

**FINCHES PUBLIC HOUSE & APARTMENTS**  
 Finches Public House, Neilstown Neighbourhood Centre, Neilstown Road, Dublin D22 H7X9  
**SCHEDULE OF ACCOMODATION - REV A**  
 05th October 2020  
 Our Ref: 9816\_03\_2313\_REV A

Site Area	sq.m.	1257
Footprint Area	sq.m.	847
Site Coverage	%	66.9%
Plot Ratio		2:1

<b>MINIMUM FLOOR AREA</b>	<b>MINIMUM BALCONY AREA</b>	<b>HALLWAY WIDTHS MINIMUM 1050mm</b>	<b>MINIMUM STORAGE AREA</b>
1 BED = 45m <sup>2</sup>	1 BED = 5 sq.m	REFER TO PLANS SHOWING COMPLIANCE WITH MIN LOBBY STANDARDS	1 BED = 3 sq.m
2 BED = 73m <sup>2</sup>	2 BED = 7 sq.m	HOTPRESS NOT REQUIRED, STORAGE ONLY	2 BED = 6 sq.m
3 BED = 90m <sup>2</sup>	3 BED = 9 sq.m		3 BED = 9 sq.m

**Public House**

**Ground Floor**

Public House	Area sq.m.																		
1	178																		

**Apartments**

**Ground Floor**

Unit Number	Area sq.m.	percentage area above minimum	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
1	56	24%	1			1		5	6.75	5.5	19	24.5	-	3.5	14		
2	80.5	10.25%		1		1		7.6	6.75	7.1	26.2	33.3	-	5	14	11.4	
3	80.5	10.25%		1		1		7.6	6.75	7.1	26.2	33.3	-	5	14	11.4	
4	54	20%	1				1	5	6.2	5.5	18.5	24	-	3	13		
<b>Net Unit Floor Area</b>	<b>271</b>		<b>(total net apartment areas only)</b>					<b>25.2</b>									
<b>Gross Block Floor Area</b>	<b>390</b>		<b>(total apartment areas &amp; common areas excluding external walls) excluding public house also</b>														
<b>Footprint</b>	<b>847</b>		<b>(total Footprint including external wall and 1st floor footprint) excluding private and communal open spaces</b>														

**1st Floor**

Unit Number	Area sq.m.	percentage area above minimum	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	7%		1			1	8	5.6	7.1	24	31.1	-	6.3	13	12.3	
6	80.5	10.25%		1		1		7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
7	80.5	10.25%		1			1	7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
8	73.2	0%		1			1	7	5	7.6	22.4	30	v	5.1	11.4	13.7	
9	51.3	14%	1			1		5	4.8	5.1	20.3	25.4	-	3	13.2		
10	51.3	14%	1			1		5	4.8	5.1	20.3	25.4	-	3	13.2		
11	77.3	6%		1		1		7.6	4.6	7.1	23.5	30.6	-	6	14.1	12.2	
12	76.4	4.70%		1		1		8.5	4.6	7.1	23.6	30.7	-	6	13	12.3	
13	51.7	15%	1				1	5.2	5	5.1	18.9	24	-	3	13		
<b>Net Unit Floor Area</b>	<b>620.2</b>		<b>(total net apartment areas only)</b>					<b>61.5</b>									
<b>Gross Block Floor Area</b>	<b>762.1</b>		<b>(total apartment areas &amp; common areas excluding external walls)</b>														

**2nd Floor**

Unit Number	Area sq.m.	percentage area above minimum	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	7%		1			1	8	5.6	7.1	24	31.1	-	6.3	13	12.3	
15	80.5	10.25%		1		1		7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
16	80.5	10.25%		1			1	7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
17	73.2	0%		1			1	7	5	7.6	22.4	30	v	5.1	11.4	13.7	
18	51.3	14%	1			1		5	4.8	5.1	20.3	25.4	-	3	13.2		
19	51.3	14%	1			1		5	4.8	5.1	20.3	25.4	-	3	13.2		
20	77.3	6%		1		1		7.6	4.6	7.1	23.5	30.6	-	6	14.1	12.2	
21	76.4	4.70%		1		1		8.5	4.6	7.1	23.6	30.7	-	6	13	12.3	
22	51.7	15%	1				1	5.2	5	5.1	18.9	24	-	3	13		
<b>Net Unit Floor Area</b>	<b>620.2</b>		<b>(total net apartment areas only)</b>					<b>61.5</b>									
<b>Gross Block Floor Area</b>	<b>762.1</b>		<b>(total apartment areas &amp; common areas excluding external walls)</b>														

**3rd / Penthouse Floor**

Unit Number	Area sq.m.	percentage area above minimum	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	7%		1			1	8	5.0	7.1	24	31.1	-	6.3	13	12.3	
24	80.5	10.25%		1		1		7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
25	80.5	10.25%		1			1	7.6	4.6	7.1	26.5	33.6	-	6	14.2	12.3	
26	51.3	14%	1			1		5	4.8	5.1	20.3	25.4	-	3	13.2		
27	51.3	14%	1			1		5	4.8	5.1	20.3	25.4	-	3	13.2		
28	77.3	6%		1		1		7.6	4.6	7.1	23.5	30.6	-	6	14.1	12.2	
29	76.4	4.70%		1		1		8.5	4.6	7.1	23.6	30.7	-	6	13	12.3	
<b>Net Unit Floor Area</b>	<b>495.3</b>		<b>(total net apartment areas only)</b>					<b>49.3</b>									
<b>Gross Block Floor Area</b>	<b>630</b>		<b>(total apartment areas &amp; common areas excluding external walls)</b>														

**Development Totals**

Total Units	Total Net Unit Floor Area	1-Bedroom	2-Bedroom	3-Bedroom	Single Aspect	Dual Aspect	Balcony / Terrace
29	2006.70	10	19	0	18	11	197.5

v	X
2	27

<b>Total Gross Block Floor Area</b>	<b>2544.2</b>
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