CLONGRIFFIN WIDER LANDS - Phase 2

Planning

SCH P 1901 - Residential Area Schedule + Unit Numbers

CLONGRIFFIN WIDER LANDS | Phase 02 - SCH P 1901

ISSUED FOR PLANNING

Henry J Lyons

Date: 08/05/2026
Revision: Rev P01
Title: SCH P 1901 - Residential Area Schedule + Unit Numbers

SITE WIDE TOTAL MIX

TOTALS	STUDIO	1B2P + 10%	2B3P+ 10%	2B4P	3B5P+ 10%	UNITS	DUAL ASPECT	10% overs	BEDS
GIA	38.6 m2	49.5 m2	69.5 m2	74.5 m2	99 m2				
ZONE 7A	0	20	5	17	0	42	21	25	64
ZONE 7B	0	18	0	29	0	47	30	18	76
ZONE 7C	0	32	0	25	0	57	24	32	82
ZONE 7D	5	0	6	28	6	45	28	12	91
ZONE 7E	0	27	5	20	0	52	20	32	77
ZONE 7F	0	20	0	17	0	37	26	20	54
ZONE 8A	24	7	13	6	0	50	32	14	69
ZONE 8B	0	36	8	29	0	73	36	44	110
ZONE 8C	5	6	0	34	0	45	28	12	79
ZONE 8D	0	25	0	14	0	39	25	25	53
ZONE 8E	0	32	0	24	0	56	24	32	80
ZONE 9A	9	47	17	24	0	97	48	63	138
ZONE 9B	7	34	14	16	0	71	36	48	101
TOTALS	**50**	**304**	**68**	**283**	**6**	**711**	**378**	**377**	**1074**
	7.03%	**42.76%**	**9.56%**	**39.80%**	**0.8%**	**100.00%**	**53.16%**	**53.02%**	

SITE WIDE MIX - COST RENTAL

TOTALS	STUDIO	1B2P + 10%	2B3P+ 10%	2B4P	3B5P+ 10%	UNITS	DUAL ASPECT	10% overs	BEDS
ZONE 7A	0	20	5	17	0	42	21	25	64
ZONE 7B	0	18	0	29	0	47	30	18	76
ZONE 7C	0	32	0	25	0	57	24	32	82
ZONE 7D	5	0	6	28	6	45	28	12	91
ZONE 7E	0	27	5	20	0	52	20	32	77
ZONE 7F	0	20	0	17	0	37	26	20	54
ZONE 8A	24	7	13	6	0	50	32	14	69
ZONE 8C	5	6	0	34	0	45	28	12	79
ZONE 8D	0	25	0	14	0	39	25	25	53
ZONE 8E	0	32	0	24	0	56	24	32	80
ZONE 9A	9	47	17	24	0	97	48	63	138
ZONE 9B	7	34	14	16	0	71	36	48	101
TOTALS	**50**	**268**	**60**	**254**	**6**	**638**	**342**	**333**	**964**
	7.8%	**42.0%**	**9.4%**	**39.8%**	**0.9%**	**100.0%**	**53.6%**	**52.2%**	

SITE WIDE MIX - PART V HOUSING

TOTALS	STUDIO	1B2P + 10%	2B3P+ 10%	2B4P	3B5P+ 10%	UNITS	DUAL ASPECT	10% overs	BEDS
ZONE 8B	0	36	8	29	0	73	36	44	110
TOTALS	**0**	**36**	**8**	**29**	**0**	**73**	**36**	**44**	**1074**
	0.0%	**49.3%**	**11.0%**	**39.7%**	**0.0%**	**100.0%**	**49.3%**	**60.3%**	

Notes:

All areas to be in metres squared

Residential Area (m2)		Internal Plant	External Plant	Non Residential Area GIA (m2)			Total Area	Community 5% required	Development Total - AMENITY SPACE		Development Total Requirement - BIKE SPACES			PHASE 2 - CAR SPACES			
GIA	NIA	Bike/Bin/BOH	Heating Plant	CRECHE	RETAIL / CCA	CAR PARK	GIA (m2)	GIA (m2)	REQUIRED SPACE	PROVIDED SPACE	Resi spaces	Visitor spaces	TOTAL SPACES REQUIRED	PERMIT	PODIUM	VISITOR	COMMERCIAL / CRECHE
59,627.2	43,981.9	3829.0	1051.2	911.4	1,950.1	7,324.2	73,641.91	2,199.10	4,163	4,771	1,074	356	1,430	65	252	14	4
80.97%		5.20%		1.24%	2.65%	9.95%	100.00%			115%				0.091	0.35	0.020	0.006
														0.446		0.025	

ZONE 7A - COST RENTAL APARTMENT NUMBERS

	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	Residential Area (m2) GIA	Residential Area (m2) NIA	Non GIA Residential Area Bike/Bin/BOH	Non GIA Residential Area Heating Plant	Non Residential Area GIA (m2) CRECHE	Non Residential Area GIA (m2) RETAIL / CCA	Non Residential Area GIA (m2) CAR PARK	Total Area GIA (m2)
Level 0		1	1	1		3	1	2	366.78	194.70	267.77				604	971
Level 1		4	1	4		9	5	5	803.08	576.40						803
Level 2		5	1	4		10	5	6	819.10	626.40						819
Level 3		5	1	4		10	5	6	819.10	626.40						819
Level 4		5	1	4		10	5	6	819.10	626.40						819
																0
																0
																0
TOTAL	0	20	5	17	0	42	21	25	3,627.16	2,650.30	267.8	0.0	0	0	604.47	4,499
MIX	0%	48%	12%	40%	0%		50.0%	60%								

ZONE 7A -AMENITY SPACE			
	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	0	
1B2P	5	100	
2B3P	6	30	
2B4P	7	119	
3B5P	9	0	
		249	

ZONE 7A - BIKE SPACES		
	SPACE / UNIT	TOTAL SPACES
Studio	1	0
1B2P	1	20
2B3P	2	10
2B4P	2	34
3B5P	3	0
Vistor Spaces	0.5	21
		85

ZONE 7 - CAR SPACES			
PERMIT	PODIUM	VISITOR	COMMERCIAL / CRECHE

ZONE 7B - COST RENTAL APARTMENT NUMBERS									Residential Area (m2)		Non GIA Residential Area		Non Residential Area GIA (m2)			Total Area
	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	GIA	NIA	Bike/Bin/BOH	Heating Plant	CRECHE	CCA	CAR PARK	GIA (m2)
Level 0		1		1		2	2	1	292.28	124.00	267.77				604.47	897
Level 1		2		5		7	5	2	658.39	475.50						658
Level 2		3		5		8	5	3	674.64	525.50						675
Level 3		3		5		8	5	3	674.64	525.50						675
Level 4		3		5		8	5	3	674.64	525.50						675
Level 5		3		4		7	4	3	588.42	446.50						588
Level 6		3		4		7	4	3	588.42	446.50						588
TOTAL	0	18	0	29	0	47	30	18	4,151	3,069.00	267.8	0.0	0	0	604.47	5,024
MIX	0%	38%	0%	62%	0%		63.8%	38%								

ZONE 7B -AMENITY SPACE	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	0	
1B2P	5	90	
2B3P	6	0	
2B4P	7	203	
3B5P	9	0	
		293	

ZONE 7B - BIKE SPACES	SPACE / UNIT	TOTAL SPACES
Studio	1	0
1B2P	1	18
2B3P	2	0
2B4P	2	58
3B5P	3	0
Vistor Spaces	0.5	23.5
		100

ZONE 7C - COST RENTAL APARTMENT NUMBERS									Residential Area (m2)		Non GIA Residential Area		Non Residential Area GIA (m2)			Total Area
	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	GIA	NIA	Bike/Bin/BOH	Heating Plant		CCA	CAR PARK	GIA (m2)
Level 0		2		1		3	0	2	364.34	175.90	267.77				604.47	969
Level 1		5		4		9	4	5	731.85	554.20						732
Level 2		5		4		9	4	5	731.85	554.20						732
Level 3		5		4		9	4	5	731.85	554.20						732
Level 4		5		4		9	4	5	731.85	554.20						732
Level 5		5		4		9	4	5	731.85	554.20						732
Level 6		5		4		9	4	5	731.85	554.20						732
TOTAL	0	32	0	25	0	57	24	32	4,755	3,501.1	267.8	0.0	0	0	604.47	5,628
MIX	0%	56%	0%	44%	0%		42.1%	56%								

ZONE 7C -AMENITY SPACE	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	0	
1B2P	5	160	
2B3P	6	0	
2B4P	7	175	
3B5P	9	0	
		335	

ZONE 7C - BIKE SPACES	SPACE / UNIT	TOTAL SPACES
Studio	1	0
1B2P	1	32
2B3P	2	0
2B4P	2	50
3B5P	3	0
Vistor Spaces	0.5	28.5
		111

ZONE 7D - COST RENTAL APARTMENT NUMBERS									Residential Area (m2)		Non GIA Residential Area		Non Residential Area GIA (m2)			Total Area
	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	GIA	NIA	Bike/Bin/BOH	Heating Plant		CCA	CAR PARK	GIA (m2)
Level 0						0		0	146.63	0.00	267.77				604.47	751
Level 1			1	5	1	7	5	2	747.96	548.20						#REF!
Level 2	1		1	5	1	8	5	2	761.08	586.80						761
Level 3	1		1	5	1	8	5	2	761.08	586.80						761
Level 4	1		1	5	1	8	5	2	761.08	586.80						761
Level 5	1		1	4	1	7	4	2	675.07	507.80						675
Level 6	1		1	4	1	7	4	2	675.07	507.80						675
TOTAL	5	0	6	28	6	45	28	12	4,528	3,324.20	267.8	0.0	0	0	604.47	5,400
MIX	11%	0%	13%	62%	13%		62.2%	27%								

ZONE 7D -AMENITY SPACE	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	20	
1B2P	5	0	
2B3P	6	36	
2B4P	7	196	
3B5P	9	54	
		306	

ZONE 7D - BIKE SPACES	SPACE / UNIT	TOTAL SPACES
Studio	1	5
1B2P	1	0
2B3P	2	12
2B4P	2	56
3B5P	3	18
Vistor Spaces	0.5	22.5
		114

ZONE 7E - COST RENTAL APARTMENT NUMBERS									Residential Area (m2)		Non GIA Residential Area		Non Residential Area GIA (m2)			Total Area
	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	GIA	NIA	Bike/Bin/BOH	Heating Plant		CCA	CAR PARK	GIA (m2)
Level 0		2		1		3		2	374.99	175.90	268			781.65	604.47	1761
Level 1		5	1	4		10	4	6	819.35	626.40						819
Level 2		5	1	4		10	4	6	819.35	626.40						819
Level 3		5	1	4		10	4	6	819.35	626.40						819
Level 4		5	1	4		10	4	6	819.35	626.40						819
Level 5		5	1	3		9	4	6	733.21	547.40						733
																0
																0
TOTAL	0	27	5	20	0	52	20	32	4,386	3,228.90	267.8	0.0	0	782	604	6,039
MIX	0%	52%	10%	38%	0%		38.5%	62%								

ZONE 7E -AMENITY SPACE	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	0	
1B2P	5	135	
2B3P	6	30	
2B4P	7	140	
3B5P	9	0	
		305	

ZONE 7E - BIKE SPACES	SPACE / UNIT	TOTAL SPACES
Studio	1	0
1B2P	1	27
2B3P	2	10
2B4P	2	40
3B5P	3	0
Vistor Spaces	0.5	26
		103

ZONE 7F - COST RENTAL APARTMENT NUMBERS									Residential Area (m2)		Non GIA Residential Area		Non Residential Area GIA (m2)			Total Area
	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	GIA	NIA	Bike/Bin/BOH	Heating Plant		CCA	CAR PARK	GIA (m2)
Level 0		1		1		2	2	1	304.65	124.00	268	399		0	604.47	909
Level 1		4		4		8	6	4	683.95	498.40						684
Level 2		5		4		9	6	5	700.17	548.40						700
Level 3		5		4		9	6	5	700.17	548.40						700
Level 4		5		4		9	6	5	700.17	548.40						700
																0
																0
																0
TOTAL	0	20	0	17	0	37	26	20	3,089	2,267.60	267.8	399.2	0	0	604	3,961
MIX	0%	54%	0%	46%	0%		70.3%	54%			1,607	399	0	782	3,626.84	30,552

ZONE 7F -AMENITY SPACE	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	0	
1B2P	5	100	
2B3P	6	0	
2B4P	7	119	
3B5P	9	0	
		219	2,202

ZONE 7F - BIKE SPACES	SPACE / UNIT	TOTAL SPACES
Studio	1	0
1B2P	1	20
2B3P	2	0
2B4P	2	34
3B5P	3	0
Vistor Spaces	0.5	18.5
		73

ZONE 7 - TOTAL	5	117	16	136	6	280	149	139	24536.71	18,041.10
ZONE 7 - MIX	2%	42%	6%	49%	2%	100%	53.2%	50%		

32	130	6	0		
0.11	0.46	0.02	0.00		
1,707	129%	584			

ZONE 8A - COST RENTAL APARTMENT NUMBERS

	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	Residential Area (m2) GIA	NIA	Non GIA Residential Area Bike/Bin/BOH	Heating Plant	Non Residential Area GIA (m2) CCA	CAR PARK	Total Area GIA (m2)
Level 0		1	1			2	2	2	270.15	119.60	264	80		488	758
Level 1	4	1	2	1		8	5	2	549.04	420.90					549
Level 2	4	1	2	1		8	5	2	549.04	420.90					549
Level 3	4	1	2	1		8	5	2	549.04	420.90					549
Level 4	4	1	2	1		8	5	2	549.04	420.90					549
Level 5	4	1	2	1		8	5	2	549.04	420.90					549
Level 6	4	1	2	1		8	5	2	549.04	420.90					549
															0
TOTAL	**24**	**7**	**13**	**6**	**0**	**50**	**32**	**14**	**3,564**	**2,645.00**	**264.1**	**79.8**	**0**	**488**	**4,316**
MIX	**48%**	**14%**	**26%**	**12%**	**0%**		**64.0%**	**28%**							

ZONE 8A -AMENITY SPACE

	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	96	
1B2P	5	35	
2B3P	6	78	
2B4P	7	42	
3B5P	9	0	
		251	

ZONE 8A - BIKE SPACES

	SPACE / UNIT	TOTAL SPACES
Studio	1	24
1B2P	1	7
2B3P	2	26
2B4P	2	12
3B5P	3	0
Vistor Spaces	0.5	25
		94

ZONE 8 - CAR SPACES

PERMIT	PODIUM	VISITOR	COMMERCIAL / CRECHE

ZONE 8B - PART V HOUSING APARTMENT NUMBERS

	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	Residential Area (m2) GIA	NIA	Non GIA Residential Area Bike/Bin/BOH	Heating Plant	Non Residential Area GIA (m2) CCA	CAR PARK	Total Area GIA (m2)
Level 0		2	1	2		5	2	3	563.57	320.20	264	80		488	1051
Level 1		4	1	4		9	5	5	806.41	575.40					806
Level 2		5	1	4		10	5	6	822.67	625.40					823
Level 3		5	1	4		10	5	6	822.67	625.40					823
Level 4		5	1	4		10	5	6	822.67	625.40					823
Level 5		5	1	4		10	5	6	822.67	625.40					823
Level 6		5	1	4		10	5	6	822.67	625.40					823
Level 7		5	1	3		9	4	6	736.98	546.40					737
															0
TOTAL	**0**	**36**	**8**	**29**	**0**	**73**	**36**	**44**	**6,220**	**4,569.00**	**264.1**	**79.8**	**0**	**488**	**6,972**
MIX	**0%**	**49%**	**11%**	**40%**	**0%**		**49.3%**	**60%**							

ZONE 8B -AMENITY SPACE

	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	0	
1B2P	5	180	
2B3P	6	48	
2B4P	7	203	
3B5P	9	0	
		431	

ZONE 8B - BIKE SPACES

	SPACE / UNIT	TOTAL SPACES
Studio	1	0
1B2P	1	36
2B3P	2	16
2B4P	2	58
3B5P	3	0
Vistor Spaces	0.5	36.5
		147

ZONE 8C - COST RENTAL APARTMENT NUMBERS

	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	Residential Area (m2) GIA	NIA	Non GIA Residential Area Bike/Bin/BOH	Heating Plant	Non Residential Area GIA (m2) CCA	CAR PARK	Total Area GIA (m2)
Level 0						0		0	185.53	0.00	264	80	347	488	1020
Level 1	0	1		6		7	5	2	708.07	512.40					708
Level 2	1	1		6		8	5	2	720.94	551.00					721
Level 3	1	1		6		8	5	2	720.94	551.00					721
Level 4	1	1		6		8	5	2	720.94	551.00					721
Level 5	1	1		5		7	4	2	634.83	472.00					635
Level 6	1	1		5		7	4	2	634.83	472.00					635
TOTAL	**5**	**6**	**0**	**34**	**0**	**45**	**28**	**12**	**4,326.08**	**3,109.40**	**264.1**	**79.8**	**0**	**347**	**488**	**5,425**
MIX	**11%**	**13%**	**0%**	**76%**	**0%**		**62.2%**	**27%**							

ZONE 8C -AMENITY SPACE

	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	20	
1B2P	5	30	
2B3P	6	0	
2B4P	7	238	
3B5P	9	0	
	10	0	
		288	

ZONE 8C - BIKE SPACES

	SPACE / UNIT	TOTAL SPACES
Studio	1	5
1B2P	1	6
2B3P	2	0
2B4P	2	68
3B5P	3	0
Vistor Spaces	0.5	22.5
		102

ZONE 8D - COST RENTAL APARTMENT NUMBERS

	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	Residential Area (m2) GIA	NIA	Non GIA Residential Area Bike/Bin/BOH	Heating Plant	Non Residential Area GIA (m2) CCA	CAR PARK	Total Area GIA (m2)
Level 0						0		0	182.05	0.00	264	80	200	488	869
Level 1		5		3		8	5	5	620.44	477.20					620
Level 2		5		3		8	5	5	620.44	477.20					620
Level 3		5		3		8	5	5	620.44	477.20					620
Level 4		5		3		8	5	5	620.44	477.20					620
Level 5		5		2		7	5	5	534.36	398.20					534
															0
															0
TOTAL	**0**	**25**	**0**	**14**	**0**	**39**	**25**	**25**	**3,198.17**	**2,307.00**	**264.1**	**79.8**	**0**	**200**	**488**	**4,149**
MIX	**0%**	**64%**	**0%**	**36%**	**0%**		**64.1%**	**64%**							

ZONE 8D -AMENITY SPACE

	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	0	
1B2P	5	125	
2B3P	6	0	
2B4P	7	98	
3B5P	9	0	
	10	0	
		223	

ZONE 8D - BIKE SPACES

	SPACE / UNIT	TOTAL SPACES
Studio	1	0
1B2P	1	25
2B3P	2	0
2B4P	2	28
3B5P	3	0
Vistor Spaces	0.5	19.5
		73

ZONE 8E - COST RENTAL APARTMENT NUMBERS

	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	Residential Area (m2) GIA	NIA	Non GIA Residential Area Bike/Bin/BOH	Heating Plant	Non Residential Area GIA (m2) CCA	CAR PARK	Total Area GIA (m2)
Level 0		2				2		2	290.25	100.00	264	80		488	778
Level 1		5		4		9	4	5	731.85	554.20					732
Level 2		5		4		9	4	5	731.85	554.20					732
Level 3		5		4		9	4	5	731.85	554.20					732
Level 4		5		4		9	4	5	731.85	554.20					732
Level 5		5		4		9	4	5	731.85	554.20					732
Level 6		5		4		9	4	5	731.85	554.20					732
															0
TOTAL	**0**	**32**	**0**	**24**	**0**	**56**	**24**	**32**	**4,681.35**	**3,425.20**	**264.1**	**79.8**	**0**	**0**	**488**	**5,433**
MIX	**0%**	**57%**	**0%**	**43%**	**0%**		**42.9%**	**57%**			**1,321**	**399**	**0**	**546**	**2,437.8**	**26,295**

ZONE 8E -AMENITY SPACE

	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	0	
1B2P	5	160	
2B3P	6	0	
2B4P	7	168	
3B5P	9	0	
	10	0	
		328	**1,600**
		1,521	**105%**

ZONE 8E - BIKE SPACES

	SPACE / UNIT	TOTAL SPACES
Studio	1	0
1B2P	1	32
2B3P	2	0
2B4P	2	48
3B5P	3	0
Vistor Spaces	0.5	28
		108
		523

ZONE 8 - TOTAL	**29**	**106**	**21**	**107**	**0**	**263**	**145**	**127**	**21990.3**	**16055.6**							**10**	**82**	**8**	**0**
ZONE 8 - MIX	**11%**	**40%**	**8%**	**41%**	**0%**	**100%**	**55.1%**	**48%**									**0.04**	**0.31**	**0.03**	**0.00**

ZONE 9A - COST RENTAL APARTMENT NUMBERS									Residential Area (m2)		Non GIA Residential Area		Non Residential Area GIA (m2)			Total Area
	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	GIA	NIA	Bike/Bin/BOH	Heating Plant	CRECHE	RETAIL	CAR PARK	GIA (m2)
Level 0		1		1		2	2	1	289.47	124.00	451	127	560.08		629.79	1479
Level 1	1	6	1	3	0	11	6	7	881.17	637.00			351.3			1232
Level 2	1	6	2	3	0	12	6	8	894.97	706.10						895
Level 3	1	6	2	3	0	12	6	8	894.97	706.10						895
Level 4	1	6	2	3	0	12	6	8	894.97	706.10						895
Level 5	1	6	2	3	0	12	6	8	894.97	706.10						895
Level 6	1	6	2	3	0	12	6	8	894.97	706.10						895
Level 7	1	6	2	3	0	12	6	8	894.97	706.10						895
Level 8	1	2	2	1	0	6	3	4	481.42	357.60						
Level 9	1	2	2	1	0	6	3	4	481.42	357.60						481
TOTAL	**9**	**47**	**17**	**24**	**0**	**97**	**48**	**63**	**7503.30**	**5712.80**	**450.9**	**126.5**	**911.4**	**0**	**630**	**9,495**
MIX	**9%**	**48%**	**18%**	**25%**	**0%**		**49.5%**	**65%**								

ZONE 9A -AMENITY SPACE			
	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	36	
1B2P	5	235	
2B3P	6	102	
2B4P	7	168	
3B5P	9	0	
		541	

ZONE 9A - BIKE SPACES		
	SPACE / UNIT	TOTAL SPACES
Studio	1	9
1B2P	1	47
2B3P	2	34
2B4P	2	48
3B5P	3	0
Vistor Spaces	0.5	48.5
		187

ZONE 9 - CAR SPACES				
PERMIT	PODIUM	VISITOR	COMMERCIAL / CRECHE	

ZONE 9B - COST RENTAL APARTMENT NUMBERS									Residential Area (m2)		Non GIA Residential Area		Non Residential Area GIA (m2)			Total Area
	STUDIO	1B2P + 10%	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	GIA	NIA	Bike/Bin/BOH	Heating Plant		RETAIL	CAR PARK	GIA (m2)
Level 0						0		0	175.39	0.00	451	127		622.09	629.79	1427
Level 1	1	6	2	2	0	11	6	8	878.44	632.80						878
Level 2	1	6	2	3	0	12	6	8	895.01	706.10						895
Level 3	1	6	2	3	0	12	6	8	895.01	706.10						895
Level 4	1	6	2	3	0	12	6	8	895.01	706.10						895
Level 5	1	6	2	3	0	12	6	8	895.01	706.10						895
Level 6	1	2	2	1	0	6	3	4	481.50	357.60						482
Level 7	1	2	2	1	0	6	3	4	481.50	357.60						482
																0
																0
TOTAL	**7**	**34**	**14**	**16**	**0**	**71**	**36**	**48**	**5596.87**	**4172.40**	**450.9**	**126.5**	**0**	**622.09**	**630**	**7,300**
MIX	**10%**	**48%**	**20%**	**23%**	**0%**		**50.7%**	**68%**			**902**	**253**	**911**	**622.09**	**1,259.58**	**16,795**

ZONE 9B -AMENITY SPACE			
	SPACE / UNIT	REQUIRED SPACE	PROVIDED SPACE
Studio	4	28	
1B2P	5	170	
2B3P	6	84	
2B4P	7	112	
3B5P	9	0	
		394	**969**
		935	**104%**

ZONE 9B - BIKE SPACES		
	SPACE / UNIT	TOTAL SPACES
Studio	1	7
1B2P	1	34
2B3P	2	28
2B4P	2	32
3B5P	3	0
Vistor Spaces	0.5	35.5
		137
		323

23	**40**	**0**	**4**
0.14	**0.24**	**0.00**	**0.02**

ZONE 9 - TOTAL	**16**	**81**	**31**	**40**	**0**	**168**	**84**	**111**
ZONE 9 - MIX	**10%**	**48%**	**18%**	**24%**	**0%**	**100%**	**50.0%**	**66%**

CLONGRIFFIN WIDER LANDS | Phase 02 - SCH P 1901

Summary

Henry J Lyons

Total Site Area		
Phase 2 Area	3.47	Ha
	34,663	sqm
Total Number of Units	**711**	Units
Total GIA Floor Area (Residential and Non resi)	**73,641.91**	sqm
Community 5%	1,328.03	sqm
Retail/Café/Restaurants	622.09	sqm
Standalone Creche	911	sqm
Plot Ratio (Phase 2)	2.12	
Units per Hectare (Phase 2)	205	
Site Coverage:	53%	
- Building Structures Area (excluding roads and footpaths)	18,210.80	sqm
Dual Aspect	53.2%	
Car Parking (Podium + On street)	317	spaces
Parking ratio	0.45	
Bicycle spaces Required (Long Term + Short Term)	1,476	spaces
Bicycle spaces Provided - Long Term	1,193	spaces
Bicycle spaces Provided - Short Term	412	spaces
Total Bicycle Provision (Long Term + Short Term)	**1,605**	spaces

Internal Non Residential Use		
Retail/F&B Areas/Non Resi (Leisure & Medical centre)		m2
Zone 7 - Internal CCA		782
Zone 8 - Internal CCA		546
Zone 9 - Retail/Café/Restaurants		622
Totals		1950

Creche	
Creche	m2
Zone 9 - Standalone Creche	911
Totals	911

Community, Culture & Arts Requirement		
Community		m2
Total Residential Net Internal Area (NIA)		43982
Total Required - Community, Culture & Arts (5%)	**5%**	2199

Community, Culture & Arts		
Community		m2
Internal (>51%)	60%	1328
External (<49%)	0%	0
Total Provided - Community, Culture & Arts	**60%**	1328
Total Required - Community, Culture & Arts (5%)	100%	2199