

---

Housing Quality Assessment Report  
to accompany Part 8 Planning Application to Dublin City Council  
**Social Housing Bundle 4, Development at the  
Stanley Street Depot, Dublin 7**

**SEÁN  
HARRINGTON  
ARCHITECTS**

Seán Harrington Architects  
3rd Floor  
121/122 Capel Street  
Dublin 1, Ireland

t 01 873 3422  
e info@sha.ie

---



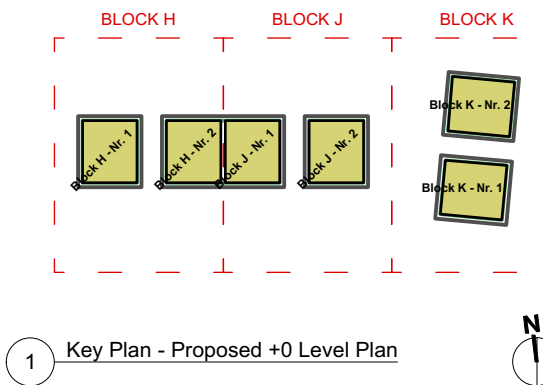


**Schedule of Apartments: Stanley Street Depot, Dublin 7**

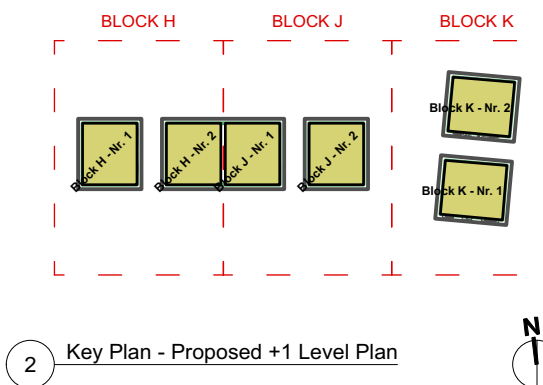
| Unit Number  | 1B/2B/3B/4B | Unit Type       | Floor Area Achieved sq m | Min. Target Area sq m | 10% GFA    | 10% > Floor Area | Ceiling Height | Aspect | Orientation | Private Outdoor Space | Min. Private Outdoor Space | Additional features |
|--|-------------|-----------------|--------------------------|-----------------------|------------|------------------|----------------|--------|-------------|-----------------------|----------------------------|---------------------|
| <b>Building 3</b>  |             |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Level +0 Duplex</b>   |             |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| Block H - Nr. 1  | 3B5P Duplex | Dpx 3B5P GF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 77.9sq m              | 9 sq m                     |                     |
| Block H - Nr. 2  | 3B5P Duplex | Dpx 3B5P GF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 70.5sq m              | 9 sq m                     |                     |
| Block J - Nr. 1  | 3B5P Duplex | Dpx 3B5P GF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 66.3sq m              | 9 sq m                     |                     |
| Block J - Nr. 2  | 3B5P Duplex | Dpx 3B5P GF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 63.6sq m              | 9 sq m                     |                     |
| Block K - Nr. 1  | 3B5P Duplex | Dpx 3B5P GF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | E           | 81.1sq m              | 9 sq m                     |                     |
| Block K - Nr. 2  | 3B5P Duplex | Dpx 3B5P GF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | E           | 98.8sq m              | 9 sq m                     |                     |
| Total Net:   |             |                 | 353.81 sq m              |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Level +1 Duplex</b>   |             |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| Block H - Nr. 1  | 3B5P Duplex | Dpx 3B5P FF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 77.9sq m              | 9 sq m                     |                     |
| Block H - Nr. 2  | 3B5P Duplex | Dpx 3B5P FF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 70.5sq m              | 9 sq m                     |                     |
| Block J - Nr. 1  | 3B5P Duplex | Dpx 3B5P FF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 66.3sq m              | 9 sq m                     |                     |
| Block J - Nr. 2  | 3B5P Duplex | Dpx 3B5P FF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 63.6sq m              | 9 sq m                     |                     |
| Block K - Nr. 1  | 3B5P Duplex | Dpx 3B5P FF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | E           | 81.1sq m              | 9 sq m                     |                     |
| Block K - Nr. 2  | 3B5P Duplex | Dpx 3B5P FF     | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | E           | 98.8sq m              | 9 sq m                     |                     |
| Total Net:   |             |                 | 353.81 sq m              |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Level +2 Apartment</b>  |             |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| Block H - Nr. 1  | 1B2P        | Dpx Apt 1B2P SF | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 5sq m                 | 5 sq m                     |                     |
| Block H - Nr. 2  | 1B2P        | Dpx Apt 1B2P SF | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 5sq m                 | 5 sq m                     |                     |
| Block J - Nr. 1  | 1B2P        | Dpx Apt 1B2P SF | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 5sq m                 | 5 sq m                     |                     |
| Block J - Nr. 2  | 1B2P        | Dpx Apt 1B2P SF | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | S           | 5sq m                 | 5 sq m                     |                     |
| Block K - Nr. 1  | 1B2P        | Dpx Apt 1B2P SF | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | E           | 5sq m                 | 5 sq m                     |                     |
| Block K - Nr. 2  | 1B2P        | Dpx Apt 1B2P SF | 58.97 sq m               | 45 sq m               | 49.50 sq m | True             | 2.7 m          | Dual   | E           | 5sq m                 | 5 sq m                     |                     |
| Total Net:   |             |                 | 353.81 sq m              |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Total Net Area for purposes of Community, Arts and Culture Area calculation:</b>  |             |                 | <b>11143.97 sq m</b>     |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Overall Unit Numbers</b>  |             |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| 1B2P   | 92          |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| 2B3P   | 2           |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| 2B4P   | 55          |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| 3B5P   | 12          |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| 3B5P Duplex  | 6           |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Overall Apartment Total</b>   |             | <b>167</b>      |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>UD Apartment Total</b>  |             | <b>45</b>       |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>UD Apartment Total Percentage</b>   |             | <b>27%</b>      |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Overall Single/Dual Aspect Count</b>  |             |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Total Single Aspect count</b>   |             | <b>75</b>       |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Total Dual Aspect count</b>   |             | <b>115</b>      |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Total Single Aspect Percentage</b>  |             | <b>45%</b>      |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Total Dual Aspect Percentage</b>  |             | <b>69%</b>      |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Overall +10% Count</b>  |             |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Total &lt; +10% count</b>   |             | <b>57</b>       |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Total &gt;= +10% count</b>  |             | <b>110</b>      |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Total &lt; +10% percentage</b>  |             | <b>34%</b>      |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <b>Total &gt;= +10% percentage</b>   |             | <b>66%</b>      |                          |                       |            |                  |                |        |             |                       |                            |                     |
| <p>Notes</p> <p>This Schedule includes all location specific HQA statistics for each apartment, as per the column headings above.</p> <p>For a full breakdown of all apartment type HQA statistics, please refer to separate apartment type layouts and schedules in this report</p> |             |                 |                          |                       |            |                  |                |        |             |                       |                            |                     |

**Housing Quality Assessment**

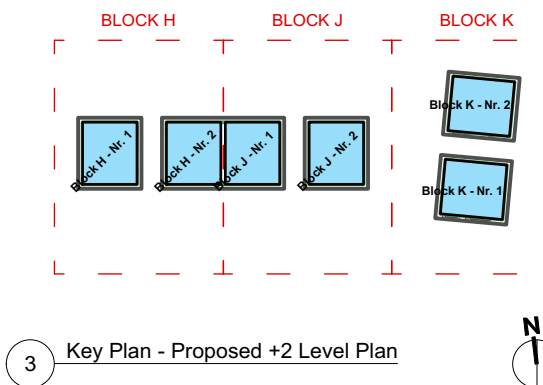
**BUILDING 3**



1 Key Plan - Proposed +0 Level Plan



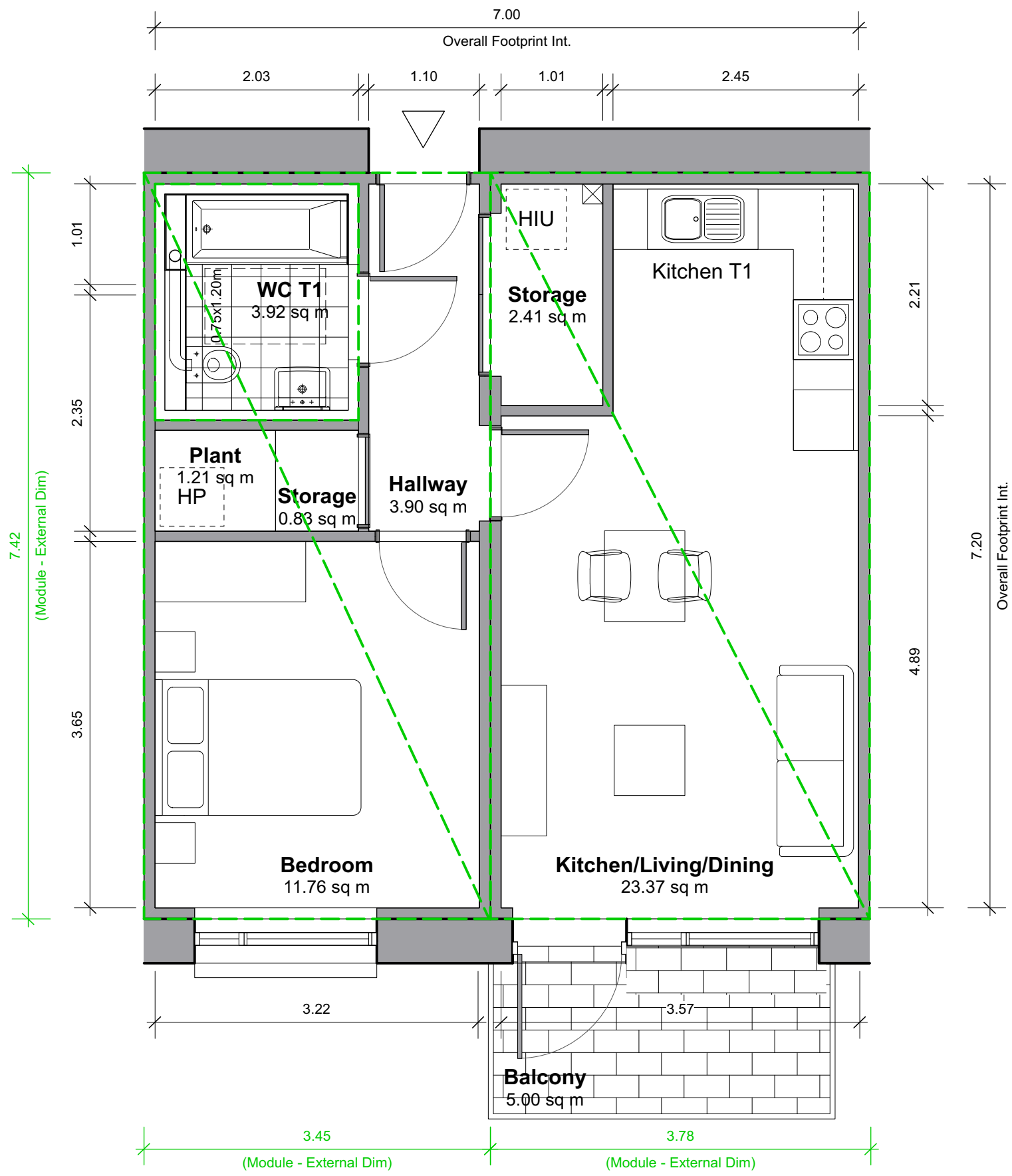
2 Key Plan - Proposed +1 Level Plan



3 Key Plan - Proposed +2 Level Plan

**Legend**

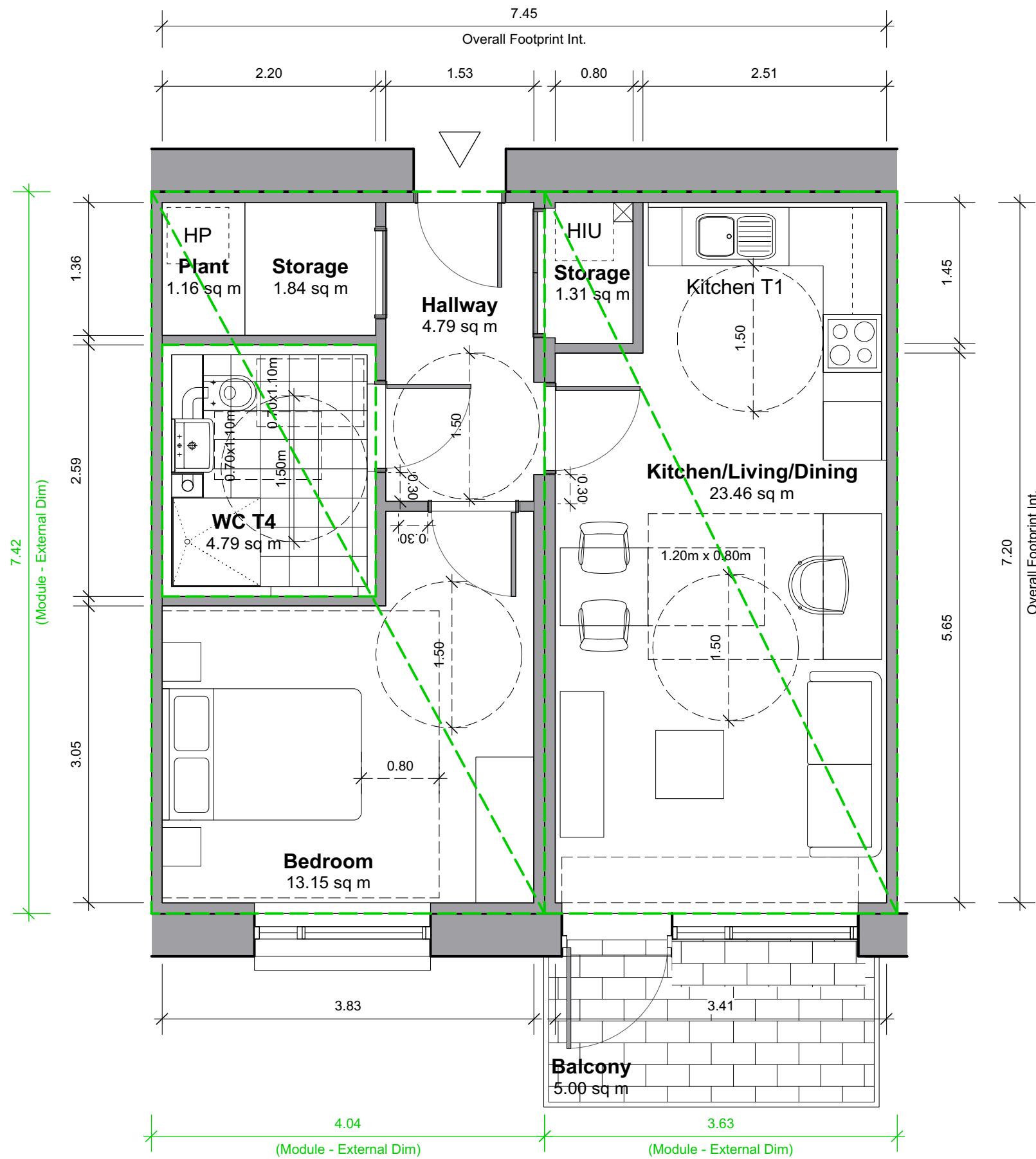
- 1 Bedroom 2 Person
- 2 Bedroom 3 Person
- 2 Bedroom 4 Person
- 3 Bedroom 5 Person



**1B2P-1 Standard**

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 3.215         | 11.8              | 2.800                      | 11.4                 | 103.16%                    |
| AGGREGATE BEDROOM AREA           |               | 11.8              |                            | 11.4                 | 103.16%                    |
| AGGREGATE STORAGE AREA           |               | 3.2               |                            | 3.0                  | 106.67%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 23.4              |                            | 23.0                 | 101.61%                    |
| GROSS INTERNAL AREA              | 46.5*         | 50.4              |                            | 45.0                 | 103.33%*                   |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 5.0               |                            | 5.0                  | 100.00%                    |

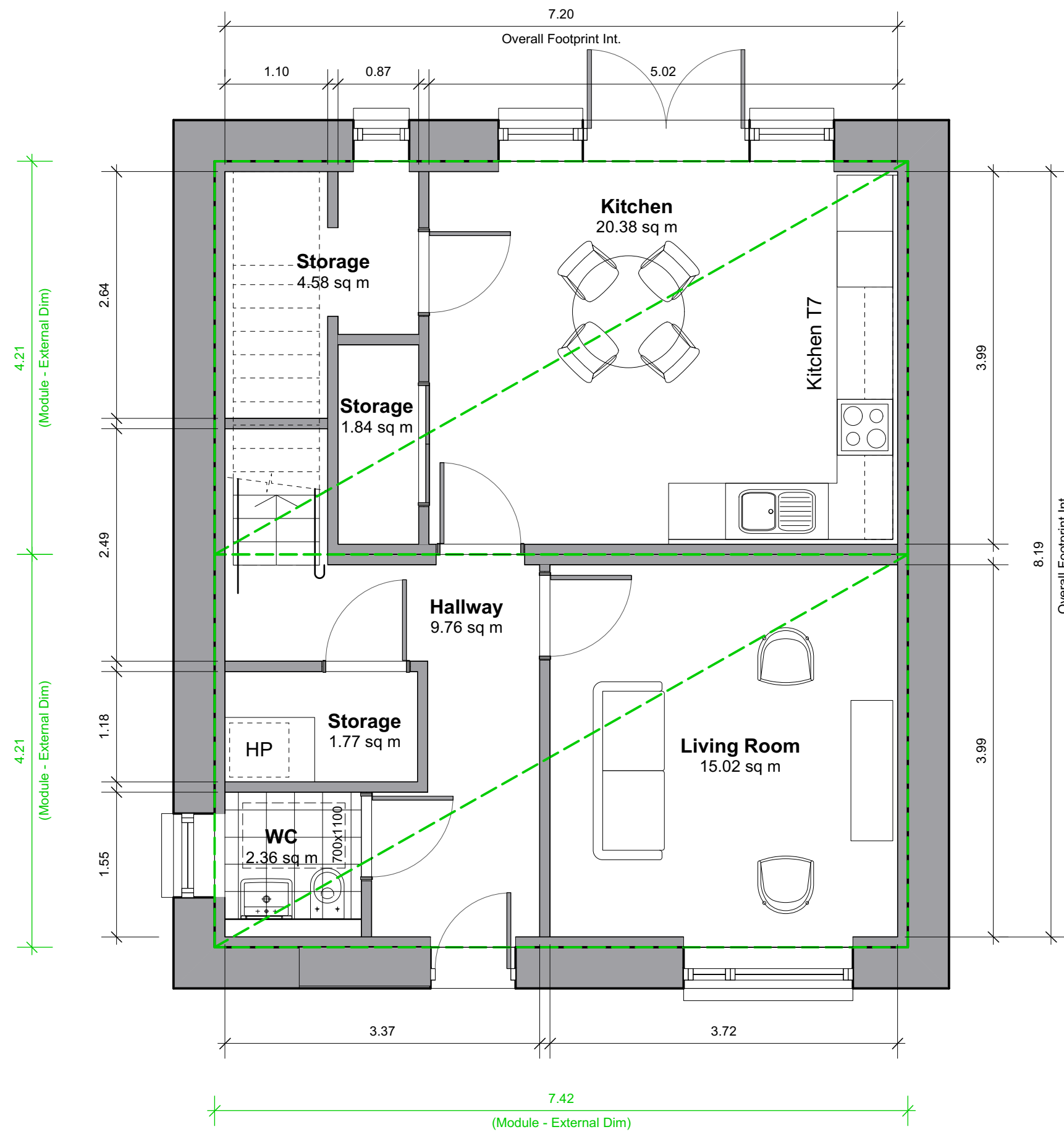
\*less circulation/hallways



1B2P-2 UD-Typical

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 3.825         | 13.2              | 2.800                      | 11.4                 | 115.35%                    |
| AGGREGATE BEDROOM AREA           |               | 13.2              |                            | 11.4                 | 115.35%                    |
| AGGREGATE STORAGE AREA           |               | 3.2               |                            | 3.0                  | 106.67%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 23.5              |                            | 23.0                 | 102.00%                    |
| GROSS INTERNAL AREA              | 48.85*        | 53.6              |                            | 45.0                 | 108.56%*                   |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 5.0               |                            | 5.0                  | 100.00%                    |

\*less circulation/hallways

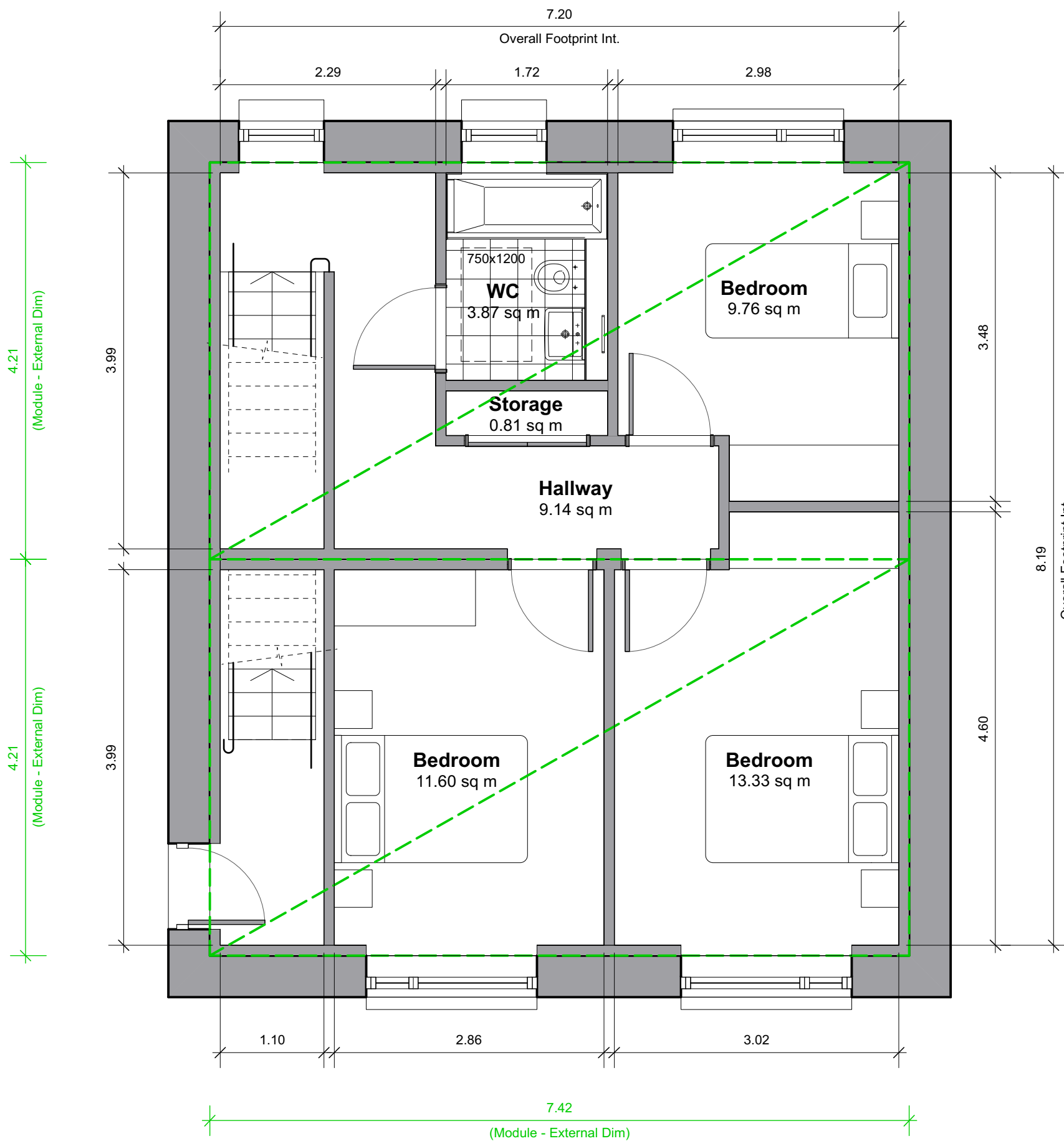


Dpx\_3B5P

| RELEVANT AREA | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|---------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|               | ACTUAL WIDTH  | ACTUAL AREA (sqM) | MIN WIDTH                  | MIN FLOOR AREA (sqM) |                            |
| BEDROOM 1     | 3.020         | 13.3              | 2.800                      | 13.0                 | 102.54%                    |
| BEDROOM 2     | 2.880         | 11.6              | 2.800                      | 11.4                 | 101.75%                    |
| BEDROOM 3     | 2.100         | 9.8               | 2.100                      | 7.1                  | 137.46%                    |

|                                  |        |       |         |
|----------------------------------|--------|-------|---------|
| AGGREGATE BEDROOM AREA           | 34.7   | 31.5  | 110.13% |
| AGGREGATE STORAGE AREA           | 9.0    | 9.0   | 100.00% |
| TOTAL LIVING/KITCHEN/DINING AREA | 35.4   | 34.0  | 104.12% |
| GROSS INTERNAL AREA              | 85.32* | 110.8 | 120.48% |
| PRIVATE OPEN SPACE (P.O.S.)      | Varies | 9.0   | Varies  |

\*less circulation/hallways



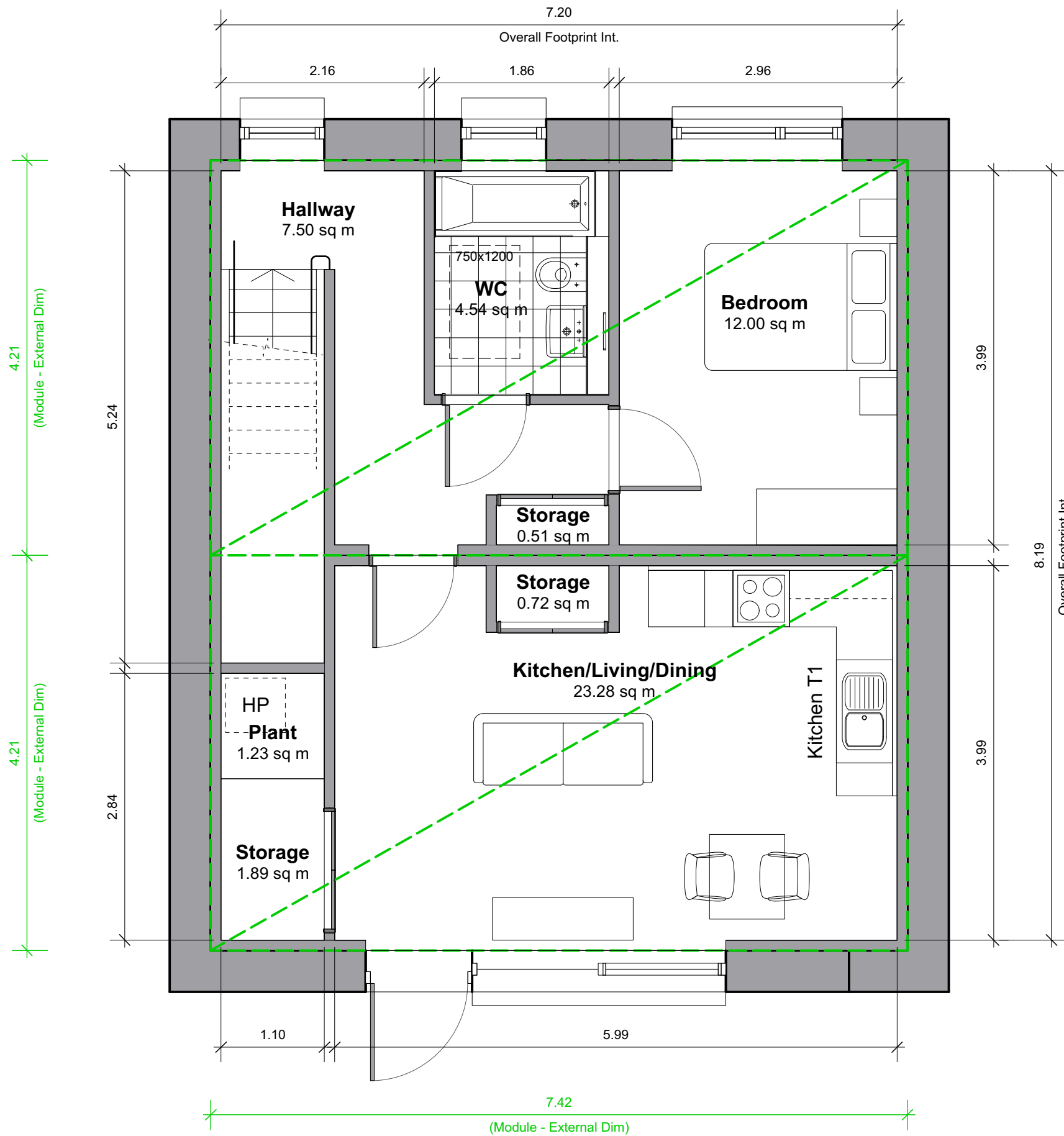
**Dpx\_3B5P**

| RELEVANT AREA | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|---------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|               | ACTUAL WIDTH  | ACTUAL AREA (sqM) | MIN WIDTH                  | MIN FLOOR AREA (sqM) |                            |
| BEDROOM 1     | 3.020         | 13.3              | 2.800                      | 13.0                 | 102.54%                    |
| BEDROOM 2     | 2.880         | 11.6              | 2.800                      | 11.4                 | 101.75%                    |
| BEDROOM 3     | 2.100         | 9.8               | 2.100                      | 7.1                  | 137.46%                    |

|                                  |        |       |         |
|----------------------------------|--------|-------|---------|
| AGGREGATE BEDROOM AREA           | 34.7   | 31.5  | 110.13% |
| AGGREGATE STORAGE AREA           | 9.0    | 9.0   | 100.00% |
| TOTAL LIVING/KITCHEN/DINING AREA | 35.4   | 34.0  | 104.12% |
| GROSS INTERNAL AREA              | 85.32* | 110.8 | 120.48% |
| PRIVATE OPEN SPACE (P.O.S.)      | Varies | 9.0   | Varies  |

\*less circulation/hallways





**Dpx\_1B2P**

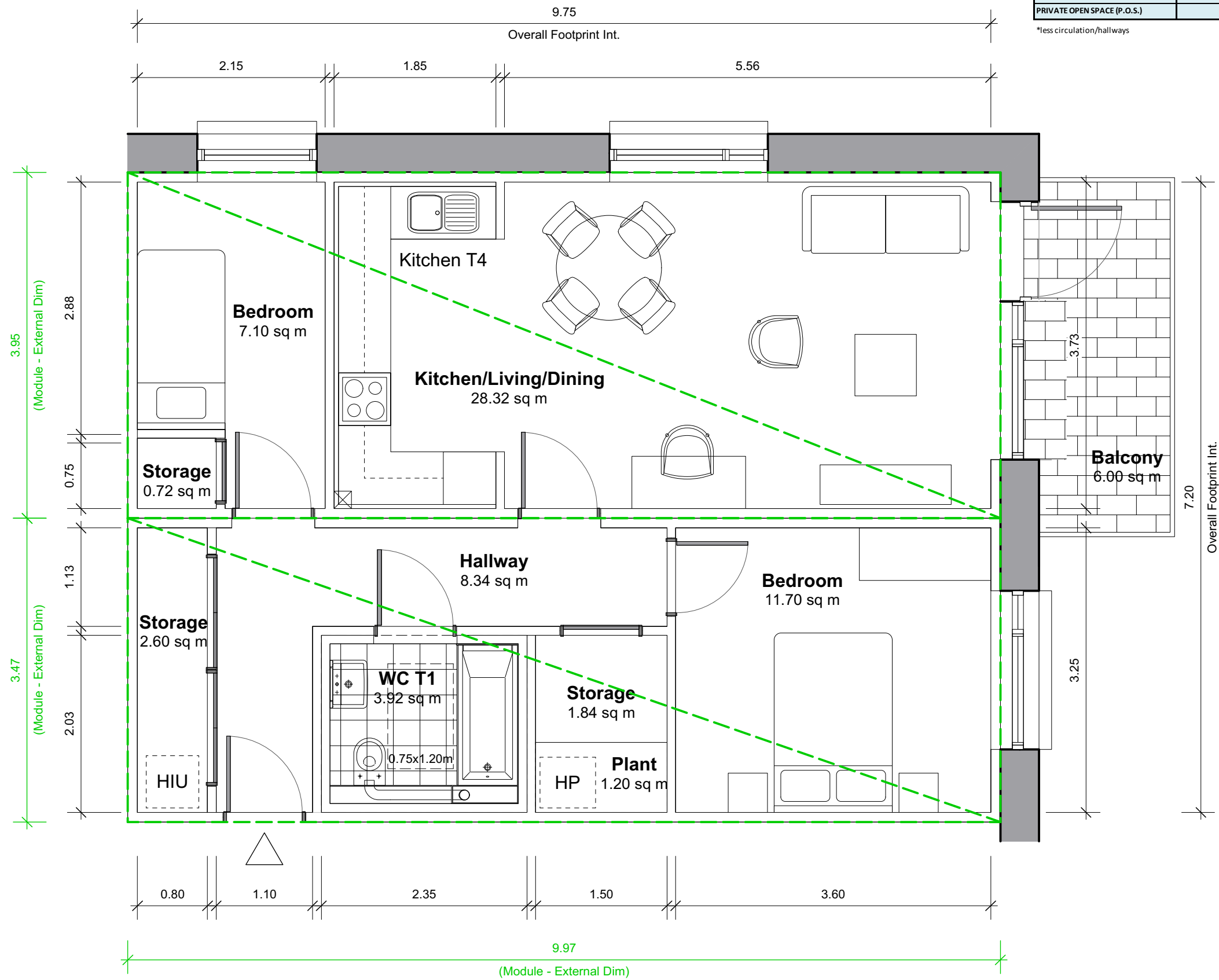
| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (sqM) | MIN WIDTH                  | MIN FLOOR AREA (sqM) |                            |
| BEDROOM 1                        | 2.960         | 12.0              | 2.800                      | 11.4                 | 105.26%                    |
| AGGREGATE BEDROOM AREA           |               | 12.0              |                            | 11.4                 | 105.26%                    |
| AGGREGATE STORAGE AREA           |               | 3.2               |                            | 3.0                  | 105.33%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 23.3              |                            | 23.0                 | 101.22%                    |
| GROSS INTERNAL AREA              | 44.17*        | 51.1              |                            | 45.0                 | 104.89%*                   |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 5.0               |                            | 5.0                  | 100.00%                    |

\*less circulation/hallways

2B3P-1 Standard

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (sqM) | MIN WIDTH                  | MIN FLOOR AREA (sqM) |                            |
| BEDROOM 1                        | 3.225         | 11.7              | 2.800                      | 11.4                 | 102.63%                    |
| BEDROOM 2                        | 2.145         | 7.1               | 2.100                      | 7.1                  | 100.00%                    |
| AGGREGATE BEDROOM AREA           |               | 18.8              |                            | 18.5                 | 101.62%                    |
| AGGREGATE STORAGE AREA           |               | 5.2               |                            | 5.0                  | 103.20%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 28.3              |                            | 28.0                 | 101.14%                    |
| GROSS INTERNAL AREA              | 61.86*        | 70.2              |                            | 63.0                 | 98.19%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 6.0               |                            | 6.0                  | 100.00%                    |

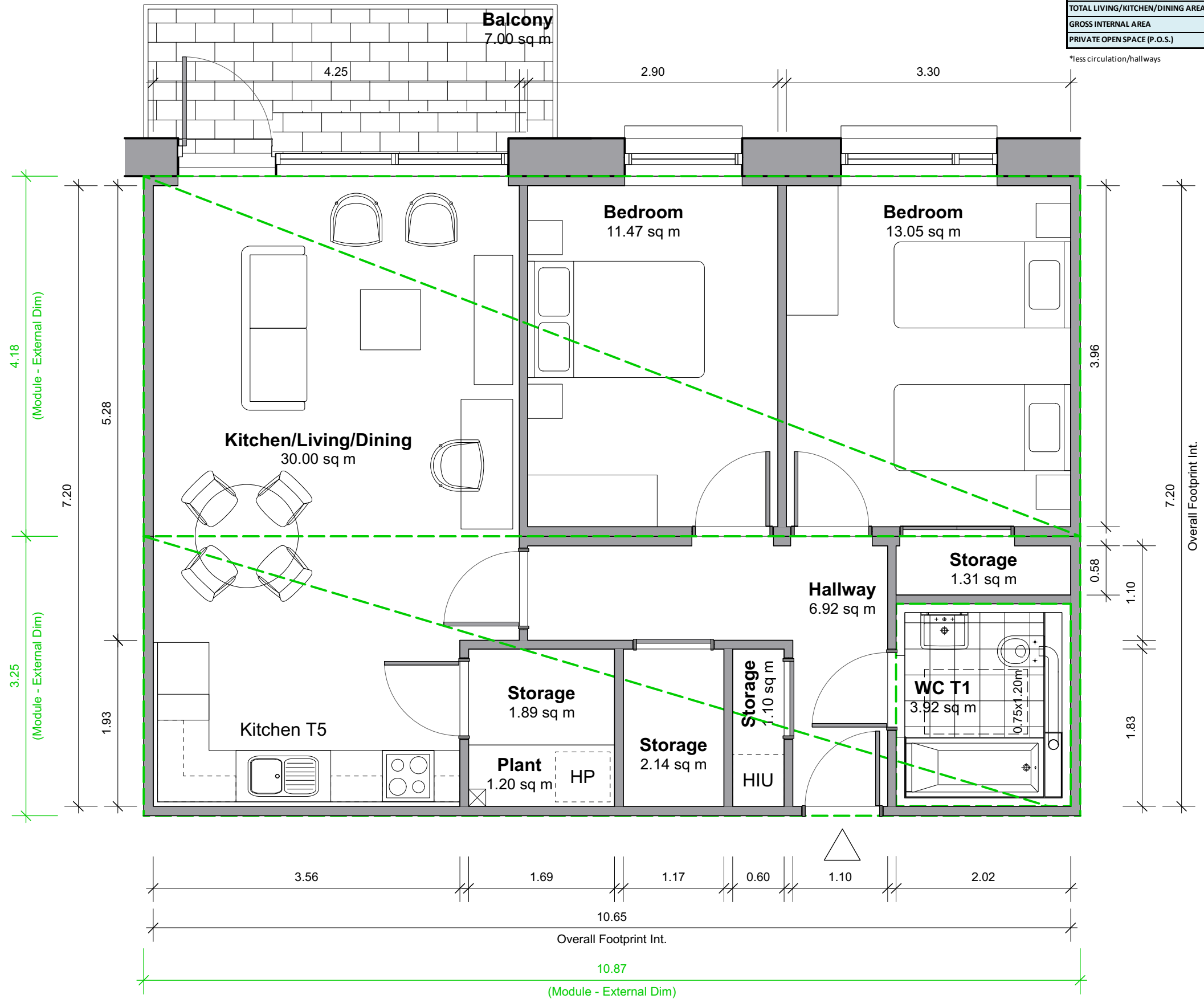
\*less circulation/hallways



**2B4P-1 Standard**

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 3.300         | 13.1              | 3.200                      | 13.0                 | 100.38%                    |
| BEDROOM 2                        | 2.900         | 11.5              | 2.800                      | 11.4                 | 100.61%                    |
| AGGREGATE BEDROOM AREA           |               | 24.5              |                            | 24.4                 | 100.49%                    |
| AGGREGATE STORAGE AREA           |               | 6.4               |                            | 6.0                  | 106.67%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 30.0              |                            | 30.0                 | 100.00%                    |
| GROSS INTERNAL AREA              | 69.78*        | 76.7              |                            | 73.0                 | 95.59%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 7.0               |                            | 7.0                  | 100.00%                    |

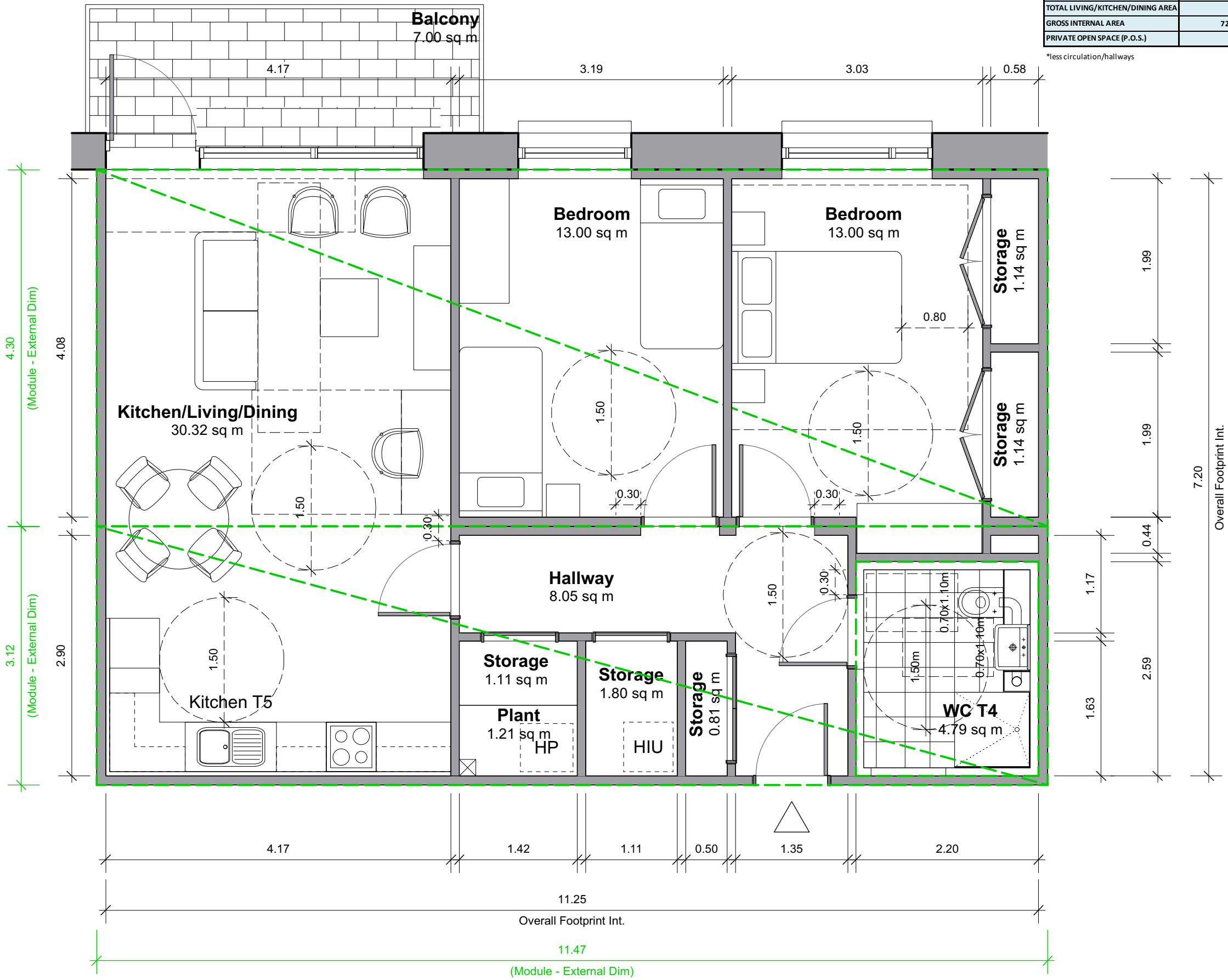
\*less circulation/hallways



2B4P-2 UD-Typical

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (sqM) | MIN WIDTH                  | MIN FLOOR AREA (sqM) |                            |
| BEDROOM 1                        | 3.185         | 13.0              | 3.200                      | 13.0                 | 100.00%                    |
| BEDROOM 2                        | 3.025         | 13.0              | 2.800                      | 11.4                 | 114.04%                    |
| AGGREGATE BEDROOM AREA           |               | 26.0              |                            | 24.4                 | 106.56%                    |
| AGGREGATE STORAGE AREA           |               | 6.0               |                            | 6.0                  | 100.00%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 30.3              |                            | 30.0                 | 101.07%                    |
| GROSS INTERNAL AREA              | 72.95*        | 81.0              |                            | 73.0                 | 99.93%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 7.0               |                            | 7.0                  | 100.00%                    |

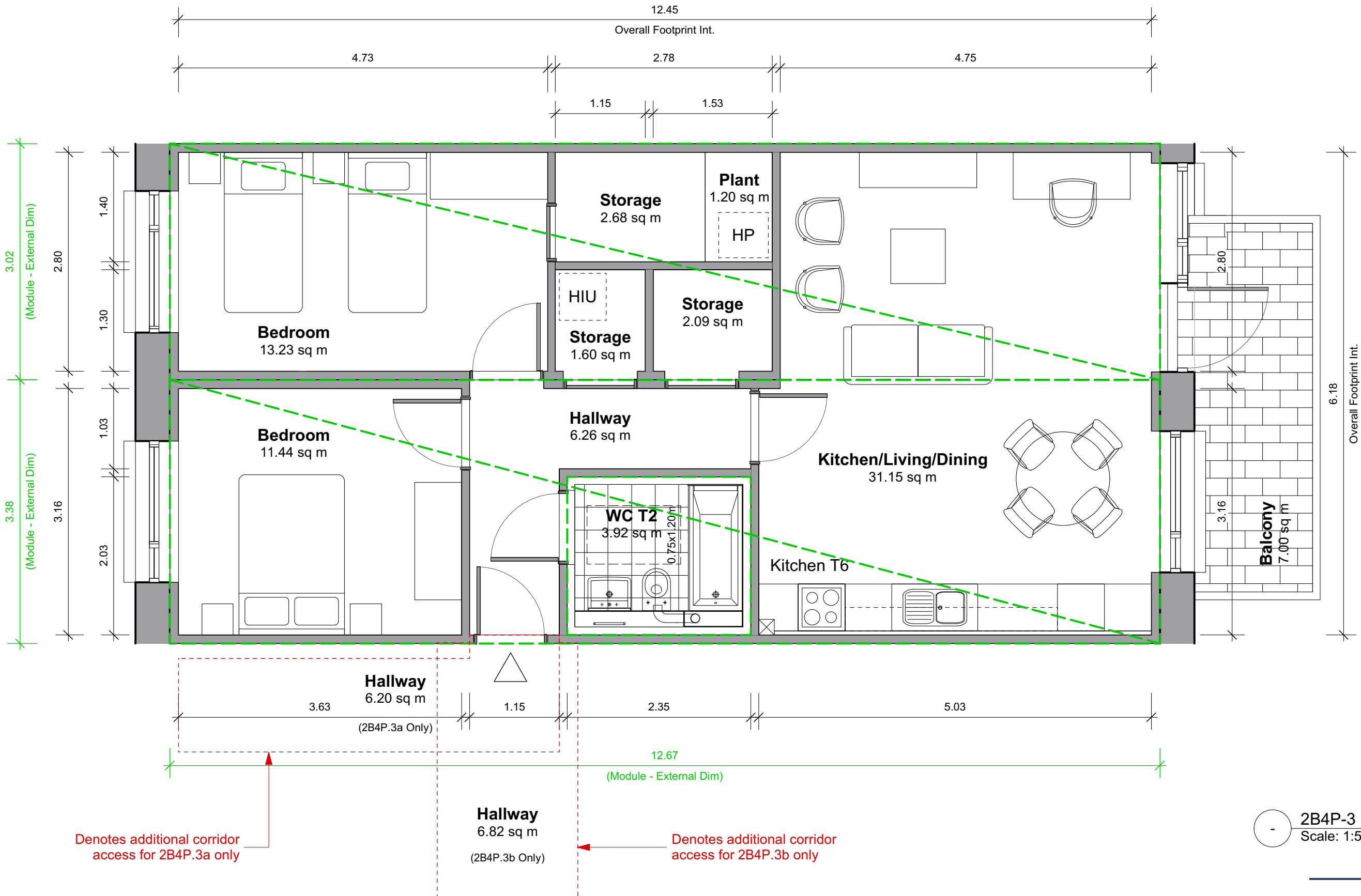
\*less circulation/hallways



2B4P-3 Dual Aspect - Deep Plan

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (sqM) | MIN WIDTH                  | MIN FLOOR AREA (sqM) |                            |
| BEDROOM 1                        | 4.725         | 13.2              | 3.200                      | 13.0                 | 101.77%                    |
| BEDROOM 2                        | 3.625         | 11.4              | 2.800                      | 11.4                 | 100.35%                    |
| AGGREGATE BEDROOM AREA           |               | 24.7              |                            | 24.4                 | 101.11%                    |
| AGGREGATE STORAGE AREA           |               | 6.4               |                            | 6.0                  | 106.67%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 31.2              |                            | 30.0                 | 103.83%                    |
| GROSS INTERNAL AREA              | 70.62*        | 76.9              |                            | 73.0                 | 83.04%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 7.0               |                            | 7.0                  | 100.00%                    |

\*less circulation/hallways



2B4P-3 Dual Aspect - Deep Plan

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 4.725         | 13.2              | 3.200                      | 13.0                 | 101.77%                    |
| BEDROOM 2                        | 3.625         | 11.4              | 2.800                      | 11.4                 | 100.35%                    |
| AGGREGATE BEDROOM AREA           |               | 24.7              |                            | 24.4                 | 101.11%                    |
| AGGREGATE STORAGE AREA           |               | 6.4               |                            | 6.0                  | 106.67%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 31.2              |                            | 30.0                 | 103.83%                    |
| GROSS INTERNAL AREA              | 70.62*        | 76.9              |                            | 73.0                 | 83.04%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 7.0               |                            | 7.0                  | 100.00%                    |

\*less circulation/hallways

2B4P-3a Dual Aspect - Deep Plan

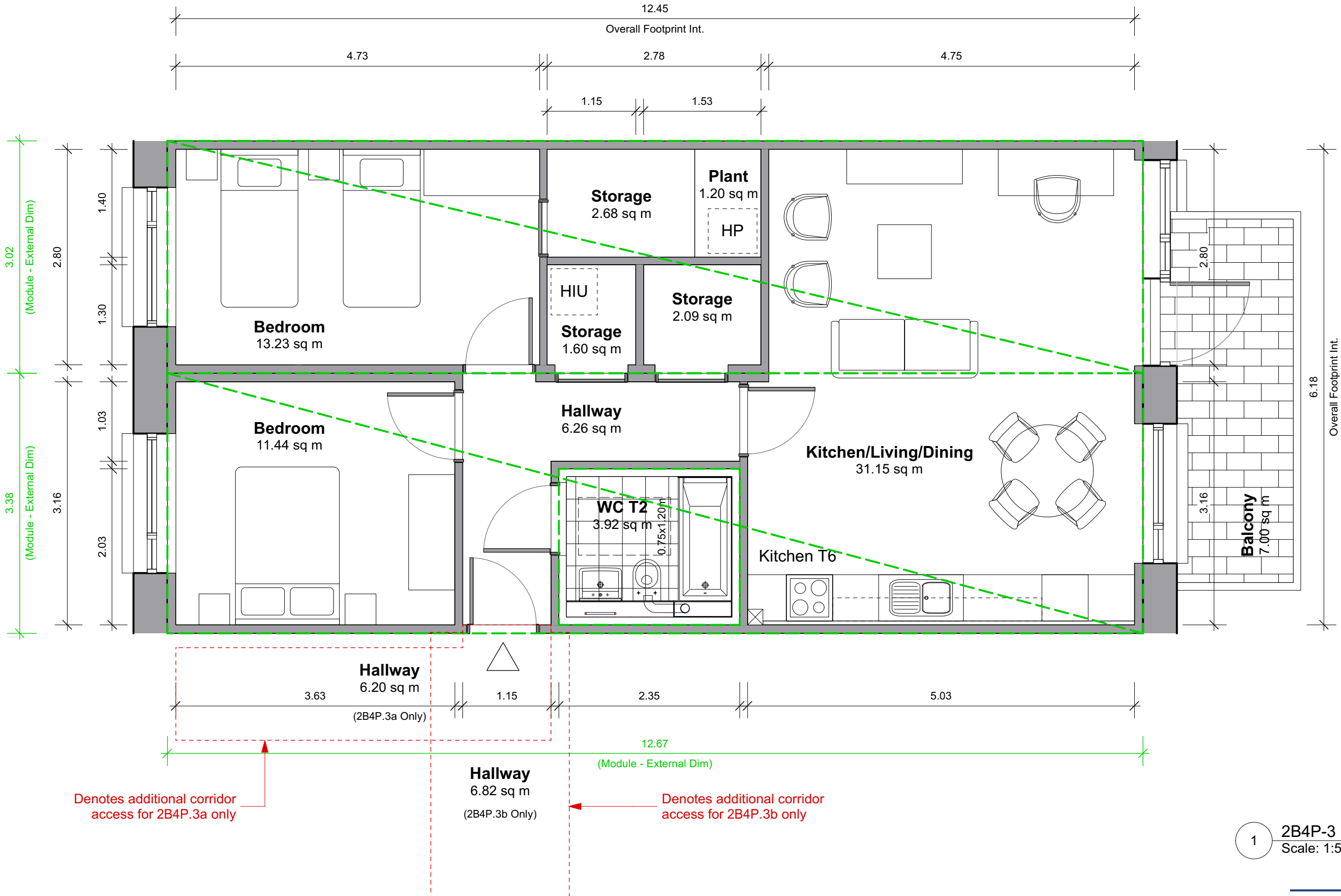
| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 4.725         | 13.2              | 3.200                      | 13.0                 | 101.77%                    |
| BEDROOM 2                        | 3.625         | 11.4              | 2.800                      | 11.4                 | 100.35%                    |
| AGGREGATE BEDROOM AREA           |               | 24.7              |                            | 24.4                 | 101.11%                    |
| AGGREGATE STORAGE AREA           |               | 6.4               |                            | 6.0                  | 106.67%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 31.2              |                            | 30.0                 | 103.83%                    |
| GROSS INTERNAL AREA              | 70.62*        | 83.1              |                            | 73.0                 | 113.84%                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 7.0               |                            | 7.0                  | 100.00%                    |

\*less circulation/hallways

2B4P-3b Dual Aspect - Deep Plan

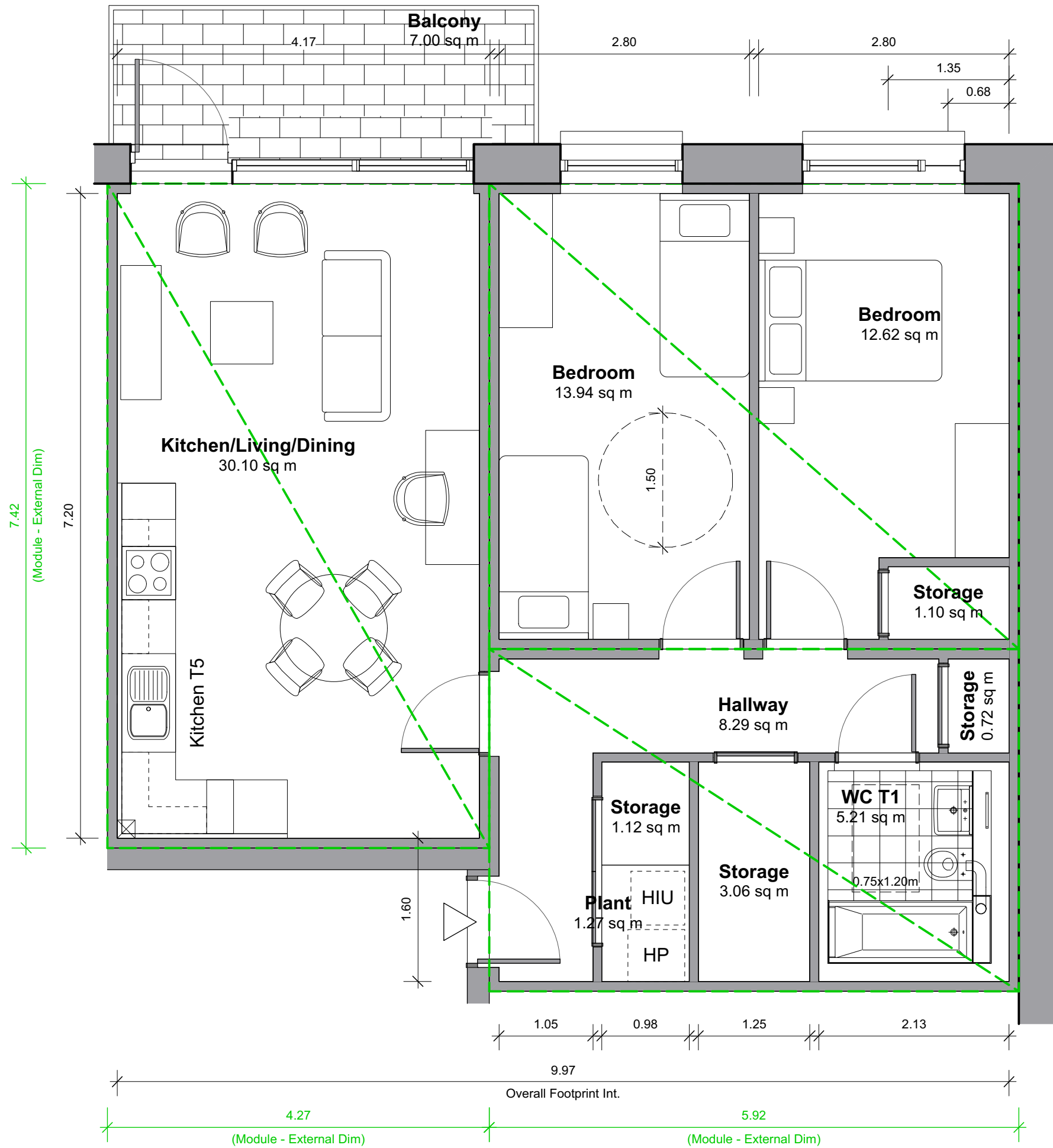
| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 4.725         | 13.2              | 3.200                      | 13.0                 | 101.77%                    |
| BEDROOM 2                        | 3.625         | 11.4              | 2.800                      | 11.4                 | 100.35%                    |
| AGGREGATE BEDROOM AREA           |               | 24.7              |                            | 24.4                 | 101.11%                    |
| AGGREGATE STORAGE AREA           |               | 6.4               |                            | 6.0                  | 106.67%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 31.2              |                            | 30.0                 | 103.83%                    |
| GROSS INTERNAL AREA              | 70.62*        | 73.0              |                            | 73.0                 | 83.04%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 7.0               |                            | 7.0                  | 100.00%                    |

\*less circulation/hallways



Denotes additional corridor access for 2B4P.3a only

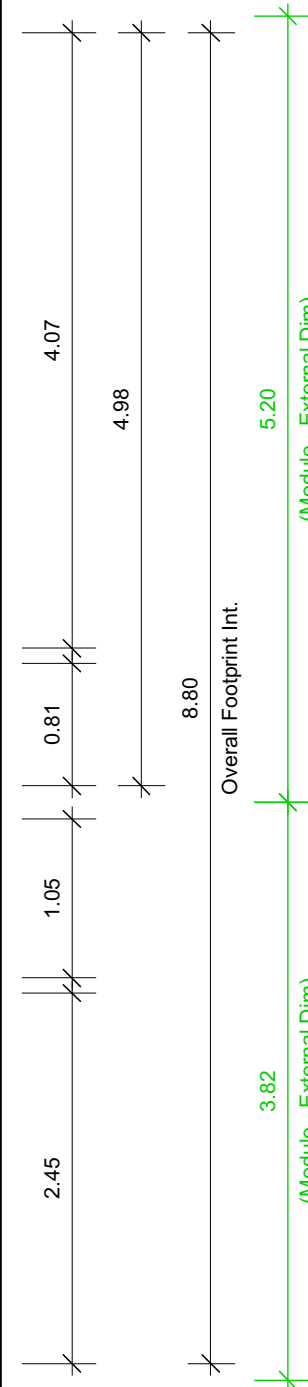
Denotes additional corridor access for 2B4P.3b only



2B4P-8 End Unit

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 2.800         | 13.9              | 3.200                      | 13.0                 | 107.23%                    |
| BEDROOM 2                        | 2.800         | 12.6              | 2.800                      | 11.4                 | 110.70%                    |
| AGGREGATE BEDROOM AREA           |               | 26.6              |                            | 24.4                 | 108.85%                    |
| AGGREGATE STORAGE AREA           |               | 6.0               |                            | 6.0                  | 100.00%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 30.1              |                            | 30.0                 | 100.33%                    |
| GROSS INTERNAL AREA              | 72.50*        | 80.9              |                            | 73.0                 | 99.32%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 7.0               |                            | 7.0                  | 100.00%                    |

\*less circulation/hallways

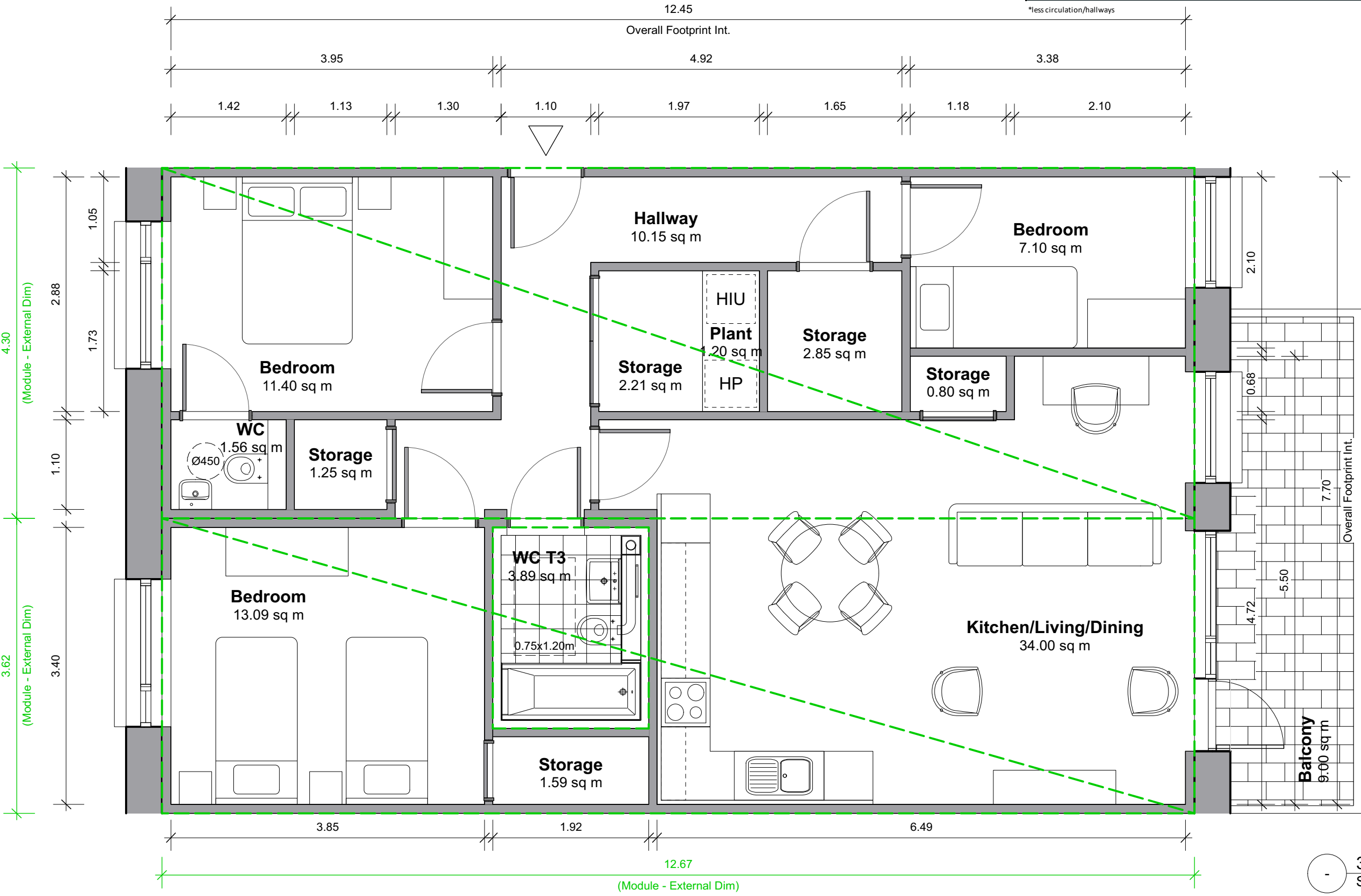


2B4P-8 End Unit  
Scale: 1:50

3B5P-2 Dual Aspect - Deep Plan

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (sqM) | MIN WIDTH                  | MIN FLOOR AREA (sqM) |                            |
| BEDROOM 1                        | 3.400         | 13.1              | 3.200                      | 13.0                 | 100.69%                    |
| BEDROOM 2                        | 2.880         | 11.4              | 2.800                      | 11.4                 | 100.00%                    |
| BEDROOM 3                        | 2.100         | 7.1               | 2.100                      | 7.1                  | 100.00%                    |
| AGGREGATE BEDROOM AREA           |               | 31.6              |                            | 31.5                 | 100.29%                    |
| AGGREGATE STORAGE AREA           |               | 8.7               |                            | 9.0                  | 96.67%                     |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 34.0              |                            | 34.0                 | 100.00%                    |
| GROSS INTERNAL AREA              | 85.72*        | 95.9              |                            | 90.0                 | 95.24%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 9.0               |                            | 9.0                  | 100.00%                    |

\*less circulation/hallways



3B5P-2 Dual Aspect - Deep Plan  
Scale: 1:50



3B5P-2 Dual Aspect - Deep Plan

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 3.400         | 13.1              | 3.200                      | 13.0                 | 100.69%                    |
| BEDROOM 2                        | 2.880         | 11.4              | 2.800                      | 11.4                 | 100.00%                    |
| BEDROOM 3                        | 2.100         | 7.1               | 2.100                      | 7.1                  | 100.00%                    |
| AGGREGATE BEDROOM AREA           |               | 31.6              |                            | 31.5                 | 100.29%                    |
| AGGREGATE STORAGE AREA           |               | 8.7               |                            | 9.0                  | 96.67%                     |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 34.0              |                            | 34.0                 | 100.00%                    |
| GROSS INTERNAL AREA              | 85.72*        | 95.9              |                            | 90.0                 | 95.24%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 9.0               |                            | 9.0                  | 100.00%                    |

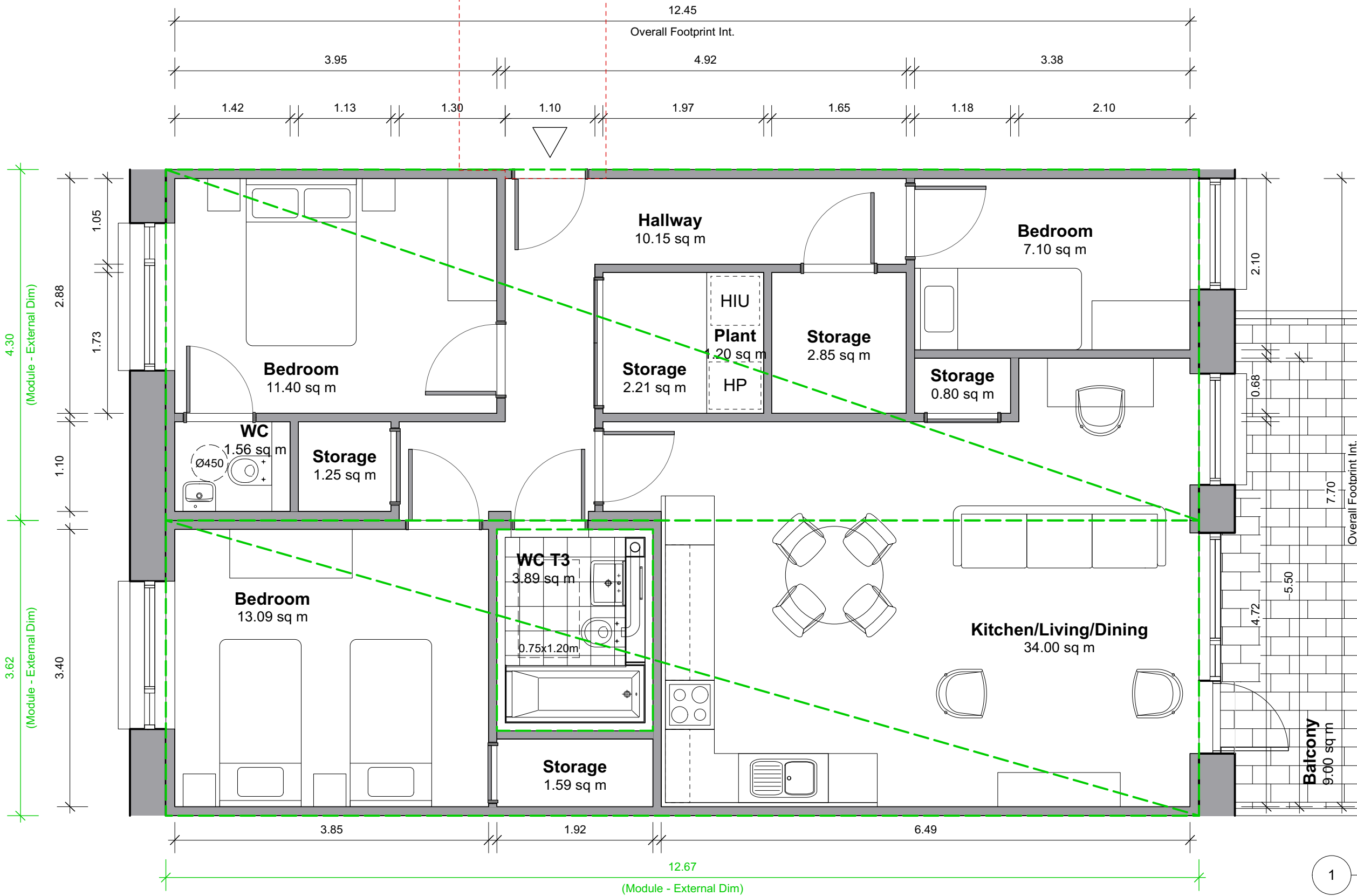
\*less circulation/hallways

3B5P-2a Dual Aspect - Deep Plan

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 3.400         | 13.1              | 3.200                      | 13.0                 | 100.69%                    |
| BEDROOM 2                        | 2.880         | 11.4              | 2.800                      | 11.4                 | 100.00%                    |
| BEDROOM 3                        | 2.100         | 7.1               | 2.100                      | 7.1                  | 100.00%                    |
| AGGREGATE BEDROOM AREA           |               | 31.6              |                            | 31.5                 | 100.29%                    |
| AGGREGATE STORAGE AREA           |               | 8.7               |                            | 9.0                  | 96.67%                     |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 34.0              |                            | 34.0                 | 100.00%                    |
| GROSS INTERNAL AREA              | 85.72*        | 102.7             |                            | 90.0                 | 95.24%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 9.0               |                            | 9.0                  | 100.00%                    |

\*less circulation/hallways

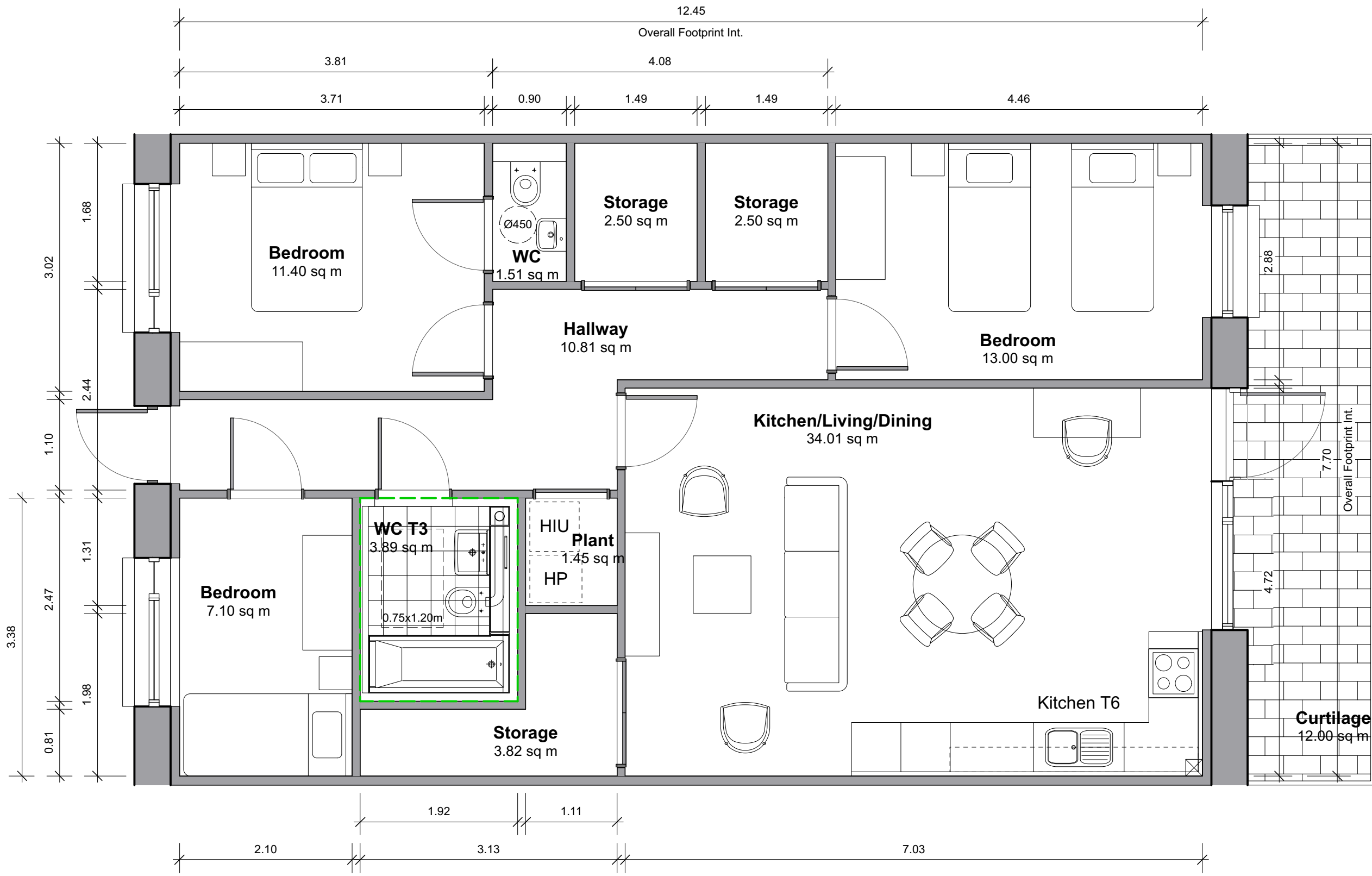
Denotes additional corridor access for 3B5P.2a only



**3B5P-6 GF Unit**

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1                        | 2.880         | 13.0              | 3.200                      | 13.0                 | 100.00%                    |
| BEDROOM 2                        | 3.020         | 11.4              | 2.800                      | 11.4                 | 100.00%                    |
| BEDROOM 3                        | 2.100         | 7.1               | 2.100                      | 7.1                  | 100.00%                    |
| AGGREGATE BEDROOM AREA           |               | 31.5              |                            | 31.5                 | 100.00%                    |
| AGGREGATE STORAGE AREA           |               | 9.0               |                            | 9.0                  | 100.00%                    |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 34.0              |                            | 34.0                 | 100.00%                    |
| GROSS INTERNAL AREA              | 85.16*        | 95.9              |                            | 90.0                 | 94.62%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 9.0               |                            | 9.0                  | 100.00%                    |

\*less circulation/hallways

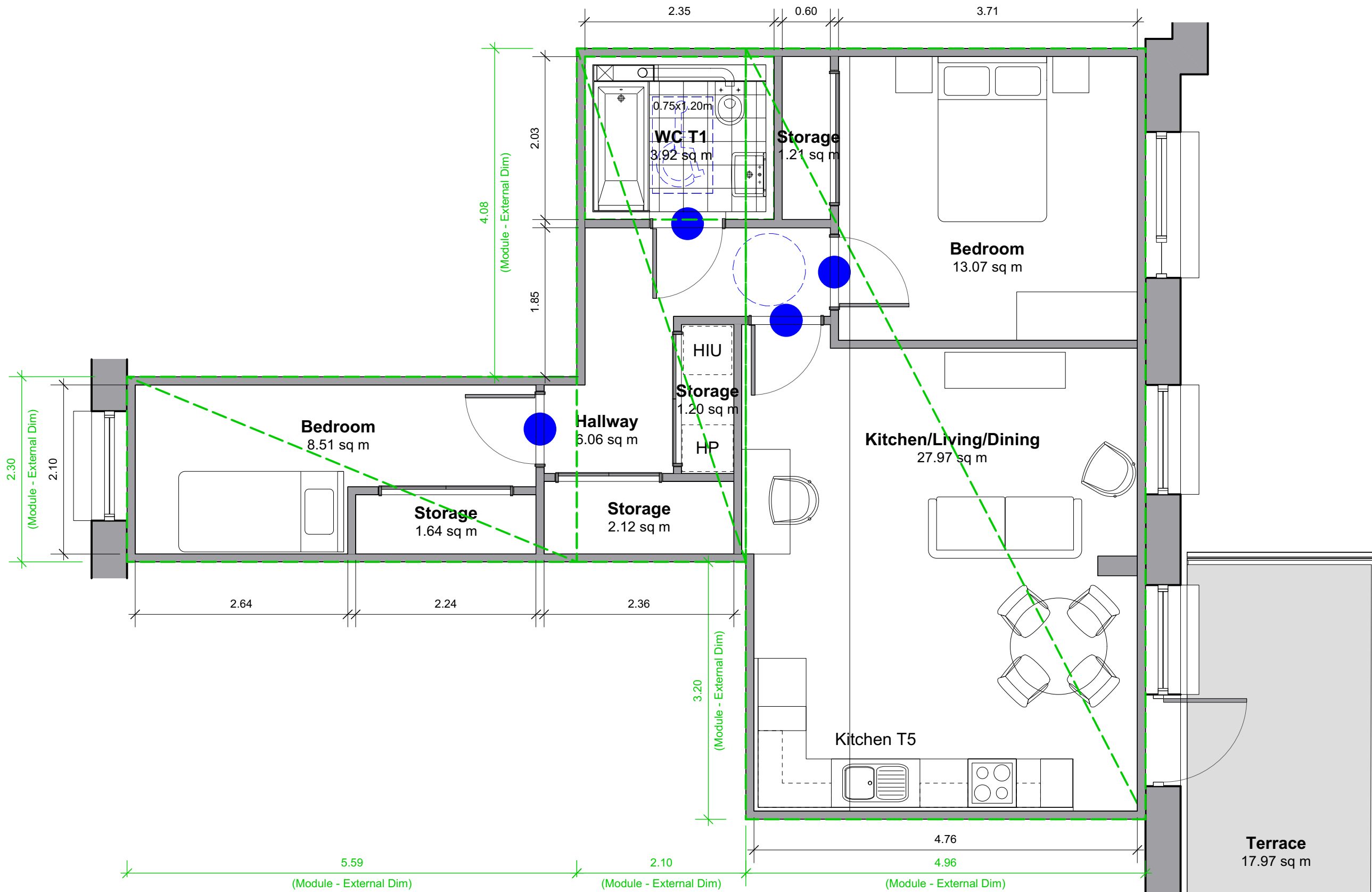


3B5P-6 GF Unit  
Scale: 1:50

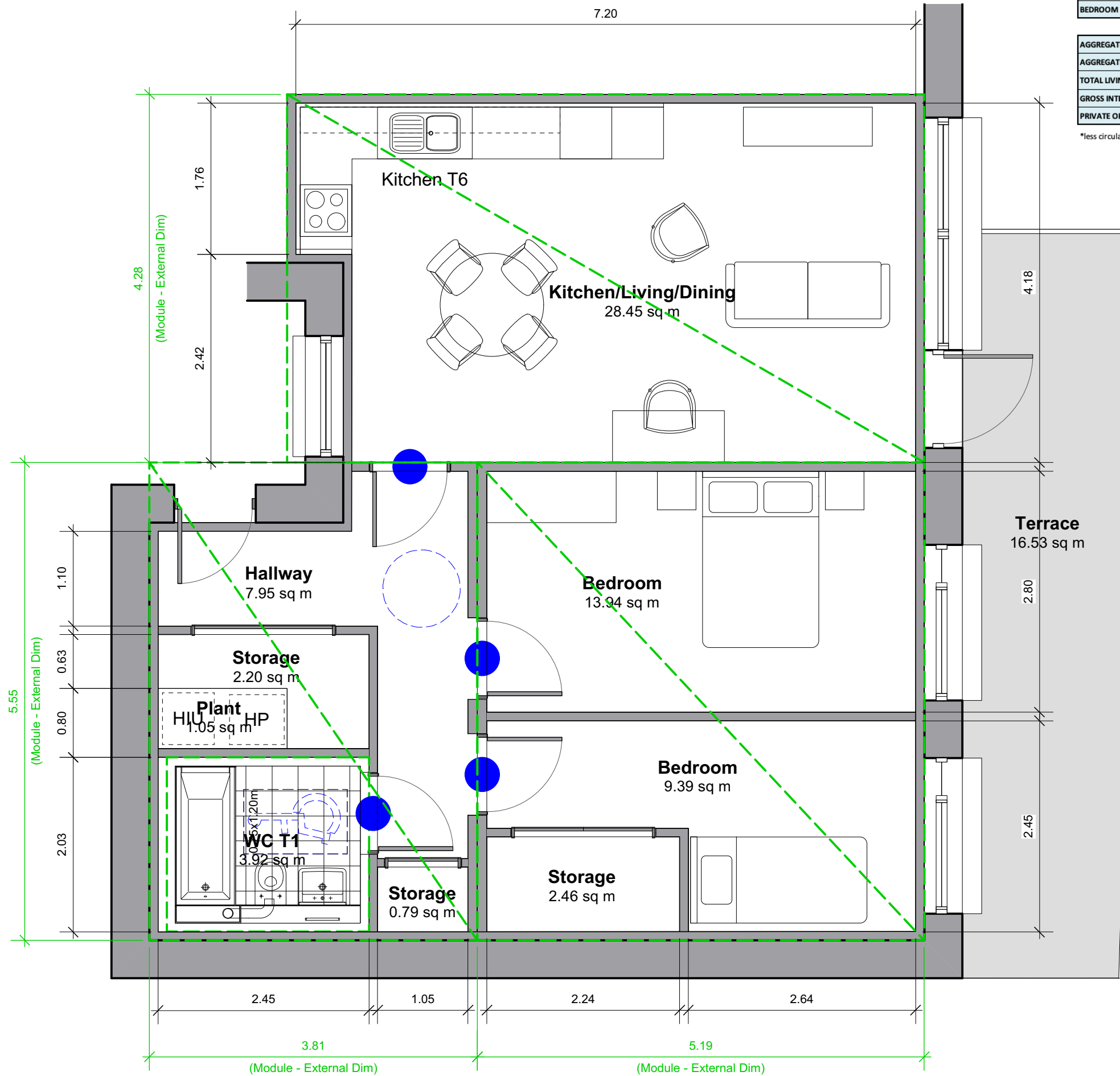
**2B3P-2 Standard**

| RELEVANT AREA                    | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|----------------------------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|                                  | ACTUAL WIDTH  | ACTUAL AREA (sqM) | MIN WIDTH                  | MIN FLOOR AREA (sqM) |                            |
| BEDROOM 1                        | 3.710         | 13.1              | 2.800                      | 11.4                 | 114.65%                    |
| BEDROOM 2                        | 2.100         | 8.5               | 2.100                      | 7.1                  | 119.86%                    |
| AGGREGATE BEDROOM AREA           |               | 21.6              |                            | 18.5                 | 116.65%                    |
| AGGREGATE STORAGE AREA           |               | 5.0               |                            | 5.0                  | 99.40%                     |
| TOTAL LIVING/KITCHEN/DINING AREA |               | 28.0              |                            | 28.0                 | 99.89%                     |
| GROSS INTERNAL AREA              | 59.64*        | 69.3              |                            | 63.0                 | 98.19%*                    |
| PRIVATE OPEN SPACE (P.O.S.)      |               | 18.0              |                            | 6.0                  | 299.50%                    |

\*less circulation/hallways



2B3P-2 Standard  
Scale: 1:50



2B3P-3 Standard

| RELEVANT AREA | PROPOSED UNIT |                   | EQUIVALENT DEPT GUIDELINES |                      | COMPARISON OF FLOOR AREA % |
|---------------|---------------|-------------------|----------------------------|----------------------|----------------------------|
|               | ACTUAL WIDTH  | ACTUAL AREA (SqM) | MIN WIDTH                  | MIN FLOOR AREA (SqM) |                            |
| BEDROOM 1     | 2.800         | 13.9              | 2.800                      | 11.4                 | 122.28%                    |
| BEDROOM 2     | 2.450         | 9.4               | 2.100                      | 7.1                  | 132.25%                    |

|                                  |       |      |         |
|----------------------------------|-------|------|---------|
| AGGREGATE BEDROOM AREA           | 23.3  | 18.5 | 126.11% |
| AGGREGATE STORAGE AREA           | 5.5   | 5.0  | 109.00% |
| TOTAL LIVING/KITCHEN/DINING AREA | 28.5  | 28.0 | 101.61% |
| GROSS INTERNAL AREA              | 62.2* | 74.7 | 98.19%* |
| PRIVATE OPEN SPACE (P.O.S.)      | 16.5  | 6.0  | 275.50% |

\*less circulation/hallways