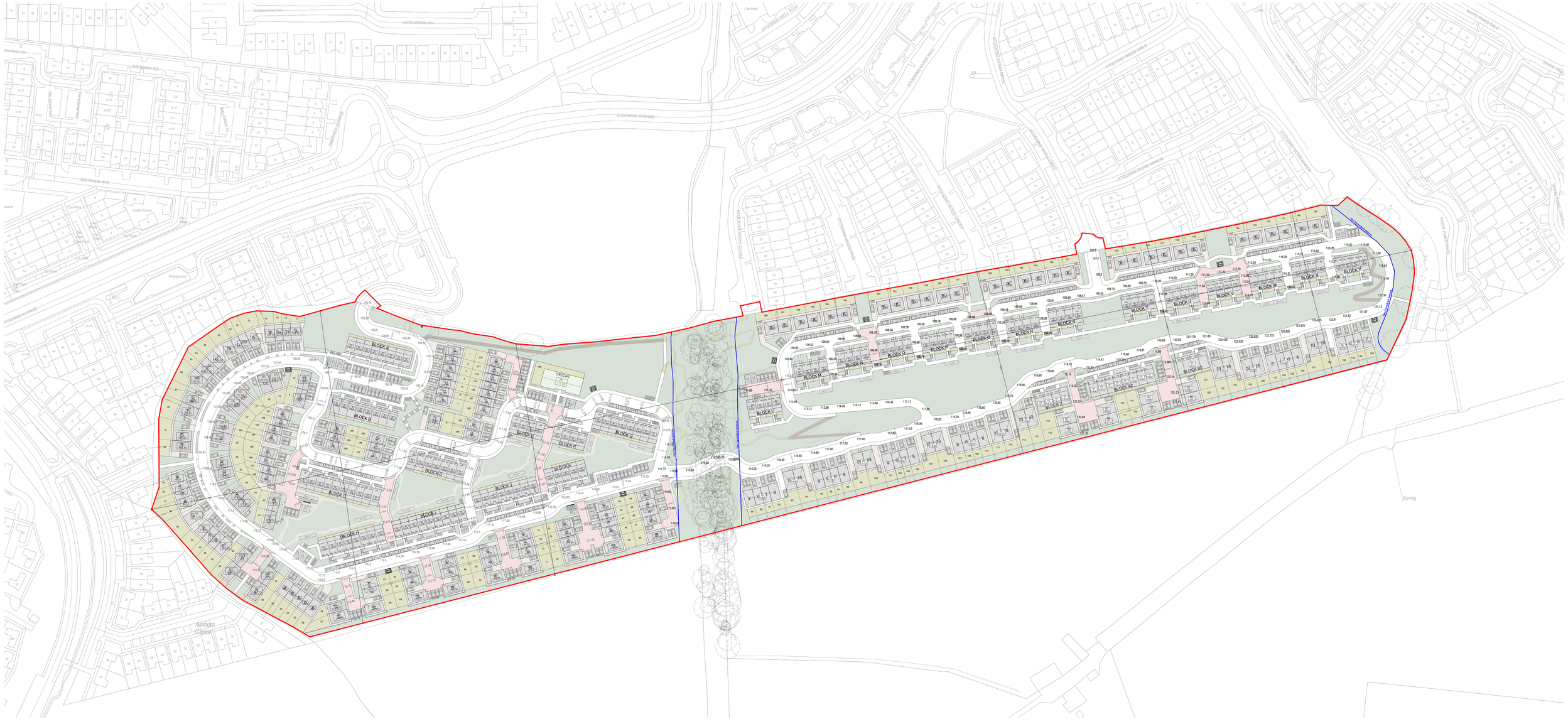


SITE INFORMATION

Total Units:	494	
Net Site Area:	10.37 ha	
Proposed Density:	47.6 units / ha	
Public Open Space:	25746m²	(24.8%)

Overall Unit Mix

Apartments	305	61.7%
Housing	189	38.3%

Bedroom Totals Overall

1 Bedroom	108	21.9%
2 Bedroom	168	34.0%
3 Bedroom	160	32.4%
4 Bedroom	58	11.7%

Housing Mix

2 Bedroom House	17	9.0%
3 Bedroom House	114	60.3%
4 Bedroom House	58	30.7%

Housing Typology

3 Bedroom Semi-Detached	40	21.2%
3 Bedroom End of Terrace	44	23.3%
2 Bedroom Terrace	17	9.0%
4 Bedroom Semi-Detached	48	25.4%
4 Bedroom Detached	10	5.3%
3 Bedroom Terraced	30	15.9%

Apartment Mix

1 Bedroom Apartment	108	35.4%
2 Bedroom Apartment	151	49.5%
3 Bedroom Apartment	46	15.1%

Car Parking Provision — **549 Total Car Spaces**

House Parking:	
1.5 car spaces per 3 and 4 Bed House	258
1 car space per 2 Bed House	17
Apartment Parking:	
0.8 spaces per Apartment	238
Creche:	15
Visitors:	21

Bicycle Parking Provision — **1,325 Total Bicycle Spaces**

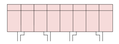
House Bicycle Parking (1 per bedroom, in back gardens)	464
Terrace House Bicycle Parking (1 per bedroom, in storage locker)	124
Apartment Bicycle Parking (1 per bedroom, in storage locker)	548
Visitor Bicycle Parking (1 per 2 apartments, public access)	153
Creche Bicycle Parking	16

Refer to Accommodation Schedule and Housing Quality Assessment for full breakdown of site and unit information

Housing Types Proposed

4	A — Type A1: 3 Bed, 2 Storey Semi-Detached 107.6m²	
10	A — Type A2: 3 Bed, 2 Storey End of Terrace 107.6m²	
6	B — Type B1: 3 Bed, 2 Storey Semi-Detached 107.6m²	
34	B — Type B2: 3 Bed, 2 Storey End of Terrace 107.6m²	
15	C1 — Type C1: 4 Bed, 2 Storey Semi-Detached 130m²	
8	C2 — Type C2: 4 Bed, 2 Storey Semi-Detached 130m²	
1	C3 — Type C3: 4 Bed, 2 Storey Semi-Detached 130m²	
17	D — Type D: 2 Bed, 2 Storey Mid Terrace 86m²	
9	E1 — Type E1: 4 Bed, 2 Storey Detached 127.8m²	
25	E2 — Type E2: 4 Bed, 2 Storey Semi-Detached 130m²	
30	F — Type F: 3 Bed, 2 Storey Semi-Detached 107.6m²	
30	G — Type G: 3 Bed, 2 Storey Mid Terrace 86.4m²	

Apartment Types Proposed



BLOCK A
6 no. Type 1a: 1 Bed, 2 Person 47m²
2 no. Type 1b: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK B, A2
6 no. Type 1a: 1 Bed, 2 Person 47m²
2 no. Type 1b: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

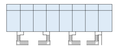
BLOCK C
8 no. Type 1a: 1 Bed, 2 Person 47m²
8 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK D
5 no. Type 1a: 1 Bed, 2 Person 47m²
5 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

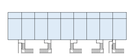
BLOCK E
2 no. Type 1a: 1 Bed, 2 Person 47m²
2 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK F
2 no. Type 1a: 1 Bed, 2 Person 47m²
1 no. Type 1b: 1 Bed, 2 Person 47m²
2 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

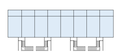
BLOCK G
6 no. Type 1a: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²



BLOCK H
1 no. Type 1d: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²
6 no. Type 4a: 2 Bed, 4 Person 94.0m²
1 no. Type 4b: 2 Bed, 4 Person 94.0m²



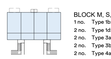
BLOCK I
2 no. Type 1d: 1 Bed, 2 Person 47m²
7 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²
7 no. Type 4a: 2 Bed, 4 Person 94.0m²



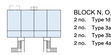
BLOCK J
6 no. Type 1a: 1 Bed, 2 Person 47m²
6 no. Type 1e: 1 Bed, 2 Person 47m²
2 no. Type 1e: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK K
1 no. Type 1d: 1 Bed, 2 Person 47m²
3 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²
3 no. Type 4a: 2 Bed, 4 Person 94.0m²
1 no. Type 4b: 2 Bed, 4 Person 94.0m²

BLOCK L
2 no. Type 1b: 1 Bed, 2 Person 47m²
2 no. Type 1d: 1 Bed, 2 Person 47m²
2 no. Type 3a: 2 Bed, 4 Person 82.9m²
2 no. Type 3b: 2 Bed, 4 Person 84.2m²
2 no. Type 4a: 2 Bed, 4 Person 94.0m²



BLOCK M, S, T, Y
1 no. Type 1b: 1 Bed, 2 Person 47m²
2 no. Type 1d: 1 Bed, 2 Person 47m²
2 no. Type 3a: 2 Bed, 4 Person 82.9m²
2 no. Type 3b: 2 Bed, 4 Person 84.2m²
2 no. Type 4a: 2 Bed, 4 Person 94.0m²



BLOCK N, O, P, Q, R, U, V, W, X,
2 no. Type 1d: 1 Bed, 2 Person 47m²
2 no. Type 3a: 2 Bed, 4 Person 82.9m²
2 no. Type 3b: 2 Bed, 4 Person 84.2m²
2 no. Type 4a: 2 Bed, 4 Person 94.0m²

BLOCK Z, B2
2 no. Type 1a: 1 Bed, 2 Person 47m²
2 no. Type 1b: 1 Bed, 2 Person 47m²
2 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

JFOCarchitects
Unit 1, Block 1, Blackrock Park, Carrickmines, Dublin 18, D18 E8Y7
T: 01 205 2277
E: info@jfocarchitects.ie
W: www.jfocarchitects.ie

Drawn: Additional Information
Dr. No.: SL-03-JFO-003
Title: Site Layout Overall Plan
Scale: 1:1000 at 594mm x 1000mm
Date: 15 Sept. 2021
Drawn: EG

Project: Residential Development Stocking Avenue, Ballyoolen Dublin 16

Client: Lagan Homes Ballyoolen Ltd

© All rights reserved. This drawing is the property of JFOCarchitects and may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, without the prior written permission of JFOCarchitects. Do not scale from this drawing. Contractor to check all dimensions on site before commencing work. Any discrepancies to be reported to the Architect before commencing work.