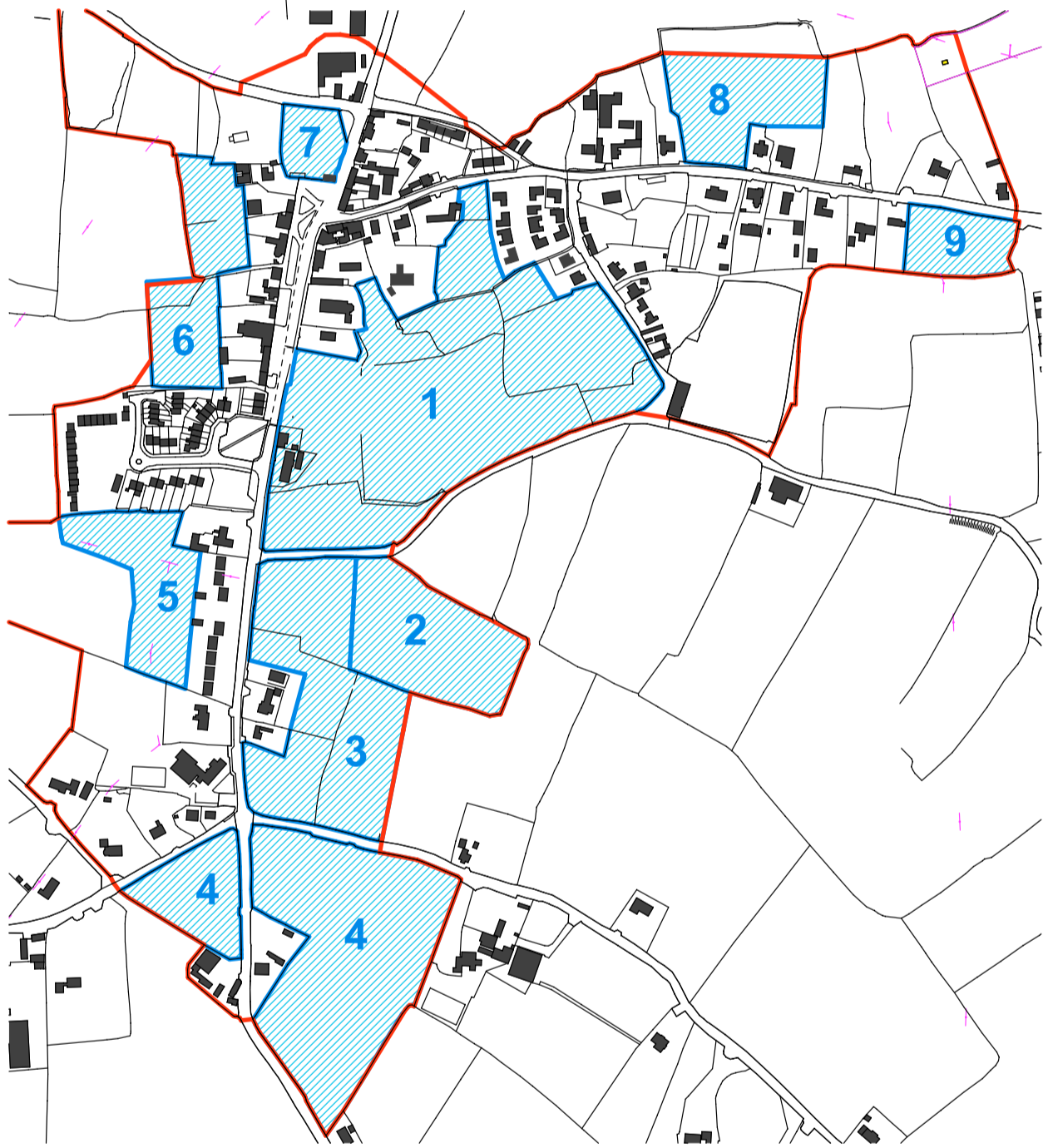


LEGEND

- Trees with associated hedges
- Proposed Open Space
- Proposed Sports Grounds
- Proposed Private Space
- Proposed Civic Space
- Proposed Paths
- Proposed Car park areas
- Proposed Pedestrian priority space
- Proposed Street
- Proposed Pedestrian Crossing
- Existing Buildings
- Existing educational grounds
- Proposed Commercial Buildings
- Proposed Business units
- Proposed Homes for the elderly
- Proposed Two Storey Dwellings
- Proposed Creche
- Proposed site extension to community centre
- Existing sewage treatment plant with 100m buffer zone



<p>Area 1: (6.54 Ha)</p> <ul style="list-style-type: none"> - commercial / civic area: 0.77Ha - creche - open space (Class 1) 0.55Ha - potential yield 69 residential units - potential yield 16 dwellings for the elderly Potential density residential area: 16.3 units/ Ha 	<p>Area 6: (1.3Ha) Potential density: 14.6 units/ Ha</p> <ul style="list-style-type: none"> - potential yield 16 residential units - potential yield 3 dwellings for the elderly
<p>Area 2: (1.61 Ha)</p> <ul style="list-style-type: none"> - Employment area 	<p>Area 7: (0.386 Ha)</p> <ul style="list-style-type: none"> - mix of commercial / workshop / live work units
<p>Area 3: (2.75 Ha) Potential density: 11.2 units/ Ha</p> <ul style="list-style-type: none"> - potential yield 21 residential units - potential yield 7 dwellings for the elderly - open space - community gardens / allotments (0.27 Ha) 	<p>Area 8: (1.2 Ha) Potential density: 3.3 units/ Ha</p> <ul style="list-style-type: none"> - Private serviced sites: potential yield 4 residential units
<p>Area 4: (4.2 Ha) Potential density: 3.3 units/ Ha</p> <ul style="list-style-type: none"> - Private serviced sites: potential yield 14 residential units 	<p>Area 9: (0.621 Ha) Potential density: 6.4 units/ Ha</p> <ul style="list-style-type: none"> - Private serviced sites: potential yield 4 residential units
<p>Area 5: (1.67 Ha) Potential density: 7 units/ Ha</p> <ul style="list-style-type: none"> - potential yield 9 residential units - potential yield 3 dwellings for the elderly - open space 	

IMPORTANT NOTE:
 All dimensions are in millimeters.
 Do not scale from this drawing.
 This drawing is to be read in conjunction with all other associated drawings, specifications & documentation. The Architect is to be informed immediately if any discrepancy is apparent in this document.
 All parts of this drawing have been considered within the limitations and guidelines set down in current relevant Irish Building Regulations and health & safety standards.

Revision	Code	Date
####	####	####

ICON

Sustainable Architecture & Urban Design
Wicklow

Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

Job Title & Location
Fingal Design Framework Plan

Client:

Fingal CoCo		
Garristown		
Drawing Status Final		
Drawn by Bernard Voortman	Checked by Philip Geoghegan	Date 15 09 2010
Scales As Shown		
Project Number 1182	Drawing Number 07	

CONTACT:
 Tel: 004 48206
 Fax: 004 48206
 E-mail: icon@icon.ie
 Web: www.icon.ie

CONTACT:
 Tel: 006 7755745 / 01 2846507
 Fax: 01 6335142
 E-mail: info@cvtd.ie
 Web: www.cvtd.ie
 Company Registered in Ireland No. 413112