




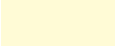







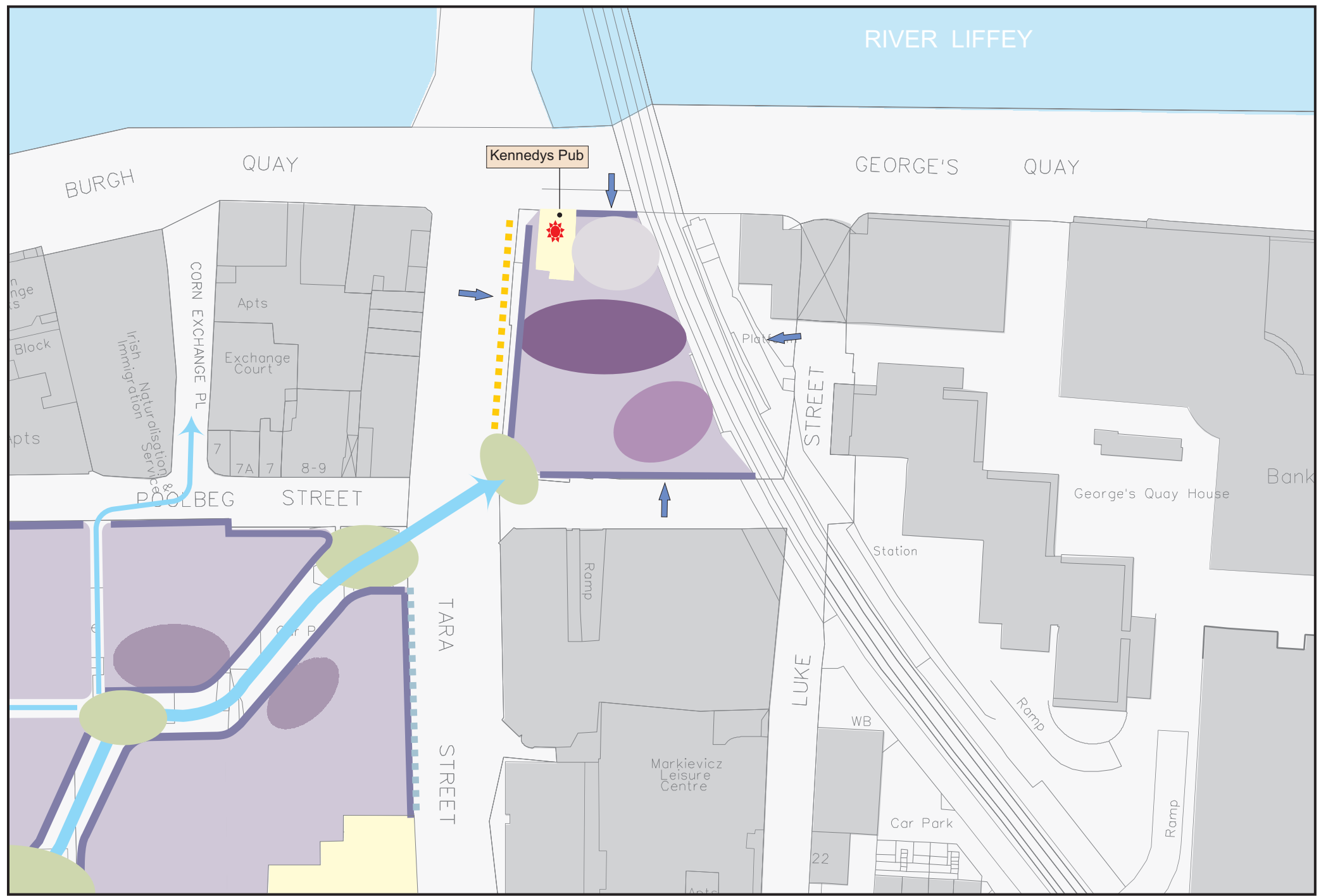
# CITY QUAY SITE - URBAN DESIGN GUIDING PRINCIPLES



## LEGEND

-  Quayside 'Shoulder Height' Element (with potential of 1 set back floor)
-  Up to 10 Storeys
-  Up to 12 Storeys
-  Increasing set back to provide a safe and user friendly public realm
-  Active Street Frontage
-  Existing Buildings
-  Cycle Route
-  Planting
-  New Civic Space
-  Enhanced Pedestrian Environment
-  Opportunities for Green Infrastructure (Roof Gardens etc.)

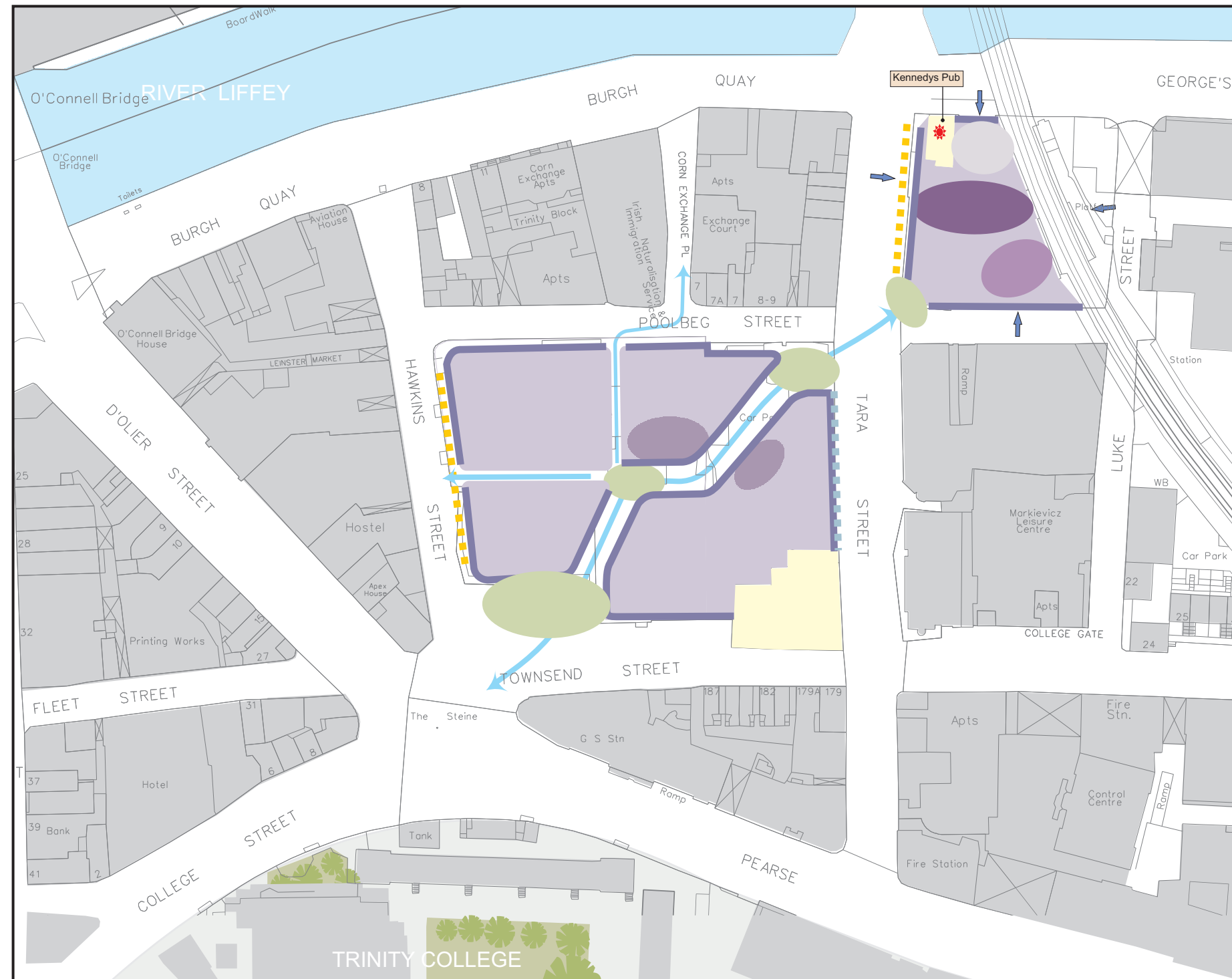
TARA STREET SECTOR - URBAN DESIGN GUIDING PRINCIPLES







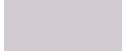




LEGEND

-  Up to 8 Storeys
-  Up to 14 Storeys
-  Up to 22 Storeys
-  New and Improved Civic Spaces
-  Proposed Pedestrian Link
-  Increasing set back to provide a safe and user friendly public realm
-  Active Street Frontage
-  Existing Buildings
-  Public Entrances
-  Protected Structure

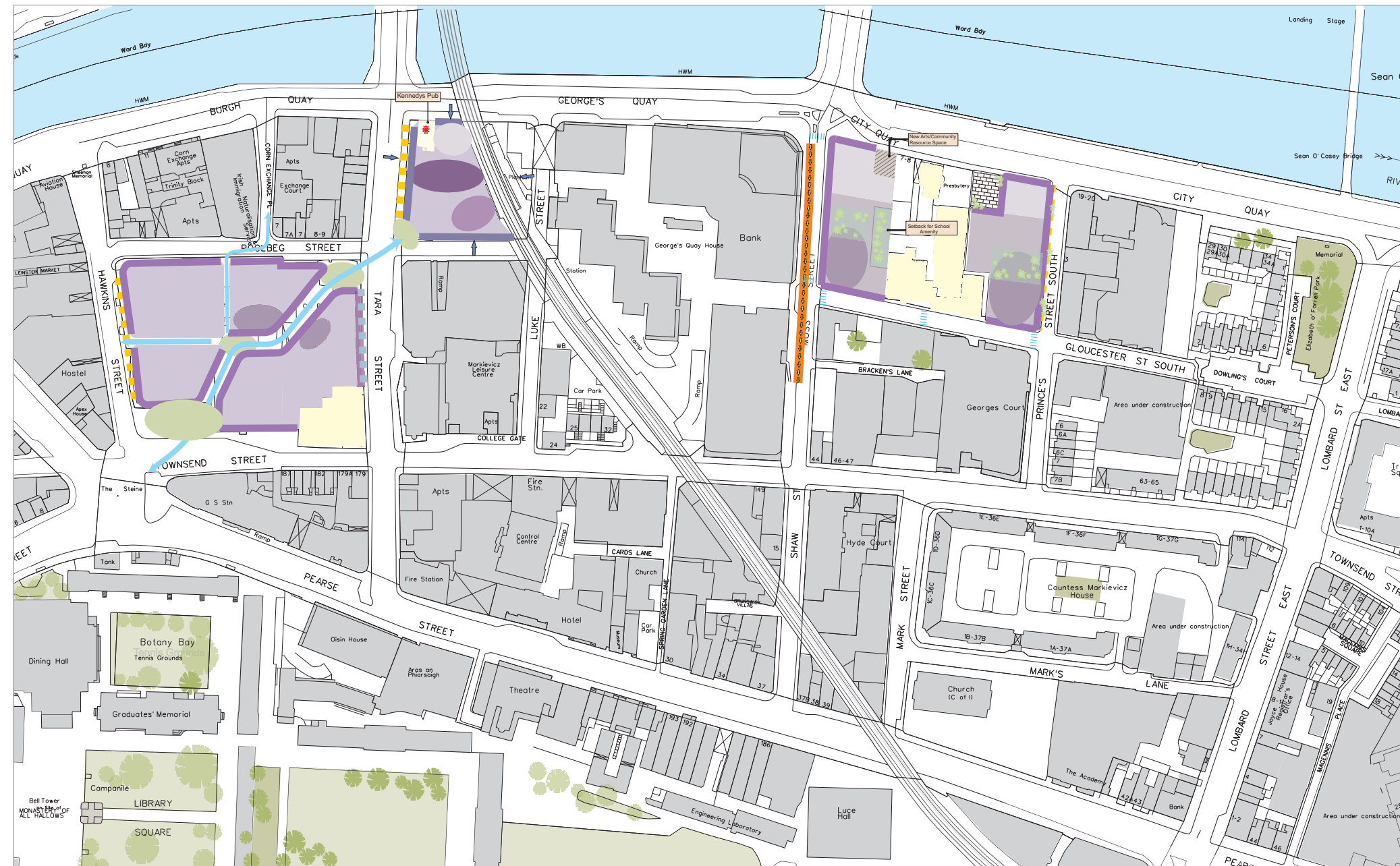
# HAWKINS HOUSE SECTOR - URBAN DESIGN GUIDING PRINCIPLES














## LEGEND

-  New and Improved Civic Spaces
-  Proposed Pedestrian Link
-  Increasing set back to allow more space for bus and Luas
-  Active Street Frontage
-  'Shoulder Height' Element
-  Potential Mid-Rise Element
-  Existing Buildings
-  Proposed Luas Line
-  Strong Edge to Tara Street

# GEORGE'S QUAY - URBAN DESIGN GUIDING PRINCIPLES



## LEGEND

-  Quayside 'Shoulder Height' Element (with potential of 1 set back floor)
-  Up to 10 Storeys
-  Up to 12 Storeys
-  Increasing set back to provide a safe and user friendly public realm
-  Active Street Frontage
-  Existing Buildings
-  Cycle Route
-  Planting
-  New Civic Space
-  Enhanced Pedestrian Environment
-  Opportunities for Green Infrastructure (Roof Gardens etc.)