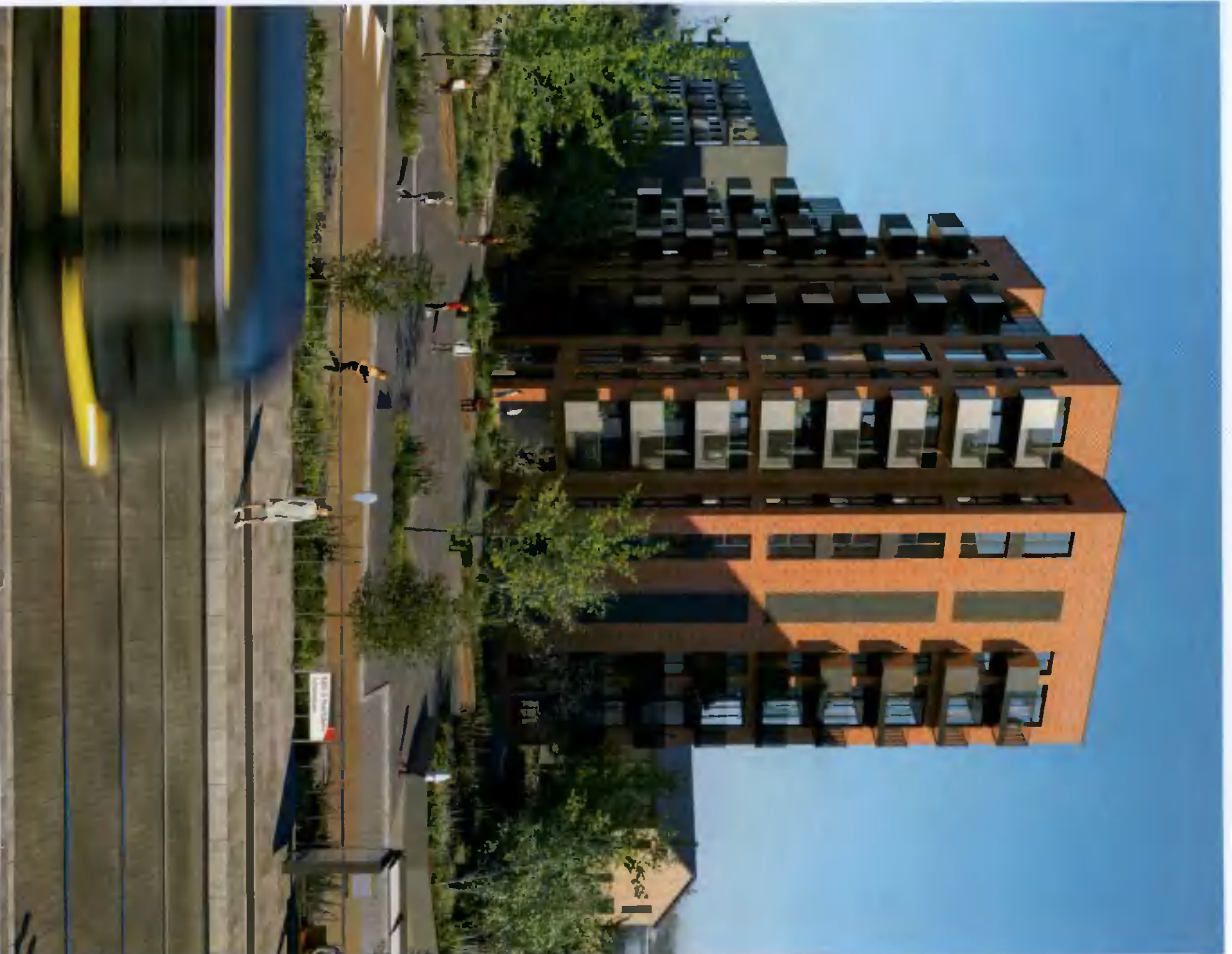


Block D4 Amendments,
Cooldown Commons Phase 3

Housing Quality Assessment
April 2022



Contents

Section 01 - Executive Summary	04	<u>The Design Team</u>	
- Apartment Mix	05		
Section 02 - Policy Overview	06	Applicant	CAIRN Home Properties Ltd
Section 03 - Compliance with Sustainable Urban Housing Design Standards:		Architect	Reddy Architecture + Urbanism
- Apartment Design	07	Planning Consultant	MCG Planning
- Dual Aspect Ratio's	07	Engineer (Civil, Structural, Transport & Traffic)	DBFL
- North Facing Apartments	08	Verified Views & Visual Impact Assessment	Model Works
- Floor to Ceiling Height	10	Daylight & Sunlight Analysis	Avison Young
- Lift and Stair Cores	11	CGI's	Model Works
- Internal Storage	11	Aviation Consultant	O'Dwyer & Jones Aviation Planning
- Private Amenity Space	11		
Section 04 - Compliance with Sustainable Urban Housing Design Standards:			
- Communal Facilities	12		
- Access and Services	12		
- Resident Support Facilities	13		
- Resident Services and Amenities	13		
- Refuse Storage	14		
- Communal Amenity Space	15		
- Security Considerations	15		
- Children's Play	15		
- Car and Bicycle Parking	15		
Section 05 - Appendices			
Appendix A: Housing Quality Assessment Proposed Amendment to Block D4	16		
Appendix B: Housing Quality Assessment Permitted Block D4 (ABP - 310570-21)	17		
Appendix C: Apartment Type Drawings	18		

Project Description

Cairn Homes Properties Limited intend to apply to South Dublin County Council for an amendment to Block D4 of a strategic housing development ABP-310570-21 at Cooldown Commons and Fortunestown, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortune-stown Luas stop). The proposed amendment to Block D4 is for a reduction in height to 9 storeys (from 13 storeys) and associated reduction in the number of units to 44 (from 60 no. units). Block D4 will have 4 no. 1 beds (no change), 34 no. 2 beds (down from 46 no.) and 6 no. 3 beds (down from 10 no.) all with associated private balconies to the north/south/east/west elevations. This will result in the reduction in the total number of residential units across the entire development site from 421 no. residential units to 405 no. residential units. All other elements associated with Block D4 and across the development site as a whole will remain the same. The application includes for all other site development works, and site services required to facilitate the amendment to D4. A full development description is included on the statutory notices associated with this application.

Site Statistics	
Total Site Area D4	0.1076 ha
No. of Units	44
Total Gross Area - Proposed Residential	4,805 m ²
Total Gross Area - Residential amenity	564 m ²
Total Gross Area - (Including amenity)	5,369m ²

01 Executive Summary

The Project Summary

The amended Block D4 of granted ABP-310570-21 constitutes the core of this document. The proposed reduction of this block is from 13 storeys to 9 storeys.

Previously Granted:

04 - 1 Bed Apartments
46 - 2 Bed Apartments
10 - 3 Bed Apartments

Total: 60 Units
48 of which are dual aspect.

555 m² internal communal facilities for residents.

Proposed:

04 - 1 Bed Apartments
34 - 2 Bed Apartments
06 - 3 Bed Apartments

Total: 44 Units
32 of which are dual aspect.

564 m² internal communal facilities for residents.

Other than the proposed amendments to Block D4, all other elements remain unchanged.

Apartment Mix

The permitted mix of residential units for Block 4 is outlined in the table below.

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	0	0	0	0
1	0	2	5	0	4
2	0	2	5	0	4
3	0	0	5	1	4
4	0	0	5	1	4
5	0	0	5	1	4
6	0	0	3	1	4
7	0	0	3	1	4
8	0	0	3	1	4
9	0	0	3	1	4
10	0	0	3	1	4
11	0	0	3	1	4
12	0	0	3	1	4
sum	0	4	46	10	
				60	48

The proposed mix of residential units for Block 4 is outlined in the table below.

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	0	0	0	0
1	0	2	5	0	4
2	0	2	5	0	4
3	0	0	5	1	4
4	0	0	5	1	4
5	0	0	5	1	4
6	0	0	3	1	4
7	0	0	3	1	4
8	0	0	3	1	4
sum	0	4	34	6	
				44	32



Figure 2 - Building entrance at east elevation

The mix of residential units within the entire scheme is outlined in the table below.

OVERALL APARTMENT BLOCK UNITS				
BLOCK	STUDIO	1 BED	2 BED	3 BED
D1	0	31	41	0
D2	0	17	39	0
D3	0	16	48	0
D4	0	4	34	6
E1	0	28	42	0
E2	0	30	33	0
TOTAL	0	126	237	6
MIX	0%	34%	64%	2%

OVERALL DUPLEX APARTMENT UNITS			
BLOCK	2BED GF	3BED OVER	
F1	6	6	
F2	6	6	
G	6	6	
TOTAL	18	18	36.00

TOTAL NUMBER OF UNITS		405.00
------------------------------	--	---------------

02 Policy Overview

The proposed amendment to Block D4 will be compliant with the Design Standards for new apartment guidelines and will not alter what has been already permitted.



Figure 3 - Aerial view of Cooldown Commons Phase 3 previously permitted, highlighting Block D4 (proposed)

03 Compliance with Sustainable Urban Housing Design Standards: Apartment Design Standards

Apartment Design

The design and layout of unit types have generally not been altered from the granted scheme ABP-310570-21. One exception to this is apartment type 1 (3 Bed) where bedroom no. three will have an additional window on the southern gable of the block (please see page 18 of this report). The apartments within Block D4 have been designed around a central open plan living dining kitchen, essentially an open plan layout, off which the sleeping areas and main entrance routes radiate.

Dual Aspect Ratios

The proposed amendment to Block 4 achieves 73% of dual aspect units.

The diagram on this page shows a second-floor typical block plan of Block D4 and highlights the location of the dual aspect units.

The apartment layouts have been carefully reviewed to establish the amount of daylight reaching each unit by Avison Young, who have acted as daylight and sunlight consultants for the project.

Location

The site is close to high quality public transport links so it is a requirement to achieve a minimum of 50% dual aspect in accordance with section 3.17 of the Design Standards for New Apartments 2018.



Figure 4 - Typical floor layout showing dual aspect units

 Dual aspect Unit

03 Compliance with Sustainable Urban Housing Design Standards: Apartment Design Standards

North Facing Apartments

Block D4 generally has been aligned on a north south axis, thus presenting the optimum approach to ensure the maximum number of apartments will receive east-west daylight whilst minimising the number of apartments presenting to the north.

Single aspect units remain unchanged, they are the same number in the same location as permitted. No single aspect north facing units are proposed.

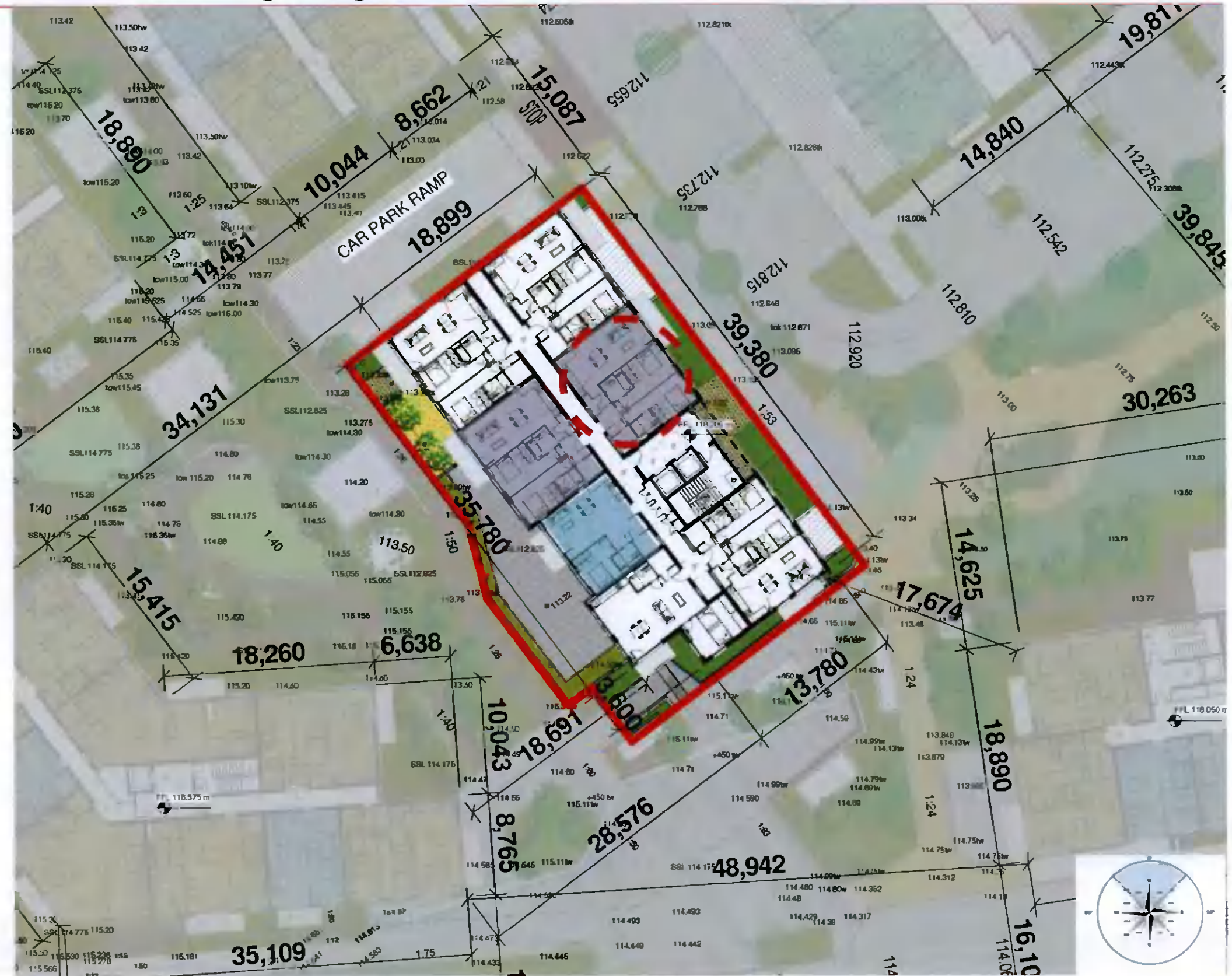


Figure 5 - Typical floor layout showing single aspect units

03 Compliance with Sustainable Urban Housing Design Standards: Apartment Design Standards

Block D4

Block D4 is generally rectilinear in plan and has a stepped façade edge to the north-western corner and utilises the 4 corners of the block for the location of the dual aspect apartments.

The living-kitchen-dining spaces of the dual aspect apartments are located at the corners of the block, thus ensuring good daylight levels for the majority of the day.

The angle between the designated dual aspect windows to each apartment is 90 degrees.

Orientation of units remains unchanged from permitted scheme.



Figure 6 - Plan highlighting dual aspect apartments views in Block D4.

03 Compliance with Sustainable Urban Housing Design Standards: Apartment Design Standards

Floor to Ceiling Height

The Sustainable Urban Housing: Design Standards for New Apartment Guidelines 2020, section 3.21 requires a minimum floor to ceiling height of 2.4m. Where the ground floor units exist, they should look to achieve a minimum floor to ceiling height of 2.7m.

The following clearances are provided:

- Typical upper level apartments have 2.5m floor to ceiling height.
- The ground floor meets and exceeds the minimum clearance required.
- Block D4 has no residential apartments at ground floor level. The residential amenity facility in this block has a 4.950 m floor to floor.

This provision remains unchanged from the permitted scheme.



Figure 7 - Section indicating levels in Block D4

03 Compliance with Sustainable Urban Housing Design Standards: Apartments Design Standards

Lift and Stair Cores

As in the approved scheme, there are 7 units maximum per floor, less than the maximum 12 units per core as stated in the Design Standards for New Apartments.

Internal Storage

Storage provision remains unchanged on the permitted scheme.

NZEB (Nearly Zero Energy Building)

Block D4 will comply with the latest Part L building regulations for NZEB. This will be achieved by a combination of factors including: improved fabric performance, low water usage, low air leakage and mechanical ventilation heat recovery. The heating system will consist of a combination of low & renewable energy technologies from the following: High Efficiency Condensing Gas Boilers, CHP, Air Source Heat pumps and PV.

Private Amenity Space

There is no change in private amenity space from the permitted scheme.

All proposed apartments in Block D4 have balconies facing public open space, internal courtyard to the west, public plaza to the south and local park to the east.

Please refer to Section 04 of this report for analysis on the variety of resident support facilities and resident services and amenities.



Figure 8 - Typical plan highlighting views to open spaces

04 Compliance with Sustainable Urban Housing Design Standards: Communal Facilities

Communal Facilities

Due to internal reconfiguration of the ground floor internal communal amenity space we have increased the floor area by 9m². Where as in the permitted scheme we had 555m² of internal communal amenity, in the proposed amendment we have 564m².

This section of the report assesses the communal amenity elements of the development in particular to the amended Block D4, referenced against the requirements of the Sustainable Urban Housing Standards for New Apartments listed below:

- Access and Services
- Communal Facilities
- Refuse Storage
- Communal Amenity Space
- Children's Play
- Bicycle Parking and Storage
- Car Parking

Access and Services

Access to Block D4 will primarily be through the ground floor single point of entry for residents, visitors and service providers.

The staircore benefits from being naturally lit with daylight reaching lift lobbies through glazed panels in the doors.

Corridors are wide to allow two people pass as a minimum, with short lengths and widening at key locations for ease of use by those with wheelchairs or children's buggies. Primary service risers are located in common areas for ease of access.

Service rooms are provided at the entrance point to each block to discreetly house the switch and meter ancillary rooms.

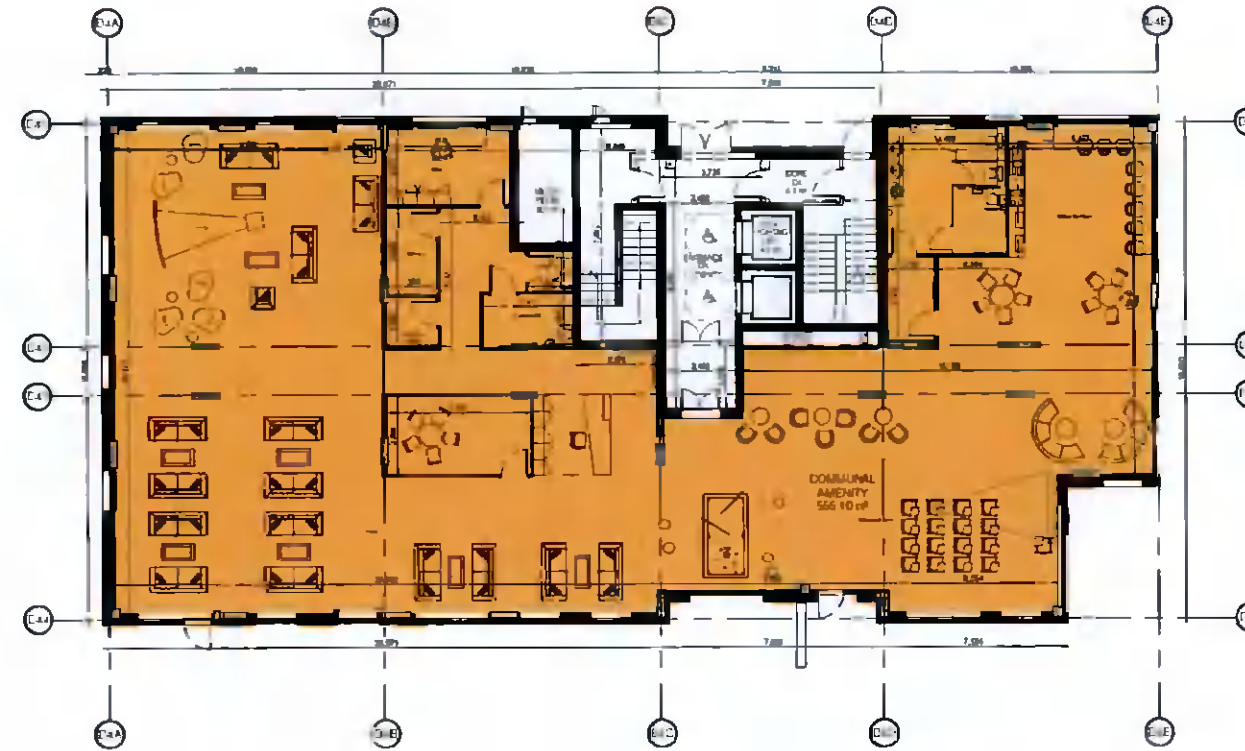


Figure 9 - Permitted Ground Floor Plan showing Residential Amenity

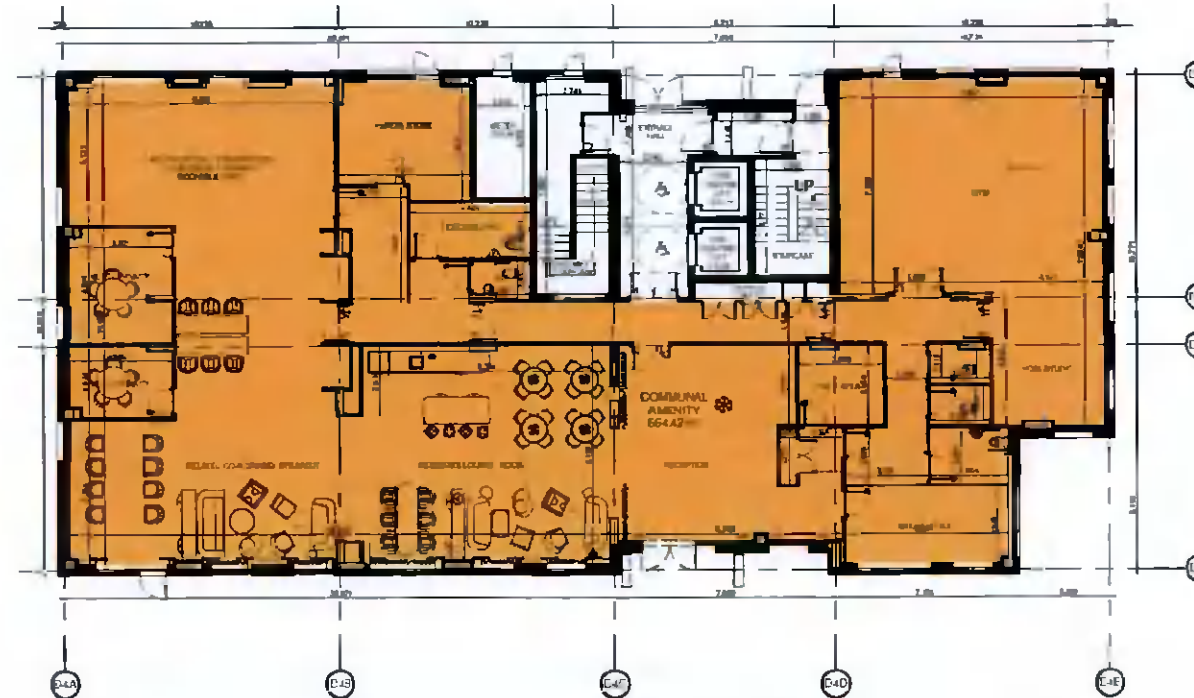


Figure 10 - Proposed Ground Floor Plan showing Residential Amenity

04 Compliance with Sustainable Urban Housing Design Standards: Communal Facilities

Resident Support Facilities

The residential amenity has increase in quantity by 9m² and a gym has been included in the ground floor.

Resident Services & Amenities

A multi purpose room with lounge, gym and games area for residents is provided within the facility. There are also a number of support office, storage space and toilets which will serve the amenity space. The lounge area also has direct access to a landscaped terrace which can be utilised by the residents for outdoor events and gatherings.



Figure 11 - Example of residential lounge



Figure 12 - Example of games area

04 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Communal Facilities

Communal Amenity Spaces

External communal amenity spaces for use by the residents of D4 will be provided in a number of locations throughout the development which is outside the scope of this amendment application, provision of these spaces will be provided as per ABP-310570-21.

Security Consideration

There is no change from the permitted scheme in the provision of security in this amendment application.

The design of the apartments of block D4 will provide occupants and their visitors with a sense of safety and security. All access points to the apartment block will be controlled with electronic fob through a single point of access.

Particular attention has been given to providing as much ground floor activation and animation as possible to the greatest proportion of facades as possible in order to provide passive surveillance and supervision through activity and movement of people in public and semi-public spaces. Block D4 has a direct relationship with the southern public plaza housing several amenities thus ensuring and active façade monitoring the daily activity on the plaza.

Children's Play Space / Sensory garden / Fitness Zone

Provision of these spaces are outside the scope of this amendment application, landscaping and provision of these spaces will be provided as per ABP-310570-21

Car and Bicycle Parking

Provision is as permitted (ABP - 310570-21). DBFL have addressed the car parking allocation in their Technical Traffic Assessment.

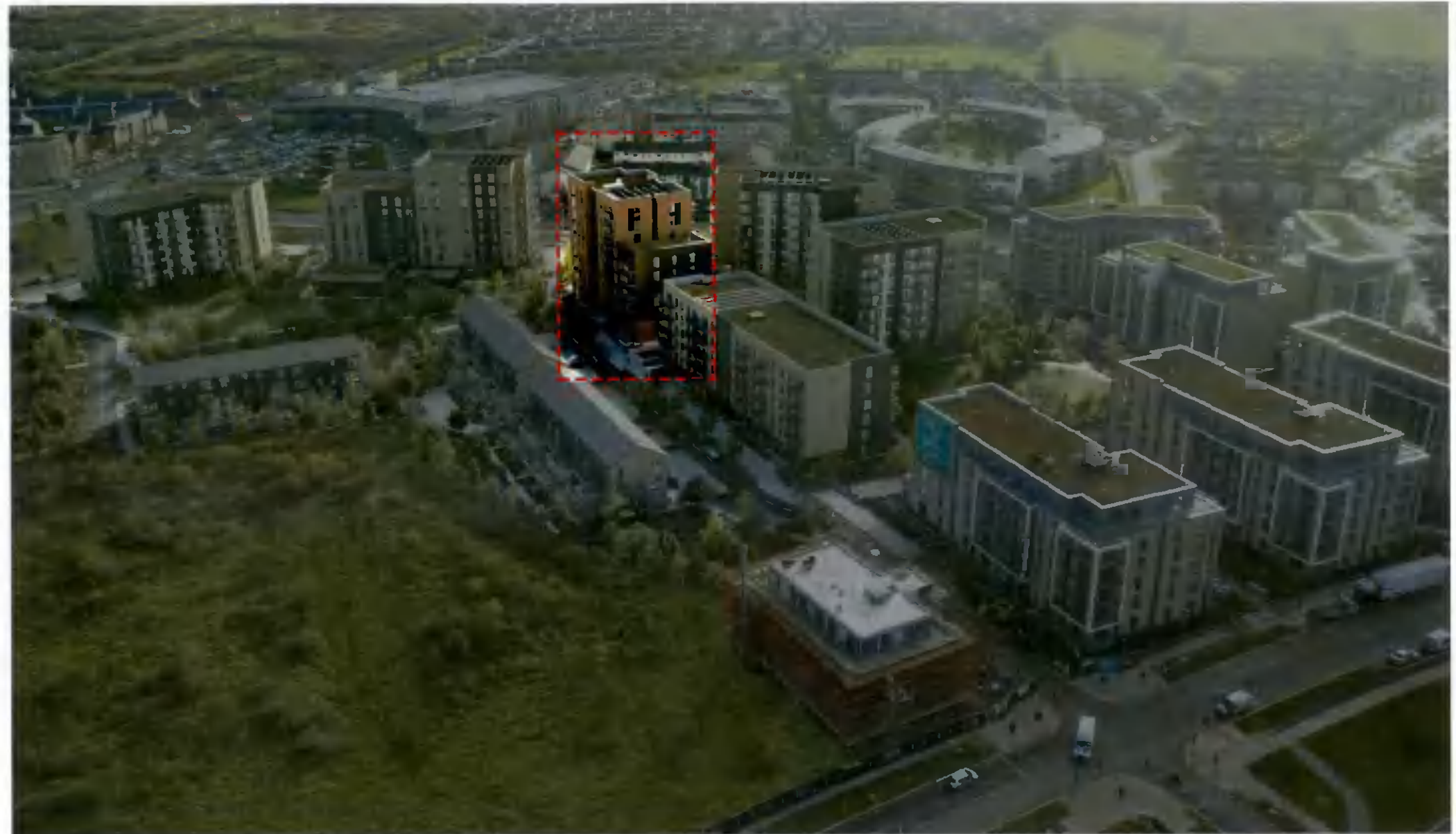


Figure 14 - 3D View of Block D2, D3 and D4 communal amenity

05 Appendix A - Housing Quality Assessment - Proposed Amendment to Block D4

Block	Unit No.	Description	Level	Total Units Per Level	Unit Area (m ²)	Unit size require area (m ²)	Individual Enlargement Ratio IRF(%)	Number of Bedrooms	Bed Spaces	Aggregate Living Area (m ²)	Aggregate Living Area required (m ²)	Aggregate Bedroom Area (m ²)	Aggregate Bedroom Area required (m ²)	Storage (m ²)	Storage Required (m ²)	Dual Aspect	External Comunal Amenity Provided (m ²)	External Comunal Amenity Required (m ²)	Private (Terrace/Balcony) Space Provided(m ²)	Private (Terrace/Balcony) Space Required (m ²)	Total Open Space Provided per Apartment
D4	L01-01	2 BED TYPE 1	First Floor		77.9	73	7%	2	4	35.21	30	24.48	24.4	6.46	6	YES	14.46	7	7.1	7	21.3
D4	L01-02	2 BED TYPE 1	First Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L01-03	2 BED TYPE 1	First Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L01-04	1 BED TYPE 5	First Floor		66.8	45	48%	1	2	42.18	23	16.03	11.4	2.97	3	YES	14.46	5	5.1	5	19.3
D4	L01-05	1 BED TYPE 6	First Floor		55.6	45	24%	1	2	35.92	23	11.44	11.4	2.97	3		14.46	5	5.1	5	19.3
D4	L01-06	2 BED TYPE 1	First Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L01-07	2 BED TYPE 1	First Floor		78.4	73	7%	2	4	35.81	30	24.45	24.4	6.55	6	YES	14.46	7	7.1	7	21.3
D4	L02-01	2 BED TYPE 1	Second Floor		77.9	73	7%	2	4	35.21	30	24.48	24.4	6.46	6	YES	14.46	7	7.1	7	21.3
D4	L02-02	2 BED TYPE 1	Second Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L02-03	2 BED TYPE 1	Second Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L02-04	1 BED TYPE 5	Second Floor		66.8	45	48%	1	2	42.18	23	16.03	11.4	2.97	3	YES	14.46	5	5.1	5	19.3
D4	L02-05	1 BED TYPE 6	Second Floor		55.6	45	24%	1	2	35.92	23	11.44	11.4	2.97	3		14.46	5	5.1	5	19.3
D4	L02-06	2 BED TYPE 1	Second Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L02-07	2 BED TYPE 1	Second Floor		78.4	73	7%	2	4	35.81	30	24.45	24.4	6.55	6	YES	14.46	7	7.1	7	21.3
D4	L03-01	2 BED TYPE 1	Third Floor		77.9	73	7%	2	4	35.24	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L03-02	2 BED TYPE 1	Third Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L03-03	2 BED TYPE 1	Third Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L03-04	3 BED TYPE 1	Third Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L03-05	2 BED TYPE 1	Third Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L03-06	2 BED TYPE 1	Third Floor		78.4	73	7%	2	4	35.94	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L04-01	2 BED TYPE 1	Fourth Floor		77.9	73	7%	2	4	35.24	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L04-02	2 BED TYPE 1	Fourth Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L04-03	2 BED TYPE 1	Fourth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L04-04	3 BED TYPE 1	Fourth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L04-05	2 BED TYPE 1	Fourth Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L04-06	2 BED TYPE 1	Fourth Floor		78.4	73	7%	2	4	35.94	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L05-01	2 BED TYPE 1	Fifth Floor		77.9	73	7%	2	4	35.24	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L05-02	2 BED TYPE 1	Fifth Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L05-03	2 BED TYPE 1	Fifth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L05-04	3 BED TYPE 1	Fifth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L05-05	2 BED TYPE 1	Fifth Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L05-06	2 BED TYPE 1	Fifth Floor		78.4	73	7%	2	4	35.94	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L06-01	2 BED TYPE 1	Sixth Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L06-02	2 BED TYPE 1	Sixth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L06-03	3 BED TYPE 1	Sixth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L06-04	2 BED TYPE 1	Sixth Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L07-01	2 BED TYPE 1	Seventh Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L07-02	2 BED TYPE 1	Seventh Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L07-03	3 BED TYPE 1	Seventh Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L07-04	2 BED TYPE 1	Seventh Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L08-01	2 BED TYPE 1	Eighth Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L08-02	2 BED TYPE 1	Eighth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L08-03	3 BED TYPE 1	Eighth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L08-04	2 BED TYPE 1	Eighth Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4 TOTALS				44	3645.8	3202		90	180	1713.41	1316	1151.28	1064.2	293.64	270	48	636.24	312	323	312	947.8



05 Appendix B - Housing Quality Assessment - Permitted Block D4 (ABP - 310570-21)

Block	Unit No.	Description	Level	Total Units Per Level	Unit Area (m ²)	Unit size require area (m ²)	Individual Enlargement Ratio IRF(%)	Number of Bedrooms	Bed Spaces	Aggregate Living Area (m ²)	Aggregate Living Area required (m ²)	Aggregate Bedroom Area (m ²)	Aggregate Bedroom Area required (m ²)	Storage (m ²)	Storage Required (m ²)	Dual Aspect	External Comunal Amenity Provided (m ²)	External Comunal Amenity Required (m ²)	Private (Terrace/Balcony) Space Provided(m ²)	Private (Terrace/Balcony) Space Required (m ²)	Total Open Space Provided per Apartment
D4	L01-01	2 BED TYPE 1	First Floor		77.9	73	7%	2	4	35.21	30	24.48	24.4	6.46	6	YES	14.46	7	7.1	7	21.3
D4	L01-02	2 BED TYPE 1	First Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L01-03	2 BED TYPE 1	First Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L01-04	1 BED TYPE 5	First Floor		66.8	45	48%	1	2	42.18	23	16.03	11.4	2.97	3	YES	14.46	5	5.1	5	19.3
D4	L01-05	1 BED TYPE 6	First Floor		55.6	45	24%	1	2	35.92	23	11.44	11.4	2.97	3		14.46	5	5.1	5	19.3
D4	L01-06	2 BED TYPE 1	First Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L01-07	2 BED TYPE 1	First Floor		78.4	73	7%	2	4	35.81	30	24.45	24.4	6.55	6	YES	14.46	7	7.1	7	21.3
D4	L02-01	2 BED TYPE 1	Second Floor		77.9	73	7%	2	4	35.21	30	24.48	24.4	6.46	6	YES	14.46	7	7.1	7	21.3
D4	L02-02	2 BED TYPE 1	Second Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L02-03	2 BED TYPE 1	Second Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L02-04	1 BED TYPE 5	Second Floor		66.8	45	48%	1	2	42.18	23	16.03	11.4	2.97	3	YES	14.46	5	5.1	5	19.3
D4	L02-05	1 BED TYPE 6	Second Floor		55.6	45	24%	1	2	35.92	23	11.44	11.4	2.97	3		14.46	5	5.1	5	19.3
D4	L02-06	2 BED TYPE 1	Second Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L02-07	2 BED TYPE 1	Second Floor		78.4	73	7%	2	4	35.81	30	24.45	24.4	6.55	6	YES	14.46	7	7.1	7	21.3
D4	L03-01	2 BED TYPE 1	Third Floor		77.9	73	7%	2	4	35.24	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L03-02	2 BED TYPE 1	Third Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L03-03	2 BED TYPE 1	Third Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L03-04	3 BED TYPE 1	Third Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L03-05	2 BED TYPE 1	Third Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L03-06	2 BED TYPE 1	Third Floor		78.4	73	7%	2	4	35.94	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L04-01	2 BED TYPE 1	Fourth Floor		77.9	73	7%	2	4	35.24	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L04-02	2 BED TYPE 1	Fourth Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L04-03	2 BED TYPE 1	Fourth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L04-04	3 BED TYPE 1	Fourth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L04-05	2 BED TYPE 1	Fourth Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L04-06	2 BED TYPE 1	Fourth Floor		78.4	73	7%	2	4	35.94	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L05-01	2 BED TYPE 1	Fifth Floor		77.9	73	7%	2	4	35.24	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L05-02	2 BED TYPE 1	Fifth Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.54	6		14.46	7	7.1	7	21.3
D4	L05-03	2 BED TYPE 1	Fifth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L05-04	3 BED TYPE 1	Fifth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L05-05	2 BED TYPE 1	Fifth Floor		78.4	73	7%	2	4	35.8	30	24.6	24.4	6.52	6		14.46	7	7.1	7	21.3
D4	L05-06	2 BED TYPE 1	Fifth Floor		78.4	73	7%	2	4	35.94	30	24.39	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L06-01	2 BED TYPE 1	Sixth Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L06-02	2 BED TYPE 1	Sixth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L06-03	3 BED TYPE 1	Sixth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L06-04	2 BED TYPE 1	Sixth Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L07-01	2 BED TYPE 1	Seventh Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L07-02	2 BED TYPE 1	Seventh Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L07-03	3 BED TYPE 1	Seventh Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L07-04	2 BED TYPE 1	Seventh Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L08-01	2 BED TYPE 1	Eighth Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L08-02	2 BED TYPE 1	Eighth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L08-03	3 BED TYPE 1	Eighth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L08-04	2 BED TYPE 1	Eighth Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L09-01	2 BED TYPE 1	Ninth Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L09-02	2 BED TYPE 1	Ninth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L09-03	3 BED TYPE 1	Ninth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L09-04	2 BED TYPE 1	Ninth Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L10-01	2 BED TYPE 1	Tenth Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L10-02	2 BED TYPE 1	Tenth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L10-03	3 BED TYPE 1	Tenth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L10-04	2 BED TYPE 1	Tenth Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L11-01	2 BED TYPE 1	Eleventh Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L11-02	2 BED TYPE 1	Eleventh Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L11-03	3 BED TYPE 1	Eleventh Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L11-04	2 BED TYPE 1	Eleventh Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4	L12-01	2 BED TYPE 1	Twelfth Floor		77.9	73	7%	2	4	35.47	30	24.6	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L12-02	2 BED TYPE 1	Twelfth Floor		77.9	73	7%	2	4	35.31	30	24.73	24.4	6.54	6	YES	14.46	7	7.1	7	21.3
D4	L12-03	3 BED TYPE 1	Twelfth Floor		123.9	90	38%	3	6	57.9	34	43.45	31.5	9.97	9	YES	14.46	9	10.2	9	24.4
D4	L12-04	2 BED TYPE 1	Twelfth Floor		78.4	73	7%	2	4	35.78	30	24.6	24.4	6.52	6	YES	14.46	7	7.1	7	21.3
D4 TOTALS				60	5078.2	4438		126	252	2371.25	1812	1620.8	1483	411.92	378	48	867.6	432	449	432	1301

05 Appendix C - Apartment Type Drawings

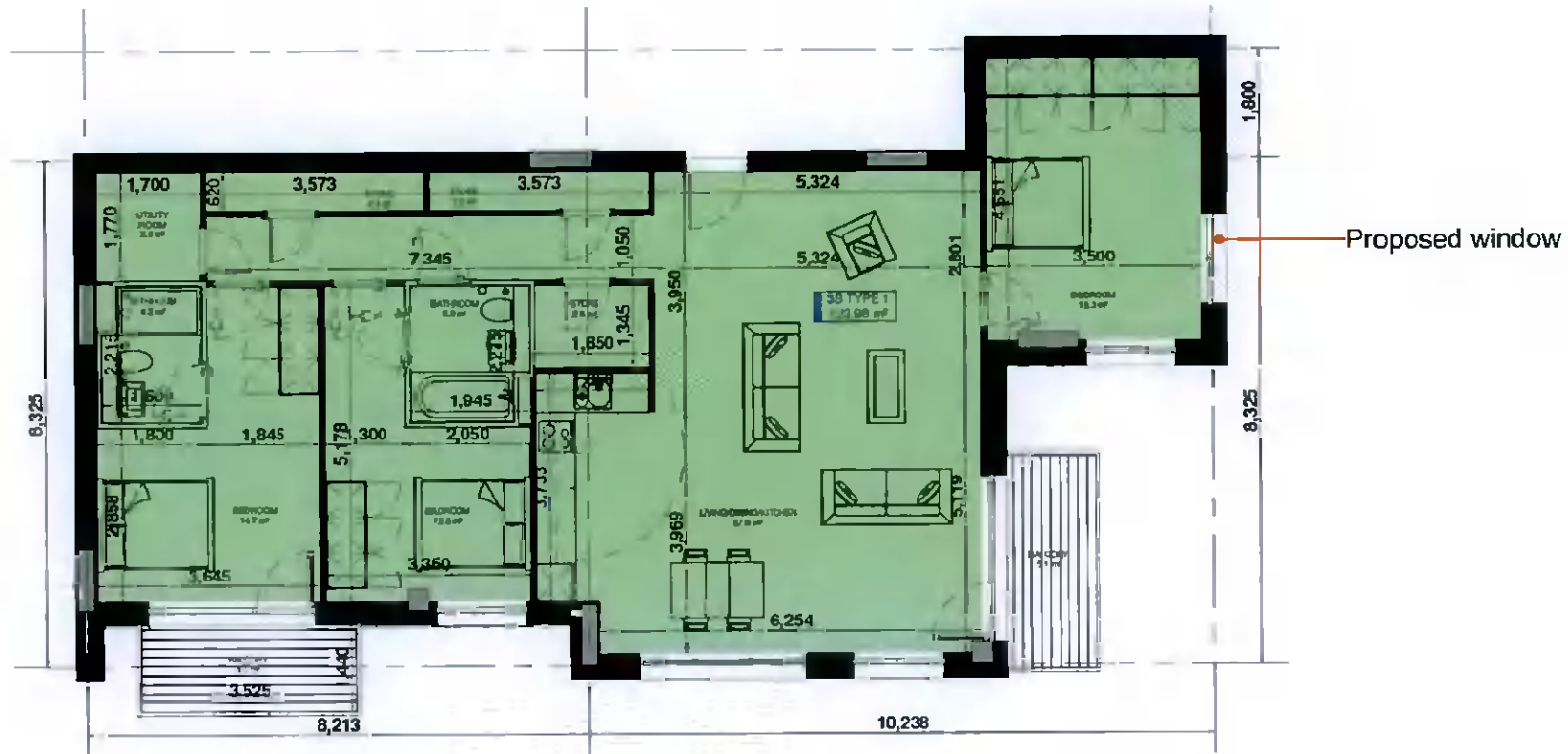


Figure 15 - 3 Bed Type 1 proposed

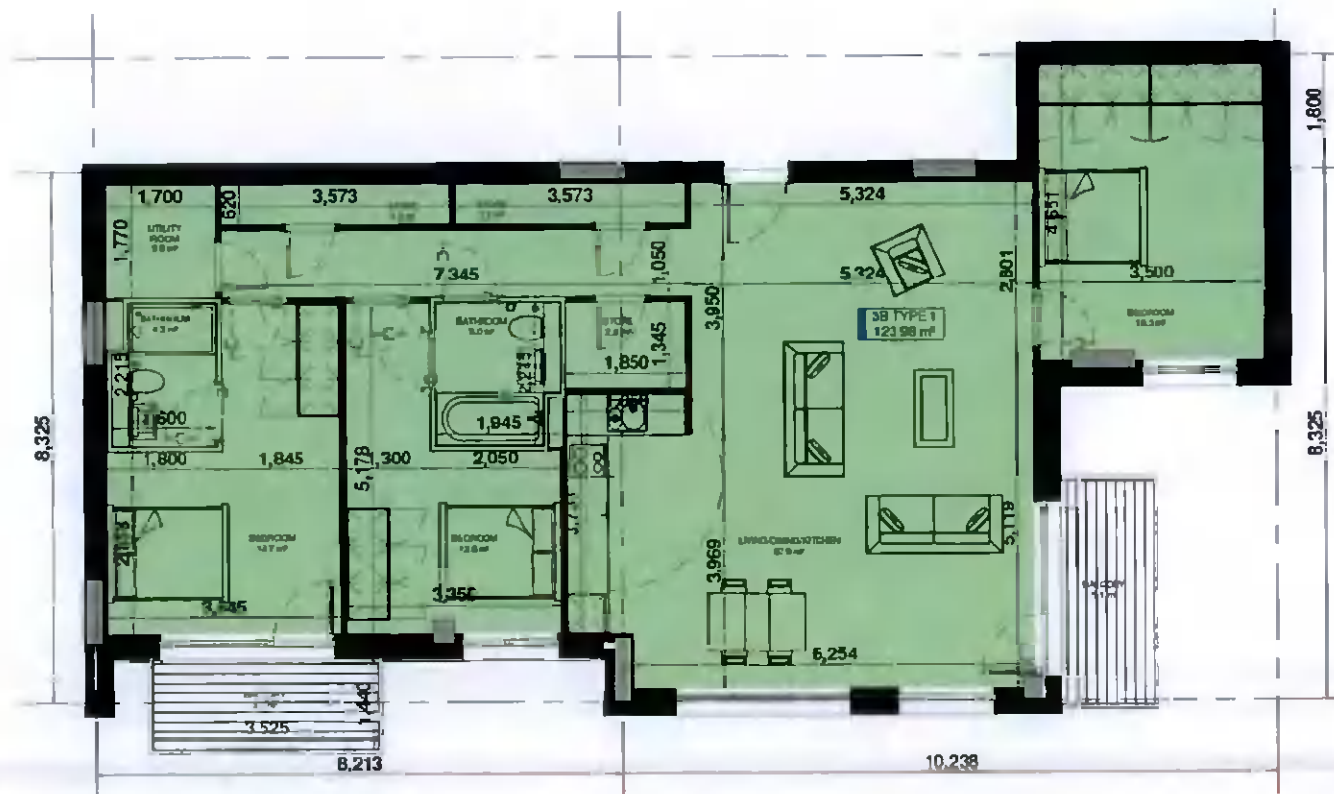


Figure 16 - 3 Bed Type 1 permitted