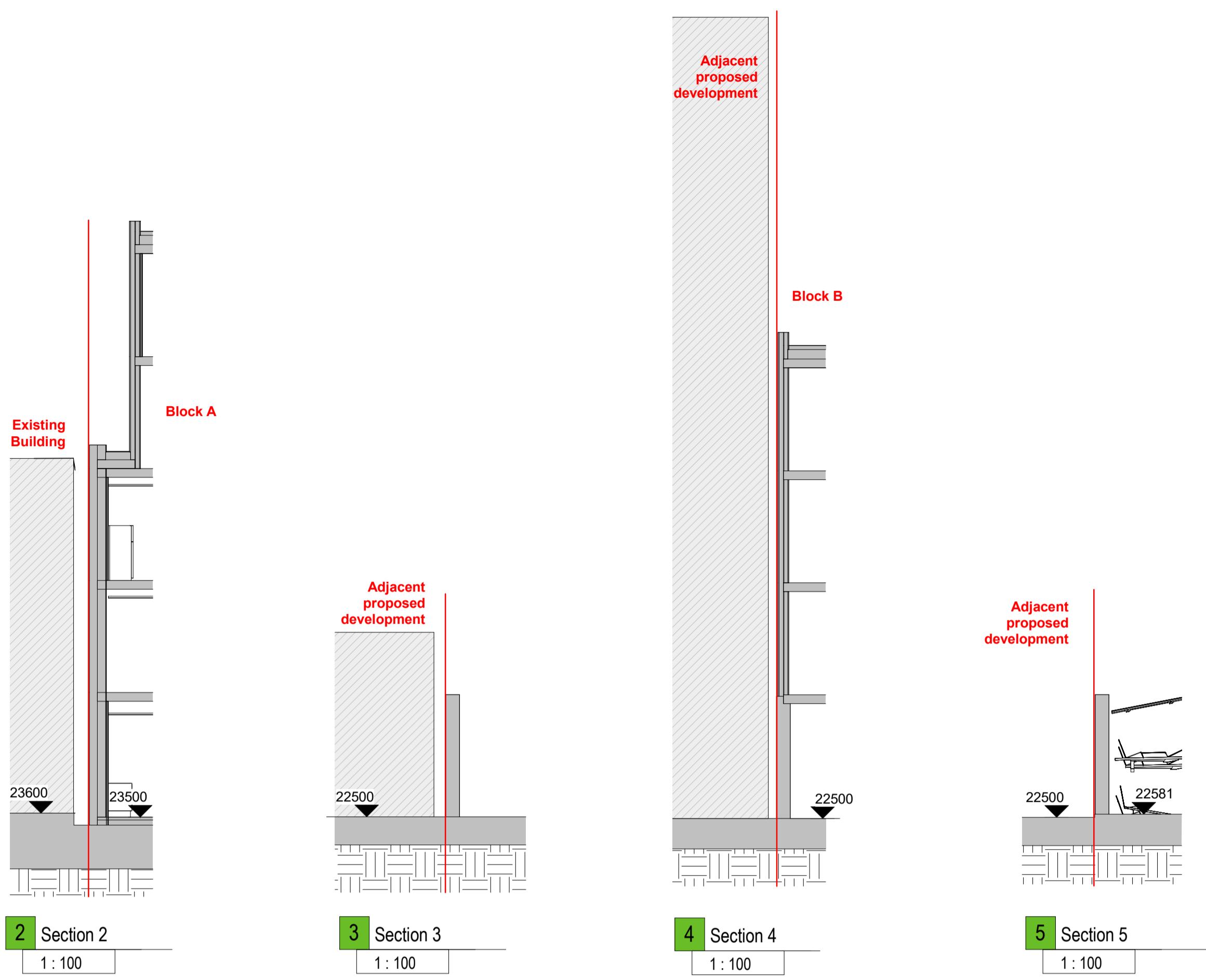


NOTES: **DESIGN INTENT DRAWING**



C+W O'BRIEN ARCHITECTS

PROJECT NAME: 23-28 PRUSSIA STREET, DUBLIN 7
DOCUMENT NO.: PE25034-XXX-SH-CWO-AR-6000
REVISION NO.: PO DATE: 23/09/2025

DOCUMENT NAME: SCHEDULE OF ACCOMMODATION

SUMMARY OF KEY CHARACTERISTICS

	BLOCK A	BLOCK B	BLOCK C	
1 BEDROOM UNITS	68	11	23	34
2 BEDROOM UNITS	39	11	9	19
2 BED 4PP	32	11	6	15
2 BED 3PP	7		3	4
3 BED	2	2		
4 BED	1	1		
PROPOSED TOTAL NO. OF APARTMENTS UNITS	110	25	32	53
GRANTED NO. OF APARTMENTS UNITS	102	25	29	48
TOTAL DEVELOPMENTS GIA (m ²)	8450			
TOTAL NO. OF BEDROOMS	156			
TOTAL RESIDENTIAL NET FLOOR AREA	6530			
TOTAL SITE AREA (HECTARES)	0.38			
BUILDING FOOTPRINT ON GF (m ²)	1652			
DEVELOPMENT SITE COVERAGE	43%			
DENSITY (UNITS PER HECTARE)	292			
DEVELOPMENT PLOT RATIO	2.2			
TOTAL COMMUNAL OPEN SPACE AREA (m ²)	800			
% OF OPEN SPACE AREA	21%			
TOTAL CAR PARKING SPACES PROVIDED	0			
TOTAL BYCICLE SPACES	224			
RESIDENT BYCICLE SPACES (MINIMUM REQUIRED)	156			
RESIDENT BYCICLE SPACES PROPOSED	162			
OF WHICH 5% CARGO BYCICLE SPACES	8			
VISITORS + COMMERCIAL BYCICLE SPACES	62			
OF WHICH 5% CARGO BYCICLE SPACES	4			
TOTAL NO. OF SINGLE ASPECT UNITS	58			
% OF SINGLE ASPECT UNITS	52%			
TOTAL NO. OF DUAL ASPECT UNITS	52			
% OF DUAL ASPECT UNITS	48%			
APARTMENT BUILDING HEIGHT	5 to 8 storeys			

BICYCLE PARKING SPACE SCHEME:

R RESIDENTIAL SPACES (Secured & Sheltered)
No. 162 spaces (of which no. 8 cargo bikes spaces)

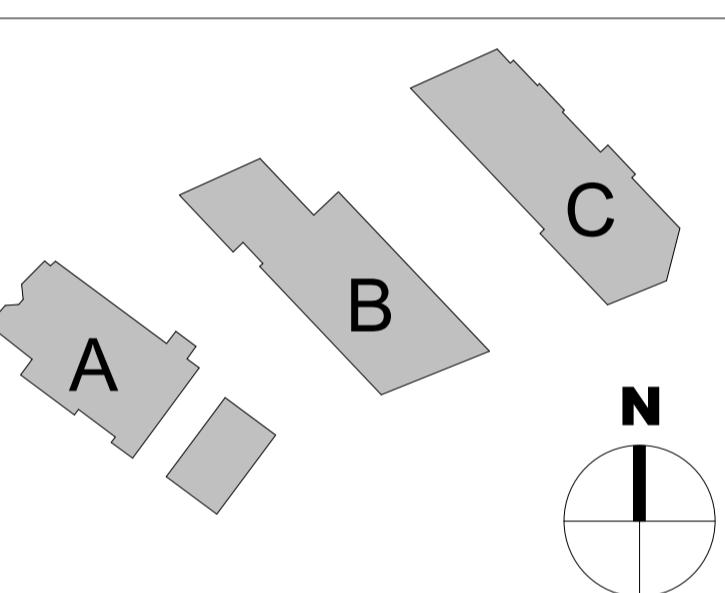
V VISITORS SPACES
No. 62 spaces (of which no. 4 cargo bikes spaces)

C COMMERCIAL SPACES
Are included in the visitors spaces

E-BIKE CHARGER

NOTE:
• ALL RESIDENTIAL BIKES (INCLUDING CARGO BIKES) ARE STORED IN A SECURE, SHELTERED SPACE WITH ACCESS TO CHARGING STATION

• No. 8 RESIDENTIAL + No.4 VISITOR CARGO BIKE SPACES > 5%



P0 250923 PLANNING AMENDED PACKAGE
Rev Date Description Issued By

Project Stage

CO-ORDINATION

Client:
Randalswood Construction LTD.

Project:
Prussia Street Apartments
Enter address here

Drawing Title:
Proposed Site Layout

Drawn Checked Paper Size As @A1 Date
Author Checker A1 indicated 22/09/25

Project No. Drawing No. Classification Revision
PE25034 0101 P0

File Name
PE25034-A-Z-DR-CWO-AR-0101

Purpose Code
P1 - Information

Acceptance Code

S - Issued

C+W O'BRIEN ARCHITECTS

No. 1 Sarsfield Quay, Dublin 7, D07 R9FH
t: 01 518 0170 e: admin@cwoarchitects.ie
Dublin | Cork | Galway | London | UK & Europe +
www.cwoarchitects.ie

Please consider the environment before printing this sheet