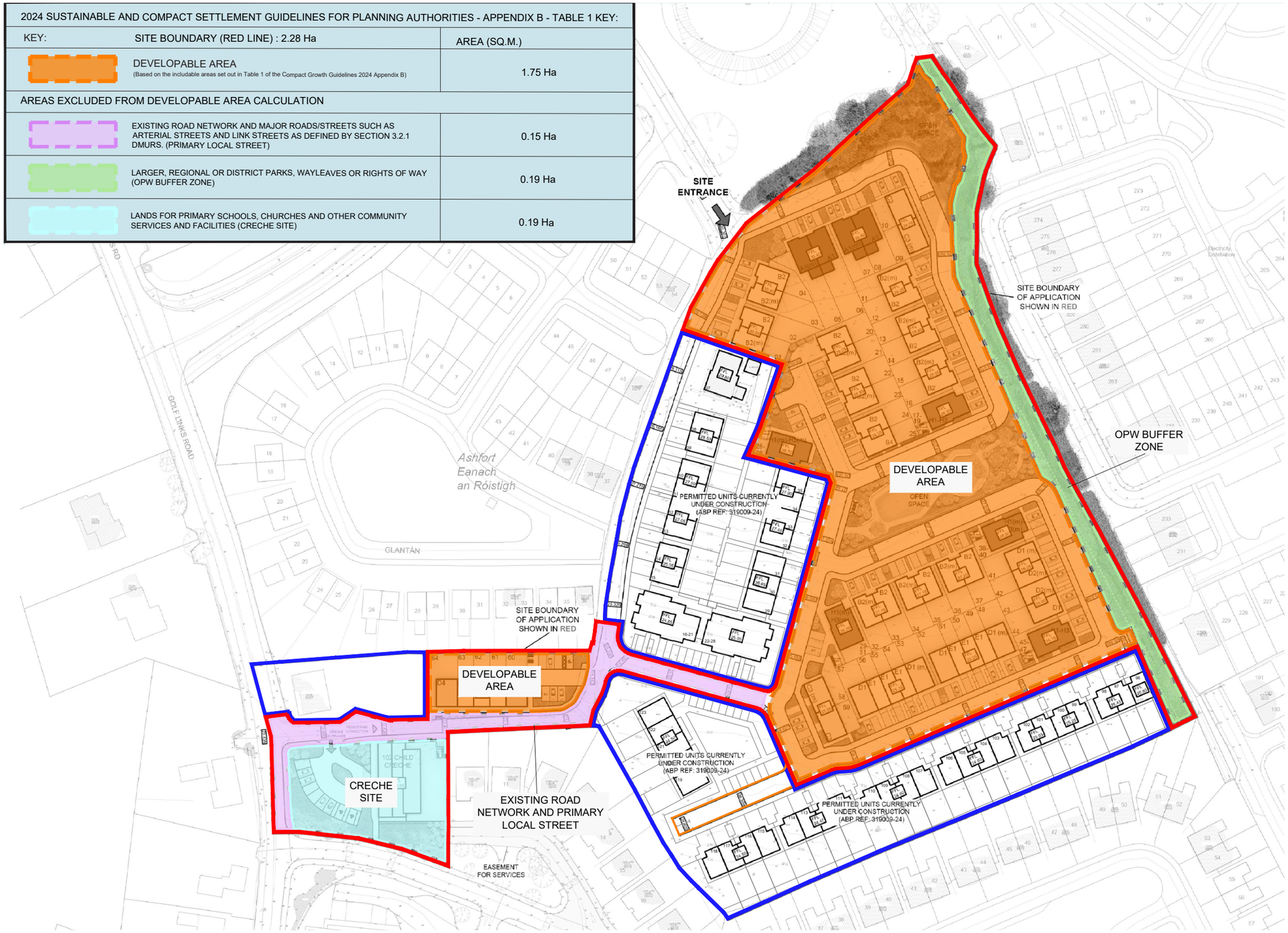
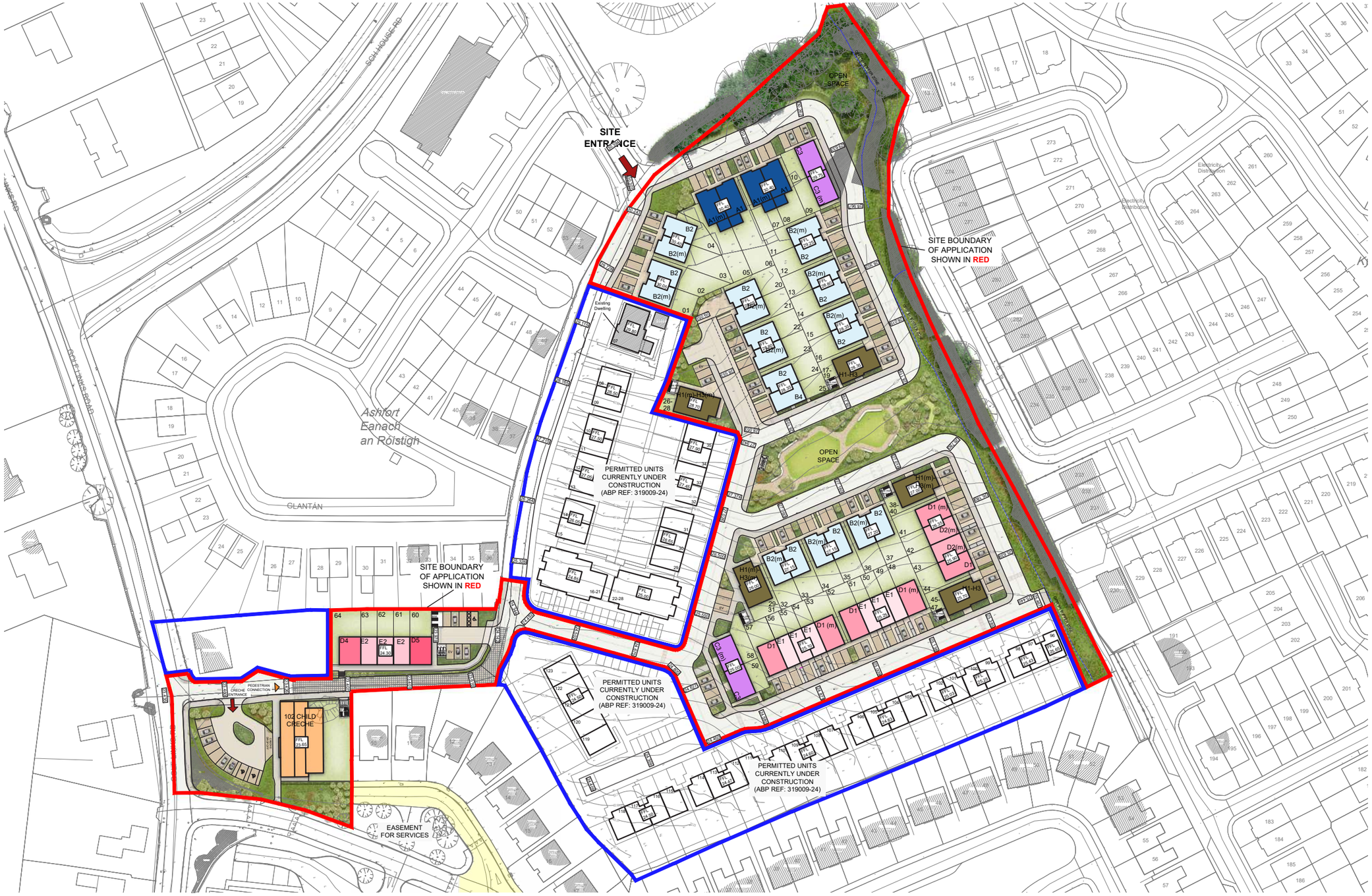
03 PROPOSED DESIGN
DEVELOPABLE AREA CALCULATION

2024 SUSTAINABLE AND COMPACT SETTLEMENT GUIDELINES FOR PLANNING AUTHORITIES - APPENDIX B - TABLE 1 KEY:		
KEY:	SITE BOUNDARY (RED LINE) : 2.28 Ha	AREA (SQ.M.)
	DEVELOPABLE AREA (Based on the includable areas set out in Table 1 of the Compact Growth Guidelines 2024 Appendix B)	1.75 Ha
AREAS EXCLUDED FROM DEVELOPABLE AREA CALCULATION		
	EXISTING ROAD NETWORK AND MAJOR ROADS/STREETS SUCH AS ARTERIAL STREETS AND LINK STREETS AS DEFINED BY SECTION 3.2.1 DMURS. (PRIMARY LOCAL STREET)	0.15 Ha
	LARGER, REGIONAL OR DISTRICT PARKS, WAYLEAVES OR RIGHTS OF WAY (OPW BUFFER ZONE)	0.19 Ha
	LANDS FOR PRIMARY SCHOOLS, CHURCHES AND OTHER COMMUNITY SERVICES AND FACILITIES (CRECHE SITE)	0.19 Ha



03 PROPOSED DESIGN
SITE LAYOUT



03 PROPOSED DESIGN
SITE SCHEDULE

OLD ORCHARD LRD - LIMERICK						
UNIT TYPE	**DESCRIPTION**	**NO. OF BEDROOMS**	**BED SPACES**	**UNIT AREA (m^2)**	**NO. OF UNITS**	
A1	4 Bed Semi-Detatched	4	7	134.0	4	6.3%
B2	3 Bed Semi-Detatched	3	5	104.4	21	32.8%
B4	3 Bed Semi-Detatched	3	5	108.6	1	1.6%
C3	3 Bed Semi-Detatched	3	5	114.2	4	6.3%
D1	3 Bed End Townhouse	3	5	109.8	6	9.3%
D2	3 Bed Mid Townhouse	3	5	109.8	2	3.1%
D4	3 Bed End Townhouse	3	5	104.5	1	1.6%
D5	3 Bed End Townhouse	3	5	104.5	1	1.6%
E1	2 Bed Mid Townhouse	2	4	80.2	6	9.3%
E2	2 Bed Mid Townhouse	2	4	80.8	3	4.7%
H1	2 Bed Apartment	2	3	71.9	5	7.8%
H2	1 Bed Apartment	1	2	61.6	5	7.8%
H3	2 Bed Apartment	2	3	69.4	5	7.8%
TOTAL NO. OF UNITS					**64**	**100.0%**

4 bed	4	6.3%
3 bed	36	56.3%
2 bed	19	29.6%
1 bed	5	7.8%
Semi-Detatched	30	47.0%
Townhouses	19	29.6%
Apartments	15	23.4%

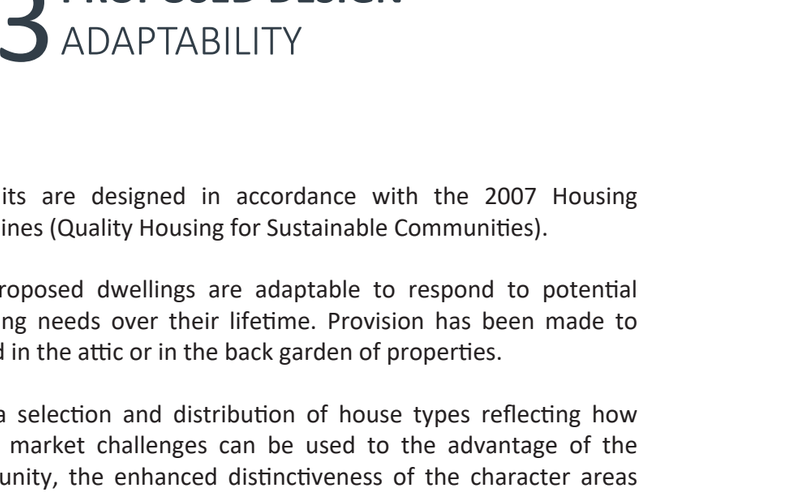
TOTAL NUMBER OF UNITS	**64**
SITE AREA (RED LINE BOUNDARY)	2.28 HA
DEVELOPABLE AREA	1.75 HA
DENSITY	36.6 Units/Ha
OPEN SPACE	13.5%
102 CHILD CRECHE	**G.I.A. 585 sq.m.**

03 PROPOSED DESIGN
ADAPTABILITY

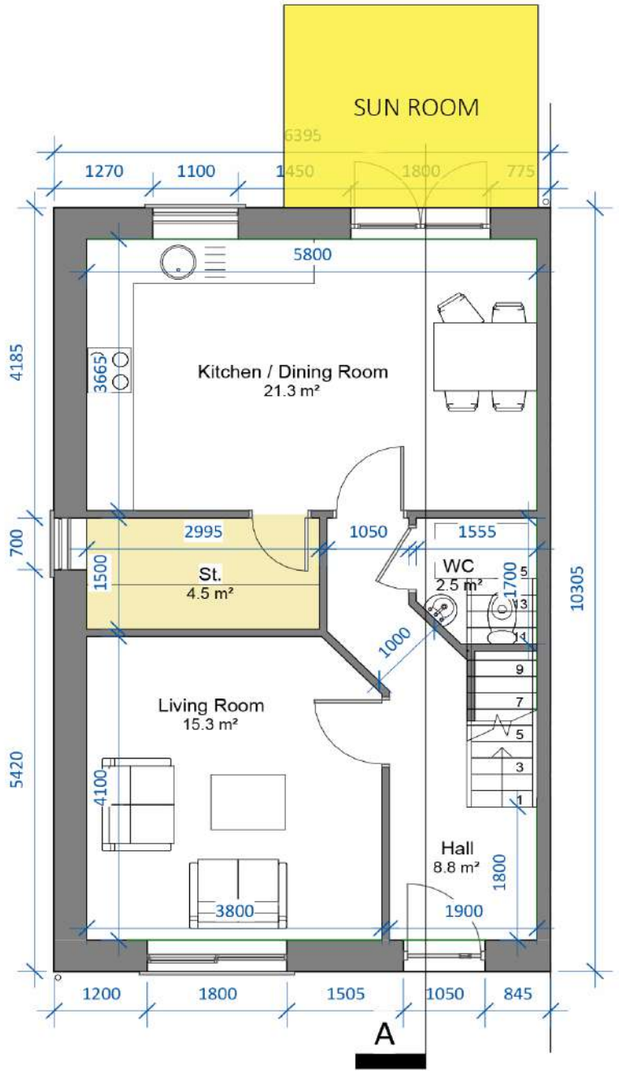
All units are designed in accordance with the 2007 Housing Guidelines (Quality Housing for Sustainable Communities).

The proposed dwellings are adaptable to respond to potential changing needs over their lifetime. Provision has been made to extend in the attic or in the back garden of properties.

With a selection and distribution of house types reflecting how future market challenges can be used to the advantage of the community, the enhanced distinctiveness of the character areas will work for the benefit of this scheme.

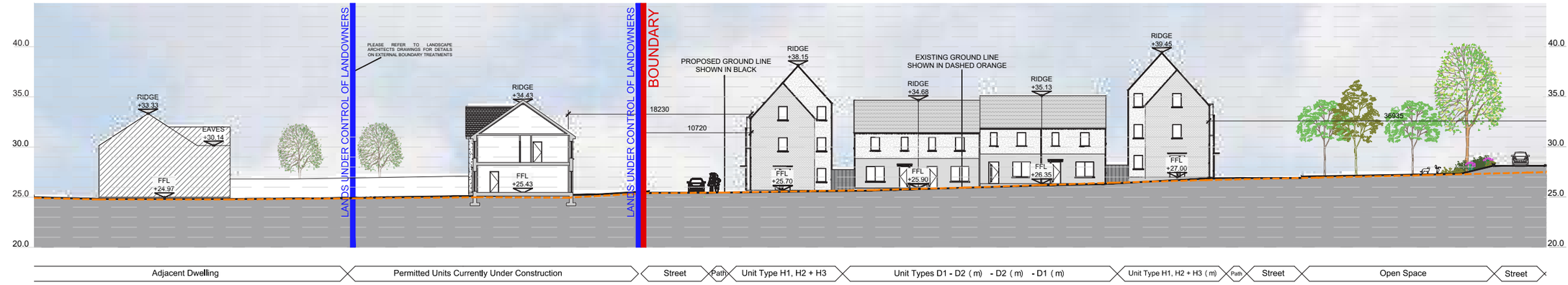


Section AA



Ground Floor Level

03 PROPOSED DESIGN
SITE SECTIONS



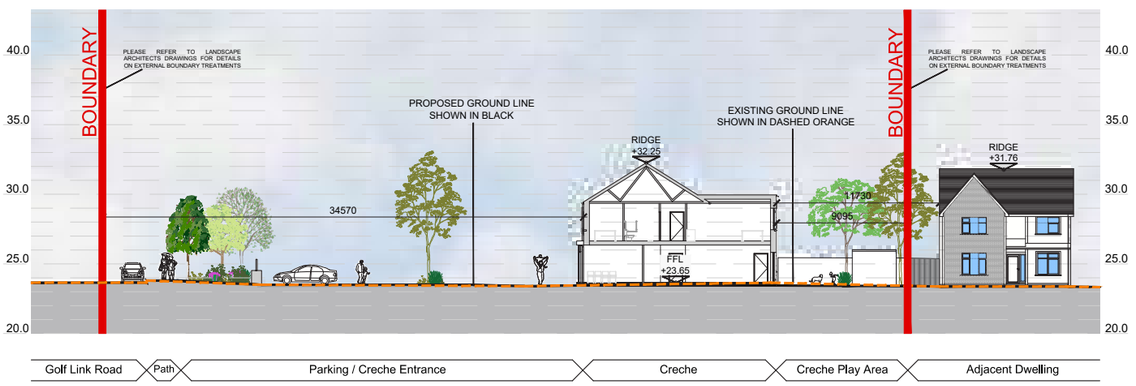
SITE SECTION A-A (PART A)



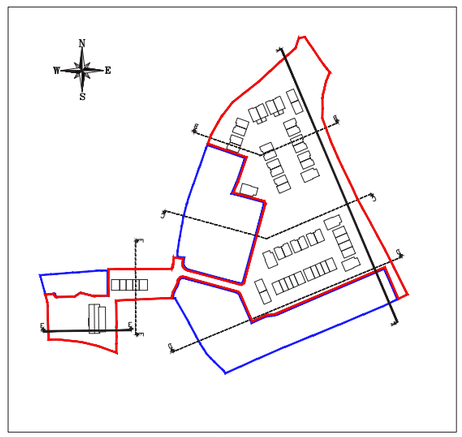
SITE SECTION A-A (PART B)



SITE SECTION A-A

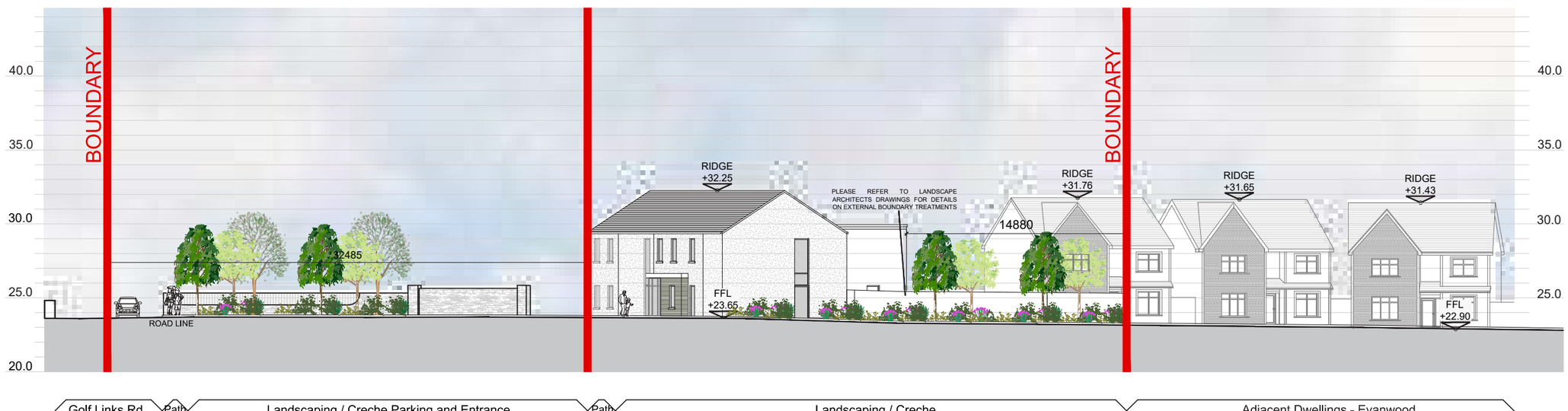


SITE SECTION E-E

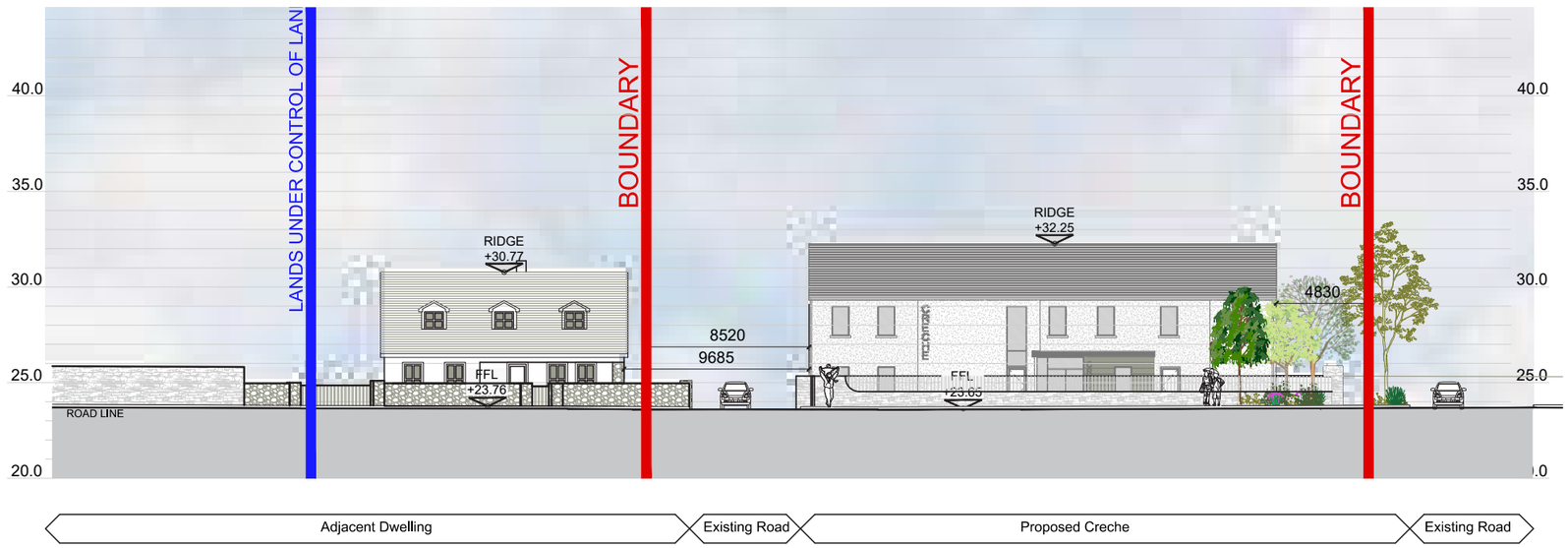


KEY PLAN

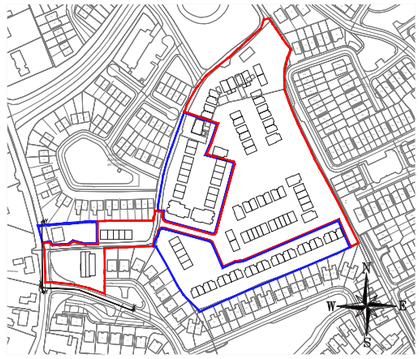
03 PROPOSED DESIGN
CONTIGUOUS STREET ELEVATIONS



CONTIGUOUS STREET ELEVATION X-X



CONTIGUOUS STREET ELEVATION Y-Y



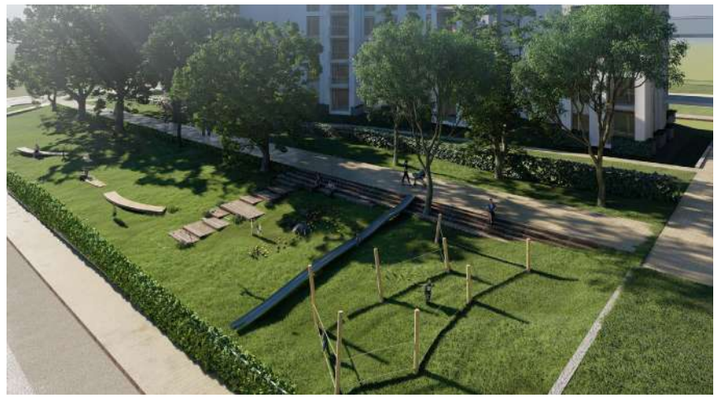
KEY PLAN

03 PROPOSED DESIGN
LANDSCAPE PROPOSAL (SIMON RONAN LANDSCAPE ARCHITECTURE)

PLEASE REFER TO THE LANDSCAPE REPORT PREPARED BY SIMON RONAN LANDSCAPE ARCHITECTURE FOR FURTHER INFORMATION







Great care has been taken in order to preserve, restore and enhance the natural features within the site while providing adequate nature based solutions in the form of SuDS measures within the open spaces.

Please refer to the relevant documentation prepared by Simon Ronan Landscape Architecture and OSL Butler Consulting Engineers for further details on this.



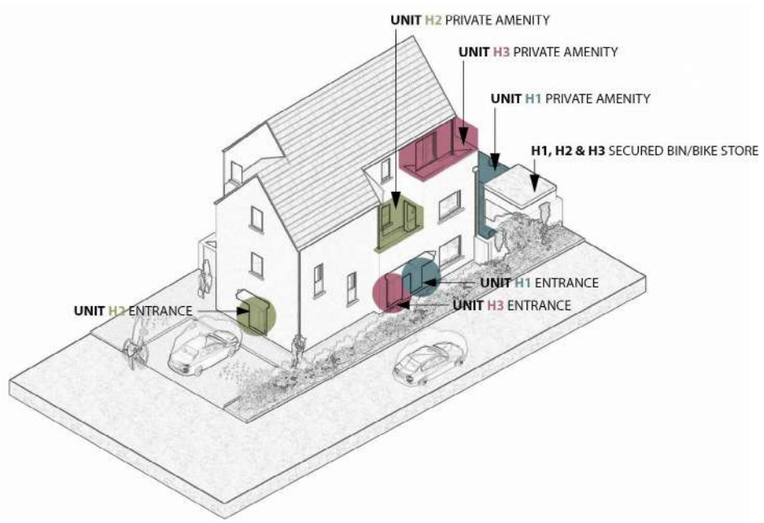
03 PROPOSED DESIGN
PRIVACY AND AMENITY

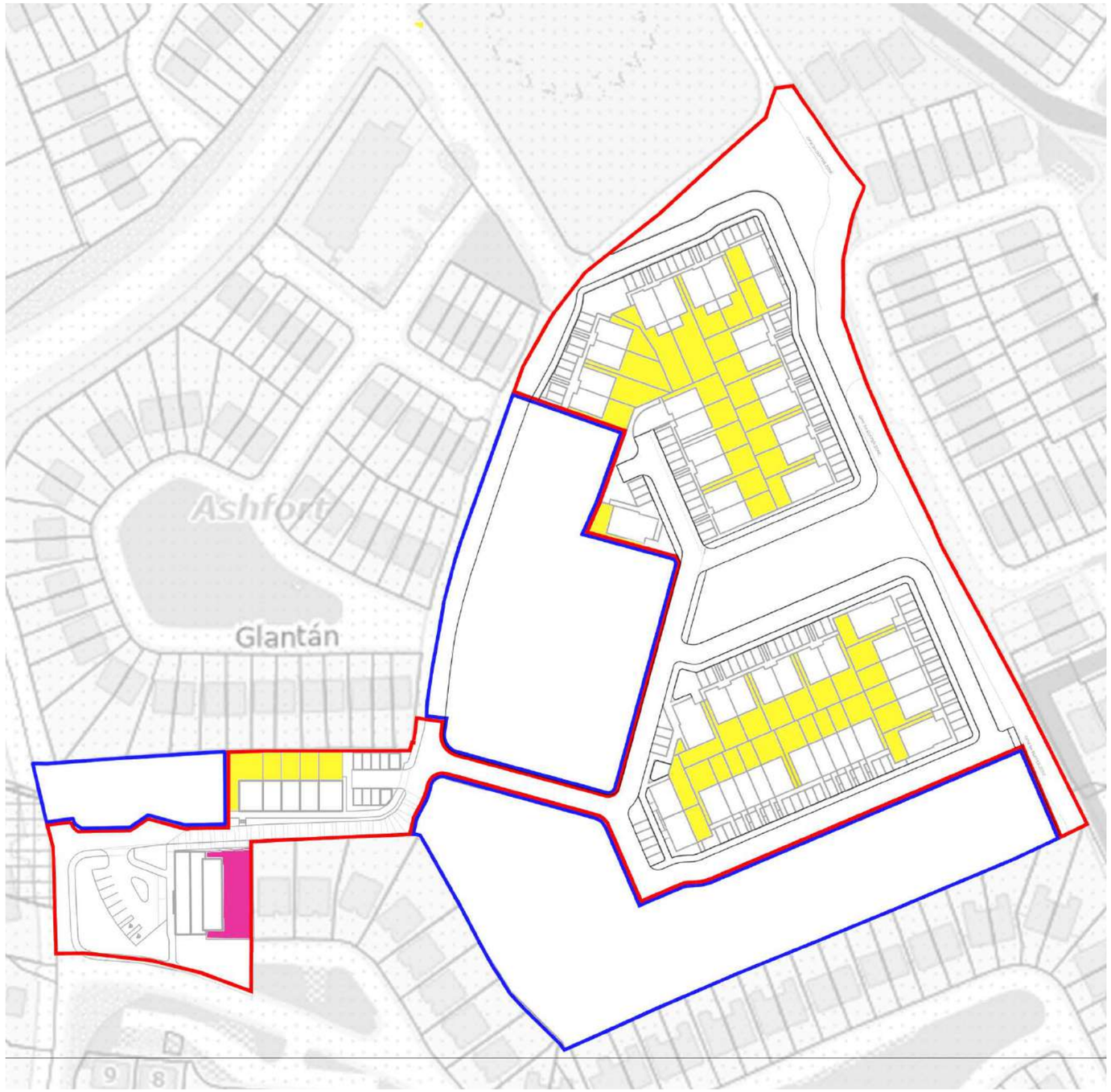
There are numerous large open spaces throughout the site with high quality hard and soft landscaping. These provide outdoor seating to give the scheme urban spaces to encourage social interaction and community values.

The proposed layout is designed to take advantage of its orientation and to overlook the open spaces which are provided throughout the development. Within each neighbourhood there should be a clear spatial hierarchy: streets / footpaths become the main expression of the public realm, with more communal-type spaces, of shared open spaces or plazas becoming the focus for communal life (a more relaxed space in which to meet neighbours and children to play safely). Dwellings are designed to interact and give passive surveillance to the shared areas and the open spaces.

Within each neighbourhood cluster, there is a shared landscape for residents to enjoy and cultivate. This, along with open spaces and landscaped areas, promotes an interactive and neighbourly environment for both residents and visitors.

Each unit has access to private amenity spaces, with all units featuring individual gardens. This design ensures that residents can enjoy personal outdoor spaces, fostering a sense of privacy and connection with nature. The incorporation of private gardens adds a distinctive and customizable element to each dwelling, enhancing the overall quality of living for the residents. The houses have a private back garden and are placed back to back with a distance 16m (minimum 8m deep gardens) or greater as per the Compact Growth 2024 Guidance to guarantee privacy. Houses have adequate storage areas and areas for sorting of recyclables in the garden or in specific private storage areas in front of the dwellings.





03 PROPOSED DESIGN
UNIVERSAL DESIGN ACCOMMODATION

Providing exceptional new homes in a sustainable and commercially viable manner, in well connected locations is the ultimate goal of this housing development. The ground floor apartment units within this scheme have been designed with a particular focus on homes that contain internal spaces that can cater for people with mobility issues. Ample space within bedrooms/bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design, with areas for turning within corridors/hallways also considered to ensure ease of movement for residents within dwellings.

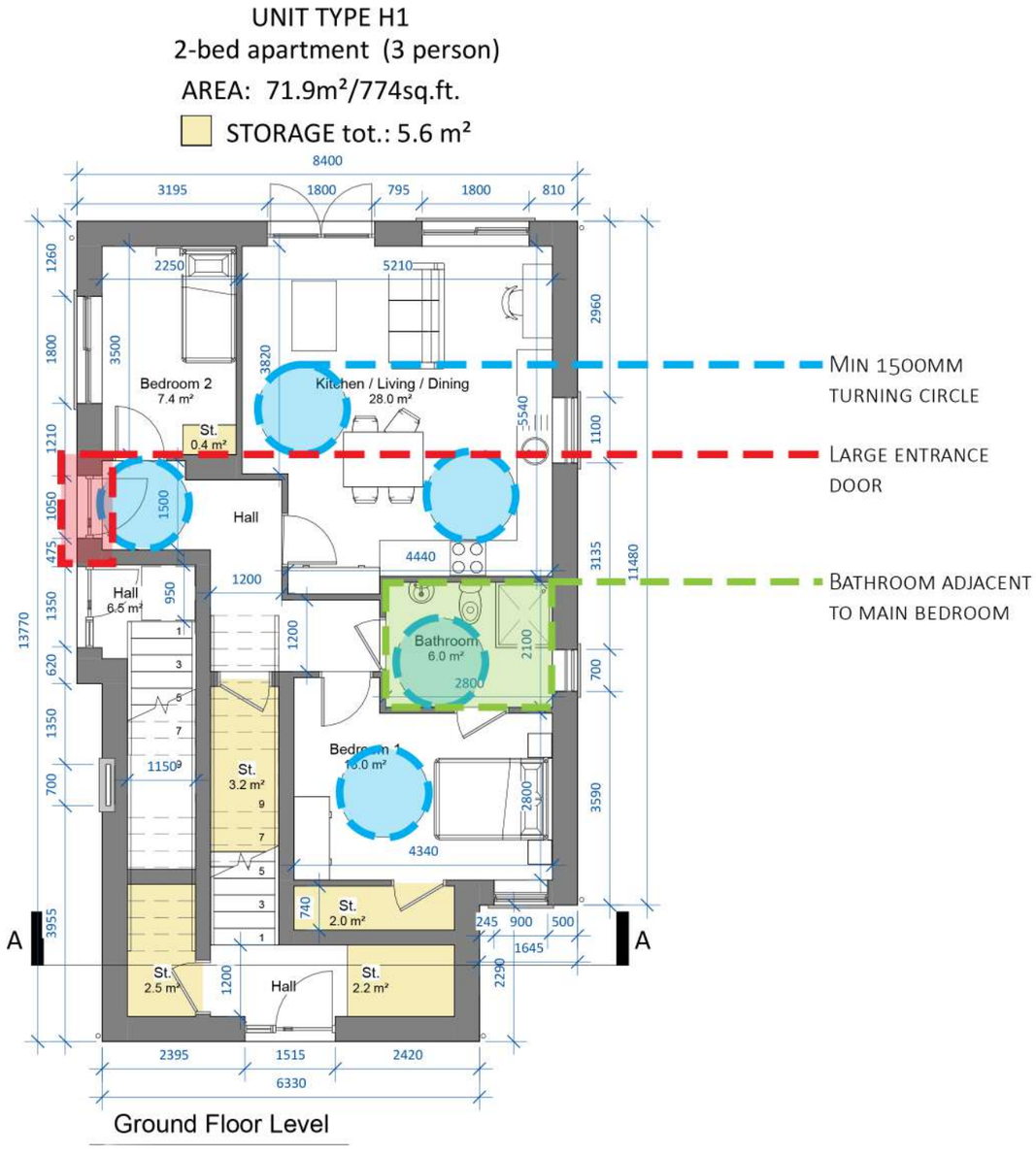
We are proposing 5 no. units that are age friendly and keep in line with universal design guidelines. These units are spread throughout the site in order to integrate them within the community. The design criteria in which these units have been developed has been taken from the 'Universal Design Guidelines for Homes in Ireland' and the 'Sustainable Urban Housing: Design Standards for New Apartments' documents.



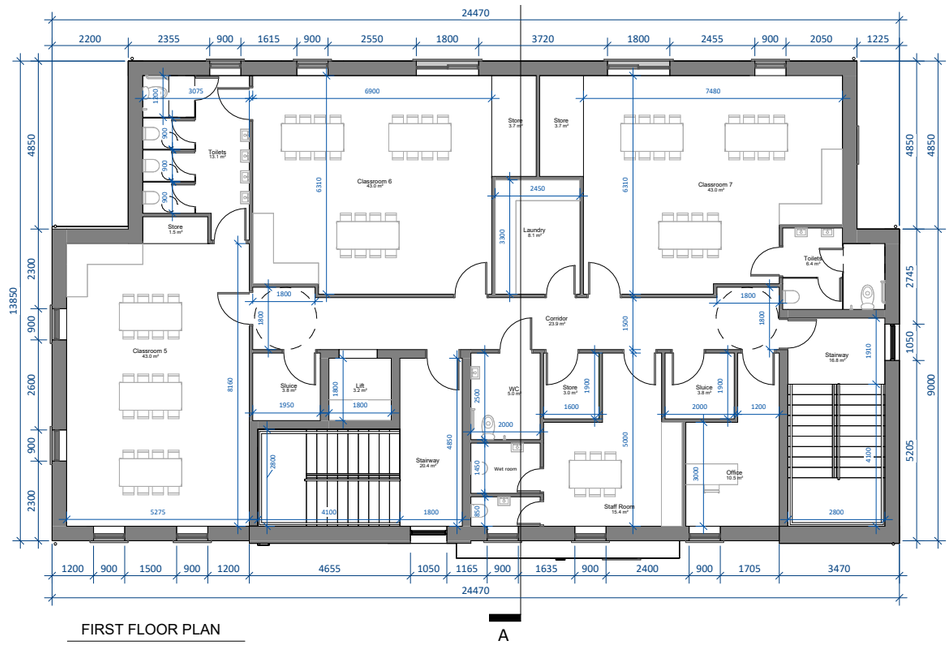


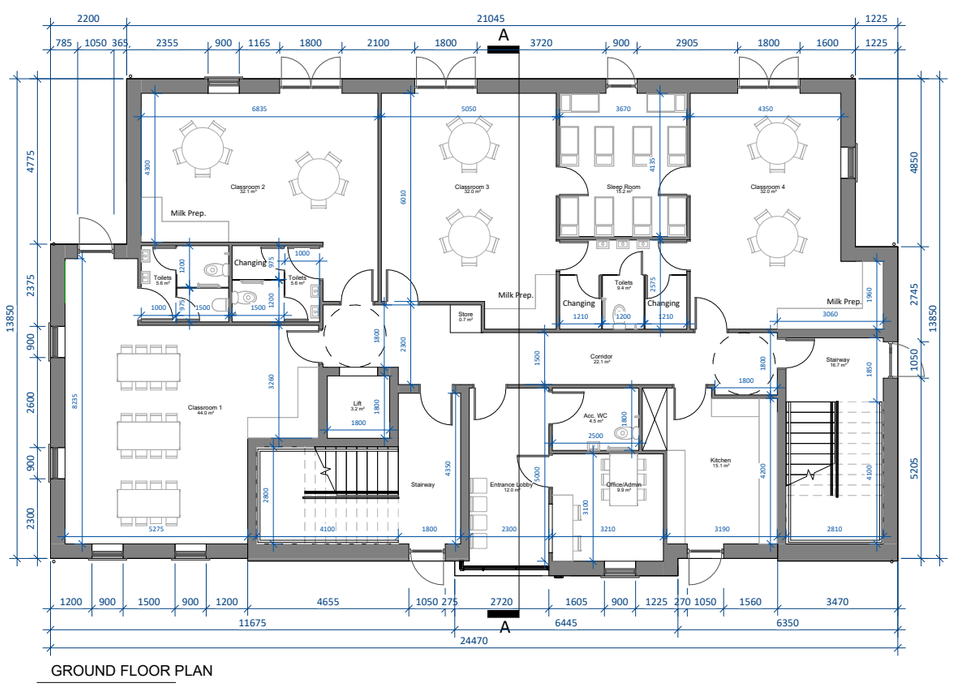


A 'U' shaped plan is easy for everyone to use. An accessible kitchen can look very stylish and should not look like an adapted kitchen. All it takes is some imagination, and careful design.



03 PROPOSED DESIGN
PROPOSED CRÈCHE







Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement. The proposed development (and the permitted portion of the development currently under construction) will result in the provision of 120 no. residential units. The proposed development makes provision for a 102-child crèche of 585.0 m² (650.8 m² gross area). This facility is located to the southwest of the site, off Golf Links Road, and accommodates parking for both staff and visitors. Approximately 270 sq.m. of play space for the crèche has been provided to the rear of the building.

Given the limited provision of childcare spaces in the area, this facility is considered to be of adequate size to cater for the needs of the proposed development along with the surrounding areas. This provision has regard to the size and mixed tenure of the development as well as the need to safeguard the viability of the identified established service offer locally. The design and the location of the crèche has been carefully considered in relation to how it fits within the proposed development in order to create a feature building that is in close proximity to the entrance.

03 PROPOSED DESIGN
PARKING ALLOCATION

CAR PARKING
A variety of parking configurations helps us provide a strong sense of place and liveable, pedestrian priority streets, while reducing the impact of cars within the overall scheme. Each unit in the development has provision for car parking. All in-curtilage parking to be wired for E.V.

2 no. spaces are provided for the 3 and 4 bed housing units, and 1 no. space is provided for the 2/3 bed mid - townhouse units and apartment units. Bike storage will be located at the entrance of the mid - townhouses with communal bike spaces provided for the apartment buildings to the rear of the blocks.

There will be 9 no. parking spaces for the crèche, 2 of which being disabled spaces and 1 of which is an E.V. space. 1 no. drop-off space has also provided for the crèche.



Crèche Parking Layout

Typical Parking Arrangement



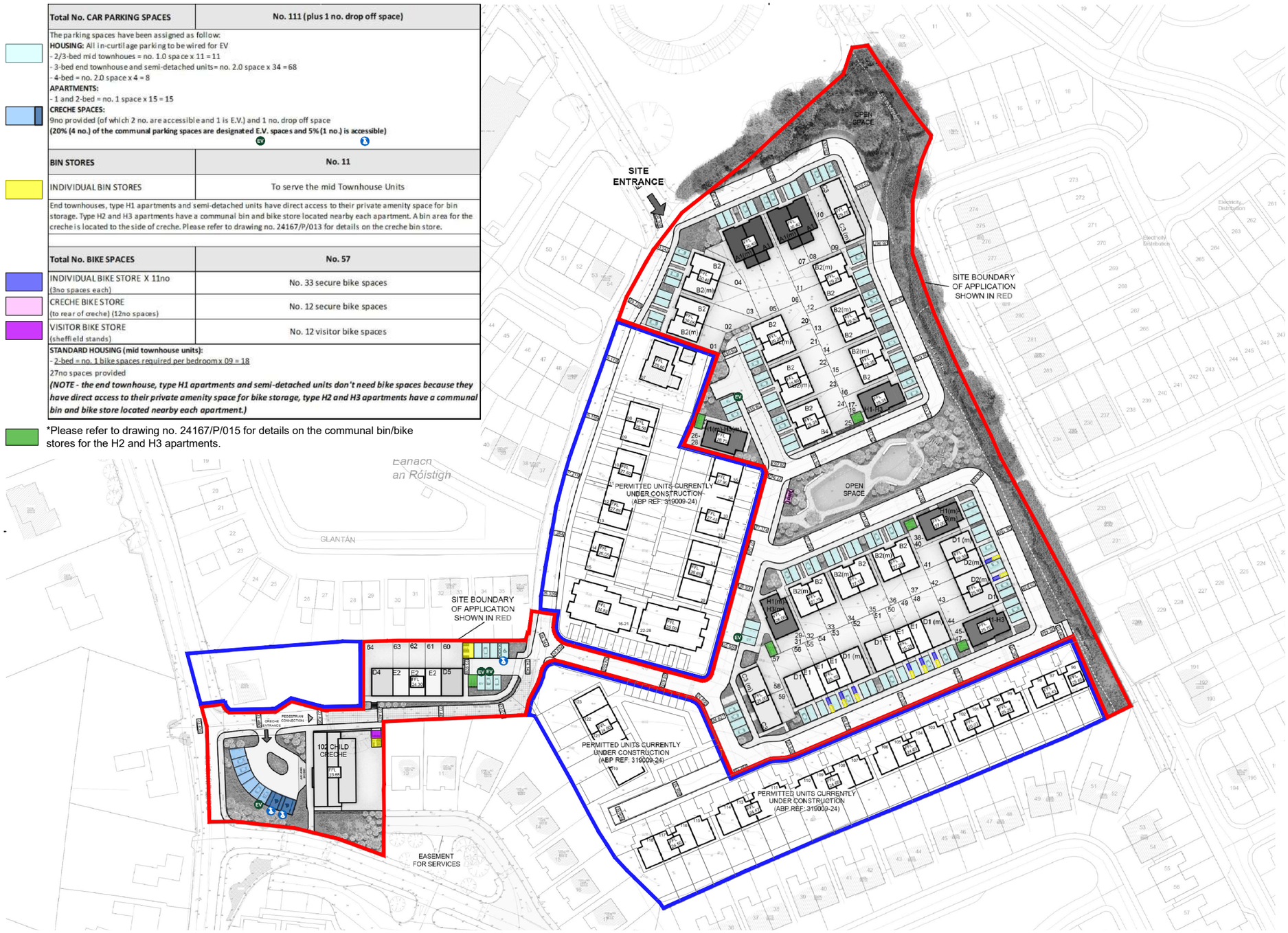
Typical Parking Arrangement



03 PROPOSED DESIGN
PARKING ALLOCATION

Total No. CAR PARKING SPACES	**No. 111 (plus 1 no. drop off space)**
The parking spaces have been assigned as follow: **HOUSING:** All in-curtilage parking to be wired for EV - 2/3-bed mid townhoues = no. 1.0 space x 11 = 11 - 3-bed end townhouse and semi-detached units = no. 2.0 space x 34 = 68 - 4-bed = no. 2.0 space x 4 = 8 **APARTMENTS:** - 1 and 2-bed = no. 1 space x 15 = 15 **CRECHE SPACES:** 9no provided (of which 2 no. are accessible and 1 is E.V.) and 1 no. drop off space **(20% (4 no.) of the communal parking spaces are designated E.V. spaces and 5% (1 no.) is accessible)**	
BIN STORES	**No. 11**
INDIVIDUAL BIN STORES	To serve the mid Townhouse Units
End townhouses, type H1 apartments and semi-detached units have direct access to their private amenity space for bin storage. Type H2 and H3 apartments have a communal bin and bike store located nearby each apartment. A bin area for the creche is located to the side of creche. Please refer to drawing no. 24167/P/013 for details on the creche bin store.	
Total No. BIKE SPACES	**No. 57**
INDIVIDUAL BIKE STORE X 11no (3no spaces each)	No. 33 secure bike spaces
CRECHE BIKE STORE (to rear of creche) (12no spaces)	No. 12 secure bike spaces
VISITOR BIKE STORE (sheffield stands)	No. 12 visitor bike spaces
STANDARD HOUSING (mid townhouse units): - 2-bed = no. 1 bike spaces required per bedroom x 09 = 18 27no spaces provided ***(NOTE - the end townhouse, type H1 apartments and semi-detached units don't need bike spaces because they have direct access to their private amenity space for bike storage, type H2 and H3 apartments have a communal bin and bike store located nearby each apartment.)***	

*Please refer to drawing no. 24167/P/015 for details on the communal bin/bike stores for the H2 and H3 apartments.



BICYCLE PARKING

The housing and apartment units (type H1) with direct access to their private amenity space will utilise this to store private and visitor bicycles. For the central townhouses and H2/H3 apartment units, the bicycle parking facilities have been assigned as follows:

- No. 3 private bike spaces per housing unit. The central townhouses have their bike spaces located in covered bike stores located nearby their entrances.

- A communal bin/bike store is provided to the rear of each apartment block to provide adequate storage.

03 PROPOSED DESIGN
MATERIALITY

Careful consideration has also been given to the materiality and the typology of the buildings to create an unmistakable identity for the area and good quality open spaces encouraging social interaction. Density, scale, open space landscaping and building material choice all contribute to creating distinct character area.

The variety in the mix of housing units had to reflect the densities envisaged, as well as market demand to ensure the economic viability of the scheme. Well-designed buildings are more likely to find the acceptance of local residents and planning authorities.

Careful consideration is therefore given to an appropriate palette of materials that reflects the aesthetics and functionality of individual housing units.

TYPOLOGY



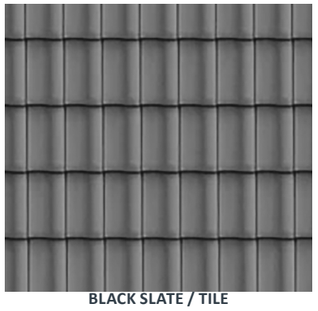
OFF WHITE ROUGH RENDER



OFF WHITE SMOOTH RENDER



WHITE BRICK



BLACK SLATE / TILE





Material variation of different unit typologies

03 PROPOSED DESIGN
MATERIALITY

Due to the prominent nature of the site, a delicate/considered approach will have to be taken in the design of the proposed dwellings. The units will be designed with modest architectural features to respect and tie in with the grain and architectural style of the area. Modest elevational design and window proportions, along with the use of off-white and beige render will keep in line with the fabric of the area.

The external materials of the dwellings will make a positive contribution to the locality and surrounding context. It is proposed to use a simple render façade which will provide for a development which respects the immediate context and will enhance the architectural character of the area. Generous open spaces with landscaping will enhance the overall design of the development, while the design of the buildings and public spaces will facilitate easy maintenance.

The proposed development will be designed to provide high quality residential units that will contribute positively to the area and provide much needed housing to Limerick. The proposed site layout focuses on the creation of a distinctive yet considerate streetscapes with different widths and parking formations that help generate a highly efficient scheme and assist our vision of place making.







03 PROPOSED DESIGN
MATERIALITY- KEY ELEMENTS



BLACK / GREY ROOF TILE



HIGH QUALITY BRICK CLADDING
CORNER FEATURES



MODEST WINDOW PROPORTIONS

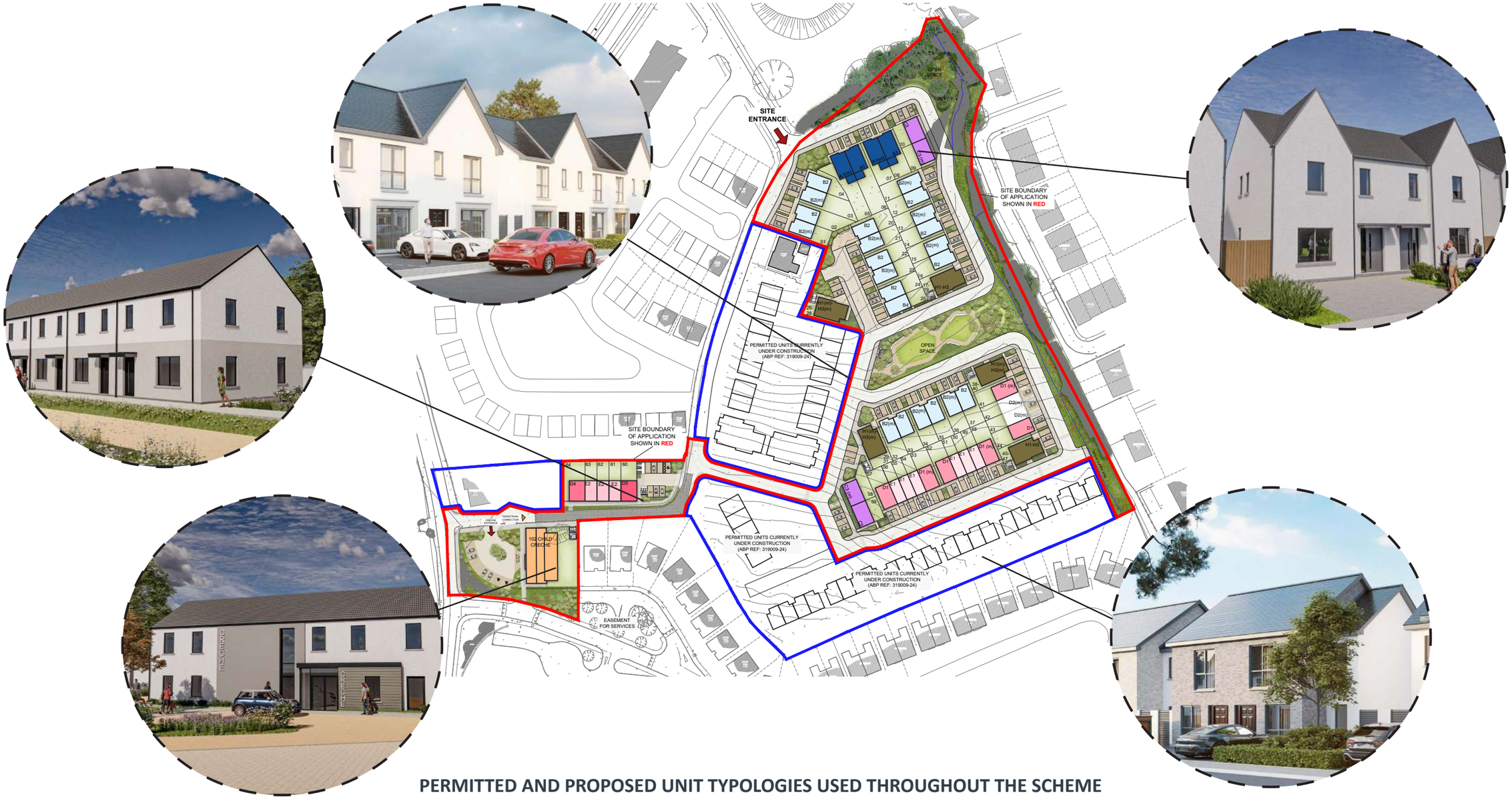


CANOPIES OVER ENTRANCES



03 PROPOSED DESIGN
TYPOLOGY COMPARISON WITH PERMITTED UNITS

The nature of this application, which aims to replace a significant portion of the permitted unit typology with revised unit types, can provide for a strong variation of character and unit mix within the scheme. The proposed units have been designed to retain certain characteristics of the permitted units in order to create a cohesive and integrated scheme, while also defining a separate character and typology in order to create nodal points and help with placemaking within the development. The use of similar materials and key features while contributing a good mix of typologies and scale help not only to create a unified and complete development, but also provides a new character area within the scheme in order to create a successful and varied development.



PERMITTED AND PROPOSED UNIT TYPOLOGIES USED THROUGHOUT THE SCHEME

03 PROPOSED DESIGN
TYPOLOGY COMPARISON WITH PERMITTED UNITS

PERMITTED UNIT TYPOLOGY AND KEY CHARACTERISTICS



STEEPER PITCHED DORMERS ON MAIN ELEVATIONS TO INTERACT WITH STREETSCAPE

TWO TONE RENDER ON ELEVATIONAL TREATMENT OF SELECTED UNITS



HIGH QUALITY BLACK SLATE / TILE TO ROOFS

BIN AND BICYCLE STORAGE TO FRONT OF TOWNHOUSE UNITS



HIGH QUALITY GREY BRICK CLADDING CORNER FEATURES

NARROW FENESTRATION TO PRIMARY CIRCULATION SPACES

03 PROPOSED DESIGN
TYPOLOGY COMPARISON WITH PERMITTED UNITS

PROPOSED UNIT TYPOLOGY AND KEY CHARACTERISTICS



HIGH QUALITY BLACK SLATE / TILE TO ROOFS

STEEPER PITCHED DORMERS ON MAIN ELEVATIONS TO INTERACT WITH STREETSCAPE

SMALLER FENESTRATION PROPORTIONS TO PROVIDE CHARACTER AREA CHANGE BETWEEN PERMITTED AND PROPOSED



TWO TONE RENDER ON ELEVATIONAL TREATMENT OF SELECTED UNITS

BIN AND BICYCLE STORAGE TO FRONT OF TOWNHOUSE UNITS

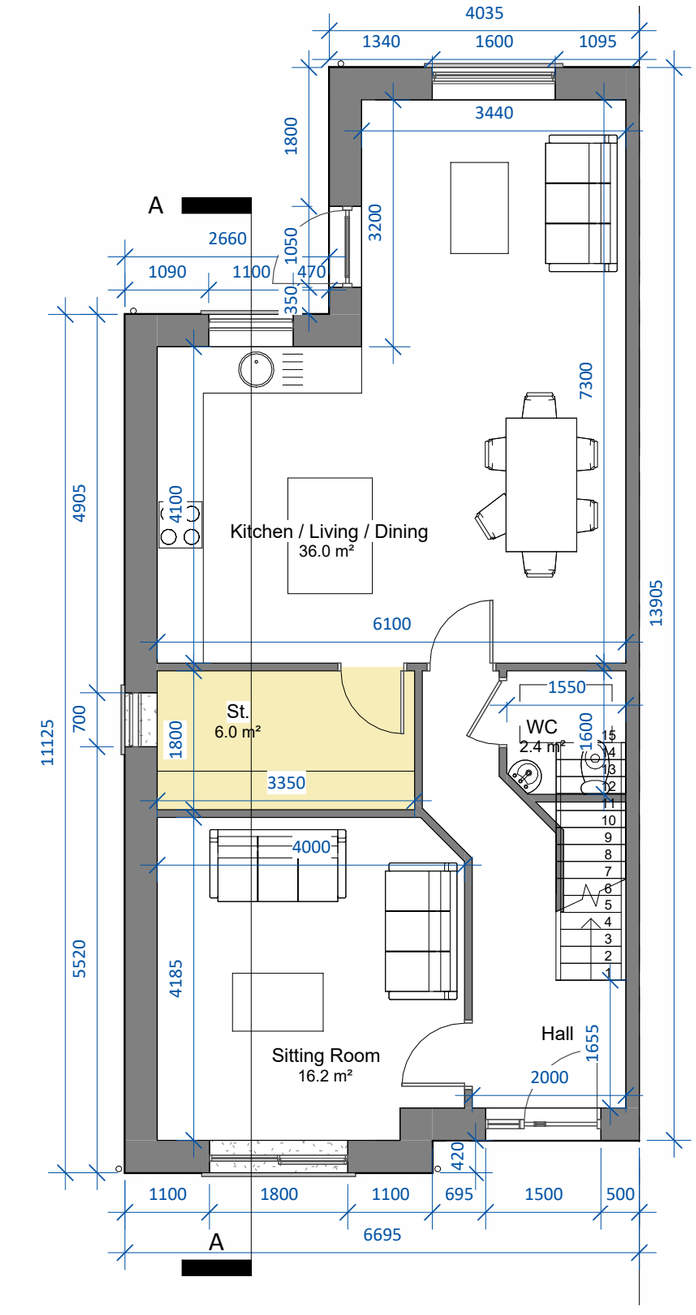


HIGH QUALITY WHITE BRICK CLADDING CORNER FEATURES

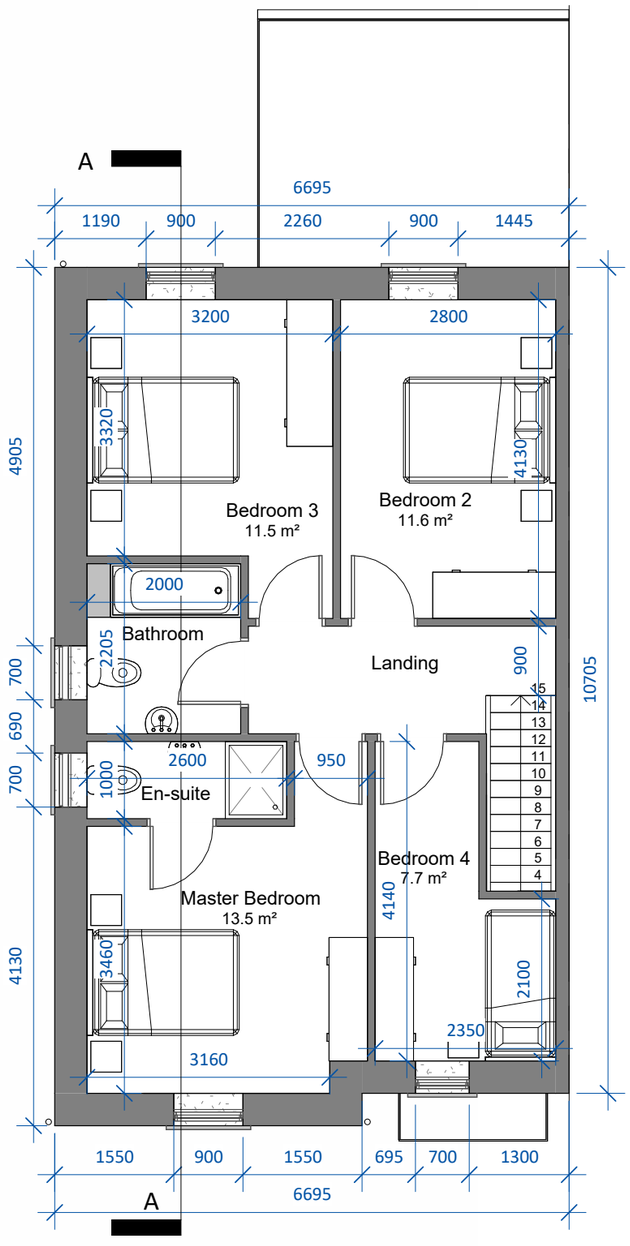
NARROW FENESTRATION TO PRIMARY CIRCULATION SPACES

USE OF CANOPIES OVER ENTRANCE DOORS TO PROVIDE CHARACTER AREA CHANGE BETWEEN PERMITTED AND PROPOSED

04 INDICATIVE UNIT TYPES
HOUSE TYPE A1



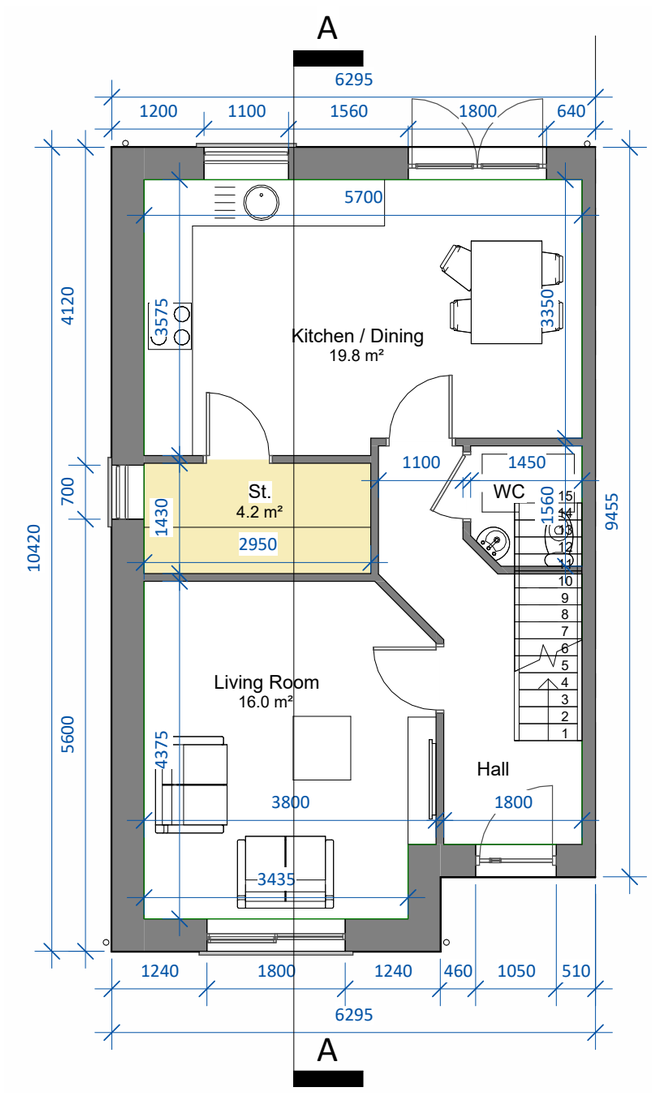
Ground Floor Level



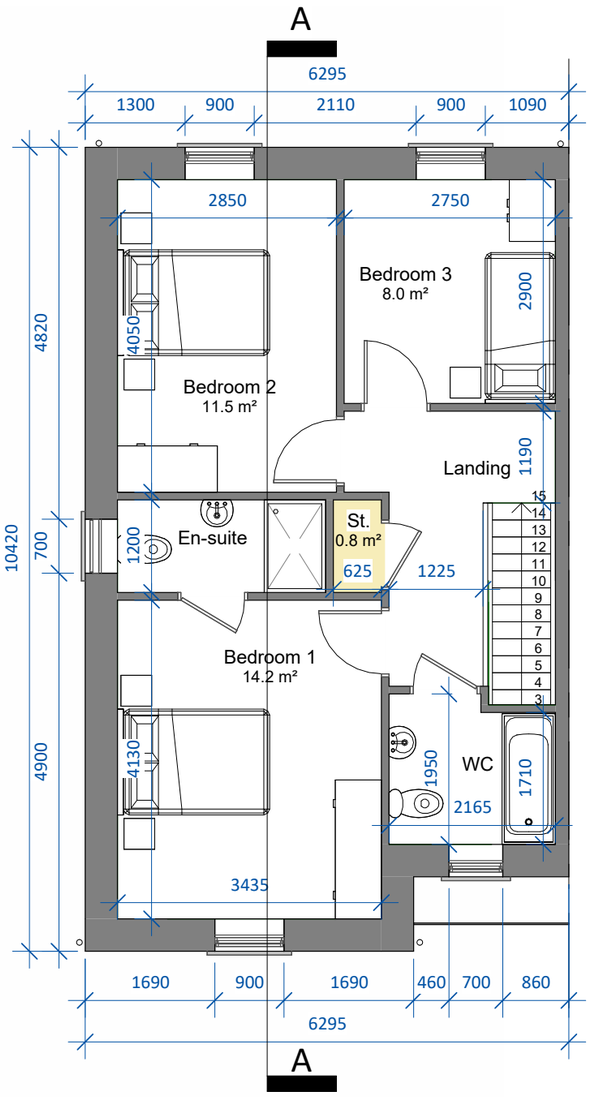
First Floor Level



04 INDICATIVE UNIT TYPES
HOUSE TYPE B2



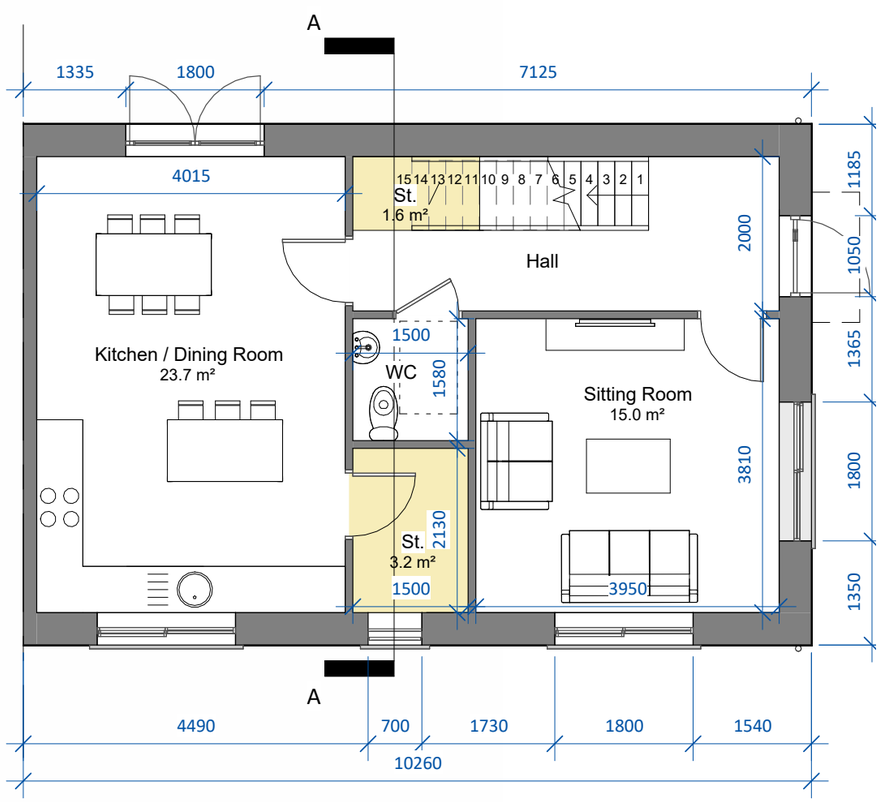
Ground Floor Level



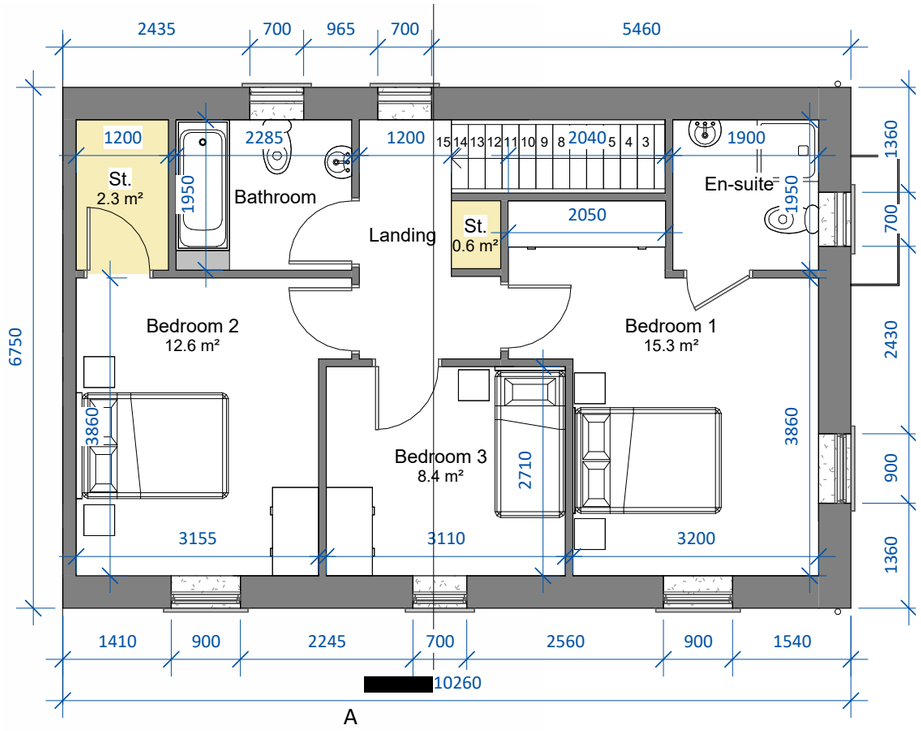
First Floor Level



04 INDICATIVE UNIT TYPES
HOUSE TYPE C3



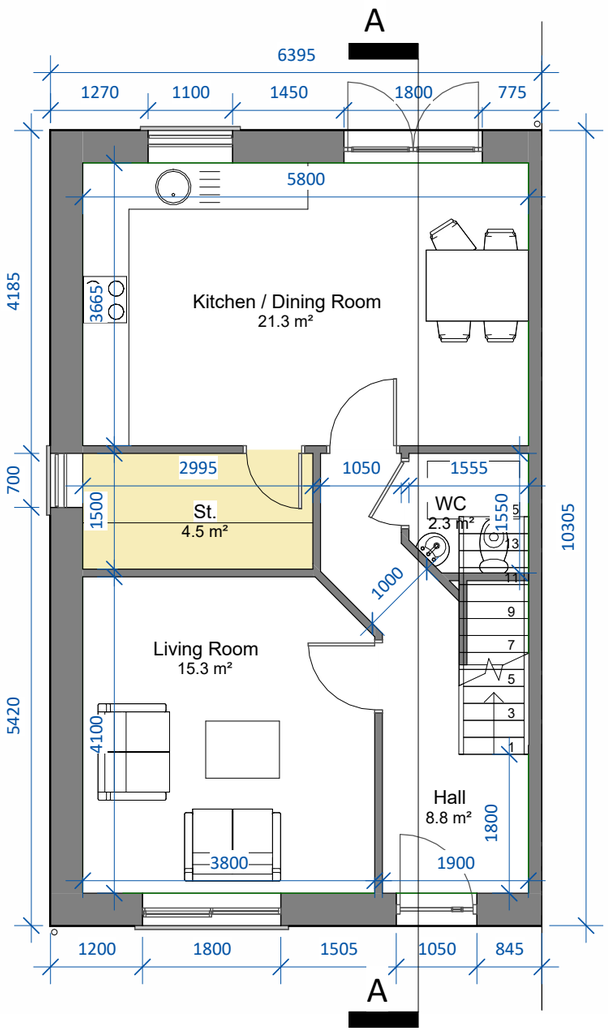
Ground Floor Level



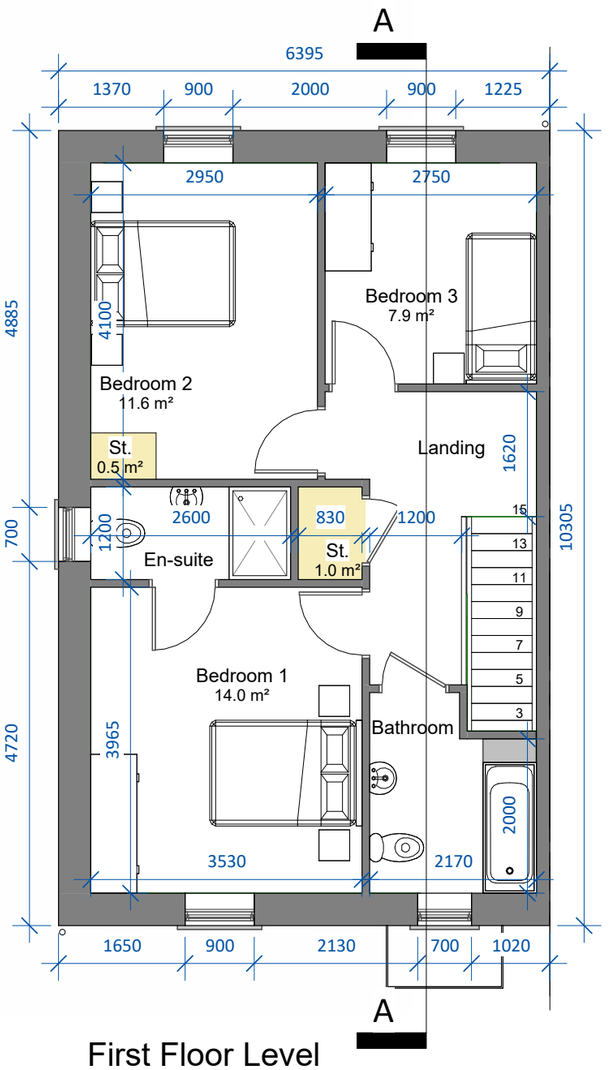
First Floor Level



04 INDICATIVE UNIT TYPES
HOUSE TYPE D1



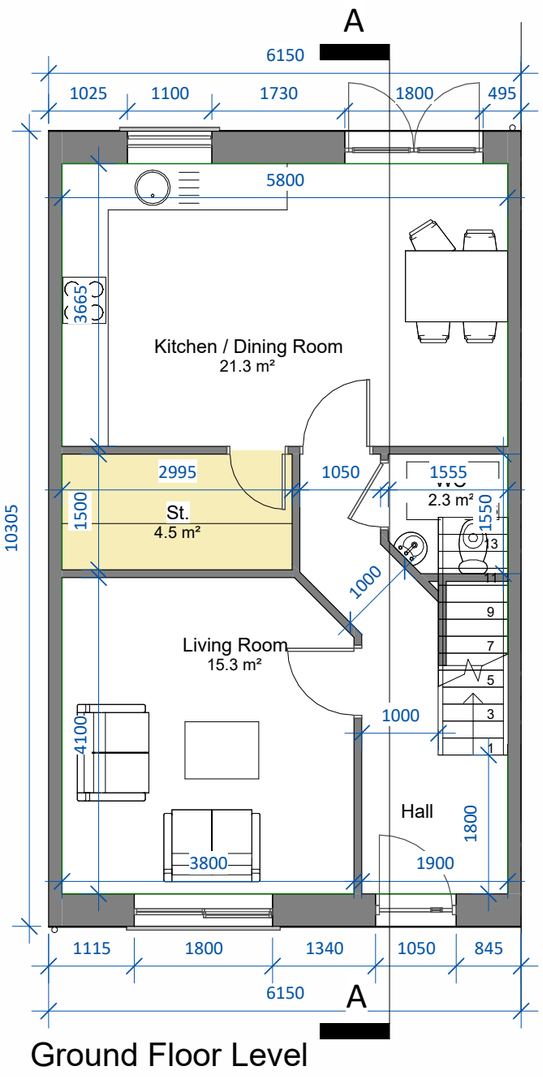
Ground Floor Level



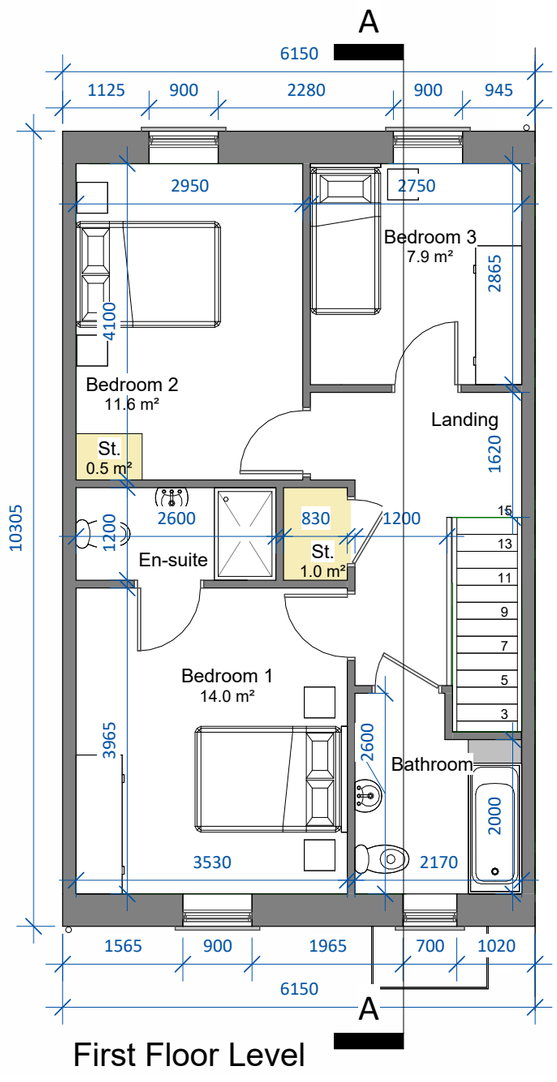
First Floor Level



04 INDICATIVE UNIT TYPES
HOUSE TYPE D2



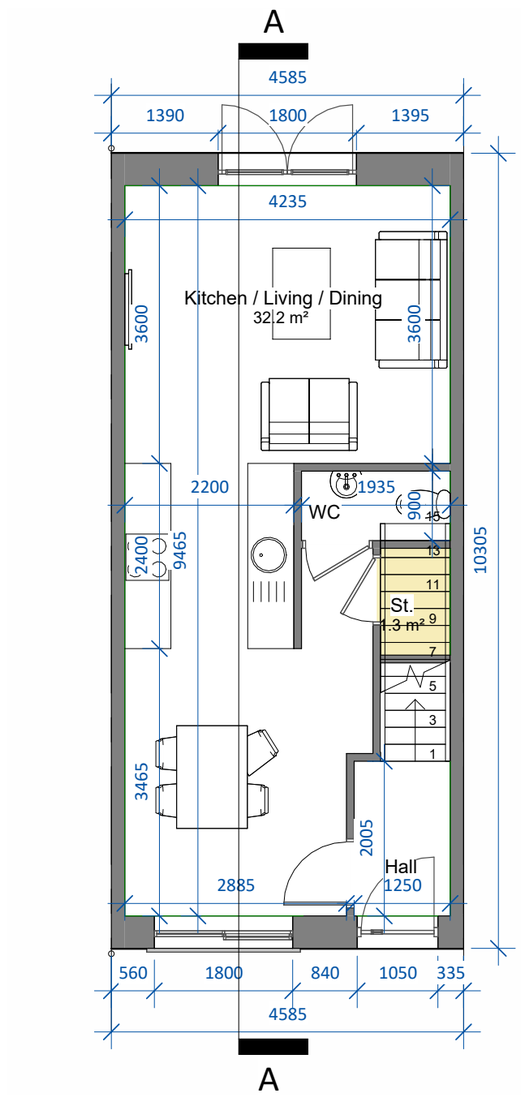
Ground Floor Level



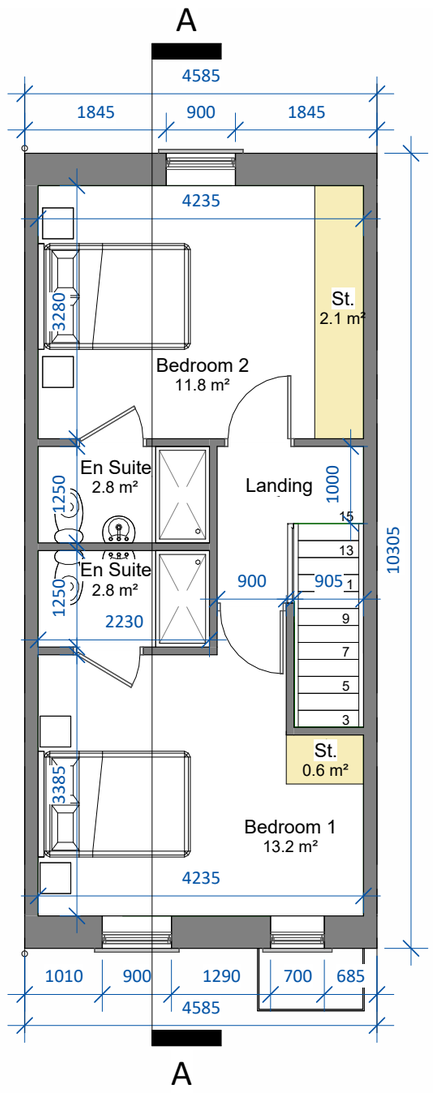
First Floor Level



04 INDICATIVE UNIT TYPES
HOUSE TYPE E1



Ground Floor Level

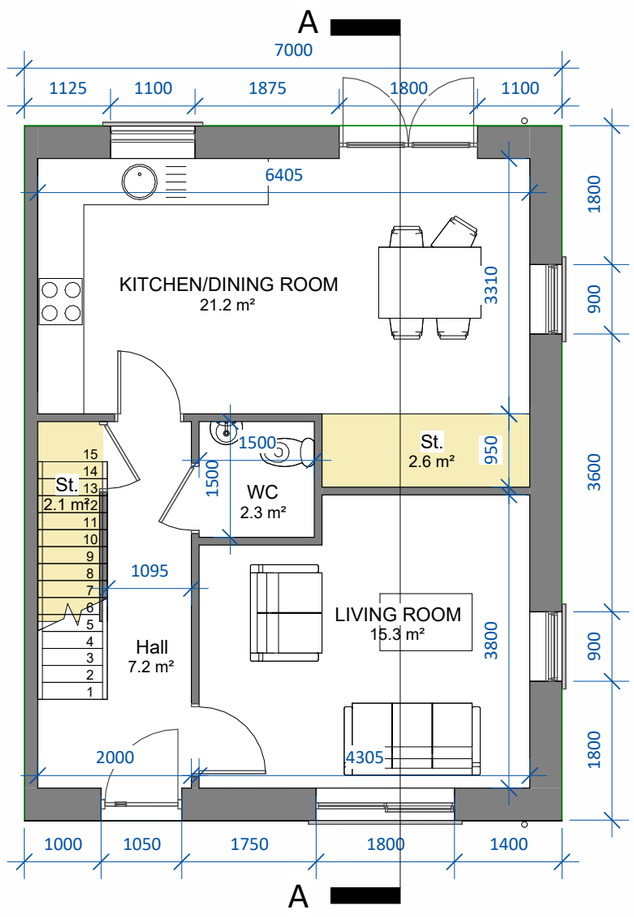


First Floor Level

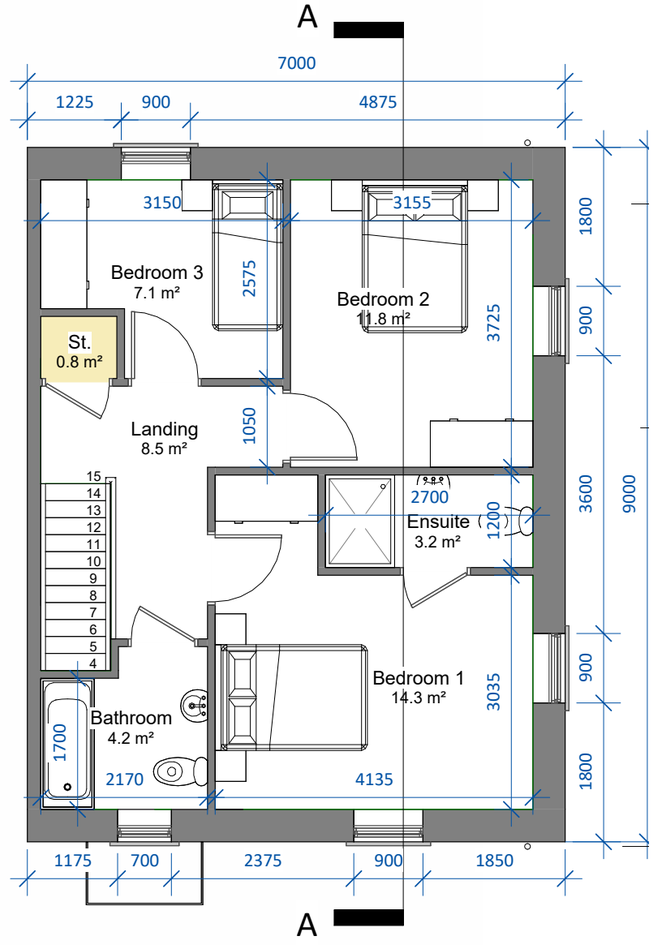


04 INDICATIVE UNIT TYPES
HOUSE TYPE D5





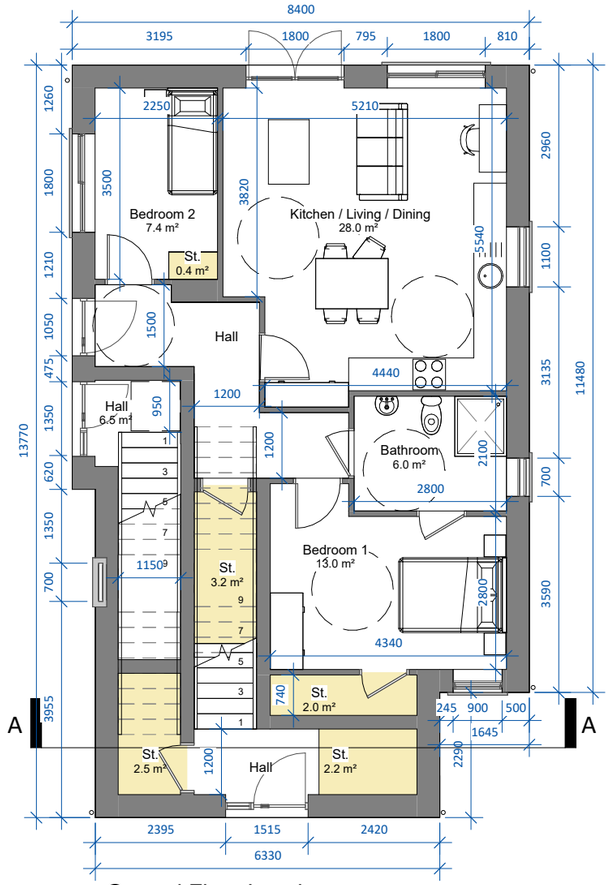
Ground Floor Level



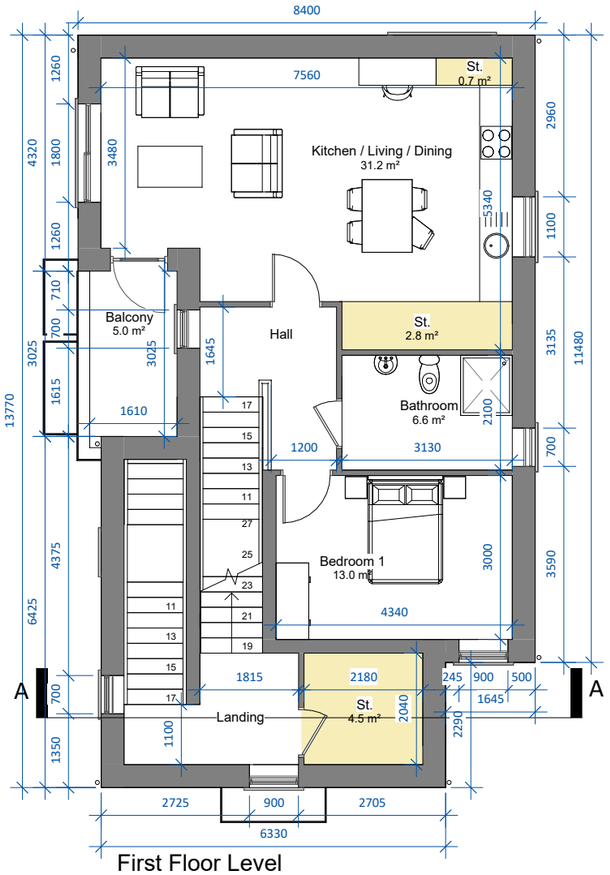
First Floor Level

04 INDICATIVE UNIT TYPES

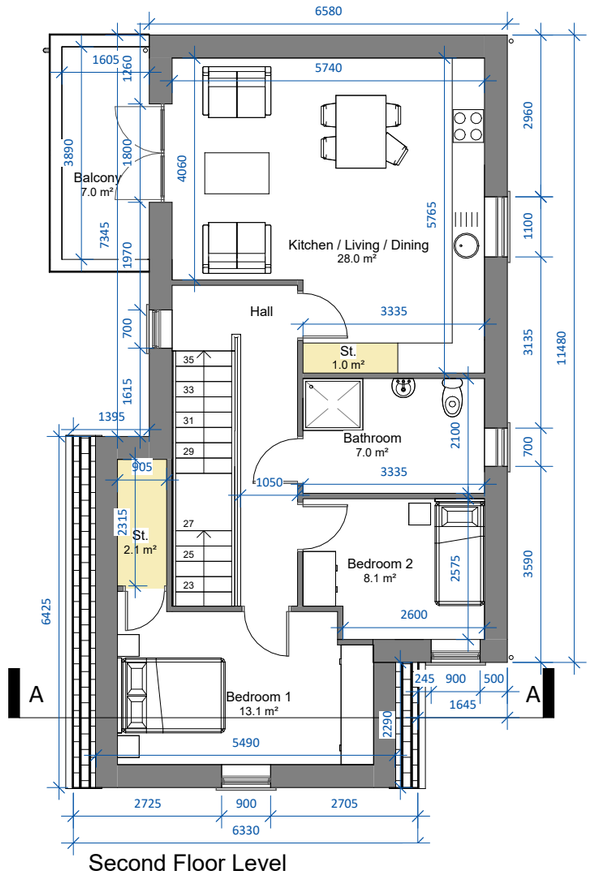
UNIT TYPES H1 / H2 / H3



Ground Floor Level



First Floor Level



Second Floor Level



05 SUMMARY
DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

In the 'Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities' (2024), reference is made to a design checklist which was developed to act as 'helpful prompts that can be used in the refinement and review of detailed plans and in the consideration of individual planning applications.'

The elements retained from the previous planning application along with these key principles have been incorporated into the layout and highlighted in this checklist in order to 'determine whether the proposal overall is acceptable from a design perspective.' These principles are as follows;

SUSTAINABLE AND EFFICIENT MOVEMENT

The proposed development has been designed to include a clear street network in order to create a permeable and legible urban environment based on a primary local street that runs from the entrance of the scheme off the School House Road, through the scheme with secondary streets and shared spaces branching off this route to promote a safe and pedestrian friendly environment. The streets within the scheme have been designed following the principles set out in the Design Manual for Urban Roads and Streets (DMURS).

The layout has been designed in such a way to promote sustainable modes of travel: pedestrian paths and walkways run throughout the scheme providing connections throughout the development. The layout includes several pedestrian footpath and amenity walks in the open spaces that further enhance the permeability of the development.

The quantum of parking spaces have been minimised in order to ensure that vehicular movement does not impede active modes of travel or have undue prominence within the public realm. The proximity of the site in relation to Limerick city centre help to reduce the quantity of parking required within the scheme and create a more pedestrian focused scheme.

MIX AND DISTRIBUTION OF USES

The proposed housing mix of 1, 2, 3, and 4-bed units (apartments, townhouses and semi-detached), enable the creation of a sustainable residential development that provides a greater housing choice and responds to the needs of single people, families, older people and people with disabilities. In this regard we are also providing 5 no. apartments designed following the principles of the Universal Design.



Typical Curtilage Layout



Triplex Units with U.D. Apartment on Ground Floor

05 SUMMARY
DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

GREEN AND BLUE INFRASTRUCTURE

The proposed layout includes a series of open spaces located throughout the site. These main spaces are designed to cater for a range of active and passive recreational needs and to conserve and restore nature and biodiversity. The spaces, as described below, cater for both the users of the scheme and the wider community.

Central Open Spaces – Units are clustered around these centrally located spaces which provides areas where social interactions can occur. These space are overlooked by dwellings which provide passive surveillance and ensure a safe environment for residents is created. They also help instil a sense of community and create smaller neighbourhoods within the overall development.

Shared Surfaces/Plazas – Similar to the Central Open Spaces in the qualities that it contributes to the development but with a more urban/modern finish which allows flexibility for different activities/uses.

Pedestrian Paths – The layout has been designed to promote sustainable modes of travel through the incorporation of pedestrian paths through the open spaces, providing connectivity across the development. These paths run throughout the scheme, linking key areas and facilitating easy movement. In addition, several pedestrian footpaths and amenity walks have been integrated into the open spaces, enhancing the permeability of the site and offering convenient access to various parts of the development.

Existing Natural Features – The existing natural features along the boundaries have been incorporated into the scheme as they offer valuable amenities to the residents while also giving the development a very distinctive quality that is unique to its location. The site has been developed in such a way to ensure that the majority of the existing trees and hedgerows can be retained. The layout also integrates Nature-based Solutions in the form of SuDs wherever possible to manage the surface water.

RESPONSIVE BUILT FORM

The aim of the proposed development is to ensure the creation of an attractive and well-designed settlement. The proposed urban structure has been designed to respond to the surrounding area and create opportunities for new connections. The units have been orientated to overlook open spaces ensure passive surveillance and the natural features on the site have been preserved to create a sense of identity within the scheme.

The buildings present well-defined edges on the proposed streets and open spaces to ensure that the public realm is overlooked with active frontages. Corner units help to create active frontages and landmark units establish a legible and coherent urban structure within and on the boundaries of the scheme. The proposed buildings have a modern character that ties in well with the existing residential developments in the area. The proposed materials and finishes are of high quality, durable and respond to the local palette of materials and finishes.



Overlooked Pedestrian Footpaths



Feature Corner Units

05 SUMMARY
SITE LAYOUT & SCHEDULE

This new project in Limerick will be an aesthetically pleasing and highly efficient new development providing much needed high-quality housing for the benefit of the wider community. By replacing a portion of this permitted development with a revised layout and unit typology, this proposal better reflects the general character, scale and design of the surrounding context and will also complement and enhance the experience and enjoyment of the local area.

The orientation of the units have been arranged to benefit from natural light throughout the day. Units are designed to overlook communal open spaces and encourage a sense of community within the development. The architectural treatment incorporates off-white render, slate and modest glazing proportions.

This well connected and carefully considered development will provide high quality living spaces and community integrated homes for future residents to enjoy. It also provides these residents and the wider community with much needed family friendly spaces.

The primary aim of the proposed development is to create a living environment that responds to market demands and resultantly supplies well-built quality houses at a reasonable cost that will meet the future needs of the residents of Limerick. The proposed unit typology has been carefully designed in order to reflect the materiality and style of the permitted units currently under construction while also relating to the immediate surrounding context of the neighbouring schemes.

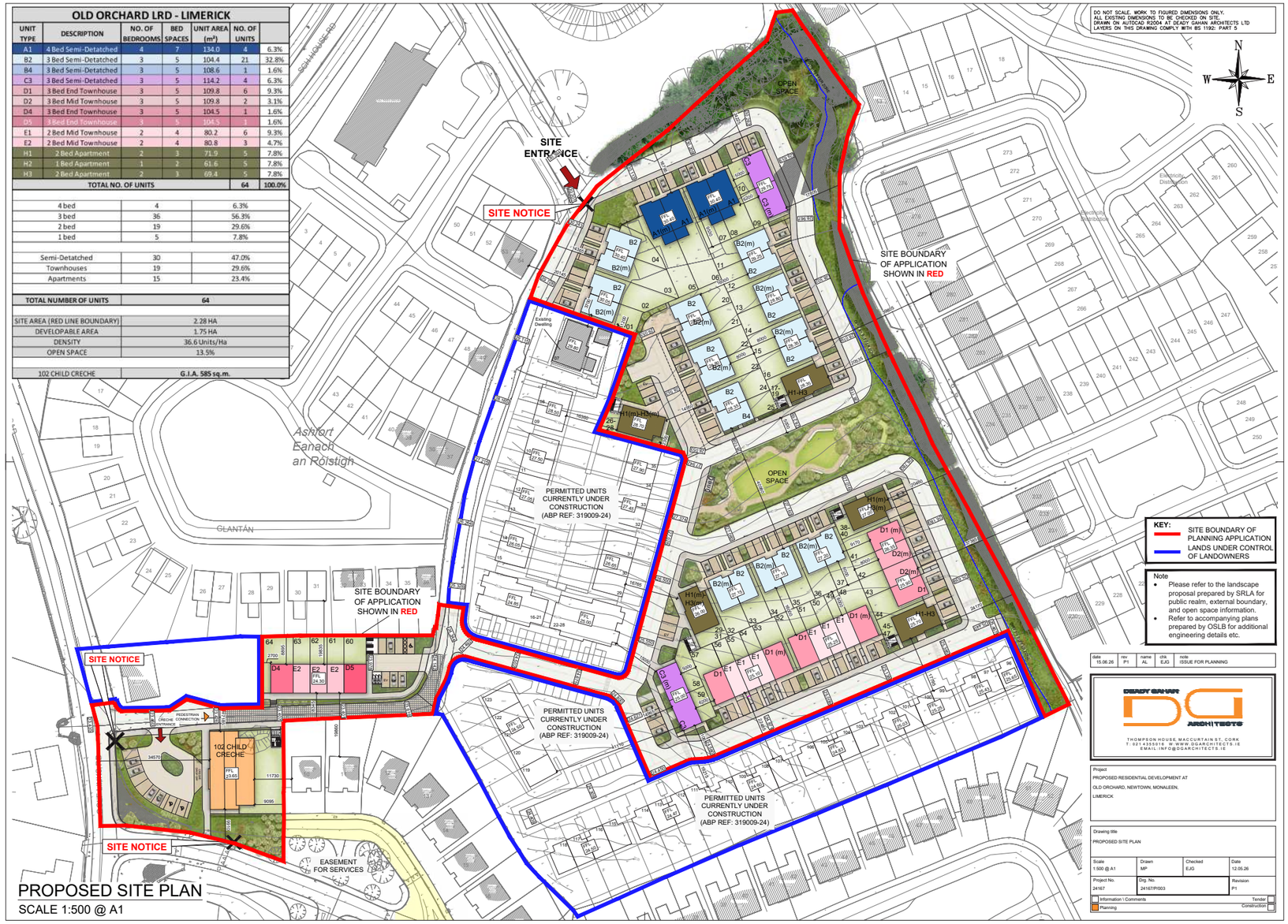
We consider that the proposed development will provide a much-needed range of housing options to Limerick, addressing the growing demand for diverse housing solutions in the area.

OLD ORCHARD LRD - LIMERICK

UNIT TYPE	DESCRIPTION	NO. OF BEDROOMS	BED SPACES	UNIT AREA (m^2)	NO. OF UNITS	
A1	4 Bed Semi-Detatched	4	7	134.0	4	6.3%
B2	3 Bed Semi-Detatched	3	5	104.4	21	32.8%
B4	3 Bed Semi-Detatched	3	5	108.6	1	1.6%
C3	3 Bed Semi-Detatched	3	5	114.2	4	6.3%
D1	3 Bed End Townhouse	3	5	109.8	6	9.3%
D2	3 Bed Mid Townhouse	3	5	109.8	2	3.1%
D4	3 Bed End Townhouse	3	5	104.5	1	1.6%
D5	3 Bed End Townhouse	3	5	104.5	1	1.6%
E1	2 Bed Mid Townhouse	2	4	80.2	6	9.3%
E2	2 Bed Mid Townhouse	2	4	80.8	3	4.7%
H1	2 Bed Apartment	2	3	71.9	5	7.8%
H2	1 Bed Apartment	1	2	61.6	5	7.8%
H3	2 Bed Apartment	2	3	69.4	5	7.8%
TOTAL NO. OF UNITS					64	100.0%

4 bed	4	6.3%
3 bed	36	56.3%
2 bed	19	29.6%
1 bed	5	7.8%
Semi-Detatched	30	47.0%
Townhouses	19	29.6%
Apartments	15	23.4%

TOTAL NUMBER OF UNITS	64
SITE AREA (RED LINE BOUNDARY)	2.28 HA
DEVELOPABLE AREA	1.75 HA
DENSITY	36.6 Units/Ha
OPEN SPACE	13.5%
102 CHILD CRECHE	G.I.A. 585 sq.m.



PROPOSED SITE PLAN
SCALE 1:500 @ A1