

BEACH ROAD APARTMENTS

20/05/2021

SCHEDULE OF ACCOMMODATION

Applicant: Maxol Property Limited

Pre-Application Consultation Reference Number: ABP 308090-20

	TOTAL NUMBER OF APARTMENTS				Total Apartments	GFA (m ²) ^{b,d}	Net Floor Area (m ²) ^c
	CORE 1		CORE 2				
	1 Bedroom Apartment	2 Bedroom Apartment	1 Bedroom Apartment	2 Bedroom Apartment			
Basement	N/A	N/A	N/A	N/A	N/A	2679	N/A
Ground Floor	1	6	5	4	16	1737	1475
First Floor	3	8	7	3	21	1730	1493
Second Floor	3	8	7	3	21	1730	1493
Third Floor	5	6	7	3	21	1685	1448
Fourth Floor	5	5	6	3	19	1534	1308
Fifth Floor	5	4	2	3	14	1178	970
TOTAL	22	37	34	19	112	12273	8187

^b Gross Floor Area (GFA) is measured to the inside face of the external envelope (this measurement includes all apartments, party walls and circulation areas).

^c Net Floor area is Gross Floor Area (GFA) excluding circulation and including party walls between adjoining apartments.

^d Ground Floor Area (GFA) includes ESB Substation/ Switch room of 25 m²

Overall statistics		
Total 1B	56	50.0%
Total 2B	56	50.0%
Site area 3850 m ² 0.95 acres 0.385 Ha		
Total Car parking spaces ^h	79	
Disabled Car parking spaces ^a	4	(Required: 5%)
Basement Bike spaces	224	(Required: 224) ^e
External Bike spaces	10	
Motorcycle spaces	4	
Internal Communal area (m ²)	296.5	
External Communal Amenity(m ²)	700	(Required: 672m ²) ^f
Public Open space	392	(Required: 385m ²) ^a
Site Coverage	44%	
Plot ratio	2.5	
Density (ha)	291	

^a The disabled spaces are included in the total of 79 no. car parking spaces

^e Bicycle provision = 56+(2*56)+56 = 224. The Bicycle provision includes 48 no. visitor spaces

^f Communal amenity area required = 5*56 + 7*56 = 672 m²

^h Including: 8 no. E-Charging spaces, 2 no. Car sharing spaces and 12 no. Visitor spaces