

APPENDIX B: SOA + DEVELOPMENT SCHEDULE

St Joseph's House and Adjoining Properties
Brewery Road and Leopardstown Road, Dublin 18



APARTMENTS | MIX + BREAKDOWN
14/09/2021

SCHEDULE OF ACCOMMODATION

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
			No.	No.	No.	No.	No.
APARTMENT BLOCK A (6 Storey)							
	studio	1	0	0	0	0	0
	1 beds	1	2	3	4	4	0
	2 beds	2	7	8	8	8	2
	3 beds	3	1	0	0	0	2
	Subtotal		10	11	12	12	4
	GIA m2		915.5	948.5	1020.5	996.3	535
	NIA m2		738.7	775.6	826.8	807.5	421.2

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6
			No.	No.	No.	No.	No.	No.	No.
APARTMENT BLOCK B (4-7 Storey)									
	studio	1	0	0	0	0	0	0	0
	1 beds	1	4	4	4	4	4	4	4
	2 beds	2	9	8	8	8	8	8	8
	3 beds	3	0	1	1	1	0	0	0
	Subtotal		13	13	13	13	13	12	12
	GIA m2		1147.8	1168.4	1168.4	1168.4	1020.3	1020.3	1020.3
	NIA m2		923.9	922.8	922.8	922.8	838.5	838.5	838.5

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1
			No.	No.
BLOCK E - ST. JOSEPH'S HOUSE (2 Storey/3)				
	studio	1	0	0
	1 beds	1	0	0
	2 beds	2	5	3
	3 beds	3	1	0
	Subtotal		6	3
	GIA m2		580.5	431.0
	NIA m2		448.5	374.92
	COMMERCIAL USE - CRECHE		145.46	136.54

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6
			No.	No.	No.	No.	No.	No.	No.
APARTMENT BLOCK C (5-7 Storey)									
	studio	1	2	4	4	4	4	4	4
	1 beds	1	6	4	4	4	4	2	2
	2 beds	2	9	9	9	9	9	6	6
	3 beds	3	0	1	1	1	1	1	1
	Subtotal		17	18	18	18	18	13	13
	GIA m2		1499.2	1477.6	1477.6	1477.6	1477.6	1057.6	1057.6
	NIA m2		1152	1214	1214	1214	1214	858.2	858.2

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9
			No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
APARTMENT BLOCK D (5-8-10 Storey)												
	studio	1	4	5	4	4	4	6	6	1	1	1
	1 beds	1	4	6	5	5	5	3	3	9	0	0
	2 beds	2	6	11	13	13	13	8	4	2	2	2
	3 beds	3	0	0	0	0	0	0	0	0	0	0
	Subtotal		14	22	22	22	22	17	18	14	3	3
	GIA m2		1081.3	1707.5	1784.9	1784.9	1784.9	1274.6	1362.4	1027	265.3	265.3
	NIA m2		836.7	1400	1468	1468	1468	1027	1110	804.5	202.2	202.2
	AMENITIES		551.5					84.5				
	COMMERCIAL USE		49									

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5
			No.	No.	No.	No.	No.	No.
APARTMENT BLOCK F (3-5 Storey)								
	studio	1	2	9	9	1	1	1
	1 beds	1	8	1	1	0	0	0
	2 beds	2	2	2	2	2	2	2
	3 beds	3	0	0	0	0	0	0
	Subtotal		12	12	12	3	3	3
	GIA m2		735.1	848.4	848.4	200	200	200
	NIA m2		643.1	553	553	195.6	195.6	195.6

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
0	0.0%		
13	26.5%		
33	67.5%		
3	6.1%		
48	100.0%	22	44.9%

4966.8
3669.8

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
0	0.0%		
28	31.8%		
57	64.8%		
3	3.4%		
48	100.0%	46	52.3%

7713.9
6396.8

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
0	0.0%		
0	0.0%		
8	88.9%		
1	11.1%		
9	100.0%	9	100.0%

1012.4
823.42
282

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
36	23.0%		
26	22.6%		
57	49.6%		
6	5.20%		
125	100.0%	54	47.0%

9466.8
7724.4

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
36	22.9%		
40	25.5%		
81	51.6%		
0	0.0%		
157	100.0%	56	35.7%

12338.1
9888.6
636
49

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
23	51.1%		
10	22.2%		
12	26.7%		
0	0.0%		
45	100.0%	45	100.0%

2822.9
2326.9

SUMMARY BREAKDOWN

APARTMENTS (Blocks A,B,C,D,E,F)		UNITS	MIX	1B+ST	DUALASPECT RATIO	+ 10% area
Type	No. Beds	(no)	%age	%age	(no)	%age
studio	1	85	18.4%			
1 beds	1	117	25.3%			
2 beds	2	248	51.6%			
3 beds	3	13	2.8%			
		463	100.0%	44%	232	50.1%

TOTAL RES GIA m2	17763
TOTAL RES NIA m2	10740
TOTAL AMENITIES (Resi + Creche)	636
TOTAL COMMERCIAL USE m2	316
TOTAL (Residential and Mixed uses)	18756

SUMMARY DEVELOPMENT SCHEDULE

24-Sep-21

SUMMARY - AREAS

	Units (no)	GFA (m2)	%age
RESIDENTIAL AMENITIES			
Amenities		636	
Sub Total		636	1.6%
Commercial Use			
Creche		282	
Café		49	
Sub Total		331	0.9%
RESIDENTIAL			
Apartments	463	37,769	97.5%
TOTAL GIA (Residential Amenities, Creche, Café)		38,736	

HQA

DUAL ASPECT RATIO	50.1%
No Units Floor Area > minimum area +10%	54.0%
UNITS MIX	
Studio	85 18%
Total 1 Bed	117 25%
Total 2 Bed	248 54%
Total 3 Bed	13 3%
TOTAL	463 100%

DEVELOPMENT SUMMARY

SITE AREA:	2.588 Hectares
RESIDENTIAL:	
TOTAL APARTMENTS:	463
TOTAL RESIDENTIAL AMENITIES + CRECHE	636 m2
PLOT RATIO:	1.5 (total GIA /Site Area)
SITE COVERAGE:	0.29 ((total footprint area/ Site Area)
DENSITY	179 units per hectare

CAR + BIKE PARKING

CAR PARKING	259(Ratio 0.55)
BIKE PARKING	968 (Ratio 2.0)