

Henry J Lyons

Housing Quality Assessment
Spencer Place City Block 2

August 2019







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1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT



1.1 PURPOSE OF THE REPORT



This Housing Quality Assessment has been prepared as part of a SHD Planning Application to An Bord Pleanála for the residential element of the site at Spencer Place City Block 2, Spencer Dock, Dublin 1.

The report assesses the residential element of the proposed development against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

CGI Extract from Verified View no. 9



2.0 POLICY OVERVIEW

2.1 POLICY OVERVIEW


2.2 KEY REQUIREMENTS

2.1 POLICY OVERVIEW

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An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Sustainable Urban Housing:
Design Standards for New Apartments
Guidelines for Planning Authorities



Department of Housing, Planning and Local Government
March 2018

Planning Guidelines

This Housing Quality Assessment provides a framework which quantifies the criteria required under the Sustainable Urban Housing: Design Standards for New Apartments (SUD:DSNA) against the proposed development. The SUD:DSNA covers a variety of key topics, an overview of each topic is provided in the following section with a detailed area schedule and unit plans in Sections 6.0 and 7.0 for the Traditional Residential development and Sections 8.0 and 9.0 for the Shared Accommodation development.

Qualitative aspects such as the Residential Conceptual Design approach are covered under the Architectural Design Statement by Henry J Lyons.

POLICY OVERVIEW

The Guidelines specify planning policy requirements for Apartments and Shared :

- Internal space standards for different types of apartments, including studio apartments;
- Dual aspect ratios;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Room dimensions for certain rooms.

2.2 KEY REQUIREMENTS

DEVELOPMENT PLAN COMPARISON

This table below compares critical dimensions relating to aspect, storage, floor areas and open space indicated in the DCC Development Plan and the SUH:DSNA.

	Development Plan	Apartment Guidelines																		
Aspect	Development Plan includes objective for 50% dual aspect with provision for relaxation on a case by case basis	Guidelines refer to 50%, with provision for 33% where circumstances are suitable (SPPR 6)																		
Internal Storage	<table border="0"> <tr><td>One Bed</td><td>3sqm</td></tr> <tr><td>Two Bed (3 person)</td><td>5sqm</td></tr> <tr><td>Two Bed (4 person)</td><td>6sqm</td></tr> <tr><td>Three Bed</td><td>9sqm</td></tr> </table>	One Bed	3sqm	Two Bed (3 person)	5sqm	Two Bed (4 person)	6sqm	Three Bed	9sqm	<table border="0"> <tr><td>Studio</td><td>3sqm</td></tr> <tr><td>One Bed</td><td>3sqm</td></tr> <tr><td>Two Bed (3 person)</td><td>5sqm</td></tr> <tr><td>Two Bed (4 person)</td><td>6sqm</td></tr> <tr><td>Three Bed</td><td>9sqm</td></tr> </table> (SPPR 11)	Studio	3sqm	One Bed	3sqm	Two Bed (3 person)	5sqm	Two Bed (4 person)	6sqm	Three Bed	9sqm
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Minimum Apartment Floor Areas	<table border="0"> <tr><td>Studio</td><td>40sqm</td></tr> <tr><td>One Bed</td><td>45sqm</td></tr> <tr><td>Two Bed (4 Person)</td><td>73sqm</td></tr> <tr><td>Three Bed</td><td>90sqm</td></tr> </table>	Studio	40sqm	One Bed	45sqm	Two Bed (4 Person)	73sqm	Three Bed	90sqm	<table border="0"> <tr><td>Studio</td><td>37sqm</td></tr> <tr><td>One Bed</td><td>45sqm</td></tr> <tr><td>Two Bed (3 Person)</td><td>63sqm</td></tr> <tr><td>Two Bed (4 Person)</td><td>73sqm</td></tr> <tr><td>Three Bed</td><td>90sqm</td></tr> </table>	Studio	37sqm	One Bed	45sqm	Two Bed (3 Person)	63sqm	Two Bed (4 Person)	73sqm	Three Bed	90sqm
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Open Space for Apartment Development	<table border="0"> <tr><td>One Bed</td><td>5sqm</td></tr> <tr><td>Two Bed</td><td>7sqm</td></tr> <tr><td>Three Bed</td><td>9sqm</td></tr> </table>	One Bed	5sqm	Two Bed	7sqm	Three Bed	9sqm	<table border="0"> <tr><td>Studio</td><td>4sqm</td></tr> <tr><td>One Bed</td><td>5sqm</td></tr> <tr><td>Two Bed (3 person)</td><td>6sqm</td></tr> <tr><td>Two Bed (4 person)</td><td>7sqm</td></tr> <tr><td>Three Bed</td><td>9sqm</td></tr> </table>	Studio	4sqm	One Bed	5sqm	Two Bed (3 person)	6sqm	Two Bed (4 person)	7sqm	Three Bed	9sqm		
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SHARED ACCOMMODATION

SPPR 09 of the SUH:DSNA sets out the requirements for Shared Accommodation with the bedroom area requirements being set out in Tables 5a & 5b below.

Specific Planning Policy Requirement 9
 Shared Accommodation may be provided and shall be subject to the requirements of SPPRs 7 (as per BTR). In addition,

- (i) No restrictions on dwelling mix shall apply;
- (ii) The overall unit, floor area and bedroom floorspace requirements of Appendix 1 of these Guidelines shall not apply and are replaced by Tables 5a and 5b;
- (iii) Flexibility shall be applied in relation to the provision of all storage and amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities. The obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;
- (iv) A default policy of minimal car parking provision shall apply on the basis of shared accommodation development being more suitable for central locations and/or proximity to public transport services. The requirement for shared accommodation to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;

Table 5a: Shared Accommodation – minimum bedroom size

Single*	12 m2
Double/twin*	18 m2

*Including ensuite

Table 5b: Shared Accommodation – minimum common living and kitchen facilities floor area

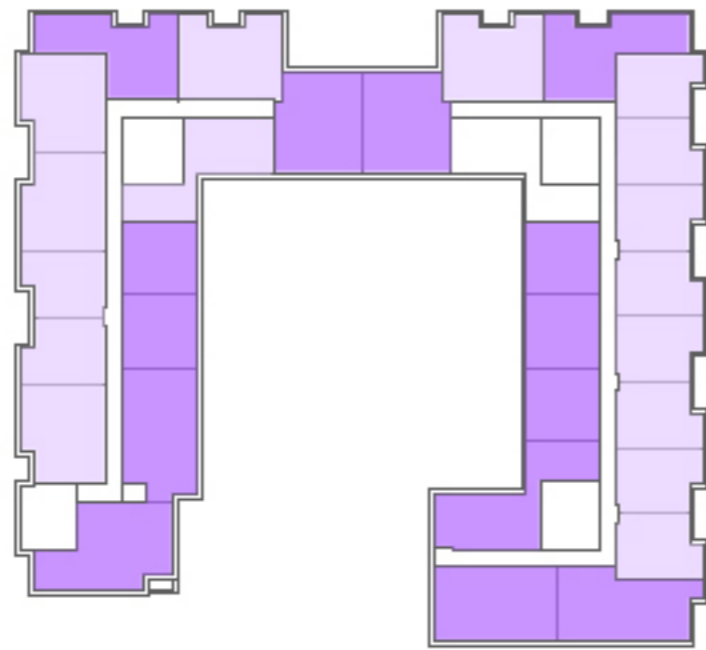
Bedrooms 1-3	8m2 per person
Bedrooms 4-6	Additional 4m2 per person



3.0 APARTMENT DESIGN STANDARDS

- 3.1 APARTMENT FLOOR AREA
- 3.2 SAFEGUARDING HIGHER STANDARDS
- 3.3 UNIT MIX
- 3.4 DUAL ASPECT RATIOS
- 3.5 FLOOR TO CEILING HEIGHT
- 3.6 PRIVATE AMENITY SPACE
- 3.7 SECURITY CONSIDERATIONS
- 3.8 ACCESS AND SERVICES
- 3.9 LIFT AND STAIR CORES

3.0 APARTMENT DESIGN STANDARDS



3.1 APARTMENT FLOOR AREA

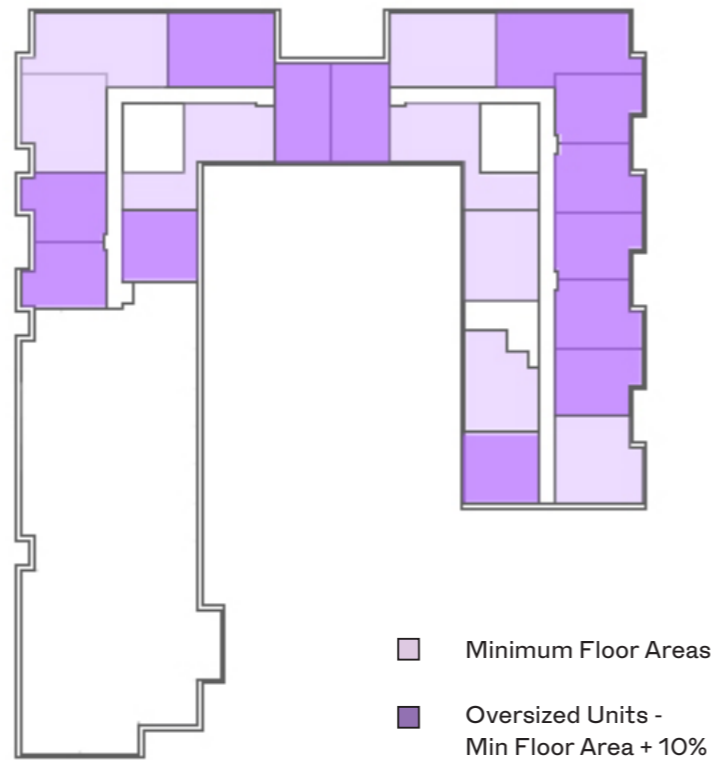
As demonstrated in the Apartment Area Schedule (Section 6) and the Unit Types drawings (Sections 7) contained in this report all of the units are in line with the requirements of the SUH:DSNA and over 50% of the units exceed the required apartment areas by at least 10%.

3.2 SAFEGUARDING HIGHER STANDARDS

As demonstrated in the Apartment Area Schedule (Section 6) and the Unit Types drawings (Sections 7) contained in this report all of the units are in line with the requirements of the SUH:DSNA and over 50% of the units exceed the required apartment areas by at least 10%.

3.3 UNIT MIX

The mix of units for Block 1 and Block 2 are outlined in the schedule on the opposite page. The scheme provides a total of 464 no. residential units comprising of 49% 1 beds units and 51% 2 bed units in line with the SUH:DSNA.



Unit Mix

Block 1 and Block 2 achieve a total of 240 oversized units equaling 51% of the scheme

3.0 APARTMENT DESIGN STANDARDS

SPENCER PLACE NORTH - CITY BLOCK 2

02/08/2019

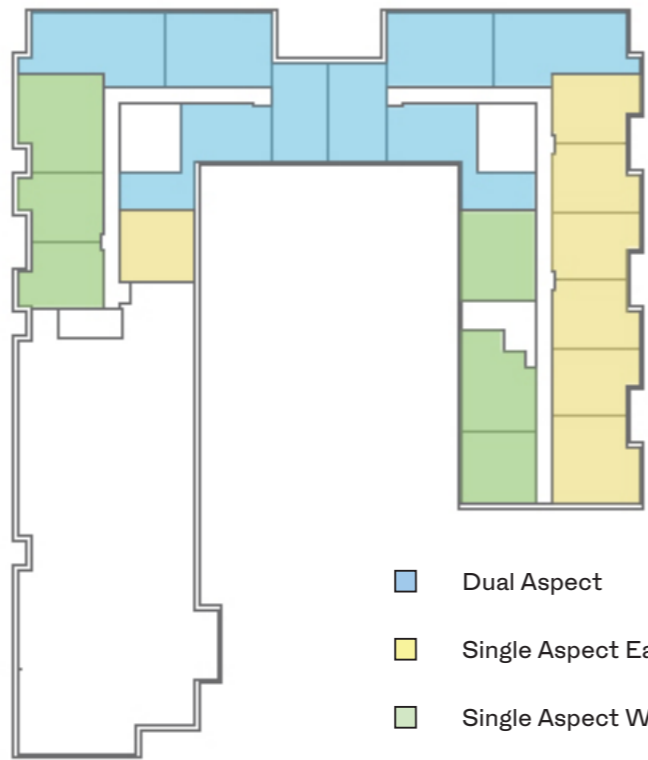
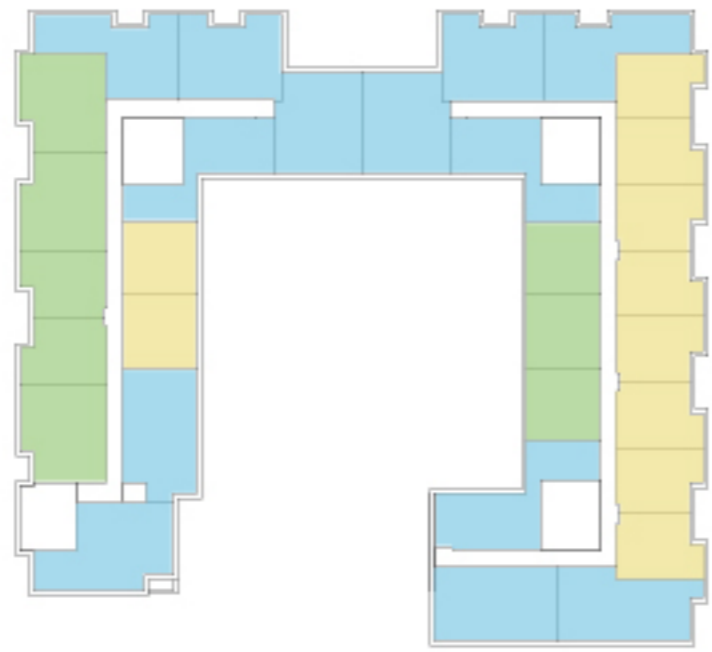
Accommodation Schedule
 Rev 01 - 29/03/2019 - SHD Pre-Application
 Rev 02 - 02/08/2019 - SHD Planning Application

Spencer Place - Block 1 - Residential - Private														
Level	Flr	DWG/ block Ref	Areas				Efficiencies	1B2P	2B3P	2B4P	33% min Dual Aspect	51% min Oversized Units	North Facing Only	Total Units
			GIFA m ²	NIFA m ²	GIFA ft ²	NIFA ft ²								
Undercroft	0	Undercroft	3,330	0	35,844	0	0%	0	0	0	0	0	0	0
Ground	1	Ground	2,352	1820	25,317	19,590	77%	12	0	11	6	12	0	23
Apartment Communal Area				1485 335										
First	2	First	2,525	2028	27,179	21,829	80%	15	0	16	13	14	0	31
Second	3	Second	2,525	2028	27,179	21,829	80%	15	0	16	13	14	0	31
Third	4	Third	2,525	2028	27,179	21,829	80%	15	0	16	13	14	0	31
Fourth	5	Fourth	2,525	2028	27,179	21,829	80%	15	0	16	13	14	0	31
Fifth	6	Fifth	2,525	2028	27,179	21,829	80%	15	0	16	13	14	0	31
Sixth	7	Sixth	2,629	2028	28,299	21,829	77%	15	0	16	12	14	0	31
Apartment Bridge				104										
Seventh	8	Seventh	2,525	2028	27,179	21,829	80%	15	0	16	13	14	0	31
Eighth	9	Eighth	2,370	1884	25,511	20,279	79%	7	0	17	11	11	0	24
Apartment Communal				1734 150										
Ninth	10	Ninth	1,835	1429	19,752	15,382	78%	8	0	8	7	10	0	16
Apartment Communal				1074 355										
Tenth	11	Tenth	1,450	1114	15,608	11,991	77%	6	0	5	7	9	0	11
Apartment Communal Terrace				754 235 125										
Eleventh	12	Eleventh	353	262	3,800	2,820	74%	2	0	2	4	3	0	4
Twelfth	13	Twelfth	307	240	3,305	2,583	78%	1	0	2	3	2	0	3
Total:			29,776	20,945	320,509	225,452	79%	141	0	157	128	145	0	298
Percentage of total beds/block:								47%	0%	53%	43%	49%		
								47%		53%				

Spencer Place - Block 2 - Residential - Part V														
Level	Flr	DWG/ block Ref	Areas				Efficiencies	1B2P	2B3P	2B4P	33% min Dual Aspect	51% min Oversized Units	North Facing Only	Total Units
			GIFA m ²	NIFA m ²	GIFA ft ²	NIFA ft ²								
Undercroft	0	Undercroft	156	0	1,679	0	0%	0	0	0	0	0	0	0
Ground	1	Ground	303	217	3,261	2,336	72%	3	1	0	0	4	0	4
First	2	First	555	443	5,974	4,768	80%	5	3	0	0	5	0	8
Second	3	Second	555	443	5,974	4,768	80%	5	3	0	0	5	0	8
Third	4	Third	468	377	5,038	4,058	81%	5	2	0	1	5	0	7
Fourth	5	Fourth	409	326	4,402	3,509	80%	4	2	0	1	4	0	6
Fifth	6	Fifth	468	377	5,038	4,058	81%	5	2	0	1	5	0	7
Sixth	7	Sixth	468	377	5,038	4,058	81%	5	2	0	1	5	0	7
Total:			3,382	2,560	36,404	27,556	79%	32	15	0	4	33	0	47
Percentage of total beds/block:								68%	32%	0%	9%	70%		
								68%		32%				
OVERALL TOTAL			45,738.0	31,509	492,324	339,163	79%	229	18	217	202	253	0	464
OVERALL PERCENTAGE								49%	4%	47%	44%	55%		
								229	235					
								49%	51%					

Spencer Place - Block 2 - Residential - Private														
Level	Flr	DWG/ block Ref	Areas				Efficiencies	1B2P	2B3P	2B4P	33% min Dual Aspect	51% min Oversized Units	North Facing Only	Total Units
			GIFA m ²	NIFA m ²	GIFA ft ²	NIFA ft ²								
Undercroft	0	Undercroft	2,407	0	25,909	0	0%	0	0	0	0	0	0	0
Ground	1	Ground	1,157	907	12,454	9,763	78%	8	2	4	5	10	0	14
First	2	First	1,065	853	11,464	9,182	80%	6	0	7	8	8	0	13
Second	3	Second	1,065	853	11,464	9,182	80%	6	0	7	8	8	0	13
Third	4	Third	1,070	853	11,517	9,182	80%	6	0	7	8	8	0	13
Fourth	5	Fourth	1,130	903	12,163	9,720	80%	7	0	7	8	9	0	14
Fifth	6	Fifth	1,070	852	11,517	9,171	80%	6	0	7	8	8	0	13
Sixth	7	Sixth	1,070	851	11,517	9,160	80%	4	0	7	6	6	0	11
Apartment Communal				749 102										
Seventh	8	Seventh	1,090	838	11,733	9,020	77%	5	1	6	5	8	0	12
Eighth	9	Eighth	750	563	8,073	6,060	75%	4	0	4	6	6	0	8
Ninth	10	Ninth	353	265	3,800	2,852	75%	2	0	2	4	2	0	4
Tenth	11	Tenth	353	266	3,800	2,863	75%	2	0	2	4	2	0	4
Total:			12,580	8,004	135,411	86,155	79%	56	3	60	70	75	0	119
Percentage of total beds/block:								47%	3%	50%	59%	63%		
								47%		53%				

3.0 APARTMENT DESIGN STANDARDS



- Dual Aspect
- Single Aspect East Facing
- Single Aspect West Facing

Unit Aspect

3.4 DUAL ASPECT RATIOS

Dual Aspect units have been provided wherever possible. Naturally high density multi-storey development with perimeter block patterns, as preferred in the SDZ, partially curtails the quantity of dual aspect units that can be achieved. To maximise the provision of dual aspect units Henry J Lyons have employed a variety of criteria including;

- Providing large rebates, in particular along north facing facades in order to activate dual aspect views
- Providing through view dual aspect units along both northern and southern wings where corridor terminations and core proximity permit

These design strategies have yielded the Dual Aspect counts noted in the table opposite. The design also ensures there are no North-Facing Single-Aspect units, single aspect units have been limited to East and West orientations. Where possible they have been positioned to overlook the large courtyard gardens and considered surrounding landscaping treatment. The high quality landscape design featuring; specimen tree planting; children’s play area ; adjoining internal communal facilities; universal access ; seating areas and scale of these spaces (approx 795sqm and 826sqm) will result in a significant amenity for the residents.

3.0 APARTMENT DESIGN STANDARDS



Floor to Ceiling Heights - North Elevation

3.5 FLOOR TO CEILING HEIGHT

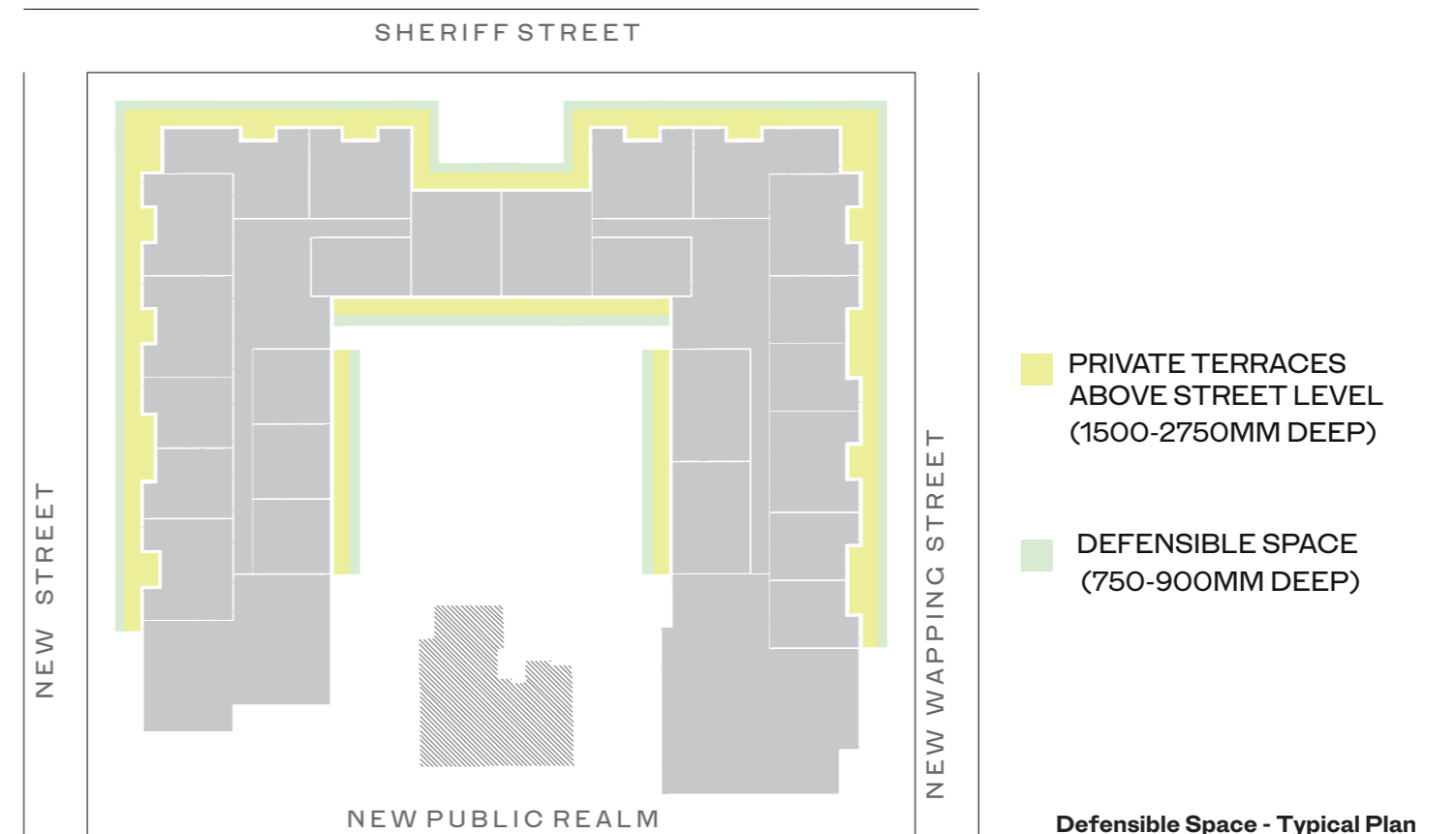
Floor to ceiling heights are in accordance with requirements with a 2.55m floor to ceiling is provided in bedroom and living areas as a minimum. This is exceeded where possible, particularly in ground floor units in order to maximise daylight and adaptability.

3.6 PRIVATE AMENITY SPACE

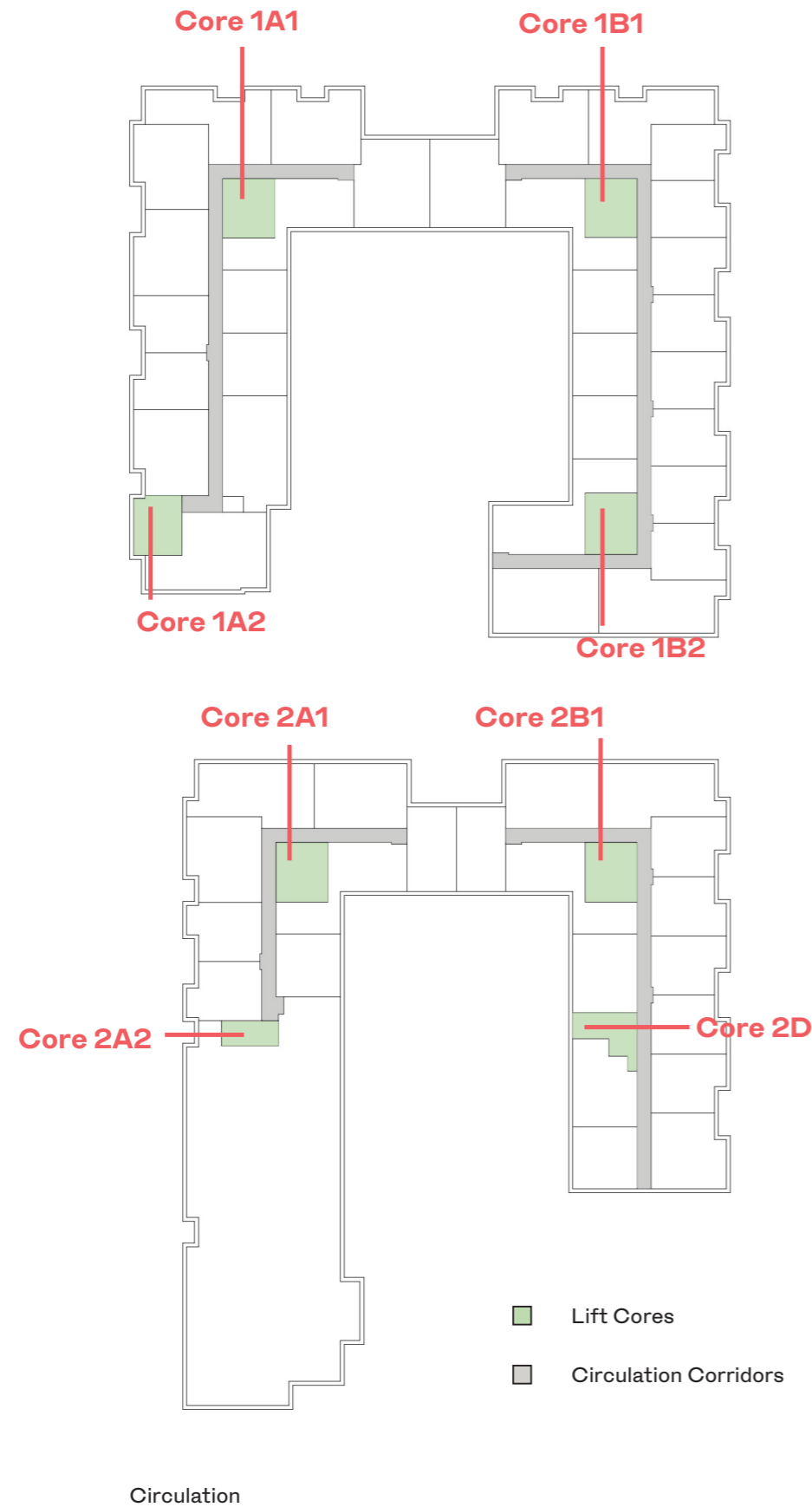
Private Amenity Space is provided to every unit in accordance with the minimum area requirements. These are typically balconies of at least 1.5m deep, 2.5 where possible, and adjoining the main living space. Due to the nature of the balcony design we are exceeding the minimum area requirements in most scenarios. For more information refer to the schedule and drawings in Sections 6.0 and 7.0 of this document.

3.7 SECURITY CONSIDERATIONS

The perimeter block forms prevalent throughout the scheme create private internal courtyards, which in turn provide a sense of safety and security for residents as these spaces are overlooked by the residents providing passive surveillance. Ground Floor units have an additional landscaped buffer beyond the private amenity space to enhance the sense of privacy.



3.0 APARTMENT DESIGN STANDARDS



3.8 ACCESS AND SERVICES

The proposals are designed in accordance with Part M of the Building Regulations, including Universal Access requirements. Internally circulation corridors exceed the minimum width requirements.

3.9 LIFT AND STAIR CORES

A combination of 6-10 units per Lift & Stair Core are provided. In the majority of the scheme the units are served by more than a single core in order to assist ease of circulation and alternative means of fire escape, however in all of these instances, the ratio of 10 units per core is not exceeded, where this instance occurs an additional fire escape stairs is provided.

4.0 COMMUNAL FACILITIES - RESIDENTIAL

- 4.1 COMMUNAL AMENITY SPACE
- 4.2 COMMUNAL ROOMS
- 4.3 CAR PARKING
- 4.4 BICYCLE PARKING
- 4.5 REFUSE STORAGE
- 4.6 CHILDRENS' PLAY AND LANDSCAPING
- 4.7 PUBLIC OPEN SPACE

4.0 COMMUNAL FACILITIES - RESIDENTIAL

	Communal Amenity Area Requirements	Communal Amenity Area Achieved	
1B2P	229 x 5 = 1145sqm	Internal Space	
		Ground Floor	268sqm
		6th Floor Block 2	102sqm
		8th Floor Block 1	150sqm
		9th Floor Block 1	350sqm
		10th Floor Block 1	360sqm
2B3P	18 x 6 = 108sqm	External Space	
		Courtyards	1620sqm
		7th Floor Roof Terrace Block 2	115sqm
		10th Floor Roof Terrace Block 1	125sqm
2B4P	217 x 7 = 1519sqm		
Total	2772sqm (required)		3090sqm (achieved)

4.1 COMMUNAL AMENITY SPACE

Communal Amenity space is provided as fully accessible and secure private courtyard gardens in both Block 1 and Block 2 and internal communal rooms within both blocks, as well as accessible landscaped terraces on levels 8 and 10 of Block 1 and level 7 of Block 2. Communal Amenity Space for the scheme between external and internal spaces must allow for 5sqm per 1 bed and 6sqm per 2 bed 3 person apartments and 7sqm for 2 bed 4 person apartments. This equates to a 2772sqm Communal Amenity Space requirements for the scheme. However, to provide a high quality development the scheme is designed to exceed this target. Between internal and external space spread across a variety of floors and uses the scheme achieves 3090sqm of Communal Space.

4.2 COMMUNAL ROOMS

A large emphasis is placed on current best practice for provision of communal facilities. These high end spaces include a reception lounge with concierge service and communal rooms including a gym, cinema room, residents lounge, bookable rooms with kitchen facilities for large gatherings. The majority of communal space is located on the 8th and 9th and 10th floors of Block 1. As one of the tallest points in the scheme it will offer prime views across the city.

A generous space is provided at the entry point to the scheme in the public realm between Block 1 and Block 2 giving a sense of arrival and gathering opportunity.

Refer to the Architect Design Statement by Henry J Lyons for details of same.

4.0 COMMUNAL FACILITIES - RESIDENTIAL



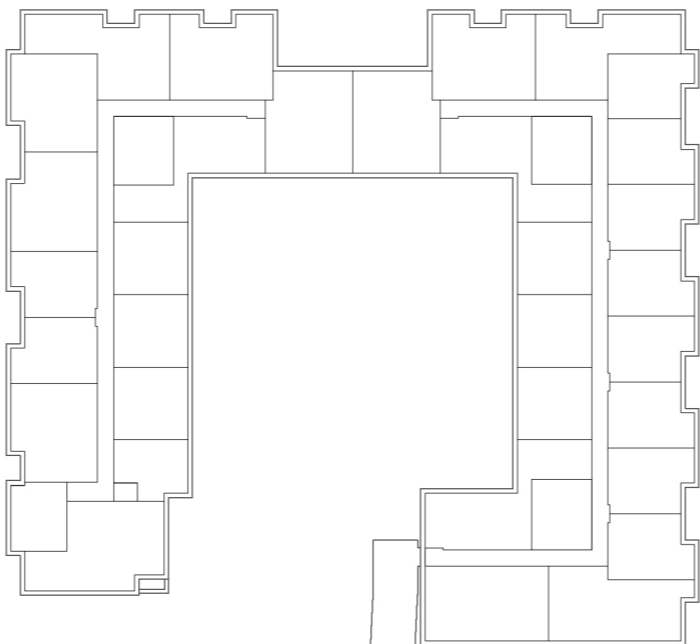
Internal Communal Amenity
(Block 1)
268sqm (Ground Floor)

Proposed Ground Floor Plan

PROPOSED Additional Internal Communal Amenity

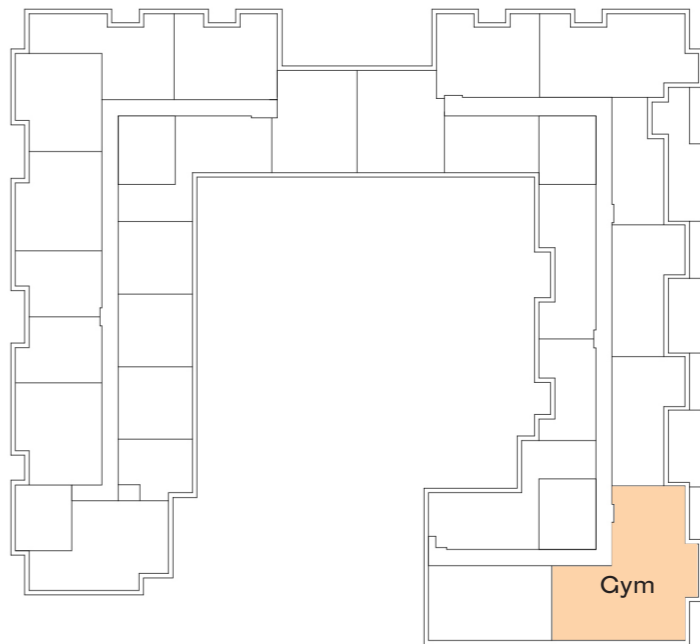
Total Internal Communal Amenity Space : 1230sqm

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Internal Communal Amenity
(Block 2)
102sqm (Sixth Floor)

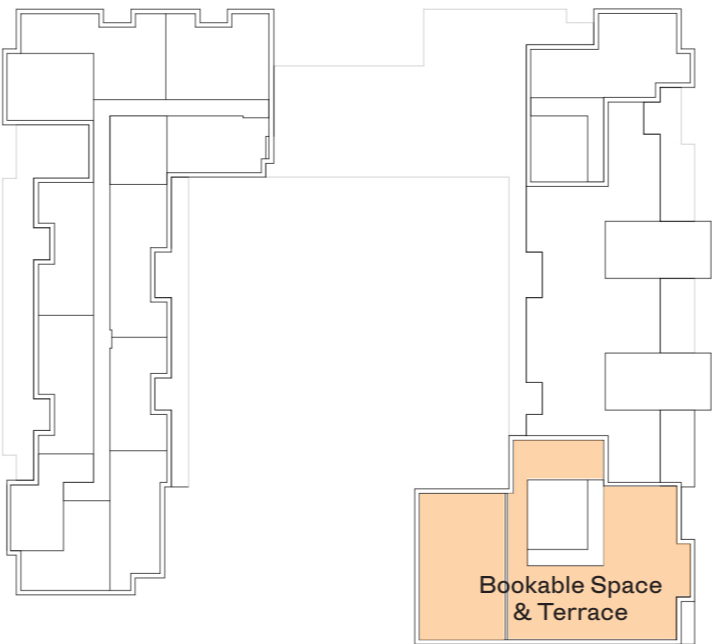
Proposed Sixth Floor Plan



Internal Communal Amenity
(Block 1)
150sqm (Eighth Floor)

Proposed Eighth Floor Plan

4.0 COMMUNAL FACILITIES - RESIDENTIAL



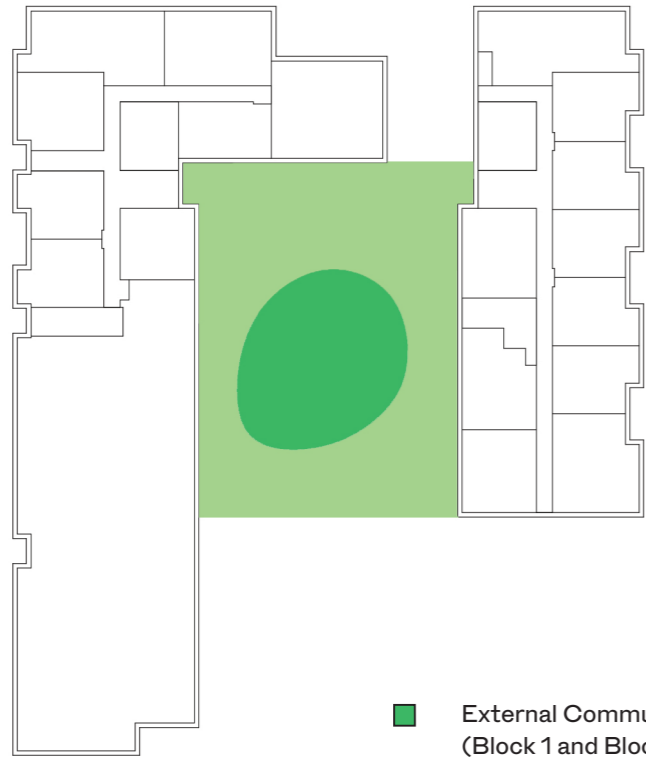
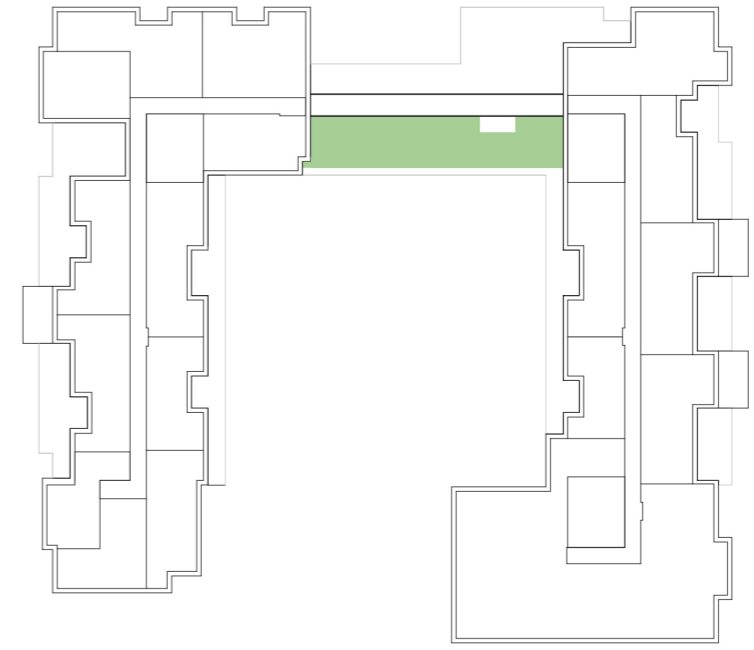
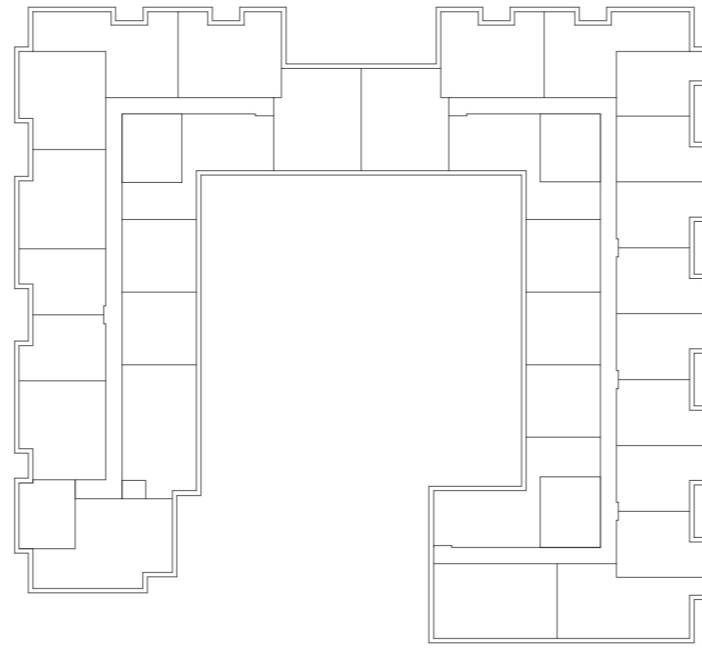
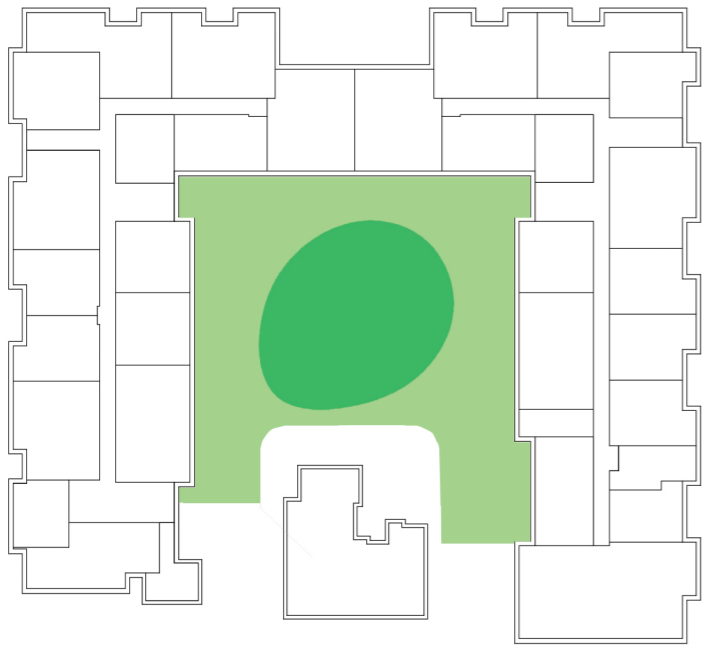
Internal Communal Amenity
(Block 1)
350sqm (Ninth Floor)

Proposed Ninth Floor Plan

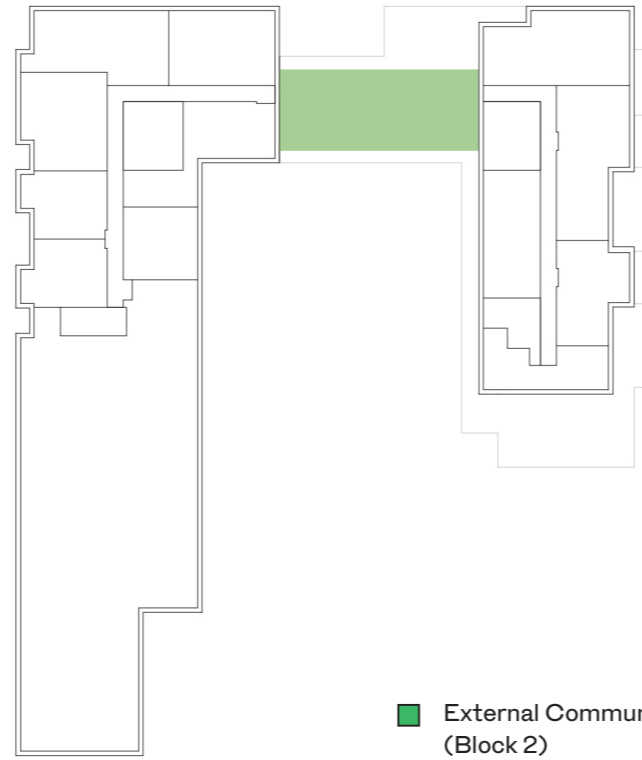


Internal Communal Amenity
(Block 1)
360sqm (Tenth Floor)

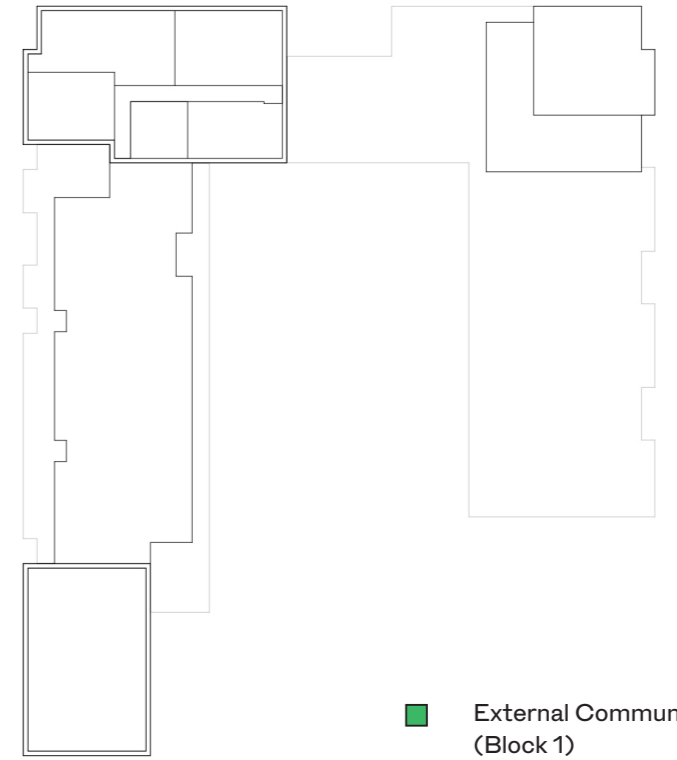
Proposed Tenth Floor Plan



■ External Communal Amenity
(Block 1 and Block 2)
1620sqm (Ground Floor Courtyards)



■ External Communal Amenity
(Block 2)
115sqm (Seventh Floor Terrace)



■ External Communal Amenity
(Block 1)
125sqm (Ninth Floor Terrace)

Proposed Ground Floor Plan

Proposed Seventh Floor Plan

Proposed Ninth Floor Plan

PROPOSED Additional External Communal Amenity

External Amenity Space : 1860sqm

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4.0 COMMUNAL FACILITIES - RESIDENTIAL



Lower Ground Floor Plan
Car Park and Facilities Plan

4.3 CAR PARKING

Car parking provision is provided within the lower ground car park. Please refer to the plans and CS Consulting reports for details.

4.4 BICYCLE PARKING

Long-stay Bicycle Parking provision is provided within the Basement Car Park. A total of 726 spaces are provided shared across Block 1 (478 spaces) Block 2 (186 spaces) and Block 2 Part V (62 spaces). An additional 102 visitor spaces are provided at surface level bringing the total bicycle spaces in the scheme to 828. please refer to the Plans for details and the Mobility Management Plan provided by Cronin Sutton. Short-stay Bicycle Parking provision is provided within the public realm, please refer to NMP's Landscape Plans for details.

4.5 REFUSE STORAGE

Dedicated refuse storage spaces are within the basement of the scheme.

Bicycle Parking Numbers

Land Use (Zone 1)	Cycle Parking Minima	Quantum	Minimum Provision	Proposed Provision
Residential	1 space per unit	464 units	464 spaces	526 spaces
Student Accommodation	1 space per 2 units	169 residents	85 spaces	200 spaces
Visitor Bicycle Parking	n/a	n/a	n/a	102 spaces
Totals			549 spaces	828 spaces

4.0 COMMUNAL FACILITIES - RESIDENTIAL



Ground Floor Plan
External Spaces

4.6 CHILDRENS' PLAY AND LANDSCAPING

Each of the courtyard's has provision for children's play. The landscape strategy comprises of defensible realm to the outer perimeter of the scheme while dealing with changes in level, an accessible route through the public open space, strategic screening of the existing pumping station and providing welcoming communal courtyard spaces for the residents. Please refer to NMP's Landscape Report for detailed design.

4.7 PUBLIC OPEN SPACE

A new public pedestrian street is being provided as part of the street running East-West between the two blocks. This public open space will comprise accounts for 1155sqm of the site and will comprise of seating areas and planting. Please refer to NMP's Landscape Report for detailed design.

5.0 SHARED ACCOMMODATION DESIGN STANDARDS

5.1 BED SPACES

5.2 BEDROOM TYPES

5.3 COMMON LIVING & KITCHEN FACILITIES

5.4 COMMUNAL AMENITY SPACE

5.1 BED SPACES

5.1 BED SPACES

The Shared Accommodation development contains a mixture of Individual Single Bedrooms, Individual Double Bedrooms and 2 Bedroom Clusters. There are a total of 84no. bedroom types, containing 120no. bedrooms overall and 200no. bed spaces proposed within this scheme as detailed on the table opposite.

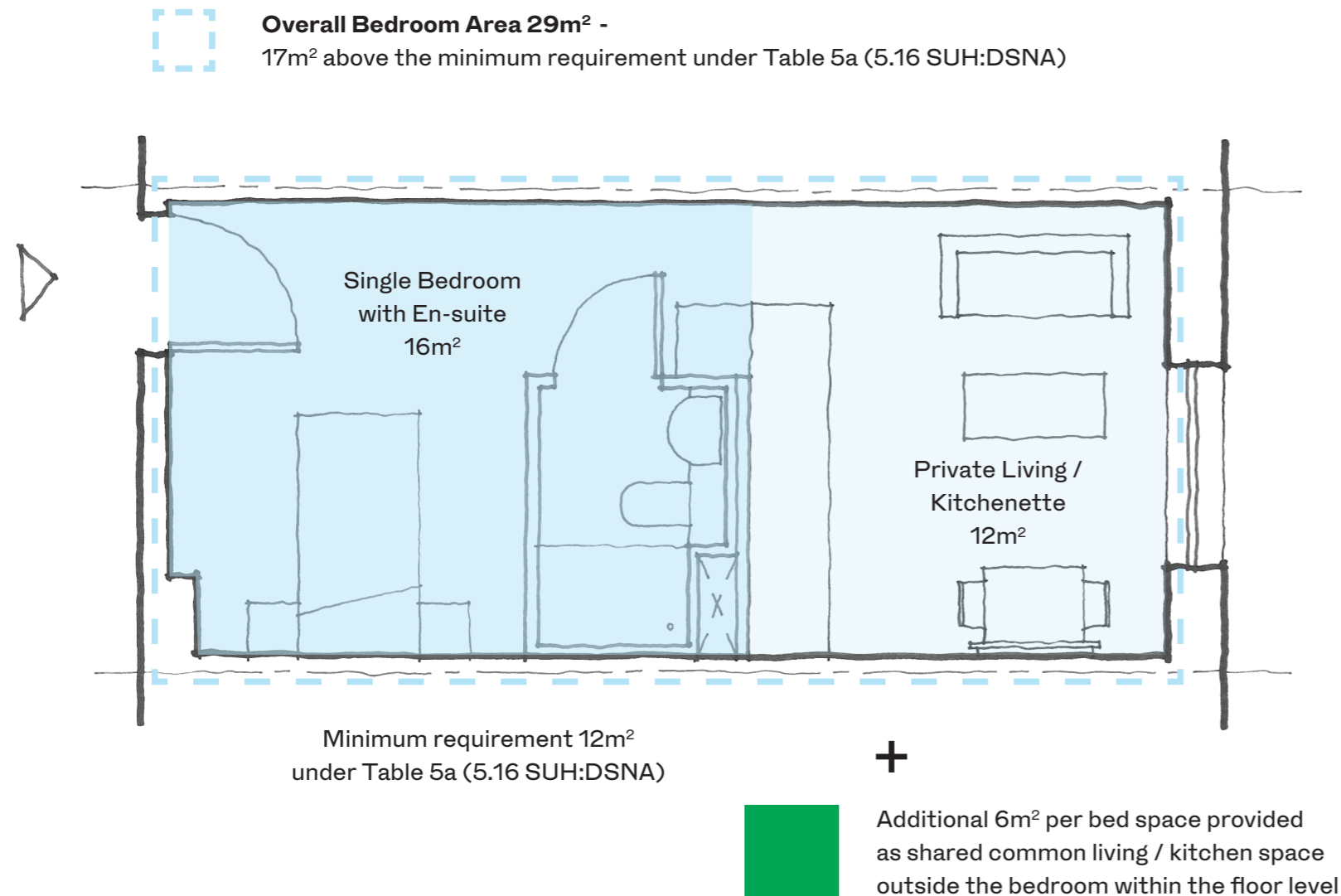
In terms of bed space numbers, the Shared Accommodation provides the following bed space numbers per each bedroom type:

- The Individual Single Bedrooms provide 1 bed space.
- The Individual Double Bedrooms provide 2 bed spaces.
- The 2 Bedroom Clusters provide a range of 2 - 4 bed spaces for each cluster type.

The table opposite and subsequent bedroom type drawings provide more information on the breakdown of bedroom areas and the provision of common living and kitchen facilities.

Spencer Place - Block 2 Shared Accommodation									
Level	Floor	Bedroom Types & Bed Spaces					Bedroom Types	Total Bedrooms	Total Bed Spaces
		Individual Single Bedroom 1 Bed Space	Individual Double Bedroom 2 Bed Spaces	2 Bedroom Cluster 2 Bed Spaces	2 Bedroom Cluster 3 Bed Spaces	2 Bedroom Cluster 4 Bed Spaces			
Basement	-1	0	0	0	0	0	0	0	0
Ground	0	0	0	0	0	0	0	0	0
Mezzanine	0	0	0	0	0	0	0	0	0
First	1	0	6	1	3	1	11	16	27
Second	2	0	6	1	3	1	11	16	27
Third	3	0	6	1	3	1	11	16	27
Fourth	4	0	6	1	3	1	11	16	27
Fifth	5	0	6	1	2	1	10	14	24
Sixth	6	0	6	1	2	1	10	14	24
Seventh	7	0	6	1	2	1	10	14	24
Eighth	8	2	3	1	1	0	7	9	13
Ninth	9	0	1	1	1	0	3	5	7
Total:		2	46	9	20	7	84	120	200
Percentage of total bedroom types/block:		2.4%	54.8%	10.7%	23.8%	8.3%			

5.2 BEDROOM TYPES



Individual Single Bedroom

(Type C4 shown)

INDIVIDUAL SINGLE BEDROOM

- **1 SINGLE BEDROOM**
- **1 BED SPACE**
- **ACCESS TO COMMON LIVING & KITCHEN FACILITIES ON FLOOR LEVEL**

The individual single bedroom contains three zones – a single bed space, an en-suite with a shower, and a private open plan living / kitchenette space.

Placing the en-suite and kitchen units centrally helps to organise and define the relative zones within the space. Storage can be built-in or remain flexible to suit each resident's individual needs.

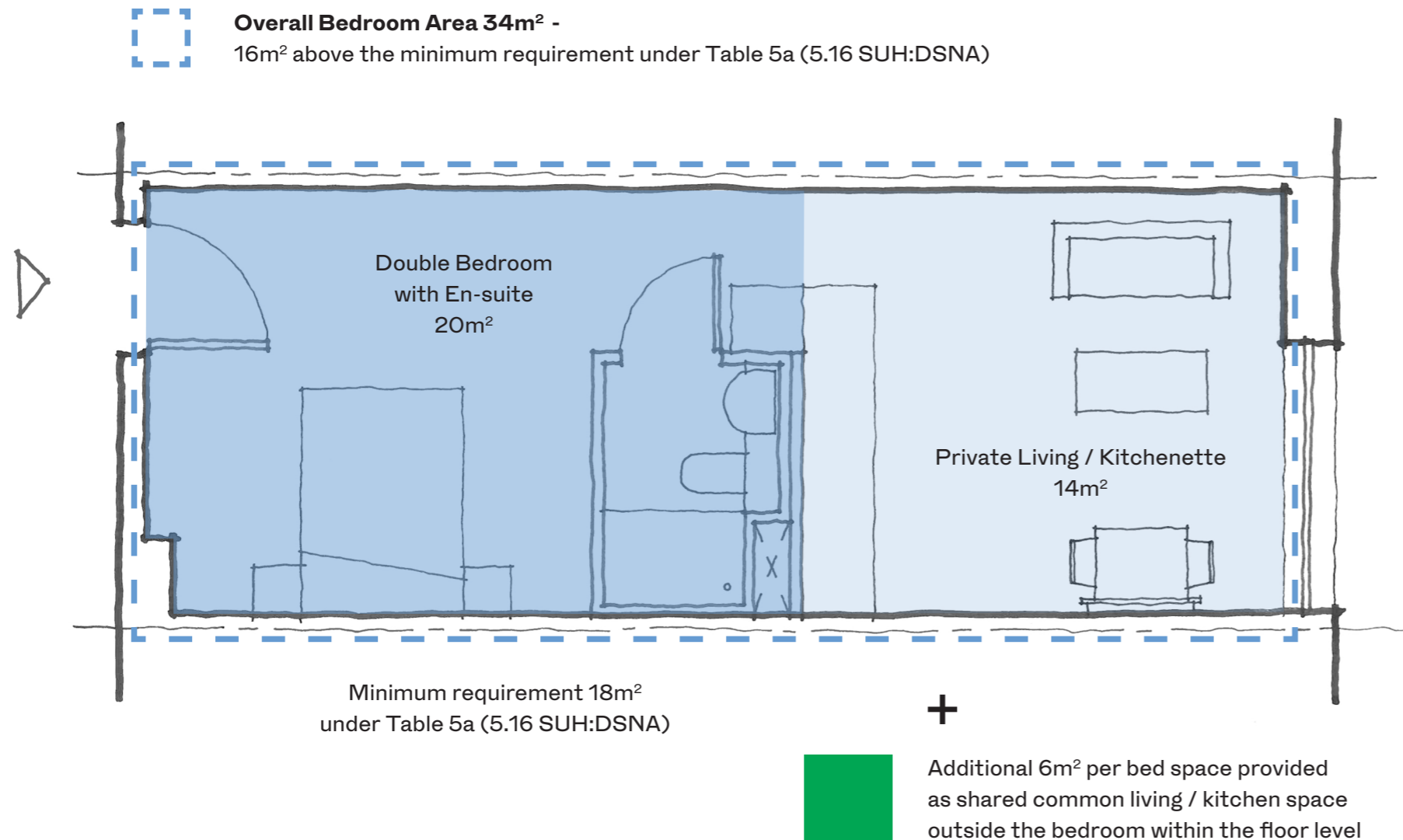
The sense of space is heightened through a large full height window to maximise daylight and views, and a 'long view' across the flat prevents any excessive compartmentation.

Each single bedroom will include a minimum 12m² single occupancy bedroom and en-suite, 6m² shared common living / kitchen space per bedspace within the floor level and each contain an minimum additional private living space of 12m².

For Type C4 shown adjacent the overall area is 29m². This is therefore 17m² above the minimum requirement for a single bedroom with en-suite under Table 5a (5.16 SUH:DSNA).

A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.

5.2 BEDROOM TYPES



INDIVIDUAL DOUBLE BEDROOM

- **1 DOUBLE BEDROOM**
- **2 BED SPACES**
- **ACCESS TO COMMON LIVING & KITCHEN FACILITIES ON FLOOR LEVEL**

The individual double bedroom contains three zones – a double bed space, an en-suite with a shower, and a private open plan living / kitchenette space.

Placing the en-suite and kitchen units centrally helps to organise and define the relative zones within the space. Storage can be built-in or remain flexible to suit each resident's individual needs.

The sense of space is heightened through a large full height window to maximise daylight and views, and a 'long view' across the flat prevents any excessive compartmentation.

Each double bedroom will include a minimum 18m² double occupancy bedroom with en-suite, 6m² shared common living / kitchen space per bedspace within the floor level and each contain an minimum additional private living space of 12m².

For Type C1 shown adjacent the overall area is 34m². This is therefore 16m² above the minimum requirement for a double bedroom with en-suite under Table 5a (5.16 SUH:DSNA).

A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.

Individual Double Bedroom

(Type C1 shown)

5.2 BEDROOM TYPES

Overall 2 Bedroom Cluster Area 47m² -
7m² above the minimum requirement under Tables 5a and 5b (5.16 SUH:DSNA)



2 BEDROOM CLUSTER

- **2 SINGLE BEDROOMS**
- **2 BED SPACES**
- **SHARING COMMON LIVING & KITCHEN FACILITIES WITHIN CLUSTER**

The two bedroom cluster is designed for sharers or young professionals. Each cluster has equality between the bedrooms and space for home working. Both bedrooms benefit from an en-suite and space for built-in storage, enabling the living area to be less cluttered.

The generous central open plan living and kitchen is shared common space. There is flexibility in the furniture layout and space within the living area for home working or to invite friends round to socialise together. Storage can be built-in or remain flexible to suit each resident's individual needs. The sense of space is heightened through large full height windows to maximise daylight and views.

Each cluster will include two minimum 12m² single occupancy bedrooms with en-suites, and each contain a shared minimum common living space of 16m² (8m² per bedspace).

For Type D1 shown adjacent the overall area is 47m². This is therefore 7m² above the minimum requirement for 2 single bedrooms with en-suites and common living and kitchen facilities under Tables 5a and 5b (5.16 SUH:DSNA).

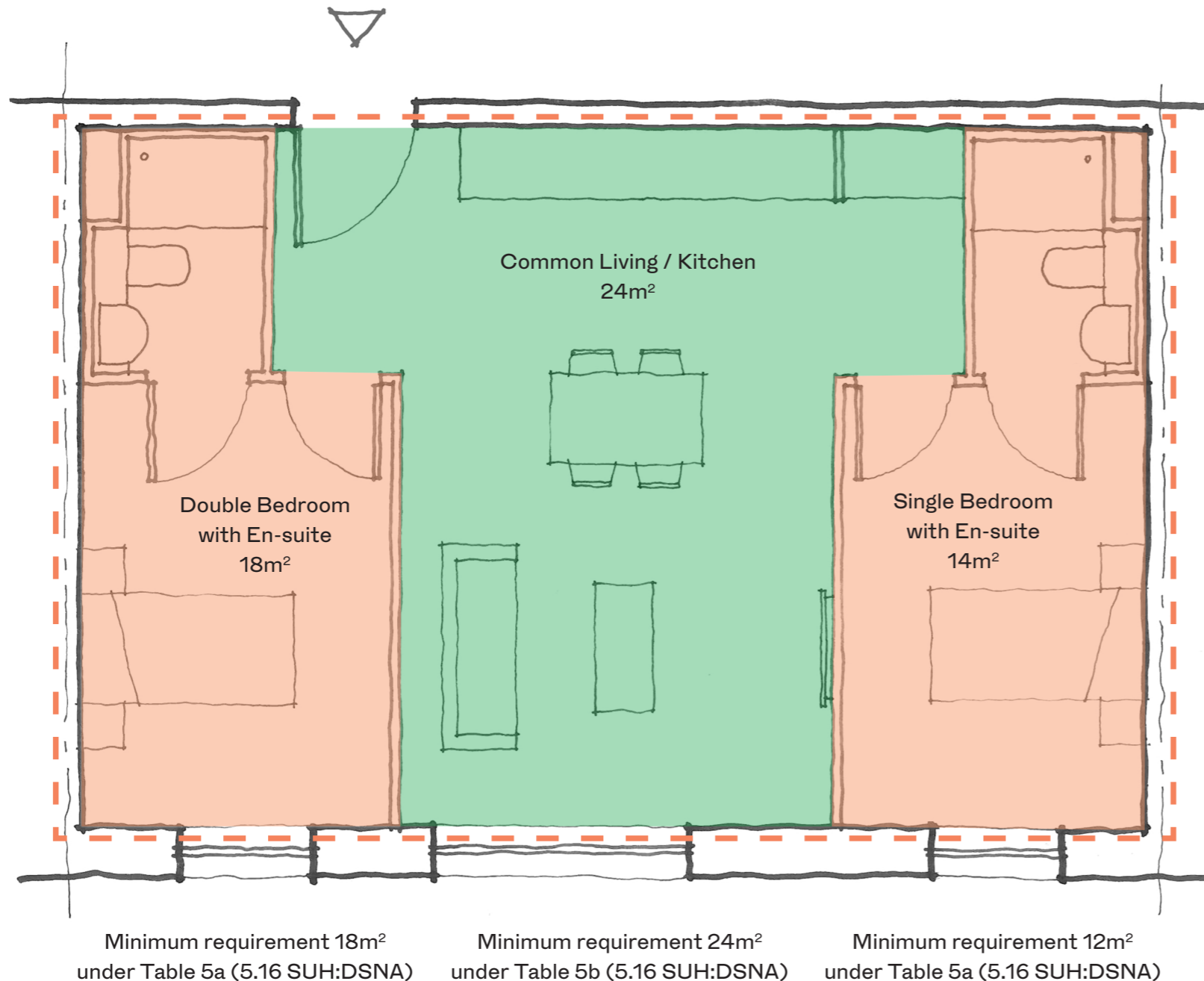
A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.

2 Bedroom Cluster

(Type D1 shown)

5.2 BEDROOM TYPES

Overall 2 Bedroom Cluster Area 57m² -
3m² above the minimum requirement under Tables 5a and 5b (5.16 SUH:DSNA)



2 BEDROOM CLUSTER

- **1 SINGLE & 1 DOUBLE BEDROOM**
- **3 BED SPACES**
- **SHARING COMMON LIVING & KITCHEN FACILITIES WITHIN CLUSTER**

The typical two bedroom cluster is designed for sharers or young professionals, with the addition of a larger bedroom for couples. Each cluster contains space for home working. Both bedrooms benefit from an en-suite and space for built-in storage, enabling the living area to be less cluttered.

The generous central open plan living and kitchen is shared common space. There is flexibility in the furniture layout and space within the living area for home working or to invite friends round to socialise together. Storage can be built-in or remain flexible to suit each resident's individual needs. The sense of space is heightened through large full height windows to maximise daylight and views.

Each cluster will include a minimum 12m² single occupancy bedroom with en-suite, and a minimum 18m² double occupancy bedroom with en-suite, and each contain a shared minimum common living space of 24m² (8m² per bedspace).

For Type D2 shown adjacent the overall area is 57m². This is therefore 3m² above the minimum requirement for 1 single bedroom and 1 double bedroom with en-suites and common living and kitchen facilities under Tables 5a and 5b (5.16 SUH:DSNA).

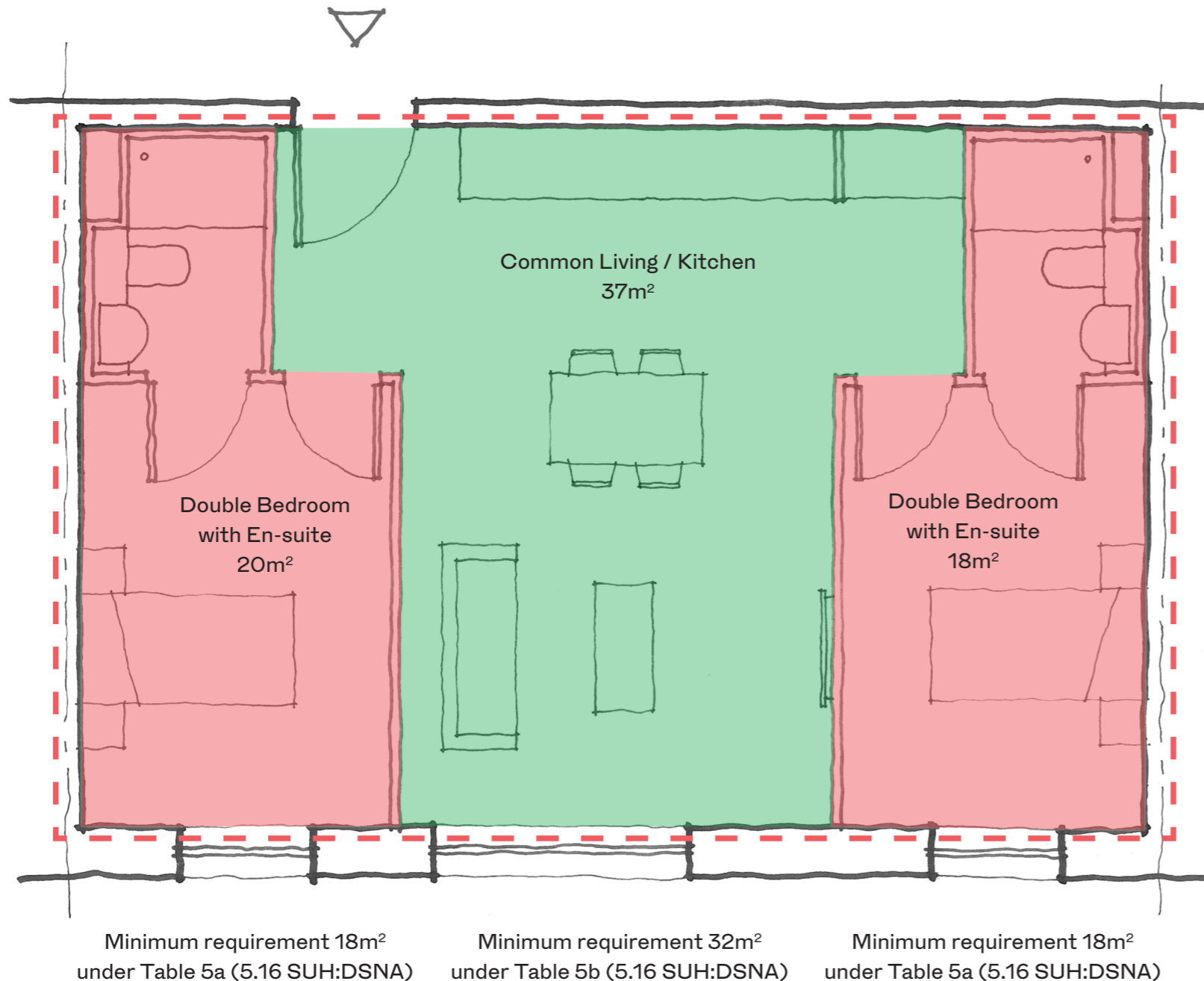
A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.

2 Bedroom Cluster

(Type D2 shown)

5.2 BEDROOM TYPES

 **Overall 2 Bedroom Cluster Area 77m² -**
9m² above the minimum requirement under Tables 5a and 5b (5.16 SUH:DSNA)



2 BEDROOM CLUSTER

- **2 DOUBLE BEDROOMS**
- **4 BED SPACES**
- **SHARING COMMON LIVING & KITCHEN FACILITIES WITHIN CLUSTER**

The typical two bedroom cluster is designed for sharers or young professionals, with larger bedrooms for any residents who desire more space. Each cluster has equality between the bedrooms and space for home working. Both bedrooms benefit from an en-suite and space for built-in storage, enabling the living area to be less cluttered.

The generous central open plan living and kitchen is shared common space. There is flexibility in the furniture layout and space within the living area for home working or to invite friends round to socialise together. Storage can be built-in or remain flexible to suit each resident's individual needs. The sense of space is heightened through large full height windows to maximise daylight and views.

Each cluster will include two minimum 18m² double occupancy bedrooms with en-suites, and each contain a shared minimum common living space of 37m² (9m² per bedspace).

For Type D4 shown adjacent the overall area is 77m². This is therefore 9m² above the minimum requirement for 2 double bedrooms with en-suites and common living and kitchen facilities under Tables 5a and 5b (5.16 SUH:DSNA).

A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.

2 Bedroom Cluster

(Type D4 shown)

5.3 COMMON LIVING & KITCHEN FACILITIES - SHARED ACCOMMODATION



1.
Common Social Spaces / Entertainment



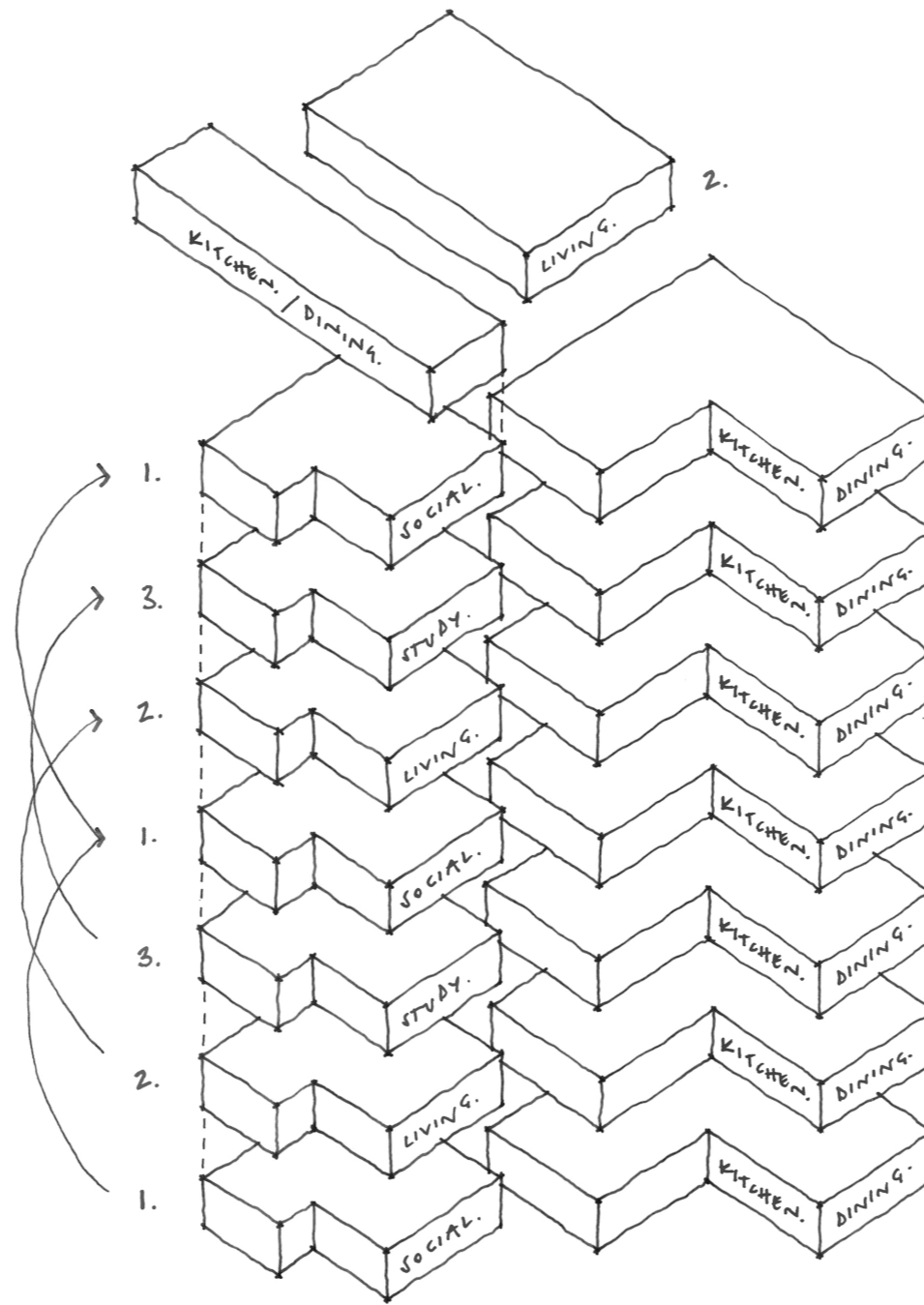
2.
Generous / Informal Living / Games Rooms



3.
Common Library / Study Spaces

Shared Accommodation Facilities

Common Living & Kitchen Facilities / Social & Flexible Amenities



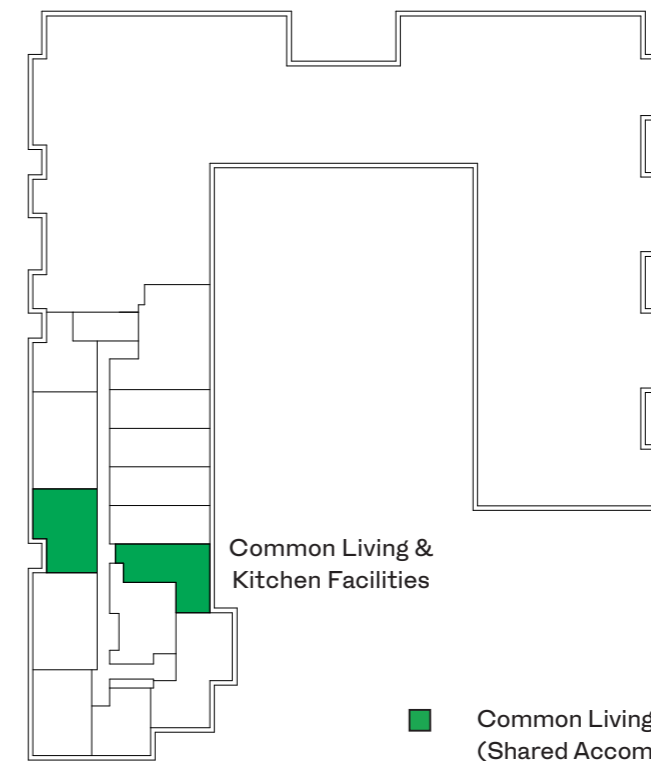
'Vertical Village' Diagram

5.3 COMMON LIVING & KITCHEN FACILITIES

The Sustainable Urban Housing: Design Standards for New Apartments (2018) describes the requirement for shared common living and kitchen space at between 8-4sqm per person based on the cluster model outlined in the guidelines. Our proposal allows for all 2 Bedroom Clusters to share common living and kitchen facilities within each cluster at a rate of 8sqm per bed space, whilst Individual Single and Double Bedrooms have access to common living and kitchen facilities at a rate of 6sqm per bed space per floor.

The on floor common living and kitchen facilities will vary on a floor by floor basis. The intention with this is to create small 'vertical villages' within the development, and in order for facilities to be easily accessible to residents without having to traverse multiple floors.

Refer to the Architect Design Statement by Henry J Lyons for further details.



Proposed Typical Floor Plan

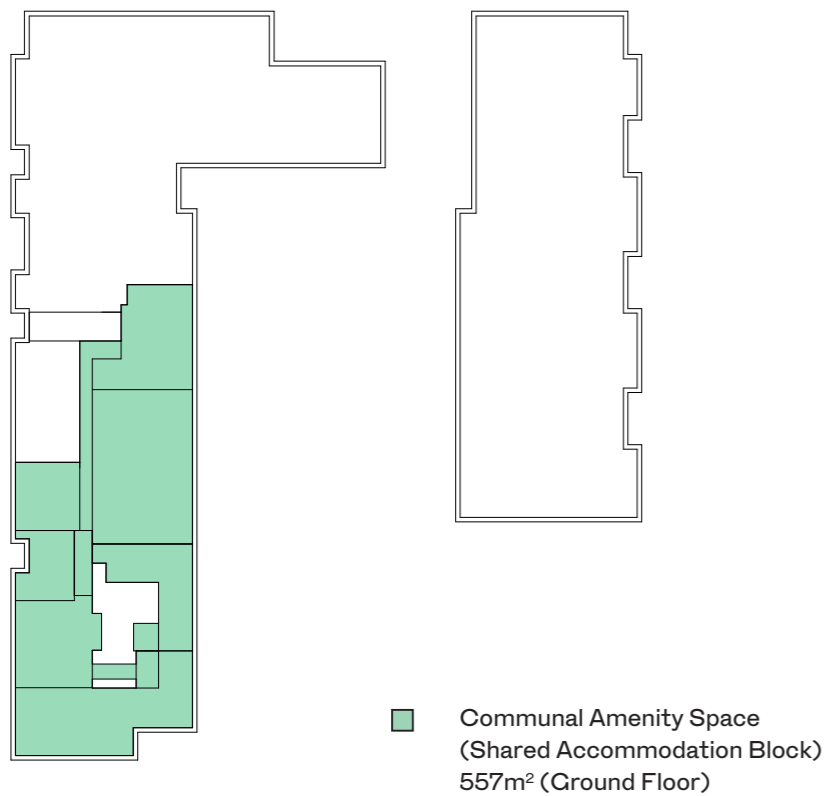
5.4 COMMUNAL AMENITY SPACE - SHARED ACCOMMODATION

5.4 COMMUNAL AMENITY SPACE

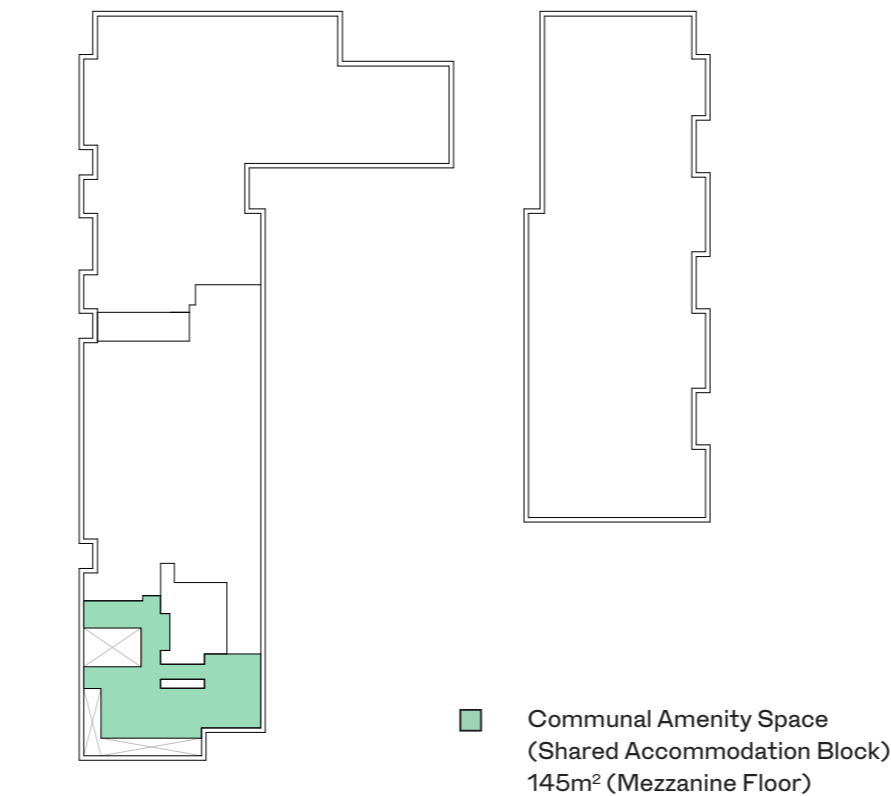
Communal amenity space is provided throughout the Shared Accommodation development. This includes a proposed cafe, gym, multimedia room and bookable rooms at Ground Floor level, and an accessible landscaped terraces on the Ninth Floor level. The intention is to provide key spaces such as the cafe, intentionally positioned at the Ground Floor level of the scheme to act as the core of the development for all residents and the public.

As with the Residential element of the development a large emphasis is placed on current best practice for provision of all communal facilities.

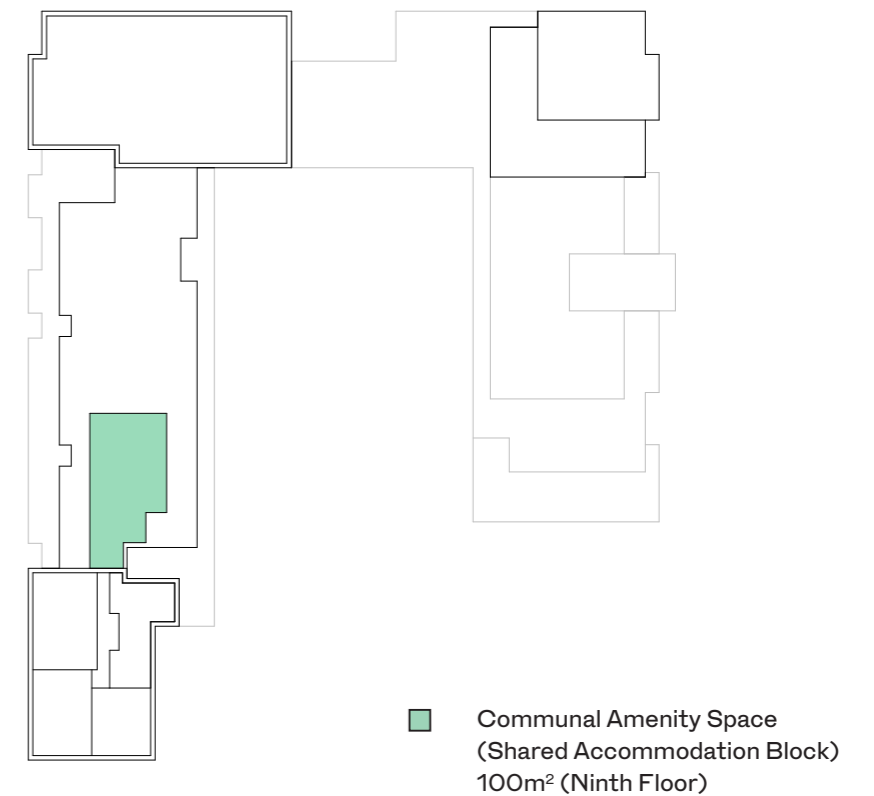
Refer to the Architect Design Statement by Henry J Lyons for further details.



Proposed Ground Floor Plan



Proposed Mezzanine Floor Plan



Proposed Ninth Floor Plan

PROPOSED Internal Communal Amenity Space

Total Shared Accommodation Communal Amenity Space : 802m²

PROPOSED External Communal Amenity Space



6.0 APARTMENT AREA SCHEDULE - RESIDENTIAL

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
GROUND																	
1A.001	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1A.002	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.003	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.004	A4	1 Bedroom Apartment	1	62	45	49.5	14.8	n/a	14.8	34.1	5.5	8.15	Yes	Single	West		
1A.005	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.006	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.007	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.008	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.009		Maintenance Store		65.3													
1A.010	B7	2 Bedroom Apartment	2	80.5	73	80.3	11.6	17.2	28.8	33.1	6.8	10.5	Yes	Single	East		
1A.011	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.012	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.013	A5	1 Bedroom Apartment	1	55	45	49.5	11.5	n/a	11.5	27.7	5.4	10.8	Yes	Single	South		
1B.001	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1B.002	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1B.003	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1B.004	A9	1 Bedroom Apartment	1	48	45	49.5	11.4	n/a	11.4	23.9	5.1	7.1	No	Single	East		
1B.005	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	East		
1B.006	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.007	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.008	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.009	B7	2 Bedroom Apartment	2	80.5	73	80.3	11.6	17.2	28.8	33.1	6.8	10.5	Yes	Single	West		
1B.010	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.011	A5	1 Bedroom Apartment	1	55	45	49.5	11.5	n/a	11.5	27.7	5.4	10.8	Yes	Single	South		
2A.001	B8	2 Bedroom Apartment	2	104.5	73	80.3	17.2	13.9	31.1	45	10.2	10.5	Yes	Dual			
2A.002	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.003	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.004	A4	1 Bedroom Apartment	1	62	45	49.5	14.8	n/a	14.8	34.1	5.5	8.15	Yes	Single	West		
2A.005	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.006	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		

NB: Notes in grey hatch
 to be edited on this sheet only

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
2A.007	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
2A.008	A5	1 Bedroom Apartment	1	55	45	49.5	11.5	n/a	11.5	27.7	5.4	10.8	Yes	Single	South		
2B.001	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2B.002	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2B.003	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2B.004	A7	1 Bedroom Apartment	1	49.8	45	49.5	12.1	n/a	12.1	26.3	3.3	5.4	Yes	Single	West		
2B.005	B14	2 Bedroom Apartment	2	63.5	63	69.3	11.9	8.3	20.2	28.2	5	6	No	Single	West		
2B.006	B13	2 Bedroom Apartment	2	63.3	63	69.3	13.9	7.1	21	29	5.3	6	No	Single	West		
2D.001	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.002	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.003	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.004	B23	2 Bedroom Apartment	2	67	63	69.3	13.3	8.2	21.5	31.6	5.4	6	No	Single	East		
FIRST FLOOR																	
1A.101	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1A.102	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.103	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.104	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.105	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.106	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.107	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.108	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.109	B9	2 Bedroom Apartment	2	93.5	73	80.3	18.9	13.6	32.5	30.1	6.8	10.3	Yes	Dual			
1A.112	B24	2 Bedroom Apartment	2	87.5	73	80.3	18	14.5	32.5	32.6	7.7	7	Yes	Dual			
1A.113	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.114	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.115	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
1B.101	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1B.102	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1B.103	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1B.104	A9	1 Bedroom Apartment	1	48	45	49.5	11.4	n/a	11.4	23.9	5.1	7.1	No	Single	East		
1B.105	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
1B.106	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.107	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.108	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.109	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.110	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.111	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.112	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
1B.113	B4 A	2 Bedroom Apartment	2	86	73	80.3	13.5	14.1	27.6	38.7	6.6	7	Yes	Dual			
1B.115	B2 4	2 Bedroom Apartment	2	85	73	80.3	14.6	16.2	30.8	31.9	8.6	7	Yes	Dual			
1B.116	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.117	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.118	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.119	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2A.101	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2A.102	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.103	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.104	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
2A.105	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.106	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.107	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
2A.108	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2B.101	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2B.102	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2B.103	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2B.104	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2B.105	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2D.101	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.102	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.103	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.104	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.105	B23	2 Bedroom Apartment	2	67	63	69.3	13.3	8.2	21.5	31.6	5.4	6	No	Single	East		

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
2D.106	A7	1 Bedroom Apartment	1	49.8	45	49.5	12.1	n/a	12.1	26.3	3.3	5.4	Yes	Single	West		
2D.107	B14	2 Bedroom Apartment	2	63.5	63	69.3	11.9	8.3	20.2	28.2	5	6	No	Single	West		
2D.108	B13	2 Bedroom Apartment	2	63.3	63	69.3	13.9	7.1	21	29	5.3	6	No	Single	West		
SECOND FLOOR																	
1A.201	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1A.202	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.203	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.204	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.205	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.206	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.207	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.208	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.209	B9	2 Bedroom Apartment	2	93.5	73	80.3	18.9	13.6	32.5	30.1	6.8	10.3	Yes	Dual			
1A.212	B24	2 Bedroom Apartment	2	87.5	73	80.3	18	14.5	32.5	32.6	7.7	7	Yes	Dual			
1A.213	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.214	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.215	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
1B.201	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1B.202	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1B.203	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1B.204	A9	1 Bedroom Apartment	1	48	45	49.5	11.4	n/a	11.4	23.9	5.1	7.1	No	Single	East		
1B.205	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.206	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.207	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.208	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.209	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.210	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.211	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.212	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
1B.213	B4 A	2 Bedroom Apartment	2	86	73	80.3	13.5	14.1	27.6	38.7	6.6	7	Yes	Dual			
1B.215	B2 4	2 Bedroom Apartment	2	85	73	80.3	14.6	16.2	30.8	31.9	8.6	7	Yes	Dual			

NB: Notes in grey hatch
to be edited on this sheet only

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
1B.216	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.217	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.218	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.219	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2A.201	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2A.202	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.203	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.204	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
2A.205	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.206	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.207	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
2A.208	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2B.201	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2B.202	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2B.203	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2B.204	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2B.205	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2D.201	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.202	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.203	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.204	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2B.205	B23	2 Bedroom Apartment	2	67	63	69.3	13.3	8.2	21.5	31.6	5.4	6	No	Single	East		
2B.206	A7	1 Bedroom Apartment	1	49.8	45	49.5	12.1	n/a	12.1	26.3	3.3	5.4	Yes	Single	West		
2B.207	B14	2 Bedroom Apartment	2	63.5	63	69.3	11.9	8.3	20.2	28.2	5	6	No	Single	West		
2B.208	B13	2 Bedroom Apartment	2	63.3	63	69.3	13.9	7.1	21	29	5.3	6	No	Single	West		
THIRD FLOOR																	
1A.301	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1A.302	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.303	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.304	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.305	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
1A.306	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.307	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.308	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.309	B9	2 Bedroom Apartment	2	93.5	73	80.3	18.9	13.6	32.5	30.1	6.8	10.3	Yes	Dual			
1A.312	B24	2 Bedroom Apartment	2	87.5	73	80.3	18	14.5	32.5	32.6	7.7	7	Yes	Dual			
1A.313	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.314	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.315	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
1B.301	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1B.302	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1B.303	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1B.304	A9	1 Bedroom Apartment	1	48	45	49.5	11.4	n/a	11.4	23.9	5.1	7.1	No	Single	East		
1B.305	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.306	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.307	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.308	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.309	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.310	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.311	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.312	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
1B.313	B4 A	2 Bedroom Apartment	2	86	73	80.3	13.5	14.1	27.6	38.7	6.6	7	Yes	Dual			
1B.315	B2 4	2 Bedroom Apartment	2	85	73	80.3	14.6	16.2	30.8	31.9	8.6	7	Yes	Dual			
1B.316	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.317	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.318	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.319	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2A.301	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2A.302	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.303	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.304	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
2A.305	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
2A.306	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.307	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
2A.308	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2B.301	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2B.302	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2B.303	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2B.304	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2B.305	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2D.301	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.302	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.303	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.304	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.305	A14	1 Bedroom Apartment	1	50.4	45	49.5	11.5	n/a	11.5	23.8	3	5.4	Yes	Dual			
2D.306	B14	2 Bedroom Apartment	2	63.5	63	69.3	11.9	8.3	20.2	28.2	5	6	No	Single	West		
2D.307	B13	2 Bedroom Apartment	2	63.3	63	69.3	13.9	7.1	21	29	5.3	6	No	Single	West		
FOURTH FLOOR																	
1A.401	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1A.402	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.403	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.404	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.405	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.406	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.407	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.408	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.409	B9	2 Bedroom Apartment	2	93.5	73	80.3	18.9	13.6	32.5	30.1	6.8	10.3	Yes	Dual			
1A.412	B24	2 Bedroom Apartment	2	87.5	73	80.3	18	14.5	32.5	32.6	7.7	7	Yes	Dual			
1A.413	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.414	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.415	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
1B.401	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1B.402	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
1B.403	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1B.404	A9	1 Bedroom Apartment	1	48	45	49.5	11.4	n/a	11.4	23.9	5.1	7.1	No	Single	East		
1B.405	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.406	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.407	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.408	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.409	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.410	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.411	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.412	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
1B.413	B4 A	2 Bedroom Apartment	2	86	73	80.3	13.5	14.1	27.6	38.7	6.6	7	Yes	Dual			
1B.415	B2 4	2 Bedroom Apartment	2	85	73	80.3	14.6	16.2	30.8	31.9	8.6	7	Yes	Dual			
1B.416	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.417	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.418	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.419	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2A.401	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2A.402	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.403	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.404	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
2A.405	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.406	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.407	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
2A.408	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2B.401	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2B.402	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2B.403	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2B.404	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2B.405	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Dual			
2B.406	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Single	East		
2D.401	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
2D.402	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.403	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.404	A14	1 Bedroom Apartment	1	50.4	45	49.5	11.5	n/a	11.5	23.8	3	5.4	Yes	Dual			
2D.405	B14	2 Bedroom Apartment	2	63.5	63	69.3	11.9	8.3	20.2	28.2	5	6	No	Single	West		
2D.406	B13	2 Bedroom Apartment	2	63.3	63	69.3	13.9	7.1	21	29	5.3	6	No	Single	West		
FIFTH FLOOR																	
1A.501	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1A.502	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.503	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.504	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.505	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.506	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.507	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.508	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.509	B9	2 Bedroom Apartment	2	93.5	73	80.3	18.9	13.6	32.5	30.1	6.8	10.3	Yes	Dual			
1A.509	B24	2 Bedroom Apartment	2	87.5	73	80.3	18	14.5	32.5	32.6	7.7	7	Yes	Dual			
1A.513	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.514	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.515	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
1B.501	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1B.502	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1B.503	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1B.504	A9	1 Bedroom Apartment	1	48	45	49.5	11.4	n/a	11.4	23.9	5.1	7.1	No	Single	East		
1B.505	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.506	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.507	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.508	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.509	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.510	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.511	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.512	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
1B.513	B4 A	2 Bedroom Apartment	2	86	73	80.3	13.5	14.1	27.6	38.7	6.6	7	Yes	Dual			
1B.515	B2 4	2 Bedroom Apartment	2	85	73	80.3	14.6	16.2	30.8	31.9	8.6	7	Yes	Dual			
1B.516	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.517	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.518	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.519	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2A.501	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2A.502	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.503	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.504	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
2A.505	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.506	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.507	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
2A.508	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2B.501	A8	1 Bedroom Apartment	1	51.2	45	49.5	11.4	n/a	11.4	27.3	4.2	7.5	Yes	Dual			
2B.502	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2B.503	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2B.504	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2B.505	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2D.501	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.502	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.503	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.504	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.505	A14	1 Bedroom Apartment	1	50.4	45	49.5	11.5	n/a	11.5	23.8	3	5.4	Yes	Dual			
2D.506	B14	2 Bedroom Apartment	2	63.5	63	69.3	11.9	8.3	20.2	28.2	5	6	No	Single	West		
2D.507	B13	2 Bedroom Apartment	2	63.3	63	69.3	13.9	7.1	21	29	5.3	6	No	Single	West		
SIXTH FLOOR																	
1A.601	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1A.602	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.603	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.604	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
1A.605	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.606	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.607	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.608	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.609	B9	2 Bedroom Apartment	2	93.5	73	80.3	18.9	13.6	32.5	30.1	6.8	10.3	Yes	Dual			
1A.612	B24	2 Bedroom Apartment	2	87.5	73	80.3	18	14.5	32.5	32.6	7.7	7	Yes	Dual			
1A.613	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.614	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.615	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
1B.601	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1B.602	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1B.603	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1B.604	A9	1 Bedroom Apartment	1	48	45	49.5	11.4	n/a	11.4	23.9	5.1	7.1	No	Single	East		
1B.605	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.606	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.607	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.608	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.609	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.610	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.611	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.612	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
1B.613	B4 A	2 Bedroom Apartment	2	86	73	80.3	13.5	14.1	27.6	38.7	6.6	7	Yes	Single	South		
1B.615	B2 4	2 Bedroom Apartment	2	85	73	80.3	14.6	16.2	30.8	31.9	8.6	7	Yes	Dual			
1B.616	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.617	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.618	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.619	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2A.601		Communal		51.2													
2A.602	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.603	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.604	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
2A.605	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.606	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.607	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
2A.608	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2B.601		Communal		51.2													
2B.602	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2B.603	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2B.604	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2B.605	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2D.601	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.602	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.603	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.604	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	East		
2D.605	A14	1 Bedroom Apartment	1	50.4	45	49.5	11.5	n/a	11.5	23.8	3	5.4	Yes	Dual			
2D.606	B14	2 Bedroom Apartment	2	63.5	63	69.3	11.9	8.3	20.2	28.2	5	6	No	Single	West		
2D.607	B13	2 Bedroom Apartment	2	63.3	63	69.3	13.9	7.1	21	29	5.3	6	No	Single	West		
SEVENTH FLOOR																	
1A.701	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1A.702	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.703	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.704	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.705	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.706	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.707	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.708	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.709	B9	2 Bedroom Apartment	2	93.5	73	80.3	18.9	13.6	32.5	30.1	6.8	10.3	Yes	Dual			
1A.712	B24	2 Bedroom Apartment	2	87.5	73	80.3	18	14.5	32.5	32.6	7.7	7	Yes	Single	East		
1A.713	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.714	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.715	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
1B.701	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
1B.702	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1B.703	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1B.704	A9	1 Bedroom Apartment	1	48	45	49.5	11.4	n/a	11.4	23.9	5.1	7.1	No	Single	East		
1B.705	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.706	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.707	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.708	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.709	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.710	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.711	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	East		
1B.712	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
1B.713	B4 A	2 Bedroom Apartment	2	86	73	80.3	13.5	14.1	27.6	38.7	6.6	7	Yes	Dual			
1B.715	B2 4	2 Bedroom Apartment	2	85	73	80.3	14.6	16.2	30.8	31.9	8.6	7	Yes	Dual			
1B.716	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.717	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.718	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	West		
1B.719	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2A.701	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.702	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.703	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
2A.704	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.705	A3	1 Bedroom Apartment	1	50.3	45	49.5	12.8	n/a	12.8	26.4	3.2	7.1	Yes	Single	West		
2A.706	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
2A.707	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
2B.701	B28	2 Bedroom Apartment	2	99	73	80.3	13.1	13.1	26.2	51.4	6	12	Yes	Dual			
2B.702	B25	2 Bedroom Apartment	2	96	73	80.3	24	11.5	35.5	38.7	8.2	14	Yes	Single	East		
2B.703	A12	1 Bedroom Apartment	1	60	45	49.5	12.4	n/a	12.4	35.1	5.7	14	Yes	Single	East		
2B.704	A13	1 Bedroom Apartment	1	51.3	45	49.5	11.6	n/a	11.6	23.2	3.3	5.4	Yes	Dual			
2B.705	B15	2 Bedroom Apartment	2	68	63	69.3	13	7.1	20.1	33.6	5	7	No	Single	West		
EIGHTH FLOOR																	
1A.801	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
1A.802	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.803	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.804	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.805	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.806	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.807	A2	1 Bedroom Apartment	1	48.4	45	49.5	12.8	n/a	12.8	24.8	3.1	7.1	No	Single	West		
1A.808	B1	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	31.7	6.1	7.4	No	Single	West		
1A.809	B9	2 Bedroom Apartment	2	93.5	73	80.3	18.9	13.6	32.5	30.1	6.8	10.3	Yes	Dual			
1A.810	B24	2 Bedroom Apartment	2	87.5	73	80.3	18	14.5	32.5	32.6	7.7	7	Yes	Dual			
1A.811	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.812	A1	1 Bedroom Apartment	1	49.7	45	49.5	12	n/a	12	26	3.1	5.4	Yes	Single	East		
1A.813	B2	2 Bedroom Apartment	2	75.8	73	80.3	11.4	13.3	24.7	30.1	6.2	7	No	Dual			
1B.801	B10	2 Bedroom Apartment	2	81.9	73	80.3	12.9	12	24.9	35.6	6.1	7	Yes	Dual			
1B.802	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Single	East		
1B.803	B26	2 Bedroom Apartment	2	114	73	80.3	19	15.3	34.3	58.3	7.5	11.5	Yes	Dual			
1B.804	A10	1 Bedroom Apartment	1	53	45	49.5	11.5	n/a	11.5	31	3.9	5.4	Yes	Single	East		
1B.805	B27	2 Bedroom Apartment	2	73	73	80.3	13	11.4	24.4	30	6	14	No	Single	East		
1B.806	B27	2 Bedroom Apartment	2	73	73	80.3	13	11.4	24.4	30	6	14	No	Single	East		
Communal Space		Gym		150													
1B.807	B4 A	2 Bedroom Apartment	2	86	73	80.3	13.5	14.1	27.6	38.7	6.6	7	Yes	Dual			
1B.808	B2 4	2 Bedroom Apartment	2	85	73	80.3	14.6	16.2	30.8	31.9	8.6	7	Yes	Dual			
1B.809	A22	1 Bedroom Apartment	1	46	45	49.5	11.4	n/a	11.4	23.3	4.2	5.4	No	Single	West		
1B.810	B12	2 Bedroom Apartment	2	73.5	73	80.3	11.5	13.1	24.6	30	6.2	7.1	No	Single	West		
1B.811	A16	1 Bedroom Apartment	1	47.2	45	49.5	11.5	n/a	11.5	25	3.6	7	No	Single	South		
2A.801	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.802	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.803	A18	1 Bedroom Apartment	1	55.1	45	49.5	14	n/a	14	29.4	4.5	5.5	Yes	Dual			
2A.804	A17	1 Bedroom Apartment	1	54	45	49.5	11.4	n/a	11.4	32	3.4	9	Yes	Single	West		
2A.805	B21	2 Bedroom Apartment	2	77	73	80.3	11.4	13	24.4	32	6.4	7	No	Single	East		
2A.806	A16	1 Bedroom Apartment	1	47.2	45	49.5	11.5	n/a	11.5	25	3.6	7	No	Single	East		
2B.801	B28	2 Bedroom Apartment	2	99	73	80.3	13.1	13.1	26.2	51.4	6	12	Yes	Dual			

NB: Notes in grey hatch
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Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
2B.802	A23	1 Bedroom Apartment	1	61	45	49.5	15.9	n/a	15.9	35.1	3.4	14	Yes	Dual			
NINTH FLOOR																	
1A.901	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.902	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.903	A18	1 Bedroom Apartment	1	55.1	45	49.5	14	n/a	14	29.4	4.5	5.5	Yes	Single	West		
1A.904	A15	1 Bedroom Apartment	1	66.5	45	49.5	13.9	n/a	13.9	38.6	11.6	5	Yes	Single	West		
1A.905	B18	2 Bedroom Apartment	2	82	73	80.3	13.6	14.6	28.2	30.4	10.1	11	Yes	Single	West		
1A.906	A21	1 Bedroom Apartment	1	55	45	49.5	13.7	n/a	13.7	29.3	5.1	5	Yes	Dual			
1A.907	A20	1 Bedroom Apartment	1	61	45	49.5	12.1	n/a	12.1	36.3	5.6	5.4	Yes	Dual			
1A.908	A24	1 Bedroom Apartment	1	53	45	49.5	11.6	n/a	11.6	29.9	4	5.4	Yes	Single	East		
1A.909	B12	2 Bedroom Apartment	2	73.5	73	80.3	11.5	13.1	24.6	30	6.2	7.1	No	Single	East		
1A.910	A11	1 Bedroom Apartment	1	50	45	49.5	12.2	n/a	12.2	25.9	4.9	5.4	Yes	Dual			
1B.901	B19	2 Bedroom Apartment	2	97	73	80.3	13.2	18.7	31.9	39.6	9.9	7	Yes	Dual			
1B.902	A10	1 Bedroom Apartment	1	53	45	49.5	11.5	n/a	11.5	31	3.9	5.4	Yes	Single	East		
1B.903	B27	2 Bedroom Apartment	2	73	73	80.3	13	11.4	24.4	30	6	14	No	Single	East		
1B.904	B27	2 Bedroom Apartment	2	73	73	80.3	13	11.4	24.4	30	6	14	No	Single	East		
1B.905		Residents Lounge		355													
1B.909	A22	1 Bedroom Apartment	1	46	45	49.5	11.4	n/a	11.4	23.3	4.2	5.4	No	Single	East		
1B.910	B12	2 Bedroom Apartment	2	73.5	73	80.3	11.5	13.1	24.6	30	6.2	7.1	No	Single	East		
2A.901	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.902	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.903	A18	1 Bedroom Apartment	1	55.1	45	49.5	14	n/a	14	29.4	4.5	5.5	Yes	Dual			
2A.906	A16	1 Bedroom Apartment	1	47.2	45	49.5	11.5	n/a	11.5	25	3.6	7	No	Dual			
TENTH FLOOR																	
1A.1001	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.1002	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.1003	A18	1 Bedroom Apartment	1	55.1	45	49.5	14	n/a	14	29.4	4.5	5.5	Yes	Single	West		
1A.1004	A15	1 Bedroom Apartment	1	66.5	45	49.5	13.9	n/a	13.9	38.6	11.6	5	Yes	Single	West		
1A.1005	B18	2 Bedroom Apartment	2	82	73	80.3	13.6	14.6	28.2	30.4	10.1	11	Yes	Single	West		
1A.1006	A21	1 Bedroom Apartment	1	55	45	49.5	13.7	n/a	13.7	29.3	5.1	5	Yes	Dual			
1A.1007	A20	1 Bedroom Apartment	1	61	45	49.5	12.1	n/a	12.1	36.3	5.6	5.4	Yes	Dual			

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Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
1A.1008	A24	1 Bedroom Apartment	1	53	45	49.5	11.6	n/a	11.6	29.9	4	5.4	Yes	Single	East		
1A.1009	B12	2 Bedroom Apartment	2	73.5	73	80.3	11.5	13.1	24.6	30	6.2	7.1	No	Single	East		
1A.1010	A11	1 Bedroom Apartment	1	50	45	49.5	12.2	n/a	12.2	25.9	4.9	5.4	Yes	Dual			
1B.1001	B19	2 Bedroom Apartment	2	97	73	80.3	13.2	18.7	31.9	39.6	9.9	7	Yes	Dual			
1B.1002		Communal Space		237													
1B.1003		Indoor / Outdoor Terrace		123													
2A.1001	B4	2 Bedroom Apartment	2	75.1	73	80.3	11.4	13	24.4	30.1	6.1	7	No	Dual			
2A.1002	B5	2 Bedroom Apartment	2	87.4	73	80.3	12.1	11.9	24	38.4	8.4	12.1	Yes	Dual			
2A.1003	A18	1 Bedroom Apartment	1	55.1	45	49.5	14	n/a	14	29.4	4.5	5.5	Yes	Dual			
2A.1004	A16	1 Bedroom Apartment	1	47.2	45	49.5	11.5	n/a	11.5	25	3.6	7	No	Dual			
ELEVENTH FLOOR																	
1A.1001	B11	2 Bedroom Apartment	2	79.1	73	80.3	12.5	15.2	27.7	30.2	6.2	7	No	Dual			
1A.1002	B6	2 Bedroom Apartment	2	80.4	73	80.3	11.8	13.1	24.9	35	6.1	11.6	Yes	Dual			
1A.1003	A18	1 Bedroom Apartment	1	55.1	45	49.5	14	n/a	14	29.4	4.5	5.5	Yes	Dual			
1A.1004	A11	1 Bedroom Apartment	1	50	45	49.5	12.2	n/a	12.2	25.9	4.9	5.4	Yes	Dual			
TWELFTH FLOOR																	
1A.1001	B22	2 Bedroom Apartment	2	77	73	80.3	11.4	13	24.4	31.5	6	12.1	No	Dual			
1A.1002	A18	1 Bedroom Apartment	1	55.1	45	49.5	14	n/a	14	29.4	4.5	5.5	Yes	Dual			
1A.1003	B20	2 Bedroom Apartment	2	107	73	80.3	15	16.5	31.5	46.8	12.1	12.5	Yes	Dual			
TOTALS																	
B1 GF	23		23	1547.6									12	6			
B1 1F	31		31	2033.3									14	13			
B1 2F	31		31	2033.3									14	13			
B1 3F	31		31	2033.3									14	13			
B1 4F	31		31	2033.3									14	13			
B1 5F	31		31	2033.3									14	13			
B1 6F	31		31	2033.3									14	12			
B1 7F	31		31	2033.3									14	12			
B1 8F	24		24	1631.8									11	9			
B1 9F	16		16	1426.1									10	6			
B1 10F	11		11	655.6									9	5			

Spencer Place - Apartment Area Schedule

Henry J Lyons

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features			Comments
					Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	+ 10% Over Min	View/Aspect	Orientation		
B1 11F	4		4	503.7									3	7			
B1 12F	3		3	239.1									2	6			
B1 TOTAL	298		298	20237									145	128			
B2 GF	14		14	898.9									11	4			
B2 1F	13		13	855.4									8	8			
B2 2F	13		13	855.4									8	8			
B2 3F	13		13	855.4									8	8			
B2 4F	14		14	905.7									9	8			
B2 5F	13		13	855.4									8	8			
B2 6F	11		11	855.4									6	6			
B2 7F	12		12	838.7									8	5			
B2 8F	8		8	555.8									5	5			
B2 9F	4		4	264.8									2	4			
B2 10F	4		4	264.8									2	4			
B2 PRIVATE TOTAL	119		119	8005.7									75	68			
B2 GF	4		4	217.9									3	0			
B2 1F	8		8	444.8									5	0			
B2 2F	8		8	444.8									5	0			
B2 3F	7		7	378.4									5	1			
B2 4F	6		6	328.1									4	1			
B2 5F	7		7	378.4									5	1			
B2 6F	7		7	378.4									5	1			
B2 PART V TOTAL	47		47	2570.8									32	4			

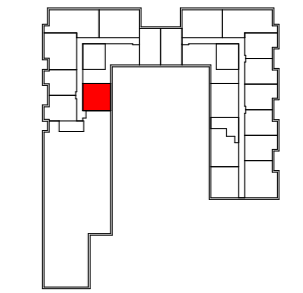
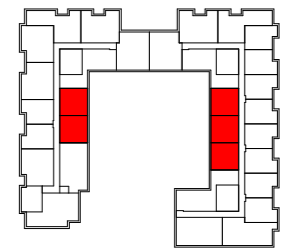
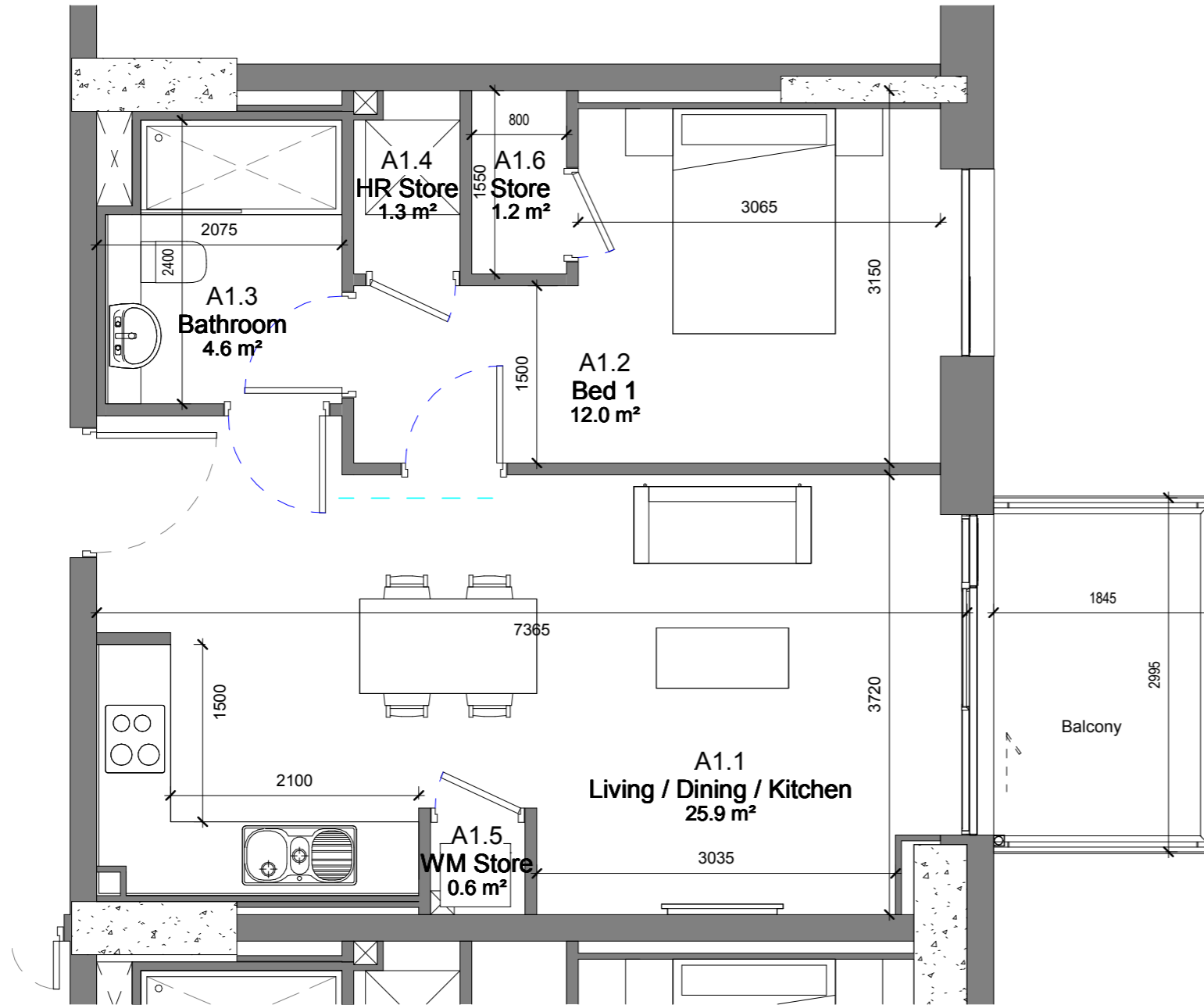
Revisions

- 1 ISSUED FOR SHD PRE-APPLICATION 29/03/2019
- 2 ISSUED FOR SHD PLANNING 02/08/2019



7.0 UNIT TYPES - RESIDENTIAL

NOTE
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CLIENT
Spencer Place Development Company Limited

PROJECT
Spencer Place Residential City Block 2

DATE	11/29/18
SCALE	As indicated @A3
DRAWN	Author
CHECKED	Checker
MODEL FILE NAME	950291-Spencer Place North

DRAWING

Unit Type A1

HJL JOB No.	DRAWING NUMBER
950291	16XX-A1

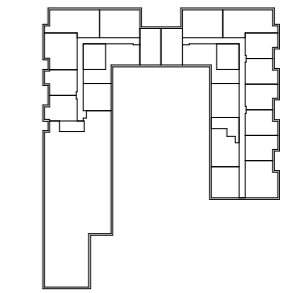
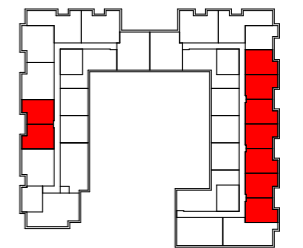
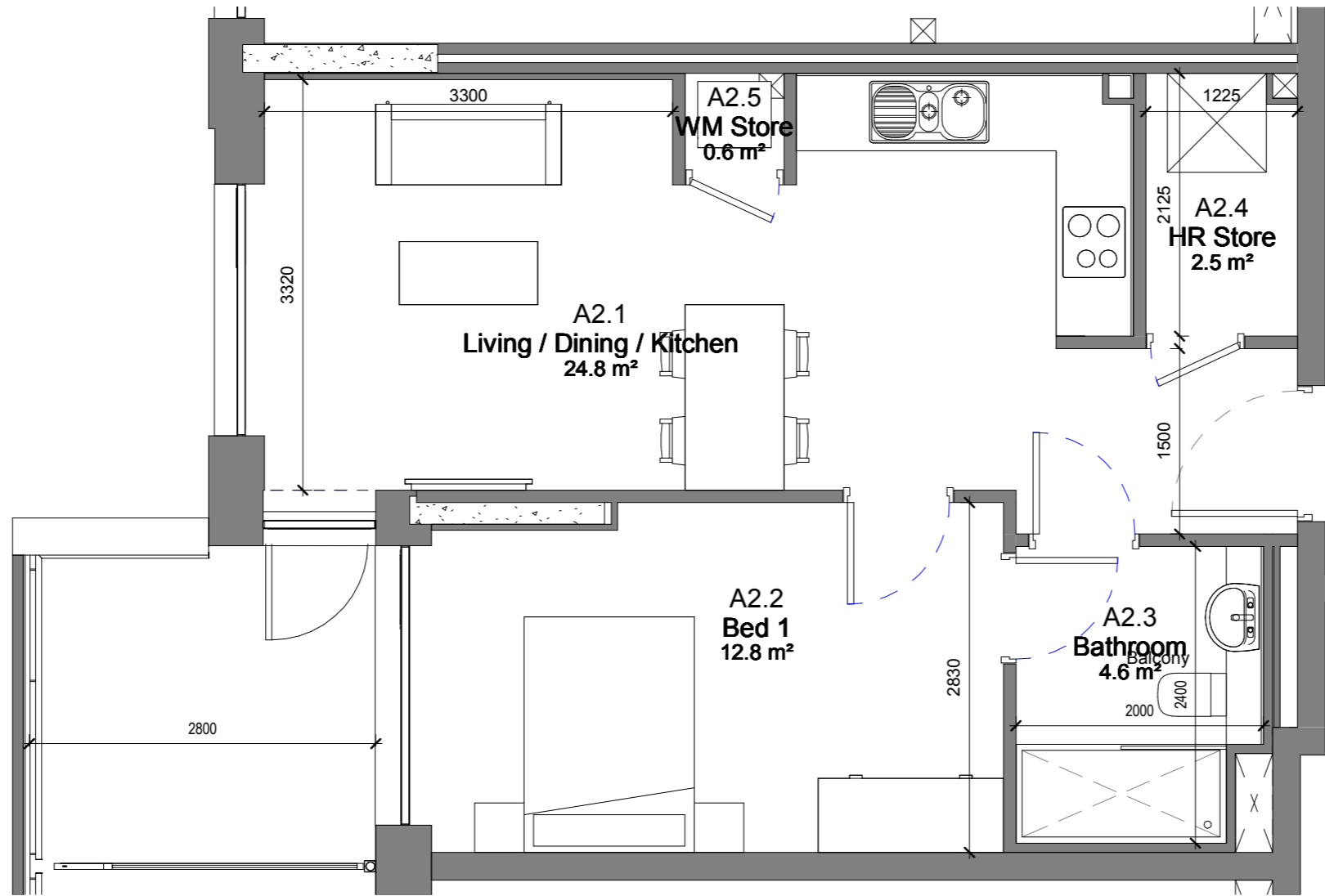
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	26.0m ²
BEDROOM	11.4m ²	12.0m ²
STORAGE	3m ²	3.1m ²

TARGET	TOTAL AREA
45m ²	49.7m ²

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ROOM NAME	TARGET	AREA
BALCONY	5m ²	7.1m ²
LIVING / KITCHEN / DINING	23m ²	24.8m ²
BEDROOM	11.4m ²	12.8m ²
STORAGE	3m ²	3.1m ²

TARGET	TOTAL AREA
45m ²	48.4m ²

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DATE: 11/29/18
SCALE: As indicated @A3
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MODEL FILE NAME: 950291-Spencer Place North

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Unit Type A2

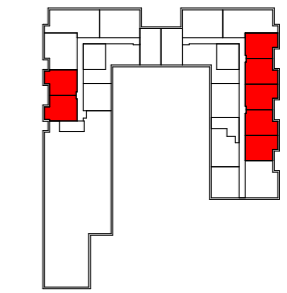
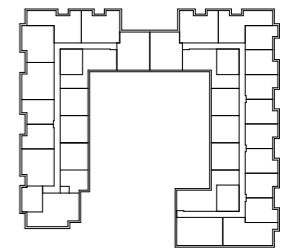
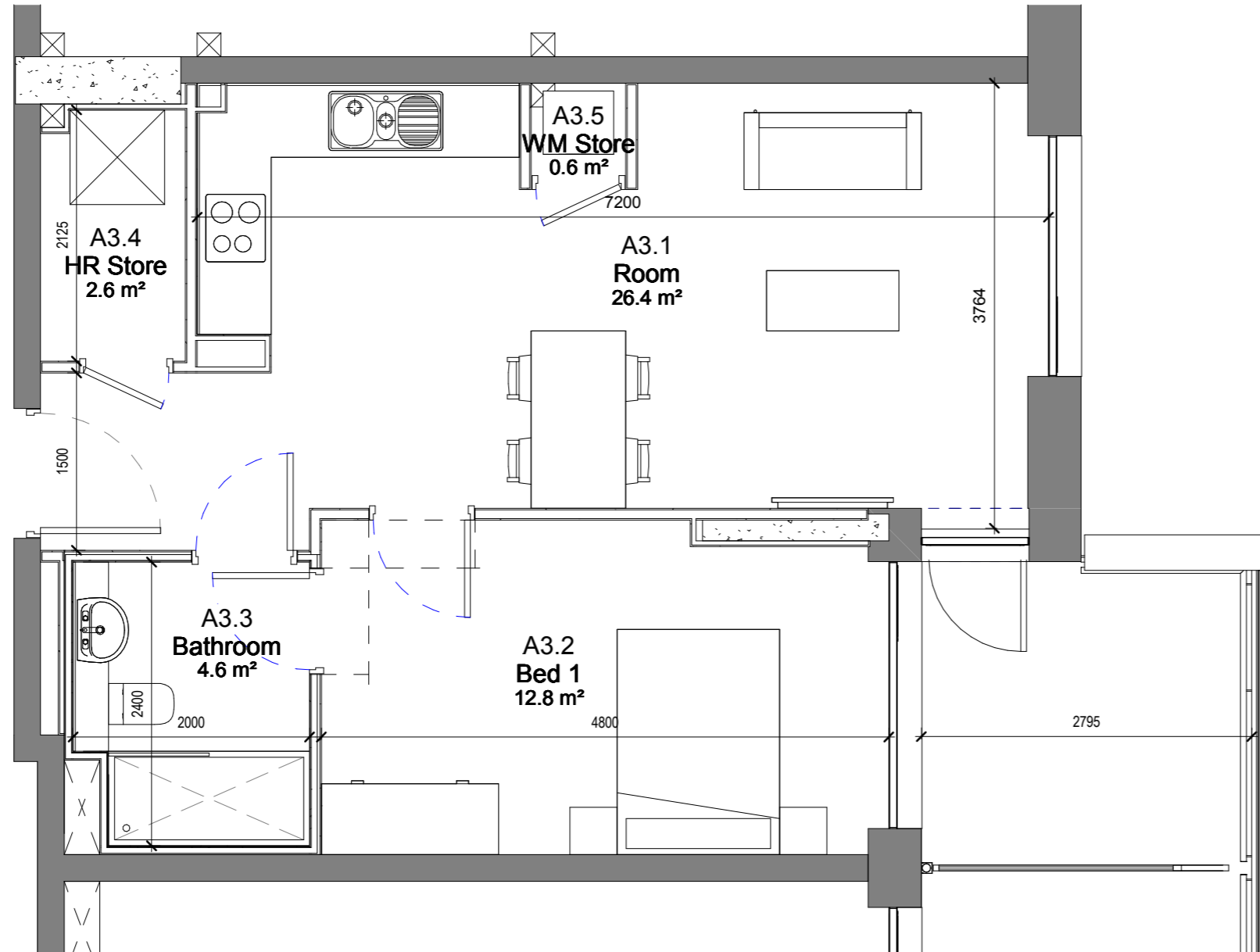
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	26.4m ²
BEDROOM	11.4m ²	12.8m ²
STORAGE	3m ²	3.2m ²

TARGET	TOTAL AREA
45m ²	50.3m ²

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PROJECT
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DATE	02/08/19
SCALE	As indicated @A3
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CHECKED	Checker
MODEL FILE NAME	950291-Spencer Place North-

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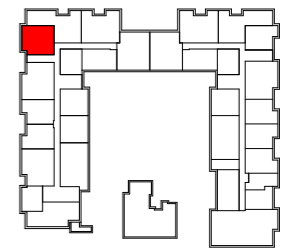
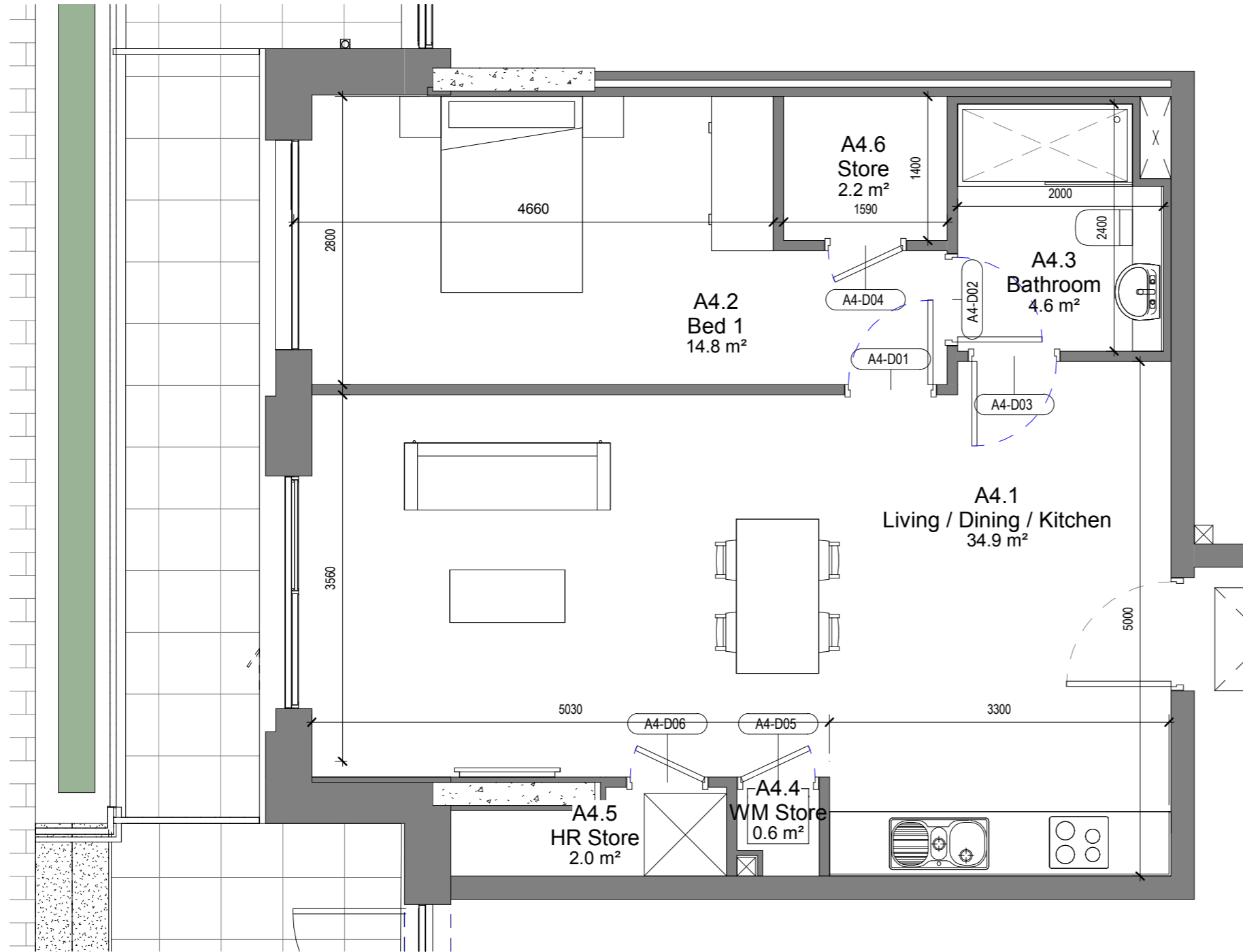
Unit Type A3

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950291 **16XX-A3**

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Unit Type A4 GROUND FLOOR

HJL JOB No.	DRAWING NUMBER
950291	16XX-A4

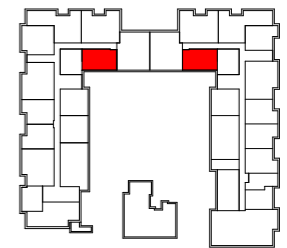
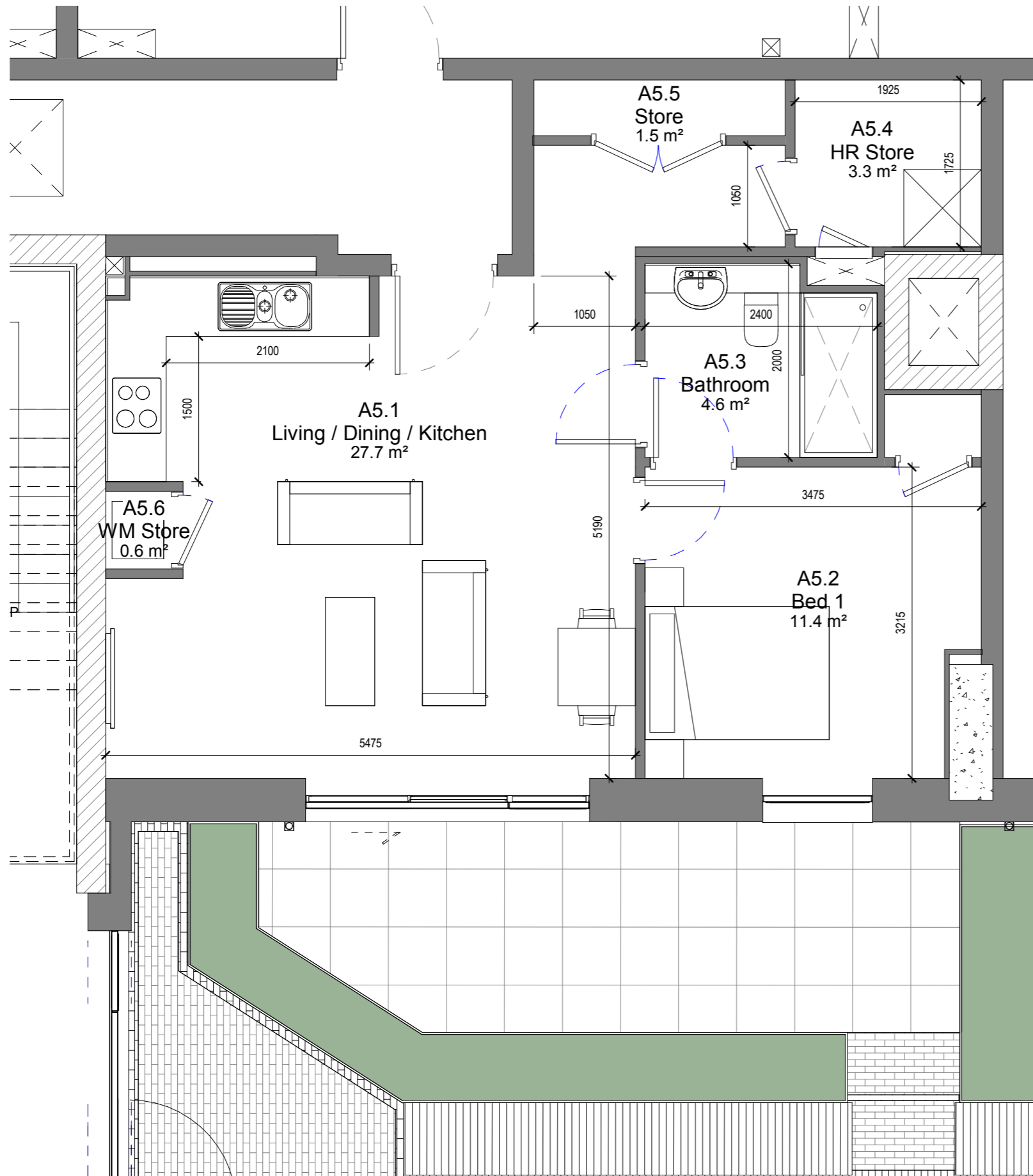
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	34.1m ²
BEDROOM	11.4m ²	14.8m ²
STORAGE	3m ²	5.5m ²

TARGET	TOTAL AREA
45m ²	62m ²

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Spencer Place Residential City Block 2

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Unit Type A5 Ground Floor Unit

HJL JOB No.	DRAWING NUMBER
950291	16XX-A5

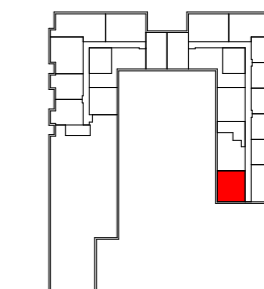
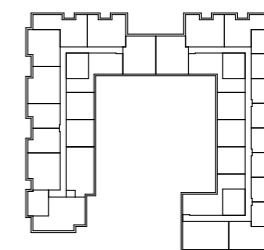
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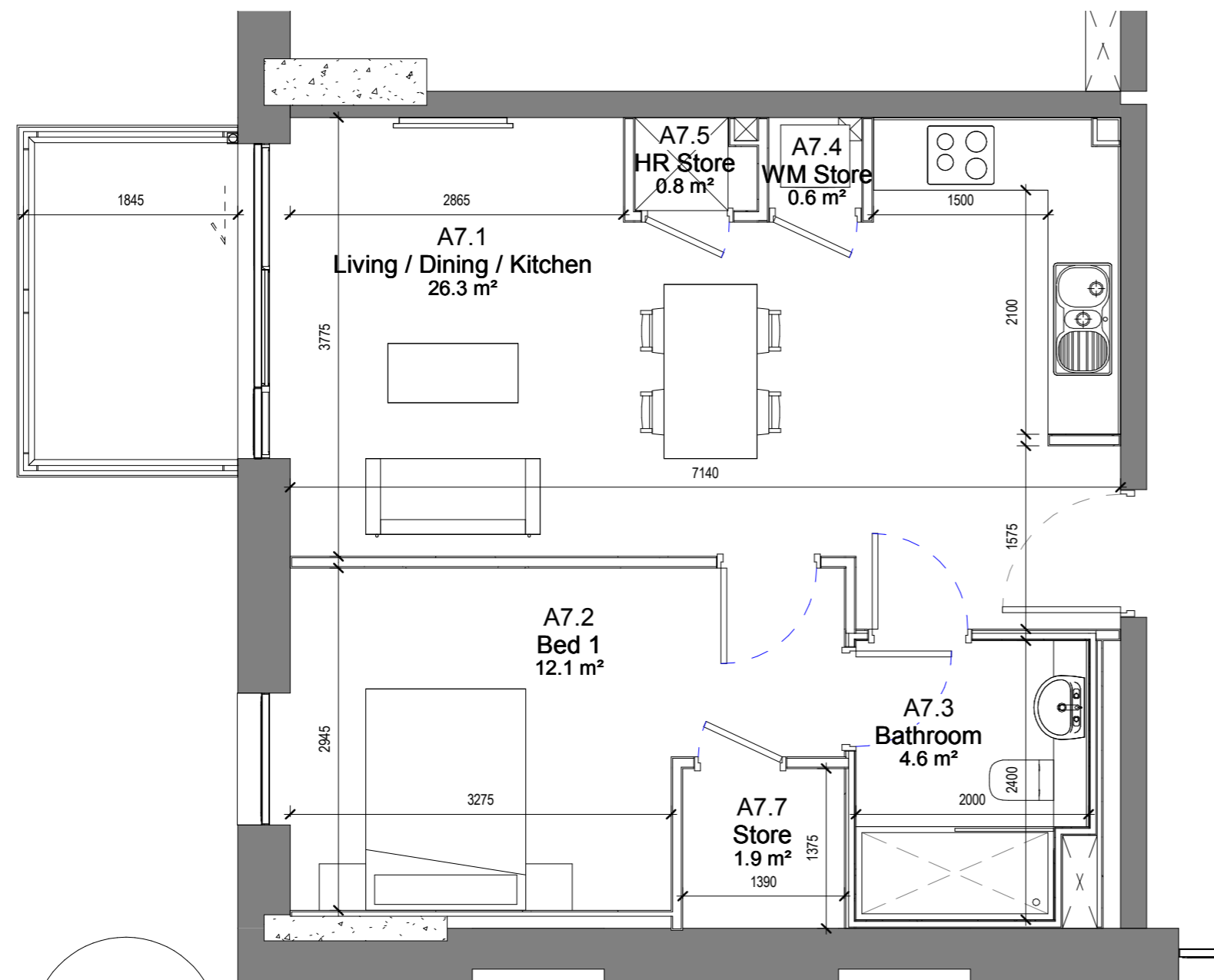
ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	27.7m ²
BEDROOM	11.4m ²	11.5m ²
STORAGE	3m ²	5.4m ²

TARGET	TOTAL AREA
45m ²	55m ²

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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	26.3m ²
BEDROOM	11.4m ²	12.1m ²
STORAGE	3m ²	3.3m ²

TARGET	TOTAL AREA
45m ²	49.8m ²

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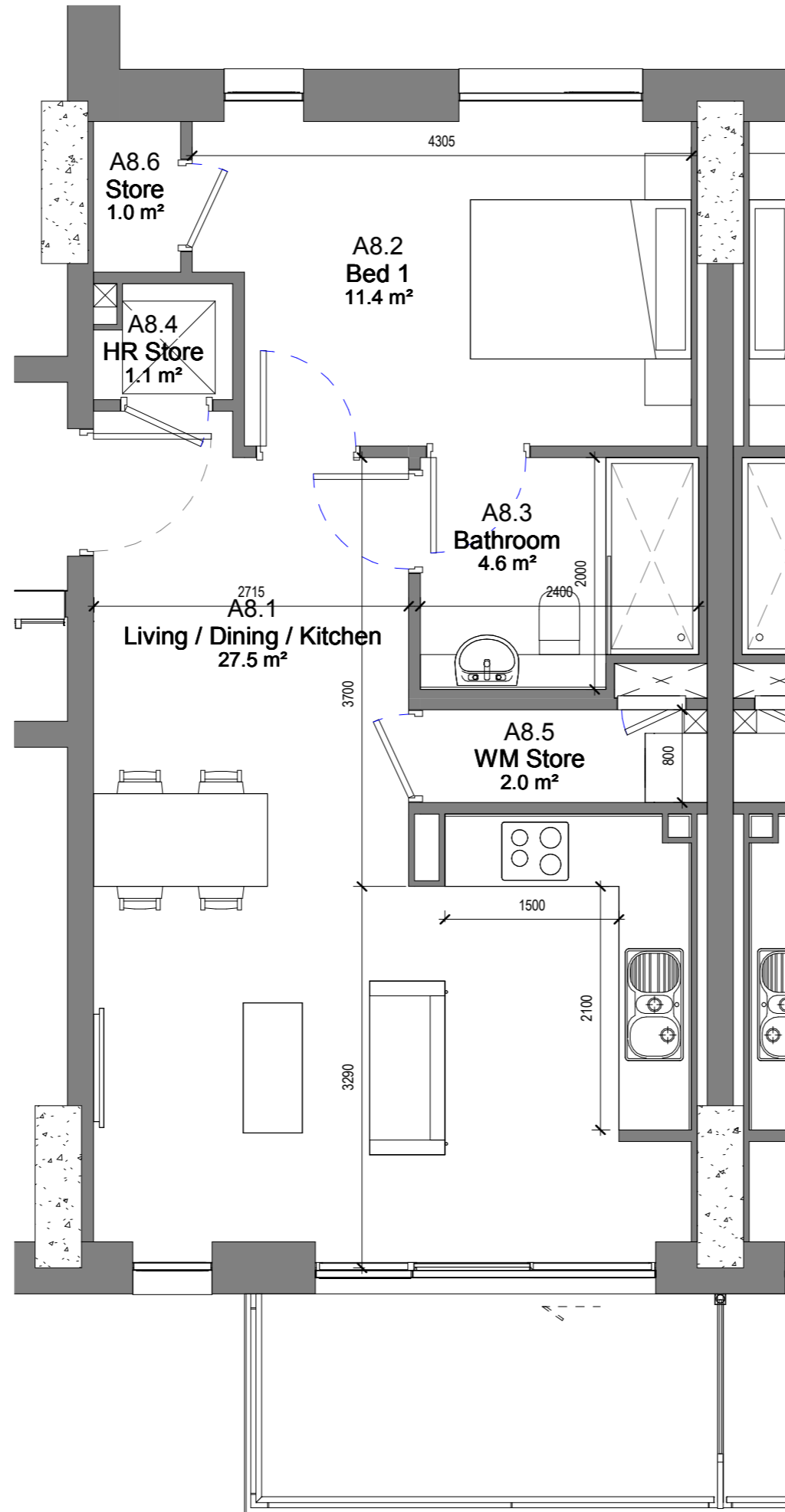
Unit Type A7

HJL JOB No. 950291 DRAWING NUMBER 16XX-A7

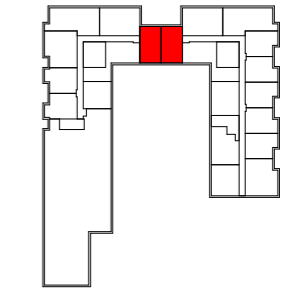
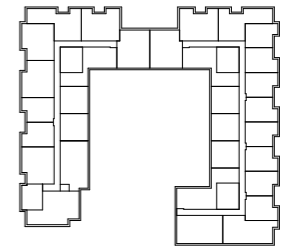
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MODEL FILE NAME 950291-Spencer Place North-

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Unit Type A8

HJL JOB No. 950291 | DRAWING NUMBER 16XX-A8

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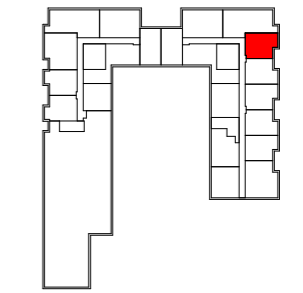
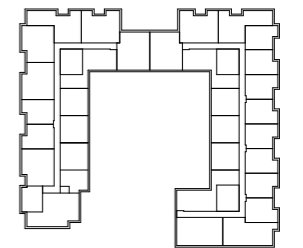
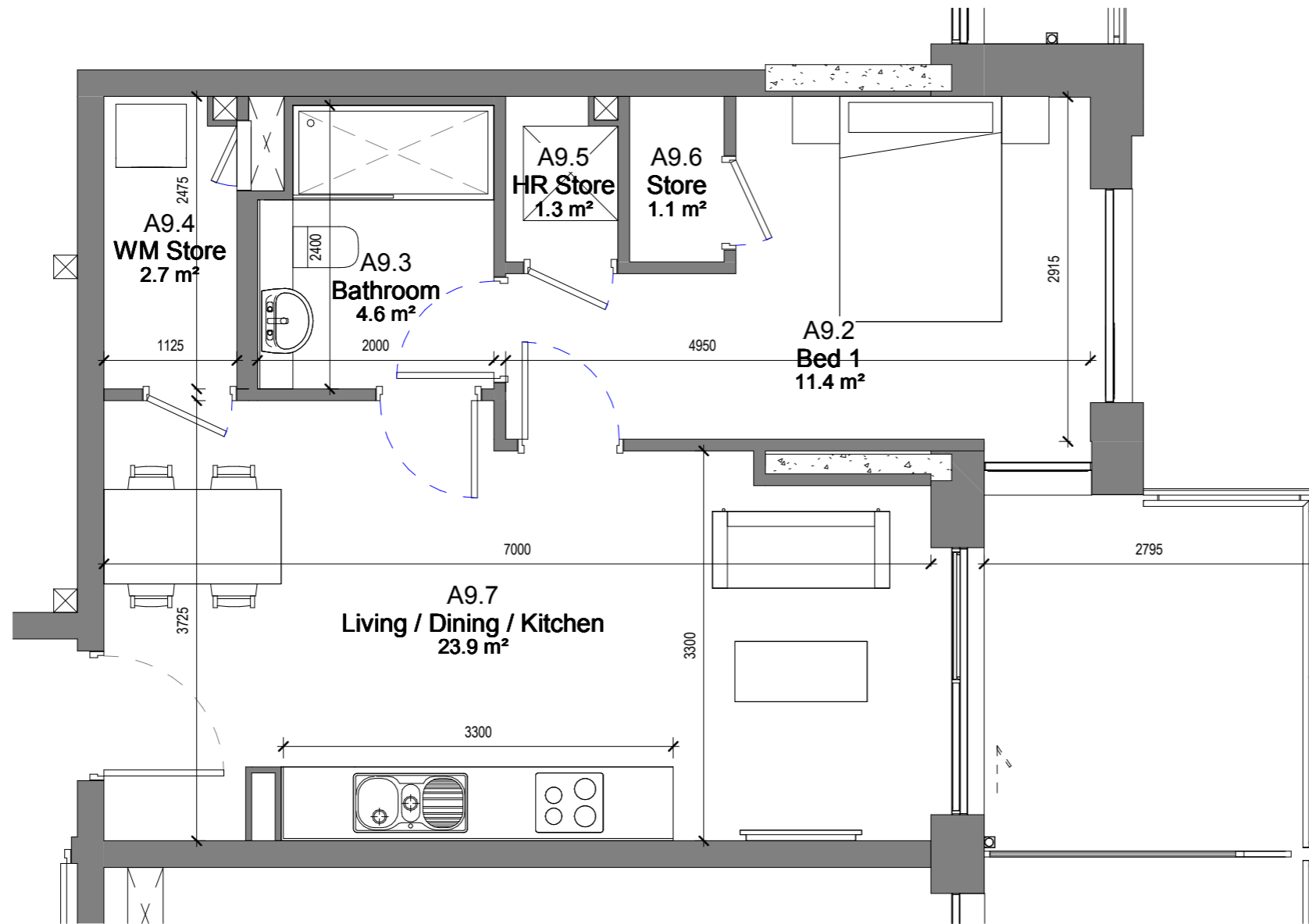
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	27.5m ²
BEDROOM	11.4m ²	11.4m ²
STORAGE	3m ²	4.2m ²

TARGET	TOTAL AREA
45m ²	51.2m ²

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DATE	02/08/19
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MODEL FILE NAME	950291-Spencer Place North

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Unit Type A9

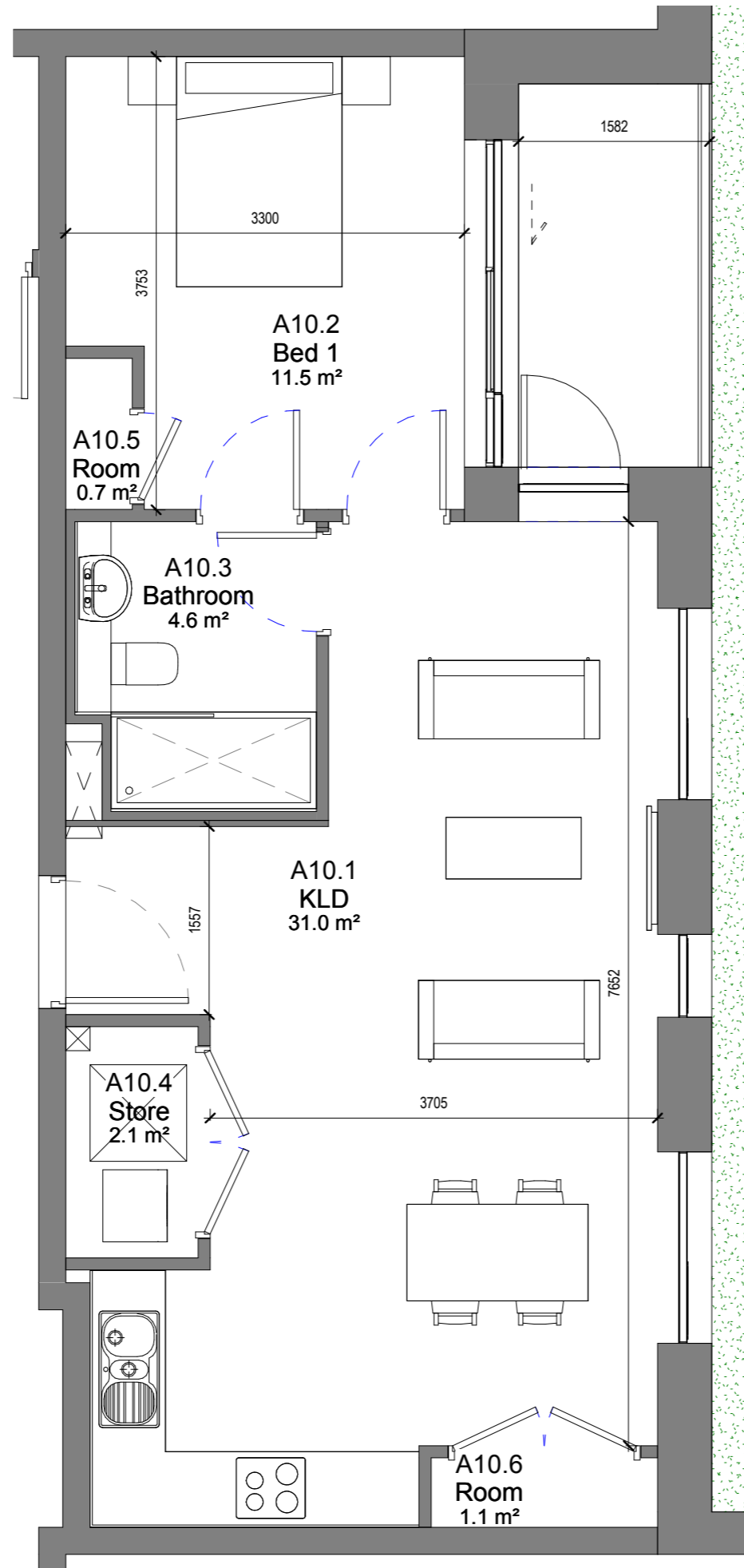
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950291	16XX-A9

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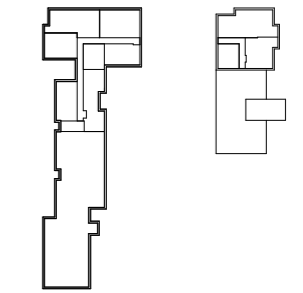
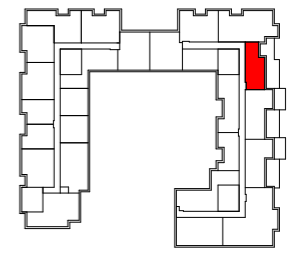
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	23.9m ²
BEDROOM	11.4m ²	11.4m ²
STORAGE	3m ²	5.1m ²

TARGET	TOTAL AREA
45m ²	48m ²



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Unit Type A10

HJL JOB No. 950291 | DRAWING NUMBER 16XX-A10

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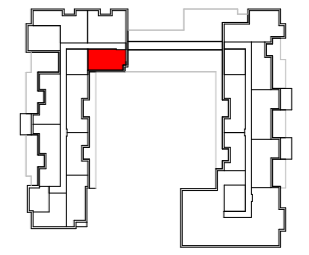
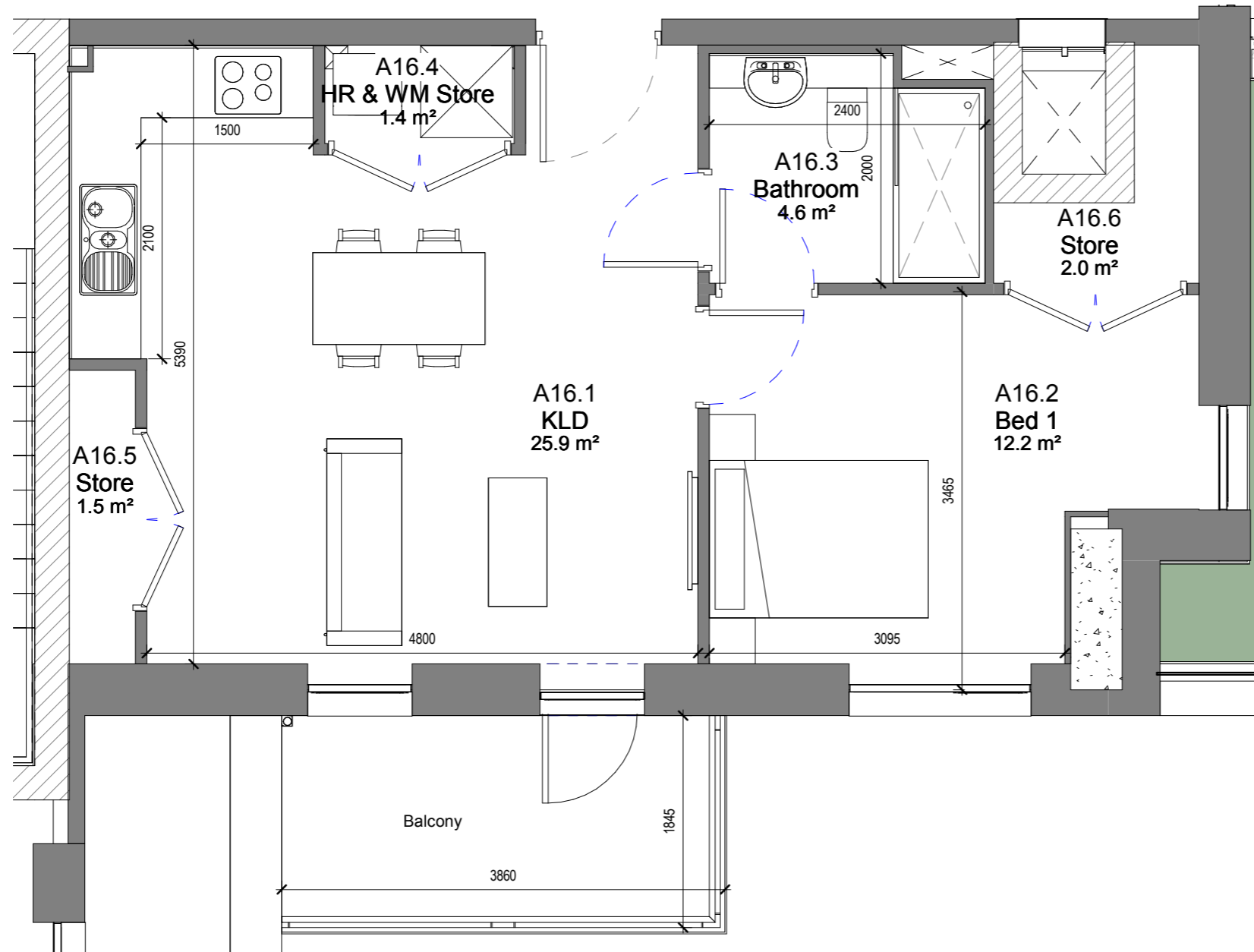
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	31m ²
BEDROOM	11.4m ²	11.5m ²
STORAGE	3m ²	3.9m ²

TARGET	TOTAL AREA
45m ²	53m ²

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MODEL FILE NAME	950291-Spencer Place North

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Unit Type A11

HJL JOB No.	DRAWING NUMBER
950291	16XX-A11

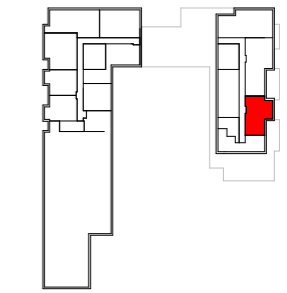
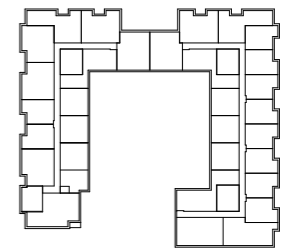
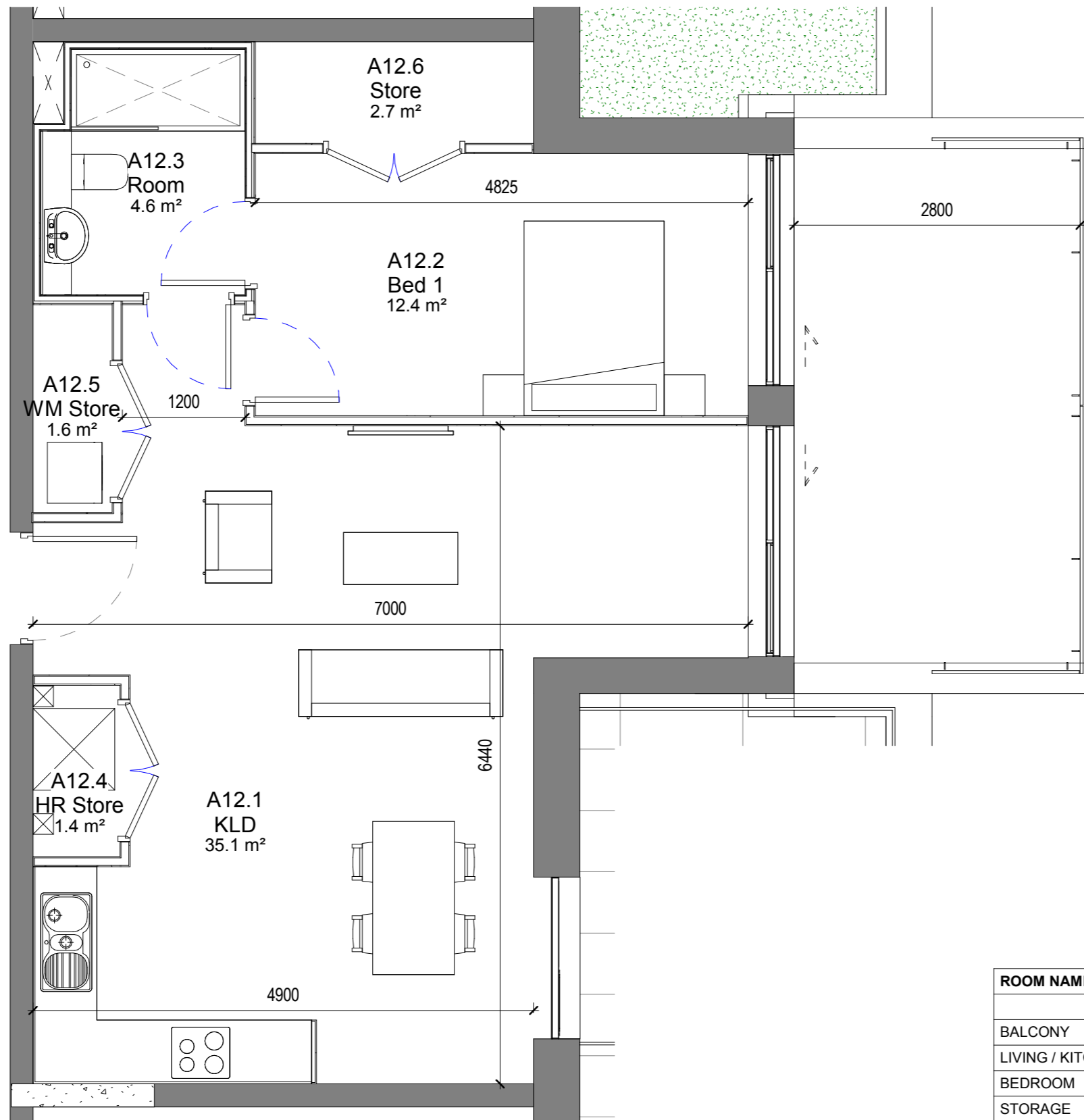
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	25.9m ²
BEDROOM	11.4m ²	12.2m ²
STORAGE	3m ²	4.9m ²

TARGET	TOTAL AREA
45m ²	50m ²

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ROOM NAME	TARGET	AREA
BALCONY	5m ²	14m ²
LIVING / KITCHEN / DINING	23m ²	35.1m ²
BEDROOM	11.4m ²	12.4m ²
STORAGE	3m ²	5.7m ²

TARGET	TOTAL AREA
45m ²	60m ²

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MODEL FILE NAME: 950291-Spencer Place North

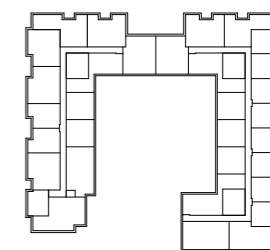
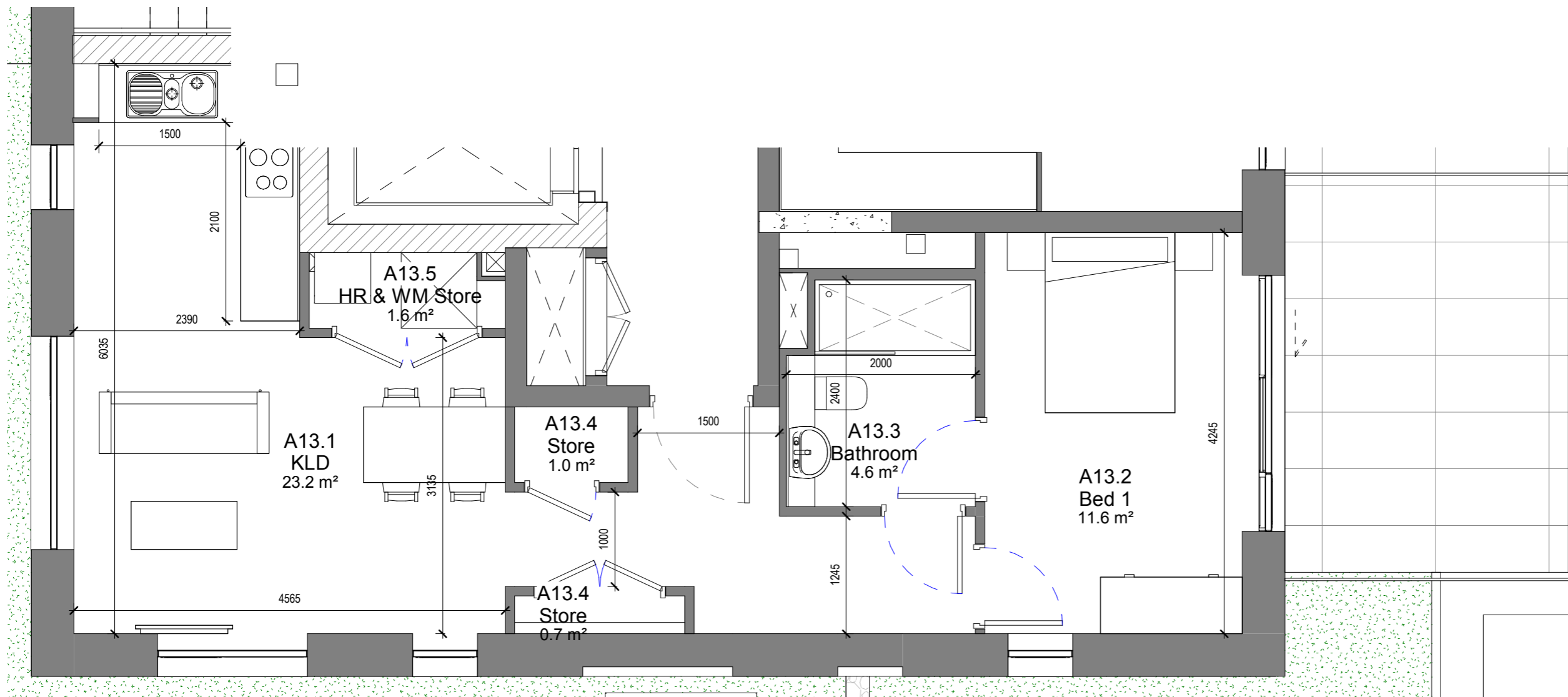
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Unit Type A12

HJL JOB No. 950291 | DRAWING NUMBER 16XX-A12

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MODEL FILE NAME	950291-Spencer Place North

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Unit Type A13

HJL JOB No. 950291 DRAWING NUMBER 16XX-A13

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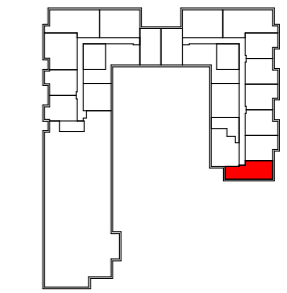
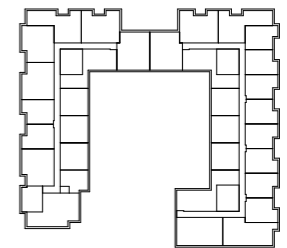
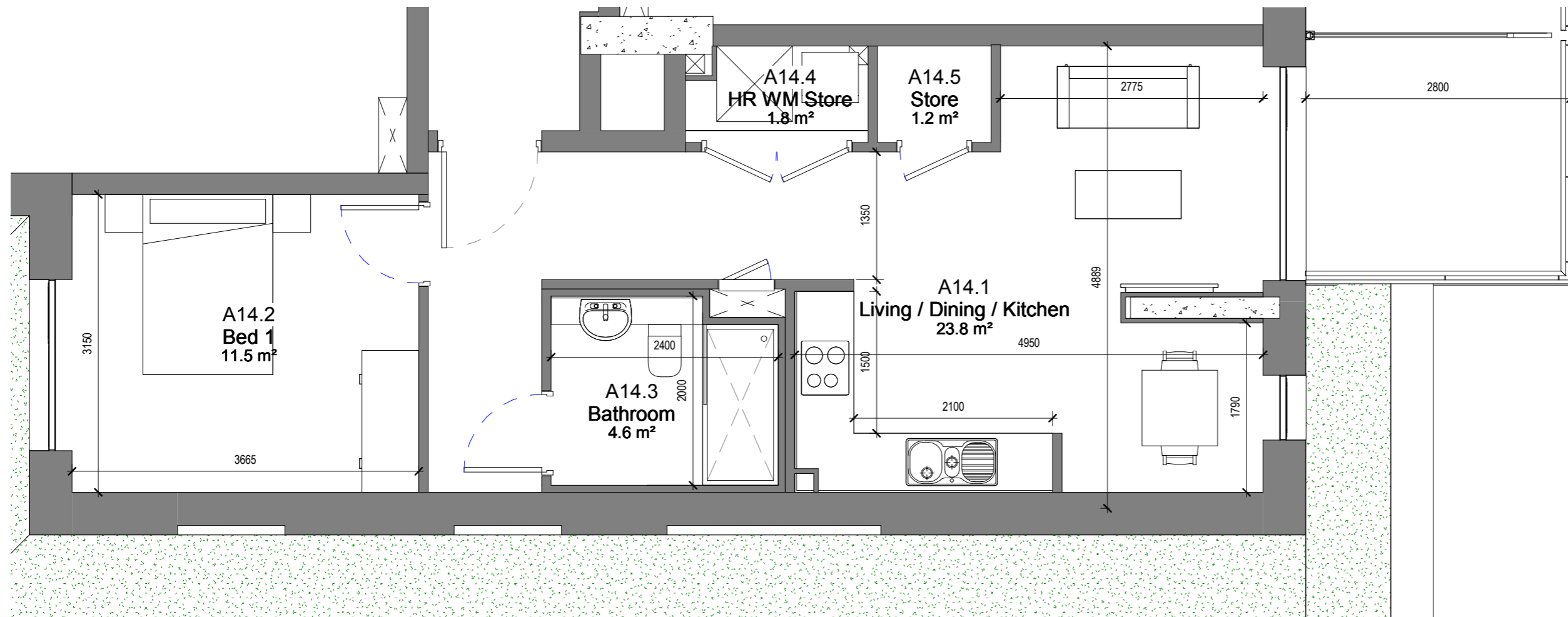
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	23.2m ²
BEDROOM	11.4m ²	11.6m ²
STORAGE	3m ²	3.3m ²

TARGET	TOTAL AREA
45m ²	51.3m ²

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CLIENT
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PROJECT
Spencer Place Residential City Block 2

DATE	02/08/19
SCALE	As indicated @A3
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MODEL FILE NAME	950291-Spencer Place North

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Unit Type A14

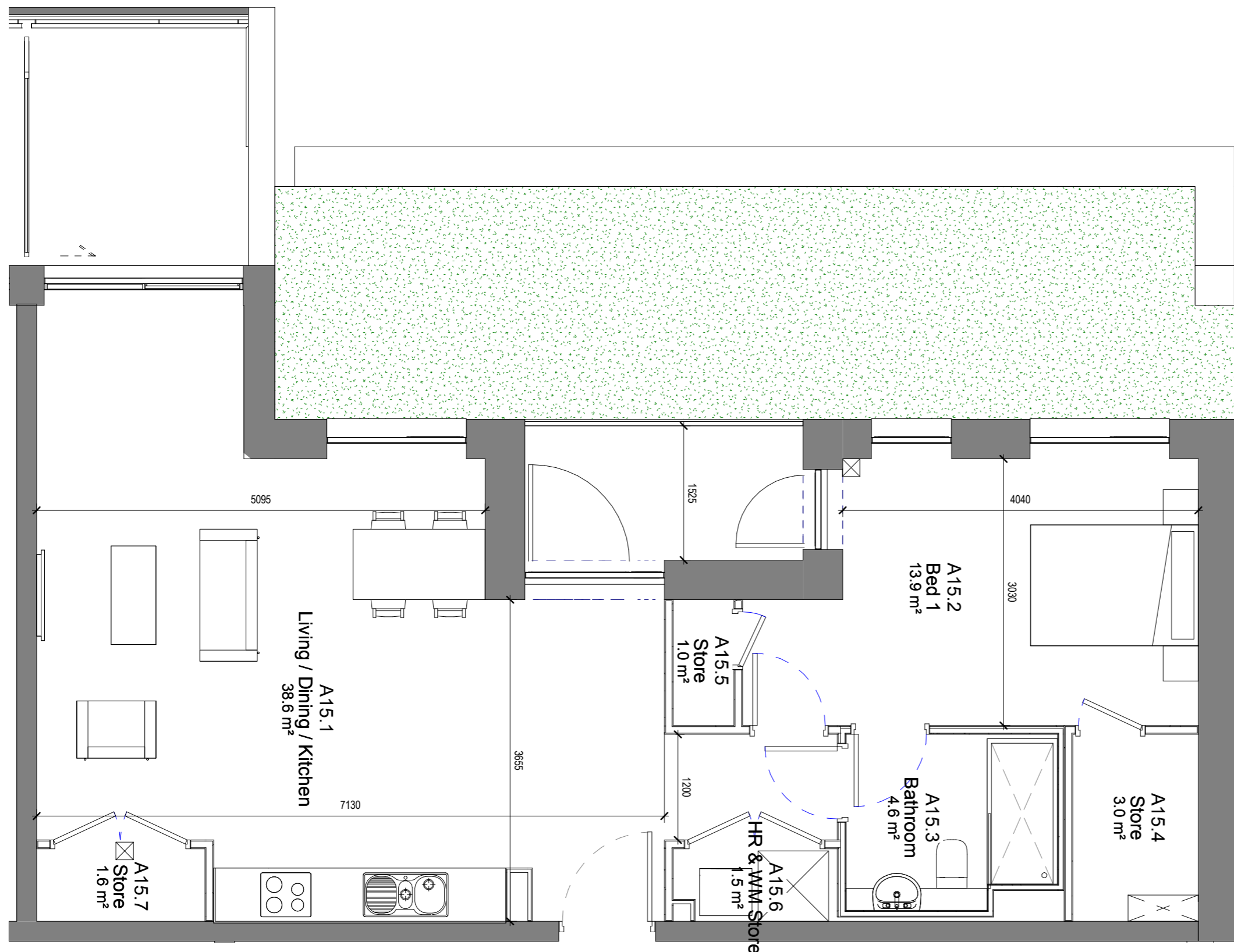
HJL JOB No.	DRAWING NUMBER
950291	16XX-A14

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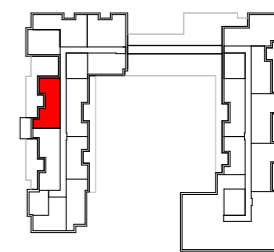
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	23.8m ²
BEDROOM	11.4m ²	11.5m ²
STORAGE	3m ²	3m ²

TARGET	TOTAL AREA
45m ²	50.4m ²



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PROJECT Spencer Place Residential City Block 2				
DATE 02/08/19				
SCALE: As indicated @A3				
DRAWN Author				
CHECKED Checker				
MODEL FILE NAME 950291-Spencer Place North-				
DRAWING				
Unit Type A15				
HJL JOB No. 950291		DRAWING NUMBER 16XX-A15		
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Unit Type A15

HJL JOB No.
950291

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16XX-A15

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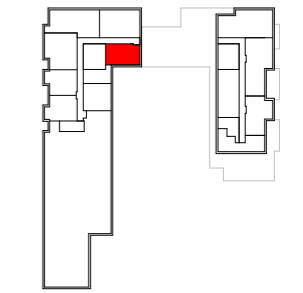
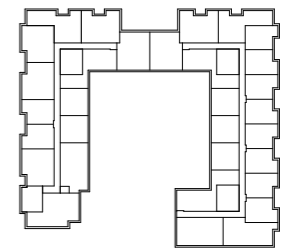
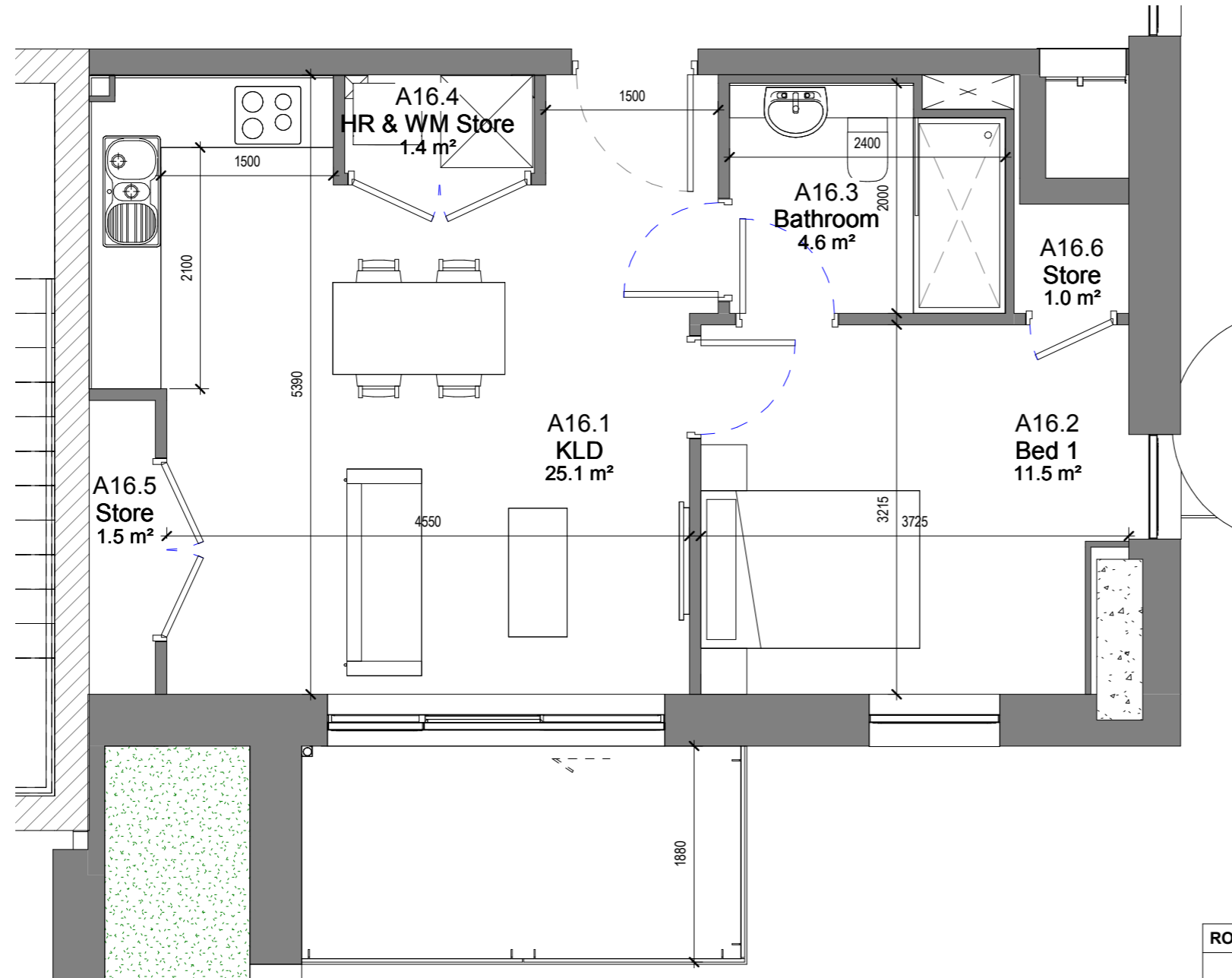
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	11.6m ²
LIVING / KITCHEN / DINING	23m ²	38.6m ²
BEDROOM	11.4m ²	13.9m ²
STORAGE	3m ²	7.1m ²

TARGET	TOTAL AREA
45m ²	66.5m ²

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Spencer Place Residential City Block 2

DATE	02/08/19
SCALE	As indicated @A3
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MODEL FILE NAME	950291-Spencer Place North

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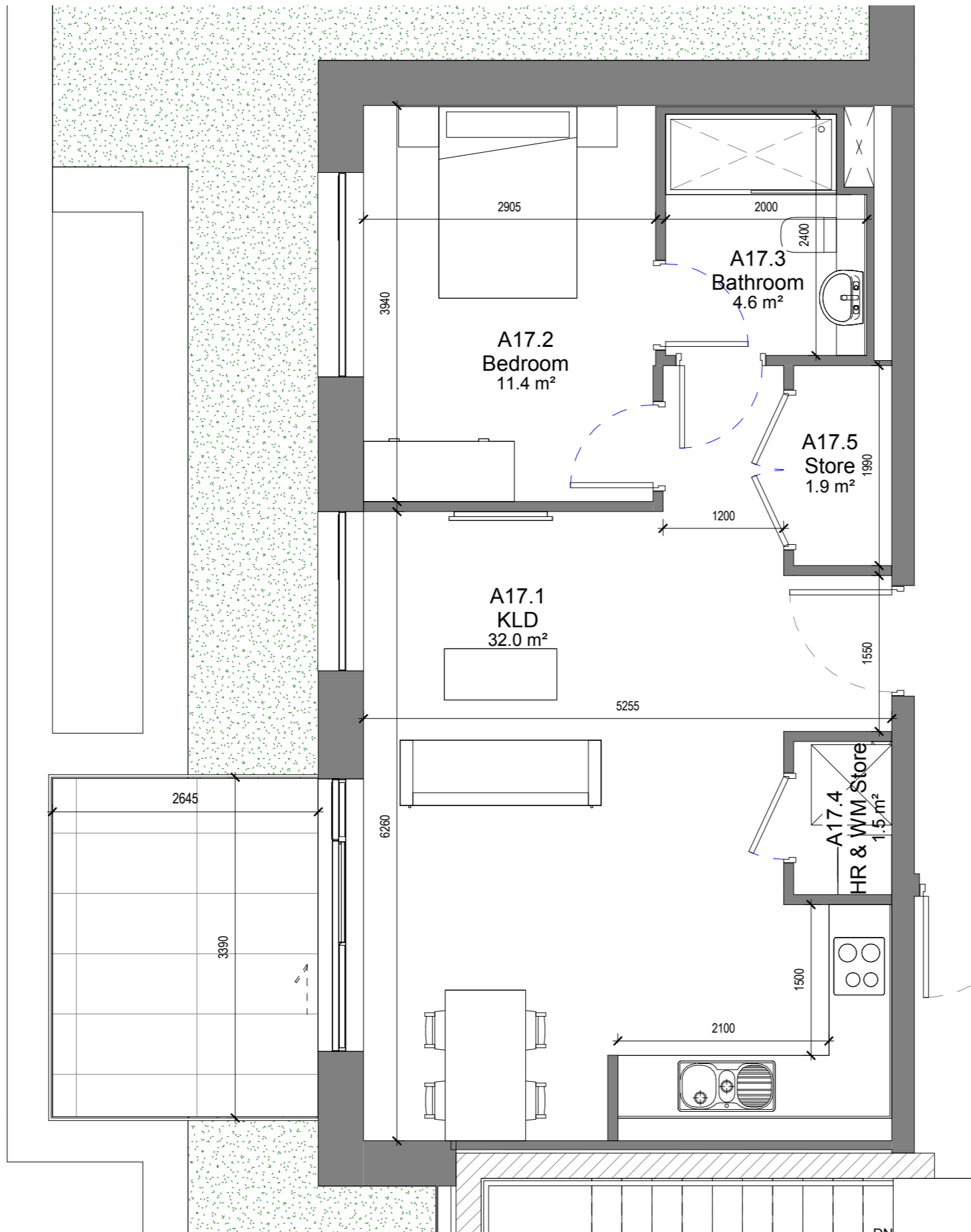
Unit Type A16

ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	25m ²
BEDROOM	11.4m ²	11.5m ²
STORAGE	3m ²	3.6m ²

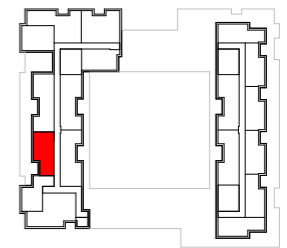
TARGET	TOTAL AREA
45m ²	47.2m ²

HJL JOB No.	DRAWING NUMBER
950291	16XX-A16

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ROOM NAME	TARGET	AREA
BALCONY	5m ²	9m ²
LIVING / KITCHEN / DINING	23m ²	32m ²
BEDROOM	11.4m ²	11.4m ²
STORAGE	3m ²	3.4m ²

TARGET	TOTAL AREA
45m ²	54m ²

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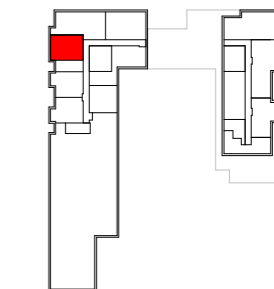
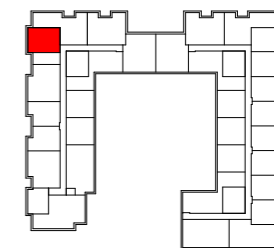
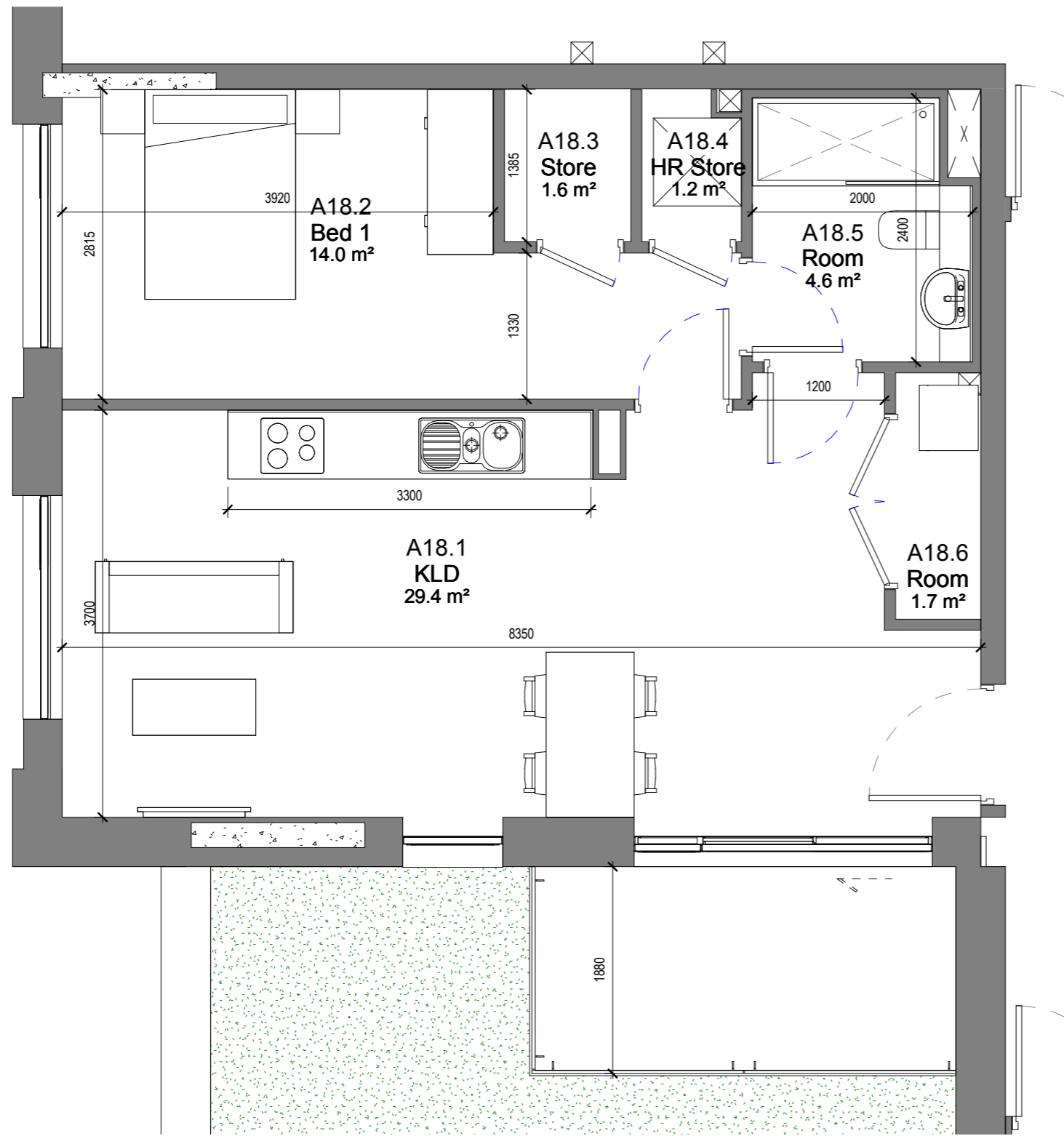
Unit Type A17

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SCALE	As indicated @A3
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MODEL FILE NAME	950291-Spencer Place North-

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Unit Type A18

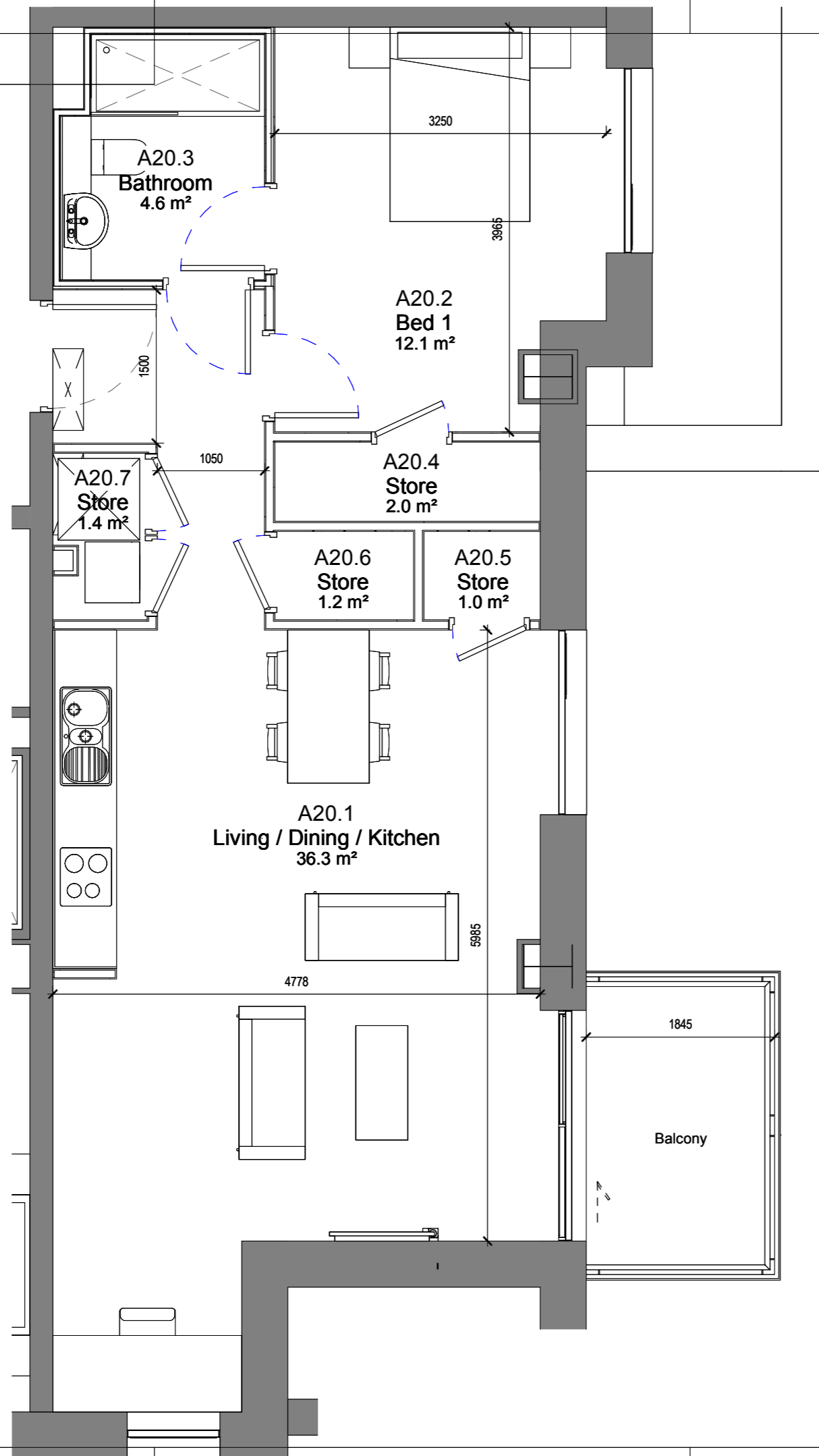
ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	29.4m ²
BEDROOM	11.4m ²	14m ²
STORAGE	3m ²	4.5m ²

TARGET	TOTAL AREA
45m ²	55.1m ²

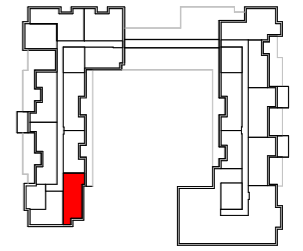
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MODEL FILE NAME 950291-Spencer Place North-

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Unit Type A20

HJL JOB No. 950291 | DRAWING NUMBER 16XX-A20

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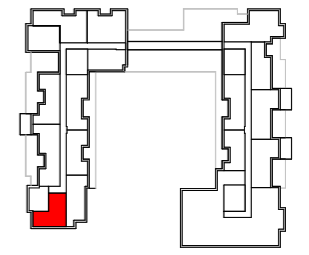
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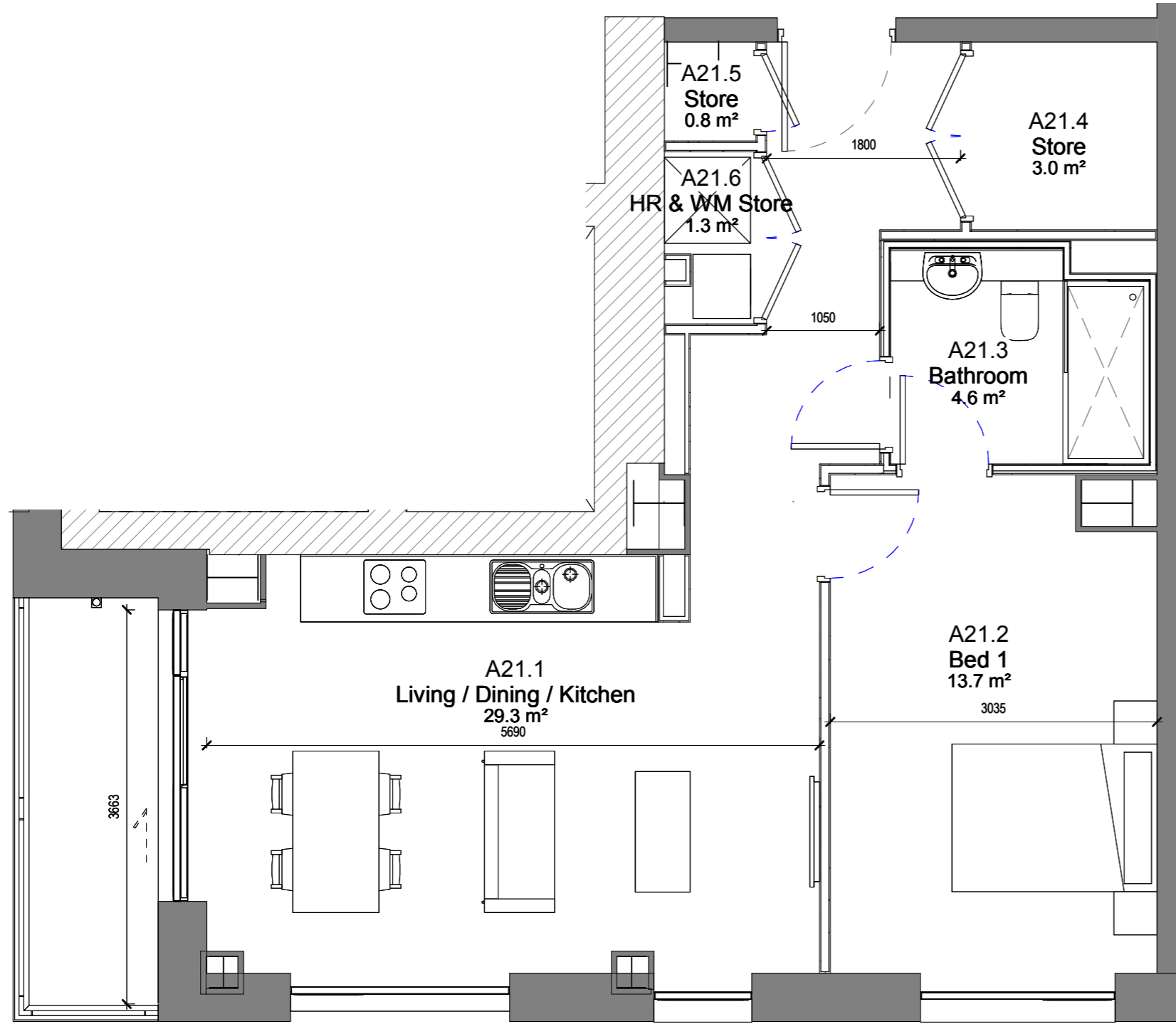
ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	36.3m ²
BEDROOM	11.4m ²	12.1m ²
STORAGE	3m ²	5.6m ²

TARGET	TOTAL AREA
45m ²	61m ²

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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	29.3m ²
BEDROOM	11.4m ²	13.7m ²
STORAGE	3m ²	5.1m ²

TARGET	TOTAL AREA
45m ²	55.5m ²

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PROJECT
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DATE: 02/08/19
SCALE: As indicated @A3
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MODEL FILE NAME: 950291-Spencer Place North-

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Unit Type A21

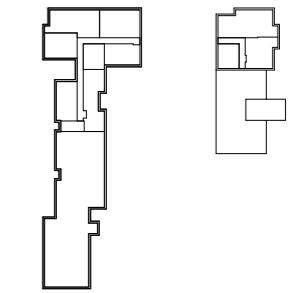
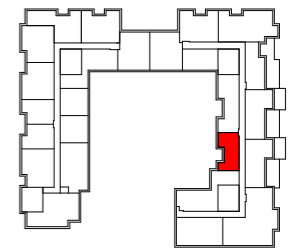
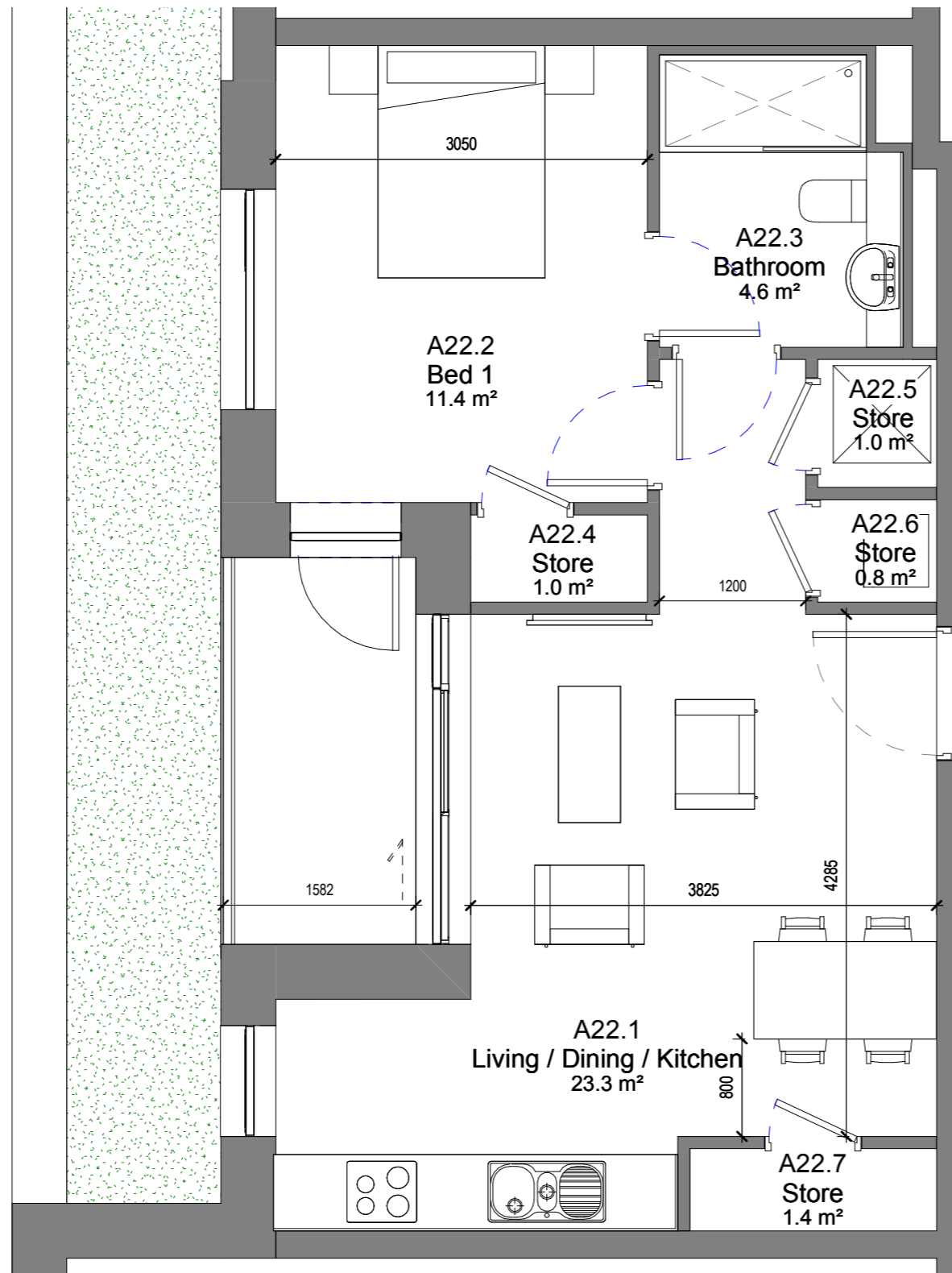
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	23.3m ²
BEDROOM	11.4m ²	11.4m ²
STORAGE	3m ²	4.2m ²

TARGET	TOTAL AREA
45m ²	46m ²

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DATE 02/08/19
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MODEL FILE NAME 950291-Spencer Place North-

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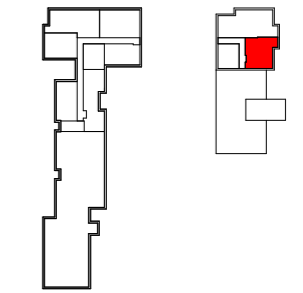
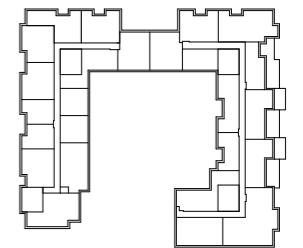
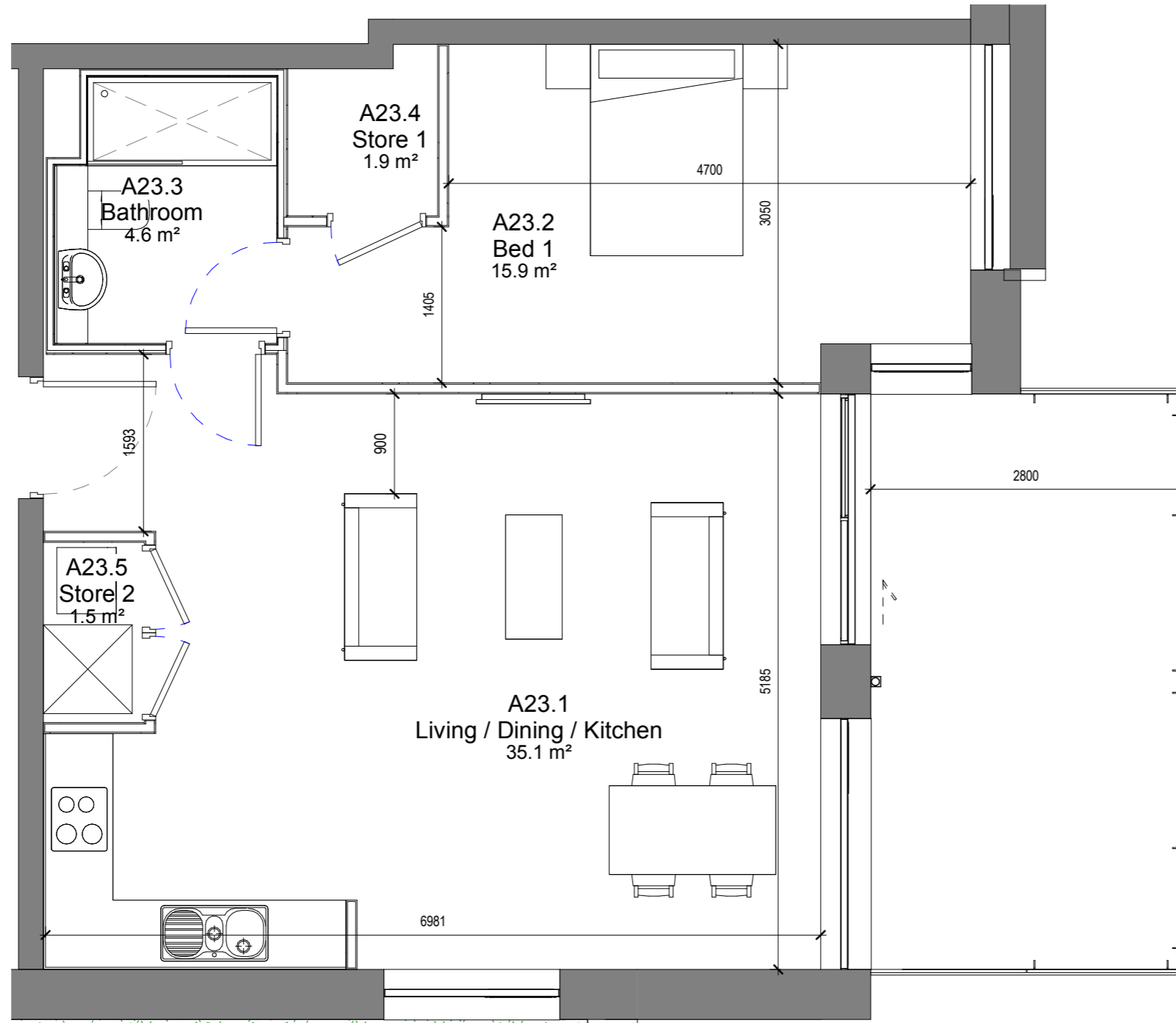
Unit Type A22

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Unit Type A23

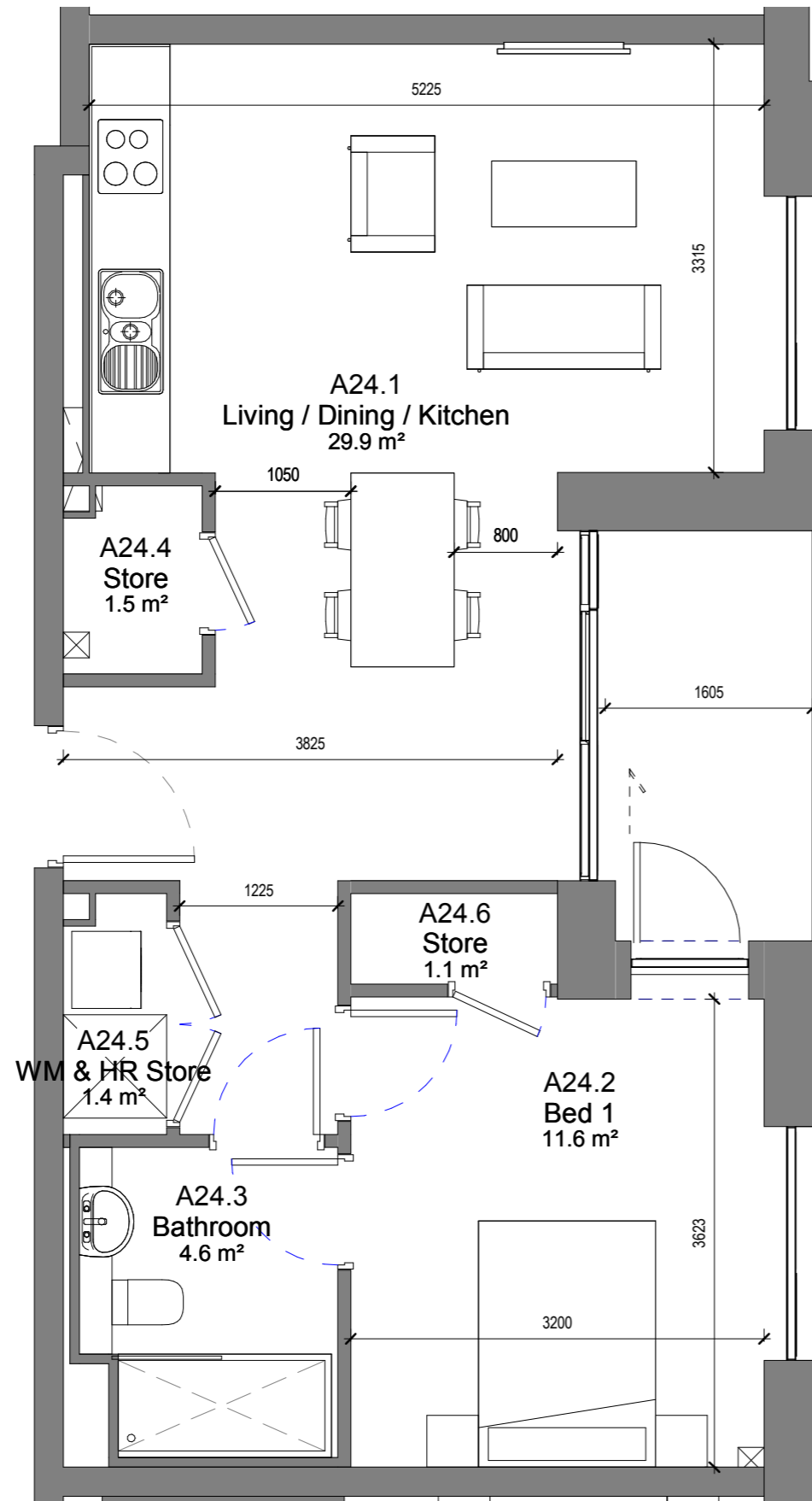
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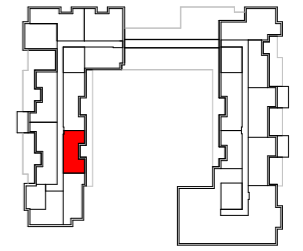
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	14m ²
LIVING / KITCHEN / DINING	23m ²	35.1m ²
BEDROOM	11.4m ²	15.9m ²
STORAGE	3m ²	3.4m ²

TARGET	TOTAL AREA
45m ²	61m ²



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Unit Type A24

HJL JOB No. 950291 | DRAWING NUMBER 16XX-A24

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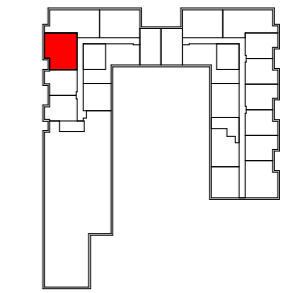
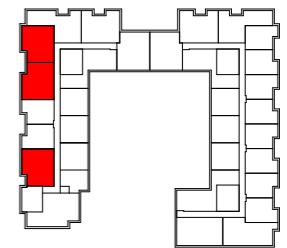
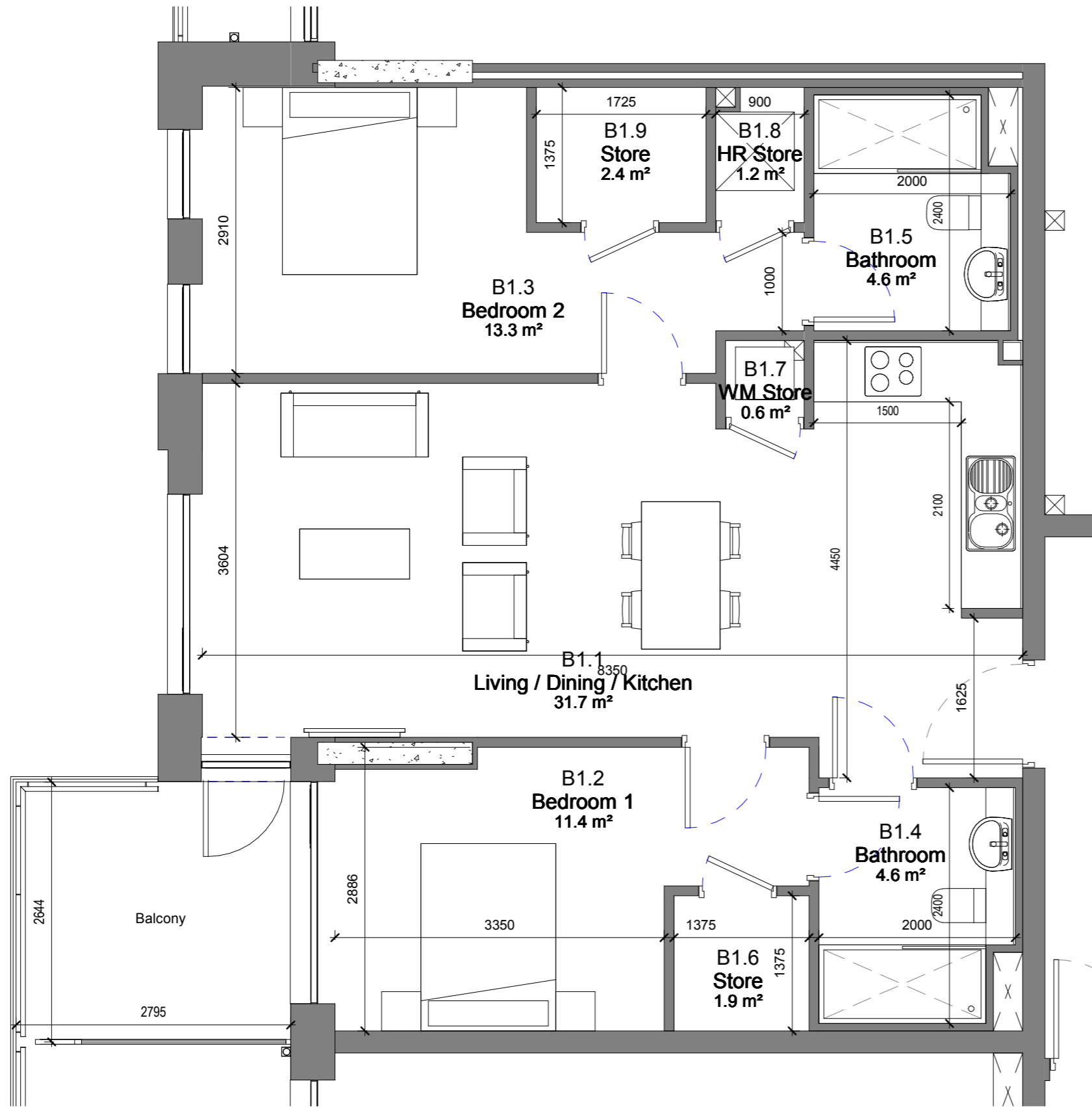
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ROOM NAME	TARGET	AREA
BALCONY	5m ²	5.4m ²
LIVING / KITCHEN / DINING	23m ²	29.9m ²
BEDROOM	11.4m ²	11.6m ²
STORAGE	3m ²	4m ²

TARGET	TOTAL AREA
45m ²	53m ²

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ROOM NAME	TARGET	AREA
BALCONY	7m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	31.7m ²
BEDROOM AGGREGATE	24.4m ²	24.7m ²
STORAGE	6m ²	6.1m ²

TARGET	TOTAL AREA
73m ²	75.8m ²

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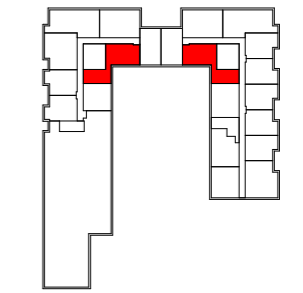
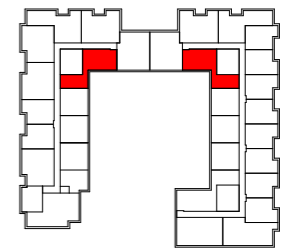
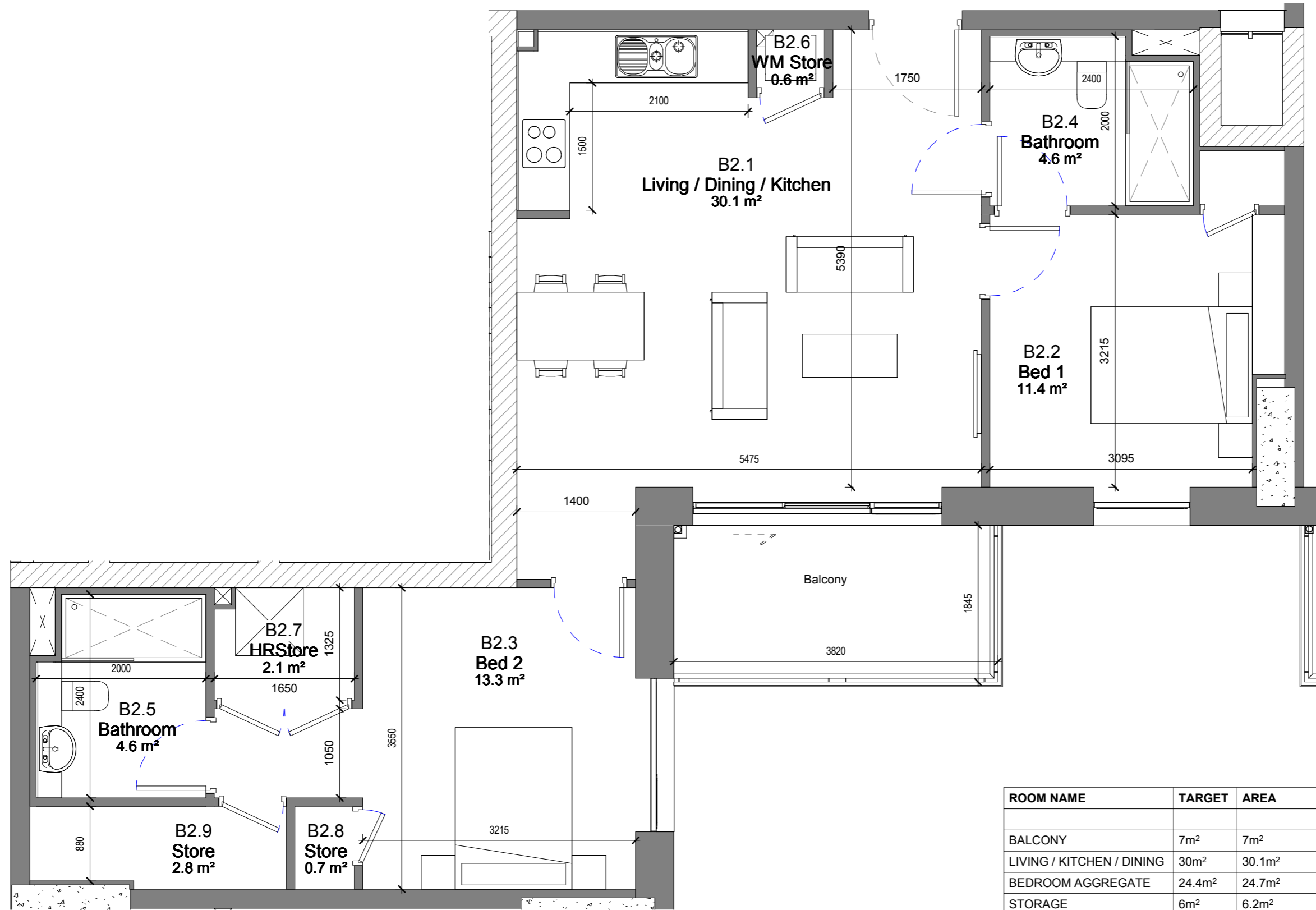
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Unit Type B1

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MODEL FILE NAME	950291-Spencer Place North-

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Unit Type B2

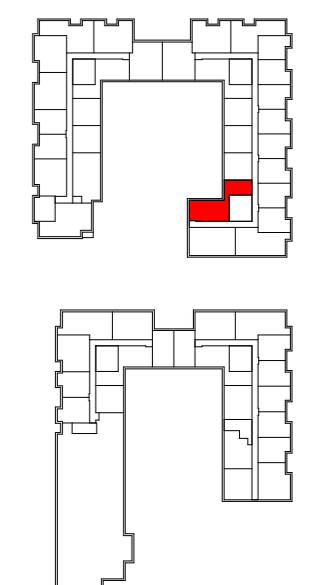
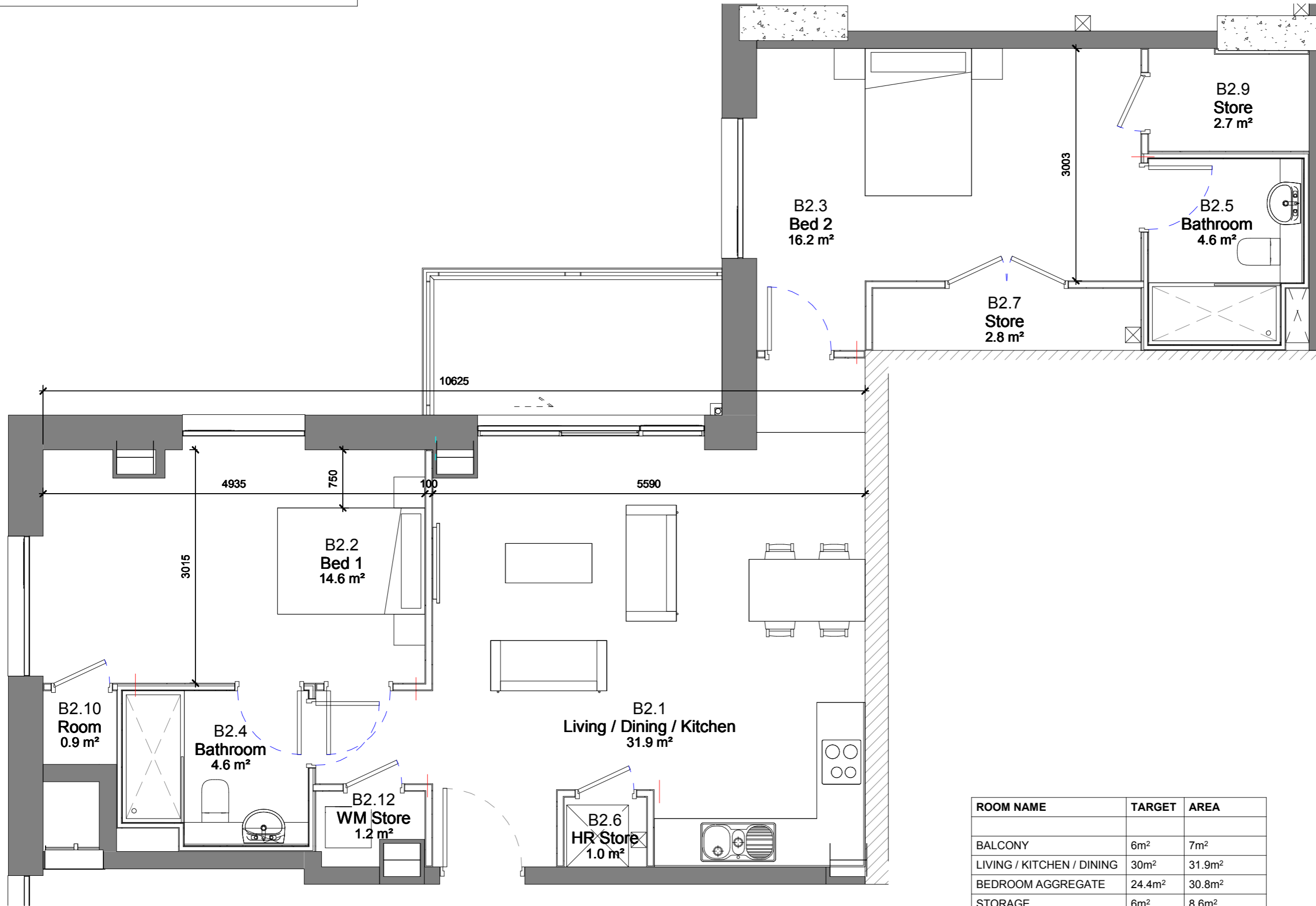
ROOM NAME	TARGET	AREA
BALCONY	7m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	30.1m ²
BEDROOM AGGREGATE	24.4m ²	24.7m ²
STORAGE	6m ²	6.2m ²

TARGET	TOTAL AREA
73m ²	75.8m ²

HJL JOB No.	DRAWING NUMBER
950291	16XX-B2

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MODEL FILE NAME	950291-Spencer Place North-

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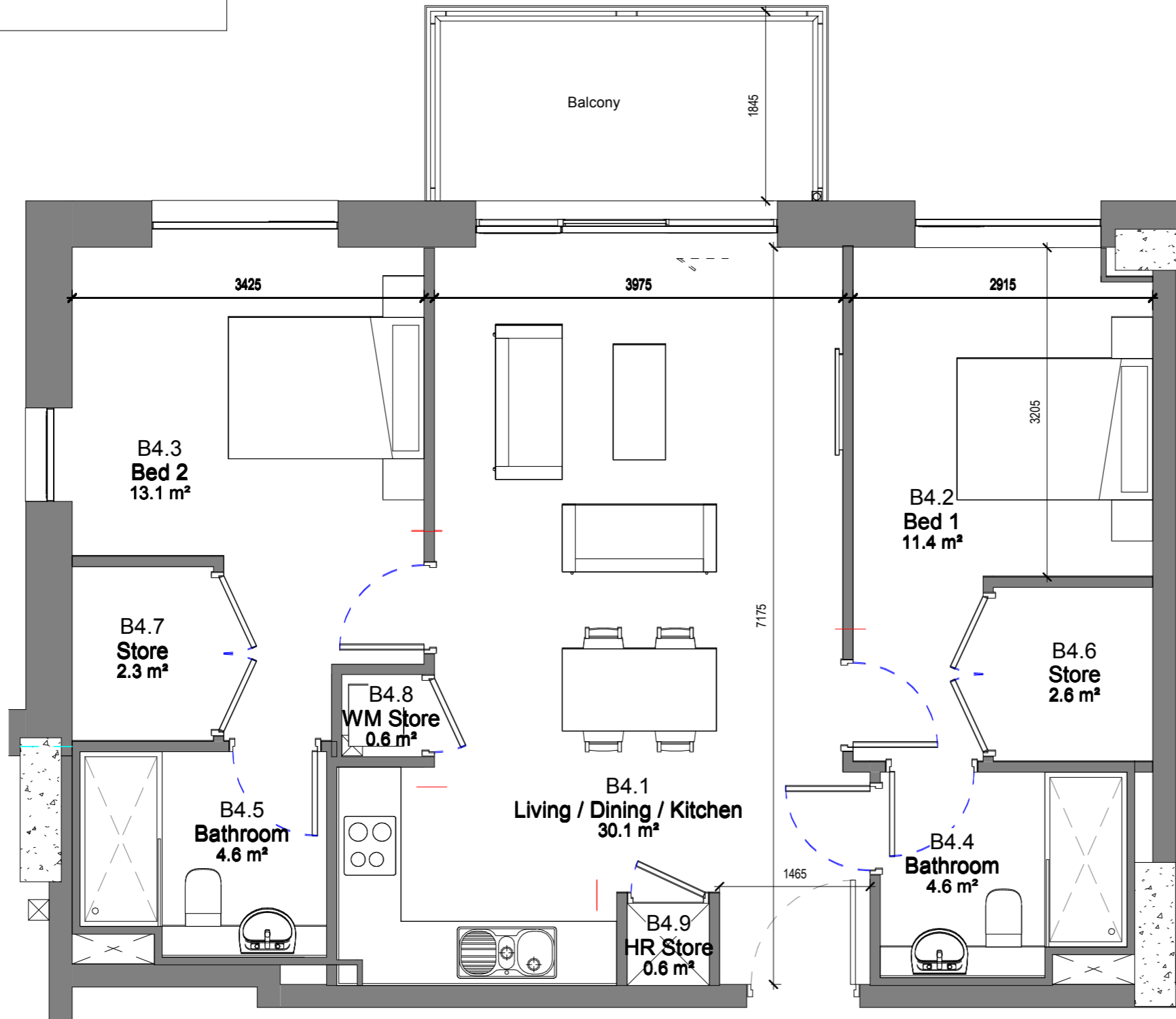
Unit Type B2-4

ROOM NAME	TARGET	AREA
BALCONY	6m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	31.9m ²
BEDROOM AGGREGATE	24.4m ²	30.8m ²
STORAGE	6m ²	8.6m ²

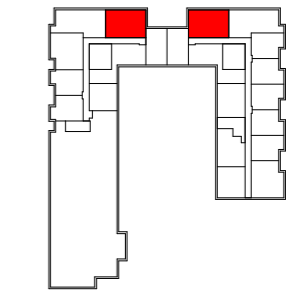
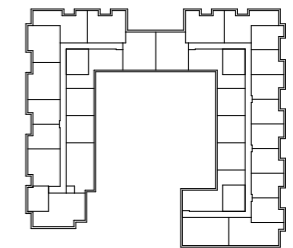
TARGET	TOTAL AREA
73m ²	85m ²

HJL JOB No.	DRAWING NUMBER
950291	16XX-B2-4

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PROJECT
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SCALE	As indicated @A3
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MODEL FILE NAME	950291-Spencer Place North

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Unit Type B4

HJL JOB No.	DRAWING NUMBER
950291	16XX-B4

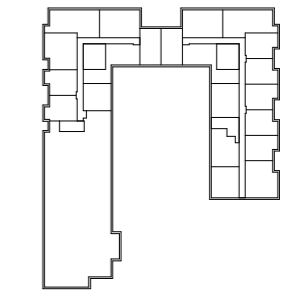
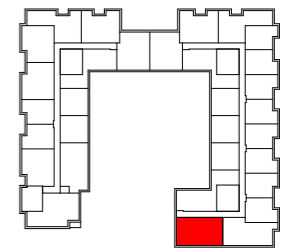
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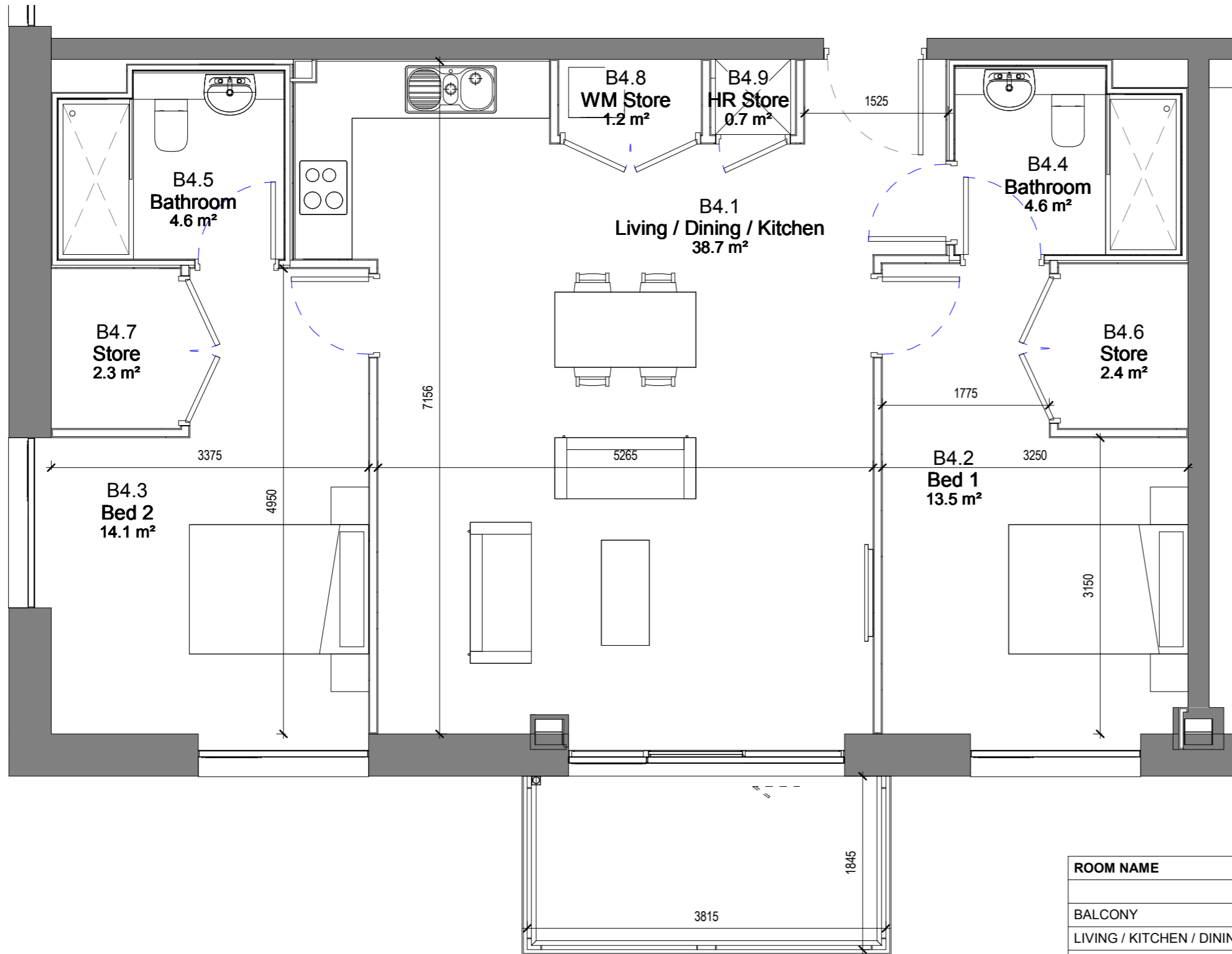
ROOM NAME	TARGET	AREA
BALCONY	7m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	30.1m ²
BEDROOM	24.4m ²	24.5m ²
STORAGE	6m ²	6.1m ²

TARGET	TOTAL AREA
73m ²	75.1m ²

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ROOM NAME	TARGET	AREA
BALCONY	7m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	38.7m ²
BEDROOM AGGREGATE	24.4m ²	27.6m ²
STORAGE	6m ²	6.6m ²

TARGET	TOTAL AREA
73m ²	86m ²

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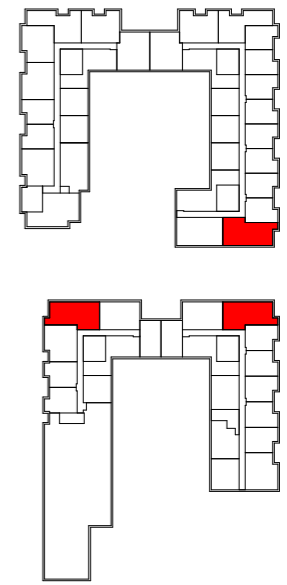
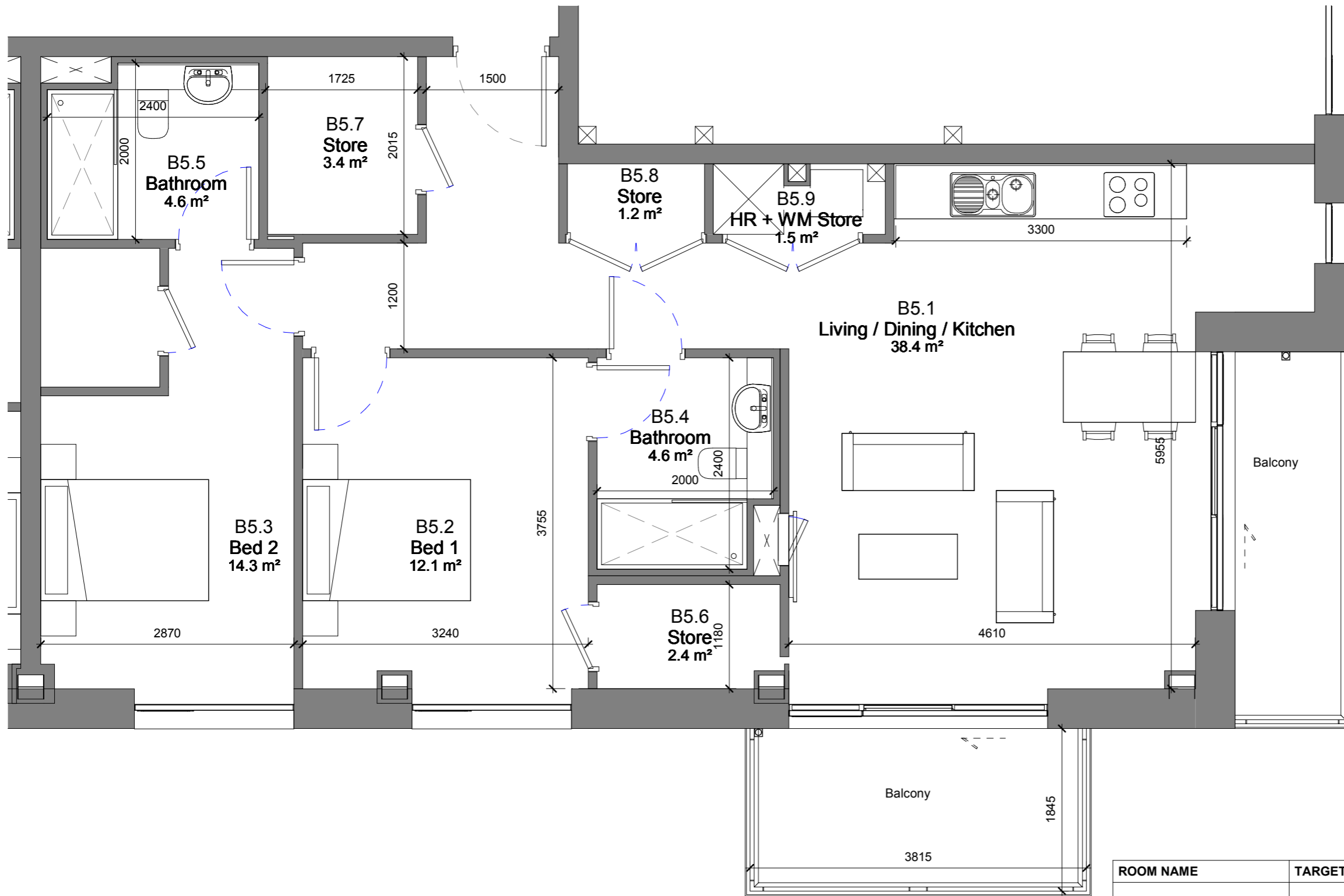
DRAWING

Unit Type B4A

HJL JOB No. 950291 | DRAWING NUMBER 16XX-B4A

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Unit Type B5

ROOM NAME	TARGET	AREA
BALCONY	7m ²	12.1m ²
LIVING / KITCHEN / DINING	30m ²	38.4m ²
BEDROOM	24.4m ²	26.4m ²
STORAGE	6m ²	8.4m ²

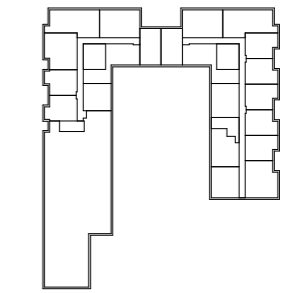
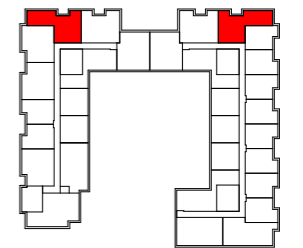
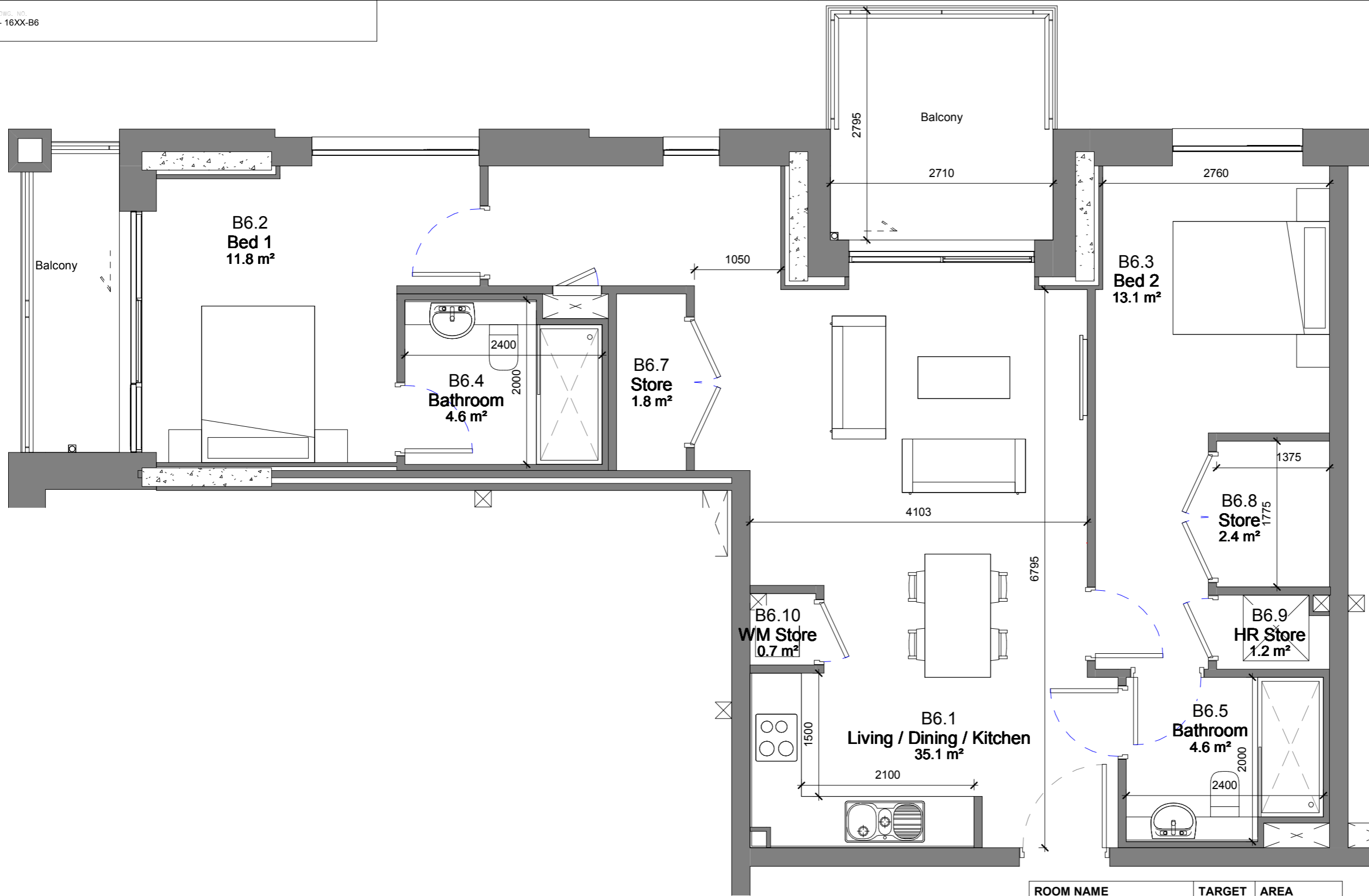
TARGET	TOTAL AREA
73m ²	87.4m ²

HJL JOB No.	DRAWING NUMBER
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Unit Type B6

HJL JOB No.	DRAWING NUMBER
950291	16XX-B6

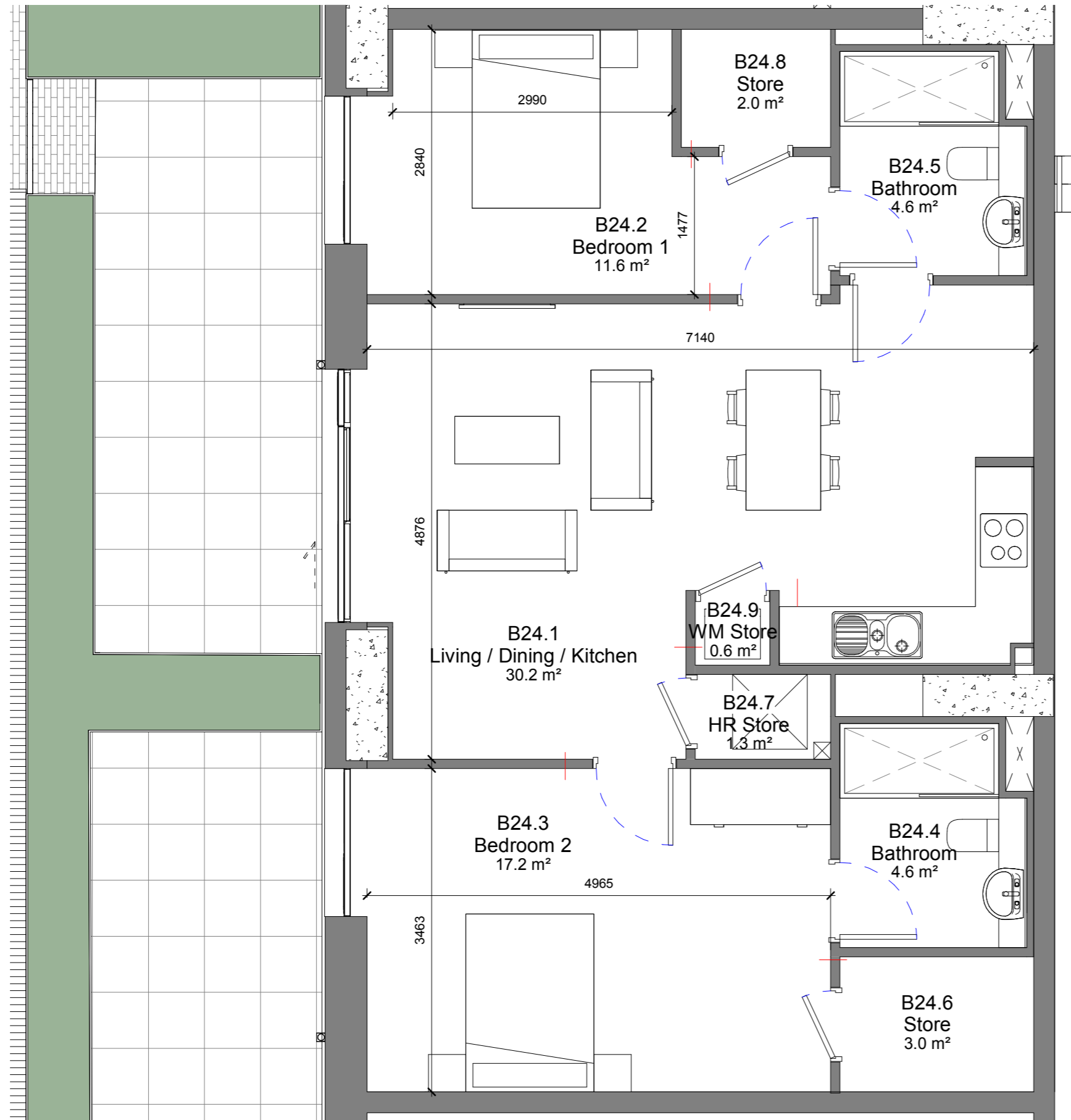
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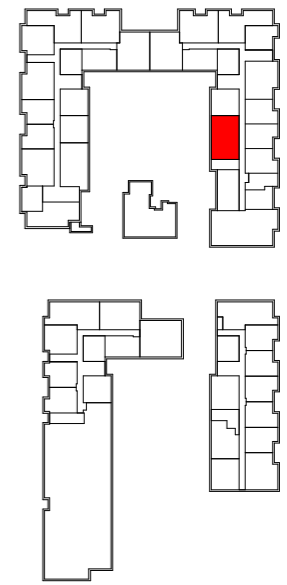
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ROOM NAME	TARGET	AREA
BALCONY	7m ²	11.6m ²
LIVING / KITCHEN / DINING	30m ²	35.1m ²
BEDROOM	24.4m ²	24.9m ²
STORAGE	6m ²	6.1m ²

TARGET	TOTAL AREA
73m ²	80.4m ²



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Unit Type B7 Ground Floor Unit

HJL JOB No. 950291 | DRAWING NUMBER 16XX-B7

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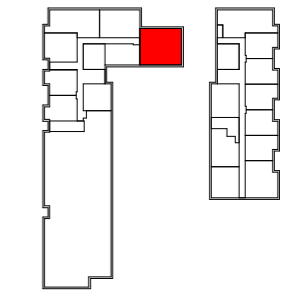
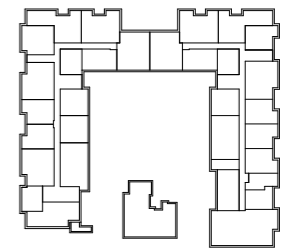
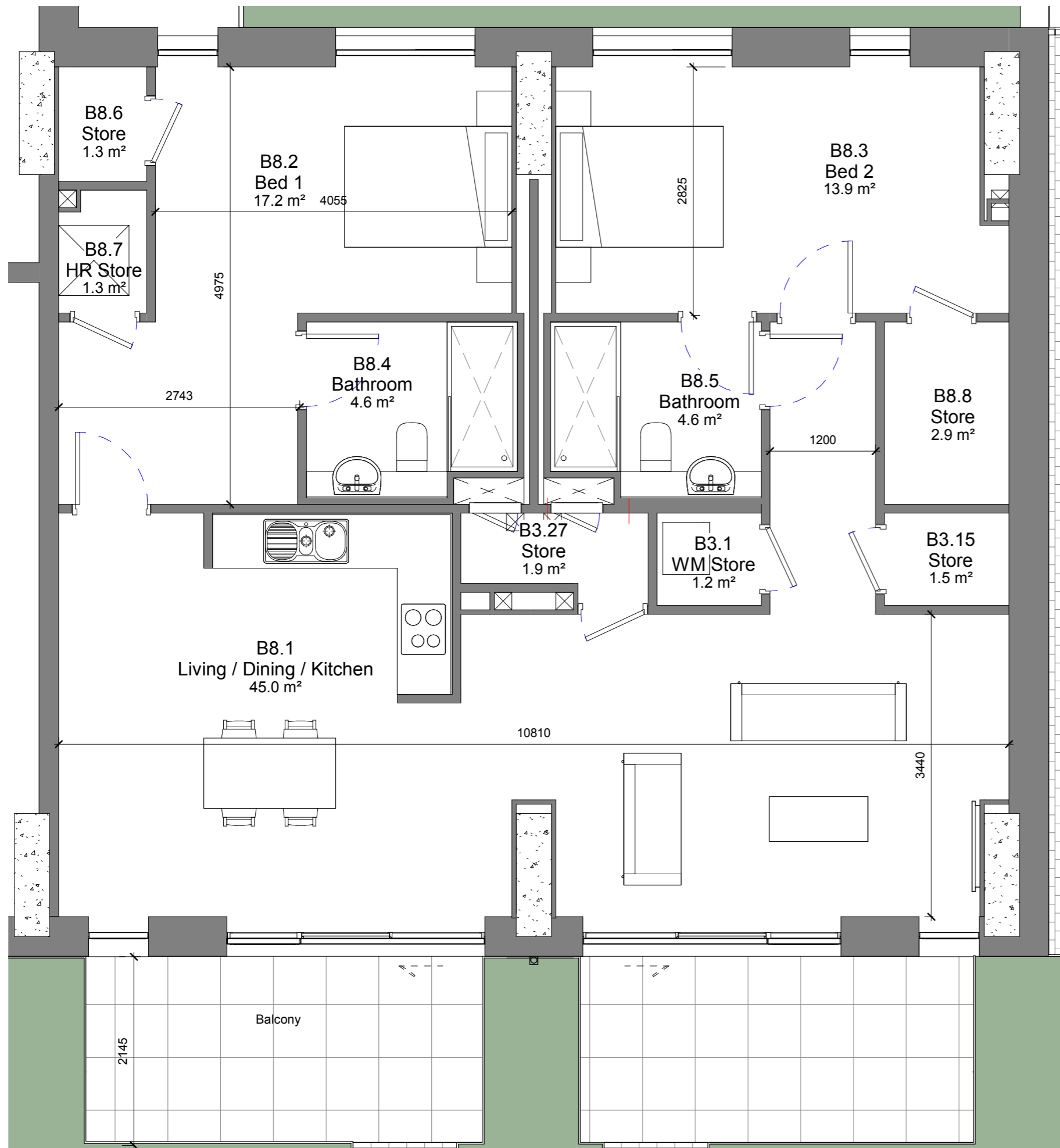
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ROOM NAME	TARGET	AREA
BALCONY	7m ²	10.5m ²
LIVING / KITCHEN / DINING	30m ²	33.1m ²
BEDROOM	24.4m ²	25m ²
STORAGE	6m ²	6.8m ²

TARGET	TOTAL AREA
73m ²	80.5m ²

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Unit Type B8 Ground Floor Unit

HJL JOB No.	DRAWING NUMBER
950291	16XX-B8

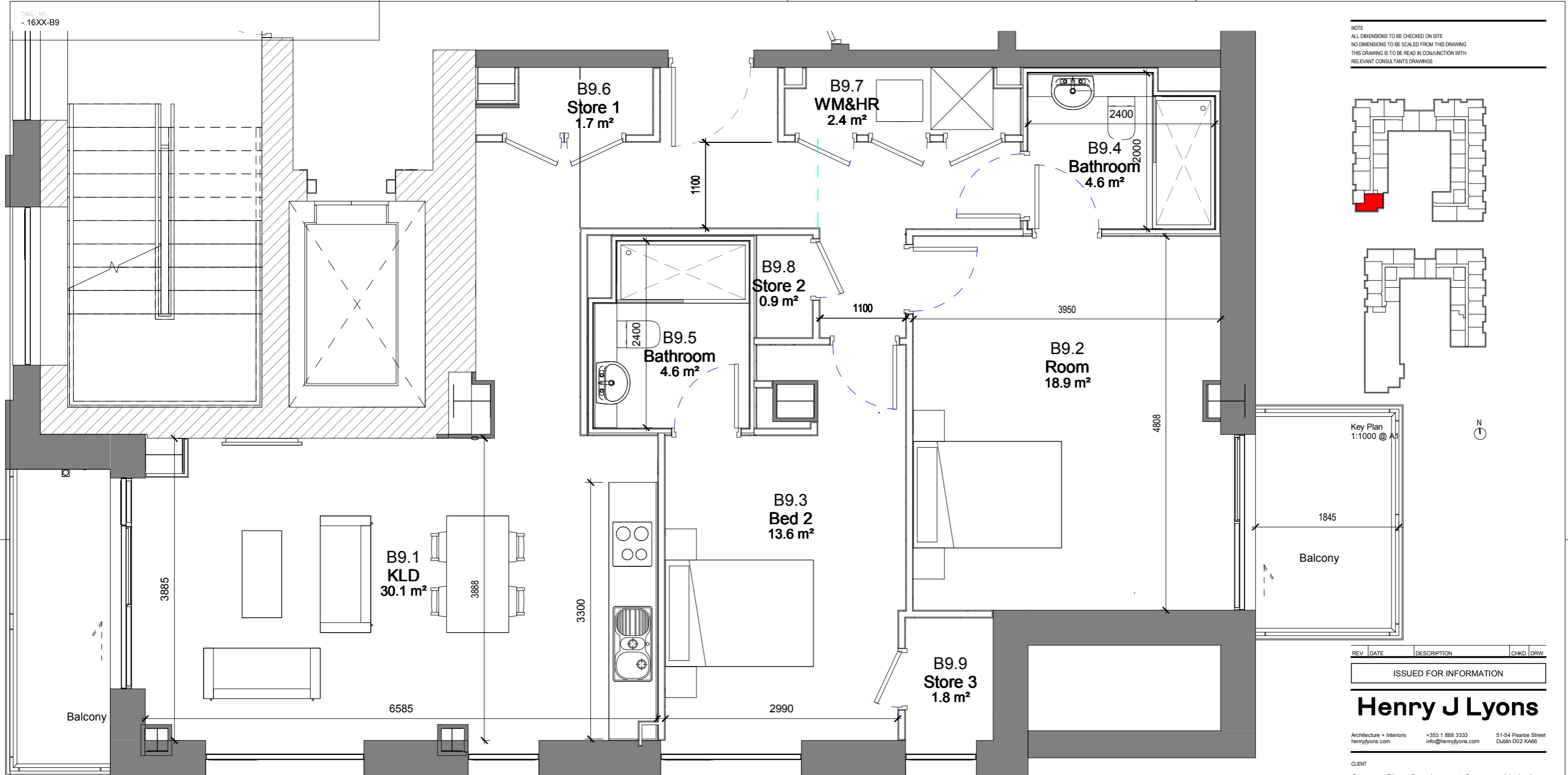
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ROOM NAME	TARGET	AREA
BALCONY	7m ²	10.5m ²
LIVING / KITCHEN / DINING	30m ²	45m ²
BEDROOM	24.4m ²	31.1m ²
STORAGE	6m ²	10.2m ²

TARGET	TOTAL AREA
73m ²	104.5m ²

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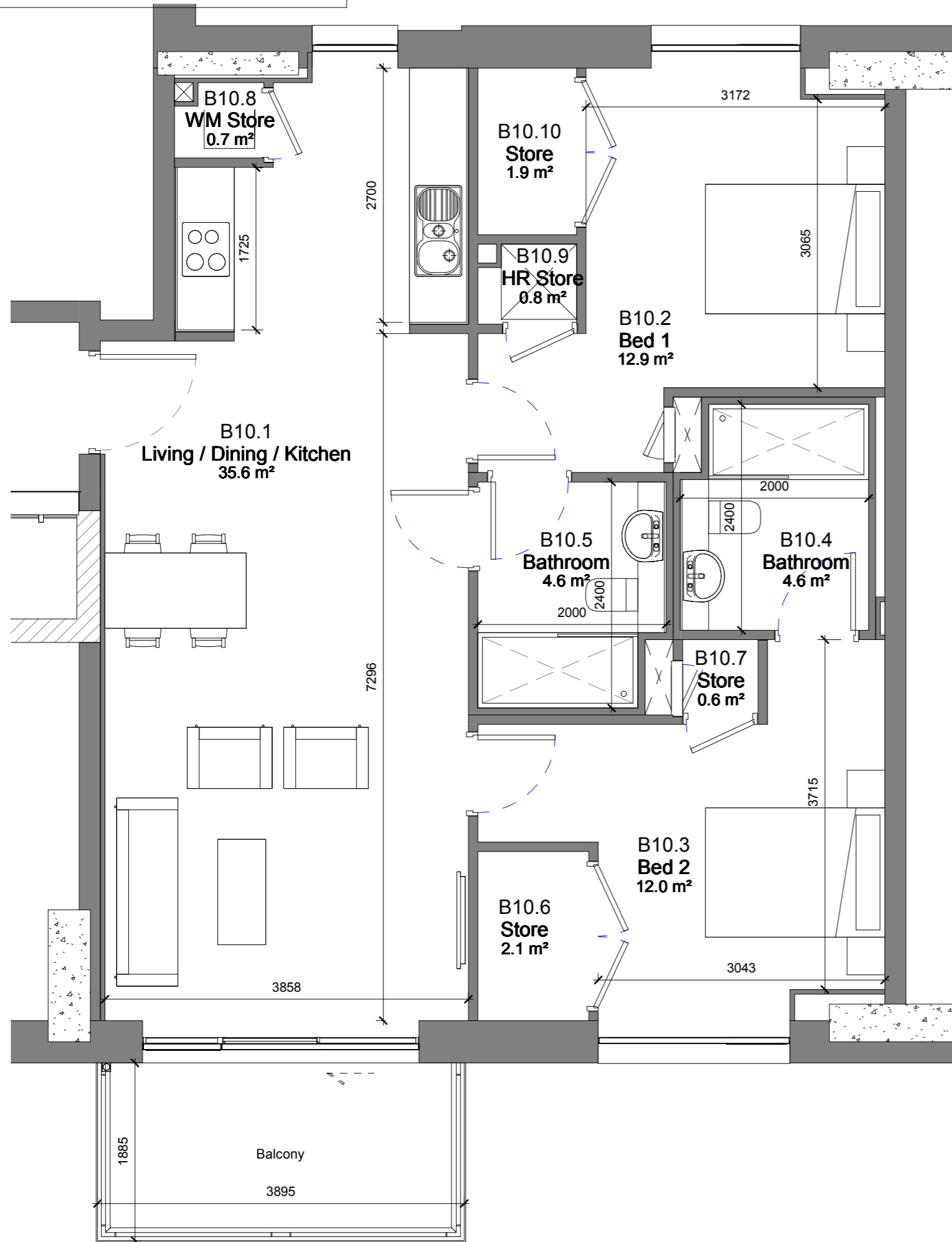
Unit Type B9

ROOM NAME	TARGET	AREA
BALCONY	7m ²	10.3m ²
LIVING / KITCHEN / DINING	30m ²	30.1m ²
BEDROOM	24.4m ²	32.5m ²
STORAGE	6m ²	6.8m ²

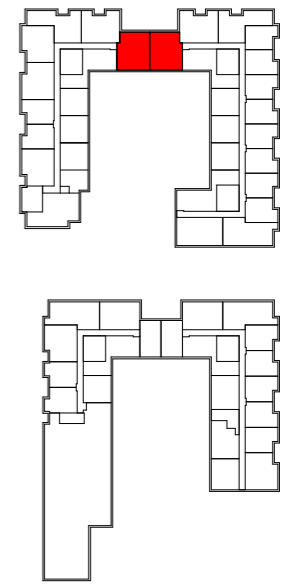
TARGET	TOTAL AREA
73m ²	93.5m ²

HJL JOB No.	DRAWING NUMBER
950291	16XX-B9

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Unit Type B10

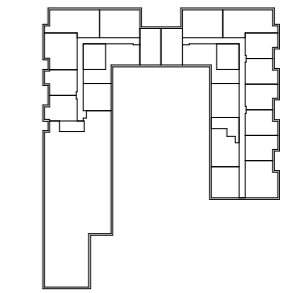
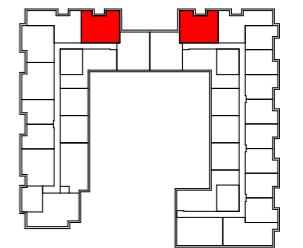
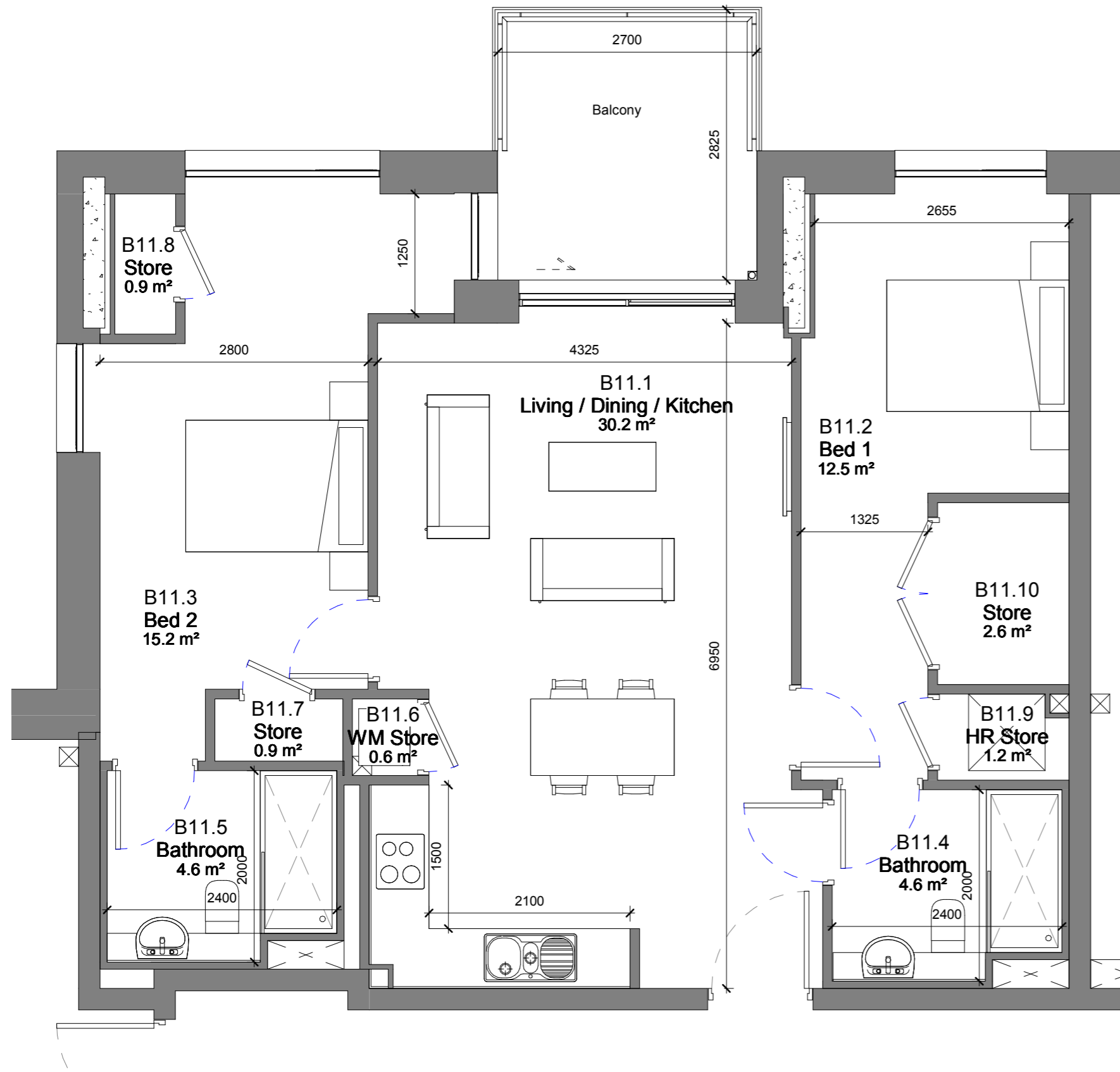
ROOM NAME	TARGET	AREA
BALCONY	7m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	35.6m ²
BEDROOM	24.4m ²	24.9m ²
STORAGE	6m ²	6.1m ²

TARGET	TOTAL AREA
73m ²	81.9m ²

HJL JOB No.	DRAWING NUMBER
950291	16XX-B10

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ROOM NAME	TARGET	AREA
BALCONY	7m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	30.2m ²
BEDROOM	24.4m ²	27.7m ²
STORAGE	6m ²	6.2m ²

TARGET	TOTAL AREA
73m ²	79.1m ²

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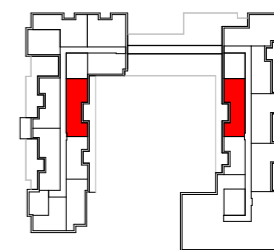
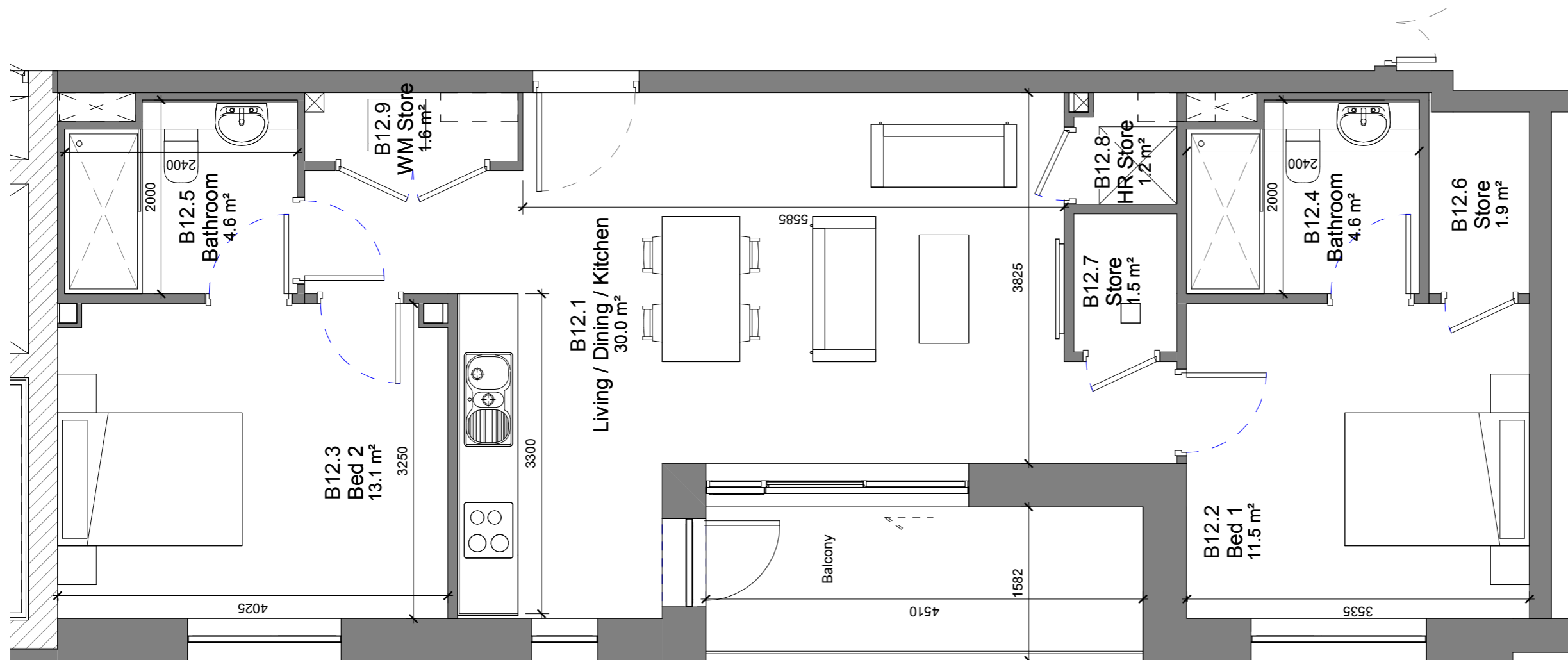
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Unit Type B11

HJL JOB No.	DRAWING NUMBER
950291	16XX-B11

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Unit Type B12

HJL JOB No. 950291 | DRAWING NUMBER 16XX-B12

DRAWING STATUS:
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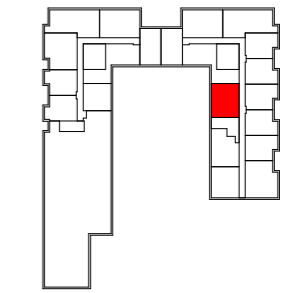
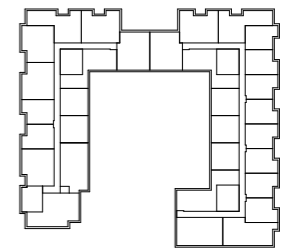
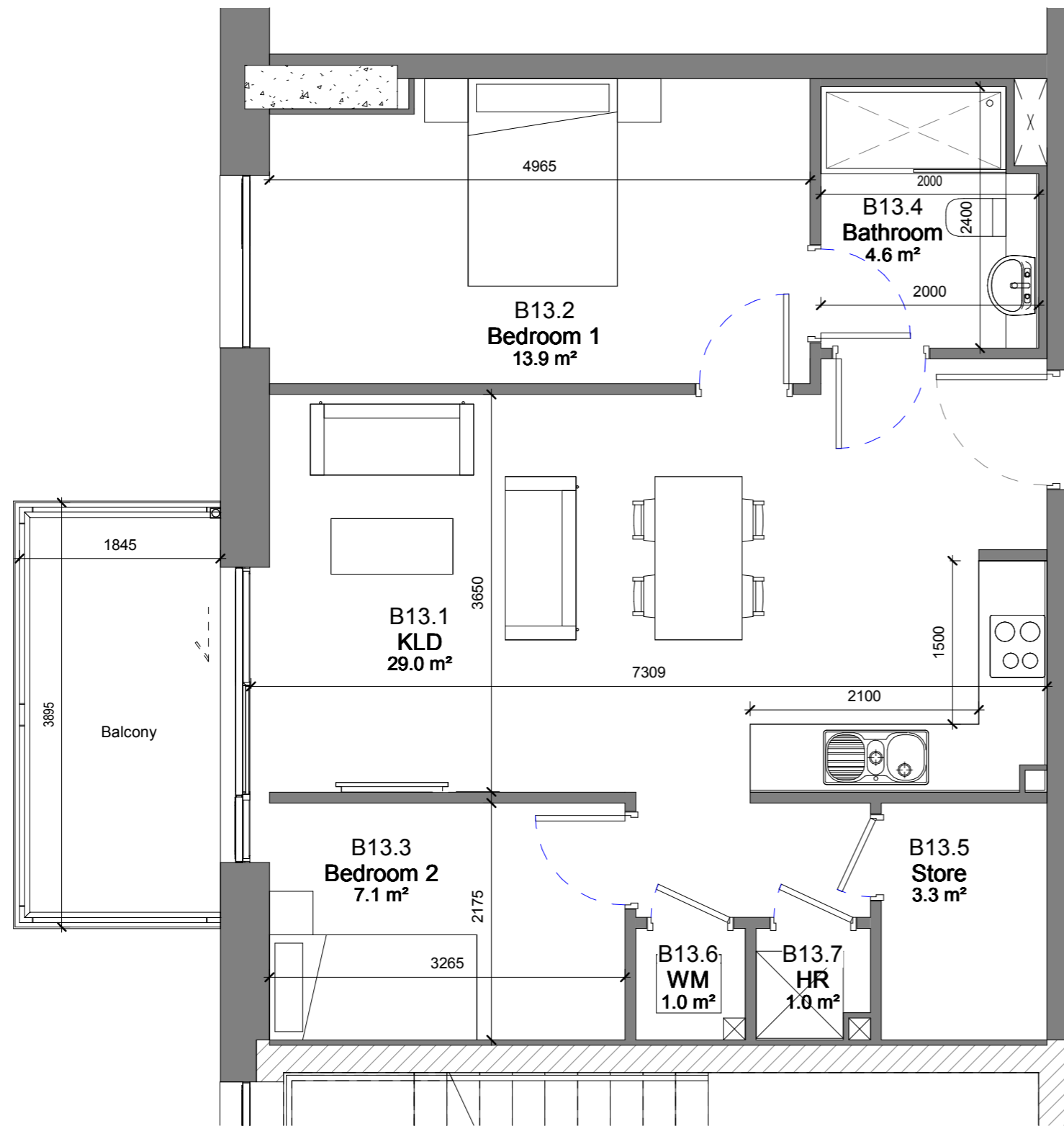
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ROOM NAME	TARGET	AREA
BALCONY	7m ²	7.1m ²
LIVING / KITCHEN / DINING	30m ²	30m ²
BEDROOM	24.4m ²	24.6m ²
STORAGE	6m ²	6.2m ²

TARGET	TOTAL AREA
73m ²	73.5m ²

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Unit Type B13

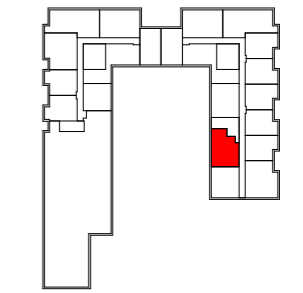
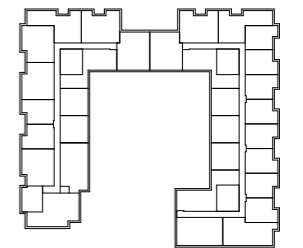
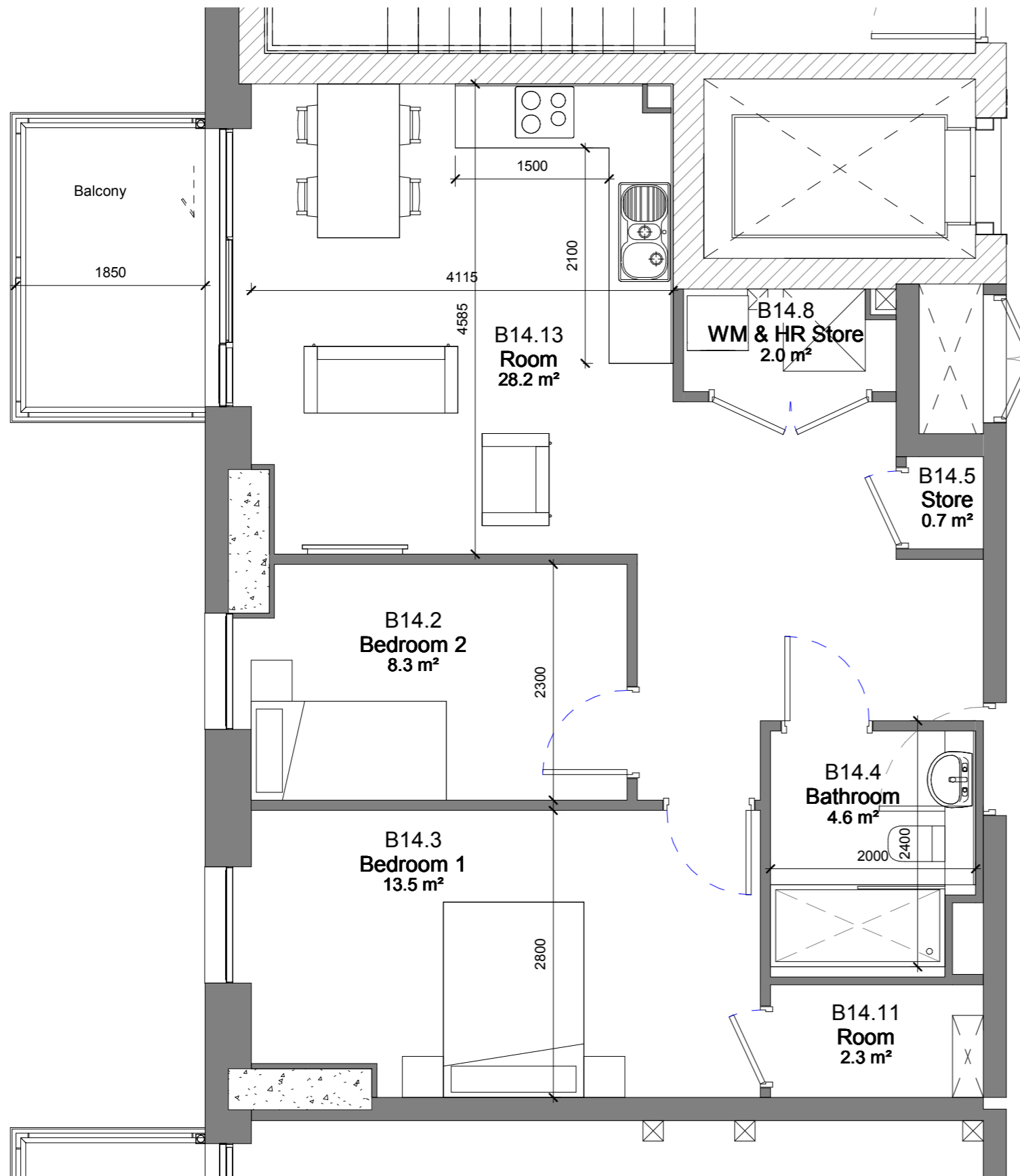
ROOM NAME	TARGET	AREA
BALCONY	6m ²	6m ²
LIVING / KITCHEN / DINING	28m ²	29m ²
BEDROOM	20.1m ²	21m ²
STORAGE	5m ²	5.3m ²

TARGET	TOTAL AREA
63m ²	63.3m ²

HJL JOB No.	DRAWING NUMBER
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Unit Type B14

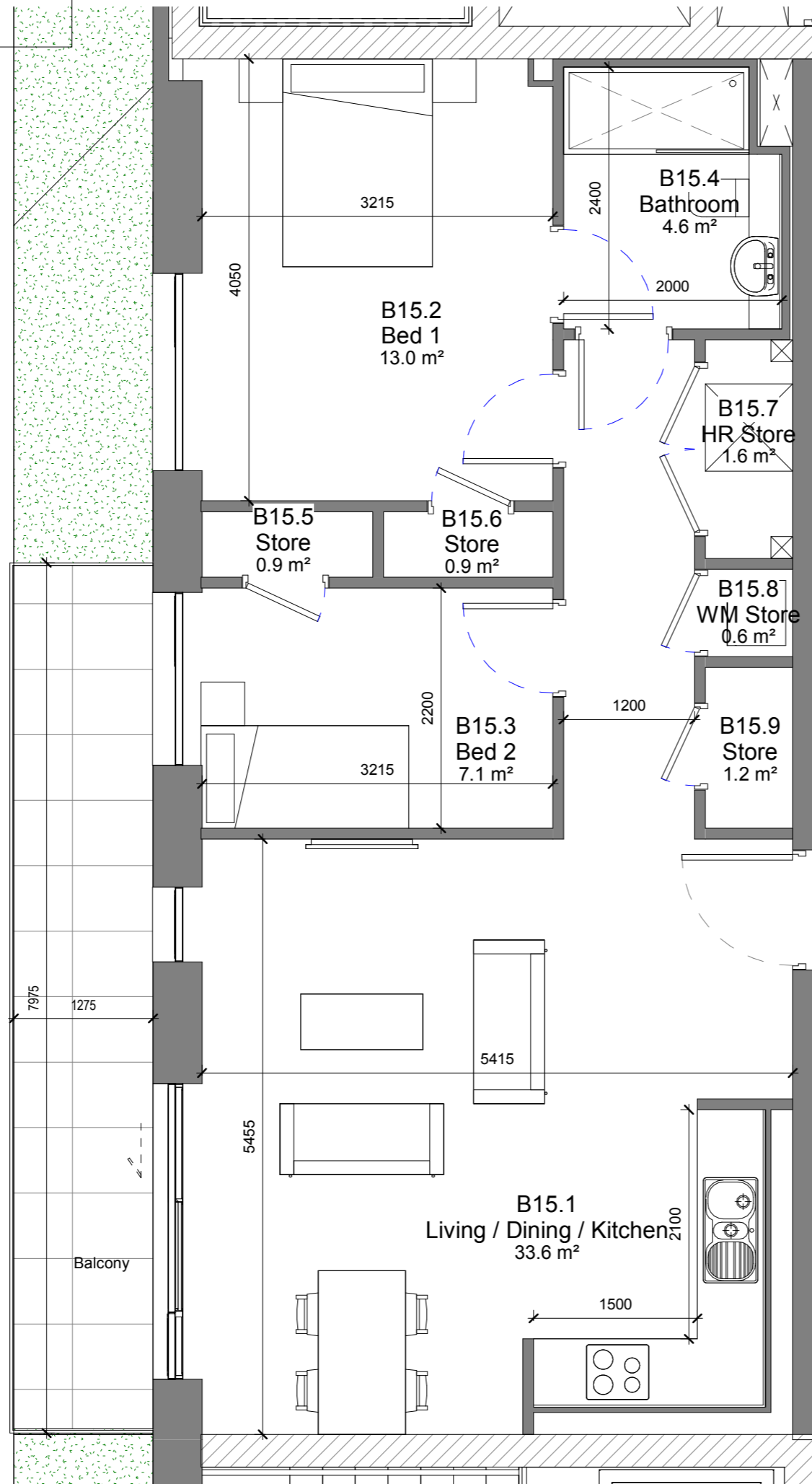
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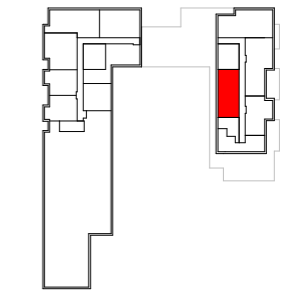
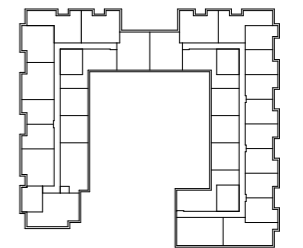
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ROOM NAME	TARGET	AREA
BALCONY	6m ²	6m ²
LIVING / KITCHEN / DINING	28m ²	28m ²
BEDROOM	20.1m ²	21.8m ²
STORAGE	5m ²	5m ²

TARGET	TOTAL AREA
63m ²	63.5m ²



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Unit Type B15

HJL JOB No.	DRAWING NUMBER
950291	16XX-B15

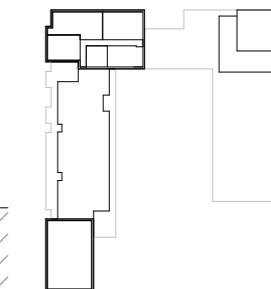
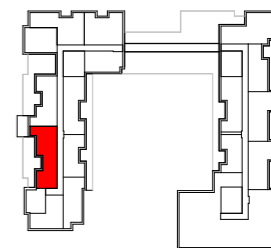
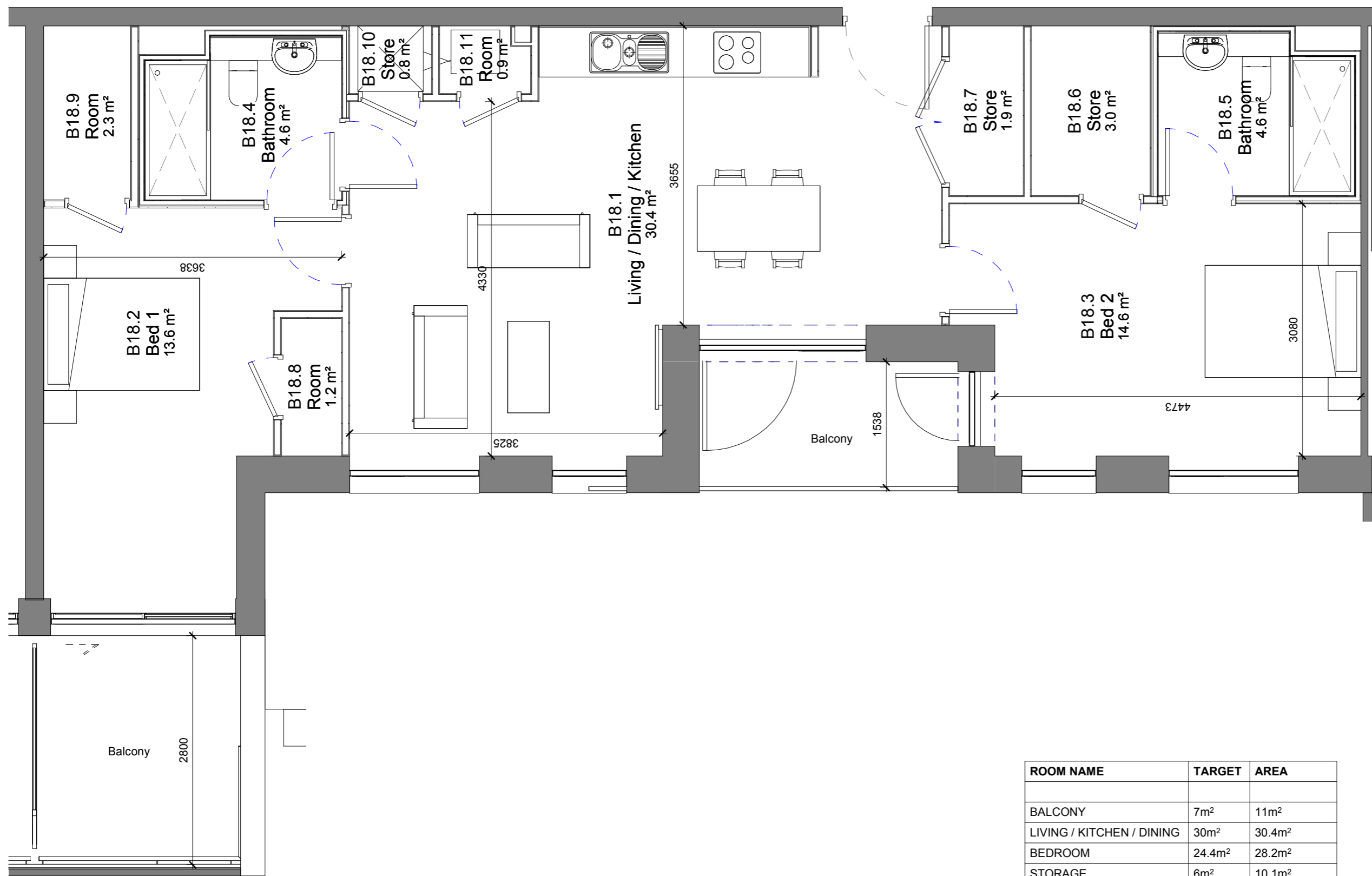
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ROOM NAME	TARGET	AREA
BALCONY	6m ²	7m ²
LIVING / KITCHEN / DINING	28m ²	33.6m ²
BEDROOM	20.1m ²	20.1m ²
STORAGE	5m ²	5m ²

TARGET	TOTAL AREA
63m ²	68m ²

NOTE
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PROJECT
Spencer Place Residential City Block 2

DATE: 02/08/19
SCALE: As indicated @A3
DRAWN: Author
CHECKED: Checker
MODEL FILE NAME: 950291-Spencer Place North

DRAWING

Unit Type B18

ROOM NAME	TARGET	AREA
BALCONY	7m ²	11m ²
LIVING / KITCHEN / DINING	30m ²	30.4m ²
BEDROOM	24.4m ²	28.2m ²
STORAGE	6m ²	10.1m ²

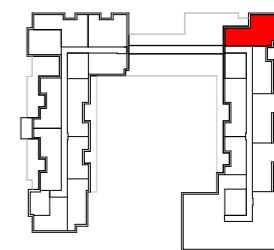
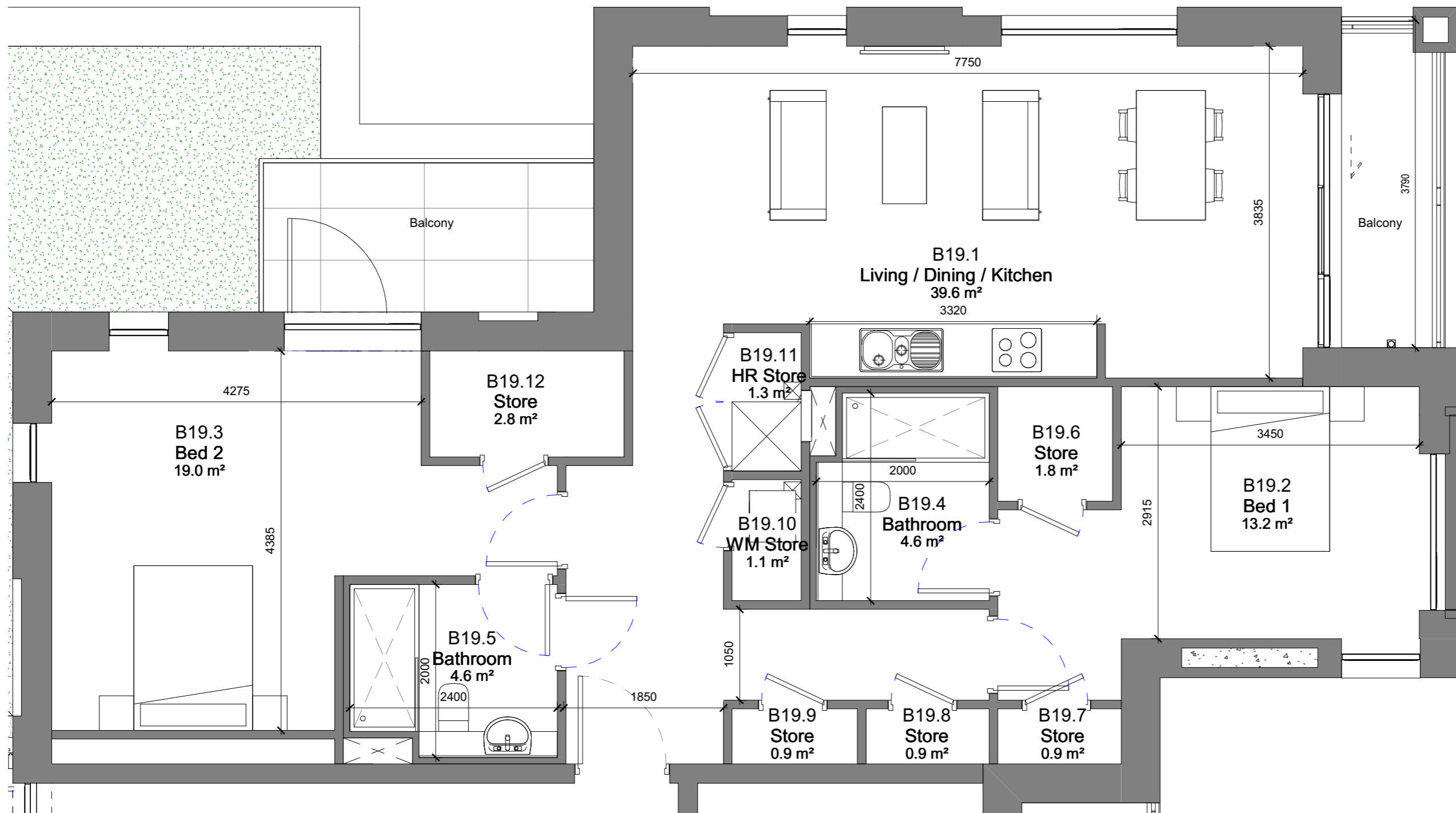
TARGET	TOTAL AREA
73m ²	82m ²

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DATE	02/08/19
SCALE:	As indicated @A3
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MODEL FILE NAME	950291-Spencer Place North-

DRAWING

Unit Type B19

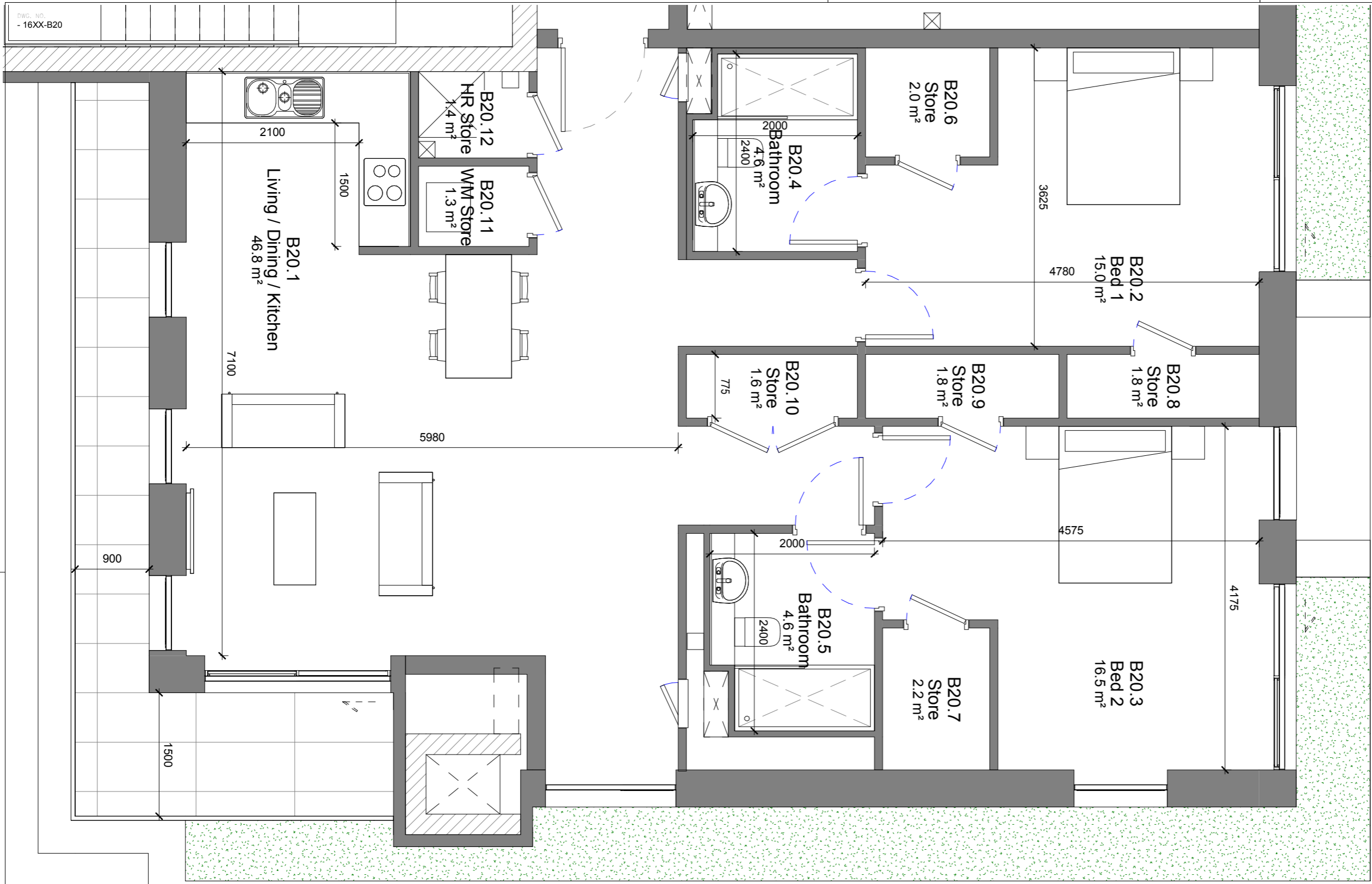
ROOM NAME	TARGET	AREA
BALCONY	7m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	39.6m ²
BEDROOM	24.4m ²	32.2m ²
STORAGE	6m ²	9.7m ²

TARGET	TOTAL AREA
73m ²	97m ²

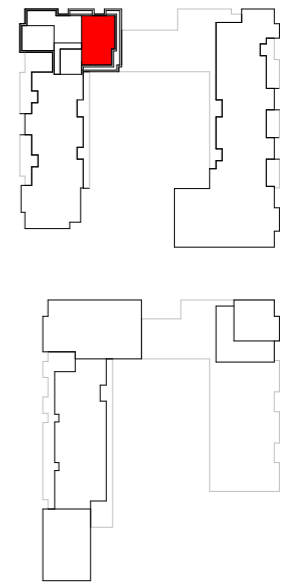
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Unit Type B20

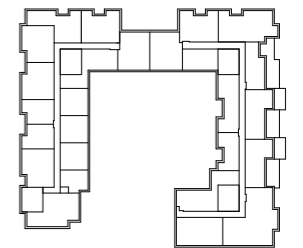
ROOM NAME	TARGET	AREA
BALCONY	7m ²	12.5m ²
LIVING / KITCHEN / DINING	30m ²	46.8m ²
BEDROOM	24.4m ²	31.5m ²
STORAGE	6m ²	12.1m ²

TARGET	TOTAL AREA
73m ²	107m ²

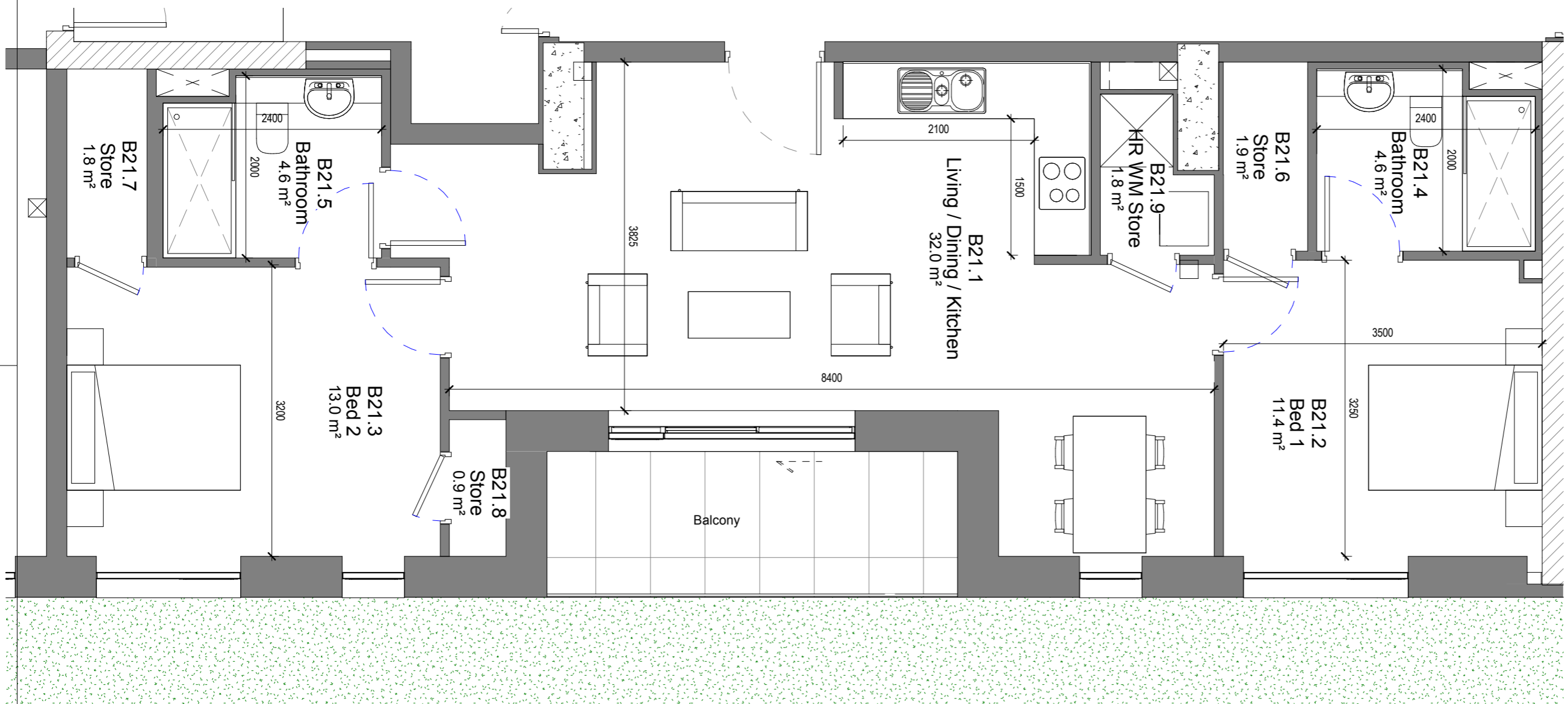
HJL JOB No.	DRAWING NUMBER
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Unit Type B21

HJL JOB No.	DRAWING NUMBER
950291	16XX-B21

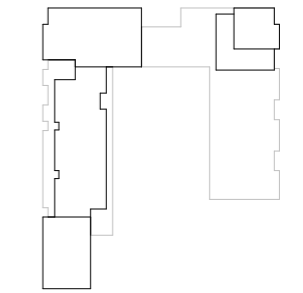
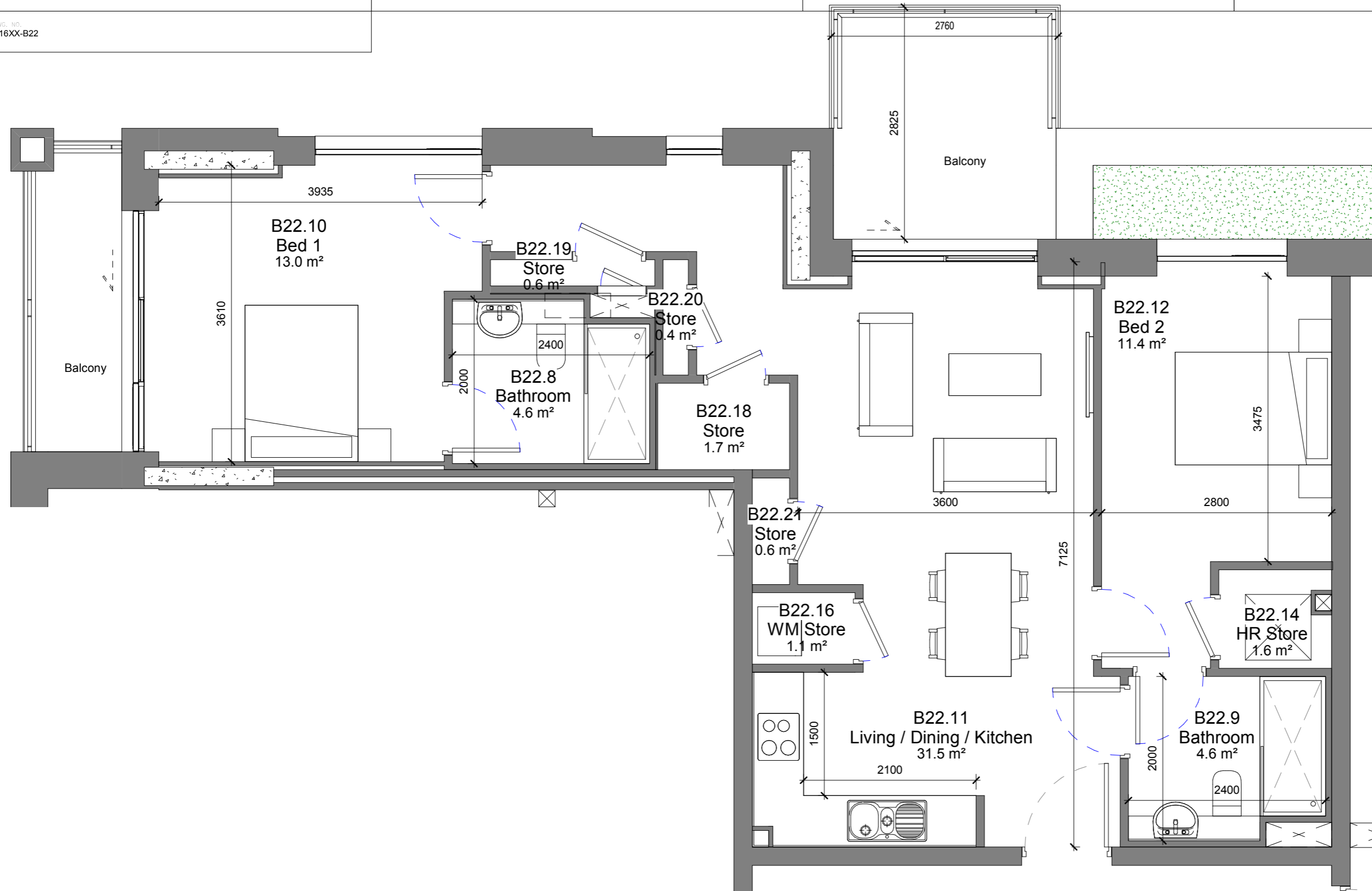
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ROOM NAME	TARGET	AREA
BALCONY	7m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	32m ²
BEDROOM	24.4m ²	24.4m ²
STORAGE	6m ²	6.4m ²

TARGET	TOTAL AREA
73m ²	77m ²

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Unit Type B22

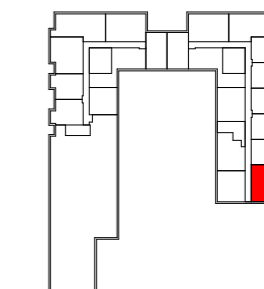
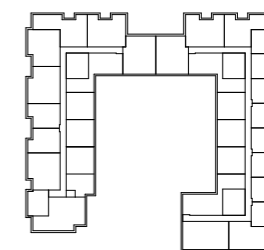
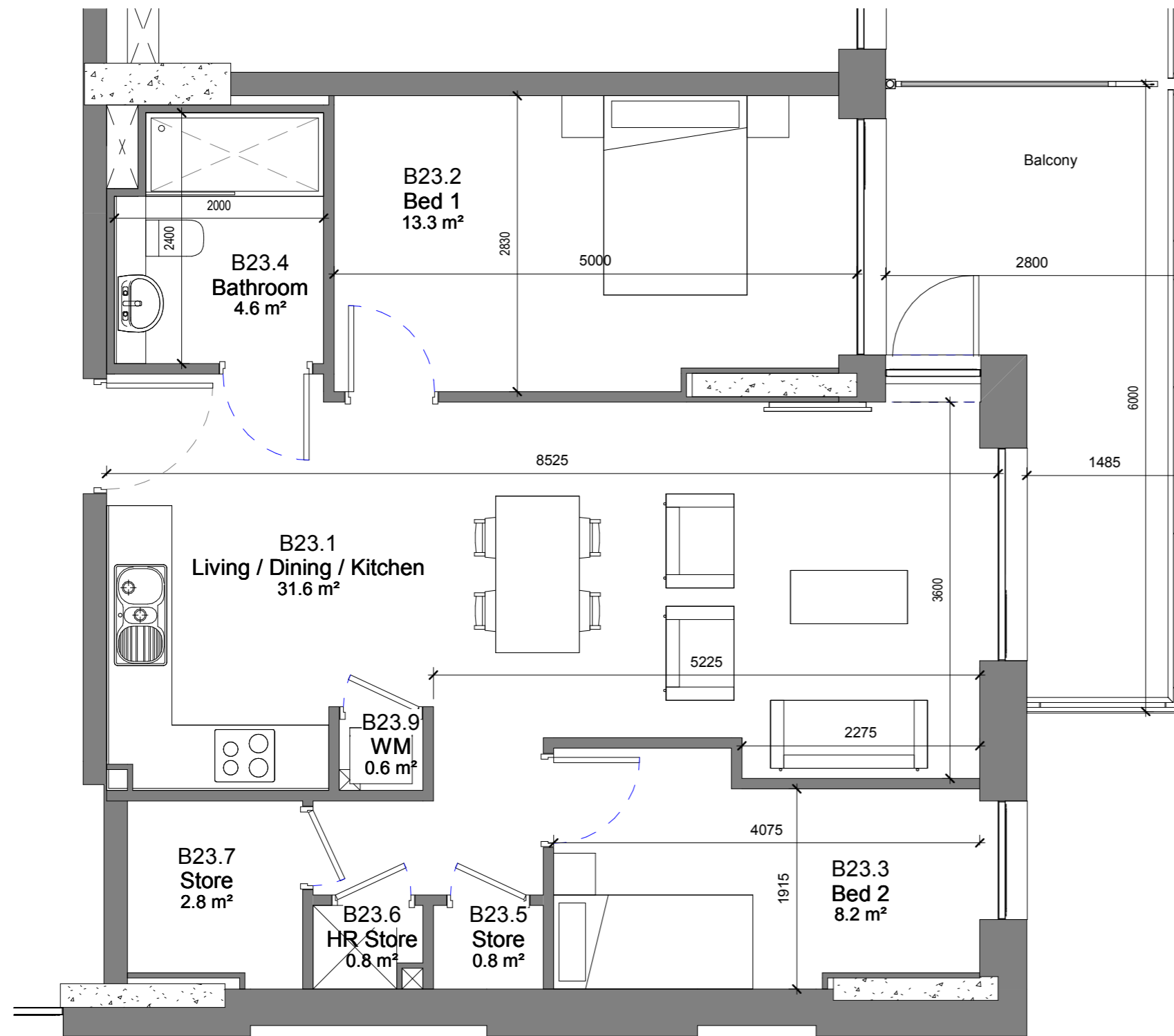
ROOM NAME	TARGET	AREA
BALCONY	7m²	12.1m²
LIVING / KITCHEN / DINING	30m²	31.5m²
BEDROOM	24.4m²	24.4m²
STORAGE	6m²	6m²

TARGET	TOTAL AREA
73m²	77m²

HJL JOB No.	DRAWING NUMBER
950291	16XX-B22

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Unit Type B23

HJL JOB No. 950291 | DRAWING NUMBER 16XX-B23

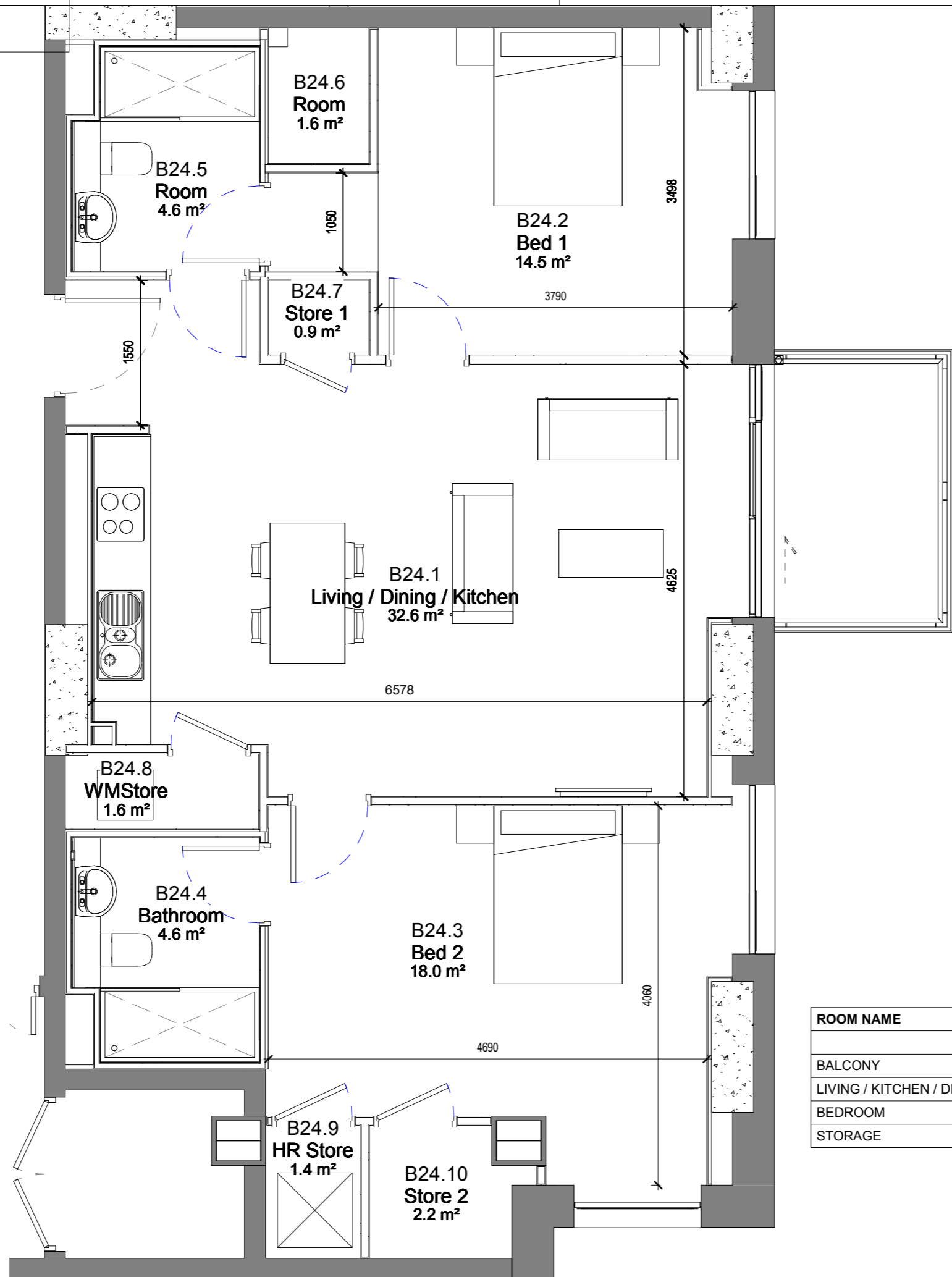
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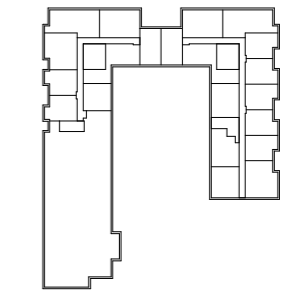
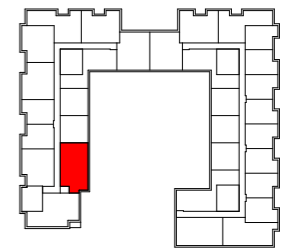
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ROOM NAME	TARGET	AREA
BALCONY	6m ²	6m ²
LIVING / KITCHEN / DINING	28m ²	31.6m ²
BEDROOM	20.1m ²	21.5m ²
STORAGE	5m ²	5.4m ²

TARGET	TOTAL AREA
63m ²	67m ²



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Unit Type B24

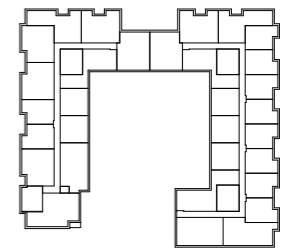
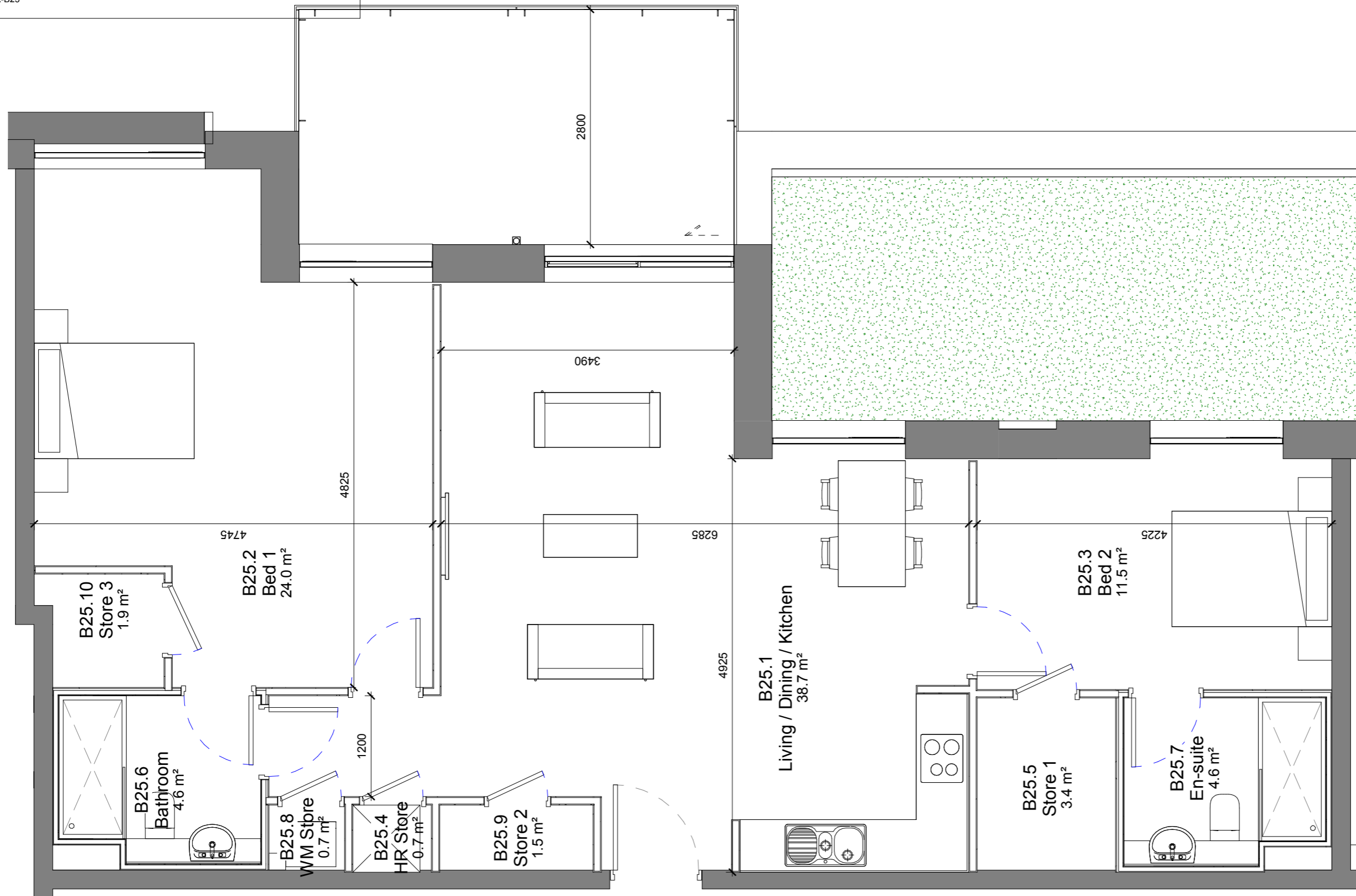
ROOM NAME	TARGET	AREA
BALCONY	7m ²	7m ²
LIVING / KITCHEN / DINING	30m ²	32.6m ²
BEDROOM	24.4m ²	32.5m ²
STORAGE	6m ²	7.7m ²

TARGET	TOTAL AREA
73m ²	87.5m ²

HJL JOB No.	DRAWING NUMBER
950291	16XX-B24

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Unit Type B25

HJL JOB No.	DRAWING NUMBER
950291	16XX-B25

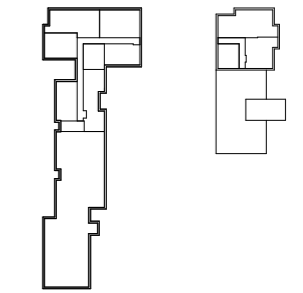
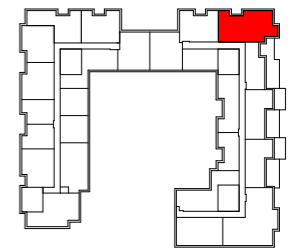
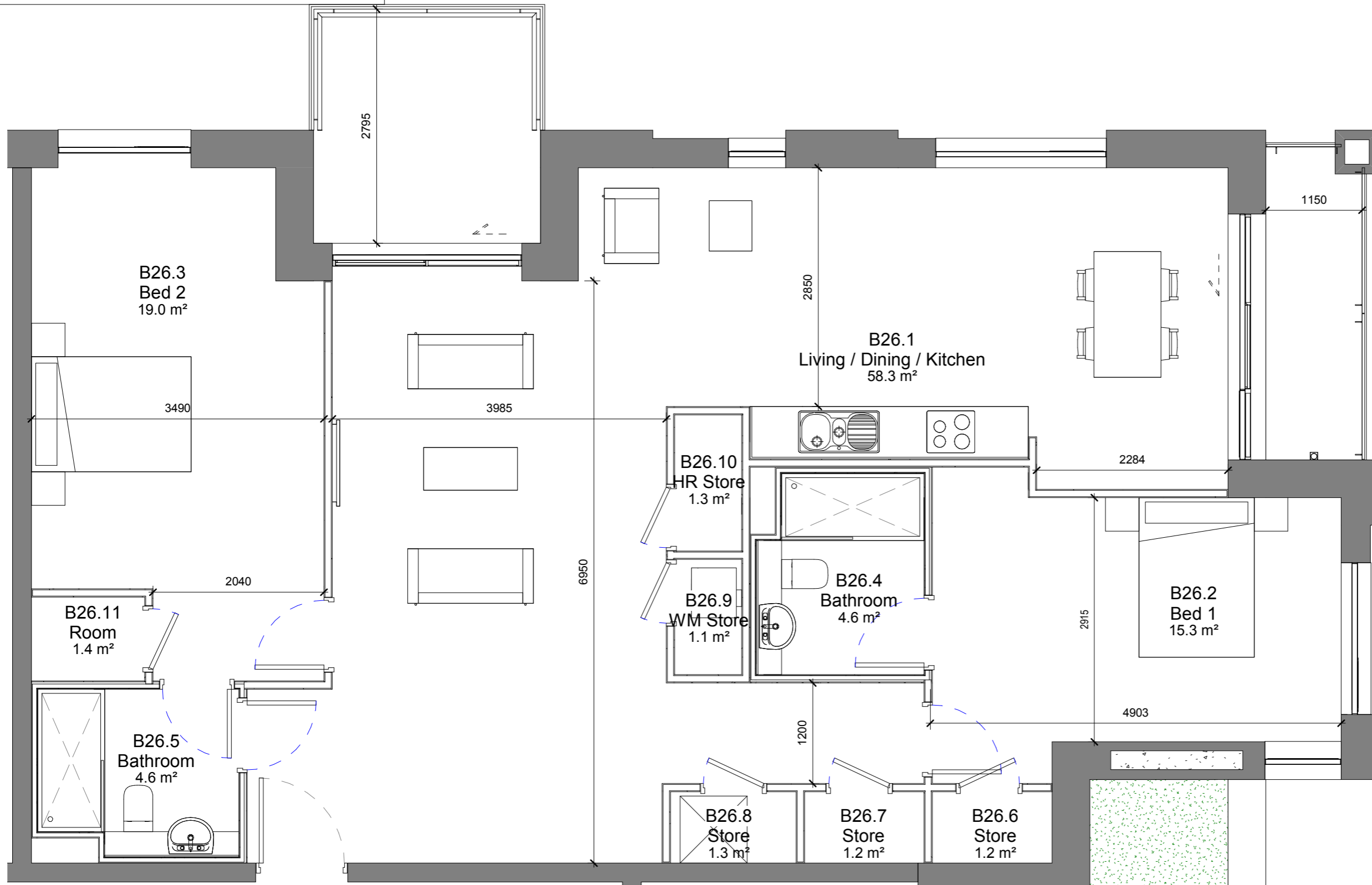
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ROOM NAME	TARGET	AREA
BALCONY	6m ²	14m ²
LIVING / KITCHEN / DINING	28m ²	38.7m ²
BEDROOM	20.1m ²	35.5m ²
STORAGE	5m ²	8.2m ²

TARGET	TOTAL AREA
73m ²	96m ²

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Unit Type B26

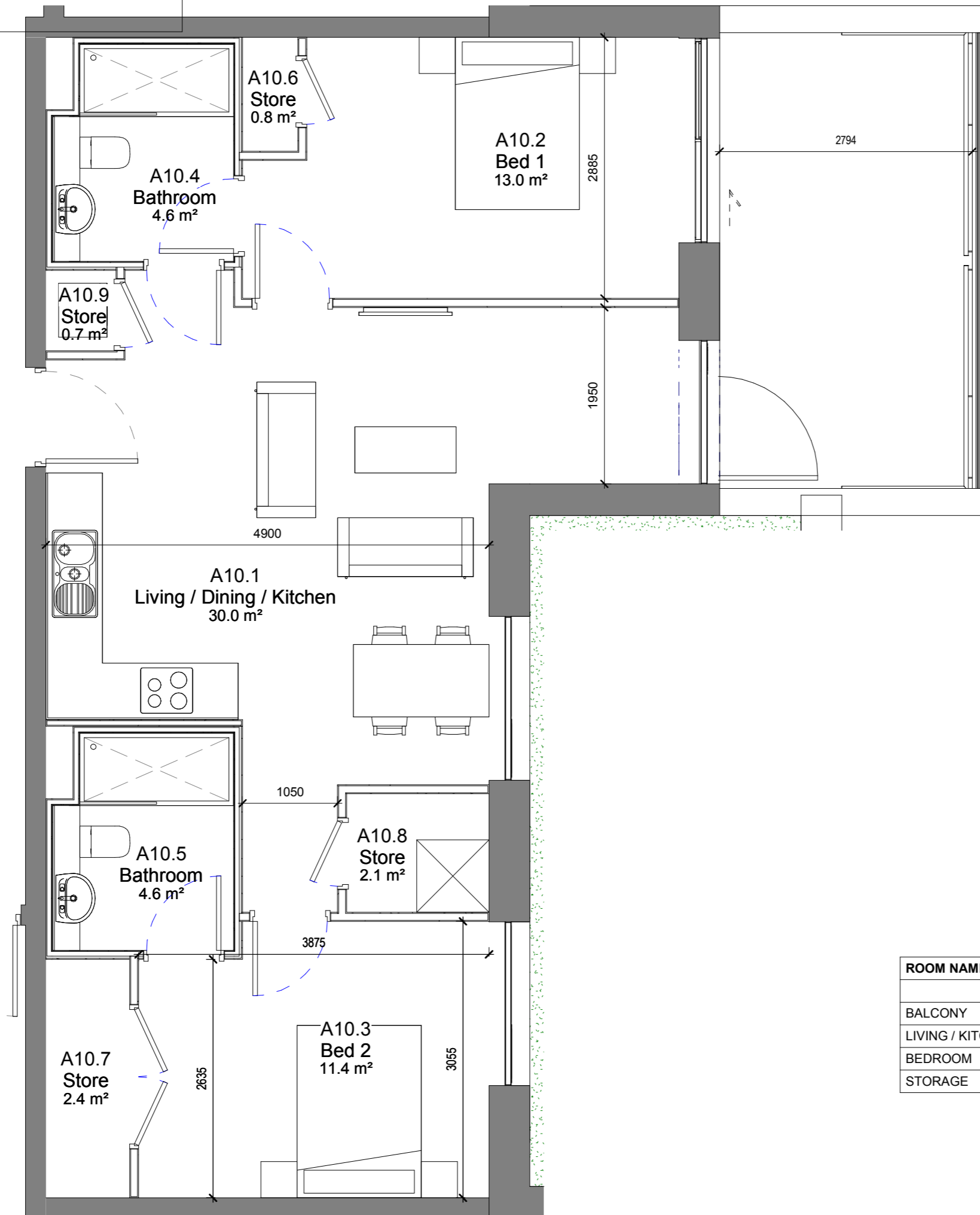
HJL JOB No.	DRAWING NUMBER
950291	16XX-B26

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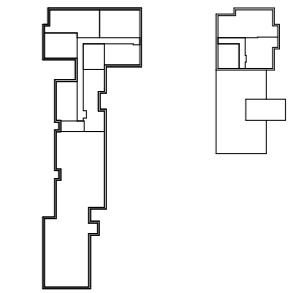
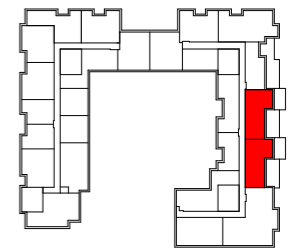
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ROOM NAME	TARGET	AREA
BALCONY	7m ²	11.5m ²
LIVING / KITCHEN / DINING	30m ²	58.3m ²
BEDROOM	24.4m ²	34.3m ²
STORAGE	6m ²	7.5m ²

TARGET	TOTAL AREA
73m ²	114m ²



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MODEL FILE NAME	950291-Spencer Place North

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Unit Type B27

HJL JOB No.	DRAWING NUMBER
950291	16XX-B27

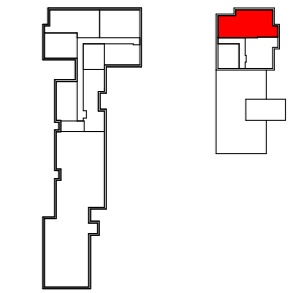
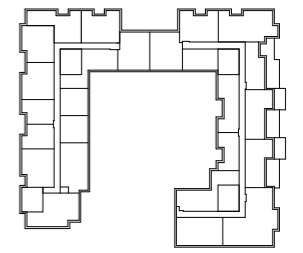
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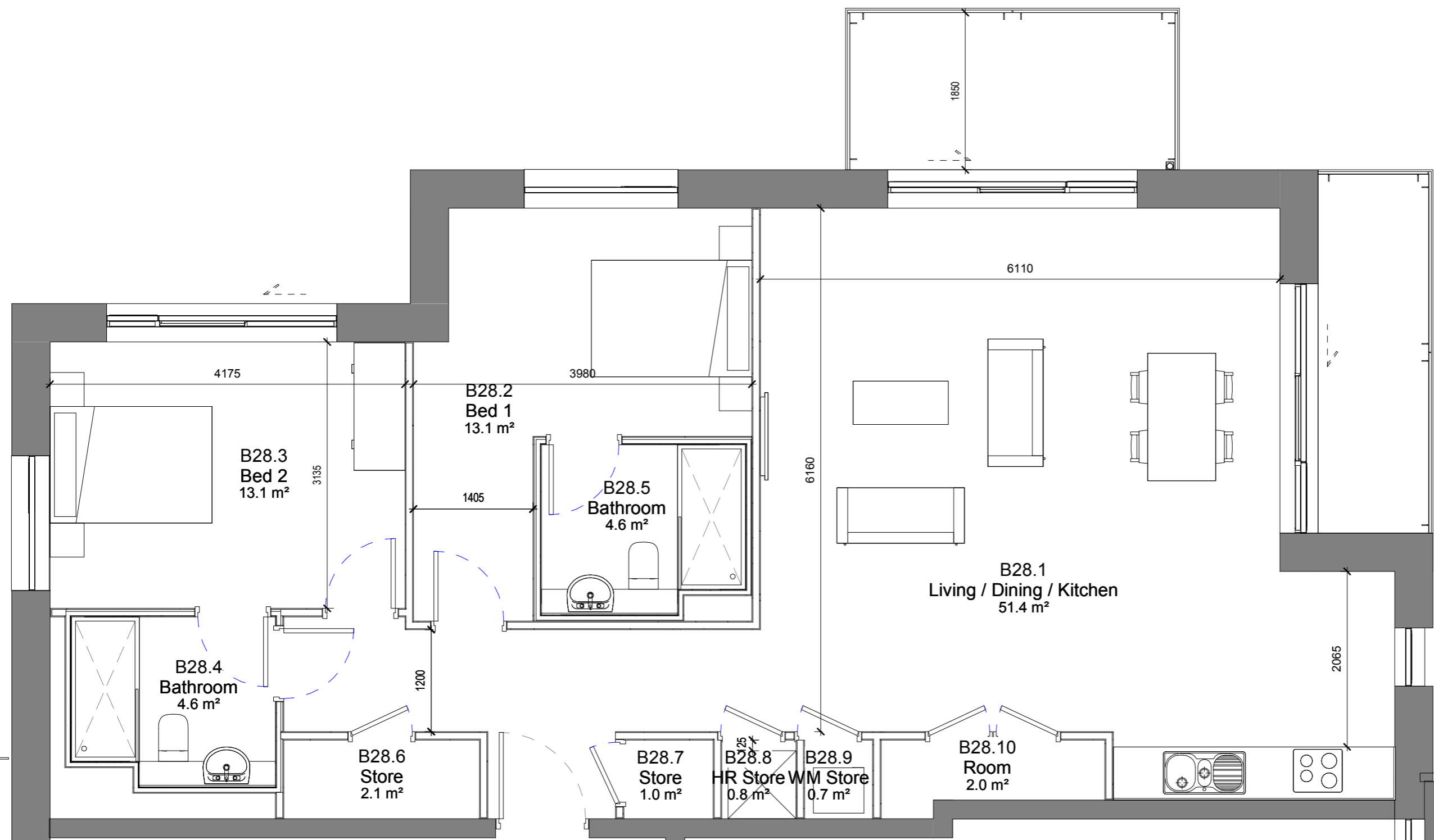
ROOM NAME	TARGET	AREA
BALCONY	7m ²	14m ²
LIVING / KITCHEN / DINING	30m ²	30m ²
BEDROOM	24.4m ²	24.4m ²
STORAGE	6m ²	6m ²

TARGET	TOTAL AREA
73m ²	73m ²

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Unit Type B28

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ROOM NAME	TARGET	AREA
BALCONY	7m ²	12m ²
LIVING / KITCHEN / DINING	30m ²	51.4m ²
BEDROOM	24.4m ²	26.2m ²
STORAGE	6m ²	6.6m ²

TARGET	TOTAL AREA
73m ²	99m ²

8.0 APARTMENT AREA SCHEDULE - SHARED ACCOMMODATION

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas		Bedroom Areas		Total Bed Spaces per Unit	Private Living / Communal Space Provision		Comments
					Minimum Bedroom & Ensuite Area	Minimum Communal Area per Bedspace	Bedroom & Ensuite 1 Area	Bedroom & Ensuite 2 Area		Private Kitchen/Living Area	Communal Area Provision per Unit	
GROUND												
FIRST FLOOR												
2C.101	C2	Double Bedroom	1	37	18	6	21	n/a	2	15.8	12	
2C.102	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.103	Com	Common Social/Multimedia Room		45							45	
2C.104	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.105	D1	2 Bedroom Cluster	2	47	12	6	13.85	13.85	2	n/a	18.4	
2C.106	C3	Double Bedroom	1	35	18	6	18	n/a	2	17.1	12	
2C.107	D3	2 Bedroom Cluster	2	63	12	6	15.3	18	3	n/a	23.8	
2C.108	Com	Common Kitchen/Dining Room		42							42	
2C.109	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.110	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.111	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.112	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.113	D4	2 Bedroom Cluster	2	63	77	6	18.1	20	4	n/a	37.3	
SECOND FLOOR												
2C.201	C2	Double Bedroom	1	37	18	6	21	n/a	2	15.8	12	
2C.202	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.203	Com	Common Living/Games Room		45							45	
2C.204	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.205	D1	2 Bedroom Cluster	2	47	12	6	13.85	13.85	2	n/a	18.4	
2C.206	C3	Double Bedroom	1	35	18	6	18	n/a	2	17.1	12	
2C.207	D3	2 Bedroom Cluster	2	63	12	6	15.3	18	3	n/a	23.8	
2C.208	Com	Common Kitchen/Dining Room		42							42	
2C.209	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.210	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.211	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.212	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.213	D4	2 Bedroom Cluster	2	63	77	6	18.1	20	4	n/a	37.3	
THIRD FLOOR												
2C.301	C2	Double Bedroom	1	37	18	6	21	n/a	2	15.8	12	
2C.302	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.303	Com	Common Library/Study Room		45							45	
2C.304	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.305	D1	2 Bedroom Cluster	2	47	12	6	13.85	13.85	2	n/a	18.4	
2C.306	C3	Double Bedroom	1	35	18	6	18	n/a	2	17.1	12	
2C.307	D3	2 Bedroom Cluster	2	63	12	6	15.3	18	3	n/a	23.8	
2C.308	Com	Common Kitchen/Dining Room		42							42	
2C.309	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.310	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.311	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.312	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.313	D4	2 Bedroom Cluster	2	63	77	6	18.1	20	4	n/a	37.3	
FOURTH FLOOR												
2C.401	C2	Double Bedroom	1	37	18	6	21	n/a	2	15.8	12	

NB: Notes in grey hatch to be edited on this sheet only

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas		Bedroom Areas		Total Bed Spaces per Unit	Private Living / Communal Space Provision		Comments
					Minimum Bedroom & Ensuite Area	Minimum Communal Area per Bedspace	Bedroom & Ensuite 1 Area	Bedroom & Ensuite 2 Area		Private Kitchen/Living Area	Communal Area Provision per Unit	
2C.402	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.403	Com	Common Social/Multimedia Room		45							45	
2C.404	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.405	D1	2 Bedroom Cluster	2	47	12	6	13.85	13.85	2	n/a	18.4	
2C.406	C3	Double Bedroom	1	35	18	6	18	n/a	2	17.1	12	
2C.407	D4	2 Bedroom Cluster	2	63	77	6	18.1	20	4	n/a	37.3	
2C.408	Com	Common Kitchen/Dining Room		42							42	
2C.409	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.410	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.411	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.412	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.413	D4	2 Bedroom Cluster	2	63	77	6	18.1	20	4	n/a	37.3	
FIFTH FLOOR												
2C.501	C2	Double Bedroom	1	37	18	6	21	n/a	2	15.8	12	
2C.502	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.503	Com	Common Living/Games Room		45							45	
2C.504	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.505	D1	2 Bedroom Cluster	2	47	12	6	13.85	13.85	2	n/a	18.4	
2C.506	C3	Double Bedroom	1	35	18	6	18	n/a	2	17.1	12	
2C.507	Com	Common Kitchen/Dining Room		46							46	
2C.508	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.509	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.510	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.511	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.512	D4	2 Bedroom Cluster	2	63	77	6	18.1	20	4	n/a	37.3	
SIXTH FLOOR												
2C.601	C2	Double Bedroom	1	37	18	6	21	n/a	2	15.8	12	
2C.602	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.603	Com	Common Library/Study Room		45							45	
2C.604	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.605	D1	2 Bedroom Cluster	2	47	12	6	13.85	13.85	2	n/a	18.4	
2C.606	C3	Double Bedroom	1	35	18	6	18	n/a	2	17.1	12	
2C.607	Com	Common Kitchen/Dining Room		46							46	
2C.608	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.609	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.610	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.611	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.612	D4	2 Bedroom Cluster	2	63	77	6	18.1	20	4	n/a	37.3	
SEVENTH FLOOR												
2C.701	C2	Double Bedroom	1	37	18	6	21	n/a	2	15.8	12	
2C.702	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.703	Com	Common Social/Multimedia Room		45							45	
2C.704	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.705	D1	2 Bedroom Cluster	2	47	12	6	13.85	13.85	2	n/a	18.4	
2C.706	C3	Double Bedroom	1	35	18	6	18	n/a	2	17.1	12	
2C.707	Com	Common Kitchen/Dining Room		46							46	
2C.708	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	

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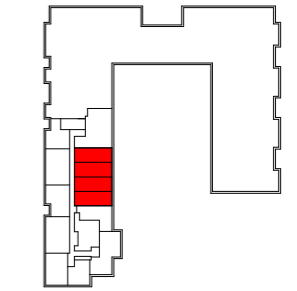
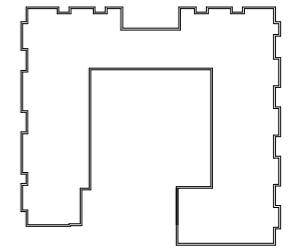
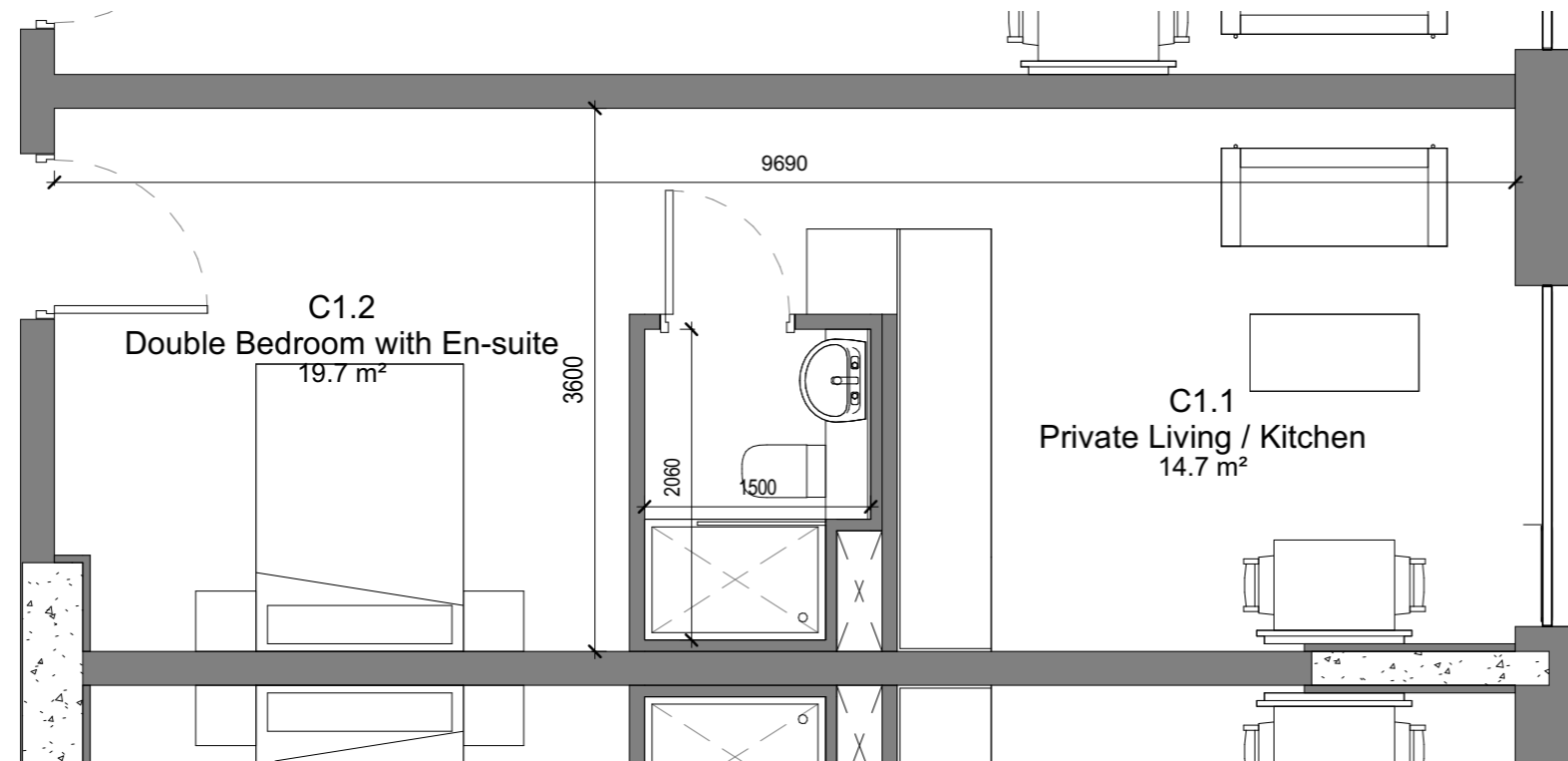
Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area m ²	Required Areas		Bedroom Areas		Total Bed Spaces per Unit	Private Living / Communal Space Provision		Comments
					Minimum Bedroom & Ensuite Area	Minimum Communal Area per Bedspace	Bedroom & Ensuite 1 Area	Bedroom & Ensuite 2 Area		Private Kitchen/Living Area	Communal Area Provision per Unit	
2C.709	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.710	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.711	C1	Double Bedroom	1	34	18	6	19.7	n/a	2	14.7	12	
2C.712	D4	2 Bedroom Cluster	2	63	77	6	18.1	20	4	n/a	37.3	
EIGHTH FLOOR												
2C.801	C6	Double Bedroom	1	33	18	6	18.1	n/a	2	13.8	12	
2C.802	Com	Common Kitchen/Dining Room		33							33	
2C.803	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.804	D1	2 Bedroom Cluster	2	47	12	6	13.85	13.85	2	n/a	18.4	
2C.805	C3	Double Bedroom	1	35	18	6	18	n/a	2	17.1	12	
2C.806	Com	Common Living/Games Room		59							59	
2C.807	C4	Single Bedroom	1	29	12	6	16.1	n/a	1	12.2	6	
2C.808	C4	Single Bedroom	1	29	12	6	16.1	n/a	1	12.2	6	
2C.809	C5	Double Bedroom	1	32	18	6	13.9	n/a	1	13.1	6	
NINTH FLOOR												
2C.903	D2	2 Bedroom Cluster	2	57	12	6	14.1	18	3	n/a	24.1	
2C.904	D1	2 Bedroom Cluster	2	47	12	6	13.85	13.85	2	n/a	18.4	
2C.905	C3	Double Bedroom	1	35	18	6	18	n/a	2	17.1	12	
TOTALS												
B2C GF	0		0	0								
B2C 1F	11		11	582								
B2C 2F	11		11	582								
B2C 3F	11		11	582								
B2C 4F	11		11	582								
B2C 5F	10		10	523								
B2C 6F	10		10	523								
B2C 7F	10		10	523								
B2C 8F	7		7	354								
B2C 9F	3		3	139								
B2C TOTAL	84		84	4390					200			

Revisions

- 1 ISSUED FOR SHD PRE-APPLICATION 29/03/2019
- 2 ISSUED FOR SHD PLANNING 02/08/2019

9.0 UNIT TYPES - SHARED ACCOMMODATION

NOTE
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Key Plan
1:1000 @ A1



REV	DATE	DESCRIPTION	CHKD	DRW
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Dublin D02 KA66

CLIENT

Spencer Place Development Company Limited

PROJECT

Spencer Place Residential City Block 2

DATE 29/03/19

SCALE: As indicated @A3

DRAWN SS

CHECKED NP

MODEL FILE NAME 950291-Spencer Place North-

DRAWING

Double Bedroom

Type C1

HJL JOB No. 950291 | DRAWING NUMBER 16XX-C1

DRAWING STATUS:
S0 ISSUED FOR PLANNING-TION

REVISION

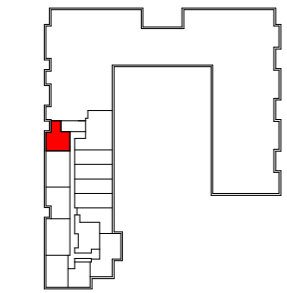
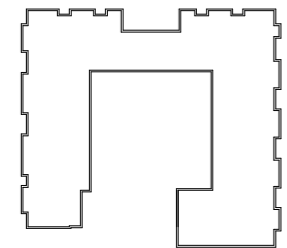
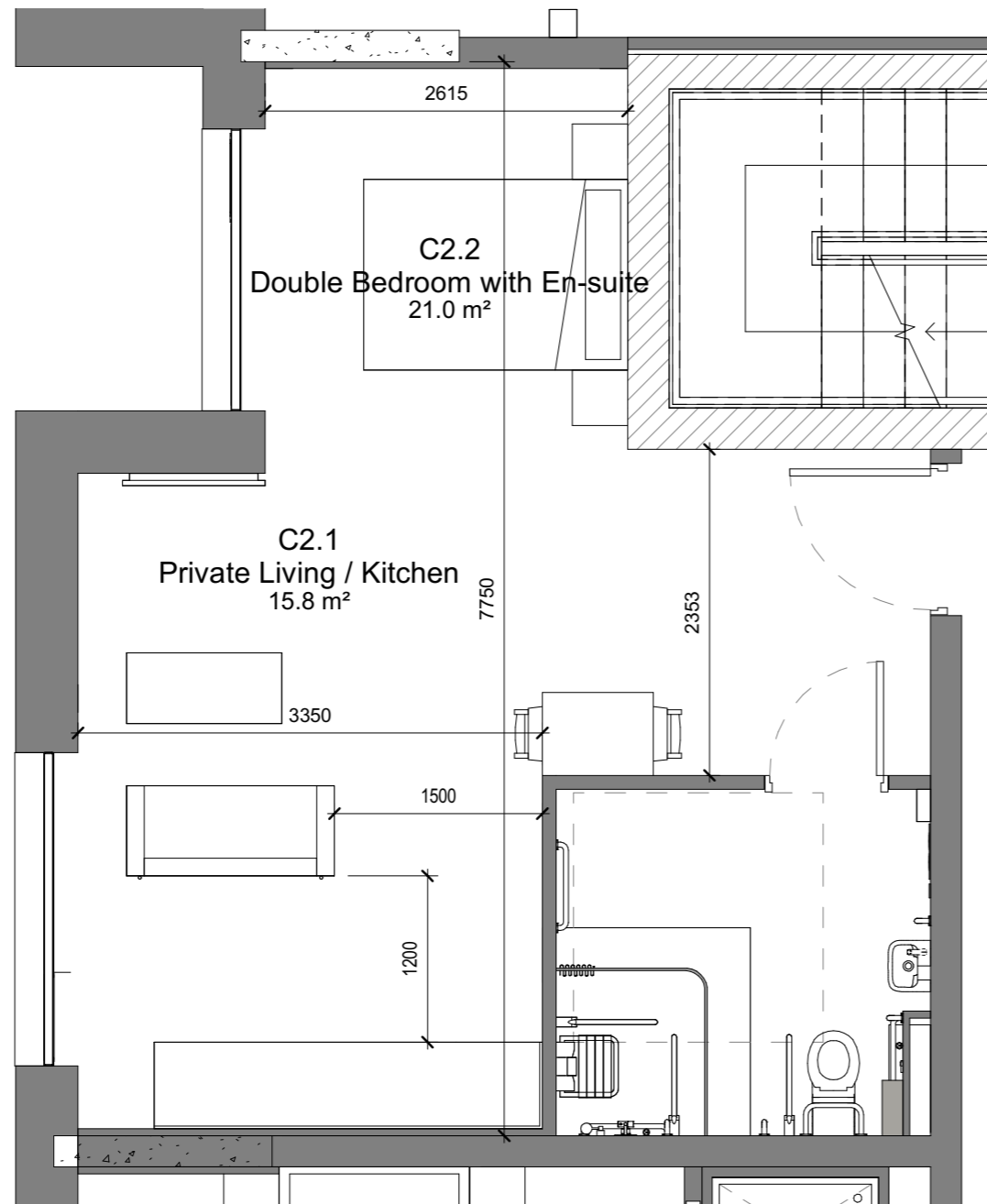
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ROOM NAME	TARGET	AREA
PRIVATE LIVING / KITCHEN	-	14.7m ²
DOUBLE BEDROOM WITH EN-SUITE	18m ²	19.7m ²

TARGET	TOTAL AREA
18m ²	34m ²

COMMUNAL SPACE (outside Unit)	12m ²	12m ²
-------------------------------	------------------	------------------

NOTE
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CLIENT
Spencer Place Development Company Limited

PROJECT
Spencer Place Residential City Block 2

DATE: 29/03/19
SCALE: As indicated @A3
DRAWN: SS
CHECKED: NP
MODEL FILE NAME: 950291-Spencer Place North-

DRAWING
Double Bedroom
Type C2

HJL JOB No. | DRAWING NUMBER
950291 | **16XX-C2**

DRAWING STATUS: **S0 ISSUED FOR PLANNING-TION** | REVISION

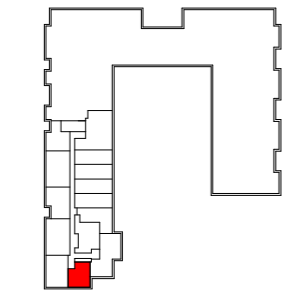
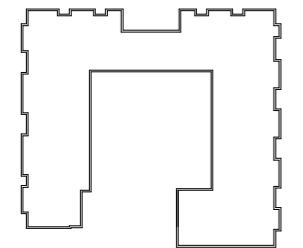
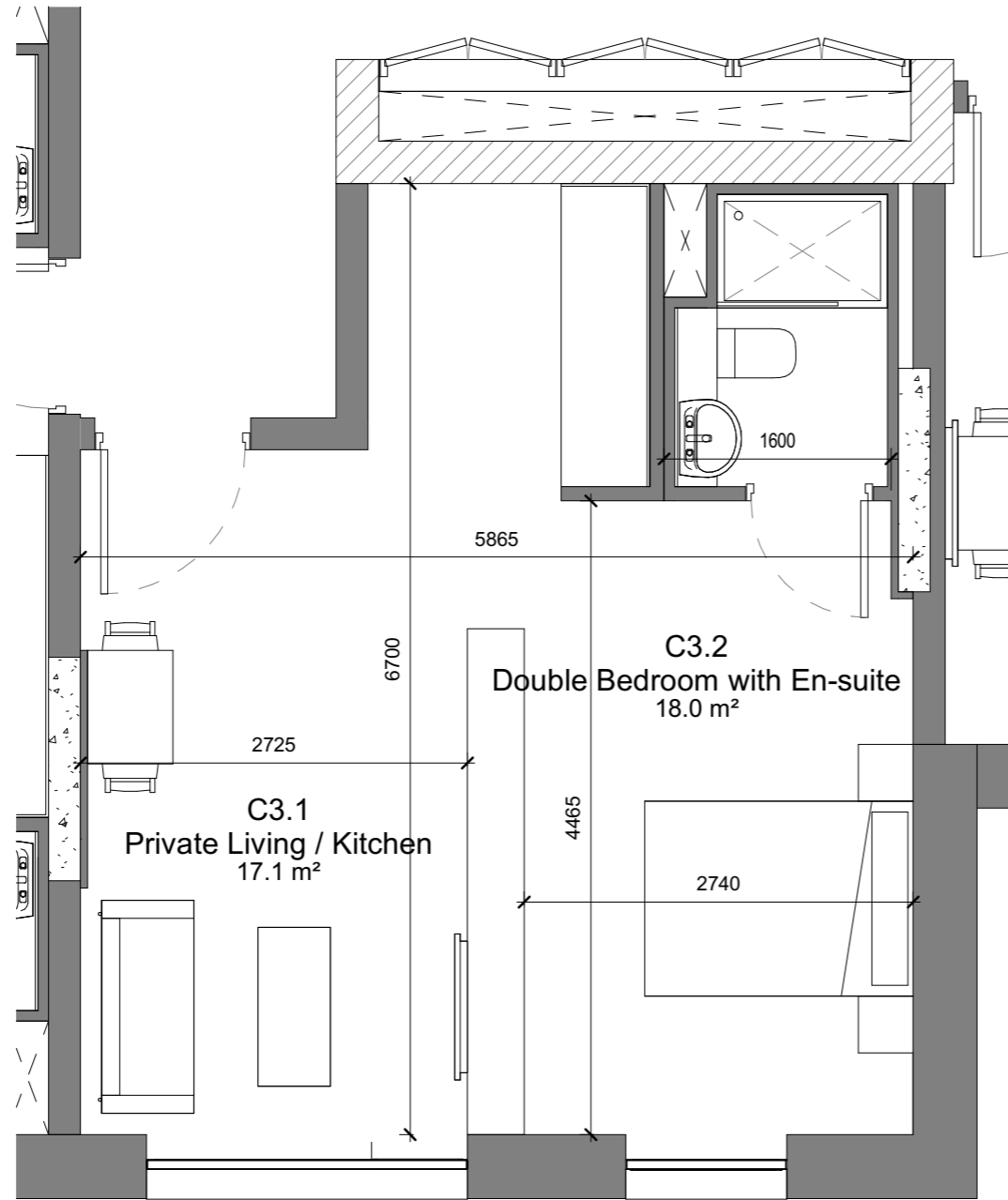
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ROOM NAME	TARGET	AREA
PRIVATE LIVING / KITCHEN	-	15.8m ²
DOUBLE BEDROOM WITH EN-SUITE	18m ²	21m ²

TARGET	TOTAL AREA
18m ²	37m ²

COMMUNAL SPACE (outside Unit)	12m ²	12m ²
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NOTE
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CLIENT
Spencer Place Development Company Limited

PROJECT
Spencer Place Residential City Block 2

DATE	29/03/19
SCALE	As indicated @A3
DRAWN	SS
CHECKED	NP
MODEL FILE NAME	950291-Spencer Place North-

DRAWING
Double Bedroom
Type C3

HJL JOB No. 950291 DRAWING NUMBER 16XX-C3

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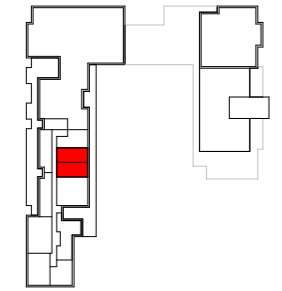
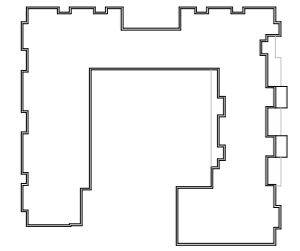
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ROOM NAME	TARGET	AREA
PRIVATE LIVING / KITCHEN	-	17.1m ²
DOUBLE BEDROOM WITH EN-SUITE	18m ²	18m ²

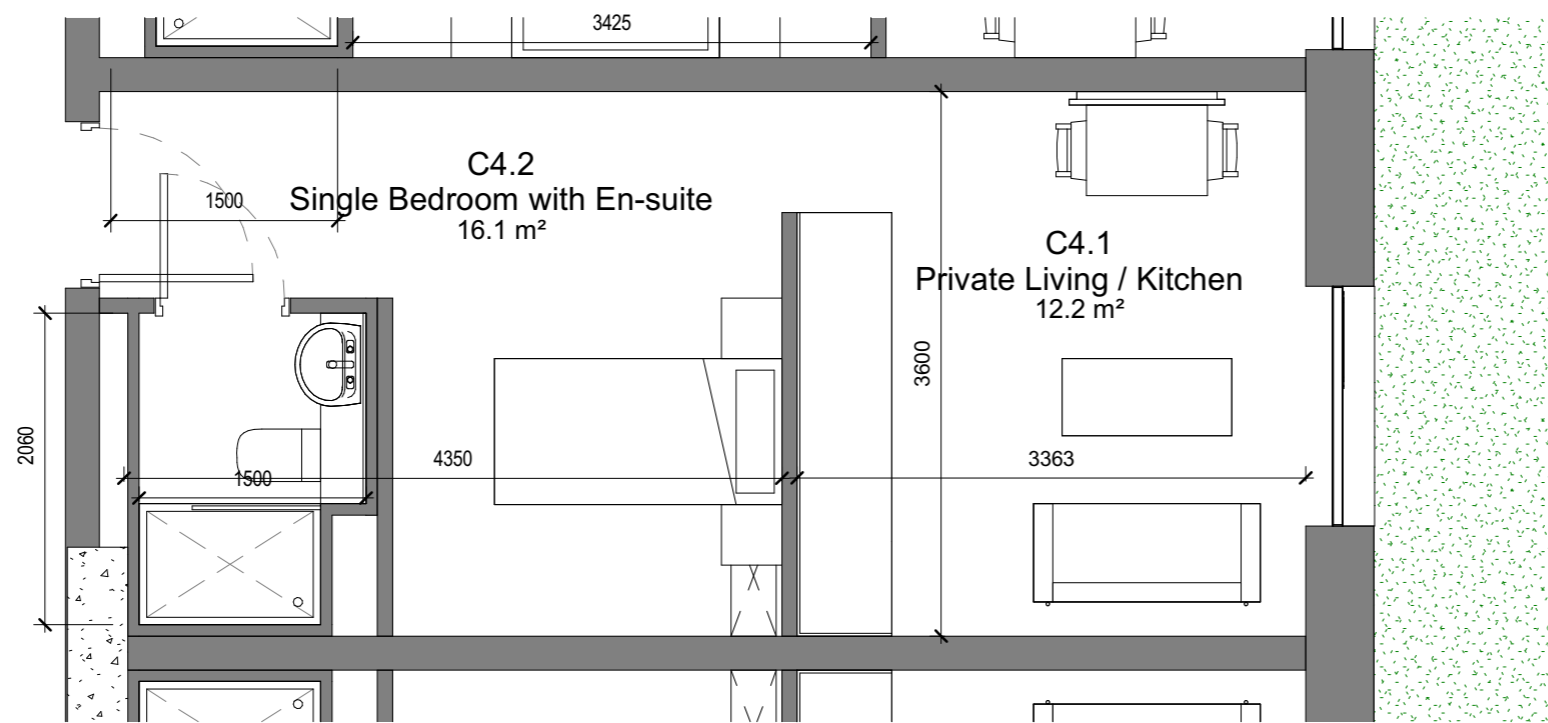
TARGET	TOTAL AREA
18m ²	35m ²

COMMUNAL SPACE (outside Unit)	12m ²	12m ²
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Key Plan
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ROOM NAME	TARGET	AREA
PRIVATE LIVING / KITCHEN	-	12.2m ²
SINGLE BEDROOM WITH EN-SUITE	12m ²	16.1m ²

TARGET	TOTAL AREA
12m ²	29m ²

COMMUNAL SPACE (outside Unit)	6m ²	6m ²
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PROJECT

Spencer Place Residential City Block 2

DATE: 29/03/19

SCALE: As indicated @A3

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MODEL FILE NAME: 950291-Spencer Place North-

DRAWING

Single Bedroom

Type C4

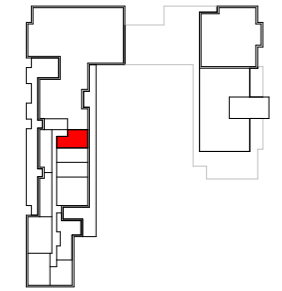
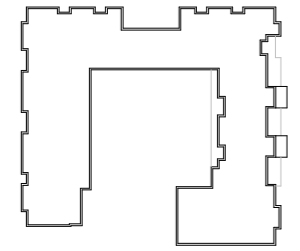
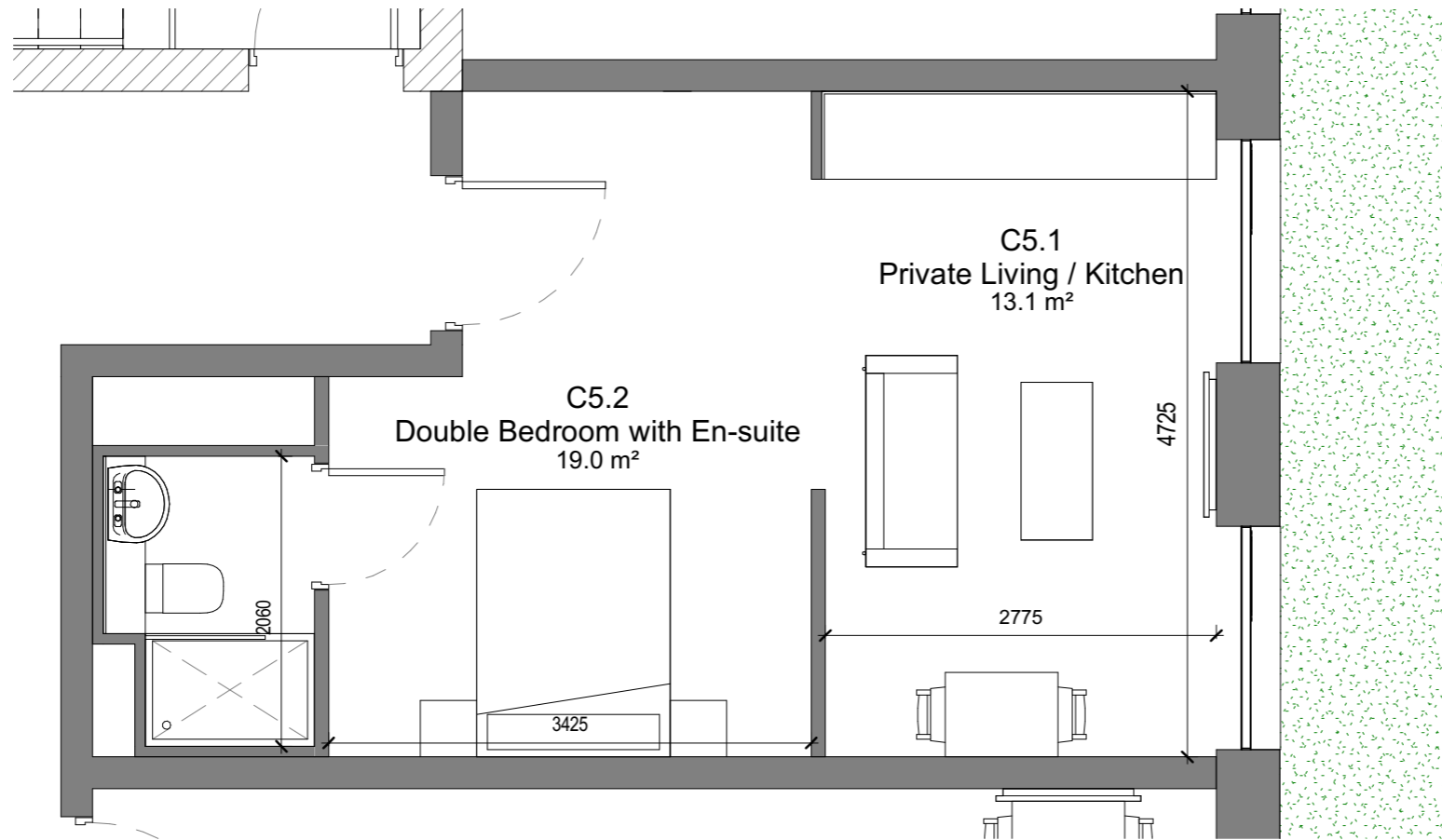
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Key Plan
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PROJECT
Spencer Place Residential City Block 2

DATE: 29/03/19
SCALE: As indicated @A3
DRAWN: SS
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MODEL FILE NAME: 950291-Spencer Place North-

DRAWING
Double Bedroom
Type C5

HJL JOB No. 950291 DRAWING NUMBER 16XX-C5

DRAWING STATUS:
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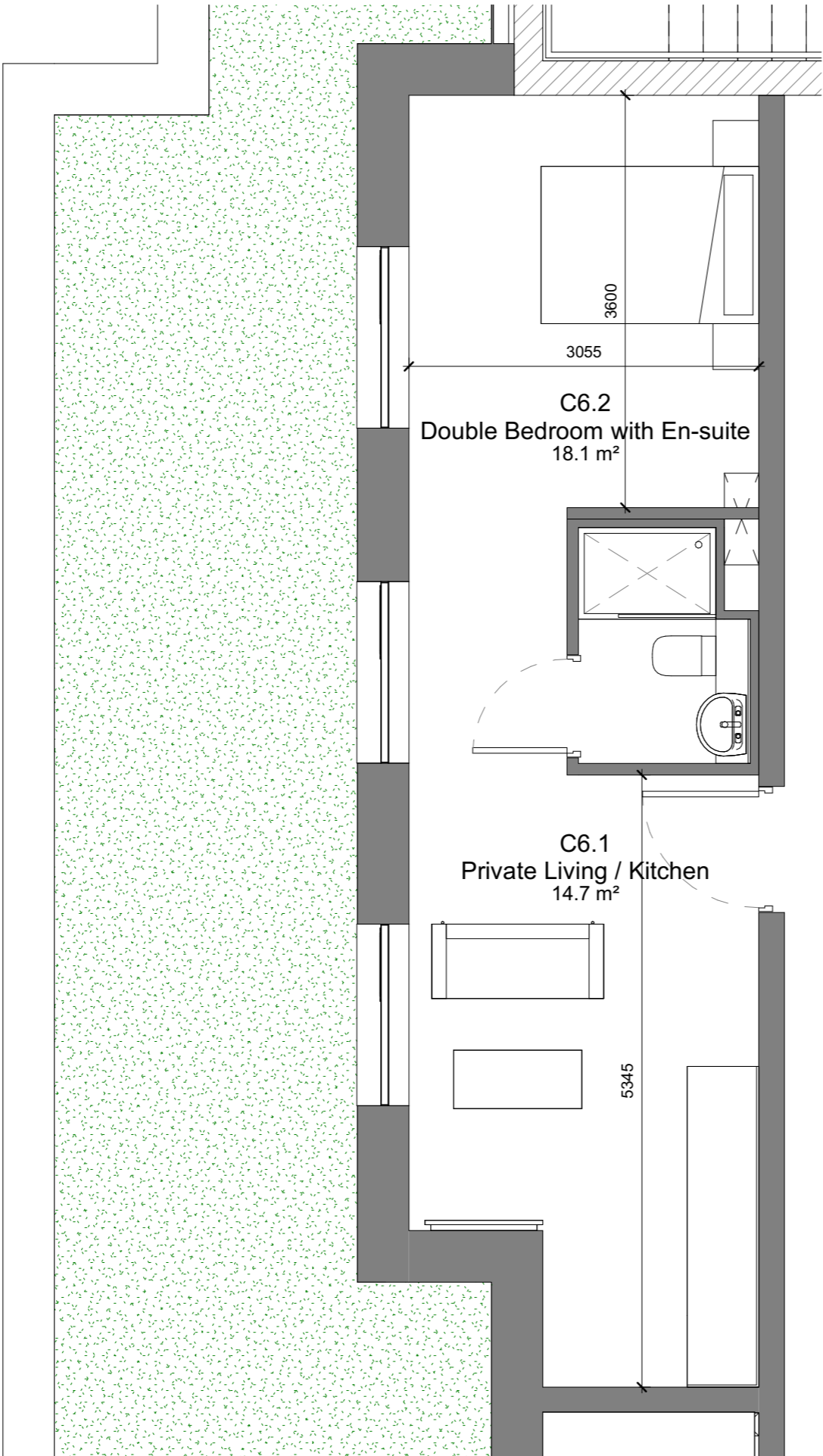
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ROOM NAME	TARGET	AREA
PRIVATE LIVING / KITCHEN	-	13.1m ²
DOUBLE BEDROOM WITH EN-SUITE	18m ²	19m ²

TARGET	TOTAL AREA
18m ²	32m ²

COMMUNAL SPACE (outside Unit)	12m ²	12m ²
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Spencer Place Development Company Limited

PROJECT
Spencer Place Residential City Block 2

DATE: 29/03/19
SCALE: As indicated @A3
DRAWN: SS
CHECKED: NP
MODEL FILE NAME: 950291-Spencer Place North-

DRAWING
Double Bedroom
Type C6

HJL JOB No. 950291 | DRAWING NUMBER 16XX-C6

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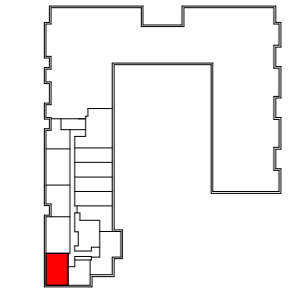
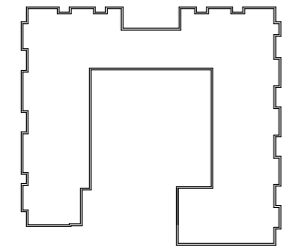
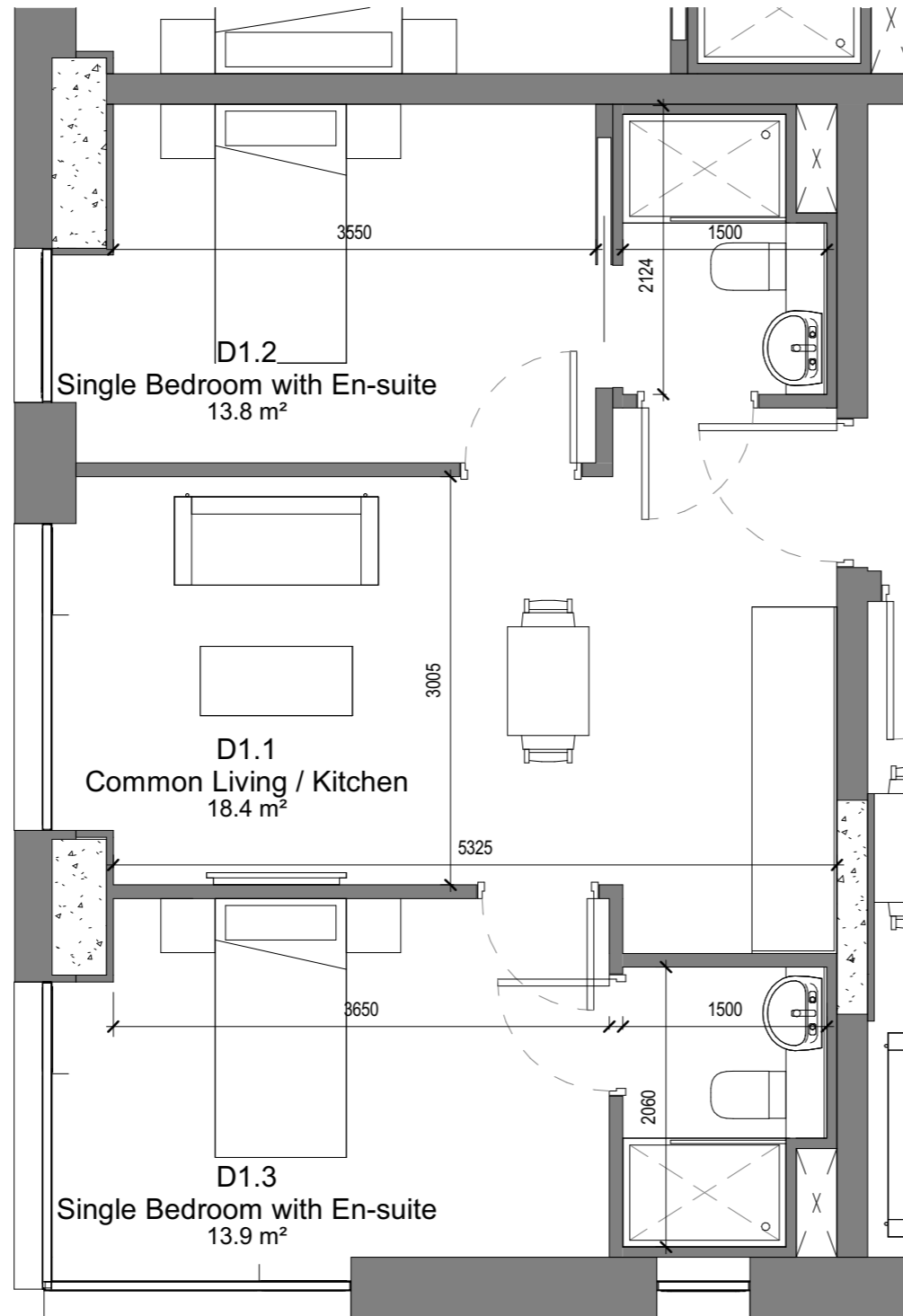
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ROOM NAME	TARGET	AREA
PRIVATE LIVING / KITCHEN	-	14.7m ²
DOUBLE BEDROOM WITH EN-SUITE	18m ²	18.1m ²

TARGET	TOTAL AREA
18m ²	33m ²

COMMUNAL SPACE (outside Unit)	12m ²	12m ²
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PROJECT

Spencer Place Residential City Block 2

DATE 23/03/19

SCALE: As indicated @A3

DRAWN SS

CHECKED NP

MODEL FILE NAME 950291-Spencer Place North-

DRAWING

2 Bedroom Cluster

Type D1

HJL JOB No. 950291 DRAWING NUMBER 16XX-D1

DRAWING STATUS: S0 ISSUED FOR PLANNING-TION

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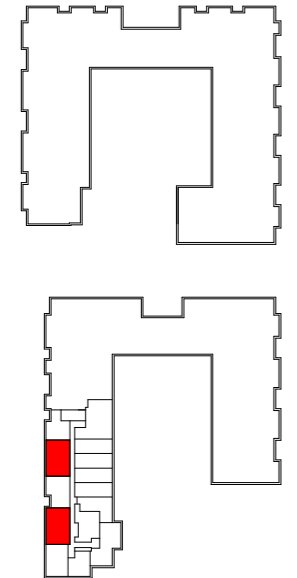
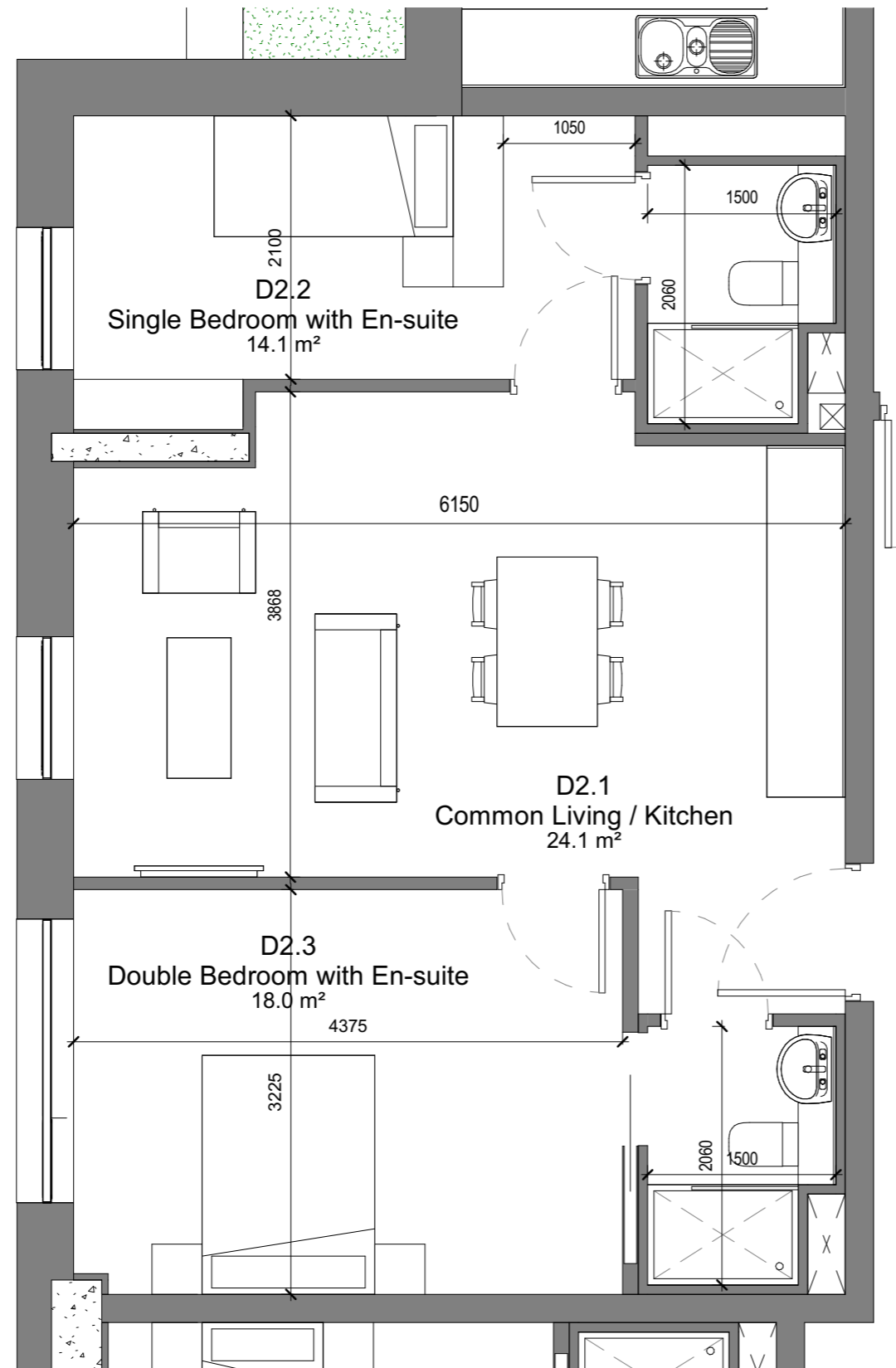
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ROOM NAME	TARGET	AREA
COMMON LIVING / KITCHEN	16m ²	18.4m ²
SINGLE BEDROOM WITH EN-SUITE	24m ²	27.7m ²

TARGET	TOTAL AREA
40m ²	47m ²

COMMUNAL SPACE (outside Unit)	-	-
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Key Plan
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PROJECT

Spencer Place Residential City Block 2

DATE 29/03/19

SCALE: As indicated @A3

DRAWN SS

CHECKED NP

MODEL FILE NAME 950291-Spencer Place North-

DRAWING

2 Bedroom Cluster

Type D2

HJL JOB No. 950291 DRAWING NUMBER 16XX-D2

DRAWING STATUS: S0 ISSUED FOR PLANNING

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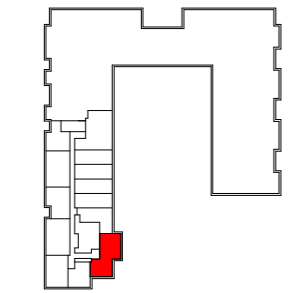
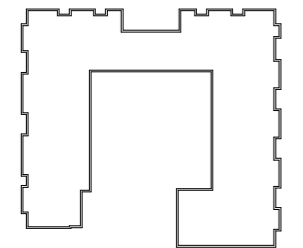
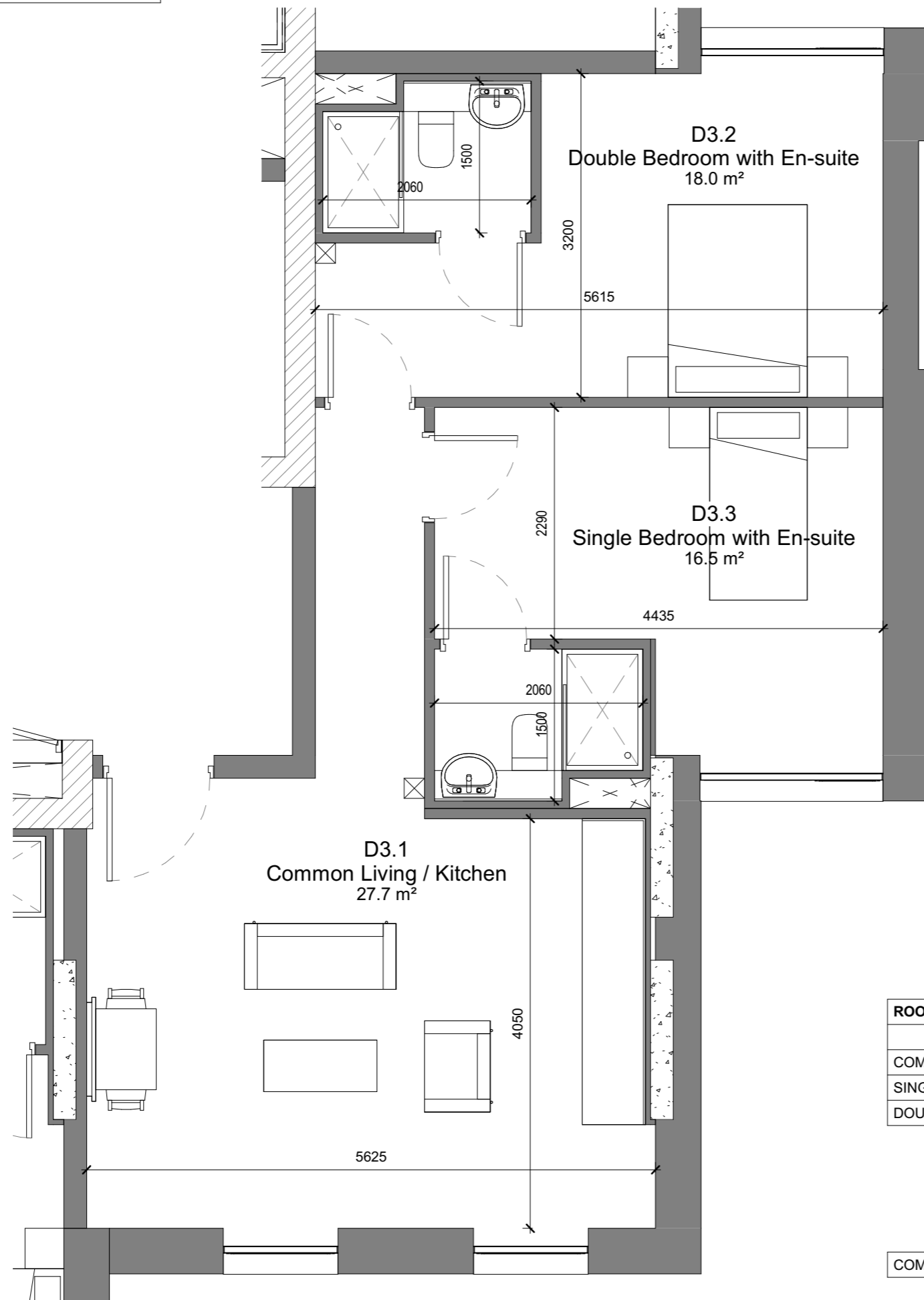
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ROOM NAME	TARGET	AREA
COMMON LIVING / KITCHEN	24m ²	24.1m ²
SINGLE BEDROOM WITH EN-SUITE	12m ²	14.1m ²
DOUBLE BEDROOM WITH EN-SUITE	18m ²	18m ²

TARGET	TOTAL AREA
54m ²	57m ²

COMMUNAL SPACE (outside Unit)	-	-
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NOTE
ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
RELEVANT CONSULTANTS DRAWINGS



Key Plan
1:1000 @ A1



ROOM NAME	TARGET	AREA
COMMON LIVING / KITCHEN	24m ²	27.7m ²
SINGLE BEDROOM WITH EN-SUITE	12m ²	16.5m ²
DOUBLE BEDROOM WITH EN-SUITE	18m ²	18m ²

TARGET	TOTAL AREA
54m ²	63m ²

COMMUNAL SPACE (outside Unit)	-	-
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REV	DATE	DESCRIPTION	CHKD	DRW
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51-54 Pearse Street
Dublin D02 K466

CLIENT
Spencer Place Development Company Limited

PROJECT
Spencer Place Residential City Block 2

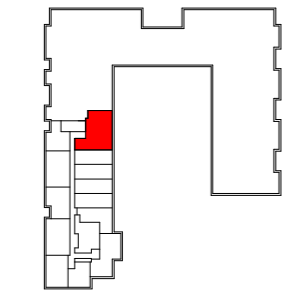
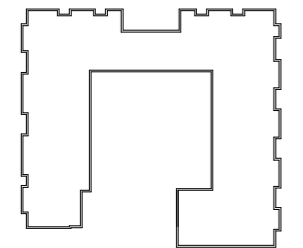
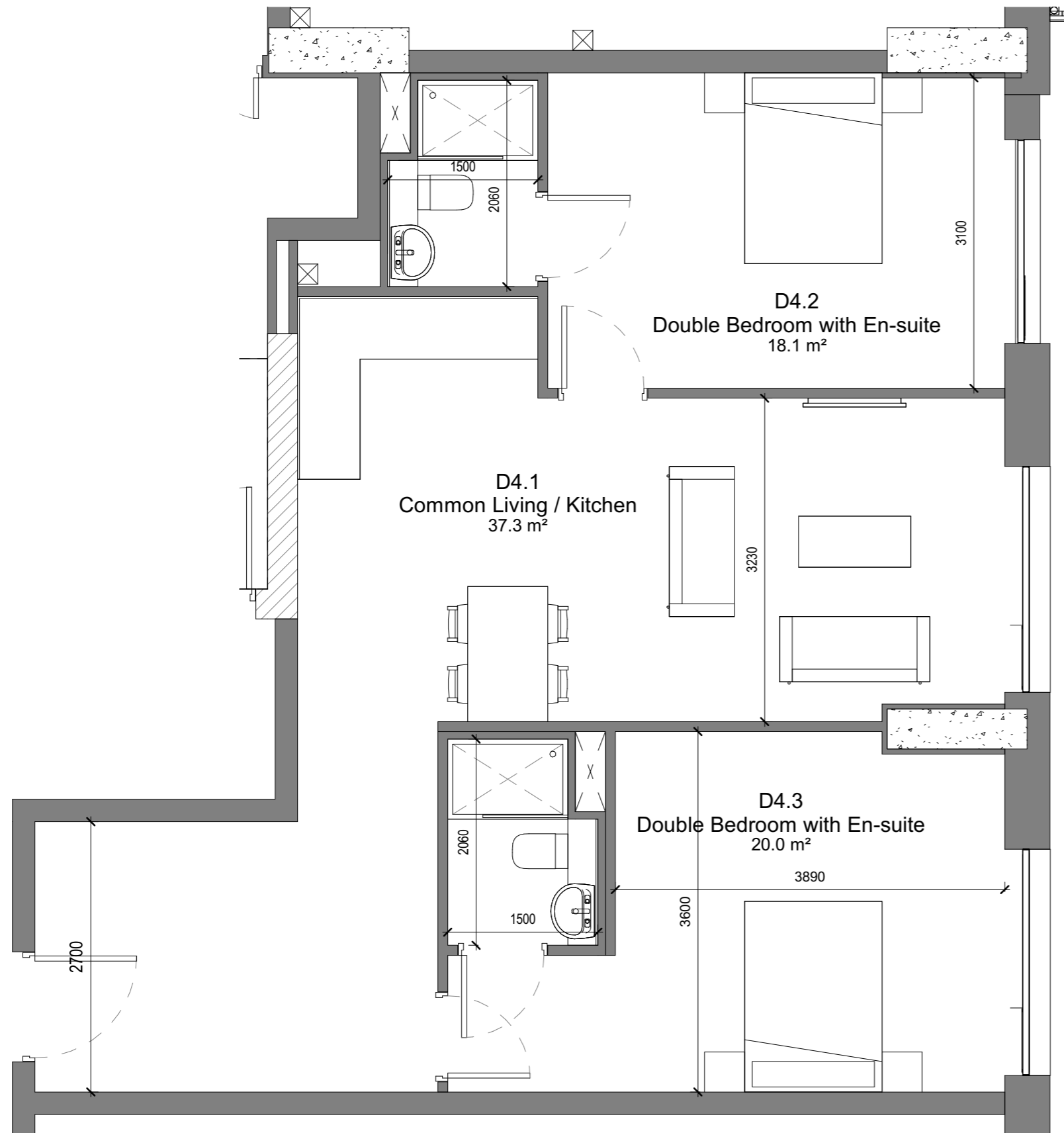
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DRAWN: SS
CHECKED: NP
MODEL FILE NAME: 950291-Spencer Place North-

DRAWING
2 Bedroom Cluster
Type D3

HJL JOB No. 950291 | DRAWING NUMBER 16XX-D3

DRAWING STATUS: S0 ISSUED FOR PLANNING-TION | REVISION

NOTE
ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
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RELEVANT CONSULTANTS DRAWINGS



Key Plan
1:1000 @ A1



REV	DATE	DESCRIPTION	CHKD	DRW
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DATE	29/03/19
SCALE	As indicated @A3
DRAWN	SS
CHECKED	NP
MODEL FILE NAME	950291-Spencer Place North-

DRAWING
2 Bedroom Cluster
Type D4

HJL JOB No. 950291 | DRAWING NUMBER 16XX-D4

DRAWING STATUS:
S0 ISSUED FOR PLANNING-TION

REVISION

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ROOM NAME	TARGET	AREA
COMMON LIVING / KITCHEN	32m ²	37.3m ²
DOUBLE BEDROOM WITH EN-SUITE	36m ²	38.1m ²

TARGET	TOTAL AREA
68m ²	77m ²

COMMUNAL SPACE (outside Unit)	-	-
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