



Contractor to allow for all underground pipework connections and connections to existing internal heating system

Proposed location for oil pipe connection

Proposed 2.4m high rendered block work wall to new oil tank location. Facility to include concrete base and lockable gated access

Proposed location of new ESB substation

Existing building facade to be retained

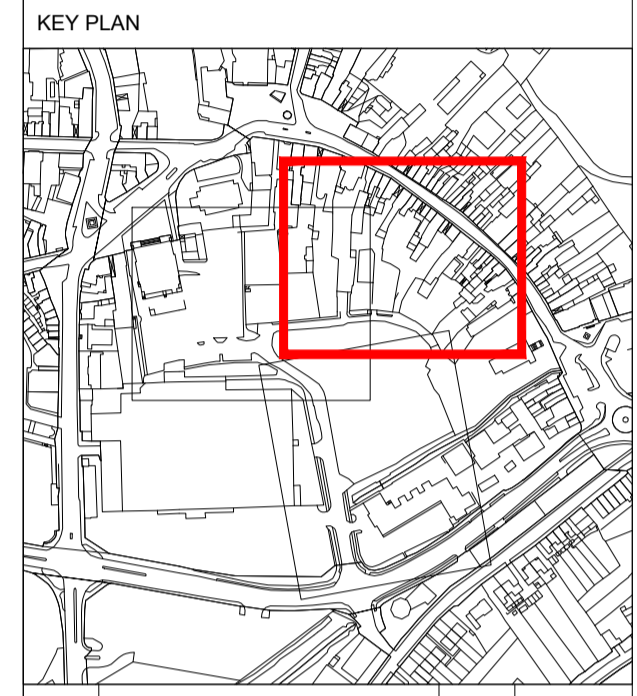
Proposed 2.4m high boundary wall, faced with appropriate facing material to match adjacent retained boundary wall

DEVELOPMENT PLOT

DEVELOPMENT PLOT

- ### LEGEND
- #### GENERAL
- Site Boundary
  - Development Plot Boundary
  - Embankments
  - Proposed development area
- #### HARD LANDSCAPE
- P1: Warm Toned / Buff Natural Stone feature paving  
Natural stone feature paving in buff / warm tones within Charles Gavin Duffy Place.
  - P2: Silver Grey Natural Stone paving  
Natural stone paving in silver grey tones to footpaths and alleyways.
  - P3: Mid Grey Natural Stone paving  
Natural stone paving in mid grey tones to carriageways.
  - P4: Warm Toned Natural Stone Setts  
Natural stone setts in warm tones as feature paving.
  - P5: Precast Paving Units  
Granite Aggregate precast paving units to footways.
  - P6: Natural Stone Paving  
Natural Stone paving to parking bays in mid grey tones.
  - P7: Block Paving  
'Aqualflow' Block paving to car parking spaces.
  - P8: Cycle path
  - P9: Asphalt
  - P10: Square paving units  
Smaller textured units in natural stone
  - P11: Feature bands  
Feature bands in natural stone with a flamed finish
  - P12: Concrete Surfacing  
In-situ concrete surfacing with brushed finish.
  - P13: Tactile paving to uncontrolled ped. crossings
  - P14: Corduroy tactile paving to cycle lanes
  - P15: Corduroy tactile paving to steps
  - P16: Tactile guidance paving to pedestrian areas
  - F1: Fencing to future development plots
  - F2: Proposed 1.2m high railings to reform boundary
  - F3: Proposed sections of timber post and rail fencing
  - F4: Proposed sections of 1.8m vertical timber board fencing
- #### SOFT LANDSCAPE
- S1: Shrub Mix 1  
A mix of groundcover, ornamental grasses, perennials and shrubs.
  - S2: Shrub Mix 2  
A mix of groundcover, ornamental grasses, perennials and shrubs.
  - S3: Shrub Mix 3  
A mix of groundcover, ornamental grasses, perennials and shrubs.
  - T1: Proposed Mature feature tree in hard  
Mature feature tree planting in hard landscape. To include tree grille and proprietary tree pit.
  - T2: Proposed Semi-Mature tree in hard  
Semi-Mature tree planting in hard landscape. To include tree grille and proprietary tree pit.
  - T3: Proposed Semi-Mature tree in soft  
Semi-Mature tree planting in soft landscape.
- #### STREET FURNITURE
- F1: Raised Planter  
Raised planter with integrated seating. To include groundcover, perennial and shrub planting species.
  - F2: Linear Raised Planter  
Linear / rectangular raised planter with integrated seating. To include groundcover, perennial and shrub planting species.
  - F3: Bench  
Linear bench with timber top, backrest and armrests.
  - F4: Individual Seats  
Clusters of individual seats.
  - F5: Cycle Stands  
Stainless Steel 'Sheffield' type cycle stands
  - F6: Litter Bin  
Locations for litter bins.
  - F7: Catenary lighting
  - F8: Proposed lighting columns
  - F9: Proposed power points
  - F10: Proposed location for EV charging points

- ### NOTES
- This drawing is to be read in conjunction with all other drawings and specifications.
  - Do not scale off this drawing. Written dimensions to be taken only.
  - Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
  - This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.



Issue	Revision	Initial	Date
P04	Layout and legend amendments	JR	30/11/2023
P03	Layout and legend amendments	JR	16/11/2023
P02	Design review of Gavin Duffy Place	JR	09/11/2023
P01	First issue for planning	JR	26/10/2023

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Client  
**Monaghan County Council**

Project  
**Dublin Street South**  
**Monaghan, Ireland**

Drawing Title  
**GENERAL ARRANGEMENT**  
**KEYPLAN AREA 2**

Scale Bar: 2.5m 5.0m 7.5m 10m 12.5m North

Scale: 1:250@A1 Date: 24 OCT 2023

By: JR Status: PLANNING

Checked: BP Approved: BP

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