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:

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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:

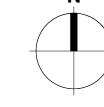
X,Y= 660926.8447,611230.9892

- 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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Job 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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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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07	3 BED 4 PERSON HOUSE	GROSS FLOOR AREA HOUSE 3 BED 4 PERSON = 83m ²	PROVIDED = 92m ²
08	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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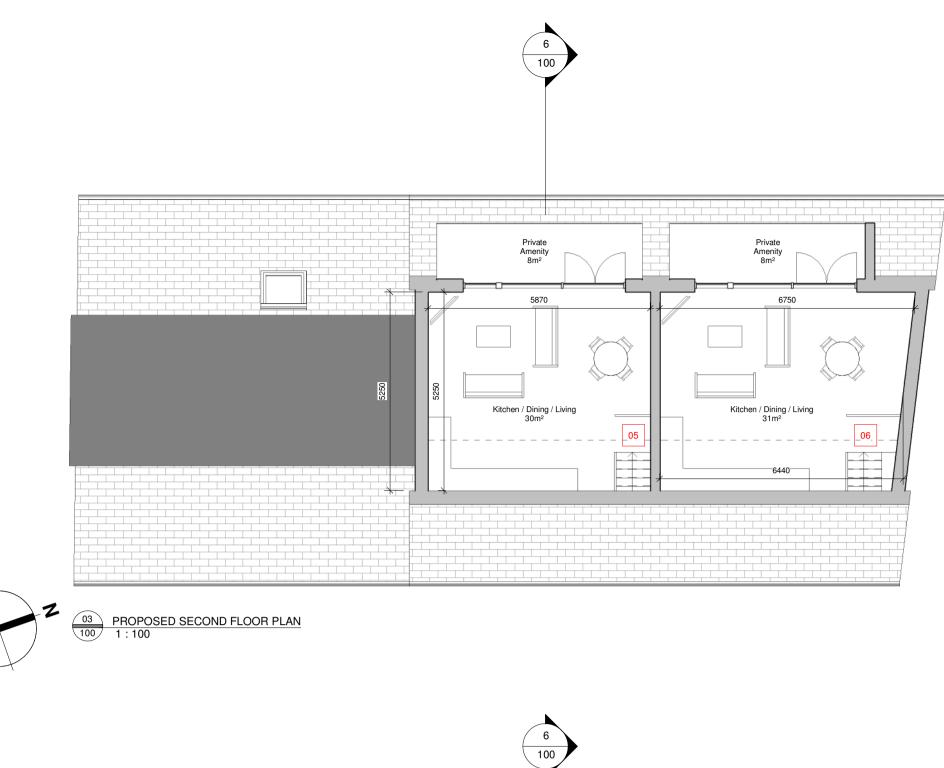
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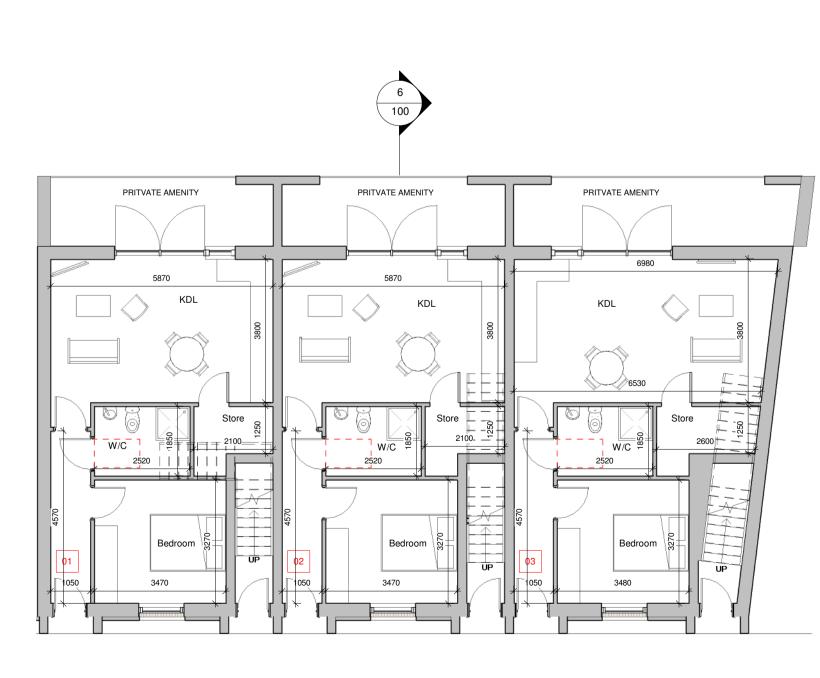
UNIT	ACCOMMODATION	OVERALL AREAS	
01	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 49m ²
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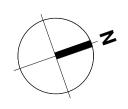
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02 PROPOSED FIRST FLOOR PLAN 100 1 : 100

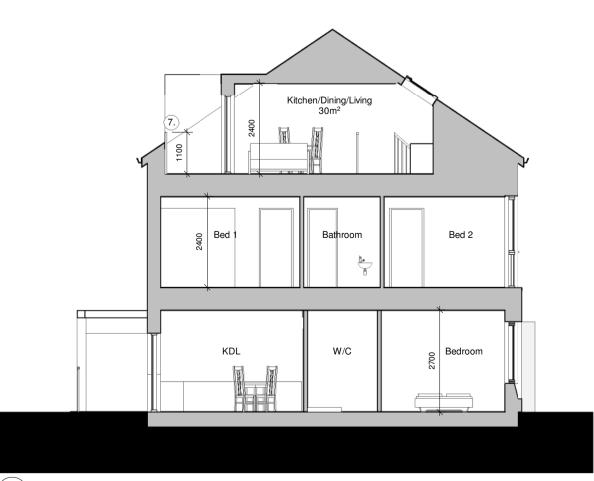
### 01 PROPOSED GROUND FLOOR PLAN 100 1 : 100



04FRONT SOUTH-EAST ELEVATION1001:100



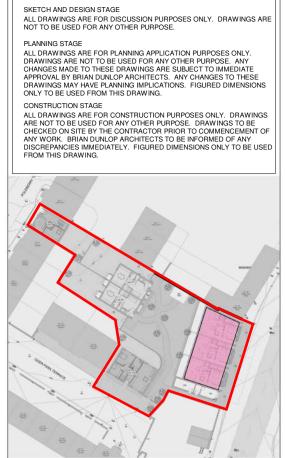
05 REAR NORTH-WEST ELEVATION 100 1 : 100



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

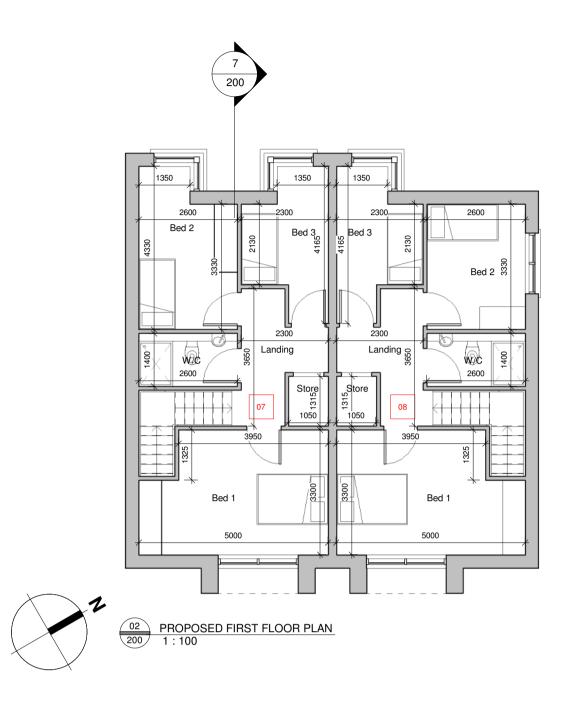
DRAWING TITLE: UNITS 01-06 PROPOSED FLOOR PLANS, ELEVATIONS & SECTION

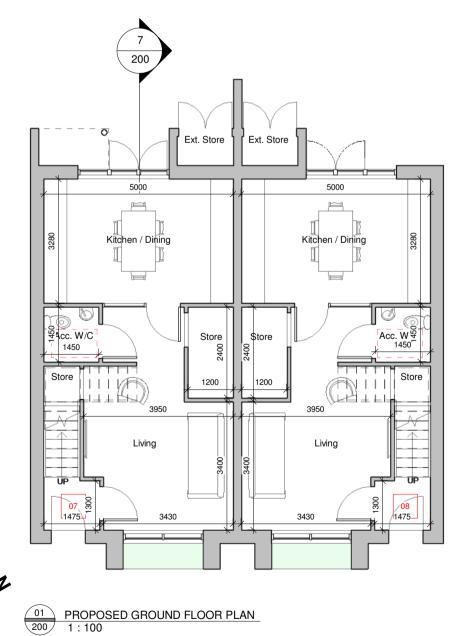
## brian dunlop architects

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

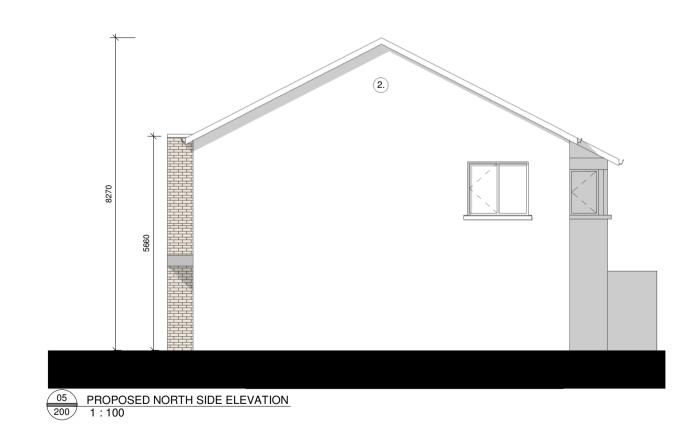
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	Job No.	2225			
nga.	Dwg No.	2225-P-100			
Registered	Date	JUNE 2023			
Manage ment	Scale	As indicated@A1			
PRACTICE ACCREDITED IN	Drawn By	ND			
CONSERVATION	Issued By	BD			
<u>G3</u>	Checked By	BD			
RIAI					
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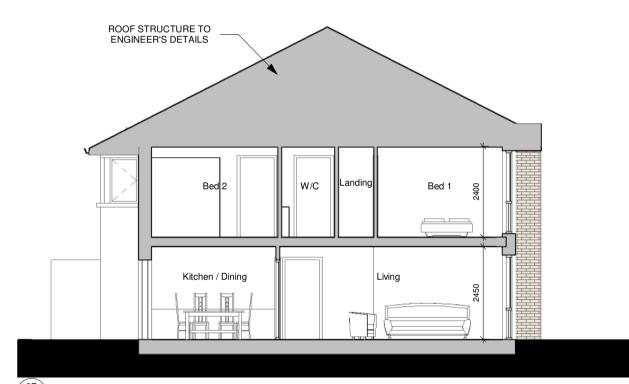




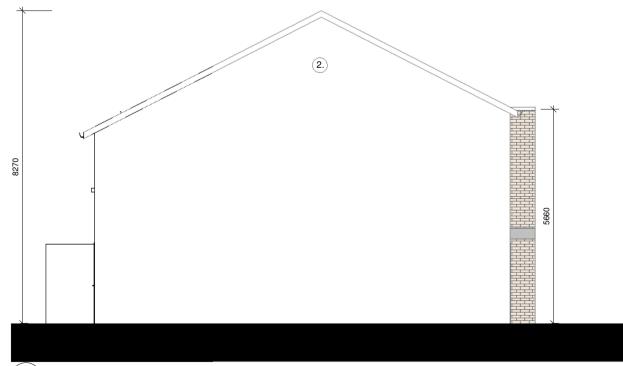




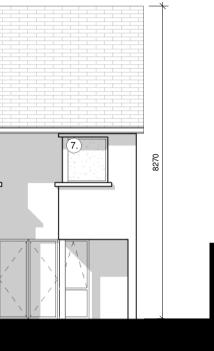


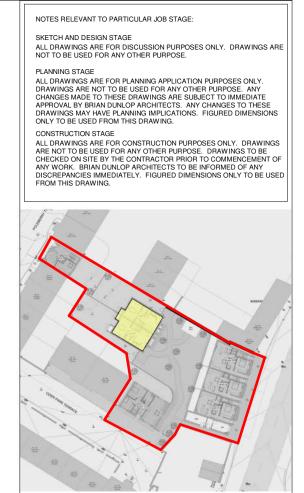


07 Section 1 200 1 : 100



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				

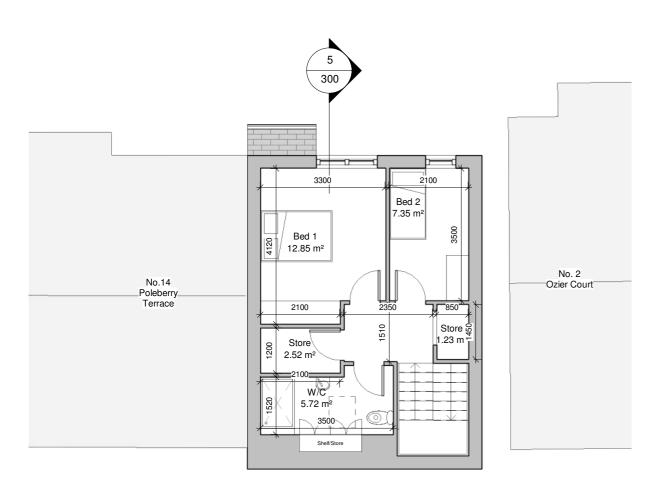
#### MATERIALS:

- 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.

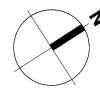
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A	ISSUED F	PART 8 DRAWINGS	01/06/23		
REV.		NOTE.	DATE.		
<b>CLIE</b> WAT		ITY & COUNTY COUNCIL	-		
	ELOPMENT POSED HC	T: DUSING ( SALLY COURT)			
	ATION: _YTRUCKL	E ROAD, WATERFORD			
UNIT	WING TITL S 07-08 PF VATIONS &	ROPOSED FLOOR PLANS			
k	prian 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			
PRACTICE ACCREDITED IN	Drawn By	ND			
CONSERVATION	Issued By	BD			
<u>G3</u>	Checked By	BD			
RIAI					
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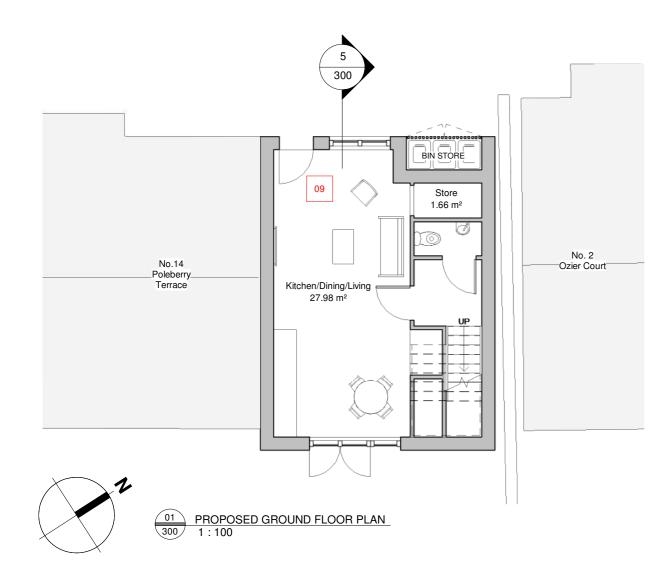


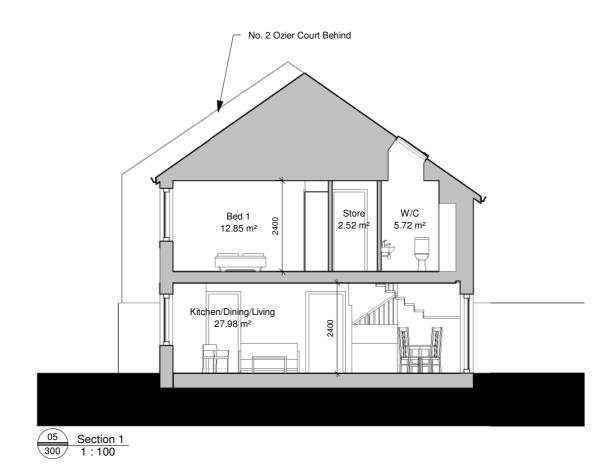
03 PROPOSED FRONT ELEVATION 300 1 : 100



02 PROPOSED FIRST FLOOR PLAN 300 1 : 100

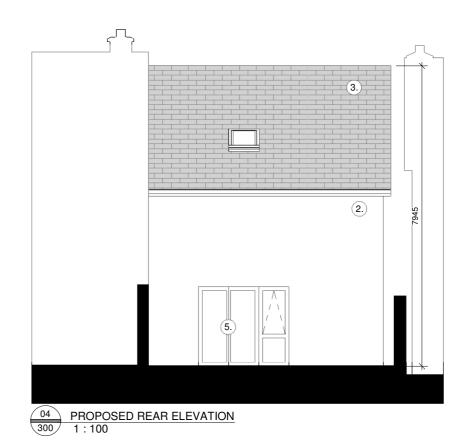
POLEBERRY TERRACE











### 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:	
-		S FLOOR AREA	ñ
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-		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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	PART	8 DRAWIN	GS
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nga.	Dwg No.	2225-P-3	
Registered Quality Management	Date Scale	JUNE 20 As indica	
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NOTES RELEVANT TO PARTICULAR JOB STAGE:

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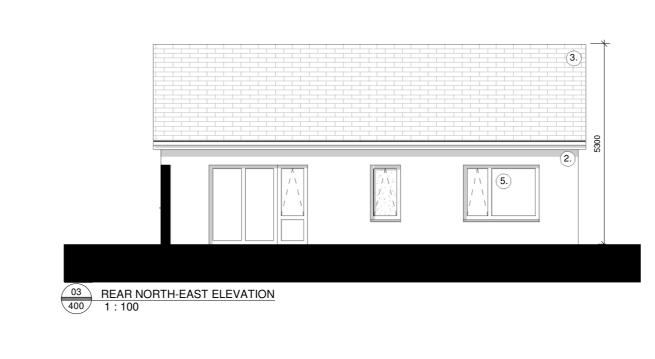
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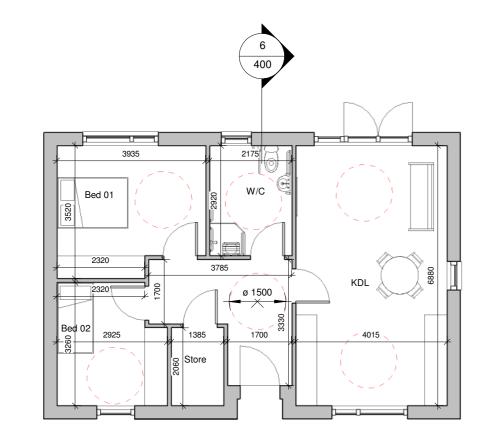
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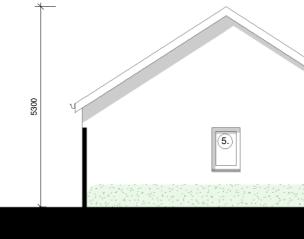
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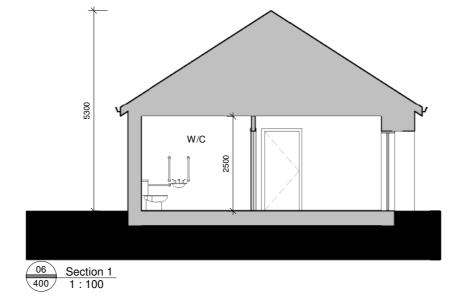




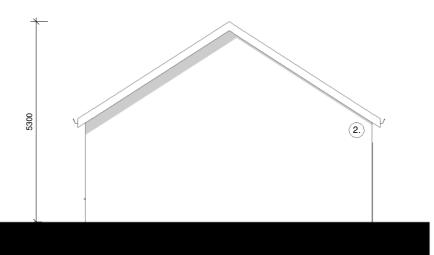
04SIDE SOUTH-EAST ELEVATION4001:100



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

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		REQ. 13m²	HOUSE 13m ²		
	AG	GREGATE	LIVING AF	REA	
		REQ. 28m²	HOUSE 28m ²		
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Address: Telephone E-Mail Website:	e: 05 info ww	6 781301 o@bdarc	hitects.ie	enny hitects.con	n
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KEY PLAN NTS - UNIT 10 - IN BLUE

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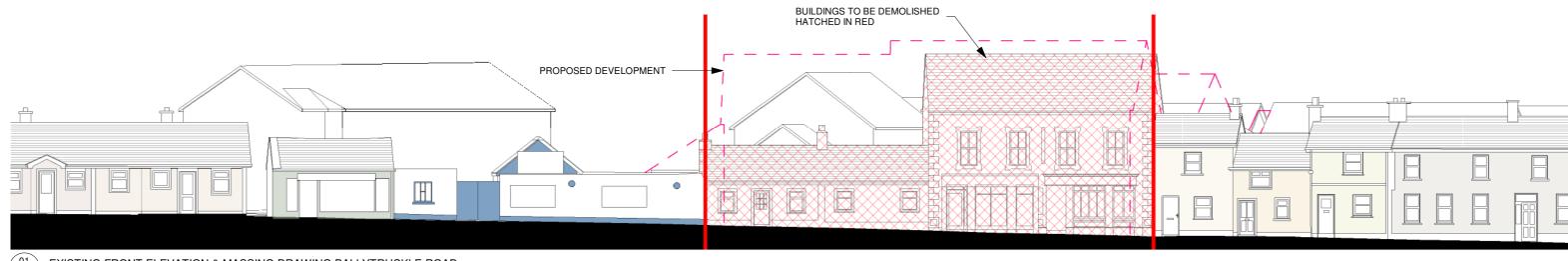
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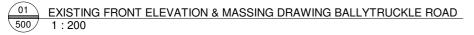
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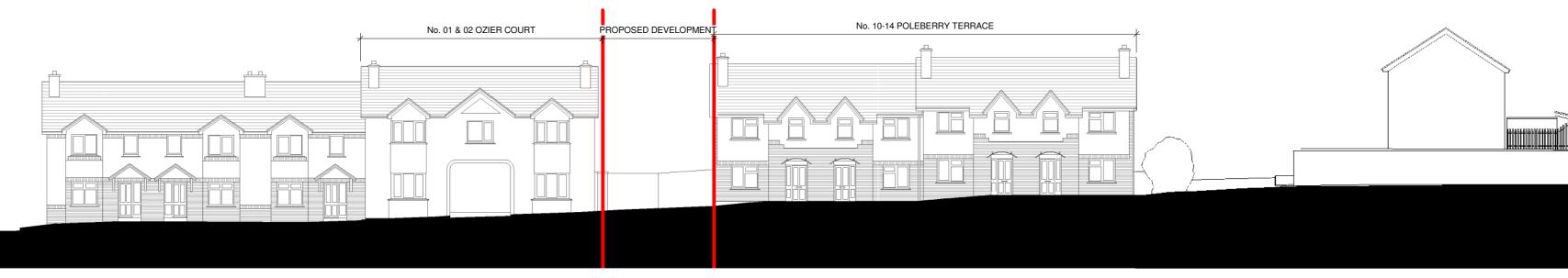
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02 EXISTING ELEVATION OZIER PARK TERRACE 500 1 : 200



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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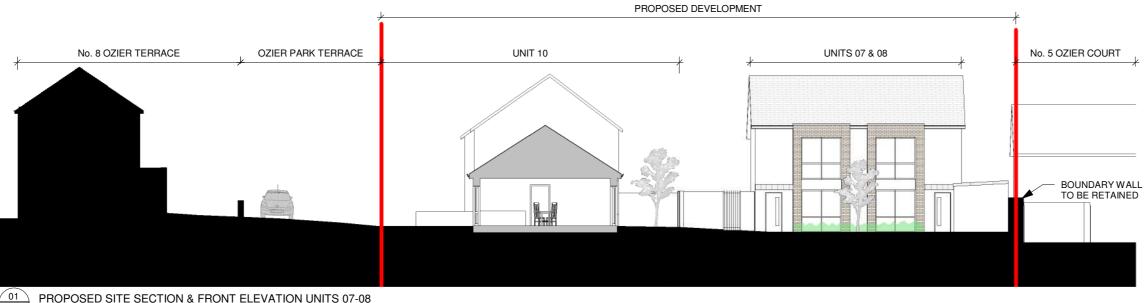
01 PROPOSED ELEVATION OZIER PARK TERRACE 501 1 : 200



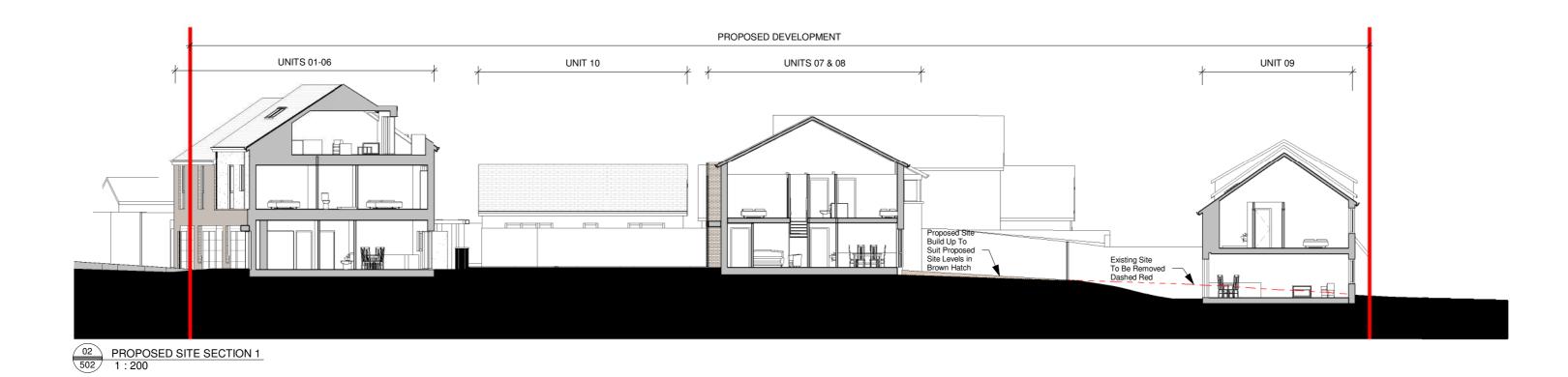
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brian ( Address: Telephone: E-Mail	15 Patrick Street, Kilkenny 056 7813015 info@bdarchitects.ie	r cts.com
Address: Telephone: E-Mail Website:	15 Patrick Street, Kilkenny 056 7813015 Info@bdarchitects.ie www.briandunloparchite PART 8 DRA Job No. 22 Dwg No. 22	r cts.com
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 Date JL	v cts.com WINGS 225 25-P-501 INE 2023 : 200@A2 0 0

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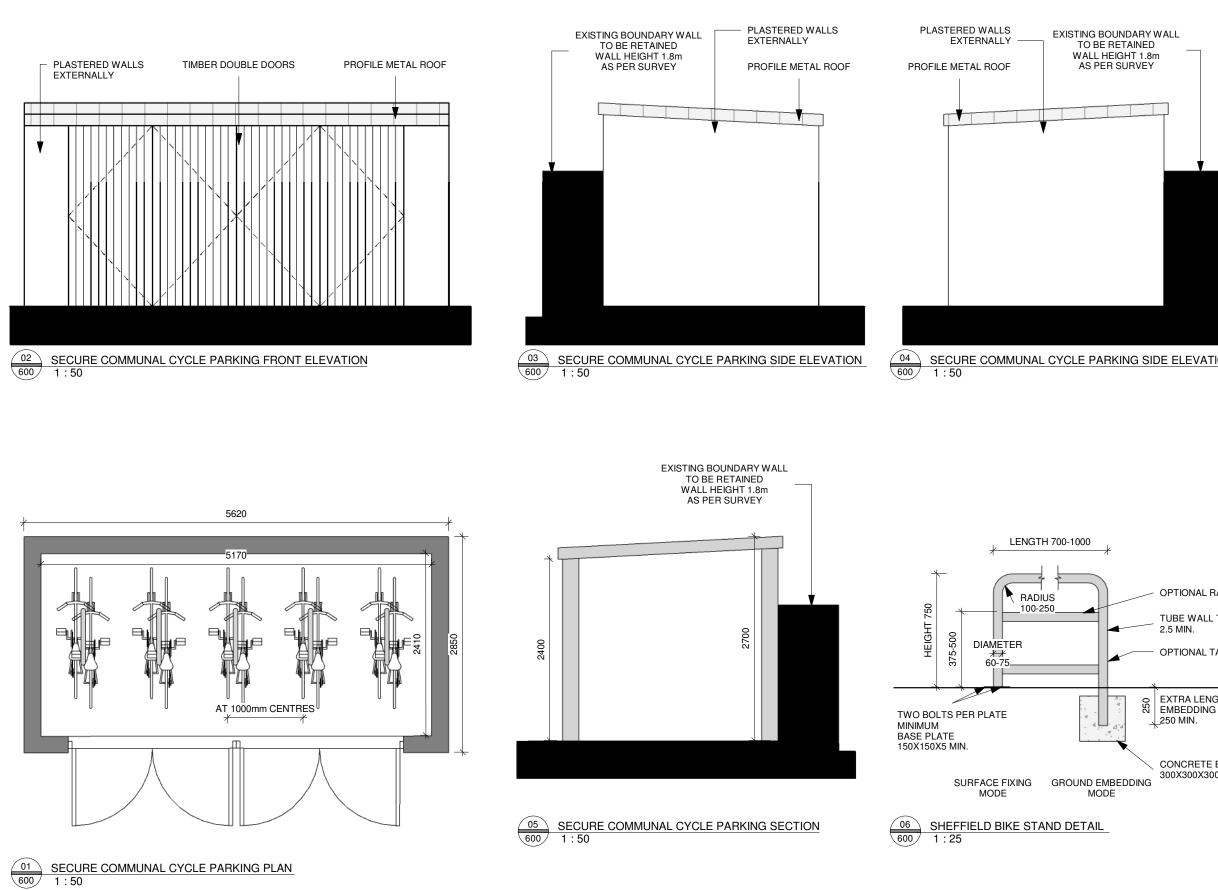
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Project:			Proposed	Housing D	Developme	Client: Waterford City & County Council									
Notes:			Schedule to be read in conjunction with BDA drawings All areas indicated in square metres. Unit areas refer to total area measured to internal face of 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