

FINCHES PUBLIC HOUSE & APARTMENTS
Finches Public House, Neistown Neighbourhood Centre, Neilstown Road, Dublin D22 H7X9
SCHEDULE OF ACCOMMODATION

05th October 2020
Our Ref:9816_03_1050

Site Area sq.m. 1267
Footprint Area sq.m. 868
Site Coverage 68.5%
Plot Ratio 2.1

MINIMUM FLOOR AREA
1 BED = 45m²
2 BED = 73m²
3 BED = 90m²

MINIMUM BALCONY AREA
1 BED = 5 sq.m.
2 BED = 7 sq.m.
3 BED = 9 sq.m.

HALLWAY WIDTHS MINIMUM 1050mm
REFER TO PLANS SHOWING COMPLIANCE WITH MIN LOBBY STANDARDS
HOTPRESS NOT REQUIRED STORAGE ONLY

MINIMUM STORAGE AREA
1 BED = 3 sq.m.
2 BED = 6 sq.m.
3 BED = 9 sq.m.

Public House

Public House	Area sq.m.
1	178

Apartments

Unit Number	Area sq.m.	1-Bedroom apartment	2-Bedroom apartment	3-Bedroom apartment
1	78	1	1	
2	80.5	1	1	
3	80.5	1	1	
4	59	1		
Net Unit Floor Area	298	(total net apartment areas only)		
Gross Block Floor Area	407.8	(total apartment areas & common areas excluding external walls) excluding private and communal open spaces		
Footprint	837.6	(total footprint including external wall and 1st floor footprint)		

Ground Floor

Unit Number	Area sq.m.	1-Bedroom apartment	2-Bedroom apartment	3-Bedroom apartment	Single Aspect	Dual Aspect	Balcony / Terrace sq.m.	Bathroom sq.m.	Kitchen sq.m.	Living Room sq.m.	Aggregate Kitchen/Liv sq.m.	Kitchen With Window	Storage sq.m.	Master Bedroom	Bedroom 2	Bedroom 3
5	78	1	1		1	1	8	4.6	7.1	24	31.1	-	6	14.2	12.3	
6	80.5	1	1		1	1	7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
7	80.5	1	1		1	1	7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
8	73.2	1	1		1	1	7	5	7.6	22.4	30	✓	5.1	11.4	13.7	
9	51.3	1	1		1	1	5	4.8	5.1	20.3	25.4	-	3	13.2		
10	51.3	1	1		1	1	5	4.8	5.1	20.3	25.4	-	3	13.2		
11	77.3	1	1		1	1	7.6	4.6	7.1	23.5	30.6	-	6	14.1	12.2	
12	77.6	1	1		1	1	8.5	4.6	7.1	23.6	30.7	-	6	14.2	12.3	
13	52.3	1	1		1	1	5.2	5	5.1	18.9	24	✓	3	13		
Net Unit Floor Area	622	(total net apartment areas only)														
Gross Block Floor Area	762.1	(total apartment areas & common areas excluding external walls)														

2nd Floor

Unit Number	Area sq.m.	1-Bedroom apartment	2-Bedroom apartment	3-Bedroom apartment	Single Aspect	Dual Aspect	Balcony / Terrace sq.m.	Bathroom sq.m.	Kitchen sq.m.	Living Room sq.m.	Aggregate Kitchen/Liv sq.m.	Kitchen With Window	Storage sq.m.	Master Bedroom	Bedroom 2	Bedroom 3
14	78	1	1		1	1	8	4.6	7.1	24	31.1	-	6	14.2	12.3	
15	80.5	1	1		1	1	7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
16	80.5	1	1		1	1	7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
17	73.2	1	1		1	1	7	5	7.6	22.4	30	✓	5.1	11.4	13.7	
18	51.3	1	1		1	1	5	4.8	5.1	20.3	25.4	-	3	13.2		
19	51.3	1	1		1	1	5	4.8	5.1	20.3	25.4	-	3	13.2		
20	77.3	1	1		1	1	7.6	4.6	7.1	23.5	30.6	-	6	14.1	12.2	
21	77.6	1	1		1	1	8.5	4.6	7.1	23.6	30.7	-	6	14.2	12.3	
22	52.3	1	1		1	1	5.2	5	5.1	18.9	24	✓	3	13		
Net Unit Floor Area	622	(total net apartment areas only)														
Gross Block Floor Area	762.1	(total apartment areas & common areas excluding external walls)														

3rd / Penthouse Floor

Unit Number	Area sq.m.	1-Bedroom apartment	2-Bedroom apartment	3-Bedroom apartment	Single Aspect	Dual Aspect	Balcony / Terrace sq.m.	Bathroom sq.m.	Kitchen sq.m.	Living Room sq.m.	Aggregate Kitchen/Liv sq.m.	Kitchen With Window	Storage sq.m.	Master Bedroom	Bedroom 2	Bedroom 3
23	78	1	1		1	1	8	4.6	7.1	24	31.1	-	6	14.2	12.3	
24	80.5	1	1		1	1	7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
25	80.5	1	1		1	1	7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
26	51.3	1	1		1	1	5	4.8	5.1	20.3	25.4	-	3	13.2		
27	51.3	1	1		1	1	5	4.8	5.1	20.3	25.4	-	3	13.2		
28	77.3	1	1		1	1	7.6	4.6	7.1	23.5	30.6	-	6	14.1	12.2	
29	77.6	1	1		1	1	8.5	4.6	7.1	23.6	30.7	-	6	14.2	12.3	
Net Unit Floor Area	496.5	(total net apartment areas only)														
Gross Block Floor Area	630	(total apartment areas & common areas excluding external walls)														

Development Totals	Total Net Unit Floor Area	1-Bedroom	2-Bedroom	3-Bedroom	Single Aspect	Dual Aspect	Balcony / Terrace
Total Units	2038.50	9	20	0	18	11	200.5

Single Aspect	Dual Aspect	Balcony / Terrace
18	11	200.5

Single Aspect	Dual Aspect	Balcony / Terrace
4	25	

Total Gross Block Floor Area
2562