

**CROSS AVENUE DEVELOPMENT:**

**1 PLAYERS LAND**

PLANNING SUBMISSION - MAY 2024

**NMP**  
Niall Montgomery + Partners



DRAWING INDEX - PLANNING APPLICATION			
SHEET NUMBER	SHEET NAME	SCALE	REVISION
<b>L1-0 SERIES : GENERAL INFORMATION</b>			
L1-0000	COVER PAGE	N/A	R00
L1-0001	DRAWING INDEX	N/A	R00
<b>L1-1 SERIES : GENERAL ARRANGEMENT</b>			
L1-1001	OVERALL LANDSCAPE PLAN	1:250	R00
L1-1002	GROUND FLOOR PLAN CALLOUT	1:100	R00
L1-1003	BLOCK A ROOF PLAN CALLOUT	1:100	R00
L1-1004	BLOCK B ROOF GARDEN PLAN CALLOUT	1:100	R00

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 DWG L1-001

CLIENT:

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ARCHITECTS:




REVISIONS			
Job No.		Drawn By	LB
Dwg No.	L1-0001	Checked By	JM
Scale	@A1	Date	MAY 2024

JOB DESCRIPTION	
Site	CROSS AVENUE
Project	CROSS AVENUE DEVELOPMENT
Title	DRAWING INDEX



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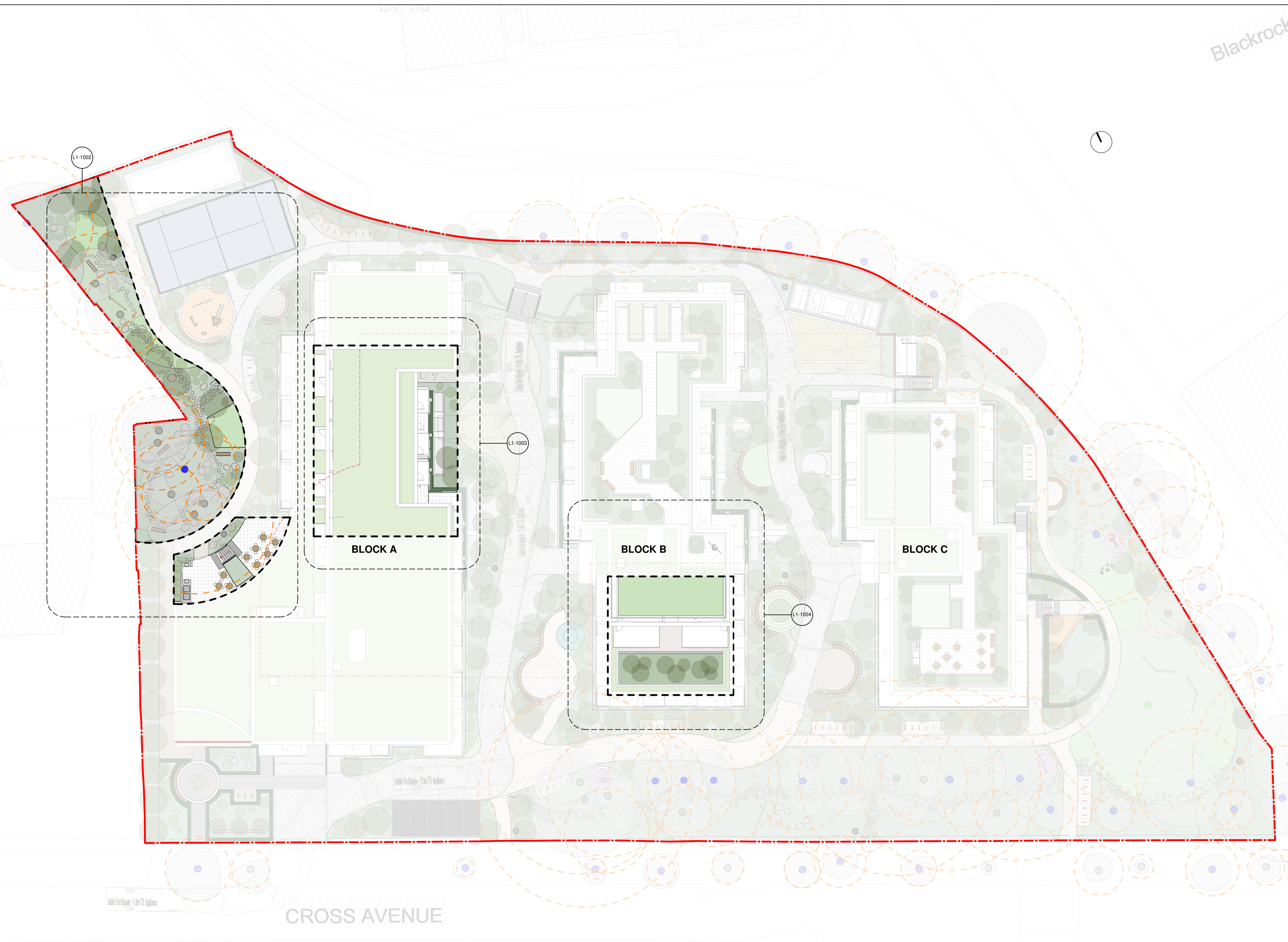
ARCHITECTS:



LEGEND

- - - LIMIT OF WORKS
  - - - OWNERSHIP LINE
  - - - CONSTRUCTION HANDOVER PHASE
- |        |                            |  |                          |
|--------|----------------------------|--|--------------------------|
| P1     | EXPOSED CONCRETE           |  | EVERGREEN HEDGE PLANTING |
| P2/P12 | GRANITE SETS               |  | WOODLAND PLANTING        |
| P3     | COMPACTED GRAVEL           |  | LAWN                     |
| P4     | POROUS COLOURED ASPHALT    |  | GRASSCRETE               |
| P5     | SOFT POUR SURFACE          |  | LOOSE GRAVEL             |
| P6     | FLAG PAVING P.A.S.         |  | STEPPING STONES          |
| P7     | COMPACTED GRAVEL (NON DIG) |  | BOULDERS                 |
| P8     | BLOCK PAVING SILVER GREY   |  | +0.00 LEVEL              |
| P9     | BLOCK PAVING CHARCOAL      |  | RAILINGS / HANDRAILS     |
| P10    | FLAG PAVING                |  | WALLS                    |
| P11    | LOOSE GRAVEL               |  | BIKE RACKS               |
| TP1    | TACTILE PAVING             |  | BOLLARDS                 |
| P13    | ARTIFICIAL TURF            |  | STEPS                    |
| VENTS  |                            |  | BENCH                    |

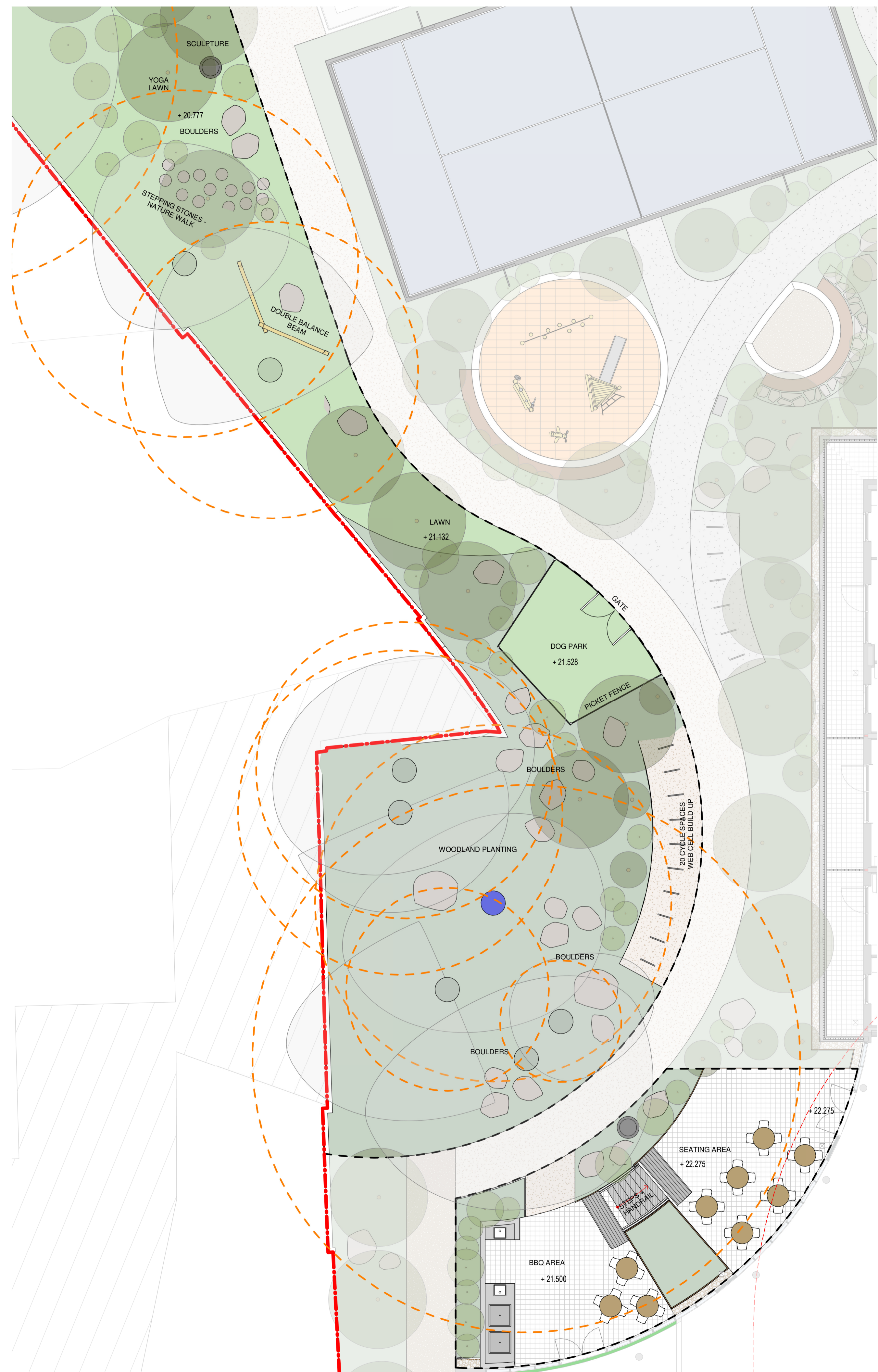
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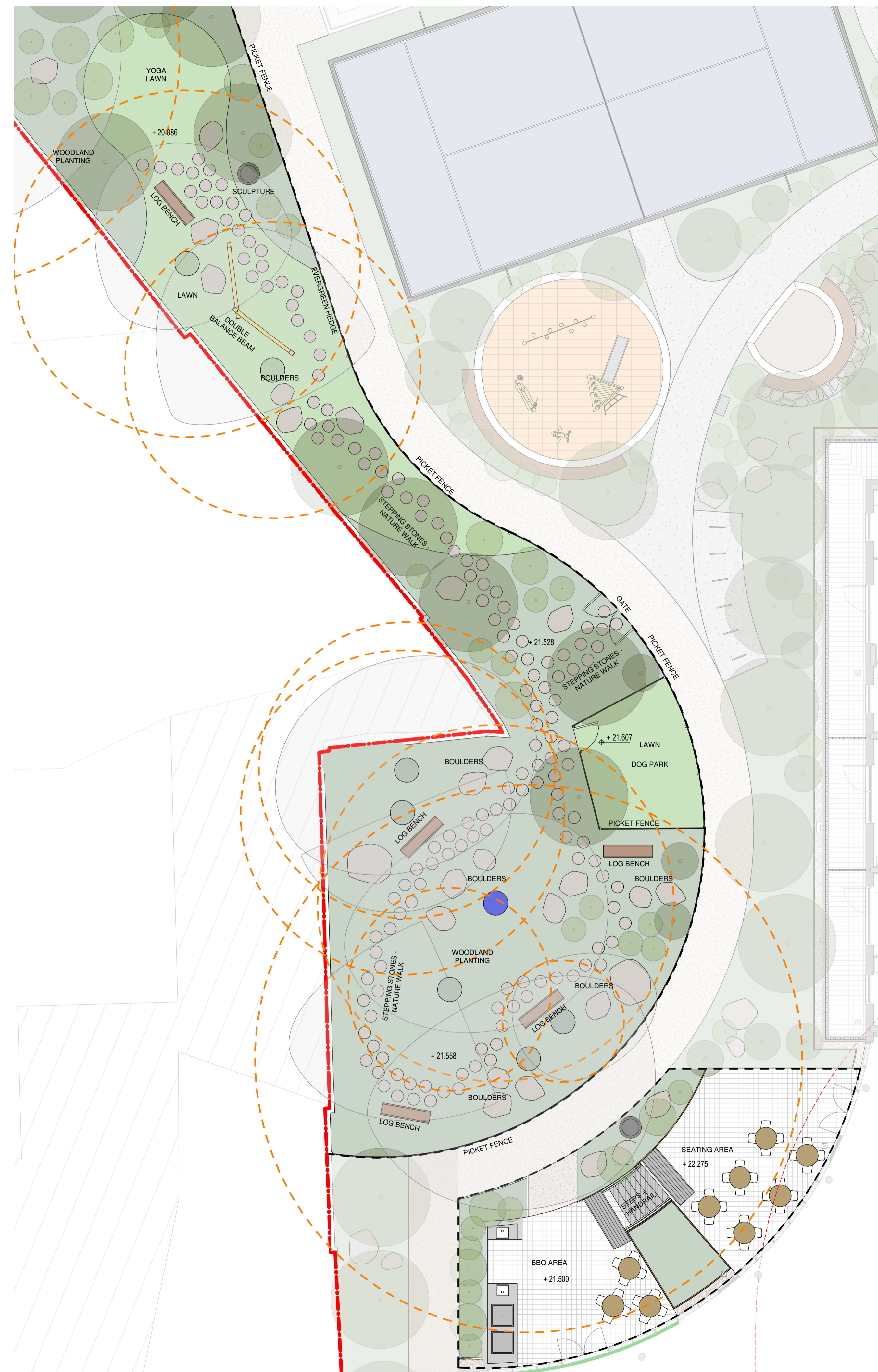

REVISIONS			
Job No.	L1-1001	Drawn By	LB
Dwg No.	L1-1001	Checked By	JM
Scale	1 : 250 @A1	Date	MAY 2024

JOB DESCRIPTION	
Site	CROSS AVENUE
Project	CROSS AVENUE DEVELOPMENT
Title	OVERALL LANDSCAPE PLAN





1 COMMUNAL OPEN SPACE ON GROUND FLOOR PERMITTED PLAN  
1:100 @A1



2 COMMUNAL OPEN SPACE ON GROUND FLOOR ADJUSTED PLAN  
1:100 @A1

NOTE  
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DWG L1-001

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ARCHITECTS:



LEGEND

	LIMIT OF WORKS		EVERGREEN HEDGE PLANTING
	OWNERSHIP LINE		WOODLAND PLANTING
	CONSTRUCTION HANDOVER PHASE		LAWN
	P1 EXPOSED CONCRETE		GRASSCRETE
	P2/P12 GRANITE SETS		LOOSE GRAVEL
	P3 COMPACTED GRAVEL		STEPPING STONES
	P4 POROUS COLOURED ASPHALT		BOULDERS
	P5 SOFT POUR SURFACE		+0.00 LEVEL
	P6 FLAG PAVING P.A.S.		RAILINGS / HANDRAILS
	P7 COMPACTED GRAVEL (NON DIG)		WALLS
	P8 BLOCK PAVING SILVER GREY		BIKE RACKS
	P9 BLOCK PAVING CHARCOAL		BOLLARDS
	P10 FLAG PAVING		STEPS
	P11 LOOSE GRAVEL		BENCH
	TP1 TACTILE PAVING		PROPOSED TREES
	P13 ARTIFICIAL TURF		EXISTING TREES TO BE RETAINED
	VENTS		PROPOSED LARGE SHRUBS
	ROOT PROTECTION AREA		

REVISIONS

Job No.	L1-1002	Drawn By	LB
Dwg No.		Checked By	JM
Scale	As indicated @A1	Date	MAY 2024

JOB DESCRIPTION

Site	CROSS AVENUE
Project	CROSS AVENUE DEVELOPMENT
Title	GROUND FLOOR PLAN CALLOUT

Architects 33 Rock Road, Williamstown, Blackrock, Co. Dublin  
Telephones : 2121 800 Fax : 2121 007 E mail : info@nmp.ie



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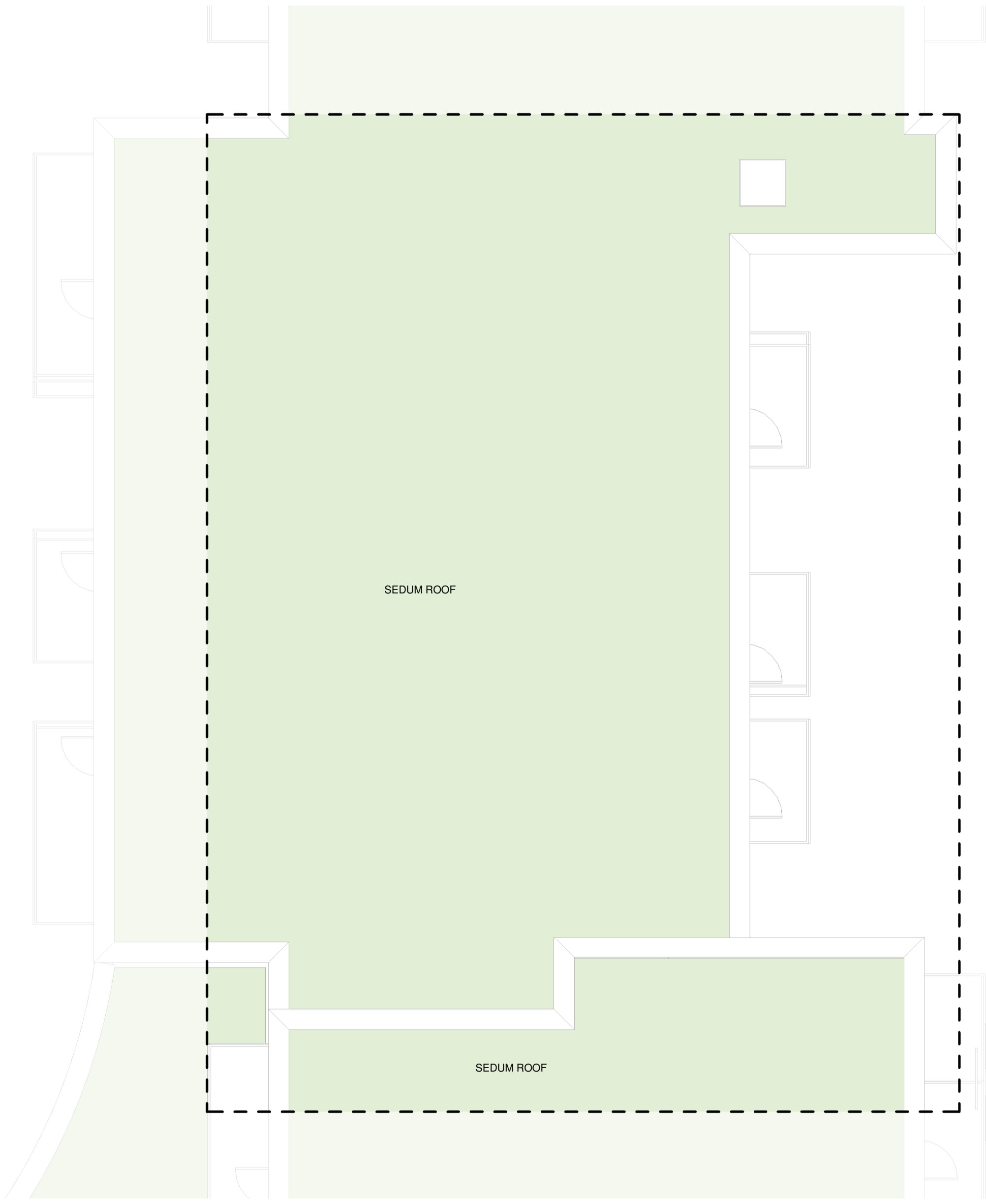
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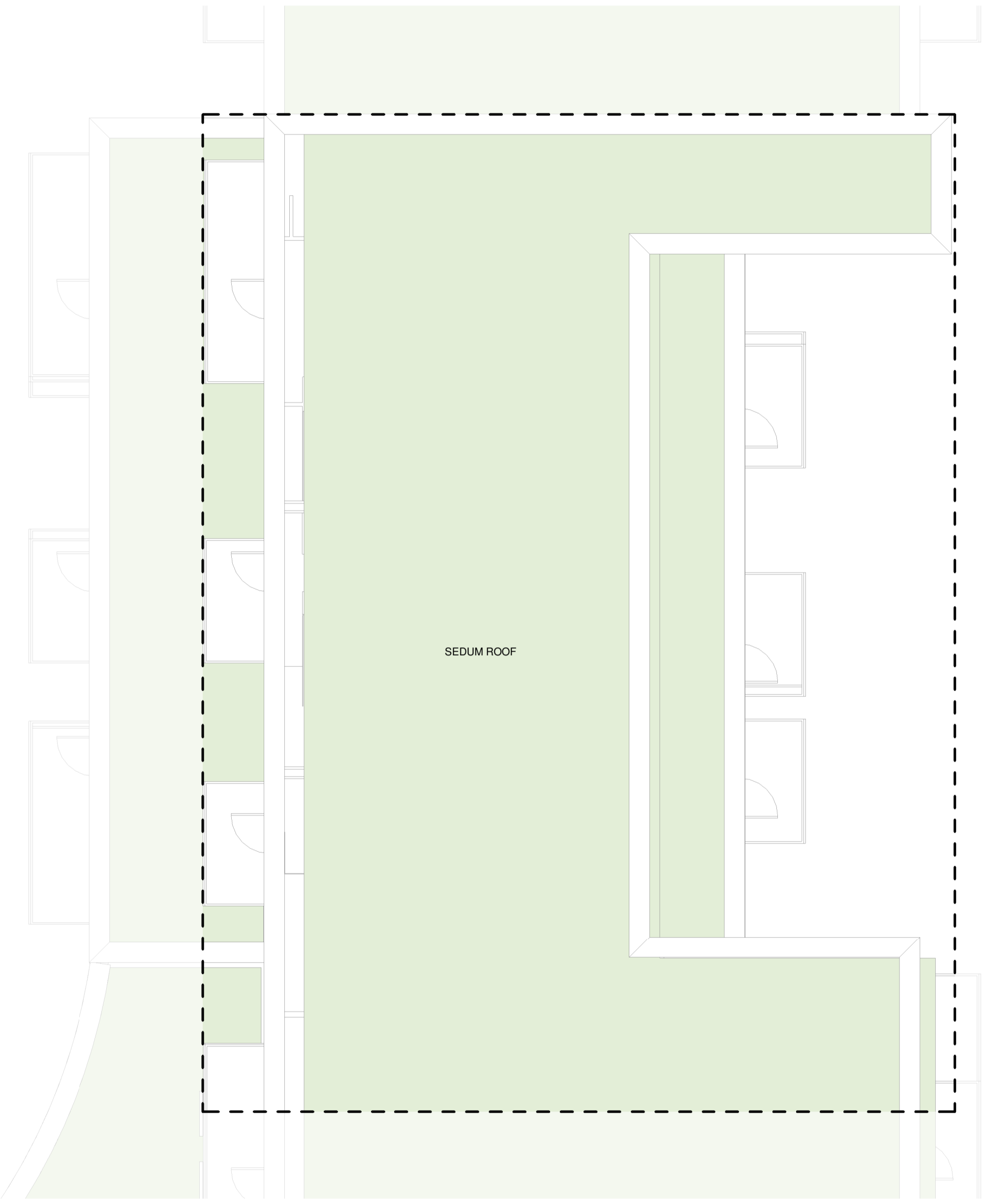


LEGEND

- - - LIMIT OF WORKS
  - - - OWNERSHIP LINE
  - - - CONSTRUCTION HANDOVER PHASE
- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>P1 EXPOSED CONCRETE</li> <li>P2/P12 GRANITE SETS</li> <li>P3 COMPACTED GRAVEL</li> <li>P4 POROUS COLOURED ASPHALT</li> <li>P5 SOFT POUR SURFACE</li> <li>P6 FLAG PAVING P.A.S.</li> <li>P7 COMPACTED GRAVEL (NON DIG)</li> <li>P8 BLOCK PAVING SILVER GREY</li> <li>P9 BLOCK PAVING CHARCOAL</li> <li>P10 FLAG PAVING</li> <li>P11 LOOSE GRAVEL</li> <li>TP1 TACTILE PAVING</li> <li>P13 ARTIFICIAL TURF</li> <li>VENTS</li> </ul> | <ul style="list-style-type: none"> <li>EVERGREEN HEDGE PLANTING</li> <li>WOODLAND PLANTING</li> <li>LAWN</li> <li>GRASSCRETE</li> <li>LOOSE GRAVEL</li> <li>STEPPING STONES</li> <li>BOULDERS</li> <li>+0.00 LEVEL</li> <li>RAILINGS / HANDRAILS</li> <li>WALLS</li> <li>BIKE RACKS</li> <li>BOLLARDS</li> <li>STEPS</li> <li>BENCH</li> </ul> | <ul style="list-style-type: none"> <li>PROPOSED TREES</li> <li>EXISTING TREES TO BE RETAINED</li> <li>PROPOSED LARGE SHRUBS</li> <li>ROOT PROTECTION AREA</li> </ul> |
|---|--|--|



**1** BLOCK A ROOF PERMITTED PLAN  
 1:100 @A1

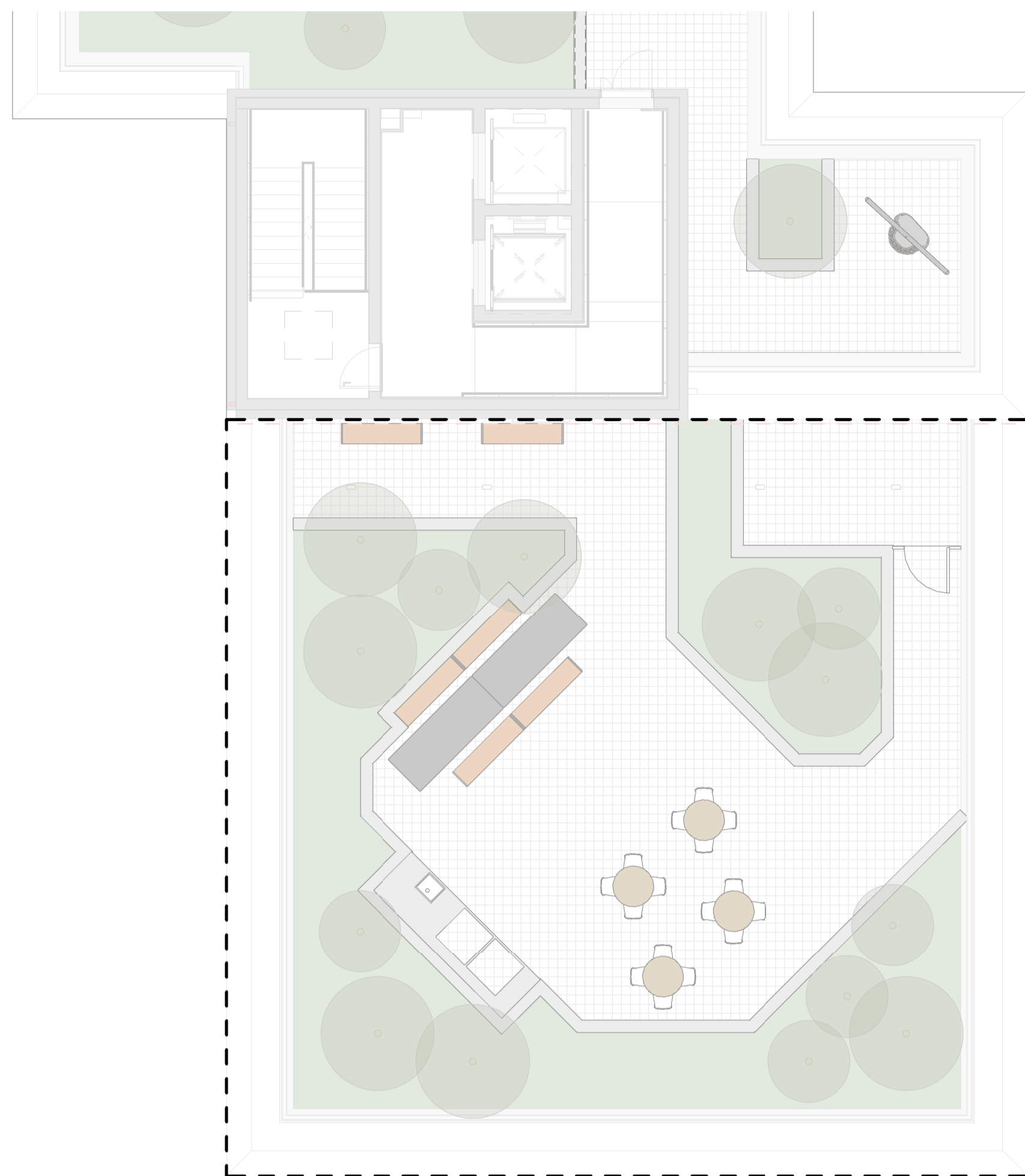


**2** BLOCK A ROOF ADJUSTED PLAN  
 1:100 @A1

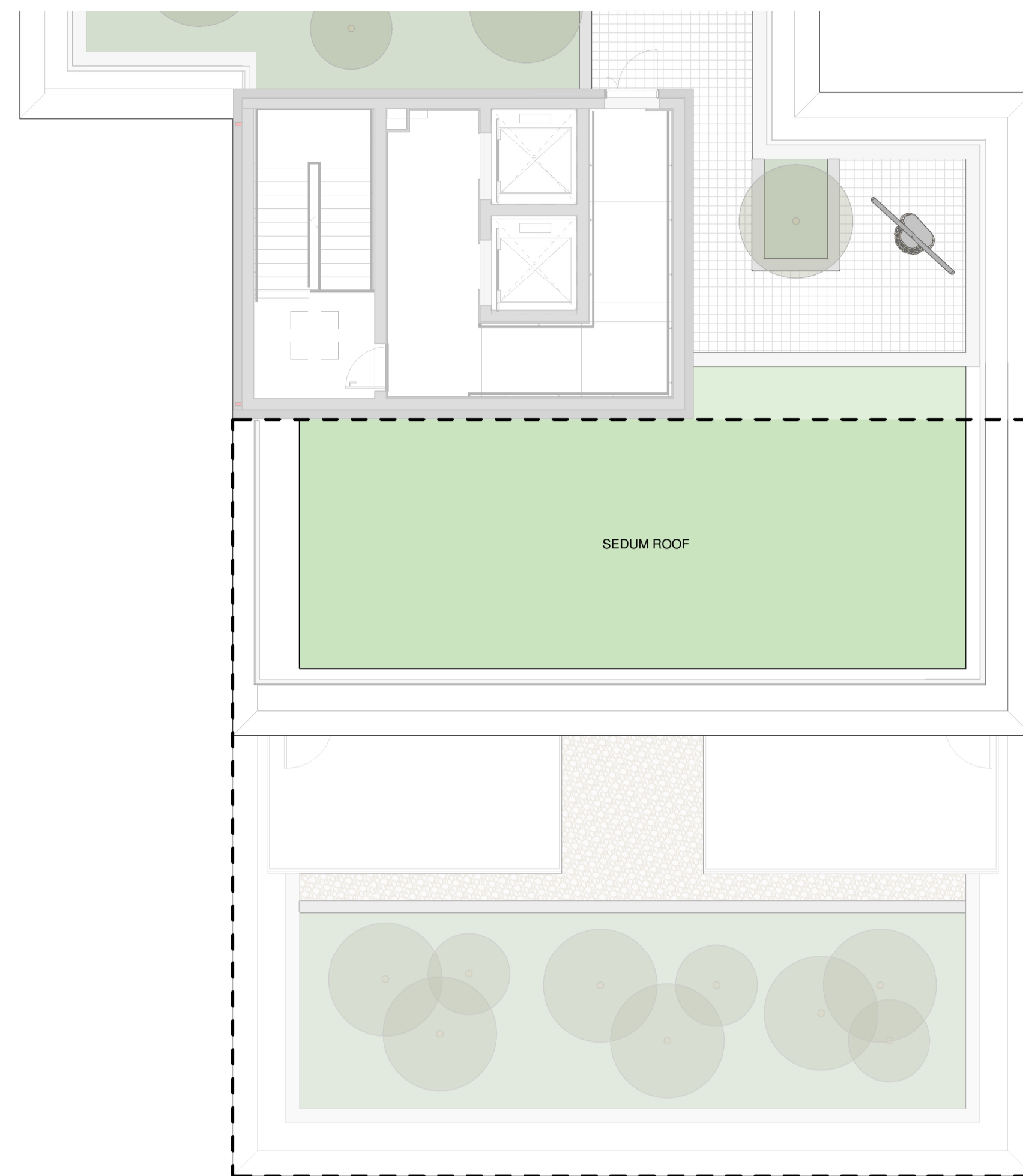

REVISIONS			
Job No.		Drawn By	LB
Dwg No.	L1-1003	Checked By	JM
Scale	As indicated @A1	Date	MAY 2024

JOB DESCRIPTION	
Site	CROSS AVENUE
Project	CROSS AVENUE DEVELOPMENT
Title	BLOCK A ROOF PLAN CALLOUT

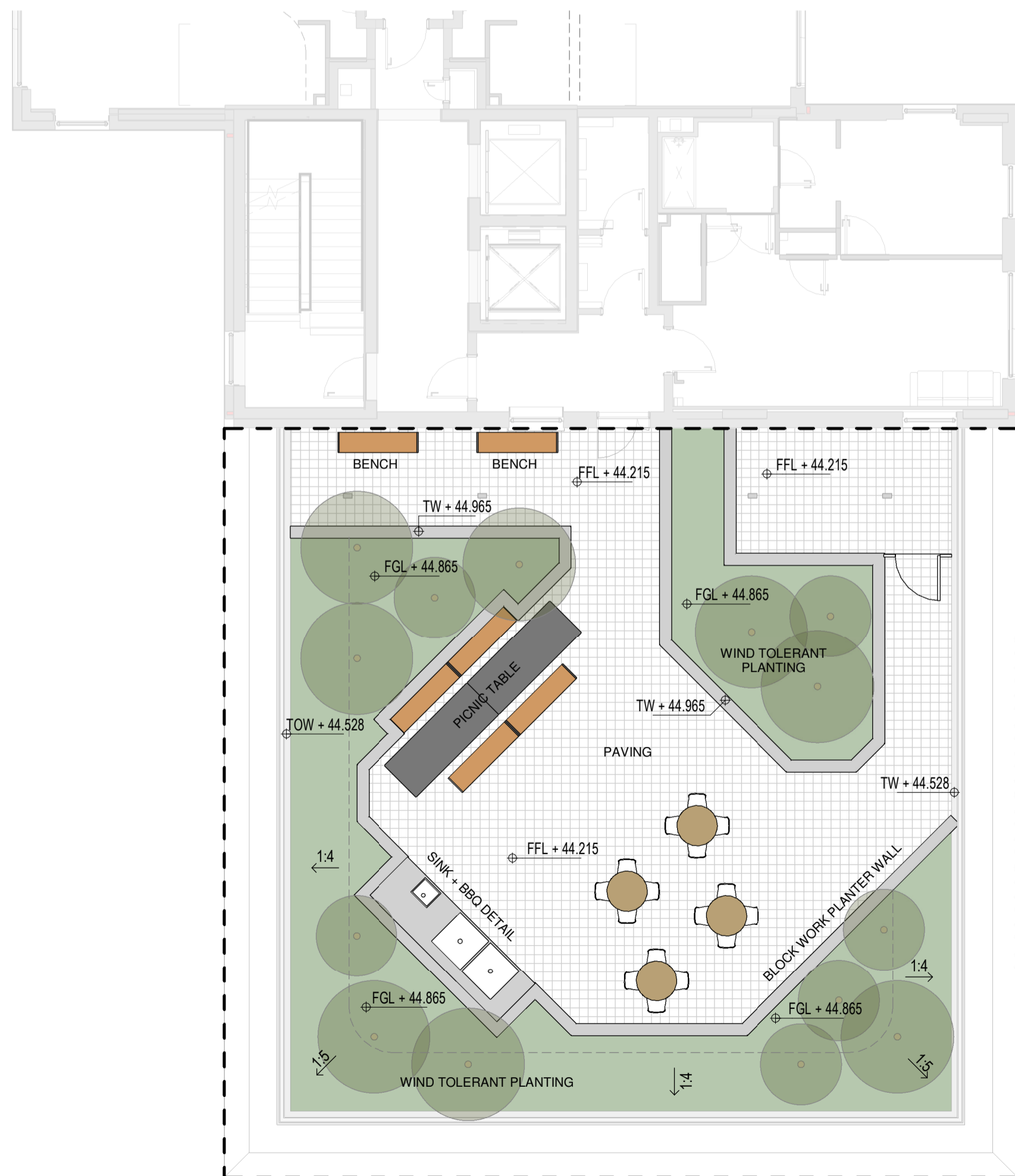




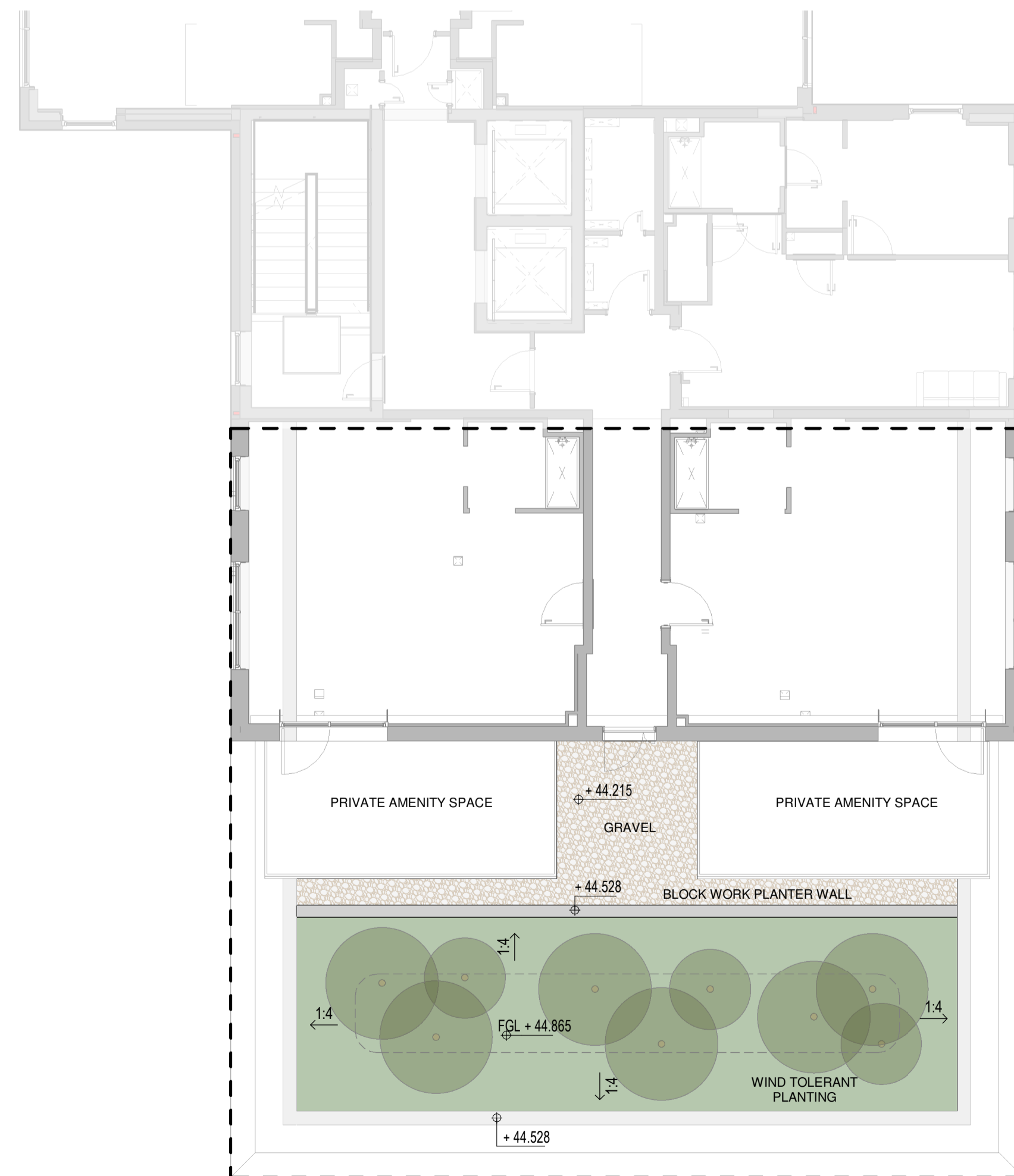
1 BLOCK B ROOF GARDEN PERMITTED PLAN  
1:100 @A1



2 BLOCK B ROOF GARDEN ADJUSTED PLAN  
1:100 @A1



3 BLOCK B 7th FLOOR TERRACE GARDEN PERMITTED PLAN  
1:100 @A1



4 BLOCK B 7th FLOOR TERRACE GARDEN ADJUSTED PLAN  
1:100 @A1

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ARCHITECTS:



LEGEND

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  - OWNERSHIP LINE
  - CONSTRUCTION HANDOVER PHASE
- |        |                            |                          |
|--------|----------------------------|--------------------------|
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| P2/P12 | GRANITE SETS               | WOODLAND PLANTING        |
| P3     | COMPACTED GRAVEL           | LAWN                     |
| P4     | POROUS COLOURED ASPHALT    | ALLOTMENT                |
| P5     | SOFT POUR SURFACE          | GRASSCRETE               |
| P6     | FLAG PAVING                | LOOSE GRAVEL             |
| P7     | COMPACTED GRAVEL (NON DIG) | STEPPING STONES          |
| P8     | BLOCK PAVING SILVER GREY   | BOULDERS                 |
| P9     | BLOCK PAVING CHARCOAL      | +0.00 LEVEL              |
| P10    | FLAG PAVING                | RAILINGS / HANDRAILS     |
| P11    | LOOSE GRAVEL               | WALLS                    |
| TP1    | TACTILE PAVING             | BIKE RACKS               |
| P13    | ARTIFICIAL GRASS           | BOLLARDS                 |
| VENTS  |                            | STEPS                    |
|        |                            | BENCH                    |
- PROPOSED TREES
  - EXISTING TREES TO BE RETAINED
  - PROPOSED LARGE SHRUBS
  - ROOT PROTECTION AREA

REVISIONS

Job No.	Drawn By	Checked By	Date
L1-1004	LB	JM	MAY 2024

JOB DESCRIPTION

Site	CROSS AVENUE
Project	CROSS AVENUE DEVELOPMENT
Title	BLOCK B ROOF GARDEN PLAN CALLOUT