

PLANNING APPLICATION

(referring to drawings CSC2-Planning-Plans-CURRENT.vwx)

Existing Commercial Areas**02.07.14****Gross Internal Areas (GIA)**

Unit 1 (Bonny Street)	Ground Floor	555 m ²	5,974 ft ²
	Mezzanine Level	418 m ²	4,499 ft ²
Unit 2 (Canal Side)	Lower Ground Floor	505 m ²	5,436 ft ²
	Ground Floor	581 m ²	6,254 ft ²
	1st Floor	518 m ²	5,576 ft ²

Total Gross Internal Areas (GIA)

(Existing Commercial Areas)

2577 m²	27739 ft²
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Net Internal Areas (NIA)

Unit 1 (Bonny Street)	Ground Floor	549 m ²	5,909 ft ²
	Mezzanine Level	394 m ²	4,241 ft ²
Unit 2 (Canal Side)	Lower Ground Floor	466 m ²	5,016 ft ²
	Ground Floor	551 m ²	5,931 ft ²
	1st Floor	495 m ²	5,328 ft ²

Total Net Internal Areas (NIA)

(Existing Commercial Areas)

2455 m²	26426 ft²
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PLANNING APPLICATION

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Existing Commercial Areas**02.07.14****Gross Internal Areas (GIA) - Analysis**

1) Unit 1 (Bonny Street)	Category I (Full usability)*	266 m ²	2863 ft ²
B1 Commercial	Category II (Limited usability)*	707 m ²	7610 ft ²
Total Unit 1		973 m²	10473 ft²
2) Unit 2 (Canal Side)	Category I (Full usability)*	1057 m ²	11378 ft ²
B1 Commercial	Category II (Limited usability)*	547 m ²	5888 ft ²
Total Unit 2		1604 m²	17265 ft²
3) Communal	Total Communal	373 m²	4015 ft²
(Plants, Stairs, Lobbys, etc.)			

Total Existing Commercial Areas (GIA) (1 + 2)		2577 m²	27739 ft²
	<u>Split by Usability</u>	<u>Percentage</u>	
	Category I (Full usability)*	51%	1323 m ² 14241 ft ²
	Category II (Limited usability)*	49%	1254 m ² 13498 ft ²
	Category I + 15%	1521 m²	16377 ft²

Total Existing Areas of Building (GIA) Total Areas - Existing Commercial Areas incl. Communal (1 + 2 + 3)		2950 m²	31754 ft²
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* Category I:

* Category II: