

Job No. 950558

HENRY J LYONS ARCHITECTS

Job Name: CORNELSCOURT Cabinteely

Schedule: RESIDENTIAL MIX AND DENSITIES

Rev A 2019 11 01

Summary Information	
Site Area:	21,400 sqm
Min. Communal Open Space:	3,223 sqm
Provided Communal Open Space:	7,511 sqm
Min. Private Open Space:	3,451 sqm
Provided Private Open Space:	5,342 sqm
Site Density:	229 per Ha
Site Coverage:	0.40
Plot Ratio:	1.82
Basement GFA:	9,024 sqm
Car Parking Spaces:	274 spaces
Visitor Bicycle Spaces:	104 spaces
Permanent Bicycle Spaces:	512 spaces

	LVL.	Proposed GFA. (Inc. Amenities) Area (Sq. M)	Proposed NIA. (Inc. Amenities) Net (Sq. M)	Mix - Apartments						
				Per Level	Studio	1 Bed	2 Bed	3 Bed	Avg. Unit GFA	Net (Sq. M)
		37,025	30,933	8.76%	56.20%	29.06%	5.98%	79.1		83.5%

TOTAL APARTMENT BLOCKS	LVL.	Proposed GFA. (Inc. Amenities) Area (Sq. M)	Proposed NIA. (Inc. Amenities) Net (Sq. M)	Units	Studio	1 Bed	2 Bed	3 Bed	Avg. Unit GFA	Net (Sq. M)	Net/Gross (%)
	-1	1,018	642	10	0	6	4	0			63%
	0	5,288	4,266	64	4	29	28	3			81%
	1	5,580	4,503	69	4	35	27	3			81%
	2	5,867	4,834	74	6	36	29	3			82%
	3	5,177	4,324	68	7	38	19	4			84%
	4	2,598	2,226	39	4	29	5	1			86%
	5	2,618	2,240	39	4	29	5	1			86%
	6	1,751	1,502	26	3	19	3	1			86%
	7	1,519	1,288	22	3	13	5	1			85%
	8	1,274	1,078	16	3	7	5	1			85%
	9	639	537	7	1	4	2	0			84%
	10	639	537	9	1	6	2	0			84%
11	632	531	9	1	6	2	0			84%	
SUBTOTAL GFA	34,600	28,508	452	41	257	136	18			82%	
Unit Mix %					9.07%	56.86%	30.09%	3.98%			

HOUSING BLOCK	LVL.	Area (Sq. M)	Net (Sq. M)	Units	Studio	1 Bed	2 Bed	3 Bed	Avg. Unit GFA	Net (Sq. M)	Net/Gross (%)
		1,200	1,200	10	0	0	0	10			0%
	SUBTOTAL GFA	1,200	1,200	10	0	0	0	10			0%

BUNGALOW BLOCK	LVL.	Area (Sq. M)	Net (Sq. M)	Units	Studio	1 Bed	2 Bed	3 Bed	Avg. Unit GFA	Net (Sq. M)	Net/Gross (%)
		329	329	6	0	6	0	0			0%
	SUBTOTAL GFA	329	329	6	0	6	0	0			0%

COMBINED	LVL.	Proposed GFA. (Excl. Amenity) Area (Sq. M)	Proposed NIA. (Excl. Amenity) Net (Sq. M)	Units	Studio	1 Bed	2 Bed	3 Bed	Avg. Unit GFA	Net (Sq. M)	Net/Gross (%)
	TOTAL GFA	36,129	30,037	468	41	263	136	28	77.2		83.1%
	Unit Mix %					8.76%	56.20%	29.06%	5.98%		0%

of which dual	
7	0%
45	70%
45	65%
49	66%
41	60%
12	31%
12	31%
8	31%
8	36%
6	38%
2	29%
4	44%
4	44%
243	51.9%
10	2.1%
6	1.3%
259	55.3%

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed	
				9%	69%	22%	0%	
BLOCK A	0	699	554	9	1	5	3	0
	1	905	757	13	1	9	3	0
	2	912	770	13	1	9	3	0
	3	871	748	13	1	10	2	0
	4	879	748	13	1	10	2	0
	5	879	748	13	1	10	2	0
	6	879	748	13	1	10	2	0
	7	879	748	13	1	10	2	0
	8	639	537	9	1	4	4	0
	9	639	537	7	1	4	2	0
	10	639	537	9	1	6	2	0
11	632	531	9	1	6	2	0	
Units	9,452	7,963	134	12	93	29	0	
Net/Gross (%)		84.2%						9,452

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed	
				17%	63%	14%	6%	
BLOCK B	0	748	608	11	2	7	2	0
	1	748	608	11	2	7	2	0
	2	872	726	13	2	9	2	0
	3	872	754	13	2	9	1	1
	4	872	754	13	2	9	1	1
	5	872	754	13	2	9	1	1
	6	872	754	13	2	9	1	1
	7	640	540	9	2	3	3	1
8	635	541	7	2	3	1	1	
Units	7,131	6,039	103	18	65	14	6	
Net/Gross (%)		84.7%						
Amenity	0 & 1	458	458					
					GFA (Excl. Amenity)		7,131	
					Amenity		458	
					GFA (Excl. Amenity)		7,589	

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed	
				7%	73%	20%	0%	
BLOCK C	-1	502	268	5	0	5	0	0
	0	974	744	12	1	7	4	0
	1	978	769	13	1	9	3	0
	2	979	770	13	1	9	3	0
	3	938	749	13	1	10	2	0
	4	847	724	13	1	10	2	0
5	867	738	13	1	10	2	0	
Units	6,085	4,762	82	6	60	16	0	
Net/Gross (%)		78.3%						6,085

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed	
				3%	14%	83%	0%	
BLOCK D	-1	516	374	5	0	1	4	0
	0	757	614	8	0	1	7	0
	1	761	618	8	0	1	7	0
	2	763	620	8	0	1	7	0
	3	644	510	7	1	1	5	0
Units	3,441	2,736	36	1	5	30	0	
Net/Gross (%)		79.5%						3,441

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed	
				0%	14%	86%	0%	
BLOCK E	0	695	532	7	0	1	6	0
	1	698	534	7	0	1	6	0
	2	786	644	8	0	0	8	0
	3	661	521	7	0	2	5	0
Units	2,840	2,231	29	0	4	25	0	
Net/Gross (%)		78.6%						2,840

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed
				7%	43%	29%	21%
BLOCK F	0	1,115	13	0	6	4	3
	1	1,126	13	0	6	4	3
	2	1,191	15	2	6	4	3
	3	1,191	15	2	6	4	3
Units		4,623	56	4	24	16	12
Net/Gross (%)		86.4%					

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed
				0%	50%	50%	0%
BLOCK G	0	150	2	0	1	1	0
	1	182	2	0	1	1	0
	2	182	2	0	1	1	0
Units		514	6	0	3	3	0
Net/Gross (%)		76.3%					514

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed
				0%	50%	50%	0%
BLOCK H	0	150	2	0	1	1	0
	1	182	2	0	1	1	0
	2	182	2	0	1	1	0
Units		514	6	0	3	3	0
Net/Gross (%)		76.3%					514

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed
				0%	0%	0%	100%
Houses	0	600	10	0	0	0	10
	1	600	0	0	0	0	0
Units		1,200	10	0	0	0	10
Net/Gross (%)		100.0%					1,200

	Gross (Sq. M)	Net (Sq. M)	Per Level	Studio	1 Bed	2 Bed	3 Bed
				0%	100%	0%	0%
Bungalows	0	306	6	0	6	0	0
Units		306	6	0	6	0	0
Net/Gross (%)		100.0%					306

	Gross (Sq. M)	Net (Sq. M)	Total	Studio	1 Bed	2 Bed	3 Bed
				11%	54%	28%	6%
Units			468	52	251	130	28

ENTRANCE BLOCK	438						
Cafe / Restaurant	140						
Concierge	149						
Office	149						
CENTRAL AMENITY	458						
TOTAL AMENITY	756	<i>(total includes the central amenity space of 458 sq m; office amenity space of 149 sq m and concierge amenity space of 149 sq m)</i>					

Total Gross (incl. amenity)	36,885						
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Total Gross (incl. Amenity & Cafe)	37,025						
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Total Gross (excl. amenity)	36,106						36,106
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