

一房 26 二房 206 三房 148 共计 409 套 911 个床位

UNIT MIX						TOTAL UNITS	TOTAL BEDS
UNIT TYPE	1 BED	1 BED SS	2 BED	3 BED			
QUANTITY	26	(SHORT STAY) 29	206	148	409	911	
	7%	7%	50%	36%			

SITE AREA:	3,783m ²
SITE COVERAGE:	2,567m ² = 67.8%
TOTAL GFA:	57,808m ²
PLOT RATIO:	15.28:1

总建筑面积 57,808 平方米
容积率 15.28:1

GFA CALCULATION						
USE	DEFINITION	LOCATION	QUANTITY	TYPE	AREA m ²	PARKING
CIRCULATION						
	GENERAL	VARIABLE	181		4,623.35	
	LOBBY	GROUND	2		136.89	
			183		4,760.24 m ²	
COMMON GENERAL						
	AMENITIES	VARIABLE	9		320.83	
	CINEMA	PODIUM	1		51.30	
	CLEANER	VARIABLE	4		44.88	
	COMPUTER LAB	PODIUM	1		54.67	
	GYM	PODIUM	1		329.49	
	MEETING ROOM	PODIUM	2		105.95	
			18		907.12 m ²	
COMMUNAL OPEN SPACE						
	C. O. S.	A	4		1,077.02	
	C. O. S.	B	1		643.03	
	C. O. S.	PODIUM	3		3,448.16	
			8		5,168.21 m ²	
CORE						
	CORE	VARIABLE	93		7,924.48	
			93		7,924.48 m ²	
GFA Residential						
						Res Parking Rate: 1 per 1
						Vis Parking Rate: 1 per 10
	TYPE A	A	76	3 BED	8,355.06	
	TYPE B	A	76	2 BED	7,483.34	
	TYPE C	B	52	2 BED	4,256.20	
	TYPE D	B	26	1 BED	1,459.64	
	TYPE E	B	36	3 BED	4,215.96	
	TYPE F	B	36	3 BED	3,433.32	
	TYPE G	B	52	2 BED	4,055.48	
	TYPE H	B	26	2 BED	2,031.12	38 visitor spaces required
			380		35,290.12 m ²	380 parking spaces required
OFFICE						
	OFFICE	PODIUM	2		1,725.87	Office Parking Rate: 1 per 100m ²
			2		1,725.87 m ²	18 parking spaces required
RETAIL						
	RESTAURANT	GROUND	1		216.92	Retail Parking Rate: 1 per 100m ²
	RESTAURANT	PODIUM	1		261.75	
	RETAIL	GROUND	3		716.95	
			5		1,195.62 m ²	12 parking spaces required
SHORT STAY						
	1 BED	PODIUM	29	1 BED SS	836.56	Short Term Parking Rate: 1 per 4
			29		836.56 m ²	8 parking spaces required
					TOTAL GFA	57,808.22 m ²
						456 parking spaces total required
						512 parking spaces total provided
						(56 extra)
						383 bike spaces provided

