

_DCC1_GIASchedule				
Block	Level	Resi/ Non-resi	Use	Area
DCC1	00	Residential		529.04 m²
DCC1	00	Residential		427.53 m²
DCC1	00	Non-Residential	Ancillary	1232.31 m²
DCC1	00	Non-Residential	Ancillary	32.33 m²
DCC1	00	Non-Residential	Ancillary	33.46 m²
DCC1	01	Residential		11635.23 m²
DCC1	02	Residential		1634.81 m²
DCC1	03	Residential		1634.81 m²
DCC1	04	Residential		1634.81 m²
DCC1	05	Residential		1634.81 m²
DCC1	06	Residential		1209.76 m²
DCC1	07	Residential		49.12 m²
Grand total:	12			11888.00 m²

_DCC1_GEASchedule		
Block	Level	Area
DCC1	00	2509.68 m²
DCC1	01	1786.27 m²
DCC1	02	1786.27 m²
DCC1	03	1786.27 m²
DCC1	04	1786.27 m²
DCC1	05	1786.27 m²
DCC1	06	1291.84 m²
DCC1	07	68.47 m²
Grand total:	8	12801.34 m²

_DCC3_GIASchedule				
Block	Level	Resi/ Non-resi	Use	Area
DCC3	00	Residential		83.18 m²
DCC3	00	Residential		246.63 m²
DCC3	00	Residential		128.13 m²
DCC3	00	Residential		323.63 m²
DCC3	00	Non-Residential	Ancillary	1979.75 m²
DCC3	00	Non-Residential	Ancillary	67.10 m²
DCC3	00	Non-Residential	Arts / Cultural Space	128.10 m²
DCC3	00	Non-Residential	Cafe	169.42 m²
DCC3	00	Non-Residential	Mobility Hub	52.59 m²
DCC3	01	Residential		2227.98 m²
DCC3	02	Residential		2511.36 m²
DCC3	03	Residential		2511.36 m²
DCC3	04	Residential		2511.36 m²
DCC3	05	Residential		2511.36 m²
DCC3	06	Residential		1729.03 m²
DCC3	06	Residential		617.48 m²
DCC3	07	Residential		617.72 m²
DCC3	07	Residential		52.63 m²
DCC3	07	Residential		58.28 m²
DCC3	08	Residential		617.72 m²
DCC3	09	Residential		617.72 m²
DCC3	10	Residential		617.72 m²
DCC3	11	Residential		617.72 m²
DCC3	12	Residential		617.72 m²
DCC3	13	Residential		617.72 m²
DCC3	14	Residential		617.72 m²
Grand total:	26			22829.12 m²

_DCC3_GEASchedule		
Block	Level	Area
DCC3	00	3468.89 m²
DCC3	01	2492.08 m²
DCC3	02	2739.42 m²
DCC3	03	2739.42 m²
DCC3	04	2739.42 m²
DCC3	05	2739.42 m²
DCC3	06	1900.11 m²
DCC3	06	684.44 m²
DCC3	07	684.44 m²
DCC3	07	73.11 m²
DCC3	07	73.11 m²
DCC3	08	684.44 m²
DCC3	09	684.44 m²
DCC3	10	684.44 m²
DCC3	11	684.44 m²
DCC3	12	684.44 m²
DCC3	13	684.44 m²
DCC3	14	684.44 m²
Grand total:	18	25126.16 m²

_DCC5_GIASchedule				
Block	Level	Resi/ Non-resi	Use	Area
DCC5	00	Residential		429.57 m²
DCC5	00	Residential		376.12 m²
DCC5	00	Non-Residential	Ancillary	1402.14 m²
DCC5	00	Non-Residential	Ancillary	44.86 m²
DCC5	00	Non-Residential	Artist Workspaces	159.98 m²
DCC5	00	Non-Residential	Creche	216.15 m²
DCC5	00	Creche		28.63 m²
DCC5	00	Bicycle Parking	Ancillary	19.31 m²
DCC5	01	Residential		1746.67 m²
DCC5	01	Non-Residential	Creche	322.36 m²
DCC5	02	Residential		1746.74 m²
DCC5	02	Non-Residential	Creche	56.04 m²
DCC5	02	Non-Residential	Creche	38.53 m²
DCC5	03	Residential		1852.38 m²
DCC5	04	Residential		1852.38 m²
DCC5	05	Residential		1852.38 m²
DCC5	06	Residential		1852.38 m²
DCC5	07	Residential		52.34 m²
DCC5	07	Residential		55.78 m²
Grand total:	19			14108.51 m²

_DCC5_GEASchedule		
Block	Level	Area
DCC5	00	2968.23 m²
DCC5	01	2290.88 m²
DCC5	02	2036.97 m²
DCC5	03	2030.72 m²
DCC5	04	2030.72 m²
DCC5	05	2030.72 m²
DCC5	06	2030.72 m²
DCC5	07	75.15 m²
DCC5	07	71.17 m²
Grand total:	9	15564.26 m²

_DCC6_GIASchedule				
Block	Level	Resi/ Non-resi	Use	Area
DCC6	00	Residential		417.03 m²
DCC6	00	Non-Residential	Ancillary	37.45 m²
DCC6	00	Non-Residential	Ancillary	43.07 m²
DCC6	00	Non-Residential	Ancillary	208.21 m²
DCC6	01	Residential		641.20 m²
DCC6	02	Residential		641.20 m²
DCC6	03	Residential		641.20 m²
DCC6	04	Residential		641.20 m²
DCC6	05	Residential		641.20 m²
DCC6	06	Residential		641.20 m²
DCC6	07	Residential		48.76 m²
Grand total:	11			4601.72 m²

_DCC6_GEASchedule		
Block	Level	Area
DCC6	00	831.81 m²
DCC6	01	736.07 m²
DCC6	02	736.07 m²
DCC6	03	736.07 m²
DCC6	04	736.07 m²
DCC6	05	736.07 m²
DCC6	06	736.07 m²
DCC6	07	67.09 m²
Grand total:	8	5315.30 m²

Total Gross Internal Areas

Residential 46,954.76m²

Ancillary 5,099.79m²

Creche 663.71m²

Artist Workspaces 159.98m²

Arts / Cultural Space 128.10m²

Retail/Cafe 168.42m²

Mobility Hub 52.59m²

Total Development Area 53,227.35m²

Total Site Area	3.26 Ha
	32,561 sqm
Net Developable Area	2.05 Ha
	20,484 sqm
Total Number of Units	543
Total Gross Floor Area of Development	53,234 sqm
Density (based on Net Developable Area)	264.9 units / Ha
Total Plot Ratio of Development	2.60
Total Site Coverage of Development on Site	9,613 sqm
Site Coverage as % of Net Developable Area	47%
Building Heights	7 storey typ. height, 15 storeys max. height
Number of secure (covered) carparking spaces	79
Number of secure (covered) bicycle spaces	906

Notes:

Note: Plot Ratio Calculated based on Net Developable Area

Note: Site Coverage based on Net Developable Area

Open Space provision	
POS (Public Open Space) Provided	3408.00 sqm
% of Open Space Provided (based on Net developable area)	16.64%
Communal Amenity Space provided	4417.00 sqm
Total Open Space Provided	7,825.00 sqm
% of Net Developable Area	38.20%

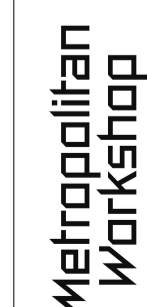
Communal Open space Required for Apartments	No. of Units	Total Area for Each Type	
Studio	4 sqm	36	144 sqm
1 Bed	5 sqm	189	945 sqm
2 Bed 3 Person	6 sqm	52	312 sqm
2 Bed 4 Person	7 sqm	222	1554 sqm
3 Bed	9 sqm	44	396 sqm
Total Communal Amenity Space Required		3,351 sqm	
Total Communal Amenity Space Provided		4,417 sqm	

SCHEDULE

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



Notes
For planning purposes only. Do not scale drawings. Errors to be reported to the Architect. To be read in conjunction with all relevant consultants information.
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Location: Dublin 8
Title: Schedule_GIA&GEA
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