

Notes:  
 1. Do not scale from this drawing. Use figured dimensions in all cases. Vary dimensions on site and report any discrepancies to the architect immediately. This drawing is to be used in conjunction with the Architects Specification, Fire Certificate, etc. Other conditions, quantities and performance requirements to be confirmed on the site.  
 2. All information that pertains solely to the fabrication processes or to the techniques of construction.  
 3. All coordination of the work of all trades.  
 4. Assuring consistency with the contract documents.  
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Drawing Notes:

**Unit Legend**

<b>A</b> 4 Bed Corner House Semidetached x 36	<b>D</b> 4 Bed House Semidetached x 2
<b>B1</b> 3 Bed House Semidetached x 100	<b>E1</b> 5 Bed House Semidetached x 4.
<b>B2</b> 4 Bed House Semidetached x 16	<b>E2</b> 4 Bed House Semidetached x 5
<b>B3</b> 4 Bed House Semidetached x 65	<b>M1 - M2</b> Maisonette 2B 4P unit over 1B2B x 20
<b>C</b> 3 Bed House Semidetached x 34	

**Apartment Type**

<b>Block 1 (x 9no.)</b> 3 No. X 1B 2P 3 No. X 2B 4P	Apt. Block 1
<b>Block 2 (x 1no.)</b> 1 No. X 1B 2P 6 No. X 2B 3P 5 No. X 2B 4P	Apt. Block 2
<b>Block 3 (x 1no.)</b> 4 No. X 1B 2P 11 No. X 2B 4P	Apt. Block 3

**Site Legend**

- Application Site
- IOM Riparian buffer
- Car parking spaces
- Grassed areas
- House type tag
- Existing Watercourse
- Home zone areas
- Communal Spaces
- Shared Cycle Path/ Footpath

REV	DATE	BY	DESCRIPTION
P05	27.01.21	LB	Issued for Planning
P04	13.08.20	LB	Issued for information
P03	28.07.20	LB	Issued for information
P02	19.11.19	LB	Issued for information
P01	19.12.04	LB	Issued for information

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Client Details:  
 AXIS Construction

Project Details:  
 Proposed Residential Development  
 at Clonatin, Gorey

Drawing Title:  
 Proposed Masterplan  
 Unit Typology

Job No: P19-147K	Date: 20/11/2019	Scale@A1: 1:1250
Status: 03. Design Development	Drawn By: LB	Checked By: MK
Purpose: PLANNING	Drawing Number: P19-147K-RAU-XX-XXDR-A-31010	Revision: P05



**SITE AREA**  
 Gross Site Area: 157,395m<sup>2</sup> | 15.73Ha  
 NET Developable Site Area: 95,650m<sup>2</sup> | 9.56Ha

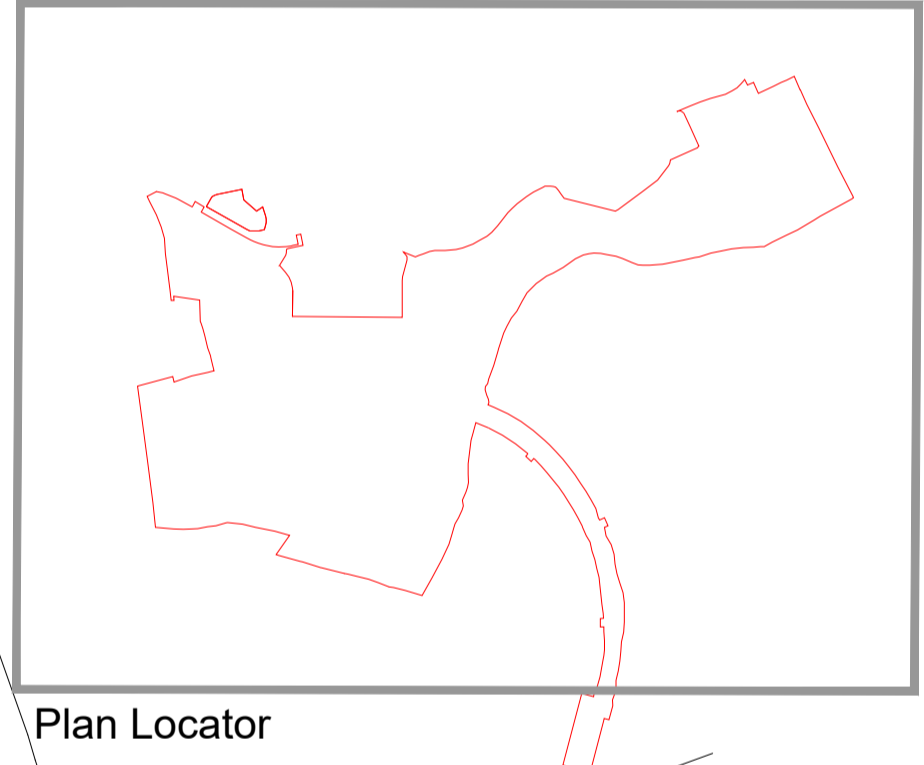
**Public Open Space:**  
 Requirement: 15% / 23,59 m<sup>2</sup> | 2.35Ha  
 Provided: 15.3% / 24,098 m<sup>2</sup> | 2.40Ha

**Car Parking Provision:** 690  
 2 spaces / dwelling - (262 x 2) 524 no. Spaces (curtilage / on-street)  
 1 space / apartment / Duplex - (101 x 1) 101 no. Spaces (parking courts / on-street)  
 Creche (plus drop off) 19 no. Spaces (parking courts / on-street)  
 Visitors Spaces 46 no. Spaces

\*12no. Accessible Parking Bays provided throughout the scheme

**Densities | Plot Ratios | Coverage:**  
 40,081m<sup>2</sup> / 95,650m<sup>2</sup> = 0.41 : 1  
 18,185m<sup>2</sup> / 95,650m<sup>2</sup> = 19%  
 9.56 Ha / 363 dwellings = 380PH

**Dual Aspect:**  
 81no. Apartments 45no. Dual Aspect 55.5%



Block N: 20 No. Houses

Block M: 15 No. Houses, 12 No. Apartments

Block L: 15 No. Houses, 6 No. Apartments

Block K: 23 No. Houses, 6 No. Apartments

Block J: 29 No. Houses, 18 No. Apartments

Block I: 23 No. Houses, 6 No. Apartments

Block H: 19 No. Houses, 18 No. Apartments

Block G: 22 No. Houses, 20 No. Maisonettes

Block F: 16 No. Houses

Block E: 17 No. Houses

Block D: 11 No. Houses

Block C: 30 No. Houses

Block A: 22 No. Houses

Block B: 15 No. Apartments

Indicative School Outline: Not forming part of this application

Existing Buildings

Public Open Space

Proposed distributor road (refer to engineer's drawings details)

Linear park and track

Public Open Space

Proposed Childcare Facility

Linear Park and walking track

RED LINE BOUNDARY (excl. Riparian Buffer Zone / Primary Road Infrastructure)