

DO NOT SCALE FROM DRAWINGS WORK TO FIGURED DIMENSIONS ONLY ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.
 THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEERS DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECTS DRAWINGS.
 LEVELS GIVEN ON HOUSE TYPE DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL. FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEERS DRAWINGS WHERE LEVELS ARE ALL GIVEN IN RELATION TO LAND SURVEYORS BENCHMARK BASED ON MALDEN DATUM LEVEL.

NOTES:
 PLEASE REFER TO MALDEN OREGAN CONSULTING ENGINEERS FOR ALL STRUCTURAL DRAWINGS AND DETAILS.
 PLEASE REFER TO SIMPLE MCKLOP CONSULTING ENGINEERS DRAWINGS FOR ALL MECHANICAL & ELECTRICAL DETAILS.
 FOR THE FOLLOWING:
 - All pipework drawings refer to specialist details
 - DWP stop locations & details
 - Fire detection system specification & details throughout
 - Escalator specifications & details & details
 PLEASE REFER TO MITCHELL ASSOCIATES DRAWINGS REPORT FOR LANDSCAPING DETAILS.
 NOTE:
 As an alternative to the foregoing products which satisfy the equivalent European standards in TDG Part B 2022 may be used.
 Allow for a 300x300mm access hatch in each apartment for fire unit maintenance.
 NOTE:
 All pipes passing through the existing construction to be sleeved.
 Please read in conjunction with: MCOM detail drawings and specifications.

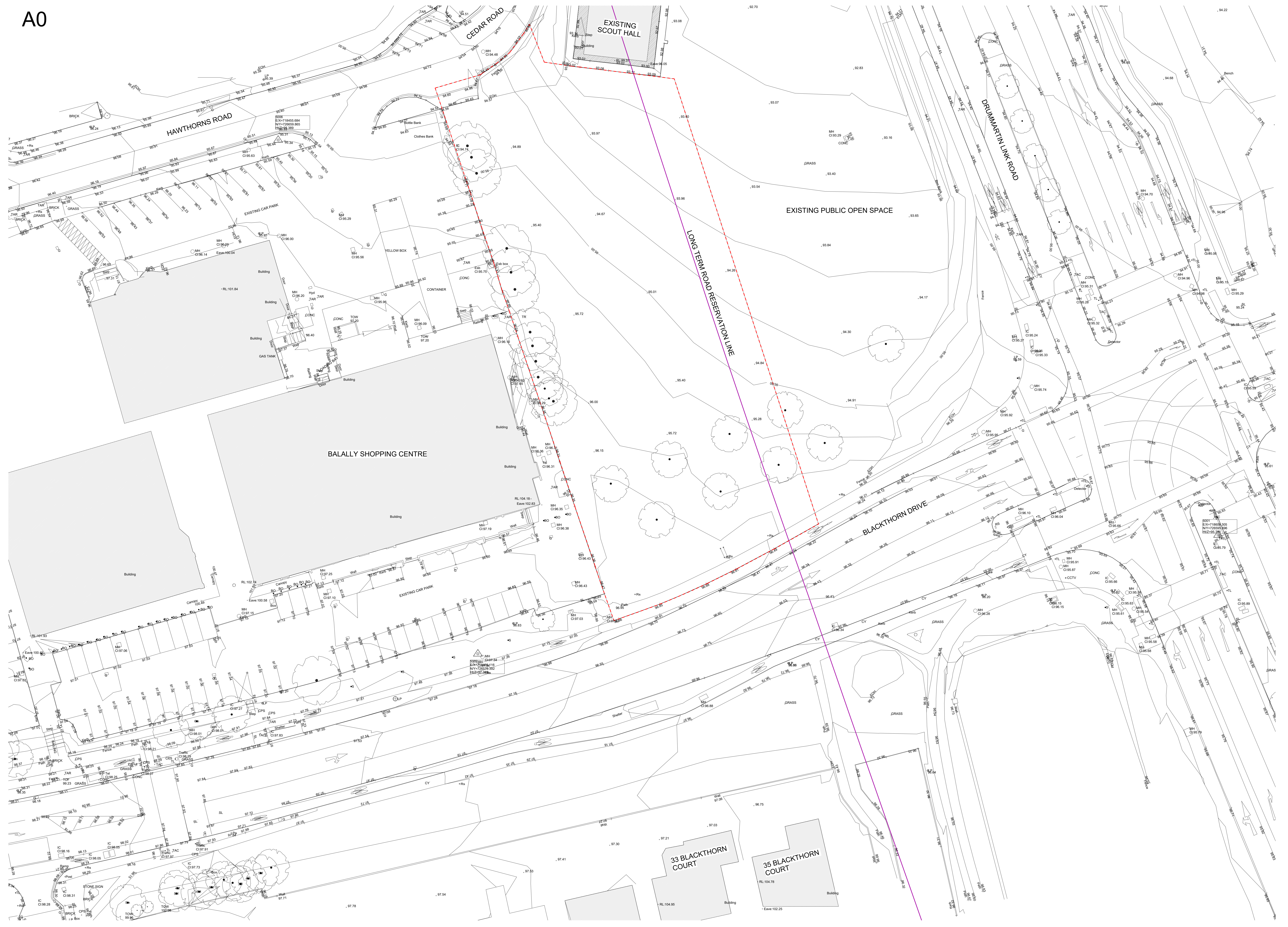
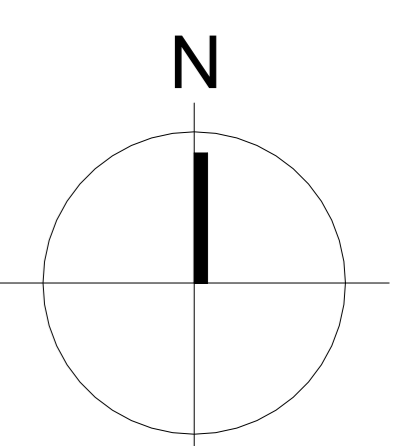
RESIDENTIAL		
Apartment Type	Area	Count
1 BED APARTMENT TYPE A-1B2P-1	50 m ²	31
2 BED APARTMENT TYPE A-2B4P-1	78 m ²	10
2 BED APARTMENT TYPE A-2B4P-5	81 m ²	11
3 BED APARTMENT TYPE A-3B5P-1	92 m ²	10
TOTAL: 62		

NON-RESIDENTIAL		
AREA TYPE	Area	Count
COMMUNITY ROOM	253 m ²	1

TOTAL: 1
 NO. OF FLOORS: 6 STOREYS
 UNDERCROFT:
 BICYCLE STORES : 105 SPACES
 CAR PARKING : 16 SPACES
 MOTORBIKE PARKING : 2 SPACES

LEGEND

	DUAL ASPECT UNIT
	UNIT NUMBER
	UNIT AREA m ²
	LEVEL HEIGHT
	STORAGE
	OUTLINE OF STRUCTURE ABOVE



EXISTING SITE PLAN
 SCALE: 1 : 200

NOTES:
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PRE-PART 8 STAGE

REVISIONS	DATE	DESCRIPTION	No.	Revisions By

MCOM
 ARCHITECTURE
 AND URBAN DESIGN

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CLIENT:
NDAFA on behalf of Dun Laoghaire-Rathdown
 County Council

PROJECT TITLE:
PPP SHB 485- BALALLY

EXISTING SITE PLAN			
DATE	SCALE	REVISION	JOB NO.
JH	PMN	1:200	02/08/2024
1			23004

DRAWING NUMBER: SHB5-BDR-DR-MCOM-AR-P3-1001
 STATUS CODE: P3

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