

**SCHEDULE OF ACCOMMODATION**

Project No: 1812  
 Project Title: Student Residence Development at Rathdown Road, Dublin 7  
 Date: 20.09. 2018



Floor	Unit Type	Area (sqm)	Cluster No.	Bed Spaces	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Bed 5 (sqm)	Bed 6 (sqm)	Bed 7 (sqm)	Bed 8 (sqm)	Living, Kitchen (sqm)	Balcony (sqm)	Circulation	Fully Accessible Unit	Accessible Bathroom	
<b>Block A</b>																		
Ground	Reception	97.8		0														
	Administration Office	25.6		0														
	Laundry	13.0		0														
	2 AWC	9.2		0														
	Comms Room	12.0		0														
	Study Room +TV Room	52.4		0														
	8 Bed Cluster	182.0	A1.1	8	18	13	13	13	13	13	13	13	13	38		25		
	8 Bed Cluster	182.0	A2.1	8	18	13	13	13	13	13	13	13	13	38		25		
	8 Bed Cluster	190.0	A2.2	8	19	13	13	13	13	13	13	13	19.8	37		26	v	v
	<b>Total No.</b>				24													
	<b>Net Floor Area</b>	764.0																
	Circulation (Core A1)	43.0																
	Circulation (Core A2)	59.8																
<b>Total Gross floor area (sqm)</b>		<b>902</b>																

First	8 Bed Cluster	190.0	A1.2	8	19	13	13	13	13	13	13	13	19.8	38.5		26	v	v
	8 Bed Cluster	182.0	A1.3	8	18	13	13	13	13	13	13	13	38		25			
	8 Bed Cluster	182.0	A2.3	8	18	13	13	13	13	13	13	13	38		25			
	8 Bed Cluster	190.0	A2.4	8	19	13	13	13	13	13	13	13	19.8	37		26	v	v
	<b>Total No.</b>				32													
	<b>Net Floor Area</b>	744.0																
	Circulation (Core A1)	59.8																
	Circulation (Core A2)	59.8																
<b>Total Gross floor area (sqm)</b>		<b>902.0</b>																

Second	8 Bed Cluster	190.0	A1.4	8	19	13	13	13	13	13	13	13	19.8	38.5		26	v	v
	8 Bed Cluster	182.0	A1.5	8	18	13	13	13	13	13	13	13	38		25			
	8 Bed Cluster	182.0	A2.5	8	18	13	13	13	13	13	13	13	38		25			
	8 Bed Cluster	190.0	A2.6	8	19	13	13	13	13	13	13	13	19.8	37		26	v	v
	<b>Total No.</b>				32													
	<b>Net Floor Area</b>	744.0																
	Circulation (Core A1)	59.8																
	Circulation (Core A2)	59.8																
<b>Total Gross floor area (sqm)</b>		<b>902.0</b>																
<b>Total Gross Floor area Block A (sqm)</b>		<b>2706.0</b>																

<b>Block B</b>																		
Floor	Unit Type	Area (sqm)	Cluster No.	Bed Spaces	Bed 1	Bed 2	Bed 3	Bed 4	Bed 5	Bed 6	Bed 7	Bed 8	Living, Kitchen	Balcony (sqm)	Circulation	Fully Accessible Unit	Accessible Bathroom	
Ground	Gym	194.4		0													v	
	Comms Room	12.0		0														
	Water tank	14.0		0														
	Study Room	37.0		0														
	4 Bed Cluster	120.3	B1.1	4	23.5	13	13	13					34.6		16	v	v	
	4 Bed Cluster	85.7	B2.2	4	14	13	13	13					18		10			
	6 Bed Cluster	134.3	B2.3	6	13	13	13	13	13	13			35		14			
	7 Bed Cluster	157.0	B2.1	7	13	13	13	13	13	13	13		44		13			
	<b>Total No.</b>				21													
	<b>Net Floor Area</b>	754.7																
	Circulation (Core B1)	29.2																
	Circulation (Core B2)	31.7																
<b>Total Gross floor area (sqm)</b>		<b>863.0</b>																

First	7 Bed Cluster	158.2	B1.4	7	13	13	13	13	13	13	13	13	44		18			
	6 Bed Cluster	134.3	B1.2	6	13	13	13	13	13	13			35	4.5	14			
	4 Bed Cluster	85.7	B1.3	4	14	13	13	13					18		10			
	4 Bed Cluster	85.7	B2.5	4	14	13	13	13					18		10			
	6 Bed Cluster	134.3	B2.6	6	13	13	13	13	13	13			35	4.5	14			
	7 Bed Cluster	157.0	B2.4	7	13	13	13	13	13	13	13	13	44	4.5	13			
	<b>Total No.</b>			34														
	<b>Net Floor Area</b>	755.2																
	Circulation (Core B1)	30.5																
Circulation (Core B2)	31.7																	
<b>Total Gross floor area (sqm)</b>		<b>863.0</b>																

Second	7 Bed Cluster	158.2	B1.7	7	13	13	13	13	13	13	13	13	44		18			
	6 Bed Cluster	134.3	B1.5	6	13	13	13	13	13	13			35	4.5	14			
	4 Bed Cluster	85.7	B1.6	4	14	13	13	13					18		10			
	4 Bed Cluster	85.7	B2.8	4	14	13	13	13					18		10			
	6 Bed Cluster	134.3	B2.9	6	13	13	13	13	13	13			35	4.5	14			
	7 Bed Cluster	157.0	B2.7	7	13	13	13	13	13	13	13	13	44	4.5	13			
	<b>Total No.</b>			34														
	<b>Net Floor Area</b>	755.2																
	Circulation (Core B1)	30.5																
Circulation (Core B2)	31.7																	
<b>Total Gross floor area (sqm)</b>		<b>863.0</b>																

Third	7 Bed Cluster	158.2	B1.10	7	13	13	13	13	13	13	13	13	44		18			
	6 Bed Cluster	134.3	B1.8	6	13	13	13	13	13	13			35	4.5	14			
	4 Bed Cluster	85.7	B1.9	4	14	13	13	13					18		10			
	4 Bed Cluster	85.7	B2.11	4	14	13	13	13					18		10			
	6 Bed Cluster	134.3	B2.12	6	13	13	13	13	13	13			35	4.5	14			
	7 Bed Cluster	157.0	B2.10	7	13	13	13	13	13	13	13	13	44	4.5	13			
	<b>Total No.</b>			34														
	<b>Net Floor Area</b>	755.2																
	Circulation (Core B1)	30.5																
Circulation (Core B2)	31.7																	
<b>Total Gross floor area (sqm)</b>		<b>863.0</b>																

Fourth	7 Bed Cluster	158.2	B1.13	7	13	13	13	13	13	13	13	13	44		18			
	6 Bed Cluster	134.3	B1.11	6	13	13	13	13	13	13			35	4.5	14			
	4 Bed Cluster	85.7	B1.12	4	14	13	13	13					18		10			
	4 Bed Cluster	85.7	B2.14	4	14	13	13	13					18		10			
	6 Bed Cluster	134.3	B2.15	6	13	13	13	13	13	13			35	4.5	14			
	7 Bed Cluster	157.0	B2.13	7	13	13	13	13	13	13	13	13	44	4.5	13			
	<b>Total No.</b>			34														
	<b>Net Floor Area</b>	755.2																
	Circulation (Core B1)	30.5																
Circulation (Core B2)	31.7																	
<b>Total Gross floor area (sqm)</b>		<b>863.0</b>																

Fifth	Amenity&Ancillary Area	111.0		0										33				
	Access WC	4.5		0													v	
	6 Bed Cluster	134.3	B1.14	6	13	13	13	13	13	13			35	4.5	14			
	4 Bed Cluster	85.7	B1.15	4	14	13	13	13					18		10			
	4 Bed Cluster	85.7	B2.17	4	14	13	13	13					18		10			
	6 Bed Cluster	134.3	B2.18	6	13	13	13	13	13	13			35	4.5	14			
	7 Bed Cluster	157.0	B2.16	7	13	13	13	13	13	13	13	13	44	4.5	13			
	<b>Total No.</b>			27														
	<b>Net Floor Area</b>	712.5																
Circulation (Core B1)	35.4																	
Circulation (Core B2)	31.7																	
<b>Total Gross floor area (sqm)</b>		<b>828.0</b>																

Sixth	4 Bed Cluster	85.7	B2.20	4	14	13	13	13					18		10			
	6 Bed Cluster	134.3	B2.21	6	13	13	13	13	13	13			35	4.5	14			
	7 Bed Cluster	157.0	B2.19	7	13	13	13	13	13	13	13	13	44	4.5	13			
	<b>Total No.</b>			17														
	<b>Net Floor Area</b>	377.0																
Circulation (Core B2)	31.7																	
<b>Total Gross floor area (sqm)</b>		<b>430.0</b>																

Seventh	Plant Room	127.1
	Storage	58.9
	<b>Net Floor Area</b>	<b>186</b>
	Circulation (Core B2)	33.1
<b>Total Gross floor area (sqm)</b>		<b>241.8</b>
<b>Total Gross floor area Block B (sqm)</b>		<b>5814.8</b>

**TOTAL BEDROOMS** 289

**TOTAL CLUSTERS** 47

NET FLOOR AREA		
	Floor	Area (sqm)
	Ground Floor	1588.7
	First Floor	1499.2
	Second Floor	1499.2
	Third Floor	755.2
	Fourth Floor	755.2
	Fifth Floor	712.5
	Sixth Floor	377.0
	Seventh Floor	184.6
<b>TOTAL</b>		<b>7371.6</b>

ANCILLARY - exterior		
	Ground Floor (gross floor area)	Area (sqm)
	ESB Substation	74.8
	Switch Room	
	Refuse Store	

GROSS FLOOR AREA		
	Floor	Area (sqm)
	Ground Floor	1839.8
	First Floor	1765.0
	Second Floor	1765.0
	Third Floor	863.0
	Fourth Floor	863.0
	Fifth Floor	828.0
	Sixth Floor	430.0
	Seventh Floor	241.8
<b>TOTAL</b>		<b>8595.6</b>

SITE STATISTICS		
Overall site area (sqm):	4251.6	0.425 ha   1.05 acre
Site Coverage	43%	
Plot Ratio:	2.02	
Density (ha): Clusters	110.6	
Bedrooms	680	
Total Cycle parking spaces	90	
Covered cycle parking spaces	58	

AMENITY SPACE		sqm
	Courtyard	1493.4
	Roof terrace	32.5
	Balconies	76.5
<b>Total Exterior Amenity Space (sqm)</b>		<b>1602.4</b>
<b>Interior Amenity Space (sqm)</b>		<b>538.5</b>
<b>TOTAL</b>		<b>2140.9</b>
Area provided per bedroom		7.4

Site Plan - 1:500@A3



Grangegorman Luas Stop

2 AIR SOURCE HEAT PUMPS

BLOCK B

BLOCK A

PAVED STANDING SEAM ROOF OR SIMILAR

ENTRANCE

Amenity area outline  
1493.4 sqm  
Site outline

