Drawing Issue Register					brian dunlop <u>architects</u>							
Project: Waterford City & County Council						15 Patrick Street Kilkenny						
Client: Pro	posed Housing (Sally Co	urt) Ballytru	ckle				ł	orianc	+353 lunlop			
Project No:	: 2225			ls	sue D	ate:						
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Dwg. No.		Scale	Size	R	evision							
2225-P-001	Digital OS Maps	1:1000 & 1:10560	A1		*							
2225-P-010	Existing Site & Ground Floor Plan	1:200	A2		*							
2225-P-011	Existing Site & First Floor Plan	1:200	A2		*							
2225-P-012	Existing Site & Second Floor Plan	1:200	A2		*							
2225-P-050	Proposed Site & Ground Floor Plan	1:200	A2		*							
2225-P-051	Proposed Site & First Floor Plan	1:200	A2		*							
2225-P-052	Proposed Site & Second Floor Plan	1:200	A2		*							
2225-P-100	Units 01-06 Proposed First Floor Plans, Elevations & Section)	1:100	A1		*							
2225-P-200	Units 07-08 Proposed First Floor Plans, Elevations & Section)	1:100	A1		*							
2225-P-300	Units 09 Proposed First Floor Plans, Elevations & Section)	1:100	A2		*							
2225-P-400	Units 10 Proposed First Floor Plans, Elevations & Section)	1:100	A2		*							
2225-P-500	Existing Contextual Elevations	1:200	A2		*							
2225-P-501	Proposed Contextual Elevations	1:200	A2		*							
2225-P-502	Proposed Site Sections	1:200	A2		*							
2225-P-600	Secure Communal Cycle Parking	1:50	A3		*							
				+								

Documents Issued to: Hard Copy Register: No. of Copies.									
Waterford County Council	6	6							
Client	1	1							





SKETCH AND DESIGN STAGE

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SITE BOUNDARY

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Ní thaispeánann léarscail de chuid Ordanáis Shuirbheireacht na hÉireann teorann phointí dleathúil de mhaoin riamh, ná úinéireacht de ghnéithe fhisiciúla.

Description:

32

Digital Cartographic Model (DCM)

Publisher / Source:

Ordnance Survey Ireland (OSi)

Data Source / Reference:

PRIME2

File Format:

Autodesk AutoCAD (DWG_R2013) File Name:

v_50246857_1.dwg

Clip Extent / Area of Interest (AOI):

LLX,LLY= 660635.3447,611015.9892 LRX,LRY= 661218.3447,611015.9892 ULX,ULY= 660635.3447,611445.9892 URX,URY= 661218.3447,611445.9892

Projection / Spatial Reference:

Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:

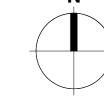
X,Y= 660926.8447,611230.9892

- Reference Index: Map Series | Map Sheets 1:1,000 | 5702-06 1:1,000 | 5702-07 An G Íochte Data Extraction Date: Gran Date= 31-Jan-2022
 - Source Data Release: DCLMS Release V1.148.112

Product Version: Version= 1.3

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Please visit 'www.osi.ie/about/terms-conditions'



SITE BOUNDARY OUTLINED IN RED

RED LINE SITE AREA = 1307m2 / 0.1307ha

01/06/23

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RIAI © BRIAN DUNLOP ARCHITECTS THIS DRAWING AND THE DESIGN THEREON IS COPYRIGHT AND MAY NOT BE REPRODUCED, DISTRIBUTED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BRIAN DUNLOP ARCHITECTS.

Job No.

Dwg No.

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PART 8 DRAWINGS

2225

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1711-P-001

JUNE 2023

As indicated@A1

Website:

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Quality Management



01/06/23

DATE.







UN	літ 🛛	ACCOMMODATION	OVERALL AREAS	
01		1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 49m ²
02	2	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 49m ²
03	3	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 53m ²
04		2 BED 3 PERSON APARTMENT	REQ. MIN APT SIZE 2 BED 4 PERSON = 63m ²	PROVIDED = 67m ²
05	5	2 BED 4 PERSON APARTMENT	REQ. MIN APT SIZE 2 BED 4 PERSON = 73m ²	PROVIDED = 80m ²
06	;	2 BED 4 PERSON APARTMENT	REQ. MIN APT SIZE 2 BED 4 PERSON = 73m ²	PROVIDED = 84m ²
07	,	3 BED 4 PERSON HOUSE	GROSS FLOOR AREA HOUSE 3 BED 4 PERSON = 83m ²	PROVIDED = 92m ²
08	3	3 BED 4 PERSON HOUSE	GROSS FLOOR AREA HOUSE 3 BED 4 PERSON = 83m ²	PROVIDED = 90m ²
09	,	2 BED 3 PERSON HOUSE	GROSS FLOOR AREA HOUSE 2 BED 3 PERSON = 70m ²	PROVIDED = 76m ²
10)	2 BED 3 PERSON HOUSE ACCESSIBLE	GROSS FLOOR AREA HOUSE 2 BED 3 PERSON = 60m ²	PROVIDED =70m ²

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RED LINE SITE AREA = 1307m² / 0.1307ha

6 No. APARTMENTS & 4 HOUSES = 10 No. UNITS IN TOTAL

PROPOSED DENSITY = 76.51 UNITS PER HECTARE

PRIVATE AMENITY HOUSES = 1-2 BED REQUIRED = 50m² 3 BED REQUIRED = 60m²

UNIT 07 3BED PROVIDED = 87m² UNIT 08 3 BED PROVIDED = 100m² UNIT 09 2 BED PROVIDED = 50m² UNIT 10 2 BED PROVIDED ACCESSIBLE = 51.5m²

PRIVATE OPEN SPACE 15% OF OVERALL SITE (196m2) = 255m2 PROVIDED (19%)

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SITE BOUNDARY OUTLINED IN RED

RED LINE SITE AREA = 1307m2 / 0.1307ha

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	ISO 9001 Registered	Date	JUNE 2023	
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UNIT	ACCOMMODATION	OVERALL AREAS	
01	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 49m ²
02	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 49m ²
03	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 53m ²
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09	2 BED 3 PERSON HOUSE	GROSS FLOOR AREA HOUSE 2 BED 3 PERSON = 70m ²	PROVIDED = 76m ²
10	2 BED 3 PERSON HOUSE ACCESSIBLE	GROSS FLOOR AREA HOUSE 2 BED 3 PERSON = 60m ²	PROVIDED =70m ²

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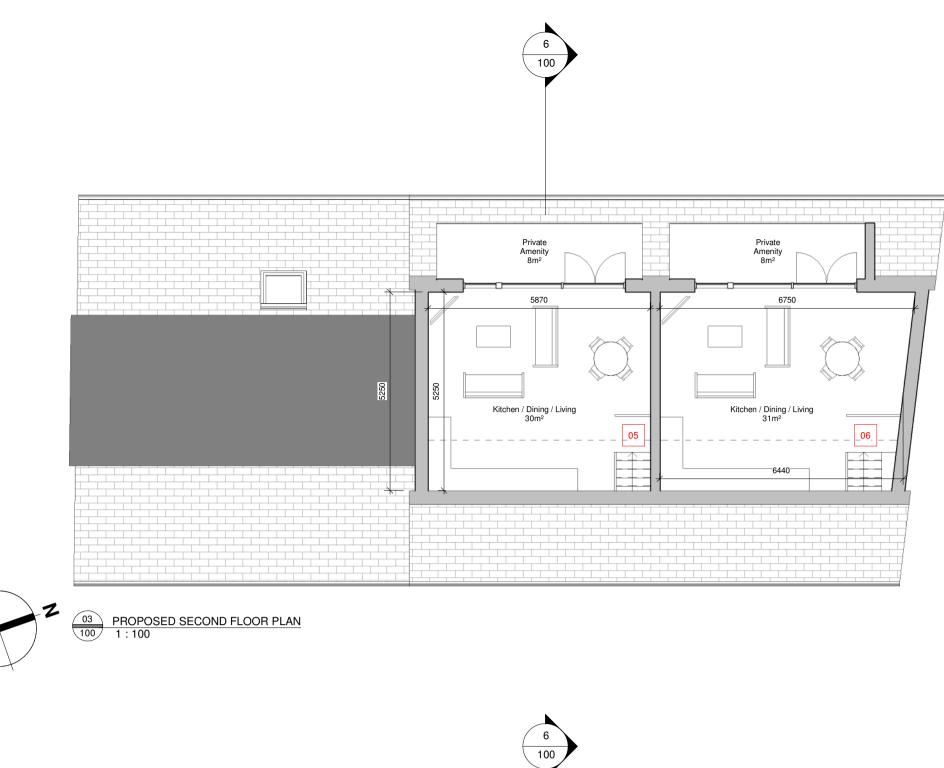
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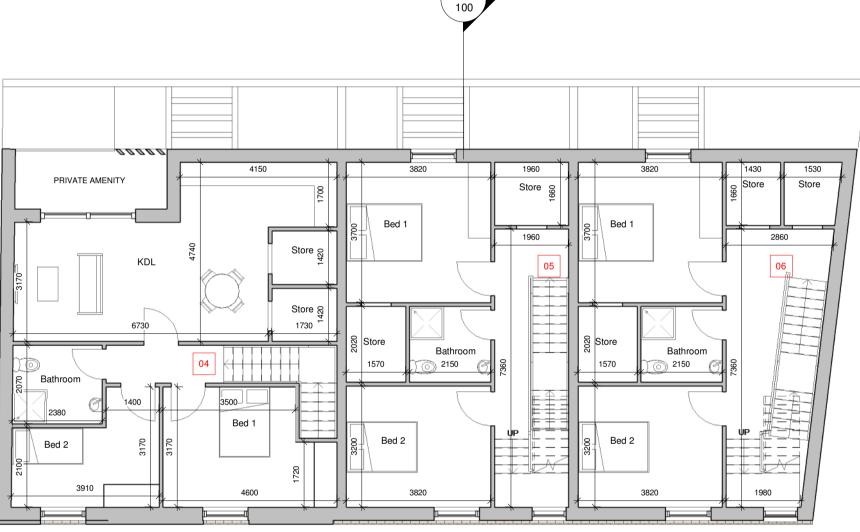


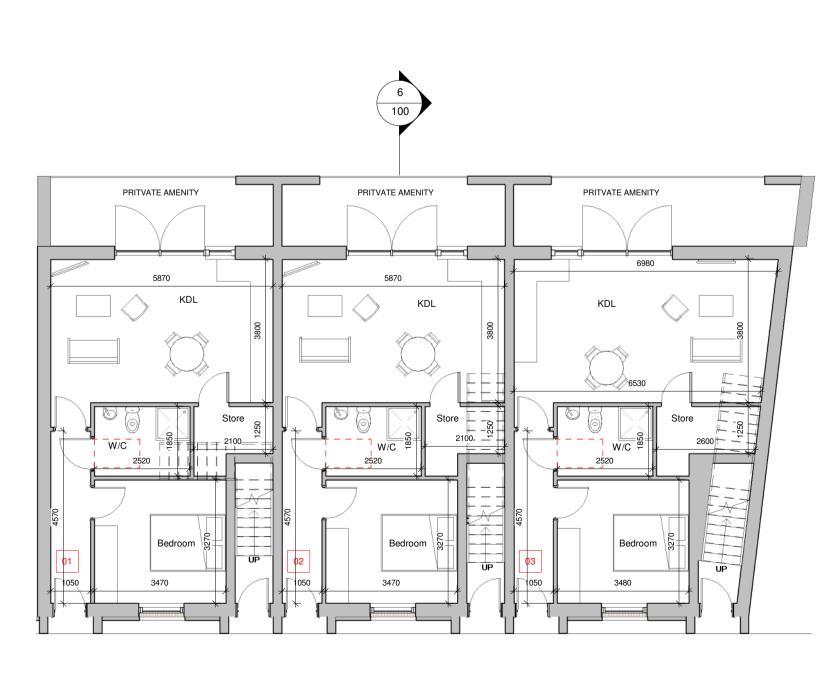
UNIT	ACCOMMODATION	OVERALL AREAS	
01	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 49m ²
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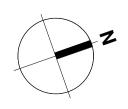
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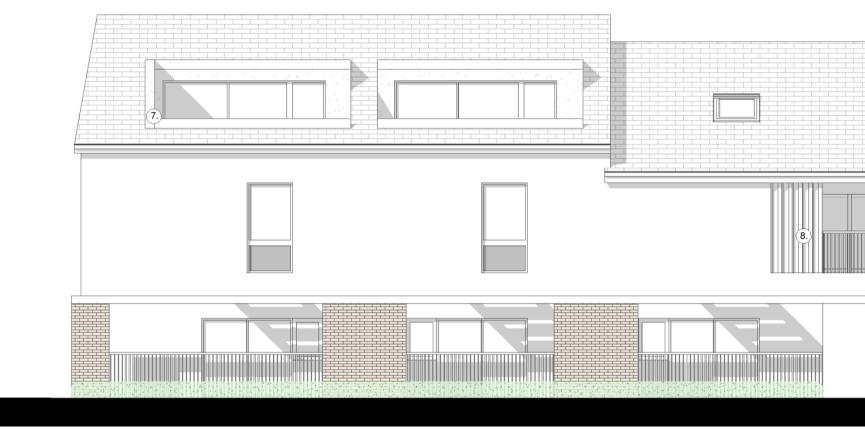


02 PROPOSED FIRST FLOOR PLAN 100 1 : 100

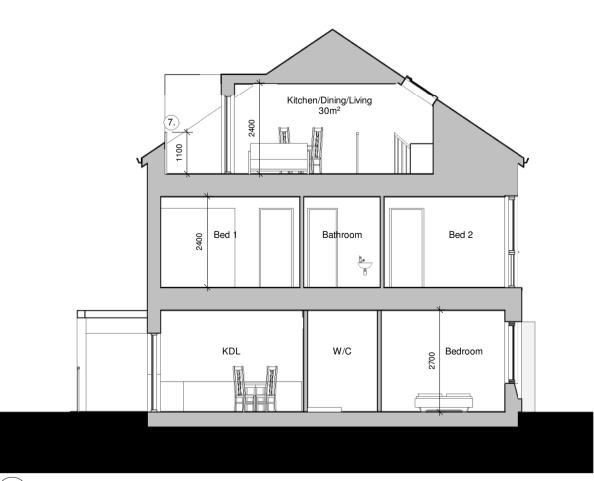
### 01 PROPOSED GROUND FLOOR PLAN 100 1 : 100



04FRONT SOUTH-EAST ELEVATION1001:100



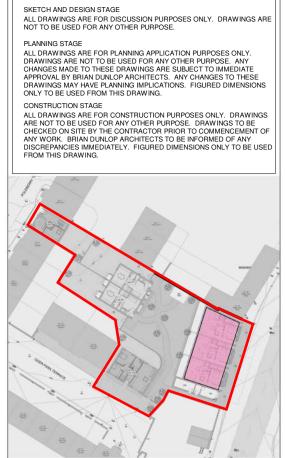
05 REAR NORTH-WEST ELEVATION 100 1 : 100



06 Section 1 100 1 : 100

## MATERIALS:

- 1. SELECTED BRICK FINISH 2. RENDER FINISH
- 3. SELECTED BLUE/ BLACK SLATE
- 4. PLASTER FINISH
- 5. HARDWOOD/COMPOSITE TIMBER DOOR
- 6. COMPOSITE/ALUMINIUM WINDOWS
- 7. PRIVACY SCREEN/WALL 8. METAL FINS AND RAILINGS



NOTES RELEVANT TO PARTICULAR JOB STAGE:

KEY PLAN NTS - UNITS 01 - 06 IN PINK

<u>0</u>	NE BEDROOM	APARTMEM	<u>TS:</u>
T	ARGET GROSS	S FLOOR AR	EA
REQ. 45m ²	APT 01 49m ²	APT 02 49m ²	APT 03 53m ²
AGO	GREGATE LIVI	NG ROOM A	REA
REQ. 23m²	APT 01 23m ²	APT 02 23m ²	APT 03 26.3m ²
AGGR	EGATE BEDR	OOM FLOOF	R AREA
REQ. 11.4m ²	APT 01 11.4m ²	APT 02 11.4m ²	APT 03 11.4m²
	STORAG	E AREA	
REQ. 3m ²	APT 01 3.3m ²	APT 02 3.3m ²	APT 03 4m ²
	PRIVATE	AMENTIY	
REQ. 5m²	APT 01 10.5m ²	APT 02 10m ²	APT 03 13.5m ²

2 BED 3 PERSON	APARTMEMTS:					
TARGET GROS	S FLOOR AREA					
REQ. 63m ²	APT 04 67m ²					
AGGREGATE LIVING AREA						
REQ. 28m²	APT 04 28m ²					
AGGREGATE BEDR	OOM FLOOR AREA					
REQ. 20m ²	APT 04 22.8m ²					
STORAG	iE AREA					
REQ. 5m²	APT 04 5m ²					
PRIVATE	AMENTIY					
REQ. 6m²	APT 04 6m ²					

TARGET GROSS FLOOR AREA       REQ. 73m ² APT 05 80m ² APT 06 84m ² AGGREGATE LIVING AREA     APT 06 30m ² APT 06 31m ² AGGREGATE BEDROOM FLOOR AREA     REQ.     APT 05       REQ.     APT 05     APT 06	<u>2 BED 4 P</u>	ERSON APAF	RTMEMTS:				
73m ² 80m ² 84m ² AGGREGATE LIVING AREA       REQ. 30m ² APT 05 30m ² APT 06 31m ² AGGREGATE BEDROOM FLOOR AREA     REQ.     APT 05     APT 06	TARGET	GROSS FLO	OR AREA				
REQ. 30m ² APT 05 30m ² APT 06 31m ² AGGREGATE BEDROOM FLOOR AREA       REQ.     APT 05     APT 06							
30m²         30m²         31m²           AGGREGATE         BEDROOM FLOOR AREA           REQ.         APT 05         APT 06	AGGRE	GATE LIVINO	G AREA				
REQ. APT 05 APT 06							
	AGGREGATE BEDROOM FLOOR AREA						
25m ² 26.3m ² 26.3m ²	REQ. 25m ²	APT 05 26.3m ²	APT 06 26.3m ²				
STORAGE AREA	S	TORAGE ARE	A				
REQ.         APT 05         APT 06           6m ² 6.4m ² 8.1m ²							
PRIVATE AMENTIY	PR	IVATE AMEN	TIY				
REQ. APT 05 APT 06 7m ² 8m ² 8m ²							

PLE	EASE REFER TO THE HOUSING QUALITY	
	ASSESSMENT DOCUMENT WHICH	
	FORMS PART OF THIS PLANNING	
APP	LICATION FOR FURTHER AREA DETAILS.	

А	<b>ISSUED PART 8 DRAWINGS</b>	01/06/23			
REV.	NOTE.	DATE.			
CLIENT:					

WATERFORD CITY & COUNTY COUNCIL
DEVELOPMENT:

PROPOSED HOUSING (SALLY COURT)

LOCATION: BALLYTRUCKLE ROAD, WATERFORD CITY

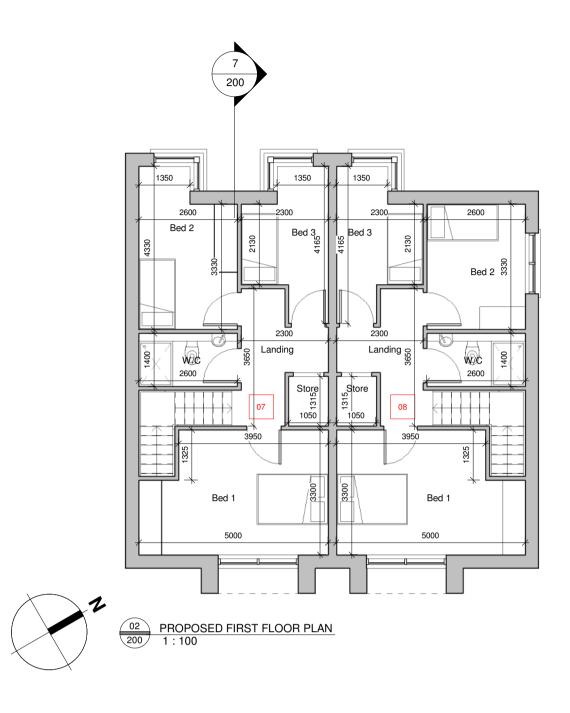
DRAWING TITLE: UNITS 01-06 PROPOSED FLOOR PLANS, ELEVATIONS & SECTION

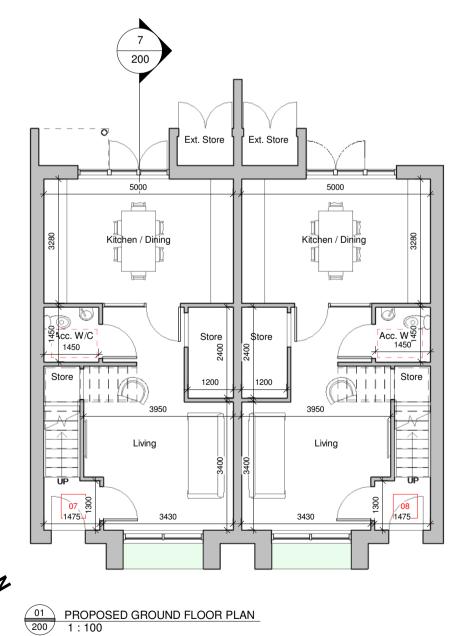
## brian dunlop architects

Address: 15 Patrick Street, Kilkenny Telephone: 056 7813015 E-Mail info@bdarchitects.ie Website: www.briandunloparchitects.com

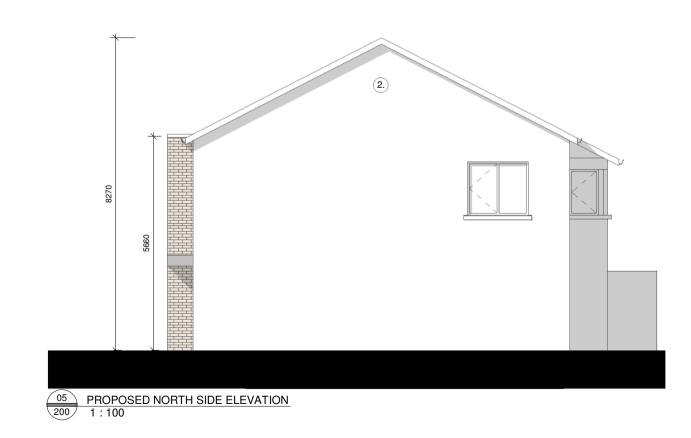
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	Job No.	2225			
nga.	Dwg No.	2225-P-100			
Registered	Date	JUNE 2023			
Manage ment	Scale	As indicated@A1			
PRACTICE ACCREDITED IN	Drawn By	ND			
CONSERVATION	Issued By	BD			
<u>G3</u>	Checked By	BD			
RIAI					
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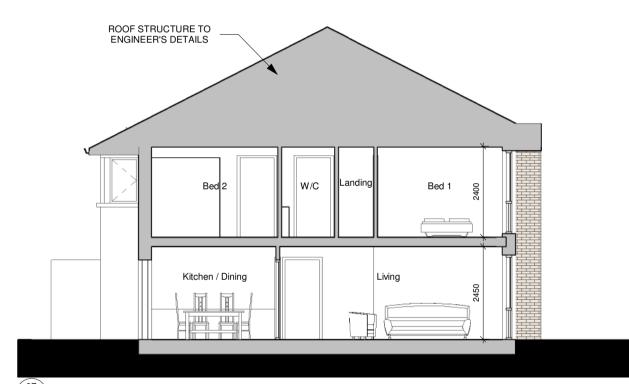




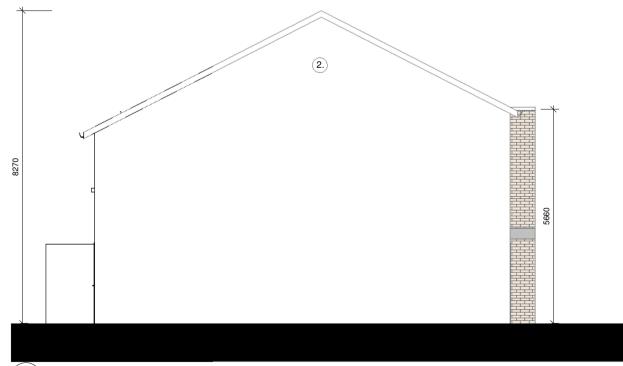




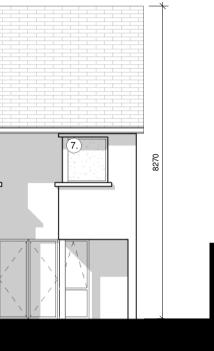


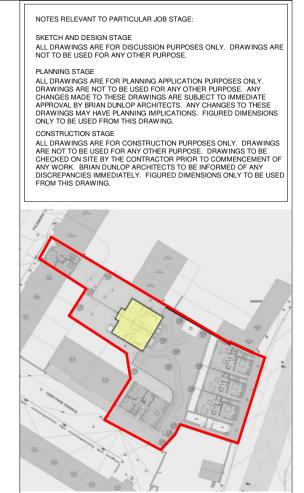


07 Section 1 200 1 : 100



06 PROPOSED SOUTH SIDE ELEVATION 200 1 : 100





KEY PLAN NTS - UNITS 07 - 08 IN YELLOW

THREE BEDROOM 4 PERSON HOUSE:					
TARGET GROSS FLOOR AREA					
REQ. 83m ² HOUSE 07 92m ² HOUSE 09 90m ²					
LIVING ROOM	/I AREA				
HOUSE 07 18.5m ²	HOUSE 07 18.5m ²				
AGGREGATE LIVING AREA					
REQ.         HOUSE 07         HOUSE 07           30m ² 34.9m ² 34.9m ²					
E BEDROOM	FLOOR AREA				
HOUSE 07 32.4m ²	HOUSE 08 31.1m ²				
STORAGE AREA					
HOUSE 07 5.2m ²	HOUSE 08 5.2m ²				
	T GROSS FLC HOUSE 07 92m ² LIVING ROOM HOUSE 07 18.5m ² REGATE LIVIN HOUSE 07 34.9m ² TE BEDROOM HOUSE 07 32.4m ² STORAGE AR HOUSE 07				

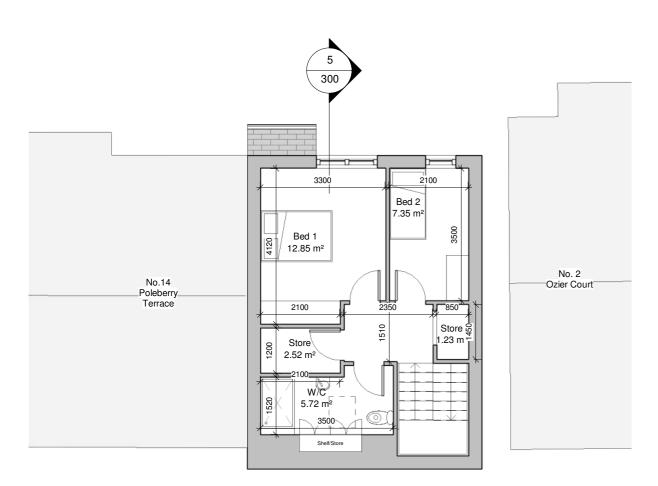
#### MATERIALS:

- 1. SELECTED BRICK FINISH
- 2. RENDER FINISH
- 3. SELECTED BLUE/ BLACK SLATE
- 4. PROFILE METAL ROOF
- 5. HARDWOOD/COMPOSITE TIMBER DOOR
- 6. COMPOSITE/ALUMINIUM WINDOWS
- 7. OBSCURE GLAZING TO REAR FACADE

#### PLEASE REFER TO THE HOUSING QUALITY ASSESSMENT DOCUMENT WHICH FORMS PART OF THIS PLANNING APPLICATION FOR FURTHER AREA DETAILS.

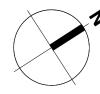
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A	ISSUED F	PART 8 DRAWINGS	01/06/23		
REV.		NOTE.	DATE.		
<b>CLIE</b> WAT		ITY & COUNTY COUNCIL	-		
	ELOPMENT POSED HC	T: DUSING ( SALLY COURT)			
	ATION: _YTRUCKL	E ROAD, WATERFORD			
UNIT	WING TITL S 07-08 PF VATIONS &	ROPOSED FLOOR PLANS			
k	prian c	dunlop <u>archit</u>	ects		
Address:       15 Patrick Street, Kilkenny         Telephone:       056 7813015         E-Mail       info@bdarchitects.ie         Website:       www.briandunloparchitects.com					
THE REAL PROPERTY OF	OF THE ARCHITECTS OF ILLE	PART 8 DRAWI	NGS		

The success of	Job No.	2225			
nqa.	Dwg No.	2225-P-200			
Registered Quality	Date	JUNE 2023			
Management	Scale	As indicated@A1			
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CONSERVATION	Issued By	BD			
<u>G3</u>	Checked By	BD			
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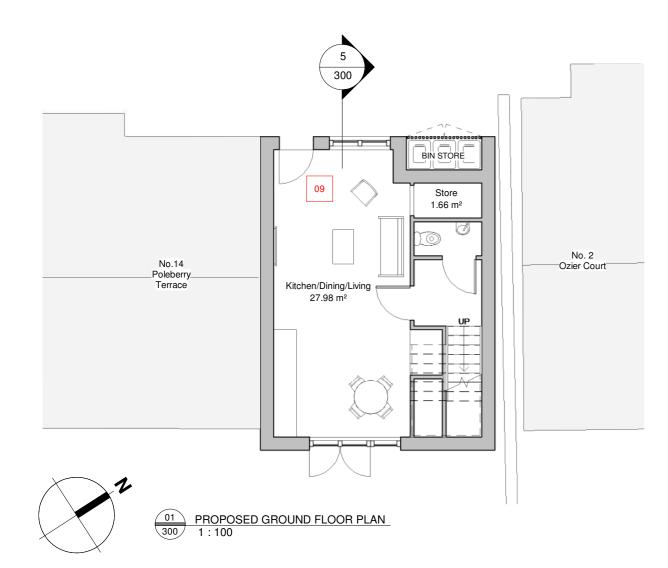


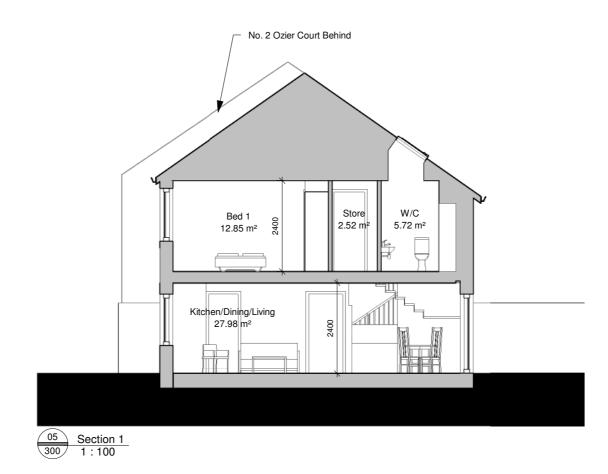
03 PROPOSED FRONT ELEVATION 300 1 : 100



02 PROPOSED FIRST FLOOR PLAN 300 1 : 100

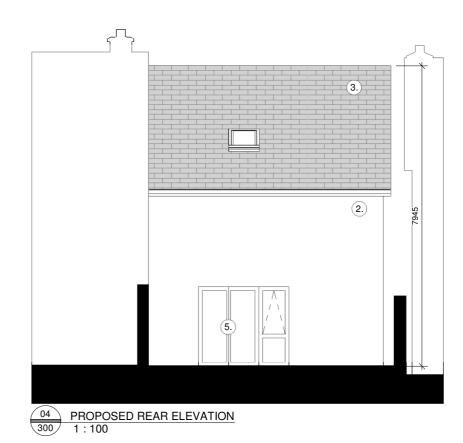
POLEBERRY TERRACE











### MATERIALS:

- 1. SELECTED BRICK FINISH
- 2. RENDER FINISH
- 3. SELECTED BLUE/ BLACK SLATE
- HARDWOOD/COMPOSITE TIMBER DOOF
- 5. COMPOSITE/ALUMINIUM WINDOWS

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	TWO BEDROOM 3	B PERSON HOUSE:	
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	REQ. 70m ²	HOUSE 10 76m ²	s.
-		ROOM AREA	S.
	REQ. 13m ²	HOUSE 10 13m ²	
-			
L	REQ. 28m ²	HOUSE 10 28m ²	
A		ROOM FLOOR AREA	
L	REQ. 20m ²	HOUSE 10 20.1m ²	
-	STORAC	GE AREA	
	REQ. 3m ²	HOUSE 10 5m ²	
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Address: Telephone:	15 Patrick Str 056 7813015	5	
E-Mail Website:	info@bdarch www.briandu	iitects.ie Inloparchitects.com	n
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nga.	Dwg No.	2225-P-3	
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NOTES RELEVANT TO PARTICULAR JOB STAGE:

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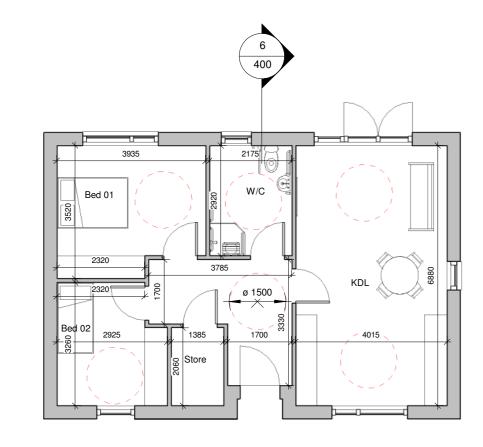
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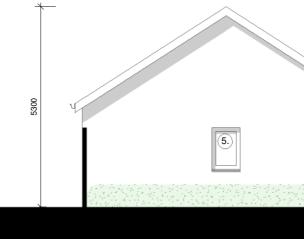
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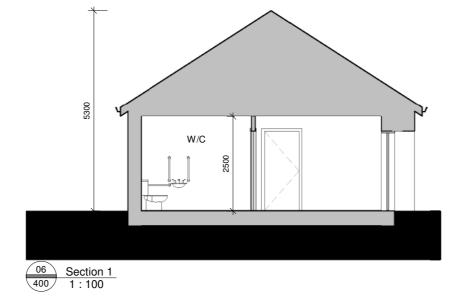




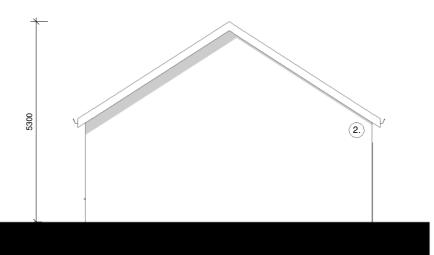
04SIDE SOUTH-EAST ELEVATION4001:100



01 PROPOSED GROUND FLOOR PLAN 400 1 : 100



2



 05
 SIDE NORTH WEST ELEVATION

 400
 1:100

#### MATERIALS:

- 1. SELECTED BRICK FINISH
- 2. RENDER FINISH
- 3. SELECTED BLUE/ BLACK SLATE
- 4. HARDWOOD/COMPOSITE TIMBER DOOR
- 5. COMPOSITE/ALUMINIUM WINDOWS

	TWO B	EDROOM 3	B PERSON	HOUSE:	
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	М	N. LIVING	ROOM AR	EA	
		REQ. 13m²	HOUSE 13m ²		
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		REQ. 28m²	HOUSE 28m ²		
	AGGREG	ATE BEDF	ROOM FLO	OR AREA	
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KEY PLAN NTS - UNIT 10 - IN BLUE

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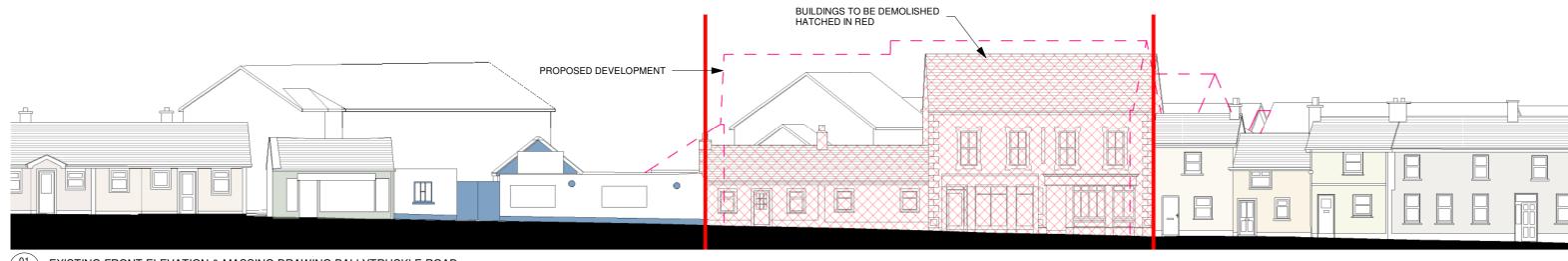
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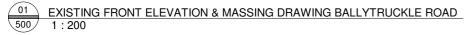
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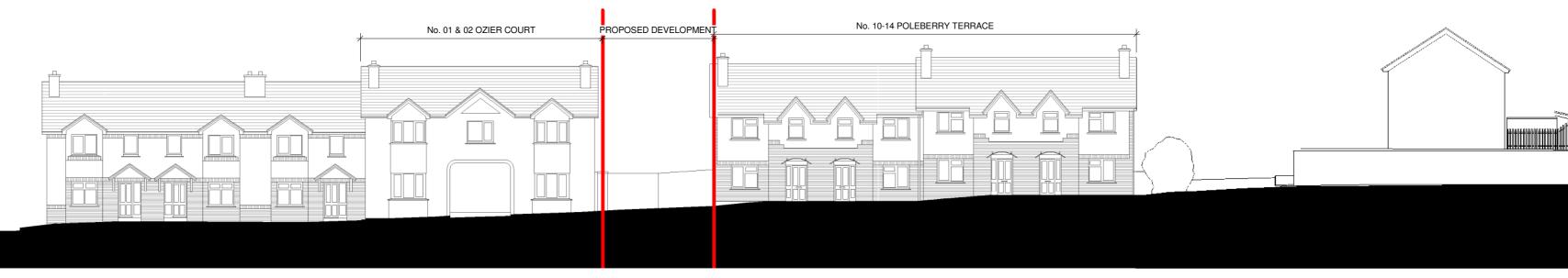
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02 EXISTING ELEVATION OZIER PARK TERRACE 500 1 : 200



03 EXISTING FRONT ELEVATION POLEBERRY TERRACE 500 1 : 200

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A ISSUED PART 8 DRAWINGS 01/06/23
REV. NOTE. DATE.
CLIENT: WATERFORD CITY & COUNTY COUNCIL
DEVELOPMENT: PROPOSED HOUSING (SALLY COURT)
LOCATION: BALLYTRUCKLE ROAD, WATERFORD
DRAWING TITLE: EXISTING CONTEXTUAL ELEVATIONS
brian dunlop <u>architects</u>

Telephone: ( E-Mail i	15 Patrick Street, K 056 7813015 info@bdarchitects www.briandunlopa	.ie
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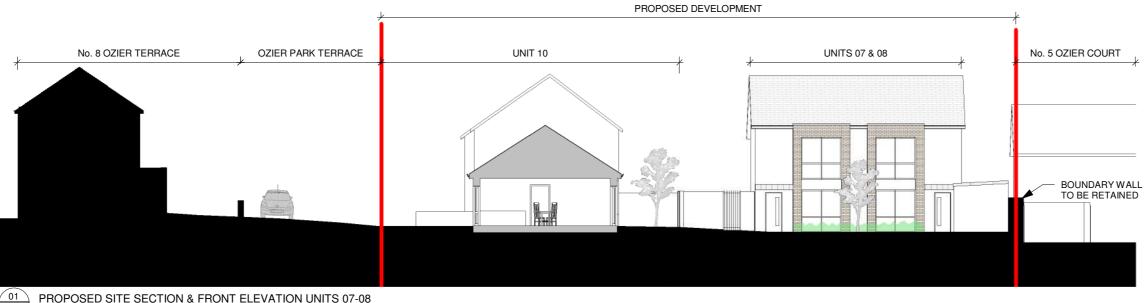
01 PROPOSED ELEVATION OZIER PARK TERRACE 501 1 : 200



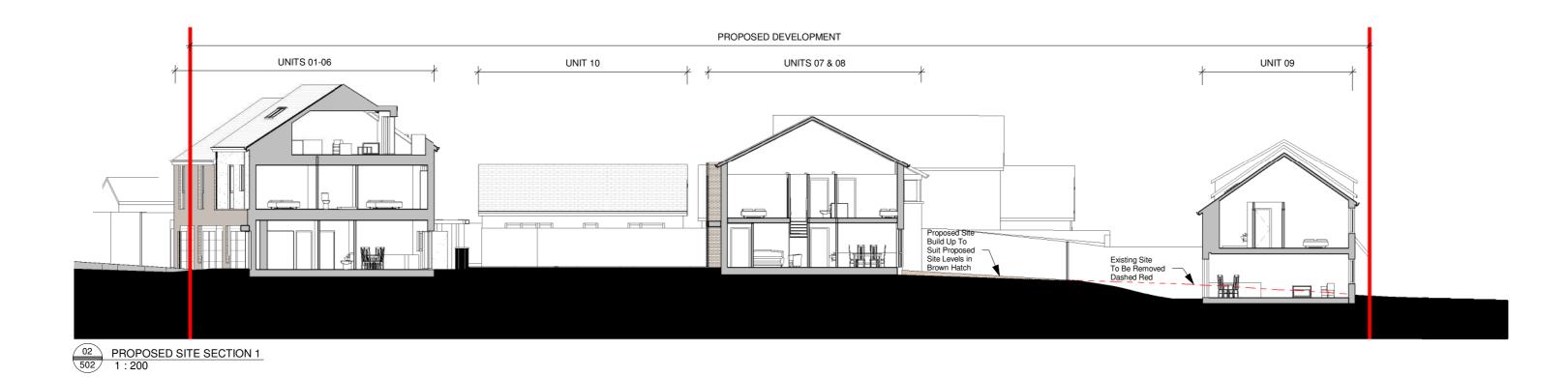
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brian ( Address: Telephone: E-Mail	15 Patrick Street, Kilkenny 056 7813015 info@bdarchitects.ie	r cts.com
Address: Telephone: E-Mail Website:	15 Patrick Street, Kilkenny 056 7813015 Info@bdarchitects.ie www.briandunloparchite PART 8 DRA Job No. 22 Dwg No. 22	r cts.com
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NOTES RELEVANT TO PARTICULAR JOB STAGE:







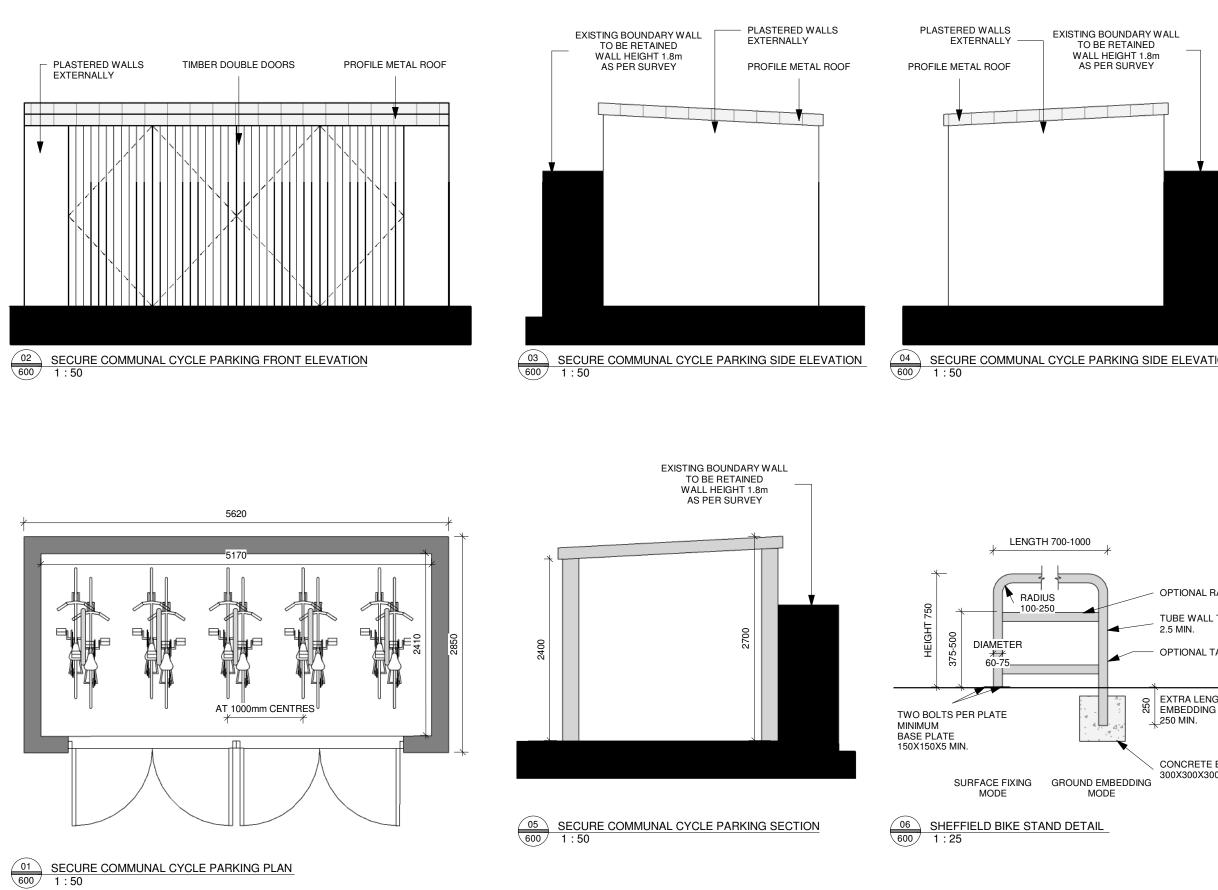
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Project:			Proposed	Housing D	Developme	Client: Waterford City & County Council									
Notes:			Schedule to be read in conjunction with BDA drawings All areas indicated in square metres. Unit areas refer to total area measured to internal face of external/party walls.												
					Un	it Area by	Living Areas								
Unit Number		House Type	1 Bed Apartment (m²)	2 Bed (3 Person) Apartment (m²)	2 Bed (4 person) Apartment (m²)	1Bed (3 Person) House (m²)	2 Bed (3 Person) House (m²)	3 Bed House (m²)	4 Bed House (m²)	Aggregate Living Area Required (m ² )	Aggregate Living Area Provided (m²)	Living Room Area Required (m²)	Living Room Area Provided (m²)		
1		-	49	-	-	-	-	-	-	23	23	-	-		
2		-	49	-	-	-	-	-	-	23	23	-	-		
3		-	53	-	-	-	-	-	-	23	26.3	-	-		
4		-	-	67	-	-	-	-	-	28	28	-	-		
5		-	-	-	80	-	-	-	-	30	30	-	-		
6		-	-	-	84	-	-	-	-	30	31	-	-		
7		-	-	-	-	-	-	92	-	30	34.9	13	18.5		
8		-	-	-	-	-	-	90	-	30	34.9	13	185		
9		-	-	-	-	-	76	-	-	28	28	13	13		
10		-	-	-	-	-	70	-	-	28	28	13	13		
Total Number of Unit Types			3	1	2	0	2	2	0						
Bed Numbers by Unit Type			3	2	4	0	4	6	0						
Total Areas			151.0	67.0	164.0	0.0	146.0	182.0	0.0						
% Share (Unit Type)			30.0	10.0	20.0	0.0	20.0	20.0	0.0						
Total Units	10	Total Beds		19	Total Area	of Accomm	nodation (m	n²)	710.0	Plot Ratio		0.53	Site Covera		

Project No. 2225

 Build of the section of the sec

**Document No.** 2225-01

					Storage Areas						Private Open Space						Gross Areas	
Bed 4 Width (m)	Bed 5 Area (m²)	Bed 5 Width (m)	Aggregate Bedroom Area Required (m²)	Aggregate Bedroom Area Provided (m²)	Store 1 (m²)	Store 2 (m²)	Store 3 (m²)	Store 4 (m²)	Total Storage Required (m ² )	Total Storage Provided (m²)	Balcony (m²)	Terrace (m²)	Garden (m²)	Aspect	Total Area Required (m²)	Total Area Provided (m²)	Unit Area Required (m²)	Unit Area Provided (m ² )
-	-	-	11.4	11.4	3.3	-	-	-	3	3.3	-	10.5	-	N/W	5	10.5	45	49
-	-	-	11.4	11.4	3.3	-	-	-	3	3.3	-	10	-	N/W	5	10	45	49
-	-	-	11.4	11.4	4	-	-	-	3	4	-	13.5	-	N/W	5	13.5	45	53
-	-	-	20.1	22.8	2.5	2.5	-	-	5	5	-	6	-	N/W	6	6	63	67
-	-	-	24.4	26.3	3.2	3.2	-	-	6	6.4	-	8	-	N/W	7	8	73	80
-	-	-	24.4	26.3	3.2	2.4	2.4	-	6	8	-	8	-	N/W	7	8	73	84
-	-	-	28	32.4	2.6	0.9	1.4	-	4	4.9	-	-	100	N/W	60	100	83	92
-	-	-	28	31.1	2.6	0.9	1.4	-	4	4.9	-	-	87	N/W	60	87	83	90
-	-	-	20	20.1	1.5	2.5	1	-	3	5	-	-	50	S/E	50	50	70	76
-	-	-	11.4	21.8	3	-	-	-	3	3	-	-	51.5	N	50	51.5	60	70