C+W O'BRIEN ARCHITECTS

43-50 Dolphins Barn St, Dublin 8

Proposed Building								
Floor/Unit Type	1 Bed	1 Bed + 10%	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person + 10%	No. Apts. Per Floor	No. Dual Aspect Units	G.I.A (m2):*
Ground Floor:		2	0	2	0	4	2	1,178.00 m²
First Floor:	1	9	0	3	3	16	6	1,280.60 m²
Second Floor:	1	9	0	6	2	18	6	1,443.20 m²
Third Floor:	1	9	0	6	2	18	6	1,439.10 m²
Fourth Floor:	1	10	0	5	1	17	7	1,332.00 m²
Fifth Floor:	1	8	0	4	1	14	6	1,124.90 m²
Sixth Floor:	1	8	0	4	1	14	6	1,124.90 m²
Seventh Floor:		4	0	4	1	9	6	785.40 m²
Eighth Floor:		5	2	1	1	9	6	759.00 m²
Unit Type Totals:	**6**	**64**	**2**	**35**	**12**	Total No. Units	**119**	**51**
	70		**49**					
Unit Ratio	**5.0%**	**53.8%**	**1.7%**	**29.4%**	**10.1%**	Dual Aspect Ratio	**43%**	
	59%		**41%**					

G.I.A of Development m2:	**10,467 m²**

* Gross Internal Floor Area

Residential Unit Type	1 Bed	1 Bed + 10%	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person + 10%	TOTAL
Average Unit Type Size	48.86 m²	51.81 m²	70.78 m²	75.30 m²	84.86 m²	
Number Of Unit	6	64	2	35	12	**119**
Residential G.I.A. Total	**293.20 m²**	**3,283.50 m²**	**141.60 m²**	**2,627.90 m²**	**1,025.60 m²**	**7,372 m²**

Residential Common Areas	Circulation (vert.& hor.)	Services**	Residential Lobby	TOTAL
Residential Common Area G.I.A. Total	1,381.11 m²	204 m²	57 m²	**1,642.11 m²**

**Plant rooms, ESB rooms, Bin Store

Community Hub Total G.I.A.:	**523.5 m²**
Community Hub 1 Internal Area:	216.50 m²
Community Hub 2 Internal Area:	307.0 m²

External Communal Amenity Space Provided:	**707 m²**
External Communal Amenity Space Required:	691 m²

C+W O'BRIEN
ARCHITECTS

43-50 Dolphins Barn St, Dublin 8

Proposed Building	
Ground Floor Foothprint	1,332 m²

Proposed Building	
Total Building Gross Internal Floor Area	10,467 m²

	m^2	ac	ha
Application Site Area*	3580.32	0.88	0.358
Density (total no of units/area)		**135**	**332**

*Site Boundary Line

Site Coverage	**37%**
Plot Ratio	**2.92**

Both Plot Ratio and Site coverage are calculated based on application site area(Area within red boundary line)

C+W O'BRIEN ARCHITECTS

43-50 Dolphins Barn St, Dublin 8

Car Parking					
No. Standard for Residents	**12**				
No. Car Sharing Space (for Residents)	**1**				
No. Standard for Community Hub	**1**				
No. Designated Accessible Space (for Community Hub)	**1**				
Total No. of Car parking Spaces	**15**	**Car Parking Ratio***	**0.13**	**Total No. of EV Charging Car parking Spaces (included within the 15no. total car spaces)**	**8**

* Total no of Car parking Spaces divided into the total number of units. Note: For reference only.

Bicycle Parking (Residential)			
Residents' Bicycle Spaces (Required):	**162**	Visitors' Bicycle Spaces (Required):	**60**
Residents' Bicycle Spaces (Provided):	172	Visitors' Bicycle Spaces (Provided):	60
Total Residents' Bicycle Spaces (Provided)	**172**	**Total Visitors' Bicycle Spaces (Provided)**	**60**

Bicycle Parking (Community Hub)			
Community Hub Long Stay Bicycle Spaces (Required):	**1 per 5 Staff = 1 Required**	Community Hub Short Stay Bicycle Spaces (Required):	**1 per 100 sq. m GFA = 5 Required**
Community Hub Long Stay Bicycle Spaces (Provided):	2	Community Hub Short Stay Bicycle Spaces (Provided):	6
Total Community Hub Long Stay Bicycle Spaces (Provided):	**2**	**Total Community Hub Short Stay Bicycle Spaces (Provided):**	**6**

Total Bicycle Parking (Residential + Community Hub)	**240**