

PROJECT: Clonburris T2
CLIENT: Cairn Homes Properties Ltd



SUMMARY - SCHEDULE OF ACCOMMODATION -
230719 F1

SITE STATISTICS :						
1 - SITE AREA:					HA	
1a- GROSS AREA:					5.18	
1b- NET AREA:					4.85	
2- DENSITY:					Unit/Ha	
2a- GROSS DENSITY (Based on gross site area)					117.18	
2b- NET DENSITY (Based on net site area)					125.15	
3 - TOTAL UNITS					607	no.
4 - TOTAL GROSS FLOOR AREA IN SITE (excluding plant/ESB, tank rooms, car parking areas, bike/bin store)					60025	sq.m
Gross Floor Area Employment					4516	sq.m
Gross Floor Area Retail					1097.94	sq.m
Gross Floor Area Apartments (Including meter room at ground floor and circulation communal areas)					53811.51	sq.m
Gross Floor Area Creche					600	sq.m
Gross Floor Communal Facilities (consisting in: Concierge, Gym, Meeting room, Multipurpose room)					0	sq.m
5 - PLOT RATIO						
5a- Plot Ratio based on gross site area					11587.92	
5b- Plot Ratio based on net site area					12376.38	
6 - SITE COVERAGE						
6a- Site coverage based on gross site area						
6b- Site coverage based on net site area						
7 RESIDENTIAL SITE MIX						
	Apartment	Duplexes	Houses / Maisonette	No	%	
1 Bed	264			264	43%	
2 Bed	271			271	45%	
2 Bed 3P	40			40	7%	
3 Bed	32			32	5%	
TOTAL	607	0	0	607		
8 DUAL ASPECT (Apartments Only)						
				No	%	
	Single			355	58%	
	Dual			252	42%	
	Triple				0%	
	TOTAL			607		
9 OPEN SPACES						
9a- Public Open space						
				sq.m	%	
	POS (A)			546	11.07%	
	POS (B&D)			1415	28.70%	
	POS (E&F)			1646	33.38%	
	POS (G&H)			1324	26.85%	
	TOTAL			4931		
	Total			4931		
10- PARKING PROVISION IN THE SITE						
10a- BICYCLE PARKING PROVISION						
	On Surface RESI			314		
	On Surface CRECHE			12		
	On Surface OFFICE			72		
	On Surface RETAIL			46		
	Undercroft BLOCK A			230		
	Undercroft BLOCK B&D			252		
	Undercroft BLOCK E&F			432		
	Bike store BLOCK G&H			190		
	Total			1548		
10b- MOTORBIKES						
	Undercroft BLOCK A			4		
	Undercroft BLOCK B&D			8		
	Undercroft BLOCK E&F			0		
	TOTAL			12		
10c- CAR PARKING						

	Office			36	
	Apartments Undercroft	Courtyard 1	BLOCK A	31	
	Apartments Undercroft	Courtyard 2	BLOCK B&D	63	
	Apartments Undercroft	Courtyard 3	BLOCK E&F	63	
	On Surface	Courtyard 1, 2, 3,4		102	
	Universal Access			19	
	Retail			17	
	EV Spaces	Courtyard 1, 2, 3		45	

	Car Sharing (Go Car etc)				4	
	Creche				5	
	Total				385	
11- RESIDENTIAL ANCILLARY TOTALS						
	Gross Area GROUND FLOOR				2665.2	sq.m
	Bike/bin store	OFFICE	BLOCK C		142.2	sq.m
	Bike/bin store	RETAIL	BLOCK B		26	sq.m
	Bike/bin store	RETAIL	BLOCK E		125	sq.m
	Bike/bin store	RESI	BLOCK A		232	sq.m
	Bike/bin store	RESI	BLOCK B&D		191	sq.m
	Bike/bin store	RESI	BLOCK G&H		314	sq.m
	Bike/bin store	RESI	BLOCK E&F		314	sq.m
	Bike/bin store	CRECHE	BLOCK A		29	sq.m
	Plant Room Apartment(including Meter Room Ground floor)				1208	sq.m
	ESB Substation				84	sq.m
12- NON-RESIDENTIAL TOTAL - GIA						
	Creche	BLOCK A			600	sq.m
	Employment	BLOCK C			4516	sq.m
	Retail-Unit 1	BLOCK B			161.53	sq.m
	Retail-Unit 2	BLOCK E			994	sq.m
	Retail-Unit 3	BLOCK E			103.94	sq.m
	Retail-Unit 4	BLOCK E			476.14	sq.m
	Retail-Unit 5	BLOCK F			132.19	sq.m
	Retail-Unit 6	BLOCK F			94.42	sq.m
	Retail-Unit 7	BLOCK E			50.70	sq.m
	Total				6440.55	sq.m
13 - RESIDENTIAL TOTAL - GIA						
	Residential	BLOCK A			9024.75	sq.m
	Residential	BLOCK B			6435.98	sq.m
	Residential	BLOCK D			6094.84	sq.m
	Residential	BLOCK E			9422.2	sq.m
	Residential	BLOCK F			10707.17	sq.m
	Residential	BLOCK G			6391.4	sq.m
	Residential	BLOCK H			5735.17	sq.m
	Total				53811.51	sq.m

PROJECT: Clonburris T2
CLIENT: Cairn Homes Properties Ltd



SUMMARY - SCHEDULE OF ACCOMMODATION - CUC S3
230719

SITE STATISTICS :						
1 - SITE AREA:					HA	
1a- GROSS AREA:					3.84	
1b- NET AREA:					3.51	
2 - DENSITY:					Unit/Ha	
2a- GROSS DENSITY (Based on gross site area)					1.56	
2b- NET DENSITY (Based on net site area)					1.71	
3 - TOTAL UNITS					6 no.	
4 - TOTAL GROSS FLOOR AREA IN SITE (excluding plant/ESB, tank rooms, car parking areas, bike/bin store)					47899 sq.m	
Gross Floor Area Employment					4516 sq.m	
Gross Floor Area Retail					1097.94 sq.m	
Gross Floor Area Apartments (Including meter room at ground floor and circulation communal areas)					41684.94 sq.m	
Gross Floor Area Creche					600 sq.m	
Gross Floor Communal Facilities (consisting in: Concierge, Gym, Meeting room, Multipurpose room)					0 sq.m	
5 - PLOT RATIO						
5a- Plot Ratio based on gross site area					12473.67	
5b- Plot Ratio based on net site area					13646.40	
6 - SITE COVERAGE						
6a- Site coverage based on gross site area						
6b- Site coverage based on net site area						
7 RESIDENTIAL SITE MIX						
	Apartment	Duplexes	Houses / Maisonette	No	%	
1 Bed	232			232	48%	
2 Bed	181			181	38%	
2 Bed 3P	40			40	8%	
3 Bed	28			28	6%	
TOTAL	481	0	0	481		
8 DUAL ASPECT (Apartments Only)						
				No	%	
	Single			289	60%	
	Dual			192	40%	
	Triple				0%	
	TOTAL			481		
9 OPEN SPACES						
9a- Public Open space				sq.m	%	
	POS (A)			546	15.14%	
	POS (B&D)			1415	39.23%	
	POS (E&F)			1646	45.63%	
	TOTAL			3607		
	Total			3607		
10- PARKING PROVISION IN THE SITE						
10a- BICYCLE PARKING PROVISION						
	On Surface RESI			314		
	On Surface CRECHE			12		
	On Surface OFFICE			72		
	On Surface RETAIL			46		
	Undercroft BLOCK A			230		
	Undercroft BLOCK B&D			252		
	Undercroft BLOCK E&F			432		
	Total			1358		
10b- MOTORBIKES						
	Undercroft BLOCK A			4		
	Undercroft BLOCK B&D			8		
	Undercroft BLOCK E&F			0		
	TOTAL			12		
10c- CAR PARKING						
	Office			36		
	Apartments Undercroft	Courtyard 1	BLOCK A	31		
	Apartments Undercroft	Courtyard 2	BLOCK B&D	63		
	Apartments Undercroft	Courtyard 3	BLOCK E&F	63		
	On Surface	Courtyard 1, 2, 3		33		
	Universal Access			19		
	Retail			17		
	EV Spaces	Courtyard 1, 2, 3		45		
	Car Sharing (Go Car etc)			0		
	Creche			5		

				Total	312	
11- RESIDENTIAL ANCILLARY TOTALS						
				Gross Area GROUND FLOOR	2691.2	sq.m
	Bike/bin store	OFFICE	BLOCK C		142.2	sq.m
	Bike/bin store	RETAIL	BLOCK B		26	sq.m
	Bike/bin store	RETAIL	BLOCK E		125	sq.m
	Bike/bin store	RESI	BLOCK A		232	sq.m
	Bike/bin store	RESI	BLOCK B&D		191	sq.m
	Bike/bin store	RESI	BLOCK E&F		314	sq.m
	Bike/bin store	CRECHE	BLOCK A		29	sq.m
				Plant Room Apartment(including Meter Room Ground floor)	1562	sq.m
				ESB Substation	70	sq.m
12- NON-RESIDENTIAL TOTAL - GIA						
	Creche	BLOCK A			600	sq.m
	Employment	BLOCK C			4516	sq.m
	Retail-Unit 1	BLOCK B			161.53	sq.m
	Retail-Unit 2	BLOCK E			994	sq.m
	Retail-Unit 3	BLOCK E			103.94	sq.m
	Retail-Unit 4	BLOCK E			476.14	sq.m
	Retail-Unit 5	BLOCK F			132.19	sq.m
	Retail-Unit 6	BLOCK F			94.42	sq.m
	Bike Hub	BLOCK E			50.70	sq.m
				Total	6440.55	sq.m
13 - RESIDENTIAL TOTAL - GIA						
	Residential	BLOCK A			9024.75	sq.m
	Residential	BLOCK B			6435.98	sq.m
	Residential	BLOCK D			6094.84	sq.m
	Residential	BLOCK E			9422.2	sq.m
	Residential	BLOCK F			10707.17	sq.m
				Total	41684.94	sq.m

PROJECT: Clonburris T2
CLIENT: Cairn Homes Properties Ltd



SUMMARY - SCHEDULE OF ACCOMMODATION - CSW C3
230719

SITE STATISTICS :						
1 - SITE AREA:					HA	
1a- GROSS AREA:					1.34	
1b- NET AREA:					1.34	
2- DENSITY:					Unit/Ha	
2a- GROSS DENSITY (Based on gross site area)					94.03	
2b- NET DENSITY (Based on net site area)					94.03	
3 - TOTAL UNITS					126	no.
4 - TOTAL GROSS FLOOR AREA IN SITE (excluding plant/ESB, tank rooms, car parking areas, bike/bin store)					12127	sq.m
Gross Floor Area Employment					0	sq.m
Gross Floor Area Retail					0	sq.m
Gross Floor Area Apartments (Including meter room at ground floor and circulation communal areas)					12126.57	sq.m
Gross Floor Area Creche					0	sq.m
Gross Floor Communal Facilities (consisting in: Concierge, Gym, Meeting room, Multipurpose room)					0	sq.m
5 - PLOT RATIO						
5a- Plot Ratio based on gross site area					9049.68	
5b- Plot Ratio based on net site area					9049.68	
6 - SITE COVERAGE						
6a- Site coverage based on gross site area						
6b- Site coverage based on net site area						
7 RESIDENTIAL SITE MIX						
	Apartment	Duplexes	Houses / Maisonette	No	%	
1 Bed	32			32	25%	
2 Bed	90			90	71%	
2 Bed 3P	0			0	0%	
3 Bed	4			4	3%	
TOTAL	126	0	0	126		
8 DUAL ASPECT (Apartments Only)						
				No	%	
				66	52%	
				60	48%	
					0%	
				126		
9 OPEN SPACES						
9a- Public Open space					sq.m	%
				1324	100.00%	
				1324		
9b- Communal Amenity Spaces						
				0		
10- PARKING PROVISION IN THE SITE						
10a- BICYCLE PARKING PROVISION						
	Bike store	BLOCK G&H		190		
				190		
10b- MOTORBIKES						
				0		
10c- CAR PARKING						
	On Surface	Courtyard 4		69		
				6		
				75		
11- RESIDENTIAL ANCILLARY TOTALS						
	Gross Area GROUND FLOOR			410	sq.m	
	Bike/bin store	RESI	BLOCK G&H	141	sq.m	
	Plant Room Apartment(including Meter Room Ground floor)			255	sq.m	
	ESB Substation			14	sq.m	
12- NON-RESIDENTIAL TOTAL - GIA						
13 - RESIDENTIAL TOTAL - GIA						
	Residential	BLOCK G		6391.4	sq.m	
	Residential	BLOCK H		5735.17	sq.m	
				12126.57	sq.m	

21042 CLONBURRIS T2
HOUSING QUALITY ASSESSMENT



SUMMARY RESIDENTIAL CUC-S3 - 230719

UNIT TYPE	DESCRIPTION	TYPE	QUANTITY	GIA sq.m	HGHT	No Beds	BEDSPACES	Agg.LIVING sq.m	BED 1 sq.m	BED 2 sq.m	BED 3 sq.m	AGG. BED sq.m	ASPECT (Single, Dual, Triple)	STORAGE	PRIVATE AMMUNITY SPACES sq.m	TOTAL UNIT SQ.M
APARTMENT - BLOCK A																
AP - 1A1	1 bed	Apartment	28	49.55	2700	1	2	26.43	11.58			11.58		5.57	5.03	1387.4
AP - 1C1	1 bed	Apartment	2	46.30	2700	1	2	24.96	11.43			11.43		4.24	5.03	92.6
AP - 1E1	1 bed	Apartment	6	47.15	2700	1	2	25.04	12.34			12.34		3.72	5.03	1416.24
AP - 1F1	1 bed	Apartment	2	52.94	2700	1	2	28.21	13.79			13.79		5.03	5.03	1416.24
AP - 1F2	1 bed	Apartment	2	54.06	2700	1	2	28.21	13.79			13.79		6.07	5.03	1416.24
AP - 2A1	2 bed	Apartment	2	75.54	2700	2	4	30.12	13.08	11.40		24.48		6.81	7.01	151.08
AP - 2A2	2 bed	Apartment	9	74.81	2700	2	4	30.12	13.08	11.40		24.48		6.42	7.01	673.29
AP - 2B1	2 bed	Apartment	5	75.54	2700	2	4	32.45	14.53	11.52		26.05		7.29	7.01	377.7
AP - 2B2	2 bed	Apartment	2	74.81	2700	2	4	31.72	14.53	11.52		26.05		7.29	7.01	149.62
AP - 2C1	2 bed	Apartment	7	68.61	2700	2	3	28.48	13.08	8.17		21.25		5.67	7.01	480.27
AP - 2D1	2 bed	Apartment	6	81.50	2700	2	4	31.91	14.03	13.03		27.06		6.70	7.01	489
AP - 2F1	2 bed	Apartment	8	75.54	2700	2	4	30.05	13.08	11.62		24.70		6.74	7.01	604.32
AP - 2F2	2 bed	Apartment	2	74.80	2700	2	4	30.03	13.08	11.62		24.70		6.74	7.01	149.6
AP - 2H1	2 bed	Apartment	2	76.40	2700	2	4	30.11	13.10	11.41		24.51		6.63	7.01	152.8
AP - 2H2	2 bed	Apartment	5	77.71	2700	2	3	32.04	13.03	14.01		27.04		7.50	7.01	388.55
AP - 3A1	3 Bed	Apartment	10	105.49	2700	3	6	34.26	14.68	11.52	11.52	37.72		9.63	9.00	1054.9
AP - 3A2	3 Bed	Apartment	2	103.75	2700	3	6	34.26	13.16	11.52	11.52	36.20		9.16	9.00	207.5
Total			100				274									9219.95
APARTMENT - BLOCK B																
AP - 1A1	1 bed	Apartment	33	49.55	2700	1	2	26.43	11.58			11.58		5.57	5.03	1635.15
AP - 1A2	1 bed	Apartment	5	48.82	2700	1	2	25.41	11.58			11.58		5.96	5.03	244.1
AP - 1B1	1 bed	Apartment	5	47.78	2700	1	2	26.44	11.58			11.58		3.91	5.03	238.9
AP - 1C1	1 bed	Apartment	1	46.30	2700	1	2	24.96	11.43			11.43		4.24	5.03	46.3
AP - 2A1	2 bed	Apartment	4	75.54	2700	2	4	30.12	13.08	11.40		24.48		6.81	7.01	302.16
AP - 2A2	2 bed	Apartment	5	74.81	2700	2	4	30.12	13.08	11.40		24.48		6.42	7.01	374.05
AP - 2C1	2 bed	Apartment	9	68.61	2700	2	3	28.48	13.08	8.17		21.25		5.67	7.01	617.49
AP - 2D1	2 bed	Apartment	10	81.50	2700	2	4	31.91	14.03	13.03		27.06		6.70	7.01	815
AP - 3A2	3 Bed	Apartment	5	103.75	2700	3	6	34.26	13.16	11.52	11.52	36.20		9.16	9.00	518.75
Total			77				155									3156.75
APARTMENT - BLOCK D																
AP - 1A1	1 bed	Apartment	31	49.55	2700	1	2	26.43	11.58			11.58		5.57	5.03	1536.05
AP - 1A2	1 bed	Apartment	3	48.82	2700	1	2	25.41	11.58			11.58		5.96	5.03	146.46
AP - 1D1	1 bed	Apartment	7	47.30	2700	1	2	25.36	11.58			11.58		4.54	5.03	331.1
AP - 2A1	2 bed	Apartment	11	75.54	2700	2	4	30.12	13.08	11.40		24.48		6.81	7.01	830.94
AP - 2A2	2 bed	Apartment	5	74.81	2700	2	4	30.12	13.08	11.40		24.48		6.42	7.01	374.05
AP - 2B1	2 bed	Apartment	5	75.54	2700	2	4	32.45	14.53	11.52		26.05		7.29	7.01	377.7
AP - 2B2	2 bed	Apartment	4	73.55	2700	2	4	31.45	13.68	11.52		25.20		7.17	7.01	294.2
AP - 2C1	2 bed	Apartment	9	68.61	2700	2	3	28.48	13.08	8.17		21.25		5.67	7.01	617.49
AP - 2D1	2 bed	Apartment	10	81.50	2700	2	4	31.91	14.03	13.03		27.06		6.70	7.01	815
AP - 2E1	2 bed	Apartment	5	76.41	2700	2	4	30.07	13.23	11.56		24.79		6.70	7.01	382.05
AP - 2E2	2 bed	Apartment	5	75.77	2700	2	4	20.26	13.23	11.56		24.79		6.52	7.01	378.85
AP - 2K1	2 bed	Apartment	5	82.81	2700	2	4	33.56	14.46	12.91		27.37		6.41	7.01	414.05
AP - 3A1	3 Bed	Apartment	5	105.49	2700	3	6	34.26	14.68	11.52	11.52	37.72		9.63	9.00	527.45
Total			100				307									6499.07
APARTMENT - BLOCK F																
AP - 1A1	1 bed	Apartment	40	49.55	2700	1	2	26.43	11.58			11.58		5.57	5.03	1982
AP - 1B1	1 bed	Apartment	19	47.78	2700	1	2	26.44	11.58			11.58		3.91	5.03	907.82
AP - 1C1	1 bed	Apartment	1	46.30	2700	1	2	24.96	11.43			11.43		4.24	5.03	46.3
AP - 2A1	2 bed	Apartment	18	75.54	2700	2	4	30.12	13.08	11.40		24.48		6.81	7.01	1359.72
AP - 2C1	2 bed	Apartment	10	70.89	2700	2	3	29.29	13.20	8.59		21.79		5.95	7.01	708.9
AP - 2D1	2 bed	Apartment	10	81.50	2700	2	4	31.91	14.03	13.03		27.06		6.70	7.01	815
AP - 2E1	2 bed	Apartment	13	76.41	2700	2	4	30.07	13.23	11.56		24.79		6.70	7.01	993.33
AP - 2E2	2 bed	Apartment	6	75.77	2700	2	4	20.26	13.23	11.56		24.79		6.52	7.01	454.62
AP - 2H1	2 bed	Apartment	6	76.40	2700	2	4	30.11	13.10	11.41		24.51		6.63	7.01	458.4
AP - 3A1	3 Bed	Apartment	6	105.49	2700	3	6	34.26	14.68	11.52	11.52	37.72		9.63	9.00	632.94
Total			129				280									5469.21
Total Overall			481													27438.84

SUMMARY NON - RESIDENTIAL

	GIA sq.m
Creche	600 sq.m
Employment	4516 sq.m
Retail-Unit 1	161.53 sq.m
Retail-Unit 2	994 sq.m
Retail-Unit 3	103.94 sq.m
Retail-Unit 4	476.14 sq.m
Retail-Unit 5	132.19 sq.m
Retail-Unit 6	94.42 sq.m
Retail-Unit 7	50.70 sq.m
Total	4440.55

21042 Clonburris T2**CAR PARKING SCHEDULE****CAR PARKING- 230719**

	On-Curtilage	Surface	Basement	Undercroft	Universal Access	Electrical Vechicle	Vistor	Car Sharing	Total
Office		32		4		8			44
Apartment		102		157	19	37		4	319
Retail		17							17
Creche		2		3					5
Total	0	153	0	164	19	45	0	4	385