground
North Strand Reservoir
Cooleraine House
St. Munchin's College Athletic Ground
Lawn Tennis & Cricket Grounds
Cundenser Mill Manufactory
Pump House
Ward & E.A. Bdy
Ward & E.S. Bdy
Ward & E.S. Bdy
Ward & E.A. Bdy
Ward & E.A. Bdy
Ward & E.S. Bdy
Ward & E.S. Bdy
Ward & E.A. Bdy
Ward & E.A. Bdy
Ward & E.S. Bdy
Ward & E.S. Bdy
Ward & E.A. Bdy
Ward & E.S. Bdy
Ward & E.A. Bdy
Ward & E.S. Bdy
Ward & E.A

SITE DETAIL 01 : IMAGE FOR PROPOSED SHEFFIELD STAND STYLE BICYCLE PARKING

SITE DETAIL 01 : IMAGE FOR PROPOSED SHELTERED TWO-LEVEL BICYCLE PARKING




- SITE PLAN
- 1:200 @ A1 | Total Floor Area = 3,198 sq.m

## LEGEND & NOTES

OS MAP REFERENCE NUMBER = 4743-08

TOTAL SITE AREA = 1405.61sqm / .140 ha.

- SITE BOUNDARY LINE
- LOCATION OF SITE NOTICE
- GFL 11.40 — PROPOSED GROUND FLOOR LEVEL
- + TBM 11.29 — PROPOSED TEMPORARY BENCHMARK
- GL 11.200 — PROPOSED SITE LEVELS
- + 12.270 — EXISTING SITE LEVELS
- CONTOUR MAJOR
- CONTOUR MINOR
- EXISTING NEIGHBOURING BUILDINGS
- PROPOSED BUILDING
- PROPOSED PAVING
- PROPOSED GREEN OPEN SPACE
- PROPOSED PLANTING
- EXISTING PALISADE FENCE BOUNDARY TO BE REMOVED
- EMBANKMENT

NOTE: ALL OTHER EXISTING BOUNDARIES TO BE MAINTAINED

IMPORTANT NOTE;
Work to figured dimensions only - do not scale print. All setting out dimensions to be checked and confirmed on site prior to commencement of work. Any inaccuracies should be brought to the attention of the architect. If in doubt - ask! All construction methods, materials, services and installations to be in accordance with all Irish Building Regulations and codes of practice at the time of construction. All sub-contractors are ultimately responsible for ensuring compliance with the regulations within their own trade.
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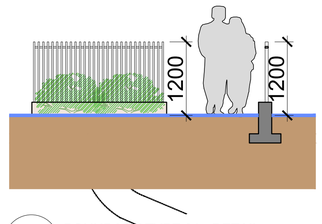
NOTES

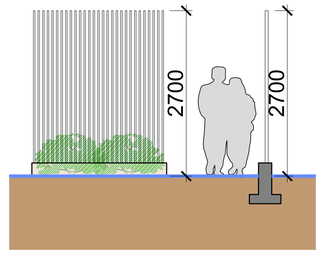
FOR PROPOSED SURFACE AND FOUL DRAINAGE CONNECTIONS PLEASE REFER TO ENGINEERS DRAWINGS

FOR PROPOSED WATER MAINS CONNECTION PLEASE REFER TO ENGINEERS DRAWINGS

REFER TO TOPOGRAPHICAL SURVEY ARCHITECTURAL DRAWING SU-01 FOR FURTHER INFORMATION ON EXISTING SITE DETAILS




- BOUNDARY TYPE 01 - DETAIL
- 1:50 @ A1




- BOUNDARY TYPE 02 - DETAIL
- 1:50 @ A1

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Limerick City & County Council

| DATE | REVISIONS TO DRAWING | By |
|---|---|---|

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PROJECT
HOUSING DEVELOPMENT AT, SPEAKER'S CORNER. LIMERICK FOR LIMERICK CITY & COUNTY COUNCIL

DRAWING
SITE PLAN

| DRAWN | DATE | CAD |
|---|---|---|
| DW | JULY 22" | JOB No. 21007 |
| SCALE @ A1 1:200, 1:50 | | DWG No. PP - 01 |
| SCALE @ A3 1:400, 1:100 | | |

GROUND FLOOR PLAN

1:100 @ A1 | Ground Floor Area = 669 sq.m

IMPORTANT NOTE;
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PROJECT
HOUSING DEVELOPMENT AT, SPEAKER'S CORNER. LIMERICK FOR LIMERICK CITY & COUNTY COUNCIL

DRAWING
GROUND FLOOR PLAN

| DRAWN | DATE | CAD |
|---|---|---|
| ROH | JUNE 21 | JOB No. 21007 |
| SCALE @ A1 1:100 | | DWG No. PP - 02 |
| SCALE @ A3 1:200 | | |

## SECOND FLOOR PLAN

1:100 @ A1 | Second Floor Area = 671 sq.m

## FIRST FLOOR PLAN

1:100 @ A1 | First Floor Area = 671 sq.m

IMPORTANT NOTE;
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PROJECT
HOUSING DEVELOPMENT AT, SPEAKER'S CORNER. LIMERICK FOR LIMERICK CITY & COUNTY COUNCIL

DRAWING
FIRST & SECOND FLOOR PLANS

| DRAWN | DATE | CAD |
|---|---|---|
| ROH | JUNE 21 | JOB No. 21007 |
| SCALE @ A1 1:100 | | DWG No. PP - 03 |
| SCALE @ A3 1:200 | | |

## FOURTH FLOOR PLAN

1:100 @ A1 | Fourth Floor Area = 516 sq.m

## THIRD FLOOR PLAN

1:100 @ A1 | Third Floor Area = 671 sq.m

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HOUSING DEVELOPMENT AT, SPEAKER'S CORNER. LIMERICK FOR LIMERICK CITY & COUNTY COUNCIL

DRAWING
THIRD & FOURTH FLOOR PLANS

| DRAWN | DATE | CAD |
|---|---|---|
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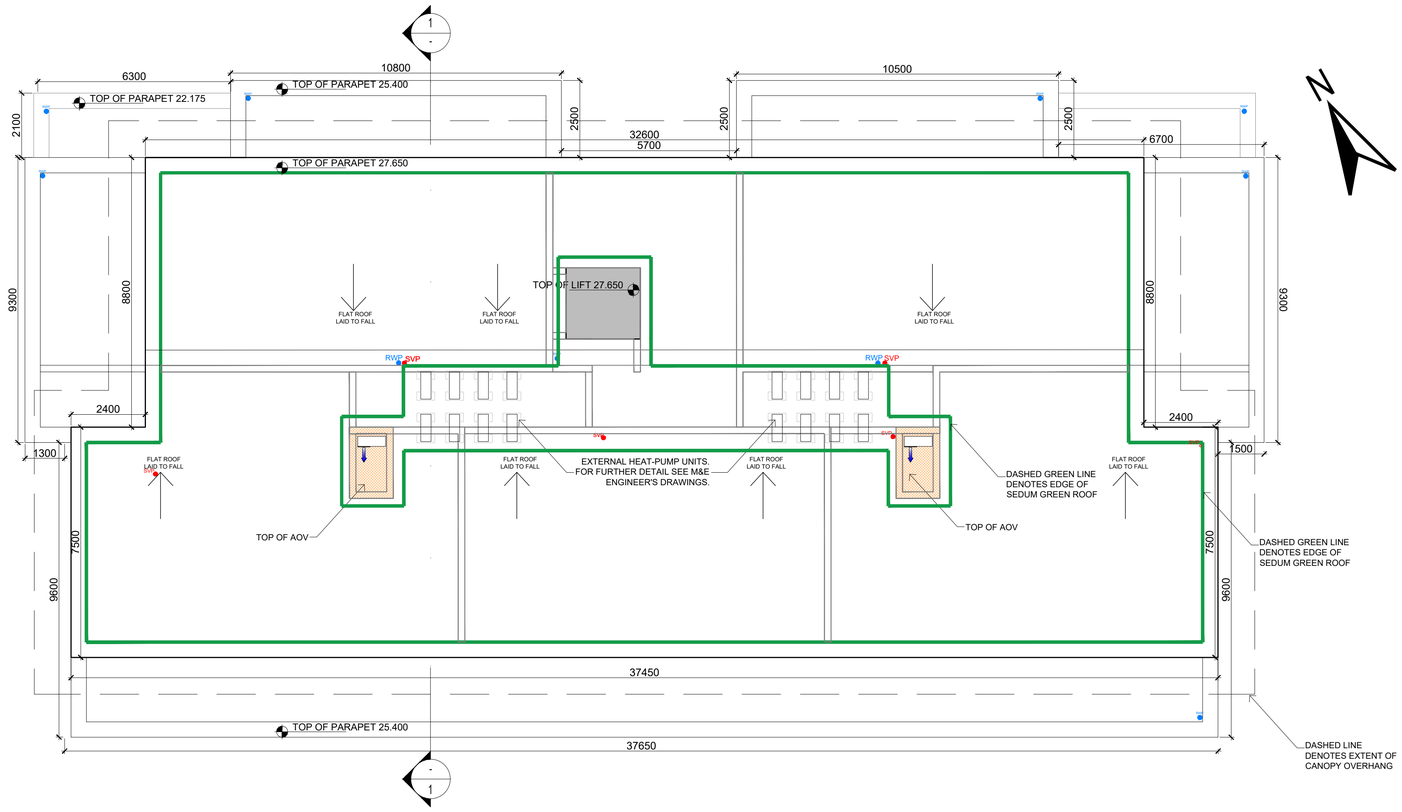
| SCALE @ A1 1:100 | | DWG No. PP - 04 |
| SCALE @ A3 1:200 | | |




- ROOF PLAN
- 1:100 @ A1

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HOUSING DEVELOPMENT AT, SPEAKER'S CORNER. LIMERICK FOR LIMERICK CITY & COUNTY COUNCIL

DRAWING
ROOF PLAN

| DRAWN | DATE | CAD |
|---|---|---|
| SE | JUNE 21 | JOB No. 21007 |
| SCALE @ A1 1:100 | | DWG No. PP - 05 |
| SCALE @ A3 1:200 | | |

IMPORTANT NOTE;
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OS Reference Number: 4743-08

- FRONT ELEVATION
- 1:200 @ A3

- REAR ELEVATION
- 1:200 @ A3

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PROJECT
HOUSING DEVELOPMENT AT, SPEAKER'S CORNER. LIMERICK FOR LIMERICK CITY & COUNTY COUNCIL

DRAWING
FRONT & REAR ELEVATIONS

| DRAWN | DATE | CAD |
|---|---|---|
| DW | JUNE 21 | JOB No. 21007 |
| SCALE @ A1 1:100 | | DWG No. PP - 06 |
| SCALE @ A3 1:200 | | |

- SIDE ELEVATION - RIGHT
- 1:200 @ A3

- SIDE ELEVATION - LEFT
- 1:200 @ A3

- NORTERN SITE ELEVATION 1-1
- 1:500 @ A3

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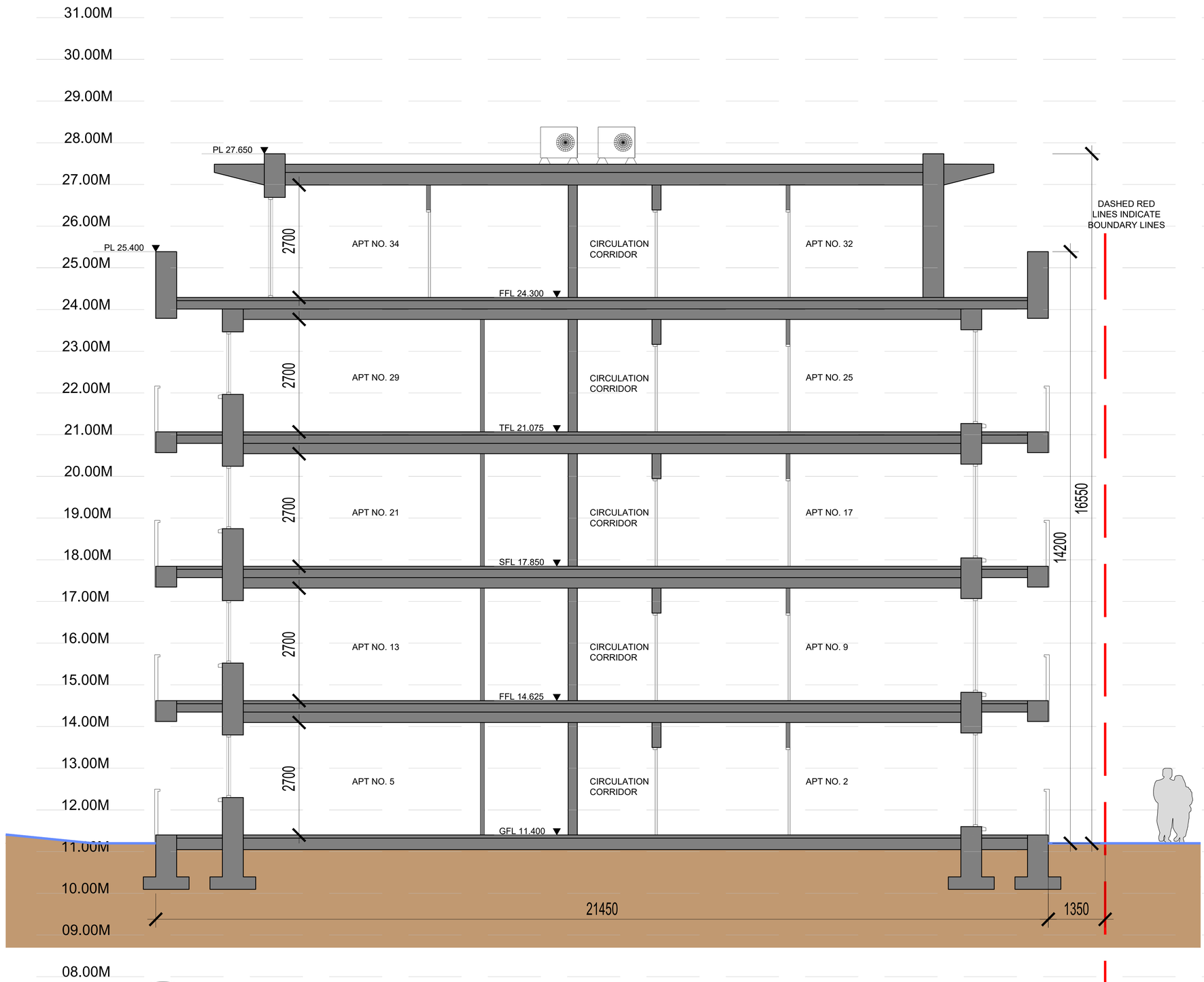
PROJECT
HOUSING DEVELOPMENT AT, SPEAKER'S CORNER. LIMERICK FOR LIMERICK CITY & COUNTY COUNCIL

DRAWING
SIDE ELEVATIONS & NORTHERN SITE ELEVATION 1-1

| DRAWN | DATE | CAD |
|---|---|---|
| ROH | JUNE 21 | JOB No. 21007 |
| SCALE @ A1 1:100, 1:250 | | DWG No. PP - 07 |
| SCALE @ A3 1:200, 1:500 | | |




# PROPOSED SECTION 1-1

1:100 @ A3

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PROJECT
HOUSING DEVELOPMENT AT, SPEAKER'S CORNER, LIMERICK FOR LIMERICK CITY & COUNTY COUNCIL

DRAWING
SECTION 1-1

| DRAWN | DATE | CAD |
|---|---|---|
| DW | JUNE 21 | JOB No. 21007 |
| SCALE @ A1 1:50 | | DWG No. PP - 08 |
| SCALE @ A3 1:100 | | |

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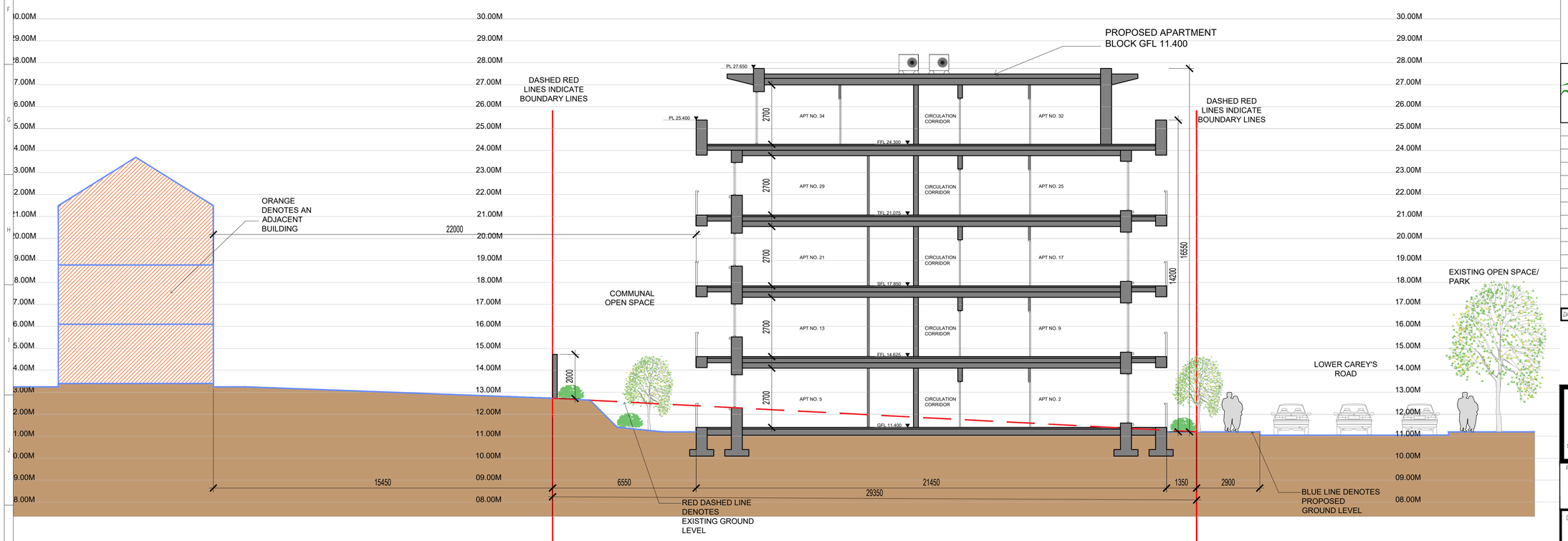
NOTES

## NORTERN SITE ELEVATION 2-2

1:200 @ A3




## PROPOSED SITE SECTION 1-1

1:200 @ A3

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DRAWING
NORTHERN SITE ELEVATION & SECTION 1-1

| DRAWN | DATE | CAD |
|---|---|---|
| DW | JUNE 21 | JOB No. 21007 |
| SCALE @ A1 1:100 | | DWG No. PP - 09 |
| SCALE @ A3 1:200 | | |

# SCHEDULE OF ACCOMMODATION

| APARTMENT BLOCK | Type | GFA |
|---|---|---|
| GROUND FLOOR | | 669 sq.m |
| APT. 1 | 1 bed - 2 person | 53.9 sq.m |
| APT.2 | 2 bed - 4 person | 76.5 sq.m |
| APT.3 | 2 bed - 4 person | 76.5 sq.m |
| APT.4 | 2 bed - 4 person | 80.0 sq.m |
| APT.5 | 2 bed - 4 person | 82.8 sq.m |
| APT.6 | 1 bed - 2 person | 49.9 sq.m |
| APT.7 | 2 bed - 4 person | 80.0 sq.m |
| FIRST FLOOR | | 671 sq.m |
| APT. 8 | 1 bed - 2 person | 53.9 sq.m |
| APT.9 | 2 bed - 4 person | 76.5 sq.m |
| APT.10 | 2 bed - 4 person | 76.5 sq.m |
| APT.11 | 1 bed - 2 person | 53.9 sq.m |
| APT.12 | 2 bed - 4 person | 80.0 sq.m |
| APT.13 | 2 bed - 4 person | 82.8 sq.m |
| APT.14 | 1 bed - 2 person | 49.9 sq.m |
| APT.15 | 2 bed - 4 person | 80.0 sq.m |
| SECOND FLOOR | | 671 sq.m |
| APT.16 | 1 bed - 2 person | 53.9 sq.m |
| APT.17 | 2 bed - 4 person | 76.5 sq.m |
| APT.18 | 2 bed - 4 person | 76.5 sq.m |
| APT.19 | 1 bed - 2 person | 53.9 sq.m |
| APT.20 | 2 bed - 4 person | 80.0sq.m |
| APT.21 | 2 bed - 4 person | 82.8 sq.m |
| APT.22 | 1 bed - 2 person | 49.9 sq.m |
| APT.23 | 2 bed - 4 person | 80.0 sq.m |
| THIRD FLOOR | | 671 sq.m |
| APT.24 | 1 bed - 2 person | 53.9 sq.m |
| APT.25 | 2 bed - 4 person | 76.5 sq.m |
| APT.26 | 2 bed - 4 person | 76.5 sq.m |
| APT.27 | 1 bed - 2 person | 53.9 sq.m |
| APT.28 | 2 bed - 4 person | 80.0 sq.m |
| APT.29 | 2 bed - 4 person | 82.8 sq.m |
| APT.30 | 1 bed - 2 person | 49.9 sq.m |
| APT.31 | 2 bed - 4 person | 80.0 sq.m |
| FOURTH FLOOR | | 516 sq.m |
| APT.32 | 2 bed - 4 person | 79 sq.m |
| APT.33 | 2 bed - 4 person | 79 sq.m |
| APT.34 | 2 bed - 4 person | 91 sq.m |
| APT.35 | 2 bed - 4 person | 79.7 sq.m |
| APT.36 | 2 bed - 4 person | 91 sq.m |
| **TOTAL NO.** | **25 no. 2 bed**<br>11 no. 1 bed | **3,198 sq.m** |
| **TOTAL NO. APARTMENTS**<br>**36 no. units** | | |

| 2 bed apt. 2, 3, 9, 10,17, 18, 25, 27 | Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | GFA | Aggregate Floor Area | Minimum Bedroom Area | | Aggregate Bedroom Area | Minimum Storage Area | Minimum Private Amenity Space | Minimum Communal Amenity Space |
| Required | 73 sq.m | 30 sq.m | Double 13 sq.m | Double 11.4 sq.m | 22.4 sq.m | 6 sq.m | 7 sq.m | 230 sq.m (refer to site plan) |
| Provided | 76.4 sq.m | 32.1sq.m | 13.1 sq.m | 11.4 sq.m | 24.5 sq.m | 6 sq.m | 7.8 sq.m | 439 sq.m (refer to site plan) |

| 1 bed apt. 6, 14, 22, 30 | Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | GFA | Aggregate Floor Area | Minimum Bedroom Area | | Aggregate Bedroom Area | Minimum Storage Area | Minimum Private Amenity Space | Minimum Communal Amenity Space |
| Required | 45 sq.m | 23 sq.m | 13 sq.m | | 13 sq.m | 3 sq.m | 5 sq.m | 230 sq.m (refer to site plan) |
| Provided | 49.9 sq.m | 23.1 sq.m | 13.2 sq.m | | 13.2 sq.m | 3.1 sq.m | 8.6 sq.m | 439 sq.m (refer to site plan) |

| 1 bed apt. 1, 8, 11, 16, 19, 24, 27 | Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | GFA | Aggregate Floor Area | Minimum Bedroom Area | | Aggregate Bedroom Area | Minimum Storage Area | Minimum Private Amenity Space | Minimum Communal Amenity Space |
| Required | 45 sq.m | 23 sq.m | 13 sq.m | | 13 sq.m | 3 sq.m | 5 sq.m | 230 sq.m (refer to site plan) |
| Provided | 53.9 sq.m | 23.2 sq.m | 13 sq.m | | 13 sq.m | 3 sq.m | 12.3 sq.m | 439 sq.m (refer to site plan) |

| 2 bed apt. 5, 13, 21, 29 | Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | GFA | Aggregate Floor Area | Minimum Bedroom Area | | Aggregate Bedroom Area | Minimum Storage Area | Minimum Private Amenity Space | Minimum Communal Amenity Space |
| Required | 73 sq.m | 30 sq.m | Double 13 sq.m | Double 11.4 sq.m | 22.4 sq.m | 6 sq.m | 7 sq.m | 230 sq.m (refer to site plan) |
| Provided | 82.8 sq.m | 35.2 sq.m | 13.2 sq.m | 12.1 sq.m | 25.3 sq.m | 6.3 sq.m | 7.7 sq.m | 439 sq.m (refer to site plan) |

| 2 bed apt. 4, 7, 12, 15, 20, 23, 28, 31 | Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | GFA | Aggregate Floor Area | Minimum Bedroom Area | | Aggregate Bedroom Area | Minimum Storage Area | Minimum Private Amenity Space | Minimum Communal Amenity Space |
| Required | 73 sq.m | 30 sq.m | Double 13 sq.m | Double 11.4 sq.m | 22.4 sq.m | 6 sq.m | 7 sq.m | 230 sq.m (refer to site plan) |
| Provided | 80 sq.m | 31.7 sq.m | 13.1 sq.m | 12.4 sq.m | 25.5 sq.m | 7.2 sq.m | 7.6 sq.m | 439 sq.m (refer to site plan) |

| 2 bed apt. 35 | Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | GFA | Aggregate Floor Area | Minimum Bedroom Area | | Aggregate Bedroom Area | Minimum Storage Area | Minimum Private Amenity Space | Minimum Communal Amenity Space |
| Required | 73 sq.m | 30 sq.m | Double 13 sq.m | Double 11.4 sq.m | 22.4 sq.m | 6 sq.m | 7 sq.m | 230 sq.m (refer to site plan) |
| Provided | 79.8 sq.m | 30.2 sq.m | 13.5 sq.m | 13.3 sq.m | 26.8 sq.m | 6.9 sq.m | 24.6 sq.m | 439 sq.m (refer to site plan) |

| 2 bed apt. 34, 36 | Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | GFA | Aggregate Floor Area | Minimum Bedroom Area | | Aggregate Bedroom Area | Minimum Storage Area | Minimum Private Amenity Space | Minimum Communal Amenity Space |
| Required | 73 sq.m | 30 sq.m | Double 13 sq.m | Double 11.4 sq.m | 22.4 sq.m | 6 sq.m | 7 sq.m | 230 sq.m (refer to site plan) |
| Provided | 91.2 sq.m | 34.7 sq.m | 15.2 sq.m | 12.7sq.m | 27.9 sq.m | 7.4 sq.m | 25.4 sq.m | 439 sq.m (refer to site plan) |

| 2 bed apt. 32, 33 | Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | GFA | Aggregate Floor Area | Minimum Bedroom Area | | Aggregate Bedroom Area | Minimum Storage Area | Minimum Private Amenity Space | Minimum Communal Amenity Space |
| Required | 73 sq.m | 30 sq.m | Double 13 sq.m | Double 11.4 sq.m | 22.4 sq.m | 6 sq.m | 7 sq.m | 230 sq.m (refer to site plan) |
| Provided | 79.1 sq.m | 31.9 sq.m | 13.5 sq.m | 11.4 sq.m | 24.9 sq.m | 6 sq.m | 40.6 sq.m | 439 sq.m (refer to site plan) |

IMPORTANT NOTE;
Work to figured dimensions only - do not scale print. All setting out dimensions to be checked and confirmed on site prior to commencement of work. Any inaccuracies should be brought to the attention of the architect. If in doubt - ask! All construction methods, materials, services and installations to be in accordance with all Irish Building Regulations and codes of practice at the time of construction. All sub-contractors are ultimately responsible for ensuring compliance with the regulations within their own trade.
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NOTES

Comhairle Cathrach & Contae Luimnigh
Limerick City & County Council

| DATE | REVISIONS TO DRAWING | By |
|---|---|---|

STAGE
PLANNING

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PROJECT: HOUSING DEVELOPMENT AT, SPEAKER'S CORNER. LIMERICK FOR LIMERICK CITY & COUNTY COUNCIL

DRAWING: SCHEDULE OF ACCOMODATION

DRAWN: SE
DATE: JUNE 21
SCALE @ A1: N/A
SCALE @ A3: N/A
CAD
JOB No. 21007
DWG No. PP - 10