

BLOCK SUMMARY

Block 1		Block 2		Block 3		Block 4	
	No.		No.		No.		No.
One Beds	91	One Beds	57	One Beds	54	One Beds	32
Two Beds (3P)	0	Two Beds (3P)	7	Two Beds (3P)	0	Two Beds (3P)	8
Two Beds (4P)	106	Two Beds (4P)	116	Two Beds (4P)	34	Two Beds (4P)	45
Three Beds (5P)	14	Three Beds (5P)	4	Three Beds (5P)	7	Three Beds (5P)	15
Total	211	Total	184	Total	95	Total	100
	(sq.m)		(sq.m)		(sq.m)		(sq.m)
One Beds	4174	One Beds	2905	One Beds	2712	One Beds	1597
Two Beds (3P)	9109	Two Beds (3P)	9916	Two Beds (3P)	2804	Two Beds (3P)	4241
Three Beds (5P)	1447	Three Beds (5P)	388	Three Beds (5P)	741	Three Beds (5P)	1516
Total: (Residential Unit Area)	14730	Total: (Residential Unit Area)	13208	Total: (Residential Unit Area)	6256	Total: (Residential Unit Area)	7354
Dual Aspect (No.)	109	Dual Aspect (No.)	88	Dual Aspect (No.)	52	Dual Aspect (No.)	56
10%+larger (No.)	151	10%+larger (No.)	131	10%+larger (No.)	71	10%+larger (No.)	60

GROSS FLOOR AREA		GROSS FLOOR AREA		GROSS FLOOR AREA		GROSS FLOOR AREA	
	(sq.m)		(sq.m)		(sq.m)		(sq.m)
(Residential)		(Residential)		(Residential)		(Residential)	
Basement	442	Basement	841	Basement	N/A	Basement	434
Ground Floor	2022	Ground Floor	1557	Ground Floor	1082	Ground Floor	1761
First Floor	2667	First Floor	2806	First Floor	1072	First Floor	1850
Second Floor	2628	Second Floor	2666	Second Floor	1072	Second Floor	1684
Third Floor	2628	Third Floor	2666	Third Floor	1072	Third Floor	1684
Fourth Floor	2414	Fourth Floor	2304	Fourth Floor	1072	Fourth Floor	1350
Fifth Floor	2414	Fifth Floor	2304	Fifth Floor	1072	Fifth Floor	709
Sixth Floor	2371	Sixth Floor	2295	Sixth Floor	1072		
Seventh Floor	697			Seventh Floor	507		
Eight Floor	333						
Ninth Floor	333						
Subtotal	18949	Subtotal	17439	Subtotal	8021	Subtotal	9472
(Non Residential)		(Non Residential)		(Non Residential)		(Non Residential)	
Office	160	Office	64	N/A	-	N/A	-
Retail/Pharmacy	170	Retail/Finance	180				
Creche	542	Medical Centre	526				
Subtotal	872	Subtotal	770	Subtotal	-	Subtotal	-
Block 1 Gross Floor Area (sq.m)	19821	Block 2 Gross Floor Area (sq.m)	18209	Block 3 Gross Floor Area (sq.m)	8021	Block 4 Gross Floor Area (sq.m)	9472

Total
53881 sq.m

Total
224 Office
350 retail
526 Medical Centre
542 Creche
1642 sq.m

55523 sq.m

SITE ANALYTICS

1- GROSS SITE AREA:		3.90 hectares
2- NET SITE AREA: (Excluding Fingal Co.Co Lands)		3.14 hectares
3- DENSITY: (590units / 3.14ha)		187.9 units/ha
4- SITE COVERAGE		29%
5- OVERALL GROSS FLOOR AREA sq.m		55523
6- PLOT RATIO (55523sq.m / 31400sq.m)		1.77
7- RESIDENTIAL TOTALS		
	1 BED	No.
	2 BED (3 person)	No.
	2 BED (4 person)	No.
	3 BED(5 person)	No.
	TOTAL	No.
	DUAL ASPECT	No.
	10% Larger than Min Unit area	No.
8- ANCILLARY AREAS		
	BASEMENT CARPARK - BLOCK 1-2	sq.m
	BASEMENT CARPARK - BLOCK 4	sq.m
	ESB SUBSTATIONS	sq.m
	TOTAL	sq.m
9- PUBLIC OPEN SPACE:		
	Public Open Space 1 (Public Park)	sq.m
	Public Open Space 2	sq.m
	Pedestrian Street	sq.m
	TOTAL	sq.m
10- COMMUNAL OPEN SPACE:		
	BLOCK 1	sq.m
	BLOCK 2	sq.m
	BLOCK 3	sq.m
	BLOCK 4	sq.m
	TOTAL	sq.m
11- BICYCLE PARKING		
	BLOCK 1/2 BASEMENT	No.
	BLOCK 3 GROUND FLOOR	No.
	BLOCK 4 BASEMENT	No.
	On Surface	No.
	TOTAL	No.
12- CAR PARKING		
	BLOCK 1/2 BASEMENT	No.
	BLOCK 4 BASMENT	No.
	On Surface - Residential	No.
	TOTAL	No.

39.7%
2.5%
51.0%
6.8%

51.7%
70.0%

Min.
Requirement
3140

Min.
Requirement
1321
1175
571
658