

Design Standards:

Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (sq.m)	Living/Dining / Kitchen (agg. area sq.m.)	Bedroom 1 (sq.m)	Bedroom 2 (sq.m)	Bedroom 3 (sq.m)	Storage (sq.m)	Balcony area (sq.m)	Dual Aspect/ Direction	Duplex	10% Larger
BLOCK A															
	00		Café	Ground Floor	Core	143.7	Commercial								
A	00		Office	Ground Floor	Core	1050.8	Commercial								
	001		Bicycle Parking	Basement Level	Core	18.0	Commercial								
A	00		Cinema	Ground Floor	Core	58.0	Resident's Amentity								
A	00		Gym	Ground Floor	Core	158.0	Resident's Amentity								
A	00		Post Room	Ground Floor	Core	87.7	Resident's Amentity								
A	00		Games	Ground Floor	Core	81.3	Resident's Amentity								
A	00		Cowork	Ground Floor	Core	514.0	Resident's Amentity								
A	00		Bicycle Parking	Ground Floor	Core	644.0	Resident's Amentity								
A	00		Concierge	Ground Floor	Core	189.5	Resident's Amentity								

A	Total Net Area Ground floor	2927.0
A	Total Net Area Basement	18.0

	First Floor															
A	01	A.01	1-Bed	First Floor	Core 1	60.2	31.1	13.8				8.0	20.2	Dual Aspect - S & E		Yes
A	01	A.02	2-Bed	First Floor	Core 1	75.8	33.6	13.3	11.6			6	7	Single Aspect - W		
A	01	A.03	2-Bed	First Floor	Core 4	75.8	33.6	13.3	11.6			6	7	Single Aspect - W		
A	01	A.04	3-Bed	First Floor	Core 4	100.6	40.7	11.5	7.5	17.6		9.6	9.3	Dual Aspect - N & E		Yes
A	01	A.05	1-Bed	First Floor	Core 4	49.5	26.4	12.1				3.7	5.0	Single Aspect - E		Yes
A	01	A.06	1-Bed	First Floor	Core 4	49.5	26.4	12.1				3.7	5.0	Single Aspect - E		Yes
A	01	A.07	1-Bed	First Floor	Core 4	49.5	26.4	12.1				3.7	5.0	Single Aspect - E		Yes
A	01	A.08	1-Bed	First Floor	Core 1	49.5	26.4	12.1				3.7	5.0	Single Aspect - E		Yes
A	01	A.09	1-Bed	First Floor	Core 1	49.5	26.4	12.1				3.7	12.5	Dual Aspect - S & E		Yes
A	01	B.01	3-Bed	First Floor	Core 1	104.9	43.5	13.0	12.0	14.2		11.1	9.3	Single Aspect - S		Yes
A	01	B.02	3-Bed	First Floor	Core 2	104.9	43.5	13.0	12.0	14.2		11.1	9.3	Single Aspect - S		Yes
A	01	B.03	3-Bed	First Floor	Core 2	101.6	40.8	11.5	8.3	13.9		9.0	9.8	Dual Aspect - N & S	Yes	Yes
A	01	B.04	3-Bed	First Floor	Core 2	95.6	37.9	7.6	13.5	12.7		9	9.6	Dual Aspect - N & S	Yes	
A	01	B.05	3-Bed	First Floor	Core 1	95.6	37.9	7.6	13.5	12.7		9	9.6	Dual Aspect - N & S	Yes	
A	01	B.06	3-Bed	First Floor	Core 1	101.6	40.8	11.5	8.3	13.9		9.0	9.8	Dual Aspect - N & S	Yes	Yes
A	01	C.01	3-Bed	First Floor	Core 2	100.6	40.7	11.5	7.5	17.6		9.6	9.3	Dual Aspect - S & W		Yes
A	01	C.02	2-Bed	First Floor	Core 2	75.8	33.6	13.3	11.6			6	7	Single Aspect - E		
A	01	C.03	2-Bed	First Floor	Core 3	75.8	33.6	13.3	11.6			6	7	Single Aspect - E		
A	01	C.04	3-Bed	First Floor	Core 3	100.6	40.7	11.5	7.5	17.6		9.6	9.3	Dual Aspect - N & W		Yes
A	01	C.05	1-Bed	First Floor	Core 3	49.5	26.4	12.1				3.7	5.0	Single Aspect - W		Yes
A	01	C.06	1-Bed	First Floor	Core 3	49.5	26.4	12.1				3.7	5.0	Single Aspect - W		Yes
A	01	C.07	1-Bed	First Floor	Core 3	49.5	26.4	12.1				3.7	5.0	Single Aspect - W		Yes
A	01	C.08	1-Bed	First Floor	Core 2	49.5	26.4	12.1				3.7	5.0	Single Aspect - W		Yes
A	01	C.09	1-Bed	First Floor	Core 2	49.5	26.4	12.1				3.7	5.0	Single Aspect - W		Yes
A	01	C.10	1-Bed	First Floor	Core 2	49.5	26.4	12.1				3.7	5.0	Single Aspect - W		Yes
A	01	C.11	1-Bed	First Floor	Core 2	49.5	26.4	12.1				3.7	5.0	Single Aspect - W		Yes
A	01	D.01	3-Bed	First Floor	Core 4	104.9	43.5	13.0	12.0	14.2		11.1	9.3	Single Aspect - S		Yes
A	01	D.02	3-Bed	First Floor	Core 3	104.9	43.5	13.0	12.0	14.2		11.1	9.3	Single Aspect - S		Yes
A	01	D.03	3-Bed	First Floor	Core 3	101.6	40.8	11.5	8.3	13.9		9.0	9.8	Dual Aspect - N & S	Yes	Yes
A	01	D.04	3-Bed	First Floor	Core 3	95.6	37.9	7.6	13.5	12.7		9	9.6	Dual Aspect - N & S	Yes	
A	01	D.05	3-Bed	First Floor	Core 4	95.6	37.9	7.6	13.5	12.7		9	9.6	Dual Aspect - N & S	Yes	
A	01	D.06	3-Bed	First Floor	Core 4	101.6	40.8	11.5	8.3	13.9		9.0	9.8	Dual Aspect - N & S	Yes	Yes

A	Total Net Area Apartments with entrance at First Floor:	2467.6	Bedroom mix: 13x1-bed; 4x2-bed; 15x3-bed	13 x dual aspect - 19 x single
A	Total Net Area First Floor:	1934.00		

	Second Floor															
A	02	A.10	1-Bed	Second Floor	Core 1	60.2	31.1	13.8				8.0	20.2	Dual Aspect - S & E		Yes
A	02	A.11	2-Bed	Second Floor	Core 1	75.8	33.6	13.3	11.6			7	7.0	Single Aspect - W		

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (sq.m)	Living/Dining / Kitchen (agg. area sq.m.)	Bedroom 1 (sq.m)	Bedroom 2 (sq.m)	Bedroom 3 (sq.m)	Storage (sq.m)	Balcony area (sq.m)	Dual Aspect/ Direction	Duplex	10% Larger
A	02	A.12	2-Bed	Second Floor	Core 4	75.8	33.6	13.3	11.6		7	7.0	Single Aspect - W		
A	02	A.13	3-Bed	Second Floor	Core 4	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & E		Yes
A	02	A.14	1-Bed	Second Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	02	A.15	1-Bed	Second Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	02	A.16	1-Bed	Second Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	02	A.17	1-Bed	Second Floor	Core 1	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	02	A.18	1-Bed	Second Floor	Core 1	49.5	26.4	12.1			3.7	12.5	Dual Aspect - S & E		Yes
A	02	B.07	2-Bed	Second Floor	Core 1	83.2	38.9	11.9	15.4		6	7.0	Dual Aspect - N & S		Yes
A	02	B.08	2-Bed	Second Floor	Core 2	83.2	38.9	11.9	15.4		6	7.0	Dual Aspect - N & S		Yes
A	02	C.12	3-Bed	Second Floor	Core 2	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - S & W		Yes
A	02	C.13	2-Bed	Second Floor	Core 2	75.8	33.6	13.3	11.6		7	7.0	Single Aspect - E		
A	02	C.14	2-Bed	Second Floor	Core 3	75.8	33.6	13.3	11.6		7	7.0	Single Aspect - E		
A	02	C.15	3-Bed	Second Floor	Core 3	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & W		Yes
A	02	C.16	1-Bed	Second Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	02	C.17	1-Bed	Second Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	02	C.18	1-Bed	Second Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	02	C.19	1-Bed	Second Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	02	C.20	1-Bed	Second Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	02	C.21	1-Bed	Second Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	02	C.22	1-Bed	Second Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	02	D.07	2-Bed	Second Floor	Core 4	83.2	37.8	12.2	15.4		6.1	7.0	Dual Aspect - N & S		Yes
A	02	D.08	2-Bed	Second Floor	Core 3	83.2	37.8	12.2	15.4		6.1	7.0	Dual Aspect - N & S		Yes

A	Total Net Area Apartments with entrance at Second Floor:	1592.0
A	Total Net Area Second Floor:	2125.6

Bedroom mix: 13x1-bed; 8x2-bed; 3x3-bed

9 x dual aspect - 15 x single

Third Floor															
A	03	A.19	1-Bed	Third Floor	Core 1	60.2	31.1	13.8			8.0	20.2	Dual Aspect - S & E		Yes
A	03	A.20	2-Bed	Third Floor	Core 1	75.8	33.6	13.3	11.6		6	7	Single Aspect - W		
A	03	A.21	2-Bed	Third Floor	Core 4	75.8	33.6	13.3	11.6		6	7	Single Aspect - W		
A	03	A.22	3-Bed	Third Floor	Core 4	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & E		Yes
A	03	A.23	1-Bed	Third Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	03	A.24	1-Bed	Third Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	03	A.25	1-Bed	Third Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	03	A.26	1-Bed	Third Floor	Core 1	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	03	A.27	1-Bed	Third Floor	Core 1	49.5	26.4	12.1			3.7	12.5	Dual Aspect - S & E		Yes
A	03	B.09	2-Bed	Third Floor	Core 1	75.5	34.2	13	11.4		6.8	11.0	Single Aspect - S		
A	03	B.10	2-Bed	Third Floor	Core 2	75.5	34.2	13	11.4		6.8	11.0	Single Aspect - S		
A	03	B.11	3-Bed	Third Floor	Core 2	132.5	66.6	15.6	14.5	14.5	9.9	9.2	Dual Aspect - N & S		Yes
A	03	B.12	3-Bed	Third Floor	Core 1	132.5	66.6	15.6	14.5	14.5	9.9	9.2	Dual Aspect - N & S		Yes
A	03	C.23	3-Bed	Third Floor	Core 2	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - S & W		Yes
A	03	C.24	2-Bed	Third Floor	Core 2	75.8	33.6	13.3	11.6		6	7	Single Aspect - E		
A	03	C.25	2-Bed	Third Floor	Core 3	75.8	33.6	13.3	11.6		6	7	Single Aspect - E		
A	03	C.26	3-Bed	Third Floor	Core 3	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & W		Yes
A	03	C.27	1-Bed	Third Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	03	C.28	1-Bed	Third Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	03	C.29	1-Bed	Third Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	03	C.30	1-Bed	Third Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	03	C.31	1-Bed	Third Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	03	C.32	1-Bed	Third Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	03	C.33	1-Bed	Third Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	03	D.09	3-Bed	Third Floor	Core 4	104.9	43.5	13.0	12.0	14.2	11.1	9.3	Single Aspect - S		Yes
A	03	D.10	3-Bed	Third Floor	Core 3	104.9	43.5	13.0	12.0	14.2	11.1	9.3	Single Aspect - S		Yes
A	03	D.11	3-Bed	Third Floor	Core 3	101.6	40.8	11.5	8.3	13.9	9.0	9.8	Dual Aspect - N & S	Yes	Yes
A	03	D.12	3-Bed	Third Floor	Core 3	95.6	37.9	7.6	13.5	12.7	9	9.6	Dual Aspect - N & S	Yes	
A	03	D.13	3-Bed	Third Floor	Core 4	95.6	37.9	7.6	13.5	12.7	9	9.6	Dual Aspect - N & S	Yes	
A	03	D.14	3-Bed	Third Floor	Core 4	101.6	40.8	11.5	8.3	13.9	9.0	9.8	Dual Aspect - N & S	Yes	Yes

A	Total Net Area Apartments with entrance at Third Floor:	2279.4
A	Total Net Area Third Floor:	2012.6

Bedroom mix: 13x1-bed; 6x2-bed; 11x3-bed

11 x dual aspect - 19 x single

Fourth Floor															
A	04	A.28	2-Bed	Fourth Floor	Core 1	75.0	31.8	12.7	13.5		6.1	22.8	Dual Aspect - S & E		

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (sq.m)	Living/Dining / Kitchen (agg. area sq.m.)	Bedroom 1 (sq.m)	Bedroom 2 (sq.m)	Bedroom 3 (sq.m)	Storage (sq.m)	Balcony area (sq.m)	Dual Aspect/ Direction	Duplex	10% Larger
A	04	A.29	2-Bed	Fourth Floor	Core 1	75.8	33.6	13.3	11.6		6	7	Single Aspect - W		
A	04	A.30	2-Bed	Fourth Floor	Core 4	75.8	33.6	13.3	11.6		6	7	Single Aspect - W		
A	04	A.31	3-Bed	Fourth Floor	Core 4	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & E		Yes
A	04	A.32	1-Bed	Fourth Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	04	A.33	1-Bed	Fourth Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	04	A.34	1-Bed	Fourth Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	04	A.35	1-Bed	Fourth Floor	Core 1	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	04	A.36	1-Bed	Fourth Floor	Core 1	49.5	26.4	12.1			3.7	12.5	Dual Aspect - S & E		Yes
A	04	C.34	2-Bed	Fourth Floor	Core 2	75.0	32.1	12.2	13		6.8	7.3	Dual Aspect - S & E		
A	04	C.35	2-Bed	Fourth Floor	Core 2	75.8	33.6	13.3	11.6		6	7	Single Aspect - E		
A	04	C.36	2-Bed	Fourth Floor	Core 3	75.8	33.6	13.3	11.6		6	7	Single Aspect - E		
A	04	C.37	3-Bed	Fourth Floor	Core 3	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & W		Yes
A	04	C.38	1-Bed	Fourth Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	04	C.39	1-Bed	Fourth Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	04	C.40	1-Bed	Fourth Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	04	C.41	1-Bed	Fourth Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	04	C.42	1-Bed	Fourth Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	04	C.43	1-Bed	Fourth Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	04	C.44	3-Bed	Fourth Floor	Core 2	94.6	38.0	13.6	12.9	9.8	9.0	9.0	Dual Aspect - S & W		
A	04	D.15	2-Bed	Fourth Floor	Core 4	83.2	37.8	12.2	15.4		6.1	7.0	Dual Aspect - N & S		Yes
A	04	D.16	2-Bed	Fourth Floor	Core 3	83.2	37.8	12.2	15.4		6.1	7.0	Dual Aspect - N & S		Yes
A	Total Net Area Apartments with entrance at Fourth Floor:					1459.9	Bedroom mix: 11x1-bed; 8x2-bed; 3x3-bed					8 x dual aspect - 14 x single			
	Total Net Area Fourth Floor:					1726.7									
	Fifth Floor														
A	05	A.37	2-Bed	Fifth Floor	Core 1	75.0	31.8	12.7	13.5		6.1	22.8	Dual Aspect - S & E		
A	05	A.38	2-Bed	Fifth Floor	Core 1	75.8	33.6	13.3	11.6		6	7.0	Single Aspect - W		
A	05	A.39	2-Bed	Fifth Floor	Core 4	75.8	33.6	13.3	11.6		6	7.0	Single Aspect - W		
A	05	A.40	3-Bed	Fifth Floor	Core 4	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & E		Yes
A	05	A.41	1-Bed	Fifth Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	05	A.42	1-Bed	Fifth Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	05	A.43	1-Bed	Fifth Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	05	A.44	1-Bed	Fifth Floor	Core 1	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	05	A.45	1-Bed	Fifth Floor	Core 1	49.5	26.4	12.1			3.7	12.5	Dual Aspect - S & E		Yes
A	05	C.45	2-Bed	Fifth Floor	Core 2	75.0	32.1	12.2	13		6.8	7.3	Dual Aspect - S & E		
A	05	C.46	2-Bed	Fifth Floor	Core 2	75.8	33.6	13.3	11.6		6	7.0	Single Aspect - E		
A	05	C.47	2-Bed	Fifth Floor	Core 3	75.8	33.6	13.3	11.6		6	7.0	Single Aspect - E		
A	05	C.48	3-Bed	Fifth Floor	Core 3	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & W		Yes
A	05	C.49	1-Bed	Fifth Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	05	C.50	1-Bed	Fifth Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	05	C.51	1-Bed	Fifth Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	05	C.52	1-Bed	Fifth Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	05	C.53	1-Bed	Fifth Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	05	C.54	1-Bed	Fifth Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	05	C.55	3-Bed	Fifth Floor	Core 2	94.5	38.0	13.6	12.9	9.8	9.0	9.0	Dual Aspect - S & W		
A	05	D.17	3-Bed	Fifth Floor	Core 4	104.9	43.5	13.0	12.0	14.2	11.1	9.3	Single Aspect - S		Yes
A	05	D.18	3-Bed	Fifth Floor	Core 3	104.9	43.5	13.0	12.0	14.2	11.1	9.3	Single Aspect - S		Yes
A	05	D.19	3-Bed	Fifth Floor	Core 3	101.6	40.8	11.5	8.3	13.9	9.0	9.8	Dual Aspect - N & S	Yes	Yes
A	05	D.20	3-Bed	Fifth Floor	Core 3	95.6	37.9	7.6	13.5	12.7	9	9.6	Dual Aspect - N & S	Yes	
A	05	D.21	3-Bed	Fifth Floor	Core 4	95.6	37.9	7.6	13.5	12.7	9	9.6	Dual Aspect - N & S	Yes	
A	05	D.22	3-Bed	Fifth Floor	Core 4	101.6	40.8	11.5	8.3	13.9	9.0	9.8	Dual Aspect - N & S	Yes	Yes
A	Total Net Area Apartments with entrance at Fifth Floor:					1897.6	Bedroom mix: 11x1-bed; 6x2-bed; 9x3-bed					10 x dual aspect - 16 x single			
A	Total Net Area Fifth Floor:					1630.8									
	Sixth Floor														
A	06	A.46	2-Bed	Sixth Floor	Core 1	75.0	31.8	12.7	13.5		6.1	22.8	Dual Aspect - S & E		
A	06	A.47	2-Bed	Sixth Floor	Core 1	75.8	33.6	13.3	11.6		6	7	Single Aspect - W		
A	06	A.48	2-Bed	Sixth Floor	Core 4	75.8	33.6	13.3	11.6		6	7	Single Aspect - W		
A	06	A.49	3-Bed	Sixth Floor	Core 4	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & E		Yes
A	06	A.50	1-Bed	Sixth Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	06	A.51	1-Bed	Sixth Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	06	A.52	1-Bed	Sixth Floor	Core 4	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes
A	06	A.53	1-Bed	Sixth Floor	Core 1	49.5	26.4	12.1			3.7	5.0	Single Aspect - E		Yes

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (sq.m)	Living/Dining / Kitchen (agg. area sq.m.)	Bedroom 1 (sq.m)	Bedroom 2 (sq.m)	Bedroom 3 (sq.m)	Storage (sq.m)	Balcony area (sq.m)	Dual Aspect/ Direction	Duplex	10% Larger
A	06	A.54	1-Bed	Sixth Floor	Core 1	49.5	26.4	12.1			3.7	12.5	Dual Aspect - S & E		Yes
A	06	C.56	2-Bed	Sixth Floor	Core 2	75.0	32.1	12.2	13		6.8	7.3	Dual Aspect - S & E		
A	06	C.57	2-Bed	Sixth Floor	Core 2	75.8	33.6	13.3	11.6		6	7	Single Aspect - E		
A	06	C.58	2-Bed	Sixth Floor	Core 3	75.8	33.6	13.3	11.6		6	7	Single Aspect - E		
A	06	C.59	3-Bed	Sixth Floor	Core 3	100.6	40.7	11.5	7.5	17.6	9.6	9.3	Dual Aspect - N & W		Yes
A	06	C.60	1-Bed	Sixth Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	06	C.61	1-Bed	Sixth Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	06	C.62	1-Bed	Sixth Floor	Core 3	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	06	C.63	1-Bed	Sixth Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	06	C.64	1-Bed	Sixth Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	06	C.65	1-Bed	Sixth Floor	Core 2	49.5	26.4	12.1			3.7	5.0	Single Aspect - W		Yes
A	06	C.66	3-Bed	Sixth Floor	Core 2	94.5	38.0	13.6	12.9	9.8	9.0	9.0	Dual Aspect - S & W		
A	06	D.23	2-Bed	Sixth Floor	Core 4	83.2	37.8	12.2	15.4		6.1	7.0	Dual Aspect - N & S		Yes
A	06	D.24	2-Bed	Sixth Floor	Core 3	83.2	37.8	12.2	15.4		6.1	7.0	Dual Aspect - N & S		Yes

A	Total Net Area Apartments with entrance at Sixth Floor:	1459.8	Bedroom mix: 11x1-bed; 8x2-bed; 3x3-bed	8 x dual aspect - 14 x single
A	Total Net Area Sixth Floor:	1726.6		

Seventh Floor															
A	07	A.55	2-Bed	Seventh Floor	Core 1	75.0	31.8	12.7	13.5		6.1	31.7	Dual Aspect - S & E		
A	07	A.56	2-Bed	Seventh Floor	Core 1	75.8	33.6	13.3	11.6		6	7	Single Aspect - W		
A	07	A.57	2-Bed	Seventh Floor	Core 4	75.8	33.6	13.3	11.6		6	7	Single Aspect - W		
A	07	A.58	2-Bed	Seventh Floor	Core 4	75.0	32.1	12.2	13		6.8	7.3	Dual Aspect - N & W		
A	07	A.59	3-Bed	Seventh Floor	Core 4	94.5	38.0	13.6	12.9	9.8	9.0	9.0	Dual Aspect - N & E		
A	07	A.60	2-Bed	Seventh Floor	Core 4	96.7	42.0	13.0	11.5		16.1	264.3	Dual Aspect - E & W	Yes	Yes
A	07	A.61	2-Bed	Seventh Floor	Core 4	96.7	42.0	13.0	11.5		16.1	62.4	Dual Aspect - E & W	Yes	Yes
A	07	A.62	2-Bed	Seventh Floor	Core 1	96.7	42.0	13.0	11.5		16.1	62.4	Dual Aspect - E & W	Yes	Yes
A	07	A.63	2-Bed	Seventh Floor	Core 1	96.7	42.0	13.0	11.5		16.1	227.6	Dual Aspect - E & W	Yes	Yes
A	07	C.67	2-Bed	Seventh Floor	Core 2	75.0	32.1	12.2	13		6.8		Dual Aspect - S & E		
A	07	C.68	2-Bed	Seventh Floor	Core 2	75.8	33.6	13.3	11.6		6	7	Single Aspect - E		
A	07	C.69	2-Bed	Seventh Floor	Core 3	75.8	33.6	13.3	11.6		6	7	Single Aspect - E		
A	07	C.70	2-Bed	Seventh Floor	Core 3	75.0	32.1	12.2	13		6.8	7.3	Dual Aspect - N & E		
A	07	C.71	3-Bed	Seventh Floor	Core 3	94.5	38.0	13.6	12.9	9.8	9.0	9.0	Dual Aspect - N & W		
A	07	C.72	2-Bed	Seventh Floor	Core 3	96.7	42.0	13.0	11.5		16.1	264.3	Dual Aspect - E & W	Yes	Yes
A	07	C.73	2-Bed	Seventh Floor	Core 3	96.7	42.0	13.0	11.5		16.1	62.4	Dual Aspect - E & W	Yes	Yes
A	07	C.74	2-Bed	Seventh Floor	Core 2	96.7	42.0	13.0	11.5		16.1	62.4	Dual Aspect - E & W	Yes	Yes
A	07	C.75	2-Bed	Seventh Floor	Core 2	96.7	42.0	13.0	11.5		16.1	62.4	Dual Aspect - E & W	Yes	Yes
A	07	C.76	2-Bed	Seventh Floor	Core 2	96.7	42.0	13.0	11.5		16.1	263.8	Dual Aspect - E & W	Yes	Yes
A	07	C.77	3-Bed	Seventh Floor	Core 2	94.5	38.0	13.6	12.9	9.8	9.0	9.0	Dual Aspect - S & W		

A	Total Net Area Apartments with entrance at Seventh Floor:	1757.0		
A	Total Net Area Seventh Floor:	1292.6	Bedroom mix: 0x1-bed; 17x2-bed; 3x3-bed	16 x dual aspect - 4 x single
A	Total Net Area Eighth Floor:	464.4		

Total Gross Other Area Block A:	0
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TOTAL GROSS INTERNAL FLOOR AREA OF BLOCK A (basement excluded)	20704.0
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TOTAL NET FLOOR AREA OF APARTMENTS	12913.3
TOTAL NET FLOOR AREA	15858.3

SITE AREA (sqm)	6462
PLOT RATIO	3.2
SITE COVERAGE	57%