

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

SCHEDULE OF ACCOMODATION

Aug-20
Our Ref: 9816 03 2406

Site Area	sq.m.	1267
Footprint Area	sq.m.	834
Site Coverage	%	65.8%
Plot Ratio		2:1

MINIMUM FLOOR AREA

1 BED = 45m ²
2 BED = 73m ²
3 BED = 90m ²

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

Communal Open Space

1st Floor Courtyard	243	required communal amenity space (4 x 5sqm) 1 beds	20
Roof Terrace (East)	69.5	(22 x 7sqm) 2 beds	154
Roof Terrace (South)	49.5		
	362	Double the min communal amenity space)	174

Ground Floor

Public House	Area sq.m.				
1	156				

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Apartments

Ground Floor

Unit Number	Area sq.m.	percentage area above minimum	1-Bedroom apartment	2-Bedroom apartment	3-Bedroom apartment
1	59.5	32%	1		
2	86.8	18.90%		1	
3	86.8	18.90%		1	
4	54	20%	1		
Net Unit Floor Area	287.1		(total net apartment areas only)		
Gross Block Floor Area Footprint	608		(total apartment areas & common areas excluding external walls) including public house also		
	834		(total Footprint including external wall and 1st floor footprint) excluding private and communal open spaces		

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	10	6.35	7.1	16.7	23.8	-	4.8	16		
1		7.6	6.15	7.1	22.9	30	-	6	16	14	
1		7.6	6.15	7.1	22.9	30	-	6	16	14	
	1	5	6.2	6.3	16.7	23	-	3	13.2		
		30.2									

1st Floor

Unit Number	Area sq.m.	percentage area above minimum	1-Bedroom apartment	2-Bedroom apartment	3-Bedroom apartment
5	52	16%	1		
6	75	2.74%		1	
7	73.7	0.96%		1	
8	81.3	11.37%		1	
9	80.4	10.14%		1	
10	81.3	11.37%		1	
11	80.4	10.14%		1	
12	73.6	0.82%		1	
Net Unit Floor Area	597.7		(total net apartment areas only)		
Gross Block Floor Area	747.3		(total apartment areas & common areas excluding external walls)		

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	7	5	4.7	18.6	23.3	-	3	13		
1		8.1	4.6	7.1	23.6	30.7	-	6	13	12	
	1	10	5.2	6.3	23.7	30	-	6	13	11.4	
	1	7	5.7	6.8	24.7	31.5	-	6.3	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.1	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.3	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.1	14	15	
	1	7	5.6	6.7	25.3	32	v	6	13	8.3	
		60.1									

2nd Floor

Unit Number	Area sq.m.	percentage area above minimum	1-Bedroom apartment	2-Bedroom apartment	3-Bedroom apartment
13	52	16%	1		
14	75	2.74%		1	
15	73.7	0.96%		1	
16	81.3	11.37%		1	
17	80.4	10.14%		1	
18	81.3	11.37%		1	
19	80.4	10.14%		1	
20	73.6	0.82%		1	
Net Unit Floor Area	597.7		(total net apartment areas only)		
Gross Block Floor Area	747.3		(total apartment areas & common areas excluding external walls)		

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	7	5	4.7	18.6	23.3	-	3	13		
1		8.1	4.6	7.1	23.6	30.7	-	6	13	12	
	1	10	5.2	6.3	23.7	30	-	6	13	11.4	
	1	7	5.7	6.8	24.7	31.5	-	6.3	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.1	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.3	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.1	14	15	
	1	7	5.6	6.7	25.3	32	v	6	13	8.3	
		60.1									

3rd / Penthouse Floor

Unit Number	Area sq.m.	percentage area above minimum	1-Bedroom apartment	2-Bedroom apartment	3-Bedroom apartment
21	75	2.74%		1	
22	73.7	0.96%		1	
23	81.3	11.37%		1	
24	80.4	10.14%		1	
25	81.3	11.37%		1	
26	80.4	10.14%		1	
Net Unit Floor Area	472.1		(total net apartment areas only)		
Gross Block Floor Area	614.8		(total apartment areas & common areas excluding external walls)		

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		8.1	4.6	7.1	23.6	30.7	-	6	13	12	
	1	10	5.2	6.3	23.7	30	-	6	13	11.4	
	1	7	5.7	6.8	24.7	31.5	-	6.3	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.1	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.3	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.1	14	15	
	1	7	5.7	6.8	24.7	31.5	-	6.1	14	15	
		46.1									

Development Totals

Total Units	Total Net Unit Floor Area	No. of Units Area 10% greater	1-Bedroom	2-Bedroom	3-Bedroom
26	1954.60	18	4	22	0

Single Aspect	Dual Aspect	Balcony / Terrace
5	21	196.5

√	X
2	24

Total Gross Block Floor Area
2717.4

majority