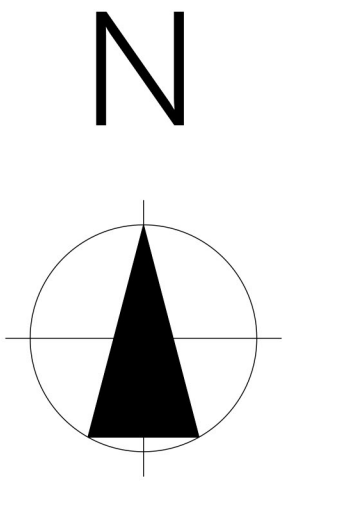


Coimín an Uisce Fhuair
Coldwater
Commans



SITE LAYOUT PLAN

O.S. MAP REF: 3389-C, 3389-22, 3452-A
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 LANDSCAPE ARCHITECTS DRAWINGS AND CONSULTANT ENGINEERS DRAWINGS AND SPECIFICATIONS.



BOHERBOY SITE PLAN TOTALS

AREA		
RED LINE APPLICATION AREA	183,023m ²	
SUBJECT SITE/FIELDS AREA	176,919m ²	
OPEN SPACE		
Please refer to drawing no. PL05 (P.O.S. Layout)		
For a detail breakdown of P.O.S. figures		
TOTAL OPEN SPACE PROVIDED (Net Developable area)	31,076m²	17.5%
DENSITY		
GROSS DEVELOPABLE AREA	183,023m²	18.3ha
EXCLUSIONS		
SCHOOL SITE	14,205m ²	1.4 ha
BOHERBOY ROAD UPGRADE	5,888m ²	0.6 ha
OPEN SPACE FOR BROADER ENVIRONS (Riverside Park)	9,898m ²	1.0 ha
TOTAL (EXCLUSIONS)	29,991m²	3.0 ha
NET DEVELOPABLE AREA	153,032m²	15.3 ha
TOTAL UNITS	655	
GROSS DENSITY	36 u/ha	
NET DENSITY	43 u/ha	
NUMBERS AND MIX		
APARTMENTS	246	
DUPLEX	152	
HOUSE	257	
TOTAL	655	

BOHERBOY SCHEDULE OF ACCOMODATION
TOTAL UNITS: 655 No. & 1 CRECHE

HOUSES		
ZONE A		
TYPE H -	3 BED - 2 STOREY - TCE	60
TYPE H1 -	3 BED - 2 STOREY - TCE - GABLE ENTRY	8
TYPE J -	4 BED - 3 STOREY - TCE	13
TYPE J1 -	4 BED - 3 STOREY - TCE - GABLE ENTRY	4
TYPE K -	2 BED - 2 STOREY - TCE	8
TOTAL ZONE A		93
ZONE B		
TYPE A -	4 BED - 3 STOREY - SPLIT LEVEL - SEMI	10
TYPE B -	3 BED - 2 STOREY - MID TCE	35
TYPE B1 -	3 BED - 2 STOREY - END TCE	27
TYPE B2 -	3 BED - 2 STOREY - MID TCE	5
TYPE B3 -	3 BED - 2 STOREY - END TCE	10
TYPE C -	3 BED - 2 STOREY - WIDE FRONT - SEMI	1
TYPE C1 -	3 BED - 2 STOREY - WIDE FRONT - DETACHED	1
TYPE D -	4 BED - 2 STOREY - WIDE FRONT - CORNER SEMI	6
TYPE D1 -	4 BED - 2 STOREY - WIDE FRONT - CORNER DETACHED	4
TYPE E -	4 BED - 3 STOREY - WIDE FRONT - SEMI	18
TYPE E1 -	4 BED - 3 STOREY - WIDE FRONT - DETACHED	1
TYPE F -	4 BED - 3 STOREY - SIDE GARDEN - SEMI	6
TYPE F1 -	4 BED - 3 STOREY - SIDE GARDEN - DETACHED	1
TYPE G -	4 BED - 3 STOREY - MID TCE	10
TYPE G1 -	4 BED - 3 STOREY - GABLE ENTRY	2
TYPE G2 -	4 BED - 3 STOREY - MID TCE	5
TYPE G3 -	4 BED - 3 STOREY - GABLE ENTRY	1
TOTAL ZONE B		164
TOTAL HOUSES		257
DUPLEXES		
1 BED UNITS		4
2 BED UNITS		72
3 BED UNITS		76
TOTAL DUPLEX UNITS		152
APARTMENTS		
1 BED UNITS		62
2 BED UNITS		177
3 BED UNITS		7
TOTAL APARTMENT UNITS		246
TOTAL UNITS		655

NOTES:
 DO NOT SCALE FROM DRAWINGS WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

REVISIONS		DATE	DESCRIPTION	No.

MCOORM
 MFCROSSAN O'Rourke MANNING ARCHITECTS

PROJECT TITLE: Proposed Residential Development @ Boherboy, Sagart.
 DRAWING TITLE: Overall Site Layout Plan

DATE: Mar '22
 SCALE: 1:500 @ A4
 DRAWING NO: 20002_PLO1