Job No. 950659
Job Name: Project Shoreline - GA01
Schedule: 950659 MSC P 1901 - MASTERPLAN SCHEDULE
Revision: N - 20.03.2023

Henry J Lyons

RESIDENTIAL ACCOMMODATION

LEVEL		By Block															Qty
UNIT Nos.		A1	A2	A3	D1	D2	D3	B1	B2	C1a	C2a	B3	B4	C1	C2	C3	
Level	1	0	0	0	0	4	0	9	7	6	5	38	36	15	17	29	166
Level	2	15	19	11	14	12	9	11	9	9	8						117
Level	3	16	21	18	18	12	14	11	9	9	8						136
Level	4	16	21	18	18	13	14	9	7	9	8						133
Level	5	16	17	14	18	13	14	9	7	5	4						117
Level	6	16	12	12	18	13	11			5							87
Level	7	11	12	12	15	7	4										61
Level	8						4										4
Level	9						4										4
Level	10						2										2
TOTAL UNITS		90	102	85	101	74	76	49	39	43	33	38	36	15	17	29	827
Zone		Zone A			Zone D			Zone B		Zone C		Zone B		Zone C			
Total Units		277			251			88		76		74		61			
TOTAL		Apartments			692							Houses	135				

PLOT RATIO CALCULATION

SITE AREA		sqm		91,027
DEVELOPMENT AREA		sqm		88,900
PLOT RATIO		(G/S)		**1.14**
DENSITY		Units / Hectares		**93**

SUMMARY OF AREAS

		Nett	Gross
RESIDENTIAL NETT	sqm	64,690	
RESIDENTIAL GROSS	sqm		**79,336**
Efficiency			**82%**
Residential Amenity	sqm		**1,577**
Retail	sqm		**3,314**
Subtotal (excl. Car Park + Ancillary)	sqm		**84,227**
Ground Floor Car Park + Ancillary	sqm		**17,148**
TOTAL BUILDING AREA (incl. Car park)	**sqm**		**101,375**

COMMERCIAL FACILITIES

	Nett	Ancillary Nett*	Gross	Outdoor	Total Comm. Facilities
Gym (Block D)	313	98	411		
Convenience store (Block A)	854	25	915		
Medical Centre (Block A)	398	49	462		
Pharmacy (Block A)	218	32	268		
Crèche (Block A)	491	39	539	123	
Unit 03 (Block D)	439	17.5**	485		
Unit 02 (Block D)	66	29.5**	112		
Storage Units (Block D)	292				
TOTAL COMMERCIAL FACILITIES	**3,071**		**3,191**	3,314	**3,314**

* Ancillary Nett includes Waste & Store Rooms

** Unit 02 & Retail 03 shared Waste Room

APARTMENTS MIX

Block	A	D	B	C		A	D	B	C	
Type	Qty				Total	Mix				Total
Studio	18	20	0	0	38	*6%*	*8%*	*0%*	*0%*	***5%***
1B Units	64	58	36	35	193	*23%*	*23%*	*41%*	*46%*	***28%***
2B Units	164	150	52	40	406	*59%*	*60%*	*59%*	*53%*	***59%***
3B Units	31	23	0	1	55	*11%*	*9%*	*0%*	*1%*	***8%***
	277	**251**	**88**	**76**	**692**					
Total	692									

HOUSES MIX

	B3, B4, C1, C2, C3						
Type	B3	B4	C1	C2	C3	Total	Mix
2B House	*0*	*0*	7	0	-	**7**	**5%**
3B House	*29*	*27*	8	10	22	**96**	**71%**
4B House	*9*	*9*	0	7	7	**32**	**24%**
	38	**36**	**15**	**17**	**29**	**135**	-

TOTAL DEVELOPMENT UNIT MIX

APARTMENTS			HOUSES		
Type	Qty	Mix	Type	Qty	Mix
Studio	38	**5%**			
1B Units	193	**28%**			
2B Units	406	**59%**	2B House	7	*5%*
3B Units	55	**8%**	3B House	96	*71%*
			4B House	32	*24%*
Total	**692**			**135**	**827**

TOTAL UNIT MIX

Studio	1B Units	2B Units	3B Units	4B Units
38	**193**	**413**	**151**	**32**
5%	**23%**	**50%**	**18%**	**4%**

DUAL ASPECT RATIO - Apartments only

	Units		Units	%	ratio
Apartments -Zone A	108	over	277	39%	ratio
Apartments -Zone D	96	over	251	38%	ratio
Apartments -Zone B	68	over	88	77%	ratio
Apartments -Zone C	35	over	76	46%	ratio
Apartments - Total	**307**	**over**	**628**	**49%**	**ratio**

AVERAGE UNIT NIA

Zone	A	D	B	C		Typical	Typical ≥ +10%	A	D	B	C	Average	Houses			
Type	Qty				Total			NIA (sqm)		NIA (sqm)		NIA	Type	Qty	NIA (sqm)	Gross Area sqm
Studio	18	20	0	0	**38**	**39**	**41**	41	41	0	0	**41**				
1B Units	64	58	36	35	**193**	**47**	**49.5**	50	52	50	49	**50**	2B House - Type O	7	86	599
2B Units	164	150	52	40	**406**	**76**	**81**	76	76	75	76	**79**	3B House - Type B	93	110	10230
3B Units	31	23	0	1	**55**	**110**	**114**	112	116	0	97	**113**	4B House - Type D	14	142	1988
													4B House - Type P	18	134.5	2421
													3B House - Type Q	3	110	330
Total	**277**	**251**	**88**	**76**	**692**										sqm	**15568**

RESIDENTIAL CARPARKING

	Units	Ratio	Provided
Apartments Reisdents Car parking - Zones A + D	528	0.59	314
* Of which Go-Car/Car Club Parking			6
*Of which Part M provision			3
*Of which Electric Charging			32
Apartment Car parking B1 + B2	88	0.55	48
Visitor Car parking B1 + B2		0.08	7
*Of which Electric Charging			1
Apartment Car parking C1a + C2a	76	0.55	42
Visitor Car parking C1a + C2a		0.09	7
*Of which Electric Charging			1
Total Apartment Resident spaces	692	0.58	404
Total Apartment Visitor spaces			14
Total Apartment Car Parking	692	**0.60**	**418**
Resident spaces - Zone B3 & B4	74	2.00	148
Visitor spaces - Zone B3 & B4		0.07	5
*Of which Disabled spaces			2
*Of which Electric Charging			1
Resident spaces - Zone C1, C2 & C3	61	2.0	119
Visitor spaces - Zone C1, C2 & C3		0.34	21
*Of which Disabled spaces			2
*Of which Electric Charging			1
Total Resident Carparking - Zone B3,4 + C1,2,3	135	2.0	267
Total Visitor spaces - Zone B3,4 + C1,2,3		0.19	26
Total Houses spaces		2.2	**293**
Residential Spaces Total			**671**
Residential Visitor Spaces Total			**40**
Residential Car Parking Total Including Visitors			**711**

SECTION 3 D.o.E Guidelines (Apartments Min. Size)

Allocation of +10% min. area for compliance		
Studio units >=37 sqm	22	no.
1B units > =49.5 sqm	117	no.
2B units > =69.3 sqm	11	no.
2B units > =80.3 sqm	181	no.
3B units >=99 sqm	43	no.
Number of units larger than 10% over minimum	374	no.
Provision is more than 50% of total number of units	**60%**	

OPEN SPACE

		Required	Provided			
Public Open Space	Sqm	10%		11%		
	Sqm	8,890		10042		
Public Open Space - 2.5 ha per 1,000 people		Studio	1beds	2bed	3bed	4bed
Occupancy rate/persons		1.5	1.5	1.5	3.5	3.5
	sqm	57	290	620	529	112
Total population		1,607				
Open space requirement		4.02				100%
Class 2 Open Space Required (ha)		1.00				25%
Class 1 Open Space Required (ha)		3.01				75%

COMMERCIAL CARPARKING A+D

Commerical covered				54
*Of which Electric Charging (.05)				6
*Of which Part M provision (.05)				2
Commerical surface				53
Total				**107**
TOTAL CARPARKING (Residential & Commercial)				**818**

BIKE PARKING (based on 1 spaces per bedroom and 1 every 4 units for visitor)

Block	Required	Provided	
Covered Residents Spaces (A+D)	950	1056	1 spaces per bedroom and 1 every 4 units for visitor
Visitor Spaces (A+D)	132	146	
Residents Spaces (B1+B2)	140	142	
Visitor Spaces (B1+B2)	22	22	1 spaces per bedroom and 1 every 4 units for visitor
Residents Spaces (C1a + C2a)	118	118	
Visitor Spaces (C1a + C2a)	19	26	
Landscape Commercial/Visitor Spaces	-	32	
TOTAL BICYCLE PARKING	1381	**1542**	