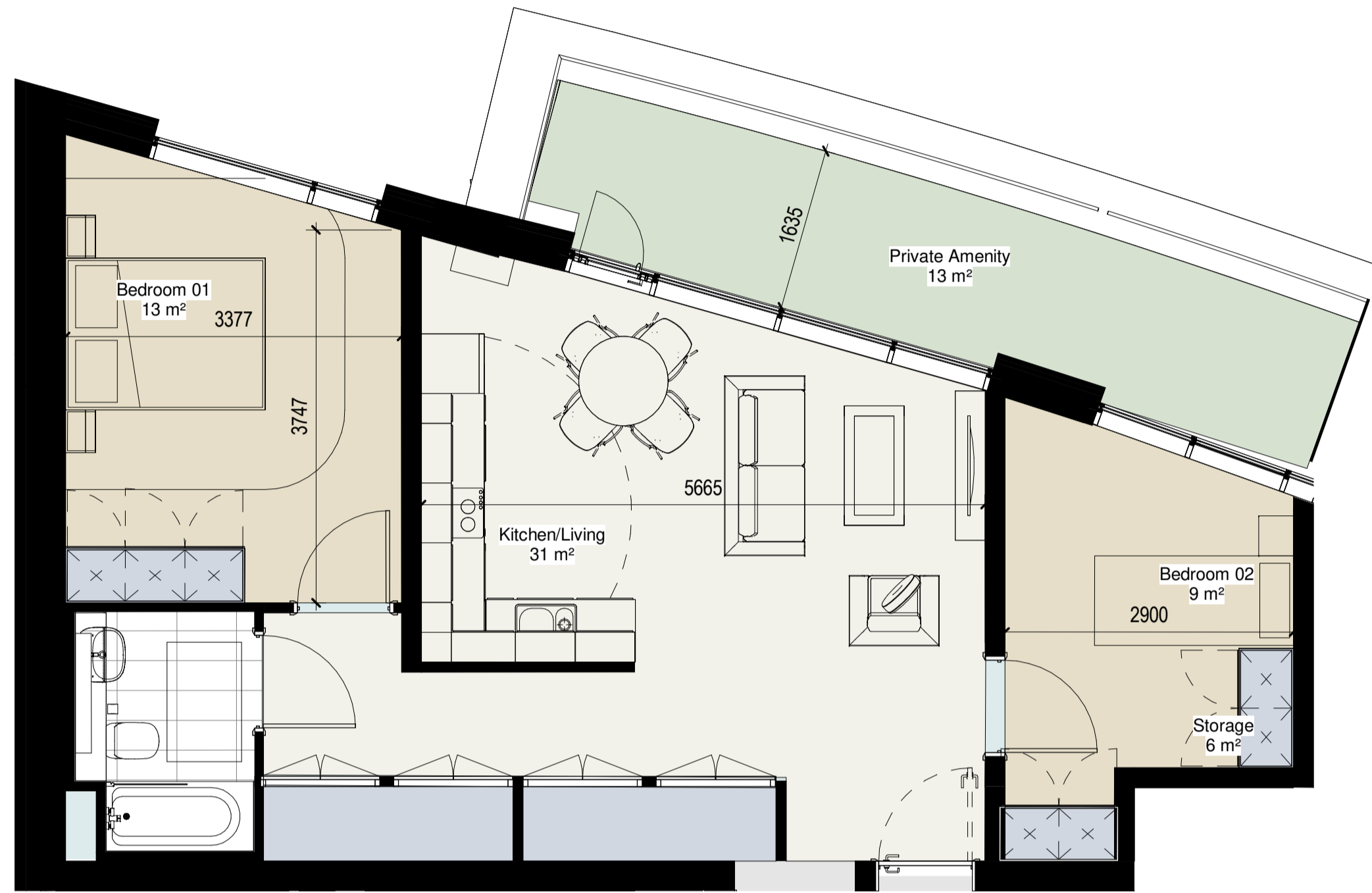


2 BED 3-PERSON TYPES

Minimum Floor Area - 63 sq.m



TYPE 2.6
1 : 50

Overall Floor Area	
Required	63 m ²
Provided	67 m ²



TYPE 2.7
1 : 50

Overall Floor Area	
Required	63 m ²
Provided	69 m ²

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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 1:1,000 | 3263-07
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 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 P18-107D-A	Date 18/20/23	Scale A1
Status Planning	Drawn By: eob	Checked By: rm
Purpose Planning Permission	Checked By: rm	Revision
Drawing Number PGATE-RAU-ZZ-DR-A-APT-34403	Revision P01	