

SUMMARY

Block 1		Block 2		Block 3		Block 4		
	No.		No.		No.		No.	
One Beds	116	One Beds	7	One Beds	6	One Beds	8	137
Two Beds	114	Two Beds	27	Two Beds	22	Two Beds	8	171
Three Beds	5	Three Beds	0	Three Beds	0	Three Beds	0	5
Total	235	Total	34	Total	28	Total	16	313
	(sq.m)		(sq.m)		(sq.m)		(sq.m)	
One Beds	5999	One Beds	331	One Beds	285	One Beds	438	7053
Two Beds	9099	Two Beds	2111	Two Beds	1720	Two Beds	666	13596
Three Beds	540	Three Beds	0	Three Beds	0	Three Beds	0	540
Total: (Residential Unit Area)	15638	Total: (Residential Unit Area)	2442	Total: (Residential Unit Area)	2005	Total: (Residential Unit Area)	1104	21189
Dual Aspect (No.)	122	Dual Aspect (No.)	20	Dual Aspect (No.)	16	Dual Aspect (No.)	8	166
10%+larger (No.)	159	10%+larger (No.)	6	10%+larger (No.)	5	10%+larger (No.)	16	186

GROSS FLOOR AREA		GROSS FLOOR AREA		GROSS FLOOR AREA		GROSS FLOOR AREA		
	(sq.m)		(sq.m)		(sq.m)		(sq.m)	
(Residential)		(Residential)		(Residential)		(Residential)		
Ground Floor	1905	Ground Floor	528	Ground Floor	528	Ground Floor	49	
First Floor	3886	First Floor	528	First Floor	528	First Floor	335	
Second Floor	3116	Second Floor	528	Second Floor	528	Second Floor	335	
Third Floor	3005	Third Floor	528	Third Floor	528	Third Floor	335	
Fourth Floor	3005	Fourth Floor	528	Fourth Floor	330	Fourth Floor	335	
Fifth Floor	2811	Fifth Floor	330					
Sixth Floor	1749							
Seventh Floor	336							
Eight Floor	336							
Subtotal	20148	Subtotal	2967	Subtotal	2440	Subtotal	1389	Total 26944 sq.m
Ancillary	(sq.m)	Ancillary	(sq.m)			Ancillary	(sq.m)	
Bins / Bicycles/ Plant	392	Bins / Bicycles/ Plant	143			Resi Amenity Area	447	
						Bins / Bicycles/ Plant	52	
Subtotal	392	Subtotal	143	Subtotal	0	Subtotal	499	1034 sq.m
Block 1 Gross Floor Area (sq.m)	20540	Block 2 Gross Floor Area (sq.m)	3110	Block 3 Gross Floor Area (sq.m)	2440	Block 4 Gross Floor Area (sq.m)	1888	27978 sq.m

SITE ANALYTICS

1- GROSS SITE AREA:		2.72 hectares	
2- NET SITE AREA:		2.06 hectares	
3- DENSITY:		151.9 units/ha	
4- SITE COVERAGE		33%	
5- RESIDENTIAL OVERALL GROSS FLOOR AREA		27978	
6- CRECHE GROSS FLOOR AREA		504	
7- TOTAL GROSS FLOOR AREA		28482	
7- PLOT RATIO		1.38	
7- RESIDENTIAL TOTALS			
	1 BED	No.	137
	2 BED	No.	171
	3 BED	No.	5
	TOTAL	No.	313
	DUAL ASPECT	No.	166
	10% Larger than Min Unit area	No.	186
8- ANCILLARY AREAS			
	BLOCK 1 UNDERCROFT CARPARK	sq.m	3637
	ESB SUBSTATION	sq.m	10
	TOTAL	sq.m	3647
9- PUBLIC OPEN SPACE:			
	Public Open Space (Public Park)	sq.m	2400
	TOTAL	sq.m	2400
10- COMMUNAL OPEN SPACE:			
	BLOCK 1	sq.m	(1420)+(175/2) = 1508
	BLOCK 2	sq.m	(200)+(175/2) = 288
	BLOCK 3	sq.m	200
	BLOCK 4	sq.m	140
	TOTAL	sq.m	2135
11- BICYCLE PARKING			
	BLOCK 1	No.	244
	BLOCK 2/3	No.	74
	BLOCK 4	No.	20
	On Surface	No.	40
	TOTAL	No.	378
12- CAR PARKING			
	BLOCK 1 UNDERCROFT	No.	143
	On Surface - Residential	No.	71
	TOTAL	No.	214

Min.
Requirement
2060

Min.
Requirement
1423
224
184
96