

March 2022

Priorsland Cherrywood SHD

Housing Quality Assessment

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1.0 Introduction

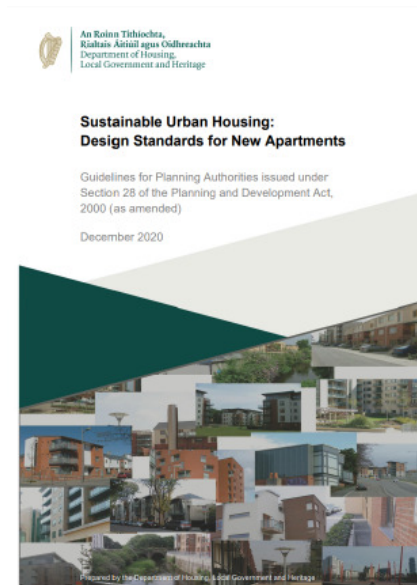
This Housing Quality Assessment has been prepared for a proposed mixed use development of a substantial component of the lands described as; Development Area 3: Priorsland at Cherrywood Strategic Development Zone in the Dún Laoghaire-Rathdown Co Council administrative area, being submitted to An Bord Pleanála through the Strategic Housing Development process, for planning permission.

This report assesses the residential element of the proposed development against the provisions of the 'Sustainable Urban Housing: Design Standards for New Apartments', Guidelines for Planning Authorities (December 2020), and the housing element against the 'Quality Housing for Sustainable Communities', Best Practice Guidelines for Delivering Homes Sustaining Communities (February 2007).



2.0 Overview of Policies

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, December 2020



The 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, December 2020' guidelines were issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). These 2020 guidelines build on the content of the 2018 guidelines and retain design quality safeguards such as internal space standards for 1-,2- and 3- bedroom apartments, internal storage and amenity space.

The guidelines update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland. They take into account the Housing Agency National Statement on Housing Demand and Supply, the government's action programme on housing and homelessness, Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework which have all been published since the 2018 guidelines. The 2020 Guidelines specify planning policy requirements for:-

- Internal space standards for different apartment types;
- 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.

Quality Housing for Sustainable Communities, February 2007



The 'Quality Housing for Sustainable Communities' guidelines were issued by the Department of the Environment, Heritage and Local Government. In February 2007 The Department of the Environment, Heritage and Local Government published a statement on housing policy, *Delivering Homes, Sustaining Communities*, which set out the fundamentals of the government's vision for housing in the coming years. The integrated package of policy initiatives identified a wide range of measures to promote better homes, better neighbourhoods and better urban spaces. These design guidelines are intended to assist in the implementation of those policies, and that of the Department of the Environment, Heritage and Local Governments National Spatial Strategy 2002- 2020 and the National Development Plan 2007 - 2013.

The purpose of these guidelines is to assist in achieving the objectives of *Delivering Homes, Sustaining Communities* contained in the government statement on housing policy which focuses on creating sustainable communities that are socially inclusive by;

- Promoting high standards in the design and construction and in provision of residential amenity and services in new housing schemes;
- Encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;
- Pointing the way to cost effective options for housing design that go beyond minimum codes and standards;

- Promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;
- Encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;
- Pointing the way to cost effective options for housing design that go beyond minimum codes and standards;
- Promoting higher standards of environmental performance and durability in housing construction;
- Seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment;
- Providing homes and communities that may be easily managed and maintained.

3.0 Description of Development

The development will comprise a mixed-use village centre and residential development of 443 no. units comprising 6 no. blocks (A-F) of apartments (up to 5 storeys with basement/undercroft parking) providing 402 no. apartments units (146 no. 1-beds; 218 no. 2-beds and 38 no. 3-beds), and 41 no. houses (19 no. 3-beds and 22 no. 4-beds). All apartments provided with private balconies/terraces. Provision of indoor residential facilities to serve apartment residents.

The Village Centre and non-residential elements will comprise a supermarket, local retail/retail service units, non-retail commercial units, creche, gym, community space, and offices (High Intensity Employment) use.

Provision of car/bicycle/motorcycle parking; ESB sub-stations; bin storages areas, and all associated plant areas.

Provision of the first phase of Priorsland Park (on lands within the applicant's ownership) and other public and communal open spaces.

Construction of Castle Street through the subject lands and two road bridges across the Carrickmines Stream, one to serve the future school site/ park, the second to provide pedestrian and cyclist access to the Carrickmines Luas station and future Transport Interchange to the north. Provision of an additional pedestrian bridge to the park. Provision of an acoustic barrier along the southern/western edge of the site.

All associated site development works, landscaping, boundary treatments and services provision.

The proposed development offers apartment units and terraced and semi detached housing units. The total unit numbers correspond to the requirements set out in the Cherrywood SDZ. The mix percentages for each element are presented in the tables below.

APARTMENTS				
TOTAL	1 BED	2 BED (3P)	2 BED (4P)	3 BED
402	146	34	184	38
100%	36.3%	8.5%	45.8%	9.5%

HOUSES		
TOTAL	3 BED	4 BED
41	19	22
100%	46.3%	53.7%

4.0 Statement of Compliance

4.1 Apartment Standards

Apartment Floor Areas

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, March 2020 states the minimum apartment floor areas;

- 1 Bed Apartment (2 persons) – minimum 45 sq.m
- 2 Bed Apartment (3 persons) – minimum 63 sq.m
- 2 Bed Apartment (4 persons) – minimum 73 sq.m
- 3 Bed Apartment (5 persons) – minimum 90 sq.m

Within the 2020 guidelines, it is a specific planning policy requirement that the majority of all apartments in a proposed scheme of 100 or more apartments must be exceed the minimum floor area standards by a minimum of 10%.

An apartment is considered to be oversized when the minimum floor area, as outlined above, is exceed by a minimum of 10%.

- 1 Bed Apartment (2 persons) – minimum 49.5 sq.m
- 2 Bed Apartment (3 persons) – minimum 69.3 sq.m
- 2 Bed Apartment (4 persons) – minimum 80.3 sq.m
- 3 Bed Apartment (5 persons) – minimum 99 sq.m

The Priorsland development consists of 402no. apartment units. Of these, 201no. are oversized which accounts to 50.0%.

The schedules contained within Appendix A, present a detailed breakdown of individual unit areas for each apartment and compliance with the above requirements.

Aspect

Within the 2020 guidelines, it is a specific planning policy requirement that the minimum number of dual aspect apartments in any single proposed scheme shall be at least 33%.

Of the 402no. apartment units in the Priorsland development, 146no. units benefit from dual aspect orientation. This accounts for 36.3% of the overall development, therefore exceeding the requirements. Living spaces have been carefully planned across the development to benefit from the orientation and maximise daylight penetration in these rooms.

There are a total of 256no. single aspect units which represents 63.7% of the 402no. apartment units. Where single aspect units are provided, the number

of south/east/west facing units has been maximised. A small number of single aspect north facing apartments have been provided along Castle Street. These units benefit from overlooking Priorslands Park and the riparian corridor which follows the course of Carrickmines stream.

The schedules contained within Appendix A, demonstrate the aspect of each apartment and compliance with the above requirements.

Floor to Ceiling Height

Floor to ceiling height affects the internal amenities of apartments, in terms of sunlight / daylight, storage space and ventilation. The 2020 guidelines, promote floor to ceiling heights of 2.4m as the minimum and 2.7m at ground level for the future adaptability of individual apartments for potential alternative uses. All of the proposed apartments units maintain a minimum ceiling height of 2.5m above ground and 2.7m at ground floor level.

Lift and Stair Cores

Within the 2020 guidelines, it is a specific policy requirement, that a maximum of 12 apartments per floor per core be provided in any apartment scheme.

This requirement is adhered to across the development with the number of apartments per floor per core ranging from 6 to 12 units. This yields an average of 7no. units per floor per core across the development. The breakdown per plot are contained in Table 1.

The form of the various plots responds to the requirement of the SDZ planning scheme, primary land uses, the requirement for principle frontages, place making and the site itself. All of these elements account for the variance between plots in the number of units achieved per core per floor. The services of Fire Safety Engineers have been retained for the duration of design development phase to audit and review the inclusion of fire safety requirements in the development of the proposed layouts with respect to corridor lengths and vertical escape provisions.

PLOT	NO. CORES	AVERAGE NO. OF UNITS PER FLOOR	AVERAGE NO. OF UNITS PER CORE PER FLOOR
A	3	19	6
B	2	24	12
C	2	14	7
D	1	9	9
E	3	17	6
F	2	14	7
	13	97	7

Internal Storage

Within the 2020 guidelines, provision is to be made for general storage and utility as part of the minimum apartment floor areas. The minimum storage floor area requirements are as follows;

- 1 Bed Apartment (2 persons) / Studio – 3 sq.m
- 2 Bed Apartment (3 persons) – 5 sq.m
- 2 Bed Apartment (4 persons) – 6 sq.m
- 3 Bed Apartment (5 persons) – 9 sq.m

The schedules contained within Appendix A, demonstrate the specific storage floor areas for each apartment and compliance with the above requirements.

Private Amenity Space

Within the 2020 guidelines, it is a requirement that private amenity space is provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels. The minimum floor area requirements for private amenity space are as follows;

- 1 Bed Apartment (2 persons) – 5 sq.m
- 2 Bed Apartment (3 persons) – 6 sq.m
- 2 Bed Apartment (4 persons) – 7 sq.m
- 3 Bed Apartment (5 persons) – 9 sq.m

All the apartment units in the development provide at least the minimum private amenity requirements. Across the development different types of private amenity space are provided depending on the location of the unit. Ground floor units are provided with gardens or patio/terraces. Podium level units are provided with patio/terrace areas and upper level units are provided with balconies (recessed and pop out). The private amenity spaces have been orientated across the development to maximise solar orientation and include appropriate boundary treatments to ensure privacy and security. Where balconies are provided a minimum depth of 1.5m in one usable depth is provided as required by the 2020 guidelines.

The schedules contained within Appendix A, demonstrate the private amenity areas for each apartment and compliance with the above requirements.

Security Considerations

The design of the development provides passive surveillance of the surrounding streets and spaces and of the internal courtyards/podiums and gardens within the site. Where units are located at ground floor level, defensible space to gardens/terrace areas is provided with low level planting and railings.

Active street frontages are key a component of this development, the ground floor mixed use spaces in the village square provides an activity cluster at the centre of the scheme and the allowable usage mix provides for both day and night-time activity. Elsewhere, residential amenity facilities have been utilised to activate street frontages and provide an element of passive surveillance to surrounding streets. Entrance lobbies have been located centrally in blocks and have been designed to be easily identifiable for residents and visitors.

Raised podiums are provided to 3no. plots, and will be provided with lockable gated entrances. This approach provides an additional element of separation and security to first floor level apartments which open out onto internal courtyards. A similar approach is utilised to plots A and D where courtyards are located at ground level.

The Housing units located to the western portion of the site, are arranged in 3no. small cul-de-sac's. The combination of a small number of units and the proximity of the housing provide the ideal conditions to maintain passive surveillance in this portion of the development.

4.2 Communal Facilities

Access and Services

Within the apartments and circulation spaces the requirements of Technical Guidance Document (TGD) Part M of the building regulations have been complied with. Service ducts are accessible from common areas as far as practicable and, within apartments, service runs have been coordinated to minimise and avoid any cross over to adjacent units. Allowance for electricity meter rooms has been made for within each of the entrance lobbies.

Refuse Storage

Across the development waste storage for the residential portion of this development has been provided in close proximity to lift and stair cores. These facilities are located in the basement car-park for plots A & B, in the undercroft area of the podiums in plots C, E & F in and in plot D by way of a landscape pavilion. Provision has been made for the adequate storage area to satisfy the three bin system for the collection of mixed dry recyclables (green), organic waste (Brown) and residual waste (Black). Visual screening to the street as well as ventilation is provided through louvres in door panels. Consideration has also been given to waste collection with double doors provided to the external access points and locally enlarged footpaths to accommodate 1100L waste bins.

Communal Amenity Space

Within the 2020 guidelines, it is a requirement that communal amenity space shall be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block. The minimum floor area requirements for communal amenity space are as follows;

- 1 Bed Apartment – 5 sq.m
- 2 Bed Apartment (3 persons) – 6 sq.m
- 2 Bed Apartment (4 persons) – 7 sq.m
- 3 Bed Apartment – 9 sq.m

All the apartment units in the development provide at least the minimum private amenity requirements required by the 2020 Guidelines. Across the scheme different types of communal amenity space are provided depending on the location of the unit. In plots B and C, communal amenity space is provided within the raised podium landscaped courtyards. In plots A & D communal amenity space is provided at ground level within the perimeter block in the case of plot A and immediately adjoining the linear block in plot D. The communal amenity space for plot F is provided at roof level. Detail of the landscape proposals for these communal amenity spaces are provided in the Landscape architects planning package which accompanies this application.

Sunlight / Daylight / Overshadowing

A comprehensive Sunlight / Daylight / Overshadowing analysis has been undertaken for this development by Integrated Environmental Solutions (IES). Please refer to their documentation accompanying this planning application for detailed analysis.

Children's Play

Children's play has been provided across the development in accordance with the DLRCC Cherrywood Amenity space guidance document (September 2017). Please refer to the Landscape Architects documentation for further information on the quantum and proposed equipment.

Car Parking

Car parking across the development has been provided in accordance with the 2019 revision to the DLRCC Cherrywood SDZ Planning scheme. The minimum residential car parking standards are as follows;

Village Centre;

0.9 spaces per unit

Res 2 Standard;

1 space per 1 bed unit

1.5 spaces per 2 bed unit

2 spaces per 3 bed unit or more

Res 3 Standard;

0.9 space per 1 bed unit

1.2 spaces per 2 bed unit

1.4 spaces per 3 bed unit or more

In accordance with the planning scheme residential parking standards (Res 2, Res 3, neighbourhood centre) for the 402no. apartment units, 430no. parking spaces having been provided. This spaces are provided in a combination of basement car parking, undercroft podium car parking and on street car parking. Non-residential car parking has also been provided across the scheme in accordance with the DLRCC Cherrywood SDZ planning scheme standards.

Bicycle Parking

Bicycle parking has been provided across the development in accordance with DLRCC Standards for Cycle Parking and associated Cycling Facilities for New developments (January 2018). For the 402no. units, 502no. bicycle parking spaces, comprising 408no. long stay spaces and 94no. short stay spaces have been provided. This requirement has be calculated on the basis of table 4.1 of the 2018 DLRCC standards.

For the convenience of residents, secure bike stores have been provided in close proximity to lift and stair cores. These facilities are located in the basement car-park for plots A & B, in the undercroft area of the podium in plots C, E & F in and in plot D by way of a landscape pavilion.

Short stay spaces have been distributed across the development in close proximity to entrance lobbies, in highly visible areas with good passive surveillance and which are easy to access and well lit.

Non-residential bicycle parking has also been provided across the scheme in accordance with 2018 DLRCC standards.

4.3 House Standards

House Floor Areas

‘Quality Housing for Sustainable Communities’, Best Practice Guidelines for Delivering Homes Sustaining Communities (February 2007).

From the 2007 Guidelines, the stated minimum house floor areas are as follows:

- 3 Bed/5 persons 3 storey House - minimum 102 sq.m
- 4 Bed/7 persons 3 storey House - minimum 120 sq.m

The schedule contained within Appendix C presents a detailed breakdown of the individual unit areas and compliance with the above requirements.

Private Open Space

Private open space for the houses in this development has been provided in accordance with the DLRCC Cherrywood SDZ Planning scheme. The minimum private open space requirements for houses are as follows;

- 1-2 bed 30 sq.m
- 3 bed 40 sq.m
- 4 bed + 50 sq.m

All of the 3 bed and 4 bed units adhere to the above requirements for the provision of private open space. A breakdown of these areas can be found within the schedule in Appendix C.

Overshadowing

A detailed Overshadowing analysis has been undertaken for this development by Integrated Environmental Solutions (IES). Please refer to their documentation accompanying this planning application for detailed analysis.

Car Parking

Car parking across the development has been provided in accordance with the DLRCC Cherrywood SDZ Planning scheme. The minimum requirements are as follows;

- Res 2 Standard;
- 1 space per 1 bed unit
- 1.5 spaces per 2 bed unit
- 2 spaces per 3 bed unit or more

In accordance with above requirements, 82no. parking spaces having been

provided for the 41no. houses. This spaces are provided as hardstanding driveways to the front of each house.

HOUSE TYPE	
3 BED	2 SPACES
4 BED	2 SPACES

Children’s Play

Children’s play has been provided across the development in accordance with the DLRCC Cherrywood Amenity space guidance document (September 2017). Refer to the Landscape Architects documentation for further information on the quantum and proposed equipment.

Refuse Storage

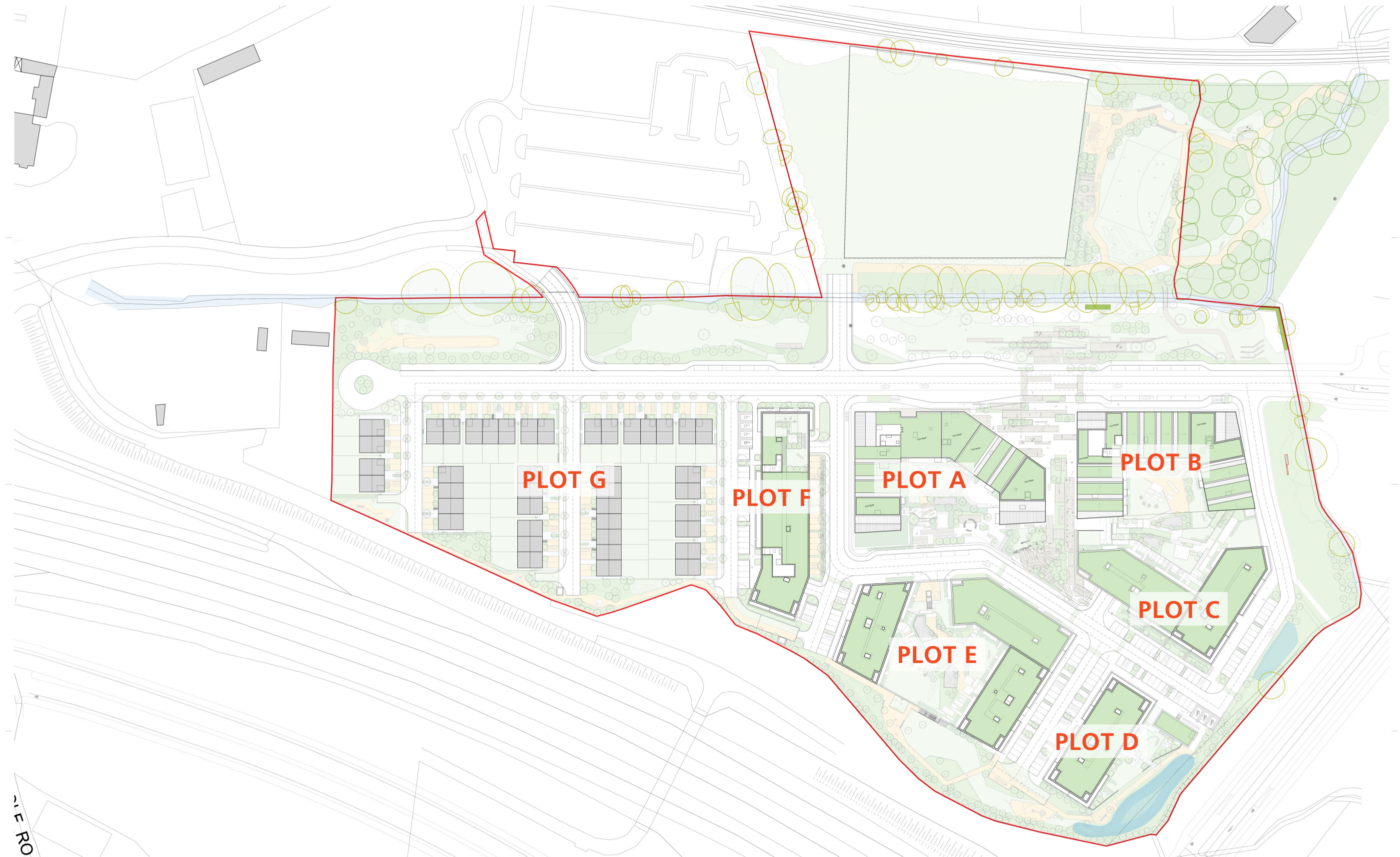
The site planning of the area of the development reserved for houses, provides for both semi-detached and terraced housing. Semi-detached house units benefit from rear access lanes to allow bins to be stored to the rear. Bin storage facilities to the terraced houses are provided by way of a brick clad bin store to the front of the houses.

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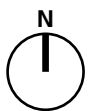
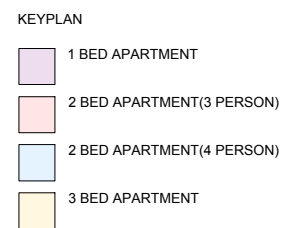
Appendix A:

- Apartments - Overall Floor Plans
- Housing Quality Assessment - Apartment Schedules

Proposed Site Plan



Plot A: First Floor Plan

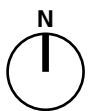


Plot A: Second Floor Plan

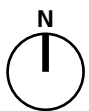
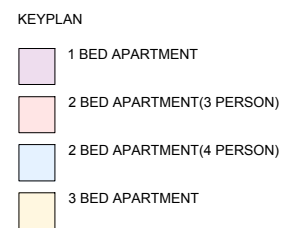


KEYPLAN

- 1 BED APARTMENT
- 2 BED APARTMENT(3 PERSON)
- 2 BED APARTMENT(4 PERSON)
- 3 BED APARTMENT



Plot A: Third Floor Plan



MOLA PRIORSLAND CHERRYWOOD SHD

3F	A0 - 3 - 1	2B - D - PA - 4	2 BEDROOMS (4 person) APT.	80.80	73.00	80.30	YES	14.60	12.20	-	26.80	34.50	6.70	7.00	7.00	87.80	X	S/E	
3F	A0 - 3 - 2	2B - D - PA - 3	2 BEDROOMS (4 person) APT.	76.60	73.00	80.30	.	13.00	11.40	-	24.40	33.50	6.00	7.10	7.00	83.70	X	S/W	
3F	A0 - 3 - 3	2B - D - PA - 6	2 BEDROOMS (4 person) APT.	77.30	73.00	80.30	.	13.60	12.60	-	26.20	31.90	7.00	7.10	7.00	84.40	X	S/W	
3F	A0 - 3 - 4	2B - D - PA - 7	2 BEDROOMS (4 person) APT.	81.00	73.00	80.30	YES	13.90	11.70	-	25.60	36.60	6.50	7.60	7.00	88.60	X	N/E	
3F	A0 - 3 - 5	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80		X NE*	
3F	A0 - 3 - 6	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80		X NE*	
3F	A1 - 3 - 1	2B - D - PA - 8	2 BEDROOMS (4 person) APT.	80.80	73.00	80.30	YES	13.00	14.50	-	27.50	34.90	6.00	8.20	7.00	89.00	X	N/E	
3F	A1 - 3 - 2	2B - S - 4	2 BEDROOMS (4 person) APT.	86.00	73.00	80.30	YES	13.10	11.70	-	24.80	41.00	7.40	7.30	7.00	93.30		X NE*	
3F	A1 - 3 - 3	2B - S - 26B	2 BEDROOMS (4 person) APT.	85.00	73.00	80.30	YES	16.10	12.40	-	28.50	36.80	7.10	7.40	7.00	92.40		X SW	
3F	A1 - 3 - 4	2B - D - PA - 5	2 BEDROOMS (4 person) APT.	89.50	73.00	80.30	YES	18.60	11.40	-	30.00	38.10	8.90	7.20	7.00	96.70	X	S/W	
3F	A1 - 3 - 5	1B - S - 12B	1 BEDROOM APT.	55.90	45.00	49.50	YES	13.90	-	-	13.90	30.00	4.80	5.00	5.00	60.90		X S	
3F	A1 - 3 - 6	2B - S - 9	2 BEDROOMS (4 person) APT.	85.00	73.00	80.30	YES	15.30	11.40	-	26.70	37.10	8.60	7.30	7.00	92.30		X S	
3F	A1 - 3 - 7	1B - S - 14	1 BEDROOM APT.	46.50	45.00	49.50	.	11.40	-	-	11.40	30.00	4.80	5.00	5.00	51.50		X N	
3F	A1 - 3 - 8	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80		X N	
3F	A2 - 3 - 1	2B - S - 25	2 BEDROOMS (4 person) APT.	89.40	73.00	80.30	YES	16.10	11.80	-	27.90	42.60	6.10	7.40	7.00	96.80		X E	
3F	A2 - 3 - 2	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80		X E	
3F	A2 - 3 - 3	2B - D - PA - 2	2 BEDROOMS (4 person) APT.	81.00	73.00	80.30	YES	14.20	11.40	-	25.60	32.80	6.00	7.60	7.00	88.60	X	S/E	
3F	A2 - 3 - 4	2B - D - PA - 1	2 BEDROOMS (4 person) APT.	82.50	73.00	80.30	YES	14.10	11.40	-	25.50	36.20	7.70	7.30	7.00	89.80	X	S/W	
3F	A2 - 3 - 5	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80		X W	
3F	A2 - 3 - 6	1B - S - 2	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	26.50	3.00	5.00	5.00	52.80		X W	
3F	A2 - 3 - 7	1B - S - 2	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	26.50	3.00	5.00	5.00	52.80		X W	
3F	A2 - 3 - 8	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80		X W	
3F	A2 - 3 - 9	2B - D - PA - 9	2 BEDROOMS (4 person) APT.	85.80	73.00	80.30	YES	15.20	11.50	-	26.70	41.90	6.10	7.30	7.00	93.10	X	N/W	
3F	A2 - 3 - 10	2B - S - 27	2 BEDROOMS (4 person) APT.	85.30	73.00	80.30	YES	14.00	11.40	-	25.40	41.40	6.00	8.00	7.00	93.30		X N	
TOTAL 3F				1650.80								153.80				1804.60			
TOTALS PLOT A																			
	STUDIO	1 BED APT.	2 BED 3p APT.	2 BED 4p APT.	3 BED APT.	UNIT AREA (GFA)	MIN. UNIT AREA	OVERSIZED UNIT	BALCONY / PRIVATE AMENITY AREA (sq2)		TOTAL INCLUDING BALCONY		DUAL ASPECT	SINGLE ASPECT					
72	0	30	0	42	0	4952.10		39.00	461.60	444.00	5413.70	27	45						
	0.0%	41.7%	0.0%	58.3%	0.0%			54.2%				37.5%	62.5%						

SINGLE ASPECT

N = NORTH
S = SOUTH
E = EAST

NE* = NORTH-EAST
SE = SOUTH-EAST
SW = SOUTH-WEST

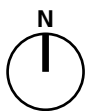
DUAL ASPECT

N/E = NORTH & EAST
N/W = NORTH & WEST
S/E = SOUTH & EAST

Plot B: First Floor Plan







- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT

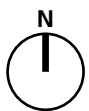


Plot B: Second Floor Plan

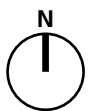
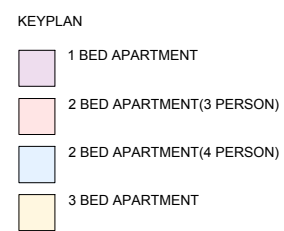


KEYPLAN

-  1 BED APARTMENT
-  2 BED APARTMENT(3 PERSON)
-  2 BED APARTMENT(4 PERSON)
-  3 BED APARTMENT



Plot B: Third Floor Plan



MOLA PRIORSLAND CHERRYWOOD SHD

3F	B0 - 3 - 1	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	S	
3F	B0 - 3 - 2	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	S	
3F	B0 - 3 - 3	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	N**	
3F	B0 - 3 - 4	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	N**	
3F	B0 - 3 - 5	2B - S - 1B	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.10	7.30	7.00	81.30	X	N**	
3F	B0 - 3 - 6	2B - D - PB - 6	2 BEDROOMS (4 person) APT.	87.70	73.00	80.30	YES	15.50	13.40	-	28.90	40.10	6.00	7.20	7.00	94.90	X	N/E	
3F	B0 - 3 - 7	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	E	
3F	B0 - 3 - 8	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	E	
3F	B0 - 3 - 9	2B - D - PB - 4	2 BEDROOMS (4 person) APT.	81.10	73.00	80.30	YES	15.30	11.40	-	26.70	35.40	6.10	9.30	7.00	90.40	X	S/E	
3F	B0 - 3 - 10	2B - D - PB - 3	2 BEDROOMS (4 person) APT.	83.00	73.00	80.30	YES	17.30	11.40	-	28.70	36.00	6.00	7.50	7.00	90.50	X	S/W	
3F	B0 - 3 - 11	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	W	
3F	B0 - 3 - 12	1B - S - 12B	1 BEDROOM APT.	55.90	45.00	49.50	YES	13.90	-	-	13.90	30.00	4.80	5.00	5.00	60.90	X	W	
3F	B1 - 3 - 1	1B - S - 6	1 BEDROOM APT.	58.80	45.00	49.50	YES	14.20	-	-	14.20	30.90	6.40	5.00	5.00	63.80	X	E	
3F	B1 - 3 - 2	1B - S - 12A	1 BEDROOM APT.	55.90	45.00	49.50	YES	13.90	-	-	13.90	30.00	4.80	5.00	5.00	60.90	X	E	
3F	B1 - 3 - 3	2B - D - PB - 5	2 BEDROOMS (3 person) APT.	70.00	63.00	69.30	YES	13.10	7.80	-	20.90	35.00	6.00	6.20	6.00	76.20	X	S/E	
3F	B1 - 3 - 4	2B - D - PB - 1	2 BEDROOMS (4 person) APT.	82.10	73.00	80.30	YES	14.60	12.00	-	26.60	35.30	7.60	7.80	7.00	89.90	X	S/W	
3F	B1 - 3 - 5	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	W	
3F	B1 - 3 - 6	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	W	
3F	B1 - 3 - 7	2B - S - 1C	2 BEDROOMS (3 person) APT.	71.10	63.00	69.30	YES	13.00	8.30	-	21.30	31.70	5.40	7.30	6.00	78.40	X	W	
3F	B1 - 3 - 8	2B - D - PB - 7	2 BEDROOMS (4 person) APT.	82.60	73.00	80.30	YES	13.00	12.80	-	25.80	36.90	6.10	7.50	7.00	90.10	X	N/W	
3F	B1 - 3 - 9	1B - S - 3	1 BEDROOM APT.	56.00	45.00	49.50	YES	12.60	-	-	12.60	28.50	6.80	5.00	5.00	61.00	X	N**	
3F	B1 - 3 - 10	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	N**	
3F	B1 - 3 - 11	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	N**	
3F	B1 - 3 - 12	2B - S - 26A	2 BEDROOMS (4 person) APT.	86.00	73.00	80.30	YES	16.10	12.40	-	28.50	35.60	6.00	7.40	7.00	93.40	X	S	
TOTAL 3F				1548.60								149.40				1698.00			
TOTALS PLOT B																			
	STUDIO	1 BED APT.	2 BED 3p APT.	2 BED 4p APT.	3 BED APT.	UNIT AREA (GFA)	MIN. UNIT AREA	OVERSIZED UNIT	BALCONY / PRIVATE AMENITY AREA (sqm)		TOTAL INCLUDING BALCONY		DUAL ASPECT	SINGLE ASPECT					
71	0	34	4	33	0	4641.70		34.00	471.20	425.00	5112.90	18	53						
	0.0%	47.9%	5.6%	46.5%	0.0%			47.9%				25.4%	74.6%						

SINGLE ASPECT

N = NORTH
S = SOUTH
E = EAST
W = WEST

NE* = NORTH-EAST
SE = SOUTH-EAST
SW = SOUTH-WEST
NW* = NORTH-WEST

DUAL ASPECT

N/E = NORTH & EAST
N/W = NORTH & WEST
S/E = SOUTH & EAST
S/W = SOUTH & WEST






* NE & NW units fall outside of 45 degree angle of 0° (i.e. due north)

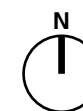
** North facing apartments overlook Priorsland Park which is a significant amenity feature

Plot C: Ground Floor Plan



KEYPLAN

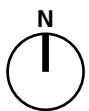
	1 BED APARTMENT		RESIDENTIAL FACILITIES
	2 BED APARTMENT(3 PERSON)		
	2 BED APARTMENT(4 PERSON)		
	3 BED APARTMENT		



Plot C: First Floor Plan



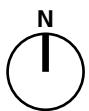
- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT



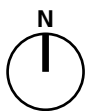
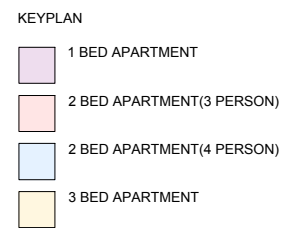
Plot C: Second Floor Plan



- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT



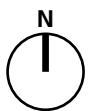
Plot C: Third Floor Plan



Plot C: Fourth Floor Plan



- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT



MOLA PRIORSLAND CHERRYWOOD SHD

3F	C0 - 3 - 1	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NW
3F	C0 - 3 - 2	1B - D - 1	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.50	-	-	14.50	28.00	3.20	5.00	5.00	59.70	X	N/W
3F	C0 - 3 - 3	2B - D - PC - 7	2 BEDROOMS (4 person) APT.	84.00	73.00	80.30	YES	13.00	11.40	-	24.40	42.50	6.10	7.80	7.00	91.80	X	N/E
3F	C0 - 3 - 4	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	5.40	7.30	7.00	81.30	X	SE
3F	C0 - 3 - 5	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	SE
3F	C0 - 3 - 6	2B - S - 13	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	13.00	11.40	-	24.40	30.70	6.00	7.30	7.00	81.30	X	SE
3F	C0 - 3 - 7	2B - D - PC - 3	2 BEDROOMS (4 person) APT.	79.40	73.00	80.30	.	15.30	11.10	-	26.40	35.00	6.00	7.50	7.00	86.90	X	S/E
3F	C0 - 3 - 8	2B - S - 14	2 BEDROOMS (3 person) APT.	72.00	63.00	69.30	YES	13.10	7.20	-	20.30	32.00	7.80	6.20	6.00	78.20	X	SW
3F	C0 - 3 - 9	2B - S - 13	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	13.00	11.40	-	24.40	30.70	6.00	7.30	7.00	81.30	X	NW*
3F	C1 - 3 - 1	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NE*
3F	C1 - 3 - 2	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NE*
3F	C1 - 3 - 3	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NE*
3F	C1 - 3 - 4	2B - S - 1B	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.10	7.30	7.00	81.30	X	SW
3F	C1 - 3 - 5	3B - S - 1	3 BEDROOMS APT.	92.30	90.00	99.00	.	13.10	7.20	11.40	31.70	38.80	9.20	9.30	9.00	101.60	X	SW
3F	C1 - 3 - 6	2B - S - 1B	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.10	7.30	7.00	81.30	X	SW
3F	C1 - 3 - 7	3B - D - PC - 3	3 BEDROOMS APT.	113.30	90.00	99.00	YES	16.00	11.50	11.40	38.90	50.60	9.10	9.00	9.00	122.30	X	N/W
3F	C1 - 3 - 8	2B - D - PC - 5	2 BEDROOMS (4 person) APT.	82.00	73.00	80.30	YES	14.60	12.70	-	27.30	36.40	6.00	7.30	7.00	89.30	X	N/E
3F	C1 - 3 - 9	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NE*
TOTAL 3F				1234.50									118.60			1353.10		
4F	C0 - 4 - 1	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NW*
4F	C0 - 4 - 2	1B - D - 1	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.50	-	-	14.50	28.00	3.20	5.00	5.00	59.70	X	N/W
4F	C0 - 4 - 3	2B - D - PC - 7	2 BEDROOMS (4 person) APT.	84.00	73.00	80.30	YES	13.00	11.40	-	24.40	42.50	6.10	7.80	7.00	91.80	X	N/E
4F	C0 - 4 - 4	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	5.40	7.30	7.00	81.30	X	SE
4F	C0 - 4 - 5	1B - S - 1A	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	SE
4F	C0 - 4 - 6	2B - S - 13	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	13.00	11.40	-	24.40	30.70	6.00	7.30	7.00	81.30	X	SE
4F	C0 - 4 - 7	2B - D - PC - 3	2 BEDROOMS (4 person) APT.	79.40	73.00	80.30	.	15.30	11.10	-	26.40	35.00	6.00	7.50	7.00	86.90	X	S/E
4F	C0 - 4 - 8	2B - D - PC - 1	2 BEDROOMS (4 person) APT.	73.00	73.00	80.30	.	13.50	11.40	-	24.90	32.70	6.20	8.90	7.00	81.90	X	S/W
4F	C0 - 4 - 9	2B - S - 13	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	13.00	11.40	-	24.40	30.70	6.00	7.30	7.00	81.30	X	NW*
TOTAL 4F				608.70									61.10			669.80		
TOTALS PLOT C																		
	STUDIO	1 BED APT.	2 BED 3p APT.	2 BED 4p APT.	3 BED APT.	UNIT AREA (GFA)	MIN. UNIT AREA	OVERSIZED UNIT				BALCONY / PRIVATE AMENITY AREA (sq)		TOTAL INCLUDING BALCONY	DUAL ASPECT	SINGLE ASPECT		
	71	0	29	3	32	7	4871.80	27.00				580.90	450.00	5452.70	20	51		
		0.0%	40.8%	4.2%	45.1%	9.9%		38.0%							28.2%	71.8%		

SINGLE ASPECT

N = NORTH
S = SOUTH
E = EAST
W = WEST

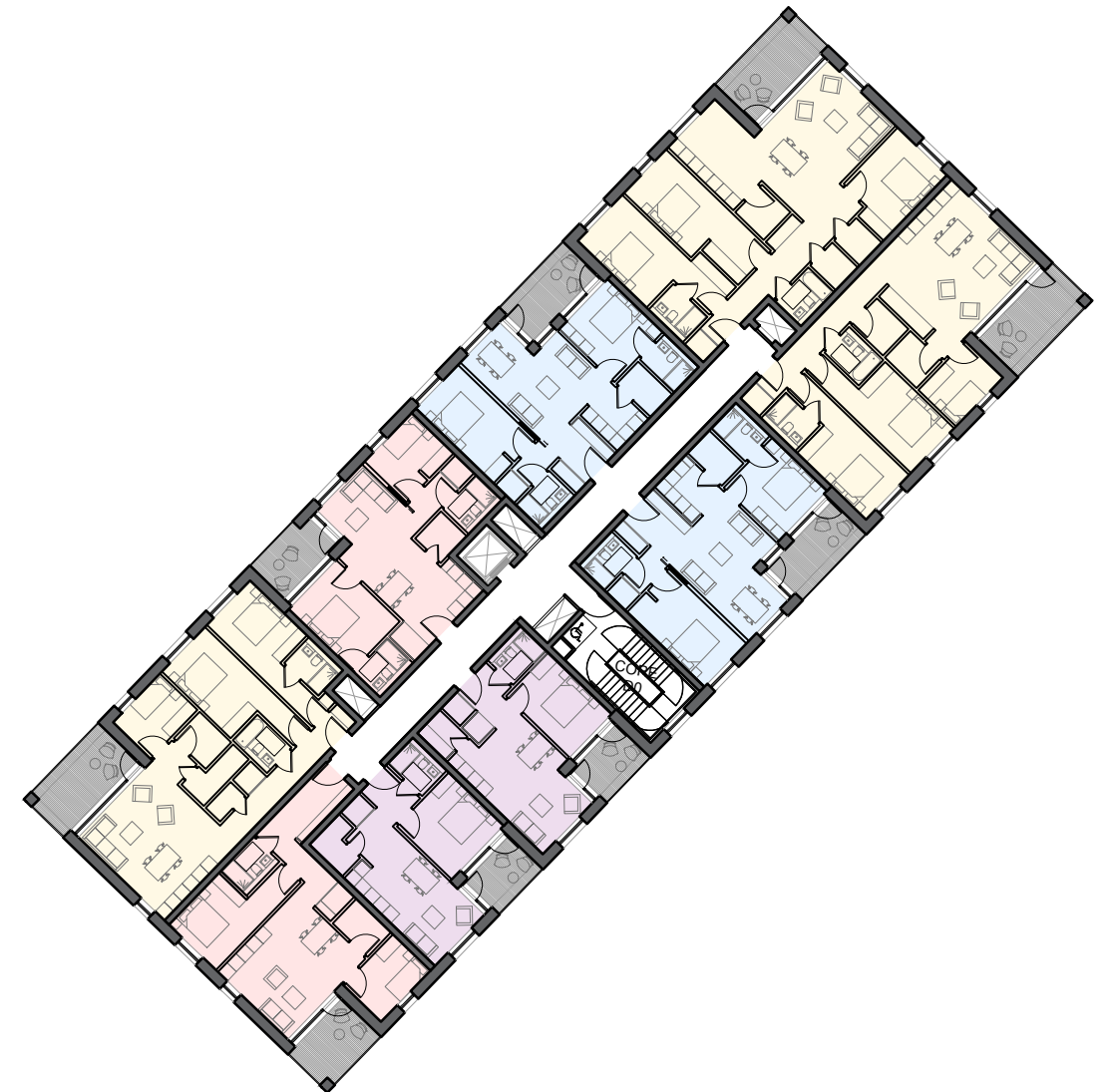
DUAL ASPECT

NE* = NORTH-EAST
SE = SOUTH-EAST
SW = SOUTH-WEST
NW* = NORTH-WEST
N/E = NORTH & EAST
N/W = NORTH & WEST
S/E = SOUTH & EAST
S/W = SOUTH & WEST

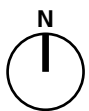
* NE & NW units fall outside of 45 degree angle of 0° (i.e. due north)

Plot D: Ground Floor Plan

Plot D: First Floor Plan

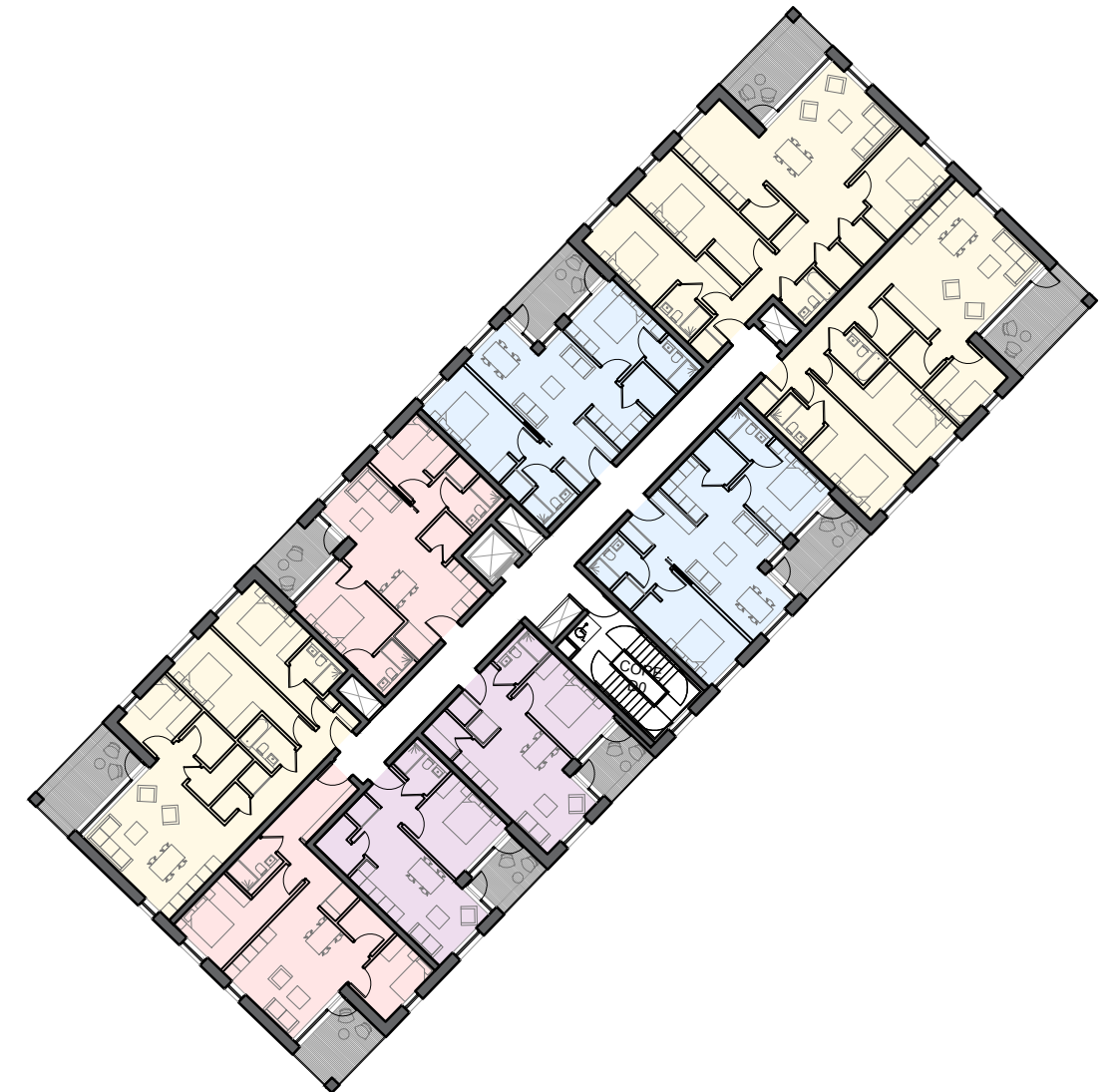
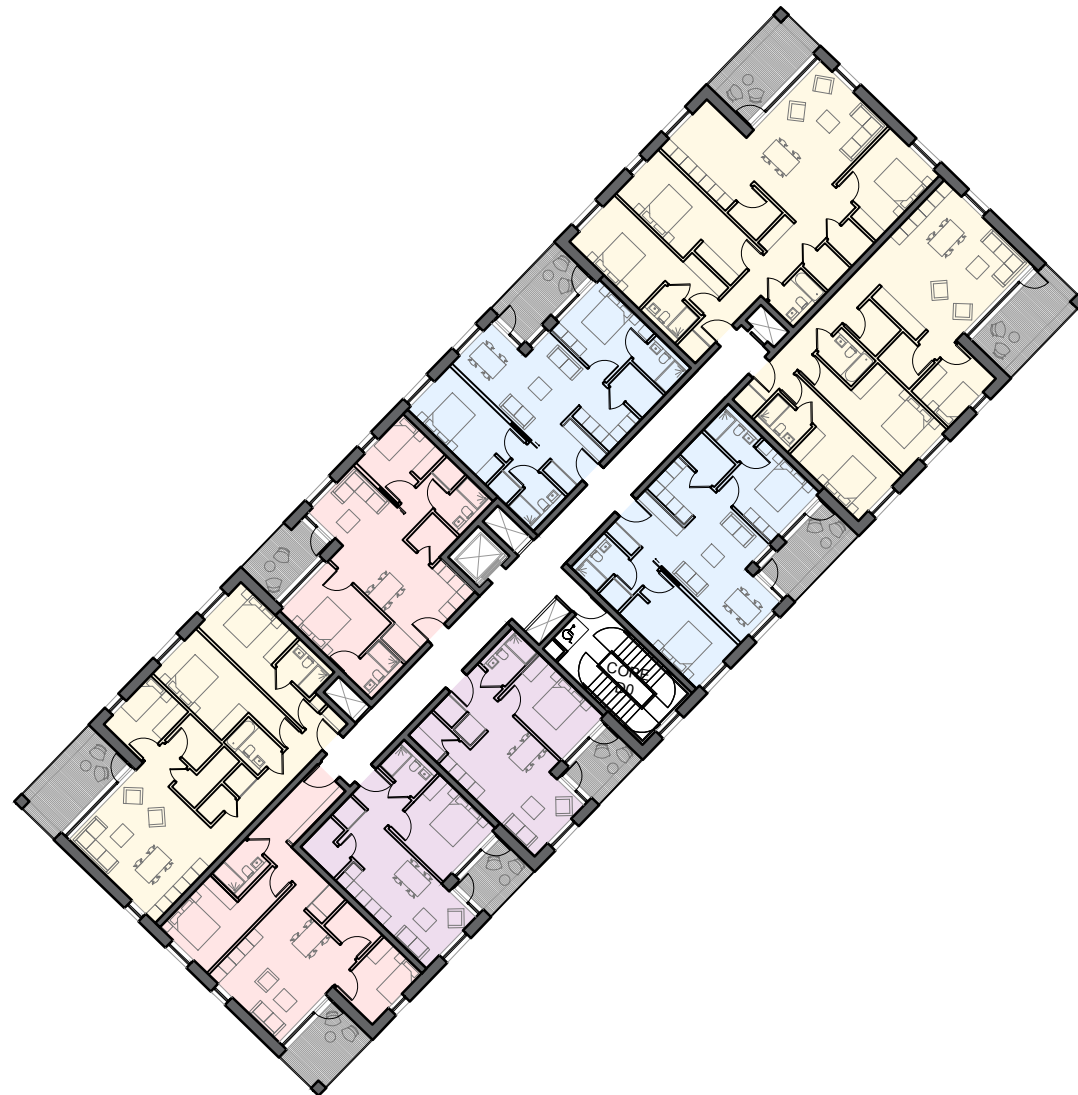


- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT

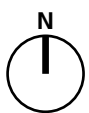


Plot D: Second Floor Plan

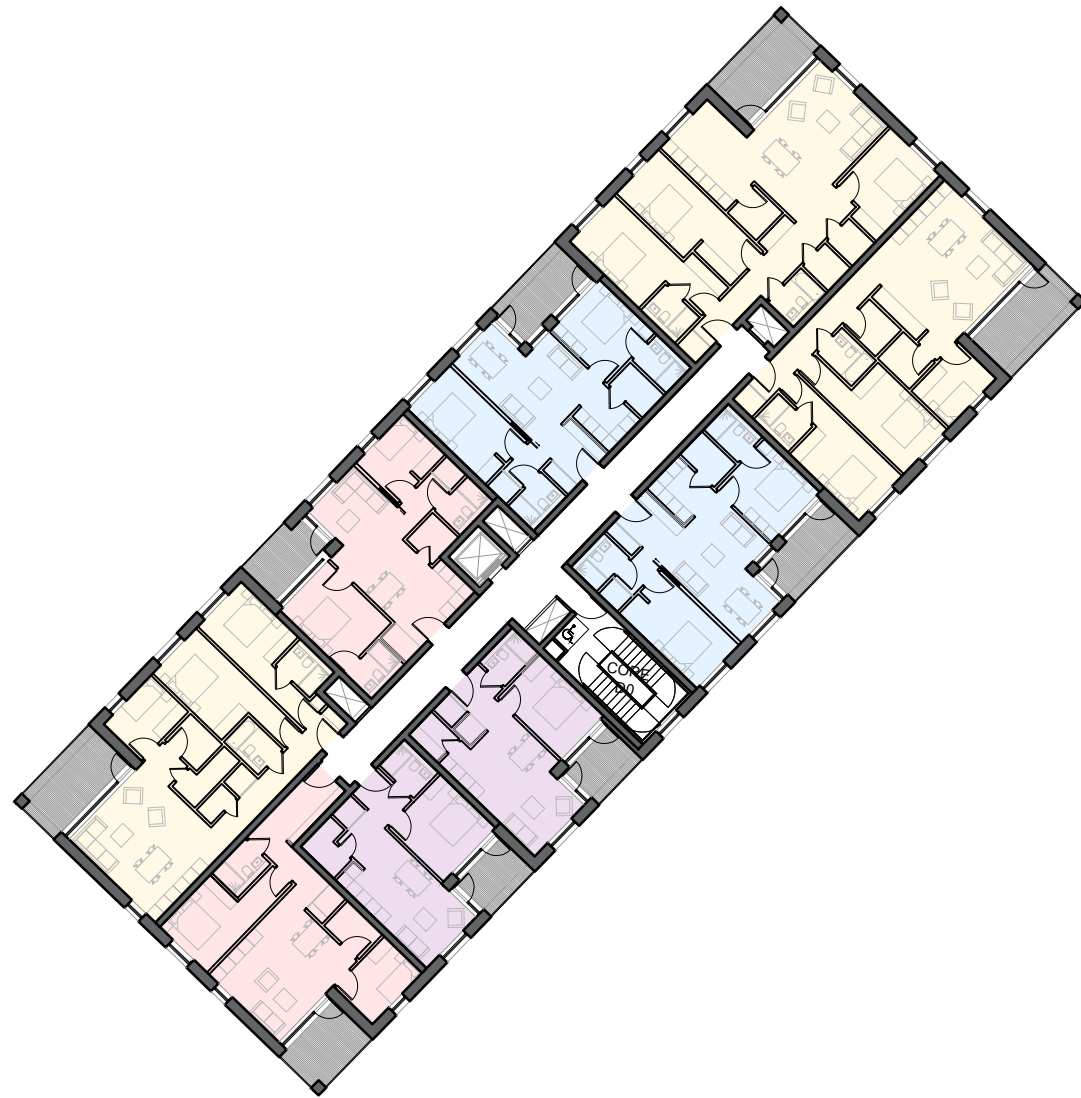
Plot D: Third Floor Plan



- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT

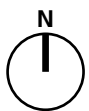


Plot D: Fourth Floor Plan



KEYPLAN

- 1 BED APARTMENT
- 2 BED APARTMENT(3 PERSON)
- 2 BED APARTMENT(4 PERSON)
- 3 BED APARTMENT



18029 - PRIORSLAND - AREA SCHEDULE																			
PLOT D																			
FLOOR	UNIT NO.	TYPE	UNIT TYPE/ BEDROOM COUNT	UNIT AREA (GFA) m2	MIN. UNIT AREA	+10% UNIT AREA	OVERSIZED UNIT	BED. 1 AREA	BED. 2 AREA	BED.3 AREA	AGGREGATE BEDROOM AREA	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	AGGREGATE STORAGE AREA	BALCONY / PRIVATE AMENITY AREA	MIN. BALCONY AREA	TOTAL INCLUDING BALCONY	VIEW ASPECT DUAL / SINGLE	ORIENTATION	
GF	D0 - 0 - 1	2B - S - 2A	2 BEDROOMS (4 person) APT.	85.00	73.00	80.30	YES	16.10	13.10	-	29.20	36.70	6.30	16.20	7.00	101.20	X	SE	
GF	D0 - 0 - 2	2B - D - PD - 2	2 BEDROOMS (4 person) APT.	85.00	73.00	80.30	YES	14.20	12.10	-	26.30	39.50	6.50	27.30	7.00	112.30	X	N/E	
GF	D0 - 0 - 3	2B - D - PD - 1A	2 BEDROOMS (3 person) APT.	72.10	63.00	69.30	YES	13.00	9.70	-	22.70	31.20	5.70	18.90	6.00	91.00	X	N/W	
GF	D0 - 0 - 4	1B - S - 4A	1 BEDROOM APT.	55.90	45.00	49.50	YES	13.90	-	-	13.90	30.00	4.80	10.60	5.00	66.50	X	NW*	
GF	D0 - 0 - 5	1B - S - 1A	1 BEDROOM APT.	55.90	45.00	49.50	YES	11.40	-	-	11.40	25.70	3.80	10.70	5.00	66.60	X	NW*	
GF	D0 - 0 - 6	2B - S - 16	2 BEDROOMS (4 person) APT.	76.00	73.00	80.30	.	13.00	11.80	-	24.80	30.40	8.70	15.90	7.00	91.90	X	NW*	
GF	D0 - 0 - 7	1B - S - 7	1 BEDROOM APT.	53.10	45.00	49.50	YES	13.70	-	-	13.70	27.10	4.90	10.60	5.00	63.70	X	NW*	
GF	D0 - 0 - 8	2B - D - PD - 1B	2 BEDROOMS (3 person) APT.	72.10	63.00	69.30	YES	13.00	9.70	-	22.70	31.20	6.30	19.70	6.00	91.80	X	S/W	
GF	D0 - 0 - 9	3B - D - PD - 4	3 BEDROOMS APT.	114.20	90.00	99.00	YES	15.30	15.30	7.60	38.20	52.80	9.00	29.90	9.00	144.10	X	S/E	
TOTAL GF				669.30										159.80		829.10			
1F	D0 - 1 - 1	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	SE	
1F	D0 - 1 - 2	3B - D - PD - 2	3 BEDROOMS APT.	101.50	90.00	99.00	YES	15.30	15.30	7.60	38.20	40.60	9.00	9.10	9.00	110.60	X	N/E	
1F	D0 - 1 - 3	3B - D - PD - 1	3 BEDROOMS APT.	122.00	90.00	99.00	YES	17.30	17.40	12.40	47.10	50.90	9.00	9.10	9.00	131.10	X	N/W	
1F	D0 - 1 - 4	2B - S - 1B	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.40	7.30	7.00	81.30	X	NW*	
1F	D0 - 1 - 5	2B - S - 8A	2 BEDROOMS (3 person) APT.	67.10	63.00	69.30	.	13.00	7.40	-	20.40	30.00	5.40	6.00	6.00	73.10	X	NW*	
1F	D0 - 1 - 6	3B - D - PD - 3	3 BEDROOMS APT.	99.00	90.00	99.00	YES	14.20	15.30	7.60	37.10	38.90	9.10	9.10	9.00	108.10	X	S/W	
1F	D0 - 1 - 7	2B - D - PD - 3	2 BEDROOMS (3 person) APT.	67.60	63.00	69.30	.	13.00	8.00	-	21.00	33.90	5.10	6.30	6.00	73.90	X	S/E	
1F	D0 - 1 - 8	1B - S - 5	1 BEDROOM APT.	47.80	45.00	49.50	.	12.30	-	-	12.30	25.50	3.20	5.00	5.00	52.80	X	SE	
1F	D0 - 1 - 9	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	SE	
TOTAL 1F				700.80										64.20		765.00			
2F	D0 - 2 - 1	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	SE	
2F	D0 - 2 - 2	3B - D - PD - 2	3 BEDROOMS APT.	101.50	90.00	99.00	YES	15.30	15.30	7.60	38.20	40.60	9.00	9.10	9.00	110.60	X	N/E	
2F	D0 - 2 - 3	3B - D - PD - 1	3 BEDROOMS APT.	122.00	90.00	99.00	YES	17.30	17.40	12.40	47.10	50.90	9.00	9.10	9.00	131.10	X	N/W	
2F	D0 - 2 - 4	2B - S - 1B	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.40	7.30	7.00	81.30	X	NW*	
2F	D0 - 2 - 5	2B - S - 8A	2 BEDROOMS (3 person) APT.	67.10	63.00	69.30	.	13.00	7.40	-	20.40	30.00	5.40	6.00	6.00	73.10	X	NW*	
2F	D0 - 2 - 6	3B - D - PD - 3	3 BEDROOMS APT.	99.00	90.00	99.00	YES	14.20	15.30	7.60	37.10	38.90	9.10	9.10	9.00	108.10	X	S/W	
2F	D0 - 2 - 7	2B - D - PD - 3	2 BEDROOMS (3 person) APT.	67.60	63.00	69.30	.	13.00	8.00	-	21.00	33.90	5.10	6.30	6.00	73.90	X	S/E	
2F	D0 - 2 - 8	1B - S - 5	1 BEDROOM APT.	47.80	45.00	49.50	.	12.30	-	-	12.30	25.50	3.20	5.00	5.00	52.80	X	SE	
2F	D0 - 2 - 9	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	SE	
TOTAL 2F				700.80										64.20		765.00			
3F	D0 - 3 - 1	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	SE	
3F	D0 - 3 - 2	3B - D - PD - 2	3 BEDROOMS APT.	101.50	90.00	99.00	YES	15.30	15.30	7.60	38.20	40.60	9.00	9.10	9.00	110.60	X	N/E	
3F	D0 - 3 - 3	3B - D - PD - 1	3 BEDROOMS APT.	122.00	90.00	99.00	YES	17.30	17.40	12.40	47.10	50.90	9.00	9.10	9.00	131.10	X	N/W	
3F	D0 - 3 - 4	2B - S - 1B	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.40	7.30	7.00	81.30	X	NW*	
3F	D0 - 3 - 5	2B - S - 8A	2 BEDROOMS (3 person) APT.	67.10	63.00	69.30	.	13.00	7.40	-	20.40	30.00	5.40	6.00	6.00	73.10	X	NW*	
3F	D0 - 3 - 6	3B - D - PD - 3	3 BEDROOMS APT.	99.00	90.00	99.00	YES	14.20	15.30	7.60	37.10	38.90	9.10	9.10	9.00	108.10	X	S/W	
3F	D0 - 3 - 7	2B - D - PD - 3	2 BEDROOMS (3 person) APT.	67.60	63.00	69.30	.	13.00	8.00	-	21.00	33.90	5.10	6.30	6.00	73.90	X	S/E	
3F	D0 - 3 - 8	1B - S - 5	1 BEDROOM APT.	47.80	45.00	49.50	.	12.30	-	-	12.30	25.50	3.20	5.00	5.00	52.80	X	SE	
3F	D0 - 3 - 9	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	SE	
TOTAL 3F				700.80										64.20		765.00			

MOLA PRIORSLAND CHERRYWOOD SHD

4F	DO - 4 - 1	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	SE
4F	DO - 4 - 2	3B - D - PD - 2	3 BEDROOMS APT.	101.50	90.00	99.00	YES	15.30	15.30	7.60	38.20	40.60	9.00	9.10	9.00	110.60	X	N/E
4F	DO - 4 - 3	3B - D - PD - 1	3 BEDROOMS APT.	122.00	90.00	99.00	YES	17.30	17.40	12.40	47.10	50.90	9.00	9.10	9.00	131.10	X	N/W
4F	DO - 4 - 4	2B - S - 1B	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.40	7.30	7.00	81.30	X	NW*
4F	DO - 4 - 5	2B - S - 8A	2 BEDROOMS (3 person) APT.	67.10	63.00	69.30	.	13.00	7.40	-	20.40	30.00	5.40	6.00	6.00	73.10	X	NW*
4F	DO - 4 - 6	3B - D - PD - 3	3 BEDROOMS APT.	99.00	90.00	99.00	YES	14.20	15.30	7.60	37.10	38.90	9.10	9.10	9.00	108.10	X	S/W
4F	DO - 4 - 7	2B - D - PD - 3	2 BEDROOMS (3 person) APT.	67.60	63.00	69.30	.	13.00	8.00	-	21.00	33.90	5.10	6.30	6.00	73.90	X	S/E
4F	DO - 4 - 8	1B - S - 5	1 BEDROOM APT.	47.80	45.00	49.50	.	12.30	-	-	12.30	25.50	3.20	5.00	5.00	52.80	X	SE
4F	DO - 4 - 9	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	SE
TOTAL 4F				700.80									64.20		765.00			
TOTALS PLOT D																		
		STUDIO	1 BED APT.	2 BED 3p APT.	2 BED 4p APT.	3 BED APT.	UNIT AREA (GFA)	MIN. UNIT AREA	OVERSIZED UNIT				BALCONY / PRIVATE AMENITY AREA (m ²) PROVIDED	COMMUNAL/ AMENITY SPACE AREA (m ²) (MIN REQUIRED)	TOTAL INCLUDING BALCONY	DUAL ASPECT	SINGLE ASPECT	
	45	0	11	10	11	13	3472.50		20.00				416.60	309.00	3889.10	20	25	
		0.0%	24.4%	22.2%	24.4%	28.9%			44.4%							44.4%	55.6%	

SINGLE ASPECT

N = NORTH

S = SOUTH

E = EAST

W = WEST

NE* = NORTH-EAST

SE = SOUTH-EAST

SW = SOUTH-WEST

NW* = NORTH-WEST

DUAL ASPECT

N/E = NORTH & EAST

N/W = NORTH & WEST

S/E = SOUTH & EAST

S/W = SOUTH & WEST

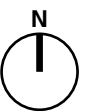
* NE & NW units fall outside of 45 degree angle of 0° (i.e. due north)

Plot E: Ground Floor Plan



KEYPLAN

- 1 BED APARTMENT
- 2 BED APARTMENT(3 PERSON)
- 2 BED APARTMENT(4 PERSON)
- 3 BED APARTMENT
- RESIDENTIAL FACILITIES

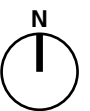


Plot E: First Floor Plan



KEYPLAN

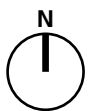
- 1 BED APARTMENT
- 2 BED APARTMENT(3 PERSON)
- 2 BED APARTMENT(4 PERSON)
- 3 BED APARTMENT



Plot E: Second Floor Plan



- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT



Plot E: Third Floor Plan

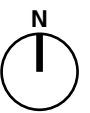


- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT

Plot E: Fourth Floor Plan



- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT



MOLA PRIORSLAND CHERRYWOOD SHD

3F	E0 - 3 - 1	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	SE
3F	E0 - 3 - 2	3B - D - PE - 5	3 BEDROOMS APT.	92.80	90.00	99.00	.	13.00	9.20	12.30	34.50	34.40	9.00	9.50	9.00	102.30	X	S/E
3F	E0 - 3 - 3	2B - D - PE - 1	2 BEDROOMS (4 person) APT.	84.30	73.00	80.30	YES	15.30	11.40	-	26.70	38.50	6.10	9.80	7.00	94.10	X	S/W
3F	E0 - 3 - 4	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NW*
3F	E0 - 3 - 5	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NW*
3F	E0 - 3 - 6	2B - D - PE - 15	2 BEDROOMS (4 person) APT.	74.40	73.00	80.30	.	13.00	11.80	-	24.80	30.40	6.80	7.00	7.00	81.40	X	N/W
3F	E0 - 3 - 7	2B - D - PE - 16	2 BEDROOMS (4 person) APT.	86.00	73.00	80.30	YES	15.00	11.40	-	26.40	40.60	6.40	8.30	7.00	94.30	X	N/E
3F	E0 - 3 - 8	2B - S - 8A	2 BEDROOMS (3 person) APT.	67.10	63.00	69.30	.	13.00	7.40	-	20.40	30.00	5.40	6.00	6.00	73.10	X	SE
3F	E2 - 3 - 1	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	SE
3F	E2 - 3 - 2	2B - D - PE - 13	2 BEDROOMS (4 person) APT.	77.00	73.00	80.30	.	13.40	11.90	-	25.30	41.30	7.30	7.00	7.00	84.00	X	S/E
3F	E2 - 3 - 3	2B - D - PE - 2	2 BEDROOMS (4 person) APT.	81.00	73.00	80.30	YES	13.50	11.40	-	24.90	36.23	6.30	7.00	7.00	88.00	X	S/W
3F	E2 - 3 - 4	2B - S - 8A	2 BEDROOMS (3 person) APT.	67.10	63.00	69.30	.	13.00	7.40	-	20.40	30.00	5.40	6.00	6.00	73.10	X	NW*
3F	E2 - 3 - 5	3B - D - PE - 1	3 BEDROOMS APT.	99.20	90.00	99.00	YES	15.30	15.30	7.60	38.20	38.10	9.10	9.00	9.00	108.20	X	N/W
3F	E2 - 3 - 6	2B - D - PE - 4	2 BEDROOMS (3 person) APT.	65.00	63.00	69.30	.	13.00	11.00	-	24.00	28.00	5.10	6.00	6.00	71.00	X	N/E
3F	E2 - 3 - 7	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	SE
TOTAL 3F				1085.30									105.20		1190.50			
4F	E0 - 4 - 1	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	SE
4F	E0 - 4 - 2	3B - D - PE - 5	3 BEDROOMS APT.	92.80	90.00	99.00	.	13.00	9.20	12.30	34.50	34.40	9.00	9.50	9.00	102.30	X	S/E
4F	E0 - 4 - 3	2B - D - PE - 1	2 BEDROOMS (4 person) APT.	84.30	73.00	80.30	YES	15.30	11.40	-	26.70	38.50	6.10	9.80	7.00	94.10	X	S/W
4F	E0 - 4 - 4	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NW*
4F	E0 - 4 - 5	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	NW*
4F	E0 - 4 - 6	2B - D - PE - 15	2 BEDROOMS (4 person) APT.	74.40	73.00	80.30	.	13.00	11.80	-	24.80	30.40	6.80	7.00	7.00	81.40	X	N/W
4F	E0 - 4 - 7	2B - D - PE - 16	2 BEDROOMS (4 person) APT.	86.00	73.00	80.30	YES	15.00	11.40	-	26.40	40.60	6.40	8.30	7.00	94.30	X	N/E
4F	E0 - 4 - 8	2B - S - 8A	2 BEDROOMS (3 person) APT.	67.10	63.00	69.30	.	13.00	7.40	-	20.40	30.00	5.40	6.00	6.00	73.10	X	SE
4F	E2 - 4 - 1	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	SE
4F	E2 - 4 - 2	2B - D - PE - 13	2 BEDROOMS (4 person) APT.	77.00	73.00	80.30	.	13.40	11.90	-	25.30	41.30	7.30	7.00	7.00	84.00	X	S/E
4F	E2 - 4 - 3	2B - D - PE - 2	2 BEDROOMS (4 person) APT.	81.00	73.00	80.30	YES	13.50	11.40	-	24.90	36.23	6.30	7.00	7.00	88.00	X	S/W
4F	E2 - 4 - 4	2B - S - 8A	2 BEDROOMS (3 person) APT.	67.10	63.00	69.30	.	13.00	7.40	-	20.40	30.00	5.40	6.00	6.00	73.10	X	NW*
4F	E2 - 4 - 5	3B - D - PE - 1	3 BEDROOMS APT.	99.20	90.00	99.00	YES	15.30	15.30	7.60	38.20	38.10	9.10	9.00	9.00	108.20	X	N/W
4F	E2 - 4 - 6	2B - D - PE - 4	2 BEDROOMS (3 person) APT.	65.00	63.00	69.30	.	13.00	11.00	-	24.00	28.00	5.10	6.00	6.00	71.00	X	N/E
4F	E2 - 4 - 7	2B - S - 1A	2 BEDROOMS (4 person) APT.	74.00	73.00	80.30	.	11.40	13.00	-	24.40	30.90	6.20	7.30	7.00	81.30	X	SE
TOTAL 4F				1085.30									105.20		1190.50			
TOTALS PLOT E				85	0	19	12	42	12	6303.80	37.00			748.60	569.00	7052.40	39	46
				0.0%	22.4%	14.1%	49.4%	14.1%			43.5%						45.9%	54.1%

SINGLE ASPECT
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST

DUAL ASPECT
 NE* = NORTH-EAST
 SE = SOUTH-EAST
 SW = SOUTH-WEST
 NW* = NORTH-WEST

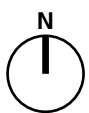
DUAL ASPECT
 N/E = NORTH & EAST
 N/W = NORTH & WEST
 S/E = SOUTH & EAST
 S/W = SOUTH & WEST

* NE & NW units fall outside of 45 degree angle of 0° (i.e. due north)

Plot F: Ground Floor Plan







- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT

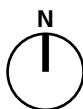


Plot F: First Floor Plan



KEYPLAN

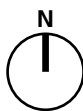
-  1 BED APARTMENT
-  2 BED APARTMENT(3 PERSON)
-  2 BED APARTMENT(4 PERSON)
-  3 BED APARTMENT



Plot F: Second Floor Plan







- KEYPLAN
- 1 BED APARTMENT
 - 2 BED APARTMENT(3 PERSON)
 - 2 BED APARTMENT(4 PERSON)
 - 3 BED APARTMENT

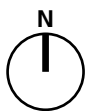


Plot F: Third Floor Plan



KEYPLAN

-  1 BED APARTMENT
-  2 BED APARTMENT(3 PERSON)
-  2 BED APARTMENT(4 PERSON)
-  3 BED APARTMENT



18029 - PRIORSLAND - AREA SCHEDULE																			
PLOT F																			
FLOOR	UNIT NO.	TYPE	UNIT TYPE/ BEDROOM COUNT	UNIT AREA (GFA) m2	MIN. UNIT AREA	+10% UNIT AREA	OVERSIZED UNIT	BED. 1 AREA	BED. 2 AREA	BED.3 AREA	AGGREGATE BEDROOM AREA	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	AGGREGATE STORAGE AREA	BALCONY / PRIVATE AMENITY AREA	MIN. BALCONY AREA	TOTAL INCLUDING BALCONY	VIEW ASPECT DUAL / SINGLE	ORIENTATION	
GF	F0 - 0 - 1	2B - D - PF - 6	2 BEDROOMS (4 person) APT.	80.40	73.00	80.30	YES	13.00	11.40	-	24.40	37.60	6.10	11.40	7.00	91.80	X	N/E	
GF	F0 - 0 - 2	2B - D - PF - 4	2 BEDROOMS (3 person) APT.	65.60	63.00	69.30	.	13.00	7.10	-	20.10	28.30	5.00	12.60	6.00	78.20	X	N/W	
GF	F0 - 0 - 3	2B - S - 19	2 BEDROOMS (4 person) APT.	85.00	73.00	80.30	YES	16.10	13.10	-	29.20	35.00	7.20	22.60	7.00	107.60	X	W	
GF	F1 - 0 - 4	2B - S - 19	2 BEDROOMS (4 person) APT.	85.00	73.00	80.30	YES	16.10	13.10	-	29.20	35.00	7.20	22.70	7.00	107.70	X	W	
GF	F1 - 0 - 1	2B - S - 19	2 BEDROOMS (4 person) APT.	85.00	73.00	80.30	YES	16.10	13.10	-	29.20	35.00	7.20	22.60	7.00	107.60	X	W	
GF	F1 - 0 - 2	2B - D - PF - 7	2 BEDROOMS (4 person) APT.	80.30	73.00	80.30	YES	13.10	11.90	-	25.00	36.00	6.30	13.80	7.00	94.10	X	S/W	
GF	F1 - 0 - 3	2B - D - PF - 8	2 BEDROOMS (4 person) APT.	81.40	73.00	80.30	YES	13.50	12.60	-	26.10	35.30	7.40	16.70	7.00	98.10	X	S/E	
TOTAL GF				562.70										122.40		685.10			
1F	F0 - 1 - 1	1B - S - 8	1 BEDROOM APT.	56.30	45.00	49.50	YES	13.10	-	-	13.10	32.70	3.50	6.00	5.00	62.30	X	W	
1F	F0 - 1 - 2	2B - D - PF - 1	2 BEDROOMS (4 person) APT.	74.80	73.00	80.30	.	11.90	14.20	-	26.10	30.00	6.00	7.00	7.00	81.80	X	N/W	
1F	F0 - 1 - 3	3B - D - PF - 1	3 BEDROOMS APT.	101.10	90.00	99.00	YES	14.20	14.20	10.40	38.80	39.50	9.00	9.00	9.00	110.10	X	N/E	
1F	F0 - 1 - 4	2B - S - 23	2 BEDROOMS (4 person) APT.	84.50	73.00	80.30	YES	16.20	11.40	-	27.60	38.40	6.00	7.30	7.00	91.80	X	E	
1F	F0 - 1 - 5	1B - S - 10	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.20	-	-	14.20	29.70	3.80	5.00	5.00	59.70	X	E	
1F	F0 - 1 - 6	2B - S - 23	2 BEDROOMS (4 person) APT.	84.50	73.00	80.30	YES	16.20	11.40	-	27.60	38.40	6.00	7.30	7.00	91.80	X	E	
1F	F0 - 1 - 7	1B - S - 11	1 BEDROOM APT.	54.80	45.00	49.50	YES	13.40	-	-	13.40	29.90	4.10	5.00	5.00	59.80	X	W	
1F	F0 - 1 - 8	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	W	
1F	F1 - 1 - 1	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	W	
1F	F1 - 1 - 2	2B - S - 20	2 BEDROOMS (4 person) APT.	84.10	73.00	80.30	YES	11.50	13.70	-	25.20	36.80	9.00	7.30	7.00	91.40	X	W	
1F	F1 - 1 - 3	2B - S - 21	2 BEDROOMS (4 person) APT.	89.70	73.00	80.30	YES	15.70	15.80	-	31.50	39.20	6.60	7.30	7.00	97.00	X	E	
1F	F1 - 1 - 4	1B - S - 10	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.20	-	-	14.20	29.70	3.80	5.00	5.00	59.70	X	E	
1F	F1 - 1 - 5	1B - S - 10	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.20	-	-	14.20	29.70	3.80	5.00	5.00	59.70	X	E	
1F	F1 - 1 - 6	1B - D - 3	1 BEDROOM APT.	61.10	45.00	49.50	YES	16.00	-	-	16.00	35.30	3.00	7.00	5.00	68.10	X	S/E	
1F	F1 - 1 - 7	3B - D - PF - 2	3 BEDROOMS APT.	111.80	90.00	99.00	YES	18.20	19.50	7.20	44.90	43.60	9.00	9.00	9.00	120.80	X	S/E	
1F	F1 - 1 - 8	2B - D - PF - 2	2 BEDROOMS (4 person) APT.	80.50	73.00	80.30	YES	12.30	14.80	-	27.10	34.00	6.50	7.20	7.00	87.70	X	S/W	
1F	F1 - 1 - 9	1B - D - 2	1 BEDROOM APT.	54.00	45.00	49.50	YES	11.40	-	-	11.40	31.90	3.50	5.10	5.00	59.10	X	W	
TOTAL 1F				1196.90										109.50		1306.40			
2F	F0 - 2 - 1	2B - S - 22	2 BEDROOMS (3 person) APT.	66.00	63.00	69.30	.	13.10	9.80	-	22.90	32.00	5.00	6.00	6.00	72.00	X	W	
2F	F0 - 2 - 2	2B - D - PF - 1	2 BEDROOMS (4 person) APT.	74.80	73.00	80.30	.	11.90	14.20	-	26.10	30.00	6.00	7.00	7.00	81.80	X	N/W	
2F	F0 - 2 - 3	3B - D - PF - 1	3 BEDROOMS APT.	101.10	90.00	99.00	YES	14.20	14.20	10.40	38.80	39.50	9.00	9.00	9.00	110.10	X	N/E	
2F	F0 - 2 - 4	2B - S - 23	2 BEDROOMS (4 person) APT.	84.50	73.00	80.30	YES	16.20	11.40	-	27.60	38.40	6.00	7.30	7.00	91.80	X	E	
2F	F0 - 2 - 5	1B - S - 10	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.20	-	-	14.20	29.70	3.80	5.00	5.00	59.70	X	E	
2F	F0 - 2 - 6	2B - S - 23	2 BEDROOMS (4 person) APT.	84.50	73.00	80.30	YES	16.20	11.40	-	27.60	38.40	6.00	7.30	7.00	91.80	X	E	
2F	F0 - 2 - 7	1B - S - 11	1 BEDROOM APT.	54.80	45.00	49.50	YES	13.40	-	-	13.40	29.90	4.10	5.00	5.00	59.80	X	W	
2F	F0 - 2 - 8	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	W	
2F	F1 - 2 - 1	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80	X	W	
2F	F1 - 2 - 2	2B - S - 20	2 BEDROOMS (4 person) APT.	84.10	73.00	80.30	YES	11.50	13.70	-	25.20	36.80	9.00	7.30	7.00	91.40	X	W	
2F	F1 - 2 - 3	2B - S - 21	2 BEDROOMS (4 person) APT.	89.70	73.00	80.30	YES	15.70	15.80	-	31.50	39.20	6.60	7.30	7.00	97.00	X	E	
2F	F1 - 2 - 4	1B - S - 10	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.20	-	-	14.20	29.70	3.80	5.00	5.00	59.70	X	E	
2F	F1 - 2 - 5	1B - S - 10	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.20	-	-	14.20	29.70	3.80	5.00	5.00	59.70	X	E	
2F	F1 - 2 - 6	1B - D - 3	1 BEDROOM APT.	61.10	45.00	49.50	YES	16.00	-	-	16.00	35.30	3.00	7.00	5.00	68.10	X	S/E	
2F	F1 - 2 - 7	3B - D - PF - 2	3 BEDROOMS APT.	111.80	90.00	99.00	YES	18.20	19.50	7.20	44.90	43.60	9.00	9.00	9.00	120.80	X	S/E	
2F	F1 - 2 - 8	2B - D - PF - 2	2 BEDROOMS (4 person) APT.	80.50	73.00	80.30	YES	12.30	14.80	-	27.10	34.00	6.50	7.20	7.00	87.70	X	S/W	
2F	F1 - 2 - 9	2B - D - PF - 5	2 BEDROOMS (3 person) APT.	63.00	63.00	69.30	.	13.00	7.10	-	20.10	29.30	6.40	6.00	6.00	69.00	X	W	
TOTAL 2F				1215.60										110.40		1326.00			

MOLA PRIORSLAND CHERRYWOOD SHD

3F	F0 - 2 - 1	2B - S - 22	2 BEDROOMS (3 person) APT.	66.00	63.00	69.30	.	13.10	9.80	-	22.90	32.00	5.00	6.00	6.00	72.00		X	W
3F	F0 - 2 - 2	2B - D - PF - 1	2 BEDROOMS (4 person) APT.	74.80	73.00	80.30	.	11.90	14.20	-	26.10	30.00	6.00	7.00	7.00	81.80	X		N/W
3F	F0 - 2 - 3	3B - D - PF - 1	3 BEDROOMS APT.	101.10	90.00	99.00	YES	14.20	14.20	10.40	38.80	39.50	9.00	9.00	9.00	110.10	X		N/E
3F	F0 - 2 - 4	2B - S - 23	2 BEDROOMS (4 person) APT.	84.50	73.00	80.30	YES	16.20	11.40	-	27.60	38.40	6.00	7.30	7.00	91.80		X	E
3F	F0 - 2 - 5	1B - S - 10	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.20	-	-	14.20	29.70	3.80	5.00	5.00	59.70		X	E
3F	F0 - 2 - 6	2B - S - 23	2 BEDROOMS (4 person) APT.	84.50	73.00	80.30	YES	16.20	11.40	-	27.60	38.40	6.00	7.30	7.00	91.80		X	E
3F	F0 - 2 - 7	1B - S - 11	1 BEDROOM APT.	54.80	45.00	49.50	YES	13.40	-	-	13.40	29.90	4.10	5.00	5.00	59.80		X	W
3F	F0 - 2 - 8	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80		X	W
3F	F1 - 2 - 1	1B - S - 1B	1 BEDROOM APT.	47.80	45.00	49.50	.	11.40	-	-	11.40	25.70	3.80	5.00	5.00	52.80		X	W
3F	F1 - 2 - 2	2B - S - 20	2 BEDROOMS (4 person) APT.	84.10	73.00	80.30	YES	11.50	13.70	-	25.20	36.80	9.00	7.30	7.00	91.40		X	W
3F	F1 - 2 - 3	2B - S - 21	2 BEDROOMS (4 person) APT.	89.70	73.00	80.30	YES	15.70	15.80	-	31.50	39.20	6.60	7.30	7.00	97.00		X	E
3F	F1 - 2 - 4	1B - S - 10	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.20	-	-	14.20	29.70	3.80	5.00	5.00	59.70		X	E
3F	F1 - 2 - 5	1B - S - 10	1 BEDROOM APT.	54.70	45.00	49.50	YES	14.20	-	-	14.20	29.70	3.80	5.00	5.00	59.70		X	E
3F	F1 - 2 - 6	1B - D - 3	1 BEDROOM APT.	61.10	45.00	49.50	YES	16.00	-	-	16.00	35.30	3.00	7.00	5.00	68.10	X		S/E
3F	F1 - 2 - 7	3B - D - PF - 2	3 BEDROOMS APT.	111.80	90.00	99.00	YES	18.20	19.50	7.20	44.90	43.60	9.00	9.00	9.00	120.80	X		S/E
3F	F1 - 2 - 8	2B - D - PF - 2	2 BEDROOMS (4 person) APT.	80.50	73.00	80.30	YES	12.30	14.80	-	27.10	34.00	6.50	7.20	7.00	87.70	X		S/W
3F	F1 - 2 - 9	2B - D - PF - 5	2 BEDROOMS (3 person) APT.	63.00	63.00	69.30	.	13.00	7.10	-	20.10	29.30	6.40	6.00	6.00	69.00	X		W
TOTAL 3F				1215.60									110.40		1326.00				
TOTALS PLOT F																			
				STUDIO	1 BED APT.	2 BED 3p APT.	2 BED 4p APT.	3 BED APT.	UNIT AREA (GFA)	MIN. UNIT AREA	OVERSIZED UNIT		BALCONY / PRIVATE AREAS AREA (m2)			TOTAL INCLUDING BALCONY	DUAL ASPECT	SINGLE ASPECT	
	58	0	23	5	24	6	4190.80	44.00				452.70	367.00	4643.50	22	36			
		0.0%	39.7%	8.6%	41.4%	10.3%		75.9%									37.9%	62.1%	

SINGLE ASPECT

N = NORTH
S = SOUTH
E = EAST
W = WEST

NE* = NORTH-EAST
SE = SOUTH-EAST
SW = SOUTH-WEST
NW* = NORTH-WEST

DUAL ASPECT

N/E = NORTH & EAST
N/W = NORTH & WEST
S/E = SOUTH & EAST
S/W = SOUTH & WEST

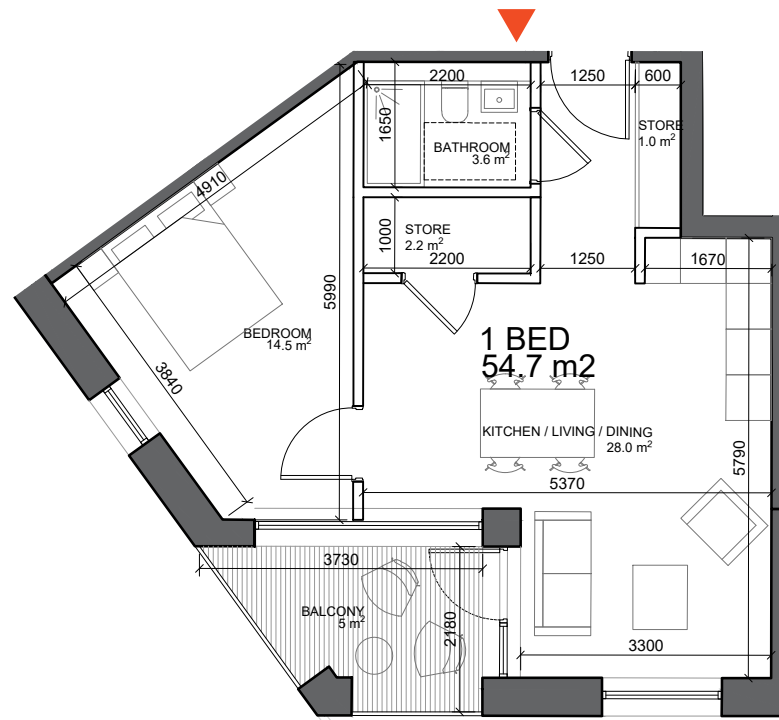
* NE & NW units fall outside of 45 degree angle of 0° (i.e. due north)

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Appendix B:

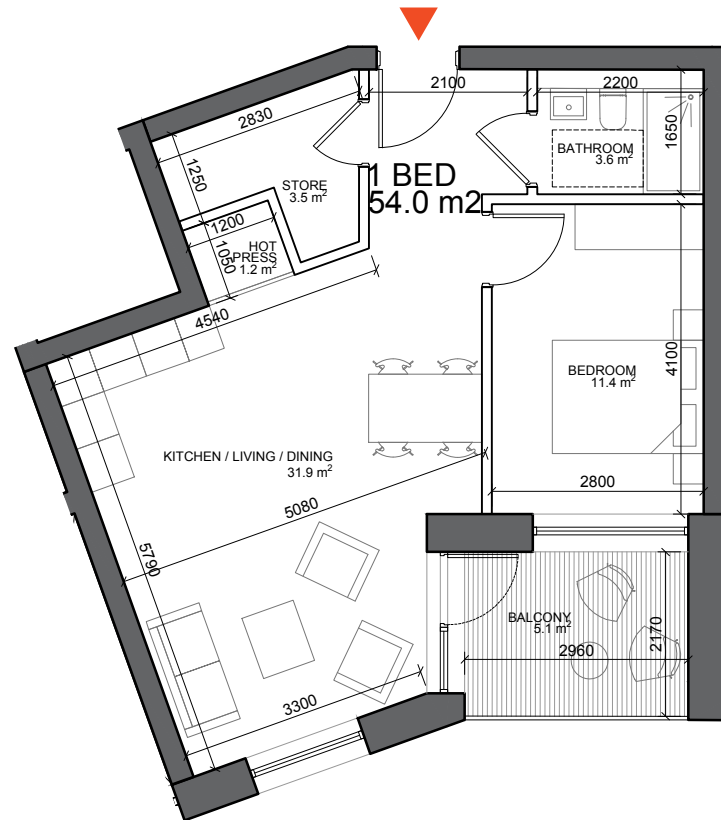
- Apartment Types - Unit Floor Plans

Apartment Unit Types: 1 Bed (2 Person)



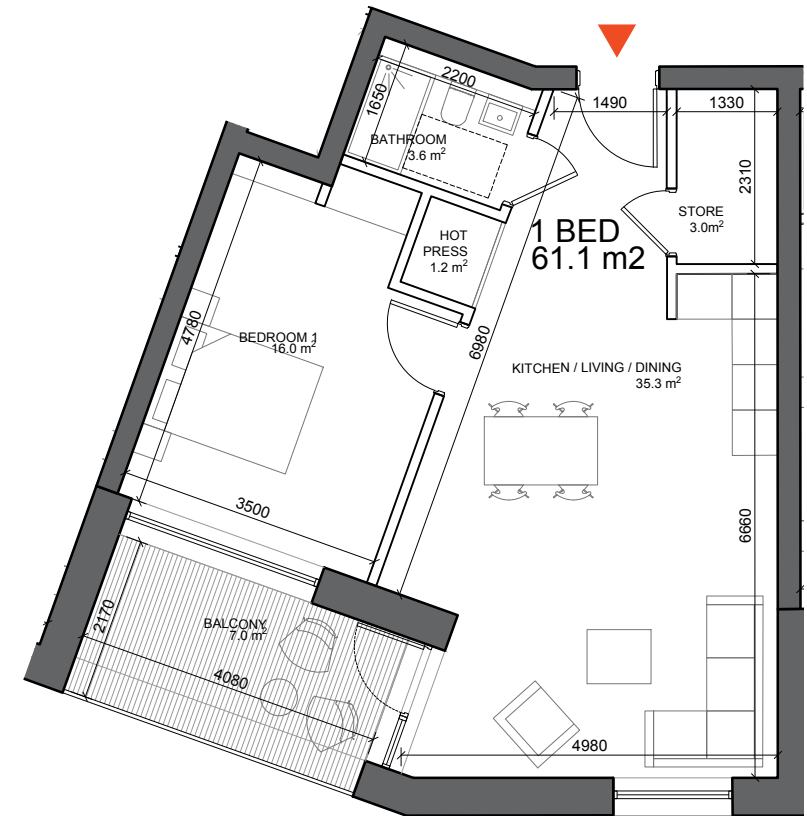
APT 1B - D - 1

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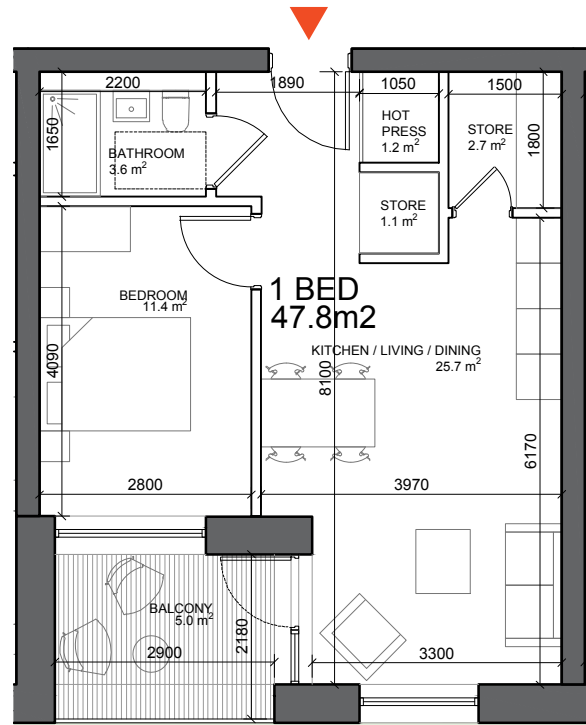
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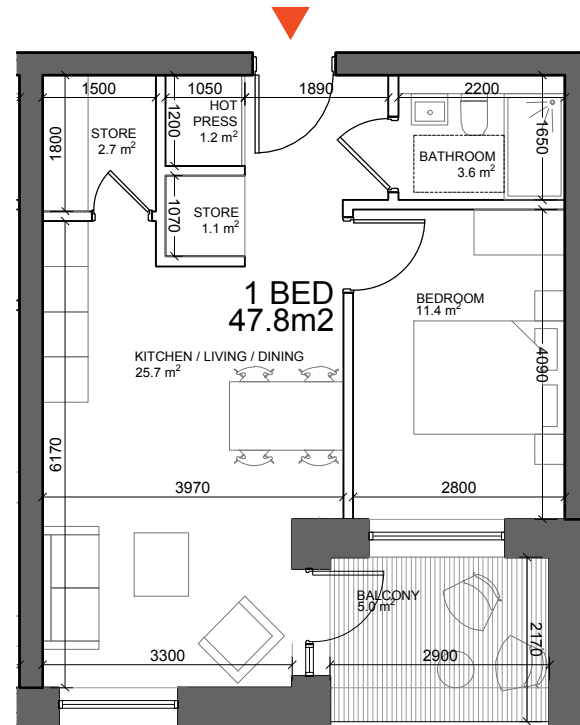
APT 1B - D - 3

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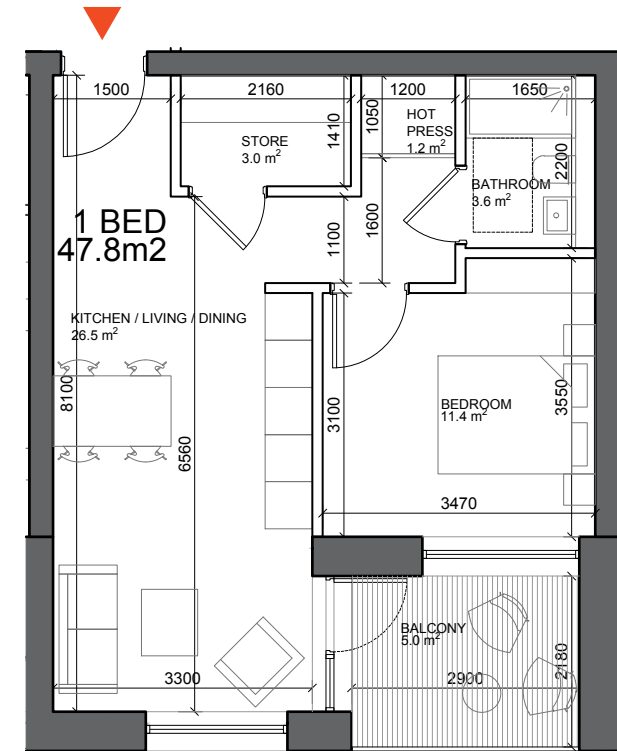
APT 1B - S - 1A

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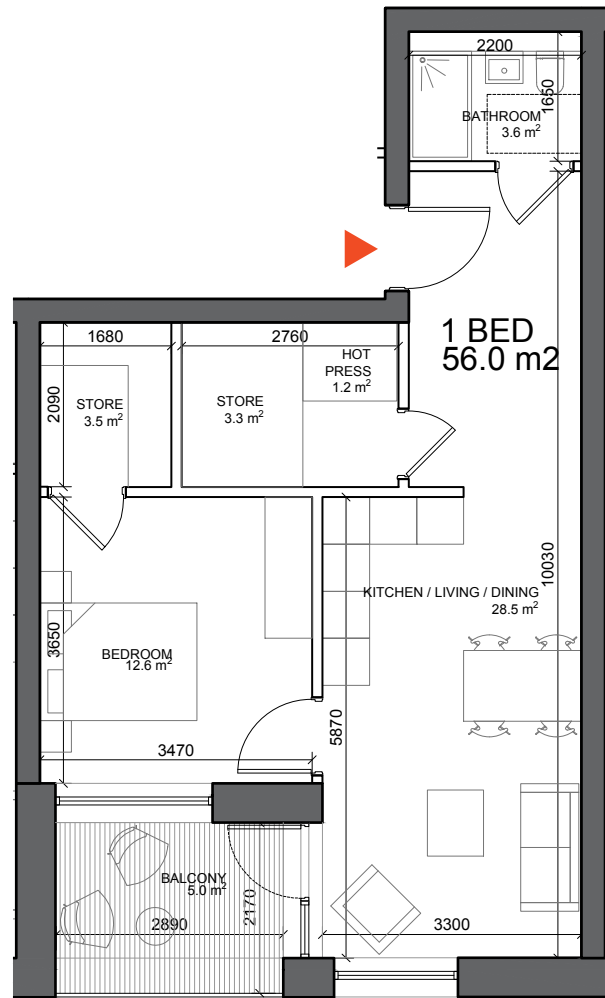
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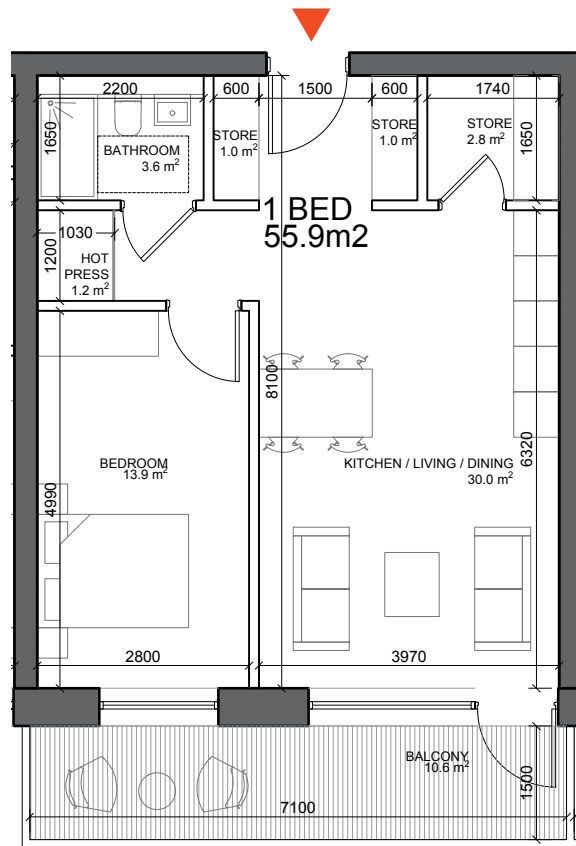
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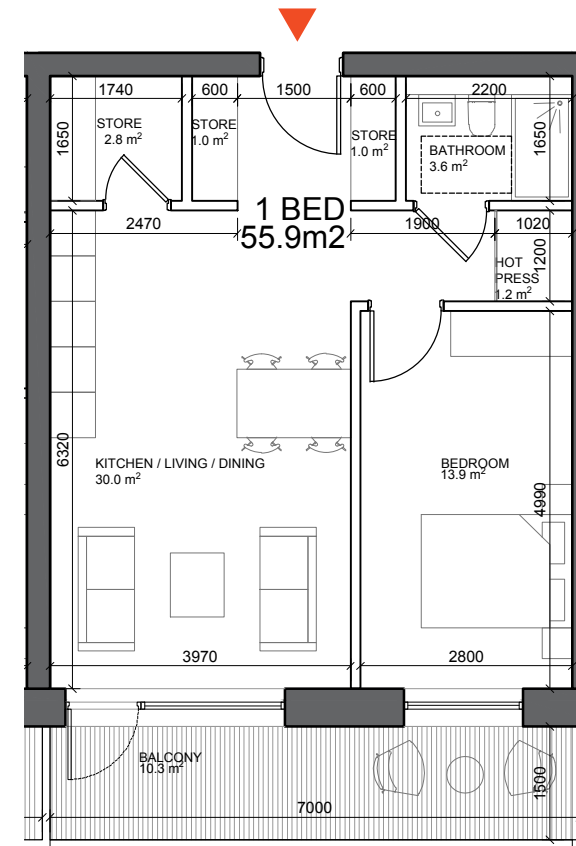
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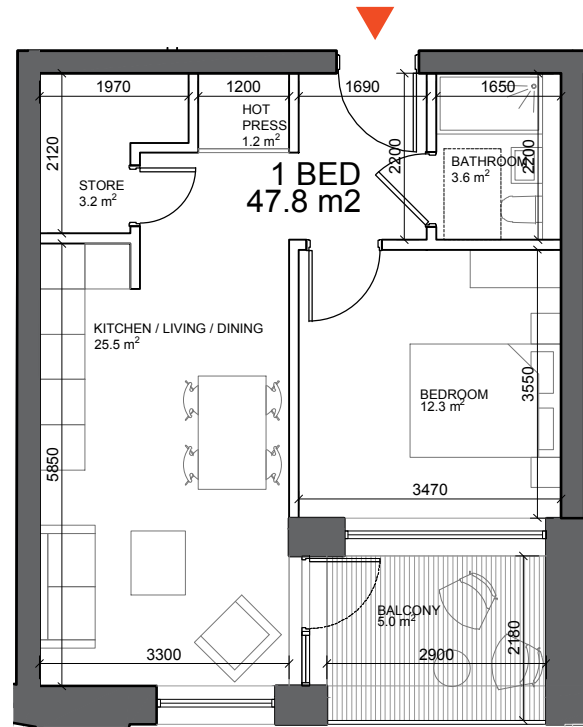
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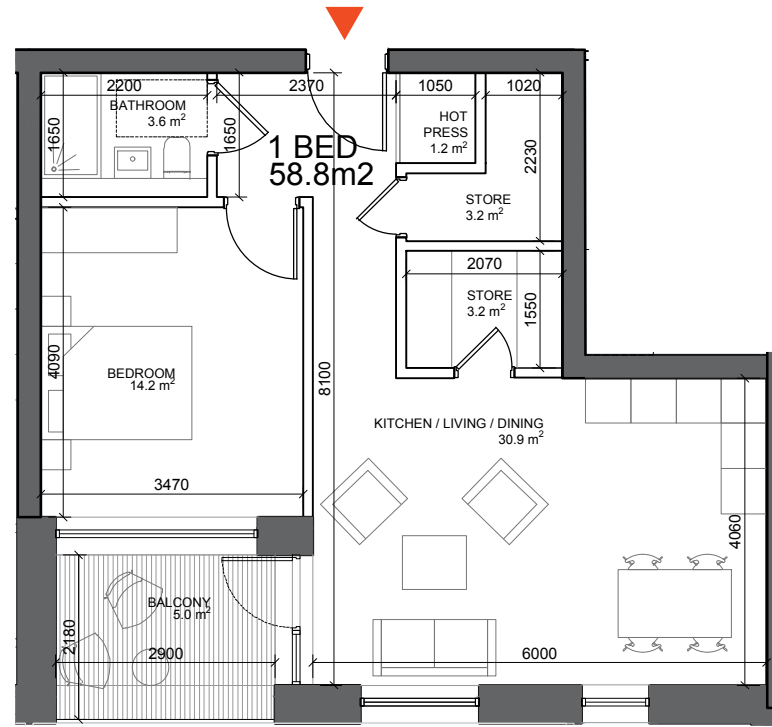
APT 1B - S - 4B

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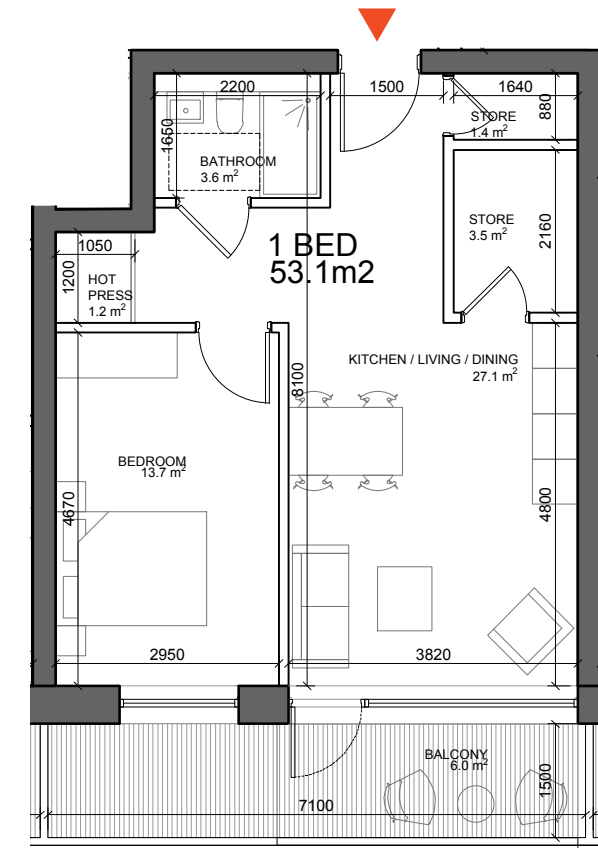
APT 1B - S - 5

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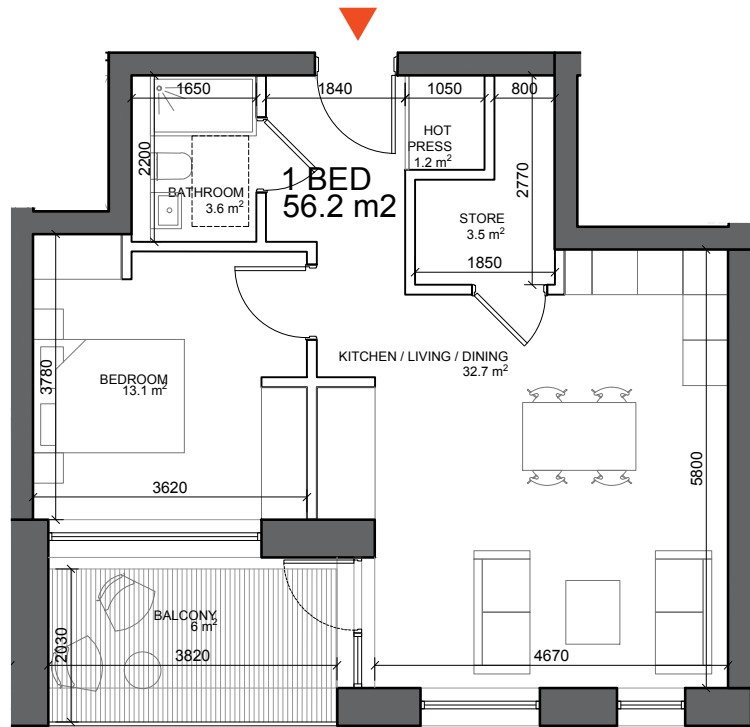
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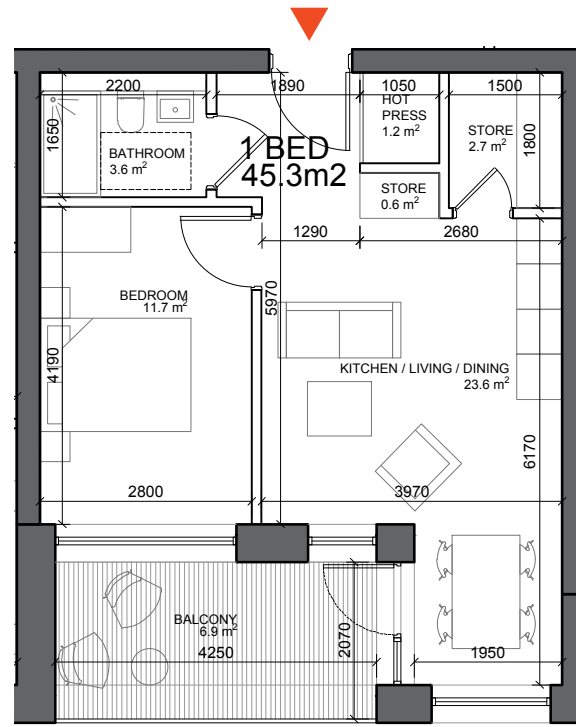
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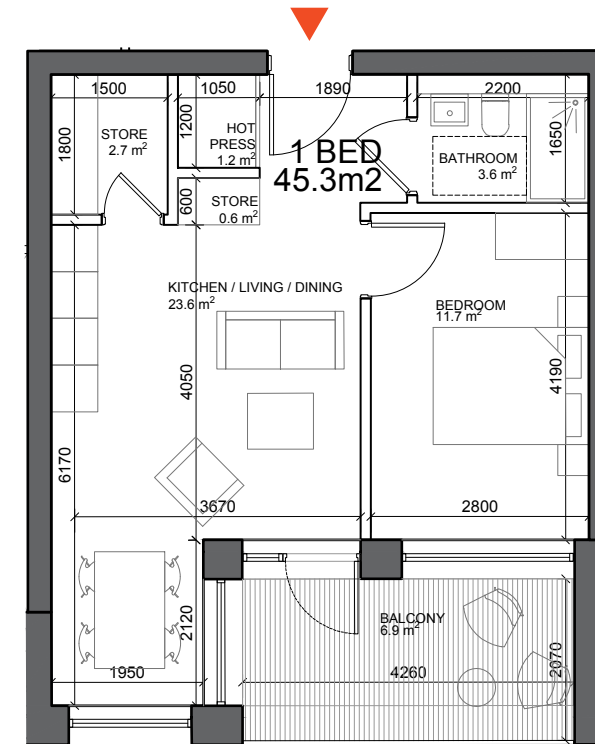
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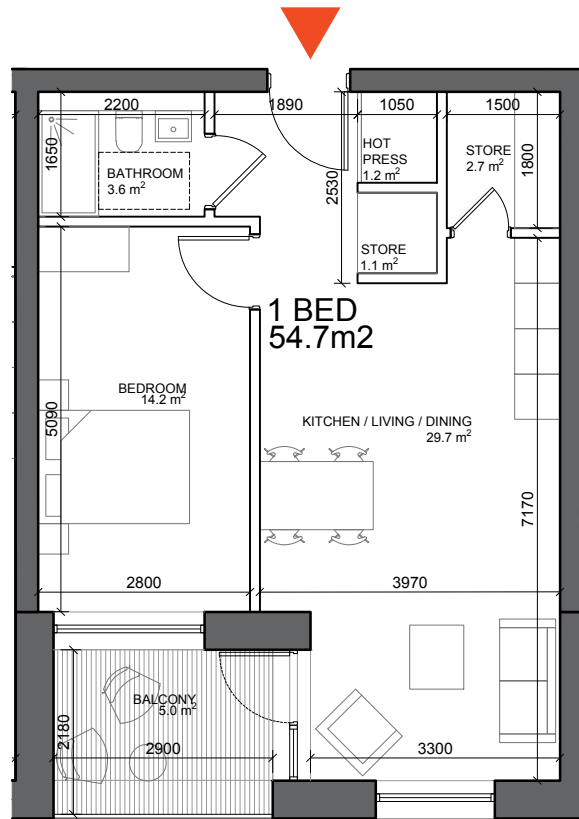
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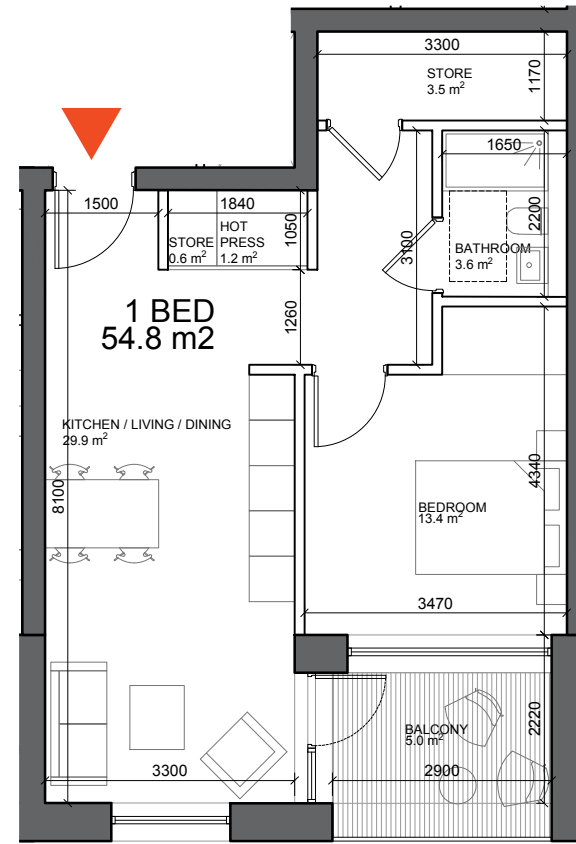
APT 1B - S - 9B

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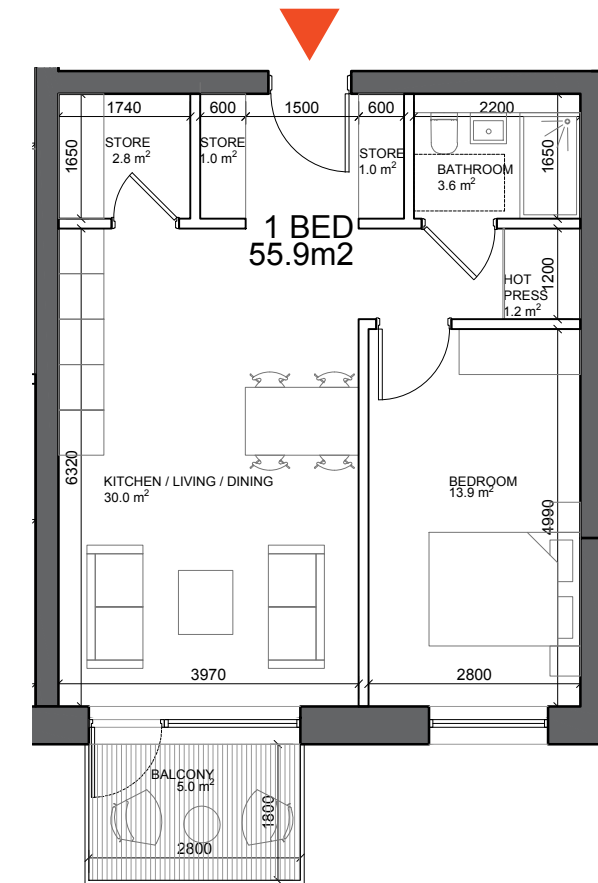
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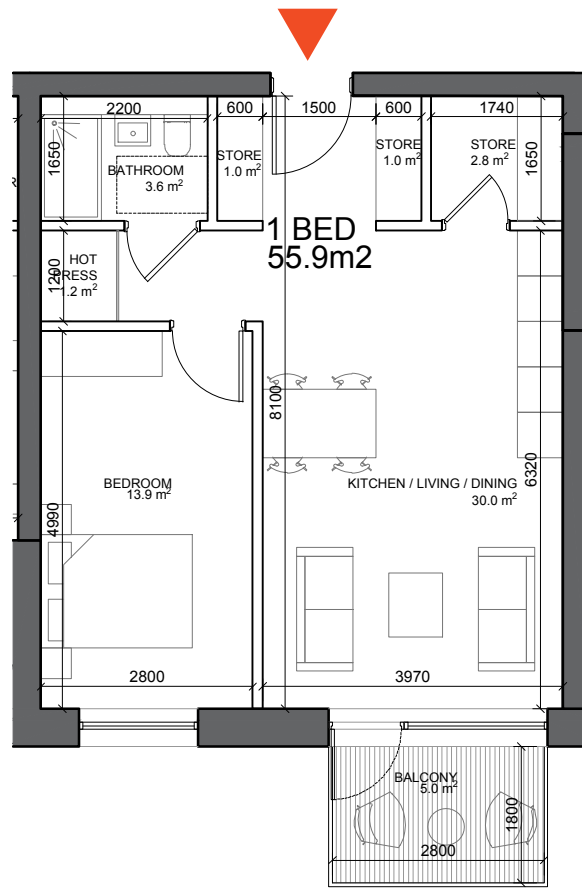
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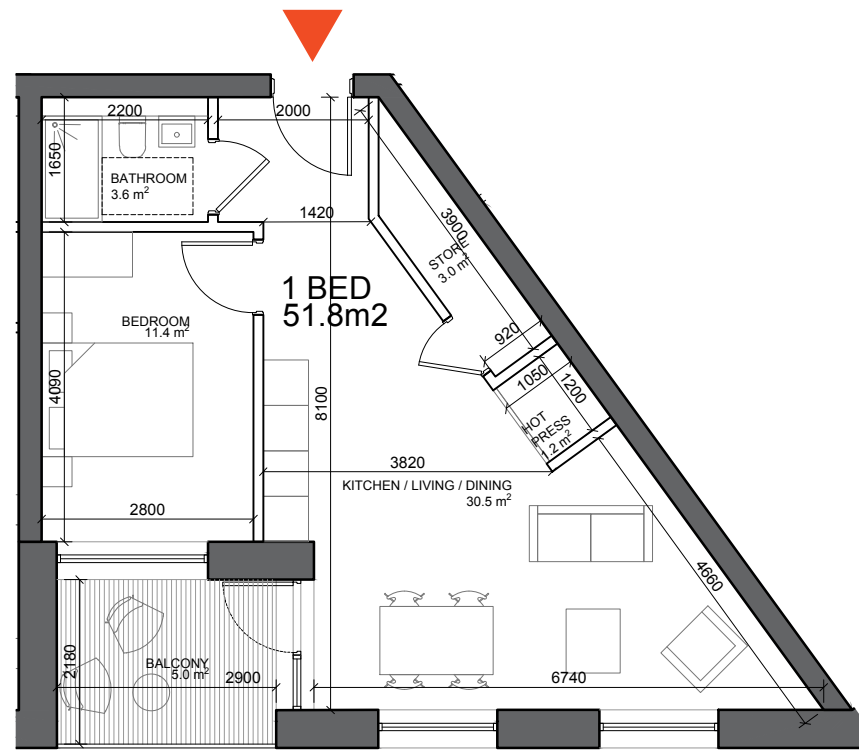
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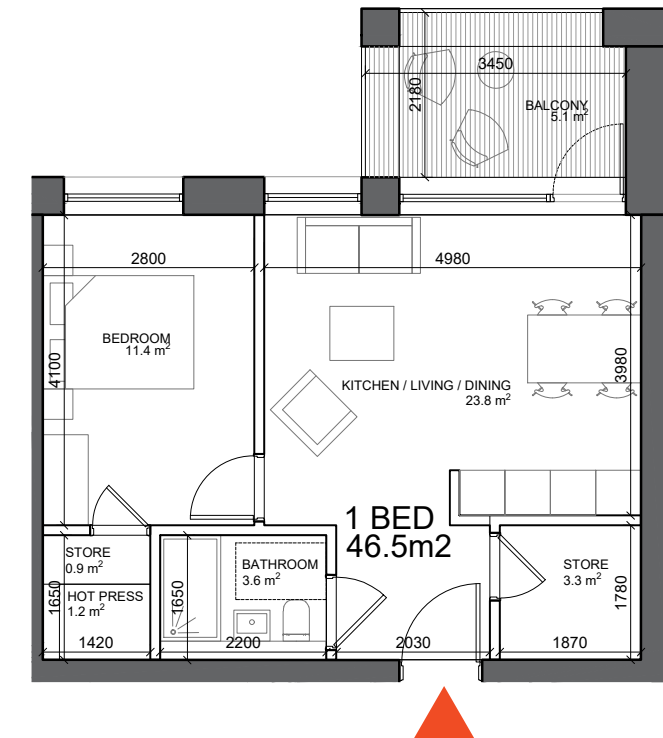
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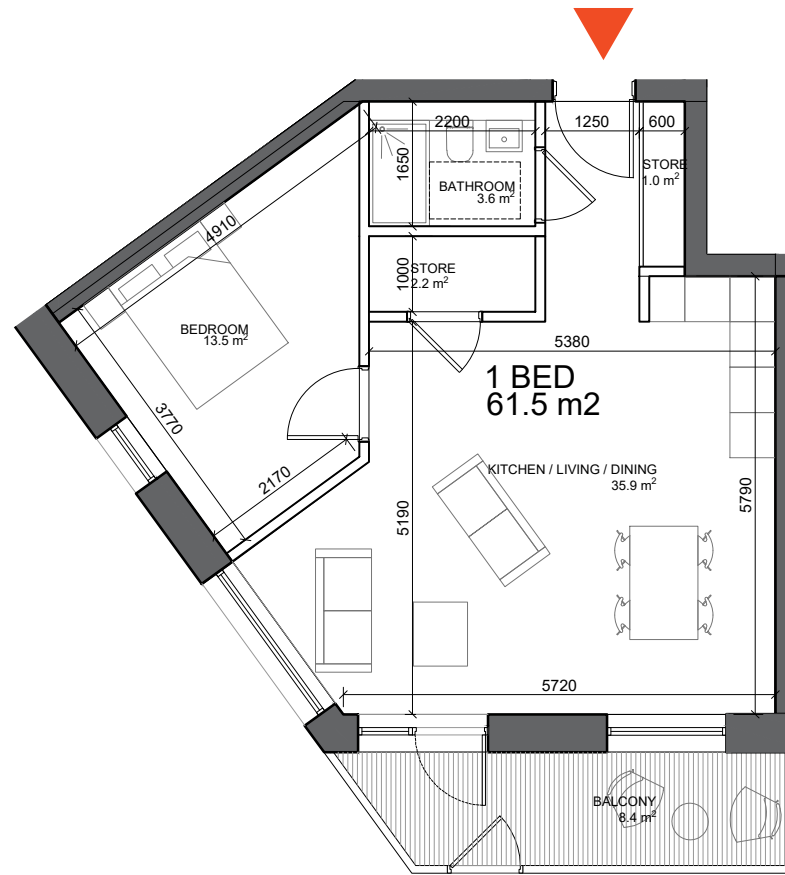
APT 1B - S - 13

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APT 1B - S - 14

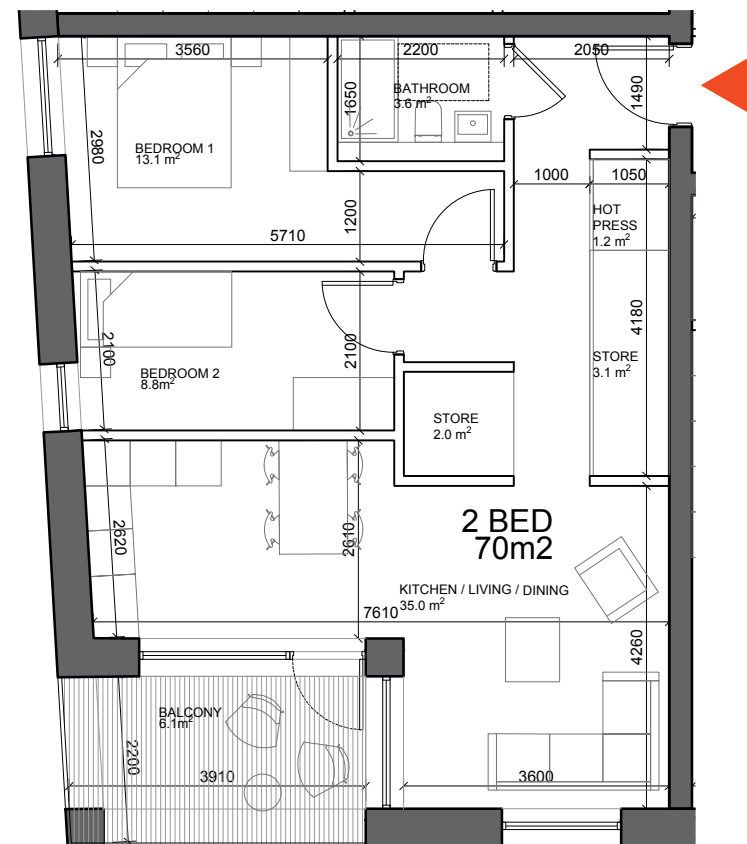
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APT 1B - D - 4

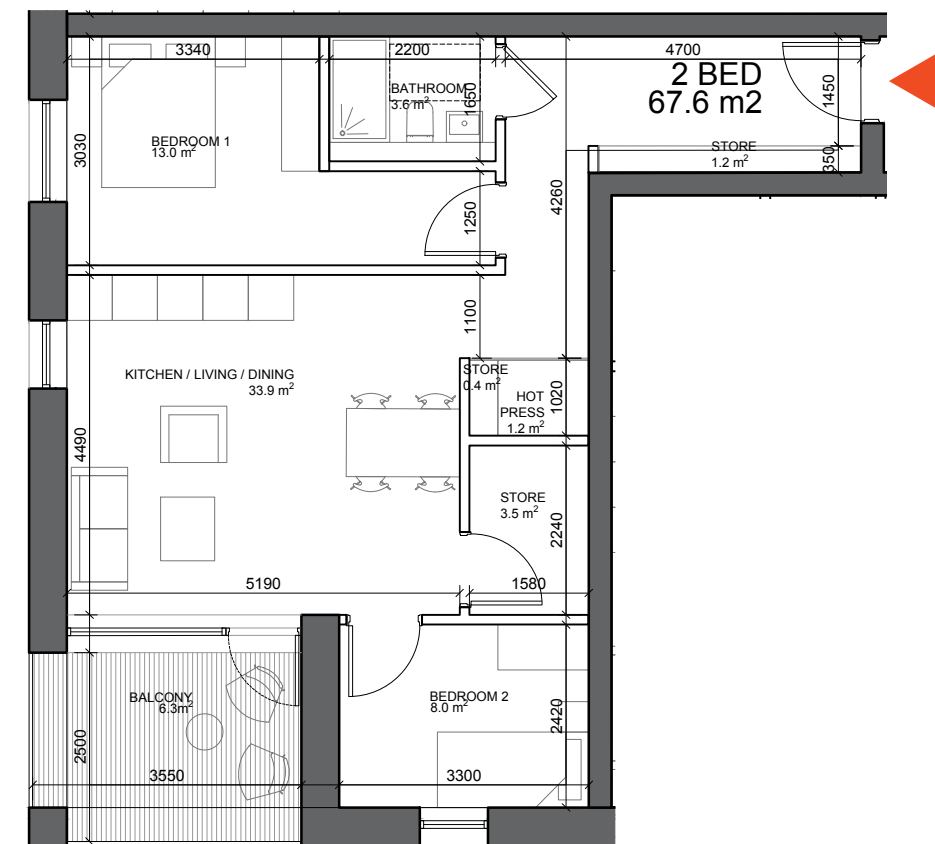
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Apartment Unit Types: 2 Bed (3 Person)



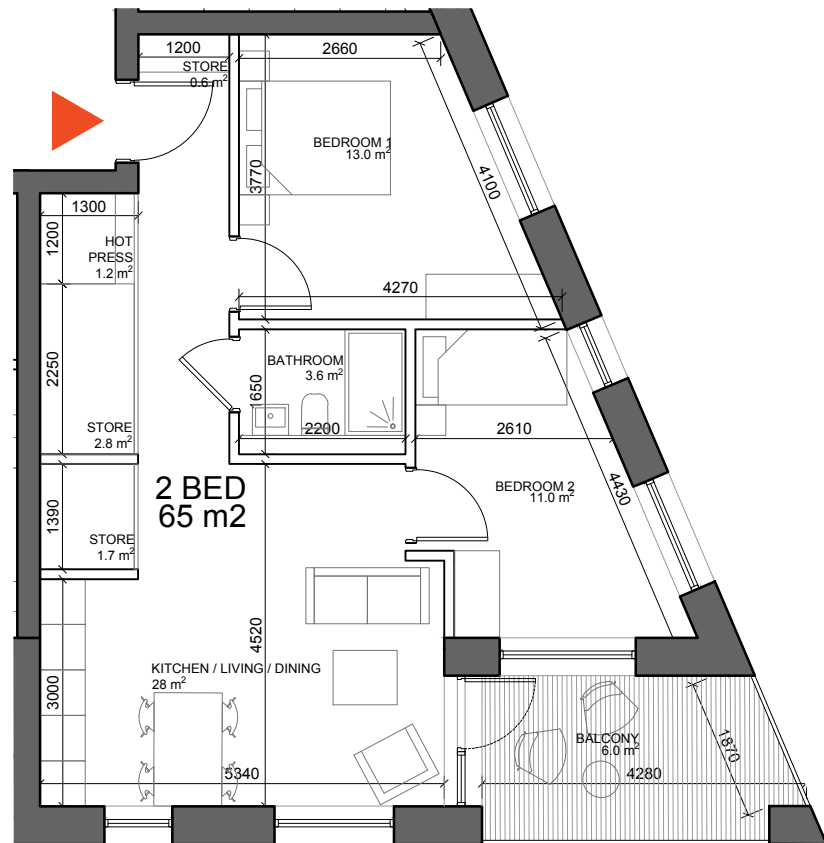
APT 2B - D - PB - 5

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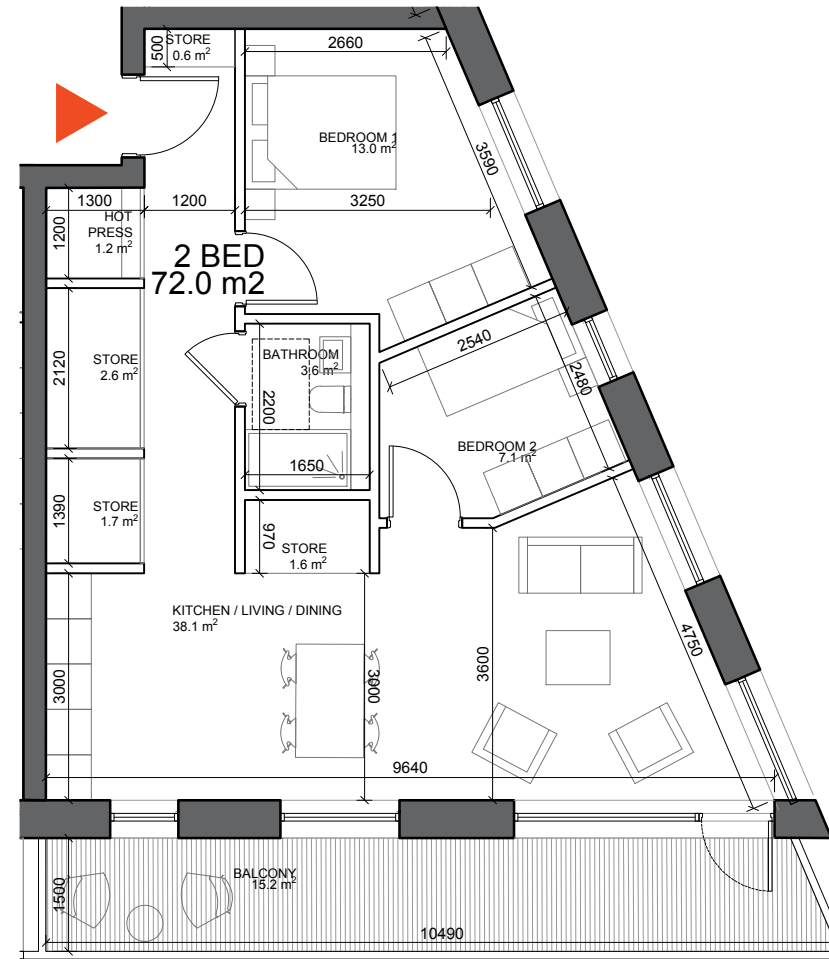
APT 2B - D - PD - 3

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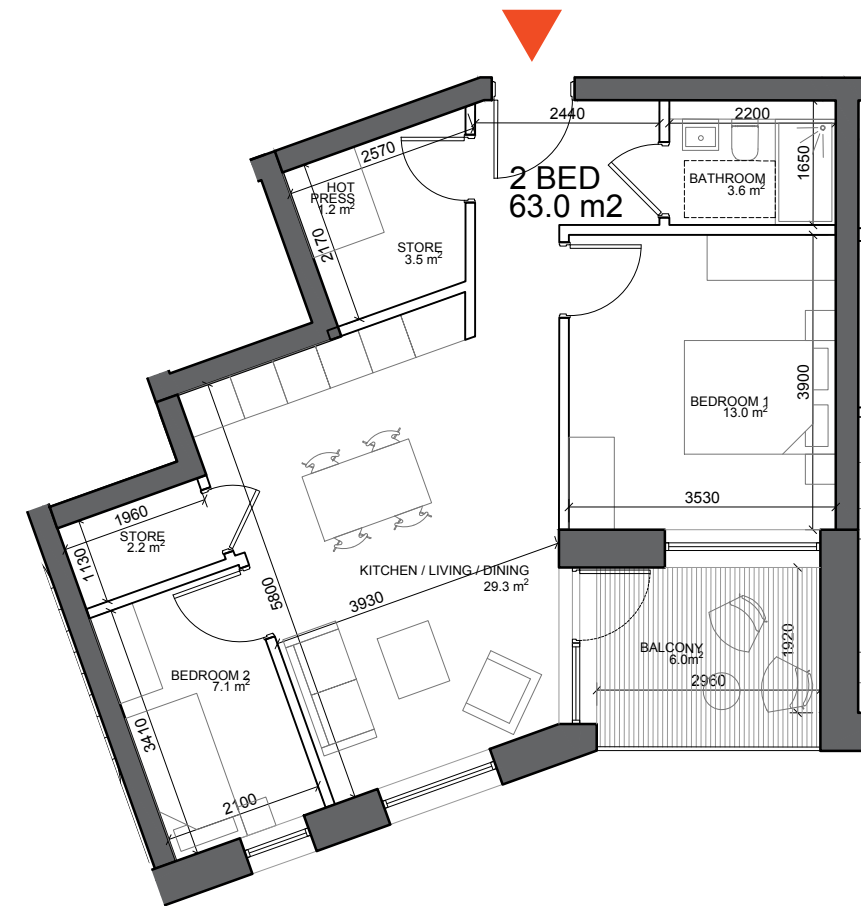
APT 2B - D - PE - 4

1:100



APT 2B - D - PE - 7

1:100



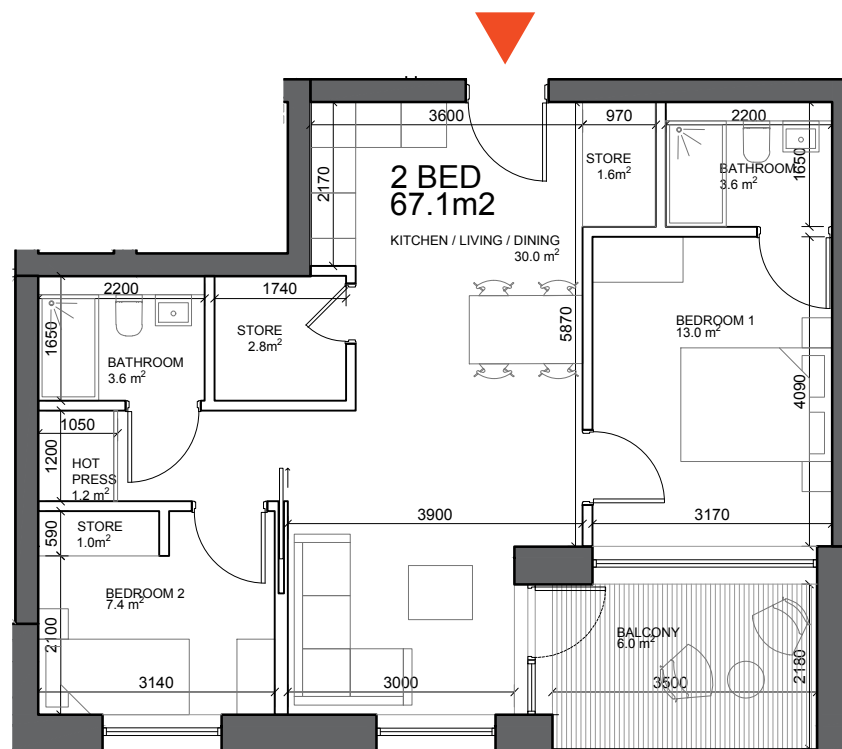
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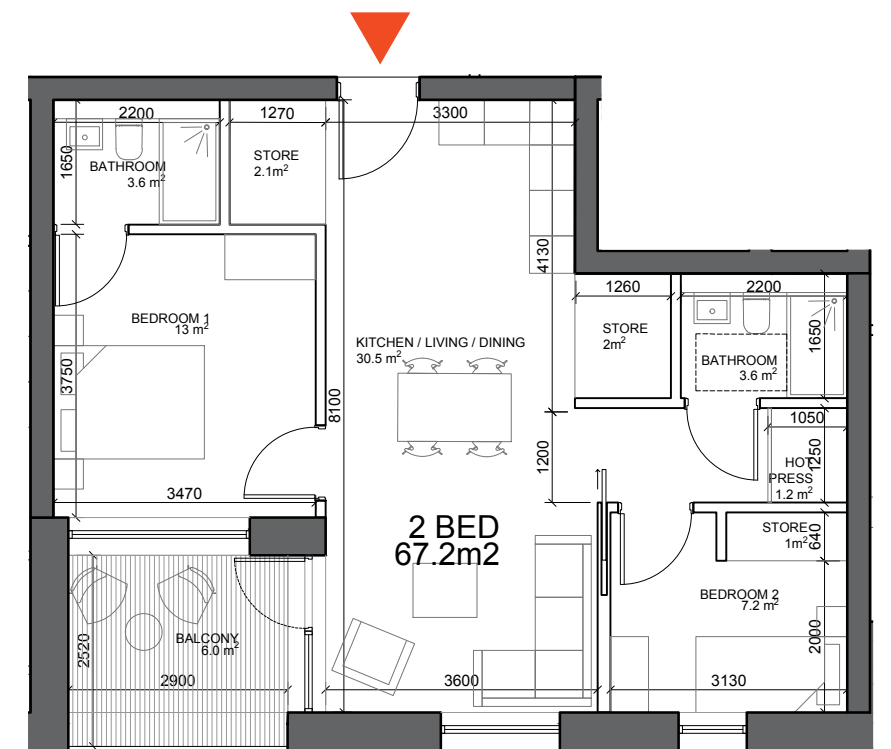
APT 2B - S - 1C

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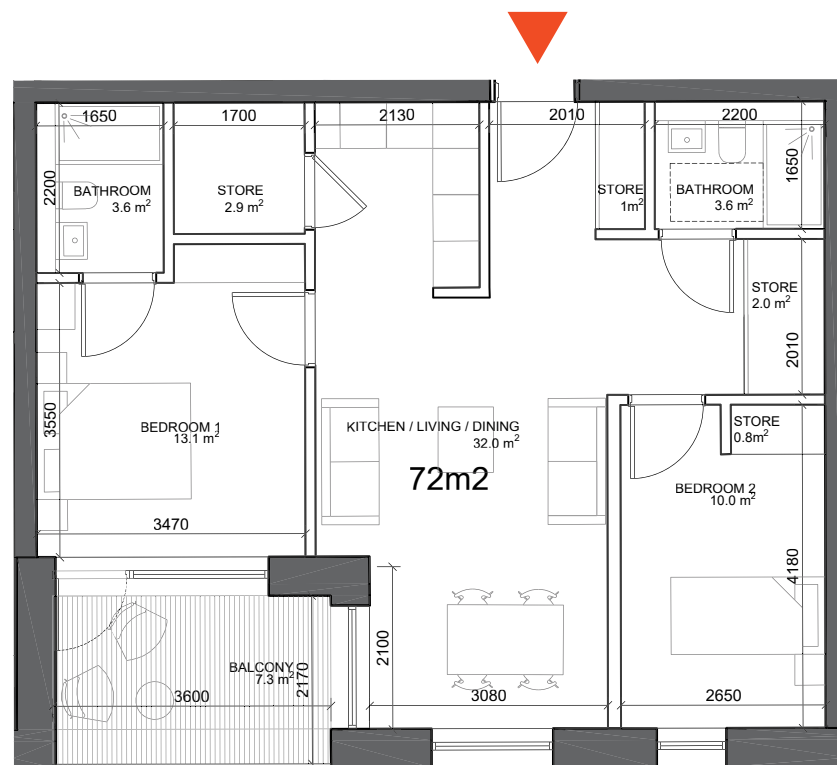
APT 2B - S - 8A

1:100



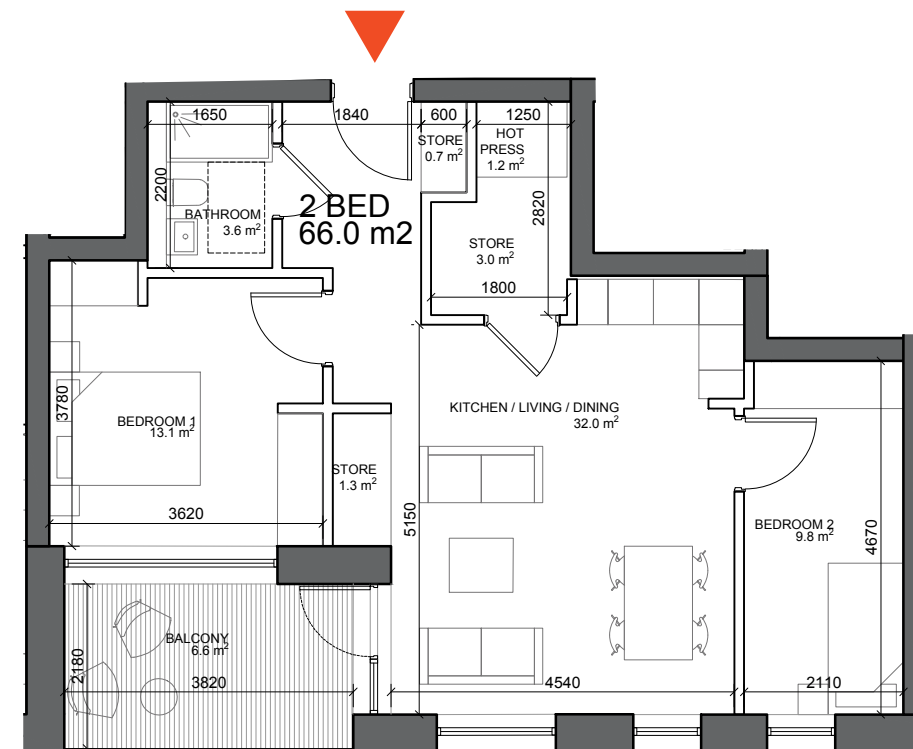
APT 2B - S - 8B

1:100



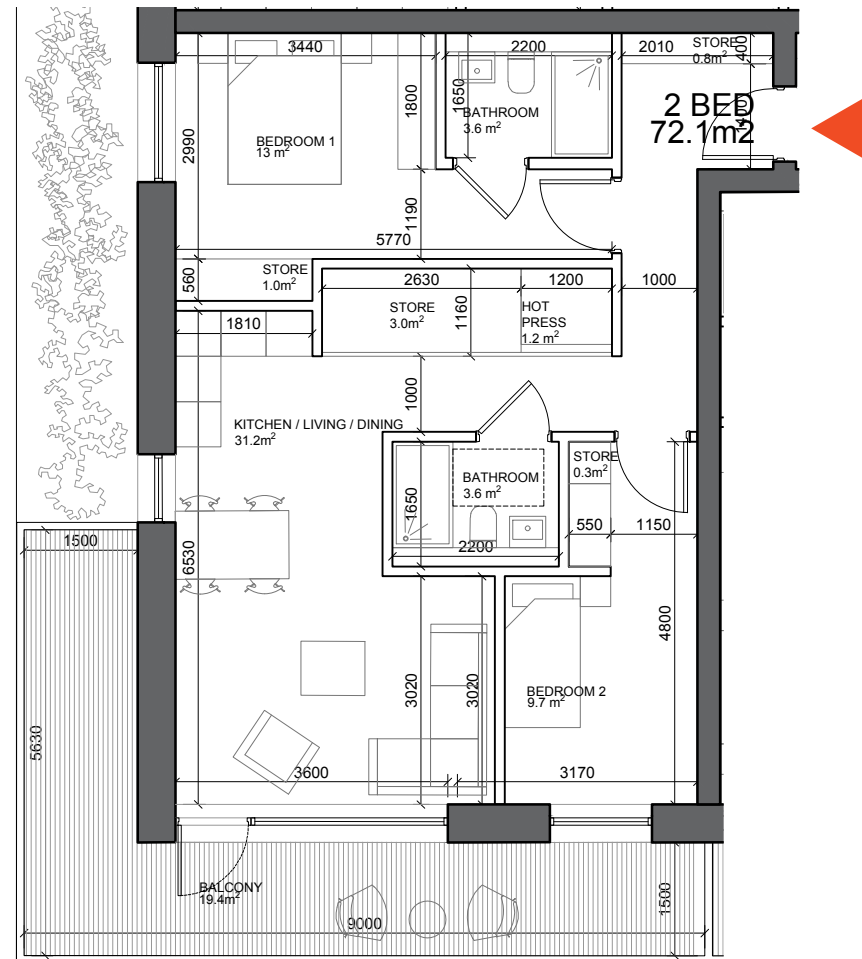
APT 2B - S - 14

1:100



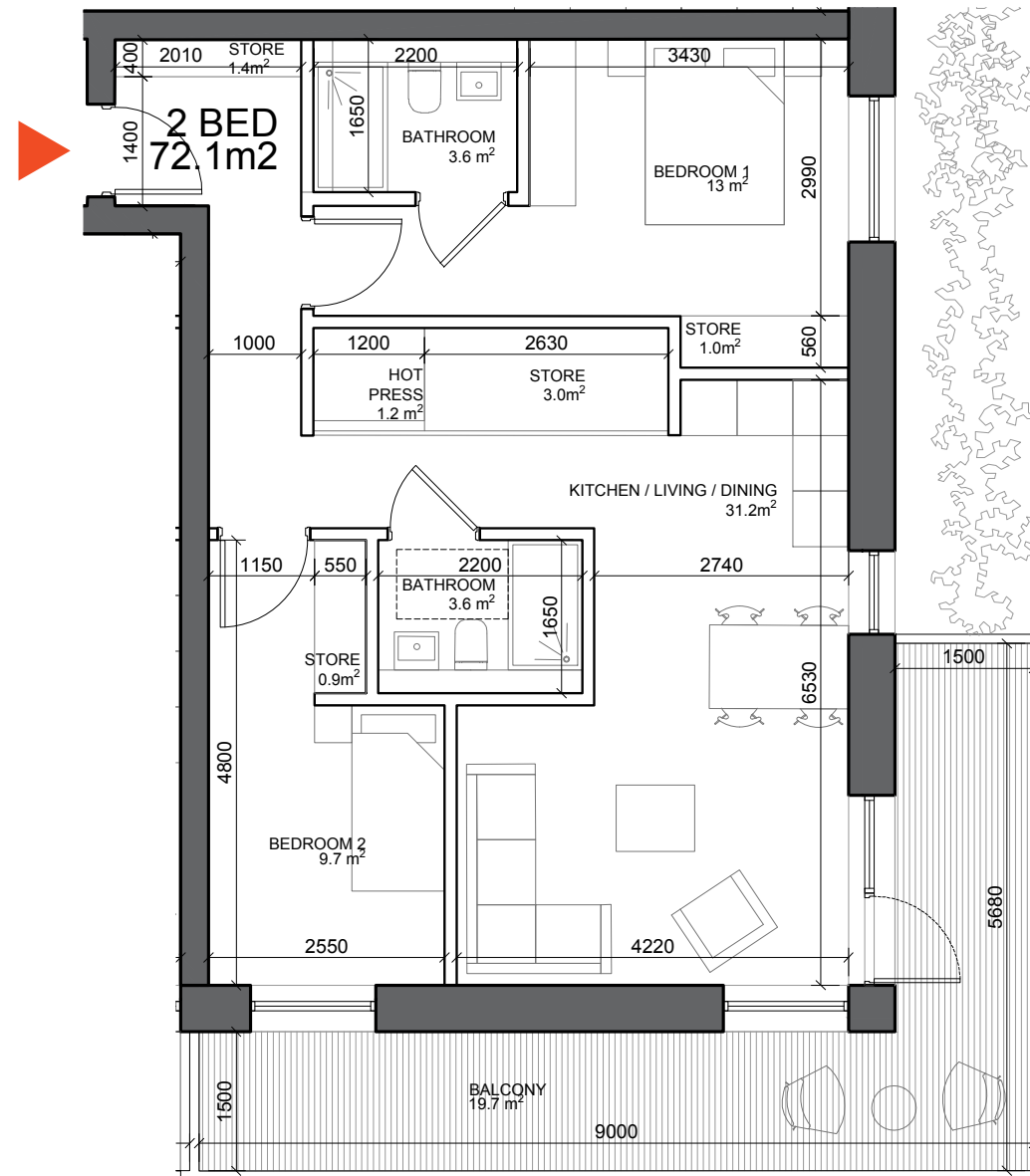
APT 2B - S - 22

1:100



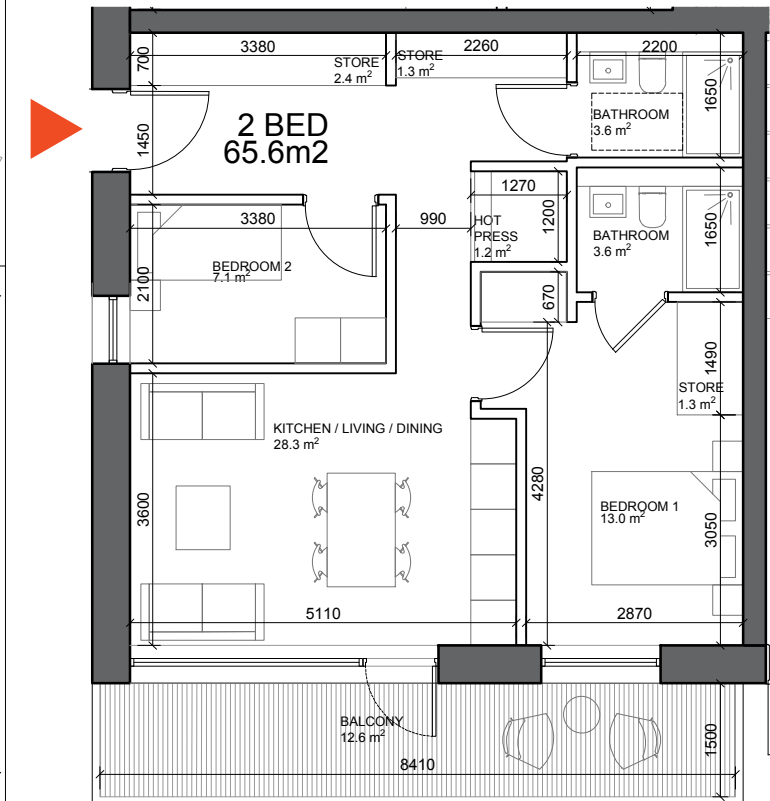
APT 2B - D - PD - 1A

1:100



APT 2B - D - PD - 1B

1:100



APT 2B - D - PF - 4

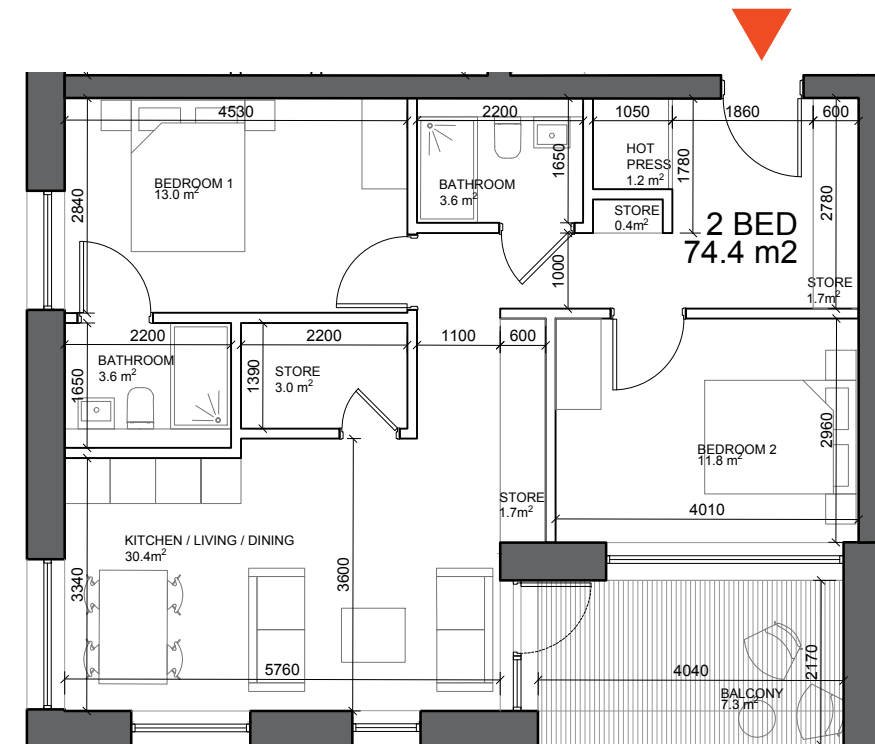
1:100

Apartment Unit Types: 2 Bed (4 Person)



APT 2B - D - PE - 3

1:100



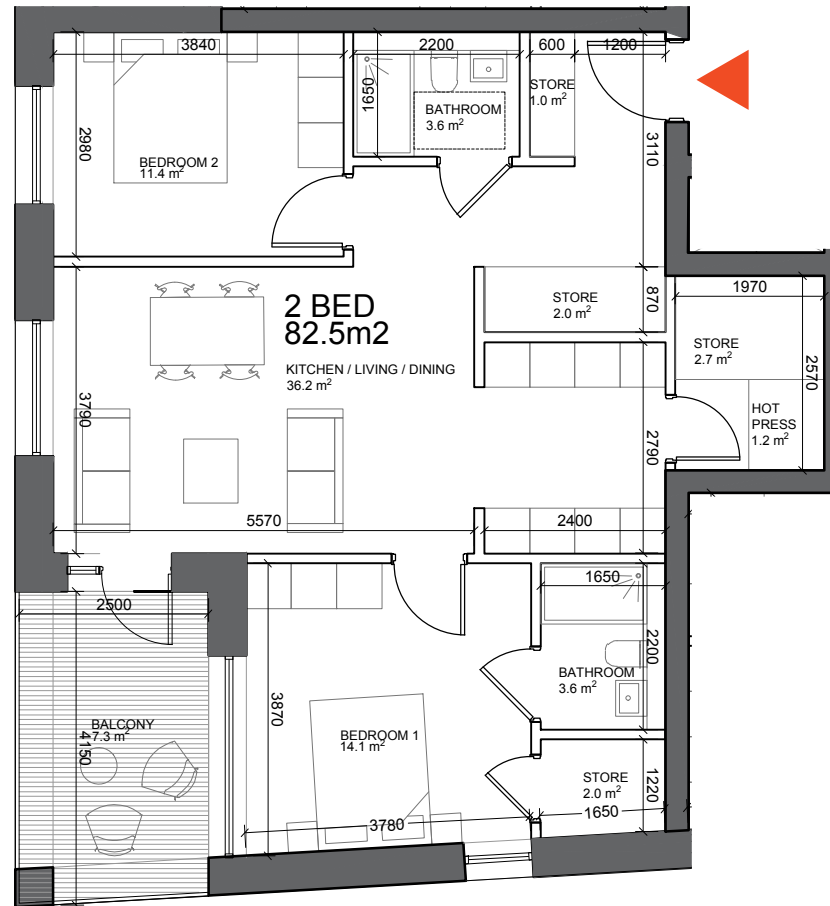
APT 2B - D - PE - 15

1:100



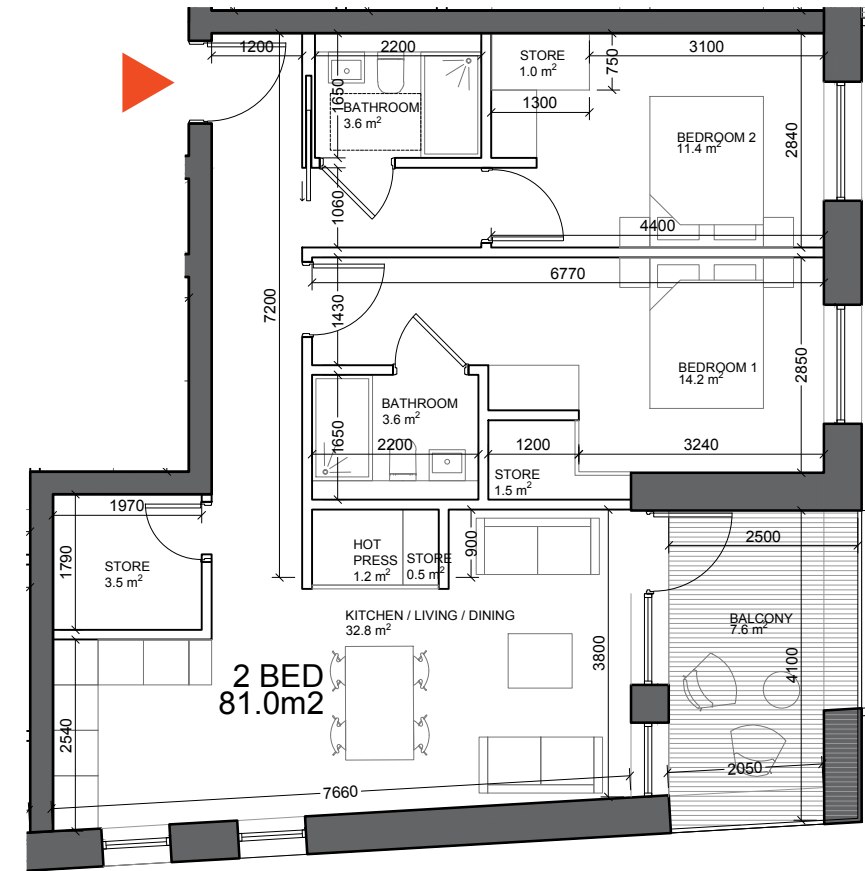
APT 2B - D - PE - 16

1:100



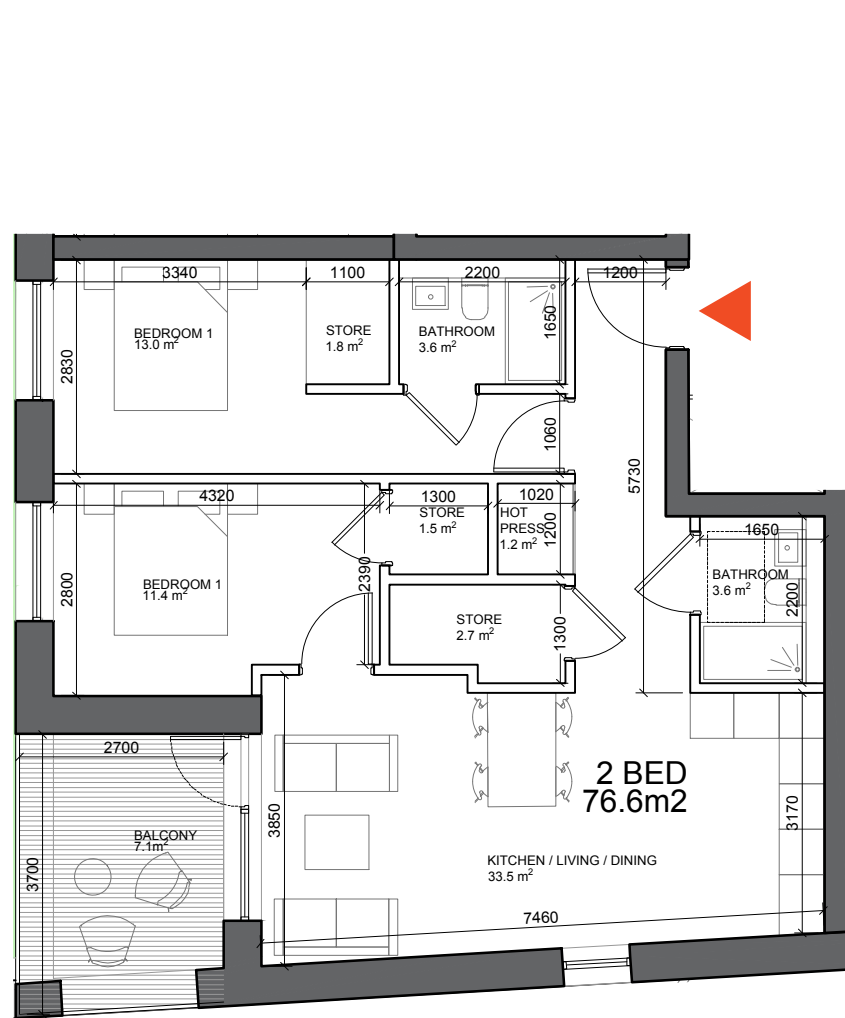
APT 2B - D - PA - 1

1:100



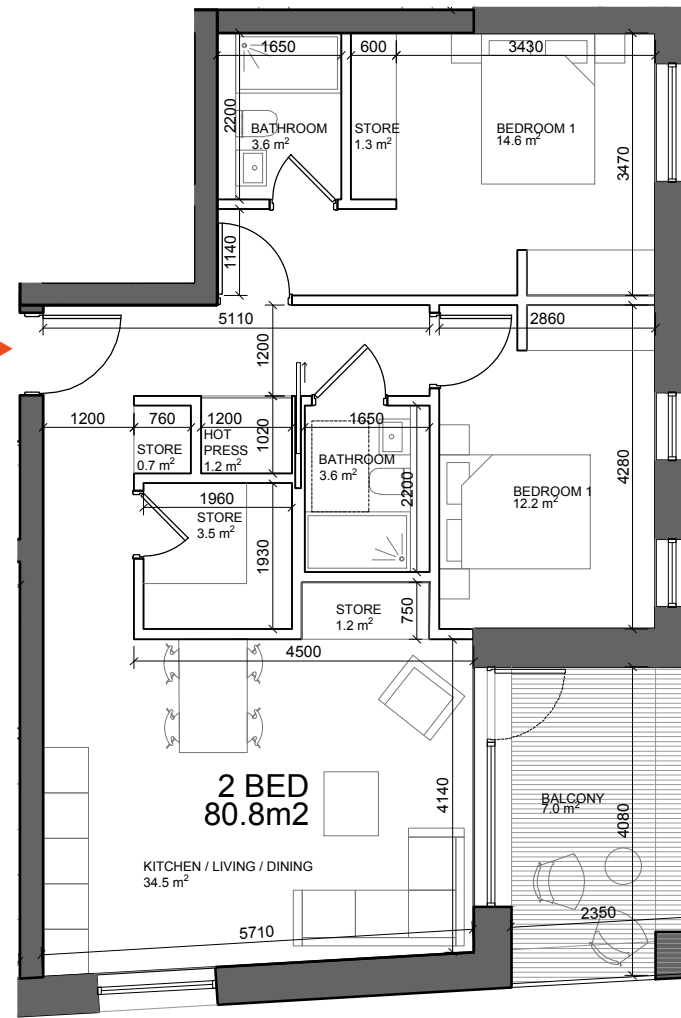
APT 2B - D - PA - 2

1:100



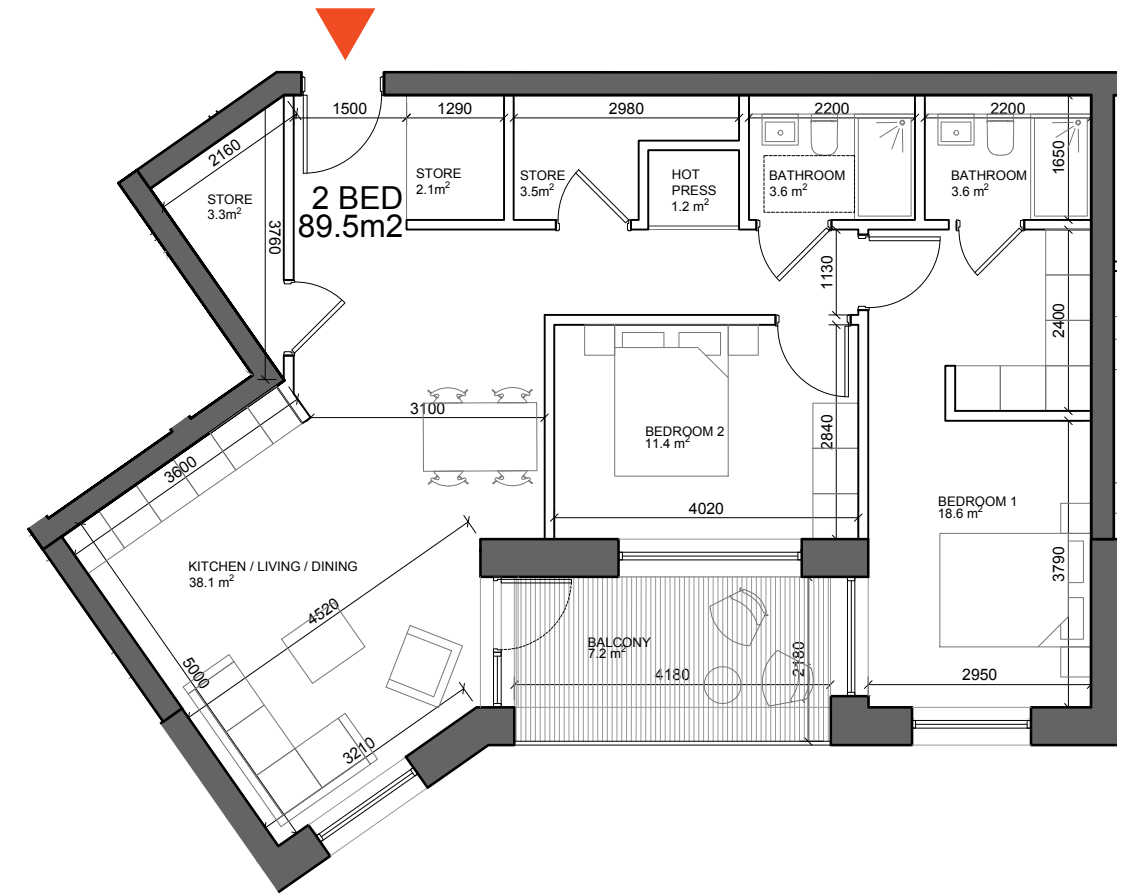
APT 2B - D - PA - 3

1:100



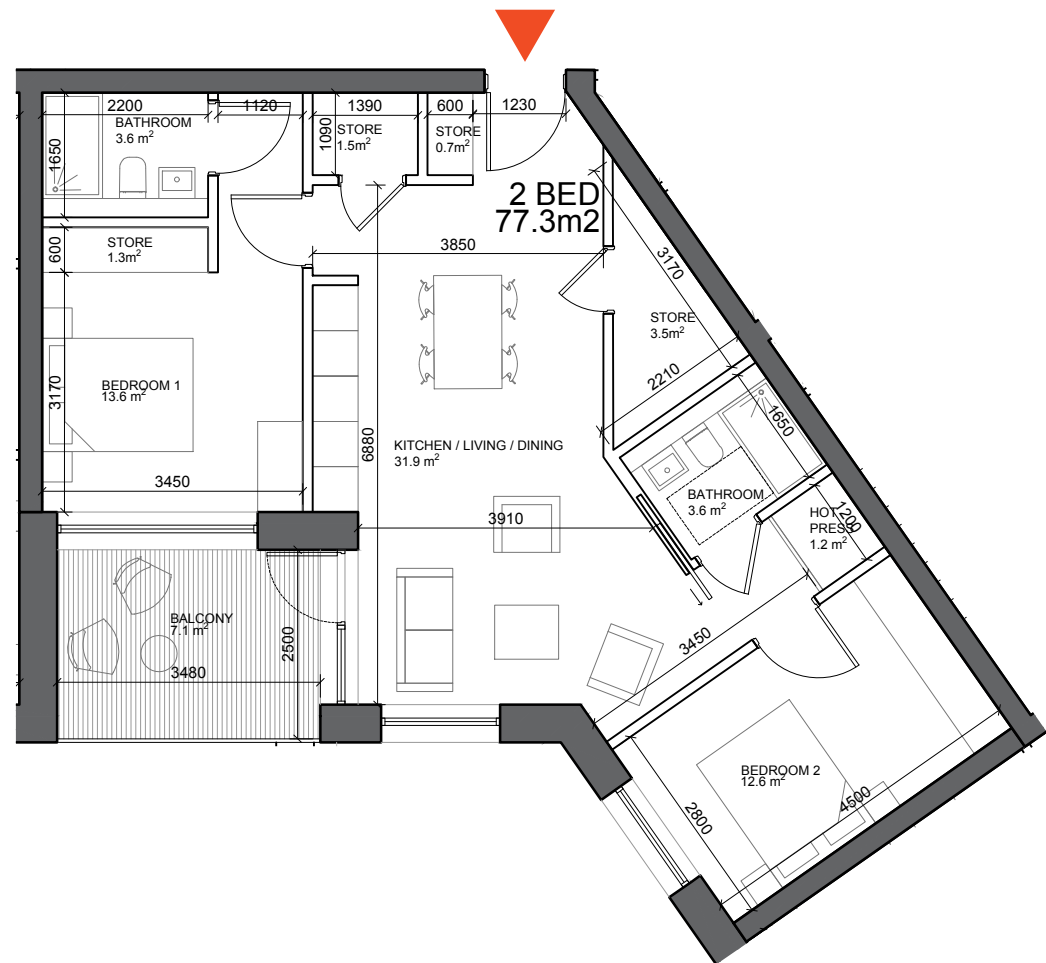
APT 2B - D - PA - 4

1:100



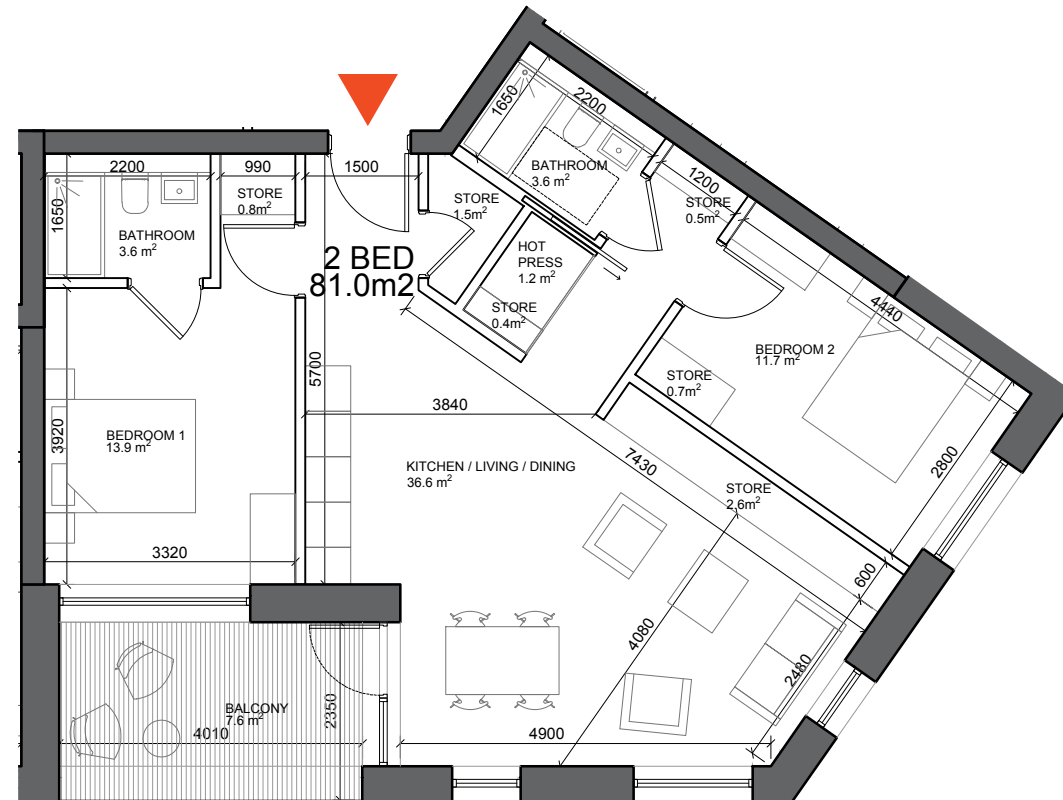
APT 2B - D - PA - 5

1:100



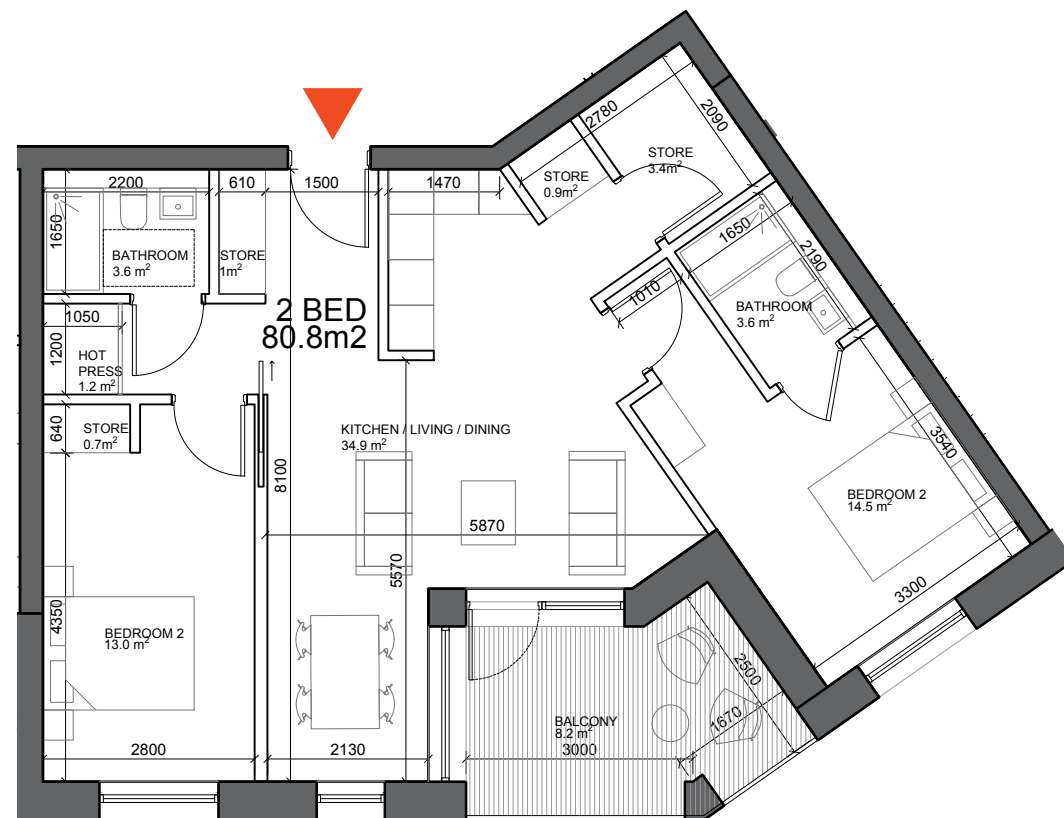
APT 2B - D - PA - 6

1:100



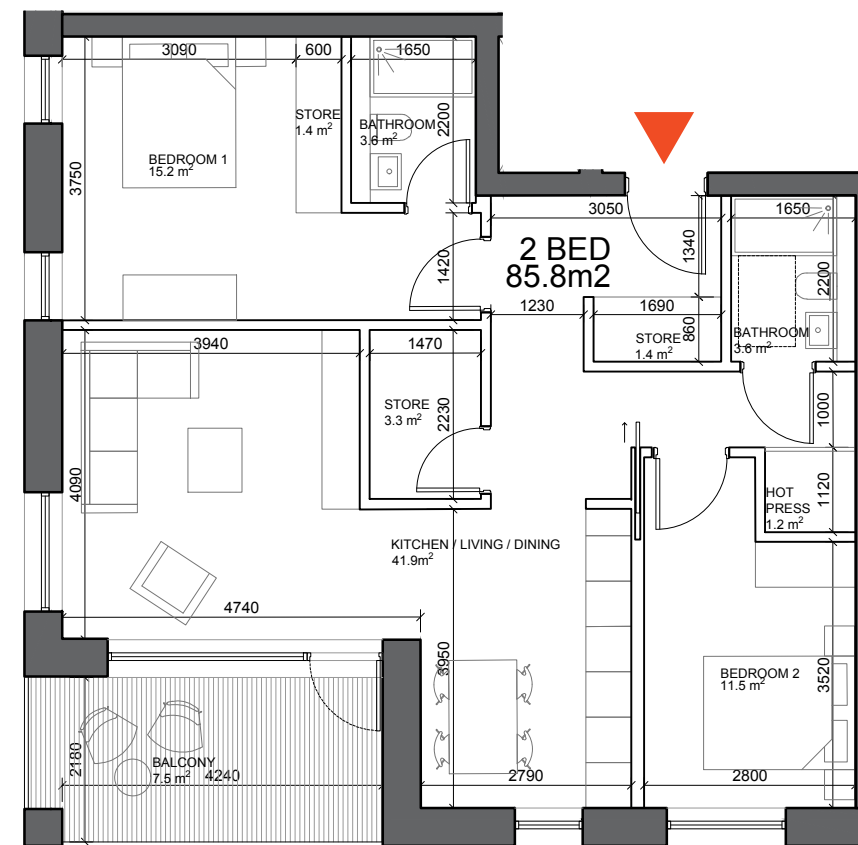
APT 2B - D - PA - 7

1:100



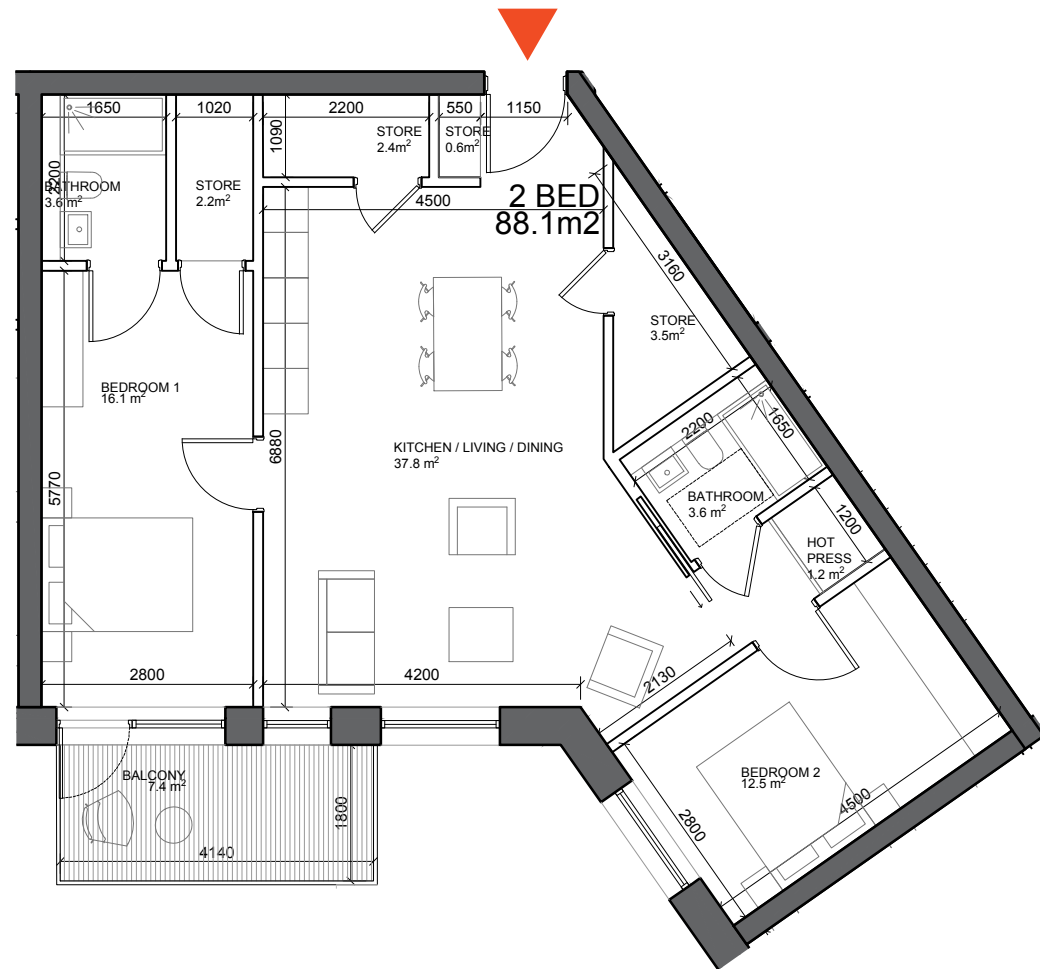
APT 2B - D - PA - 8

1:100



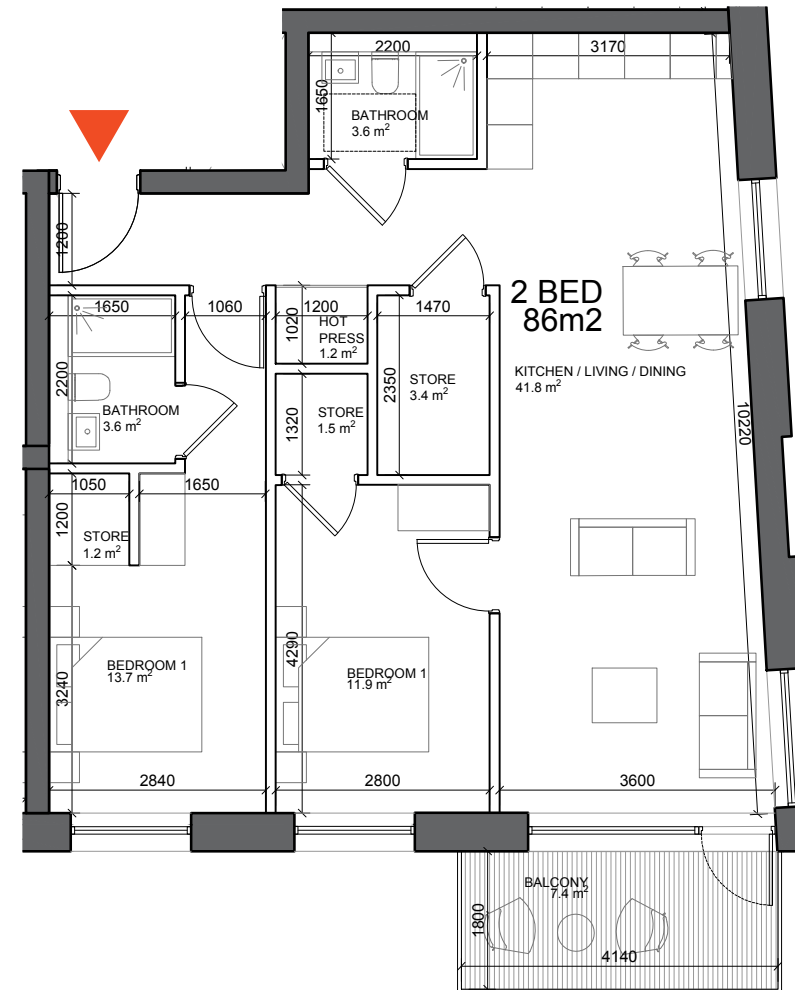
APT 2B - D - PA - 9

1:100



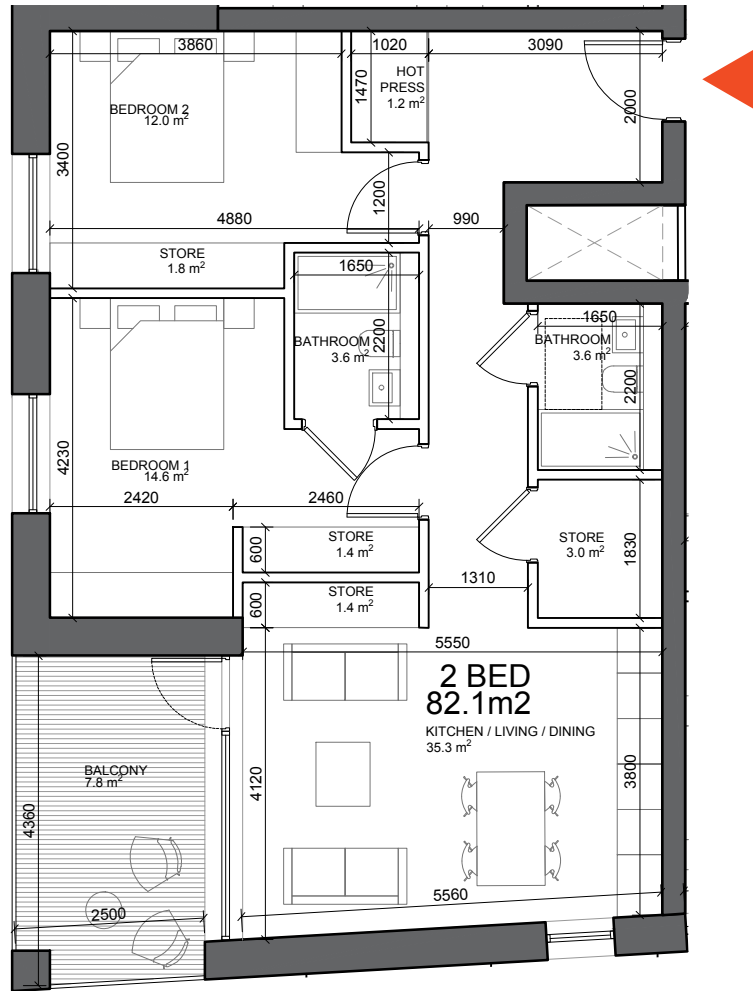
APT 2B - D - PA - 10

1:100



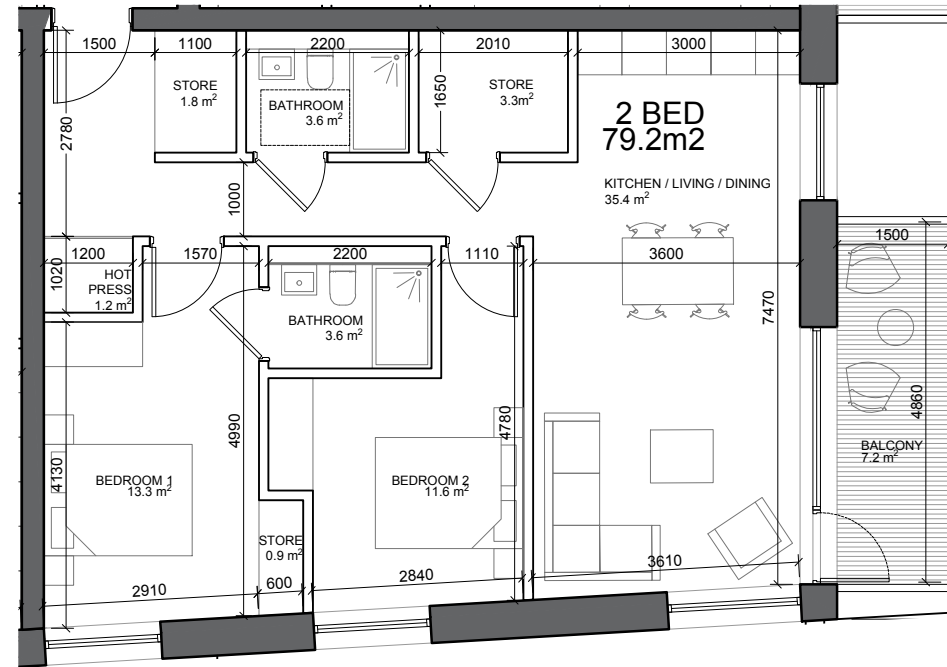
APT 2B - D - PA - 11

1:100



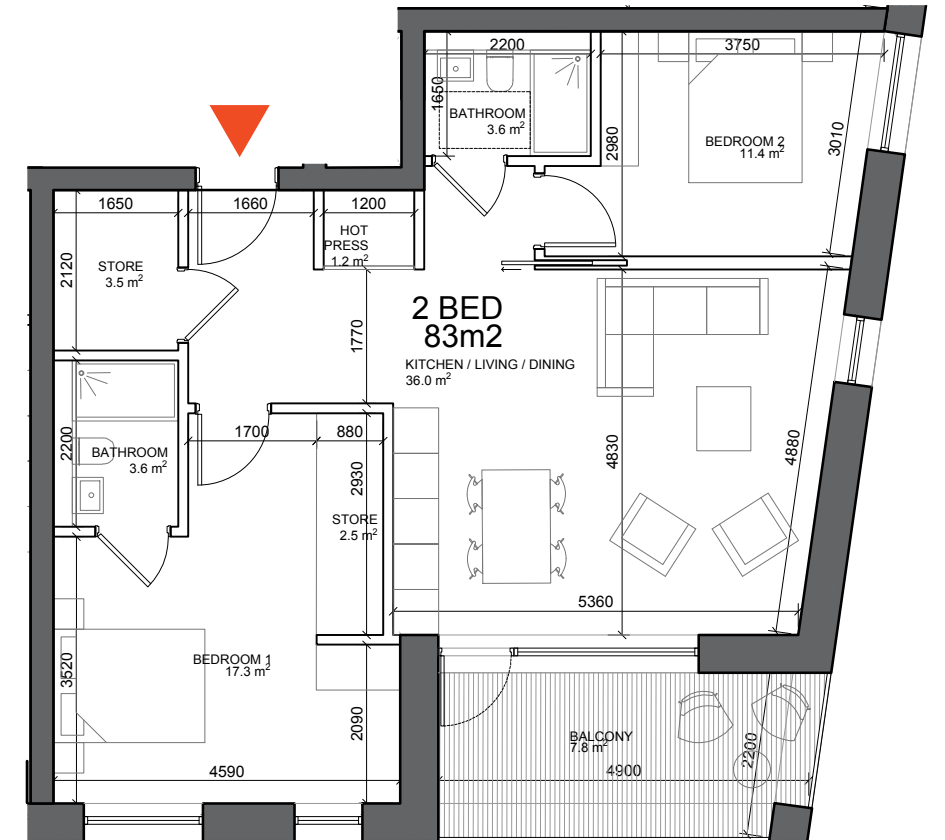
APT 2B - D - PB - 1

1:100



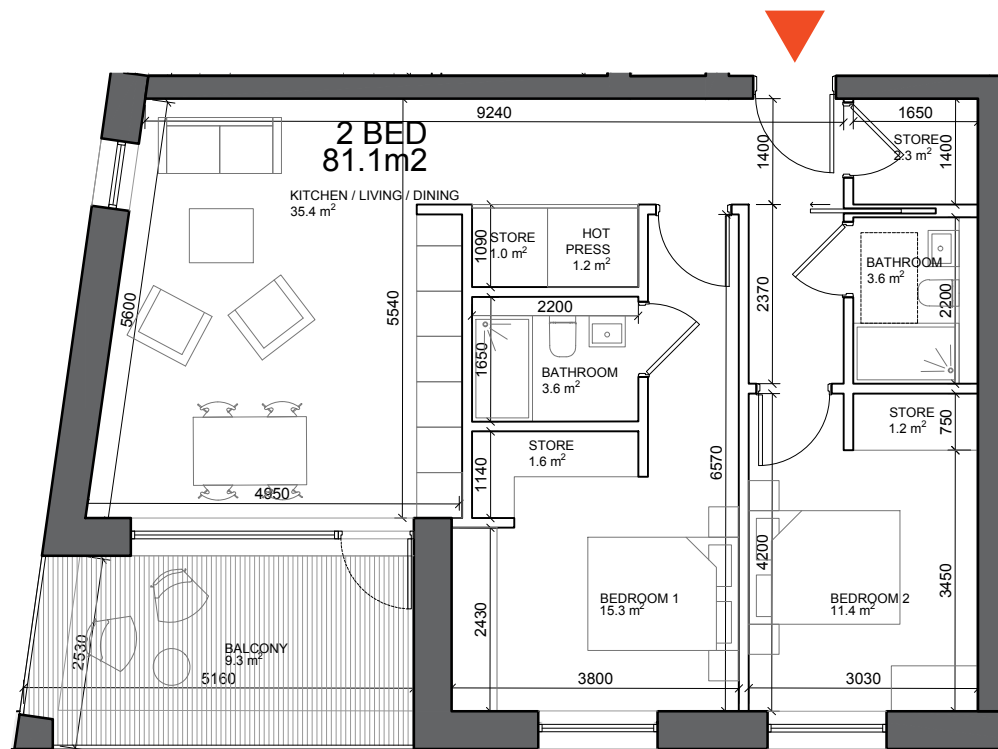
APT 2B - D - PB - 2

1:100



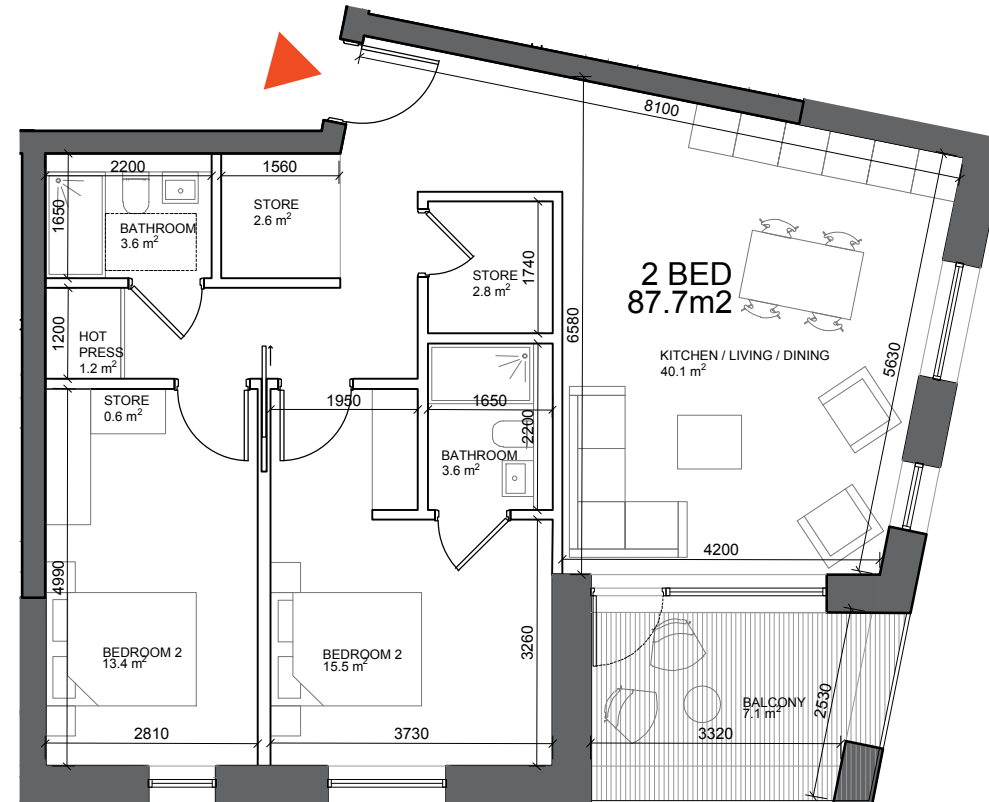
APT 2B - D - PB - 3

1:100



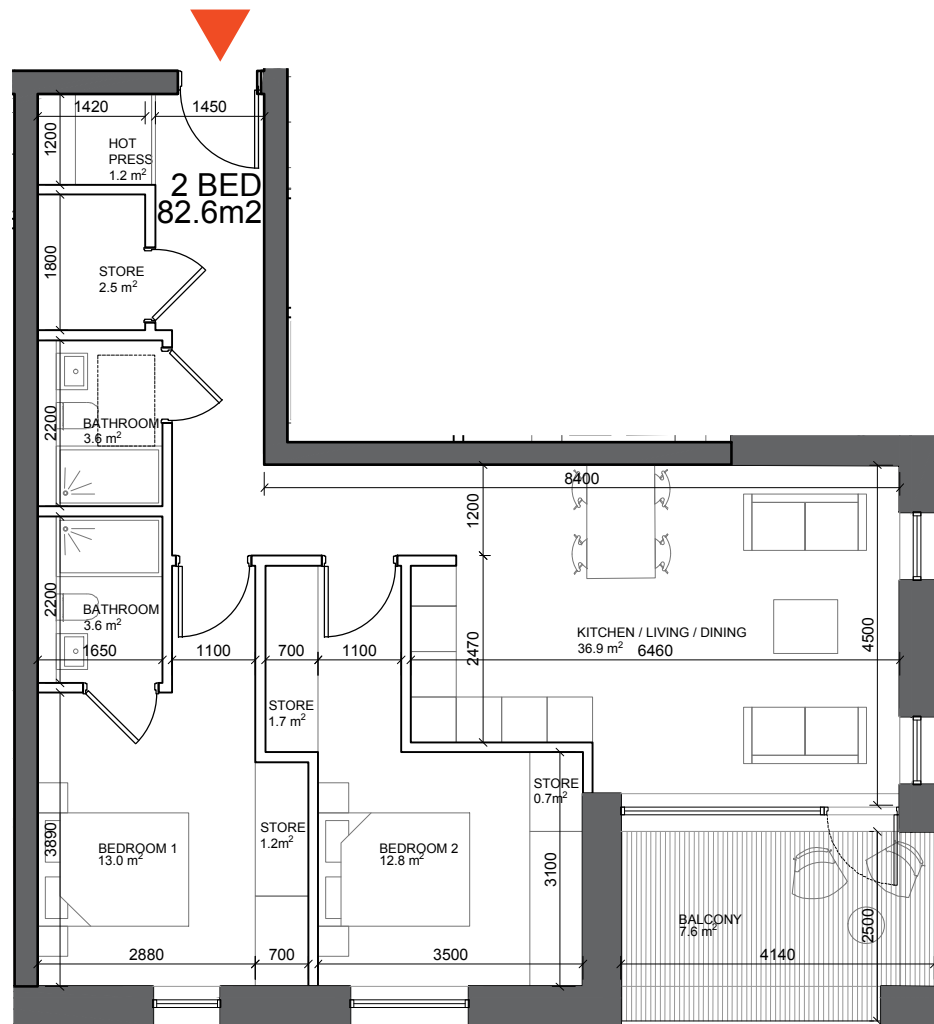
APT 2B - D - PB - 4

1:100



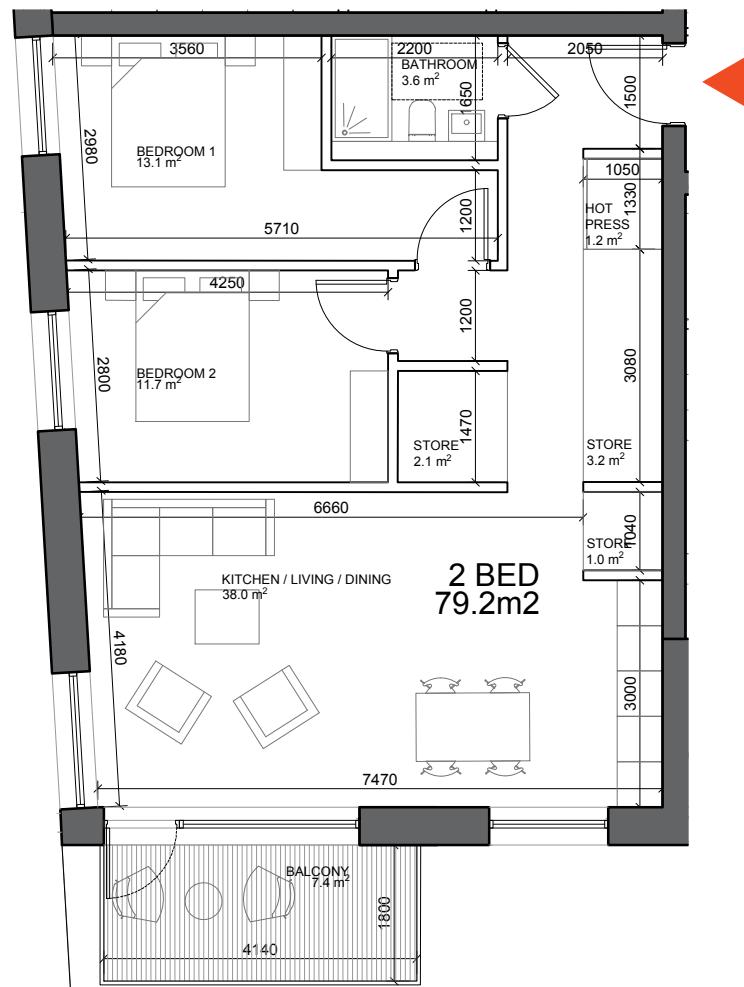
APT 2B - D - PB - 6

1:100



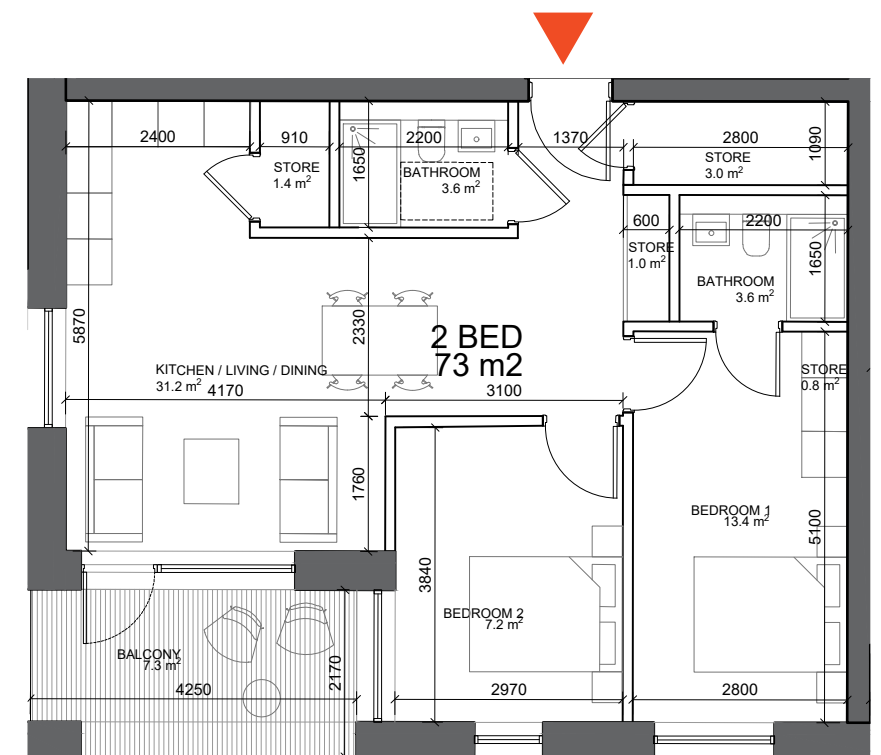
APT 2B - D - PB - 7

1:100



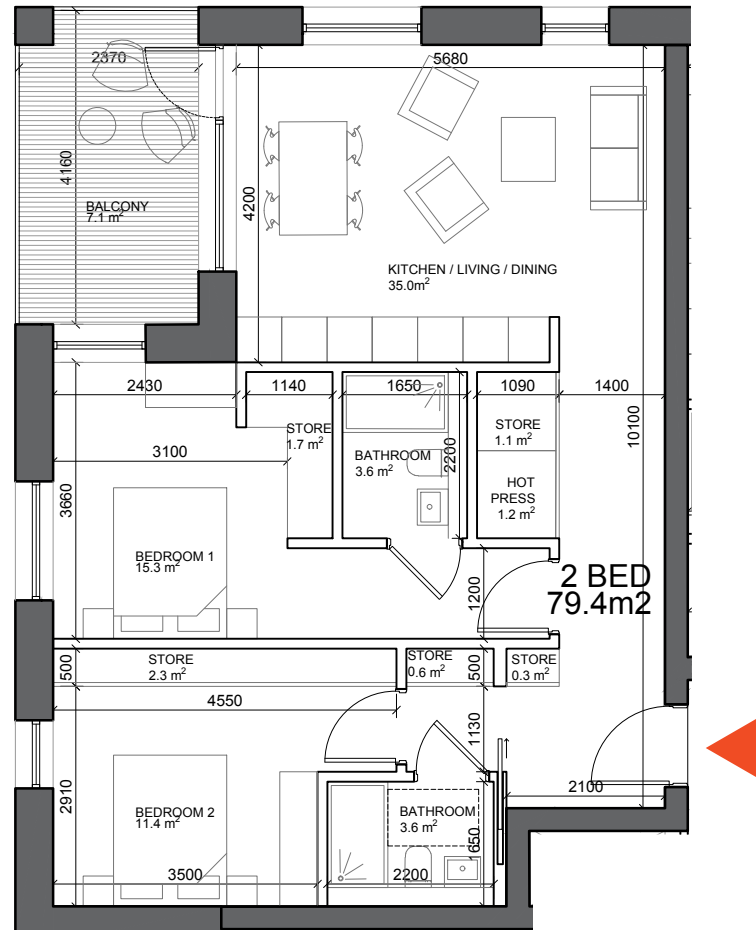
APT 2B - D - PB - 8

1:100



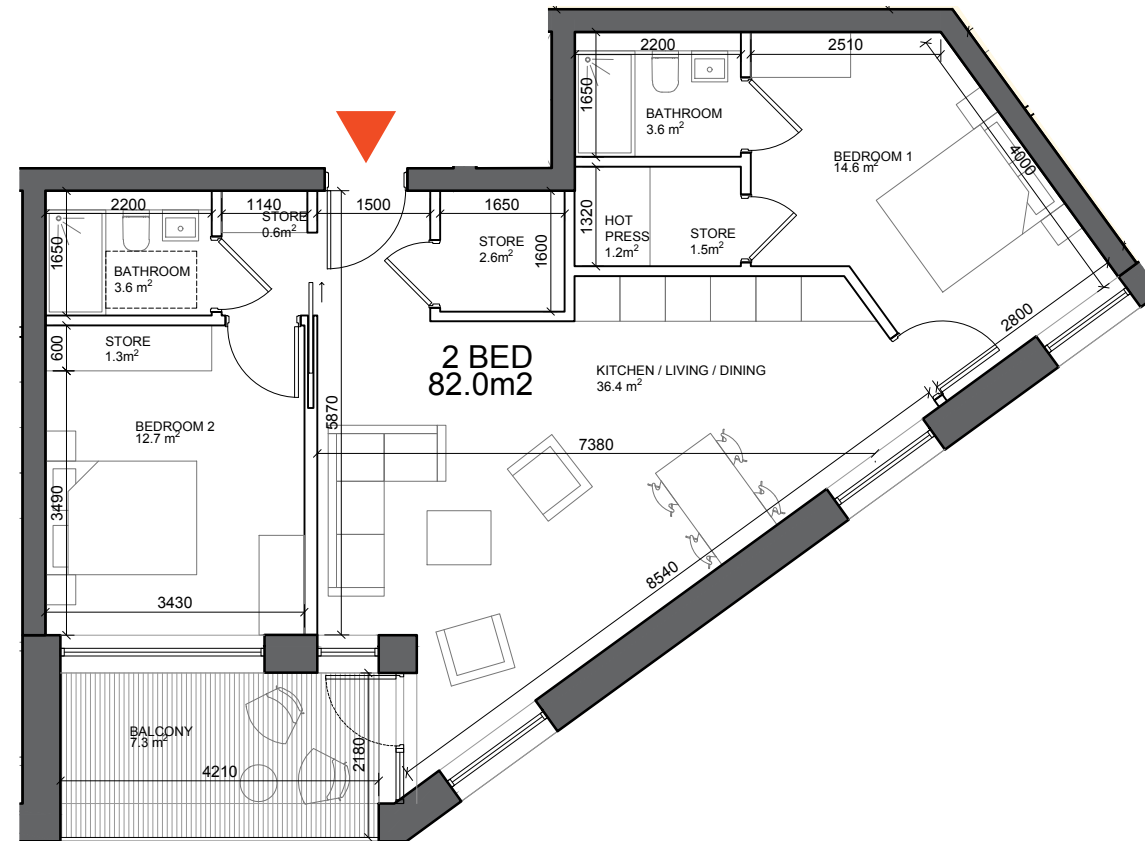
APT 2B - D - PC - 1

1:100



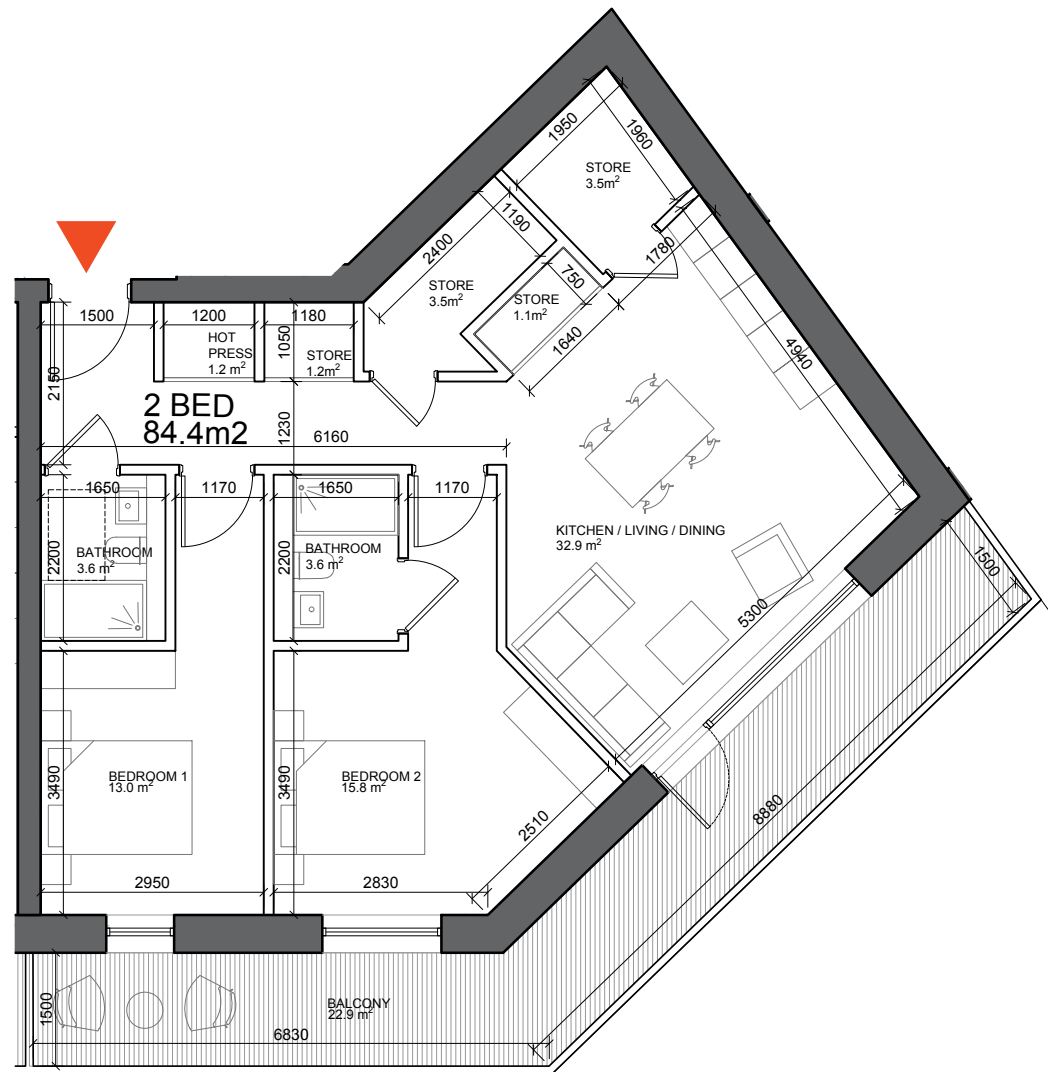
APT 2B - D - PC - 3

1:100



APT 2B - D - PC - 5

1:100



APT 2B - D - PC - 6

1:100



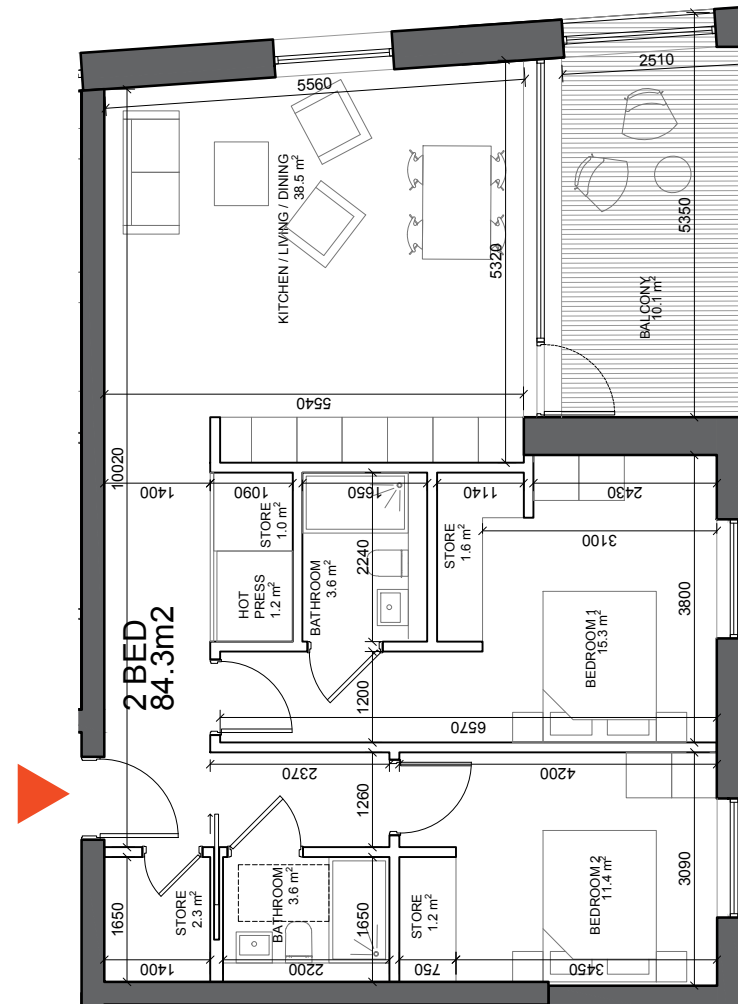
APT 2B - D - PC - 7

1:100



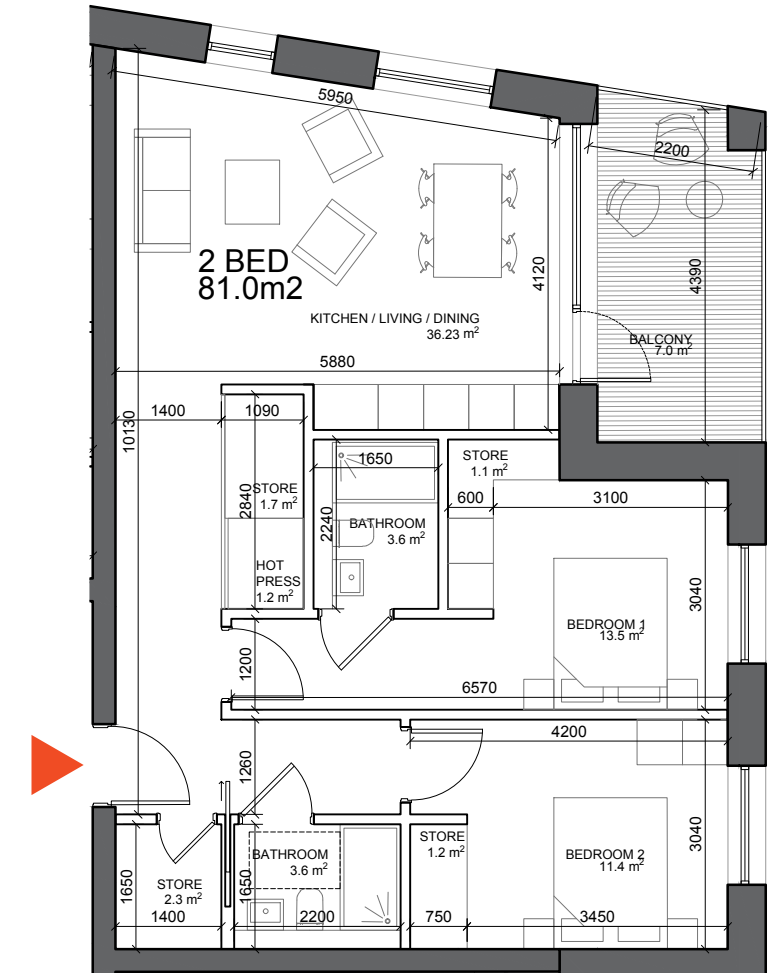
APT 2B - D - PD - 2

1:100



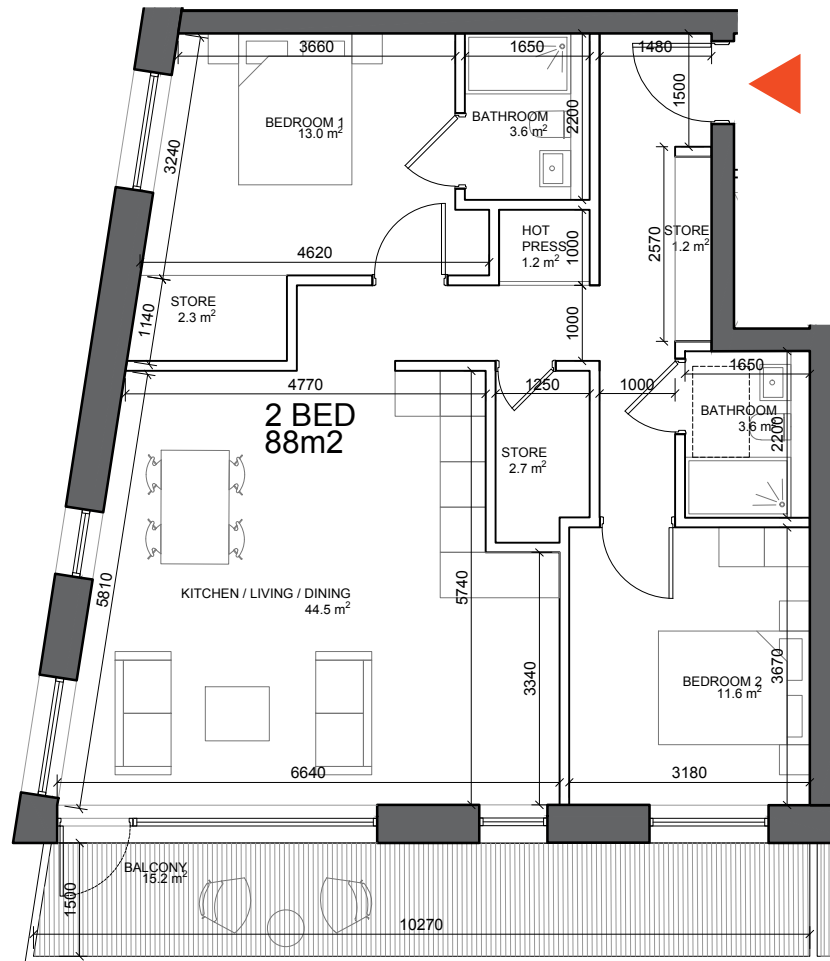
APT 2B - D - PE - 1

1:100



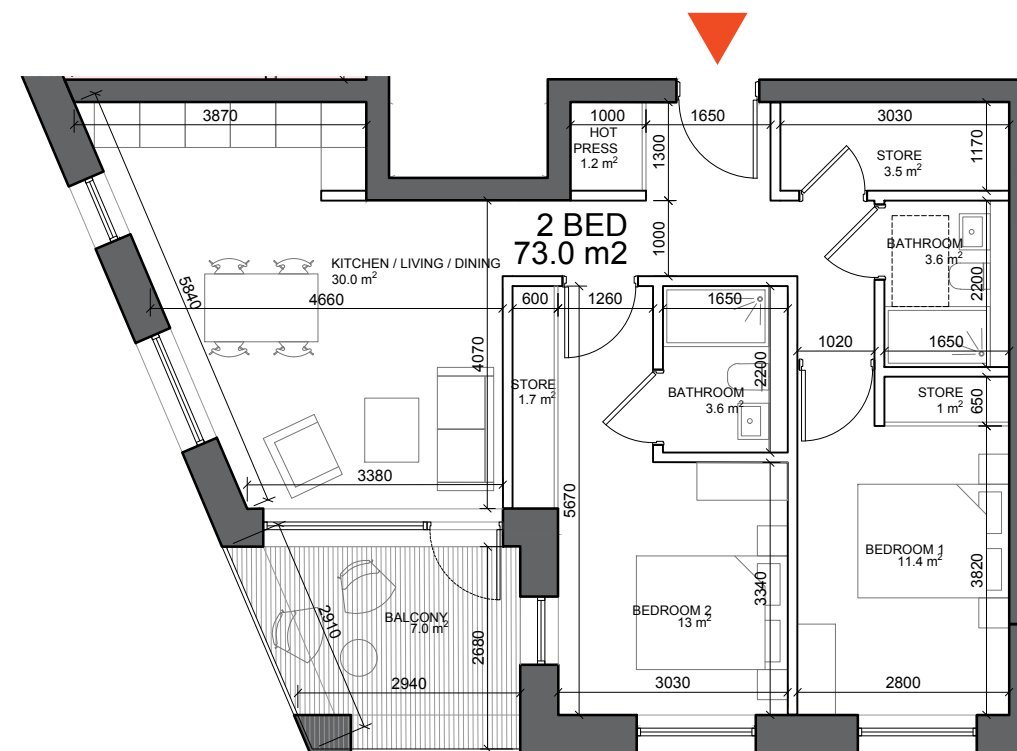
APT 2B - D - PE - 2

1:100



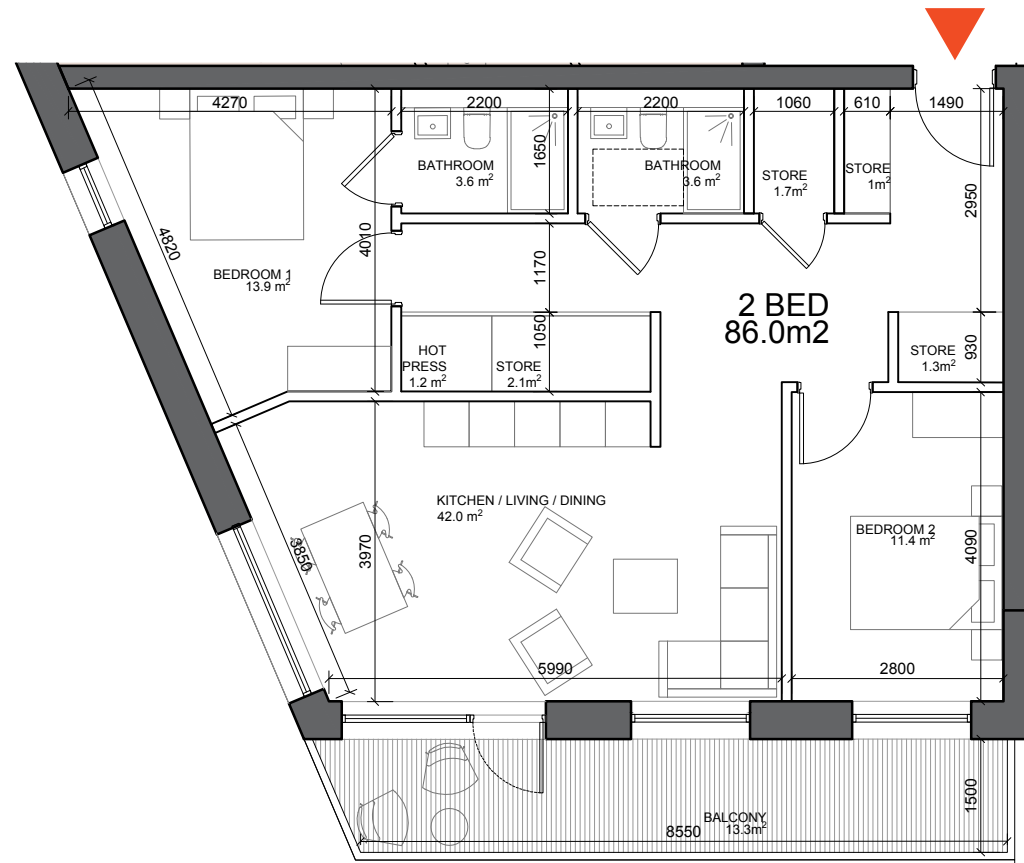
APT 2B - D - PE - 5

1:100



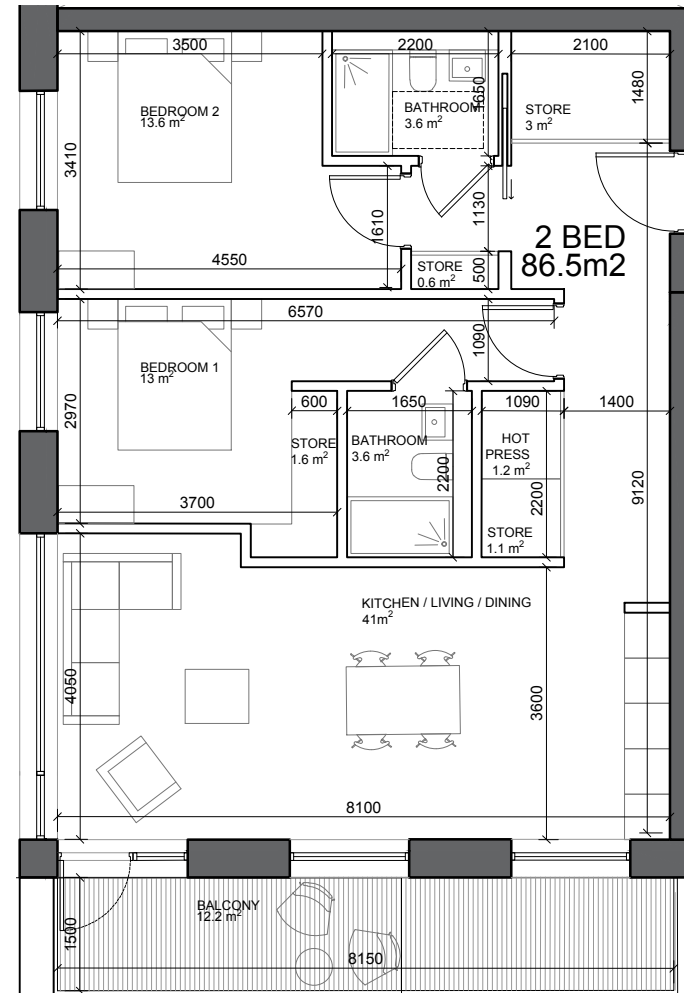
APT 2B - D - PE - 6

1:100



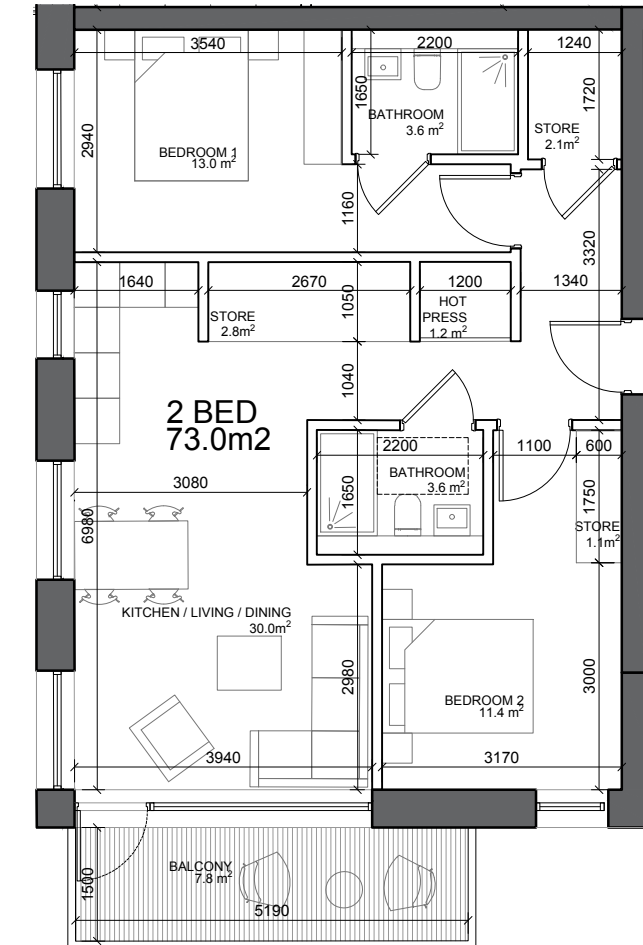
APT 2B - D - PE - 8

1:100



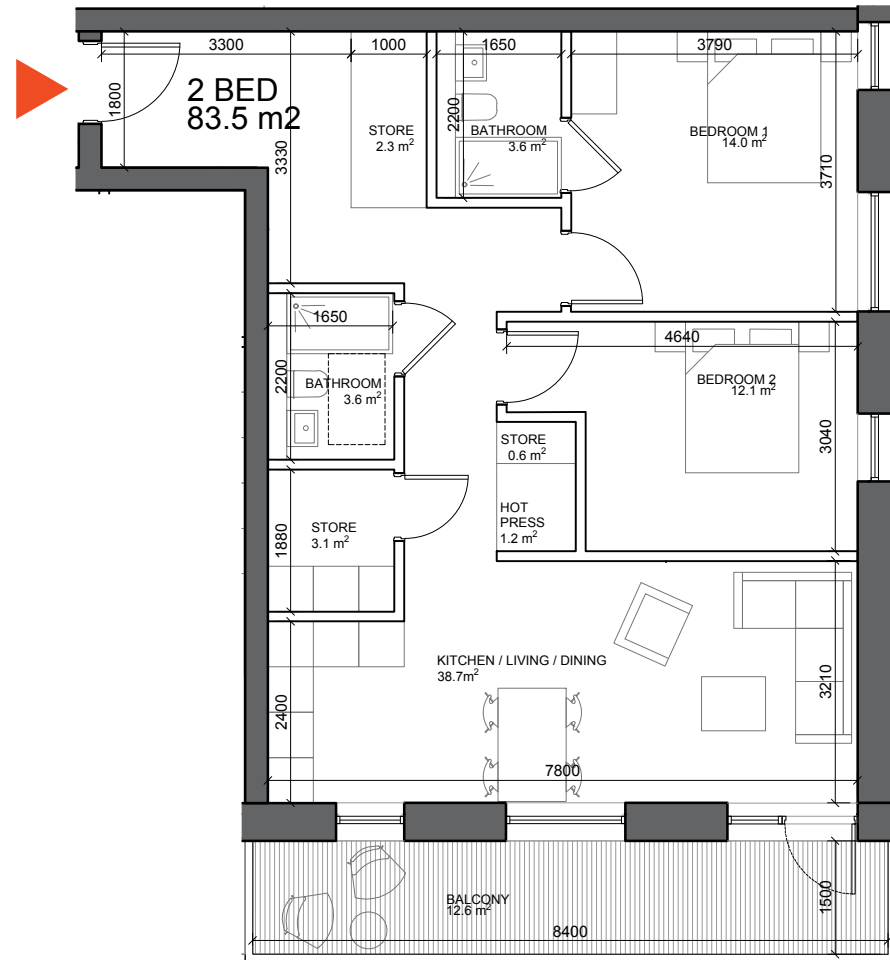
APT 2B - D - PE - 9

1:100



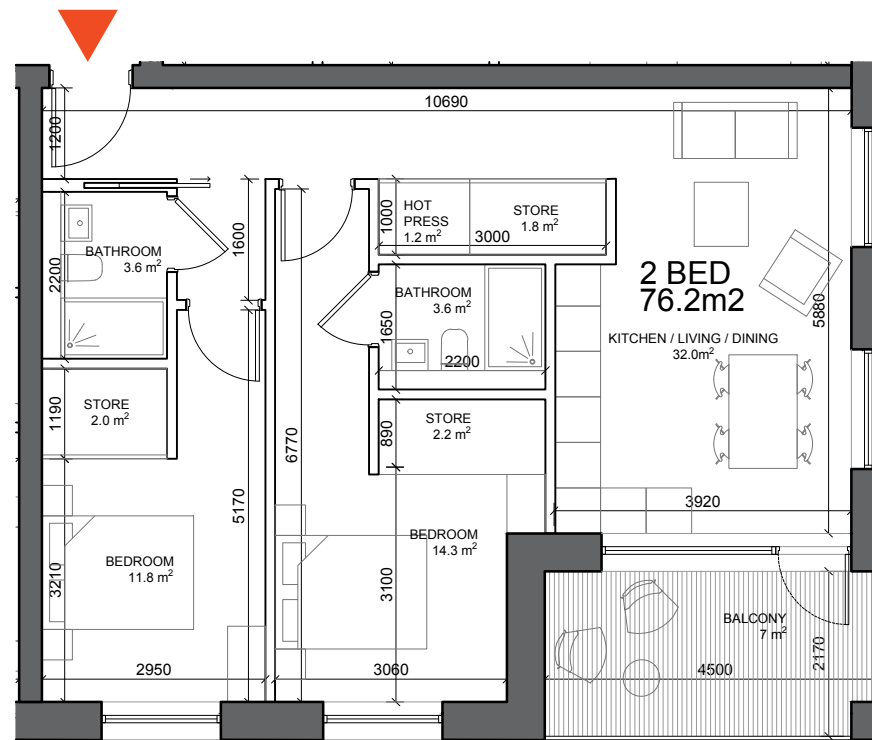
APT 2B - D - PE - 10

1:100



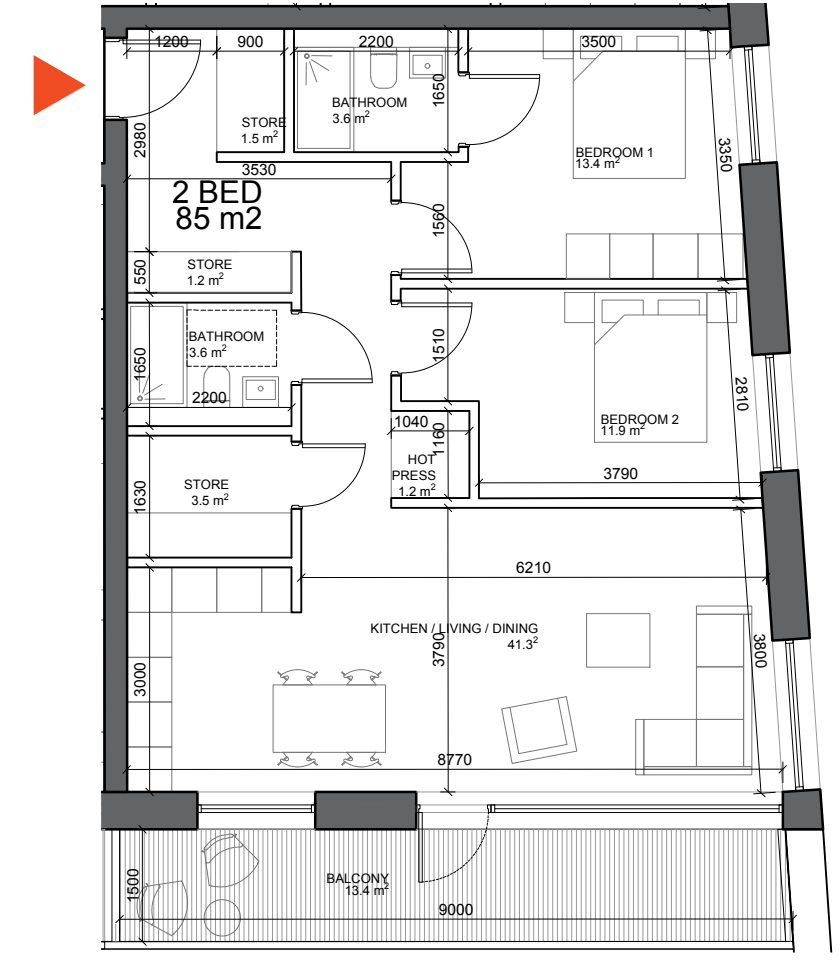
APT 2B - D - PE - 11

1:100



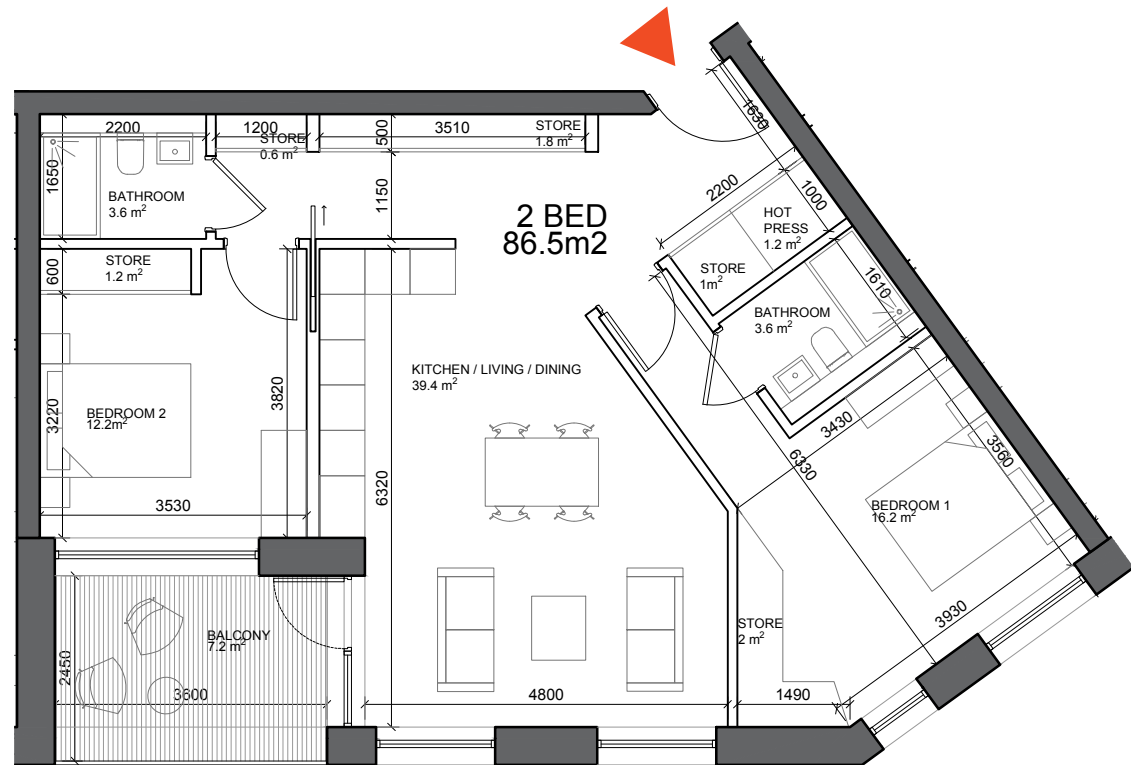
APT 2B - D - PE - 12

1:100



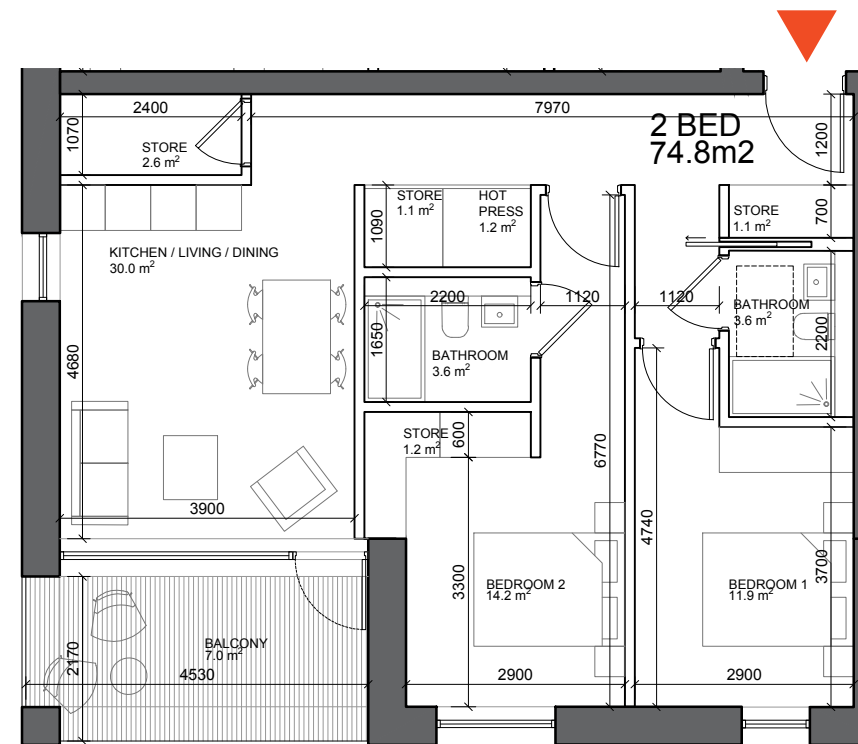
APT 2B - D - PE - 13

1:100



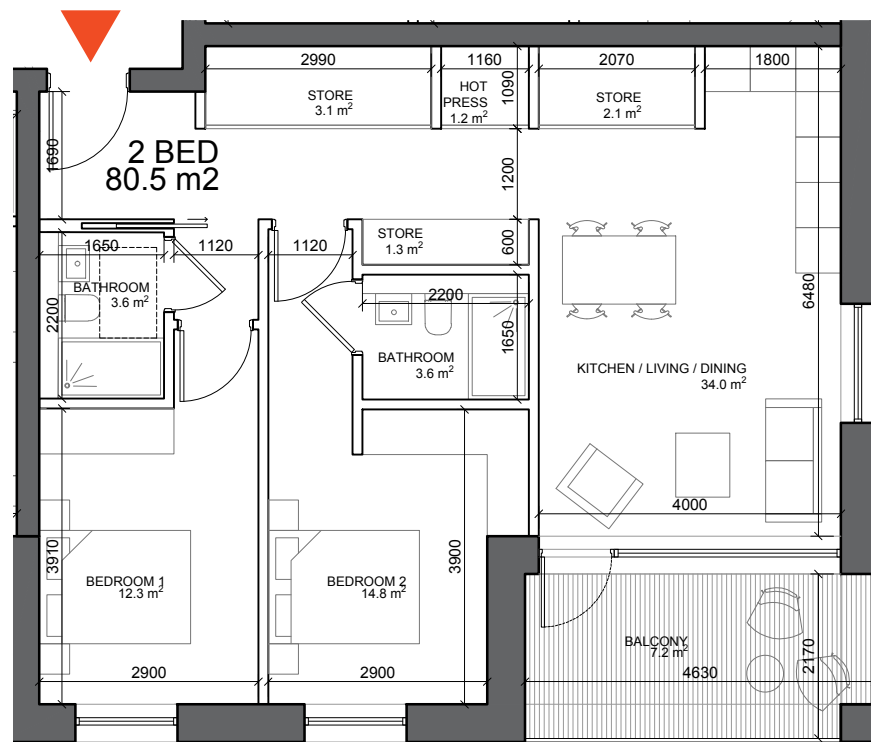
APT 2B - D - PE - 14

1:100



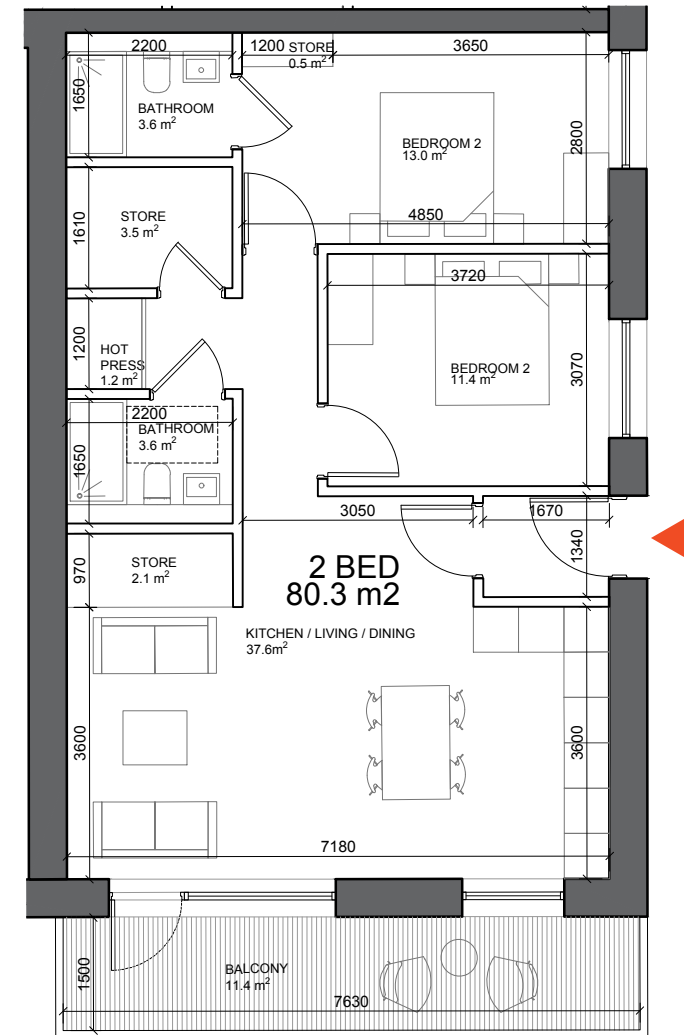
APT 2B - D - PF - 1

1:100



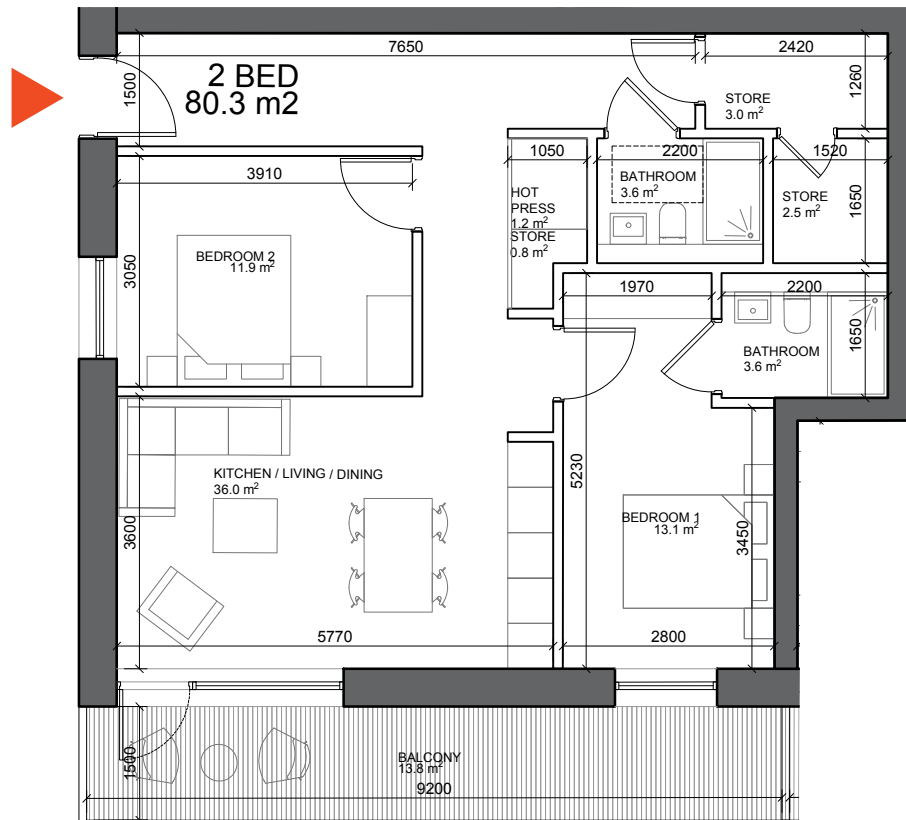
APT 2B - D - PF - 2

1:100



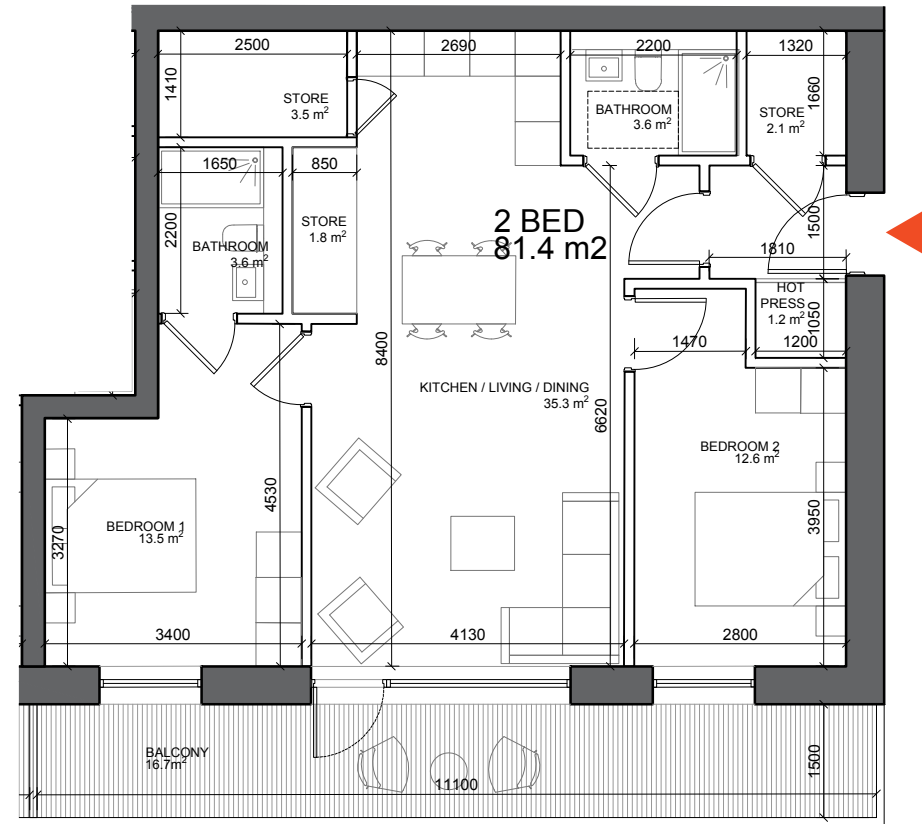
APT 2B - D - PF - 6

1:100



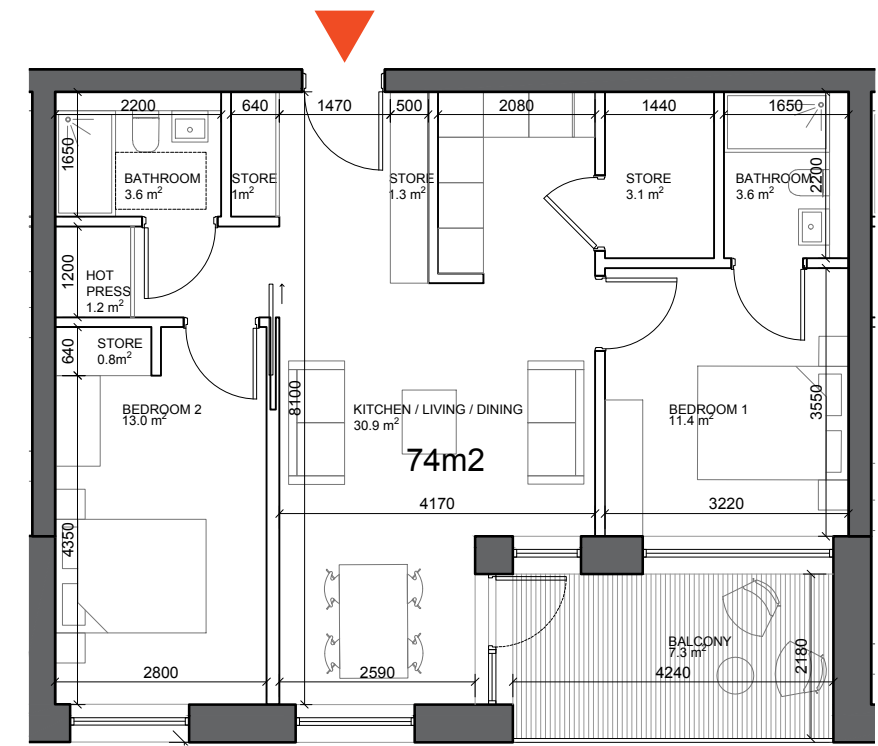
APT 2B - D - PF - 7

1:100



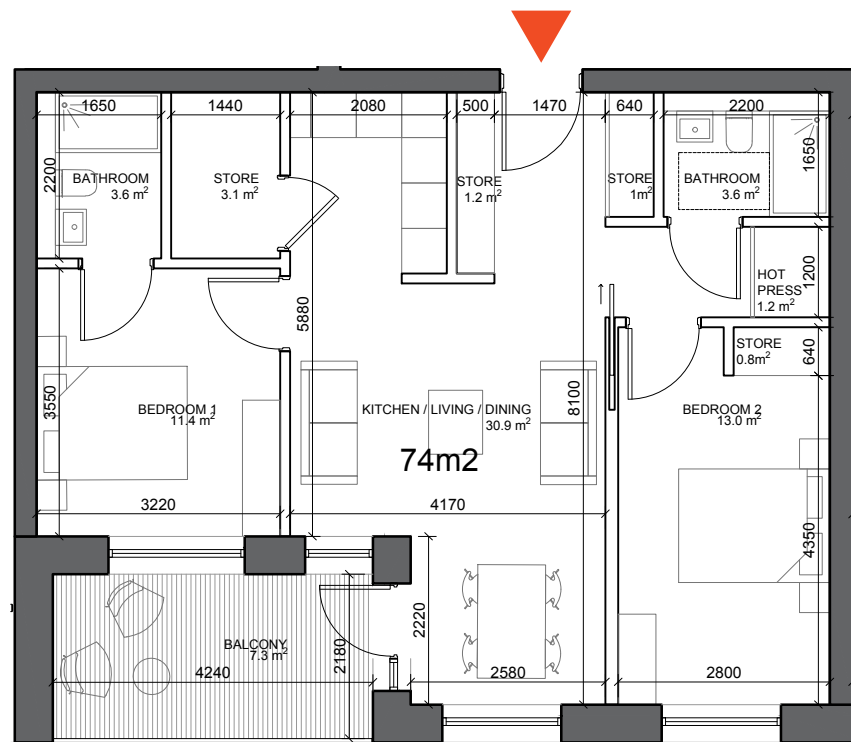
APT 2B - D - PF - 8

1:100



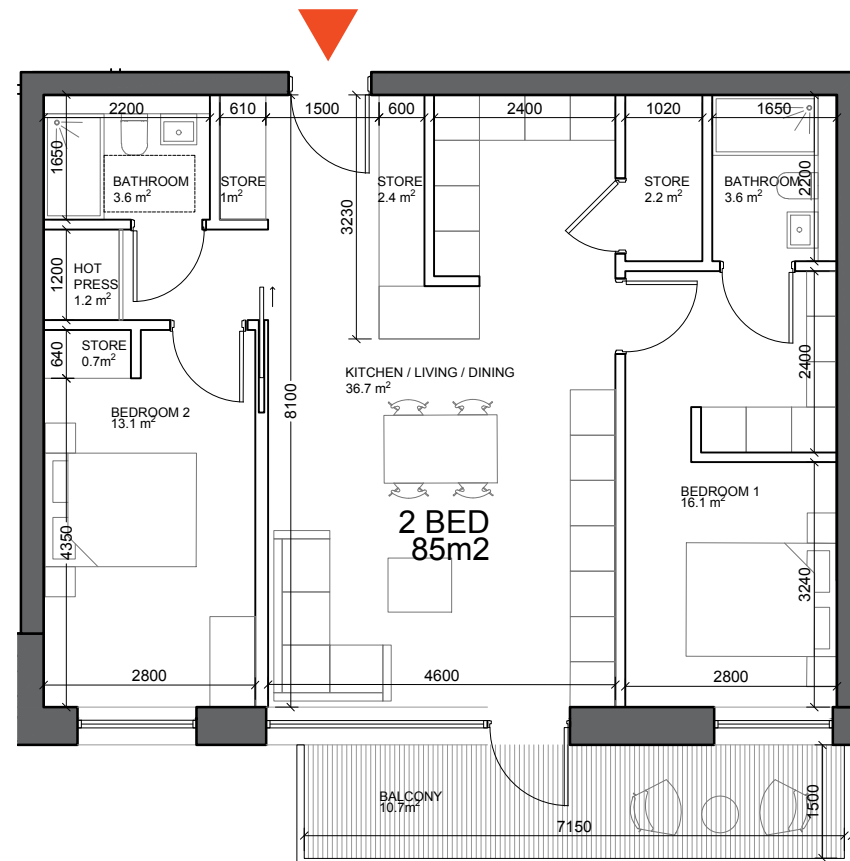
APT 2B - S - 1A

1:100



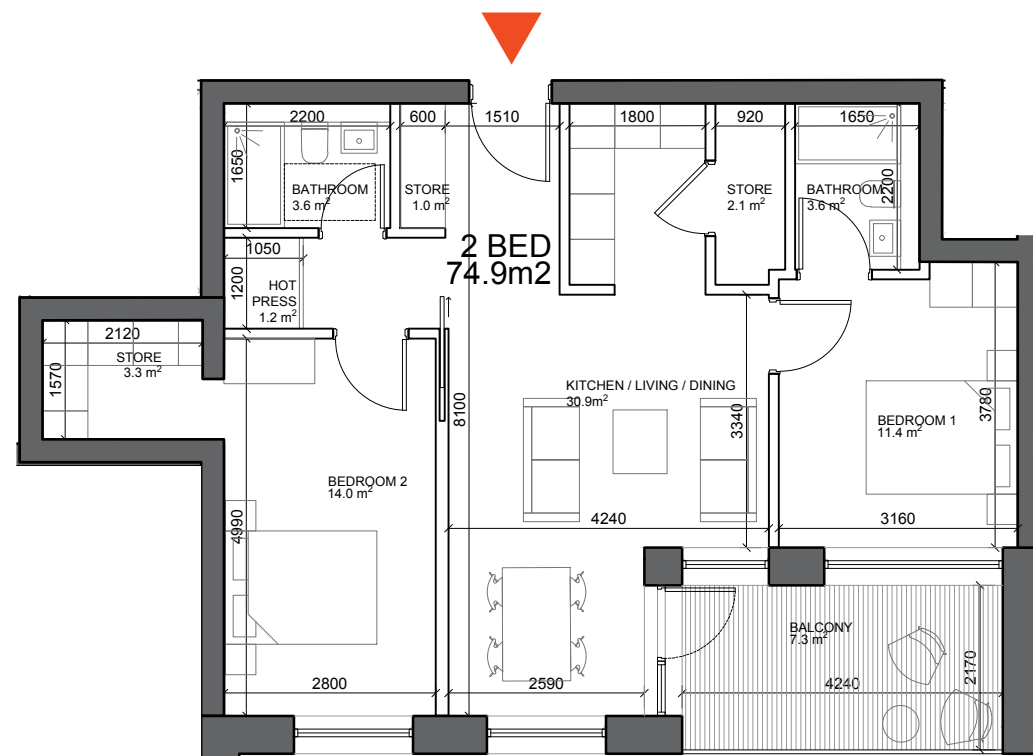
APT 2B - S - 1B

1:100



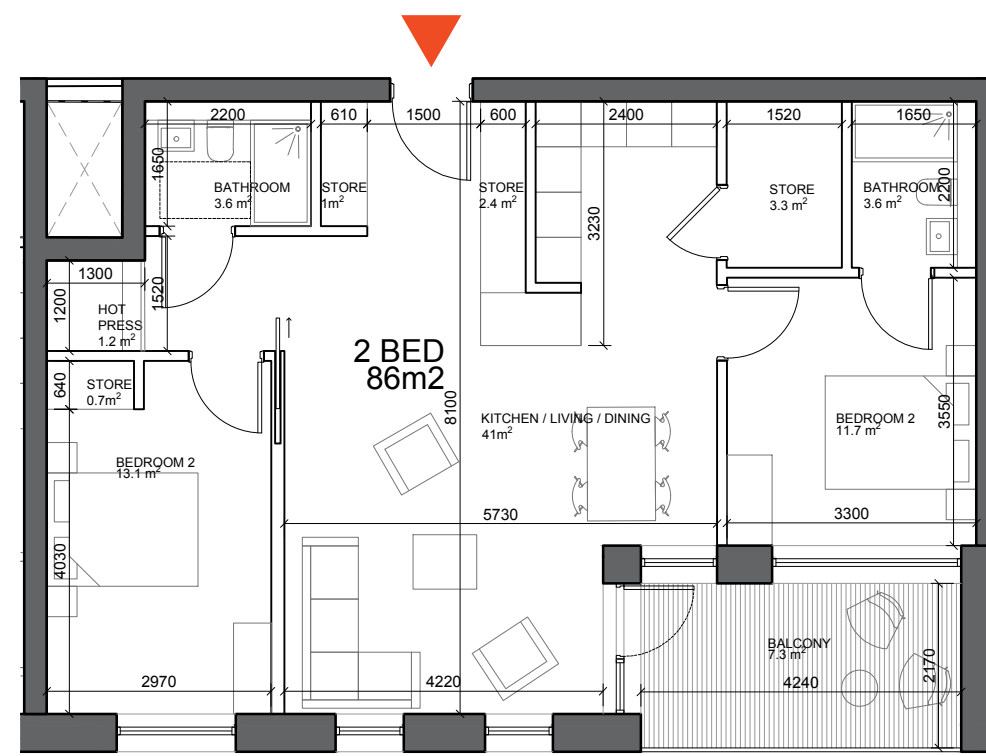
APT 2B - S - 2A

1:100



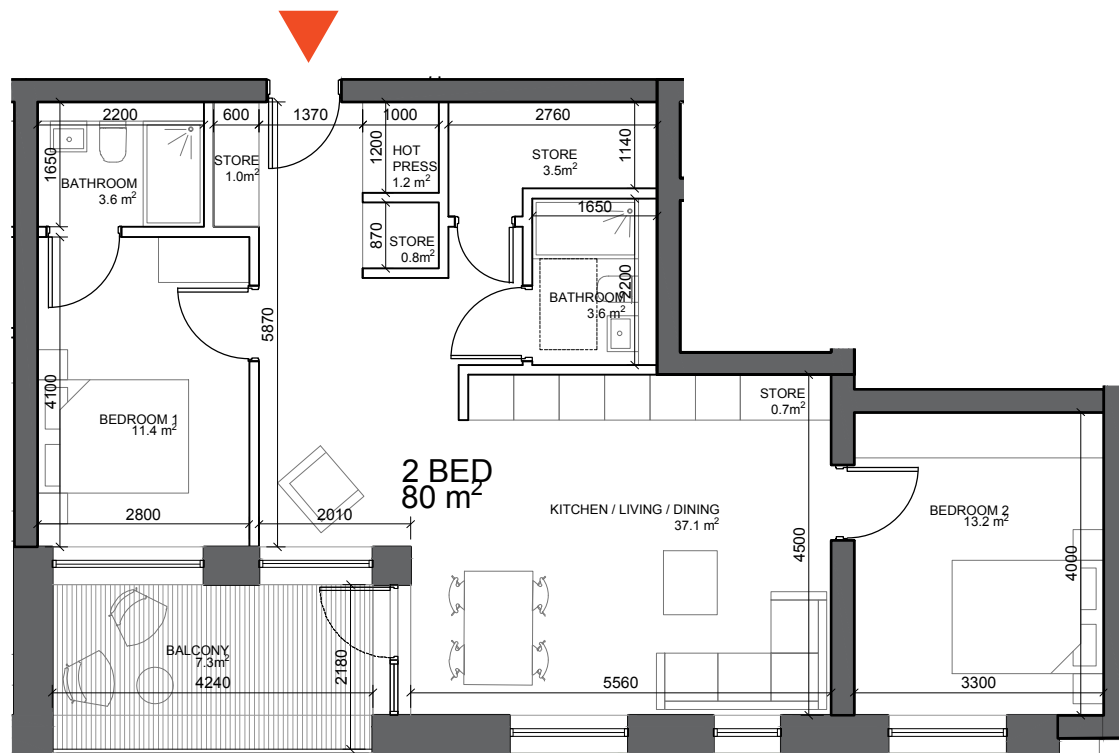
APT 2B - S - 3

1:100



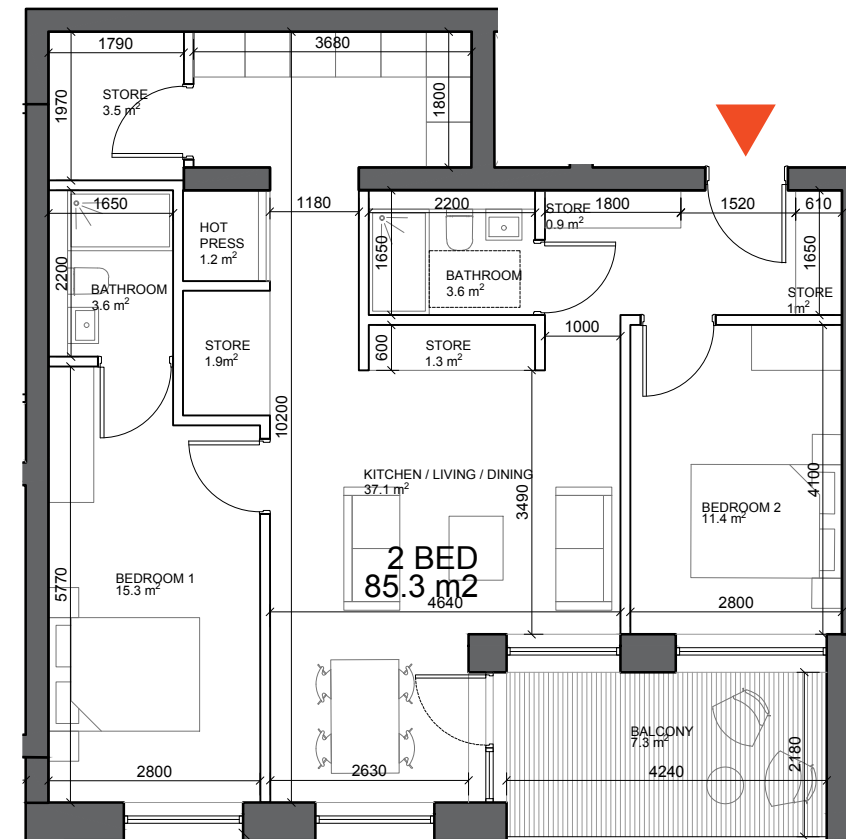
APT 2B - S - 4

1:100



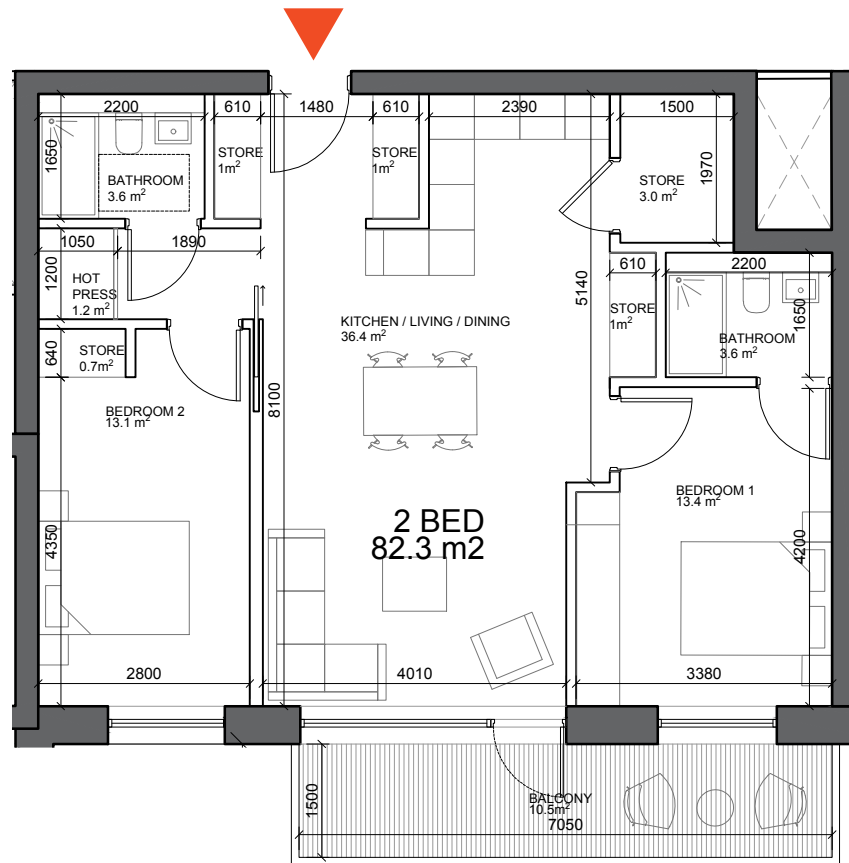
APT 2B - S - 7

1:100



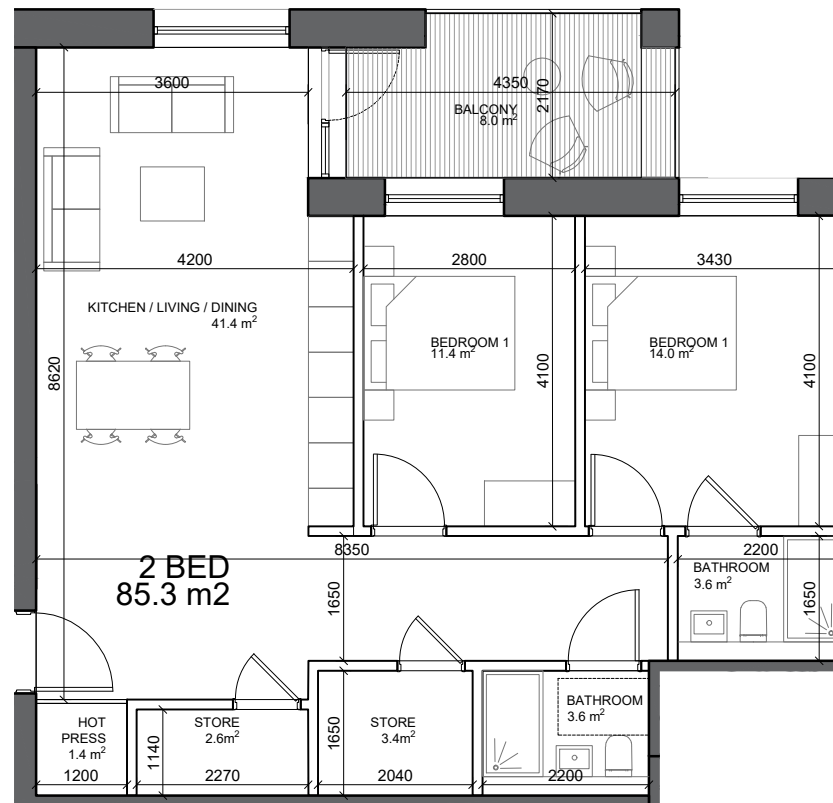
APT 2B - S - 9

1:100



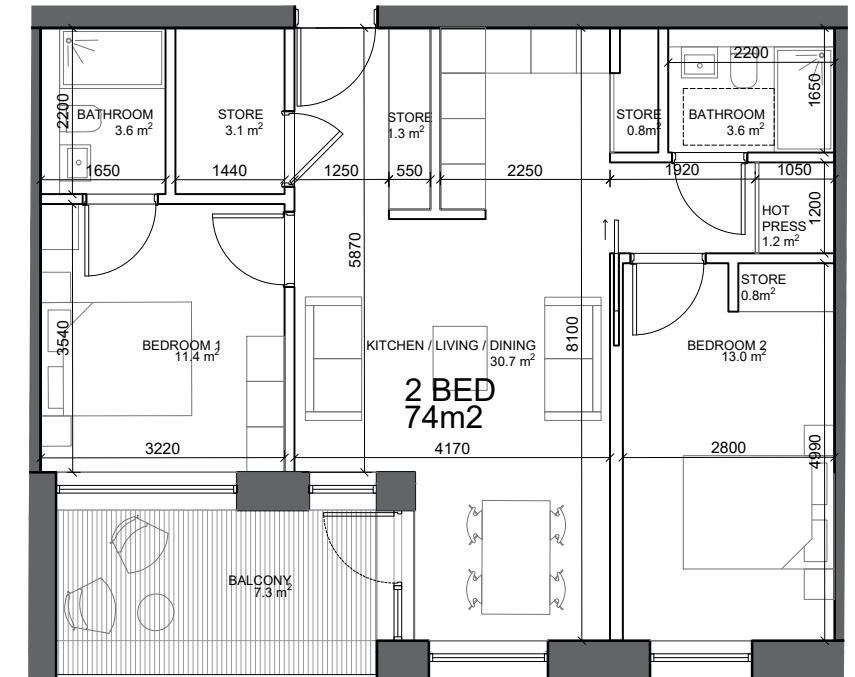
APT 2B - S - 5

1:100



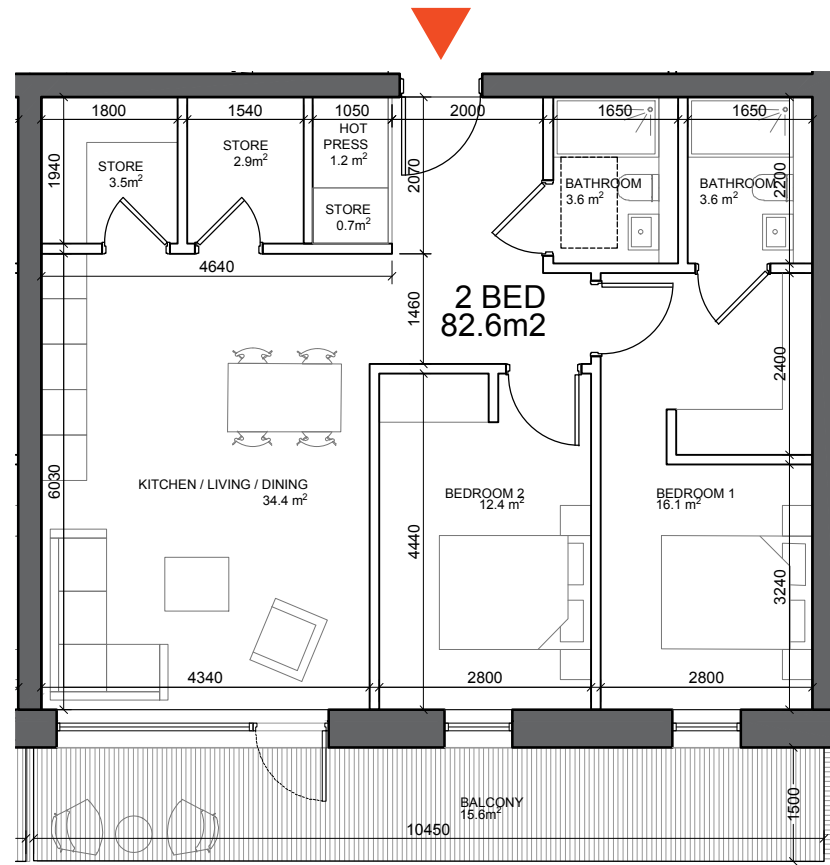
APT 2B - S - 27

1:100



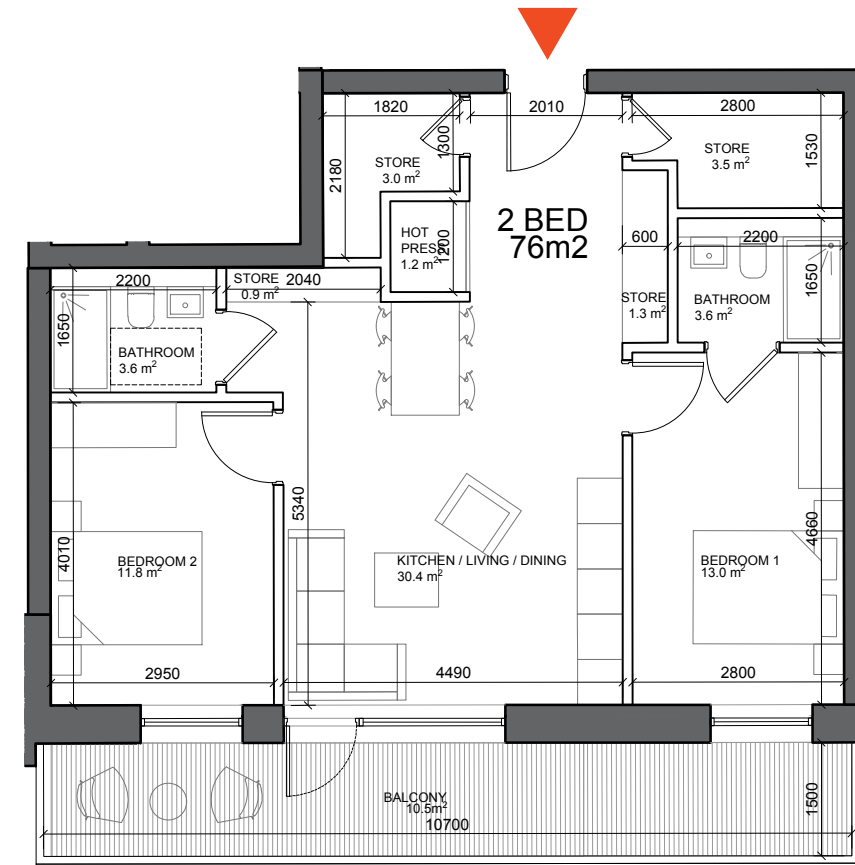
APT 2B - S - 13

1:100



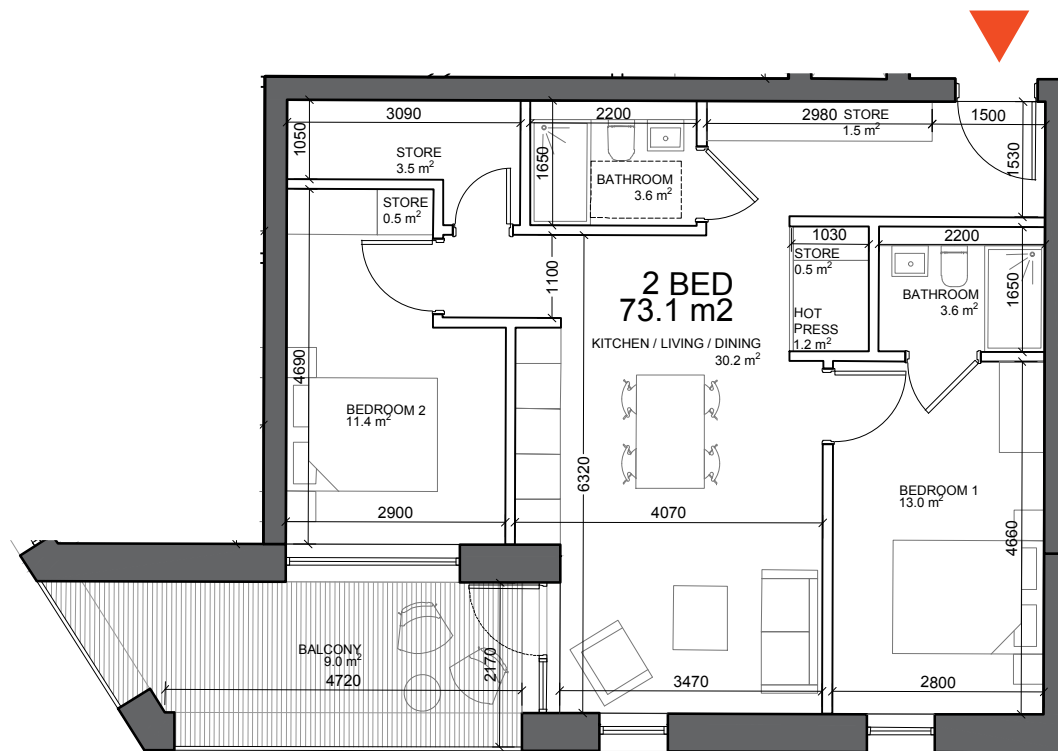
APT 2B - S - 15

1:100



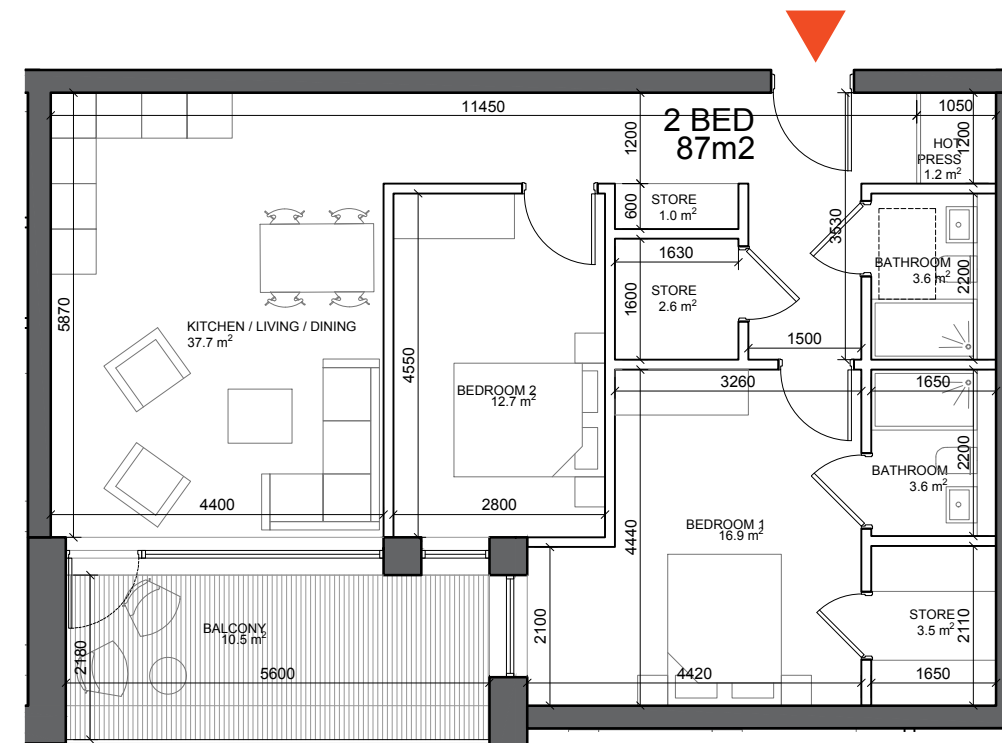
APT 2B - S - 16

1:100



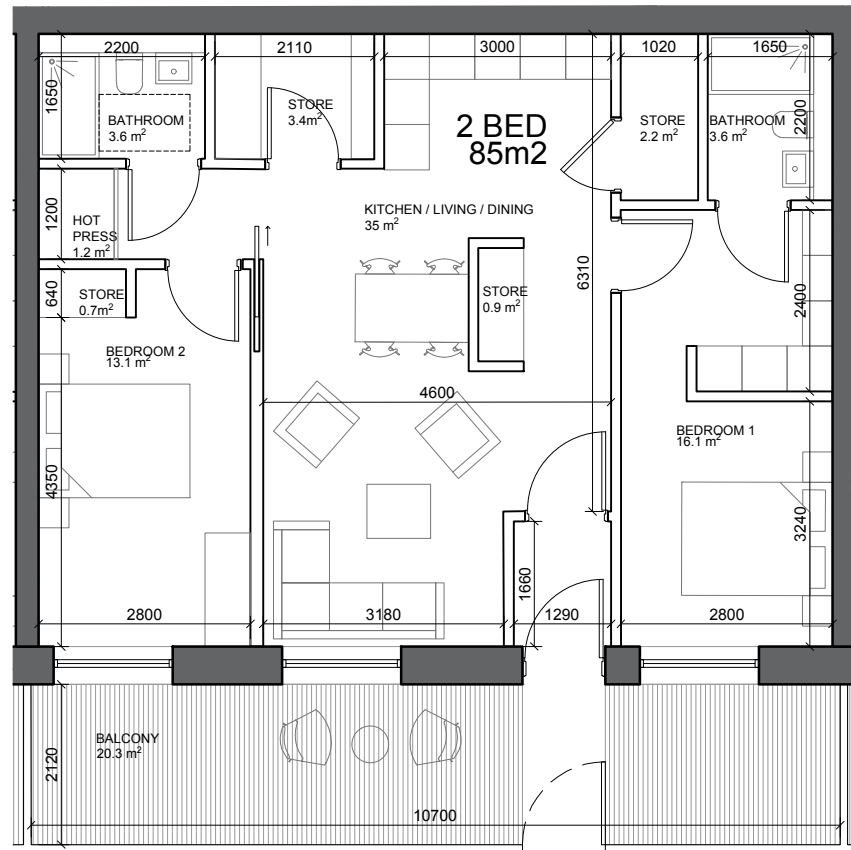
APT 2B - S - 17

1:100



APT 2B - S - 18

1:100



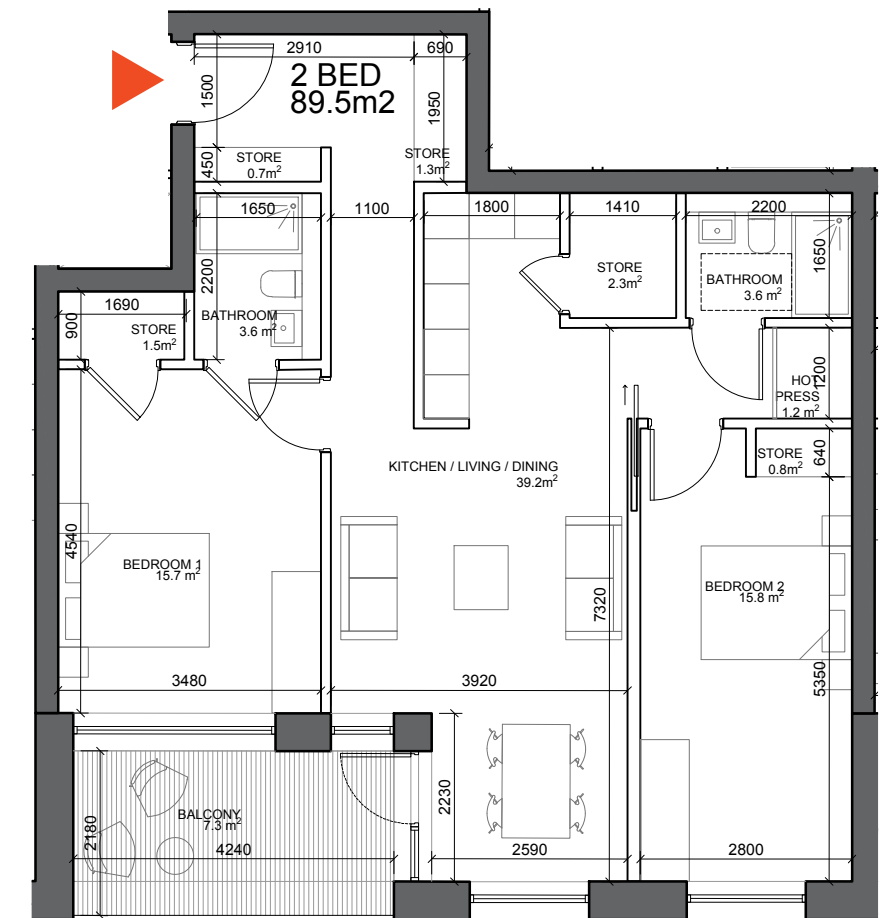
APT 2B - S - 19

1:100



APT 2B - S - 20

1:100



APT 2B - S - 21

1:100



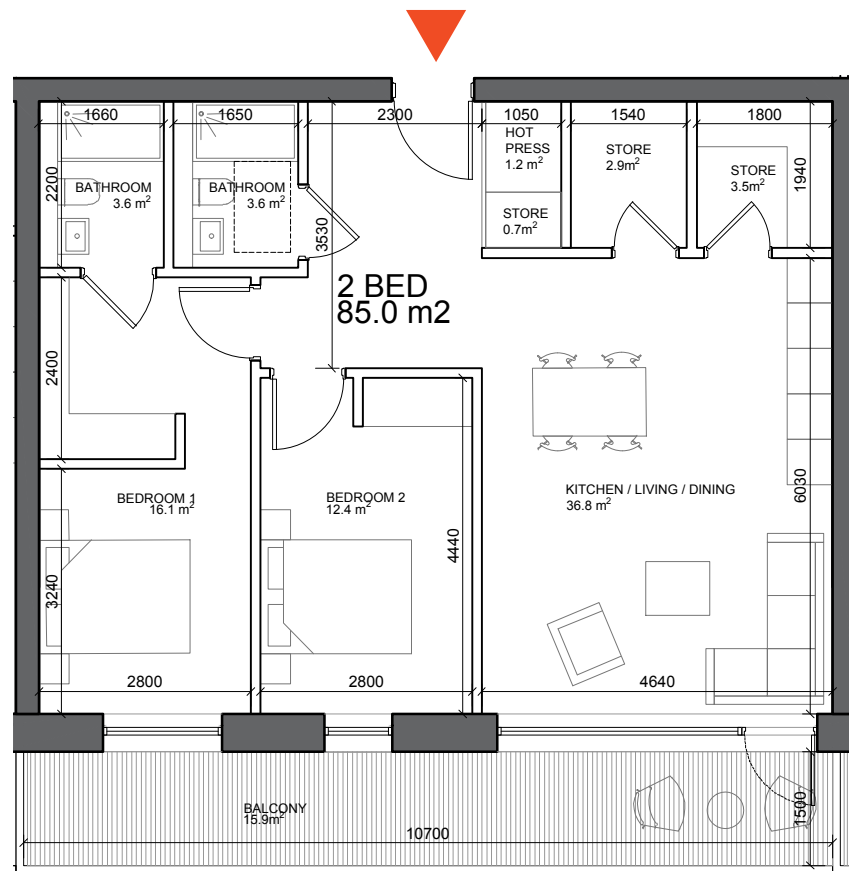
APT 2B - S - 23

1:100



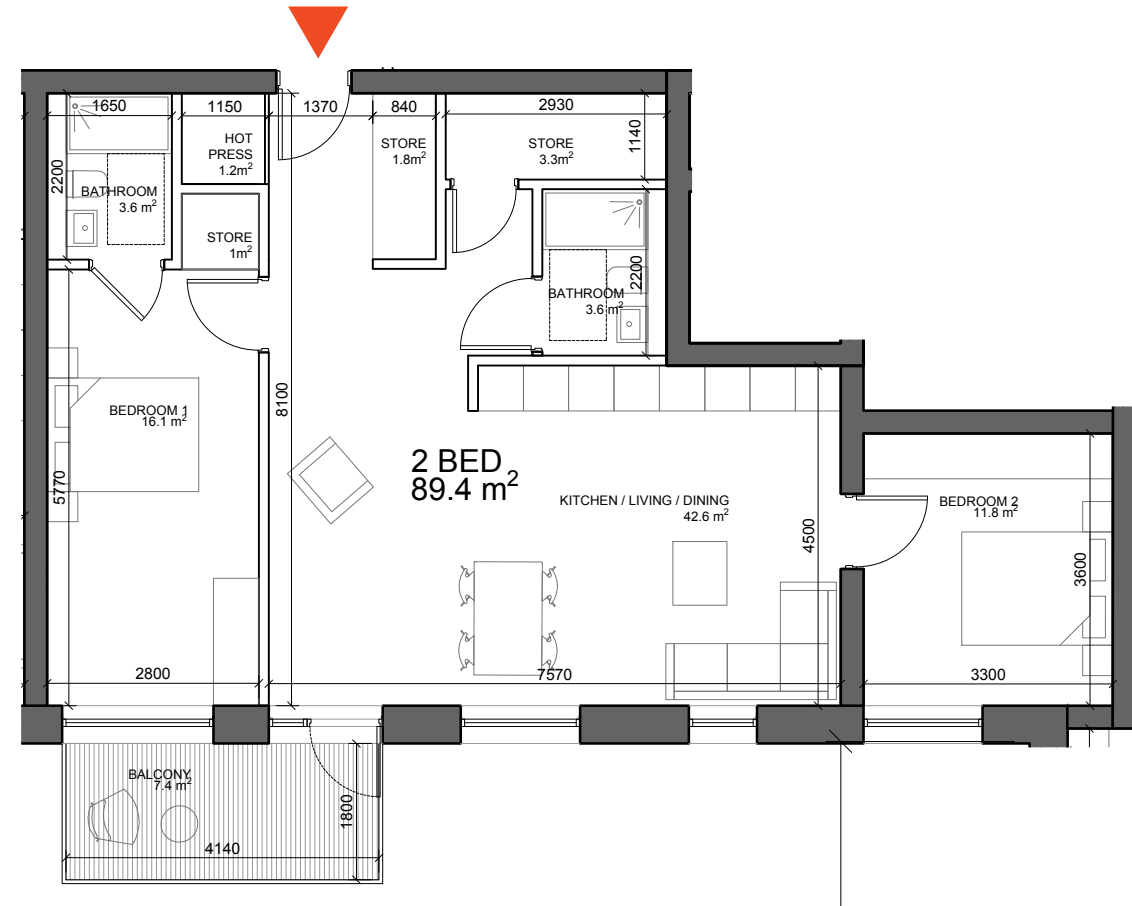
APT 2B - S - 24A

1:100



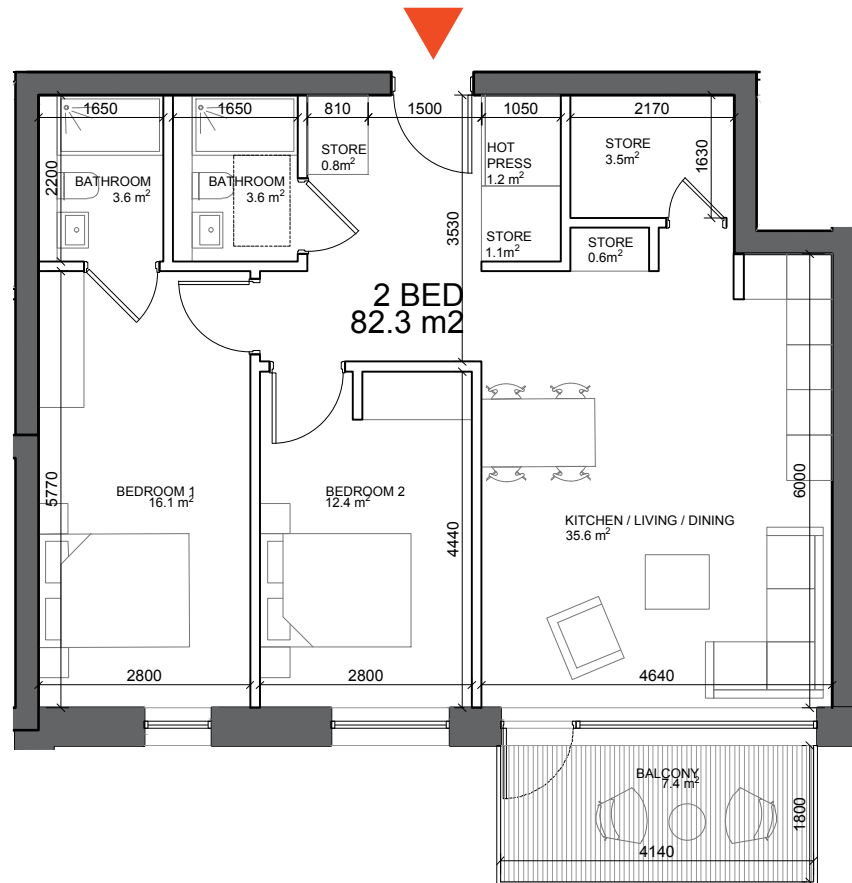
APT 2B - S - 24B

1:100



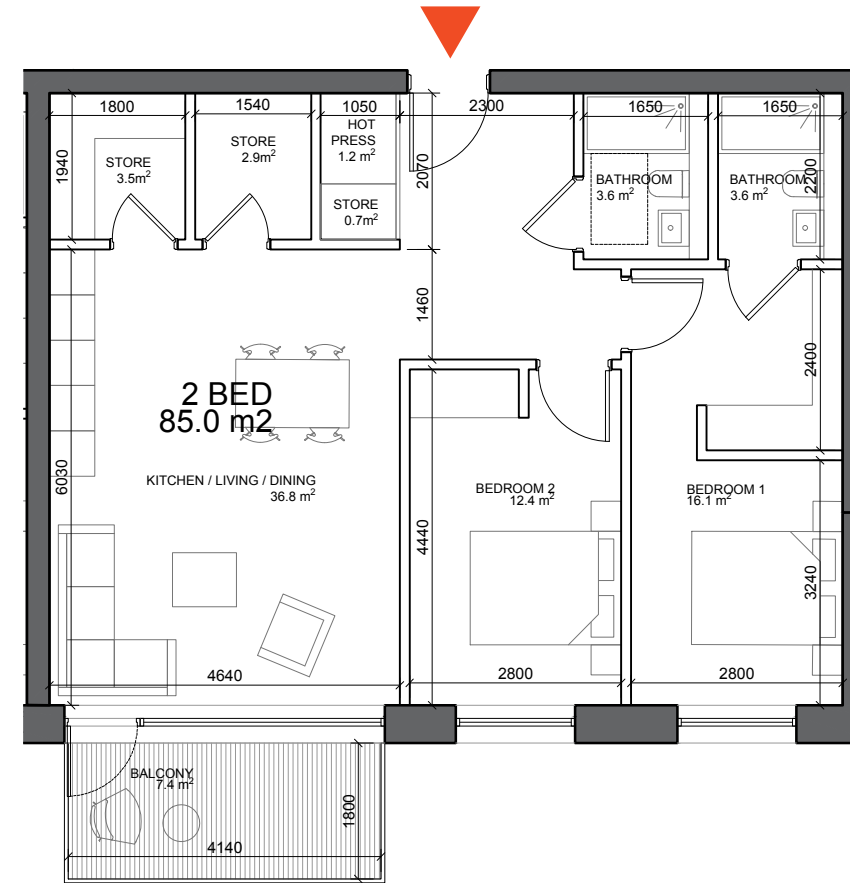
APT 2B - S - 25

1:100



APT 2B - S - 26A

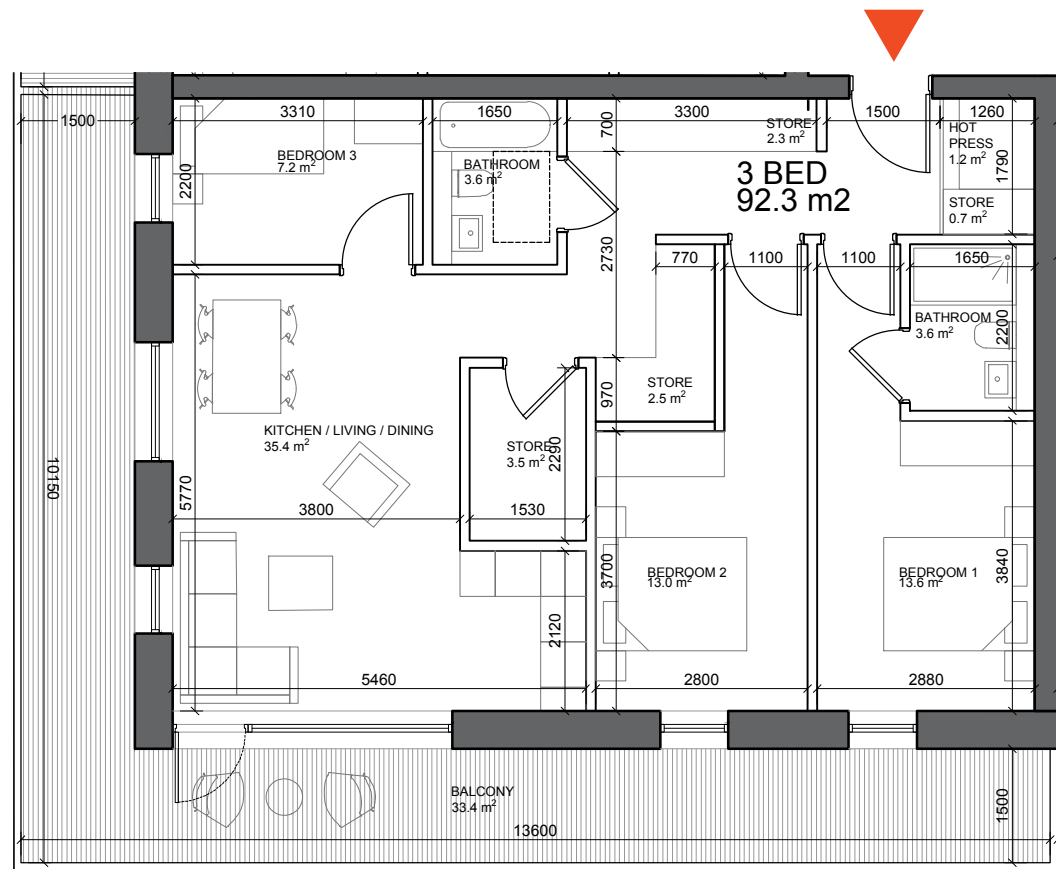
1:100



APT 2B - S - 26B

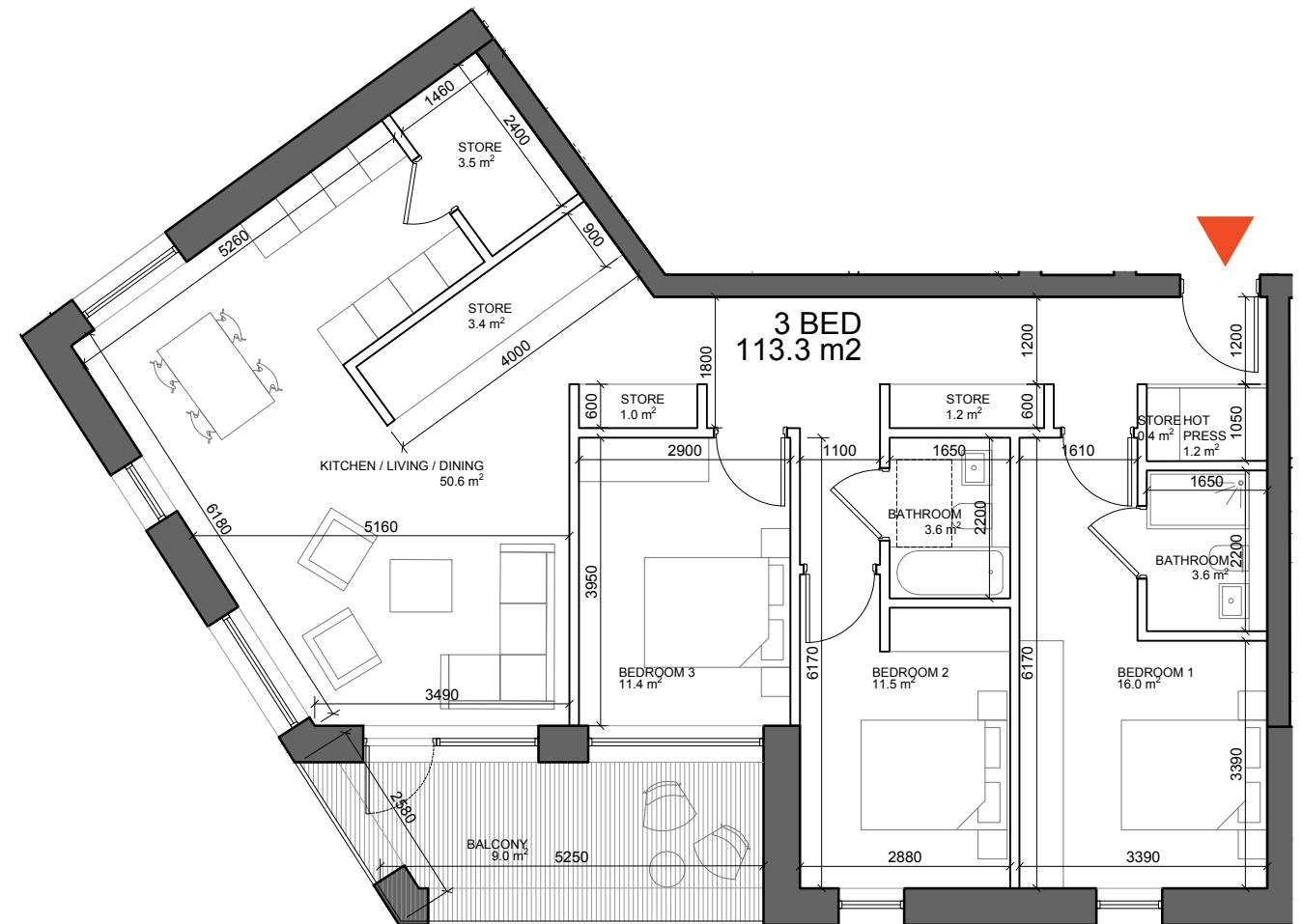
1:100

Apartment Unit Types: 3 Bed (5 Person)



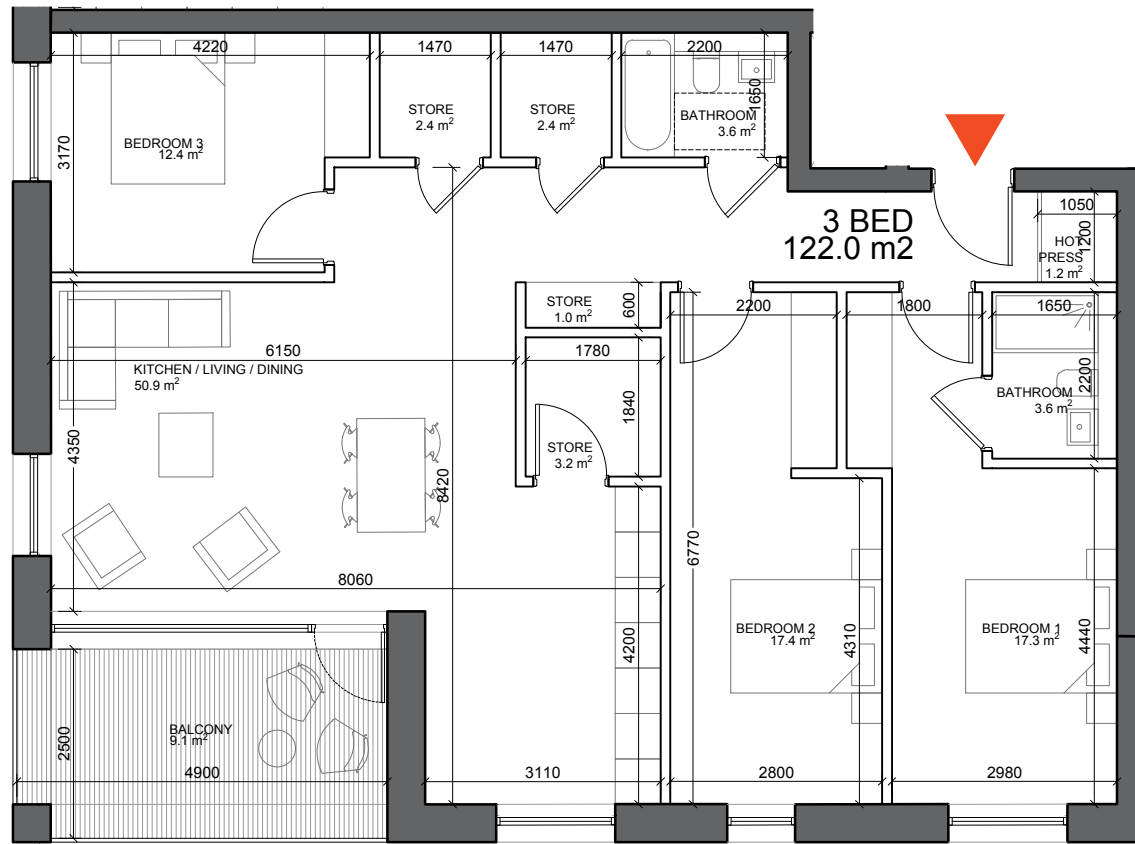
APT 3B - D - PC - 1

1:100



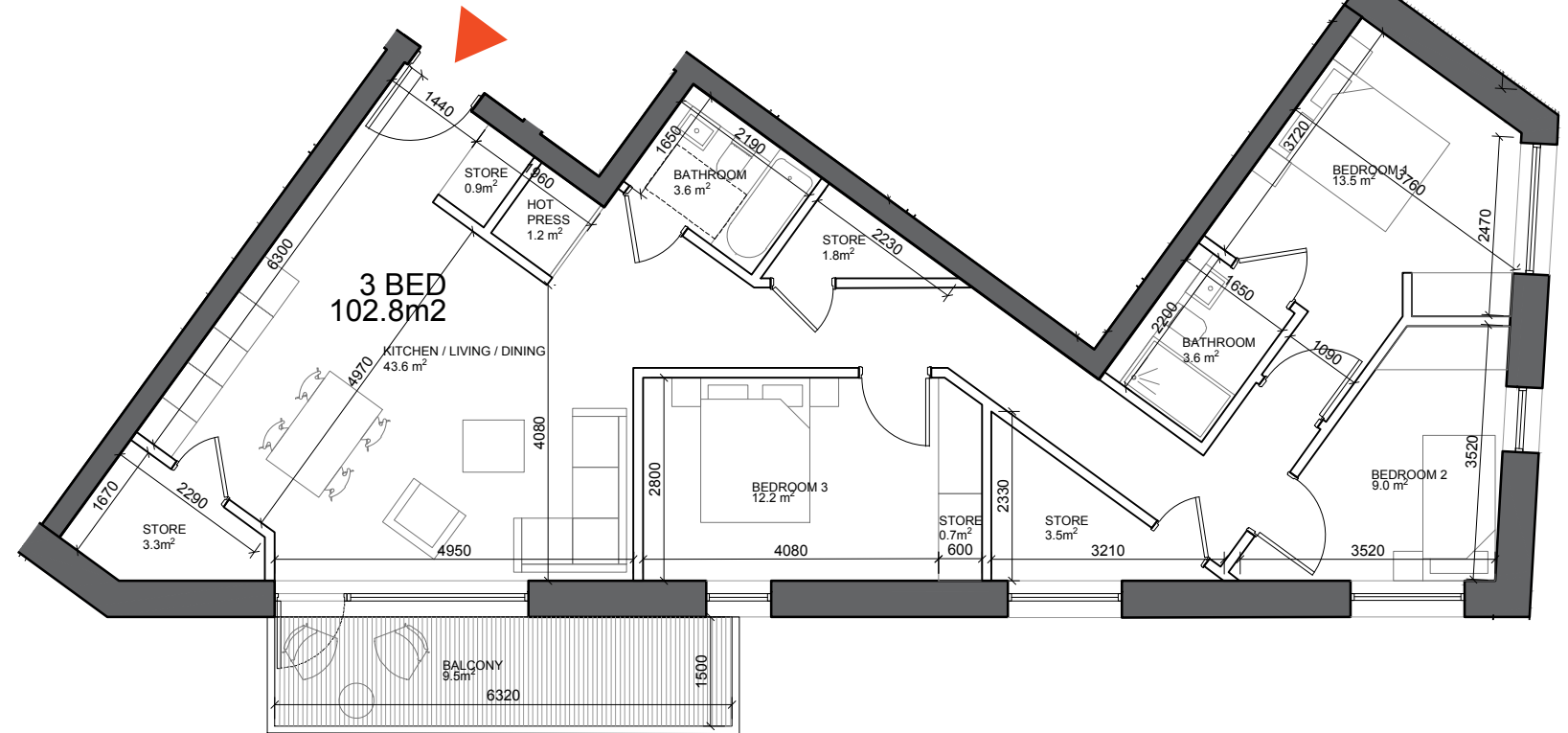
APT 3B - D - PC - 3

1:100



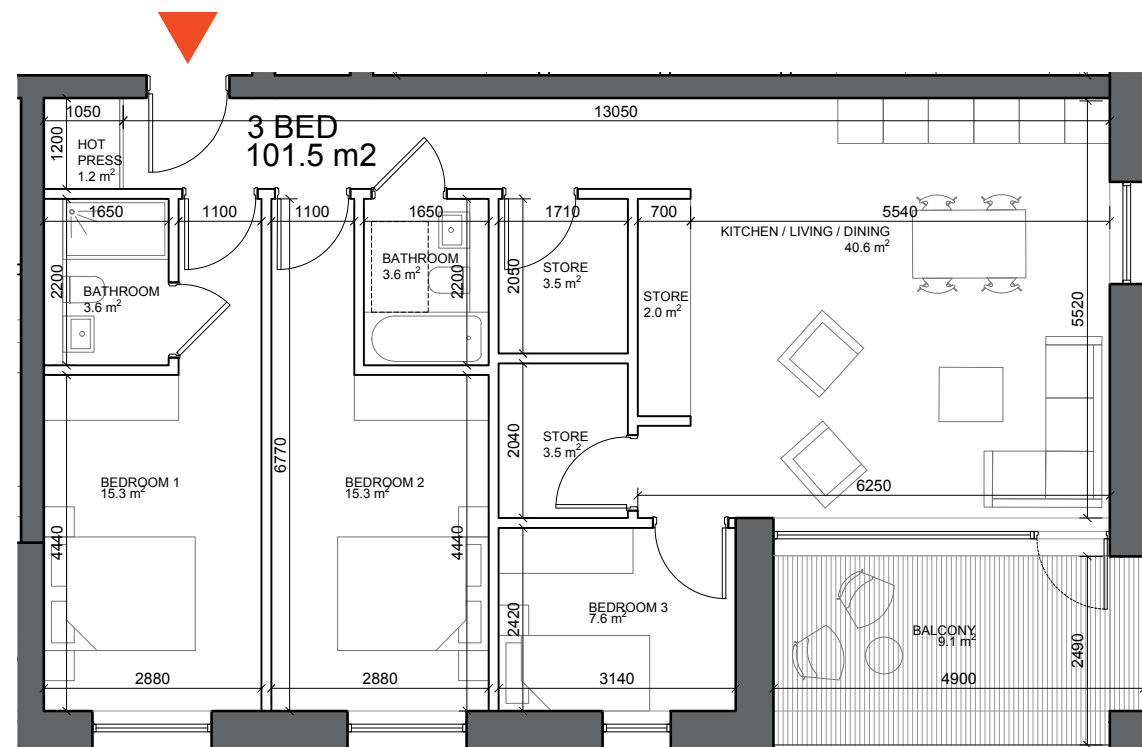
APT 3B - D - PD - 1

1:100



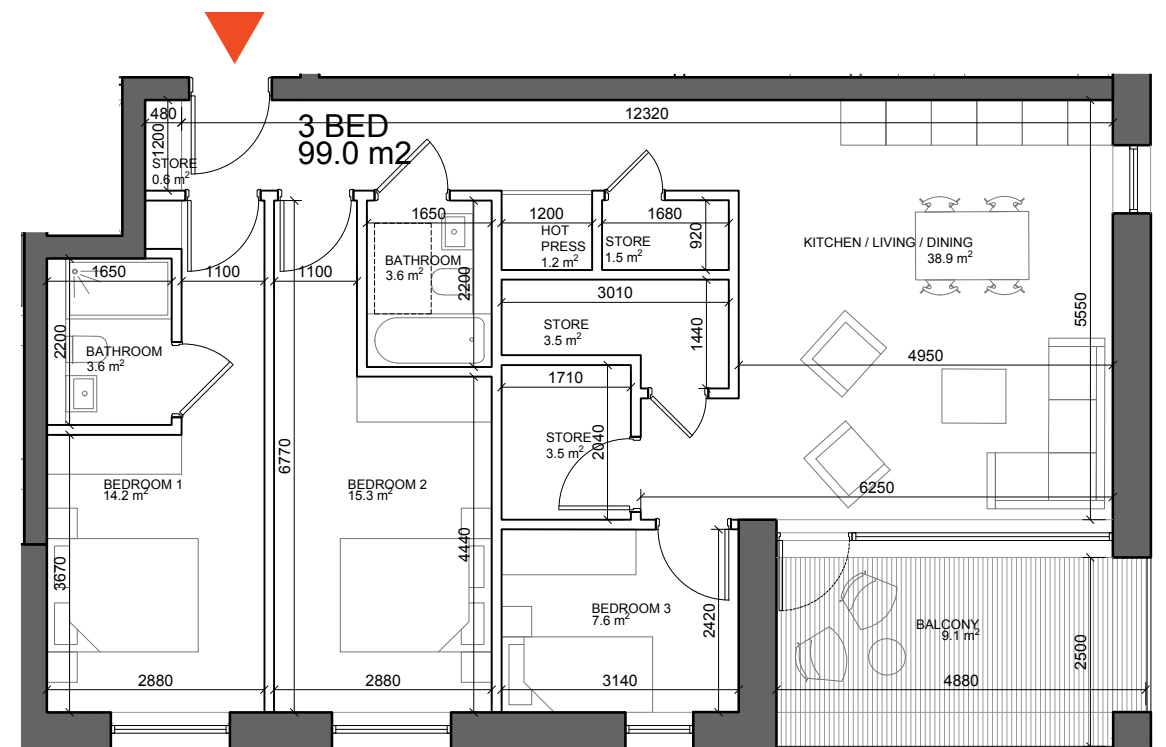
APT 3B - D - PC - 4

1:100



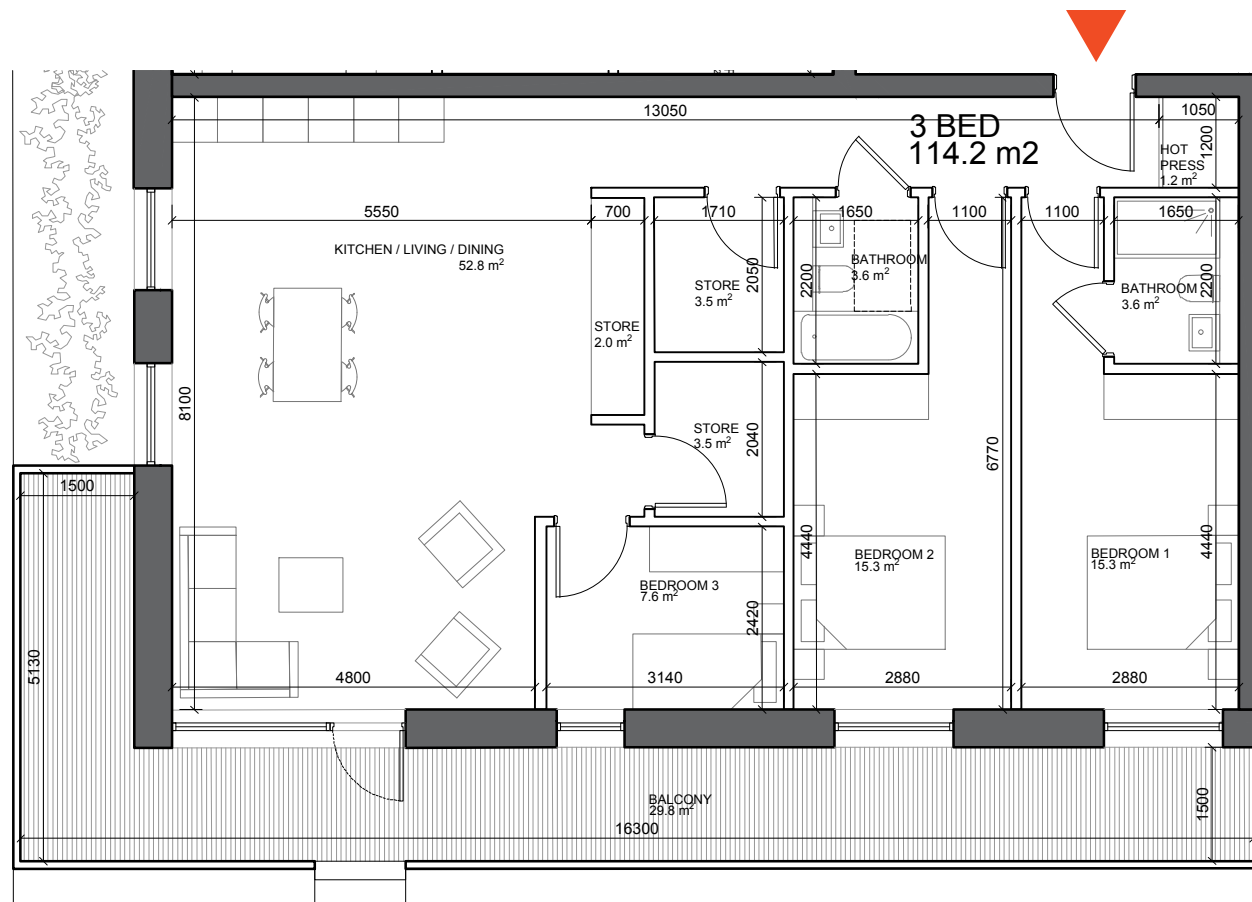
APT 3B - D - PD - 2

1:100



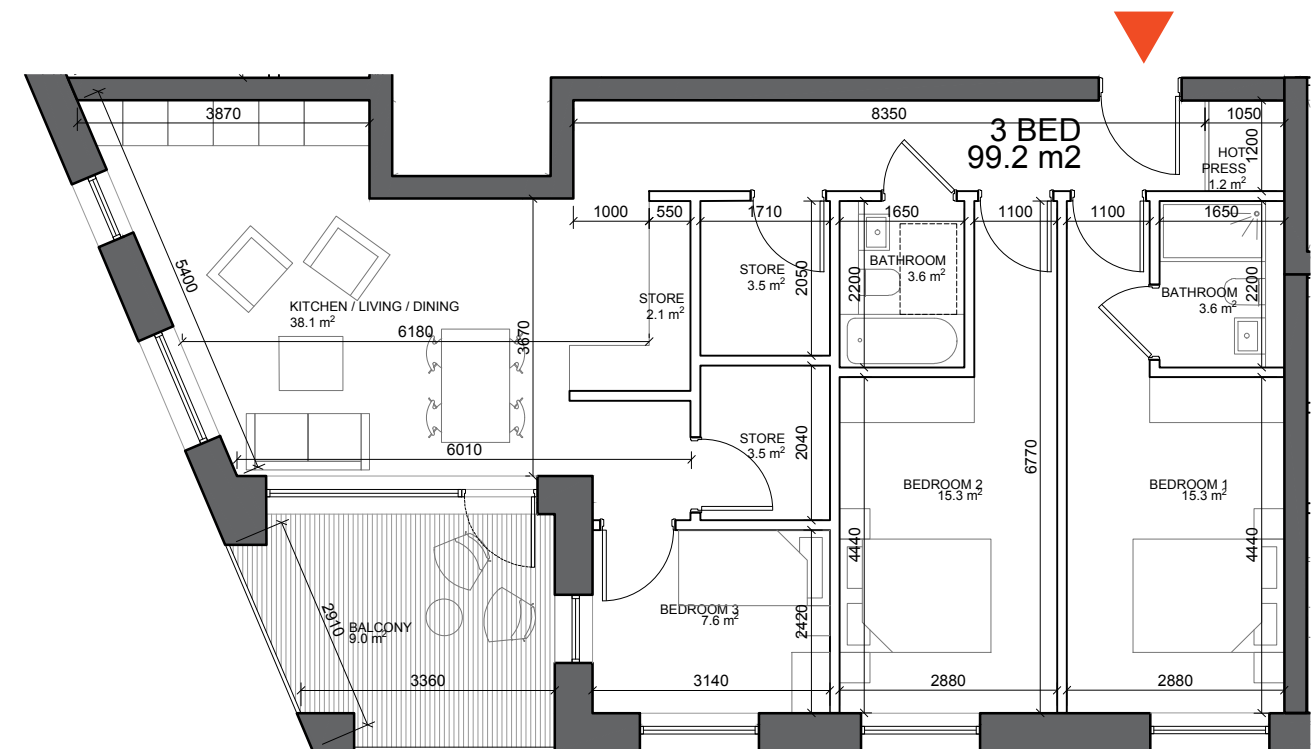
APT 3B - D - PD - 3

1:100



APT 3B - D - PD - 4

1:100



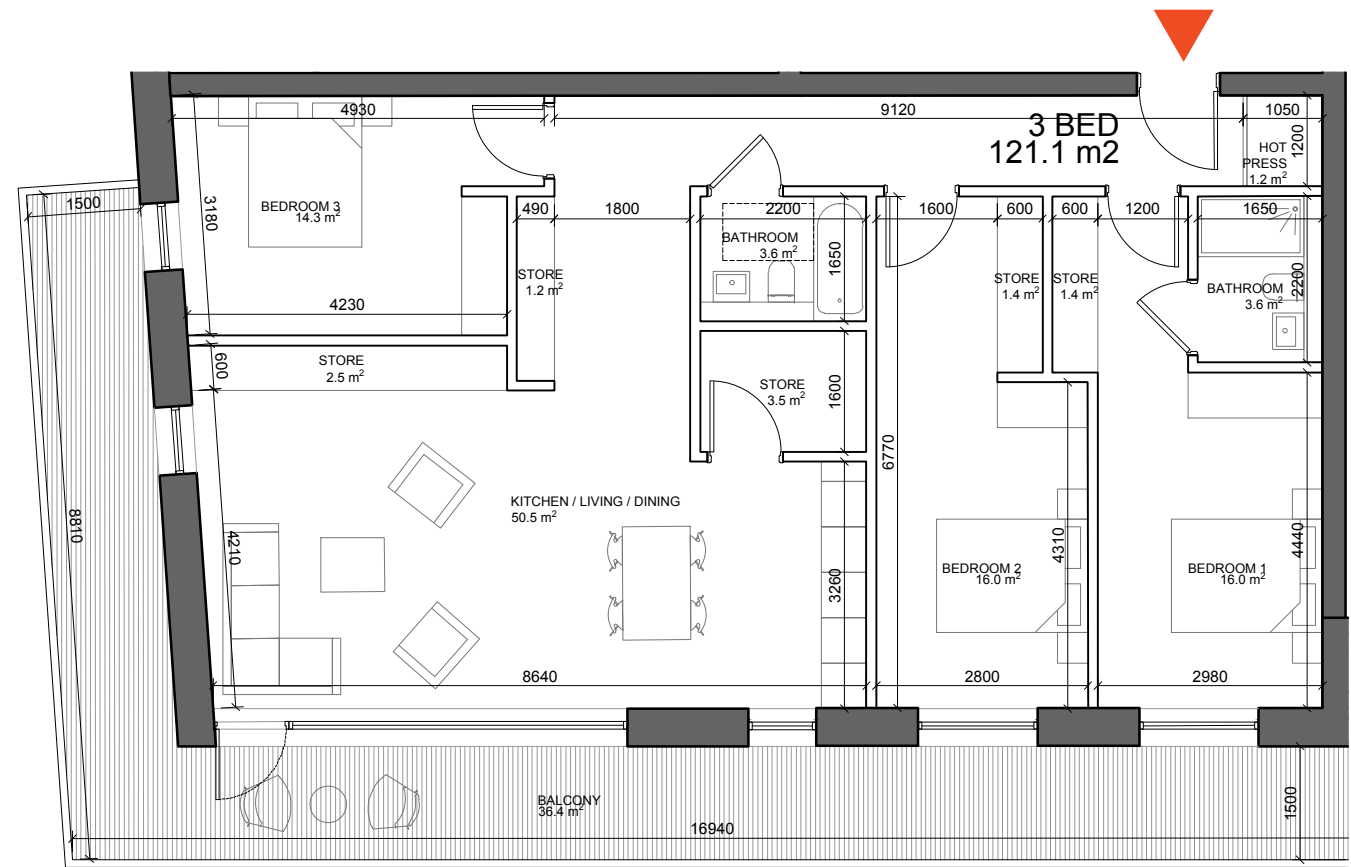
APT 3B - D - PE - 1

1:100



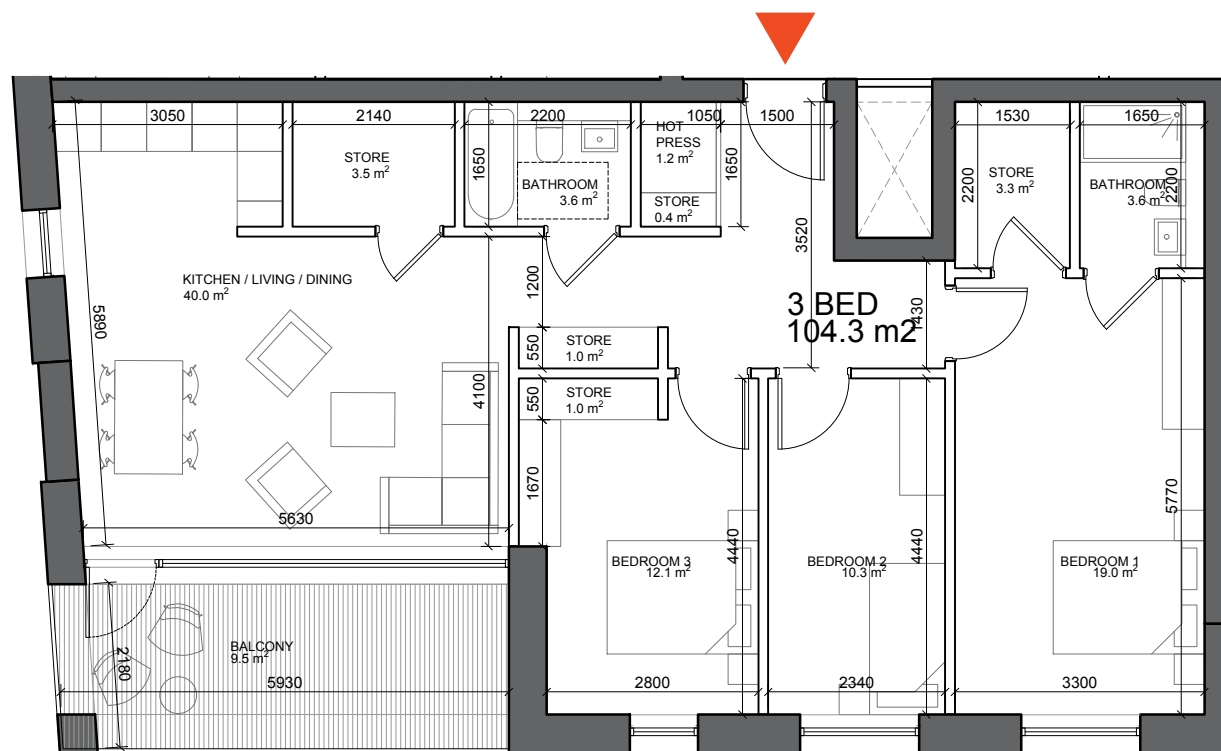
APT 3B - D - PE - 2

1:100



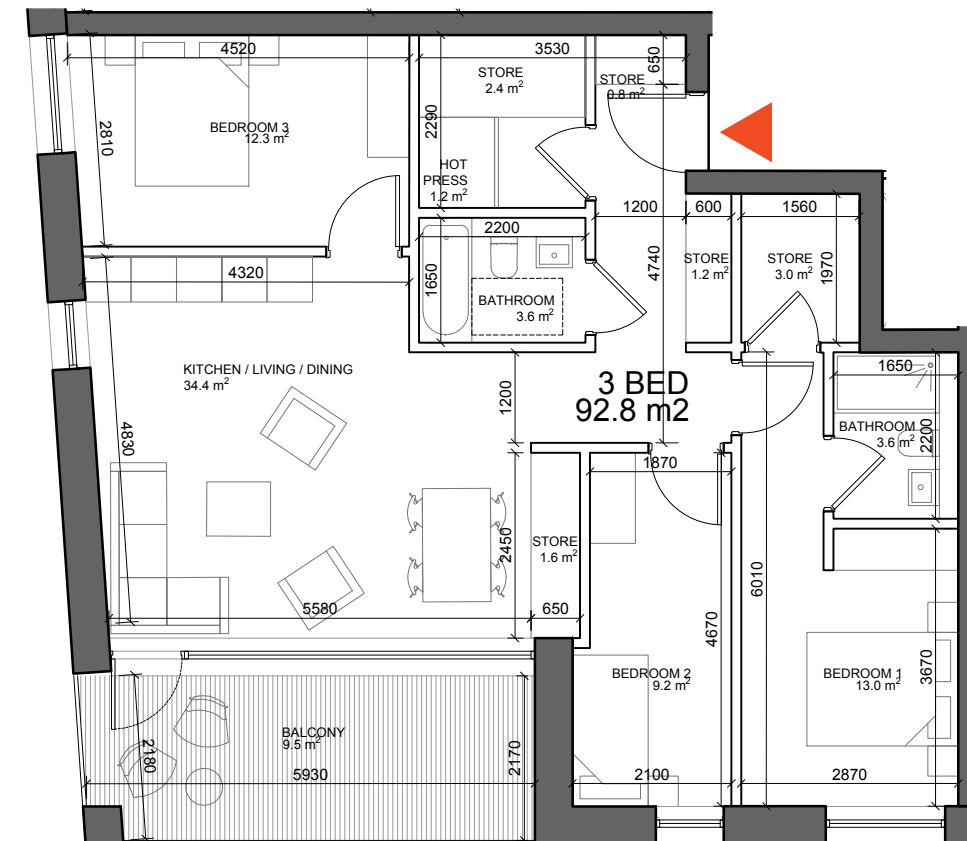
APT 3B - D - PE - 3

1:100



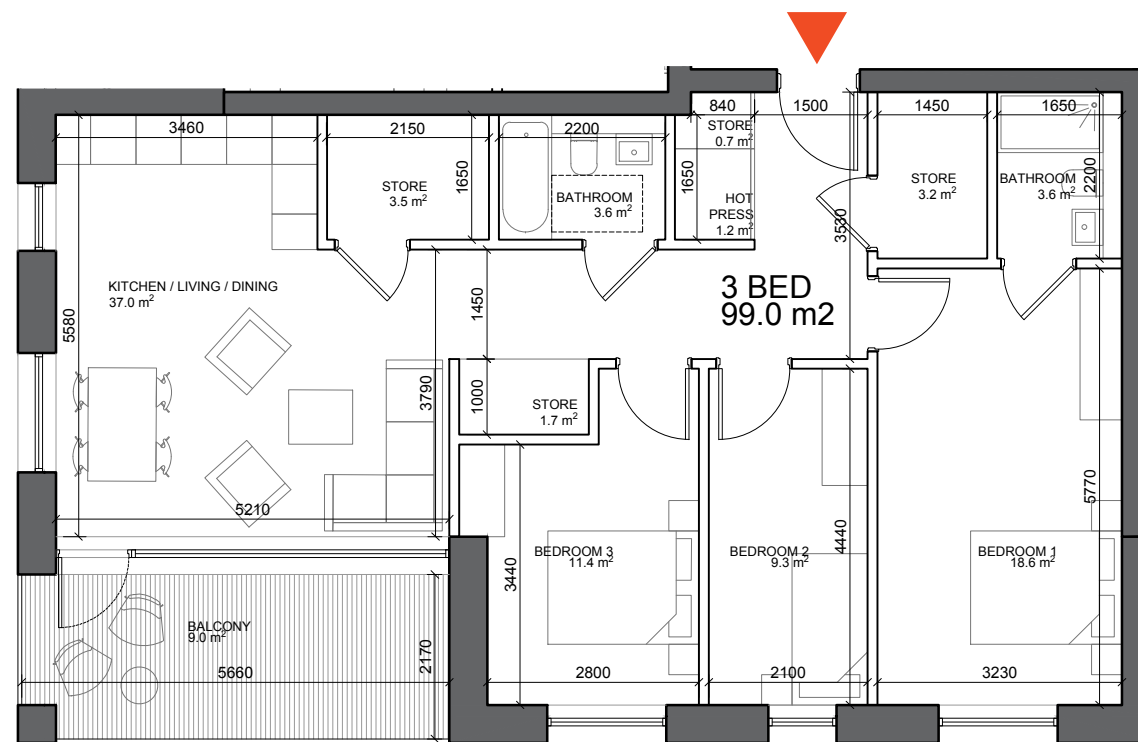
APT 3B - D - PE - 4

1:100



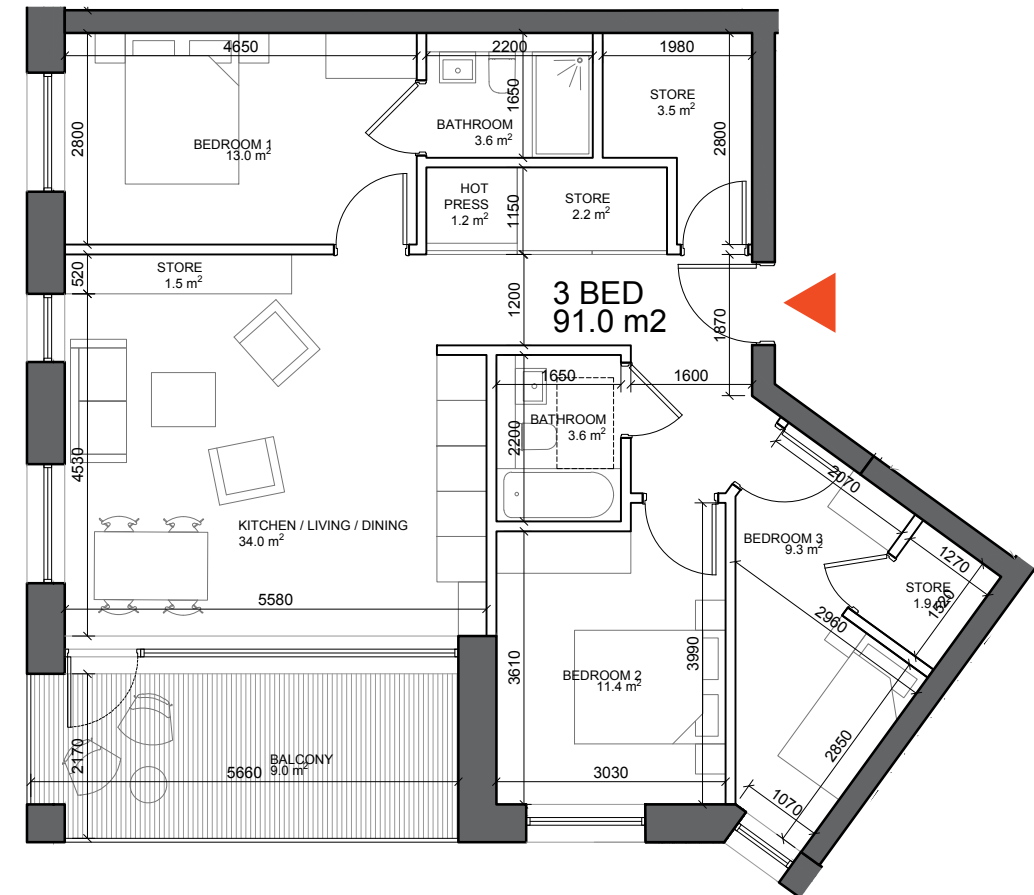
APT 3B - D - PE - 5

1:100



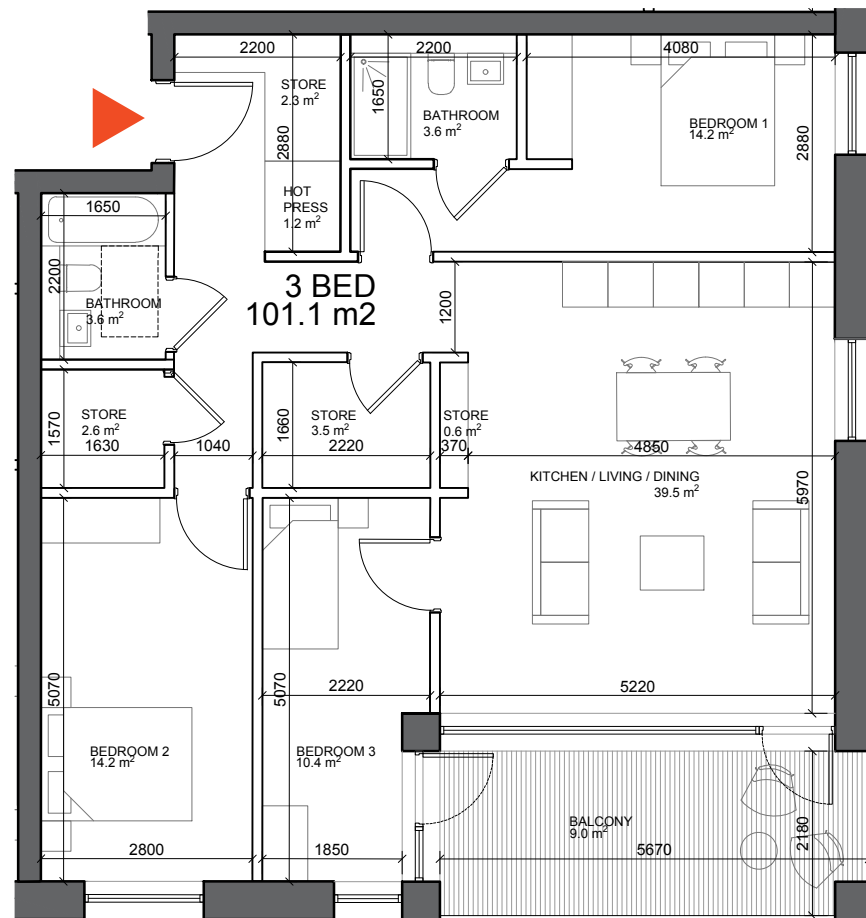
APT 3B - D - PE - 6

1:100



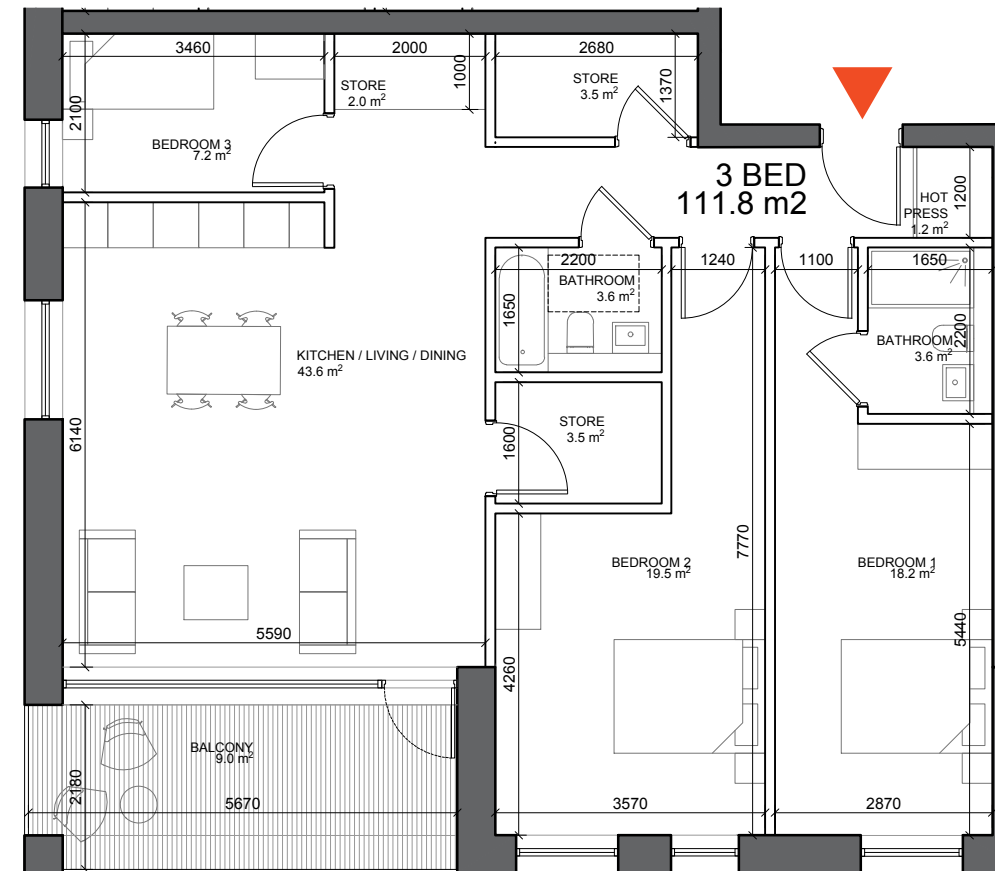
APT 3B - D - PE - 7

1:100



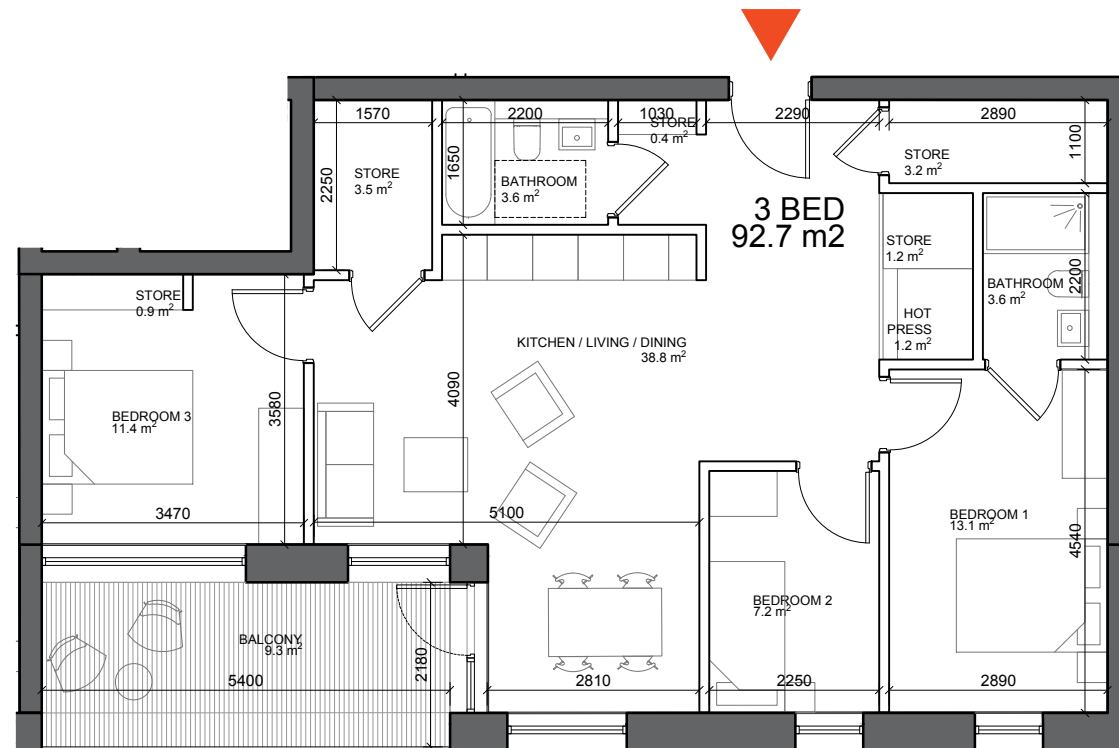
APT 3B - D - PF - 1

1:100



APT 3B - D - PF - 2

1:100



APT 3B - S - 1

1:100

[BLANK]

Appendix C:

- Houses - Overall Floor Plans
- Housing Quality Assessment - House Schedules

Plot G: Ground Floor Plan



KEYPLAN

- 3 BED HOUSE
- 4 BED HOUSE

Plot G: First Floor Plan



Plot G: Second Floor Plan



KEYPLAN

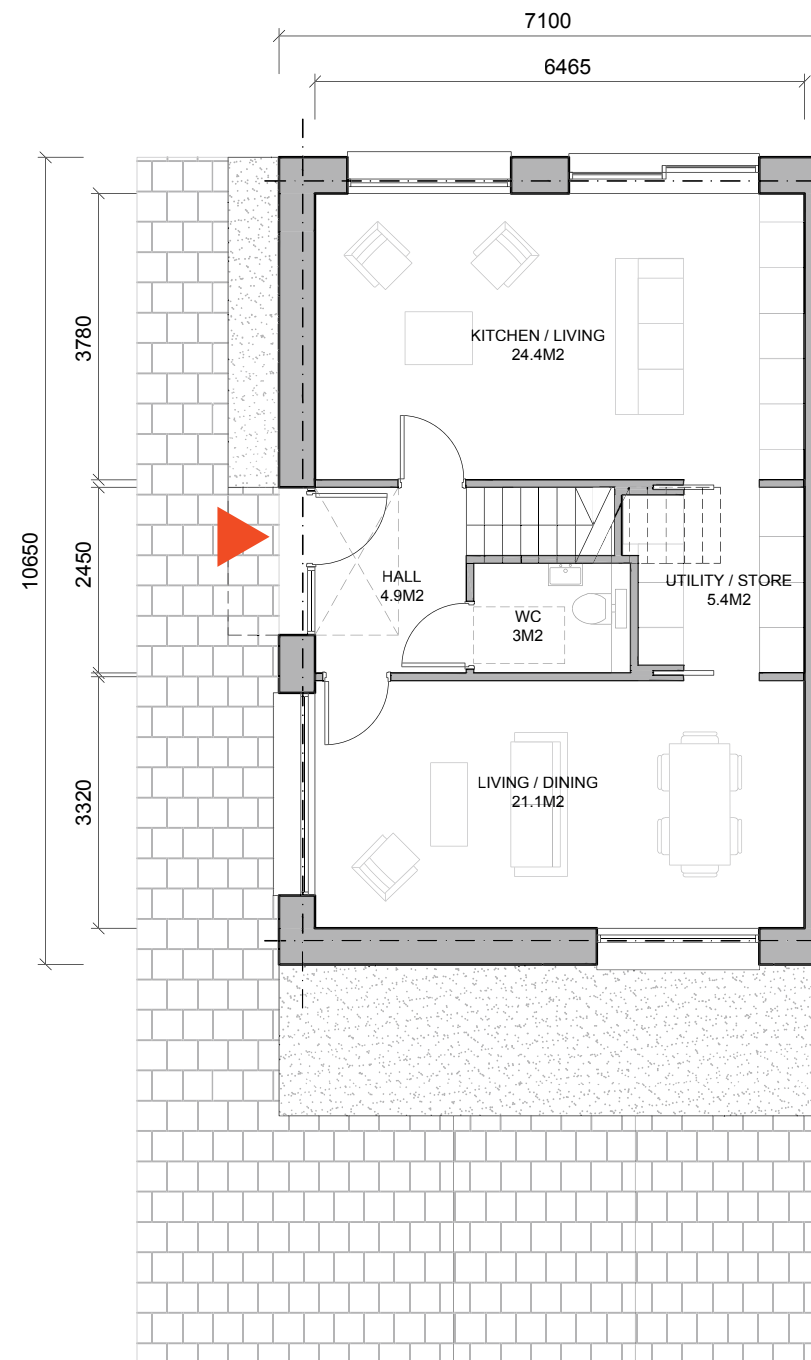
- 3 BED HOUSE
- 4 BED HOUSE

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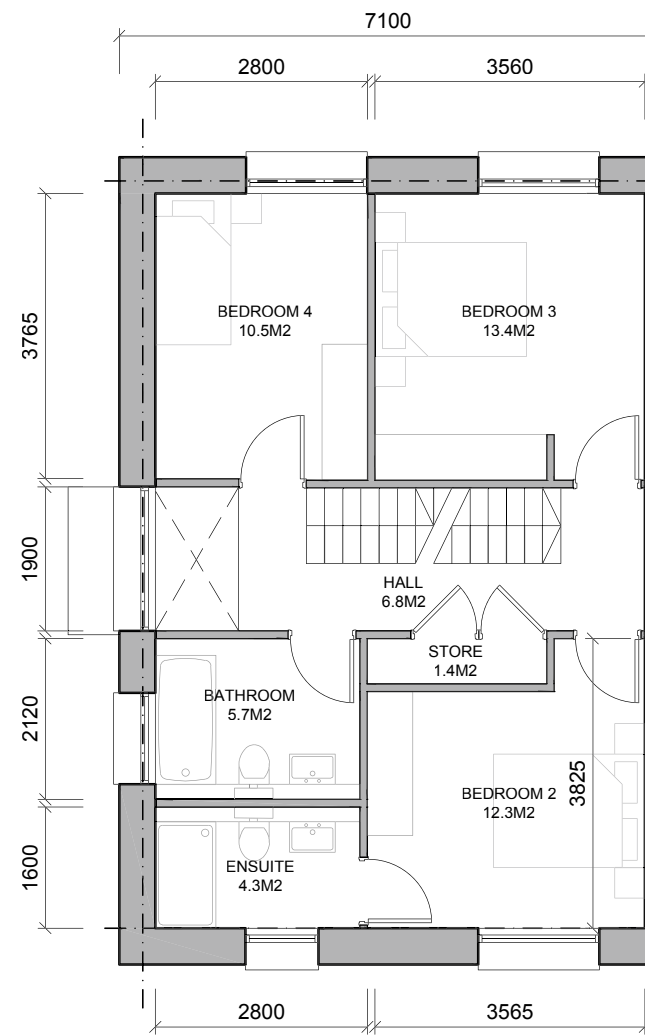
Appendix D:

- House Types - Unit Floor Plans

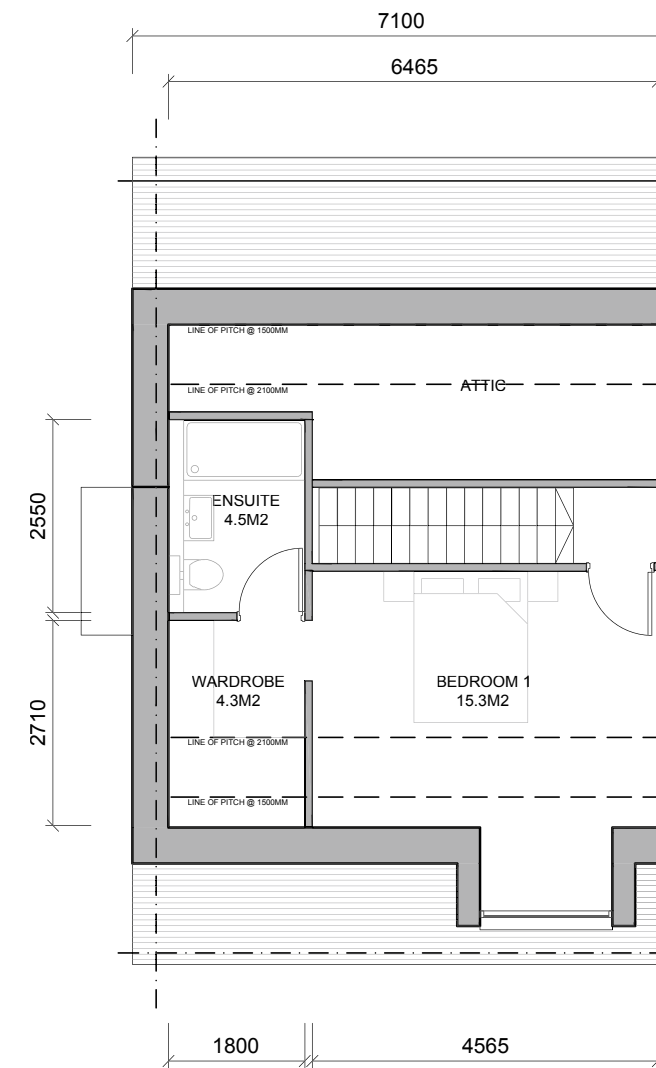
House Type 01: 4 Bed (7 Person)



GROUND FLOOR PLAN

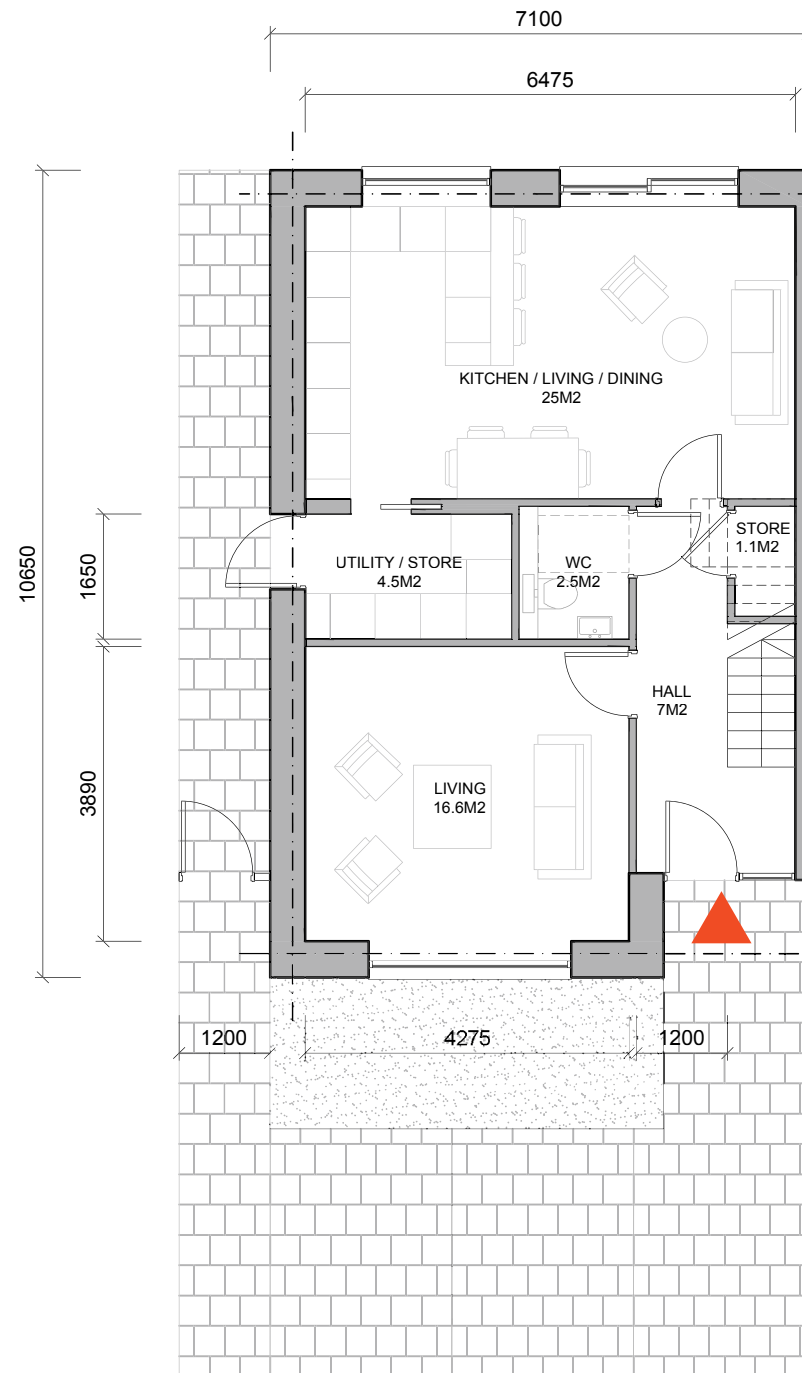


FIRST FLOOR PLAN

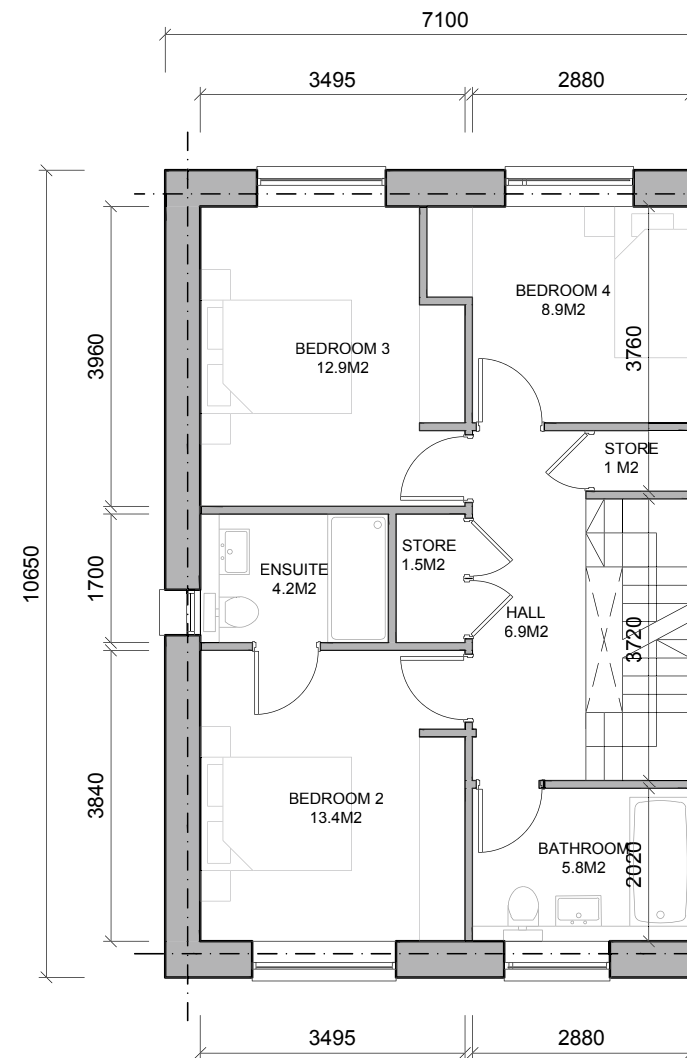


SECOND FLOOR PLAN

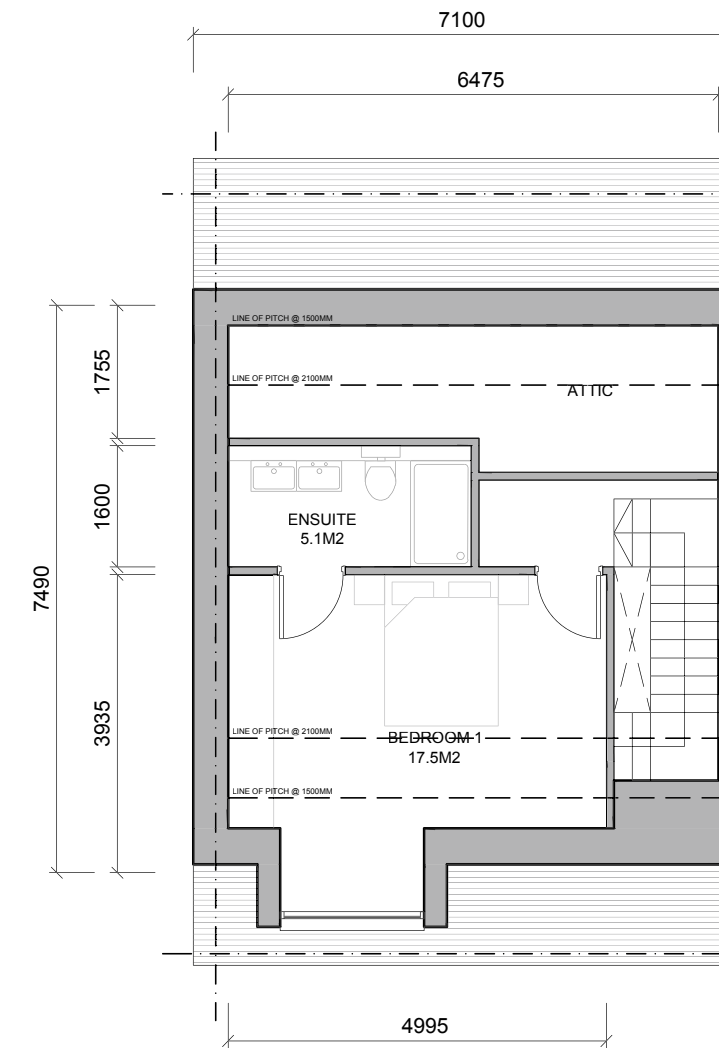
House Type 02: 4 Bed (7 Person)



GROUND FLOOR PLAN

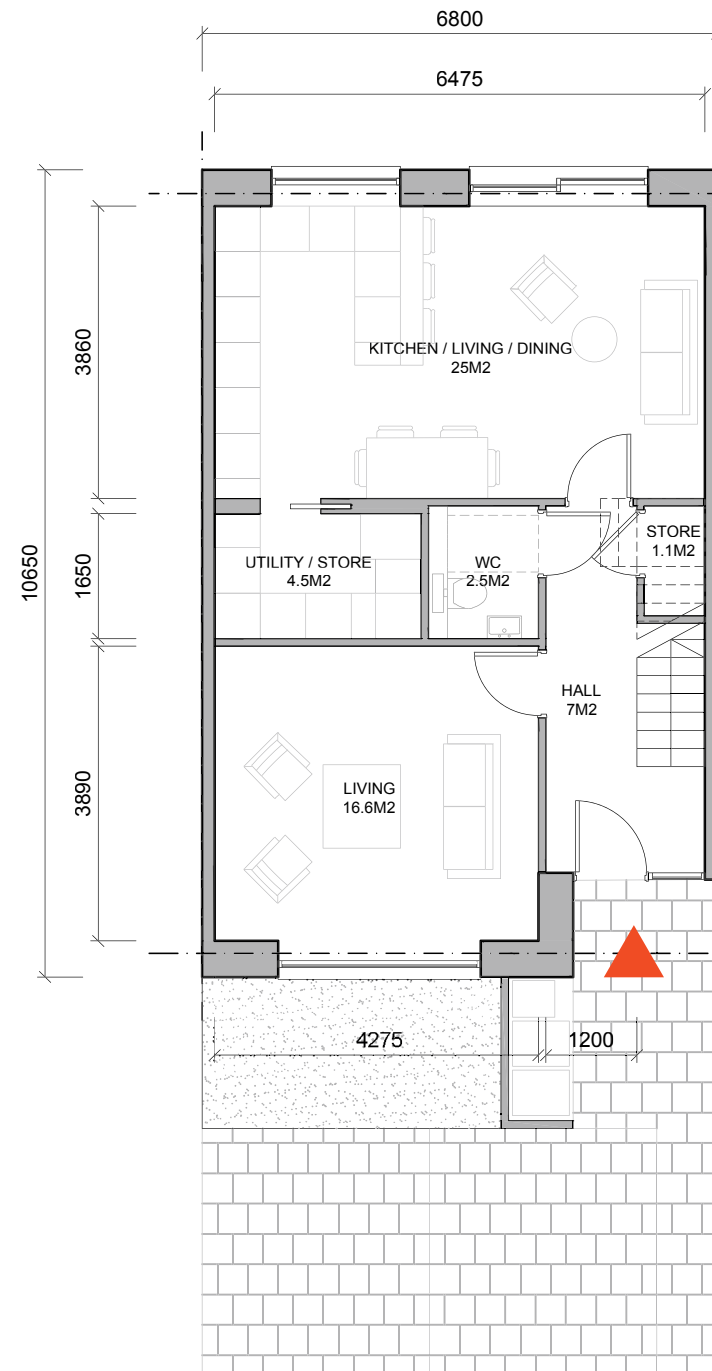


FIRST FLOOR PLAN

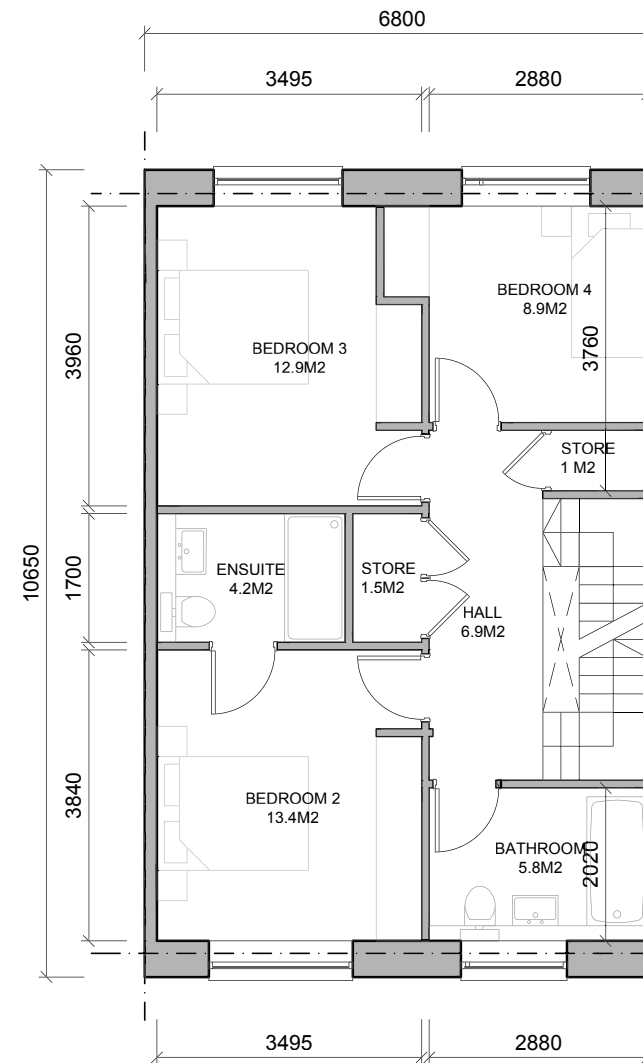


SECOND FLOOR PLAN

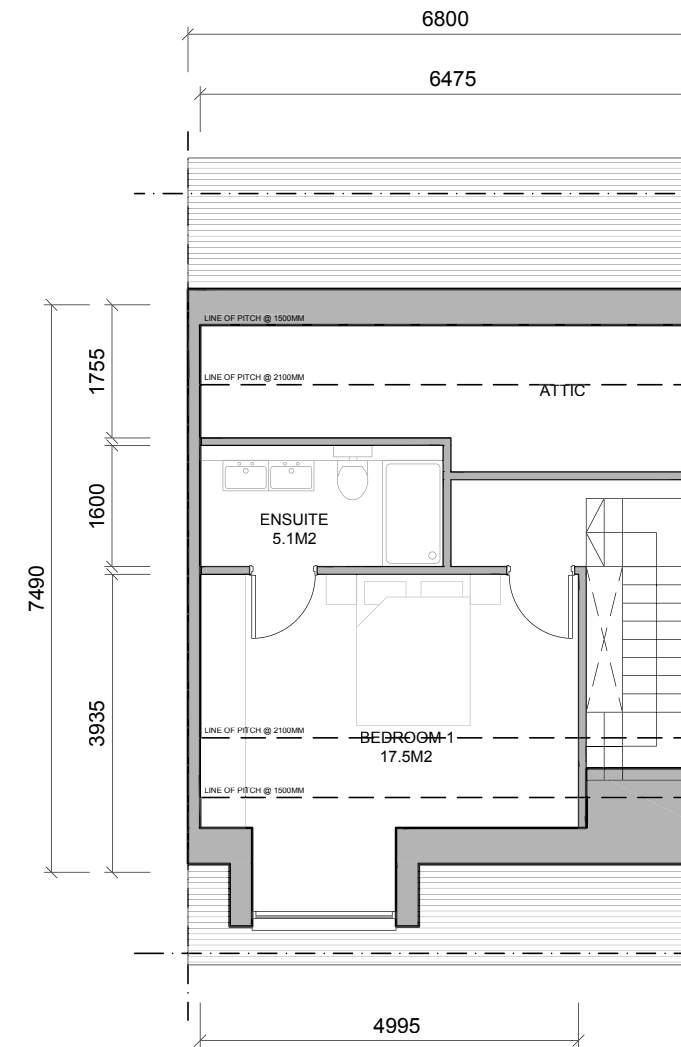
House Type 03: 4 Bed (7 Person)



GROUND FLOOR PLAN

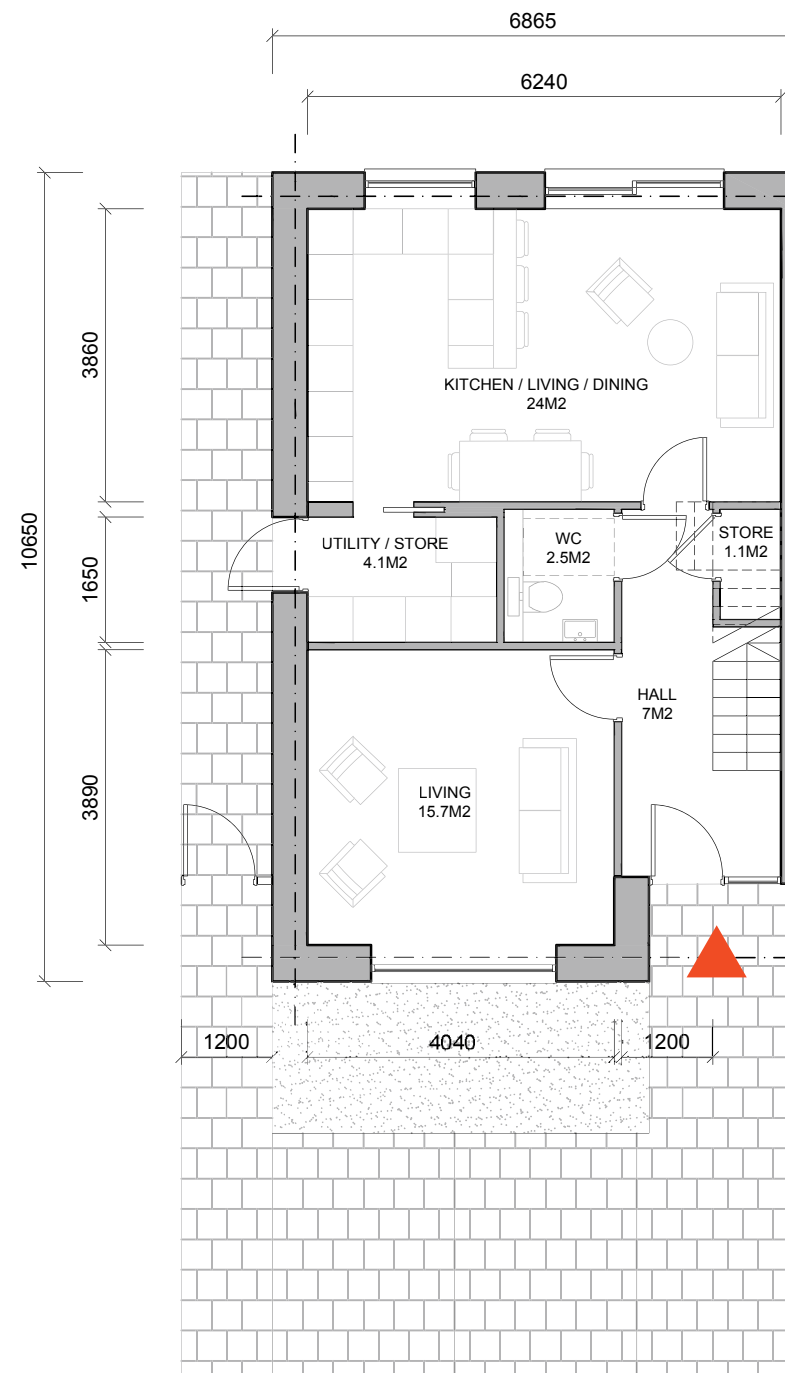


FIRST FLOOR PLAN

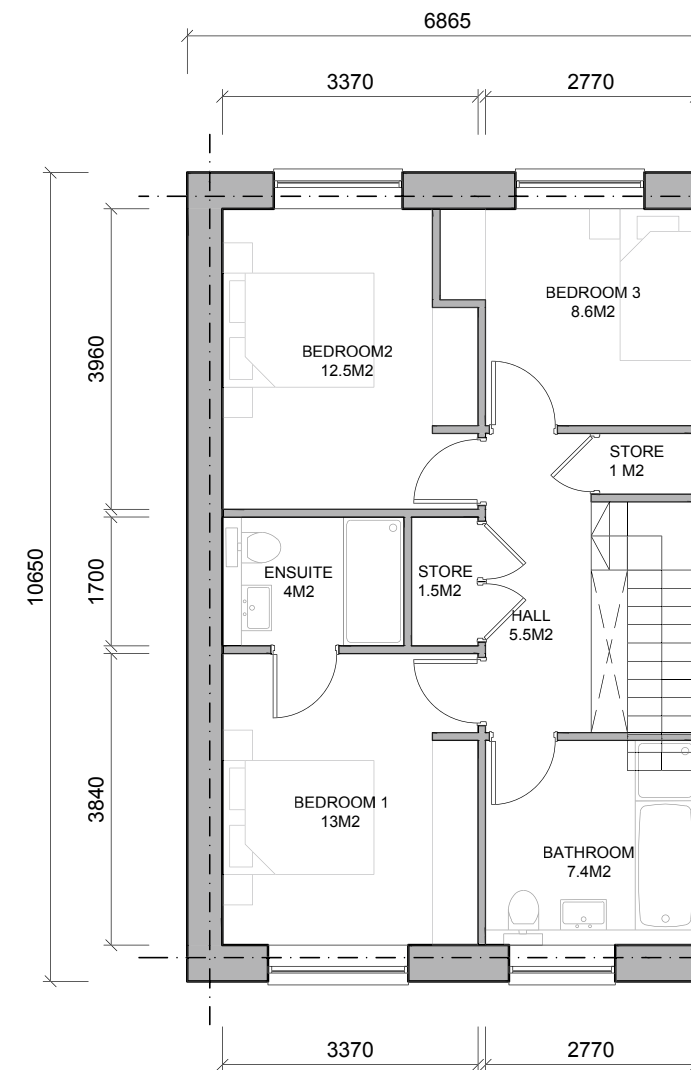


SECOND FLOOR PLAN

House Type 04: 3 Bed (5 Person)

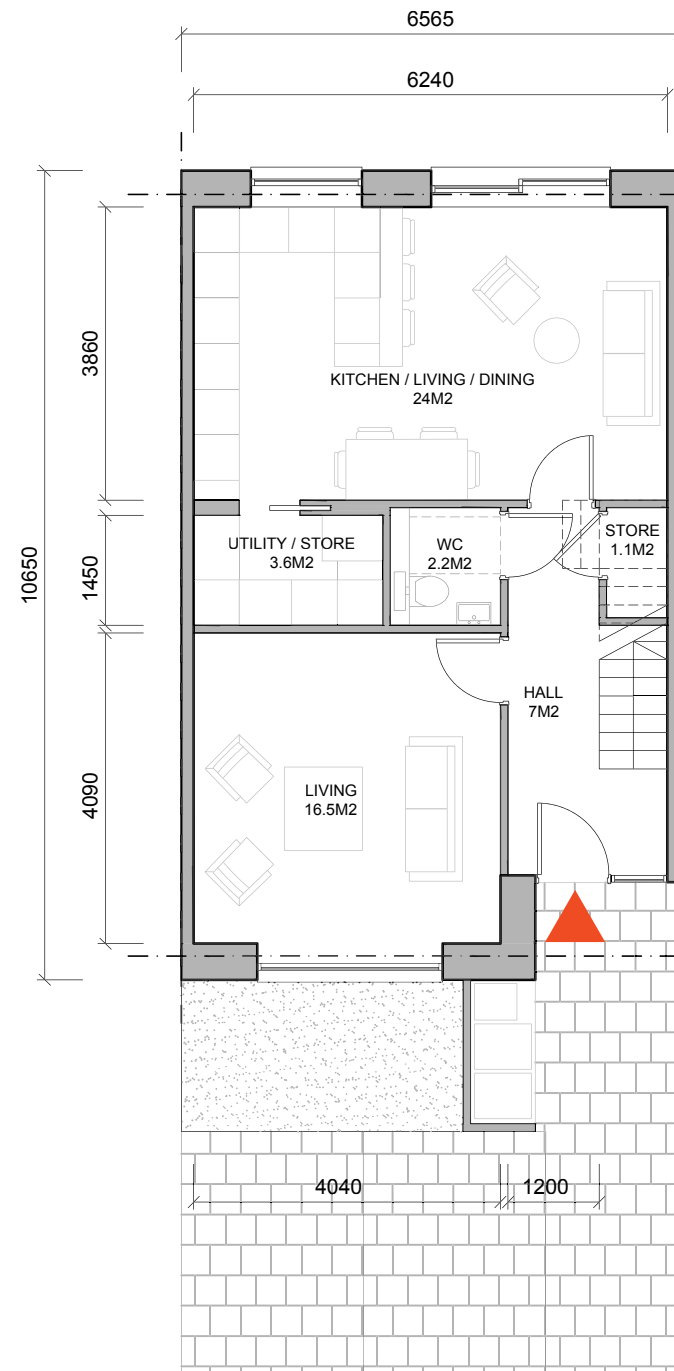


GROUND FLOOR PLAN

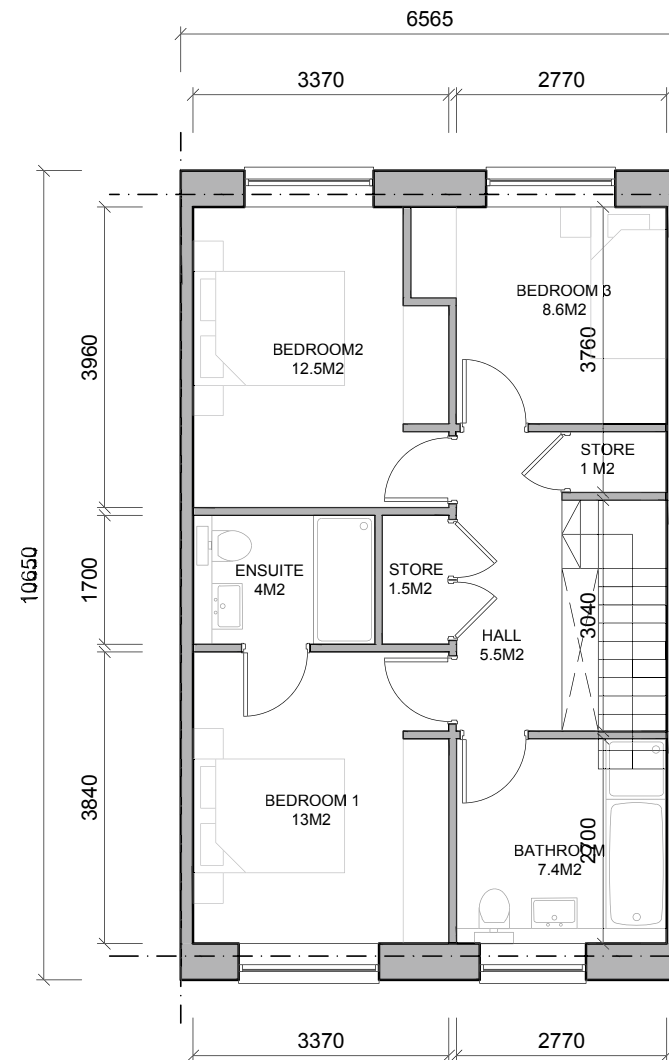


FIRST FLOOR PLAN

House Type 05: 3 Bed (5 Person)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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