

James Street - Block A - Apartment Buildings Total Statistics (Rev P) - Build-to-Rent Units							
Plant GIA	12.5 sq.m.						
Resi Amenity GIA	149.3 sq.m.						
Resi Facilities GIA	82.5 sq.m.						
Part V GIA	N/A						
Floor	GIA (sq.m.)	GEA (sq.m)	1B/2P	2B/4P	2B/3P	3B/5P	Dual Aspect Units
Ground Floor	617	693	5	0	0	0	1
1st Floor	604	693	5	1	1	1	4
2nd Floor	604	683	5	1	1	1	4
3rd Floor	604	683	5	1	1	1	4
4th Floor	516	584	5	1	1	0	3
5th Floor	435	493	5	0	0	1	2
	71% NIA/GIA*	*(Discounting Plant/Resi Amenity/Resi Facilities)					
Total	3380	3829	30	4	4	4	18

James Street - Block B - Apartment Buildings Total Statistics (Rev P) - Build-to-Rent Units							
Plant GIA	123 sq.m.						
Waste GIA	113.4 sq.m.						
Part V GIA	N/A						
Floor	GIA (sq.m.)	GEA (sq.m)	1B/2P	2B/4P	2B/3P	3B/5P	Dual Aspect Units
Ground Floor	1,257	1,378	10	1	2	0	4
1st Floor	1,184	1,303	14	1	2	0	5
2nd Floor	1,271	1,397	14	3	1	0	6
3rd Floor	1,175	1,279	14	2	1	0	5
4th Floor	1,175	1,279	14	2	1	0	5
5th Floor	1,175	1,279	14	2	1	0	5
6th Floor	942	1,025	13	0	1	0	5
7th Floor	942	1,025	13	0	1	0	5
	74% NIA/GIA**	**(Discounting Plant)					
Total	9121	9965	106	11	10	0	40

James Street - Block C - Apartment Buildings Total Statistics (Rev P) - Build-to-Rent Units							
Plant GIA	92.7 sq.m						
Bike Storage GIA	149.8 sq.m.						
Part V GIA***	1498 sq.m.	***(Gross Internal Area - Area measured to internal face of external walls, includes service accommodation (WCs), lifts, stairs and shafts.)					
Floor	GIA (sq.m.)	GEA (sq.m)	1 Bed Units	2 Bed Units	2B/3P	3 Bed Units	Dual Aspect Units
Ground Floor	312	350	0	0	0	0	0
1st Floor	301.5	339	3	0	1	0	1
2nd Floor	301.5	339	3	0	1	0	1
3rd Floor	301.5	339	3	0	1	0	1
4th Floor	301.5	339	3	0	1	0	1
5th Floor	301.5	339	3	0	1	0	1
	60% Nett/Gross						
Total	1819.5	2045	15	0	5	0	5

Combined Total	14320.5	15839	151	15	19	4	63
Percentage			80%	8%	10%	2%	33%
Total Units	189						

Bedspace		302	60	57	20	439
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Site Statistics	
Site Coverage	45%
Plot Ratio	2.6
Communal Open Space	1,456.8 sq.m. <i>1010 sq.m required</i>
Plant and Waste	341.6 sq.m
Bicycle Parking	218 residents spaces - average between DCC standard (189*) and Apartment Guidelines (227) ; 39 visitor spaces - 1 per 5 units
Carparking	4 spaces (2no. Shared Car Spaces 'Go-Car', 1no. Accessible, 1 no. Drop-Off/Setdown)
Site Area	James Street Steelworks
	DCC lands to South
	Combined Totals
	0.491 ha
	0.063 ha
	0.554 ha