

C2 Assisted / Independent Living

BLOCK A	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Level B1	3830	41,226	2390	25,727	343	3,687
Level 0	3136	33,758	2916	31,390	2196	23,638
Level 1	3136	33,759	2977	32,048	2434	26,200
Level 2	3136	33,759	2976	32,033	2434	26,200
Level 3	3136	33,759	2530	27,228	2027	21,819
Level 4	1181	12,712	915	9,846	706	7,603
TOTAL	17556.1	188,974	14703.8	158,271	10139.8	109,145

APARTMENT NUMBERS								
	1 Bed Small	1 Bed Large	2 Bed Small	2 Bed Med	2 Bed Large	2 Bed XL	PH (2BR)	TOTAL
	No.	No.	No.	No.	No.	No.	No.	No.
					2	1		3
		4		4	4	9		21
		1		1	6	13		21
		1		1	6	13		21
		1		1	1	10	4	17
			1				5	6
	0	7	1	7	19	46	9	89
	0.0%	7.9%	1.1%	7.9%	21.3%	51.7%	10.1%	100.0%
	7		73				9	89
	7.9%		82.0%				10.1%	100.0%

Hab Rooms	Bed Spaces
No.	No.
9	13
59	85
62	82
62	82
50	66
18	24
260	352

percentage of units by type

net to gross of typical floor = 81.79%
net to gross of Block = 68.96% *Includes plant and communal facilities at basement, and ground floor in total gross area*

Other Net Areas	sq m		sq ft		(included in GIA table above)
	Communal areas	1403	15,101		
	% Communal to total GIA	9.5%	-		
	Plant / Servicing	352	3,790		
TOTAL	1755.1	18,891			

GEA of covered parking in basement (included in GEA above).	sq m		sq ft		Total parking spaces for C2 use:
	1261	13,572	(not included in tables above)	64	

Parking Spaces 64 (includes staff and visitor spaces, minibus space, and 5 disabled spaces)
Parking ratio 71.9%

The NSA is the sum of the all of the GIAs of the individual apartments

The areas have been measured as shown on the following drawings: [Revit Model 10-07-2016](#)

The areas are approximate and relate to the likely areas of the building at the current state of the design.

The standard RICS Code of Practice for measuring areas has been used with the exception that internal balconies are not included in GIA/NSA

Any decisions to be made on the basis of these predictions, whether as to project viability,

pre-letting, lease agreements and the like, should make allowance for the following:

1. Design development.
2. Accurate site survey, site levels and dimensions.
3. Construction methods and building tolerances.
4. Local Authority consents.