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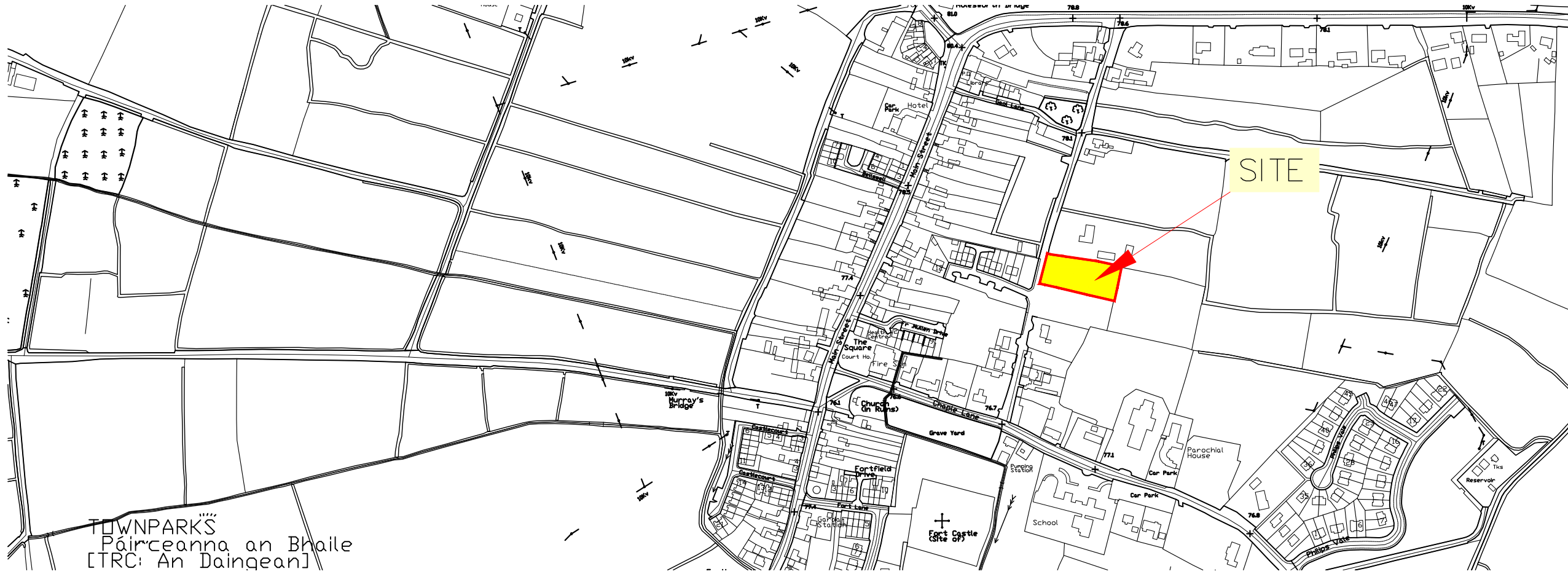


SITE OUTLINED IN RED
 SITE AREA = 0.68 acres / 0.274 hectare



OSI Discovery Series Map: 2422

SITE AREA MAP
 SCALE 1:25,000/A3



OSI ITM MAP: 3374_B & 3374_D

SITE LOCATION MAP
 SCALE 1:5,000/A3

SECTION 179A

Offaly County Council
 Housing Capital,
 Áras an Chontae, Tullamore
 ☎ 057 9346800

Ms. Jean Ryan, A Director of Services

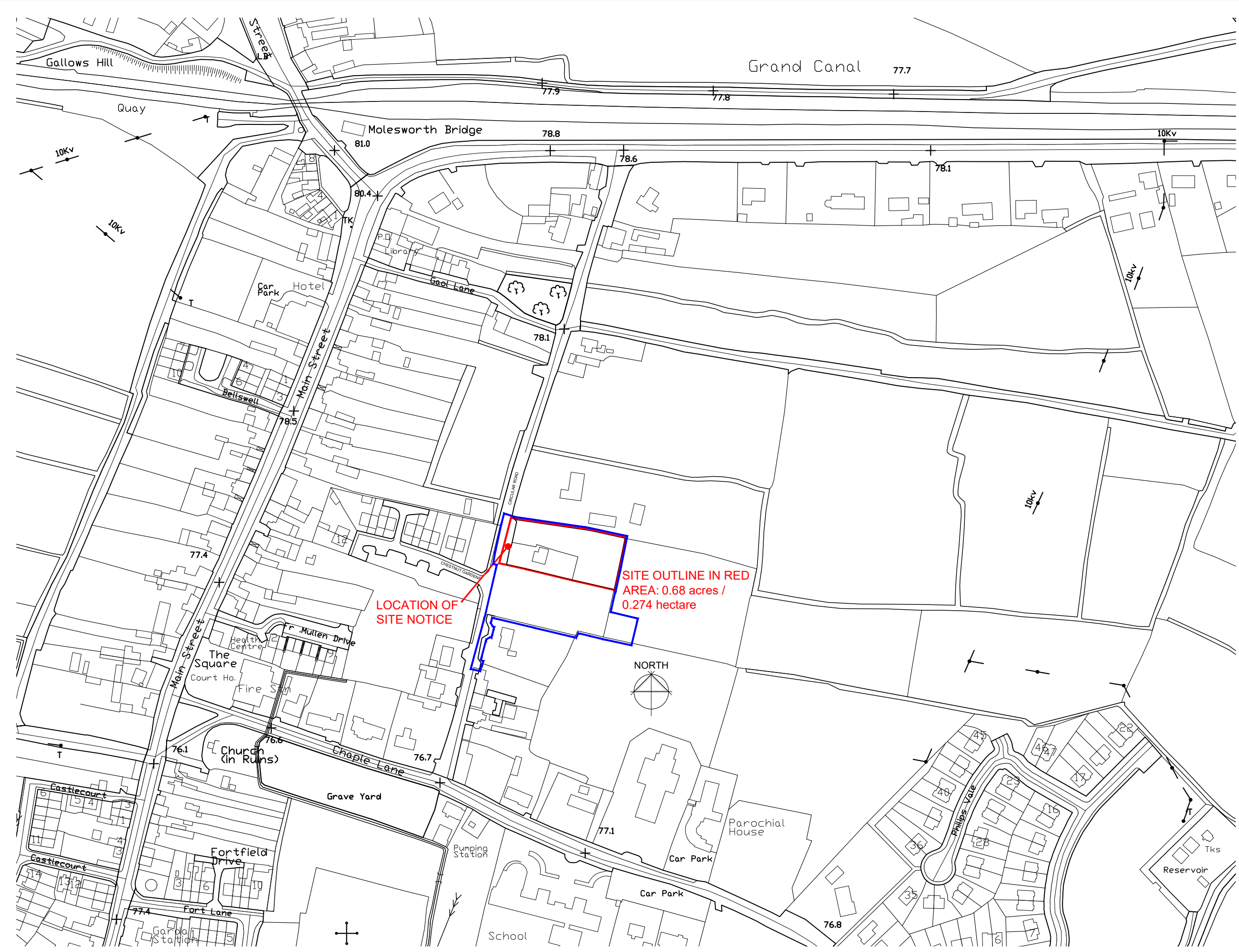
PROJECT:	Proposed Housing at Beechwood Court, Circular Road, Daingean		
TITLE:	SITE LOCATION MAPS		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
Varies	21-02	S179A-000	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '23	J.H	NMG	JC

Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.
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OSI Map Ref Numbers
3374-B
3374-D



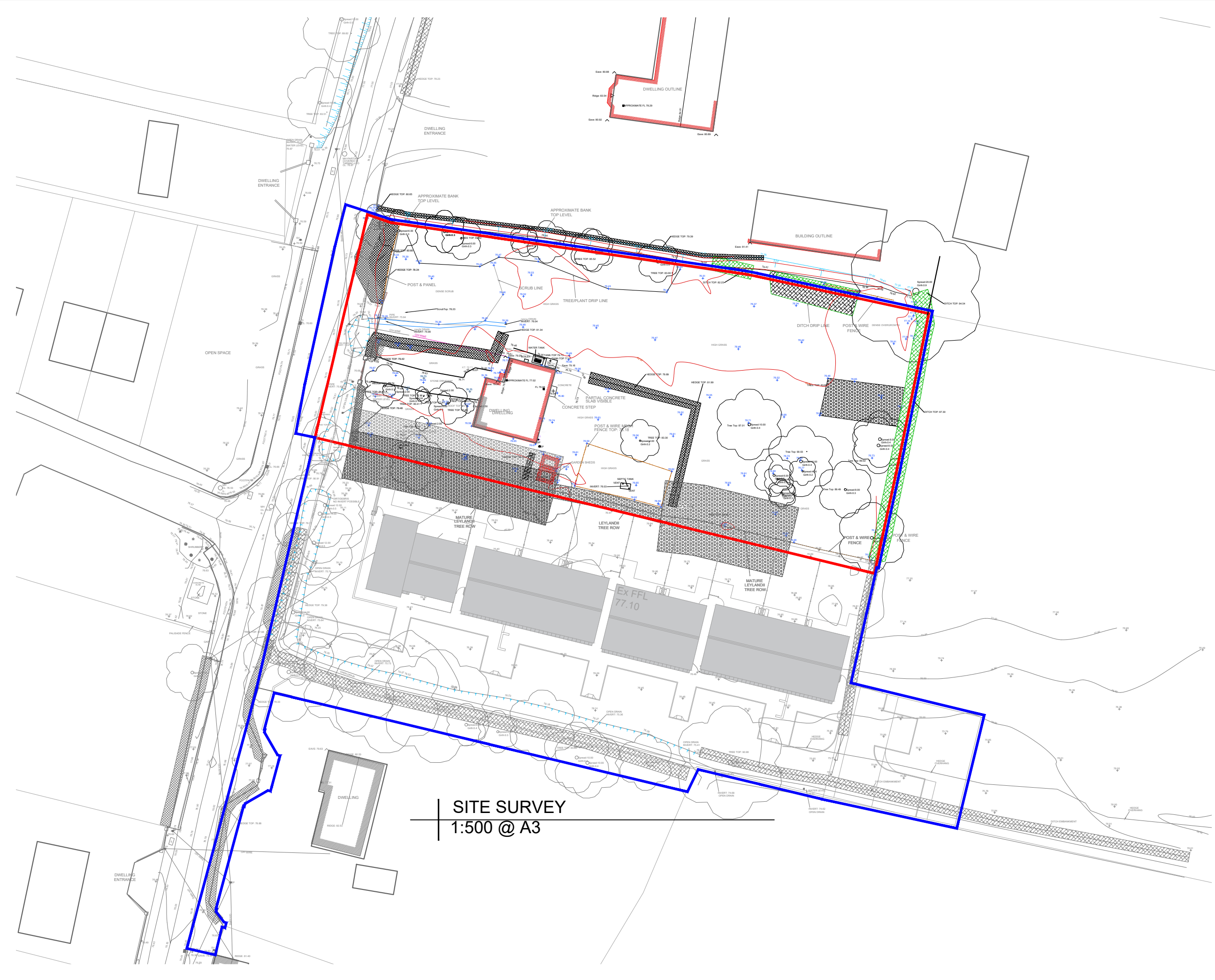
SITE OUTLINE IN RED
AREA: 0.68 acres /
0.274 hectare

LOCATION OF
SITE NOTICE

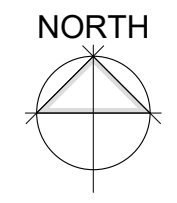
SITE LOCATION MAP
SCALE 1:2,500/A3

SECTION 179A


Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Jean Ryan, A Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular Road, Daingean		
TITLE:	SITE LOCATION MAP		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:2500 @A3	21-02	S179A-001	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '23	J.H	NMG	JC
Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.			

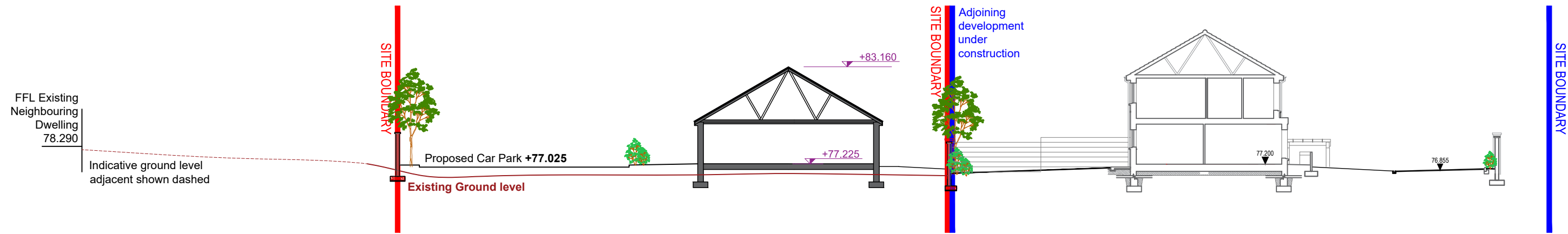


SITE SURVEY
1:500 @ A3



SECTION 179A

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Jean Ryan, A Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular Road, Daingean		
TITLE:	SITE SURVEY		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:500@A3	21-02	S179A-002	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '23	J.H	NMG	JC
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SITE SECTION

1:250 @ A3

SECTION 179A

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Jean Ryan, A Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular Road, Daingean		
TITLE:	SITE SECTION		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:250@A3	21-02	S179A-003	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '23	JJC	NMG	JC

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OSI SHEET NUMBER

3374-B
3374-D

HOUSE TYPES:

4 Bed Medical Needs Unit: 1 No
2 Bed Older Persons Dwellings: 9 No





SITE DENSITY

Dev Site Area: 0.27Ha
Density: 37 per Ha

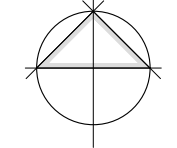
SITE AREA

Area:
2744m²
Public Open space:
As indicated 17.3%

SITE LEGEND

	House Type A: 4 Bedroom Bungalow	1 No.
	House Type B: 2 Bedroom OPD Terrace	6 No.
	House Type B1/ B22 Bed End Terrace OPD	2 No.
	House Type C: 2 Bed End Terrace OPD	1 No.

NORTH



SECTION 179A

Offaly County Council
Housing Capital,
Áras an Chontae, Tullamore
☎ 057 9346800



Ms. Jean Ryan, A Director of Services

PROJECT: Proposed Housing at Beechwood Court, Circular Road, Daingean

TITLE: SITE LAYOUT

SCALE: 1:500@A3	PROJECT No: 21-02	DRAWING No: S179A-004	REVISION:
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DATE: Dec '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: JC
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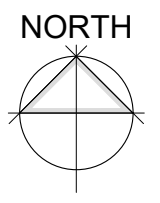


SITE LAYOUT
1:500 @ A3



HARD SURFACE AND LANDSCAPING

- ASPHALT ROAD & PARKING BAYS ALL TO ENGINEERS DETAILS
- CONCRETE PATHS TO FRONT GARDENS. TO ENGINEERS DETAIL LAID TO ENGINEERS DETAIL
- PUBLIC GRASS AREA: GRASS SOWN TO NEW CLEAN AND RUBBLE FREE TOPSOIL
- REAR LAWNS SOWN TO NEW CLEAN AND RUBBLE FREE TOPSOIL
- FEATURED PUBLIC PAVING TO DEMARCATATE THE SITE CIRCULATION IN ACCORDANCE WITH ARCHITECTS SPECIFICATION. LAID TO ENGINEERS SPECIFICATION.
- FEATURED COURTYARD PAVING IN ACCORDANCE WITH ARCHITECTS SPECIFICATION. LAID TO ENGINEERS SPECIFICATION.
- CONCRETE PATHS TO REAR GARDENS. TO ENGINEERS DETAIL
- NEW TREES. REFER TO SPECIFICATION FOR PLANTING DETAILS.



SITE LAYOUT - LANDSCAPING
1:500 @ A3

SECTION 179A

Offaly County Council
Housing Capital,
Áras an Chontae, Tullamore
☎ 057 9346800

Ms. Jean Ryan, A Director of Services

PROJECT: Proposed Housing at Beechwood Court, Circular Road, Daingean

TITLE: LANDSCAPE LAYOUT

SCALE: 1:500@A3	PROJECT No: 21-02	DRAWING No: S179A-005	REVISION:
DATE: Dec '23	DRAWN BY: J.H	CHECKED: NMG	APPROVED: JC

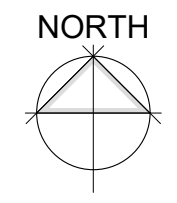
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WALL & BOUNDARY TYPES

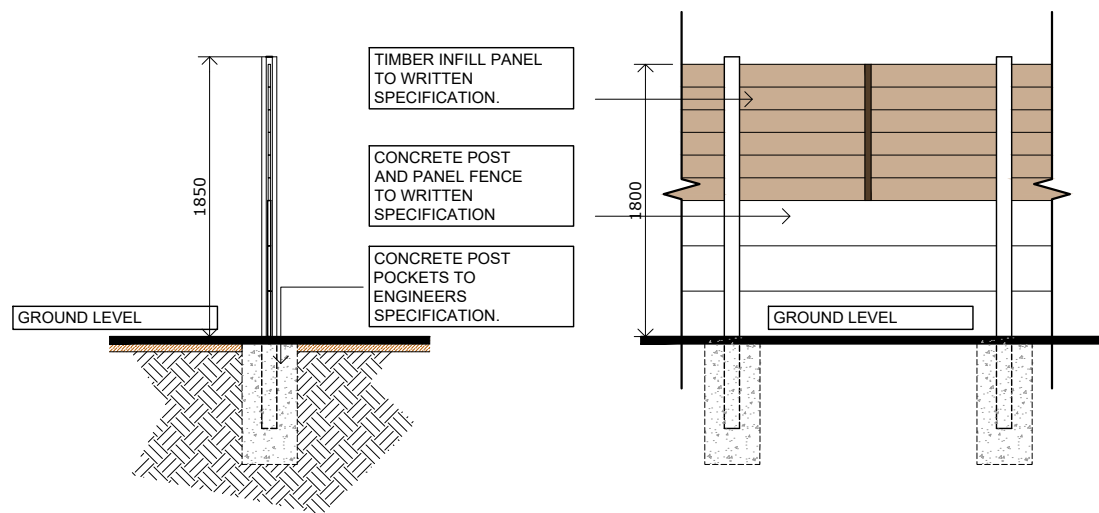
(A) 1.8m HIGH GARDEN WALLS [HALF CONCRETE POST & PLANK + HALF TIMBER INFILL]	
(B) GATE TO REAR 1.2M WIDE GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS	
(C) 600mm GALVANIZED RAILING	
(D) 2m HIGH CONCRETE BLOCK WALL	
(E) 1.8m HIGH CONCRETE BLOCK WALL	
(F) 900MM BLOCK WALL. TO LATER COLOUR SELECTION.	
(G) 1.2m BRICK BIN STORE SCREEN WALLS.	
(H) 2.4m HIGH CONCRETE BLOCK WALL	



BOUNDARY LEGEND
1:500 @ A3

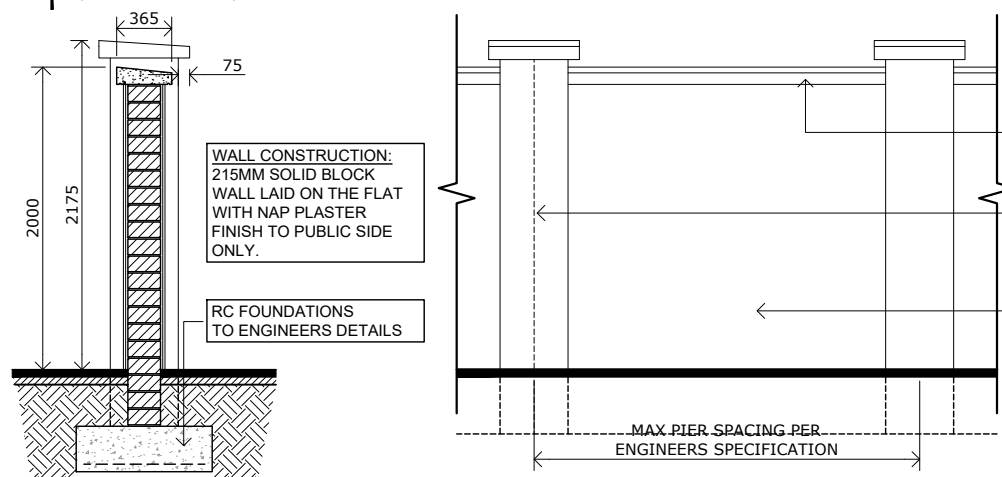
SECTION 179A

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Jean Ryan, A Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular road, Daingean		
TITLE:	BOUNDARY LEGEND		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:500@A3	21-02	S179A-006	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '23	J.H	NMG	JC
Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.			



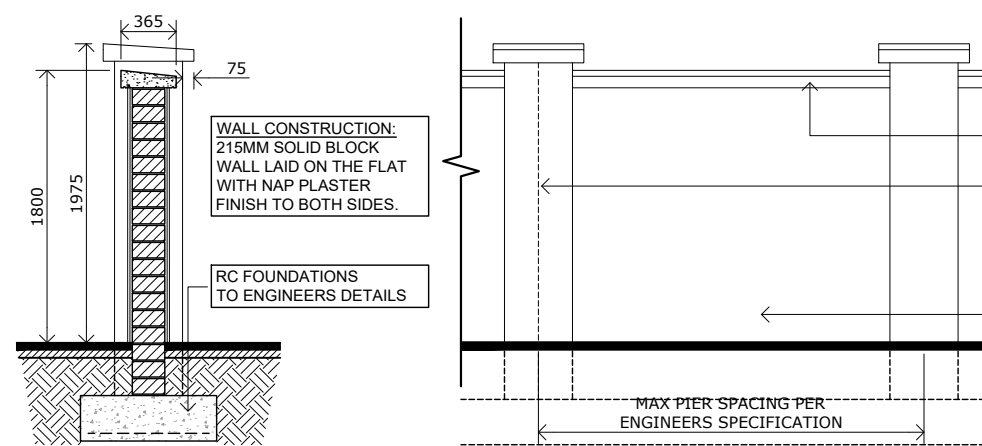
BOUNDARY TYPE "A" - HALF BLOCK HALF TIMBER FENCE

(Scale 1:50/A3)



BOUNDARY TYPE "B" - 1.8m TREATED TIMBER GATE

(Scale 1:50/A3)



BOUNDARY TYPE "C" - 600mm HIGH GALVANISED FENCE

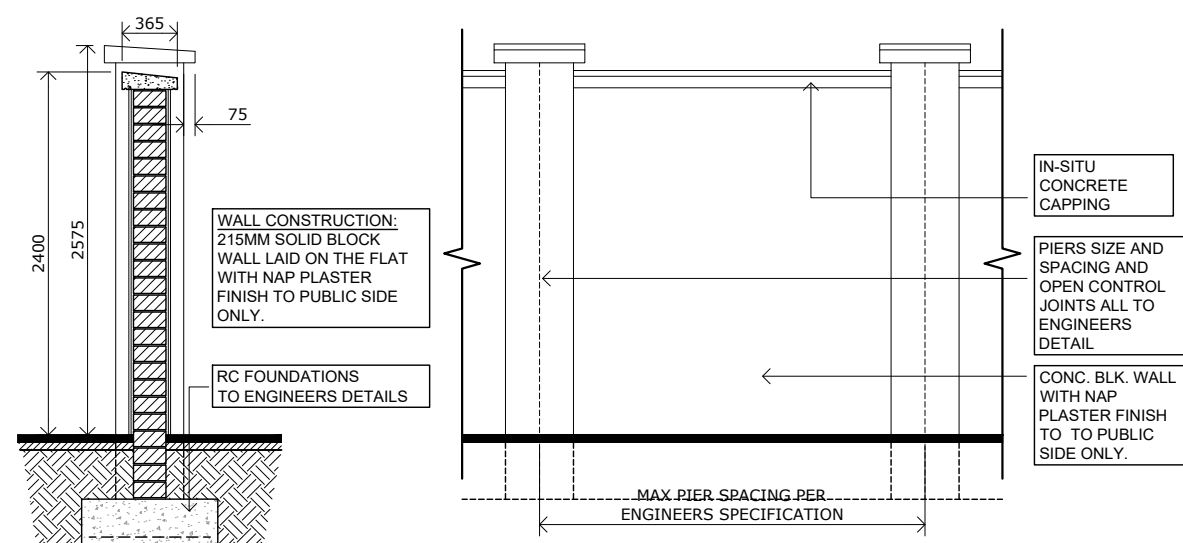
(Scale 1:50/A3)

WALL & BOUNDARY TYPES

- (A) 1.8m HIGH GARDEN WALLS [HALF CONCRETE POST & PLANK + HALF TIMBER INFILL]
- (B) GATE TO REAR 1.2M WIDE GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS
- (C) 600mm GALVANIZED RAILING
- (D) 2m HIGH CONCRETE BLOCK WALL
- (E) 1.8m HIGH CONCRETE BLOCK WALL
- (F) 900mm BLOCK WALL. TO LATER COLOUR SELECTION.
- (G) 1.2m BRICK BIN STORE SCREEN WALLS.
- (H) 2.4m HIGH CONCRETE BLOCK WALL

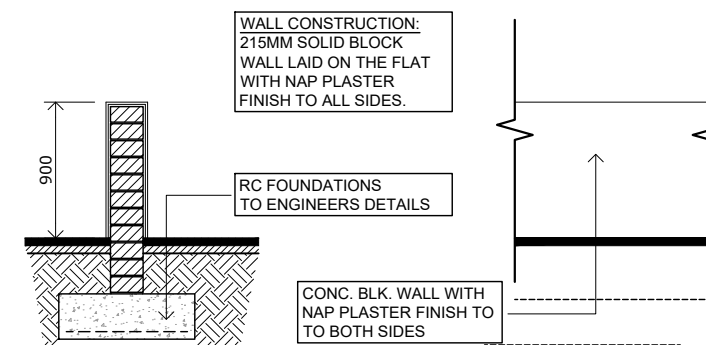
BOUNDARY TYPE "D" - 2m HIGH 215mm BLOCK WALL WITH PIERS

(Scale 1:50/A3)



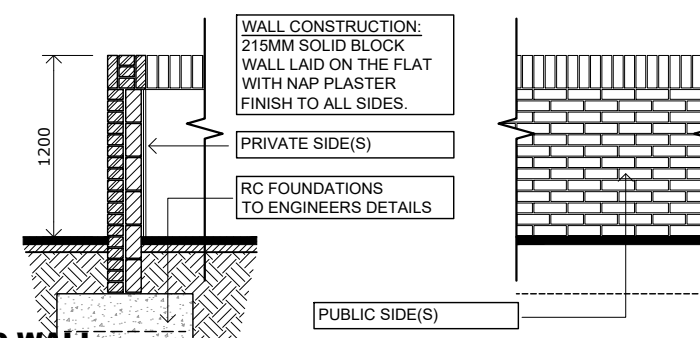
BOUNDARY TYPE "E" - 1.8m HIGH 215mm BLOCK WALL WITH PIERS

(Scale 1:50/A3)



BOUNDARY TYPE "F" - 900mm HIGH BLOCK WALL

(Scale 1:50/A3)



BOUNDARY TYPE "G" - 1.2m HIGH BRICK FACED WALL

(Scale 1:50/A3)

BOUNDARY TYPE "H" - 2.4m HIGH 215mm BLOCK WALL WITH PIERS

(Scale 1:50/A3)

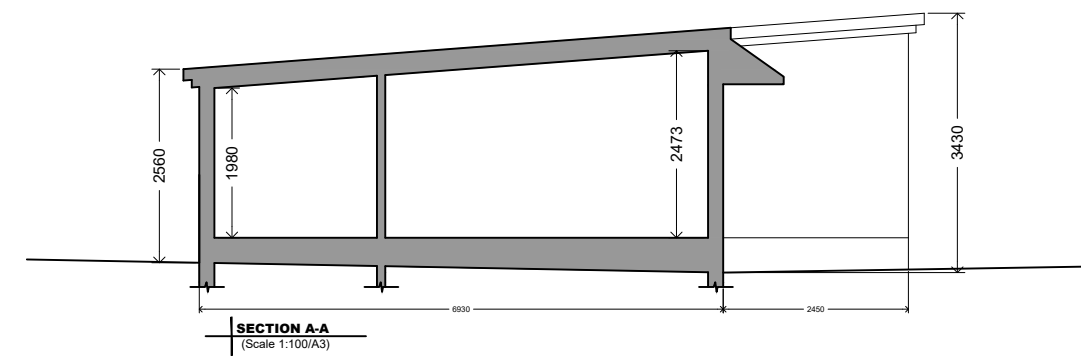
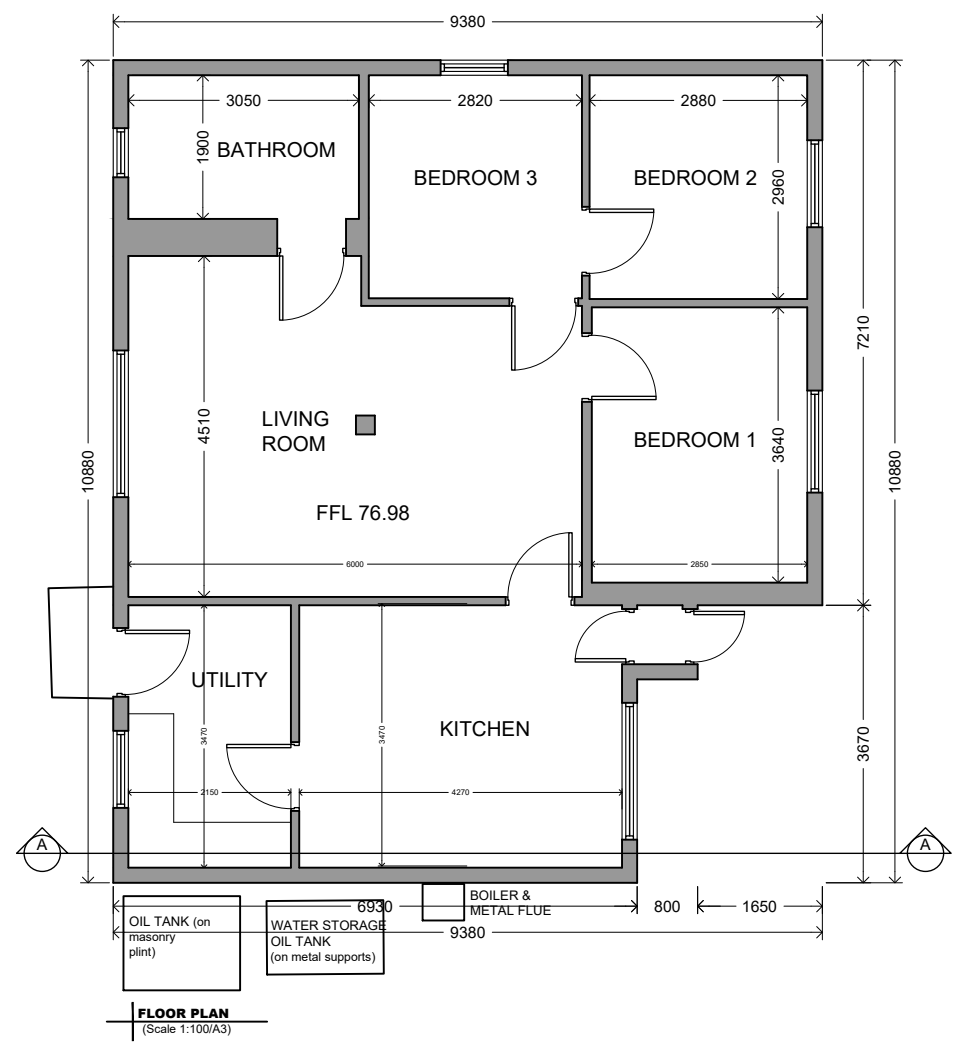
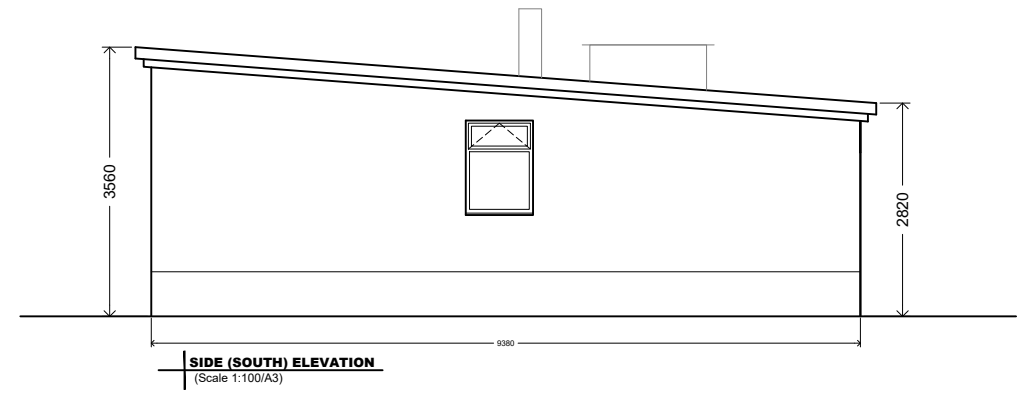
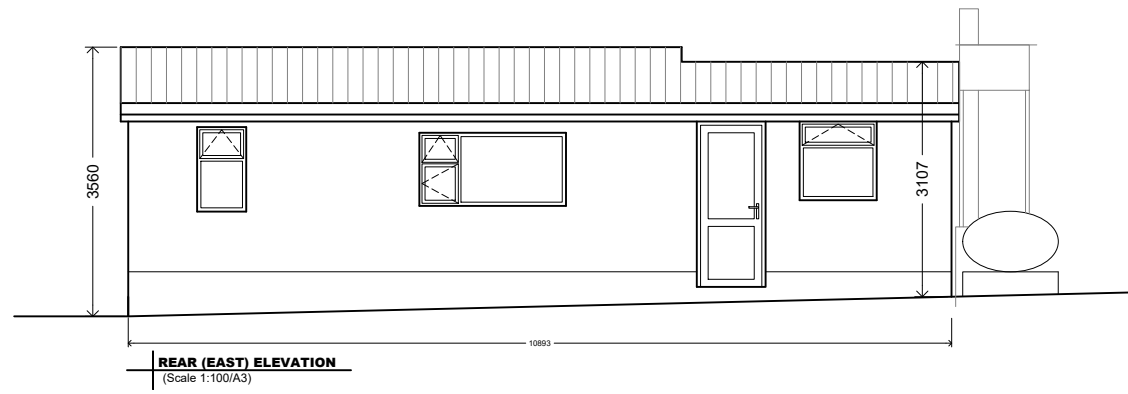
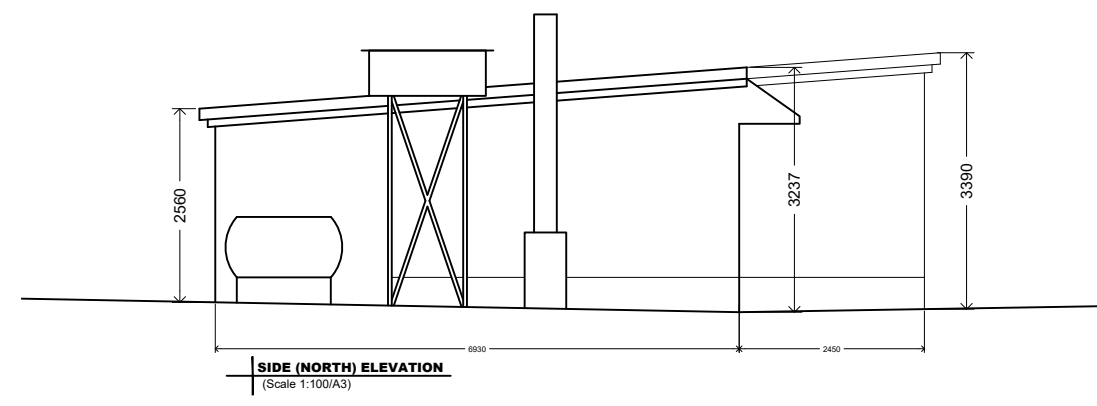
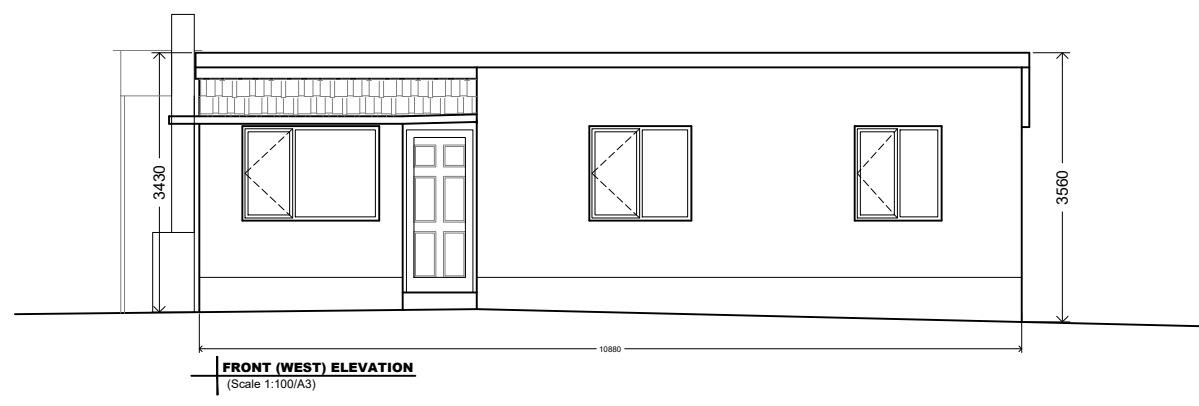
SECTION 179A

Offaly County Council
 Housing Capital,
 Áras an Chontae, Tullamore
 ☎ 057 9346800

Ms. Jean Ryan, A Director of Services

PROJECT:	Proposed Housing at Beechwood Court, Circular road, Daingean		
TITLE:	Site Boundary Details		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:50@A3	21-02	S179A-207	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '23	J.H	N.McG	J.C

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**EXISTING HOUSE TO
BE DEMOLISHED**

SECTION 179A

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Jean Ryan, A Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular road, Daingean		
TITLE:	EXISTING DWELLING PLANS		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:100@A3	21-02	S179A-008	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
15/12/2023	J.H	NMG	JC
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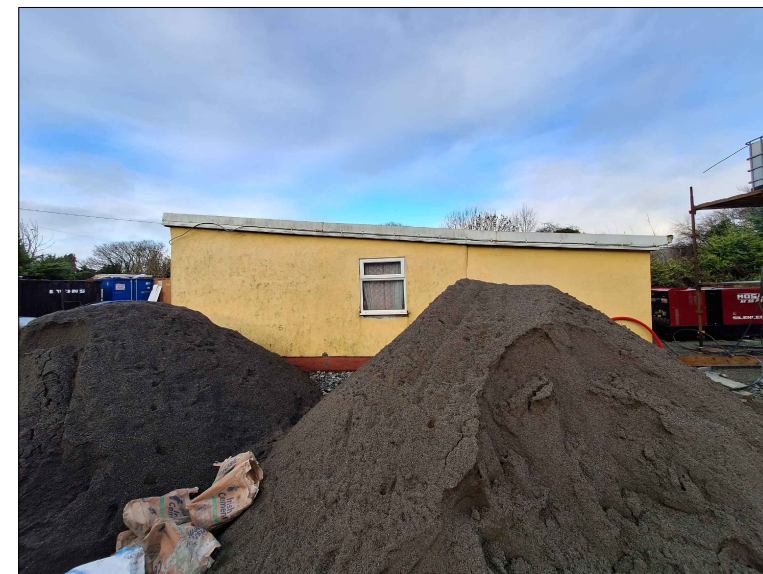
FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION




REAR (EAST) ELEVATION



SIDE (SOUTH) ELEVATION

SECTION 179A

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Ms. Jean Ryan, A Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular road, Daingean		
TITLE:	EXISTING DWELLING Ext PHOTO SURVEY		
SCALE: NTS	PROJECT No: 21-02	DRAWING No: S179A-009	REVISION:
DATE: 15/12/2023	DRAWN BY: SH	CHECKED: NMG	APPROVED: JC
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