



AREA & SCHEDULES REPORT RESIDENTIAL DEVELOPMENT | ARDAROSTIG, BISHOPSTOWN, CO CORK

ARDSTONE HOMES. LTD
JOB NO. 1923
MARCH 2021

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01 SCHEDULES

SUMMARY SCHEDULE OF ACCOMMODATION

SUMMARY	APARTMENT BLOCK 1				APARTMENT BLOCK 2				APARTMENT BLOCK 3				APARTMENT BLOCK 4				APARTMENT BLOCK 5				SUB TOTAL (APARTMENT BLOCKS 1-5)	DUPLEX APARTMENTS				TOTAL APARTMENTS
	1 BED		2 BED		1 BED		2 BED		1 BED		2 BED		1 BED		2 BED		1 BED		2 BED			2 BED		3 BED		
	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA		No	DA	No	DA	
LOWER GROUND FLOOR	-	-	-	-	-	-	-	-	1	-	1	1	1	-	1	1	3	1	-	-	20	20	20	20		
UPPER GROUND FLOOR	3	1	2	2	3	1	2	2	3	2	3	2	3	2	3	2	3	1	4	1						
FIRST FLOOR	3	1	2	2	3	1	2	2	3	2	3	2	3	2	3	2	2	1	5	1						
SECOND FLOOR	3	1	2	2	3	1	2	2	3	3	1	1	3	3	1	1	2	1	5	1						
THIRD FLOOR	2	1	1	1	2	1	1	1									2	2	1	1						
SUB TOTAL	11	4	7	7	11	4	7	7	10	7	8	6	10	7	8	6	12	6	15	4	20	20	20	20		
TOTAL APARTMENTS	18				18				18				18				27				99	40				139
TOTAL DUAL ASPECT	11				11				13				13				10				58	40				98

DUAL ASPECT APARTMENTS	No. of units	% of 139 units
	98	70.50%

NO. OF APARTMENTS WITH 10% ABOVE MIN FLOOR AREA.	No. of units	% of 139 units
	99	71%

SUMMARY	DWELLING HOUSES									
	SEMI-D	SEMI-D	SEMI-D	DETACHED	SEMI-D	DETACHED	SEMI-D	MID TERRACE	END OF TERRACE	END OF TERRACE
HOUSE TYPOLOGY	A1	A2	B1	B2	B3	B4	B5	C	D	E
NO. OF BEDROOMS	4 bed (7P)	4 bed (7P)	3 bed (5P)	3 bed (5P)	3 bed (5P)	3 bed (5P)	3 bed (5P)	3 bed (5P)	4 bed (7P)	4 bed (7P)
AREA (SQM)	133.00	143.00	122.80	122.80	126.80	126.80	125.80	101.90	153.80	151.10
SUB TOTAL	11	3	31	3	2	9	7	56	4	11
TOTAL DWELLING HOUSES	137									
TOTAL APARTMENTS	99									
TOTAL DUPLEX APARTMENTS	40									
GRAND TOTAL UNITS	276									

BREAKDOWN OF TOTAL 139 NO. APARTMENTS.	1 Beds	2 Beds	3 Beds
	54	65	20
	39%	47%	14%

BREAKDOWN OF TOTAL 137 DWELLING HOUSES.	3 Bed	4 Bed
	108	29
	79%	21%

RESIDENTIAL DEVELOPMENT AREA	7.13 Ha / 17.62 Acres		
RESIDENTIAL DENSITY	UNITS / HA	38.7	
	UNITS / ACRE	15.7	
CAR PARKING SPACES	411		
	Ratio 1.5 Spaces / Unit		
BICYCLE SPACES	Secure storage	250	TOTAL 370
	Sheffied stands	120	
AREA OF LANDSCAPED PUBLIC AMENITY SPACE (% of residential development area)	10,685m ² (15%)		

GROSS INTERNAL FLOOR AREA	
	SQM
Combined floor area of apartment blocks 1 - 5	8313
Duplex apartments	3979
Dwelling houses	16326
Creche	271
ESB Sub-Station	28
Free standing bike store	46
Free standing Bin & bicycle store	92
TOTAL INTERNAL FLOOR AREA (SQM)	29055

01 SCHEDULES

APARTMENTS AND DUPLEX BREAKDOWN

Type	Description	Storeys	Beds (Persons)	Internal Gross Floor Area (m ²)	Min Floor Area as per Req A (m ²)	Unit above 10% of min (m ²) as per Req A (Y/N)	Number of Units	Total SQ,M
Apartment blocks 1 -5								
2A	1 Bed 2P Apartment	1	1 (2)	59.2	45.0	Y	8	474
2B	1 Bed 2P Apartment	1	1 (2)	57.2	45.0	Y	8	458
2C	1 Bed 2P Apartment	1	1 (2)	52.0	45.0	Y	6	312
2D	1 Bed 2P Apartment	1	1 (2)	49.6	45.0	Y	15	744
2E	1 Bed 2P Apartment	1	1 (2)	50.7	45.0	Y	4	203
2F	1 Bed 2P Apartment	1	1 (2)	50.0	45.0	Y	9	450
2G	1 Bed 2P Apartment	1	1 (2)	50.2	45.0	Y	1	50
2H	1 Bed 2P Apartment	1	1 (2)	59.8	45.0	Y	1	60
2J	1 Bed 2P Apartment	1	1 (2)	55.5	45.0	Y	2	111
3A	2Bed 3P Apartment	1	2 (3)	63.8	63.0	N	6	383
3B	2Bed 3P Apartment	1	2 (3)	64.0	63.0	N	2	128
3C	2Bed 3P Apartment	1	2 (3)	65.6	63.0	N	6	394
3D	2Bed 3P Apartment	1	2 (3)	66.5	63.0	N	3	200
4A	2Bed 4P Apartment	1	2 (4)	78.5	73.0	N	6	471
4B	2Bed 4P Apartment	1	2 (4)	83.5	73.0	Y	4	334
4C	2Bed 4P Apartment	1	2 (4)	73.0	73.0	N	4	292
4D	2Bed 4P Apartment	1	2 (4)	75.6	73.0	N	5	378
4E	2Bed 4P Apartment	1	2 (4)	79.2	73.0	N	3	238
4F	2Bed 4P Apartment	1	2 (4)	74.3	73.0	N	3	223
4G	2Bed 4P Apartment	1	2 (4)	75.4	73.0	N	2	151
4H	2Bed 4P Apartment	1	2 (4)	94.3	73.0	Y	1	94
Total apartments							99	6148
Total No. of dual aspect apartments							58	58.6% of total
Total No. of units above 10% of min floor area							59	59.6% of total

Duplex apartments								
F1	Ground & Lower ground floor duplex	2	2 (4)	92.5	73.0	Y	16	1480
F2	First Floor Flat (Maisonette)	2	3 (5)	107.4	90.0	Y	16	1718
G1	Ground Floor Flat (Duplex)	1	2 (4)	80.2	73.0	Y	3	241
G2	First Floor Flat (Duplex)	2	3 (5)	113.4	90.0	Y	3	340
G3	Ground Floor Flat (Duplex)	1	2 (4)	87.1	73.0	Y	1	87
G4	First Floor Flat (Duplex)	2	3 (5)	113.4	90.0	Y	1	113
Total duplex apartments							40	3979
Total No. of dual aspect units							40	100% of total
Total No. of units above 10% of min floor area							40	100% of total

Apartment breakdown				
No. of units Apartment blocks 1-5	99		No. of Duplexes	40
Unit type	1 Bed (2P)	2 Bed (3P)	2 Bed (4P)	3 Bed (5P)
No of units	52	17	48	20
% of Total	37.4%	12.2%	34.5%	14.4%
Grand total No. of apartments		139		

Dual aspect apartments					
Apartment blocks 1-5					
Block 1	Block 2	Block 3	Block 4	Block 5	
11	11	13	13	10	
Sub total		58			
Dual aspect duplex apartments.					
Sub total		40			
Total No. of dual aspect apartments.		98	% of total 139 units	70.50%	

Apartments above 10% min floor area			
Apartment blocks 1-5 No. of units	59	No. of Duplexes	40
Total No. of units above 10% min area	99	% of total 139 units	71%

Apartment blocks 1 - 5 gross to net floor area	
Gross internal floor area (SQM)	8,313
Net internal area	
Apartments units	6148
Cafe space	147
Secure storage (Bin and Bicycle)	213
Total NIA (SQM)	6508
Gross to Net Ratio	0.8

01 SCHEDULES

HOUSE BREAKDOWN AND SITE STATS

Type	Description	Storeys	Beds (Persons)	Internal Gross Floor Area (m ²)			Number of Units	Total SQ,M
Dwelling houses								
A1	Semidetached	2	4 (7)	133.0			11	1463
A2	Semidetached	2	4 (7)	143.0			3	429
B1	Semidetached	2	3 (5)	122.8			31	3807
B2	Detached	2	3 (5)	122.8			3	368
B3	Semidetached	2	3 (5)	126.8			2	254
B4	Detached	2	3 (5)	126.8			9	1141
B5	Semidetached	2	3 (5)	125.8			7	881
C	Terraced	2	3 (5)	101.9			56	5706
D	End of Terrace	3	4 (7)	153.8			4	615
E	End of Terrace	3	4 (8)	151.1			11	1662
Total dwelling houses							137	16326
Grand total units							276	26453

Site Statistics			
	Acres	Hectares	
Red Line Boundary	24.6	9.95	
Less:			
Green biodiversity space along site's southern boundary.	-5.18	-2.1	
Lands under ownership of Cork City Council.	-1.36	-0.55	
Lands to front adjacent property to allow for new pedestrian footpath.	-0.0094	-0.0038	
Lands under ownership of adjacent land owner.	-0.41	-0.165	
Residential development area	17.62	7.13	
Residential density (Unit per Acre / Hectare)	15.7	38.7	
Public open space provided (figure excludes green biodiversity space along site's southern boundary)	10,685 Sqm	7.13 HA	15 % of residential development area
Public open space provided if green biodiversity space along site's southern boundary is included in calculation (10,685 Sqm + 20,989 sqm)	31,674 Sqm	9.23 HA	34% (combined development area & biodiversity space)
Creche	Internal area (SQM)	No. of Children	No. of Staff
	271	60	6
outdoor play area			
466.4 Sqm			
Plot Ratio	0.40:1		Site Coverage
			17%

Dwelling house breakdown		
Total units	137	
Unit type	3 Bed (5P)	4 bed (7P)
No of units	108	29
% of 137	78.8%	21.2%

Over all housing & unit breakdown			
Unit Type	Apartment blocks 1-5	Duplexes	Houses
No of units	99	40	137
Total	274		
Type	1 Bed (2P)	2 bed	3 bed (5P)
No of units	52	65	128
% of Total	19.0%	23.7%	46.7%

Gross internal floor area	
	SQM
Combined floor area of apartment blocks 1-5	8313
Duplex Apartments	3979
Houses	16326
Creche	271
Free standing bike stores	46
Free standing Bin & bicycle store	92
ESB-Substation	28
TOTAL INTERNAL FLOOR AREA	29055

Car parking provision				
Area	Houses	Apartments & Duplex	Visitor/ set down	Creche
Car Parking Provided	274	125	3	9
Of which are: curtilage	132	-	-	-
Of which are: Disabled	4	4	-	2
Total	411			
Ratio	1.5 Spaces / Unit			

Bicycle Parking				
	Houses	Secure storage	Sheffield stands	Creche
Spaces Provided	-	250	110	10
Total	370			

03 APARTMENT HQA DUPLEX APARTMENTS

DEVELOPMENT STANDARDS	Description	Beds/ Persons	GFA sqm	Storage Area sqm	Balcony/ Patio Size sqm	Living Room Width m	Agg. Living Area sqm	Bedroom Widths m	Agg. Bedroom Area sqm	Communal Amenity space sqm
Sustainable Urban Housing Design Standards for New Apartments 2018	1 bedroom apartment	1B/ 2P	45 sqm	3 sqm	5 sqm	3.3 m	23 sqm	Single 2.1m Double 2.8m	11.4 sqm	5 sqm
	2 bedroom apartment	2B/ 3P	63 sqm	5 sqm	6 sqm	3.6m	28 sqm		20.1 sqm	6 sqm
		2B/ 4P	73 sqm	6 sqm	7 sqm	3.6m	30 sqm		24.4 sqm	7 sqm
3 bedroom apartment	3B/ 5P	90 sqm	9 sqm	9 sqm	3.8m	34 sqm	31.5 sqm	9 sqm		

LEVEL 00	UNIT NO.	Apart. Type	Description	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required Storage Area sqm	Storage Area sqm	Required Balcony/ Patio Size sqm	Balcony/ Patio Size sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Aspect	Orientation
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Duplex APARTMENTS

LG	138	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	139	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	140	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	141	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	142	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	143	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	144	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	145	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	146	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	147	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	148	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	149	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	150	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	151	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	152	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	153	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	154	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	155	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	156	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	157	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	158	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	159	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	160	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	161	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	162	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	163	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	164	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	165	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	166	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	167	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
LG	168	F1	Duplex - 2Bed 4P	2B/4P	73	92.5	127%	6	6	7	18.4	3.6	3.75	30	30.2	2.8	3.4 2.8	24.4	25.2	Dual	NW/SE
1	169	F2	Duplex - 3Bed 5P	3B/5P	90	107.4	119%	9	9.1	9	9.2	3.8	4.25	34	34.4	2.8 2.1	3.3 2.9 2.4	31.5	32	Dual	NW/SE
G	170	G1	Duplex - 2Bed 4P	2B/4P	73	80.2	110%	6	6	7	17.7	3.6	4.8	30	31.7	2.8	3.2 2.8	24.4	26.4	Dual	NE/SW
1	171	G2	Duplex - 3Bed 5P	3B/5P	90	113.4	126%	9	19.4	9	22.2	3.8	3.9	34	37	2.8 2.1	3.2 3.2 2.8	31.5	33.3	Dual	NE/SW
G	172	G1	Duplex - 2Bed 4P	2B/4P	73	80.2	110%	6	6	7	17.7	3.6	4.8	30	31.7	2.8	3.2 2.8	24.4	26.4	Dual	NE/SW
1	173	G2	Duplex - 3Bed 5P	3B/5P	90	113.4	126%	9	19.4	9	22.2	3.8	3.9	34	37	2.8 2.1	3.2 3.2 2.8	31.5	33.3	Dual	NE/SW
G	174	G1	Duplex - 2Bed 4P	2B/4P	73	80.2	110%	6	6	7	16.6	3.6	4.8	30	31.7	2.8	3.2 2.8	24.4	26.4	Dual	NE/SW
1	175	G2	Duplex - 3Bed 5P	3B/5P	90	113.4	126%	9	19.4	9	22.2	3.8	3.9	34	37	2.8 2.1	3.2 3.2 2.8	31.5	33.3	Dual	NE/SW
G	176	G3	Duplex - 2Bed 4P	2B/4P	73	87.1	119%	6	7.5	7	27.7	3.6	5.9	30	32.6	2.8	3.1 2.8	24.4	26.6	Dual	NE/SW
1	177	G4	Duplex - 3Bed 5P	3B/5P	90	113.4	126%	9	19.4	9	26.5	3.8	3.9	34	37	2.8 2.1	3.2 3.2 2.8	31.5	33.3	Dual	NE/SW

Overall duplex Apartments	40
Total dual aspect	40

03 APARTMENT HQA

APARTMENT BLOCKS 1 - 2

DEVELOPMENT STANDARDS	Description	Beds/ Persons	GFA sqm	Storage Area sqm	Balcony/ Patio Size sqm	Living Room Width m	Agg. Living Area sqm	Bedroom Widths m	Agg. Bedroom Area sqm	Communal Amenity space sqm
Sustainable Urban Housing Design Standards for New Apartments 2018	1 bedroom apartment	1B/ 2P	45 sqm	3 sqm	5 sqm	3.3 m	23 sqm	Single 2.1m	11.4 sqm	5 sqm
	2 bedroom apartment	2B/ 3P	63 sqm	5 sqm	6 sqm	3.6m	28 sqm	Double 2.8m	20.1 sqm	6 sqm
		2B/ 4P	73 sqm	6 sqm	7 sqm	3.6m	30 sqm		24.4 sqm	7 sqm
3 bedroom apartment	3B/ 5P	90 sqm	9 sqm	9 sqm	3.8m	34 sqm	31.5 sqm	9 sqm		

LEVEL 00	UNIT NO.	Apart. Type	Description	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required Storage Area sqm	Storage Area sqm	Required Balcony/ Patio Size sqm	Balcony/ Patio Size sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Aspect	Orientation
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APT BLOCK NO 1

0 (GF)	1.01	3A	2 bedroom apartment	2B/3P	63	63.8	101%	5	5.2	6	7.6	3.6	5.1	28	30.5	2.8 2.1	3.2 2.5	20.1	21	Dual	NE SE	
0 (GF)	1.02	2C	1 bedroom apartment	1B/2P	45	52	116%	3	3	5	7	3.3	3.6	23	31	2.8	2.8	11.4	11.5	Single	NE	
0 (GF)	1.03	4A	2 bedroom apartment	2B/4P	73	78.5	108%	6	6.2	7	11.3	3.6	4.06	30	33.8	2.8	3.2 3.6	24.4	24.5	Dual	NW SW SE	
0 (GF)	1.04	2A	1 bedroom apartment	1B/2P	45	52	132%	3	3.3	5	7	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Single	NE NW	
0 (GF)	1.05	2B	1 bedroom apartment	1B/2P	45	50	127%	3	3.3	5	7.6	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Dual	N E	
1 (FF)	1.06	3A	2 bedroom apartment	2B/3P	63	63.8	101%	5	5.2	6	7.6	3.6	5.1	28	30.5	2.8 2.1	3.2 2.5	20.1	21	Dual	NE SE	
1 (FF)	1.07	2C	1 bedroom apartment	1B/2P	45	52	116%	3	3	5	7	3.3	3.6	23	31	2.8	2.8	11.4	11.5	Single	NE	
1 (FF)	1.08	4A	2 bedroom apartment	2B/4P	73	78.5	108%	6	6.2	7	11.3	3.6	4.06	30	33.8	2.8	3.2 3.6	24.4	24.5	Dual	NW SW SE	
1 (FF)	1.09	2A	1 bedroom apartment	1B/2P	45	52	132%	3	3.3	5	7	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Single	NW	
1 (FF)	1.10	2B	1 bedroom apartment	1B/2P	45	50	127%	3	3.3	5	7.6	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Dual	NE NW	
2 (SF)	1.11	3A	2 bedroom apartment	2B/3P	63	63.8	101%	5	5.2	6	7.6	3.6	5.1	28	30.5	2.8 2.1	3.2 2.5	20.1	21	Dual	NE SE	
2 (SF)	1.12	2C	1 bedroom apartment	1B/2P	45	52	116%	3	3	5	7	3.3	3.6	23	31	2.8	2.8	11.4	11.5	Single	NE	
2 (SF)	1.13	4A	2 bedroom apartment	2B/4P	73	78.5	108%	6	6.2	7	11.3	3.6	4.06	30	33.8	2.8	3.2 3.6	24.4	24.5	Dual	NW SW SE	
2 (SF)	1.14	2A	1 bedroom apartment	1B/2P	45	52	132%	3	3.3	5	7	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Single	NW	
2 (SF)	1.15	2B	1 bedroom apartment	1B/2P	45	50	127%	3	3.3	5	7.6	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Dual	N E	
3 (TF)	1.16	3B	2 bedroom apartment	2B/3P	63	64	102%	5	5.5	6	7.2	3.6	5.1	28	31.2	2.8 2.1	2.8 2.5	20.1	20.7	Dual	NE SE	
3 (TF)	1.17	2A	1 bedroom apartment	1B/2P	45	52	132%	3	3.3	5	7	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Single	NW	
3 (TF)	1.18	2B	1 bedroom apartment	1B/2P	45	50	127%	3	3.3	5	7.6	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Dual	NE NW	
																			Total Apt	18		
																			Dual	11		

APT BLOCK NO 2

0 (GF)	2.01	3A	2 bedroom apartment	2B/3P	63	63.8	101%	5	5.2	6	7.6	3.6	5.1	28	30.5	2.8 2.1	3.2 2.5	20.1	21	Dual	SE SW	
0 (GF)	2.02	2C	1 bedroom apartment	1B/2P	45	52	116%	3	3	5	7	3.3	3.6	23	31	2.8	2.8	11.4	11.5	Single	SW	
0 (GF)	2.03	4A	2 bedroom apartment	2B/4P	73	78.5	108%	6	6.2	7	11.3	3.6	4.06	30	33.8	2.8	3.2 3.6	24.4	24.5	Dual	NW/ NE / SE	
0 (GF)	2.04	2A	1 bedroom apartment	1B/2P	45	52	132%	3	3.3	5	7	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Single	NW	
0 (GF)	2.05	2B	1 bedroom apartment	1B/2P	45	50	127%	3	3.3	5	7.6	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Dual	NW SW	
1 (FF)	2.06	3A	2 bedroom apartment	2B/3P	63	63.8	101%	5	5.2	6	7.6	3.6	5.1	28	30.5	2.8 2.1	3.2 2.5	20.1	21	Dual	SE SW	
1 (FF)	2.07	2C	1 bedroom apartment	1B/2P	45	52	116%	3	3	5	7	3.3	3.6	23	31	2.8	2.8	11.4	11.5	Single	SW	
1 (FF)	2.08	4A	2 bedroom apartment	2B/4P	73	78.5	108%	6	6.2	7	11.3	3.6	4.06	30	33.8	2.8	3.2 3.6	24.4	24.5	Dual	NW/ NE / SE	
1 (FF)	2.09	2A	1 bedroom apartment	1B/2P	45	52	132%	3	3.3	5	7	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Single	NW	
1 (FF)	2.10	2B	1 bedroom apartment	1B/2P	45	50	127%	3	3.3	5	7.6	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Dual	NW SW	
2 (SF)	2.11	3A	2 bedroom apartment	2B/3P	63	63.8	101%	5	5.2	6	7.6	3.6	5.1	28	30.5	2.8 2.1	3.2 2.5	20.1	21	Dual	SE SW	
2 (SF)	2.12	2C	1 bedroom apartment	1B/2P	45	52	116%	3	3	5	7	3.3	3.6	23	31	2.8	2.8	11.4	11.5	Single	SW	
2 (SF)	2.13	4A	2 bedroom apartment	2B/4P	73	78.5	108%	6	6.2	7	11.3	3.6	4.06	30	33.8	2.8	3.2 3.6	24.4	24.5	Dual	NW/ NE / SE	
2 (SF)	2.14	2A	1 bedroom apartment	1B/2P	45	52	132%	3	3.3	5	7	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Single	NW	
2 (SF)	2.15	2B	1 bedroom apartment	1B/2P	45	50	127%	3	3.3	5	7.6	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Dual	NW SW	
3 (TF)	2.16	3B	2 bedroom apartment	2B/3P	63	64	102%	5	5.5	6	7.2	3.6	5.1	28	31.2	2.8 2.1	2.8 2.5	20.1	20.7	Dual	SE SW	
3 (TF)	2.17	2A	1 bedroom apartment	1B/2P	45	52	132%	3	3.3	5	7	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Single	NW	
3 (TF)	2.18	2B	1 bedroom apartment	1B/2P	45	50	127%	3	3.3	5	7.6	3.3	3.6	23	29.8	2.8	2.8	11.4	11.5	Dual	NW SW	
																			Total Apt	18		
																			Dual	11		

03 APARTMENT HQA

APARTMENT BLOCKS 3 - 4

LEVEL 00	UNIT NO.	Apart. Type	Description	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required Storage Area sqm	Storage Area sqm	Required Balcony/ Patio Size sqm	Balcony/ Patio Size sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Aspect	Orientation
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APT BLOCK NO 3

0 (LGF)	3.01	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	8.2	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Single	NE
0 (LGF)	3.02	3C	2 bedroom apartment	2B/3P	63	65.6	104%	5	5.1	6	14.3	3.6	5.3	28	31.2	2.8 2.1	2.8 2.35	20.1	20.4	Dual	NE SE
1 (UGF)	3.03	4B	2 bedroom apartment	2B/4P	73	77.6	114%	6	6.7	7	7.3	3.6	3.9	30	32.1	2.8	2.8	24.4	25.6	Single	NE
1 (UGF)	3.04	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NE SE
1 (UGF)	3.05	3C	2 bedroom apartment	2B/3P	63	65.6	104%	5	5.1	6	14.6	3.6	5.3	28	31.2	2.8 2.1	2.8 2.35	20.1	20.4	Dual	SE SW
1 (UGF)	3.06	2E	1 bedroom apartment	1B/2P	45	50.7	113%	3	3.4	5	9.5	3.3	3.6	23	30.3	2.8	2.8	11.4	11.5	Single	SW
1 (UGF)	3.07	4C	2 bedroom apartment	2B/4P	73	73	100%	6	7	7	13	3.6	5.35	30	32.5	2.8	2.8	24.4	24.6	Dual	NW / SE
1 (UGF)	3.08	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NW NE
2 (FF)	3.09	4B	2 bedroom apartment	2B/4P	73	77.6	114%	6	6.7	7	7.3	3.6	3.9	30	32.1	2.8	2.8	24.4	25.6	Single	NE
2 (FF)	3.10	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NE SE
2 (FF)	3.11	3C	2 bedroom apartment	2B/3P	63	65.6	104%	5	5.1	6	7.6	3.6	5.3	28	31.2	2.8 2.1	2.8 2.35	20.1	20.4	Dual	SE SW
2 (FF)	3.12	2E	1 bedroom apartment	1B/2P	45	50.7	113%	3	3.4	5	5.7	3.3	3.6	23	30.3	2.8	2.8	11.4	11.5	Single	SW
2 (FF)	3.13	4C	2 bedroom apartment	2B/4P	73	73	100%	6	7	7	13	3.6	5.35	30	32.5	2.8	2.8	24.4	24.6	Dual	NW / SE
2 (FF)	3.14	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NW NE
3 (SF)	3.15	2F	1 bedroom apartment	1B/2P	45	50	111%	3	4.2	5	23.5	3.3	4.6	23	29	2.8	3.3	11.4	11.5	Dual	NW NE
3 (SF)	3.16	4D	2 bedroom apartment	2B/4P	73	75.6	104%	6	6.8	7	19.2	3.6	4.7	30	30.3	2.8	3.4 3.9	24.4	27.2	Dual	NE/ SE
3 (SF)	3.17	2F	1 bedroom apartment	1B/2P	45	50	111%	3	4.2	5	12.3	3.3	4.6	23	29	2.8	3.3	11.4	11.5	Dual	SE / SW
3 (SF)	3.18	2F	1 bedroom apartment	1B/2P	45	50	111%	3	4.2	5	10.9	3.3	4.6	23	29	2.8	3.3	11.4	11.5	Dual	SW NW

Total Apt	18
Dual	13

APT BLOCK NO 4

0 (LGF)	4.01	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	8.2	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Single	NE
0 (LGF)	4.02	3C	2 bedroom apartment	2B/3P	63	65.6	104%	5	5.1	6	14.3	3.6	5.3	28	31.2	2.8 2.1	2.8 2.35	20.1	20.4	Dual	NE/ NW
1 (UGF)	4.03	4B	2 bedroom apartment	2B/4P	73	77.6	114%	6	6.7	7	7.3	3.6	3.9	30	32.1	2.8	2.8	24.4	25.6	Single	NE
1 (UGF)	4.04	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NE/ NW
1 (UGF)	4.05	3C	2 bedroom apartment	2B/3P	63	65.6	104%	5	5.1	6	14.6	3.6	5.3	28	31.2	2.8 2.1	2.8 2.35	20.1	20.4	Dual	NW / SW
1 (UGF)	4.06	2E	1 bedroom apartment	1B/2P	45	50.7	113%	3	3.4	5	9.5	3.3	3.6	23	30.3	2.8	2.8	11.4	11.5	Single	SW
1 (UGF)	4.07	4C	2 bedroom apartment	2B/4P	73	73	100%	6	7	7	13	3.6	5.35	30	32.5	2.8	2.8	24.4	24.6	Dual	SW / NE
1 (UGF)	4.08	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NE / SE
2 (FF)	4.09	4B	2 bedroom apartment	2B/4P	73	77.6	114%	6	6.7	7	7.3	3.6	3.9	30	32.1	2.8	2.8	24.4	25.6	Single	NE
2 (FF)	4.10	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NE/ NW
2 (FF)	4.11	3C	2 bedroom apartment	2B/3P	63	65.6	104%	5	5.1	6	7.6	3.6	5.3	28	31.2	2.8 2.1	2.8 2.35	20.1	20.4	Dual	NW / SW
2 (FF)	4.12	2E	1 bedroom apartment	1B/2P	45	50.7	113%	3	3.4	5	5.7	3.3	3.6	23	30.3	2.8	2.8	11.4	11.5	Single	SW
2 (FF)	4.13	4C	2 bedroom apartment	2B/4P	73	73	100%	6	7	7	13	3.6	5.35	30	32.5	2.8	2.8	24.4	24.6	Dual	SW / NE
2 (FF)	4.14	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NE / SE
3 (SF)	4.15	2F	1 bedroom apartment	1B/2P	45	50	111%	3	4.2	5	23.5	3.3	4.6	23	29	2.8	3.3	11.4	11.5	Dual	NE / SE
3 (SF)	4.16	4D	2 bedroom apartment	2B/4P	73	75.6	104%	6	6.8	7	19.2	3.6	4.7	30	30.3	2.8	3.4 3.9	24.4	27.2	Dual	NW NE
3 (SF)	4.17	2F	1 bedroom apartment	1B/2P	45	50	111%	3	4.2	5	12.3	3.3	4.6	23	29	2.8	3.3	11.4	11.5	Dual	NW / SW
3 (SF)	4.18	2F	1 bedroom apartment	1B/2P	45	50	111%	3	4.2	5	10.9	3.3	4.6	23	29	2.8	3.3	11.4	11.5	Dual	SW / SE

Total Apt	18
Dual	13

03 APARTMENT HQA

APARTMENT BLOCKS 5

LEVEL 00	UNIT NO.	Apart. Type	Description	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required Storage Area sqm	Storage Area sqm	Required Balcony/ Patio Size sqm	Balcony/ Patio Size sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Aspect	Orientation
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APT BLOCK NO 5

0 (LGF)	5.01	2G	1 bedroom apartment	1B/2P	45	50.2	112%	3	3	5	14.8	3.3	5.5	23	29.8	2.8	3.2	11.4	11.5	Single	W
0 (LGF)	5.02	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	10.2	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Single	NW
0 (LGF)	5.03	2H	1 bedroom apartment	1B/2P	45	59.8	133%	3	3.3	5	10.2	3.3	3.3	23	34.7	2.8	2.8	11.4	11.5	Dual	NW / NE
1 (UGF)	5.04	2F	1 bedroom apartment	1B/2P	45	50	111%	3	4.2	5	7.3	3.3	4.6	23	29	2.8	3.3	11.4	11.5	Single	E
1 (UGF)	5.05	4E	2 bedroom apartment	2B/4P	73	79.2	108%	6	6.7	7	7.3	3.6	4.7	30	34.9	2.8	3.3 4.1	24.4	26.4	Dual	E / S / W
1 (UGF)	5.06	4F	2 bedroom apartment	2B/4P	73	74.3	102%	6	6.7	7	7.3	3.6	4.7	30	30	2.8	2.8 3.4	24.4	26.4	Single	W
1 (UGF)	5.07	3D	2 bedroom apartment	2B/3P	63	66.5	106%	5	5.55	6	7.2	3.6	5.7	28	32	2.8 2.1	3.2 2.9	20.1	22.1	Single	W
1 (UGF)	5.08	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.2	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Single	NW
1 (UGF)	5.09	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NW / NE
1 (UGF)	5.10	4D	2 bedroom apartment	2B/4P	73	75.6	104%	6	6.8	7	7.3	3.6	4.7	30	30.3	2.8	3.4 3.9	24.4	27.2	Dual	NE SE
2 (FF)	5.11	4G	2 bedroom apartment	2B/4P	73	75.4	103%	6	6.7	7	7.3	3.6	4.7	30	31	2.8	2.8 3.4	24.4	26.4	Single	E
2 (FF)	5.12	4E	2 bedroom apartment	2B/4P	73	79.2	108%	6	6.7	7	7.3	3.6	4.7	30	34.9	2.8	3.3 4.1	24.4	26.4	Dual	E / S / W
2 (FF)	5.13	4F	2 bedroom apartment	2B/4P	73	74.3	102%	6	6.7	7	7.3	3.6	4.7	30	30	2.8	2.8 3.4	24.4	26.4	Single	W
2 (FF)	5.14	3D	2 bedroom apartment	2B/3P	63	66.5	106%	5	5.55	6	7.2	3.6	5.7	28	32	2.8 2.1	3.2 2.9	20.1	22.1	Single	W
2 (FF)	5.15	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.2	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Single	NW
2 (FF)	5.16	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NW / NE
2 (FF)	5.17	4D	2 bedroom apartment	2B/4P	73	75.6	104%	6	6.8	7	7.3	3.6	4.7	30	30.3	2.8	3.4 3.9	24.4	27.2	Dual	NE SE
3 (SF)	5.18	4G	2 bedroom apartment	2B/4P	73	75.4	103%	6	6.7	7	7.3	3.6	4.7	30	31	2.8	2.8 3.4	24.4	26.4	Single	E
3 (SF)	5.19	4E	2 bedroom apartment	2B/4P	73	79.2	108%	6	6.7	7	7.3	3.6	4.7	30	34.9	2.8	3.3 4.1	24.4	26.4	Dual	E / S / W
3 (SF)	5.20	4F	2 bedroom apartment	2B/4P	73	74.3	102%	6	6.7	7	7.3	3.6	4.7	30	30	2.8	2.8 3.4	24.4	26.4	Single	W
3 (SF)	5.21	3D	2 bedroom apartment	2B/3P	63	66.5	106%	5	5.55	6	7.2	3.6	5.7	28	32	2.8 2.1	3.2 2.9	20.1	22.1	Single	W
3 (SF)	5.22	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.2	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Single	NW
3 (SF)	5.23	2D	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.3	5	7.6	3.3	3.3	23	28	2.8	2.8	11.4	11.5	Dual	NW / NE
3 (SF)	5.24	4D	2 bedroom apartment	2B/4P	73	75.6	104%	6	6.8	7	7.3	3.6	4.7	30	30.3	2.8	3.4 3.9	24.4	27.2	Dual	NE SE
4 (TF)	5.25	4H	2 bedroom apartment	2B/4P	73	94.3	129%	6	9	7	25.3	3.6	4.7	30	30	2.8	3.9 2.8	24.4	27.3	Dual	E / W
4 (TF)	5.26	2F	1 bedroom apartment	1B/2P	45	50	111%	3	4.2	5	44.6	3.3	4.6	23	29	2.8	3.3	11.4	11.5	Dual	NW / NE
4 (TF)	5.27	2F	1 bedroom apartment	1B/2P	45	50	111%	3	4.2	5	24.4	3.3	4.6	23	29	2.8	3.3	11.4	11.5	Dual	NE / SE

Total Apt	27
Dual	10

Overall Apartments	99
Total dual aspect	58



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