

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, CONSULT 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 MALIN HEAD DATUM LEVEL.

NOTES:

PLEASE REFER TO MALONE O'BRIEN CONSULTING ENGINEERS FOR ALL STRUCTURAL DRAWINGS AND DETAILS.

PLEASE REFER TO SEAN & NICKI O'LOUGHLIN CONSULTING ENGINEERS DRAWINGS FOR ALL MECHANICAL & ELECTRICAL DETAILS for the following:

- All proposed Mechanical Ventilation details
- ACOY fire door opening 1.5m in separate details
- DVP trap locations & details
- Electrical Approval & Lift Emergency specification
- Fire detection system identification & details throughout
- Escape lighting specification & details & exit SIGNAGE

PLEASE REFER TO MITCHELL ASSOCIATES DRAWINGS REPORT FOR LANDSCAPE DETAILS.

NOTE:

As an alternative to the foregoing, products which satisfy the equivalent European standards in TDS PARTS 2/32 may be used.

Allow for a 300x300mm access hatch in each apartment for fire unit maintenance.

NOTE 1:
All pipes passing through the existing construction to be freestop.

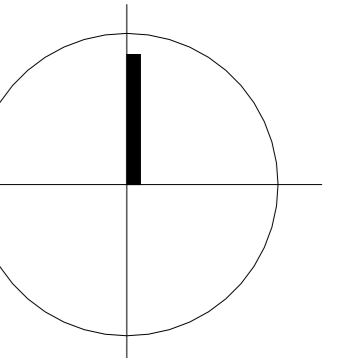
Please read in conjunction with MCOORM detail drawings and specifications.

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 X	UNIT NUMBER
Xm ²	UNIT AREA m ²
↕	LEVEL HEIGHT
ST	STORAGE
---	OUTLINE OF STRUCTURE ABOVE

N



AREA TYPE

- CIRCULATION
- SERVICES



UNDERCROFT
SCALE: 1 : 100

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PRE-PART 8 STAGE

REVISIONS	DATE	DESCRIPTION	No.	Revisions By

MCOORM
ARCHITECTURE
AND URBAN DESIGN

No. 1 Grantham Street, Dublin 8
D08 A8P7 Tel: +353 (0)1 478 8790
Block 6, Central Business Park
Tallanore, County Offaly
N03 H9F8 Tel: +353 (0)71 932 3887
E: info@mcoorm.com W: mcoorm.com

CLIENT
NDFA on behalf of Dun Laoghaire-Rathdown
County Council

PROJECT TITLE
PPP SHB 485-BALALLY

LOWER GROUND LEVEL			
DATE	SCALE	DATE	REVISION
JH	PMN	1:100	02/08/2024

STATUS CODE
P3

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