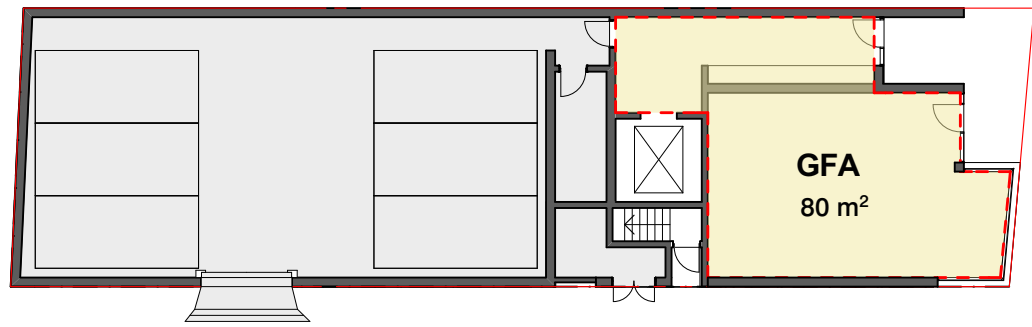
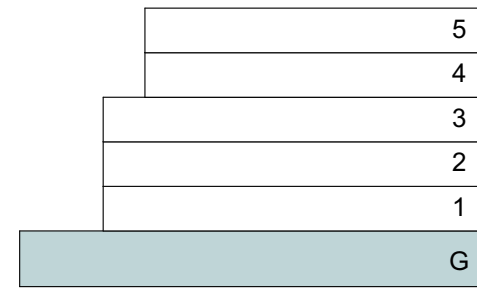


GROUND FLOOR PLAN ①
1:100 @ A3



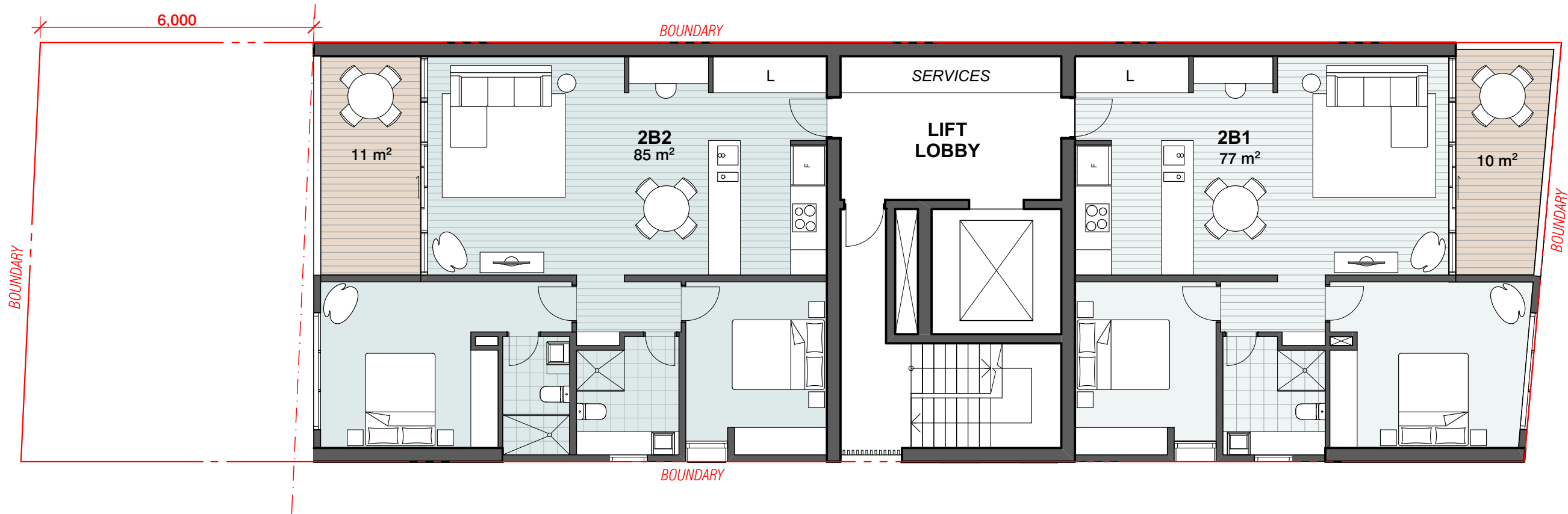
GFA PLAN



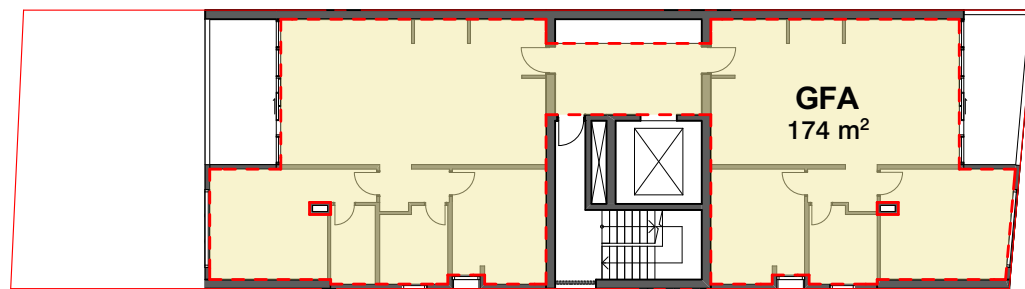
KEY SECTION

- CODING**
- SERVICES
 - RETAIL
 - LANDSCAPE
 - 2B1
 - ⊕ PAVING
 - 2B2
 - BALCONY
 - 3B2

CODING

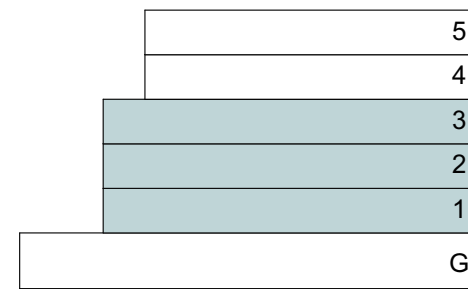


TYPICAL LEVEL ①
1:100 @ A3



GFA PLAN

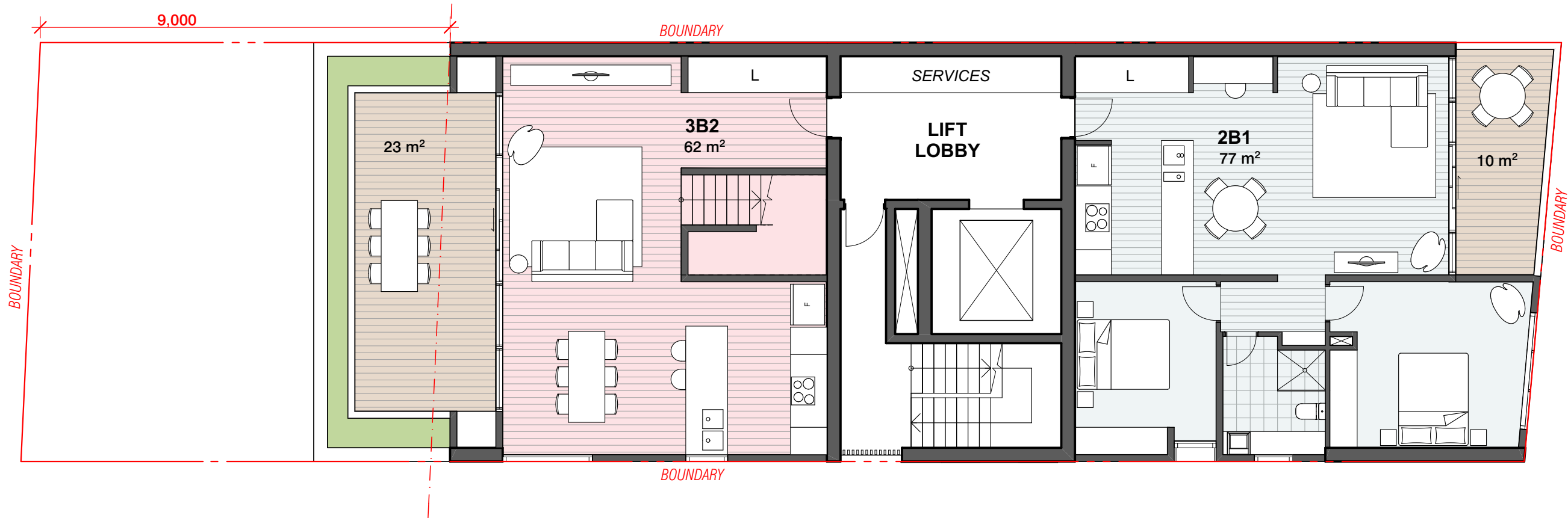
GBA
249 m²



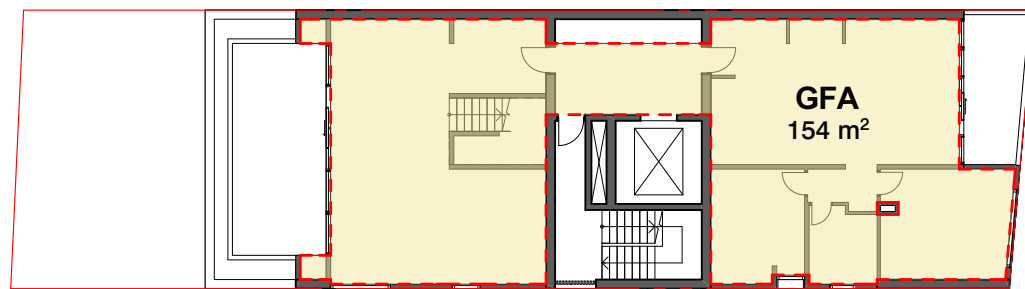
KEY SECTION

- | | |
|-------------|----------|
| ○ SERVICES | ○ RETAIL |
| ○ LANDSCAPE | ○ 2B1 |
| ⊕ PAVING | ○ 2B2 |
| ○ BALCONY | ○ 3B2 |

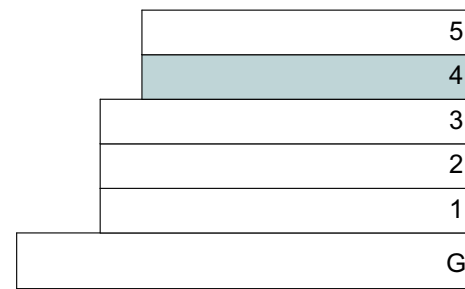
CODING











LEVEL 4 
1:100 @ A3



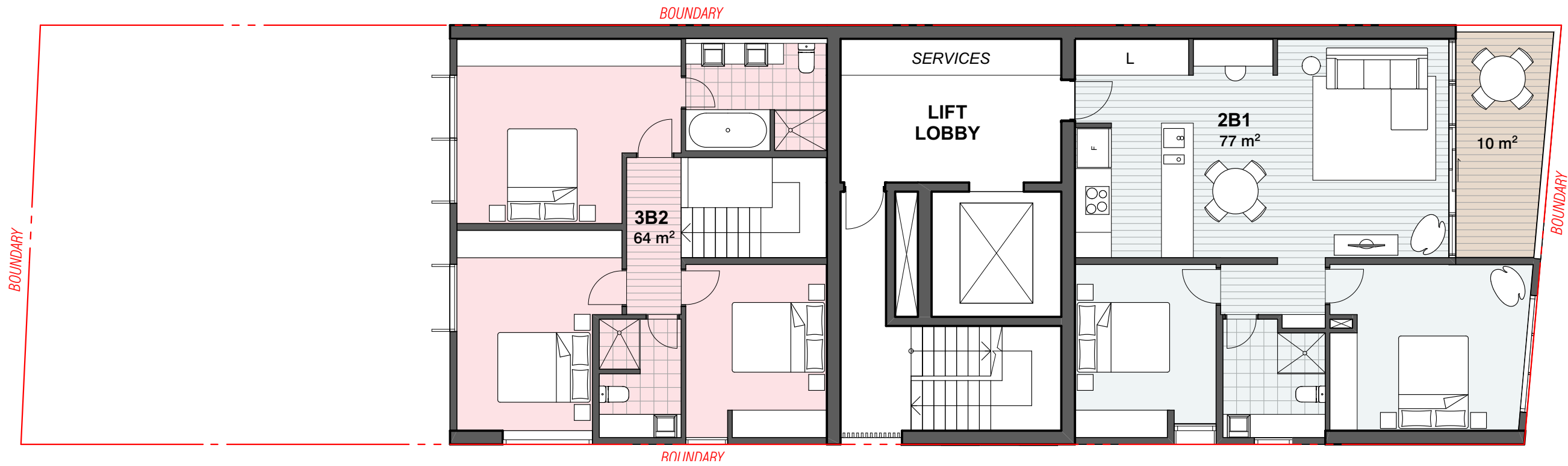
GFA PLAN



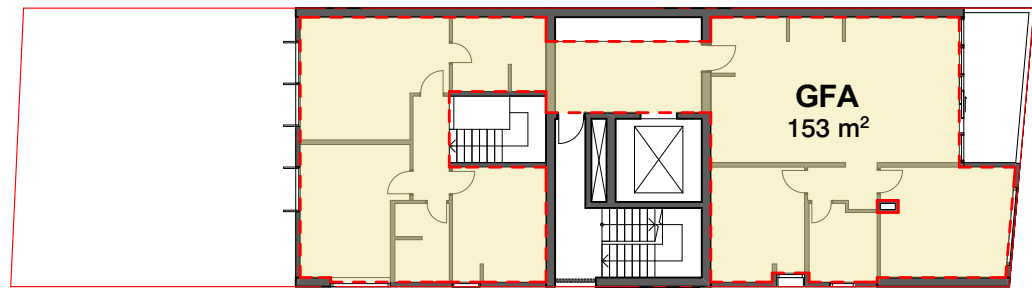
KEY SECTION

- | | |
|---|--|
|  SERVICES |  RETAIL |
|  LANDSCAPE |  2B1 |
|  PAVING |  2B2 |
|  BALCONY |  3B2 |

CODING

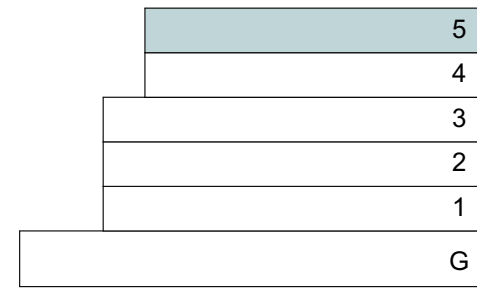


LEVEL 5
1:100 @ A3



GFA PLAN

GBA
221 m²

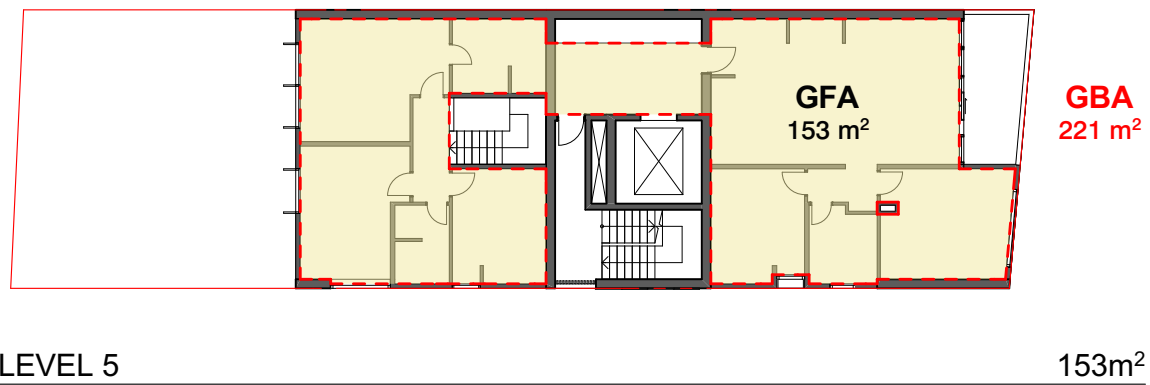
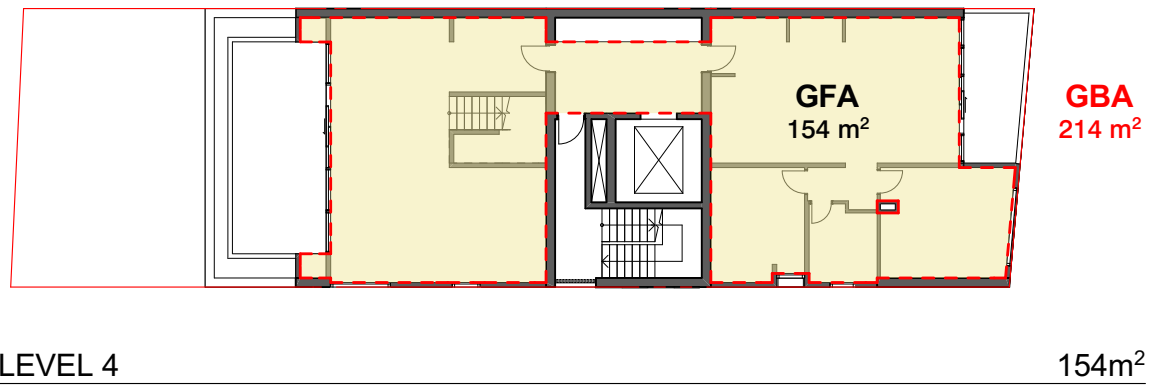
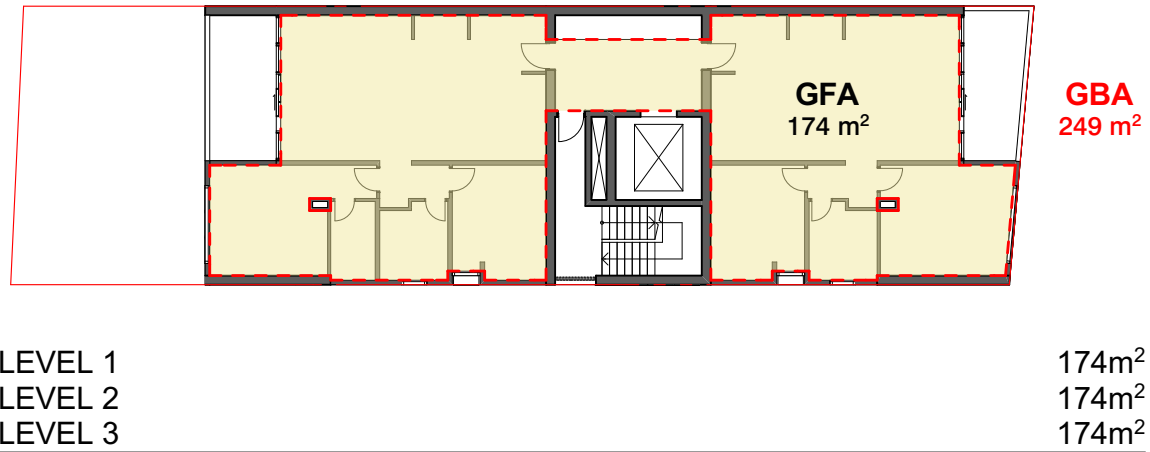
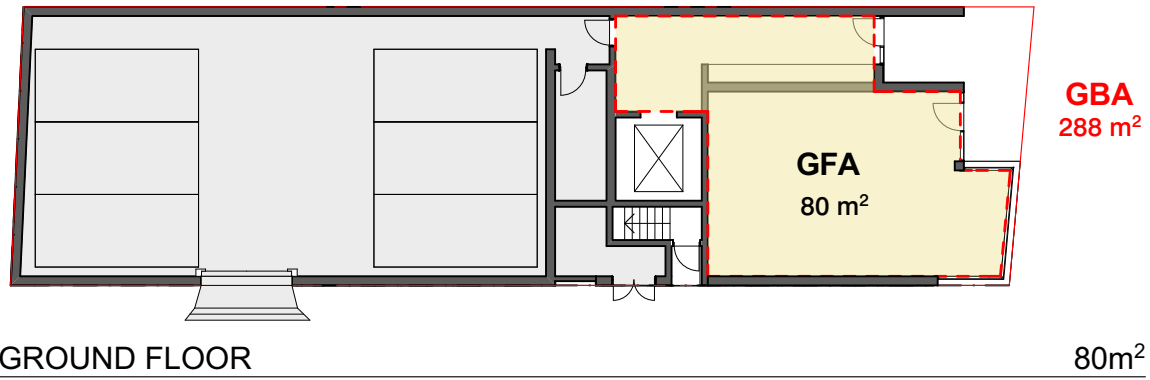


KEY SECTION

- | | |
|-------------|----------|
| ○ SERVICES | ○ RETAIL |
| ○ LANDSCAPE | ○ 2B1 |
| ⊕ PAVING | ○ 2B2 |
| ○ BALCONY | ○ 3B2 |

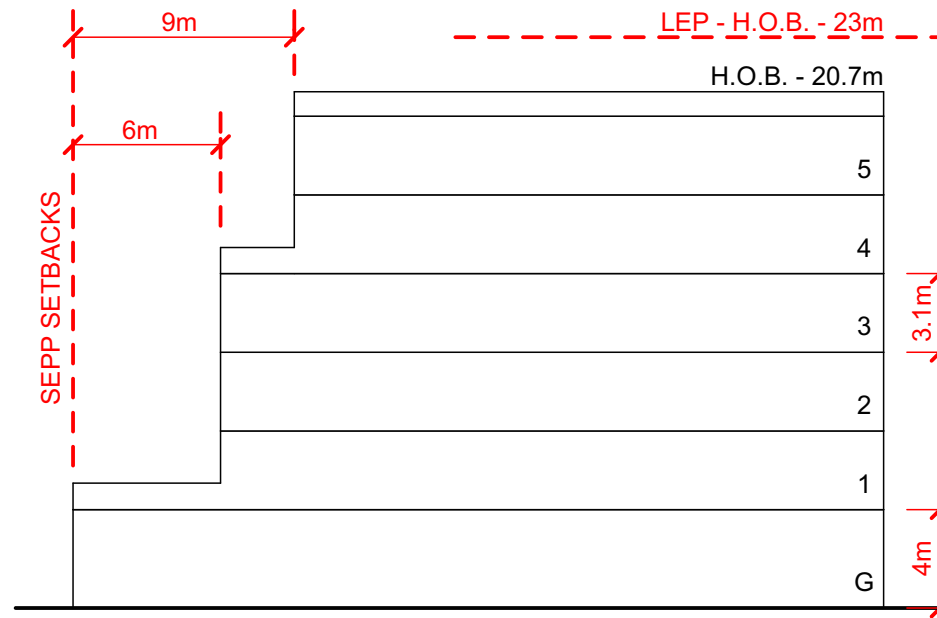
CODING

FSR CALCULATION



SITE AREA	305m²
F.S.R.	3:1
GFA ALLOWED	915 m²
TOTAL GFA	909 m²

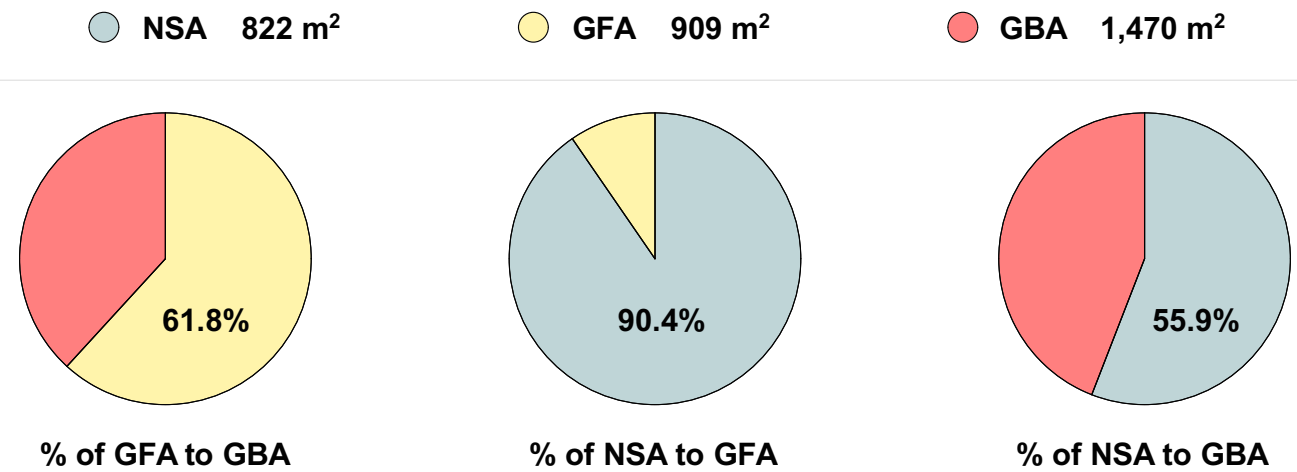
HEIGHTS AND SETBACKS



YIELD SUMMARY

Type	Average Area	Total Area	Quantity
● RETAIL	56 m ²	56 m ²	
○ 2B1	77 m ²	385 m ²	5
○ 2B2	85 m ²	255 m ²	3
○ 3B2	126 m ²	126 m ²	1
TOTAL NSA - 822 m²			9 - APARTMENTS

PERFORMANCE



Assumed build cost - \$3,000 per m²
 Assumed sale price - \$10,000 per m²

Estimated Construction - \$4,410,000
 Estimated Sales - \$8,220,000

Note: Figures supplied by client