



Application to An Bord Pleanála

Mill Road, Strategic Housing
Development, Saggart, Co. Dublin

Apartment & Housing Quality Assessment
December 2021

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Introduction

Housing & Apartment Quality Assessment

The following Housing Quality Assessment (HQA) demonstrates the compliance of the proposed 8no. House Types, 8no. duplex unit types, & 11no. Apartment Unit Types with the Sustainable Urban Housing Design Standards for New Apartments 2018 and the residential dwelling standards in the South Dublin County Council Development Plan.

Dwelling Standards

The design and layout of the individual dwellings that are proposed have been grouped into 6no. house types that will provide a high quality living environment for residents. These House types accord with & in most cases exceed the targets and standards as set out in the Quality Housing for Sustainable Communities

Guidelines, DEHLG (2007) with regard to minimum room sizes, dimensions and overall floor areas. Please refer to the schedule below & the house types reproduced on the following pages.

Dwellings have been designed to provide generous room sizes that create good quality and adaptable living spaces. Open space is located behind the front building line of the houses in the form of regular shaped rear gardens to provide generous private amenity to accord with & in most cases exceed the minimum space standards of 55sqm for two bedroom houses, 60 sqm for three bedroom & 70 sqm for four bedroom houses. *Refer to Schedule of Open Space.

All house structures are designed to accommodate the homeowner to carry out various extensions in the future without acquiring subsequent individual permissions. This creates significant flexibility within the scheme to vary the mix, allowing families to grow and evolve in the same house, and also increases the potential population density of the scheme over time.

Apartment & Duplex Standards

All apartments & duplex units accord with & in most cases exceed the open space and floor area standards set out in Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DHHLG (2020) and the minimum floor areas set out in SDCC Dev Plan - refer to 1,2 & 3

bedroom apartment unit type plans on the following pages. Private open space for the Apartments & Duplex is provided as balconies, terraces and communal private open space orientated east, west & south with communal amenity space for the apartment units incorporated in a landscaped area of Block A, and on ground floor level courtyard of Block B. A number of secured bin & long term bike storage are located in the ground floor of each block and in close proximity to the Apartment Blocks & Duplex units entrances.

Privacy

The design accords with Section 10 of the Urban Design Manual (2009) to address privacy and amenity. A minimum separation distance of 22 metres is provided between

directly opposing above ground floor windows.

Reduced distances are proposed where the innovative two storey House Units Types 3 & 5 are proposed which are wide plot units with non-habitable bathroom & storage space accommodation only to the rear at first floor that ensure privacy is maintained for house types opposite with habitable first floor windows.

All dwellings with direct street frontage have a privacy strip of at least 1.5 / 2 metres that will be an attractive and subtle landscaped transition zone.

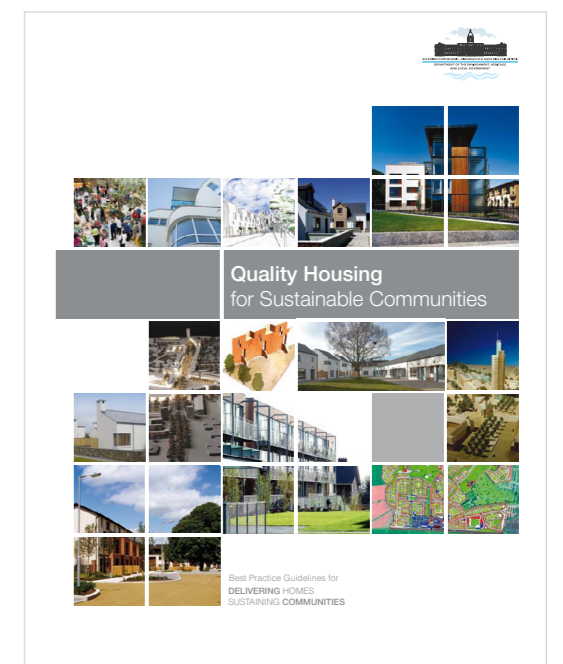
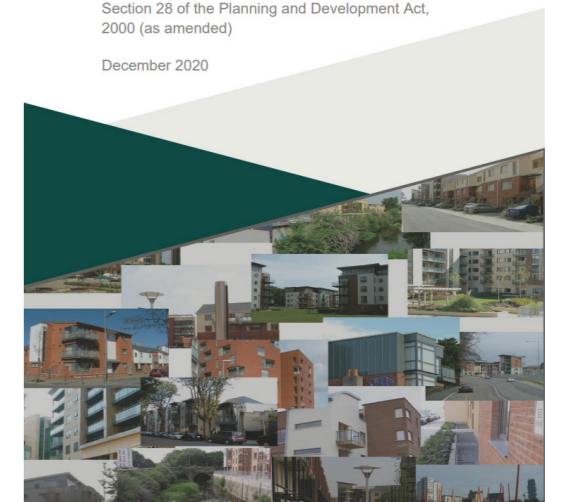
House Type	Description	Gross Floor Area		Aggregate Living Area		Aggregate Bedroom Area		Storage		Private Open Space Houses - Rear Gardens	
		Target Min.	Proposed	Target Min.	Proposed	Target Min.	Proposed	Target Min.	Proposed	* Min. Target Min.	Proposed
		(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)
House 1	2 Bed/ 4 Person/ 2 Storey	80	81.1	30	34.2	25	26.2	4	4	55	55
House 1A	2 Bed/ 4 Person/ 2 Storey	80	81.1	30	34.2	25	26.2	4	4	55	57
House 2	3 Bed/ 5 Person/ 2 Storey	92	94	34	36.2	32	32.8	5	5	60	60
House 3	3 Bed/ 5 Person/ 2 Storey	92	103.2	34	37.4	32	32	5	7.2	60	89
House 4	3 Bed/ 5 Person/ 2 Storey	92	108.5	34	38.5	32	34.8	5	5.6	60	73
House 4A	3 Bed/ 5 Person/ 2 Storey	92	108.5	34	38.5	32	34.8	5	5.6	60	73
House 5	4 Bed/ 7 Person/ 2 Storey	110	129	40	50.2	43	43.4	6	6.5	70	73
House 6	4 Bed/ 7 Person/ 3 Storey	120	140	40	42.8	43	51.9	6	6.9	70	79

▲ Table demonstrating compliance with Dwelling Standards

Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended)

December 2020

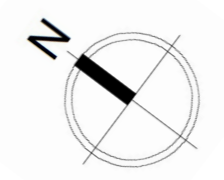


Introduction
Proposed Site Layout



Density	Houses	
	51 No. Houses	2 + 3 storeys
	Duplexes	
	38 No. Duplexes	2 + 3 storeys
	Apartments	
	185 No. Apts.	3 - 8 storeys
	Total	274 Units
	Density Net u/ha	59.36 u/ha

▲ Proposed Site Plan



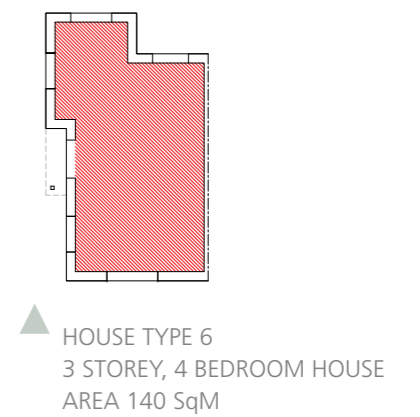
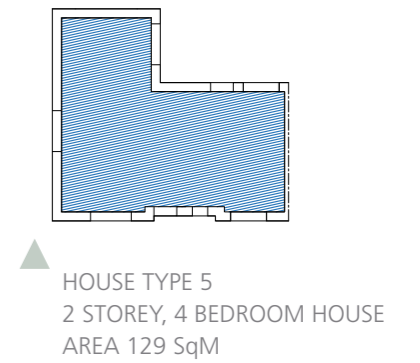
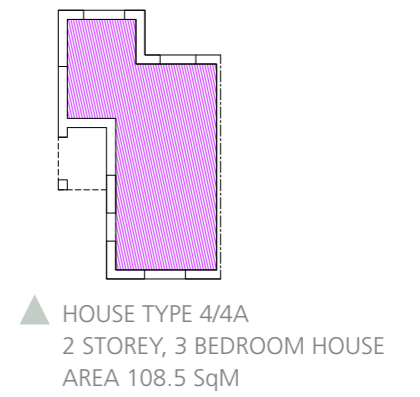
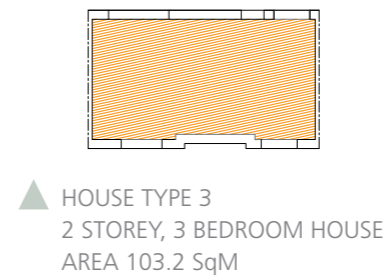
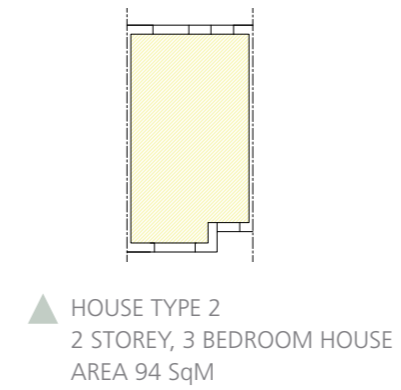
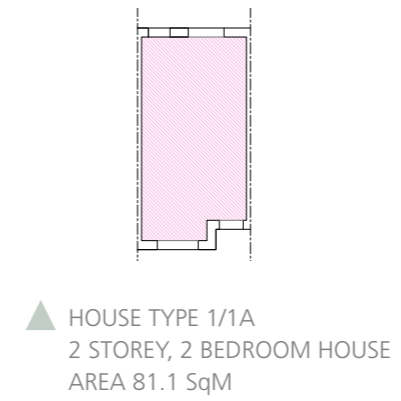
Proposed Housing

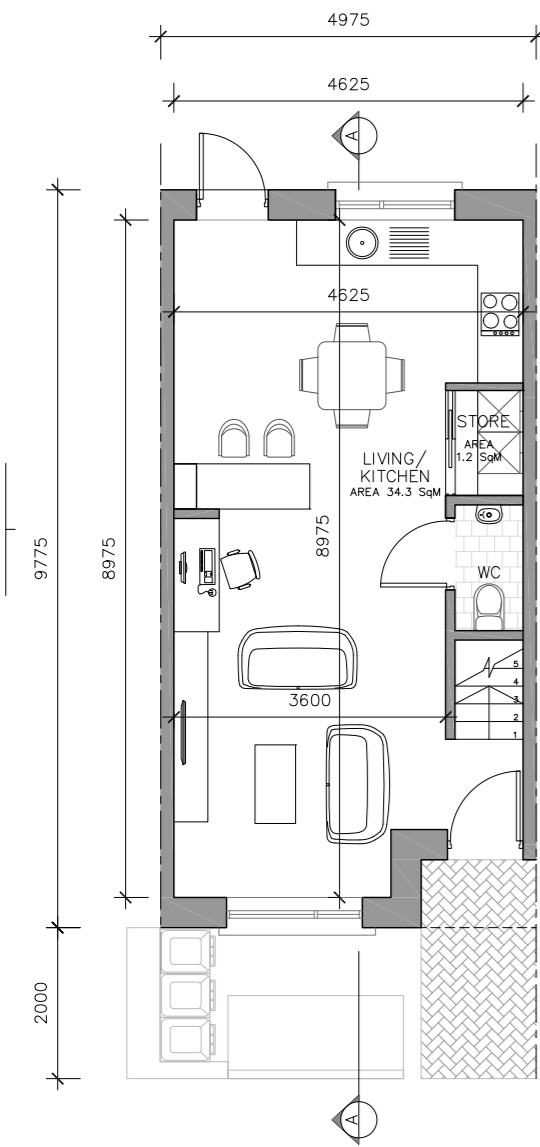


Proposed Housing
Houses Overview & Unit Mix

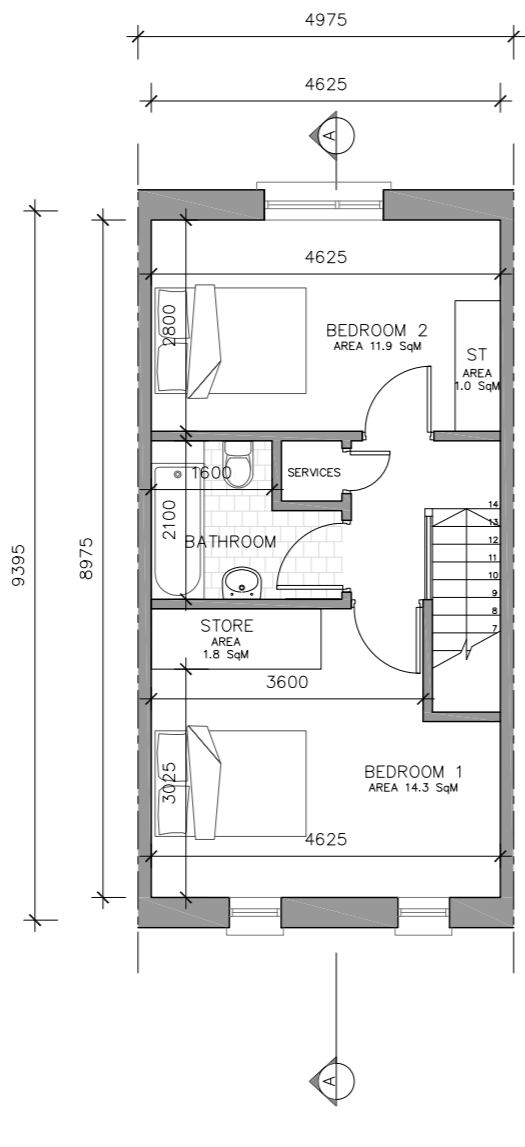


▲ Siteplan in Context showing different unit types

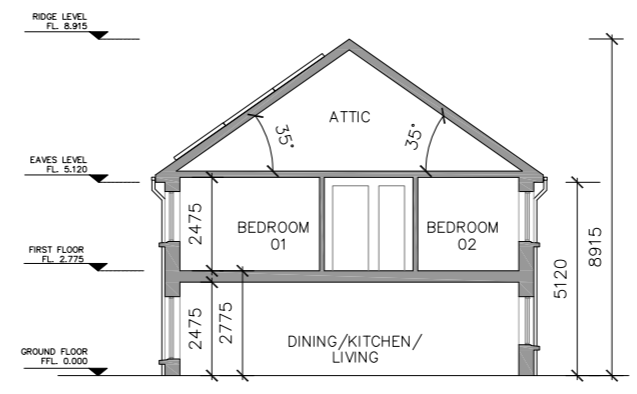




01 Ground Floor Plan
PA-100 1:100



02 First Floor Plan
PA-100 1:100



05 Section AA
PA-100 1:200

INDICATIVE SOLAR PANELS OR PHOTOVOLTAIC PANELS INDICATED, FINAL SOLAR PANELS DEPENDS ON HOUSE ORIENTATION. SOLAR PANELS SHOWN ARE PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGS PART L. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF AN ALTERNATIVE RENEWABLE ENERGY SOURCE.

SELECTED FASCIA, SOFFIT, GUTTER AND DOWNPIPES TO BE UPVC OR SIMILAR TO MATCH ROOF TILES

UPVC JOINERY WINDOWS TO SELECTED COLOUR

PRE COLOURED RENDER FINISH

BRICK SOLDIER COURSE

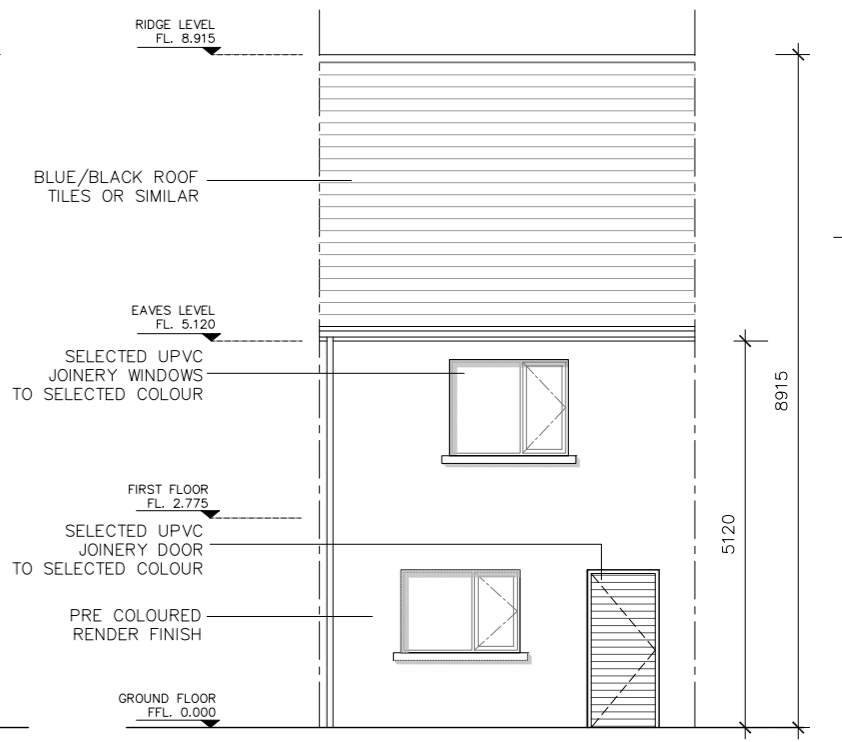
RECONSTITUTED STONE LINTOL

PRE COLOURED RENDER FINISH

SELECTED BRICK FINISH



03 Front Elevation
PA-100 1:100



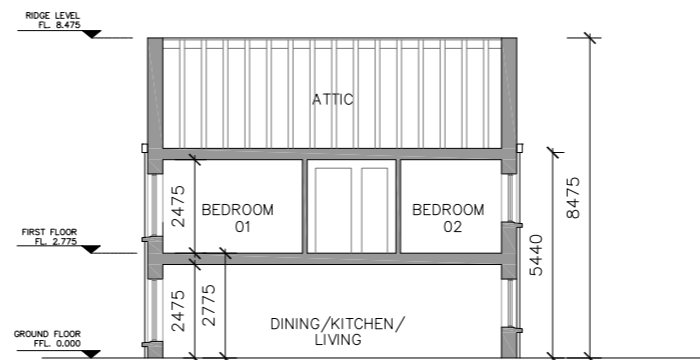
04 Rear Elevation
PA-100 1:100

House Type 1/1A - Mid Terrace/Semi-Detached		
2Bed/ 4P House (2 storey)	Target	Proposed
Gross Floor area - sqm	80	81.1
Main Living room - sqm	13	16.3
Min. width Main Living room - m	3.6	3.6
Aggregate Floor Area, Living areas/ Kitchen/ Dining	30	34.2
Min. aggregate Bedroom Floor Areas - sqm	25	26.2
Min. Double Bedroom Width - m	2.8	2.8
Min. Double Bedroom area - sqm	11.4	11.9
Min. Main Bedroom Width - m	2.8	3
Min. Main Bedroom area - sqm	13	14.3
Min. Storage Space	4	4

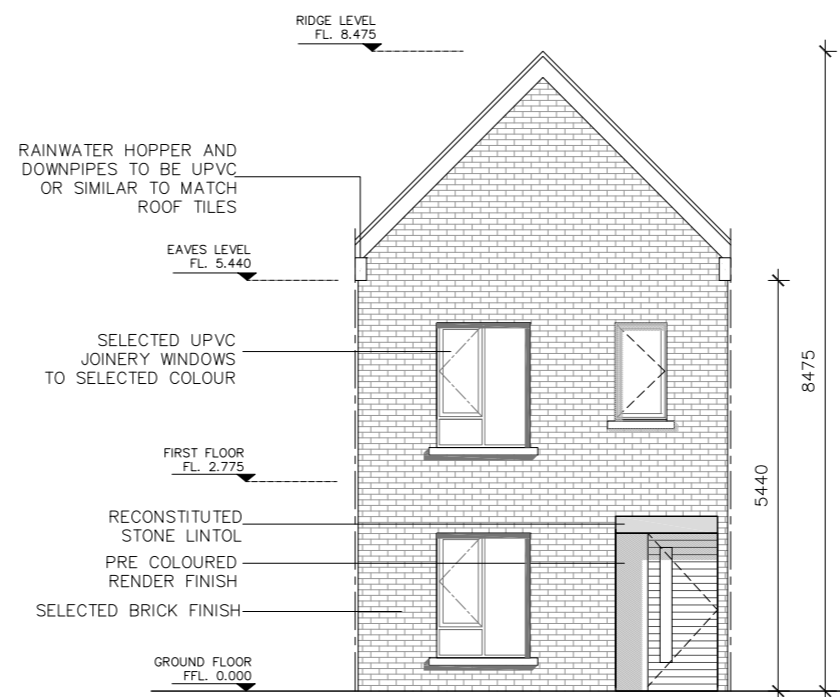
ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description Date Initials</p>	<p>DRAWING KEY</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0,00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>	<p>SCALE BAR</p> <p>0 05 10m</p> <p>Scale 1:100</p> <p>0 05 10m</p> <p>Scale 1:200</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.</p>
						<p>Title: House Type 1 Proposed Floor Plans, Elevation & Section</p> <p>Client: Tetrarch Residential Ltd.</p>
<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>	<p>Dwg. No. PA-100 Job No. 19037</p>					

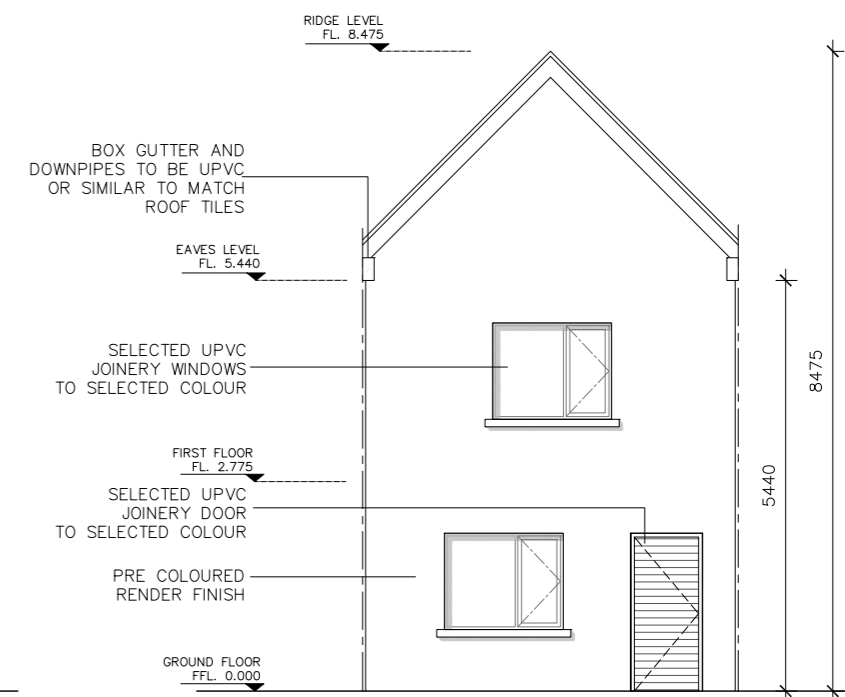
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Min. Double Bedroom area - sqm	11.4	11.9
Min. Main Bedroom Width - m	2.8	3
Min. Main Bedroom area - sqm	13	14.3
Min. Storage Space	4	4



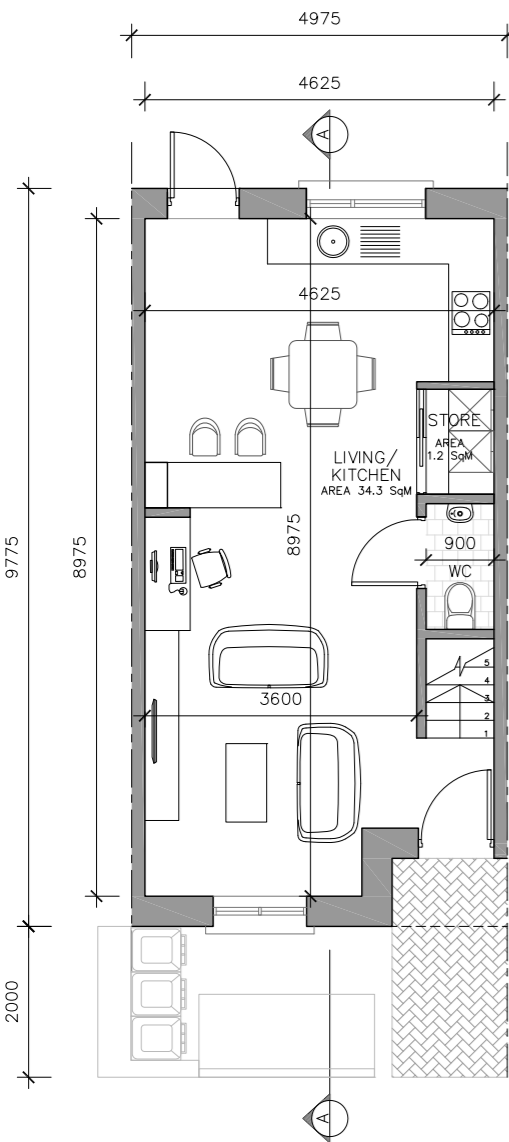
05 Section AA
PA-100-A 1:200



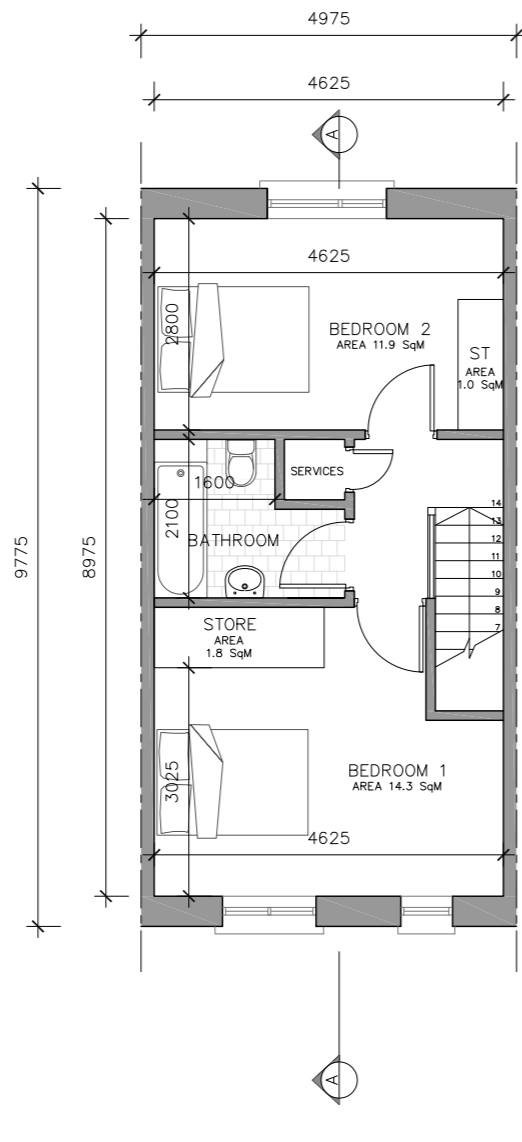
03 Front Elevation
PA-100-A 1:100



04 Rear Elevation
PA-100-A 1:100



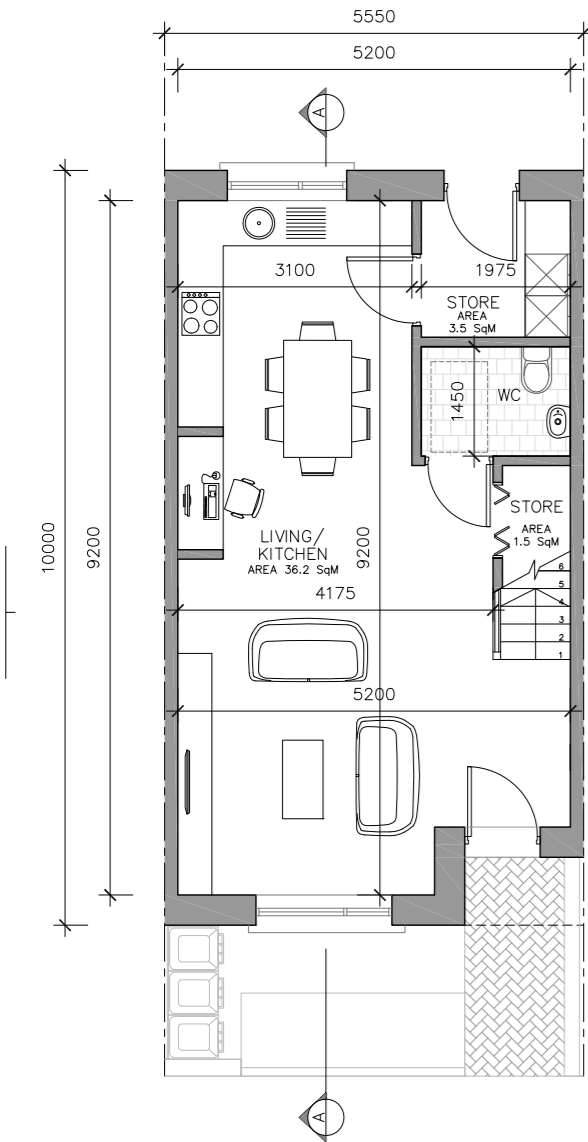
01 Ground Floor Plan
PA-100-A 1:100



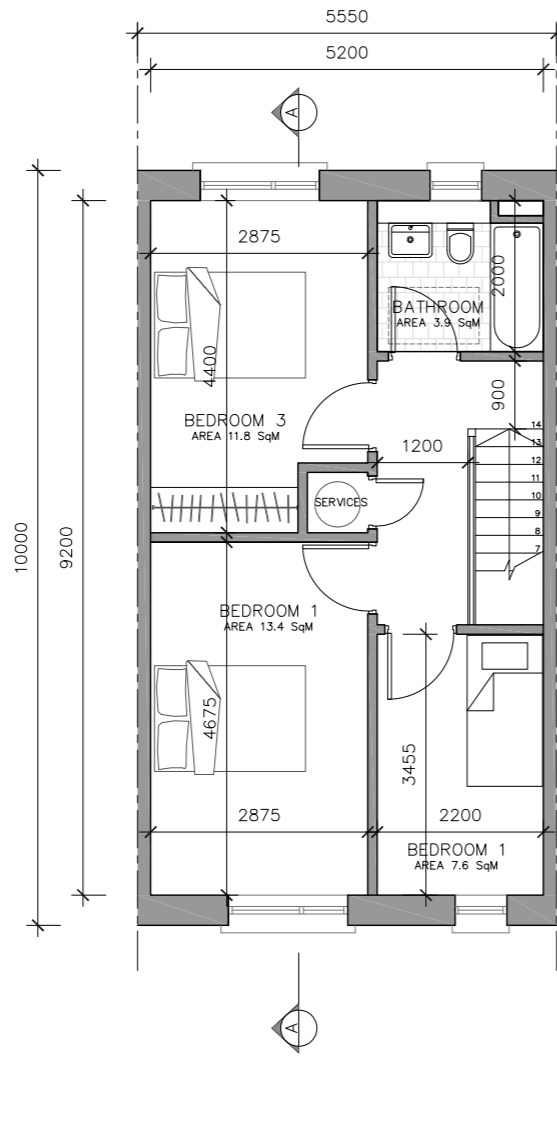
02 First Floor Plan
PA-100-A 1:100

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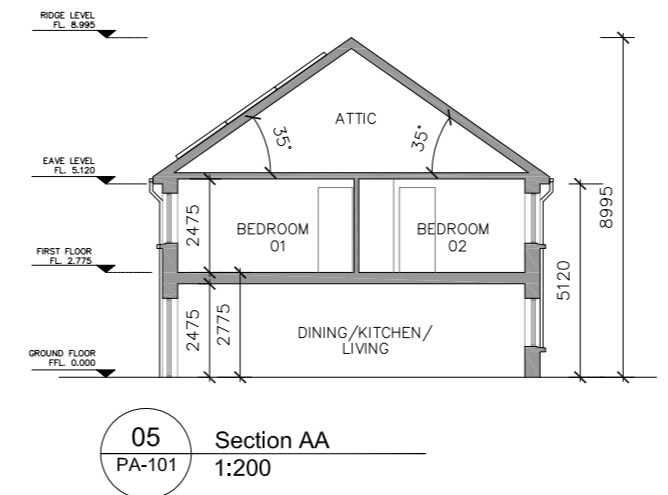
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	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>		<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-100-A 19037</p>								



01 Ground Floor Plan
PA-101 1:100



02 First Floor Plan
PA-101 1:100

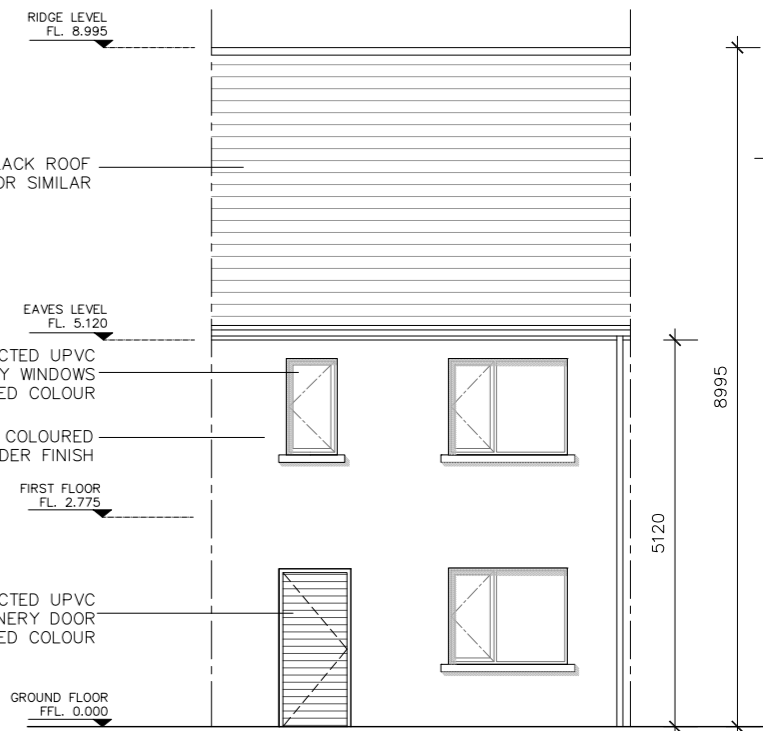


05 Section AA
PA-101 1:200

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UPVC JOINERY WINDOWS TO SELECTED COLOUR
PRE COLOURED RENDER FINISH
BRICK SOLDIER COURSE
RECONSTITUTED STONE LINTOL
PRE COLOURED RENDER FINISH
SELECTED BRICK FINISH

03 Front Elevation
PA-101 1:100



04 Rear Elevation
PA-101 1:100

House Type 2 - Mid Terrace		
3Bed/ 5P House (2 storey)	Target	Proposed
Gross Floor area - sqm	92	94
Main Living room - sqm	13	36.2
Min. width Main Living room - m	3.8	4.1
Aggregate Floor Area, Living areas/ Kitchen/ Dining	34	36.2
Min. aggregate Bedroom Floor Areas - sqm	32	32.8
Min. Single Bedroom Width - m	2.1	2.2
Min. Double Bedroom Width - m	2.8	2.8
Min. Single Bedroom area - sqm	7.1	7.6
Min. Double Bedroom area - sqm	11.4	11.8
Min. Main Bedroom area - sqm	13	13.4
Min. Storage Space	5	5

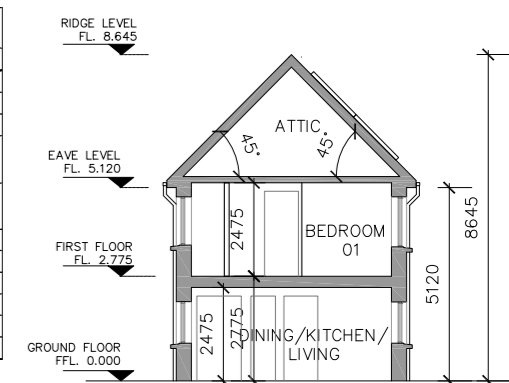
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	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>		<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-101 19037</p>							



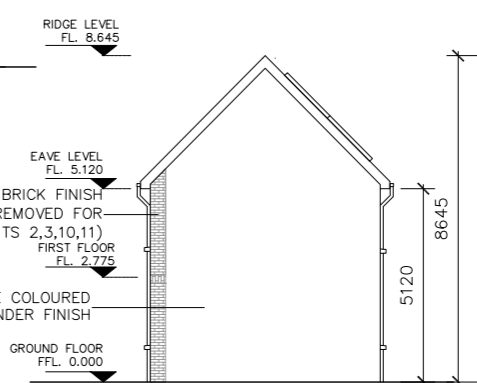
01 Alternative Elevation for Unit No's; 2,3,10,11
PA-102

House Type 3 - Mid Terrace/End of Terrace/Semi-Detached/Detached		
3 Bed/ 5P House (2 storey)	Target	Proposed
Gross Floor area - sqm	92	103.2
Main Living room - sqm	13	20.9
Min. width Main Living room - m	3.8	3.9
Aggregate Floor Area, Living areas/ Kitchen/ Dining	34	37.4
Min. aggregate Bedroom Floor Areas - sqm	32	32
Min. Single Bedroom Width - m	2.1	2.1
Min. Double Bedroom Width - m	2.8	2.8
Min. Single Bedroom area - sqm	7.1	7.1
Min. Double Bedroom area - sqm	11.4	11.7
Min. Main Bedroom area - sqm	13	13.2
Min. Storage Space	5	7.2

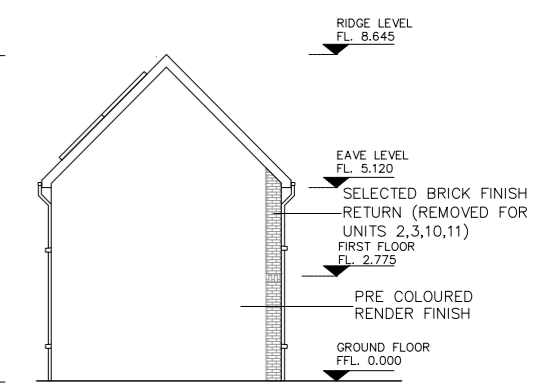


05 Section AA
PA-102 1:200

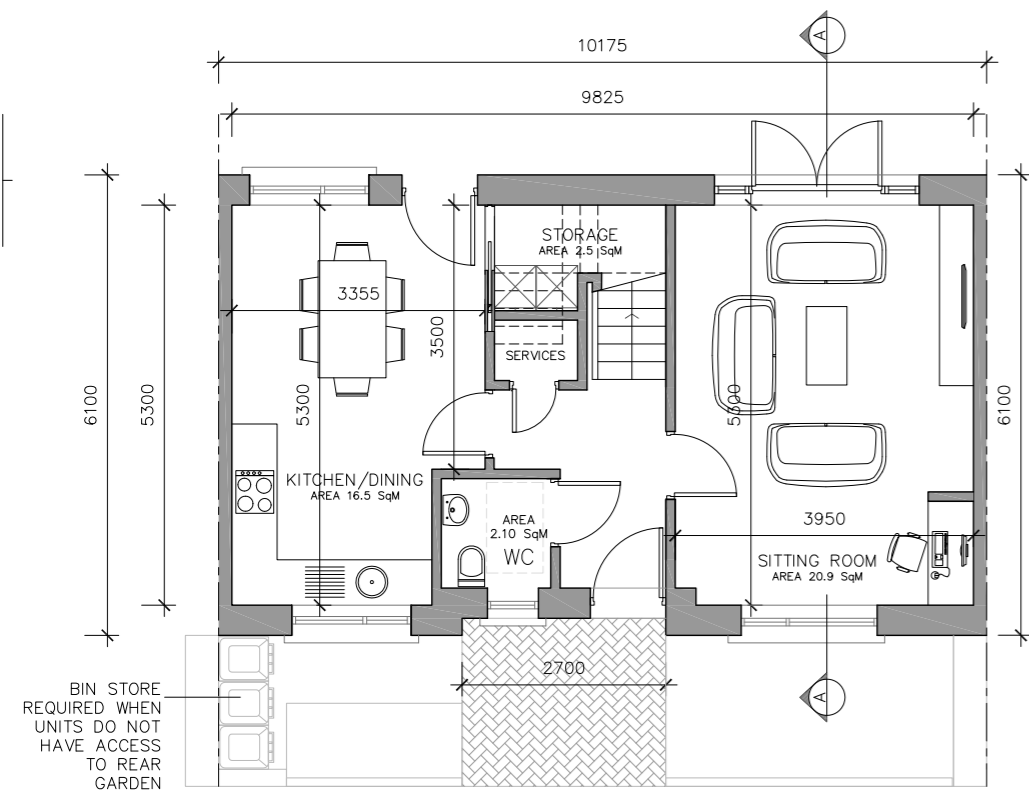
02 Front Elevation
PA-102 1:100



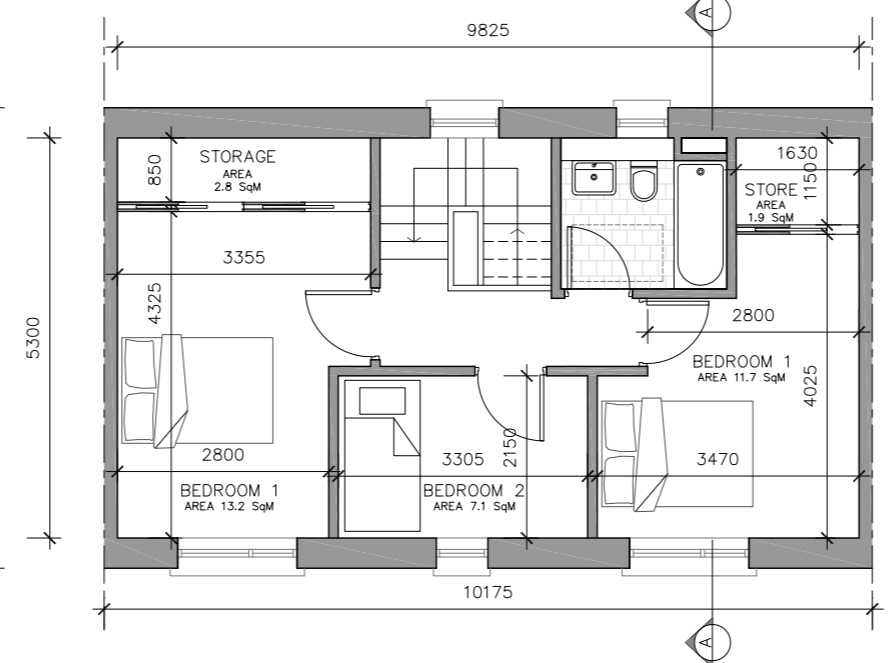
06 Side Elevation 01
PA-102 1:200



07 Side Elevation 02
PA-102 1:200

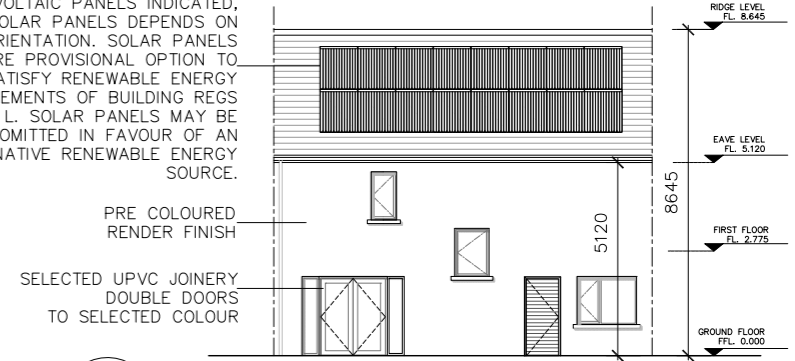


03 Ground Floor Plan
PA-102 1:100



04 First Floor Plan
PA-102 1:100

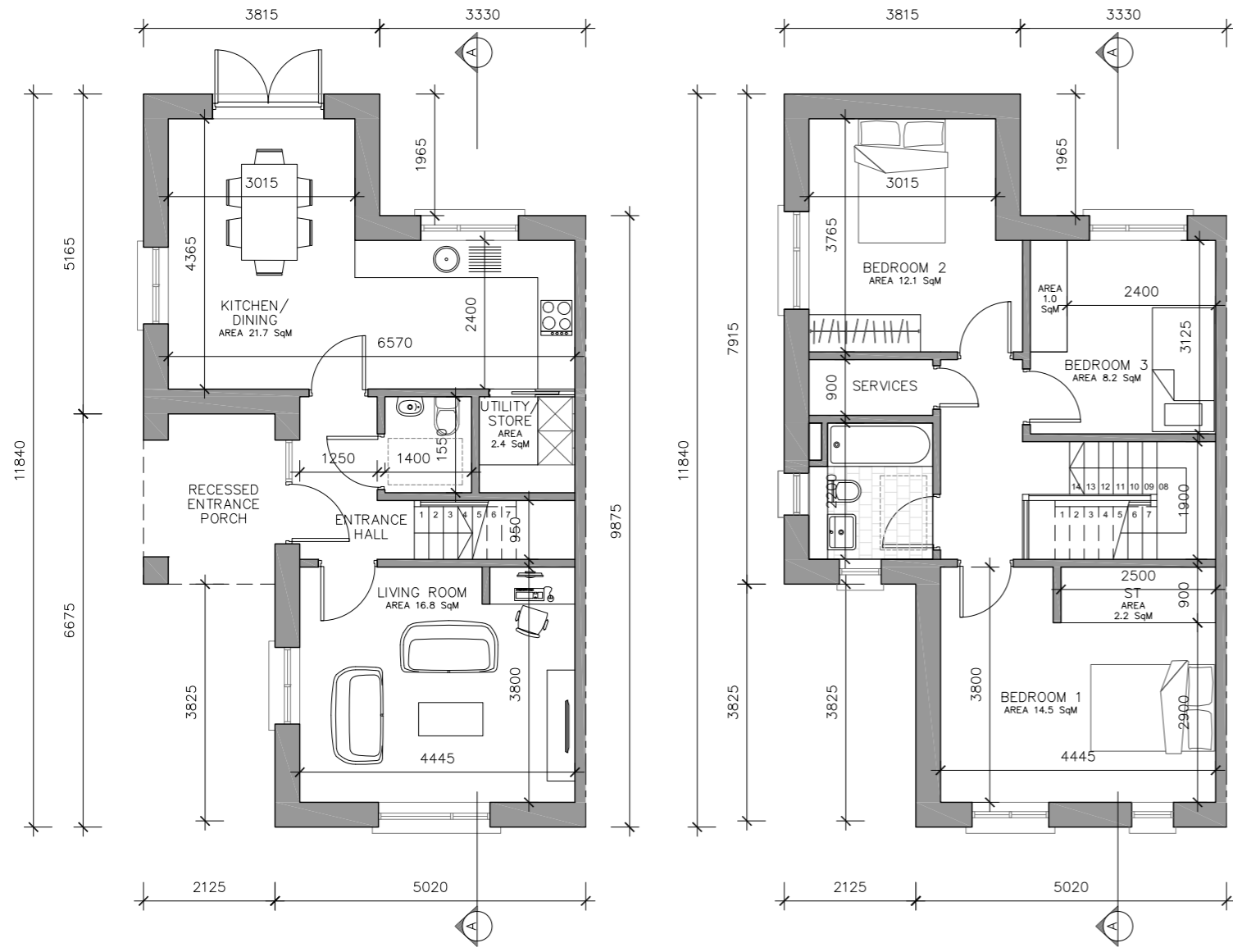
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08 Rear Elevation
PA-102 1:200

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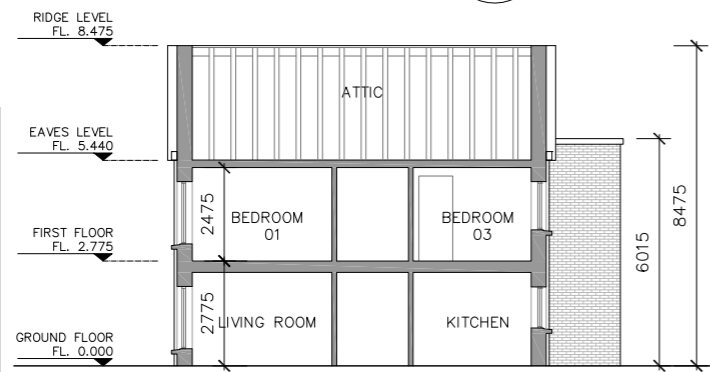
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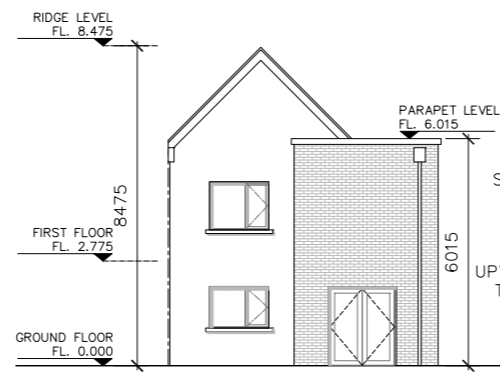
01 Ground Floor Plan
PA-103 1:100

02 First Floor Plan
PA-103 1:100

House Type 4 - End of Terrace		
3 Bed/ 5P House (2 storey)		
	Target	Proposed
Gross Floor area - sqm	92	108.5
Main Living room - sqm	13	16.8
Min. width Main Living room - m	3.8	3.8
Aggregate Floor Area, Living areas/ Kitchen/ Dining	34	38.5
Min. aggregate Bedroom Floor Areas - sqm	32	34.8
Min. Single Bedroom Width - m	2.1	2.4
Min. Double Bedroom Width - m	2.8	3
Min. Single Bedroom area - sqm	7.1	8.2
Min. Double Bedroom area - sqm	11.4	12.1
Min. Main Bedroom area - sqm	13	14.5
Min. Storage Space	5	5.6



05 Section AA
PA-103 1:100

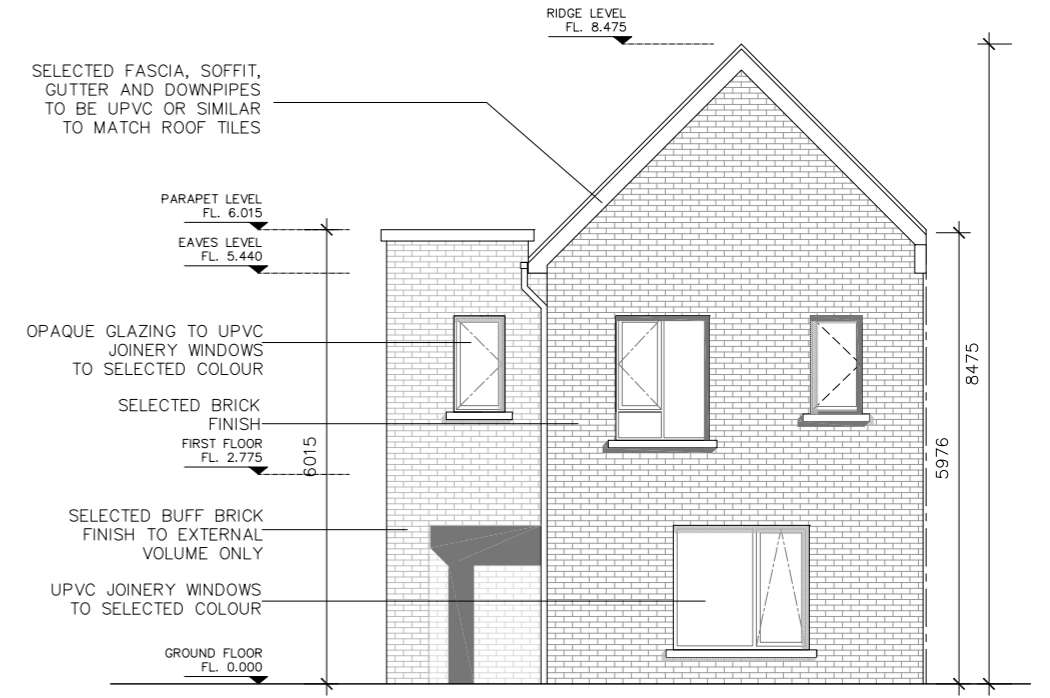


05 Rear Elevation
PA-103 1:100

TILES OR SIMILAR
INDICATIVE SOLAR PANELS OR PHOTOVOLTAIC PANELS INDICATED, FINAL SOLAR PANELS DEPENDS ON HOUSE ORIENTATION. SOLAR PANELS SHOWN ARE PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGS PART L. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF AN ALTERNATIVE RENEWABLE ENERGY SOURCE.



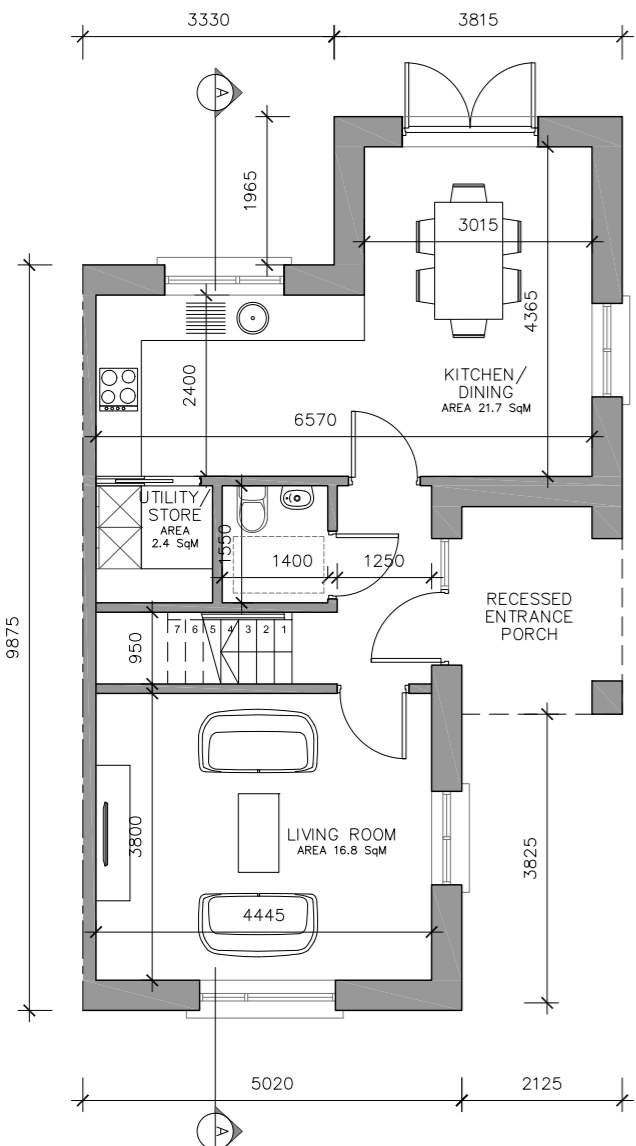
06 Side Elevation
PA-103 1:100



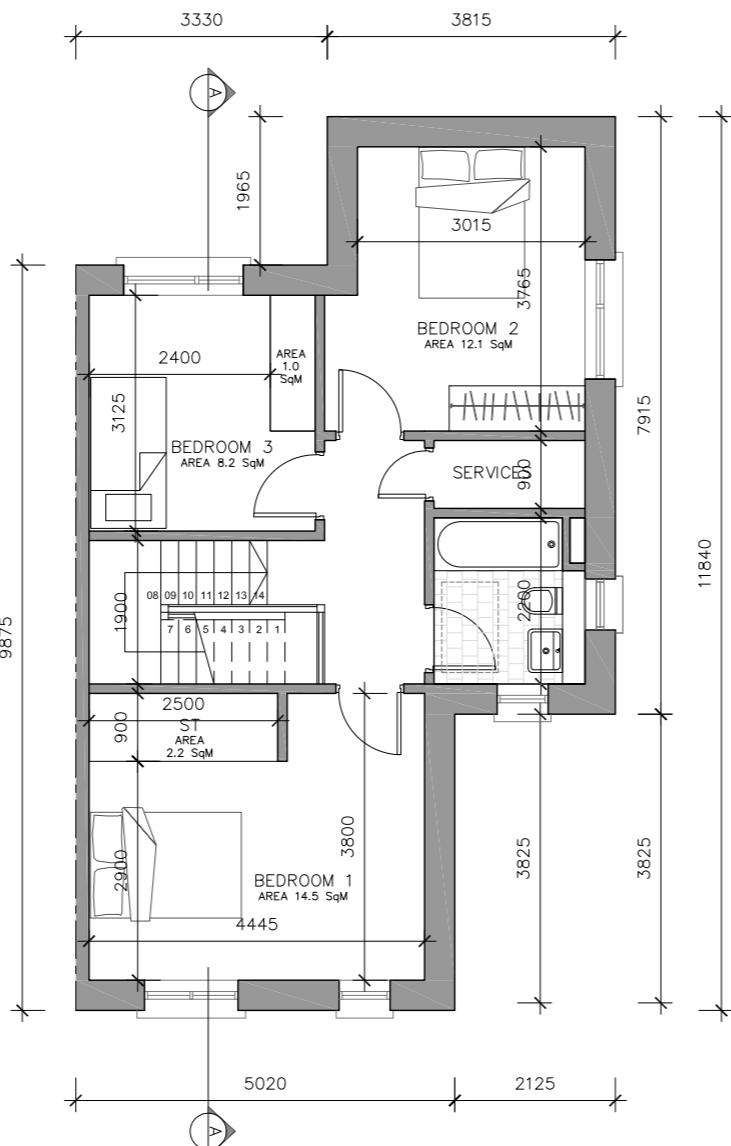
03 Front Elevation
PA-103 1:100

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects Immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects Immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description Date Initials</p>		<p>DRAWING KEY</p> <p>1. Refer to Site Plan for FFL of Ground Floor. Level 0.00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>		<p>SCALE BAR</p> <p>0 05 10m</p> <p>Scale 1:100</p> <p>0 05 10m</p> <p>Scale 1:200</p>		<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>		<p>Project: Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.</p> <p>Title: House Type 4 Proposed Floor Plans, Elevation & Section</p> <p>Client: Tetrarch Residential Ltd.</p>	
	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p>		<p>SCALE BAR</p> <p>0 05 10m</p> <p>Scale 1:100</p> <p>0 05 10m</p> <p>Scale 1:200</p>		<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>		<p>Dwg. No. PA-103 Job No. 19037</p>			

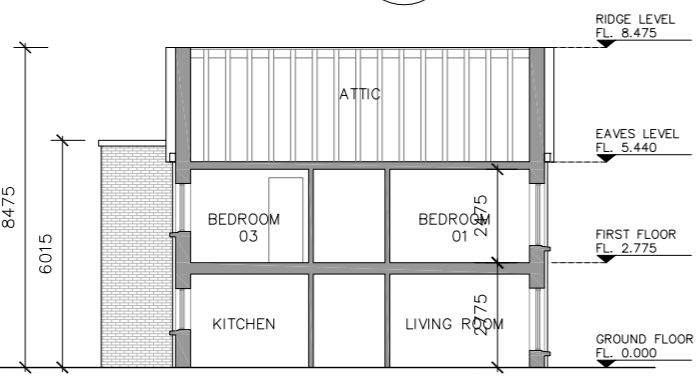


01 Ground Floor Plan
PA-103-A 1:100

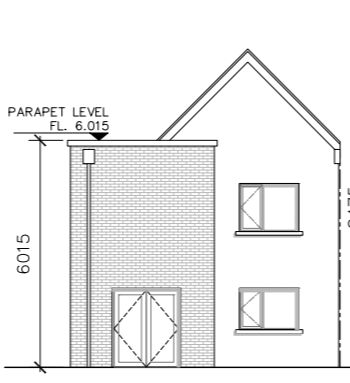


02 First Floor Plan
PA-103-A 1:100

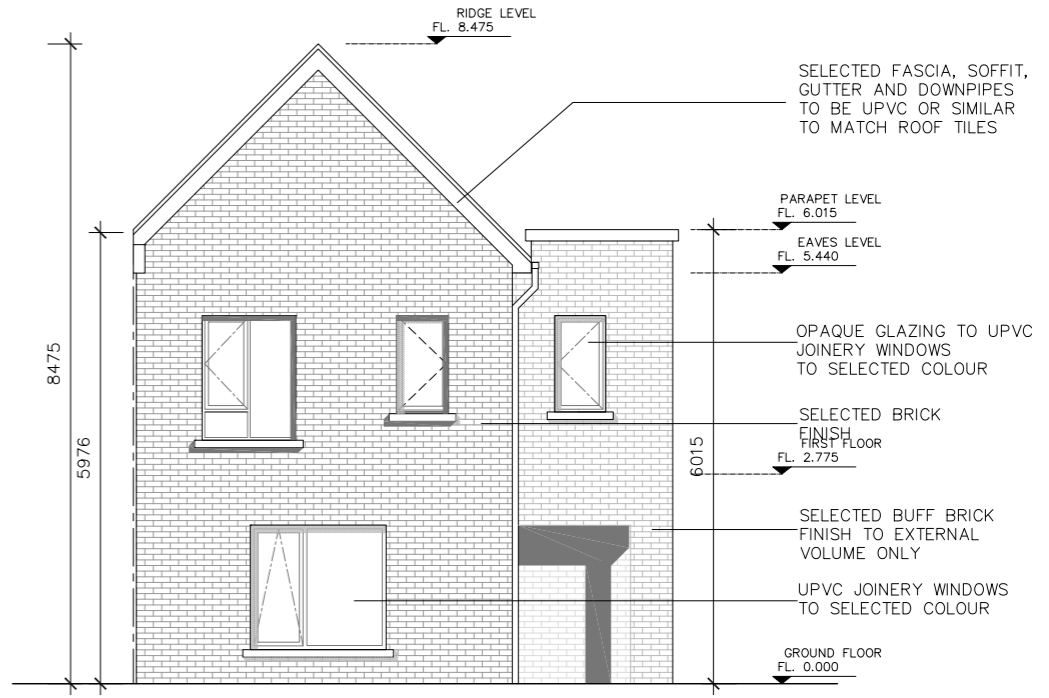
House Type 4A - End of Terrace		
3 Bed/ 5P House (2 storey)	Target	Proposed
Gross Floor area - sqm	92	108.5
Main Living room - sqm	13	16.8
Min. width Main Living room - m	3.8	3.8
Aggregate Floor Area, Living areas/ Kitchen/ Dining	34	38.5
Min. aggregate Bedroom Floor Areas - sqm	32	34.8
Min. Single Bedroom Width - m	2.1	2.4
Min. Double Bedroom Width - m	2.8	3
Min. Single Bedroom area - sqm	7.1	8.2
Min. Double Bedroom area - sqm	11.4	12.1
Min. Main Bedroom area - sqm	13	14.5
Min. Storage Space	5	5.6



05 Section AA
PA-103-A 1:100



06 Rear Elevation
PA-103-A 1:100



03 Front Elevation
PA-103-A 1:100



04 Side Elevation
PA-103-A 1:100

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<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description Date Initials</p>	<p>DRAWING KEY</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0,00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>	<p>SCALE BAR</p> <p>0 05 10m</p> <p>Scale 1:100</p> <p>0 05 10m</p> <p>Scale 1:200</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.</p>
						<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>

(FOR UNIT NOS. 22) INDICATIVE SOLAR PANELS OR PHOTOVOLTAIC PANELS INDICATED, FINAL SOLAR PANELS DEPENDS ON HOUSE ORIENTATION. SOLAR PANELS SHOWN ARE PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGS PART L. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF AN ALTERNATIVE RENEWABLE ENERGY SOURCE.

BLUE/BLACK ROOF TILES OR SIMILAR
SELECTED FASCIA, SOFFIT, GUTTER AND DOWNPIPES TO BE UPVC OR SIMILAR TO MATCH ROOF TILES
UPVC JOINERY WINDOWS TO SELECTED COLOUR

FIRST FLOOR FL. 2.775
RECONSTITUTED STONE LINTOL
PRE COLOURED RENDER FINISH
SELECTED BRICK FINISH



SELECTED FASCIA, SOFFIT, GUTTER AND DOWNPIPES TO BE UPVC OR SIMILAR TO MATCH ROOF TILES
UPVC JOINERY WINDOWS TO SELECTED COLOUR

SELECTED BRICK FINISH
RECONSTITUTED STONE LINTOL
PRE COLOURED RENDER FINISH
SELECTED BRICK FINISH

FIRST FLOOR FL. 2.775
RECONSTITUTED STONE LINTOL
PRE COLOURED RENDER FINISH
SELECTED BRICK FINISH

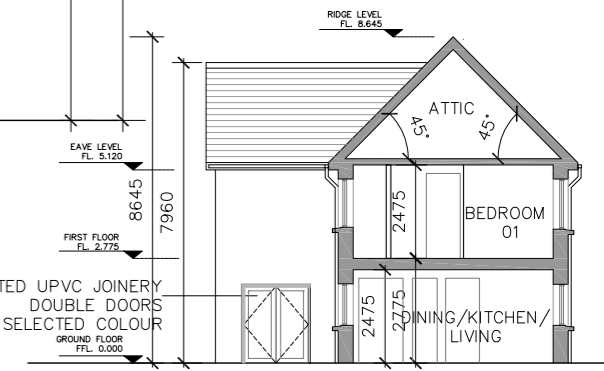


01 Front Elevation
PA-104 1:100

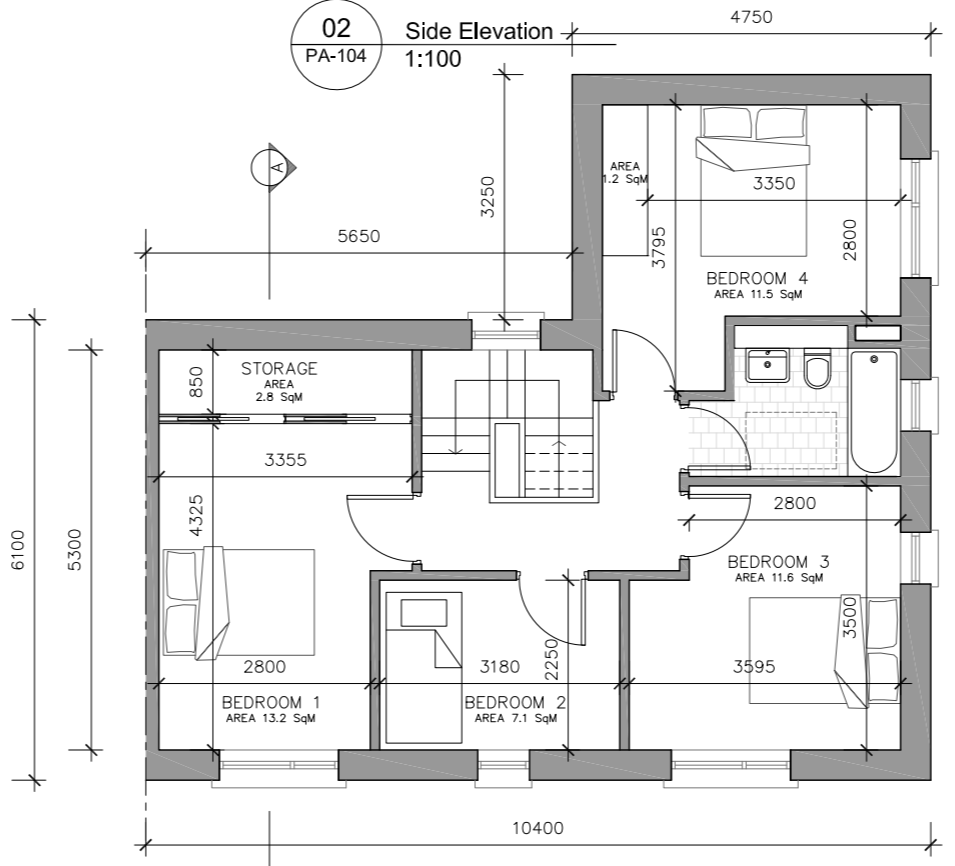
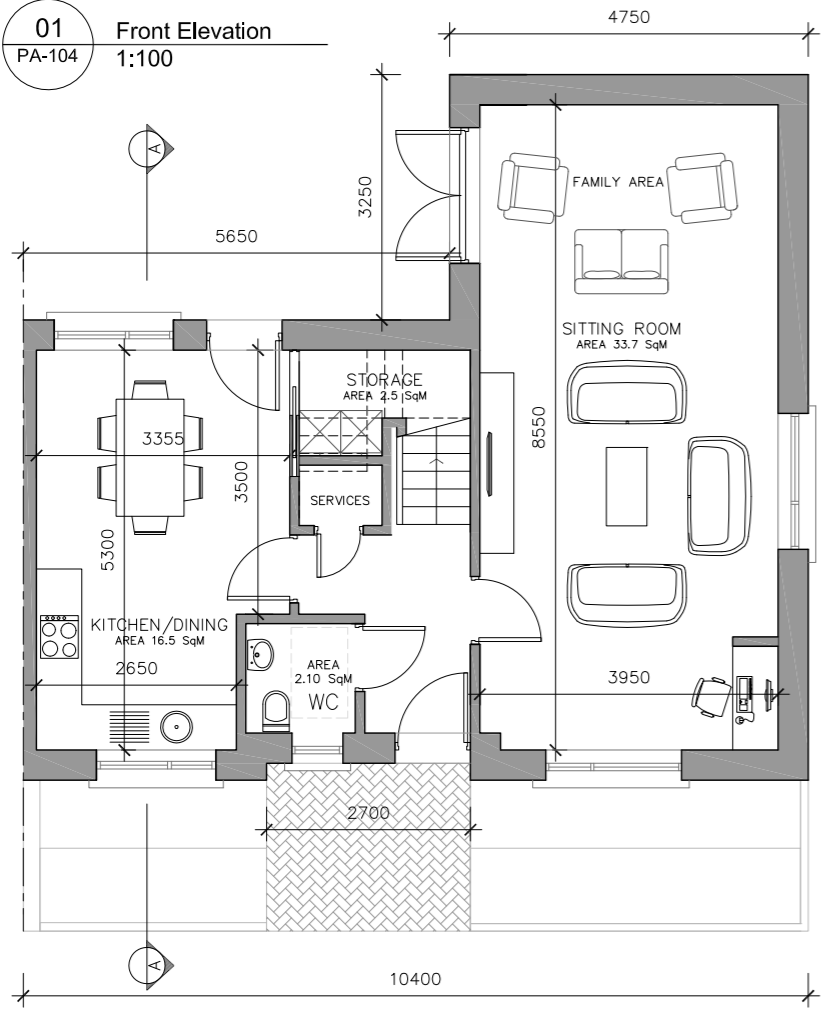
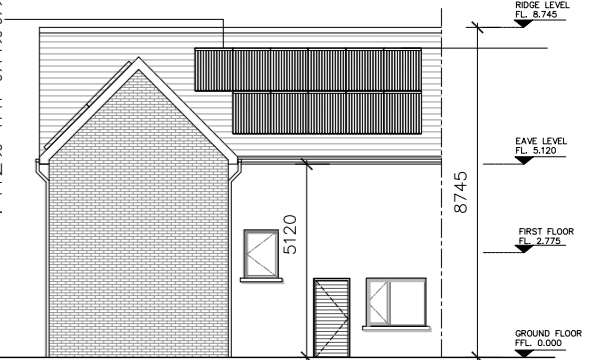
02 Side Elevation
PA-104 1:100

05 Section AA
PA-104 1:200

(FOR UNIT NO'S. 01,12,20) INDICATIVE SOLAR PANELS OR PHOTOVOLTAIC PANELS INDICATED, FINAL SOLAR PANELS DEPENDS ON HOUSE ORIENTATION. SOLAR PANELS SHOWN ARE PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGS PART L. SOLAR PANELS MAY BE OMITTED IN FAVOUR OF AN ALTERNATIVE RENEWABLE ENERGY SOURCE.



06 Rear Elevation
PA-104 1:200



03 Ground Floor Plan
PA-104 1:100

04 First Floor Plan
PA-104 1:100

House Type 5 - Detached/Semi Detached		
4 Bed/ 7P House (2 storey)	Target	Proposed
Gross Floor area - sqm	110	129
Main Living room - sqm	15	33.7
Min. width Main Living room - m	3.8	3.9
Aggregate Floor Area, Living areas/ Kitchen/ Dining	40	50.2
Min. aggregate Bedroom Floor Areas - sqm	43	43.4
Min. Single Bedroom Width - m	2.1	2.2
Min. Double Bedroom Width - m	2.8	2.8
Min. Single Bedroom area - sqm	7.1	7.1
Min. Double Bedroom area - sqm	11.4	11.5
Min. Main Bedroom area - sqm	13	13.2
Min. Storage Space	6	6.5

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NOTES:
Do not scale from this drawing.
Any discrepancies found on site to be reported to Darmody Architects immediately.
Any discrepancies found on drawings to be reported to Darmody Architects immediately.
Refer to engineers drawings for structural details.
All dimensions sized to blockwork.

Rev.	Description	Date	Initials

Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.

DRAWING KEY

- Refer to Site Plan for FFL of Ground Floor. Level 0,00 is used as a datum only.
- Refer to Site Plan for unit orientation if unit is mirrored.

SCALE BAR

0 05 10m
Scale 1:100

0 05 10m
Scale 1:200

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architecture

91 Townsend Street, Dublin 2
353 1 672 9907
info@darmodyarchitecture.com
darmodyarchitecture.com

Project: Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.

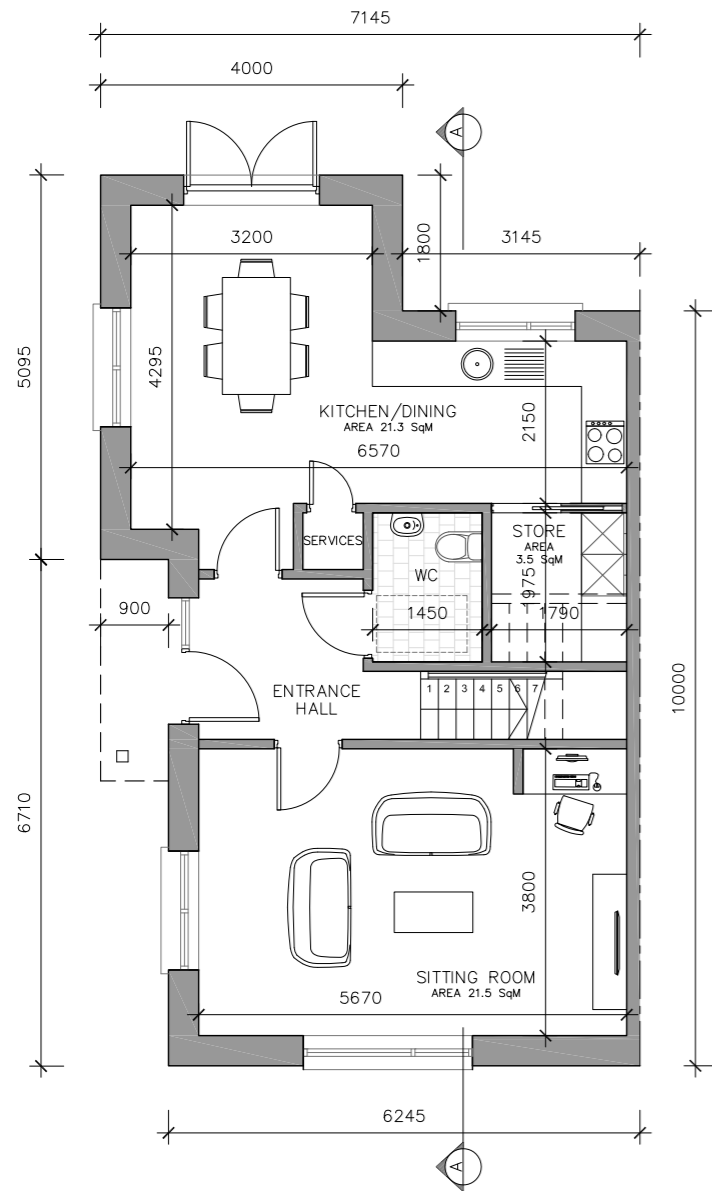
Title: House Type 5 Proposed Floor Plans, Elevation & Section

Client: Tetrarch Residential Ltd.

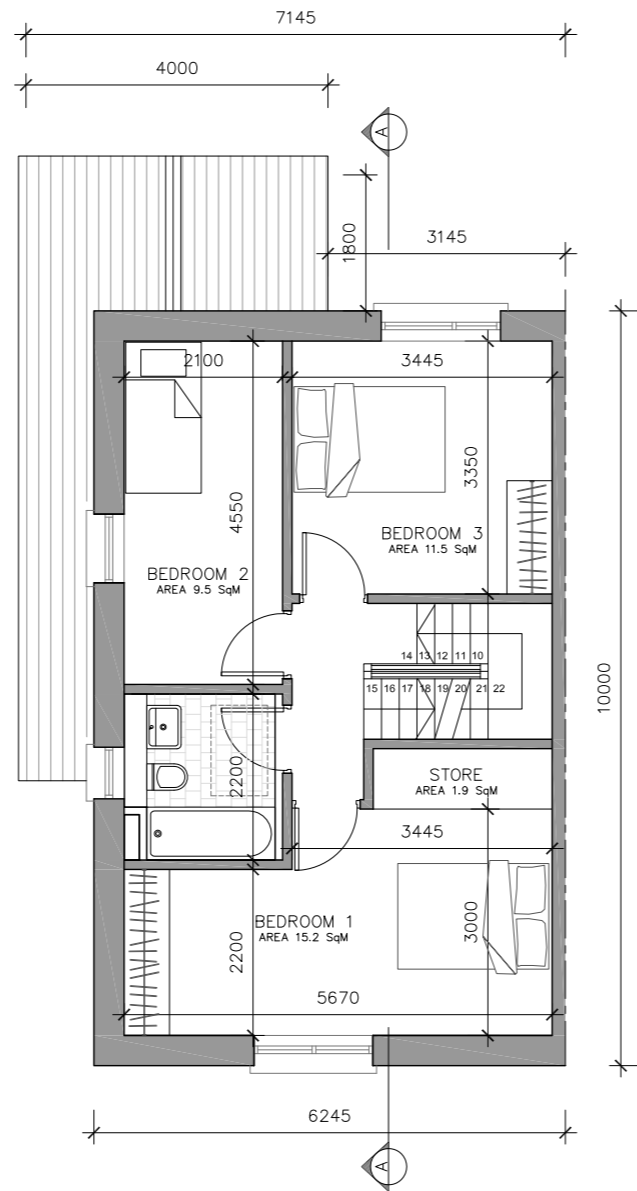
Rev. No.	Scale	Date	Dr. By	Chkd. By	Issue

Dwg. No. PA-104

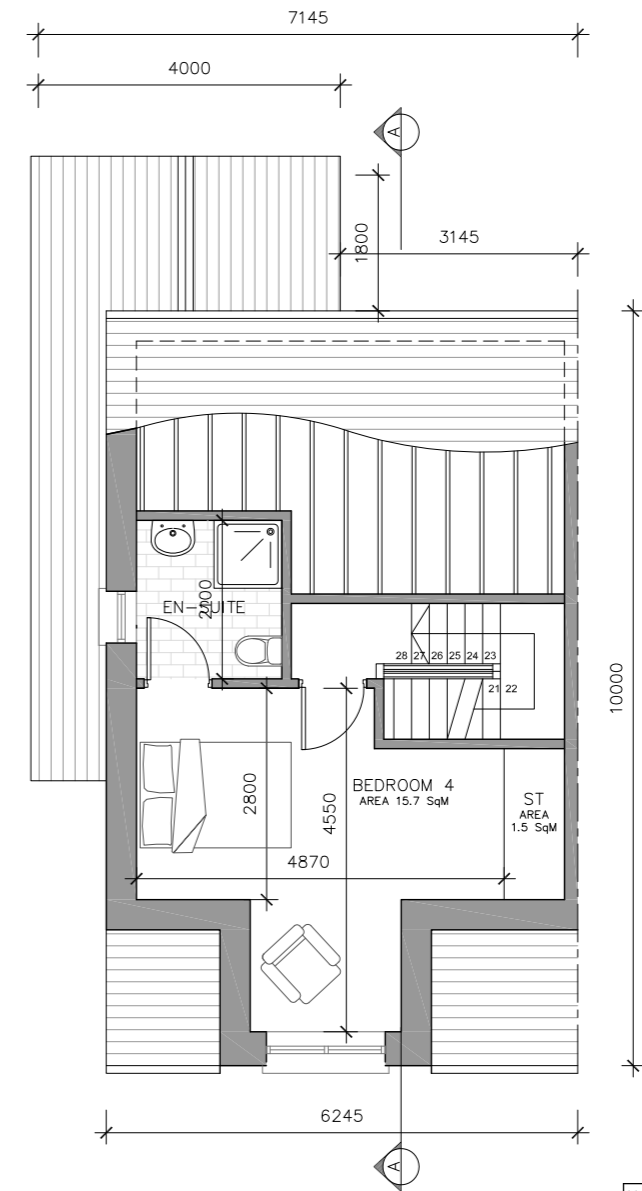
Job No. 19037



01 Ground Floor Plan
PA-105 1:100



02 First Floor Plan
PA-105 1:100

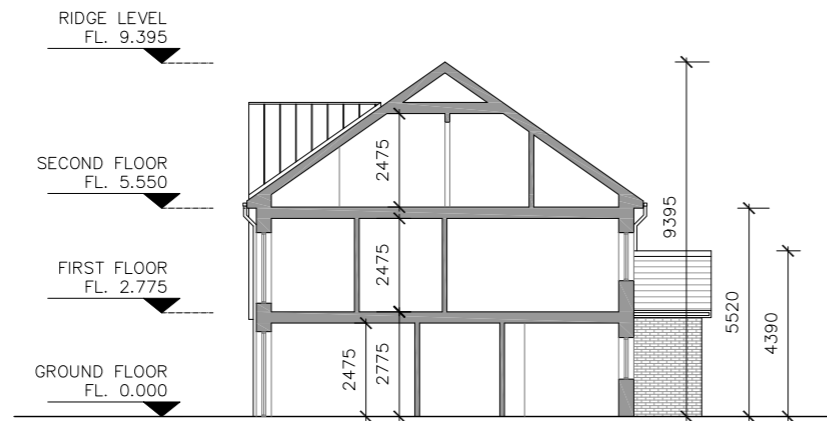


03 Second Floor Plan
PA-105 1:100

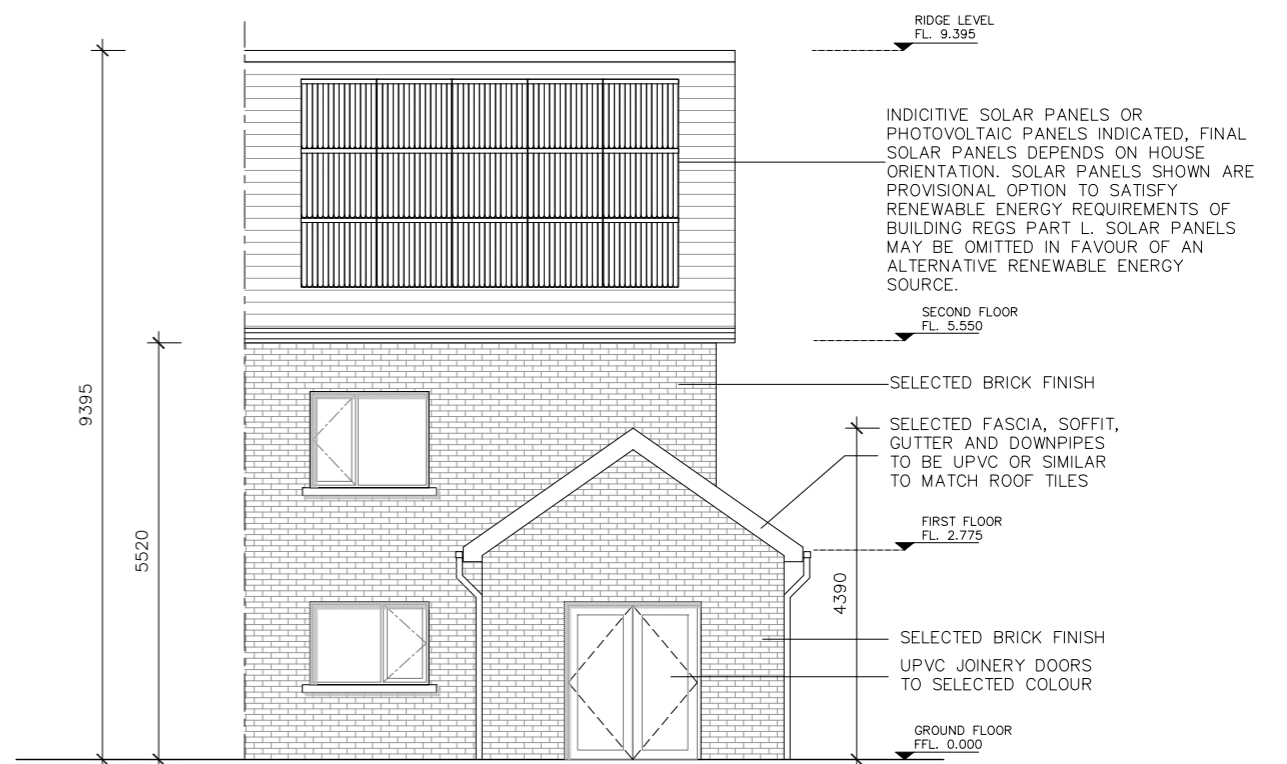
House Type 6 - End of Terrace		
4 Bed/ 7P House (3 storey)	Target	Proposed
Gross Floor area - sqm	120	140
Main Living room - sqm	15	21.5
Min. width Main Living room - m	3.8	3.8
Aggregate Floor Area, Living areas/ Kitchen/ Dining	40	42.8
Min. aggregate Bedroom Floor Areas - sqm	43	51.9
Min. Single Bedroom Width - m	2.1	2.1
Min. Double Bedroom Width - m	2.8	2.8
Min. Single Bedroom area - sqm	7.1	9.5
Min. Double Bedroom area - sqm	11.4	15.2
Min. Main Bedroom area - sqm	13	15.7
Min. Storage Space	6	6.9

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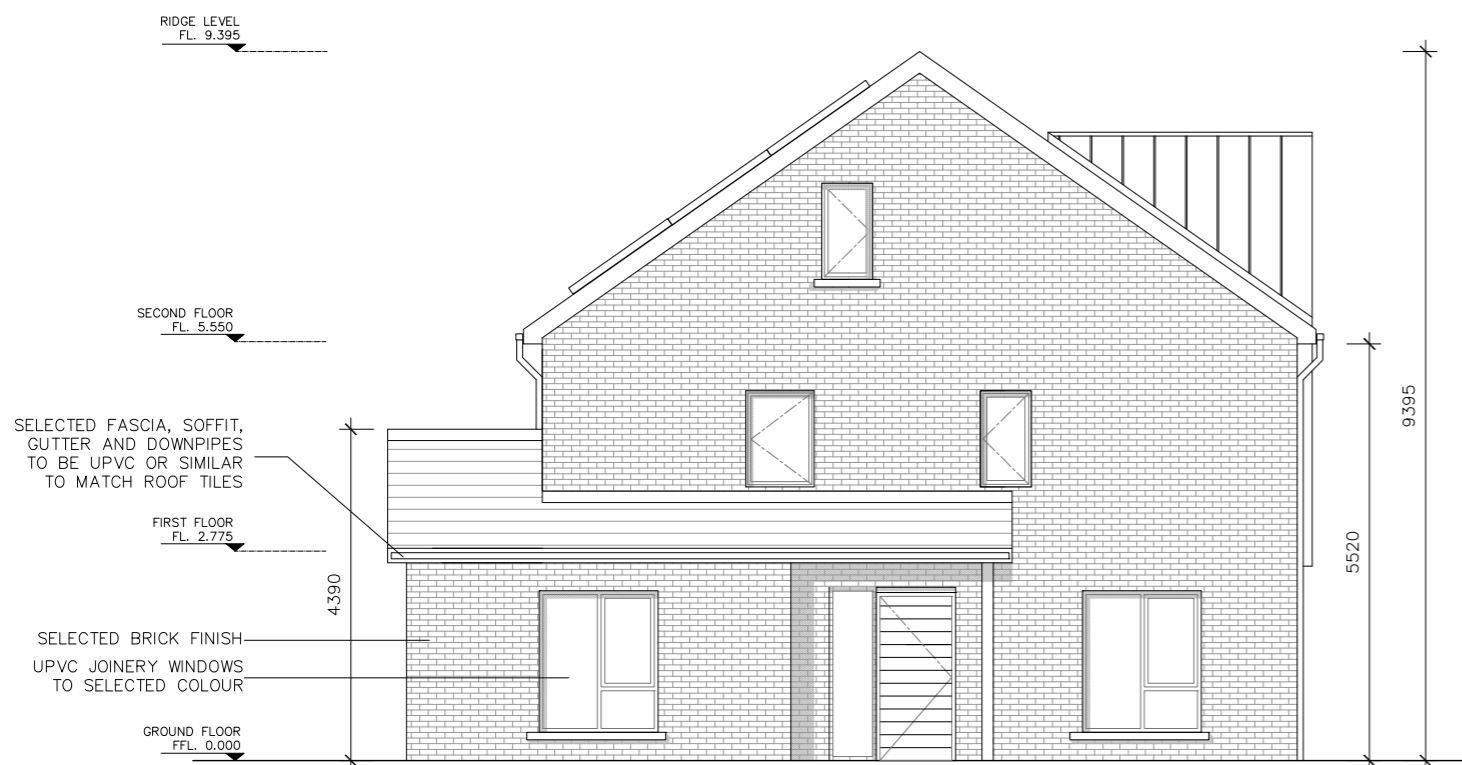
<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description Date Initials</p>	<p>DRAWING KEY</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0,00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>	<p>SCALE BAR</p> <p>0 05</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.</p> <p>Title: House Type 6 Proposed Floor Plans</p> <p>Client: Tetrarch Residential Ltd.</p>
	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>	<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>	<p>Dwg. No. PA-105 Job No. 19037</p>			



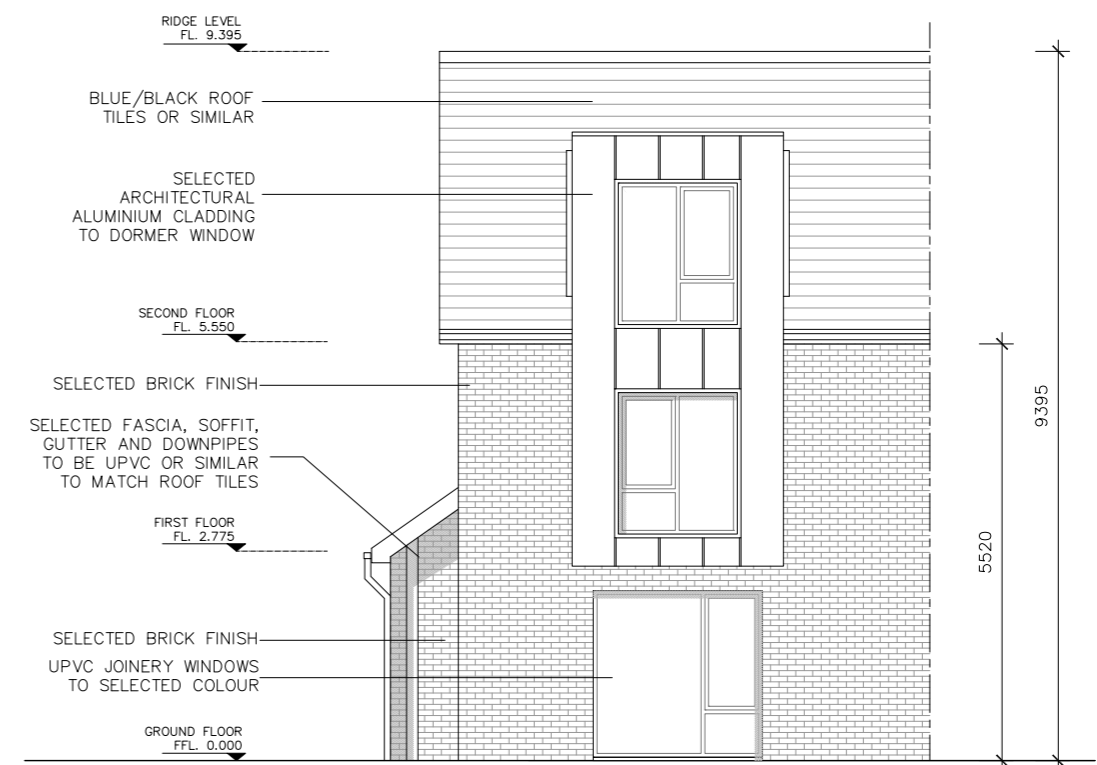
03 Section AA
PA-105-1 1:200



04 Rear Elevation
PA-105-1 1:100



01 Side Elevation
PA-105-1 1:100



02 Front Elevation
PA-105-1 1:100

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<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description Date Initials</p>		<p>DRAWING KEY</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0,00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>		<p>SCALE BAR</p> <p>0 05</p> <p>Scale 1:100</p> <p>0 05 10m</p> <p>Scale 1:200</p>		<p>DRAWING KEY</p>		<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>			<p>Project: Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.</p> <p>Title: House Type 6 Elevations & Section</p> <p>Client: Tetrarch Residential Ltd.</p>	
	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>		<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-105-1 19037</p>								

Housing Quality Assessment - Houses Schedule

Unit No.	House Type	Unit Description	Target Min. GFA (m ²) Housing 2007	Proposed GFA (m ²)	SDCC POS min. required (m ²)	POS Proposed rear garden (m ²)	Target min. Internal Storage (m ²) Housing 2007	Proposed Internal Storage (m ²)	SDCC No. Car Parking Spaces req'd	No. Car Parking Spaces proposed
1	5	4 Bed/ 7P House (2 storey)	110	129	70	108	6	6.5	2	2
2	3	3 Bed/ 5P House (2 storey)	92	103.2	60	106	5	7.2	2	2
3	3	3 Bed/ 5P House (2 storey)	92	103.2	60	104	5	7.2	2	2
4	3	3 Bed/ 5P House (2 storey)	92	103.2	60	104	5	7.2	2	2
5	3	3 Bed/ 5P House (2 storey)	92	103.2	60	108	5	7.2	2	2
6	3	3 Bed/ 5P House (2 storey)	92	103.2	60	90	5	7.2	2	2
7	3	3 Bed/ 5P House (2 storey)	92	103.2	60	89	5	7.2	2	2
8	3	3 Bed/ 5P House (2 storey)	92	103.2	60	102	5	7.2	2	2
9	3	3 Bed/ 5P House (2 storey)	92	103.2	60	121	5	7.2	2	2
10	3	3 Bed/ 5P House (2 storey)	92	103.2	60	109	5	7.2	2	2
11	3	3 Bed/ 5P House (2 storey)	92	103.2	60	104	5	7.2	2	2
12	5	4 Bed/ 7P House (2 storey)	110	129	70	104	6	6.5	2	2
13	4	3 Bed/ 5P House (2 storey)	92	108.5	60	73	5	5.6	2	2
14	1A	2 Bed/ 3P House (2 storey)	80	81.1	55	57	4	4	1.5	1
15	1A	2 Bed/ 3P House (2 storey)	80	81.1	55	57	4	4	1.5	1
16	1A	2 Bed/ 3P House (2 storey)	80	81.1	55	57	4	4	1.5	1
17	1A	2 Bed/ 3P House (2 storey)	80	81.1	55	57	4	4	1.5	1
18	4A	3 Bed/ 5P House (2 storey)	92	108.5	60	73	5	5.6	2	2
19	5	4 Bed/ 7P House (2 storey)	110	129	70	73	6	6.5	2	2
20	3	3 Bed/ 5P House (2 storey)	92	103.2	60	108	5	7.2	2	2
21	5	4 Bed/ 7P House (2 storey)	110	129	70	86	6	6.5	2	2
22	6	4 Bed/ 7P House (3 storey)	120	140	70	75	6	6.9	2	2
23	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
24	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
25	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
26	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
27	1	4 Bed/ 6P House (2 storey)	80	81.1	55	55	4	4	1.5	1
28	1	4 Bed/ 6P House (2 storey)	80	81.1	55	55	4	4	1.5	1
29	1	4 Bed/ 6P House (2 storey)	80	81.1	55	55	4	4	1.5	1
30	1	4 Bed/ 6P House (2 storey)	80	81.1	55	55	4	4	1.5	1
31	1	4 Bed/ 6P House (2 storey)	80	81.1	55	55	4	4	1.5	1
32	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
33	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
34	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
35	6	4 Bed/ 7P House (3 storey)	120	140	70	71	6	6.9	2	2
36	1	2 Bed/ 3P House (2 storey)	80	81.1	55	57	4	4	1.5	1
37	1	2 Bed/ 3P House (2 storey)	80	81.1	55	57	4	4	1.5	1
38	1	2 Bed/ 3P House (2 storey)	80	81.1	55	55	4	4	1.5	1
39	**									
41	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
42	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
43	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
44	1	2 Bed/ 3P House (2 storey)	80	81.1	55	55	4	4	1.5	1
45	1	2 Bed/ 3P House (2 storey)	80	81.1	55	55	4	4	1.5	1
46	1	2 Bed/ 3P House (2 storey)	80	81.1	55	55	4	4	1.5	1
47	1	2 Bed/ 3P House (2 storey)	80	81.1	55	55	4	4	1.5	1
48	1	2 Bed/ 3P House (2 storey)	80	81.1	55	55	4	4	1.5	1
49	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
50	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
51	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
52	2	3 Bed/ 5P House (2 storey)	92	94	60	60	5	5	2	2
53	6	4 Bed/ 7P House (3 storey)	120	140	70	75	6	6.9	2	2
51no. 2, 3 & 4 bedroom housing units			Target Min. GFA (m ²)	Proposed GFA (m ²)	SDCC POS min. required (m ²)	POS Proposed - rear garden (m ²)	Target Storage Required (m ²)	Internal Storage Proposed (m ²)	SDCC No. Car Parking Spaces req'd	No. Car Parking Spaces proposed
			4,644	4982.9	3,045	3,670	245	275.1	93.5	85

* note colour coding per house type that relates to Site Plan - pink= 2 bed houses - yellow/purple/orange= 3 bedroom houses - blue= 4 bedroom houses - red=4 bedroom/3 storey houses

** See Duplex schedule for Corner Duplex information

House Type	Description	Mix %	No. of units	Unit GFA (m ²)	Total GFA (m ²)
House 1	2 Bed/ 4 Person/ 2 Storey	25.5%	13	81.1	1054.3
House 1A	2 Bed/ 4 Person/ 2 Storey	7.8%	4	81.1	324.4
House 2	3 Bed/ 5 Person/ 2 Storey	27.5%	14	94	1316
House 3	3 Bed/ 5 Person/ 2 Storey	21.6%	11	103.2	1135.2
House 4	3 Bed/ 5 Person/ 2 Storey	2.0%	1	108.5	108.5
House 4A	3 Bed/ 5 Person/ 2 Storey	2.0%	1	108.5	108.5
House 5	4 Bed/ 7 Person/ 2 Storey	7.8%	4	129	516
House 6	4 Bed/ 7 Person/ 3 Storey	5.9%	3	140	420
			51		4982.9

Houses	2 Bed Units	33%	17
	3 Bed Units	53%	27
	4 Bed Units	14%	7
			51

Duplex Apartments



Proposed Duplexes

Duplexes Overview & Unit Mix

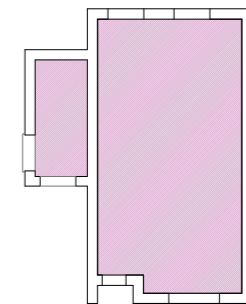


▲ Siteplan in Context showing different unit types



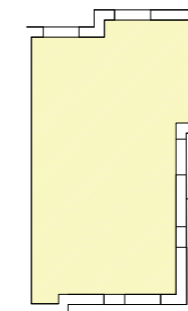
▲ DUPLEX TYPE D1 & D2

D1: 1 STOREY, 2 BEDROOM HOUSE
AREA 79.5SqM
D2: 2 STOREY, 3 BEDROOM HOUSE
AREA 111.8SqM



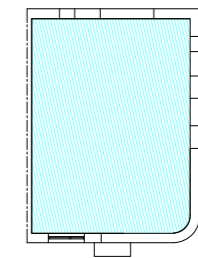
▲ DUPLEX TYPE D5 & D6

D5: 1 STOREY, 2 BEDROOM HOUSE
AREA 77.5SqM
D6: 2 STOREY, 3 BEDROOM HOUSE
AREA 119.1SqM



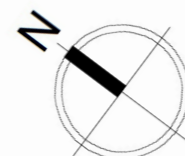
▲ DUPLEX TYPE D3 & D4

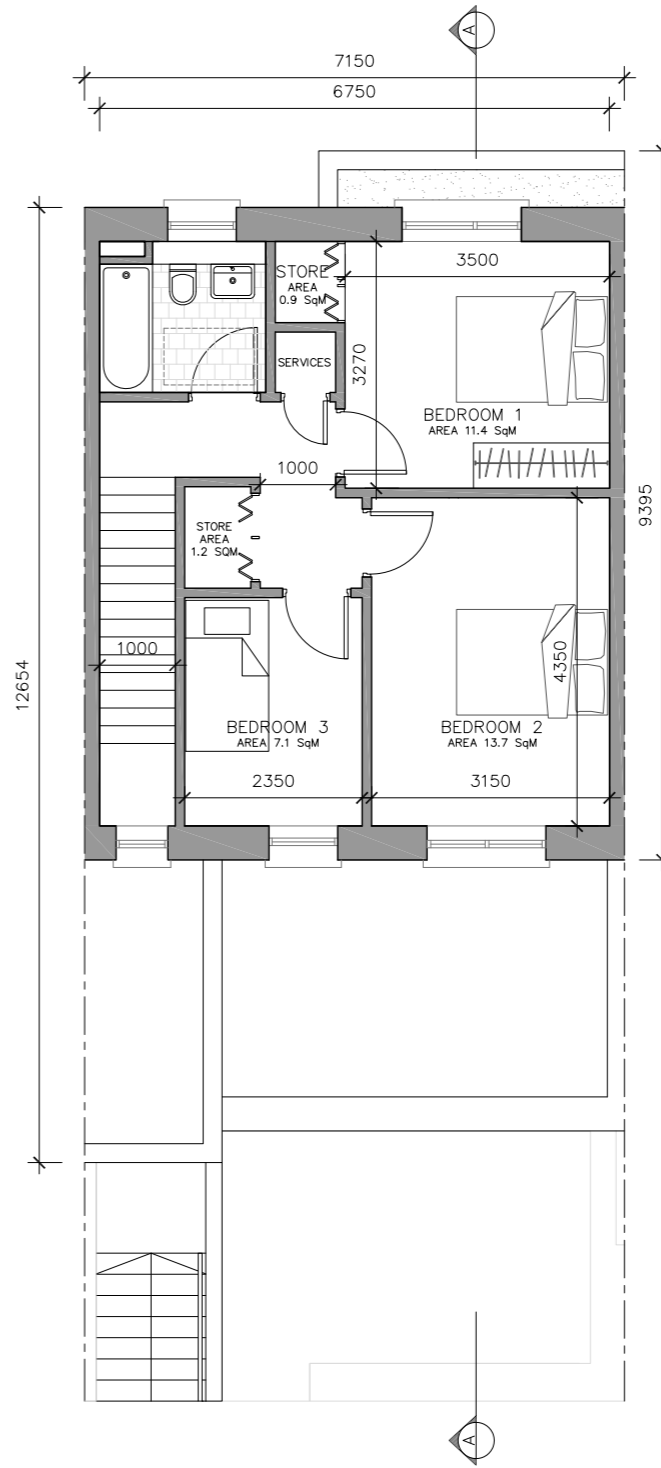
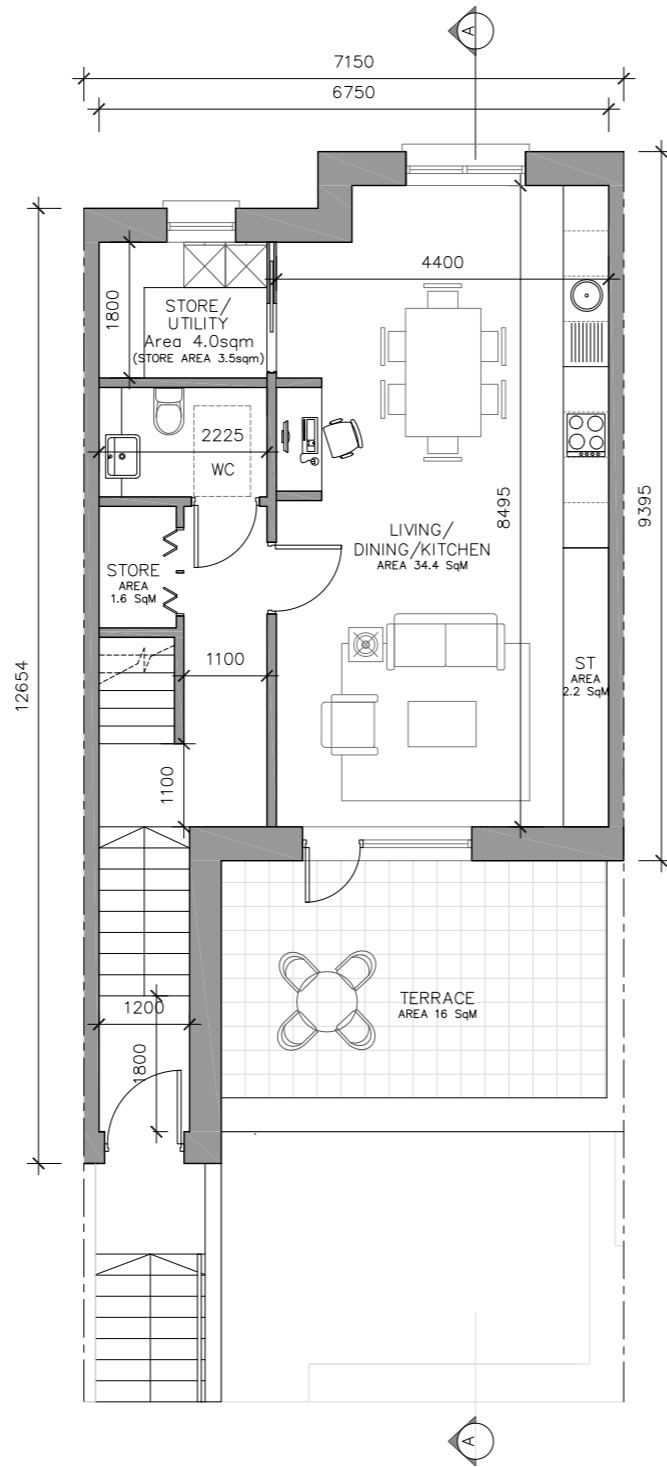
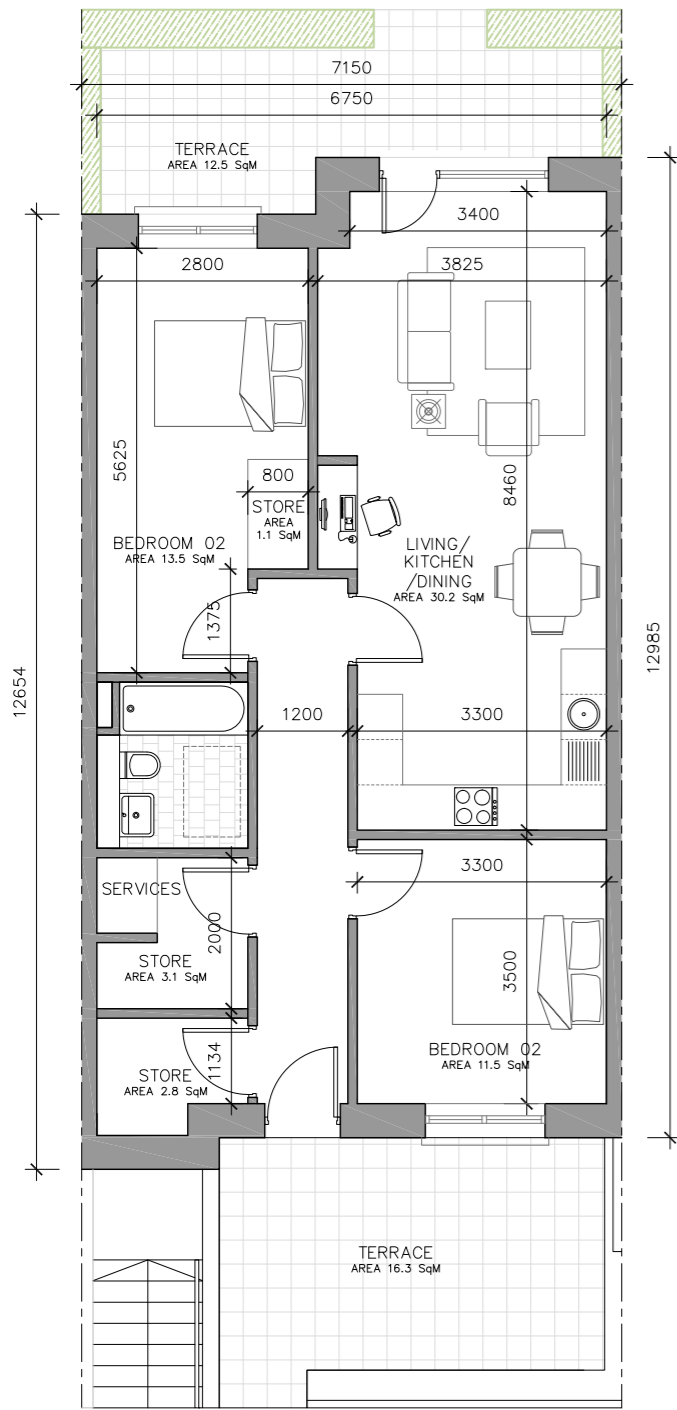
D3: 1 STOREY, 2 BEDROOM HOUSE
AREA 79.9SqM
D4: 2 STOREY, 3 BEDROOM HOUSE
AREA 111.5SqM



▲ DUPLEX TYPE D7 & D8

D7: 2 STOREY, 3 BEDROOM HOUSE
AREA 107SqM
D8: 1 STOREY, 1 BEDROOM HOUSE
AREA 70SqM





Duplex Apartment Type D1 - Mid terrace		
2 Bed/ 4P apartment	Target	Proposed
Gross Floor area - sqm	73	79.5
Dining/Kitchen/Living room - sqm	30	30.2
Min. Dining/Living room Width - m	3.6	3.8
Min. aggregate Bedroom Areas - sqm	24.4	25
Min. Double Bedroom Width - m	2.8	2.8
Min. Main Bedroom area - sqm	13	13.5
Min. Storage Space	6	7

Duplex Type D2 - Mid Terrace		
3 Bed/ 5P Duplex/ 2 storeys	Target	Proposed
Gross Floor area - sqm	90	111.8
Dining/Kitchen/Living room - sqm	34	34.4
Min. width Main Living room - m	3.8	4.4
Min. aggregate Bedroom Floor Areas - sqm	31.5	32.2
Min. Single Bedroom Width - m	2.1	2.3
Min. Double Bedroom Width - m	2.8	3.1
Min. Single Bedroom area - sqm	7.1	7.1
Min. Double Bedroom area - sqm	11.4	11.4
Min. Main Bedroom area - sqm	13	13.7
Min. Storage Space	9	9.4

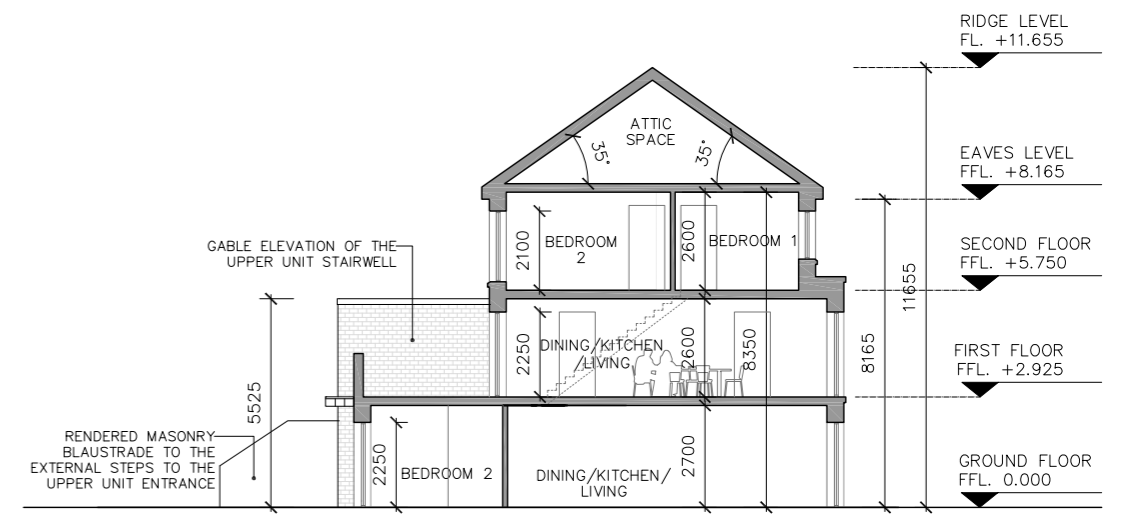
01 Type D1 - Ground Floor Plan
PA-D-100 1:100

02 Type D2 - First Floor Plan
PA-D-100 1:100

03 Type D2 - Second Floor Plan
PA-D-100 1:100

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description Date Initials</p>	<p>DRAWING KEY</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0,00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>	<p>SCALE BAR</p> <p>0 05</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.</p> <p>Title: Duplex D1 & D2 Proposed Floor Plans</p> <p>Client: Tetrarch Residential Ltd.</p>
	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>	<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>	<p>Dwg. No. Job No.</p> <p>PA-D-100 19037</p>			



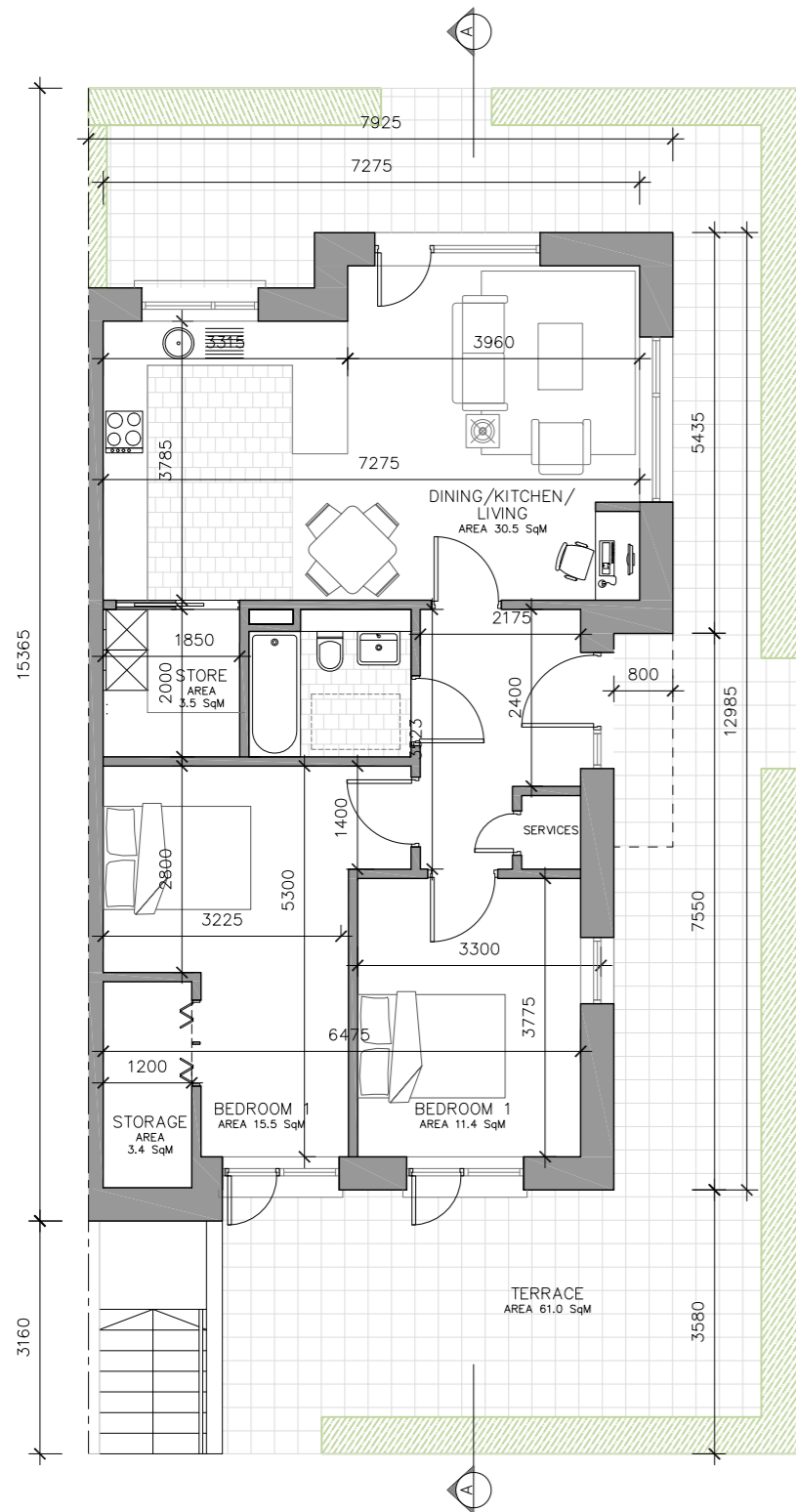
01 Front Elevation
PA-D-300 1:100

02 Rear Elevation
PA-D-300 1:100

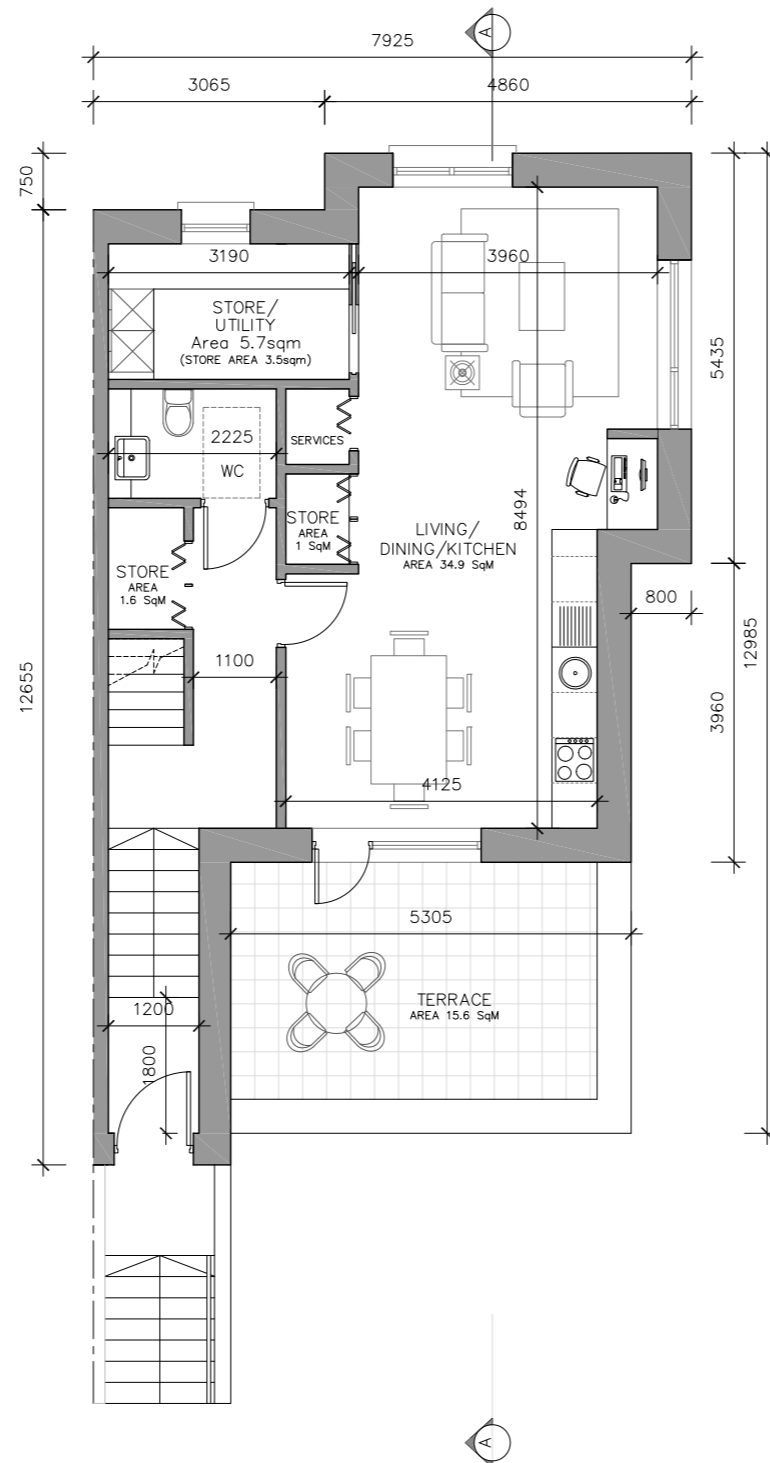
03 Section AA
PA-D-300 1:200

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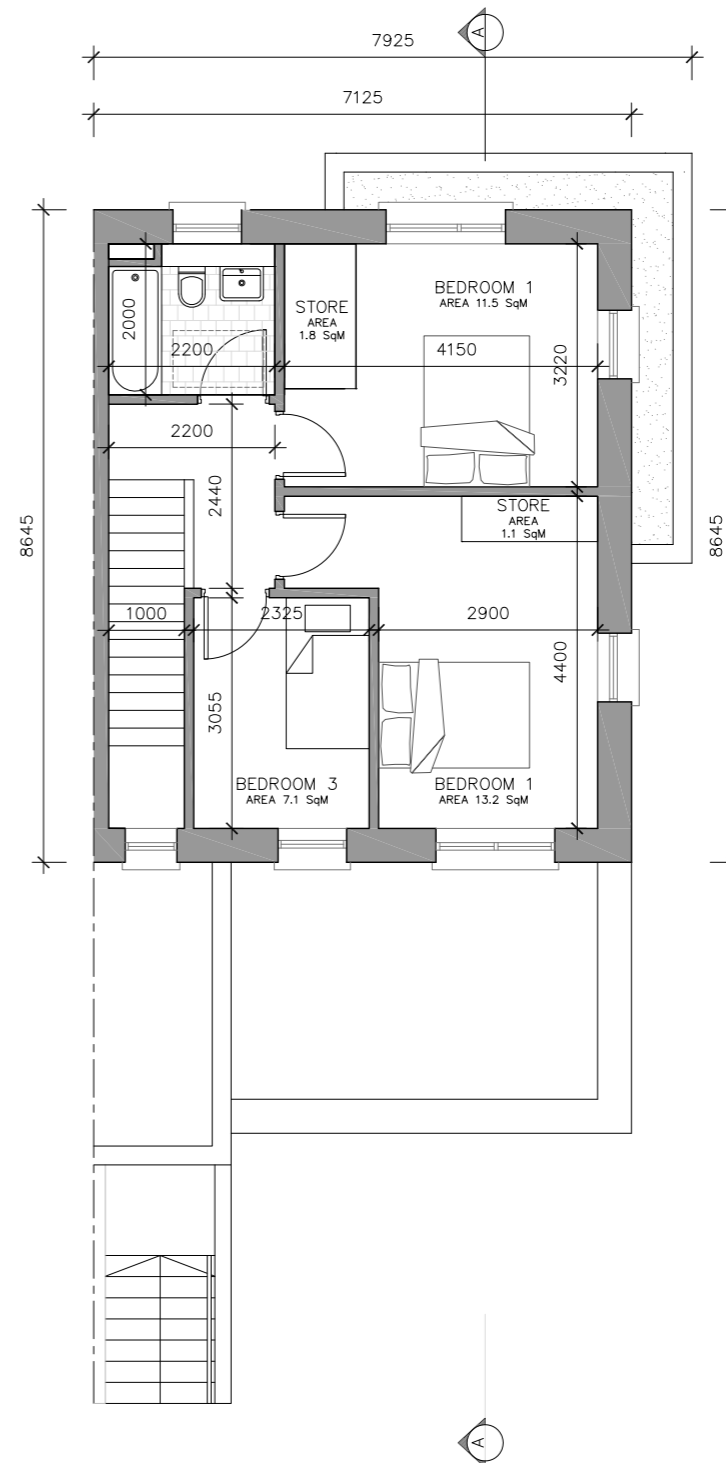
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	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>						<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>		<p>Dwg. No. PA-D-300 Job No. 19037</p>			



01 Type D3 - Ground Floor Plan
PA-D-101 1:100



02 Type D4 - First Floor Plan
PA-D-101 1:100



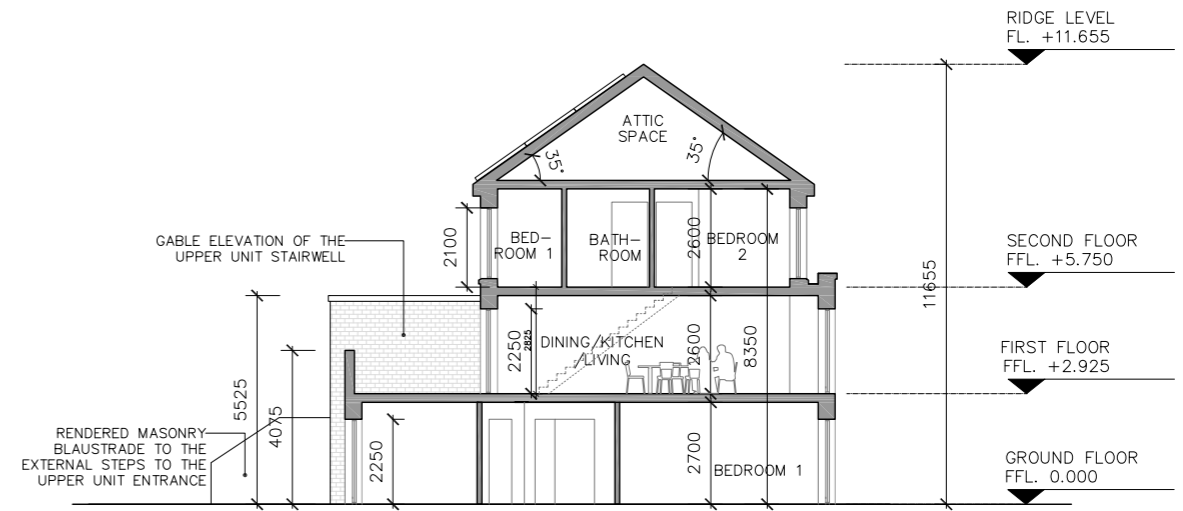
03 Type D4 - Second Floor Plan
PA-D-101 1:100

Duplex Apartment Type D3 - End of terrace		
	Target	Proposed
2 Bed/ 4P apartment		
Gross Floor area - sqm	73	79.9
Dining/Kitchen/Living room - sqm	30	30.5
Min. Dining/Living room Width - m	3.6	3.7
Min. aggregate Bedroom Areas - sqm	24.4	26.9
Min. Double Bedroom Width - m	2.8	2.8
Min. Main Bedroom area - sqm	13	16.1
Min. Storage Space	6	6.9

Duplex Type D4 - End of terrace		
	Target	Proposed
3 Bed/ 5P Duplex/ 2 storeys		
Gross Floor area - sqm	90	111
Dining/Kitchen/Living room - sqm	34	34.9
Min. width Main Living room - m	3.8	3.9
Min. aggregate Bedroom Floor Areas - sqm	31.5	31.8
Min. Single Bedroom Width - m	2.1	2.3
Min. Double Bedroom Width - m	2.8	2.9
Min. Single Bedroom area - sqm	7.1	7.1
Min. Double Bedroom area - sqm	11.4	11.5
Min. Main Bedroom area - sqm	13	13.2
Min. Storage Space	9	9

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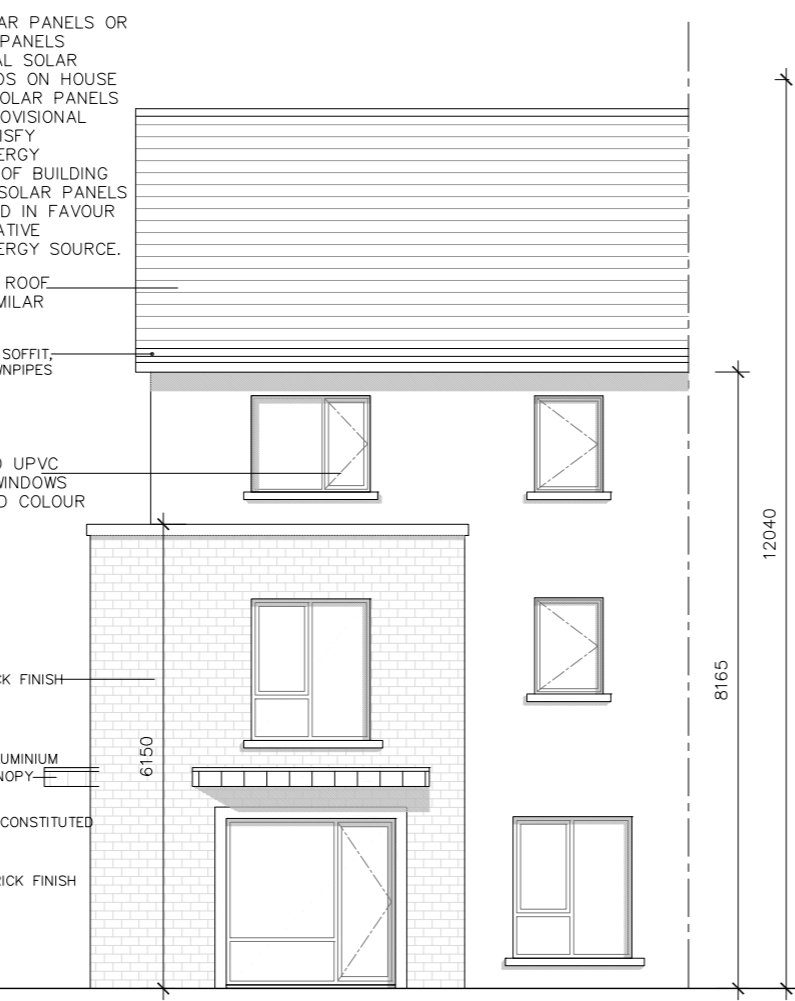
<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description Date Initials</p>	<p>DRAWING KEY</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0,00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>	<p>SCALE BAR</p> <p>0 05</p>	<p>DRAWING KEY</p>	<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>	<p>Project: Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.</p> <p>Title: Duplex D3 & D4 Proposed Floor Plans</p> <p>Client: Tetrarch Residential Ltd.</p>
	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>	<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>	<p>Dwg. No. PA-D-101 Job No. 19037</p>			



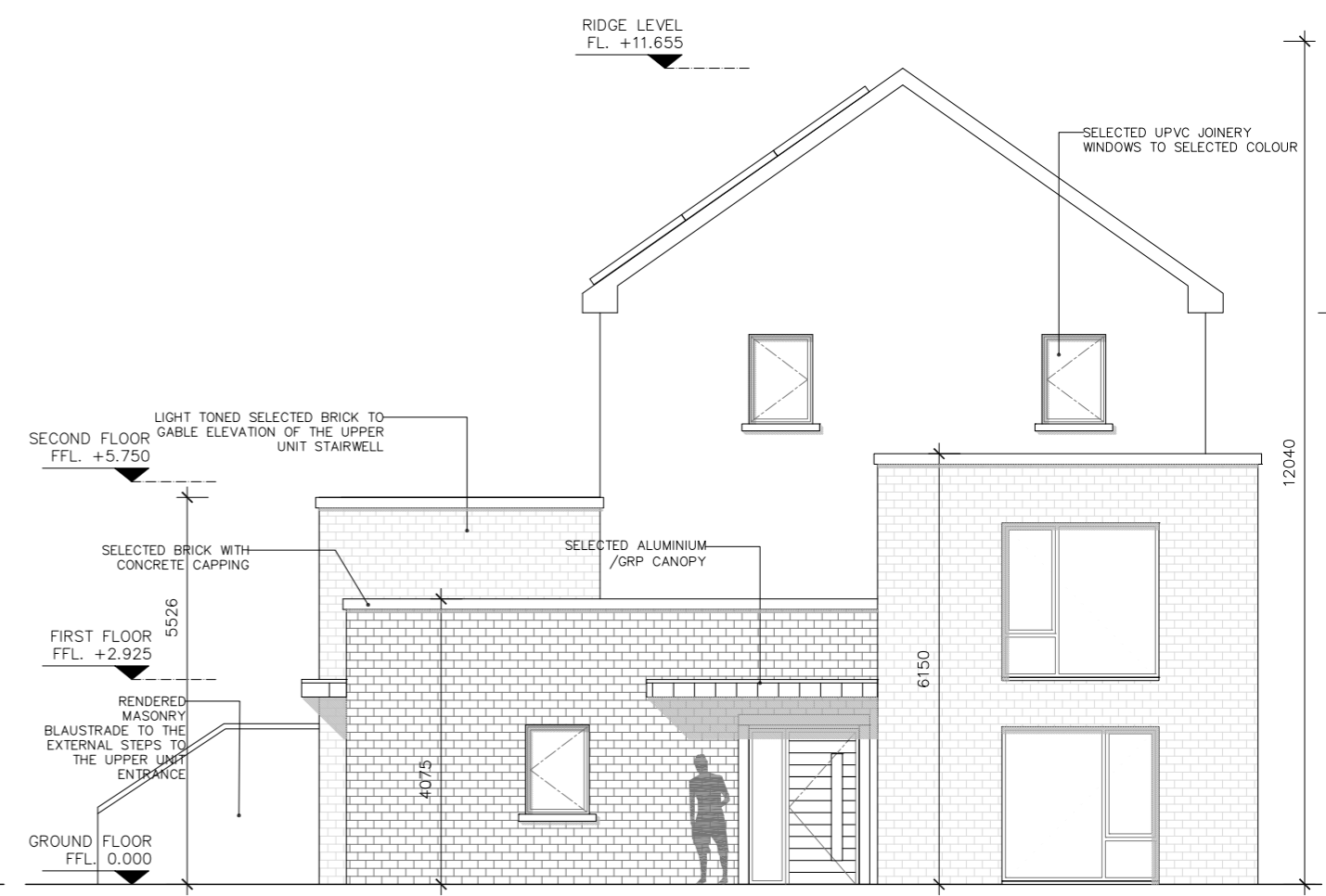
04 Section AA
PA-D-301 1:200



01 Front Elevation
PA-D-301 1:100



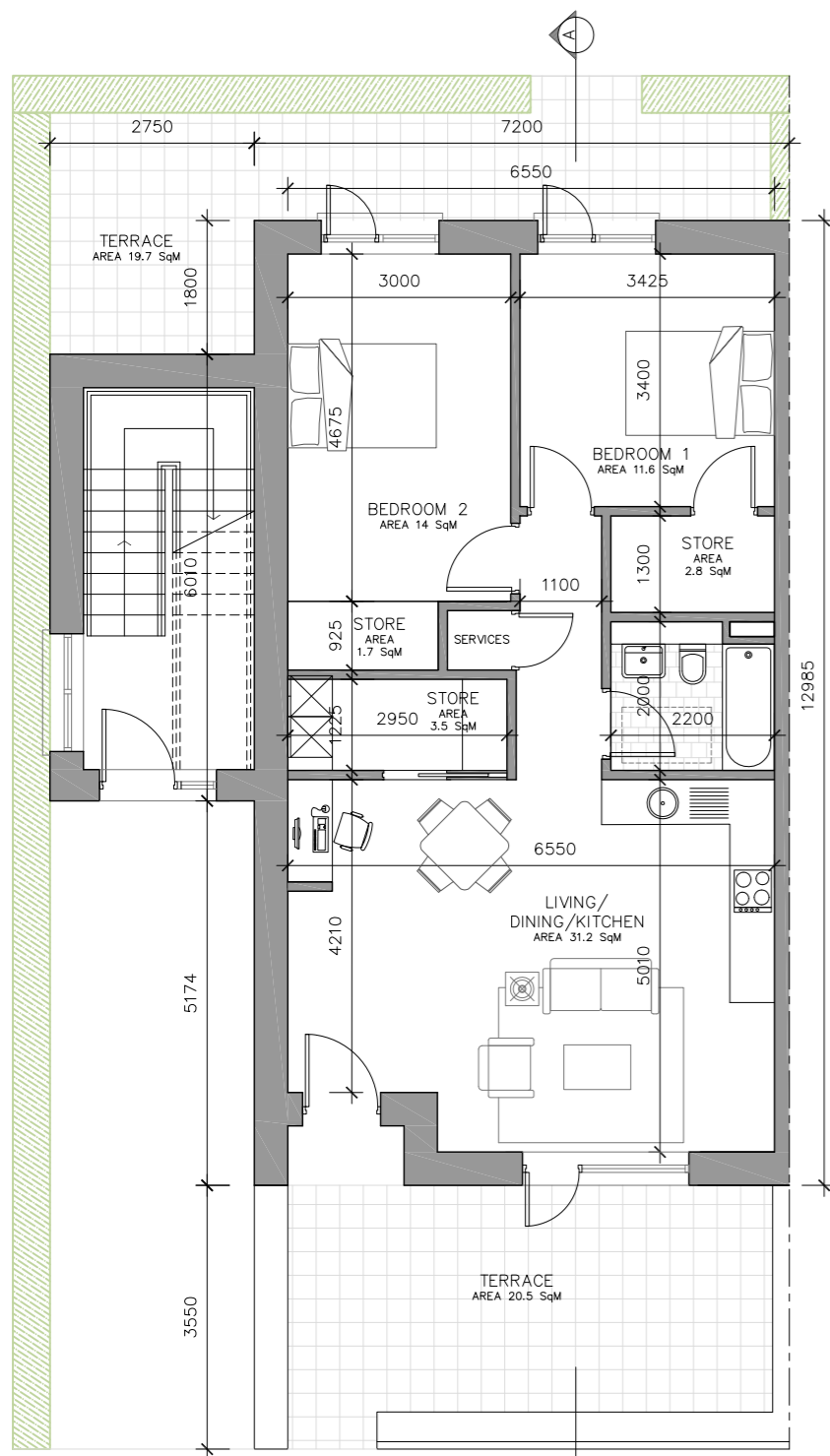
02 Rear Elevation
PA-D-301 1:100



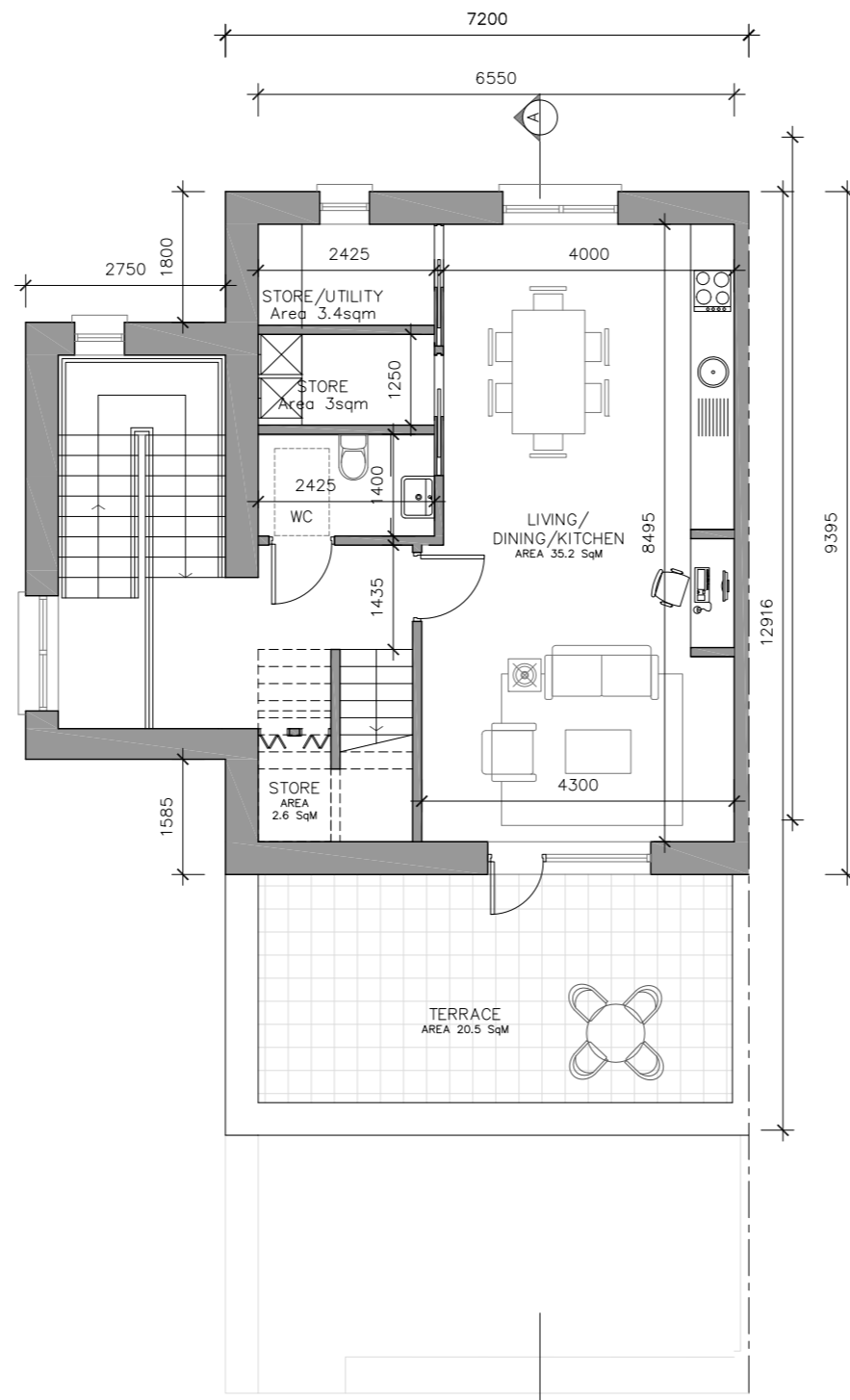
03 Side Elevation
PA-D-301 1:100

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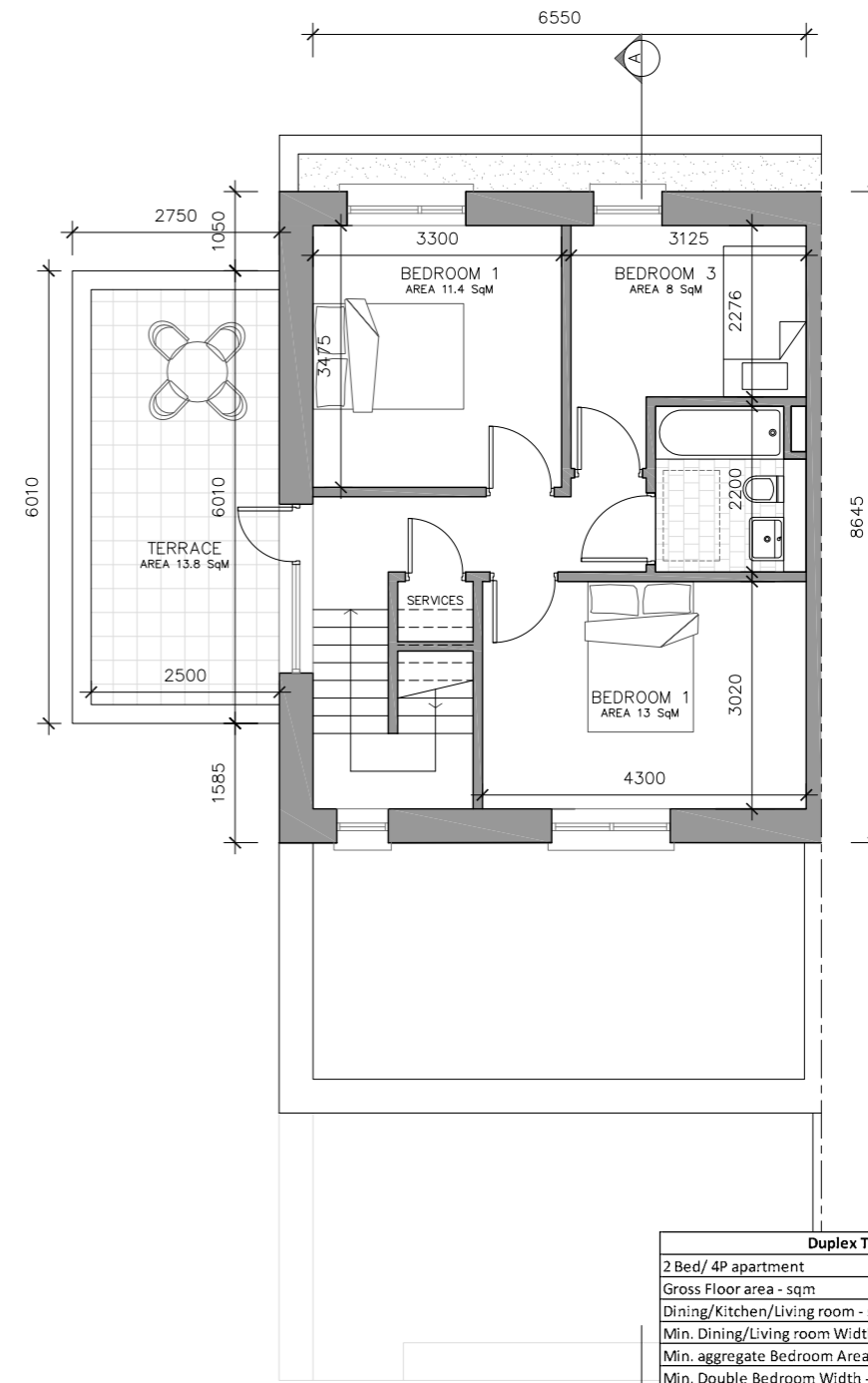
<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description Date Initials</p>		<p>DRAWING KEY</p> <p>1. Refer to Site Plan for FFL of Ground Floor, Level 0,00 is used as a datum only.</p> <p>2. Refer to Site Plan for unit orientation if unit is mirrored.</p>		<p>SCALE BAR</p> <p>0 05</p> <p>Scale 1:100</p> <p>0 05 10m</p> <p>Scale 1:200</p>		<p>DRAWING KEY</p>		<p>creative innovative flexible</p> <p>darmody architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>		<p>Project: Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.</p> <p>Title: Duplex D3 & D4 Proposed Elevations & Section</p> <p>Client: Tetrarch Residential Ltd.</p>	
	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p>		<p>XREF'S CAD REF.</p>		<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-D-301 19037</p>					



01 Type D5 - Ground Floor Plan
PA-D-102 1:100



02 Type D6 - First Floor Plan
PA-D-102 1:100



03 Type D6 - Second Floor Plan
PA-D-102 1:100

Duplex Type D5 - End of terrace		
	Target	Proposed
2 Bed/ 4P apartment	73	77.5
Gross Floor area - sqm	30	31.2
Dining/Kitchen/Living room - sqm	3.6	4.2
Min. Dining/Living room Width - m	24.4	25.6
Min. aggregate Bedroom Areas - sqm	2.8	3
Min. Double Bedroom Width - m	13	14
Min. Main Bedroom area - sqm	6	8
Min. Storage Space		

Duplex Type D6 End of terrace		
	Target	Proposed
3 Bed/ 5P Duplex/ 2 storeys	90	119.1
Gross Floor area - sqm	34	35.2
Dining/Kitchen/Living room - sqm	3.8	4
Min. width Main Living room - m	31.5	32.4
Min. aggregate Bedroom Floor Areas - sqm	2.1	2.2
Min. Single Bedroom Width - m	2.8	3
Min. Double Bedroom Width - m	7.1	8
Min. Single Bedroom area - sqm	11.4	11.4
Min. Double Bedroom area - sqm	13	13
Min. Main Bedroom area - sqm	9	9
Min. Storage Space		

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NOTES:
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Any discrepancies found on site to be reported to Darmody Architects immediately.
Any discrepancies found on drawings to be reported to Darmody Architects immediately.
Refer to engineers drawings for structural details.
All dimensions sized to blockwork.

Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.

XREF'S CAD REF.

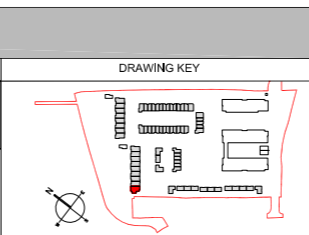
Rev.	Description	Date	Initials

DRAWING KEY

1. Refer to Site Plan for FFL of Ground Floor, Level 0,00 is used as a datum only.
2. Refer to Site Plan for unit orientation if unit is mirrored.

SCALE BAR

0 05



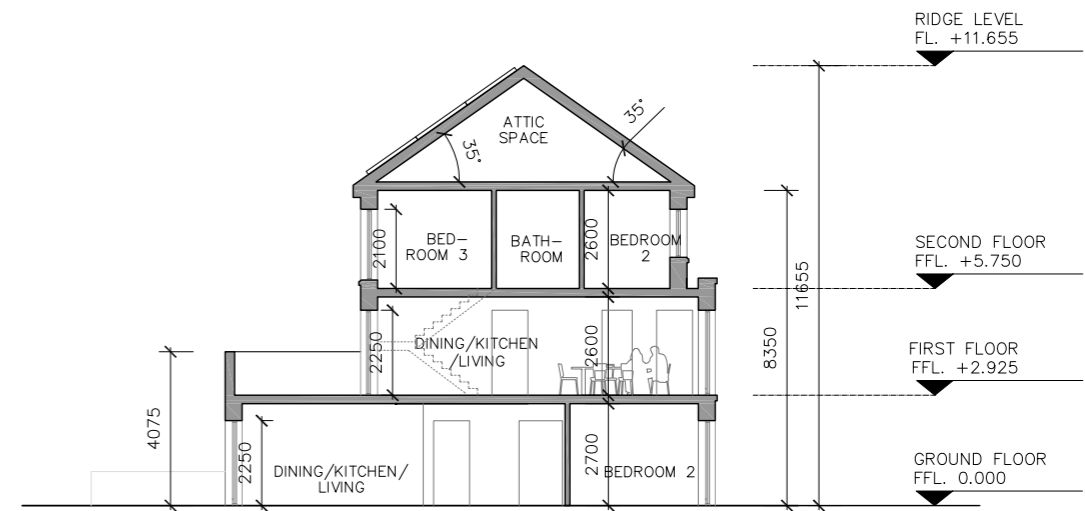
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info@darmodyarchitecture.com
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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
	1:100 @ A3	10/12/2021	Seán Barrett	Jennifer Lynch	PLANNING

Project:	Strategic Housing Development, on site at Mill Road, Saggart, Co. Dublin.		
Title:	Duplex D5 & D6 Proposed Floor Plans		
Client:	Tetrarch Residential Ltd.		
Dwg. No.	PA-D-102	Job No.	19037



04 Section AA
PA-D-302 1:200



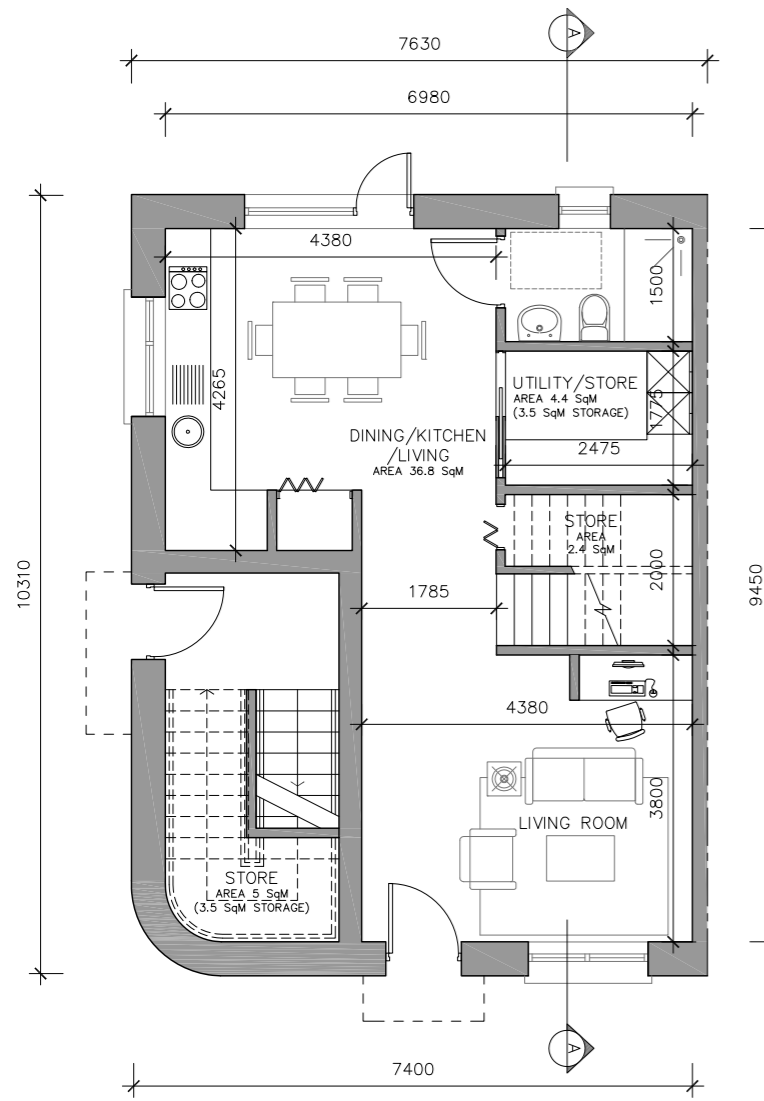
01 Front Elevation
PA-D-302 1:100

02 Rear Elevation
PA-D-302 1:100

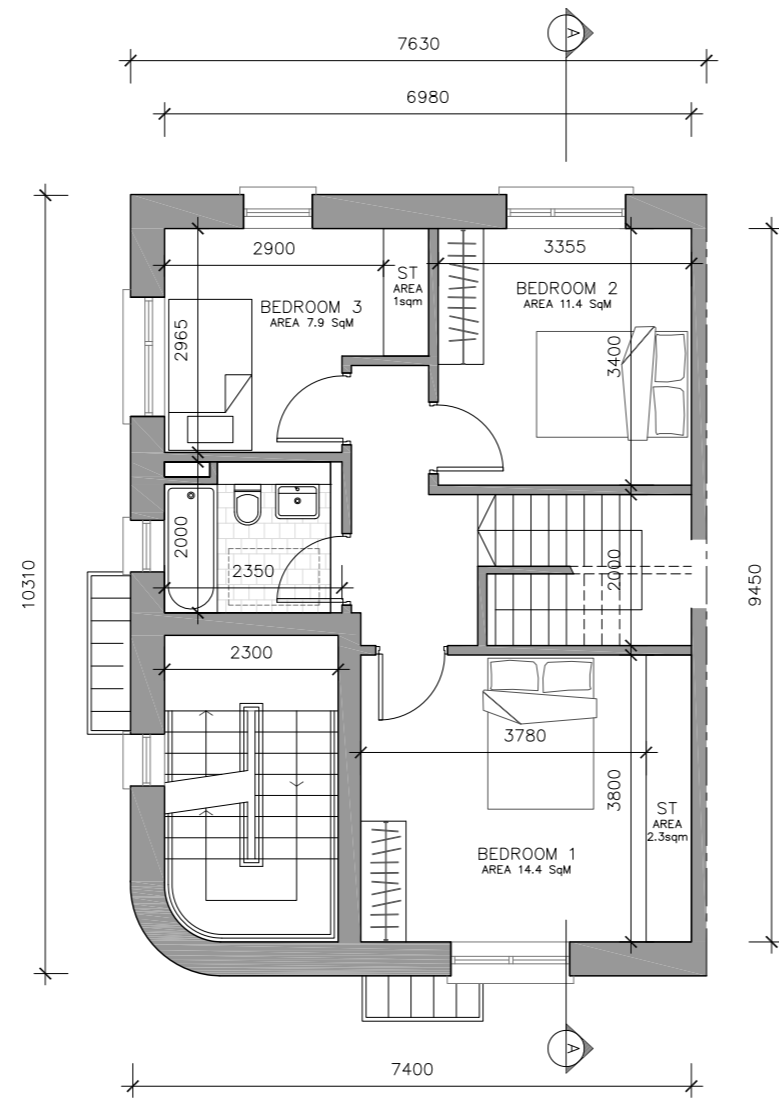
03 Side Elevation
PA-D-302 1:100

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

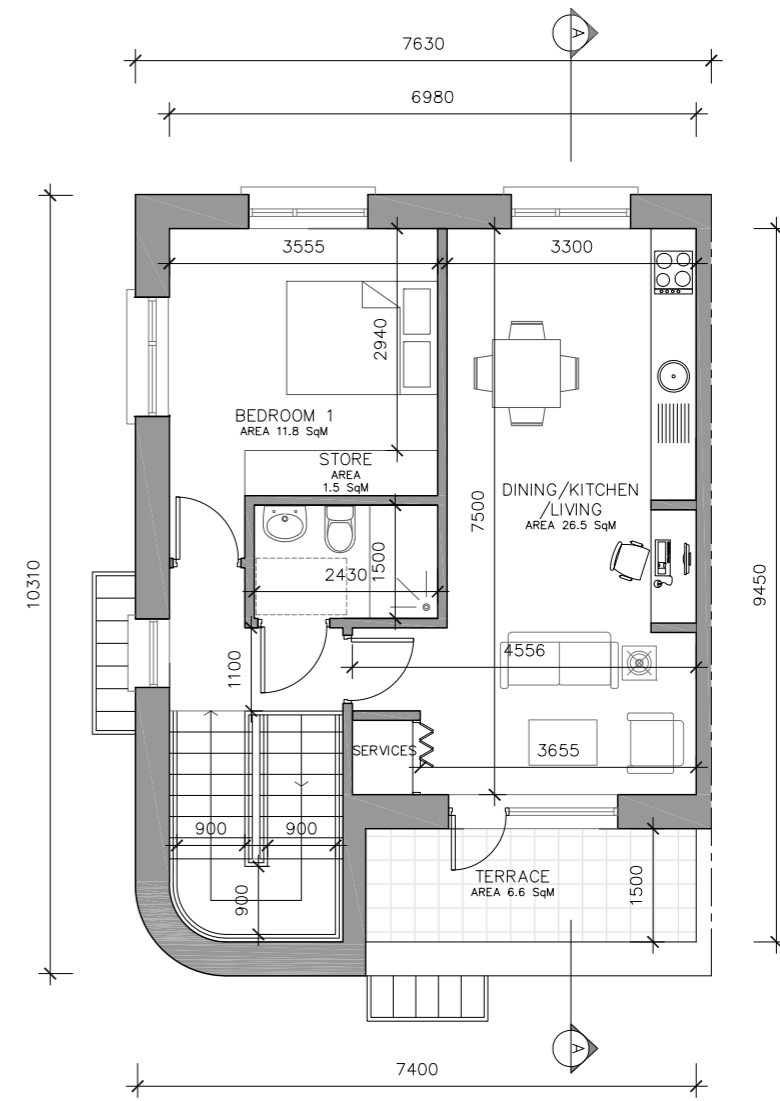
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	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0.00 is used as a Ground Floor Finish datum for the unit type drawings only.</p> <p>XREF'S CAD REF.</p>								<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>		<p>Dwg. No. PA-D-302 Job No. 19037</p>	



01 Type D7 - Ground Floor Plan
PA-D-103 1:100



02 Type D7 - First Floor Plan
PA-D-103 1:100



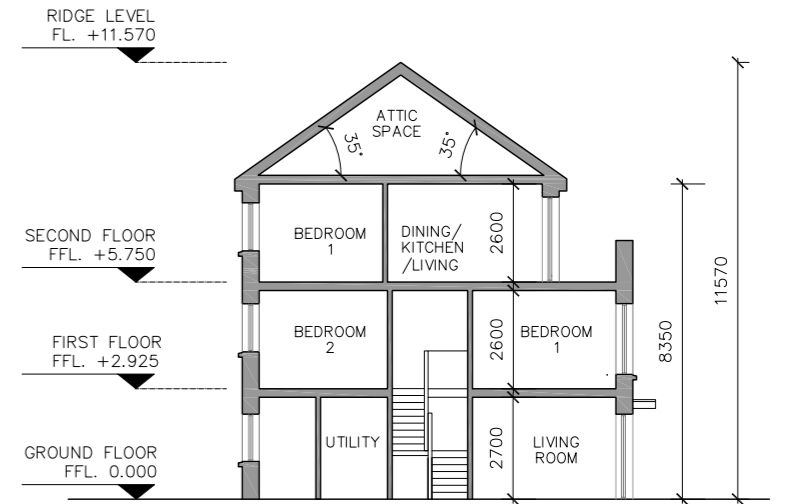
03 Type D8 - Second Floor Plan
PA-D-103 1:100

Duplex Type D7 - End of terrace		
	Target	Proposed
3 Bed/ 5P Duplex/ 2 storeys		
Gross Floor area - sqm	90	107
Dining/Kitchen/Living room - sqm	34	36.8
Min. width Main Living room - m	3.8	3.8
Min. aggregate Bedroom Floor Areas - sqm	31.5	33.7
Min. Single Bedroom Width - m	2.1	2.3
Min. Double Bedroom Width - m	2.8	3.3
Min. Single Bedroom area - sqm	7.1	7.9
Min. Double Bedroom area - sqm	11.4	11.4
Min. Main Bedroom area - sqm	13	14.4
Min. Storage Space	9	10.4

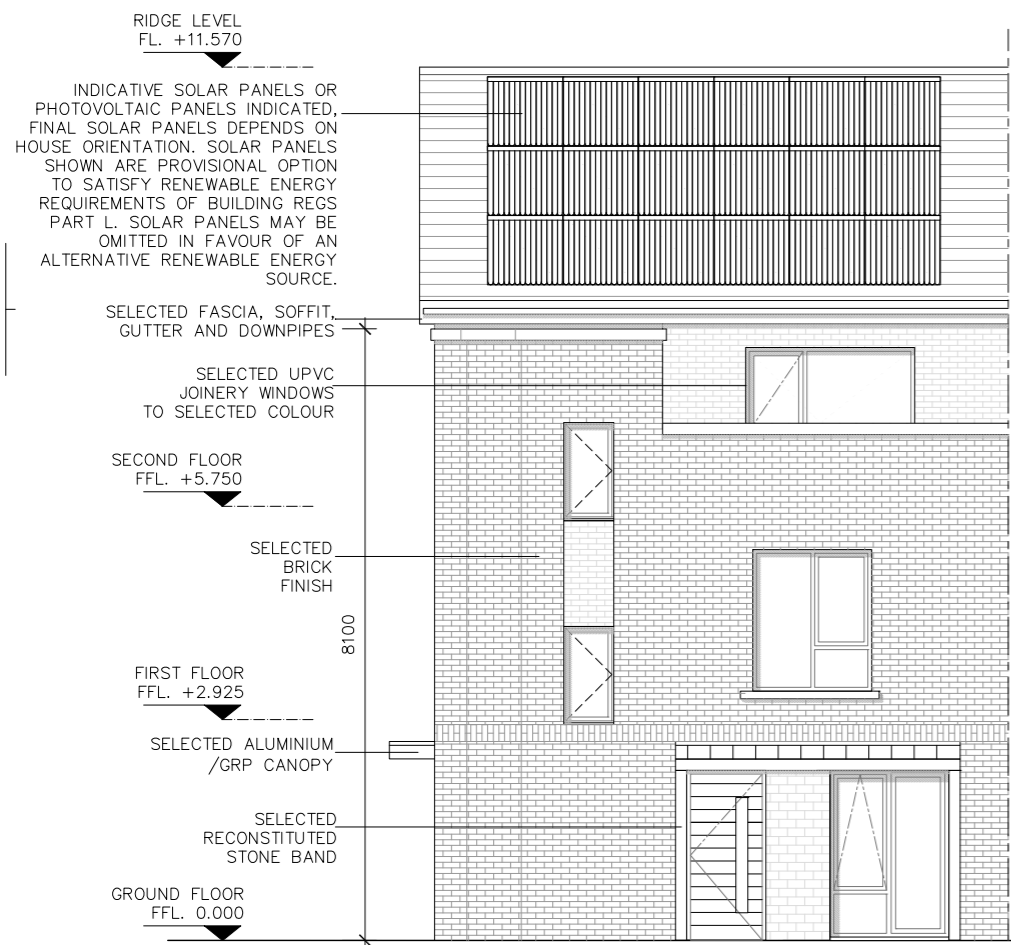
Duplex Type D8- End of terrace		
	Target	Proposed
1 Bed/ 2P apartment		
Gross Floor area - sqm	45	70
Dining/Kitchen/Living room - sqm	23	26.5
Min. width Main Living room - m	3.3	3.3
Min. aggregate Bedroom Floor Areas - sqm	11.4	11.8
Min. Double Bedroom Width - m	2.8	2.9
Min. Main Bedroom area - sqm	11.4	11.8
Min. Storage Space	3	5

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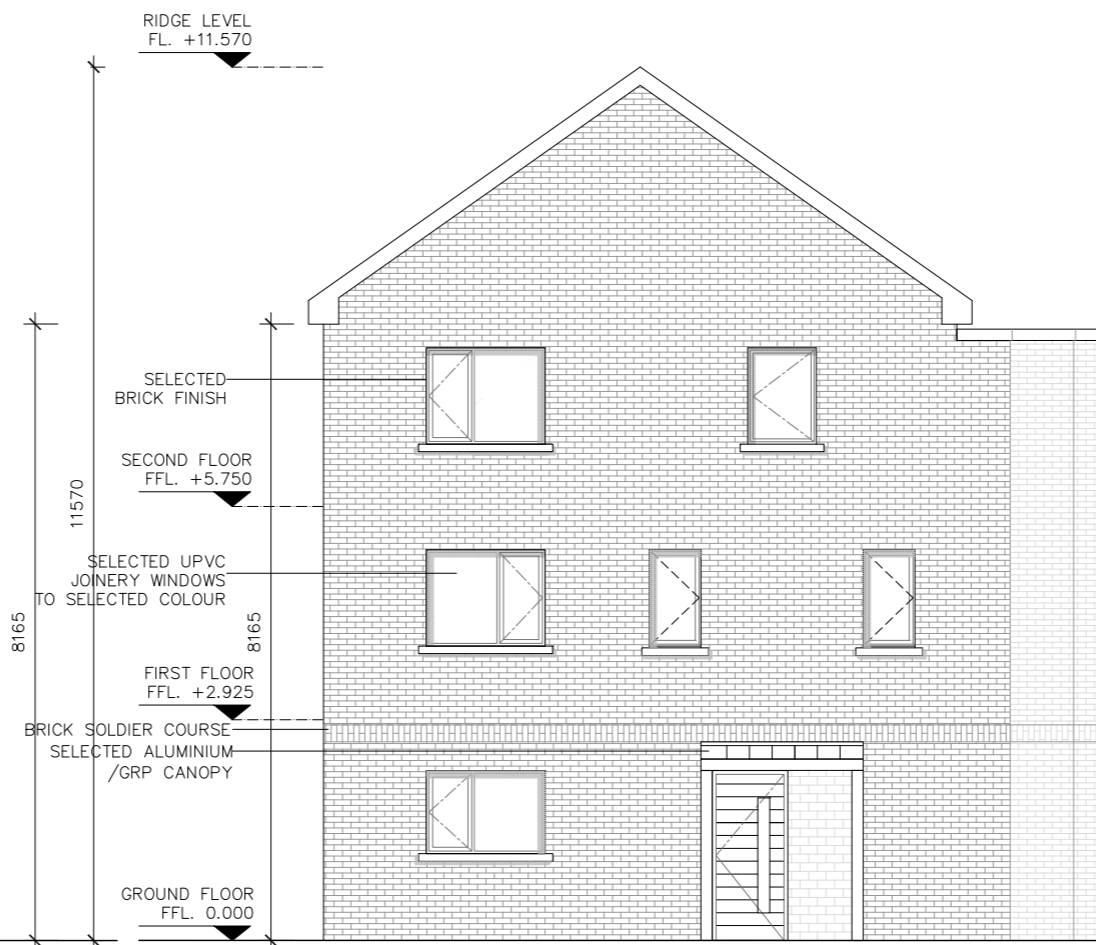
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	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p>		<p>XREF'S CAD REF.</p>		<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-D-103 19037</p>					



04 Section AA
PA-D-303 1:200



01 Front Elevation
PA-D-303 1:100



02 Side Elevation 01
PA-D-303 1:100



03 Rear Elevation
PA-D-303 1:100

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	<p>Please refer to Site Plan for the proposed Ground Floor Finish Levels for each unit. Note 0,00 is used as a Ground Floor Finish datum for the unit type drawings only.</p>		<p>XREF'S CAD REF.</p>		<p>0 05 10m</p> <p>Scale 1:200</p>		<p>Rev. No. Scale Date Dm. By Chkd. By Issue</p> <p>1:100/1:200 @ A3 10/12/2021 Seán Barrett Jennifer Lynch PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-D-303 19037</p>			

Housing Quality Assessment - Duplex Schedule

Unit No.	Unit Type	Unit Description	Target Min. GFA (m ²) Apartments 2018	Proposed GFA (m ²)	Target Min. POS (m ²) Apartments 2018	POS Proposed Terrace (m ²)	Target min. Internal Storage (m ²) Apartments 2018	Proposed Internal Storage (m ²)	SDCC No. Car Parking Spaces req'd	No. Car Parking Spaces proposed
Duplex Block A										
Duplex 01	D3	2Bed/4 Person/ 1 Storey at Ground	73	79.9	7	61	6	6.9	1.25	0.825
Duplex 02	D4	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111	9	15.6	9	0	1.5	0.825
Duplex 03	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 04	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 05	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 06	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 07	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 08	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 09	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 10	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 11	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 12	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 13	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 14	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 15	D3	2Bed/4 Person/ 1 Storey at Ground	73	79.9	7	61	6	6.9	1.25	0.825
Duplex 16	D4	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111	9	15.6	9	0	1.5	0.825

Unit No.	Unit Type	Unit Description	Target Min. GFA (m ²) Apartments 2018	Proposed GFA (m ²)	Target Min. POS (m ²) Apartments 2018	POS Proposed Terrace (m ²)	Target min. Internal Storage (m ²) Apartments 2018	Proposed Internal Storage (m ²)	SDCC No. Car Parking Spaces req'd	No. Car Parking Spaces proposed
Duplex Block B										
Duplex 17	D3	2Bed/4 Person/ 1 Storey at Ground	73	79.9	7	61	6	6.9	1.25	0.825
Duplex 18	D4	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111	9	15.6	9	0	1.5	0.825
Duplex 19	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 20	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 21	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 22	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 23	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 24	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 25	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 26	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 27	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 28	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 29	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 30	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 31	D1	2Bed/4 Person/ 1 Storey at Ground	73	79.5	7	28.8	6	7	1.25	0.825
Duplex 32	D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	111.8	9	16	9	9.4	1.5	0.825
Duplex 33	D5	2Bed/4 Person/ 1 Storey at Ground	73	77.5	7	40.2	6	8	1.25	0.825
Duplex 34	D6	3Bed/5 Person/ 2 Storey at 1st/ 2nd	90	119.1	9	13.8	9	9	1.5	0.825

Unit No.	Unit Type	Unit Description	Target Min. GFA (m ²) Apartments 2018	Proposed GFA (m ²)	Target Min. POS (m ²) Apartments 2018	POS Proposed Terrace (m ²)	Target min. Internal Storage (m ²) Apartments 2018	Proposed Internal Storage (m ²)	SDCC No. Car Parking Spaces req'd	No. Car Parking Spaces proposed
Corner Duplex Units										
Unit 43A	D7	3 Bed/ 5P Duplex/ 2 storeys	90	107	9	53	9	9.2	1.5	0.825
Unit 43B	D8	1 Bed/ 2P apartment	45	70	5	6.6	3	5	1	0.825
Unit 44A	D7	3 Bed/ 5P Duplex/ 2 storeys	90	107	9	43	9	9.2	1.5	0.825
Unit 44B	D8	1 Bed/ 2P apartment	45	70	5	6.6	3	5	1	0.825

Unit No. Total	Unit Type	Target Min. GFA (m ²) Apartments 2018	Proposed GFA (m ²)	Target Min. POS (m ²) Apartments 2018	POS Proposed Terrace (m ²)	Target min. Internal Storage (m ²) Apartments 2018	Proposed Internal Storage (m ²)	SDCC No. Car Parking Spaces req'd	No. Car Parking Spaces proposed
38	8no. Types	3041	3610.2	300	975.4	279	279.3	51.75	31.35

Duplex Type	Description	Mix %	No. of units	Unit GFA (m ²)	Total GFA (m ²)
Duplex D8	1 Bed / 2 Persons Apartment	5.3%	2	70	140
Duplex D1	2 Bed / 4 Persons Apartment	34.2%	13	79.5	1033.5
Duplex D3	2 Bed / 4 Persons Apartment	7.9%	3	79.9	239.7
Duplex D5	2 Bed / 4 Persons Apartment	2.6%	1	77.5	77.5
Duplex D2	3 Bed / 5 Persons 2 Storey	34.2%	13	111.8	1453.4
Duplex D4	3 Bed / 5 Persons 2 Storey	7.9%	3	111	333
Duplex D6	3 Bed / 5 Persons 2 Storey	2.6%	1	119.1	119.1
Duplex D7	3 Bed / 5 Persons 2 Storey	5.3%	2	107	214
			38		3610.2

Duplex	1 bed unit	5%	2
	2 bed unit	45%	17
	3 bed unit	50%	19
			38

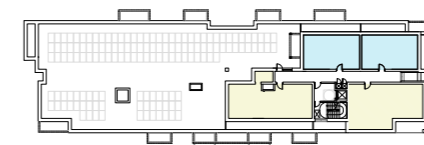
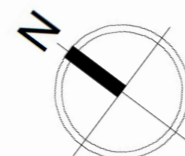
Proposed Apartments



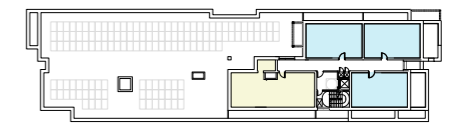
Proposed Apartments
Overview Apartments



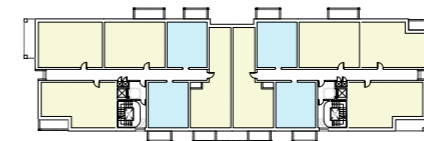
▲ Siteplan in Context showing different unit types



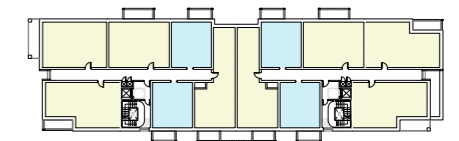
▲ Block A - Fifth & Sixth Floor Plans,
4 No. dual aspect units per level = 8 units



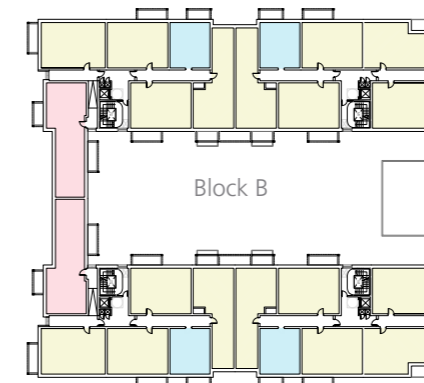
▲ Block A - Seventh Floor Plan,
4 No. dual aspect units



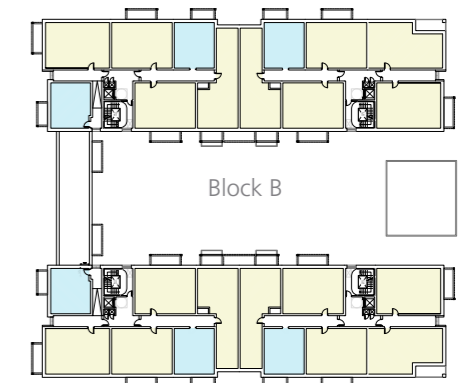
▲ Block A



▲ Block A

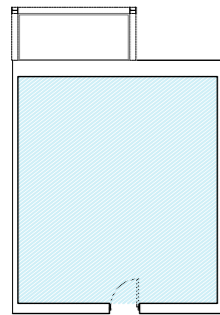


▲ First & Second Floor Plans,
18 No. dual aspect units per level = 36 units

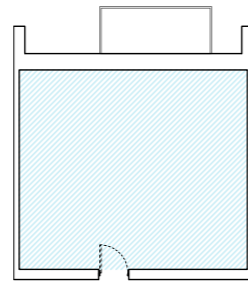


▲ Third & Fourth Floor Plans,
18 No. dual aspect units per level = 36 units

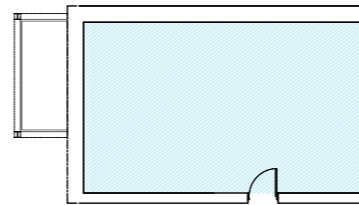
Proposed Apartments Unit Types



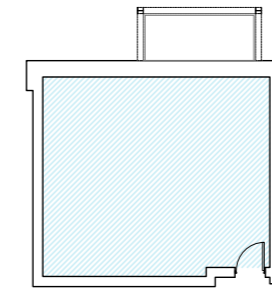
▲ UNIT TYPE 1A, 1 BEDROOM APT.
AREA 49.5 SqM
48 NO. UNITS



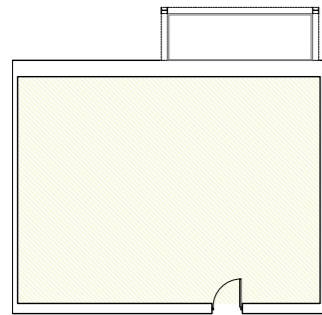
▲ UNIT TYPE 1B, 1 BEDROOM APT.
AREA 49.8 SqM
3 NO. UNITS



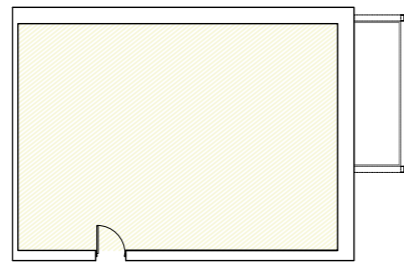
▲ UNIT TYPE 1C, 1 BEDROOM APT.
AREA 52.2 SqM
7 NO. UNITS



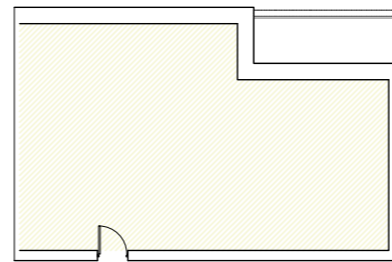
▲ UNIT TYPE 1D, 1 BEDROOM APT.
AREA 48.8 SqM
4 NO. UNITS



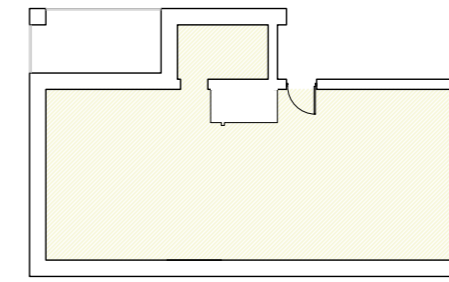
▲ UNIT TYPE 2A, 2 BEDROOM APT.
AREA 75 SqM
40 NO. UNITS



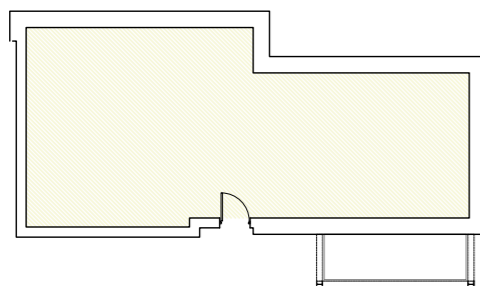
▲ UNIT TYPE 2B, 2 BEDROOM APT.
AREA 79.3 SqM
25 NO. UNITS



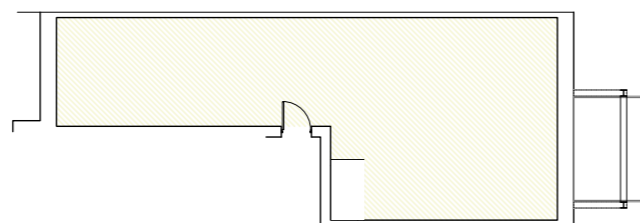
▲ UNIT TYPE 2C, 2 BEDROOM APT.
AREA 82.2 SqM
25 NO. UNITS



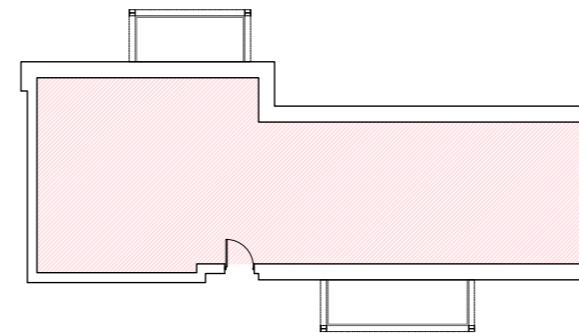
▲ UNIT TYPE 2D, 2 BEDROOM APT.
AREA 81.2 SqM
3 NO. UNITS



▲ UNIT TYPE 2E, 2 BEDROOM APT.
AREA 83.1 SqM
2 NO. UNITS



▲ UNIT TYPE 2F, 2 BEDROOM APT.
AREA 80.6 SqM
24 NO. UNITS



▲ UNIT TYPE 3A, 3 BEDROOM APT.
AREA 103.5 SqM
4 NO. UNITS

Variety in this development is provided by the range of apartment unit types which will provide homes that cater for a range of people, from families to single person occupancies.

The proposed scheme offers a mix of apartments types and sizes to complement, and enhance the existing residential mix offered in Saggart & Citywest. The proposed 1, 2 & 3 bedroom apartments will create variety in the evolving character of Mill Road, whilst also providing a coherent urban form. This also offers an opportunity for existing residents in Saggart & Citywest to trade up or step down without leaving their community.

Apartment Unit Types & Mix

Apartment Type	Description	Mix	No. of	Unit GFA	Total GFA
		%	units	(m ²)	(m ²)
Type 1A	1 Bed - 2 persons	25.9%	48	49.5	2376
Type 1B	1 Bed - 2 persons	1.6%	3	49.8	149.4
Type 1C	1 Bed - 2 persons	3.8%	7	52.2	365.4
Type 1D	1 Bed - 2 persons	2.2%	4	48.8	195.2
Type 2A	2 Bed - 4 persons	21.6%	40	75	3000
Type 2B	2 Bed - 4 persons	13.5%	25	79.3	1982.5
Type 2C	2 Bed - 4 persons	13.5%	25	82.2	2055
Type 2D	2 Bed - 4 persons	1.6%	3	81.2	243.6
Type 2E	2 Bed - 4 persons	1.1%	2	83.1	166.2
Type 2F	2 Bed - 4 persons	13.0%	24	80.6	1934.4
Type 3A	3 Bed - 5 persons	2.2%	4	103.5	414
			185		12881.7

Apartments	1 bed unit	34%	62
	2 bed unit	64%	119
	3 bed unit	2%	4
			185

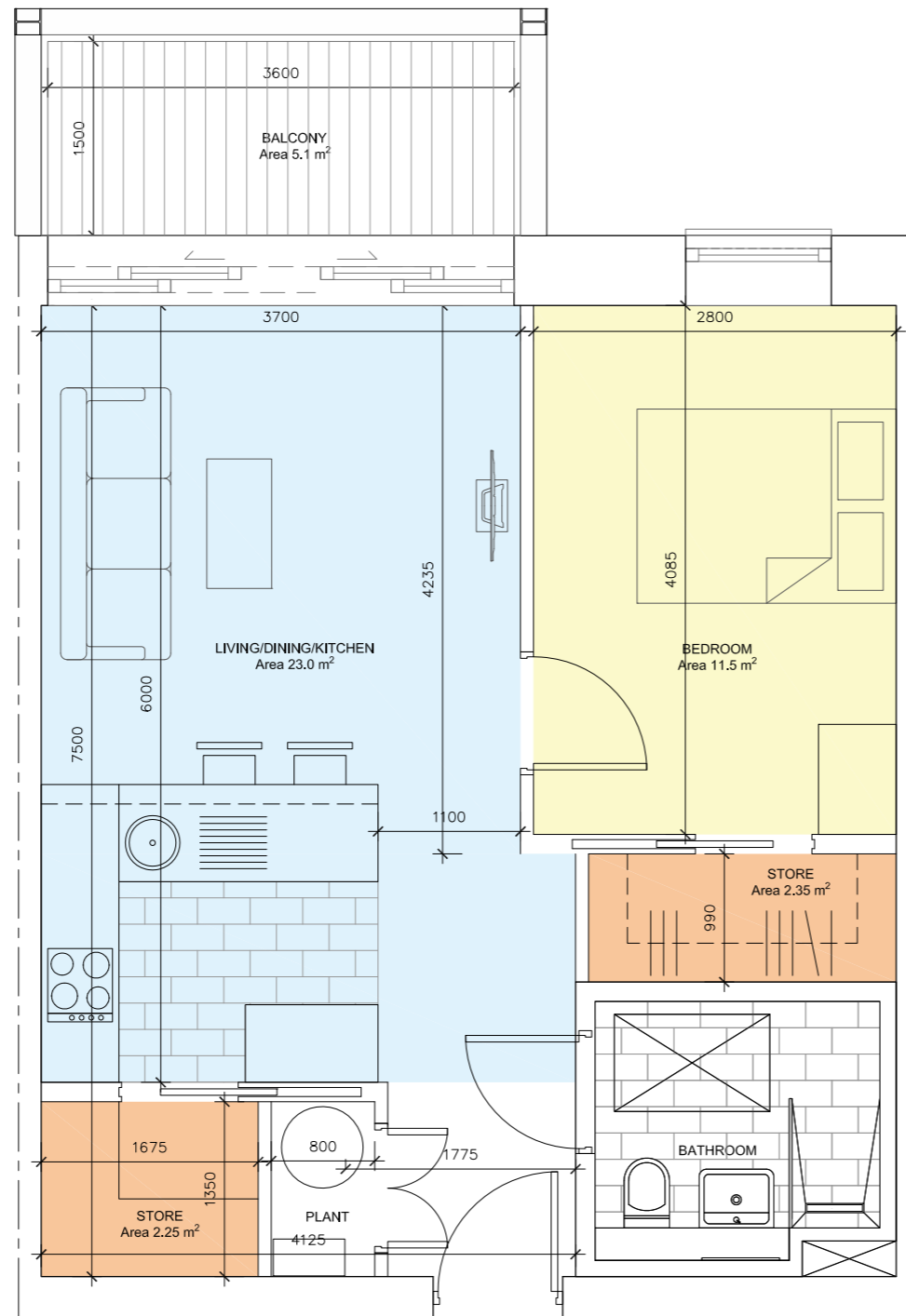
Unit Type	Description	Gross Floor Area		Aggregate Living		Aggregate Bedroom		Storage		Private Open Space	
		Target	Proposed	Target	Proposed	Target	Proposed	Target	Proposed	Target	* Min.
		Min.	(m ²)	Min.	(m ²)	Min.	(m ²)	Min.	(m ²)	Min.	(m ²)
Unit Type 1A	1 Bed/ 2 Person/ 1 Storey	45	49.5	23	23	11.4	11.5	3	4.5	5	5.4
Unit Type 1B	1 Bed/ 2 Person/ 1 Storey	45	49.8	23	23.4	11.4	11.6	3	3	5	5.4
Unit Type 1C	1 Bed/ 2 Person/ 1 Storey	45	52.2	23	23.8	11.4	11.9	3	3	5	5.4
Unit Type 1D	1 Bed/ 2 Person/ 1 Storey	45	48.8	23	24.3	11.4	11.4	3	3	5	5.4
Unit Type 2A	2 Bed/ 4 Person/ 1 Storey	73	75	30	31.6	24.4	25.1	6	7.4	7	7
Unit Type 2B	2 Bed/ 4 Person/ 1 Storey	73	79.3	30	30.1	24.4	24.4	6	6.4	7	7
Unit Type 2C	2 Bed/ 4 Person/ 1 Storey	73	82.2	30	32.9	24.4	24.4	6	6.3	7	7
Unit Type 2D	2 Bed/ 4 Person/ 1 Storey	73	81.2	30	32.3	24.4	24.6	6	7	7	8.7
Unit Type 2E	2 Bed/ 4 Person/ 1 Storey	73	83.1	30	33.1	24.4	25.2	6	6.6	7	7
Unit Type 2F	2 Bed/ 4 Person/ 1 Storey	73	80.6	30	31.7	24.4	26	6	7.3	7	8.1
Unit Type 3A	3 Bed/5 Person/ 1 Storey	90	103.5	34	34.8	31.5	31.9	9	9	9	12.4

TYPE 1A

1 BEDROOM APARTMENT

(2 PERSONS)

1:50 @ A3



UNIT TYPE 1A		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	49.5 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	23
width of living/ dining	3.3 m	3.7 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	11.5 sqm/ 2.8m
bedroom aggregate floor area	11.4 sqm	11.5 sqm
Storage area	3 sqm	4.5 sqm
Balcony area	5 sqm	5.4 sqm

Legend

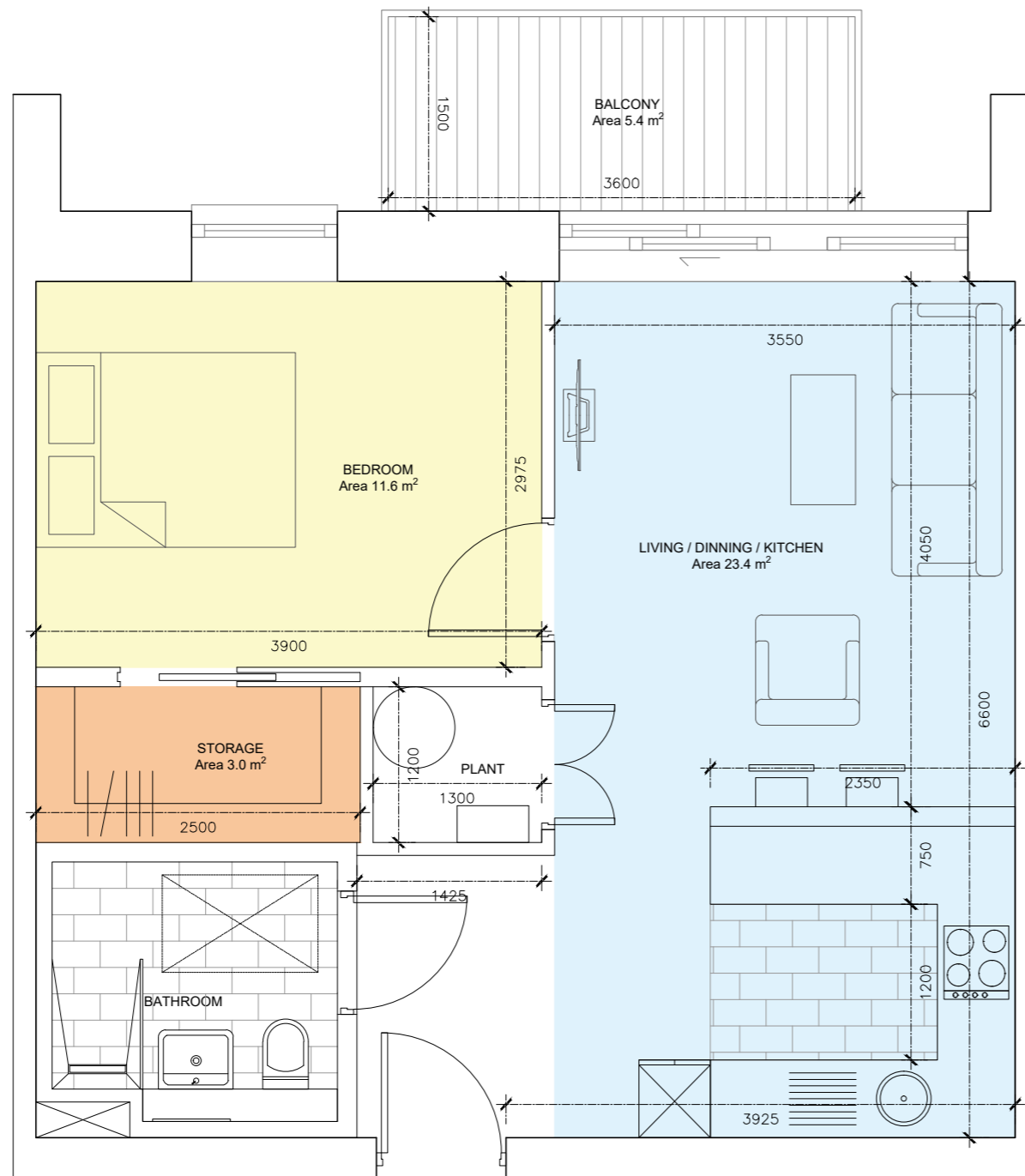
- Living Areas
- Bedrooms
- Storage Areas

TYPE 1B

1 BEDROOM APARTMENT

(2 PERSONS)

1:50 @ A3



UNIT TYPE 1B		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	49.8 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	23.4 sqm
width of living/ dining	3.3 m	3.55 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	11.6 sqm/ 2.9m
bedroom aggregate floor area	11.4 sqm	11.6 sqm
Storage area	3 sqm	3.0 sqm
Balcony area	5 sqm	5.4 sqm

Legend

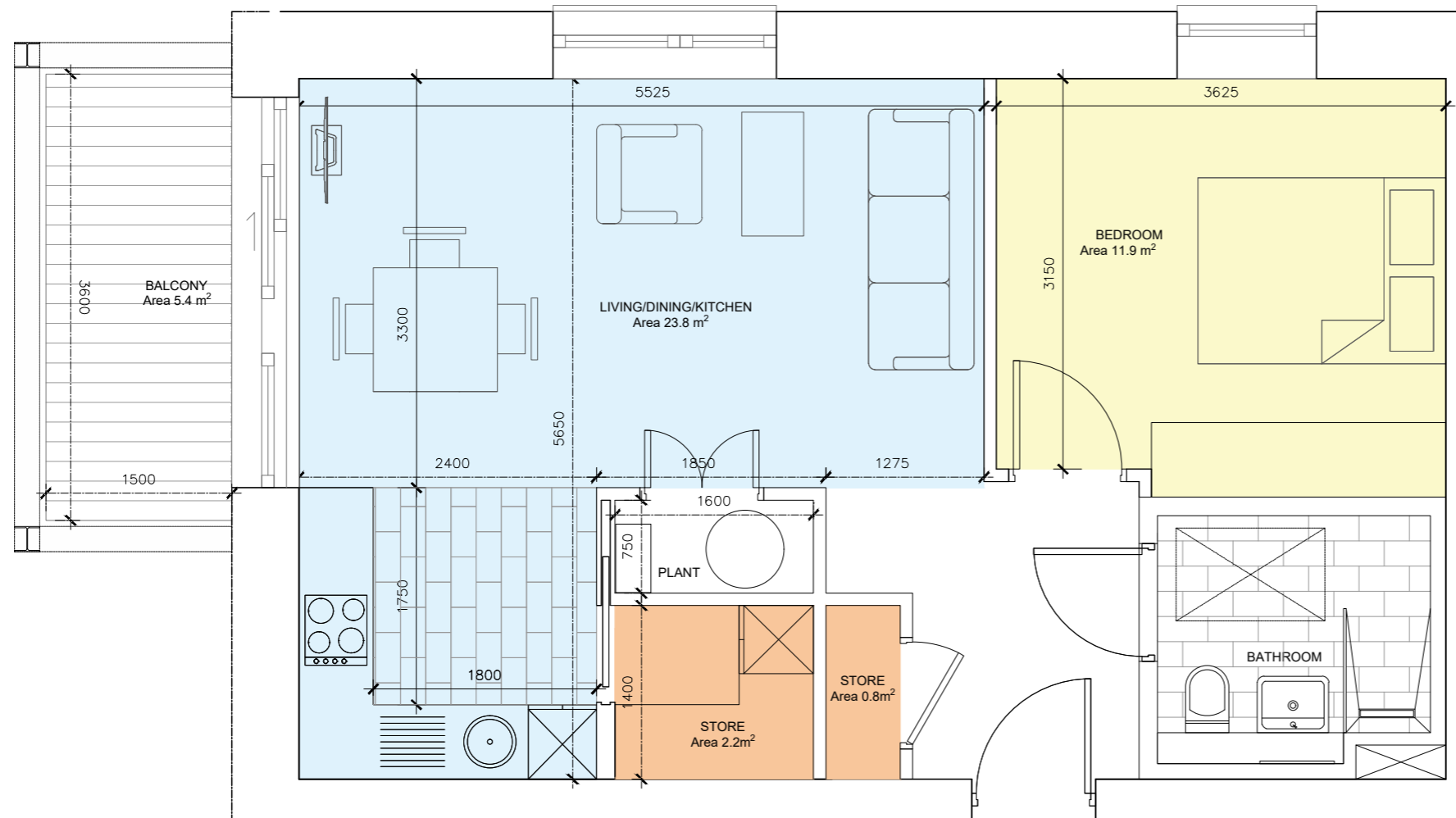
- Living Areas
- Bedrooms
- Storage Areas

TYPE 1C

1 BEDROOM APARTMENT

(2 PERSONS)

1:50 @ A3



UNIT TYPE 1C		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	52.2 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	23.8 sqm
width of living/ dining	3.3 m	3.3 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	11.9 sqm/ 3.1m
bedroom aggregate floor area	11.4 sqm	11.9 sqm
Storage area	3 sqm	3 sqm
Balcony area	5 sqm	5.4 sqm

Legend

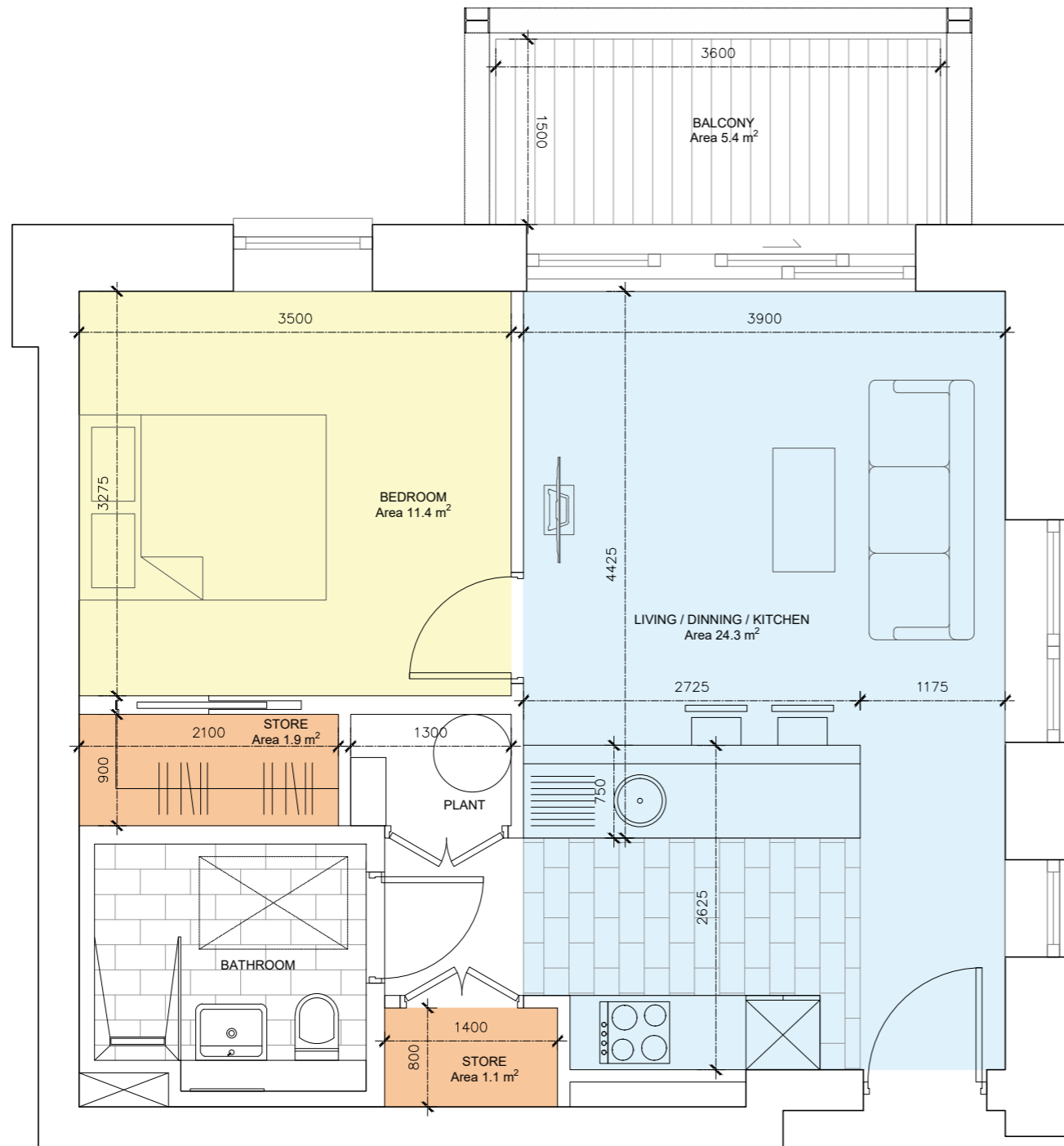
- Living Areas
- Bedrooms
- Storage Areas

TYPE 1D

1 BEDROOM APARTMENT

(2 PERSONS)

1:50 @ A3



UNIT TYPE 1D		REQUIRED	PROPOSED
1 bedroom apt	overall floor area	45 sqm	48.8 sqm
Living/ Dining/ Kitchen aggregate floor area		23 sqm	24.3 sqm
width of living/ dining		3.3 m	3.9 m
Bedroom 1 area/ width		11.4 sqm/ 2.8m	11.4 sqm/ 3.2m
bedroom aggregate floor area		11.4 sqm	11.4 sqm
Storage area		3 sqm	3 sqm
Balcony area		5 sqm	5.4 sqm

Legend

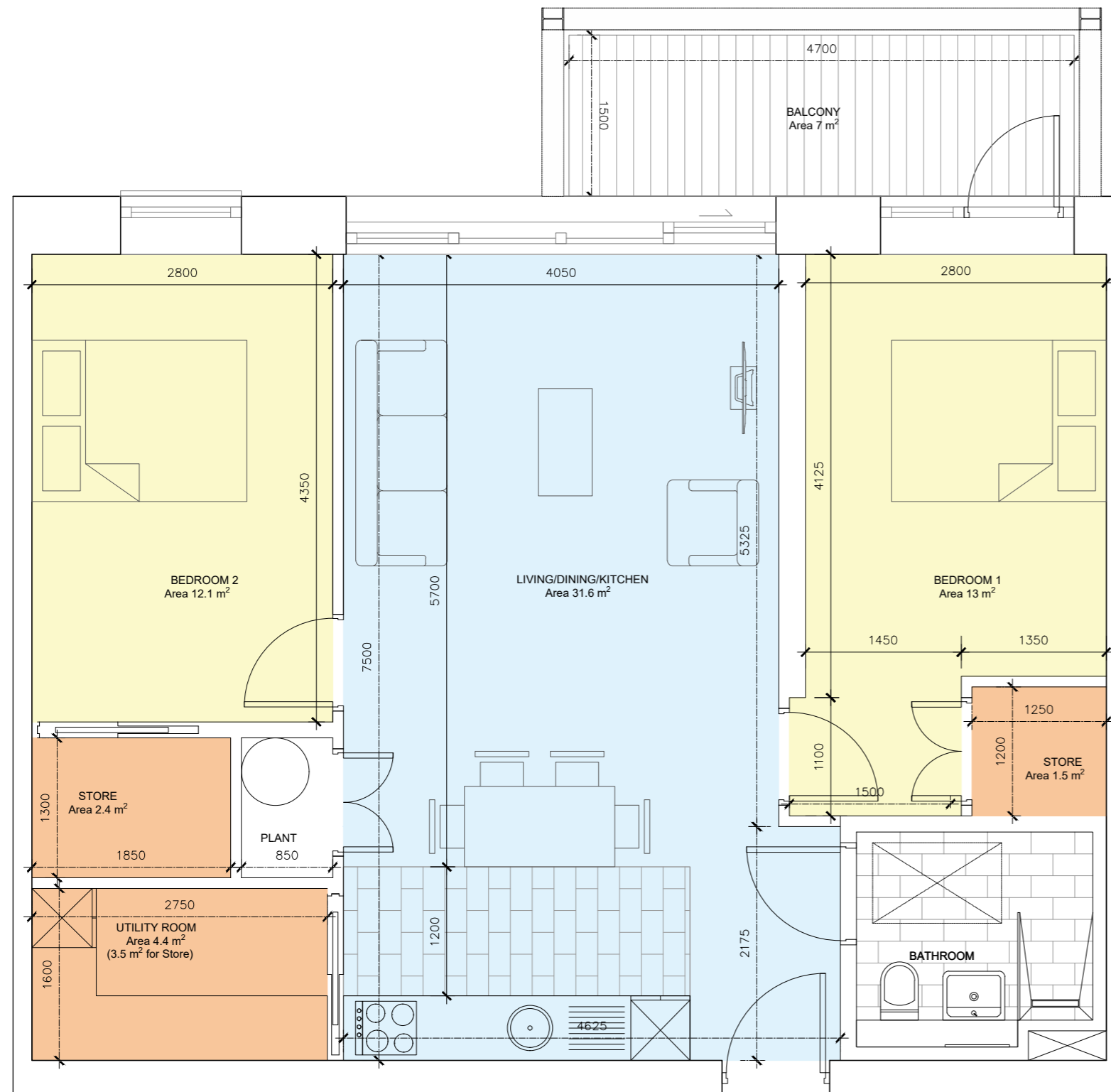
- Living Areas
- Bedrooms
- Storage Areas

TYPE 2A

2 BEDROOM APARTMENT

(4 PERSONS)

1:50 @ A3



UNIT TYPE 2A		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	75sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	31.6 sqm
width of living/ dining	3.6 m	4 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13 sqm/ 2.8m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	12.1 sqm/ 2.8m
Bedroom aggregate floor area	24.4 sqm	25.1 sqm
Storage area	6 sqm	7.4 sqm
Balcony area	7 sqm	7.0 sqm

Legend

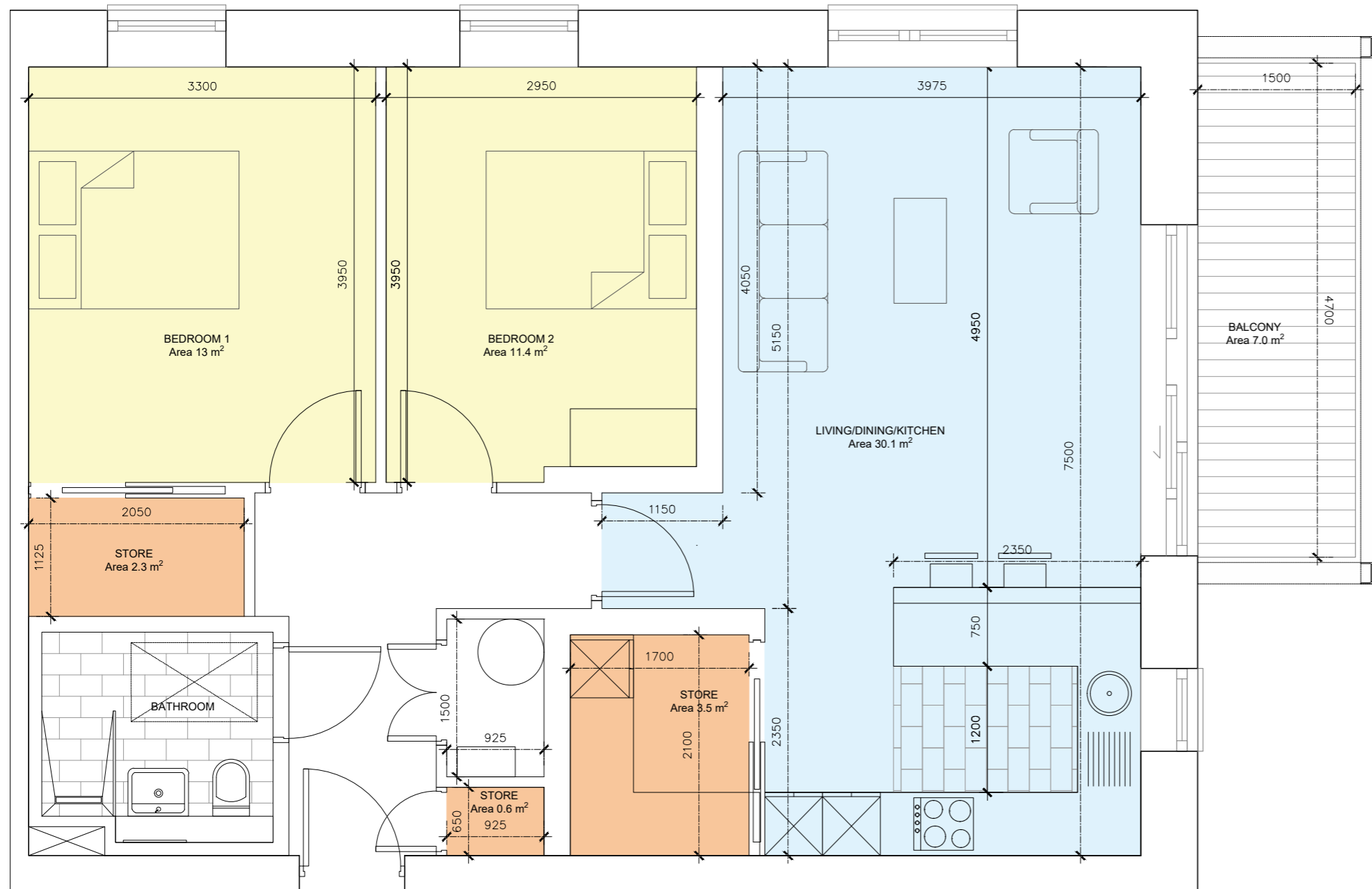
- Living Areas
- Bedrooms
- Storage Areas

TYPE 2B

2 BEDROOM APARTMENT

(4 PERSONS)

1:50 @ A3



UNIT TYPE 2B		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	79.3 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	30.1 sqm
width of living/ dining	3.6 m	3.9 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13 sqm/ 3.3m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	11.4 sqm/ 2.9m
Bedroom aggregate floor area	24.4 sqm	24.4 sqm
Storage area	6 sqm	6.4 sqm
Balcony area	7 sqm	7.0 sqm

Legend

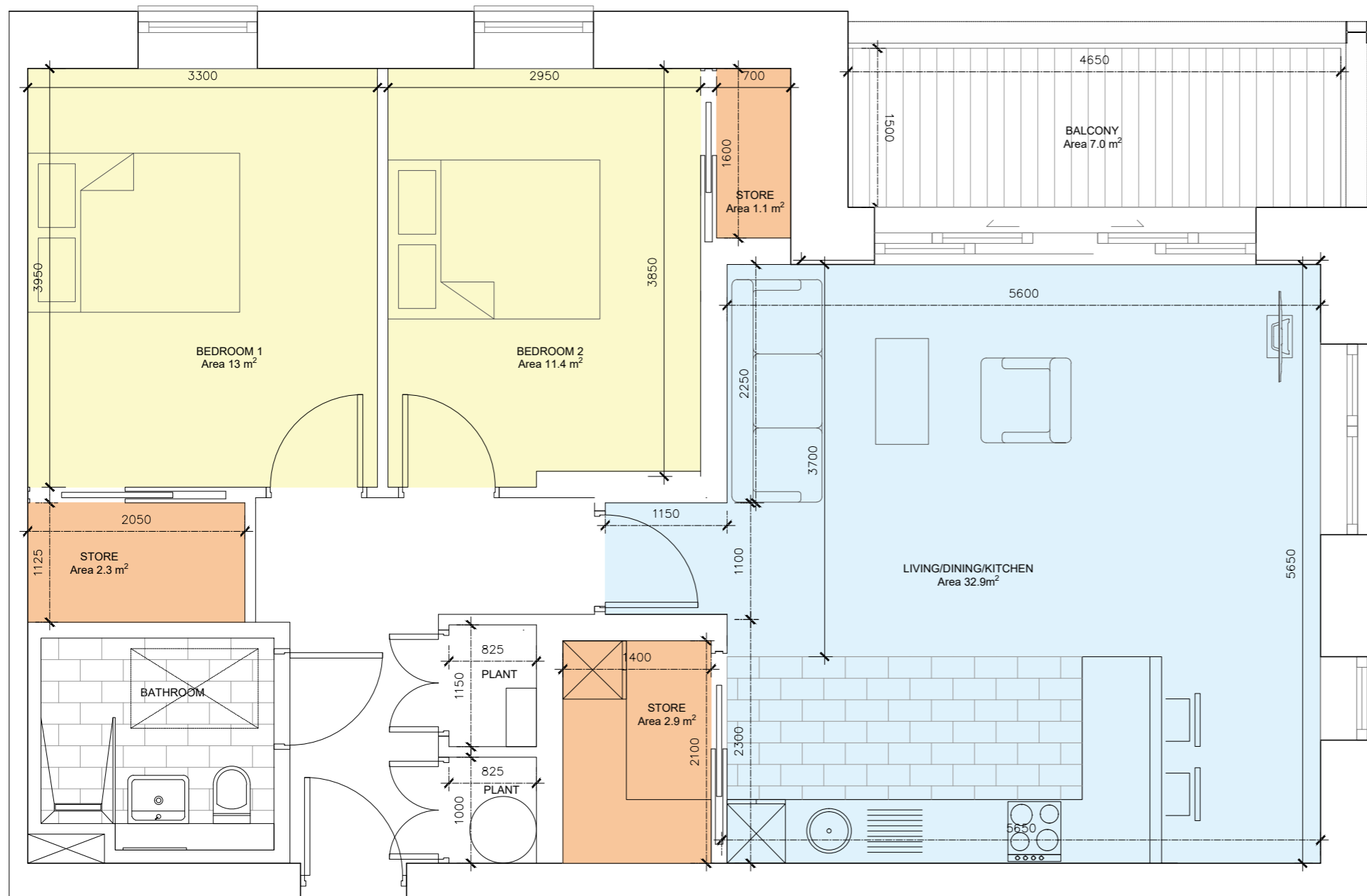
- Living Areas
- Bedrooms
- Storage Areas

TYPE 2C

2 BEDROOM APARTMENT

(4 PERSONS)

1:50 @ A3



UNIT TYPE 2C		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	82.2 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	32.9 sqm
width of living/ dining	3.6 m	5.65 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13 sqm/ 3.3m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	11.4 sqm/ 2.9m
Bedroom aggregate floor area	24.4 sqm	24.4 sqm
Storage area	6 sqm	6.3 sqm
Balcony area	7 sqm	7.0 sqm

Legend

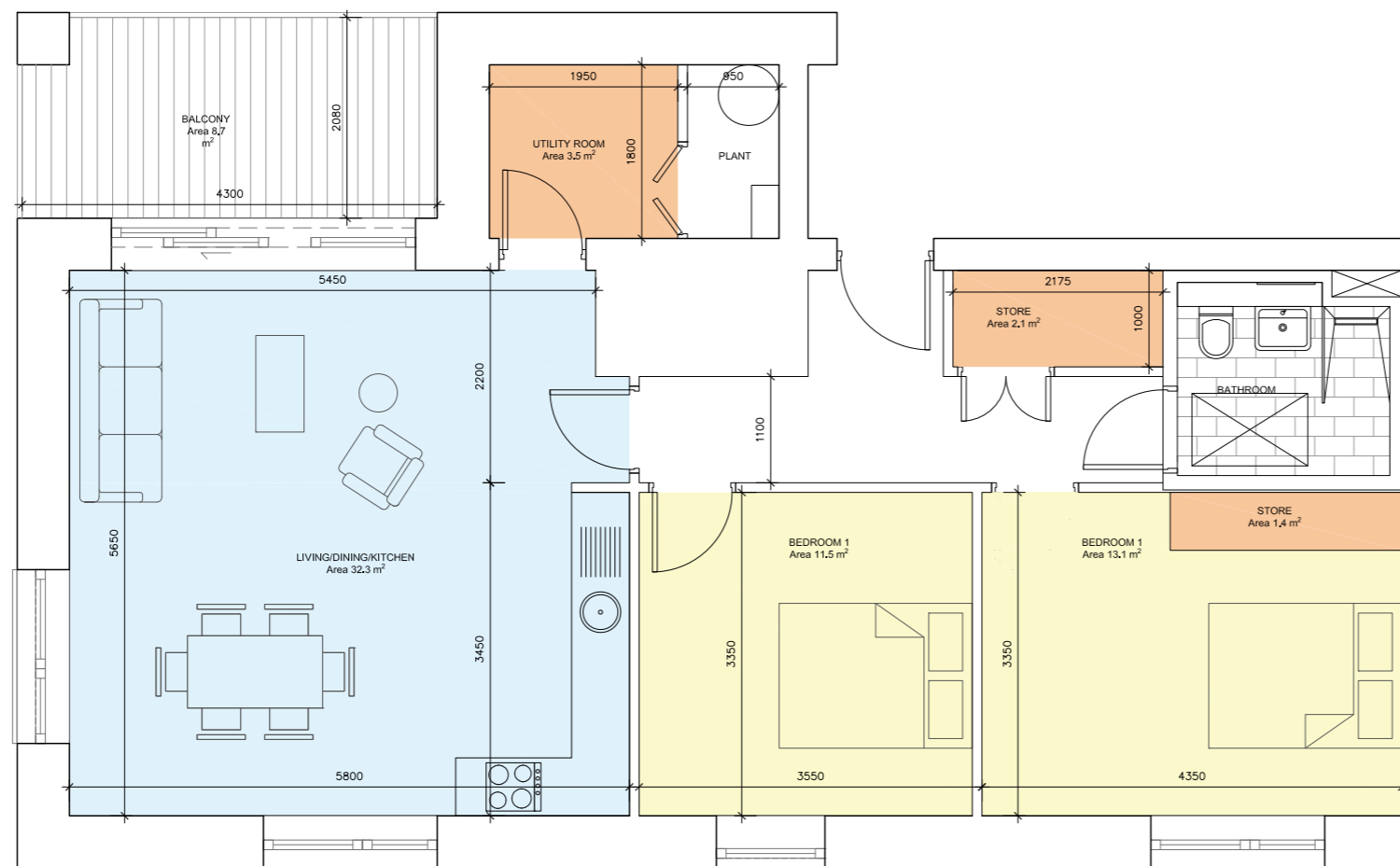
- Living Areas
- Bedrooms
- Storage Areas

TYPE 2D

2 BEDROOM APARTMENT

(4 PERSONS)

1:75 @ A3



UNIT TYPE 2D		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	81.2 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	32.3 sqm
width of living/ dining	3.6 m	5.4 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13.1 sqm/ 3.3m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	11.5 sqm/ 3.3m
Bedroom aggregate floor area	24.4 sqm	24.6 sqm
Storage area	6 sqm	7 sqm
Balcony area	7 sqm	7.0 sqm

Legend

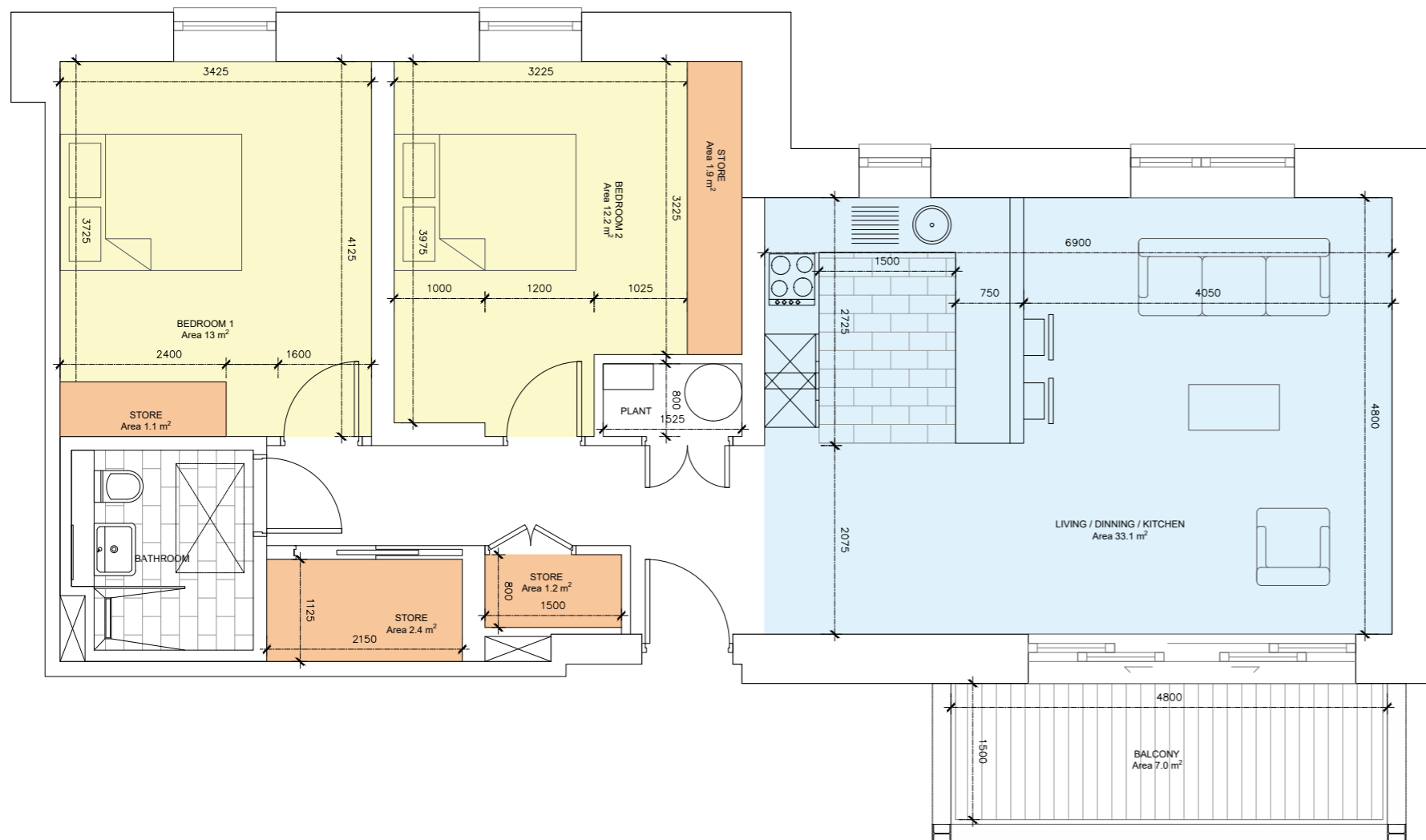
- Living Areas
- Bedrooms
- Storage Areas

TYPE 2E

2 BEDROOM APARTMENT

(4 PERSONS)

1:75 @ A3



UNIT TYPE 2E		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	83.1 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	33.1 sqm
width of living/ dining	3.6 m	4.8 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13.5 sqm/ 3.4m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	12.2 sqm/ 3.2m
Bedroom aggregate floor area	24.4 sqm	25.2 sqm
Storage area	6 sqm	6.6 sqm
Balcony area	7 sqm	7.0 sqm

Legend

- Living Areas
- Bedrooms
- Storage Areas

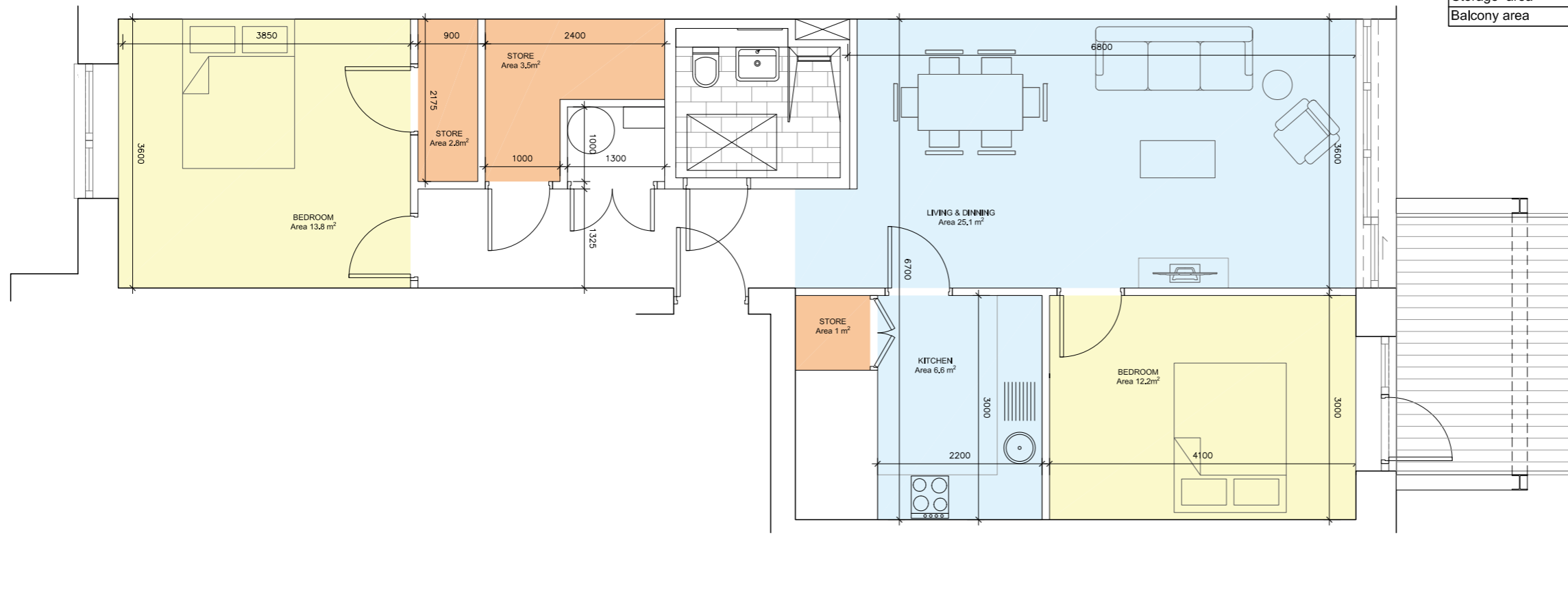
TYPE 2F

2 BEDROOM APARTMENT

(4 PERSONS)

1:75 @ A3

UNIT TYPE 2F		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	80.6 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	31.7 sqm
width of living/ dining	3.6 m	3.6 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13.8 sqm/ 3.6m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	12.2 sqm/ 3m
Bedroom aggregate floor area	24.4 sqm	26 sqm
Storage area	6 sqm	6.3 sqm
Balcony area	7 sqm	8.1 sqm



Legend

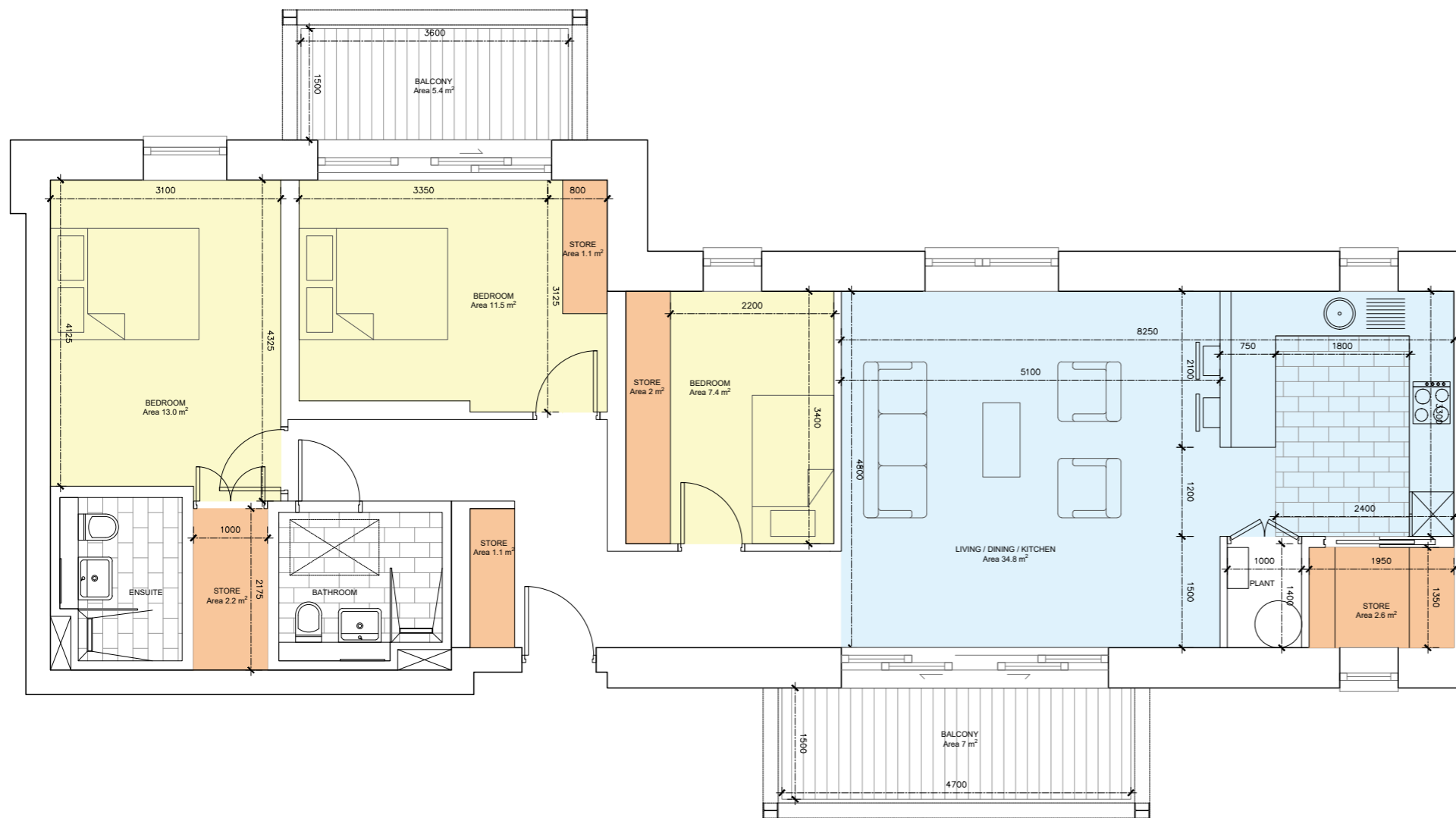
- Living Areas
- Bedrooms
- Storage Areas

TYPE 3A

3 BEDROOM APARTMENT

(5 PERSONS)

1:75 @ A3



UNIT TYPE 3A		
ROOM	REQUIRED	PROPOSED
3 bedroom apt overall floor area	90 sqm	103.5 sqm
Living/ Dining/ Kitchen aggregate floor area	34 sqm	34.8 sqm
width of living/ dining	3.6m	4.45m
Bedroom 1 area/ width	13 sqm/ 2.8m	13 sqm/ 3.1m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	11.5 sqm/ 3.1m
Bedroom 3 area/ width	7.1 sqm/ 2.1m	7.4 sqm/ 2.2m
Bedroom aggregate floor area	31.5 sqm	31.9 sqm
Storage area	9 sqm	9 sqm
Balcony area	9 sqm	12.4 sqm

Legend

- Living Areas
- Bedrooms
- Storage Areas

Housing Quality Assessment - Apartment Schedule

Apt. No.	Apt. Type	Description	Location & Block	Floor	Min Area (GFA) m ²	Proposed Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
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BLOCK A - GROUND FLOOR

001	A	00	01	T1A	1 Bedroom Apt	Ground- Block A	45	49.5	1	0	1	5	5.4	5
002	A	00	02	T2C	2 Bedroom Apt	Ground- Block A	73	82.2	1	1	0	7	7	7
003	A	00	03	T2B	2 Bedroom Apt	Ground- Block A	73	79.30	0	1	0	7	7	7
004	A	00	04	T1A	1 Bedroom Apt	Ground- Block A	45	49.5	1	0	1	5	5.4	5
005	A	00	05	T1A	1 Bedroom Apt	Ground- Block A	45	49.50	1	0	1	5	5.4	5
006	A	00	06	T1B	1 Bedroom Apt	Ground- Block A	45	49.80	1	0	1	5	5.4	5
007	A	00	07	T1A	1 Bedroom Apt	Ground- Block A	45	49.50	1	0	1	5	5.4	5
Circulation per floor plate							153.30							
7						Ground- Block A	371	562.6	6	2	5	39	41.0	39

BLOCK A - FIRST FLOOR

008	A	01	01	T2C	2 Bedroom Apt	First- Block A	73	82.2	1	1	0	7	8.6	7
009	A	01	02	T1A	1 Bedroom Apt	First- Block A	45	49.5	1	0	1	5	5.4	5
010	A	01	03	T2F	2 Bedroom Apt	First- Block A	73	80.6	1	1	0	7	8.1	7
011	A	01	04	T2F	2 Bedroom Apt	First- Block A	73	80.6	1	1	0	7	8.1	7
012	A	01	05	T1A	1 Bedroom Apt	First- Block A	45	49.5	1	0	1	5	5.4	5
013	A	01	06	T2C	2 Bedroom Apt	First- Block A	73	82.2	1	1	0	7	7	7
014	A	01	07	T2B	2 Bedroom Apt	First- Block A	73	79.3	0	1	0	7	11.1	7
015	A	01	08	T2A	2 Bedroom Apt	First- Block A	73	75	0	0	1	7	7	7
016	A	01	09	T1A	1 Bedroom Apt	First- Block A	45	49.5	1	0	1	5	5.4	5
017	A	01	10	T1A	1 Bedroom Apt	First- Block A	45	49.5	1	0	1	5	5.4	5
018	A	01	11	T2A	2 Bedroom Apt	First- Block A	73	75	0	0	1	7	7	7
019	A	01	12	T2C	2 Bedroom Apt	First- Block A	73	82.2	1	1	0	7	7	7
Circulation per floor plate							170.70							
12						First- Block A	764	1005.8	9	6	6	76	85.5	76

BLOCK A - SECOND FLOOR

020	A	02	01	T2C	2 Bedroom Apt	Second- Block A	73	82.2	1	1	0	7	8.6	7
021	A	02	02	T1A	1 Bedroom Apt	Second- Block A	45	49.5	1	0	1	5	5.4	5
022	A	02	03	T2F	2 Bedroom Apt	Second- Block A	73	80.6	1	1	0	7	8.1	7
023	A	02	04	T2F	2 Bedroom Apt	Second- Block A	73	80.6	1	1	0	7	8.1	7
024	A	02	05	T1A	1 Bedroom Apt	Second- Block A	45	49.5	1	0	1	5	5.4	5
025	A	02	06	T2C	2 Bedroom Apt	Second- Block A	73	82.2	1	1	0	7	7	7
026	A	02	07	T2B	2 Bedroom Apt	Second- Block A	73	79.3	0	1	0	7	11.1	7
027	A	02	08	T2A	2 Bedroom Apt	Second- Block A	73	75	0	0	1	7	7	7
028	A	02	09	T1A	1 Bedroom Apt	Second- Block A	45	49.5	1	0	1	5	5.4	5
029	A	02	10	T1A	1 Bedroom Apt	Second- Block A	45	49.5	1	0	1	5	5.4	5
030	A	02	11	T2A	2 Bedroom Apt	Second- Block A	73	75	0	0	1	7	7	7
031	A	02	12	T2C	2 Bedroom Apt	Second- Block A	73	82.2	1	1	0	7	7	7
Circulation per floor plate							170.70							
12						Second- Block A	764	1005.8	9	6	6	76	85.5	76

BLOCK A - THIRD FLOOR

032	A	03	01	T2C	2 Bedroom Apt	Third- Block A	73	82.2	1	1	0	7	8.6	7
033	A	03	02	T1A	1 Bedroom Apt	Third- Block A	45	49.5	1	0	1	5	5.4	5
034	A	03	03	T2F	2 Bedroom Apt	Third- Block A	73	80.6	1	1	0	7	8.1	7
035	A	03	04	T2F	2 Bedroom Apt	Third- Block A	73	80.6	1	1	0	7	8.1	7
036	A	03	05	T1A	1 Bedroom Apt	Third- Block A	45	49.5	1	0	1	5	5.4	5
037	A	03	06	T2C	2 Bedroom Apt	Third- Block A	73	82.2	1	1	0	7	7	7
038	A	03	07	T2B	2 Bedroom Apt	Third- Block A	73	79.3	0	1	0	7	11.1	7
039	A	03	08	T2A	2 Bedroom Apt	Third- Block A	73	75	0	0	1	7	7	7
040	A	03	09	T1A	1 Bedroom Apt	Third- Block A	45	49.5	1	0	1	5	5.4	5
041	A	03	10	T1A	1 Bedroom Apt	Third- Block A	45	49.5	1	0	1	5	5.4	5
042	A	03	11	T2A	2 Bedroom Apt	Third- Block A	73	75	0	0	1	7	7	7
043	A	03	12	T2C	2 Bedroom Apt	Third- Block A	73	82.2	1	1	0	7	7	7
Circulation per floor plate							170.70							
12						Third- Block A	764	1005.8	9	6	6	76	85.5	76

Apt. No.	Apt. Type	Description	Location & Block	Floor	Min Area (GFA) m ²	Proposed Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
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BLOCK A - FOURTH FLOOR

044	A	04	01	T2C	2 Bedroom Apt	Fourth- Block A	73	82.2	1	1	0	7	8.6	7
045	A	04	02	T1A	1 Bedroom Apt	Fourth- Block A	45	49.5	1	0	1	5	5.4	5
046	A	04	03	T2F	2 Bedroom Apt	Fourth- Block A	73	80.6	1	1	0	7	8.1	7
047	A	04	04	T2F	2 Bedroom Apt	Fourth- Block A	73	80.6	1	1	0	7	8.1	7
048	A	04	05	T1A	1 Bedroom Apt	Fourth- Block A	45	49.5	1	0	1	5	5.4	5
049	A	04	06	T2C	2 Bedroom Apt	Fourth- Block A	73	82.2	1	1	0	7	7	7
050	A	04	07	T2B	2 Bedroom Apt	Fourth- Block A	73	79.3	0	1	0	7	11.1	7
051	A	04	08	T2A	2 Bedroom Apt	Fourth- Block A	73	75	0	0	1	7	7	7
052	A	04	09	T1A	1 Bedroom Apt	Fourth- Block A	45	49.5	1	0	1	5	5.4	5
053	A	04	10	T1A	1 Bedroom Apt	Fourth- Block A	45	49.5	1	0	1	5	5.4	5
054	A	04	11	T2A	2 Bedroom Apt	Fourth- Block A	73	75	0	0	1	7	7	7
055	A	04	12	T2C	2 Bedroom Apt	Fourth- Block A	73	82.2	1	1	0	7	7	7
Circulation per floor plate							170.70							
12						Fourth- Block A	764.00	1005.8	9	6	6	76	85.5	76

BLOCK A - FIFTH FLOOR

056	A	05	01	T2C	2 Bedroom Apt	Fifth- Block A	73	82.2	1	1	0	7	8.6	7
057	A	05	02	T2D	2 Bedroom Apt	Fifth- Block A	73	81.2	1	1	0	7	8.7	7
058	A	05	03	T1C	1 Bedroom Apt	Fifth- Block A	45	52.2	1	1	0	5	5.4	5
059	A	05	04	T1C	1 Bedroom Apt	Fifth- Block A	45	52.2	1	1	0	5	13.6	5
Circulation per floor plate							69.70							
4						Fifth- Block A	236	337.5	4	4	0	24	36.3	24

BLOCK A - SIXTH FLOOR

060	A	06	01	T2C	2 Bedroom Apt	Sixth- Block A	73	82.2	1	1	0	7	8.6	7
061	A	06	02	T2D	2 Bedroom Apt	Sixth- Block A	73	81.2	1	1	0	7	8.7	7
062	A	06	03	T1C	1 Bedroom Apt	Sixth- Block A	45	52.2	1	1	0	5	5.4	5
063	A	06	04	T1C	1 Bedroom Apt	Sixth- Block A	45	52.2	1	1	0	5	13.6	5
Circulation per floor plate							69.70							
4						Sixth- Block A	236	337.5	4	4	0	24	36.3	24

BLOCK A - SEVENTH FLOOR

064	A	07	01	T1C	1 Bedroom Apt	Seventh- Block A	45	52.2	1	1	0	5	13.6	5
065	A	07	02	T2D	2 Bedroom Apt	Seventh- Block A	73	81.2	1	1	0	7	8.7	7
066	A	07	03	T1C	1 Bedroom Apt	Seventh- Block A	45	52.2	1	1	0	5	5.4	5
067	A	07	04	T1C	1 Bedroom Apt	Seventh- Block A	45	52.2	1	1	0	5	13.6	5
Circulation per floor plate							69.70							
4						Seventh- Block A	208	307.5	4	4	0	22	41.3	22

Apt. No.	Apt. Type	Description	Location & Block	Floor	Min Area (GFA) m ²	Proposed Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
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67							4107	5568.3	54	38	29	413	496.9	413
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Block A - Summary							No. Units > 10% GFA	Dual Aspect	Single Aspect			
							54	81%	38	57%	29	43%

Housing Quality Assessment - Apartment Schedule

Apt. No.	Apt. Type	Description	Location & Block	Floor	Min Area (GFA) m ²	Proposed Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
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BLOCK B - FOURTH FLOOR

161	B	04	01	T2C	2 Bedroom Apt	Fourth - Block B	73	82.2	1	1	0	7	8.6	7
162	B	04	02	T2A	2 Bedroom Apt	Fourth - Block B	73	75	0	0	1	7	7	7
163	B	04	03	T1A	1 Bedroom Apt	Fourth - Block B	45	49.5	1	0	1	5	5.4	5
164	B	04	04	T1A	1 Bedroom Apt	Fourth - Block B	45	49.5	1	0	1	5	5.4	5
165	B	04	05	T2A	2 Bedroom Apt	Fourth - Block B	73	75	0	0	1	7	7	7
166	B	04	06	T2B	2 Bedroom Apt	Fourth - Block B	73	79.3	0	1	0	7	7	7
167	B	04	07	T1D	1 Bedroom Apt	Fourth - Block B	45	48.8	0	1	0	5	5.4	5
168	B	04	08	T2A	2 Bedroom Apt	Fourth - Block B	73	75	0	0	1	7	7	7
169	B	04	09	T2F	2 Bedroom Apt	Fourth - Block B	73	80.6	1	1	0	7	8.1	7
170	B	04	10	T2F	2 Bedroom Apt	Fourth - Block B	73	80.6	1	1	0	7	8.1	7
171	B	04	11	T2A	2 Bedroom Apt	Fourth - Block B	73	75	0	0	1	7	7	7
172	B	04	12	T2B	2 Bedroom Apt	Fourth - Block B	73	79.3	0	1	0	7	7	7
173	B	04	13	T2B	2 Bedroom Apt	Fourth - Block B	73	79.3	0	1	0	7	7	7
174	B	04	14	T2A	2 Bedroom Apt	Fourth - Block B	73	75	0	0	1	7	7	7
175	B	04	15	T2F	2 Bedroom Apt	Fourth - Block B	73	80.6	1	1	0	7	8.1	7
176	B	04	16	T2F	2 Bedroom Apt	Fourth - Block B	73	80.6	1	1	0	7	8.1	7
177	B	04	17	T2A	2 Bedroom Apt	Fourth - Block B	73	75	0	0	1	7	7	7
178	B	04	18	T1D	1 Bedroom Apt	Fourth - Block B	45	48.8	0	1	0	5	5.4	5
179	B	04	19	T2B	2 Bedroom Apt	Fourth - Block B	73	79.3	0	1	0	7	7	7
182	B	04	20	T2A	2 Bedroom Apt	Fourth - Block B	73	75	0	0	1	7	7	7
181	B	04	21	T1A	1 Bedroom Apt	Fourth - Block B	45	49.5	1	0	1	5	5.4	5
182	B	04	22	T1A	1 Bedroom Apt	Fourth - Block B	45	49.5	1	0	1	5	5.4	5
183	B	04	23	T2A	2 Bedroom Apt	Fourth - Block B	73	75	0	0	1	7	7	7
184	B	04	24	T2C	2 Bedroom Apt	Fourth - Block B	73	82.2	1	1	0	7	8.6	7
Circulation per floor plate						372.40								
24					Fourth - Block B	1584	2072.0	10	12	12	156	166.0	156	

BLOCK B - TOTAL

Apt. No.	Apt. Type	Description	Location & Block	Floor	Min Area (GFA) m ²	Proposed Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
118					7730	10288.4	62	56	62	766	841.8	766

Block B - Summary							No. Units > 10% GFA	Dual Aspect	Single Aspect			
							62	53%	56	47%	62	53%

BOTH BLOCKS - TOTAL

Apt. No.	Apt. Type	Description	Location & Block	Floor	Min Area (GFA) m ²	Proposed Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
185					11837	15856.7	116	94	91	1179	1338.7	1179

Both Blocks - Summary							No. Units > 10% GFA	Dual Aspect	Single Aspect			
							116	63%	94	51%	91	49%

Apartments Summary - GROSS FLOOR AREAS	Block A	Block B	TOTAL GFA sqm
Ground Floor	1074.4	2265.6	3340
First Floor	1080.8	2339.4	3420.2
Second Floor	1080.8	2339.4	3420.2
Third Floor	1080.8	2228.2	3309
Fourth Floor	1080.8	2228.2	3309
Fifth Floor	357.8	0	357.8
Sixth Floor	357.8	0	357.8
Seventh Floor	327.8	0	327.8
Totals	6441	11400.8	17841.8

*Areas measured to the internal face of the perimeter walls at each floor level

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