

Architectural Design Statement

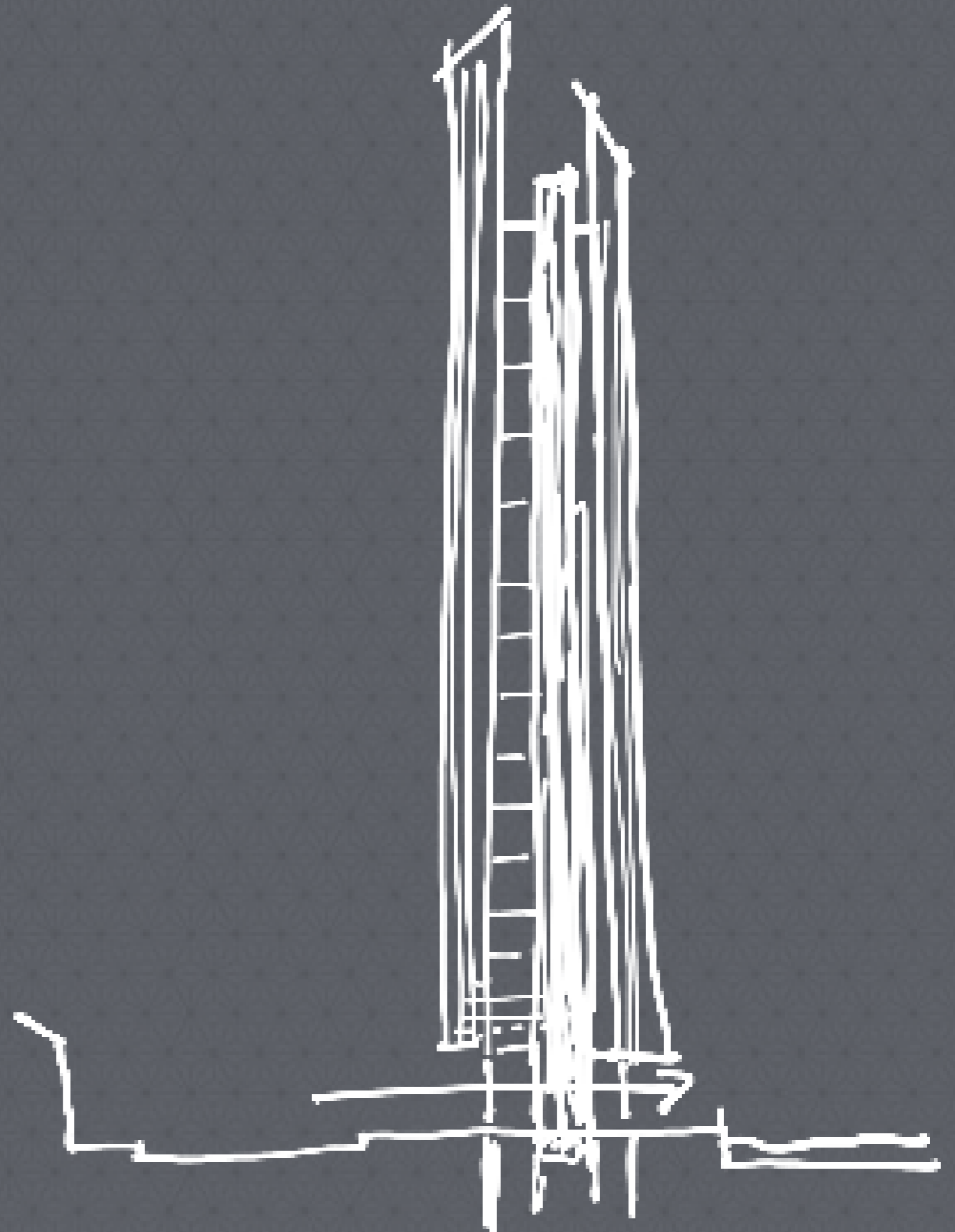
42A Parkgate St.
Dublin 8

**Mixed Use, Residential &
Commercial Development.**

**Parkgate St - Block B1/C
Project Ref: P24-216D**



Reddy Architecture + Urbanism
Dartry Mills
Dartry Road,
Dublin D06 Y0E3
dublin@reddyarchitecture.com



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1.0 Introduction

1.1 Overview

The proposed development at No. 42A Parkgate Street, Dublin 8, remains broadly the same as that consented under SHD ABP Reg. Ref. 3006569-20 for 321 no. apartments, which is due to expire in 2025. A new LRD consent is being sought for Blocks B1 & C to align with the latest Apartment Design Guidelines March 2023.

This application relates to Block B1 and Block C which are ranging in height from 8 to 13 storeys with basement and undercroft, and including: 316no. apartments (178no. 1-bed units and 138no. 2-bed units). These blocks remain largely as per the previously consented development, with amendments made to comply with Dublin City Council Development Plan 2022-2028 and latest Apartment Design Guidelines, March 2023. The proposed development, for the purposes of this report, is considered in the context of the application site in its entirety, comprising the proposed development (i.e. revised Blocks B1 & C) and the same associated demolition, conservation, site works, landscape and boundary works and development previously permitted under 306569-20 (as amended). It is further considered in the context of ABP Ref. 310567-21 as amended by DCC Reg. Ref. LRD6042/23 (Block A and B2). This will collectively be referred to as “the development”.

For avoidance of doubt, while the red line site boundary is drawn around the entire planning unit of ABP Ref. 306569-20 & 310567-21, the development works for which permission is expressly sought are identified with a green dashed line, within the wider red line planning unit.

The overall site (c.0.82 ha) is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site which have all been identified in this document.



Site Location

1.2 Consultation

The proposal was reviewed at a number of meetings with Dublin City Council Planning Department during the development of the design. The Development also takes guidance from the following documentation:

1. National Planning Framework.
2. Eastern & Midlands Regional Spatial & Economic Strategy (RSES) and Dublin Metropolitan Area.
3. Smarter Travel - A New Transport Policy for Ireland (2009-2020).
4. Sustainable Urban Housing: Design Standards for New Apartments (2023).
5. Urban Development and Building Heights – Guidelines for Planning Authorities (2018).
6. Childcare Facilities – Guidelines for Planning Authorities (2001).
7. Dublin City Development Plan (2022 – 2028).
8. Design Manual for Urban Roads and Streets or ‘DMURS’ (2013)
9. Other relevant national and regional planning strategies, objectives and planning design guidelines for achieving sustainable urban residential development in the area.

1.3 Project Team

This design statement was compiled in conjunction with the following team members:

- Architect – Reddy Architecture + Urbanism
- Civil & Structural Engineers – ARUP
- Building Services Engineers – IN2
- Conservation Architects – ARC
- Planning Consultants – Stephen Little & Associates (SLA)
- Landscape Consultants – Mitchell & Associates
- Visual Impact – Modelworks and ARC Consultants
- Daylight analysis Consultants – IN2
- Wind analysis Consultants – IN2
- Transport Consultants – ARUP
- Waste Consultants –AWN Consultants
- Fire Consultants – Michael Slattery Associates



2.0 Site Analysis

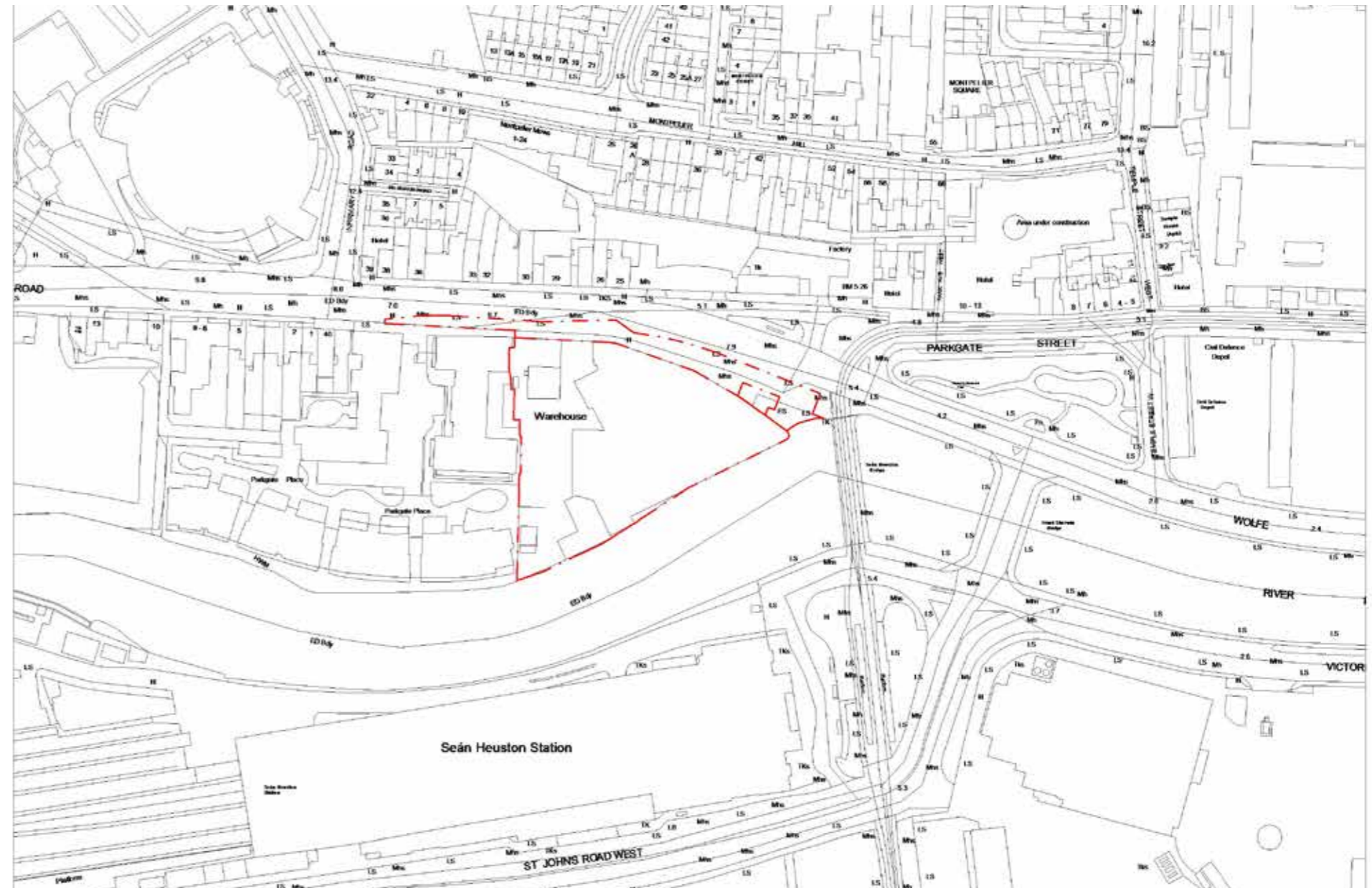
2.1 Site Location

The site is located at a key river crossing to the west of the city centre between the River Liffey and Parkgate Street with a mix of cultural, commercial, retail and leisure activities in its environs. The site sits between the Criminal Courts Building and main entrance to the Phoenix park to the west, Heuston Station to the south and Collins Barracks to the east with both day time and night time uses and is adjacent to major transport corridors and the LUAS which connects to the city centre. There are also a number of public parks and amenities in the area.

The site is within walking distance of Dublin City Centre and significant employment locations, high capacity urban public transport stops (Heuston Train Station and Luas), within easy walking distance (i.e. up to 5 minutes or 400-500m) to/ from high frequency (i.e. min 10 minute peak hour frequency) urban bus services and across the river from Heuston station which makes a nationwide connection.

The Phoenix Park is within 500m from the site and is a large urban park of 707 hectares comprising of woodlands, ponds and walk and a wide range of amenities, including Sports clubs, Dublin Zoo and Bike rentals. Collins Barracks contains the Museum of Decorative Arts along with Courtyards and Gardens and is located within 500m from the site. The Irish Museum of Modern Art is a 1.1km walk from the site. It contains flower gardens, walks and the art museum within its walls and hosts a number of different events throughout the year. The Irish National War Museum is another park nearby the site, a 2.5 km walk from Parkgate Street. It has access to walks along the river Liffey, around the monuments and to hurling grounds. Parkgate Street itself provides a (pedestrian and bicycle) route to the boat clubs at Islandbridge, west of the site. Part of the sporting and university culture in this part of the city (UCD & Trinity boatclubs, Neptune, Garda Boat Club and Colours Boat Race is an annual event on the Liffey)

There are several public squares and external amenity spaces directly adjacent to the site and also a number of creches, clubs, playing fields and sports facilities located in the vicinity.



Site Location



Aerial View



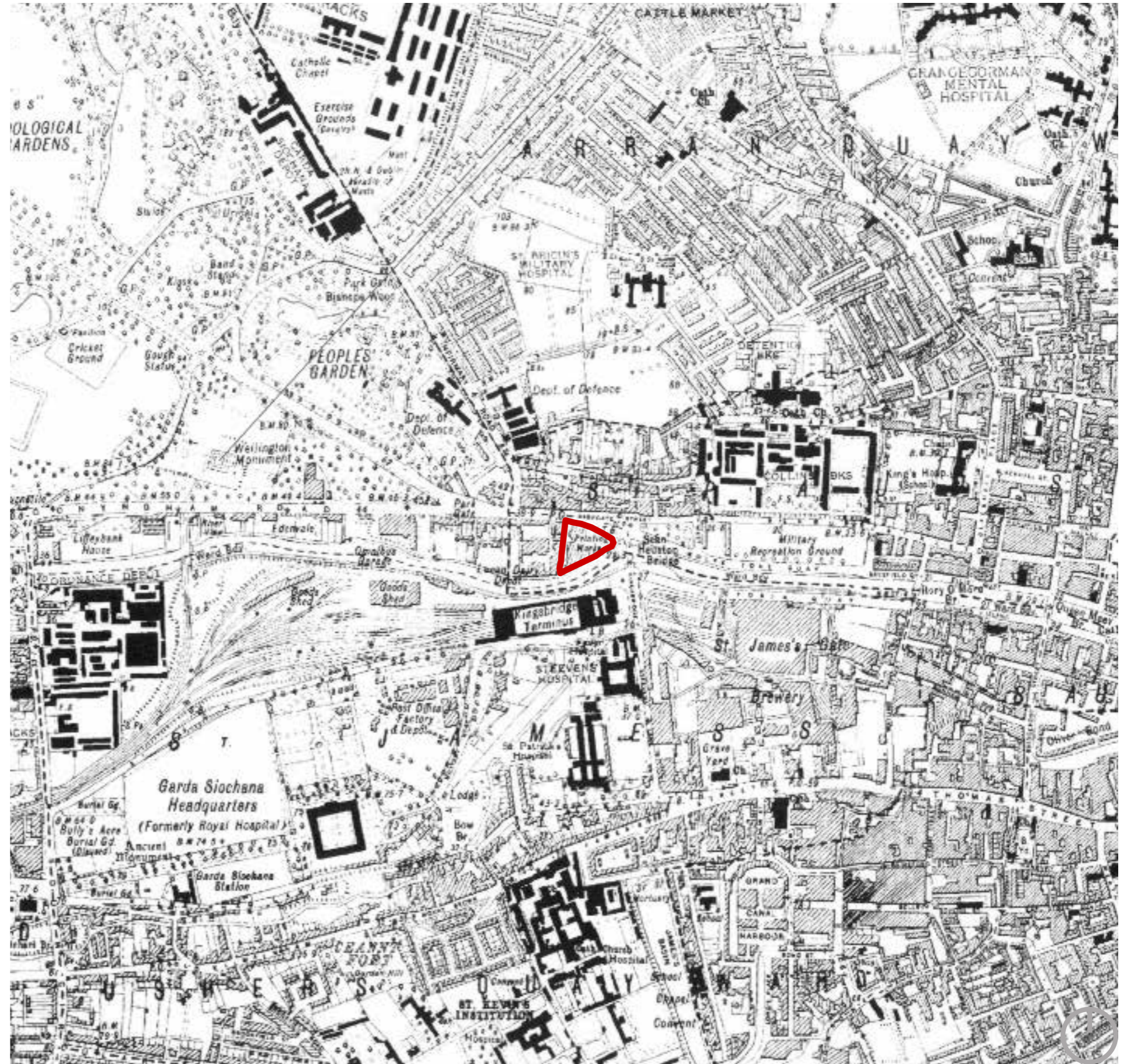
View of Existing River Wall towards Sean Heuston Bridge



View from Island Bridge

2.2 Site History

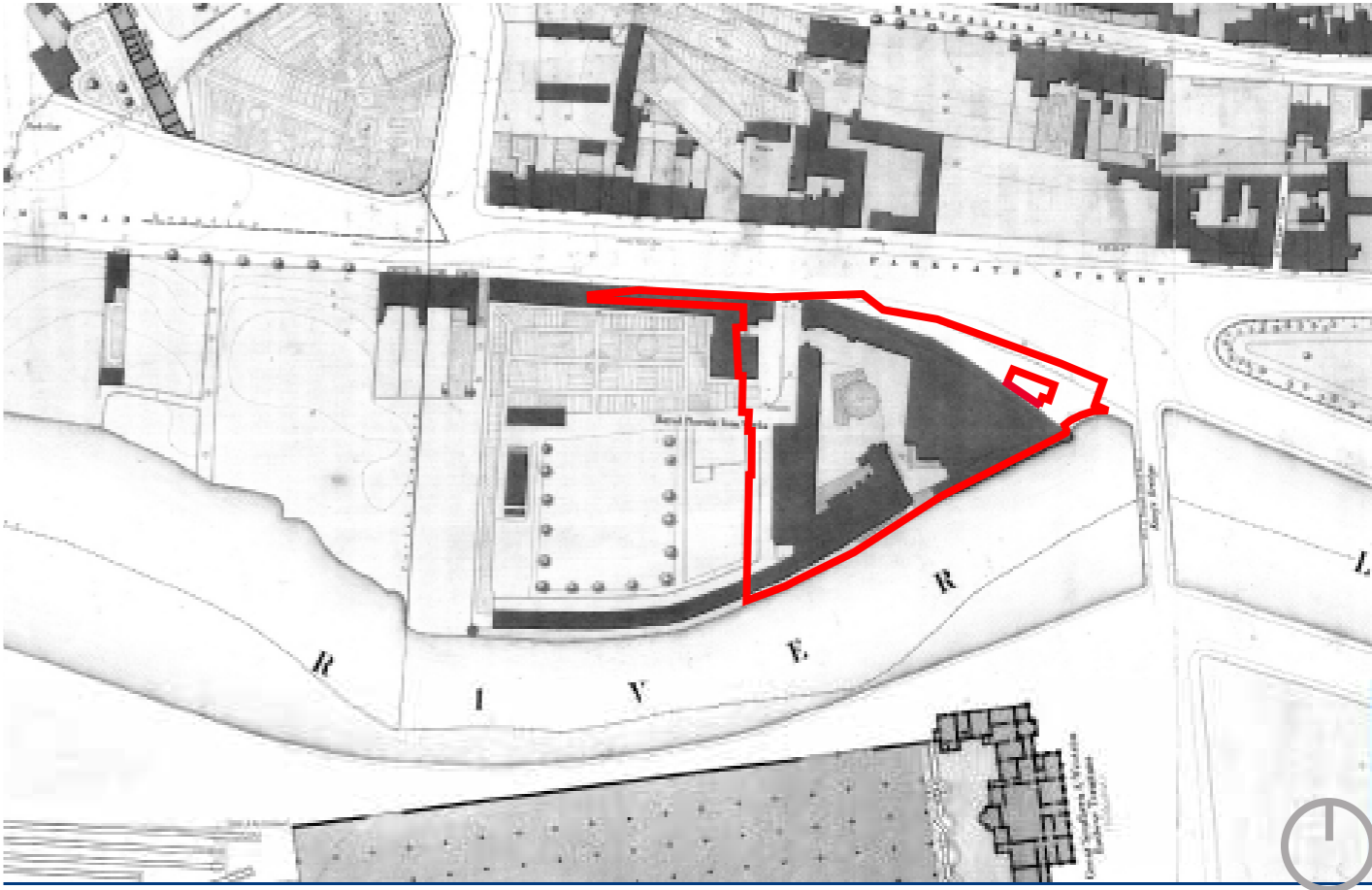
The site of the proposed development is at the eastern end of a strip of land along the north bank of the River Liffey sloping down from Conyngham Road and Parkgate Street and the River. The Site has a varied industrial history. This strip of land was known as the Long Meadows and the first buildings appear to have been the Phoenix Ironworks in 1808. In 1880 the site was bought by the Sir Edward Guinness and was redeveloped for a cloth manufacture company, Kingbridge Woollen Mills. The site was used temporarily from 1910 to 1917 as a Shell Factory during the First World War and for a period after as a Government depot. In 1924 it was again redeveloped as a Printers for Cahill & Co and from 1980 the site has been in the ownership of Hickeys Fabrics. The proposed re-development seeks to ensure the continued active use of the site as a significant component of the city centre.



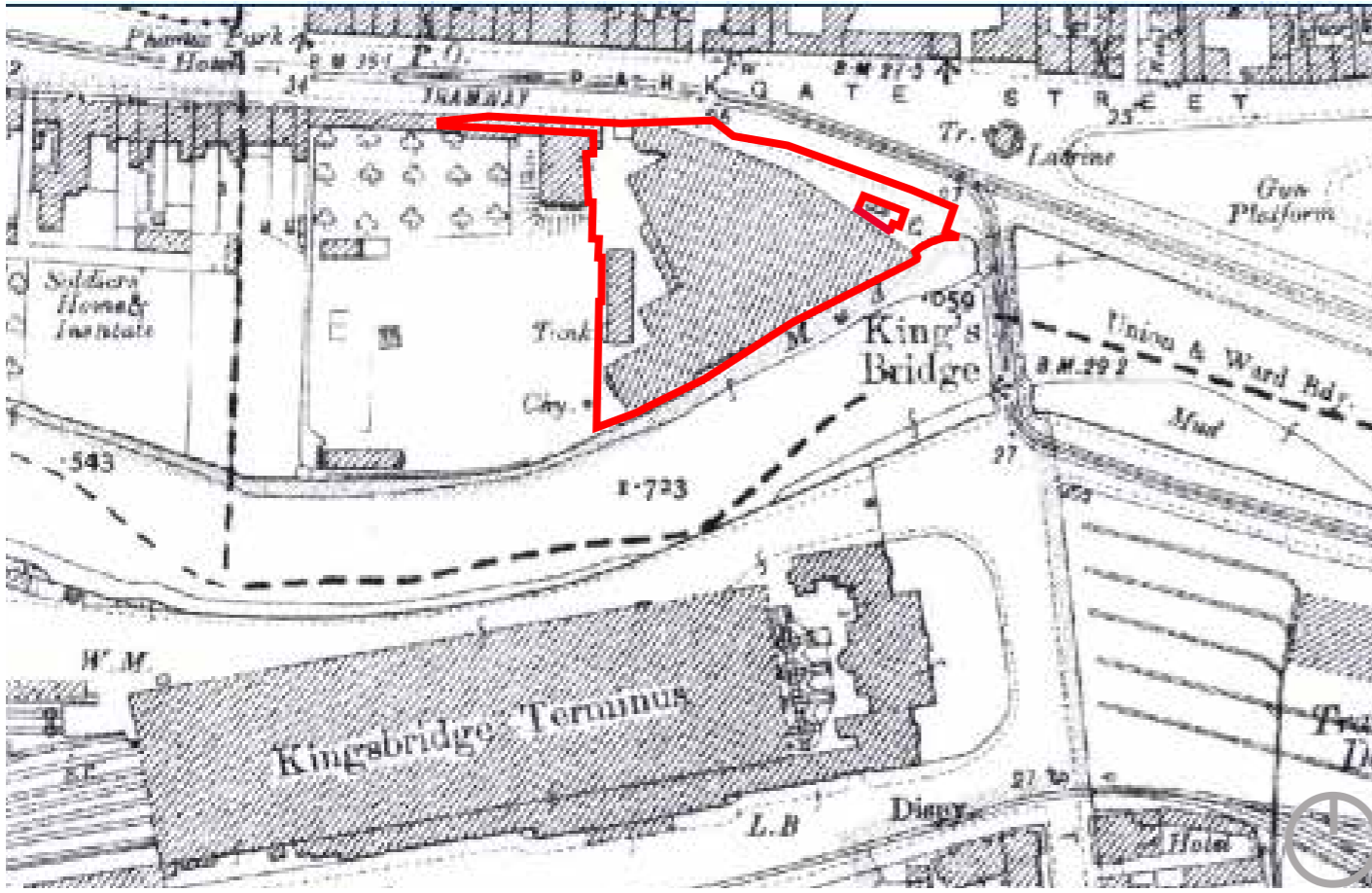
Historical Map



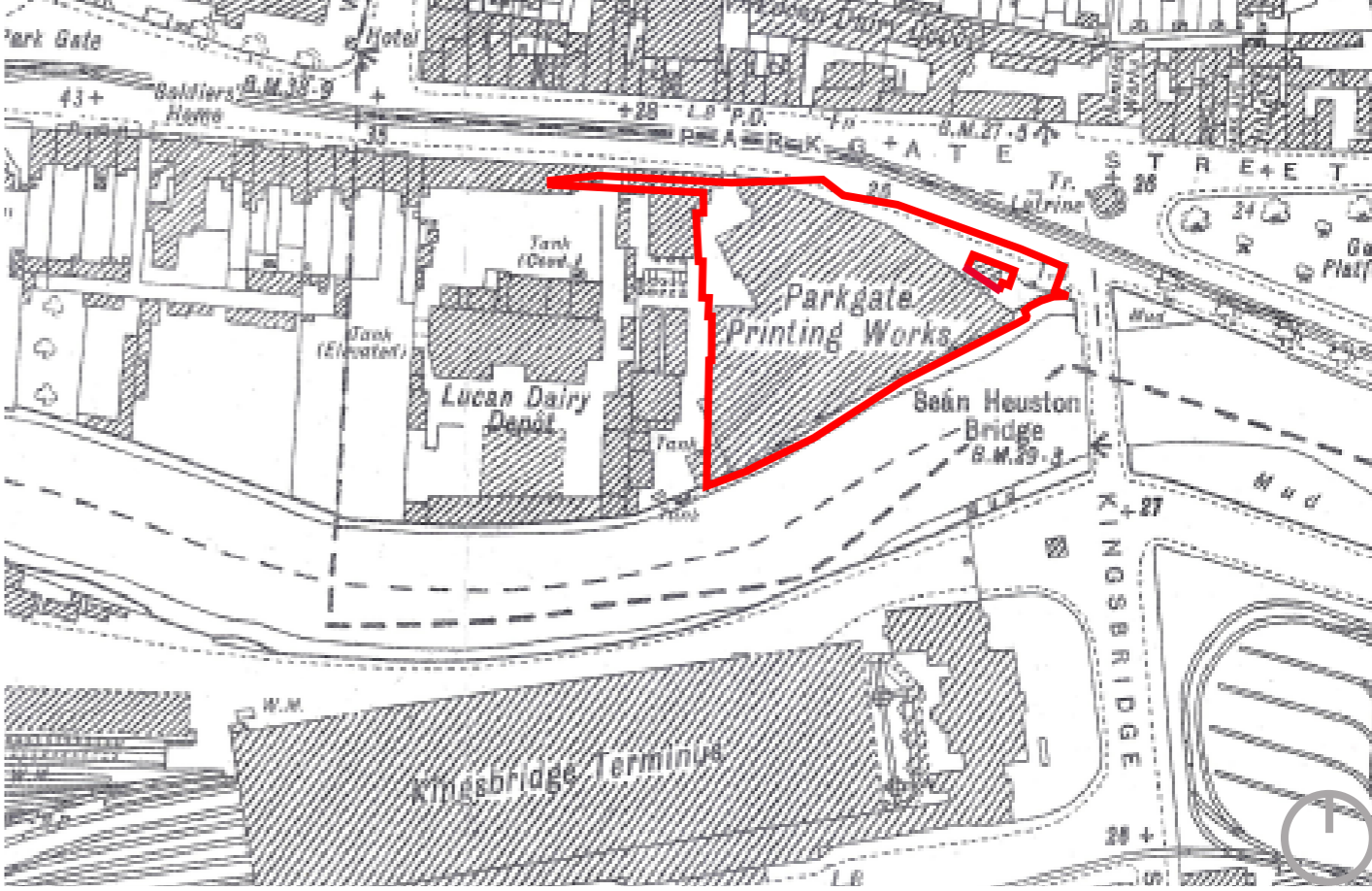
Extract from John Rocques map of Dublin (1773)



Extract from Ordnance map (1847)



Extract from Ordnance map (1907)



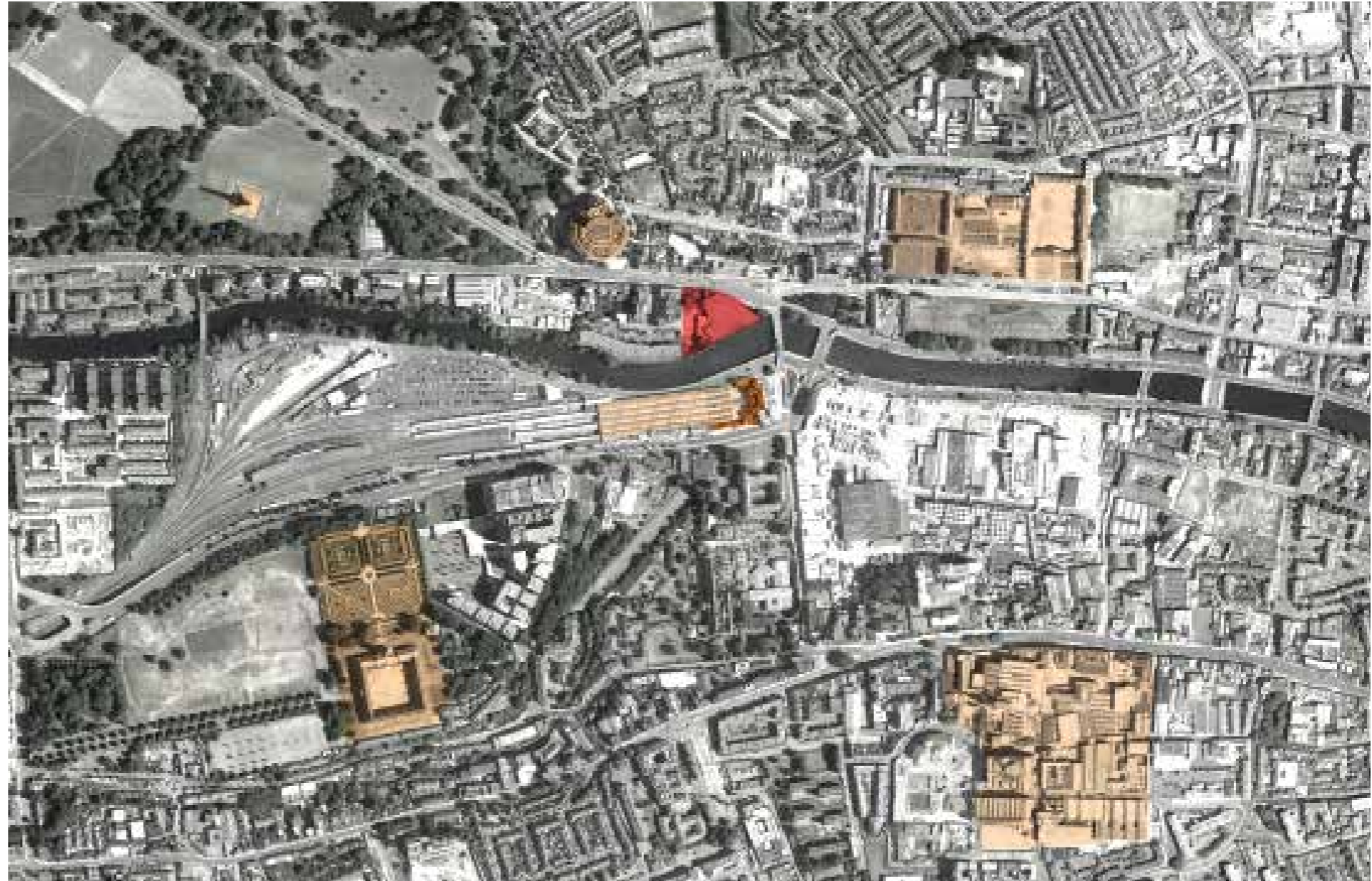
Extract from Ordnance map (1947)

2.3 Urban Context

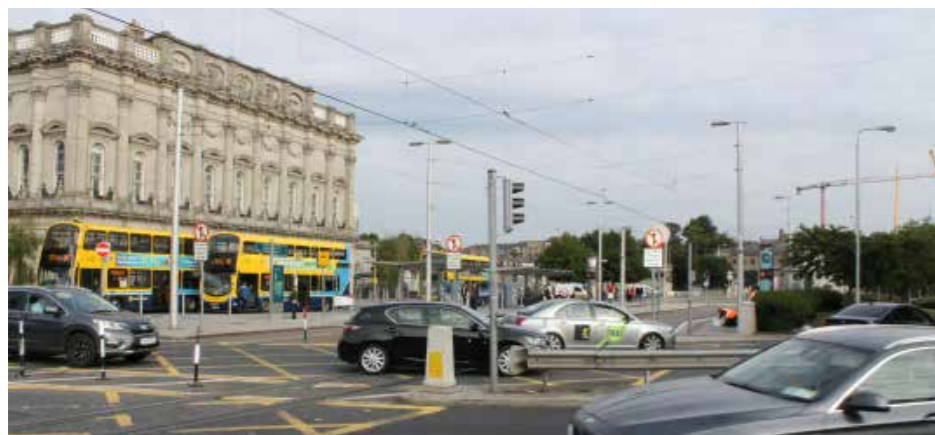
This is a unique site in the city given its location which affords extensive street frontage on Parkgate street and a south facing boundary along the river Liffey. Unlike many of the other riverfront sites that have been developed in recent years or in the past this site is not cut off from the river by the traffic flow but can embrace the opportunity this setting affords and open up this key site to residents and the wider community to enjoy private and public realm south facing open spaces overlooking Heuston Station, the river and the City.

The site is beside a major transport hub at Heuston station where the main line rail and LUAS connect and as referred to previously is in close proximity to significant established cultural amenity and leisure destinations such as the Royal Hospital Kilmainham, Kilmainham Gaol, Collins Barracks, the Phoenix park, the zoological gardens and the War Memorial Gardens at Islandbridge. Although not perceived as such, the Site is part of the city centre at Heuston Gateway. The site is also within walking distance of Smithfield, Thomas Street, the Guinness storehouse, the boatclubs at Islandbridge, the digital the hub, NCAD, and the rest of the city centre.

There are constraints associated with the site as it is partially within the view corridor of the protected views from quays to the Wellington monument and from Chesterfield Ave across the river to the South of the city.



Urban Context highlighting Notable Sites



Heuston Station - St. John's Road



Parkgate Street - Existing Stone Arch



Benburb Street to Parkgate Street

2.4 Land Use / Zoning Objectives

At a strategic national and regional level, the policies and objectives of the following documents must be taken into account:

- The National Planning Framework
- The Draft Regional Spatial and Economic Strategy for the East and Midlands, including the Dublin Metropolitan Area Strategic Plan.

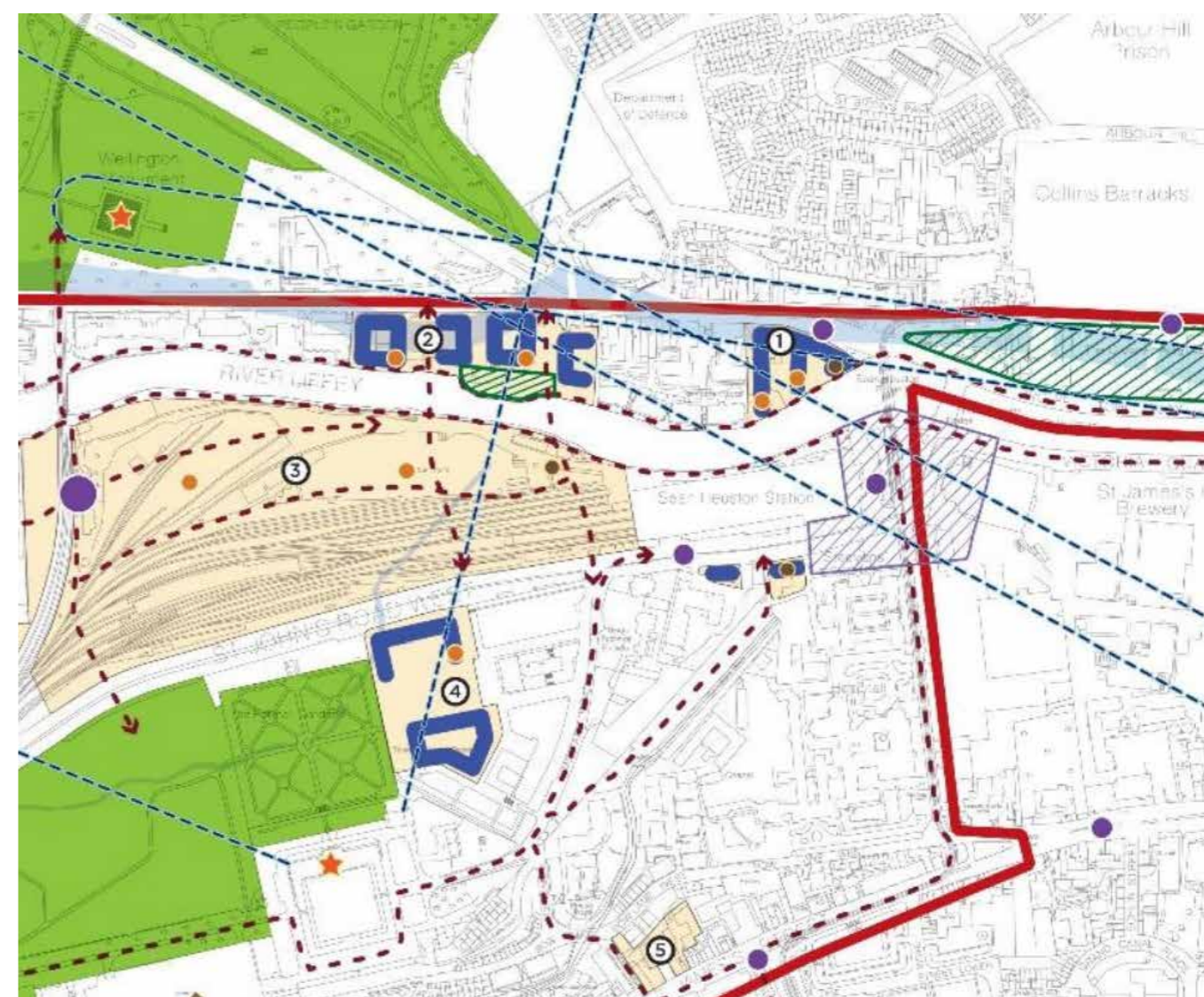
At local level, Dublin City Development Plan 2022-2028 is the Statutory Plan:

- Under the Development Plan, the majority of the site is zoned “Z5 – City Centre”: “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.”
- A strip of land along the southern part of the site which bounds the River Liffey is zoned Z9 – “Amenity Open Space Lands/ Green Network”. “To preserve, provide and improve recreational amenity and open space and green networks. The development does not encroach on this zone
- The proposed use of residential is permissible on Z5 lands.
- The development is also located within the Liffey Quays Conservation Area.
- The site lies within Strategic Development and Regeneration Zone No. 7: Heuston and Environs.

The design of the proposed development has had regard to:

Section 28 Ministerial Guidelines, such as the Design Standards for New Apartment July 2023 and the Urban Development and Building Heights Guidelines 2018.

The Apartment Guidelines cite demographic trends in Ireland, which indicate that 1-2 person households now comprise a majority of households. This proportion is higher still in Dublin and expected to increase in the future. The majority of the current housing stock is 3-4 bedroom houses. The proposed development in contrast with the previously consented provides a greater number of 1 & 2 bedroom apartments with studios removed entirely which better responds to market conditions and are in line with Government housing policy.



Heuston and Environs [Dublin City Development Plan 2022-2028]

2.5 Setting

It is evident that the site has gone through many changes and redevelopments since the Long Meadow was first built on to establish the Phoenix Iron Works. This setting is described in detail in the Architectural Heritage chapter in the EIAR by ARC Conservation Architects that accompanies the planning application

Historic Timeline [see Architectural Heritage chapter in EIAR by ARC Conservation]

Early 1800's - Ironworks

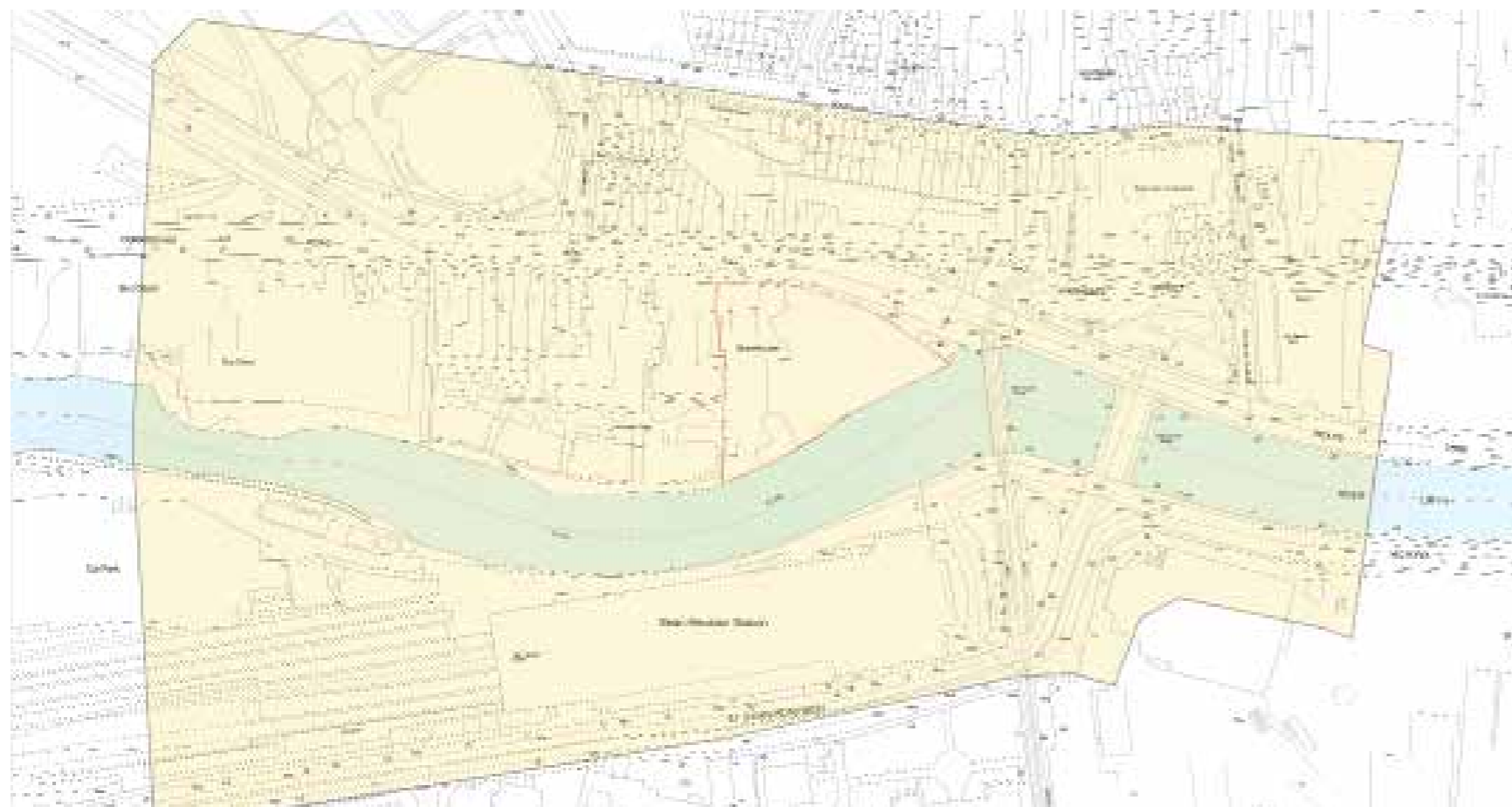
Late 1800's - Woollen Mills

Early 1900's - Shell Factory / Government Depot

Early to mid 1900's - Printers

Mid 1900's - Bookbinders / Publishers

1980 - Hickeys Fabric's



Setting

2.6 Record of Protected Structures

The approach to protection of architectural heritage and protected structures has been established in the consented scheme.

The proposed design changes required for Block B1 & C to comply with the latest Apartment Design Guidelines does not involve any further works to protected structures. The bracing of the river wall is achieved in the same manner as consented under ABP-306569-20, in so far as it affects the wall. No new works to protected structures are proposed as part of this application.

— PROTECTED

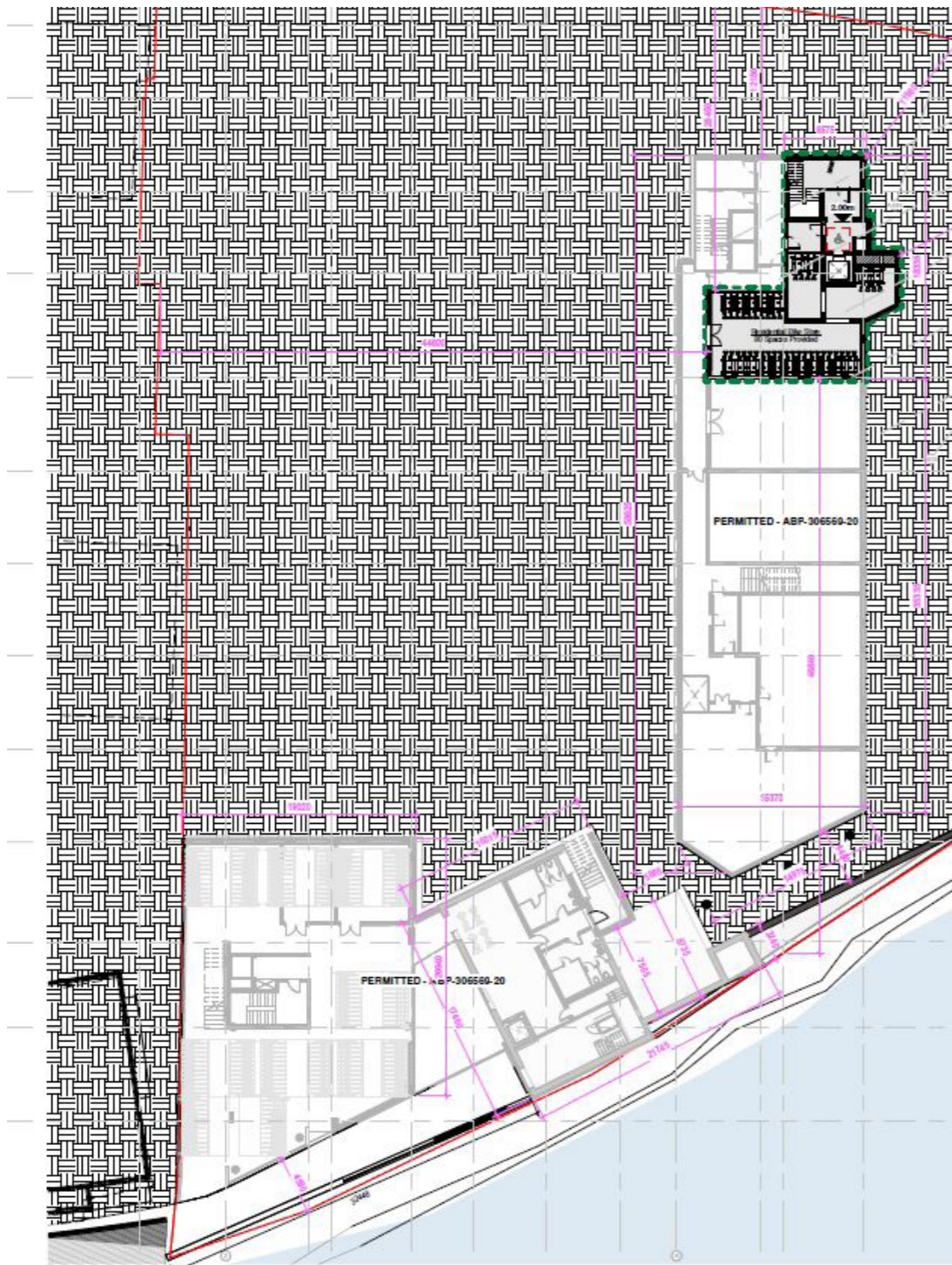
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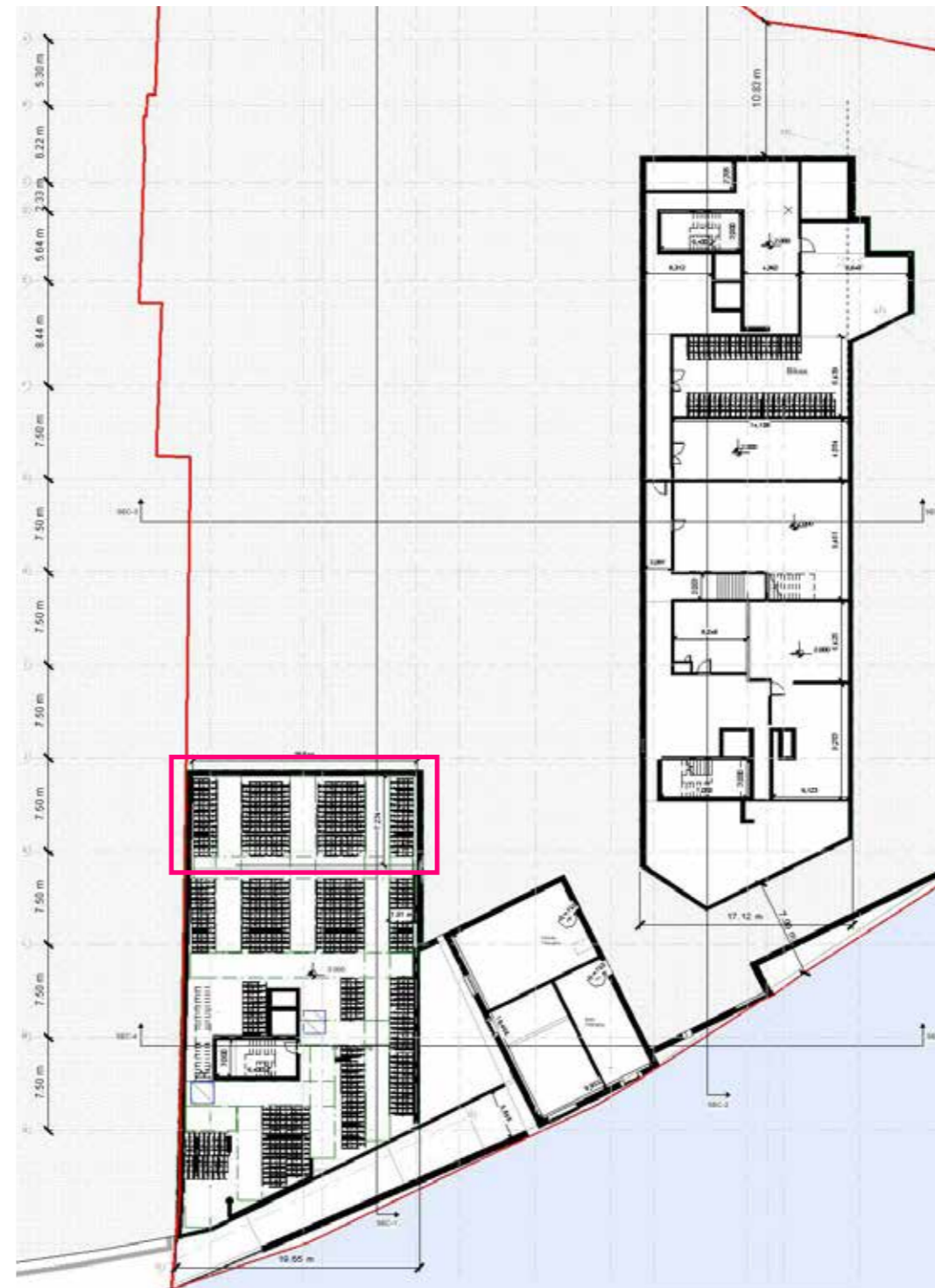
Key Plan

3.0 Proposal and Amendments to Consented Scheme

3.1 Undercroft/Basement Level Plan (not to scale)



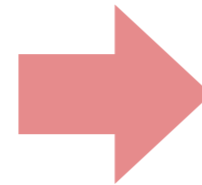
Permitted Design



Proposed Design

- Minor increase to undercroft (Block C) to account for 1 bike space per bed.
- Basement to Block B to remain as permitted with updated footprint as per ground floor above.

3.2 Ground Floor Plan (not to scale)

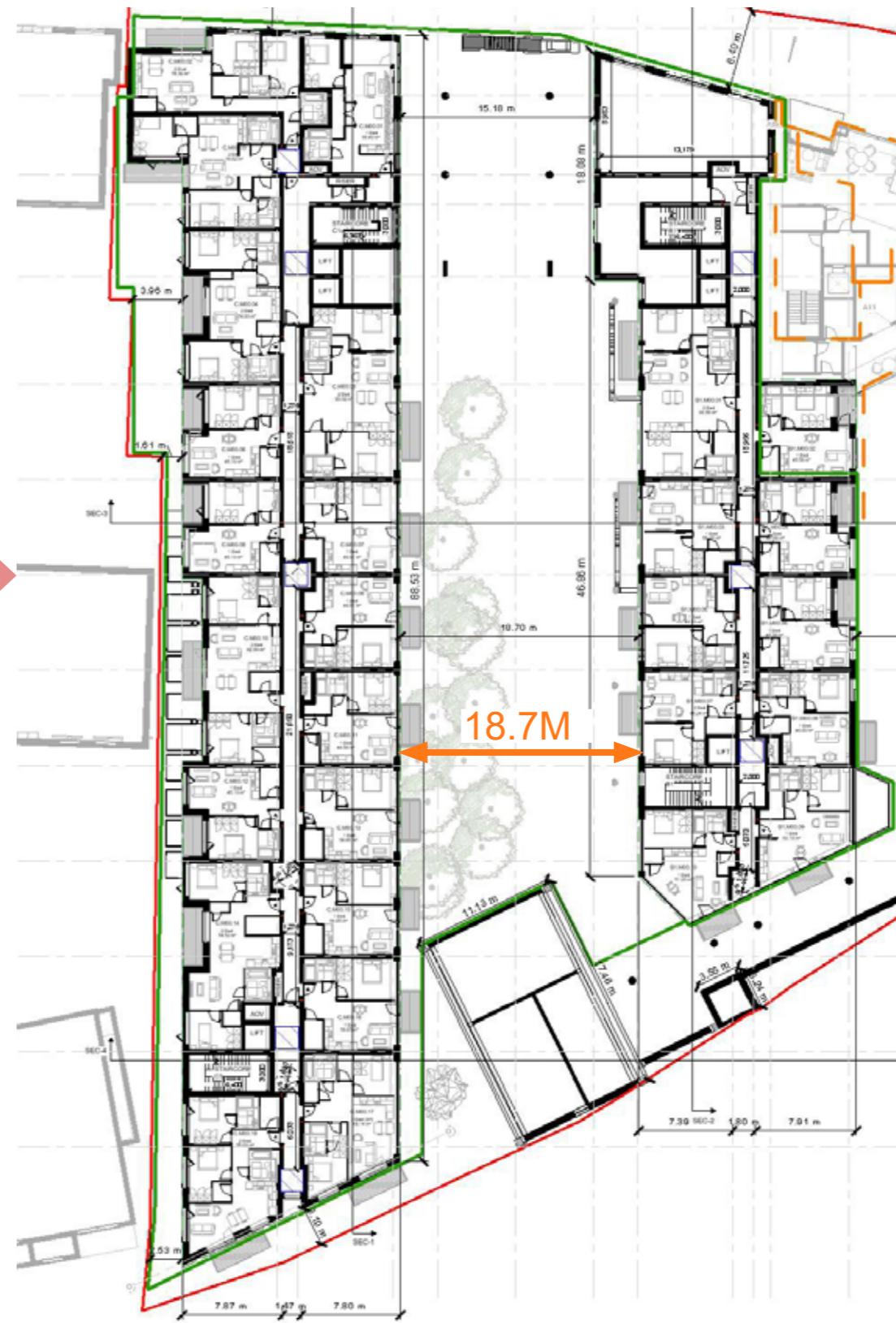
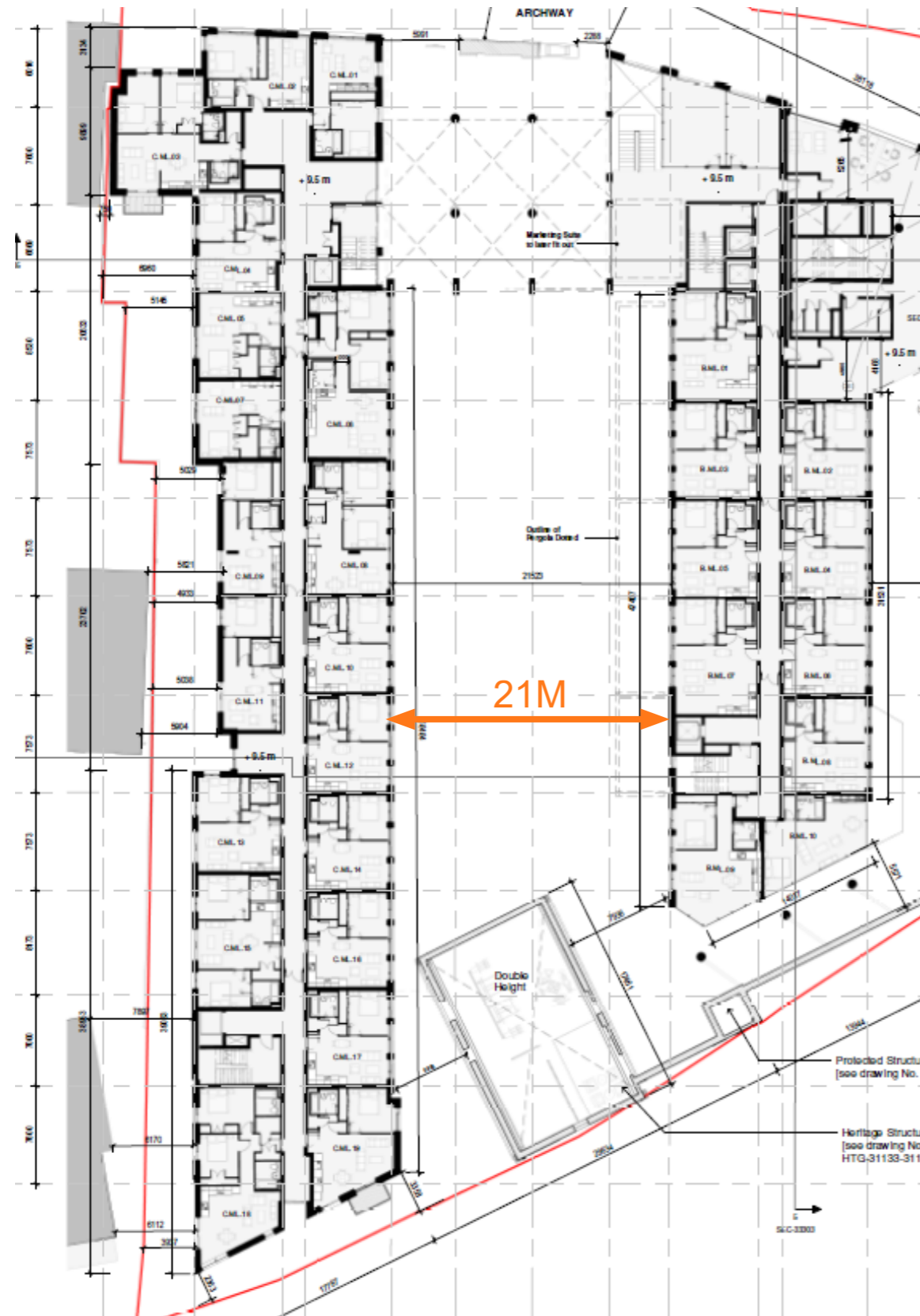


- Apartments added to ground level replacing internal amenity
- All apartments to have private patio / garden.
- Private residential courtyard reduced in width
- 1 bike space per bed plus 30 visitor spaces at public plaza
- No change to F&B/ Retail as per consented schemes (Block A / B2)

Permitted Design

Proposed Design

3.3 Mezzanine Level Plan (not to scale)

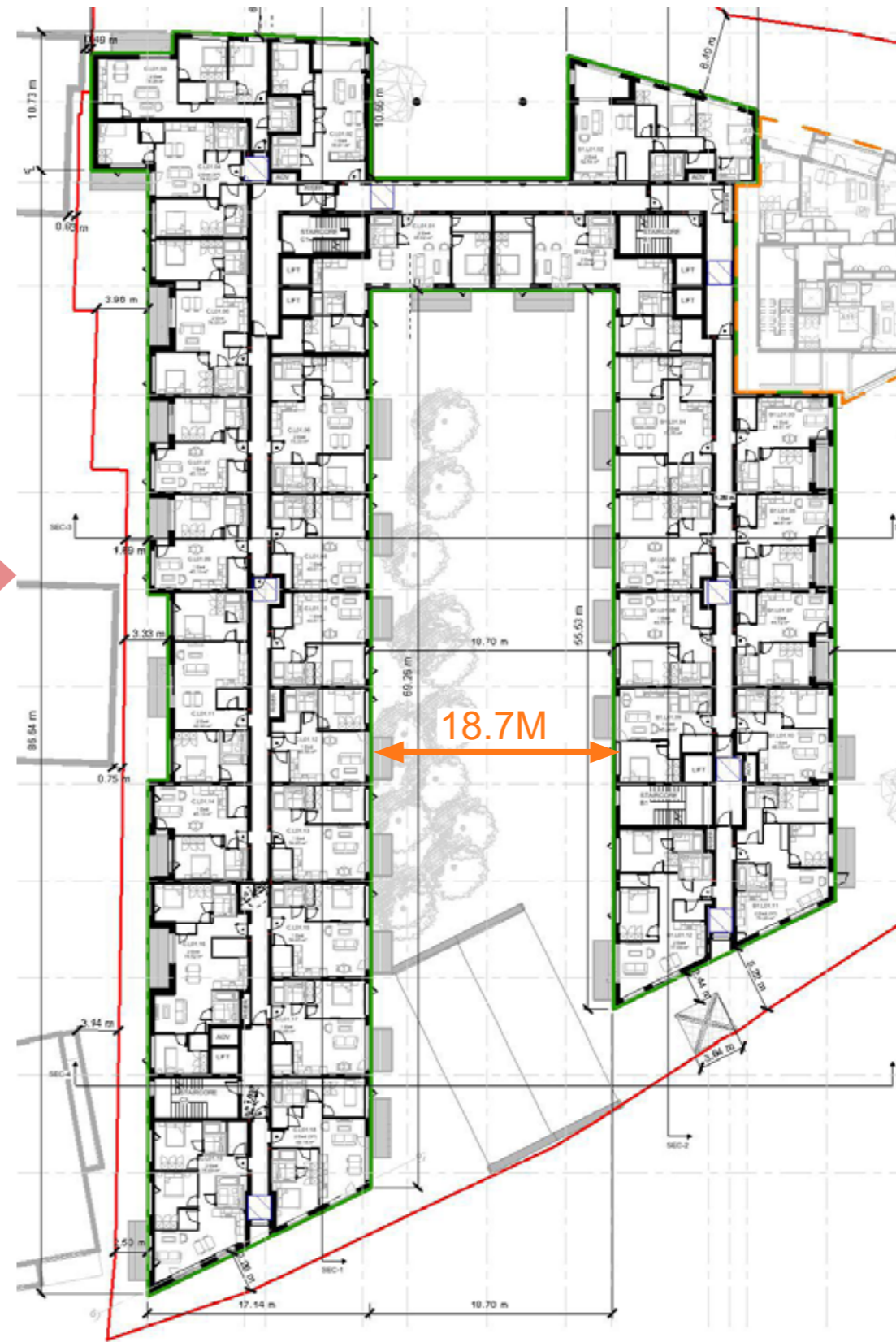
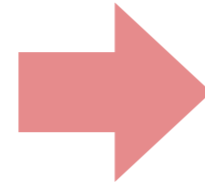
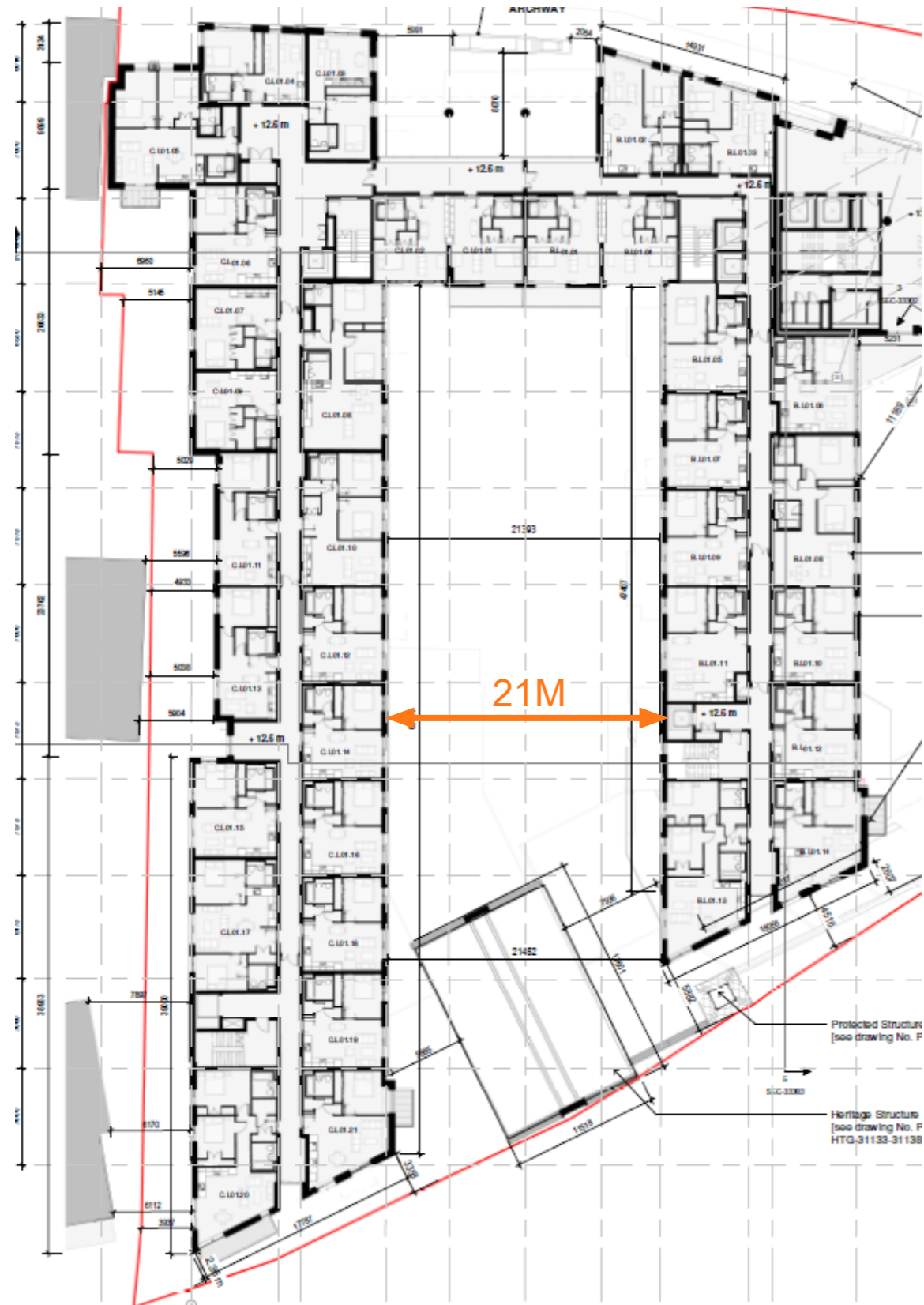


- All apartments to have balconies
- 50% of apartments are oversized
- Residential Amenity to Block B2 to remain as permitted
- Improvement in mix with studios removed entirely
- Courtyard reduced to 18.7m

Permitted Design

Proposed Design

3.4 First Floor Plan (not to scale)

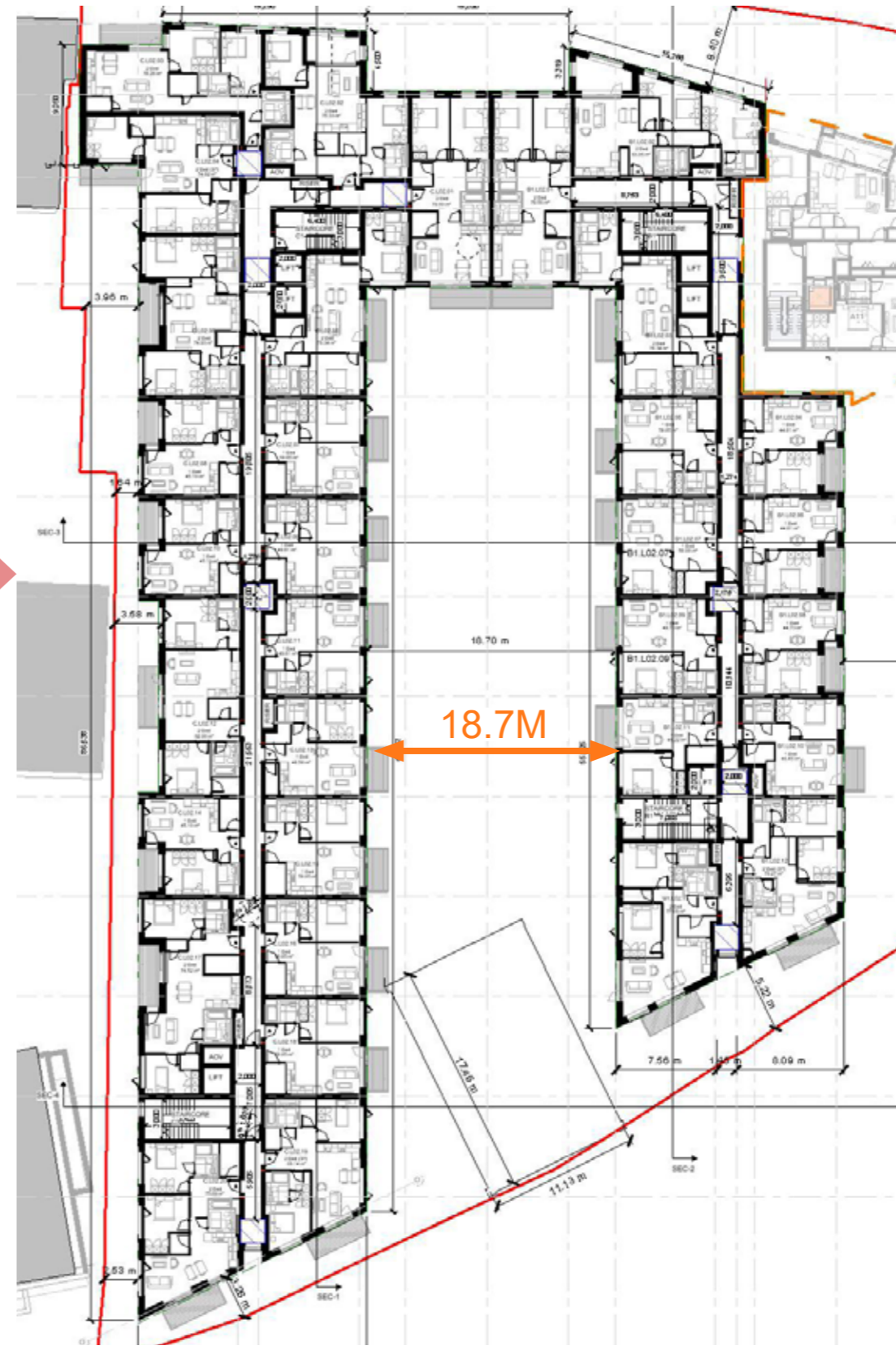
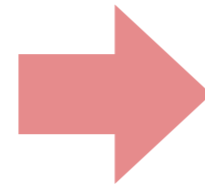
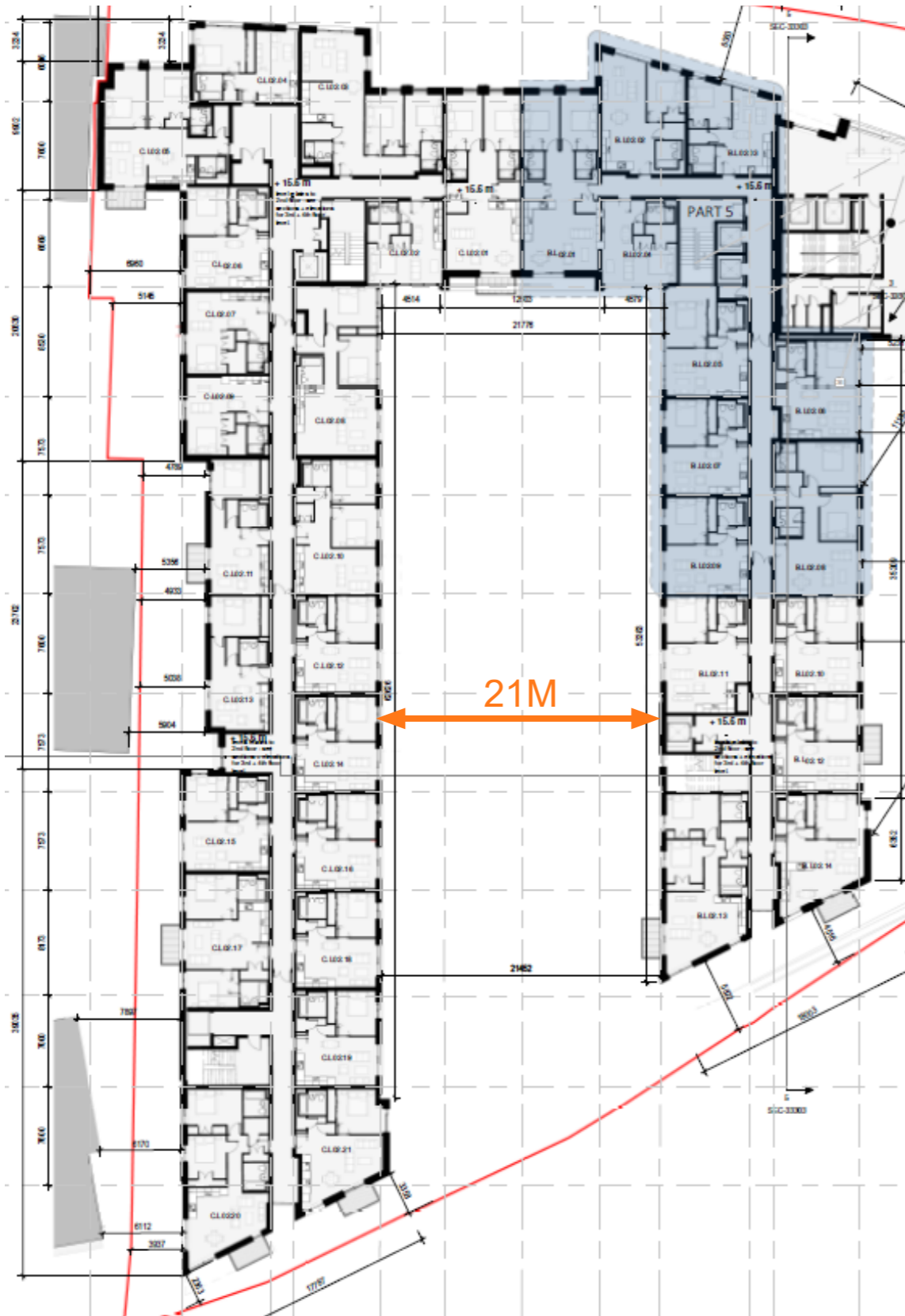


- All apartments to have balconies
- 50% of apartments are oversized
- Residential Amenity to Block B2 to remain as permitted
- Improvement in mix with studios removed entirely
- Residential Courtyard reduced in width to 18.7m

Permitted Design

Proposed Design

3.5 Typical Floor Plan, Level 02 - 06 (not to scale)

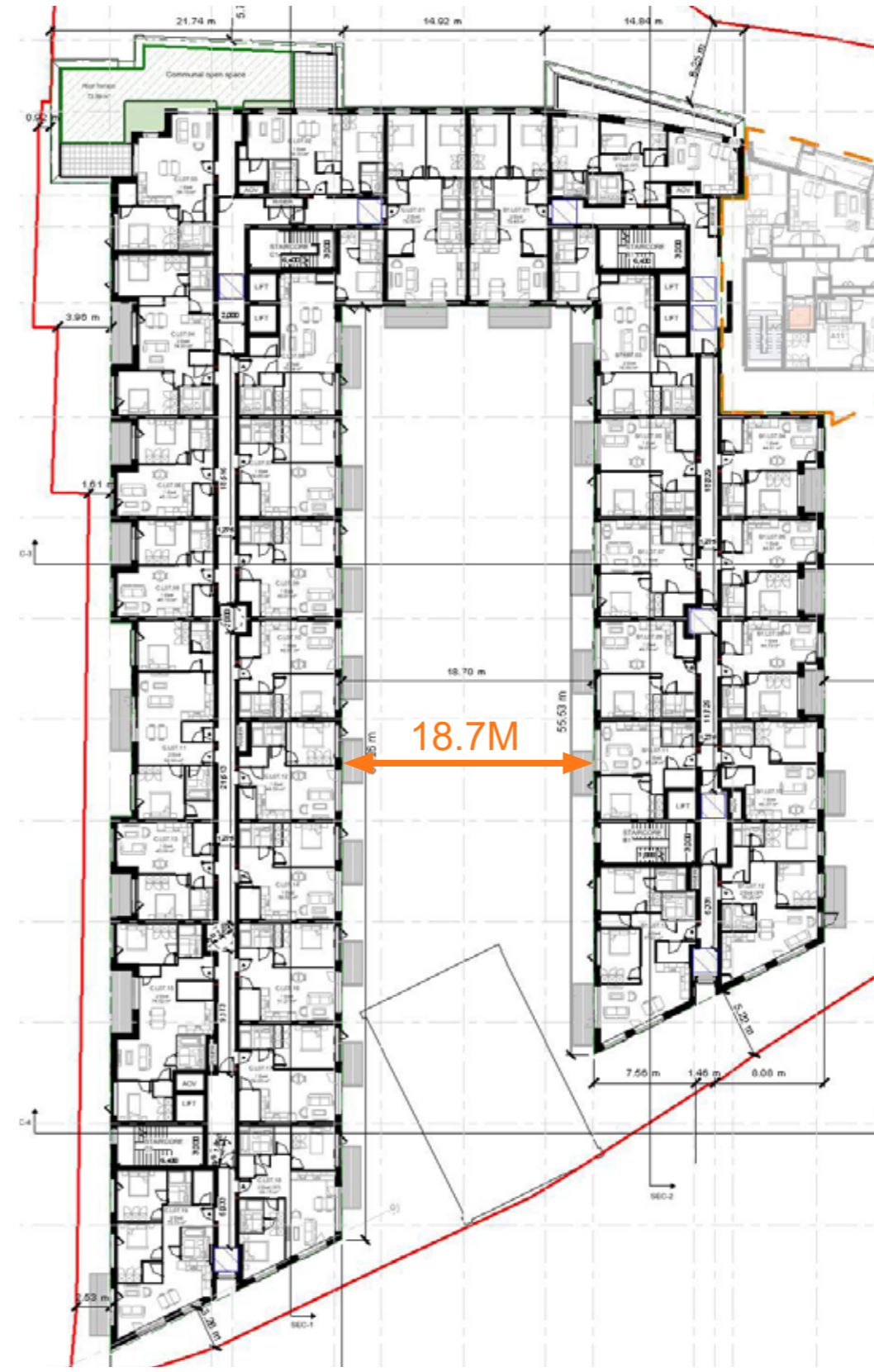
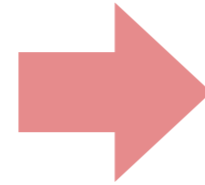


- All apartments to have balconies
- 50% of apartments are oversized
- Residential Amenity to Block B2 to remain as permitted
- Improvement in mix with studios removed entirely
- Residential Courtyard reduced in width to 18.7m

Permitted Design

Proposed Design

3.6 Seventh Floor Plan (not to scale)

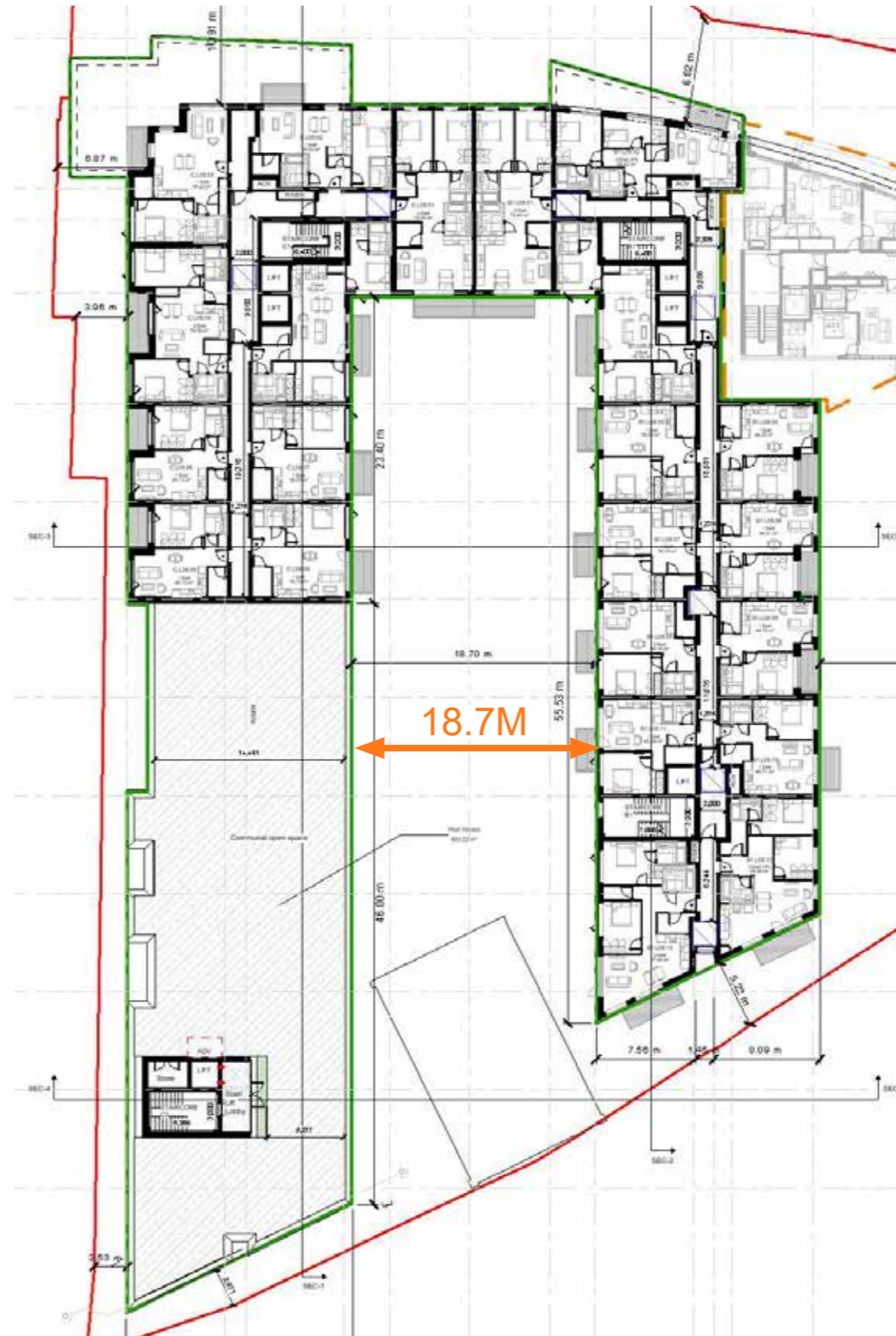
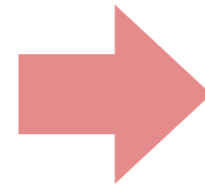


- All apartments to have balconies
- 50% of apartments are oversized
- Improvement in mix with studios removed entirely
- Residential Courtyard reduced in width to 18.7m
- Minor reduction to L07 Communal open space area due to residential layout reconfiguration

Permitted Design

Proposed Design

3.6 Eighth Floor Plan (not to scale)

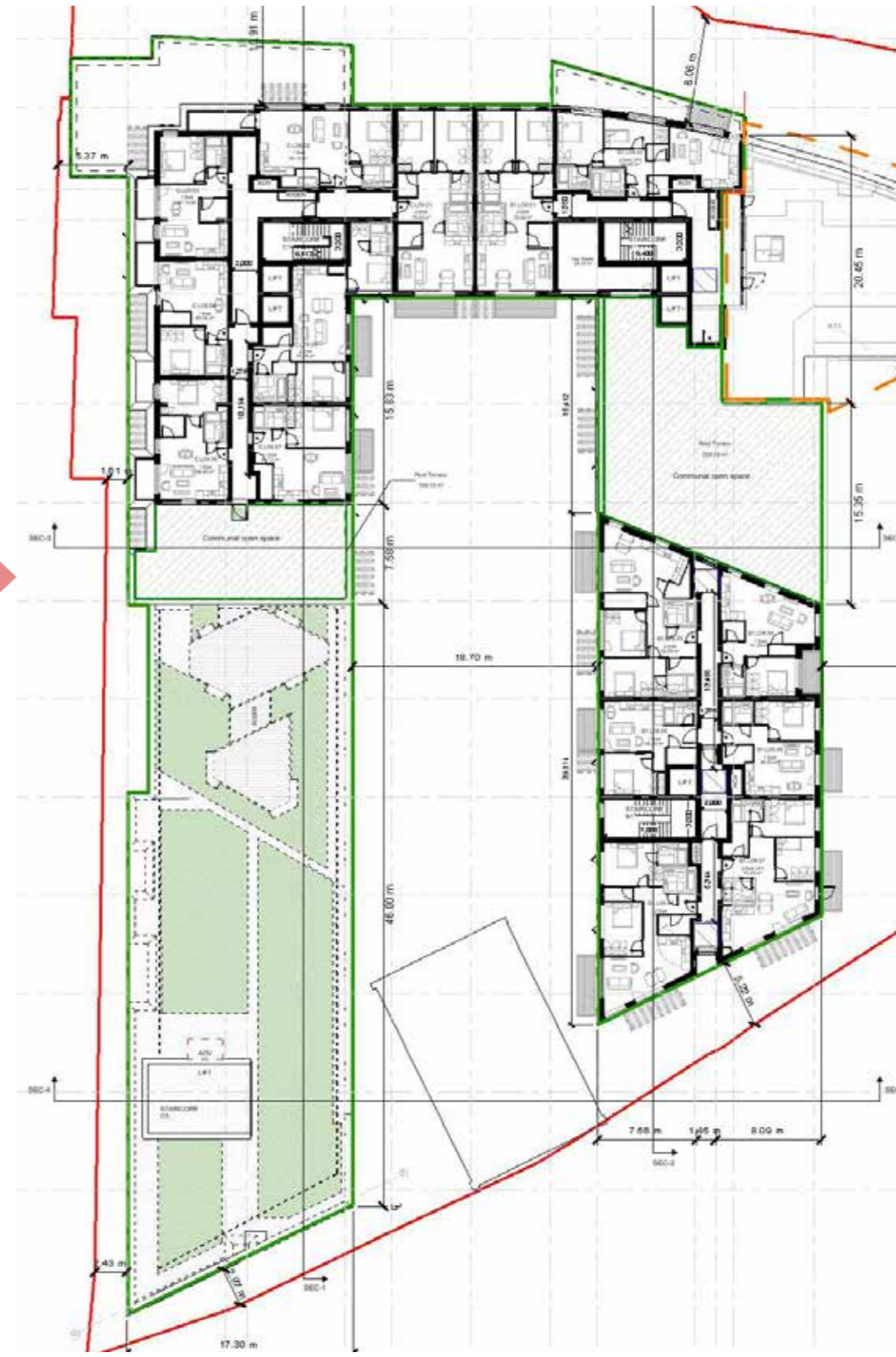
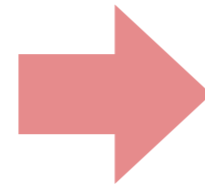
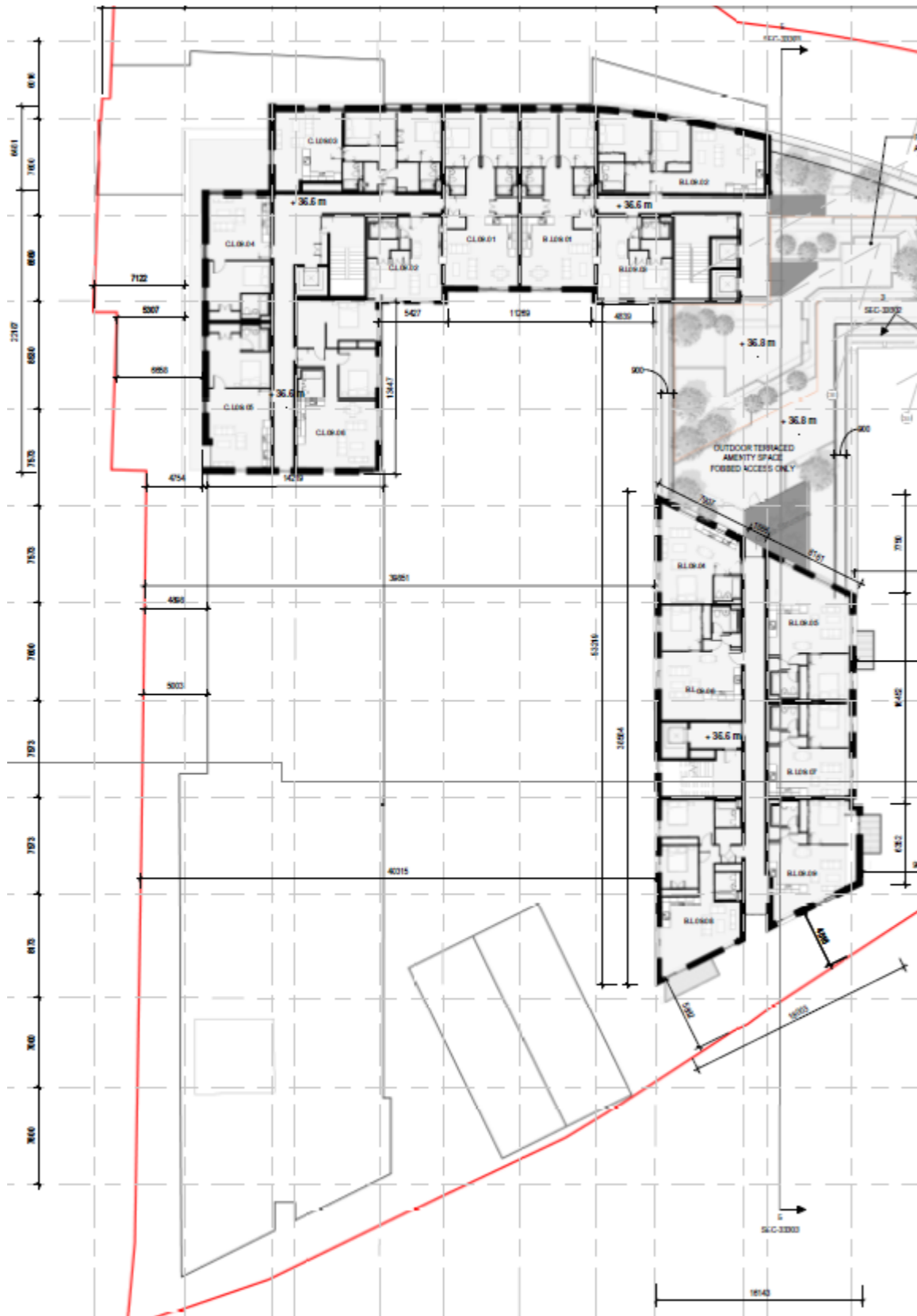


- All apartments to have balconies
- 50% of apartments are oversized
- Improvement in mix with studios removed entirely
- Increased communal open space to L08 Roof Terrace with staircore / lift overrun to allow access.

Permitted Design

Proposed Design

3.6 Ninth Floor Plan (not to scale)

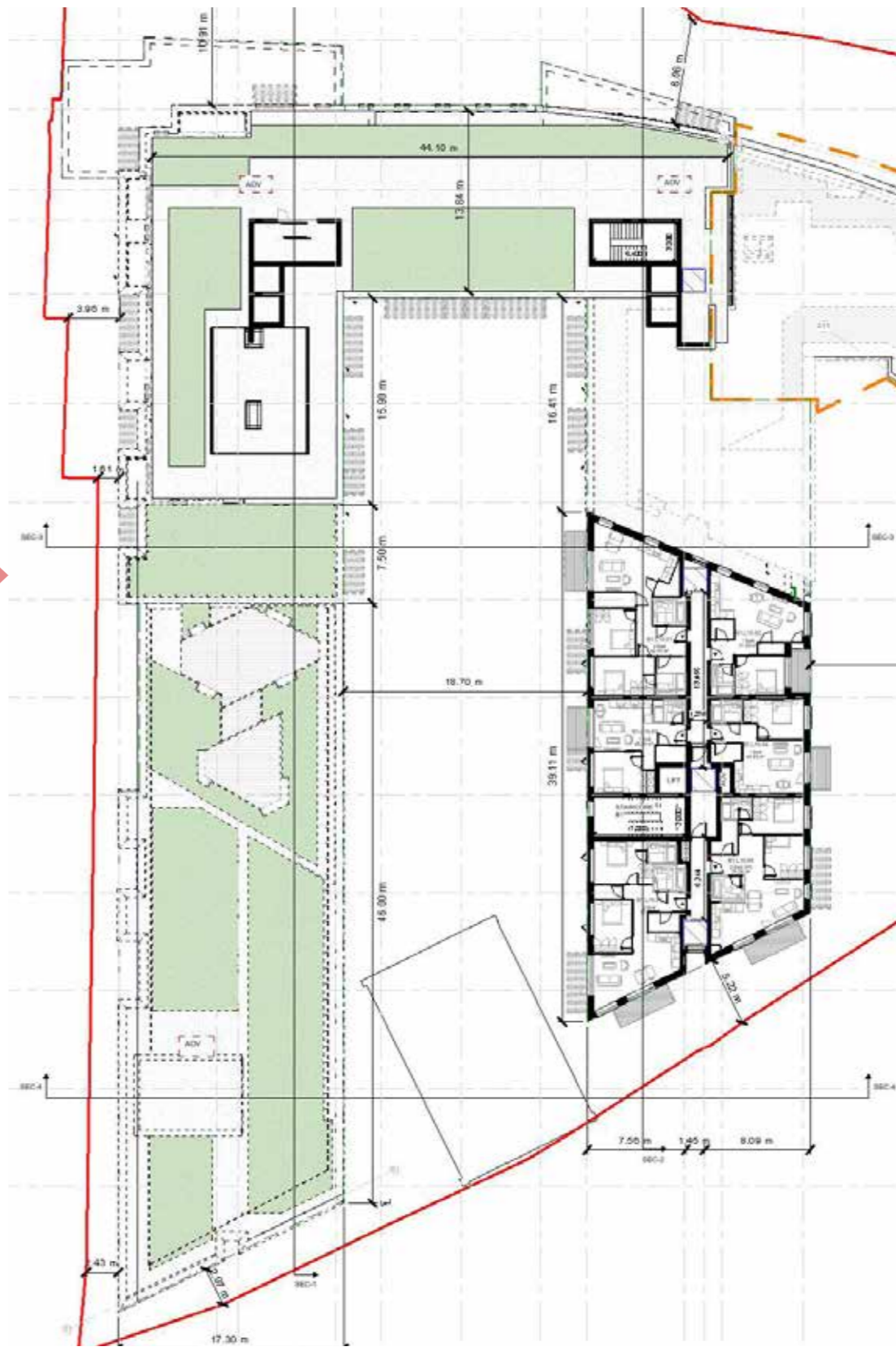
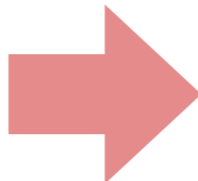
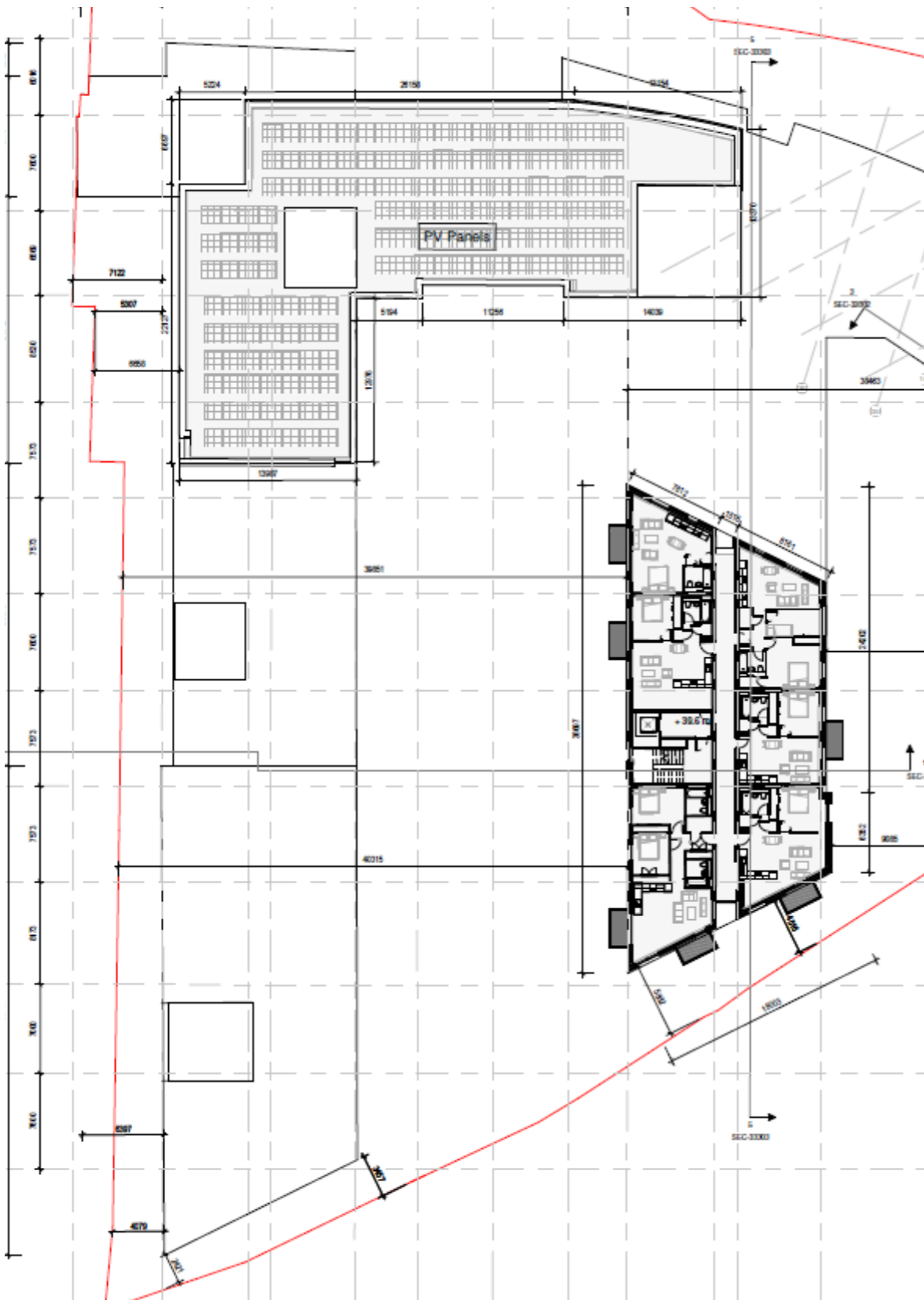


- All apartments to have balconies
- 50% of apartments are oversized
- Residential Amenity to Block B2 to remain as permitted
- Improvement in mix with studios removed entirely
- Additional communal open space L09 Roof Terrace to Block C

Permitted Design

Proposed Design

3.6 Typical Tenth - Eleventh Floor Plan (not to scale)



- All apartments to have balconies
- 50% of apartments are oversized
- Improvement in mix with studios removed entirely

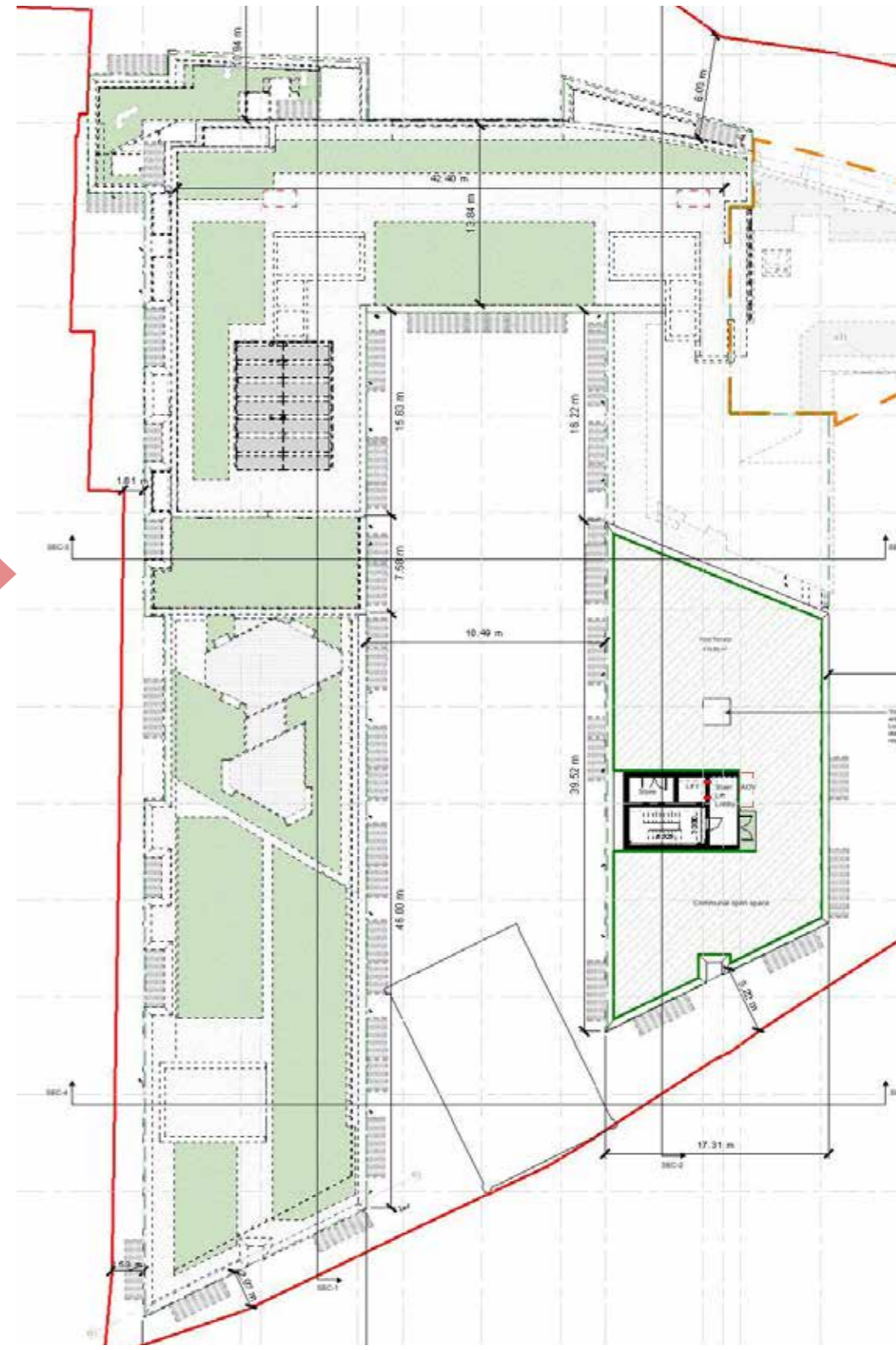
Permitted Design

Proposed Design

3.6 Twelfth Floor Plan (not to scale)



Permitted Design



Proposed Design

- All apartments to have balconies
- 50% of apartments are oversized
- Improvement in mix with studios removed entirely
- Addition of communal open space to L12 with Roof Terrace & staircore / lift overrun to allow access.
- Additional wind screening provided in line with additional communal open space, 1.3m - 2m high where necessary

3.12 North Elevation (not to scale)



Permitted Design



Proposed Design

- North facade has minor revisions to align with updated residential floorplan
- Material strategy is unchanged from the consented scheme.
- Brick cladding and stone banding remains tying in with the tower facade and block B2 along Parkgate Street.
- Areas of zinc/aluminium cladding remain to create neutral zone between distinct blocks.
- Glazed winter gardens facing onto Parkgate Street to match permitted instances in tower facade.



3.13 South Elevation (not to scale)



Permitted Design

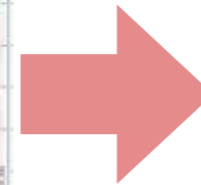


Proposed Design

- Minimal change to South Elevation to align with updated residential floorplan
- Material strategy is unchanged from the consented scheme.
- River Building & Protected Structures to remain as per previously consented scheme



3.14 East Elevation (not to scale)



Permitted Design

Proposed Design

- East facade has minor revisions to align with updated residential floorplan
- Material strategy is unchanged from the consented scheme.
- Inclusion of 1 balcony provided for each unit

3.15 West Elevation (not to scale)



Permitted Design



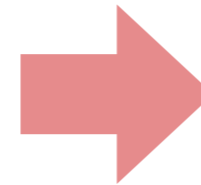
Proposed Design

- **West elevation has minor revisions to align with updated residential floorplan**
- **Material strategy is unchanged from the consented scheme.**
- **Inclusion of 1 balcony provided for each unit &**

3.16 East Courtyard Elevation (not to scale)



Permitted Design



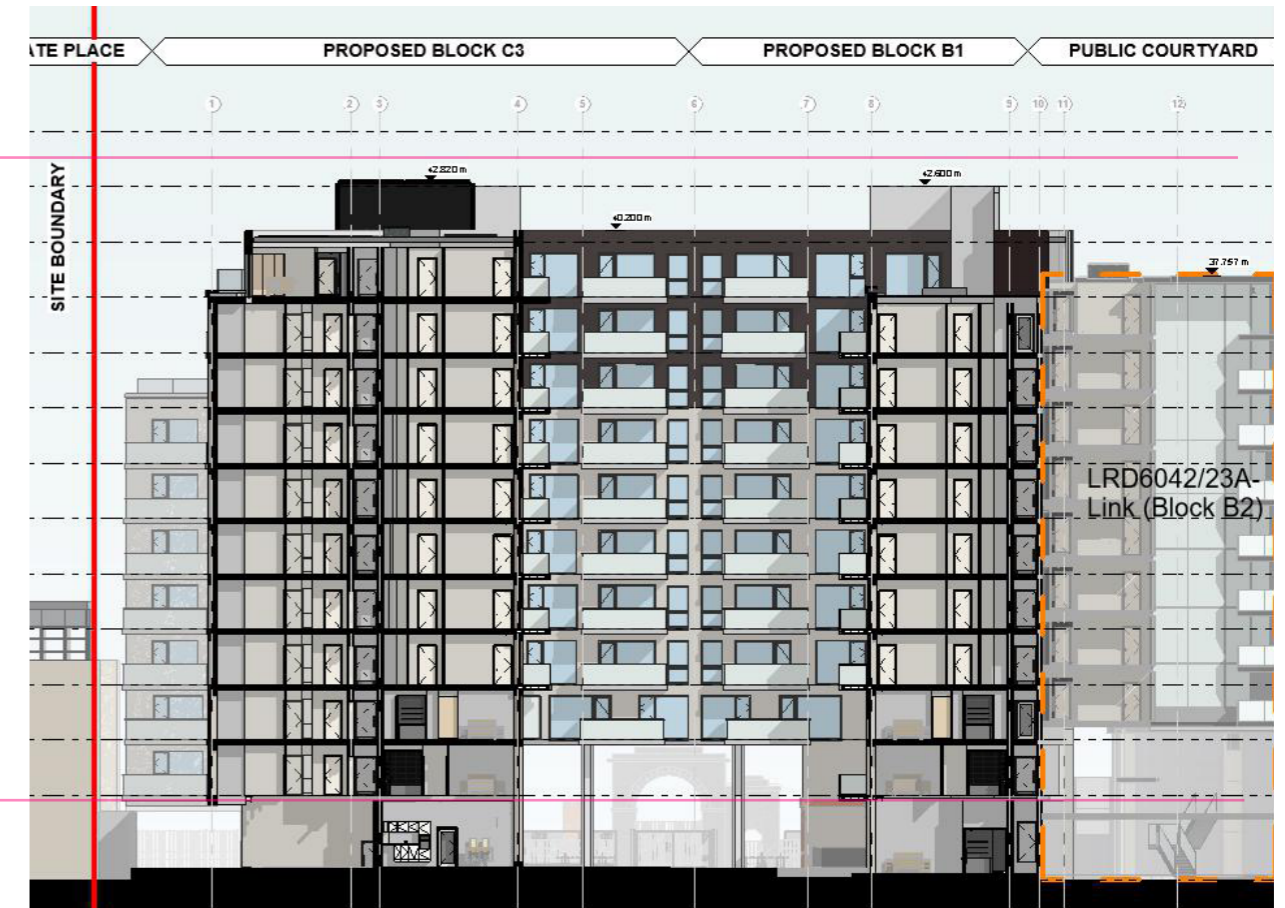
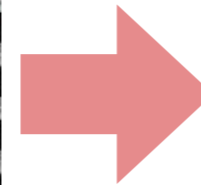
Proposed Design

- East Courtyard elevation has minor revisions to align with updated residential floorplan
- Material strategy is unchanged from the consented scheme.
- Inclusion of 1 balcony provided for each unit & additional glazing due to daylight / sunlight considerations

3.16 South Courtyard Elevation (not to scale)



Permitted Design



Proposed Design

- South Courtyard elevation has minor revisions to align with updated residential floorplan
- Material strategy is unchanged from the consented scheme.
- Inclusion of 1 balcony provided for each unit & additional glazing due to daylight /sunlight considerations

3.16 West Courtyard Elevation (not to scale)



Permitted Design



Proposed Design

- West Courtyard elevation has minor revisions to align with updated residential floorplan
- Material strategy is unchanged from the consented scheme.
- Inclusion of 1 balcony provided for each unit & additional glazing due to daylight / sunlight considerations

4.0 Urban Design Statement

4.1 Urban Design Rationale

The Rationale is to create a development with a sustainability focus with spaces that deliver Net Positive impacts economically, socially, and environmentally. Positive Places for living and working that will:

1. Support Urban Regeneration at a brownfield site beside a major transport hub in the Heuston Station environs of the city.
2. Respects the Heritage aspects of the site through appropriate conservation and design.
3. Deliver and operate a significant, best in class residential apartment scheme at Parkgate St.
4. Complement and enhance through its mixed-use composition and active street front elements the existing retail, commercial, civic, residential and leisure activities in the environs and support local businesses in the area.
5. Provide well designed living accommodation, that is attractive to the long term residential rental market and built to best practice standards for sustainable urban development.
6. Enhance the surrounding urban streetscape by bringing forward the development of this site for residential - led mixed use development with active uses at lower floor levels including the main public street frontages at Parkgate street and facilitating access from Parkgate Street to the Rivers edge.
7. Provide quality private open space and a new public realm that opens the river as an amenity area for all.
8. Adopt sustainability best practice in terms of design and construction (NZEB and LEED compliance).



4.2 Design Evolution / Alternatives Considered

The design of the new apartments has been the result of an iterative process involving many design team members and input from DCC.

The Proposal is the result of years of iterations and solutions to reach the scheme presented in this report today. The Figure / Ground and volumes of the scheme have been informed in the first instance by the River Liffey to the South and Enclosed by the curvature of Parkgate St to the North.

The first proposal included two fingers with two courtyards between, south facing and the apartments predominantly east/west facing. This also included an office element bridging between Block B and Block A Tower. This first iteration was granted planning in 2020 under reg ref ABP-306569-20

The second iteration changed the bridge element from office to residential, creating large, predominantly dual aspect units in lieu of Commercial under reg ref LRD6042/23-S3A

This new proposal seeks to upgrade the granted scheme by creating a residential offering that upgrades the apartments to comply with the latest Apartment Guidelines adopted in 2023. The main change in this iteration is that all Apartments have private amenity, the mix includes more 2 beds, the apartments are larger and there are more dual aspect units.

The overall figure / ground diagram still includes all the design aspects that were successful in the original application, the south facing courtyards, east / west aspect finger blocks with views and access to the river due south.

The façade treatment remains substantially the same with different tonal brick (cream / dark) and glazed balconies. Windows have been enlarged where necessary to allow more generous daylight / sunlight into the apartments.

4.3 Block Layout and Design

The organization of the figure / ground and block simulates a perimeter residential block of a city with a perforated building line to the river and continuous frontage along Parkgate Street with its mix of building use, the disaggregation of which moderates the scale and allows for a differentiated configuration of the corner termination of prospect views and its presence within Heuston Station Square. The massing, scale and grain of the built volumes transfers qualities of a diverse but coherent townscape outside and within the scheme.

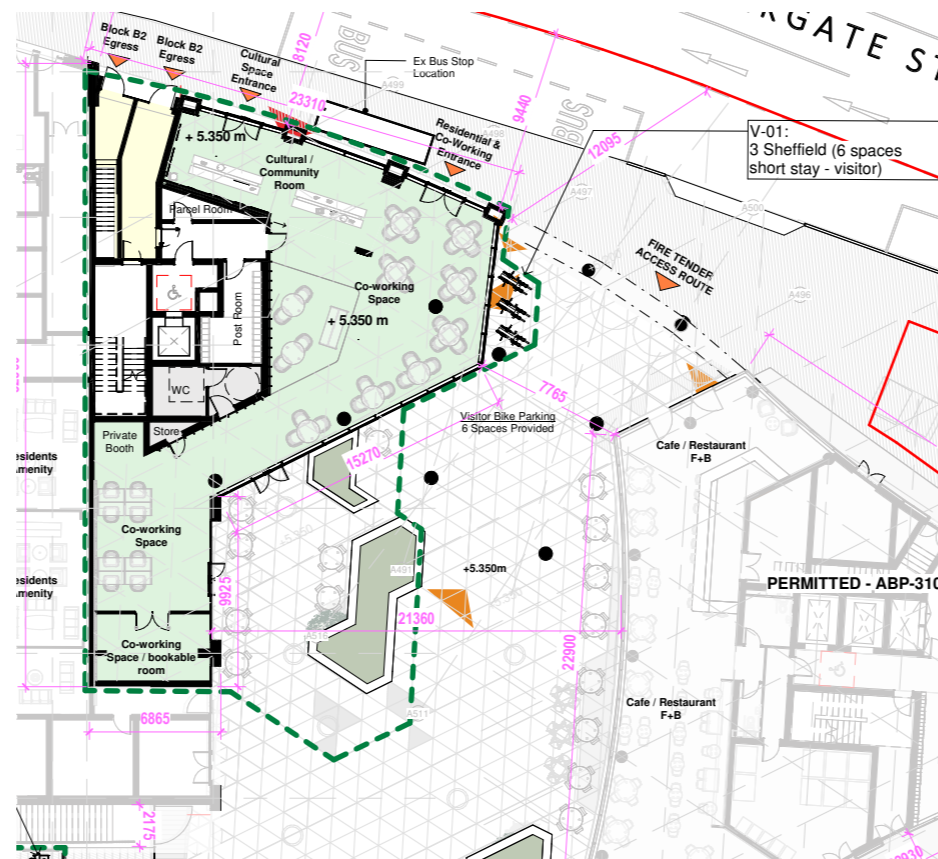
The overall rhythm of the façade to Block B1 & C as permitted remains unchanged within this proposal. The architectural expression emphasizes a more vertical architectural form with generous areas of glazing to suit the apartment layouts and proposed winter gardens facing onto Parkgate Street.



4.4 Site Connectivity and Permeability

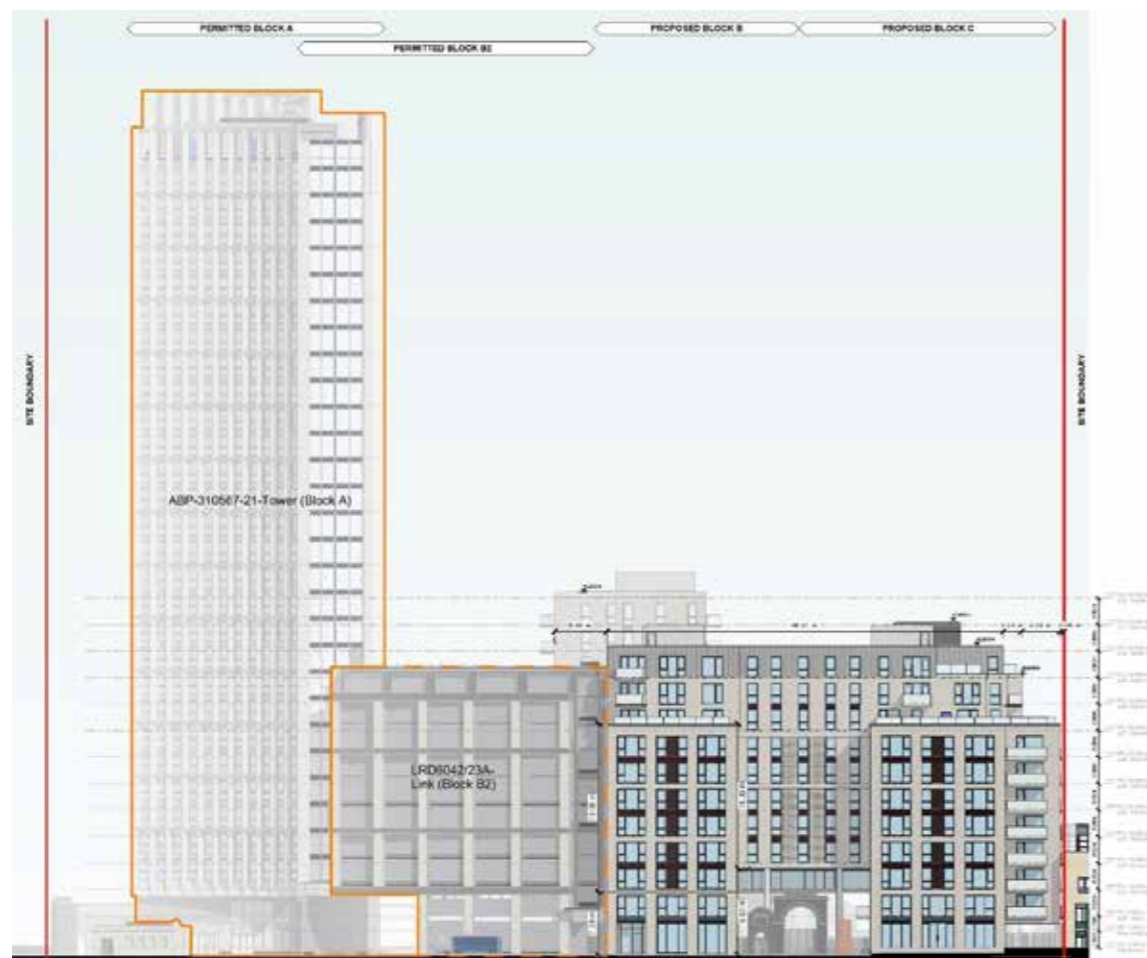
The site is located in Dublin City Centre at a key river crossing to the west of the city centre between the River Liffey and Parkgate Street with a mix of cultural, commercial, retail and leisure activities in its environs. The site's location within Dublin city centre means that it avails of a vast and dense network of walkable streets, catered by adequate footways and pedestrian crossings. Pedestrian accessibility is enhanced by the urban nature of the wider environment, which includes easy access to the main entrance to the Phoenix Park to the west, Heuston Station to the south and Collins Barracks to the east.

The consented scheme provides a range of visual and physical connections into the heart of the site from the city with continuation of pedestrian movement along the river walk. The proposed changes to Block B1 & C will have no adverse impact on the extent of connectivity and permeability achieved by the original scheme.

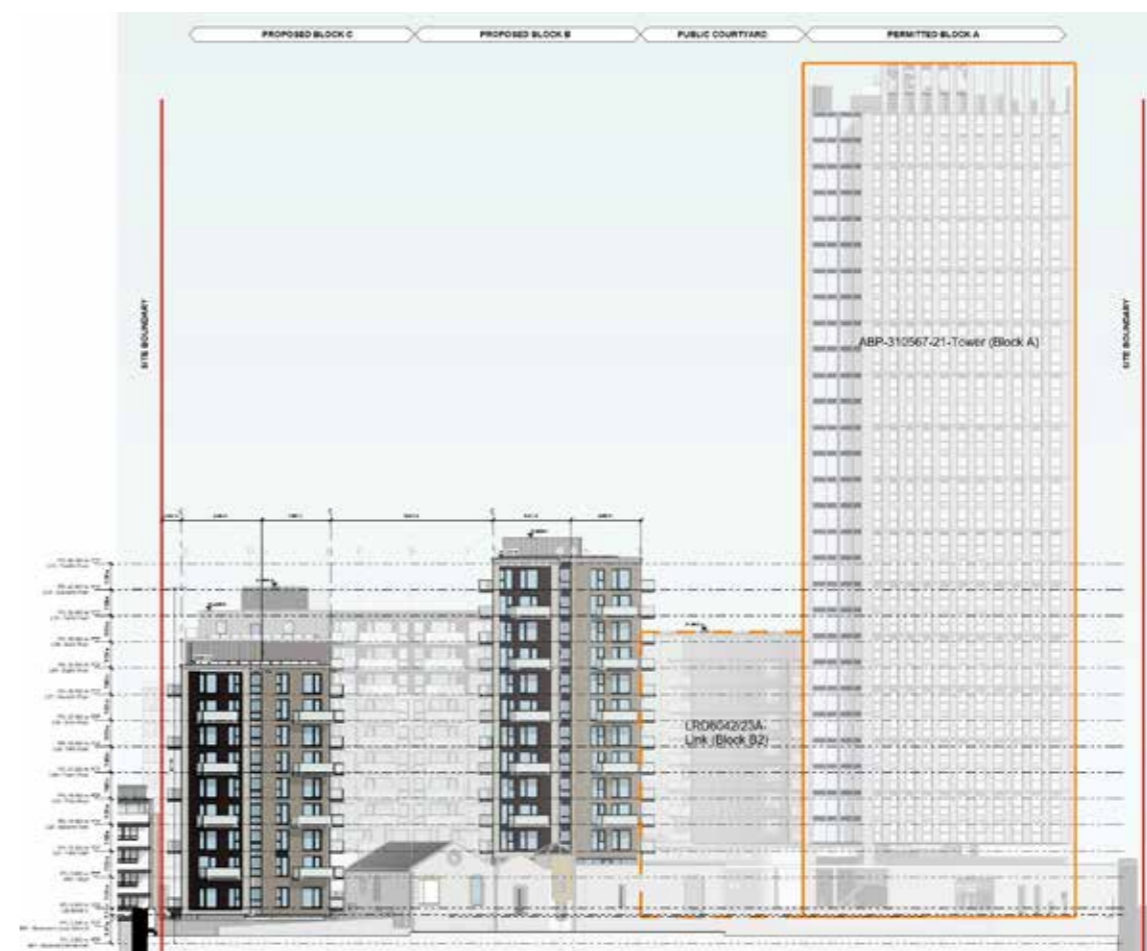


4.5 Height, Scale & Massing

The proposed changes to Blocks B1 & C follows the established historic street pattern of Parkgate Street, and the overall footprint does not vary greatly from the permitted development ABP-306569-20. We believe that this development meets an appropriate density and has suitable massing and height for this urban site. In determining the correct planning approach around appropriate building heights, the planning process must ensure the highest standards of urban design and architectural quality on one hand and place-making outcomes on the other.



Proposed North Contiguous Elevation



Proposed South Contiguous Elevation

4.6 Materials & Finishes

A choice of contextual materials such as natural stone cladding, glazed screens, brick and render to the internal courtyards provide a modern interpretation with traditional materials. At the lower levels of the blocks; quality, durable finishes shall be used in deference to the street realm to ensure a quality treatment.

The architectural language is contemporary throughout but picks up on the grain of the area. The building is designed to accommodate future requirements of NZEB. Our Façade consultants and M&E Engineers have interpreted the results of the technical analyses of the various thermal and solar models to create a façade that will provide thermal comfort yet achieve the required daylighting for its intended use.

The glazing will be high quality with a of 70% Light transmittance and 37% 'G' value with a 'u' value of 1.4wm2k for the ensemble. The windows will achieve the best 'U' value while ensuring good transparency. The target BER of the building is to be A rated. The materials are chosen to be durable, long lasting, and well detailed to cope with the Irish climate.

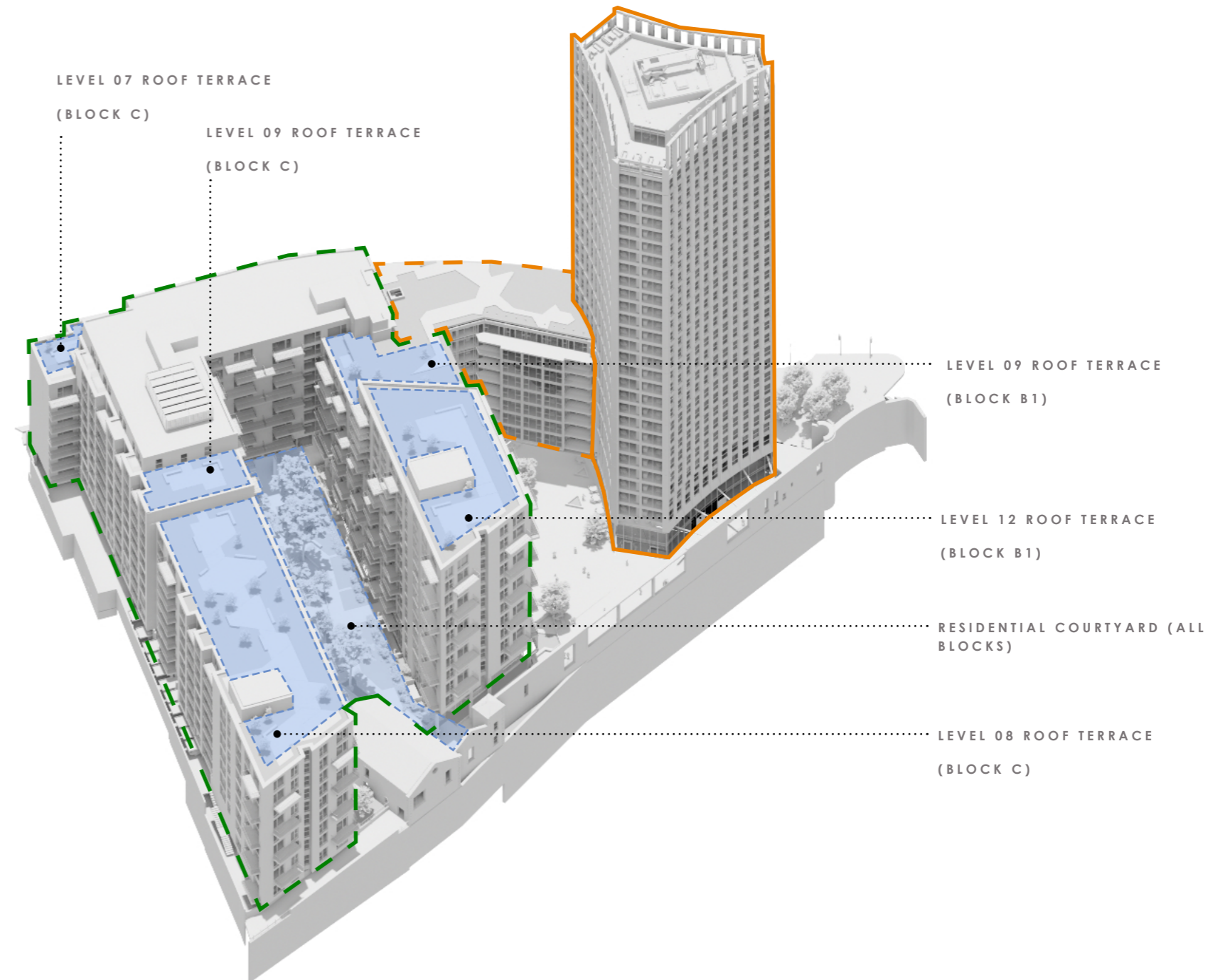


Proposed North Façade

4.7 Communal Open Space (Proposed)

Under the new Apartment Guidelines 2023, 100% of the amenity space should be provided as Communal Open Space and not as internal amenity spaces. As such, see diagram (right) outlining extent of communal open space proposed across the residential courtyard to ground floor and various roof level terraces.

*Please see access diagram on page 43 for further information.



(COS- Proposed)						
	Studio	1 Bed	2 Bed (3p)	2 Bed	3 Bed	Total
Apart. Mix		178	24	114		316
Required		890	144	798		1832
Provided		Block B1		Block C		
External		1725		765		2490
Internal		226				226
Total						2716

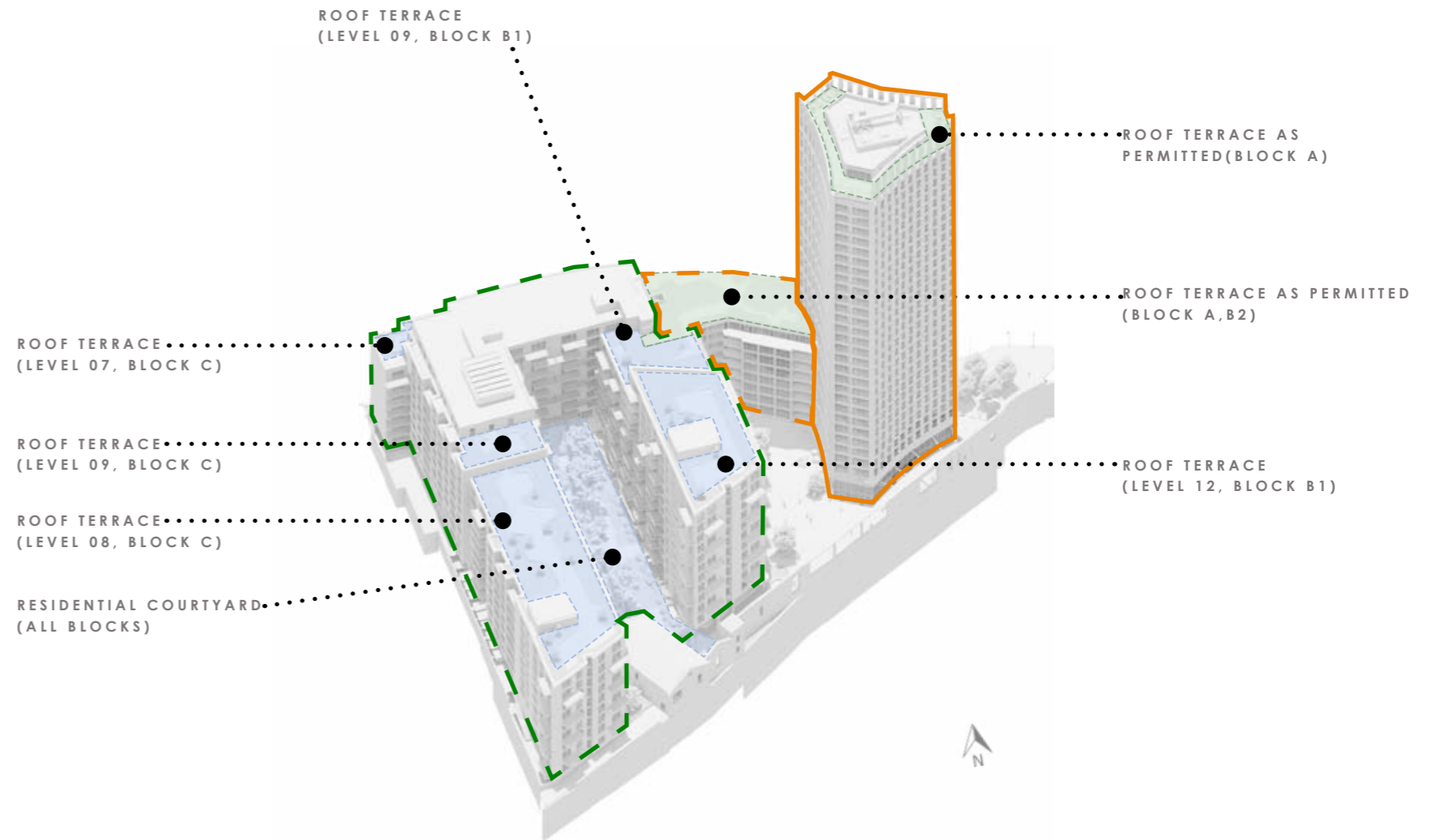
4.7 Communal Open Space (Cumulative)

The cumulative amenity, enjoyed by all residents within the proposed and permitted apartments, is described in the diagram and schedule on this page.

The full extent of communal open space along with Internal amenity provides a surplus for the entire scheme. The cumulative amenity is enjoyed by all prospective residents of the permitted and proposed apartments.

The permitted provision being a mix of external and internal communal amenity space is because the permitted apartments in Blocks A is declared BTR and therefore benefits from flexibility in the provision of communal amenity space. The Proposed Block B1 & C as a residential building will benefit from external communal open space commensurate with the proposed apartment sizes, in accordance with the relevant Communal Amenity Space standards identified in Appendix 1 of the Apt Guidelines 2023.

It is also worth noting that the development as a whole incorporates a public square and river walkway, all easily accessible to the residents.



(COS- Cumulative)						
	Studio	1 Bed	2 Bed (3p)	2 Bed	3 Bed	Total
Apart. Mix	73	273	26	181	1	554
Required	365	1365	156	1267	9	3162
Provided	Block A	Block B1	Block B2	Block C		
External	671	1725	300	3255		
Internal	516	226	278	226		
Total						7197

4.8 Public Open Space

The proposed new apartments will benefit from the permitted public courtyard and riverside walkway at ground floor/street level.

Passive supervision, openness and managed public realm have been promoted in the design to ensure the safety of residents and the wider community. Visual connections to the public courtyard, river walk, and Parkgate Street from the proposed apartments in blocks B1 & C will further improve visual safety for residents and the wider community. Banks of Sheffield stands will be provided to house 30 visitor bicycles within the permitted public plaza.

The permitted development provides two primary gateway entrances on Parkgate Street which access a communal residential courtyard and a new public realm plaza to create new links to the river and a vista through to Heuston Station and Environs

The Gateway Arch on Parkgate Street leads into a central residential courtyard via an open arcade with foyer café spaces on either side. Active entrances are created as part of the façade on Parkgate Street resulting in a greatly enhanced interface between the site interior and the public realm.

The consented scheme succeeded in opening up the visual connection between its exterior setting and its interior fabric while respecting the heritage of the site edge treatment. The architectural expression at street level references the sites previous solid defensive pilastered wall. The framed rhythm gives a unity and continuity to the new street with a human scale and vibrant active façade. A third gateway, provided in the consented scheme is at the South-eastern corner of the site allowing access behind the Quay wall to the main public courtyard.



4.9 Private Open Space

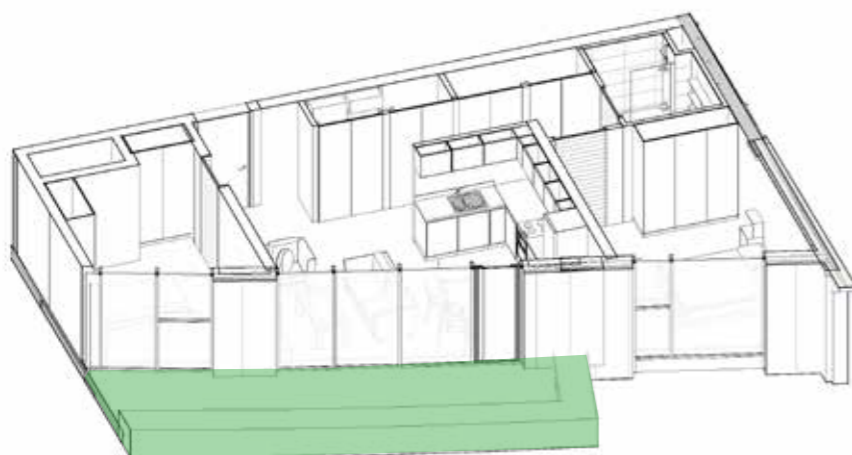
It is a policy requirement of the Design Standards for New Apartments 2022 and DCC Development Plan 2022-2028 that private open space in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels be provided.

'Balconies should adjoin and have a functional relationship with the main living areas of the apartments. In certain circumstances, glass-screened 'winter gardens' may be provided. A minimum depth of 1.5m is required for balconies, in one usable length to meet the minimum floor area requirement'

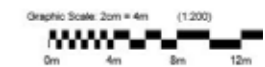
Design Standards for New Apartments - Minimum floor areas for private amenity space:

- Studio apartment (1 persons) 4 sq.m
- 1-bedroom apartment (2 persons) 5 sq.m
- 2-bedroom apartment (3 persons) 6 sq.m
- 2-bedroom apartment (4 persons) 7 sq.m
- 3-bedroom apartment (5 persons) 9 sq.m

The scheme is providing 1,964sqm of private balcony space and wintergarden spaces to all 316 no. apartments. This comprises 100% of the overall apartments in this proposal. Balconies along the northern elevation have views over Parkgate Street, the Criminal Courts, and the Phoenix Park beyond. Balconies along the east elevation will benefit from views of the consented public courtyard within the development. The southern & residential courtyard elevation balconies offer views of the river and Heuston Station.

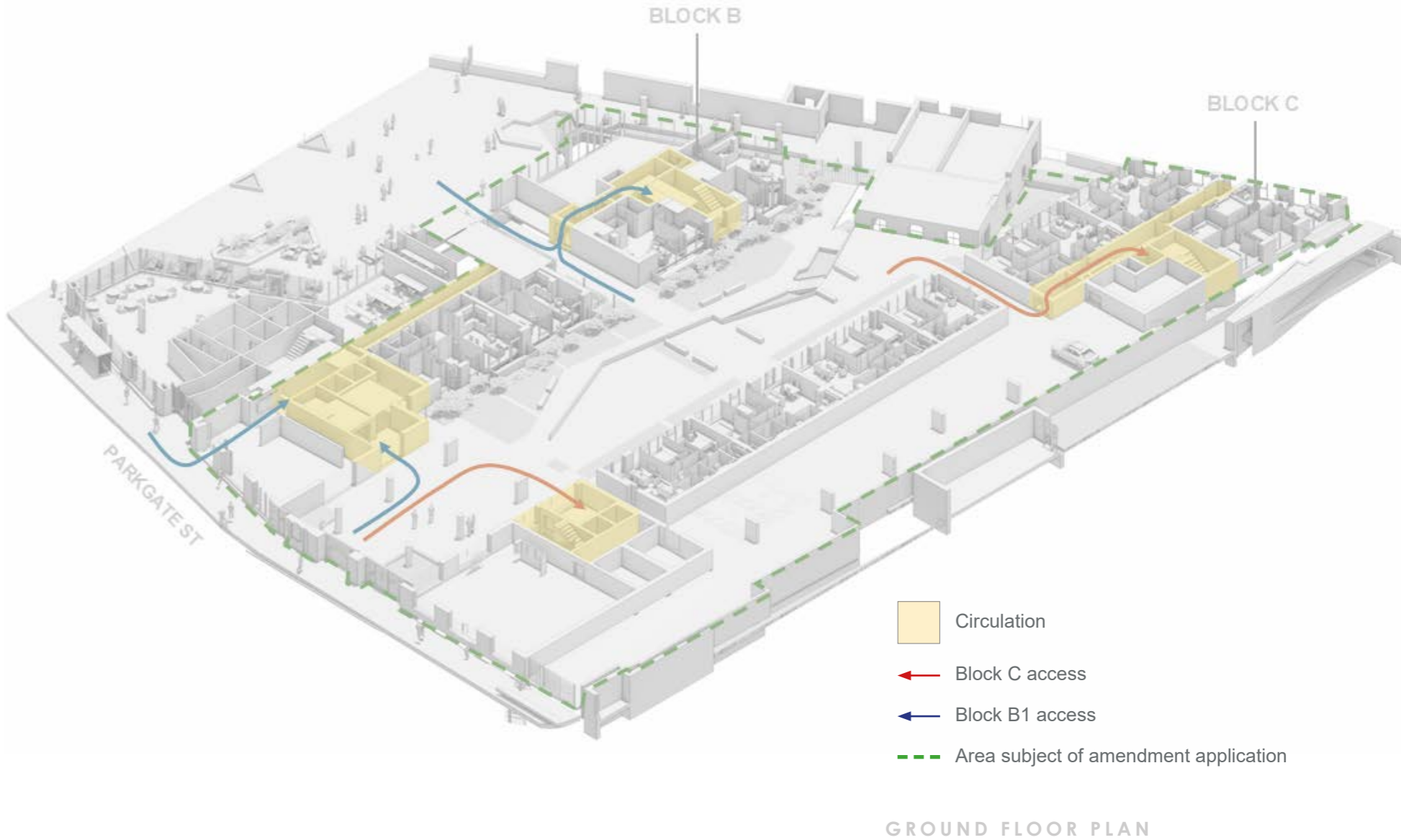


Typical Level 02 - Private Open Space



4.10 Circulation & Access (Ground Floor)

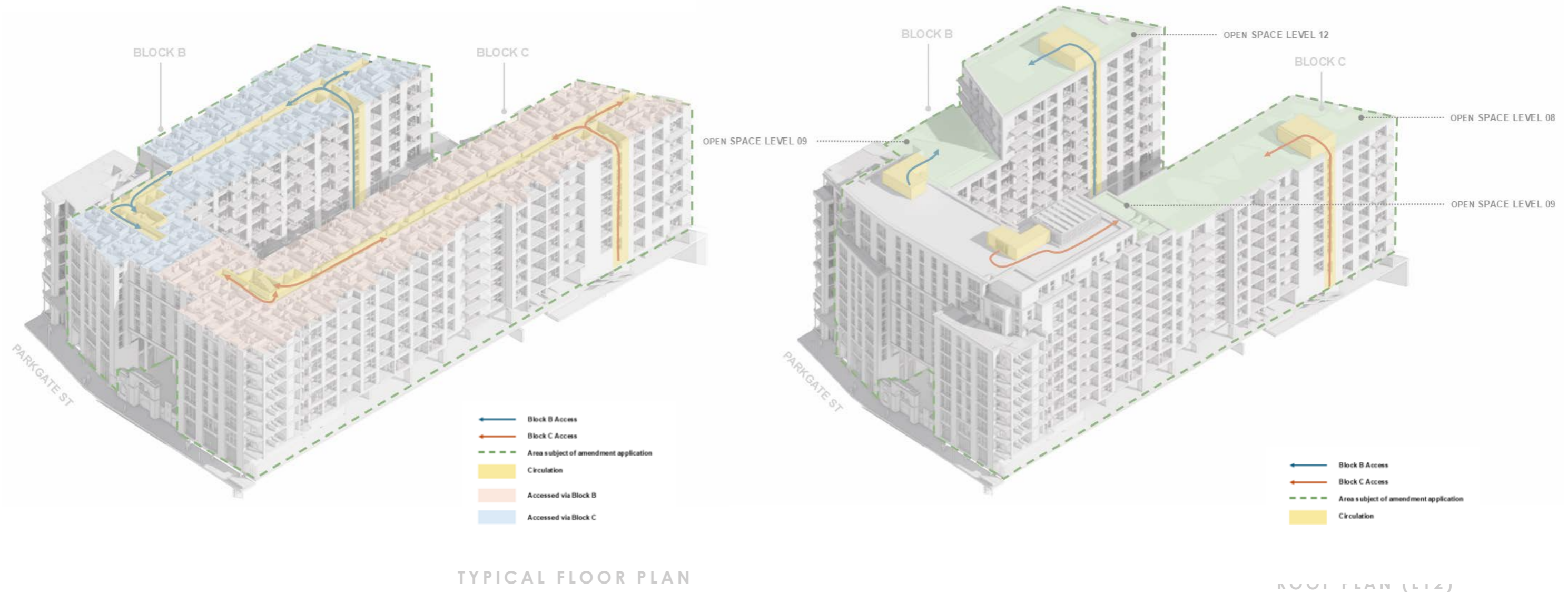
Residents and their visitors can enter through the main residential entrances at Block B1 & Block C from Parkgate St and the protected archway or via the public plaza and internal residential courtyard before travelling towards the 4no. vertical circulation cores which allows access to their unit. Access to all entrances and circulation cores will be secured by fob access.



4.10 Circulation & Access (Upper Floors)

The residents of the proposed 316 apartments have access to a series of dedicated external communal landscaped rooftop amenity spaces at Level 07, Level 08, Level 09 & Level 12, which are accessed via 4no. stair & lift cores through Block B1 or Block C depending on which apartment they reside in.

This rooftop amenity space provides dedicated communal area, to a far greater extent than originally allowed for as part of the permitted scheme.



4.11 Compliance with Design Standards

The proposed apartments meet and exceed the Design Standards set out in the Design Standards for New Apartments 2023 as well as Dublin City Councils objective QHSNO11 - which states that 50% of apartments are required to exceed the minimum sizes.

In this Proposal 159 out of the 316 proposed new apartments exceed the minimum size by over 10%. This represents over 50% of the proposed apartments.

For the breakdown of the proposed Apartments please refer to the following:

Drawing 5010_Proposed Apartment Types

Drawing 5011_Proposed Apartment Types

Drawing 5012_Proposed Apartment Types

Drawing 5013_Proposed Apartment Types

HQA - Housing Quality Assessment

(addendum to this document)

4.12 Daylight and Sunlight Report

Multiple rounds of sunlight daylight analysis were undertaken during the design development to inform the decision-making process. Illuminance levels of 200 Lux for Kitchen/Living/Dining Rooms and 100 Lux for Bedrooms were targeted, and Level 1 of the block was studied as the worst-case scenario. Spaces were deemed compliant where more than 50% of areas achieve target illuminance. 1188 out of 1315 rooms were found to be compliant for SDA on this floor. As compensatory measures daylight adjacency is taken into consideration along with other positive factors such as high levels of ETS, large quantum of communal open space, integration of winter gardens, aspect overlooking Phoenix park and proximity to Heuston Station.

Refer to separate report by IN2 for more details.



4.12 Overlooking, Overbearing, Overshadowing

The Proposed building follows the established historic street pattern of Parkgate Street, and the overall footprint does not vary greatly in principle from the permitted development ABP-306569-20. We believe the height is appropriate for this town centre site as demonstrated in the drawings and the supporting documents included in the submission. Daylighting, overshadowing and sunlight studies to support this have been prepared by specialists IN2 consulting engineers. We contend the proposed development does not greatly impact on the surrounding sites as the shadow falls mainly on the road and adjoining office development to the South-West.

The orientation and layout of Blocks B1 & C, as well as the surrounding structures, are designed in a way that minimizes any potential privacy concerns. Considerations such as building setbacks, window placements, and balcony placement have been incorporated into the design to ensure privacy between the buildings.

The architectural coherence of the proposed new Block B1 & Block C residential façades have been carefully considered in the context of retaining the special character of the expression and form of the Block A Tower. The intent has also been to knit in with the consented facades of Blocks B2 & A to maintain harmony and respect the original design vision of the consented scheme.



4.13 Car and Cycle Parking

Car Parking

Under the consented development ABP-306569-20, there were 26 no. car parking spaces provided on the site. The development is situated in the city centre, near major transport arteries with excellent sustainable transport conditions available.

A total of 24 no. car parking spaces are proposed within this application, a decrease of 2 from the previously granted permission.

The design focuses on providing additional bicycle parking for residents and visitors in support of sustainable transport modes.

Cycle Parking

Accounting for the proposed 178 1-bed units and 138 2-bed units, 456 long term cycle parking spaces are proposed for Block B1 & Block C, with 734 long term cycle parking spaces accounted for across the whole development to include Block A and B2.

In addition, as per discussion with DCC, 30no visitor/short term cycle parking spaces are provided at Sheffield stands within the public plaza of the development.

Please refer to the following drawings and reports accompanying this application:

Drawing 1100 - B00_Proposed Undercroft Floor Plan

Drawing 1101 - L00_Proposed Ground Floor Plan

4.14 Management / Lifecycle Report

Management

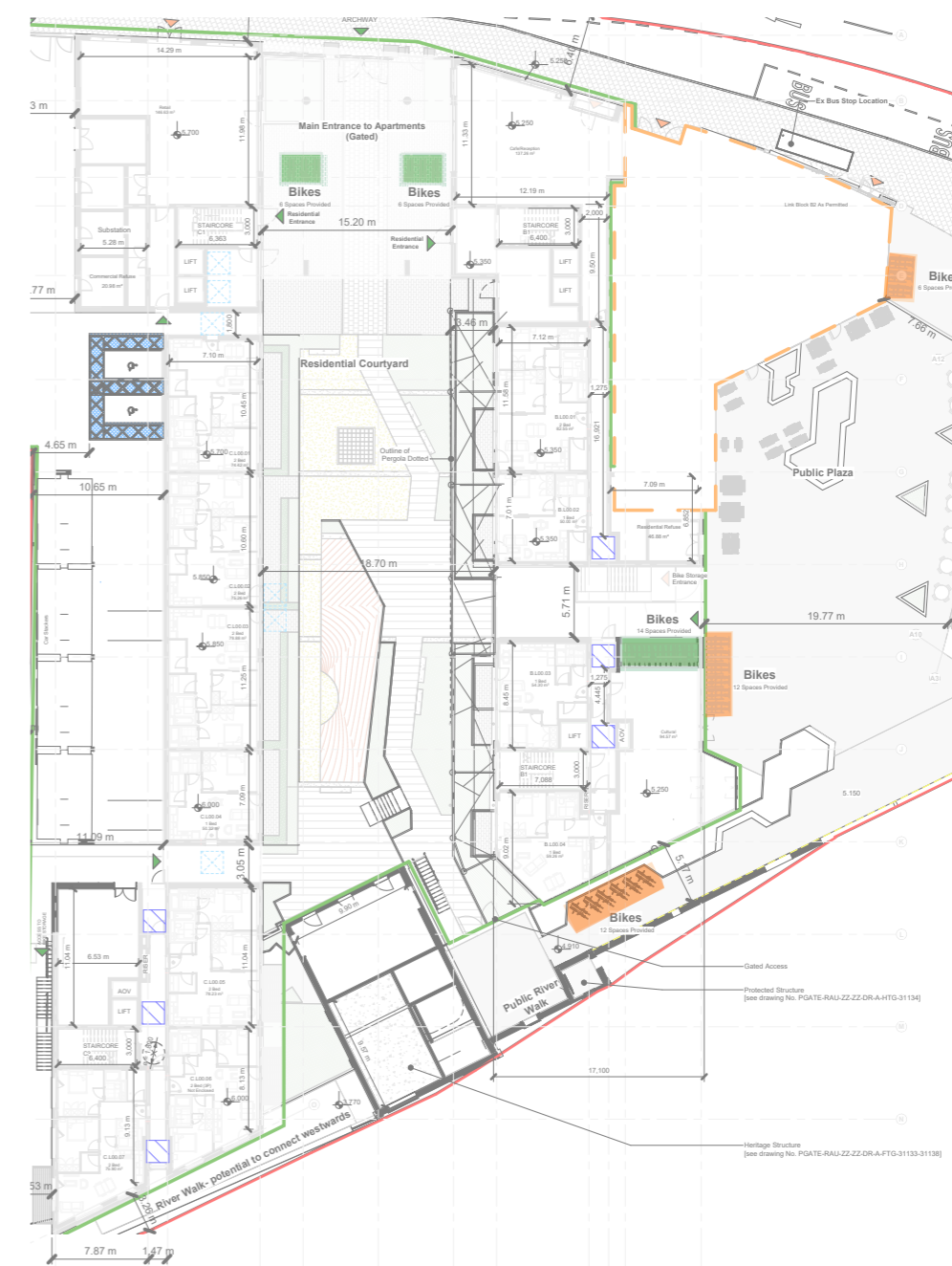
The building will be professionally managed and maintained with staff on site and maintenance provided for residents to deal with any issues.

The management will include on site security, a cleaning regime, regular refuse collection and overall maintenance service.

- Short Term / Visitor Bicycle Parking
- Long Term Bicycle Parking



Proposed Bicycle Parking Spaces to Basement & Undercroft



Proposed Bicycle Parking to Ground Floor Visitor & Private

4.15 Compliance with DMURS

Design Manual for Urban Roads and Streets

The consented development is positioned in a key central city location, bound to the north by Parkgate Street, to the west by existing Transport Infrastructure office building, and to the south by the river Liffey. In accordance with DMURS the scheme complies in the follow categories:

Design Principle 1: Connected Networks

The development site is well served by public transport. Heuston Station, which provides national and regional rail services as well as LUAS services, is approximately 200m from the site. On Parkgate Street several Dublin Bus routes are located which give further access across the city. There are attractive routes in and out of the site for pedestrians and cyclists. There are Dublin Bike Stations in the vicinity of the site, as well as many dedicated cycle lanes in the nearby roads that provide safe routes for cyclists.

To serve the new apartments proposed within block B1 & C, 456 no. secure bicycle parking spaces will be provided at basement and ground level for residents with a further 30 no. visitor bicycle spaces within the public plaza.

Design Principle 2: Multifunctional Streets

The consented development follows the established historic street patterns and measures such as pedestrian links, enclosure, connectivity are present. Further active street edges to Parkgate Street are provided with the Café function within block Good quality street lighting will provide a safe environment for users. Catenary lighting is proposed across the plaza to free up the ground plane and to form some visual containment across the height of the space.

Design Principle 3: Pedestrian Focus

The site offers pedestrians an alternative route along the riverfront as the proposed development provides active engagement to the river Liffey and an enhanced streetscape experience along Parkgate Street with interconnecting public plaza, to reactivate this important city gateway, connecting with the Courts, Phoenix Park, the boat clubs along the river.

Design Principle 4: Multidisciplinary Approach

This proposal has been designed in close collaboration and co-ordination with an extensive design team including, Architect, Civils, Structure, M+E and Landscaping Architect.

4.16 Safety & Security

This residential scheme will be professionally managed and include a secure fobbed entrance as well as secure entry into each individual apartment. Bicycles will be securely stored at basement level - this will be managed with access control and CCTV.

Entrance Lobbies, Circulation and Safety:

- Residents and their visitors will enter through the main entrance lobbies and or the private residential courtyard and from here travel towards the vertical circulation cores which allows access to their unit. These entrances will be controlled by fobbed access and the foyer will have staff during day hours.
- Access to all entrances and circulation cores will be secured by fob access including the internal amenity spaces in the scheme.



4.17 Universal Access

Consideration has been given to the accessibility for all building users. Moving through and around the site meets the requirements of Part M and where possible exceeds them in pursuit of best practice. Level access will be provided to the scheme and to all external communal amenity spaces. This is being done in conjunction with DAC consultants MSA.

A number of apartments within the scheme will be designed in detail to comply with Objective QHSNO11 of the Dublin City Development Plan, relating to universal design : -

'To ensure that 50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H's Design Manual for Quality Housing 2022 and the DHP&LG & DH's Housing Options for Our Ageing Population Policy Statement 2019'.



4.18 Cultural / Recreational Building and Uses

The consented development, as amended, will continue to deliver a mix of residential, retail and café/restaurant uses in accordance with its mixed use Z5 zoning. In addition to providing a high-quality residential scheme at upper levels, the ground level units and areas remain primarily given over to active uses, including retail, café/restaurant, public and private amenities, and open space, which animate Parkgate Street and the surrounding public realm.

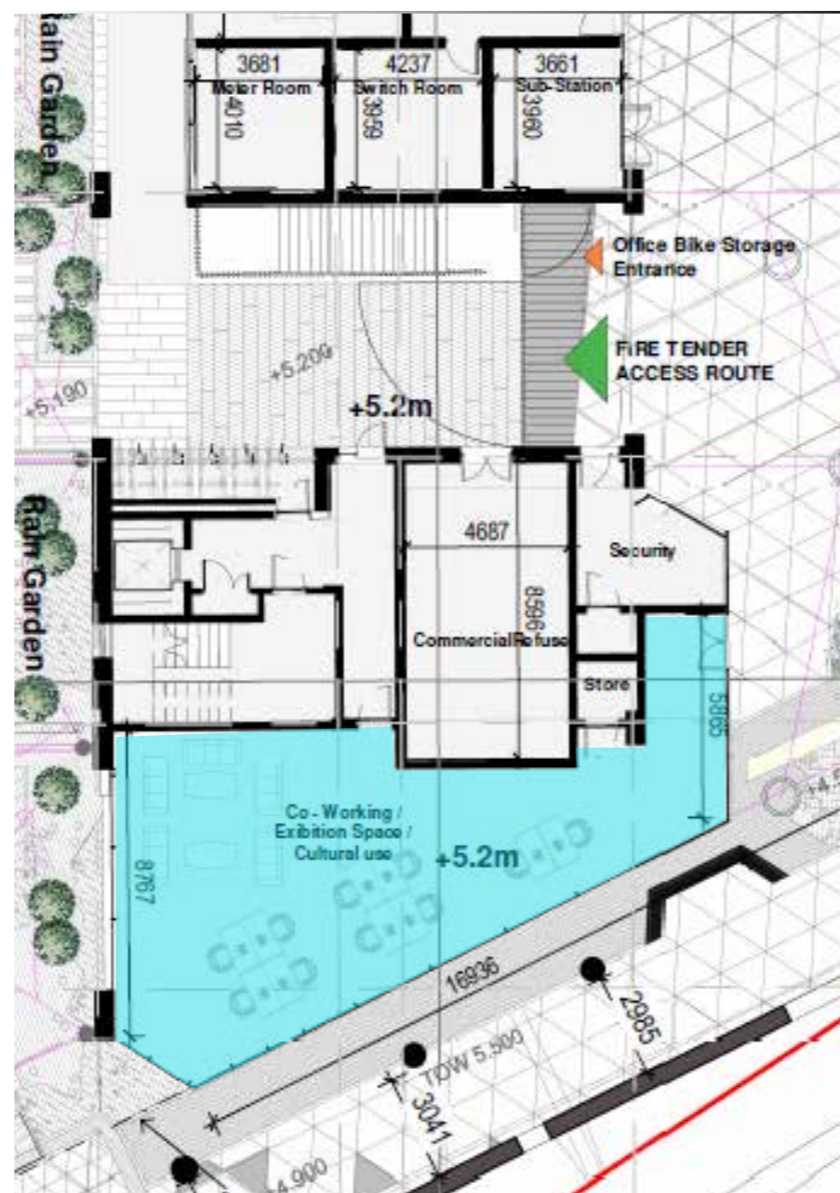
The overall development including Block A/B2 (outside of this application) keeps the permitted ground level café/restaurant. Additionally, the dedicated Community/Cultural space is provided fronting Parkgate Street, providing a multi-function space that can be utilised by the public and residents in different ways throughout the day. There remains a generous restaurant/café unit at the ground level of Block A, with active frontage to Parkgate Street, within the consented scheme.

The consented public open space will have the potential to accommodate uses such as farmers markets and outdoor cinema events, subject to appropriate separate licencing and consents. Block A also delivers residential co-working space as part of its suite of internal residential amenities.

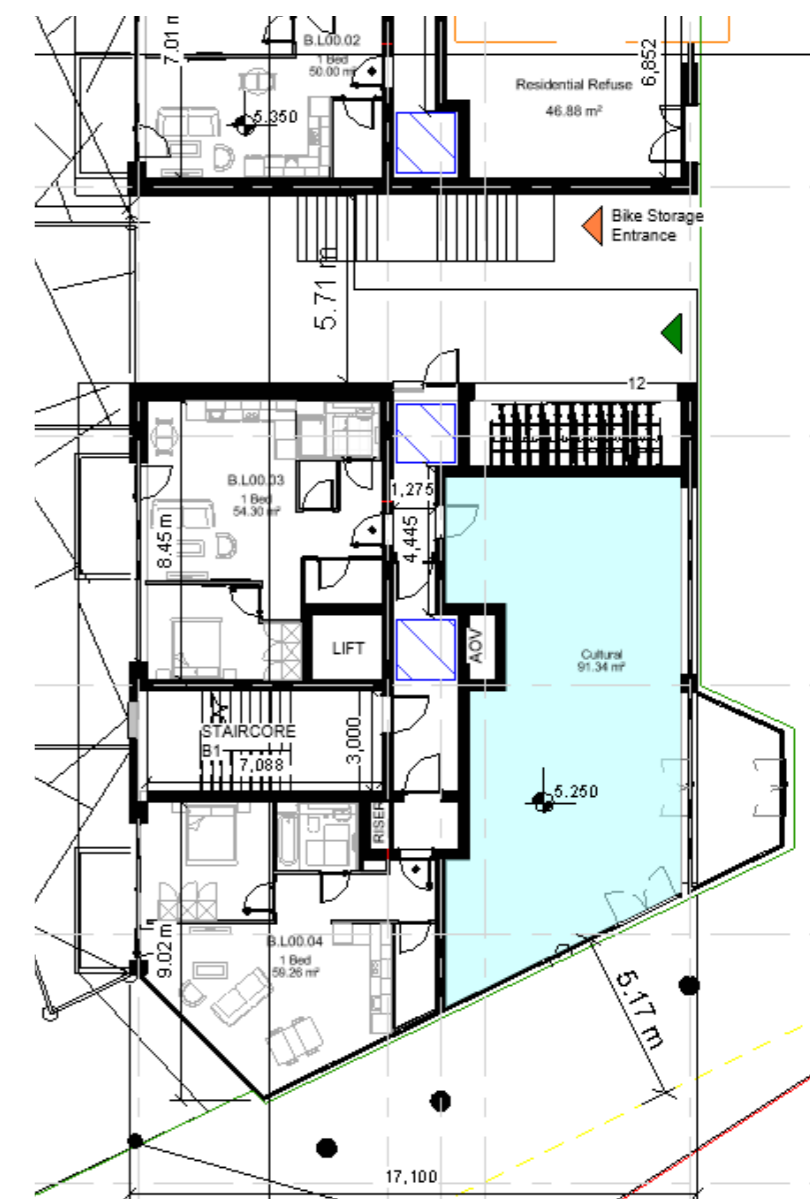
Notwithstanding that the Development Plan attempts to define 'cultural use', we would see it as a complex concept that is not so easy or simply defined. It could generally be considered to relate to contemporary, past, or future human or social behaviour or the representation of this through education, art, music, dance, literature, fashion, architecture, ritual, religion, science, etc.

The proposed scheme in line with the previously permitted scheme will continue to present an excellent opportunity to open access to the river Liffey to the public, which had previously not been possible. The consented treatment of the Z9 area responds carefully to the zoning objective to provide recreational amenity and open space in this area, while addressing the heritage value of the structures in this location. We would therefore also argue that the integration of the site's redevelopment with the restoration of the protected and other historic structures on site, as consented under ABP-306569-20, will enhance the cultural fabric of the area.

Within this proposal there are minor changes to the cultural space to the south of Block B1 as outlined (right), with a reorientation to the layout facilitating a space that engages with the public plaza.



Block B1 Cultural Space as permitted



Block B1 Cultural Space as proposed

5.0 Housing Quality Assessment

5.1 Policy Overview

Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' against this proposed development.

The above guidelines specify planning policy requirements for:

- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations

Accordingly, where SPPRS are stated in the guideline document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant SPPR requirements.

The apartment types are shown on the following drawings for clarity which accompany this application:

Drawing 5010 _Proposed Apartment Types

Drawing 5011 _Proposed Apartment Types

Drawing 5012 _Proposed Apartment Types

Drawing 5013 _Proposed Apartment Types

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanala are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.



5.2 Apartment Mix

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' Specific Planning Policy Requirement 1:

(i) Apartment developments may include up to 50% onebedroom or studio type units (with no more than 20-25% of the total proposed development as studios). The site is outside the NEIC designation where the Development Plan identifies a requirement for a certain percentage of 3-beds, so there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city, or metropolitan area basis and incorporated into the relevant development plan(s).

The resulting percentage mix of apartments for the proposed new units only are as follows:

- Studio apartment (1 persons) 0%
- 1-bedroom apartment (2 persons) 56%
- 2-bedroom apartment (3 persons) 8%
- 2-bedroom apartment (4 persons) 36%
- 3-bedroom apartment (5 persons) 0%

When the unit mix is taken into consideration with the consented Block B2 (LRD6042/23-S3A) which has also been designed to the latest Apartment guidelines, the resultings mix is as follows:

- Studio apartment (1 persons) 0%
- 1-bedroom apartment (2 persons) 49%
- 2-bedroom apartment (3 persons) 7%
- 2-bedroom apartment (4 persons) 43%
- 3-bedroom apartment (5 persons) 0%

Furthermore, in accordance with safeguarding higher standards:

- 159 out of the 316 proposed apartments are 10% over the minimum standard size representing 55% of the total.
- Minimum floor areas (and Universal Access requirements) have been met.
- 118 out of the 316 proposed apartments are dual aspect representing 37% of the proposed apartments.
- When consented Block B2 is taken into consideration, 150 of the 356 apartments are dual aspect, representing 40%.
- All proposed apartments to have private amenity space in the form of balconies.
- No additional car parking spaces are proposed, with a net decrease of 2no. spaces.

5.3 Apartment Floor Areas

The minimum apartment floor areas have all been met.

Please see Appendix A for full detailed Housing Quality Assessment schedule.

5.4 Dual Aspect

We have carefully reviewed the amount of sun light reaching the development and have optimised how the orientation will affect the amenity of the occupants. This amounts to a total of 118 apartments, which is 37% of the total amount of new units proposed for block B1 & C.

Dual Aspect Calculation	
Ground Floor	3
Mezzanine Floor	7
First Floor	10
2nd - 6th Floor	60
7th Floor	9
8th Floor	10
9th Floor	11
10th Floor	4
11th Floor	4
Total	118
% of 316	37%
Block B2: 32 of 40 Dual Aspect	32
Total	150
% of 356	42%

Appendix - Summary Schedule of Areas

The following is a breakdown of unit mix for the proposed units within **Blocks B1 & C only**.

Block B1/C Summary	
Site Area (Ha)	0.325
Total Units	316
Gross Floor Area (SQM)	25,777
Units / Ha	972
Plot Ratio	0.00
Site Coverage	0%
Min. Comm Amenity Required (SQM)	1832
Communal Amenity Provided (SQM)	3,237
Private Amenity Required (SQM)	1,865
Private Amenity Provided (SQM)	1,964
Total Amenity Provided (SQM)	5,201
% 2-Bed/3-Bed Units	44%
% Dual Aspect	37%
Retail Unit (SQM)	147
Residential Bike Spaces Required	454
Residential Bike Spaces Provided	712
Visitor Bike Spaces Provided	30
Car Spaces Provided	24

Block B1&C Residential Units (Apartment Guidelines, March 2023)									
	Studio	1 Bed	2 Bed (3p)	2 Bed	3 Bed	Total	Dual Aspect	Gross Area (m2)	Net Area
Ground		4	1	6		11	3	1634	1287
Mezzanine		18	1	9		28	7	2330	1728
L01		17	3	11		31	10	2490	1890
L02		18	2	13		33	12	2587	1927
L03		18	2	13		33	12	2587	1927
L04		18	2	13		33	12	2587	1927
L05		18	2	13		33	12	2587	1927
L06		18	2	13		33	12	2587	1927
L07		19	3	10		32	10	2448	1882
L08		14	2	6		22	9	1685	1281
L09		8	2	5		15	11	1297	941
L10		3	1	2		6	4	479	289
L11		3	1	2		6	4	479	289
L12									
L13									
L14									
L15									
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L18									
L19									
L20									
L21									
L22									
L23									
L24									
L25									
L26									
L27									
	0	176	24	116		316	118	25777	19222
Unit Mix	0%	56%	8%	37%		100%	37%		
		56%		44%					

Appendix - Summary Schedule of Areas

The following is a breakdown of unit mix for the proposed units within **Blocks B1 & C + Consented Block B2 (LRD6042/23-S3A) combined.**

Block B1,C&B2 Residential Units (Apartment Guidelines, March 2023)							
	Studio	1 Bed	2 Bed (3p)	2 Bed	3 Bed	Total	Dual Aspect
Ground		4	1	6		11	3
Mezzanine		19	1	8		28	7
L01		17	3	16		36	14
L02		18	2	18		38	16
L03		18	2	18		38	16
L04		18	2	18		38	16
L05		18	2	18		38	16
L06		18	2	18		38	16
L07		20	3	14		37	13
L08		14	4	9		27	14
L09		8	2	5		15	11
L10		3	1	2		6	4
L11		3	1	2		6	4
L12							
L13							
L14							
L15							
L16							
L17							
L18							
L19							
L20							
L21							
L22							
L23							
L24							
L25							
L26							
L27							
	0	178	26	152		356	150
Unit Mix	0%	50%	7%	43%		100%	42%
		50%		50%			

Appendix - Summary Schedule of Areas

The following is a breakdown of unit mix for the proposed units within **Blocks B1 & C + Consented Block B2 (LRD6042/23-S3A) combined.**

+ Consented Block A (Tower - ABP-310567-21)

Total Scheme Combined (Proposed B1/C + Permitted A/B2)							
	Studio	1 Bed	2 Bed (3p)	2 Bed	3 Bed	Total	Dual Aspect
Ground		4	1	6		11	3
Mezzanine		18	1	9		28	7
L01	2	20	3	17		42	19
L02	2	21	2	19		44	21
L03	2	21	2	19		44	21
L04	2	21	2	19		44	21
L05	2	21	2	19		44	21
L06	2	21	2	19		44	21
L07	2	22	3	16		43	19
L08	2	17	4	10		33	18
L09	3	11	2	6		22	16
L10	3	7	1	3		14	10
L11	3	7	1	3		14	10
L12	3	4		1		8	6
L13	3	4		1		8	6
L14	3	4		1		8	6
L15	3	4		1		8	6
L16	3	4		1		8	6
L17	3	4		1		8	6
L18	3	4		1		8	6
L19	3	4		1		8	6
L20	3	4		1		8	6
L21	3	4		1		8	6
L22	3	4		1		8	6
L23	3	4		1		8	6
L24	3	4		1		8	6
L25	3	4		1		8	6
L26	3	4		1		8	6
L27	3	2		1	1	7	5
	73	273	26	181	1	554	302
Unit Mix	13%	49%	5%	33%	0%		55%
		62%		38%			

Appendix - Summary Schedule of Areas

Parkgate Street - Block B1/C Schedule of Accommodation																
Level	Nett Floor Area	Gross Floor Area	Studio	1 Bed	2 Bed (3P)	2 Bed	3 Bed	Total	Commercial /Retail	Int. Amenity	Ext. Amenity	Private Amty	Bike Store	Refuse	Plant	Dual Aspect
B01								0					686		81	
L00	1287	1634		4	1	6		11	147	366	1165	71	28	70		3
M00	1728	2330		19	1	8		28		375		166				7
L01	1890	2490		17	3	11		31				192				10
L02	1927	2587		18	2	13		33				202				12
L03	1927	2587		18	2	13		33				202				12
L04	1927	2587		18	2	13		33				202				12
L05	1927	2587		18	2	13		33				202				12
L06	1927	2587		18	2	13		33				202				12
L07	1882	2448		20	3	9		32			65	218				9
L08	1281	1685		14	2	6		22			594	139				10
L09	941	1297		8	2	5		15			341	93				11
L10	289	479		3	1	2		6				37				4
L11	289	479		3	1	2		6				37				4
L12											331					
TOTAL	19222	25777		178	24	114	0	316			3237	1964	714			118
Percentage				56%		44%										37%

Appendix - HQA

42A Parkgate St Block B1 & C - HQA Schedule																			
Floor	Apartment No.	Apartment Description	Beds			Unit Types	Floor Area m ²	Oversized	Part V	Aspect	Kitchen/Living Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 03 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Storage Required	Private Amenity Space m ²	Number of Balconies
			1	2	3														
L00 - Ground Floor	B.L00.01	2 Bed		•		2B-4P	82	1		Single	36.9	14.2	12.5		63.6	7.0	6	7.2	-
L00 - Ground Floor	B.L00.02	1 Bed	•			1B-2P	50	1		Single	25.9	14.7			40.7	3.5	3	5.2	-
L00 - Ground Floor	B.L00.03	1 Bed	•			1B-2P	55	1		Single	31.5	12.0			43.5	3.6	3	5.2	-
L00 - Ground Floor	B.L00.04	1 Bed	•			1B-2P	53	1		Dual	35.3	13.6			48.9	3.7	3	5.2	-
L00 - Ground Floor	C.L00.01	2 Bed		•		2B-4P	74			Single	32.3	13.7	11.4		57.4	6.0	6	7.2	-
L00 - Ground Floor	C.L00.02	2 Bed		•		2B-4P	75			Single	32.3	13.7	11.4		57.4	6.0	6	7.2	-
L00 - Ground Floor	C.L00.03	2 Bed		•		2B-4P	80	1		Single	34.2	15.7	11.4		61.3	6.9	6	7.2	-
L00 - Ground Floor	C.L00.04	1 Bed	•			1B-2P	50	1		Single	26.9	14.4			41.3	3.2	3	5.2	-
L00 - Ground Floor	C.L00.05	2 Bed		•		2B-4P	78			Single	30.1	14.7	12.5		57.3	6.0	6	7.15	-
L00 - Ground Floor	C.L00.06	2 Bed (3P)		•		2B-3P	67			Dual	30.3	13.2	7.8		51.3	5.0	5	7.15	-
L00 - Ground Floor	C.L00.07	2 Bed		•		2B-4P	77			Dual	31.6	13.4	12.1		57.1	6.1	6	7.15	-
M00 - Mezz	B1.M00.01	2 Bed		•		2B-4P	93	1		Single	40.4	17.9	16.9		75.2	6.1	6	7.15	1
M00 - Mezz	B1.M00.02	1 Bed	•			1B-2P	45			Single	24.7	12.7			37.4	3.5	3	5.2	1
M00 - Mezz	B1.M00.03	1 Bed	•			1B-2P	50	1		Single	27.7	13.2			40.9	3.3	3	5.2	1
M00 - Mezz	B1.M00.04	1 Bed	•			1B-2P	45			Single	24.7	12.7			37.4	3.5	3	5.2	1
M00 - Mezz	B1.M00.05	1 Bed	•			1B-2P	50	1		Single	26.4	14.5			40.8	3.1	3	5.2	1
M00 - Mezz	B1.M00.06	1 Bed	•			1B-2P	45			Single	24.7	12.7			37.4	3.5	3	5.2	1
M00 - Mezz	B1.M00.07	1 Bed	•			1B-2P	45			Single	23.1	13.4			36.5	3.0	3	5.2	1
M00 - Mezz	B1.M00.08	1 Bed	•			1B-2P	46			Single	25.3	12.5			37.8	3.3	3	5.2	1
M00 - Mezz	B1.M00.09	1 Bed	•			1B-2P	53	1		Dual	32.4	11.7			44.1	3.1	3	5.2	1
M00 - Mezz	B1.M00.10	1 Bed	•			1B-2P	51	1		Dual	29.3	12.1			41.3	3.7	3	5.2	1
M00 - Mezz	C.M00.01	1 Bed	•			1B-2P	56	1		Dual	35.0	11.5			46.5	3.7	3	7.8	1
M00 - Mezz	C.M00.02	2 Bed		•		2B-4P	78			Dual	35.0	13.1	12.3		60.3	6.1	6	7.15	1
M00 - Mezz	C.M00.03	2 Bed		•		2B-4P	74			Dual	30.0	15.2	11.7		56.9	6.1	6	7.15	1
M00 - Mezz	C.M00.04	2 Bed		•		2B-4P	74			Single	30.1	14.7	12.5		57.3	6.0	6	7.15	1
M00 - Mezz	C.M00.05	2 Bed		•		2B-4P	93	1		Single	40.4	17.9	16.9		75.2	6.1	6	7.15	1
M00 - Mezz	C.M00.06	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	1
M00 - Mezz	C.M00.07	1 Bed	•			1B-2P	50	1		Single	26.3	14.5			40.8	3.3	3	5.2	1
M00 - Mezz	C.M00.08	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	1
M00 - Mezz	C.M00.09	1 Bed	•			1B-2P	50	1		Single	26.3	14.5			40.8	3.3	3	5.2	1
M00 - Mezz	C.M00.10	2 Bed		•		2B-4P	82	1		Single	33.4	16.5	13.4		63.3	6.7	6	7.15	1
M00 - Mezz	C.M00.11	1 Bed	•			1B-2P	48			Single	25.8	11.5			37.3	5.3	3	5.2	1
M00 - Mezz	C.M00.12	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	1
M00 - Mezz	C.M00.13	1 Bed	•			1B-2P	51	1		Single	27.2	14.5			41.7	3.5	3	5.2	1
M00 - Mezz	C.M00.14	2 Bed		•		2B-4P	76			Single	36.7	13.1	11.4		61.2	6.5	6	7.15	1
M00 - Mezz	C.M00.15	1 Bed	•			1B-2P	51	1		Single	27.2	14.5			41.7	3.5	3	5.2	1
M00 - Mezz	C.M00.16	1 Bed	•			1B-2P	51	1		Single	27.2	14.5			41.7	3.5	3	5.2	1
M00 - Mezz	C.M00.17	2 Bed (3P)		•		2B-3P	69	1		Dual	29.1	13.1	9.8		52.0	5.0	5	7.15	1
M00 - Mezz	C.M00.18	2 Bed		•		2B-4P	77			Dual	31.6	13.4	12.1		57.1	6.1	6	7.15	1
L01 - First Floor	B1.L01.01	2 Bed		•		2B-4P	84	1		Dual	40.3	13.2	11.5		65.0	8.7	6	7.15	1
L01 - First Floor	B1.L01.02	2 Bed		•		2B-4P	82	1		Dual	33.7	15.1	12.8		61.6	8.0	6	8.4	1
L01 - First Floor	B1.L01.03	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	1
L01 - First Floor	B1.L01.04	2 Bed		•		2B-4P	73	1		Single	33.3	13.2	11.9		58.1	6.3	6	7.15	1
L01 - First Floor	B1.L01.05	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	1
L01 - First Floor	B1.L01.06	1 Bed	•			1B-2P	50	1		Single	26.3	14.5			40.8	3.3	3	5.2	1
L01 - First Floor	B1.L01.07	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	1
L01 - First Floor	B1.L01.08	1 Bed	•			1B-2P	50	1		Single	26.4	14.5			40.8	3.1	3	5.2	1
L01 - First Floor	B1.L01.09	1 Bed	•			1B-2P	45			Single	23.1	13.4			36.5	3.0	3	5.2	1
L01 - First Floor	B1.L01.10	1 Bed	•			1B-2P	46			Single	25.3	12.5			37.8	3.3	3	5.2	1
L01 - First Floor	B1.L01.11	2 Bed (3P)		•		2B-3P	70	1		Dual	31.3	12.6	9.9		53.8	5.1	5	7.15	1
L01 - First Floor	B1.L01.12	2 Bed		•		2B-4P	77			Dual	33.3	14.0	11.8		59.1	6.1	6	7.15	1

L01 - First Floor	C.L01.01	2 Bed		•		2B-4P	84	1	Part V	Dual	40.3	13.2	11.5		65.0	8.7	6	7.15	1
L01 - First Floor	C.L01.02	1 Bed	•			1B-2P	56	1	Part V	Dual	35.0	11.5			46.5	3.7	3	7.8	1
L01 - First Floor	C.L01.03	2 Bed		•		2B-4P	78		Part V	Dual	35.0	13.1	12.3		60.3	6.1	6	7.15	1
L01 - First Floor	C.L01.04	2 Bed (3P)		•		2B-3P	74	1	Part V	Dual	30.0	15.2	11.7		56.9	6.1	6	7.15	1
L01 - First Floor	C.L01.05	2 Bed		•		2B-4P	74		Part V	Single	30.1	14.7	12.5		57.3	6.0	6	7.15	1
L01 - First Floor	C.L01.06	2 Bed		•		2B-4P	73	1	Part V	Single	33.3	13.2	11.9		58.5	6.3	6	7.15	1
L01 - First Floor	C.L01.07	1 Bed	•			1B-2P	45		Part V	Single	23.8	12.7			36.5	3.5	3	5.2	1
L01 - First Floor	C.L01.08	1 Bed	•			1B-2P	50	1	Part V	Single	26.3	14.5			40.8	3.3	3	5.2	1
L01 - First Floor	C.L01.09	1 Bed	•			1B-2P	45		Part V	Single	23.8	12.7			36.5	3.5	3	5.2	1
L01 - First Floor	C.L01.10	1 Bed	•			1B-2P	50	1		Single	26.3	14.5			40.8	3.3	3	5.2	1
L01 - First Floor	C.L01.11	2 Bed		•		2B-4P	82	1		Single	33.4	16.5	13.4		63.3	6.7	6	7.15	1
L01 - First Floor	C.L01.12	1 Bed	•			1B-2P	48			Single	25.8	11.5			37.3	5.3	3	5.2	1
L01 - First Floor	C.L01.13	1 Bed	•			1B-2P	51	1		Single	28.6	13.1			41.7	3.5	3	5.2	1
L01 - First Floor	C.L01.14	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	1
L01 - First Floor	C.L01.15	1 Bed	•			1B-2P	51	1		Single	28.6	13.1			41.7	3.5	3	5.2	1
L01 - First Floor	C.L01.16	2 Bed		•		2B-4P	76			Single	36.7	13.1	11.4		61.2	6.5	6	7.15	1
L01 - First Floor	C.L01.17	1 Bed	•			1B-2P	51	1		Single	28.6	13.1			41.7	3.5	3	5.2	1
L01 - First Floor	C.L01.18	2 Bed (3P)		•		2B-3P	69	1		Dual	30.3	13.2	7.8		51.3	5.0	5	7.15	1
L01 - First Floor	C.L01.19	2 Bed		•		2B-4P	77			Dual	31.6	13.4	12.1		57.1	6.1	6	7.15	1
L02-L06 2nd - 6th Floor	B1.L02.01	2 Bed		•		2B-4P	80	5		Dual	35.2	13.4	13.0		61.5	6.3	6	7.15	5
L02-L06 2nd - 6th Floor	B1.L02.02	2 Bed		•		2B-4P	82	5		Dual	33.7	15.1	12.8		61.6	8.0	6	8.4	5
L02-L06 2nd - 6th Floor	B1.L02.03	2 Bed		•		2B-4P	76			Dual	33.1	12.1	13.0		58.1	6.0	6	7.15	5
L02-L06 2nd - 6th Floor	B1.L02.04	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	B1.L02.05	1 Bed	•			1B-2P	51	5		Single	27.2	14.5			41.6	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	B1.L02.06	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	B1.L02.07	1 Bed	•			1B-2P	50	5		Single	27.7	13.2			40.9	3.3	3	5.2	5
L02-L06 2nd - 6th Floor	B1.L02.08	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	B1.L02.09	1 Bed	•			1B-2P	50	5		Single	26.4	14.5			40.8	3.1	3	5.2	5
L02-L06 2nd - 6th Floor	B1.L02.10	1 Bed	•			1B-2P	46			Single	25.3	12.5			37.8	3.3	3	5.2	5
L02-L06 2nd - 6th Floor	B1.L02.11	1 Bed	•			1B-2P	45			Single	23.1	13.4			36.5	3.0	3	5.2	5
L02-L06 2nd - 6th Floor	B1.L02.12	2 Bed (3P)		•		2B-3P	70	5		Dual	31.3	12.6	9.9		53.8	5.1	5	7.15	5
L02-L06 2nd - 6th Floor	B1.L02.13	2 Bed		•		2B-4P	77			Dual	33.3	14.0	11.8		59.1	6.1	6	7.15	5
L02-L06 2nd - 6th Floor	C.L02.01	2 Bed		•		2B-4P	80	5	Part V	Dual	35.2	13.4	13.0		61.5	6.3	6	7.15	5
L02-L06 2nd - 6th Floor	C.L02.02	2 Bed		•		2B-4P	75		Part V	Dual	34.8	14.5	11.5		60.8	6.1	6	7.15	5
L02-L06 2nd - 6th Floor	C.L02.03	2 Bed		•		2B-4P	78		Part V	Dual	35.0	13.1	12.3		60.3	6.1	6	7.15	5
L02-L06 2nd - 6th Floor	C.L02.04	2 Bed		•		2B-4P	74	5	Part V	Dual	30.0	15.2	11.7		56.9	6.1	6	7.15	5
L02-L06 2nd - 6th Floor	C.L02.05	2 Bed		•		2B-4P	76		Part V	Dual	33.1	12.1	13.0		58.1	6.0	6	7.15	5
L02-L06 2nd - 6th Floor	C.L02.06	2 Bed		•		2B-4P	74		Part V	Single	30.1	14.7	12.5		57.3	6	6	7.15	5
L02-L06 2nd - 6th Floor	C.L02.07	1 Bed	•			1B-2P	51	5	Part V	Single	27.2	14.5			41.6	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	C.L02.08	1 Bed	•			1B-2P	45		Part V	Single	23.8	12.7			36.5	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	C.L02.09	1 Bed	•			1B-2P	50	5	Part V	Single	26.3	14.5			40.8	3.3	3	5.2	5
L02-L06 2nd - 6th Floor	C.L02.10	1 Bed	•			1B-2P	45		Part V	Single	23.8	12.7			36.5	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	C.L02.11	1 Bed	•			1B-2P	50	5		Single	26.3	14.5			40.8	3.3	3	5.2	5
L02-L06 2nd - 6th Floor	C.L02.12	2 Bed		•		2B-4P	82	5		Single	33.4	16.5	13.4		63.3	6.7	6	7.15	5
L02-L06 2nd - 6th Floor	C.L02.13	1 Bed	•			1B-2P	48			Single	25.8	11.5			37.3	5.3	3	5.2	5
L02-L06 2nd - 6th Floor	C.L02.14	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	C.L02.15	1 Bed	•			1B-2P	51	5		Single	27.2	14.5			41.6	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	C.L02.16	1 Bed	•			1B-2P	51	5		Single	27.2	14.5			41.6	3.5	6	5.2	5
L02-L06 2nd - 6th Floor	C.L02.17	2 Bed		•		2B-4P	76			Single	36.7	13.1	11.4		61.2	6.5	6	7.2	5
L02-L06 2nd - 6th Floor	C.L02.18	1 Bed	•			1B-2P	51	5		Single	27.2	14.5			41.6	3.5	3	5.2	5
L02-L06 2nd - 6th Floor	C.L02.19	2 Bed (3P)		•		2B-3P	69	5		Dual	29.1	13.1	9.8		52.0	5.0	5	7.15	5
L02-L06 2nd - 6th Floor	C.L02.20	2 Bed		•		2B-4P	77			Dual	31.6	13.4	12.1		57.1	6.1	6	7.15	5
L07 - Seventh Floor	B1.L07.01	2 Bed		•		2B-4P	80	1		Dual	35.2	13.4	13.0		61.5	6.3	6	7.15	1
L07 - Seventh Floor	B1.L07.02	2 Bed (3P)		•		2B-3P	68	1		Single	28.7	13.6	9.1		51.4	5.0	5	20.0	1
L07 - Seventh Floor	B1.L07.03	2 Bed		•		2B-4P	76			Dual	33.1	12.1	13.0		58.1	6.0	6	7.15	1
L07 - Seventh Floor	B1.L07.04	1 Bed	•			1B-2P	45			Single	23.8	12.7			36.5	3.5	3	5.2	1
L07 - Seventh Floor	B1.L07.05	1 Bed	•			1B-2P	51	1		Single	27.2	14.5			41.6	3.5	3	5.2	1

L07 - Seventh Floor	B1.L07.06	1 Bed	•		1B-2P	45		Single	23.8	12.7			36.5	3.5	3	5.2	1
L07 - Seventh Floor	B1.L07.07	1 Bed	•		1B-2P	50	1	Single	27.7	13.2			40.9	3.3	3	5.2	1
L07 - Seventh Floor	B1.L07.08	1 Bed	•		1B-2P	45		Single	23.8	12.7			36.5	3.5	3	5.2	1
L07 - Seventh Floor	B1.L07.09	1 Bed	•		1B-2P	50	1	Single	26.4	14.5			40.8	3.1	3	5.2	1
L07 - Seventh Floor	B1.L07.10	1 Bed	•		1B-2P	46		Single	25.3	12.5			37.8	3.3	3	5.2	1
L07 - Seventh Floor	B1.L07.11	1 Bed	•		1B-2P	45		Single	23.1	13.4			36.5	3.0	3	5.2	1
L07 - Seventh Floor	B1.L07.12	2 Bed (3P)		•	2B-3P	70	1	Dual	31.3	12.6	9.9		53.8	5.1	5	7.2	1
L07 - Seventh Floor	B1.L07.13	2 Bed		•	2B-4P	77		Dual	33.3	14.0	11.8		59.1	6.1	6	7.15	1
L07 - Seventh Floor	C.L07.01	2 Bed		•	2B-4P	80	1	Dual	35.2	13.4	13.0		61.5	6.3	6	7.15	1
L07 - Seventh Floor	C.L07.02	1 Bed	•		1B-2P	50	1	Single	28.9	13.7			42.6	4.6	3	12.7	1
L07 - Seventh Floor	C.L07.03	1 Bed	•		1B-2P	59	1	Dual	34.4	14.5			49.0	3.9	3	12.7	1
L07 - Seventh Floor	C.L07.04	2 Bed		•	2B-4P	74		Single	30.1	14.7	12.5		57.3	6	6	7.15	1
L07 - Seventh Floor	C.L07.05	2 Bed		•	2B-4P	76		Dual	33.1	12.1	13.0		58.1	6.0	6	7.15	1
L07 - Seventh Floor	C.L07.06	1 Bed	•		1B-2P	45		Single	23.8	12.7			36.5	3.5	3	5.2	1
L07 - Seventh Floor	C.L07.07	1 Bed	•		1B-2P	51	1	Single	27.2	14.5			41.6	3.5	3	5.2	1
L07 - Seventh Floor	C.L07.08	1 Bed	•		1B-2P	45		Single	23.8	12.7			36.5	3.5	3	5.2	1
L07 - Seventh Floor	C.L07.09	1 Bed	•		1B-2P	50	1	Single	26.4	14.5			40.8	3.1	3	5.2	1
L07 - Seventh Floor	C.L07.10	1 Bed	•		1B-2P	50	1	Single	26.3	14.5			40.8	3.3	3	5.2	1
L07 - Seventh Floor	C.L07.11	2 Bed		•	2B-4P	82	1	Single	33.4	16.5	13.4		63.3	6.7	6	7.15	1
L07 - Seventh Floor	C.L07.12	1 Bed	•		1B-2P	48		Single	25.8	11.5			37.3	5.3	3	5.2	1
L07 - Seventh Floor	C.L07.13	1 Bed	•		1B-2P	45		Single	23.8	12.7			36.5	3.5	3	5.2	1
L07 - Seventh Floor	C.L07.14	1 Bed	•		1B-2P	51	1	Single	27.2	14.5			41.6	3.5	3	5.2	1
L07 - Seventh Floor	C.L07.15	2 Bed		•	2B-4P	76		Single	36.7	13.1	11.4		61.2	6.5	6	7.15	1
L07 - Seventh Floor	C.L07.16	1 Bed	•		1B-2P	51	1	Single	27.2	14.5			41.7	3.5	3	5.2	1
L07 - Seventh Floor	C.L07.17	1 Bed	•		1B-2P	51	1	Single	27.2	14.5			41.7	3.5	3	5.2	1
L07 - Seventh Floor	C.L07.18	2 Bed (3P)		•	2B-3P	69	1	Dual	29.1	13.1	9.8		52.0	5.0	5	7.15	1
L07 - Seventh Floor	C.L07.19	2 Bed		•	2B-4P	77		Dual	31.6	13.4	12.1		57.1	6.1	6	7.15	1
L08 - Eighth Floor	B1.L08.01	2 Bed		•	2B-4P	80	1	Dual	35.2	13.4	13.0		61.5	6.3	6	7.15	1
L08 - Eighth Floor	B1.L08.02	2 Bed (3P)		•	2B-3P	68	1	Single	28.7	13.6	9.1		51.4	5.0	5	7.2	1
L08 - Eighth Floor	B1.L08.03	2 Bed		•	2B-4P	76		Dual	33.1	12.1	13.0		58.1	6.0	6	7.15	1
L08 - Eighth Floor	B1.L08.04	1 Bed	•		1B-2P	45		Single	23.8	12.7			36.5	3.5	3	5.2	1
L08 - Eighth Floor	B1.L08.05	1 Bed	•		1B-2P	51	1	Single	27.2	14.5			41.6	3.5	3	5.2	1
L08 - Eighth Floor	B1.L08.06	1 Bed	•		1B-2P	45		Single	23.8	12.7			36.5	3.5	3	5.2	1
L08 - Eighth Floor	B1.L08.07	1 Bed	•		1B-2P	50	1	Single	27.7	13.2			40.9	3.3	3	5.2	1
L08 - Eighth Floor	B1.L08.08	1 Bed	•		1B-2P	45		Single	23.8	12.7			36.5	3.5	3	5.2	1
L08 - Eighth Floor	B1.L08.09	1 Bed	•		1B-2P	50	1	Single	26.4	14.5			40.8	3.1	3	5.2	1
L08 - Eighth Floor	B1.L08.10	1 Bed	•		1B-2P	46		Single	25.3	12.5			37.8	3.3	3	5.2	1
L08 - Eighth Floor	B1.L08.11	1 Bed	•		1B-2P	45		Dual	23.1	13.4			36.5	3.0	3	5.2	1
L08 - Eighth Floor	B1.L08.12	2 Bed (3P)		•	2B-3P	70	1	Dual	31.3	12.6	9.9		53.8	5.1	5	7.2	1
L08 - Eighth Floor	B1.L08.13	2 Bed		•	2B-4P	77		Dual	33.3	14.0	11.8		59.1	6.1	6	7.15	1
L08 - Eighth Floor	C.L08.01	2 Bed		•	2B-4P	80	1	Dual	35.2	13.4	13.0		61.5	6.3	6	7.15	1
L08 - Eighth Floor	C.L08.02	1 Bed	•		1B-2P	50	1	Dual	28.9	13.7			42.6	4.6	3	7.2	1
L08 - Eighth Floor	C.L08.03	1 Bed	•		1B-2P	59	1	Dual	34.4	14.5			49.0	3.9	3	12.7	1
L08 - Eighth Floor	C.L08.04	2 Bed		•	2B-4P	74		Single	30.1	14.7	12.5		57.3	6	6	7.15	1
L08 - Eighth Floor	C.L08.05	2 Bed		•	2B-4P	76		Dual	33.1	12.1	13.0		58.1	6.0	6	7.15	1
L08 - Eighth Floor	C.L08.06	1 Bed	•		1B-2P	45		Single	23.8	12.7			36.5	3.5	3	5.2	1
L08 - Eighth Floor	C.L08.07	1 Bed	•		1B-2P	51	1	Single	27.2	14.5			41.6	3.5	3	5.2	1
L08 - Eighth Floor	C.L08.08	1 Bed	•		1B-2P	45		Dual	23.8	12.7			36.5	3.5	3	5.2	1
L08 - Eighth Floor	C.L08.09	1 Bed	•		1B-2P	51	1	Dual	27.2	14.5			41.7	3.5	3	5.2	1
L09 - Ninth Floor	B1.L09.01	2 Bed		•	2B-4P	80	1	Dual	35.2	13.4	13.0		61.5	6.3	6	7.15	1
L09 - Ninth Floor	B1.L09.02	2 Bed (3P)		•	2B-3P	69	1	Single	28.7	13.6	9.1		51.4	5.0	5	7.2	1
L09 - Ninth Floor	B1.L09.03	2 Bed		•	2B-4P	82	1	Dual	35.3	13.9	11.5		60.7	9.0	6	7.2	1
L09 - Ninth Floor	B1.L09.04	1 Bed	•		1B-2P	52	1	Single	30.5	11.5			42.0	4.3	3	5.2	1
L09 - Ninth Floor	B1.L09.05	1 Bed	•		1B-2P	45		Single	23.1	13.4			36.5	3.0	3	5.2	1
L09 - Ninth Floor	B1.L09.06	1 Bed	•		1B-2P	46		Single	25.3	12.5			37.8	3.3	3	5.2	1
L09 - Ninth Floor	B1.L09.07	2 Bed (3P)		•	2B-3P	70	1	Dual	31.3	12.6	9.9		53.8	5.1	5	7.2	1
L09 - Ninth Floor	B1.L09.08	2 Bed		•	2B-4P	77		Dual	33.3	14.0	11.8		59.1	6.1	6	7.15	1
L09 - Ninth Floor	C.L09.01	2 Bed		•	2B-4P	80	1	Dual	35.2	13.4	13.0		61.5	6.3	6	7.15	1
L09 - Ninth Floor	C.L09.02	1 Bed	•		1B-2P	58	1	Dual	36.2	13.4			49.6	3.3	3	7.2	1
L09 - Ninth Floor	C.L09.03	1 Bed	•		1B-2P	47		Single	26.1	12.2			38.3	3.5	3	5.0	1
L09 - Ninth Floor	C.L09.04	1 Bed	•		1B-2P	45		Dual	24.0	12.7			36.7	3.3	3	5.0	1

L09 - Ninth Floor	C.L09.05	2 Bed	•	2B-4P	76		Dual	33.1	12.1	13.0		58.1	6.0	6	7.15	1
L09 - Ninth Floor	C.L09.06	1 Bed	•	1B-2P	46		Dual	25.6	12.6			38.3	3.1	3	5.0	1
L09 - Ninth Floor	C.L09.07	1 Bed	•	1B-2P	50	1	Dual	26.7	14.5			41.2	3.0	3	5.2	1
L10 - Tenth Floor	B1.L10.01	2 Bed	•	2B-4P	83	1	Dual	35.3	13.9	11.5		60.7	9.0	6	7.2	1
L10 - Tenth Floor	B1.L10.02	1 Bed	•	1B-2P	52	1	Single	30.5	11.5			42.0	4.3	3	5.2	1
L10 - Tenth Floor	B1.L10.03	1 Bed	•	1B-2P	45		Single	23.1	13.4			36.5	3.0	3	5.2	1
L10 - Tenth Floor	B1.L10.04	1 Bed	•	1B-2P	46		Dual	25.3	12.5			37.8	3.3	3	5.2	1
L10 - Tenth Floor	B1.L10.05	2 Bed (3P)	•	2B-3P	70	1	Dual	31.3	12.6	9.9		53.8	5.1	5	7.2	1
L10 - Tenth Floor	B1.L10.06	2 Bed	•	2B-4P	77		Dual	33.3	14.0	11.8		59.1	6.1	6	7.15	1
L11 - Eleventh Floor	B1.L11.01	2 Bed	•	2B-4P	83	1	Dual	35.3	13.9	11.5		60.7	9.0	6	7.1	1
L11 - Eleventh Floor	B1.L11.02	1 Bed	•	1B-2P	52	1	Single	30.5	11.5			42.0	4.3	3	5.2	1
L11 - Eleventh Floor	B1.L11.03	1 Bed	•	1B-2P	45		Single	23.1	13.4			36.5	3.0	3	5.2	1
L11 - Eleventh Floor	B1.L11.04	1 Bed	•	1B-2P	46		Dual	25.3	12.5			37.8	3.3	3	5.2	1
L11 - Eleventh Floor	B1.L11.05	2 Bed (3P)	•	2B-3P	70	1	Dual	31.3	12.6	9.9		53.8	5.1	5	7.2	1
L11 - Eleventh Floor	B1.L11.06	2 Bed	•	2B-4P	77		Dual	33.3	14.0	11.8		59.1	6.1	6	7.15	1
Total No. of Units		316						118								1964
								37%								
No. oversized								159								
% Oversized								50%								