

Job No. 950520  
 Job Name: Claremont  
 Schedule: 1 SUMMARY SCHEDULE  
 Revision: 26.11.2019.2019

Henry J Lyons

RESIDENTIAL ACCOMMODATION							
LEVEL	By Block						Qty
FLOOR AREA (avg)	A	B	C	D			
Level 0	32	19	0	0			51
Level 1	34	18	12	9			73
Level 2	44	28	16	9			97
Level 3	40	25	16	9			90
Level 4	41	22	16	7			86
Level 5	26	22	15	7			70
Level 6	17	20	8	0			45
	234	154	83	41			512
							512
<b>TOTAL</b>	Un.	234	154	83	41		512
<b>Internal Nett Area</b>							33,622

UNIT MIX				
	Qty	Mix	Avg. size	Area sqm.
Studio	4	0.8%	43.3	173
1B Units	222	43.4%	48.1	10,685
2B Units	276	53.9%	79.1	21,819
3B Units	10	2.0%	94.5	945
<b>Total</b>	<b>512</b>			<b>33,622</b>

DUAL ASPECT RATIO				
Dual Aspect Apartments	193	over	512	ratio 37.7%

SECTION 3 D.o.E Guidelines (Min. Size)	
<b>Allocation of +10% min. area for compliance</b>	
Studio units >=37 sqm	4 no.
1B units > =49.5 sqm	92 no.
2B units > =80.3 sqm	162 no.
3B units >=99 sqm	1 no.
Number of units larger than 10% over minimum	259 no.
<b>Provision is more than 50% of total number of units</b>	<b>50.6%</b>

OPEN SPACE	Required	Provided
Public Open Space	Sqm n/a	11,695
Communal Amenity Space	Sqm 3,148	3,259
Private Open Space	Sqm 3,148	3,806

CARPARKING REQUIREMENT	Required	Provided
Carparking residential (0.7/unit)	358	
Carparking Commercial	80	439
Bicycle parking residential + visitors	1286	
Bicycle parking commercial & creche	49	1,335

SUMMARY OF AREAS		
RESIDENTIAL NETT	Sqm	33,622
RESIDENTIAL GROSS	Sqm	42,914
Nett to gross	78.3%	
COMMUNAL FACILITIES	sqm	708
CRÉCHE	sqm	236
RETAIL GROSS	sqm	2,637
ANCILLARY ACCOMMODATION	sqm	1,733
PUBLIC ACCESS LIFT & LOBBY	Sqm	23
Subtotal (excl. carpark)	Sqm	48,252
CARPARK	Sqm	18,866
<b>TOTAL (incl. Carpark)</b>	<b>Sqm</b>	<b>67,118</b>

PLOT RATIO CALCULATION		
AREA excl carpark	Sqm	48,252
SITE AREA (GP ATLAS LTD. OWNERSHIP)	Sqm	26,865
<b>PLOT RATIO (G/S)</b>		<b>1.80</b>
<b>Units / Ha</b>		<b>191</b>

COMMUNAL FACILITIES (excl. créche)	
Gym	337
Residents' lounge A	55
Multi purpose room A1	94
Multi purpose room A2	74
Residents' lounge B	23
Multi purpose room B	60
Lobby B	11
Residents' Support	55
<b>TOTAL COMMUNAL FACILITIES</b>	<b>Sqm 708</b>

RETAIL ACCOMMODATION	
Anchor Unit	1,705
Restaurant	243
Café	86
Retail Unit 1	603
<b>TOTAL RETAIL</b>	<b>Sqm 2,637</b>

ANCILLARY ACCOMMODATION	
Plant	1,166
Bin Stores	514
Other	53
Meter Rooms	(incl.)
Comms Rooms	(incl.)
Stores	(incl.)
<b>TOTAL ANCILLARY</b>	<b>Sqm 1,733</b>

CARPARKING AREA	
Basement Carparking	9,038
Level 0 Carparking Area Block A	4,379
Level 0 Carparking Area Block B,C	4,017
Level 0 Bicycle Parking Area Block A,B	1,432
<b>TOTAL CAR &amp; BICYCLE AREA</b>	<b>18,866</b>