

# Architectural Design Statement

## Amendment 1

42A Parkgate St.

Dublin 8

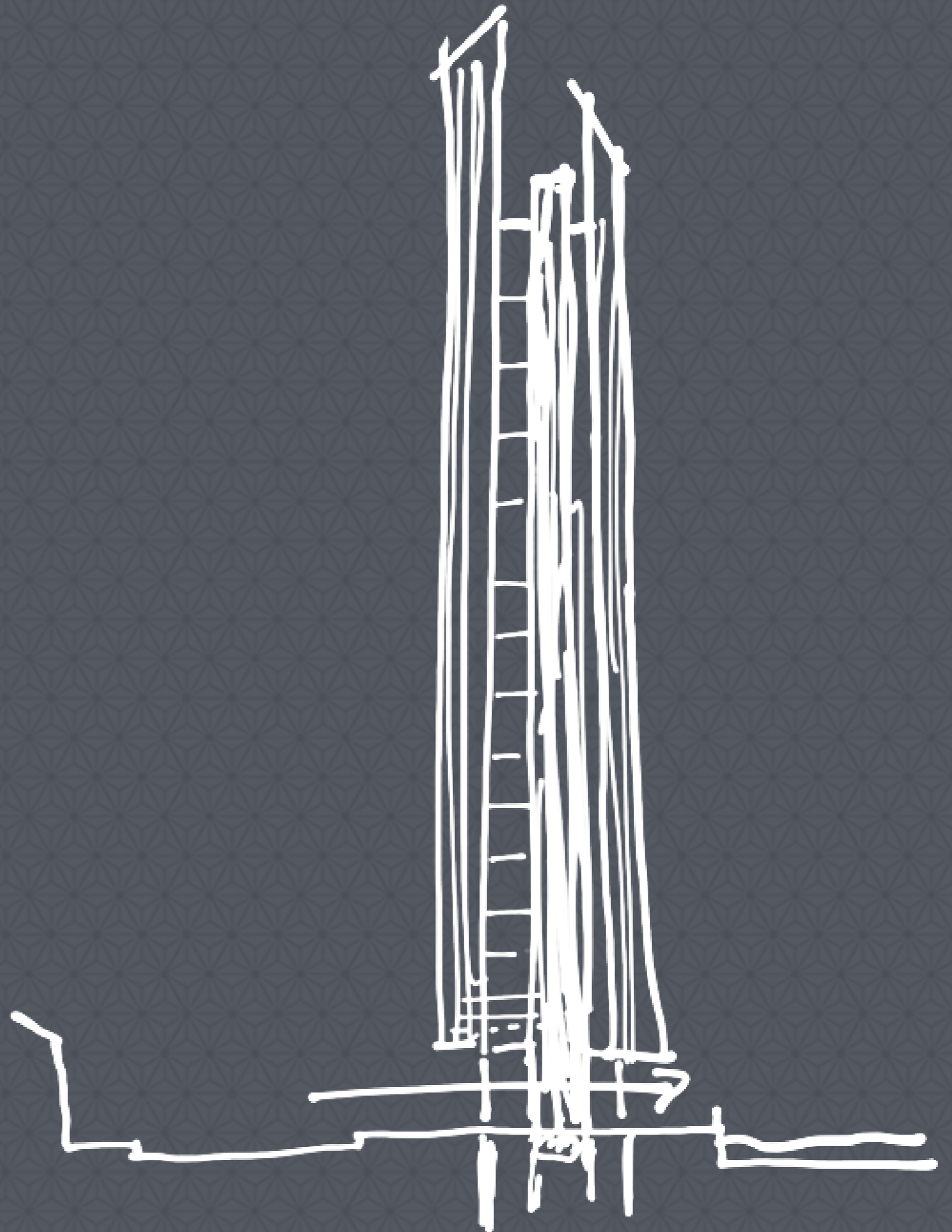
**Mixed Use, Residential &  
Commercial Development.**

**Parkgate St - Block A, B2, B1 & C**

**Project Ref: P24-216D**



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# 1.0 Introduction

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## 1.1 Overview and Description

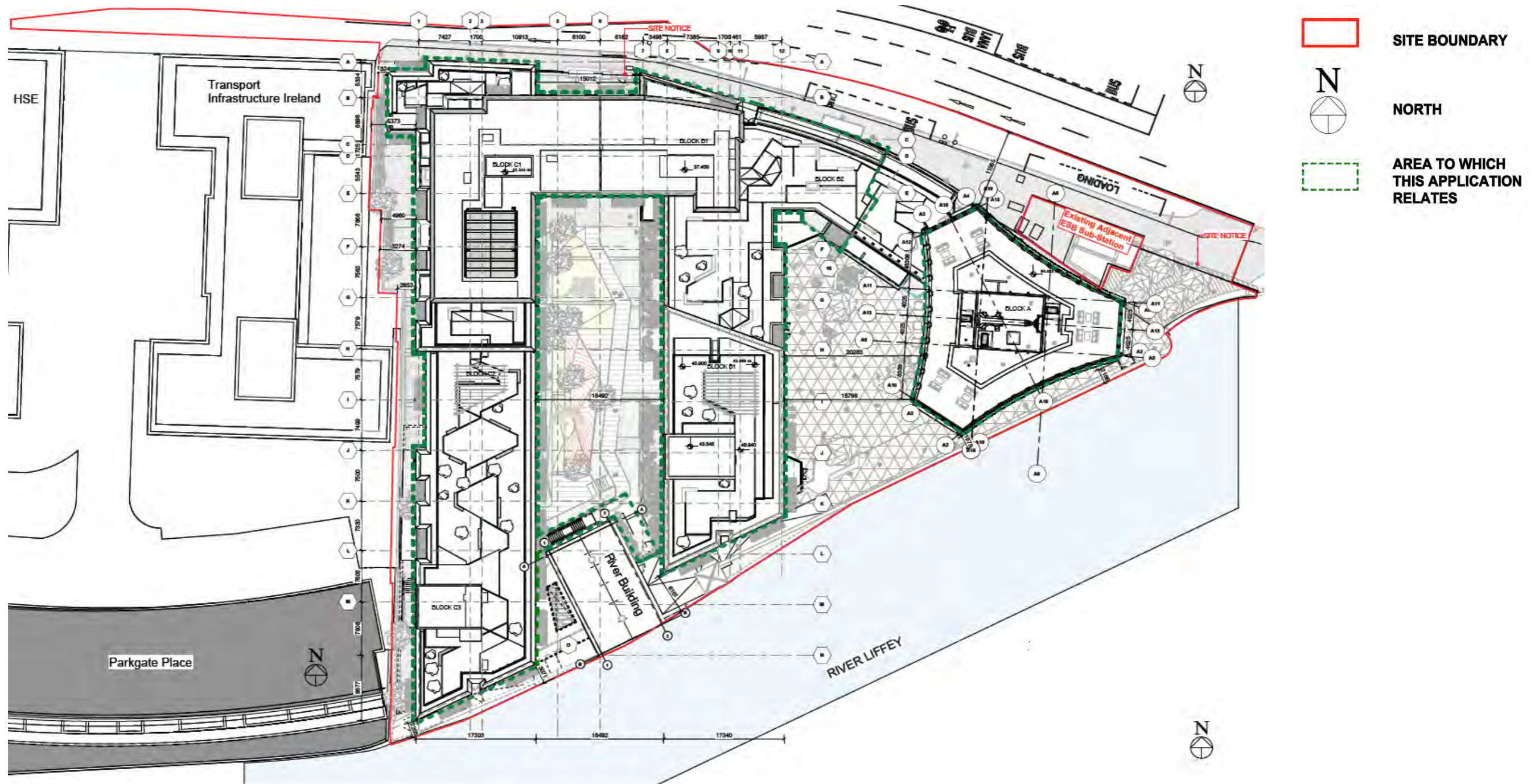
The proposed development comprises modifications to a large-scale residential development permitted under LRD6074/24-S3, LRD6042/23-S3A & SHD ABP-310567-21 as amended by LRD6080/25-S3A at No. 42A Parkgate Street, Dublin 8. The proposed modifications to the scheme will result in an increased overall total of 578no. apartment units (an uplift of 16no. units). This will be achieved by the following proposals:

- Permitted 2no. 2-beds (total 10no.) to proposed 4no. studios (total 20no.), repeated across L02 – L06 (5 levels) in Block B1 and C.
- Permitted 1no. studio and 1no. 1-bed and study to proposed 2no. 1-beds, repeated across L01-L09 (9 levels) in Block A.
- Permitted 1no. studio and 1no. 1-bed and study to proposed 2no. 1-beds, repeated across L10-L26 (17 levels) in Block A.
- Permitted mezzanine co-working to proposed 2no. studios, 1no. 2-bed (4-person) and 1no. 2bed (3-person), in Block B2.
- Permitted mezzanine residential amenity (151sq) to proposed residential amenity (44sqm) and 1no. 2-bed 4-person in Block B1.
- Permitted 1no. 3-bed to proposed 1no. 1-bed and 1no. 2-bed, at L27 Block A.
- Alterations to elevation fenestration and internal reconfiguration of 2-bed 4-person units (total 09), repeated across L00-L08 (9 levels) in Block C.
- Alterations to elevation fenestration and internal reconfiguration of 2-bed 4-person units (total 11), repeated across L01-L11 (11 levels) in Block B1.
- Internal reconfiguration of 2-bed 4-person units (total 27), repeated across L01-L27 (total 27 levels) in Block A.
- Alterations to elevation fenestration and internal reconfiguration of 2-bed 3-person units (total 11) to create 2-bed 4-person units repeated across L01-L11 (11 levels) on Block B1.
- Alterations to elevations fenestration and internal reconfiguration of 2-bed 3-person units (total 09) to create 2-bed 4-person units repeated across L00-L08 (9 levels) in Block C.
- Permitted 1no. 1-bed and study to proposed 1no. 2-bed 3-person unit at L08 in Block B2.
- Minor associated adjustments to the floor plan layouts at Blocks A, B & C at all levels.
- Reconfiguration of Block A ground floor layout resulting in a reduction in the area of the F&B use from c. 282sqm to c. 225sqm.
- A minor reduction of the café at Block B from c. 100.7sqm to c. 96.6 sqm.
- Increase in the area of community space in Block B from c. 49sqm to 51.7sqm.
- Provision of an additional ESB substation and reconfiguration of permitted substation and switch room at Block B resulting in a minor decrease in the total area of the F&B unit at Block B from 295sqm to c. 252sqm.
- Relocation of substation at Block C resulting in a decrease in the total area of the retail unit at Block C unit from 173.5sqm to c. 128.9sqm.
- Reconfiguration and reduction of the basement and undercroft
- Provision of additional bicycle parking spaces for the additional units/unit mix change proposed
- Reduction in the total number of car parking spaces at grade to 17no. spaces.
- Adjustments to the material finishes of balconies, from glass to metal balustrades.

# 1.1 Overview and Description

For avoidance of doubt, while the red line site boundary is drawn around the entire planning unit of LRD6074/24-S3, LRD6042/23-S3A & SHD ABP-310567-21 as amended by LRD6080/25-S3A, 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 Plan

## 1.2 Amendment Summary

The purpose of this document is to demonstrate further design development which has taken place as summarised below:

### Increase in Units

Permitted 2no. 2-beds (total 10no.) to proposed 4no. studios (total 20no.), repeated across L02 – L06 (5 levels) in Block B1 and C.

Permitted mezzanine co-working to proposed 2no. studios, 1no. 2-bed (4-person) and 1no. 2bed (3-person), in Block B2.

Permitted mezzanine residential amenity (151sq) to proposed residential amenity (44sqm) and 1no. 2-bed 4-person in Block B1.

Permitted 1no. 3-bed to proposed 1no. 1-bed and 1no. 2-bed, at L27 Block A.

### Changes to Unit Mix

Permitted 1no. studio and 1no. 1-bed and study to proposed 2no. 1-beds, repeated across L01-L26 (26 levels) in Block A.

Alterations to elevation fenestration and internal reconfiguration of 2-bed 3-person units (total 11) to create 2-bed 4-person units repeated across L01-L11 (11 levels) on Block B1.

Alterations to elevation fenestration and internal reconfiguration of 2-bed 3-person units (total 09) to create 2-bed 4-person units repeated across L00-L08 (9 levels) in Block C.

Permitted 1no. 1-bed and study to proposed 1no. 2-bed 3-person unit at L08 in Block B2.

### Unit Reconfiguration

Alterations to elevation fenestration and internal reconfiguration of 2-bed 4-person units (total 09), repeated across L00-L08 (9 levels) in Block C.

Alterations to elevation fenestration and internal reconfiguration of 2-bed 4-person units (total 11), repeated across L01-L11 (11 levels) in Block B1.

Internal reconfiguration of 2-bed 4-person units (total 27), repeated across L01-L27 (total 27 levels) in Block A.

Minor associated adjustments to the floor plan layouts at Blocks A, B & C at all levels.

### Ground Floor Reconfiguration

Reconfiguration of Block A ground floor layout resulting in a reduction in the area of the F&B use from c. 282sqm to c. 253sqm.

A minor reduction of the café at Block B from c. 100.7sqm to c. 96.6 sqm

Provision of an additional ESB substation and reconfiguration of permitted substation and switch room at Block B resulting in a minor decrease in the total area of the F&B unit at Block B from 295sqm to c. 252sqm.

Relocation of substation at Block C resulting in a decrease in the total area of the retail unit at Block C unit from 173.5sqm to c. 128.9sqm.

### Bicycles and Cars

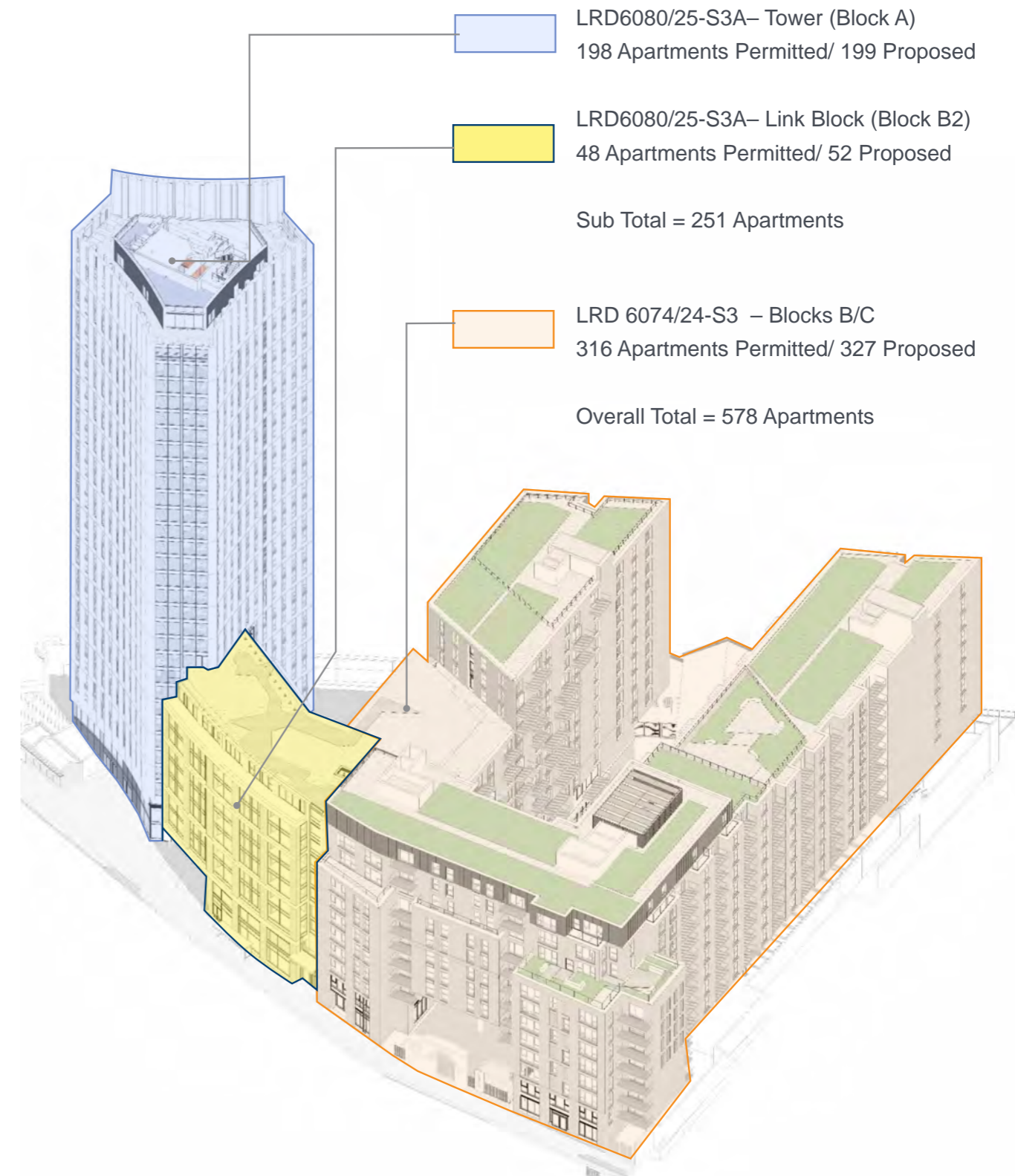
Reconfiguration and reduction of the basement and undercroft

Provision of additional bicycle parking spaces for the additional units/unit mix change proposed

Reduction in the total number of car parking spaces at grade to 17no. spaces.

### Balconies

Adjustments to the material finishes of balconies, from glass to metal balustrades.



Blocks A, B2, B1 & C

### 1.3 Consultation

The Development was reviewed at a number of meetings with Dublin City Council Planning Department during the progression 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. Sustainable Urban Housing: Design Standards for New Apartments (2018) for Block A (Build-to-Rent units)
6. Urban Development and Building Heights – Guidelines for Planning Authorities (2018).
7. Childcare Facilities – Guidelines for Planning Authorities (2001).
8. Dublin City Development Plan (2022 – 2028).
9. Design Manual for Urban Roads and Streets or ‘DMURS’ (2013)
10. Other relevant national and regional planning strategies, objectives and planning design guidelines for achieving sustainable urban residential development in the area.
11. Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

### 1.4 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

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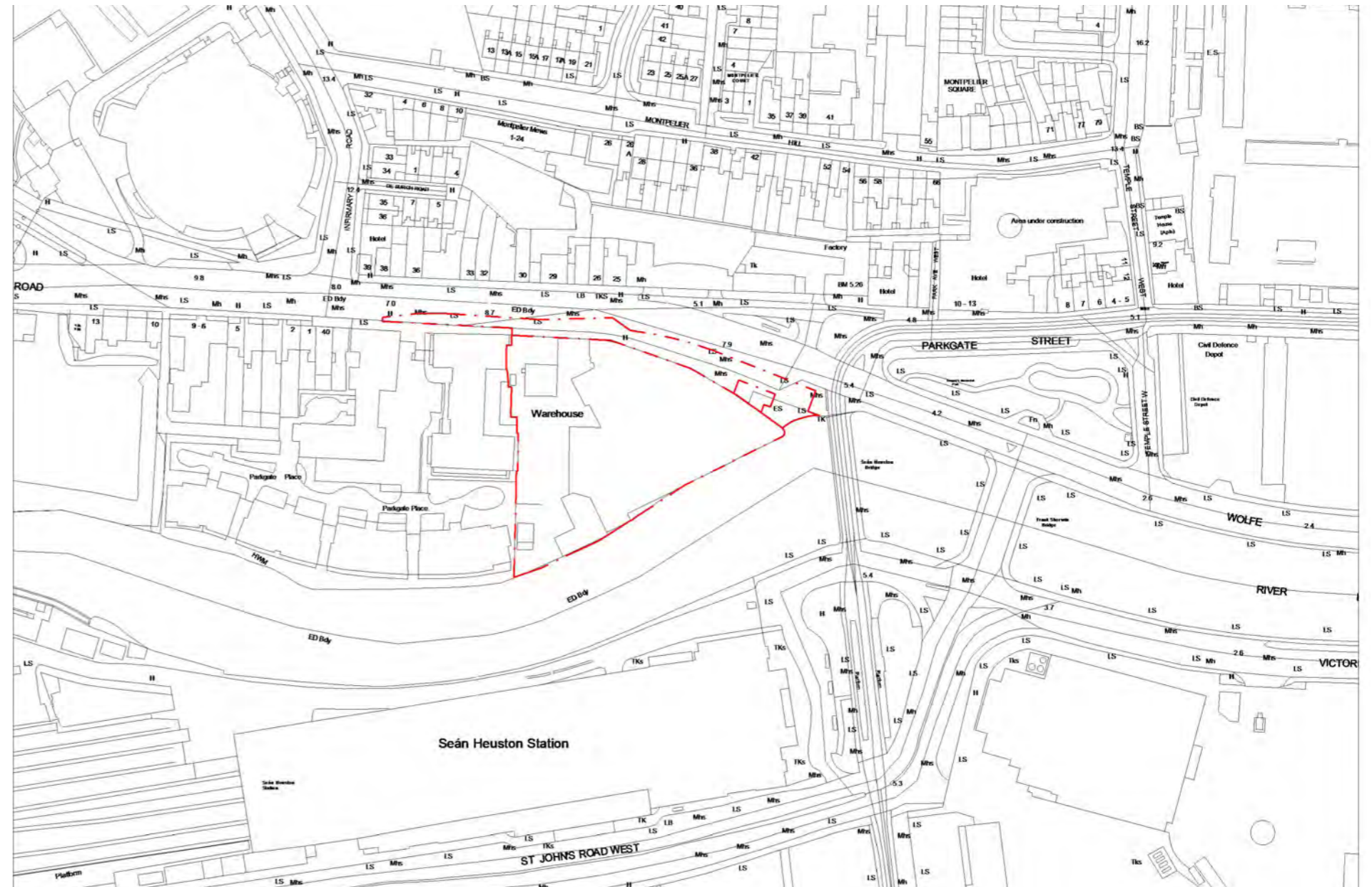
## 2.1 Site Location

The site is located at a key river crossing to the west of Dublin 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 the main entrance to 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.

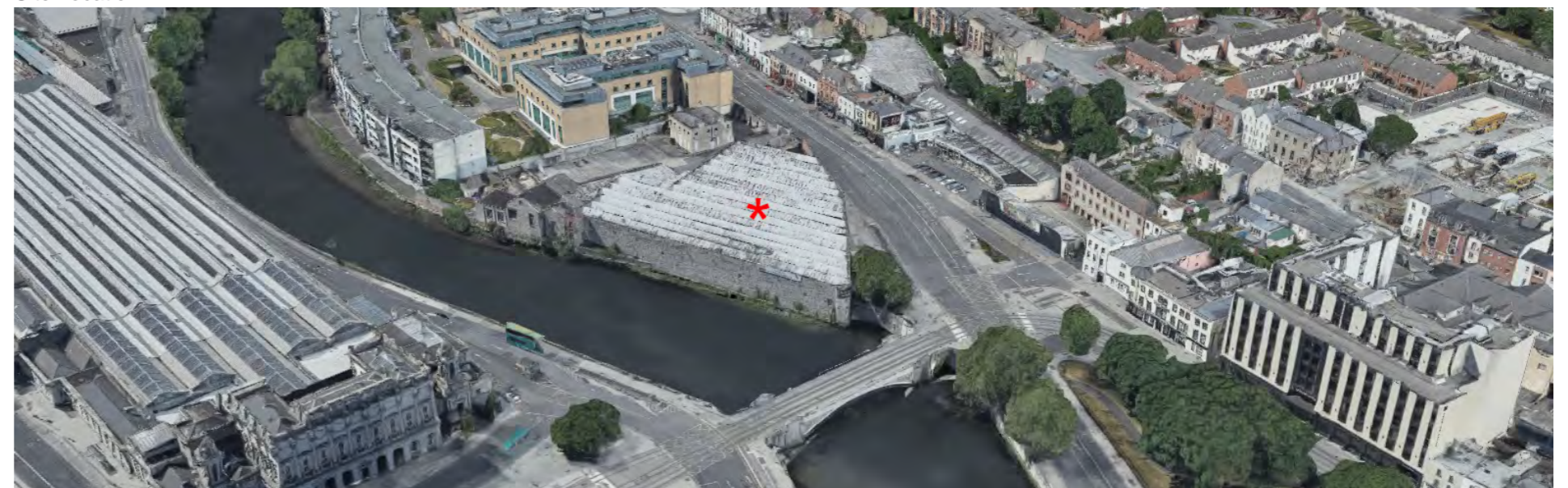
The site is within walking distance of Dublin City Centre and significant employment locations. It is highly connected to urban public transport stops (Heuston Train Station and Luas) and is within easy walking distance (5 minutes walk or 400-500m) from high frequency urban bus services, that arrive at a frequency of once every ten minutes at peak times. Across the river is Heuston station, providing the site with access to nationwide rail connections.

Phoenix Park is within 500m from the site. It is a large public urban park of 707 hecatres, comprising woodlands, ponds and walkways. It provides a wide range of amenities, including Sports clubs, Dublin Zoo and Bike rentals. Additionally, located within 500m from the site is Collins Barracks, which is home to the Museum of Decorative Arts and associated courtyards and gardens. The Irish Museum of Modern Art is a 1.1km walk from the site. It has flower gardens, walks and the art museum and hosts a number of public events throughout the year. The Irish National War Museum is another public amenity near the site, a 2.5 km walk from Parkgate Street. It provides access to walks along the river Liffey, around the monuments and to hurling grounds. Parkgate Street itself provides a pedestrian and cycle route to the boat clubs at Islandbridge, west of the site. Boat races on the Liffey are part of the sporting and university culture of the area, including the annual UCD & Trinity Colours Boat Race.

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 in the local vicinity.



Site Location



Aerial View



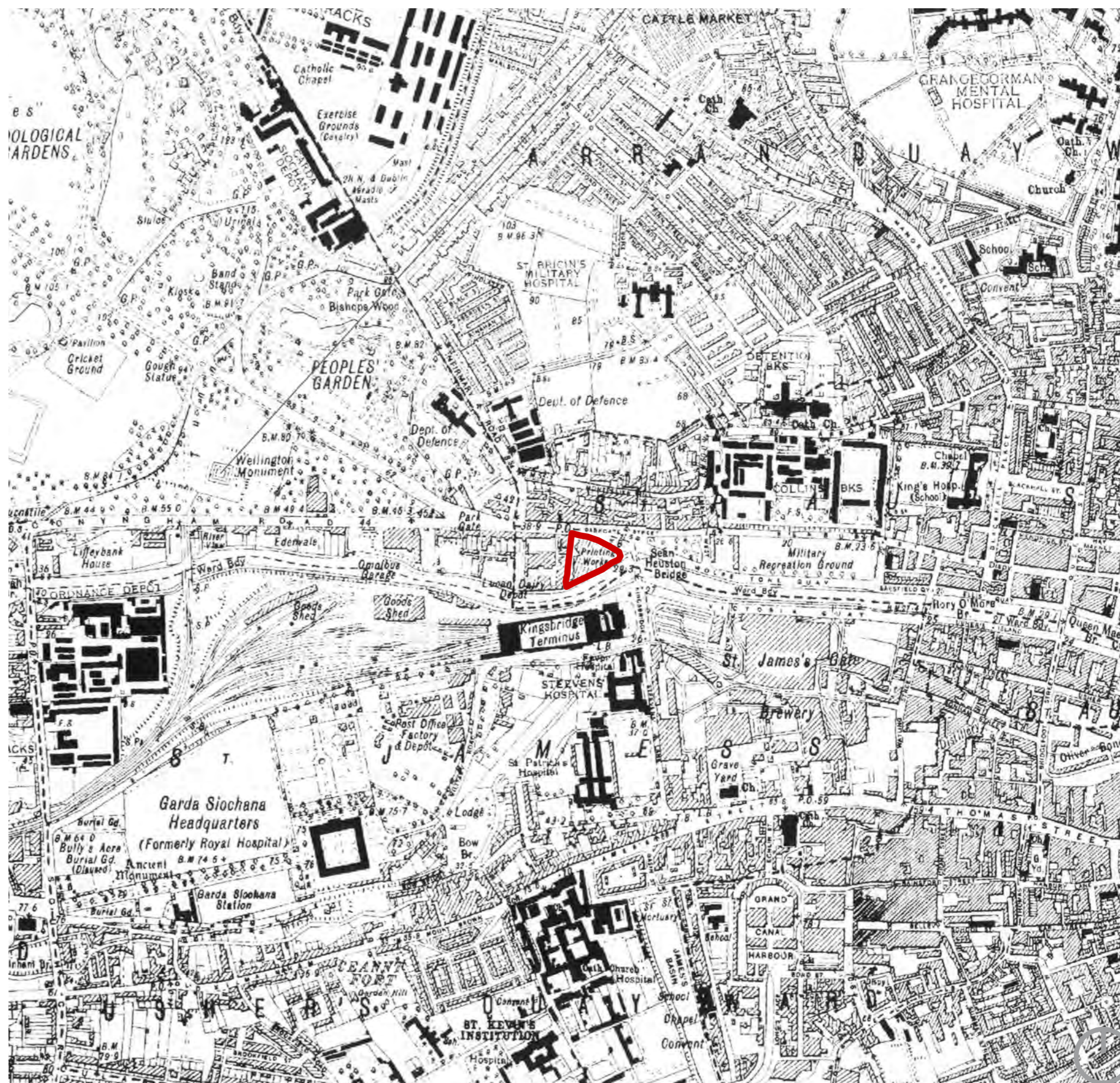
View of Existing River Wall towards Sean Heuston Bridge



View from Island Bridge

## 2.2 Site History

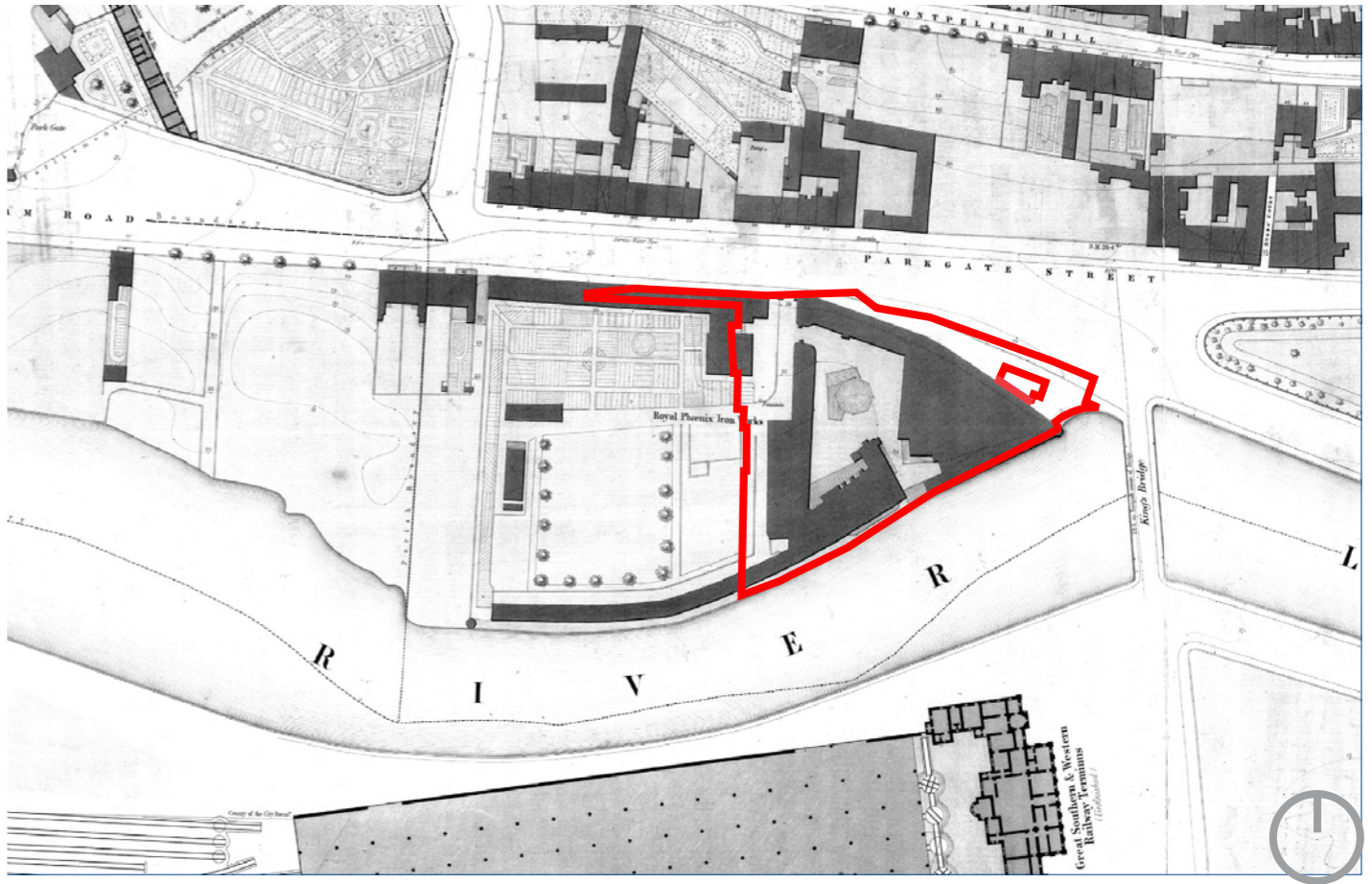
The proposed development site is on the north bank of the River Liffey. It is at the eastern end of a plot of land bounded by Conyngham Road, Parkgate Street and the River. The Site has a varied industrial history. This plot of land was known as the Long Meadows and was originally developed as the Phoenix 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 and to reintroduce it as a significant component of the city centre.



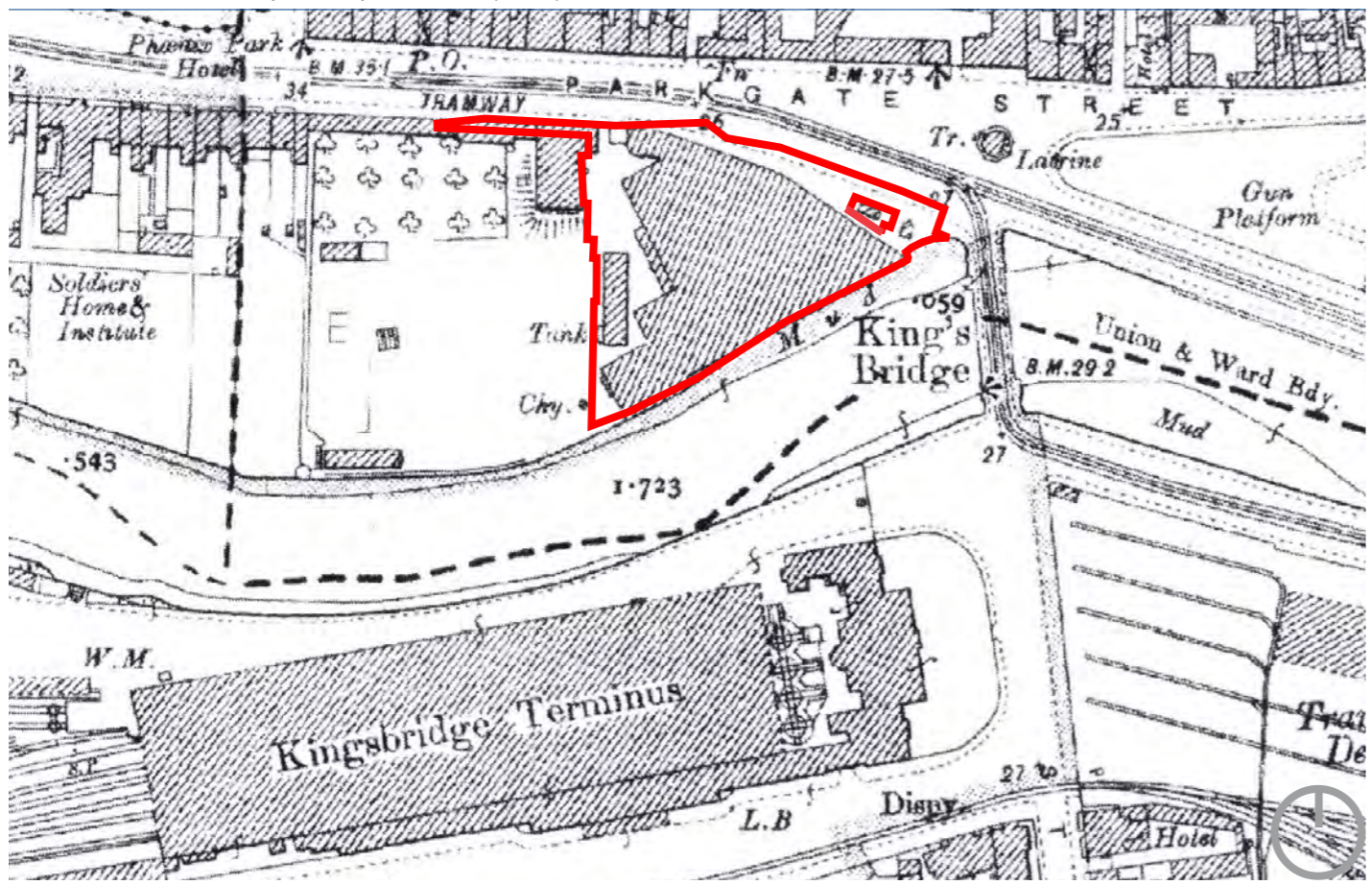
Historical Map



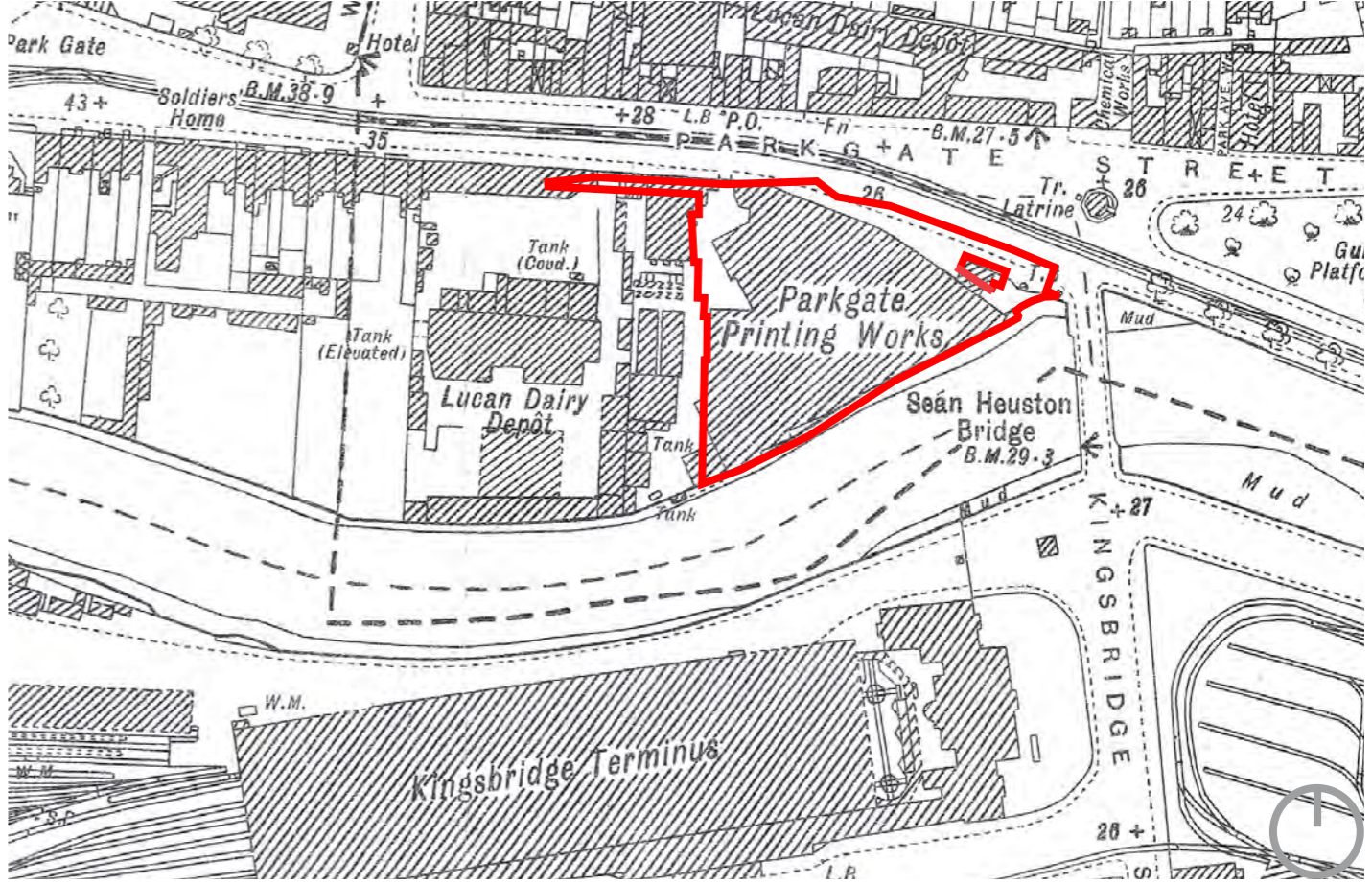
Extract from John Rocques map of Dublin (1773)



Extract from Ordnance map (1847)



Extract from Ordnance map (1907)



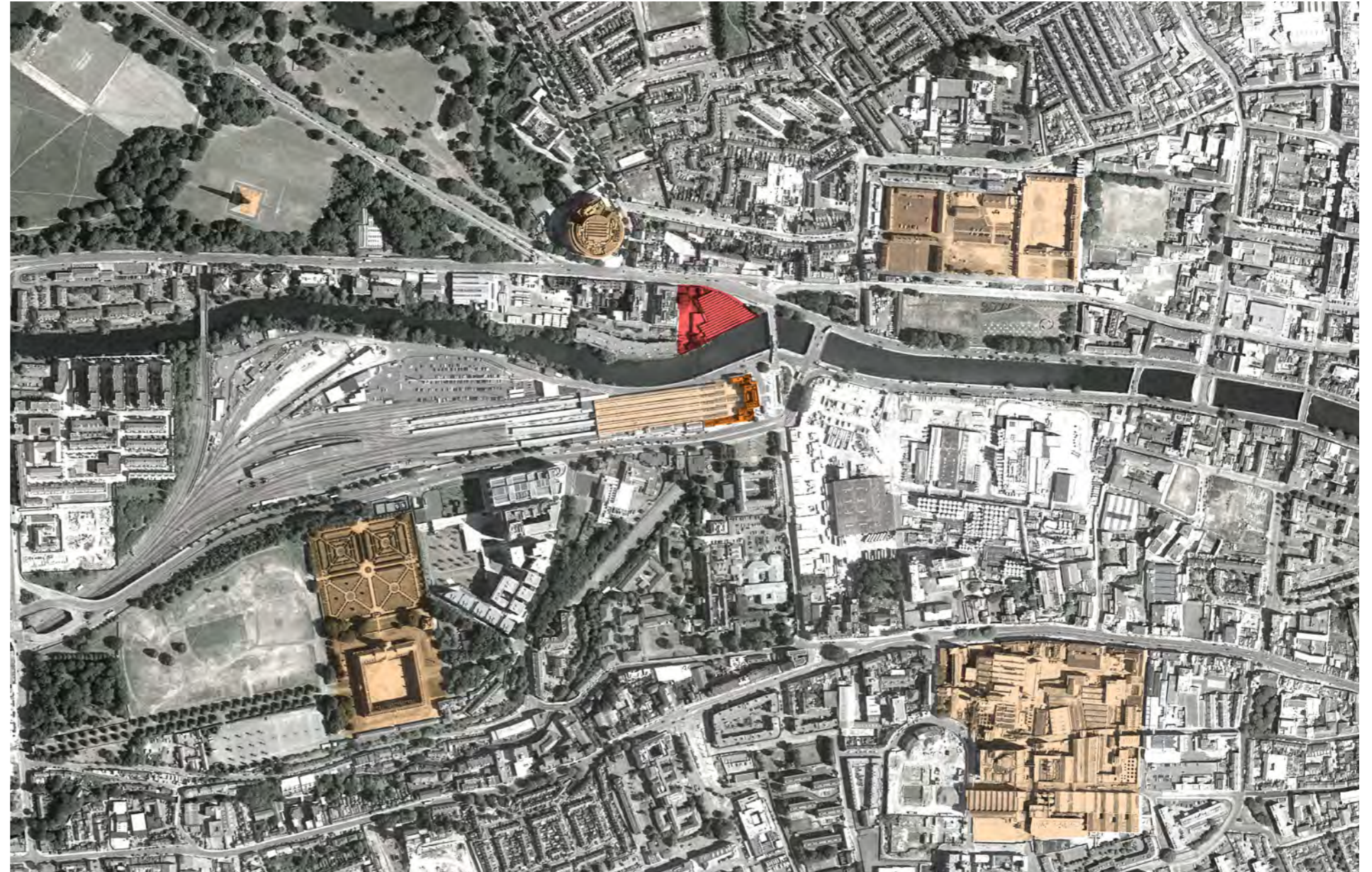
Extract from Ordnance map (1947)

## 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, this site is not cut off from the river by the traffic flow. This provides the unique opportunity to engage with the river and visually connect to the wider context. Residents and the wider community will be afforded the chance to enjoy south facing private and public amenity, looking out onto the Liffey River, Heuston Station, and the wider city.

The site is beside Heuston station, a major transport hub where the main line rail and LUAS connect. As previously described, the site is in close proximity to significant established cultural amenity and leisure destinations (such as the Royal Hospital Kilmainham, Kilmainham Gaol, Collins Barracks, 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, boatclubs at Islandbridge, the digital the hub, NCAD, and the city centre.

There are constraints associated with the site. It sits partially within the protected view corridors from the 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.

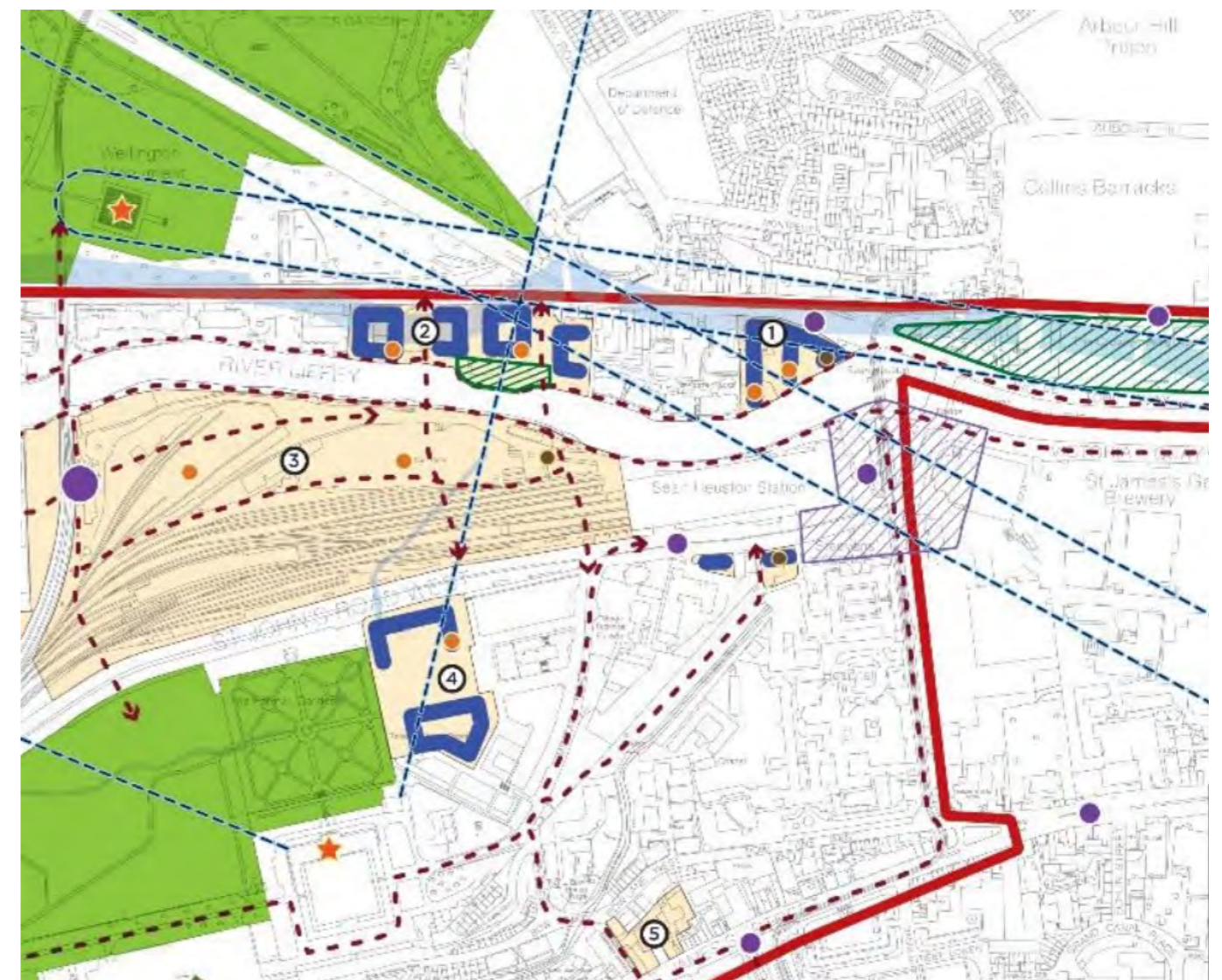
At local level, Dublin City Development Plan 2022-2028 is the Statutory Plan:

- 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 proposed development has been designed in accordance with:

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 demand 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

The site has gone through many changes and redevelopments since Long Meadow was first built on to establish the Phoenix Iron Works. This is described in detail in the Architectural Heritage Impact Assessment Report, prepared by ARC Conservation Architects, that accompanies the planning application.

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

Early 1800's - Ironworks

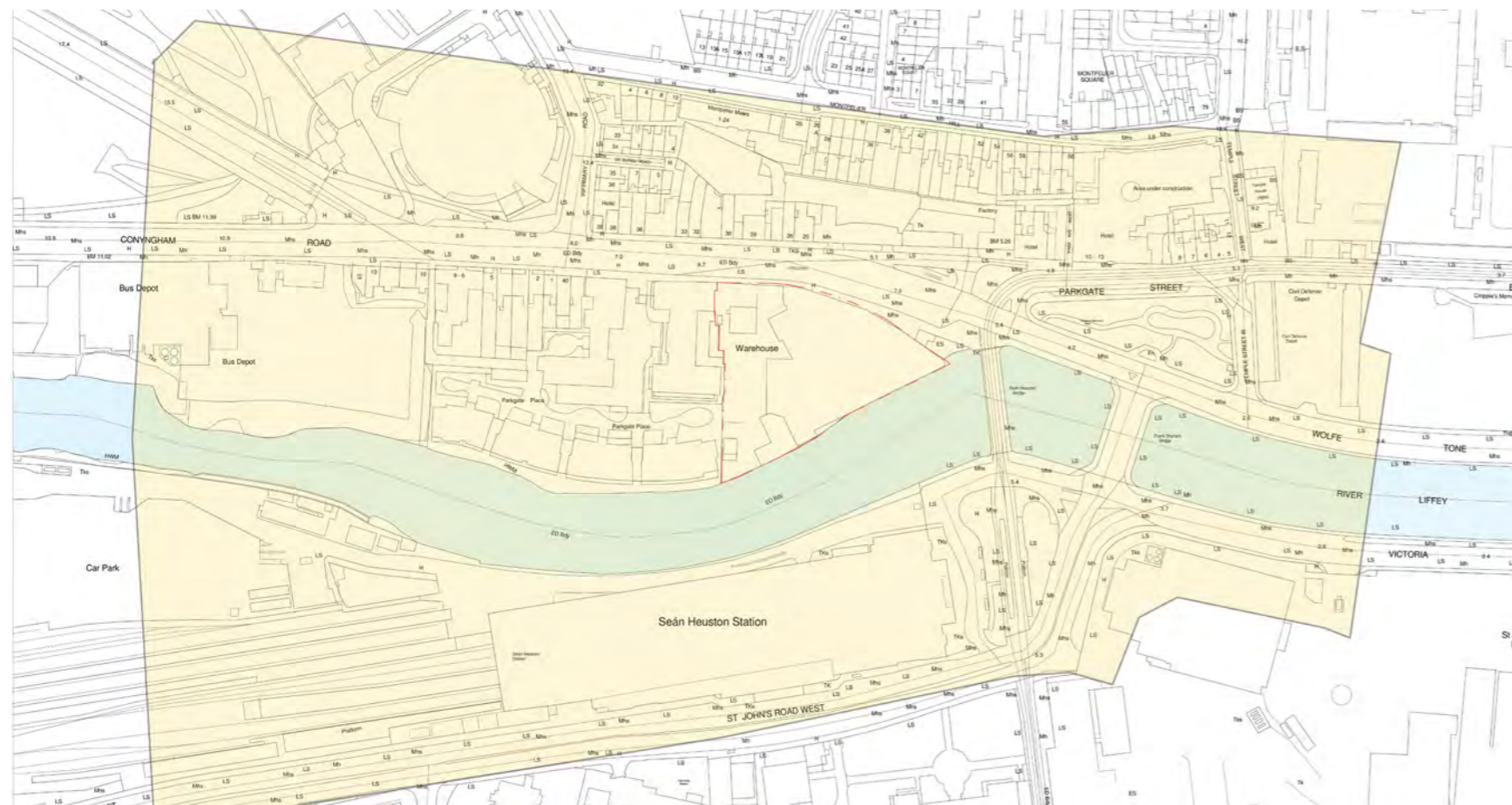
Late 1800's - Woollen Mills

Early 1900's - Shell Factory / Government Depot

Early to mid 1900's - Printers

Mid 1900's - Bookbinders / Publishers

1980 - Hickeys Fabric's



Setting

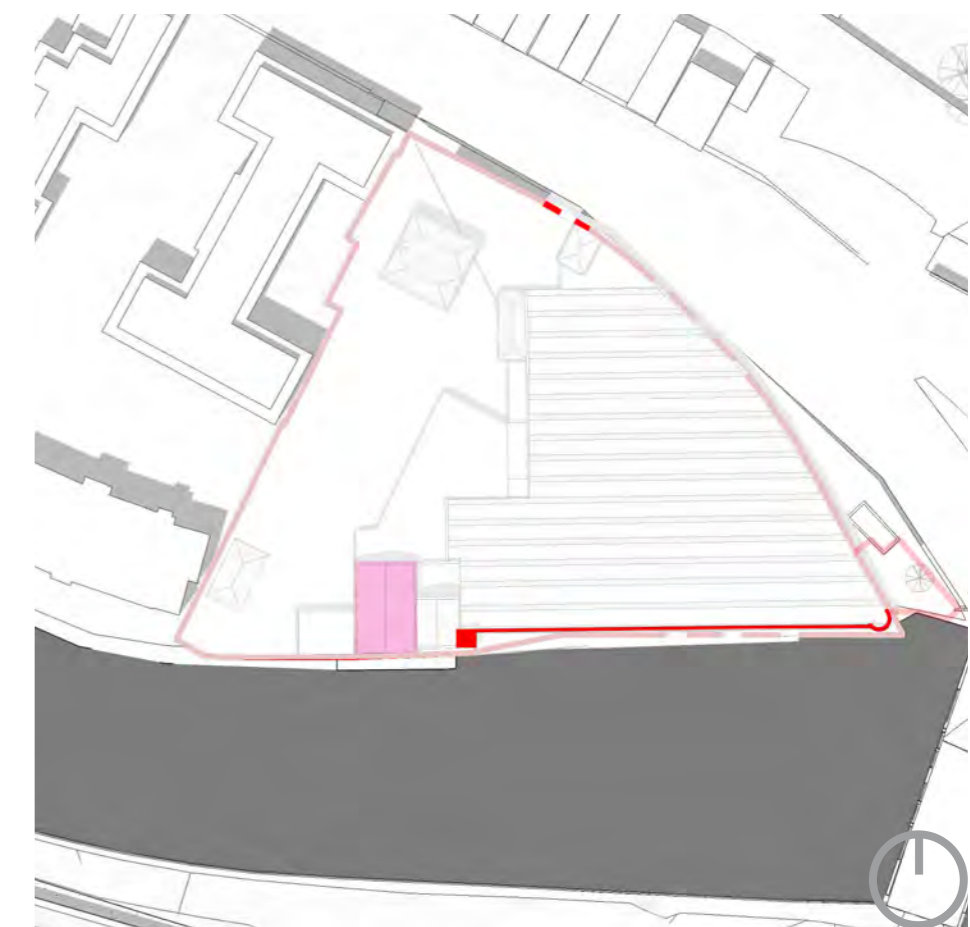
## 2.6 Record of Protected Structures

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

The proposed design changes do 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

NIAH



Key Plan

## 3.0 Proposal and Amendments to Consented Scheme

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### 3.1 Undercroft/Basement Level Plan (Not to Scale)



Permitted Design



Proposed Design

#### Permitted Scheme:

Block C undercroft 602m<sup>2</sup>

Block B Basement 973m<sup>2</sup>

Submitted in consented application: 1 bike space per bed plus 30 visitor space at public plaza.

The permitted development is subject to condition 7b ref LRD 6074/24-S3 and 5b ref LRD 6080/25-S3A requiring:

660 long term spaces (including 10 Cargo bikes. 72 Short term spaces & Min 8 Sheffield spaces

#### Proposed Layout:

Block C undercroft 730m<sup>2</sup>

Block B Basement 633m<sup>2</sup>

This amending application provides an additional 19 bedrooms with 16 additional apartments.

The combined amending applications - Amendment 1 (this application) and Amendment 2 (lodged separately) provide 57 additional bed spaces with 22 no. additional apartments. In compliance with DCC dev. Plan 2022-28, Appendix 1, section 3.1, Table 1, it is required to add 57 long term spaces and 11 short term spaces:

Block B - 290 Bikes

Block C - 418 Bikes and 10 Cargo Bikes

Total: 718 long stay bikes.

96 short term spaces are provided at ground floor level.

### 3.2 Ground Floor Plan Blocks A and B2 (not to scale)

Reconfiguration of Block A ground floor layout resulting in a reduction in the area of the F&B use from c. 282sqm to c. 225sqm.

Provision of an additional ESB substation and reconfiguration of permitted substation and switch room at Block B resulting in a minor decrease in the total area of the F&B unit at Block B from 295sqm to c. 252sqm.

Increase in the area of community space in Block B from c. 49sqm to 51.7sqm.



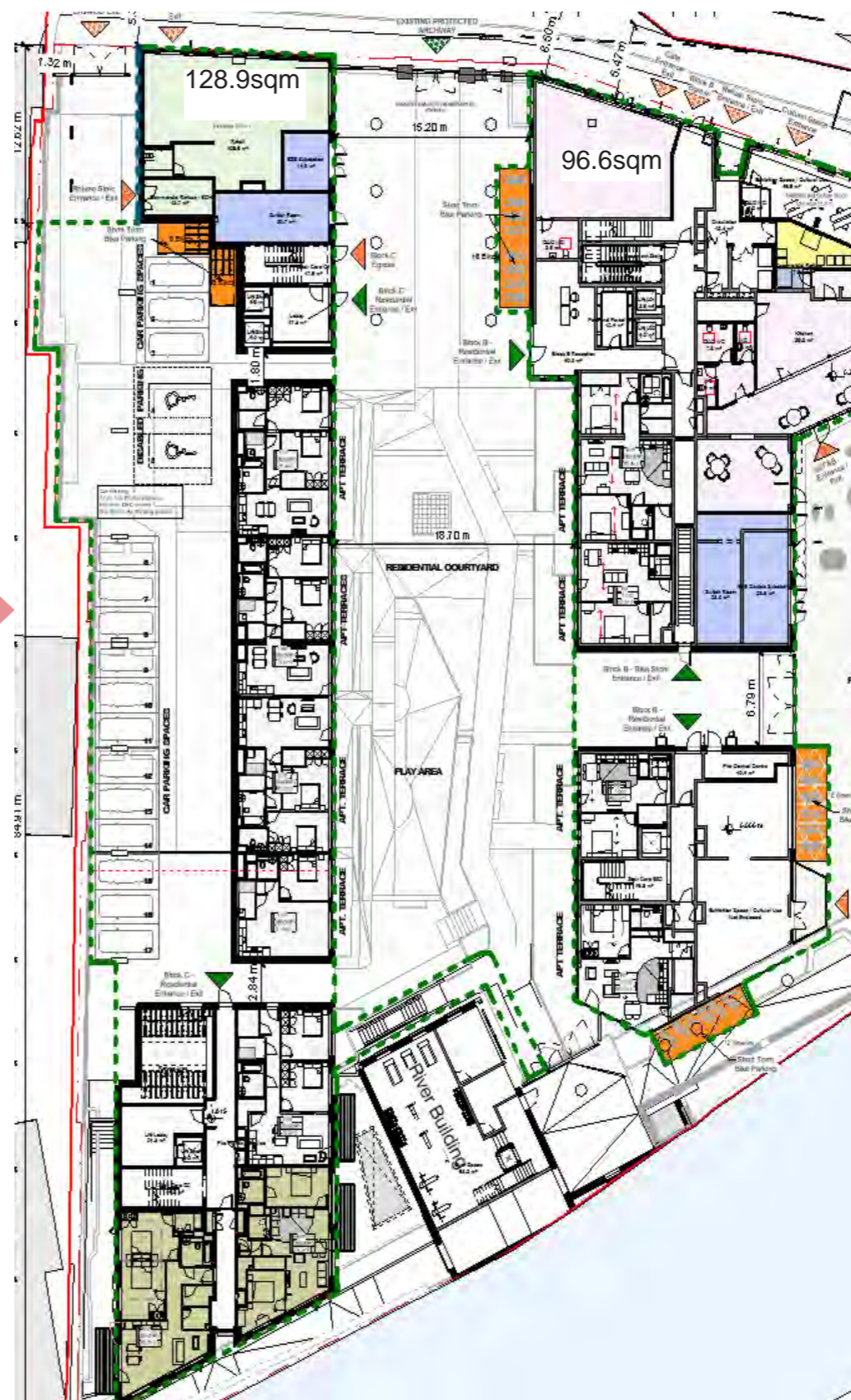
Permitted Design

Proposed Plan

- Cafe/ Restaurant
- Food and Beverage
- Substation and switchroom
- Residential amenity & BOH

- Cafe/ Food and Beverage
- Substation and switchroom
- Residential amenity & BOH
- Short Term Bikes - 44 no.

### 3.3 Ground Floor Plan Blocks B1 & C (not to scale)



A minor reduction of the café at Block B from c. 100.7sqm to c. 96.6 sqm

Relocation of substation at Block C resulting in a decrease in the total area of the retail unit at Block C unit from 173.5sqm to c. 128.9sqm.

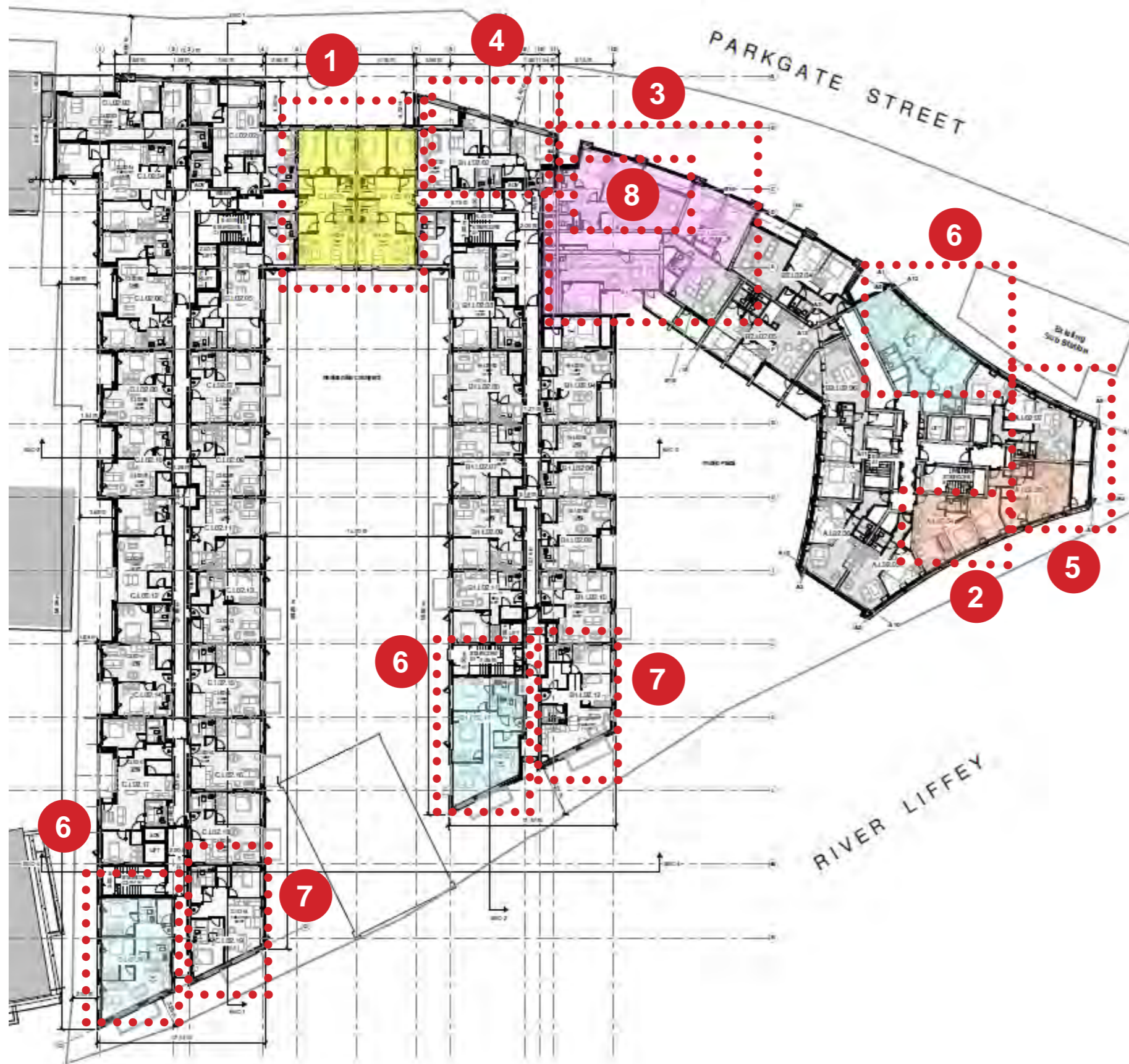
Amendment in car parking from 22 double stacked cars with 2 no. accessible spaces to 17 on grade car parking spaces with 2 no. EV accessible spaces. All spaces will be ducted to allow for future EV charging points. 2 no. motor cycle spaces are also provided in the proposed layout.

Permitted Design

Proposed Design

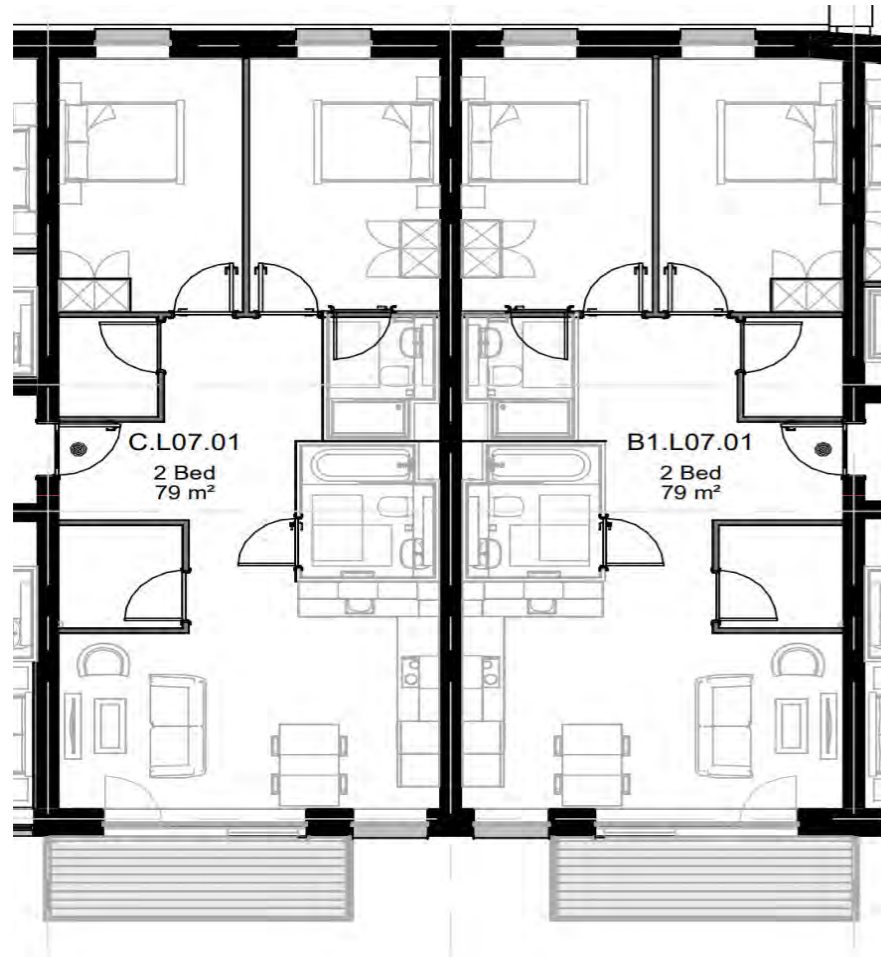
- Cafe/ Food and Beverage
- Substation and switchroom
- Retail
- Short Term Bikes - 52 no.  
Total: 96

### 3.4 Apartment Amendments - Typical Floor Plan (not to scale)



- Proposal 1  
Convert 2x 2 Bed units into 4x Studios
- Proposal 2  
Configure Block A to provide 2 no. 1 Bed Units in Lieu of 1 no. Studio and 1 no.1 bed Unit with Study.
- Proposal 3  
Convert Mezzanine Coworking to 2 no. Studios and 2 no.2 bed unit.
- Proposal 4  
Convert Mezzanine Residential Amenity over Cafe to 1 no. 2 bed 4P unit.
- Proposal 5  
Convert 1 no. 3 bed unit on 27th Floor of Block A into 1 no. 1 bed units and 1 no. 2 bed unit to align with floor below.
- Proposal 6  
Elevation fenestration alteration and internal reconfiguration
- Proposal 7  
Convert 2 no. 2 bed 3 person units to 2 no. 2 bed 4 person units
- Proposal 8  
Convert 1 no. 1 bed with study unit to 1 no. 2 bed 3 person unit.

### 3.5 Proposal 1 - Convert 2x 2 Bed units into 4x Studios across 5 Levels L02-L06



PERMITTED LAYOUT

- 2x 2Bed units
- Dual aspect
- Both units currently oversized
- Repeated across L02-L06



PROPOSED LAYOUT

- 4x 37m² studio units
- Repeated across L02-L06

Addition of balconies to meet private open space requirements

Adjustments to window locations

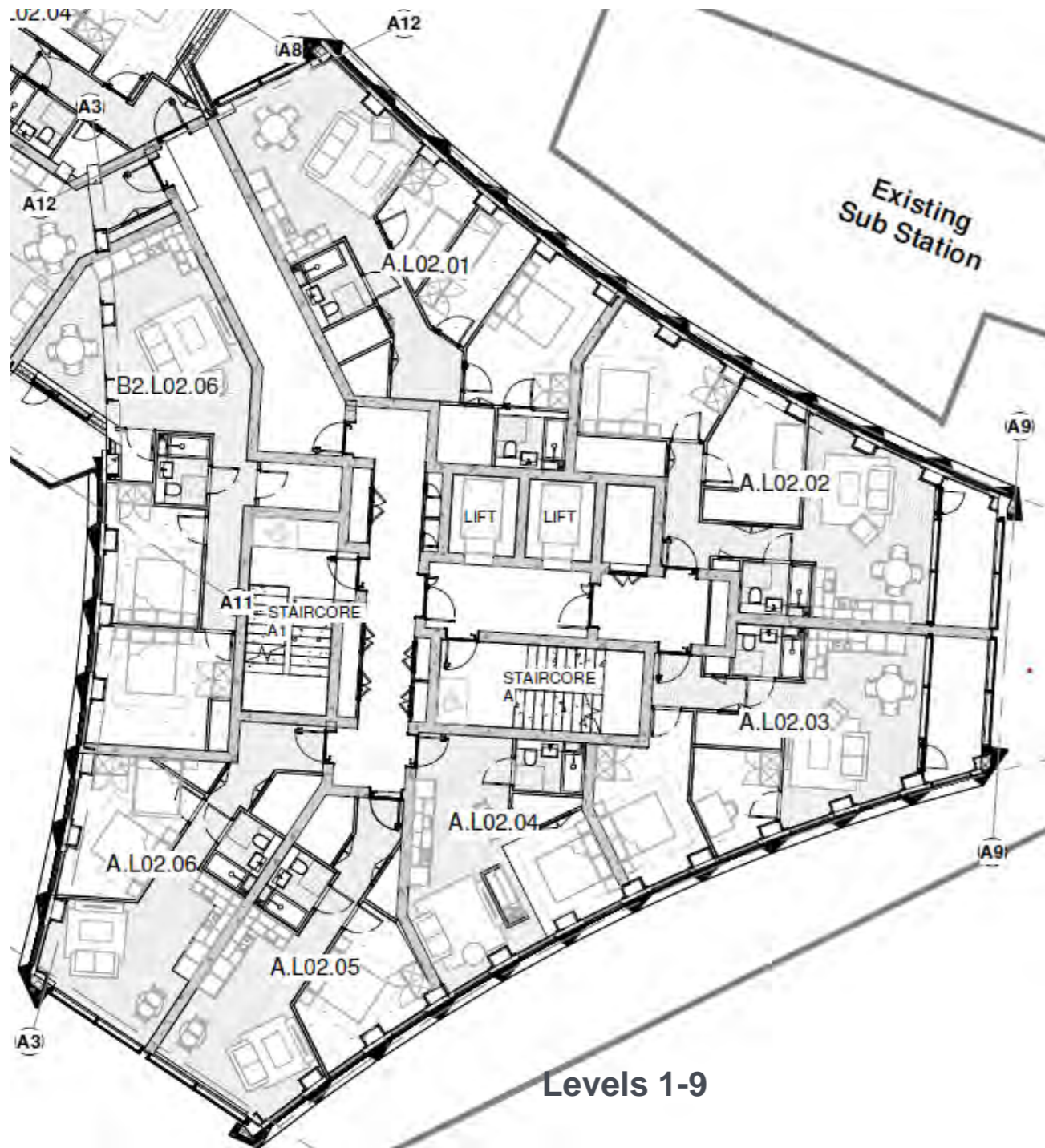
Units layouts meet the required 37m². Unit meets bedroom area requirements and room width requirements

Unit layouts mirrored, meets the required 37m². Unit meets internal room requirements

	Permitted	Proposed
Studio		20
One Bed		
Two Bed (3p)		
Two Bed (4p)	10	
Additional Units		10



### 3.6 Proposal 2a - Configure Block A to provide 2 no. 1 Bed Units in Lieu of 1 no. Studio and 1 no. 1 bed Unit with



Levels 1-9

**PREVIOUS LAYOUT**

**Block A**

- 2 no. 1 bed
- 1 no. studio
- 1 no. 1 bed with study
- 1 no. 2 bed 3P
- 1 no. 2 bed 4P

	Permitted	Proposed
Studio	9	
One Bed	9	18
Two Bed (3p)		
Two Bed (4p)		
Additional Units		0



Levels 1-9

Study omitted from unit to accommodate 1 bed unit in lieu of studio

**PROPOSED LAYOUT**

**Block A**

- 4 no. 1 bed
- 1 no. 2 bed 3P
- 1 no. 2 bed 4P
- Note: No change in bed no.s, these apartments are within the build to rent accommodation.



### 3.6 Proposal 2b - Configure Block A to provide 2 no. 1 Bed Units in Lieu of 1 no. Studio and 1 no. 1 bed Unit with Study



Levels 10-26

**PREVIOUS LAYOUT**  
Block A

- 4 no. 1 bed
- 1 no. studio
- 1 no. 1 bed with study
- 1 no. 2 bed 3P
- 1 no. 2 bed 4 P
- 8 Units Total

	Permitted	Proposed
Studio	17	
One Bed	17	34
Two Bed (3p)		
Two Bed (4p)		
Additional Units		0



Levels 10-26

Study omitted from unit to accomodate 1 bed unit in lieu of studio

**PROPOSED LAYOUT**  
Block A

- 6 no. 1 bed
- 1 no. 2 bed 4P
- 1 no. 2 bed 3P
- 8 Units Total
- Note: No change in bed no.s, these apartments are within the build to rent accomodation.



### 3.7 Proposal 3 - Convert Mezzanine Coworking to 2 no. Studios, 1 no. 2 bed 4 person and 1 no. 2 bed 3 person



PREVIOUS LAYOUT

- Provided 335sqm of amenity space.

	Permitted	Proposed
Studio		2
One Bed		
Two Bed (3p)		1
Two Bed (4p)		1
Additional Units		4

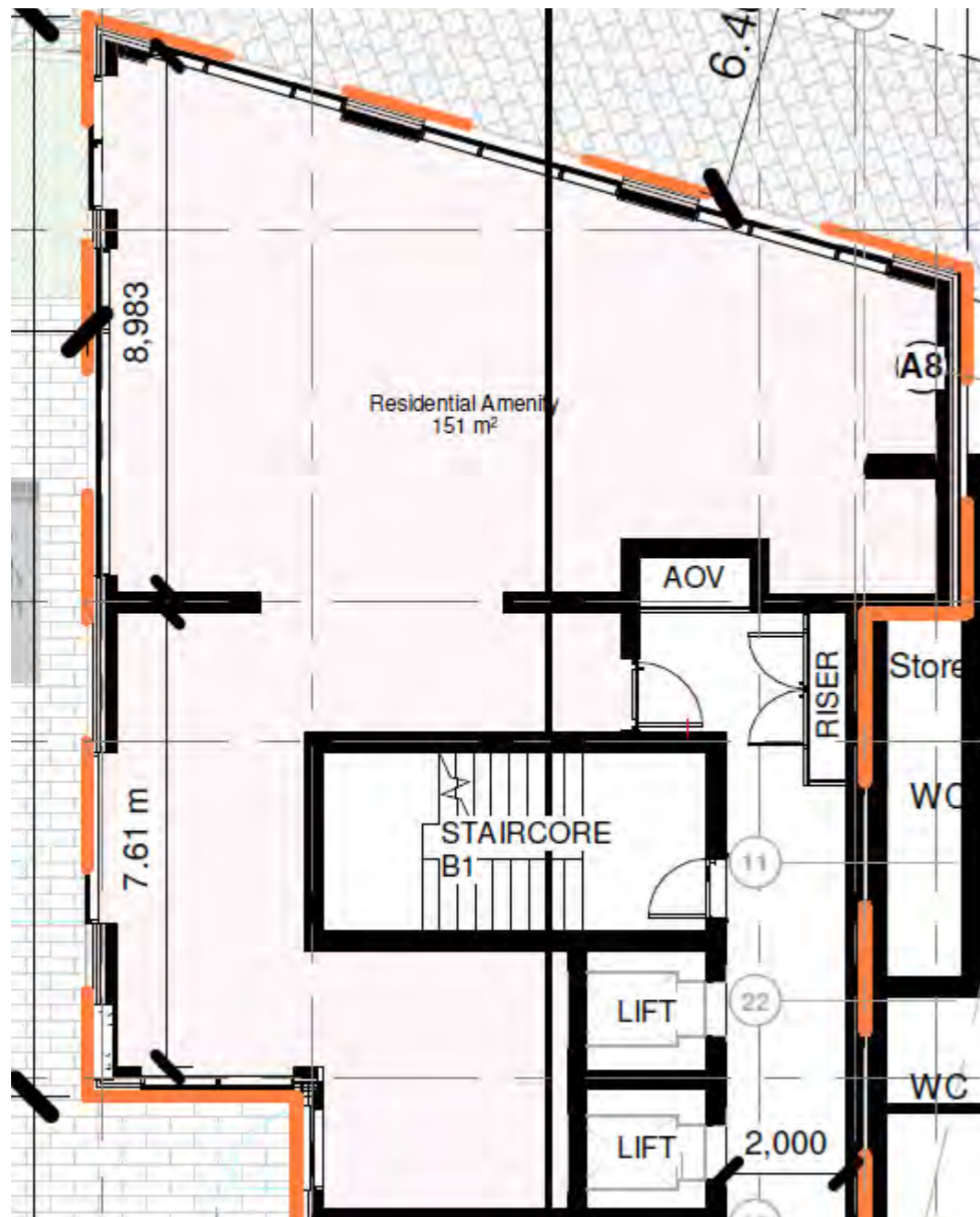


PROPOSED LAYOUT

- Converted to residential to provide 2 no. Studio Apartments, 1 no. 2 Bed 4 person and 1 no. 2 bed 3 person units.



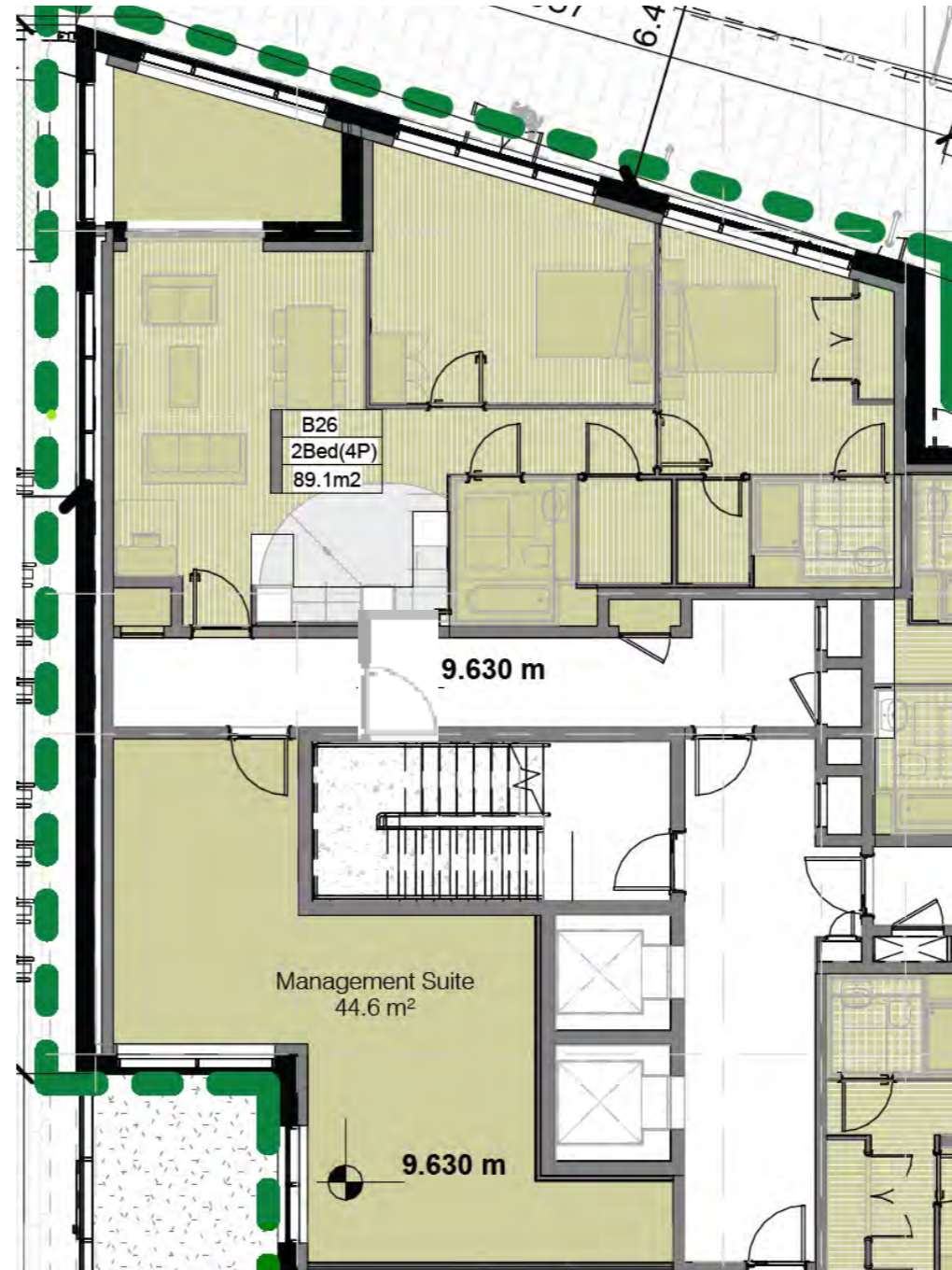
### 3.8 Proposal 4 - Convert Mezzanine Residential Amenity over Cafe to 1 no. 2 bed 4P unit.



PREVIOUS LAYOUT

- Provided 115sqm of amenity space.

	Permitted	Proposed
Studio		
One Bed		
Two Bed (3p)		
Two Bed (4p)		1
Additional Units		1

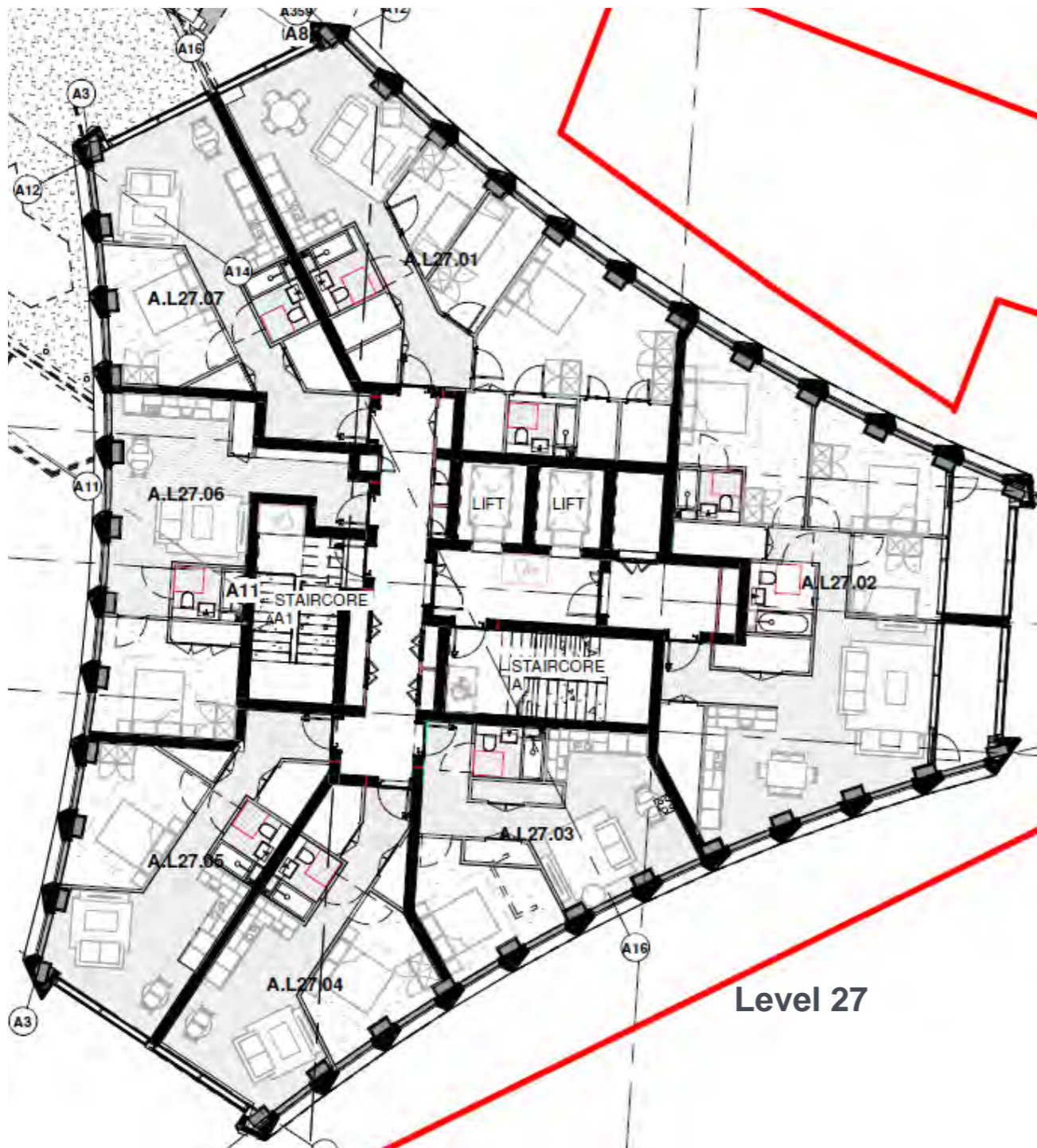


PROPOSED LAYOUT

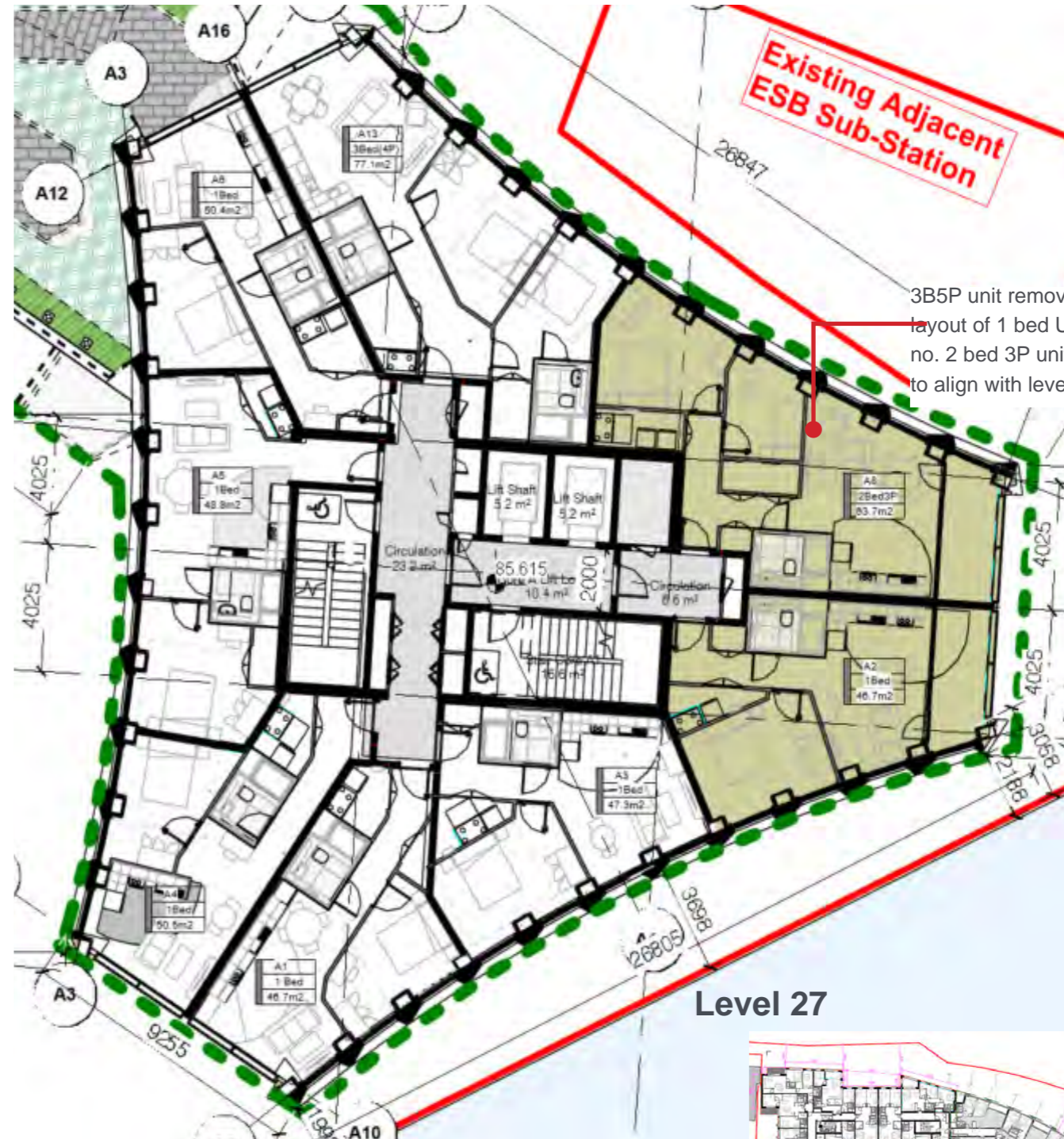
- Converted to residential to provide 1 no. 2 Bed 4 person and 44sqm of Amenity



### 3.9 Proposal 5 - Convert 1no. 3 bed unit on 27th Floor of Block A into 1no. 1 bed and 1no. 2 bed unit , to align with the floors below



Level 27



Level 27

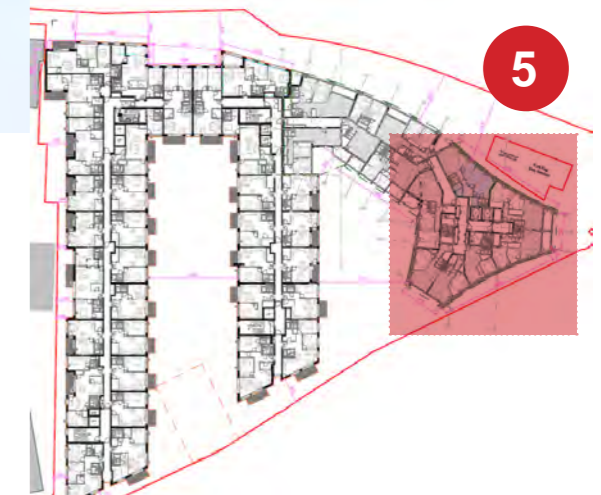
PREVIOUS LAYOUT

- 5 no. 1 Bed units
- 1 no. 3B5P units
- 1 no. 2B4P unit
- Total 7 Units

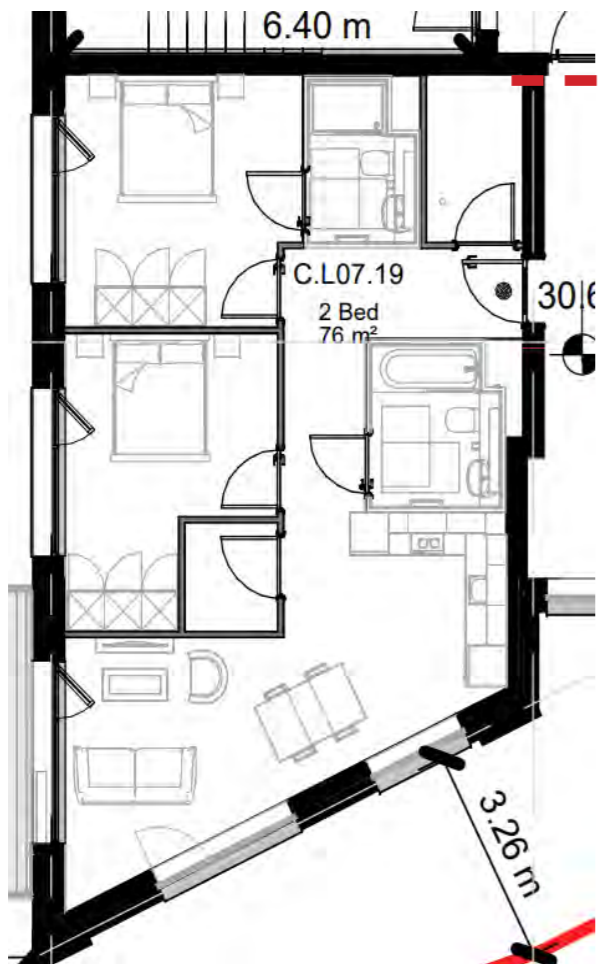
	Permitted	Proposed
Studio		
One Bed		1
Two Bed (3p)		1
Three Bed (5p)	1	
Additional Units		1

PROPOSED LAYOUT

- 7 no. 1 Bed units
- 1 no. 2B3P unit
- Total 8 Units

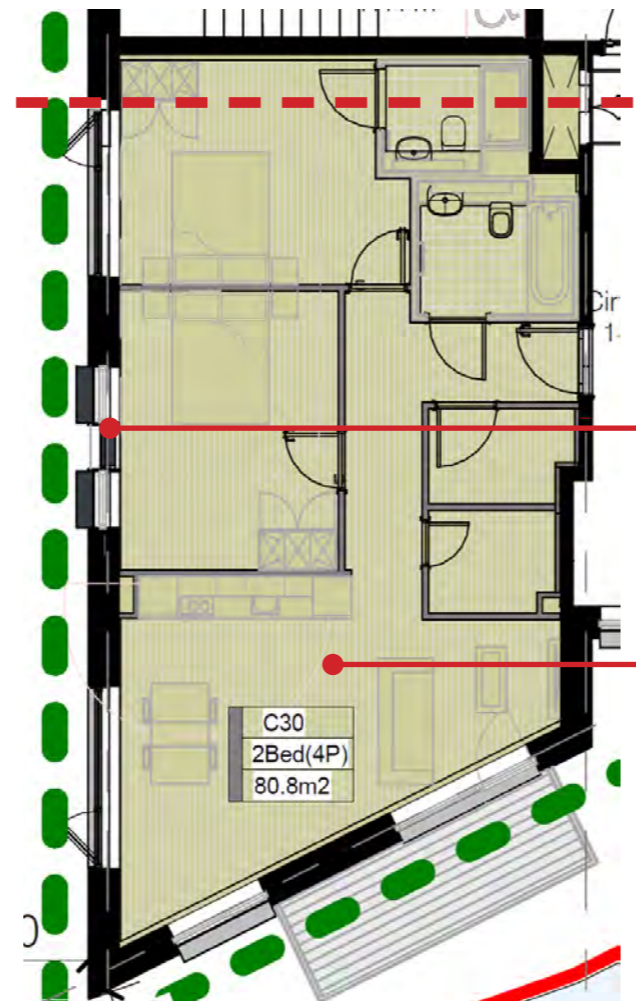


### 3.10 Proposal 6a - Elevation fenestration alteration and internal reconfiguration



PREVIOUS LAYOUT

- 1x 76m<sup>2</sup> 2Bed 4Person
- Dual aspect
- Repeated across L00-L07



PROPOSED LAYOUT

- 1x 80m<sup>2</sup> 2Bed 4Person unit
- Dual aspect
- Repeated across L00-L07

Adjustments to window locations

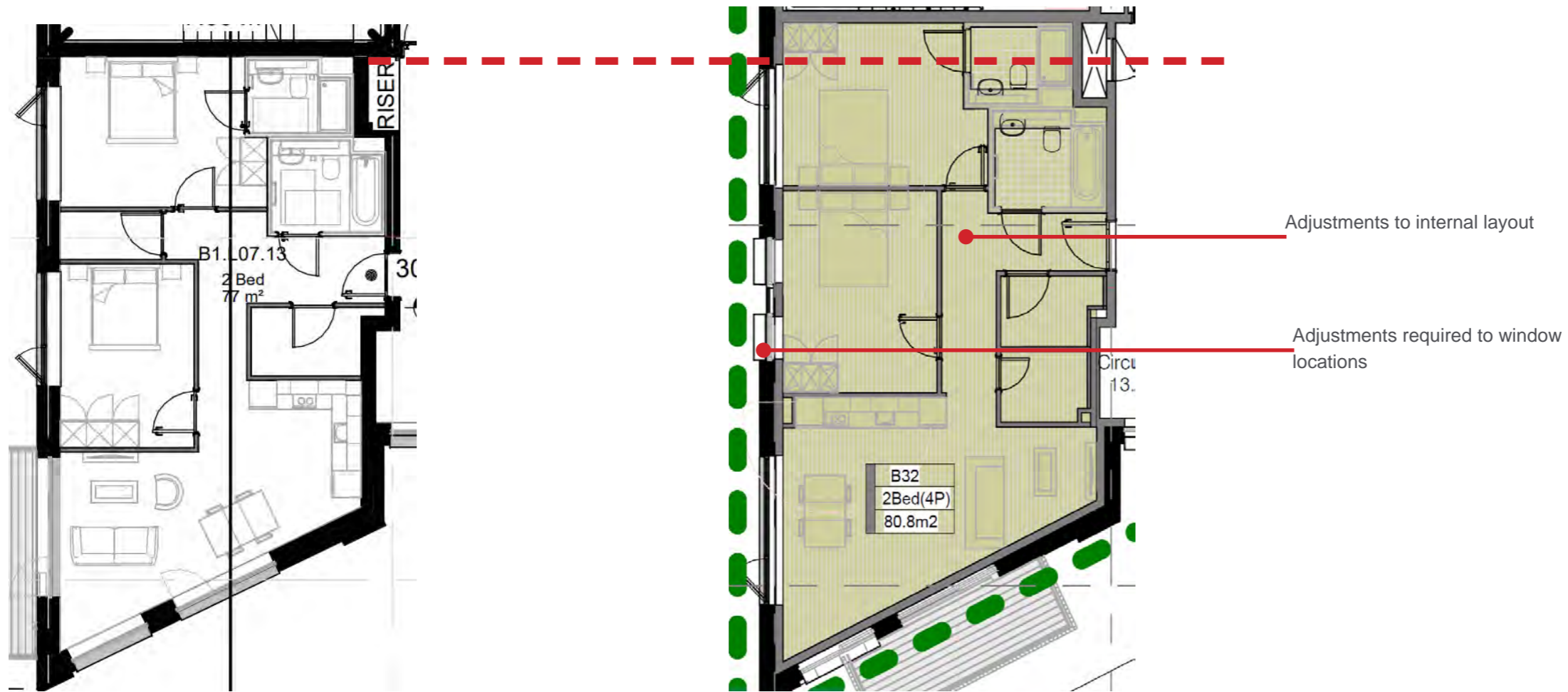
adjustment to internal layout.

	Permitted	Proposed
Studio		
One Bed		
Two Bed (3p)		
Two Bed (4p)	1	1
Additional Units	0	



6

### 3.10 Proposal 6b - Elevation fenestration alteration and internal reconfiguration



PREVIOUS LAYOUT

- 1x 77m<sup>2</sup> 2Bed 4Person
- Dual aspect
- Repeated across L01-L11

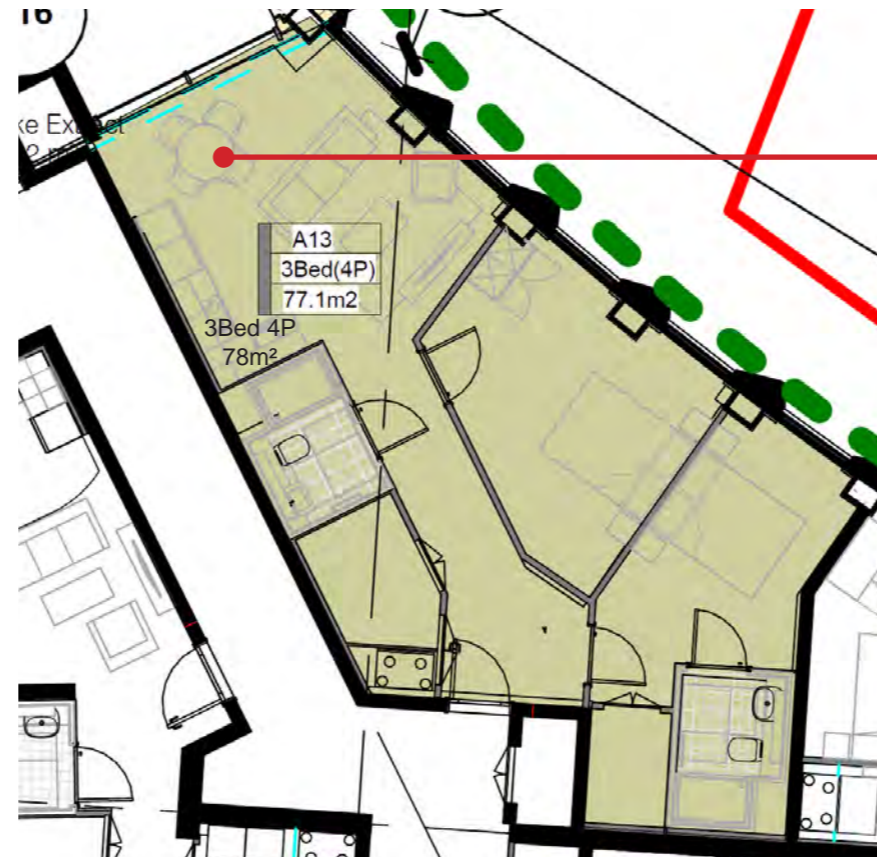
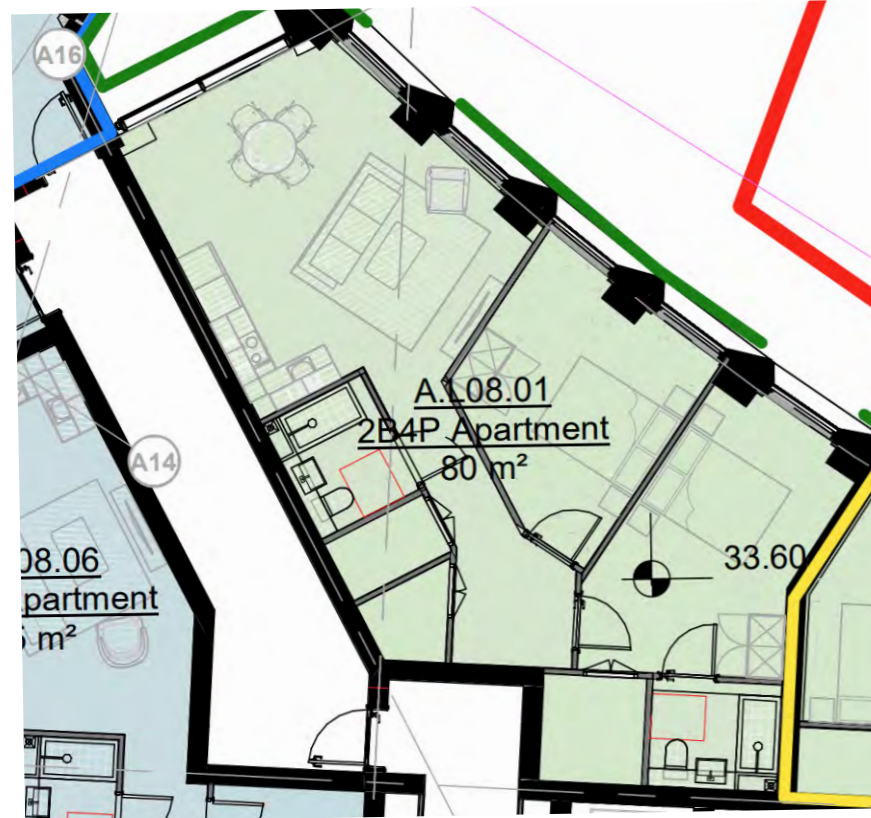
PROPOSED LAYOUT

- 1x 80m<sup>2</sup> 3Bed 4Person unit
- Dual aspect
- Repeated across L01-L11

	Permitted	Proposed
Studio		
One Bed		
Two Bed (3p)		
Two Bed (4p)	1	1
Additional Units		0



### 3.10 Proposal 6c - Internal Layout changes



Rooms meeting required widths and areas

#### PREVIOUS LAYOUT

- 1x 78m<sup>2</sup> 2Bed 4Person
- Dual aspect
- Repeated across Levels 1-27

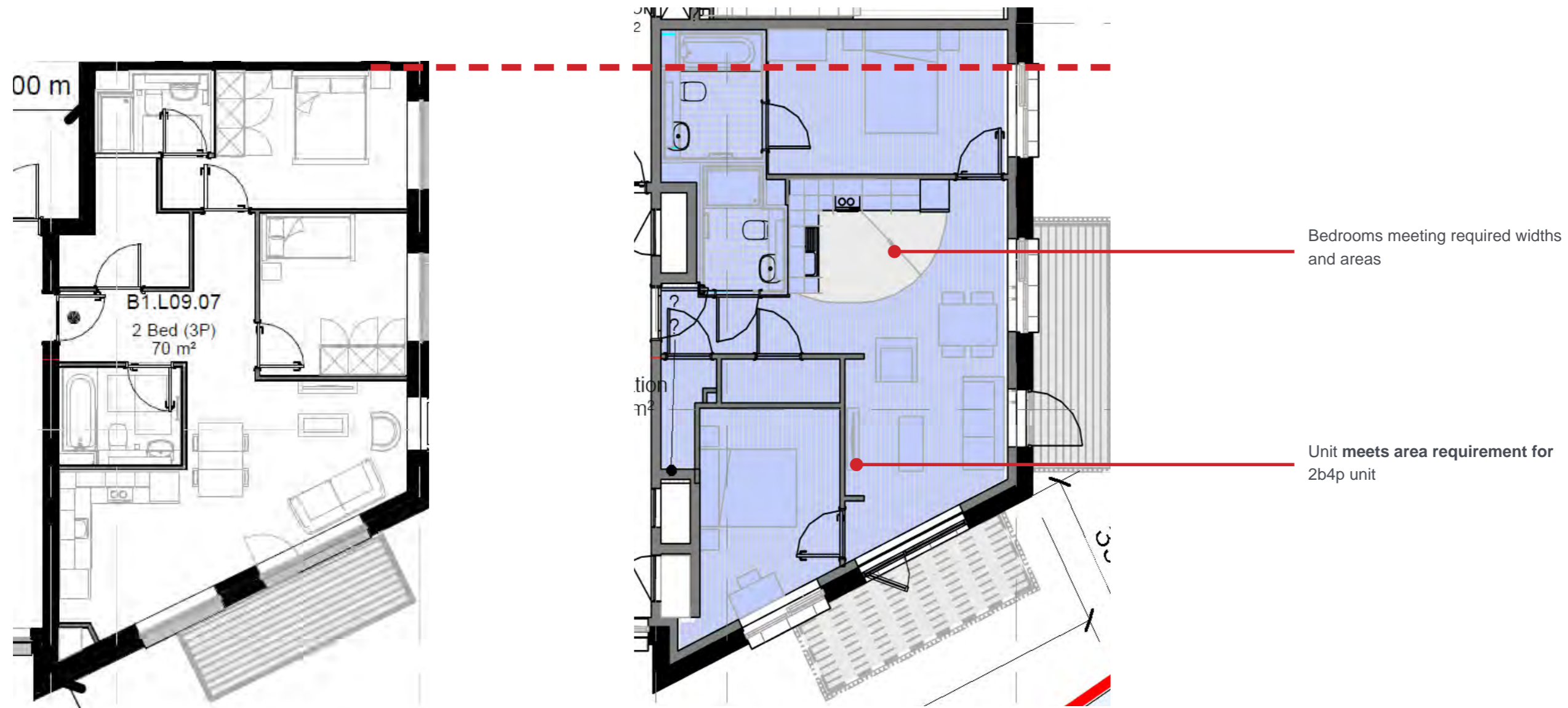
#### PROPOSED LAYOUT

- 1x 78m<sup>2</sup> 2Bed 4Person unit
- Dual aspect
- Repeated across Levels 1-27

	Permitted	Proposed
Studio		
One Bed		
Two Bed (3p)		
Two Bed (4p)	1	1
Additional Units		0



### 3.11 Proposal 7a - Convert 2 bed 3 person units to 2 bed 4 person units



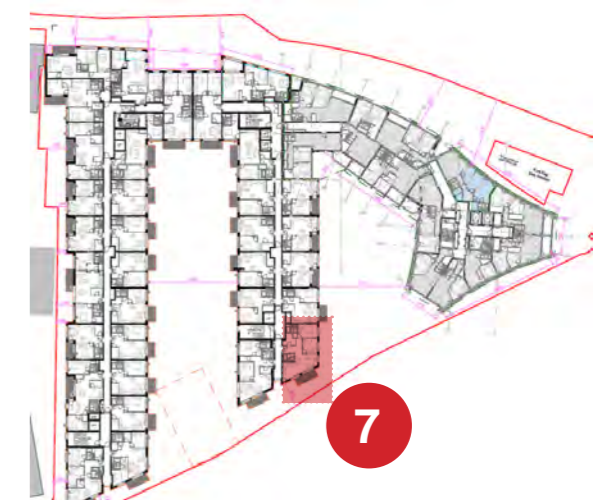
PREVIOUS LAYOUT

- 1x 70m<sup>2</sup> 2Bed 3Person
- Dual aspect
- Repeated across L01-L11

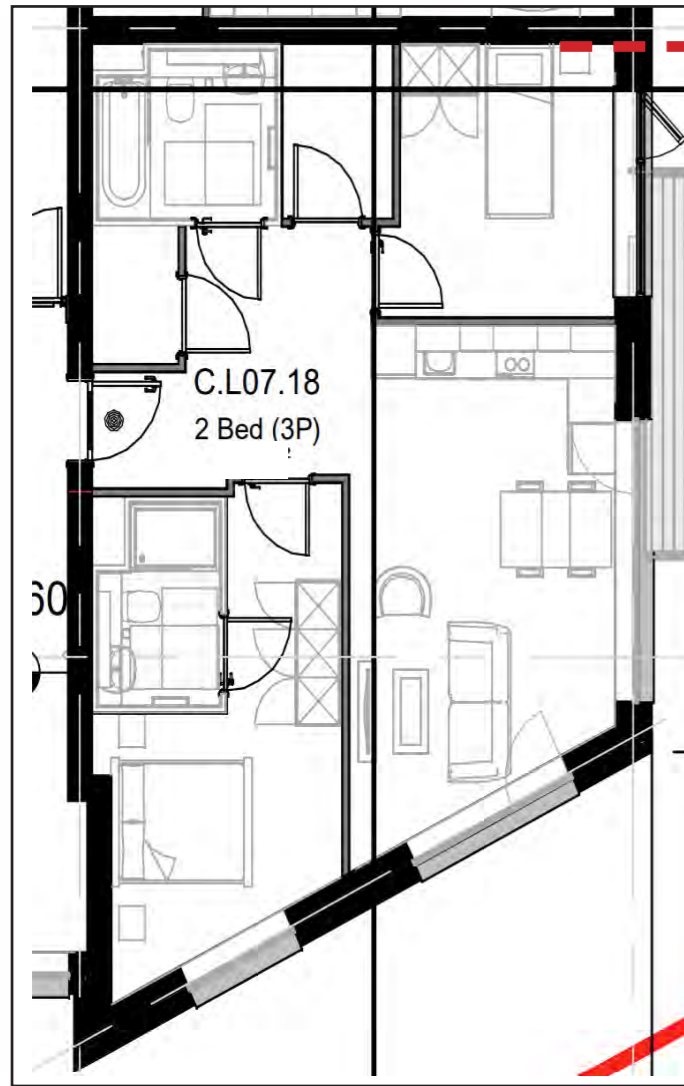
PROPOSED LAYOUT

- 1x 73m<sup>2</sup> 2Bed 4Person unit
- Dual aspect
- Repeated across L01-L11

	Permitted	Proposed
Studio		
One Bed		
Two Bed (3p)	1	
Two Bed (4p)		1
Additional Units		0

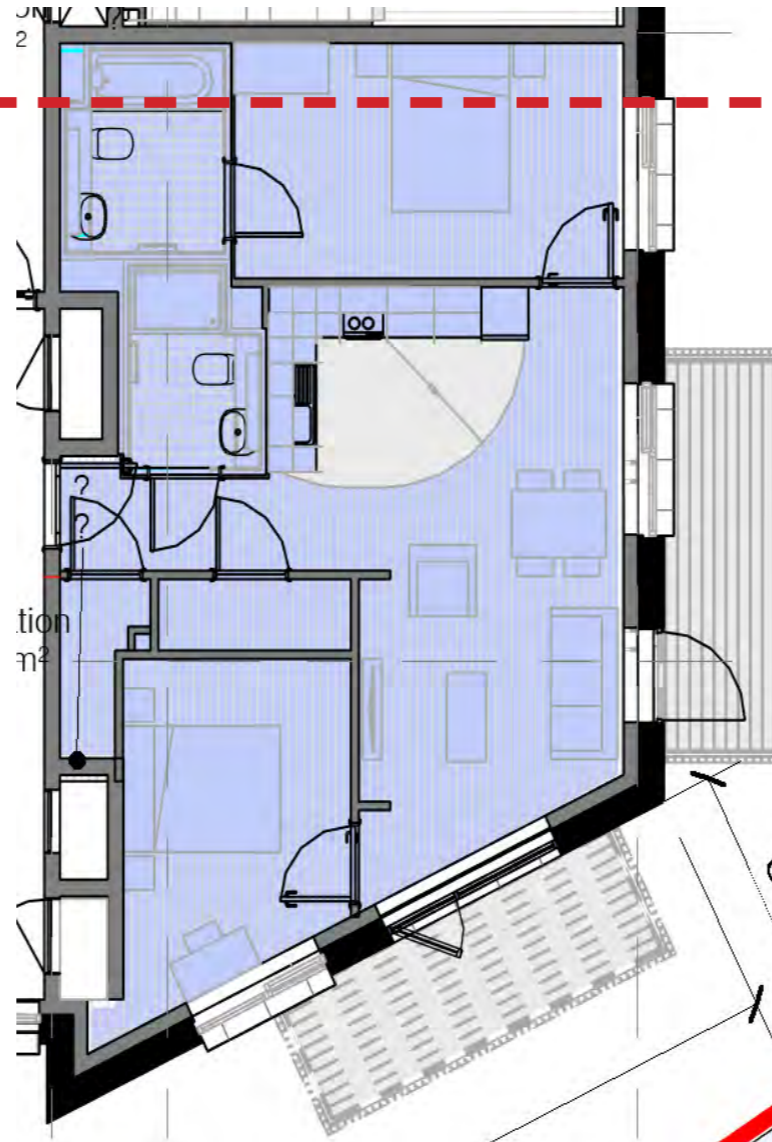


### 3.11 Proposal 7b - Convert 2 bed 3 person units to 2 bed 4 person units



PREVIOUS LAYOUT

- 1x 70m<sup>2</sup> 2Bed 3Person
- Dual aspect
- Repeated across L00-L07



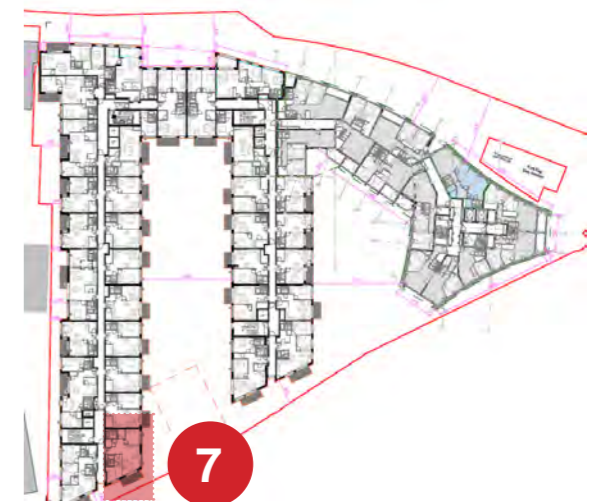
PROPOSED LAYOUT

- 1x 73m<sup>2</sup> 2Bed 4Person unit
- Dual aspect
- Repeated across L00-L07

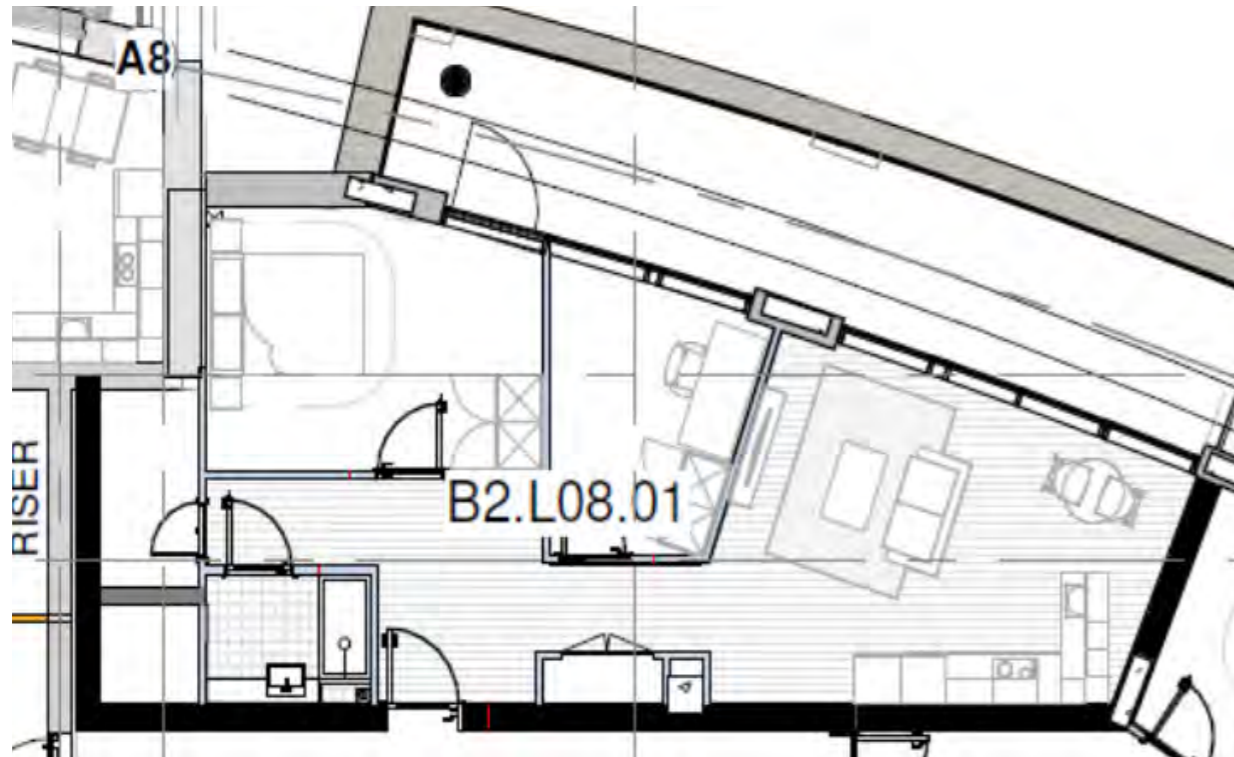
Bedrooms meeting required widths and areas

Unit meets area requirement for 2b4p unit

	Permitted	Proposed
Studio		
One Bed		
Two Bed (3p)	1	
Two Bed (4p)		1
Additional Units		0

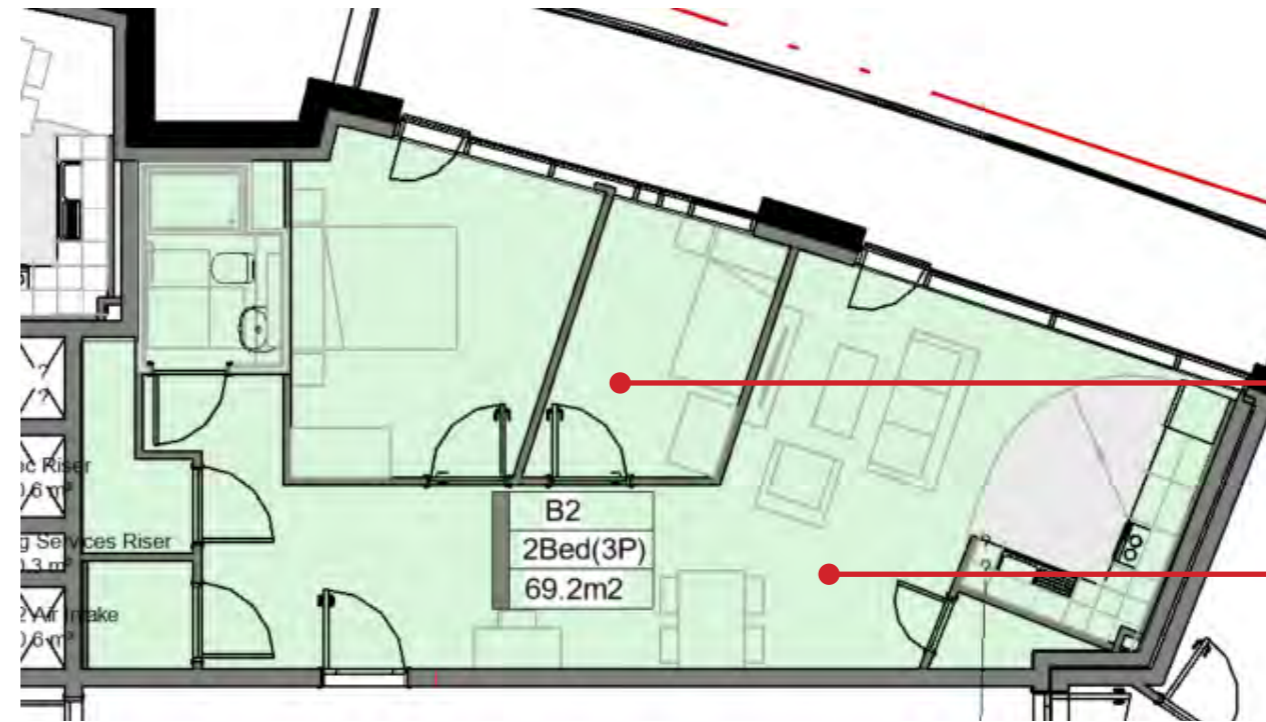


### 3.12 Proposal 8 - Convert 1 no. 1bed with study to 1 no. 2 bed 3 person unit (level 08 only)



PREVIOUS LAYOUT

- 1x 1Bed 2Person with study
- Level 08 only



PROPOSED LAYOUT

- 1x 2Bed 3Person unit
- Level 08 only

Bedrooms meeting required widths and areas

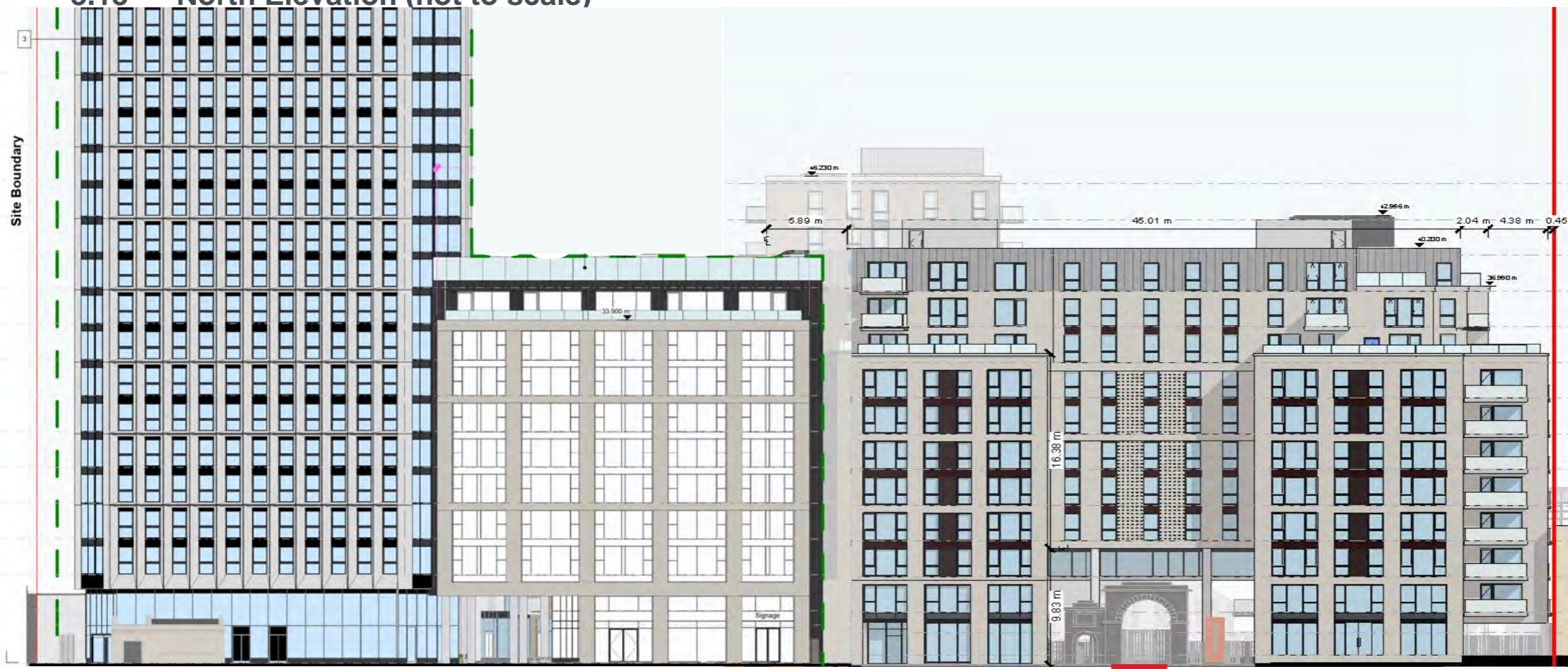
Unit meets area requirement for 2b3p unit

	Permitted	Proposed
Studio		
One Bed	1	
Two Bed (3p)		1
Two Bed (4p)		
Additional Units	0	



### 3.13 North Elevation (not to scale)

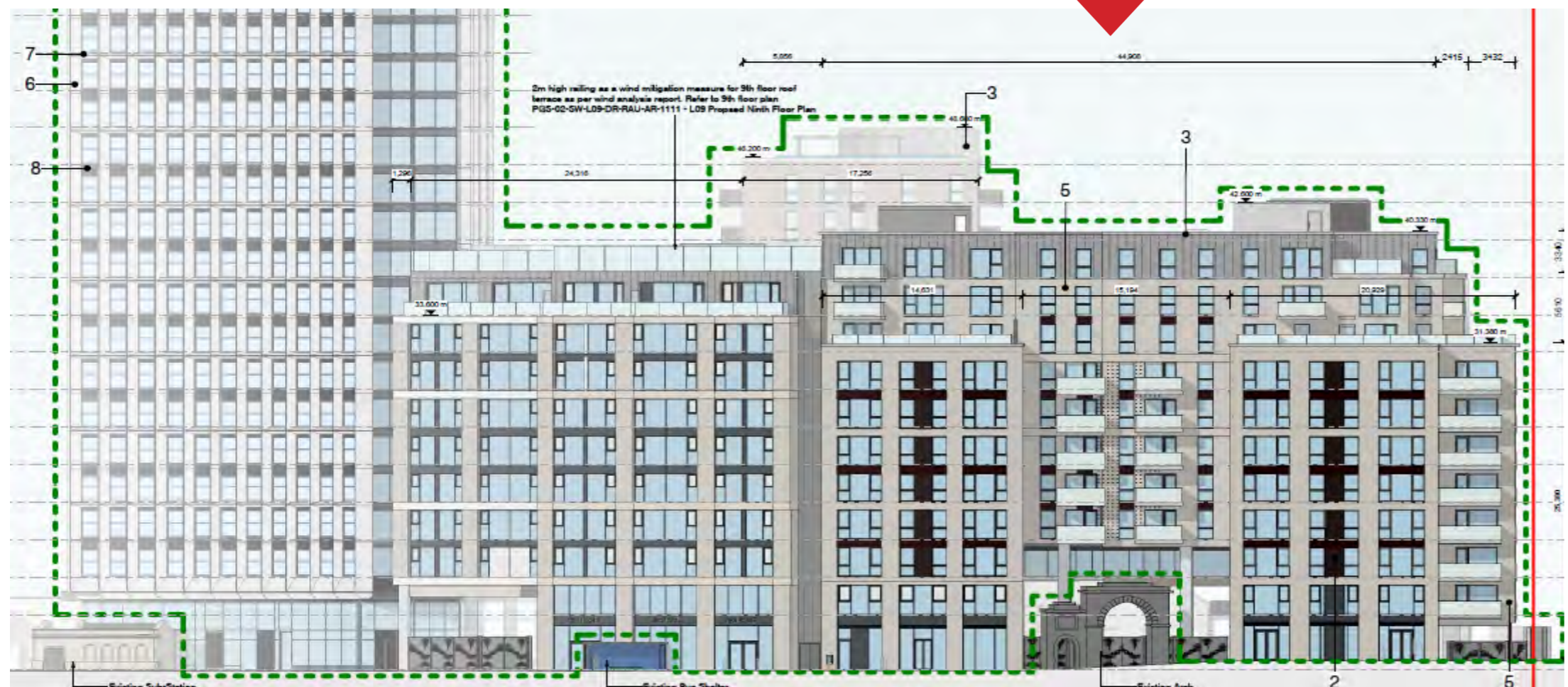
- Facades have minor revisions to align with updated residential floorplan
- No amendments to building heights are proposed
- No elevational changes are proposed to the tower facade
- Additional balconies and fenestration updates as indicated above archway within building set back



Permitted Design



Permitted Design



Proposed Design



Proposed Design

### 3.14 South Elevation (not to scale)



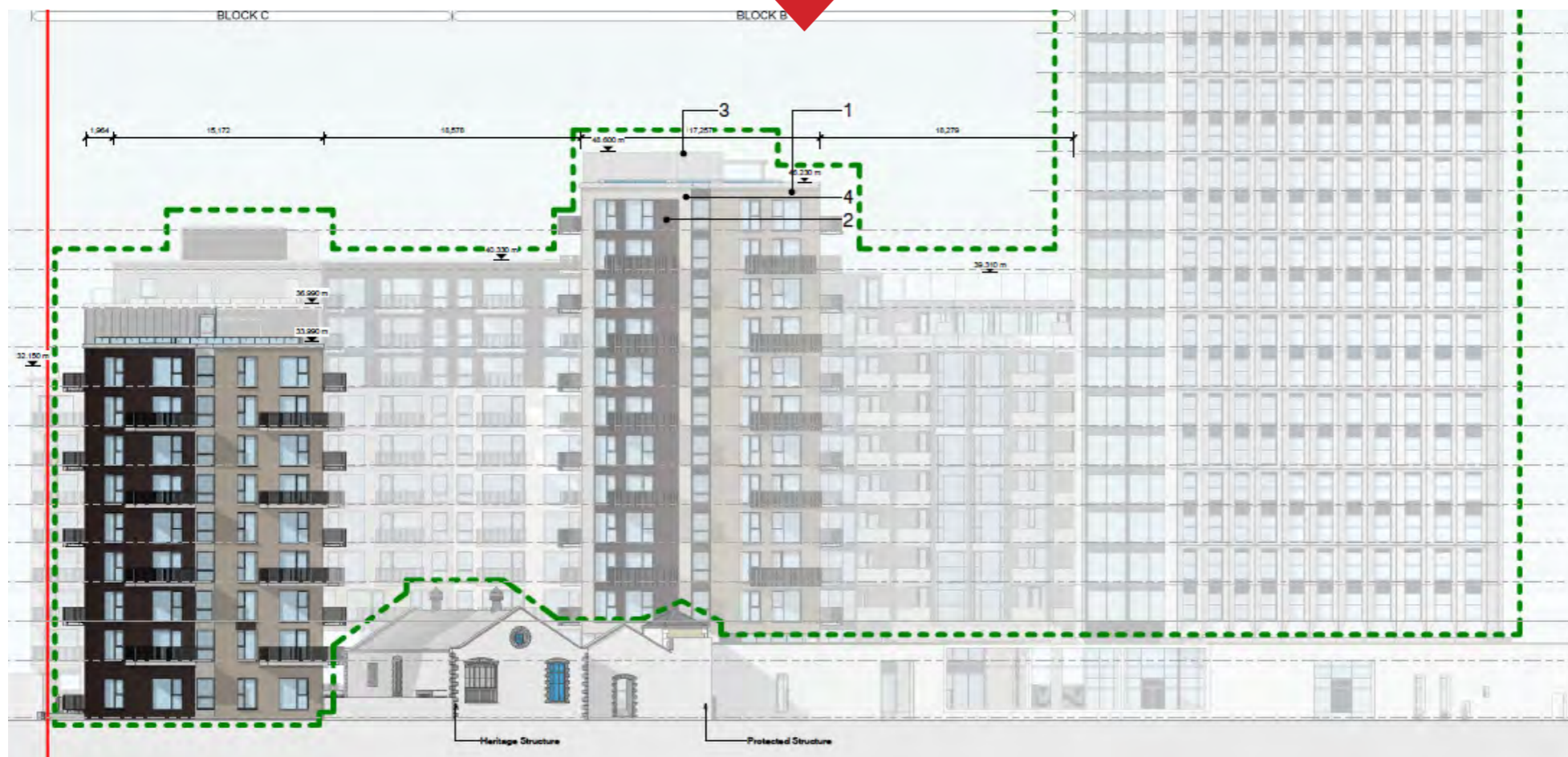
Minimal change to South Elevation to align with updated residential floorplan

Material strategy generally is unchanged from the consented scheme.

Adjustments to the material finishes of balconies, from glass to metal balustrades.

River Building & Protected Structures to remain as per previously consented scheme

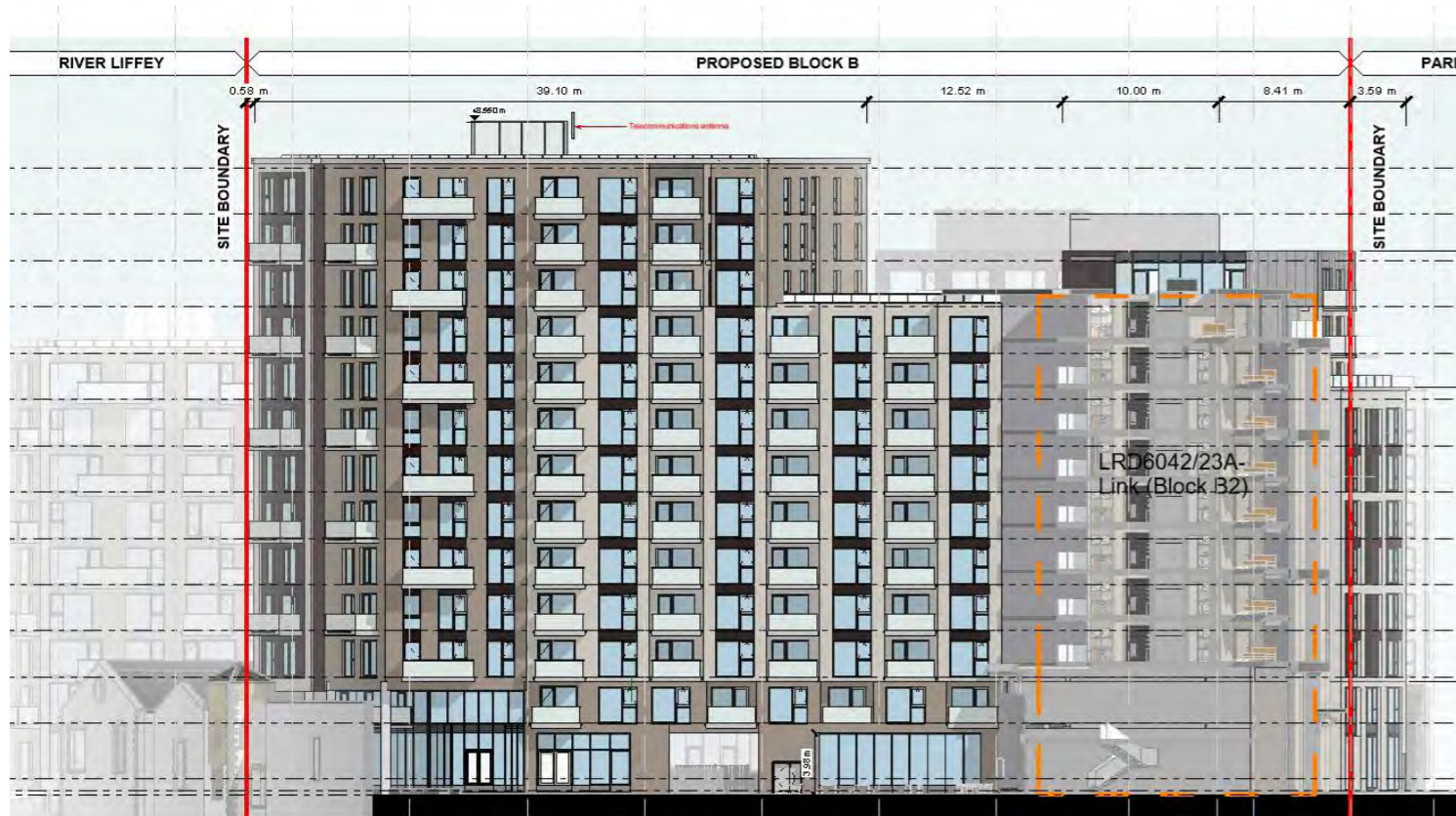
Permitted Design



Proposed Design

### 3.15 East Elevations (not to scale)

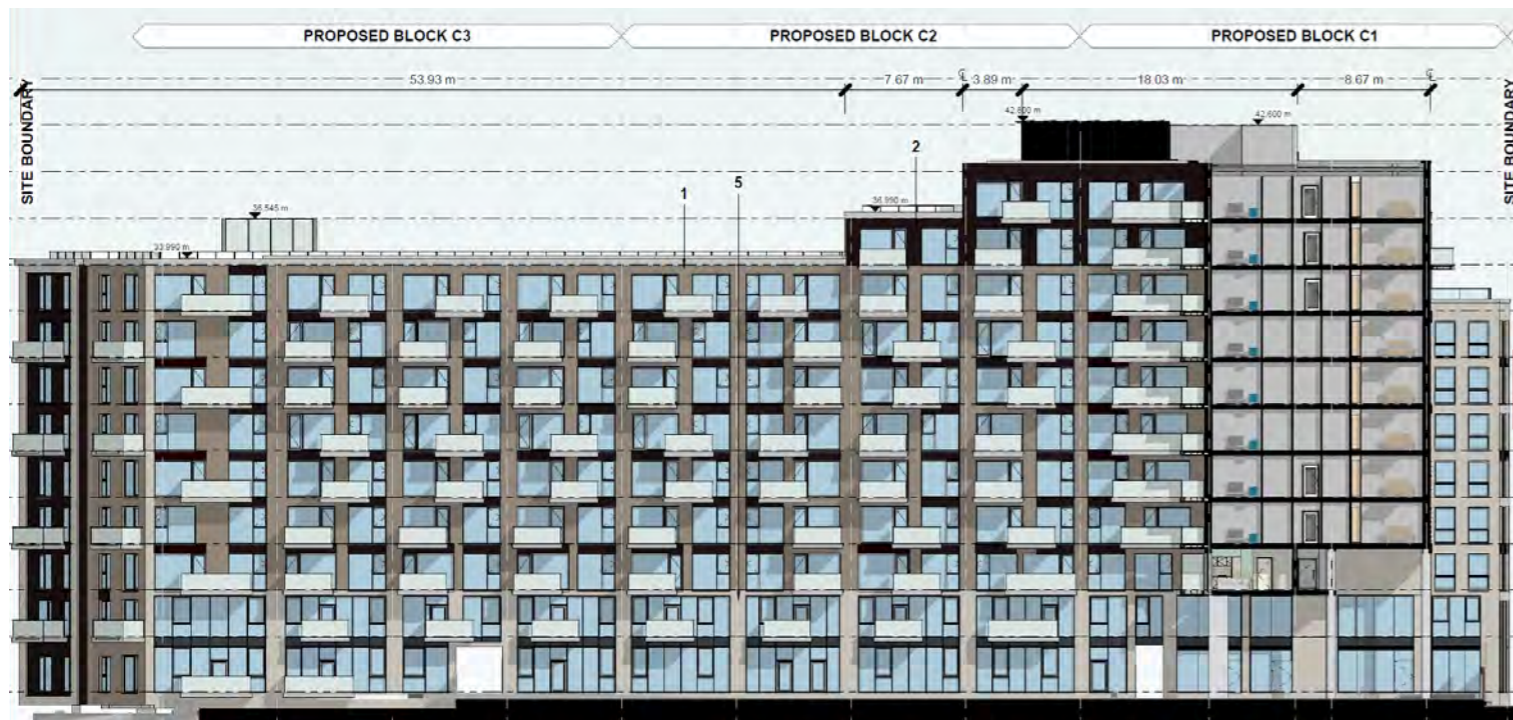
- Minimal change to East Elevation to align with updated residential floorplan
- Material strategy generally is unchanged from the consented scheme.
- Adjustments to the material finishes of balconies, from glass to metal balustrades.



Permitted Design



Proposed Design

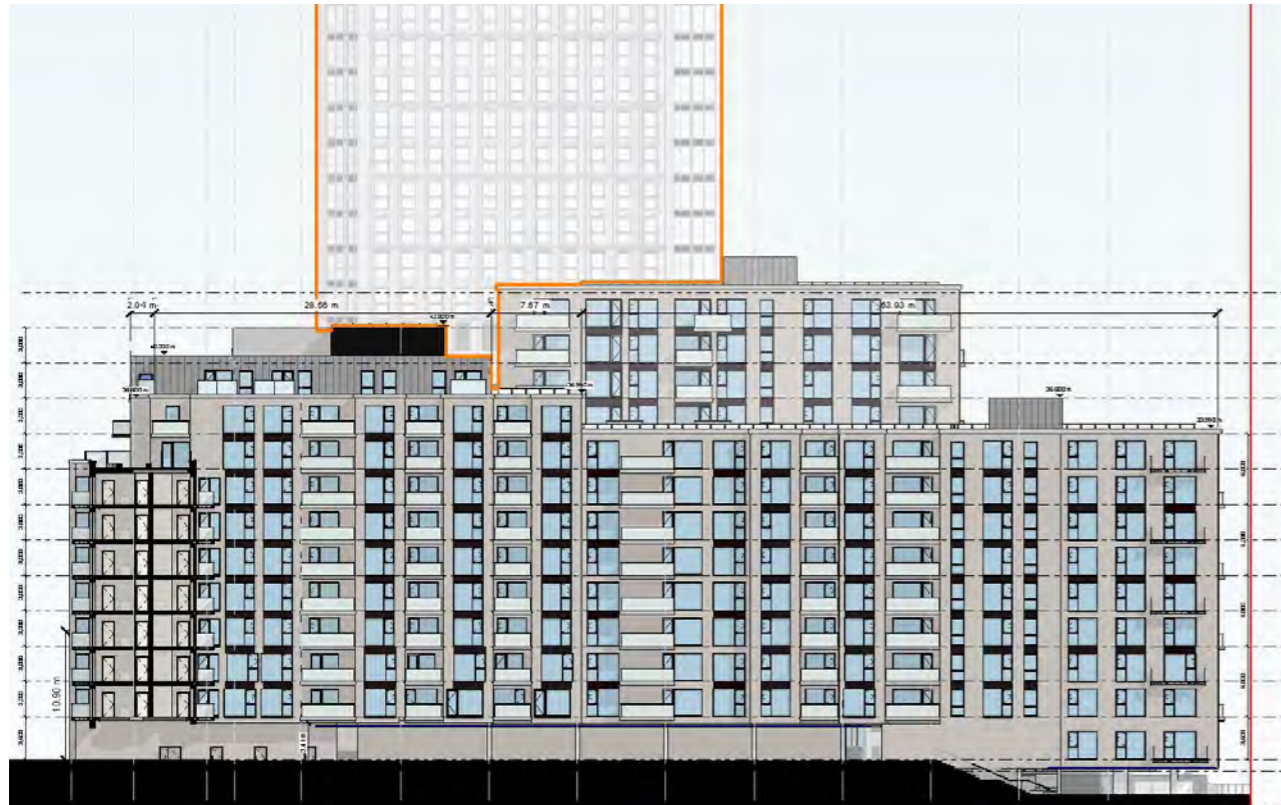


Permitted Design - East Courtyard



Proposed Design - East Courtyard

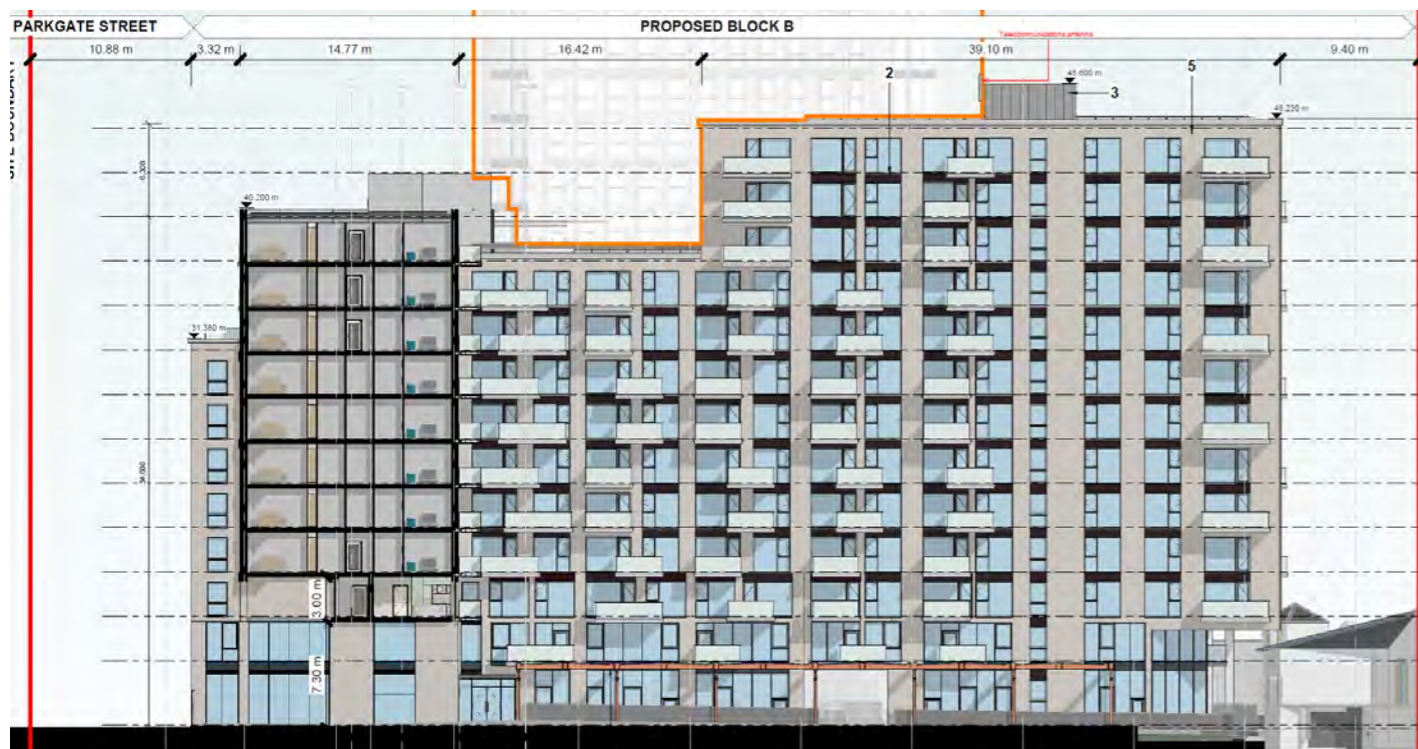
### 3.16 West Elevations (not to scale)



Permitted Design



Proposed Design



Permitted Design - West Courtyard



Proposed Design- West Courtyard

### 3.17 Balcony Treatment Glass Balustrades to Metal



Permitted Design



Metal balustrade Design



Proposed Design

SELECTED BLACK BRICK



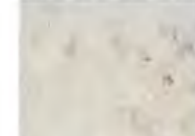
SELECTED LIGHT BRICK



SELECTED OAT BRICK



SELECTED STONE BANDING



SELECTED ZINC CLADDING



## 4.0 Visual Impact Assessment

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## 4.0 Key Considerations

The previously approved visual study was reviewed in light of the above proposed amendments and it was concluded that there would be no material impact to scale height and Mass and the alterations are restricted to amendments to materiality and fenestration. This was assessed by creating a new verified view of the development, see same below.

*\*Please refer to Visual Impact Addendum for further detail.*



Permitted



Proposed

## 4.1 View from Parkgate Street



Permitted



Proposed

## 5.0 Design Principles

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## 5.1 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).



## 5.2 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

The most recent B1 & C iteration upgraded the granted scheme by creating a residential offering that upgraded 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 amended mix included more 2 beds, the apartments were larger and there were more dual aspect units. This iteration was approved in February 2025.

The most recent A & B2 iteration introduced 8 no. new apartments in block B2 and amended 1 no. unit type in block A from a 1 bedroom to a 2 bedroom (3 person) apartment. This iteration was approved in July 2025.

This application seeks to modify the basement and undercroft footprints, amend the unit mix and delivers 16 additional units. The further development of the design necessitated additional and relocated substations and switchrooms which has resulted in minor amendments to the areas of retail space.

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 the exception of the balustrading treatment amending from glass to metal, it should be noted all balustrading to Parkgate Street will remain as glass. Windows have been enlarged where necessary to allow more generous daylight / sunlight into the apartments.

## 5.3 Block Layout and Design

The organisation 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 the Blocks 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 .

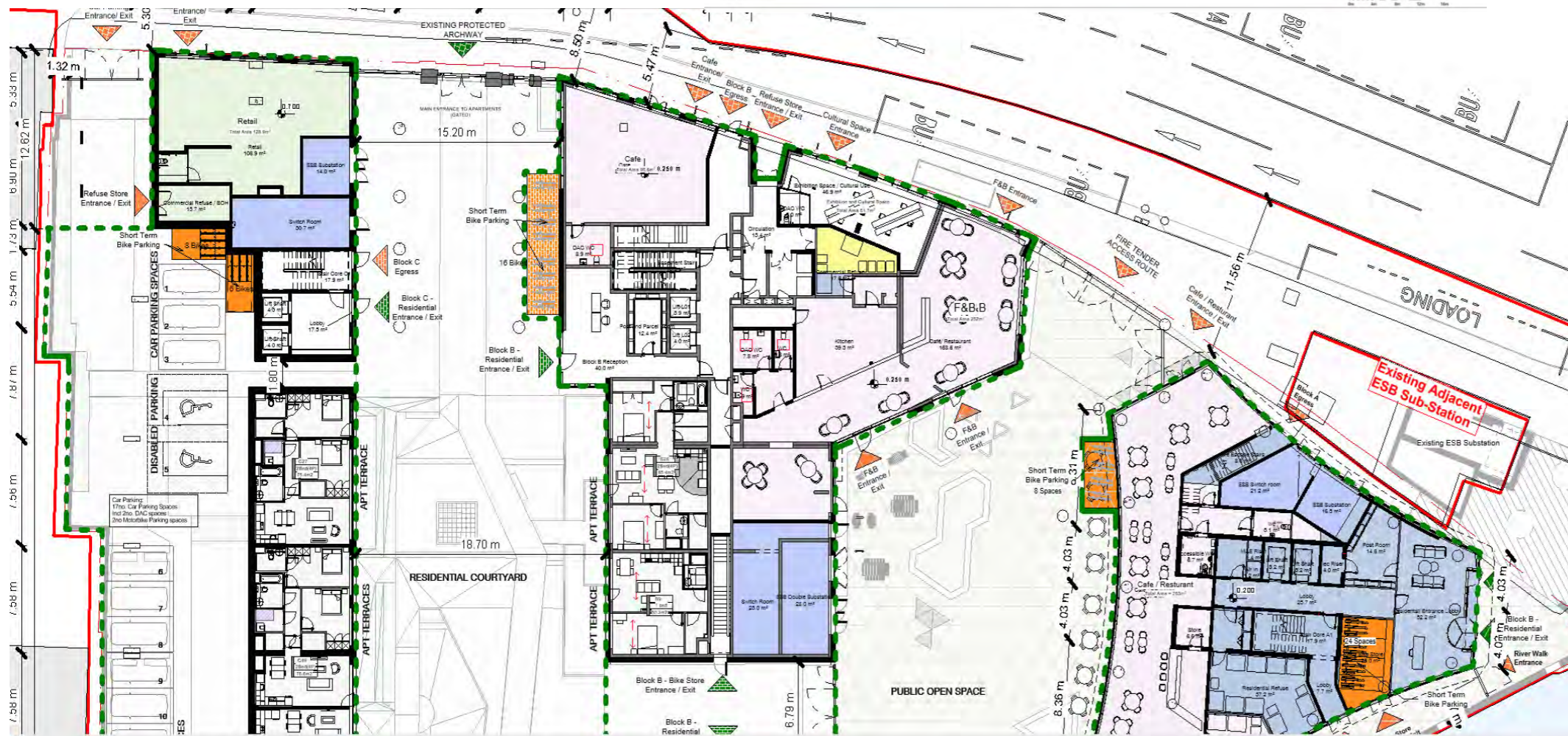
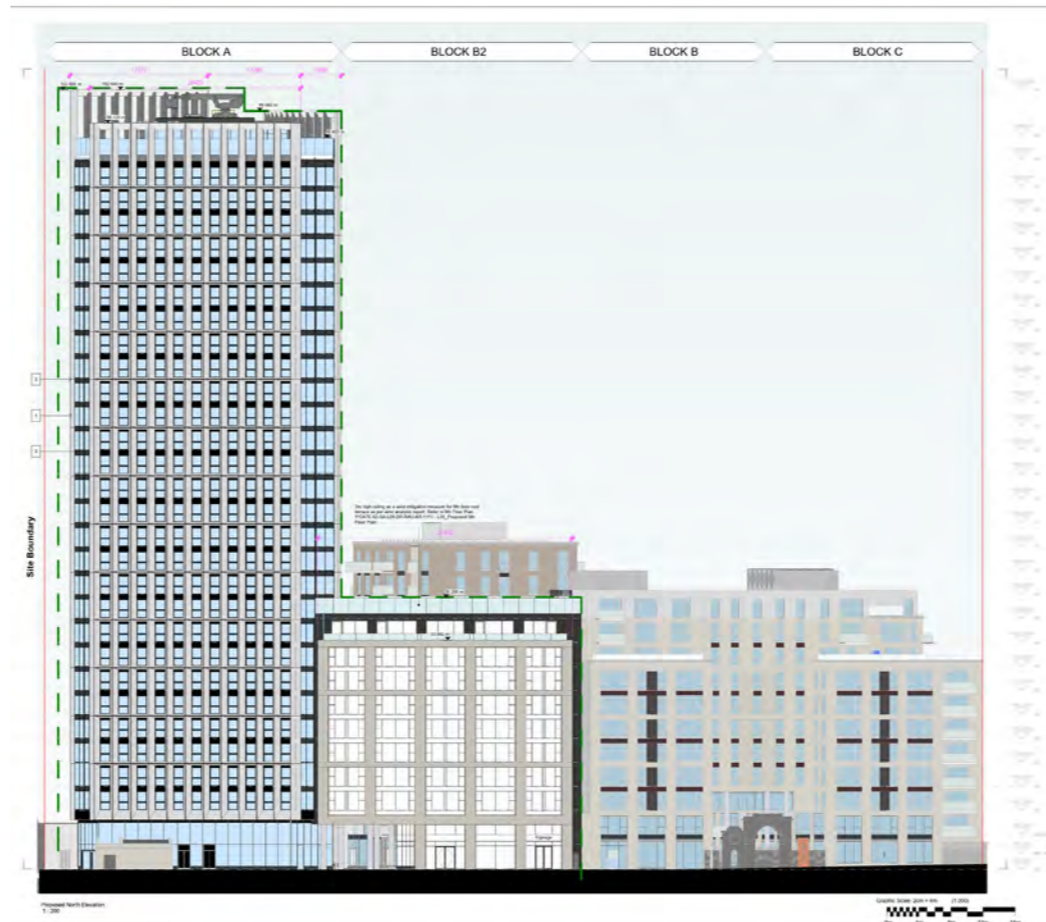
## 5.4 Site Connectivity and Permeability

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 the development will have no adverse impact on the extent of connectivity and permeability achieved by the original scheme.

## 5.5 Height, Scale & Massing

There are no changes to the permitted height scale and massing of the development as the proposed changes to the development are generally internal or below ground/courtyard level the blocks continue to follow the established historic street pattern of Parkgate Street. 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.



## 5.6 Materials & Finishes

There is no change of material proposed through this amendment application, save the finish to the balustrades of the balconies on the river side of the development where an amendment from glass to metal is sought. 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.

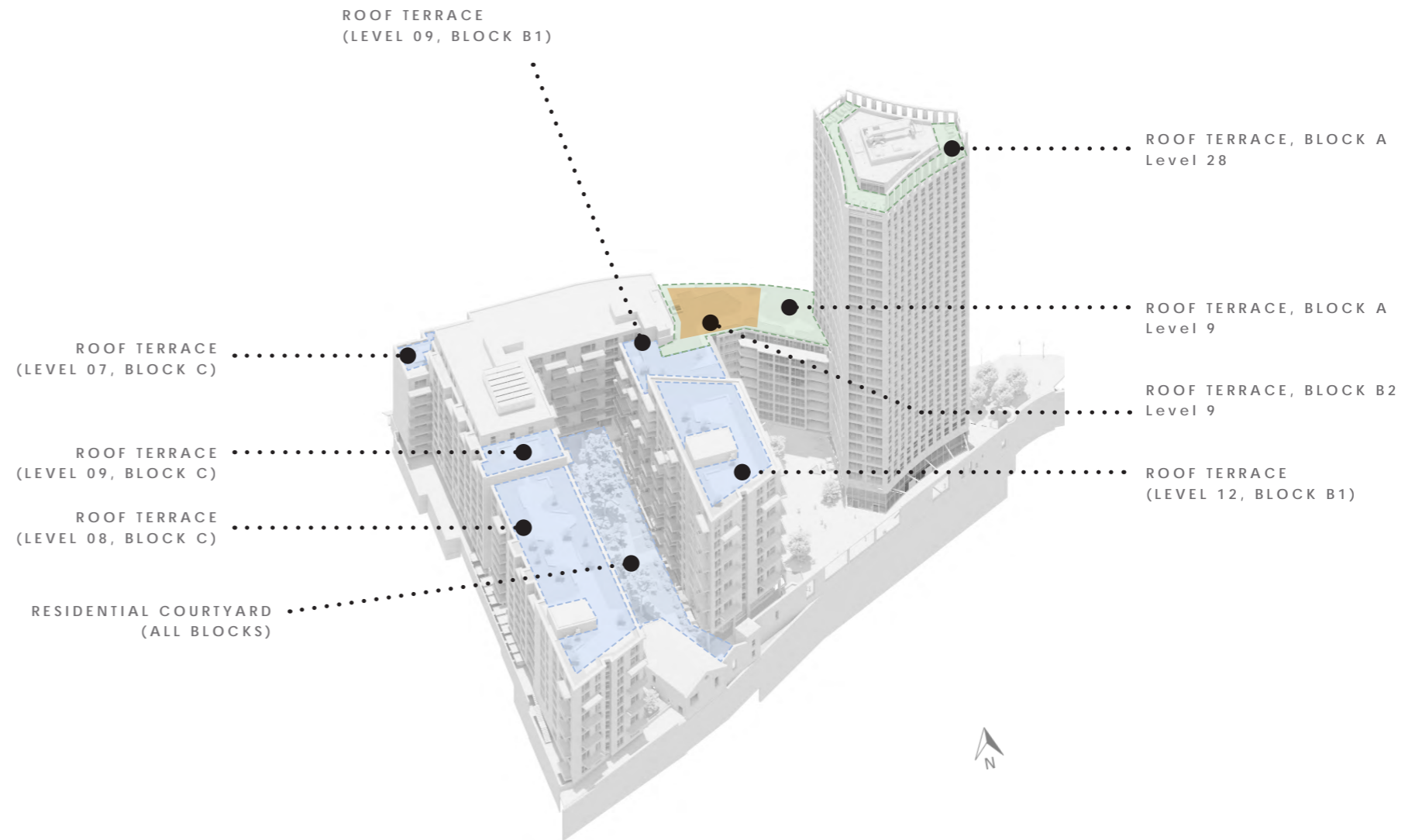


## 5.7 Communal Open Space (Permitted)

The permitted scheme was granted most recently under the Apartment Guidelines 2023, As such, 318sqm communal open space is provided for the 48 units in B2 granted. All of the B2 , B1 and C units have access to private external amenity, as per 2023 guidelines, in the form of private terraces/balconies.

There was no material change to the Communal Open Space provided for Block A or private external amenity. The permitted provision being a mix of external and internal communal amenity space is because the permitted apartments in Blocks A are BTR, therefore the scheme benefits from flexibility in the provision of communal amenity space.

The ground level community courtyard between Blocks B and C and a mix of internal amenity spaces are accessible for all residents at ground and mezzanine level, including a gym, lounge spaces, games and TV rooms.



Open Space - Permitted								
	Build to sell (Blocks B1, B2, C and 26no. Apartments in A)						BTR (Block A)	Total
	Studio	1 bed	2 Bed 3p	2 Bed 4p	3 Bed 4P	A**	N/A - BTR	
Apart Mix	1	179	32	152	0	26		
Required Open Space (m2)	4	895	192	1064	0	156		2311
Provided	Block A	Block B1	Block B2	Block C				
External (m2)	343	1725	371	765				3204
Internal (m2)	398	226	335					959
<b>Total (m2)</b>								<b>4163</b>

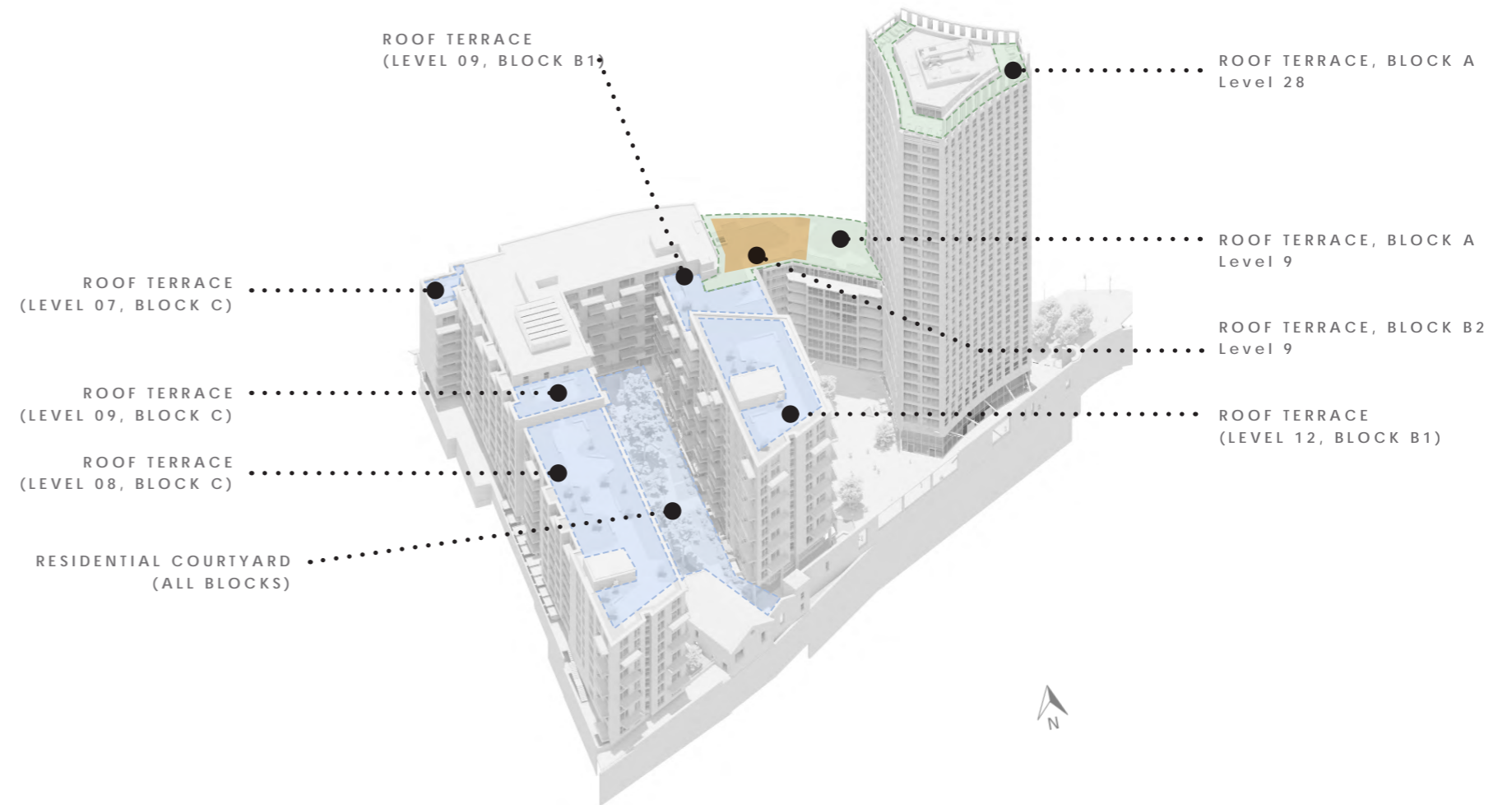
## 5.8 Communal Open Space (Proposed)

There is no significant change in the communal open space provided in the permitted application. All of the B2, B1 and C units have access to private external amenity in the form of private terraces/balconies.

There is no material change proposed to the Communal Open Space provided for the tower block or private external amenity. The permitted provision being a mix of external and internal communal amenity space is because the permitted apartments in Blocks A are BTR, therefore the scheme benefits from flexibility in the provision of communal amenity space.

The ground level community courtyard between Blocks B and C and a mix of internal amenity spaces are accessible for all residents at ground level, including a gym, lounge spaces, games and TV rooms.

Roof terraces are provided in all blocks also.



Open Space - Amendment 1								
	Build to sell (Blocks B1, B2, C and 26no. Apartments in A)						BTR (Block A)	Total
	Studio	1 bed	2 Bed 3p	2 Bed 4p	3 Bed 4P	A*		
Apartment Mix	23	178	14	164	0	28		
Required Open Space (m <sup>2</sup> )	92	890	84	1148	0	168	N/A**	2382
Provided	Block A	Block B1	Block B2	Block C				
External (m <sup>2</sup> )	343	1725	371	765				3204
Internal (m <sup>2</sup> )	398	115	52					565
<b>Total (m<sup>2</sup>)</b>								<b>3769</b>

\* Apartments omitted from BTR in block A

\*\* Apartments not subject to requirement as BTR - Excess of 1387m<sup>2</sup> of Amenity provided in overall scheme

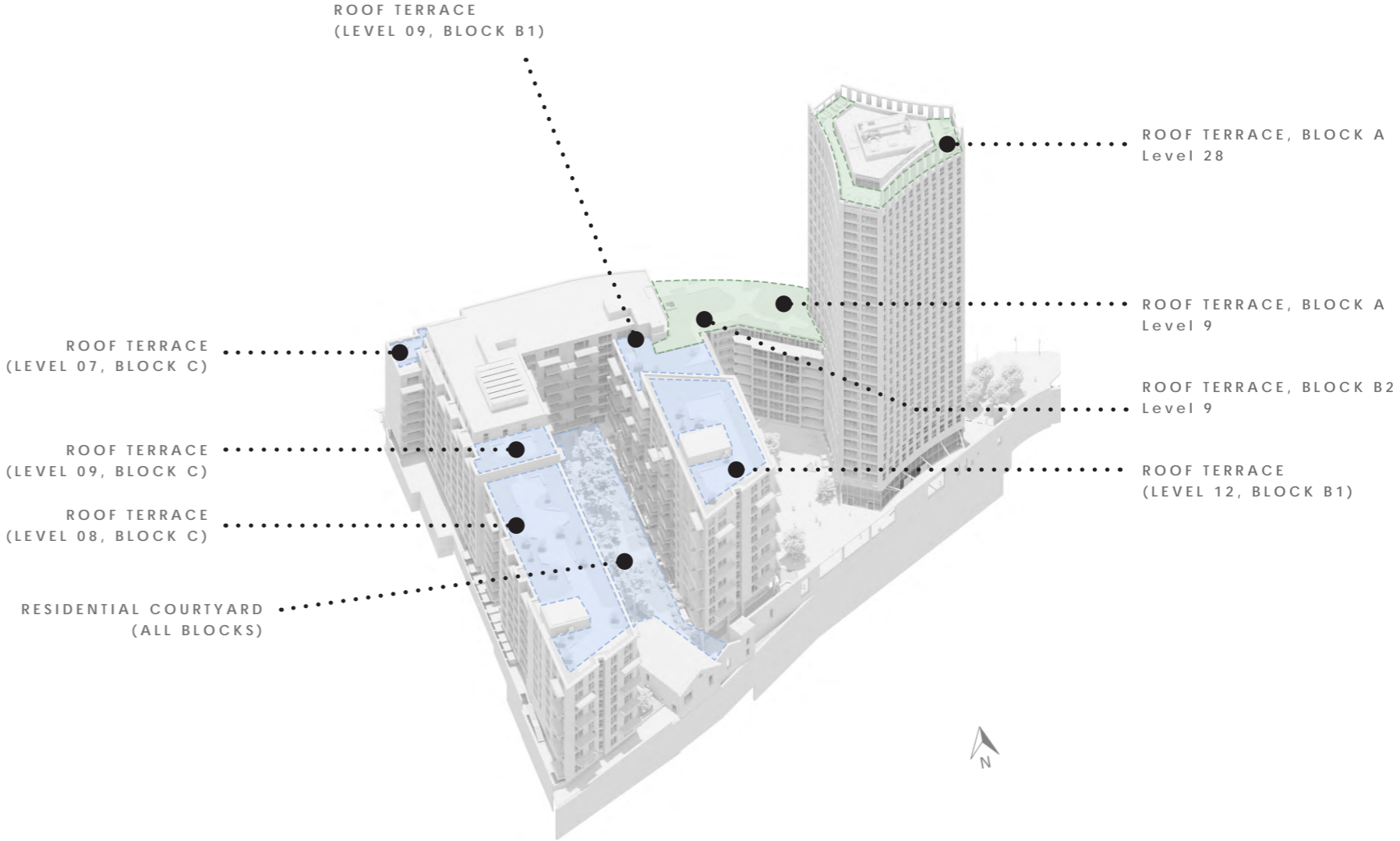
### 5.9 Communal Open Space (Proposed)

#### Level 07,08,09 &12

Open terraces are provided on the 7th, 8th, 9th & 12th floor, accessed via resident’s lounge or communal corridor. These terraces form connections between A B2 and B at level 9. This will be a pleasant, professionally landscaped space with views into the communal courtyard, the River Liffey and Phoenix Park beyond. There are no fundamental changes to this terrace from the previously approved change of use application for Block B2. Minor changes include a ramp for access from Block A and a rearrangement of planters to accommodate this. A 1.5m high previously consented screen and carefully placed planting will mitigate any adverse wind at these levels.

#### 28th Floor Level - The Crown

No material change is proposed on Block (tower) A. Communal open space is provided on the 28th floor level of Block A, accessed via rooftop lounge. This amenity is also a 360 degree viewing platform of the surrounding area. In addition to this spectacular viewing point, residents will have access to bookable rooms within the internal lounge for hosting parties, dining experiences or events at the rooftop level.



## 5.11 Public Open Space - Unchanged from Permitted Design

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 B2 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.



## 5.12 Private Amenity 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.

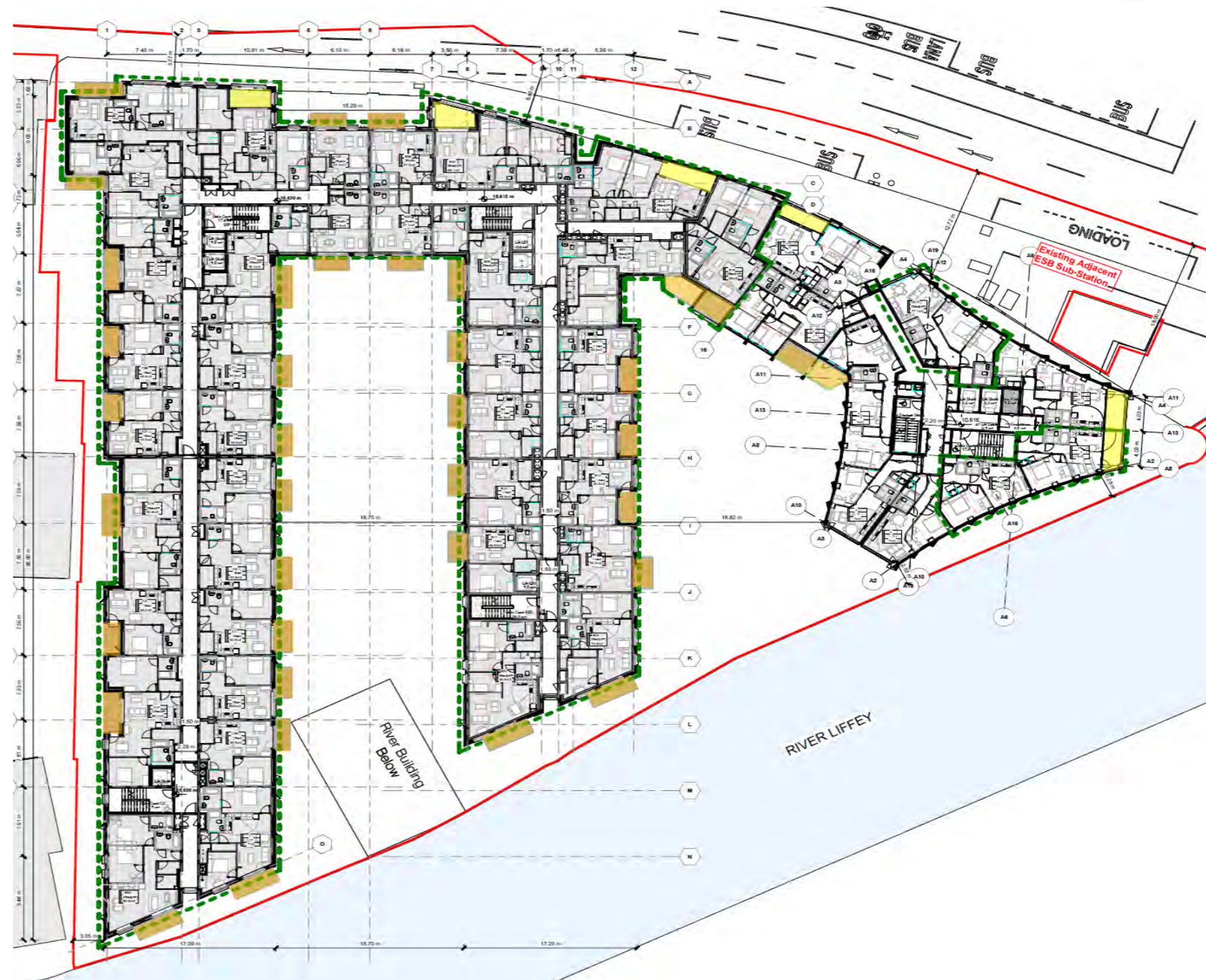
*'Balconies should adjoin and have a functional relationship with the main living areas of the apartments. In certain circumstances, glass-screened 'winter gardens' may be provided. A minimum depth of 1.5m is required for balconies, in one usable length to meet the minimum floor area requirement'*

Private amenity space has been included for all units in Block B1,B2 & C through the use of either balconies or private winter gardens that adjoin the main living area of each unit. No material change is proposed to Tower A.

Areas provided for private amenity spaces are in line with current policy:

Studio:	4sqm
One Bed Apartment:	5sqm
Two Bed (3 person) Apartment:	6sqm
Two Bed (4 person) Apartment:	7sqm
Three Bed Apartment:	9sqm

Roof terraces provide additional (shared) external amenity, which residents will have access to at Level 07, 08, 09, 012 and Level 28.



Typical Floor

- Winter Garden
- Balcony

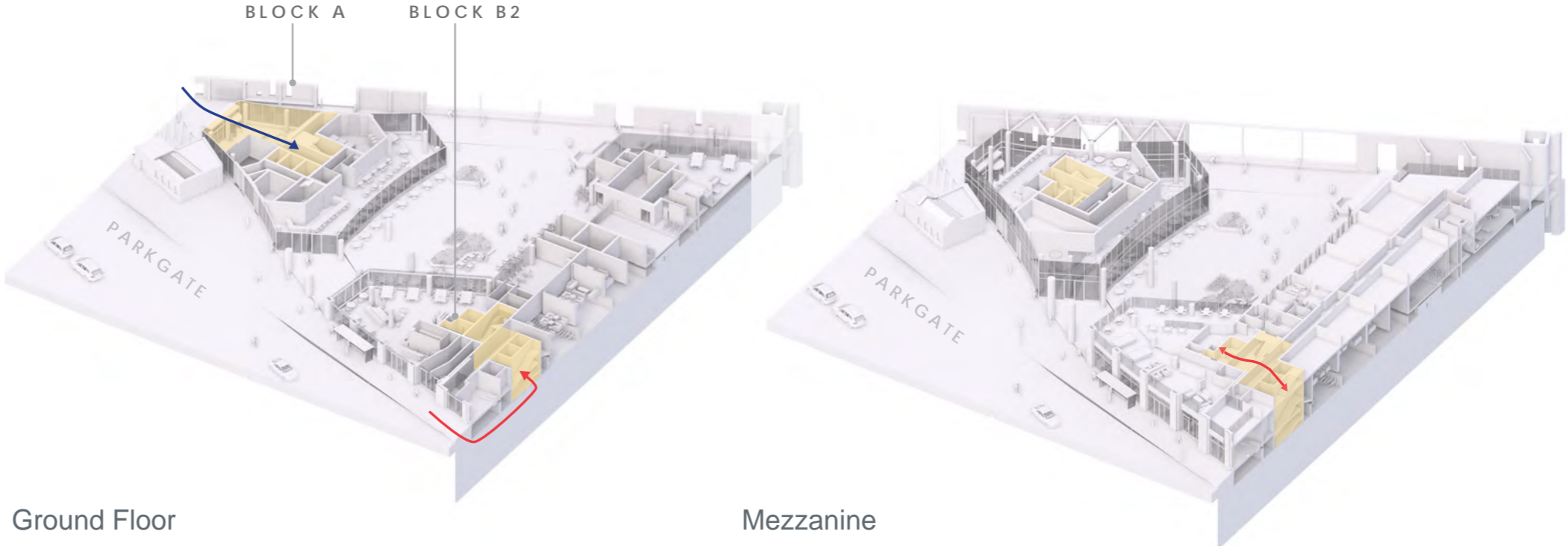
### 5.13 Access and Services Block A & B2 - Unchanged from Permitted design

The resident's entrance for Block A is located at eastern side of the Tower, facing Parkgate St. The entrance space utilises a double height volume, with services such as parcel storage and concierge. Block B2 is accessed via the previously approved Block B1 residential lobby, that directly faces into a private residential courtyard.

At ground floor, both Blocks A and B2 offer food and beverage facilities with views onto public courtyards and through the Quay Wall to the river. Both also have further amenity at mezzanine level, with B2 providing coworking spaces at this level.

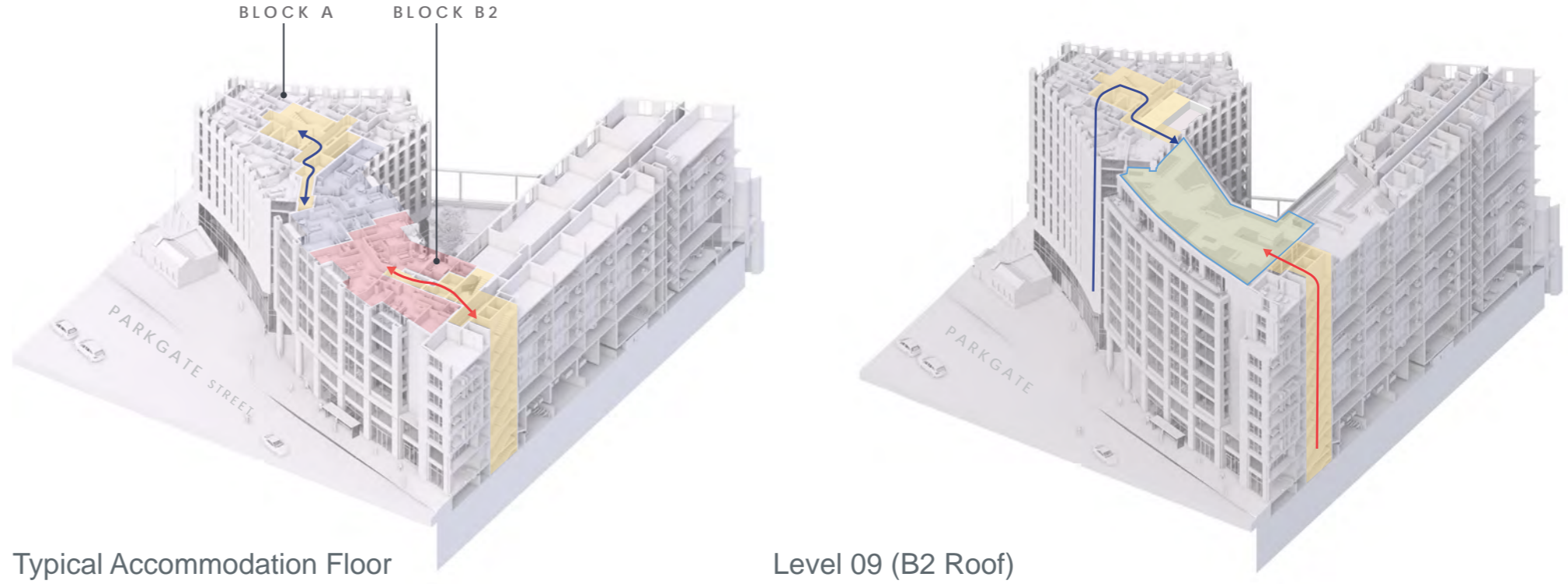
M&E services including substation, escape stair and bicycle store are accessed at the ground floor of B2, via the Northern site boundary. This allows for easy access from the street.

In addition, residents will have access to the River Building that is part of overall communal amenity masterplan. Both Internal and External amenity spaces, including Gym facilities and courtyard spaces will be available to the residents.



Ground Floor

Mezzanine

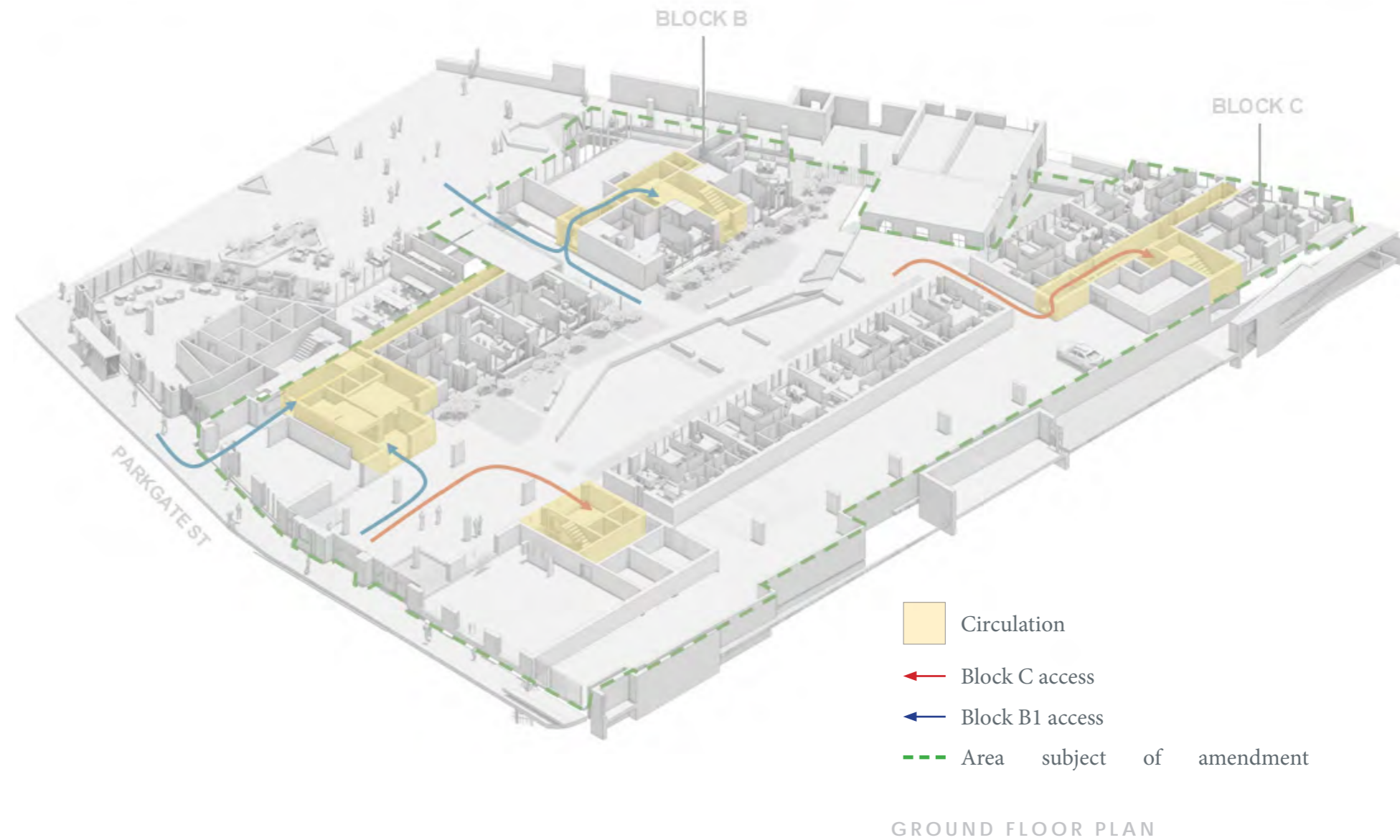


Typical Accommodation Floor

Level 09 (B2 Roof)

### 5.13 Circulation & Access Block B1 & C - Unchanged from Permitted design (Ground Floor)

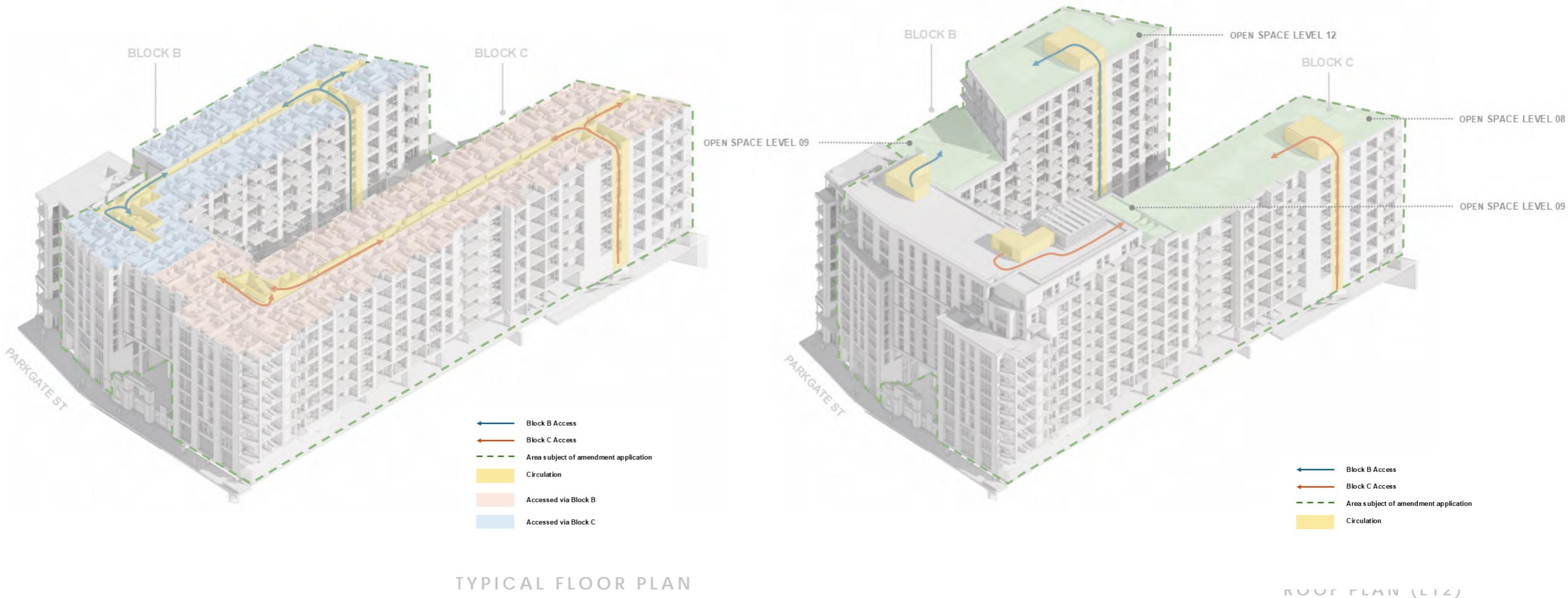
Residents and their visitors can enter through the main residential entrances at Block B1 & Block C from Parkgate St and the protected archway or via the public plaza and internal residential courtyard before travelling towards the 4no. vertical circulation cores which allows access to their unit. Access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



### 5.13 Circulation & Access Block B1 & C - Unchanged from Permitted design (Upper Floors)

The residents of the proposed Blocks B and C 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.



## 5.14 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.

The proposed Block A apartments, as BTR apartments, are exempt from this requirement. In this Proposal 209 out of the proposed new apartments exceed the minimum size by over 10%. This represents over 51% of the proposed apartments.

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

*Drawing 5014 \_Proposed Apartment Types*

*Drawing 5015 \_Proposed Apartment Types*

*Drawing 5016 \_Proposed Apartment Types*

*Drawing 5017 \_Proposed Apartment Types*

*Drawing 5018 \_Proposed Apartment Types*

*Drawing 5018 \_Proposed Apartment Types*

*HQA - Housing Quality Assessment*

## 5.15 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. 1132 out of 1287 rooms were found to be compliant for SDA on this floor. A s c ompensatory m easures 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 Pheonix park and proximity to Heuston Station.

*Refer to separate report by IN2 for more details.*

## 5.16 Wind Study

Multiple rounds of the wind study analysis were undertaken during the design development to inform the decision-making process. As the proposal amends the balustrading from glass to metal, an updated wind study is provided for these balconies. All balconies are predicted to be comfortable.

*Refer to separate report by IN2 for more details.*

## 5.17 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 support ing 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.

There are no changes proposed to the mass, height or footprint of the of the blocks above the basement level and therefore this scheme remains unchanged in this context from the permitted development.

## 5.18 Dual Aspect

### Calculation of Dual Aspect Units

The scheme has been designed from the outset to maximise natural light penetration into the communal courtyards and apartment units. The layout of the floor plans, unit orientation and building massing have been designed to carefully consider good urban design principles (creating a strong urban edge to Parkgate St) whilst maximizing the number of dual aspect units.

(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate

(iii) For ... urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects

### Calculation of Dual Aspect Units

We have reviewed the amount of daylight reaching the development and have optimised the orientation to positively affect the amenity and units, as well as the comfort of occupants. The following Table outlines the number of dual aspect units per floor in blocks A and B2 - achieving a total of 276 units or 48%. As the scheme is located within Dublin city centre, this percentage is above the 33% requirement stipulated within the policy objectives.

LEVEL	DUAL ASPECT
Level 00	3
Level M0	9
Level 01	18
Level 02	18
Level 03	18
Level 04	18
Level 05	18
Level 06	18
Level 07	18
Level 08	15
Level 09	12
Level 10	8
Level 11	8
Level 12	6
Level 13	6
Level 14	6
Level 15	6
Level 16	6
Level 17	6
Level 18	6
Level 19	6
Level 20	6
Level 21	6
Level 22	6
Level 23	6
Level 24	6
Level 25	6
Level 26	6
Level 27	6
<b>TOTAL</b>	<b>276/578</b>
<b>PERCENTAGE</b>	<b>48%</b>

Dual Aspect Apartment



Typical Upper Floor Plan

## 5.19 Oversized units

The proposed Block A apartments, as BTR apartments, are exempt from this requirement. In this Proposal 194 out of the proposed new apartments exceed the minimum size by over 10%. This represents over 50% of the proposed apartments.

LEVEL	OVERSIZED
Level 00	3
Level M0	20
Level 01	20
Level 02	20
Level 03	20
Level 04	20
Level 05	20
Level 06	20
Level 07	22
Level 08	14
Level 09	8
Level 10	3
Level 11	3
<b>TOTAL</b>	<b>209/407</b>
<b>PERCENTAGE</b>	<b>51%</b>

APPLICATION 1							Figures Based on For Sale Only				
	Studio	1 bed	2 Bed 3p	2 Bed 4p	3 Bed 4P	Total	For Sale	BTR	% Studio	% 1 bed Incl studio	%2Bed 3P
Block A	0	145	27	27	0	199	26	173	0	(1unit)	104
Block B2	3	0	10	39	0	52	52	0	6	6	19
Block B1&C	20	178	4	125	0	327	327	0	6	61	1
<b>Total</b>	<b>23</b>	<b>323</b>	<b>41</b>	<b>191</b>	<b>0</b>	<b>578</b>	<b>405</b>	<b>173</b>	<b>6%</b>	<b>50%</b>	<b>10%</b>
Unit Mix	3.98%	55.88%	7.09%	33.04%	0.00%						
	59.86%		40.14%								

## 5.19 Cycle Parking

### Permitted strategy

Submitted in consented application: 1 bike space per bed plus 30 visitor space at public plaza.

The permitted development is subject to condition 7b ref LRD 6074/24-S3 and 5b ref LRD 6080/25-S3A requiring:

660 long term spaces (including 10 Cargo bikes, 72 Short term spaces & Min 8 Sheffield spaces).

### Proposed Layout:

This application provides 9 additional bed spaces (additional apartments at mezzanine proposal 3 & 4 = 8 bed spaces, Additional bed space added in at 8th floor - proposal 8) however the combined amending applications - Application 1 (this application and application no. 2 (lodged separately) provide 57 additional bed spaces. In compliance with DCC dev. Plan 2022-28, Appendix 1, section 3.1, Table 1, it is required to add 57 long term spaces and 11 short term spaces:

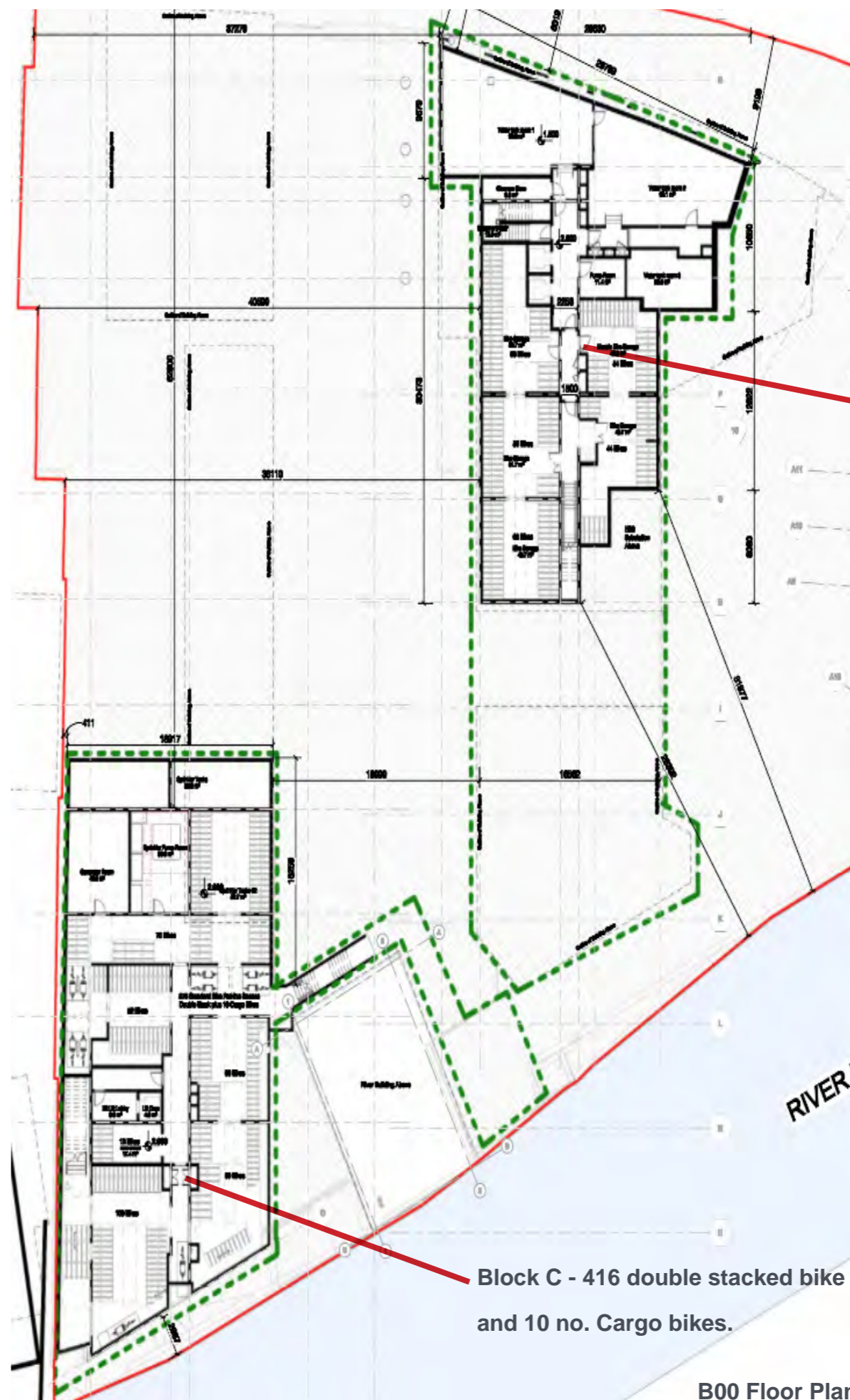
Block B - 290 Bikes

Block C - 418 Bikes and 10 Cargo Bikes

Total: 718 long stay bikes.

96 short term spaces are provided at ground floor level.

Refer to layouts provided.



Block B - 290 double stacked bike spaces

Block C - 416 double stacked bike spaces and 10 no. Cargo bikes.

B00 Floor Plan

## 5.19 Cycle Parking/ Car Parking

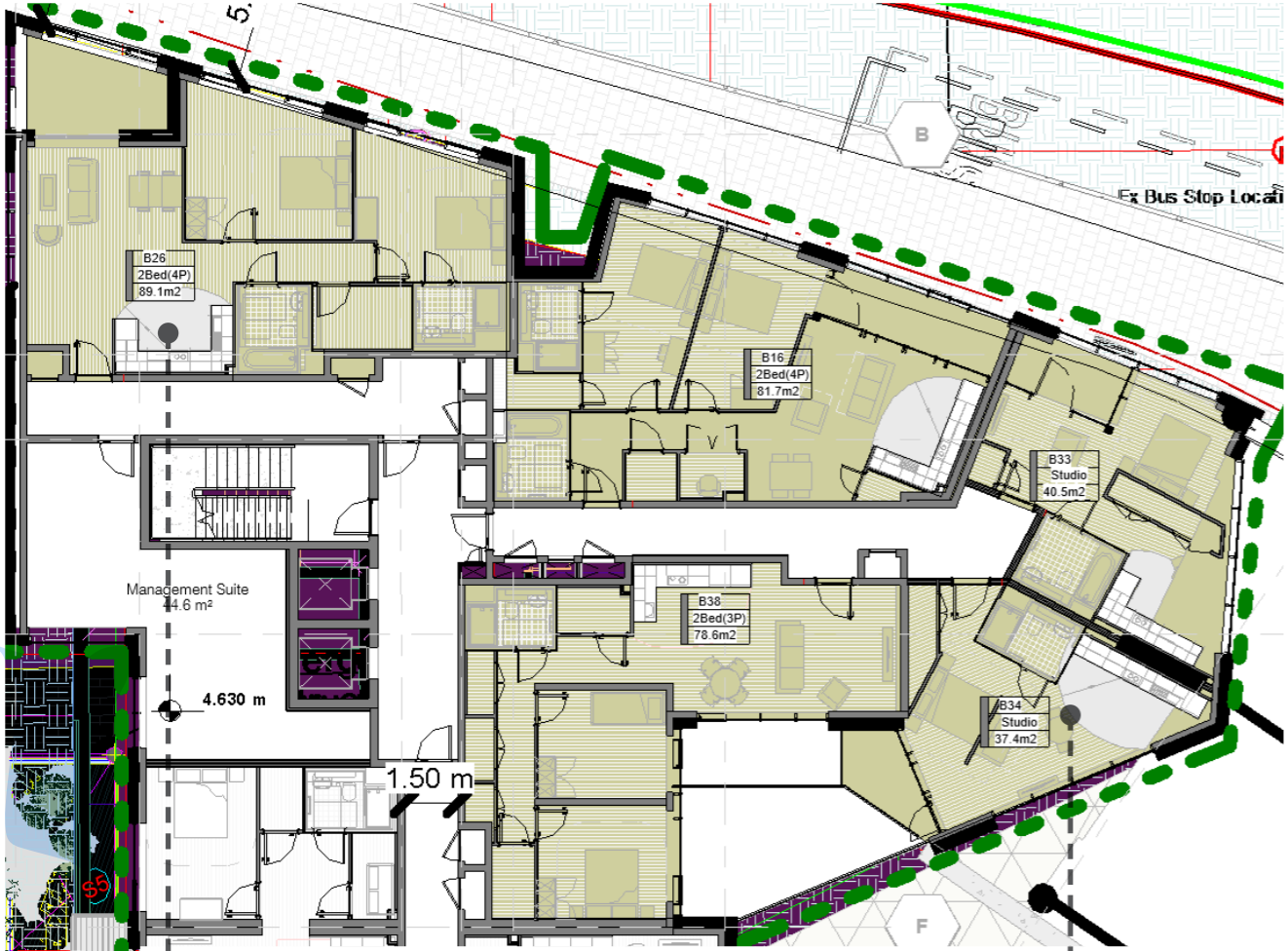


B00 Floor Plan

Amendment in car parking from 22 double stacked cars with 2 no. accessible spaces to 17 on grade car parking spaces with 2 no. EV accessible spaces. All spaces will be ducted to allow for future EV charging points. 2 no. motor cycle spaces are also provided in the proposed layout.

# 5.19 Cycle Parking

LM00 Floor Plan



**Block B1**

**Additional 2 Bedroom (4 Person)**  
Levels M00 Only  
Additional 2 long stay spaces

**Block B2**

**Additional 2 Bedroom (3 Person)**  
2 Bedroom (4 person) and 2no. Studios  
Additional 6 long stay spaces

L08 Floor Plan



**Block B2**

**Additional 1 Bedroom**  
L08 only  
Additional 1 cycle space

## 5.20 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 B2, 82 no. additional secure bicycle parking spaces will be provided at basement level for residents with a further 20 no. visitor bicycle spaces within the public plaza.

#### Design Principle 2: Multi-functional 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 A. Newly proposed lounge amenity on ground floor as well as the co-working spaces in the mezzanine of Block B1 will be available for hire for cultural uses/ events

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

## 5.21 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.

The addition of new residential units within block B2 will provide greater passive surveillance to the public courtyard, river walk and Parkgate Street. The Residential lounge/co-working space at ground and mezzanine levels will also bring more footfall to the area improving the passive surveillance further.

#### Entrance Lobbies, Circulation and Safety:

- Residents and their visitors will enter through the main entrance lobby and from here travel towards the vertical circulation core which allows access to their unit. This entrance 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.



\*No material change from consented design

## 5.22 Universal Access

A range of sizes from Studio to 1 bed, 2 bed and 3 bed apartments are allowed for in the permitted scheme, catering for a diverse range of residents. This unit mix is maintained in this proposal. This will create a balanced scheme allowing people from various backgrounds to access accommodation in the city centre.

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 proposed 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'.



\*No material change from consented design

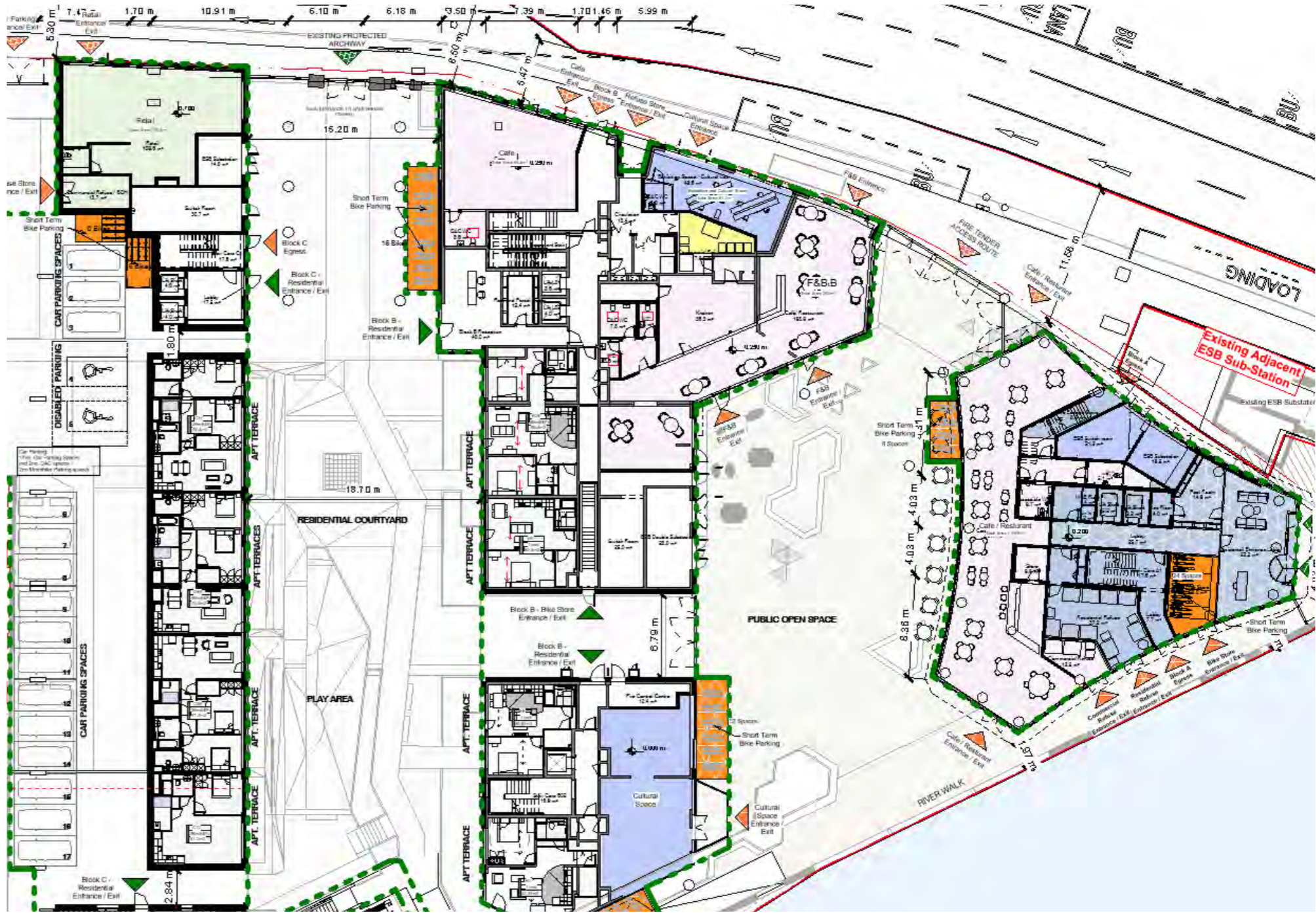
### 5.23 Cultural / Recreational Building and Uses

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 proposed scheme provides a ground level café/restaurants, retail units and cultural spaces. These could be used by all residents for working, meeting, socialising, exhibition space. A 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.

The consented scheme, as amended, 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. This remains as previously consented and will enhance the cultural fabric of the area.



Proposed Plan

- Cafe/ Food and Beverage
- Cultural Community
- Residential amenity & BOH
- Short Term Bikes

## 6.0 Housing Quality Assessment

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## 6.1 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
- Oversized Units
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations

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 Pleanála 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.

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 drawings:

**PGATE-70-BA-ZZZ-DR-RAU-AR-5001 to 5019**, which accompany this application.



## 6.2 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% one bedroom 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 below table demonstrates that there are max 50% 1 bed units and within that number max 6% studios. There is also a maximum of 10% 2 bed 3 person units. All figures are calculated on the for sale apartments.

## 6.3 Apartment Floor Areas

The minimum apartment floor areas have all been met.

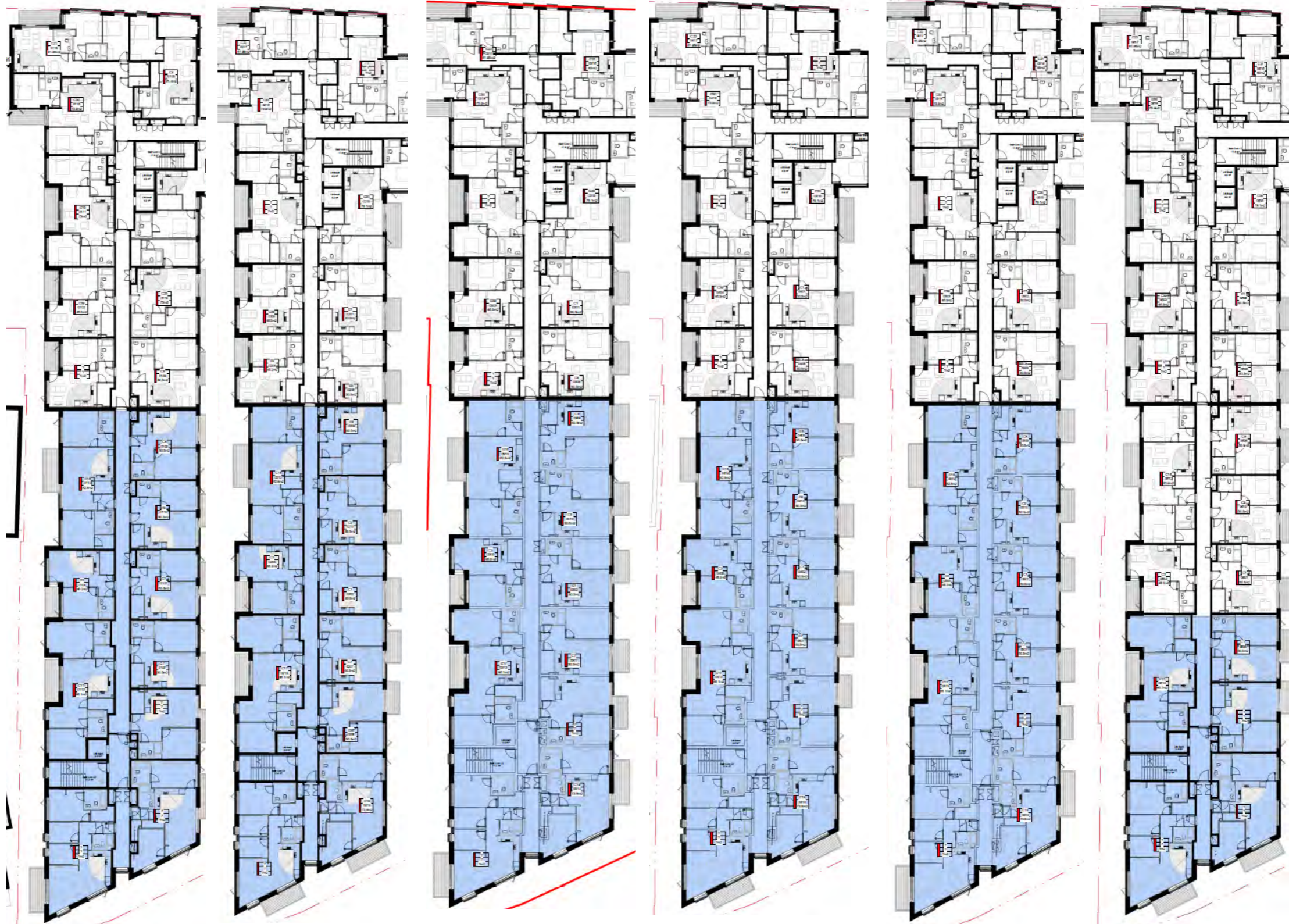
**Please see Appendix A for full detailed Housing Quality Assessment schedule.**

	Studio	1 bed	2 Bed 3p	2 Bed 4p	3 Bed 4P	Total	For Sale	BTR	Figures Based on For Sale Only		
									% Studio	% 1 bed Incl studio	%2Bed 3P
Block A	0	145	27	27	0	199	28	171	0	(1unit)	96
Block B2	3	0	10	39	0	52	52	0	6	6	19
Block B1&C	20	178	4	125	0	327	327	0	6	61	1
<b>Total</b>	<b>23</b>	<b>323</b>	<b>41</b>	<b>191</b>	<b>0</b>	<b>578</b>	<b>407</b>	<b>171</b>	<b>6</b>	<b>50</b>	<b>10</b>

## 6.4 Part V

Affordable housing provision is as approved with allowance for additional units - overall 10% of residential development.

Block	Reference Level	Apartment Type	Unit Mix	Apartment No.	Apartment Area	Occupancy	Beds
C	L01 - First Floor	C1	1 Bed	0101	50.50	2	1
C	L01 - First Floor	C3	1 Bed	0104	46.20	2	1
C	L01 - First Floor	C36	1 Bed	0106	50.50	2	1
C	L01 - First Floor	C7	1 Bed	0107	50.50	2	1
C	L01 - First Floor	C8	1 Bed	0109	50.50	2	1
C	L01 - First Floor	C9	1 Bed	0110	50.50	2	1
C	L01 - First Floor	C16	2Bed(4P)	0112	82.80	4	2
C	L01 - First Floor	C17	2Bed(4P)	0113	86.10	4	2
C	L01 - First Floor	C19	2Bed(4P)	0114	73.80	4	2
C	L01 - First Floor	C30	3Bed(4P)	0119	80.60	4	3
C	L02 - Second Floor	C1	1 Bed	0201	50.50	2	1
C	L02 - Second Floor	C3	1 Bed	0205	46.20	2	1
C	L02 - Second Floor	C8	1 Bed	0206	50.50	2	1
C	L02 - Second Floor	C7	1 Bed	0207	50.50	2	1
C	L02 - Second Floor	C8	1 Bed	0209	50.50	2	1
C	L02 - Second Floor	C9	1 Bed	0210	50.50	2	1
C	L02 - Second Floor	C16	2Bed(4P)	0212	82.80	4	2
C	L02 - Second Floor	C17	2Bed(4P)	0213	86.10	4	2
C	L02 - Second Floor	C19	2Bed(4P)	0214	73.80	4	2
C	L02 - Second Floor	C30	3Bed(4P)	0219	80.60	4	3
C	L03 - Third Floor	C1	1 Bed	0301	50.50	2	1
C	L03 - Third Floor	C3	1 Bed	0305	46.20	2	1
C	L03 - Third Floor	C36	1 Bed	0306	50.50	2	1
C	L03 - Third Floor	C7	1 Bed	0307	50.50	2	1
C	L03 - Third Floor	C8	1 Bed	0309	50.50	2	1
C	L03 - Third Floor	C9	1 Bed	0310	50.50	2	1
C	L03 - Third Floor	C16	2Bed(4P)	0312	82.80	4	2
C	L03 - Third Floor	C17	2Bed(4P)	0313	86.10	4	2
C	L03 - Third Floor	C19	2Bed(4P)	0314	73.80	4	2
C	L03 - Third Floor	C30	3Bed(4P)	0319	80.60	4	3
C	L04 - Fourth Floor	C1	1 Bed	0401	50.50	2	1
C	L04 - Fourth Floor	C3	1 Bed	0405	46.20	2	1
C	L04 - Fourth Floor	C8	1 Bed	0406	50.50	2	1
C	L04 - Fourth Floor	C7	1 Bed	0407	50.50	2	1
C	L04 - Fourth Floor	C8	1 Bed	0409	50.50	2	1
C	L04 - Fourth Floor	C9	1 Bed	0410	50.50	2	1
C	L04 - Fourth Floor	C16	2Bed(4P)	0412	82.80	4	2
C	L04 - Fourth Floor	C17	2Bed(4P)	0413	86.10	4	2
C	L04 - Fourth Floor	C19	2Bed(4P)	0414	73.80	4	2
C	L04 - Fourth Floor	C30	3Bed(4P)	0419	80.60	4	3
C	L05 - Fifth Floor	C1	1 Bed	0501	50.50	2	1
C	L05 - Fifth Floor	C3	1 Bed	0505	46.20	2	1
C	L05 - Fifth Floor	C36	1 Bed	0506	50.50	2	1
C	L05 - Fifth Floor	C7	1 Bed	0507	50.50	2	1
C	L05 - Fifth Floor	C8	1 Bed	0509	50.50	2	1
C	L05 - Fifth Floor	C9	1 Bed	0510	50.50	2	1
C	L05 - Fifth Floor	C16	2Bed(4P)	0512	82.80	4	2
C	L05 - Fifth Floor	C17	2Bed(4P)	0513	86.10	4	2
C	L05 - Fifth Floor	C19	2Bed(4P)	0514	73.80	4	2
C	L05 - Fifth Floor	C30	3Bed(4P)	0519	80.60	4	3
C	L06 - Sixth Floor	C7	1 Bed	0606	50.50	2	1
C	L06 - Sixth Floor	C36	1 Bed	0607	50.50	2	1
C	L06 - Sixth Floor	C17	2Bed(4P)	0613	86.10	4	2
C	L06 - Sixth Floor	C19	2Bed(4P)	0614	73.80	4	2
C	L06 - Sixth Floor	C30	3Bed(4P)	0619	80.60	4	3
Total A		20 Units					
Total B2		4 Units					
Total B1&C		31 Units					
Total		55 Units					



Level 01, Block C

Level 02, Block C

Level 03, Block C

Level 04, Block C

Level 05, Block C

Level 06, Block C

## 6.5 Amenity Areas

Open Space - Permitted								
	Build to sell (Blocks B1, B2, C and 26no. Apartments in A)						BTR (Block A)	Total
	Studio	1 bed	2 Bed 3p	2 Bed 4p	3 Bed 4P	A**	N/A - BTR	
Apartment Mix	1	179	32	152	0	26		
Required Open Space (m2)	4	895	192	1064	0	156		2311
Provided	Block A	Block B1	Block B2	Block C				
External (m2)	343	1725	371	765				3204
Internal (m2)	398	226	335					959
<b>Total (m2)</b>								<b>4163</b>

Open Space - Amendment 1								
	Build to sell (Blocks B1, B2, C and 26no. Apartments in A)						BTR (Block A)	Total
	Studio	1 bed	2 Bed 3p	2 Bed 4p	3 Bed 4P	A*		
Apartment Mix	23	178	14	164	0	28		
Required Open Space (m2)	92	890	84	1148	0	168	N/A**	2382
Provided	Block A	Block B1	Block B2	Block C				
External (m2)	343	1725	371	765				3204
Internal (m2)	398	115	52					565
<b>Total (m2)</b>								<b>3769</b>

\* Apartments omitted from BTR in block A

\*\* Apartments not subject to requirement as BTR - Excess of 1387m2 of Amenity provided in overall scheme

- All units in Block A designed to 2018 Design Guidelines
- All units in Block B and C designed to 2023 Design Guidelines
- Consented one bed altered into a 2 bed 3 person unit in Tower A, also designed to 2023 Design Guidelines, including a winter garden balcony.
- 1 bed and 2P3bed at 27th floor also designed to 2023 Design Guidelines, including a winter garden balcony.

## 6.6 Schedule of Accommodation - Amendment 1

Level	Apartments						Block A (m2)								Block B (m2)											Block C (m2)						GYM (m2)												
	Studio	1 bed	2 Bed 3p	2 Bed 4p	3 Bed 4p	Total	Cafe	ESB	Switch	Post	Comm. Refuse	Resl. Refuse	Resl. Lobby	Resl. Lounge	Bike Store	F&B	Cafe	Cultural 1	Cultural 2	Post	Resl. Refuse	Management	Comm. Refuse	Cleaners st.	Resl. Lobby	Bikes	Plant	ESB	Switch	Fire control Room	Retail		ESB	Switch	Resl. Lobby	Resl. Refuse	Comm. Refuse	Bikes	Plant	GYM				
B0																								9.3		302.4	245.1												575.3	125.7				
00		4		7		11	238	14.7	19.4	16.4	11.7	42.4	52.9		29.3	252	96.6	51.7	56.6	12.4	12.8		13.1		40.1			28	25	10.4	106.9	14.9	30.7	17.2	57.9	13.7								
M0	2	19	2	10		33							14.1									-44.7																				153		
01		21	2	20		43																																						
02	4	22	2	19		47																																						
03	4	22	2	19		47																																						
04	4	22	2	19		47																																						
05	4	22	2	19		47																																						
06	4	22	2	19		47																																						
07		24	2	17		44																																						
08	1	18	4	11		34																																						
09		13	2	7		22							46																															
10		5	1	4		14																																						
11		5	1	4		14																																						
12		6	1	1		8																																						
13		6	1	1		8																																						
14		6	1	1		8																																						
15		6	1	1		8																																						
16		6	1	1		8																																						
17		6	1	1		8																																						
18		6	1	1		8																																						
19		6	1	1		8																																						
20		6	1	1		8																																						
21		6	1	1		8																																						
22		6	1	1		8																																						
23		6	1	1		8																																						
24		6	1	1		8																																						
25		6	1	1		8																																						
26		6	1	1		8																																						
27		6	1	1		8																																						
28													17.9																															
29																																												
<b>Total</b>	23	323	41	191	0	<b>578</b>	238	14.7	19.4	16.4	11.7	42.4	52.9	274.5	22.3	252	96.6	51.7	56.6	12.4	12.8	-44.7	13.1	9.3	40.1	302.4	245.1	28	25	10.4	106.9	14.9	30.7	17.2	57.9	13.7	575.3	125.7	290					

- All units in Block A designed to 2018 Design Guidelines
- All units in Block B and C designed to 2023 Design Guidelines
- Consented one bed altered into a 2 bed 3 person unit in Tower A Option Two, also designed to 2023 Design Guidelines, including a winter garden balcony

## 6.6 Schedule of Accommodation - Permitted

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					
<b>TOTAL</b>	<b>19222</b>	<b>25777</b>		<b>178</b>	<b>24</b>	<b>114</b>	<b>0</b>	<b>316</b>			<b>3237</b>	<b>1964</b>	<b>714</b>			<b>118</b>
<b>Percentage</b>				<b>56%</b>		<b>44%</b>										<b>37%</b>

\*

Parkgate Street - Block A&B2 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													79 *			
L00	680	932							577	61			22	54	47	
M00	519	651								519		61				
L01	794	991	1	3	2	6	0	12				61				8
L02	794	991	1	3	2	6	0	12				61				8
L03	794	991	1	3	2	6	0	12				61				8
L04	794	991	1	3	2	6	0	12				61				8
L05	794	991	1	3	2	6	0	12				61				8
L06	794	991	1	3	2	6	0	12				61				8
L07	794	991	1	3	2	6	0	12				61				8
L08	737	930	2	4	2	4	0	12				128				8
L09	431	569	1	4	1	1	0	7		50	371	15				5
L10	430	569	1	5	1	1	0	8				15				6
L11	430	569	1	5	1	1	0	8				15				6
L12	430	569	1	5	1	1	0	8				15				6
L13	430	569	1	5	1	1	0	8				15				6
L14	430	569	1	5	1	1	0	8				15				6
L15	430	569	1	5	1	1	0	8				15				6
L16	430	569	1	5	1	1	0	8				15				6
L17	430	569	1	5	1	1	0	8				15				6
L18	430	569	1	5	1	1	0	8				15				6
L19	430	569	1	5	1	1	0	8				15				6
L20	430	569	1	5	1	1	0	8				15				6
L21	430	569	1	5	1	1	0	8				15				6
L22	430	569	1	5	1	1	0	8				15				6
L23	430	569	1	5	1	1	0	8				15				6
L24	430	569	1	5	1	1	0	8				15				6
L25	430	569	1	5	1	1	0	8				15				6
L26	430	569	1	5	1	1	0	8				15				6
L27	435	569	0	5	0	1	1	7				15				5
L28	103	215								103	343					
<b>TOTAL</b>	<b>15773</b>	<b>20476</b>	<b>27</b>	<b>119</b>	<b>34</b>	<b>65</b>	<b>1</b>	<b>246</b>	<b>577</b>		<b>1447</b>	<b>905</b>	<b>101</b>			<b>176</b>

## Appendix 1 - Dual Aspect Units



LEVEL	DUAL ASPECT
Level 00	3
Level M0	9
Level 01	18
Level 02	18
Level 03	18
Level 04	18
Level 05	18
Level 06	18
Level 07	18
Level 08	15
Level 09	12
Level 10	8
Level 11	8
Level 12	6
Level 13	6
Level 14	6
Level 15	6
Level 16	6
Level 17	6
Level 18	6
Level 19	6
Level 20	6
Level 21	6
Level 22	6
Level 23	6
Level 24	6
Level 25	6
Level 26	6
Level 27	6
<b>TOTAL</b>	<b>276/578</b>
<b>PERCENTAGE</b>	<b>48%</b>

- The units exceed the requirement for 33% dual aspect

## Appendix 2 - HQA Summary, Schedule of Areas.

<b>APPLICATION 1</b>							<b>Figures Based on For Sale Only</b>				
	Studio	1 bed	2 Bed 3p	2 Bed 4p	3 Bed 4P	Total	For Sale	BTR	% Studio	% 1 bed Incl studio	%2Bed 3P
Block A	0	145	27	27	0	199	26	173	0	(1unit)	104
Block B2	3	0	10	39	0	52	52	0	6	6	19
Block B1&C	20	178	4	125	0	327	327	0	6	61	1
<b>Total</b>	<b>23</b>	<b>323</b>	<b>41</b>	<b>191</b>	<b>0</b>	<b>578</b>	<b>405</b>	<b>173</b>	<b>6%</b>	<b>50%</b>	<b>10%</b>
Unit Mix	3.98%	55.88%	7.09%	33.04%	0.00%						
	59.86%		40.14%								

## Appendix - Full HQA - Amendment 1

















C	L07	0705	Apt Type C5	1Bed	2	Single	1	65.2	45	33.28	16.39	/	/	16.39	3.37	0.63	0	3.37	3	11.3	Yes		The Ironworks Building
C	L07	0706	Apt Type C6	1Bed	2	Dual	1	58.6	45	31.96	14.93	/	/	14.93	3.99	0.63	0	3.99	3	12.1	Yes		The Ironworks Building
C	L07	0707	Apt Type C7	1Bed	2	Single	1	50.5	45	26.17	13.94	/	/	13.94	2.69	0.63	0.72	3.41	3	5.1	Yes		The Ironworks Building
C	L07	0704	Apt Type C3	1Bed	2	Single	1	46.1	45	24.04	12.68	/	/	12.68	3.21	0.63	0	3.21	3	5	No		The Ironworks Building
C	L07	0702	Apt Type C39	1Bed	2	Single	1	46.4	45	24.6	12.08	/	/	12.08	2.62	0.72	0.72	3.34	3	5	No		The Ironworks Building
C	L07	0716	Apt Type C2	1Bed	2	Single	1	45	45	23	11.97	/	/	11.97	2.91	0.63	0.72	3.63	3	5	No	Yes	The Ironworks Building
C	L07	0709	Apt Type C8	1Bed	2	Single	1	50.5	45	26.27	13.94	/	/	13.94	2.37	0.63	0.72	3.09	3	5.1	Yes		The Ironworks Building
C	L07	0710	Apt Type C8	1Bed	2	Single	1	50.5	45	26.27	13.94	/	/	13.94	2.37	0.63	0.72	3.09	3	5.1	Yes		The Ironworks Building
C	L07	0712	Apt Type C9	1Bed	2	Single	1	50.5	45	28.5	11.74	/	/	11.74	2.62	0.72	0.72	3.34	3	5.1	Yes		The Ironworks Building
C	L08	0808	Apt Type C20	2Bed4P	4	Dual	2	76.3	73	30.60	13	12.1	/	25.1	5.49	0.63	0.72	6.21	6	7	No		The Ironworks Building
C	L08	0811	Apt Type C15	2Bed4P	4	Single	2	73	73	30	13	11.4	/	24.40	5.30	0.63	0.72	6.02	6	7	No	Yes	The Ironworks Building
C	L08	0810	Apt Type C35	2Bed4P	4	Dual	2	81.2	37	35.2	13.4	13	/	26.4	6.30	0.63	0	6.30	6	7.15	Yes		The Ironworks Building
C	L08	0801	Apt Type C1	1Bed	2	Single	1	50.5	45	28.66	11.96	/	/	11.96	2.69	0.64	0.71	3.40	3	5.1	Yes		The Ironworks Building
C	L08	0804	Apt Type C5	1Bed	2	Single	1	65.2	45	33.28	16.39	/	/	16.39	3.37	0.63	0	3.37	3	0	Yes		The Ironworks Building
C	L08	0805	Apt Type C6	1Bed	2	Dual	1	58.6	45	31.96	14.93	/	/	14.93	3.99	0.63	0	3.99	3	5.1	Yes		The Ironworks Building
C	L08	0803	Apt Type C2	1Bed	2	Single	1	45	45	23	11.97	/	/	11.97	2.91	0.63	0.72	3.63	3	5	No		The Ironworks Building
C	L08	0802	Apt Type C39	1Bed	2	Single	1	46.4	45	24.6	12.08	/	/	12.08	2.62	0.72	0.72	3.34	3	5	No		The Ironworks Building
C	L08	0806	Apt Type C8	1Bed	2	Single	1	50.5	45	26.27	13.94	/	/	13.94	2.37	0.63	0.72	3.09	3	5.1	Yes		The Ironworks Building
C	L09	0906	Apt Type C20	2Bed4P	4	Dual	2	76.3	73	30.60	13	12.1	/	25.1	5.49	0.63	0.72	6.21	6	7	No		The Ironworks Building
C	L09	0908	Apt Type C35	2Bed4P	4	Dual	2	81.2	37	35.2	13.4	13	/	26.4	6.30	0.63	0	6.30	6	7.15	Yes		The Ironworks Building
C	L09	0902	Apt Type C11	1Bed	2	Dual	1	66.1	45	37.6	16.2	/	/	16.2	4.80	0.60	0	4.80	3	0	Yes		The Ironworks Building
C	L09	0901	Apt Type C38	1Bed	2	Dual	1	49.6	45	27.49	11.7	/	/	11.7	2.90	0.60	0.70	3.60	3	5.1	Yes		The Ironworks Building
C	L09	0905	Apt Type C14	1Bed	2	Dual	1	45.4	45	23.8	12.8	/	/	12.8	3.00	0.60	0	3.00	3	0	No		The Ironworks Building
C	L09	0904	Apt Type C13	1Bed	2	Single	1	45.00	45	22.7	11.4	/	/	11.4	3.10	0.60	0	3.10	3	0	No		The Ironworks Building
C	L09	0903	Apt Type C12	1Bed	2	Dual	1	46.00	45	23.37	11.88	/	/	11.8	3.90	0.60	0	3.90	3	0	No		The Ironworks Building
C	M00	M14	Apt Type C19	2Bed4P	4	Dual	2	73.40	73	30	13	11.15	/	24.15	4.50	0.63	1.51	6.01	6	7	No		The Ironworks Building
C	M00	M16	Apt Type C50	2Bed4P	4	Dual	2	73.9	73	30	11.4	11.5	/	22.9	5.14	0.63	0.72	5.86	6	6.5	No		The Ironworks Building
C	M00	M11	Apt Type C15	2Bed4P	4	Single	2	73	73	30	13	11.4	/	24.40	5.30	0.63	0.72	6.02	6	7	No	Yes	The Ironworks Building
C	M00	M01	Apt Type C1	1Bed	2	Single	1	50.5	45	28.66	11.96	/	/	11.96	2.69	0.64	0.71	3.40	3	5.1	Yes		The Ironworks Building
C	M00	M12	Apt Type C16	2Bed3P	3	Single	2	82.8	63	33.7	13.7	13.7	/	29.8	5.56	0.63	0.72	6.28	6	7.36	Yes		The Ironworks Building
C	M00	M13	Apt Type C17	2Bed4P	4	Single	2	86.1	73	34.6	18.37	12.95	/	31.32	6.00	0.63	0	6.00	6	7.3	Yes		The Ironworks Building
C	M00	M06	Apt Type C36	1Bed	2	Single	1	50.8	45	28.31	11.5	/	/	11.5	2.69	0.63	0.54	3.23	3	5.1	Yes	Yes	The Ironworks Building
C	M00	M05	Apt Type C4	1Bed	2	Dual	1	60.5	45	34.77	14.02	/	/	14.02	2.50	0.63	0.72	3.22	3	9	Yes		The Ironworks Building
C	M00	M07	Apt Type C7	1Bed	2	Single	1	50.5	45	26.17	13.94	/	/	13.94	2.69	0.63	0.72	3.41	3	5.1	Yes		The Ironworks Building
C	M00	M04	Apt Type C3	1Bed	2	Single	1	46.1	45	24.04	12.68	/	/	12.68	3.21	0.63	0	3.21	3	5	No		The Ironworks Building
C	M00	M15	Apt Type C22	2Bed4P	4	Dual	2	81.9	73	37.2	13.23	11.47	/	24.7	5.40	0.63	0.72	6.12	6	7	Yes		The Ironworks Building
C	M00	M18	Apt Type C30	2Bed4P	4	Dual	2	81.4	73	35.02	12.59	14.2	/	26.79	5.14	0.64	1.08	6.22	6	7	Yes		The Ironworks Building
C	M00	M09	Apt Type C8	1Bed	2	Single	1	50.5	45	26.27	13.94	/	/	13.94	2.37	0.63	0.72	3.09	3	5.1	Yes		The Ironworks Building
C	M00	M08	Apt Type C8	1Bed	2	Single	1	50.5	45	26.27	13.94	/	/	13.94	2.37	0.63	0.72	3.09	3	5.1	Yes		The Ironworks Building
C	M00	M03	Apt Type C39	1Bed	2	Single	1	46.4	45	24.6	12.08	/	/	12.08	2.62	0.72	0.72	3.34	3	5	No		The Ironworks Building
C	M00	M02	Apt Type C2	1Bed	2	Single	1	45	45	23	11.97	/	/	11.97	2.91	0.63	0.72	3.63	3	5	No	Yes	The Ironworks Building
C	M00	M10	Apt Type C9	1Bed	2	Single	1	50.5	45	28.5	11.74	/	/	11.74	2.62	0.72	0.72	3.34	3	5.1	Yes		The Ironworks Building
C	M00	M18	Apt Type C40	2Bed4P	4	Single	2	91.6	73	30	27.43	11.49	/	38.92	6.30	0.63	0	6.30	6	7	Yes	Yes	The Ironworks Building

## Appendix - Full HQA - As Permitted

Block	Floor	Apartment No.	Apartment Description	Beds			Unit Types	Floor Area m <sup>2</sup>	Oversized	Part V	Aspect	Kitchen/Living Area m <sup>2</sup>	Bedroom 01 Area m <sup>2</sup>	Bedroom 02 Area m <sup>2</sup>	Bedroom 03 Area m <sup>2</sup>	Agg Bedroom Area m <sup>2</sup>	Storage in Unit m <sup>2</sup>	Storage Required	Private Amenity Space m <sup>2</sup>	Number of Balconies
				1	2	3														
A	L01	A.L01.01	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L01	A.L01.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L01	A.L01.03	1 Bed	•			1B-2P	56	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L01	A.L01.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L01	A.L01.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L01	A.L01.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L02	A.L02.01	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L02	A.L02.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L02	A.L02.03	1 Bed	•			1B-2P	56	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L02	A.L02.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L02	A.L02.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L02	A.L02.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L03	A.L03.01	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L03	A.L03.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L03	A.L03.03	1 Bed	•			1B-2P	56	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L03	A.L03.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L03	A.L03.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L03	A.L03.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L04	A.L04.01	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L04	A.L04.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L04	A.L04.03	1 Bed	•			1B-2P	56	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L04	A.L04.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L04	A.L04.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L04	A.L04.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L05	A.L05.01	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L05	A.L05.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L05	A.L05.03	1 Bed	•			1B-2P	56	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L05	A.L05.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L05	A.L05.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L05	A.L05.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L06	A.L06.01	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L06	A.L06.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L06	A.L06.03	1 Bed	•			1B-2P	56	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L06	A.L06.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L06	A.L06.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L06	A.L06.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L07	A.L07.01	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L07	A.L07.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L07	A.L07.03	1 Bed	•			1B-2P	56	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L07	A.L07.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L07	A.L07.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L07	A.L07.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L08	A.L08.01	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L08	A.L08.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L08	A.L08.03	1 Bed	•			1B-2P	56	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L08	A.L08.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L08	A.L08.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L08	A.L08.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L09	A.L09.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L09	A.L09.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L09	A.L09.03	1 Bed	•			1B-2P	56	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L09	A.L09.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L09	A.L09.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L09	A.L09.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L09	A.L09.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L10	A.L10.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L10	A.L10.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1

A	L10	A.L10.03	1 Bed	●			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L10	A.L10.04	Studio	●			Studio	37			Single	30				0	3	3		
A	L10	A.L10.05	1 Bed	●			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L10	A.L10.06	1 Bed	●			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L10	A.L10.07	1 Bed	●			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L10	A.L10.08	1 Bed	●			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L11	A.L11.01b	3 Bed			●	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L11	A.L11.02	2 Bed		●		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L11	A.L11.03	1 Bed	●			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L11	A.L11.04	Studio	●			Studio	37			Single	30				0	3	3		
A	L11	A.L11.05	1 Bed	●			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L11	A.L11.06	1 Bed	●			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L11	A.L11.07	1 Bed	●			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L11	A.L11.08	1 Bed	●			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L12	A.L12.01b	3 Bed			●	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L12	A.L12.02	2 Bed		●		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L12	A.L12.03	1 Bed	●			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L12	A.L12.04	Studio	●			Studio	37			Single	30				0	3	3		
A	L12	A.L12.05	1 Bed	●			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L12	A.L12.06	1 Bed	●			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L12	A.L12.07	1 Bed	●			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L12	A.L12.08	1 Bed	●			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L13	A.L13.01b	3 Bed			●	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L13	A.L13.02	2 Bed		●		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L13	A.L13.03	1 Bed	●			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L13	A.L13.04	Studio	●			Studio	37			Single	30				0	3	3		
A	L13	A.L13.05	1 Bed	●			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L13	A.L13.06	1 Bed	●			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L13	A.L13.07	1 Bed	●			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L13	A.L13.08	1 Bed	●			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L14	A.L14.01b	3 Bed			●	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L14	A.L14.02	2 Bed		●		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L14	A.L14.03	1 Bed	●			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L14	A.L14.04	Studio	●			Studio	37			Single	30				0	3	3		
A	L14	A.L14.05	1 Bed	●			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L14	A.L14.06	1 Bed	●			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L14	A.L14.07	1 Bed	●			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L14	A.L14.08	1 Bed	●			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L15	A.L15.01b	3 Bed			●	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L15	A.L15.02	2 Bed		●		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L15	A.L15.03	1 Bed	●			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L15	A.L15.04	Studio	●			Studio	37			Single	30				0	3	3		
A	L15	A.L15.05	1 Bed	●			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L15	A.L15.06	1 Bed	●			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L15	A.L15.07	1 Bed	●			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L15	A.L15.08	1 Bed	●			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L16	A.L16.01b	3 Bed			●	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L16	A.L16.02	2 Bed		●		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L16	A.L16.03	1 Bed	●			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L16	A.L16.04	Studio	●			Studio	37			Single	30				0	3	3		
A	L16	A.L16.05	1 Bed	●			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L16	A.L16.06	1 Bed	●			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L16	A.L16.07	1 Bed	●			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L16	A.L16.08	1 Bed	●			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L17	A.L17.01b	3 Bed			●	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L17	A.L17.02	2 Bed		●		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L17	A.L17.03	1 Bed	●			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L17	A.L17.04	Studio	●			Studio	37			Single	30				0	3	3		
A	L17	A.L17.05	1 Bed	●			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L17	A.L17.06	1 Bed	●			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		

A	L17	A.L17.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L17	A.L17.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L18	A.L18.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L18	A.L18.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L18	A.L18.03	1 Bed	•			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L18	A.L18.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L18	A.L18.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L18	A.L18.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L18	A.L18.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L18	A.L18.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L19	A.L19.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L19	A.L19.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L19	A.L19.03	1 Bed	•			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L19	A.L19.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L19	A.L19.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L19	A.L19.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L19	A.L19.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L19	A.L19.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L20	A.L20.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L20	A.L20.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L20	A.L20.03	1 Bed	•			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L20	A.L20.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L20	A.L20.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L20	A.L20.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L20	A.L20.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L20	A.L20.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L21	A.L21.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L21	A.L21.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L21	A.L21.03	1 Bed	•			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L21	A.L21.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L21	A.L21.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L21	A.L21.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L21	A.L21.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L21	A.L21.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L22	A.L22.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L22	A.L22.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L22	A.L22.03	1 Bed	•			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L22	A.L22.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L22	A.L22.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L22	A.L22.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L22	A.L22.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L22	A.L22.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L23	A.L23.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L23	A.L23.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L23	A.L23.03	1 Bed	•			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L23	A.L23.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L23	A.L23.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L23	A.L23.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L23	A.L23.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L23	A.L23.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L24	A.L24.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L24	A.L24.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L24	A.L24.03	1 Bed	•			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L24	A.L24.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L24	A.L24.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L24	A.L24.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L24	A.L24.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L24	A.L24.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L25	A.L25.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L25	A.L25.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1

A	L25	A.L25.03	1 Bed	•			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L25	A.L25.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L25	A.L25.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L25	A.L25.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L25	A.L25.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L25	A.L25.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L26	A.L26.01b	3 Bed			•	3B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L26	A.L26.02	2 Bed		•		2B-3P	63			Dual	28.8	14	8.2		22.2	6.1	5	7.7	1
A	L26	A.L26.03	1 Bed	•			1B-2P	55	1		Dual	27.1	13.3	7.2		20.5	3	3	7.6	1
A	L26	A.L26.04	Studio	•			Studio	37			Single	30				0	3	3		
A	L26	A.L26.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L26	A.L26.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L26	A.L26.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L26	A.L26.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L27	A.L27.01A	3 Bed			•	2B-4P	76			Dual	30	13.6	7.3	7.1	28	6	6		
A	L27	A.L27.05	1 Bed	•			1B-2P	47			Dual	25.6	12.2			12.2	3.9	3		
A	L27	A.L27.06	1 Bed	•			1B-2P	50	1		Dual	27.2	13.4			13.4	3.6	3		
A	L27	A.L27.07	1 Bed	•			1B-2P	50	1		Single	28.1	13.5			13.5	3.2	3		
A	L27	A.L27.08	1 Bed	•			1B-2P	50	1		Dual	29	12.8			12.8	3.4	3		
A	L27	A.L27.09	3 Bed			•	3B-5P	99			Dual	41.9	16.1	12.9	7.1	36.1	9	9	15.3	2
A	L27	A.L27.10	1 Bed	•			1B-2P	47			Single	25.8	12.3			12.3	3.1	3		
B2	L01	B2.L01.01	2 Bed		•		2B-4P	81	1		Single	37.2	15.2	14.5		29.7	6	6	7.6	1
B2	L01	B2.L01.02	2 Bed		•		2B-4P	83	1		Dual	33.6	17.7	15.9		33.6	6.2	6	7.2	1
B2	L01	B2.L01.03	2 Bed		•		2B-4P	75			Dual	38.1	13.1	11.9		25	6.4	6	7.8	1
B2	L01	B2.L01.04	2 Bed		•		2B-4P	75			Single	36.7	12.4	13		25.4	6.1	6	7.4	1
B2	L01	B2.L01.05	2 Bed		•		2B-3P	73	1		Single	31.7	15.8	10		25.8	5.4	5	7.8	1
B2	L01	B2.L01.06	2 Bed		•		2B-4P	74			Dual	36.2	14.3	11.7		26	6	6	7.7	1
B2	L02	B2.L02.01	2 Bed		•		2B-4P	81	1		Single	37.2	15.2	14.5		29.7	6	6	7.6	1
B2	L02	B2.L02.02	2 Bed		•		2B-4P	83	1		Dual	33.6	17.7	15.9		33.6	6.2	6	7.2	1
B2	L02	B2.L02.03	2 Bed		•		2B-4P	75			Dual	38.1	13.1	11.9		25	6.4	6	7.8	1
B2	L02	B2.L02.04	2 Bed		•		2B-4P	75			Single	36.7	12.4	13		25.4	6.1	6	7.4	1
B2	L02	B2.L02.05	2 Bed		•		2B-3P	73	1		Single	31.7	15.8	10		25.8	5.4	5	7.8	1
B2	L02	B2.L02.06	2 Bed		•		2B-4P	74			Dual	36.2	14.3	11.7		26	6	6	7.7	1
B2	L03	B2.L03.01	2 Bed		•		2B-4P	81	1		Single	37.2	15.2	14.5		29.7	6	6	7.6	1
B2	L03	B2.L03.02	2 Bed		•		2B-4P	83	1		Dual	33.6	17.7	15.9		33.6	6.2	6	7.2	1
B2	L03	B2.L03.03	2 Bed		•		2B-4P	75			Dual	38.1	13.1	11.9		25	6.4	6	7.8	1
B2	L03	B2.L03.04	2 Bed		•		2B-4P	75			Single	36.7	12.4	13		25.4	6.1	6	7.4	1
B2	L03	B2.L03.05	2 Bed		•		2B-3P	73	1		Single	31.7	15.8	10		25.8	5.4	5	7.8	1
B2	L03	B2.L03.06	2 Bed		•		2B-4P	74			Dual	36.2	14.3	11.7		26	6	6	7.7	1
B2	L04	B2.L04.01	2 Bed		•		2B-4P	81	1		Single	37.2	15.2	14.5		29.7	6	6	7.6	1
B2	L04	B2.L04.02	2 Bed		•		2B-4P	83	1		Dual	33.6	17.7	15.9		33.6	6.2	6	7.2	1
B2	L04	B2.L04.03	2 Bed		•		2B-4P	75			Dual	38.1	13.1	11.9		25	6.4	6	7.8	1
B2	L04	B2.L04.04	2 Bed		•		2B-4P	75			Single	36.7	12.4	13		25.4	6.1	6	7.4	1
B2	L04	B2.L04.05	2 Bed		•		2B-3P	73	1		Single	31.7	15.8	10		25.8	5.4	5	7.8	1
B2	L04	B2.L04.06	2 Bed		•		2B-4P	74			Dual	36.2	14.3	11.7		26	6	6	7.7	1
B2	L05	B2.L05.01	2 Bed		•		2B-4P	81	1		Single	37.2	15.2	14.5		29.7	6	6	7.6	1
B2	L05	B2.L05.02	2 Bed		•		2B-4P	83	1		Dual	33.6	17.7	15.9		33.6	6.2	6	7.2	1
B2	L05	B2.L05.03	2 Bed		•		2B-4P	75			Dual	38.1	13.1	11.9		25	6.4	6	7.8	1
B2	L05	B2.L05.04	2 Bed		•		2B-4P	75			Single	36.7	12.4	13		25.4	6.1	6	7.4	1
B2	L05	B2.L05.05	2 Bed		•		2B-3P	73	1		Single	31.7	15.8	10		25.8	5.4	5	7.8	1
B2	L05	B2.L05.06	2 Bed		•		2B-4P	74			Dual	36.2	14.3	11.7		26	6	6	7.7	1
B2	L06	B2.L06.01	2 Bed		•		2B-4P	81	1		Single	37.2	15.2	14.5		29.7	6	6	7.6	1
B2	L06	B2.L06.02	2 Bed		•		2B-4P	83	1		Dual	33.6	17.7	15.9		33.6	6.2	6	7.2	1
B2	L06	B2.L06.03	2 Bed		•		2B-4P	75			Dual	38.1	13.1	11.9		25	6.4	6	7.8	1
B2	L06	B2.L06.04	2 Bed		•		2B-4P	75			Single	36.7	12.4	13		25.4	6.1	6	7.4	1
B2	L06	B2.L06.05	2 Bed		•		2B-3P	73	1		Single	31.7	15.8	10		25.8	5.4	5	7.8	1
B2	L06	B2.L06.06	2 Bed		•		2B-4P	74			Dual	36.2	14.3	11.7		26	6	6	7.7	1
B2	L07	B2.L07.01	2 Bed		•		2B-4P	81	1		Single	37.2	15.2	14.5		29.7	6	6	7.6	1
B2	L07	B2.L07.02	2 Bed		•		2B-4P	83	1		Dual	33.6	17.7	15.9		33.6	6.2	6	7.2	1
B2	L07	B2.L07.03	2 Bed		•		2B-4P	75			Dual	38.1	13.1	11.9		25	6.4	6	7.8	1

B2	L07	B2.L07.04	2 Bed		•		2B-4P	75			Single	36.7	12.4	13		25.4	6.1	6	7.4	1
B2	L07	B2.L07.05	2 Bed		•		2B-3P	73	1		Single	31.7	15.8	10		25.8	5.4	5	7.8	1
B2	L07	B2.L07.06	2 Bed		•		2B-4P	74			Dual	36.2	14.3	11.7		26	6	6	7.7	1
B2	L08	B2.L08.01	1 Bed	•			1B-2P	65	1		Single	34	14.1			14.1	4.1	3	24.6	1
B2	L08	B2.L08.02	2 Bed		•		2B-4P	73			Dual	36.5	13.5	11.4		24.9	6.7	6	23.3	2
B2	L08	B2.L08.03	2 Bed		•		2B-4P	75			Dual	38.1	13.1	11.9		25	6.4	6	7.8	1
B2	L08	B2.L08.04	Studio	•			Studio	47			Single	40.7				0	3	3	24.8	1
B2	L08	B2.L08.05	2 Bed		•		2B-3P	69			Single	38.8	13	8		21	5.1	5	23.5	1
B2	L08	B2.L08.06	2 Bed		•		2B-4P	75			Dual	36.2	14.3	11.7		26	6	6	8.5	1
B	L00	B.L00.01	2 Bed		•		2B-4P	82	1		Single	37	14	13		27	7	6	7	-
B	L00	B.L00.02	1 Bed	•			1B-2P	50	1		Single	26	15			15	3	3	5	-
B	L00	B.L00.03	1 Bed	•			1B-2P	55	1		Single	32	12			12	4	3	5	-
B	L00	B.L00.04	1 Bed	•			1B-2P	53	1		Dual	35	14			14	4	3	5	-
B	L01	B1.L01.01	2 Bed		•		2B-4P	84	1		Dual	40	13	12		25	9	6	7	1
B	L01	B1.L01.02	2 Bed		•		2B-4P	82	1		Dual	34	15	13		28	8	6	8	1
B	L01	B1.L01.03	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L01	B1.L01.04	2 Bed		•		2B-4P	73	1		Single	33	13	12		25	6	6	7	1
B	L01	B1.L01.05	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L01	B1.L01.06	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
B	L01	B1.L01.07	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L01	B1.L01.08	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
B	L01	B1.L01.09	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	L01	B1.L01.10	1 Bed	•			1B-2P	46			Single	25	13			13	3	3	5	1
B	L01	B1.L01.11	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		22	5	5	7	1
B	L01	B1.L01.12	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L02	B1.L02.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
B	L02	B1.L02.02	2 Bed		•		2B-4P	82	1		Dual	34	15	13		28	8	6	8	1
B	L02	B1.L02.03	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
B	L02	B1.L02.04	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L02	B1.L02.05	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
B	L02	B1.L02.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L02	B1.L02.07	1 Bed	•			1B-2P	50	1		Single	28	13			13	3	3	5	1
B	L02	B1.L02.08	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L02	B1.L02.09	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
B	L02	B1.L02.10	1 Bed	•			1B-2P	46			Single	25	13			13	3	3	5	1
B	L02	B1.L02.11	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	L02	B1.L02.12	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		22	5	5	7	1
B	L02	B1.L02.13	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L03	B1.L03.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
B	L03	B1.L03.02	2 Bed		•		2B-4P	82	1		Dual	34	15	13		28	8	6	8	1
B	L03	B1.L03.03	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
B	L03	B1.L03.04	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L03	B1.L03.05	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
B	L03	B1.L03.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L03	B1.L03.07	1 Bed	•			1B-2P	50	1		Single	28	13			13	3	3	5	1
B	L03	B1.L03.08	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L03	B1.L03.09	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
B	L03	B1.L03.10	1 Bed	•			1B-2P	46			Single	25	13			13	3	3	5	1
B	L03	B1.L03.11	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	L03	B1.L03.12	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		22	5	5	7	1
B	L03	B1.L03.13	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L04	B1.L04.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
B	L04	B1.L04.02	2 Bed		•		2B-4P	82	1		Dual	34	15	13		28	8	6	8	1
B	L04	B1.L04.03	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
B	L04	B1.L04.04	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L04	B1.L04.05	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
B	L04	B1.L04.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L04	B1.L04.07	1 Bed	•			1B-2P	50	1		Single	28	13			13	3	3	5	1
B	L04	B1.L04.08	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L04	B1.L04.09	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1

B	L04	B1.L04.10	1 Bed	•			1B-2P	46			Single	25	13			13	3	3	5	1
B	L04	B1.L04.11	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	L04	B1.L04.12	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		22	5	5	7	1
B	L04	B1.L04.13	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L05	B1.L05.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
B	L05	B1.L05.02	2 Bed		•		2B-4P	82	1		Dual	34	15	13		28	8	6	8	1
B	L05	B1.L05.03	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
B	L05	B1.L05.04	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L05	B1.L05.05	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
B	L05	B1.L05.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L05	B1.L05.07	1 Bed	•			1B-2P	50	1		Single	28	13			13	3	3	5	1
B	L05	B1.L05.08	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L05	B1.L05.09	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
B	L05	B1.L05.10	1 Bed	•			1B-2P	46			Single	25	13			13	3	3	5	1
B	L05	B1.L05.11	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	L05	B1.L05.12	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		22	5	5	7	1
B	L05	B1.L05.13	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L06	B1.L06.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
B	L06	B1.L06.02	2 Bed		•		2B-4P	82	1		Dual	34	15	13		28	8	6	8	1
B	L06	B1.L06.03	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
B	L06	B1.L06.04	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L06	B1.L06.05	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
B	L06	B1.L06.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L06	B1.L06.07	1 Bed	•			1B-2P	50	1		Single	28	13			13	3	3	5	1
B	L06	B1.L06.08	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L06	B1.L06.09	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
B	L06	B1.L06.10	1 Bed	•			1B-2P	46			Single	25	13			13	3	3	5	1
B	L06	B1.L06.11	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	L06	B1.L06.12	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		22	5	5	7	1
B	L06	B1.L06.13	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L07	B1.L07.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
B	L07	B1.L07.02	2 Bed (3P)		•		2B-3P	68	1		Single	29	14	9		23	5	5	20	1
B	L07	B1.L07.03	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
B	L07	B1.L07.04	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L07	B1.L07.05	1 Bed	•		•	1B-2P	51	1		Single	27	14			14	4	3	5	1
B	L07	B1.L07.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L07	B1.L07.07	1 Bed	•			1B-2P	50	1		Single	28	13			13	3	3	5	1
B	L07	B1.L07.08	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L07	B1.L07.09	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
B	L07	B1.L07.10	1 Bed	•			1B-2P	46			Single	25	13			13	3	3	5	1
B	L07	B1.L07.11	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	L07	B1.L07.12	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		22	5	5	7	1
B	L07	B1.L07.13	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L08	B1.L08.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
B	L08	B1.L08.02	2 Bed (3P)		•		2B-3P	68	1		Single	29	14	9		23	5	5	7	1
B	L08	B1.L08.03	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
B	L08	B1.L08.04	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L08	B1.L08.05	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
B	L08	B1.L08.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L08	B1.L08.07	1 Bed	•			1B-2P	50	1		Single	28	13			13	3	3	5	1
B	L08	B1.L08.08	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
B	L08	B1.L08.09	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
B	L08	B1.L08.10	1 Bed	•		•	1B-2P	46			Single	25	13			13	3	3	5	1
B	L08	B1.L08.11	1 Bed	•			1B-2P	45			Dual	23	13			13	3	3	5	1
B	L08	B1.L08.12	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		22	5	5	7	1
B	L08	B1.L08.13	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L09	B1.L09.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
B	L09	B1.L09.02	2 Bed (3P)		•		2B-3P	69	1		Single	29	14	9		23	5	5	7	1
B	L09	B1.L09.03	2 Bed		•		2B-4P	82	1		Dual	35	14	11		25	9	6	7	1
B	L09	B1.L09.04	1 Bed	•			1B-2P	52	1		Single	31	11			11	4	3	5	1

B	L09	B1.L09.05	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	L09	B1.L09.06	1 Bed	•			1B-2P	46			Single	25	13			13	3	3	5	1
B	L09	B1.L09.07	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		23	5	5	7	1
B	L09	B1.L09.08	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L10	B1.L10.01	2 Bed		•		2B-4P	83	1		Dual	35	14	12		25	9	6	7	1
B	L10	B1.L10.02	1 Bed	•			1B-2P	52	1		Single	31	11			11	4	3	5	1
B	L10	B1.L10.03	1 Bed	•		•	1B-2P	45			Single	23	13			13	3	3	5	1
B	L10	B1.L10.04	1 Bed	•			1B-2P	46			Dual	25	13			13	3	3	5	1
B	L10	B1.L10.05	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		23	5	5	7	1
B	L10	B1.L10.06	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	L11	B1.L11.01	2 Bed				2B-4P	83	1		Dual	35	14	12		25	9	6	7	1
B	L11	B1.L11.02	1 Bed	•			1B-2P	52	1		Single	31	11			11	4	3	5	1
B	L11	B1.L11.03	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	L11	B1.L11.04	1 Bed	•			1B-2P	46			Dual	25	13			13	3	3	5	1
B	L11	B1.L11.05	2 Bed (3P)		•		2B-3P	70	1		Dual	31	13	10		22	5	5	7	1
B	L11	B1.L11.06	2 Bed		•		2B-4P	80			Dual	35	13	10		23	6	6	7	1
B	M00	B1.M00.01	2 Bed		•		2B-4P	93	1		Single	40	18	17		35	6	6	7	1
B	M00	B1.M00.02	1 Bed	•			1B-2P	45			Single	25	13			13	4	3	5	1
B	M00	B1.M00.03	1 Bed	•			1B-2P	50	1		Single	28	13			13	3	3	5	1
B	M00	B1.M00.04	1 Bed	•			1B-2P	45			Single	25	13			13	4	3	5	1
B	M00	B1.M00.05	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
B	M00	B1.M00.06	1 Bed	•			1B-2P	45			Single	25	13			13	4	3	5	1
B	M00	B1.M00.07	1 Bed	•			1B-2P	45			Single	23	13			13	3	3	5	1
B	M00	B1.M00.08	1 Bed	•			1B-2P	46			Single	25	13			13	3	3	5	1
B	M00	B1.M00.09	1 Bed	•			1B-2P	53	1		Dual	32	12			12	3	3	5	1
B	M00	B1.M00.10	1 Bed	•			1B-2P	51	1		Dual	29	12			12	4	3	5	1
C	L00	C.L00.01	2 Bed		•		2B-4P	74			Single	32	14	11		25	6	6	7	-
C	L00	C.L00.02	2 Bed		•		2B-4P	75			Single	32	14	11		25	6	6	7	-
C	L00	C.L00.03	2 Bed		•		2B-4P	80	1		Single	34	16	11		27	7	6	7	-
C	L00	C.L00.04	1 Bed	•			1B-2P	50	1		Single	27	14			14	3	3	5	-
C	L00	C.L00.05	2 Bed		•		2B-4P	78			Single	30	15	13		27	6	6	7	-
C	L00	C.L00.06	2 Bed (3P)		•		2B-3P	67			Dual	30	13	8		21	5	5	7	-
C	L00	C.L00.07	2 Bed		•		2B-4P	76			Dual	35	13	10		23	6	6	7	1
C	L01	C.L01.01	2 Bed		•		2B-4P	84	1	Part V	Dual	40	13	12		25	9	6	7	1
C	L01	C.L01.02	1 Bed	•			1B-2P	56	1	Part V	Dual	35	12			12	4	3	8	1
C	L01	C.L01.03	2 Bed		•		2B-4P	78		Part V	Dual	35	13	12		25	6	6	7	1
C	L01	C.L01.04	2 Bed (3P)		•		2B-3P	74	1	Part V	Dual	30	15	12		27	6	6	7	1
C	L01	C.L01.05	2 Bed		•		2B-4P	74		Part V	Single	30	15	13		27	6	6	7	1
C	L01	C.L01.06	2 Bed		•		2B-4P	73	1	Part V	Single	33	13	12		25	6	6	7	1
C	L01	C.L01.07	1 Bed	•			1B-2P	45		Part V	Single	24	13			13	4	3	5	1
C	L01	C.L01.08	1 Bed	•			1B-2P	50	1	Part V	Single	26	14			14	3	3	5	1
C	L01	C.L01.09	1 Bed	•			1B-2P	45		Part V	Single	24	13			13	4	3	5	1
C	L01	C.L01.10	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
C	L01	C.L01.11	2 Bed		•		2B-4P	82	1		Single	33	16	13		30	7	6	7	1
C	L01	C.L01.12	1 Bed	•			1B-2P	48			Single	26	12			12	5	3	5	1
C	L01	C.L01.13	1 Bed	•			1B-2P	51	1		Single	29	13			13	4	3	5	1
C	L01	C.L01.14	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	L01	C.L01.15	1 Bed	•			1B-2P	51	1		Single	29	13			13	4	3	5	1
C	L01	C.L01.16	2 Bed		•		2B-4P	76			Single	37	13	11		25	6	6	7	1
C	L01	C.L01.17	1 Bed	•			1B-2P	51	1		Single	29	13			13	4	3	5	1
C	L01	C.L01.18	2 Bed (3P)		•		2B-3P	69	1		Dual	30	13	8		21	5	5	7	1
C	L01	C.L01.19	2 Bed		•		2B-4P	76			Dual	35	13	10		23	6	6	7	1
C	L02	C.L02.01	2 Bed		•		2B-4P	80	1	Part V	Dual	35	13	13		26	6	6	7	1
C	L02	C.L02.02	2 Bed		•		2B-4P	75		Part V	Dual	35	14	12		26	6	6	7	1
C	L02	C.L02.03	2 Bed		•		2B-4P	78		Part V	Dual	35	13	12		25	6	6	7	1
C	L02	C.L02.04	2 Bed		•		2B-4P	74	1	Part V	Dual	30	15	12		27	6	6	7	1
C	L02	C.L02.05	2 Bed		•		2B-4P	76		Part V	Dual	33	12	13		25	6	6	7	1
C	L02	C.L02.06	2 Bed		•		2B-4P	74		Part V	Single	30	15	13		27	6	6	7	1
C	L02	C.L02.07	1 Bed	•			1B-2P	51	1	Part V	Single	27	14			14	4	3	5	1
C	L02	C.L02.08	1 Bed	•			1B-2P	45		Part V	Single	24	13			13	4	3	5	1

C	L02	C.L02.09	1 Bed	•			1B-2P	50	1	Part V	Single	26	14		14	3	3	5	1
C	L02	C.L02.10	1 Bed	•			1B-2P	45		Part V	Single	24	13		13	4	3	5	1
C	L02	C.L02.11	1 Bed	•			1B-2P	50	1		Single	26	14		14	3	3	5	1
C	L02	C.L02.12	2 Bed		•		2B-4P	82	1		Single	33	16	13	30	7	6	7	1
C	L02	C.L02.13	1 Bed	•			1B-2P	48			Single	26	12		12	5	3	5	1
C	L02	C.L02.14	1 Bed	•			1B-2P	45			Single	24	13		13	4	3	5	1
C	L02	C.L02.15	1 Bed	•			1B-2P	51	1		Single	27	14		14	4	3	5	1
C	L02	C.L02.16	1 Bed	•			1B-2P	51	1		Single	27	14		14	4	6	5	1
C	L02	C.L02.17	2 Bed		•		2B-4P	76			Single	37	13	11	25	6	6	7	1
C	L02	C.L02.18	1 Bed	•			1B-2P	51	1		Single	27	14		14	4	3	5	1
C	L02	C.L02.19	2 Bed (3P)		•		2B-3P	69	1		Dual	29	13	10	23	5	5	7	1
C	L02	C.L02.20	2 Bed		•		2B-4P	76			Dual	35	13	10	23	6	6	7	1
C	L03	C.L03.01	2 Bed		•		2B-4P	80	1	Part V	Dual	35	13	13	26	6	6	7	1
C	L03	C.L03.02	2 Bed		•		2B-4P	75		Part V	Dual	35	14	12	26	6	6	7	1
C	L03	C.L03.03	2 Bed		•		2B-4P	78		Part V	Dual	35	13	12	25	6	6	7	1
C	L03	C.L03.04	2 Bed		•		2B-4P	74	1	Part V	Dual	30	15	12	27	6	6	7	1
C	L03	C.L03.05	2 Bed		•		2B-4P	76		Part V	Dual	33	12	13	25	6	6	7	1
C	L03	C.L03.06	2 Bed		•		2B-4P	74		Part V	Single	30	15	13	27	6	6	7	1
C	L03	C.L03.07	1 Bed	•			1B-2P	51	1	Part V	Single	27	14		14	4	3	5	1
C	L03	C.L03.08	1 Bed	•			1B-2P	45		Part V	Single	24	13		13	4	3	5	1
C	L03	C.L03.09	1 Bed	•			1B-2P	50	1	Part V	Single	26	14		14	3	3	5	1
C	L03	C.L03.10	1 Bed	•			1B-2P	45		Part V	Single	24	13		13	4	3	5	1
C	L03	C.L03.11	1 Bed	•			1B-2P	50	1		Single	26	14		14	3	3	5	1
C	L03	C.L03.12	2 Bed		•		2B-4P	82	1		Single	33	16	13	30	7	6	7	1
C	L03	C.L03.13	1 Bed	•			1B-2P	48			Single	26	12		12	5	3	5	1
C	L03	C.L03.14	1 Bed	•			1B-2P	45			Single	24	13		13	4	3	5	1
C	L03	C.L03.15	1 Bed	•			1B-2P	51	1		Single	27	14		14	4	3	5	1
C	L03	C.L03.16	1 Bed	•			1B-2P	51	1		Single	27	14		14	4	6	5	1
C	L03	C.L03.17	2 Bed		•		2B-4P	76			Single	37	13	11	25	6	6	7	1
C	L03	C.L03.18	1 Bed	•			1B-2P	51	1		Single	27	14		14	4	3	5	1
C	L03	C.L03.19	2 Bed (3P)		•		2B-3P	69	1		Dual	29	13	10	23	5	5	7	1
C	L03	C.L03.20	2 Bed		•		2B-4P	76			Dual	35	13	10	23	6	6	7	1
C	L04	C.L04.01	2 Bed		•		2B-4P	80	1	Part V	Dual	35	13	13	26	6	6	7	1
C	L04	C.L04.02	2 Bed		•		2B-4P	75		Part V	Dual	35	14	12	26	6	6	7	1
C	L04	C.L04.03	2 Bed		•		2B-4P	78		Part V	Dual	35	13	12	25	6	6	7	1
C	L04	C.L04.04	2 Bed		•		2B-4P	74	1	Part V	Dual	30	15	12	27	6	6	7	1
C	L04	C.L04.05	2 Bed		•		2B-4P	76		Part V	Dual	33	12	13	25	6	6	7	1
C	L04	C.L04.06	2 Bed		•		2B-4P	74		Part V	Single	30	15	13	27	6	6	7	1
C	L04	C.L04.07	1 Bed	•			1B-2P	51	1	Part V	Single	27	14		14	4	3	5	1
C	L04	C.L04.08	1 Bed	•			1B-2P	45		Part V	Single	24	13		13	4	3	5	1
C	L04	C.L04.09	1 Bed	•			1B-2P	50	1	Part V	Single	26	14		14	3	3	5	1
C	L04	C.L04.10	1 Bed	•			1B-2P	45		Part V	Single	24	13		13	4	3	5	1
C	L04	C.L04.11	1 Bed	•			1B-2P	50	1		Single	26	14		14	3	3	5	1
C	L04	C.L04.12	2 Bed		•		2B-4P	82	1		Single	33	16	13	30	7	6	7	1
C	L04	C.L04.13	1 Bed	•			1B-2P	48			Single	26	12		12	5	3	5	1
C	L04	C.L04.14	1 Bed	•			1B-2P	45			Single	24	13		13	4	3	5	1
C	L04	C.L04.15	1 Bed	•			1B-2P	51	1		Single	27	14		14	4	3	5	1
C	L04	C.L04.16	1 Bed	•			1B-2P	51	1		Single	27	14		14	4	6	5	1
C	L04	C.L04.17	2 Bed		•		2B-4P	76			Single	37	13	11	25	6	6	7	1
C	L04	C.L04.18	1 Bed	•			1B-2P	51	1		Single	27	14		14	4	3	5	1
C	L04	C.L04.19	2 Bed (3P)		•		2B-3P	69	1		Dual	29	13	10	23	5	5	7	1
C	L04	C.L04.20	2 Bed		•		2B-4P	76			Dual	35	13	10	23	6	6	7	1
C	L05	C.L05.01	2 Bed		•		2B-4P	80	1	Part V	Dual	35	13	13	26	6	6	7	1
C	L05	C.L05.02	2 Bed		•		2B-4P	75		Part V	Dual	35	14	12	26	6	6	7	1
C	L05	C.L05.03	2 Bed		•		2B-4P	78		Part V	Dual	35	13	12	25	6	6	7	1
C	L05	C.L05.04	2 Bed		•		2B-4P	74	1	Part V	Dual	30	15	12	27	6	6	7	1
C	L05	C.L05.05	2 Bed		•		2B-4P	76		Part V	Dual	33	12	13	25	6	6	7	1
C	L05	C.L05.06	2 Bed		•		2B-4P	74		Part V	Single	30	15	13	27	6	6	7	1
C	L05	C.L05.07	1 Bed	•			1B-2P	51	1	Part V	Single	27	14		14	4	3	5	1
C	L05	C.L05.08	1 Bed	•			1B-2P	45		Part V	Single	24	13		13	4	3	5	1

C	L05	C.L05.09	1 Bed	•			1B-2P	50	1	Part V	Single	26	14			14	3	3	5	1
C	L05	C.L05.10	1 Bed	•			1B-2P	45		Part V	Single	24	13			13	4	3	5	1
C	L05	C.L05.11	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
C	L05	C.L05.12	2 Bed		•		2B-4P	82	1		Single	33	16	13		30	7	6	7	1
C	L05	C.L05.13	1 Bed	•			1B-2P	48			Single	26	12			12	5	3	5	1
C	L05	C.L05.14	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	L05	C.L05.15	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
C	L05	C.L05.16	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	6	5	1
C	L05	C.L05.17	2 Bed		•		2B-4P	76			Single	37	13	11		25	6	6	7	1
C	L05	C.L05.18	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
C	L05	C.L05.19	2 Bed (3P)		•		2B-3P	69	1		Dual	29	13	10		23	5	5	7	1
C	L05	C.L05.20	2 Bed		•		2B-4P	76			Dual	35	13	10		23	6	6	7	1
C	L06	C.L06.01	2 Bed		•		2B-4P	80	1	Part V	Dual	35	13	13		26	6	6	7	1
C	L06	C.L06.02	2 Bed		•		2B-4P	75		Part V	Dual	35	14	12		26	6	6	7	1
C	L06	C.L06.03	2 Bed		•		2B-4P	78		Part V	Dual	35	13	12		25	6	6	7	1
C	L06	C.L06.04	2 Bed		•		2B-4P	74	1	Part V	Dual	30	15	12		27	6	6	7	1
C	L06	C.L06.05	2 Bed		•		2B-4P	76		Part V	Dual	33	12	13		25	6	6	7	1
C	L06	C.L06.06	2 Bed		•		2B-4P	74		Part V	Single	30	15	13		27	6	6	7	1
C	L06	C.L06.07	1 Bed	•			1B-2P	51	1	Part V	Single	27	14			14	4	3	5	1
C	L06	C.L06.08	1 Bed	•			1B-2P	45		Part V	Single	24	13			13	4	3	5	1
C	L06	C.L06.09	1 Bed	•			1B-2P	50	1	Part V	Single	26	14			14	3	3	5	1
C	L06	C.L06.10	1 Bed	•			1B-2P	45		Part V	Single	24	13			13	4	3	5	1
C	L06	C.L06.11	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
C	L06	C.L06.12	2 Bed		•		2B-4P	82	1		Single	33	16	13		30	7	6	7	1
C	L06	C.L06.13	1 Bed	•			1B-2P	48			Single	26	12			12	5	3	5	1
C	L06	C.L06.14	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	L06	C.L06.15	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
C	L06	C.L06.16	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	6	5	1
C	L06	C.L06.17	2 Bed		•		2B-4P	76			Single	37	13	11		25	6	6	7	1
C	L06	C.L06.18	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
C	L06	C.L06.19	2 Bed (3P)		•		2B-3P	69	1		Dual	29	13	10		23	5	5	7	1
C	L06	C.L06.20	2 Bed		•		2B-4P	76			Dual	35	13	10		23	6	6	7	1
C	L07	C.L07.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
C	L07	C.L07.02	1 Bed	•			1B-2P	50	1		Single	29	14			14	5	3	13	1
C	L07	C.L07.03	1 Bed	•			1B-2P	59	1		Dual	34	15			15	4	3	13	1
C	L07	C.L07.04	2 Bed		•		2B-4P	74			Single	30	15	13		27	6	6	7	1
C	L07	C.L07.05	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
C	L07	C.L07.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	L07	C.L07.07	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
C	L07	C.L07.08	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	L07	C.L07.09	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
C	L07	C.L07.10	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
C	L07	C.L07.11	2 Bed		•		2B-4P	82	1		Single	33	16	13		30	7	6	7	1
C	L07	C.L07.12	1 Bed	•			1B-2P	48			Single	26	12			12	5	3	5	1
C	L07	C.L07.13	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	L07	C.L07.14	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
C	L07	C.L07.15	2 Bed		•		2B-4P	76			Single	37	13	11		25	6	6	7	1
C	L07	C.L07.16	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
C	L07	C.L07.17	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
C	L07	C.L07.18	2 Bed (3P)		•		2B-3P	69	1		Dual	29	13	10		23	5	5	7	1
C	L07	C.L07.19	2 Bed		•		2B-4P	76			Dual	35	13	10		23	6	6	7	1
C	L08	C.L08.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
C	L08	C.L08.02	1 Bed	•			1B-2P	50	1		Dual	29	14			14	5	3	7	1
C	L08	C.L08.03	1 Bed	•			1B-2P	59	1		Dual	34	15			15	4	3	13	1
C	L08	C.L08.04	2 Bed		•		2B-4P	74			Single	30	15	13		27	6	6	7	1
C	L08	C.L08.05	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
C	L08	C.L08.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	L08	C.L08.07	1 Bed	•			1B-2P	51	1		Single	27	14			14	4	3	5	1
C	L08	C.L08.08	1 Bed	•			1B-2P	45			Dual	24	13			13	4	3	5	1
C	L08	C.L08.09	1 Bed	•			1B-2P	51	1		Dual	27	14			14	4	3	5	1

C	L09	C.L09.01	2 Bed		•		2B-4P	80	1		Dual	35	13	13		26	6	6	7	1
C	L09	C.L09.02	1 Bed	•			1B-2P	58	1		Dual	36	13			13	3	3	7	1
C	L09	C.L09.03	1 Bed	•			1B-2P	47			Single	26	12			12	3	3	5	1
C	L09	C.L09.04	1 Bed	•			1B-2P	45			Dual	24	13			13	3	3	5	1
C	L09	C.L09.05	2 Bed		•		2B-4P	76			Dual	33	12	13		25	6	6	7	1
C	L09	C.L09.06	1 Bed	•			1B-2P	46			Dual	26	13			13	3	3	5	1
C	L09	C.L09.07	1 Bed	•			1B-2P	50	1		Dual	27	15			15	3	3	5	1
C	M00	C.M00.01	1 Bed	•			1B-2P	56	1		Dual	35	12			12	4	3	8	1
C	M00	C.M00.02	2 Bed		•		2B-4P	78			Dual	35	13	12		25	6	6	7	1
C	M00	C.M00.03	2 Bed		•		2B-4P	74			Dual	30	15	12		27	6	6	7	1
C	M00	C.M00.04	2 Bed		•		2B-4P	74			Single	30	15	13		27	6	6	7	1
C	M00	C.M00.05	2 Bed		•		2B-4P	93	1		Single	40	18	17		35	6	6	7	1
C	M00	C.M00.06	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	M00	C.M00.07	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
C	M00	C.M00.08	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	M00	C.M00.09	1 Bed	•			1B-2P	50	1		Single	26	14			14	3	3	5	1
C	M00	C.M00.10	2 Bed		•		2B-4P	82	1		Single	33	16	13		30	7	6	7	1
C	M00	C.M00.11	1 Bed	•			1B-2P	48			Single	26	12			12	5	3	5	1
C	M00	C.M00.12	1 Bed	•			1B-2P	45			Single	24	13			13	4	3	5	1
C	M00	C.M00.13	1 Bed	•			1B-2P	51	1		Single	27	15			15	4	3	5	1
C	M00	C.M00.14	2 Bed		•		2B-4P	76			Single	37	13	11		25	6	6	7	1
C	M00	C.M00.15	1 Bed	•			1B-2P	51	1		Single	27	15			15	4	3	5	1
C	M00	C.M00.16	1 Bed	•			1B-2P	51	1		Single	27	15			15	4	3	5	1
C	M00	C.M00.17	2 Bed (3P)		•		2B-3P	69	1		Dual	29	13	10		23	5	5	7	1
C	M00	C.M00.18	2 Bed		•		2B-4P	76			Dual	35	13	10		23	6	6	7	1