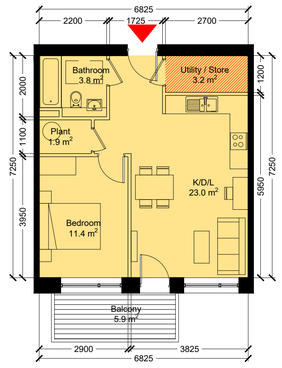
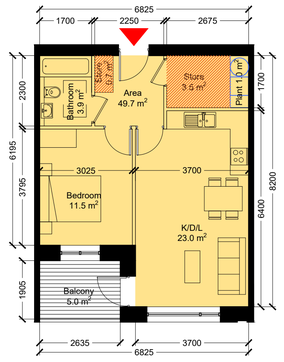


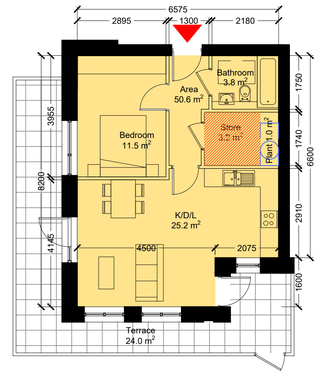
TYPE 1B_01				
1 Bedroom (2 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area (m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	19.6m²	3.48	N/A	3.3
Bedroom 1 (Double)	11.4m²	2.90	11.4m^2	2.8
Storage	4.0m²		3m^2	
Private Amentity Space	6.1m²		5m^2	
Total Area	45.6m²		45m^2	



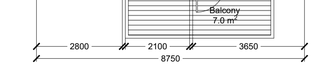
TYPE 1B_02				
1 Bedroom (2 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area (m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	23.0m²	3.83	N/A	3.3
Bedroom 1 (Double)	11.4m²	2.90	11.4m^2	2.8
Storage	3.2m²		3m^2	
Private Amentity Space	5.9m²		5m^2	
Total Area	49.5m²		45m^2	



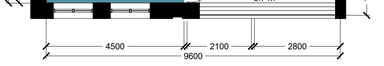
TYPE 1B_03				
1 Bedroom (2 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area (m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	23.0m²	3.70	N/A	3.3
Bedroom 1 (Double)	11.5m²	3.03	11.4m^2	2.8
Storage	4.2m²		3m^2	
Private Amentity Space	5.0m²		5m^2	
Total Area	49.7m²		45m^2	



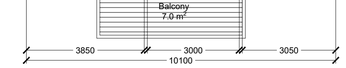
TYPE 1B_04				
1 Bedroom (2 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area (m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	25.2m²	3.58	N/A	3.3
Bedroom 1 (Double)	11.5m²	2.90	11.4m^2	2.8
Storage	3.2m²		3m^2	
Private Amentity Space	24.0m²		5m^2	
Total Area	50.6m²		45m^2	



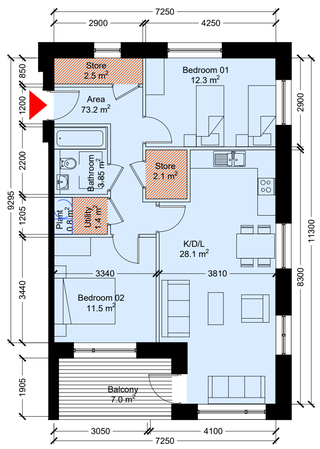
TYPE 2B_01				
2 Bedroom (3 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area(m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	23.8m²	3.65	N/A	3.6
Bedroom 1 (Double)	11.5m²	2.80	11.4m^2	2.8
Bedroom 2 (Double)	7.9m²	2.10	7.1m^2	2.1
Storage	5.0m²		5m^2	
Private Amentity Space	7.0m²		6m^2	
Total Area	63.40		63m^2	



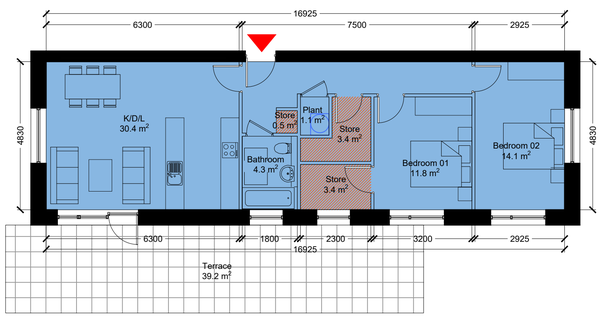
TYPE 2B_02				
2 Bedroom (3 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area(m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	28.9m²	4.50	N/A	3.6
Bedroom 1 (Double)	11.5m²	2.80	11.4m^2	2.8
Bedroom 2 (Double)	8.6m²	2.10	7.1m^2	2.1
Storage	5.5m²		5m^2	
Private Amentity Space	6.7m²		6m^2	
Total Area	70.6m²		63m^2	



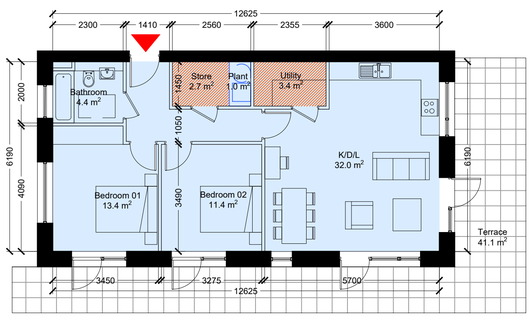
TYPE 2B_03				
2 Bedroom (4 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area(m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	28.4m²	3.85	N/A	3.6
Bedroom 1 (Double)	12.6m²	3.05	11.4m^2	2.8
Bedroom 2 (Double)	11.4m²	3.00	11.4m^2	2.8
Storage	6.0m²		6m^2	
Private Amentity Space	7.0m²		7m^2	
Total Area	73.2m²		73m^2	



TYPE 2B_04				
2 Bedroom (4 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area(m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	28.1m²	3.81	N/A	3.6
Bedroom 1 (Double)	12.3m²	2.90	11.4m^2	2.8
Bedroom 2 (Double)	11.5m²	3.34	11.4m^2	2.8
Storage	6.0m²		6m^2	
Private Amentity Space	7.0m²		7m^2	
Total Area	73.2m²		73m^2	



TYPE 2B_06				
2 Bedroom (4 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area(m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	30.4m²	4.80	N/A	3.6
Bedroom 1 (Double)	11.8m²	3.20	11.4m^2	2.8
Bedroom 2 (Double)	14.1m²	2.93	11.4m^2	2.8
Storage	7.3m²		6m^2	
Private Amentity Space	39.2m²		7m^2	
Total Area	81.8m²		73m^2	



TYPE 2B_07				
2 Bedroom (4 Person) Apartment				
ROOM NAME	Proposed		Min Required	
	Area(m^2)	Width (m)	Area (m^2)	Width (m)
Living/Kitchen/ Dining Area	32.0m²	5.70	N/A	3.6
Bedroom 1 (Double)	13.4m²	3.45	11.4m^2	2.8
Bedroom 2 (Double)	11.4m²	3.28	11.4m^2	2.8
Storage	6.1m²		6m^2	
Private Amentity Space	41.1m²		7m^2	
Total Area	78.2m²		73m^2	

NOTE:
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY

REV.	DATE	DESCRIPTION	DRWN	CHKD.	APPRD.
A	23.09.2025	Issued for 247 Meeting	COC	PH	PH
B	10.12.2025	Issued for 328 Meeting	COC	PH	PH
C	17.04.2026	Issued for Info	COC	PH	PH
D	15.06.2026	Issued for Planning	COC	PH	PH

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Apartment Development
Ballincollig
O'Flynn Construction

Unit Types

SCALE	DATE	DRAWN BY	CHECKED	REVISION No.	DRAWING NO.
1:100@A1	June 2026	COC	PH	D	2530 - PL - 500

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