

<b>SITE AREA</b>	1.76 Ha / 4.36 Acres/ 17655 sqm	<b>SITE COVERAGE</b>	36.29%
<b>NET SITE AREA (excl new road)</b>	1.54 Ha / 3.81 Acres/ 15447 sqm		

<b>DENSITY</b>	<b>Gross</b>	units / ha	182
		units / acre	74
	<b>Net (excl new road)</b>	units / ha	208
		units / acre	84

<b>PLOT RATIO</b>	1.97
-------------------	------

SUMMARY	BLOCK A		BLOCK B		BLOCK C		BLOCK D		BLOCK E	
	1 BED	2 BED	1 BED	2 BED	1 BED	2 BED	1 BED	2 BED	1 BED	2 BED
	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
GROUND FLOOR	3	6	3	4	4	6	6	0	0	0
FIRST FLOOR	5	9	4	4	6	10	5	16	Office & Retail only	
SECOND FLOOR	5	9	4	4	6	10	5	16		
THIRD FLOOR	5	9	4	4	6	10	5	16		
FOURTH FLOOR	5	9	4	4	6	10	5	16		
FIFTH FLOOR	5	9	4	4	6	10	5	16		
					Note: 32 No. Units (10% allocated to Part V)					
	28	51	23	24	34	56	25	80		
<b>UNITS PER BLOCK</b>	79		47		90		105		0	
<b>TOTAL No. OF UNITS</b>	321									

<b>TOTAL GROSS FLOOR AREA (SQM)</b>	7430	3813	8324	11759	3435
	34762				

\* BASEMENT EXCLUDED FROM CALCULATION

<b>Basement Area (sqm)</b>	<b>Main Basement</b>	6386.0
	<b>Office Basement</b>	686.8
	<b>TOTAL</b>	7072.8

<b>Dual Aspect</b>		
Dual Aspect Apartments	247	77%
Single Aspect Apartments	74	23%
<b>Total Apartments</b>	321	100%

<b>PERCENTAGE</b>	<b>1 Beds</b>	<b>2 Bed (3P)</b>	<b>2 Bed (4P)</b>
	110	10	201
	34%	3%	63%

<b>COMMERCIAL AREAS (sqm)</b>	Gym	450
	Cafe	195
	GF Office	262
	Office	2176
	Creche	290
	Retail	125
	Circ + Ancillary Facilities	999
	<b>TOTAL</b>	4497

<b>Commercial Support Facilities (CSF)</b>		
<b>Block A Ground Floor</b>	Commercial Bin & Bike Store	39.5
<b>Block C Ground Floor</b>	Bin/ Bike Store Creche	40.5
<b>Block D Ground Floor</b>	Commercial Bin Store	47.0
<b>TOTAL PROVIDED</b>		127.0

<b>% Commercial to Residential</b>	12.94%
------------------------------------	--------

<b>Parking Facilities</b>	<b>Ground Level</b>	Visitor's Parking	8
		of which are accessible	3
		Creche Parking	4
		GoCar Club Parking	5
		of which are accessible	1
		<b>TOTAL GROUND</b>	17
	<b>Basement</b>	Residents' Parking	163
		of which are accessible	5
		GoCar Club Parking	5
		Office Parking	7
		of which are accessible	1
		<b>TOTAL BASEMENT</b>	175
<b>TOTAL CAR PARK SPACES</b>	192		
<b>TOTAL ACCESSIBLE SPACES</b>	10		

<b>Residential Bike Parking Facilities</b>	<b>Ground Level</b>	Resi - Cargo Bikes (Internal)	31
		Creche & Cafe (Internal)	18
		Public - Short Term (External)	66
		Resi - Short Term (External)	56
		<b>TOTAL GROUND</b>	171
		Resi - Secure Parking (Internal)	680
	<b>Basement</b>	Block E Offices (Internal)	56
		<b>TOTAL BASEMENT</b>	736
		<b>TOTAL Secure for Residents only</b>	711
		<b>TOTAL Short Term for Residents only</b>	56
		<b>TOTAL Resi + Visitor Parking</b>	767
		<b>TOTAL Short Term for Public</b>	66
<b>TOTAL Commercial Spaces</b>	74		
<b>TOTAL BIKE SPACES</b>	907		

<b>Electric Charging points provided</b>	Ground/ Surface Level	0
	Basement Level	20
	<b>Total</b>	20

<b>RESIDENT'S BIKE SPACES</b>	767	(680 in basement)*
<b>Ratio</b>	2.39	

<b>RESIDENT'S CAR PARK SPACES</b>	163
<b>Ratio</b>	0.51

<b>MOTORBIKE SPACES</b>	12	(12 in basement)*
	Ratio	0.04
	as % of car parking	6.25%

Open Space	Requirement (Based on Apartment guidelines 2018)	Total req. sqm	Provision under application and indicated on Landscape Masterplan	
			sqm	%
Public Open Space	10% of application site (17655sqm)	1765	The Plaza: 591 The Street: 1454 <b>TOTAL</b> 2045	116
Communal Open Space	5 sqm per 1 bed unit 6 sqm per 2 bed (3P) unit 7 sqm per 2 bed (4P) unit <b>TOTAL</b>	550 60 1407 2017	Garden Courtyard: 1891 Block D Roof Terrace: 469 Allotments: 168 <b>TOTAL**</b> 2528	125
Private Open Space	5 sqm per 1 bed unit 6 sqm per 2 bed (3P) unit 7 sqm per 2 bed unit	550 60 1407	625.5 60 1486.83	114 100 106

\*\* This area includes recreation areas listed below

Green Buildings				
	Requirement (Based on Apartment guidelines 2018)	Total Roof Area	Total Green Roof Area	%
Green roofs - Block A	70% min of flat roofs	1239.3	1069	86
Green roofs - Block B		638.5	549	86
Green roofs - Block C		1384.7	1191.1	86
Green roofs - Block D		1953.3	1113.8	57
Green roofs - Block E		686	493	72
<b>AVERAGE % ACROSS ALL BLOCKS</b>				<b>75%</b>

Recreation			
	Req:	Provided:	sqm
Children/ Toddler play space	85 - 100 sqm	Playground	148
Play units/elements	N/A	Refer to Landscape Report	
Other:	N/A	Covered seating area	56
Active units: (please specify e.g.: basketball, outdoor gym etc.)	N/A	Outdoor gym	74
	N/A	Table tennis tables	75

Residential Amenity Space		
<b>Block D Ground Floor</b>	Study Area	245.0
	Library/ Quiet Room	53.6
	Resident's Lounge	118.0
	Games Area	110.0
	Kids Play Room	52.0
	Bookable Kitchen	46.0
	Cinema Room	49.0
	Resident's Gym	168.0
<b>TOTAL PROVIDED</b>	841.6	

Residential Support Facilities		
<b>Block A Ground Floor</b>	Bike Store	47.6
<b>Block B Ground Floor</b>	Bike Store	15.8
<b>Block C Ground Floor</b>	Bike Store	47.6
<b>Block D Ground Floor</b>	Reception/ Concierge	129.0
	Management Suite	17.0
	Laundry	24.8
	Toilets	43.9
<b>Basement</b>	Bike Store	23.7
	Bin Store A&B&C&D	129.0
	Store	42.5
	Bike Storage	528.3
<b>TOTAL PROVIDED</b>		1049.2

<b>Resi-Amenity + Support Facilities (sqm)</b>	No. Bedrooms	Sqm of Amenity & Support Facilities/ Bdr
1890.8	532	3.55

<b>Resi-Amenity + Support Facilities (sqm)</b>	No. Units	Sqm of Amenity & Support Facilities/ Unit
1890.8	321	5.89