

Open Space Calculation:
 Overall Site Area: 3.26 Ha
 Net Developable Area: 2.05 Ha

Public Open Space:
 A: 3,408m² (16.64%)
 B: 2,141m²
 C: 1,267m²

Communal Amenity Space:
DCC1
 Required: 726m²
 Provided:
 Roof N: 191m²
 Roof S: 385m²
 Podium: 493m²
 Total: 1069m²

DCC3
 Required: 1467m²
 Provided:
 Roof SW: 315m²
 Roof NW: 491m²
 Roof NE: 360m²
 Podium: 796m²
 Total: 1962m²

DCC5
 Required: 842m²
 Provided:
 Roof W: 264m²
 Roof E: 279m²
 Podium: 422m²
 Total: 965m²

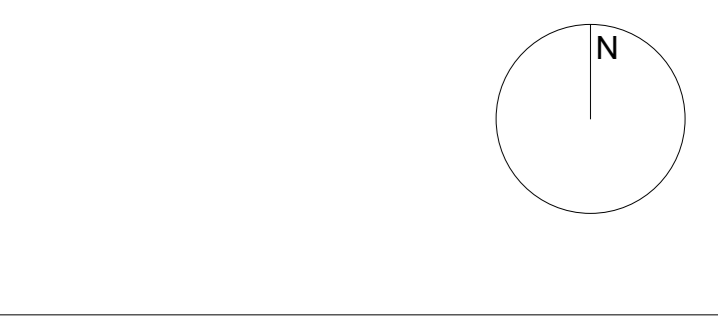
DCC6
 Required: 316m²
 Provided:
 Roof: 174m²
 Ground: 247m²
 Total: 421m²

Total Communal Amenity Space:
 Area Required: 3351m²
 Area Provided: 4417m²

Creche Roof Amenity 225m²

- Site boundary
- Net developable area boundary
- Adjacent lands, the ownership of which is noted on the drawing
- - - Adjacent lands, ownership separation line
- Public Open Space
- Communal Amenity - Roof Terrace
- Communal Amenity - Ground Floor / Podium Terrace
- Creche Roof

DCC = Dublin City Council
 Coombe = The Coombe Woman & Infants University Hospital
 Hines = CWTC Multi Family ICAV acting solely in respect of its sub fund DSTR SCR1 Fund



Revision	Date	Description	Issued	Checked
P1	Dec '22	Issued for Planning	CC	JB

Notes
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Project: Donore Project, Donore Avenue
 Client: The Land Development Agency
 Location: Dublin 8
 Title: Site Layout Plan, Open Space Diagram
 Date: Dec '22
 Scale: 1:500 @ A0
 Drawing Number: STG-MW-51b-00-XX-DR-A-1100007-54-P1

PLANNING