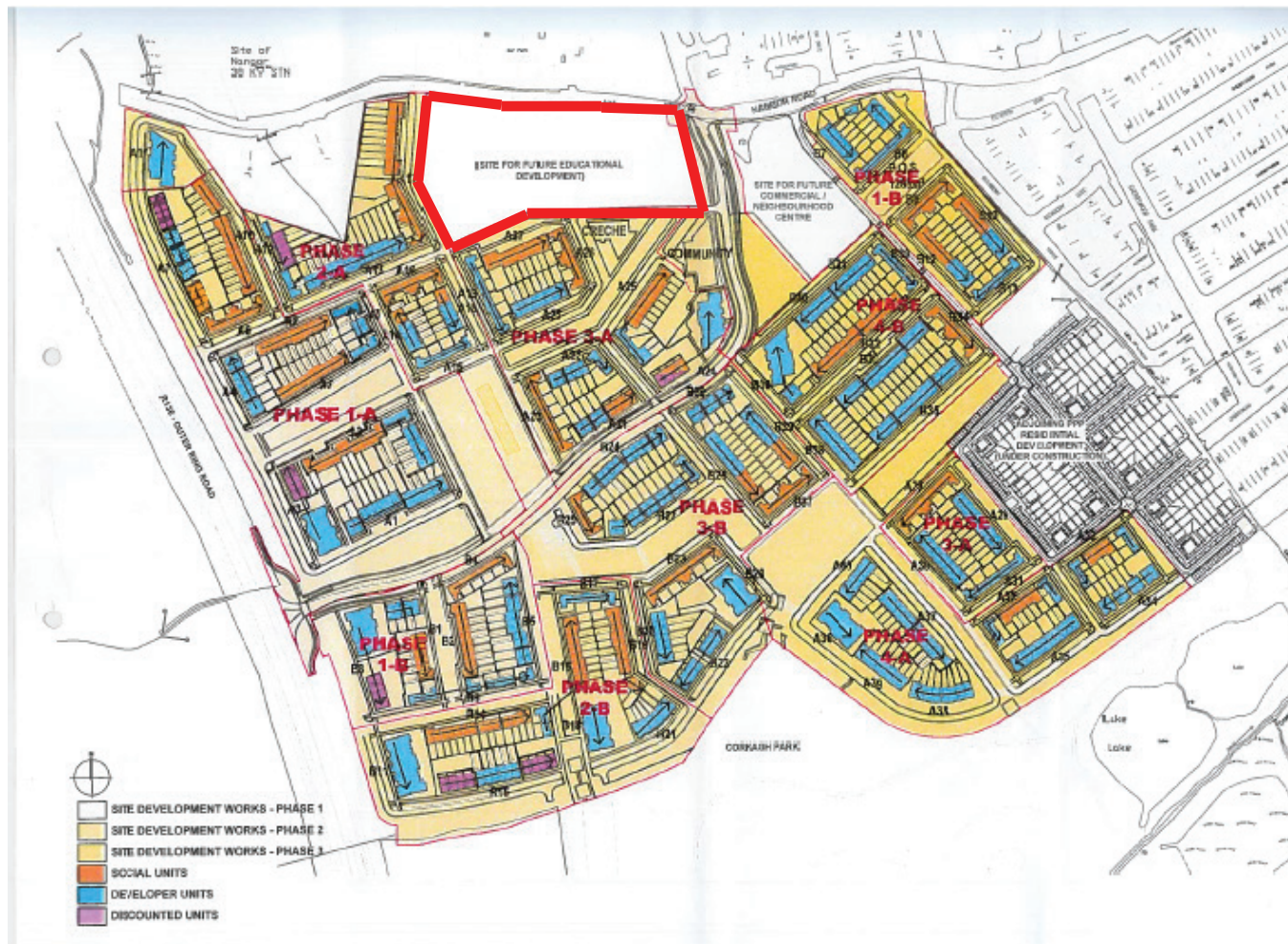
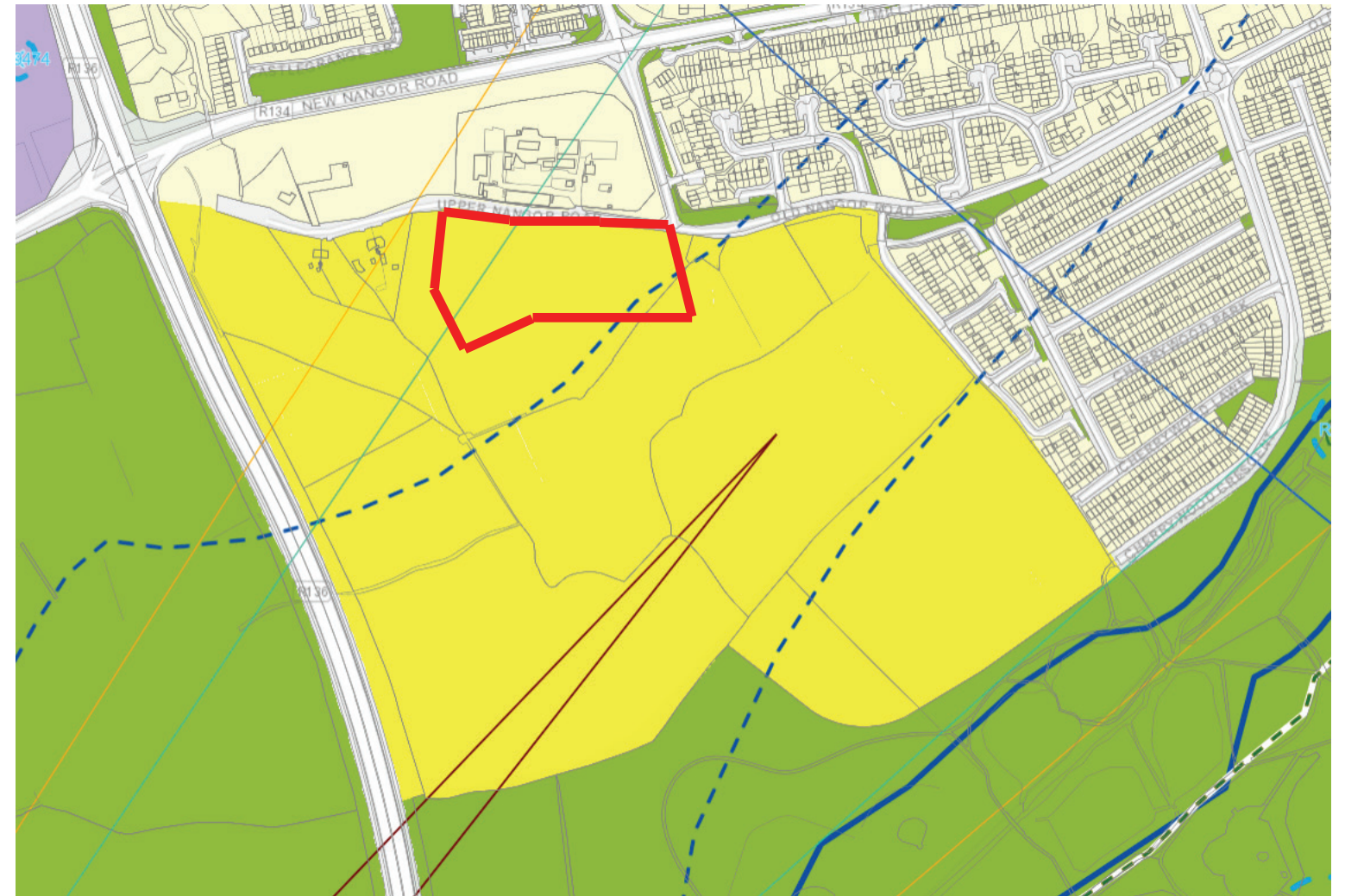


Kilcarbery Grange, Dublin 22

Proposed residential development on masterplan lands



ARCHITECTURAL PROPOSAL



Kilcarberry Housing Site for additional 88 units.

Site Area; c. 2 Hectares

Zoning; New Residential - (RES-N)

To provide for new residential communities in accordance with approved area plans.

Legend:

- Type J : 4 Bed / 7P House
- Type D/G : 3 Bed / 5P House
- Type E : 4 Bed / 7P House
- Type B : 3 Bed / 5P House
- Duplex Unit:
Type M : 1 Bed / 2P Apt [GF]
Type N : 2 Bed / 3P Apt [FF & SF]
- Duplex Unit:
Type K : 2 Bed / 4P Apt [SF]
Type L : 3 Bed / 5P Apt [GF & FF]
- Communal bin/bike store (managed)
- Linear park provided area of public open space (in leu of retaining hedgrow)

88 No Units Total
Over 1.98ha = 44.44 units / ha

Comprising of:
52 Houses (59%)
36 Duplexes (41%)

1 Bed : 12 no. units (14%)
2 Bed : 16 no. units (18%)
3 Bed : 5no. units (58%)
4 Bed : 8 no. units (10%)

Total Car Parking proposed:
96 spaces (1.09/unit)

Total Bike Parking proposed:
68 dedicated spaces
54 visitor spaces

Note the proposed development will include 20% social housing units - comprisingly mainly of 1, 2 & 4 bedroom units.

Note - detailed design review required to confirm proposed unit numbers - unit numbers shown above are approximate. Unit types based on granted Kilcarbery Residential Development currently under construction.



Sketch site plan showing proposed unit layout



3d massing view of proposed site



3d massing view of proposed site



3d massing view of proposed site

Kilcarbery - School Site - Residential Development Sketch Study

Issue 17.04.22

Client: Project Number: 6168A PRELIMINARY SCHEDULE OF AREAS	NOTES: (*) DESIGN STANDARDS IN GUIDELINES FOR PLANNING AUTHORITIES 2022 FOR APARTMENTS (AND DUPLEX UNITS) AND QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES 2007 FOR HOUSES
---	--

NO. OF UNIT TYPES	UNIT TYPE RESIDENTIAL	AREA*		NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES
		m ²					
1	Type B - 3 Bed - (2 storey)	111.0	(92)	31	3441.0	5	155
2	Type D - 3 Bed - (2 storey)	107.0	(92)	5	535.0	5	25
3	Type E - 4 Bed - (2 storey)	130.0	(110)	3	390.0	7	21
4	Type G - 3 Bed - (2 storey)	108.0	(92)	8	864.0	5	40
5	Type J - 4 Bed - (2 storey)	134.0	(110)	5	670.0	7	35
TOTAL HOUSES				52	5900.0		276
6	Type K - 2 Bed (Second Floor Level)	88.0	(73)	4	352	4	16
7	Type L - 3 Bed (Ground and First Floor lvls)	110.0	(94)	8	880	5	40
8	Type M - 1 Bed (Ground Floor Level)	55.0	(45)	12	660	2	24
9	Type N - 2 Bed (First and Second Floor lvls)	96.0	(63)	12	1152	3	36
TOTAL DUPLEX UNITS				36	3044.0		116
TOTAL RESIDENTIAL UNITS				88	8944.0		392.0

ANCILLARY RESIDENTIAL		AREA	BIKES	CARGO BIKES
1	Bicycle Store 1	27.8	TBC	TBC
2	Bicycle Store 2	27.7	TBC	TBC
3	Bicycle Store 3	43.8	TBC	TBC
4	Bin Store 1	15.3		
5	Bin Store 2	13.5		
6	Bin Store 3	13.5		
7	Bin Store 4	15.3		
8	Bin Store 5	26.5		
TOTAL ANCILLARY RESIDENTIAL		183.4	0	0

TOTAL RESIDENTIAL AREA (UNITS+ANCILLARY)		AREA
		9127.4

RESIDENTIAL UNIT TYPE MIX		No. of UNITS	OVERALL (%)
UNIT TYPE			
3-bed house		44	50.0
4-bed house		8	9.1
1-bed duplex		12	13.6
2-bed duplex		16	18.2
3-bed duplex		8	9.1
TOTAL RESIDENTIAL UNITS		88	

BUILDING FOOTPRINT	AREA (m ²)
Residential (incl. ancillary)	4802

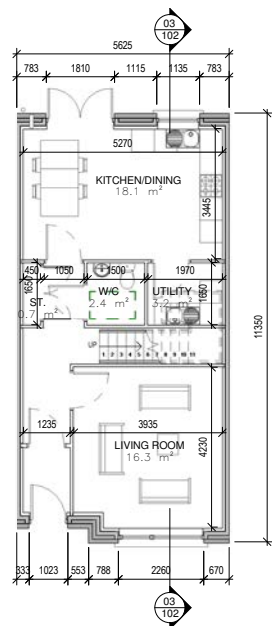
SITE AREA	Ha
SCHOOL SITE AREA *Area within red line - Current Application	2.0
REMAINDER OF KILCARBERY SITE	28.6
SITE AREA OVERALL	30.6
TOTAL NUMBER OF RESIDENTIAL UNITS (School Site)	88
RESIDENTIAL UNITS PER HECTARE (School Site)	44

PLOT RATIO (TOTAL GFA / TOTAL SITE AREA)	
	0.46 :1

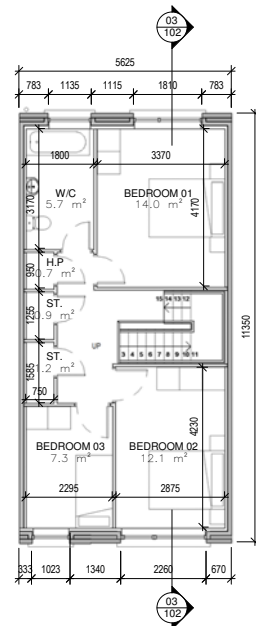
SITE COVERAGE (TOTAL BUILDING FOOTPRINT / TOTAL SITE AREA)	
	24.01%

PUBLIC OPEN SPACE	Ha	%
SCHOOL SITE	0.16	8.0%
REMAINDER OF KILCARBERY SITE	4.56	15.9%
TOTAL PUBLIC OPEN SPACE	4.72	15.4%

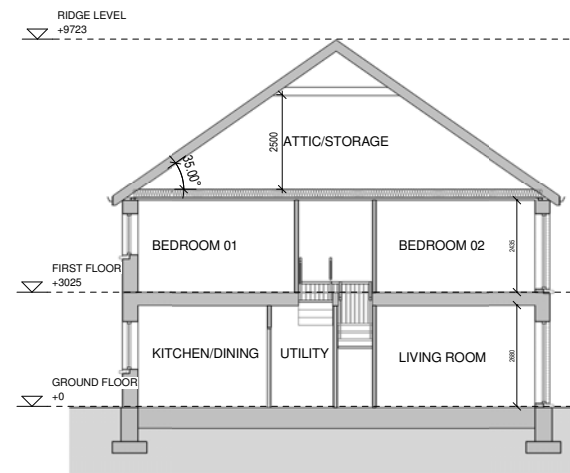
TOTAL CAR PARKING SPACES PROVIDED			
Unit type	no.of units	spaces per unit	no. of spaces
houses	52	1.15	60
duplex units	36	1.00	36
TOTAL	88	1.09	96



102 01 TYPE B - GROUND FLOOR PLAN
1:100 @ A1 - 3 BED 5 PERSON



102 02 TYPE B - FIRST FLOOR PLAN
1:100 @ A1 - 3 BED 5 PERSON

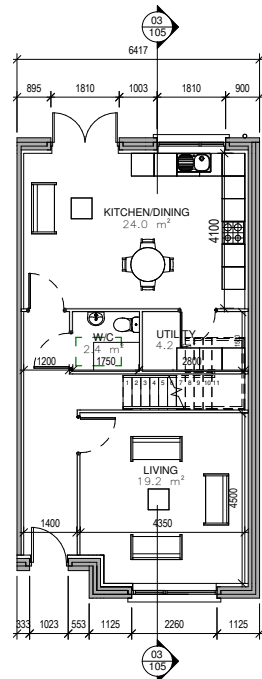


102 03 TYPE B - SECTION A-A
1:100 @ A1 - 3 BED 5 PERSON

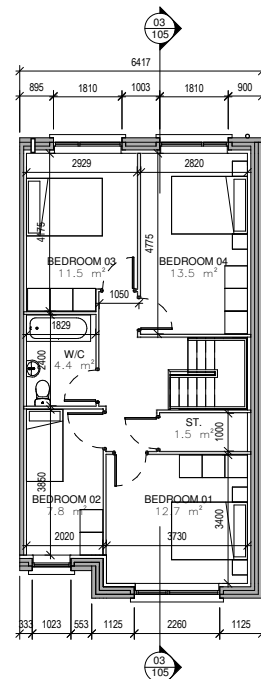
Unit shown as per Kilcarbery Residential Site - currently under construction
Note some changes may be required to the unit to suit the unit shown on the sketch plan

B	3 BED - 5 PERSON HOUSE	GROUND FLOOR	FIRST FLOOR	N/A	TOTAL AREA
		55m ²	56m ²		111m ²

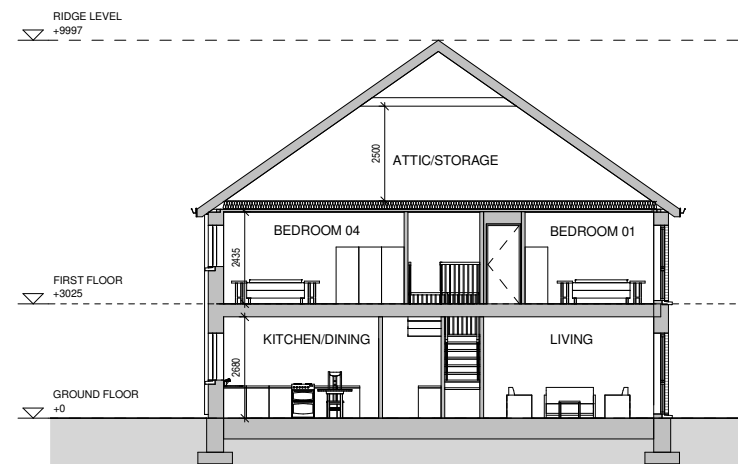
REFER TO SITE PLAN FOR LEVELS



105 01 TYPE E - GROUND FLOOR PLAN
1:100 @ A1 - 4 BED 7 PERSON



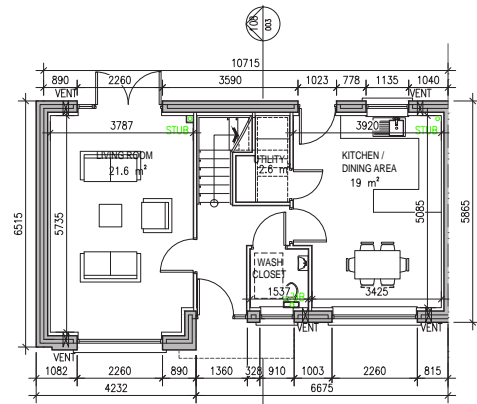
105 02 TYPE E - FIRST FLOOR PLAN
1:100 @ A1 - 4 BED 7 PERSON



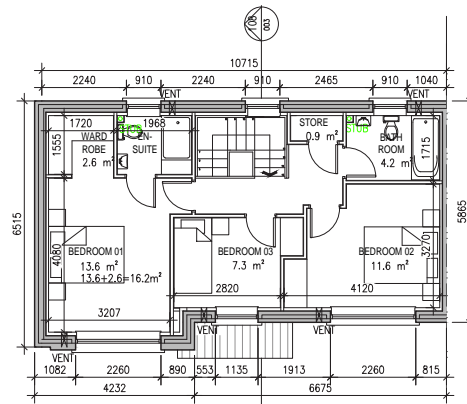
105 03 TYPE E - SECTION A-A
1:100 @ A1 - 4 BED 7 PERSON

E	4 BED - 7 PERSON HOUSE	GROUND FLOOR	FIRST FLOOR	N/A	TOTAL AREA
		65m ²	65m ²		130m ²

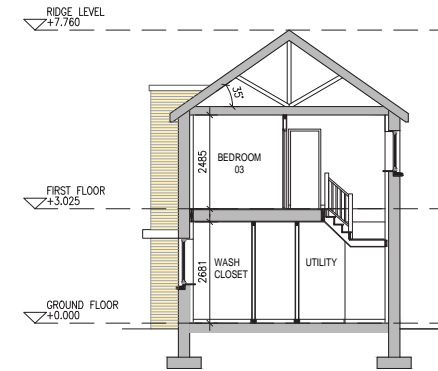
REFER TO SITE PLAN FOR LEVELS



108 01 TYPE G - GROUND FLOOR PLAN
1:1000A1 - 3 BED 5 PERSON



108 02 TYPE G - FIRST FLOOR PLAN
1:1000A1 - 3 BED 5 PERSON

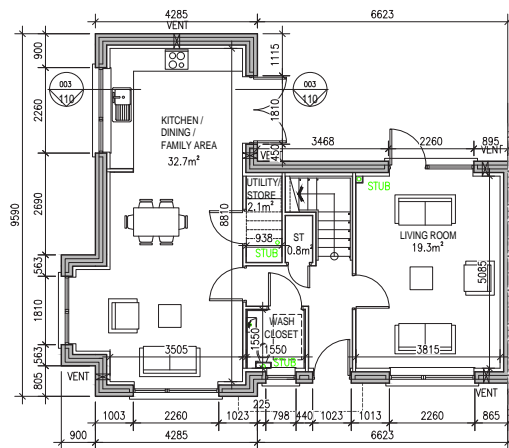


108 03 TYPE G - SECTION A-A
1:1000A1 - 3 BED 5 PERSON

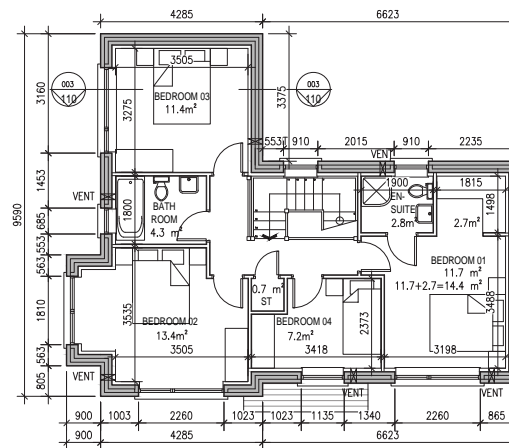
Unit shown as per Kilcarbery Residential Site - currently under construction
Note some changes may be required to the unit to suit the unit shown on the sketch plan

G	3 BED - 5 PERSON HOUSE	GROUND FLOOR	FIRST FLOOR	N/A	TOTAL AREA
		54m ²	54m ²		108m ²

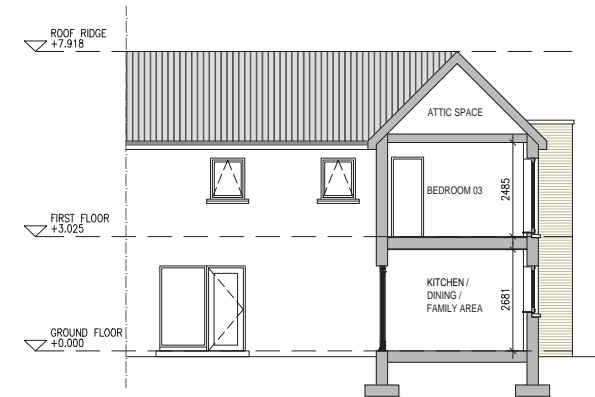
REFER TO SITE PLAN FOR LEVELS



110 01 TYPE J - GROUND FLOOR PLAN
1:1000A1 - 4 BED 7 PERSON



110 02 TYPE J - FIRST FLOOR PLAN
1:1000A1 - 4 BED 7 PERSON



110 03 TYPE J - SECTION A-A
1:1000A1 - 4 BED 7 PERSON

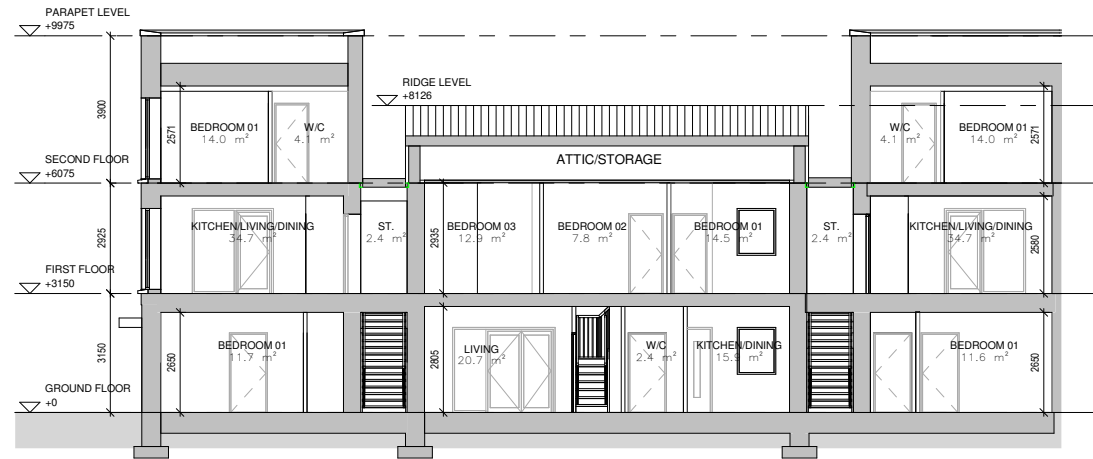
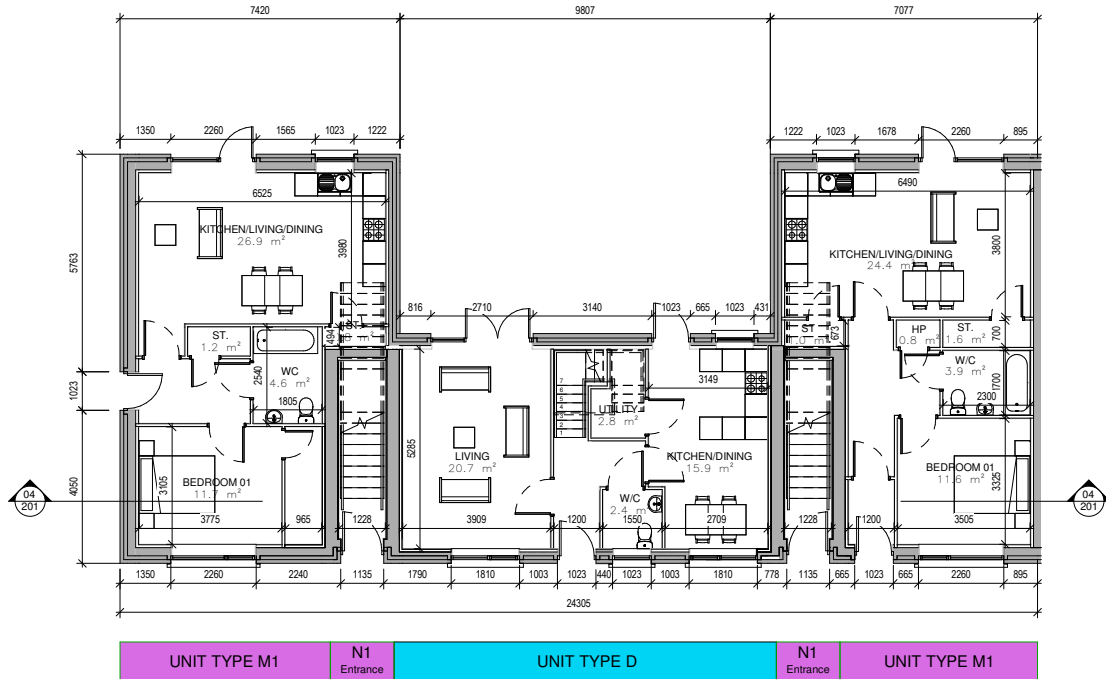
J	4 BED - 7 PERSON HOUSE	GROUND FLOOR	FIRST FLOOR	N/A	TOTAL AREA
		67m ²	67m ²		134m ²

REFER TO SITE PLAN FOR LEVELS

6168A- Kilcarbery - School Site - Sketch Study

18.04.2023

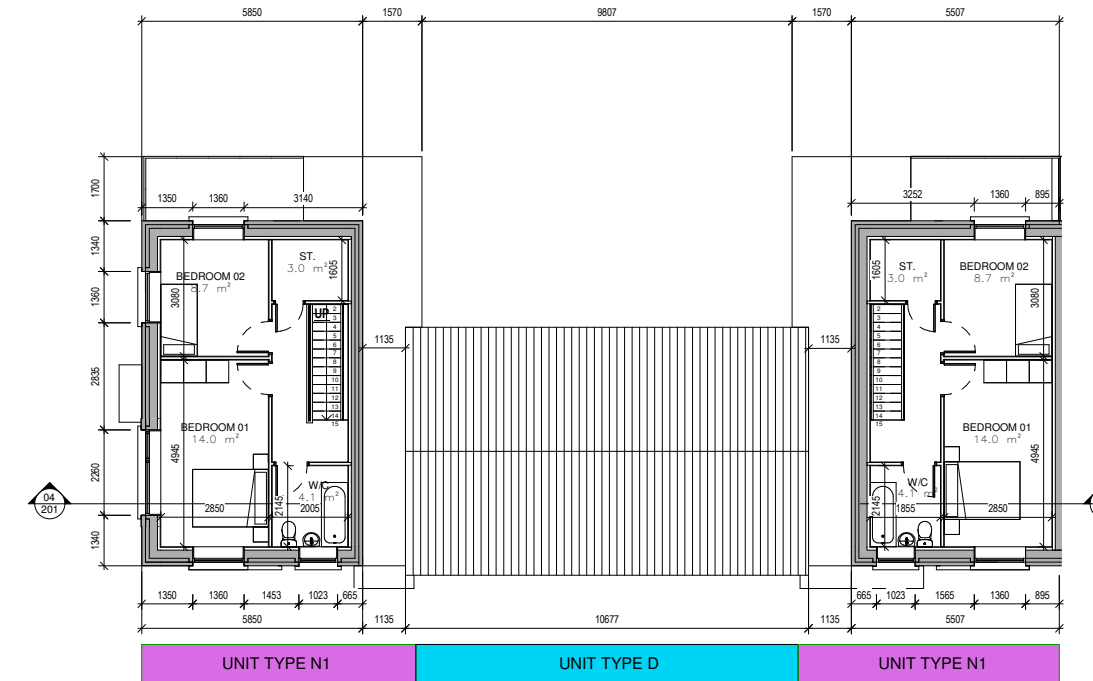
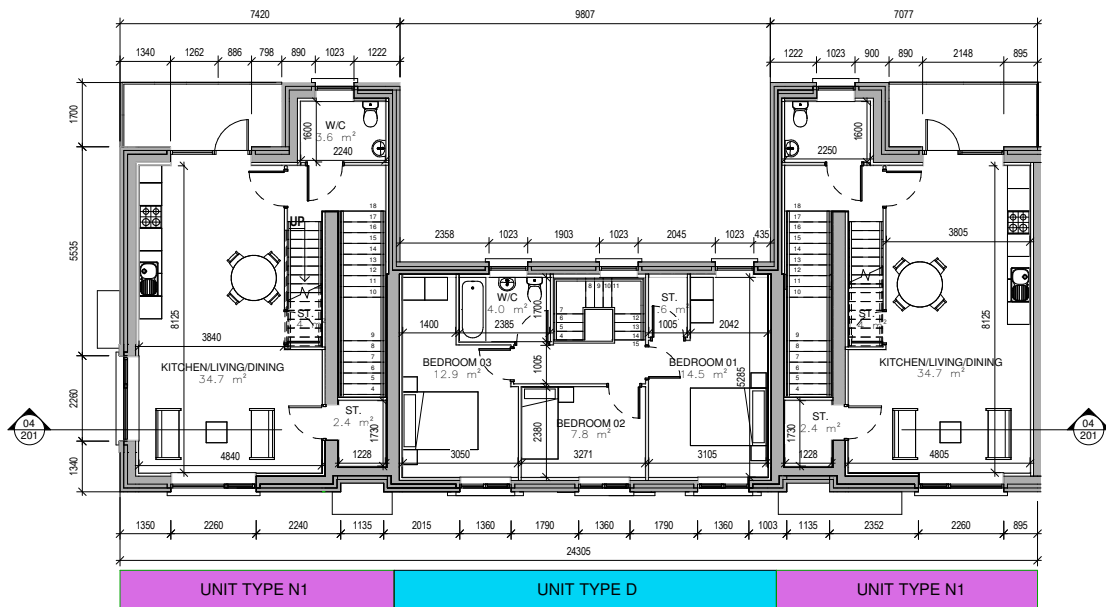
Proposed Unit Types



Unit shown as per Kilcarbery Residential Site - currently under construction
 Note some changes may be required to the unit to suit the unit shown on the sketch plan

201 01 TYPES D,M,N- GROUND FLOOR PLAN
 1:100 @ A1

201 04 TYPES D,M,N- SECTION A-A
 1:100 @ A1



201 02 TYPES D,M,N- FIRST FLOOR PLAN
 1:100 @ A1

201 03 TYPES D,M,N- SECOND FLOOR PLAN
 1:100 @ A1

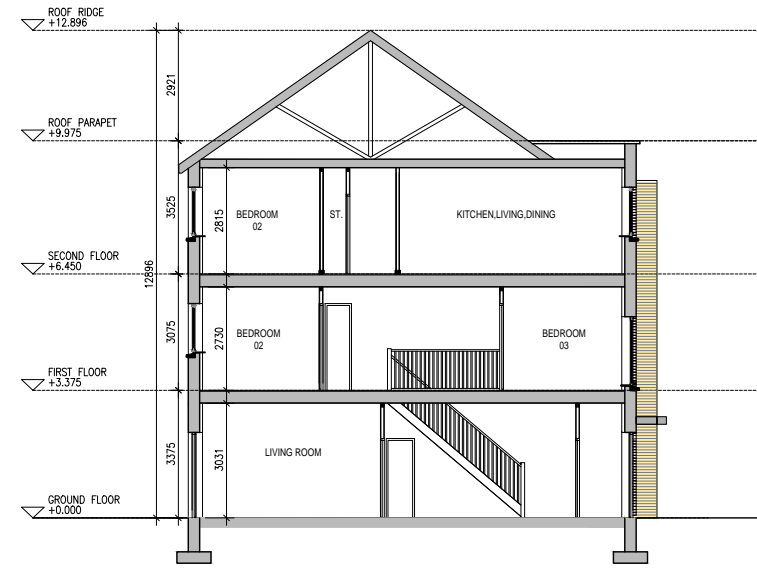
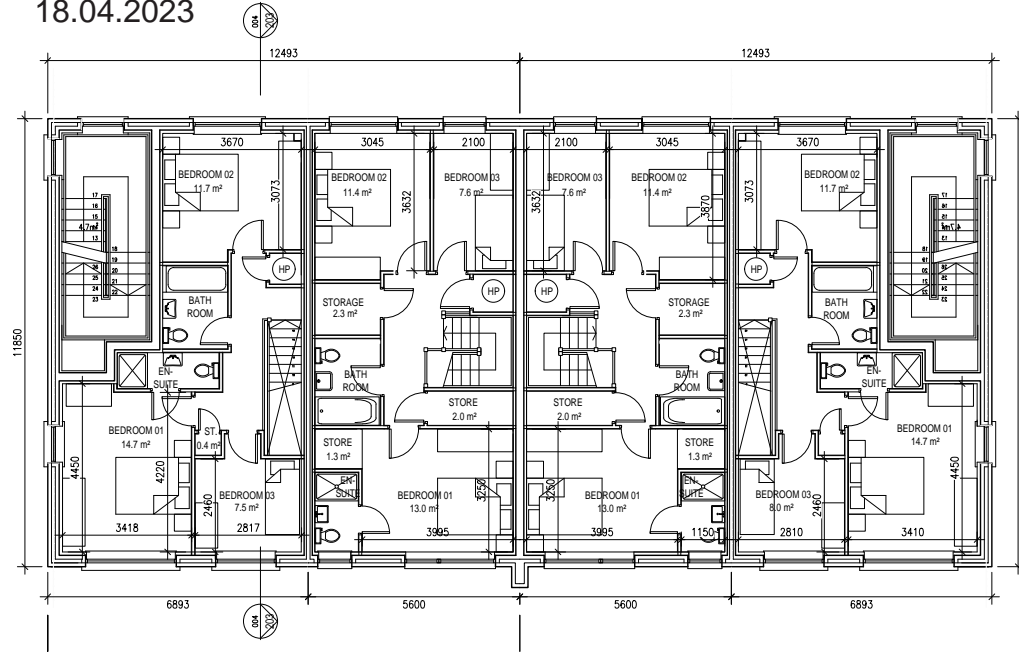
Unit Type	Description	Ground Floor	First Floor	N/A	Total Area
D	3 BED - 5 PERSON HOUSE	53.5m ²	53.5m ²	N/A	107m ²
M1	1 BED - 2 PERSON APARTMENT-	55m ²	N/A	N/A	55m ²
M2	1 BED - 2 PERSON APARTMENT-	54.5m ²	N/A	N/A	54.5m ²
N1	2 BED - 3 PERSON DUPLEX	57m ²	39m ²	N/A	96m ²
N2	2 BED - 3 PERSON DUPLEX	56m ²	39m ²	N/A	95m ²

REFER TO SITE PLAN FOR LEVELS

6168A- Kilcarbery - School Site - Sketch Study

18.04.2023

Proposed Unit Types

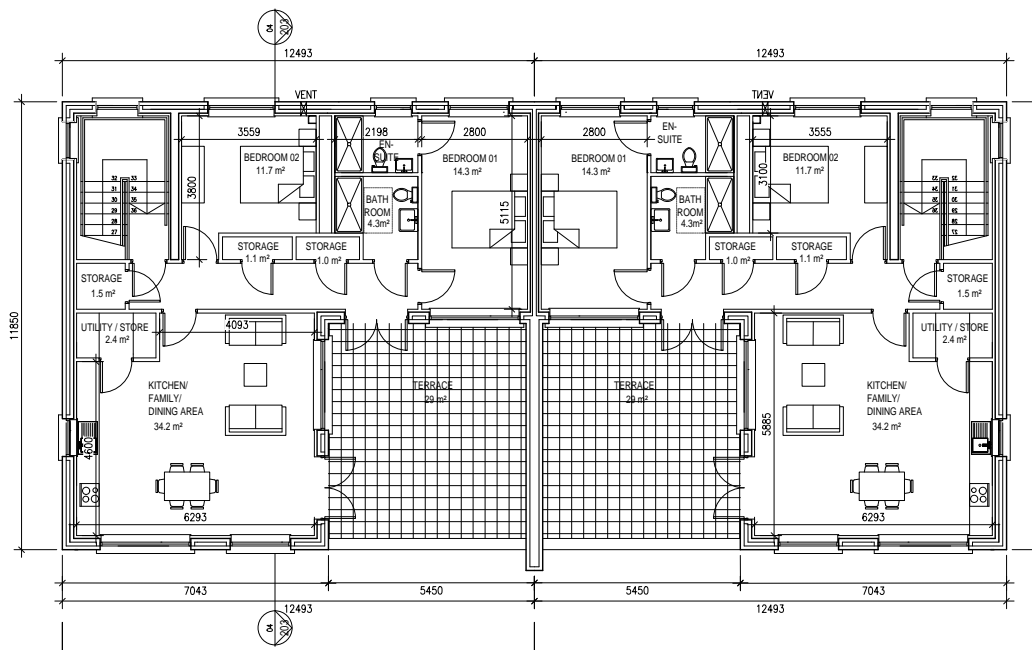
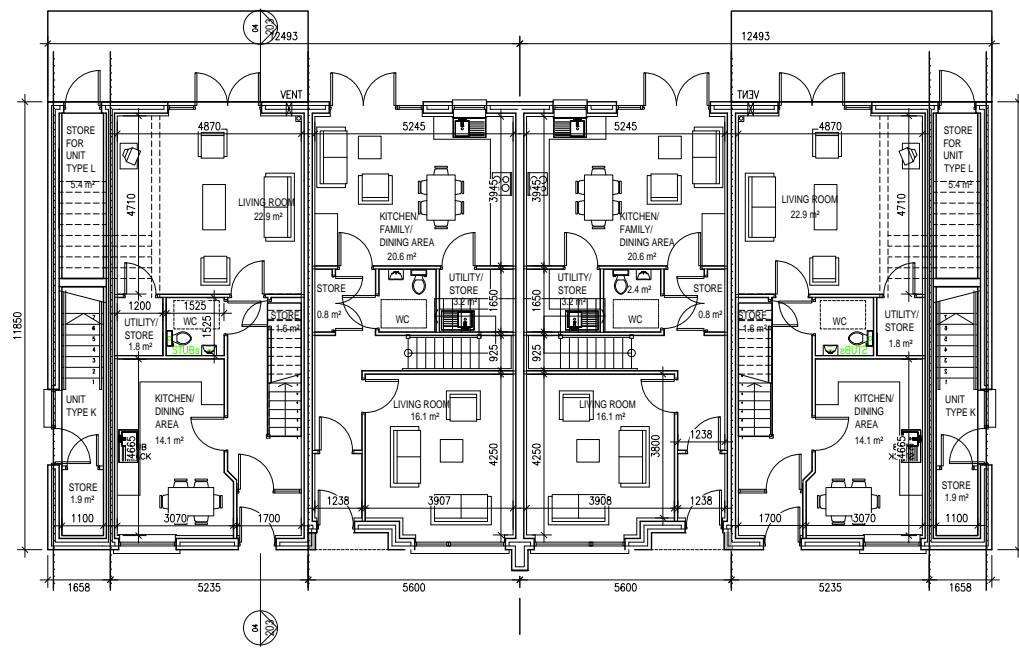


Unit shown as per Kilcarbery Residential Site - currently under construction
Note some changes may be required to the unit to suit the unit shown on the sketch plan

TYPE L - First Floor Plan TYPE L1 - First Floor Plan TYPE L1 - First Floor Plan TYPE L - First Floor Plan

TYPE L,L1,K - SECTION

TYPE L,L1,K - FIRST FLOOR PLAN



Type L Entry TYPE L - Ground Floor Plan TYPE L1 - Ground Floor Plan TYPE L1 - Ground Floor Plan TYPE L - Ground Floor Plan Type K Entry

TYPE K - Second Floor Plan TYPE K - Second Floor Plan

TYPE L,L1,K - SECOND FLOOR PLAN

TYPE L,L1,K - GROUND FLOOR PLAN

K	2 BED - 4 PERSON APARTMENT	GROUND FLOOR	N/A	N/A	TOTAL AREA
		88m ²			88m ²
L	3 BED - 5 PERSON DUPLEX	GROUND FLOOR	FIRST FLOOR	N/A	TOTAL AREA
		54m ²	53m ²		107m ²
L1	3 BED - 5 PERSON DUPLEX	GROUND FLOOR	FIRST FLOOR	N/A	TOTAL AREA
		57m ²	57m ²		114m ²

REFER TO SITE PLAN FOR LEVELS