

o'mahony pike



RESIDENTIAL DEVELOPMENT
Cross Guns Bridge,
133 Phibsborough Road, Dublin 7
for Bindford Ltd

SHD PLANNING APPLICATION

DESIGN STATEMENT
Section 7- Reductions of
architectural planning
application drawings

January - 2021

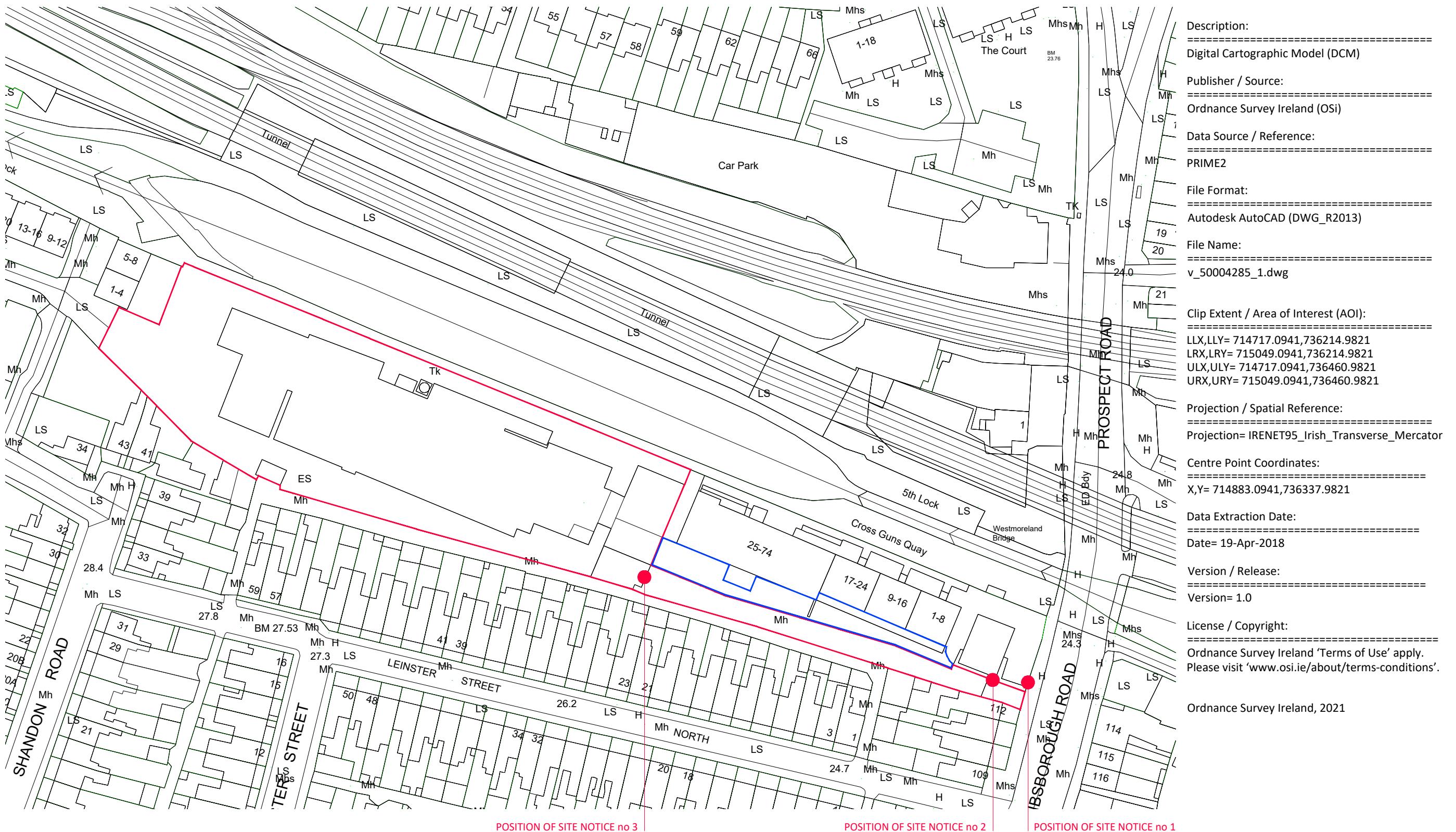
1723A-OMP-Design Statement
Section 7



07

**Reductions of
architectural planning
application drawings.**

Issue Format: E = email, K = disk/usb, H = hardcopy, U = upload (dropbox/cde etc.)				Date	29/01/21
Purpose of Issue: AR = as requested, P = preliminary, CR = comment & return, FA = for approval, PL = planning, DA = dac, FS = fsc, FI = for information, TS = tender, CS = construction, BC = building control				Purpose	PL
Sheet/File Identifier	Description	Scale	Size	Rev.	
1723A-OMP-00-00-DR-A-1000	Site Location Plan	1:1000	A3	x	
1723A-OMP-ZZ-B1-DR-A-1000	Proposed Basement Floor Plan	1:250	A1	x	
1723A-OMP-ZZ-00-DR-A-1000	Proposed Level 00 - Site plan	1:250	A1	x	
1723A-OMP-ZZ-00-DR-A-1001	Proposed Level 00 - Site plan	1:400	A1	x	
1723A-OMP-ZZ-ZZ-DR-A-2001	Site Elevation 01 - North East (to Canal)	1:200	A0	x	
1723A-OMP-ZZ-ZZ-DR-A-2002	Site Elevation 02 - South West	1:200	A0	x	
1723A-OMP-ZZ-ZZ-DR-A-2003	Site Elevations 03 & 04 - North West & South East	1:200	A0	x	
1723A-OMP-ZZ-ZZ-DR-A-3001	Site Sections - AA & BB	1:200	A0	x	
1723A-OMP-ZZ-ZZ-DR-A-3002	Site Sections - CC & DD	1:200	A0	x	
1723A-OMP-ZZ-ZZ-DR-A-3005	Refuse and bicycle stores	1:100	A0	x	
1723A-OMP-ZZ-ZZ-DR-A-3006	Existing boundary wall along the canal tow path - Record elevation and section	1:100	A0	x	
1723A-OMP-ZZ-ZZ-DR-A-3007	Existing boundary wall along the canal tow path - Existing and proposed Southern elevation	1:100	A0	x	
1723A-OMP-BA-00-DR-A-1000	Block A - Ground Floor Plan	1:100	A1	x	
1723A-OMP-BA-ZZ-DR-A-1001	Block A - Levels 01 - 02	1:100	A1	x	
1723A-OMP-BA-03-DR-A-1002	Block A - Level 03	1:100	A1	x	
1723A-OMP-BA-04-DR-A-1003	Block A - Level 04	1:100	A1	x	
1723A-OMP-BA-05-DR-A-1004	Block A - Level 05	1:100	A1	x	
1723A-OMP-BA-06-DR-A-1005	Block A - Level 06	1:100	A1	x	
1723A-OMP-BA-07-DR-A-1006	Block A - Roof Plan	1:100	A1	x	
1723A-OMP-BA-ZZ-DR-A-2010	Block A - Elevations	1:100	A0	x	
1723A-OMP-BB-00-DR-A-1000	Block B - Ground Floor Plan	1:100	A1	x	
1723A-OMP-BB-ZZ-DR-A-1001	Block B - Levels 01 - 05	1:100	A1	x	
1723A-OMP-BB-06-DR-A-1002	Block B - Level 06	1:100	A1	x	
1723A-OMP-BB-07-DR-A-1003	Block B - Roof Plan	1:100	A1	x	
1723A-OMP-BB-ZZ-DR-A-2011	Block B - Elevations	1:100	A0	x	
1723A-OMP-BC-00-DR-A-1000	Block C - Ground Floor Plan	1:100	A1	x	
1723A-OMP-BC-ZZ-DR-A-1001	Block C - Levels 01-06	1:100	A1	x	
1723A-OMP-BC-07-DR-A-1002	Block C - Level 07	1:100	A1	x	
1723A-OMP-BC-ZZ-DR-A-1003	Block C - Levels 08-10	1:100	A1	x	
1723A-OMP-BC-11-DR-A-1004	Block C - Level 11	1:100	A1	x	
1723A-OMP-BC-12-DR-A-1005	Block C - Roof Plan	1:100	A1	x	
1723A-OMP-BC-ZZ-DR-A-2012	Block C - Proposed North & South Elevations	1:100	A0	x	
1723A-OMP-BC-ZZ-DR-A-2013	Block C - Proposed East & West Elevations	1:100	A0	x	
1723A-OMP-ZZ-ZZ-DR-A-7000	Wintergardens - North East elevation (to Canal)	A0		x	
1723A-OMP-ZZ-01-DR-A-7001	Opposing windows diagram	1:100	A1	x	
1723A-OMP-ZZ-ZZ-DR-A-7002	Perforated metal screens on the South elevation	A1		x	
1723A-OMP-MDI-XX-DC-A-0001	Master Document Index	A3		x	
1723A-OMP-HQA	Housing Quality Assessment	A3		x	
1723A-OMP-Schedule	Schedule	A3		x	
1723A-OMP-Building Life Cycle Report	Building Life Cycle Report	A4		x	
1723A-OMP-Design Statement	Design Statement	A3		x	
1723A-OMP-Design Statement-Section 7	Design Statement-Section 7	A3		x	



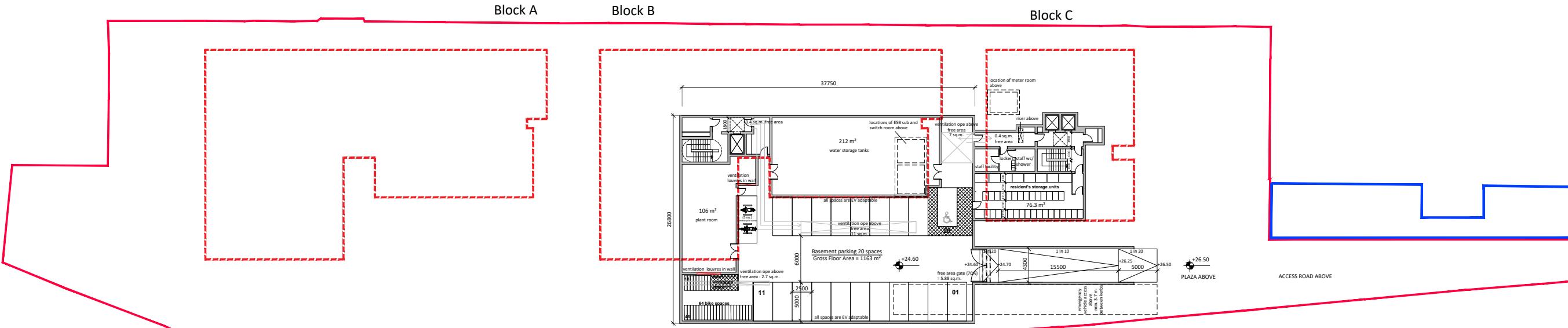
Site Location Plan - scale: 1:1000

Ordnance Survey Ireland License No. AR 0005021

- Application site outlined in red
- Lands in the ownership of the applicant

Revision Description	Date	Rev. No.	Issued by	Project No.	Scale @ A3: 1:1000
architecture urban design	Dublin	Cork		Project Lead:	Date Printed: 22-01-2021
email: info@omahonypike.com	The Chapel	26 South Mall		TS/JMP	Current Rev.:
tel: +353 1 202 7400	Mount St. Anne's	Cork City			
fax: +353 1 283 0822	Milltown, Dublin 6	D06 XN52 Ireland		Model No.:	1723A-OMP-00-00-DR-A-1000
www.omahonypike.com	T12 R2RV Ireland			Purpose:	Planning
Project:	Cross Guns Bridge				
Location:	Phibsborough, Dublin 7				
Client:	Bindford Ltd.				
Drawing Title:	Site Location Plan				
Drawing No.:	1723A-OMP-00-00-DR-A-1000				
	Suitability - Checked By - Date				

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Proposed Basement Floor Plan - scale 1:250

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Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A1: 1:250
				Project Lead: TS/JMP	Date Printed: 26-01-2021
				Drawn By: JMP	Current Rev.:
				Model No.: 1723A-OMP-ZZ-B1-DR-A-1000	Purpose: Planning
				Project: Cross Guns Bridge	
				Location: Phibsborough, Dublin 7	
				Client: Bindford Ltd.	
				Drawing Title: Proposed Basement Floor Plan	
				Drawing No.: 1723A-OMP-ZZ-B1-DR-A-1000	
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Proposed Level 00 - Site plan - 1/250 @ A1

Application site outlined in red Lands in the ownership of the applicant

Legend

- studios
- 1 Bed Apartments
- 2 Bed Apartments
- Tenant amenity
- Cafe / retail unit
- Traslucent glazing (windows / privacy screens)

Revision Description Date Rev. No. Issued by

o'mahony pike

architecture | urban design Dublin Cork
email: info@omahonypike.com The Chapel 26 South Mall
tel: +353 1 202 7400 Mount St. Anne's Cork City
fax: +353 1 283 0822 Milltown, Dublin 6 Co. Cork
www.omahonypike.com T12 R2R Ireland

Project No.: 1723A Scale @ A1: 1/250

Project Lead: TS/JMP Date Printed: 26-01-2021

Drawn By: JMP Current Rev.:

Model No.: 1723A-OMP-ZZ-00-DR-A-1000

Purpose: PLANNING

Project: Cross Guns Bridge
Location: Phibsborough, Dublin 7
Client: Bindford Ltd.

Drawing Title: Proposed Level 00 - Site plan
Drawing No.: 1723A-OMP-ZZ-00-DR-A-1000



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Scalability Checked By: Date



Proposed Level 00 - Site plan - 1/400 @ A1

Application site outlined in red Lands in the ownership of the applicant

Legend

- studios
- 1 Bed Apartments
- 2 Bed Apartments
- Tenant amenity
- Cafe / retail unit
- Translucent glazing (windows / privacy screens)

Revision Description Date Rev. No. Issued by

o'mahony pike

architectural urban design Dublin
email: info@omahonypike.com Iris Chapel
tel: +353 1 202 0400 Mount St. Anne's
fax: +353 1 283 0822 Milltown, Dublin 6
www.omahonypike.com D005 XN52 Ireland
T12 R2R Ireland

Project No.: 1723A Scale @ A1: 1/400

Project Lead: TS/JMP Date Printed: 26-01-2021

Drawn By: CPI Current Rev.:

Model No.: 1723A-OMP-ZZ-00-DR-A-1000

Purpose: PLANNING

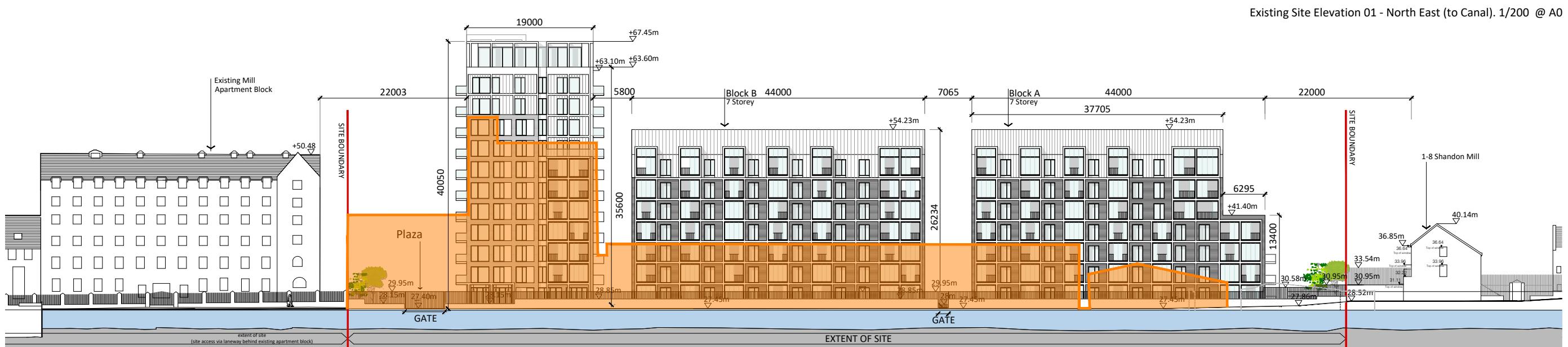
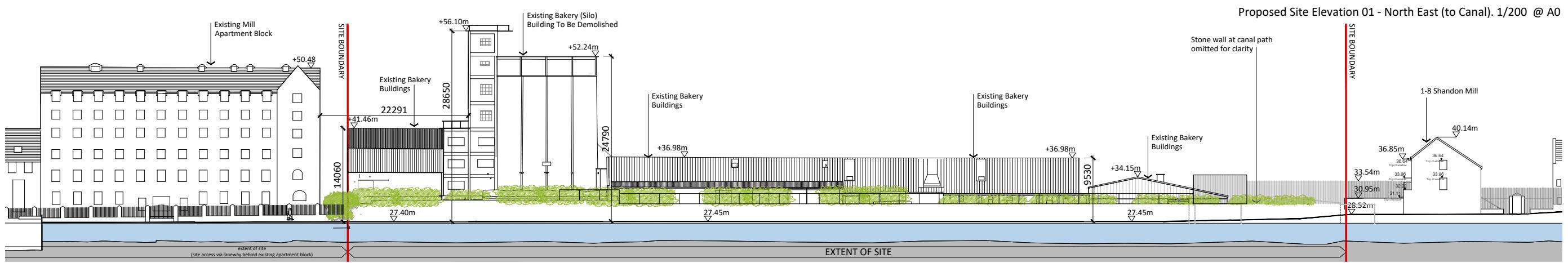
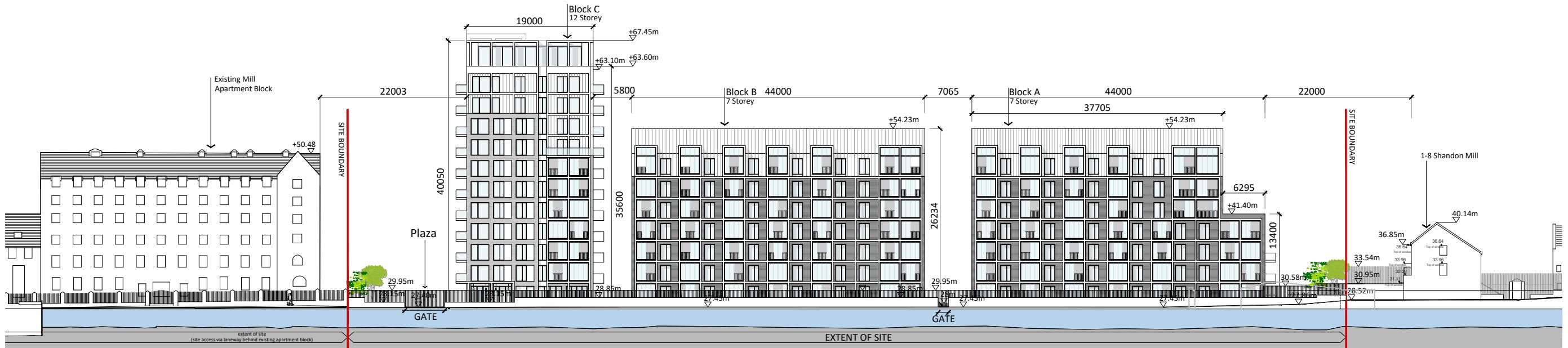
Project: Cross Guns Bridge
Location: Phibsborough, Dublin 7
Client: Bindford Ltd.

Drawing Title: Proposed Level 00 - Site plan
Drawing No.: 1723A-OMP-ZZ-00-DR-A-1001

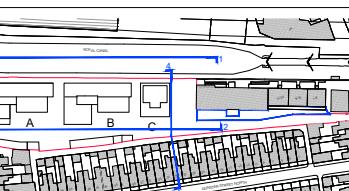
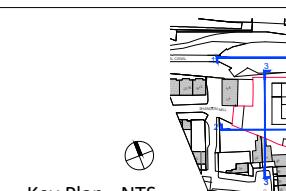


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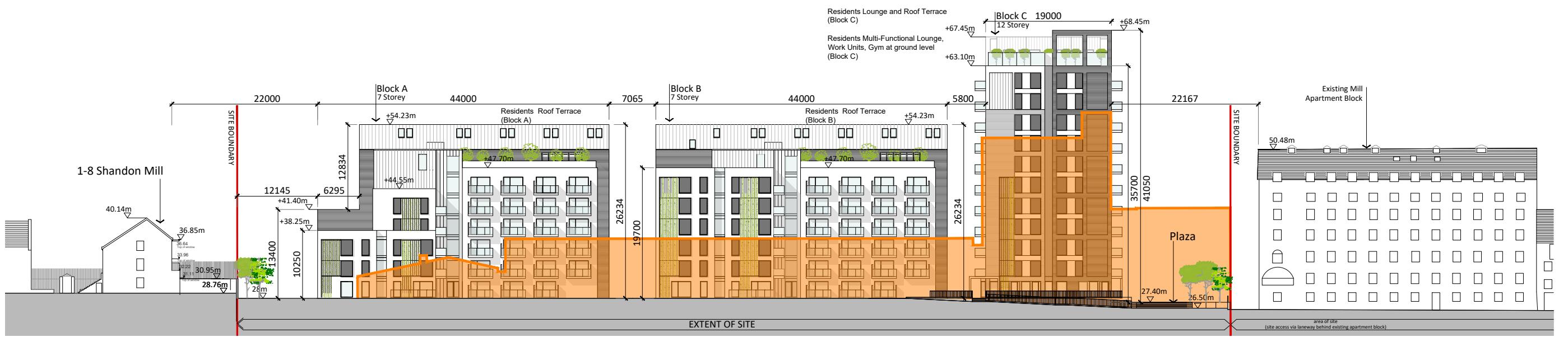
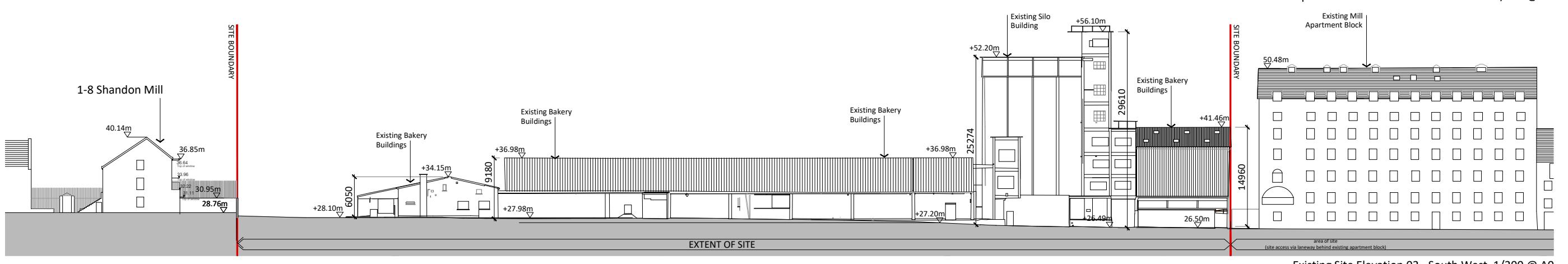
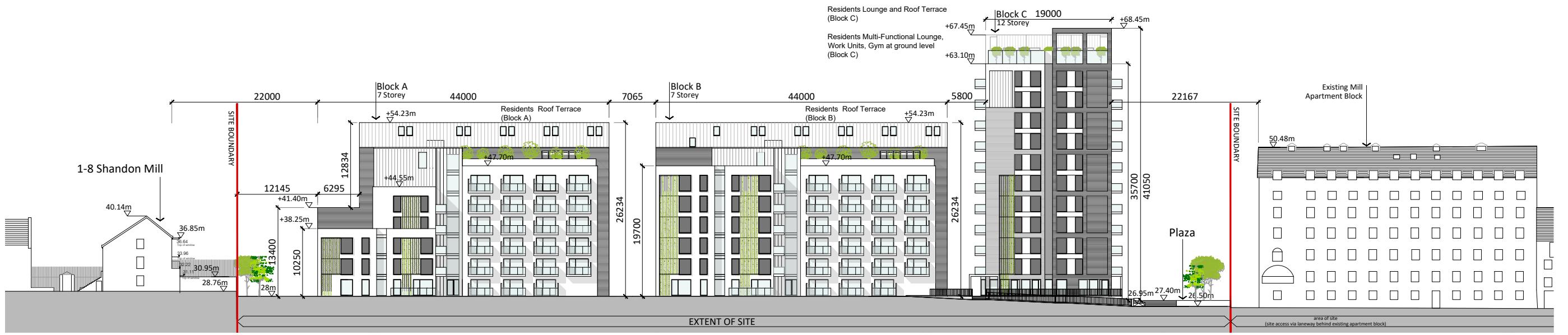
Suitability - Checked By - Date



Site Elevations 01 - North East (to Canal) _ 1/200 @ A0

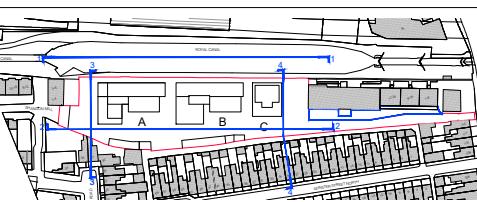


Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A0: 1:200
architecture urban design email: info@omahonypike.com tel: +353 1 283 0822 fax: +353 1 283 0822 www.omahonypike.com	The Chapel 26 South Mall Cross Guns Bridge Miltonown, Kilkenny D06 XN23 Ireland	Cork The Chapel 26 South Mall Cross Guns Bridge Miltonown, Kilkenny D06 XN23 Ireland	Project Lead: TS/MP Drawn By: RD/CPI Model No.: 1723A-OMP-ZZ-ZZ-DR-A-2001 Purpose: Planning	Project No.: 1723A	Scale Printed: 26-01-2021
				Project: Cross Guns Bridge Location: Philippsborough, Dublin 7 Client: Binford Ltd.	Project Lead: TS/MP Drawn By: RD/CPI Model No.: 1723A-OMP-ZZ-ZZ-DR-A-2001 Purpose: Planning
				Drawing Title: Site Elevation 01 - North East (to Canal) Drawing No.: 1723A-OMP-ZZ-ZZ-DR-A-2001	Drawing Title: Site Elevation 01 - North East (to Canal) Drawing No.: 1723A-OMP-ZZ-ZZ-DR-A-2001

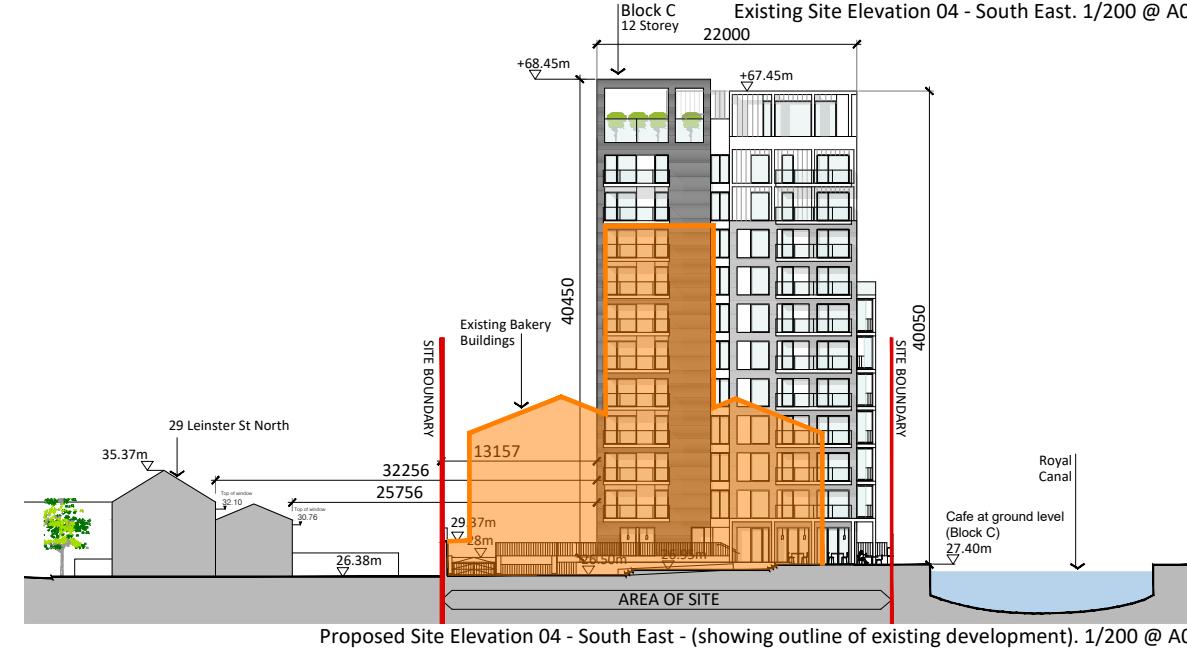
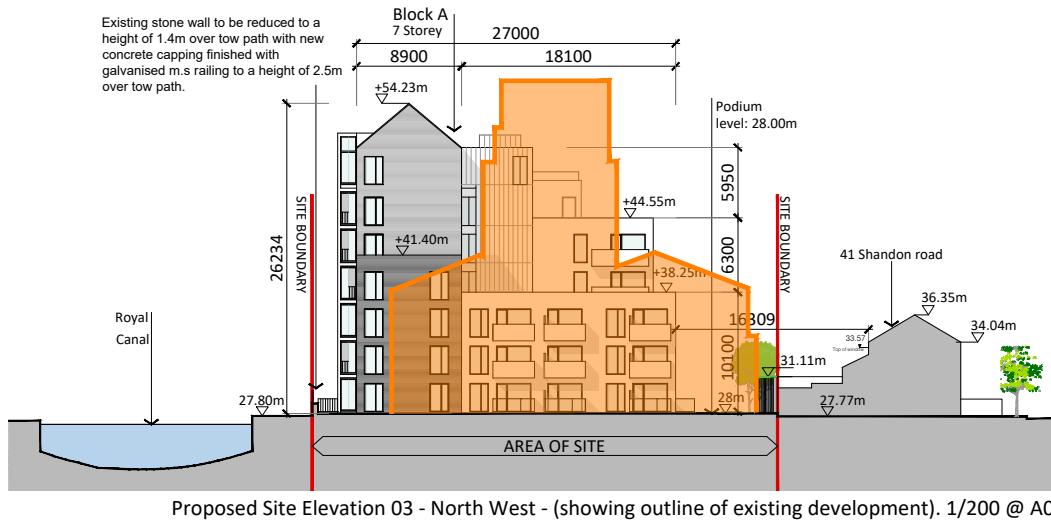
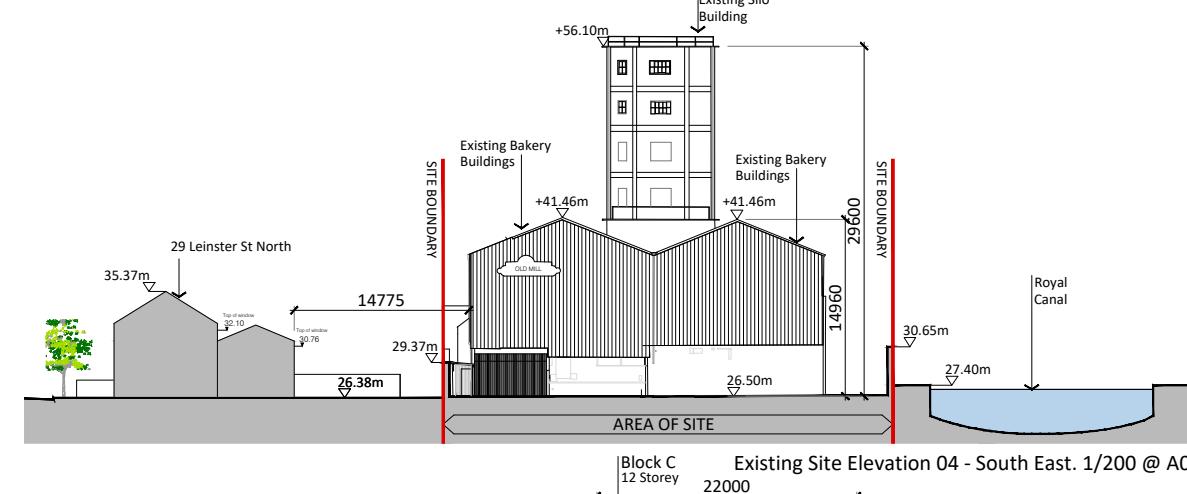
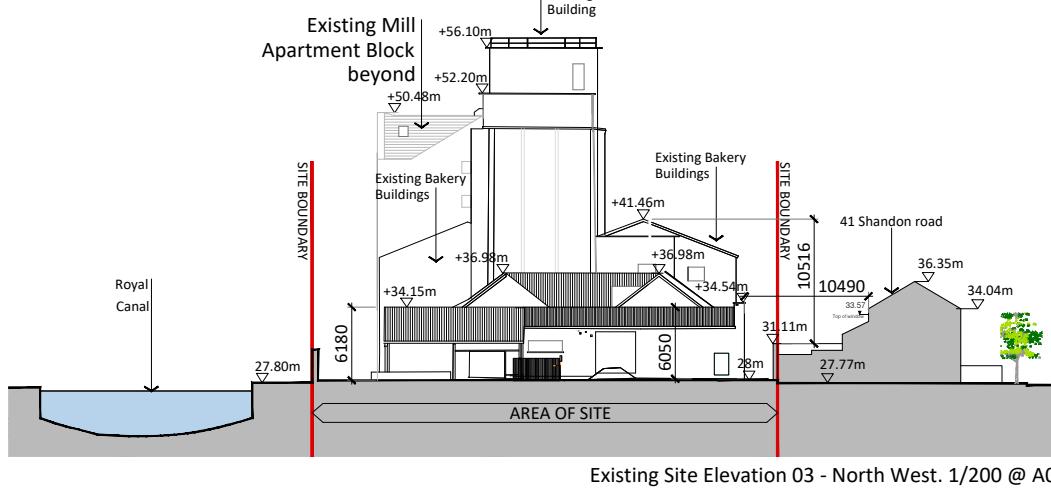
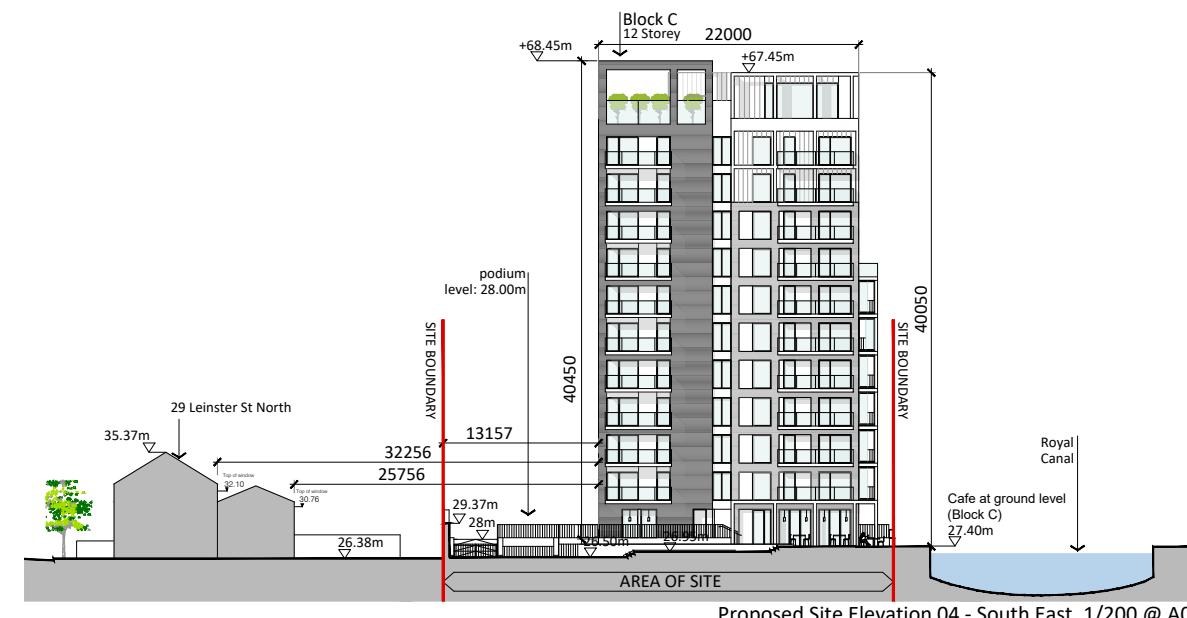
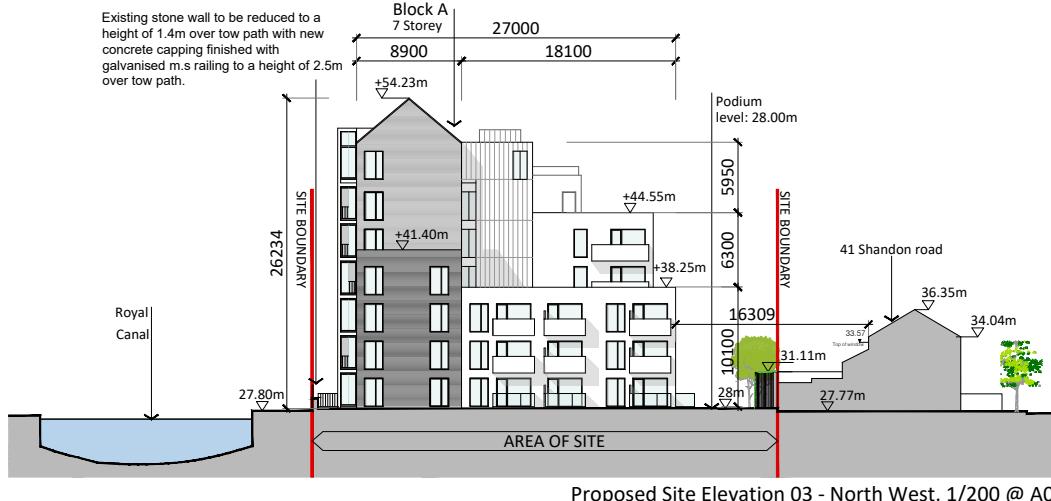


Site Elevations 02 - South West_1/200 @ A0

Key Plan - NTS

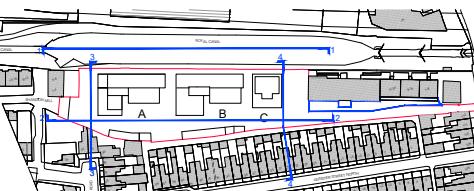


Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A0: 1:200
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Project: Cross Guns Bridge					
Location: Philippsborough, Dublin 7					
Client: Binford Ltd.					
Drawing Title: Site Elevation 02 - South West					
Drawing No.: 1723A-OMP-ZZ-ZZ-DR-A-2002					



Site Elevations 03 & 04 - North West & South East_1/200 @ A0

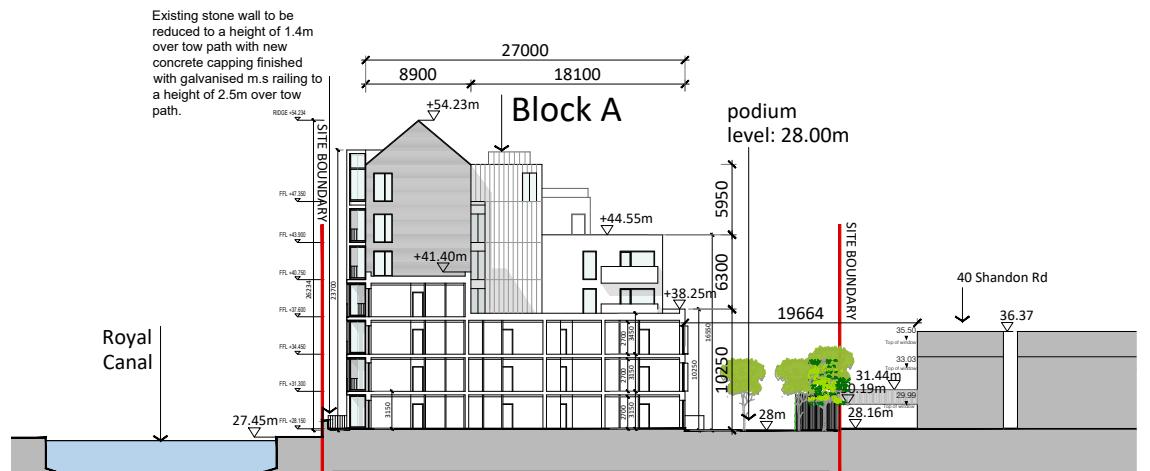
Key Plan - NTS



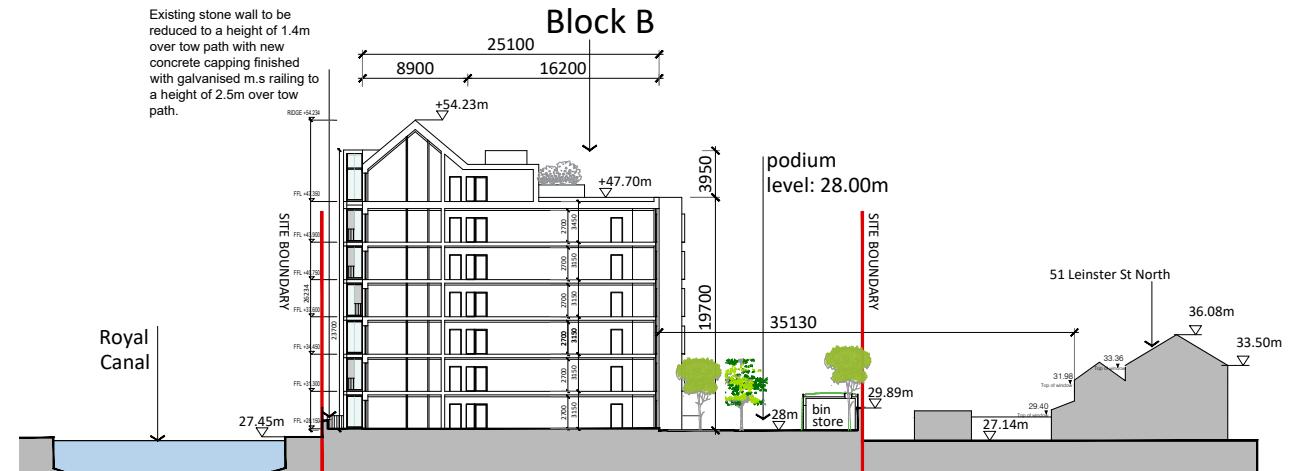
Revision Description	Date	Rev. No.	Issued by
			o'mahony pike
architecture urban design email: info@omahonypike.com tel: +353 1 283 0822 fax: +353 1 283 0822 www.omahonypike.com			Dublin The Chapel 26 South Mall D12 K2W2 Cork The Chapel 26 South Mall D12 K2W2 Milton, Dublin 6 Co. Cork T12 K2W2 Ireland
			Project No.: 1723A Scale @ A0: 1:200 Project Lead: TS/MP Drawn By: RD/CPI Model No.: 1723A-OMP-ZZ-ZZ-DR-A-2001 Current Rev.:
			Planning
Project: Location: Client:	Cross Guns Bridge Philippsborough, Dublin 7 Binford Ltd.		
Drawing Title:	Site Elevations 03 & 04 - North West & South East		
Drawing No.:	1723A-OMP-ZZ-ZZ-DR-A-2003		

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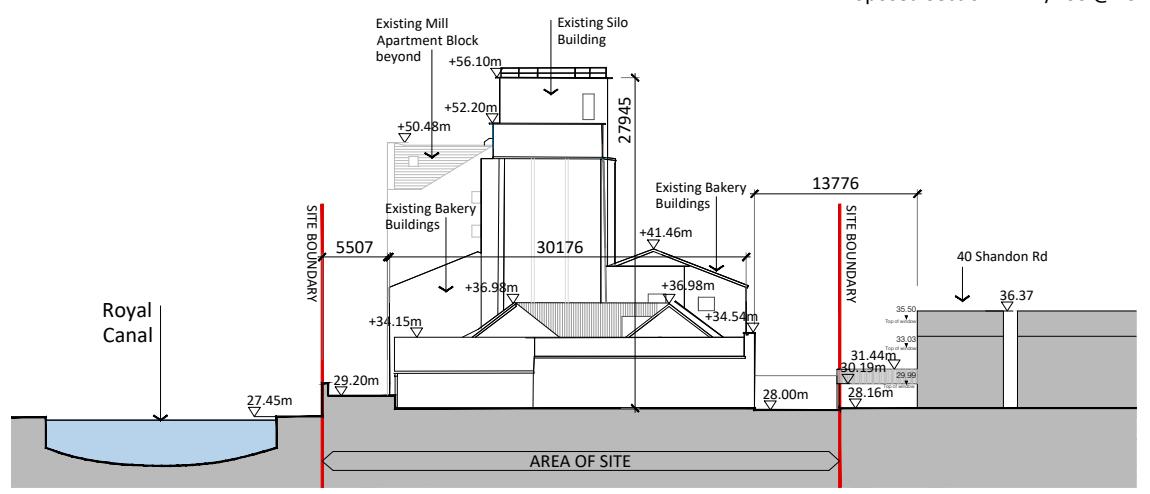
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Project Lead: TS/MP
Drawn By: RD/CPI
Model No.: 1723A-OMP-ZZ-ZZ-DR-A-2001
Current Rev.:
Planning



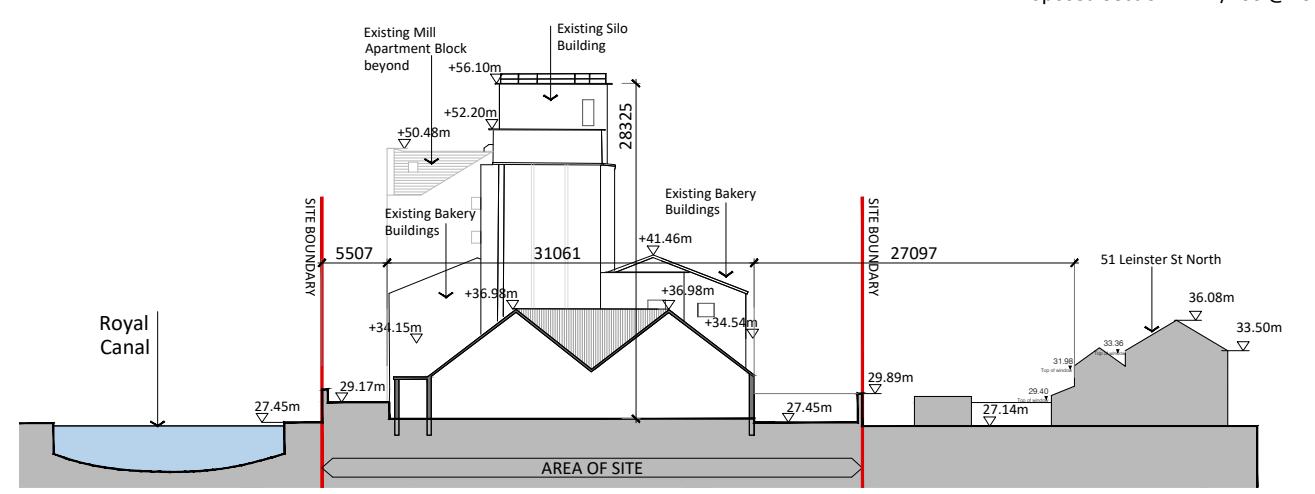
Proposed Section AA. 1/200 @ A0



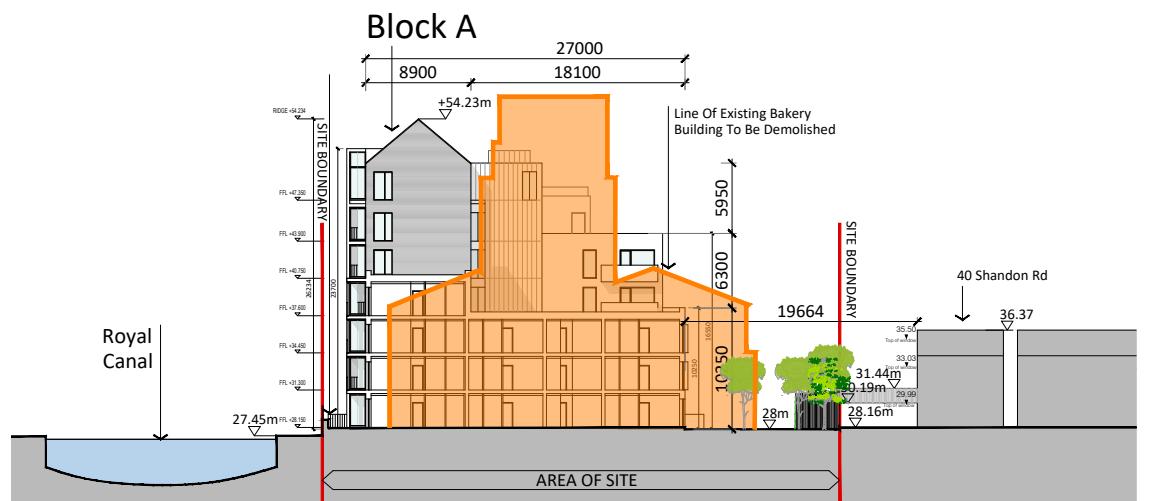
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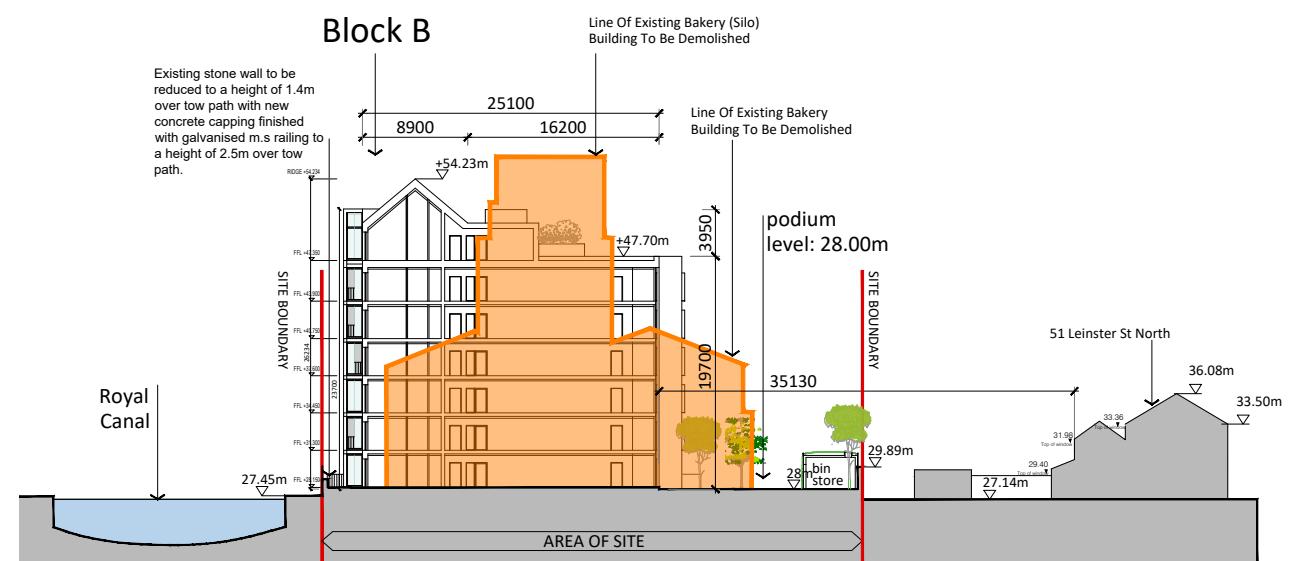
Existing Section AA. 1/200 @ A0



Existing Section BB. 1/200 @ A0



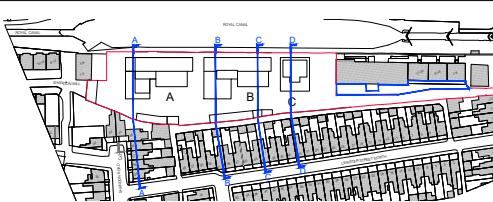
Proposed Section AA - (showing outline of existing development). 1/200 @ A0



Proposed Section BB - (showing outline of existing development). 1/200 @ A0

Site Sections - AA & BB_1/200 @ A0

Key Plan - NTS



Revision Description

Date

Rev. No.

Issued by

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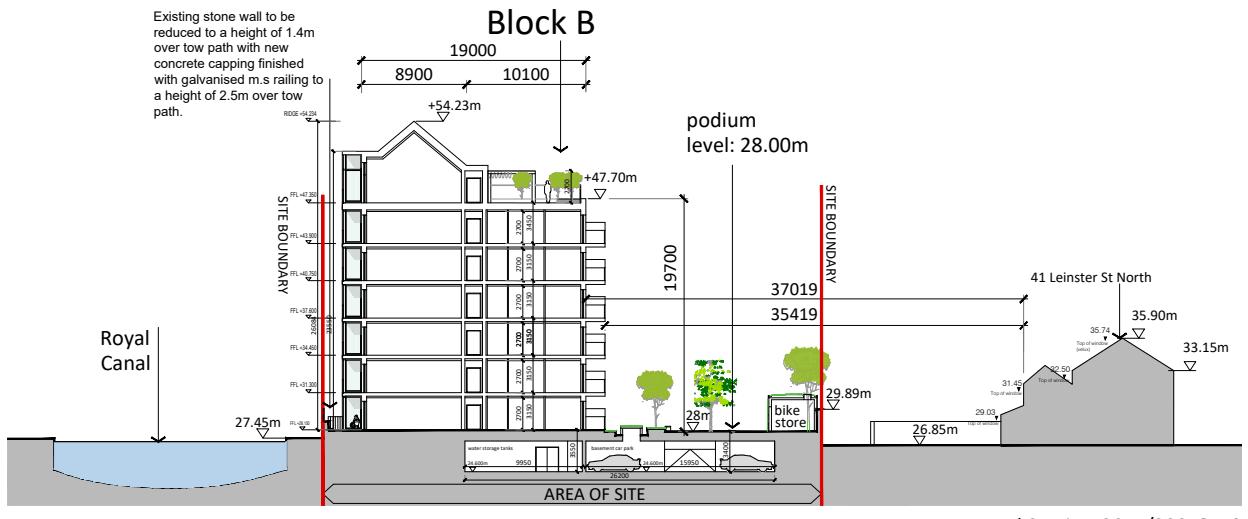
Project No.: 1723A Scale @ A0: 1:200
Project Lead: TS/MP Date Printed: 26-01-2021
Drawn By: RD/CPI Current Rev.:
Model No.: 1723A-OMP-ZZ-ZZ-DR-A-3001
Purpose: Planning

architecture | urban design Dublin, Cork
email: info@omahonypike.com The Chapel 26 South Mall
tel: +353 1 283 0822 10th Floor, The Chapel, Cork
fax: +353 1 283 0822 Miltown, Dublin 6
www.omahonypike.com Co. Cork
D06 XN23 Ireland T12 K2H Ireland

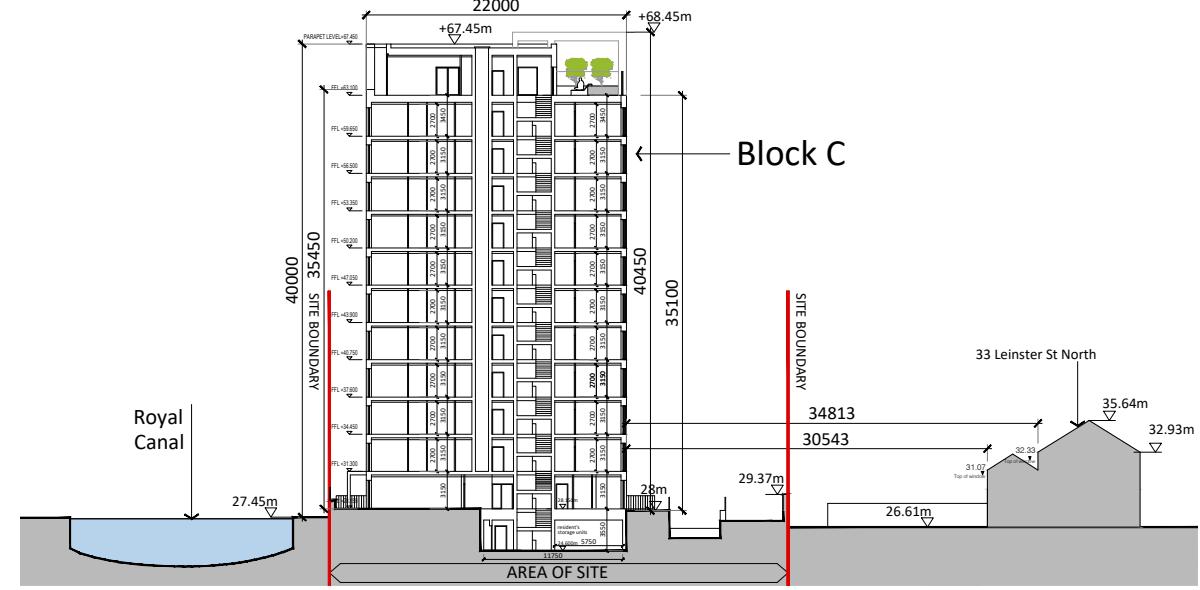
Project: Cross Guns Bridge
Location: Phibsborough, Dublin 7
Client: Binford Ltd.

Drawing Title: Site Sections - AA & BB
Drawing No.: 1723A-OMP-ZZ-ZZ-DR-A-3001
Information Contained In This Document

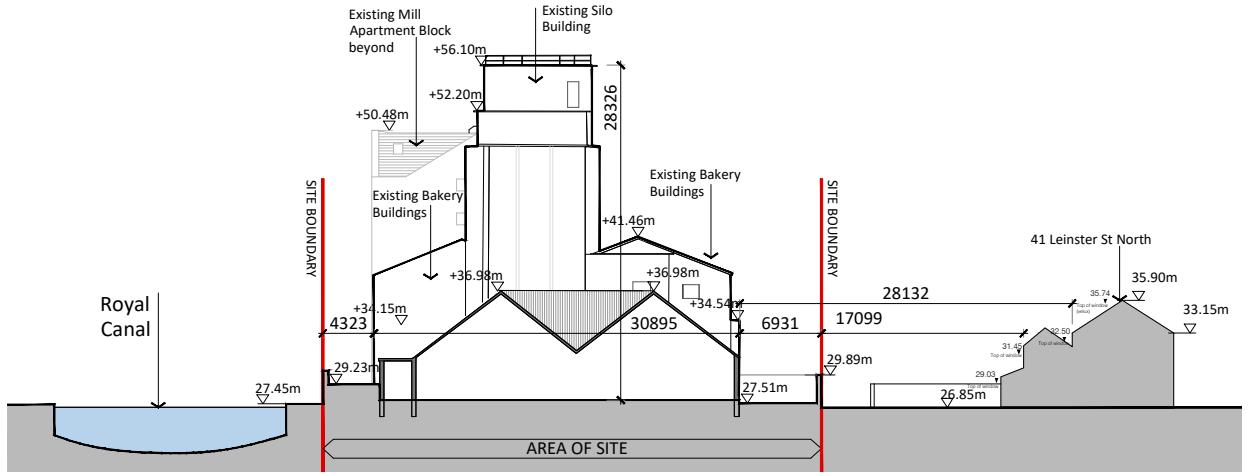
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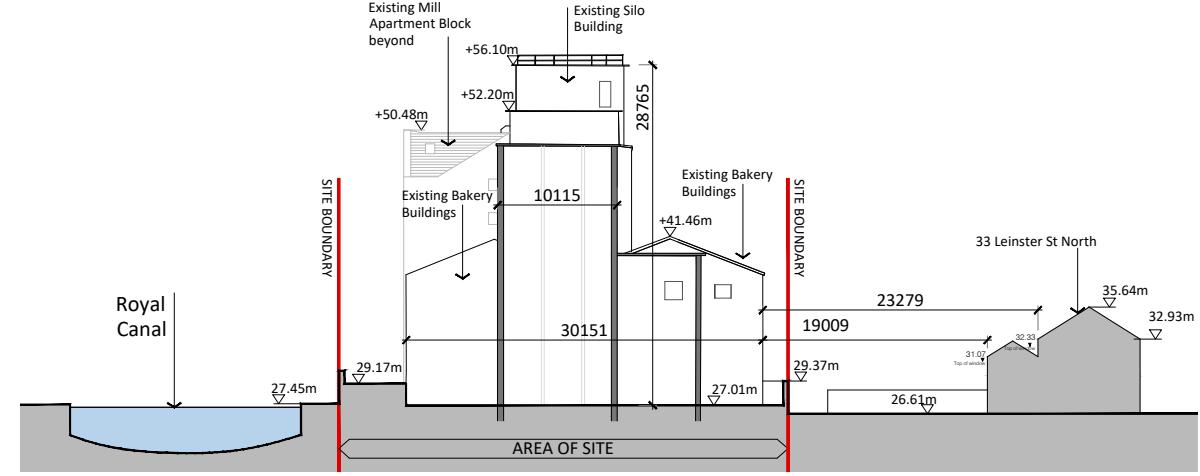
Proposed Section CC. 1/200 @ A0



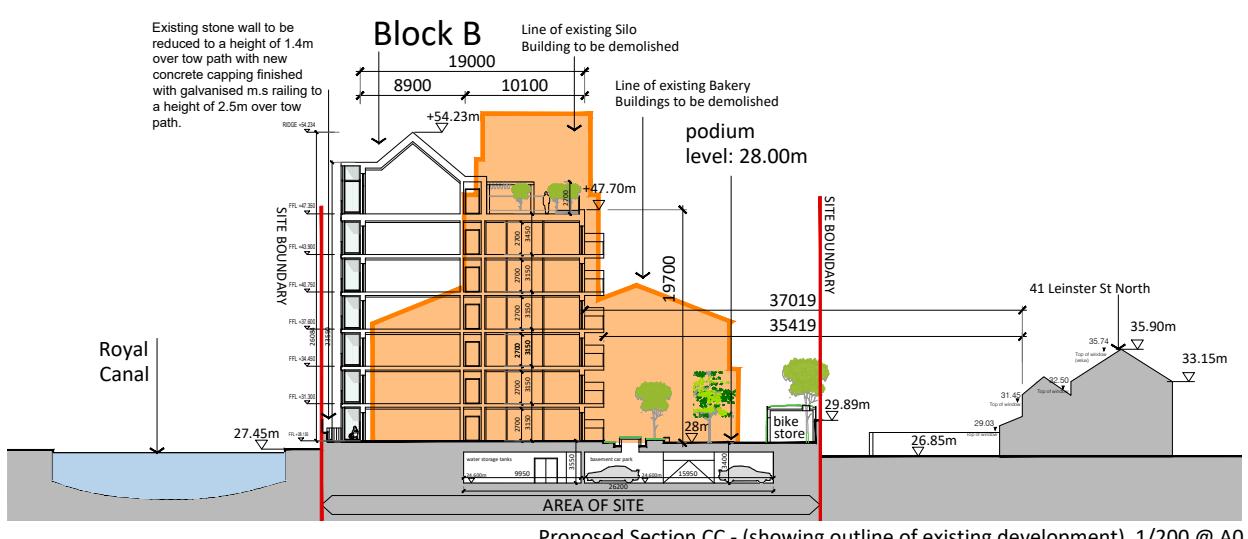
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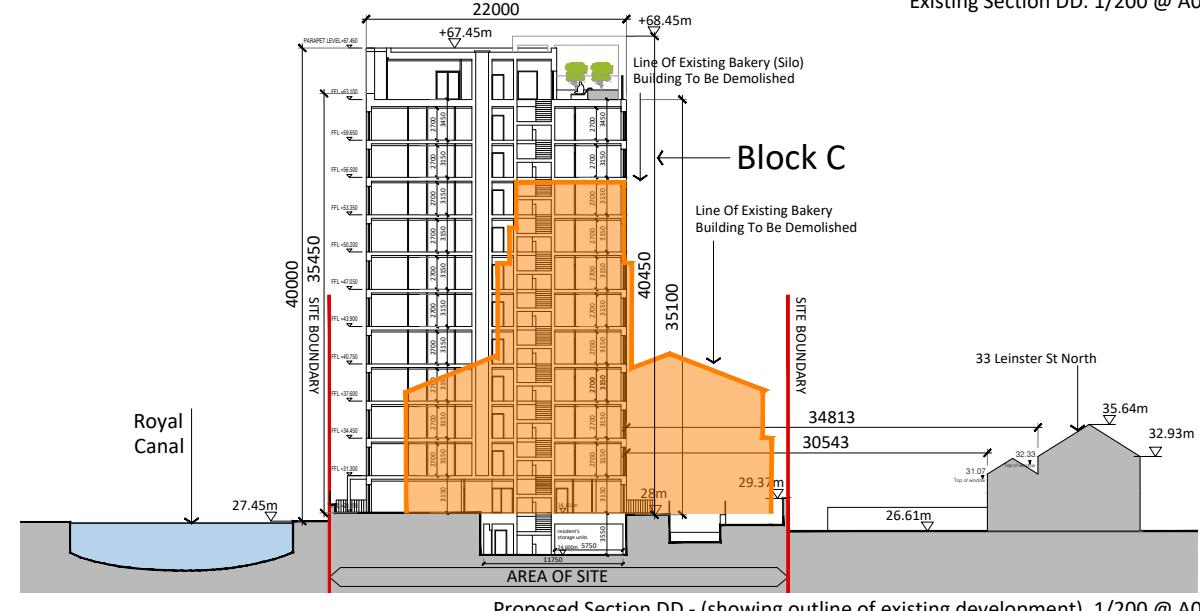
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Existing Section DD. 1/200 @ A0



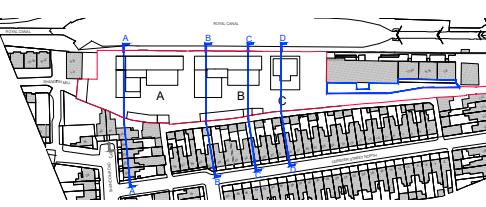
Proposed Section CC - (showing outline of existing development). 1/200 @ A0



Proposed Section DD - (showing outline of existing development). 1/200 @ A0

Site Sections - CC & DD_1/200 @ A0

Key Plan - NTS



Revision Description

Date Rev. No. Issued by

o'mahony pike

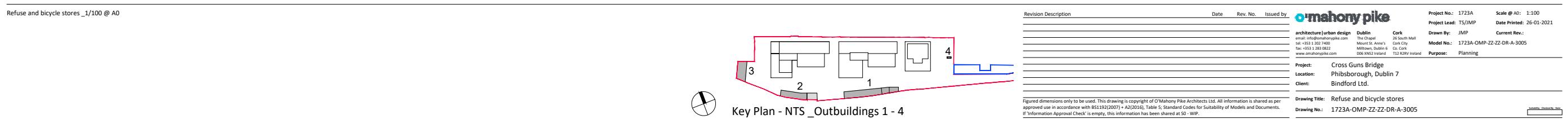
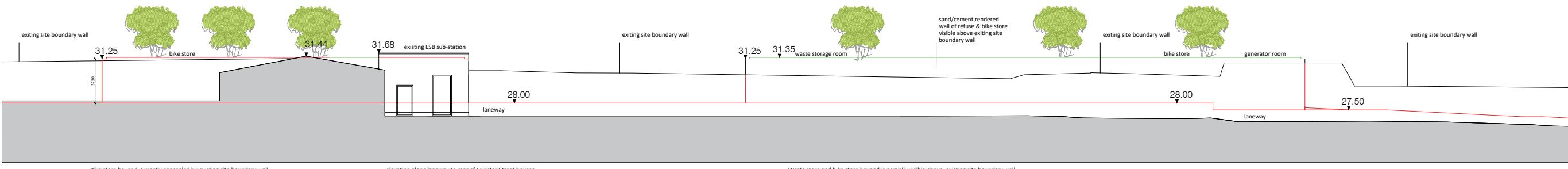
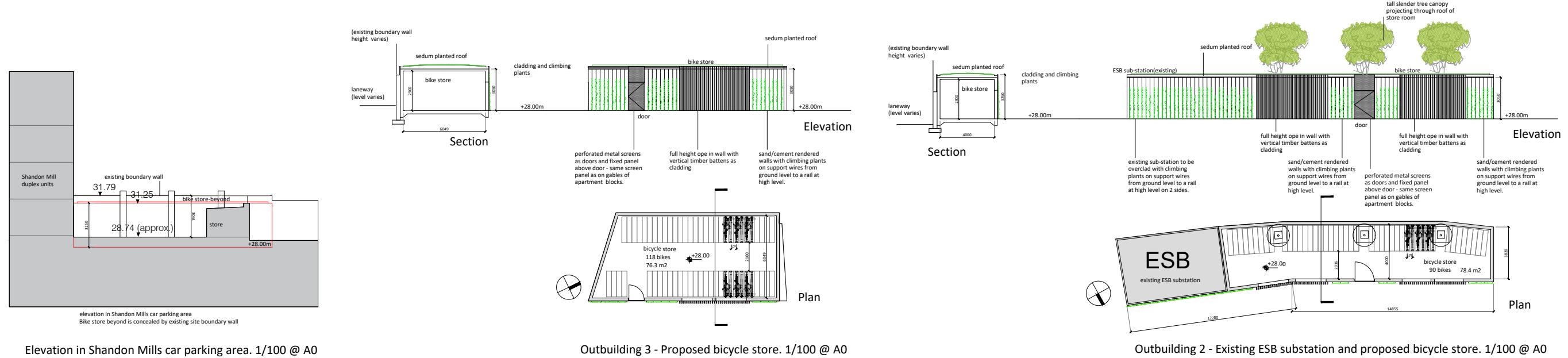
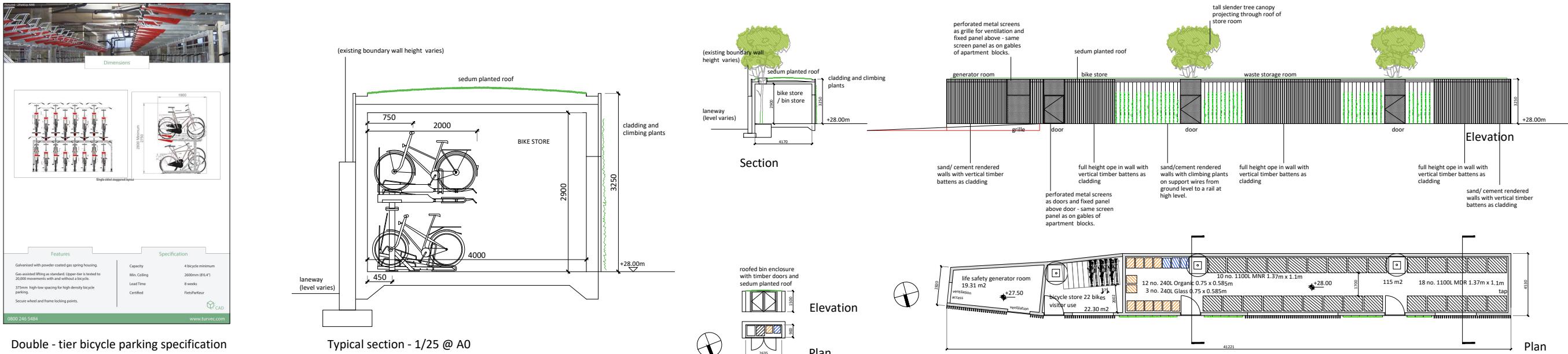
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Project Lead: TS/MP Date Printed: 26-01-2021
Drawn By: RD/CPI Current Rev.:
Model No.: 1723A-OMP-ZZ-ZZ-DR-A-3001
Purpose: Planning

architecture urban design
email: info@omahonypike.com
tel: +353 1 283 0822
fax: +353 1 283 0822
www.omahonypike.com

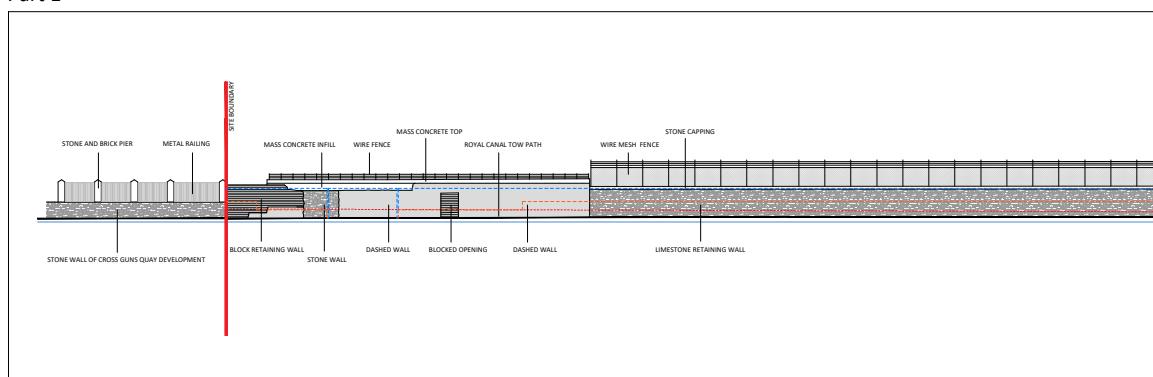
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Project: Cross Guns Bridge
Location: Phibsborough, Dublin 7
Client: Binford Ltd.
Drawing Title: Site Sections - CC & DD
Drawing No.: 1723A-OMP-ZZ-ZZ-DR-A-3002

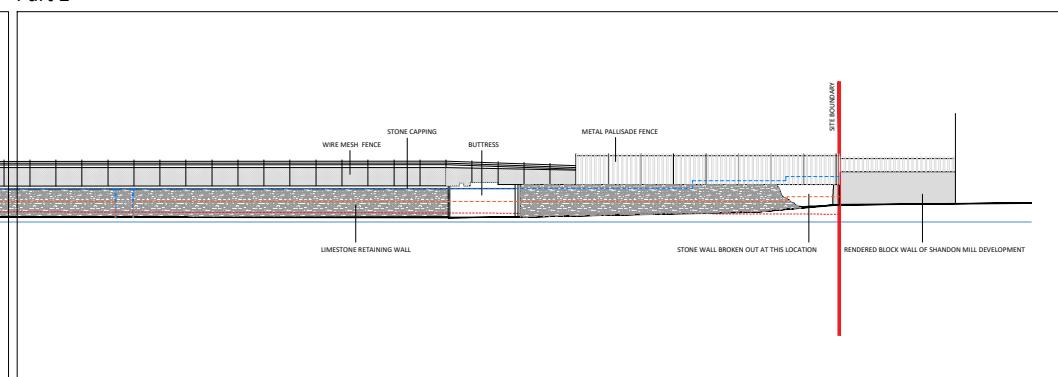
Intended Use: Site



Part 1

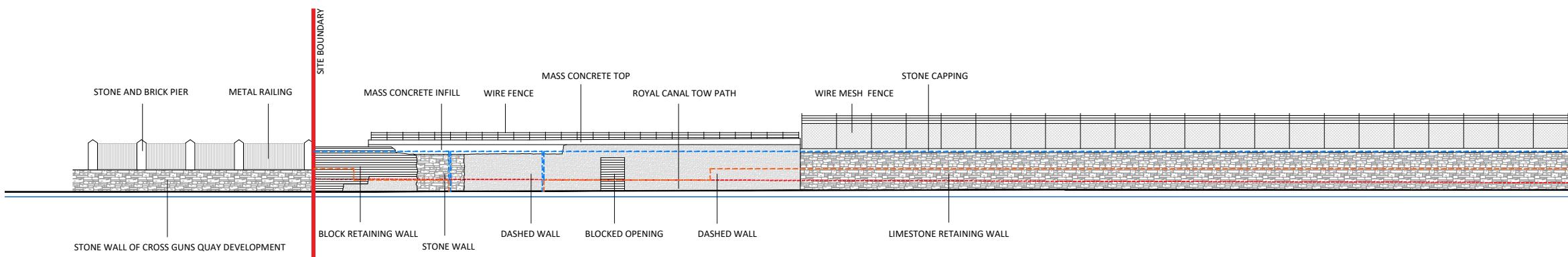


Part 2

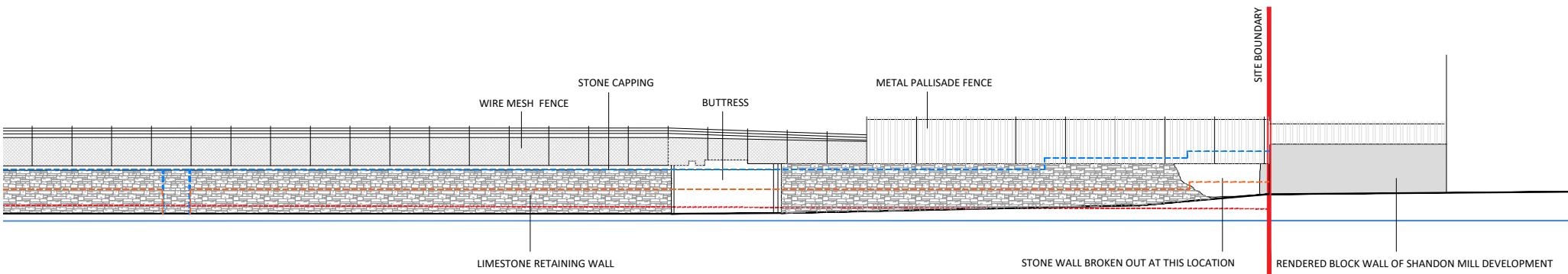


Record elevation of the existing boundary wall along the canal tow path. 1/200 @ A0

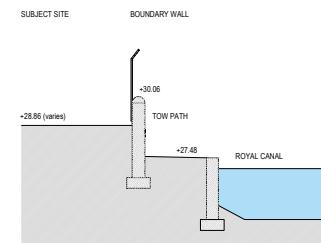
PROPOSED MAIN SITE LEVEL +28.00 m
 TOW PATH
 WATER LEVEL
 PROPOSED HEIGHT OF RETAINED SECTION OF EXISTING BOUNDARY WALL
 PROPOSED STEEL RAILING ON TOP OF LOWERED WALL (TO A HEIGHT OF 2.5 m OVER TOW PATH LEVEL) + ACCESS GATES TO THE DEVELOPMENT



Record elevation of the existing boundary wall along the canal tow path. (Part 1) - 1/100 @ A0

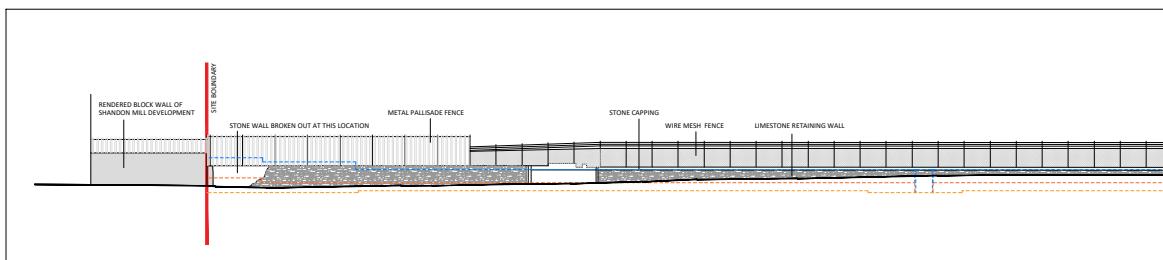


Record elevation of the existing boundary wall along the canal tow path. (Part 2) - 1/100 @ A0

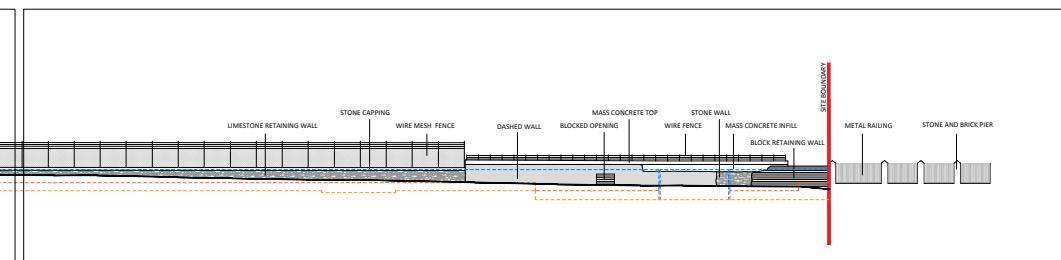


Record section - 1/100 @ A0

Part 1

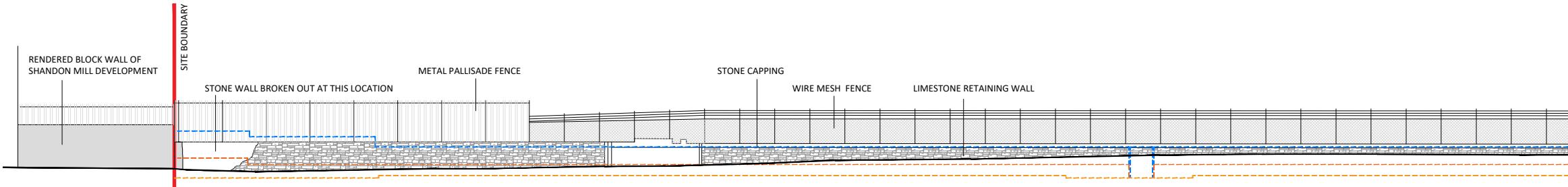


Part 2

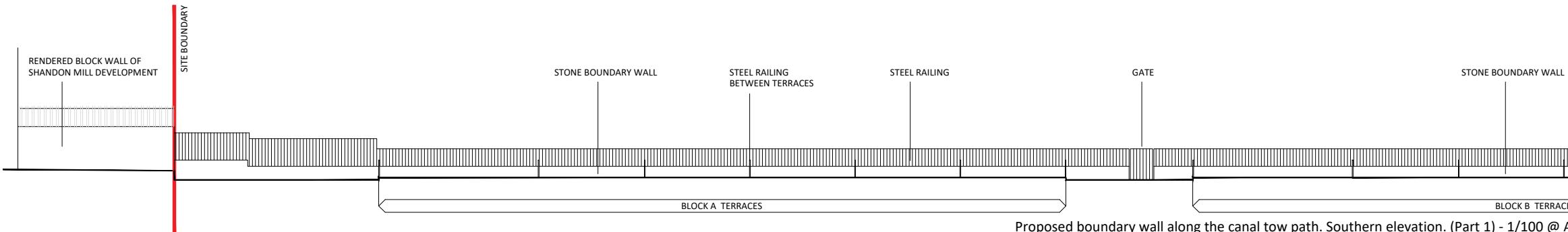


PROPOSED MAIN SITE LEVEL +28.00 m
 PROPOSED HEIGHT OF RETAINED SECTION OF EXISTING BOUNDARY WALL
 PROPOSED STEEL RAILING ON TOP OF LOWERED WALL
 (TO A HEIGHT OF 2.5 m OVER TOW PATH LEVEL) +
 ACCESS GATES TO THE DEVELOPMENT

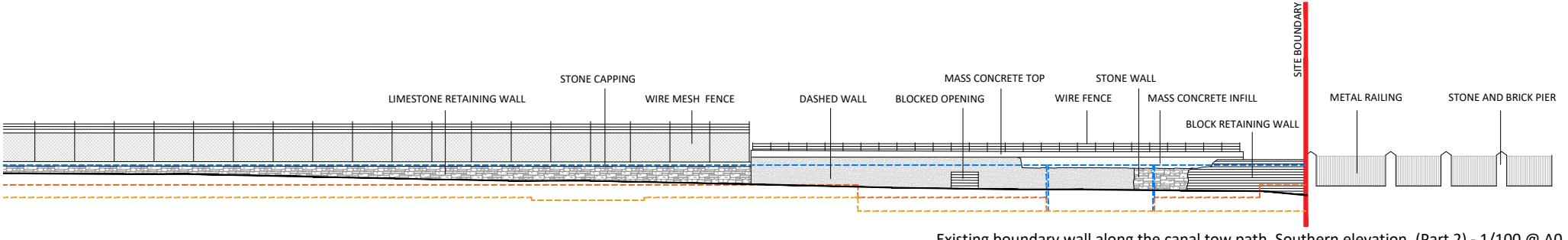
Existing boundary wall along the canal tow path. Southern elevation 1/200 @ A0



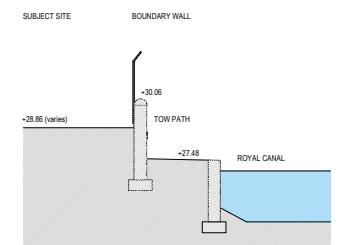
Existing boundary wall along the canal tow path. Southern elevation. (Part 1) - 1/100 @ A0



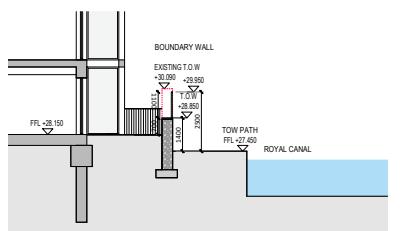
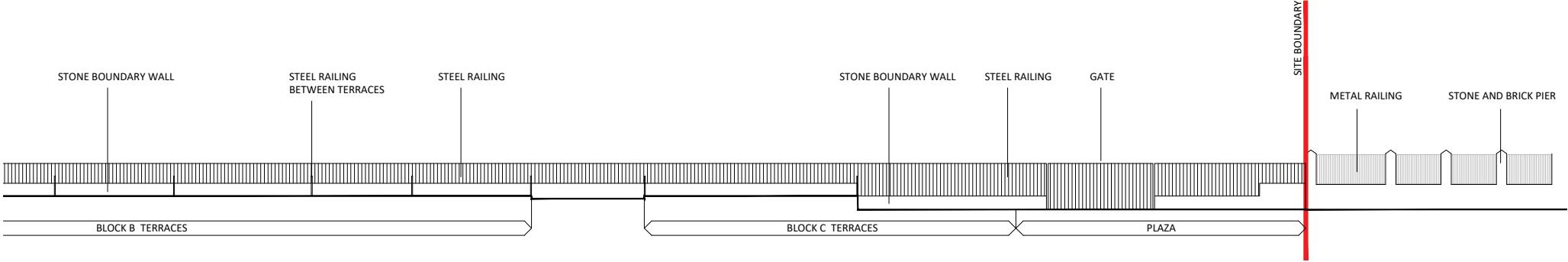
Proposed boundary wall along the canal tow path. Southern elevation. (Part 1) - 1/100 @ A0



Existing boundary wall along the canal tow path. Southern elevation. (Part 2) - 1/100 @ A0



Existing section - 1/100 @ A0



Proposed section - 1/100 @ A0

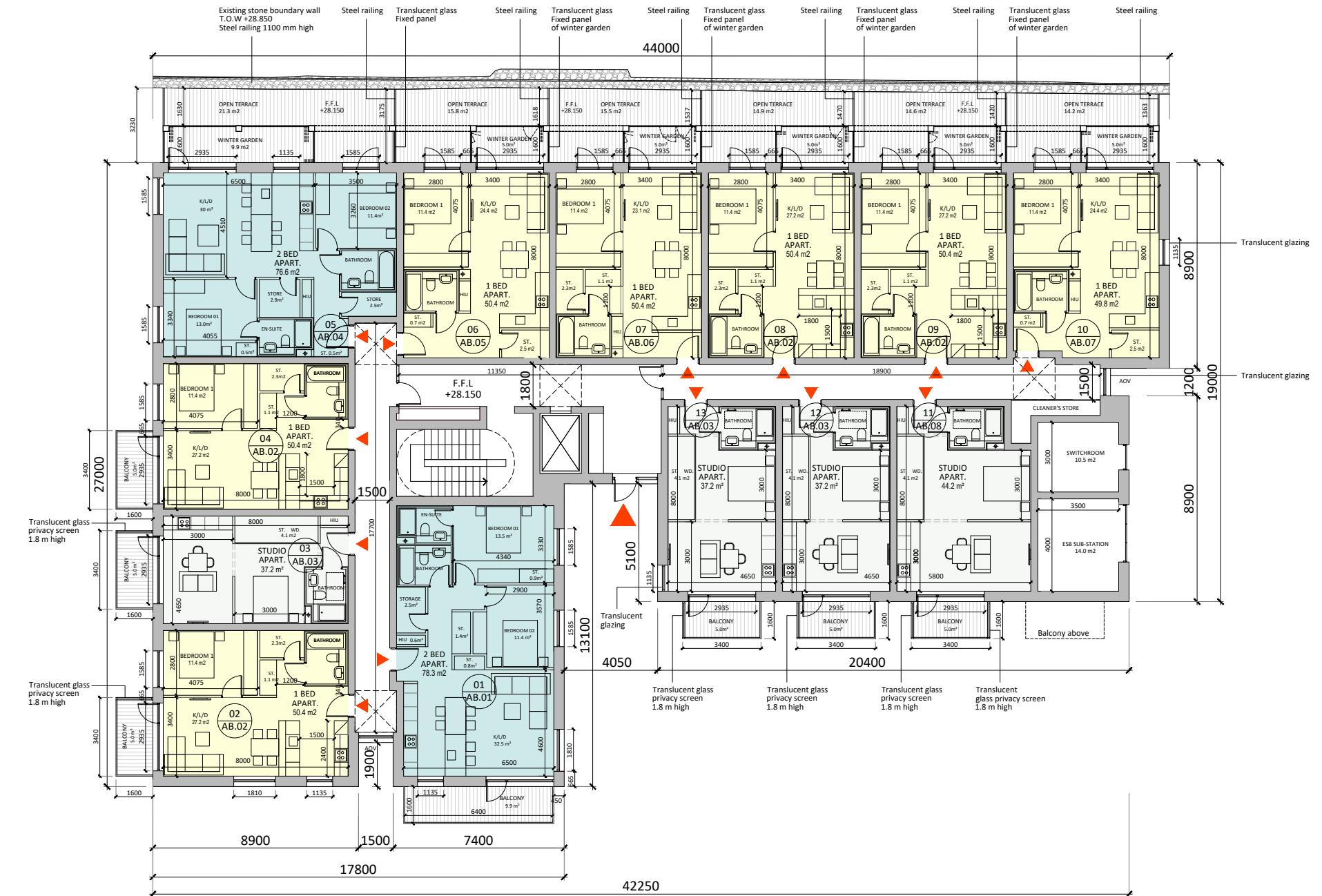
Proposed boundary wall along the canal tow path. Southern elevation. (Part 2) - 1/100 @ A0

Existing boundary wall along the canal tow path - Existing and proposed Southern elevation

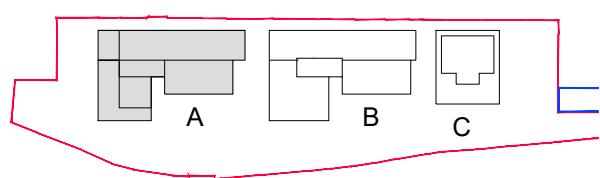
Revision Description	Date	Rev. No.	Issued by	Project No.:	Scale @ A0:
			o'mahony pike	1723A	1/100
architecture urban design email: info@omahonypike.com tel: +353 1 283 0822 fax: +353 1 283 0822 www.omahonypike.com	The Chapel 26 South Mall Drogheda Co. Louth Miltnore, Dublin 6 Co. Cork D06 XN23 Ireland T12 K2H9 Ireland	Cork The Chapel 26 South Mall Drogheda Co. Louth Miltnore, Dublin 6 Co. Cork D06 XN23 Ireland T12 K2H9 Ireland	Project Lead: TS/IMP Drawn By: JMP Current Rev.: Model No.: 1723A-OMP-ZZ-ZZ-DR-A-3006 Purpose: Planning		Project Lead: TS/IMP Drawn By: JMP Current Rev.: Model No.: 1723A-OMP-ZZ-ZZ-DR-A-3006 Purpose: Planning
Project: Cross Guns Bridge Location: Phibsborough, Dublin 7 Client: Binford Ltd.					
Drawing Title: Existing boundary wall along the canal tow path - Existing and proposed Southern elevation Drawing No.: 1723A-OMP-ZZ-ZZ-DR-A-3007					

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studios
 1 Bed Apartments
 2 Bed Apartments



Block A - Ground Floor Plan - 1:100 @ A1



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Revision Description Date Rev. No. Issued by

o'mahony pike

Project No.: 1723A Scale @ A1: 1:100

Project Lead: TS/JMP Date Printed: 22-01-2021

Drawn By: CPI / GH Current Rev.:

Model No.: 1723A-OMP-BA-00-DR-A-1000

Purpose: Planning

Project: Cross Guns Bridge
Location: Phibsborough, Dublin 7
Client: Bindford Ltd.

Drawing Title: Block A - Ground Floor Plan

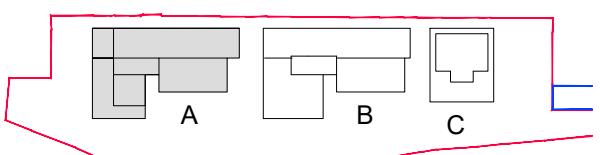
Drawing No.: 1723A-OMP-BA-00-DR-A-1000

Stability - Checked By - Date



Part V Social Housing (Part V) - First floor (units 20 - 27): 4 no. studios + 4 no. 1 bed units. Total: 8 units
Second floor (units 34 - 41): 4 no. studios + 4 no. 1 bed units. Total: 8 units

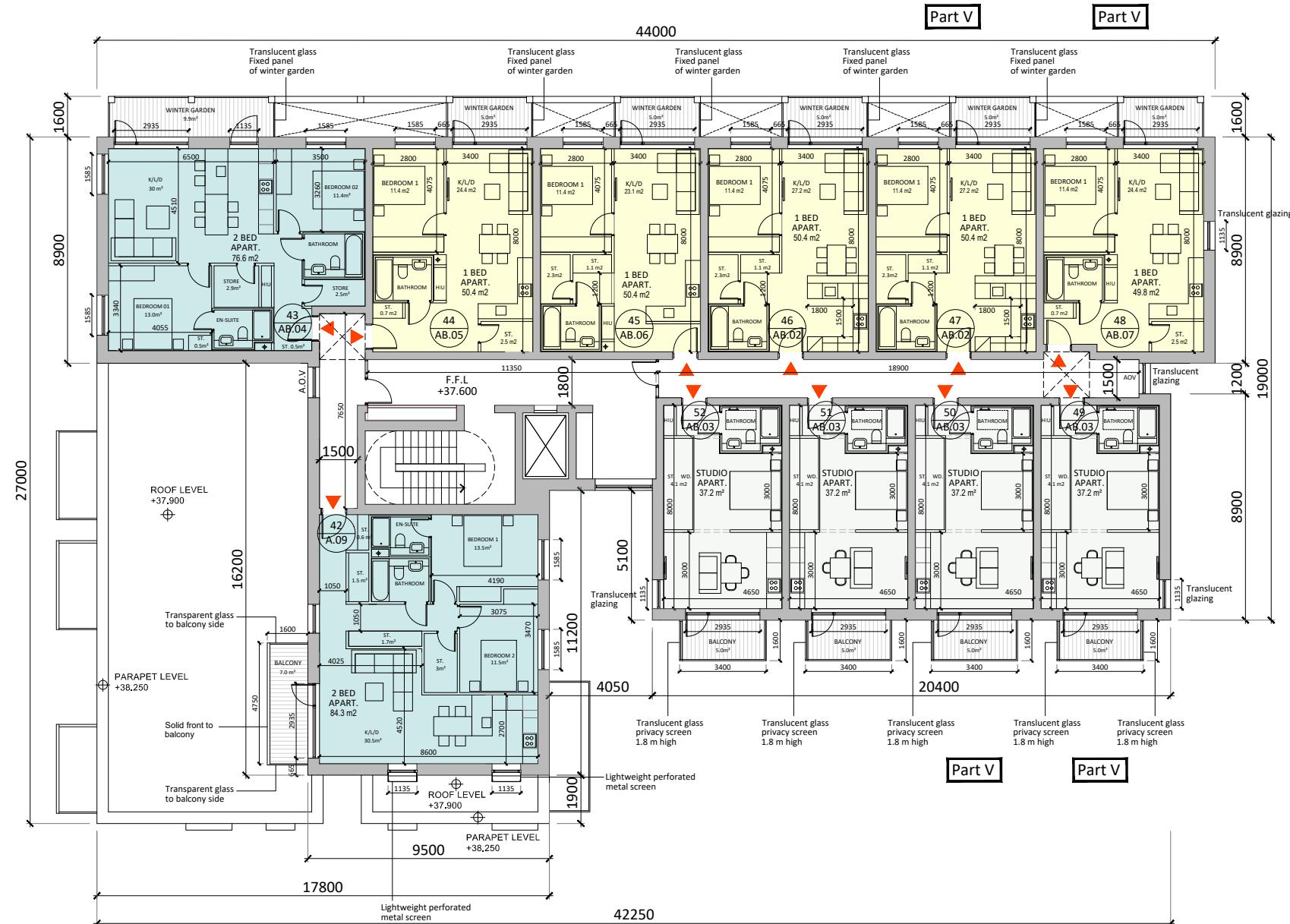
Block A - Levels 01 -02 _ 1:100 @ A1



Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1192(2007) + A2(2016), Table 5; Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at S0 - WIP.

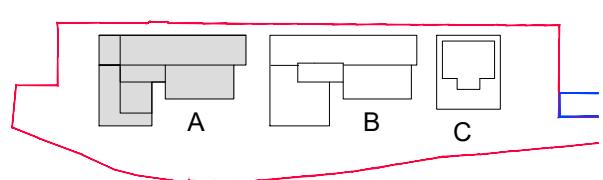
Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A1: 1:100
			o'mahony pike	Project Lead: TS/JMP	Date Printed: 22-01-2021
architecture urban design	Dublin			Drawn By: CPI / GH	Current Rev.:
	The Chapel			Model No.: 1723A-OMP-BA-ZZ-DR-A-1001	
	Mount St. Anne's			Purpose: Planning	
	Milltown, Dublin 6				
	Cork City				
	26 South Mall				
	D06 XN52 Ireland				
	T12 R2RV Ireland				
Project: Cross Guns Bridge					
Location: Phibsborough, Dublin 7					
Client: Bindford Ltd.					
Drawing Title: Block A - Levels 01 - 02					
Drawing No.: 1723A-OMP-BA-ZZ-DR-A-1001					

studios
 1 Bed Apartments
 2 Bed Apartments



Part V Social Housing (Part V) - Third floor (units 47 - 50): 2 no. studios + 2 no. 1 bed units. Total: 4 units

Block A - Level 03 - 1:100 @ A1



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Revision Description Date Rev. No. Issued by

o'mahony pike

Project No.: 1723A Scale @ A1: 1:100

Project Lead: TS/JMP Date Printed: 22-01-2021

Drawn By: CPI / GH Current Rev.:

Model No.: 1723A-OMP-BA-03-DR-A-1002

Purpose: Planning

Project: Cross Guns Bridge

Location: Phibsborough, Dublin 7

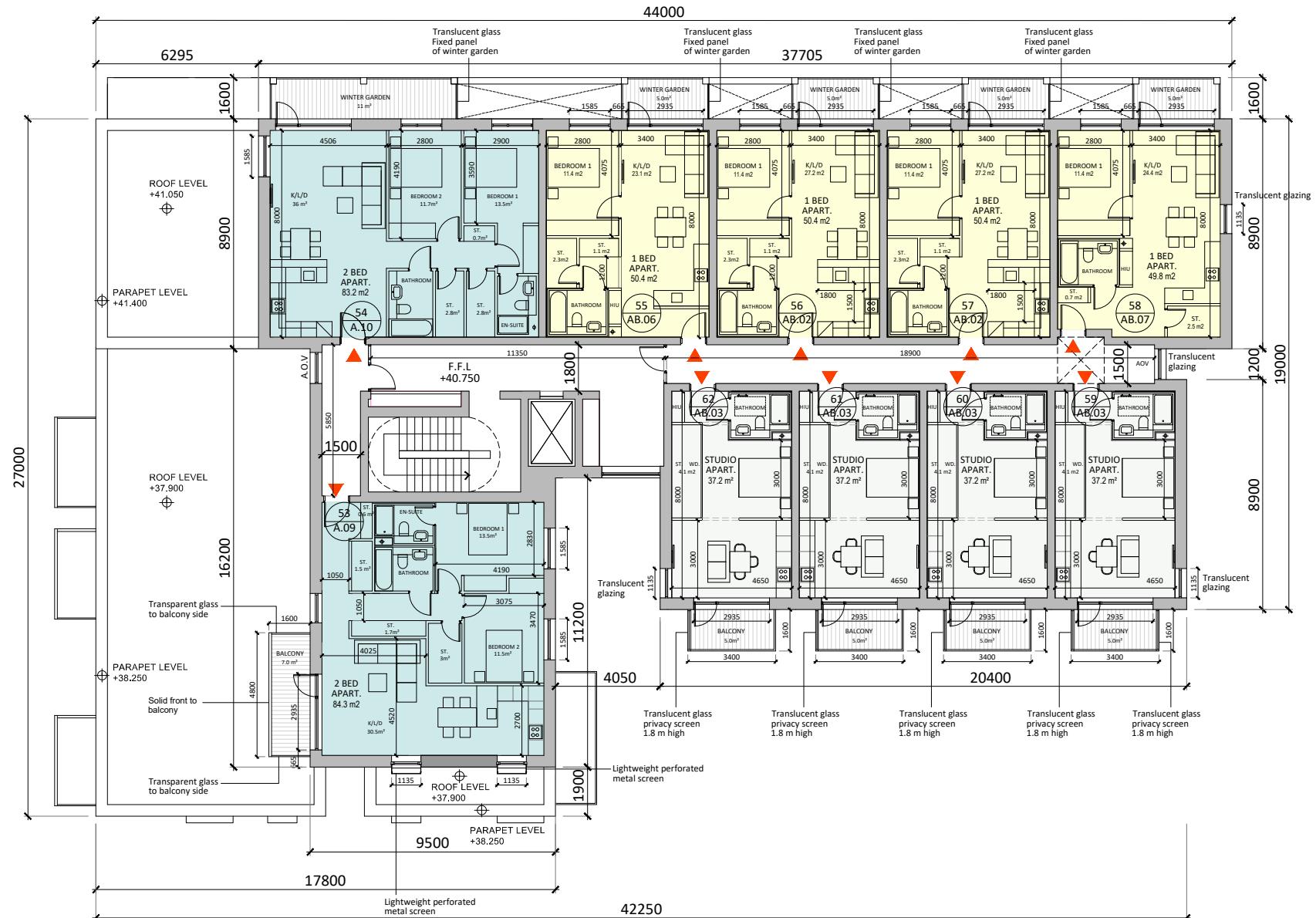
Client: Bindford Ltd.

Drawing Title: Block A - Level 03

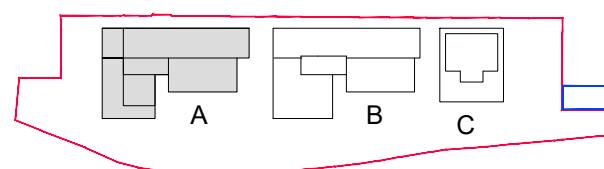
Drawing No.: 1723A-OMP-BA-03-DR-A-1002

Suitability Checked By: Date

studios
 1 Bed Apartments
 2 Bed Apartments



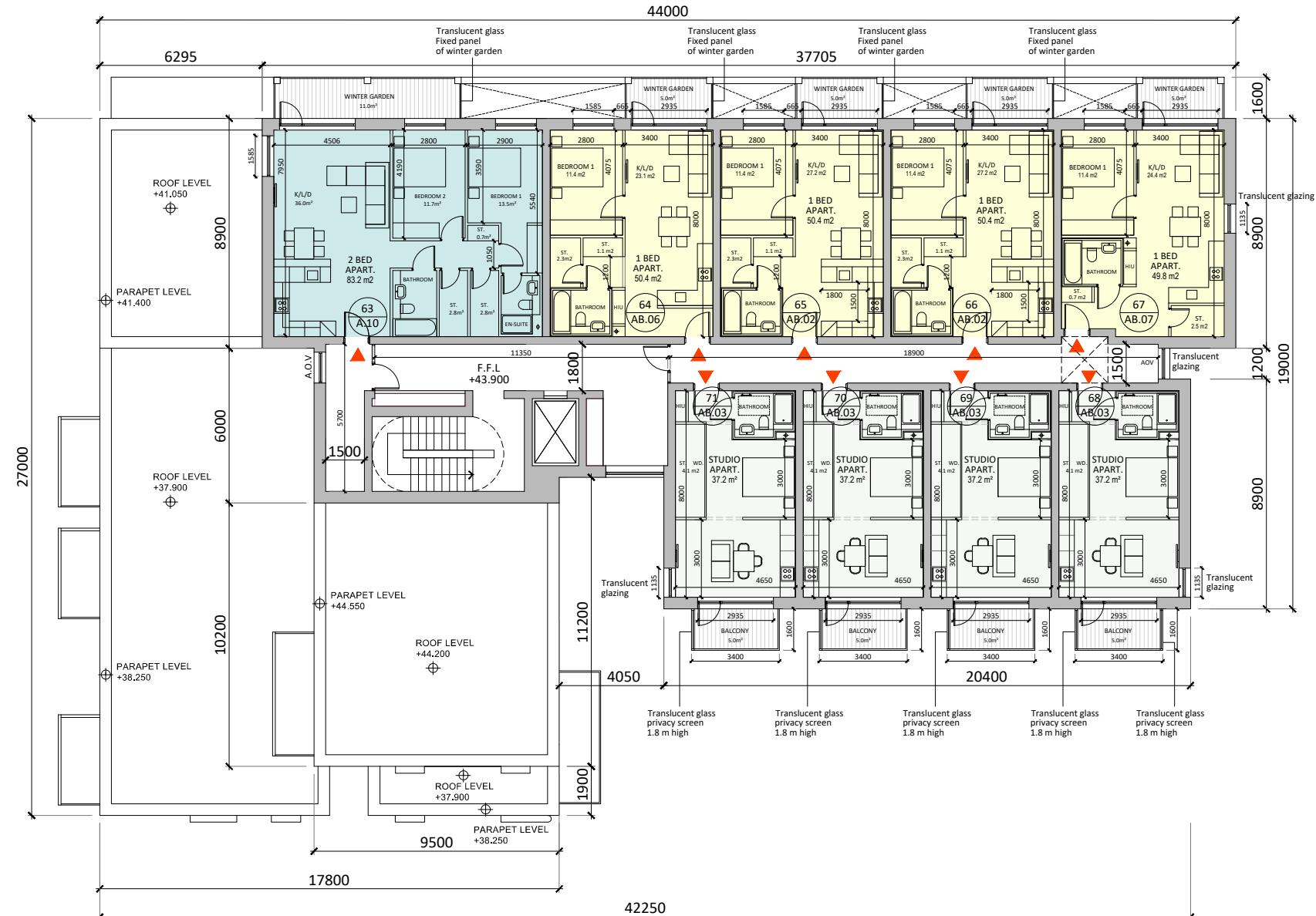
Block A - Level 04 - 1:100 @ A1



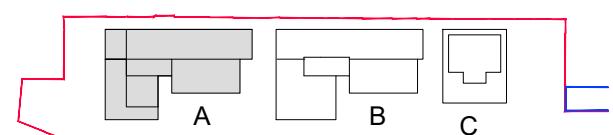
Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1192(2007) + A2(2016), Table 5; Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at S0 - WIP.

Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A1: 1:100
				Project Lead: TS/JMP	Date Printed: 22-01-2021
				Drawn By: CPI / GH	Current Rev.:
				Model No.: 1723A-OMP-BA-04-DR-A-1003	Purpose: Planning
				Project: Cross Guns Bridge	
				Location: Phibsborough, Dublin 7	
				Client: Bindford Ltd.	
				Drawing Title: Block A - Level 04	
				Drawing No.: 1723A-OMP-BA-04-DR-A-1003	
				Suitability Checked By: Date	

studios
 1 Bed Apartments
 2 Bed Apartments



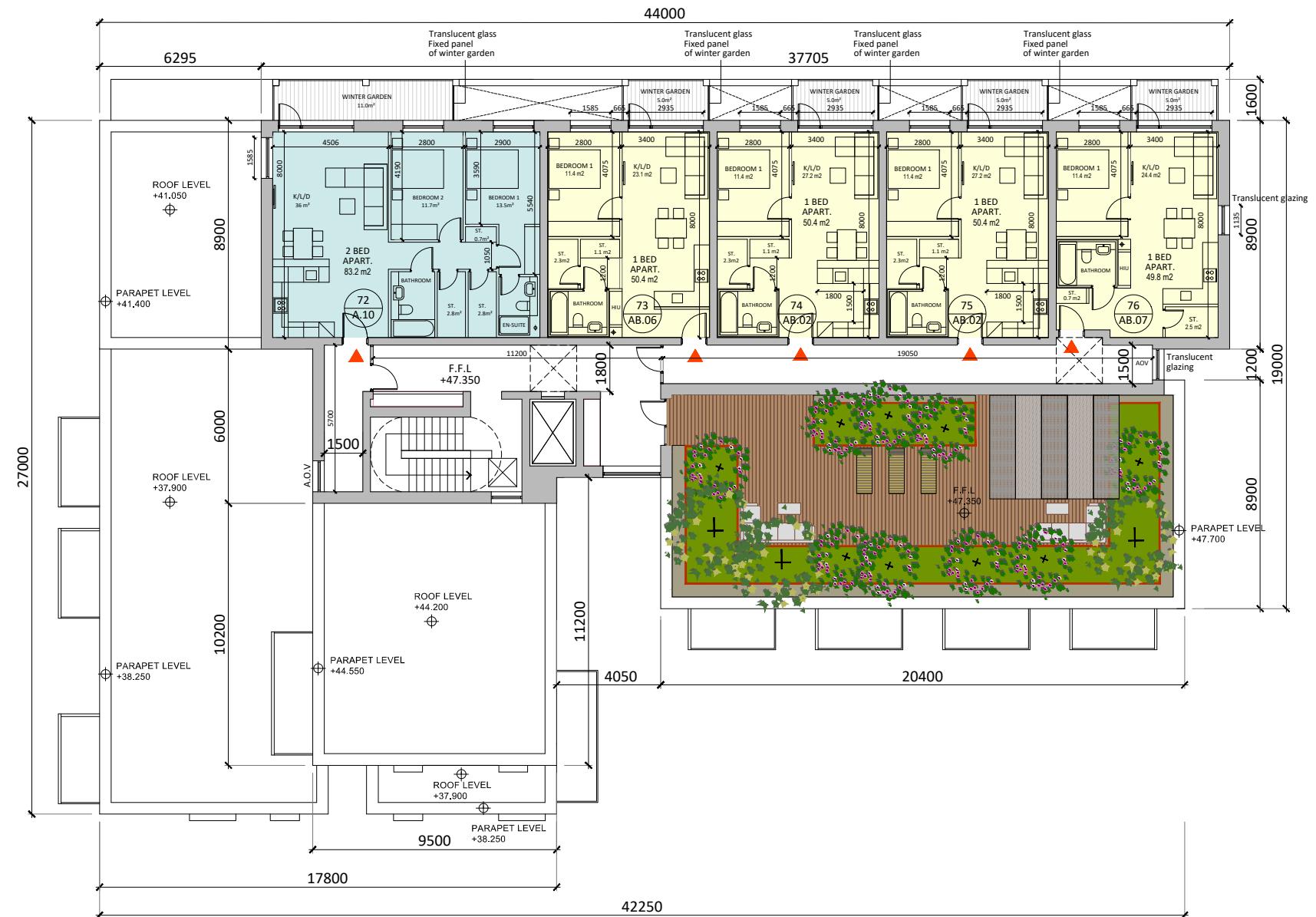
Block A - Level 05 - 1:100 @ A1



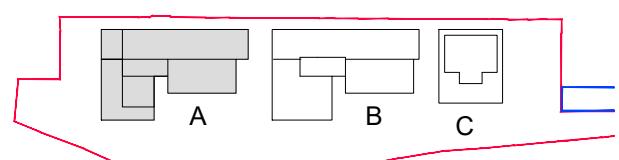
Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1192(2007) + A2(2016), Table 5; Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at S0 - WIP.

Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A1: 1:100
				Project Lead: TS/JMP	Date Printed: 22-01-2021
				Drawn By: CPI / GH	Current Rev.:
				Model No.: 1723A-OMP-BA-05-DR-A-1004	Purpose: Planning
				Project: Cross Guns Bridge	
				Location: Phibsborough, Dublin 7	
				Client: Bindford Ltd.	
				Drawing Title: Block A - Level 05	
				Drawing No.: 1723A-OMP-BA-05-DR-A-1004	
				Suitability - Checked By: Date	

studios
 1 Bed Apartments
 2 Bed Apartments



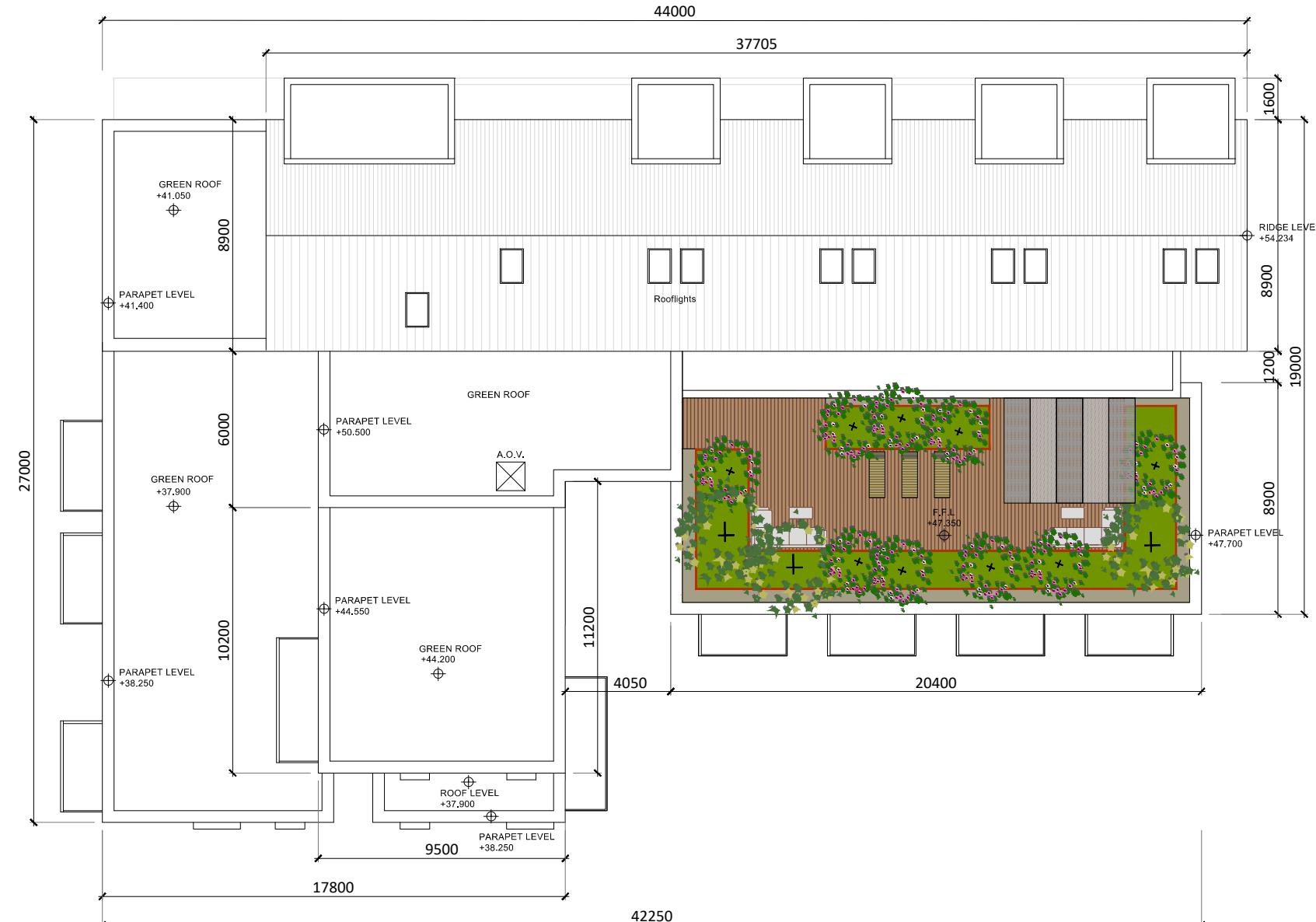
Block A - Level 06 - 1:100 @ A1



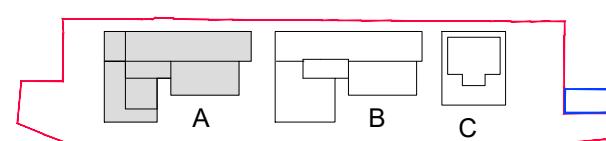
Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1192(2007) + A2(2016), Table 5; Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at S0 - WIP.

Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A1: 1:100
				Project Lead: TS/JMP	Date Printed: 26-01-2021
				Drawn By: CPI / GH	Current Rev.:
				Model No.: 1723A-OMP-BA-06-DR-A-1005	Purpose: Planning
				Project: Cross Guns Bridge	
				Location: Phibsborough, Dublin 7	
				Client: Bindford Ltd.	
				Drawing Title: Block A - Level 06	
				Drawing No.: 1723A-OMP-BA-06-DR-A-1005	

studios
 1 Bed Apartments
 2 Bed Apartments



Block A - Roof plan - 1:100 @ A1



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Revision Description Date Rev. No. Issued by

o'mahony pike

architecture | urban design
email: info@omahonypike.com
tel: +353 1 202 7400
fax: +353 1 283 0822
www.omahonypike.com

Dublin
The Chapel
Mount St. Anne's
Milltown, Dublin 6
D06 XN52 Ireland

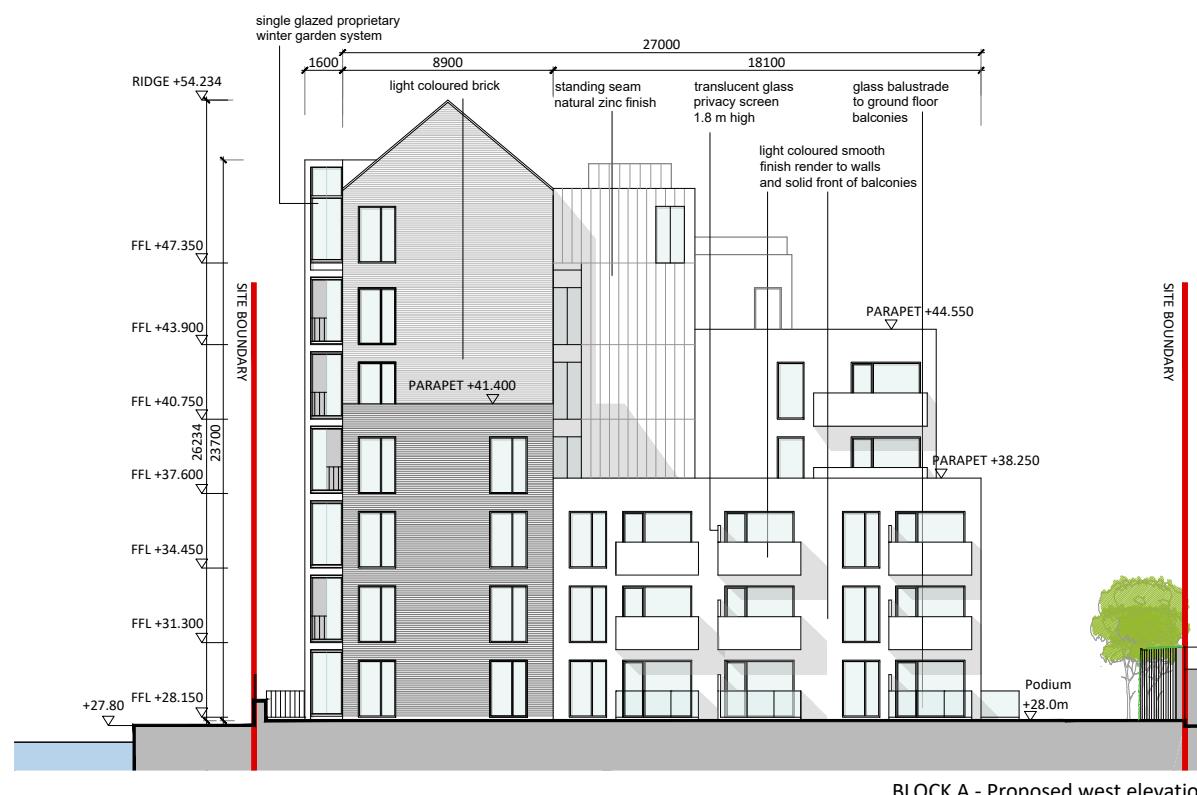
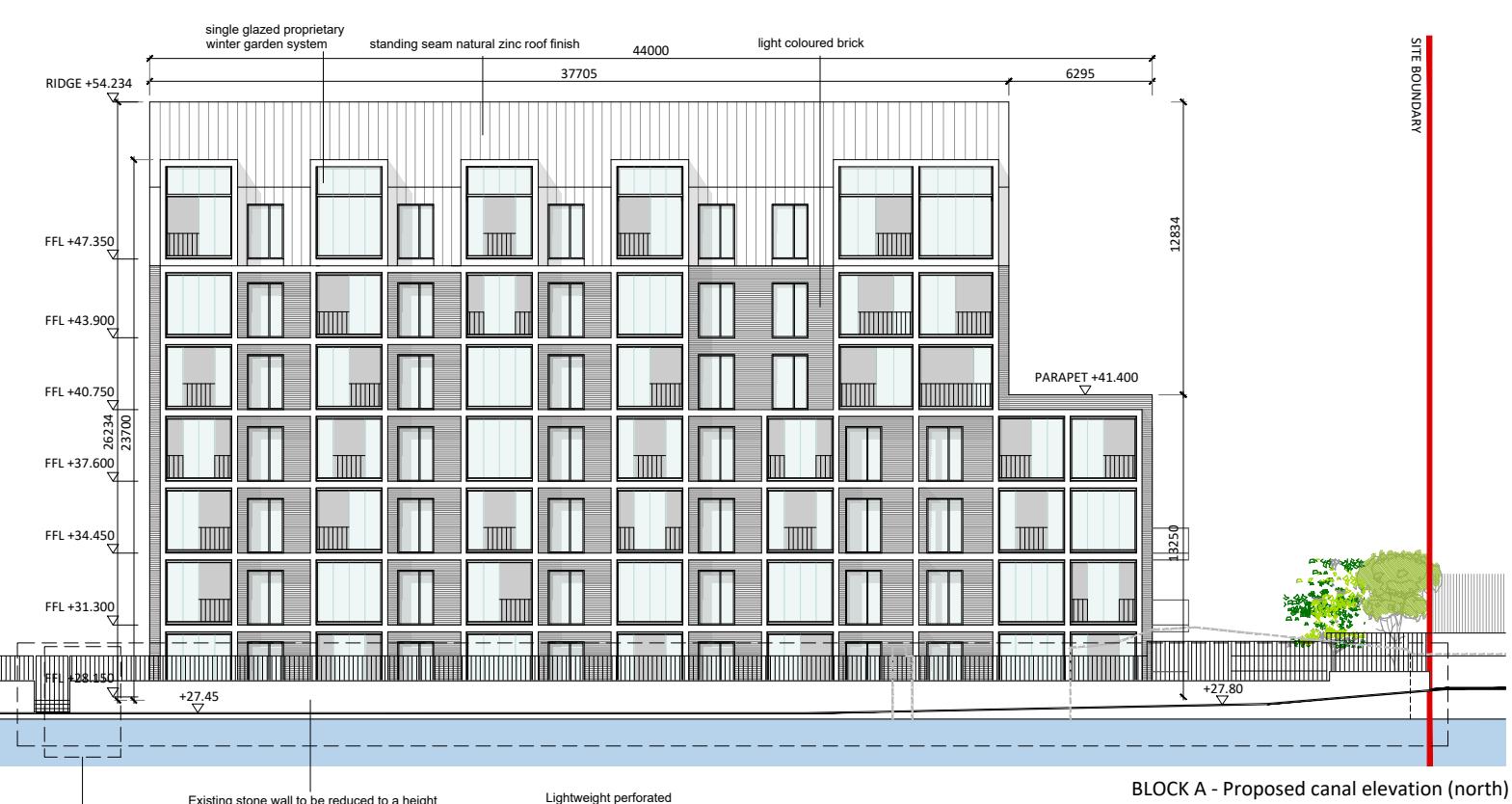
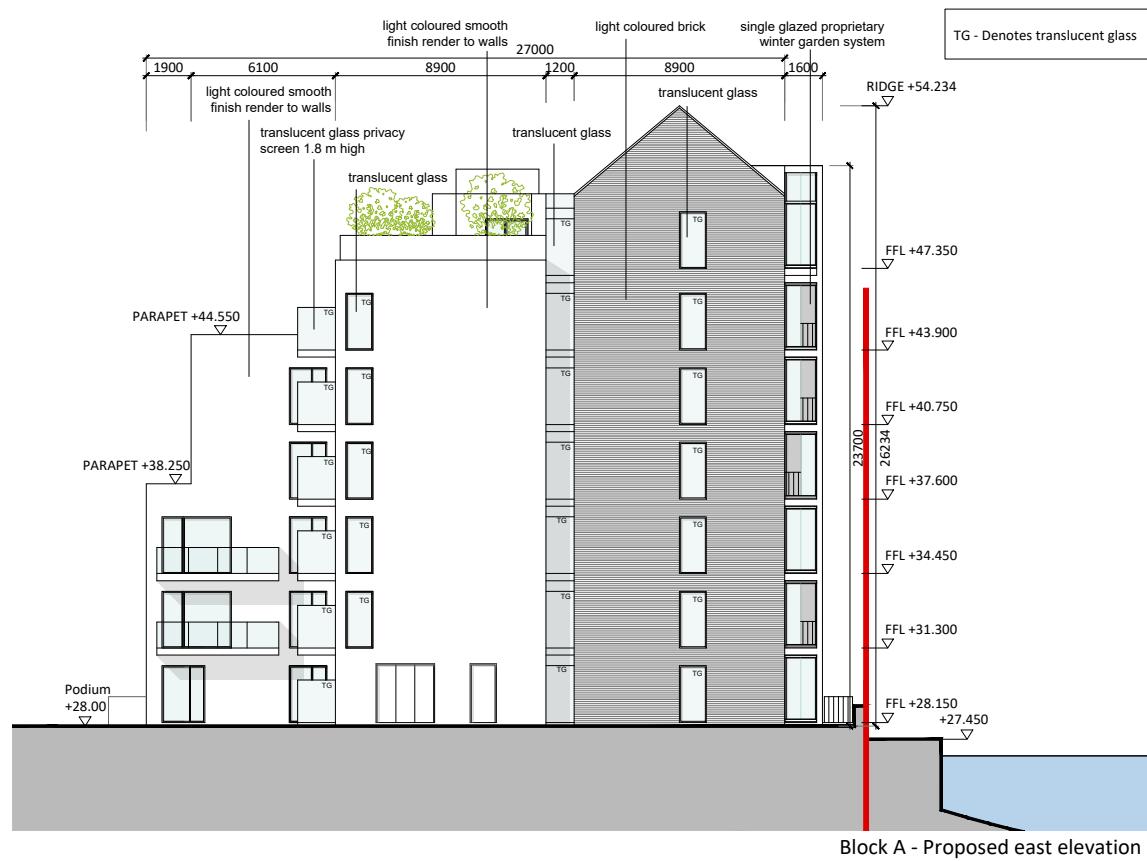
Cork
Cork City
26 South Mall
Milltown, Cork
T12 R2RV Ireland

Project No.: 1723A Scale @ A1: 1:100
Project Lead: TS/JMP Date Printed: 22-01-2021
Drawn By: CPI / GH Current Rev.:
Model No.: 1723A-OMP-BA-07-DR-A-1006 Purpose: Planning

Project: Cross Guns Bridge
Location: Phibsborough, Dublin 7
Client: Bindford Ltd.

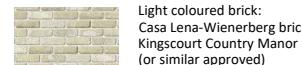
Drawing Title: Block A - Roof plan
Drawing No.: 1723A-OMP-BA-07-DR-A-1006

Suitability - Checked By: Date



Block A - Elevations_1:100 @ A0

Legend of materials:



Light coloured brick:
Casa Lena-Wienerberg brick
Kingscourt Country Manor
(or similar approved)



Self-coloured render
(off white / light grey)
smooth finish



Natural grey coloured
zinc with standing seam



Single glazed proprietary
winter garden system
PPC finish to winter garden
supporting frame



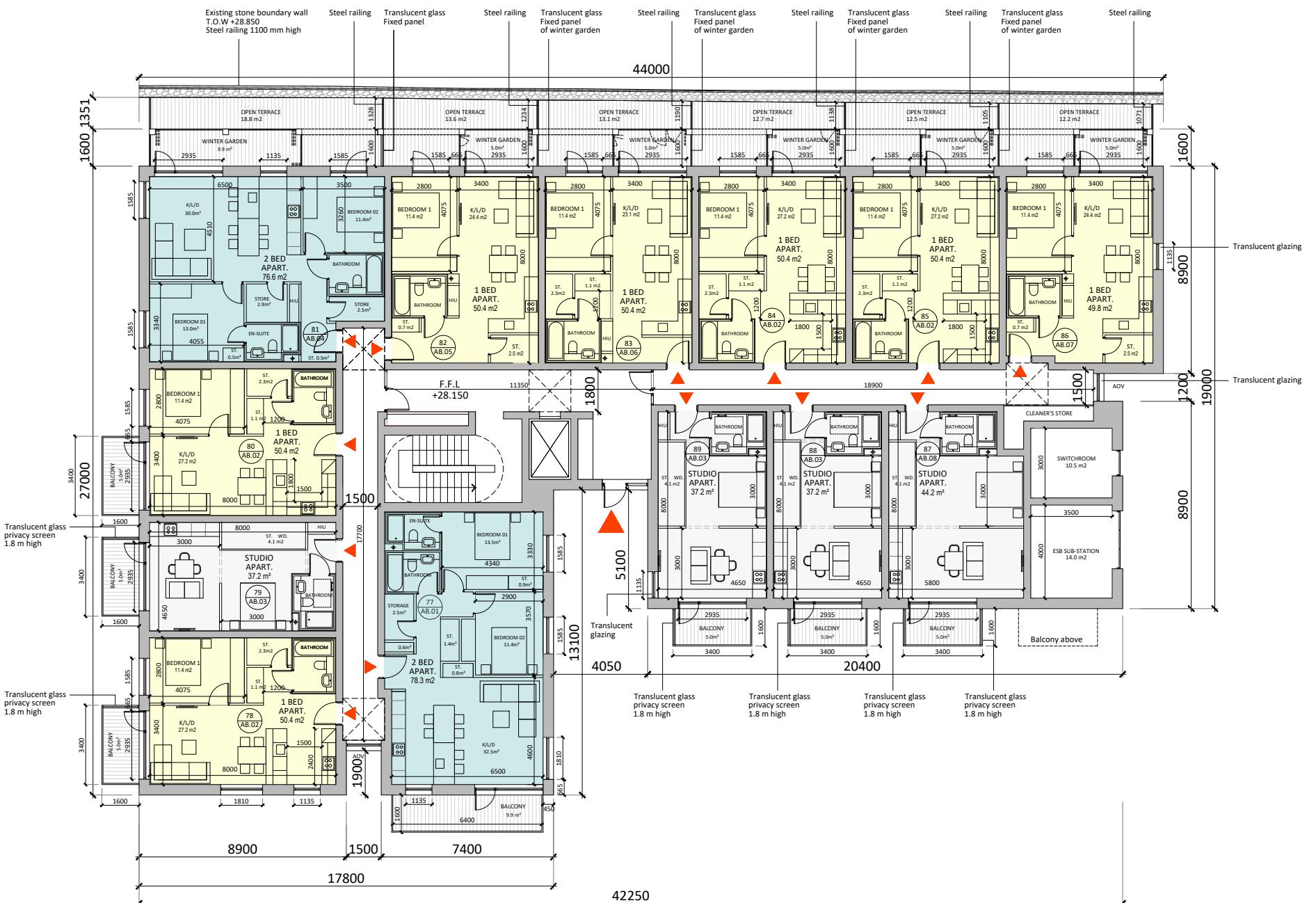
Climbers on wire frame
support

Lightweight decorative
perforated sheet metal screen
(screening device to limit
overlooking)

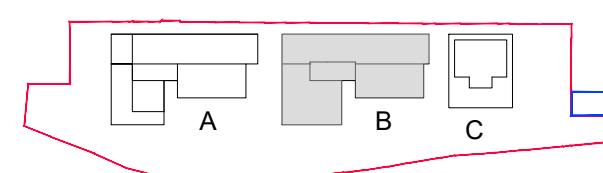
Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A0: 1:100
			o'mahony pike	architecture urban design email: info@omahonypike.com tel: +351 23 882 0822 fax: +351 23 882 0822 www.omahonypike.com	Project Lead: TS/MP Date Printed: 26-01-2021
				The Chapel 26 South Mall Dyke Road Milton, Dublin 6 D06 XN23 Ireland	Drawn By: CPI Current Rev.:
				Cork 26 South Mall Dyke Road Milton, Dublin 6 D06 XN23 Ireland	Model No.: 1723A-OMP-BA-ZZ-DR-A-2010 Purpose: Planning
				Project: Cross Guns Bridge Location: Phibsborough, Dublin 7 Client: Bindford Ltd.	
				Drawing Title: Block A - Elevations Drawing No.: 1723A-OMP-BA-ZZ-DR-A-2010	
				Information Checked by: [Signature]	

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studios
1 Bed Apartments
2 Bed Apartments



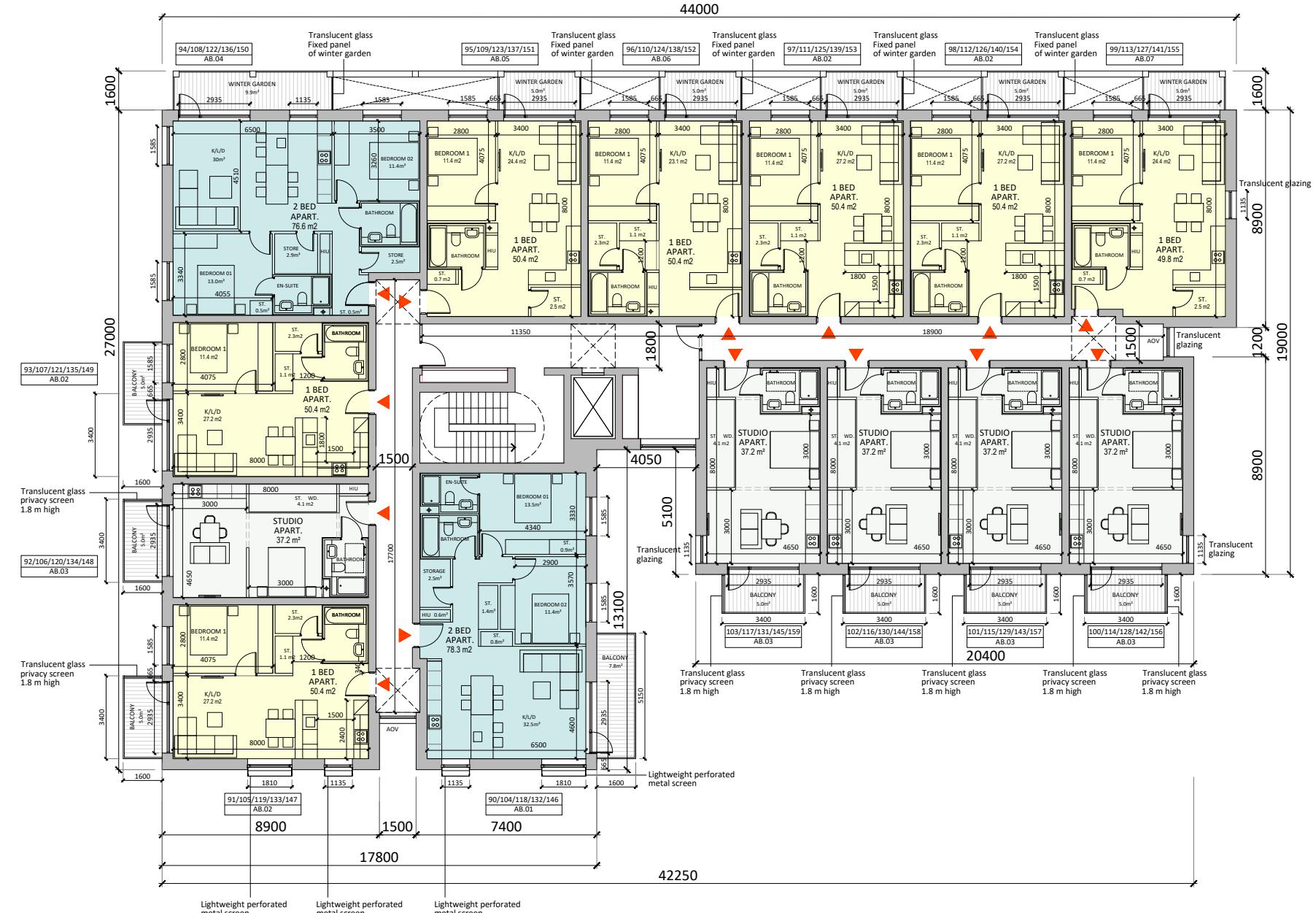
Block B - Ground Floor Plan - 1:100 @ A1



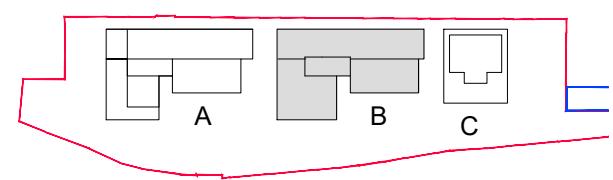
Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1192(2007) + A2(2016), Table 5; Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at SO - WIP.

Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A1: 1:100
				Project Lead: TS/JMP	Date Printed: 22-01-2021
				Drawn By: CPI / GH	Current Rev.:
				Model No.: 1723A-OMP-BB-00-DR-A-1000	Purpose: Planning
Project: Cross Guns Bridge					
Location: Phibsborough, Dublin 7					
Client: Bindford Ltd.					
Drawing Title: Block B - Ground Floor Plan					
Drawing No.: 1723A-OMP-BB-00-DR-A-1000					
					Suitability - Checked By - Date

studios
 1 Bed Apartments
 2 Bed Apartments



Block B - Levels 01 - 05 - 1:100 @ A1



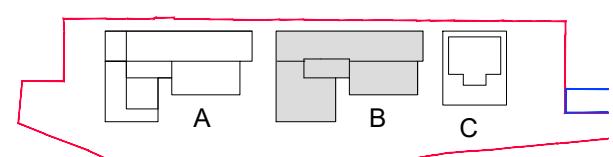
Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A1: 1:100
				Project Lead: TS/JMP	Date Printed: 22-01-2021
				Drawn By: CPI / GH	Current Rev.:
				Model No.: 1723A-OMP-BB-ZZ-DR-A-1001	Purpose: Planning
				Project: Cross Guns Bridge	
				Location: Phibsborough, Dublin 7	
				Client: Bindford Ltd.	
				Drawing Title: Block B - Levels 01 - 05	
				Drawing No.: 1723A-OMP-BB-ZZ-DR-A-1001	
				Suitability - Checked By: [Redacted]	

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studios
 1 Bed Apartments
 2 Bed Apartments



Block B - Level 06 - 1:100 @ A1



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Revision Description Date Rev. No. Issued by

Project No.: 1723A Scale @ A1: 1:100
Project Lead: TS/JMP Date Printed: 26-01-2021

Drawn By: CPI / GH Current Rev.:

Model No.: 1723A-OMP-BB-06-DR-A-1002 Purpose: Planning

Project: Cross Guns Bridge

Location: Phibsborough, Dublin 7

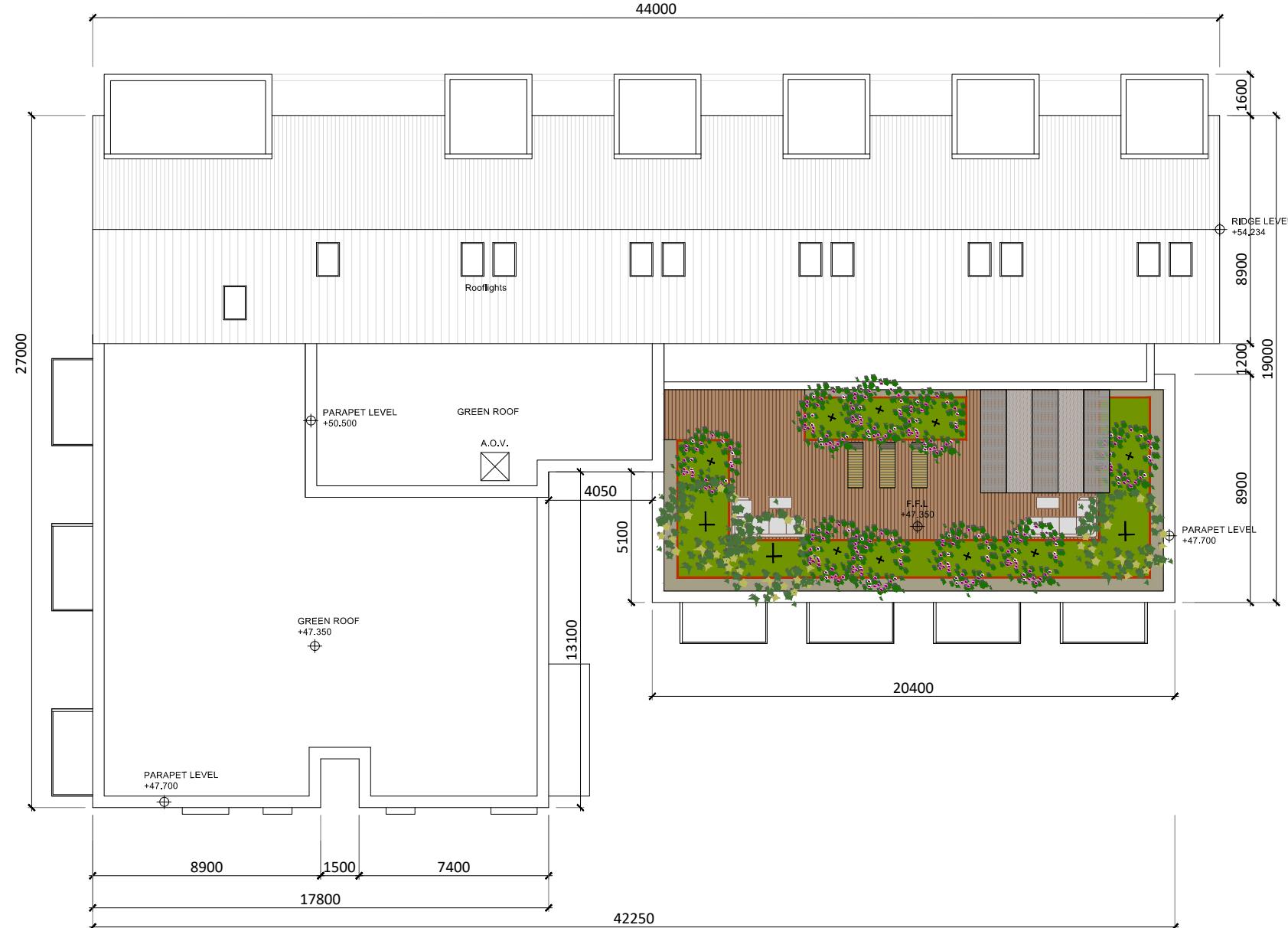
Client: Bindford Ltd.

Drawing Title: Block B - Level 06

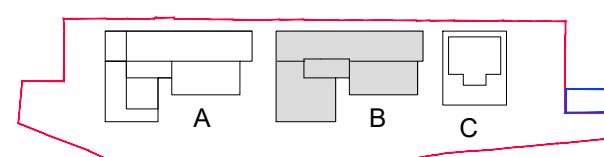
Drawing No.: 1723A-OMP-BB-06-DR-A-1002

Suitability Checked By: Date

studios
 1 Bed Apartments
 2 Bed Apartments



Block B - Roof plan - 1:100 @ A1



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Revision Description Date Rev. No. Issued by

o'mahony pike

architecture | urban design
email: info@omahonypike.com
tel: +353 1 202 7400
fax: +353 1 283 0822
www.omahonypike.com

Dublin
The Chapel
Mount St. Anne's
Milltown, Dublin 6
D06 XN52 Ireland

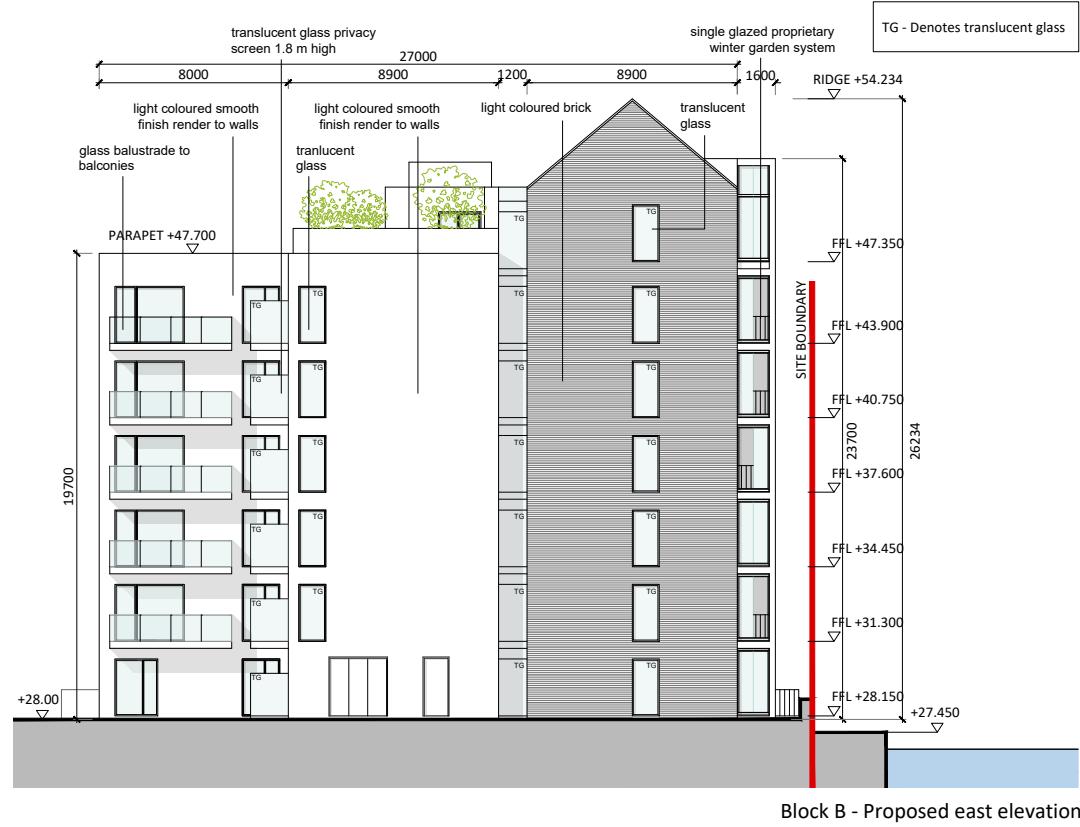
Cork
26 South Mall
Cork City
Milltown, Cork
T12 R2RV Ireland

Project No.: 1723A Scale @ A1: 1:100
Project Lead: TS/JMP Date Printed: 22-01-2021
Drawn By: CPI / GH Current Rev.:
Model No.: 1723A-OMP-BB-07-DR-A-1003 Purpose: Planning

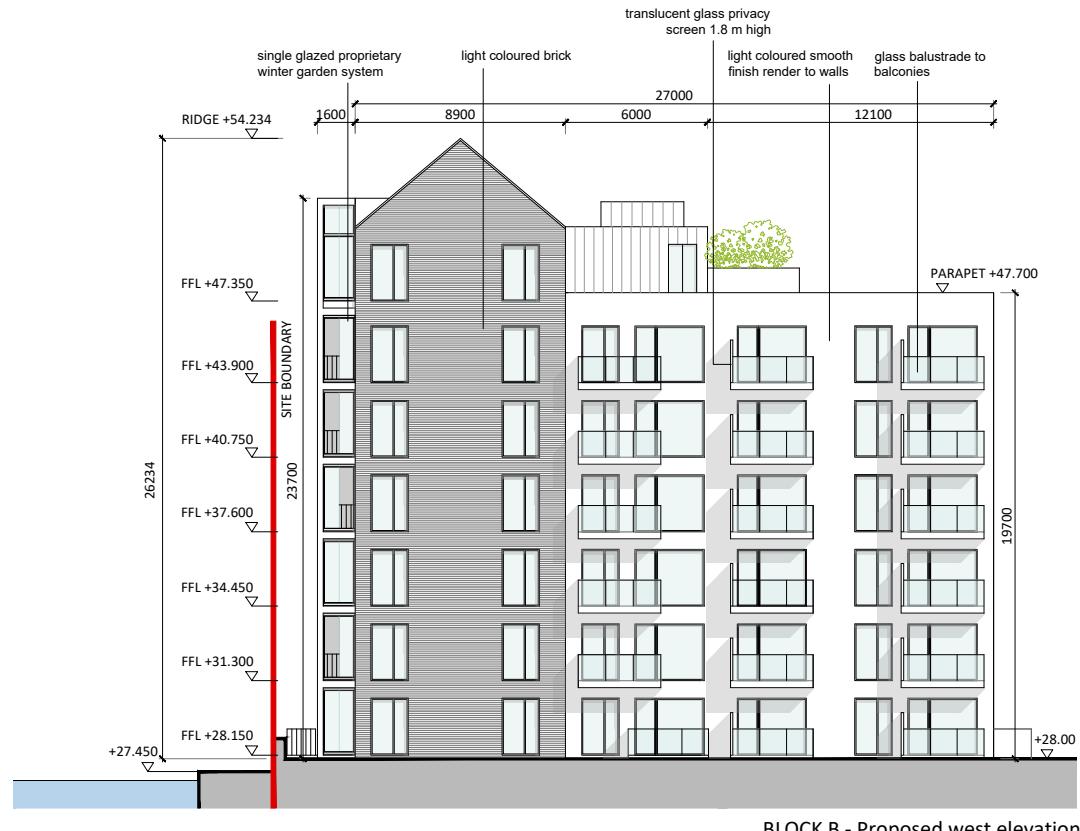
Project: Cross Guns Bridge
Location: Phibsborough, Dublin 7
Client: Bindford Ltd.

Drawing Title: Block B - Roof Plan
Drawing No.: 1723A-OMP-BB-07-DR-A-1003

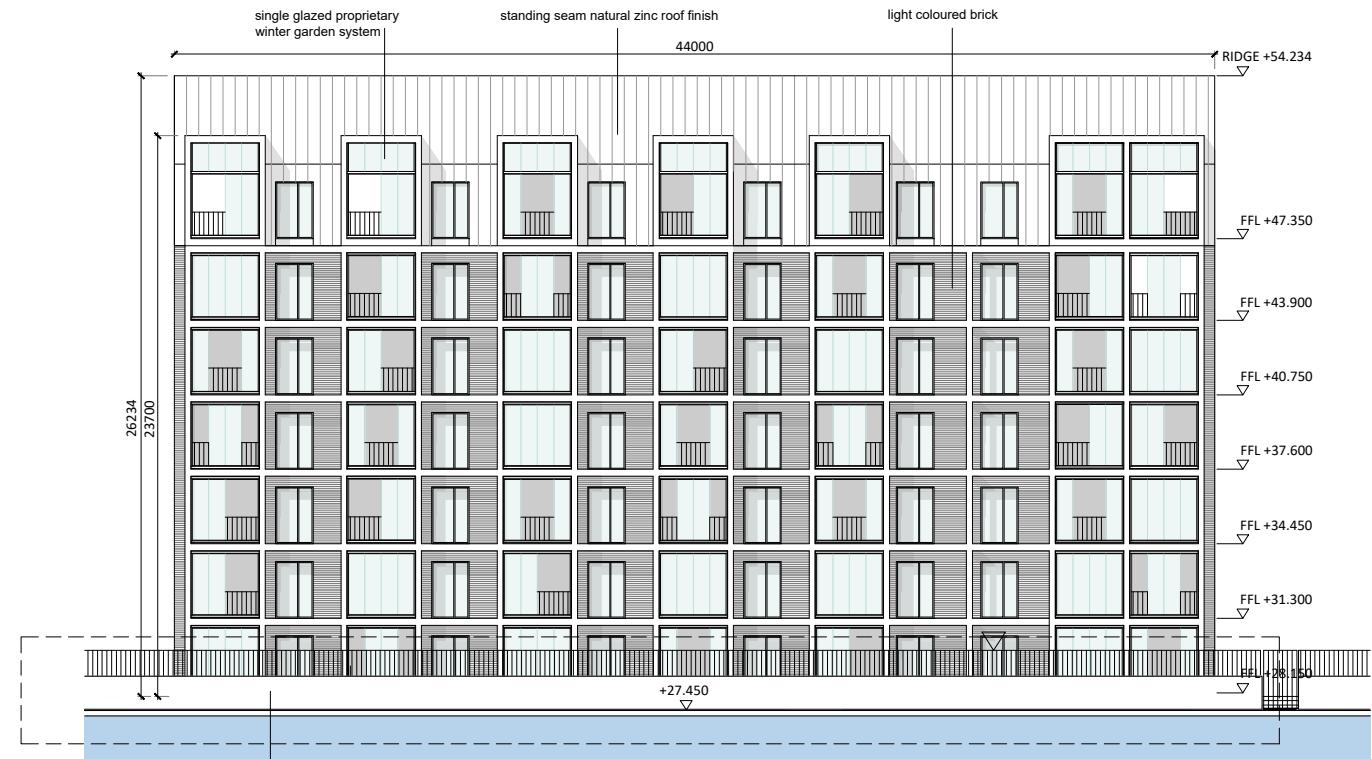
Suitability - Checked By - Date



Block B - Proposed east elevation



BLOCK B - Proposed west elevation



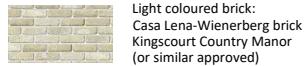
BLOCK B - Proposed canal elevation (north)



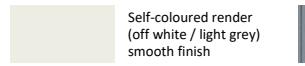
BLOCK B - Proposed south elevation

Block B - Elevations _1:100 @ A0

Legend of materials:



Light coloured brick:
Casa Lena-Wienerberg brick
Kingscourt Country Manor
(or similar approved)



Self-coloured render
(off white / light grey)
smooth finish



Natural grey coloured
zinc with standing seam



Single glazed proprietary
winter garden system
PPC finish to winter garden
supporting frame



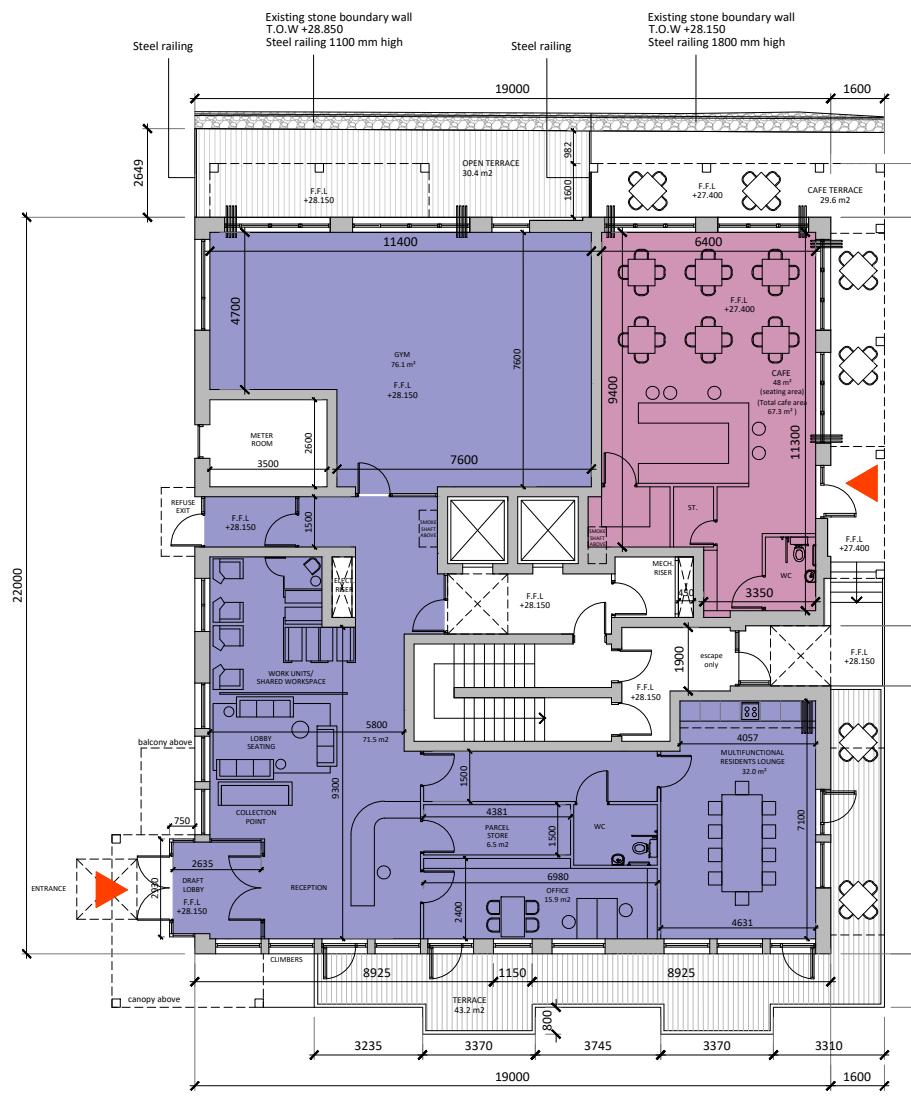
Climbers on wire frame
support

Lightweight decorative
perforated sheet metal screen
(screening device to limit
overlooking)

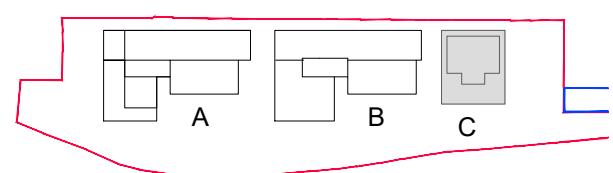
Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A0: 1:100
			o'mahony pike	Project Lead: TS/IMP	Date Printed: 26-01-2021
			architecture urban design email: info@omahonypike.com tel: +353 1 283 0822 fax: +353 1 283 0822 www.omahonypike.com	The Chapel 26 South Mall Drogheda Co. Louth Miltnowen, K T12 R2H9 Ireland	Current Rev.:
				Model No.: 1723A-OMP-BB-ZZ-DR-A-2011	Purpose: Planning
				Project: Cross Guns Bridge	
				Location: Philipborough, Dublin 7	
				Client: Binford Ltd.	
				Drawing Title: Block B - Elevations	
				Drawing No.: 1723A-OMP-BB-ZZ-DR-A-2011	

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studios
 1 Bed Apartments
 2 Bed Apartments
 Tenant amenity
 Cafe / retail unit



Block C - Ground Floor Plan - 1:100 @ A1



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Revision Description Date Rev. No. Issued by

Project No.: 1723A Scale @ A1: 1:100
Project Lead: TS/JMP Date Printed: 26-01-2020

Drawn By: CPI Current Rev.:

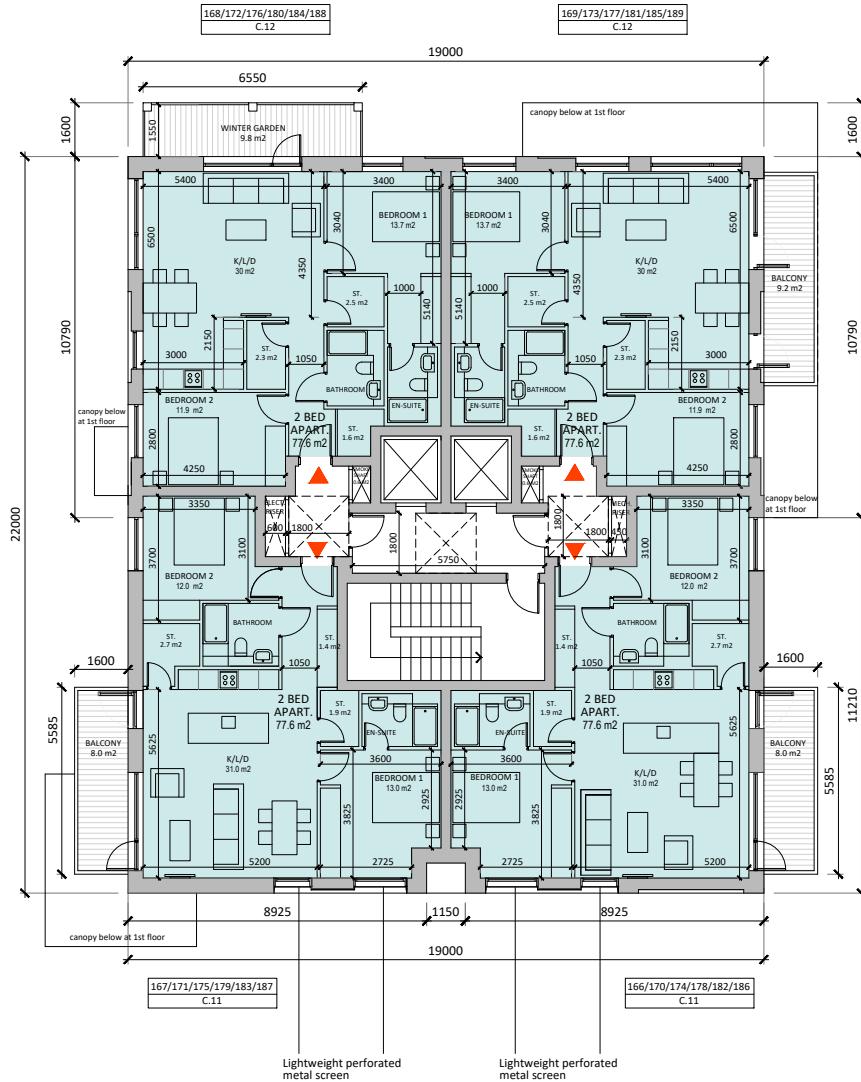
Model No.: 1723A-OMP-BC-00-DR-A-1000 Purpose: Planning

Project: Cross Guns Bridge
Location: Phibsborough, Dublin 7
Client: Bindford Ltd.

Drawing Title: Block C - Ground Floor Plan
Drawing No.: 1723A-OMP-BC-00-DR-A-1000

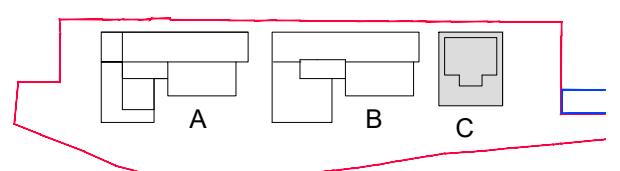
Suitability Checked By: Date

studios
 1 Bed Apartments
 2 Bed Apartments
 Tenant amenity
 Cafe / retail unit



Level 01 F.F.L = +31.300
 Level 02 F.F.L = +34.450
 Level 03 F.F.L = +37.600
 Level 04 F.F.L = +40.750
 Level 05 F.F.L = +43.900
 Level 06 F.F.L = +47.050

Block C - Levels 01 - 06 _ 1:100 @ A1



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Revision Description Date Rev. No. Issued by

Project No.: 1723A Scale @ A1: 1:100
Project Lead: TS/JMP Date Printed: 22-01-2021

Drawn By: CPI Current Rev.:

Model No.: 1723A-OMP-BC-ZZ-DR-A-1001

Purpose: Planning

Project: Cross Guns Bridge

Location: Phibsborough, Dublin 7

Client: Bindford Ltd.

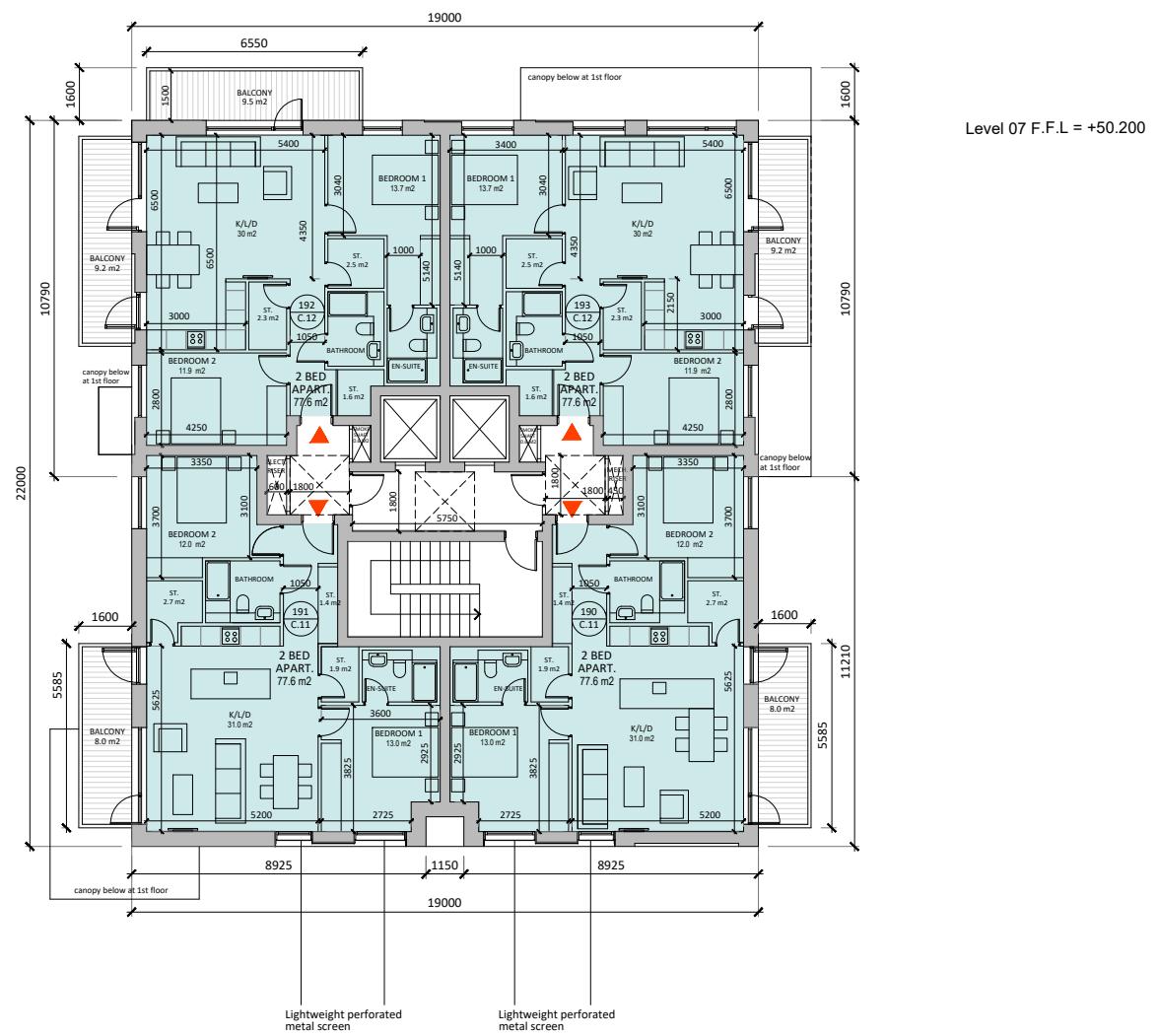
Drawing Title: Block C - Levels 01 - 06

Drawing No.: 1723A-OMP-BC-ZZ-DR-A-1001

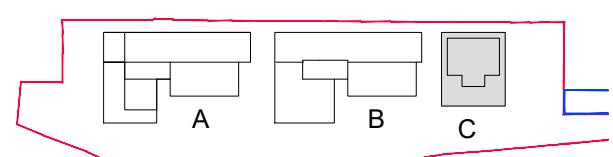
Suitability - Checked By - Date

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fax: +353 1 283 0822 Milltown, Dublin 6 Co. Cork
www.omahonypike.com D06 XN52 Ireland T12 R2RV Ireland

studios
 1 Bed Apartments
 2 Bed Apartments
 Tenant amenity
 Cafe / retail unit



Block C - Level 07 - 1:100 @ A1



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Revision Description Date Rev. No. Issued by

Project No.: 1723A Scale @ A1: 1:100
Project Lead: TS/JMP Date Printed: 22-01-2021

Drawn By: CPI Current Rev.:

Model No.: 1723A-OMP-BC-07-DR-A-1002 Purpose: Planning

Project: Cross Guns Bridge

Location: Phibsborough, Dublin 7

Client: Bindford Ltd.

Drawing Title: Block C - Level 07

Drawing No.: 1723A-OMP-BC-07-DR-A-1002

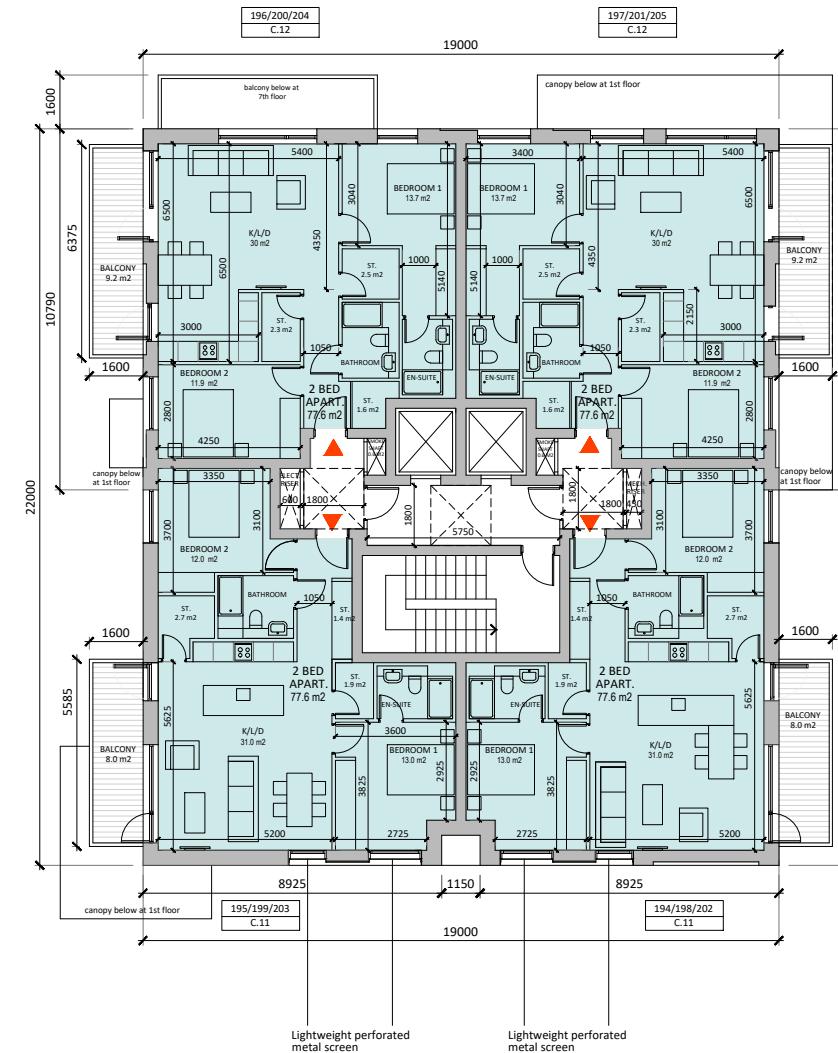
Suitability Checked By: Date

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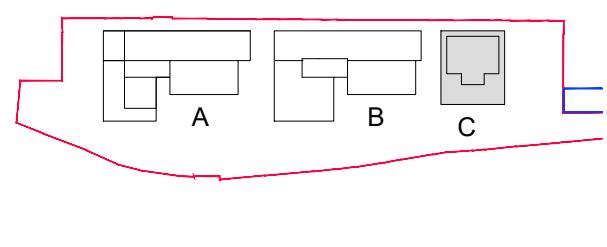
The Chapel 26 South Mall
Mount St. Anne's Cork City
Milltown, Dublin 6 Co. Cork
D06 XN52 Ireland T12 R2RV Ireland

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studios
 1 Bed Apartments
 2 Bed Apartments
 Tenant amenity
 Cafe / retail unit



Block C - Levels 08 -10 - 1:100 @ A1

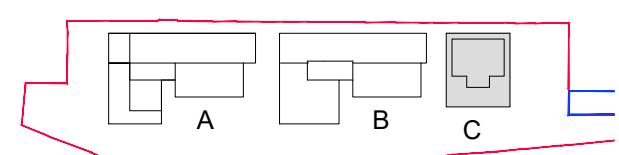


Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A1: 1:100
				Project Lead: TS/JMP	Date Printed: 22-01-2021
				Drawn By: CPI	Current Rev.:
				Model No.: 1723A-OMP-BC-ZZ-DR-A-1003	Purpose: Planning
				Project: Cross Guns Bridge	
				Location: Phibsborough, Dublin 7	
				Client: Bindford Ltd.	
				Drawing Title: Block C - Levels 08 - 10	
				Drawing No.: 1723A-OMP-BC-ZZ-DR-A-1003	
				Suitability - Checked By - Date	

studios
 1 Bed Apartments
 2 Bed Apartments
 Tenant amenity
 Cafe / retail unit



Block C - Level 11 - 1:100 @ A1



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Revision Description Date Rev. No. Issued by

Project No.: 1723A Scale @ A1: 1:100
Project Lead: TS/JMP Date Printed: 26-01-2020

Drawn By: CPI Current Rev.:

Model No.: 1723A-OMP-BC-11-DR-A-1004

Purpose: Planning

Project: Cross Guns Bridge

Location: Phibsborough, Dublin 7

Client: Bindford Ltd.

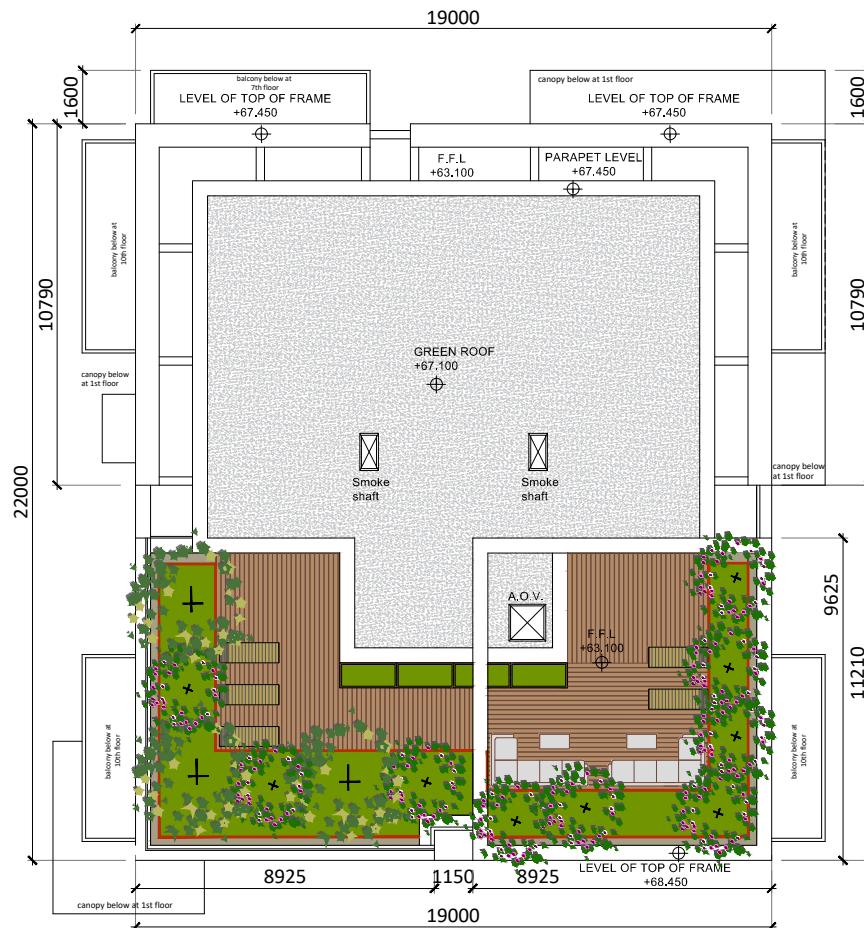
Drawing Title: Block C - Level 11

Drawing No.: 1723A-OMP-BC-11-DR-A-1004

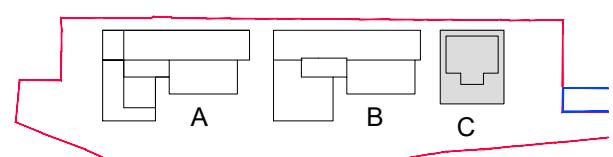
Suitability - Checked By - Date

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studios
 1 Bed Apartments
 2 Bed Apartments
 Tenant amenity
 Cafe / retail unit



Block C - Roof Plan - 1:100 @ A1



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Revision Description Date Rev. No. Issued by

Project No.: 1723A Scale @ A1: 1:100
Project Lead: TS/JMP Date Printed: 22-01-2021

Drawn By: CPI Current Rev.:

Model No.: 1723A-OMP-BC-12-DR-A-1005 Purpose: Planning

Project: Cross Guns Bridge

Location: Phibsborough, Dublin 7

Client: Bindford Ltd.

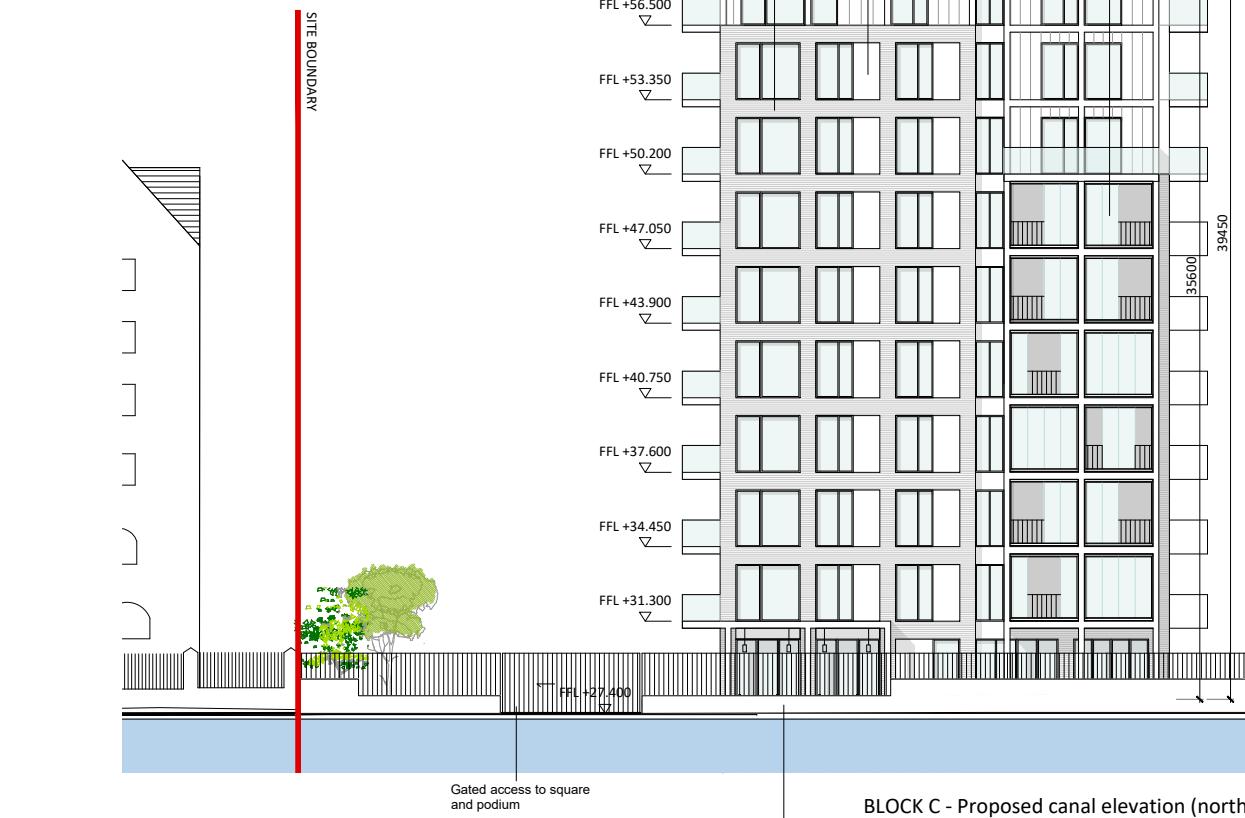
Drawing Title: Block C - Roof Plan

Drawing No.: 1723A-OMP-BC-12-DR-A-1005

Suitability - Checked By: Date

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tel: +353 1 202 7400 Mount St. Anne's Cork City
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Block C - Proposed North & South elevations_1:100 @ A0

Legend of materials:



Light coloured brick:
Casa Lena-Wienerberg brick
Kingscourt Country Manor
(or similar approved)



Dark coloured brick:
Vandersander Brama.
Brown grey brick
(or similar approved)



Natural grey coloured
zinc with standing seam



Single glazed proprietary
winter garden system
PPC finish to winter garden
supporting frame

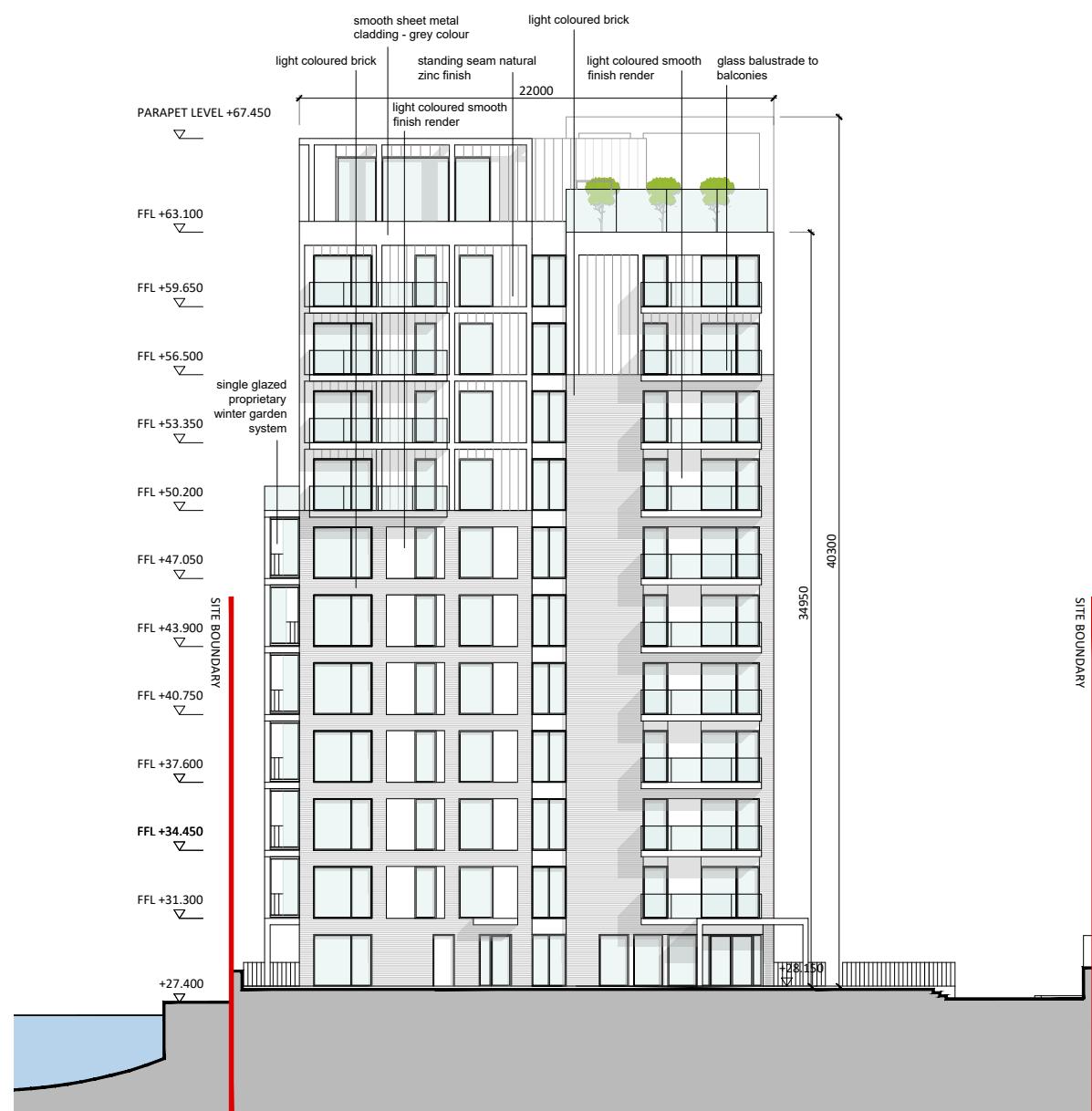


Lightweight decorative
perforated sheet metal screen
(screening device to limit
overlooking)

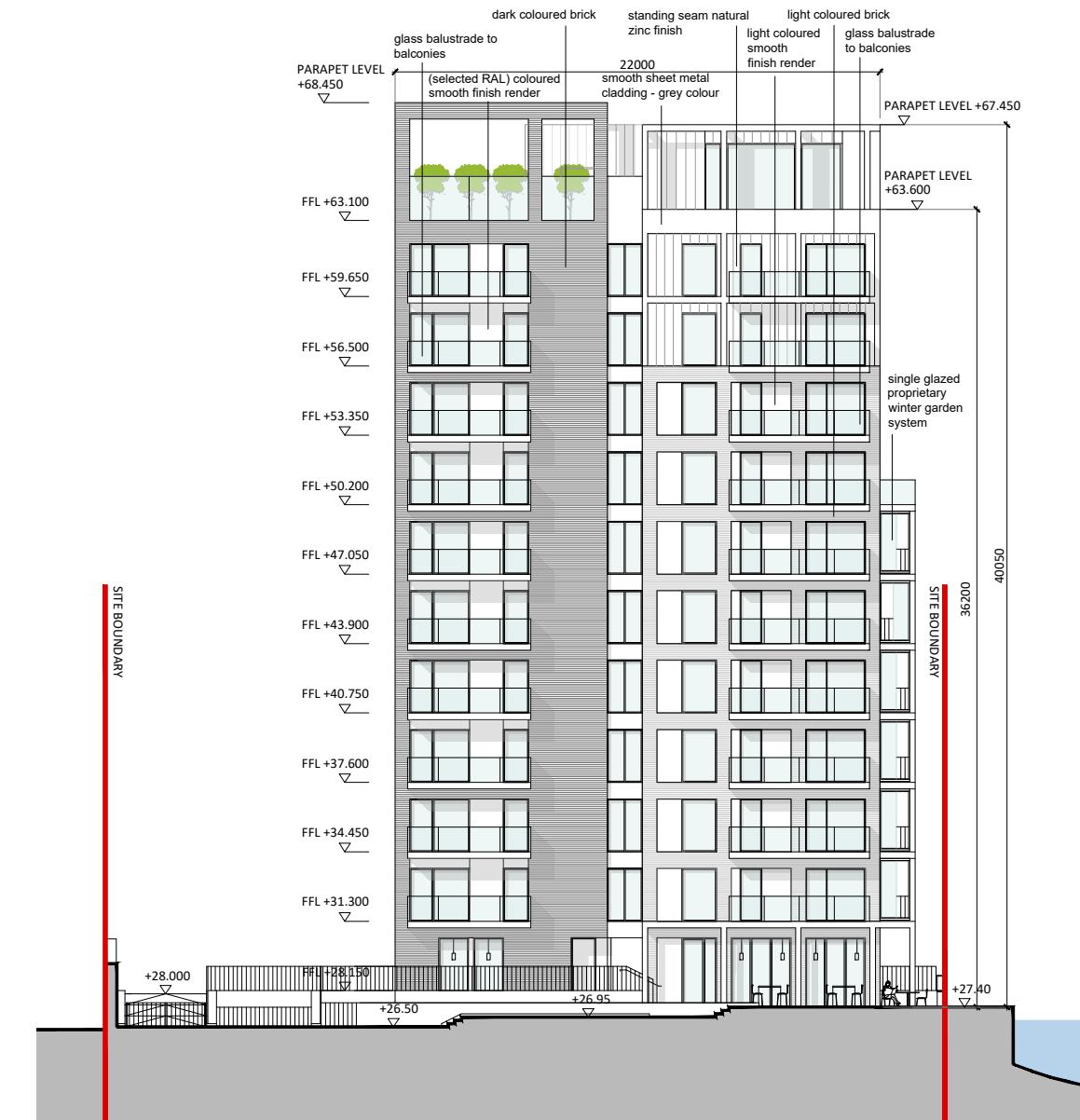
Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A0: 1:100
			o'mahony pike	Project Lead: TS/MP	Date Printed: 26-01-2021
			architecture urban design email: info@omahonypike.com tel: +353 1 283 0822 fax: +353 1 283 0822 www.omahonypike.com	The Chapel 26 South Mall City Centre Miltonown, Kilkenny Co. Cork D06 XN23 Ireland	Current Rev.:
				Cork City Centre Miltonown, Kilkenny Co. Cork T12 R2H9 Ireland	Model No.: 1723A-OMP-BC-ZZ-DR-A-2012
				Project: Cross Guns Bridge Location: Phibsborough, Dublin 7 Client: Binford Ltd.	Purpose: Planning

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Drawing Title: Block C - Proposed North & South Elevations
Drawing No.: 1723A-OMP-BC-ZZ-DR-A-2012



BLOCK C - Proposed west elevation



BLOCK C - Proposed east elevation

Block C - Proposed East & West elevations_1:100 @ A0

Legend of materials:



Light coloured brick:
Casa Lena-Wienerberg brick
Kingscourt Country Manor
(or similar approved)



Dark coloured brick:
Vandersander Brama.
Brown grey brick
(or similar approved)



Natural grey coloured
zinc with standing seam



Single glazed proprietary
winter garden system
PPC finish to winter garden
supporting frame

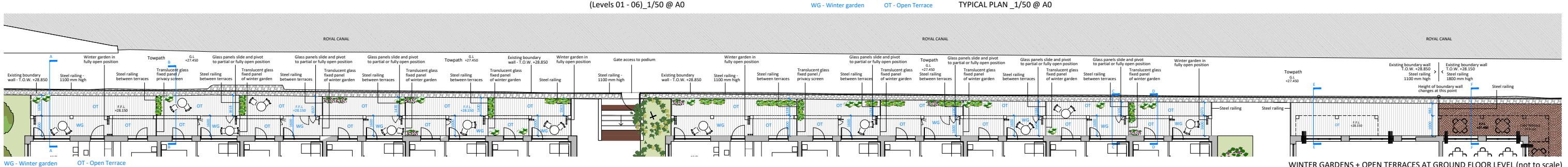
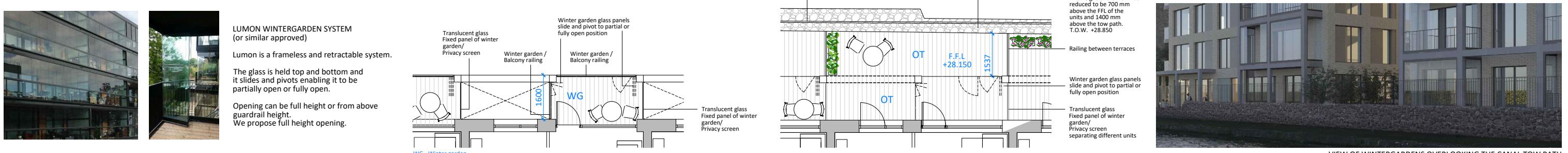
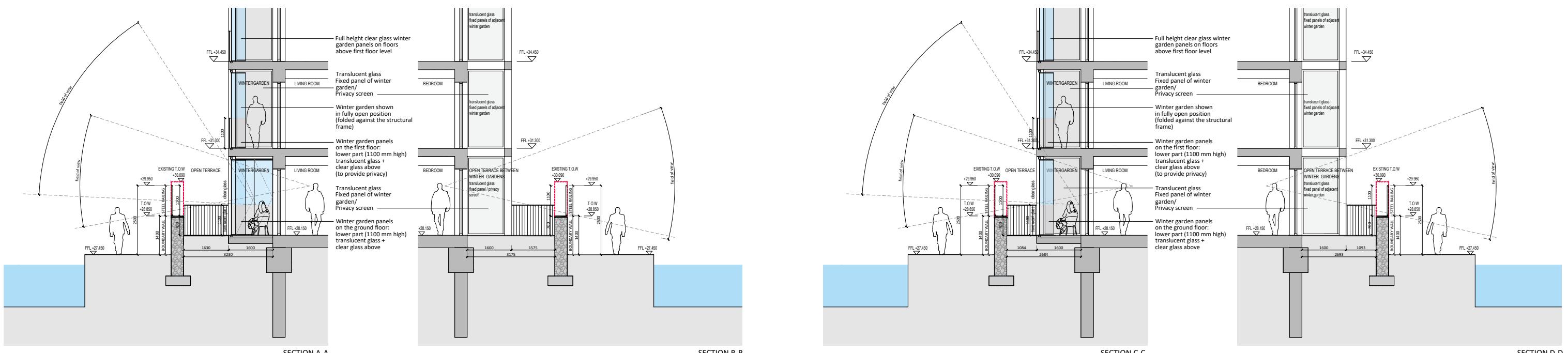
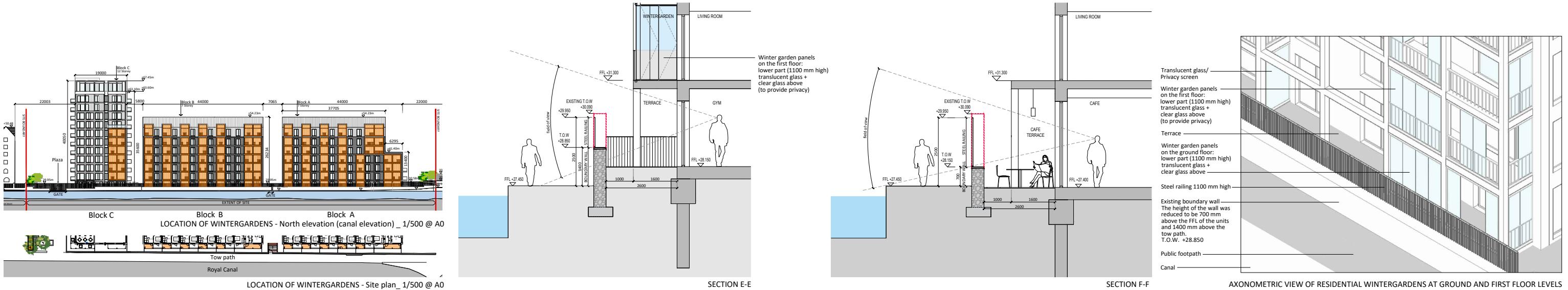


Lightweight decorative
perforated sheet metal screen
(screening device to limit
overlooking)

Revision Description	Date	Rev. No.	Issued by	Project No.: 1723A	Scale @ A0: 1:100
			o'mahony pike	Project Lead: TS/MP	Date Printed: 26-01-2021
			architecture urban design email: info@omahonypike.com tel: +351 236 800 000 fax: +351 236 082 082 www.omahonypike.com	The Chapel 26 South Mall City Centre Milton, Cork D06 KX23 Co. Cork T12 K2H Ireland	Current Rev.:
				Model No.: 1723A-OMP-BC-ZZ-DR-A-2012	Purpose: Planning
				Project: Cross Guns Bridge	
				Location: Phibsborough, Dublin 7	
				Client: Binford Ltd.	
				Drawing Title: Block C - Proposed East & West Elevations	
				Drawing No.: 1723A-OMP-BC-ZZ-DR-A-2013	

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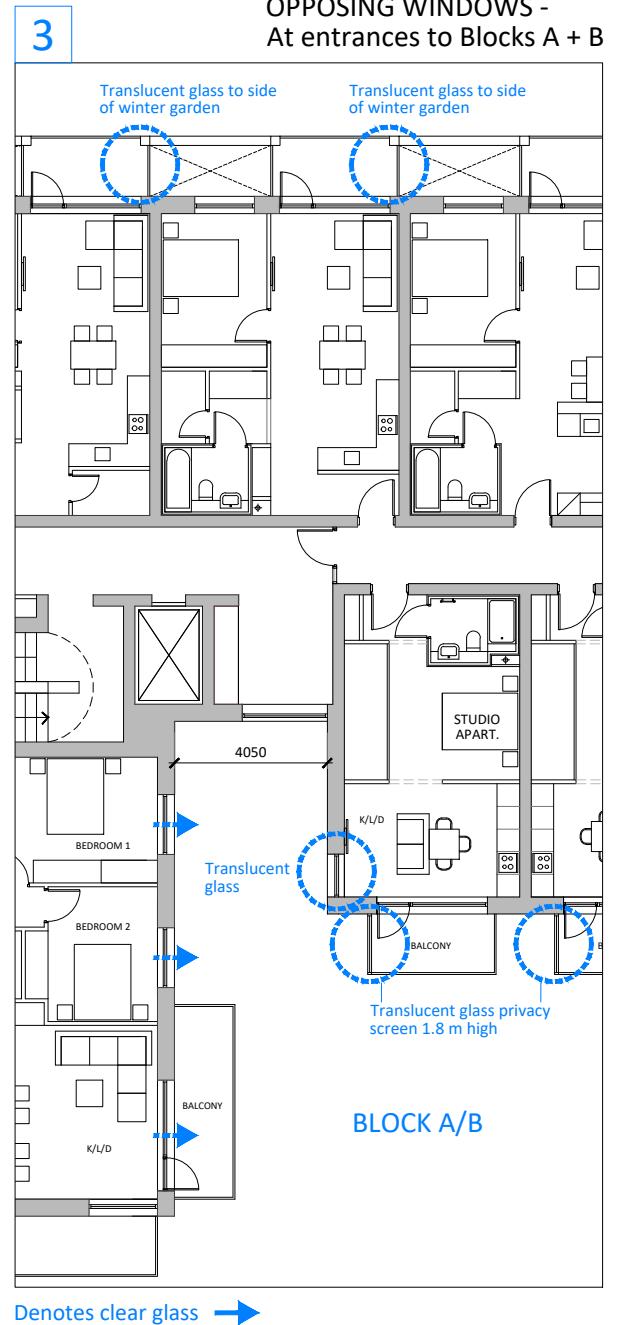
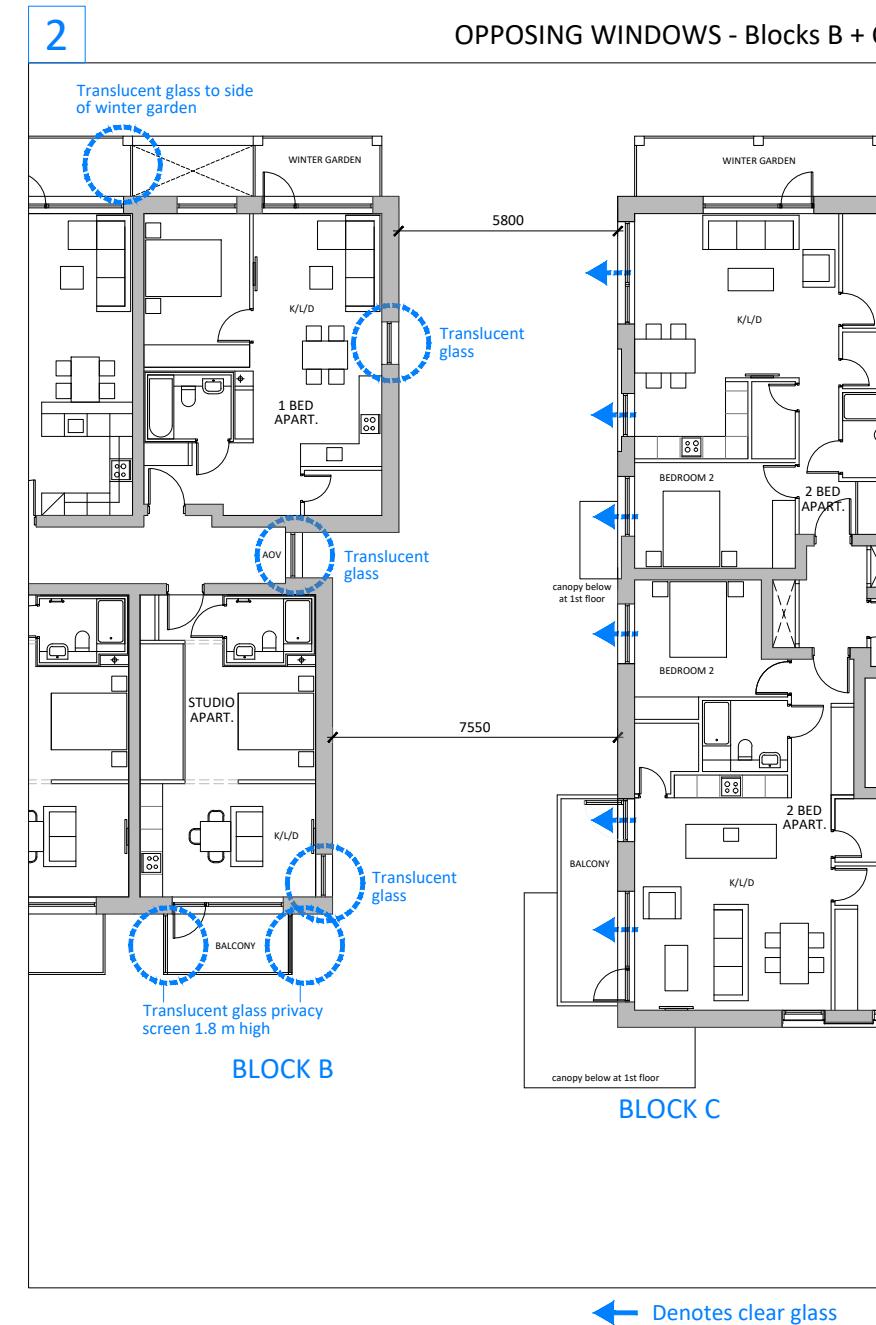
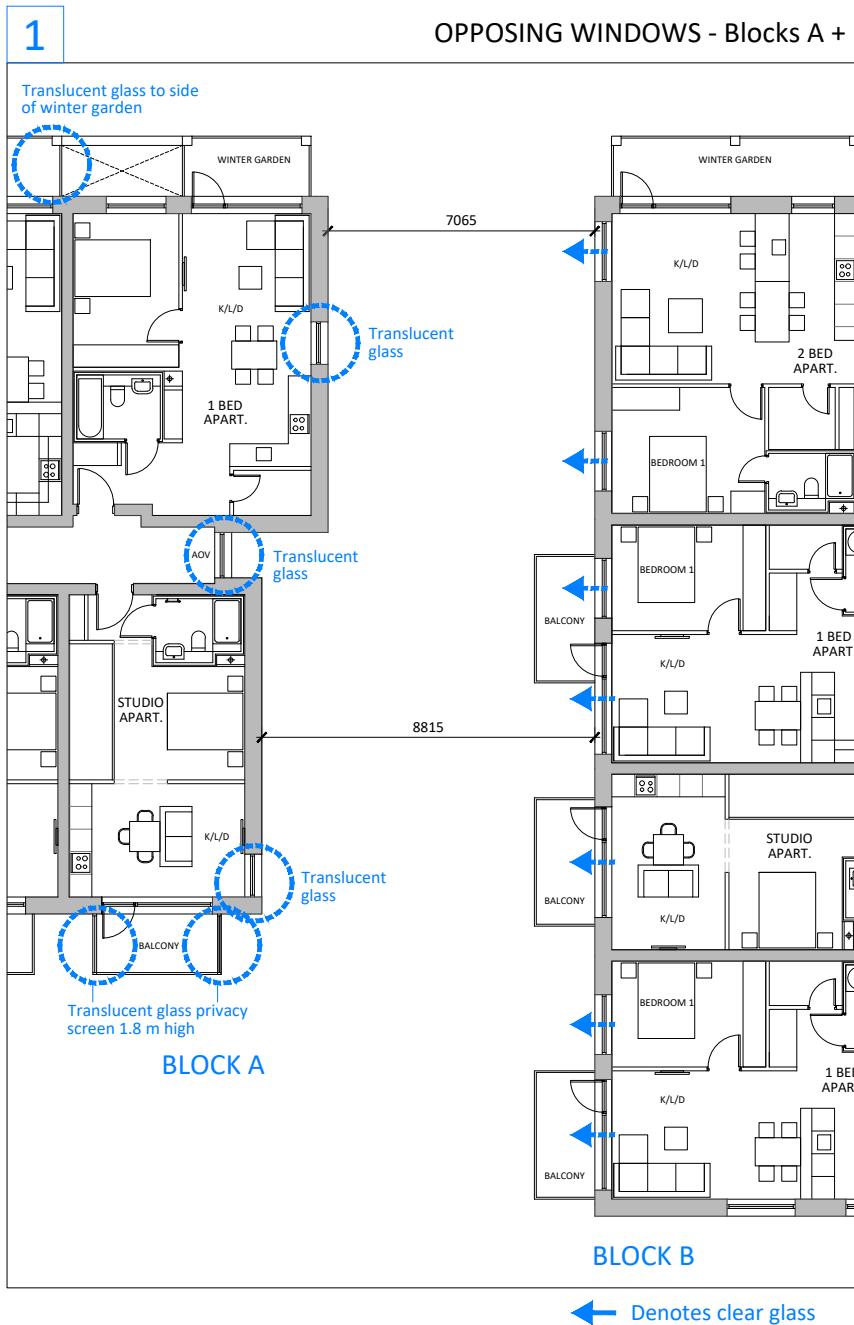
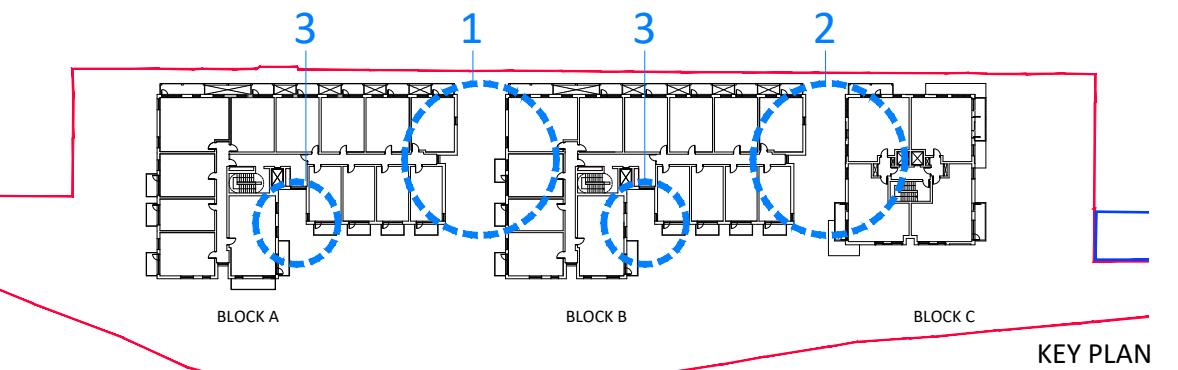
Intended for Site



WINTERGARDENS - North East Elevation (to Canal)

Revision Description	Date	Rev. No.	Issued by
			Project No.: 1723A Project Lead: TS/JMP Drawn By: CPI Model No.: 1723A-OMP-ZZ-ZZ-DR-A-7000 Purpose: Planning
			Scale @ A0: as shown Date Printed: 26-01-2021 architecture/urban design Dublin Cork The Chapel Mount St. Peter's Mount St. Peter's Co. Cork D06 XW52 Ireland 26 South Mall Bindford Ltd. 12 R2RV Ireland Project: Cross Guns Bridge Location: Phibsborough, Dublin 7 Client: Bindford Ltd. Drawing Title: Wintergarden - North East Elevation (to Canal) Drawing No.: 1723A-OMP-ZZ-ZZ-DR-A-7000
			Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS192(2007) + A2(2016), Table S: Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at S0 - WIP.
			Information Approval Check

Not applicable



OPPOSING WINDOWS DIAGRAM - 1/100 @ A1

Revision Description	Date	Rev. No.	Issued by

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fax: +353 1 283 0822
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Mount St. Anne's
Milltown, Dublin 6
D06 XN52 Ireland

Cork
26 South Mall
Cork City
Mount St. Anne's
Milltown, Cork
T12 R2R9 Ireland

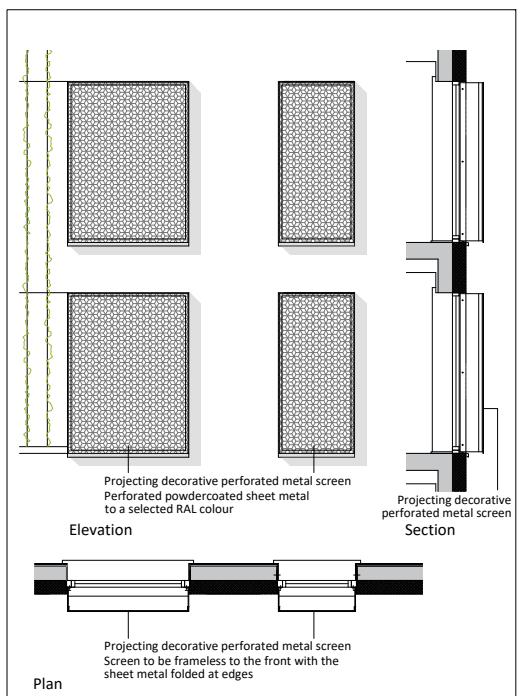
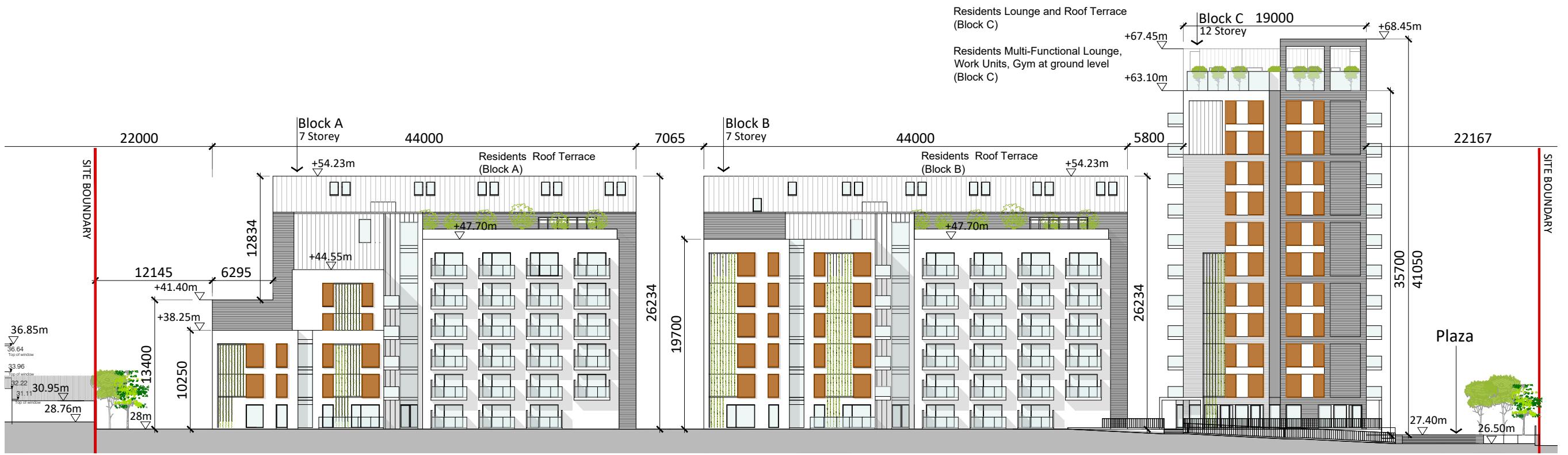
Project: Cross Guns Bridge
Location: Phibsborough, Dublin 7
Client: Bindford Ltd.

Drawing Title: Opposing windows diagram
Drawing No.: 1723A-OMP-ZZ-01-DR-A-7001

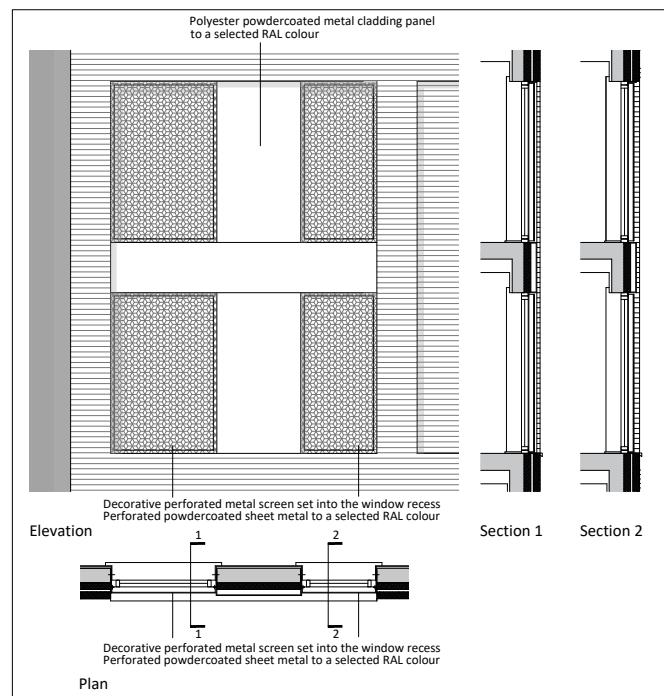
Project No.: 1723
Scale @ A1: 1/100
Project Lead: TS/JMP
Date Printed: 26-01-2021
Drawn By: CPI
Current Rev.:
Model No.: 1723A-OMP-ZZ-01-DR-A-7001
Purpose: PLANNING



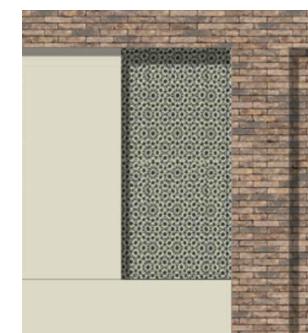
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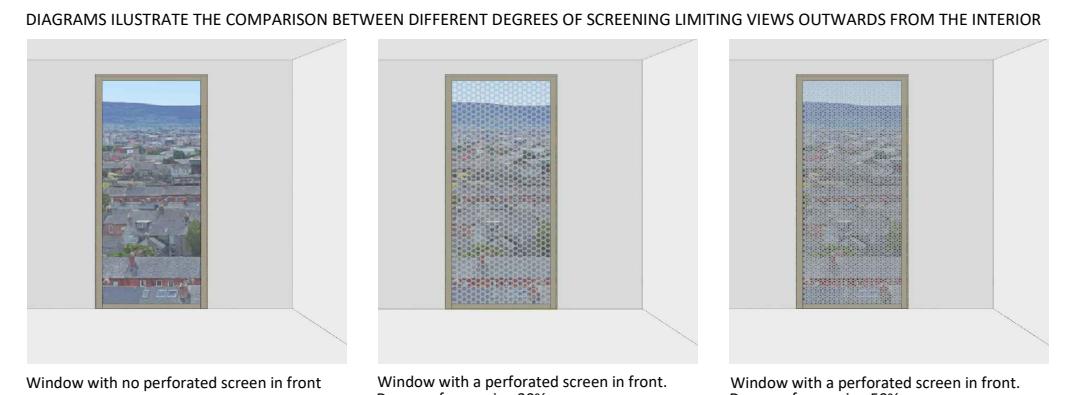
PERFORATED METAL SCREENS IN BLOCKS A + B
Typical plan, elevation and section 1/50 @ A1



PERFORATED METAL SCREENS IN BLOCK C
Typical plan, elevation and section 1/50 @ A1



From the exterior the screens will also prevent views into the apartment and will have a decorative appearance



WE ARE PROPOSING A DEGREE OF SCREENING OF 50% - Intensive level of screening to limit views outward

PROTECTION OF EXISTING RESIDENTIAL AMENITY:

In addition to adequate set back distances from boundaries, windows on south gables will include an specifically designed mitigation measure in the form of screening.

Lightweight perforated metal screens will be provided externally in front of the windows, limiting views outwards from the interior but allowing sunlight to penetrate and air to circulate.



Contemporary example - Jaffa Hotel, John Pawson



Perforated screens in CGI views

PERFORATED METAL SCREENS ON THE SOUTH ELEVATION.

PROTECTION OF THE EXISTING RESIDENTIAL AMENITY OF THE HOUSES ADJACENT TO THIS DEVELOPMENT

Revision Description	Date	Rev. No.	Issued by	Project No.: 1723	Scale @ A1: As shown
				Project Lead: TS/JMP	Date Printed: 26-01-2021
				Drawn By: CPI	Current Rev.:
				Model No.: 1723A-OMP-ZZ-01-DR-A-7002	
				Purpose: PLANNING	
				Project: Cross Guns Bridge	
				Location: Phibsborough, Dublin 7	
				Client: Bindford Ltd.	
				Drawing Title: Perforated metal screens on the South elevation	
				Drawing No.: 1723A-OMP-ZZ-ZZ-DR-A-7002	
				Suitability - Checked By: Date	

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133 PHIBSBOROUGH ROAD , CROSS GUNS BRIDGE,DUBLIN 7

DOCUMENT ISSUE SHEET

Drawing Name	Drawing Number	Scale	Sheet size
Topographical Survey	MSL26096-T-3D-01-REV 4	1:250	A1
Topographical Survey	MSL26096-T-3D-02-REV 4	1:250	A1
Topographical Survey	MSL26096-T-3D-03-REV 4	1:250	A1
Elevations	MSL26096-EL-REV 4-01	1:250	A1
Elevations	MSL26096-EL-REV 4-02-06-07-08-09	1:250	A1
Elevations	MSL26096-EL-REV 4-03	1:250	A1
Elevations	MSL26096-EL-REV 4-04-05	1:250	A1

