

1094 - CASTLE PARK RESIDENTIAL DEVELOPMENT (REVISED DESIGN)

MC CAULEY DAYE O'CONNELL
A R C H I T E C T S

AREA SCHEDULE

03/12/2019

Rev 8

Floor				Type	Type	No.	Unit Floor Area Sq.M	Total Unit Floor Sq.M	Bed Spaces	Dual Aspect Units	MIX	TYPE	UNIT NO.	%
GF	1st	2nd	3rd											
GF				A1a	Studio Apartment	3	43.00	129.00	3	3	Studio	A	11	11
GF				A1b	Studio Apartment	1	40.30	40.30	1	1	1 Bed	B	26	26
GF				A2	Studio Apartment	1	39.80	39.80	1	1	2 Bed	C	64	63
GF				B1	1 Bed Apartment	1	64.70	64.70	2	1				
GF				B2	1 Bed Apartment	1	62.80	62.80	2	1				
GF				B3	1 Bed Apartment	1	52.30	52.30	2	1				
GF				B4	1 Bed Apartment	1	59.00	59.00	2	1				
GF				C1	2 Bed Apartment	1	97.20	97.20	4	1				
GF				C2	2 Bed Apartment	12	90.00	1080.00	48					
GF				C3	2 Bed Apartment	2	90.50	181.00	8	2				
GF				C4	2 Bed Apartment	2	103.00	206.00	8	2				
GF				C5	2 Bed Apartment	1	85.80	85.80	4	1				
	1st			A2	Studio Apartment	1	39.80	39.80	1	1	1 Bed	B1	2	64.70
	1st			A3a	Studio Apartment	1	42.00	42.00	1		1 Bed	B2	1	62.80
	1st			A3b	Studio Apartment	1	43.40	43.40	1	1	1 Bed	B3	1	52.30
	1st			B1	1 Bed Apartment	1	64.70	64.70	2	1	1 Bed	B4	1	59.00
	1st			B5a	1 Bed Apartment	3	50.30	150.90	6		1 Bed	B5a	9	50.30
	1st			B5b	1 Bed Apartment	1	52.80	52.80	2	1	1 Bed	B5b	3	52.80
	1st			B6	1 Bed Apartment	2	63.60	127.20	4	2	1 Bed	B6	5	63.60
	1st			B7	1 Bed Apartment	1	51.00	51.00	2	1	1 Bed	B7	2	51.00
	1st			B8	1 Bed Apartment	1	53.40	53.40	2	1	1 Bed	B8	2	53.40
	1st			C1	2 Bed Apartment	1	97.20	97.20	4	1	2 Bed	C1	2	97.20
	1st			C2	2 Bed Apartment	12	90.00	1080.00	48		2 Bed	C2	48	90.00
	1st			C6a	2 Bed Apartment	3	77.30	231.90	12	3	2 Bed	C3	2	90.50
	1st			C6b	2 Bed Apartment	1	80.70	80.70	4	1	2 Bed	C4	2	103.00
	2nd			A2	Studio Apartment	1	39.80	39.80	1	1	2 Bed	C5	1	85.80
	2nd			A3a	Studio Apartment	1	42.00	42.00	1	1	2 Bed	C6a	6	77.30
	2nd			A3b	Studio Apartment	1	43.40	43.40	1	1	2 Bed	C6b	2	80.70
	2nd			B5a	1 Bed Apartment	3	50.30	150.90	6	1	2 Bed	C7	1	99.45
	2nd			B5b	1 Bed Apartment	1	52.80	52.80	2	1				
	2nd			B6	1 Bed Apartment	2	63.60	127.20	4	2				
	2nd			B7	1 Bed Apartment	1	51.00	51.00	2	1				
	2nd			B8	1 Bed Apartment	1	53.40	53.40	2	1				
	2nd			C2	2 Bed Apartment	12	90.00	1080.00	48					
	2nd			C6a	2 Bed Apartment	3	77.30	231.90	12	3				
	2nd			C6b	2 Bed Apartment	1	80.70	80.70	4	1				
	2nd			C7	2 Bed Apartment	1	99.45	99.45	4	1				
	3rd			B5a	1 Bed Apartment	3	50.30	150.90	6	1				
	3rd			B5b	1 Bed Apartment	1	52.80	52.80	2	1				
	3rd			B6	1 Bed Apartment	1	63.60	63.60	2	1				
	3rd			C2	2 Bed Apartment	12	90.00	1080.00	48	12				
TOTALS						101	7612.75	319	57					

MIX	TYPE	UNIT NO.	Sq.M
Studio	A1a	3	43.00
Studio	A1b	1	40.30
Studio	A2	3	39.80
Studio	A3a	2	42.00
Studio	A3b	2	43.40
1 Bed	B1	2	64.70
1 Bed	B2	1	62.80
1 Bed	B3	1	52.30
1 Bed	B4	1	59.00
1 Bed	B5a	9	50.30
1 Bed	B5b	3	52.80
1 Bed	B6	5	63.60
1 Bed	B7	2	51.00
1 Bed	B8	2	53.40
2 Bed	C1	2	97.20
2 Bed	C2	48	90.00
2 Bed	C3	2	90.50
2 Bed	C4	2	103.00
2 Bed	C5	1	85.80
2 Bed	C6a	6	77.30
2 Bed	C6b	2	80.70
2 Bed	C7	1	99.45
101			
Proposed Density			
Site Boundary Area	12700sqm (1.27 hectares)		
Units per Hectare	79.5		
Overall Site Area	(incl. sewer along Castle Close) – 1.3Ha		

Floor				Type	No.	Unit Floor Area Sq.M	Total Unit Floor Sq.M	Bed Spaces	Dual Aspect Units	MIX	TYPE	UNIT NO.	%
GF	1st	2nd	3rd										
Summary													
Building Footprint					3,620	sq.m							
Site Coverage					28.5	%							
Main building (GIFA)					9,487	sq.m	Excl. basement	Dual Aspect Ratio		56%			
Residents' Club (GIFA)					140	sq.m		Private bike spaces		102			
Total (GIFA)					9,627	sq.m	Excl. basement	Public bike spaces		54			
Net Residential Area					7,613	sq.m		Private Car Parking		78			
Net to Gross					79	%	Excl. basement	Car Club Spaces		2			
Plot Ratio					0.76		Excl. basement	Open Space					
								Public		4112 sq.m		45%	
Basement (GIFA)					3,076	sq.m		Private Communal		5043 sq.m		55%	