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

Bioretention area

New Parking

45.7 M

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

Existing 2m high boundary wall

Existing 2m high boundary wall

New Parking

Tag: T3-T4 X4

16 BIKE SPACES

3 MOTORBIKE SPACES

8 BIKE SPACES

8 BIKE SPACES

8 BIKE SPACES

2 MOTORBIKE SPACES

16 BIKE SPACES

16 BIKE SPACES

16 BIKE SPACES

PRIVATE AMENITY BUFFER

COMMUNAL TERRACE 2
180 sqm

COMMUNAL TERRACE 1
23 sqm

PEDESTRIAN CROSSING

PEDESTRIAN CROSSING

Ramp

2- way traffic

GREEN ROOF

GREEN ROOF
SUN LOUNGE
F.F.L 15.20

PLAZA 248 SQM

COMMUNAL AMENITY AREA 1
1 063 sqm

COMMUNAL AMENITY AREA 2
1 223 sqm

Existing structure to be demolished

PUBLIC PLAZA 1 072 SQM

Main access to Site

Building B
Existing Farm building to be retained

Existing wall to be demolished

Building B
Existing Farm building to be retained

Proposed new trees

Apartment block D
3-4 Storey
Unit number- D.0.1-D.3.58
58 APARTMENTS
1 BED 2P: 34
2 BED 3P: 6
2 BED 4P: 18

Existing stairs to be removed

Building A
Existing building to be retained

No.4 Set down for creche drop off only

New Parking

2- way traffic

CRECHE DROP-OFF

Wall

Wall

GATE

GATE

GATE

GATE

Gate

Tag: 6901 Tag: 6902 Tag: 6903 Tag: 6904 Tag: 6905 Tag: 6907 Tag: 6908 Tag: 6909 Tag: 6910 Tag: 6911 Tag: 6912 Tag: 6913 Tag: 6914 Tag: 6916 Tag: 6917 Tag: 6918 Tag: 6919 Tag: 692(0?) Tag: 6921 Tag: 6922 Tag: 6923 Tag: 6924 Tag: 6925 Tag: 6926 Tag: 6927 Tag: 6928 Tag: 6971 Tag: 6972 Tag: 6973 Tag: 6974 Tag: 6975 Tag: 6976 Tag: 6977 Tag: 7066 Tag: 7067

Cluster

Cluster

CLUSTER

Pole

Pole

Pole

Pole

EX.L 18.27 EX.R.L17.65 EX.L17.37 EX.L17.14 EX.R.L17.42 EX.R.L17.25 EX.R.L17.07 EX.R.L16.98 EX.R.L16.67 EX.R.L16.27 EX.R.L15.95 EX.L15.80 EX.L15.15 EX.L15.45 EX.L15.71 EX.L15.76 EX.L14.78 EX.L14.46 EX.L14.34 EX.L14.41 EX.L14.23 EX.L14.37 EX.L14.18 EX.L14.05 EX.L13.55 EX.L13.47 EX.L13.25 EX.L19.19 EX.L13.67

P.L 20.68 P.L 25.09 P.L 24.05 P.L 24.08 P.L 24.04 P.L 20.19 P.L 17.70 P.L 18.80 P.L 24.30

T.O.W 19.15 T.O.W 18.74 T.O.W 18.09 T.O.W 17.86 T.O.W 17.20

R.L 30.00 R.L 33.00 R.L 28.10 R.L 27.35 R.L 18.10 R.L 18.70 R.L 21.13 R.L 19.94 R.L 22.80

F.F.L 15.67 F.F.L 14.75 F.F.L 14.30 F.F.L 14.65

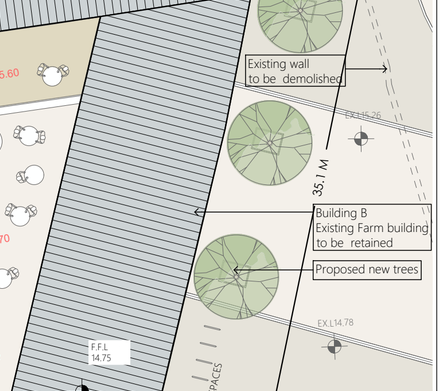
E.L 18.67 E.L 24.10

EV.L 19.27 EV.L 17.72

APX.L 21.61

lvl. 17.00 lvl. 16.70 lvl. 16.30 lvl. 16.00 lvl. 15.90 lvl. 15.80 lvl. 15.70 lvl. 15.60 lvl. 15.35 lvl. 15.25 lvl. 15.20 lvl. 15.10 lvl. 14.80 lvl. 14.70 lvl. 14.60 lvl. 14.50 lvl. 14.45 lvl. 14.40 lvl. 14.30 lvl. 14.20 lvl. 14.15 lvl. 14.10 lvl. 14.00 lvl. 13.85 lvl. 13.75 lvl. 13.60 lvl. 13.45

18.7 M 19.3 M 4.4 M 17.7 M 4.8 M 3.2 M 2 M 26.00 23.00 59.3 M 6.1 M 17.9 M 2.6 M 6 M 19.3 M 2 M 29.1 M 4.8 M 2 M 33.2 M 17 M 2 M 4.8 M 35.1 M 95.6 M 2.3 M 6 M 3.6 M 17.7 M 1.7 M 4.8 M 19 M 15.8 M 7.3 M 3.7 M



1 PROPOSED ROOF PLAN
1:200 @ A1

1:200@A1

G	FOR LRD PLANNING	12.2025
F	FOR PLANNING	09.2025
E	FOR PLANNING	03.2022
D	FOR TII-SAFETY	08.2021
C	FOR INFORMATION	13.07.2021
B	FOR INFORMATION	30.06.2021
A	FOR INFORMATION	22.06.2021

ROOF PLAN-BUILDING A, B, D, E

SHiPSEYBARRY place makers

PROJECT :	PHASE 1- THE FARM- BESSBOROUGH	DRAWING DESCRIPTION:	ROOF PLAN
SCALE :	1:200 @ A1	DATE :	09.2025
OVERSEEN BY :	AIM	APPROVED BY :	GB
CLIENT :	ESTUARY VIEW ENT. 2020 LTD.	DRAWING NO. :	SB-2020-107-206

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