

2 BED 4-PERSON TYPES

Minimum Floor Area - 73 sq.m



Sustainable Urban Housing: Design Standards for New Apartments (2023)

Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

* Figures in brackets refer to 1995 guidelines
** Permissible in limited circumstances

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres
** Note: Combined living/dining/bedspace, also includes circulation
*** Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Minimum bedroom floor areas/widths***

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements
** Note: Combined living/dining/bedspace

Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Minimum floor areas for communal amenity space

Studio	4 sq m
One bedrooms	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Notes:
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION. © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

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Projection / Spatial Reference:
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Reference Index:
Map Series | Map Sheets
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1:1,000 | 3263-08
1:1,000 | 3263-07
1:1,000 | 3263-03
Vertical Datum:
MALIN HEAD

GENERAL NOTE:

- Area for each apartment type meets or exceeds minimum required area for Studio, 1-Bed or 2-Bed apartment types in all cases - See HOA for details.
- Aggregate Kitchen / Living / Dining Area for each apartment type meets or exceeds minimum required area for Studio, 1-Bed or 2-Bed apartment types in all cases - See HOA for details.
- Storage Area for each apartment type meets minimum required area for Studio, 1-Bed or 2-Bed apartment types in all cases. Where Built-in Wardrobe is included into storage area calculations, it is subsequently excluded from room area - See HOA for details.

Apartment Area Legend

SYMBOL	DESCRIPTION
	Bedrooms
	Kitchen/Living
	Storage
	Private Amenity

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Rev	Date	DRN	Description



Client Details:
Ruirside Developments Ltd.

Project Details:
PGATE
42A Parkgate Street, Dublin 8

Drawing Title:
2 Bed (4 Person) Apartment Types

Job No: P18-107D-A | Date: 18/20/23 | Scale: A1

Status: For Information | Drawn By: D. Zubiak

Purpose: Planning Permission | Checked By: E. O'Brien

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