



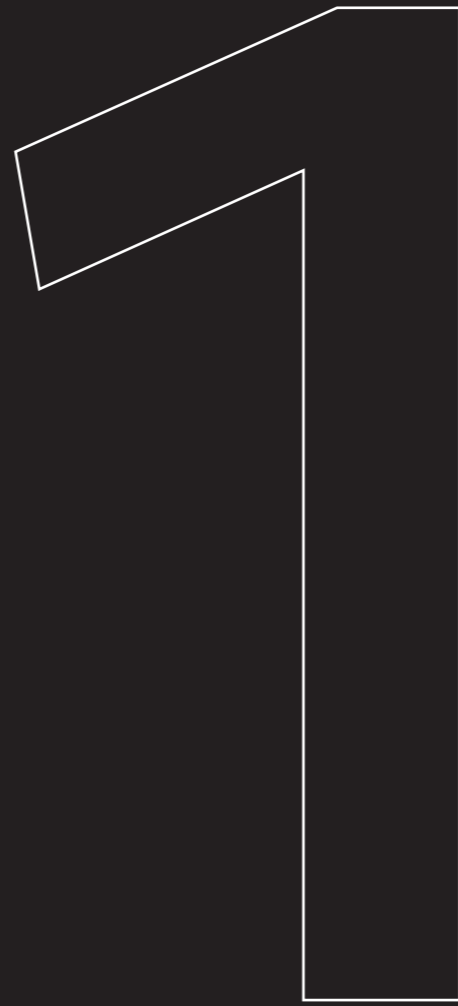
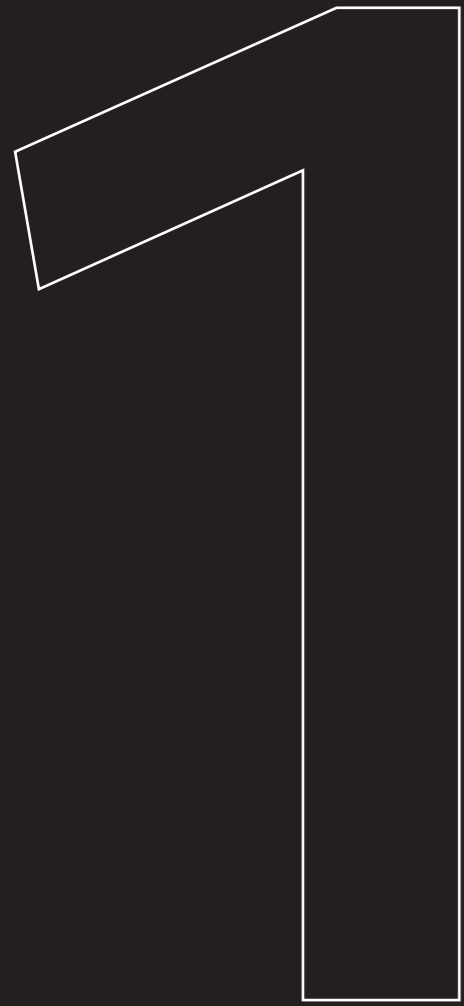
RESIDENTIAL QUALITY AUDIT
TACK SANDYFORD SHD
AVID-TACK MASTERPLAN

MCCAULEY DAYE O'CONNELL ARCHITECTS

April 2022

REVISION RECORD

ISSUE NO.	DATE	STATUS	PREPARED	CHECKED	
A	1	22/06/2020	S247	S.Allen	R.McCauley
B	2	15/07/2020	SHD1	S.Allen	R.McCauley
C	3	15/09/2020	SHD2	S.Allen	R.McCauley
D	4	04/04/2022	SHD3	S.Allen	R.McCauley
E					
F					
G					
H					
I					
J					



- 1.1 OVERALL SUMMARY
- 1.2 BLOCK SUMMARY
- 1.3 SITE RATIOS & UNIT MIX

OVERALL SUMMARY

1.1. | OVERALL SUMMARY

Site Overview				
	AREA (ha)	No	%	Notes
Site Area (incl. DLRCC land)	0.70		100%	
Net Site Area	0.57		81%	
Building Footprint Area	0.23		33%	
Public Open Space	0.04		6%	
Communal Open Space (Podium + Roof Spaces)	0.14		20%	
Green Verge (City Council Area)	0.02		3%	
Total Roof Area	0.21			
Total Green Roof Area	0.13		60.03%	Minimum green roof area = 60%
Apartments		207		
Commercial Units		0		
Shared Amenity		3		
Creche		1		
Residential Units		207		
Dual Aspect Units		93	44.93%	
Part V Provision		21		
Density-Residential/Total Area	295.80			Total No. of Residential Units / Site Area

Overall Summary

Unit distribution throughout the scheme

1.1. | AREA SUMMARY

Areas Summary				
Gross Internal Areas	BLOCK A	BLOCK B	BLOCK C	Total
Lower Ground Floor	0.00	304.31	324.82	629.13
Ground Floor	965.98	654.63	465.70	2086.31
First Floor	965.98	637.83	465.86	2069.67
Second Floor	947.98	612.32	456.69	2016.99
Third Floor	947.98	612.32	456.69	2016.99
Fourth Floor	947.98	612.32	456.69	2016.99
Fifth Floor	947.98	612.32	456.69	2016.99
Sixth Floor	758.34	612.32	456.69	1827.35
Seventh Floor	758.34	373.14	456.69	1588.17
Eighth Floor	0.00	0.00	456.69	456.69
Total	7240.56	5031.51	4453.21	16725.28

Part V		
	Area	%
Required	1672.53	10.00%
Provided	1310.06	7.83%

Public / Communal Open Space				
Required	No	DSNA*	SQM	SRDUA**
Studio Apt	48	4	192	
1-bed Apt	103	5	515	
2-bed Apt	55	7	385	
3-bed Apt	1	9	9	
Total			1101.00	567.6482
% OF SITE AREA			19.40%	10.00%
Provided			AREA (sqm)	%
Site Area			5676.48	100%
Public Open Space	Lower Ground Floor		425.00	7%
Communal Open Space	Ground Floor (Podium)		1050.56	19%
Communal Open Space	Block A Roof Terrace		253.22	4%
Communal Open Space	Block B Roof Terrace		121.50	2%
Total			1850.28	33%

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

** SRDUA= Sustainable Residential Development in Urban Areas - Planning Guidelines

Site Density Calculation	
Site Coverage	2319.55
Residential Units	207
Gross Internal Area	16725.28
Net Site Area	5676.48
Plot Ratio	2.95
Density (units/ha)	295.80

Car Provision			
		Required	Provided
Visitor	1/10 Units	21	
Private	1/2 Units	104	
Total		124	79
Bike Provision			
Total		248.4	288

Non-residential area	
Shared amenity Block A	31.4
Shared amenity Block B	252.4
Shared amenity Block C	131.4
Total	415.20
Creche	306.28
Total	306.28

1.1. | BLOCK SUMMARY

Accommodation Schedule

Block A

Floor	Studio Apt	1 Bed Apt	2 Bed Apt	3 Bed Apt	Total
	1 Person	2 Person	4 Person	5 Person	
Lower Ground Floor	0	0	0	0	0
Ground Floor	3	6	3	0	12
First Floor	4	5	4	0	13
Second Floor	4	5	4	0	13
Third Floor	4	5	4	0	13
Fourth Floor	4	5	4	0	13
Fifth Floor	4	5	4	0	13
Sixth Floor	4	5	2	0	11
Seventh Floor	4	5	2	0	11
Total	31	41	27	0	99
	31.3%	41.4%	27.3%	0.0%	

Aspect	
Single	Dual
0	0
8	4
9	4
9	4
9	4
9	4
9	4
7	4
7	4
67	32
67.7%	32.3%

Block B

Floor	Studio Apt	1 Bed Apt	2 Bed Apt	3 Bed Apt	Total
	1 Person	2 Person	4 Person	5 Person	
Lower Ground Floor	0	1	0	1	2
Ground Floor	0	3	0	0	3
First Floor	0	6	2	0	8
Second Floor	0	6	2	0	8
Third Floor	0	6	2	0	8
Fourth Floor	0	6	2	0	8
Fifth Floor	0	6	2	0	8
Sixth Floor	0	6	2	0	8
Seventh Floor	0	5	0	0	5
Total	0	45	12	1	58
	0.0%	77.6%	20.7%	1.7%	

Aspect	
Single	Dual
1	1
2	1
4	4
4	4
4	4
4	4
4	4
4	4
4	4
3	2
30	28
51.7%	48.3%

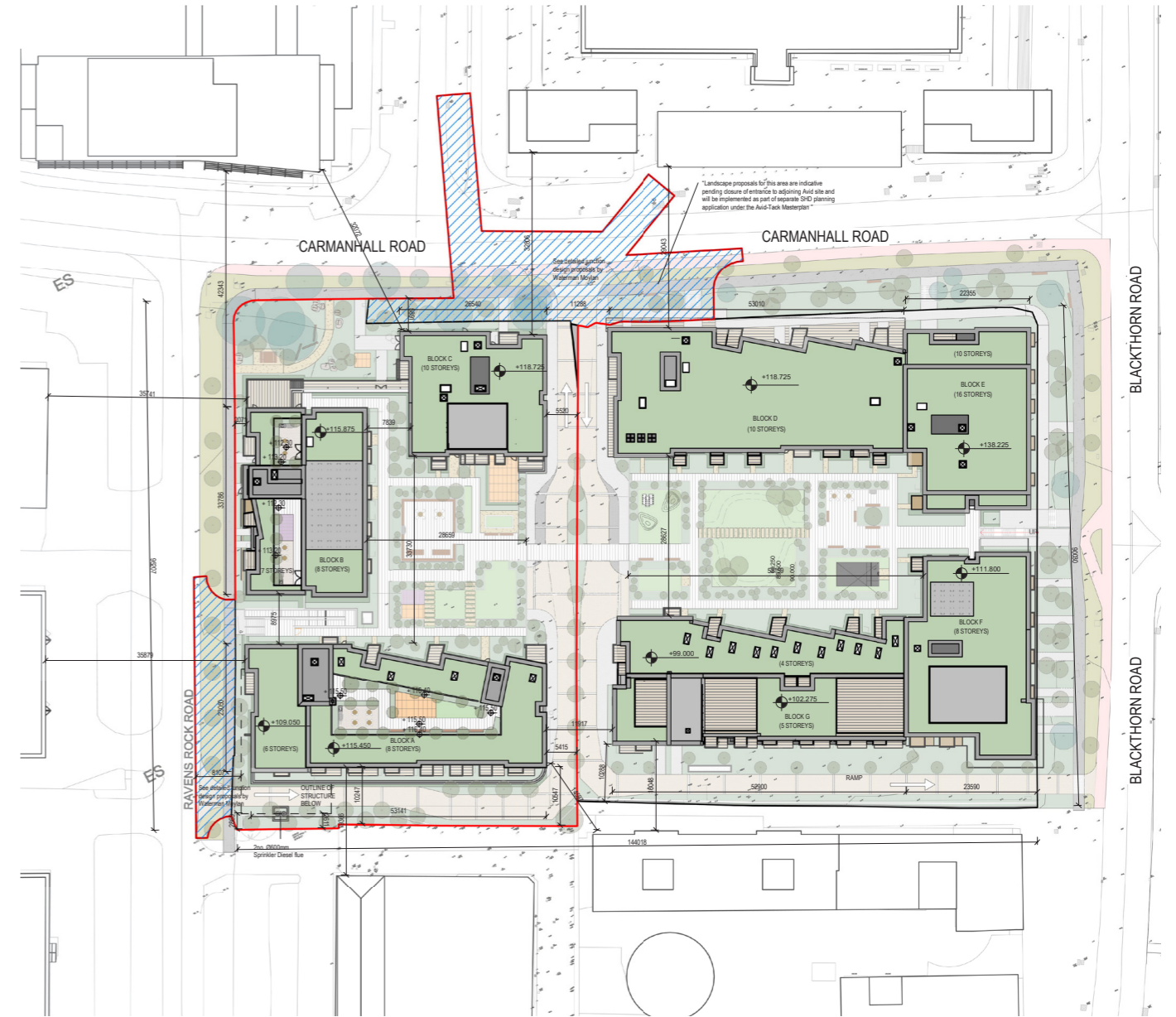
Block C

Floor	Studio Apt	1 Bed Apt	2 Bed Apt	3 Bed Apt	Total
	1 Person	2 Person	4 Person	5 Person	
Lower Ground Floor	0	0	0	0	0
Ground Floor	1	1	0	0	2
First Floor	2	2	2	0	6
Second Floor	2	2	2	0	6
Third Floor	2	2	2	0	6
Fourth Floor	2	2	2	0	6
Fifth Floor	2	2	2	0	6
Sixth Floor	2	2	2	0	6
Seventh Floor	2	2	2	0	6
Eighth Floor	2	2	2	0	6
Total	17	17	16	0	50
	34.0%	34.0%	32.0%	0.0%	

Aspect	
Single	Dual
0	0
1	1
2	4
2	4
2	4
2	4
2	4
2	4
2	4
2	4
2	4
17	33
34.0%	66.0%

	Studio Apt	1 Bed Apt	2 Bed Apt	3 Bed Apt	Total	
	1 Person	2 Person	4 Person	5 Person		
Block A	31	41	27	0	99	47.8%
Block B	0	45	12	1	58	28.0%
Block C	17	17	16	0	50	24.2%
Total	48	103	55	1	207	
	23.2%	49.8%	26.6%	0.5%		

Total	Aspect	
	Single	Dual
	114	93
	55.1%	44.9%



1.2

1.2 BLOCK SCHEDULES

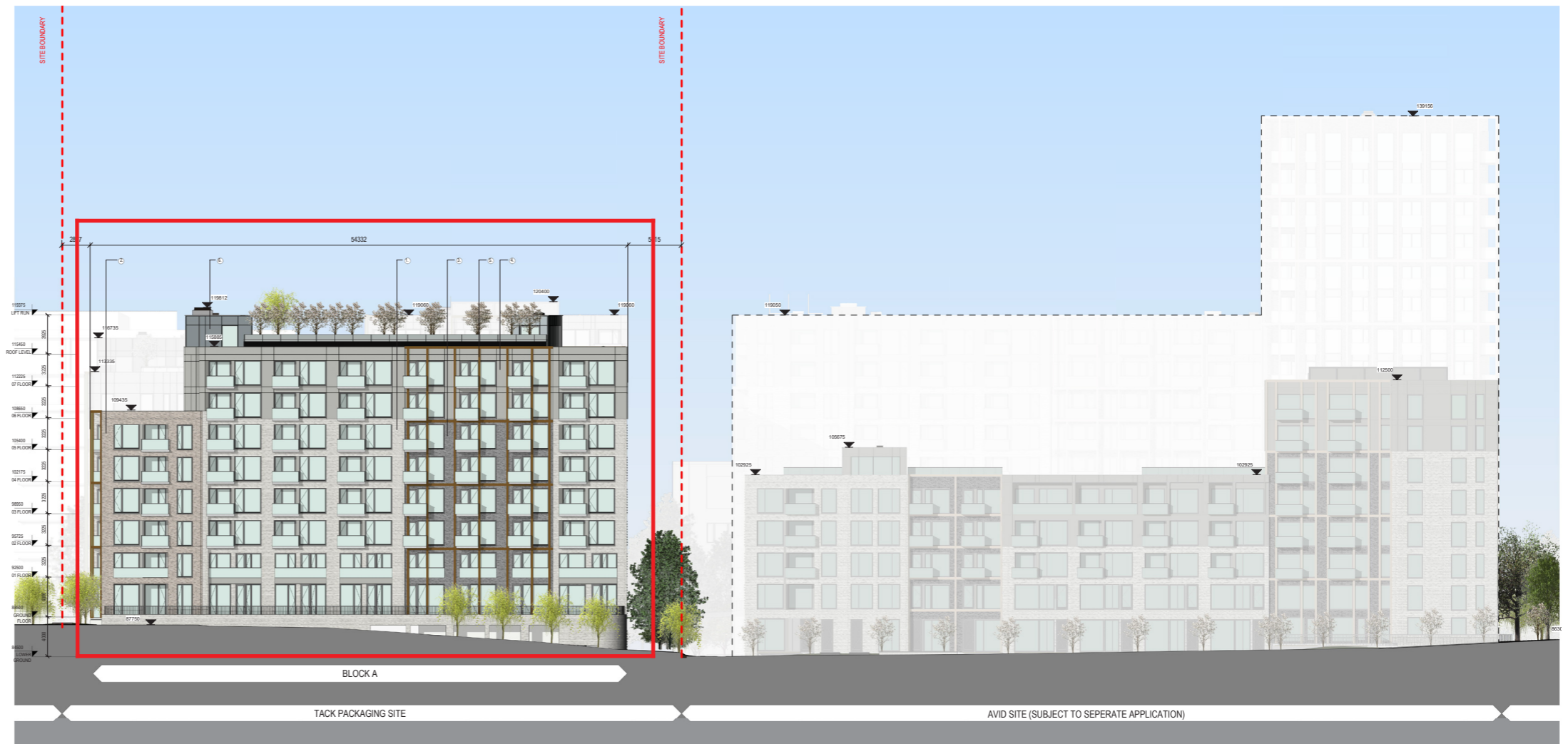
BLOCK SCHEDULES

1.2. | BLOCK SCHEDULES - BLOCK A

Block A

Floor	Studio Apt	1 Bed Apt	2 Bed Apt	3 Bed Apt	Total
	1 Person	2 Person	4 Person	5 Person	
Lower Ground Floor	0	0	0	0	0
Ground Floor	3	6	3	0	12
First Floor	4	5	4	0	13
Second Floor	4	5	4	0	13
Third Floor	4	5	4	0	13
Fourth Floor	4	5	4	0	13
Fifth Floor	4	5	4	0	13
Sixth Floor	4	5	2	0	11
Seventh Floor	4	5	2	0	11
Total	31	41	27	0	99
	31.3%	41.4%	27.3%	0.0%	

Aspect	
Single	Dual
0	0
8	4
9	4
9	4
9	4
9	4
9	4
7	4
7	4
67	32
67.7%	32.3%

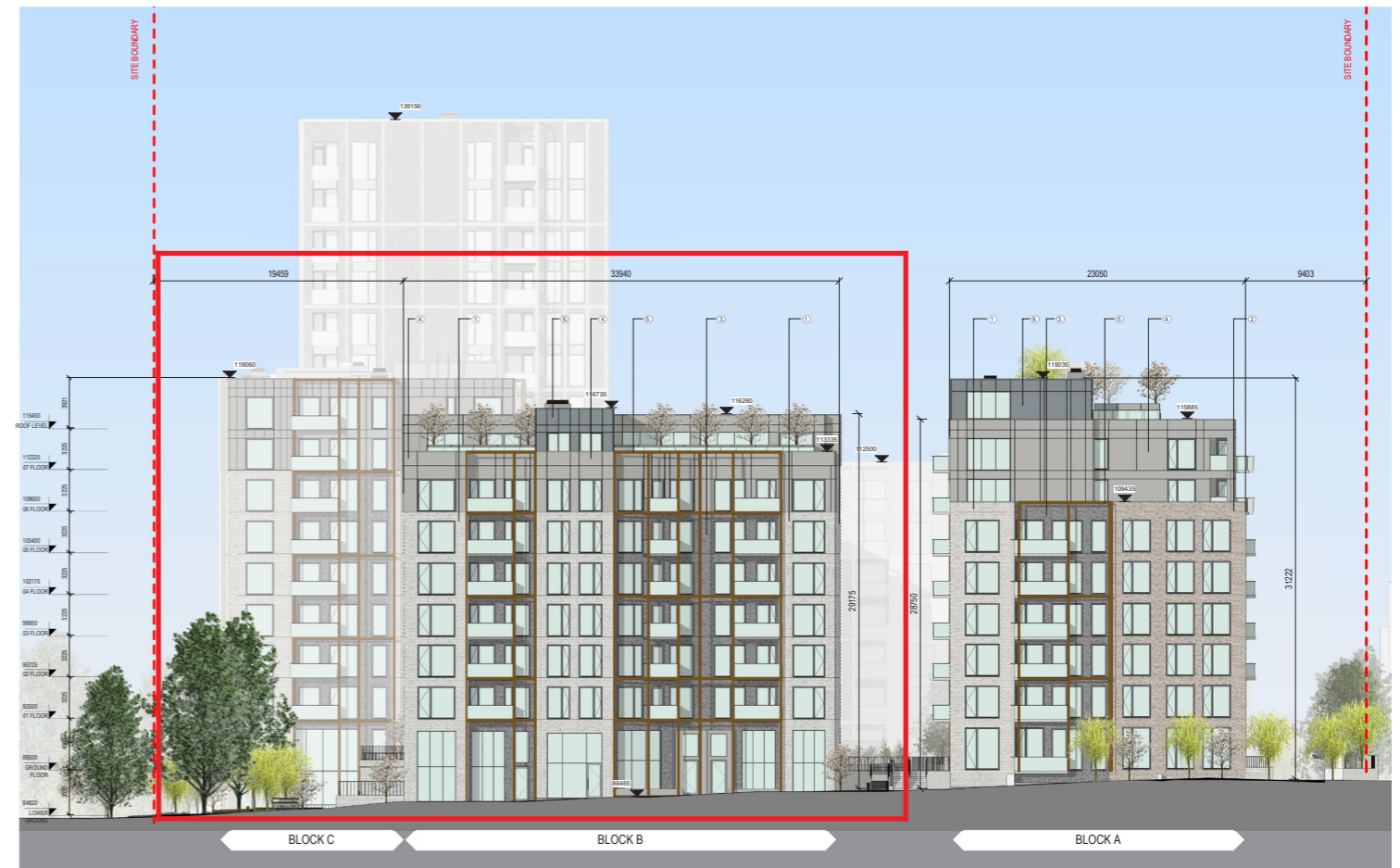


1.2. | BLOCK SCHEDULES - BLOCK B

Block B

Floor	Studio Apt	1 Bed Apt	2 Bed Apt	3 Bed Apt	Total
	1 Person	2 Person	4 Person	5 Person	
Lower Ground Floor	0	1	0	1	2
Ground Floor	0	3	0	0	3
First Floor	0	6	2	0	8
Second Floor	0	6	2	0	8
Third Floor	0	6	2	0	8
Fourth Floor	0	6	2	0	8
Fifth Floor	0	6	2	0	8
Sixth Floor	0	6	2	0	8
Seventh Floor	0	5	0	0	5
Total	0	45	12	1	58
	0.0%	77.6%	20.7%	1.7%	

Aspect	
Single	Dual
1	1
2	1
4	4
4	4
4	4
4	4
4	4
4	4
3	2
30	28
51.7%	48.3%

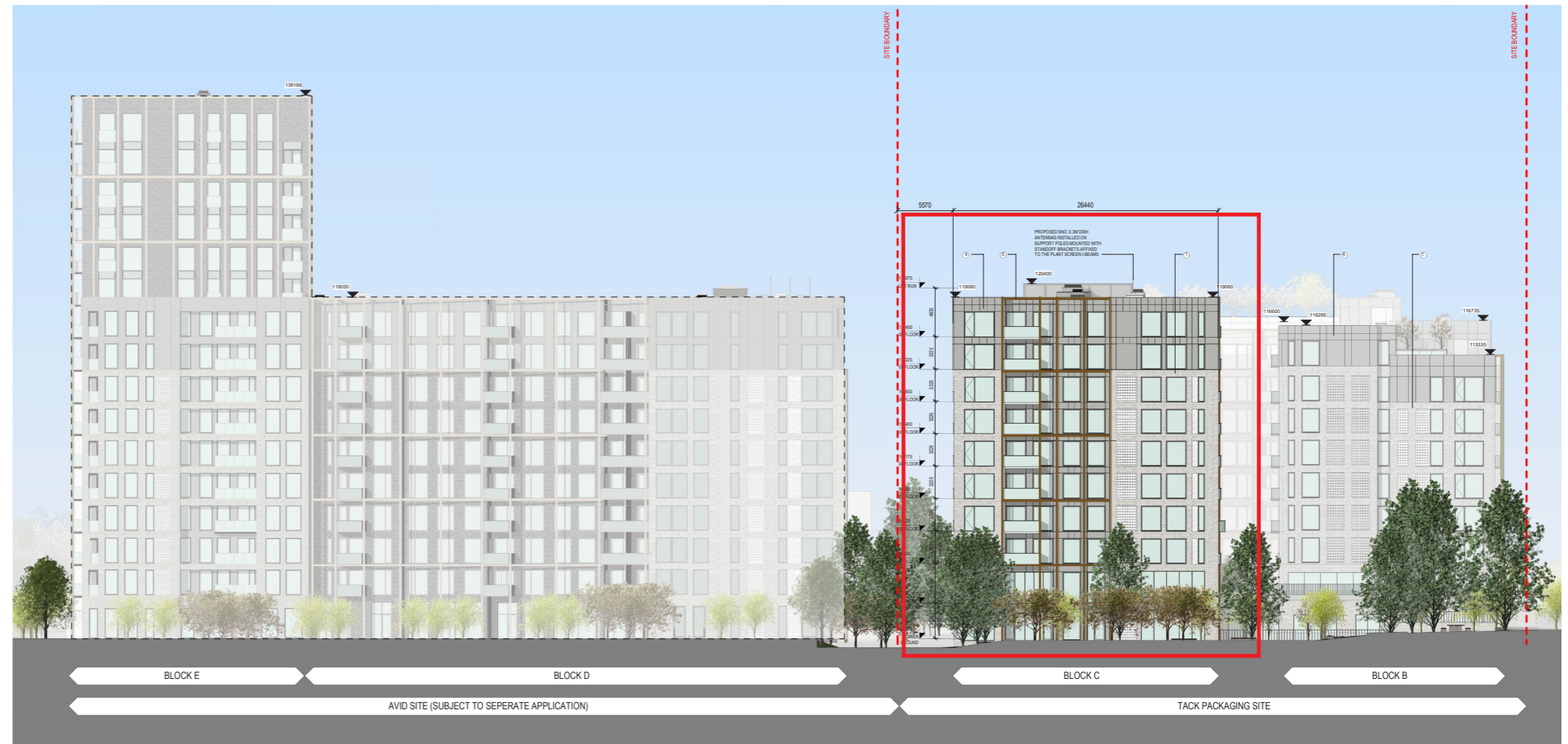


1.2. | BLOCK SCHEDULES - BLOCK C

Block C

Floor	Studio Apt	1 Bed Apt	2 Bed Apt	3 Bed Apt	Total
	1 Person	2 Person	4 Person	5 Person	
Lower Ground Floor	0	0	0	0	0
Ground Floor	1	1	0	0	2
First Floor	2	2	2	0	6
Second Floor	2	2	2	0	6
Third Floor	2	2	2	0	6
Fourth Floor	2	2	2	0	6
Fifth Floor	2	2	2	0	6
Sixth Floor	2	2	2	0	6
Seventh Floor	2	2	2	0	6
Eighth Floor	2	2	2	0	6
Total	17	17	16	0	50
	34.0%	34.0%	32.0%	0.0%	

Aspect	
Single	Dual
0	0
1	1
2	4
2	4
2	4
2	4
2	4
2	4
2	4
2	4
17	33
34.0%	66.0%



1.3

1.3 APARTMENTS

APARTMENTS

1.3. | APARTMENT TYPES

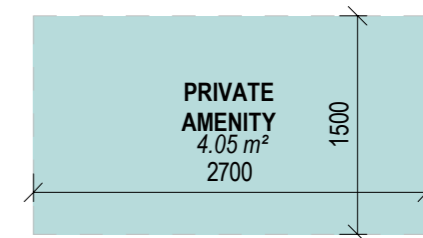
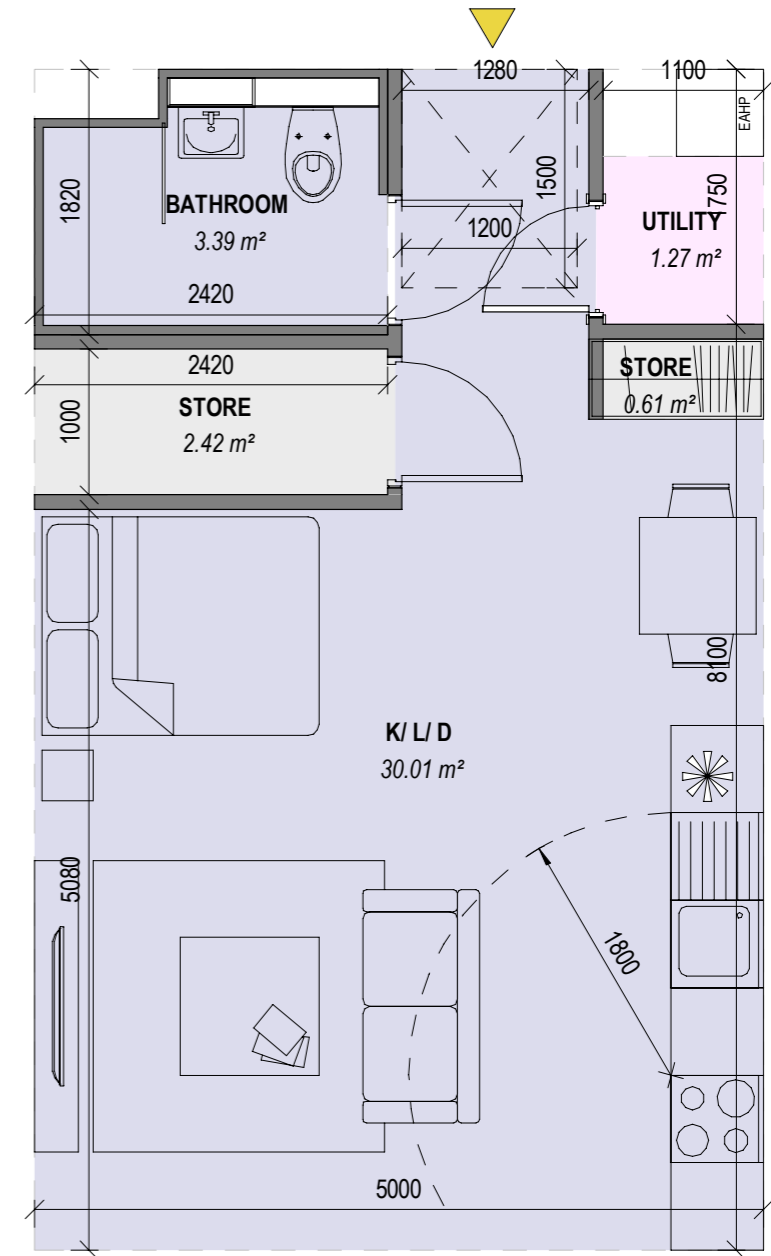
Schedule of Areas

Apartment Types				
	Type	Area	No	GIA
Studio Apt	3	40.5	41	1660.5
Studio Apt	5	47.17	7	330.19
				1990.69
1 Bed Apt	1	49.46	31	1533.26
1 Bed Apt	2	48.28	8	386.24
1 Bed Apt	3	50.1	6	300.6
1 Bed Apt	4	49.46	37	1830.02
1 Bed Apt	9	54.18	10	541.8
1 Bed Apt	10	52.47	9	472.23
1 Bed Apt	18	65.6	1	65.6
1 Bed Apt	Mez	65.86	1	65.86
				5195.61
2 Bed Apt	1	82.2	6	493.2
2 Bed Apt	2	81.8	6	490.8
2 Bed Apt	3	81.03	15	1215.45
2 Bed Apt	6	81.7	14	1143.8
2 Bed Apt	7	80.9	6	485.4
2 Bed Apt	10	85.2	8	681.6
				4510.25
3 Bed Apt	Mez	119.6	1	119.6
				119.6
Total			207	11816.15 11816.15

1.3. | APARTMENTS - STUDIO TYPE 03

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
Plant									
UTILITY	Level 0	STUDIO	0 m ²	1.27 m ²	0 m ²				
Private Amenity									
PRIVATE AMENITY	Level 0	STUDIO	4 m ²	4.05 m ²	0.05 m ²				
Room									
BATHROOM	Level 0	STUDIO	0 m ²	3.39 m ²	0 m ²				
K/ L/ D	Level 0	STUDIO	30 m ²	30.01 m ²	0.01 m ²	4000	5000	5080	1000
Storage									
STORE	Level 0	STUDIO	3.02 m ²	3.03 m ²	0.01 m ²				

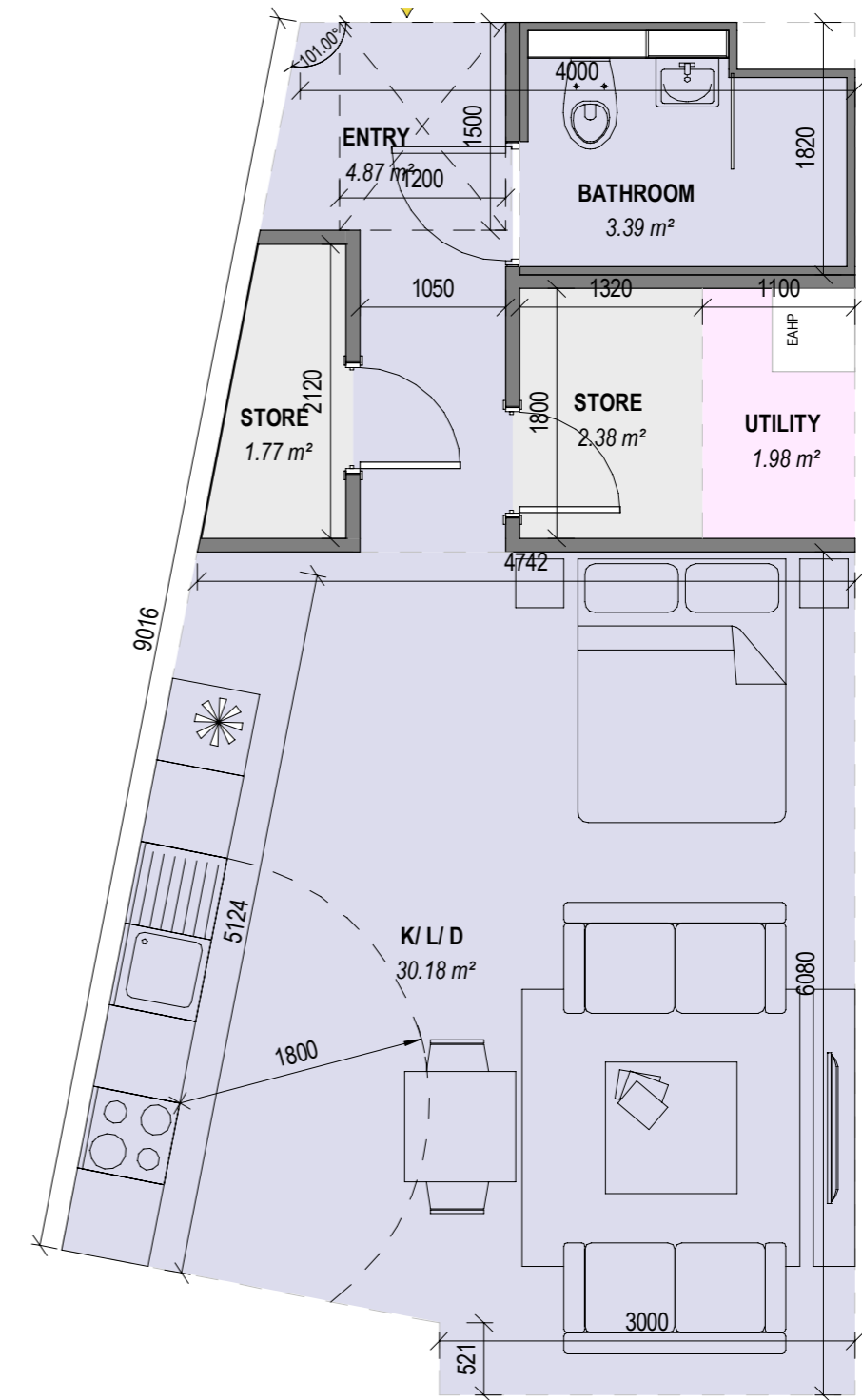
GIA Required	GIA
37 m ²	40.5 m ²



1.3. | APARTMENTS - STUDIO TYPE 05

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
LIVING AREA									
K/ L/ D	LEVEL 0	STUDIO	30 m ²	30.18 m ²	0.18 m ²	4000	4742	6080	742
			30 m ²	30.18 m ²	0.18 m ²				
OTHER									
BATHROOM	LEVEL 0	STUDIO	0 m ²	3.39 m ²	0 m ²				
ENTRY	LEVEL 0	STUDIO	0 m ²	4.87 m ²	0 m ²				
			0 m ²	8.26 m ²	0 m ²				
PLANT									
UTILITY	LEVEL 0	STUDIO	0 m ²	1.98 m ²	0 m ²				
			0 m ²	1.98 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	STUDIO	4 m ²	4.05 m ²	0.05 m ²				
			4 m ²	4.05 m ²	0.05 m ²				
STORE									
STORE	LEVEL 0	STUDIO	0 m ²	4.15 m ²	0 m ²				
			0 m ²	4.15 m ²	0 m ²				

GIA	GIA Required
47.17 m ²	37 m ²

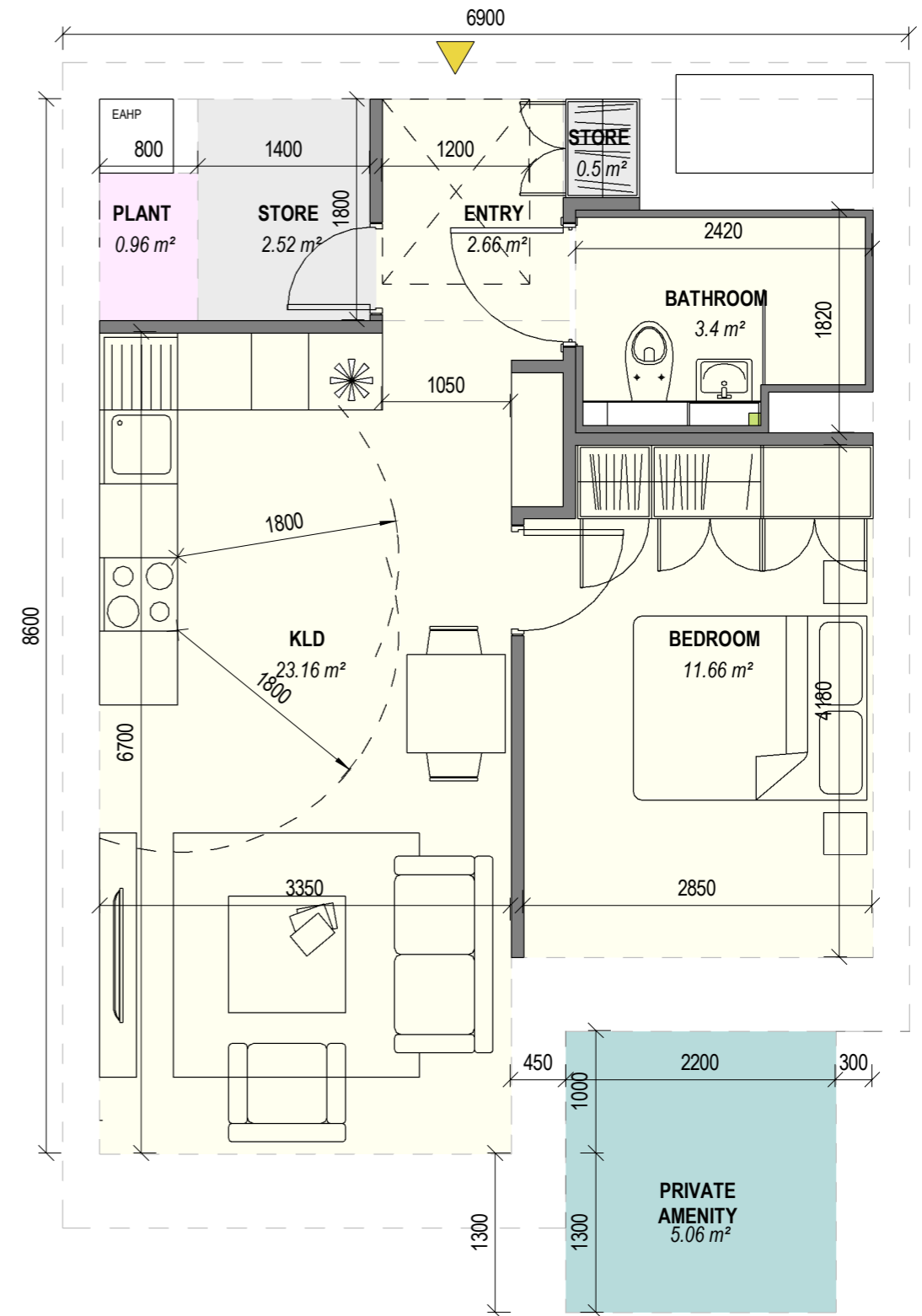


PRIVATE AMENITY
4.05 m²

1.3. | APARTMENTS - 1 BED APT TYPE 01

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
LIVING AREA									
KLD	Level 0		0 m ²	23.16 m ²	0 m ²				
			0 m ²	23.16 m ²	0 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
BEDROOM	Level 0	1B 2P	11.4 m ²	11.66 m ²	0.26 m ²	2800		3100	
ENTRY	Level 0	1B 2P	0 m ²	2.66 m ²	0 m ²				
			11.4 m ²	17.72 m ²	0.26 m ²				
PLANT									
PLANT	Level 0		0 m ²	0.96 m ²	0 m ²				
			0 m ²	0.96 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	5 m ²	5.06 m ²	0.06 m ²				
			5 m ²	5.06 m ²	0.06 m ²				
STORE									
STORE	Level 0		0 m ²	3.02 m ²	0 m ²				
			0 m ²	3.02 m ²	0 m ²				

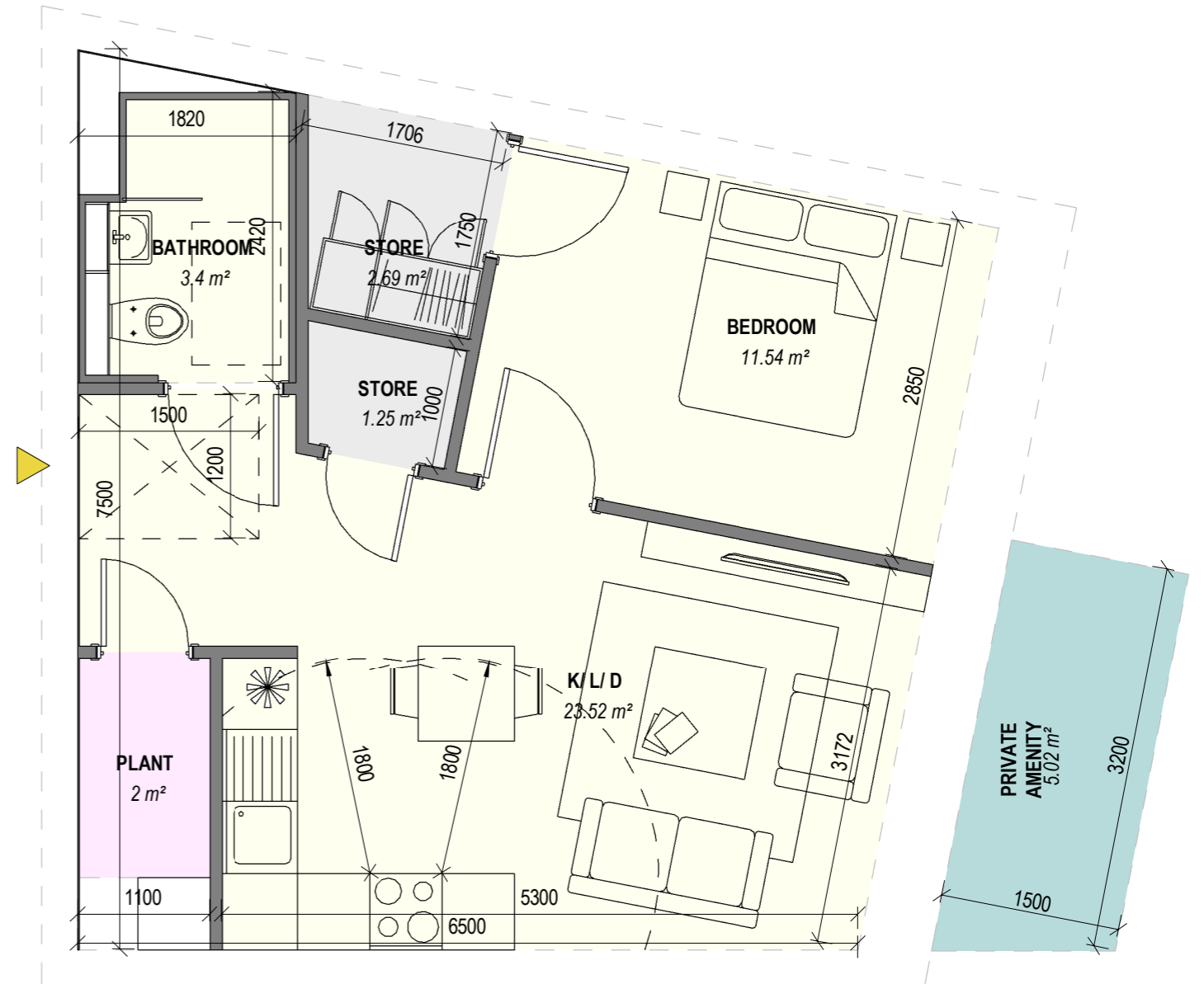
GIA	GIA Required
49.46 m ²	45 m ²



1.3. | APARTMENTS - 1 BED APT TYPE 02

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
BEDROOM	Level 0	1B 2P	11.4 m ²	11.54 m ²	0.14 m ²				
K/ L/ D	Level 0	1B 2P	23 m ²	23.52 m ²	0.52 m ²				
			34.4 m ²	38.47 m ²	0.66 m ²				
PLANT									
PLANT	Level 0		0 m ²	2 m ²	0 m ²				
			0 m ²	2 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	5 m ²	5.02 m ²	0.02 m ²				
			5 m ²	5.02 m ²	0.02 m ²				
Storage									
STORE	Level 0	1B 2P	0 m ²	3.94 m ²	0 m ²				
			0 m ²	3.94 m ²	0 m ²				

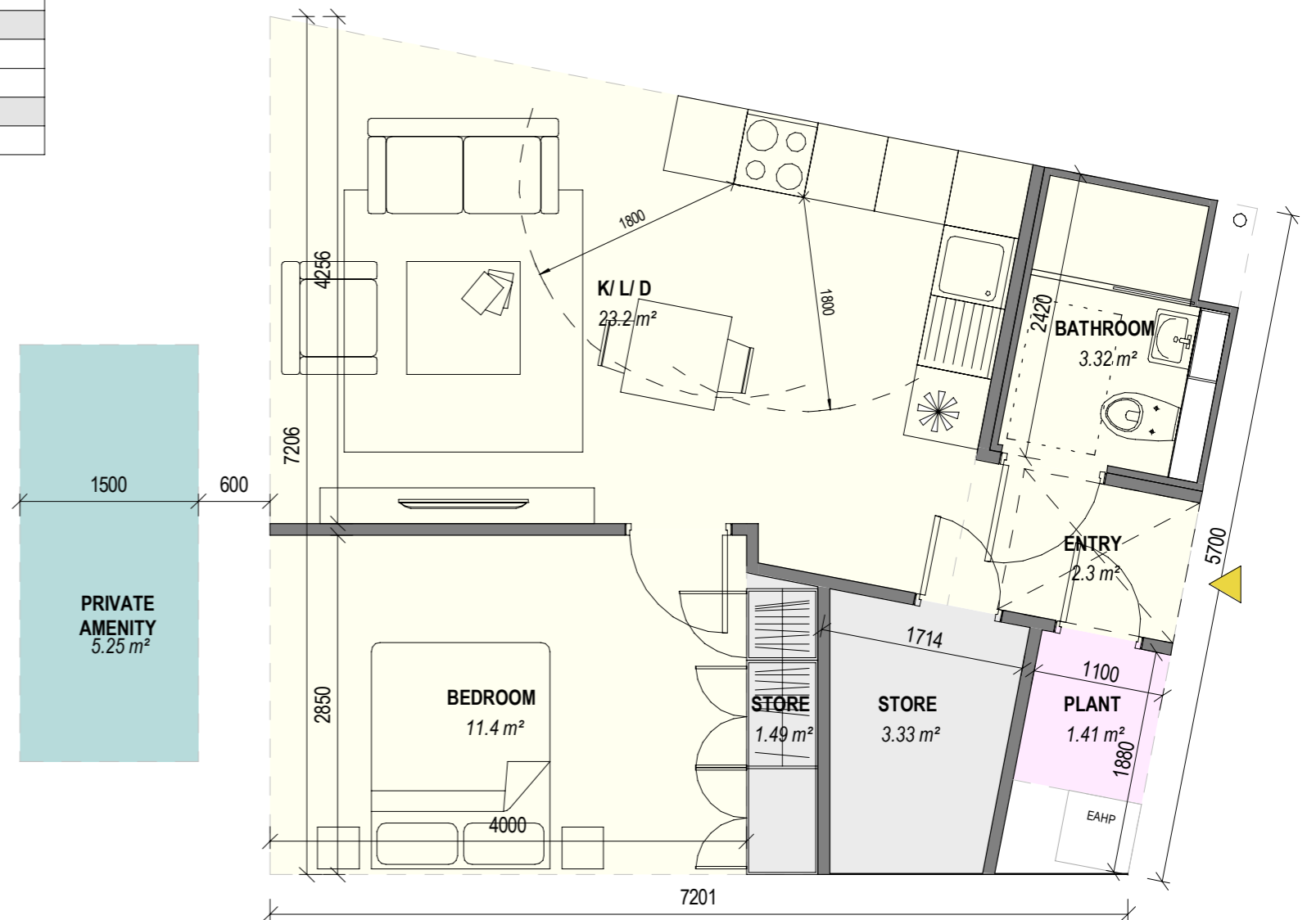
GIA	GIA Required
48.28 m ²	45 m ²



1.3. | APARTMENTS - 1 BED APT TYPE 03

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.32 m ²	0 m ²				
BEDROOM	Level 0	1B 2P	11.4 m ²	11.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.3 m ²	0 m ²				
K/ L/ D	Level 0	1B 2P	23 m ²	23.2 m ²	0.2 m ²				
			34.4 m ²	40.22 m ²	0.2 m ²				
PLANT									
PLANT	Level 0	1B 2P	0 m ²	1.41 m ²	0 m ²				
			0 m ²	1.41 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	5 m ²	5.25 m ²	0.25 m ²				
			5 m ²	5.25 m ²	0.25 m ²				
STORAGE									
STORE	Level 0	1B 2P	3 m ²	4.82 m ²	1.82 m ²				
			3 m ²	4.82 m ²	1.82 m ²				

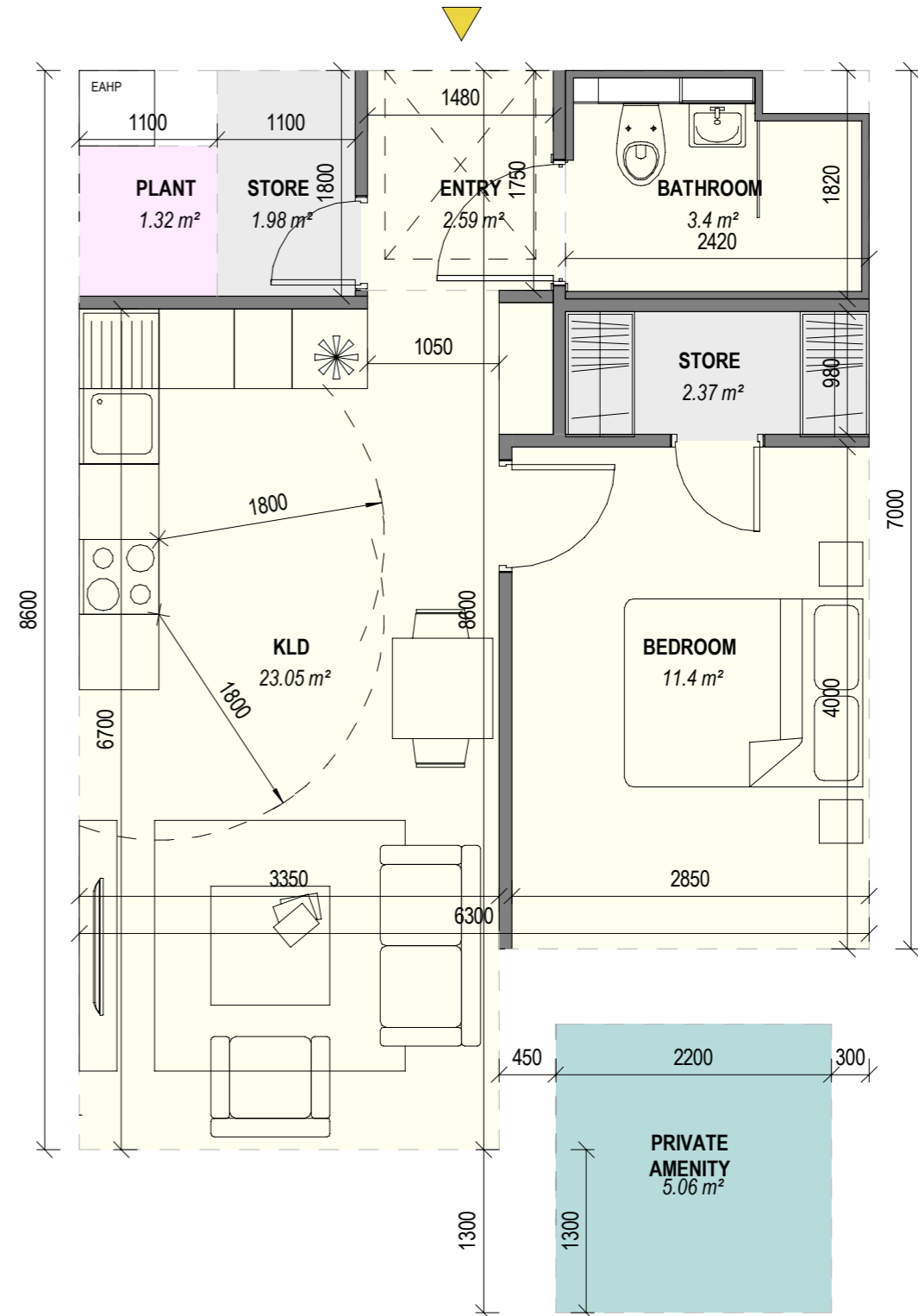
GIA	GIA Required
50.01 m ²	45 m ²



1.3. | APARTMENTS - 1 BED APT TYPE 04

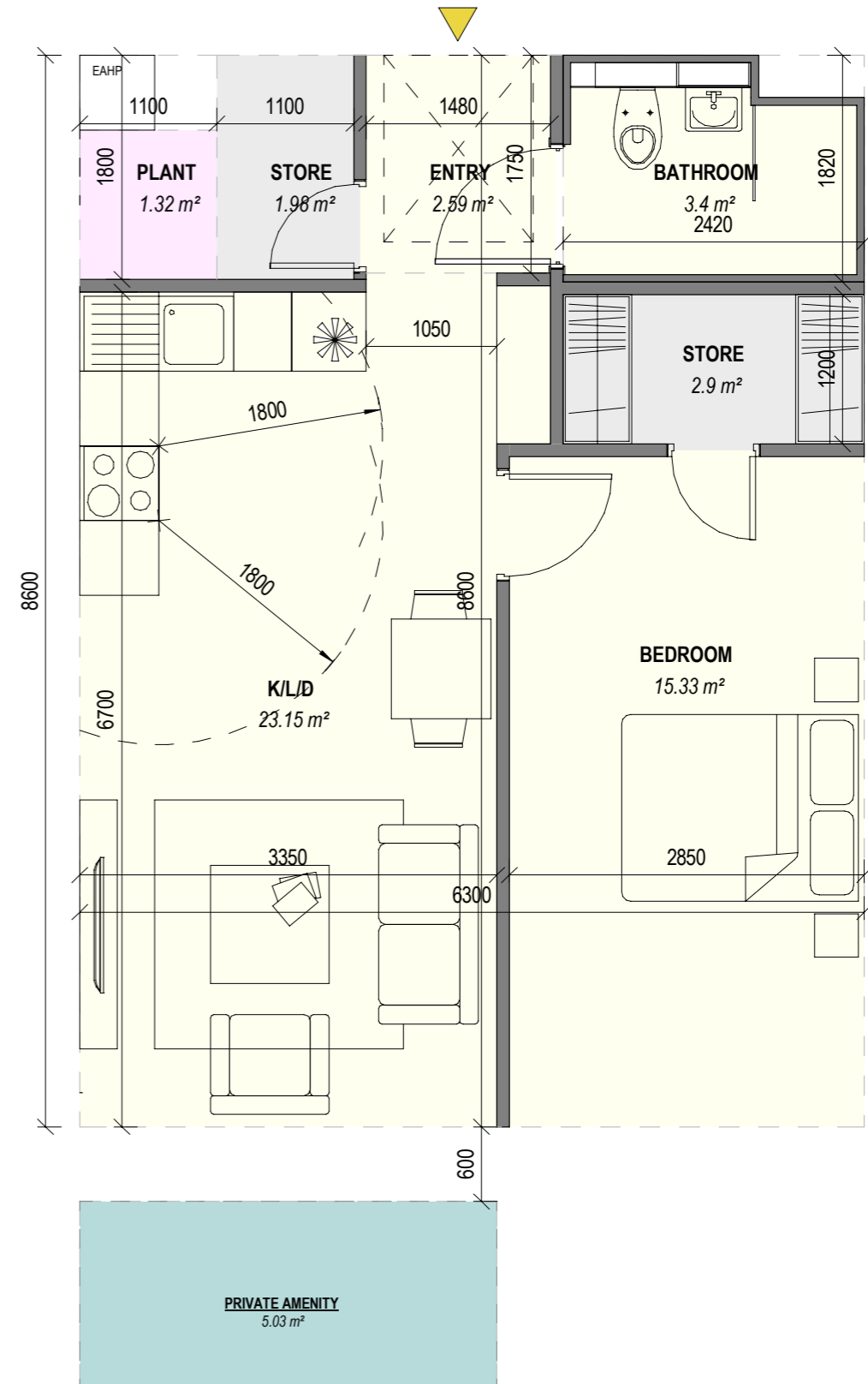
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
BEDROOM	Level 0	1B 2P	11.4 m ²	11.4 m ²	0 m ²	2800		3100	
ENTRY	Level 0	1B 2P	0 m ²	2.59 m ²	0 m ²				
KLD	Level 0		0 m ²	23.05 m ²	0 m ²				
			11.4 m ²	40.44 m ²	0 m ²				
PLANT									
PLANT	Level 0		0 m ²	1.32 m ²	0 m ²				
			0 m ²	1.32 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	5 m ²	5.06 m ²	0.06 m ²				
			5 m ²	5.06 m ²	0.06 m ²				
STORAGE									
STORE	Level 0		0 m ²	4.35 m ²	0 m ²				
			0 m ²	4.35 m ²	0 m ²				

GIA	GIA Required
49.46 m ²	45 m ²



1.3. | APARTMENTS - 1 BED APT TYPE 09

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
BEDROOM	Level 0	1B 2P	11.4 m ²	15.33 m ²	3.93 m ²	2800		3100	
ENTRY	Level 0	1B 2P	0 m ²	2.59 m ²	0 m ²				
K/L/D	Level 0	1B 2P	0 m ²	23.15 m ²	0 m ²				
			11.4 m ²	44.47 m ²	3.93 m ²				
PLANT									
PLANT	Level 0	1B 2P	0 m ²	1.32 m ²	0 m ²				
			0 m ²	1.32 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	0 m ²	5.03 m ²	0 m ²				
			0 m ²	5.03 m ²	0 m ²				
STORAGE									
STORE	Level 0	1B 2P	0 m ²	4.88 m ²	0 m ²				
			0 m ²	4.88 m ²	0 m ²				



GIA	GIA Required
54.18 m ²	45 m ²

1.3. | APARTMENTS - 1 BED APT TYPE 10

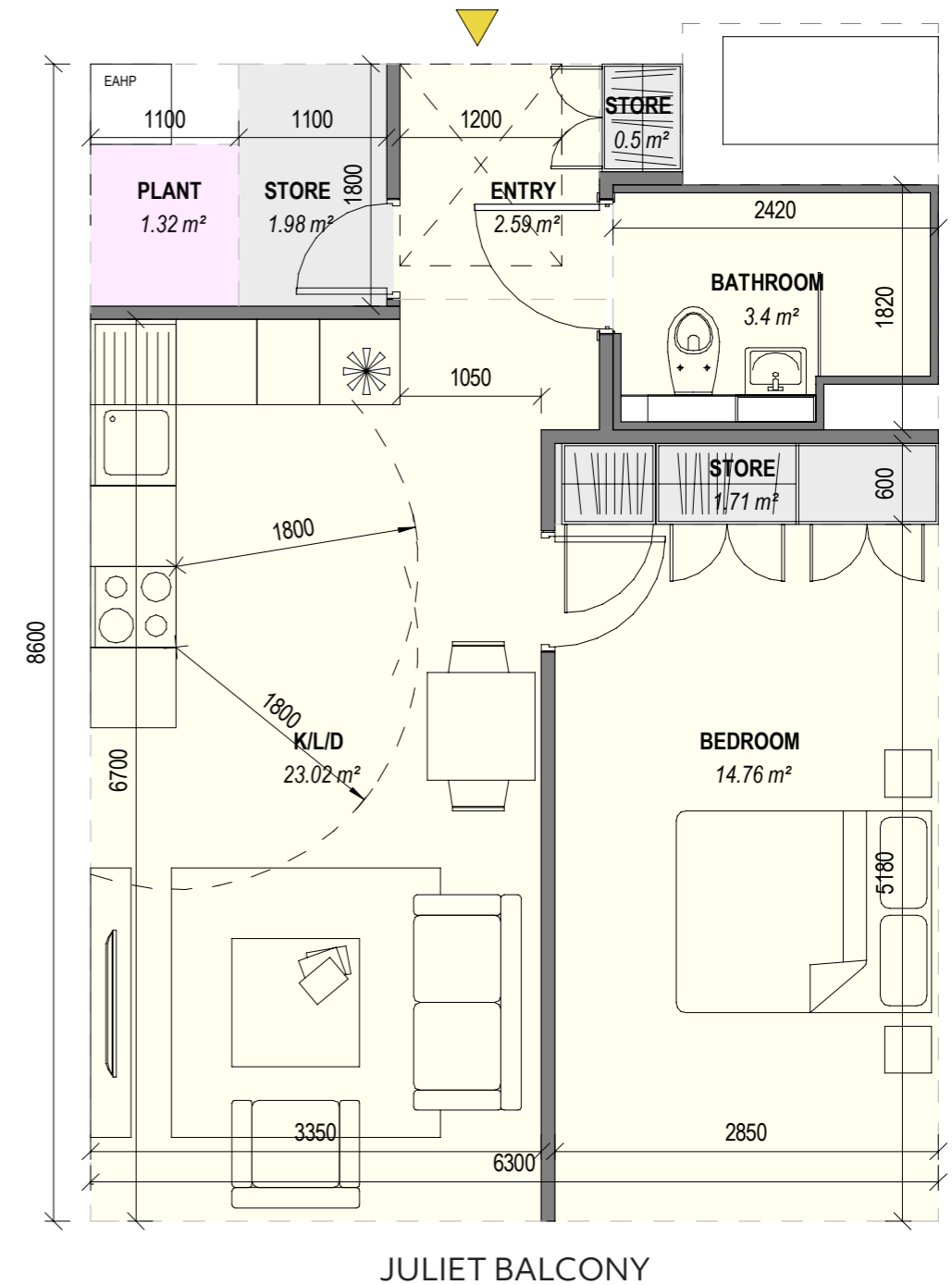
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
BEDROOM	Level 0	1B 2P	11.4 m ²	14.76 m ²	3.36 m ²	2800		3100	
ENTRY	Level 0	1B 2P	0 m ²	2.59 m ²	0 m ²				
K/L/D	Level 0		0 m ²	23.02 m ²	0 m ²				
			11.4 m ²	43.77 m ²	3.36 m ²				
PLANT									
PLANT	Level 0		0 m ²	1.32 m ²	0 m ²				
			0 m ²	1.32 m ²	0 m ²				
STORE									
STORE	Level 0		3 m ²	4.19 m ²	1.19 m ²				
			3 m ²	4.19 m ²	1.19 m ²				

GIA	GIA Required
52.47 m ²	45 m ²

PRIVATE AMENITY SPACE - MITIGATION MEASURES

A strategy has been carefully developed to ensure the provision of adequate daylight into the small, single aspect units located on the lower levels of the development as follows:

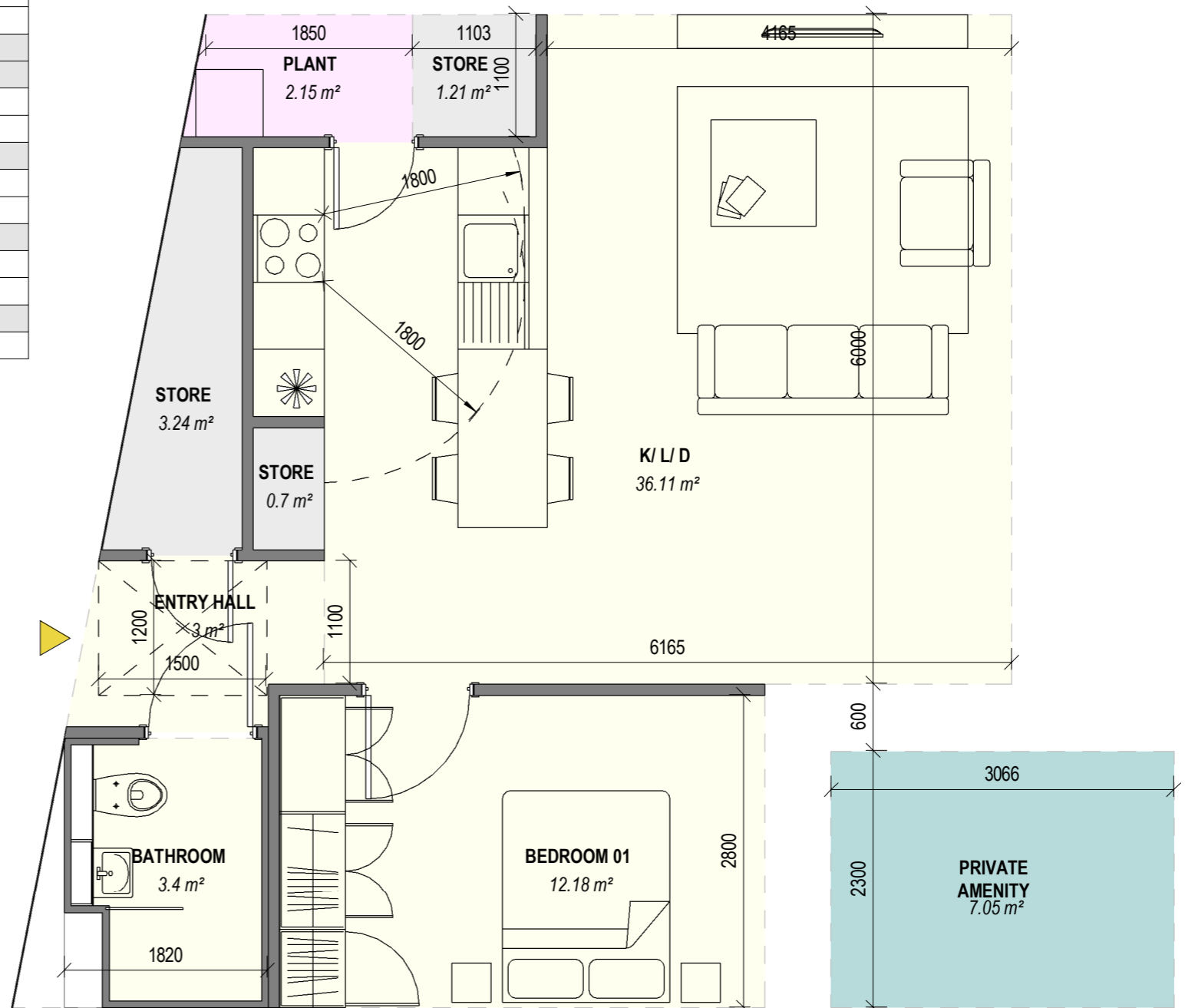
- On the ground floor all units will be own door with direct access to an external private, outdoor terrace.
- On the first floor all units will be provided with large floor to ceiling glazing that will open onto Juliet balconies that are flush in design to the façade. The private open space area requirements, as stated in Design Standards for New Apartments will be incorporated into the internal area of each unit as a compensatory measure for the provision of private outdoor space. This approach will increase daylight into the ground floor apartments below by minimising the overshadowing effects of a full external balcony.
- All upper floor units will be provided with external balconies that meet the minimum requirements as set out in Design Standards for New Apartments.



1.3. | APARTMENTS - 1 BED APT TYPE 18

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM 01	LEVEL 0	1B 2P	11.4 m ²	12.18 m ²	0.78 m ²				
			11.4 m ²	12.18 m ²	0.78 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	1B 2P	30 m ²	36.11 m ²	6.11 m ²	3600	4800	6800	1200
			30 m ²	36.11 m ²	6.11 m ²				
OTHER									
BATHROOM	LEVEL 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY HALL	LEVEL 0	1B 2P	0 m ²	3 m ²	0 m ²				
			0 m ²	6.4 m ²	0 m ²				
PLANT									
PLANT	LEVEL 0	1B 2P	0 m ²	2.15 m ²	0 m ²				
			0 m ²	2.15 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	1B 2P	5 m ²	7.05 m ²	2.05 m ²				
			5 m ²	7.05 m ²	2.05 m ²				
STORAGE									
STORE	LEVEL 0	1B 2P	4.64 m ²	5.15 m ²	0.51 m ²				
			4.64 m ²	5.15 m ²	0.51 m ²				

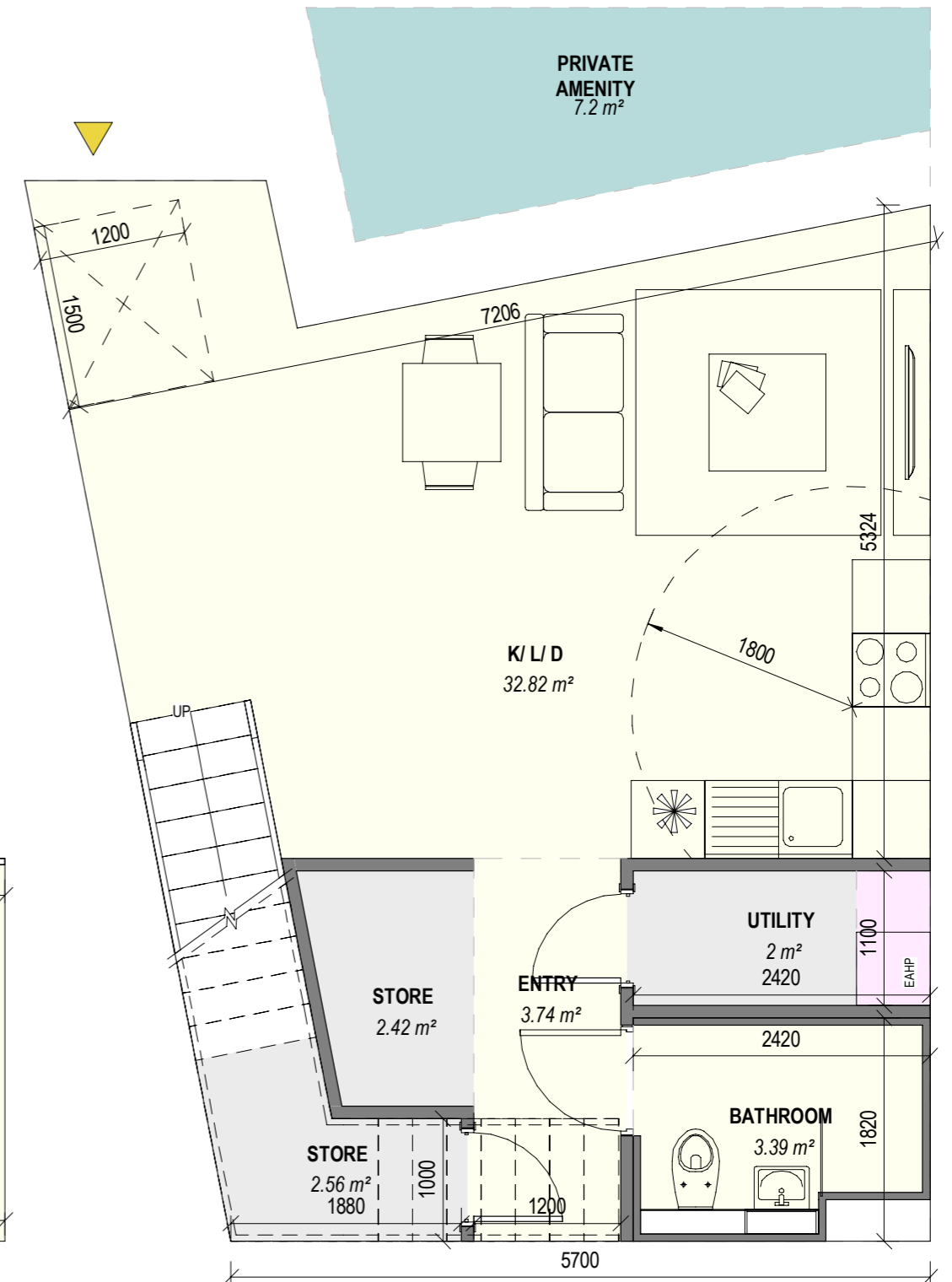
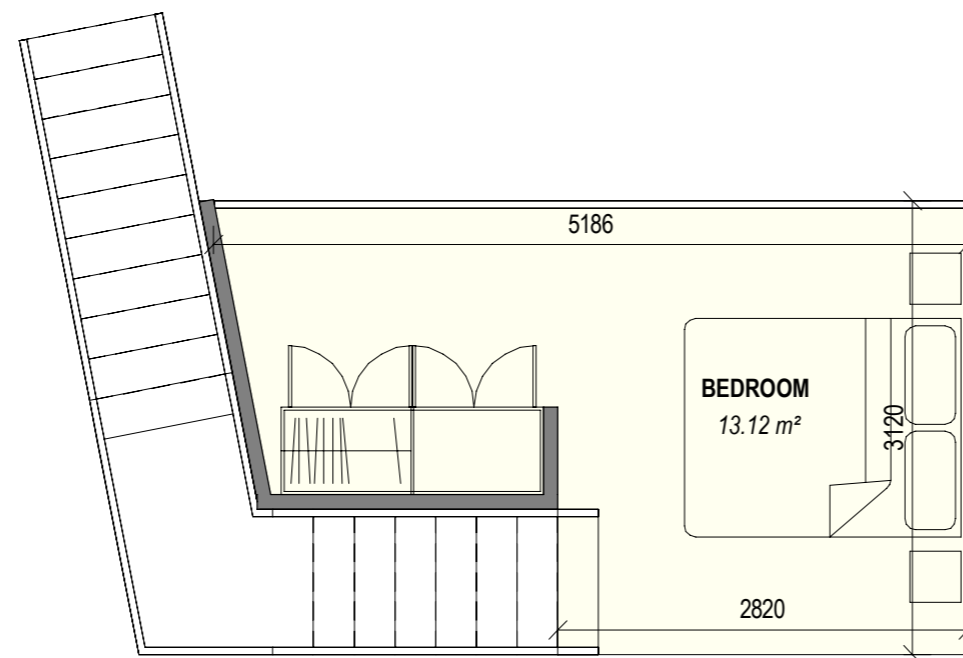
GIA	GIA Required
65.6 m ²	45 m ²



1.3. | APARTMENTS - 1 BED APT WITH MEZZANINE TYPE 1

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.39 m ²	0 m ²				
BEDROOM	Level 1	1B 2P	13 m ²	13.12 m ²	0.12 m ²				
ENTRY	Level 0	1B 2P	0 m ²	3.74 m ²	0 m ²				
K/ L/ D	Level 0	1B 2P	23 m ²	32.82 m ²	9.82 m ²				
			36 m ²	53.07 m ²	9.94 m ²				
PLANT									
PLANT	Level 0	1B 2P	0 m ²	0.66 m ²	0 m ²				
			0 m ²	0.66 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	4 m ²	7.2 m ²	3.2 m ²				
			4 m ²	7.2 m ²	3.2 m ²				
STORE									
STORE	Level 0	1B 2P	3 m ²	4.97 m ²	1.97 m ²				
UTILITY	Level 0	1B 2P	0 m ²	2 m ²	2 m ²				
			3 m ²	6.98 m ²	3.98 m ²				

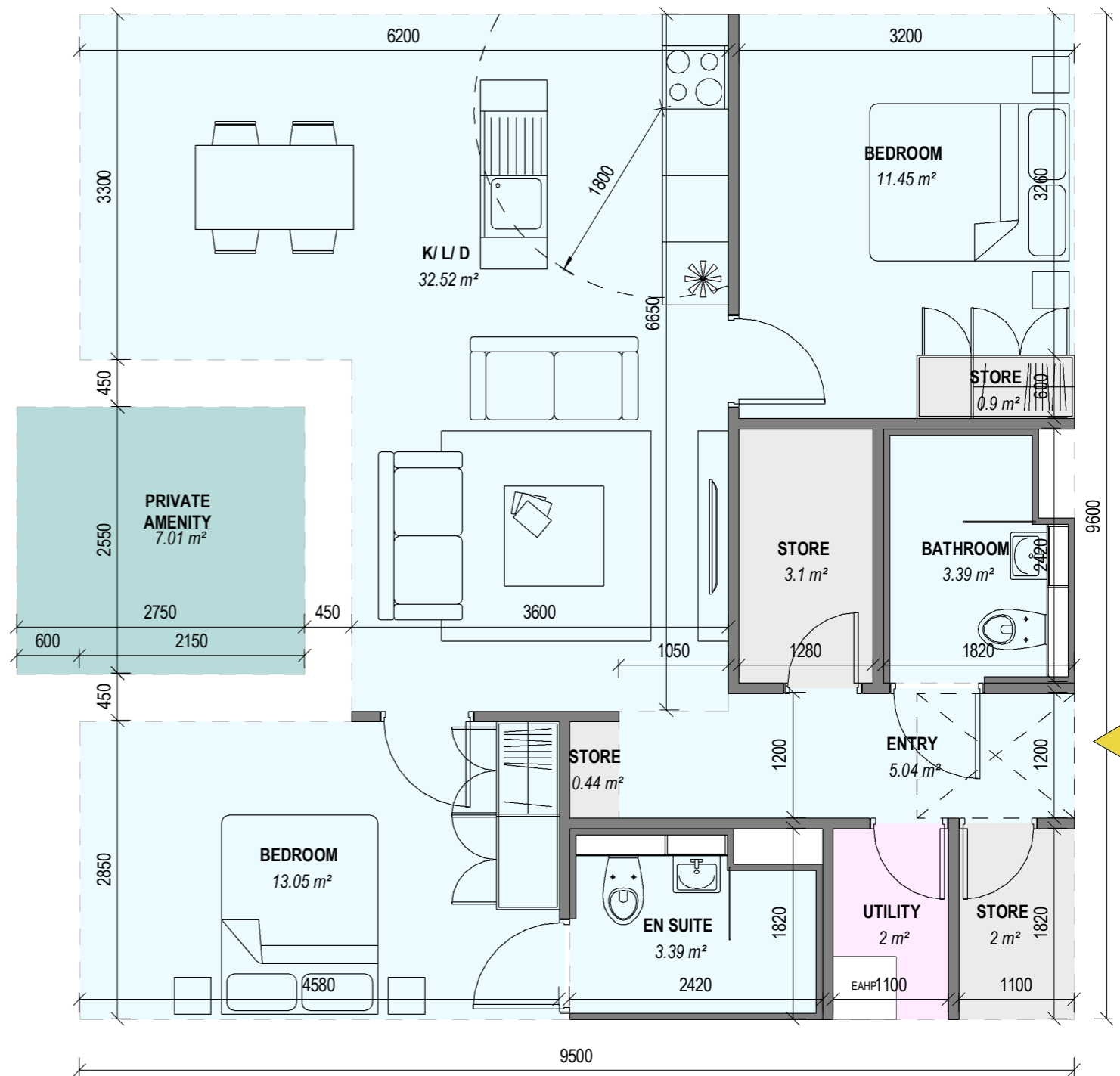
Area Schedule (GIA)		
Level	GIA	GIA Required
Level 0	52.76 m ²	45 m ²
Level 1	13.1 m ²	
	65.86 m ²	



1.3. | APARTMENTS - 2 BED APT TYPE 01

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
STORE	LEVEL 0		0.0 m ²	0.9 m ²	0.0 m ²				
			0.0 m ²	0.9 m ²	0.0 m ²				
BEDROOM									
BEDROOM	LEVEL 0	2B 4P	24.4 m ²	24.5 m ²	0.1 m ²	2800			
			24.4 m ²	24.5 m ²	0.1 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	30.0 m ²	32.5 m ²	2.5 m ²	3600		3730	
			30.0 m ²	32.5 m ²	2.5 m ²				
OTHER									
BATHROOM	LEVEL 0	2B 4P	0.0 m ²	3.4 m ²	0.0 m ²				
EN SUITE	LEVEL 0	2B 4P	0.0 m ²	3.4 m ²	0.0 m ²				
ENTRY	LEVEL 0	2B 4P	0.0 m ²	5.0 m ²	0.0 m ²				
			0.0 m ²	11.8 m ²	0.0 m ²				
Plant									
UTILITY	LEVEL 0	2B 4P	0.0 m ²	2.0 m ²	0.0 m ²				
			0.0 m ²	2.0 m ²	0.0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7.0 m ²	7.0 m ²	0.0 m ²	1500		2400	
			7.0 m ²	7.0 m ²	0.0 m ²				
Storage									
STORE	LEVEL 0	2B 4P	0.0 m ²	2.4 m ²	0.0 m ²				
			0.0 m ²	2.4 m ²	0.0 m ²				
STORE									
STORE	LEVEL 0	2B 4P	0.0 m ²	3.1 m ²	0.0 m ²				
			0.0 m ²	3.1 m ²	0.0 m ²				

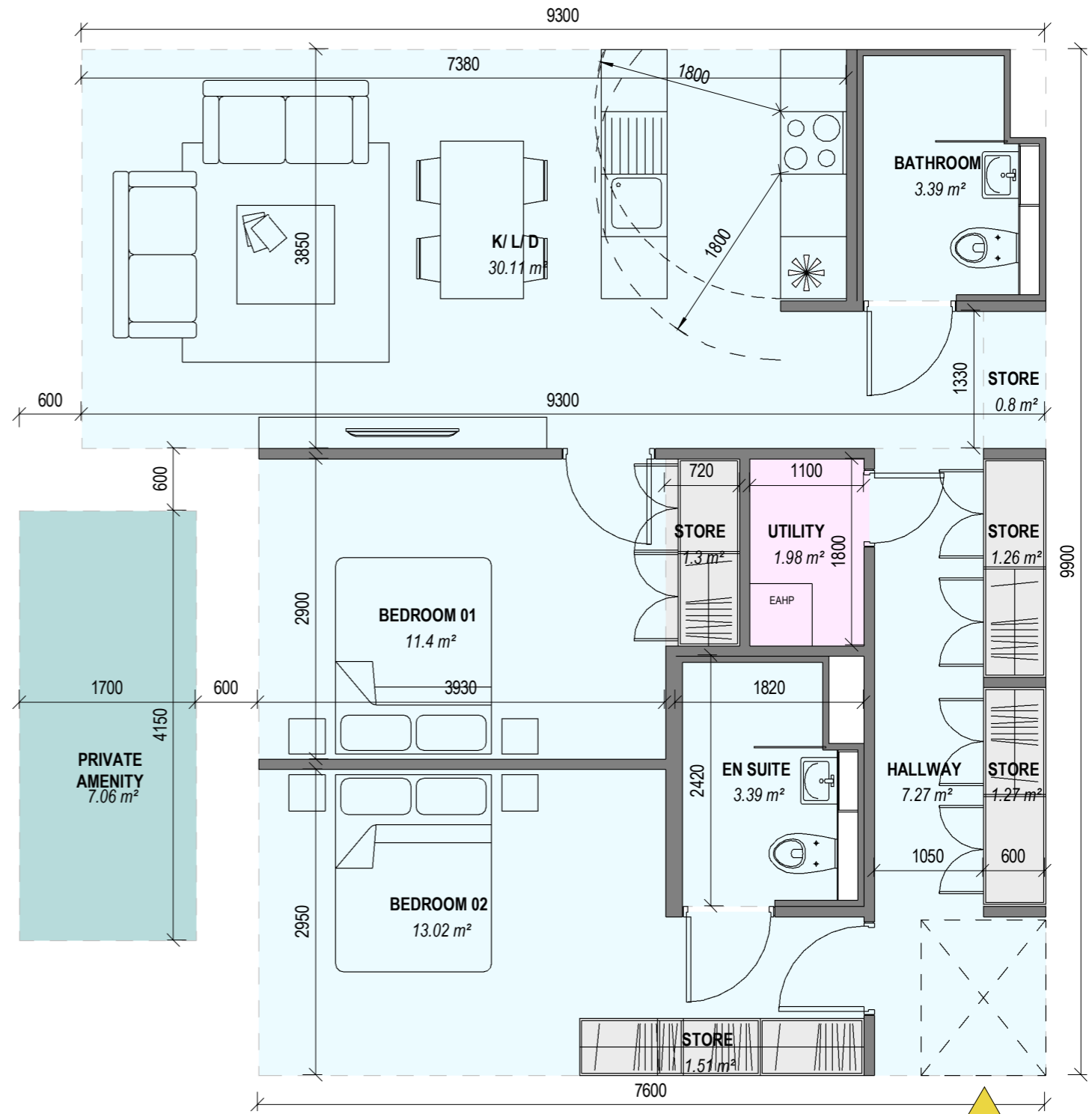
GIA	GIA Required
82.2 m ²	73.0 m ²



1.3. | APARTMENTS - 2 BED APT TYPE 02

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM 01	LEVEL 0	2B 4P	11.4 m ²	11.4 m ²	0.0 m ²	0		0	
BEDROOM 02	LEVEL 0	2B 4P	13.0 m ²	13.0 m ²	0.0 m ²	0		0	
			24.4 m ²	24.4 m ²	0.0 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	30.0 m ²	30.1 m ²	0.1 m ²	3600	3850	7380	250
			30.0 m ²	30.1 m ²	0.1 m ²				
OTHER									
BATHROOM	LEVEL 0	2B 4P	0.0 m ²	3.4 m ²	0.0 m ²				
EN SUITE	LEVEL 0	2B 4P	0.0 m ²	3.4 m ²	0.0 m ²				
HALLWAY	LEVEL 0	2B 4P	0.0 m ²	7.3 m ²	7.3 m ²	0		0	
			0.0 m ²	14.0 m ²	7.3 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0.0 m ²	2.0 m ²	0.0 m ²				
			0.0 m ²	2.0 m ²	0.0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7.0 m ²	7.1 m ²	0.1 m ²	0		0	
			7.0 m ²	7.1 m ²	0.1 m ²				
STORE									
STORE	LEVEL 0	2B 4P	6.1 m ²	6.1 m ²	0.0 m ²				
			6.1 m ²	6.1 m ²	0.0 m ²				

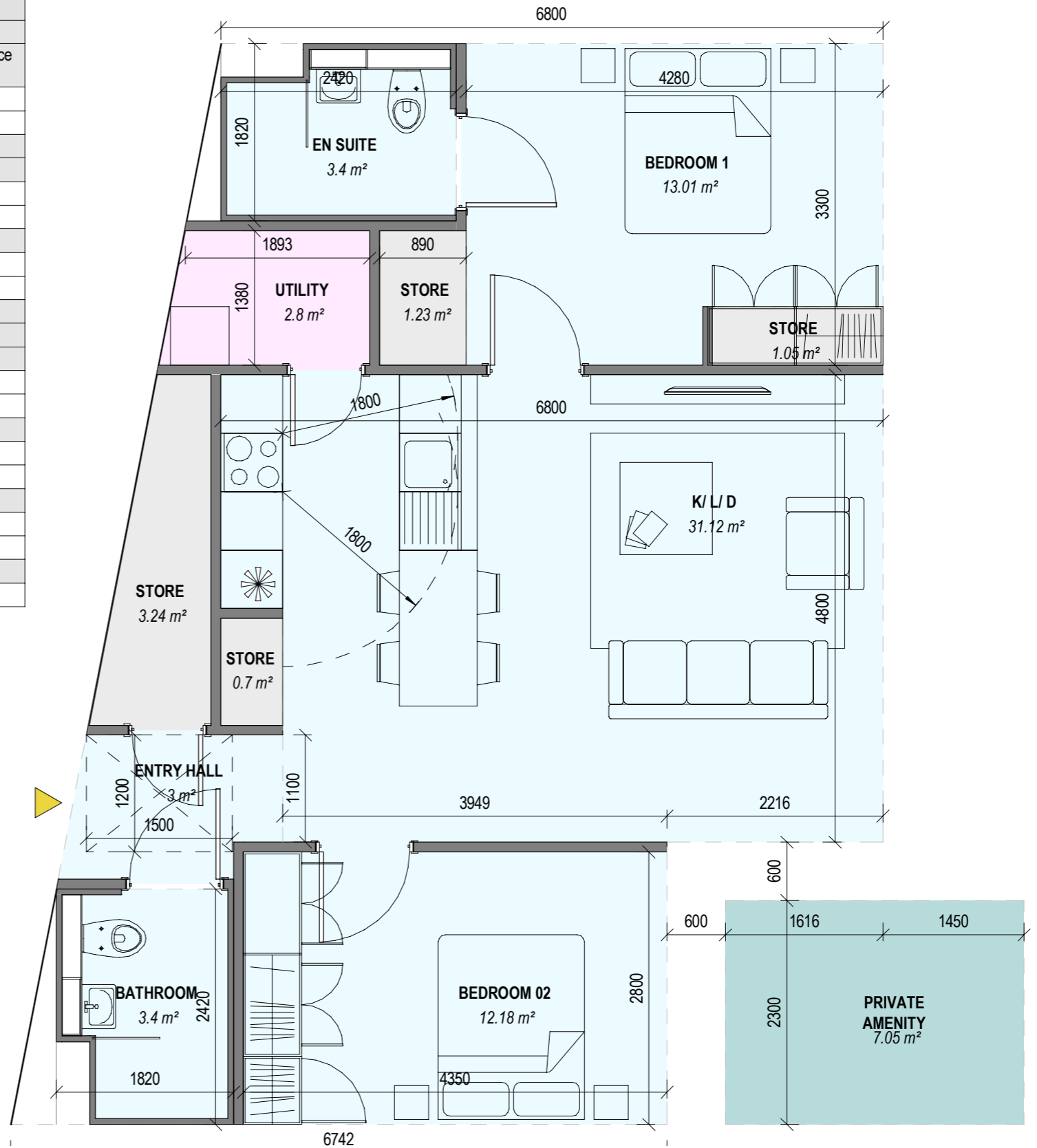
GIA	GIA Required
81.8 m ²	73.0 m ²



1.3. | APARTMENTS - 2 BED APT TYPE 03

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM 1	LEVEL 0	2B 4P	13 m ²	13.01 m ²	0.01 m ²				
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	12.18 m ²	0.78 m ²				
			24.4 m ²	25.19 m ²	0.79 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	30 m ²	31.12 m ²	1.12 m ²	3600	4800	6800	1200
			30 m ²	31.12 m ²	1.12 m ²				
OTHER									
BATHROOM	LEVEL 0	2B 4P	0 m ²	3.4 m ²	0 m ²				
EN SUITE	LEVEL 0	2B 4P	0 m ²	3.4 m ²	0 m ²				
ENTRY HALL	LEVEL 0	2B 4P	0 m ²	3 m ²	0 m ²				
			0 m ²	9.81 m ²	0 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0 m ²	2.8 m ²	0 m ²				
			0 m ²	2.8 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7 m ²	7.05 m ²	0.05 m ²				
			7 m ²	7.05 m ²	0.05 m ²				
STORAGE									
STORE	LEVEL 0	2B 4P	6.22 m ²	6.22 m ²	0 m ²				
			6.22 m ²	6.22 m ²	0 m ²				

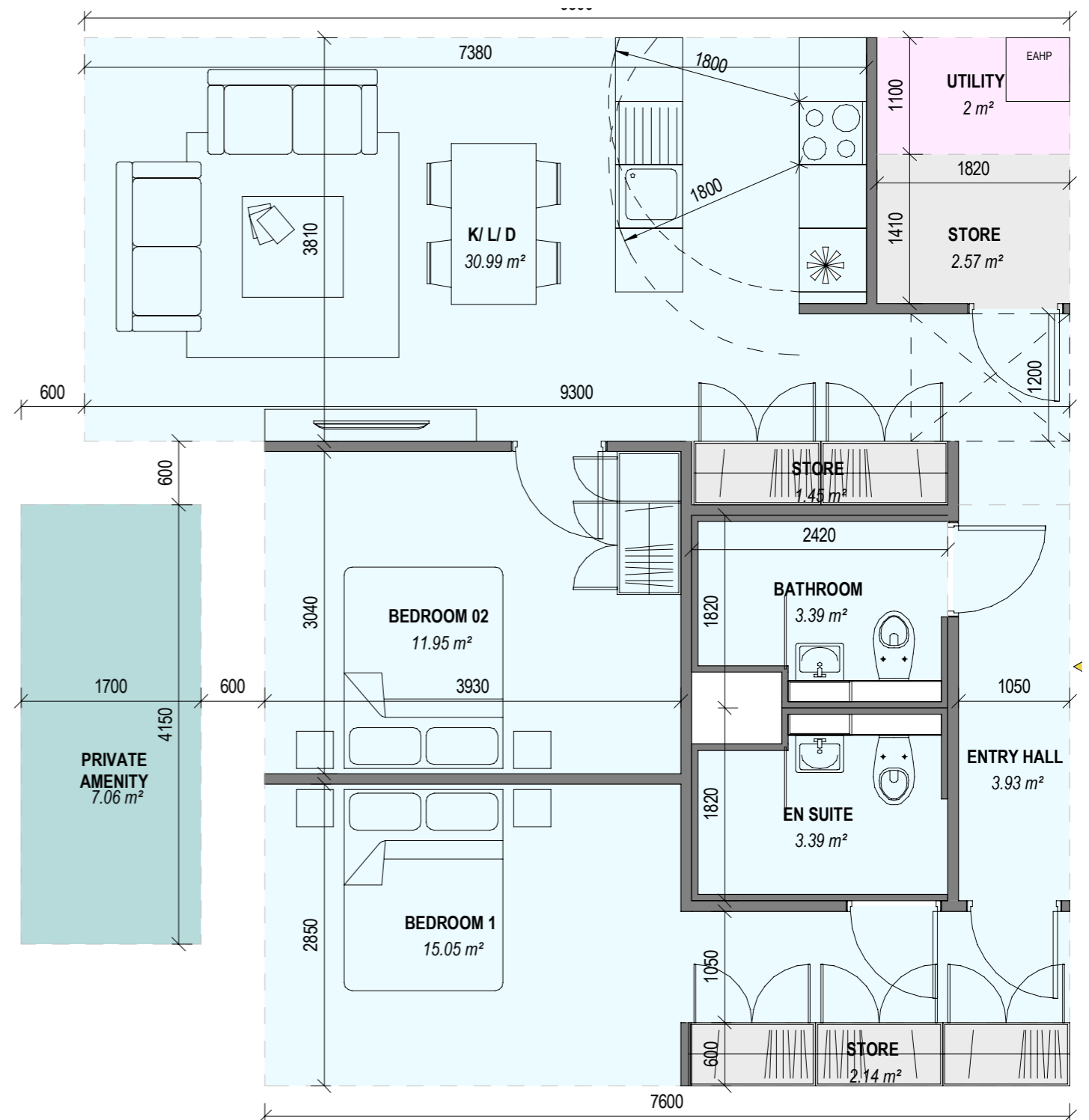
GIA	GIA Required
81.03 m ²	73 m ²



1.3. | APARTMENTS - 2 BED APT TYPE 06

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM 1	LEVEL 0	2B 4P	13.0 m ²	15.1 m ²	2.1 m ²	0		0	
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	11.9 m ²	0.5 m ²	0		0	
			24.4 m ²	27.0 m ²	2.6 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	30.0 m ²	31.0 m ²	1.0 m ²	3600	3810	7380	210
			30.0 m ²	31.0 m ²	1.0 m ²				
OTHER									
BATHROOM	LEVEL 0	1B 2P	0.0 m ²	3.4 m ²	0.0 m ²				
EN SUITE	LEVEL 0	1B 2P	0.0 m ²	3.4 m ²	0.0 m ²				
ENTRY HALL	LEVEL 0	2B 4P	0.0 m ²	3.9 m ²	3.9 m ²	0		0	
			0.0 m ²	10.7 m ²	3.9 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0.0 m ²	2.0 m ²	0.0 m ²				
			0.0 m ²	2.0 m ²	0.0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7.0 m ²	7.1 m ²	0.1 m ²	0		0	
			7.0 m ²	7.1 m ²	0.1 m ²				
STORE									
STORE	LEVEL 0	2B 4P	6.2 m ²	6.2 m ²	0.0 m ²				
			6.2 m ²	6.2 m ²	0.0 m ²				

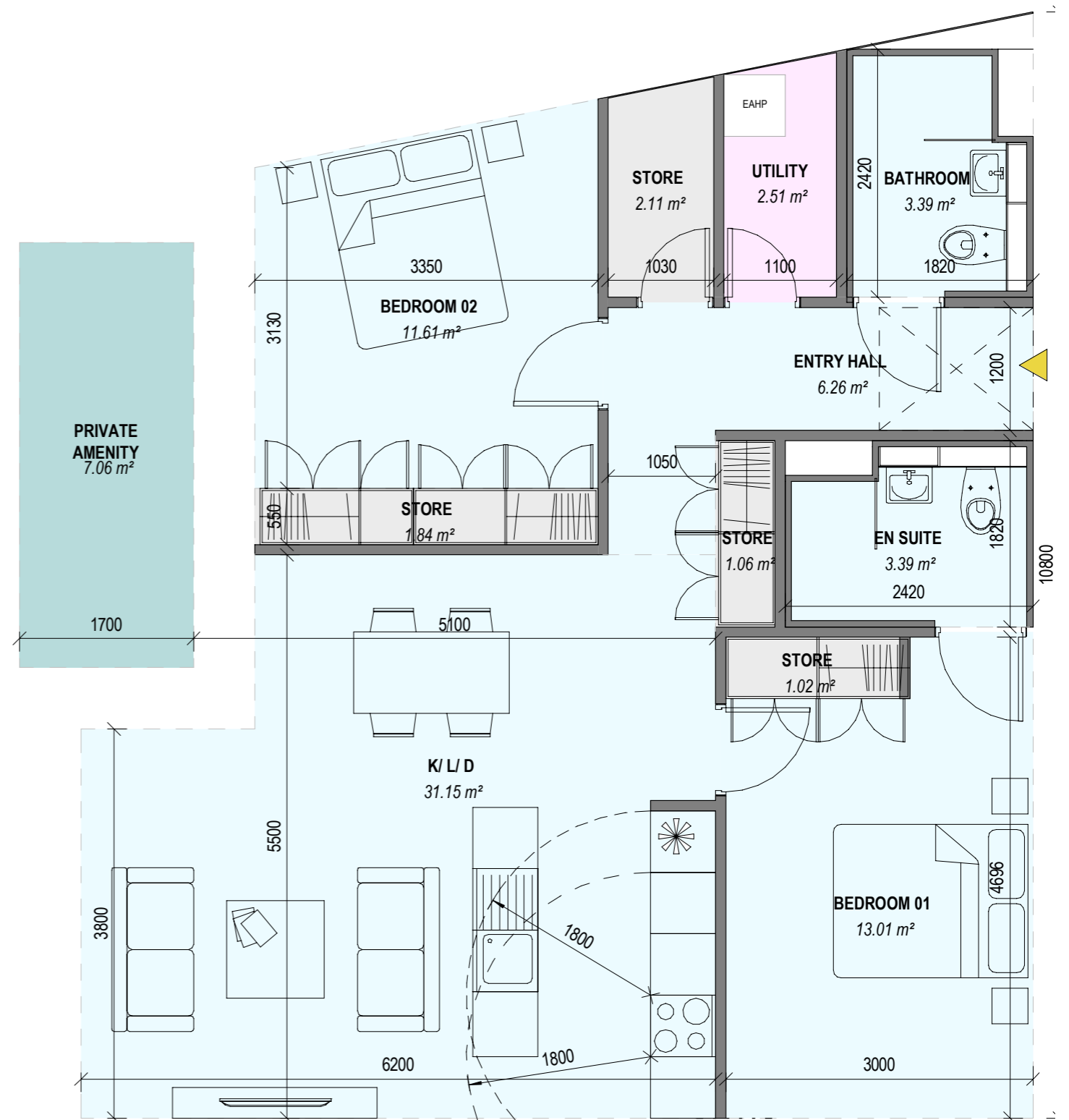
GIA	GIA Required
81.7 m ²	73.0 m ²



1.3. | APARTMENTS - 2 BED APT TYPE 07

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM 01	LEVEL 0	2B 4P	13.0 m ²	13.0 m ²	0.0 m ²	0		0	
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	11.6 m ²	0.2 m ²	0		0	
			24.4 m ²	24.6 m ²	0.2 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	30.0 m ²	31.1 m ²	1.1 m ²	3600	5500	6200	1900
			30.0 m ²	31.1 m ²	1.1 m ²				
OTHER									
BATHROOM	LEVEL 0	2B 4P	0.0 m ²	3.4 m ²	0.0 m ²				
EN SUITE	LEVEL 0	1B 2P	0.0 m ²	3.4 m ²	0.0 m ²				
ENTRY HALL	LEVEL 0	2B 4P	0.0 m ²	6.3 m ²	0.0 m ²				
			0.0 m ²	13.0 m ²	0.0 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0.0 m ²	2.5 m ²	0.0 m ²				
			0.0 m ²	2.5 m ²	0.0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7.0 m ²	7.1 m ²	0.1 m ²	0		0	
			7.0 m ²	7.1 m ²	0.1 m ²				
STORAGE									
STORE		2B 4P	7.4 m ²	6.0 m ²	0.8 m ²				
			7.4 m ²	6.0 m ²	0.8 m ²				

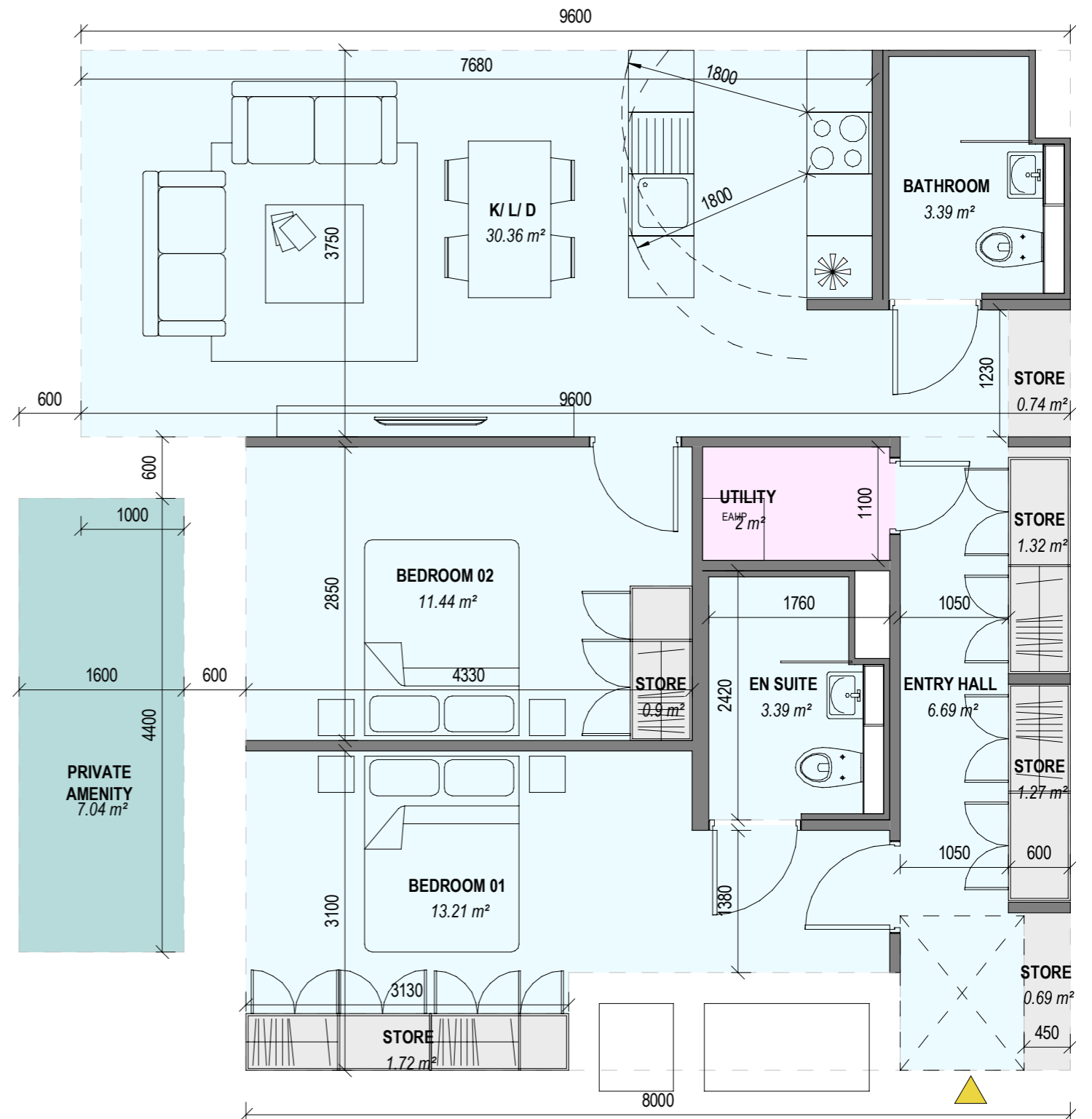
GIA	GIA Required
80.9 m ²	73.0 m ²



1.3. | APARTMENTS - 2 BED APT TYPE 10

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM 01	LEVEL 0	2B 4P	13.0 m ²	13.2 m ²	0.2 m ²	0		0	
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	11.4 m ²	0.0 m ²	0		0	
			24.4 m ²	24.7 m ²	0.3 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	30.0 m ²	30.4 m ²	0.4 m ²	3600	3750	7680	150
			30.0 m ²	30.4 m ²	0.4 m ²				
OTHER									
BATHROOM	LEVEL 0	1B 2P	0.0 m ²	3.4 m ²	0.0 m ²				
EN SUITE	LEVEL 0	2B 4P	0.0 m ²	3.4 m ²	0.0 m ²				
ENTRY HALL	LEVEL 0	2B 4P	0.0 m ²	6.7 m ²	6.7 m ²	0		0	
			0.0 m ²	13.5 m ²	6.7 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0.0 m ²	2.0 m ²	0.0 m ²				
			0.0 m ²	2.0 m ²	0.0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7.0 m ²	7.0 m ²	0.0 m ²	0		0	
			7.0 m ²	7.0 m ²	0.0 m ²				
STORAGE									
STORE	LEVEL 0	2B 4P	6.6 m ²	6.6 m ²	0.0 m ²				
			6.6 m ²	6.6 m ²	0.0 m ²				

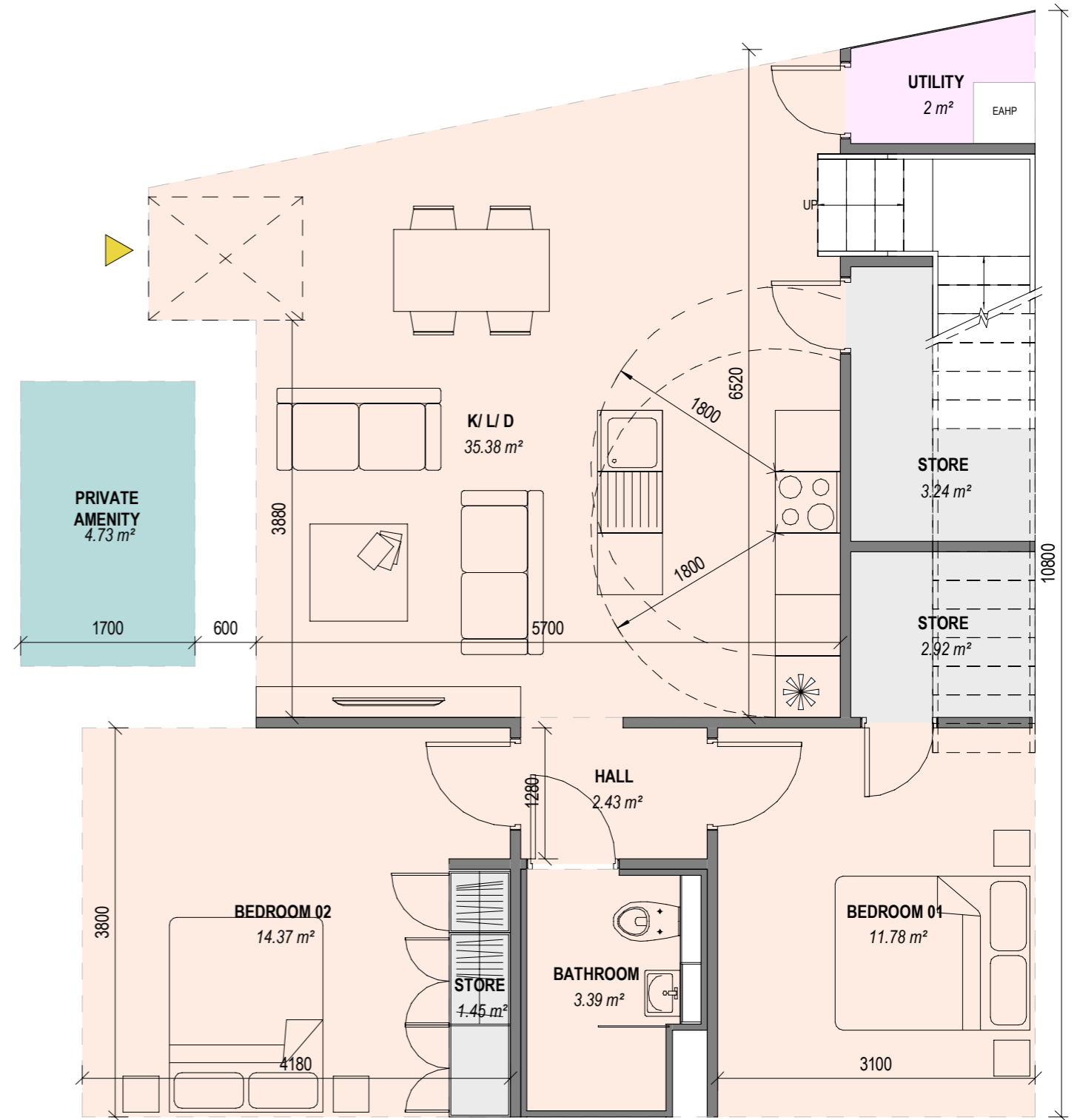
GIA	GIA Required
85.2 m ²	73.0 m ²



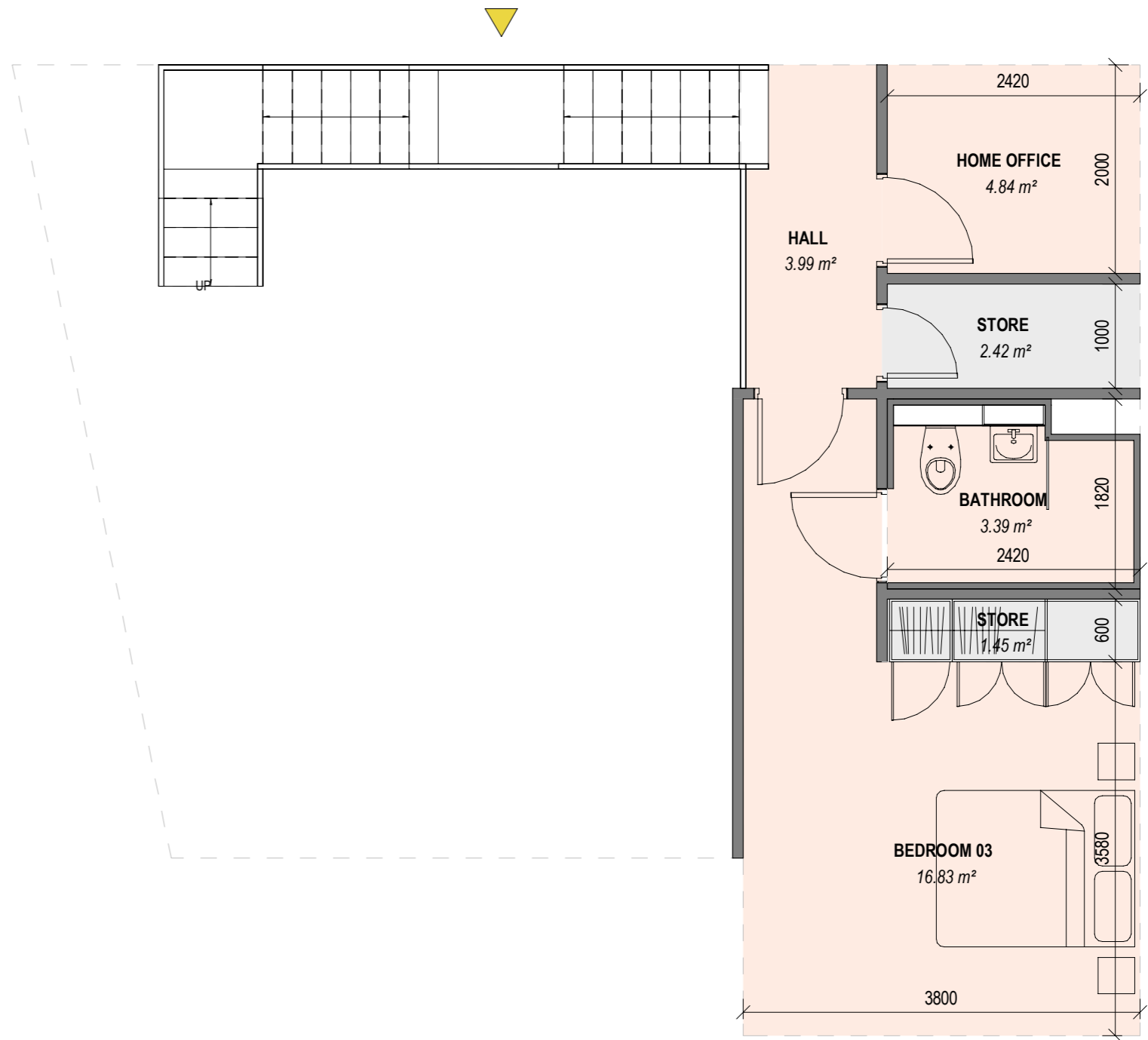
1.3. | APARTMENTS - 3 BED APT WITH MEZZANINE TYPE 1

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM 01	LEVEL 0	3B 6P	0.0 m ²	11.8 m ²	11.8 m ²	0		0	
BEDROOM 02	LEVEL 0	3B 6P	0.0 m ²	14.4 m ²	14.4 m ²	0		0	
BEDROOM 03	LEVEL 1	3B 6P	11.4 m ²	16.8 m ²	5.4 m ²	0		0	
HOME OFFICE	LEVEL 1	3B 6P	0.0 m ²	4.8 m ²	4.8 m ²	0		0	
			11.4 m ²	47.8 m ²	36.4 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	3B 6P	0.0 m ²	35.4 m ²	35.4 m ²	3600	5700	6520	2100
			0.0 m ²	35.4 m ²	35.4 m ²				
OTHER									
BATHROOM		3B 6P	0.0 m ²	6.8 m ²	0.0 m ²				
HALL		3B 6P	11.4 m ²	6.4 m ²	-5.0 m ²	0		0	
			11.4 m ²	13.2 m ²	-5.0 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0.0 m ²	2.0 m ²	0.0 m ²				
			0.0 m ²	2.0 m ²	0.0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	0.0 m ²	4.7 m ²	4.7 m ²	0		0	
			0.0 m ²	4.7 m ²	4.7 m ²				
STORAGE									
STORE		2B 4P	6.2 m ²	11.5 m ²	5.3 m ²				
			6.2 m ²	11.5 m ²	5.3 m ²				

GIA	GIA Required	Level
84.2 m ²	73.0 m ²	LEVEL 0
35.3 m ²	0.0 m ²	LEVEL 1
119.6 m ²		



1.3. | APARTMENTS - 3 BED APT WITH MEZZANINE TYPE 1



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