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|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------|-----------------------------------|
| <b>BEACH ROAD APARTMENTS</b><br><b>"PROPOSED" SCHEDULE OF ACCOMMODATION</b><br>Applicant: Maxol Property Limited | <div><div>++<br/>++</div><div>PLUS ARCHITECTURE</div></div> | Chancery Lane, Dublin 8, Ireland.<br>(0)1 521 3378 | W: www.plusarchitecture.ie T: 353 |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------|-----------------------------------|

C1 - 30/05/2024

C2 - 06/05/2024

C3 - 23/09/2024

Denotes alterations permitted vs proposed

|              | TOTAL NUMBER OF APARTMENTS |                     |                     |                     |                  | AREAS                              |                                  | PERMITTED VS PROPOSED                                                                                                                                        |
|--------------|----------------------------|---------------------|---------------------|---------------------|------------------|------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | CORE 1                     |                     | CORE 2              |                     | Total Apartments | GFA (m²) <sup>b</sup> <sub>d</sub> | Net Floor Area (m²) <sup>c</sup> |                                                                                                                                                              |
|              | 1 Bedroom Apartment        | 2 Bedroom Apartment | 1 Bedroom Apartment | 2 Bedroom Apartment |                  |                                    |                                  |                                                                                                                                                              |
| Basement     | N/A                        | N/A                 | N/A                 | N/A                 | N/A              | 2740                               | N/A                              | Area has increase due to design modifications to the basement entry ramp, including realignment of ramp and additional Plant space allocation required.      |
| Ground Floor | 1                          | 6                   | 5                   | 4                   | 16               | 1710                               | 1475                             | Minor reduction in area due to the provision of a new escape stairs and ventilation ope in the ground floor. Both elements arising within the communal area. |
| First Floor  | 3                          | 8                   | 7                   | 3                   | 21               | 1730                               | 1493                             |                                                                                                                                                              |
| Second Floor | 3                          | 8                   | 7                   | 3                   | 21               | 1730                               | 1493                             |                                                                                                                                                              |
| Third Floor  | 5                          | 6                   | 7                   | 3                   | 21               | 1685                               | 1448                             |                                                                                                                                                              |
| Fourth Floor | 5                          | 5                   | 6                   | 3                   | 19               | 1534                               | 1308                             |                                                                                                                                                              |
| Fifth Floor  | 5                          | 4                   | 2                   | 3                   | 14               | 1178                               | 970                              |                                                                                                                                                              |
| TOTAL        | 22                         | 37                  | 34                  | 19                  | 112              | 12307                              | 8187                             | A total increased of 34 sqm.                                                                                                                                 |

<sup>b</sup> Gross Floor Area (GFA) is measured to the inside face of the external envelope (this measurement includes all apartments, party walls and circulation areas).

<sup>c</sup> Net Floor area is Gross Floor Area (GFA) excluding circulation, structure and party walls between adjoining apartments.

<sup>d</sup> Ground Floor Area (GFA) includes ESB Substation/ Switch room of 25 m²

| Overall statistics                       |                                 |                                | PERMITTED VS PROPOSED                                                                                                                    |
|------------------------------------------|---------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Total 1BED                               | 56                              | 50.0%                          |                                                                                                                                          |
| Total 2BED                               | 56                              | 50.0%                          |                                                                                                                                          |
|                                          |                                 |                                |                                                                                                                                          |
| Site area                                | 3850 m2   0.95 acres   0.385 Ha |                                |                                                                                                                                          |
| Total Car parking spaces <sup>a</sup>    | 70                              |                                | Reduction in car parking quantum from 79 to 70.                                                                                          |
| E-Charging car park spaces               | 8                               | (Required: 10% )               |                                                                                                                                          |
| Disabled Car parking spaces <sup>b</sup> | 4                               | (Required: 5% )                | <sup>b</sup> The disabled spaces are included in the total of 70 no. car parking spaces                                                  |
| Car Sharing Spaces                       | 2                               |                                |                                                                                                                                          |
| Motorcycle spaces                        | 4                               |                                |                                                                                                                                          |
| Total Bike Spaces                        | 238                             |                                | Planning condition required 234 no. spaces.+ 4no. Cargo bikes.                                                                           |
| Internal Communal area (m²)              | 269.0                           |                                | Minor reduction in area due to the provision of a new escape stairs and ventilation ope. Both elements arising within the communal area. |
| External Communal Amenity(m²)            | 700                             | (Required: 672m²) <sup>f</sup> | <sup>f</sup> External Communal amenity area required = 5*56 + 7*56 = 672 m2                                                              |
| Public Open space                        | 392                             | (Required: 385m²)              |                                                                                                                                          |
| Site Coverage                            | 44%                             |                                |                                                                                                                                          |
| Plot ratio                               | 2.5                             |                                |                                                                                                                                          |
| Density (ha)                             | 291                             |                                |                                                                                                                                          |

| PROVISIONS FOR BIKES IN BEACH RD DEVELOPMENT(Following Condition no.11 of parent (ABP 310299-21)) |           |                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                   | Provision | Notes                                                                                                                                                                                                                                                                                                                                                                       |
| Bicycle parking spaces                                                                            | 234       | A total of 234 number bicycle parking spaces and room for four cargo bicycles shall be provided within the site. Details of the layout, marking demarcation and security provisions for these spaces shall be as submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with, the planning authority prior to commencement of development. |
| Cargo bikes                                                                                       | 4         |                                                                                                                                                                                                                                                                                                                                                                             |
| Total                                                                                             | 238       |                                                                                                                                                                                                                                                                                                                                                                             |

|                       |    |                                                                                                                                                                                   |
|-----------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Visitor cycle parking | 56 | The visitor cycle parkings are included in the total of 238 no bike spaces. Visitor: 1 per 2 apartments.112/2 (No. Apartments 56no. 2beds apartments and 56no. 1 bed apartments.) |
|-----------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Provision for Standard Bikes |           |                                 |                     |                                               |
|------------------------------|-----------|---------------------------------|---------------------|-----------------------------------------------|
| Level                        | Provision | Comments                        | Type                | Notes                                         |
| Basement (Interior)          | 164       | Fenced Secure Bike Parking Area | 2 Tier bike rack    | Bike provision has decreased from 224 to 210. |
| Basement (Interior)          | 44        | n/a                             | Sheffield bike Rack |                                               |
| Basement Subtotal            | 208       |                                 |                     |                                               |
| Ground Level (Exterior)      | 26        |                                 | Sheffield bike Rack | Bike Provision has increased from 10 to 28.   |

|                     |     |
|---------------------|-----|
| Total Bike parkings | 234 |
|---------------------|-----|

| Provision for Cargo Bikes       |           |                                      |                     |                                             |
|---------------------------------|-----------|--------------------------------------|---------------------|---------------------------------------------|
| Level                           | Provision | Comments                             | Type                | Notes                                       |
| External Parking - Ground level | 2         | 1no. Adjacent to each core entrance. | Sheffield bike Rack | To be used either by Residents or visitors. |
| Internal Parking - Basement     | 2         |                                      | Sheffield bike Rack |                                             |

|                   |   |
|-------------------|---|
| Total Cargo Bikes | 4 |
|-------------------|---|