

# MOLA

Housing Quality Assessment

## THE TED, Dún Laoghaire BUILD TO RENT “A New Way of Living”

An Bord Pleanála - SHD Planning Submission - Housing Quality Assessment  
ABP1 - November 2021



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# 1.0 Introduction

This Housing Quality Assessment has been prepared by MOLA Architecture on behalf of Ted Living Limited who are applying to An Bord Pleanála for permission for a Strategic Housing Development (Build to Rent apartments under the SHD process) at the former TedCastles lands (Old Dunleary Road; Cumberland Street; Dun Leary Hill), Dun Laoghaire County Dublin. The proposed development consists of 146no. Build to Rent apartments with associated amenity facilities and enhanced Public Realm.

This report assesses the residential element of the proposed development against the provisions of the *Sustainable Urban Housing: Design Standards for New Apartments*, (December 2020).

## 150-18 Ted Castles - Short Description of Development

The proposed development at the former Ted Castles site and DunLeary House (a proposed Protected Structure), Old Dun Leary Road, Cumberland Street and Dun Leary Hill, Dun Laoghaire will consist of:

- The provision of 146 no. apartment units (Build to Rent) and all associated ancillary facilities (including residential amenities) in a building with an overall height ranging from 6 storeys (with set backs from 4th & 5th storey) addressing Dun Leary Hill, to 5 and 8 storeys (with set back from 7th storey) addressing Old Dun Leary Road and 6-7 storeys (with set backs at 8th storey) addressing Cumberland Street. The proposal provides for private and communal open spaces in the form of balconies and terraces throughout.
- A retail unit (c.290m2) at ground floor level addressing Old Dun Leary Road and Cumberland Street
- The refurbishment, partial removal and adaptation of a 4 storey building on site known as “DunLeary House” (a proposed Protected Structure) to provide co-working office suites (c.247m2) at Levels 01,02 and 03. The works will include partial removal of original walls and floors, removal of non original extensions to DunLeary House, repointing and repair of brickwork and granite fabric, reinstatement of timber sash windows, removal of existing roof, removal; alteration and reinstatement of internal floor layouts, reinstatement of entrance point on DunLeary Hill, removal of non original level 00 and linking the existing building to the new development from level 00 to level 03 with the construction of 3 new floors of development (with set back at roof level) above the existing building. It is proposed to repair, reinstate and improve the existing boundary treatment to DunLeary House.
- Provision of 52 no. car parking spaces in total - 44 no. car parking spaces provided at level 00. At Cumberland Street 11 no. existing on street car parking spaces will be removed and 8 no. on street car parking spaces provided. Provision of 277 bicycle parking spaces (94 no. cycle parking spaces accommodated in bicycle stands and 183 no. long term bicycle parking spaces within a secure storage area) and 4 no. motorbike parking spaces, all at Level 00. A new vehicular entrance/cycle path (off the Old Dun Leary Road), ancillary plant areas, ESB substation and storage areas.
- Extensive hard and soft landscaping throughout, green roof, public lighting, signage, boundary treatments and public realm improvements.
- The demolition of the existing open fronted shed on site and all associated ancillary site services and site development works.

# 2.0 Policy Overview

*Sustainable Urban Housing: Design Standards for New Apartments* (December 2020) was issued by the Minister for Housing, Local Government and Heritage under Section 28 of the Planning and Development Act 2000 (as amended).

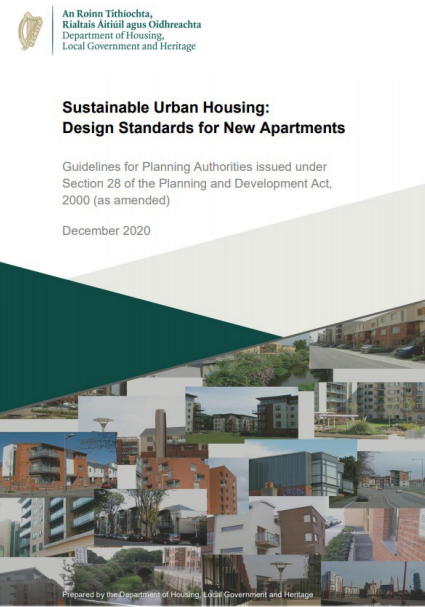
These new Guidelines build on the content of the 2018 apartment guidance, much of which remains valid, particularly with regard to design quality safeguards such as internal space standards for 1-,2- and 3-bedroom apartments, internal storage and amenity space.

These Guidelines update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking account of the Housing Agency National Statement on Housing Demand and Supply, the Government’s action programme on housing and homelessness Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework, published since the 2018 guidelines.

## *Sustainable Urban Housing: Design Standards for New Apartments*, December 2020

The 2020 Guidelines specify planning policy requirements for:

- Internal space standards for different apartment types;
- Dual aspect ratios;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Room dimensions for certain rooms.



### 3.0 Description Of Residential Component

The residential mix achieved in the proposed scheme is described in the following table:

*Proposed Development:*

| TOTAL | STUDIO | 1 BED UNIT | 2 BED UNIT<br>3P | 2 BED UNIT<br>4P | 3 BED UNIT |
|-------|--------|------------|------------------|------------------|------------|
| 146   | 34     | 77         | 4                | 31               | 0          |
| 100%  | 23.3%  | 52.7%      | 2.7%             | 21.2%            | 0.0%       |

#### 3.1 Build To Rent

Sustainable Urban Housing describes BTR schemes as having “a potential role to play in providing choice and flexibility to people and in supporting economic growth and access to jobs here in Ireland. They can provide a viable long term housing solution to households where home-ownership may not be a priority.”

As a central and accessible urban location the site and situation of this development compliment a BTR scheme, with good transport links nearby and proximity to services and employment. A variety of generous communal amenity spaces, both internal and external exist throughout the scheme encouraging community dynamics. The central atrium, which spans over 6 storeys, acts as the focal point of the residential community creating a visual connection between levels, while a series of multifunctional spaces adjacent to the atrium allow for flexible use and resident interaction.

The Ted is designed in accordance with the Guidelines acknowledgement of the requirement for accommodation to address the needs of the rental sector, a new prominent feature within the Irish market. The proposed unit mix has been informed by an external report which was commissioned to understand the demographic of the area (see Dual Aspect in Residential Development: An Appraisal of Development Management Standards in Ireland by KPMG/Future Analytics). The unit mix and size has been carefully considered with the Build to Rent model central to the design. The scheme consists of studios, one and two bed apartments which are in high demand in the rental market.

## 4.0 Statement Of Compliance

### 4.1 Apartment Design Standards

#### Apartment Floor Areas

From the 2020 Guidelines, the minimum apartment floor areas are as follows:

Studio Apartment (1 person) – minimum 37 sq.m  
1 Bed Apartment (2 persons) – minimum 45 sq.m  
2 Bed Apartment (3 persons) – minimum 63 sq.m  
2 Bed Apartment (4 persons) – minimum 73 sq.m  
3 Bed Apartment (5 persons) – minimum 90 sq.m

The exact unit areas are set out in the attached apartment schedules in Appendix B.

#### Aspect

In this development of the 146no. apartment units, 65 no. units (44.5%) have dual aspect, maximising sunlight as well as providing cross ventilation into these units. Living spaces are carefully placed to maximise daylight in these areas.

#### Floor to Ceiling Height

Floor to ceiling height affects the internal amenities of apartments, in terms of sunlight / daylight, storage space and ventilation. Currently Section 3.0 item SPPR5 of the Apartment guidelines promotes floor to ceiling heights of 2.7m as the minimum for ground level apartments. With The Ted, ground floor levels (level access off each street), floor to ceiling heights vary within the living rooms from 2.7m - 2.9m. Throughout the scheme in general, floor to ceiling heights range from 2.6m to 2.9m in the majority of units.

It is important to note the gradient differential within the site. Level entry will be required at all access points. Own Door Units to the south on Dun Leary Hill and along Cumberland Street will have a raised level access threshold to improve privacy on the Public frontage. The internal floor to ceiling heights of the ground floor of each block vary (with 2.7m as a minimum), to accommodate the level access at each entry location.

The guidelines also promote floor to ceiling heights of 2.4m minimum for upper levels. In accordance with Guideline item 3.22, (“...designers may consider the potential for increasing the minimum apartment floor to ceiling height to 2.7metres where height restrictions would not otherwise necessitate a reduction in the number of floors”). The residential component of this development proposes a living room ceiling height of 2.6m - 2.9m in the majority of units.

#### Internal Storage

As advised in the Guidelines, provision has been made for general storage and utility. The minimum storage space area requirements are set out as an appendix to the Guidelines as follows:

Studio – 3 sq.m  
1 Bed Apartment – 3 sq.m  
2 Bed Apartment (3 persons) – 5 sq.m  
2 Bed Apartment (4 persons) – 6 sq.m  
3 Bed Apartment – 9 sq.m

**\*Note : Where the heatpump is located within a store room, the area occupied by the heatpump has been excluded from storage area calculation. Wardrobe provision is indicated within bedrooms in addition to above storage.**

#### Private Amenity Space

The area requirements for Private Amenity Space is set out in from Guidelines below:

Studio – 4 sq.m  
1 Bed Apartment – 5 sq.m  
2 Bed Apartment (3 persons) – 6 sq.m  
2 Bed Apartment (4 persons) – 7 sq.m  
3 Bed Apartment – 9 sq.m

Private Amenity space for 130 of the 146no. units (89% of overall) is provided as a directly adjoining terrace for Ground Level units (at stepped levels 01 and 02) or balcony or terrace at upper levels, with the minimum sqm requirement exceeded in many cases. In each of the 130no. units this adjacent private space is accessed off the living area and in some cases also off a bedroom, providing the required minimum depth of 1.5m and often deeper.

Due to the predominantly north facing orientation of the remaining 16no. units (11% of overall), it is proposed that the required private amenity space for these 16no. units will be allocated in the form of a dedicated large private communal terrace. This private terrace amenity space is additional to the communal terraces provided for all Residents. The 16 units generate a requirement for 102m<sup>2</sup> private open space. The proposed terrace extends to c.163m<sup>2</sup> and avails of southern light and Harbour views, offering excellent amenity value to residents. It is submitted that due to environmental concerns (orientation / wind), this dedicated private shared terrace is a more appropriate design solution for these 11% of units. Refer to Schedule of Accommodation for breakdown and area summary.

It must be noted regarding the Residential Quality of these specific 16no. units that they overlook a significant amenity (Dun Laoghaire Harbour) and in addition that 10no. of these 16no.units are oversized.

4.2 Communal Facilities in Apartments

Access and Services

Within the apartments and circulation spaces the requirements of Part M of the building regulations have been complied with. Service ducts are accessible from common areas as far as practicable and within apartments service runs line up as much as possible to avoid any cross over to adjacent units.

Refuse Storage

2no. waste storage areas for the residential development are provided on Level 00 beside lift/stair cores for ease of access. Provision has been made for the adequate storage area to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waste.

Car Parking (Refer to DBFL Transportation - Parking Strategy Report)

The following carparking is provided:

- 8no. car parking spaces on street
- 44no. car parking spaces provided at level 00
- Overall total: 52no.

Bicycle Parking (Refer to DBFL - Infrastructure Design Report)

Communal Amenity Space

The areas of communal amenity space provided are in excess of the required minimum areas to all units. The total area provided for communal amenity space in this proposal is **873 sq.m**. This is in excess of the communal amenity space requirement in respect of the 146no. units within the proposal with the inclusion of an additional **163.19 sq.m** for the units without private balconies.

- Required Communal Amenity Space

|                        |     | STUDIO | 1 BED | 2 BED<br>(3P) | 2 BED<br>(4P) | 3 BED |
|------------------------|-----|--------|-------|---------------|---------------|-------|
| TOTAL UNITS            | 146 | 34     | 77    | 4             | 31            | 0     |
| SQ.M REQUIRED PER UNIT |     | 4      | 5     | 6             | 7             | 9     |
| TOTAL SQ.M REQUIRED    | 762 | 136    | 385   | 24            | 217           | 0     |

- Required Communal Amenity Space for North Facing Units without Balcony

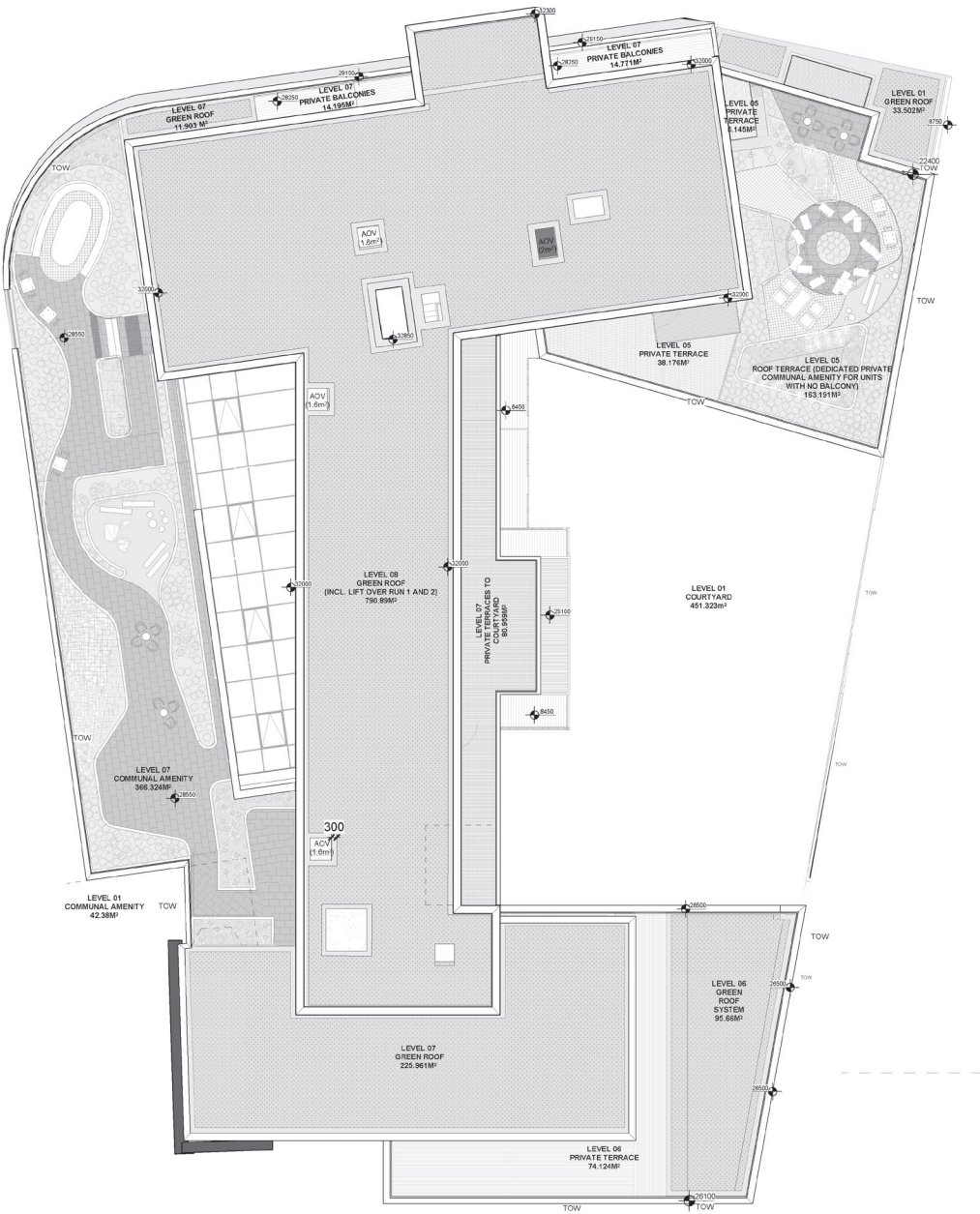
|                        |     | STUDIO | 1 BED | 2 BED<br>(3P) | 2 BED<br>(4P) | 3 BED |
|------------------------|-----|--------|-------|---------------|---------------|-------|
| TOTAL UNITS            | 16  | 0      | 5     | 0             | 11            | 0     |
| SQ.M REQUIRED PER UNIT |     | 4      | 5     | 6             | 7             | 9     |
| TOTAL SQ.M REQUIRED    | 102 | 0      | 25    | 0             | 77            | 0     |

|                     |     |
|---------------------|-----|
|                     | 762 |
| +                   | 102 |
| TOTAL SQ.M REQUIRED | 864 |

- Proposed Communal Amenity Space

|                                                      |               |
|------------------------------------------------------|---------------|
| Level 01 Courtyard (ex. Private terraces)            | 481.68        |
| Level 01 Main entrance external space                | 40.41         |
| Level 07 Communal Terrace                            | 350.74        |
| <b>Total Communal Amenity Space Proposed</b>         | <b>873 m2</b> |
| +                                                    |               |
| Level 05 Terrace(Private Communal Amenity for Units) | 163.19        |

|                     |                |
|---------------------|----------------|
|                     | 873            |
| +                   | 163.19         |
| TOTAL SQ.M PROPOSED | <b>1036.19</b> |



Proposed Communal Amenity Space Diagram

# Appendix A

## Residential Types Overall Floor Plans

The Ted,  
Dún Laoghaire  
Build to Rent

|                                                                                   |            |                 |
|-----------------------------------------------------------------------------------|------------|-----------------|
|    | STUDIO     | 37sq.m minimum  |
|  | 1 BED      | 45 sq.m minimum |
|  | 2 BED (3P) | 63 sq.m minimum |
|  | 2 BED (4P) | 73 sq.m minimum |

|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|    | RESIDENTIAL AMENITY |
|  | DUAL ASPECT UNIT    |



The Ted,  
Dún Laoghaire  
Build to Rent

|                                                                                   |            |                 |
|-----------------------------------------------------------------------------------|------------|-----------------|
|    | STUDIO     | 37sq.m minimum  |
|  | 1 BED      | 45 sq.m minimum |
|  | 2 BED (3P) | 63 sq.m minimum |
|  | 2 BED (4P) | 73 sq.m minimum |

|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|    | RESIDENTIAL AMENITY |
|  | DUAL ASPECT UNIT    |



LEVEL 02 PLAN

The Ted,  
Dún Laoghaire  
Build to Rent

|                                                                                   |            |                 |
|-----------------------------------------------------------------------------------|------------|-----------------|
|    | STUDIO     | 37sq.m minimum  |
|  | 1 BED      | 45 sq.m minimum |
|  | 2 BED (3P) | 63 sq.m minimum |
|  | 2 BED (4P) | 73 sq.m minimum |

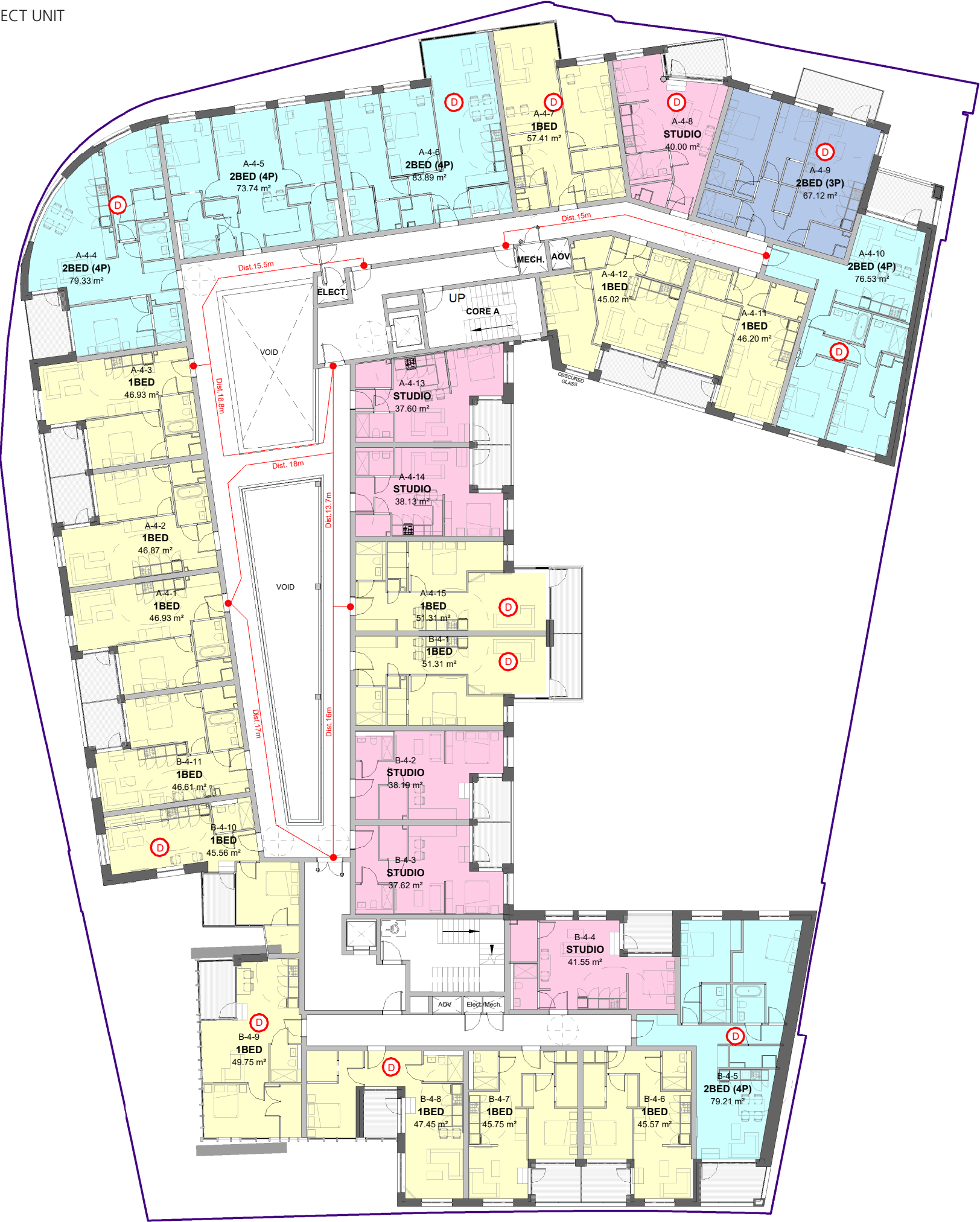
|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|    | RESIDENTIAL AMENITY |
|  | DUAL ASPECT UNIT    |



The Ted,  
Dún Laoghaire  
Build to Rent

|                                                                                   |            |                 |
|-----------------------------------------------------------------------------------|------------|-----------------|
|    | STUDIO     | 37sq.m minimum  |
|  | 1 BED      | 45 sq.m minimum |
|  | 2 BED (3P) | 63 sq.m minimum |
|  | 2 BED (4P) | 73 sq.m minimum |

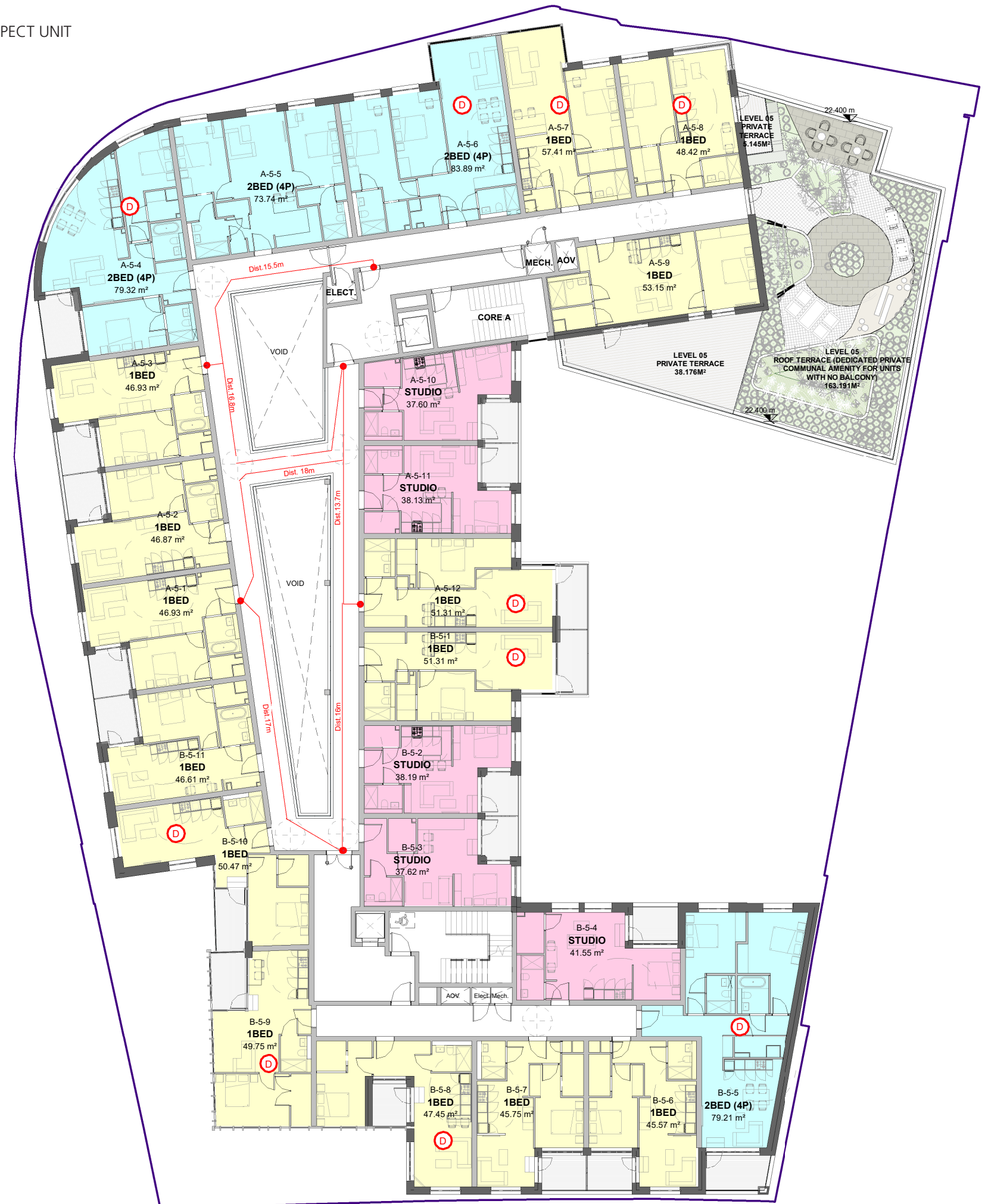
|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|    | RESIDENTIAL AMENITY |
|  | DUAL ASPECT UNIT    |



LEVEL 04 PLAN

## MOLA

 RESIDENTIAL AMENITY  
 DUAL ASPECT UNIT

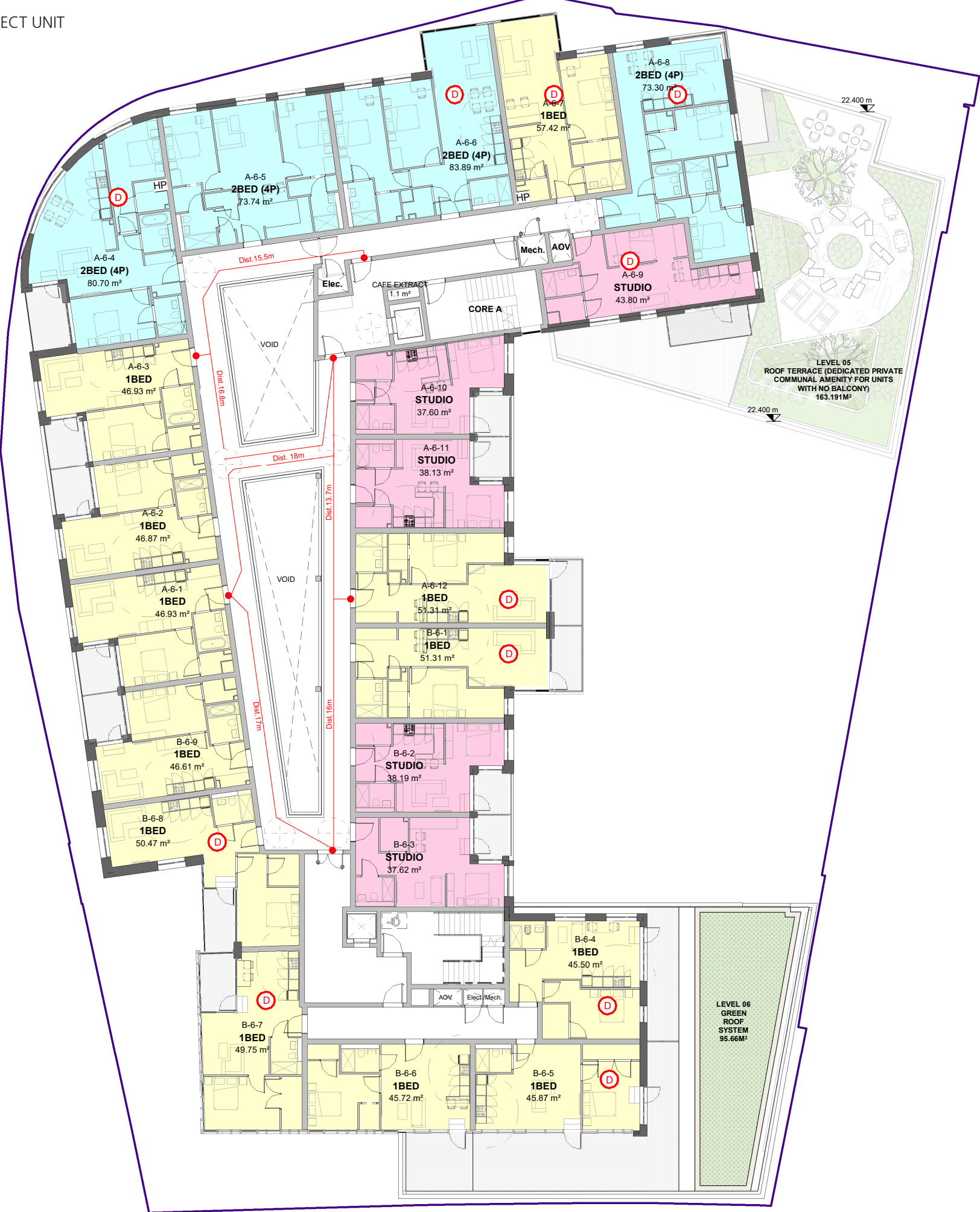


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The Ted,  
Dún Laoghaire  
Build to Rent

|                                                                                   |            |                 |
|-----------------------------------------------------------------------------------|------------|-----------------|
|    | STUDIO     | 37sq.m minimum  |
|  | 1 BED      | 45 sq.m minimum |
|  | 2 BED (3P) | 63 sq.m minimum |
|  | 2 BED (4P) | 73 sq.m minimum |

|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|    | RESIDENTIAL AMENITY |
|  | DUAL ASPECT UNIT    |

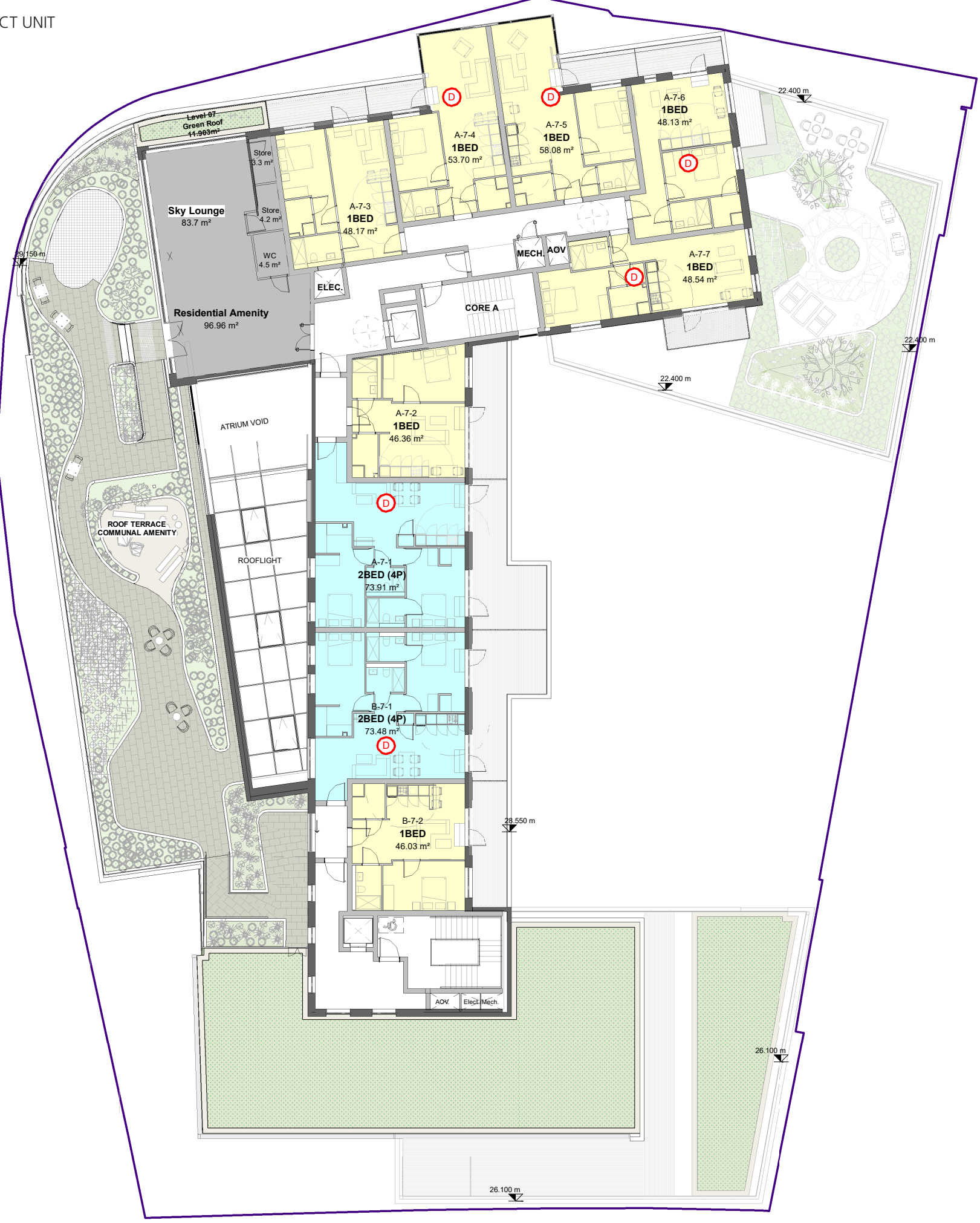


LEVEL 06 PLAN

The Ted,  
Dún Laoghaire  
Build to Rent

|                                                                                   |            |                 |
|-----------------------------------------------------------------------------------|------------|-----------------|
|    | STUDIO     | 37sq.m minimum  |
|  | 1 BED      | 45 sq.m minimum |
|  | 2 BED (3P) | 63 sq.m minimum |
|  | 2 BED (4P) | 73 sq.m minimum |

|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|    | RESIDENTIAL AMENITY |
|  | DUAL ASPECT UNIT    |



LEVEL 07 PLAN

# Appendix B

## Housing Quality Assessment Residential Schedules

| 19009 _THE TED |            |          |                            |                    |                |             |             |                        |                                           |                        |                                |                   |                         |                           | 08/07/2021 |    |    |
|----------------|------------|----------|----------------------------|--------------------|----------------|-------------|-------------|------------------------|-------------------------------------------|------------------------|--------------------------------|-------------------|-------------------------|---------------------------|------------|----|----|
| Area Schedule  |            |          |                            |                    |                |             |             |                        |                                           |                        |                                |                   |                         |                           |            |    |    |
| FLOOR          | UNIT NO.   | TYPE     | UNIT TYPE/ BEDROOM COUNT   | UNIT AREA (GFA) m2 | MIN. UNIT AREA | BED. 1 AREA | BED. 2 AREA | AGGREGATE BEDROOM AREA | AGGREGATE AREA OF LIVING/ DINING/ KITCHEN | AGGREGATE STORAGE AREA | BALCONY / PRIVATE AMENITY AREA | MIN. BALCONY AREA | TOTAL INCLUDING BALCONY | VIEW ASPECT DUAL / SINGLE |            |    |    |
| 1F             | A - 1 - 1  | TYPE 16A | 1 BEDROOM APT.             | 46.94              | 45.00          | 11.50       | 0.00        | 11.50                  | 26.00                                     | 3.00                   | 5.30                           | 5.00              | 52.24                   |                           | X          |    |    |
| 1F             | A - 1 - 2  | TYPE 16B | 1 BEDROOM APT.             | 46.87              | 45.00          | 11.50       | 0.00        | 11.50                  | 26.00                                     | 3.00                   | 5.20                           | 5.00              | 52.07                   |                           | X          |    |    |
| 1F             | A - 1 - 3  | TYPE 16A | 1 BEDROOM APT.             | 46.94              | 45.00          | 11.50       | 0.00        | 11.50                  | 26.00                                     | 3.00                   | 5.30                           | 5.00              | 52.24                   |                           | X          |    |    |
| 1F             | A - 1 - 4  | TYPE 17  | STUDIO                     | 38.20              | 37.00          | 0.00        | 0.00        | 0.00                   | 30.20                                     | 3.00                   | 4.20                           | 4.00              | 42.40                   |                           | X          |    |    |
| 1F             | A - 1 - 5  | TYPE 01  | STUDIO                     | 39.54              | 37.00          | 0.00        | 0.00        | 0.00                   | 31.00                                     | 3.20                   | 4.00                           | 4.00              | 43.54                   |                           | X          |    |    |
| 1F             | A - 1 - 6  | TYPE 61  | STUDIO                     | 39.31              | 37.00          | 0.00        | 0.00        | 0.00                   | 30.70                                     | 3.10                   | 4.60                           | 4.00              | 43.91                   |                           | X          |    |    |
| 1F             | A - 1 - 7  | TYPE 62  | STUDIO                     | 40.39              | 37.00          | 0.00        | 0.00        | 0.00                   | 32.20                                     | 3.10                   | 4.20                           | 4.00              | 44.59                   |                           | X          |    |    |
| 1F             | A - 1 - 8  | TYPE 63  | STUDIO                     | 39.68              | 37.00          | 0.00        | 0.00        | 0.00                   | 31.90                                     | 3.10                   | 4.10                           | 4.00              | 43.78                   |                           | X          |    |    |
| 1F             | A - 1 - 9  | TYPE 02  | STUDIO                     | 39.59              | 37.00          | 0.00        | 0.00        | 0.00                   | 30.60                                     | 3.00                   | 4.00                           | 4.00              | 43.59                   |                           | X          |    |    |
| 1F             | A - 1 - 10 | TYPE 03A | 2 BEDROOMS (3 person) APT. | 67.12              | 63.00          | 13.20       | 8.10        | 21.30                  | 29.70                                     | 5.70                   | 8.03                           | 6.00              | 75.15                   | X                         |            |    |    |
| 1F             | A - 1 - 11 | TYPE 04  | 2 BEDROOMS (4 person) APT. | 76.53              | 73.00          | 13.90       | 11.40       | 25.30                  | 31.40                                     | 7.00                   | 7.80                           | 7.00              | 84.33                   | X                         |            |    |    |
| 1F             | A - 1 - 12 | TYPE 05  | 1 BEDROOM APT.             | 46.20              | 45.00          | 13.30       | 0.00        | 13.30                  | 24.20                                     | 3.00                   | 5.00                           | 5.00              | 51.20                   |                           | X          |    |    |
| 1F             | A - 1 - 13 | TYPE 06  | 1 BEDROOM APT.             | 45.02              | 45.00          | 13.40       | 0.00        | 13.40                  | 23.10                                     | 3.00                   | 5.00                           | 5.00              | 50.02                   |                           | X          |    |    |
| 1F             | A - 1 - 14 | TYPE 08  | STUDIO                     | 38.46              | 37.00          | 0.00        | 0.00        | 0.00                   | 30.20                                     | 3.10                   | 9.50                           | 4.00              | 47.96                   |                           | X          |    |    |
| 1F             | A - 1 - 15 | TYPE 09  | 1 BEDROOM APT.             | 47.68              | 45.00          | 14.40       | 0.00        | 14.40                  | 24.10                                     | 3.30                   | 9.00                           | 5.00              | 56.68                   |                           | X          |    |    |
| 1F             | A - 1 - 16 | TYPE 10  | 1 BEDROOM APT.             | 50.92              | 45.00          | 13.10       | 0.00        | 13.10                  | 30.00                                     | 3.40                   | 12.60                          | 5.00              | 63.52                   | X                         |            |    |    |
| 1F             | B - 1 - 1  | TYPE 11  | 1 BEDROOM APT.             | 50.88              | 45.00          | 13.10       | 0.00        | 13.10                  | 30.20                                     | 3.60                   | 13.80                          | 5.00              | 64.68                   | X                         |            |    |    |
| 1F             | B - 1 - 2  | TYPE 12  | 1 BEDROOM APT.             | 45.17              | 45.00          | 14.20       | 0.00        | 14.20                  | 23.10                                     | 3.00                   | 9.30                           | 5.00              | 54.47                   |                           | X          |    |    |
| 1F             | B - 1 - 3  | TYPE 13  | 1 BEDROOM APT.             | 51.02              | 45.00          | 13.60       | 0.00        | 13.60                  | 25.20                                     | 6.10                   | 14.00                          | 5.00              | 65.02                   |                           | X          |    |    |
| 1F             | B - 1 - 4  | TYPE 14  | 1 BEDROOM APT.             | 77.06              | 45.00          | 14.20       | 0.00        | 14.20                  | 28.90                                     | 7.40                   | 10.10                          | 5.00              | 87.16                   |                           | X          |    |    |
| 1F             | B - 1 - 5  | TYPE 64  | 2 BEDROOMS (4 person) APT. | 75.56              | 73.00          | 11.50       | 15.90       | 27.40                  | 30.20                                     | 6.00                   | 7.00                           | 7.00              | 82.56                   |                           | x          |    |    |
| TOTAL 1F       |            |          |                            | 1049.08            | 963.00         |             |             |                        |                                           |                        |                                |                   |                         | 152.03                    | 1201.11    | 4  | 17 |
| FLOOR          | UNIT NO.   | TYPE     | UNIT TYPE/ BEDROOM COUNT   | UNIT AREA (GFA) m2 | MIN. UNIT AREA | BED. 1 AREA | BED. 2 AREA | AGGREGATE BEDROOM AREA | AGGREGATE AREA OF LIVING/ DINING/ KITCHEN | AGGREGATE STORAGE AREA | BALCONY / PRIVATE AMENITY AREA | MIN. BALCONY AREA | TOTAL INCLUDING BALCONY | VIEW ASPECT DUAL / SINGLE |            |    |    |
| 2F             | A - 2 - 1  | TYPE 31A | 1 BEDROOM APT.             | 46.93              | 45.00          | 12.20       | 0.00        | 12.20                  | 25.70                                     | 3.00                   | 5.50                           | 5.00              | 52.43                   |                           | X          |    |    |
| 2F             | A - 2 - 2  | TYPE 31B | 1 BEDROOM APT.             | 46.87              | 45.00          | 12.20       | 0.00        | 12.20                  | 25.70                                     | 3.00                   | 5.20                           | 5.00              | 52.07                   |                           | X          |    |    |
| 2F             | A - 2 - 3  | TYPE 31A | 1 BEDROOM APT.             | 46.93              | 45.00          | 12.20       | 0.00        | 12.20                  | 25.70                                     | 3.00                   | 5.50                           | 5.00              | 52.43                   |                           | X          |    |    |
| 2F             | A - 2 - 4  | TYPE 60  | 2 BEDROOMS (4 person) APT. | 79.32              | 73.00          | 13.20       | 12.80       | 26.00                  | 35.00                                     | 6.60                   | 7.00                           | 7.00              | 86.32                   | X                         |            |    |    |
| 2F             | A - 2 - 5  | TYPE 18  | 2 BEDROOMS (4 person) APT. | 73.74              | 73.00          | 13.00       | 12.10       | 25.10                  | 30.00                                     | 7.10                   | 0.00                           | 7.00              | 73.74                   |                           | X          |    |    |
| 2F             | A - 2 - 6  | TYPE 19  | 2 BEDROOMS (4 person) APT. | 83.89              | 73.00          | 15.80       | 13.40       | 29.20                  | 35.70                                     | 6.50                   | 0.00                           | 7.00              | 83.89                   | X                         |            |    |    |
| 2F             | A - 2 - 7  | TYPE 20  | 1 BEDROOM APT.             | 57.41              | 45.00          | 13.30       | 0.00        | 13.30                  | 33.30                                     | 4.90                   | 0.00                           | 5.00              | 57.41                   | X                         |            |    |    |
| 2F             | A - 2 - 8  | TYPE 59  | STUDIO                     | 40.00              | 37.00          | 0.00        | 0.00        | 0.00                   | 30.80                                     | 3.00                   | 6.20                           | 4.00              | 46.20                   | X                         |            |    |    |
| 2F             | A - 2 - 9  | TYPE 03B | 2 BEDROOMS (3 person) APT. | 67.12              | 63.00          | 13.20       | 8.10        | 21.30                  | 29.70                                     | 5.70                   | 8.03                           | 6.00              | 75.15                   | X                         |            |    |    |
| 2F             | A - 2 - 10 | TYPE 04  | 2 BEDROOMS (4 person) APT. | 76.53              | 73.00          | 13.90       | 11.40       | 25.30                  | 31.40                                     | 7.20                   | 7.80                           | 7.00              | 84.33                   | X                         |            |    |    |
| 2F             | A - 2 - 11 | TYPE 05  | 1 BEDROOM APT.             | 46.20              | 45.00          | 13.30       | 0.00        | 13.30                  | 24.20                                     | 3.00                   | 5.00                           | 5.00              | 51.20                   |                           | X          |    |    |
| 2F             | A - 2 - 12 | TYPE 06  | 1 BEDROOM APT.             | 45.02              | 45.00          | 13.40       | 0.00        | 13.40                  | 23.10                                     | 3.00                   | 5.00                           | 5.00              | 50.02                   |                           | X          |    |    |
| 2F             | A - 2 - 13 | TYPE 21  | STUDIO                     | 37.60              | 37.00          | 0.00        | 0.00        | 0.00                   | 30.00                                     | 3.00                   | 4.20                           | 4.00              | 41.80                   |                           | X          |    |    |
| 2F             | A - 2 - 14 | TYPE 22  | STUDIO                     | 38.13              | 37.00          | 0.00        | 0.00        | 0.00                   | 30.40                                     | 3.10                   | 4.20                           | 4.20              | 42.33                   |                           | X          |    |    |
| 2F             | A - 2 - 15 | TYPE 23A | 1 BEDROOM APT.             | 51.31              | 45.00          | 12.90       | 0.00        | 12.90                  | 28.90                                     | 3.90                   | 6.30                           | 5.00              | 57.61                   | X                         |            |    |    |
| 2F             | B - 2 - 1  | TYPE 23B | 1 BEDROOM APT.             | 51.31              | 45.00          | 12.90       | 0.00        | 12.90                  | 29.40                                     | 3.90                   | 6.10                           | 5.00              | 57.41                   | X                         |            |    |    |
| 2F             | B - 2 - 2  | TYPE 24  | STUDIO                     | 38.19              | 37.00          | 0.00        | 0.00        | 0.00                   | 30.30                                     | 3.10                   | 4.20                           | 4.00              | 42.39                   |                           | X          |    |    |
| 2F             | B - 2 - 3  | TYPE 25  | STUDIO                     | 37.62              | 37.00          | 0.00        | 0.00        | 0.00                   | 30.00                                     | 3.00                   | 4.20                           | 4.00              | 41.82                   |                           | X          |    |    |
| 2F             | B - 2 - 4  | TYPE 26  | 2 BEDROOMS (4 person) APT. | 81.59              | 73.00          | 11.60       | 13.00       | 24.60                  | 30.30                                     | 6.00                   | 7.50                           | 7.00              | 89.09                   | X                         |            |    |    |
| 2F             | B - 2 - 5  | TYPE 27  | 2 BEDROOMS (4 person) APT. | 80.23              | 73.00          | 15.90       | 14.10       | 30.00                  | 32.50                                     | 6.00                   | 7.00                           | 7.00              | 87.23                   | X                         |            |    |    |
| 2F             | B - 2 - 6  | TYPE 28  | 2 BEDROOMS (4 person) APT. | 78.14              | 73.00          | 13.70       | 11.50       | 25.20                  | 32.10                                     | 6.00                   | 12.30                          | 7.00              | 90.44                   |                           | X          |    |    |
| 2F             | B - 2 - 7  | TYPE 65  | 2 BEDROOMS (4 person) APT. | 75.56              | 73.00          | 16.50       | 11.40       | 27.90                  | 30.80                                     | 6.20                   | 7.00                           | 7.00              | 82.56                   | X                         |            |    |    |
| TOTAL 2F       |            |          |                            | 1279.64            | 1192.00        |             |             |                        |                                           |                        |                                |                   |                         | 118.23                    | 1397.87    | 11 | 11 |

|    | FLOOR    | UNIT NO.   | TYPE     | UNIT TYPE/ BEDROOM COUNT   | UNIT AREA<br>(GFA) m2 | MIN. UNIT AREA | BED. 1 AREA | BED. 2 AREA | AGGREGATE<br>BEDROOM<br>AREA | AGGREGATE<br>AREA OF LIVING/<br>DINING/ KITCHEN | AGGREGATE<br>STORAGE AREA | BALCONY / PRIVATE<br>AMENITY AREA | MIN. BALCONY<br>AREA | TOTAL<br>INCLUDING<br>BALCONY | VIEW ASPECT<br>DUAL / SINGLE |    |    |
|----|----------|------------|----------|----------------------------|-----------------------|----------------|-------------|-------------|------------------------------|-------------------------------------------------|---------------------------|-----------------------------------|----------------------|-------------------------------|------------------------------|----|----|
| 44 | 3F       | A - 3 - 1  | TYPE 31A | 1 BEDROOM APT.             | 46.93                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.50                              | 5.00                 | 52.43                         | X                            |    |    |
| 45 | 3F       | A - 3 - 2  | TYPE 31B | 1 BEDROOM APT.             | 46.87                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.20                              | 5.00                 | 52.07                         | X                            |    |    |
| 46 | 3F       | A - 3 - 3  | TYPE 31A | 1 BEDROOM APT.             | 46.93                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.50                              | 5.00                 | 52.43                         | X                            |    |    |
| 47 | 3F       | A - 3 - 4  | TYPE 60  | 2 BEDROOMS (4 person) APT. | 79.32                 | 73.00          | 13.20       | 12.80       | 26.00                        | 35.00                                           | 6.60                      | 7.00                              | 7.00                 | 86.32                         | X                            |    |    |
| 48 | 3F       | A - 3 - 5  | TYPE 18  | 2 BEDROOMS (4 person) APT. | 73.74                 | 73.00          | 13.00       | 12.10       | 25.10                        | 30.00                                           | 7.10                      | 0.00                              | 7.00                 | 73.74                         | X                            |    |    |
| 49 | 3F       | A - 3 - 6  | TYPE 19  | 2 BEDROOMS (4 person) APT. | 83.89                 | 73.00          | 15.80       | 13.40       | 29.20                        | 35.70                                           | 6.50                      | 0.00                              | 7.00                 | 83.89                         | X                            |    |    |
| 50 | 3F       | A - 3 - 7  | TYPE 20  | 1 BEDROOM APT.             | 57.41                 | 45.00          | 13.30       | 0.00        | 13.30                        | 33.30                                           | 4.90                      | 0.00                              | 5.00                 | 57.41                         | X                            |    |    |
| 51 | 3F       | A - 3 - 8  | TYPE 59  | STUDIO                     | 40.00                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.80                                           | 3.00                      | 6.20                              | 4.00                 | 46.20                         | X                            |    |    |
| 52 | 3F       | A - 3 - 9  | TYPE 03B | 2 BEDROOMS (3 person) APT. | 67.12                 | 63.00          | 13.20       | 8.10        | 21.30                        | 29.70                                           | 5.10                      | 8.03                              | 6.00                 | 75.15                         | X                            |    |    |
| 53 | 3F       | A - 3 - 10 | TYPE 04  | 2 BEDROOMS (4 person) APT. | 76.53                 | 73.00          | 13.90       | 11.40       | 25.30                        | 31.40                                           | 7.20                      | 7.80                              | 7.00                 | 84.33                         | X                            |    |    |
| 54 | 3F       | A - 3 - 11 | TYPE 05  | 1 BEDROOM APT.             | 46.20                 | 45.00          | 13.30       | 0.00        | 13.30                        | 24.20                                           | 3.00                      | 5.00                              | 5.00                 | 51.20                         | X                            |    |    |
| 55 | 3F       | A - 3 - 12 | TYPE 06  | 1 BEDROOM APT.             | 45.02                 | 45.00          | 13.40       | 0.00        | 13.40                        | 23.10                                           | 3.00                      | 5.00                              | 5.00                 | 50.02                         | X                            |    |    |
| 56 | 3F       | A - 3 - 13 | TYPE 21  | STUDIO                     | 37.60                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.00                                           | 3.00                      | 4.20                              | 4.00                 | 41.80                         | X                            |    |    |
| 57 | 3F       | A - 3 - 14 | TYPE 22  | STUDIO                     | 38.13                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.40                                           | 3.10                      | 4.20                              | 4.00                 | 42.33                         | X                            |    |    |
| 58 | 3F       | A - 3 - 15 | TYPE 23A | 1 BEDROOM APT.             | 51.31                 | 45.00          | 12.90       | 0.00        | 12.90                        | 28.90                                           | 3.90                      | 6.30                              | 5.00                 | 57.61                         | X                            |    |    |
| 59 | 3F       | B - 3 - 1  | TYPE 23B | 1 BEDROOM APT.             | 51.31                 | 45.00          | 12.90       | 0.00        | 12.90                        | 29.40                                           | 3.90                      | 6.10                              | 5.00                 | 57.41                         | X                            |    |    |
| 60 | 3F       | B - 3 - 2  | TYPE 24  | STUDIO                     | 38.19                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.30                                           | 3.10                      | 4.20                              | 4.00                 | 42.39                         | X                            |    |    |
| 61 | 3F       | B - 3 - 3  | TYPE 25  | STUDIO                     | 37.62                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.00                                           | 3.00                      | 4.20                              | 4.00                 | 41.82                         | X                            |    |    |
| 62 | 3F       | B - 3 - 4  | TYPE 32  | STUDIO                     | 41.55                 | 37.00          | 0.00        | 0.00        | 0.00                         | 32.60                                           | 3.30                      | 5.10                              | 4.00                 | 46.65                         | X                            |    |    |
| 63 | 3F       | B - 3 - 5  | TYPE 33  | 2 BEDROOMS (4 person) APT. | 79.21                 | 73.00          | 12.70       | 14.60       | 27.30                        | 33.80                                           | 6.20                      | 7.00                              | 7.00                 | 86.21                         | X                            |    |    |
| 64 | 3F       | B - 3 - 6  | TYPE 34  | 1 BEDROOM APT.             | 45.57                 | 45.00          | 11.40       | 0.00        | 11.40                        | 25.10                                           | 3.00                      | 5.20                              | 5.00                 | 50.77                         | X                            |    |    |
| 65 | 3F       | B - 3 - 7  | TYPE 66  | 2 BEDROOMS (4 person) APT. | 84.63                 | 73.00          | 12.20       | 15.80       | 28.00                        | 40.40                                           | 6.00                      | 7.00                              | 7.00                 | 91.63                         | X                            |    |    |
| 66 | 3F       | B - 3 - 8  | TYPE 30  | 1 BEDROOM APT.             | 45.56                 | 45.00          | 12.00       | 0.00        | 12.00                        | 25.00                                           | 3.50                      | 5.20                              | 5.00                 | 50.76                         | X                            |    |    |
| 67 | 3F       | B - 3 - 9  | TYPE 38  | 1 BEDROOM APT.             | 46.61                 | 45.00          | 13.10       | 0.00        | 13.10                        | 24.10                                           | 3.00                      | 5.00                              | 5.00                 | 51.61                         | X                            |    |    |
|    | TOTAL 3F |            |          |                            | 1307.25               | 1218.00        |             |             |                              |                                                 |                           |                                   |                      | 118.93                        | 1426.18                      | 11 | 13 |
|    | FLOOR    | UNIT NO.   | TYPE     | UNIT TYPE/ BEDROOM COUNT   | UNIT AREA<br>(GFA) m2 | MIN. UNIT AREA | BED. 1 AREA | BED. 2 AREA | AGGREGATE<br>BEDROOM<br>AREA | AGGREGATE<br>AREA OF LIVING/<br>DINING/ KITCHEN | AGGREGATE<br>STORAGE AREA | BALCONY / PRIVATE<br>AMENITY AREA | MIN. BALCONY<br>AREA | TOTAL<br>INCLUDING<br>BALCONY | VIEW ASPECT<br>DUAL / SINGLE |    |    |
| 68 | 4F       | A - 4 - 1  | TYPE 31A | 1 BEDROOM APT.             | 46.93                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.50                              | 5.00                 | 52.43                         | X                            |    |    |
| 69 | 4F       | A - 4 - 2  | TYPE 31B | 1 BEDROOM APT.             | 46.87                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.20                              | 5.00                 | 52.07                         | X                            |    |    |
| 70 | 4F       | A - 4 - 3  | TYPE 31A | 1 BEDROOM APT.             | 46.93                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.50                              | 5.00                 | 52.43                         | X                            |    |    |
| 71 | 4F       | A - 4 - 4  | TYPE 60  | 2 BEDROOMS (4 person) APT. | 79.32                 | 73.00          | 13.20       | 12.80       | 26.00                        | 35.00                                           | 6.60                      | 7.00                              | 7.00                 | 86.32                         | X                            |    |    |
| 72 | 4F       | A - 4 - 5  | TYPE 18  | 2 BEDROOMS (4 person) APT. | 73.74                 | 73.00          | 13.00       | 12.10       | 25.10                        | 30.00                                           | 7.10                      | 0.00                              | 7.00                 | 73.74                         | X                            |    |    |
| 73 | 4F       | A - 4 - 6  | TYPE 19  | 2 BEDROOMS (4 person) APT. | 83.89                 | 73.00          | 15.80       | 13.40       | 29.20                        | 35.70                                           | 6.50                      | 0.00                              | 7.00                 | 83.89                         | X                            |    |    |
| 74 | 4F       | A - 4 - 7  | TYPE 20  | 1 BEDROOM APT.             | 57.41                 | 45.00          | 13.30       | 0.00        | 13.30                        | 33.30                                           | 4.90                      | 0.00                              | 5.00                 | 57.41                         | X                            |    |    |
| 75 | 4F       | A - 4 - 8  | TYPE 59  | STUDIO                     | 40.00                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.80                                           | 3.00                      | 6.20                              | 4.00                 | 46.20                         | X                            |    |    |
| 76 | 4F       | A - 4 - 9  | TYPE 03B | 2 BEDROOMS (3 person) APT. | 67.12                 | 63.00          | 13.20       | 8.10        | 21.30                        | 29.70                                           | 5.10                      | 8.03                              | 6.00                 | 75.15                         | X                            |    |    |
| 77 | 4F       | A - 4 - 10 | TYPE 04  | 2 BEDROOMS (4 person) APT. | 76.53                 | 73.00          | 13.90       | 11.40       | 25.30                        | 31.40                                           | 7.20                      | 7.80                              | 7.00                 | 84.33                         | X                            |    |    |
| 78 | 4F       | A - 4 - 11 | TYPE 05  | 1 BEDROOM APT.             | 46.20                 | 45.00          | 13.30       | 0.00        | 13.30                        | 24.20                                           | 3.00                      | 5.00                              | 5.00                 | 51.20                         | X                            |    |    |
| 79 | 4F       | A - 4 - 12 | TYPE 06  | 1 BEDROOM APT.             | 45.02                 | 45.00          | 13.40       | 0.00        | 13.40                        | 23.10                                           | 3.00                      | 5.00                              | 5.00                 | 50.02                         | X                            |    |    |
| 80 | 4F       | A - 4 - 13 | TYPE 21  | STUDIO                     | 37.60                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.00                                           | 3.00                      | 4.20                              | 4.00                 | 41.80                         | X                            |    |    |
| 81 | 4F       | A - 4 - 14 | TYPE 22  | STUDIO                     | 38.13                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.40                                           | 3.10                      | 4.20                              | 4.00                 | 42.33                         | X                            |    |    |
| 82 | 4F       | A - 4 - 15 | TYPE 23A | 1 BEDROOM APT.             | 51.31                 | 45.00          | 12.90       | 0.00        | 12.90                        | 28.90                                           | 3.90                      | 6.30                              | 5.00                 | 57.61                         | X                            |    |    |
| 83 | 4F       | B - 4 - 1  | TYPE 23B | 1 BEDROOM APT.             | 51.31                 | 45.00          | 12.90       | 0.00        | 12.90                        | 29.40                                           | 3.90                      | 6.10                              | 5.00                 | 57.41                         | X                            |    |    |
| 84 | 4F       | B - 4 - 2  | TYPE 24  | STUDIO                     | 38.19                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.30                                           | 3.10                      | 4.20                              | 4.00                 | 42.39                         | X                            |    |    |
| 85 | 4F       | B - 4 - 3  | TYPE 25  | STUDIO                     | 37.62                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.00                                           | 3.00                      | 4.20                              | 4.00                 | 41.82                         | X                            |    |    |
| 86 | 4F       | B - 4 - 4  | TYPE 32  | STUDIO                     | 41.55                 | 37.00          | 0.00        | 0.00        | 0.00                         | 32.60                                           | 3.30                      | 5.10                              | 4.00                 | 46.65                         | X                            |    |    |
| 87 | 4F       | B - 4 - 5  | TYPE 33  | 2 BEDROOMS (4 person) APT. | 79.21                 | 73.00          | 12.70       | 14.60       | 27.30                        | 33.80                                           | 6.20                      | 7.00                              | 7.00                 | 86.21                         | X                            |    |    |
| 88 | 4F       | B - 4 - 6  | TYPE 34  | 1 BEDROOM APT.             | 45.57                 | 45.00          | 11.40       | 0.00        | 11.40                        | 25.10                                           | 3.00                      | 5.20                              | 5.00                 | 50.77                         | X                            |    |    |
| 89 | 4F       | B - 4 - 7  | TYPE 35  | 1 BEDROOM APT.             | 45.75                 | 45.00          | 11.40       | 0.00        | 11.40                        | 25.00                                           | 3.00                      | 5.20                              | 5.00                 | 50.95                         | X                            |    |    |
| 90 | 4F       | B - 4 - 8  | TYPE 36  | 1 BEDROOM APT.             | 47.45                 | 45.00          | 11.40       | 0.00        | 11.40                        | 28.30                                           | 3.00                      | 5.00                              | 5.00                 | 52.45                         | X                            |    |    |
| 91 | 4F       | B - 4 - 9  | TYPE 37  | 1 BEDROOM APT.             | 49.75                 | 45.00          | 13.50       | 0.00        | 13.50                        | 28.50                                           | 3.60                      | 6.00                              | 5.00                 | 55.75                         | X                            |    |    |
| 92 | 4F       | B - 4 - 10 | TYPE 30  | 1 BEDROOM APT.             | 45.56                 | 45.00          | 12.00       | 0.00        | 12.00                        | 25.00                                           | 3.50                      | 5.20                              | 5.00                 | 50.76                         | X                            |    |    |
| 93 | 4F       | B - 4 - 11 | TYPE 38  | 1 BEDROOM APT.             | 46.61                 | 45.00          | 13.10       | 0.00        | 13.10                        | 24.10                                           | 3.00                      | 5.00                              | 5.00                 | 51.61                         | X                            |    |    |
|    | TOTAL 4F |            |          |                            | 1365.57               | 1280.00        |             |             |                              |                                                 |                           |                                   |                      | 128.13                        | 1493.70                      | 12 | 14 |

|     | FLOOR    | UNIT NO.   | TYPE     | UNIT TYPE/ BEDROOM COUNT   | UNIT AREA<br>(GFA) m2 | MIN. UNIT AREA | BED. 1 AREA | BED. 2 AREA | AGGREGATE<br>BEDROOM<br>AREA | AGGREGATE<br>AREA OF LIVING/<br>DINING/ KITCHEN | AGGREGATE<br>STORAGE AREA | BALCONY / PRIVATE<br>AMENITY AREA | MIN. BALCONY<br>AREA | TOTAL<br>INCLUDING<br>BALCONY | VIEW ASPECT<br>DUAL / SINGLE |        |         |    |    |
|-----|----------|------------|----------|----------------------------|-----------------------|----------------|-------------|-------------|------------------------------|-------------------------------------------------|---------------------------|-----------------------------------|----------------------|-------------------------------|------------------------------|--------|---------|----|----|
| 94  | 5F       | A - 5 - 1  | TYPE 31A | 1 BEDROOM APT.             | 46.93                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.50                              | 5.00                 | 52.43                         | X                            |        |         |    |    |
| 95  | 5F       | A - 5 - 2  | TYPE 31B | 1 BEDROOM APT.             | 46.87                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.20                              | 5.00                 | 52.07                         | X                            |        |         |    |    |
| 96  | 5F       | A - 5 - 3  | TYPE 31A | 1 BEDROOM APT.             | 46.93                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.50                              | 5.00                 | 52.43                         | X                            |        |         |    |    |
| 97  | 5F       | A - 5 - 4  | TYPE 60  | 2 BEDROOMS (4 person) APT. | 79.32                 | 73.00          | 13.20       | 12.80       | 26.00                        | 35.00                                           | 6.60                      | 7.00                              | 7.00                 | 86.32                         | X                            |        |         |    |    |
| 98  | 5F       | A - 5 - 5  | TYPE 18  | 2 BEDROOMS (4 person) APT. | 73.74                 | 73.00          | 13.00       | 12.10       | 25.10                        | 30.00                                           | 7.10                      | 0.00                              | 7.00                 | 73.74                         | X                            |        |         |    |    |
| 99  | 5F       | A - 5 - 6  | TYPE 19  | 2 BEDROOMS (4 person) APT. | 83.89                 | 73.00          | 15.80       | 13.40       | 29.20                        | 35.70                                           | 6.50                      | 0.00                              | 7.00                 | 83.89                         | X                            |        |         |    |    |
| 100 | 5F       | A - 5 - 7  | TYPE 20  | 1 BEDROOM APT.             | 57.41                 | 45.00          | 13.30       | 0.00        | 13.30                        | 33.30                                           | 4.90                      | 0.00                              | 5.00                 | 57.41                         | X                            |        |         |    |    |
| 101 | 5F       | A - 5 - 8  | TYPE 39  | 1 BEDROOM APT.             | 48.42                 | 45.00          | 13.70       | 0.00        | 13.70                        | 25.10                                           | 3.80                      | 5.10                              | 5.00                 | 53.52                         | X                            |        |         |    |    |
| 102 | 5F       | A - 5 - 9  | TYPE 40  | 1 BEDROOM APT.             | 53.15                 | 45.00          | 14.50       | 0.00        | 14.50                        | 29.20                                           | 3.40                      | 38.40                             | 5.00                 | 91.55                         | X                            |        |         |    |    |
| 103 | 5F       | A - 5 - 10 | TYPE 21  | STUDIO                     | 37.60                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.00                                           | 3.00                      | 4.20                              | 4.00                 | 41.80                         | X                            |        |         |    |    |
| 104 | 5F       | A - 5 - 11 | TYPE 22  | STUDIO                     | 38.13                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.40                                           | 3.10                      | 4.20                              | 4.00                 | 42.33                         | X                            |        |         |    |    |
| 105 | 5F       | A - 5 - 12 | TYPE 23A | 1 BEDROOM APT.             | 51.31                 | 45.00          | 12.90       | 0.00        | 12.90                        | 28.90                                           | 3.90                      | 6.30                              | 5.00                 | 57.61                         | X                            |        |         |    |    |
| 106 | 5F       | B - 5 - 1  | TYPE 23B | 1 BEDROOM APT.             | 51.31                 | 45.00          | 12.90       | 0.00        | 12.90                        | 29.40                                           | 3.90                      | 6.10                              | 5.00                 | 57.41                         | X                            |        |         |    |    |
| 107 | 5F       | B - 5 - 2  | TYPE 24  | STUDIO                     | 38.19                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.30                                           | 3.10                      | 4.20                              | 4.00                 | 42.39                         | X                            |        |         |    |    |
| 108 | 5F       | B - 5 - 3  | TYPE 25  | STUDIO                     | 37.62                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.00                                           | 3.00                      | 4.20                              | 4.00                 | 41.82                         | X                            |        |         |    |    |
| 109 | 5F       | B - 5 - 4  | TYPE 32  | STUDIO                     | 41.55                 | 37.00          | 0.00        | 0.00        | 0.00                         | 32.60                                           | 3.30                      | 5.10                              | 4.00                 | 46.65                         | X                            |        |         |    |    |
| 110 | 5F       | B - 5 - 5  | TYPE 33  | 2 BEDROOMS (4 person) APT. | 79.21                 | 73.00          | 12.70       | 14.60       | 27.30                        | 33.80                                           | 6.20                      | 7.00                              | 7.00                 | 86.21                         | X                            |        |         |    |    |
| 111 | 5F       | B - 5 - 6  | TYPE 34  | 1 BEDROOM APT.             | 45.57                 | 45.00          | 11.40       | 0.00        | 11.40                        | 25.10                                           | 3.00                      | 5.20                              | 5.00                 | 50.77                         | X                            |        |         |    |    |
| 112 | 5F       | B - 5 - 7  | TYPE 35  | 1 BEDROOM APT.             | 45.75                 | 45.00          | 11.40       | 0.00        | 11.40                        | 25.00                                           | 3.00                      | 5.20                              | 5.00                 | 50.95                         | X                            |        |         |    |    |
| 113 | 5F       | B - 5 - 8  | TYPE 36  | 1 BEDROOM APT.             | 47.45                 | 45.00          | 11.40       | 0.00        | 11.40                        | 28.30                                           | 3.00                      | 5.00                              | 5.00                 | 52.45                         | X                            |        |         |    |    |
| 114 | 5F       | B - 5 - 9  | TYPE 37  | 1 BEDROOM APT.             | 49.66                 | 45.00          | 13.50       | 0.00        | 13.50                        | 28.50                                           | 3.60                      | 6.00                              | 5.00                 | 55.66                         | X                            |        |         |    |    |
| 115 | 5F       | B - 5 - 10 | TYPE 46  | 1 BEDROOM APT.             | 50.47                 | 45.00          | 14.90       |             | 14.90                        | 27.80                                           | 3.20                      | 5.90                              | 5.00                 | 56.37                         | X                            |        |         |    |    |
| 116 | 5F       | B - 5 - 11 | TYPE 38  | 1 BEDROOM APT.             | 46.61                 | 45.00          | 13.10       | 0.00        | 13.10                        | 24.10                                           | 3.00                      | 5.00                              | 5.00                 | 51.61                         | X                            |        |         |    |    |
|     | TOTAL 5F |            |          |                            | 1197.09               | 1107.00        |             |             |                              |                                                 |                           |                                   |                      |                               |                              | 140.30 | 1337.39 | 10 | 13 |
|     | FLOOR    | UNIT NO.   | TYPE     | UNIT TYPE/ BEDROOM COUNT   | UNIT AREA<br>(GFA) m2 | MIN. UNIT AREA | BED. 1 AREA | BED. 2 AREA | AGGREGATE<br>BEDROOM<br>AREA | AGGREGATE<br>AREA OF LIVING/<br>DINING/ KITCHEN | AGGREGATE<br>STORAGE AREA | BALCONY / PRIVATE<br>AMENITY AREA | MIN. BALCONY<br>AREA | TOTAL<br>INCLUDING<br>BALCONY | VIEW ASPECT<br>DUAL / SINGLE |        |         |    |    |
| 117 | 6F       | A - 6 - 1  | TYPE 31A | 1 BEDROOM APT.             | 46.93                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.50                              | 5.00                 | 52.43                         | X                            |        |         |    |    |
| 118 | 6F       | A - 6 - 2  | TYPE 31B | 1 BEDROOM APT.             | 46.87                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.20                              | 5.00                 | 52.07                         | X                            |        |         |    |    |
| 119 | 6F       | A - 6 - 3  | TYPE 31A | 1 BEDROOM APT.             | 46.93                 | 45.00          | 12.20       | 0.00        | 12.20                        | 25.70                                           | 3.00                      | 5.50                              | 5.00                 | 52.43                         | X                            |        |         |    |    |
| 120 | 6F       | A - 6 - 4  | TYPE 60  | 2 BEDROOMS (4 person) APT. | 79.32                 | 73.00          | 13.20       | 12.80       | 26.00                        | 35.00                                           | 6.60                      | 7.00                              | 7.00                 | 86.32                         | X                            |        |         |    |    |
| 121 | 6F       | A - 6 - 5  | TYPE 18  | 2 BEDROOMS (4 person) APT. | 73.74                 | 73.00          | 13.00       | 12.10       | 25.10                        | 30.00                                           | 7.10                      | 0.00                              | 7.00                 | 73.74                         | X                            |        |         |    |    |
| 122 | 6F       | A - 6 - 6  | TYPE 19  | 2 BEDROOMS (4 person) APT. | 83.89                 | 73.00          | 15.80       | 13.40       | 29.20                        | 35.70                                           | 6.50                      | 0.00                              | 7.00                 | 83.89                         | X                            |        |         |    |    |
| 123 | 6F       | A - 6 - 7  | TYPE 20  | 1 BEDROOM APT.             | 57.41                 | 45.00          | 13.30       | 0.00        | 13.30                        | 33.30                                           | 4.90                      | 0.00                              | 5.00                 | 57.41                         | X                            |        |         |    |    |
| 124 | 6F       | A - 6 - 8  | TYPE 41  | 2 BEDROOMS (4 person) APT. | 73.30                 | 73.00          | 12.70       | 11.80       | 24.50                        | 31.80                                           | 6.00                      | 0.00                              | 7.00                 | 73.30                         | X                            |        |         |    |    |
| 125 | 6F       | A - 6 - 9  | TYPE 42  | STUDIO                     | 43.80                 | 37.00          | 0.00        | 0.00        | 0.00                         | 34.90                                           | 3.60                      | 8.20                              | 4.00                 | 52.00                         | X                            |        |         |    |    |
| 126 | 6F       | A - 6 - 10 | TYPE 21  | STUDIO                     | 37.60                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.00                                           | 3.00                      | 4.20                              | 4.00                 | 41.80                         | X                            |        |         |    |    |
| 127 | 6F       | A - 6 - 11 | TYPE 22  | STUDIO                     | 38.13                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.40                                           | 3.10                      | 4.20                              | 4.00                 | 42.33                         | X                            |        |         |    |    |
| 128 | 6F       | A - 6 - 12 | TYPE 23A | 1 BEDROOM APT.             | 51.31                 | 45.00          | 12.90       | 0.00        | 12.90                        | 28.90                                           | 3.90                      | 6.30                              | 5.00                 | 57.61                         | X                            |        |         |    |    |
| 129 | 6F       | B - 6 - 1  | TYPE 23B | 1 BEDROOM APT.             | 51.31                 | 45.00          | 12.90       | 0.00        | 12.90                        | 29.40                                           | 3.90                      | 6.10                              | 5.00                 | 57.41                         | X                            |        |         |    |    |
| 130 | 6F       | B - 6 - 2  | TYPE 24  | STUDIO                     | 38.19                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.30                                           | 3.10                      | 4.20                              | 4.00                 | 42.39                         | X                            |        |         |    |    |
| 131 | 6F       | B - 6 - 3  | TYPE 25  | STUDIO                     | 37.62                 | 37.00          | 0.00        | 0.00        | 0.00                         | 30.00                                           | 3.00                      | 4.20                              | 4.00                 | 41.82                         | X                            |        |         |    |    |
| 132 | 6F       | B - 6 - 4  | TYPE 43  | 1 BEDROOM APT.             | 45.50                 | 45.00          | 13.20       | 0.00        | 13.20                        | 23.80                                           | 3.90                      | 13.60                             | 5.00                 | 59.10                         | X                            |        |         |    |    |
| 133 | 6F       | B - 6 - 5  | TYPE 44  | 1 BEDROOM APT.             | 45.87                 | 45.00          | 12.60       | 0.00        | 12.60                        | 25.70                                           | 3.00                      | 49.80                             | 5.00                 | 95.67                         | X                            |        |         |    |    |
| 134 | 6F       | B - 6 - 6  | TYPE 45  | 1 BEDROOM APT.             | 45.72                 | 45.00          | 12.60       | 0.00        | 12.60                        | 25.80                                           | 3.30                      | 12.90                             | 5.00                 | 58.62                         | X                            |        |         |    |    |
| 135 | 6F       | B - 6 - 7  | TYPE 37  | 1 BEDROOM APT.             | 49.66                 | 45.00          | 13.50       | 0.00        | 13.50                        | 28.50                                           | 3.60                      | 6.00                              | 5.00                 | 55.66                         | X                            |        |         |    |    |
| 136 | 6F       | B - 6 - 8  | TYPE 46  | 1 BEDROOM APT.             | 50.47                 | 45.00          | 14.90       |             | 14.90                        | 27.80                                           | 3.20                      | 5.90                              | 5.00                 | 56.37                         | X                            |        |         |    |    |
| 137 | 6F       | B - 6 - 9  | TYPE 38  | 1 BEDROOM APT.             | 46.61                 | 45.00          | 13.10       | 0.00        | 13.10                        | 24.10                                           | 3.00                      | 5.00                              | 5.00                 | 51.61                         | X                            |        |         |    |    |
|     | TOTAL 6F |            |          |                            | 1090.18               | 1017.00        |             |             |                              |                                                 |                           |                                   |                      |                               |                              | 153.80 | 1243.98 | 11 | 10 |

|          | FLOOR | UNIT NO.  | TYPE     | UNIT TYPE/ BEDROOM COUNT   | UNIT AREA<br>(GFA) m2 | MIN. UNIT AREA | BED. 1 AREA   | BED. 2 AREA | AGGREGATE<br>BEDROOM<br>AREA | AGGREGATE<br>AREA OF LIVING/<br>DINING/ KITCHEN | AGGREGATE<br>STORAGE AREA           | BALCONY / PRIVATE<br>AMENITY AREA | MIN. BALCONY<br>AREA | TOTAL<br>INCLUDING<br>BALCONY | VIEW ASPECT<br>DUAL / SINGLE |               |       |
|----------|-------|-----------|----------|----------------------------|-----------------------|----------------|---------------|-------------|------------------------------|-------------------------------------------------|-------------------------------------|-----------------------------------|----------------------|-------------------------------|------------------------------|---------------|-------|
| 138      | 7F    | A - 7 - 1 | TYPE 53A | 2 BEDROOMS (4 person) APT. | 73.91                 | 73.00          | 12.10         | 13.40       | 25.50                        | 31.70                                           | 6.10                                | 27.10                             | 7.00                 | 101.01                        | X                            |               |       |
| 139      | 7F    | A - 7 - 2 | TYPE 52  | 1 BEDROOM APT.             | 46.36                 | 45.00          | 13.60         | 0.00        | 13.60                        | 23.50                                           | 3.10                                | 17.00                             | 5.00                 | 63.36                         | X                            |               |       |
| 140      | 7F    | A - 7 - 3 | TYPE 47  | 1 BEDROOM APT.             | 48.17                 | 45.00          | 13.10         | 0.00        | 13.10                        | 24.50                                           | 3.40                                | 9.00                              | 5.00                 | 57.17                         | X                            |               |       |
| 141      | 7F    | A - 7 - 4 | TYPE 48  | 1 BEDROOM APT.             | 53.70                 | 45.00          | 11.70         | 0.00        | 11.70                        | 33.90                                           | 3.40                                | 5.40                              | 5.00                 | 59.10                         | X                            |               |       |
| 142      | 7F    | A - 7 - 5 | TYPE 49  | 1 BEDROOM APT.             | 58.08                 | 45.00          | 12.20         | 0.00        | 12.20                        | 37.70                                           | 3.10                                | 7.00                              | 5.00                 | 65.08                         | X                            |               |       |
| 143      | 7F    | A - 7 - 6 | TYPE 50  | 1 BEDROOM APT.             | 48.13                 | 45.00          | 11.50         | 0.00        | 11.50                        | 27.70                                           | 3.10                                | 7.90                              | 5.00                 | 56.03                         | X                            |               |       |
| 144      | 7F    | A - 7 - 7 | TYPE 51  | 1 BEDROOM APT.             | 48.54                 | 45.00          | 13.90         | 0.00        | 13.90                        | 26.00                                           | 3.10                                | 8.20                              | 5.00                 | 56.74                         | X                            |               |       |
| 145      | 7F    | B - 7 - 1 | TYPE 53B | 2 BEDROOMS (4 person) APT. | 73.48                 | 73.00          | 11.40         | 13.40       | 24.80                        | 31.60                                           | 6.30                                | 27.40                             | 7.00                 | 100.88                        | X                            |               |       |
| 146      | 7F    | B - 7 - 2 | TYPE 54  | 1 BEDROOM APT.             | 46.03                 | 45.00          | 12.90         | 0.00        | 12.90                        | 24.00                                           | 3.10                                | 15.70                             | 5.00                 | 61.73                         | X                            |               |       |
| TOTAL 7F |       |           |          |                            | 496.40                | 461.00         |               |             |                              |                                                 |                                     | 124.70                            |                      | 621.10                        | 6   3                        |               |       |
|          |       |           |          |                            |                       |                |               |             |                              |                                                 |                                     |                                   |                      |                               |                              |               |       |
| TOTALS   |       |           |          | STUDIO                     | 1 BED APT.            | 2 BED 3p APT.  | 2 BED 4p APT. | 3 BED APT.  | UNIT AREA (GFA)              | MIN. UNIT AREA                                  | BALCONY / PRIVATE AMENITY AREA (m2) |                                   |                      | TOTAL INCLUDING BALCONY       | DUAL ASPECT                  | SINGLE ASPECT |       |
| 146      |       |           |          | 34                         | 77                    | 4              | 31            | 0           | 7785.21                      | 7238.00                                         | 936.12                              |                                   |                      | 762.20                        | 8721.33                      | 65   81       |       |
|          |       |           |          | 23.3%                      | 52.7%                 | 2.7%           | 21.2%         | 0.0%        |                              |                                                 |                                     |                                   |                      |                               |                              | 44.5%         | 55.5% |

|                            |          |            |               |               |            |
|----------------------------|----------|------------|---------------|---------------|------------|
| GROSS FLOOR AREA<br>(sq.m) | STUDIO   | 1 BED APT. | 2 BED 3p APT. | 2 BED 4p APT. | 3 BED APT. |
|                            | 1,321.32 | 3,770.51   | 268.48        | 2,424.90      | 0.00       |

Total : 7785.21

# Appendix C

## Residential Types Unit Floor Plans

## A) STUDIO APARTMENTS

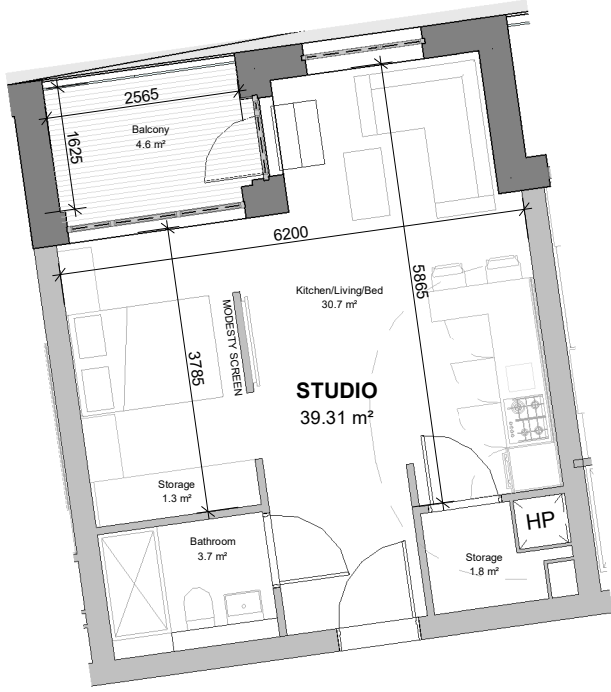
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STUDIO APARTMENTS  
TOTAL: 34 UNITS



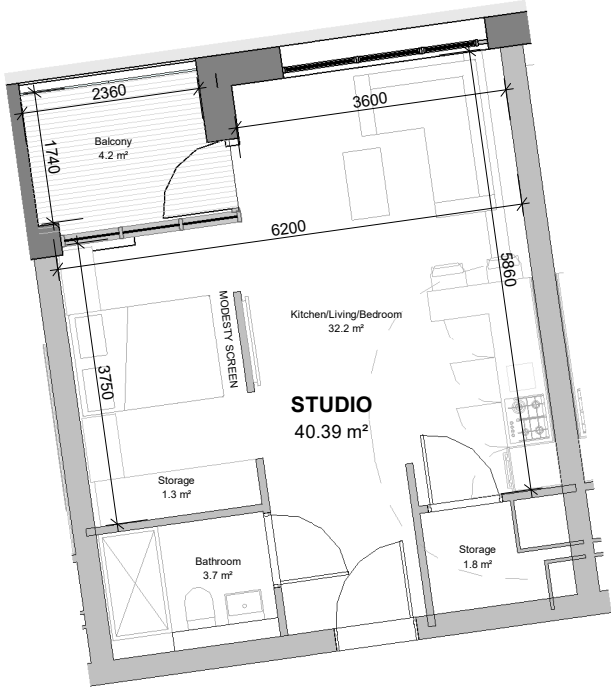
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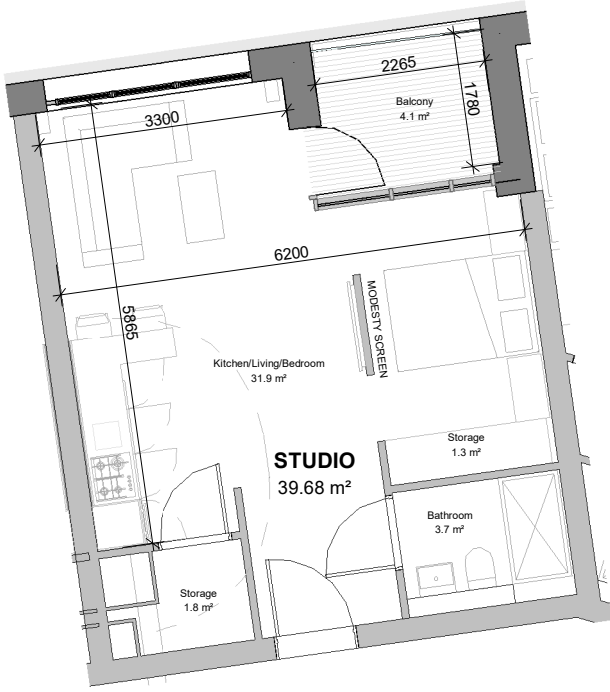
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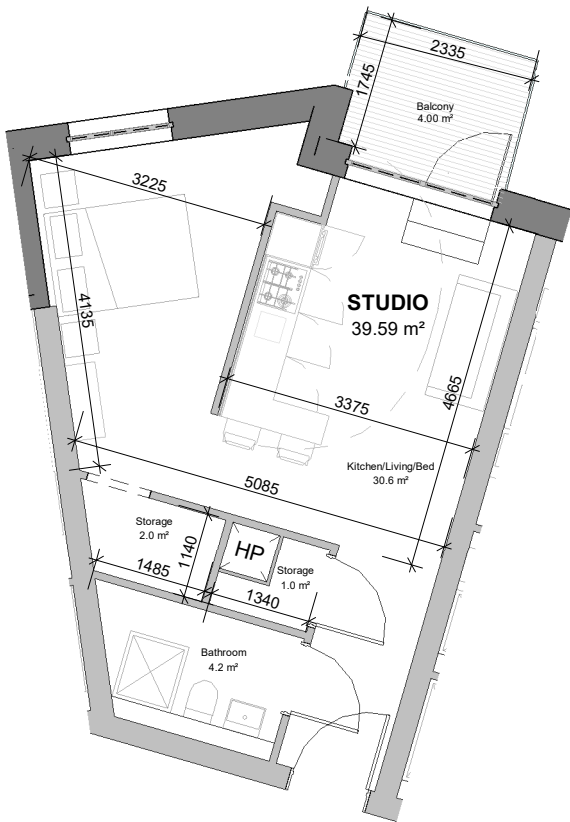
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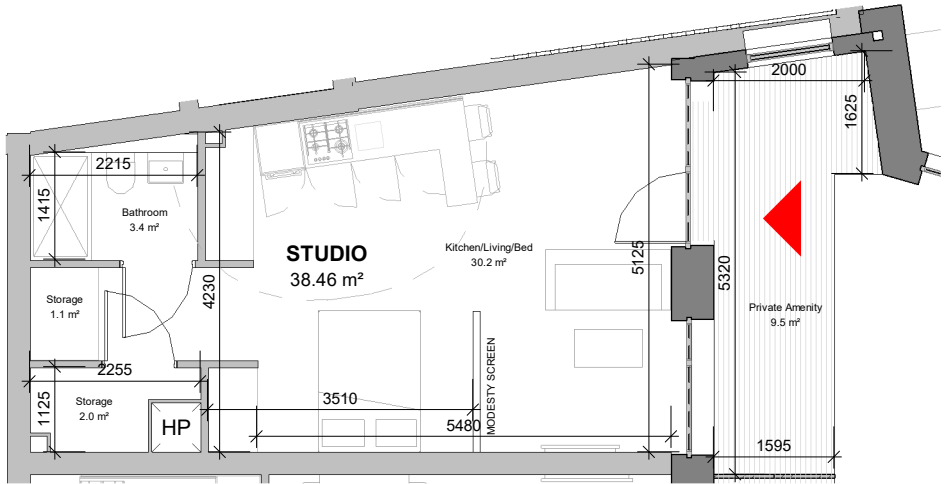
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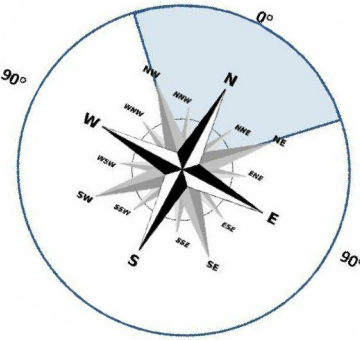
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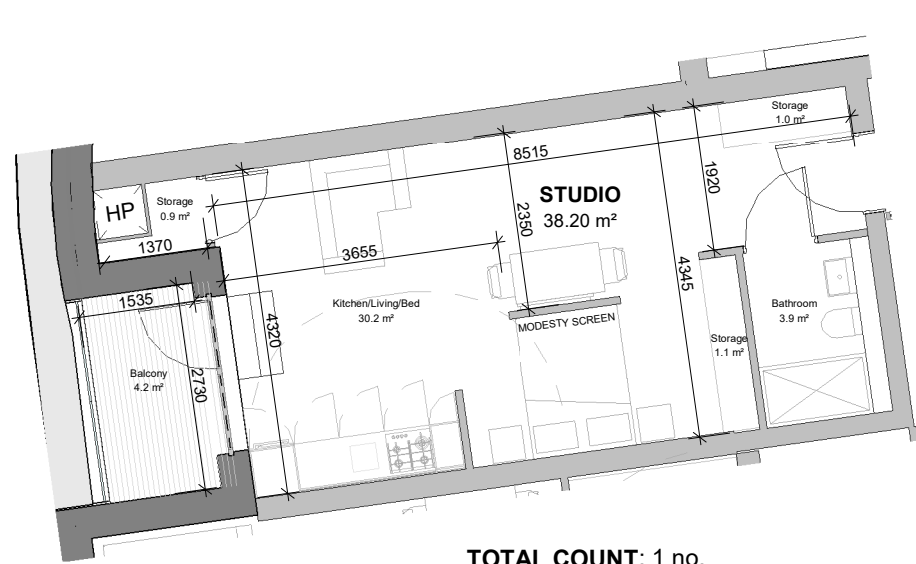
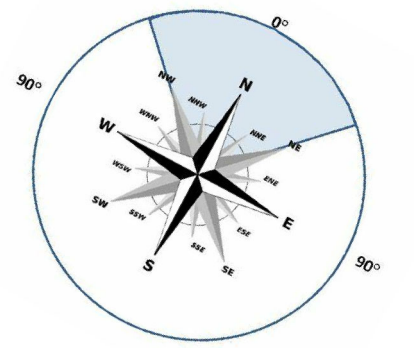
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**MOLA**

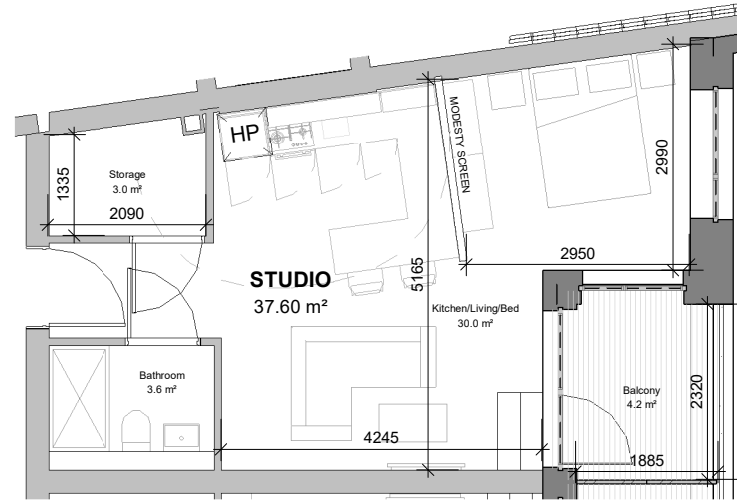
■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS ■

|                                             |                   |                 |                    |                       |          |        |            |         |       |
|---------------------------------------------|-------------------|-----------------|--------------------|-----------------------|----------|--------|------------|---------|-------|
| Client:<br>Ted Living Limited               |                   |                 |                    |                       |          |        |            |         |       |
| Project:<br>The Ted, DunLaoghaire           |                   |                 |                    |                       |          |        |            |         |       |
| Drawing:<br>Studio Apartments_Sheet 1 out 3 |                   |                 |                    |                       |          |        |            |         |       |
| Date:<br>17/06/2021                         | Scale:<br>1 : 100 | Drawn By:<br>DL | Approved By:<br>SH | Int. Job No:<br>19009 |          |        |            |         |       |
| Project No:                                 | Originator:       | Zone:           | Level:             | Type:                 | Discipl: | Class: | Sheet No.: | Status: | Rev.: |
| TED-                                        | MOLA-00-          | ZZ-             | DR-                | A-                    | XX-      | 100    | S1         |         |       |



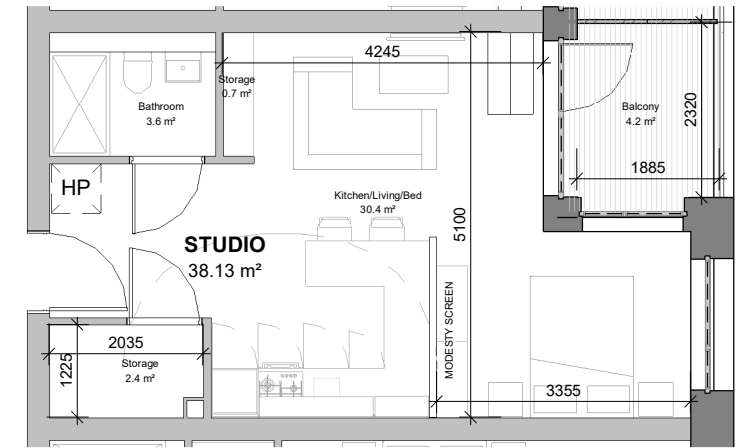
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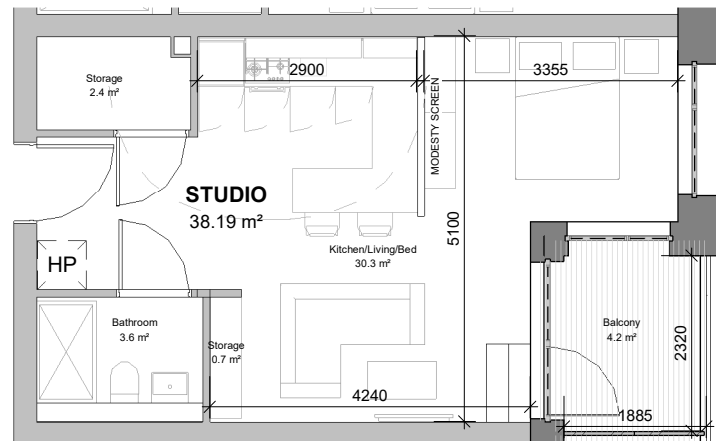
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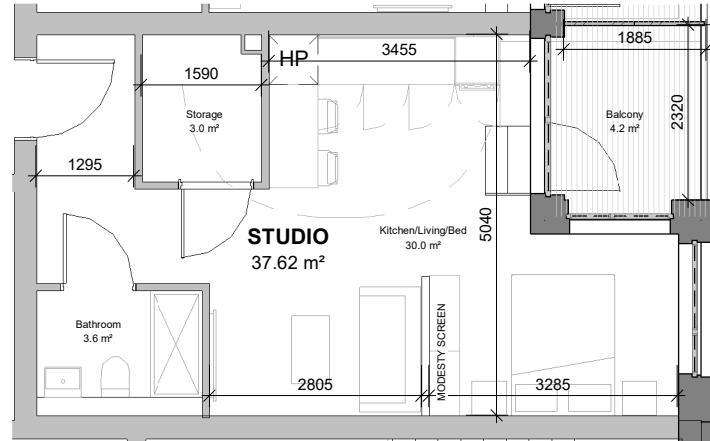
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○ **Type 22**  
1 : 100



TOTAL COUNT: 5 no.

○ **Type 24**  
1 : 100



TOTAL COUNT: 5 no.

○ **Type 25**  
1 : 100

# MOLA

■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS ■

Client:

Ted Living Limited

Project:

The Ted, DunLaoghaire

Drawing:

Studio Apartments\_Sheet 2 out 3

Date:

17/06/2021

Scale:

1 : 100

Drawn By:

DL

Approved By:

SH

Int. Job No:

19009

Project No:

TED-

Originator:

MOLA-00-

Zone:

ZZ-

Level:

DR-

Type:

A-

Discipl:

XX-

Class:

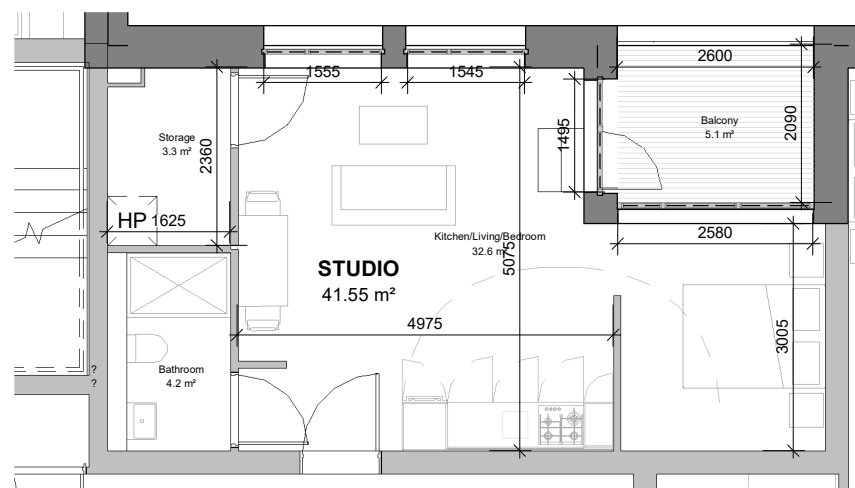
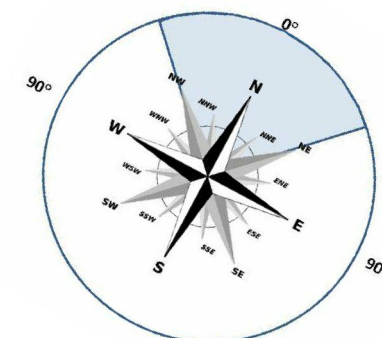
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Status:

S1

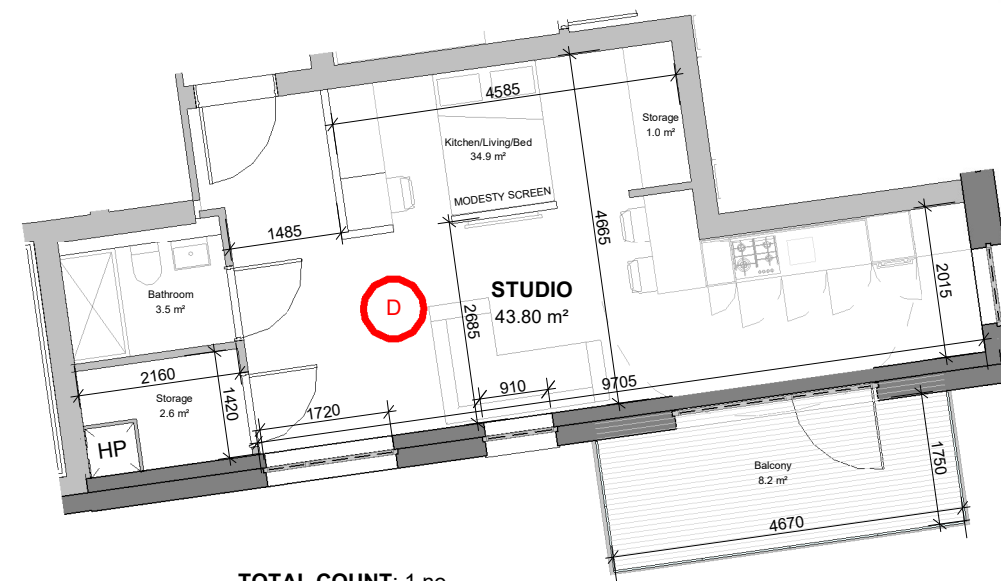
Rev.:

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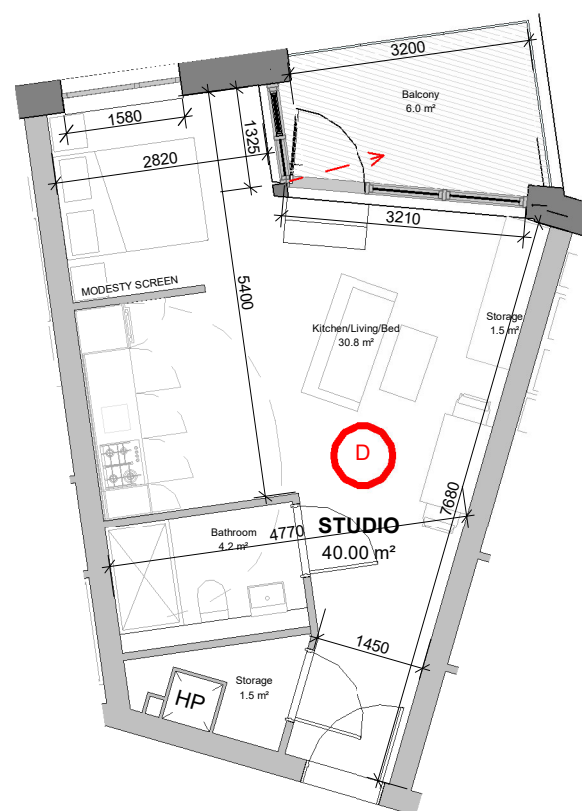
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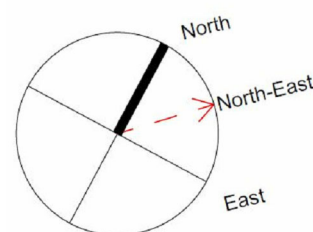
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○ **Type 42**  
1 : 100



TOTAL COUNT: 3 no.

○ **Type 59**  
1 : 100



# MOLA

■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS ■

Client:  
Ted Living Limited

Project:  
The Ted, DunLaoghaire

Drawing:  
Studio Apartments\_Sheet 3 out 3

|            |         |           |              |              |
|------------|---------|-----------|--------------|--------------|
| Date:      | Scale:  | Drawn By: | Approved By: | Int. Job No: |
| 17/06/2021 | 1 : 100 | DL        | SH           | 19009        |

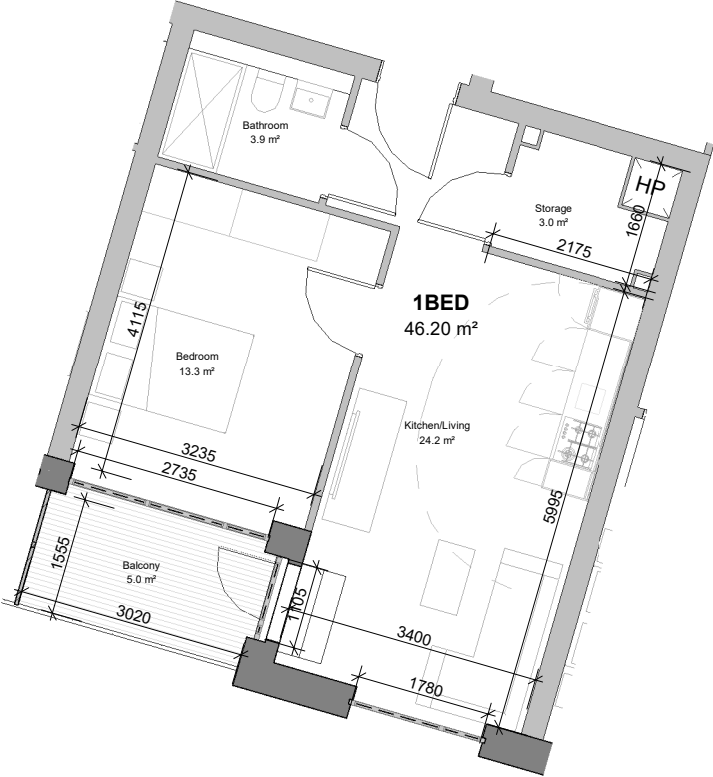
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|-------------|-------------|-------|--------|-------|----------|--------|------------|---------|-------|
| Project No: | Originator: | Zone: | Level: | Type: | Discipl: | Class: | Sheet No.: | Status: | Rev.: |
| TED-        | MOLA-00-    | ZZ-   | DR-    | A-    | XX-      | 102    | S1         |         |       |

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## B) 1 BED APARTMENTS

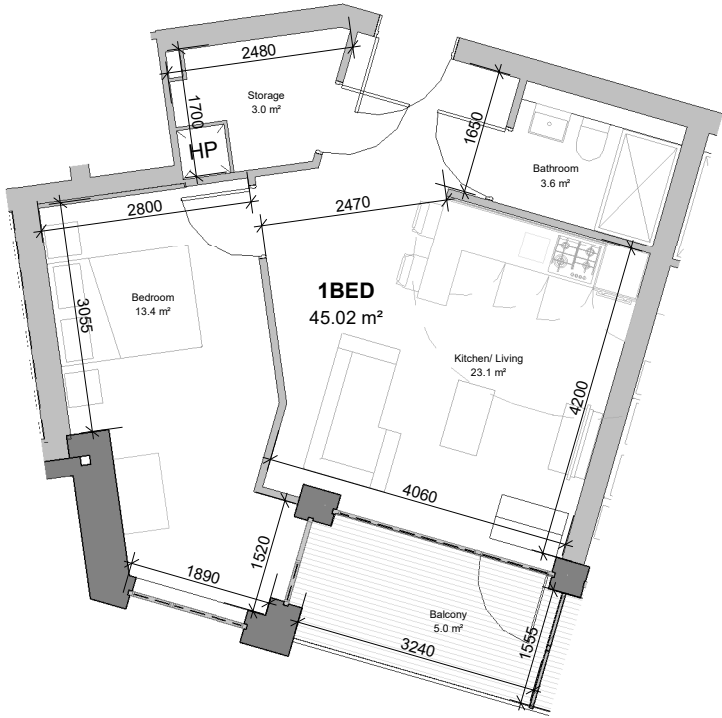
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1 BED APARTMENTS  
TOTAL:77 UNITS



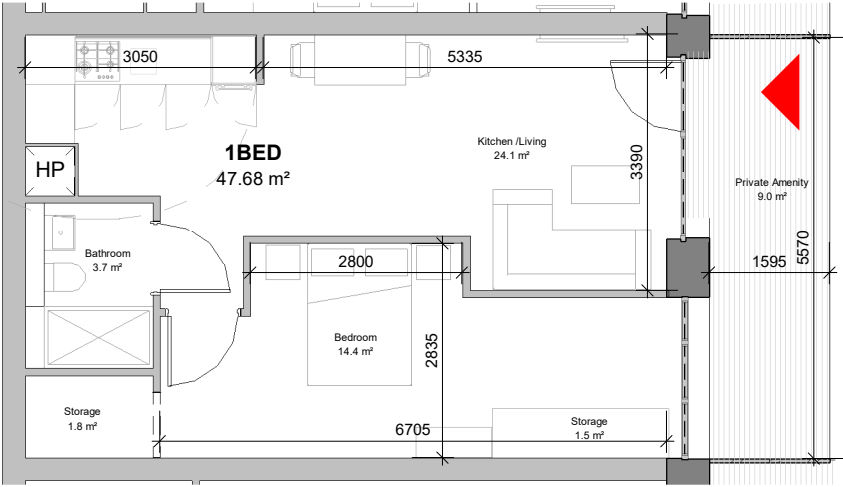
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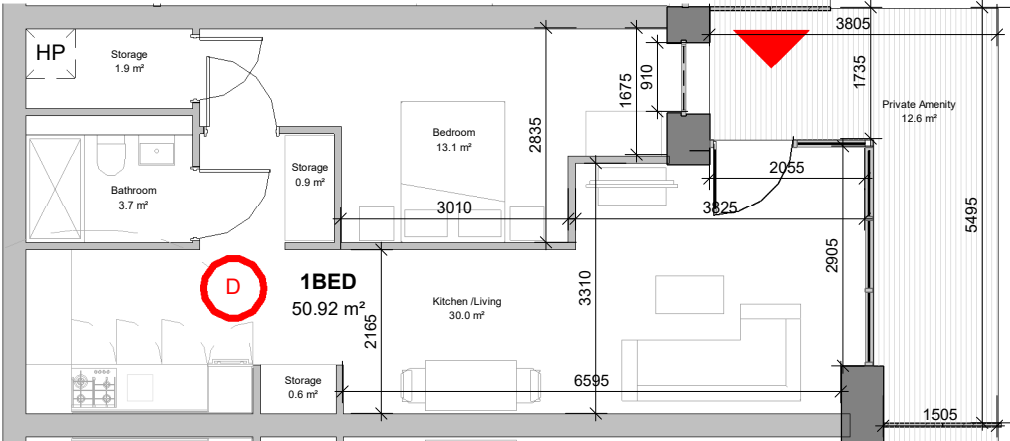
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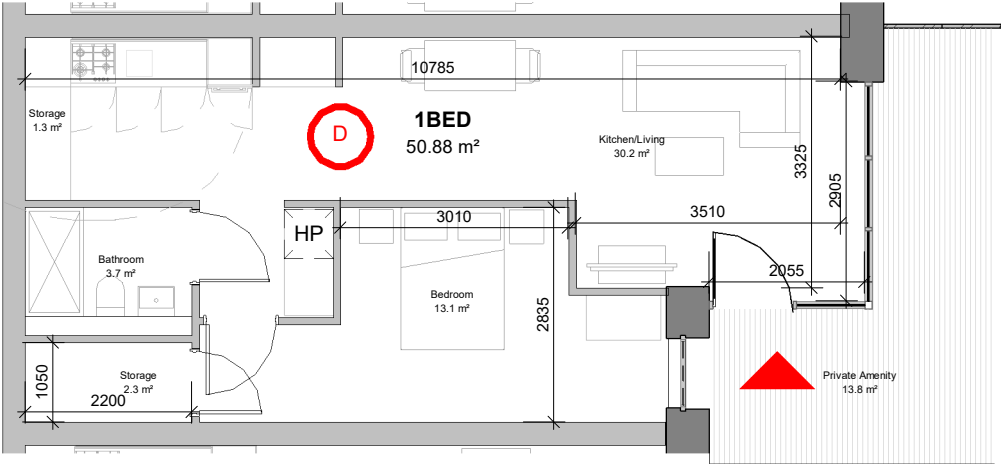
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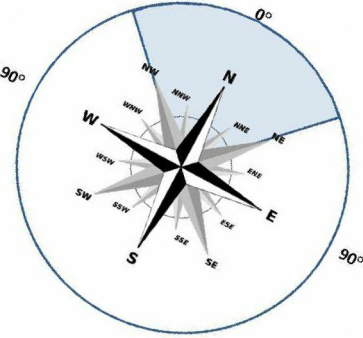
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1 : 100



TOTAL COUNT: 1 no.

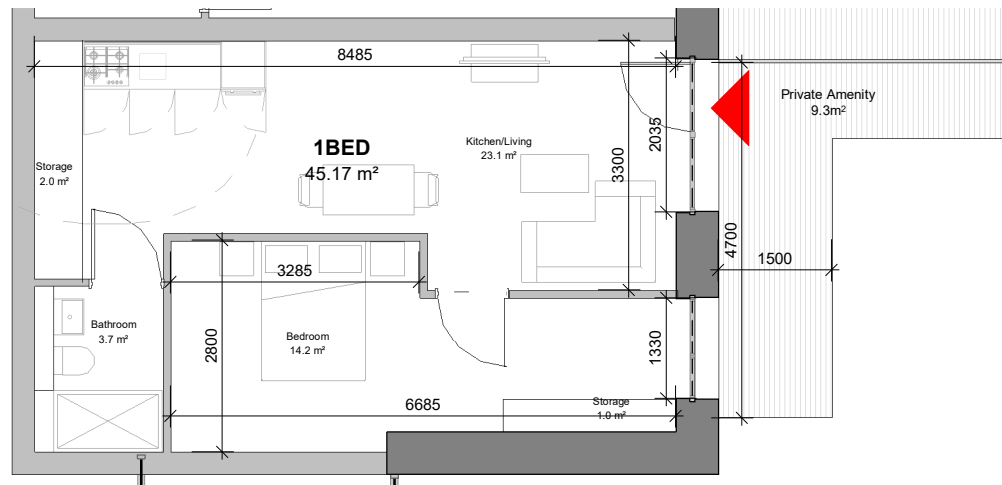
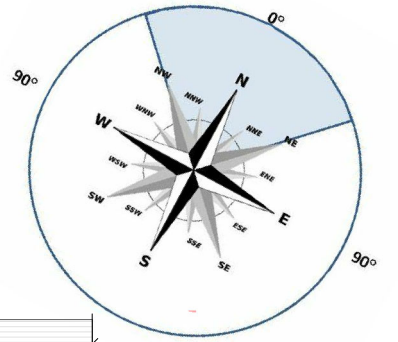
Type 11  
1 : 100



MOLA

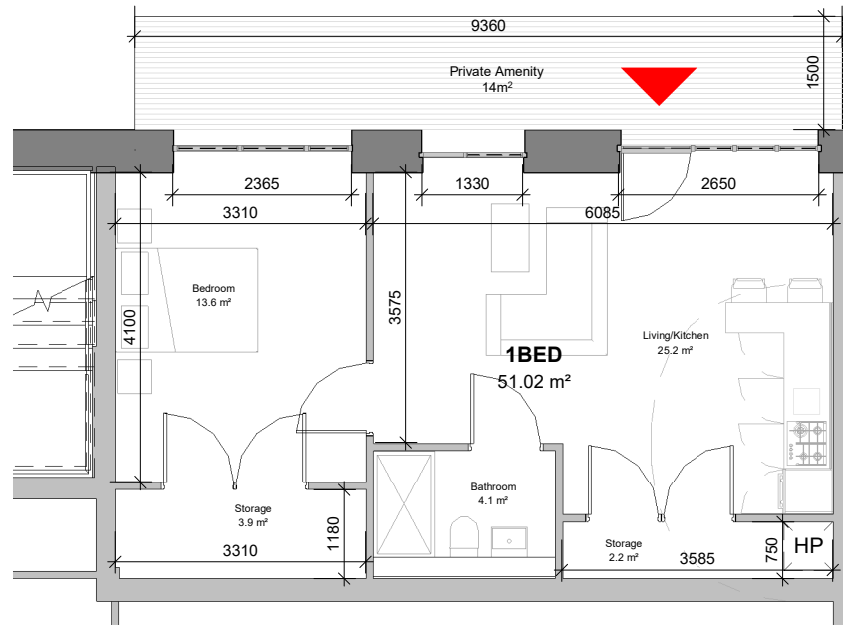
ARCHITECTS PLANNERS URBAN DESIGNERS

|                                         |                      |              |                 |                    |              |            |               |         |       |
|-----------------------------------------|----------------------|--------------|-----------------|--------------------|--------------|------------|---------------|---------|-------|
| Client: Ted Living Limited              |                      |              |                 |                    |              |            |               |         |       |
| Project: The Ted, DunLaoghaire          |                      |              |                 |                    |              |            |               |         |       |
| Drawing: 1 Bed Apartments_Sheet 1 out 8 |                      |              |                 |                    |              |            |               |         |       |
| Date: 17/06/2021                        | Scale: 1:100         | Drawn By: DL | Approved By: SH | Int. Job No: 19009 |              |            |               |         |       |
| Project No: TED-                        | Originator: MOLA-00- | Zone: ZZ-    | Level: DR-      | Type: A-           | Discipl: XX- | Class: 110 | Sheet No.: S1 | Status: | Rev.: |



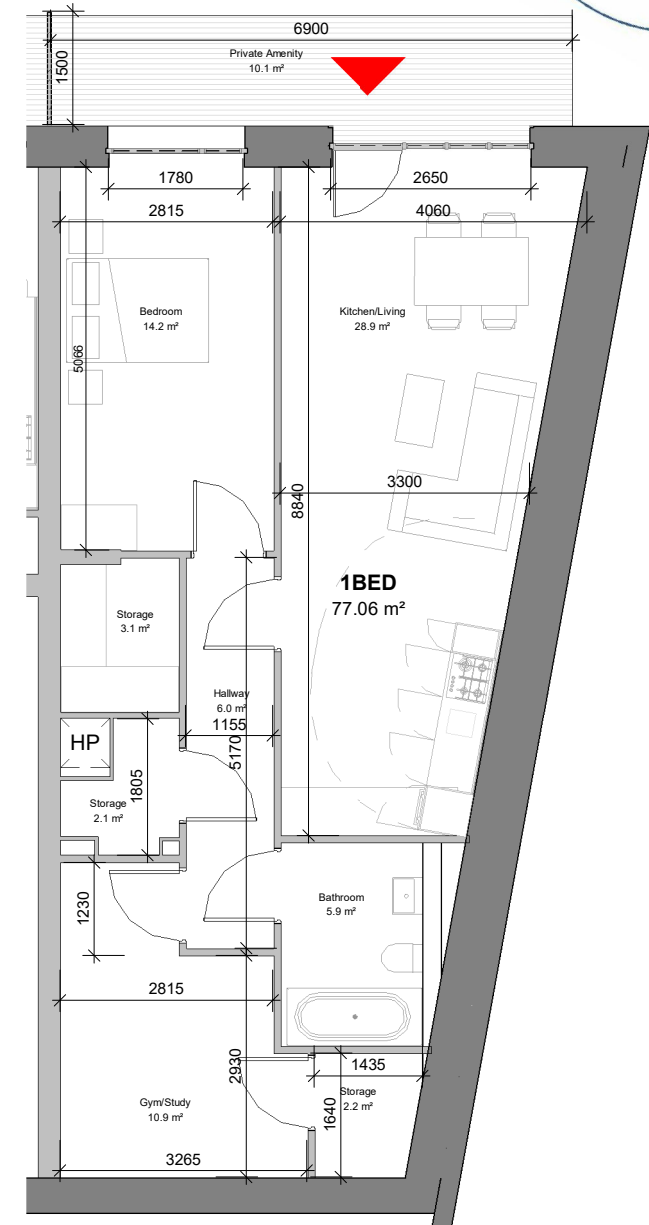
TOTAL COUNT: 1 no.

○ **Type 12**  
1 : 100



TOTAL COUNT: 1 no.

○ **Type 13**  
1 : 100



○ **Type 14** TOTAL COUNT: 1 no.  
1 : 100

**MOLA**

■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS ■

Client: Ted Living Limited

Project: The Ted, DunLaoghaire

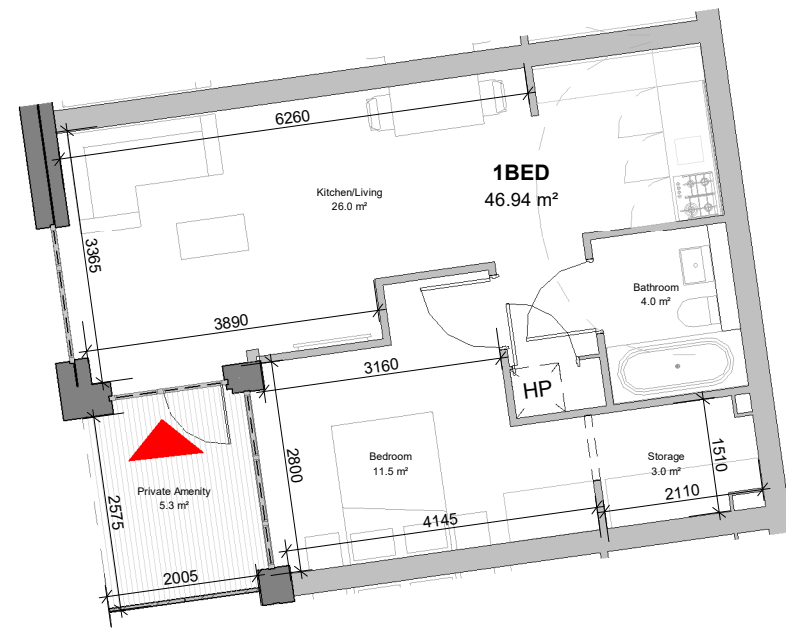
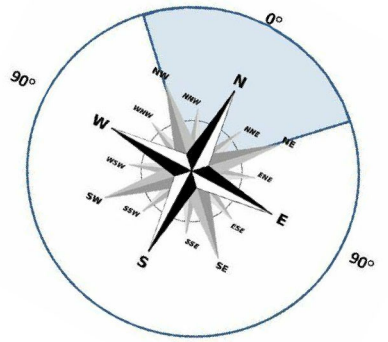
Drawing: 1 Bed Apartments\_Sheet 2 out 8

Date: 17/06/2021 Scale: 1 : 100 Drawn By: DL Approved By: SH Int. Job No: 19009

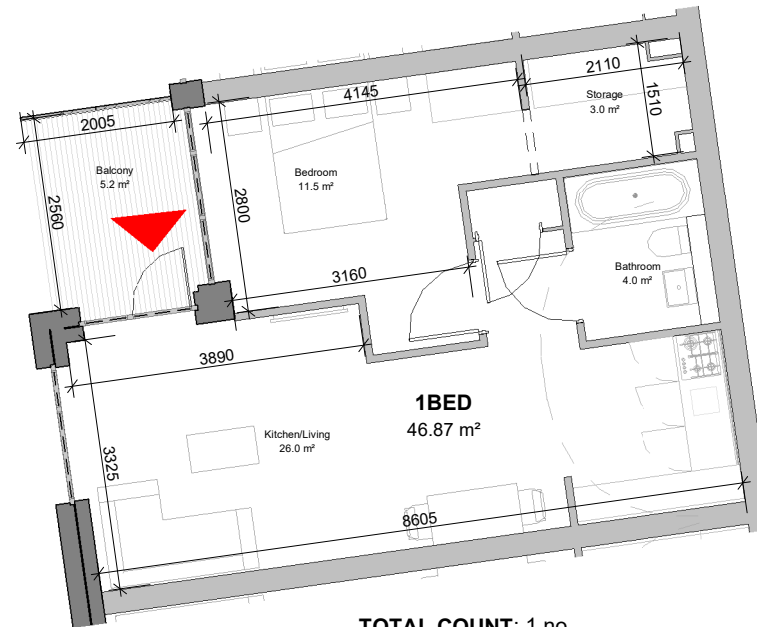
Project No: TED- MOLA-00- ZZ- DR- A- XX- 111 S1

Originator: Zone: Level: Type: Discipl: Class: Sheet No.: Status: Rev.:

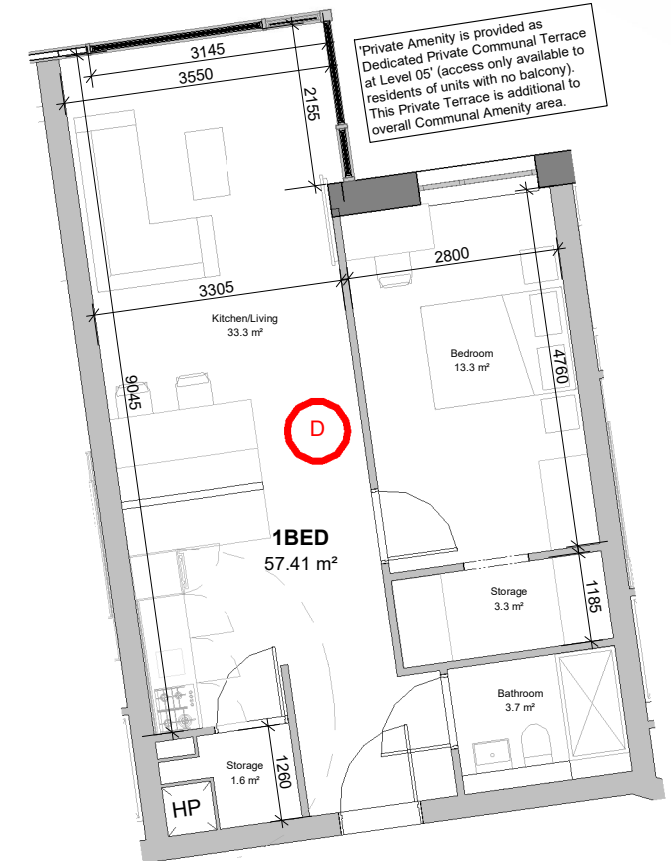
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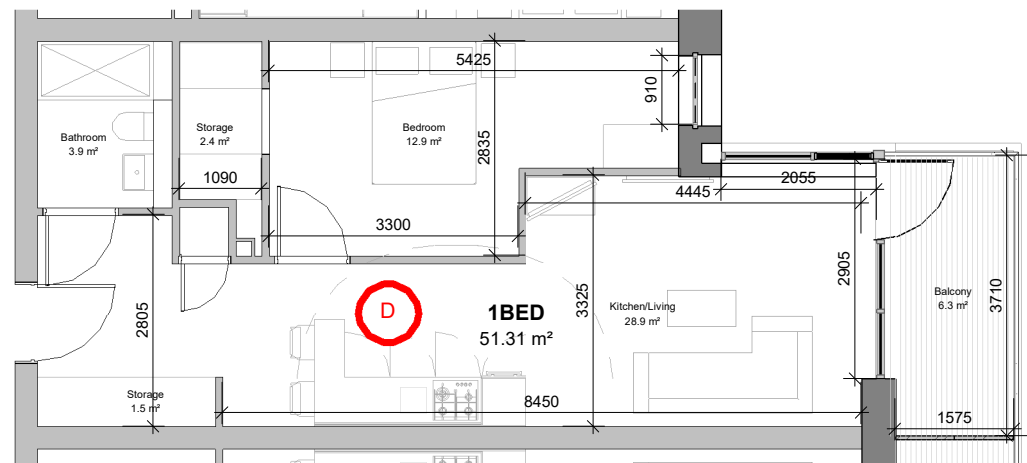
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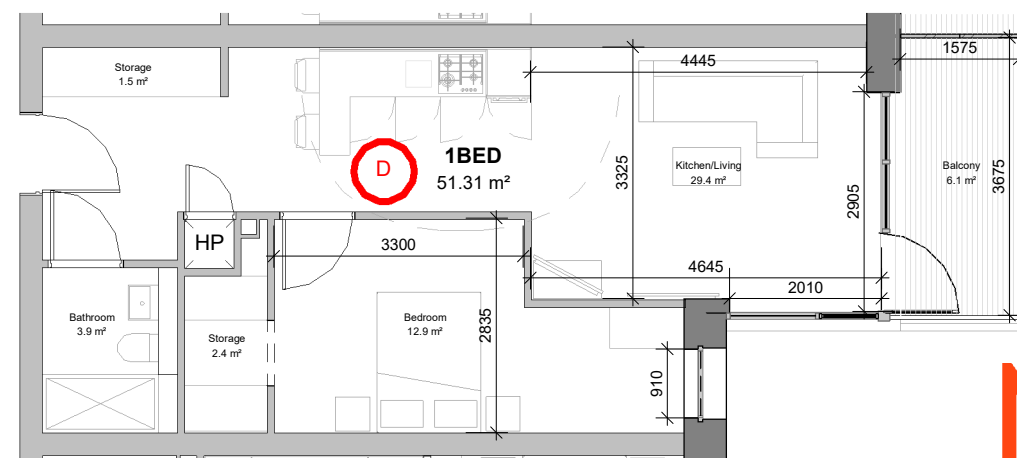
TOTAL COUNT: 1 no.



TOTAL COUNT: 5 no.



TOTAL COUNT: 5 no.



TOTAL COUNT: 5 no.

Type 20  
1 : 100

**MOLA**

■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS ■

Client: Ted Living Limited

Project: The Ted, DunLaoghaire

Drawing: 1 Bed Apartments\_Sheet 3 out 8

Date: 17/06/2021 Scale: 1 : 100 Drawn By: DL Approved By: SH Int. Job No: 19009

Project No: TED- MOLA-00- ZZ- DR- A- XX- 112 S1

Originator: Zone: Level: Type: Discip: Class: Sheet No.: Status: Rev.:

17/06/2021 1 : 100 DL SH 19009

TED- MOLA-00- ZZ- DR- A- XX- 112 S1

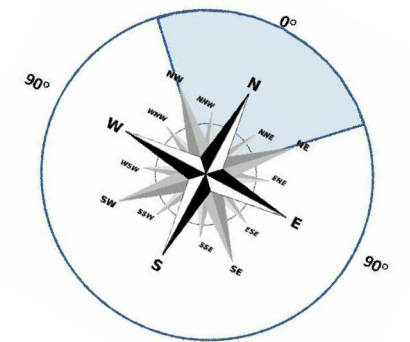
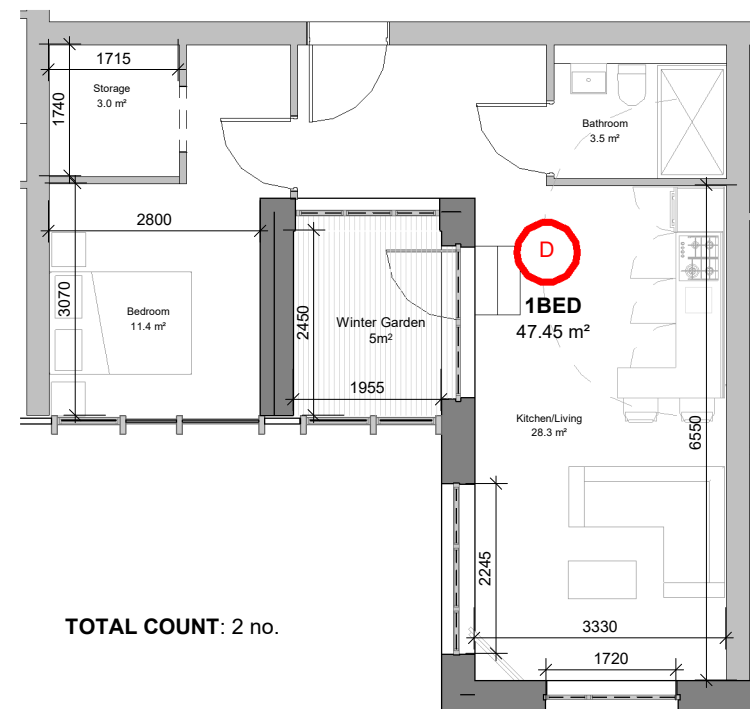
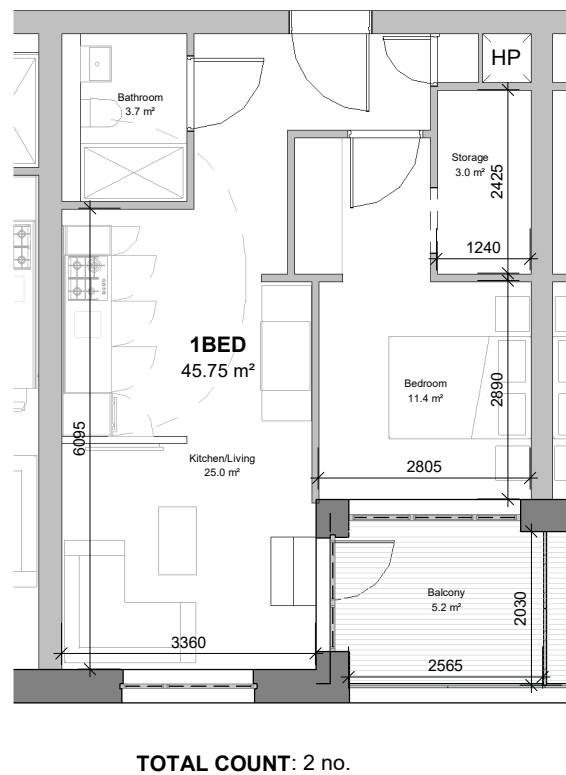
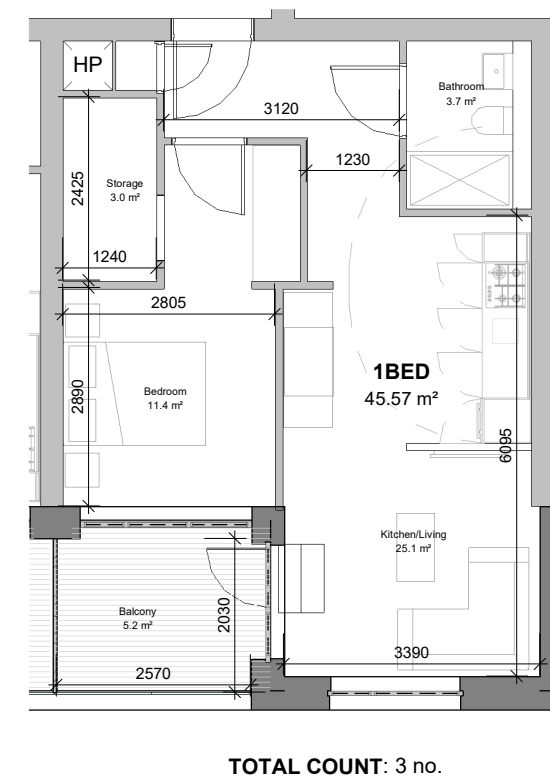
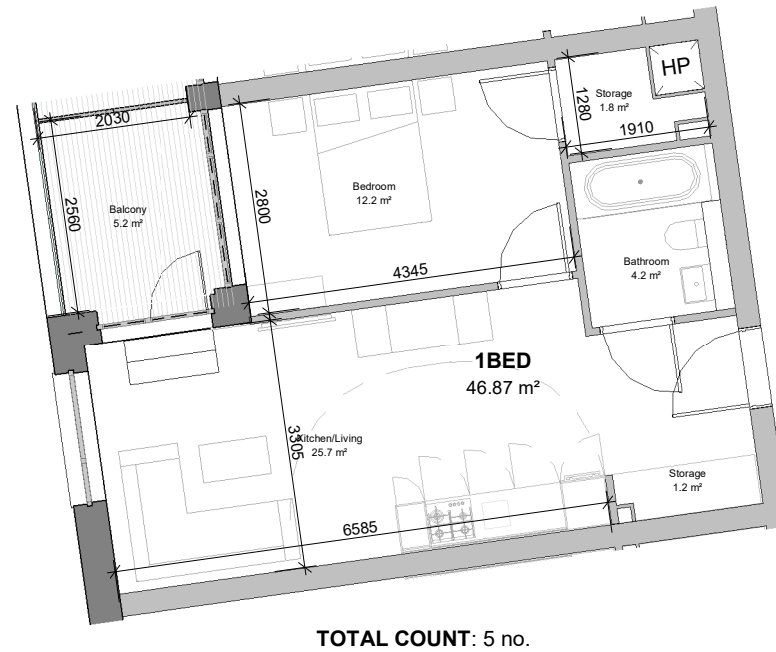
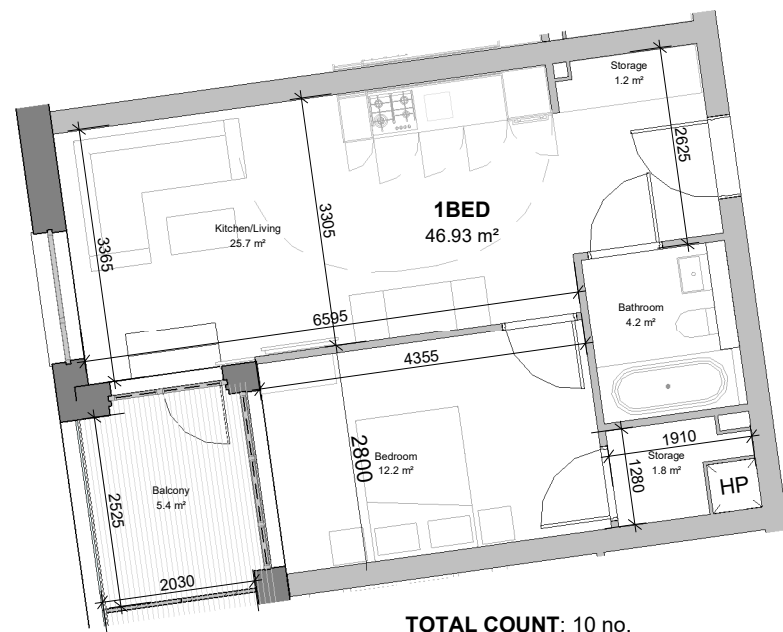
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Type 16(a)  
1 : 100

Type 16(b)  
1 : 100

Type 23(a)  
1 : 100

Type 23(b)  
1 : 100



# MOLA

■ ARCHITECTS    ■ PLANNERS    ■ URBAN DESIGNERS

Client: \_\_\_\_\_

---

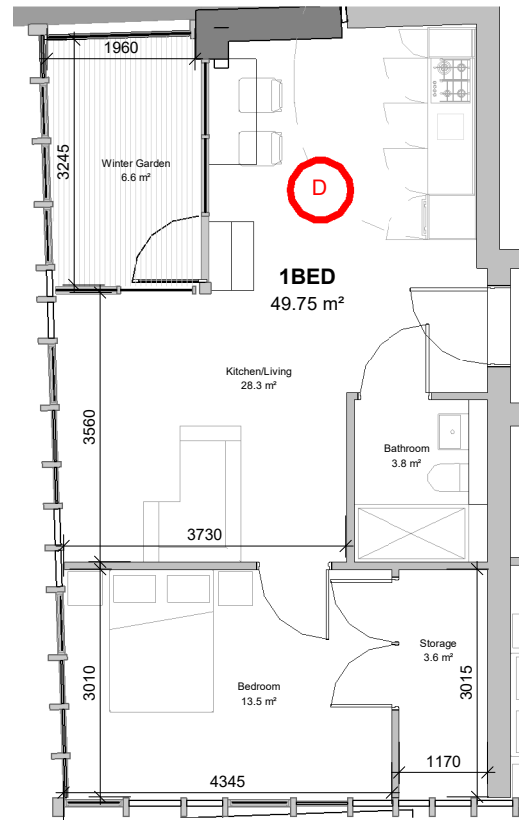
Project: \_\_\_\_\_

Drawing:  
1 Bed Apartments Sheet 4 out of 8

|            |         |           |              |              |
|------------|---------|-----------|--------------|--------------|
| Date:      | Scale:  | Drawn By: | Approved By: | Int. Job No: |
| 17/06/2021 | 1 : 100 | DL        | SH           | 19009        |

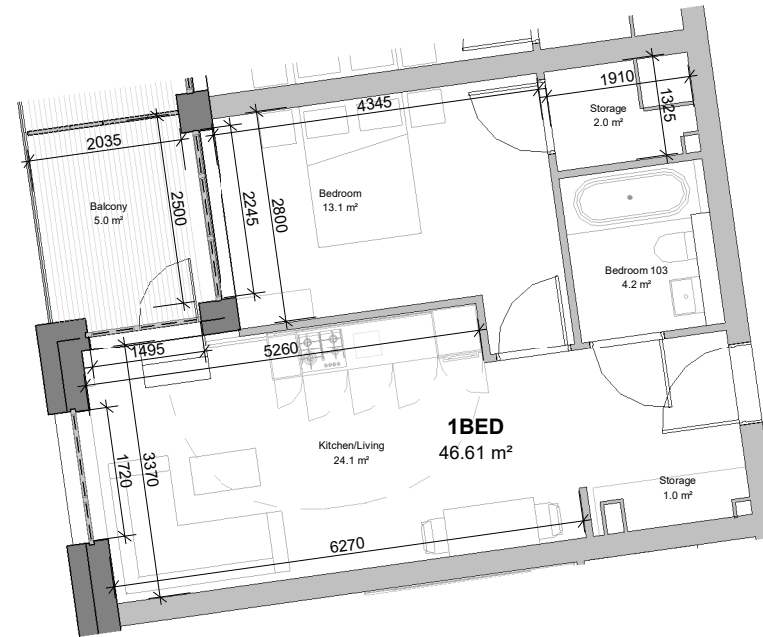
|             |             |       |        |       |          |        |            |         |       |
|-------------|-------------|-------|--------|-------|----------|--------|------------|---------|-------|
| Project No: | Originator: | Zone: | Level: | Type: | Discipl: | Class: | Sheet No.: | Status: | Rev.: |
| TED-        | MOLA-00-    | ZZ-   | DR-    | A-    | XX-      | 113    | S1         |         |       |

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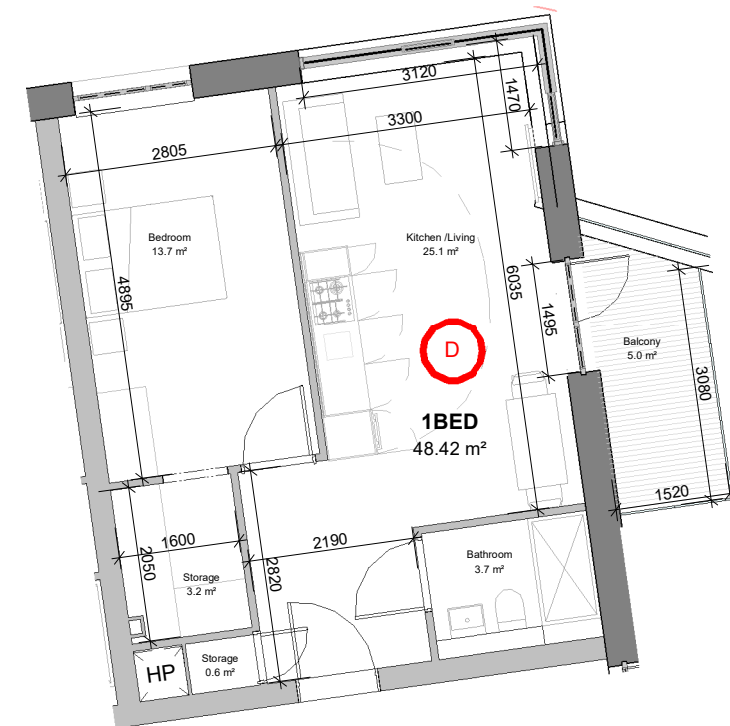
TOTAL COUNT: 3 no.

**Type 37**  
1 : 100



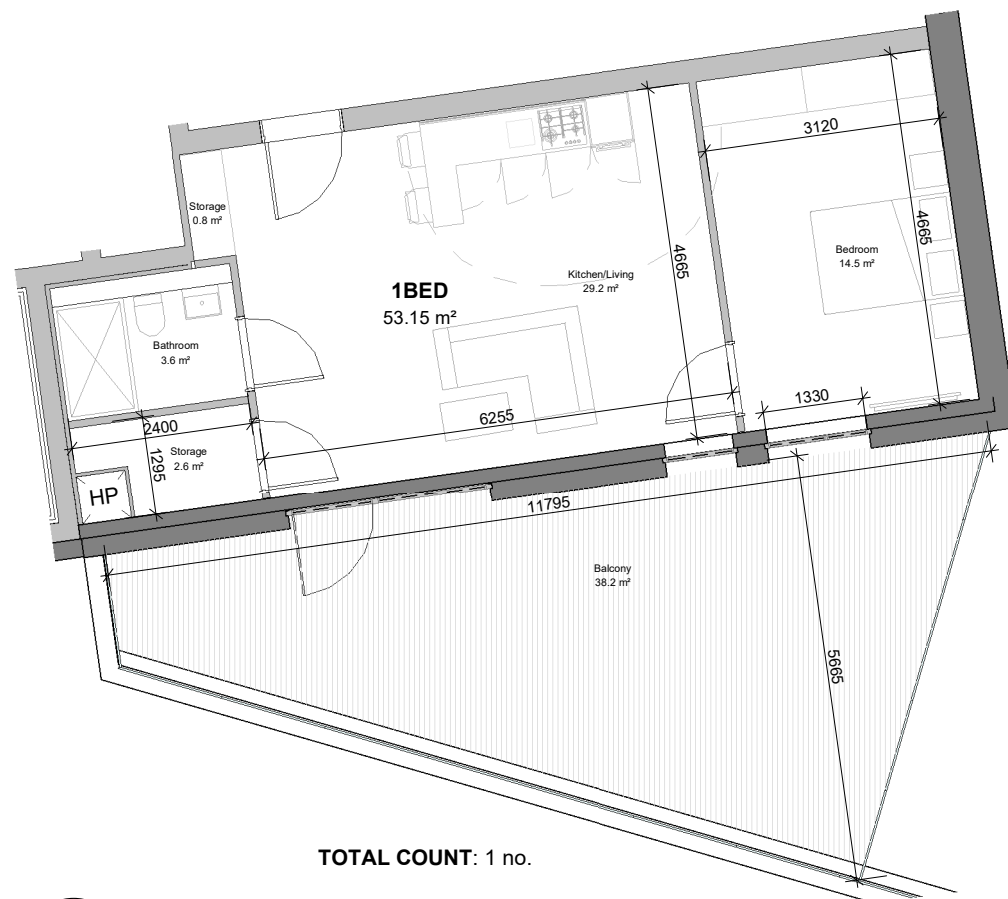
TOTAL COUNT: 4 no.

**Type 38**  
1 : 100



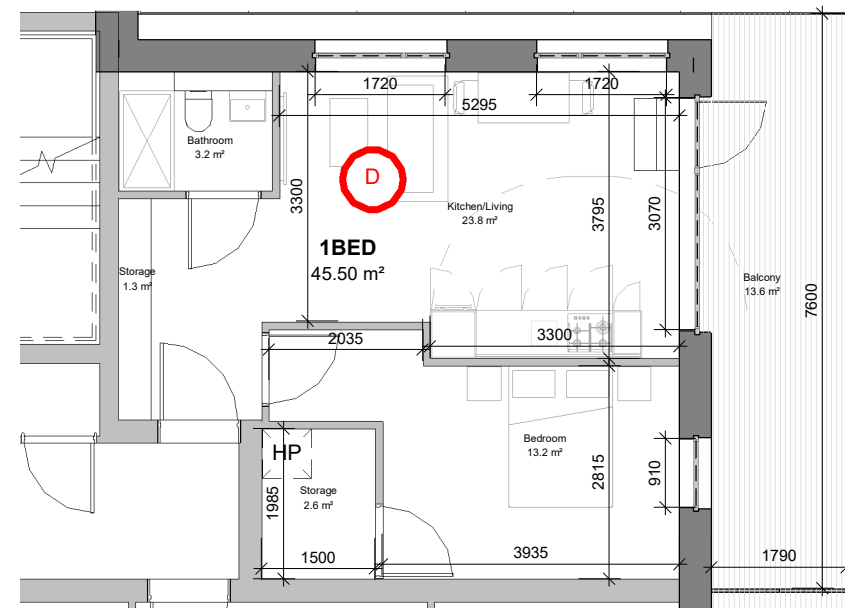
TOTAL COUNT: 1 no.

**Type 39**  
1 : 100



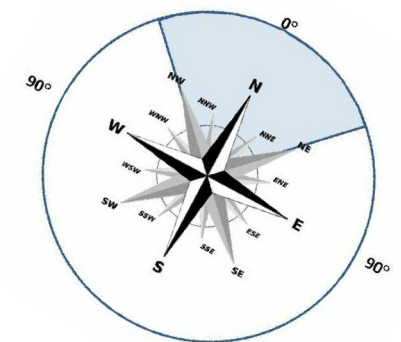
TOTAL COUNT: 1 no.

**Type 40**  
1 : 100



TOTAL COUNT: 1 no.

**Type 43**  
1 : 100



**MOLA**

■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS

Client:

Ted Living Limited

Project:

The Ted, DunLaoghaire

Drawing:

1 Bed Apartments\_Sheet 5 out 8

Date:

17/06/2021

Scale:

1 : 100

Drawn By:

DL

Approved By:

SH

Int. Job No:

19009

Project No:

TED-

Originator:

MOLA-00-

Zone:

ZZ-

Level:

DR-

Type:

A-

Discipl:

XX-

Class:

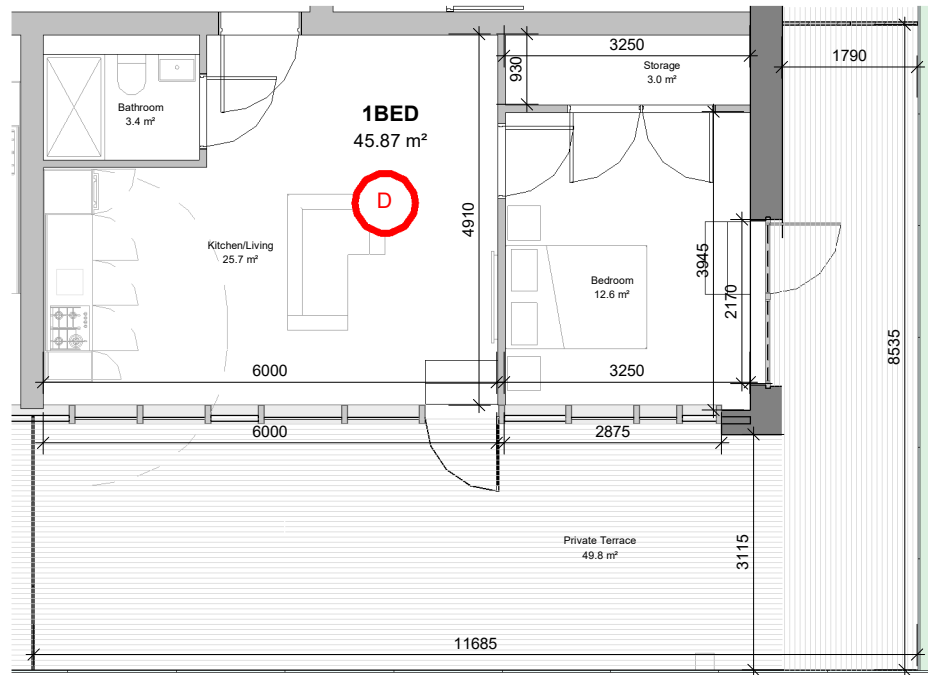
114

Sheet No.:

S1

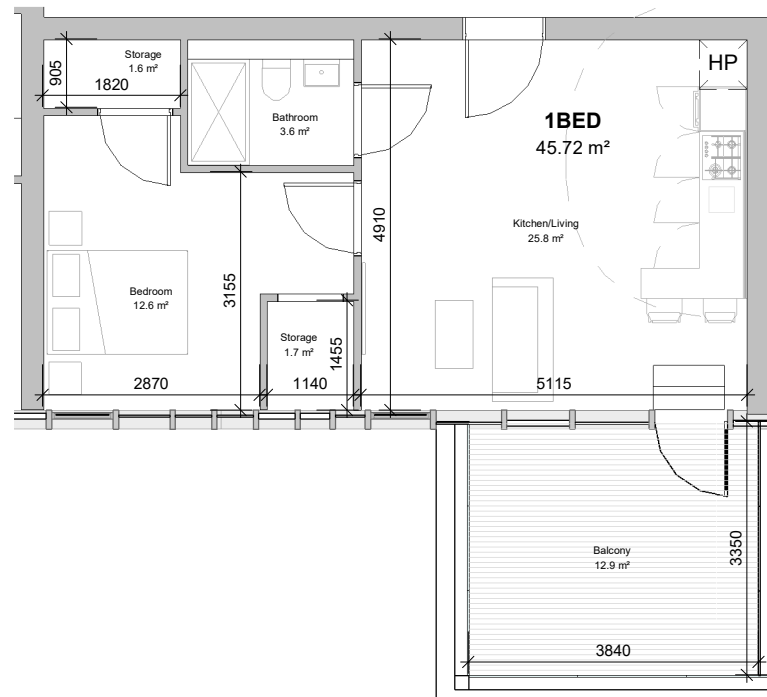
Status:

Rev.:



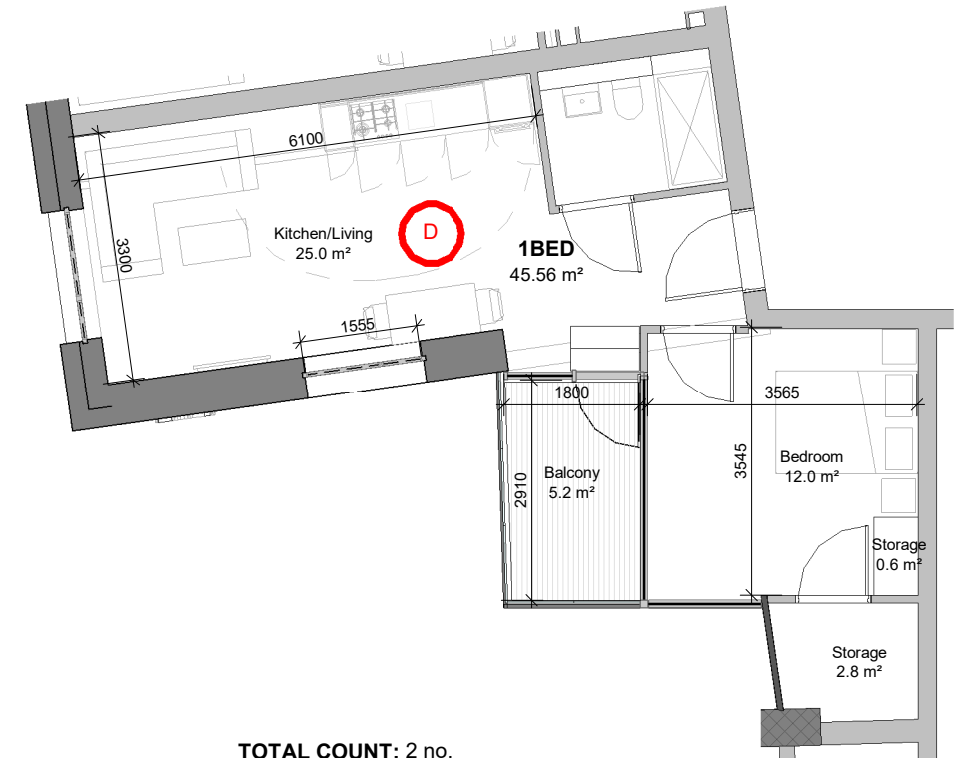
TOTAL COUNT: 1 no.

**Type 44**  
1 : 100



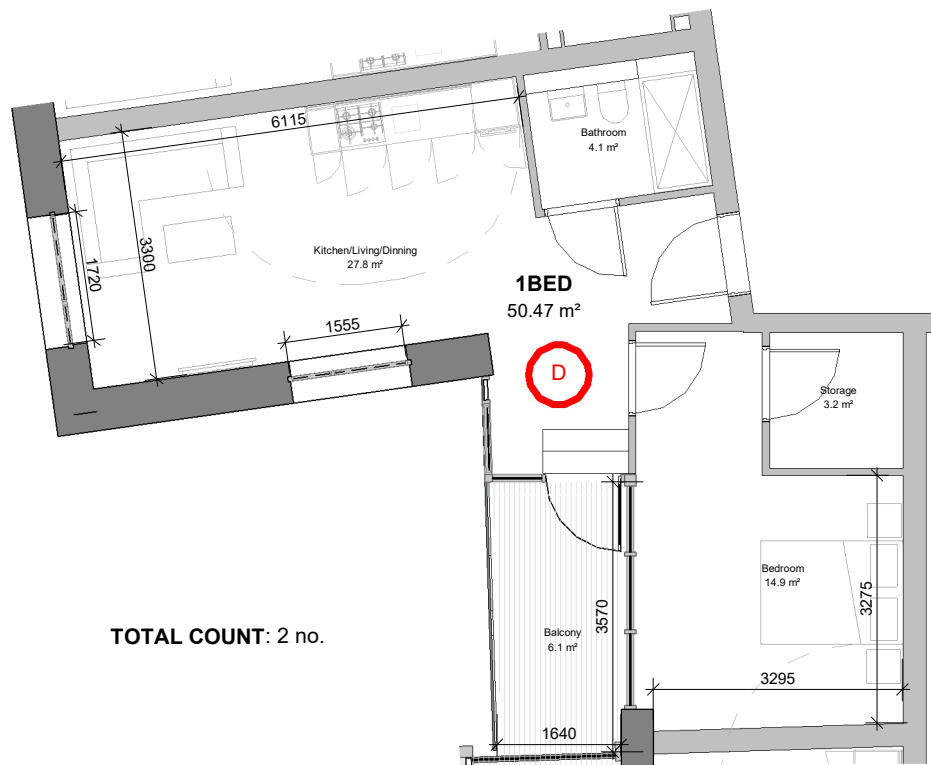
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**Type 45**  
1 : 100



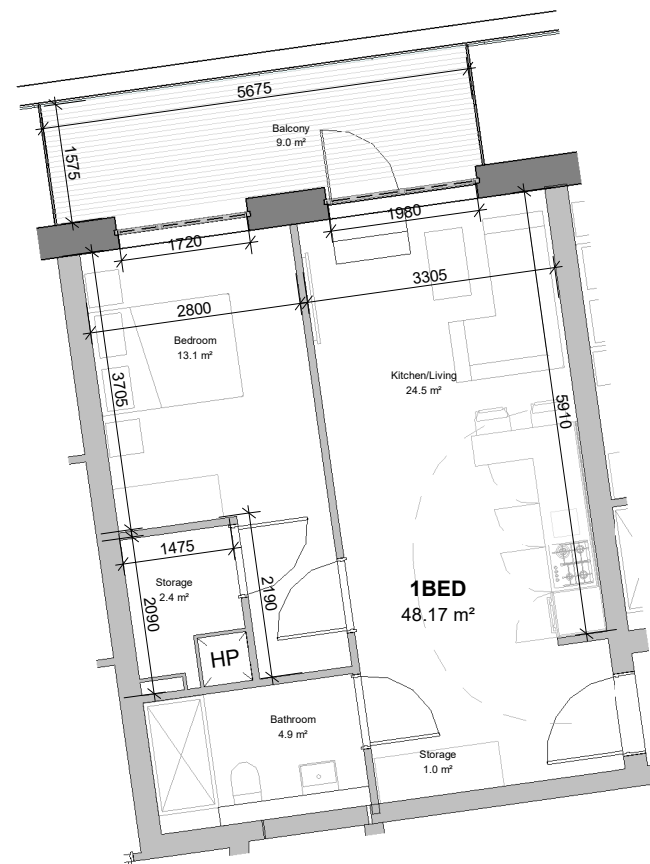
TOTAL COUNT: 2 no.

**Type 30**  
1 : 100



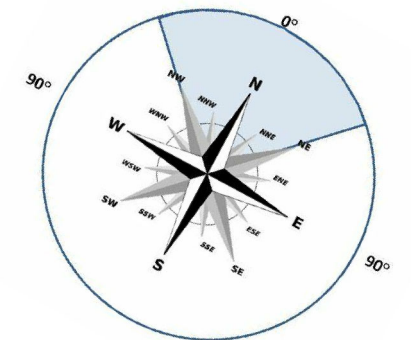
TOTAL COUNT: 2 no.

**Type 46**  
1 : 100



TOTAL COUNT: 1 no.

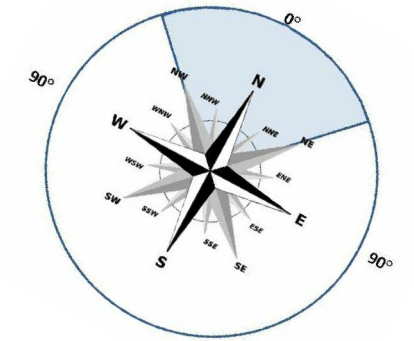
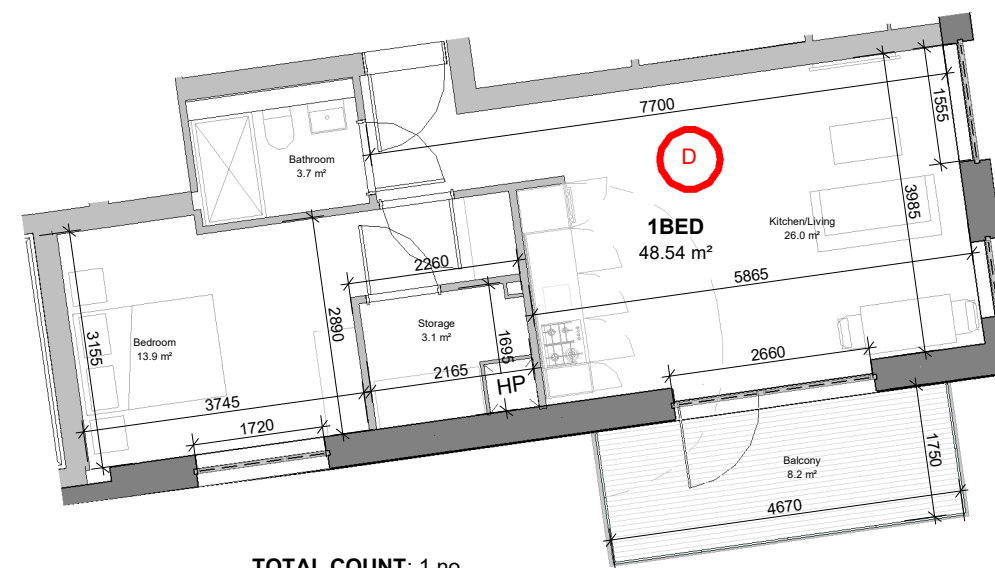
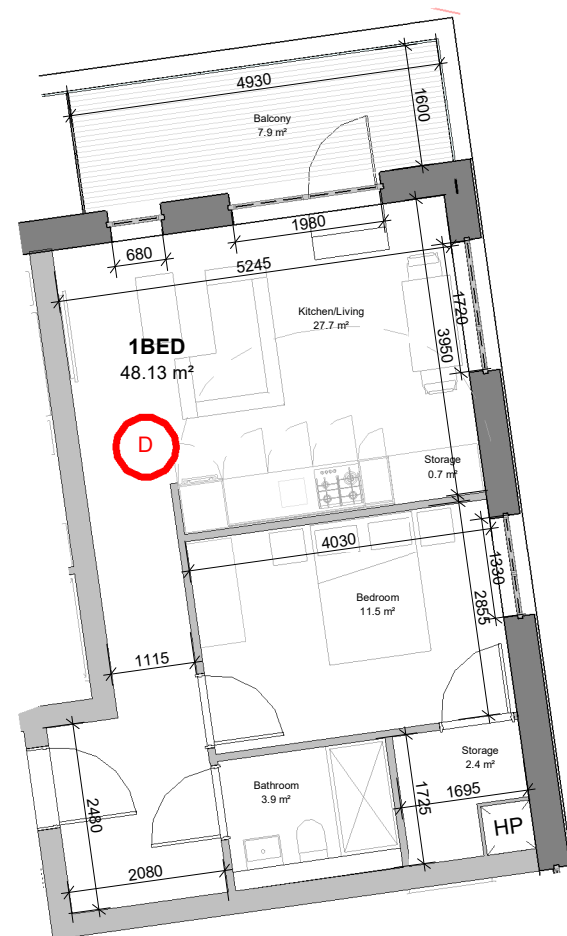
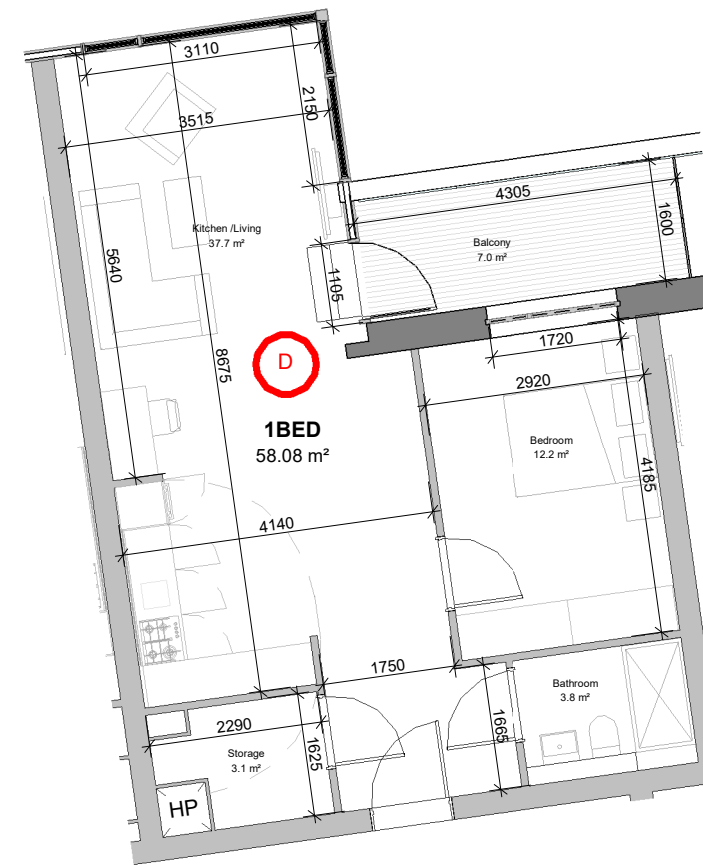
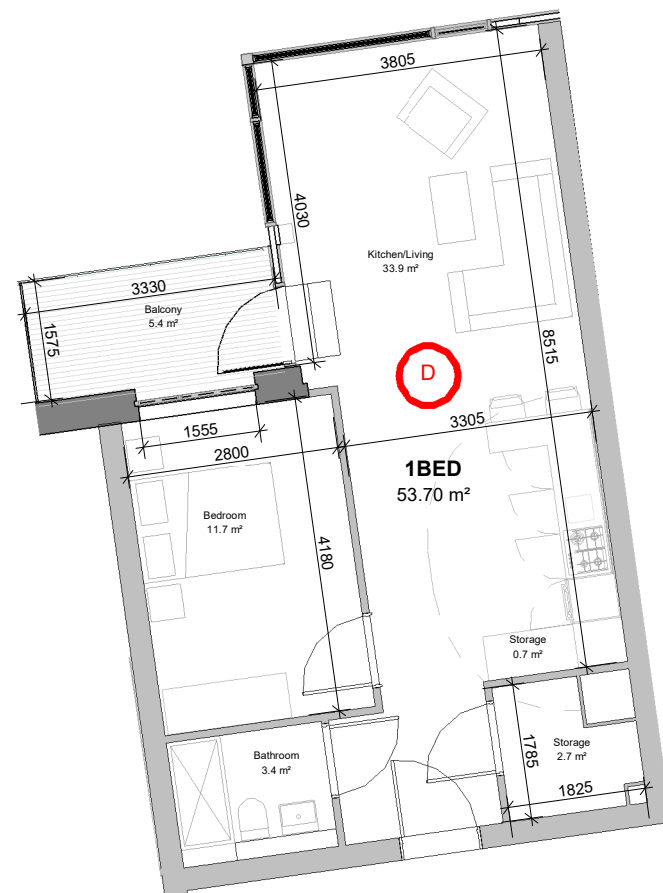
**Type 47**  
1 : 100



**MOLA**

■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS

Client:  
Ted Living Limited  
Project:  
The Ted, DunLaoghaire  
Drawing:  
1 Bed Apartments\_Sheet 6 out 8  
Date: 17/06/2021 Scale: 1 : 100 Drawn By: DL Approved By: SH Int. Job No: 19009  
Project No: TED- MOLA-00- ZZ- DR- A- XX- 115 Status: S1 Rev.:  
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# MOLA

■ ARCHITECTS   ■ PLANNERS   ■ URBAN DESIGNERS

Client:

Ted Living Limited

Project:

## The Ted, DunLaoghaire

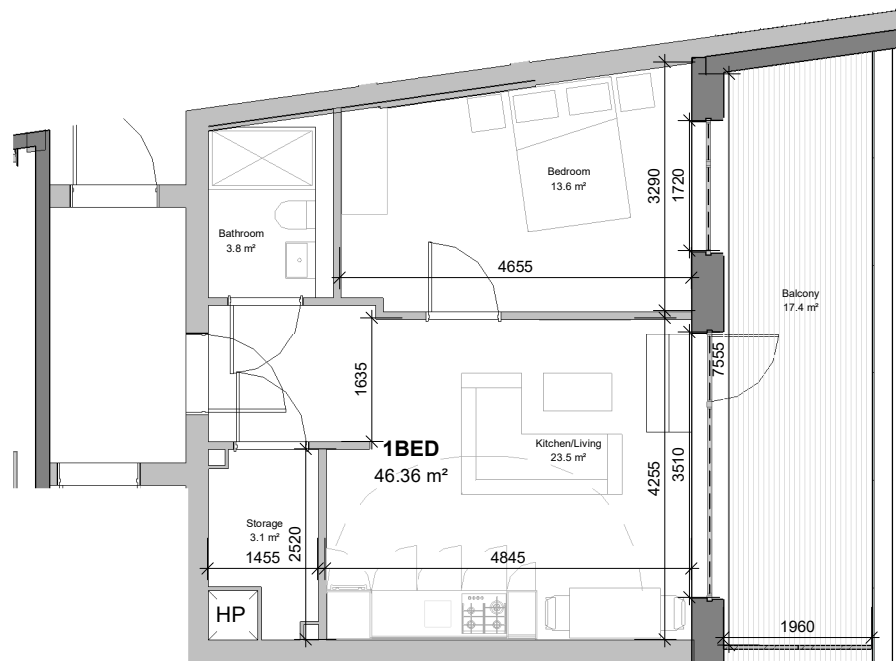
Drawing:

1 Bed Apartments\_Sheet 7 out of 8

|            |         |           |              |              |
|------------|---------|-----------|--------------|--------------|
| Date:      | Scale:  | Drawn By: | Approved By: | Int. Job No: |
| 17/06/2021 | 1 : 100 | DL        | SH           | 19009        |

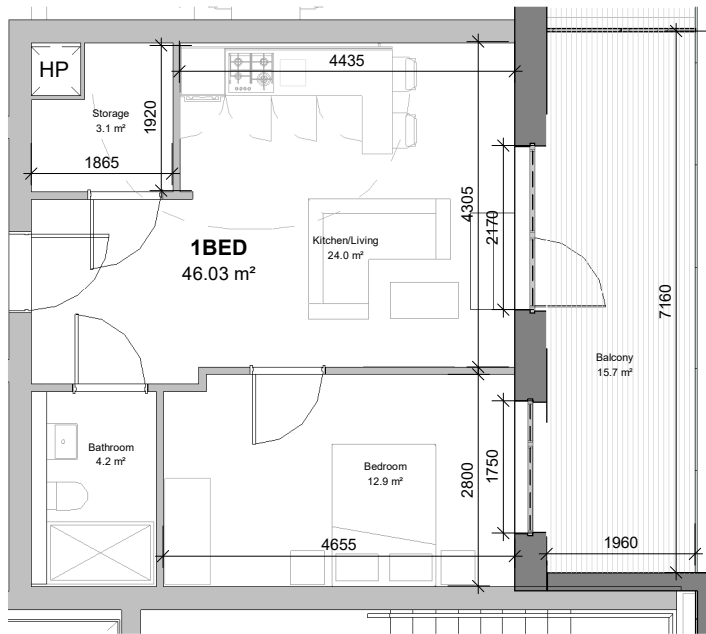
| Project No: | Originator: | Zone: | Level: | Type: | Discipl: | Class: | Sheet No.: | Status: | Rev.: |
|-------------|-------------|-------|--------|-------|----------|--------|------------|---------|-------|
| TED-        | MOLA-00-    | ZZ-   | DR-    | A-    | XX-      |        | 116        | S1      |       |

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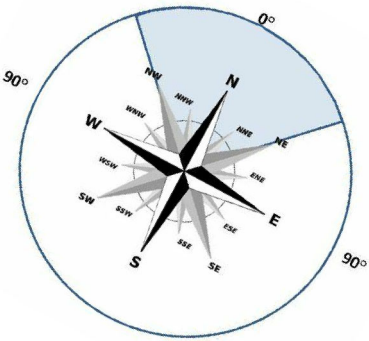
TOTAL COUNT: 1 no.

○ **Type 52**  
1 : 100



TOTAL COUNT: 1 no.

○ **Type 54**  
1 : 100



# MOLA

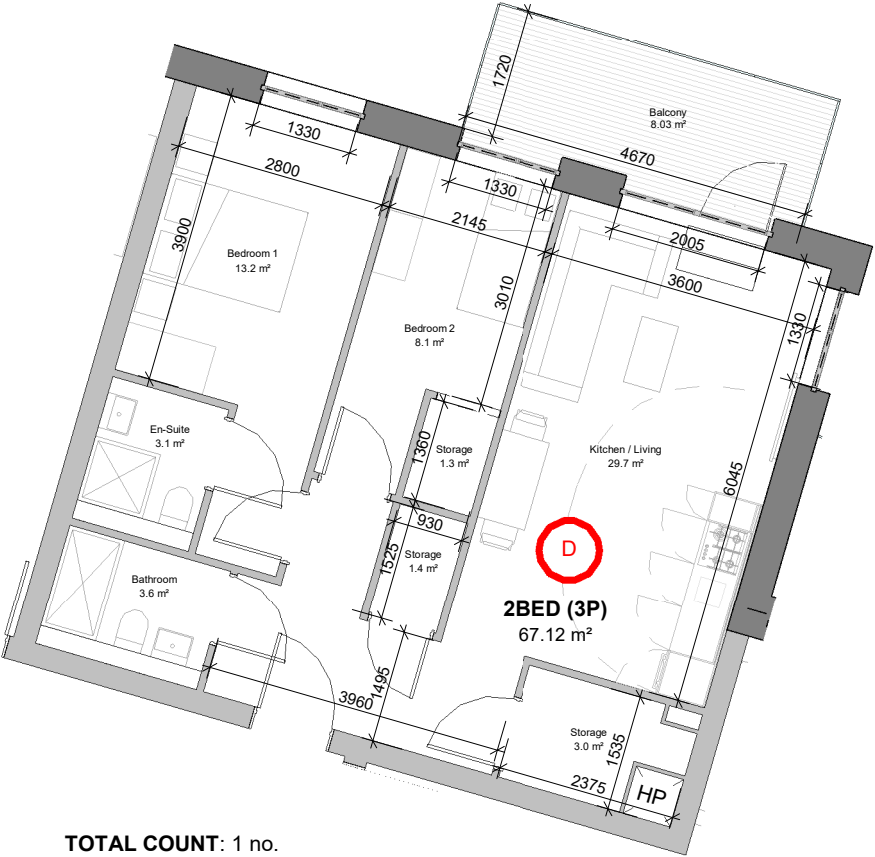
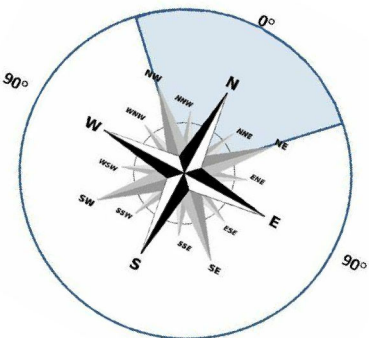
■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS ■

|                                            |                      |                     |                          |                        |                |              |                   |               |             |
|--------------------------------------------|----------------------|---------------------|--------------------------|------------------------|----------------|--------------|-------------------|---------------|-------------|
| Client:<br>Ted Living Limited              |                      |                     |                          |                        |                |              |                   |               |             |
| Project:<br>The Ted, DunLaoghaire          |                      |                     |                          |                        |                |              |                   |               |             |
| Drawing:<br>1 Bed Apartments_Sheet 8 out 8 |                      |                     |                          |                        |                |              |                   |               |             |
| Date:<br>06/15/21                          | Scale:<br>1 : 100    | Drawn By:<br>Author | Approved By:<br>Approver | Int. Job No.:<br>19009 |                |              |                   |               |             |
| Project No.:<br>TED-                       | Originator:<br>MOLA- | Zone:<br>A-         | Level:<br>A-             | Type:<br>A-            | Discipl:<br>A- | Class:<br>A- | Sheet No.:<br>117 | Status:<br>A- | Rev.:<br>A- |

# C) 2 BED APARTMENTS - 3 PERSON

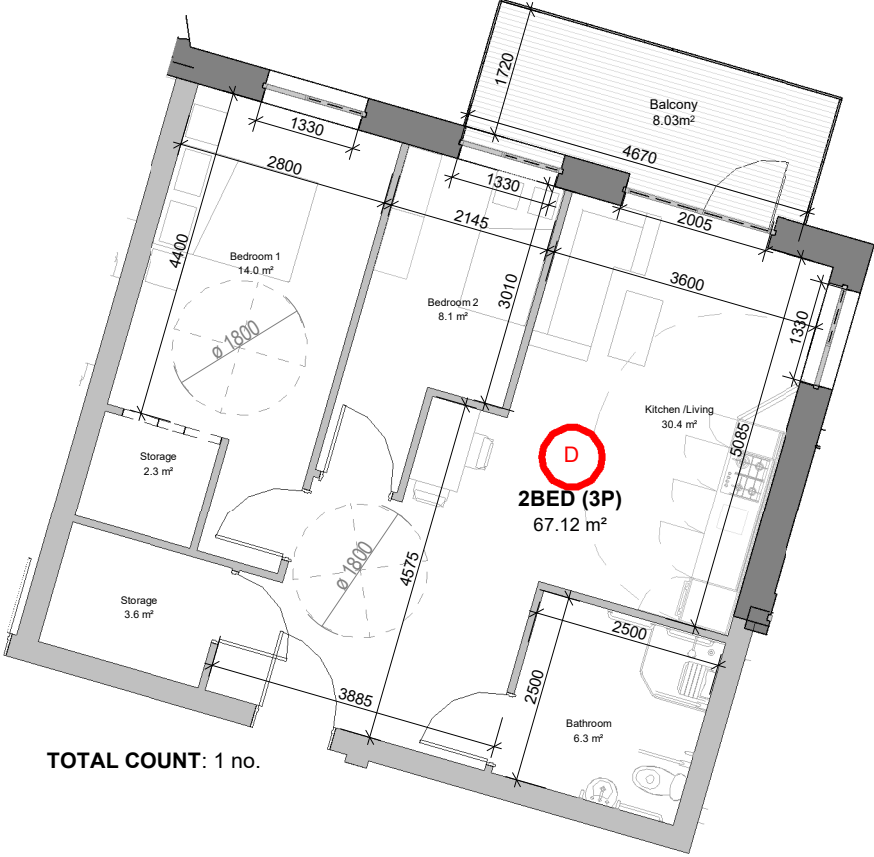
TOTAL :4no.

2 BED 3 PERSON APARTMENTS  
TOTAL: 4 UNITS



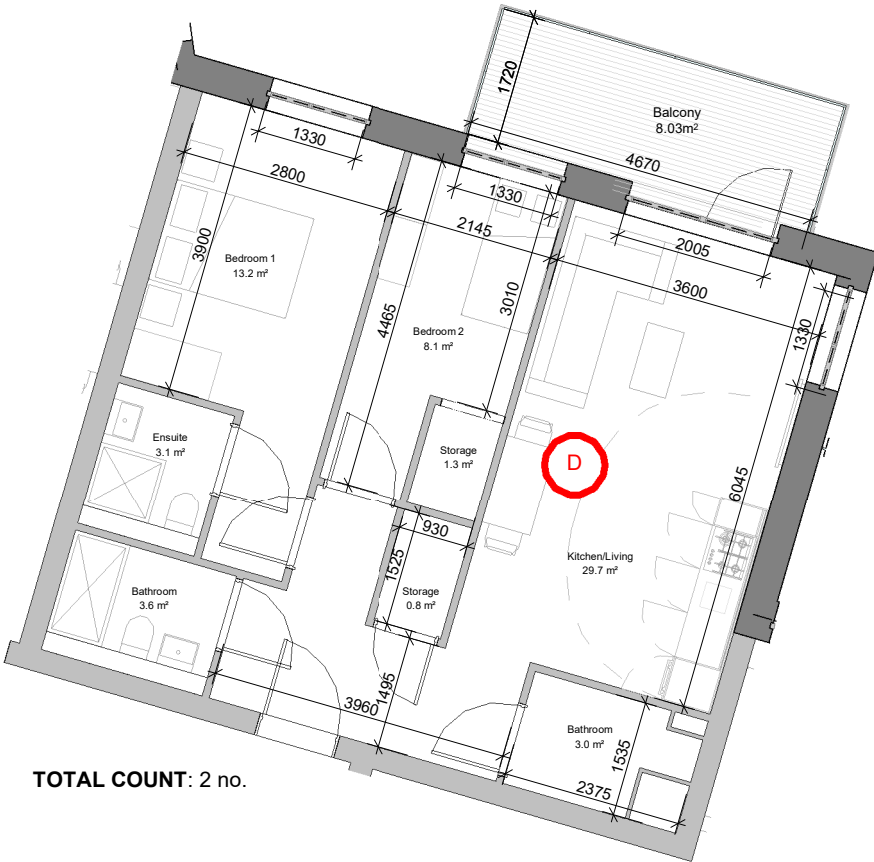
TOTAL COUNT: 1 no.

○ Type 03(a)  
1 : 100



TOTAL COUNT: 1 no.

○ Type 03(b)  
1 : 100



TOTAL COUNT: 2 no.

○ Type 03(c)  
1 : 100

MOLA

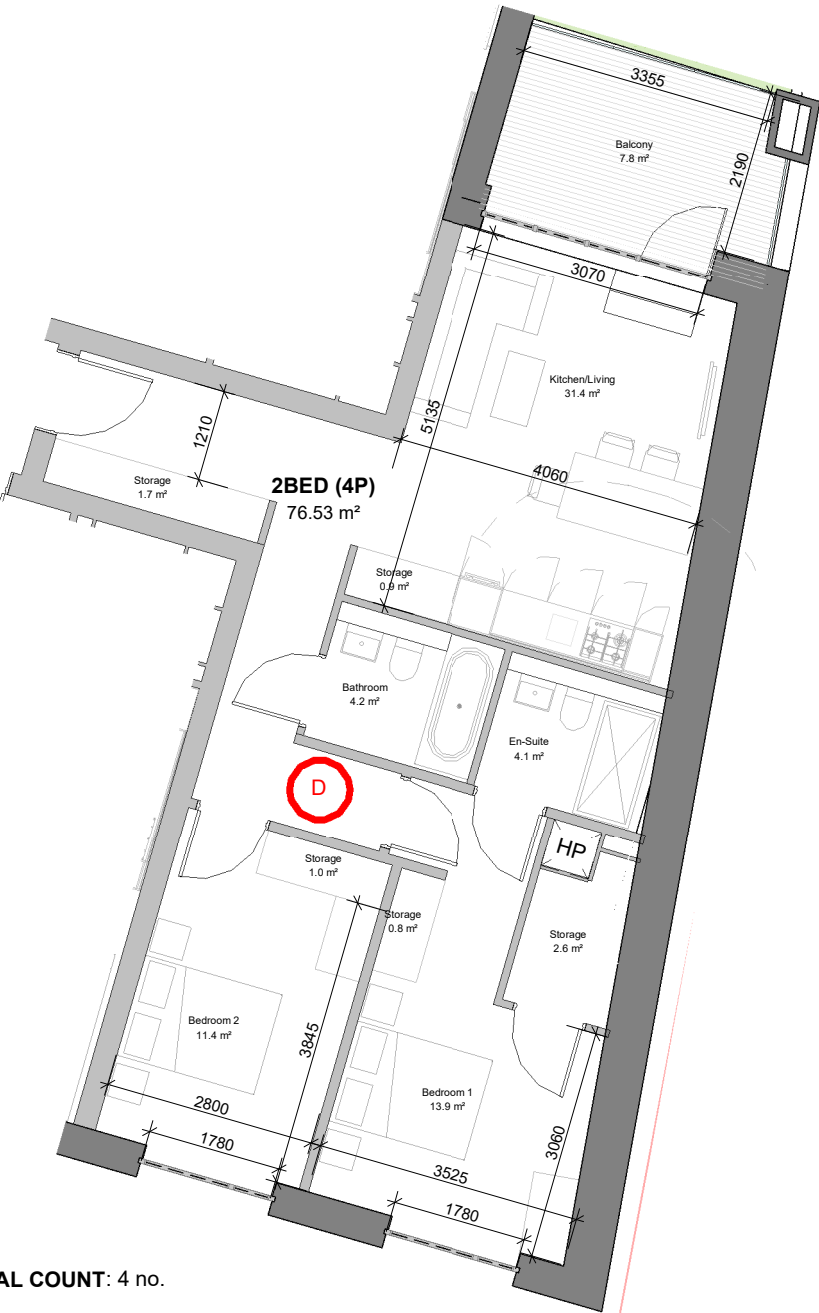
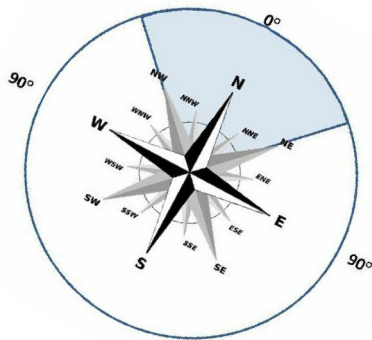
■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS

|                               |             |           |              |              |          |        |            |         |       |
|-------------------------------|-------------|-----------|--------------|--------------|----------|--------|------------|---------|-------|
| Client:                       |             |           |              |              |          |        |            |         |       |
| Ted Living Limited            |             |           |              |              |          |        |            |         |       |
| Project:                      |             |           |              |              |          |        |            |         |       |
| The Ted, DunLaoghaire         |             |           |              |              |          |        |            |         |       |
| Drawing:                      |             |           |              |              |          |        |            |         |       |
| 2B3P Apartments_Sheet 1 out 1 |             |           |              |              |          |        |            |         |       |
| Date:                         | Scale:      | Drawn By: | Approved By: | Int. Job No: |          |        |            |         |       |
| 17/06/2021                    | 1 : 100     | DL        | SH           | 19009        |          |        |            |         |       |
| Project No:                   | Originator: | Zone:     | Level:       | Type:        | Discipl: | Class: | Sheet No.: | Status: | Rev.: |
| TED-                          | MOLA-00-    | ZZ-       | DR-          | A-           | XX-      | 120    | S1         |         |       |

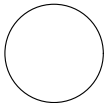
## D) 2 BED APARTMENTS - 4 PERSON

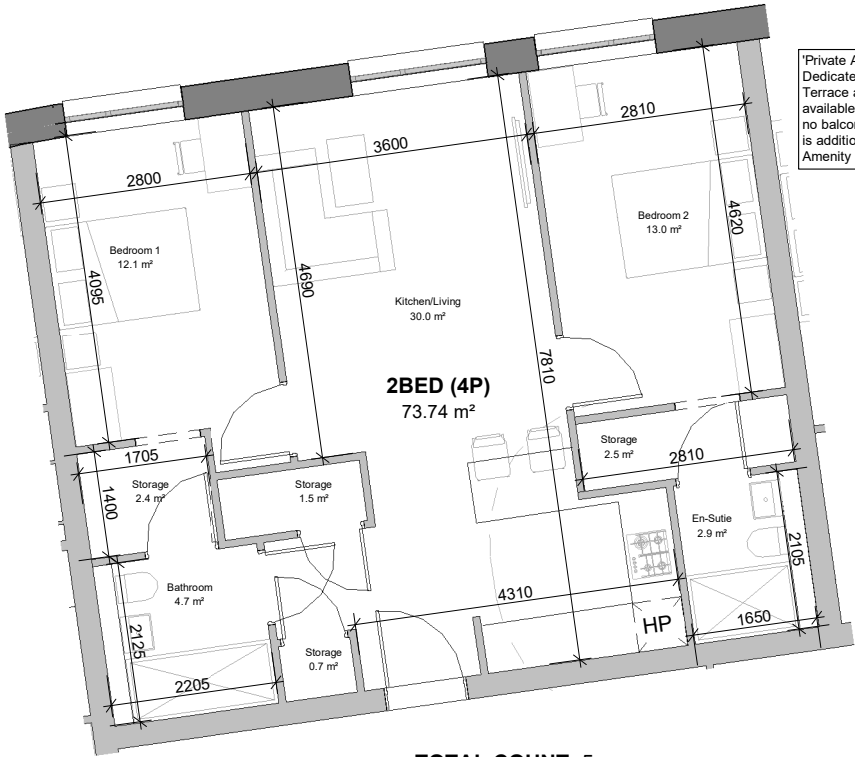
TOTAL : 31no.

2 BED 4 PERSON APARTMENTS  
TOTAL: 31 UNITS

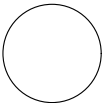


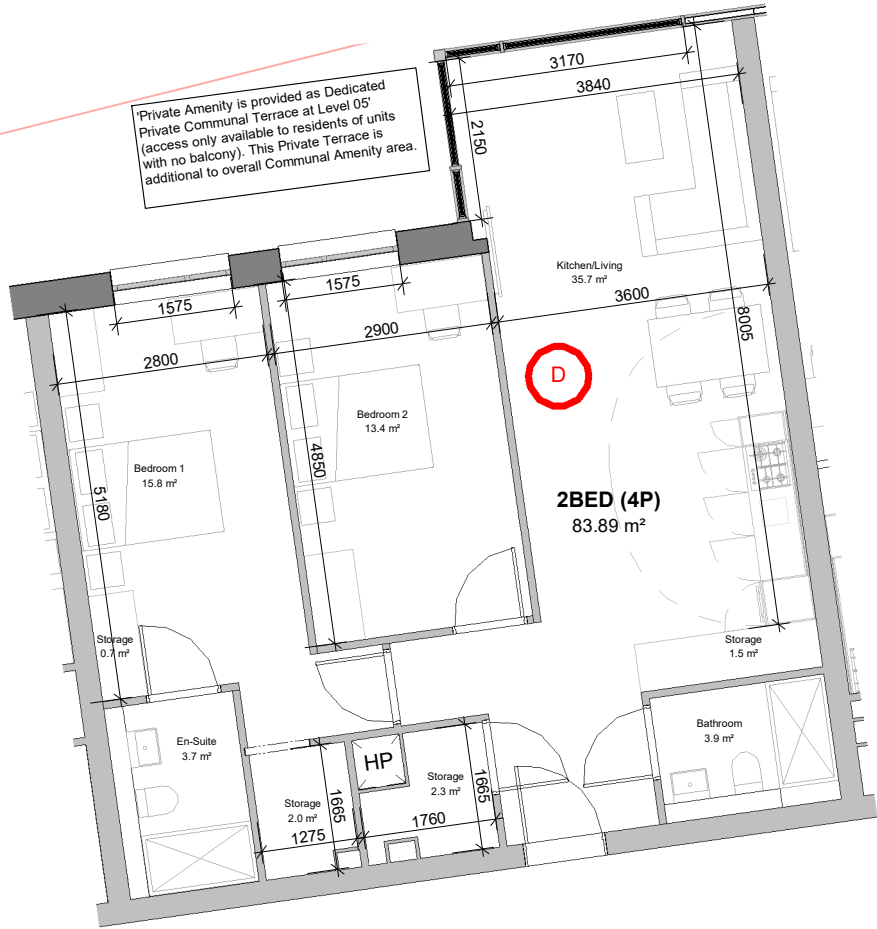
TOTAL COUNT: 4 no.

 **Type 04**  
1 : 100

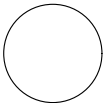


TOTAL COUNT: 5 no.

 **Type 18**  
1 : 100



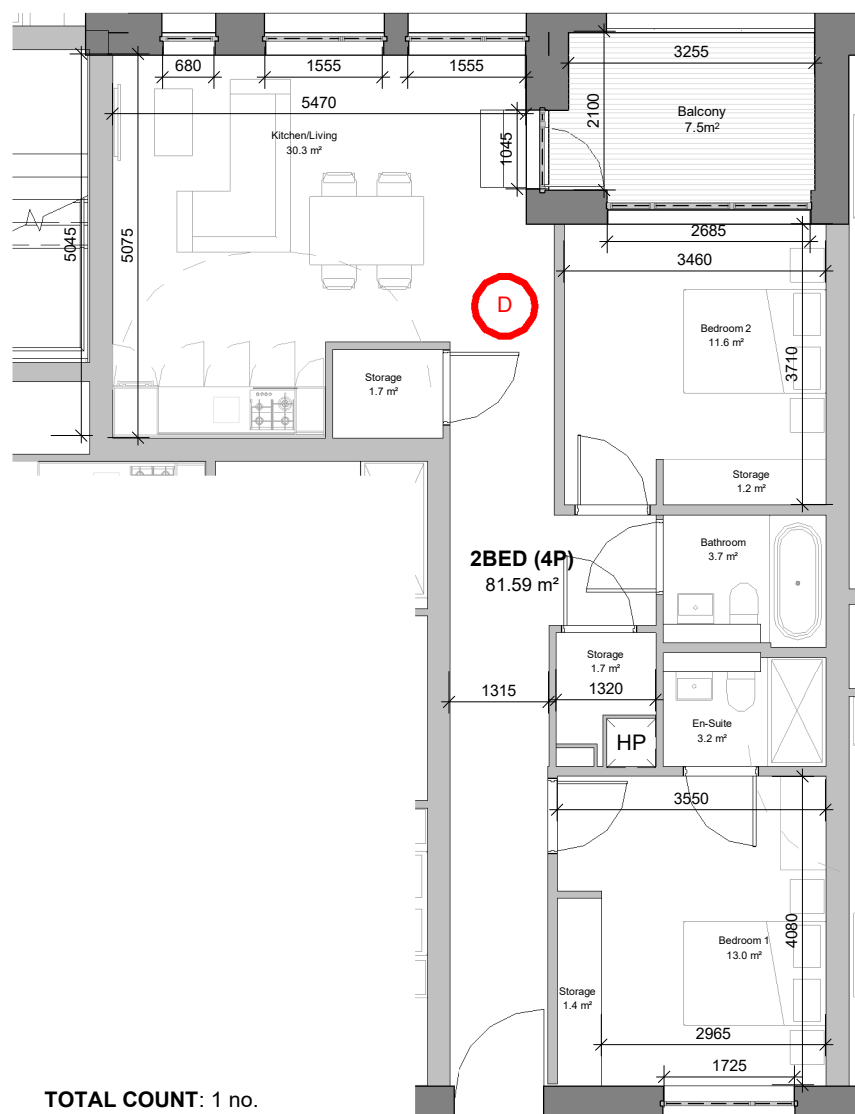
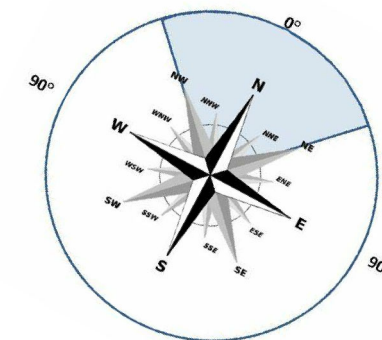
TOTAL COUNT: 5 no.

 **Type 19**  
1 : 100

**MOLA**

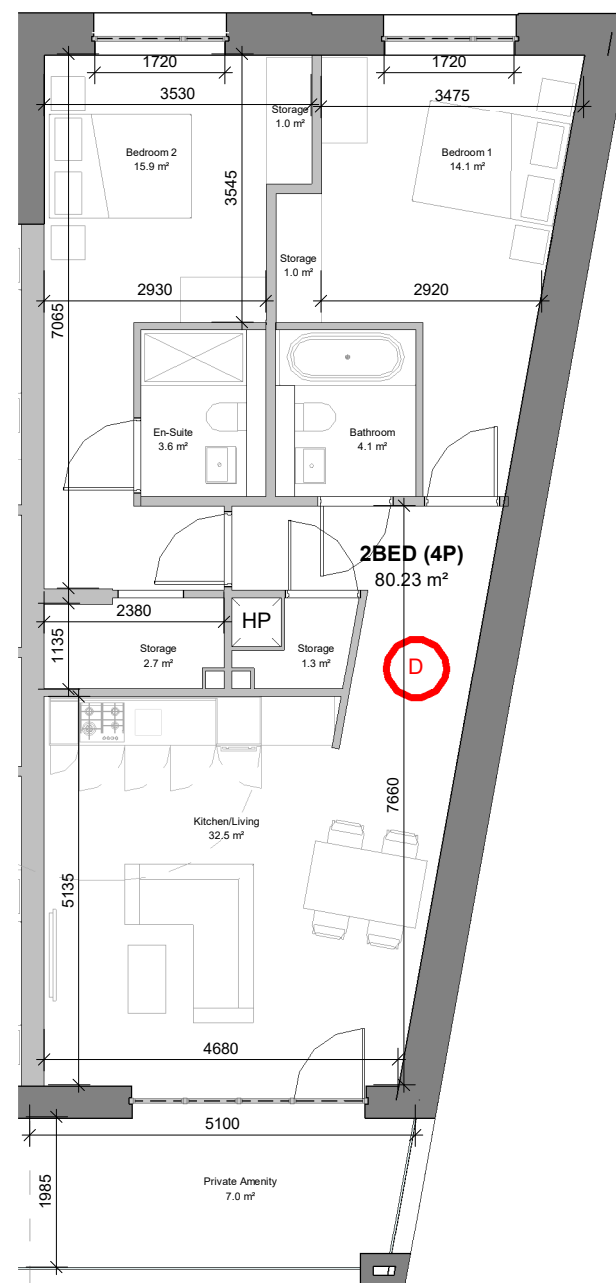
■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS ■

|                                           |                   |                 |                    |                       |          |        |            |         |       |
|-------------------------------------------|-------------------|-----------------|--------------------|-----------------------|----------|--------|------------|---------|-------|
| Client:<br>Ted Living Limited             |                   |                 |                    |                       |          |        |            |         |       |
| Project:<br>The Ted, DunLaoghaire         |                   |                 |                    |                       |          |        |            |         |       |
| Drawing:<br>2B4P Apartments_Sheet 1 out 5 |                   |                 |                    |                       |          |        |            |         |       |
| Date:<br>17/06/2021                       | Scale:<br>1 : 100 | Drawn By:<br>DL | Approved By:<br>SH | Int. Job No:<br>19009 |          |        |            |         |       |
| Project No:                               | Originator:       | Zone:           | Level:             | Type:                 | Discipl: | Class: | Sheet No.: | Status: | Rev.: |
| TED-                                      | MOLA-00-          | ZZ-             | DR-                | A-                    | XX-      | 130    | S1         |         |       |



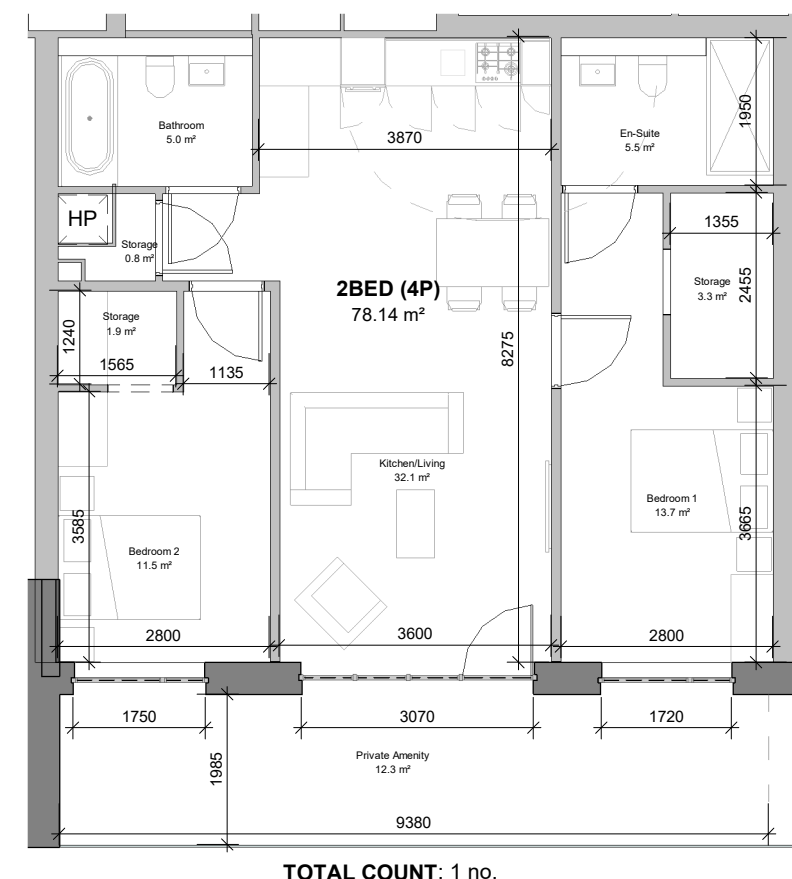
TOTAL COUNT: 1 no.

**Type 26**  
1 : 100



TOTAL COUNT: 1 no.

**Type 27**  
1 : 100



TOTAL COUNT: 1 no.

**Type 28**  
1 : 100

**MOLA**

■ ARCHITECTS ■ PLANNERS ■ URBAN DESIGNERS ■

Client:

Ted Living Limited

Project:

The Ted, DunLaoghaire

Drawing:

2B4P Apartments\_Sheet 2 out 5

Date:

17/06/2021

Scale:

1 : 100

Drawn By:

DL

Approved By:

SH

Int. Job No:

19009

Project No:

TED-

Originator:

MOLA-00-

Zone:

ZZ-

Level:

DR-

Type:

A-

Discipl:

XX-

Class:

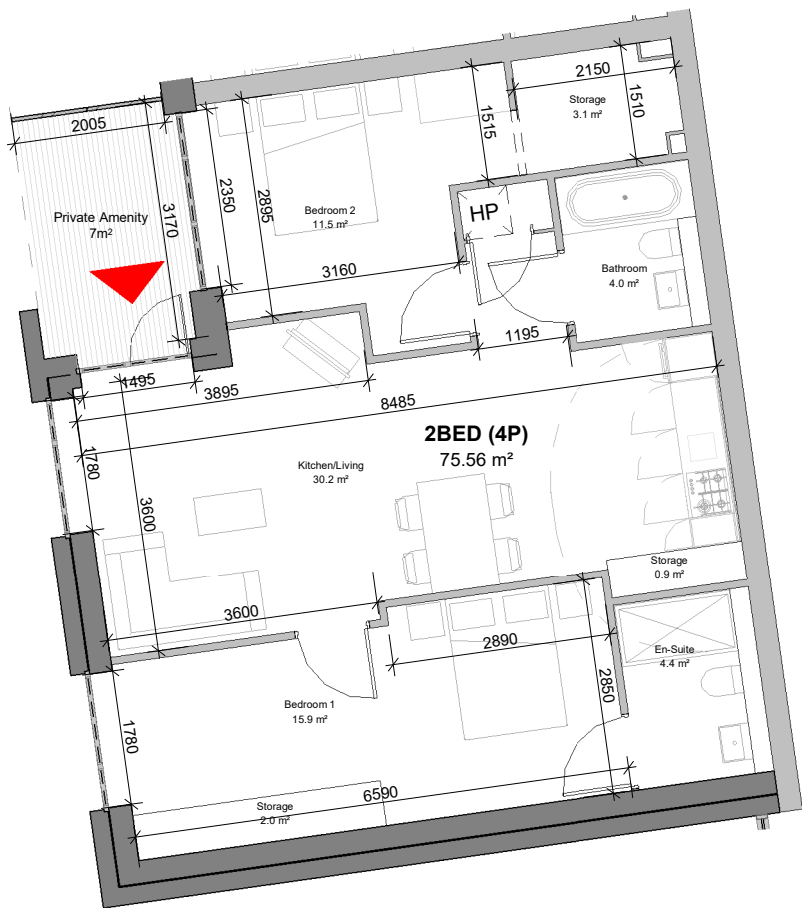
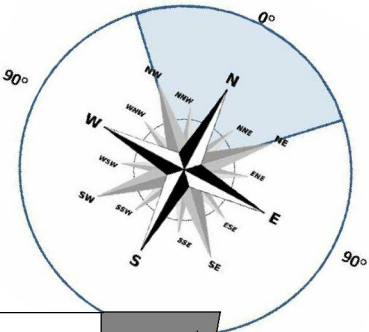
131

Sheet No.:

S1

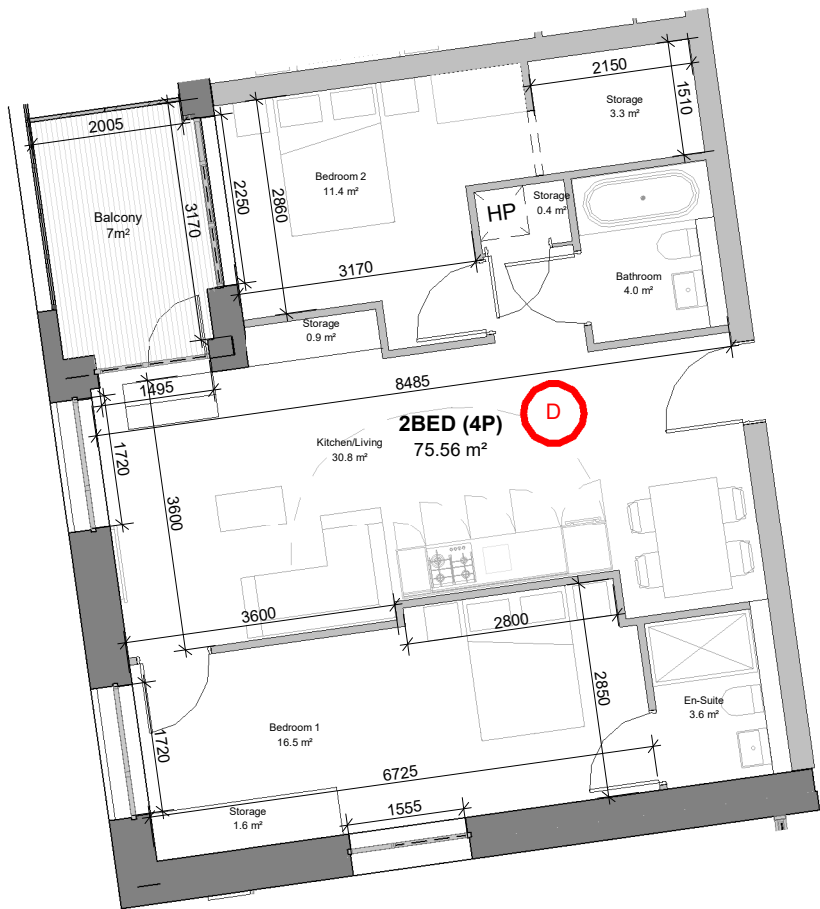
Status:

Rev.:



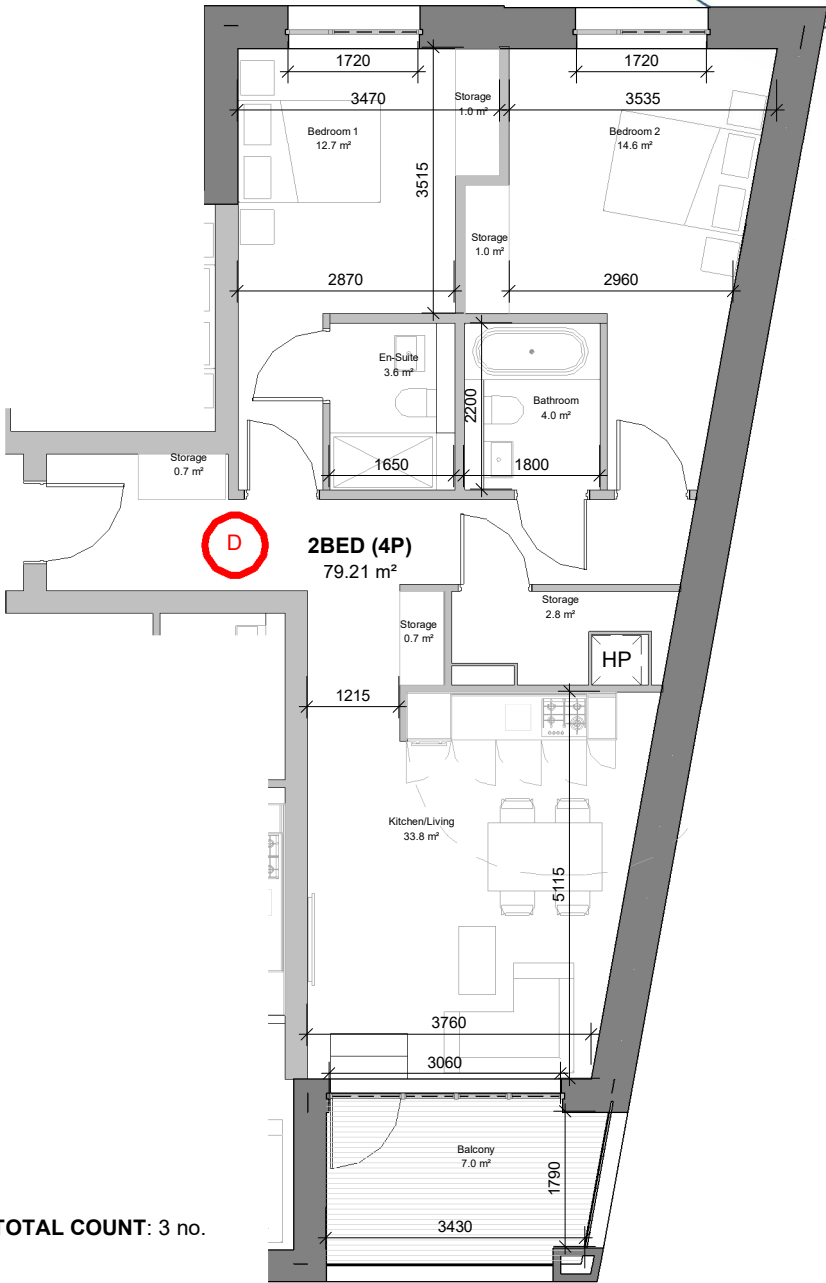
TOTAL COUNT: 1 no.

○ **Type 64**  
1 : 100



TOTAL COUNT: 1 no.

○ **Type 65**  
1 : 100



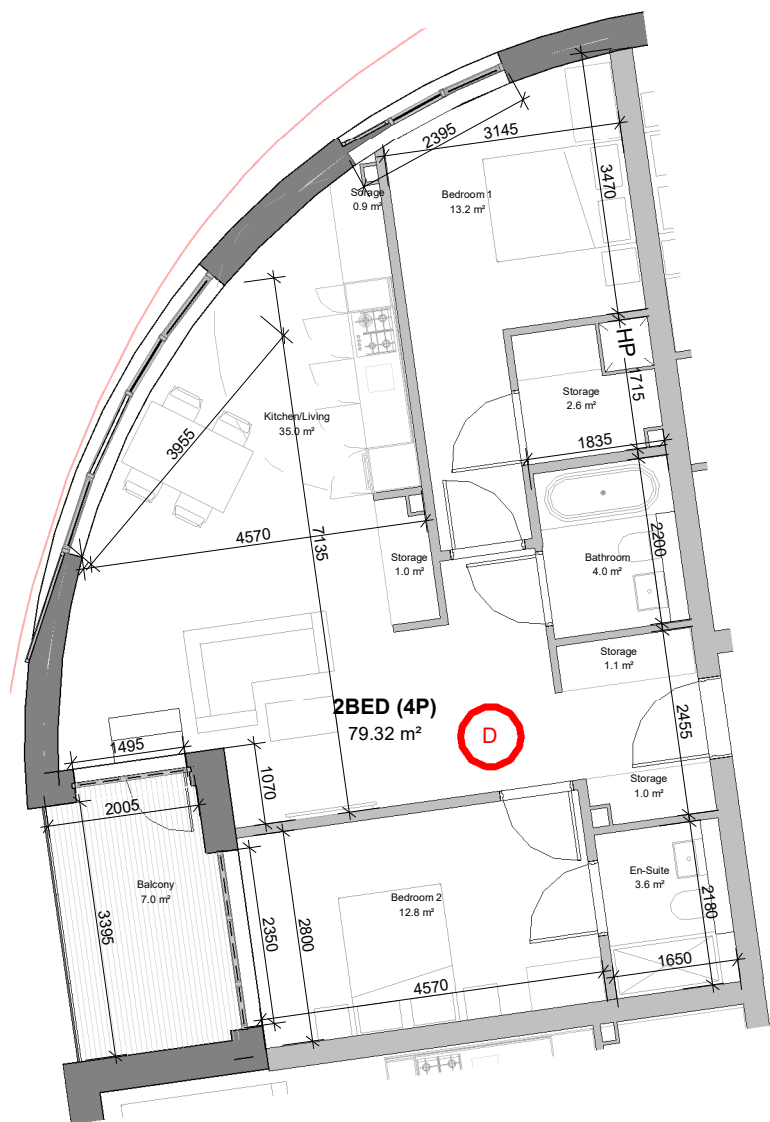
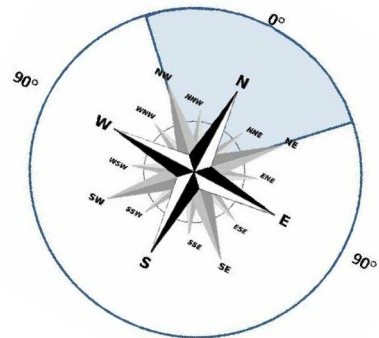
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○ **Type 33**  
1 : 100

**MOLA**

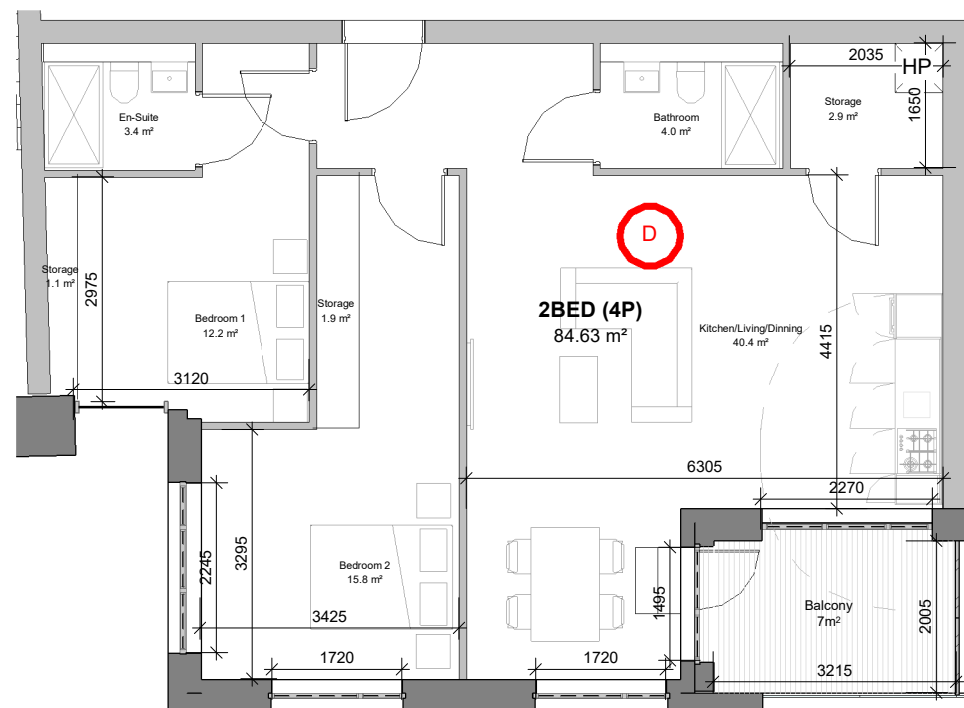
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|                               |             |           |              |              |          |        |            |         |       |
|-------------------------------|-------------|-----------|--------------|--------------|----------|--------|------------|---------|-------|
| Client:                       |             |           |              |              |          |        |            |         |       |
| Ted Living Limited            |             |           |              |              |          |        |            |         |       |
| Project:                      |             |           |              |              |          |        |            |         |       |
| The Ted, DunLaoghaire         |             |           |              |              |          |        |            |         |       |
| Drawing:                      |             |           |              |              |          |        |            |         |       |
| 2B4P Apartments_Sheet 3 out 5 |             |           |              |              |          |        |            |         |       |
| Date:                         | Scale:      | Drawn By: | Approved By: | Int. Job No: |          |        |            |         |       |
| 17/06/2021                    | 1 : 100     | DL        | SH           | 19009        |          |        |            |         |       |
| Project No:                   | Originator: | Zone:     | Level:       | Type:        | Discipl: | Class: | Sheet No.: | Status: | Rev.: |
| TED-                          | MOLA-00-    | ZZ-       | DR-          | A-           | XX-      | 132    | S1         |         |       |



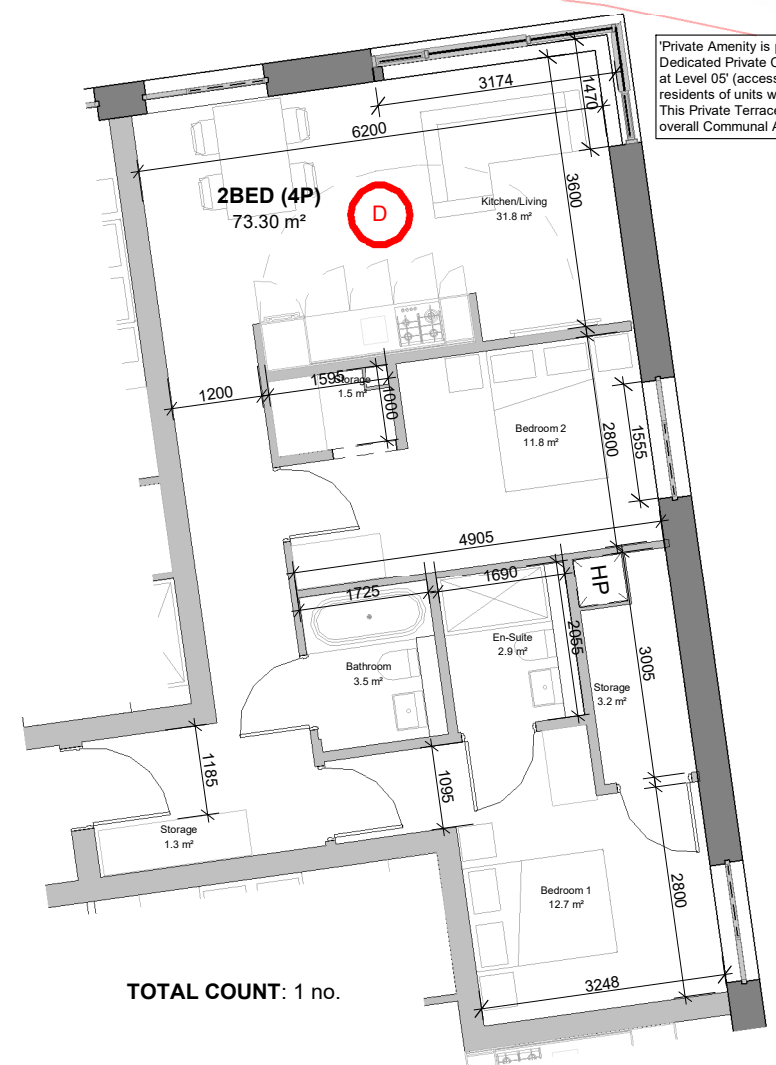
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○ **Type 60**  
1 : 100



TOTAL COUNT: 1 no.

○ **Type 66**  
1 : 100



TOTAL COUNT: 1 no.

○ **Type 41**  
1 : 100

**MOLA**

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Client:

Ted Living Limited

Project:

The Ted, DunLaoghaire

Drawing:

2B4P Apartments\_Sheet 4 out 5

Date:

17/06/2021

Scale:

1 : 100

Drawn By:

DL

Approved By:

SH

Int. Job No:

19009

Project No:

TED-

Originator:

MOLA-00- ZZ- DR- A-

Zone:

Level:

XX-

Type:

133

Discipl:

S1

Class:

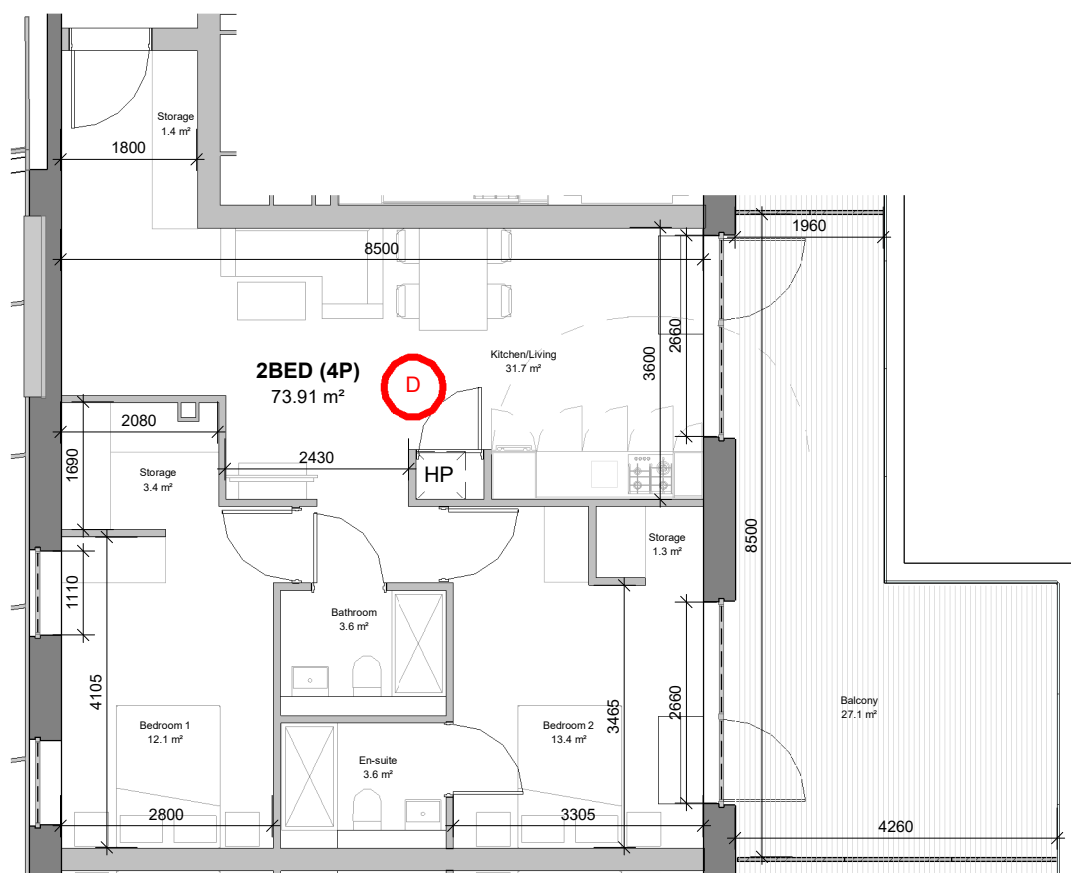
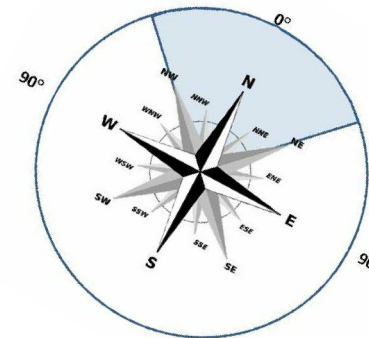
Rev.:

Sheet No.:

Status:

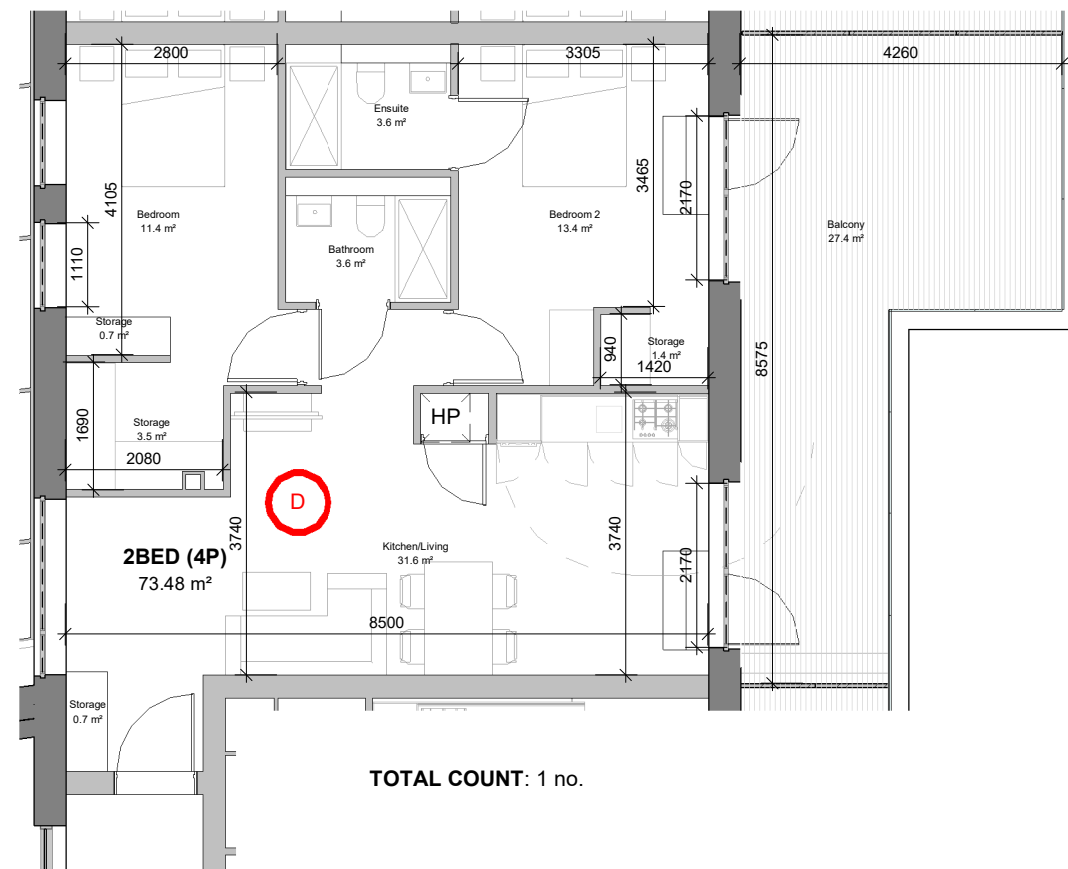
Rev.:

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TOTAL COUNT: 1 no.

○ **Type 53(a)**  
1 : 100



TOTAL COUNT: 1 no.

○ **Type 53(b)**  
1 : 100

# MOLA

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Client:

Ted Living Limited

Project:

The Ted, DunLaoghaire

Drawing:

2B4P Apartments\_Sheet 5 out 5

Date:

17/06/2021

Scale:

1 : 100

Drawn By:

DL

Approved By:

SH

Int. Job No:

19009

Project No:

Originator:

Zone:

Level:

Type:

Discipl:

Class:

Sheet No.:

Status:

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TED- MOLA-00- ZZ- DR- A- XX- 134 S1

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