

PLOT 1		Level	PARKING			RETAIL						STUDIO APARTMENT													
			Car Bays	M/C Bays	Carpark area							BLOCK A						BLOCK B							
												NFA	Circulation	M&E	BOH	Lift	Stair	Facilities	NFA	Circulation	M&E	Lift	Stair	Facilities	NFA
	REMARKS		No. of Parking		GFA	NFA	Circulation	M&E & BOH	Lift	Stair	Facilities	NFA	Circulation	M&E	Lift	Stair	Facilities	NFA	Circulation	M&E	Lift	Stair	Facilities		
	Basement Carpark	B1	489	468	18,515																				
PODIUM	Street Parking on Grd	G	124	0		5,579	3,209	652	80	32	143														
	Multi-Storey Carpark Multi-Storey Carpark Multi-Storey Carpark Apt. Podium Level 6	1				7,327	2,848	63	89	32	143														
		2				7,524	2,719	63	89	32	235														
		3	284	244	9,369																				
		4	284	244	9,369																				
		5	299	266	9,369																				
		6													25	32	296				25	32	91		
UPPER LEVEL	Typical Floors	7										929	150	24	25	32		929	150	24	25	32			
		8										929	150	24	25	32		929	150	24	25	32			
		9										929	150	24	25	32		929	150	24	25	32			
		10										929	150	24	25	32		929	150	24	25	32			
		11										929	150	24	25	32		929	150	24	25	32			
		12										929	150	24	25	32		929	150	24	25	32			
		13										929	150	24	25	32		929	150	24	25	32			
		14										929	150	24	25	32		929	150	24	25	32			
		15										929	150	24	25	32		929	150	24	25	32			
		16										929	150	24	25	32		929	150	24	25	32			
		17										929	150	24	25	32		929	150	24	25	32			
		18										929	150	24	25	32		929	150	24	25	32			
		19										929	150	24	25	32		929	150	24	25	32			
		20										929	150	24	25	32		929	150	24	25	32			
		21										929	150	24	25	32		929	150	24	25	32			
		22										929	150	24	25	32		929	150	24	25	32			
		23										929	150	24	25	32		929	150	24	25	32			
		24										929	150	24	25	32		929	150	24	25	32			
		SUB TOTAL						20,429	8,776	778	258	96	521	16,722	2,701	426	472	611	296	16,722	2,701	426	472	611	91
		TOTAL (excl. Carpark, Lift & Stair)			1,480	1,222	46,623	30,505												20,145	19,940				

All numbers above are calculated based on SQ.M.  
For SQ.FT, multiply by 10.7639.

PLOT 1 - DEVELOPMENT SUMMARY

NO. OF CAR PARKING	1,480
NO. OF MOTORCYCLE PARKING	1,222

CALCULATIONS OF PARKING REQUIREMENTS (CAR AND MOTORCYCLE)

RETAIL	200 UNITS	20,429 SQ.M	219,901
STUDIO APARTMENT:	720 UNITS	33,444 SQ.M	359,988

SQ.FT	440
SQ.FT	720

REQUIRED NO. OF PARKING BAYS\*

*Retail and Studio Apartment parking bays calculated based on NFA divided by 500 sq ft	1,160
5 ADDITIONAL OKU CAR BAYS REQUIRED	1,165

RETAIL (excl. Lift & Stair)	SQ.M	SQ.FT
STUDIO APARTMENTS BLOCK A & B (excl. Lift & Stair)	30,505	328,354
	40,085	431,467
TOTAL GFA (EXCLUDING CARPARKS, LIFTS AND STAIRS)- RETAIL & S.APRTMENTS	70,590	759,821
OVERALL DEVELOPMENT AREA (INCLUDING LIFTS AND STAIRS) FOR RETAIL & STUDIO APARTMENTS	73,110	786,946
OVERALL DEVELOPMENT AREA (INCLUDING LIFTS, STAIRS & CARPARK)	119,733	1,288,789

SITE AREA

5.2 ACRES / 21,206 SQ.M / 228,254 SQ.FT

PLOT RATIO

GFA/ Land area = 3.329

NOTE: The Plot Ratio is calculated based on the total GFA (excluding carpark, lifts and stairs) divided by the site area.

EFFICIENCY [NFA/GFA INCLUDING CORE & SERVICES]

74 %

EFFICIENCY [NFA/GFA INCLUDING CORE & SERVICES + CARPARK]

45 %