

18-179 DEVELOPMENT MATRIX - KNOCKNACARRA DISTRICT CENTRE, RAHOON, GALWAY  
2019 10 30

BLOCK STATISTICS			NIA - SQM									
	UNITS NUMBERS	GDA - SQM	RESIDENTIAL	AMENITY	RETAIL	CRECHE	COMMUNITY	BIKE STORES	BIN STORES	SERVICES	TOTAL	NIA/GDA
<b>BLOCK A</b>		9450	6700	260		174		43	47	145	7369	78%
1 BED	32	33.3%										
2 BED	64	66.7%										
3 BED	0	0.0%										
<b>TOTAL</b>	<b>96</b>	<b>100%</b>										
<b>BLOCK B</b>		4207	3274	49	103			54	29		3509	83%
1 BED	5	12.2%										
2 BED	30	73.2%										
3 BED	6	14.6%										
<b>TOTAL</b>	<b>41</b>	<b>100%</b>										
<b>BLOCK C</b>		424			275		93		48		416	98%
<b>BLOCK D</b>		9183	5917		1467				64	75	7523	82%
1 BED	18	22.8%										
2 BED	56	70.9%										
3 BED	5	6.3%										
<b>TOTAL</b>	<b>79</b>	<b>100%</b>										
<b>BLOCK E</b>		4944	3105		822				58		3985	81%
1 BED	16	36.4%										
2 BED	24	54.5%										
3 BED	4	9.1%										
<b>TOTAL</b>	<b>44</b>	<b>100%</b>										
<b>BLOCK F</b>		7194	5070	161				166	90	155	5642	78%
1 BED	22	30.6%										
2 BED	45	62.5%										
3 BED	5	6.9%										
<b>TOTAL</b>	<b>72</b>	<b>100%</b>										
			24066	470	2667	174	93	263	336	375	28444	
<b>TOTAL</b>	<b>332</b>	<b>100%</b>	<b>35402</b>									<b>83%</b>
1 BED	93	28.0%										
2 BED	219	66.0%										
3 BED	20	6.0%										

<b>DUAL ASPECT UNITS</b>	203	61%
<b>UNITS OVER 10%</b>	167	50%

<b>SITE AREA (Excludes Phase 02 Basement)</b>
24323 SQM / 2.43 Ha / 6.01 Acres
<b>SITE COVERAGE</b>
30%
<b>PLOT RATIO</b>
1.46
<b>RESIDENTIAL UNITS PER HECTARE</b>
137
<b>OVERALL DEVELOPMENT AREA - SQM</b>
35402

<b>COMMUNAL RESIDENTIAL AMENITY</b>	<b>SQM</b>
DISTRICT PLAZA	2166
RESIDENTIAL COURTYARD	1350
LANDSCAPED PODIUM	1054
BLOCK B LANDSCAPING	475
<b>TOTAL</b>	<b>2879</b>
REQUIRED	2167

<b>RESIDENTIAL PARKING</b>	
BLOCK F	82
OFF-STREET	3
PHASE 02	181
<b>TOTAL</b>	<b>266</b>
CAR SPACE PER UNIT RATIO	0.80

<b>RESIDENTIAL &amp; VISITOR CYCLE PARKING</b>	
BLOCK A - ENCLOSED	64
BLOCK B - ENCLOSED	70
BLOCK F - ENCLOSED	252
SURFACE STAND SPACES	291
<b>TOTAL</b>	<b>677</b>