

SUMMARY PLANNING CONTROLS			ACHIEVED LAND-USE			efficiencies		
control		notes				residential (tower)	BEA/GBA	91%
Site Area	3,901 m2	(surveyed)	total NLA/NSA	24,194 m2			GBA/GFA	89%
Base FSR	8 :1		residential GFA	27,990 m2	47%		GFA/NSA	82%
residential FSR	14 :1		hotel GFA	26,655 m2	45%	residential (podium)	BEA/GBA	84%
hotel FSR	14 :1		retail GFA	4,900 m2	8%		GBA/GFA	85%
retail FSR	12.5 :1		total GFA	59,545.3 m2			GFA/NSA	85%
subtotal FSR	14 :1	proportionate land-use			100%	retail	BEA/GBA	99%
subtotal GFA	54,132 m2						GBA/GFA	91%
bonus floor space	5,413 m2	10% design excellence					GFA/NLA	85%
total allowable FSR	15.3 :1	10% design excellence				hotel	BEA/GBA	95%
total allowable GFA	59,545.7 m2						GBA/GFA	80%
							GFA/NLA	85%

ACHIEVED APARTMENT MIX			DCP APARTMENT CONTROLS		MAXIMUM CAR PARKING		
unit	No.	mix	area	mix	unit	No.	No.
Studio	14 units	5%	35 m2	5-10%	Studio	1.4 cars	0.1 spaces / unit
1 Bed	34 units	13%	50 m2	10-30%	1 Bed	10.2 cars	0.3 spaces / unit
2 Bed	144 units	55%	70 m2	40-75%	2 Bed	100.8 cars	0.7 spaces / unit
3 Bed	70 units	27%	90 m2	10-100%	3 Bed	70 cars	1.0 spaces / unit
					Total	182.4 cars	
The number of 1 bedrooms can be increased above 30% providing that the combined total of 1 bed and studios does not exceed 40%.					Retail	: (retail GFA x site area) / (50 x total GFA)	
					Hotel	: 1space / 4 bedrooms, up to 100 bedrooms	
						1space / 5 bedrooms, in excess of 100 bedrooms	

MINIMUM BICYCLE PARKING					
		No.			
Residential	Residents	262 bicycles	Residential	Residents	: 1 space / unit
	Visitor	26 bicycles	Visitor	Visitor	: 1 space / 10 units
Retail	Employees	20 bicycles	Retail	Employees	: 1 space / 250 m2
	Visitor	50 bicycles	Visitors	Visitors	: 1 space / 100 m2 (over 100m2) + 2 spaces
Hotel	Employees	9 bicycles	Hotel	Employees	: 1 space / 4 staffs (assumed 1staff / 10 rooms)
	Visitors	18 bicycles	Visitors	Visitors	: 1 space / 20 rooms
Total		384 bicycles			