

BLOCK A	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	715.1	7,697	651.9	7,017	427.2	4,598
First	715.1	7,697	651.9	7,017	528.0	5,683
Second	715.1	7,697	651.9	7,017	528.0	5,683
Third	715.1	7,697	651.9	7,017	528.0	5,683
Fourth	715.1	7,697	651.9	7,017	528.0	5,683
TOTAL	3,575.3	38,484	3,259.5	35,085	2,539.2	27,332

percentage of units by type

BLOCK B	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	388.3	4,180	322.8	3,474	231.9	2,496
First	393.8	4,239	317.7	3,419	261.9	2,819
Second	944.9	10,171	854.6	9,198	679.0	7,309
Third	944.9	10,171	854.6	9,198	679.0	7,309
Fourth	944.9	10,171	854.6	9,198	679.0	7,309
Fifth	944.9	10,171	854.6	9,198	679.0	7,309
Sixth	944.9	10,171	854.6	9,198	679.0	7,309
Seventh	944.9	10,171	854.6	9,198	679.0	7,309
Eighth	944.9	10,171	854.6	9,198	679.0	7,309
TOTAL	7,396.6	79,617	6,622.3	71,282	5,247.0	56,479

percentage of units by type

APARTMENT NUMBERS				
1 Bed 2P	2 Bed 3P WCH	2 Bed 4P 1 bath	3 Bed 5P 1 bath	TOTAL
No.	No.	No.	No.	No.
1	3	1	1	6
3		4	1	8
3		4	1	8
3		4	1	8
3		4	1	8
13	3	17	5	38
34.2%	7.9%	44.7%	13.2%	100.0%
13	20	5	38	
34.2%	52.6%	13.2%	100.0%	

Habitable Rooms	Bed Spaces
No.	No.
18	20
22	27
22	27
22	27
22	27
106	128

106 **128**

APARTMENT NUMBERS				
1 Bed 2P	2 Bed 3P WCH	2 Bed 4P 2 baths	3 Bed 5P 2 baths	TOTAL
No.	No.	No.	No.	No.
		3	2	5
				0
5	2	4		11
5	2	4		11
5		6		11
5		6		11
5		6		11
5		6		11
5		6		11
35	4	41	2	82
42.7%	4.9%	50.0%	2.4%	100.0%
35	45	2	82	
42.7%	54.9%	2.4%	100.0%	

Habitable Rooms	Bed Spaces
No.	No.
17	22
0	0
28	32
28	32
28	34
28	34
28	34
28	34
28	34
213	256

213 **256**

BLOCK C	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	374.0	4,026	321.7	3,463	175.7	1,891
First	374.0	4,026	321.7	3,463	280.5	3,020
Second	374.0	4,026	321.7	3,463	280.5	3,020
TOTAL	1,122.1	12,078	965.2	10,389	736.7	7,930

percentage of units by type

TOTAL	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Block A	3,575.3	38,484	3,259.5	35,085	2,539.2	27,332
Block B	7,396.6	79,617	6,622.3	71,282	5,247.0	56,479
Block C	1,122.1	12,078	965.2	10,389	736.7	7,930
TOTAL	12,094.0	130,179	10,846.9	116,756	8,522.9	91,741

percentage of units by type

Average Hab Rooms per unit	2.69
Average Bed Spaces per unit	3.27
Affordable housing	Required 30% units 39
	Provided 7.7% units 10
	(block C) 8.6% NSA 737
	8.9% Hab rooms 31

APARTMENT NUMBERS				
1 Bed 2P	2 Bed 3P 1 bath	2 Bed 4P 1 bath	3 Bed 5P 1 bath	TOTAL
No.	No.	No.	No.	No.
		1	1	2
		4		4
		4		4
0	0	9	1	10
0.0%	0.0%	90.0%	10.0%	100.0%
0	9	1	10	
0.0%	90.0%	10.0%	100.0%	

Habitable Rooms	Bed Spaces
No.	No.
7	9
12	16
12	16
31	41
31	41

APARTMENT NUMBERS				
1 Bed 2P	2 Bed 3P WCH	2 Bed 4P	3 Bed 5P	TOTAL
No.	No.	No.	No.	No.
13	3	17	5	38
35	4	41	2	82
0	0	9	1	10
48	7	67	8	130
36.9%	5.4%	51.5%	6.2%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
106	128
213	256
31	41
350	425

48	74	8	130
36.9%	56.9%	6.2%	100.0%

350	425
-----	-----

Parking	Required	98%	provided	127
Cycles	Required	69 spaces	provided	74
Refuse	Required	Block A 15 x 1100l Eurobin (50% for recycling)		
		Block B 33 x 1100l Eurobin (50% for recycling)		
		Block C 4 x 1100l Eurobin (50% for recycling)		
WCH	Required	5%	7 units	

Project Name 16035_SGN Reading
Area Schedule
Revision - PLANNING
13/03/2019

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: *Add draw 16035-P0-100-I to 105*

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.