

An aerial photograph of a residential neighborhood, showing a dense grid of streets and buildings. A small red dot is placed on the map, indicating a specific location. The text is overlaid on the image in white, bold, sans-serif font.

RESIDENTIAL QUALITY AUDIT
**CARMANHALL ROAD SHD 2022
& AVID-TACK MASTERPLAN**

MCCAULEY DAYE O'CONNELL ARCHITECTS

AUGUST 2022

INDEX

1. OVERALL SUMMARY

2. APARTMENT TYPES

REVISION RECORD					
ISSUE NO.		DATE	STATUS	PREPARED	CHECKED
A	1	05/11/2021	S247	S.Allen	R.McCauley
B	2	15/12/2021	SHD1	S.Allen	R.McCauley
C	3	27/04/2021	SHD2	S.Allen	R.McCauley
D	4	22/08/2022	SHD3	S.Allen	R.McCauley
E					
F					
G					
H					
I					
J					

10.

- 1.1 OVERALL SUMMARY
- 1.2 AREA SUMMARY
- 1.3 UNIT MIX

OVERALL SUMMARY

1.1. | OVERALL SUMMARY

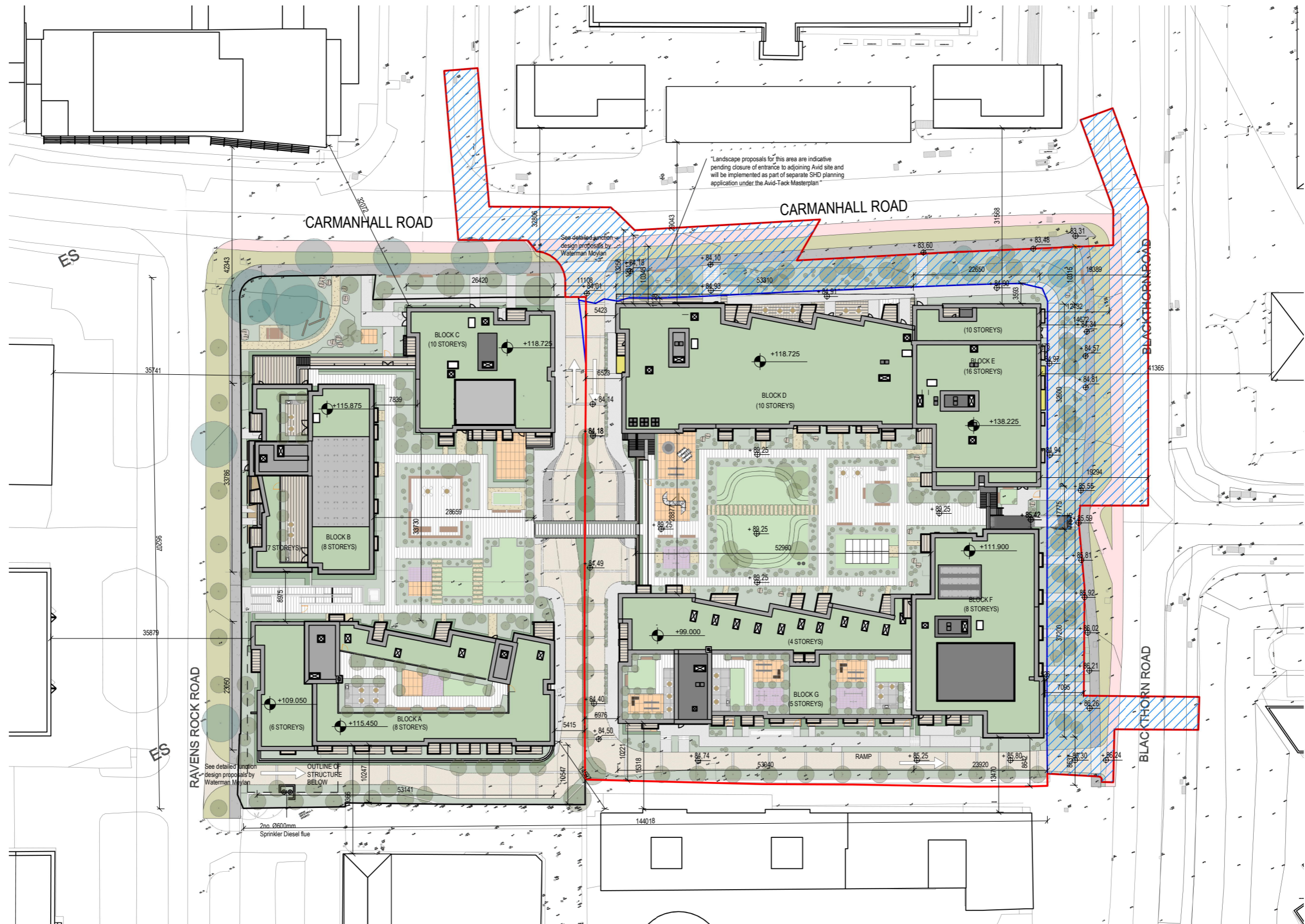
Site Overview				
	AREA (ha)	No	%	Notes
Project Area (incl. DLRCC land)	0.99		100%	
Net Site Area	0.73		74%	
Building Footprint Area	0.35		36%	
Public Open Space	0.00		0%	
Communal Open Space (Podium + Roof Spaces)	0.18		24%	
Green Verge (City Council Area)	0.26		26%	
Total Roof Area	0.32			
Total Green/ Blue Roof Area	0.25		77%	Minimum green roof area (extensive) = 70%
Apartments		334		
Commercial Units		0		
Shared Amenity	0.09	7		
Creche	0.03	1		
<hr/>				
Residential Units		334		
Dual Aspect Units		124	37%	
Part V Provision		34		
Density-Residential/Total Area	457			Total No. of Residential Units / Site Area
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Overall Summary

Unit distribution throughout the scheme

1.3. | BLOCK SCHEDULES

Masterplan



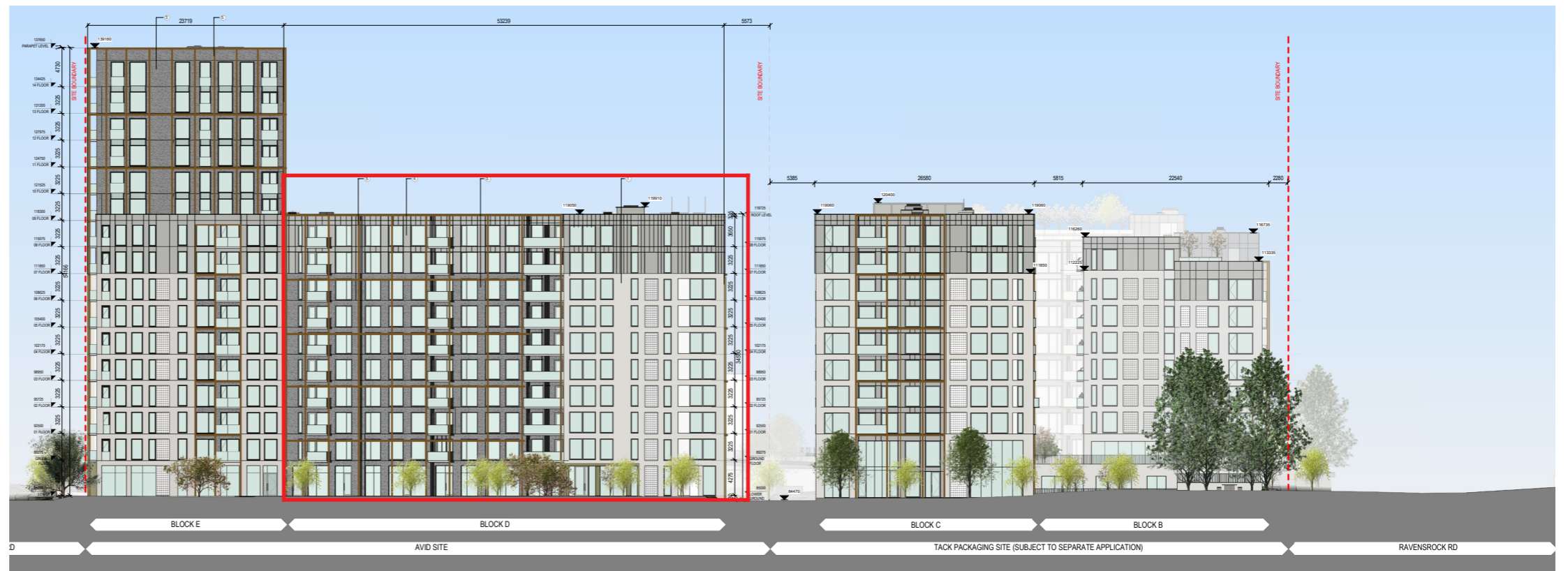
1.3. | BLOCK SCHEDULES - BLOCK D

Block D

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	2	5	3	0	10
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	4	0	13
Seventh Floor	4	5	4	0	13
Eighth Floor	4	5	4	0	13
Total	34	45	35	0	114
	29.8%	39.5%	30.7%	0.0%	

Aspect		≥10%
Single	Dual	
0	0	0
9	1	7
11	2	8
11	2	4
11	2	4
11	2	4
11	2	4
11	2	4
11	2	4
11	2	4
97	17	43
85.1%	14.9%	37.7%

≥10%
0
7
8
4
4
4
4
4
4
4
43
37.7%



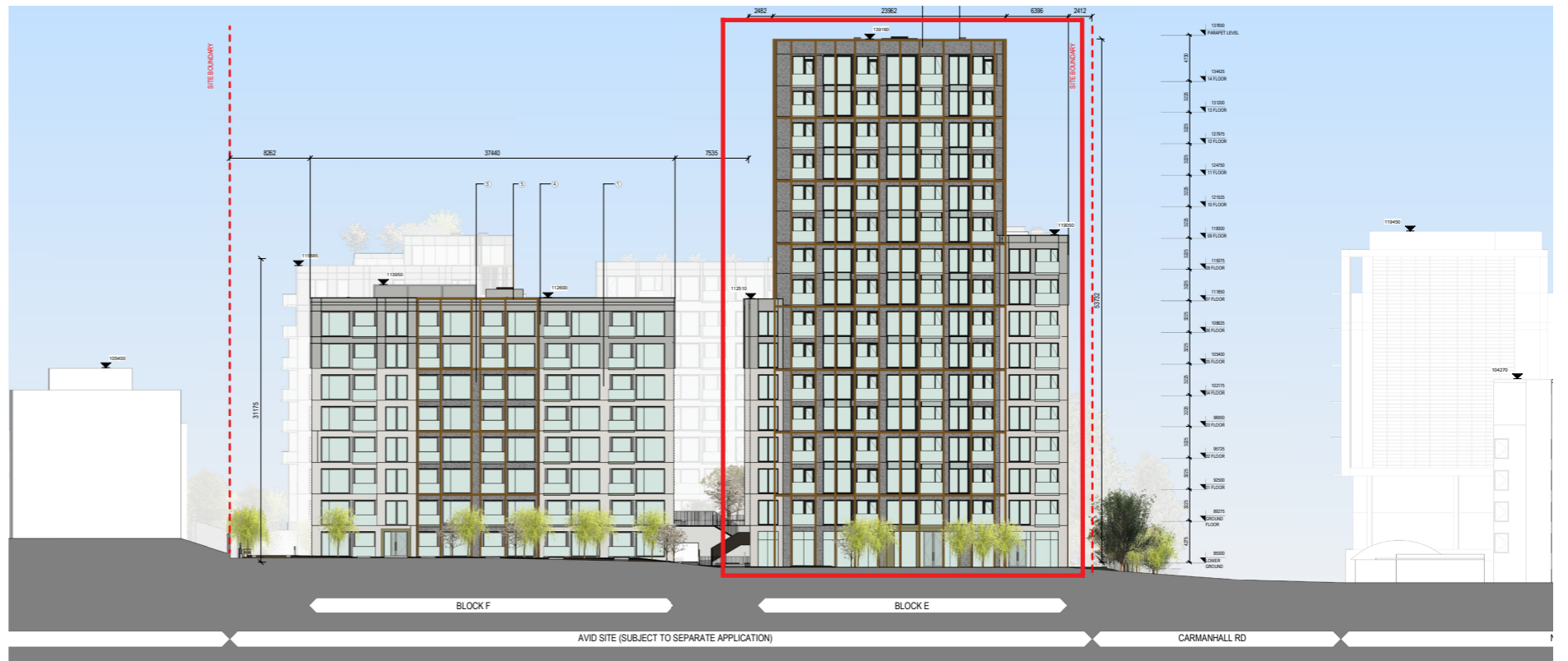
1.3. | BLOCK SCHEDULES - BLOCK E

Block E

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	2	5	1	0	8
First Floor	2	5	1	0	8
Second Floor	1	6	1	0	8
Third Floor	1	6	1	0	8
Fourth Floor	1	6	1	0	8
Fifth Floor	1	6	1	0	8
Sixth Floor	1	6	1	0	8
Seventh Floor	1	2	3	0	6
Eighth Floor	1	2	3	0	6
Ninth Floor	1	2	2	0	5
Tenth Floor	1	2	2	0	5
Eleventh Floor	1	2	2	0	5
Twelfth Floor	1	2	2	0	5
Thirteenth Floor	1	2	2	0	5
Fourteenth Floor	1	2	2	0	5
Total	17	56	25	0	98
	17.3%	57.1%	25.5%	0.0%	

Aspect		≥10%
Single	Dual	
0	0	0
3	5	2
3	5	2
3	5	3
3	5	3
3	5	3
3	5	3
3	5	3
2	4	2
2	4	2
1	4	2
1	4	2
1	4	2
1	4	2
1	4	2
1	4	2
31	67	35
31.6%	68.4%	35.7%

≥10%
0
2
2
3
3
3
3
3
2
2
2
2
2
2
2
2
35
35.7%

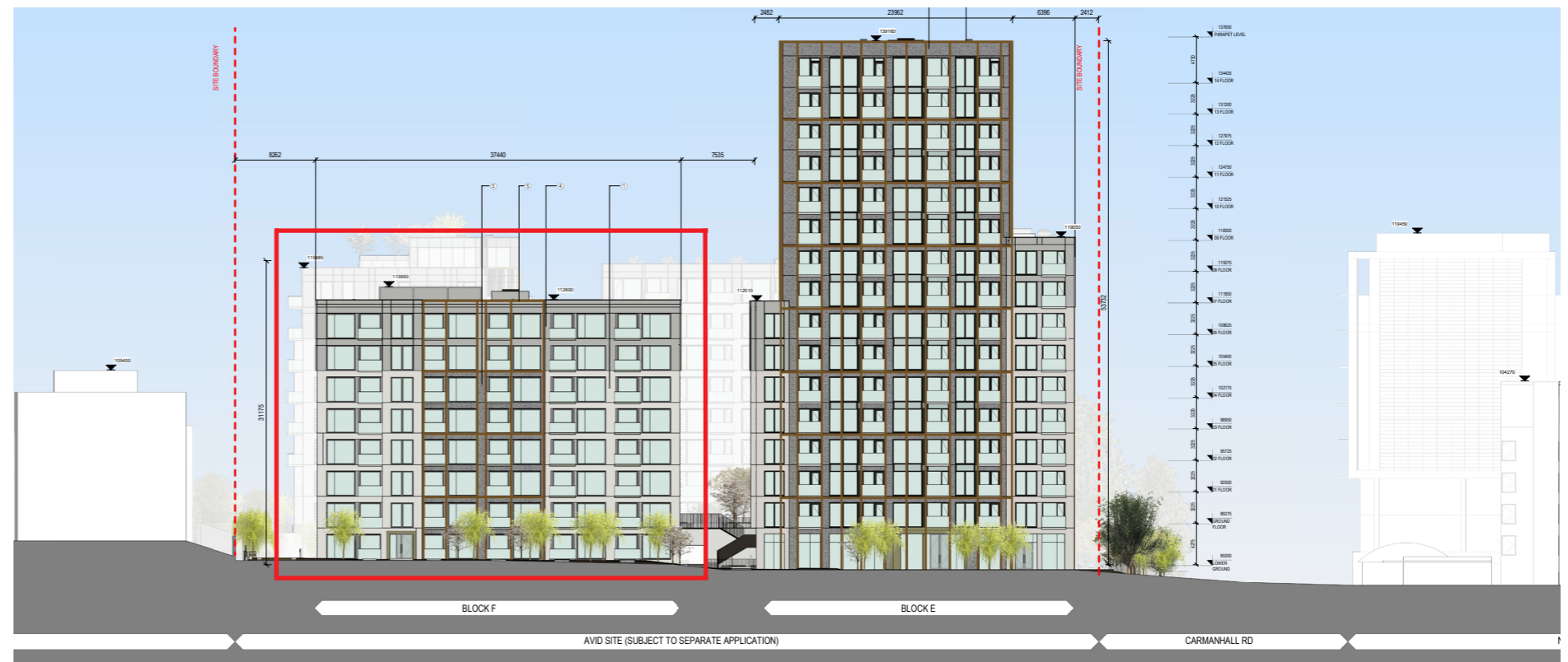


1.3. | BLOCK SCHEDULES - BLOCK F

Block F

Floor	Studio Apt	1 Bed Apt	2 Bed Apt	3 Bed Apt	Total
	1 Person	2 Person	4 Person	5 Person	
Lower Ground Floor	2	5	0	0	7
Ground Floor	2	6	1	0	9
First Floor	2	6	1	0	9
Second Floor	2	6	1	0	9
Third Floor	2	6	1	0	9
Fourth Floor	2	6	1	0	9
Fifth Floor	2	6	1	0	9
Sixth Floor	2	6	1	0	9
Total	16	47	7	0	70
	22.9%	67.1%	10.0%	0.0%	

Aspect		≥10%
Single	Dual	
5	2	1
5	4	3
5	4	3
5	4	3
5	4	3
5	4	3
5	4	3
5	4	3
5	4	3
40	30	22
57.1%	42.9%	31.4%



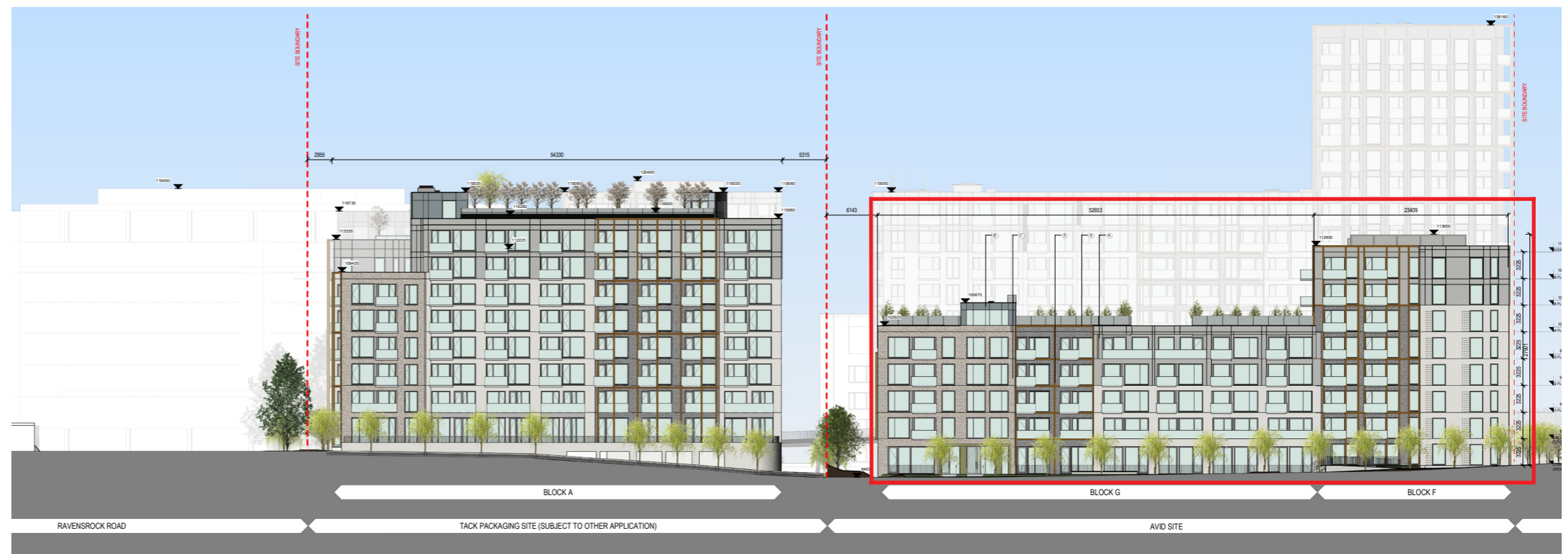
1.3. | BLOCK SCHEDULES - BLOCK G

Block G

Floor	Studio Apt	1 Bed Apt	2 Bed Apt	3 Bed Apt	Total
	1 Person	2 Person	4 Person	5 Person	
Lower Ground Floor	2	5	0	0	7
Ground Floor	2	6	4	0	12
First Floor	3	6	4	0	13
Second Floor	3	6	4	0	13
Third Floor	2	4	1	0	7
Total	12	27	13	0	52
	23.1%	51.9%	25.0%	0.0%	

Aspect	
Single	Dual
6	1
10	2
11	2
11	2
4	3
42	10
80.8%	19.2%

≥10%
5
9
5
5
3
27
51.9%



2.0

2.1 APARTMENT TYPES

APARTMENTS

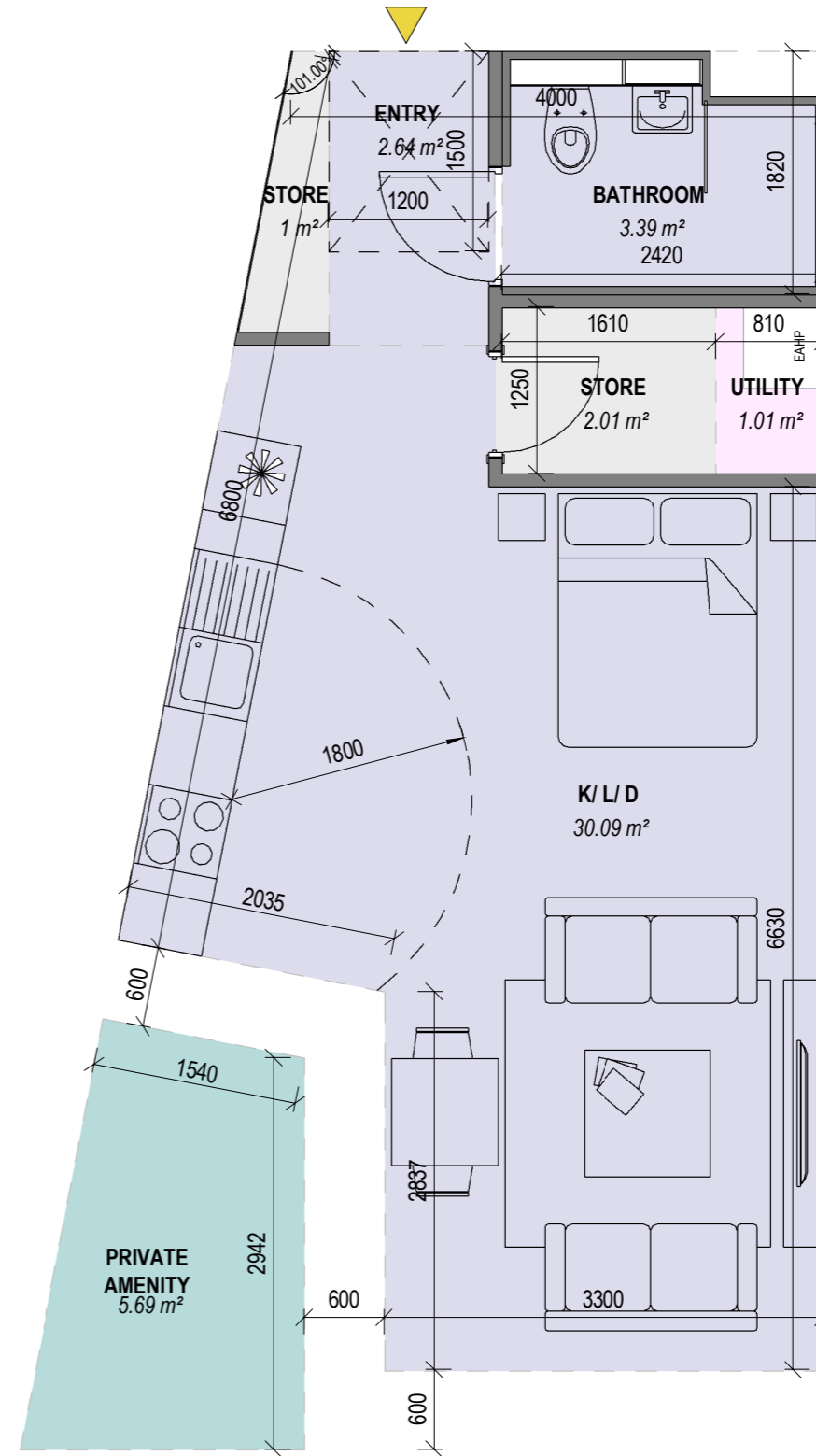
2.1. | APARTMENT TYPES

Apartment Types					
	Type	Area	No	GIA	Juliet Balcony
Studio Apt	Type 02	42.2	9	379.8	
Studio Apt	Type 03	40.5	51	2065.5	5
Studio Apt	Type 04	40.6	15	609	
Studio Apt	Type 05	46.3	2	92.6	
Studio Apt	Type 10	41.4	2	82.8	
			79	3229.7	5
1 Bed Apt	Type 01	47.7	34	1621.8	
1 Bed Apt	Type 02	48.2	9	433.8	
1 Bed Apt	Type 04	49.5	74	3663	
1 Bed Apt	Type 04A	52.4	1	52.4	
1 Bed Apt	Type 07	57.8	7	404.6	4
1 Bed Apt	Type 08	52.5	5	262.5	5
1 Bed Apt	Type 09	54.2	5	271	3
1 Bed Apt	Type 10	52.5	10	525	5
1 Bed Apt	Type 11	49.7	12	596.16	
1 Bed Apt	Type 12	56.5	3	169.5	
1 Bed Apt	Type 14	53.5	2	107.0	
1 Bed Apt	Type 15	59.8	1	59.8	
1 Bed Apt	Type 16	56.5	1	56.5	
1 Bed Apt	Type 17	49.6	6	297.6	
1 Bed Apt	Type 20	52.8	3	158.4	
1 Bed Apt	Type 21	60.8	2	121.6	1
			175	8800.66	18
2 Bed Apt	Type 01	82.2	19	1561.8	
2 Bed Apt	Type 02	81.8	12	981.6	
2 Bed Apt	Type 03	81.0	21	1701	
2 Bed Apt	Type 11	85.2	9	766.8	
2 Bed Apt	Type 12	80.5	8	644.0	
2 Bed Apt	Type 13	79.9	8	639.2	
2 Bed Apt	Type 14	80.2	3	240.6	
			80	6535	0
Total			334	18565.36	23
					7%

2.1. | APARTMENTS - STUDIO 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)
LIVING AREA									
K/ L/ D	LEVEL 0	STUDIO	30 m ²	30.09 m ²	0.09 m ²	4000	4553	6630	553
			30 m ²	30.09 m ²	0.09 m ²				
OTHER									
BATHROOM	LEVEL 0	STUDIO	0 m ²	3.39 m ²	0 m ²				
ENTRY	LEVEL 0	STUDIO	0 m ²	2.64 m ²	0 m ²				
			0 m ²	6.03 m ²	0 m ²				
PLANT									
UTILITY	LEVEL 0	STUDIO	0 m ²	1.01 m ²	0 m ²				
			0 m ²	1.01 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	STUDIO	4 m ²	5.69 m ²	1.69 m ²	1500	1540	2888	40
			4 m ²	5.69 m ²	1.69 m ²				
STORAGE									
STORE	LEVEL 0	STUDIO	3 m ²	3.01 m ²	0.01 m ²				
			3 m ²	3.01 m ²	0.01 m ²				

GIA Required	GIA
37 m ²	42.23 m ²



2.1. | APARTMENTS - STUDIO TYPE 03

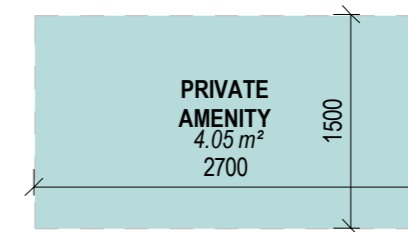
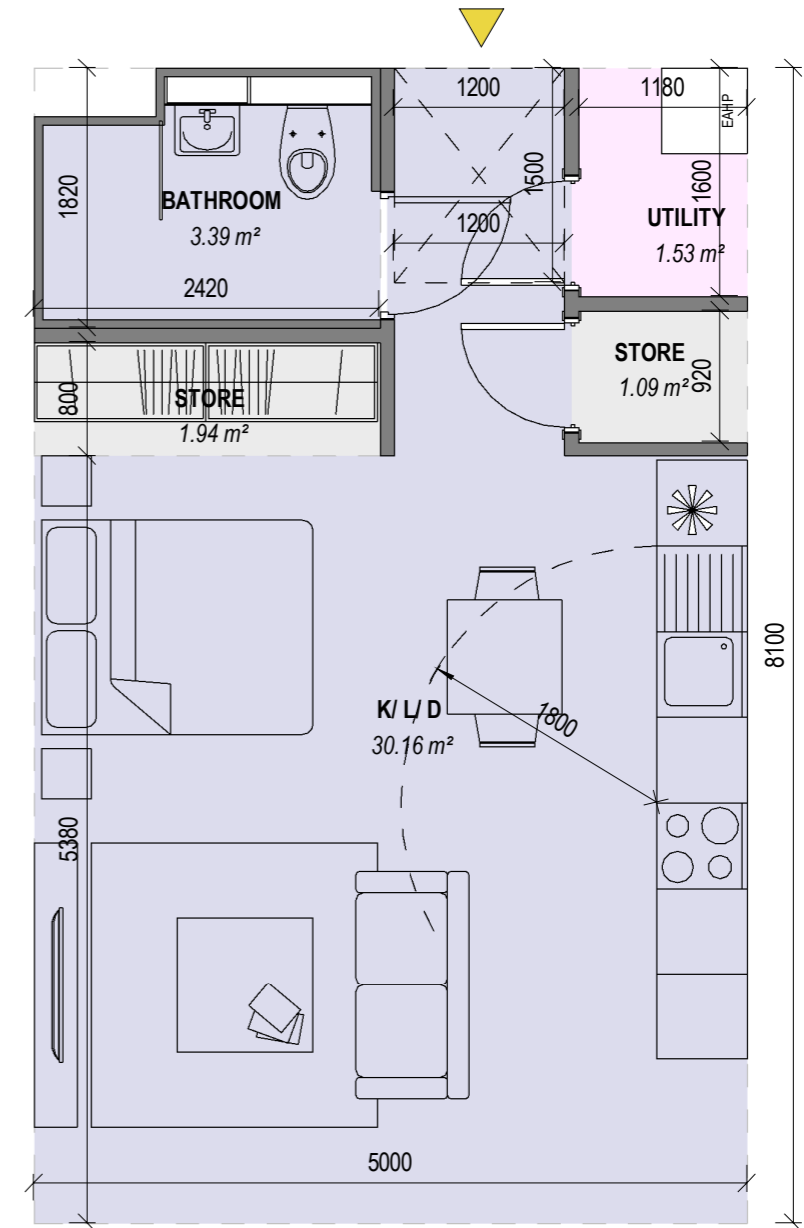
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
LIVING AREA									
K/ L/ D	Level 0	STUDIO	30 m ²	30.16 m ²	0.16 m ²	4000	5000	5380	1000
			30 m ²	30.16 m ²	0.16 m ²				
OTHER									
BATHROOM	Level 0	STUDIO	0 m ²	3.39 m ²	0 m ²				
			0 m ²	3.39 m ²	0 m ²				
PLANT									
UTILITY	Level 0	STUDIO	0 m ²	1.53 m ²	0 m ²				
			0 m ²	1.53 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	STUDIO	4 m ²	4.05 m ²	0.05 m ²	1500	1500	2700	0
			4 m ²	4.05 m ²	0.05 m ²				
STORE									
STORE	Level 0	STUDIO	3 m ²	3.02 m ²	0.02 m ²				
			3 m ²	3.02 m ²	0.02 m ²				

GIA Required	GIA
37 m ²	40.5 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:

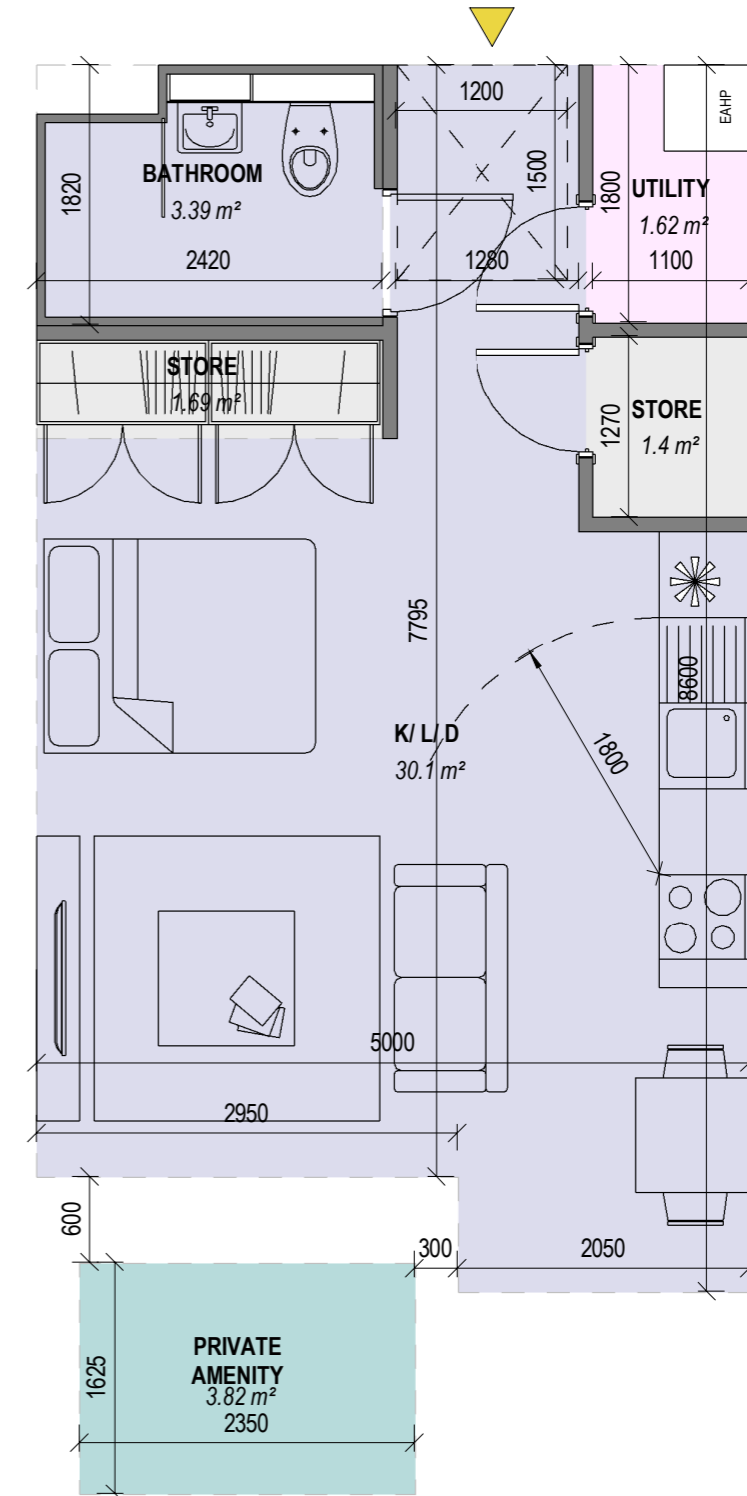
- On the lower ground floor all units will be own door with direct access to an external private, outdoor terrace.
- Two units on ground floor (podium level) and three units on the first floor will be provided with large floor to ceiling glazing that will open onto Juliet balconies that are flush in design to the façade. (Juliet balconies are essentially a balcony consisting a balustrade connection to the building facade without a deck to walk on) 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 lower 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.



2.1. | APARTMENTS - STUDIO 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)
LIVING AREA									
K/ L/ D	Level 0	STUDIO	30 m ²	30.1 m ²	0.1 m ²	4000	5000	4325	1000
			30 m ²	30.1 m ²	0.1 m ²				
OTHER									
BATHROOM	Level 0	STUDIO	0 m ²	3.39 m ²	0 m ²				
			0 m ²	3.39 m ²	0 m ²				
PLANT									
UTILITY	Level 0	STUDIO	0 m ²	1.62 m ²	0 m ²				
			0 m ²	1.62 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	STUDIO	4 m ²	3.82 m ²	-0.18 m ²	1500	1825	2350	325
			4 m ²	3.82 m ²	-0.18 m ²				
STORAGE									
STORE	Level 0	STUDIO	3 m ²	3.09 m ²	0.09 m ²				
			3 m ²	3.09 m ²	0.09 m ²				

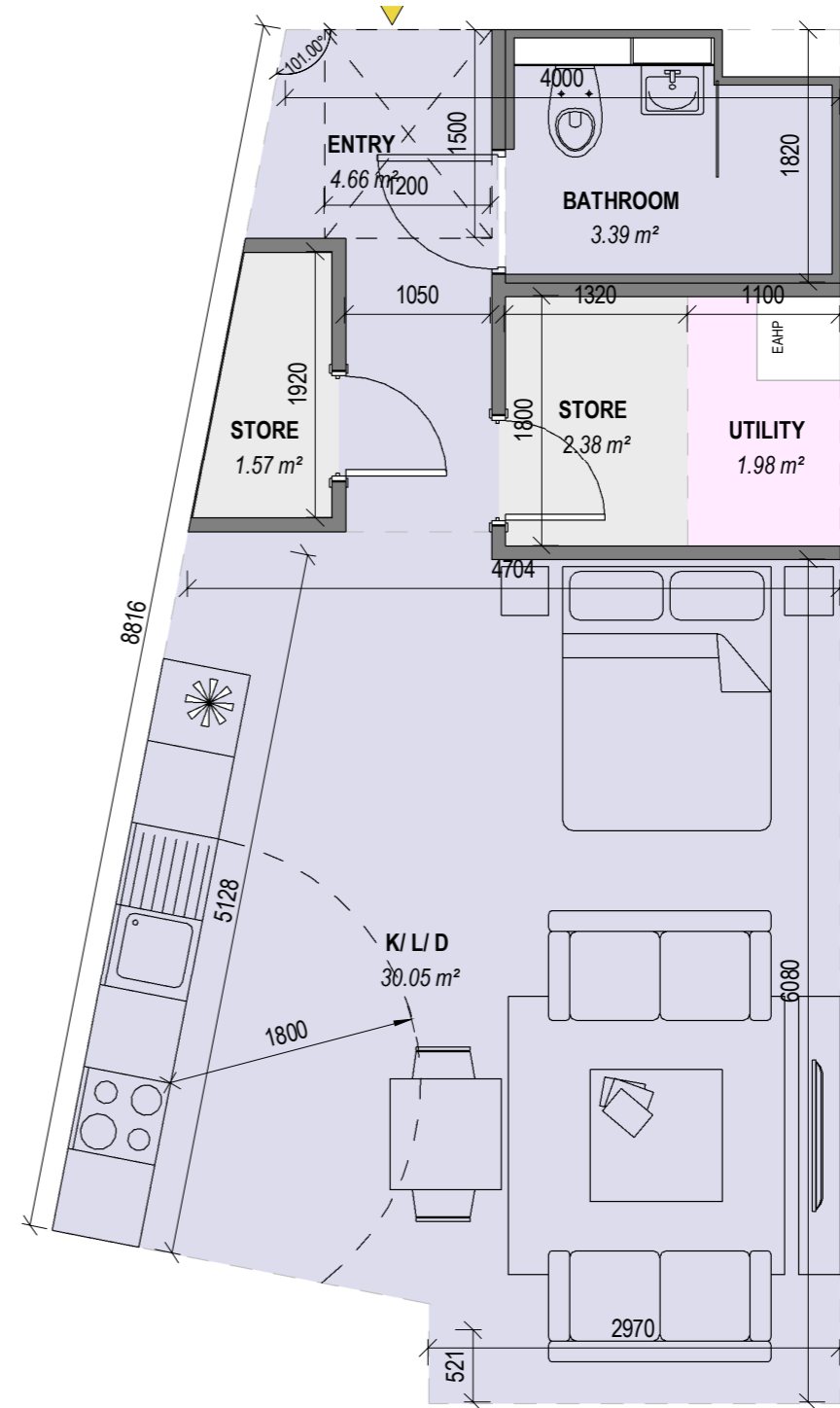
GIA Required	GIA
37 m ²	40.63 m ²



2.1. | 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	30.05 m ²	0.05 m ²	4000	4704	6080	704
			30 m ²	30.05 m ²	0.05 m ²				
OTHER									
BATHROOM	LEVEL 0	STUDIO	0 m ²	3.39 m ²	0 m ²				
ENTRY	LEVEL 0	STUDIO	0 m ²	4.66 m ²	0 m ²				
			0 m ²	8.05 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	1500	1500	2700	0
			4 m ²	4.05 m ²	0.05 m ²				
STORE									
STORE	LEVEL 0	STUDIO	3 m ²	3.95 m ²	0.95 m ²				
			3 m ²	3.95 m ²	0.95 m ²				

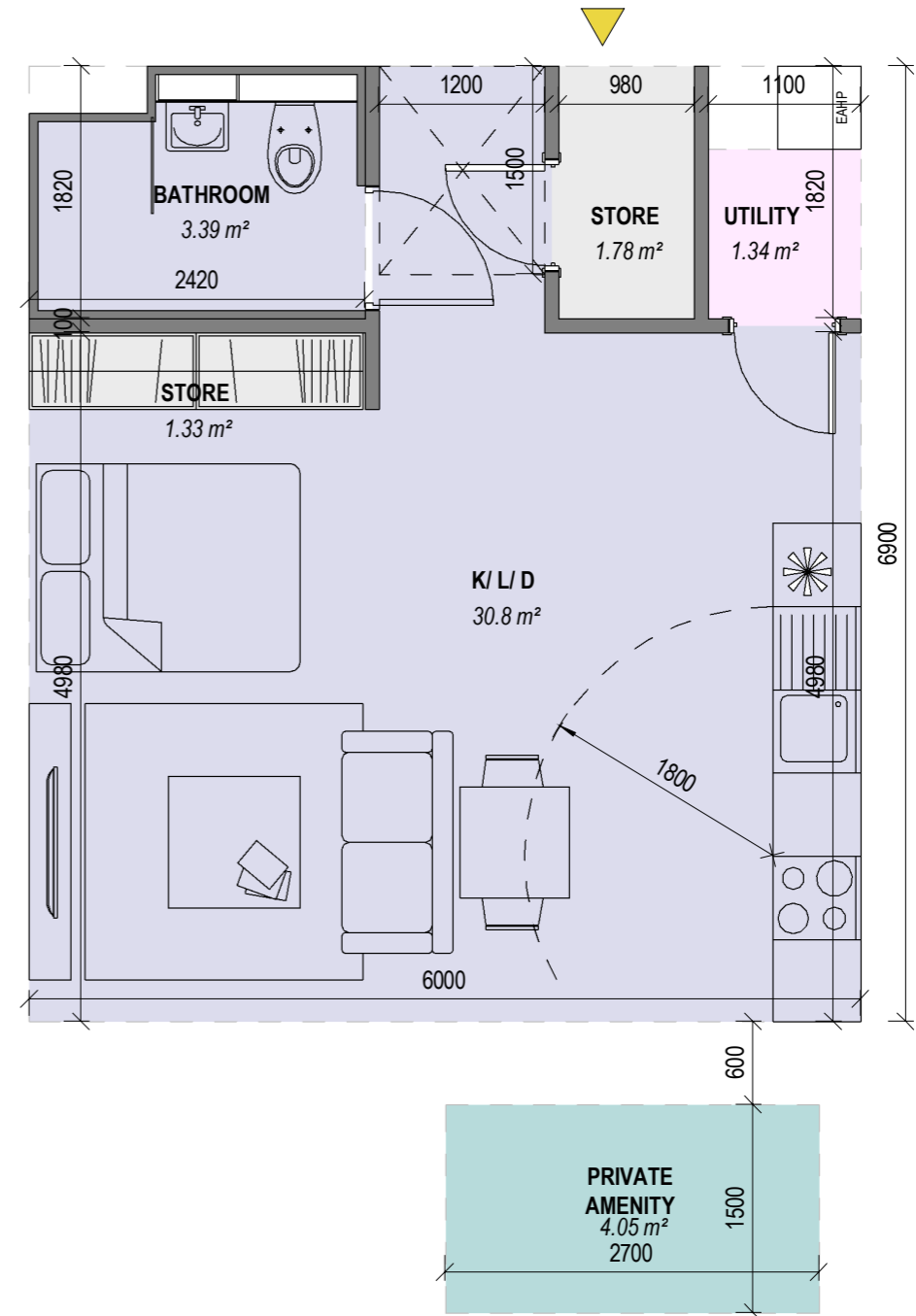
GIA Required	GIA
37 m ²	46.31 m ²



2.1. | APARTMENTS - STUDIO 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)
LIVING AREA									
K/ L/ D	Level 0	STUDIO	30 m ²	30.8 m ²	0.8 m ²	4000	6000	4980	2000
			30 m ²	30.8 m ²	0.8 m ²				
OTHER									
BATHROOM	Level 0	STUDIO	0 m ²	3.39 m ²	0 m ²				
			0 m ²	3.39 m ²	0 m ²				
Plant									
UTILITY	Level 0	STUDIO	0 m ²	1.34 m ²	0 m ²				
			0 m ²	1.34 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	STUDIO	4 m ²	4.05 m ²	0.05 m ²	1500	1500	2700	0
			4 m ²	4.05 m ²	0.05 m ²				
STORE									
STORE	Level 0	STUDIO	3 m ²	3.11 m ²	0.11 m ²				
			3 m ²	3.11 m ²	0.11 m ²				

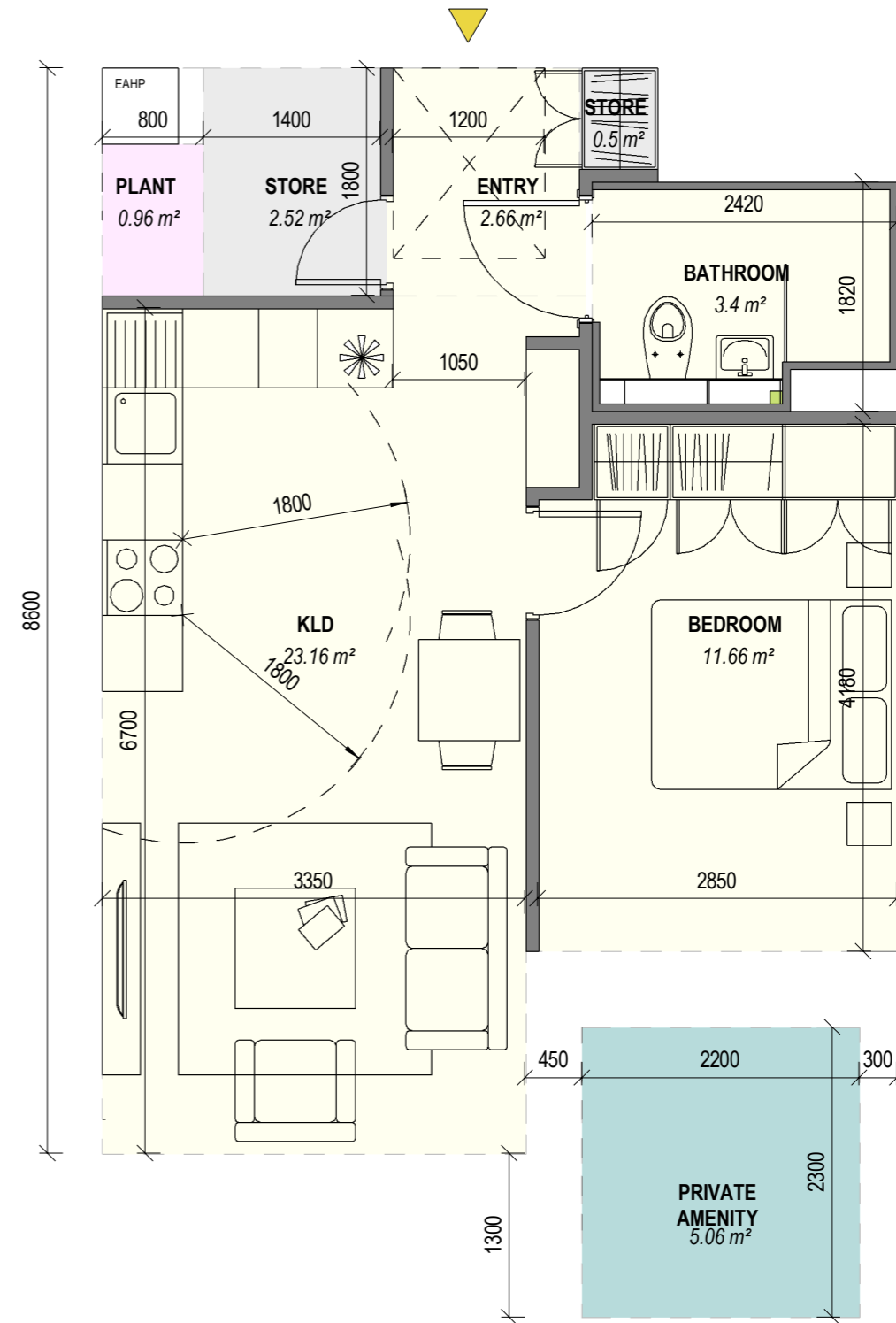
GIA Required	GIA
37 m ²	41.4 m ²



2.1. | 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)
BEDROOM									
BEDROOM	Level 0	1B 2P	11.4 m ²	11.66 m ²	0.26 m ²	2800	2850	4180	50
			11.4 m ²	11.66 m ²	0.26 m ²				
LIVING AREA									
KLD	Level 0	1B 2P	23 m ²	23.16 m ²	0.16 m ²	3300	3350	6700	50
			23 m ²	23.16 m ²	0.16 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.66 m ²	0 m ²				
			0 m ²	6.06 m ²	0 m ²				
PLANT									
PLANT	Level 0	1B 2P	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	1500	2200	2300	700
			5 m ²	5.06 m ²	0.06 m ²				
STORE									
STORE	Level 0		3 m ²	3.02 m ²	0.02 m ²				
			3 m ²	3.02 m ²	0.02 m ²				

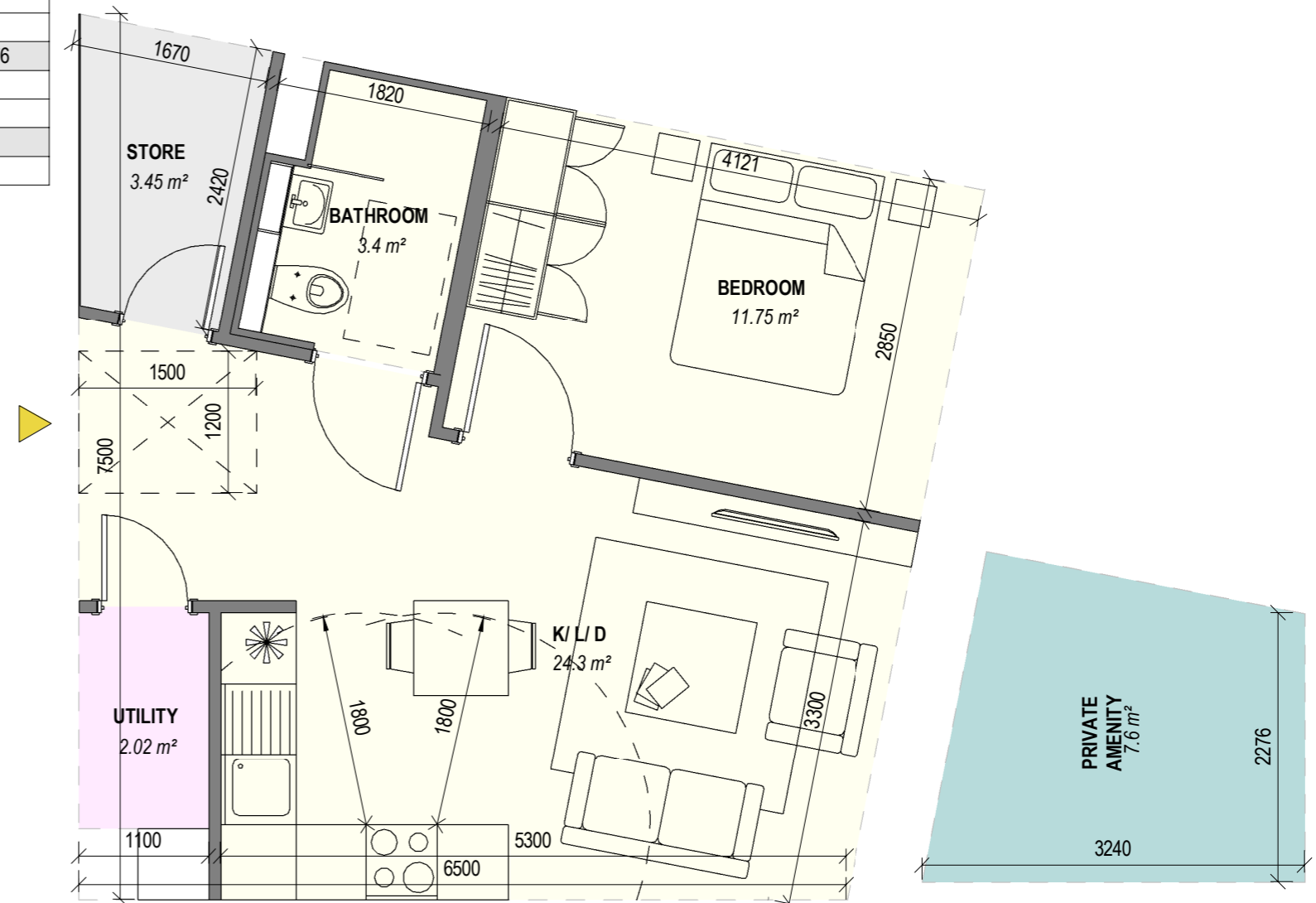
GIA Required	GIA
45 m ²	47.75 m ²



2.1. | 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)
BEDROOM									
BEDROOM	Level 0	1B 2P	11.4 m ²	11.75 m ²	0.35 m ²	2800	2850	4050	50
			11.4 m ²	11.75 m ²	0.35 m ²				
LIVING AREA									
K/ L/ D	Level 0	1B 2P	23 m ²	24.3 m ²	1.3 m ²	3300	3300	5300	0
			23 m ²	24.3 m ²	1.3 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
			0 m ²	3.4 m ²	0 m ²				
PLANT									
UTILITY	Level 0		0 m ²	2.02 m ²	0 m ²				
			0 m ²	2.02 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	5 m ²	7.6 m ²	2.6 m ²	1500	2276	3240	776
			5 m ²	7.6 m ²	2.6 m ²				
Storage									
STORE	Level 0	1B 2P	1.25 m ²	3.45 m ²	2.2 m ²				
			1.25 m ²	3.45 m ²	2.2 m ²				

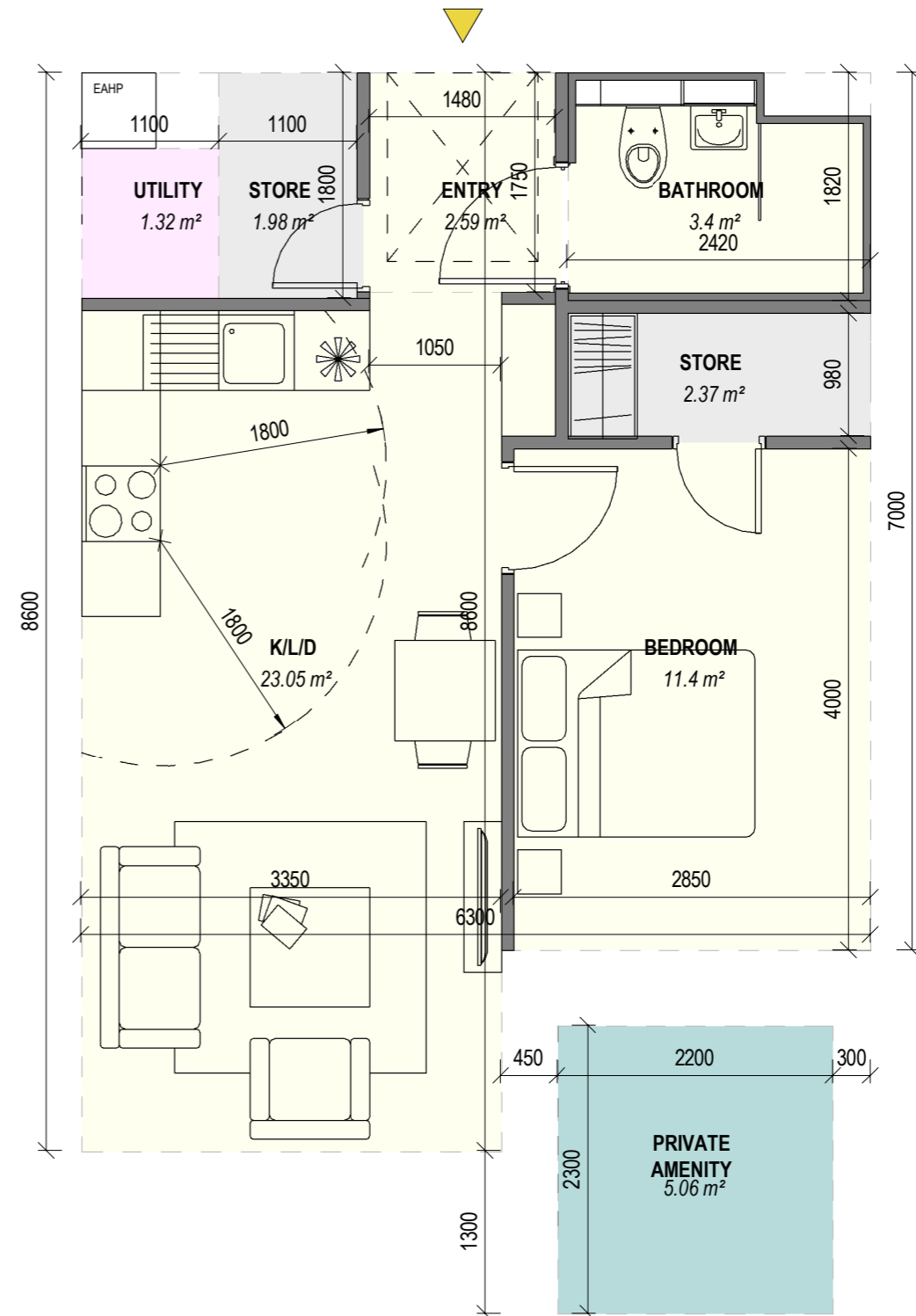
GIA Required	GIA
45 m ²	48.28 m ²



2.1. | 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)
BEDROOM									
BEDROOM	Level 0	1B 2P	11.4 m ²	11.4 m ²	0 m ²	2800	2850	4000	50
			11.4 m ²	11.4 m ²	0 m ²				
LIVING AREA									
K/L/D	Level 0	1B 2P	23 m ²	23.05 m ²	0.05 m ²	3300	3350	6700	50
			23 m ²	23.05 m ²	0.05 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.59 m ²	0 m ²				
			0 m ²	5.99 m ²	0 m ²				
PLANT									
UTILITY	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	5 m ²	5.06 m ²	0.06 m ²	1500	2200	2300	700
			5 m ²	5.06 m ²	0.06 m ²				
STORAGE									
STORE	Level 0	1B 2P	3 m ²	4.35 m ²	1.35 m ²				
			3 m ²	4.35 m ²	1.35 m ²				

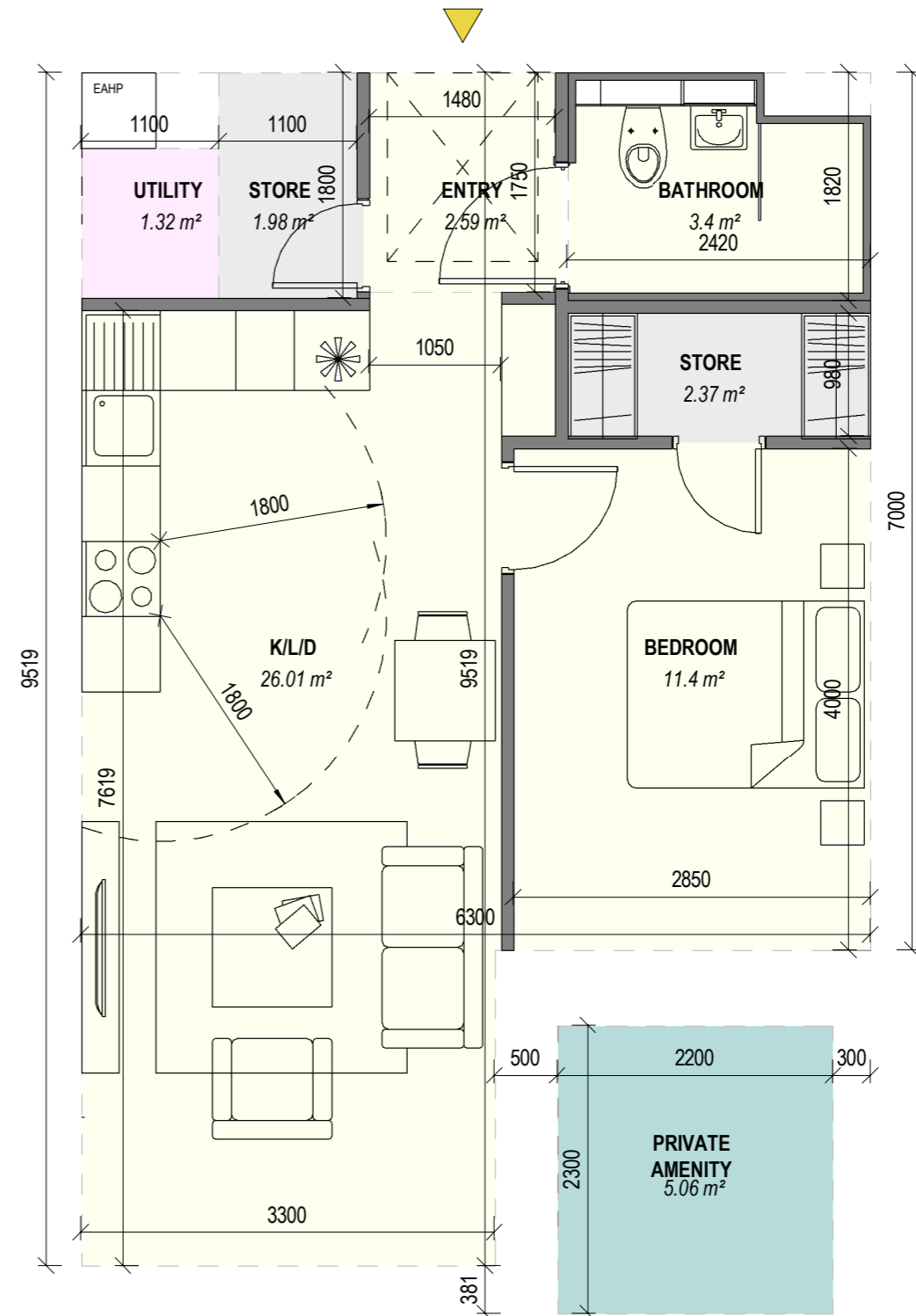
GIA Required	GIA
45 m ²	49.46 m ²



2.1. | APARTMENTS - 1 BED APT TYPE 04A

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	Level 0	1B 2P	11.4 m ²	11.4 m ²	0 m ²	2800	2850	4000	50
			11.4 m ²	11.4 m ²	0 m ²				
LIVING AREA									
K/L/D	Level 0	1B 2P	23 m ²	26.01 m ²	3.01 m ²	3300	3350	6700	50
			23 m ²	26.01 m ²	3.01 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.59 m ²	0 m ²				
			0 m ²	5.99 m ²	0 m ²				
PLANT									
UTILITY	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	5 m ²	5.06 m ²	0.06 m ²	1500	2200	2300	700
			5 m ²	5.06 m ²	0.06 m ²				
STORAGE									
STORE	Level 0	1B 2P	3 m ²	4.35 m ²	1.35 m ²				
			3 m ²	4.35 m ²	1.35 m ²				

GIA Required	GIA
45 m ²	52.41 m ²



2.1. | APARTMENTS - 1 BED APT TYPE 08

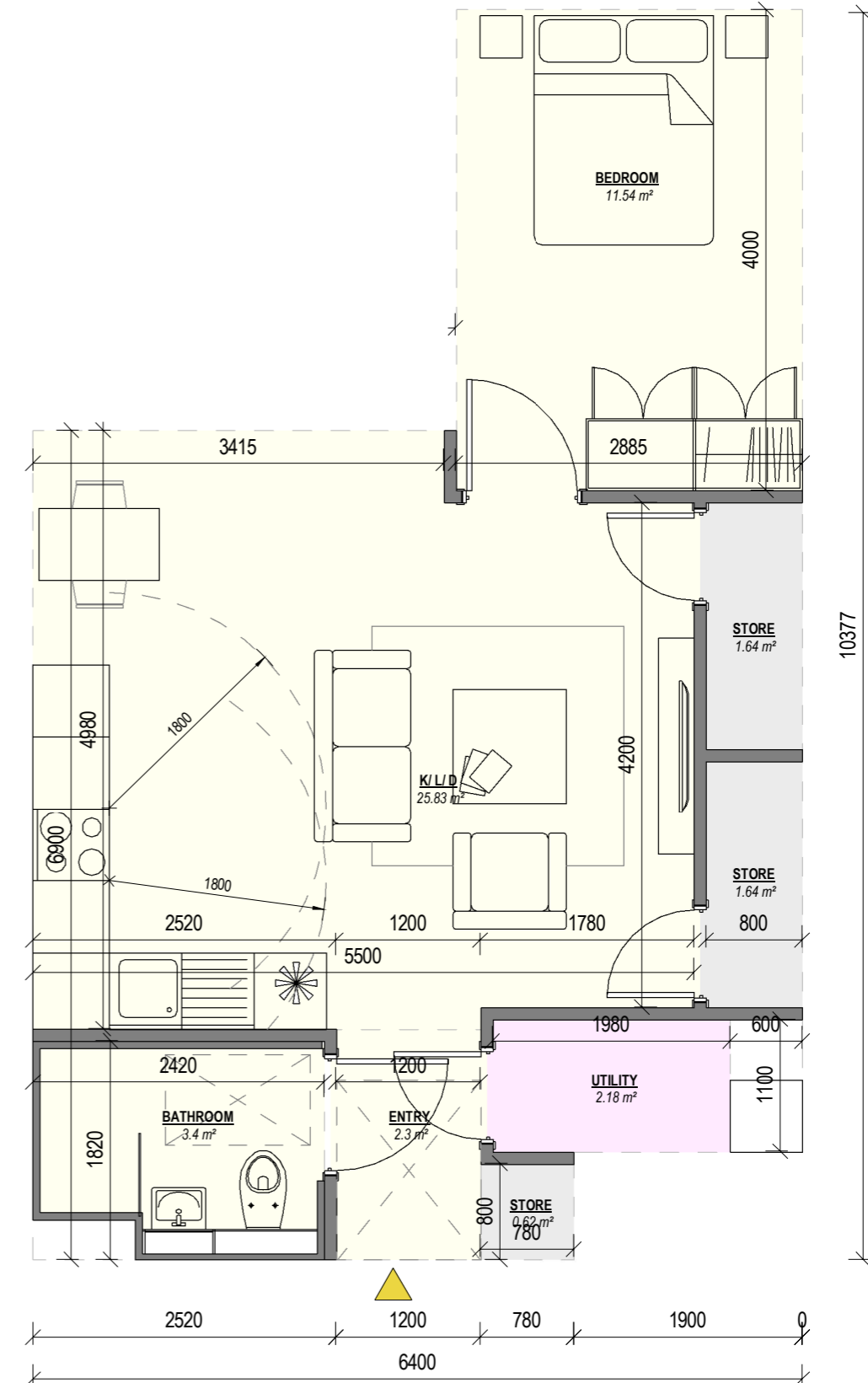
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM	Level 0	1B 2P	11.4 m ²	11.54 m ²	0.14 m ²	2800	2885	4000	85
			11.4 m ²	11.54 m ²	0.14 m ²				
LIVING AREA									
K/ L/ D	Level 0	1B 2P	23 m ²	25.83 m ²	2.83 m ²	3300	4200	5500	900
			23 m ²	25.83 m ²	2.83 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.3 m ²	2.3 m ²				
			0 m ²	5.7 m ²	2.3 m ²				
PLANT									
UTILITY	Level 0	1B 2P	0 m ²	2.18 m ²	0 m ²				
			0 m ²	2.18 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	5 m ²	5.03 m ²	0.03 m ²	1500	2000	2515	500
			5 m ²	5.03 m ²	0.03 m ²				
STORE									
STORE	Level 0	1B 2P	3 m ²	3.9 m ²	0.28 m ²				
			3 m ²	3.9 m ²	0.28 m ²				

GIA Required	GIA
45 m ²	52.55 m ²

PRIVATE AMENITY SPACE - MITIGATION MEASURES

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

- All units on second floor to sixth floor will be provided with large floor to ceiling glazing that will open onto Juliet balconies that are flush in design to the façade. (Juliet balconies are essentially a balcony consisting a balustrade connection to the building facade without a deck to walk on) 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 (podium level) 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.



2.1. | APARTMENTS - 1 BED APT TYPE 09

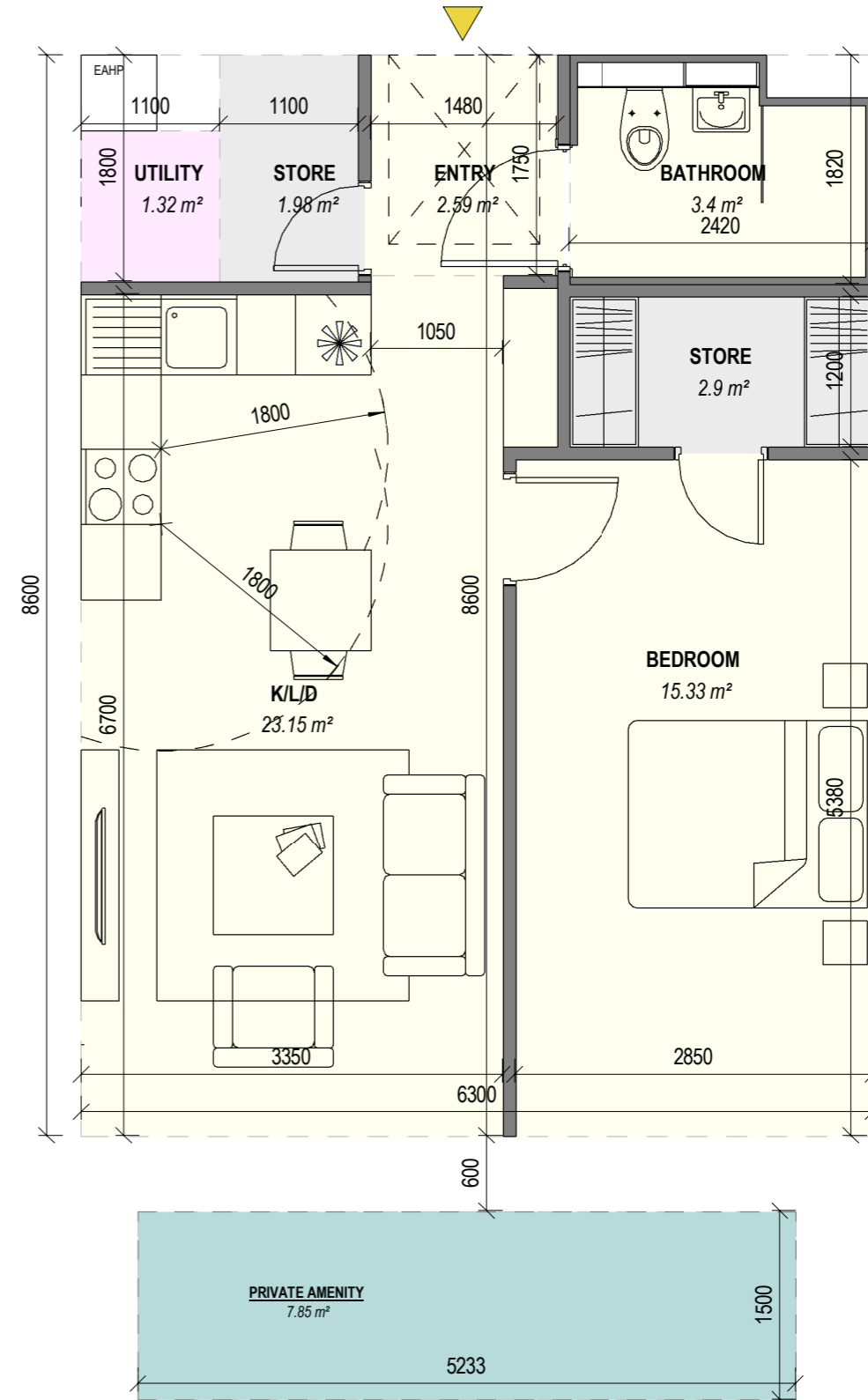
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM	Level 0	1B 2P	11.4 m ²	15.33 m ²	3.93 m ²	2800	2850	5380	50
			11.4 m ²	15.33 m ²	3.93 m ²				
LIVING AREA									
K/L/D	Level 0	1B 2P	23 m ²	23.15 m ²	0.15 m ²	3300	3350	6700	50
			23 m ²	23.15 m ²	0.15 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.59 m ²	0 m ²				
			0 m ²	5.99 m ²	0 m ²				
PLANT									
UTILITY	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	5 m ²	7.85 m ²	2.85 m ²	1500	1500	5233	0
			5 m ²	7.85 m ²	2.85 m ²				
STORAGE									
STORE	Level 0	1B 2P	3 m ²	4.88 m ²	1.88 m ²				
			3 m ²	4.88 m ²	1.88 m ²				

GIA Required	GIA
45 m ²	54.18 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 lower ground floor all units will be own door with direct access to an external private, outdoor terrace.
- Two units on ground floor (podium level) and one unit on the first floor will be provided with large floor to ceiling glazing that will open onto Juliet balconies that are flush in design to the façade. (Juliet balconies are essentially a balcony consisting a balustrade connection to the building facade without a deck to walk on) 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 lower 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.



2.1. | APARTMENTS - 1 BED APT TYPE 10

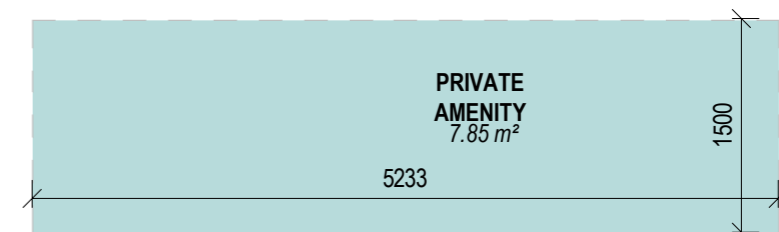
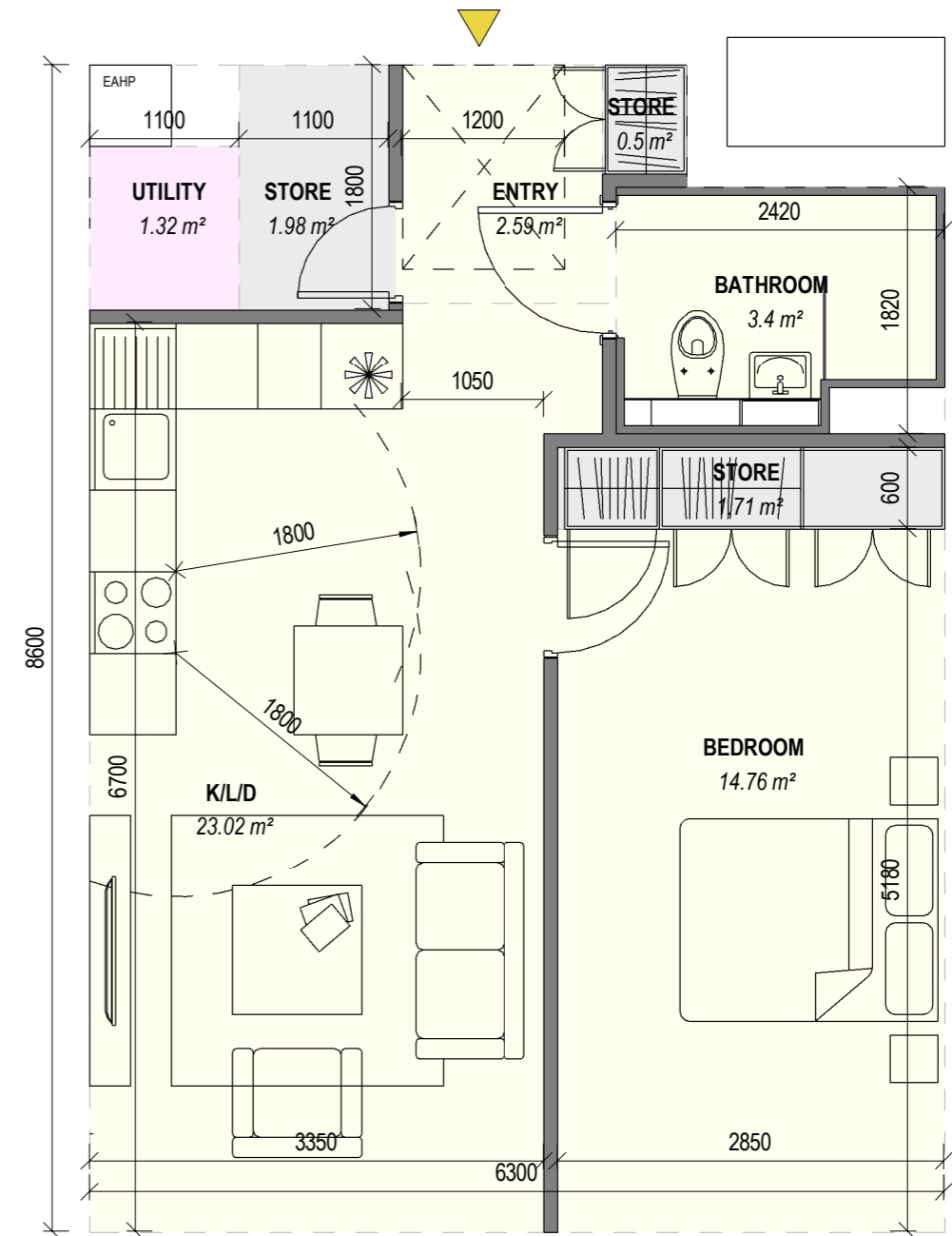
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM	Level 0	1B 2P	11.4 m ²	14.76 m ²	3.36 m ²	2800	2850	5180	50
			11.4 m ²	14.76 m ²	3.36 m ²				
LIVING AREA									
K/L/D	Level 0	1B 2P	23 m ²	23.02 m ²	0.02 m ²	3300	3350	6700	50
			23 m ²	23.02 m ²	0.02 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.59 m ²	0 m ²				
			0 m ²	5.99 m ²	0 m ²				
PLANT									
UTILITY	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	5 m ²	7.85 m ²	2.85 m ²	1500	1500	5233	0
			5 m ²	7.85 m ²	2.85 m ²				
STORE									
STORE	Level 0	1B 2P	3 m ²	4.19 m ²	1.19 m ²				
			3 m ²	4.19 m ²	1.19 m ²				

GIA Required	GIA
45 m ²	52.47 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:

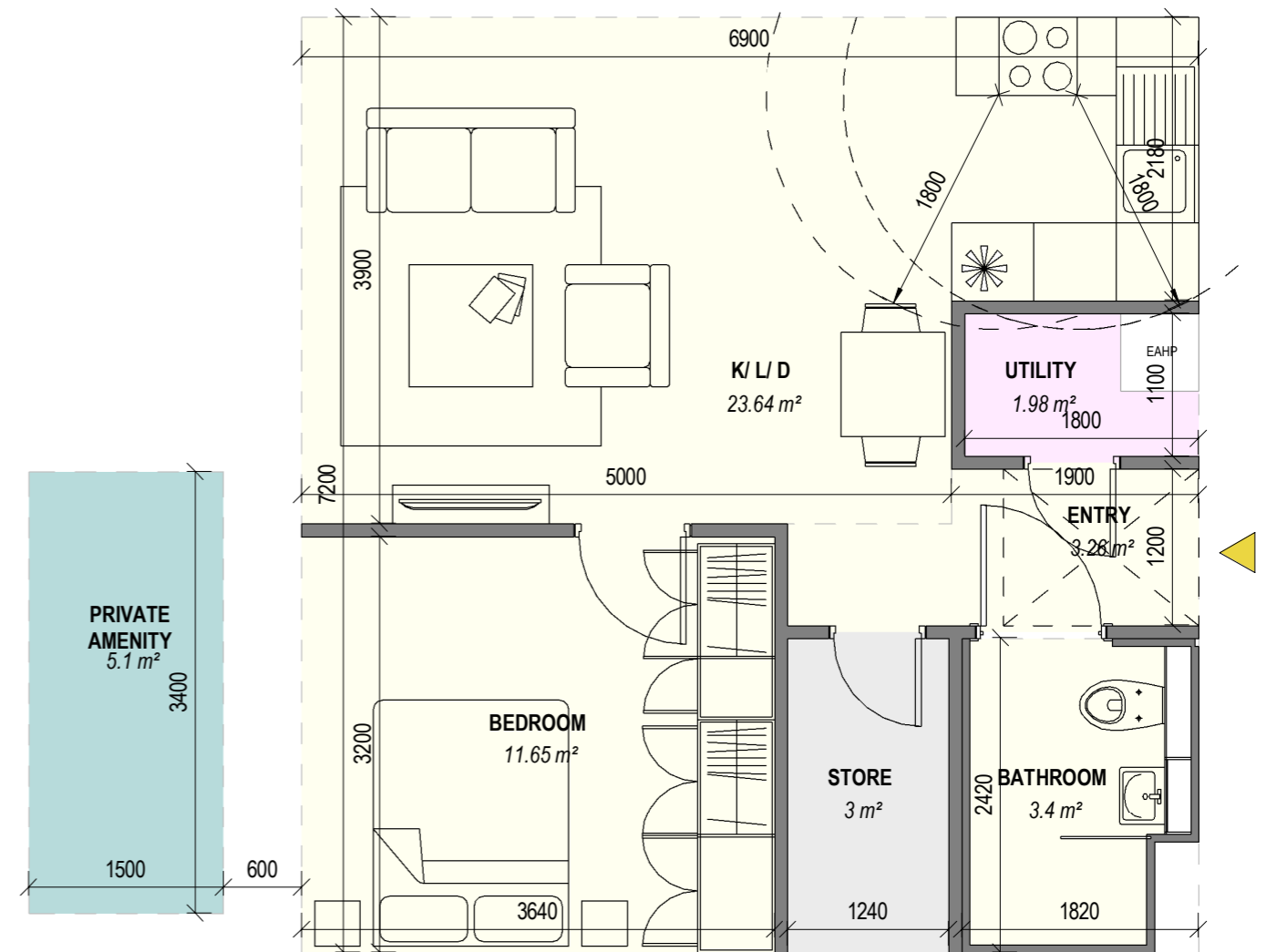
- On the lower ground floor all units will be own door with direct access to an external private, outdoor terrace.
- Two units on ground floor (podium level) and three units on the first floor will be provided with large floor to ceiling glazing that will open onto Juliet balconies that are flush in design to the façade. (Juliet balconies are essentially a balcony consisting a balustrade connection to the building facade without a deck to walk on) 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 lower 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.



2.1. | APARTMENTS - 1 BED APT TYPE 11

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	Level 0	1B 2P	11.4 m ²	11.65 m ²	0.25 m ²	2800	3200	3640	400
			11.4 m ²	11.65 m ²	0.25 m ²				
LIVING AREA									
K/ L/ D	Level 0	1B 2P	23 m ²	23.64 m ²	0.64 m ²	3300	3900	5000	600
			23 m ²	23.64 m ²	0.64 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	3.26 m ²	0 m ²				
			0 m ²	6.66 m ²	0 m ²				
PLANT									
UTILITY	Level 0	1B 2P	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	1B 2P	5 m ²	5.1 m ²	0.1 m ²	1500	1500	3400	0
			5 m ²	5.1 m ²	0.1 m ²				
STORE									
STORE	Level 0	1B 2P	3 m ²	3 m ²	0 m ²				
			3 m ²	3 m ²	0 m ²				

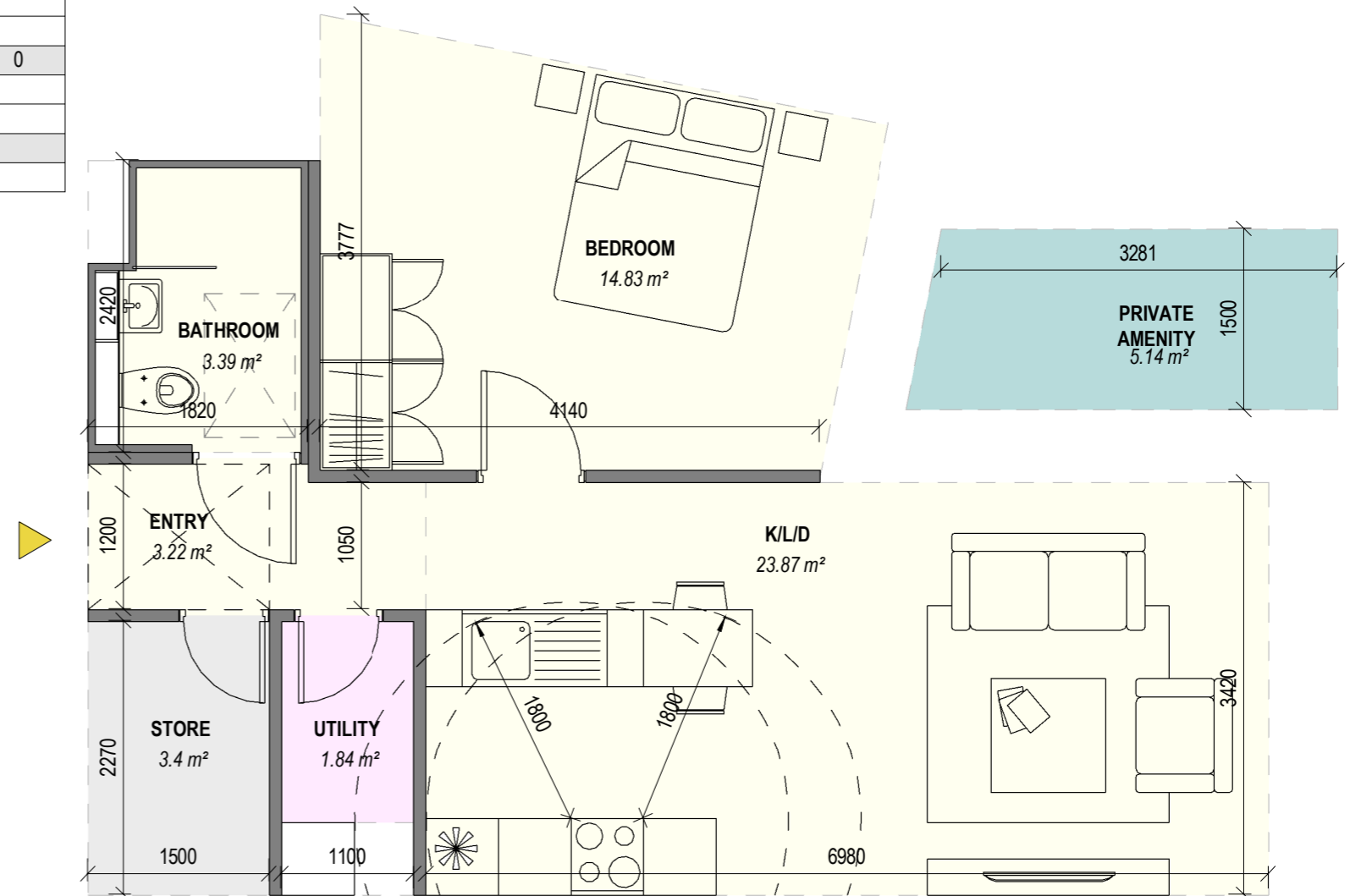
GIA Required	GIA
45 m ²	49.68 m ²



2.1. | APARTMENTS - 1 BED APT TYPE 12

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	Level 0	1B 2P	11.4 m ²	14.83 m ²	3.43 m ²	2800	2918	4772	118
			11.4 m ²	14.83 m ²	3.43 m ²				
LIVING AREA									
K/L/D	Level 0	1B 2P	23 m ²	23.87 m ²	0.87 m ²	3300	3420	6760	120
			23 m ²	23.87 m ²	0.87 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.39 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	3.22 m ²	0 m ²				
			0 m ²	6.61 m ²	0 m ²				
PLANT									
UTILITY	Level 0	1B 2P	0 m ²	1.84 m ²	0 m ²				
			0 m ²	1.84 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	5 m ²	5.14 m ²	0.14 m ²	1500	1500	3281	0
			5 m ²	5.14 m ²	0.14 m ²				
STORE									
STORE		1B 2P	3 m ²	3.4 m ²	1.5 m ²				
			3 m ²	3.4 m ²	1.5 m ²				

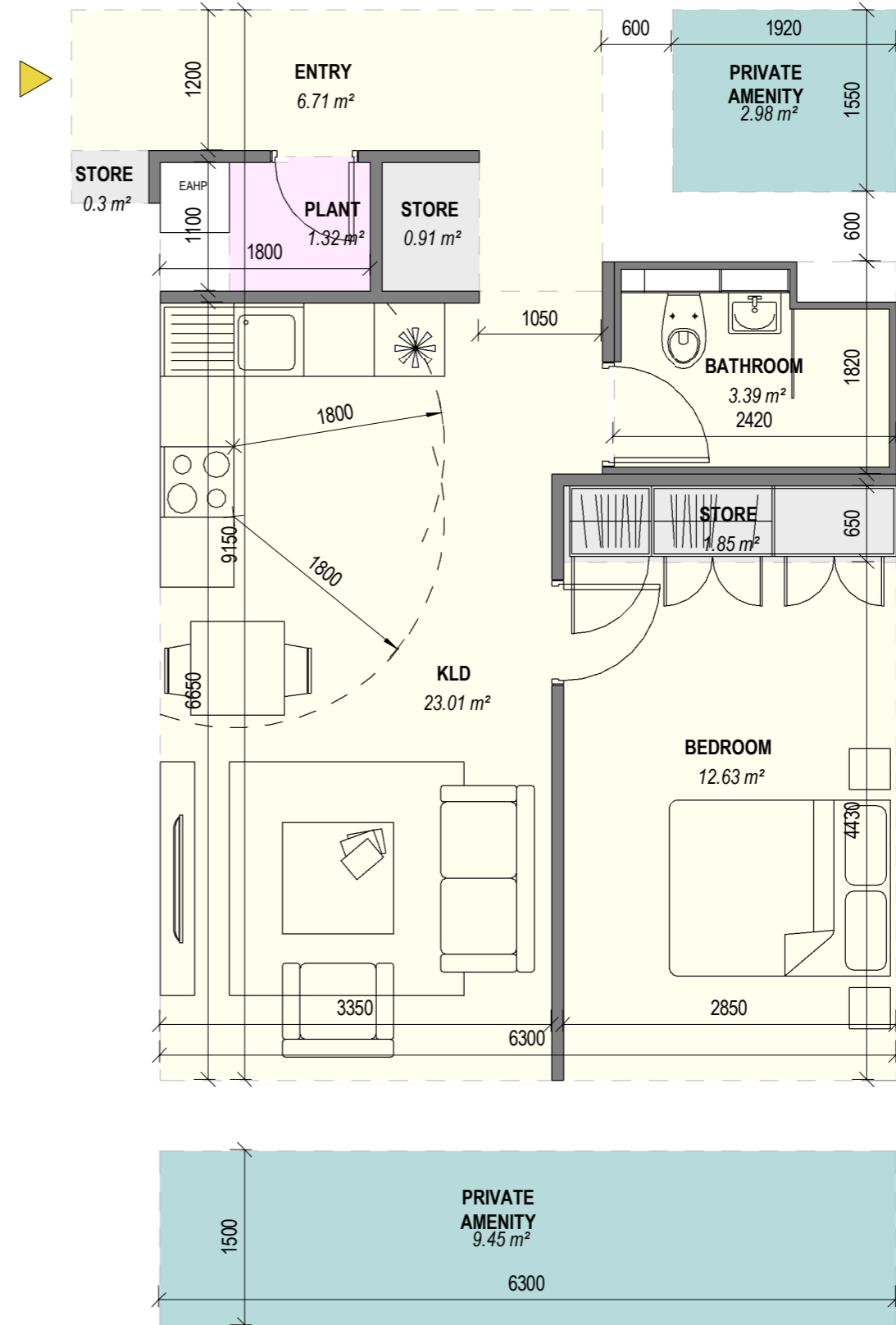
GIA Required	GIA
45 m ²	56.49 m ²



2.1. | APARTMENTS - 1 BED APT TYPE 14

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	Level 0	1B 2P	11.4 m ²	12.63 m ²	1.23 m ²	2800	2850	4380	50
			11.4 m ²	12.63 m ²	1.23 m ²				
LIVING AREA									
KLD	Level 0	1B 2P	23 m ²	23.01 m ²	0.01 m ²	3300	3350	6650	50
			23 m ²	23.01 m ²	0.01 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.39 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	6.71 m ²	0 m ²				
			0 m ²	10.1 m ²	0 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	5 m ²	12.43 m ²	7.43 m ²	1500	1550	6300	50
			5 m ²	12.43 m ²	7.43 m ²				
STORE									
STORE	Level 0	1B 2P	3 m ²	3.06 m ²	0.06 m ²				
			3 m ²	3.06 m ²	0.06 m ²				

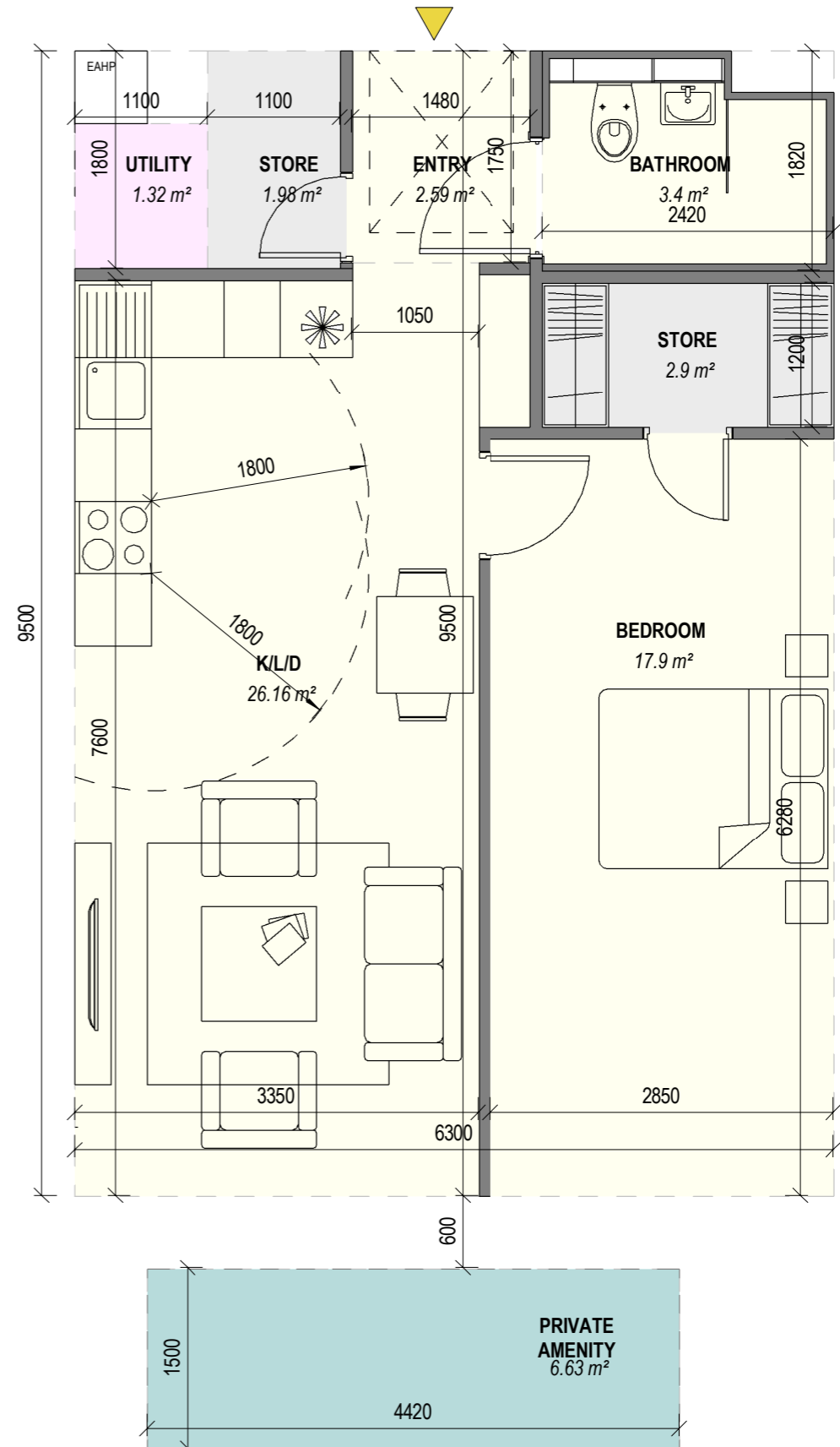
GIA Required	GIA
45 m ²	53.48 m ²



2.1. | APARTMENTS - 1 BED APT TYPE 15

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	Level 0	1B 2P	11.4 m ²	17.9 m ²	6.5 m ²	2800	2850	6280	50
			11.4 m ²	17.9 m ²	6.5 m ²				
LIVING AREA									
K/L/D	Level 0	1B 2P	23 m ²	26.16 m ²	3.16 m ²	3300	3350	7600	50
			23 m ²	26.16 m ²	3.16 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.59 m ²	0 m ²				
			0 m ²	5.99 m ²	0 m ²				
PLANT									
UTILITY	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	5 m ²	6.63 m ²	1.63 m ²	1500	1500	4420	0
			5 m ²	6.63 m ²	1.63 m ²				
STORE									
STORE	Level 0	1B 2P	3 m ²	4.88 m ²	1.88 m ²				
			3 m ²	4.88 m ²	1.88 m ²				

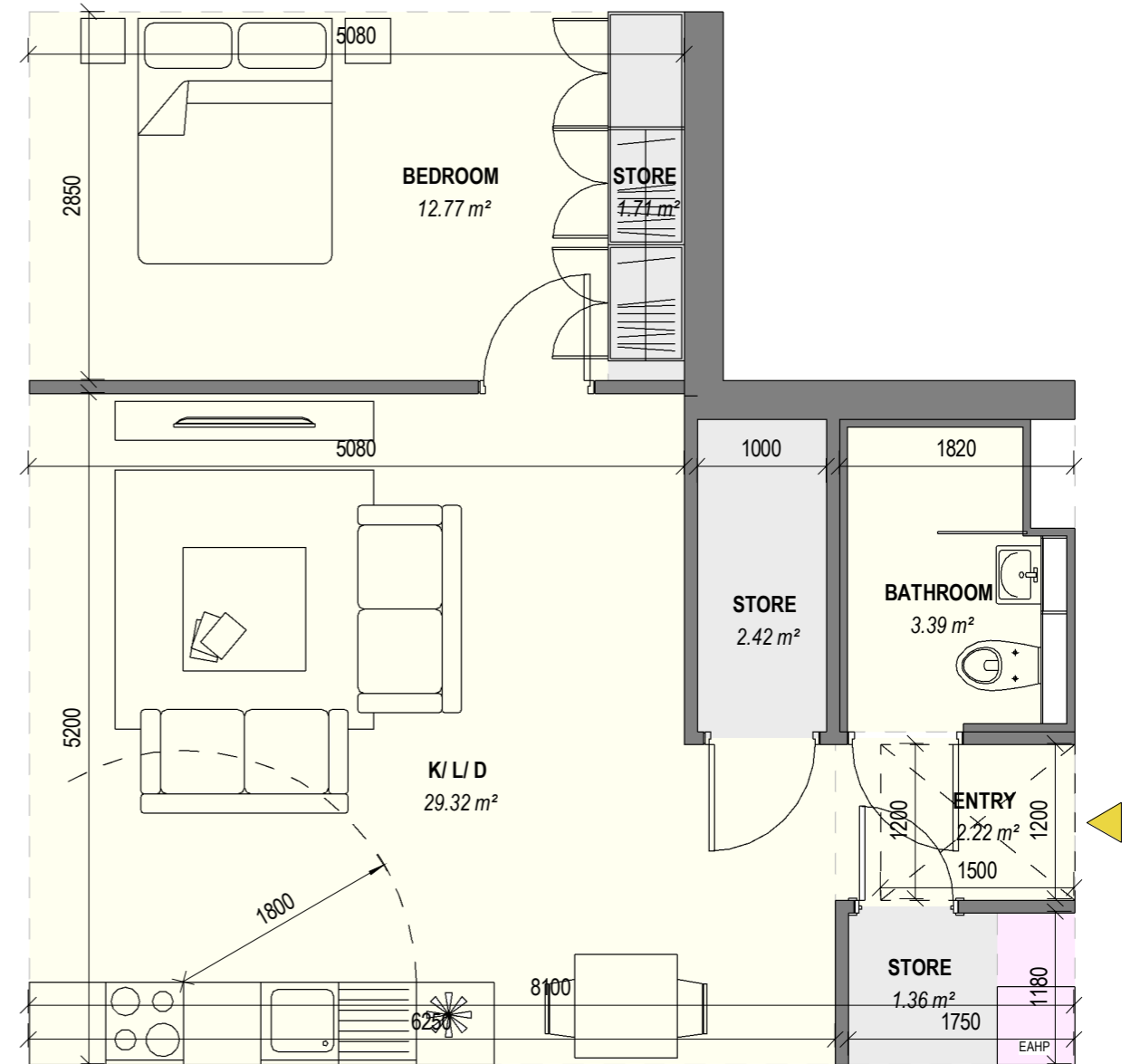
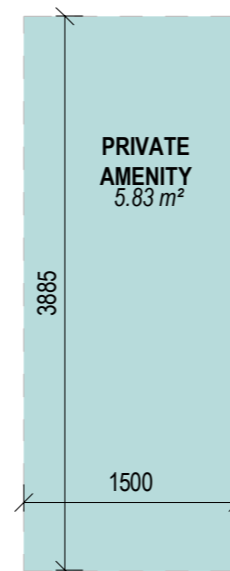
GIA Required	GIA
45 m ²	59.85 m ²



2.1. | APARTMENTS - 1 BED APT TYPE 16

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	Level 0	1B 2P	11.4 m ²	12.77 m ²	1.37 m ²	2800	2850	5080	50
			11.4 m ²	12.77 m ²	1.37 m ²				
LIVING AREA									
K/ L/ D	Level 0	1B 2P	23 m ²	29.32 m ²	6.32 m ²	3300	5080	5200	1780
			23 m ²	29.32 m ²	6.32 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.39 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.22 m ²	0 m ²				
			0 m ²	5.61 m ²	0 m ²				
PLANT									
PLANT	Level 0	1B 2P	0 m ²	0.71 m ²	0 m ²				
			0 m ²	0.71 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	4 m ²	5.83 m ²	1.83 m ²	1500	1500	3885	0
			4 m ²	5.83 m ²	1.83 m ²				
STORE									
STORE	Level 0	1B 2P	3 m ²	5.49 m ²	1.13 m ²				
			3 m ²	5.49 m ²	1.13 m ²				

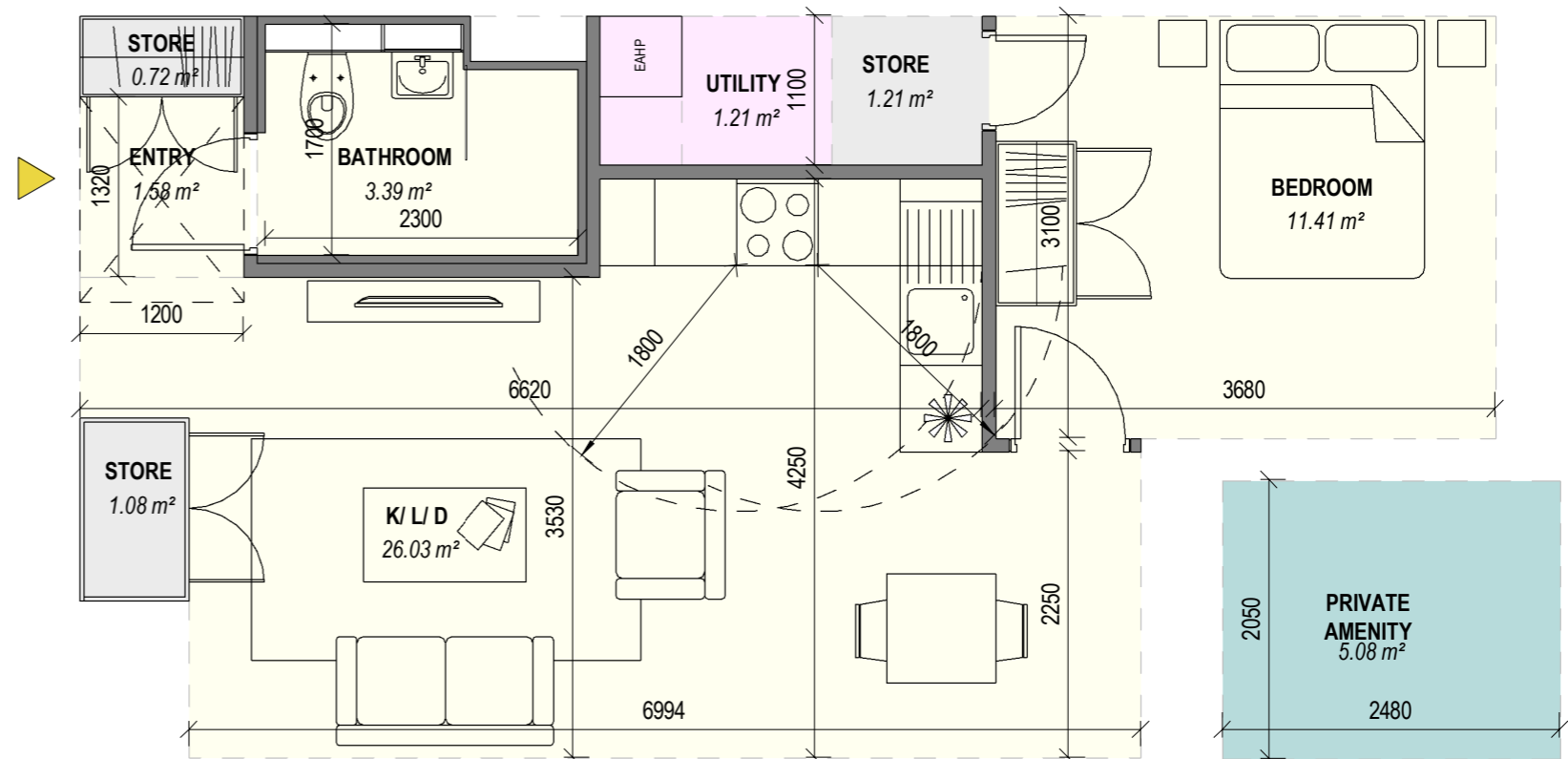
GIA Required	GIA
45 m ²	56.5 m ²



2.1. | APARTMENTS - 1 BED APT TYPE 17

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	Level 0	1B 2P	11.4 m ²	11.41 m ²	0.01 m ²	2800	3100	3680	300
			11.4 m ²	11.41 m ²	0.01 m ²				
LIVING AREA									
K/ L/ D	Level 0	1B 2P	23 m ²	26.03 m ²	3.03 m ²	3300	3530	6994	230
			23 m ²	26.03 m ²	3.03 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.39 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	1.58 m ²	0 m ²				
			0 m ²	4.97 m ²	0 m ²				
PLANT									
PLANT	Level 0	1B 2P	0 m ²	0.66 m ²	0 m ²				
UTILITY	Level 0	1B 2P	0 m ²	1.21 m ²	1.21 m ²				
			0 m ²	1.87 m ²	1.21 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	5 m ²	5.08 m ²	0.08 m ²	1500	2050	2480	550
			5 m ²	5.08 m ²	0.08 m ²				
STORE									
STORE	Level 0	1B 2P	3 m ²	3.01 m ²	0.01 m ²	0	0	0	0
			3 m ²	3.01 m ²	0.01 m ²				

GIA Required	GIA
45 m ²	49.63 m ²



2.1. | APARTMENTS - 1 BED APT TYPE 21

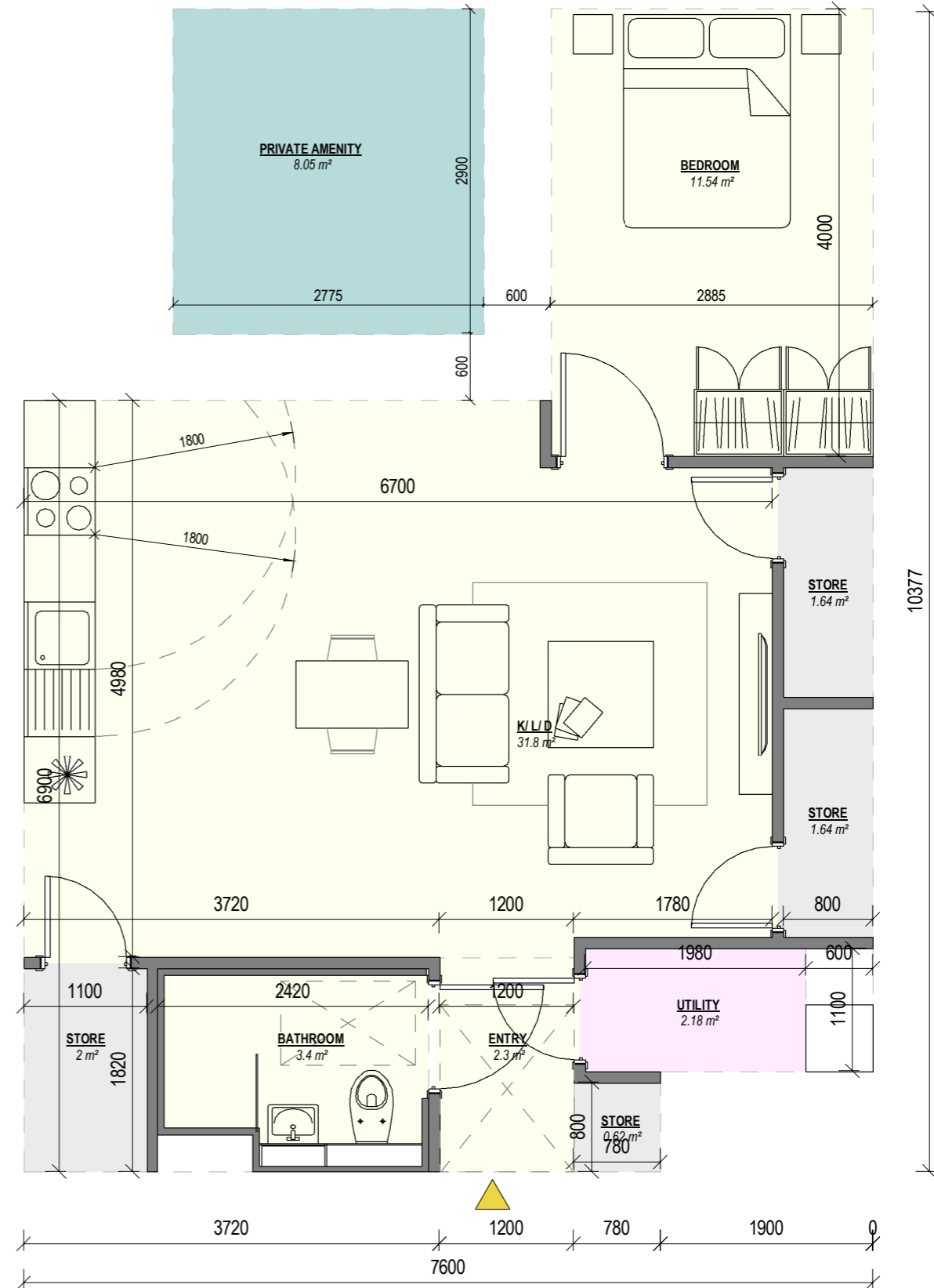
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m ²	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM	Level 0	1B 2P	11.4 m ²	11.54 m ²	0.14 m ²	2800	2885	4000	85
			11.4 m ²	11.54 m ²	0.14 m ²				
LIVING AREA									
K/ L/ D	Level 0	1B 2P	23 m ²	31.8 m ²	8.8 m ²	3300	4980	6700	1680
			23 m ²	31.8 m ²	8.8 m ²				
OTHER									
BATHROOM	Level 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	Level 0	1B 2P	0 m ²	2.3 m ²	2.3 m ²				
			0 m ²	5.7 m ²	2.3 m ²				
PLANT									
UTILITY	Level 0	1B 2P	0 m ²	2.18 m ²	0 m ²				
			0 m ²	2.18 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	Level 0	1B 2P	5 m ²	8.05 m ²	3.05 m ²	1500	2775	2900	1275
			5 m ²	8.05 m ²	3.05 m ²				
STORE									
STORE	Level 0	1B 2P	3 m ²	5.91 m ²	0.28 m ²				
			3 m ²	5.91 m ²	0.28 m ²				

GIA Required	GIA
45 m ²	60.83 m ²

PRIVATE AMENITY SPACE - MITIGATION MEASURES

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

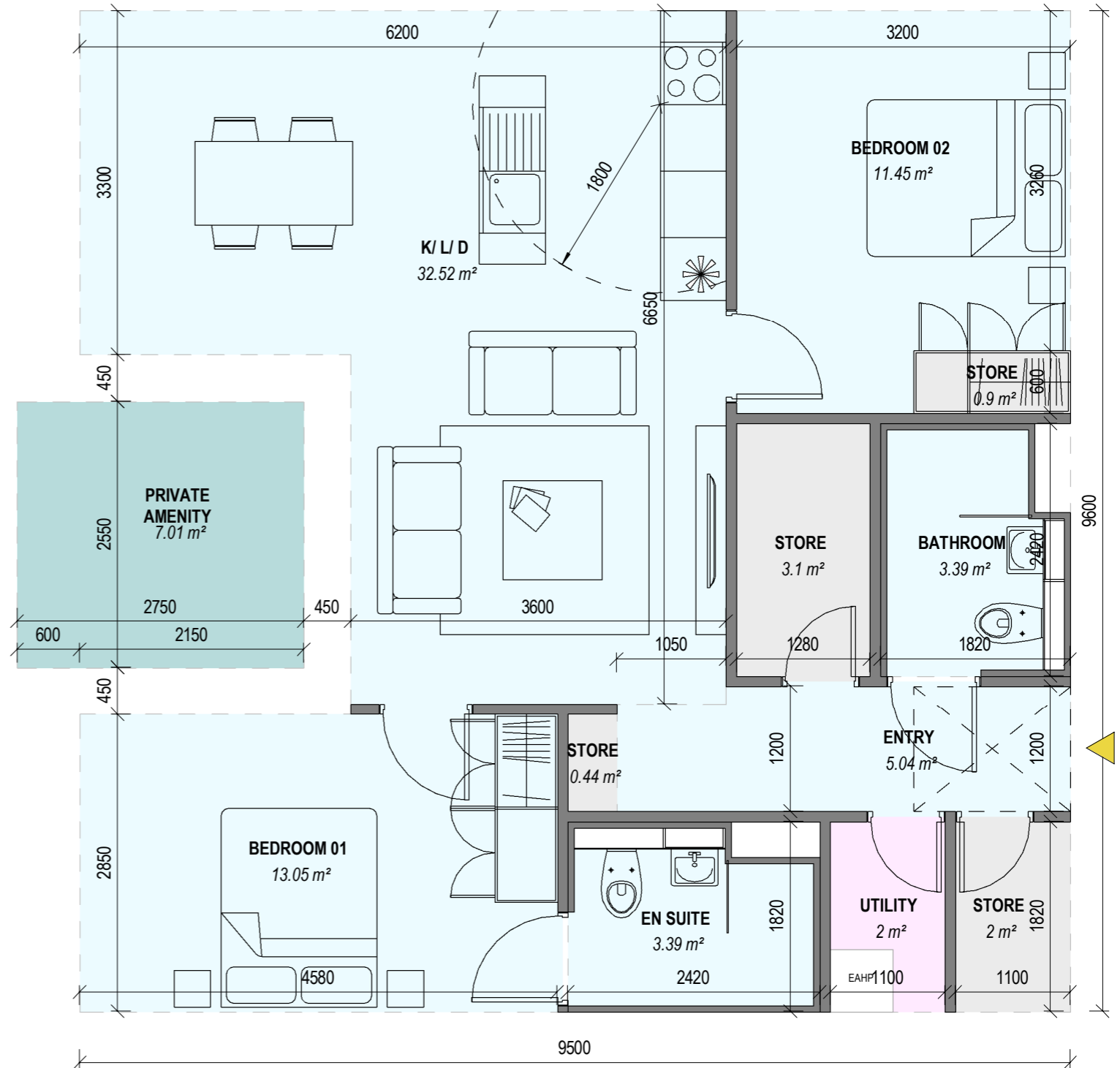
- Unit on the first floor will be provided with large floor to ceiling glazing that will open onto Juliet balconies that are flush in design to the façade. (Juliet balconies are essentially a balcony consisting a balustrade connection to the building facade without a deck to walk on) The private open 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 (podium level) apartment 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.



2.1. | 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)
BEDROOM									
BEDROOM 01	LEVEL 0	2B 4P	13.0 m ²	13.1 m ²	0.1 m ²	2800	2850	4580	50
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	11.5 m ²	0.1 m ²	2800	3260	3230	460
			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	3600	6650	0
			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	2550	2750	1050
			7.0 m ²	7.0 m ²	0.0 m ²				
STORE									
STORE	LEVEL 0		6.0 m ²	6.4 m ²	0.4 m ²				
			6.0 m ²	6.4 m ²	0.4 m ²				

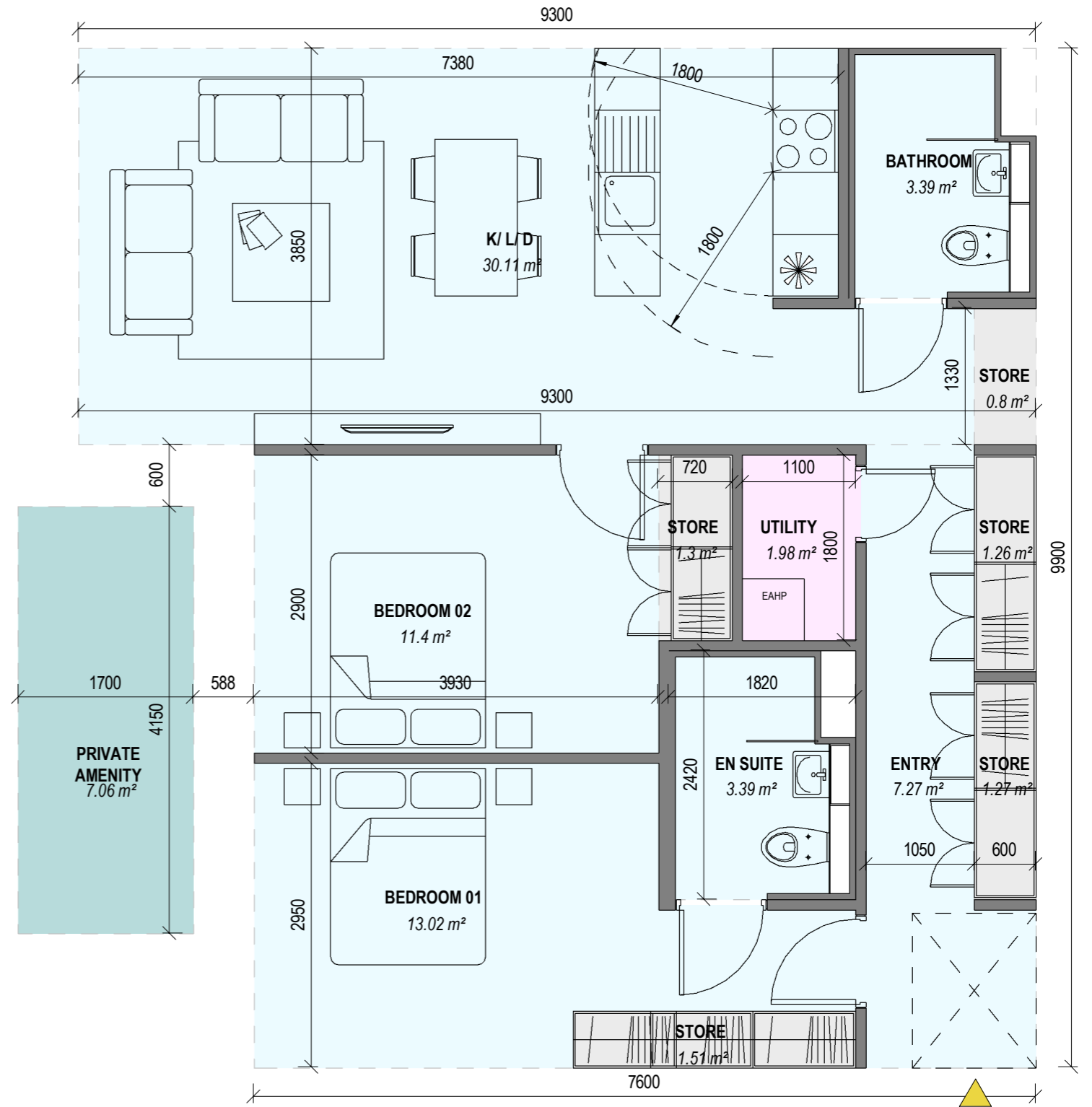
GIA Required	GIA
73.0 m ²	82.2 m ²



2.1. | 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	13.0 m ²	13.0 m ²	0.0 m ²	2800	2950	3930	150
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	11.4 m ²	0.0 m ²	2800	2900	3930	100
			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				
ENTRY	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	1500	1700	4150	200
			7.0 m ²	7.1 m ²	0.1 m ²				
STORE									
STORE	LEVEL 0	2B 4P	6.0 m ²	6.1 m ²	0.1 m ²				
			6.0 m ²	6.1 m ²	0.1 m ²				

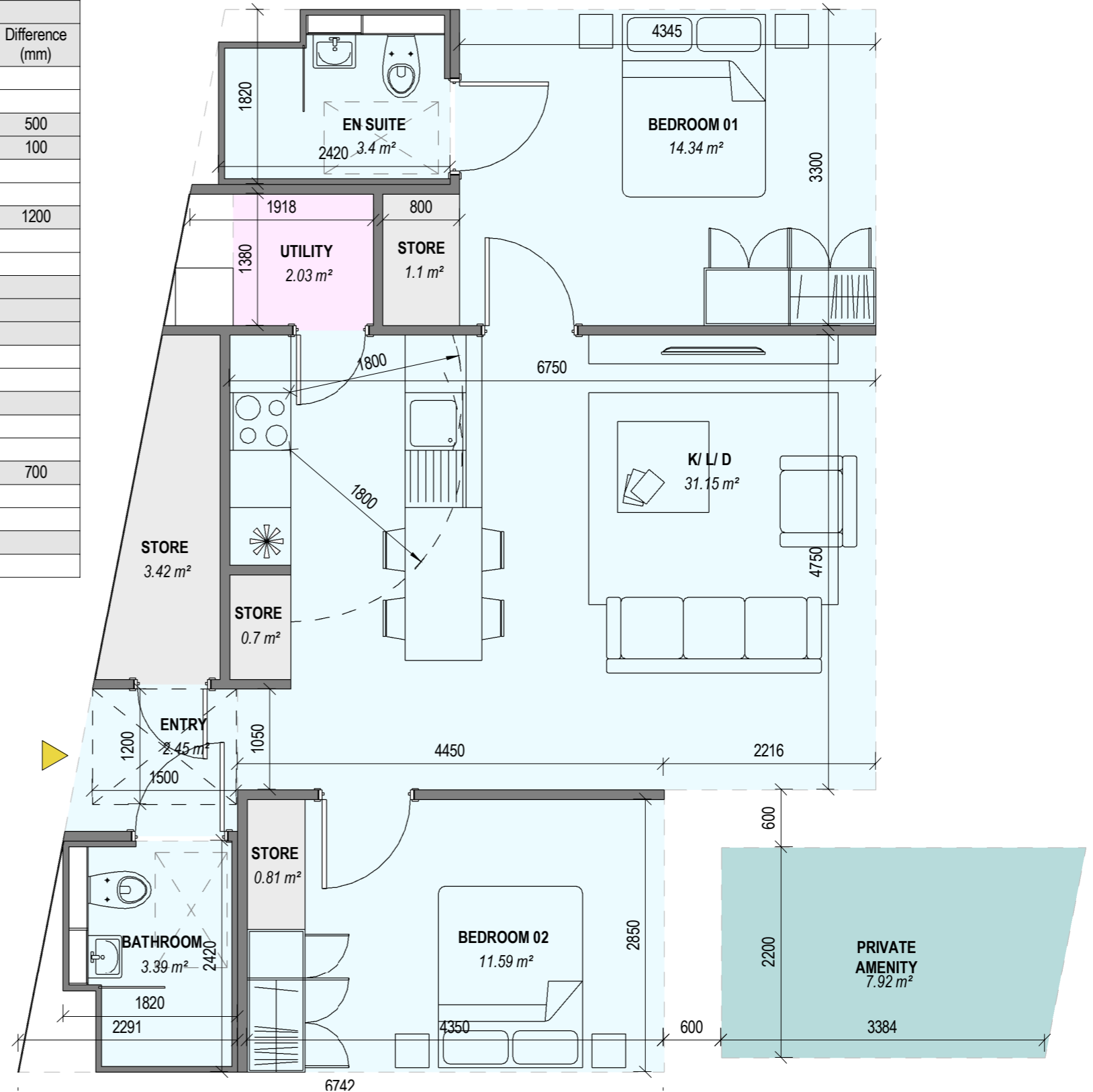
GIA Required	GIA
73.0 m ²	81.8 m ²



2.1. | 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 01	LEVEL 0	2B 4P	13 m ²	14.34 m ²	1.34 m ²	2800	3300	4345	500
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	11.59 m ²	0.19 m ²	2800	2850	4350	100
			24.4 m ²	25.93 m ²	1.53 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	30 m ²	31.15 m ²	1.15 m ²	3600	4800	6800	1200
			30 m ²	31.15 m ²	1.15 m ²				
OTHER									
BATHROOM	LEVEL 0	2B 4P	0 m ²	3.39 m ²	0 m ²				
EN SUITE	LEVEL 0	2B 4P	0 m ²	3.4 m ²	0 m ²				
ENTRY	LEVEL 0	2B 4P	0 m ²	2.45 m ²	0 m ²				
			0 m ²	9.24 m ²	0 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0 m ²	2.03 m ²	0 m ²				
			0 m ²	2.03 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7 m ²	7.92 m ²	0.92 m ²	1500	2200	3384	700
			7 m ²	7.92 m ²	0.92 m ²				
STORAGE									
STORE	LEVEL 0	2B 4P	6 m ²	6.03 m ²	0.03 m ²				
			6 m ²	6.03 m ²	0.03 m ²				

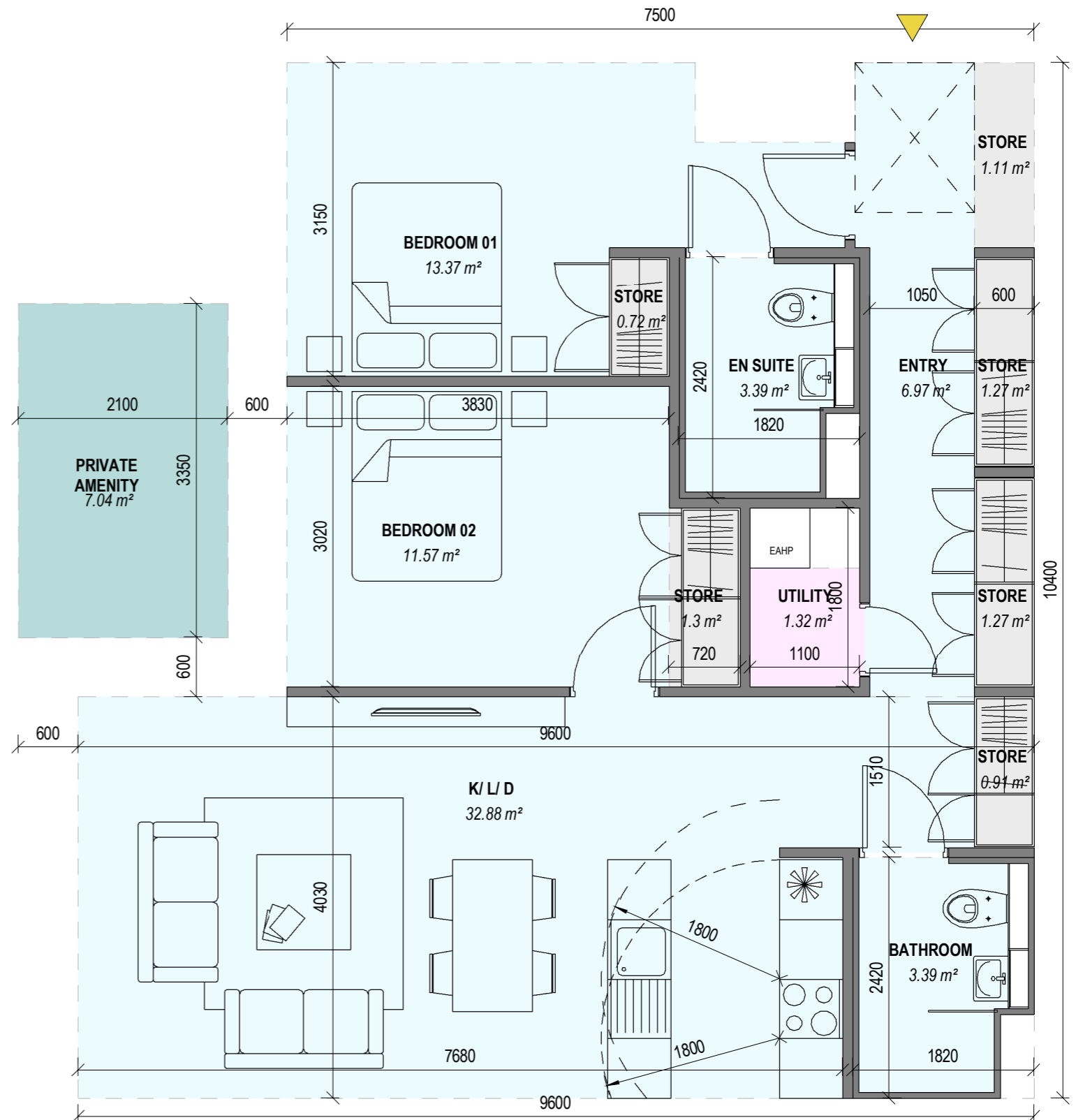
GIA Required	GIA
73 m ²	81.03 m ²



2.1. | APARTMENTS - 2 BED APT TYPE 11

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	13.4 m ²	0.4 m ²	2800	3150	3830	350
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	11.6 m ²	0.2 m ²	2800	3020	3830	220
			24.4 m ²	24.9 m ²	0.5 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	0.0 m ²	32.9 m ²	32.9 m ²	3600	4030	7680	430
			0.0 m ²	32.9 m ²	32.9 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	7.0 m ²	7.0 m ²	0		0	
			0.0 m ²	13.8 m ²	7.0 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0.0 m ²	1.3 m ²	0.0 m ²				
			0.0 m ²	1.3 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	2100	3350	600
			7.0 m ²	7.0 m ²	0.0 m ²				
STORAGE									
STORE	LEVEL 0	2B 4P	6.0 m ²	6.6 m ²	0.6 m ²				
			6.0 m ²	6.6 m ²	0.6 m ²				

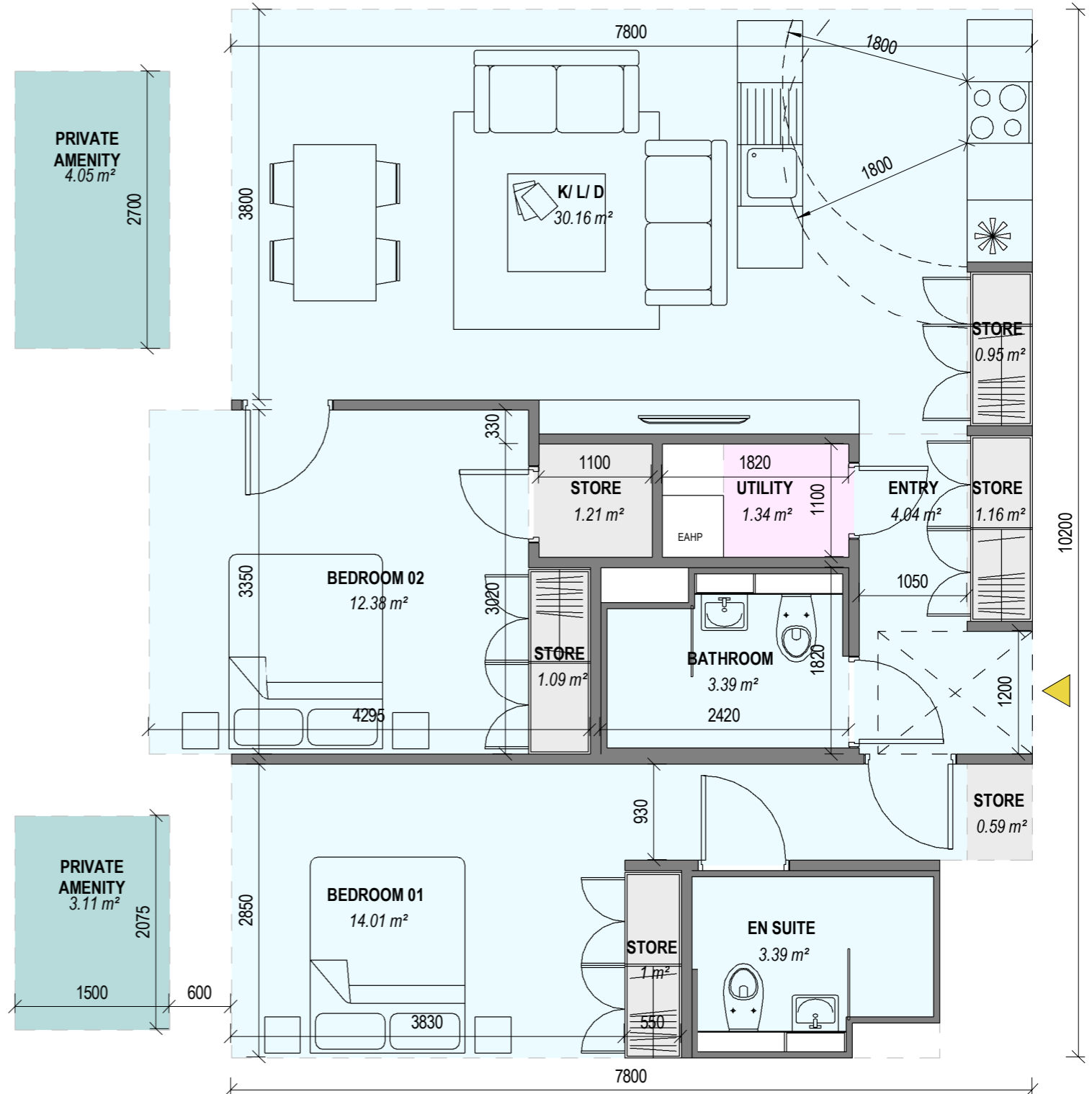
GIA Required	GIA
73.0 m ²	85.2 m ²



2.1. | APARTMENTS - 2 BED APT TYPE 12

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	14.0 m ²	1.0 m ²	2800	2850	3830	50
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	12.4 m ²	1.0 m ²	2800	3350	4295	550
			24.4 m ²	26.4 m ²	2.0 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	0.0 m ²	30.2 m ²	30.2 m ²	3600	3800	7800	200
			0.0 m ²	30.2 m ²	30.2 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	4.0 m ²	4.0 m ²	0		0	
			0.0 m ²	10.8 m ²	4.0 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0.0 m ²	1.3 m ²	0.0 m ²				
			0.0 m ²	1.3 m ²	0.0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7.0 m ²	7.2 m ²	0.2 m ²	1500	1500	2075	0
			7.0 m ²	7.2 m ²	0.2 m ²				
STORAGE									
STORE	LEVEL 0	2B 4P	6.0 m ²	6.0 m ²	0.0 m ²	0		0	
			6.0 m ²	6.0 m ²	0.0 m ²				

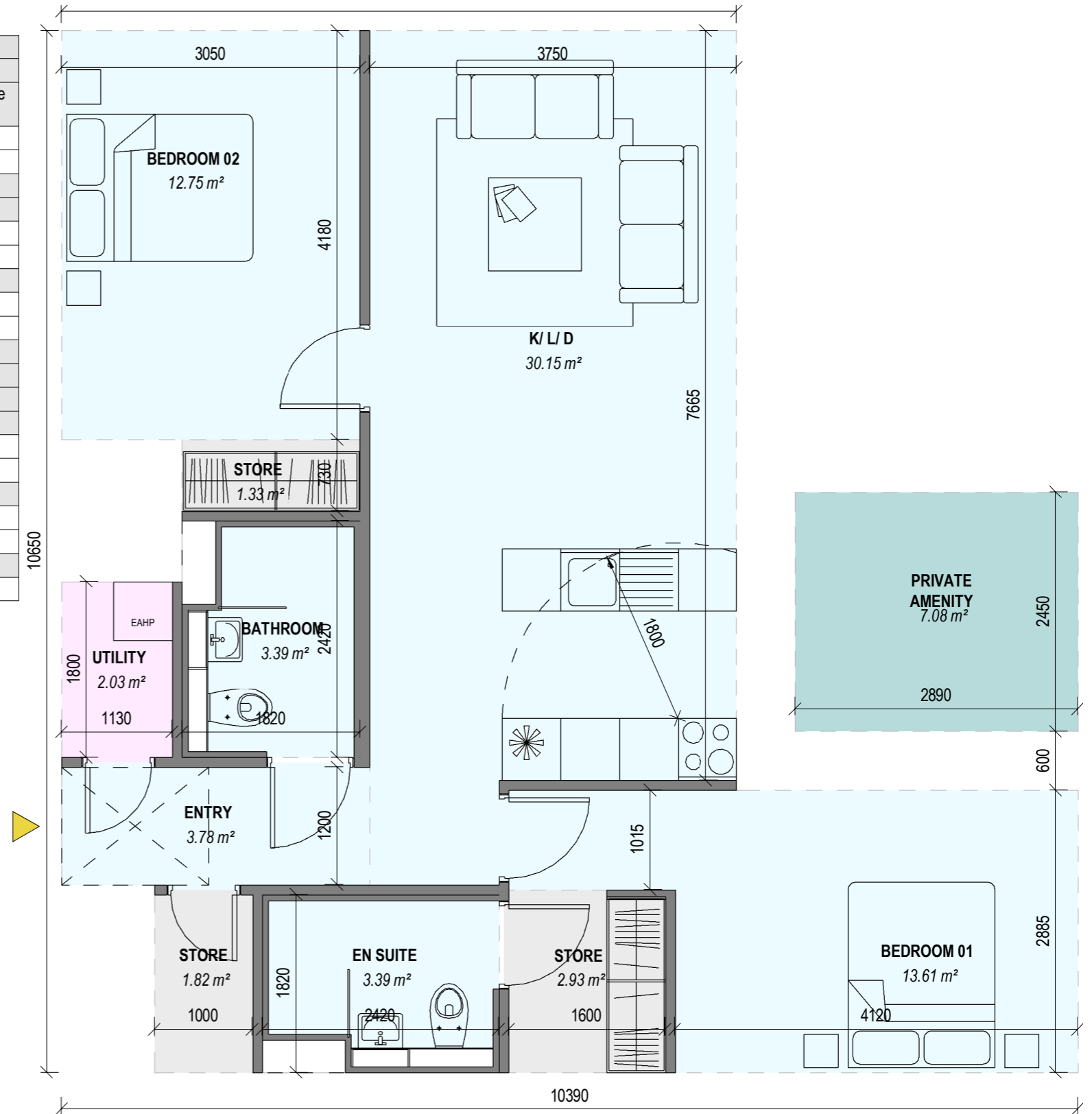
GIA Required	GIA
73.0 m ²	80.5 m ²



2.1. | APARTMENTS - 2 BED APT TYPE 13

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	13.6 m ²	0.6 m ²	2800	2885	4120	85
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	12.7 m ²	1.3 m ²	2800	3050	4180	250
			24.4 m ²	26.4 m ²	2.0 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	30.0 m ²	30.1 m ²	0.1 m ²	3600	3750	7665	150
			30.0 m ²	30.1 m ²	0.1 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	LEVEL 0	2B 4P	0.0 m ²	3.8 m ²	3.8 m ²	0		0	
UTILITY	LEVEL 0	2B 4P	0.0 m ²	2.0 m ²	2.0 m ²	0		0	
			0.0 m ²	12.6 m ²	5.8 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7.0 m ²	7.1 m ²	0.1 m ²	1500	2450	2890	950
			7.0 m ²	7.1 m ²	0.1 m ²				
STORAGE									
STORE	LEVEL 0	2B 4P	6.0 m ²	6.1 m ²	0.1 m ²				
			6.0 m ²	6.1 m ²	0.1 m ²				

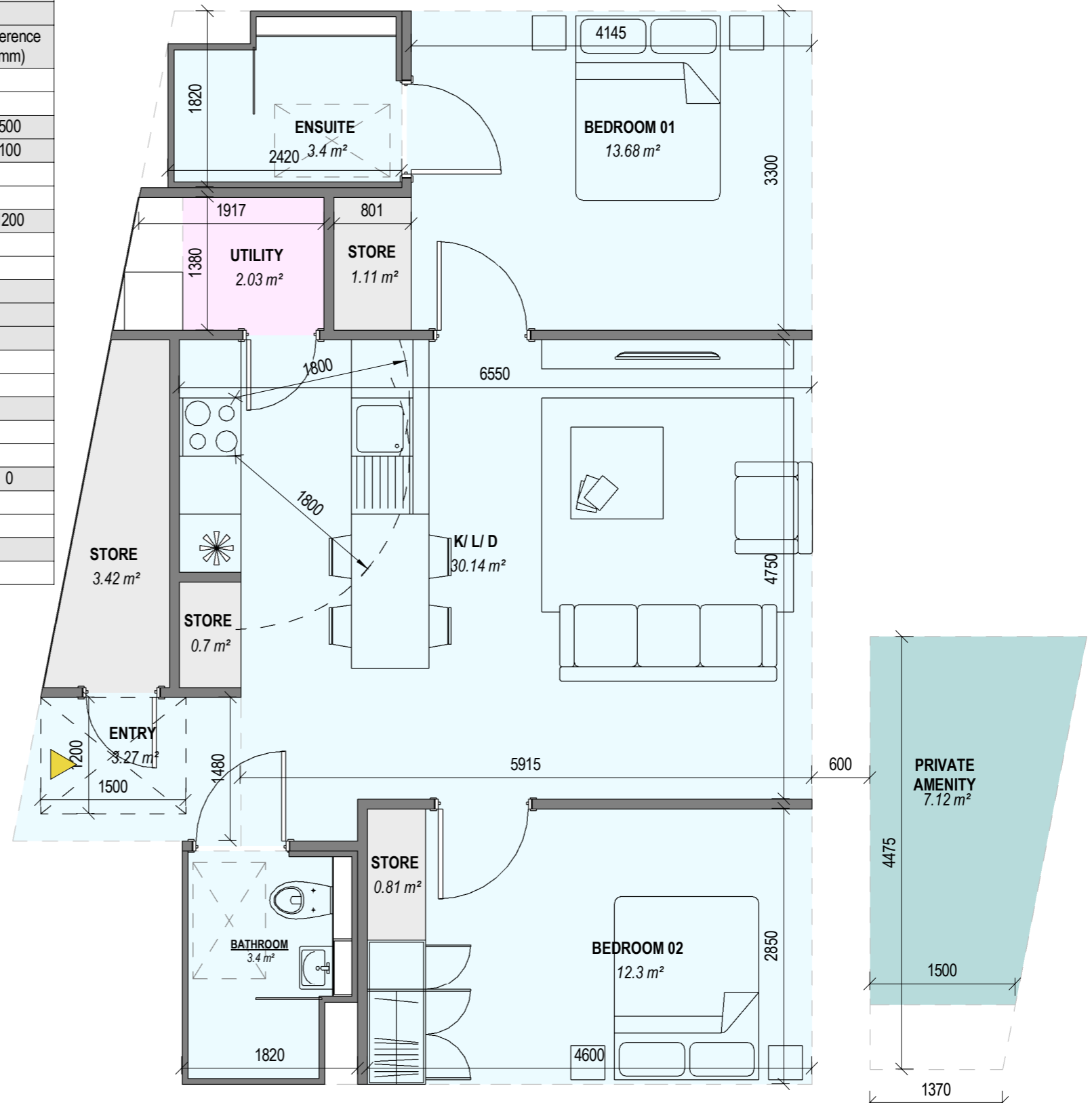
GIA Required	GIA
73.0 m ²	79.9 m ²



2.1. | APARTMENTS - 2 BED APT TYPE 14

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 m ²	13.68 m ²	0.68 m ²	2800	3300	4145	500
BEDROOM 02	LEVEL 0	2B 4P	11.4 m ²	12.3 m ²	0.9 m ²	2800	2850	4600	100
			24.4 m ²	25.98 m ²	1.58 m ²				
LIVING AREA									
K/ L/ D	LEVEL 0	2B 4P	30 m ²	30.14 m ²	0.14 m ²	3600	4750	6115	1200
			30 m ²	30.14 m ²	0.14 m ²				
OTHER									
BATHROOM	LEVEL 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENSUITE	LEVEL 0	1B 2P	0 m ²	3.4 m ²	0 m ²				
ENTRY	LEVEL 0	2B 4P	0 m ²	3.27 m ²	0 m ²				
			0 m ²	10.06 m ²	0 m ²				
PLANT									
UTILITY	LEVEL 0	2B 4P	0 m ²	2.03 m ²	0 m ²				
			0 m ²	2.03 m ²	0 m ²				
PRIVATE AMENITY									
PRIVATE AMENITY	LEVEL 0	2B 4P	7 m ²	7.12 m ²	0.12 m ²	1500	1500	4475	0
			7 m ²	7.12 m ²	0.12 m ²				
STORAGE									
STORE	LEVEL 0	2B 4P	6 m ²	6.04 m ²	0.04 m ²				
			6 m ²	6.04 m ²	0.04 m ²				

GIA Required	GIA
73 m ²	80.23 m ²



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