

Howells

Confey, Leixlip

Job No:	2583
RIAI Stage:	Stage 3
Job Name:	Confey, Leixlip
Client:	Vanisland Limited
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Revision:	P01

Site Metrics

Site Metrics

Application Boundary	m2	75,288
	ha	7.5
Gross Site Area	m2	60,226
	ha	6.0
(Excluding OS1 + Existing Roads)		

Key Metrics

Total Units		272
Gross Site Density	Units/ha	45.2
Mixed Use Percentage		3%
Calculated Site Area	m2	56076.0
Net Density	Units/ha	49

Overall GIA	m2	34185.6
Plot Ratio	GIA/Site Area	0.57
Level 00 GEA	m2	17,420.98
Site Coverage	%	29%
Public Open Space	m2	9,430.0
	%	16%
Communal Amenity Space	m2	1272

Total Commercial wo/ Creche ¹	Total Resi. GIA ²	Total LRD Area
973.7	30680.5	31654.15
3.08%		

1. Total Commercial Area excluding Creche Area
2. Total Residential Area excluding BOH & Services

Commercial Summary

Commercial Breakdown

Block A	Childcare	Commercial	F&B
Creche	500.4	-	-
Unit A	-	341.2	-
Unit B	-	137.4	-
Unit C	-	136.5	-
Cafe / Restaurant	-	-	358.6
	500.4	615.1	358.6
1474.1			

Residential Summary

Apartments

	Resi GIA
Block A	7976.35
Walkups	648
	7976.4

Houses + Duplexes

	Resi GIA
Duplexes	8671.3
Houses	14032.8
	22704.1

Total	30680.45
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Non Residential Areas

	Parking	BOH
Block A	1460.9	570.12
	1460.9	570.12

Summary of Heights

	No. Storeys	Note
Houses +Duplex	2 - 3	
Block A	3 - 5	

Apartment Dual Aspect Summary

	Apts.	Duplex/ Walk Up
No. Dual Aspect	44	90
Total Units	81	90
Percentage of Units	54%	100%
Dual Aspect Units	134	
Total Dual Aspect	78%	