

Appendix “B”: Concept Plans

Proposed Site Stats

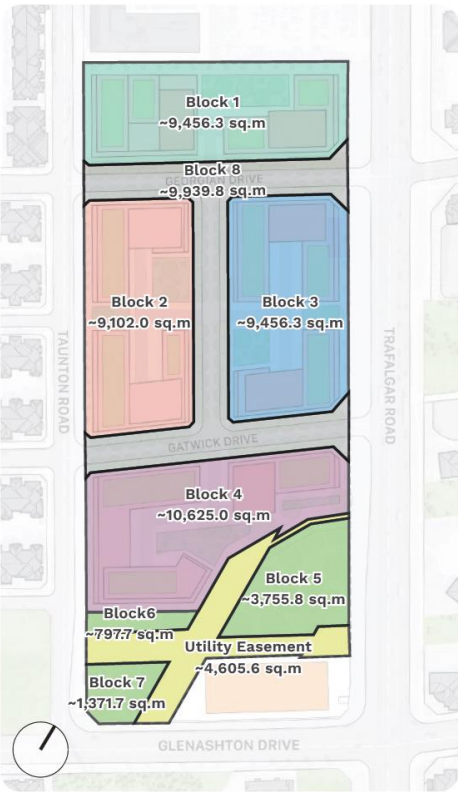
Total Site Area	~59,110.20 sq.m.	
Net Site Area (Excluding Public Roads and Parks)	~43,245.20 sq.m.	
Site Area Net of Roads	49,170.4sm (4.91704 ha)	
Total Gross Construction Area (GCA)	± 197,410.56 sq.m.	
Total Gross Floor Area (GFA)	± 181,617.72 sq.m.	
	GCA	GFA
Total Residential Area	± 188,085.15 sq.m.	± 173,038.34 sq.m. 1
Total Non-Residential Area	± 9,325.41 sq.m.	± 8,579.38 sq.m. 2
Density (Net)	4.20 FSI	
Total Unit Count 2	± 2,662	
Unencumbered Parkland	5,925.2 sm (12% of Site Area Net of Roads)	
Total Open Space Conveyance	(Parkland and Utility Easement) = 10,521sm (21% of Site Area Net of Roads)	

Block 1	GCA (sq.m.)	GFA (sq.m.)
Residential	58,630.70	53,940.25
Non-Residential	3,081.49	2,834.97
TOTAL	61,712.19	56,775.22
Units	830	

Block 2	GCA (sq.m.)	GFA (sq.m.)
Residential	36,080.16	33,193.74
Non-Residential	2,015.40	1,854.17
TOTAL	38,095.56	35,047.91
Units	510	

Block 3	GCA (sq.m.)	GFA (sq.m.)
Residential	49,456.29	45,499.79
Non-Residential	2,084.99	1,918.19
TOTAL	51,541.28	47,417.98
Units	700	

Block 4	GCA (sq.m.)	GFA (sq.m.)
Residential	43,918.00	40,404.56
Non-Residential	2,143.53	1,972.05
TOTAL	46,061.53	42,376.61
Units	622	



Proposed Updated Master Plan



Appendix “B”:
Concept Plans

Proposed Massing Model

