



1 Siteplan
A1 Scale: 1:100



SITE DATA		RS-10
ITEMS	PERMITTED	PROPOSED
LOT AREA	MIN. 780 SQ.M.	1020.30 SQ.M.
LOT WIDTH	MIN. 20.00 M	21.08 M
LOT COVERAGE (R)	40.00 %	28.11 %
MAIN FLOOR		188.16 SQ.M.
LOWER FLOOR TOTAL		161.78 SQ.M.
LOWER FLOOR (NON-BASEMENT AREA)		115.23 SQ.M.
LOWER FLOOR (BASEMENT AREA)		46.55 SQ.M.
GARAGE	MAX. 50 SQ.M	49.05 SQ.M.
GROSS FLOOR AREA (R)	435 SQ.M	349.94 SQ.M.
NON BASEMENT AREA (80% OF ALLOWABLE)	348 SQ.M	303.39 SQ.M.
FLOOR SPACE RATIO (R)	.50 TO 1.0	0.34 TO 1.0
SETBACKS		
- FRONT (WEST)	7.50 M	67.50 M
- REAR (SOUTH)	7.50 M	19.16 M
- INTERIOR SIDE (NORTH)	1.50 M	1.91 M
- INTERIOR SIDE (SOUTH)	1.50 M	3.57 M
- SIDE YARDS COMBINED	MIN. 4.50 M	5.48 M
BUILDING HEIGHT	7.50 M	6.77 M
LOWEST BUILDING HEIGHT	7.50 M	7.01 M

LIST OF DRAWINGS	
A1	Site plan

ISSUED/REVISED		
01	10/12/22	Developed Preliminary Siteplan

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DRAWN BY	MRB	REVIEWED BY	
SCALE	As Shown	SHT. NO.	A1 OF A1

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PROJECT
PROPOSED RESIDENCE
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