

# LOT INFORMATION PLAN

BLOCK NUMBER	10	ZONING	Mixed Use
LOT NUMBER	18-A	LOT AREA (sq. m.)	2,303

**BUILDING DENSITY AND HEIGHT**

MAXIMUM ALLOWED DENSITY SHALL BE EQUIVALENT TO FAR 10, SUBJECT TO COMPLIANCE WITH CAAP HEIGHT RESTRICTION.

**BUILDING SETBACK**

A MINIMUM OF 3.00 METER SETBACK IS REQUIRED FROM PROPERTY LINES ALONG SECONDARY ROAD, AND A MINIMUM OF 5.00 METER SETBACK IS REQUIRED FROM PROPERTY LINES ALONG SERVICE ROAD.

**BUILD-TO LINE**

BUILDING FACADE ALONG MAIN ROAD ARE REQUIRED TO BUILD TO PROPERTY LINE. FOR SECONDARY ROADS, BUILDING FACADE SHALL BE SET ALONG THE 3.00 METER SETBACK LINE. BUILD-TO LINE IS ALSO REQUIRED ALONG COMMON PROPERTY LINES. A MINIMUM OF 70% OF THE BOUNDARY LENGTH(S) MUST BE BUILT-TO LINE.

**ARCADES AND CANOPIES**

ALL LOTS SHALL BE PROVIDED WITH A CONTINUOUS COVERED PEDESTRIAN WALKWAY ALONG MAIN ROADS WHERE BUILD-TO LINE IS REQUIRED, AND ALONG SECONDARY ROADS. THE COVERED WALKWAY SHALL HAVE A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF 3.00 METERS AND A MINIMUM CLEAR HEIGHT OF 3.50 METERS. ITS PAVEMENT FINISH SHOULD BE AT THE SAME LEVEL AS THE SIDEWALK AND SHALL BE PROVIDED WITH RAISED TABLES WHENEVER THEY CROSS A DRIVEWAY OR CURB-CUT.

**THE CONTINUOUS COVERED WALKWAY SHALL INCLUDE:**

1. A REQUIRED ARCADE THAT IS BUILT UP TO THE LOT'S BUILD-TO LINE RUNNING ALONG THE LENGTH OF THE CONTINUOUS BUILDING FACADE OF THE LOT.
2. REQUIRED CANOPIES ATTACHED TO THE BUILDING FOR PORTIONS WHERE ARCADE IS NOT REQUIRED OR POSSIBLE. CANOPIES MAY BE BUILT OVER THE SETBACK.
3. ARCADED OR CANOPIED WALKWAYS ATTACHED TO THE PORTIONS OF THE BUILDING FRONTING A ROAD BUT NOT BUILT-TO LINE.

**BUILDING PROJECTIONS**

EAVES, CANOPIES, CASINGS OR ANY OTHER SIMILAR ARCHITECTURAL OR STRUCTURAL FEATURES SHALL NOT BE ALLOWED TO PROJECT BEYOND PROPERTY LINE.

**CURB CUTS**

VEHICULAR CURB-CUTS SHALL BE ATLEAST 6.00 METERS AWAY FROM THE PROPERTY CORNER, OR AS INDICATED. A MAXIMUM OF 2 CURB-CUTS SHALL BE ALLOWED, CURB-CUTS MAY BE COMBINED BUT IN NO CASE SHALL THE RESULTING WIDTH EXCEED 12.00 METERS.

**FENCE REQUIREMENTS**






FENCES ARE PERMITTED ONLY WHERE VEHICULAR ACCESS IS ALLOWED, AND SUCH FENCE SHOULD BE ATTACHED TO THE BUILDING. FENCES ARE NOT ALLOWED TO FACE MAIN ROADS AND SECONDARY ROADS. WHERE FENCE IS ALLOWED, A MINIMUM OF 60% SEE-THROUGH MATERIAL OR FINISH IS REQUIRED. NO PART OF IT SHALL EXCEED 2.00 METERS MEASURED VERTICALLY FROM THE GROUND LINE TO TOPMOST TIP.

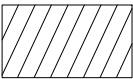

**SUSTAINABILITY GUIDELINES**

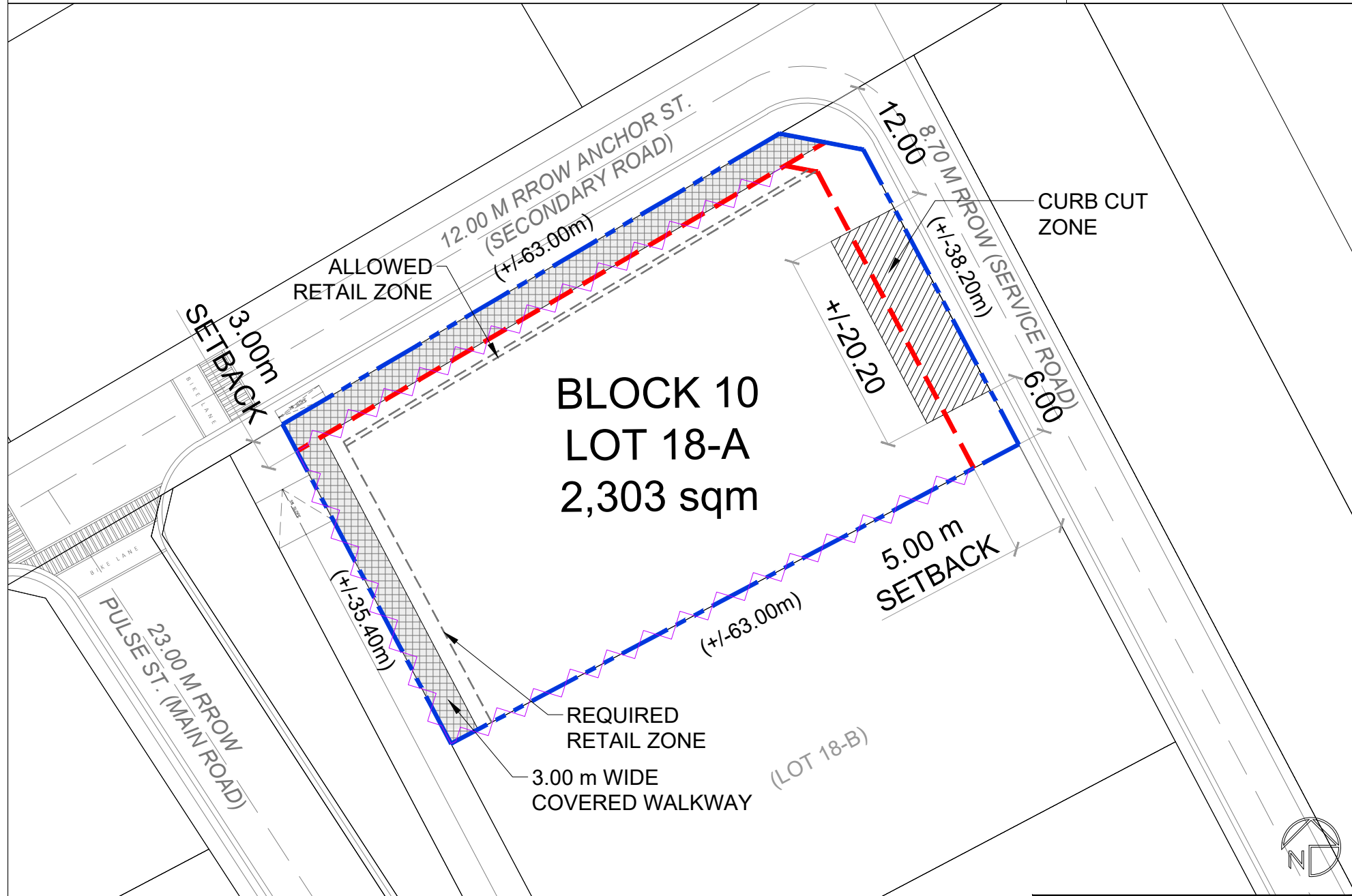
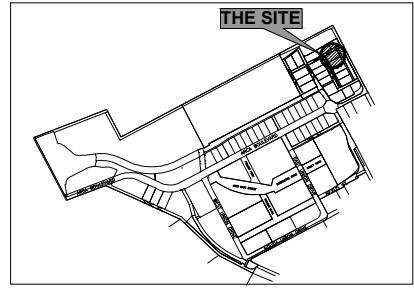
- RAINWATER HARVESTING: GREEN / BLUE ROOF OR ON-SITE STORMWATER MANAGEMENT DETENTION OF 19.5 CU.M. & FLOW RATE OF 0.477 CU.M./S.
- PRE-TREATMENT FACILITY IS REQUIRED FOR SEWAGE MANAGEMENT.
- DEVELOPMENT SHALL BE SENSITIVE TO TERRAIN, VEGETATION, AND VIEWS. ARCHITECTURALLY THEMED COHERENT WITH DISTINGUISHED LOOK.
- EMPHASIS ON PROGRAMS ON WATER, ENERGY AND WASTE MANAGEMENT.
- INDUSTRIAL WASTE SUCH AS LUBRICANTS, OILS, CHEMICALS, AND THE LIKE SHALL BE DISPOSED OF IN COMPLIANCE WITH ANY CODES AND REQUIREMENTS PRESCRIBED BY LAW. TENANT SHALL BE RESPONSIBLE FOR THE DISPOSAL AND STORAGE, AND SHALL NOT, IN ANY WAY, BE A SOURCE OF NUISANCE TO THE COMMUNITY

**PODIUM PARKING**

PODIUM PARKING IS ALLOWED, MAXIMUM OF 4 LEVELS OR 20.00 METERS HIGH MEASURED FROM SIDEWALK FINISH ELEVATION TO SLAB SOFFIT OF THE FIRST NON-PARKING LEVEL ABOVE THE TOPMOST PARKING FLOOR, WHICHEVER IS MORE STRINGENT. FACADE OF THESE PARKING FLOORS SHOULD BE ARCHITECTURALLY TREATED TO CAMOUFLAGE PARKING LOOK.

-  PROPERTY LINE
-  SETBACK
-  BUILD-TO LINE
-  REQUIRED RETAIL ZONE
-  ALLOWED RETAIL ZONE

-  CURB CUT ZONE
-  CONTINUOUS COVERED WALKWAY



DRAFT ONLY

ARCA SOUTH