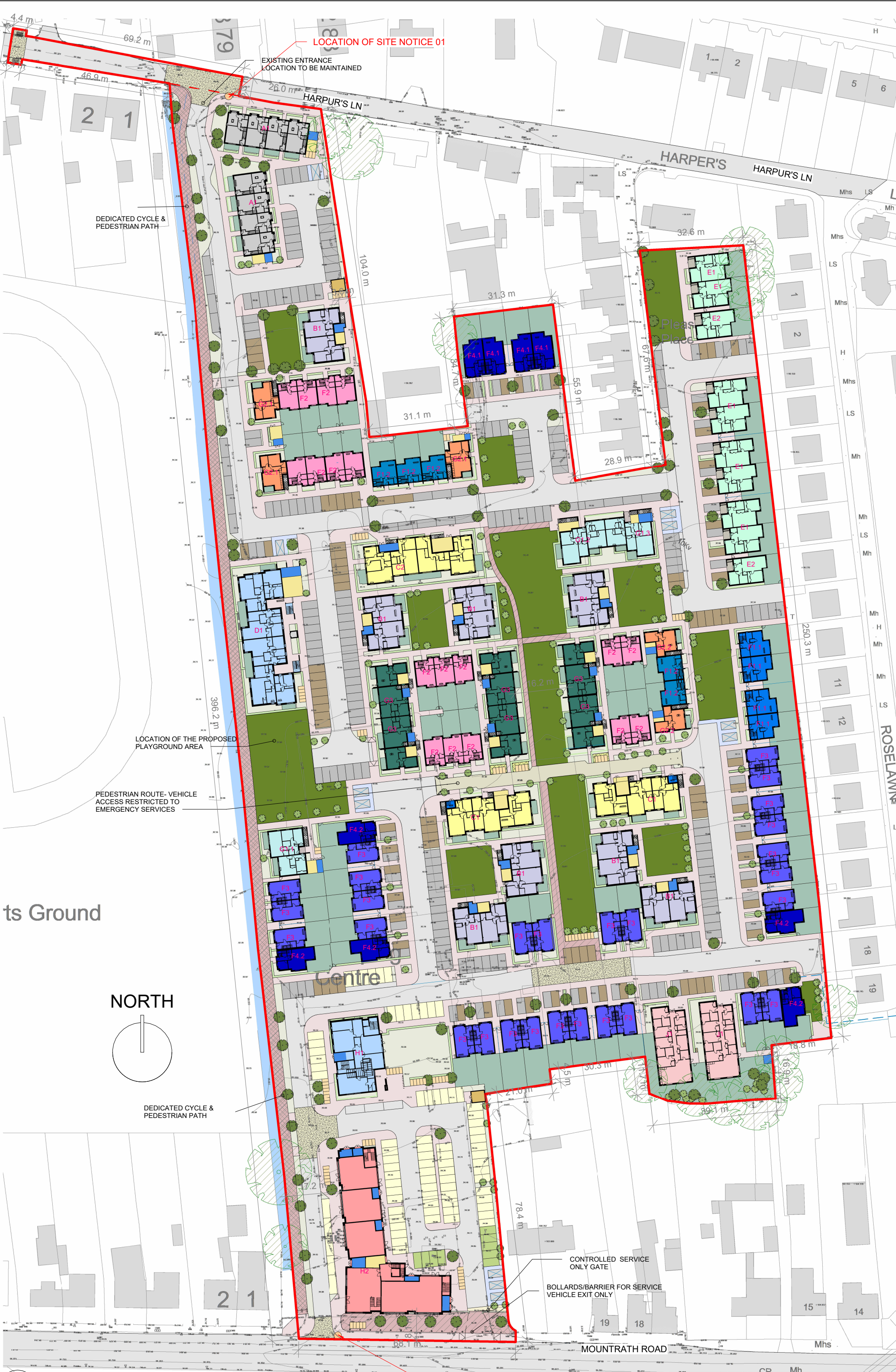


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BUILDING LEGEND

SITE BOUNDARY

EXISTING NEIGHBOURING BUILDINGS

TYPE A1

GFL: 4x1 BED APT (OWN DOOR)
1FL/2FL: 4x2 BED Duplex Apts (OWN DOOR)
TOTAL ACC (x2):
8 No. 1 BED APTS
8 No. 2 BED Duplex Apts.
= 16 UNITS

DUPLEX/APT UNIT (TYPE B1)

GFL: 2x2 BED APT (OWN DOOR)
1FL/2FL: 2x3 BED Duplex Apts (OWN DOOR)
TOTAL ACC (x3):
16 No. 2 BED APTS + 16 No. 3 BED Duplex Apts.
= 32 UNITS

DUPLEX/APT UNIT (TYPE C1)

GFL: 3x2 BED APTS (OWN DOOR) 1FL: 1x2 BED APT.
1FL/2FL: 2x3 BED + 1x1 BED APT.
TOTAL ACC (x2):
8 No. 2 bed Duplex/Apts + 4 No. 3 bed Duplex/Apts + 2 No. 1 Bed Apt.
= 14 UNITS

DUPLEX/APT UNIT (TYPE C2)

GFL: 4x 2 BED APT (OWN DOOR)
1FL/2FL:
2X 3 BED DUPLEX UNIT (OWN DOOR)
2X 3 BED APT (OWN DOOR)
2FL:
2X 2 BED APT (OWN DOOR)
(+2X 2ND STOREY OF 3 BED DUPLEX UNITS)
= 10 UNITS

DUPLEX UNIT TYPE D1

GFL+ 1FL: 5 No. 1 BED APTS; 4 No. 2 BED APTS;
and 4 No. 3 BED APTS /FLR (ALL OWN DOOR)
2FL/3FL: 4 No. 2 BED Duplex/Apts and 3 No. 3 BED Duplex/Apts. (ALL OWN DOOR)

TOTAL ACC (x1):
5 No. 1 BED APARTMENTS
8 No. 2 BED Apts/Duplex Apts.
7 No. 3 BED Apts/Duplex Apts.
= 20 UNITS.

HOUSE TYPE E1

GFL: 2 BED SEMI DETACHED HOUSE
(SINGLE STOREY LIFETIME HOMES)
TOTAL ACC:
8 No. 2 BED HOUSES

HOUSE TYPE E2

GFL: 2 BED DETACHED HOUSE
(SINGLE STOREY LIFETIME HOMES)
TOTAL ACC:
2 No. 2 BED HOUSES

HOUSE TYPE F1.1/F1.2

3 BED SEMI DETACHED /TERRACE HOUSE TYPE 01
(TWO STOREY/THREE STOREY)

TOTAL ACC:
9 No. 3 BED HOUSES

HOUSE TYPE F2:

2 BED SEMI DETACHED /TERRACE HOUSE
(TWO STOREY)

TOTAL ACC:
18 No. 2 BED HOUSES

HOUSE TYPE F3:

3 BED SEMI DETACHED HOUSE TYPE F3
(TWO/THREE STOREY)
TOTAL ACC:
28 No. 3 BED SEMI-D HOUSES

HOUSE TYPE F4.1/F4.2:

4 BED SEMI DETACHED HOUSE TYPE F4
(TWO STOREY)
TOTAL ACC:
9 No. 4 BED SEMI-D HOUSES

APARTMENT TYPE G1.1/ G1.2/G1.3

2 No. 1 BED APTS FLR OWN DOOR ENTS
2 No. 2 BED APTS FLR OWN DOOR ENTS
1 No. 3 BED Duplex Apts (Own Door)
TOTAL ACC (x3):
6 No. 1 BED, 6 No. 2 BED, & 3 No. 3 BED Units
= 15 UNITS

APARTMENT TYPE G2.1

GFL: 1 No. 2 BED APT (OWN DOOR ENT)
1FL: 1 No. 3 BED Duplex Apts (OWN DOOR ENT)
TOTAL ACC (x3):
3 No. 2 Bed APTS + 3 No. 3 Bed Units = **6 UNITS**

APARTMENT TYPE G2.2

GFL: 1 No. 1 BED APT (OWN DOOR ENT)
1FL: 1 No. 3 BED Duplex Apts (OWN DOOR ENT)
TOTAL ACC (x2):
2 No. 1 Bed APTS + 2 No. 3 Bed Units = **4 UNITS**

APARTMENT TYPE G3

GFL: 1 No. 1 BED APT & 1 No. 2 BED APT (OWN DOOR)
1FL/2FL: 2 No. 3 BED Duplex Apts (OWN DOOR ENT) +
TOTAL ACC (x6):
6 No. 1 BED, 6 No. 2 BED, & 12 No. 3 BED Units
= 24 UNITS

ASSISTED LIVING UNIT J1

GFL: 4 BED UNIT, TOTAL AREA= 225.7 sq.m.

TOTAL ACC: **2 UNITS.**

TOTAL No. RESIDENTIAL UNITS = 217

CRECHE / OFFICE HYBRID TYPE H1:

20 children per 75 residential units:
Requirement for 60 children based on 217 units. Number of students established based on providing 20 child spaces per 75 residential units. Requirement for 11 staff members. Given the adult/child ratio it is proposed to accommodate 61 children within the development. These spaces should also accommodate kitchen, laundry, staff room and manager's office.
Total Creche Area= 416.6sq. m.

Spread across 2 floors there has been an allowance for office space.
Total Office Area= 359.8sq. m.

RETAIL/RESTAURANT AND OFFICE MIXED USE:

511.5m² OF RETAIL AND 311.5m² RESTAURANT.
999m² OFFICE FLOOR AREA WITHIN TOTAL OF UPPER 2 STOREYS.

SUBSTATION

1 Site Layout - Ground Floor Plan

1 : 1000

SCHEDULE (RESIDENTIAL)

LCC DEV PLAN REQUIREMENTS (TABLE 10.3)

PROVIDED

	CAR PARKING SPACES	1.26-2.0/APT*	EQUATES TO 181-286 FOR 141 APARTMENTS AND 2 ASSISTED LIVING UNITS	174 (1.22/ APT; (1.22/ ASSISTED LIVING UNIT)	322
		2.0/HOUSE*	EQUATES TO 148 FOR 74 HOUSES	148 (2.0/ HOUSE)	
	EV PARKING SPACES	10%		94 SPACES IN TOTAL EQUATES TO 29.2%.	
	DISABLED PARKING SPACES	MIN. 1 SPACE PER 26 SPACES (UP TO 100), THEN 1 PER 100 SPACES.		8	
		MIN. 7 DISABLED PARKING SPACES/ 322 STANDARD SPACES			
TOTAL				330	
RATIO		1.26-2.0/UNIT 2.0/HOUSE		1.22/ APT ; 1.22/ ASSISTED LIVING UNIT 2.0/ HOUSE	

* IT IS NOT SPECIFIED IN THE LCC DEVELOPMENT PLAN WHETHER THESE STANDARDS ARE MINIMUM OR MAXIMUM REQUIREMENTS.

SCHEDULE (COMMERCIAL)		NO.
	CAR PARKING SPACES	83
	EV PARKING SPACES	9
	DISABLED PARKING SPACES	3
TOTAL		95

LCC DEV PLAN REQUIREMENTS (TABLE 10.3)		PROVIDED	RATE
COMMERCIAL -PRE-SCHOOL PARKING (61 CHILDREN + 11 STAFF @1 SPACE/STAFF + 0.26/CHILD)	27	95 SHARED SPACES THROUGHOUT DAY/NIGHT HOURS (134 CALCULATED INDIVIDUALLY)	1/STAFF + 0.26/CHILD
COMMERCIAL -OFFICE SPACE. 359.8m² (H1) + 999 m² (H2) 1358.8m² PARKING @1/20m²	68		1/20m²
COMMERCIAL - RETAIL 511.5m². PARKING @1/26m²	19		1/26m²
RESTAURANT 311.5 m² PARKING PROVISION (ESTIMATED 20 TABLES)	20		APPROX. 1/TABLE
RESIDENTIAL CAR PARKING PROVISION (217 UNITS)		330	1.22/ APT 2.0/ HOUSE

SCHEDULE	TOTAL
GROSS SITE AREA	49646.9m²
DEVELOPMENT SITE AREA: (EXCLUDING COUNCIL OWNED LANDS).	49121.6m²
NETT SITE AREA*	42496.9m²
TOTAL No. OF UNITS	217
RESIDENTIAL DENSITY	51.1/Ha

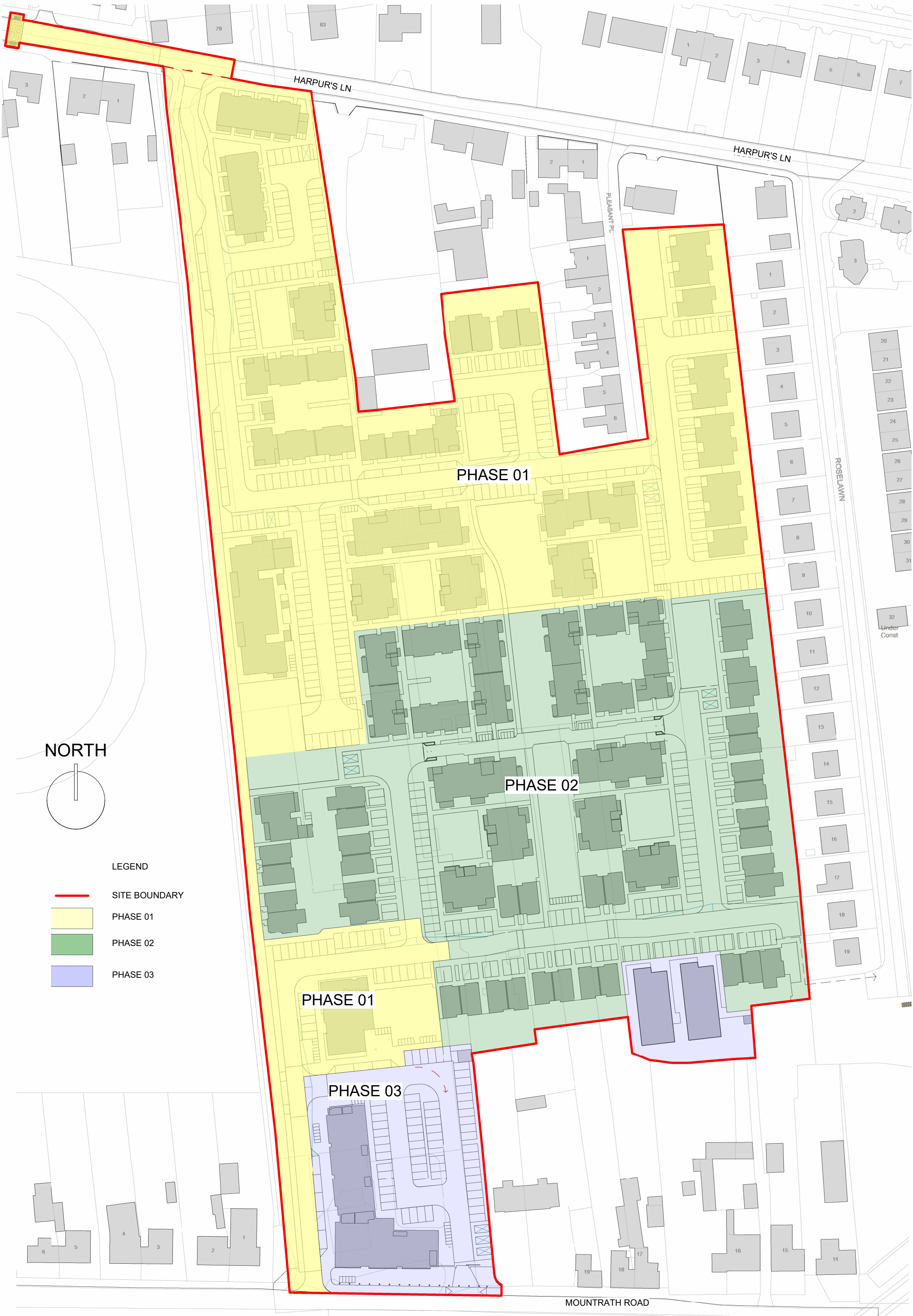
*Nett Site Area calculated by removal of commercial sector from overall development site.

Comment:
Drawn By Date Checked By Date Approved By Date

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Scale: As indicated	Purpose of Issue: For Information	
Stage: PLANNING	Created By / Date: BA/MK/RR	Status: S2
Pro. No.: 2140	Dwg. No.: 20101	Rev:

ADAMSON MCGERR ARCHITECTS		
No. 9 Church Street Athlone, Co. Westmeath. N37 K6F5		t: 09064 60006 e: info@adamsonmcgerr.ie
Project Details: Centrepoint LRD. Development at Harpur's Lane and Mountrath Road, Maryborough, Portlaoise, Co. Laois		
Client: Centrepoint Partners		
Drawing Title: SITE LAYOUT PLAN - Ground Floor level		
Drawing Identifier: 2140-AMA-SI-XX-DR-AR-20101		

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1 Site Plan 1_1000_Proposed Phasing
1 : 1000

Rev						Comment:					
Drawn By		Date		Checked By		Date		Approved By		Date	
NOTE:											
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Scale:				Purpose of Issue:							
1 : 1000				For Information							
Stage:				Created By / Date:				Status:			
PLANNING				BA/MK/RR				S2			
Pro. No.:				Dwg. No.:				Rev:			
2140				20103							
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