

**Composite Property Development - *access road view of pool-view townhouses***



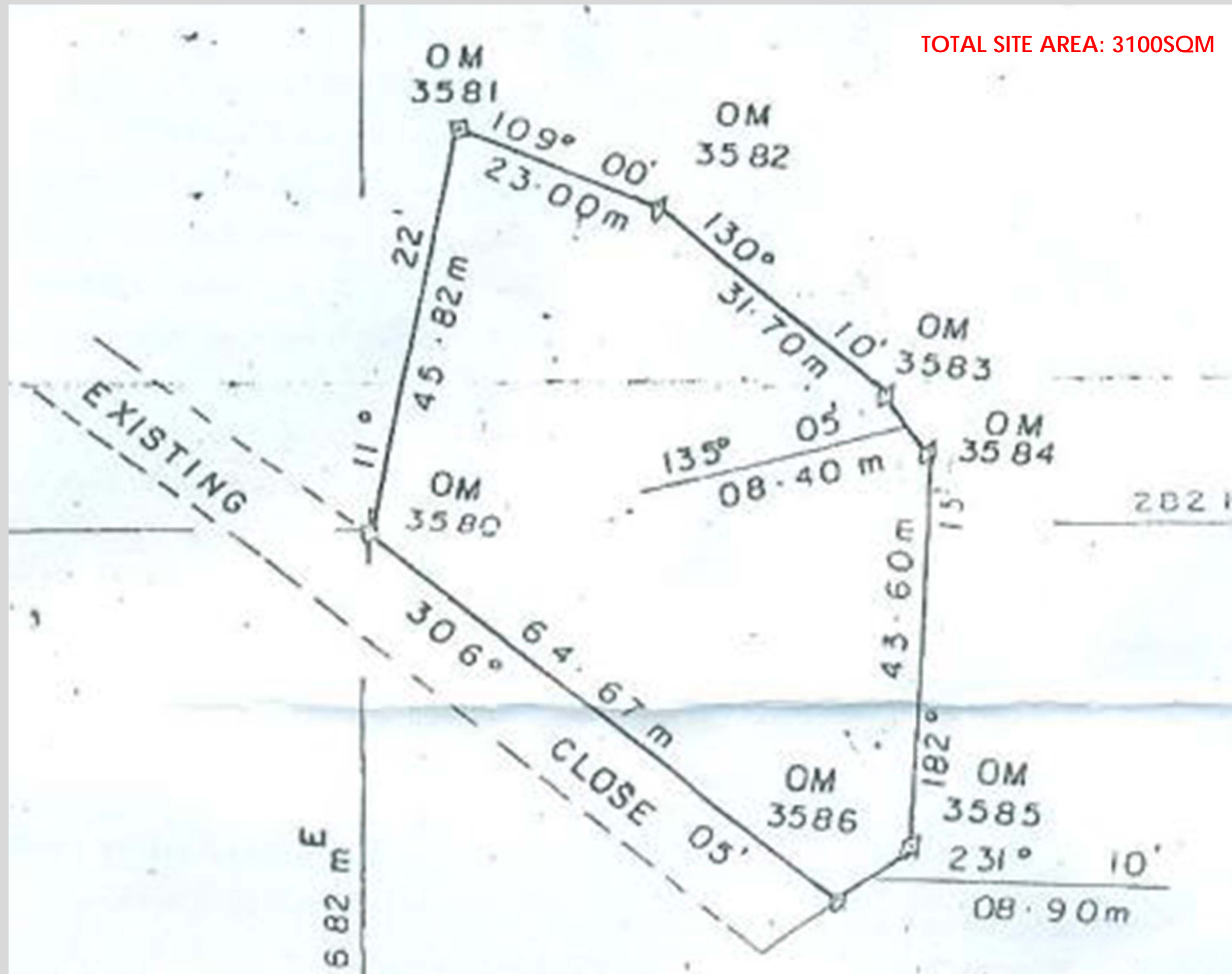
## CLIENT'S BRIEF *in summary*

- 1 15 Nos Luxury townhouses to incorporate the following:
  - 4nos bedrooms over all levels of each townhouse
  - Staff accommodation
  - Study
  - Family room
- 2 Adequate car parking spaces (min 2 per unit)
- 3 Generous green area allowance
- 4 6m set-back to front and 3m min set-back to sides and rear
- 5 Swimming pool with cabana and sit-out area

## STATUTORY REQUIREMENTS *to note*

- 1 SITE BOUNDARY SETBACKS- 9M road, 4M rear, 3M sides
- 2 PARKING- 2Cars / Unit
- 3 NUMBER OF FLOORS: To be confirmed.
- 4 BUILDABLE AREA: 40% maximum
- 5 COVERAGE: 30% min soft; 30% maximum hard.
- 6 DENSITY: To be confirmed

TOTAL SITE AREA: 3100SQM







<b>TOTAL SITE AREA</b>	<b>3100m<sup>2</sup></b>
<b>TOTAL FOOTPRINT OF TOWNHOUSES</b>	<b>1350m<sup>2</sup> (44%)</b>
<b>OUT BUILDINGS:</b>	
GATE HOUSE 7.5m <sup>2</sup>	
GENHOUSE AND UTILITY BUILDING 14m <sup>2</sup>	
<b>TOTAL FOOTPRINT OF ALL BUILDINGS</b>	<b>1372m<sup>2</sup> (44%)</b>
<b>SOFT LANDSCAPING (INCLUDING POOL AND DECK AREA)</b>	<b>833m<sup>2</sup> (27%)</b>
<b>HARD LANDSCAPING</b>	<b>701m<sup>2</sup> (23%)</b>

EXISTING CLOSE



ROOM	AREA
ANTE ROOM	9m <sup>2</sup>
W.C.	2m <sup>2</sup>
STAFF BEDROOM	5m <sup>2</sup>
STAFF ROOM ENSUITE	3m <sup>2</sup>
LIVING / DINING AREA	27m <sup>2</sup>
KITCHEN	9m <sup>2</sup>
KITCHEN STORE	2m <sup>2</sup>
<b>TOTAL (EXCLUDING CIRCULATION)</b>	<b>57m<sup>2</sup></b>



<b>ROOM</b>	<b>AREA</b>
MASTER BEDROOM	20m <sup>2</sup>
MASTER BEDROOM W.I.C	4m <sup>2</sup>
MASTER BEDROOM ENSUITE	4m <sup>2</sup>
MASTER BEDROOM BALCONY	3m <sup>2</sup>
FAMILY LOUNGE	9m <sup>2</sup>
BEDROOM 2	13m <sup>2</sup>
BEDROOM 2 ENSUITE	4m <sup>2</sup>
<b>TOTAL (EXCLUDING CIRCULATION)</b>	<b>57m<sup>2</sup></b>



<u>ROOM</u>	<u>AREA</u>
BEDROOM 3	20m <sup>2</sup>
BEDROOM 3 W.I.C	4m <sup>2</sup>
BEDROOM 3 ENSUITE	4m <sup>2</sup>
BEDROOM 3 BALCONY	3m <sup>2</sup>
BOXROOM	4m <sup>2</sup>
STUDY	9m <sup>2</sup>
STUDY BALCONY	3m <sup>2</sup>
BEDROOM 4	14m <sup>2</sup>
<b>TOTAL (EXCLUDING CIRCULATION)</b>	<b>61m<sup>2</sup></b>





**GROUND *floor plan***  
**TOTAL (EXCLUDING CIRCULATION) = 57m<sup>2</sup>**

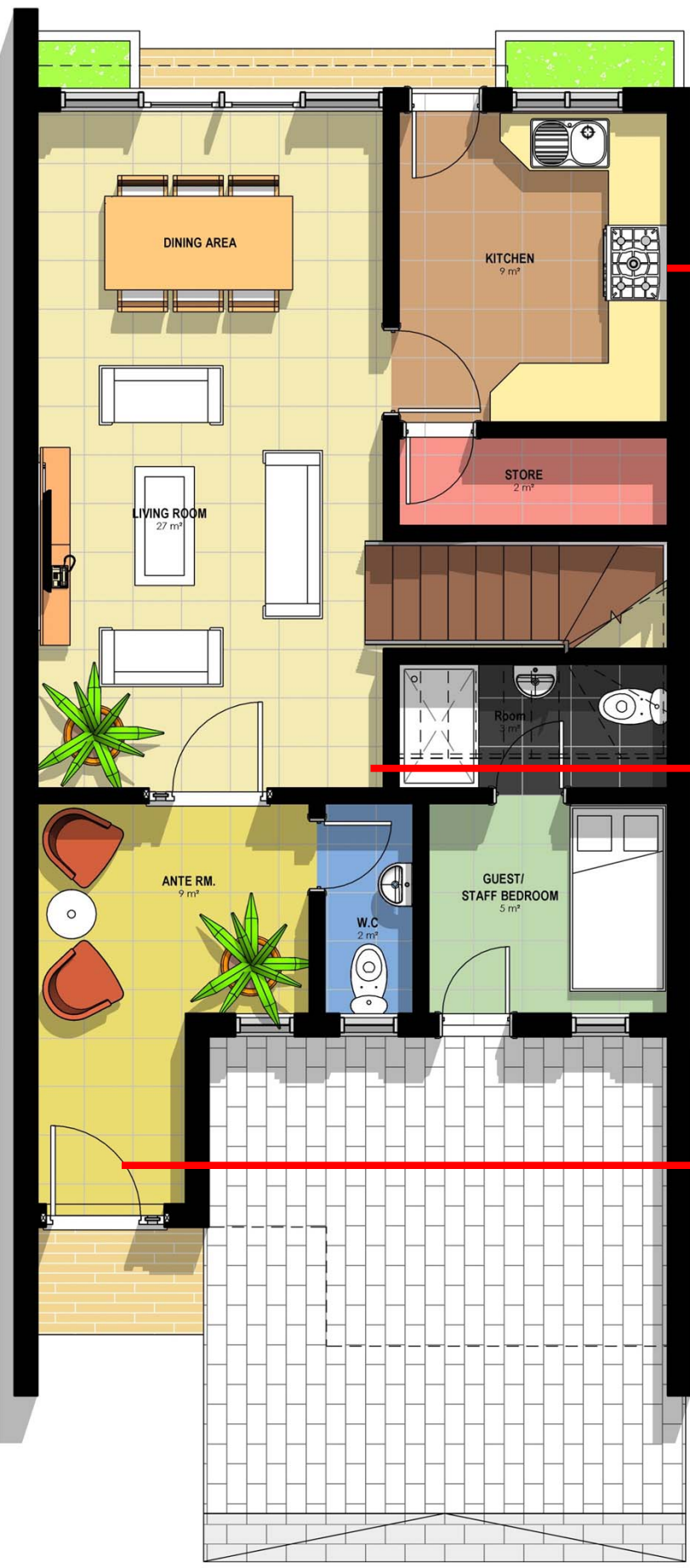


**FIRST *floor plan***  
**TOTAL (EXCLUDING CIRCULATION) = 57m<sup>2</sup>**



**SECOND *floor plan***  
**TOTAL (EXCLUDING CIRCULATION) = 61m<sup>2</sup>**

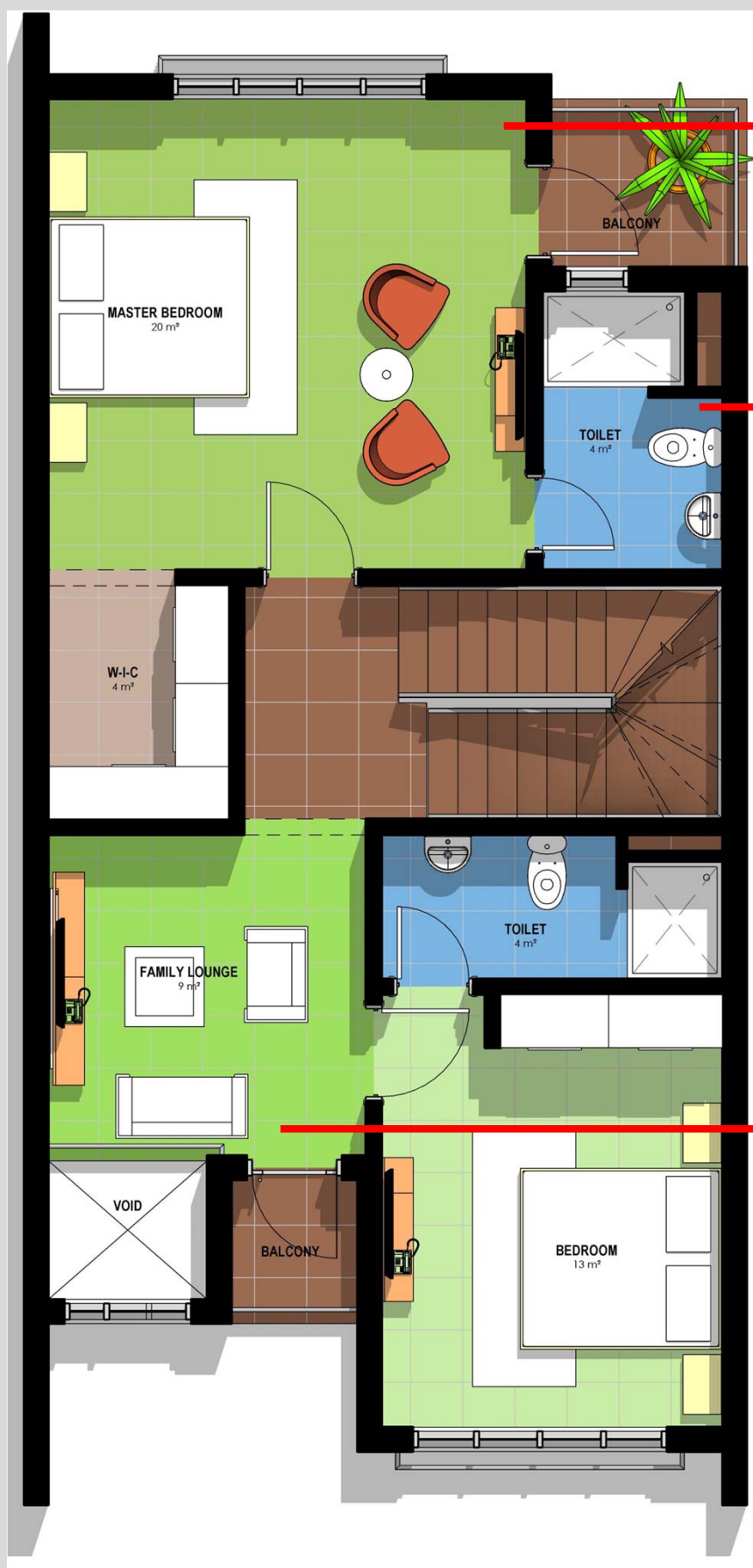
**TOTAL INTERNAL AREA OF EACH TOWNHOUSE (INCLUDING CIRCULATION) = 209m<sup>2</sup>**



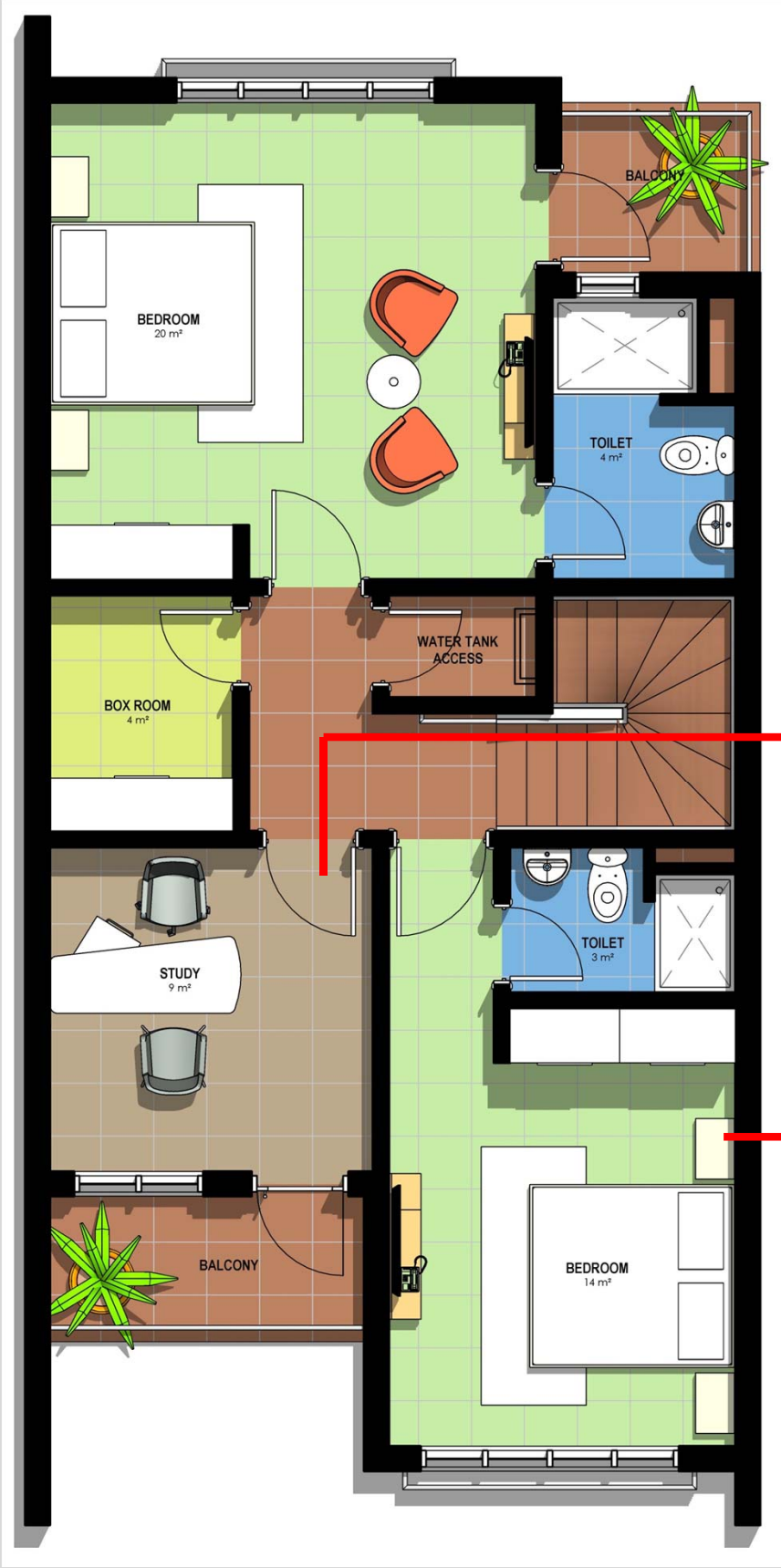
GROUND *floor plan*

ANTE ROOM

LIVING DINING ROOM



FIRST *floor plan*



STUDY



STANDARD BEDROOM

FIRST *floor plan*

DESIGN RESPONSE - *access road view of pool-view townhouses (BLOCK 3)*



DESIGN RESPONSE — *access road view of games-view townhouses (BLOCKS 1&2)*





DESIGN RESPONSE - *pool-side view of pool-view townhouses (BLOCKS 3&4)*







DESIGN RESPONSE - *games area view of games-view townhouses (BLOCKS 1&2)*