01 Site Layout Plan

Scale: 1 : 1000

TOTAL NO. OF UNITS = 170

OVERALL SITE AREA : **46,262sqm**
4.626 HA :- 11.431 acre

DEVELOPABLE SITE AREA : **37,622.2sqm**
3.762 HA :- 9.296 acre

84 no. Houses (49%)
86 no. Duplex/Apartment Units (51%)
TOTAL UNITS ON SITE: 170

Density
45.19 Units per Ha - Residential Density
(170 units on 3.762ha)
18.28 Units per Acre - Residential Density
(170 units on 9.296 acre)

Public open space (approx. areas)

Total open space : 5,840.7 sqm - 15.5%

Total open space required : 5,643.3 sqm
(15% of Developable residential area 3.762 ha)

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LEGEND	
	DEVELOPABLE AREA *
	PUBLIC GREEN OPEN SPACE
	PRIVATE GARDEN SPACE
	SHARED SURFACE

SCHEDULE OF ACCOMMODATION - HOUSE TYPES

	HOUSE TYPE A1		**HOUSE TYPE B3**
	SEMI-DETACHED 4 BED		END-TERRACE 3 BED
	2 STOREY		2 STOREY
	Gross Floor Area: 121.4 m²		Gross Floor Area: 107.6 m²
	TOTAL amount of units: 08		TOTAL amount of units: 08
	HOUSE TYPE B1		**HOUSE TYPE C1**
	END OF TERRACE 3 BED		MID TERRACE 2 BED
	2 STOREY		2 STOREY
	Gross Floor Area: 102.2 m²		Gross Floor Area: 84.8 m²
	TOTAL amount of units: 17		TOTAL amount of units: 18
	HOUSE TYPE B2		**HOUSE TYPE C2**
	MID-TERRACE 3 BED		MID-TERRACE 2 BED
	2 STOREY		2 STOREY
	Gross Floor Area: 102.2 m²		Gross Floor Area: 84.8 m²
	TOTAL amount of units: 17		TOTAL amount of units: 16
COMBINED TOTAL AMOUNT OF HOUSE TYPES:			84

SCHEDULE OF ACCOMMODATION - DUPLEX UNITS

	DUPLEX TYPE A1/A2, C1/C2, D1/D2		**DUPLEX TYPE B1/B2, E1/E2**
	3 BED OVER 2 BED		2 BED OVER 1 BED
	2.5 STOREY		2.5 STOREY
	Area: 84.1 m² & 100.1 m²		Area: 60.4 m² & 70.6 m²
COMBINED TOTAL AMOUNT OF DUPLEX TYPES:			48

SCHEDULE OF ACCOMMODATION - APARTMENT UNITS

APARTMENT BUILDING 01	
1 Bed 2 person Apartment	10
2 Bed 4 person Apartment	07
APARTMENT BUILDING 02	
1 Bed 2 person Apartment	12
2 Bed 4 person Apartment	09
COMBINED TOTAL AMOUNT OF APARTMENTS:	38

MASTER SITE LAYOUT PLAN

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No.	Date	Comments	By

REVISIONS

Scale:	Drawing Purpose:
1:1000	SHD Application

Project: Residential Development at Bothar an Choiste, Castlegar, Galway
Client: Lock House Developments LTD
Date: JULY 2022 Drawn by: IF Checked by: JON
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