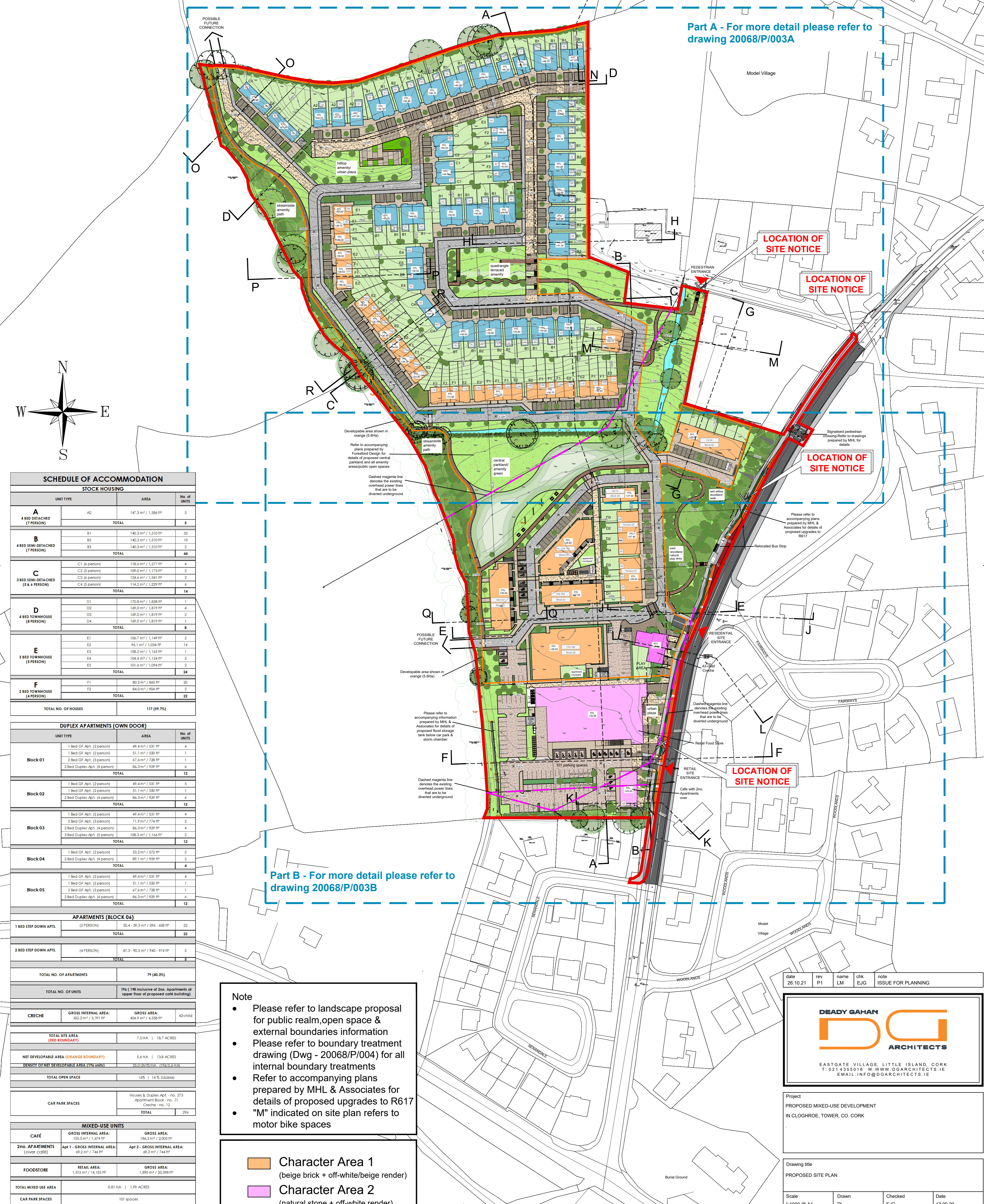


DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY. ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE. DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD. LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

Part A - For more detail please refer to drawing 20068/P/003A

Part B - For more detail please refer to drawing 20068/P/003B



SCHEDULE OF ACCOMMODATION			
STOCK HOUSING			
UNIT TYPE	AREA	No. of UNITS	
<b>A</b>			
4 BED DETACHED (7 PERSON)	A2	147.3 m <sup>2</sup> / 1,586 IP <sup>2</sup>	5
	<b>TOTAL</b>		<b>5</b>
<b>B</b>			
4 BED SEMI-DETACHED (7 PERSON)	B1	140.3 m <sup>2</sup> / 1,510 IP <sup>2</sup>	32
	B2	140.3 m <sup>2</sup> / 1,510 IP <sup>2</sup>	10
	B3	140.3 m <sup>2</sup> / 1,510 IP <sup>2</sup>	2
	<b>TOTAL</b>		<b>44</b>
<b>C</b>			
3 BED SEMI-DETACHED (5 & 6 PERSON)	C1 (6 person)	138.6 m <sup>2</sup> / 1,277 IP <sup>2</sup>	4
	C2 (5 person)	109.0 m <sup>2</sup> / 1,173 IP <sup>2</sup>	2
	C3 (5 person)	124.6 m <sup>2</sup> / 1,341 IP <sup>2</sup>	2
	C4 (5 person)	114.2 m <sup>2</sup> / 1,229 IP <sup>2</sup>	6
	<b>TOTAL</b>		<b>14</b>
<b>D</b>			
4 BED TOWNHOUSE (8 PERSON)	D1	170.6 m <sup>2</sup> / 1,838 IP <sup>2</sup>	1
	D2	169.0 m <sup>2</sup> / 1,819 IP <sup>2</sup>	4
	D3	169.0 m <sup>2</sup> / 1,819 IP <sup>2</sup>	2
	D4	169.0 m <sup>2</sup> / 1,819 IP <sup>2</sup>	1
	<b>TOTAL</b>		<b>8</b>
<b>E</b>			
3 BED TOWNHOUSE (5 PERSON)	E1	104.7 m <sup>2</sup> / 1,149 IP <sup>2</sup>	2
	E2	94.1 m <sup>2</sup> / 1,024 IP <sup>2</sup>	14
	E3	108.2 m <sup>2</sup> / 1,165 IP <sup>2</sup>	1
	E4	104.4 m <sup>2</sup> / 1,124 IP <sup>2</sup>	5
	E5	101.6 m <sup>2</sup> / 1,094 IP <sup>2</sup>	2
	<b>TOTAL</b>		<b>24</b>
<b>F</b>			
2 BED TOWNHOUSE (4 PERSON)	F1	80.2 m <sup>2</sup> / 863 IP <sup>2</sup>	20
	F2	84.0 m <sup>2</sup> / 904 IP <sup>2</sup>	2
	<b>TOTAL</b>		<b>22</b>
<b>TOTAL NO. OF HOUSES</b>			<b>117 (89.7%)</b>

DUPEX APARTMENTS (OWN DOOR)			
UNIT TYPE	AREA	No. of UNITS	
<b>Block 01</b>			
1 Bed GF Apt. (2 person)	49.4 m <sup>2</sup> / 531 IP <sup>2</sup>	4	
1 Bed GF Apt. (2 person)	51.1 m <sup>2</sup> / 550 IP <sup>2</sup>	1	
2 Bed GF Apt. (3 person)	67.6 m <sup>2</sup> / 728 IP <sup>2</sup>	1	
2 Bed Duplex Apt. (4 person)	84.3 m <sup>2</sup> / 929 IP <sup>2</sup>	6	
	<b>TOTAL</b>	<b>12</b>	
<b>Block 02</b>			
1 Bed GF Apt. (2 person)	49.4 m <sup>2</sup> / 531 IP <sup>2</sup>	5	
1 Bed GF Apt. (2 person)	51.1 m <sup>2</sup> / 550 IP <sup>2</sup>	1	
2 Bed Duplex Apt. (4 person)	84.3 m <sup>2</sup> / 929 IP <sup>2</sup>	6	
	<b>TOTAL</b>	<b>12</b>	
<b>Block 03</b>			
1 Bed GF Apt. (2 person)	49.4 m <sup>2</sup> / 531 IP <sup>2</sup>	4	
2 Bed GF Apt. (3 person)	71.9 m <sup>2</sup> / 774 IP <sup>2</sup>	2	
2 Bed Duplex Apt. (4 person)	84.3 m <sup>2</sup> / 929 IP <sup>2</sup>	2	
3 Bed Duplex Apt. (5 person)	108.3 m <sup>2</sup> / 1,166 IP <sup>2</sup>	4	
	<b>TOTAL</b>	<b>12</b>	
<b>Block 04</b>			
1 Bed GF Apt. (2 person)	53.2 m <sup>2</sup> / 572 IP <sup>2</sup>	2	
2 Bed Duplex Apt. (4 person)	89.1 m <sup>2</sup> / 959 IP <sup>2</sup>	2	
	<b>TOTAL</b>	<b>4</b>	
<b>Block 05</b>			
1 Bed GF Apt. (2 person)	49.4 m <sup>2</sup> / 531 IP <sup>2</sup>	4	
1 Bed GF Apt. (2 person)	51.1 m <sup>2</sup> / 550 IP <sup>2</sup>	1	
2 Bed GF Apt. (3 person)	67.6 m <sup>2</sup> / 728 IP <sup>2</sup>	1	
2 Bed Duplex Apt. (4 person)	84.3 m <sup>2</sup> / 929 IP <sup>2</sup>	6	
	<b>TOTAL</b>	<b>12</b>	

APARTMENTS (BLOCK 06)			
1 BED STEP DOWN APTS. (2 PERSON)	55.4 - 59.3 m <sup>2</sup> / 596 - 638 IP <sup>2</sup>	22	
	<b>TOTAL</b>	<b>22</b>	
2 BED STEP DOWN APTS. (4 PERSON)	87.3 - 90.5 m <sup>2</sup> / 940 - 974 IP <sup>2</sup>	5	
	<b>TOTAL</b>	<b>5</b>	
<b>TOTAL NO. OF APARTMENTS</b>		<b>79 (60.3%)</b>	

TOTAL NO. OF UNITS 196 (196 Inclusive of 2no. Apartments of upper floor of proposed cafe building)

CRECHE	GROSS INTERNAL AREA:	GROSS AREA:	42 CHSD
	350.2 m <sup>2</sup> / 3,791 IP <sup>2</sup>	404.9 m <sup>2</sup> / 4,358 IP <sup>2</sup>	
<b>TOTAL SITE AREA (GRID BOUNDARY)</b>	7.5 HA   18.7 ACRES		
<b>NET DEVELOPABLE AREA (ORANGE BOUNDARY)</b>	5.6 HA   13.8 ACRES		
<b>DENSITY OF NET DEVELOPABLE AREA (THE SITE)</b>	34.0 UNITS/HECTARE   139.6 UNITS/ACRE		
<b>TOTAL OPEN SPACE</b>	16%   14.5% (0.000)		
<b>CAR PARK SPACES</b>	101 spaces		

MIXED-USE UNITS			
<b>CAFÉ</b>	GROSS INTERNAL AREA: 155.5 m <sup>2</sup> / 1,674 IP <sup>2</sup>	GROSS AREA: 186.3 m <sup>2</sup> / 2,005 IP <sup>2</sup>	
<b>2no. APARTMENTS (over coffee)</b>	Apt 1 - GROSS INTERNAL AREA: 69.2 m <sup>2</sup> / 744 IP <sup>2</sup>	Apt 2 - GROSS INTERNAL AREA: 69.2 m <sup>2</sup> / 744 IP <sup>2</sup>	
<b>FOODSTORE</b>	RETAIL AREA: 1,315 m <sup>2</sup> / 14,155 IP <sup>2</sup>	GROSS AREA: 1,895 m <sup>2</sup> / 20,598 IP <sup>2</sup>	
<b>TOTAL MIXED USE AREA</b>	0.81 HA   1.99 ACRES		
<b>CAR PARK SPACES</b>	101 spaces		

- Note**
- Please refer to landscape proposal for public realm, open space & external boundaries information
  - Please refer to boundary treatment drawing (Dwg - 20068/P/004) for all internal boundary treatments
  - Refer to accompanying plans prepared by MHL & Associates for details of proposed upgrades to R617
  - "M" indicated on site plan refers to motor bike spaces

- Character Area 1 (beige brick + off-white/beige render)
- Character Area 2 (natural stone + off-white render)
- Character Area 3 (red brick + off-white render)

date	rev	name	chk	note
26.10.21	P1	LM	EJG	ISSUE FOR PLANNING

**DEADY GAHAN ARCHITECTS**

EASTGATE VILLAGE, LITTLE ISLAND, CORK  
 T: 021 4355016 W: WWW.DGARCHITECTS.IE  
 EMAIL: INFO@DGARCHITECTS.IE

Project: PROPOSED MIXED-USE DEVELOPMENT IN CLOUGHROE, TOWER, CO. CORK

Drawing title: PROPOSED SITE PLAN			
Scale: 1:1000 @ A1	Drawn: PL	Checked: EJG	Date: 17.09.20
Project No: 20068	Dwg. No: 20068/P/003	Revision: P1	

Information / Comments	Tender
<input type="checkbox"/> Planning	<input type="checkbox"/> Construction

**PROPOSED SITE PLAN**  
 SCALE 1:1000 @ A1