

OVERALL	ZONE PROVISIONS	REQUIRED BY ZONING	PROPOSED DEVELOPMENT
	PROPERTY AREA	NA	122644 SQM
	DEVELOPABLE AREA	NA	00
	BUILDING COVERAGE	NA	LOT SPECIFIC
	BUILDING HEIGHT	NA	LOT SPECIFIC
	FRONT SETBACK	NA	LOT SPECIFIC
	SIDEBACK	NA	LOT SPECIFIC
	REAR SETBACK	NA	LOT SPECIFIC
	TYPE OF USE	NA	LOT SPECIFIC

A01	ZONE PROVISIONS	REQUIRED BY ZONING	PROPOSED DEVELOPMENT
	PROPERTY AREA	NA	48,838.43 SQM
	DEVELOPABLE AREA	NA	48,834.43 SQM
	BUILDING COVERAGE	NA	23,667.34 SQM (48.5%)
	BUILDING HEIGHT	NA	12 M
	FRONT SETBACK	NA	6M
	SIDE SETBACK	NA	4M
	REAR SETBACK	NA	4M
	TYPE OF USE	NA	COMMERICAL RETAIL, RESTAURANT, INDOOR PLAYGROUND, CONDO, PARKING STRUCTURE

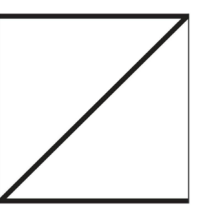
A06	ZONE PROVISIONS	REQUIRED BY ZONING	PROPOSED DEVELOPMENT
	PROPERTY AREA	NA	25,978.77 SQM
	DEVELOPABLE AREA	NA	25,978.77 SQM
	BUILDING COVERAGE	NA	6,552 SQM (25.2%)
	BUILDING HEIGHT	NA	15M
	FRONT SETBACK	NA	10M
	SIDE SETBACK	NA	6M
	REAR SETBACK	NA	9M
	TYPE OF USE	NA	RESIDENTIAL TOWNHOUSE

A02	ZONE PROVISIONS	REQUIRED BY ZONING	PROPOSED DEVELOPMENT																							
	PROPERTY AREA	NA	15,468 SQM																							
	DEVELOPABLE AREA	NA	15,468 SQM																							
	BUILDING COVERAGE	NA	5,317.16 SQM (33.65%)																							
	BUILDING HEIGHT	NA	53 M																							
	FRONT SETBACK	NA	6M																							
	SIDE SETBACK	NA	6M																							
	REAR SETBACK	NA </tr <tr> <td></td> <td>TYPE OF USE</td> <td>NA</td> <td>HOTEL CONDO, RESIDENTIAL CONDO,</td> </tr> <tr> <td></td> <td>UNITS</td> <td>CONDO</td> <td>180</td> </tr> <tr> <td></td> <td></td> <td>HOTEL CONDO</td> <td>320</td> </tr> <tr> <td></td> <td>PARKING</td> <td>SURFACE</td> <td>77</td> </tr> <tr> <td></td> <td></td> <td>GARAGE</td> <td>253</td> </tr> <tr> <td></td> <td>TOTAL</td> <td></td> <td>330</td> </tr>		TYPE OF USE	NA	HOTEL CONDO, RESIDENTIAL CONDO,		UNITS	CONDO	180			HOTEL CONDO	320		PARKING	SURFACE	77			GARAGE	253		TOTAL		330
	TYPE OF USE	NA	HOTEL CONDO, RESIDENTIAL CONDO,																							
	UNITS	CONDO	180																							
		HOTEL CONDO	320																							
	PARKING	SURFACE	77																							
		GARAGE	253																							
	TOTAL		330																							

A05	ZONE PROVISIONS	REQUIRED BY ZONING	PROPOSED DEVELOPMENT
	PROPERTY AREA	NA	9,451 SQM
	DEVELOPABLE AREA	NA	9,451 SQM
	BUILDING COVERAGE	NA	3,070 SQM (32.7%)
	BUILDING HEIGHT	NA	26.5 M
	FRONT SETBACK	NA	6M
	SIDE SETBACK	NA	6M
	REAR SETBACK	NA	6M
	TYPE OF USE	NA	Senior Condo, Senior Care Home
	UNITS	Senior Condo	135
		Senior Care Home	132
	PARKING	SURFACE	28
		GARAGE	174
	TOTAL		202

REVISION RECORD		
No.	Description	Date
1	Issued for Draftplan	2023-09-08

ISSUE RECORD



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GR Paradise Phase 2
COMMERCIAL CORE

for
GR GROUP

23010	As Indicated	Author	Checker
PROJECT SCALE		DRAWN	REVIEWED

Overall Site Plan
A001

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



1 Site Plan - OVER ALL
1:1200

Site Statics
1:50

PART 1, PLAN 59R-12131

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