


Schedule of Accommodation and Areas		
Project No:	1758	
Project Title:	Western Way SHD, 36-40 Dominick Street Upper - Dublin 7	
Date:	25 November 2020	

#### OUTLINE AREA SCHEDULE

Site Area	m <sup>2</sup>					
	3,285.0					
Area to be Demolished	m <sup>2</sup>					
	2,362.82					
Level	Gross Floor Space (GFS)	Total No. Bedspaces	Communal Area (LKD)	Internal Amenity	Publicly Accessible	External Space
	m <sup>2</sup>		m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Basement	247.1					
Plant Room	156.7					
Comms Room	28.3					
Storage				12.5		
Lower Ground Floor	1627.9	27	171.6			
Gym's Square   Publicly Accessible						33.6
Courtyard						752.5
Bicycle Storage Yard						45.3
Private External Amenity						29.4
Gymnasium					184.4	
Yoga / Pilates Studio					75.3	
Staff Room				23.3		
Laundry 1				15.9		
Laundry 2				21.4		
Refuse Drop-off				23.8		
Refuse Store				48.4		
Bicycle repair station				1.1		
Bicycle Storage	137.6					
Upper Ground Floor	1797.9	45	284.5			
Outdoor Seating   Publicly Accessible						9.4
Reception, café, shop, indoor seating & BOH					172.6	
Post/Parcel Room				9.1		
Admin Office				9.7		
Storage				5.2		
First Floor	1805.2	49	313.9			
Co-working				62.8		
Storage				10.3		
Second Floor	1773.6	49	303.2			
Sports/Cinema Room				55.9		
Kitchenette				6.6		
Third Floor	1665.6	46	273.8			
Games Room				62.9		
Fourth Floor	949.6	22	126.4			
Roof Terrace In/Outdoor Zone						71.3
Roof Terrace Outdoor Zone						232.4
Sky Lounge				78		
Fifth Floor	659.8	18	113.3			
Sixth Floor	539.6	16	91.0			
Seventh Floor	317.4	9	61.7			
Roof Terrace						93.2
Total	11383.7	281	1,739.4	446.9	432.3	1,267.1
Residents' Internal Spaces			2,186.3			
Total of Shared Internal Spaces			2,618.6			
Plot Ratio	3.47					
Site Coverage	0.55					

Bicycles and motorcycles	No.	Ratio
Internal Bicycle Spaces	143	
External Bicycle Spaces	32	
Total Bicycle Spaces	175	0.6
Dublin Bike spaces adjacent to site	30	
External Motorcycle Spaces	3	