

Job No. 950749
 Job Name: Adamstown District Centre - BLOCK G
 Schedule: 1 SUMMARY SCHEDULE
 Revision: Issued for Further Information February 2022

Henry J Lyons

RESIDENTIAL ACCOMMODATION				
LEVEL	By Block		Qty	
FLOOR AREA (avg)	G1	G2		
Level 0	10	16	26	
Level 1	17	19	36	
Level 2	17	19	36	
Level 3	17	19	36	
Level 4	6	17	23	
Level 5	6	5	11	
Level 6	6	0	6	
Level 7	5	0	5	
Level 8	5	0	5	
TOTAL	Un.	89	95	184
Internal Nett Area				11,968

UNIT MIX					
	Qty	%	Dual Aspect	Avg	Area sqm.
Studio Units	0	0%	0		0
1B Units	83	45%	10	49.5	4,108
2B Units (3P)	11	6%	4	65.3	718
2B Units (4P)	88	48%	68	78.9	6,945
3B Units	2	1%	2		198
Total	184	100%	84	46%	11,968

UNIT MIX - MIN. APT AREAS v PLUS 10%			
	Min. size	Plus 10%	% (min 51%)
Studio Units	0	0	0%
1B Units	15	68	37%
2B Units (3P)	11	0	0%
2B Units (4P)	42	46	25%
3B Units	2	0	0%
Total	70	114	62%

Part V Allocation		
	Count	% of O/A
Studio Units	0	0%
1B Units	6	3%
2B Units	12	7%
3B Units	0	0%
Total	18	10%

SUMMARY OF AREAS		
RESIDENTIAL NETT	sqm	11,968
RESIDENTIAL GROSS	sqm	14,659
NETT TO GROSS RESIDENTIAL	82%	
Ancillary (GF cores)	sqm	
Resident Amenities	sqm	214
Plant	sqm	376
Waste stores & compactors	sqm	109
Subtotal GFA (excl. Bicycle store)	sqm	15,358
CARPARK	sqm	
Bicycle store	sqm	145
TOTAL (incl. Bicycle store)	sqm	15,503

INDICATORS	GIA	Site area		
PLOT RATIO	15,358	10,544	=	1.46
DENSITY	184	1.05	=	175 (un/Ha.)

CARPARKING					
	Standard	U.A.	e-car	Subtotal	PROVIDED
On street allocation	11	5		16	
Block F allocation	67		9	76	
Totals	78	5	9		92
Ratio					50%

BICYCLE PARKING				
Requirement: 1 per unit	Residents 1x 184	Visitors 20%	40	224
PROVIDED SPACES			Subtotal	
On street allocation		40		
Level 0 (Communal Garden)	184		224	224

OPEN SPACE			
		Required	Provided
OS1 Private Open Space	sqm.	1,115	1,356
OS2a Communal Amenity Open Space	sqm.	1,115	1,376
OS2b Other Communal Open Space	sqm.		695
OS3 Public Open Space	sqm.		1,263

Job No. 950749
 Job Name: Adamstown District Centre - BLOCK G
 Issued for Furth 2 Summary Schedule by Block
 Revision: Issued for Further Information February 2022

Henry J Lyons

Block	Apts	Type	Count	Mix	Area (nett)	Area Gross	N:G
G1	89	Studio	-	0%	-		
		1B	38	43%	1,852		
		2B (3P)	6	7%	398		
		2B (4P)	43	48%	3,392		
		3B	2	2%	198		
		Total	89	100%	5,840	7,212	81%

Block	Apts	Type	Count	Mix	Area (nett)	Area Gross	N:G
G2	95	Studio	-	0%	-		
		1B	45	47%	2,256		
		2B (3P)	5	5%	320		
		2B (4P)	45	47%	3,553		
		3B	-	0%	-		
		Total	95	100%	6,129	7,447	82%

ALL BLOCKS	Apts	Type	Count	Mix	Area (nett)	Area Gross	N:G
184	184	Studio	-	0%	-		
		1B	83	45%	4,108		
		2B (3P)	11	6%	718		
		2B (4P)	88	48%	6,945		
		3B	2	1%	198		
		Total	184	100%	11,968	14,659	82%

Job No.	950749
Job Name:	Adamstown District Centre - BLOCK G
Schedule:	3 HOUSING QUALITY ASSESSMENT
Revision:	Issued for Further Information February 2022

Note: Modified unit types since permitted planning application SD221A/0007
 RPI Reg Ref: SD221A/0020: See GA floor plans legend for Grading summary of modifications to residential units
 Note: New unit types in red

LOCATION	Block	Level	Unit No.	Type	APARTMENT TYPE		APARTMENT AREA				Part V	ORIENTATION		LIVING/KITCHEN AREA		BEDROOM AREA		STORAGE		PRIVATE OS		COMMUNAL OS	
					Number of bedrooms	Number of bed spaces	Area Provided	Required	Reqd + 10%	Unit over 10%		Dwelling Aspect	Orientation	Living/ Kitchen room area provided	Living/ Kitchen room area provided	Aggregate bedroom area provided	Aggregate bedroom area required	Storage area provided	Storage area required	Private terrace / balconies provided	Private terrace / balconies required	Provided	Required m2
G2	LEVEL 03G	G2S.303	T.103_A	1	2	49.6	45	49.5 YES			SINGLE E	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 03G	G2S.304	T.103_A	1	2	49.6	45	49.5 YES			SINGLE E	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 03G	G2S.305	T.209_A	2	4	81.5	73	80.3 YES			DUAL S/E	37.8	30	25.5	24	6	6	7	7	7	10.2		
G2	LEVEL 03G	G2S.306	T.214_A	2	4	74.7	73	80.3 NO			SINGLE S	30.4	30	26.7	24	6	6	7	7	7	12.1		
G2	LEVEL 03G	G2S.307	T.212_A	2	4	82.6	73	80.3 YES			DUAL N/W	37.7	30	25.9	24	6.2	6	6	7	7	7		
G2	LEVEL 03G	G2S.308	T.213_A	2	4	76.7	73	80.3 NO			DUAL N/E	31.5	30	26.4	24	6.6	6	7	7	7	7		
G2	LEVEL 04G	G2N.401	T.215_A	2	3	63.7	63	69.3 NO			SINGLE W	28.5	28	21.8	20	6.2	5	6	6	6	6		
G2	LEVEL 04G	G2N.402	T.103_A	1	2	49.6	45	49.5 YES			SINGLE E	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 04G	G2N.403	T.202_A	2	4	80.3	73	80.3 YES			DUAL S/E	37.5	30	24.6	24	6.8	6	7	7	7	7		
G2	LEVEL 04G	G2N.404	T.202_A	2	4	80.3	73	80.3 YES			DUAL S/W	37.5	30	24.6	24	6.8	6	7	7	7	7		
G2	LEVEL 04G	G2N.405	T.103_A	1	2	49.6	45	49.5 YES			SINGLE W	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 04G	G2N.406	T.103_A	1	2	49.6	45	49.5 YES			SINGLE W	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 04G	G2N.407	T.103_A	1	2	49.6	45	49.5 YES			SINGLE W	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 04G	G2N.408	T.103_A	1	2	49.6	45	49.5 YES			SINGLE W	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 04G	G2N.409	T.202_A	2	4	80.3	73	80.3 YES			DUAL N/W	37.5	30	24.6	24	6.8	6	7	7	7	7		
G2	LEVEL 04G	G2N.410	T.202_A	2	4	80.3	73	80.3 YES			DUAL N/E	37.5	30	24.6	24	6.8	6	7	7	7	7		
G2	LEVEL 04G	G2N.411	T.103_A	1	2	49.6	45	49.5 YES			SINGLE E	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 04G	G2S.401	T.205_A	2	4	74.8	73	80.3 NO			DUAL N/W	32.7	30	24.4	24	6	6	7	7	7	7		
G2	LEVEL 04G	G2S.402	T.103_A	1	2	49.6	45	49.5 YES			DUAL E	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 04G	G2S.403	T.103_A	1	2	49.6	45	49.5 YES			SINGLE E	27.8	23	11.4	11	3.6	3	5	5	5	5		
G2	LEVEL 04G	G2S.404	T.209_A	2	4	81.5	73	80.3 YES			DUAL S/E	37.8	30	25.5	24	6	6	7	7	7	7		
G2	LEVEL 04G	G2S.405	T.214_A	2	4	74.7	73	80.3 NO			SINGLE S	30.4	30	26.7	24	6	6	7	7	7	11.5		
G2	LEVEL 04G	G2S.406	T.216_A	2	3	65.6	63	69.3 NO			DUAL S/W	28.6	28	21.4	20	5	5	6	6	6	24		
G2	LEVEL 05G	G2S.501	T.107_A	1	2	51.8	45	49.5 YES			DUAL N/W	29.7	23	11.6	11	3.7	3	5	5	5	17.5		
G2	LEVEL 05G	G2S.502	T.104_A	1	2	49.5	45	49.5 YES			DUAL N/E	27.3	23	11.6	11	4.1	3	3	5	5	5.1		
G2	LEVEL 05G	G2S.503	T.106_A	1	2	45.9	45	49.5 NO			SINGLE E	25	23	11.4	11	3	3	5	5	5	5		
G2	LEVEL 05G	G2S.504	T.105_A	1	2	50.9	45	49.5 YES			DUAL S/E	29.8	23	11.4	11	3	3	5	5	5	36.3		
G2	LEVEL 05G	G2S.505	T.210_A	2	4	76.8	73	80.3 NO			DUAL S/W	33.1	30	25.1	24	6.4	6	7.5	7	7	11.2		

MODIFIED UNIT TYPES BY BLOCK

G1	count
1B	35.0
2B	49.0
3B	2.0
	86.0

G2	count
1B	39.0
2B	49.0
3B	0.0
	88.0

Total Count
174.0

Job No.	950749
Job Name:	Adamstown District Centre - BLOCK G
Schedule:	4 Part V Allocation
Revision:	Issued for Further Information February 2022

Henry J Lyons

*Highlighted amended units types from

Note: New unit types in red

LOCATION			TYPE		OVERALL AREAS		ORIENTATION		
Block	Level	Unit No.	Type	Number of bedrooms	Number of bedspaces	Area Provided	Area Required	Aspect	Orientation
G1	LEVEL 01G	G1S.103	T.202_A	2	4	80.3	73	SINGLE	E
G1	LEVEL 01G	G1S.102	T.202_A	2	4	80.3	73	DUAL	N/W
G1	LEVEL 01G	G1S.101	T.103_A	1	2	49.6	45	SINGLE	W
G1	LEVEL 01G	G1S.105	T.201_A	2	3	63.9	63	SINGLE	E
G1	LEVEL 01G	G1S.107	T.202_A	2	4	80.3	73	DUAL	S/E
G1	LEVEL 01G	G1S.108	T.202_A	2	4	80.3	73	DUAL	S/W
G1	LEVEL 01G	G1S.109	T.103_A	1	2	49.6	45	SINGLE	W
G1	LEVEL 01G	G1S.106	T.103_A	1	2	49.6	45	SINGLE	E
G1	LEVEL 01G	G1S.110	T.103_A	1	2	49.6	45	SINGLE	W
G1	LEVEL 01G	G1S.104	T.204_A	2	4	74.6	73	SINGLE	E
LEVEL 01G: 10						658.2			
G1	LEVEL 02G	G1S.203	T.202_A	2	4	80.3	73	SINGLE	E
G1	LEVEL 02G	G1S.202	T.202_A	2	4	80.3	73	DUAL	N/W
G1	LEVEL 02G	G1S.204	T.204_A	2	4	74.6	73	SINGLE	E
G1	LEVEL 02G	G1S.205	T.201_A	2	3	63.9	63	SINGLE	E
G1	LEVEL 02G	G1S.207	T.202_A	2	4	80.3	73	DUAL	S/E
G1	LEVEL 02G	G1S.208	T.202_A	2	4	80.3	73	DUAL	S/W
G1	LEVEL 02G	G1S.209	T.103_A	1	2	49.6	45	SINGLE	W
G1	LEVEL 02G	G1S.206	T.103_A	1	2	49.6	45	SINGLE	E
LEVEL 02G: 8						559			
G1: 18						1217.2			

SUMMARY			
	Count	Mix %	Area
1B Units	6	33%	297.6
2B Units (3P)	2	11%	127.8
2B Units (4P)	10	56%	791.6
Total	18		1,217.0