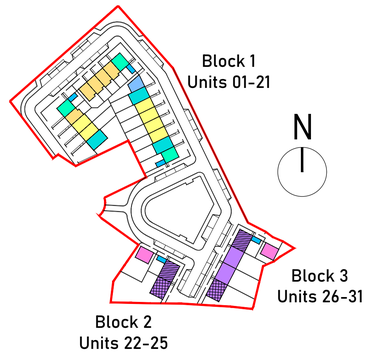
UNIT TYPE_A

3B - 5P - 3S / House

	Room	Proposed Unit		Equivalent Dept Guidelines		Comparison of Floor Area %
		Actual Width (m)	Actual Area (sqm)	Min Width (m)	Min Area (sqm)	
	Bedroom 1	3.4	13.0	2.8	13.0	+0.0 %
	Bedroom 2	3.05	11.4	2.8	11.4	+0.0 %
	Bedroom 3	2.2	8.2	2.1	7.1	+15.5 %
	Bedroom 4					
	Living Room	3.80	19.1	3.8	13.0	+46.9 %
	Total Storage Area		5.0		5.0	+0.0 %
	Total Living-Kitchen-Dining Area		34.0		34.0	+0.0 %
	Total Bedroom Area		32.6		32.0	+1.8 %
	Gross Internal Area		**112.2**		**102.0**	**+10.0 %**

Key Plan



Schedule of Units

Block 1 Unit Number	House/Apt	Unit Type	Description	GFA Area (sqm)
1	House	UT - H	4B - 7P - 3S	131.2
2	House	UT - A	3B - 5P - 3S	112.2
3	House	UT - A	3B - 5P - 3S	112.2
4	House	UT - B	2B - 4P - 2S	87.9
5	Apt	UT - C	1B - 2P - 1S	47.2
6	Apt	UT - D	1B - 2P - 2S	65.0
7	House	UT - B	2B - 4P - 2S	87.9
8	House	UT - B	2B - 4P - 2S	87.9
9	House	UT - B	2B - 4P - 2S	87.9
10	House	UT - B	2B - 4P - 2S	87.9
11	Apt	UT - C	1B - 2P - 1S	47.2
12	Apt	UT - D	1B - 2P - 2S	65.0
13	House	UT - E	2B - 4P - 2S	87.4
14	House	UT - H	4B - 7P - 3S	131.2
15	House	UT - A	3B - 5P - 3S	112.2
16	House	UT - A	3B - 5P - 3S	112.2
17	House	UT - A	3B - 5P - 3S	112.2
18	House	UT - A	3B - 5P - 3S	112.2
19	House	UT - H	4B - 7P - 3S	131.2
20	Apt	UT - C	1B - 2P - 1S	47.2
21	Apt	UT - D	1B - 2P - 2S	65.0

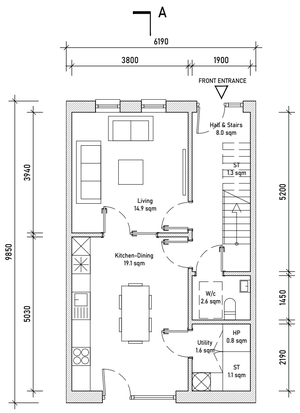
Block 2 Unit Number	House/Apt	Unit Type	Description	GFA Area (sqm)
22	House	UT - G	1B - 2P - 1S	47.3
23	House	UT - F2	2B - 4P - 1S	75.3
24	Apt	UT - D	1B - 2P - 2S	65.0
25	House	UT - F2	2B - 4P - 1S	75.3

Block 3 Unit Number	House/Apt	Unit Type	Description	GFA Area (sqm)
26	House	UT - F2	2B - 4P - 1S	75.3
27	House	UT - F1	2B - 4P - 1S	75.3
28	House	UT - F1	2B - 4P - 1S	75.3
29	House	UT - F2	2B - 4P - 1S	75.3
30	Apt	UT - D	1B - 2P - 2S	65.0
31	House	UT - G	1B - 2P - 1S	47.3

Development Summary

House Type	Description	No. of	%
UT - A	3B - 5P - 3S	6	19.35
UT - B	2B - 4P - 2S	5	16.12
UT - C	1B - 2P - 1S	3	9.67
UT - D	1B - 2P - 2S	5	16.12
UT - E	2B - 4P - 2S	1	3.22
UT - F	2B - 4P - 1S	6	19.35
UT - G	1B - 2P - 1S	2	6.50
UT - H	4B - 7P - 3S	3	9.67
		31	100.00

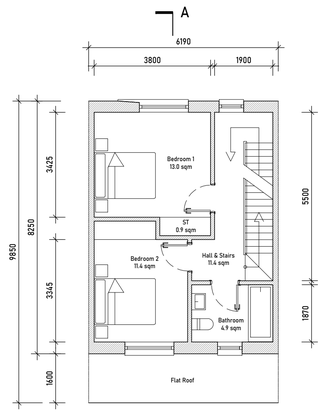
Development Summary	
Site Area	1.2 ha
No. of Units	31
Density	25.8 units p.ha
No. of Bed Spaces	119 (Avg 3.8 per unit)
No. of Parking Spaces	51 (37 on-street spaces)
Public Open Space Provision	15% of site area



Ground Floor Layout

Scale 1:100

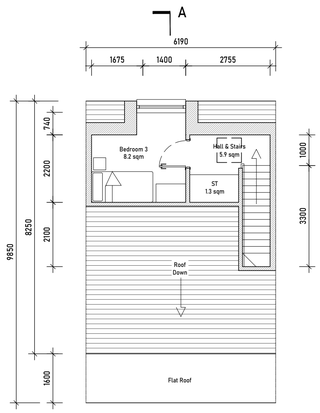
A



First Floor Layout

Scale 1:100

A



Second Floor Layout

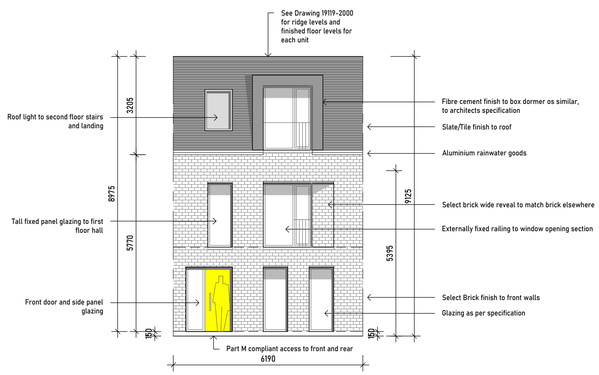
Scale 1:100

A

Ground Floor GFA
53.0 sqm

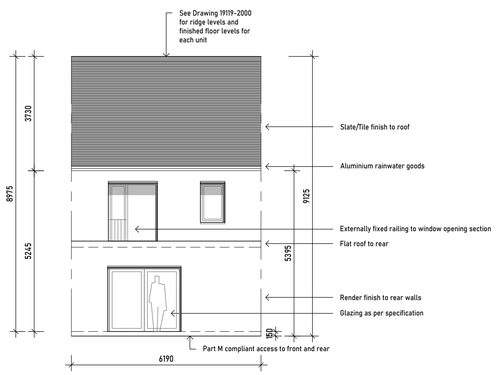
First Floor GFA
43.7 sqm

Second Floor GFA
15.7 sqm



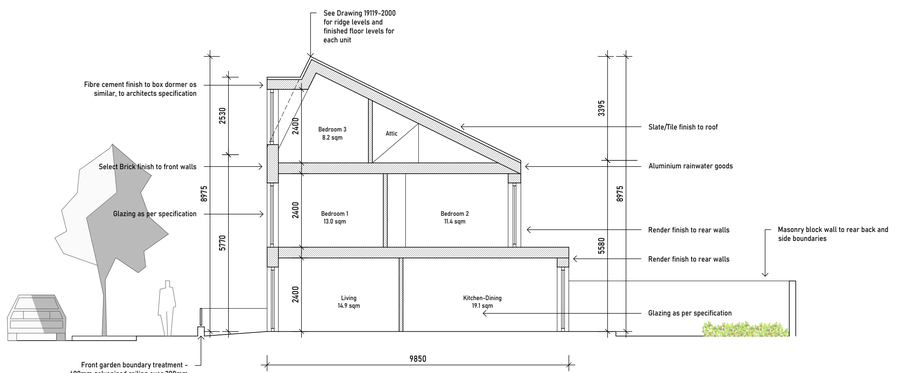
Front Elevation

Scale 1:100



Rear Elevation

Scale 1:100



Section A-A

Scale 1:100

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NOTES:

Note 1:
Please refer to the Site Layout and Contiguos Site Sectional-Elevation drawings for F.F.L's and Ridge Levels associated with each unit.

Typical F.F.L's of +0.15m above ground level for ground floor layouts and +2.90m above ground level for second floor layouts apply.

REVISIONS

DATE	REV.	BY	CHKD	DESCRIPTION

LIMERICK CITY & COUNTY COUNCIL
LA HOUSING CONSTRUCTION & MAINTENANCE
DOORADOYLE
LIMERICK

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e: customerservices@limerick.ie

PROJECT:
31 No. Housing Units at Sycamore Crescent, Gortboy, Newcastle West, Co.Limerick.

STAGE:
PART 8

DRAWING TITLE:
Proposed Unit Type A
General Arrangement Drawings

DATE:	Nov 14th 2022	DRAWING NO:	
SCALE:	1:100		19119-3000
DRAWN:	BR		
CHKD:	-	SHEET SIZE:	REVISION:
JOB NO.:	19119	A1	-
FILE NAME: -			