NORTH POINT

## FARM SCHEME BUILDINGS:A,B,C,D,E

| 140 APARTMENTS | NO. | % |
|---|---|---|
| 1 BEDROOM AP. | 70 | 50 % |
| 2 BEDROOMS AP. 3P | 12 | 8.6 % |
| 2 BEDROOM AP. 4P | 57 | 40.7% |
| 3 BEDROOMS AP. | 1 | 0.7 % |
| TOTAL NO. | 140 | 100 % |
| DUAL ASPECT | 57 | 40.7% |
| NO. OF UNITS WITH AREA 10% GREATER THAN REQUIRED | 35 | 25.0% |
| TOTAL COMMUNAL AMENITY AREA | 2,563 sqm | |
| PUBLIC OPEN SPACE | | |
| PUBLIC PARK *(outside of developable area)* | 24,520 sqm | |
| PUBLIC PLAZA AND LAWN *(inside of developable area)* | 1,555 sqm | |
| PARKING SPACES | 54 | 38.0% |
| CRECHE DROP OFF | 4 | |
| MOTORBIKE SPACES | 5 | |
| RESIDENT'S BIKE SPACES | 230 | |
| VISITOR'S BIKE SPACES | 100 | |

LEGEND

- SITE BOUNDARY (red line)
  SITE AREA: 50 816 sqm (red line)
  DEVELOPABLE AREA: 14 688 sqm
- 1BEDROOM APARTMENT 2 PERSON
- 2BEDROOM APARTMENT 4 PERSON
- 2BEDROOM APARTMENT 3 PERSON
- 3BEDROOM APARTMENT 5 PRESON
- COMMUNAL AREA
- CRECHE
- PLANT
- BINS
- BIKE STORE
- RESIDENT'S AMENITY
- EXISTING BUILDING WALL TO BE RETAINED
- EXISTING STRUCTURE TO BE DEMOLISHED
- UNIT WITH AREA 10% GREATER THAN REQUIRED (35 APARTMENTS )
- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- ROOT PROTECTION ZONE
- EXISTING TREES TO BE REMOVED

SACRED HEART CONVENT

EXISTING CAR PARK

PUBLIC LAWN 483 SQM

PLAZA 248 SQM

PUBLIC PLAZA 1 072 SQM

COMMUNAL AMENITY AREA 1 1 063 sqm

COMMUNAL AMENITY AREA 2 1 223 sqm

Apartment block E
4-5 Storey
Unit number- E.0.1-E.4.48
48 APARTMENTS
1 BED 2P: 27
2 BED 3P: 3
2 BED 4P: 17
3 BED 5P+: 1

Apartment block D
3-4 Storey
Unit number- D.0.1-D.3.58
58 APARTMENTS
1 BED 2P: 34
2 BED 4P: 16
2 BED 4P: 18

Bioretention area

New Parking

Existing 2m high boundary wall

Tag: T3-T4 X4

Tag: T2

Tag: T5

Existing structure to be demolished

Existing wall to be demolished

Existing stairs to be removed

Building A
Existing building to be retained

Building B
Existing Farm building to be retained

Proposed new trees

No.4 Set down for creche drop off only

2- way traffic

PEDESTRIAN CROSSING

Main access to Site

Ramp

PRIVATE AMENITY BUFFER

CRECHE PLAYGROUND area:240 m² (min. 225m²)

CRECHE area:240.8 m²

BIKE STORE(no. 32) area:32.2 m²

BIKE STORE (no. 98) area 98.9 m²

BIKE STORE(no. 40) area:33.6 m²

SUBSTATION area: 23.4 m²

PLANT area:21.8 m²

PLANT area:52.4 m²

SUN LOUNGE area:65.0 m²

LOUNGE 1 area 79.8m²

LOBBY area 32.2m²

FUNCTION ROOM area 93.7m²

BREAKOUT SPACE

KITCHENETTE

COMMUNAL WORKSPACE OVERALL area 180.9 m²

READING/LIBRARY

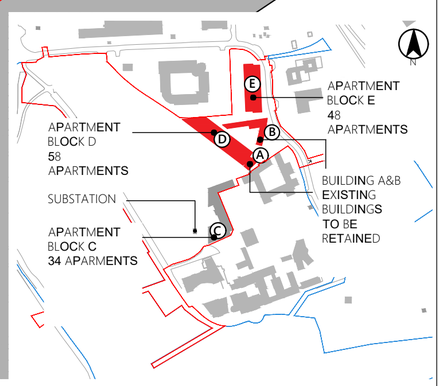
LIBRARY area 121.7m²

RESIDENT'S GYM area 95.0 m²

STAFF area 7.4m²

RFE1 area:23.1 m²

GATE




1 LEVEL 0 (PROPOSED GROUND FLOOR PLAN)
1:200 @ A1

1:200@A1

G. FOR LBD PLANNING 12.2025
F. FOR PLANNING 09.2025
E. FOR PLANNING 03.2022
D. FOR TBI 3-PARTY 08.2021
C. FOR INFORMATION 13.07.2021
B. FOR INFORMATION 30.06.2021
A. FOR INFORMATION 22.06.2021

LEVEL 0- BUILDING A, B, D, E

SHiPSEYBARRY place makers

PROJECT : PHASE 1- THE FARM- BESSBOROUGH | DRAWING DESCRIPTION: LEVEL 0 | CLIENT : ESTUARY VIEW ENT. 2020 LTD.
SCALE : 1:200 @ A1 | DATE : 09.2025 | OVERSEEN BY : AIM | APPROVED BY : GB | DRAWING NO. : SB-2020-107-201

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