Development Summary

	Total	%
Total Site Application Area (Red Line)	0.8256	ha
DCC Roadworks	0.2542	ha
Site Ownership Area	0.5714	ha
Roadworks in Application Area	0.2756	ha
Site Development Area	0.5500	ha
Commercial Building Area GFA	954.3	sqm
Community Building Area GFA	749.1	sqm
Residential Building Area GFA	12,886.5	sqm
Total Building Area GFA	14,589.9	sqm
Total Gross Floor Space	13,715	sqm
Site Coverage	4,020	sqm	73%
Plot Ratio	2.65		
Non-Residential GFA / Site Area	1,703	sqm	31%

Scenario A - Phase 1 + Phase 2 Granted

Public Open Space	1,501	sqm	13%
(Percentage calculation takes application area of phase 1+ 2 into account)			
Public Plaza Space	804	sqm	
Residential			
Communal Open Space within Development Site	1,008	sqm	
Communal Open Roof Terraces	472	sqm	
Communal Open Space Accessible within Phase 1 + Phase 2	3,082	sqm	

Artist Studio

External Space	173	sqm

Creche

External Space	43	sqm

Scenario B - Phase 2 to Stand Alone

Public Open Space	606	sqm	11%
Residential Communal Open Space			
Communal Open Space	1,008	sqm	
Communal Open Roof Terraces	472	sqm	

Artist Studio

External Space	173	sqm

Creche

External Space	43	sqm

Personal Mobility Parking

	Amount
Total Number of Cycle Parking Spaces (including Cargo Bikes)	424
Electric Scooter Storage	10

Car Parking

	Amount
Total Number of Car Parking Spaces	25
Accessible Car Park Spaces (5%)	2
Total Motorcycle Parking Spaces	7
Loading Bay	2

Accommodation Mix

	Units (No.)	%
1 Bed 2 Person Apartment	65	49%
2 Bed 3 Person Apartment	9	7%
2 Bed 4 Person Apartment	59	44%
Total Residential Units	133	100%
Dual Aspect	93	70%
Density	241.82	dph
Part V	27	20%

GROSS FLOOR AREA (GFA) SCHEDULE

Block	Level	Name	GFA	Use
BLOCK A	Level 00 - Ground Floor	ARTIST STUDIOS	749.1 m²	COMMUNITY USE
BLOCK A	Level 00 - Ground Floor	BIKE STORE	26.7 m²	RESIDENTIAL
BLOCK A	Level 00 - Ground Floor	CORE	43.4 m²	RESIDENTIAL
BLOCK A	Level 00 - Ground Floor	PLANT	75.0 m²	RESIDENTIAL
BLOCK A	Level 00 - Ground Floor	RESIDENTIAL LOBBY	22.9 m²	RESIDENTIAL
Level 00 - Ground Floor			917.1 m²	
BLOCK A	Level 01 - First Floor	CIRCULATION	59.0 m²	RESIDENTIAL
BLOCK A	Level 01 - First Floor	CORE	43.0 m²	RESIDENTIAL
BLOCK A	Level 01 - First Floor	RESIDENTIAL	379.5 m²	RESIDENTIAL
Level 01 - First Floor			481.5 m²	
BLOCK A	Level 02 - Second Floor	CIRCULATION	59.0 m²	RESIDENTIAL
BLOCK A	Level 02 - Second Floor	CORE	43.0 m²	RESIDENTIAL
BLOCK A	Level 02 - Second Floor	RESIDENTIAL	379.5 m²	RESIDENTIAL
Level 02 - Second Floor			481.5 m²	
BLOCK A	Level 03 - Third Floor	CIRCULATION	53.6 m²	RESIDENTIAL
BLOCK A	Level 03 - Third Floor	CORE	43.0 m²	RESIDENTIAL
BLOCK A	Level 03 - Third Floor	RESIDENTIAL	271.9 m²	RESIDENTIAL
Level 03 - Third Floor			368.5 m²	
BLOCK A			2,248.6 m²	
BLOCK B	Level 00 - Ground Floor	BIKE STORE	229.9 m²	RESIDENTIAL
BLOCK B	Level 00 - Ground Floor	BOH CIRCULATION	48.6 m²	COMMERCIAL
BLOCK B	Level 00 - Ground Floor	CORE	82.2 m²	RESIDENTIAL
BLOCK B	Level 00 - Ground Floor	CRECHE	156.0 m²	COMMERCIAL
BLOCK B	Level 00 - Ground Floor	GYM	261.5 m²	COMMERCIAL
BLOCK B	Level 00 - Ground Floor	PLANT	56.0 m²	RESIDENTIAL
BLOCK B	Level 00 - Ground Floor	RESIDENTIAL LOBBY	62.8 m²	RESIDENTIAL
Level 00 - Ground Floor			897.0 m²	
BLOCK B	Level 01 - First Floor	CIRCULATION	134.3 m²	RESIDENTIAL
BLOCK B	Level 01 - First Floor	CORE	42.4 m²	RESIDENTIAL
BLOCK B	Level 01 - First Floor	RESIDENTIAL	462.0 m²	RESIDENTIAL
Level 01 - First Floor			638.7 m²	
BLOCK B	Level 02 - Second Floor	CIRCULATION	83.6 m²	RESIDENTIAL
BLOCK B	Level 02 - Second Floor	CORE	41.0 m²	RESIDENTIAL
BLOCK B	Level 02 - Second Floor	RESIDENTIAL	549.4 m²	RESIDENTIAL
Level 02 - Second Floor			674.1 m²	
BLOCK B	Level 03 - Third Floor	CIRCULATION	83.6 m²	RESIDENTIAL
BLOCK B	Level 03 - Third Floor	CORE	41.0 m²	RESIDENTIAL
BLOCK B	Level 03 - Third Floor	RESIDENTIAL	549.4 m²	RESIDENTIAL
Level 03 - Third Floor			674.0 m²	
BLOCK B	Level 04 - Fourth Floor	CIRCULATION	83.6 m²	RESIDENTIAL
BLOCK B	Level 04 - Fourth Floor	CORE	41.0 m²	RESIDENTIAL
BLOCK B	Level 04 - Fourth Floor	RESIDENTIAL	549.4 m²	RESIDENTIAL
Level 04 - Fourth Floor			674.0 m²	
BLOCK B	Level 05 - Fifth Floor	CIRCULATION	65.9 m²	RESIDENTIAL
BLOCK B	Level 05 - Fifth Floor	CORE	41.0 m²	RESIDENTIAL
BLOCK B	Level 05 - Fifth Floor	RESIDENTIAL	403.3 m²	RESIDENTIAL
Level 05 - Fifth Floor			510.2 m²	
BLOCK B	Level 06 - Sixth Floor	CIRCULATION	65.9 m²	RESIDENTIAL
BLOCK B	Level 06 - Sixth Floor	CORE	41.0 m²	RESIDENTIAL
BLOCK B	Level 06 - Sixth Floor	RESIDENTIAL	403.3 m²	RESIDENTIAL
Level 06 - Sixth Floor			510.2 m²	
BLOCK B	Level 07 - Seventh Floor	CIRCULATION	65.9 m²	RESIDENTIAL
BLOCK B	Level 07 - Seventh Floor	CORE	41.0 m²	RESIDENTIAL
BLOCK B	Level 07 - Seventh Floor	RESIDENTIAL	403.3 m²	RESIDENTIAL
Level 07 - Seventh Floor			510.2 m²	
BLOCK B	Level 08 - Eighth Floor	CIRCULATION	65.9 m²	RESIDENTIAL
BLOCK B	Level 08 - Eighth Floor	CORE	41.0 m²	RESIDENTIAL
BLOCK B	Level 08 - Eighth Floor	RESIDENTIAL	403.3 m²	RESIDENTIAL
Level 08 - Eighth Floor			510.2 m²	
BLOCK B	Level 09 - Ninth Floor	CIRCULATION	65.9 m²	RESIDENTIAL
BLOCK B	Level 09 - Ninth Floor	CORE	41.0 m²	RESIDENTIAL
BLOCK B	Level 09 - Ninth Floor	RESIDENTIAL	403.3 m²	RESIDENTIAL
Level 09 - Ninth Floor			510.2 m²	
BLOCK B			6,108.9 m²	
BLOCK C	Level 00 - Ground Floor	BOH CIRCULATION	25.2 m²	COMMERCIAL
BLOCK C	Level 00 - Ground Floor	BOH CIRCULATION	53.4 m²	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	CORE	79.9 m²	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	PLANT	128.4 m²	COMMERCIAL
BLOCK C	Level 00 - Ground Floor	PLANT	231.2 m²	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	RESIDENTIAL LOBBY	42.7 m²	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	RETAIL	334.5 m²	COMMERCIAL
Level 00 - Ground Floor			895.4 m²	
BLOCK C	Level 01 - First Floor	CIRCULATION	107.0 m²	RESIDENTIAL
BLOCK C	Level 01 - First Floor	CORE	80.1 m²	RESIDENTIAL
BLOCK C	Level 01 - First Floor	RESIDENTIAL	652.0 m²	RESIDENTIAL
Level 01 - First Floor			839.1 m²	
BLOCK C	Level 02 - Second Floor	CIRCULATION	107.0 m²	RESIDENTIAL
BLOCK C	Level 02 - Second Floor	CORE	80.1 m²	RESIDENTIAL
BLOCK C	Level 02 - Second Floor	RESIDENTIAL	652.0 m²	RESIDENTIAL
Level 02 - Second Floor			839.1 m²	
BLOCK C	Level 03 - Third Floor	CIRCULATION	107.0 m²	RESIDENTIAL
BLOCK C	Level 03 - Third Floor	CORE	80.1 m²	RESIDENTIAL
BLOCK C	Level 03 - Third Floor	RESIDENTIAL	652.0 m²	RESIDENTIAL
Level 03 - Third Floor			839.2 m²	
BLOCK C	Level 04 - Fourth Floor	CIRCULATION	107.0 m²	RESIDENTIAL
BLOCK C	Level 04 - Fourth Floor	CORE	80.1 m²	RESIDENTIAL
BLOCK C	Level 04 - Fourth Floor	RESIDENTIAL	652.0 m²	RESIDENTIAL
Level 04 - Fourth Floor			839.1 m²	
BLOCK C	Level 05 - Fifth Floor	CIRCULATION	68.1 m²	RESIDENTIAL
BLOCK C	Level 05 - Fifth Floor	CORE	54.9 m²	RESIDENTIAL
BLOCK C	Level 05 - Fifth Floor	RESIDENTIAL	372.1 m²	RESIDENTIAL
Level 05 - Fifth Floor			495.1 m²	
BLOCK C	Level 06 - Sixth Floor	CIRCULATION	68.1 m²	RESIDENTIAL
BLOCK C	Level 06 - Sixth Floor	CORE	54.9 m²	RESIDENTIAL
BLOCK C	Level 06 - Sixth Floor	RESIDENTIAL	372.1 m²	RESIDENTIAL
Level 06 - Sixth Floor			495.1 m²	
BLOCK C	Level 07 - Seventh Floor	CIRCULATION	68.1 m²	RESIDENTIAL
BLOCK C	Level 07 - Seventh Floor	CORE	54.9 m²	RESIDENTIAL
BLOCK C	Level 07 - Seventh Floor	RESIDENTIAL	372.1 m²	RESIDENTIAL
Level 07 - Seventh Floor			495.1 m²	
BLOCK C	Level 08 - Eighth Floor	CIRCULATION	68.1 m²	RESIDENTIAL
BLOCK C	Level 08 - Eighth Floor	CORE	55.0 m²	RESIDENTIAL
BLOCK C	Level 08 - Eighth Floor	RESIDENTIAL	372.0 m²	RESIDENTIAL
Level 08 - Eighth Floor			495.1 m²	
BLOCK C			6,232.3 m²	
TOTAL			14,589.9 m²	

TOTAL GROSS FLOOR AREA (GFA) SCHEDULE

Block	Level	GFA
BLOCK A	Level 00 - Ground Floor	917.1 m²
BLOCK A	Level 01 - First Floor	481.5 m²
BLOCK A	Level 02 - Second Floor	481.5 m²
BLOCK A	Level 03 - Third Floor	368.5 m²
BLOCK A		2,248.6 m²
BLOCK B	Level 00 - Ground Floor	897.0 m²
BLOCK B	Level 01 - First Floor	638.7 m²
BLOCK B	Level 02 - Second Floor	674.1 m²
BLOCK B	Level 03 - Third Floor	674.0 m²
BLOCK B	Level 04 - Fourth Floor	674.0 m²
BLOCK B	Level 05 - Fifth Floor	510.2 m²
BLOCK B	Level 06 - Sixth Floor	510.2 m²
BLOCK B	Level 07 - Seventh Floor	510.2 m²
BLOCK B	Level 08 - Eighth Floor	510.2 m²
BLOCK B	Level 09 - Ninth Floor	510.2 m²
BLOCK B		6,108.9 m²
BLOCK C	Level 00 - Ground Floor	895.4 m²
BLOCK C	Level 01 - First Floor	839.1 m²
BLOCK C	Level 02 - Second Floor	839.1 m²
BLOCK C	Level 03 - Third Floor	839.2 m²
BLOCK C	Level 04 - Fourth Floor	839.1 m²
BLOCK C	Level 05 - Fifth Floor	495.1 m²
BLOCK C	Level 06 - Sixth Floor	495.1 m²
BLOCK C	Level 07 - Seventh Floor	495.1 m²
BLOCK C	Level 08 - Eighth Floor	495.1 m²
BLOCK C		6,232.3 m²
TOTAL		14,589.9 m²

Gross Floor Area (GFA)

Use	GFA
COMMERCIAL	954.3 m²
COMMUNITY USE	749.1 m²
RESIDENTIAL	12,886.5 m²
TOTAL	14,589.9 m²

Gross Floor Area - By Use

Use	GFA	
Creche	156.0	m2
Gym	261.5	m2
Retail	334.5	m2
BOH Circulation/Plant	202.3	m2
Commercial Total	**954.3**	**m2**
Residential Total	**12,886.5**	**m2**
Community Use (Artists)	**749.1**	**m2**
Total	**14,589.9**	**m2**

GROSS FLOOR AREA (GFA) BY FLOOR

Level	GFA
Level 00 - Ground Floor	2,709.5 m²
Level 01 - First Floor	1,959.3 m²
Level 02 - Second Floor	1,994.7 m²
Level 03 - Third Floor	1,881.7 m²
Level 04 - Fourth Floor	1,513.2 m²
Level 05 - Fifth Floor	1,005.3 m²
Level 06 - Sixth Floor	1,005.3 m²
Level 07 - Seventh Floor	1,005.3 m²
Level 08 - Eighth Floor	1,005.3 m²
Level 09 - Ninth Floor	510.2 m²
TOTAL	14,589.9 m²

COMMUNAL OPEN SPACE

Block Name	Level	Name	Area
BLOCK A	Level 01 - First Floor	COMMUNAL PODIUM	223.0 m²
			223.0 m²
BLOCK B	Level 01 - First Floor	PODIUM COMMUNAL OPEN SPACE	785.3 m²
BLOCK B	Level 05 - Fifth Floor	COMMUNAL TERRACE	150.7 m²
			936.0 m²
BLOCK C	Level 05 - Fifth Floor	COMMUNAL TERRACE	207.5 m²
BLOCK C	Level 05 - Fifth Floor	COMMUNAL TERRACE	113.9 m²
			321.4 m²
TOTAL COMMUNAL OPEN SPACE			1480.4 m²

TOTAL AREA SCHEDULE

TOTAL GROSS FLOOR AREA (GFA)	14,589.9 m²
TOTAL GROSS FLOOR SPACE	13,715.3 m²
TOTAL APARTMENT FLOOR AREA	8,628.4 m²
TOTAL RESIDENTIAL UNITS	133

UNIT MIX SCHEDULE BY BLOCK

Block Name	Level	Unit Type	Count
BLOCK A	Level 01 - First Floor	1B2P	4
BLOCK A	Level 01 - First Floor	2B4P	2
Level 01 - First Floor			6
BLOCK A	Level 02 - Second Floor	1B2P	4
BLOCK A	Level 02 - Second Floor	2B4P	2
Level 02 - Second Floor			6
BLOCK A	Level 03 - Third Floor	1B2P	2
BLOCK A	Level 03 - Third Floor	2B4P	2
Level 03 - Third Floor			4
BLOCK A			16
BLOCK B	Level 01 - First Floor	1B2P	4
BLOCK B	Level 01 - First Floor	2B3P	1
BLOCK B	Level 01 - First Floor	2B4P	2
Level 01 - First Floor			7
BLOCK B	Level 02 - Second Floor	1B2P	4
BLOCK B	Level 02 - Second Floor	2B3P	1
BLOCK B	Level 02 - Second Floor	2B4P	3
Level 02 - Second Floor			8
BLOCK B	Level 03 - Third Floor	1B2P	4
BLOCK B	Level 03 - Third Floor	2B3P	1
BLOCK B	Level 03 - Third Floor	2B4P	3
Level 03 - Third Floor			8
BLOCK B	Level 04 - Fourth Floor	1B2P	4
BLOCK B	Level 04 - Fourth Floor	2B3P	1
BLOCK B	Level 04 - Fourth Floor	2B4P	3
Level 04 - Fourth Floor			8
BLOCK B	Level 05 - Fifth Floor	1B2P	3
BLOCK B	Level 05 - Fifth Floor	2B3P	1
BLOCK B	Level 05 - Fifth Floor	2B4P	2
Level 05 - Fifth Floor			6
BLOCK B	Level 06 - Sixth Floor	1B2P	3
BLOCK B	Level 06 - Sixth Floor	2B3P	1
BLOCK B	Level 06 - Sixth Floor	2B4P	2
Level 06 - Sixth Floor			6
BLOCK B	Level 07 - Seventh Floor	1B2P	3
BLOCK B	Level 07 - Seventh Floor	2B3P	1
BLOCK B	Level 07 - Seventh Floor	2B4P	2
Level 07 - Seventh Floor			6
BLOCK B	Level 08 - Eighth Floor	1B2P	3
BLOCK B	Level 08 - Eighth Floor	2B3P	1
BLOCK B	Level 08 - Eighth Floor	2B4P	2
Level 08 - Eighth Floor			6
BLOCK B	Level 09 - Ninth Floor	1B2P	3
BLOCK B	Level 09 - Ninth Floor	2B3P	1
BLOCK B	Level 09 - Ninth Floor	2B4P	2
Level 09 - Ninth Floor			6
BLOCK B			61
BLOCK C	Level 01 - First Floor	1B2P	4
BLOCK C	Level 01 - First Floor	2B4P	5
Level 01 - First Floor			9
BLOCK C	Level 02 - Second Floor	1B2P	4
BLOCK C	Level 02 - Second Floor	2B4P	5
Level 02 - Second Floor			9
BLOCK C	Level 03 - Third Floor	1B2P	4
BLOCK C	Level 03 - Third Floor	2B4P	5
Level 03 - Third Floor			9
BLOCK C	Level 04 - Fourth Floor	1B2P	4
BLOCK C	Level 04 - Fourth Floor	2B4P	5
Level 04 - Fourth Floor			9
BLOCK C	Level 05 - Fifth Floor	1B2P	2
BLOCK C	Level 05 - Fifth Floor	2B4P	3
Level 05 - Fifth Floor			5
BLOCK C	Level 06 - Sixth Floor	1B2P	2
BLOCK C	Level 06 - Sixth Floor	2B4P	3
Level 06 - Sixth Floor			5
BLOCK C	Level 07 - Seventh Floor	1B2P	2
BLOCK C	Level 07 - Seventh Floor	2B4P	3
Level 07 - Seventh Floor			5
BLOCK C	Level 08 - Eighth Floor	1B2P	2
BLOCK C	Level 08 - Eighth Floor	2B4P	3
Level 08 - Eighth Floor			5
BLOCK C			56
TOTAL			133

UNIT MIX SCHEDULE

Level	Unit Type	Count
Level 01 - First Floor	1B2P	12
Level 01 - First Floor	2B3P	1
Level 01 - First Floor	2B4P	9
Level 01 - First Floor		22
Level 02 - Second Floor	1B2P	12
Level 02 - Second Floor	2B3P	1
Level 02 - Second Floor	2B4P	10
Level 02 - Second Floor		23
Level 03 - Third Floor	1B2P	10
Level 03 - Third Floor	2B3P	1
Level 03 - Third Floor	2B4P	10
Level 03 - Third Floor		21
Level 04 - Fourth Floor	1B2P	8
Level 04 - Fourth Floor	2B3P	1
Level 04 - Fourth Floor	2B4P	8
Level 04 - Fourth Floor		17
Level 05 - Fifth Floor	1B2P	5
Level 05 - Fifth Floor	2B3P	1
Level 05 - Fifth Floor	2B4P	5
Level 05 - Fifth Floor		11
Level 06 - Sixth Floor	1B2P	5
Level 06 - Sixth Floor	2B3P	1
Level 06 - Sixth Floor	2B4P	5
Level 06 - Sixth Floor		11
Level 07 - Seventh Floor	1B2P	5
Level 07 - Seventh Floor	2B3P	1
Level 07 - Seventh Floor	2B4P	5
Level 07 - Seventh Floor		11
Level 08 - Eighth Floor	1B2P	5
Level 08 - Eighth Floor	2B3P	1
Level 08 - Eighth Floor	2B4P	5
Level 08 - Eighth Floor		11
Level 09 - Ninth Floor	1B2P	3
Level 09 - Ninth Floor	2B3P	1
Level 09 - Ninth Floor	2B4P	2
Level 09 - Ninth Floor		6
TOTAL		133

TOTAL UNIT MIX SCHEDULE

Unit Type	Count	Percentage	Apartment Floor Area
1B2P	65	49%	3,271 m²
2B3P	9	7%	611 m²
2B4P	59	44%	4,746 m²
TOTAL	133	100%	8,628 m²

10% OVERSIZED APARTMENTS

Count	Percentage
78	59%

DUAL ASPECT UNITS

Count	Percentage
93	70%

UNIVERSAL DESIGN UNITS

Count	Percentage
34	26%

PART V UNITS

Count	Percentage
27	20%

Net Internal Areas

Use	NIA	
Creche	148.8	m2
Gym	252.7	m2
Retail	320.2	m2
Commercial Total	**721.7**	**m2**
Residential	**8,628.4**	**m2**
Total (Commercial + Residential)	**9,350.1**	**m2**
5% of total	467.5	
Artist Studio (NIA)	**670.1**	**m2**
Artist Studio (GFA)	**749.1**	**m2**

A1

Rev.	Date	Description
P5	27/01/2023	ISSUED FOR PLANNING
P4	13/01/2023	ISSUED FOR PRE-PLANNING
P3	06/10/2022	ISSUED FOR PRE-PLANNING
P2	09/09/2022	ISSUED FOR PRE-PLANNING
P1	25/08/2022	ISSUED FOR PRE-PLANNING

MALKEY LIMITED

STATUS	PLANNING
PROJECT	158A RICHMOND ROAD
PROJECT ADDRESS	158A RICHMOND ROAD DUBLIN 3
DWG. TITLE	AREA SCHEDULES
DWG NO.	22001-RKD-ZZ-ZZ-SH-A-2010
REV. P5	STATUS A3	PROJECT NO. 22001
DATE JAN 2023	DRN JB	CHK HB

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