

HOUSING QUALITY AUDIT

Residential Development at Ballymastone, Donabate

LRD Stage 3 - Planning Application - RFI ResponseTo Fingal Co Co On Behalf Of Glenveagh Living Limited

26th May 2026

23010-MDO-XXXX-XX-RP-A01-113002

mdo ARCHITECTS

REVISION RECORD

ISSUE NO.	DATE	STATUS	PREPARED	CHECKED
1	25/02/2025	S247 / LRD S1	CAROLINE FLYNN	RM
2	05/06/2025	S32B / LRD S2	CAROLINE FLYNN	RM
3	25/09/2025	PLANNING APPLICATION / LRD S3	CAROLINE FLYNN	NG
4	18/05/2026	DRAFT PLANNING - RFI RESPONSE	CF/ RT	NG
5	26/05/2026	PLANNING - RFI RESPONSE	RT	RT/ NG
6				
7				
8				
9				
10				

1.0

OVERALL SUMMARY & SCHEDULES

1.1. | SITE SUMMARY

Site Summary Phase 3 RFI

Project Name:	**Ballymastone, Donabate**
Project No:	**1078**
Issue:	**Planning - RFI Response**

Total/Gross Site Area	11.28	ha	100.0%	
Net Site Area	11.28	ha	100.0%	of Gross Site
Public Open Space	1.91	ha	16.9%	of Net Site
Communal Open Space	0.30	ha	2.7%	of Net Site
Total No. of Houses	231	units	53.3%	
Total No. of Duplexes	47	units	10.9%	
Total No. of Apartments	155	units	35.8%	
Overall No. of Dwellings	**433**	**units**	**100.0%**	
Community Space	215.8	sq.m		
Childcare / Creche Space	567.4	sq.m		
Overall Density-Residential/Gross Area	38.4	units/ha		Total No. of Residential Units / Site Area
Overall Density-Residential/Net Area	38.4	units/ha		Based on No. of Residential Units / NET Area
Phase 3 (Planning 3)				
Net Site Area	11.28	Ha		
Dwellings	433	units		
Density	38.4	units/ha		
Net Internal Areas (Houses)	23060.2	sq.m		
Net Internal Areas (Duplex)	4766.2	sq.m		
Net Internal Areas (Apartment)	5546.2	sq.m		
Total Net/Dwelling Areas	**33372.6**	**sq.m**		
Gross Internal Areas (Houses)	23060.2	sq.m	(including Common Areas, Plant & Party walls)	
Gross Internal Areas (Duplex)	5481.3	sq.m	(including Common Areas, Plant & Party walls)	
Gross Internal Areas (Apartment)	11077.0	sq.m	(including Common Areas, Plant & Party walls)	
Total Residential Gross Internal Areas	**39618.5**	**sq.m**		
Gross Internal Areas (External Bin/ Bike Stores/ ESB)	262.9	sq.m	(including Common Areas, Plant & Party walls)	
Gross Internal Areas (Creche)	567.4	*sq.m	(including Common Areas, Plant & Party walls)	
Gross Internal Areas (Community Space)	215.8	sq.m	(including Common Areas, Plant & Party walls)	
Total Gross Internal Areas	**40664.6**	**sq.m**		
Houses GEA	13952.2			
Duplex GEA	2176.7			
Apartment GEA	2763.6		(including Creche & Community Space at Ground Floor of BA09)	
Bin/ Bike/ ESB GEA	292.1			
Total Site Coverage	**19184.6**	**sq.m**		
Plot Ratio / Gross Site	0.17			Site Coverage / Site Area
Plot Ratio / Net Site	0.17			Site Coverage / NET Area

1.2. | UNIT SUMMARY - MASTERPLAN

Unit Summary (Masterplan) RFI

Project Name:	**Ballymastone, Donabate**
Project No:	**1078**
Issue:	**Planning - RFI Response**

Bedrooms	Affordable	%	Social	%	Market	%	Total	%
2	103	41.9%	47	18.7%	65	8.9%	**215**	17.5%
3	143	58.1%	43	17.1%	176	24.1%	**362**	29.5%
4	0	0.0%	6	2.4%	19	2.6%	**25**	2.0%
Houses	**246**	**100.0%**	**96**	**38.1%**	**260**	**35.6%**	**602**	49.0%
1	0	0	0	0%	20	3%	20	1.6%
2	0	0	14	6%	98	13%	112	9.1%
3	0	0	16	6%	107	15%	123	10.0%
Duplex	**0**	**0.0%**	**30**	**11.9%**	**225**	**31%**	**255**	20.7%
Studio	0	0.0%	14	5.6%	24	3.3%	38	3.1%
1	0	0.0%	77	30.6%	90	12.3%	167	13.6%
2	0	0.0%	26	10.3%	121	16.6%	147	12.0%
3	0	0.0%	9	3.6%	11	1.5%	20	1.6%
Apartments	**0**	**0.0%**	**126**	**50.0%**	**246**	**33.7%**	**372**	30.3%
Total	**246**	**100.0%**	**252**	**100.0%**	**731**	**100.0%**	**1229**	**100.0%**
%	20.0%		20.5%		59.5%			

Houses

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
H2A*	2	2	0.8%	0	0.0%	44	16.9%	**46**	**7.6%**
H2B*	2	98	39.8%	0	0.0%	20	7.7%	**118**	**19.6%**
H2C*	2	3	1.2%	47	49.0%	1	0.4%	**51**	**8.5%**
H3A*	3	0	0.0%	1	1.0%	74	28.5%	**75**	**12.5%**
H3B*	3	22	8.9%	7	7.3%	0	0.0%	**29**	**4.8%**
H3C*	3	86	35.0%	19	19.8%	0	0.0%	**105**	**17.4%**
H3D*	3	31	12.6%	11	11.5%	1	0.4%	**43**	**7.1%**
H3E*	3	0	0.0%	0	0.0%	74	28.5%	**74**	**12.3%**
H3F*	3	0	0.0%	0	0.0%	10	3.8%	**10**	**1.7%**
H3G*	3	0	0.0%	0	0.0%	17	6.5%	**17**	**2.8%**
H3H*	3	4	1.6%	5	5.2%	0	0.0%	**9**	**1.5%**
H4A*	4	0	0.0%	2	2.1%	13	5.0%	**15**	**2.5%**
H4B*	4	0	0.0%	4	4.2%	6	2.3%	**10**	**1.7%**
	Total	**246**	**40.9%**	**96**	**15.9%**	**260**	**43.2%**	**602**	

*Includes variation in eleavational treatment

Combined Schedule of Units over the masterplan site.
The schedule includes the layout as per Phase 1 Permitted & Phase 2 Permitted & current layout for the Phase 3 Planning Application RFI- which is subject to detail design and dialogue.

Duplex

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
D1AA	1	0	0	0	0.0%	16	7.1%	**16**	**6.3%**
D1BA	1	0	0	0	0.0%	1	0.4%	**1**	**0.4%**
D1CA	1	0	0	0	0.0%	3	1.3%	**3**	**1.2%**
D2AA	2	0	0	3	10.0%	0	0.0%	**3**	**1.2%**
D2DA	2	0	0	0	0.0%	6	2.7%	**6**	**2.4%**
D2JA	2	0	0	0	0.0%	42	18.7%	**42**	**16.5%**
D2JC	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**
D2KA	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**
D2KB	2	0	0	0	0.0%	3	1.3%	**3**	**1.2%**
D2LA	2	0	0	11	36.7%	0	0.0%	**11**	**4.3%**
D2MA	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**
D2MB	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**
D2OA	2	0	0	0	0.0%	11	4.9%	**11**	**4.3%**
D2PA	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**
D2QA	2	0	0	0	0.0%	6	2.7%	**6**	**2.4%**
D3AA	3	0	0	13	43.3%	0	0.0%	**13**	**5.1%**
D3BA	3	0	0	2	6.7%	0	0.0%	**2**	**0.8%**
D3CA	3	0	0	0	0.0%	6	2.7%	**6**	**2.4%**
D3EA	3	0	0	0	0.0%	15	6.7%	**15**	**5.9%**
D3IA	3	0	0	0	0.0%	19	8.4%	**19**	**7.5%**
D3JA	3	0	0	1	3.3%	0	0.0%	**1**	**0.4%**
D3KA	3	0	0	0	0.0%	16	7.1%	**16**	**6.3%**
D3LA	3	0	0	0	0.0%	1	0.4%	**1**	**0.4%**
D3MA	3	0	0	0	0.0%	13	5.8%	**13**	**5.1%**
D3NA	3	0	0	0	0.0%	15	6.7%	**15**	**5.9%**
D3OA	3	0	0	0	0.0%	1	0.4%	**1**	**0.4%**
D3PA	3	0	0	0	0.0%	1	0.4%	**1**	**0.4%**
D3QA	3	0	0	0	0.0%	12	5.3%	**12**	**4.7%**
D3RA	3	0	0	0	0.0%	4	1.8%	**4**	**1.6%**
D3SA	3	0	0	0	0.0%	2	0.9%	**2**	**0.8%**
D3TA	3	0	0	0	0.0%	2	0.9%	**2**	**0.8%**
	Total	**0**	**0.0%**	**30**	**11.8%**	**225**	**88.2%**	**255**	

Apartments

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
ASAA	1	0	0	14	11.1%	24	9.8%	**38**	**10.2%**
A1AA	1	0	0	0	0.0%	15	6.1%	**15**	**4.0%**
A1BA	1	0	0	0	0.0%	20	8.1%	**20**	**5.4%**
A1EA	1	0	0	27	21.4%	0	0.0%	**27**	**7.3%**
A1FA	1	0	0	14	11.1%	0	0.0%	**14**	**3.8%**
A1GA	1	0	0	7	5.6%	0	0.0%	**7**	**1.9%**
A1HA	1	0	0	2	1.6%	0	0.0%	**2**	**0.5%**
A1LA	1	0	0	11	8.7%	32	13.0%	**43**	**11.6%**
A1JA	1	0	0	5	4.0%	0	0.0%	**5**	**1.3%**
A1MA	1	0	0	0	0.0%	15	6.1%	**15**	**4.0%**
A1NA	1	0	0	0	0.0%	8	3.3%	**8**	**2.2%**
A1OA	1	0	0	11	8.7%	0	0.0%	**11**	**3.0%**
A2AA	2	0	0	0	0.0%	43	17.5%	**43**	**11.6%**
A2BA	2	0	0	0	0.0%	10	4.1%	**10**	**2.7%**
A2CA	2	0	0	0	0.0%	19	7.7%	**19**	**5.1%**
A2DA	2	0	0	0	0.0%	7	2.8%	**7**	**1.9%**
A2EA	2	0	0	0	0.0%	5	2.0%	**5**	**1.3%**
A2GA	2	0	0	5	4.0%	0	0.0%	**5**	**1.3%**
A2HA	2	0	0	6	4.8%	0	0.0%	**6**	**1.6%**
A2IA	2	0	0	0	0.0%	6	2.4%	**6**	**1.6%**
A2JA	2	0	0	0	0.0%	6	2.4%	**6**	**1.6%**
A2LA	2	0	0	0	0.0%	3	1.2%	**3**	**0.8%**
A2MA	2	0	0	9	7.1%	9	3.7%	**18**	**4.8%**
A2NA	2	0	0	0	0.0%	7	2.8%	**7**	**1.9%**
A2OA	2	0	0	6	4.8%	6	2.4%	**12**	**3.2%**
A3AA	3	0	0	0	0.0%	11	4.5%	**11**	**3.0%**
A3CA	3	0	0	5	4.0%	0	0.0%	**5**	**1.3%**
A3DA	3	0	0	4	3.2%	0	0.0%	**4**	**1.1%**
	Total	**0**	**0.0%**	**126**	**81.7%**	**246**	**90.2%**	**372**	

1.3. | UNIT SUMMARY - PHASE 3

Unit Summary Phase 3 RFI

Project Name:	**Ballymastone, Donabate**
Project No:	**1078**
Issue:	**Planning - RFI Response**

Phase **3*** (* denotes combined sub-phases A,B,C)

Unit Type	Affordable	%	Social	%	Market	%	Total	%
2 Bed	40	46.0%	15	16.1%	31	12.3%	**86**	19.9%
3 Bed	47	54.0%	15	16.1%	71	28.1%	**133**	30.7%
4 Bed	0	0.0%	2	2.2%	10	4.0%	**12**	2.8%
Houses	**87**	**100.0%**	**32**	**34.4%**	**112**	**44.3%**	**231**	53.3%
1 Bed	0	0	0	0%	2	1%	2	0.5%
2 Bed	0	0	5	5%	19	8%	24	5.5%
3 Bed	0	0	5	5%	16	6%	21	4.8%
Duplex	**0**	**0.0%**	**10**	**10.8%**	**37**	**15%**	**47**	10.9%
Studio	0	0.0%	14	15.1%	24	9.5%	38	8.8%
1 Bed	0	0.0%	22	23.7%	55	21.7%	77	17.8%
2 Bed	0	0.0%	15	16.1%	25	9.9%	40	9.2%
Apartments	**0**	**0.0%**	**51**	**54.8%**	**104**	**41.1%**	**155**	35.8%
Total	**87**	**100.0%**	**93**	**100.0%**	**253**	**100.0%**	**433**	**100.0%**
%	20.1%		21.5%		58.4%			

Houses

		Tenure							
		Affordable		Social		Market			
Unit Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
H2A*	2	2	2.3%	0	0.0%	24	21.4%	**26**	**11.3%**
H2B*	2	35	40.2%	0	0.0%	6	5.4%	**41**	**17.7%**
H2C*	2	3	3.4%	15	46.9%	1	0.9%	**19**	**8.2%**
H3A*	3	0	0.0%	1	3.1%	37	33.0%	**38**	**16.5%**
H3B*	3	10	11.5%	2	6.3%	0	0.0%	**12**	**5.2%**
H3C*	3	28	32.2%	8	25.0%	0	0.0%	**36**	**15.6%**
H3D*	3	9	10.3%	4	12.5%	0	0.0%	**13**	**5.6%**
H3E*	3	0	0.0%	0	0.0%	26	23.2%	**26**	**11.3%**
H3F*	3	0	0.0%	0	0.0%	1	0.9%	**1**	**0.4%**
H3G*	3	0	0.0%	0	0.0%	7	6.3%	**7**	**3.0%**
H3H*	3	0	0.0%	0	0.0%	0	0.0%	**0**	**0.0%**
H4A*	4	0	0.0%	0	0.0%	6	5.4%	**6**	**2.6%**
H4B*	4	0	0.0%	2	6.3%	4	3.6%	**6**	**2.6%**
	Total	**87**	**37.7%**	**32**	**13.9%**	**112**	**48.5%**	**231**	

Unit types set by Floor Plan & GIA, * denotes variation in roof level (see terrace drawings)

Duplex

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
D1AA	1	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D2AA	2	0	0	1	10.0%	0	0.0%	**1**	**2.1%**
D2DA	2	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D2JA	2	0	0	0	0.0%	8	21.6%	**8**	**17.0%**
D2JC	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2KA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2LA	2	0	0	4	40.0%	0	0.0%	**4**	**8.5%**
D2MA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2MB	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2OA	2	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D2PA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D3AA	3	0	0	4	40.0%	0	0.0%	**4**	**8.5%**
D3CA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D3EA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D3IA	3	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D3JA	3	0	0	1	10.0%	0	0.0%	**1**	**2.1%**
D3KA	3	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D3RA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
	Total	**0**	**0.0%**	**10**	**21.3%**	**37**	**78.7%**	**47**	

Apartments

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
ASAA	1	0	0	14	27.5%	24	23.1%	**38**	**24.5%**
A1LA	1	0	0	11	21.6%	32	30.8%	**43**	**27.7%**
A1MA	1	0	0	0	0.0%	15	14.4%	**15**	**9.7%**
A1NA	1	0	0	0	0.0%	8	7.7%	**8**	**5.2%**
A1OA	1	0	0	11	21.6%	0	0.0%	**11**	**7.1%**
A2LA	1	0	0	0	0.0%	3	2.9%	**3**	**1.9%**
A2MA	1	0	0	9	17.6%	9	8.7%	**18**	**11.6%**
A2NA	1	0	0	0	0.0%	7	6.7%	**7**	**4.5%**
A2OA	1	0	0	6	11.8%	6	5.8%	**12**	**7.7%**
	Total	**0**	**0**	**51**	**88.2%**	**104**	**87.5%**	**155**	

1.4. | UNIT TYPE SUMMARY

Unit Types Summary RFI

Project Name: **Ballymastone, Donabate**
Project No: **1078**
Issue: **Planning - RFI Response**

Description	Ur Type	Bedrooms	Bedspaces	Height	GIA 00	GIA 01	GIA 02	GIFA	GEA 00
House	H2AD	2	3	2 Storey	39.5	38.9	0.0	78.4	46.7
House	H2AE	2	3	2 Storey	39.4	38.8	0.0	78.2	46.7
House	H2AF	2	3	2 Storey	39.1	38.7	0.0	77.8	93.2
House	H2BD	2	4	2 Storey	43.7	43.1	0.0	86.8	51.2
House	H2BE	2	3	2 Storey	43.7	43.1	0.0	86.7	51.2
House	H2BF	2	3	2 Storey	43.7	43.1	0.0	86.7	51.2
House	H2CD	2	4	2 Storey	40.6	40.0	0.0	80.6	47.8
House	H2CE	2	3	2 Storey	41.4	39.8	0.0	81.2	47.8
House	H2CJ	2	3	2 Storey	41.4	39.8	0.0	81.2	47.8
House	H3AD	3	4	2 Storey	48.2	47.8	0.0	95.9	59.0
House	H3AE	3	5	2 Storey	48.6	47.6	0.0	96.2	58.9
House	H3AF	3	4	2 Storey	48.5	47.8	0.0	96.2	59.0
House	H3AG	3	5	2 Storey	48.5	47.8	0.0	96.2	59.0
House	H3BG	3	5	2 Storey	51.3	50.4	0.0	101.6	59.2
House	H3CD	3	5	2 Storey	53.6	52.9	0.0	106.6	61.9
House	H3CF	3	5	2 Storey	54.6	53.2	0.0	107.8	63.1
House	H3DD	3	5	2 Storey	52.5	52.2	0.0	104.7	64.0
House	H3DE	3	5	2 Storey	52.9	52.2	0.0	105.2	63.9
House	H3EI	3	5	2 Storey	58.5	57.5	57.5	173.5	70.7
House	H3EJ	3	5	2 Storey	58.5	57.2	57.2	173.0	71.1
House	H3EK	3	5	2 Storey	58.5	57.7	57.7	173.9	74.3
House	H3FD	3	5	2 Storey	58.0	57.4	0.0	115.5	72.1
House	H3GD	3	5	2 Storey	60.1	59.8	0.0	119.8	74.7
House	H3GF	3	5	2 Storey	60.1	60.5	0.0	120.5	74.7
House	H4AG	4	7	2.5 Storey	60.7	57.4	31.2	149.4	75.7
House	H4AH	4	7	2.5 Storey	61.3	59.0	43.6	164.0	76.8
House	H4BG	4	7	2.5 Storey	57.7	53.0	34.8	145.5	69.2
House	H4BH	4	7	2.5 Storey	57.7	53.0	35.1	145.8	69.2

Unit types set by Floor Plan & GIA, * denotes variation in roof level/neighbourhood elevation (see terrace drawings), average of the variations are referenced in this row

Description	Unit Type	Bedrooms	Bedspaces	GIA 00	GIA 01	GIA 02	GIFA
Duplex	D1AA	1	2	0.0	0.0	52.7	52.7
Duplex	D2AA	2	4	84.6	0.0	0.0	84.6
Duplex	D2DA	2	4	0.0	0.0	105.0	105.0
Duplex	D2JA	2	4	43.9	43.6	0.0	87.5
Duplex	D2JC	2	4	42.8	42.5	0.0	85.3
Duplex	D2KA	2	4	0.0	0.0	100.5	100.5
Duplex	D2LA	2	4	86.5	0.0	0.0	86.5
Duplex	D2MA	2	4	0.0	0.0	108.9	108.9
Duplex	D2MB	2	4	0.0	0.0	113.4	113.4
Duplex	D2OA	2	4	47.6	47.4	0.0	95.0
Duplex	D2PA	2	4	44.0	43.7	0.0	87.7
Duplex	D3AA	3	5	4.5	60.9	60.9	126.3
Duplex	D3CA	3	5	61.5	61.6	0.0	123.1
Duplex	D3EA	3	5	0.0	0.0	107.1	107.1
Duplex	D3IA	3	5	47.1	59.2	0.0	106.3
Duplex	D3JA	3	5	4.3	60.5	60.5	125.4
Duplex	D3KA	3	5	58.0	56.4	0.0	114.5
Duplex	D3RA	3	5	48.6	59.4	0.0	108.0

Description	Unit Type	Bedrooms	Bedspaces	GIFA
Apartment	ASAA	1	2	32.0
Apartment	A1LA	1	2	45.0
Apartment	A1MA	1	2	45.0
Apartment	A1NA	1	2	53.6
Apartment	A1OA	1	2	49.5
Apartment	A2LA	2	3	63.0
Apartment	A2MA	2	5	80.3
Apartment	A2NA	2	5	80.3
Apartment	A2OA	2	5	63.0

1.5. | BLOCKS SUMMARY

Apartment Blocks

Project Name:	**Ballymastone, Donabate**
Project No:	**1078**
Issue:	**Planning - RFI Response**

Apartment Block	BA07							
Apartment Type	Bedrooms	Ground	First	Second	Third	Fourth	Fifth	Total
		0	1	2	3	4	5	
ASAA	0	1	3	3	3	2	2	14
A1LA	1	1	2	2	2	2	2	11
A1MA	1	0	0	0	0	0	0	0
A1NA	1	0	0	0	0	0	0	0
A1OA	1	2	2	2	2	2	1	11
A2LA	2	0	0	0	0	0	0	0
A2MA	2	1	2	2	2	2	0	9
A2NA	2	0	0	0	0	0	0	0
A2OA	2	1	1	1	1	1	1	6
		6	**10**	**10**	**10**	**9**	**6**	**51**

Apartment Block	BA08							
Apartment Type	Bedrooms	Ground	First	Second	Third	Fourth	Fifth	Total
		0	1	2	3	4	5	
ASAA	0	1	3	3	3	2	1	13
A1LA	1	4	6	6	6	6	4	32
A1MA	1	0	0	0	0	0	0	0
A1NA	1	0	0	0	0	0	0	0
A1OA	1	0	0	0	0	0	0	0
A2LA	2	0	0	0	0	0	0	0
A2MA	2	1	2	2	2	2	0	9
A2NA	2	0	0	0	0	0	0	0
A2OA	2	1	1	1	1	1	1	6
		7	**12**	**12**	**12**	**11**	**6**	**60**

Apartment Block	BA09							
Apartment Type	Bedrooms	Ground	First	Second	Third	Fourth		Total
		0	1	2	3	4		
ASAA	S	0	3	3	3	2		11
A1LA	1	0	0	0	0	0		0
A1MA	1	0	4	4	4	3		15
A1NA	0	0	2	2	2	2		8
A1OA	1	0	0	0	0	0		0
A2LA	2	0	1	1	1	0		3
A2MA	2	0	0	0	0	0		0
A2NA	2	0	2	2	2	1		7
		0	**12**	**12**	**12**	**8**		**44**

Duplex Blocks

Project Name:	**Ballymastone, Donabate**
Project No:	**1078**
Issue:	**Planning - RFI Response**

Duplex Blocks	BZ04	No. Blocks	1
Duplex Type	Bedrooms	Per Block	Total
D2AA	2	1	1
D2LA	2	4	4
D3AA	3	4	4
D3JA	3	1	1
		10	**10**

Duplex Blocks	BZ08	No. Blocks	1
Duplex Type	Bedrooms	Per Block	Total
D1AA	1	2	2
D3KA	3	2	2
		4	**4**

Duplex Blocks	BZ16	No. Blocks	1
Duplex Type	Bedrooms	Per Block	Total
D2DA	2	2	2
D2JA	2	4	4
D3CA	3	2	2
D3EA	3	2	2
D3RA	3	2	2
		12	**12**

Duplex Blocks	BZ10	No. Blocks	1
Duplex Type	Bedrooms	Per Block	Total
D2JC	2	1	1
D2KA	2	1	1
D2MA	2	1	1
D2MB	2	1	1
D2OA	2	2	2
D2PA	2	1	1
D3IA	3	2	2
		9	**9**

Duplex Blocks	BZ25	No. Blocks	2
Duplex Type	Bedrooms	Per Block	Total
D2DA	2	1	2
D2JA	2	2	4
D3CA	3	1	2
D3EA	3	1	2
D3RA	3	1	2
		6	**12**

1.6. | SITE PLANS (TYPE & TENURE)



HOUSE TYPES

- House Type H2A - 2 Bed Mid Terrace
- House Type H2B - 2 Bed Mid Terrace
- House Type H2C - 2 Bed Mid Terrace
- House Type H3A - 3 Bed End Terrace
- House Type H3B - 3 Bed Mid Terrace
- House Type H3C - 3 Bed Mid Terrace
- House Type H3D - 3 Bed End Terrace
- House Type H3E - 3 Bed End Terrace
- House Type H3E - 3 Bed (Detached)
- House Type H3F - 3 Bed (Detached)
- House Type H3G - 3 Bed (Semi/Det)
- House Type H3H - 3 Bed End Terrace
- House Type H4A (G & H) - 4 Bed Detached
- House Type H4B (G & H) - 4 Bed Semi-Detached
- Apartment Block
- Duplexes



TENURE

TENURE MIX

- Social Unit - Part V Allocation
- Private Discounted Unit
- Private Unit

1.7 | OVERALL ACCESSIBLE HOUSING

Houses

		Tenure							
		Affordable		Social		Market			
Unit Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
H2A*	2	2	2.3%	0	0.0%	24	21.4%	**26**	**11.3%**
H2B*	2	35	40.2%	0	0.0%	6	5.4%	**41**	**17.7%**
H2C*	2	3	3.4%	15	46.9%	1	0.9%	**19**	**8.2%**
H3A*	3	0	0.0%	1	3.1%	37	33.0%	**38**	**16.5%**
H3B*	3	10	11.5%	2	6.3%	0	0.0%	**12**	**5.2%**
H3C*	3	28	32.2%	8	25.0%	0	0.0%	**36**	**15.6%**
H3D*	3	9	10.3%	4	12.5%	0	0.0%	**13**	**5.6%**
H3E*	3	0	0.0%	0	0.0%	26	23.2%	**26**	**11.3%**
H3F*	3	0	0.0%	0	0.0%	1	0.9%	**1**	**0.4%**
H3G*	3	0	0.0%	0	0.0%	7	6.3%	**7**	**3.0%**
H3H*	3	0	0.0%	0	0.0%	0	0.0%	**0**	**0.0%**
H4A*	4	0	0.0%	0	0.0%	6	5.4%	**6**	**2.6%**
H4B*	4	0	0.0%	2	6.3%	4	3.6%	**6**	**2.6%**
	Total	**87**	**37.7%**	**32**	**13.9%**	**112**	**48.5%**	**231**	

Unit types set by Floor Plan & GIA, * denotes variation in roof level (see terrace drawings)

Duplex

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
D1AA	1	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D2AA	2	0	0	1	10.0%	0	0.0%	**1**	**2.1%**
D2DA	2	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D2JA	2	0	0	0	0.0%	8	21.6%	**8**	**17.0%**
D2JC	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2KA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2LA	2	0	0	4	40.0%	0	0.0%	**4**	**8.5%**
D2MA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2MB	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2OA	2	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D2PA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D3AA	3	0	0	4	40.0%	0	0.0%	**4**	**8.5%**
D3CA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D3EA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D3IA	3	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D3JA	3	0	0	1	10.0%	0	0.0%	**1**	**2.1%**
D3KA	3	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D3RA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
	Total	**0**	**0.0%**	**10**	**21.3%**	**37**	**78.7%**	**47**	

*All houses and duplexes are TGD Part M accessible compliant

Apartments

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
ASAA	1	0	0	14	27.5%	24	23.1%	**38**	**24.5%**
A1LA	1	0	0	11	21.6%	32	30.8%	**43**	**27.7%**
A1MA	1	0	0	0	0.0%	15	14.4%	**15**	**9.7%**
A1NA	1	0	0	0	0.0%	8	7.7%	**8**	**5.2%**
A1OA	1	0	0	11	21.6%	0	0.0%	**11**	**7.1%**
A2LA	1	0	0	0	0.0%	3	2.9%	**3**	**1.9%**
A2MA	1	0	0	9	17.6%	9	8.7%	**18**	**11.6%**
A2NA	1	0	0	0	0.0%	7	6.7%	**7**	**4.5%**
A2OA	1	0	0	6	11.8%	6	5.8%	**12**	**7.7%**
	Total	**0**	**0**	**51**	**88.2%**	**104**	**87.5%**	**155**	

OVERALL UNIVERSAL DESIGN APARTMENT UNITS

Apartment Overall UD

Unit Type	Count	% of Part V Units
A1OA	11	7%
A2MA	18	12%
A2NA	7	5%
Total	**36**	**23%**

Apartment Part V UD

Unit Type	Count	% of Part V Units
A1OA	11	22%
A2MA	9	18%
Total	**20**	**39%**

1.8. | CAR PARKING RATIO SUMMARY

Land Use		No. Units	Proposed Car Parking Ratios	Proposed Car Parking Provision	
				Long Stay	Drop Off
Houses	2 Beds	85	1 space / unit	85	-
	3 Beds	135	1 space / unit	135	-
	4 Beds	11	1 space / unit	11	-
Apartments	Studio	38	0.1 space / unit	4	
	1 Bed	77	0.1 space / unit	7	-
	2 Beds	40	0.5 space / unit	20	-
Duplexes	1 Bed	2	0 space / unit	0	-
	2 Beds	24	0.5 space / unit	13	-
	3 Beds	21	1 space / unit	21	-
Creche	Classroom	4	0.5 / classroom	4 (Staff)	5 (Drop-off)
Community Hall	sqm	211.5	1 / 100m²		
			Total	**300**	**5**

Car Park Type	Provision
Houses	231
Apartments	31
Duplexes	34
Residential Sub-Total	**296**
Creche / Community Hall	9
Accessible Spaces (22 kW EV Charger)	1
Accessible Spaces (Ducted for Future EV Provision)	2
Public EV 22kw Spaces (Live Day 1)	5
Public EV 22kw Spaces (Ducted for Future Provision)	10
Sub-total	**27**
Total	**323**

Refer to DBFL's Reports for Further Information

1.8. | BIKE PARKING RATIO SUMMARY

Phase 03 - Bike Schedule

Project Name:	**Ballymastone, Donabate**
Project No:	**1078**
Issue:	**PLANNING - RFI RESPONSE**

Duplex Long-Stay External Bike Stores:

Duplex Blocks	BZ04	1	No. of Blocks
Type	Units Per Block	Ratio	Required
2 Bed Units	5	3	15
3 Bed Units	5	5	25
		Total	40
		Provided	40

Duplex Blocks	BZ08	1	No. of Blocks
Duplex Type	Units Per Block	Ratio	Required
1 Bed Units	2	2	4
3 Bed Units	2	5	10
		Total	14
		Provided	14

Duplex Blocks	BZ10	1	No. of Blocks
Duplex Type	Units Per Block	Ratio	Required
1 Bed Units	0	2	0
2 Bed Units	7	3	21
3 Bed Units	2	5	10
		Total	31
		Provided	31

Duplex Blocks	BZ16	1	No. of Blocks
Type	Units Per Block	Ratio	Required
2 Bed Units	6	3	18
3 Bed Units	6	5	30
		Total	48
		Provided	48

Duplex Blocks	BZ25	2	No. of Blocks
Type	Units Per Block	Ratio	Required
2 Bed Units	3	3	18
3 Bed Units	3	5	30
		Total	48
		Provided	48

Total Duplex (Long-Stay) Bike No.	181
Total Duplex (Short-Stay) Bike No.	24

Apartment Long-Stay Internal Bike Store

Apt Blocks	BA07	1	No. of Blocks
Type	Units Per Block	Ratio	Required
Studio Units	14	1	14
1 Bed Units	22	1	22
2 Bed Units	15	2	30
		Total	66
		Provided	66

Apt Blocks	BA08	1	No. of Blocks
Type	Units Per Block	Ratio	Required
Studio Units	13	1	13
1 Bed Units	32	1	32
2 Bed Units	15	2	30
		Total	75
		Provided	76

Apt Blocks	BA09	1	No. of Blocks
Type	Units Per Block	Ratio	Required
Studio Units	11	1	11
1 Bed Units	23	1	23
2 Bed Units	10	2	20
		Total	54
		Provided	55

	Creche		
	Classrooms	Ratio	Required
	4	1	4
		Total	4
		Provided	4

Total Apt (Long-Stay) Bike No.	197
Total Apt (Short-Stay) Bike No.	72

Total Creche (Long-Stay) Bike No.	4
Total Creche (Short-Stay) Bike No.	4

Short-Stay External Bike Space

BA07	
Ratio	Required
10%	1.4
10%	2.2
10%	3.0
Total	6.6
Provided	26

BA08	
Ratio	Required
10%	1.3
10%	3.2
10%	3.0
Total	7.5
Provided	23

BA09	
Ratio	Required
10%	1.1
10%	2.3
10%	2.0
Total	5.4
Provided	23

Creche	
Ratio	Required
10%	0.4
Total	0.4
Provided	4

Schedule of Bike Storage per Block

Block Name	Bike Store Name	Regular Bike Spaces Allocated per Store	Cargo Bike Spaces Allocated	Total Bike Spaces Provided	Total Bike Spaces Required
BZ04	BX17	84	4	40	40
BZ25 x 2				48	48
BZ08	Incurtilage	6	0	14	14
	BX23	8	0		
BZ10	BX19	26	6	31	31
BZ16	BX18	20	2	48	48
	BX22	24	2		
BA07	Internal Store	62	4	66	66
BA08	Internal Store	72	4	76	75
BA09	Internal Store	52	3	55	54
	Total	354	25	378	376
	% of Total		7.06%		

1.9. | PRIVATE AMENITY AREA - HOUSES

Private Amenity Houses

Project Name:	**Ballymastone, Donabate**
Project No:	**1078**
Issue:	**Planning - RFI Response**

Block Name	Unit Type	Unit Number	Bedrooms	Private Amenity (Min Area-Sq.m)	Private Amenity (Actual Area-sq.m)	Compliance Check (Difference to min)
BD09	H3EI	1	3	40	40.5	0.5
BT66	H2AF	2	2	30	36.2	6.2
BT66	H2AF	3	2	30	36.2	6.2
BT66	H2AF	4	2	30	36.2	6.2
BT66	H2AF	5	2	30	36.2	6.2
BT66	H3AF	6	3	40	53.8	13.8
BT67	H3AD	7	3	40	53.4	13.4
BT67	H3BG	8	3	40	45.8	5.8
BT67	H3BG	9	3	40	45.8	5.8
BT67	H3BG	10	3	40	45.8	5.8
BS11	H3BG	11	3	40	45.8	5.8
BS11	H3EI	12	3	40	55.7	15.7
BT68	H3EI	13	3	40	66.6	26.6
BS11	H2BD	14	2	30	39.5	9.5
BS11	H2BD	15	2	30	39.5	9.5
BT68	H2BD	16	2	30	39.5	9.5
BT68	H3AD	17	3	40	53.2	13.2
BS11	H4BG	18	4	50	56.7	6.7
BS11	H4BG	19	4	50	57	7
BS11	H4BH	20	4	50	57	7
BS11	H4BH	21	4	50	59.2	9.2
BS11	H3FD	22	3	40	54.6	14.6
BD08	H3GD	23	3	40	93.6	53.6
BS09	H3GD	24	3	40	95	55
BS09	H3GD	25	3	40	94.6	54.6
BS09	H3GD	26	3	40	94.6	54.6
BS09	H3GD	27	3	40	89.2	49.2
BT69	H3EI	28	3	40	65.2	25.2
BT69	H2BD	29	2	30	61.6	31.6
BT69	H2BD	30	2	30	60.3	30.3
BT69	H2BD	31	2	30	60.2	30.2
BT69	H2BD	32	2	30	60.2	30.2
BT69	H3AD	33	3	40	63.5	23.5
BT70	H3DD	34	3	40	60.7	20.7
BT70	H3CD	35	3	40	61.3	21.3
BT70	H3CD	36	3	40	61.3	21.3
BT70	H3CD	37	3	40	61.3	21.3
BT70	H3DD	38	3	40	73.9	33.9
BT71	H3DD	39	3	40	73.2	33.2
BT71	H3CD	40	3	40	60.7	20.7
BT71	H3CD	41	3	40	60.7	20.7
BT71	H3CD	42	3	40	60.7	20.7
BT71	H3CD	43	3	40	60.7	20.7
BT71	H3EI	44	3	40	60.2	20.2
BT72	H3AD	45	3	40	63.4	23.4
BT72	H3BG	46	3	40	67.5	27.5
BT72	H3BG	47	3	40	67.4	27.4
BT72	H3BG	48	3	40	67.3	27.3
BT72	H3BG	49	3	40	67.2	27.2
BT72	H3EI	50	3	40	70.9	30.9
BT73	H3AF	51	3	40	89.9	49.9
BT73	H2AF	52	2	30	60.5	30.5
BT73	H2AF	53	2	30	60.5	30.5
BT73	H2AF	54	2	30	60.5	30.5
BT73	H3EI	55	3	40	100.8	60.8
BT74	H3EI	56	3	40	78.9	38.9
BT74	H2CD	57	2	30	62.1	32.1
BT74	H2CD	58	2	30	62.1	32.1
BT74	H2AD	59	2	30	60.6	30.6
BT74	H2AD	60	2	30	60.6	30.6
BT74	H3AD	61	3	40	94.8	54.8
BT75	H3AD	62	3	40	91.9	51.9
BT75	H2CD	63	2	30	60.3	30.3
BT75	H2CD	64	2	30	60.3	30.3
BT75	H2AD	65	2	30	60.2	30.2
BT75	H3EI	66	3	40	106.1	66.1
BT76	H3EI	67	3	40	90.8	50.8
BT76	H3CD	68	3	40	60.8	20.8
BT76	H3CD	69	3	40	60.8	20.8
BT76	H3CD	70	3	40	60.8	20.8
BT76	H3DD	71	3	40	74	34
BT77	H3AD	72	3	40	82.6	42.6
BT77	H2BD	73	2	30	61.2	31.2
BT77	H2BD	74	2	30	60.9	30.9
BT77	H2BD	75	2	30	61	31
BT77	H2BD	76	2	30	61.2	31.2
BT77	H3AD	77	3	40	83	43
BT78	H3AD	78	3	40	82.7	42.7
BT78	H2BD	79	2	30	61.1	31.1
BT78	H2BD	80	2	30	61	31
BT78	H3AD	81	3	40	83.2	43.2
BT79	H3EI	82	3	40	60.7	20.7
BT79	H3CD	83	3	40	60.4	20.4
BT79	H3CD	84	3	40	60.4	20.4
BT79	H3CD	85	3	40	60.4	20.4
BT79	H3DD	86	3	40	74.9	34.9
BT80	H3DD	87	3	40	75.1	35.1
BT80	H3CD	88	3	40	60.6	20.6
BT80	H3CD	89	3	40	60.2	20.2
BT80	H3EI	90	3	40	60.1	20.1
BT81	H3AD	91	3	40	88	48
BT81	H2BD	92	2	30	66.4	36.4
BT81	H2BD	93	2	30	66.4	36.4
BT81	H2BD	94	2	30	66.4	36.4
BT81	H2BD	95	2	30	66.4	36.4
BT81	H3AD	96	3	40	89.4	49.4
BS11	H4BG	97	4	50	92.1	42.1
BS11	H4BG	98	4	50	89.8	39.8
BD10	H4AG	99	4	50	110.1	60.1
BT82	H3EI	100	3	40	58.9	18.9
BT82	H3CD	101	3	40	64.2	24.2
BT82	H3DD	102	3	40	81.3	41.3
BT83	H3AD	103	3	40	87.6	47.6
BT83	H2CD	104	2	30	64.2	34.2
BT83	H2CD	105	2	30	64.3	34.3
BT83	H2CD	106	2	30	64.2	34.2
BT83	H2CD	107	2	30	64.3	34.3
BT83	H3AD	108	3	40	93.4	53.4
BT84	H3EI	109	3	40	68.1	28.1
BT84	H3CD	110	3	40	60	20
BT84	H3CD	111	3	40	60.1	20.1
BT84	H3CD	112	3	40	60.2	20.2
BT84	H3CD	113	3	40	60.3	20.3
BT84	H3DD	114	3	40	73.9	33.9
BT85	H3AD	115	3	40	75.5	35.5
BT85	H3BG	116	3	40	64.9	24.9
BT85	H3BG	117	3	40	65	25
BT85	H3BG	118	3	40	65.1	25.1
BT85	H3BG	119	3	40	65.1	25.1
BT85	H3EI	120	3	40	61.4	21.4
BT86	H3AD	121	3	40	100.9	60.9
BT86	H2AD	122	2	30	66.1	36.1
BT86	H2CD	123	2	30	65.9	35.9
BT86	H2CD	124	2	30	67.4	37.4
BT86	H2CD	125	2	30	67.2	37.2
BT86	H3AD	126	3	40	97.5	57.5
BT87	H3DD	127	3	40	76.1	36.1
BT87	H3CD	128	3	40	63.3	23.3
BT87	H3EI	129	3	40	57.7	17.7
BT89	H3AD	130	3	40	65.6	25.6
BT89	H2BD	131	2	30	61.2	31.2
BT89	H2BD	132	2	30	61.8	31.8
BT89	H2BD	133	2	30	62.4	32.4
BT89	H2BD	134	2	30	63	33
BT89	H2BD	135	2	30	63.6	33.6
BT89	H3AD	136	3	40	86.9	46.9
BT88	H3AD	137	3	40	86.5	46.5

1.9. | PRIVATE AMENITY AREA - HOUSES

BT88	H2BD	138	2	30	64.8	34.8
BT88	H2BD	139	2	30	65.3	35.3
BT88	H2BD	140	2	30	65.9	35.9
BT88	H2BD	141	2	30	66.5	36.5
BT88	H3AD	142	3	40	73.9	33.9
BT90	H3EJ	143	3	40	53.5	13.5
BT90	H3CF	144	3	40	45.7	5.7
BT90	H3CF	145	3	40	45.7	5.7
BT90	H3CF	146	3	40	45.7	5.7
BT90	H3EJ	147	3	40	60.9	20.9
BT91	H3AE	148	3	40	74.6	34.6
BT91	H2AE	149	2	30	60.1	30.1
BT91	H2AE	150	2	30	60.4	30.4
BT91	H3AE	151	3	40	91.6	51.6
BT92	H3EJ	152	3	40	70.8	30.8
BT92	H3CF	153	3	40	60.7	20.7
BT92	H3CF	154	3	40	60.7	20.7
BT92	H3CF	155	3	40	60.7	20.7
BT92	H3CF	156	3	40	60.7	20.7
BT92	H3DE	157	3	40	81.1	41.1
BT93	H3AG	158	3	40	78.6	38.6
BT93	H2BF	159	2	30	58.1	28.1
BT93	H3CF	160	3	40	66.1	26.1
BT93	H3EJ	161	3	40	65.8	25.8
BD09	H3GF	162	3	40	129.1	89.1
BD09	H3GF	163	3	40	80.3	40.3
BD10	H4AG	164	4	50	70.7	20.7
BT94	H3AE	165	3	40	59.5	19.5
BT94	H2BF	166	2	30	44.4	14.4
BT94	H2BF	167	2	30	44.1	14.1
BT94	H3AE	168	3	40	48	8
BT95	H3AE	169	3	40	48.1	8.1
BT95	H2AE	170	2	30	40.3	10.3
BT95	H2AE	171	2	30	40.4	10.4
BT95	H2AE	172	2	30	40.4	10.4
BT95	H2AE	173	2	30	40.3	10.3
BT95	H3AE	174	3	40	59.3	19.3
BD13	H3EK	175	3	40	46.5	6.5
BD12	H4AH	176	4	50	60.7	10.7
BT100	H3AE	177	3	40	102	62
BT100	H2BE	178	2	30	74.5	44.5
BT100	H2BE	179	2	30	74.5	44.5
BT100	H2BE	180	2	30	74.6	44.6
BT100	H2BE	181	2	30	74.2	44.2
BT100	H2BF	182	2	30	75.1	45.1
BT100	H3AE	183	3	40	100.2	60.2
BD10	H4AG	184	4	50	104.1	54.1
BT101	H3EJ	185	3	40	96.9	56.9
BT101	H2BE	186	2	30	61	31
BT101	H2BF	187	2	30	62.8	32.8
BT101	H3AE	188	3	40	93.4	53.4
BD10	H4AG	189	4	50	140.5	90.5
BT102	H3DE	190	3	40	100.7	60.7
BT102	H3CF	191	3	40	84.1	44.1
BT102	H2CJ	192	2	30	68.9	38.9
BT102	H2CJ	193	2	30	68.9	38.9
BT102	H2CJ	194	2	30	68.9	38.9
BT102	H2CJ	195	2	30	68.9	38.9
BT102	H3DE	196	3	40	110.2	70.2
BD12	H4AH	197	4	50	69.1	19.1
BT103	H3AE	198	3	40	57.5	17.5
BT103	H2AE	199	2	30	38.5	8.5
BT103	H2AE	200	2	30	38.5	8.5
BT103	H2AE	201	2	30	38.4	8.4
BT103	H2AE	202	2	30	38.3	8.3
BT103	H2AE	203	2	30	38.1	8.1
BT103	H2AE	204	2	30	38	8
BT103	H2AE	205	2	30	37.8	7.8
BT103	H3AE	206	3	40	56.5	16.5
BT96	H3EJ	207	3	40	55.8	15.8
BT96	H2BE	208	2	30	39.4	9.4
BT96	H2BE	209	2	30	39.4	9.4
BT96	H2BE	210	2	30	39.4	9.4
BT96	H2BF	211	2	30	50.5	20.5
BT96	H2BE	212	2	30	60.3	30.3
BT96	H2BE	213	2	30	59.6	29.6
BT96	H3AE	214	3	40	79.7	39.7
BT97	H3AE	215	3	40	51.6	11.6
BT97	H2AE	216	2	30	35.8	5.8
BT97	H2AE	217	2	30	35.8	5.8
BT97	H3EJ	218	3	40	74.9	34.9
BT98	H3EJ	219	3	40	44.5	4.5
BT98	H3CF	220	3	40	44.8	4.8
BT98	H3CF	221	3	40	44.8	4.8
BT98	H3CF	222	3	40	44.8	4.8
BT98	H3CF	223	3	40	44.8	4.8
BT98	H3CF	224	3	40	44.8	4.8
BT98	H3CF	225	3	40	44.8	4.8
BT98	H3DE	226	3	40	54.8	14.8
BT99	H3EJ	227	3	40	57.6	17.6

1.9. | PRIVATE AMENITY AREA - DUPLXES

Private Amenity Duplexes

Project Name:	**Ballymastone, Donabate**
Project No:	**1078**
Issue:	**Planning - RFI Response**

Block Name	Unit Type	Unit Number	Bedrooms	Private Amenity (Min Area-Sq.m)	Private Amenity (Actual Area-sq.m)	Compliance Check (Difference to min)
BZ16	D3CA	835	3	9	23.17	14.17
BZ16	D2JA	836	2	7	15.34	8.34
BZ16	D3RA	837	3	9	17.49	8.49
BZ16	D2JA	838	2	7	15.16	8.16
BZ16	D2JA	839	2	7	15.17	8.17
BZ16	D3RA	840	3	9	17.47	8.47
BZ16	D2JA	841	2	7	15.4	8.4
BZ16	D3CA	842	3	9	23.46	14.46
BZ16	D3EA	843	3	9	9.1	0.1
BZ16	D2DA	844	2	7	7.04	0.04
BZ16	D2DA	845	2	7	7.04	0.04
BZ16	D3EA	846	3	9	9.1	0.1
BZ10	D2OA	896	2	7	17.6	10.6
BZ10	D2JC	897	2	7	15.02	8.02
BZ10	D3IA	898	3	9	16.72	7.72
BZ10	D2PA	899	2	7	15.45	8.45
BZ10	D3IA	900	3	9	16.72	7.72
BZ10	D2OA	901	2	7	17.77	10.77
BZ10	D2KA	902	2	7	7.88	0.88
BZ10	D2MA	903	2	7	7.88	0.88
BZ10	D2MB	904	2	7	7.88	0.88
BZ08	D3KA	938	3	9	56.7	47.7
BZ08	D3KA	939	3	9	46.03	37.03
BZ08	D1AA	940	1	5	5.03	0.03
BZ08	D1AA	941	1	5	5.01	0.01
BZ25	D3CA	996	3	9	18.81	9.81
BZ25	D2JA	997	2	7	12.14	5.14
BZ25	D3RA	998	3	9	13.99	4.99
BZ25	D2JA	999	2	7	12.2	5.2
BZ25	D2JA	1000	2	7	12.4	5.4
BZ25	D3RA	1001	3	9	14.02	5.02
BZ25	D2JA	1002	2	7	12.16	5.16
BZ25	D3CA	1003	3	9	18.63	9.63
BZ25	D3EA	1004	3	9	9.24	0.24
BZ25	D2DA	1005	2	7	7.32	0.32
BZ25	D2DA	1006	2	7	7.32	0.32
BZ25	D3EA	1007	3	9	9.24	0.24
BZ04	D2AA	1008	2	7	15.4	8.4
BZ04	D2LA	1009	2	7	15.29	8.29
BZ04	D2LA	1010	2	7	15.23	8.23
BZ04	D2LA	1011	2	7	15.29	8.29
BZ04	D2LA	1012	2	7	15.73	8.73
BZ04	D3AA	1013	3	9	29.84	20.84
BZ04	D3AA	1014	3	9	30.42	21.42
BZ04	D3AA	1015	3	9	30.42	21.42
BZ04	D3AA	1016	3	9	30.43	21.43
BZ04	D3JA	1017	3	9	30.37	21.37

2.0

BLOCK SUMMARIES

2.1. | APARTMENT BLOCK SCHEDULES - BLOCK BA07

Apartment Block	BA07							
Apartment Type	Bedrooms	Ground	First	Second	Third	Fourth	Fifth	Total
		0	1	2	3	4	5	
ASAA	0	1	3	3	3	2	2	14
A1LA	1	1	2	2	2	2	2	11
A1OA	1	2	2	2	2	2	1	11
A2MA	2	1	2	2	2	2	0	9
A2OA	2	1	1	1	1	1	1	6
		6	**10**	**10**	**10**	**9**	**6**	**51**



2.1. | APARTMENT BLOCK SCHEDULES - BLOCK BA08

Apartment Block	BA08							
Apartment Type	**Bedrooms**	**Ground**	**First**	**Second**	**Third**	**Fourth**	**Fifth**	**Total**
		0	1	2	3	4	5	
ASAA	0	1	3	3	3	2	1	13
A1LA	1	4	6	6	6	6	4	32
A2MA	2	1	2	2	2	2	0	9
A2OA	2	1	1	1	1	1	1	6
		7	**12**	**12**	**12**	**11**	**6**	**60**



2.1. | APARTMENT BLOCK SCHEDULES - BLOCK BA09

Apartment Block	BA09							
Apartment Type	Bedrooms	Ground	First	Second	Third	Fourth		Total
		0	1	2	3	4		
ASAA	S	0	3	3	3	2		11
A1MA	1	0	4	4	4	3		15
A1NA	0	0	2	2	2	2		8
A2LA	2	0	1	1	1	0		3
A2NA	2	0	2	2	2	1		7
		0	**12**	**12**	**12**	**8**		**44**



2.2. | DUPLEX BLOCK SCHEDULES - BLOCK BZ04

Duplex Blocks	BZ04	1	No. Blocks
Duplex Type	**Bedrooms**	**Total**	**Per Block**
D2AA	2	1	1
D2LA	2	4	4
D3AA	3	4	4
D3JA	3	1	1
		10	10



2.2. | DUPLEX BLOCK SCHEDULES - BLOCK BZ08

Duplex Blocks	BZ08	1	No. Blocks
Duplex Type	Bedrooms	Total	Per Block
D1AA	1	2	2
D3KA	3	2	2
		4	4

PV PANELS EXACT QUANTUM AND LOCATION SUBJECT TO ORIENTATION



2.2. | DUPLEX BLOCK SCHEDULES - BLOCK BZ10

Duplex Blocks	BZ10	1	No. Blocks
Duplex Type	**Bedrooms**	**Total**	**Per Block**
D2JC	2	1	1
D2KA	2	1	1
D2MA	2	1	1
D2MB	2	1	1
D2OA	2	2	2
D2PA	2	1	1
D3IA	3	2	2
		9	9



2.2. | DUPLEX BLOCK SCHEDULES - BLOCK BZ16

Duplex Blocks	BZ16	1	No. Blocks
Duplex Type	**Bedrooms**	**Total**	**Per Block**
D2DA	2	2	2
D2JA	2	4	4
D3CA	3	2	2
D3EA	3	2	2
D3RA	3	2	2
		12	12



2.2. | DUPLEX BLOCK SCHEDULES - BLOCK BZ25

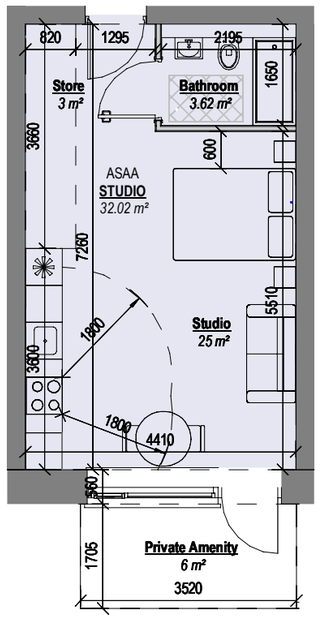
Duplex Blocks	BZ25	2	No. Blocks
Duplex Type	**Bedrooms**	**Total**	**Per Block**
D2DA	2	2	1
D2JA	2	4	2
D3CA	3	2	1
D3EA	3	2	1
D3RA	3	2	1
		12	6



3.0

APARTMENT TYPES

3.1. | APARTMENTS UNITS - STUDIO APT, TYPE ASSA

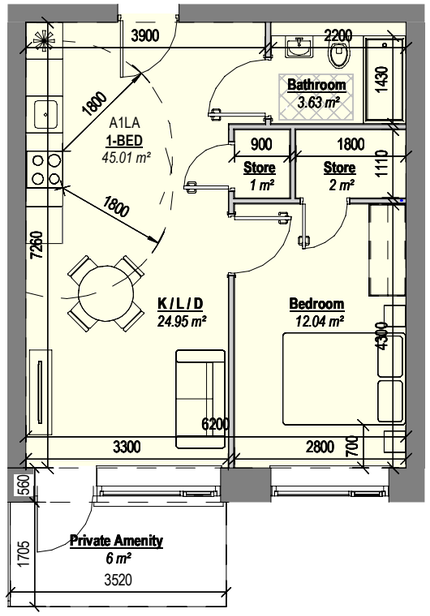


1 Apartment Unit Type ASSA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom	Level 0		0 m²	3.62 m²	0 m²				
Private Amenity	Level 0		4 m²	6 m²	2 m²	1500	1705	3520	205
Store	Level 0		3 m²	3 m²	0 m²				
Studio	Level 0	2	25 m²	25 m²	0 m²	4000	4410	5510	410

Gross Internal Areas - ASSA	
Name	**Area**
ASSA	32.02 m²

3.1. | APARTMENTS UNITS - 1 BED APT, TYPE A1LA

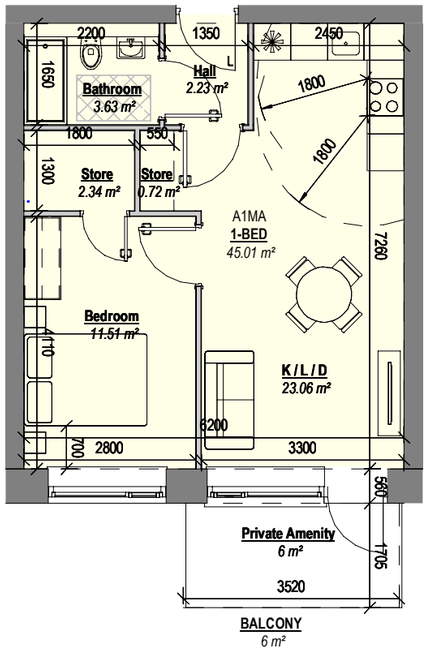


1 Apartment Unit Type A1LA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom	Level 0		0 m²	3.63 m²	0 m²				
Bedroom	Level 0	2	11.4 m²	12.04 m²	0.64 m²	2800	2800	4300	0
K / L / D	Level 0		23 m²	24.95 m²	1.95 m²	3300	3300	7260	0
Private Amenity	Level 0		5 m²	6 m²	1 m²	1500	1705	3520	205
Store			3 m²	3 m²	0 m²				

Gross Internal Areas - A1LA	
Name	**Area**
A1LA	45.02 m²

3.1. | APARTMENT UNITS - 1 BED APT, TYPE A1MA

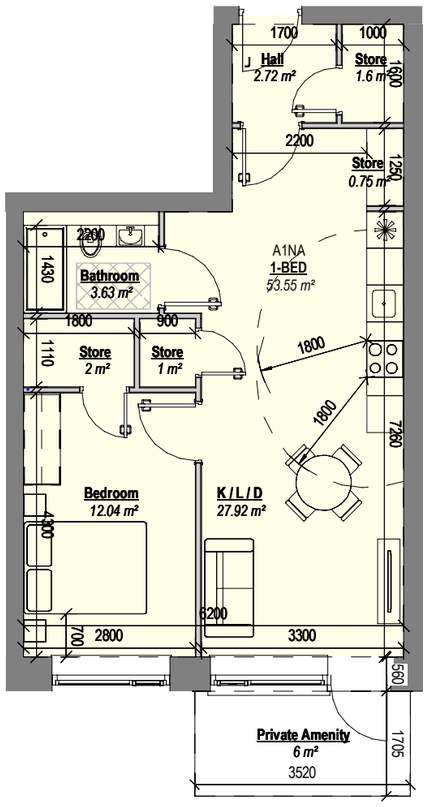


1 Apartment Unit Type A1MA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom	Level 0		0 m²	3.63 m²	0 m²				
Bedroom	Level 0	2	11.4 m²	11.51 m²	0.11 m²	2800	2800	4110	0
Hall	Level 0		0 m²	2.23 m²	0 m²				
K / L / D	Level 0		23 m²	23.06 m²	0.06 m²	3300	3300	7260	0
Private Amenity	Level 0		5 m²	6 m²	1 m²	1500	1705	3520	205
Store			3 m²	3.06 m²	0.06 m²				

Gross Internal Areas - A1MA	
Name	**Area**
A1MA	45.01 m²

3.1. | APARTMENTS UNITS- 1 BED APT, TYPE A1NA

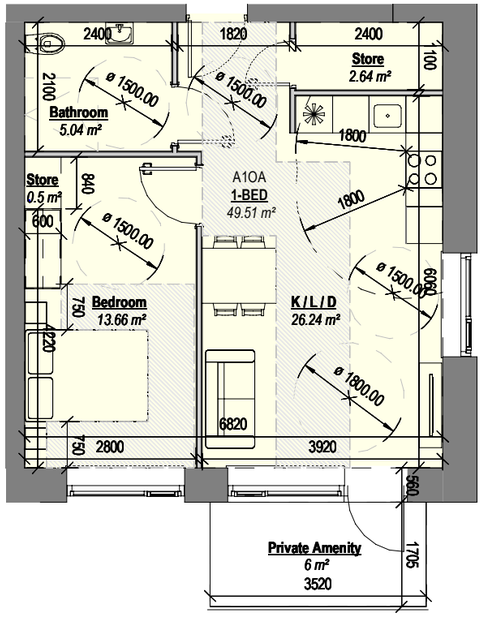


1 Apartment Unit Type A1NA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom	Level 0		0 m²	3.63 m²	0 m²				
Bedroom	Level 0	2	11.4 m²	12.04 m²	0.64 m²	2800	2800	4300	0
Hall	Level 0		0 m²	2.72 m²	0 m²				
K / L / D	Level 0		23 m²	27.92 m²	4.92 m²	3300	3300	7260	0
Private Amenity	Level 0		0 m²	6 m²	0 m²	1500	1705	3520	205
Store			3 m²	5.35 m²	0 m²				

Gross Internal Areas - A1NA	
Name	**Area**
A1NA	53.55 m²

3.1. | APARTMENTS UNITS- 1 BED APT, TYPE A1OA

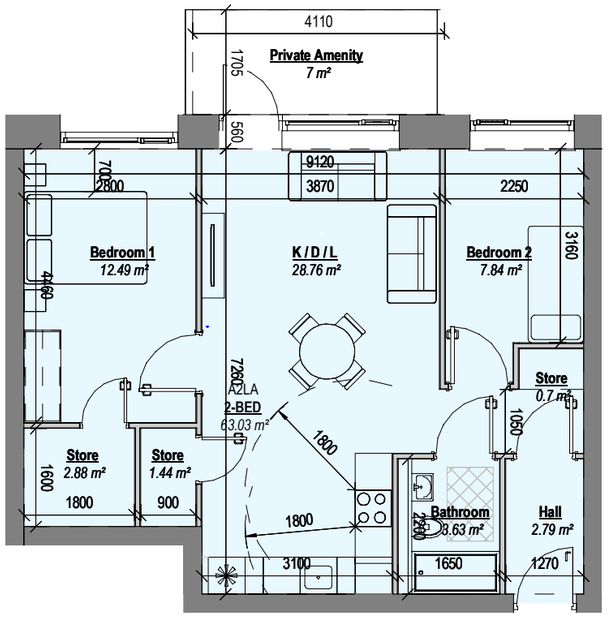


1 Apartment Unit Type A1OA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom	Level 0		0 m²	5.04 m²	0 m²				
Bedroom	Level 0	2	11.4 m²	13.66 m²	2.26 m²	2800	2800	4220	0
K / L / D	Level 0		23 m²	26.24 m²	3.24 m²	3300	3920	6060	620
Private Amenity	Level 0		5 m²	6 m²	1 m²	1500	1705	3520	205
Store	Level 0		3 m²	3.14 m²	0.14 m²				

Gross Internal Areas - A1OA	
Name	**Area**
A1OA	49.51 m²

3.1. | APARTMENTS UNITS - 2 BED APT, TYPE A2LA

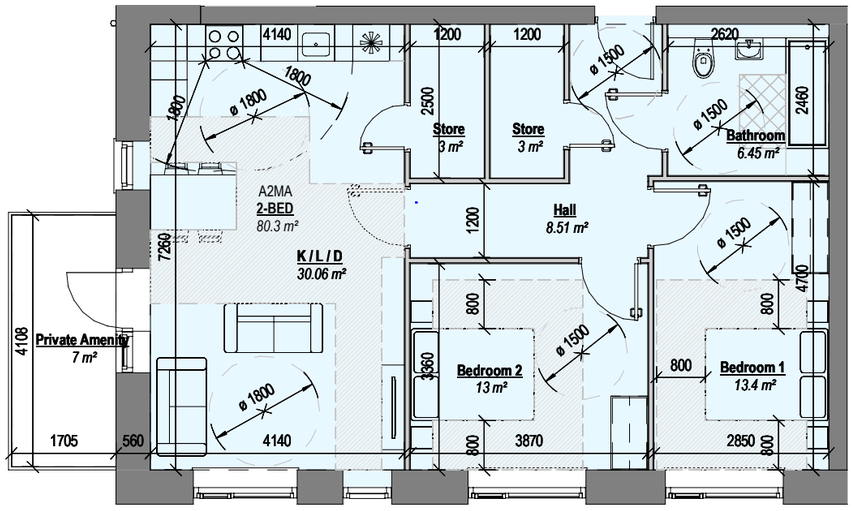


1 Apartment Unit Type A2LA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom			0 m²	3.63 m²	0 m²				
Bedroom 1	Level 0	2	11.4 m²	12.49 m²	1.09 m²	2800	2800	4460	0
Bedroom 2	Level 0	1	7.1 m²	7.84 m²	0.74 m²	2100	2250	3160	150
Hall	Level 0		0 m²	2.79 m²	0 m²				
K / D / L	Level 0		28 m²	28.76 m²	0.76 m²	3600	3870	7260	270
Private Amenity	Level 0		7 m²	7 m²	0 m²	1500	1705	4110	205
Store			5 m²	5.02 m²	0.02 m²				

Gross Internal Areas - A2LA	
Name	**Area**
A2LA	63.02 m²

3.1. | APARTMENTS UNITS - 2 BED APT, TYPE A2MA

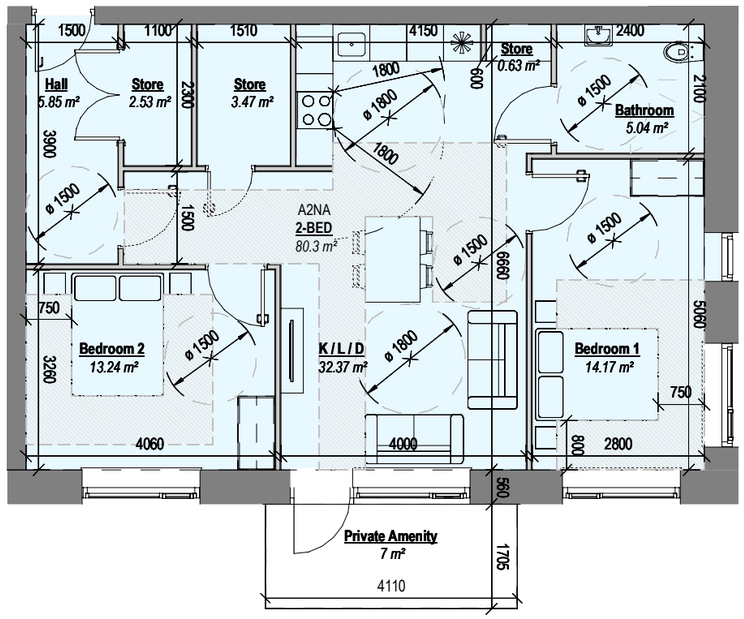


1 Apartment Unit Type A2MMA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom			0 m²	6.45 m²	0 m²				
Bedroom 1	Level 0	2	13 m²	13.4 m²	0.4 m²	2800	2850	4700	50
Bedroom 2	Level 0	2	11.4 m²	13 m²	1.6 m²	2800	3360	3870	560
Hall	Level 0		0 m²	8.51 m²	0 m²				
K / L / D	Level 0		30 m²	30.06 m²	0.06 m²	3600	4140	7260	540
Private Amenity	Level 0		0 m²	7 m²	0 m²	1500	1705	4108	205
Store	Level 0		6 m²	6 m²	0 m²				

Gross Internal Areas - A2MA	
Name	**Area**
A2MA	80.3 m²

3.1. | APARTMENTS UNITS - 2 BED APT, TYPE A2NA

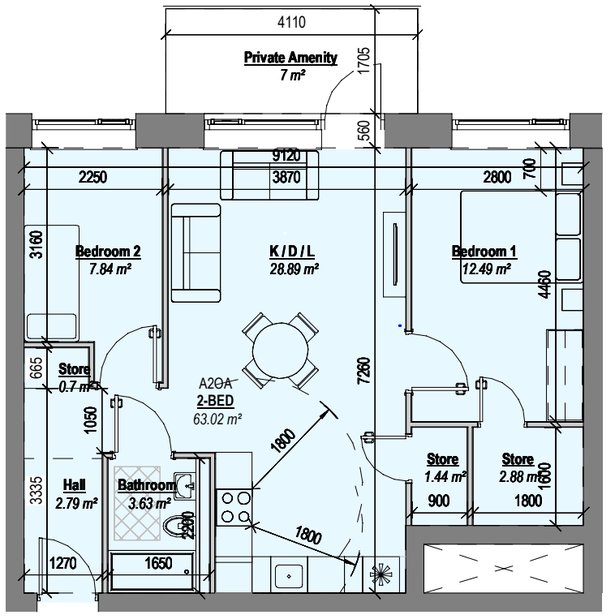


1 Apartment Unit Type A2NA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom			0 m²	5.04 m²	0 m²				
Bedroom 1	Level 0	2	13 m²	14.17 m²	1.17 m²	2800	2800	5060	0
Bedroom 2	Level 0	2	11.4 m²	13.24 m²	1.84 m²	2800	3260	4060	460
Hall	Level 0		0 m²	5.85 m²	0 m²				
K / L / D	Level 0		30 m²	32.37 m²	2.37 m²	3600	4000	6660	400
Private Amenity	Level 0		0 m²	7 m²	0 m²	1500	1705	4110	205
Store			6 m²	6.63 m²	0 m²				

Gross Internal Areas - A2NA	
Name	**Area**
A2NA	80.3 m²

3.1. | APARTMENTS UNITS - 2 BED APT, TYPE A2OA



1 Apartment Unit Type A2OA - Plan
1 : 100

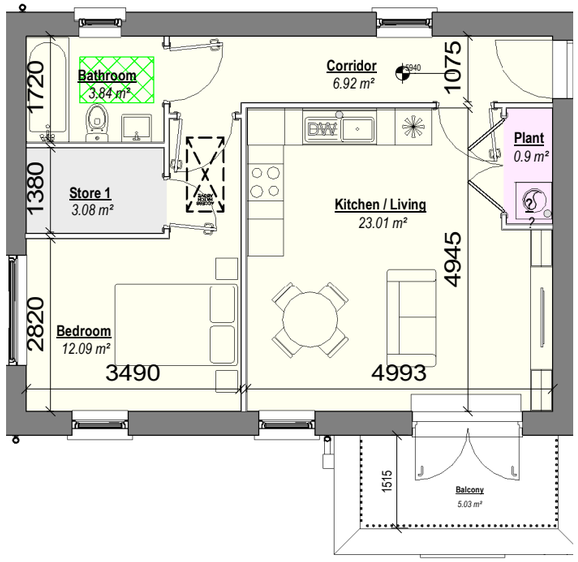
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom			0 m²	3.63 m²	0 m²				
Bedroom 1	Level 0	2	11.4 m²	12.49 m²	1.09 m²	2800	2800	4460	0
Bedroom 2		1	7.1 m²	7.84 m²	0.74 m²	2100	2250	3160	150
Hall	Level 0		0 m²	2.79 m²	0 m²				
K / D / L	Level 0		28 m²	28.89 m²	0.89 m²	3600	3870	7260	270
Private Amenity	Level 0		7 m²	7 m²	0 m²	1500	1705	4110	205
Store			5 m²	5.02 m²	0.02 m²				

Gross Internal Areas - A2OA	
Name	**Area**
A2OA	63.02 m²

4.0

DUPLEX TYPES

4.1. | DUPLEX UNITS - 1 BED, TYPE D1AA

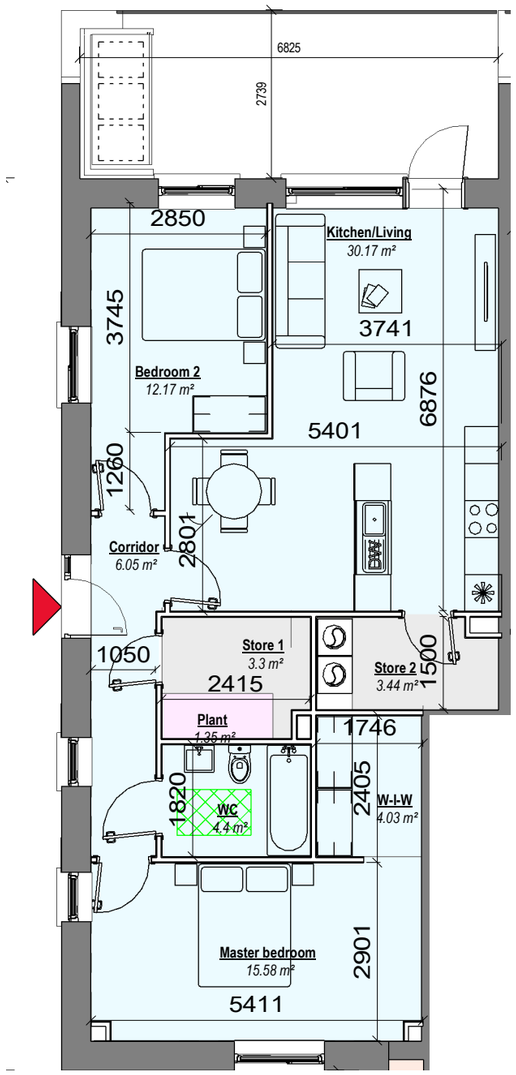


D1AA - 1 Bed Second Floor

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom	02		11.4 m²	12.1 m²	0.7 m²	2800	2820	3490	20
			11.4 m²	12.1 m²	0.7 m²				
Living Area									
Kitchen / Living	02		23 m²	23 m²	0 m²	3300	4993	4945	1693
			23 m²	23 m²	0 m²				
Plant									
Plant	02		0 m²	0.9 m²	0 m²				
W/D	02		0 m²	0.5 m²	0 m²				
			0 m²	1.4 m²	0 m²				
Store									
Store 1	02		3 m²	3.1 m²	0.1 m²				
			3 m²	3.1 m²	0.1 m²				

Gross Internal Areas	
Name	**Area**
D1AA	52.5 m²
	52.5 m²

4.1. | DUPLEX UNITS - 2 BED, TYPE D2AA



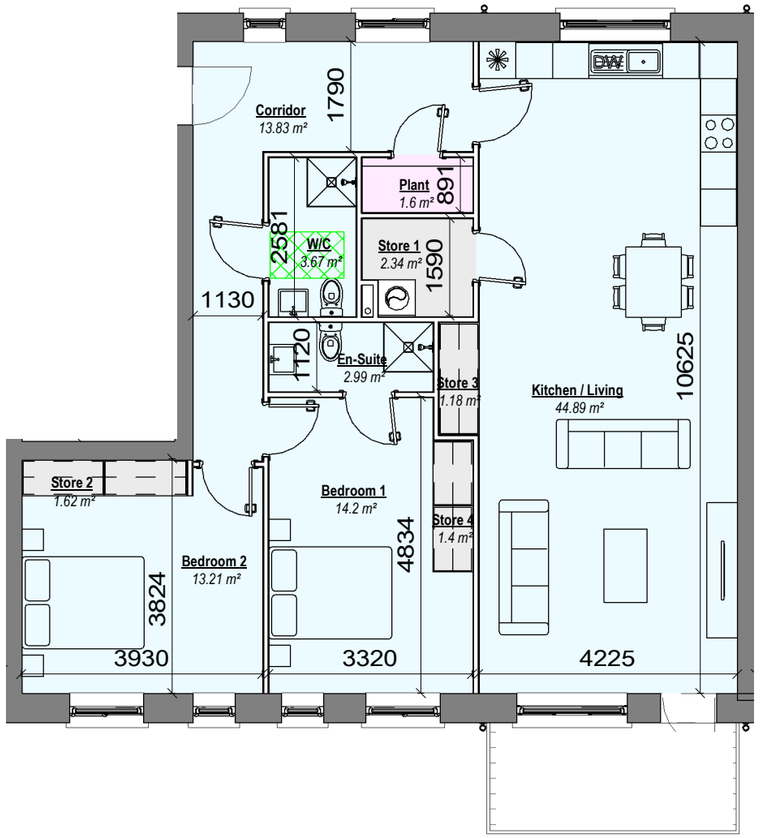
D2AA - 2 Bed Ground Floor End Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	00	2	11.4 m²	12.5 m²	1.1 m²	2800	2850	3945	50
Master bedroom	00	2	13 m²	15.6 m²	2.6 m²	2800	2901	5297	101
			24.4 m²	28.1 m²	3.7 m²				
Living Area									
Kitchen/Living	00		30 m²	30.5 m²	0.5 m²	3600	3741	8361	141
			30 m²	30.5 m²	0.5 m²				
Other									
W-I-W	00		0 m²	2.2 m²	0 m²				
W/D	00		0 m²	0.4 m²	0 m²				
WC	00		0 m²	4.4 m²	0 m²				
			0 m²	7 m²	0 m²				
Plant									
Plant	00		0 m²	1.4 m²	0 m²				
			0 m²	1.4 m²	0 m²				
Store									
Store 1	00		3.4 m²	3.4 m²	0 m²				
Store 2	00		1.5 m²	1.5 m²	0 m²				
Store 3	00		1.1 m²	1.8 m²	0.7 m²				
			6 m²	6.7 m²	0.7 m²				

Gross Internal Areas	
Name	**Area**
D2AA	84.8 m²
	84.8 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 2 BED, TYPE D2DA



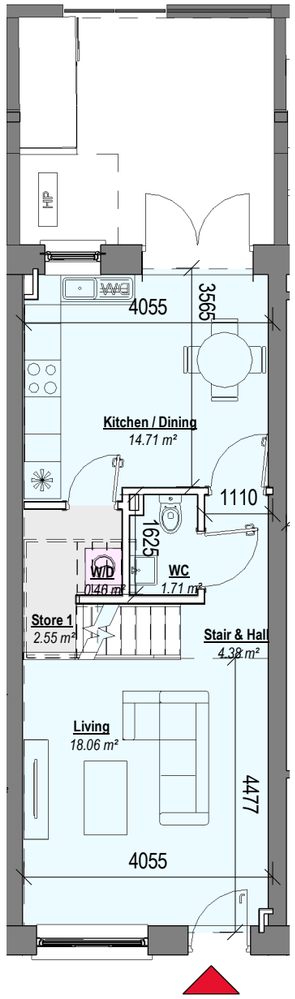
D2DA - 2 Bed Second Floor Mid Terrace

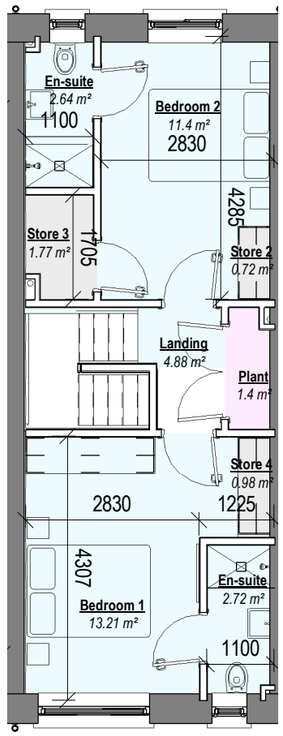
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	02	2	13 m²	14.2 m²	1.2 m²	2800	3320	4834	520
Bedroom 2	02	2	11.4 m²	13.2 m²	1.8 m²	2800	3824	3939	1024
			24.4 m²	27.4 m²	3 m²				
Living Area									
Kitchen / Living	02		30 m²	44.9 m²	14.9 m²	3600	4225	10625	625
			30 m²	44.9 m²	14.9 m²				
Plant									
Plant	02		0 m²	1.6 m²	0 m²				
			0 m²	1.6 m²	0 m²				
Store									
Store 1	02		2.3 m²	2.3 m²	0 m²				
Store 2	02		1.4 m²	1.6 m²	0.2 m²				
Store 3	02		1.2 m²	1.2 m²	0 m²				
Store 4	02		1.1 m²	1.4 m²	0.3 m²				
			6 m²	6.5 m²	0.5 m²				

Gross Internal Areas	
Name	**Area**
D2DA	105 m²
	105 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 2 BED, TYPE D2JA





D2JA - 2 Bed Ground Floor Mid Terrace

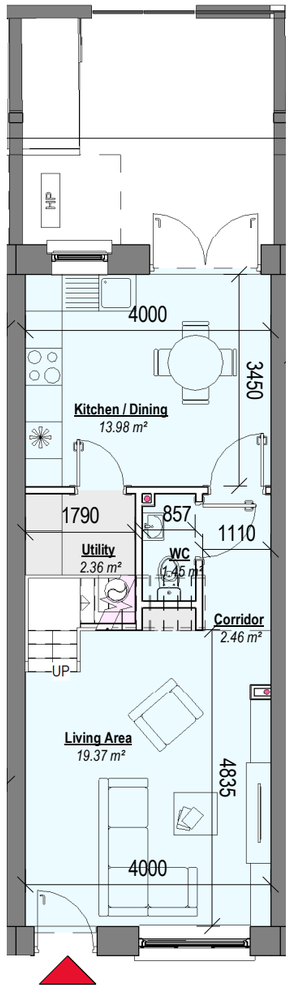
D2JA - 2 Bed First Floor Mid Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	01	2	13 m²	13.21 m²	0.21 m²	2800	2830	4307	30
Bedroom 2	01	2	11.4 m²	11.4 m²	0 m²	2800	2830	4285	30
			24.4 m²	24.61 m²	0.21 m²				
Living Area									
Kitchen / Dining	00	4	14 m²	14.71 m²	0.71 m²	3600	4055	3565	455
Living	00	4	16 m²	18.06 m²	2.06 m²	3600	4055	4477	455
			30 m²	32.77 m²	2.77 m²				
Plant									
Plant	01		1.4 m²	1.4 m²	0 m²				
W/D	00			0.46 m²					
			1.4 m²	1.85 m²	0 m²				
Store									
Store 1	00		2.55 m²	2.55 m²	0 m²				
Store 2	01		0.7 m²	0.72 m²	0.02 m²				
Store 3	01		1.77 m²	1.77 m²	0 m²				
Store 4	01		0.98 m²	0.98 m²	0 m²				
			6 m²	6.03 m²	0.03 m²				

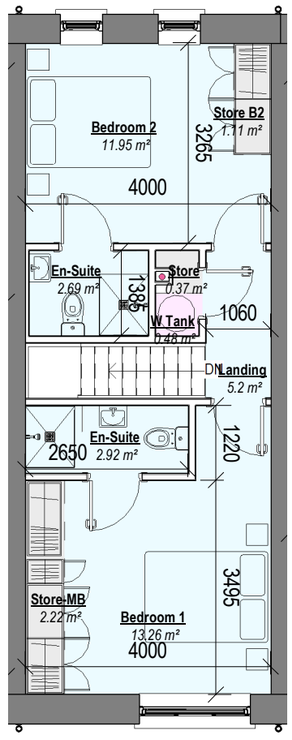
Gross Internal Areas	
Name	**Area**
D2JA-FFL	43.88 m²
D2JA-GFL	43.88 m²
	87.76 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 2 BED, TYPE D2JC



D2JC - 2 Bed Ground Floor Mid Terrace



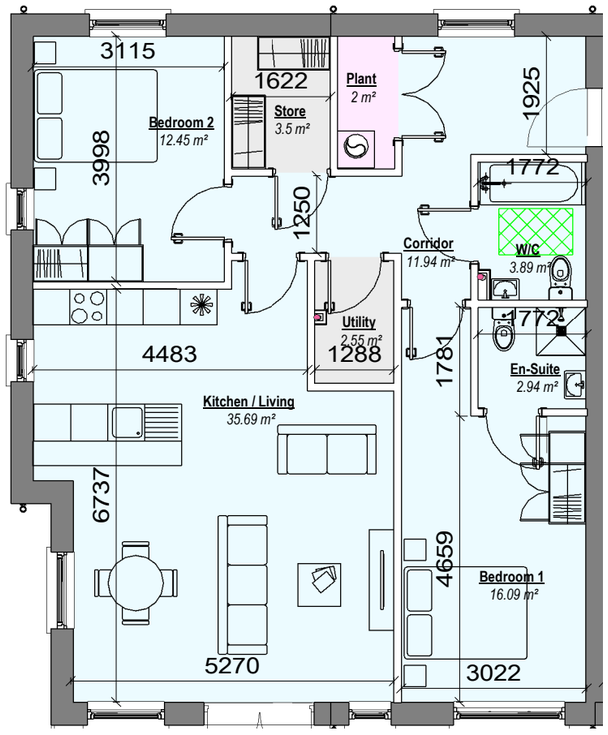
D2JC - 2 Bed First Floor Mid Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	01	2	13 m²	13.26 m²	0.26 m²	2800	3495	4000	695
Bedroom 2	01	2	11.4 m²	11.95 m²	0.55 m²	2800	3265	4000	465
			24.4 m²	25.22 m²	0.82 m²				
Living Area									
Kitchen / Dining	00		13.5 m²	13.98 m²	0.48 m²		4000	3450	
Living Area	00		16.5 m²	19.37 m²	2.87 m²	3600	4000	4835	400
			30 m²	33.35 m²	3.35 m²				
Plant									
W Tank	01		0 m²	0.48 m²	0 m²				
W/D (u-stairs)	00		0 m²	1.5 m²	0 m²				
			0 m²	1.99 m²	0 m²				
Store									
Store			0.4 m²	0.68 m²	-0.03 m²				
Store B2	01		1.1 m²	1.11 m²	0.01 m²				
Store-MB	01		2.2 m²	2.22 m²	0.02 m²				
Utility	00		2.3 m²	2.36 m²	0.06 m²				
			6 m²	6.37 m²	0.06 m²				

Gross Internal Areas	
Name	**Area**
GIA 01	42.5 m²
GIA 00	42.79 m²
	85.29 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 2 BED, TYPE D2KA



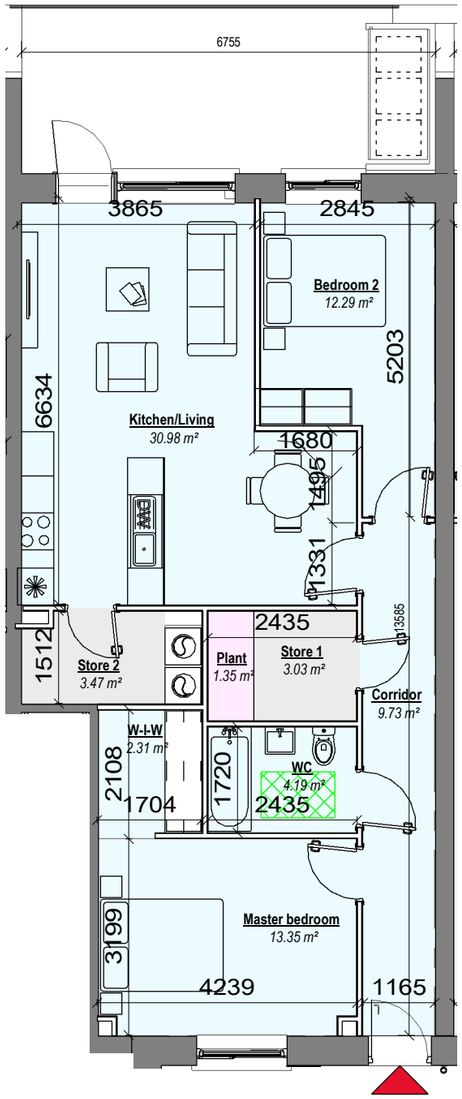
D2KA - 2 Bed Second Floor

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	02	2	13 m²	16.1 m²	3.1 m²	2800	3022	4659	222
Bedroom 2	02	2	11.4 m²	12.5 m²	1.1 m²	2800	3115	3998	315
			24.4 m²	28.5 m²	4.1 m²				
Living Area									
Kitchen / Living	02		30 m²	35.5 m²	5.5 m²	3600	4483	6737	883
			30 m²	35.5 m²	5.5 m²				
Plant									
Plant	02		0 m²	2 m²	0 m²				
			0 m²	2 m²	0 m²				
Store									
Store	02		3.5 m²	3.5 m²	0 m²				
Utility	02		2.5 m²	2.5 m²	0 m²				
			6 m²	6 m²	0 m²				

Gross Internal Areas	
Name	**Area**
D2KA	100.5 m²
	100.5 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 2 BED, TYPE D2LA



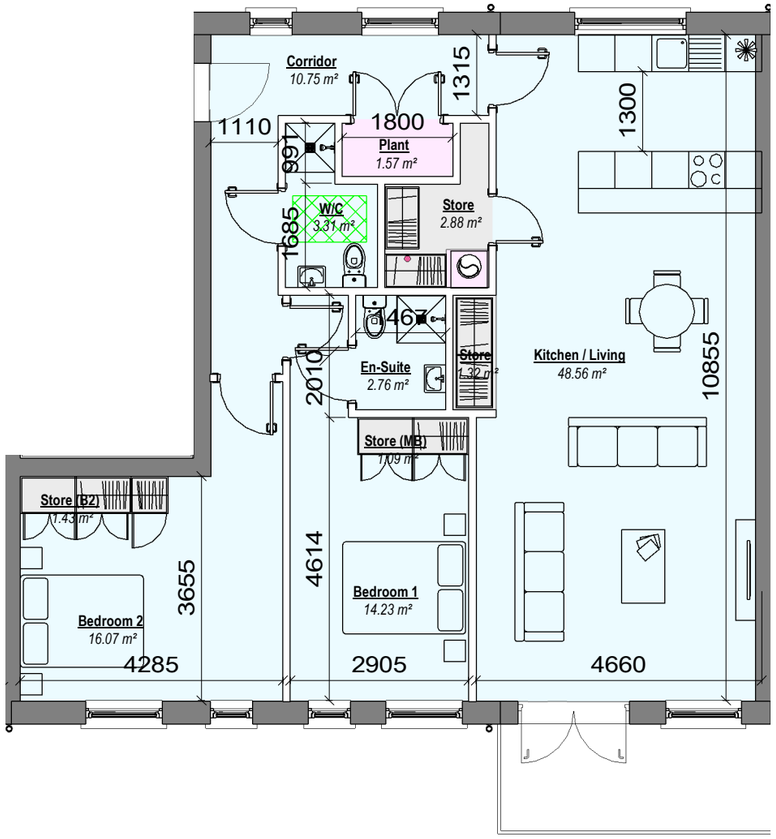
D2LA - 2 Bed Ground Floor Mid Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	00	2	11.4 m²	11.9 m²	0.5 m²	2800	2945	3638	145
Master bedroom	00	2	13 m²	13.3 m²	0.3 m²	2800	3221	3875	421
			24.4 m²	25.3 m²	0.9 m²				
Living Area									
Kitchen/Living	00		30 m²	32.2 m²	2.2 m²	3600	3710	8383	110
			30 m²	32.2 m²	2.2 m²				
Plant									
Plant	00			1.4 m²					
			0 m²	1.4 m²	0 m²				
Store									
Store 1	00		2.9 m²	2.9 m²	0 m²				
Store 2	00		2.1 m²	2.1 m²	0 m²				
Store 3	00		0.9 m²	1 m²	0 m²				
			6 m²	6 m²	0 m²				

Gross Internal Areas	
Name	**Area**
D2LA	86.5 m²
	86.5 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 2 BED, TYPE D2MA



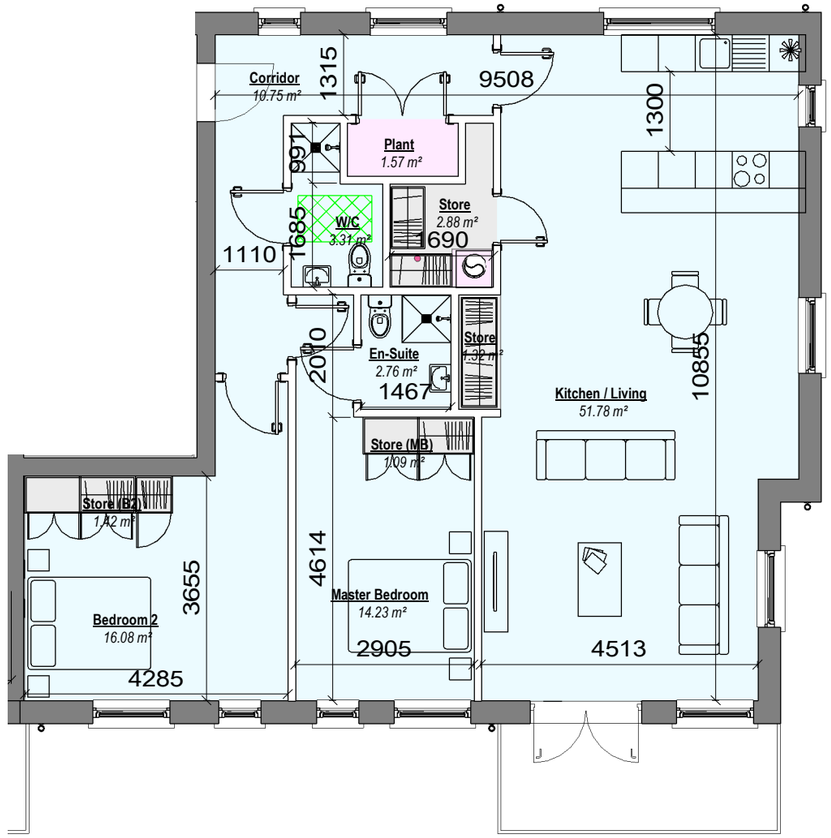
D2MA - 2 Bed Second Floor

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	02	2	13 m²	14.2 m²	1.2 m²	2800	2905	4614	105
Bedroom 2	02	2	11.4 m²	16.1 m²	4.7 m²	2800	3655	4285	855
			24.4 m²	30.3 m²	5.9 m²				
Living Area									
Kitchen / Living	02		30 m²	48.6 m²	18.6 m²	3600	4660	10855	1060
			30 m²	48.6 m²	18.6 m²				
Plant									
Plant	02		0 m²	1.6 m²	0 m²				
W/D	02		0 m²	0.4 m²	0 m²				
			0 m²	2 m²	0 m²				
Store									
Store	02		4.2 m²	4.2 m²	0 m²				
Store (B2)	02		0.7 m²	1.4 m²	0.7 m²				
Store (MB)	02		1.1 m²	1.1 m²	0 m²				
			6 m²	6.7 m²	0.7 m²				

Gross Internal Areas	
Name	**Area**
GIA 02	108.9 m²
	108.9 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 2 BED, TYPE D2MB

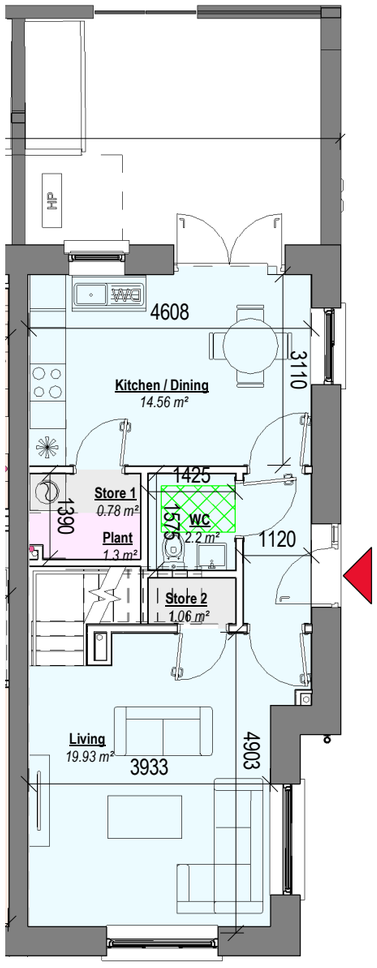


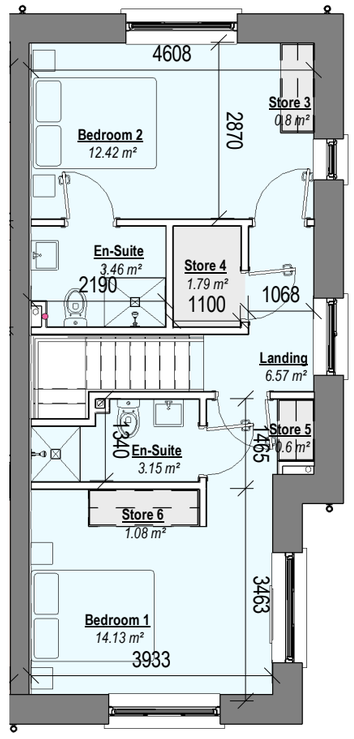
D2MB - 2 Bed Second Floor

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	02	2	13 m²	16.1 m²	3.1 m²	2800	3655	4285	855
Master Bedroom	02	2	13 m²	14.2 m²	1.2 m²	2800	2905	4614	105
			26 m²	30.3 m²	4.3 m²				
Living Area									
Kitchen / Living	02		30 m²	53 m²	23 m²	3600	4660	10855	1060
			30 m²	53 m²	23 m²				
Plant									
Plant	02		0 m²	1.6 m²	0 m²				
W/D	02		0 m²	0.4 m²	0 m²				
			0 m²	2 m²	0 m²				
Store									
Store	02		4.2 m²	4.2 m²	0 m²				
Store (B2)	02		0.7 m²	1.4 m²	0.7 m²				
Store (MB)	02		1.1 m²	1.1 m²	0 m²				
			6 m²	6.7 m²	0.7 m²				

Gross Internal Areas	
Name	**Area**
GIA 02	113.3 m²
	113.3 m²

4.1. | DUPLEX UNITS - 2 BED, TYPE D2OA





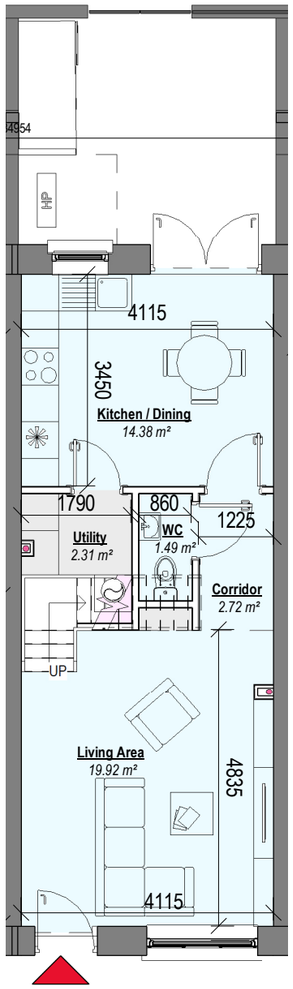
D2OA - 2 Bed Ground Floor End Terrace

D2OA - 2 Bed First Floor End Terrace

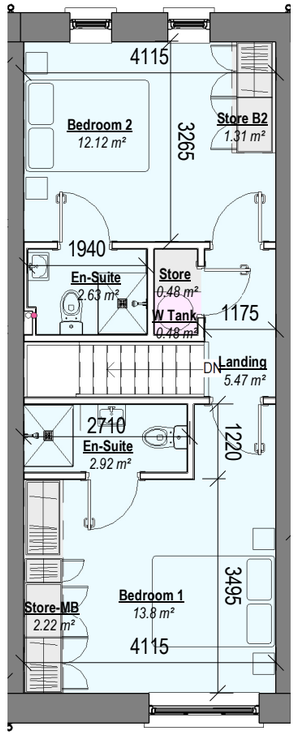
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	01	2	13 m²	14.13 m²	1.13 m²	2800	3933	3463	1133
Bedroom 2	01	2	11.4 m²	12.42 m²	1.02 m²	2800	2870	4608	70
			24.4 m²	26.55 m²	2.15 m²				
Living Area									
Kitchen / Dining	00		14 m²	14.56 m²	0.56 m²		4608	3110	
Living	00		16 m²	19.93 m²	3.93 m²	3600	3933	4903	333
			30 m²	34.49 m²	4.49 m²				
Plant									
Plant	00		1.3 m²	1.3 m²	0 m²				
W/D	00		0 m²	0.36 m²	0 m²				
			1.3 m²	1.66 m²	0 m²				
Store									
Store 1	00		0.78 m²	0.78 m²	0 m²				
Store 2	00		1.06 m²	1.06 m²	0 m²				
Store 3	01		0.69 m²	0.8 m²	0.11 m²				
Store 4	01		1.79 m²	1.79 m²	0 m²				
Store 5	01		0.6 m²	0.6 m²	0 m²				
Store 6	01		1.08 m²	1.08 m²	0 m²				
			6 m²	6.11 m²	0.11 m²				

Gross Internal Areas	
Name	**Area**
D2OA-FFL	46.95 m²
D2OA-GFL	47.55 m²
	94.49 m²

4.1. | DUPLEX UNITS - 2 BED, TYPE D2PA



D2PA - 2 Bed Ground Floor Mid Terrace



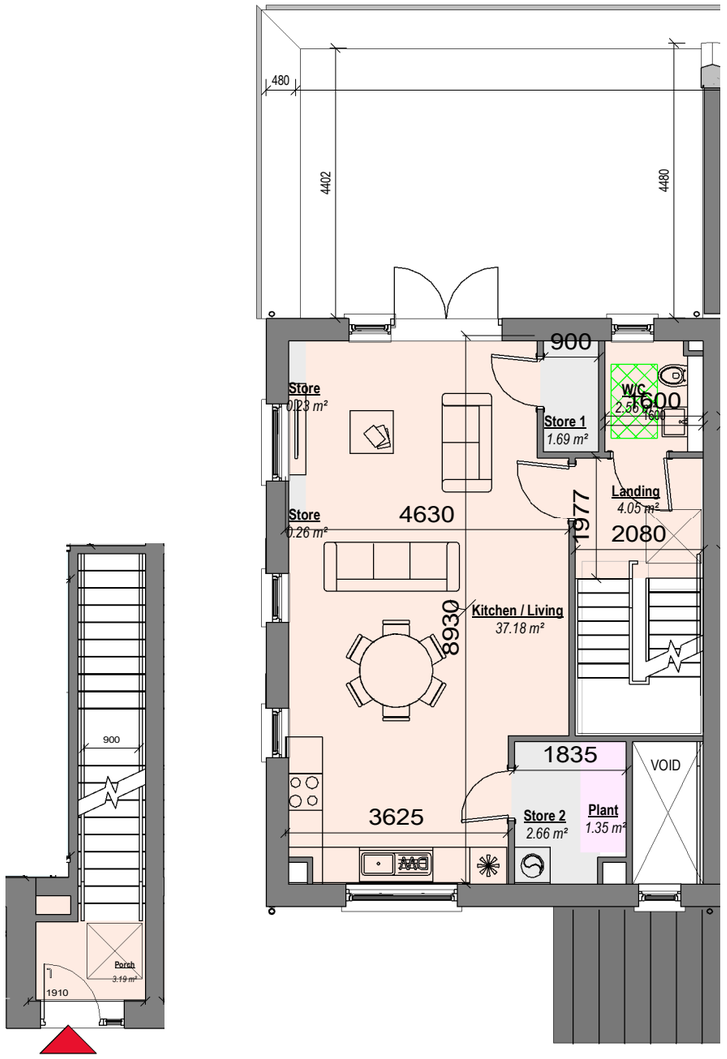
D2PA - 2 Bed First Floor Mid Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	01	2	13 m²	13.8 m²	0.8 m²	2800	3495	4115	695
Bedroom 2	01	2	11.4 m²	12.12 m²	0.72 m²	2800	3265	4115	465
			24.4 m²	25.93 m²	1.53 m²				
Living Area									
Kitchen / Dining	00		11 m²	14.38 m²	3.38 m²				
Living Area	00		19 m²	19.92 m²	0.92 m²	3600	4115	4835	515
			30 m²	34.3 m²	4.3 m²				
Plant									
W Tank	01		0 m²	0.48 m²	0 m²				
W/D (u-stairs)	00		0 m²	1.5 m²	0 m²				
			0 m²	1.99 m²	0 m²				
Store									
Store			0.4 m²	0.8 m²	0.08 m²				
Store B2	01		1.1 m²	1.31 m²	0.21 m²				
Store-MB	01		2.2 m²	2.22 m²	0.02 m²				
Utility	00		2.3 m²	2.31 m²	0.01 m²				
			6 m²	6.64 m²	0.33 m²				

Gross Internal Areas	
Name	**Area**
GIA 01	43.72 m²
GIA 00	44.01 m²
	87.73 m²

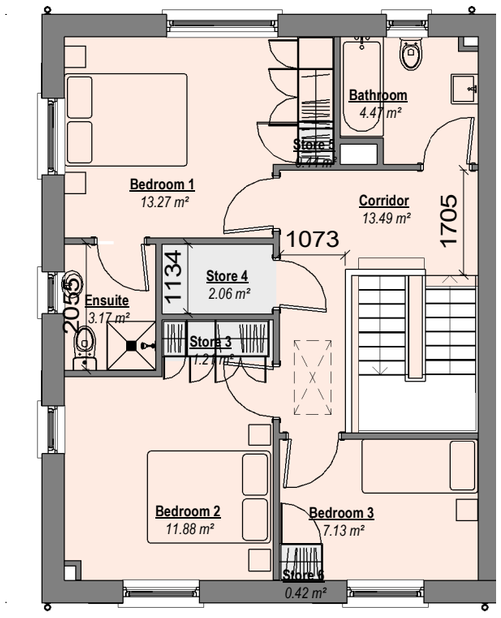
Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 3 BED, TYPE D3AA



D3AA - 3 Bed Ground Floor (Entrance Only) Mid Terrace

D3AA - 3 Bed First Floor Mid Terrace



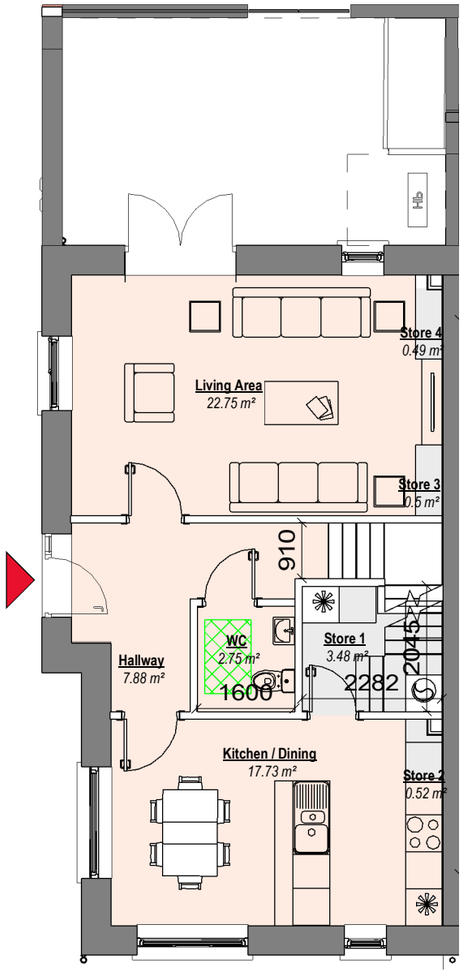
D3AA - 3 Bed Second Floor Mid Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	02	2	13 m²	13.3 m²	0.3 m²	2800	3348	4447	548
Bedroom 2	02	2	11.4 m²	11.9 m²	0.5 m²	2800	3333	3457	533
Bedroom 3	02	1	7.1 m²	7.1 m²	0 m²	2100	2320	3253	220
			31.5 m²	32.3 m²	0.8 m²				
Living Area									
Kitchen / Living	01	5	34 m²	37.2 m²	3.2 m²	3800	4630	8930	830
			34 m²	37.2 m²	3.2 m²				
Plant									
Plant	01			1.4 m²					
			0 m²	1.4 m²	0 m²				
Store									
Store	01		0.2 m²	0.2 m²	0 m²				
Store	01		0.3 m²	0.3 m²	0 m²				
Store 1	01		1.7 m²	1.7 m²	0 m²				
Store 2	01		2.7 m²	2.7 m²	0 m²				
Store 3	02		1.2 m²	1.2 m²	0 m²				
Store 4	02		2.1 m²	2.1 m²	0 m²				
Store 5	02		0.4 m²	0.4 m²	0 m²				
Store 6	02		0.4 m²	0.4 m²	0 m²				
			9 m²	9 m²	0 m²				

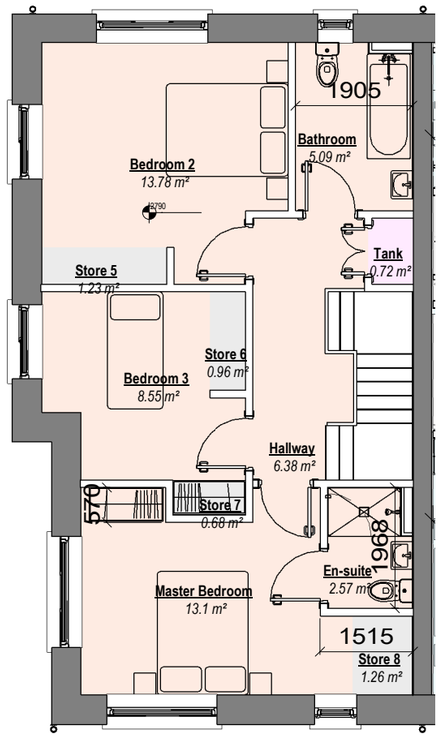
Gross Internal Areas	
Name	**Area**
D3AA - FFL	60.6 m²
D3AA - SFL	60.9 m²
D3AA - GFL	4.5 m²
	126 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 3BED, TYPE D3CA



D3CA - 3 Bed Ground Floor End Terrace



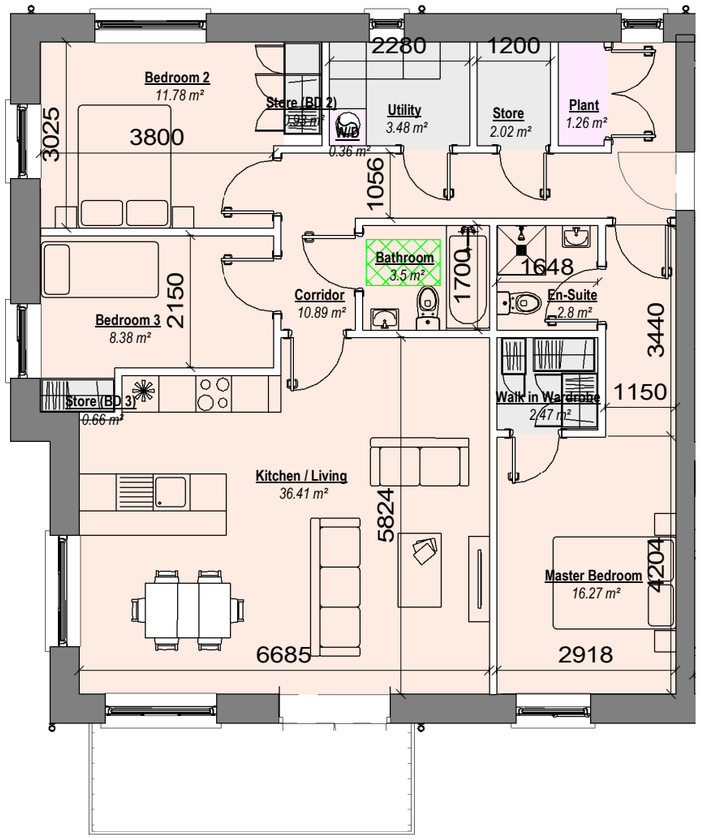
D3CA - 3 Bed First Floor End Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	13.8 m²	2.4 m²	2800	3933	4045	1133
Bedroom 3	01	1	7.1 m²	8.6 m²	1.5 m²	2100	3075	3350	975
Master Bedroom	01	2	13 m²	13.1 m²	0.1 m²	2800	2807	3923	7
			31.5 m²	35.4 m²	3.9 m²				
Living Area									
Kitchen / Dining	00		17 m²	17.7 m²	0.7 m²	3600	3820	4796	220
Living Area	00		17 m²	22.8 m²	5.8 m²	3600	3933	6065	333
			34 m²	40.5 m²	6.5 m²				
Plant									
Tank	01		0 m²	0.7 m²	0 m²				
			0 m²	0.7 m²	0 m²				
Store									
Store 1	00		3.5 m²	3.5 m²	0 m²				
Store 2	00		0.4 m²	0.5 m²	0.1 m²				
Store 3	00		0.5 m²	0.5 m²	0 m²				
Store 4	00		0.5 m²	0.5 m²	0 m²				
Store 5	01		1.2 m²	1.2 m²	0 m²				
Store 6	01		1 m²	1 m²	0 m²				
Store 7	01		0.7 m²	0.7 m²	0 m²				
Store 8	01		1.3 m²	1.3 m²	0 m²				
			9 m²	9.1 m²	0.1 m²				

Gross Internal Areas	
Name	**Area**
GIA 00	61.5 m²
GIA 01	61.6 m²
	123.1 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 3 BED, TYPE D3EA



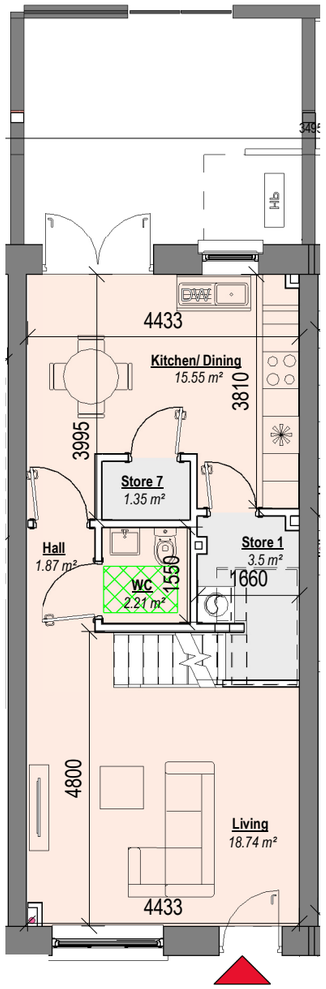
D3EA - 3 Bed Second Floor End Terrace

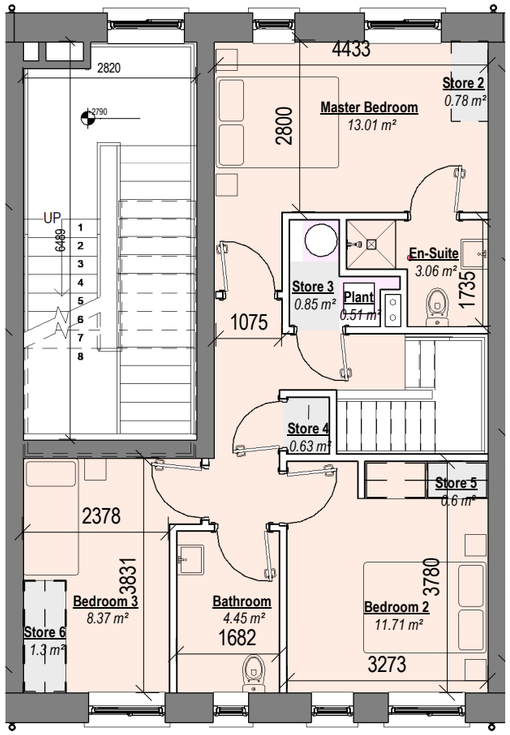
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	02	2	11.4 m²	11.8 m²	0.4 m²	2800	3025	3800	225
Bedroom 3	02	1	7.1 m²	8.4 m²	1.3 m²	2100	2150	3800	50
Master Bedroom	02	2	13 m²	16.3 m²	3.3 m²	2800	2918	4204	118
			31.5 m²	36.4 m²	4.9 m²				
Living Area									
Kitchen / Living	02	5	0 m²	36.4 m²	0 m²				
			0 m²	36.4 m²	0 m²				
Plant									
Plant	02		0 m²	1.3 m²	0 m²				
W/D	02		0 m²	0.4 m²	0 m²				
			0 m²	1.6 m²	0 m²				
Store									
Store	02		1.9 m²	2 m²	0.1 m²				
Store (BD 2)	02		0.6 m²	0.9 m²	0.3 m²				
Store (BD 3)	02		0.7 m²	0.7 m²	0 m²				
Utility	02		3.5 m²	3.5 m²	0 m²				
Walk in Wardrobe	02		2.3 m²	2.5 m²	0.2 m²				
			9 m²	9.6 m²	0.6 m²				

Gross Internal Areas	
Name	**Area**
D3EA	107.1 m²
	107.1 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 3 BED, TYPE D3IA





D3IA - 3 Bed Ground Floor Mid Terrace

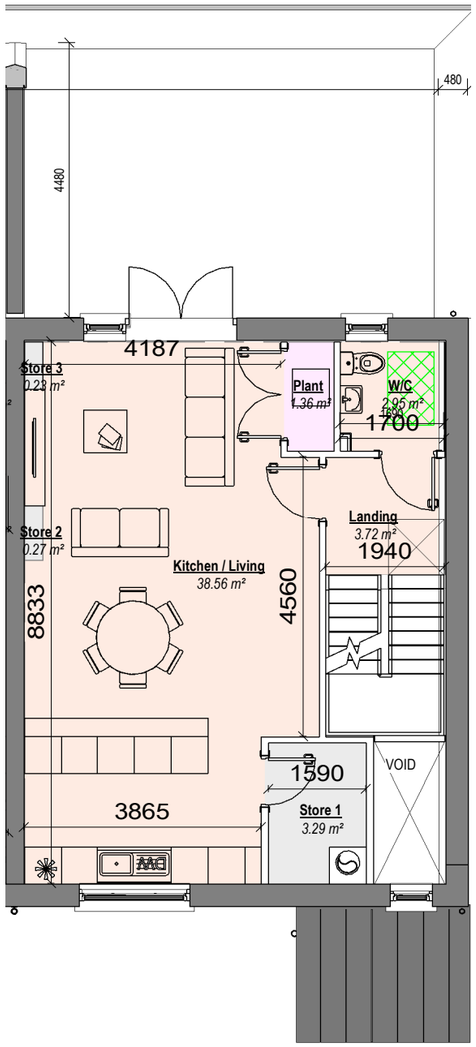
D3IA - 3 Bed First Floor Mid Terrace

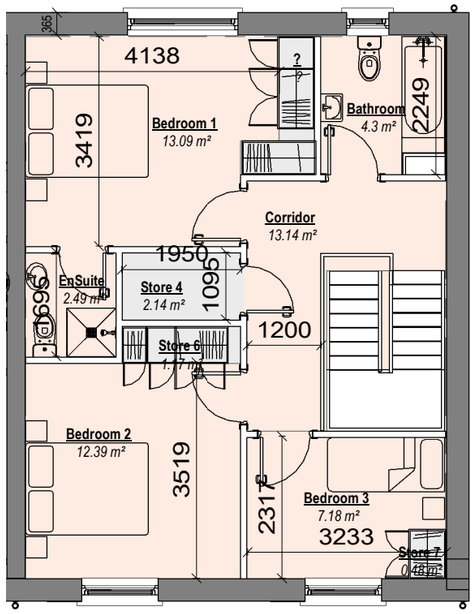
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	11.71 m²	0.31 m²	2800	3273	3893	473
Bedroom 3	01	1	7.1 m²	8.37 m²	1.27 m²	2100	2378	3944	278
Master Bedroom	01	2	13 m²	13.01 m²	0.01 m²	2800	2870	4433	70
			31.5 m²	33.09 m²	1.59 m²				
Living Area									
Kitchen/ Dining	00			15.55 m²					
Living	00		18.5 m²	18.74 m²	0.24 m²	3600	4433	4800	833
			18.5 m²	34.29 m²	0.24 m²				
Plant									
Plant	01			0.51 m²					
Plant	01			0.41 m²					
			0 m²	0.92 m²	0 m²				
Store									
Store 1	00		3.5 m²	3.5 m²	0 m²				
Store 2	01		0.77 m²	0.78 m²	0.01 m²				
Store 3	01		0.85 m²	0.85 m²	0 m²				
Store 4	01		0.63 m²	0.63 m²	0 m²				
Store 5	01		0.6 m²	0.6 m²	0 m²				
Store 6	01		1.3 m²	1.3 m²	-0.01 m²				
Store 7	00		1.35 m²	1.35 m²	0 m²				
			9 m²	9.01 m²	0.01 m²				

Gross Internal Areas	
Name	**Area**
D3IA-GFL	47.08 m²
D3IA-FFL	59.23 m²
	106.31 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 3 BED, TYPE D3JA





D3JA - 3 Bed Ground Floor End Terrace

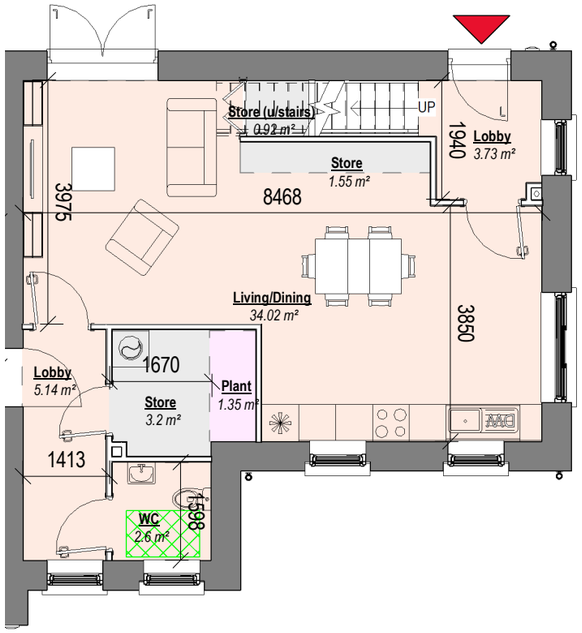
D3JA - 3 Bed First Floor End Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	02	2	13 m²	13.1 m²	0.1 m²	2800	3419	4720	619
Bedroom 2	02	2	11.4 m²	12.4 m²	1 m²	2800	3519	3520	719
Bedroom 3	02	1	7.1 m²	7.2 m²	0.1 m²	2100	2320	3233	220
			31.5 m²	32.7 m²	1.2 m²				
Living Area									
Kitchen / Living	01	4	30 m²	38.6 m²	8.6 m²				
			30 m²	38.6 m²	8.6 m²				
Plant									
Plant	01		0 m²	1.4 m²	0 m²				
			0 m²	1.4 m²	0 m²				
Store									
Store 1	01		3.3 m²	3.3 m²	0 m²				
Store 2	01		0.3 m²	0.3 m²	0 m²				
Store 3	01		0.2 m²	0.2 m²	0 m²				
Store 4	02		2.1 m²	2.1 m²	0 m²				
Store 5	02		1.5 m²	1.6 m²	0.1 m²				
Store 6	02		1.2 m²	1.2 m²	0 m²				
Store 7	02		0.5 m²	0.5 m²	0 m²				
			9 m²	9.2 m²	0.2 m²				

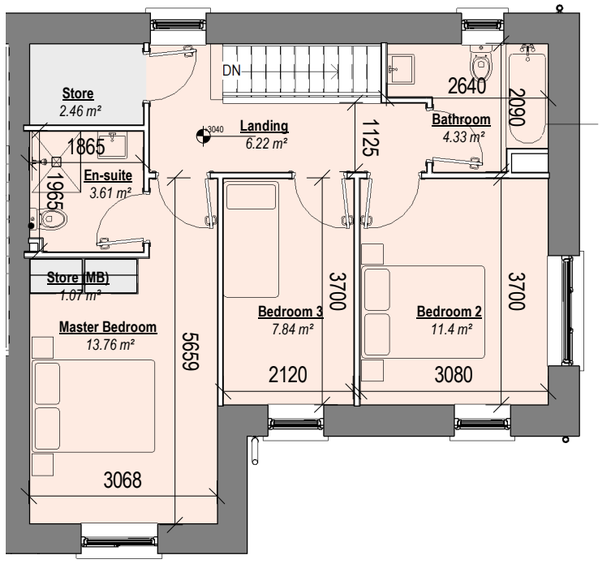
Gross Internal Areas	
Name	**Area**
GIA 01	60.5 m²
GIA 02	60.5 m²
GIA 00	4.3 m²
	125.4 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 3 BED, TYPE D3KA



D3KA - 3 Bed Ground Floor End Terrace



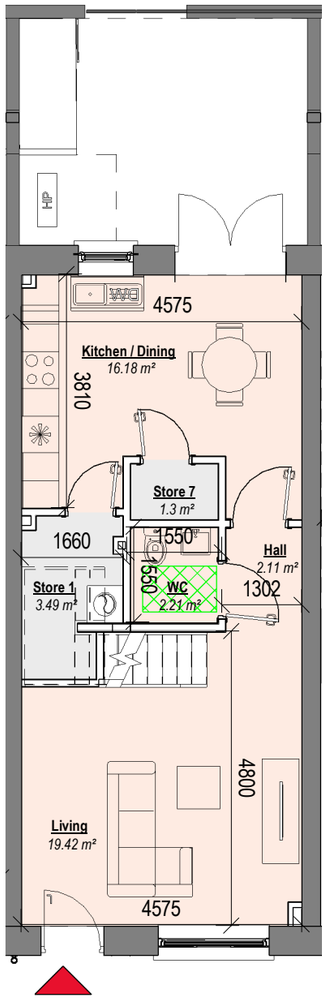
D3KA - 3 Bed First Floor End Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	11.4 m²	0 m²	2800	3080	3700	280
Bedroom 3	01	1	7.1 m²	7.84 m²	0.74 m²	2100	2120	3700	20
Master Bedroom	01	2	13 m²	13.76 m²	0.76 m²	2800	3068	5613	268
				33 m²	1.5 m²				
LIVING/DINING									
Living/Dining	00	5	34 m²	34.02 m²	0.02 m²	3800	3850	8468	50
				34.02 m²	0.02 m²				
Plant									
Plant	00			1.35 m²					
				1.35 m²	0 m²				
Store									
Store	01		2.1 m²	2.46 m²	0.36 m²				
Store	00		2.5 m²	3.2 m²	0.7 m²				
Store	00		1.5 m²	1.55 m²	0.05 m²				
Store (MB)	01		1 m²	1.07 m²	0.07 m²				
Store (u/stairs)	00		0.9 m²	0.92 m²	0.02 m²				
				9.19 m²	1.19 m²				

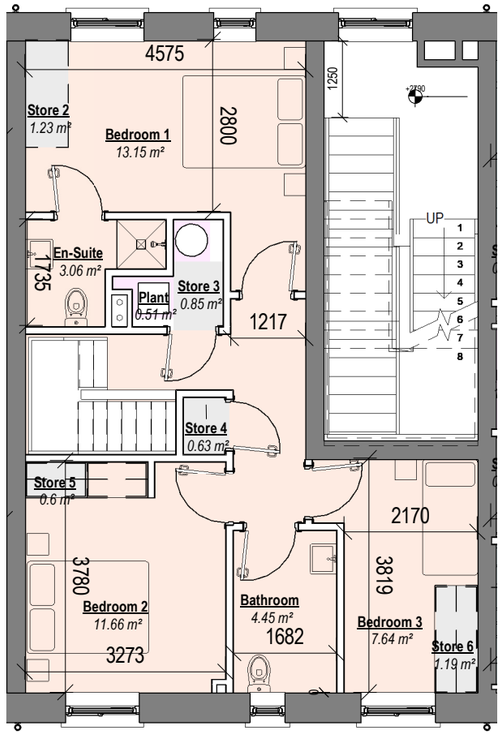
Gross Internal Areas	
Name	**Area**
D3KA-GFL	58.19 m²
D3KA-FFL	56.57 m²
	114.76 m²

Refer to Private Amenity Area schedule for individual unit provision

4.1. | DUPLEX UNITS - 3 BED, TYPE D3RA



D3RA - 3 Bed Ground Floor Mid Terrace



D3RA - 3 Bed First Floor Mid Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	01	2	13 m²	13.15 m²	0.15 m²	2800	2870	4575	70
Bedroom 2	01	2	11.4 m²	11.66 m²	0.26 m²	2800	3273	3893	473
Bedroom 3	01	1	7.1 m²	7.64 m²	0.54 m²	2100	2378	3944	278
			31.5 m²	32.45 m²	0.95 m²				
Living Area									
Kitchen / Dining	00		15.5 m²	16.18 m²	0.68 m²	3800	4575	3995	775
Living	00		18.5 m²	19.42 m²	0.92 m²	3600	4575	4800	975
			34 m²	35.6 m²	1.6 m²				
Plant									
Plant	01			0.51 m²					
Plant	01			0.41 m²					
			0 m²	0.92 m²	0 m²				
Store									
Store 1	00		3.49 m²	3.49 m²	0 m²				
Store 2	01		0.99 m²	1.23 m²	0.24 m²				
Store 3	01		0.85 m²	0.85 m²	0 m²				
Store 4	01		0.63 m²	0.63 m²	0 m²				
Store 5	01		0.6 m²	0.6 m²	0 m²				
Store 6	01		1.19 m²	1.19 m²	0 m²				
Store 7	00		1.25 m²	1.3 m²	0.05 m²				
			9 m²	9.29 m²	0.29 m²				

Gross Internal Areas	
Name	**Area**
D3RA-GFL	48.58 m²
D3RA-FFL	59.37 m²
	107.95 m²

Refer to Private Amenity Area schedule for individual unit provision

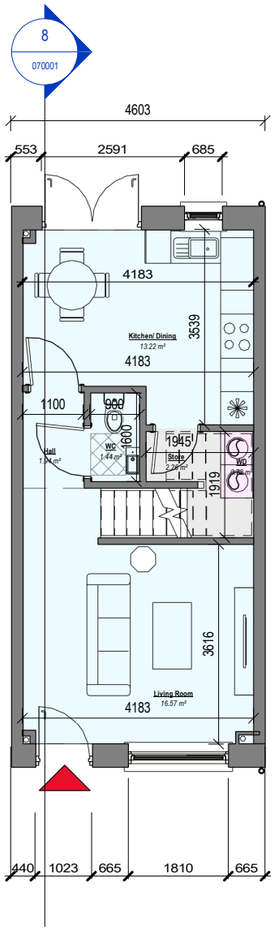
5.0

HOUSE TYPES

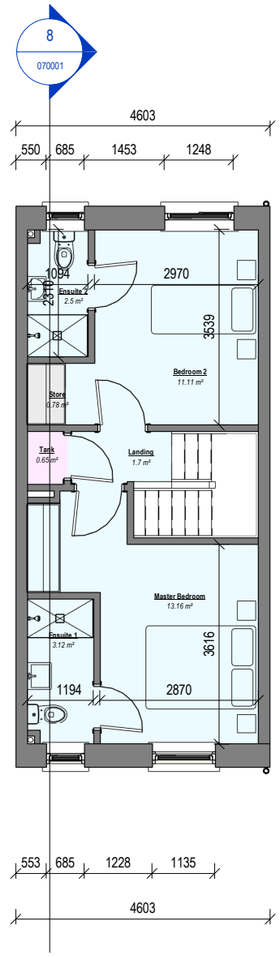
Note, houses have minor variations to elevation treatment by zone and adjustments by terrace for constructibility which are designed around the following floor plans

5.1. | HOUSES - 2 BED HOUSE TYPE H2A*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

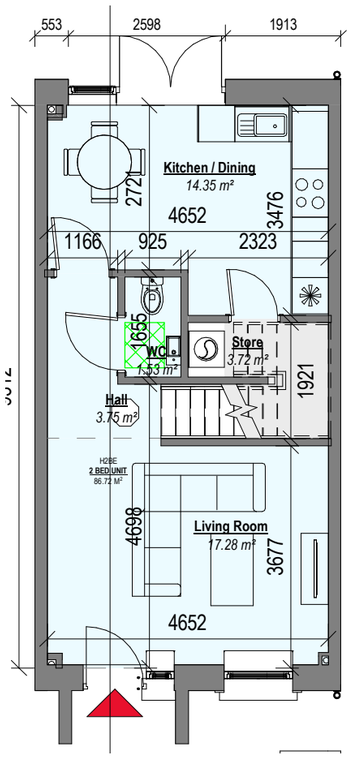


First floor plan

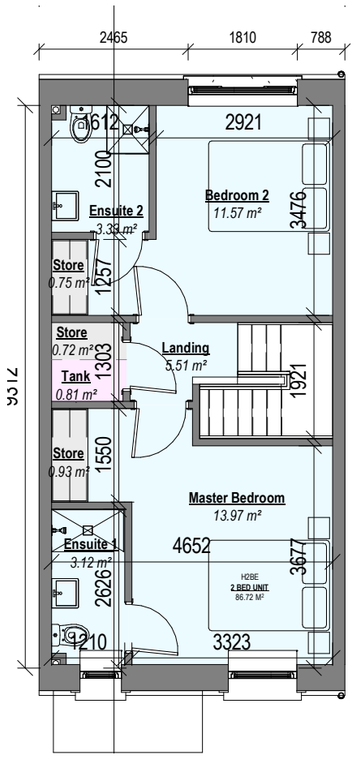
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Ensuite 1	01			3.12 m²					
Ensuite 2	01			2.5 m²					
Hall	00			1.94 m²					
Landing	01			1.7 m²					
WC	00			1.44 m²					
			0 m²	10.71 m²	0 m²				
Bedroom									
Bedroom 2	01	1	7.1 m²	11.11 m²	4.01 m²	2800	3078	3525	278
Master Bedroom	01	2	13 m²	13.16 m²	0.16 m²	2800	3102	3490	302
			20.1 m²	24.26 m²	4.16 m²				
Living Area									
Kitchen/ Dining	00		0 m²	13.22 m²	13.22 m²	0	0	0	0
Living Room	00		13 m²	16.57 m²	3.57 m²	3600	3610	4203	10
			13 m²	29.79 m²	16.79 m²				
Plant									
Tank	01		0 m²	0.65 m²	0.65 m²				
WD	00			0.72 m²					
			0 m²	1.37 m²	0.65 m²				
Store									
Store	00			2.26 m²					
Store	01			0.78 m²					
			0 m²	3.04 m²	0 m²				

5.1. | HOUSES - 2 BED HOUSE TYPE H2B*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

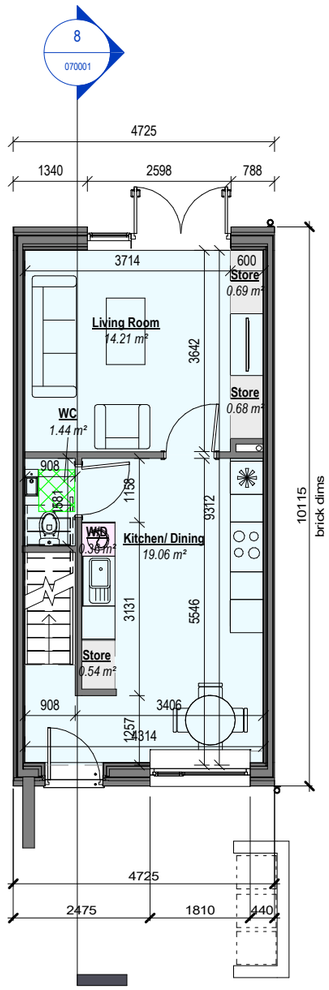


First floor plan

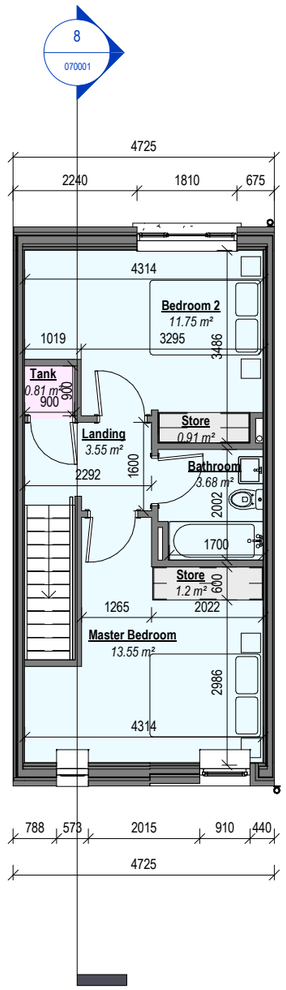
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	11.57 m²	0.17 m²	2800	2842	3475	42
Master Bedroom	01	2	13 m²	13.97 m²	0.97 m²	2800	3368	3620	568
			24.4 m²	25.54 m²	1.14 m²				
Living Area									
Kitchen / Dining	00		0 m²	14.35 m²	14.35 m²		4653	3475	
Living Room	00		13 m²	17.28 m²	4.28 m²	3600	3620	4655	20
			13 m²	31.63 m²	18.63 m²				
Other									
Ensuite 1	01			3.12 m²					
Ensuite 2	01			3.33 m²					
Hall	00			3.75 m²					
Landing	01			5.51 m²					
W/D	00			0.36 m²					
WC	00			1.53 m²					
			0 m²	17.6 m²	0 m²				
Plant									
Tank	01			0.81 m²					
			0 m²	0.81 m²	0 m²				
Store									
Store	01		0.6 m²	0.72 m²	0.12 m²				
Store	01		0.7 m²	0.75 m²	0.05 m²				
Store	01		0.9 m²	0.93 m²	0.03 m²				
Store	00		1.8 m²	3.72 m²	1.92 m²				
			4 m²	6.13 m²	2.13 m²				

5.1. | HOUSES - 2 BED HOUSE TYPE H2C*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

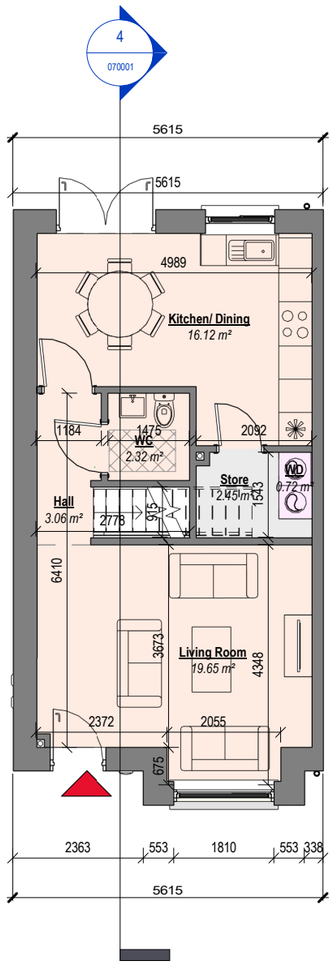


First floor plan

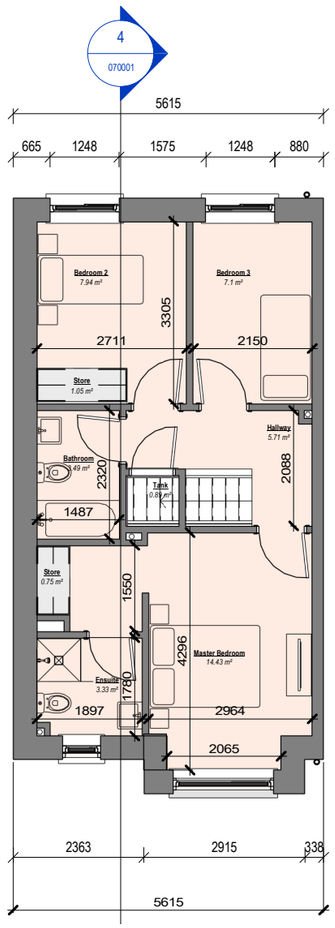
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	11.75 m²	0.35 m²	2800	4315	3480	1515
Master Bedroom	01	2	13 m²	13.55 m²	0.55 m²	2800	3280	3535	480
			24.4 m²	25.3 m²	0.9 m²				
Living Area									
Kitchen/ Dining	00		17 m²	19.06 m²	2.06 m²				
Living Room	00		13 m²	14.21 m²	1.21 m²	3600	3640	4315	40
			30 m²	33.28 m²	3.28 m²				
Other									
Landing	01			3.55 m²					
Tank	01		0 m²	0.81 m²	0.81 m²				
W/D	00			0.36 m²					
WC	00			1.44 m²					
			0 m²	6.15 m²	0.81 m²				
Store									
Store	00		0.5 m²	0.54 m²	0.04 m²				
Store	01		0.9 m²	0.91 m²	0.01 m²				
Store	01		1.2 m²	1.2 m²	0 m²				
Store	00		0.7 m²	0.69 m²	-0.01 m²				
Store	00		0.7 m²	0.68 m²	-0.02 m²				
			4 m²	4.02 m²	0.02 m²				

5.1. | HOUSES - 2 BED HOUSE TYPE H3A*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

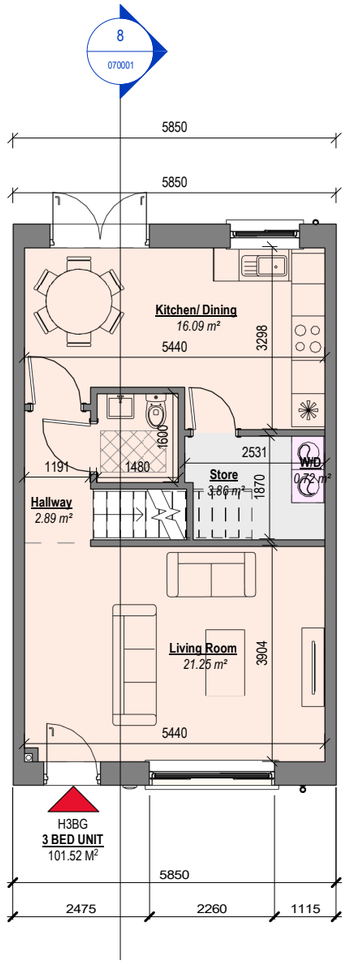


First floor plan

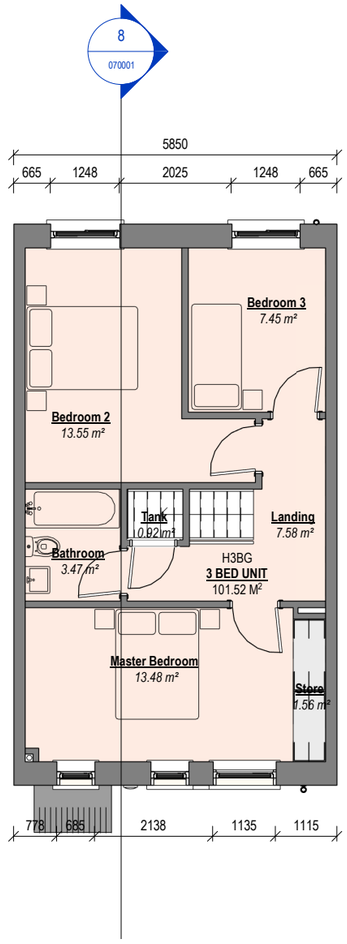
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	1	7.9 m²	7.94 m²	0.04 m²	2100	2680	3265	580
Bedroom 3	01	1	7.1 m²	7.1 m²	0 m²	2100	2190	3265	90
Master Bedroom	01	2	13 m²	14.43 m²	1.43 m²	2800	3080	3800	280
			28 m²	29.48 m²	1.48 m²				
Living Area									
Kitchen/ Dining	00		14.5 m²	16.12 m²	1.62 m²				
Living Room	00		15.5 m²	19.65 m²	4.15 m²	3800	3800	4985	0
			30 m²	35.77 m²	5.77 m²				
Other									
Ensuite	01			3.33 m²					
Hall	00			3.06 m²					
Hallway	01			5.71 m²					
WC	00			2.32 m²					
			0 m²	14.43 m²	0 m²				
Plant									
Dry	Not Placed			Not Placed					
Tank	01			0.89 m²					
WD	00			0.72 m²					
			0 m²	1.61 m²	0 m²				
Store									
Store	00		2.25 m²	2.45 m²	0.2 m²				
Store	01		0.75 m²	0.75 m²	0 m²				
Store	01		1 m²	1.05 m²	0.05 m²				
			4 m²	4.24 m²	0.24 m²				

5.1. | HOUSES - 3 BED HOUSE TYPE H3B*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

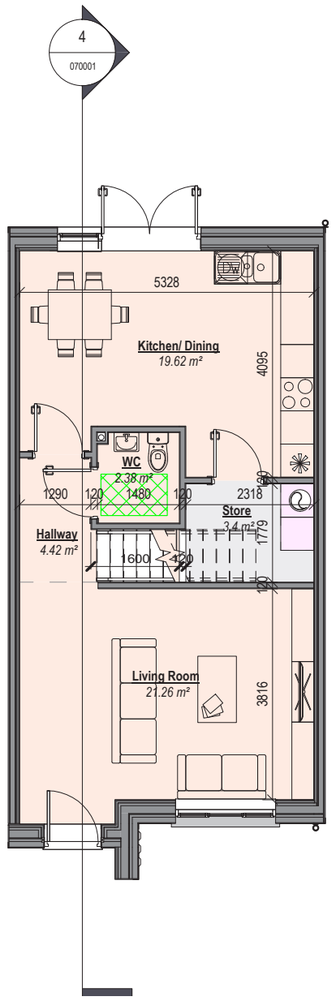


First floor plan

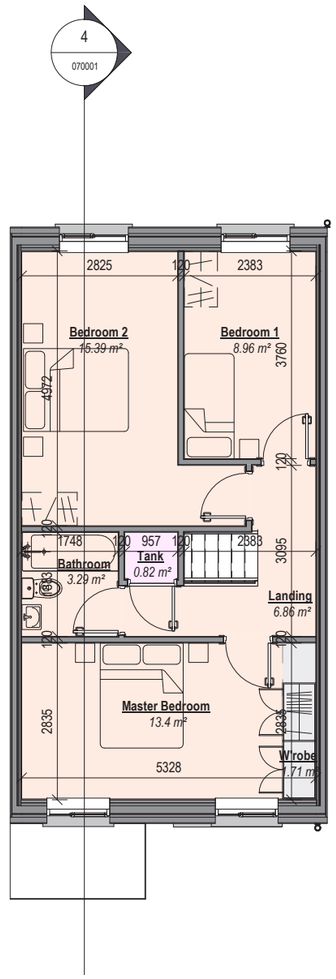
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	Level 1		11.4 m²	13.55 m²	2.15 m²	2800	2825	4125	25
Bedroom 3	Level 1		7.1 m²	7.45 m²	0.35 m²	2100	2495	3000	395
Master Bedroom	Level 1		13 m²	13.48 m²	0.48 m²	2800	2800	5440	0
			31.5 m²	34.49 m²	2.99 m²				
Living Area									
Kitchen/ Dining	Level 0		14.5 m²	16.09 m²	1.59 m²				
Living Room	Level 0		19.5 m²	21.25 m²	1.75 m²	3800	3850	5440	50
			34 m²	37.34 m²	3.34 m²				
Other									
Hallway	Level 0		0 m²	2.89 m²	2.89 m²				
Landing	Level 1			7.58 m²					
WC	Level 0			2.37 m²					
			0 m²	12.84 m²	2.89 m²				
Plant									
Tank	Level 1		0 m²	0.92 m²	0.92 m²				
W/D	Level 0		0.36 m²	0.72 m²	0.36 m²				
			0.36 m²	1.64 m²	1.28 m²				
Store									
Store	Level 0		3.5 m²	3.86 m²	0.36 m²				
Store	Level 1		1.5 m²	1.56 m²	0.06 m²				
			5 m²	5.42 m²	0.42 m²				

5.1. | HOUSES - 3 BED HOUSE TYPE H3C*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

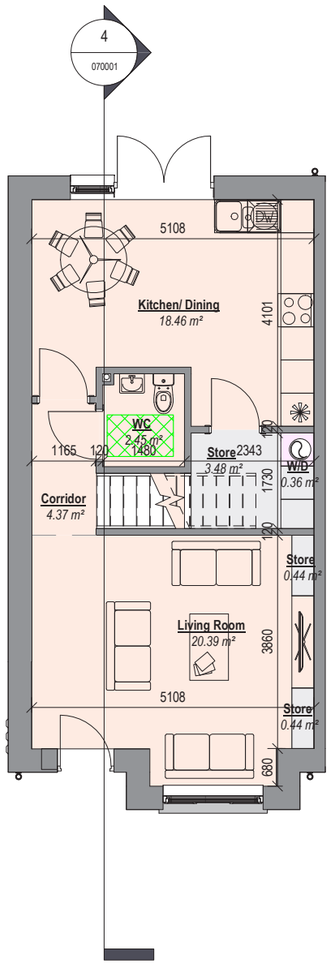


First floor plan

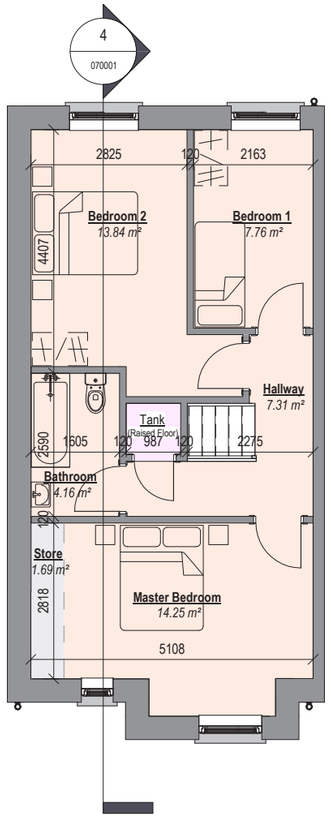
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	Level 1		7.1 m²	8.96 m²	1.86 m²	2100	2383	3760	283
Bedroom 2	Level 1		11.4 m²	15.39 m²	3.99 m²	2800	2825	4972	25
Master Bedroom	Level 1		13 m²	13.4 m²	0.4 m²	2800	2835	5328	35
			31.5 m²	37.74 m²	6.24 m²				
Living Area									
Kitchen/ Dining	Level 0		14.5 m²	19.62 m²	5.12 m²				
Living Room	Level 0		19.5 m²	21.26 m²	1.76 m²	3800	3816	5328	16
			34 m²	40.88 m²	6.88 m²				
Other									
Hallway	Level 0		0 m²	4.42 m²	4.42 m²				
Landing	Level 1			6.86 m²					
WC	Level 0			2.38 m²					
			0 m²	13.66 m²	4.42 m²				
Plant									
Tank	Level 1		0 m²	0.82 m²	0.82 m²				
W/D	Level 0			0.72 m²					
			0 m²	1.54 m²	0.82 m²				
Store									
Store	Level 0		3.4 m²	3.4 m²	0 m²				
W'robe	Level 1		1.6 m²	1.71 m²	0.11 m²				
			5 m²	5.11 m²	0.11 m²				

5.1. | HOUSES - 3 BED HOUSE TYPE H3D*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

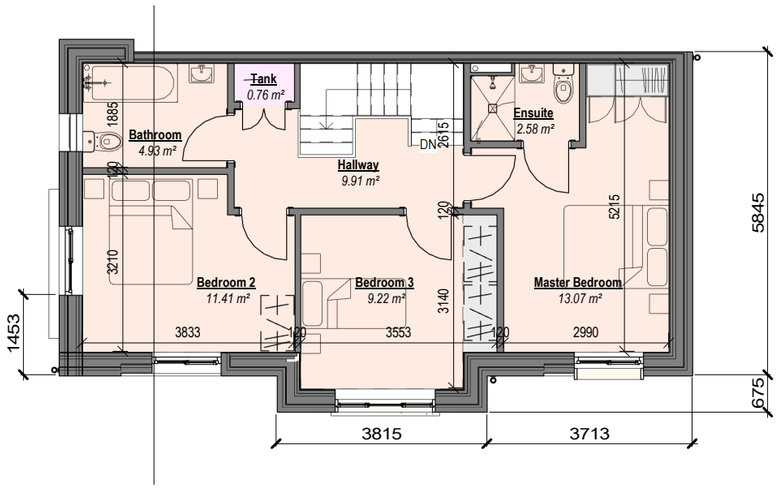


First floor plan

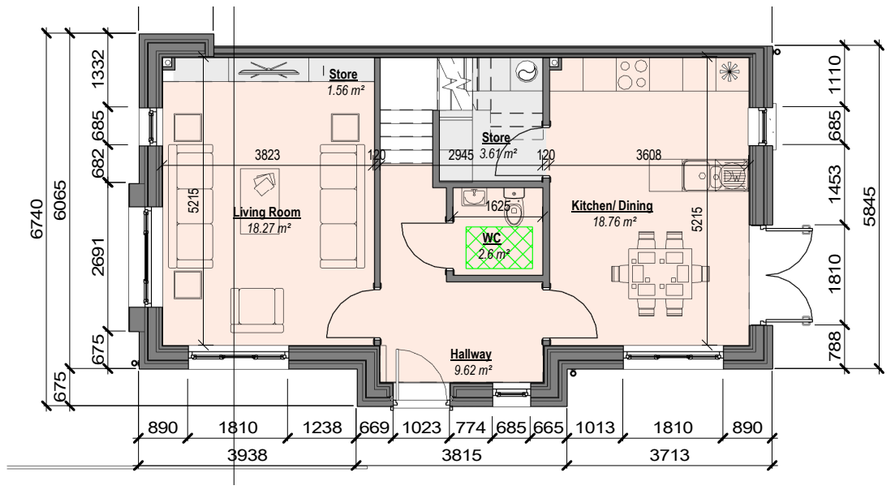
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	H3DA 01	1	7.1 m²	7.76 m²	0.66 m²	2100	2163	3570	63
Bedroom 2	H3DA 01	2	11.4 m²	13.84 m²	2.44 m²	2800	2825	4407	25
Master Bedroom	H3DA 01	2	13 m²	14.25 m²	1.25 m²	2800	2818	5108	18
			31.5 m²	35.85 m²	4.35 m²				
Living Area									
Kitchen/ Dining	H3DA 00		14.5 m²	18.46 m²	3.96 m²				
Living Room	H3DA 00		19.5 m²	20.39 m²	0.89 m²	3800	3860	5108	60
			34 m²	38.85 m²	4.85 m²				
Other									
Hallway	H3DA 01			7.31 m²					
WC	H3DA 00			2.45 m²					
			0 m²	9.76 m²	0 m²				
Plant									
Tank	H3DA 01			0.92 m²					
W/D	H3DA 00			0.36 m²					
			0 m²	1.28 m²	0 m²				
Store									
Store	H3DA 00		3 m²	3.48 m²	0.48 m²				
Store	H3DA 01		1.5 m²	1.69 m²	0.19 m²				
Store	H3DA 00		0.25 m²	0.44 m²	0.19 m²				
Store	H3DA 00		0.25 m²	0.44 m²	0.19 m²				
			5 m²	6.05 m²	1.05 m²				

5.1. | HOUSES - 3 BED HOUSE TYPE H3E*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



First floor plan

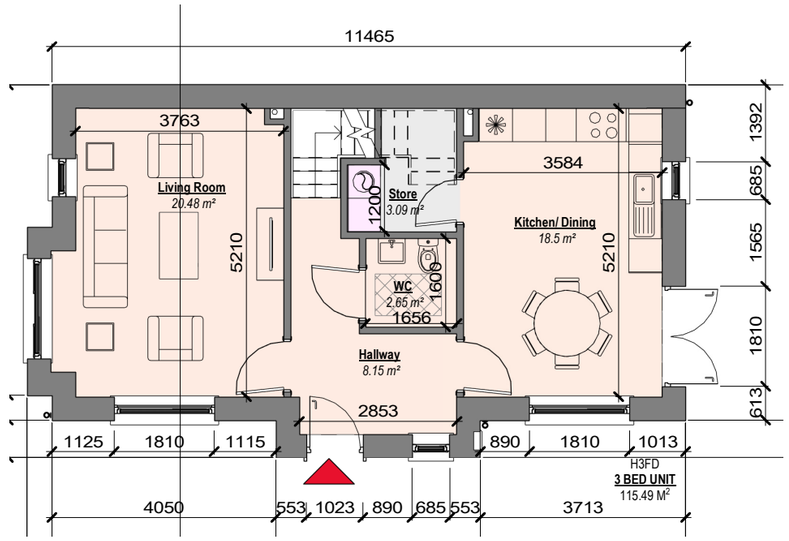


Ground floor plan

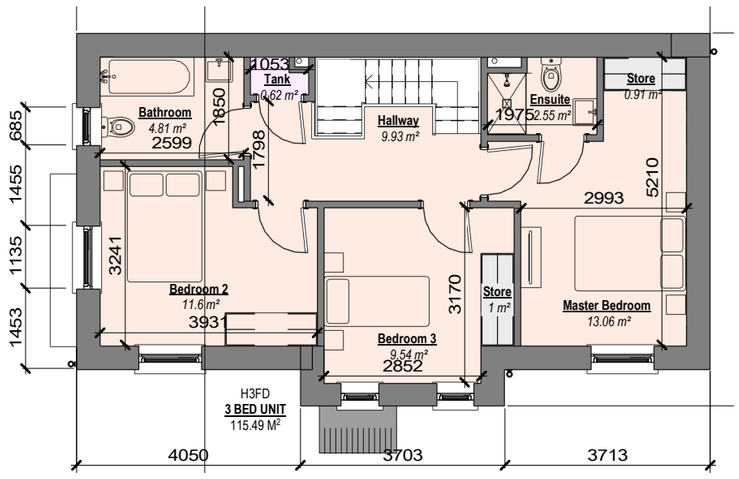
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	LEVEL 01	2	11.4 m²	11.69 m²	0.29 m²	2800	3210	3833	410
Bedroom 3	LEVEL 01	1	7.1 m²	9.24 m²	2.14 m²	2100	3140	3553	1040
Master Bedroom	LEVEL 01	2	13 m²	13.16 m²	0.16 m²	2800	2990	5215	190
			31.5 m²	34.09 m²	2.59 m²				
Living Area									
Kitchen/ Dining	LEVEL 00		17 m²	18.87 m²	1.87 m²				
Living Room	LEVEL 00		17 m²	21.11 m²	4.11 m²	3800	3823	5215	23
			34 m²	39.98 m²	5.98 m²				
Other									
Ensuite	LEVEL 01			2.58 m²					
Hallway	LEVEL 00			9.65 m²					
Hallway	LEVEL 01			9.92 m²					
WC	LEVEL 00			2.6 m²					
			0 m²	24.75 m²	0 m²				
Plant									
Tank	LEVEL 01			0.76 m²					
W/D	LEVEL 00		0 m²	0.35 m²	0.35 m²				
			0 m²	1.11 m²	0.35 m²				
Store									
Store	LEVEL 00		3.25 m²	3.25 m²	0 m²				
Store	LEVEL 01		1.5 m²	1.55 m²	0.05 m²				
Store	LEVEL 01		0.25 m²	0.91 m²	0.66 m²				
			5 m²	5.71 m²	0.71 m²				

5.1. | HOUSES - 3 BED HOUSE TYPE H3F*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

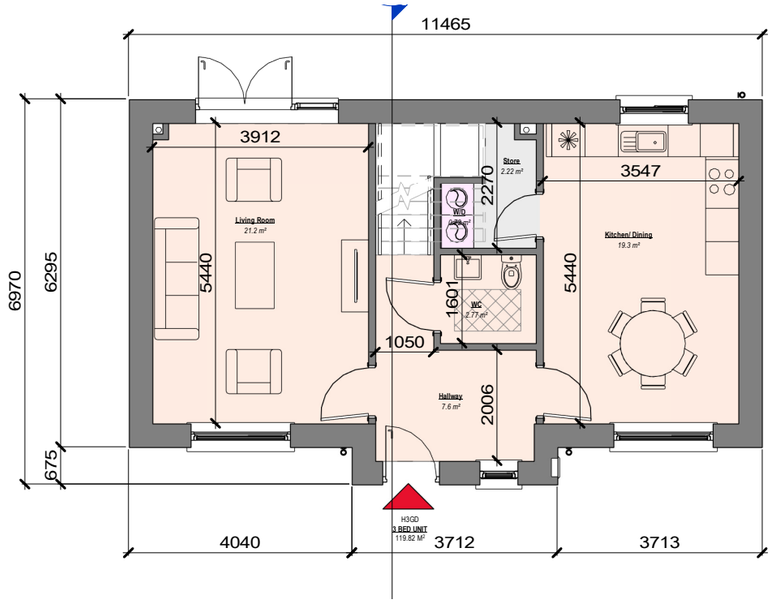


First floor plan

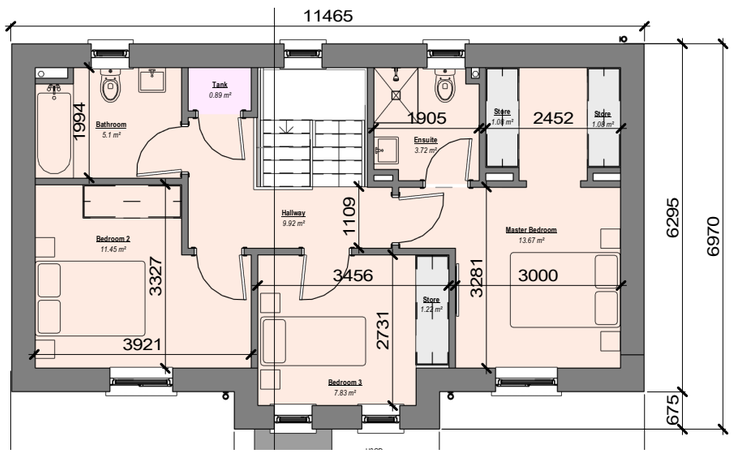
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	LEVEL 01	2	11.4 m²	11.6 m²	0.2 m²	2800	3210	3833	410
Bedroom 3	LEVEL 01	1	7.1 m²	9.54 m²	2.44 m²	2100	3140	3553	1040
Master Bedroom	LEVEL 01	2	13 m²	13.06 m²	0.06 m²	2800	2990	5215	190
			31.5 m²	34.2 m²	2.7 m²				
LIVING/DINING									
Kitchen/ Dining	LEVEL 00		17 m²	18.5 m²	1.5 m²				
Living Room	LEVEL 00			20.48 m²					
			17 m²	38.99 m²	1.5 m²				
Other									
Ensuite	LEVEL 01			2.55 m²					
Hallway	LEVEL 00			8.15 m²					
Hallway	LEVEL 01			9.93 m²					
WC	LEVEL 00			2.65 m²					
			0 m²	23.28 m²	0 m²				
Plant									
Dry	Not Placed			Not Placed					
Tank	LEVEL 01			0.62 m²					
W/D	LEVEL 00			0.72 m²					
			0 m²	1.34 m²	0 m²				
Store									
Store	LEVEL 00		3.09 m²	3.09 m²	0 m²				
Store	LEVEL 01		0.91 m²	0.91 m²	0 m²				
Store	LEVEL 01		1 m²	1 m²	0 m²				
			5 m²	5 m²	0 m²				

5.1. | HOUSES - 3 BED HOUSE TYPE H3G*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



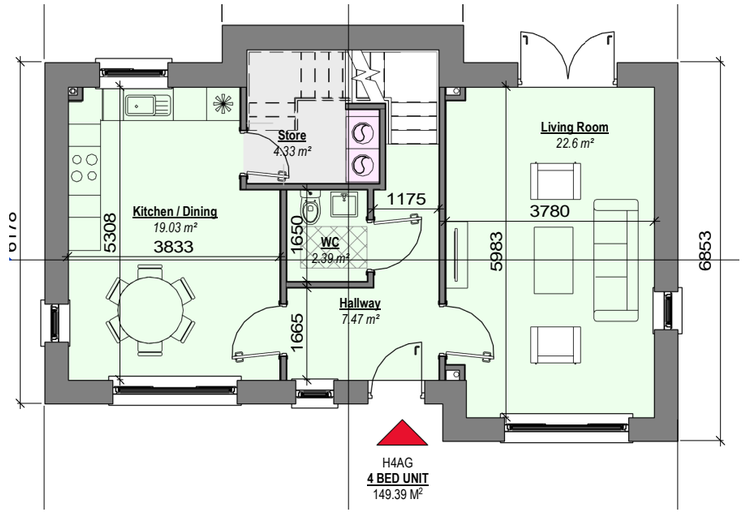
Ground floor plan



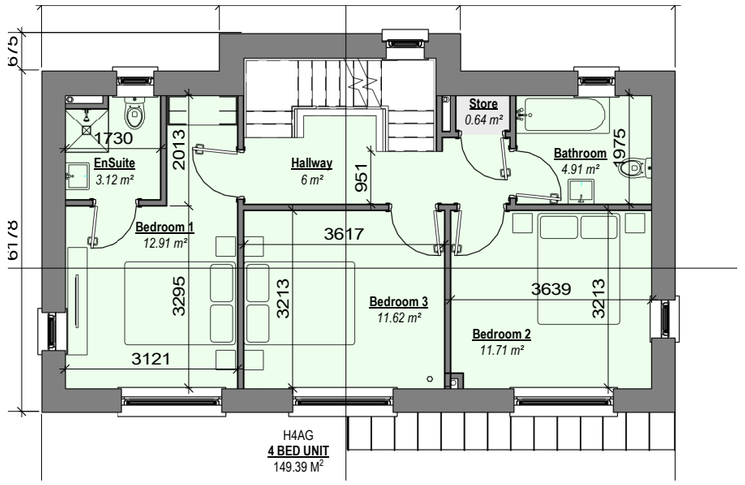
First floor plan

ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	1F	2	11.4 m²	11.45 m²	0.05 m²	2800	3445	3838	645
Bedroom 3	1F	1	7.1 m²	7.83 m²	0.73 m²	2100	2770	3540	670
Master Bedroom	1F	2	13 m²	13.67 m²	0.67 m²	2800	3008	3290	208
			31.5 m²	32.96 m²	1.46 m²				
Living Area									
Kitchen/ Dining	GF		17 m²	19.3 m²	2.3 m²				
Living Room	GF		17 m²	21.2 m²	4.2 m²	3800	3838	5450	38
			34 m²	40.5 m²	6.5 m²				
Other									
Ensuite	1F			3.72 m²					
Hallway	GF			7.6 m²					
Hallway	1F			9.92 m²					
WC	GF			2.77 m²					
			0 m²	24.01 m²	0 m²				
Plant									
Tank	1F			0.89 m²					
W/D	GF			0.72 m²					
			0 m²	1.61 m²	0 m²				
Store									
Store	GF		2 m²	2.22 m²	0.22 m²				
Store	1F		1 m²	1.08 m²	0.08 m²				
Store	1F		1 m²	1.08 m²	0.08 m²				
Store	1F		1 m²	1.22 m²	0.22 m²				
			5 m²	5.6 m²	0.6 m²				

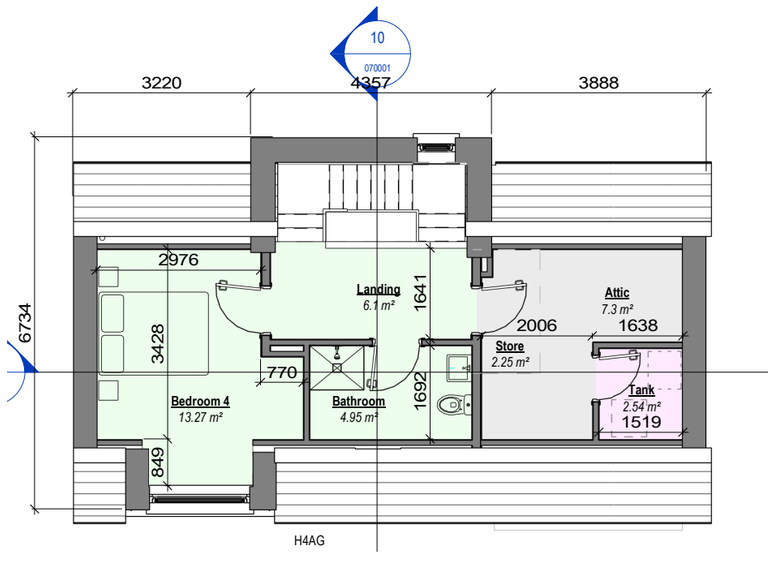
5.1. | HOUSES - 4 BED HOUSE TYPE H4A*



Ground floor plan



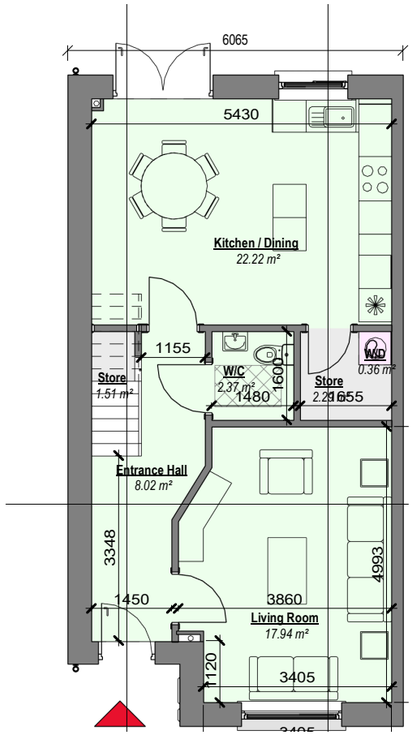
First floor plan



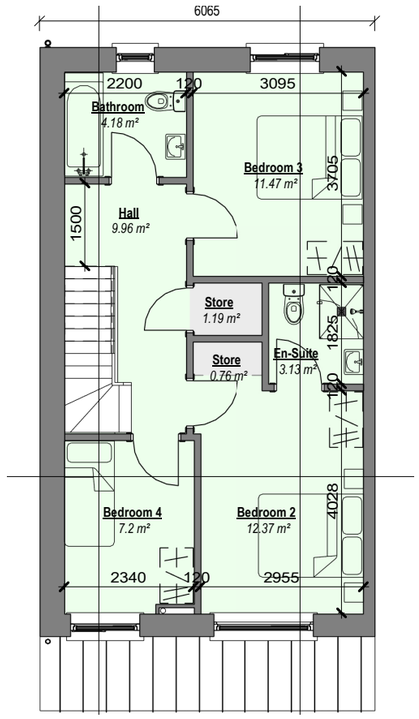
Second floor plan

H4AA ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
Bedroom 1	01		11.4 m²	12.9 m²	1.5 m²	2800	3121	5308	321
Bedroom 2	01		11.4 m²	11.7 m²	0.3 m²	2800	3213	3639	413
Bedroom 3	01		11.4 m²	11.6 m²	0.2 m²	2800	3617	3213	817
Bedroom 4	02		13 m²	13.3 m²	0.3 m²	2800	2976	3428	176
			47.2 m²	49.5 m²	2.3 m²				
CIRCULATION									
Hallway	00			7.5 m²					
Hallway	01			6 m²					
Landing	02			6.1 m²					
			0 m²	19.6 m²	0 m²				
LIVING/DINING									
Kitchen / Dining	00		15 m²	19 m²	4 m²	3800	3853	5308	53
Living Room	00		15 m²	22.6 m²	7.6 m²	3800	3810	6052	10
			30 m²	41.6 m²	11.6 m²				
Other									
Attic	02			7.3 m²					
Tank	02			2.5 m²					
W/D	00			0.8 m²					
			0 m²	10.7 m²	0 m²				
SANITARY									
EnSuite	01			3.1 m²					
WC	00			2.4 m²					
			0 m²	5.5 m²	0 m²				
Store									
Store	01		0.6 m²	0.6 m²	0 m²				
Store	02		1.4 m²	2.3 m²	0.9 m²				
Store	00		4 m²	4.3 m²	0.3 m²				
			6 m²	7.2 m²	1.2 m²				

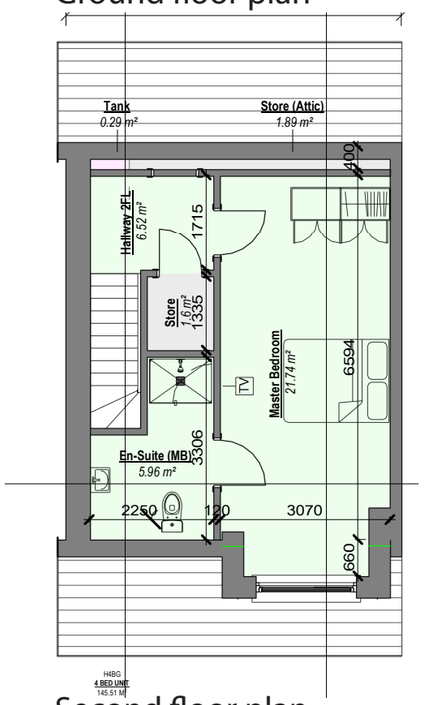
5.1. | HOUSES - 4 BED HOUSE TYPE H4B*



Ground floor plan



First floor plan



Second floor plan

ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	12.37 m²	0.97 m²	2800	2955		155
Bedroom 3	01	2	11.4 m²	11.47 m²	0.07 m²	2800	3095		295
Bedroom 4	01	1	7.2 m²	7.2 m²	0 m²	2100	2340		240
Master Bedroom	2F	2	13 m²	21.74 m²	8.74 m²	2800	3070		270
			43 m²	52.78 m²	9.78 m²				
Living Area									
Kitchen / Dining	00		21.5 m²	22.22 m²	0.72 m²				
Living Room	00		18.5 m²	17.94 m²	-0.56 m²	3800	3831		31
			40 m²	40.15 m²	0.15 m²				
Other									
En-Suite	01			3.13 m²					
En-Suite (MB)	2F			5.96 m²					
Entrance Hall	00			8.02 m²					
Hall	01			9.96 m²					
Hallway 2FL	2F			6.52 m²					
W/C	00			2.37 m²					
			0 m²	35.96 m²	0 m²				
Plant									
Tank	2F			0.29 m²					
W/D	00			0.36 m²					
			0 m²	0.65 m²	0 m²				
Store									
Store	00		2 m²	2.29 m²	0.29 m²				
Store	01		0.5 m²	0.76 m²	0.26 m²				
Store	00		1.5 m²	1.51 m²	0.01 m²				
Store	2F		1 m²	1.6 m²	0.6 m²				
Store	01		1 m²	1.19 m²	0.19 m²				
Store (Attic)	2F		0 m²	1.89 m²	1.89 m²				
			6 m²	9.23 m²	3.23 m²				



mdo
ARCHITECTS