

To be Read in conjunction with 80 Series Net Area Drawings

TIM GROOM ARCHITECTS

Date		
16.12.19	PA	Planning Issue
14.01.20	PA1	Revised Planning
08.07.20	PA 2	Revised Planning
17.08.20	PA 3	Planning - Altered layouts
02.09.20	PA 4	Stage 3 Draft Issue
09.11.20	T1	Tender Issue
03.12.20	T2	Tender Clarification
06.04.21	T3	Revised apartment mix
22.04.21	T4	Planning Update

Bendix Street Accommodation Schedule																															
Level	1 Bed Apartment										2 Bed Apartment												3 Bed Apartment		Apartments Per Level	NIA		GIA		Ratio	
	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	2.1	2.2	2.3	2.4	2.5	2.5*	2.6	2.7	2.10	2.11	2.12	2.13	3.1	3.2		m²	sqft	m²	sqft		%
Ground			1							1			1				1								1	5	309	3,330	847	9,121	36.5%
Level 01		1	1	1			3	1			1	1	2	0			1						1		13	733	7,887	901	9,696	81.3%	
Level 02					2		3	1				1		1	1			1	1			1	1		14	863	9,288	1,039	11,183	83.1%	
Level 03					2		3	1				1		1	1	1		1	1			1	1		14	865	9,305	1,039	11,183	83.2%	
Level 04					2		3	1				1		1	1	1		1	1			1	1		14	865	9,308	1,039	11,183	83.2%	
Level 05					2		3	1				1		1	1	1		1	1			1	1		14	865	9,309	1,039	11,183	83.2%	
Level 06					2			1				1		1	1	1		1	1	1	1	1	1		13	866	9,323	1,039	11,183	83.4%	
Level 07					2			1				1		1	1	1		1	1	1	1	1	1		13	866	9,323	1,039	11,183	83.4%	
Level 08					2			1				1		1	1	1		1	1	1	1	1	1		13	866	9,323	1,039	11,183	83.4%	
Level 09					2			1				1		1	1	1		1	1	1	1	1	1		13	866	9,323	1,039	11,183	83.4%	
Level 10					2			1				1		1	1	1		1	1	1	1	1	1		13	866	9,323	1,039	11,183	83.4%	
Level 11			1					1			1		2				1		1	1	1	1	1		10	639	6,882	873	9,397	73.2%	
Level 12	1		2			1	0	1	1		1		2				1			1	1	1		12	707	7,610	873	9,397	81.0%		
Totals Units	1	1	5	1	18	1	15	12	1	1	2	11	7	9	9	9	4	9	9	7	7	12	9	1	161	10,176	109,533	12,844	138,254	79.2%	
56											95												10		161						
Mix (%)	34.8%										59.0%												6.2%								

See 'Detailed Areas Schedule' for breakdown of all areas and clarification of inclusions to area types below.

Building Internal Area				
	NIA		GIA	
	m²	sqft	m²	sqft
Amenity	162	1,747		
Residential	10,176	109,533	12,844	138,254
Commercial	158	1,699	158	1,699
Overall Total GIA			13,002	139,953

Total Amenity Areas		
	m²	sqft
Internal	162	1,747
External	128	1,381
Total	291	3,128

166 cycle parking (greater than 1:1 Ratio)

Note:
The scheme illustrated is indicative only, and has not been the subject of a detailed design or co-ordination exercise.
All areas are subject to M&E, Structural & other design team consultant information
Areas measured in accordance with NMA Edition TBC
Net Internal Area as illustrated on 0324-TGA-XX-ZZ-DR-A-80100 Net Internal Area Sketch