

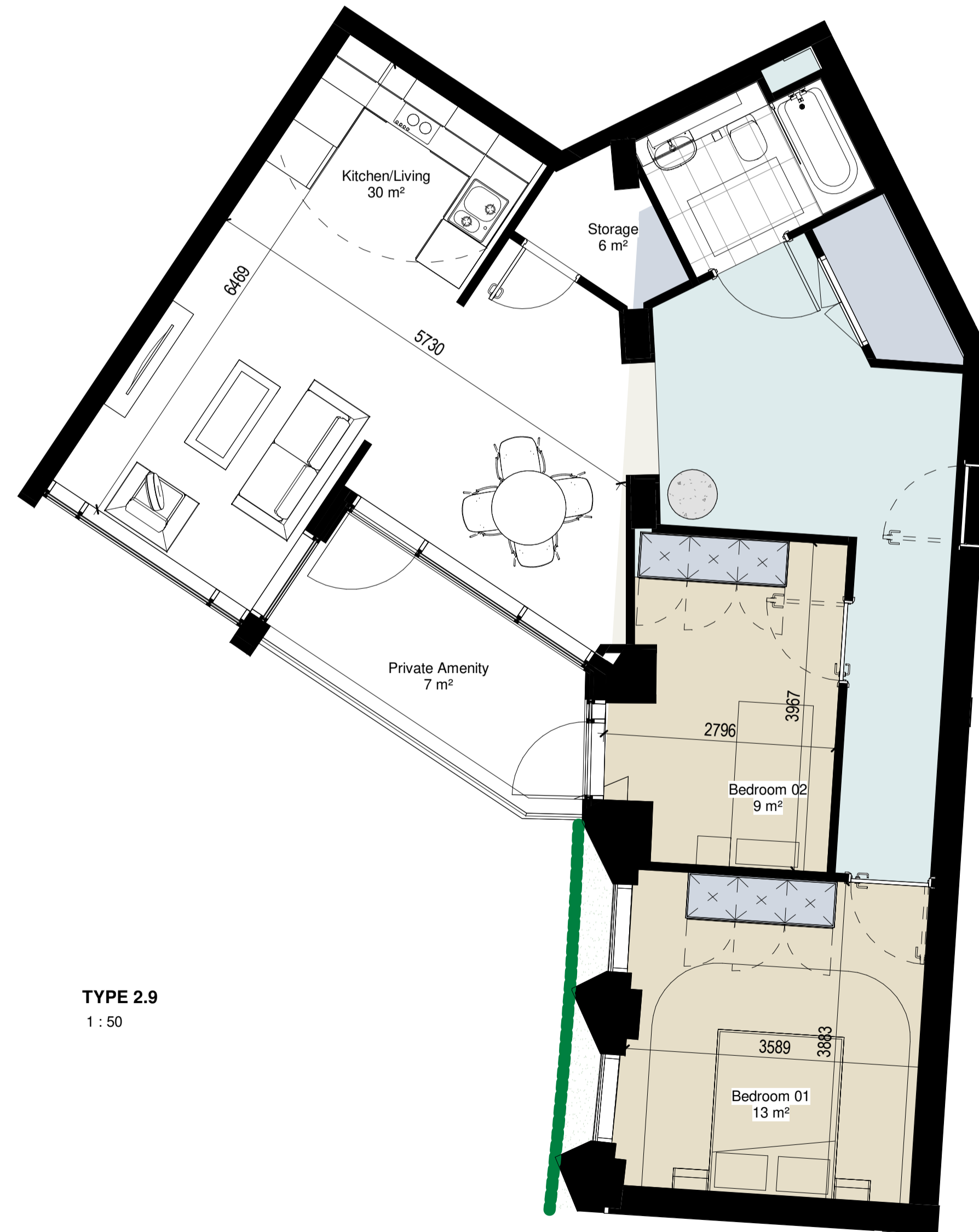
2 BED 3-PERSON TYPES

Minimum Floor Area - 63 sq.m



| Overall Floor Area | |
|--------------------|-------------------|
| Required | 63 m ² |
| Provided | 71 m ² |

TYPE 2.8
1 : 50



| Overall Floor Area | |
|--------------------|-------------------|
| Required | 63 m ² |
| Provided | 81 m ² |

TYPE 2.9
1 : 50

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
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OSI License Number - AR 005219
Projection / Spatial Reference:
Projection: IRENET90_ish_Transverse_Mercator
Centre Point Coordinates:
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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

P01 | 18/20/23 | WM | Issued for Planning

| Rev | Date | DRN | Description |
|-----|------|-----|-------------|
| | | | |



Client Details:
Ruirside Developments Ltd.

Project Details:
PGATE
42A Parkgate Street, Dublin 8

Drawing Title:
2 Bed (3 Person) Apartment Types

| | | |
|---------------------|-------------|----------|
| Job No | Date | Scale@A1 |
| P18-107D-A | 18/20/23 | 1:50 |
| Status | Drawn By: | |
| Planning | eob | |
| Purpose | Checked By: | |
| Planning Permission | rm | |
| Drawing Number | Revision | |

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