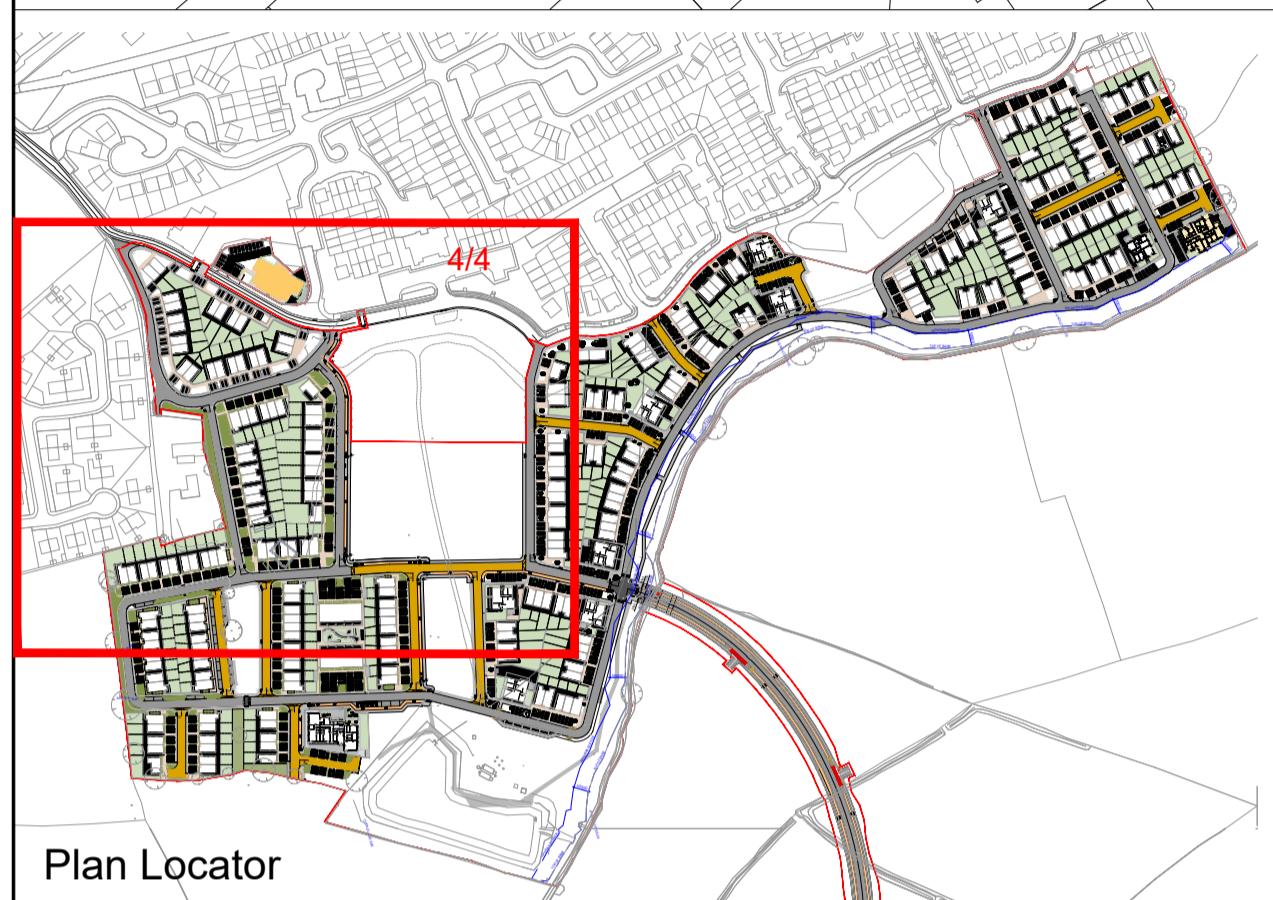


Proposed Site Layout Plan
Part 4 of 4



SITE AREA
Gross Site Area: 157,395m² | 15.73Ha
NET Developable Site Area: 95,650m² | 9.56Ha

Public Open Space:
Requirement 15% / 23.59m² | 2.35Ha
Provided: 15.3% / 24,098m² | 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:
40,081m² / 95,650m² = 0.41 : 1
18,185m² / 95,650m² = 19%
9.56 Ha / 363 dwellings = 38DPH

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

Notes:
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 the work in conjunction with the Architects Specification, Fire Certificate, etc. Other drawings should be read in conjunction with this drawing. Contract is responsible for the accuracy of all dimensions and levels. All information that pertains solely to the fabrication processes or to the techniques of construction.
1. All coordination of the work of all trades.
2. Resolving consistency with the contract documents.
3. This drawing is copyright and may only be reproduced with the architect's permission.

Drawing Notes:
Unit Notes:
House - Apartment Type

A 4 Bed Corner House Semi-detached 130.74 SQM	D 4 Bed House Semi-detached 123.45 SQM
B1 3 Bed House Semi-detached 104.11 SQM	E1 5 Bed House Detached 160.95 SQM
B2 4 Bed House Semi-detached 142.04 SQM	E2 4 Bed House Detached 132.35 SQM
B3 4 Bed House Semi-detached 132.35 SQM	M1/M2/M3 1 Bed Maisonette 28.47 46.15 SQM Unit over 18.3P 94.06 SQM
C 3 Bed House 106.48 SQM	Apt. Block 1 2x 18.2P 3x 28.4P F1 82.85 SQM F2 53.75 SQM F3 71.75 SQM F4 52.45 SQM
	Apt. Block 2 1x 18.2P 6x 28.4P F5 48.32 SQM F6 71.81 SQM F7 77.02 SQM F8 68.00 SQM
	Apt. Block 3 F9 59.63 SQM F10 81.82 SQM F11 81.16 SQM F12 53.31 SQM

- Site Legend**
- Extent of site boundaries
 - 157395 M²
 - IOM. Riparian buffer
 - Car parking spaces
 - House type tag
 - Existing Watercourse
 - Home zone areas
 - Communal Space
 - Bin/Cycle stores
 - Cycle Path

REV	DATE (DD)	DESCRIPTION
P04	27.01.21	LB. Issued for Planning
P03.01	17.11.20	B.R. Issued for Planning
P02.01	20.06.19	LB. Issued for Planning
P02	19.12.19	LB. Issued for Information
P01.01	19.12.19	B.R. Issued for Information
P01	19.12.19	LB. Issued for Information

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Client Details:
AXIS Construction

Project Details:
Proposed Residential Development
at Clonattin, Gorey

Drawing Title:
Proposed Site Plan 4/4

Job No:	Date:	Scale:
P19-147K	20/11/2019	1:500
Status:	Drawn By:	
03 Design Development	LB	
Purpose:	Checked By:	
Planning	Mk	
Drawing Number:	Revision:	
P19-147K-RAU-XXX-DR-A-31014	P04	