



Notes:

THIS DRAWING OR DESIGN IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
COPYRIGHT © 2011
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONS ARE IN MILLIMETERS
CONTRACTOR MUST CONFIRM SITE DIMENSIONS BEFORE STARTING WORK OR SHOP DRAWINGS
ALL DIMENSIONS ARE TO BLOCK FACE OF BLOCKWORK AND THE PARTITIONBOARD OF INTERNAL PARTITIONS
THIS DRAWING IS TO BE READ IN ACCORDANCE WITH ALL RELEVANT SPECIALIST DRAWINGS AND SPECIFICATIONS.

BUILDING LEGEND (332 units)

- A - Semi-detached (3 bed) 106.4sqm
- B - Detached (3 bed) 118.3sqm 'single aspect'
- C - Semi-Detached (3 bed) 118.3sqm 'single aspect'
- D1 & D2 - Terrace of 4 (3 bed) 89.8sqm
- E - Detached (3 bed) 106.4sqm
- F - Terrace (3 bed) 118.3sqm 'single aspect'
- G1 & G2 - Terrace (3 bed) 106.4sqm & 110.9sqm Corner
- H - Terrace (3 bed) 106.4sqm & 110.9sqm Corner
- I - Terrace (3 bed) 106.4sqm & 110.9sqm Corner
- J1 & J2 - Semi-Detached (3 bed) 89.8sqm & 92.9sqm Corner
- K1 & K2 - Semi-Detached (3 & 4 bed) 106.4sqm & 151.2sqm Corner
- L - Semi-detached (4 bed) 133sqm
- M1 & M2 - Terrace (3 & 4 bed) 106.4sqm & 151.2sqm Corner
- N1 & N2 - Terrace (3 & 4 bed) 106.4sqm & 151.2sqm Corner
- O - Terrace of 8 (3 bed) 112.8sqm
- P1 & P2 - Terrace (3 & 4 bed) 94.6sqm & 143.4sqm Corner

- Duplex Block 1 (3 storey) Ground Floor 2 bed Apartments with 3 Bed Houses over.
- Duplex Block 2 (3 storey) Ground Floor 2 bed Apartments with 3 Bed Houses over.
- Duplex Blocks 3 & 4 (2 storey) Ground Floor 2 bed Apartment with 1 Bed Apartment over including a Semi-D 3 bed house (106.4sqm)
- Duplex Blocks 5 & 6 (2 storey) Ground Floor 2 bed Apartment with 1 Bed Apartment over including 3 bed Terrace houses (106.4sqm)
- Duplex Block 7 (2 storey) Ground Floor 2 bed Apartment with 1 Bed Apartment over including 3 bed Terrace houses (112.8sqm)
- Duplex Block 8 (2 storey) Ground Floor 2 bed Apartment with 1 Bed Apartment over including 3 bed Terrace houses (112.8sqm)
- Duplex Block 9 (2 storey) Ground Floor 2 bed Apartments with 1 Bed Apartments over.

- Apartment Blocks A & D 26no. Apartments each 4 storey Total building area = 2,831sqm each Total of 52no. Apartments
- Apartment Block B 4 storey Total building area = 1,623sqm Total of 14no. Apartments
- Apartment Block C 2 storey Total building area = 741sqm Total of 8no. Apartments
- CRECHE 58 kid capacity 2 storey Total building area = 450sqm

General notes:

Proposed 332 residential units.

Application Site Area (Red line) = 12.28 ha.
Applicants Ownership area = 11.76 ha.

Developed Residential Site area = 9.49 ha.
Area Zoned Open Space = 1.721 ha.
Creche Site area = 0.144 ha.
Link road area = 0.923 ha.

Density 35 units/ha.

Masterplan - Total of 332 units

172 Houses, 86 Duplexes & 74 Apartments

3no. 3 bed Detached units
12no. 4 bed Semi-detached units
40no. 3 bed Semi-detached units
8no. 4 bed End Terrace units
109no. 3 bed Terrace units

25no. 3 bed Duplex hse.
43no. 2 bed Duplex apt.
18no. 1 bed Duplex apt.

18no. 1 bed Apartments
56no. 2 bed Apartments

Residential Unit Types

- 1A - One bed FF Duplex Apt. (64.7sqm)
- 1B - One bed FF Duplex Apt. end unit (65.6sqm)
- 2A - Two bed GF Duplex Apt. end unit (86.4sqm)
- 2B - Two bed GF Duplex Apt. (84.6sqm)
- 2C - Two bed GF Duplex Apt. end unit (88.5sqm)
- 2D - Two bed GF Duplex Apt. end unit (85.3sqm)
- 2E - Two bed GF Duplex Apt. (83.1sqm)
- 3A - Three bed Dwelling (106.4sqm)
- 3B - Three bed, 4 person Dwelling (94.6sqm)
- 3C - Three bed, 4 person Dwelling (89.8sqm)
- 3D - Three bed Dwelling (118.3sqm)
- 3E - Three bed FF Duplex hse. (124.8sqm)
- 3F - Three bed, corner Terrace dwelling (110.9sqm)
- 3G - Three bed, mid Terrace dwelling (112.8sqm)
- 3H - Three bed, semi-detached corner dwelling (92.9sqm)
- 4A - Four bed, semi-detached corner dwelling (151.2sqm)
- 4B - Four bed, semi-detached dwelling (133sqm)
- 4C - Four bed, End Terrace corner dwelling (143.4sqm)

PART V (33 units)

● - 33no. Social

project: PROPOSED RESIDENTIAL DEVELOPMENT
at Ballykeeran Gardens, Cornamaddy, Athlone, County Westmeath

drawing title: SITE LAYOUT PLAN - Part V

Arnold Leahy architects
1 Crescent Villas
O'Connell Avenue
Limerick
Phone: (061) 315 989
Email: reception@ala.ie

date: 15-03-2023 checked:
drawn: M.H.

project no: 2130

scale: 1:1000 @A1

stage: PLANNING

sheet no. 500 revision A