

# Carmanhall Road SHD

Sandyford, Dublin 18

## 6246-HQA HOUSING QUALITY ASSESSMENT



The proposed scheme has a total of 428 units, with 9.58% of Studio apartments, 66.59% of 1 Bed apartments, 21.96% of 2 Bed apartments (3 and 4person) and 1.87% of 3 Bed apartments (5person).

150 units are dual aspect, exceeding the minimum of 33% required.

While BTR scheme do not require compliance with the requirements for 10% excess of minimum floor area, 348 (81.3%) of the apartments are in exceed of the 10% of floor area. This document notes their location.

The total Communal Amenity Space for the scheme is 2,600sqm (minimum required 2,309sqm), and the Private Amenity Space 3321 sqm (minimum required 2309sqm). For details on the Roof Gardens proposed, please refer to landscape architect drawings and detailed schedule of accommodation.

Please note that the Communal Amenity Space will be accessible and usable by all residents.

STUDIO APARTMENTS	41	9.6%
1 BED APARTMENTS	285	66.6%
2 BED (3 Person) APARTMENTS	10	2.3%
2 BED (4 Person) APARTMENTS	84	19.6%
3 BED APARTMENTS	8	1.9%
TOTAL NUMBER OF UNITS	428	100%

NUMBER OF DUAL ASPECT UNITS	150	35%
NUMBER OF UNITS IN EXCESS OF 10%	348	81.3%

COMMUNAL EXTERNAL SPACE REQUIRED	2309
COMMUNAL EXTERNAL SPACE PROVIDED	2600
PRIVATE EXTERNAL SPACE REQUIRED	2309
PRIVATE EXTERNAL SPACE PROVIDED	3321

This document has been prepared to demonstrate full compliance of the proposed scheme with the Planning Guidelines for Sustainable Urban Housing: Design Standards for New Apartments (March 2018)

The structure of this document has been formatted to ensure all the required information is easy to navigate and includes not only the proposed figures for each unit type, but also the minimum requirement stated on the Guidelines.

Detail drawings for each unit type have been included at a larger scale.

## CONTENT

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6246-HQA-01	UNIT TYPES DRAWINGS
6246-HQA-02	PART V UNIT LOCATIONS PLANS

# 6246-HQA-00

## Housing Quality Assessment

This section details how all apartments proposed on the scheme compliance with the Planning Guidelines for Sustainable Urban Housing: Design Standards for New Apartments (March 2018)

**6246-HQA-00**  
Housing Quality Assessment















6246-HQA-00 - HOUSING QUALITY ASSESSMENT - PROPOSED PART V

ABP - Planning Application March 2021

FLOOR LEVEL	UNIT REFERENCE NUMBER	UNIT DESCRIPTION	UNIT TYPE	UNIT ASPECT	UNIT ORIENTATION	PART V	FLOOR AREA				AGGREGATE LIVING AREA				DOUBLE BEDROOM				TWIN BEDROOM				SINGLE BEDROOM				AGGREGATE BEDROOMS			AGGREGATE STORAGE			PRIVATE EXTERNAL SPACE			COMMUNAL EXTERNAL SPACE										
							FLOOR AREA (sqm)	FLOOR AREA REQUIRED (sqm)	Floor area Greater than 10%	[compliant]	NO. OF BEDROOMS	NO. OF BEDSPACES	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	WIDTH PROVIDED (m)	WIDTH REQUIRED (m)	[compliant]	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	WIDTH PROVIDED (m)	WIDTH REQUIRED (m)	[compliant]	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	WIDTH PROVIDED (m)	WIDTH REQUIRED (m)	[compliant]	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	Additional Compensatory Storage @ Basement Floor	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	PROVIDED @ BALCONY & FIRST FLOOR	PROVIDED @ 6th, 8th & 9th Floor ROOF AREA	[compliant]	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]
15	15-08	Studio (2p)	ST.17	Dual	S/E		43.20	37	●	✓	1	2	33.60	30	✓	5.30	4	✓	33.60	30	✓	5.30	4	✓						33.60	30	✓	3.3	3	✓		10.2	4	●	✓			4.00	4	✓	
16	16-01	1 Bed (2p)	1BED.28	Dual	N/W		55.30	45	●	✓	1	2	23.50	23	✓	3.50	3.3	✓	13.30	11.4	✓	3.30	2.8	✓						13.30	11.4	✓	3.3	3	✓		5.1	5	●	✓			5.00	5	✓	
16	16-02	2 Bed (3p)	1.5BED.2	Dual	N/E		64.40	63		✓	2	3	26.6*	28	✓	3.60	3.6	✓							13.20	13	✓	2.80	2.8	✓	7.10	7.1	✓	2.20	2.1	✓		9.1	6	●	✓			6.00	6	✓
16	16-03	1 Bed (2p)	1BED.30	Single	W		49.40	45		✓	1	2	28.00	23	✓	3.30	3.3	✓	11.40	11.4	✓	2.80	2.8	✓						11.40	11.4	✓	3.0	3	✓		5.3	5	●	✓			5.00	5	✓	
16	16-04	1 Bed (2p)	1BED.26	Single	E		46.00	45		✓	1	2	24.80	23	✓	3.30	3.3	✓	11.40	11.4	✓	2.80	2.8	✓						11.40	11.4	✓	3.1	3	✓		8.2	5	●	✓			5.00	5	✓	
16	16-05	1 Bed (2p)	1BED.30	Single	W		49.40	45		✓	1	2	28.00	23	✓	3.30	3.3	✓	11.40	11.4	✓	2.80	2.8	✓						11.40	11.4	✓	3.0	3	✓		5.0	5	●	✓			5.00	5	✓	
16	16-06	1 Bed (2p)	1BED.26	Single	E		46.00	45		✓	1	2	24.80	23	✓	3.30	3.3	✓	11.40	11.4	✓	2.80	2.8	✓						11.40	11.4	✓	3.1	3	✓		5.0	5	●	✓			5.00	5	✓	
16	16-07	1 Bed (2p)	1BED.34	Dual	S/W		47.40	45		✓	1	2	26.10	23	✓	3.70	3.3	✓	11.50	11.4	✓	3.40	2.8	✓						11.50	11.4	✓	3.0	3	✓		5.0	5	●	✓			5.00	5	✓	
16	16-08	Studio (2p)	ST.17	Dual	S/E		43.20	37	●	✓	1	2	33.60	30	✓	5.30	4	✓	33.60	30	✓	5.30	4	✓						33.60	30	✓	3.3	3	✓		5.0	4	●	✓			4.00	4	✓	

FLOOR LEVEL	UNIT REFERENCE NUMBER	UNIT DESCRIPTION	UNIT TYPE	UNIT ASPECT	UNIT ORIENTATION	PART V	FLOOR AREA				NO. OF BEDROOMS	NO. OF BEDSPACES	AGGREGATE LIVING AREA				DOUBLE BEDROOM				TWIN BEDROOM				SINGLE BEDROOM				AGGREGATE BEDROOMS			AGGREGATE STORAGE			PRIVATE EXTERNAL SPACE			COMMUNAL EXTERNAL SPACE		
							FLOOR AREA (sqm)	FLOOR AREA REQUIRED (sqm)	Floor area Greater than 10% [compliant]				AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	WIDTH PROVIDED (m)	WIDTH REQUIRED (m)	[compliant]	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	WIDTH PROVIDED (m)	WIDTH REQUIRED (m)	[compliant]	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	WIDTH PROVIDED (m)	WIDTH REQUIRED (m)	[compliant]	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	[compliant]	Additional Compensatory Storage @ Basement Floor	AREA PROVIDED (sqm)	AREA REQUIRED (sqm)	PROVIDED @ BALCONY & FIRST FLOOR

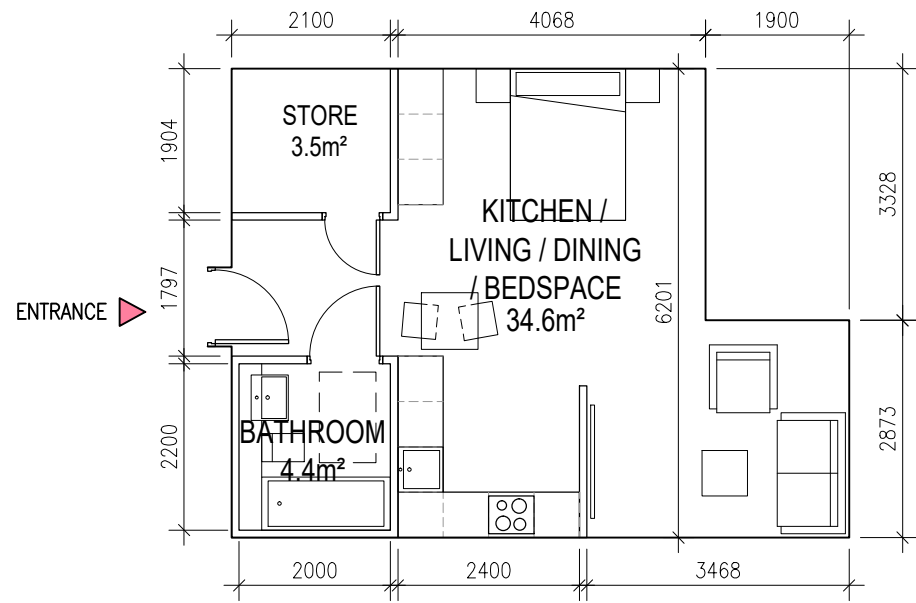
\* Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas

STUDIO APARTMENTS	41	9.6%
1 BED APARTMENTS	285	66.6%
2 BED (3 Person) APARTMENTS	10	2.3%
2 BED (4 Person) APARTMENTS	84	19.6%
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TOTAL NUMBER OF UNITS	428	100%

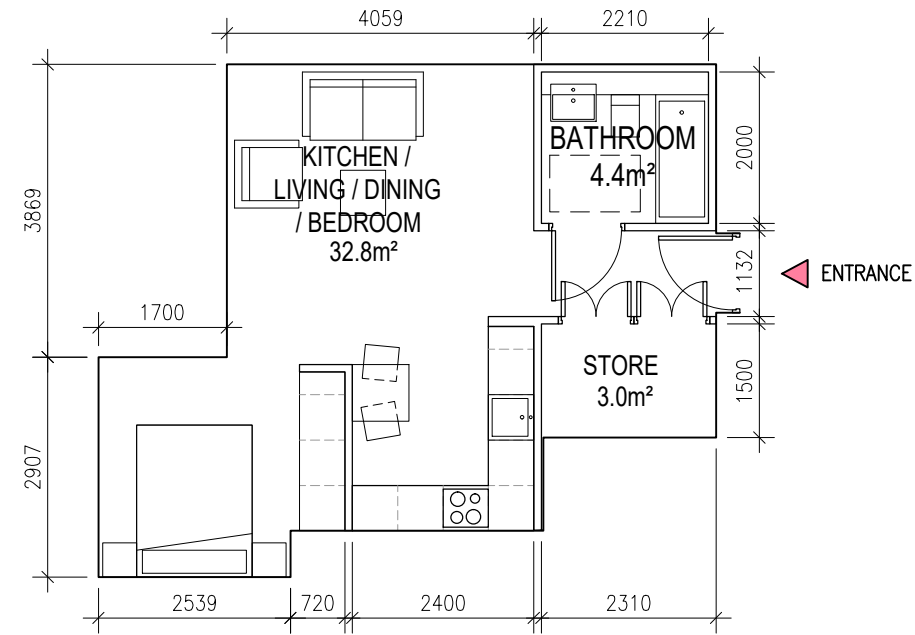
NUMBER OF DUAL ASPECT UNITS	150	35%
NUMBER OF UNITS IN EXCESS OF 10%	348	81.3%

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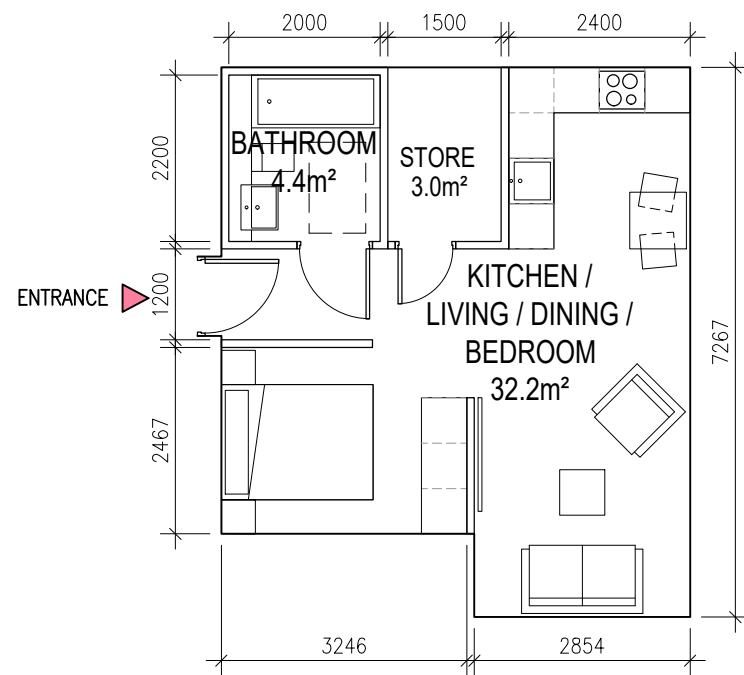
**6246-HQA-01**  
Unit types drawings



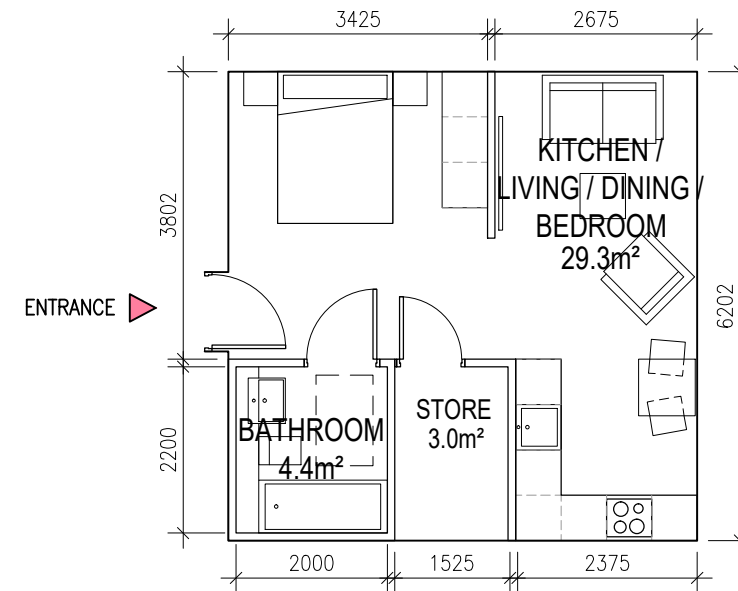
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AREA	44.3m <sup>2</sup>
UNIT COUNT	7
01-16	06-16
02-15	07-16
03-15	
04-13	
05-13	



UNIT TYPE	ST.6
AREA	42.5m <sup>2</sup>
UNIT COUNT	1
06-15	



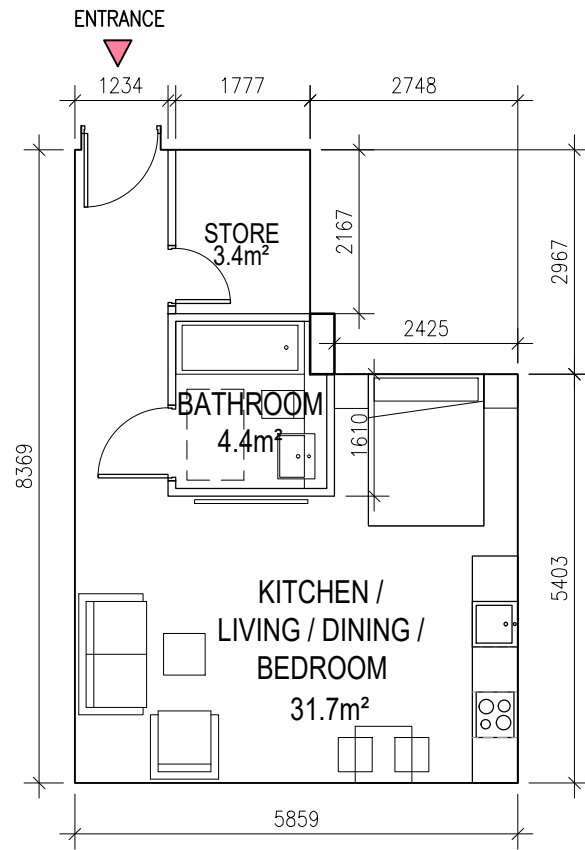
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07-25	



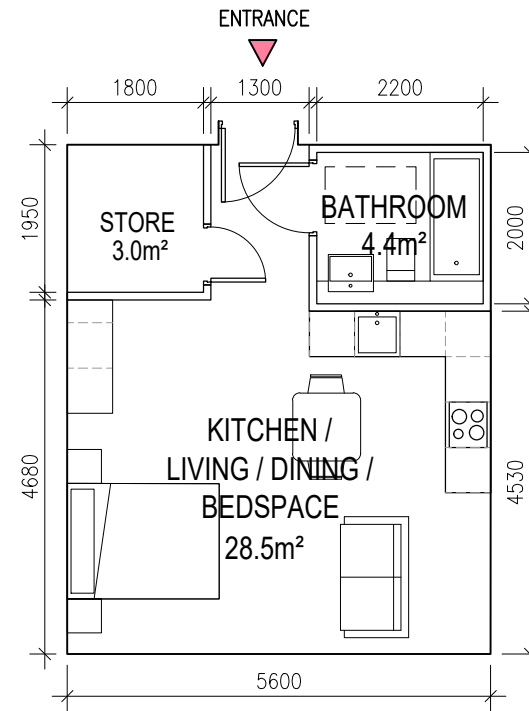
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UNIT COUNT	2
07-27	
07-32	

No.	Date	Revision	Initials

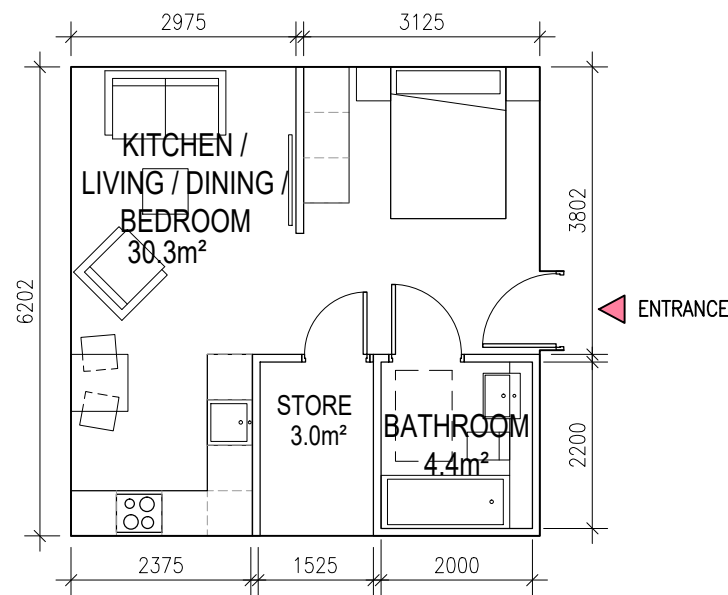
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Drawing Title	Unit Types - Studio						
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Scale	1:100 @A3	Rev	P2		Drawn	FF	Date



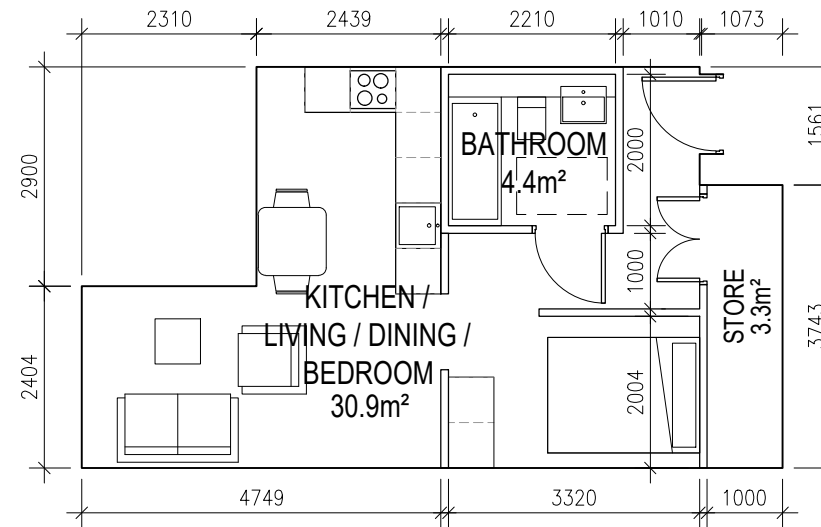
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AREA	40.9m <sup>2</sup>
UNIT COUNT	3
08-25	
09-19	
10-17	



UNIT TYPE	ST.10
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UNIT COUNT	1
08-20	




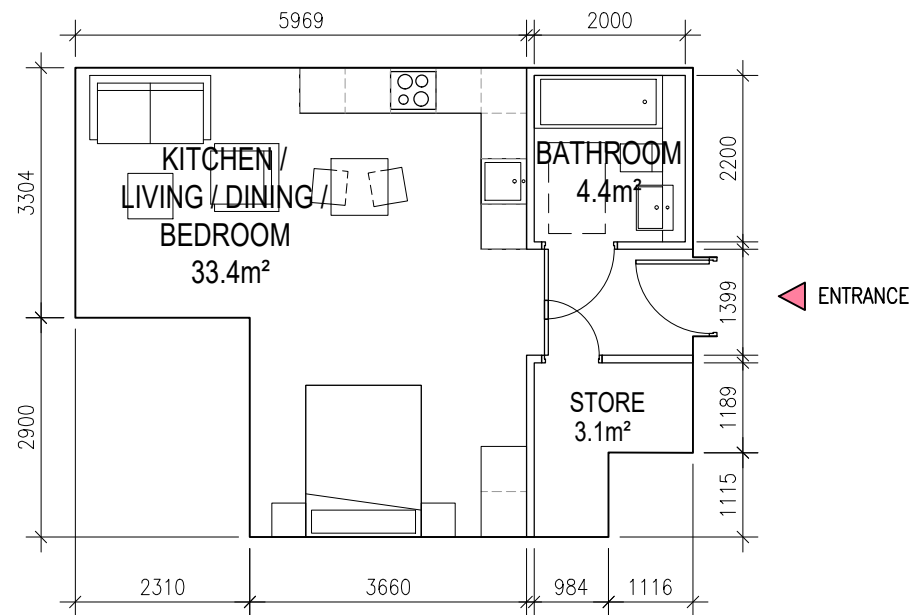
UNIT TYPE	ST.11
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UNIT COUNT	5
07-24	
07-26	
07-28	
07-31	
07-33	



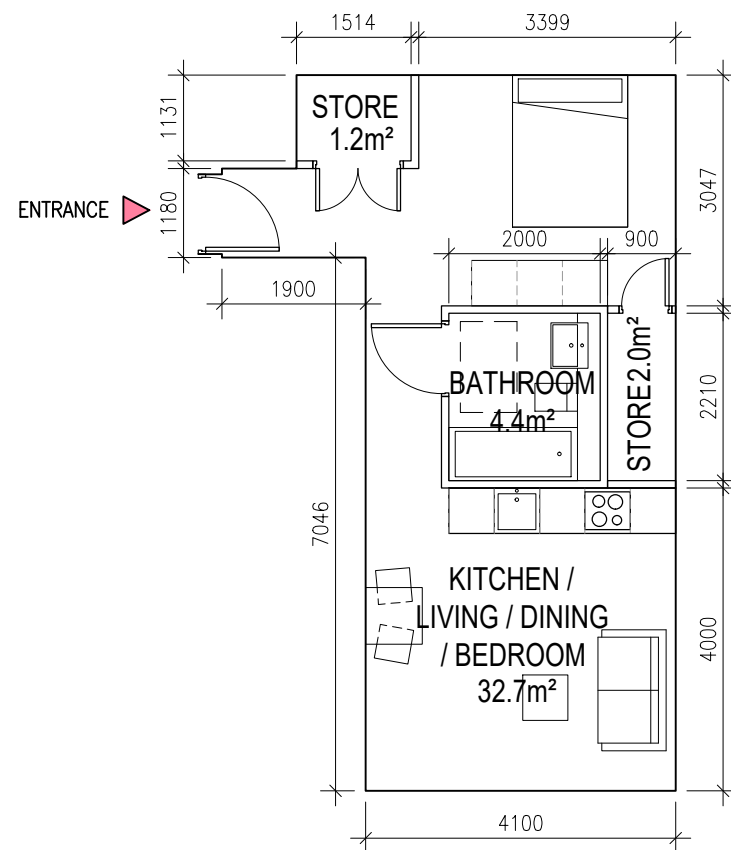
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15-07	

No.	Date	Revision	Initials

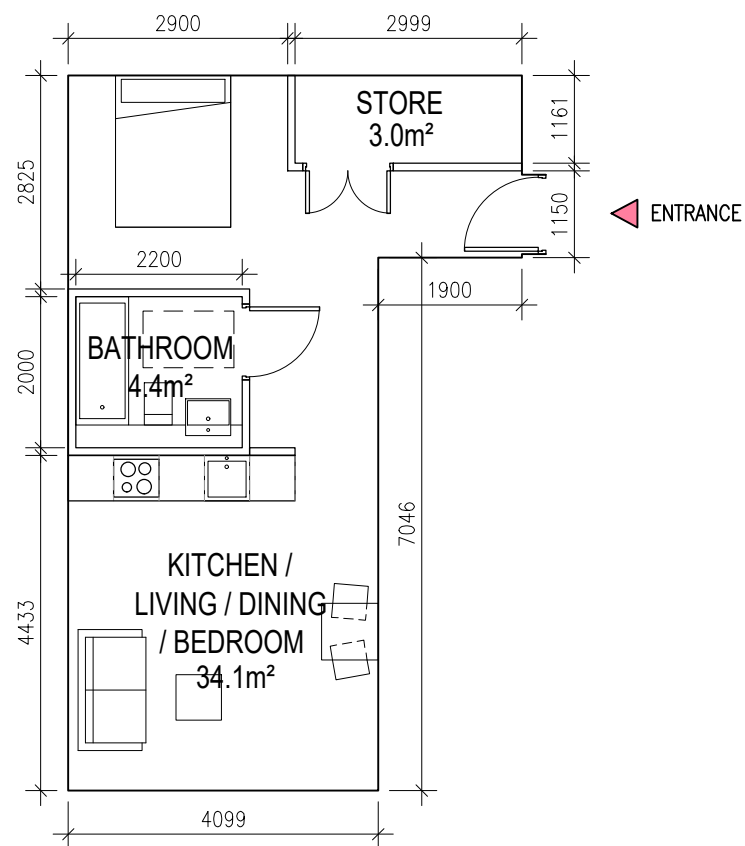
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Drawing Title		Unit Types - Studio		 <b>BURKE-KENNEDY DOYLE</b>	
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Scale	1:100 @A3	Rev	P2		
		Date	May 2020		



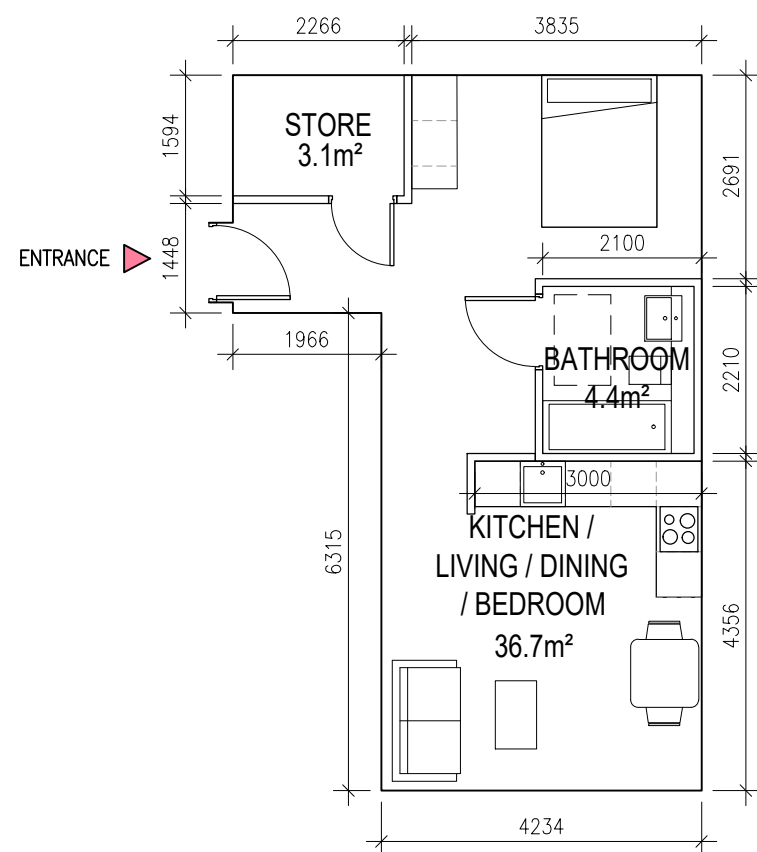
UNIT TYPE	ST.13
AREA	47.3m <sup>2</sup>
UNIT COUNT	1
15-05	



UNIT TYPE	ST.14
AREA	42.1m <sup>2</sup>
UNIT COUNT	1
08-19	




UNIT TYPE	ST.15
AREA	43.3m <sup>2</sup>
UNIT COUNT	1
08-18	

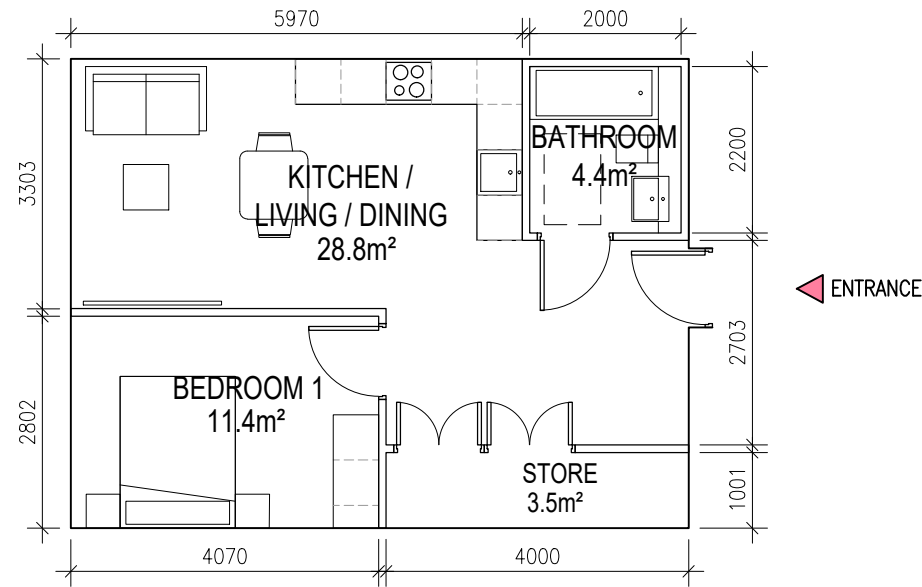


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AREA	46.2m <sup>2</sup>
UNIT COUNT	1
07-22	

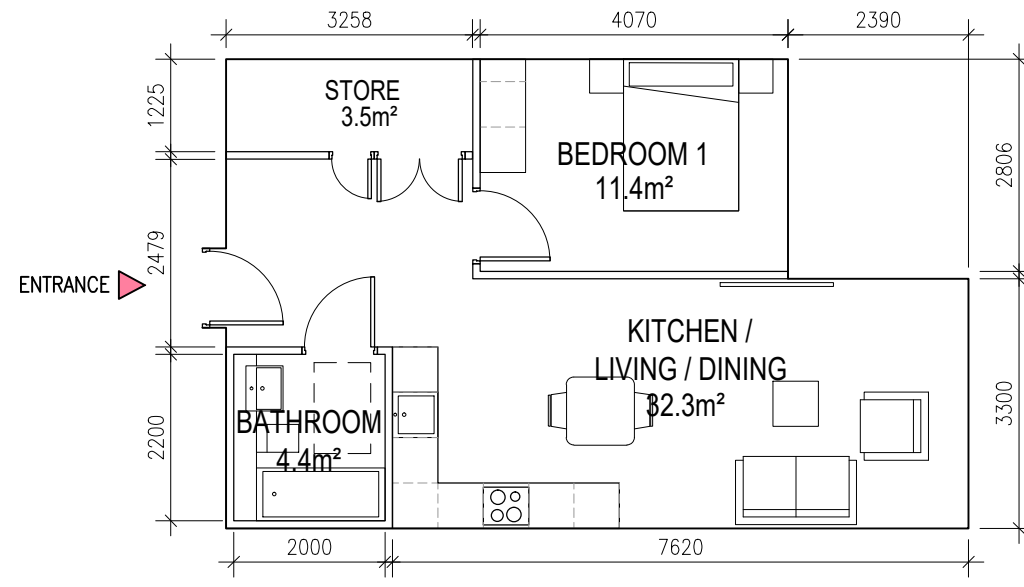
No.	Date	Revision	Initials

Project		<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>		6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie	
Drawing Title		Unit Types - Studio		 <b>BURKE-KENNEDY DOYLE</b>	
Drawing No		6246-HQA-01-04			
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Date		May 2020			

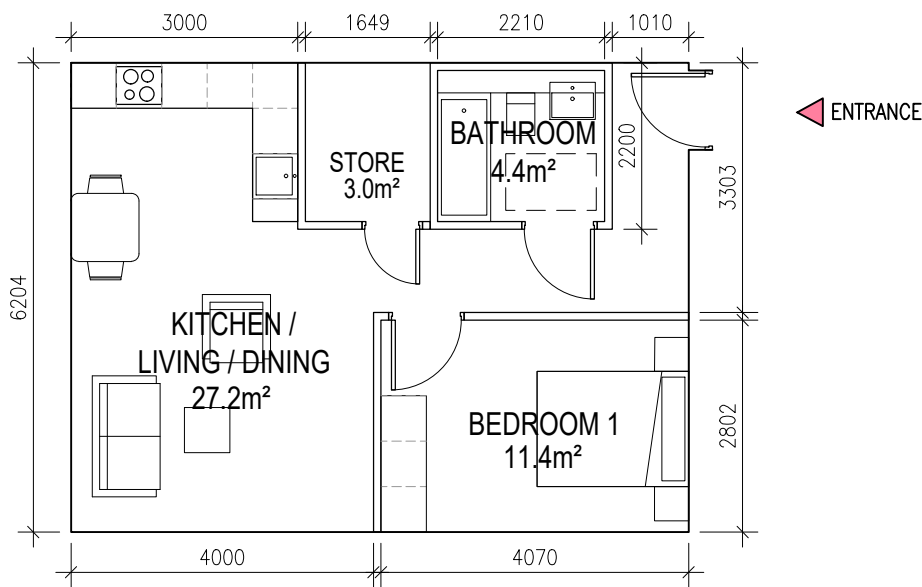




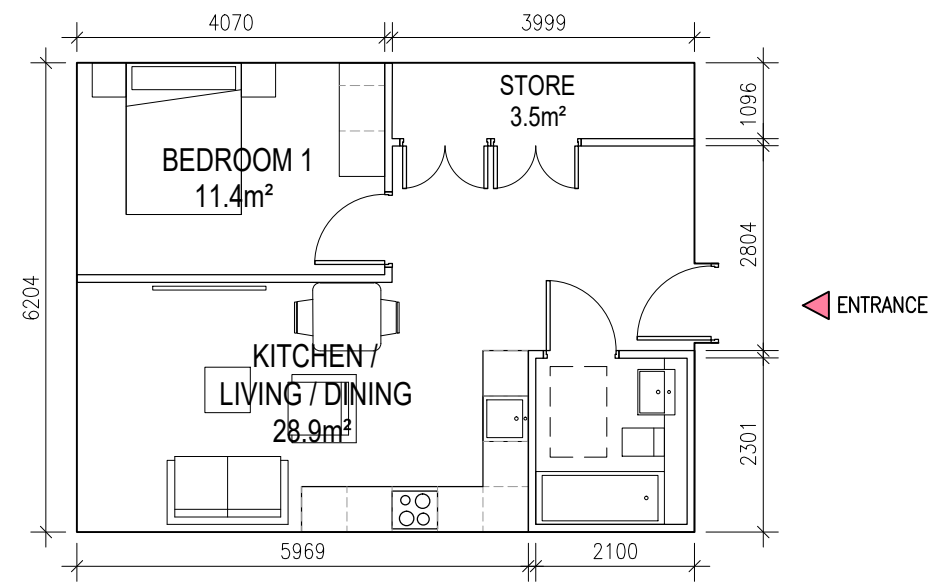
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UNIT COUNT		27
01-03	08-03	
01-04	08-04	
01-17	09-03	
02-03	09-04	
02-04	10-03	
02-16	10-04	
03-03		
03-04		
03-16		
04-03		
04-04		
04-14		
05-03		
05-04		
05-14		
06-03		
06-04		
06-17		
07-03		
07-04		
07-17		



UNIT TYPE		1BED.2
AREA		53.9m <sup>2</sup>
UNIT COUNT		22
01-10	14-06	
01-12		
02-10		
02-12		
03-10		
03-12		
06-10		
06-12		
07-10		
07-12		
08-10		
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11-06		
12-04		
12-06		
13-06		



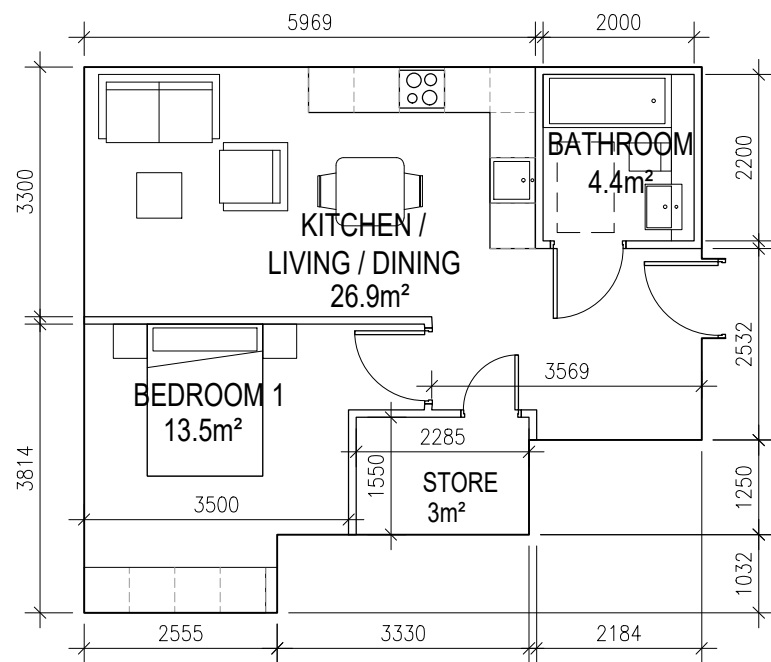
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UNIT COUNT		6
09-13		
10-13		
11-07		
12-07		
13-07		
14-07		



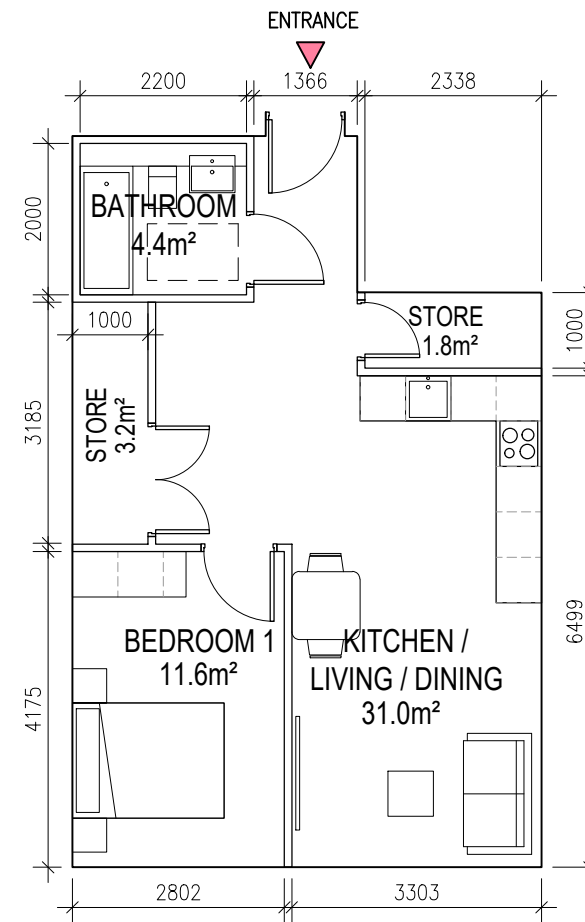
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AREA		50.6m <sup>2</sup>
UNIT COUNT		8
01-13	08-13	
02-13		
03-13		
04-12		
05-12		
06-13		
07-13		

No.	Date	Revision	Initials

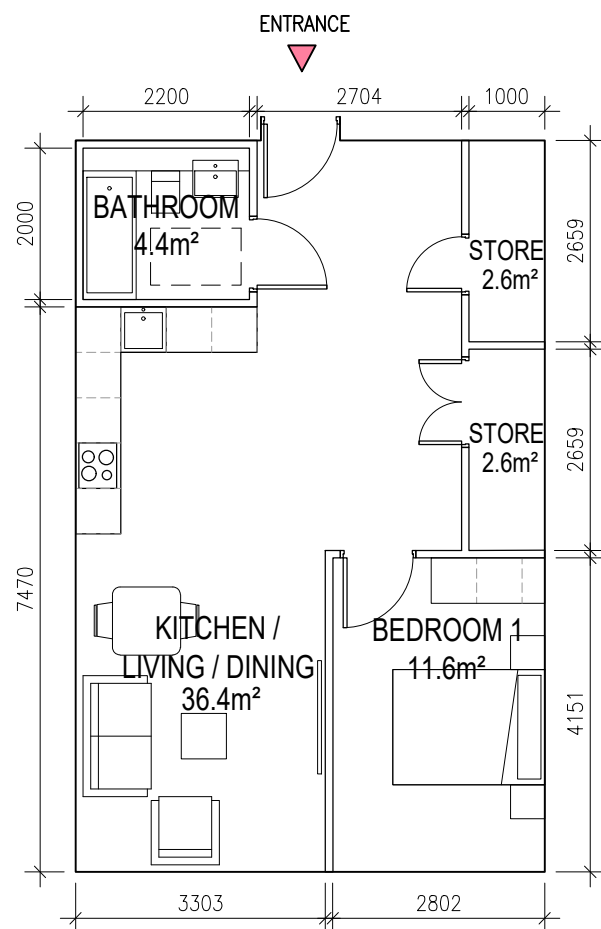
Project		<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>		6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie <a href="http://www.bkd.ie">www.bkd.ie</a>	
Drawing Title		Unit Types - 1 Bed Apartment			
Drawing No		6246-HQA-01-05			
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date		May 2020			



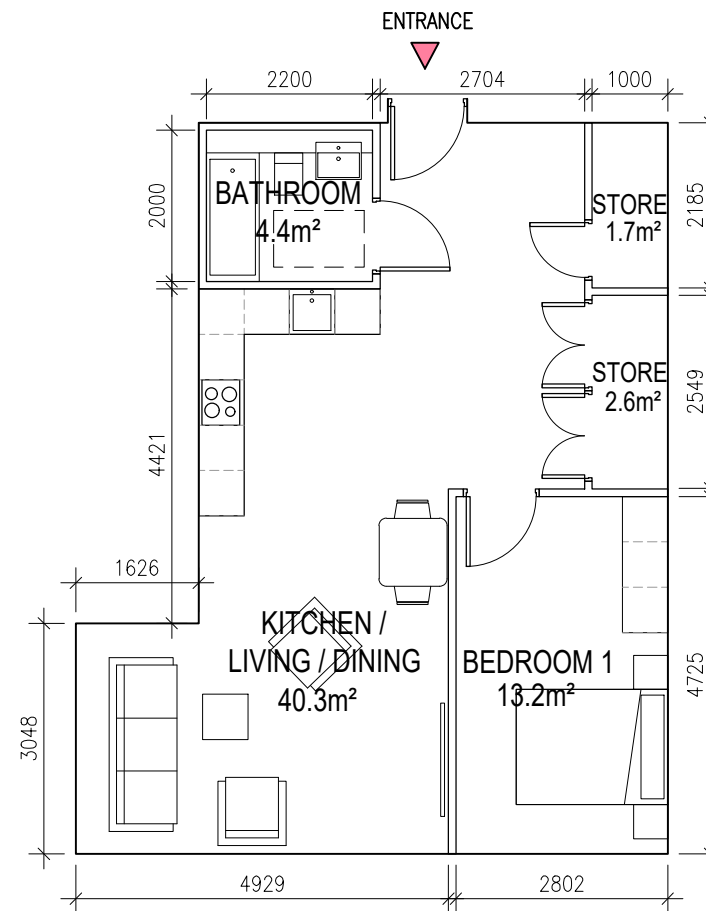
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AREA	50.2m <sup>2</sup>
UNIT COUNT	1
01-15	



UNIT TYPE	1BED.6
AREA	54.9m <sup>2</sup>
UNIT COUNT	5
01-19	
02-18	
03-18	
04-16	
05-16	




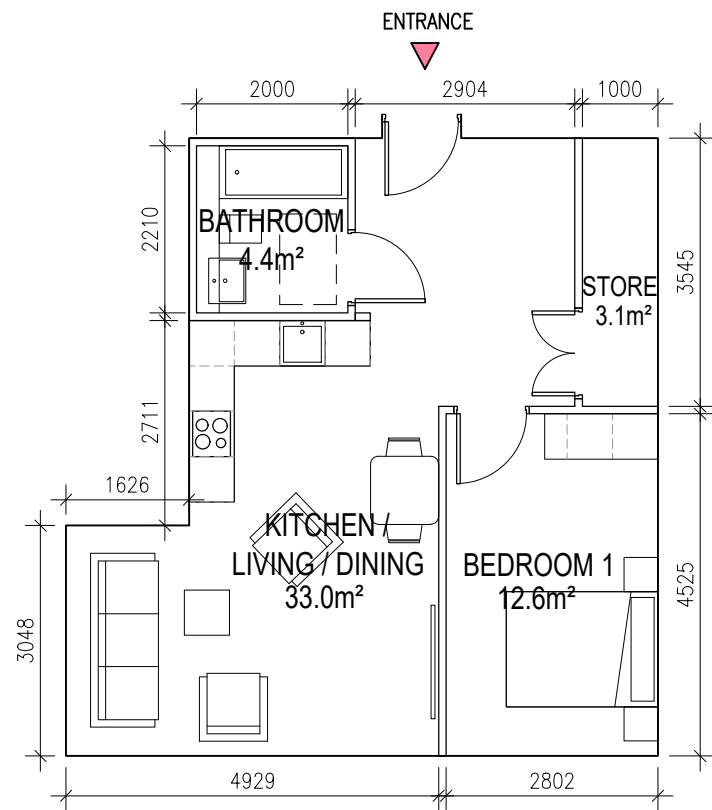
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UNIT COUNT	18
01-20 03-22	
01-21 03-25	
01-22 03-28	
01-25 04-20	
01-26 04-23	
01-27 04-26	
02-22 05-20	
02-25 05-23	
02-28 05-26	



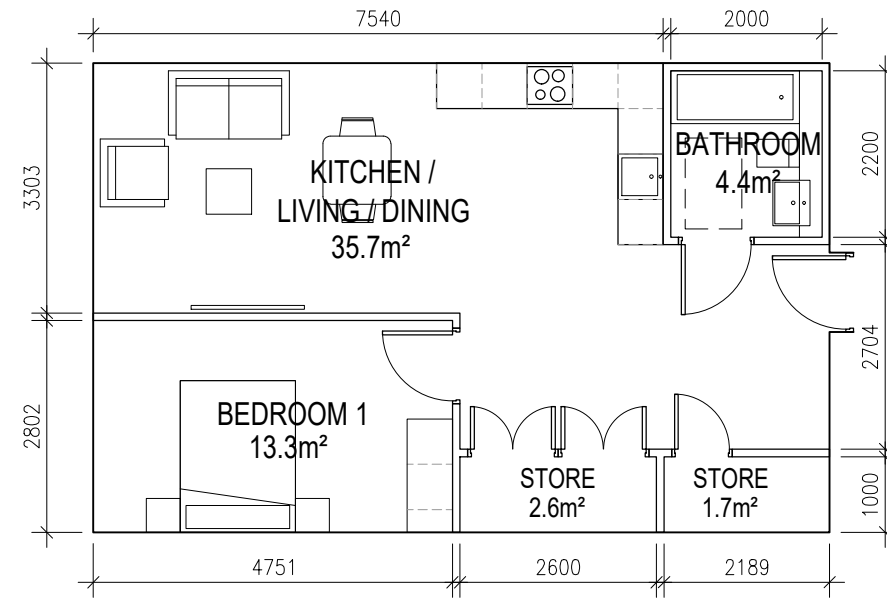
UNIT TYPE	1BED.8
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UNIT COUNT	5
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02-29	
03-29	
04-27	
05-27	

No.	Date	Revision	Initials

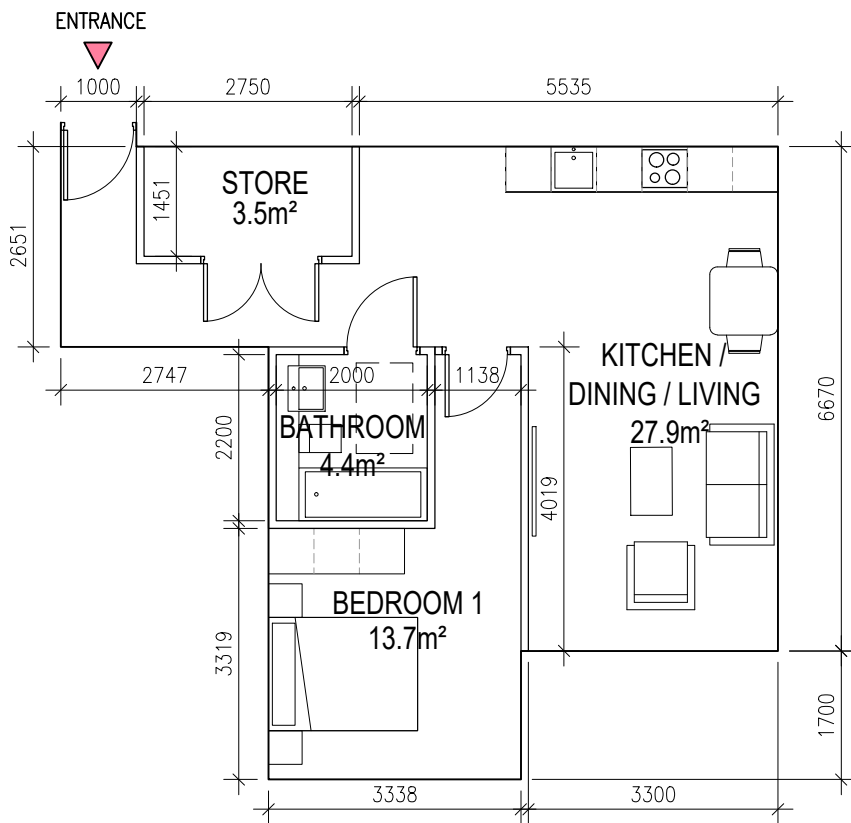
Project	<b>Carmanhall Road SHD Atlas GP Ltd.</b>			6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie
Drawing Title	Unit Types - 1 Bed Apartment			
Drawing No	6246-HQA-01-06			 BURKE-KENNEDY DOYLE
Scale	1:100 @A3	Rev	P2	



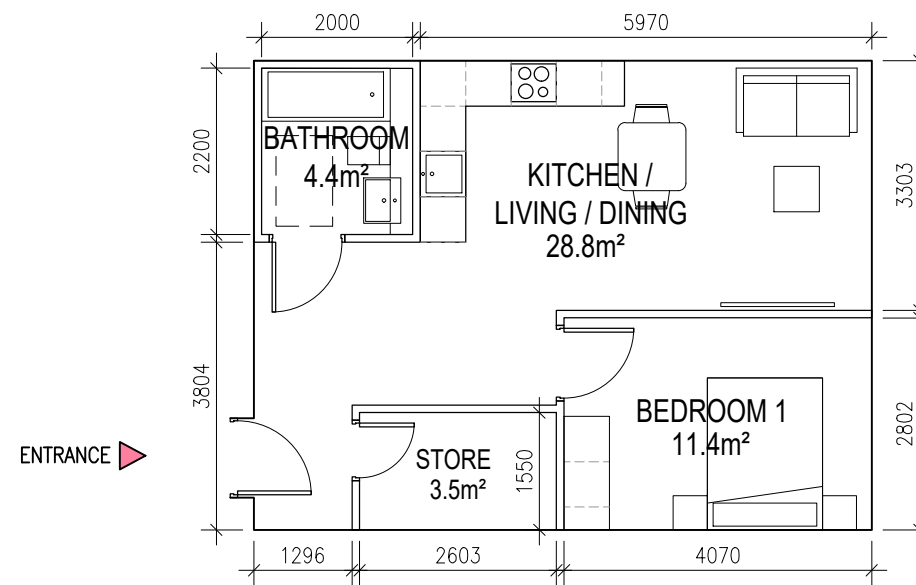
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AREA	55.6m <sup>2</sup>
UNIT COUNT	2
06-21	
07-21	



UNIT TYPE	1BED.10
AREA	60.4m <sup>2</sup>
UNIT COUNT	7
01-40	
02-41	
03-41	
04-39	
05-39	
06-35	
07-35	



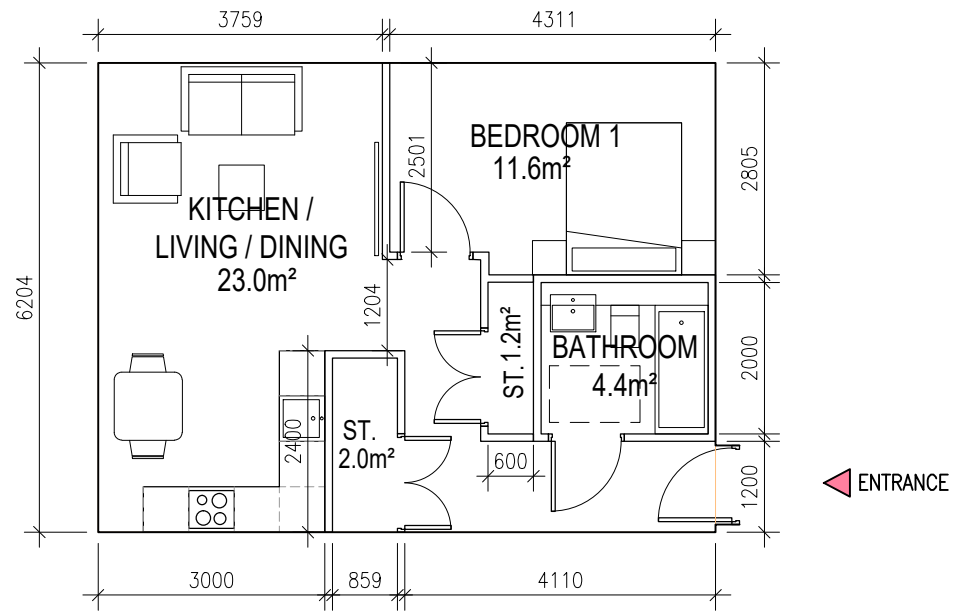
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02-46	09-19
03-46	10-19
04-44	
05-44	
06-40	
07-40	



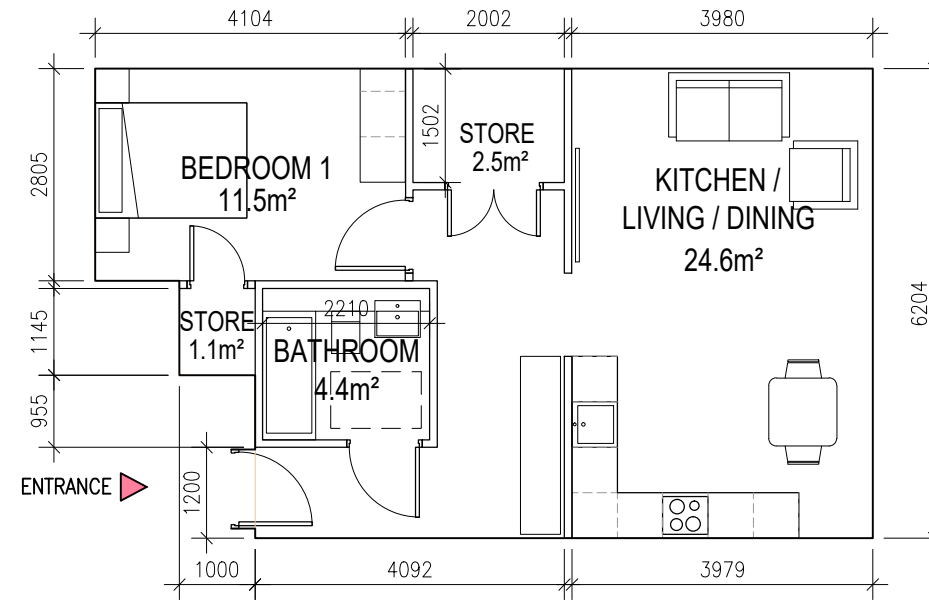
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UNIT COUNT	10
01-46	08-28
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03-47	10-20
04-45	
05-45	
06-41	
07-41	

No.	Date	Revision	Initials

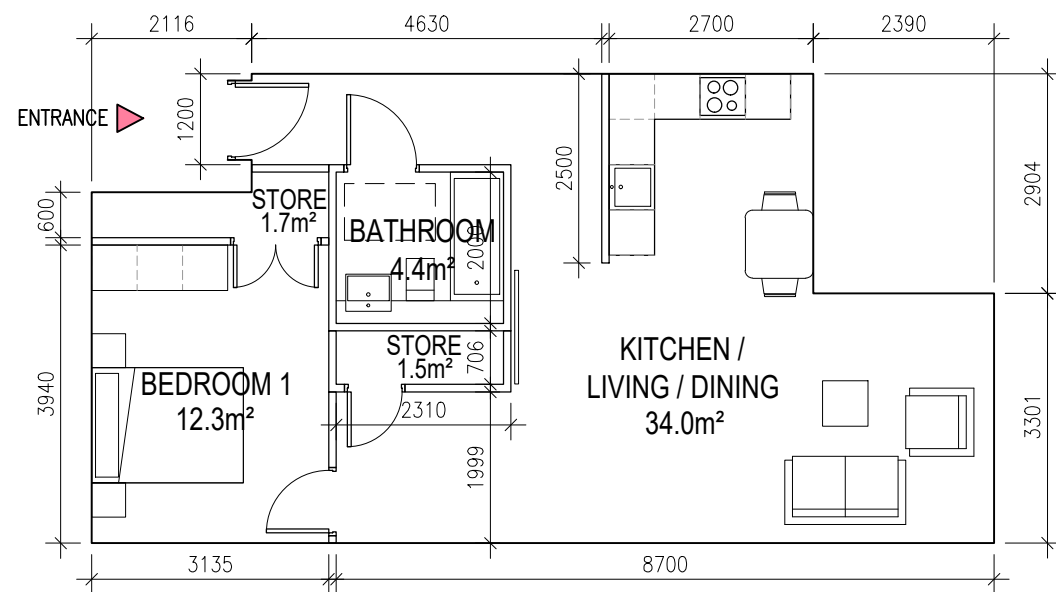
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Drawing Title		Unit Types - 1 Bed Apartment			
Drawing No		6246-HQA-01-07			
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date		May 2020			



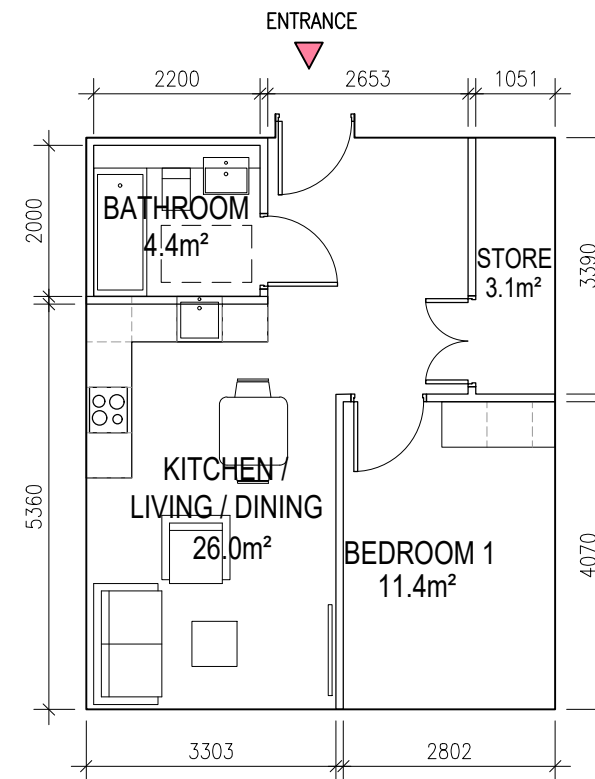
UNIT TYPE	1BED.13
AREA	50.6m <sup>2</sup>
UNIT COUNT	10
01-01	08-01
02-01	09-01
03-01	10-01
04-01	
05-01	
06-01	
07-01	



UNIT TYPE	1BED.14
AREA	57.8m <sup>2</sup>
UNIT COUNT	10
01-02	08-02
02-02	09-02
03-02	10-02
04-02	
05-02	
06-02	
07-02	



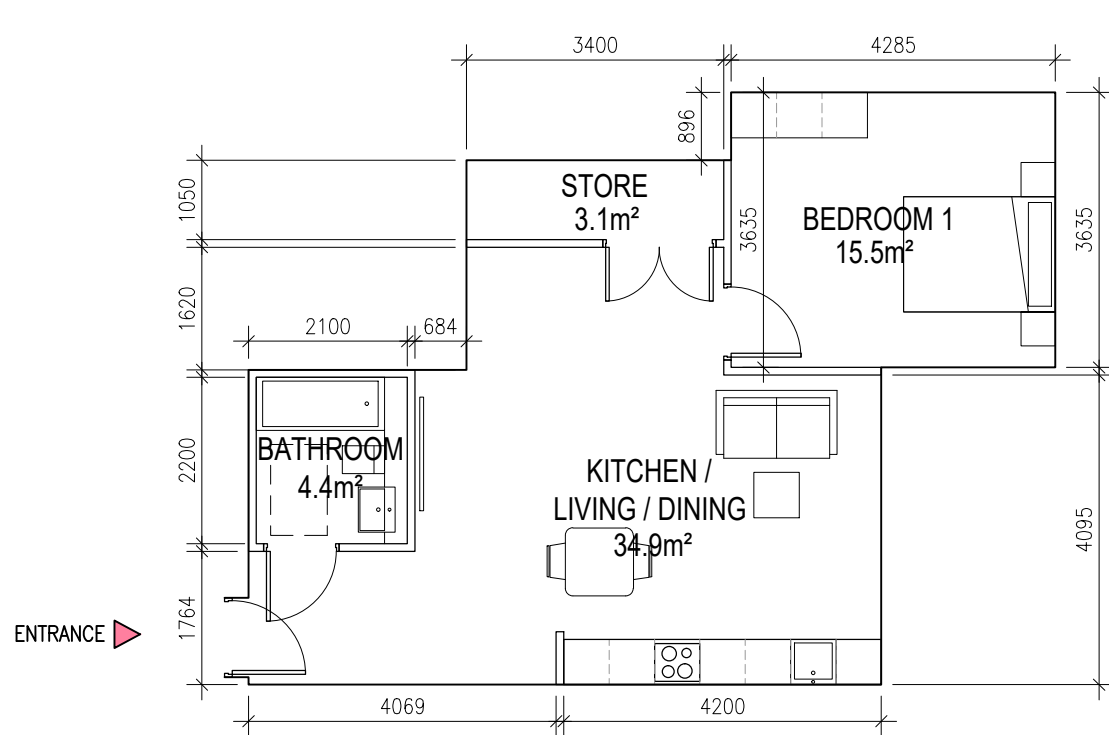
UNIT TYPE	1BED.15
AREA	63.8m <sup>2</sup>
UNIT COUNT	5
10-14	
11-08	
12-08	
13-08	
14-08	



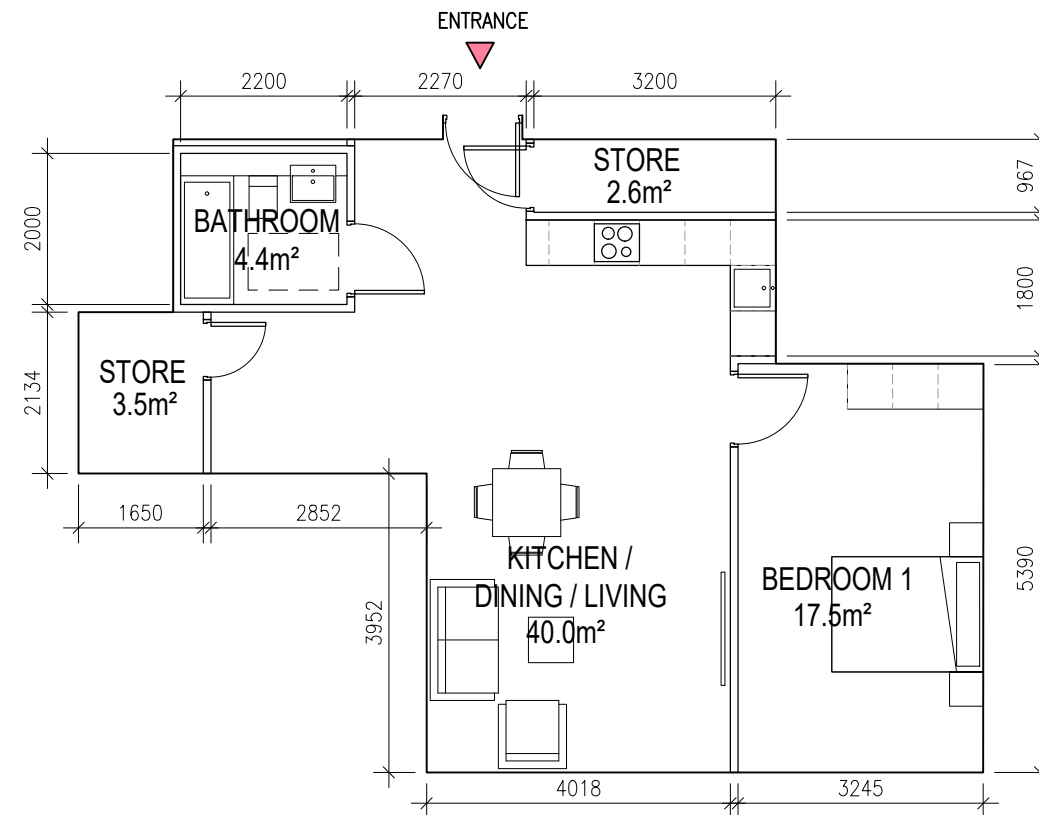
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02-20	05-25
02-27	
03-20	
03-27	
04-18	
04-25	
05-18	

No.	Date	Revision	Initials

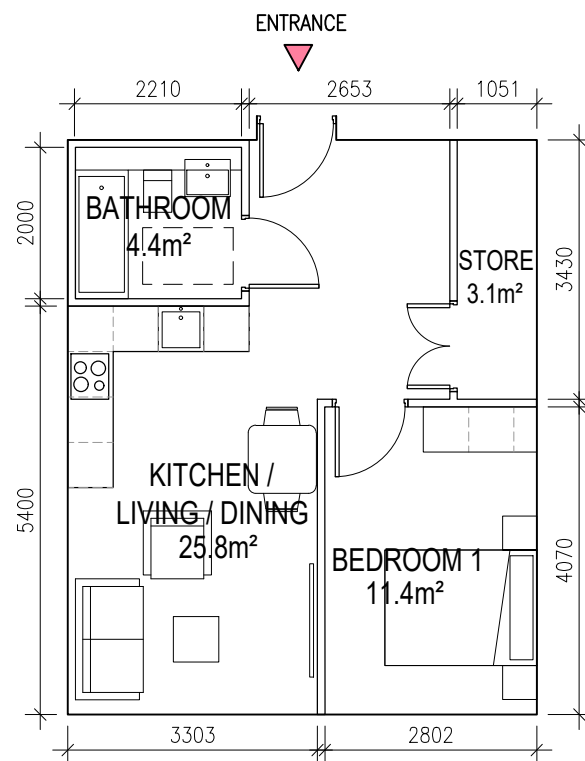
Project	<b>Carmanhall Road SHD Atlas GP Ltd.</b>			6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie			
Drawing Title	Unit Types - 1 Bed Apartment						
Drawing No	6246-HQA-01-08			<b>bkdarchitects</b> BURKE-KENNEDY DOYLE			
Scale	1:100 @A3	Rev	P2		Drawn	FF	Date



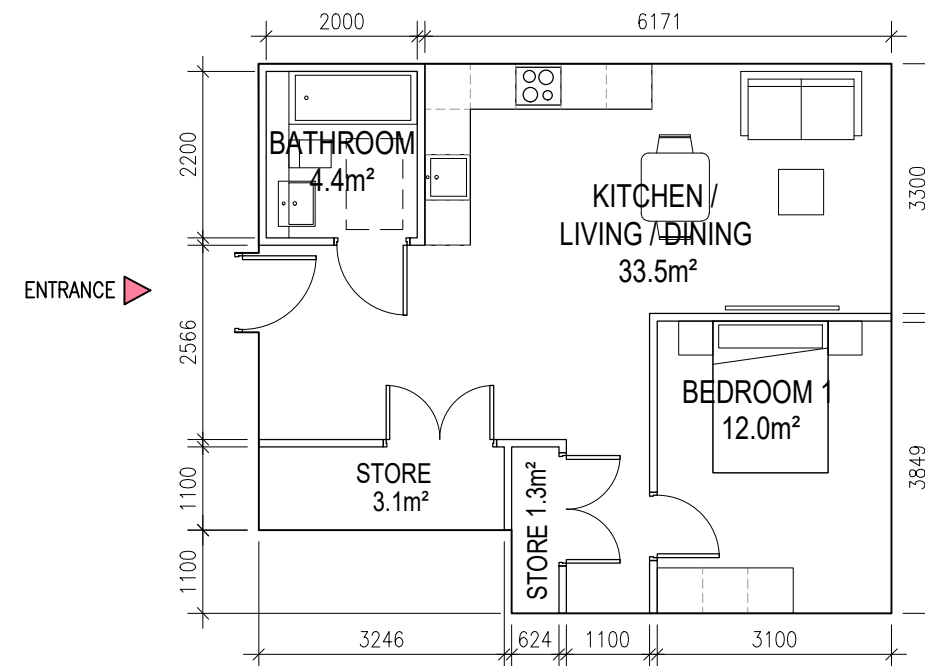
UNIT TYPE	1BED.17
AREA	60.2m <sup>2</sup>
UNIT COUNT	5
02-40	
03-40	
04-38	
05-38	
06-34	



UNIT TYPE	1BED.18
AREA	71.0m <sup>2</sup>
UNIT COUNT	6
02-44	
03-44	
04-42	
05-42	
06-38	
07-38	



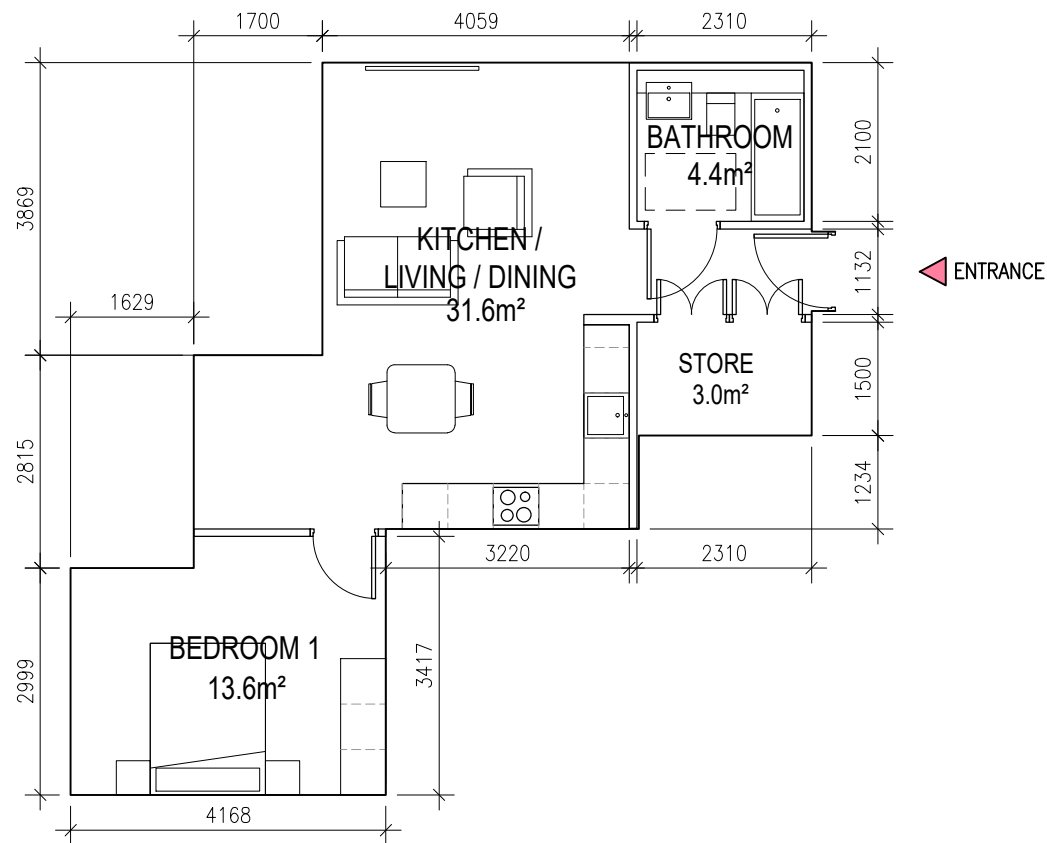
UNIT TYPE	1BED.19
AREA	47.1m <sup>2</sup>
UNIT COUNT	2
06-20	
07-20	



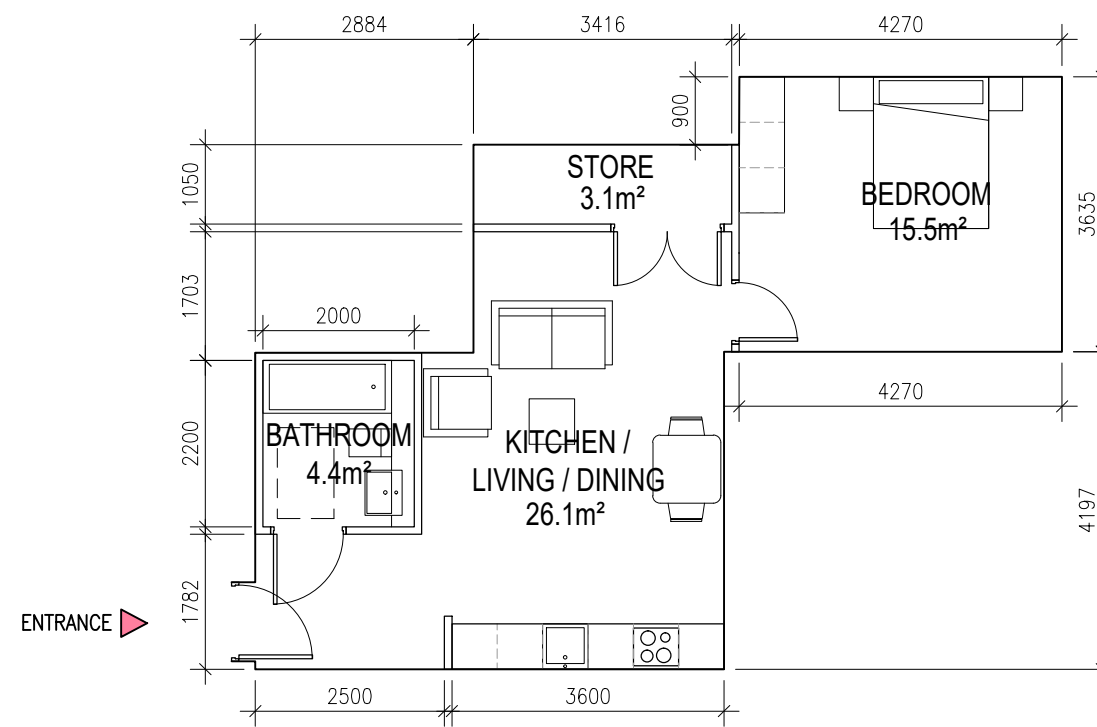
UNIT TYPE	1BED.20
AREA	57.1m <sup>2</sup>
UNIT COUNT	2
01-31	
06-25	

No.	Date	Revision	Initials

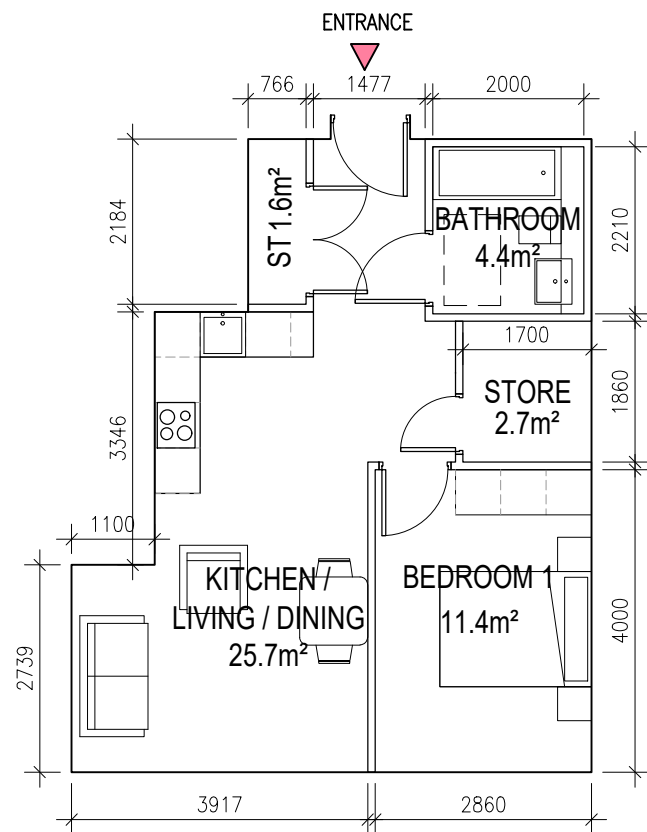
Project		<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>		6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie	
Drawing Title		Unit Types - 1 Bed Apartment			
Drawing No		6246-HQA-01-09			
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date		May 2020			



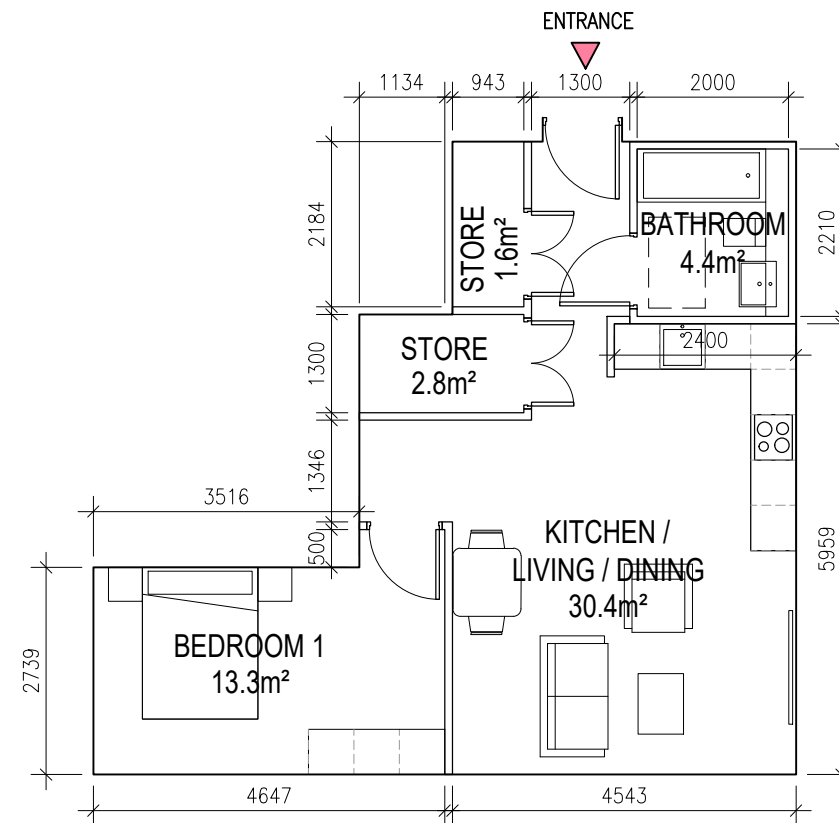
UNIT TYPE	1BED.21
AREA	54.8m <sup>2</sup>
UNIT COUNT	1
07-15	



UNIT TYPE	1BED.22
AREA	51.1m <sup>2</sup>
UNIT COUNT	1
07-34	



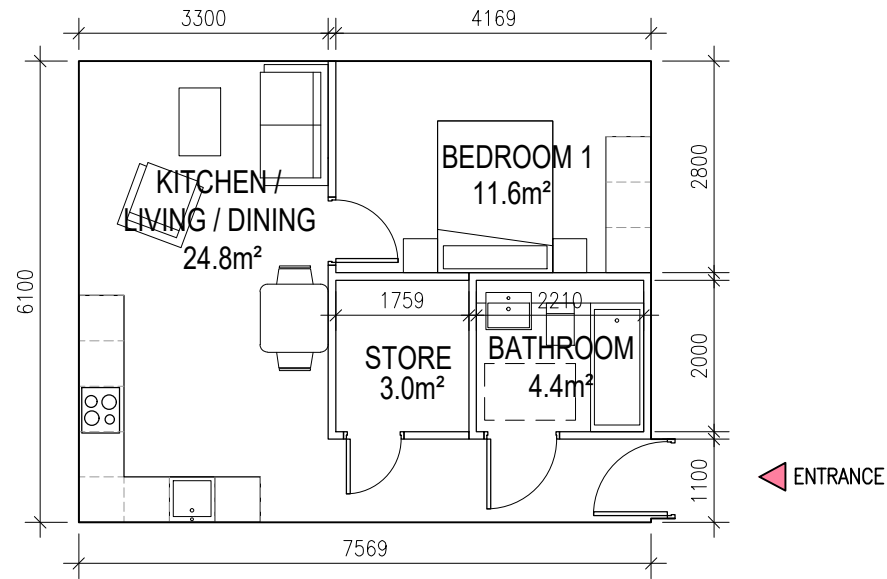
UNIT TYPE	1BED.23
AREA	48.5m <sup>2</sup>
UNIT COUNT	1
08-24	



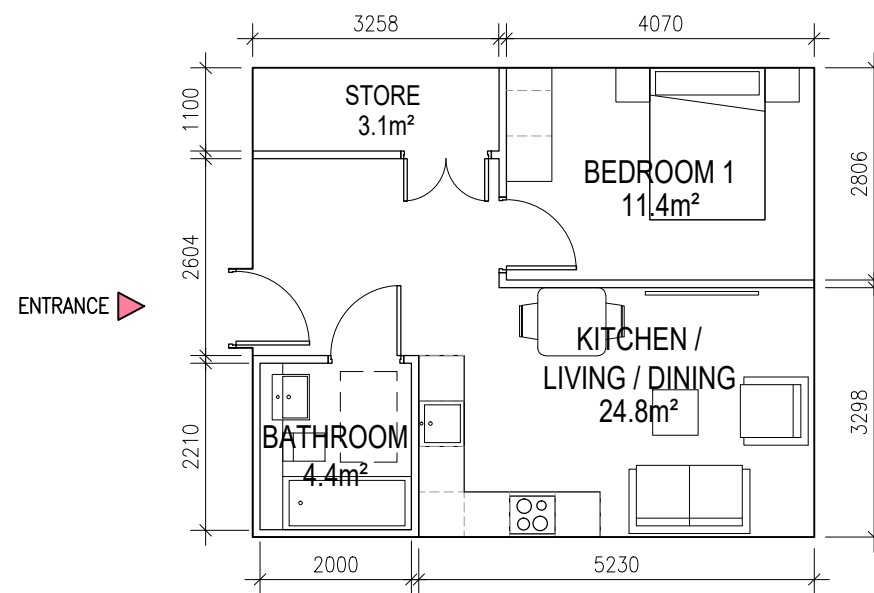
UNIT TYPE	1BED.24
AREA	55.1m <sup>2</sup>
UNIT COUNT	2
09-16	
10-16	

No.	Date	Revision	Initials

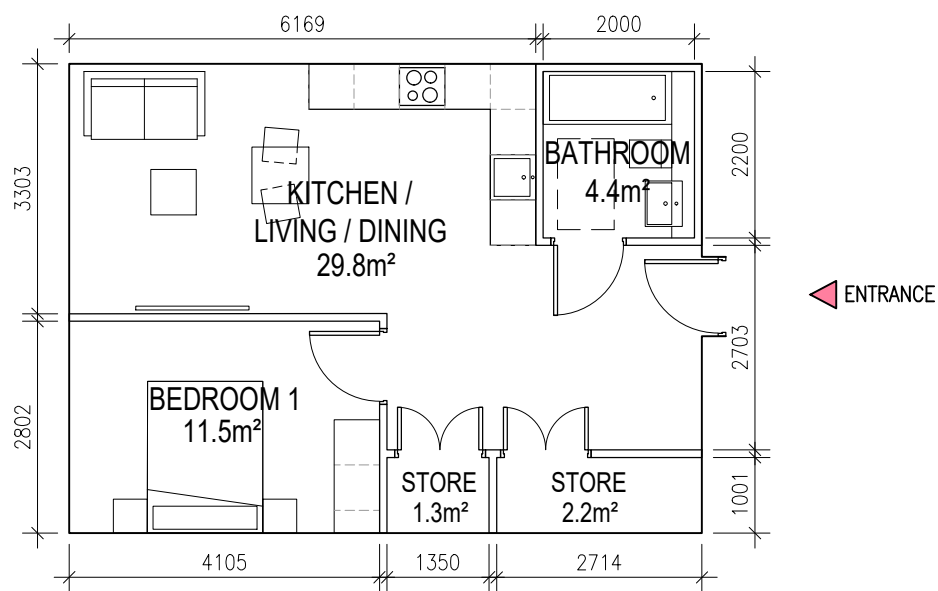
Project	<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>			6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie
Drawing Title	Unit Types - 1 Bed Apartment			
Drawing No	6246-HQA-01-10			<b>bkdarchitects</b> BURKE-KENNEDY DOYLE
Scale	1:100 @A3	Rev	P2	



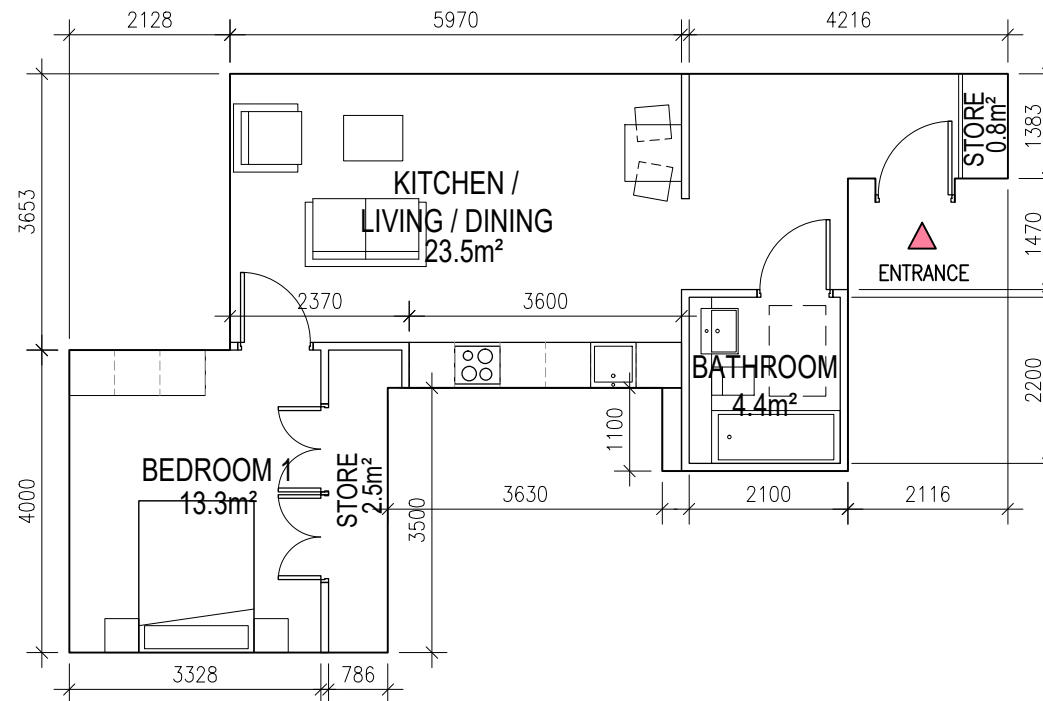
UNIT TYPE	1BED.25
AREA	46.1m <sup>2</sup>
UNIT COUNT	1
08-22	



UNIT TYPE	1BED.26
AREA	46.0m <sup>2</sup>
UNIT COUNT	6
13-04	
14-04	
15-04	
15-06	
16-04	
16-06	



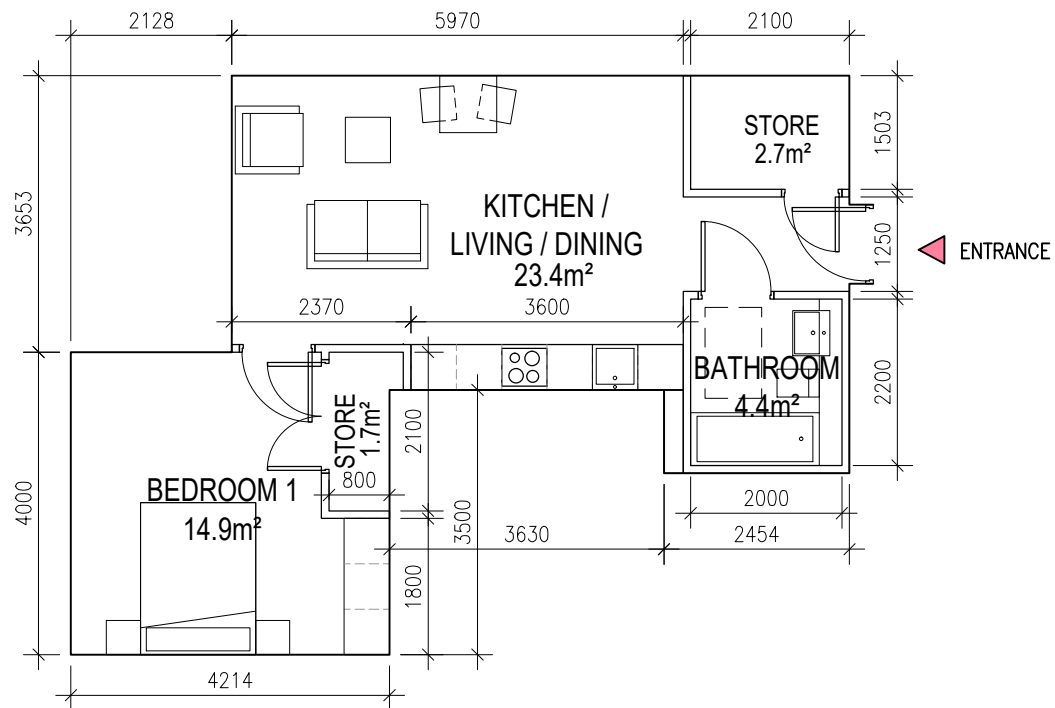
UNIT TYPE	1BED.27
AREA	51.9m <sup>2</sup>
UNIT COUNT	30
01-30	04-32
01-32	04-35
01-34	04-37
01-37	05-29
01-39	05-30
02-31	05-32
02-32	05-35
02-34	05-37
02-37	06-24
02-39	06-26
03-31	06-28
03-32	06-31
03-34	06-33
03-37	
03-39	
04-29	
04-30	



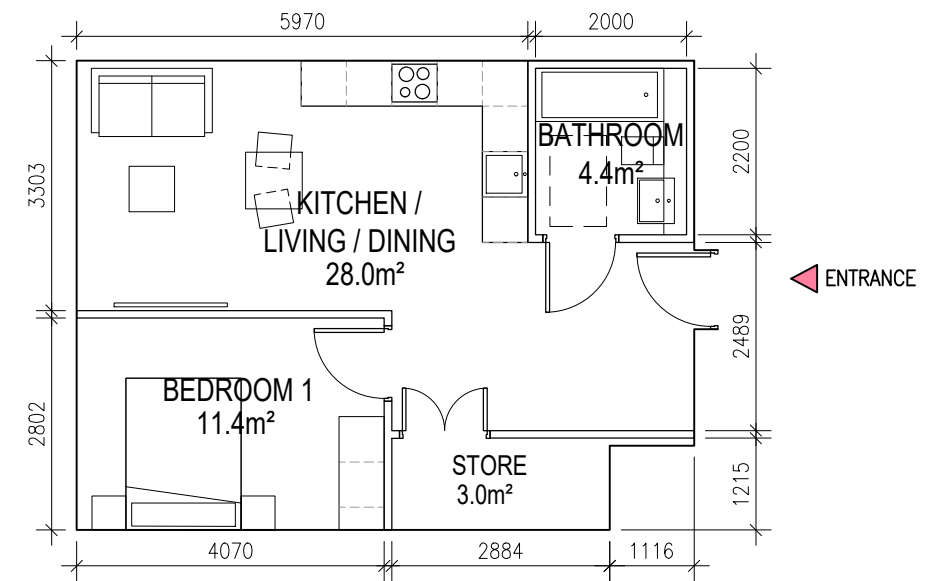
UNIT TYPE	1BED.28
AREA	55.3m <sup>2</sup>
UNIT COUNT	5
12-01	
13-01	
14-01	
15-01	
16-01	

No.	Date	Revision	Initials

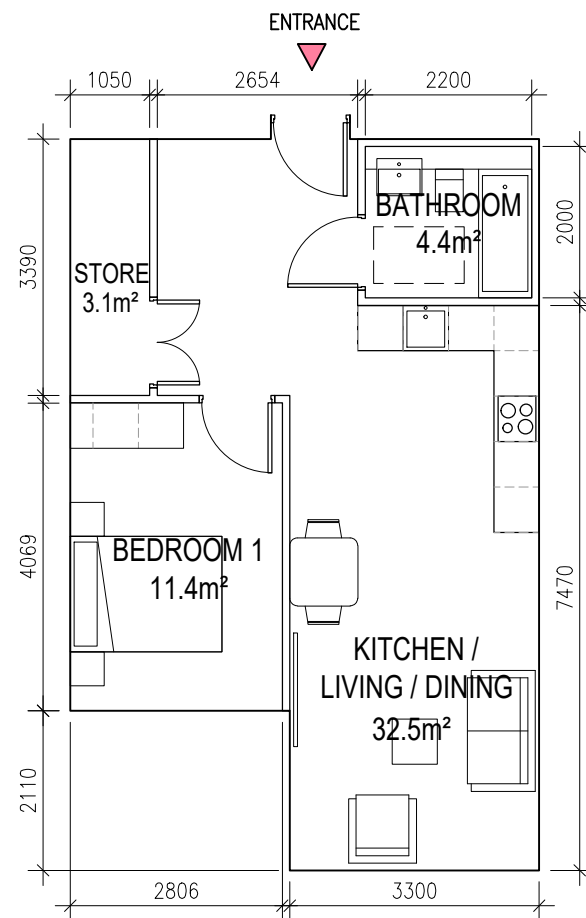
Project		<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>		6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie	
Drawing Title		Unit Types - 1 Bed Apartment			
Drawing No		6246-HQA-01-11			
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date		May 2020			



UNIT TYPE	1BED.29
AREA	52.4m <sup>2</sup>
UNIT COUNT	10
02-07	09-07
03-07	10-07
04-07	
05-07	
06-07	
07-07	
08-07	



UNIT TYPE	1BED.30
AREA	49.4m <sup>2</sup>
UNIT COUNT	27
01-09	12-03
01-11	12-05
02-09	13-03
02-11	13-05
03-09	14-03
03-11	14-05
06-09	15-03
06-11	16-03
07-09	16-05
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09-09	
09-11	
10-09	
10-11	
11-03	
11-05	

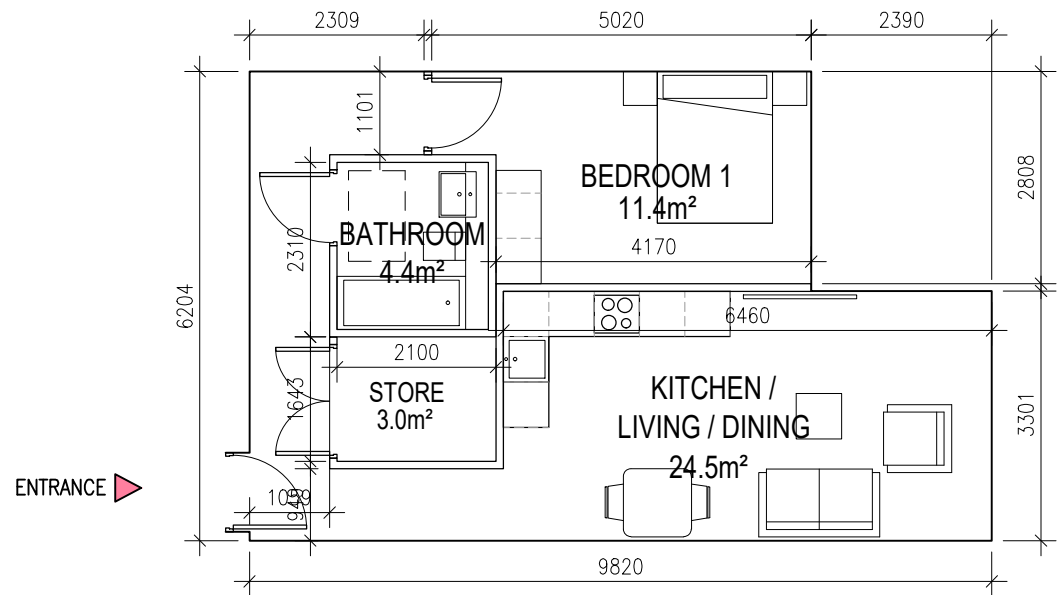


UNIT TYPE	1BED.31
AREA	53.8m <sup>2</sup>
UNIT COUNT	4
02-19	
03-19	
04-17	
05-17	

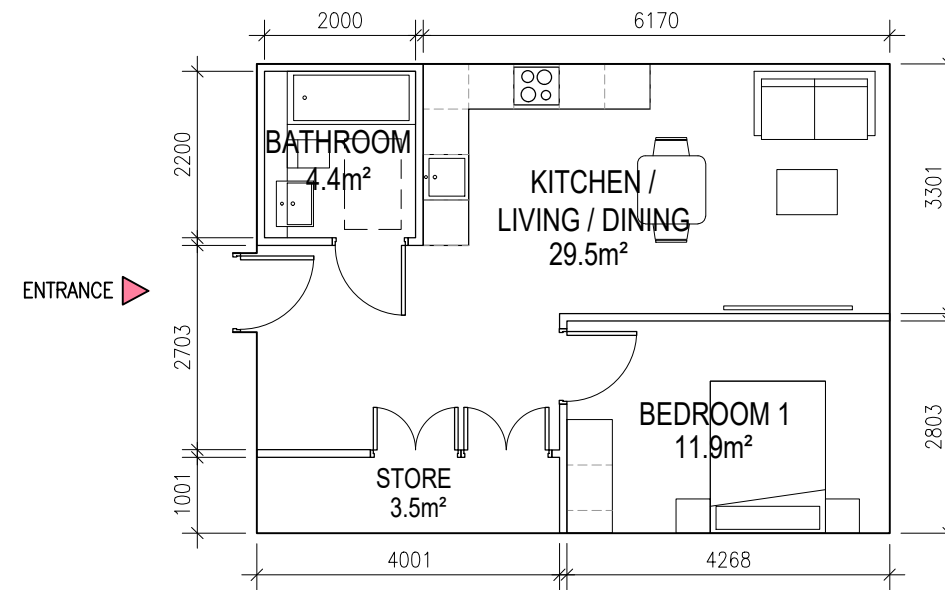
No.	Date	Revision	Initials

Project		<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>		6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie	
Drawing Title		Unit Types - 1 Bed Apartment			
Drawing No		6246-HQA-01-12			
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date	May 2020				

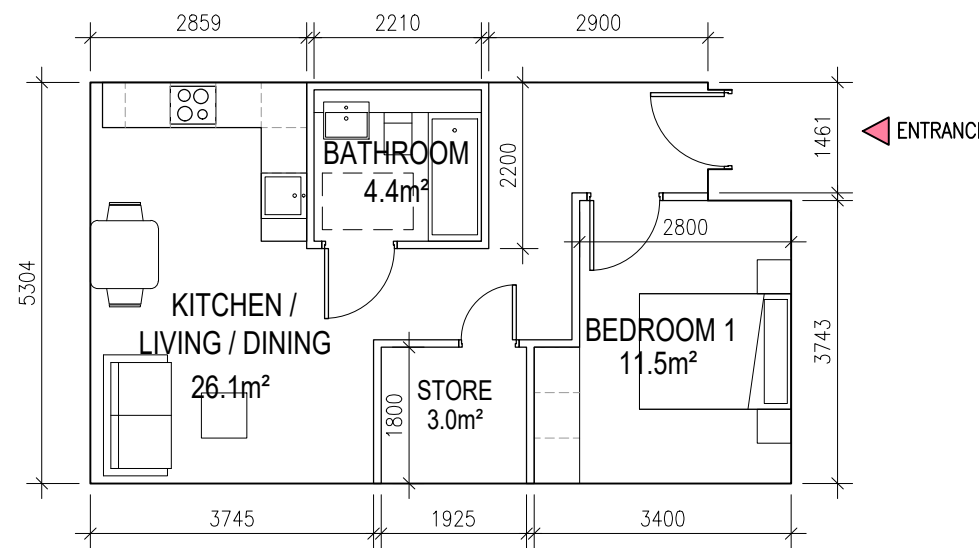




UNIT TYPE	1BED.32
AREA	53.9m <sup>2</sup>
UNIT COUNT	15
01-08	07-14
01-14	08-08
02-08	08-14
02-14	09-08
03-08	09-14
03-14	10-08
06-08	
06-14	
07-08	



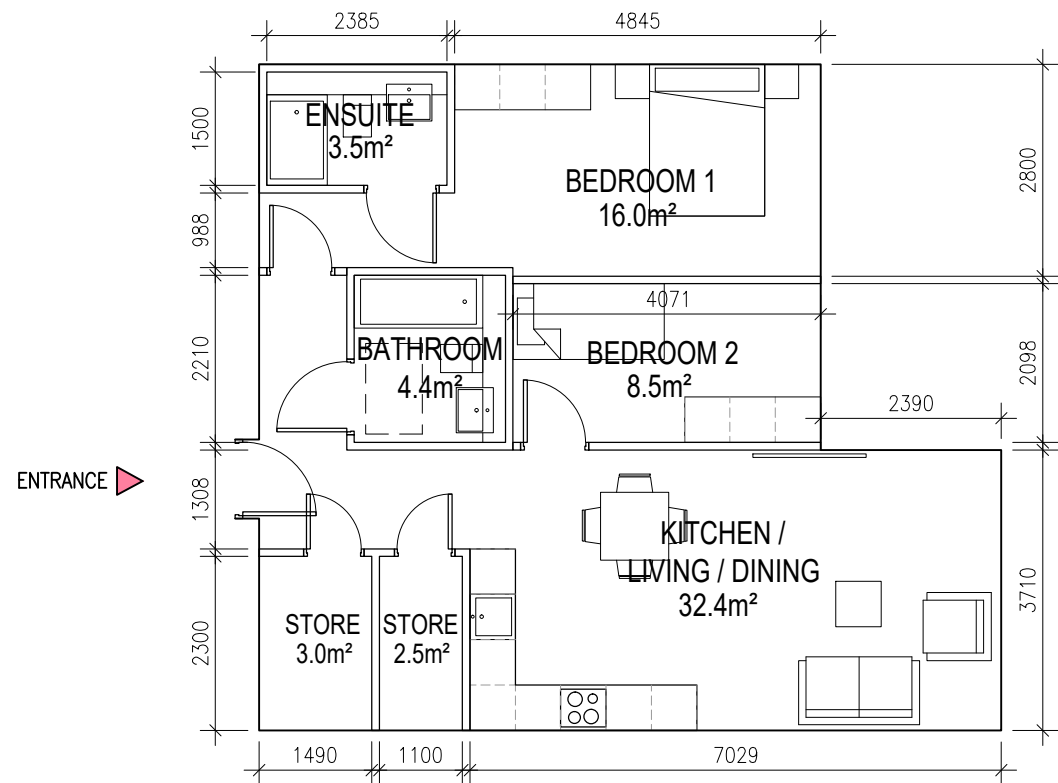
UNIT TYPE	1BED.33
AREA	51.9m <sup>2</sup>
UNIT COUNT	12
01-33	05-31
01-38	05-36
02-33	06-27
02-38	06-32
03-33	
03-38	
04-31	
04-36	



UNIT TYPE	1BED.34
AREA	47.4m <sup>2</sup>
UNIT COUNT	1
16-07	

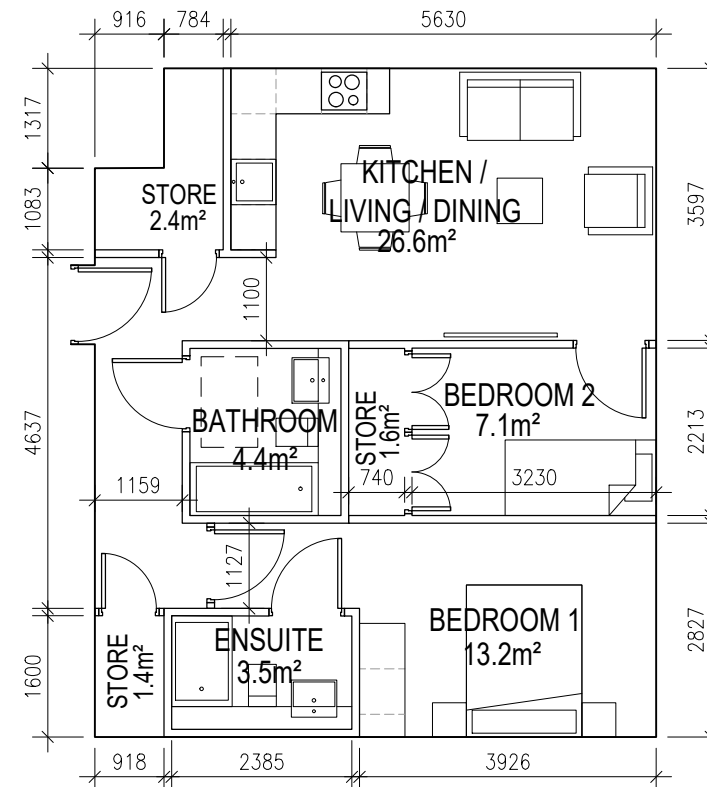
No.	Date	Revision	Initials

Project	<b>Carmanhall Road SHD Atlas GP Ltd.</b>			<b>6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND</b> t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie <b>bkdarchitects</b> BURKE-KENNEDY DOYLE			
Drawing Title	Unit Types - 1 Bed Apartment						
Drawing No	6246-HQA-01-13						
Scale	1:100 @A3	Rev	P2		Drawn	FF	Date

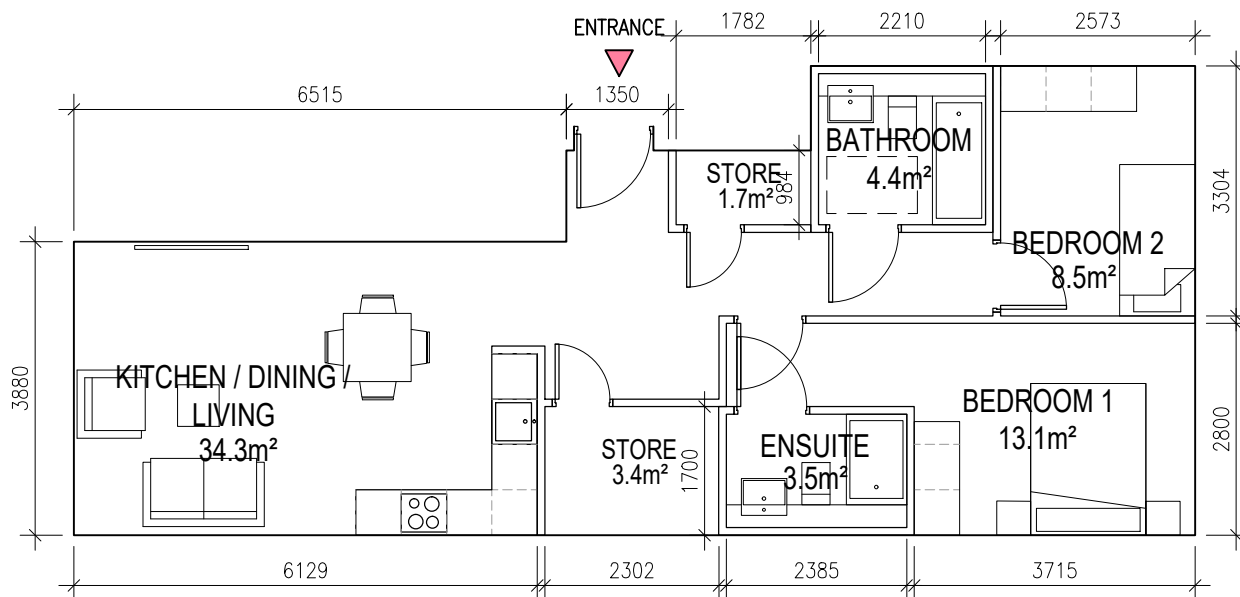


UNIT TYPE	1.5BED.1
AREA	74.3m <sup>2</sup>
UNIT COUNT	4
04-08	
04-11	
05-08	
05-11	

ENTRANCE



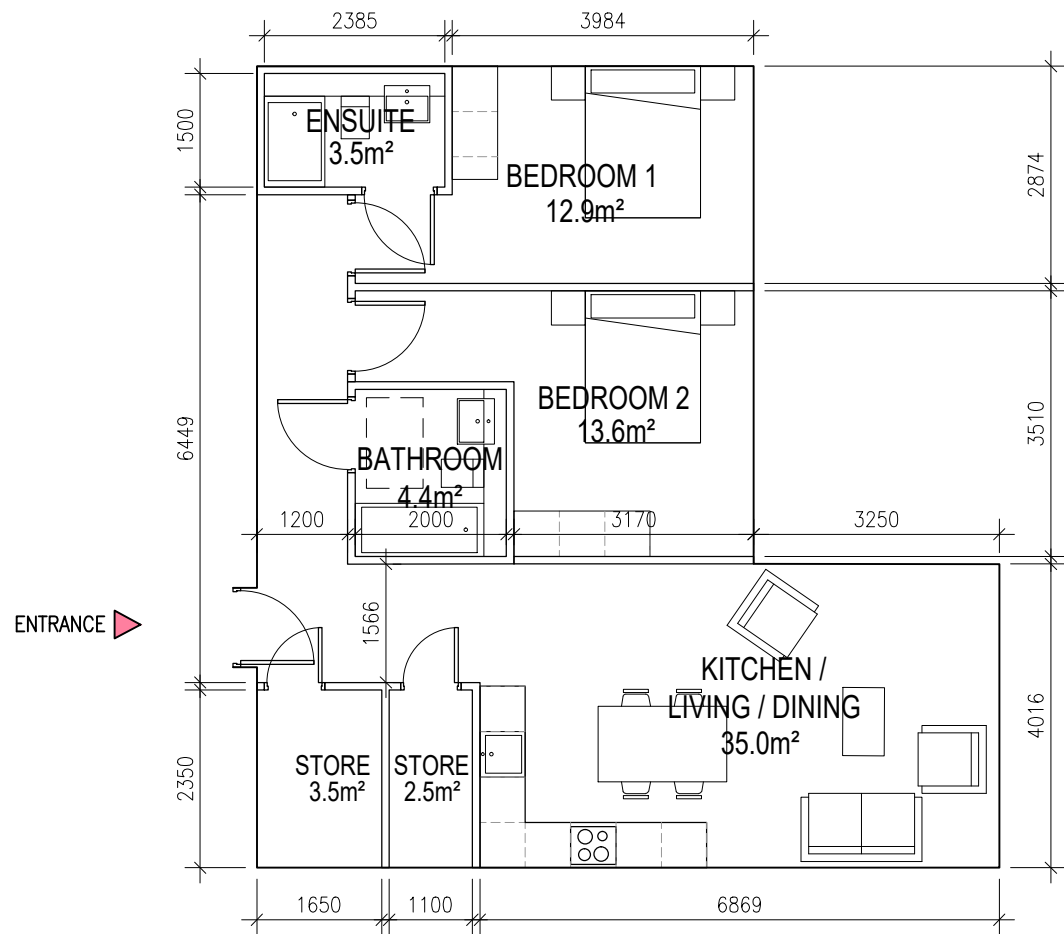
UNIT TYPE	1.5BED.2
AREA	64.4m <sup>2</sup>
UNIT COUNT	4
13-02	
14-02	
15-02	
16-02	



UNIT TYPE	1.5BED.3
AREA	73.2m <sup>2</sup>
UNIT COUNT	2
07-29	
07-30	

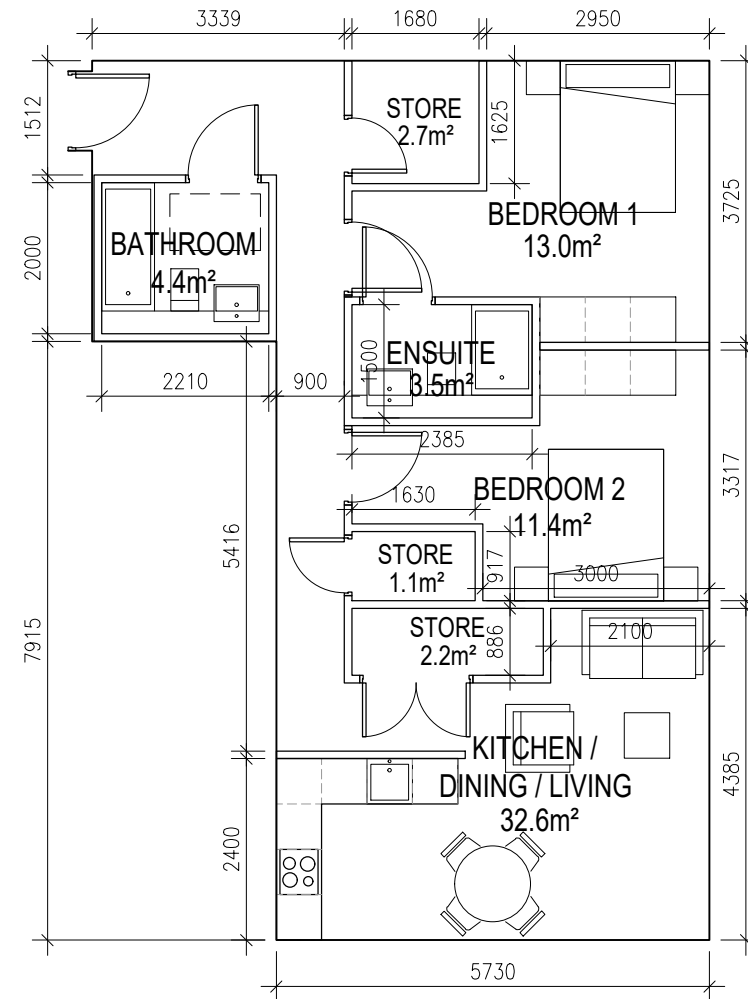
No.	Date	Revision	Initials

Project	<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>			6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie			
Drawing Title	Unit Types - 1.5 Bed Apartment						
Drawing No	6246-HQA-01-14			 <b>BURKE-KENNEDY DOYLE</b>			
Scale	1:100 @A3	Rev	P2		Drawn	FF	Date



UNIT TYPE	2BED.1
AREA	82.6m <sup>2</sup>
UNIT COUNT	10
01-06	09-06
02-06	10-06
03-06	
04-06	
05-06	
06-06	
07-06	
08-06	

ENTRANCE ►



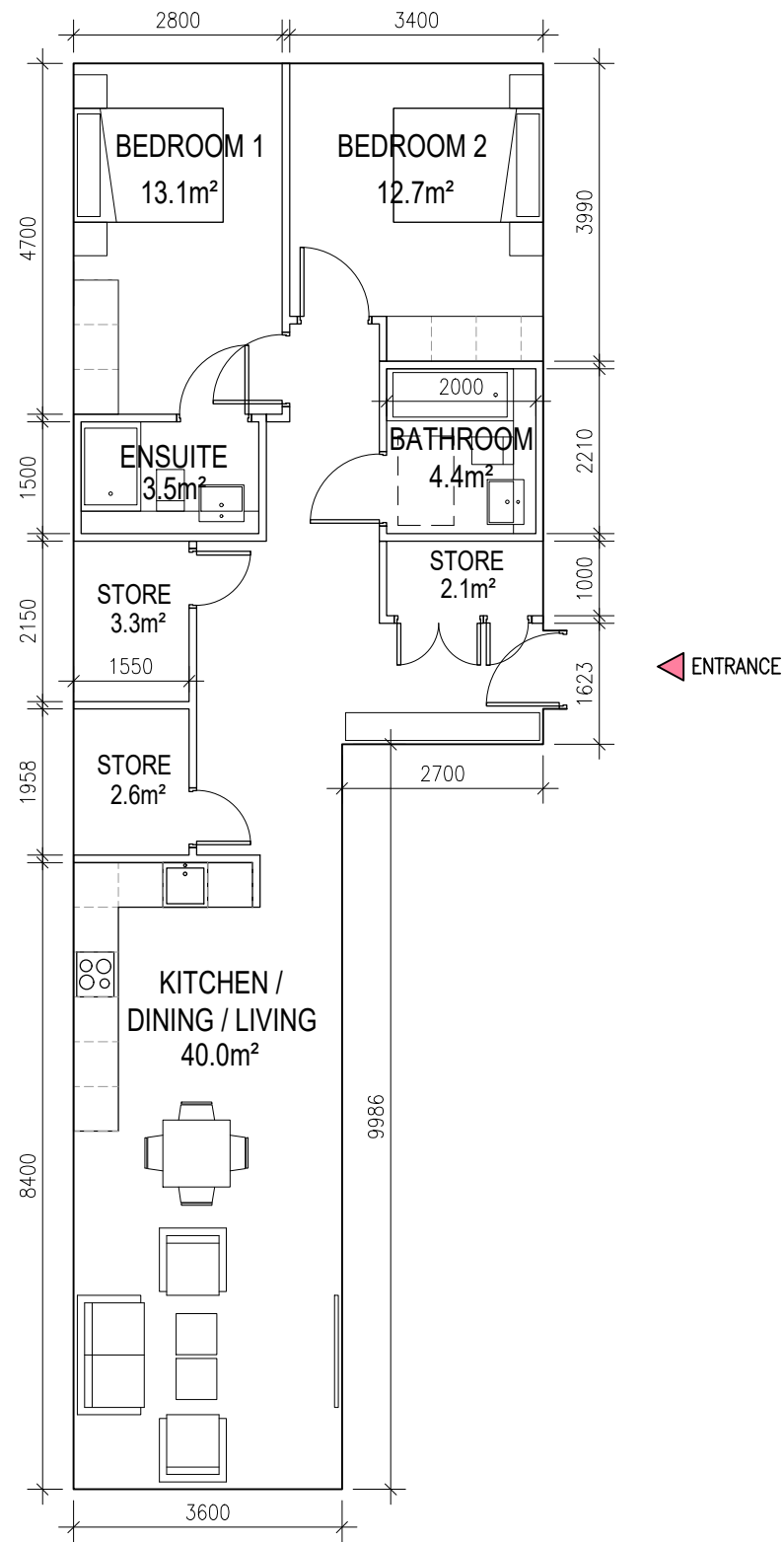
UNIT TYPE	2BED.2
AREA	75.6m <sup>2</sup>
UNIT COUNT	5
01-18	
02-17	
03-17	
04-15	
05-15	

No.	Date	Revision	Initials

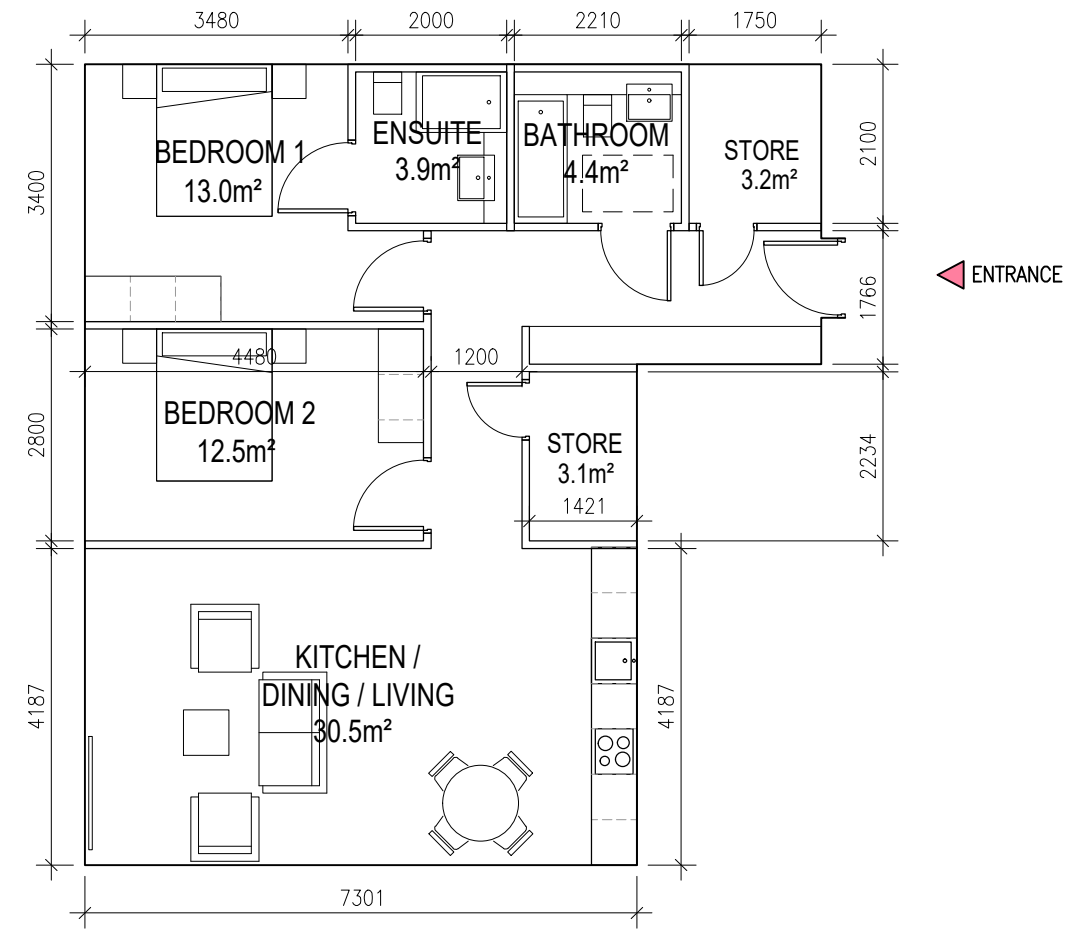
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Project	<b>Carmanhall Road SHD Atlas GP Ltd.</b>			6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie	
Drawing Title	Unit Types - 2 Bed Apartment				
Drawing No	6246-HQA-01-15				
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date	May 2020				

**bkd**architects  
BURKE-KENNEDY DOYLE



UNIT TYPE	2BED.3
AREA	93.4m <sup>2</sup>
UNIT COUNT	2
01-23	
01-24	



UNIT TYPE	2BED.4
AREA	86.9m <sup>2</sup>
UNIT COUNT	5
01-29	
02-30	
03-30	
04-28	
05-28	

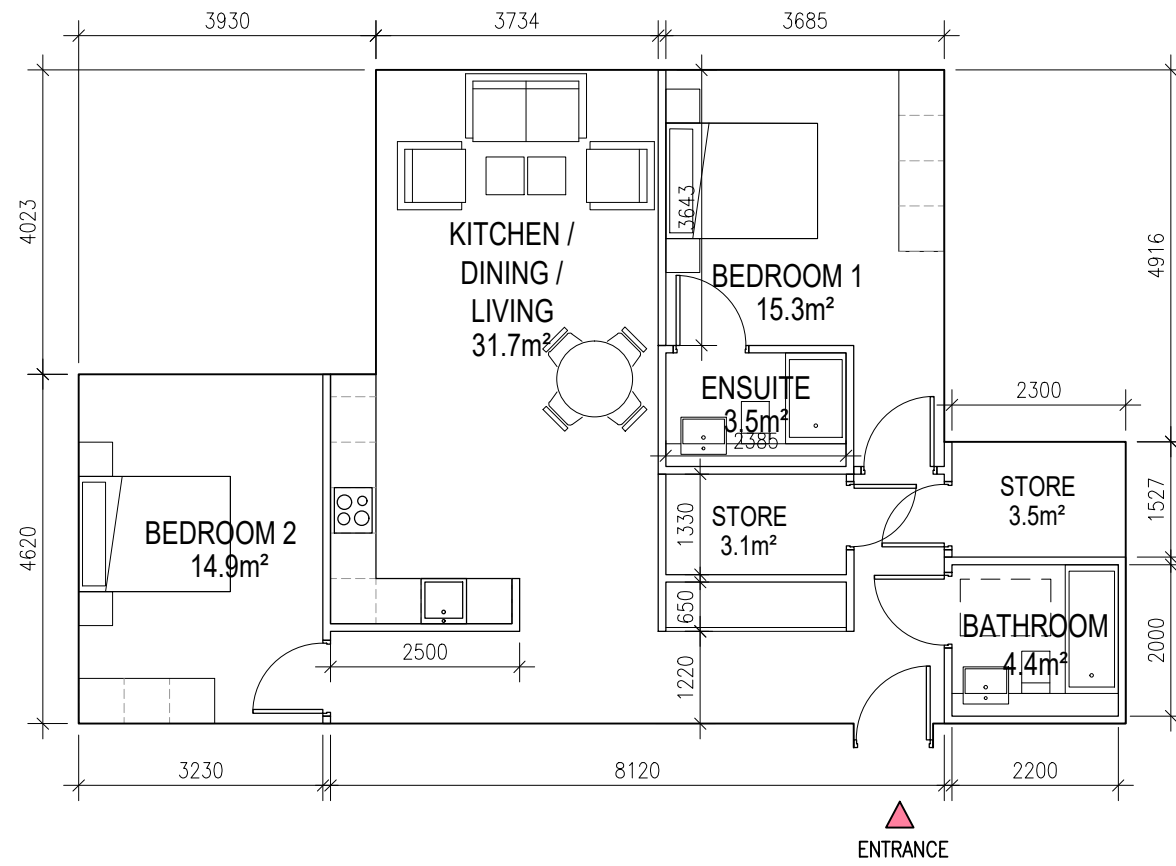
No.	Date	Revision	Initials

Project		<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>		6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie	
Drawing Title		Unit Types - 2 Bed Apartment			
Drawing No		6246-HQA-01-16			
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date	May 2020				

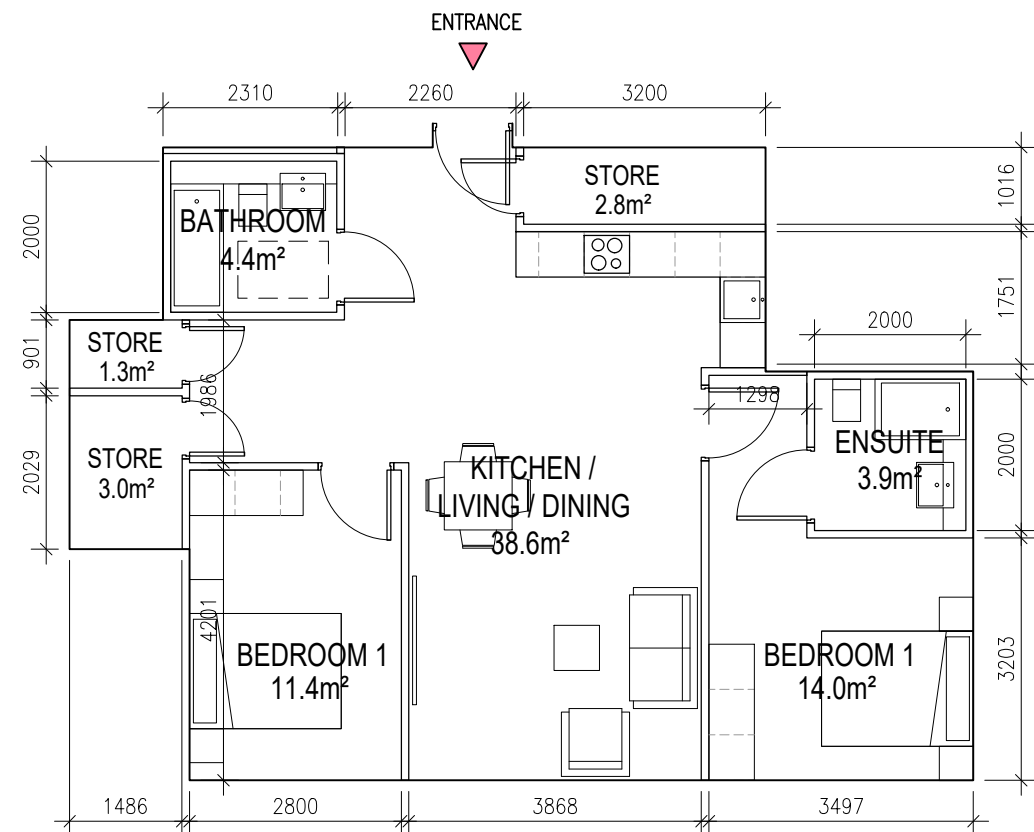




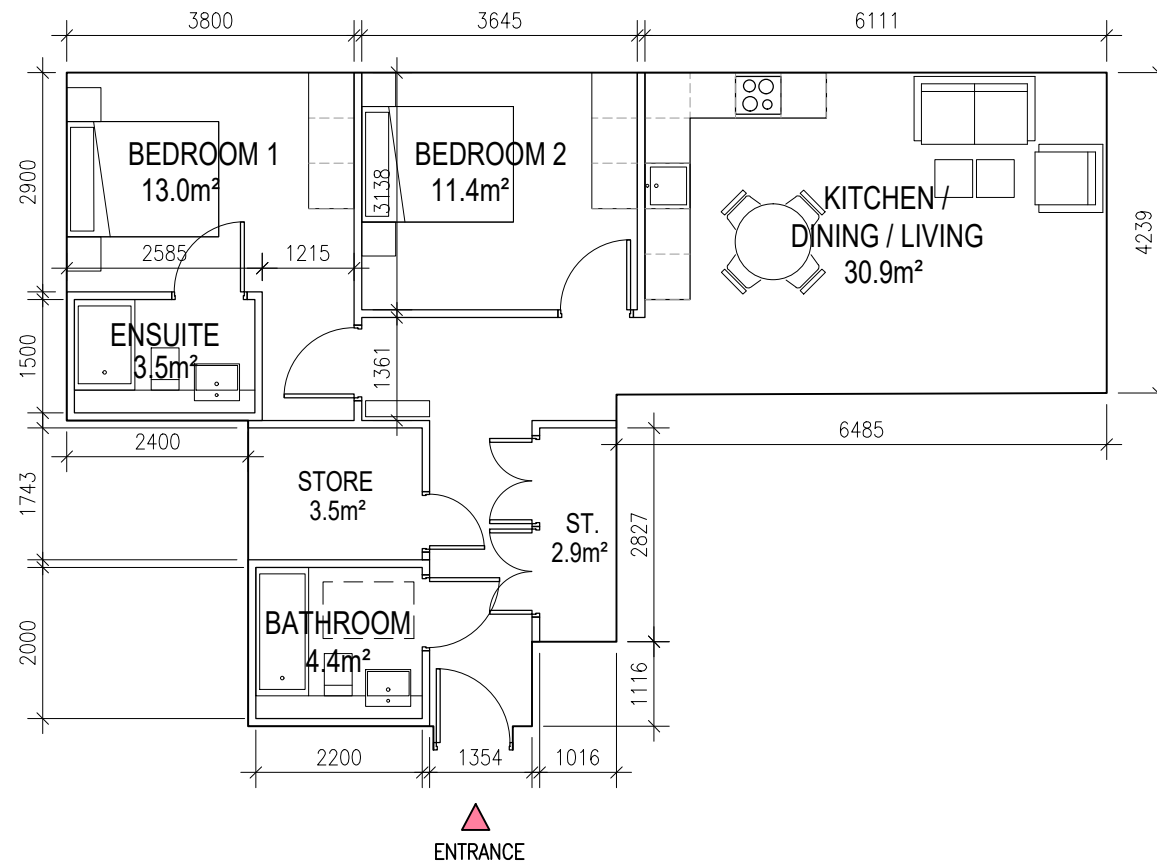
UNIT TYPE	2BED.6
AREA	86.7m <sup>2</sup>
UNIT COUNT	7
01-41	
02-42	
03-42	
04-40	
05-40	
06-36	
07-36	



UNIT TYPE	2BED.7
AREA	92.1m <sup>2</sup>
UNIT COUNT	8
01-42	
02-43	
03-43	
04-41	
05-41	
06-37	
07-37	
08-23	



UNIT TYPE	2BED.8
AREA	84.2m <sup>2</sup>
UNIT COUNT	1
01-43	

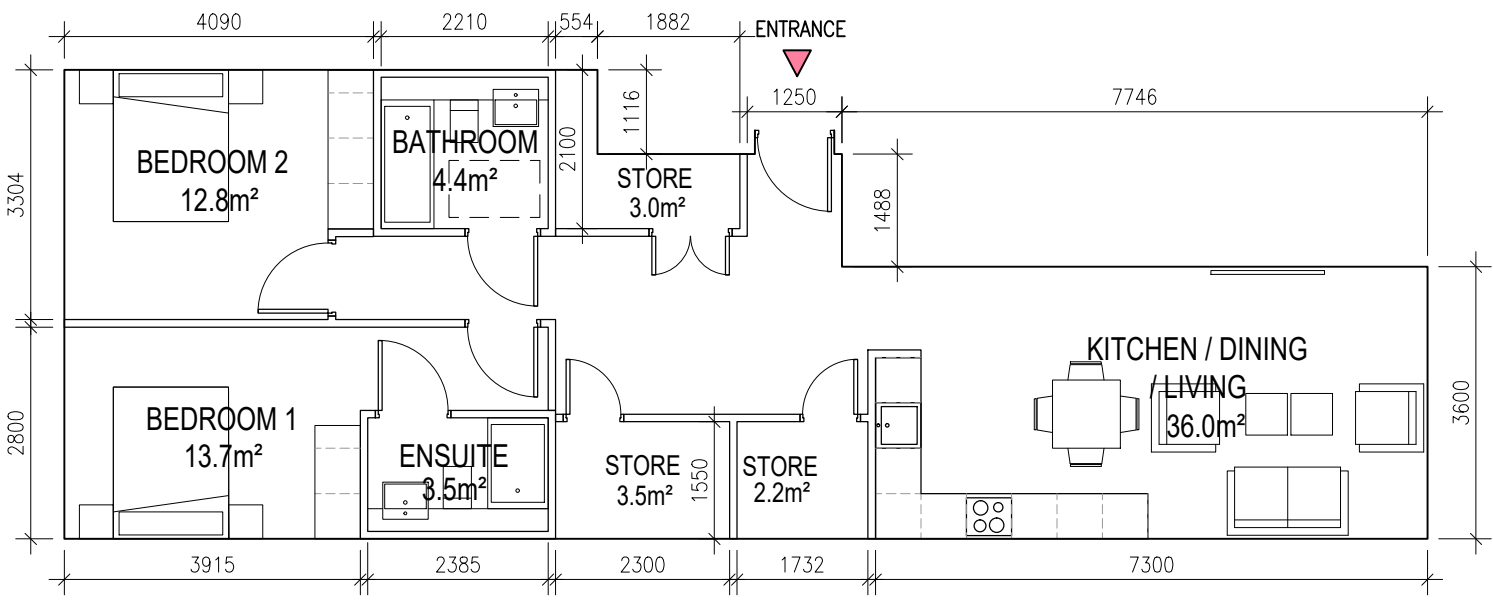


UNIT TYPE	2BED.9
AREA	79.3m <sup>2</sup>
UNIT COUNT	10
01-44	09-18
02-45	10-18
03-45	
04-43	
05-43	
06-39	
07-39	
08-26	

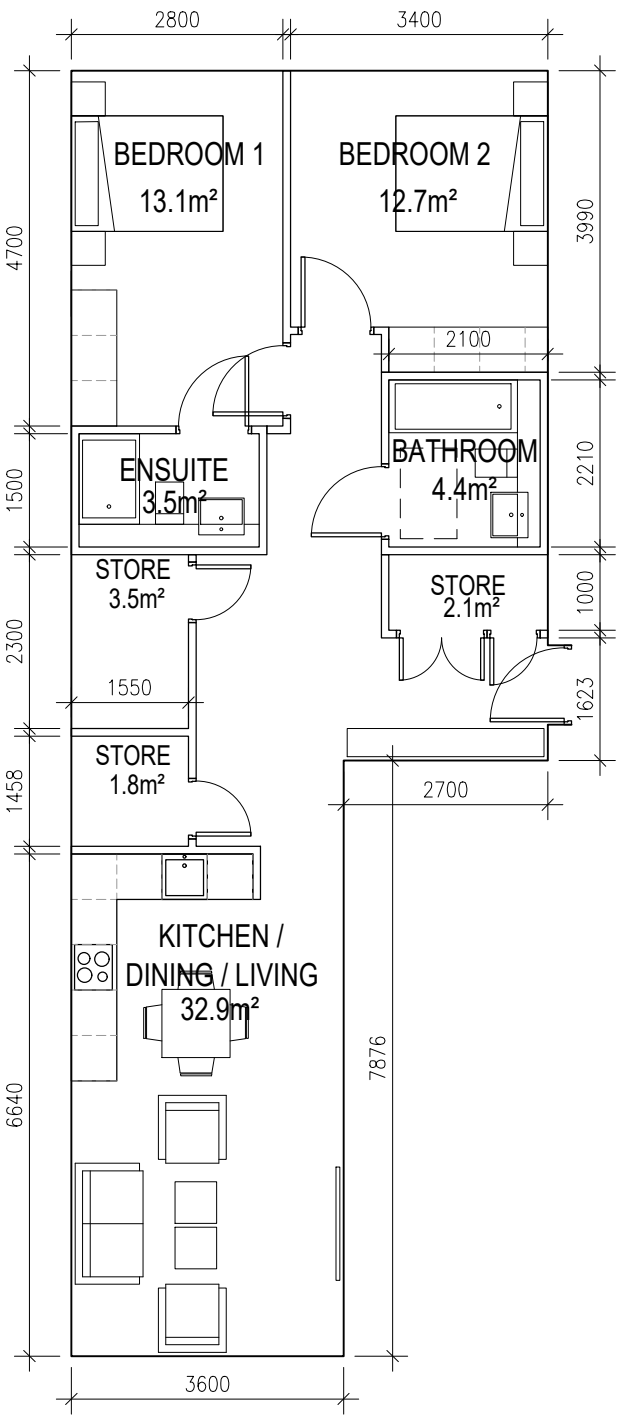
No.	Date	Revision	Initials

Project	<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>			<b>6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND</b> t + 353-1-616 2400 f + 353-1-676 7385 e architecture@bkd.ie <b>www.bkd.ie</b>			
Drawing Title	Unit Types - 2 Bed Apartment						
Drawing No	6246-HQA-01-17						
Scale	1:100 @A3	Rev	P2		Drawn	FF	Date

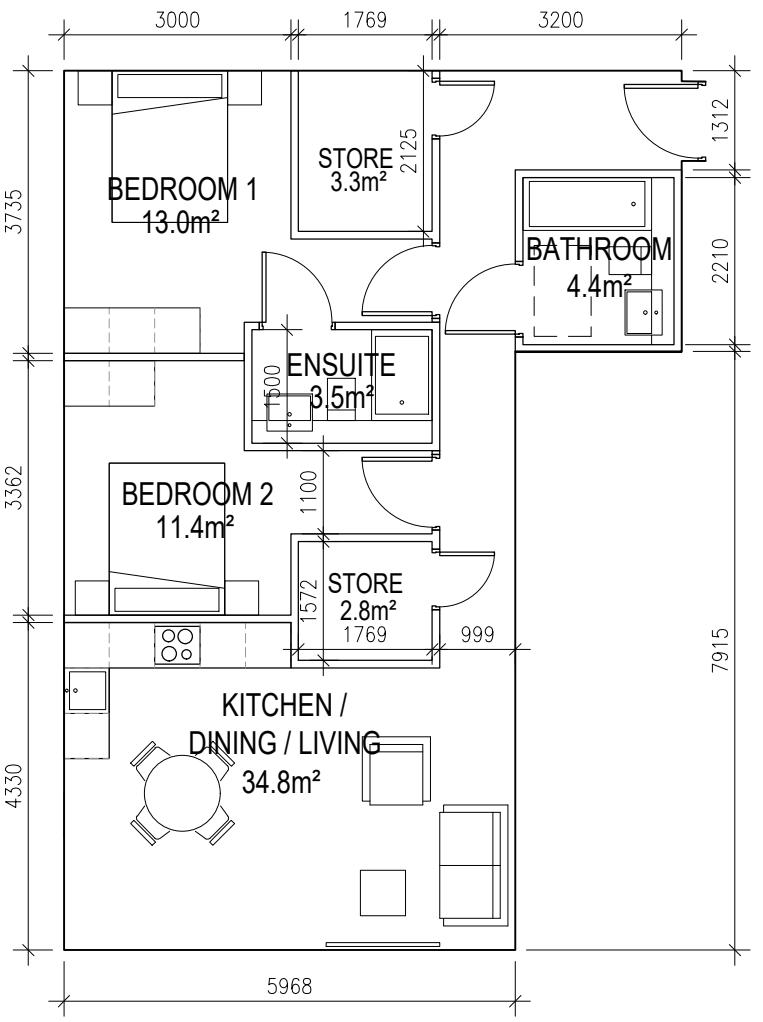




UNIT TYPE	2BED.10
AREA	88.0m <sup>2</sup>
UNIT COUNT	4
04-09	
04-10	
05-09	
05-10	




UNIT TYPE	2BED.11
AREA	85.8m <sup>2</sup>
UNIT COUNT	8
02-23	
02-24	
03-23	
03-24	
04-21	
04-22	
05-21	
05-22	

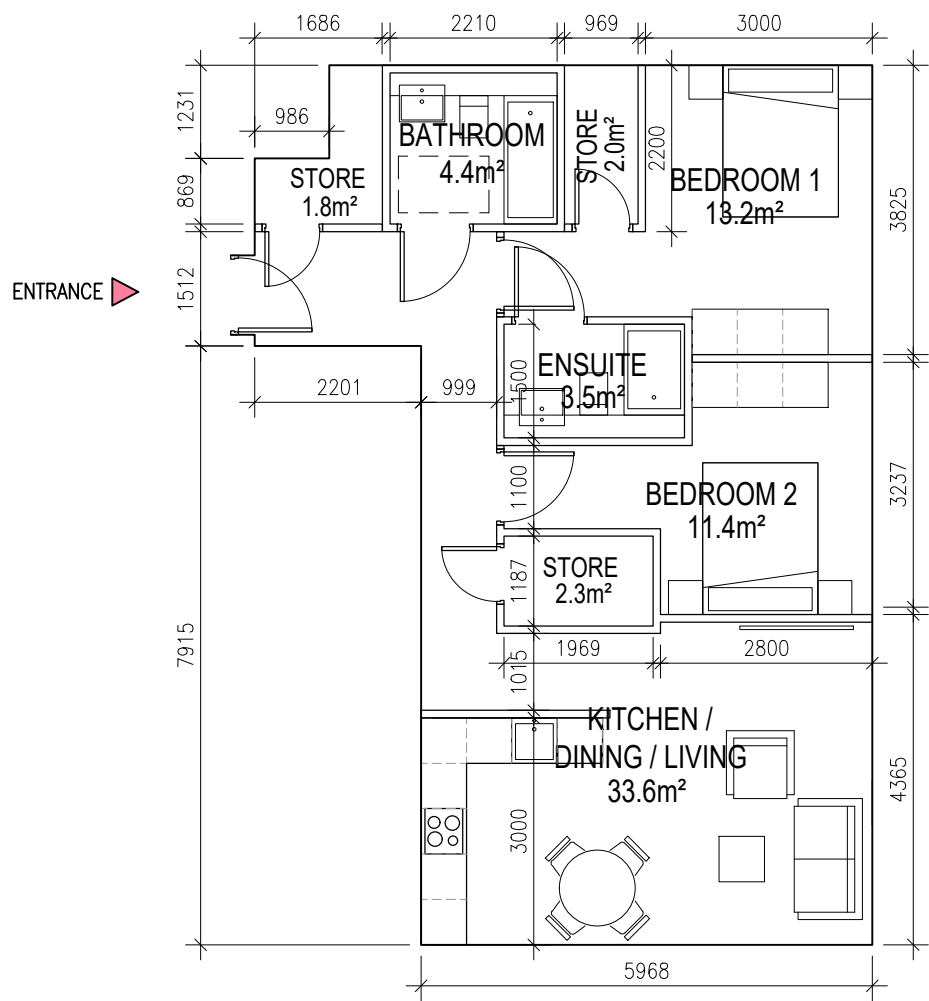


UNIT TYPE	2BED.12
AREA	77.0m <sup>2</sup>
UNIT COUNT	2
06-18	
07-18	

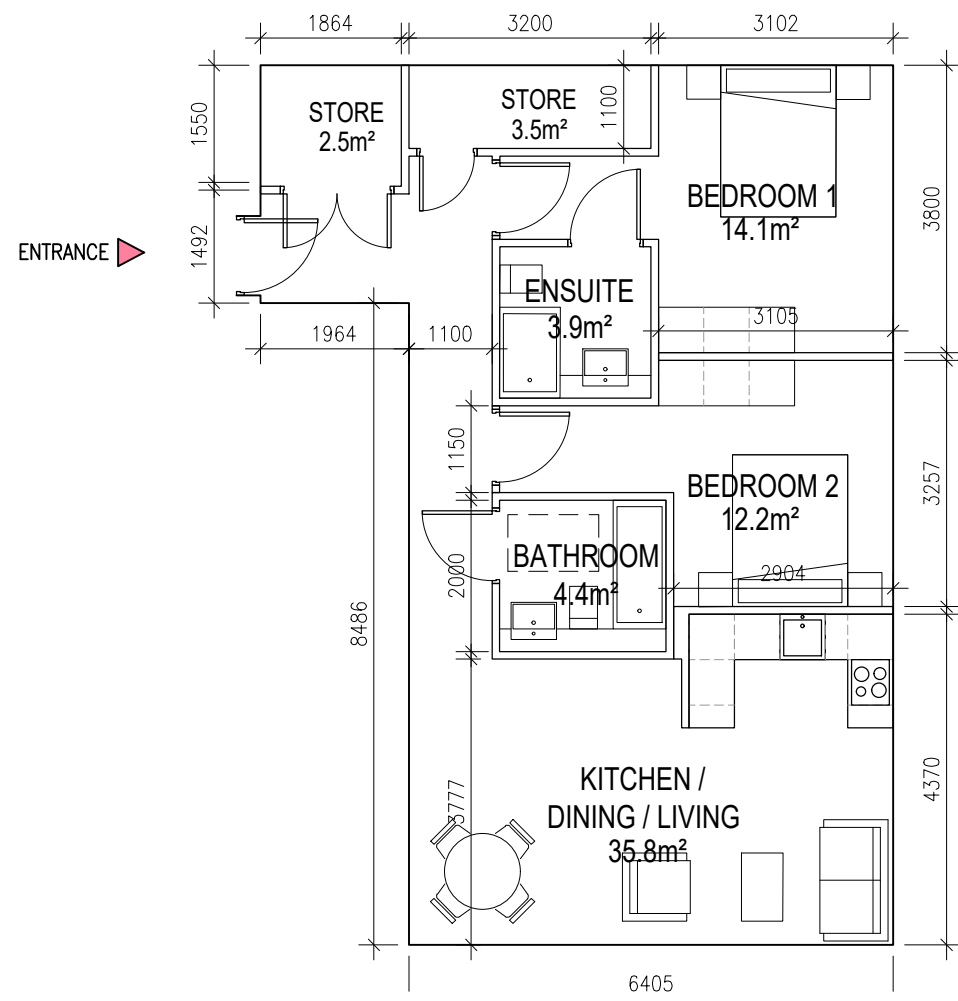
No.	Date	Revision	Initials

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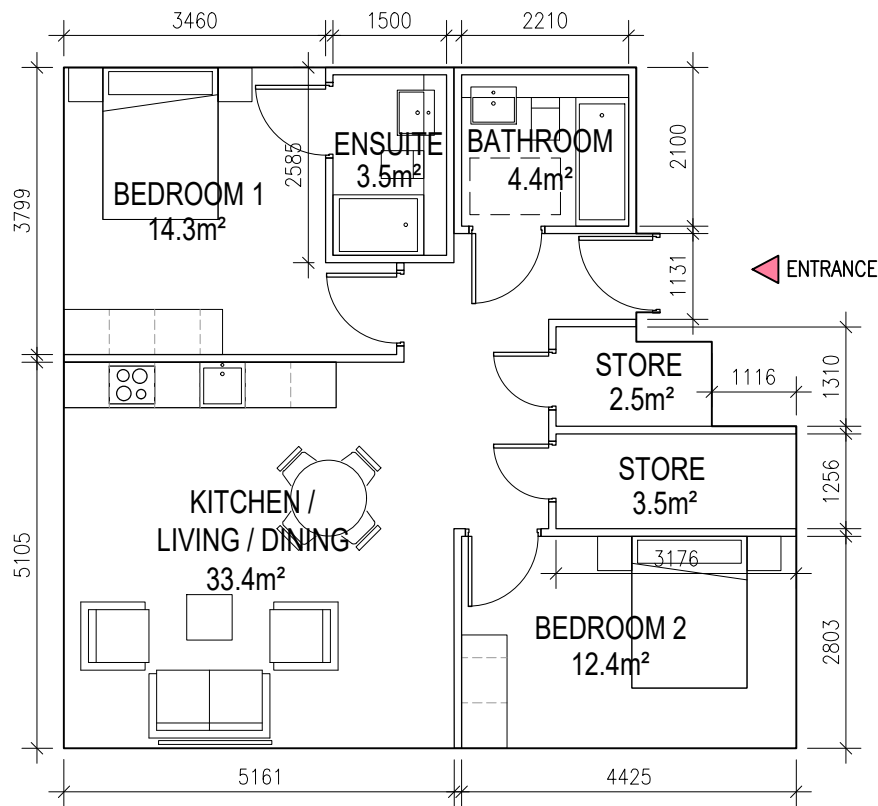
Project	<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>	6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie <a href="http://www.bkd.ie">www.bkd.ie</a>	
Drawing Title	Unit Types - 2 Bed Apartment	 <b>BURKE-KENNEDY DOYLE</b>	
Drawing No	6246-HQA-01-18		
Scale	1:100 @A3	Rev	P2
Drawn	FF	Date	May 2020



UNIT TYPE	2BED.13
AREA	76.3m <sup>2</sup>
UNIT COUNT	2
06-19	
07-19	



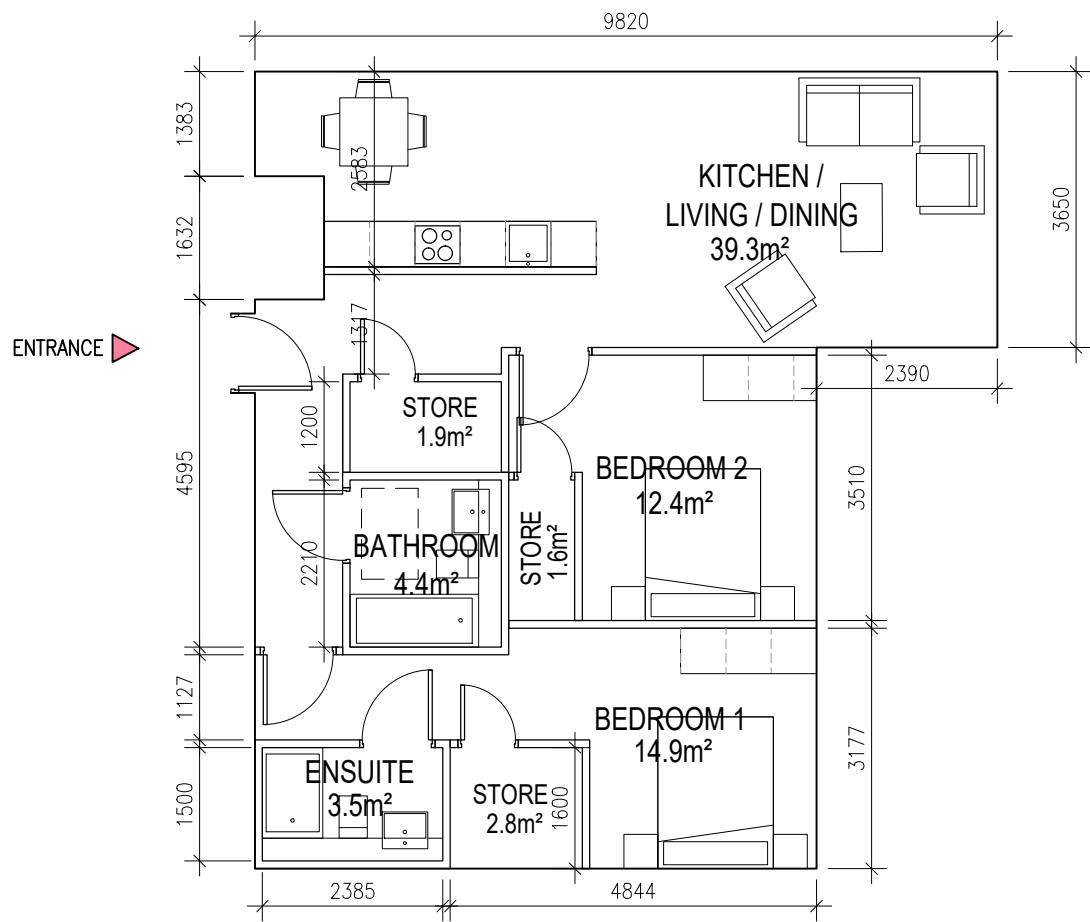
UNIT TYPE	2BED.14
AREA	80.6m <sup>2</sup>
UNIT COUNT	1
06-22	



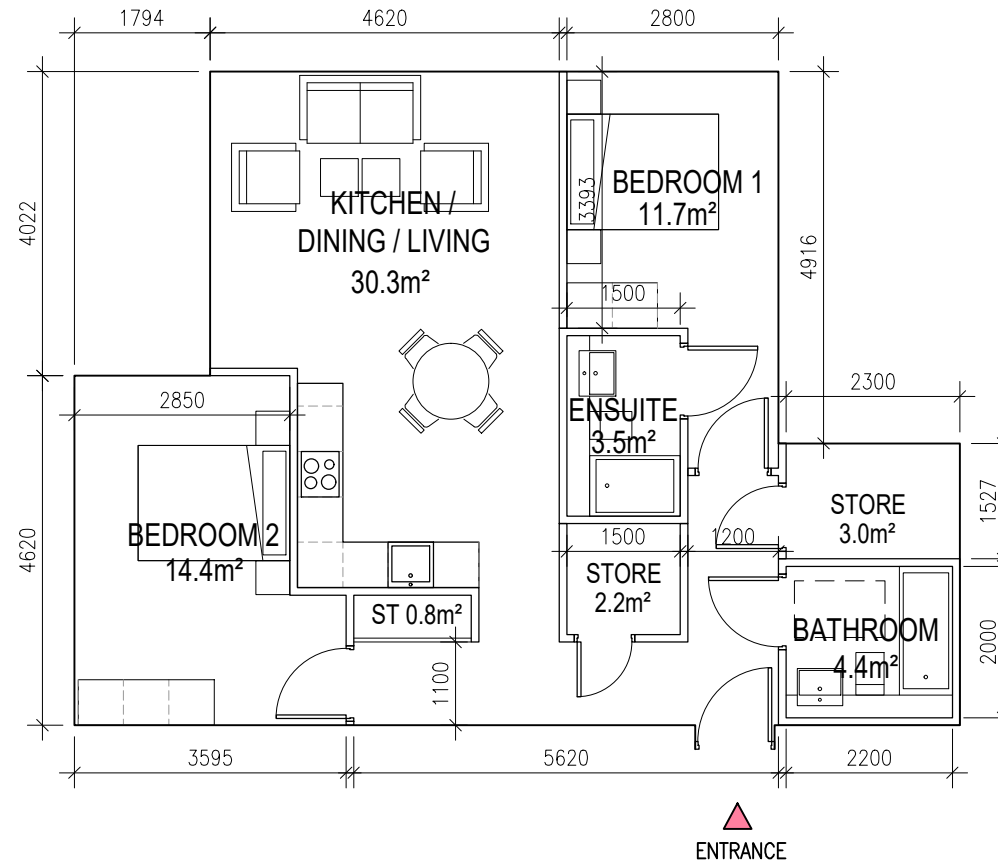
UNIT TYPE	2BED.15
AREA	78.3m <sup>2</sup>
UNIT COUNT	1
08-21	

No.	Date	Revision	Initials

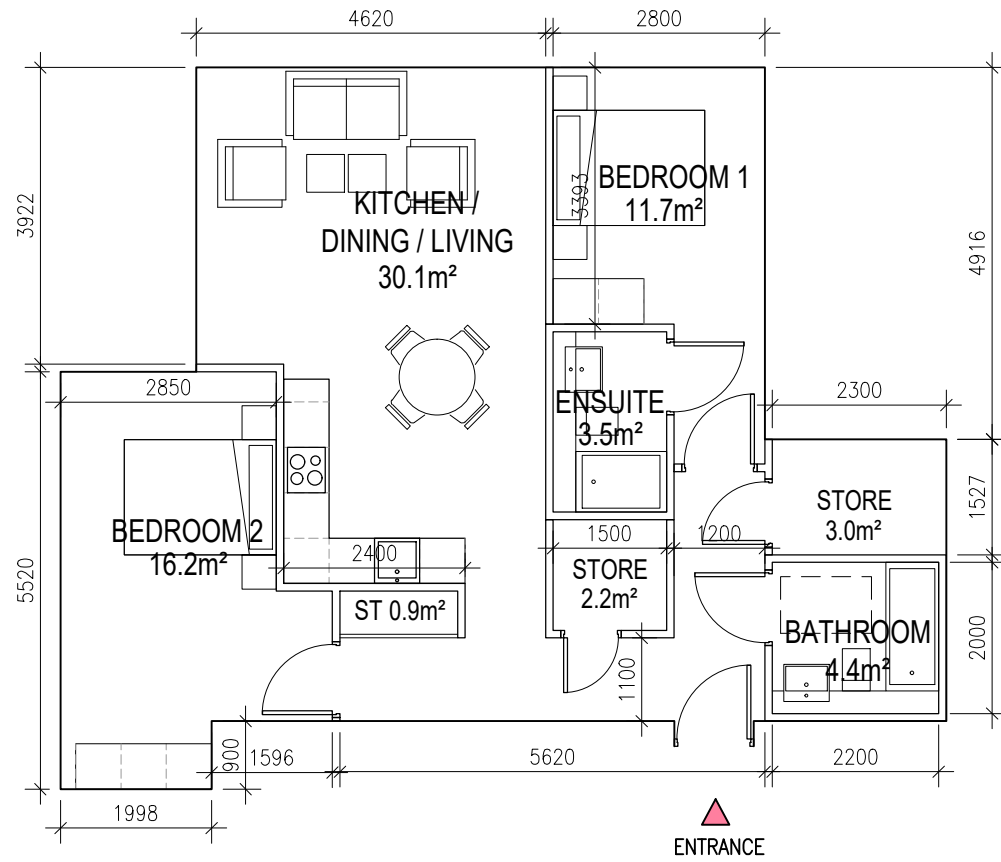
Project	<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>			6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie <a href="http://www.bkd.ie">www.bkd.ie</a>	
Drawing Title	Unit Types - 2 Bed Apartment			<b>bkdarchitects</b> BURKE-KENNEDY DOYLE	
Drawing No	6246-HQA-01-19				
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date	May 2020				



UNIT TYPE	2BED.16
AREA	85.5m <sup>2</sup>
UNIT COUNT	2
11-02	
12-02	



UNIT TYPE	2BED.17
AREA	82.2m <sup>2</sup>
UNIT COUNT	1
09-15	

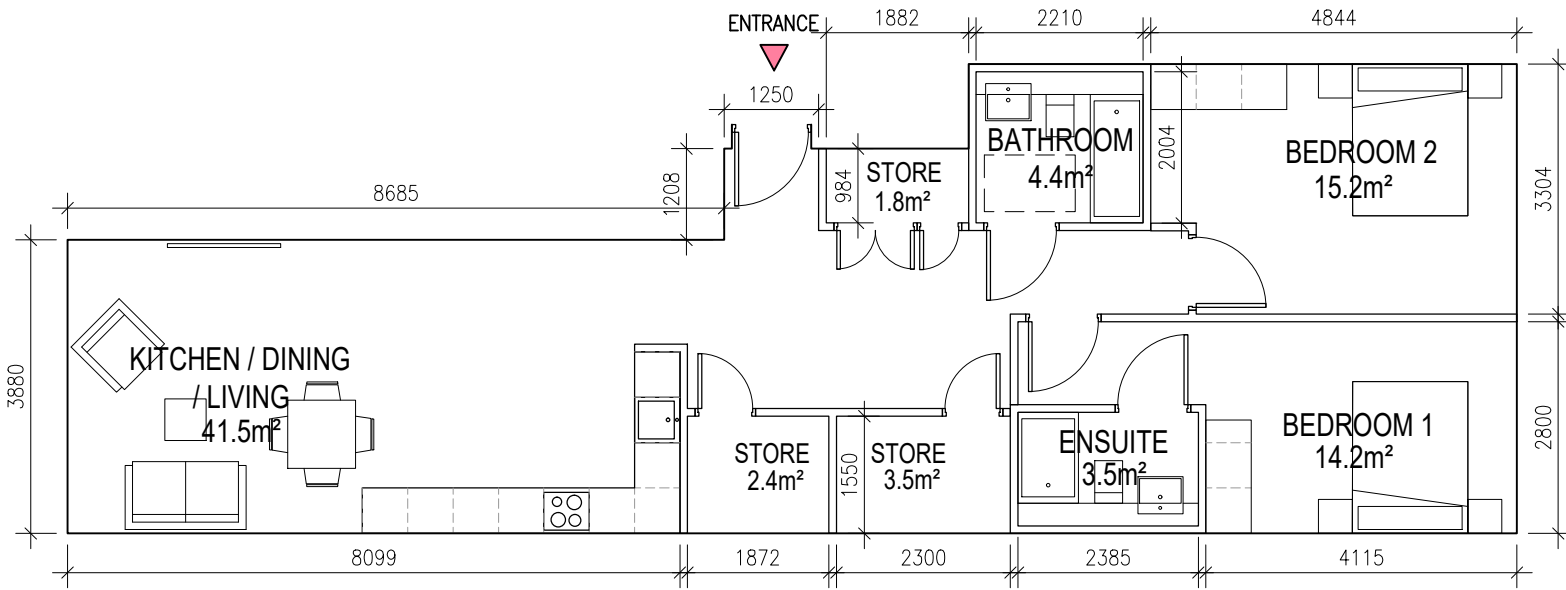


UNIT TYPE	2BED.18
AREA	84.0m <sup>2</sup>
UNIT COUNT	1
10-15	

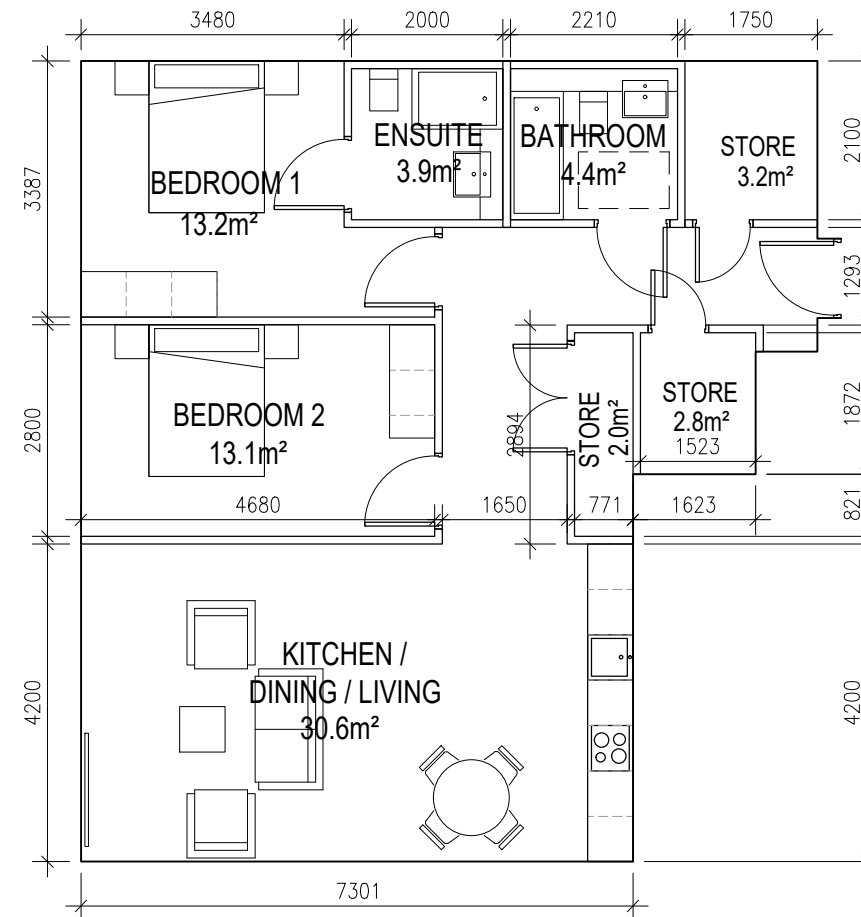
No.	Date	Revision	Initials

Project	<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>			6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie <b>bkdarchitects</b> BURKE-KENNEDY DOYLE			
Drawing Title	Unit Types - 2 Bed Apartment						
Drawing No	6246-HQA-01-20						
Scale	1:100 @A3	Rev	P2	Drawn	FF	Date	May 2020





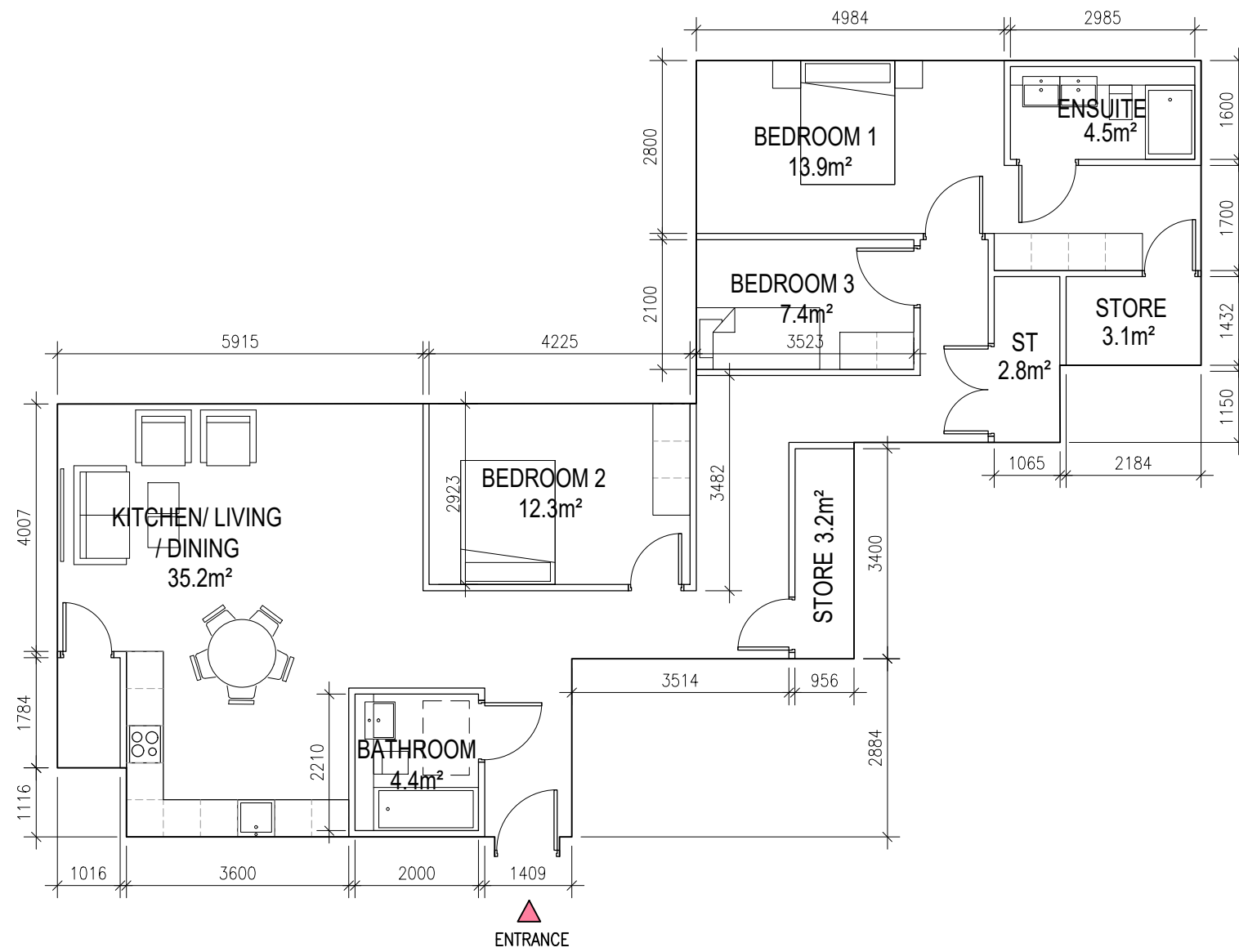
UNIT TYPE	2BED.19
AREA	95.1m <sup>2</sup>
UNIT COUNT	12
01-35	05-33
01-36	05-34
02-35	06-29
02-36	06-30
03-35	
03-36	
04-33	
04-34	



UNIT TYPE	2BED.20
AREA	89.3m <sup>2</sup>
UNIT COUNT	2
06-23	
07-23	

No.	Date	Revision	Initials

Project	<b>Carmanhall Road SHD Atlas GP Ltd.</b>			6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie
Drawing Title	Unit Types - 2 Bed Apartment			
Drawing No	6246-HQA-01-21			<b>bkdarchitects</b> BURKE-KENNEDY DOYLE
Scale	1:100 @A3	Rev	P2	

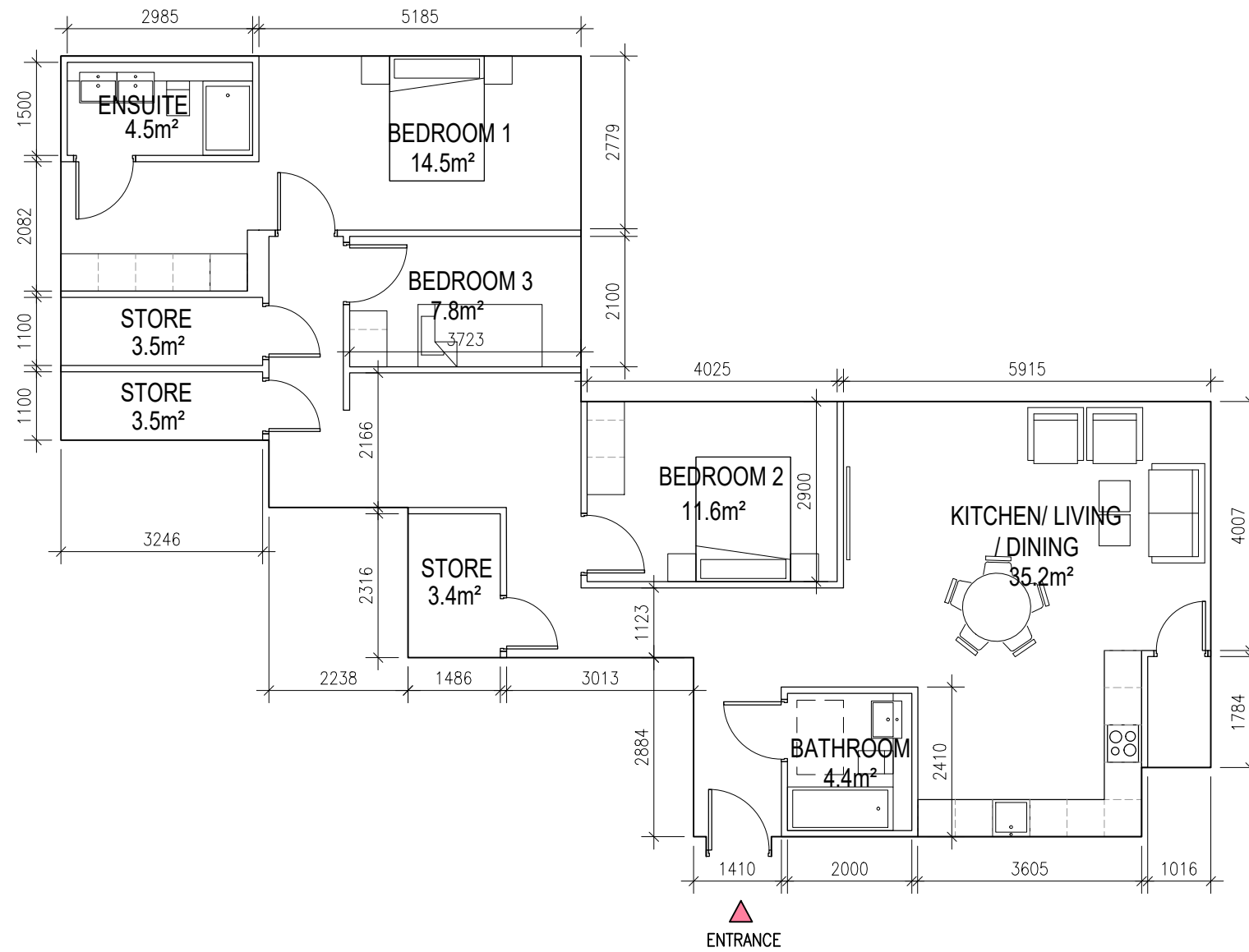


UNIT TYPE	3BED.1
AREA	122.0m <sup>2</sup>
UNIT COUNT	4
02-21	
03-21	
04-19	
05-19	

No.	Date	Revision	Initials

Project		<b>Carmanhall Road SHD</b> <b>Atlas GP Ltd.</b>		6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie	
Drawing Title		Unit Types - 3 Bed Apartment			
Drawing No		6246-HQA-01-22			
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date		May 2020			





UNIT TYPE	3BED.2
AREA	128.4m <sup>2</sup>
UNIT COUNT	4
02-26	
03-26	
04-24	
05-24	

No.	Date	Revision	Initials

M:\Project Section - Current\6246 Residential Development Sandyford Avid Site\CAD\Drawings\Construction\Plans\HQA\6246 HQA.dwg 22/03/2021 10:03:28

Project	<b>Carmanhall Road SHD Atlas GP Ltd.</b>			6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND t + 353-1-616 2400 f + 353-1-676 7365 e architecture@bkd.ie www.bkd.ie	
Drawing Title	Unit Types - 3 Bed Apartment			<b>bkdarchitects</b> BURKE-KENNEDY DOYLE	
Drawing No	6246-HQA-01-23				
Scale	1:100 @A3	Rev	P2	Drawn	FF
Date	May 2020				

# 6246-HQA-02

## Part V Unit locations plans

44 units have been included for Part V Compliance (10.04% of total)



Proposed first floor plan

	PART V UNITS				TOTAL
	STUDIO	1-BED	2-BED	3-BED	
FIRST FLOOR	-	5	2	-	7
SECOND FLOOR	-	8	3	1	12
THIRD FLOOR	-	8	3	1	12
FOURTH FLOOR	-	8	3	1	12
<b>TOTAL</b>	-	<b>30</b>	<b>11</b>	<b>3</b>	<b>43</b>

Proposed PART V Units  
TOTAL: 43No.



PART V UNITS					
	STUDIO	1-BED	2-BED	3-BED	TOTAL
FIRST FLOOR	-	5	2	-	7
SECOND FLOOR	-	8	3	1	12
THIRD FLOOR	-	8	3	1	12
FOURTH FLOOR	-	8	3	1	12
<b>TOTAL</b>	-	<b>30</b>	<b>11</b>	<b>3</b>	<b>43</b>

Proposed PART V Units  
TOTAL: 43No.



PART V UNITS					
	STUDIO	1-BED	2-BED	3-BED	TOTAL
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FOURTH FLOOR	-	8	3	1	12
<b>TOTAL</b>	-	<b>30</b>	<b>11</b>	<b>3</b>	<b>43</b>

Proposed PART V Units  
TOTAL: 43No.



BLACKTHORN ROAD

PART V UNITS					
	STUDIO	1-BED	2-BED	3-BED	TOTAL
FIRST FLOOR	-	5	2	-	7
SECOND FLOOR	-	8	3	1	12
THIRD FLOOR	-	8	3	1	12
FOURTH FLOOR	-	8	3	1	12
<b>TOTAL</b>	-	<b>30</b>	<b>11</b>	<b>3</b>	<b>43</b>

Proposed PART V Units  
TOTAL: 43No.



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