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SHARED	/ FOR INFORMATION			
SO	WORK IN PROGRESS	PO1	2021.11.16	POS
S1	COORDINATION	PO2	2021.12.20	REV
S2 S3	INFORMATION REVIEW / COMMENT	PO3	2022.01.14	STA
S4 D1	CONST APPROVAL COSTING			
D2 D3	TENDER CONTRACTOR DESIGN			
PUBLISH				
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A1 A2	PT8 / FSC/ DAC CONSTRUCTION			
AB	AS-BUILT			

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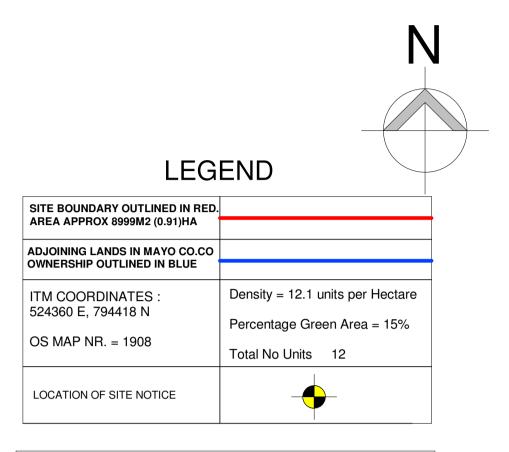
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Scales as stated are valid on the original drawing only. Written dimensions take precedence. Detail dimensions take precedence over plan dimensions.

- Notify architect of any dimensional discrepancies. Any modifications or deviation to be brought to the attention of the architect for review and approval. All vertical dimensions shall be taken from a "bench mark" or other similar guide established prior to the start of construction. High points, low points, irregularities in floor slab which could affect fabrication / installation, work of other trades or vendors shall be brought to the attention of Mayo County Council Architects immediately.
- All drawings are to be read in conjunction with other consultant's drawings All dimensions, unless otherwise stated, are given in millimetres and must be confirmed and checked by the Contractor on site.
- Levels are generally given in metres from a specified datum. All Levels must be confirmed and checked by the Contractor on site.
- Any discrepancies on this drawing are to be brought to the attention of Mayo County Council Architects immediately.



PART 8 DEVELOPMENT NOTES

SITE: THE SITE IS 0.91HA (2.25 ACRES) IN AREA AND IS LOCATED ON THE SOUTH SIDE OF BALLVARY VILLAGE. IT SLOPES UP FROM NORTH TO SOUTH AWAY FROM THE VILLAGE CENTRE, AND FROM WEST TO EAST AWAY FROM THE PUBLIC ROAD.

THE PROPOSED SCHEME IS SEEN AS AN EXTENSION OF THE VILLAGE WITH A MIXTURE OF DWELLING TYPES. THE 6 NO. DWELLINGS CLOSEST TO THE VILLAGE CENTRE ARE TWO STOREY IN SCALE AND RUN PARALLEL TO OLD MILL ROAD / KEELOGUES ROAD, EXTENDING ON THE VILLAGE STREETSCAPE.

THE CAR PARKING IS PROPOSED TO BE GROUPED CENTRALLY AND DISTINGUISHED IN TERMS OF ITS MATERIALS FROM THE PUBLIC ROADWAY AS A HOMEZONE.

THE 6 NO. UNITS LOCATED FURTHEST FROM THE VILLAGE CENTRE ARE SINGLE STOREY AND MORE WIDELY SPACED TO REFLECT A LESS URBAN SETTLEMENT PATTERN.

A PUBLICLY ACCESSIBLE CENTRAL LANDSCAPED OPEN GREEN SPACE IS PROPOSED WHICH IS 15% OF THE TOTAL SITE AREA. IT IS ACCESSED DIRECTLY FROM THE HOMEZONE AND OVERLOOKED BY THE PROPOSED NEW DWELLINGS.

A FLOOD RISK ASSESSMNET HAS BEEN CARRIED OUT FOR THE DEVELOPMENT AND CONCLUDED THAT THERE IS NO RISK TO THE DEVELOPMENT AS PROPOSED.

PROPOSAL: 12 NO. ONE AND TWO STOREY DWELLINGS WITH ENCLOSED PRIVATE GARDENS TO REAR AS FOLLOWS:

4 NO. THREE BEDROOMED TWO STOREY DWELLINGS IN TWO SEMI DETACHED BLOCKS 2.NO. ONE BEDROOMED APARTMENTS IN A SINGLE TWO STOREY BLOCK

 6 NO. TWO BEDROOMED SINGLE STOREY DWELLINGS IN THREE SEMI DETACHED BLOCKS
THE SCALE, MASSING, ARCHITECTURAL EXPRESSION AND DETAILING OF THE PROPOSED SCHEME HAS BEEN DESIGNED TO BE IN HARMONY WITH THE EXISTING TRADITIONAL BUILDINGS IN THE VILLAGE CENTRE AND IN THE RURAL LOCALITY

EXTERNALLY THE UNITS WILL BE PLASTERED AND PAINTED, WITH COMPOSITE WINDOW AND DOOR SYSTEMS AND SLATED ROOFS. ALL DWELLINGS WILL HAVE PRIVATE GARDEN SPACE TO THE REAR AND SOME FRONT GARDEN SPACE ALSO TO PROVIDE PRIVACY ALONG THE PUBLIC ROADS AND FOOTPATHS.

PRIVATE AMENITY SPACES							
UNIT No.	BED No.	AREA					
UNIT 01-REAR GARDEN	3 BED	113 m ²					
UNIT 02-REAR GARDEN	3 BED	95 m²					
UNIT 03-REAR GARDEN	3 BED	98 m²					
UNIT 04-REAR GARDEN	3 BED	98 m²					
UNIT 05-PRIVATE AMENITY SPACE	1 BED	37 m²					
UNIT 06-PRIVATE AMENITY SPACE	1 BED	79 m²					
UNIT 07-REAR GARDEN	2 BED	107 m²					
UNIT 08-REAR GARDEN	2 BED	106 m ²					
UNIT 09-REAR GARDEN	2 BED	91 m²					
UNIT 10-REAR GARDEN	2 BED	130 m ²					
UNIT 11-REAR GARDEN	2 BED	84 m²					
UNIT 12-REAR GARDEN	2 BED	102 m ²					

Purpose of Issue: PART 8 APPLICATION						
Project No: A-621	Project PROF CO.M	OSED HOUSING AT BALLVARY	Dwg Type 90	Status:		
Drawing Title:	• FINUELAN IZANI ZANA ZANA			Revision: PO3		
			Scale:	First Issue:		
Drawn By:	Author	No Orig - Cat - Lvl - Type - Role - No Status	As indicated	2022.05.16		
Checked By	: Checker	A-621 - MCC - 90 - XX - DR - A - 5002 - A1	AS mulcaleu	2022.03.10		

