



<b>CIE</b>	
<b>SITE AREA</b>	
site 1	13 683
site 2	13 077
site 3	10 829
<b>TOTAL</b>	<b>37 589</b>
<b>GROSS FLOOR AREA</b>	
residential	9 152 (10%)
commercial	88 383 (90%)
<b>TOTAL</b>	<b>97 535</b>
<b>PLOT RATIO</b>	<b>2.5 : 1</b>
<b>SITE COVERAGE</b>	<b>24%</b>

604 x 5 st res  
3007 sqm

914 x 4 st com  
3658 sqm

**site 1**  
13 683 sqm

1229 x 5 st res  
6145 sqm

PEDESTRIAN CROSSING

RESTRICTED HEIGHT

BUS  
ca. 11.0

ca. 3.5

STAIRS TO UPPER PLATFORM  
VEHICULAR BRIDGE

ca. 5.5

TAXI / DROPOFF ZONE

WEST  
ca. +11.0

ca. 5.0

2563 x 6 st com  
15380 sqm

264 x 3 st com  
792 sqm

PEDESTRIAN BRIDGE

1953 x 15 st com / hotel  
29289 sqm

**site 2**  
13 077 sqm

PEDESTRIAN BRIDGE

SARAH BRIDGE

MEMORIAL GARDENS

**site 4**  
27 352 sqm

**site 3**  
10 829 sqm

TIVOLI GARDENS

VICTORIA QUAY

LIFFEY WALKWAY (PEDESTRIANS AND CYCLISTS)

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2760 x 4 st com + 2 st parking  
13802 sqm

2637 x 4 st com + 2 st parking  
13184 sqm

2455 x 4 st com + 2 st parking  
12277 sqm

PHOENIX PARK

IMMA