



HOTELA VILLAS PROJECT DESCRIPTION

DEVELOPER:	HOTELA KK
MASTER PLAN ARCHITECT:	RICCARDO TOSSANI ARCHITECTURE, INC.
ESTATE PROPERTY MANAGER / HOTEL OPERATOR / BUILDING MANAGER:	(TO BE CONFIRMED)
PREDEVELOPMENT ADDRESS:	Lot (3)22- Aza-Kabayama Kutchan-cho, Abuta-gun, Hokkaido, JAPAN 044-0082
AREA OF DEVELOPMENT:	34,120.45 m ²
NUMBER OF LOTS:	17
PUBLIC AMENITIES:	PARK, 1423.24 m ²
WIDTH OF RIGHT-OF-WAY:	9 m
PUBLIC UTILITIES:	Electricity, Optical Fibre Broadband Internet (both Electricity & Internet to be concealed underground) Town Water, Storm Water Drainage, Septic Tank Drainage
PRIVATE UTILITIES:	Snow-melt heating for the full length of the Road Onsen Water
SEWAGE TREATMENT:	Owners are required to install Septic Tanks within Lots

IMPORTANT MATTERS

REQUIREMENT TO DEVELOP: The Owner of each Lot shall be required to complete a Residence on the Lot within 5 years of closing of sale.

OPERATION AS HOTEL: Operation of Residences as Hotels (defined here as providing accommodation to paying guests) shall be permitted where this complies with the Innkeeping regulations administered by the Ministry of Health. For such operation, the Owner shall contract with the designated Hotel Operation/Building Management company for this development. Operation as a Hotel shall not impinge on the enjoyment or safety of occupants of neighbouring Residences. Civil works within the Development have been designed to allow residences to operate as hotels.

DESIGN REGULATIONS: Development on Lots shall comply with all applicable Japanese national & local planning, construction and fire regulations, as well as Development Controls imposed by the Developer. Where topographic or other unforeseen aspects of the Lot make conformance with the Development Controls onerous, non-complying designs may be submitted to the Developer for assessment on a case-by-case basis.

DESIGN ARCHITECT: The Design Architect for all Residences shall be Riccardo Tossani Architecture, Inc. Development on Lots shall be designed within the rules described in the Design Covenants, which provide guidelines for external building forms, finishes, landscaping, and sustainable design.

APPROVAL OF DESIGNS: Exterior design information (Residence & hardscape location, form, dimensions & finish materials) shall be submitted to the Developer for approval. If proposed designs are in compliance with the Design Covenants, approval from the Developer shall not be unreasonably withheld.

OWNERS ASSOCIATION: Owners must become members of the HOTELA Villas Owners Association and abide by the ByLaws. The Owners Association shall be administered by the Estate Property Manager. Contribution Fees for each Lot shall be the total fee levied on the Owners Association divided by the total number of Lots (17).

SNOW CLEARANCE & ESTATE MAINTENANCE: The Estate Property Manager shall be responsible for Snow Clearance from Common Areas and maintenance of Common Areas. Common Areas shall be defined as the Road, Park, Entry and Utilities Areas. Snow Clearance and Maintenance within Owner's Lots shall be the responsibility of the Owners.

SEPTEMBER 20, 2018

0 10 50 100m

SCALE : 1/2000 @ A4



MASTER PLAN

LAND AREAS

LOT 1:	1,211.85 m ²
LOT 2:	1,320.83m ²
LOT 3:	1,537.54 m ²
LOT 5:	2,264.01 m ²
LOT 6:	1,951.97 m ²
LOT 7:	1,413.02 m ²
LOT 8:	1,340.55 m ²
LOT 9:	1,313.40 m ²
LOT 10:	1,501.18 m ²
LOT 11:	1,338.51 m ²
LOT 12:	1,701.00 m ²
LOT 15:	2,143.50 m ²
LOT 16:	1,420.95 m ²
LOT 17:	1,407.09 m ²
LOT 18:	1,400.37 m ²
LOT 19:	2,339.12 m ²
LOT 20:	1,678.72 m ²
TOTAL LOTS:	27,283.61 m²

SUMMARY OF DEVELOPMENT AREA



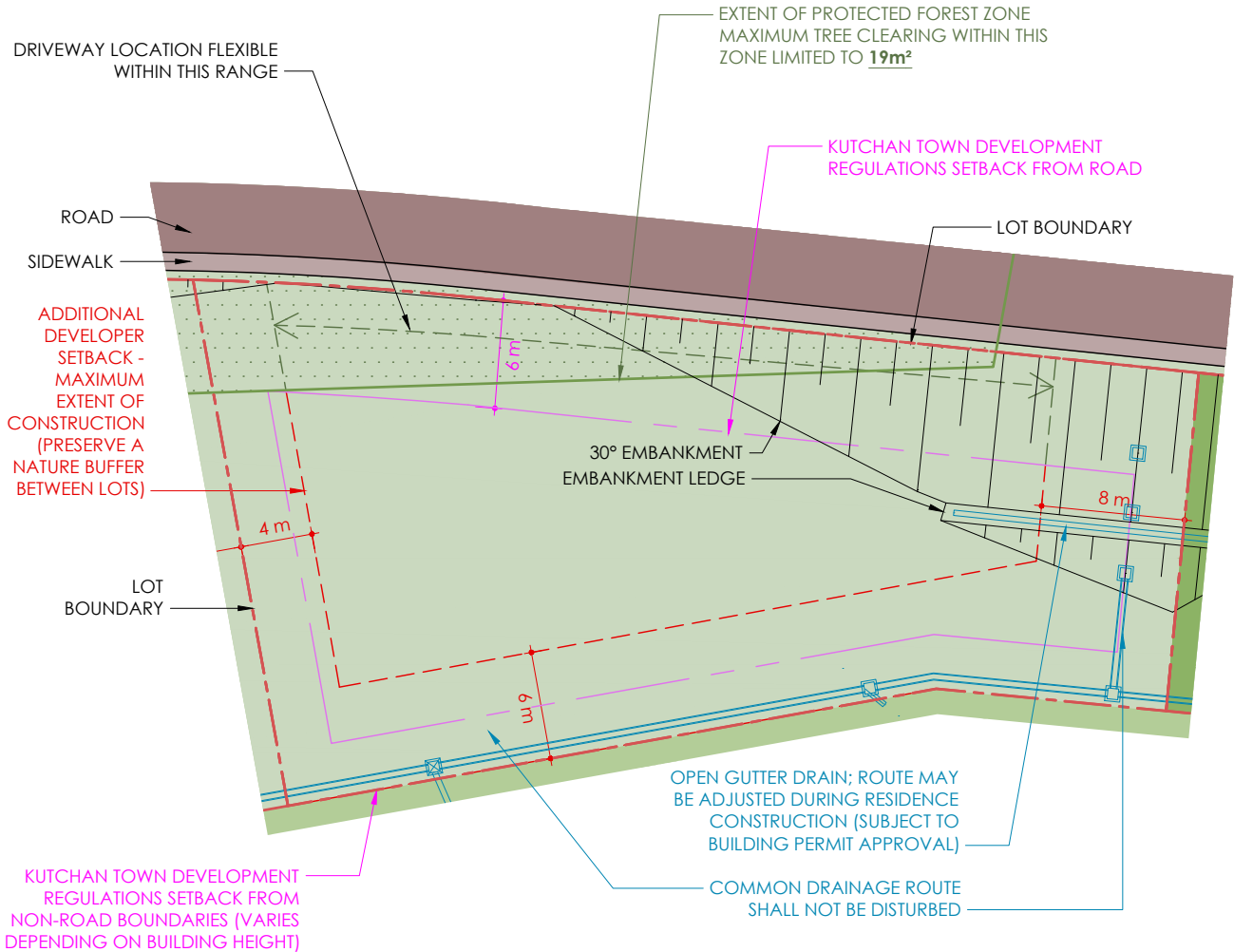
TOTAL LOTS:	27,283.61 m²
ENTRY:	1,074.89 m ²
FOREST:	666.46 m ²
PARK:	1,423.24 m ²
RIGHT-OF-WAY*:	3,672.25m ²
TOTAL SITE AREA:	34,120.45 m²

*RIGHT-OF-WAY =
ROAD + SIDEWALK + VERGE

NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



SCALE : 1/400 @ A4



* NOTE: ALL HEIGHT LIMITS TO BE MEASURED FROM LOWEST POINT AT WHICH THE BUILDING TOUCHES THE GROUND TO THE HIGHEST POINT OF THE ROOF, PER KUTCHAN TOWN DEVELOPMENT REGULATIONS.

PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (19m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
MAX. COVERAGE RATIO : 40%
MAX. FLOOR AREA RATIO : 300%
MAX. HEIGHT : 16 m (22m*)
MIN. ROAD SETBACK : 6 m
MIN. SIDE SETBACK : 2.0 m (HEIGHT ≤ 14m)
 h/3.5x0.5m (HEIGHT > 14m)
ROAD SHASEN LINE RATIO: 1.5:1
SIDE SHASEN LINE RATIO: 1.25:1 @ 20m

*22m HEIGHT LIMIT IS PERMITTED IF LAND SLOPES MORE THAN 2M VERTICALLY AND FLOORS ABOVE 18M FROM GROUND LEVEL ARE MAX. 50% OF THE HIGHEST FLOOR BELOW 18M FROM G.L.



ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

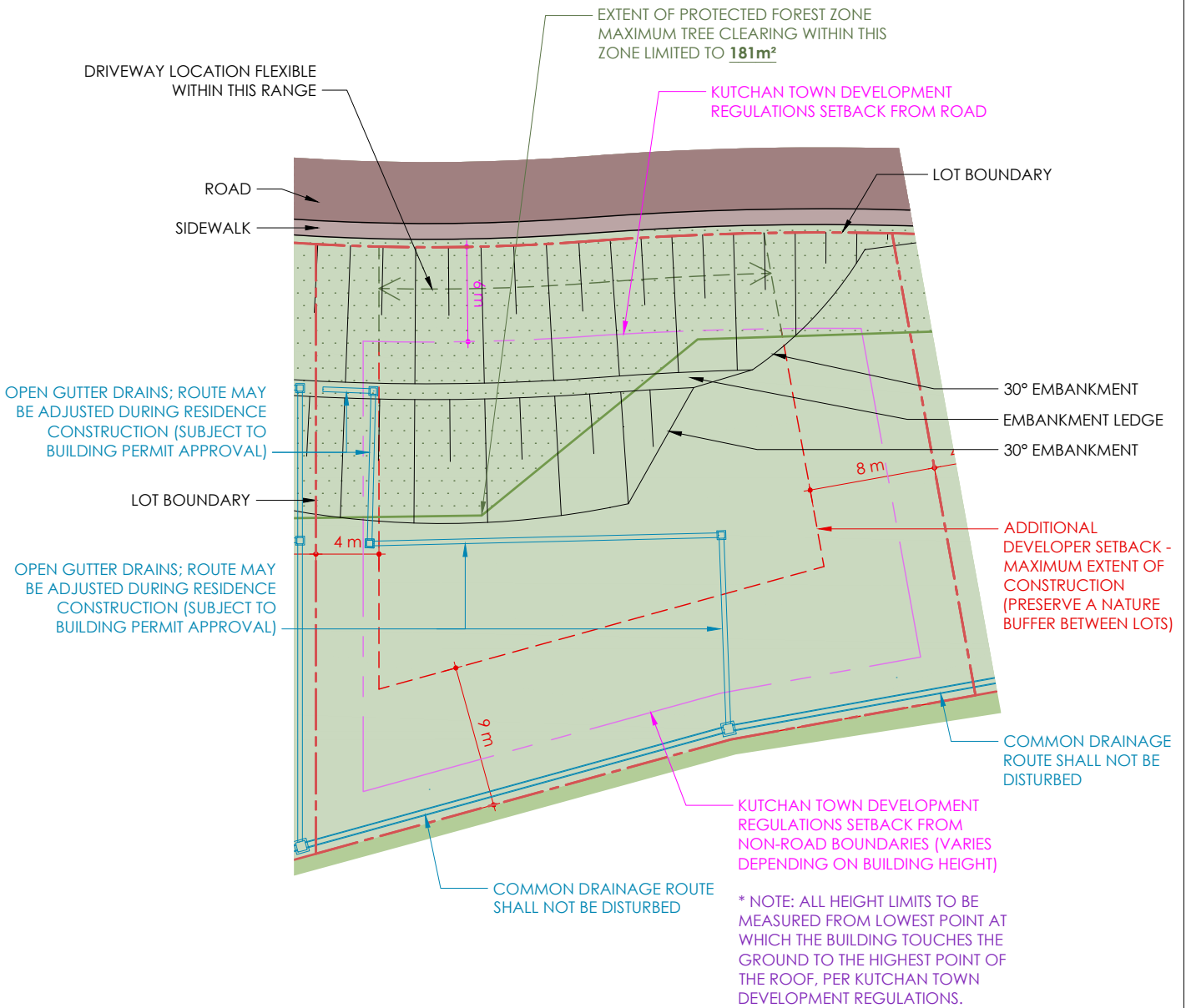
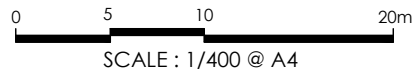
MAX. FOOTPRINT (EXCL. ROOF EAVES): 180m²

MAX. GROSS FLOOR AREA: 825m²

TREE CLEARING LIMIT: AS SHOWN
KUTCHAN TOWN TREE CUT PERMIT: NOT REQ'D

ADDITIONAL DEVELOPER SETBACKS: AS SHOWN

NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



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PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (181m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
MAX. COVERAGE RATIO : 40%
MAX. FLOOR AREA RATIO : 300%
MAX. HEIGHT : 16 m (22m*)
MIN. ROAD SETBACK : 6 m
MIN. SIDE SETBACK : 2.0 m (HEIGHT <= 14m)
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ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

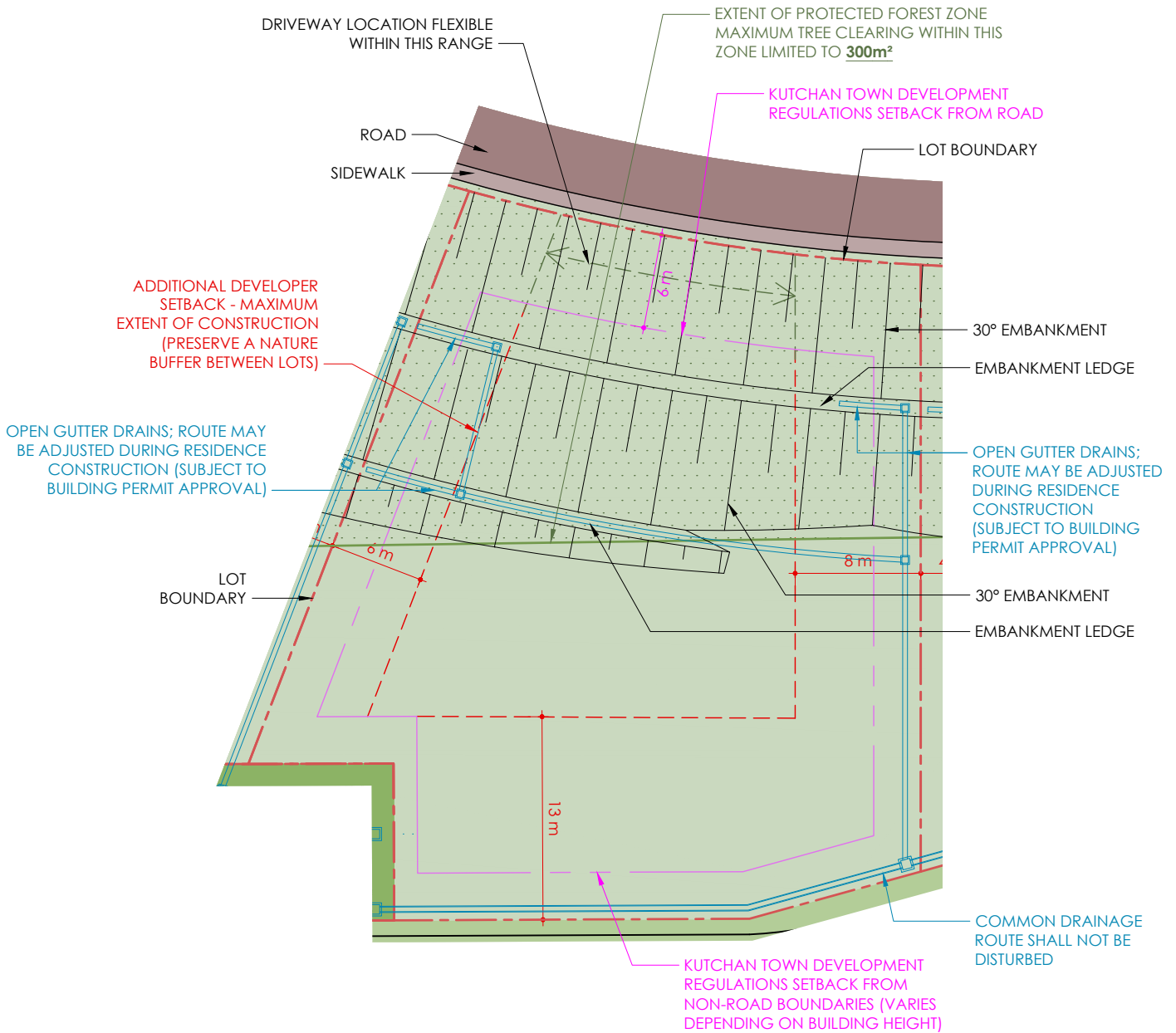
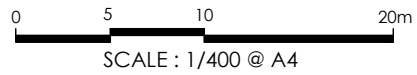
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MAX. GROSS FLOOR AREA: 825m²

TREE CLEARING LIMIT: AS SHOWN
KUTCHAN TOWN TREE CUT PERMIT: NOT REQ'D.

ADDITIONAL DEVELOPER SETBACKS: AS SHOWN

NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



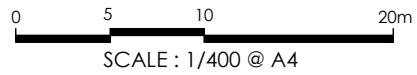
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PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (300m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS
DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
MAX. COVERAGE RATIO : 40%
MAX. FLOOR AREA RATIO : 300%
MAX. HEIGHT : 16 m (22m*)
MIN. ROAD SETBACK : 6 m
MIN. SIDE SETBACK : 2.0 m (HEIGHT <= 14m)
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ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS
MAX. FOOTPRINT (EXCL. ROOF EAVES): 180m²
MAX. GROSS FLOOR AREA: 825m²
TREE CLEARING LIMIT: AS SHOWN
KUTCHAN TOWN TREE CUT PERMIT: NOT REQ'D.
ADDITIONAL DEVELOPER SETBACKS: AS SHOWN
 NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



30° EMBANKMENT

KUTCHAN TOWN DEVELOPMENT REGULATIONS SETBACK FROM ROAD

EMBANKMENT LEDGE

30° EMBANKMENT

EMBANKMENT LEDGE

OPEN GUTTER DRAINS; ROUTE MAY BE ADJUSTED DURING RESIDENCE CONSTRUCTION (SUBJECT TO BUILDING PERMIT APPROVAL)

30° EMBANKMENT

EXTENT OF PROTECTED FOREST ZONE
MAXIMUM TREE CLEARING WITHIN THIS ZONE LIMITED TO **315m²**

PROPOSED TREE CLEARANCE IN THIS ZONE DOES NOT REQUIRE KUTCHAN TOWN TREE CUT PERMIT

PROPOSED TREE CLEARANCE IN THIS ZONE REQUIRES KUTCHAN TOWN TREE CUT PERMIT

LOT BOUNDARY

ROAD
SIDEWALK

DRIVEWAY LOCATION FLEXIBLE WITHIN THIS RANGE

LOT BOUNDARY

ADDITIONAL DEVELOPER SETBACK - MAXIMUM EXTENT OF CONSTRUCTION (PRESERVE A NATURE BUFFER BETWEEN LOTS)

COMMON DRAINAGE ROUTE SHALL NOT BE DISTURBED

KUTCHAN TOWN DEVELOPMENT REGULATIONS SETBACK FROM NON-ROAD BOUNDARIES (VARIES DEPENDING ON BUILDING HEIGHT)

* NOTE: ALL HEIGHT LIMITS TO BE MEASURED FROM LOWEST POINT AT WHICH THE BUILDING TOUCHES THE GROUND TO THE HIGHEST POINT OF THE ROOF, PER KUTCHAN TOWN DEVELOPMENT REGULATIONS.



PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (315m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
 MAX. COVERAGE RATIO : 40%
 MAX. FLOOR AREA RATIO : 300%
 MAX. HEIGHT : 16 m (22m*)
 MIN. ROAD SETBACK : 6 m
 MIN. SIDE SETBACK : 2.0 m (HEIGHT <= 14m)
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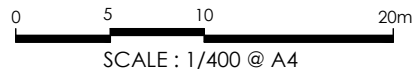
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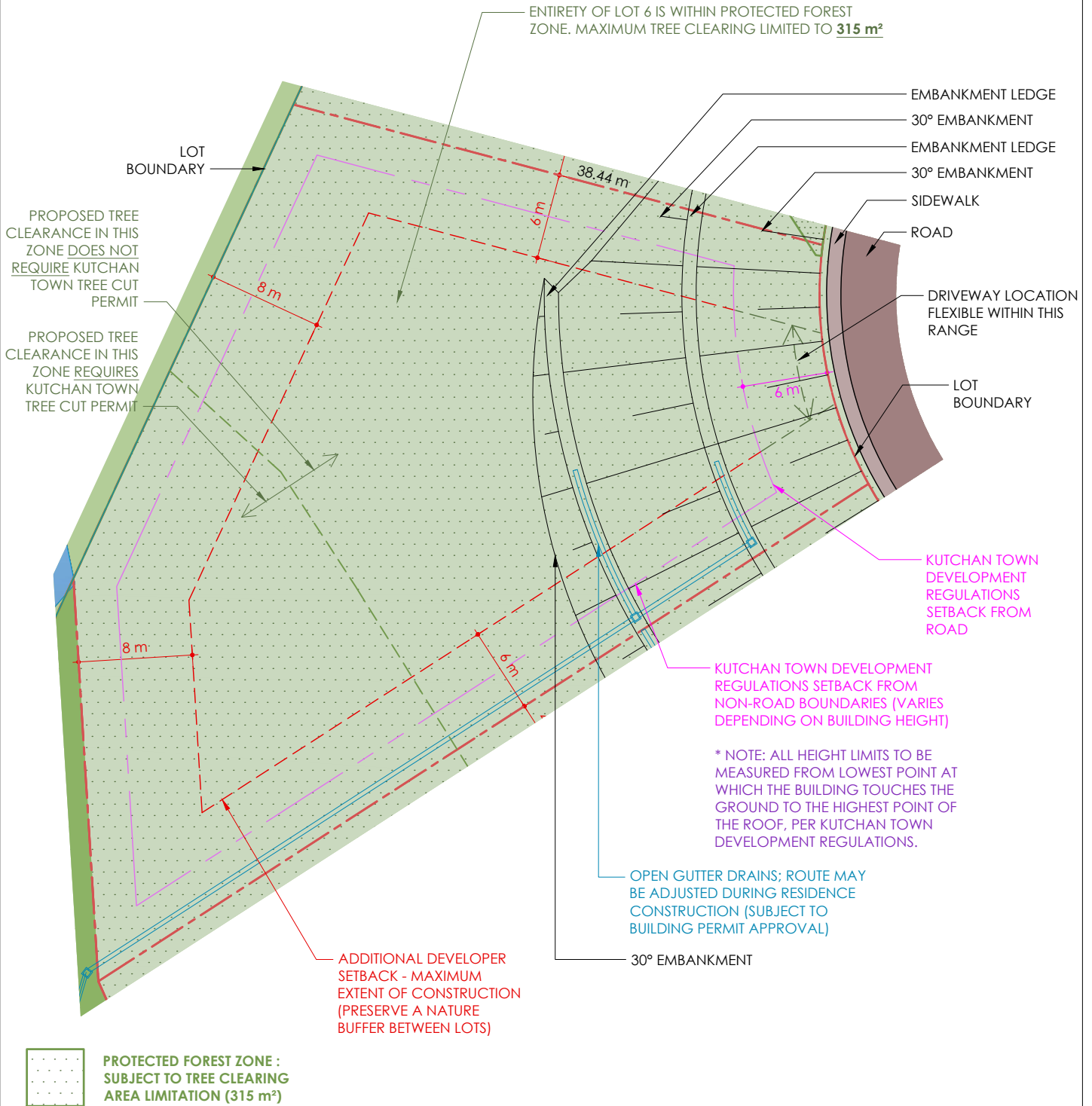
ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

MAX. FOOTPRINT (EXCL. ROOF EAVES): **200m²**
 MAX. GROSS FLOOR AREA: **825m²**
 TREE CLEARING LIMIT: **AS SHOWN**
 KUTCHAN TOWN TREE CUT PERMIT: **AS SHOWN**
 ADDITIONAL DEVELOPER SETBACKS: **AS SHOWN**

NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



ENTIRETY OF LOT 6 IS WITHIN PROTECTED FOREST ZONE. MAXIMUM TREE CLEARING LIMITED TO **315 m²**



PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (315 m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
MAX. COVERAGE RATIO : 40%
MAX. FLOOR AREA RATIO : 300%
MAX. HEIGHT : 16 m (22m*)
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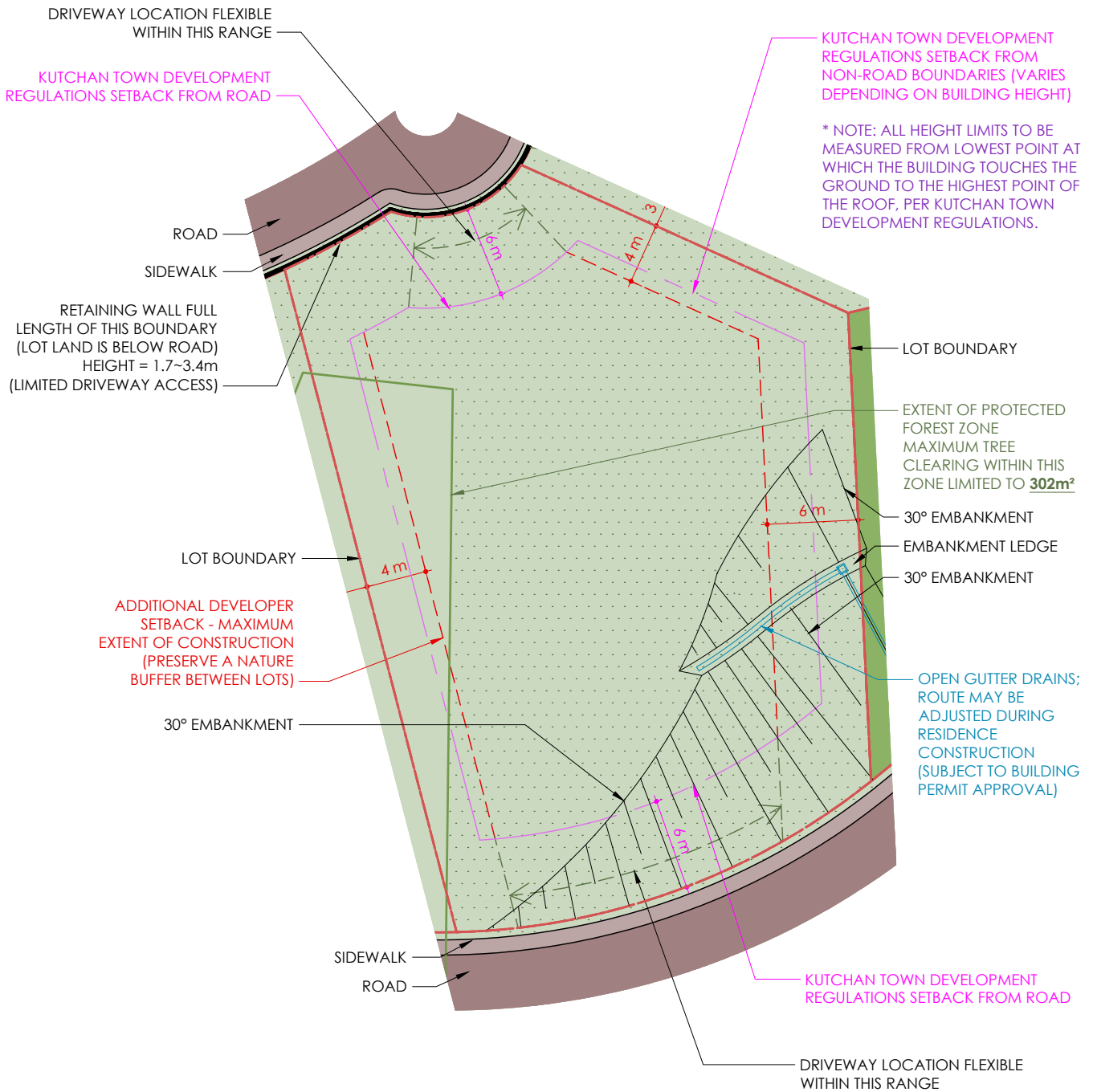
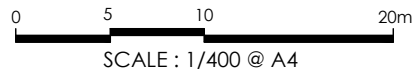
MAX. FOOTPRINT (EXCL. ROOF EAVES): 200m²

MAX. GROSS FLOOR AREA: 825m²

TREE CLEARING LIMIT: AS SHOWN
KUTCHAN TOWN TREE CUT PERMIT: AS SHOWN

ADDITIONAL DEVELOPER SETBACKS: AS SHOWN

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PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (302m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
MAX. COVERAGE RATIO : 40%
MAX. FLOOR AREA RATIO : 300%
MAX. HEIGHT : 16 m (22m*)
MIN. ROAD SETBACK : 6 m
MIN. SIDE SETBACK : 2.0 m (HEIGHT <= 14m)
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ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

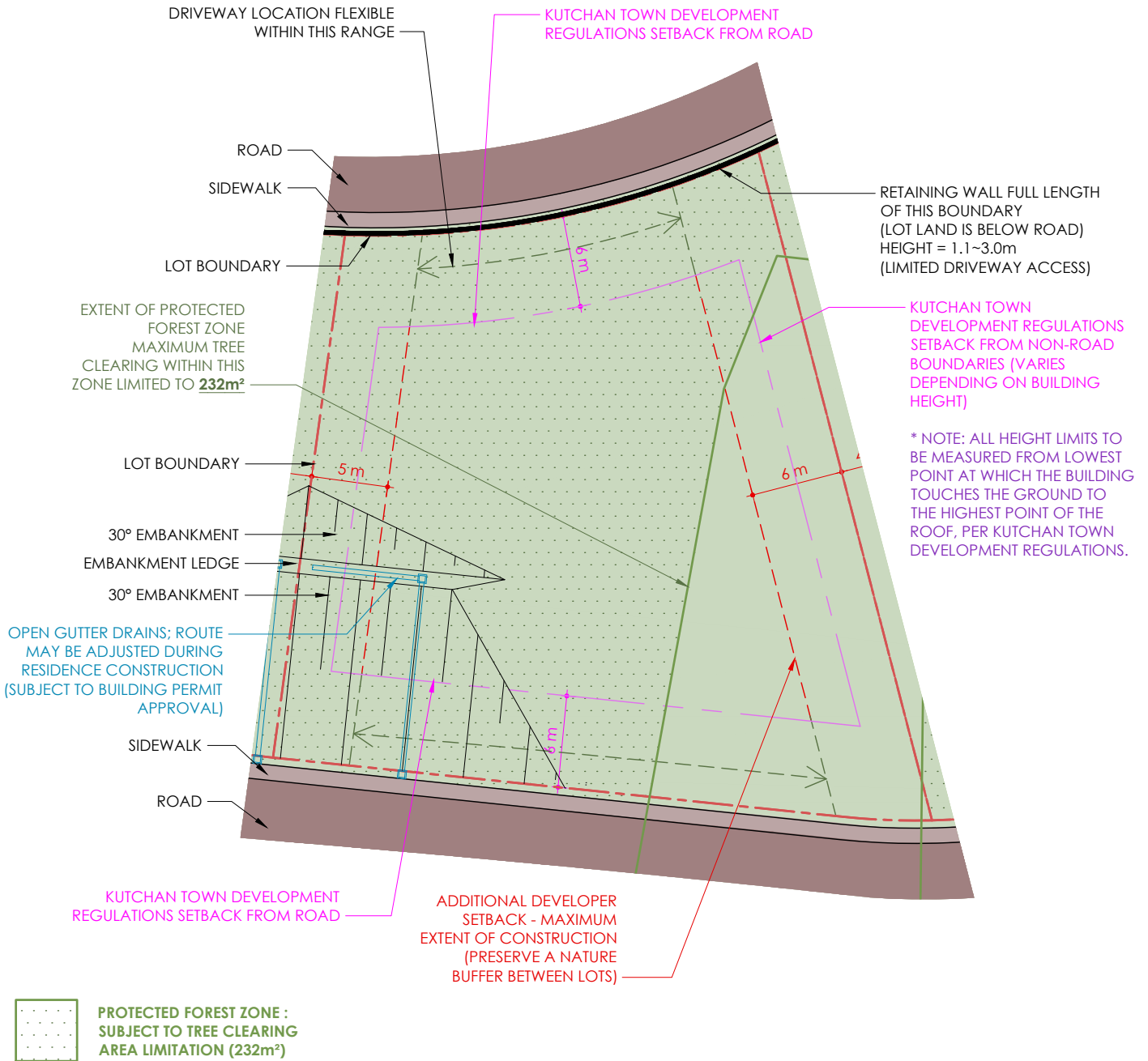
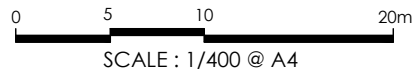
MAX. FOOTPRINT (EXCL. ROOF EAVES): 200m²

MAX. GROSS FLOOR AREA: 825m²

TREE CLEARING LIMIT: AS SHOWN
KUTCHAN TOWN TREE CUT PERMIT: NOT REQ'D.

ADDITIONAL DEVELOPER SETBACKS: AS SHOWN

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PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (232m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
MAX. COVERAGE RATIO : 40%
MAX. FLOOR AREA RATIO : 300%
MAX. HEIGHT : 16 m (22m*)
MIN. ROAD SETBACK : 6 m
MIN. SIDE SETBACK : 2.0 m (HEIGHT ≤ 14m)
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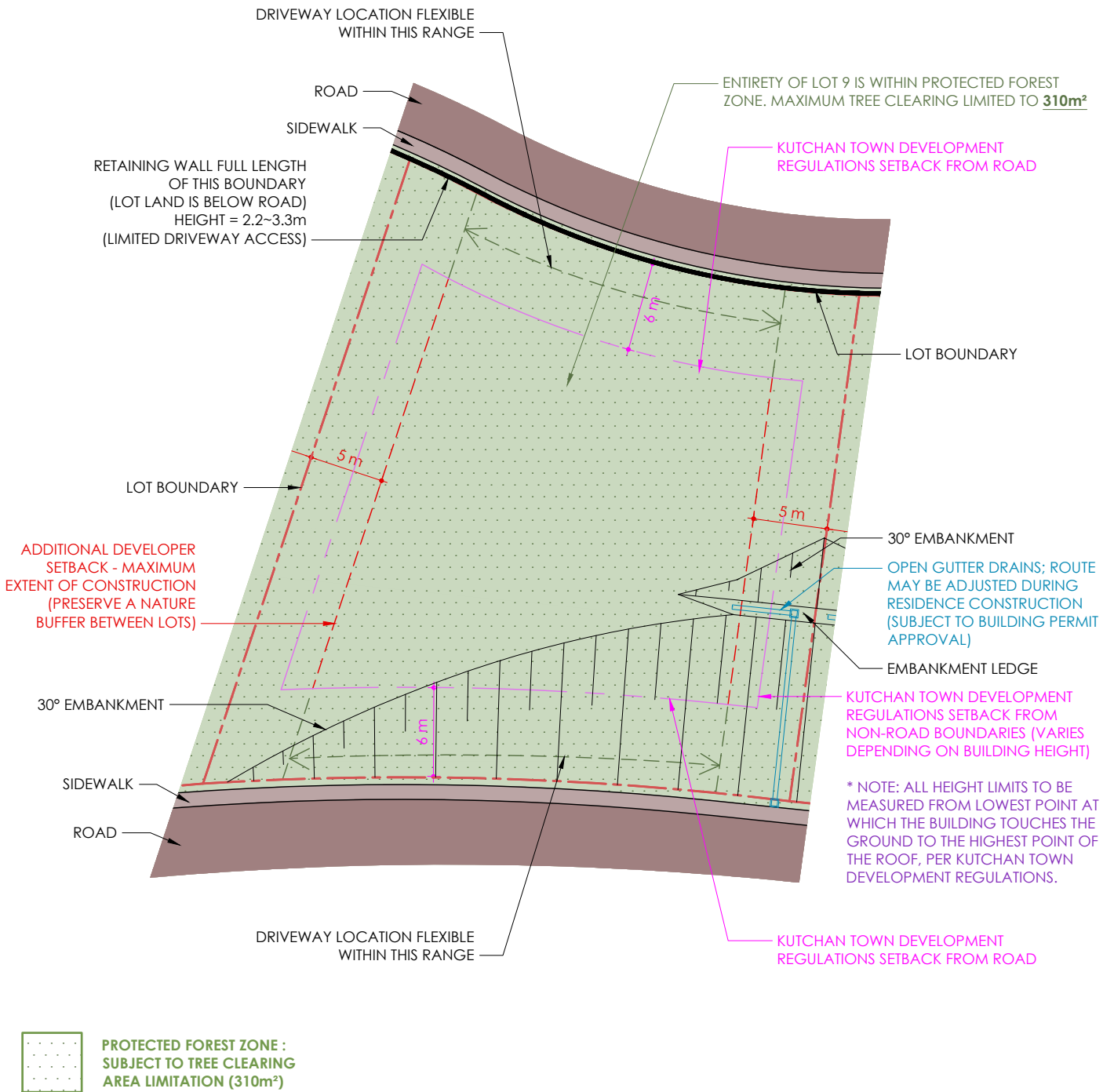
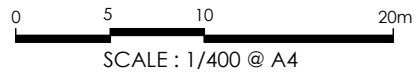
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ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

MAX. FOOTPRINT (EXCL. ROOF EAVES): 200m²
MAX. GROSS FLOOR AREA: 825m²
TREE CLEARING LIMIT: AS SHOWN
KUTCHAN TOWN TREE CUT PERMIT: NOT REQ'D.
ADDITIONAL DEVELOPER SETBACKS: AS SHOWN

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PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (310m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
MAX. COVERAGE RATIO : 40%
MAX. FLOOR AREA RATIO : 300%
MAX. HEIGHT : 16 m (22m*)
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ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

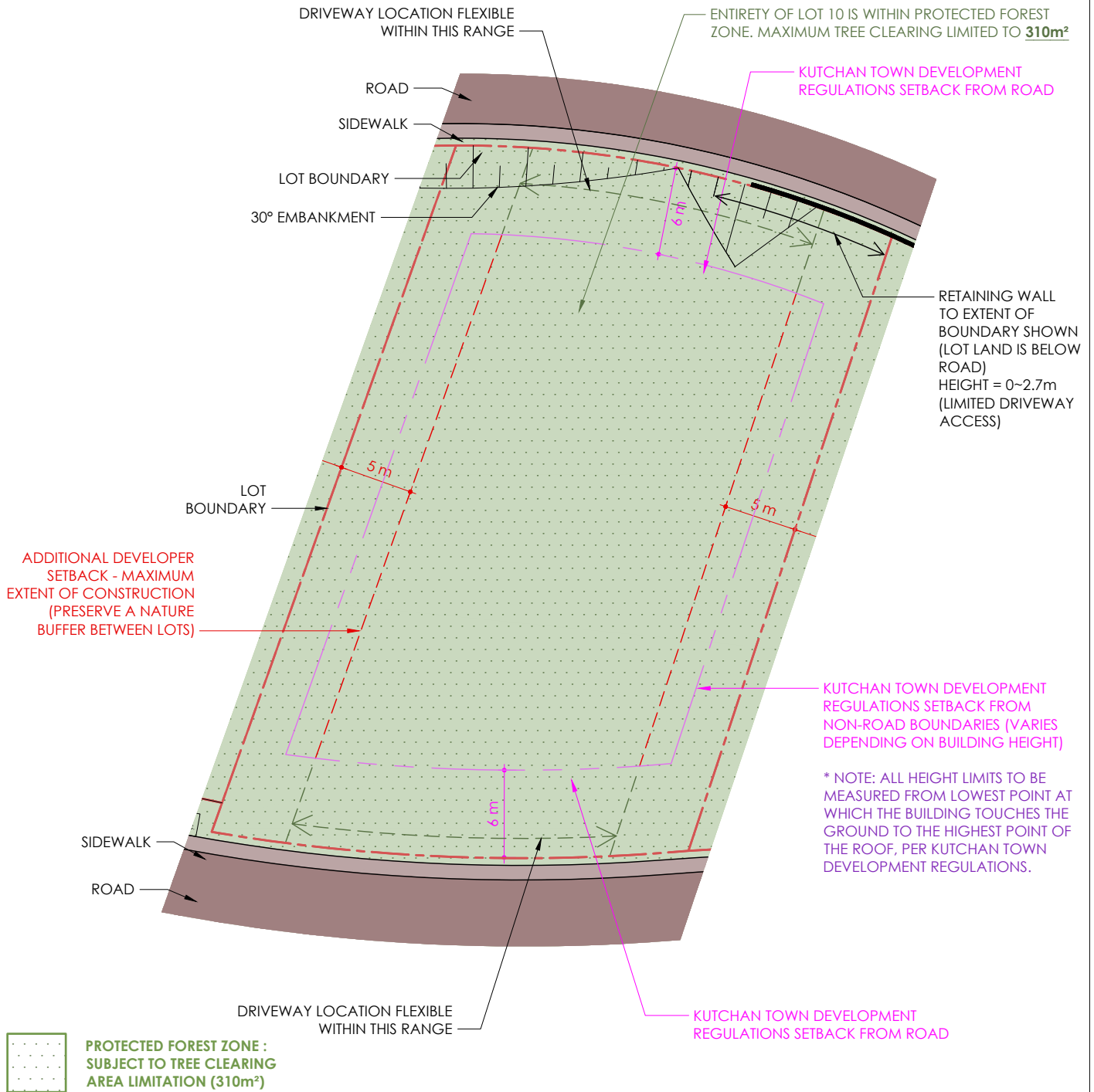
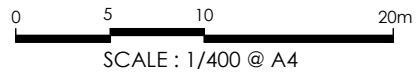
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MAX. GROSS FLOOR AREA: 825m²

TREE CLEARING LIMIT: AS SHOWN
KUTCHAN TOWN TREE CUT PERMIT: NOT REQ'D.

ADDITIONAL DEVELOPER SETBACKS: AS SHOWN

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ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

MAX. FOOTPRINT (EXCL. ROOF EAVES): **200m²**

MAX. GROSS FLOOR AREA: **825m²**

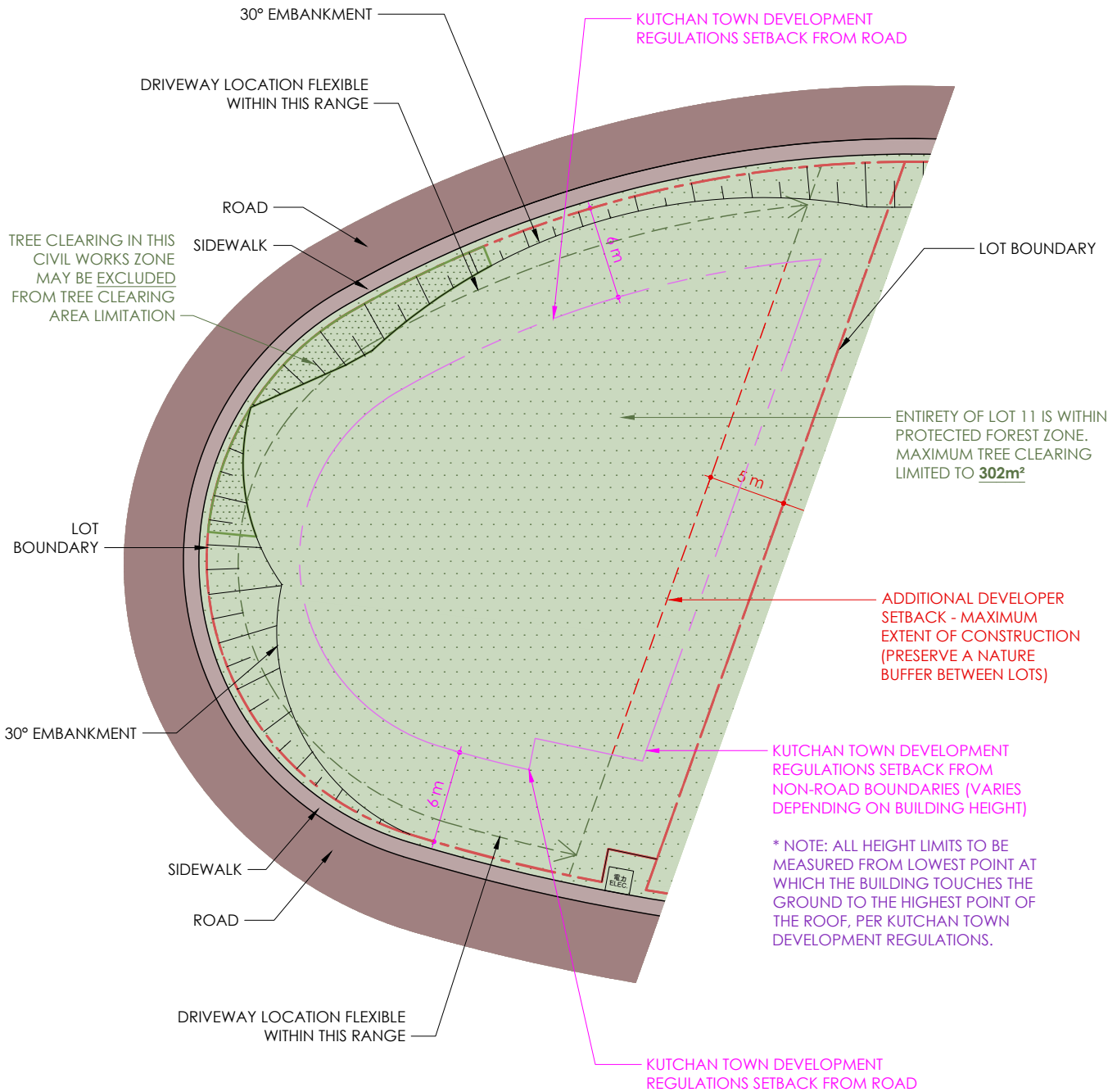
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0 5 10 20m

SCALE : 1/400 @ A4



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PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (302m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

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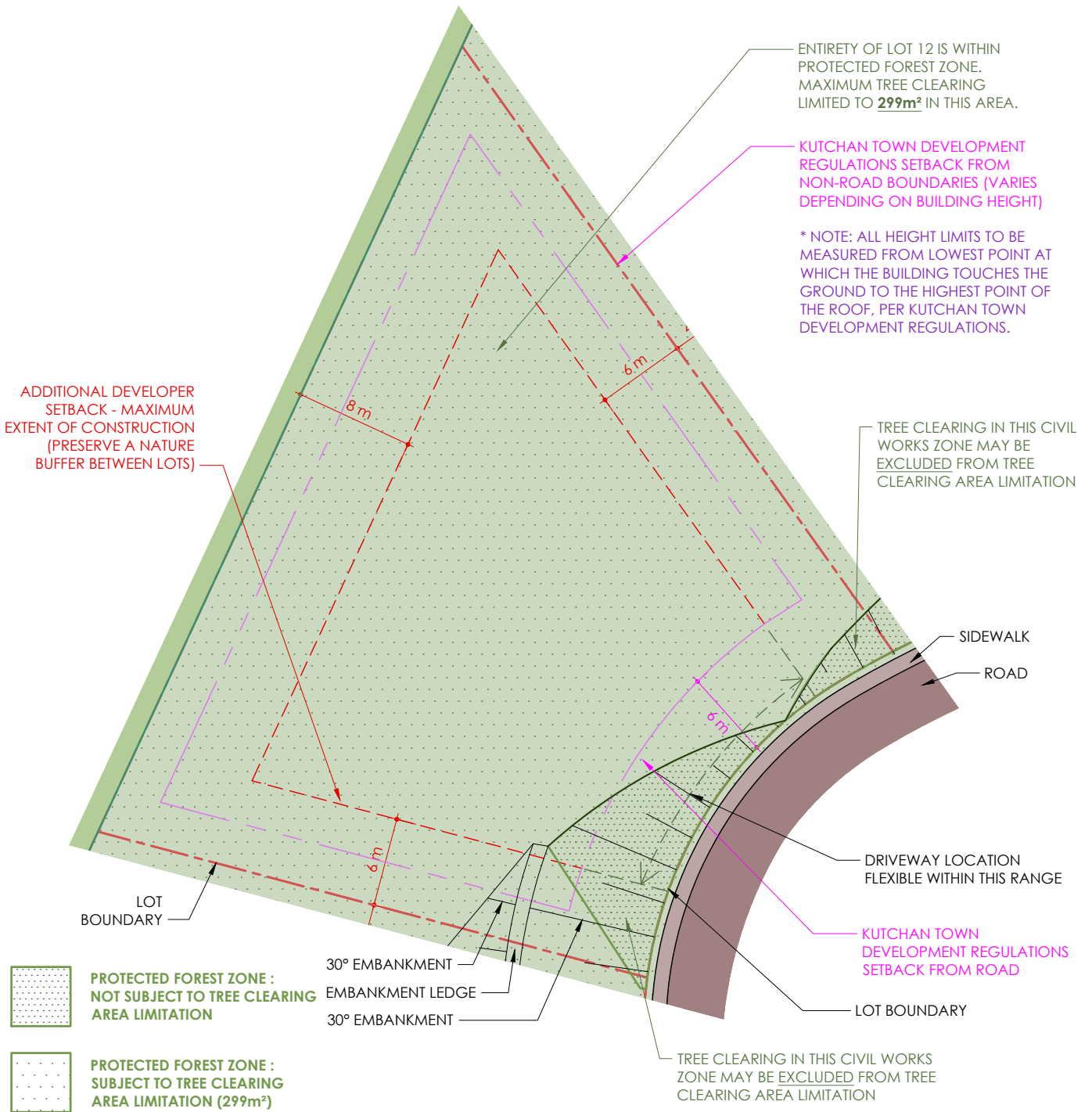
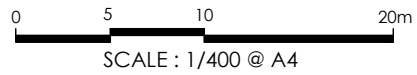
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MAX. GROSS FLOOR AREA: **825m²**

TREE CLEARING LIMIT: **AS SHOWN**
 KUTCHAN TOWN TREE CUT PERMIT: **REQUIRED**

ADDITIONAL DEVELOPER SETBACKS: **AS SHOWN**

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MAX. GROSS FLOOR AREA: **825m²**

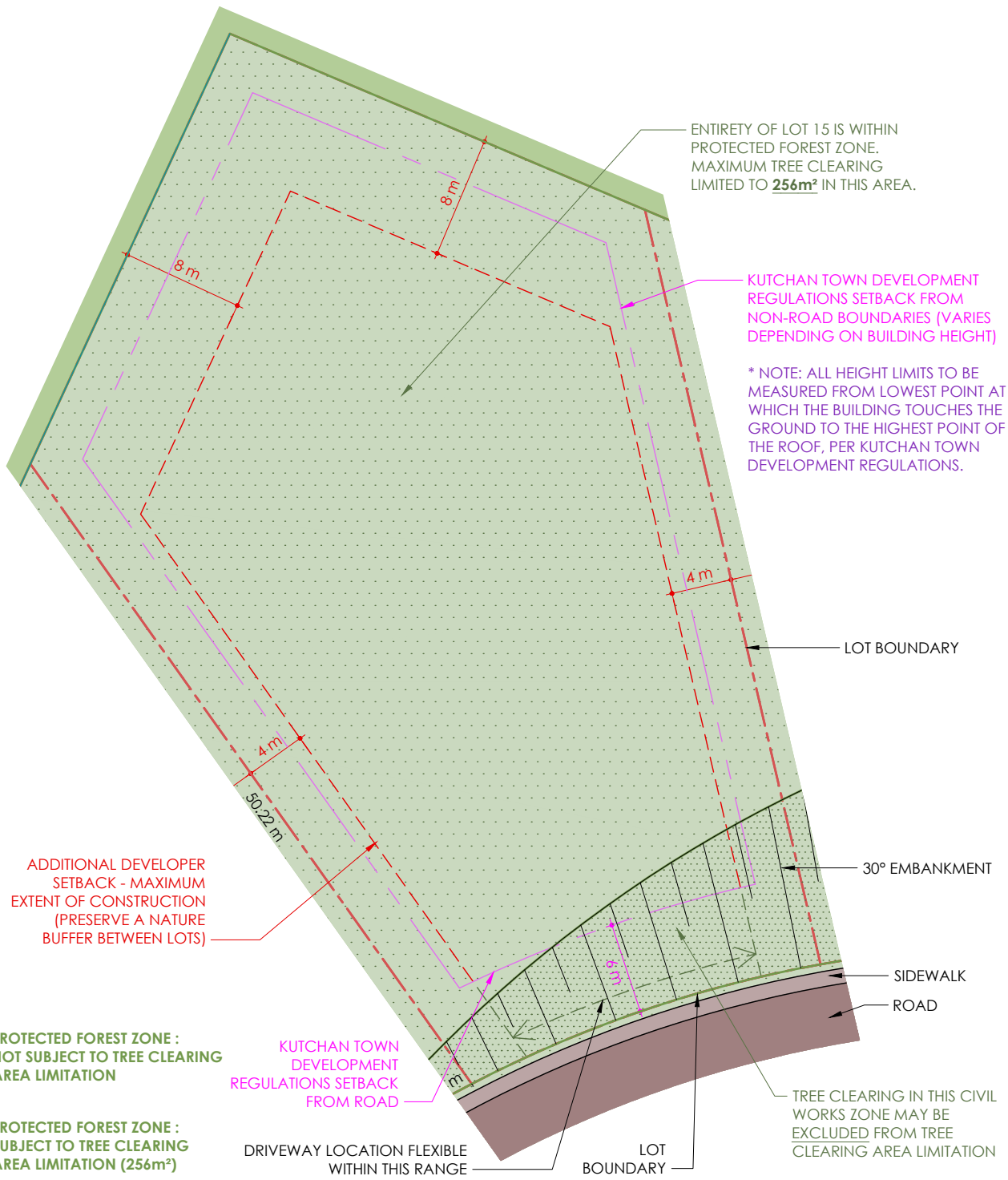
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 KUTCHAN TOWN TREE CUT PERMIT: **REQUIRED**

ADDITIONAL DEVELOPER SETBACKS: **AS SHOWN**

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0 5 10 20m

SCALE : 1/400 @ A4



ENTIRETY OF LOT 15 IS WITHIN PROTECTED FOREST ZONE. MAXIMUM TREE CLEARING LIMITED TO **256m²** IN THIS AREA.

KUTCHAN TOWN DEVELOPMENT REGULATIONS SETBACK FROM NON-ROAD BOUNDARIES (VARIES DEPENDING ON BUILDING HEIGHT)

* NOTE: ALL HEIGHT LIMITS TO BE MEASURED FROM LOWEST POINT AT WHICH THE BUILDING TOUCHES THE GROUND TO THE HIGHEST POINT OF THE ROOF, PER KUTCHAN TOWN DEVELOPMENT REGULATIONS.

LOT BOUNDARY

ADDITIONAL DEVELOPER SETBACK - MAXIMUM EXTENT OF CONSTRUCTION (PRESERVE A NATURE BUFFER BETWEEN LOTS)

30° EMBANKMENT

SIDEWALK

ROAD



PROTECTED FOREST ZONE : NOT SUBJECT TO TREE CLEARING AREA LIMITATION



PROTECTED FOREST ZONE : SUBJECT TO TREE CLEARING AREA LIMITATION (256m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS SETBACK FROM ROAD

DRIVEWAY LOCATION FLEXIBLE WITHIN THIS RANGE

LOT BOUNDARY

TREE CLEARING IN THIS CIVIL WORKS ZONE MAY BE EXCLUDED FROM TREE CLEARING AREA LIMITATION

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
 MAX. COVERAGE RATIO : 40%
 MAX. FLOOR AREA RATIO : 300%
 MAX. HEIGHT : 16 m (22m*)
 MIN. ROAD SETBACK : 6 m
 MIN. SIDE SETBACK : 2.0 m (HEIGHT <= 14m)
 h/3.5x0.5m (HEIGHT > 14m)
 ROAD SHASEN LINE RATIO: 1.5:1
 SIDE SHASEN LINE RATIO: 1.25:1 @ 20m

*22m HEIGHT LIMIT IS PERMITTED IF LAND SLOPES MORE THAN 2M VERTICALLY AND FLOORS ABOVE 18M FROM GROUND LEVEL ARE MAX. 50% OF THE HIGHEST FLOOR BELOW 18M FROM G.L.



ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

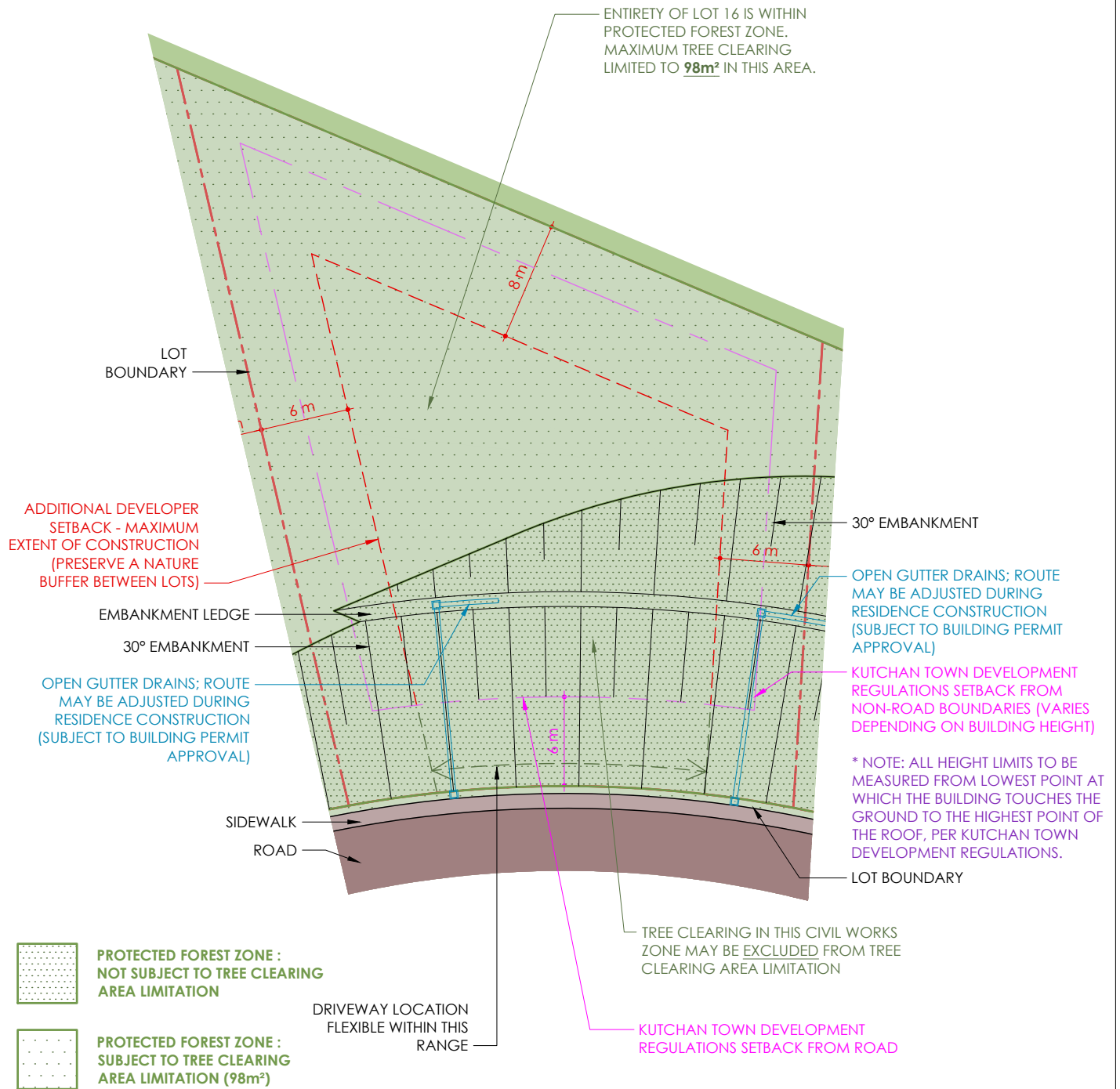
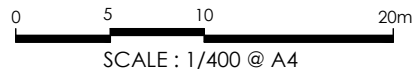
MAX. FOOTPRINT (EXCL. ROOF EAVES): **200m²**

MAX. GROSS FLOOR AREA: **825m²**

TREE CLEARING LIMIT: **AS SHOWN**
 KUTCHAN TOWN TREE CUT PERMIT: **REQUIRED**

ADDITIONAL DEVELOPER SETBACKS: **AS SHOWN**

NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
 MAX. COVERAGE RATIO : 40%
 MAX. FLOOR AREA RATIO : 300%
 MAX. HEIGHT : 16 m (22m*)
 MIN. ROAD SETBACK : 6 m
 MIN. SIDE SETBACK : 2.0 m (HEIGHT <= 14m)
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 SIDE SHASEN LINE RATIO : 1.25:1 @ 20m

*22m HEIGHT LIMIT IS PERMITTED IF LAND SLOPES MORE THAN 2M VERTICALLY AND FLOORS ABOVE 18M FROM GROUND LEVEL ARE MAX. 50% OF THE HIGHEST FLOOR BELOW 18M FROM G.L.



ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

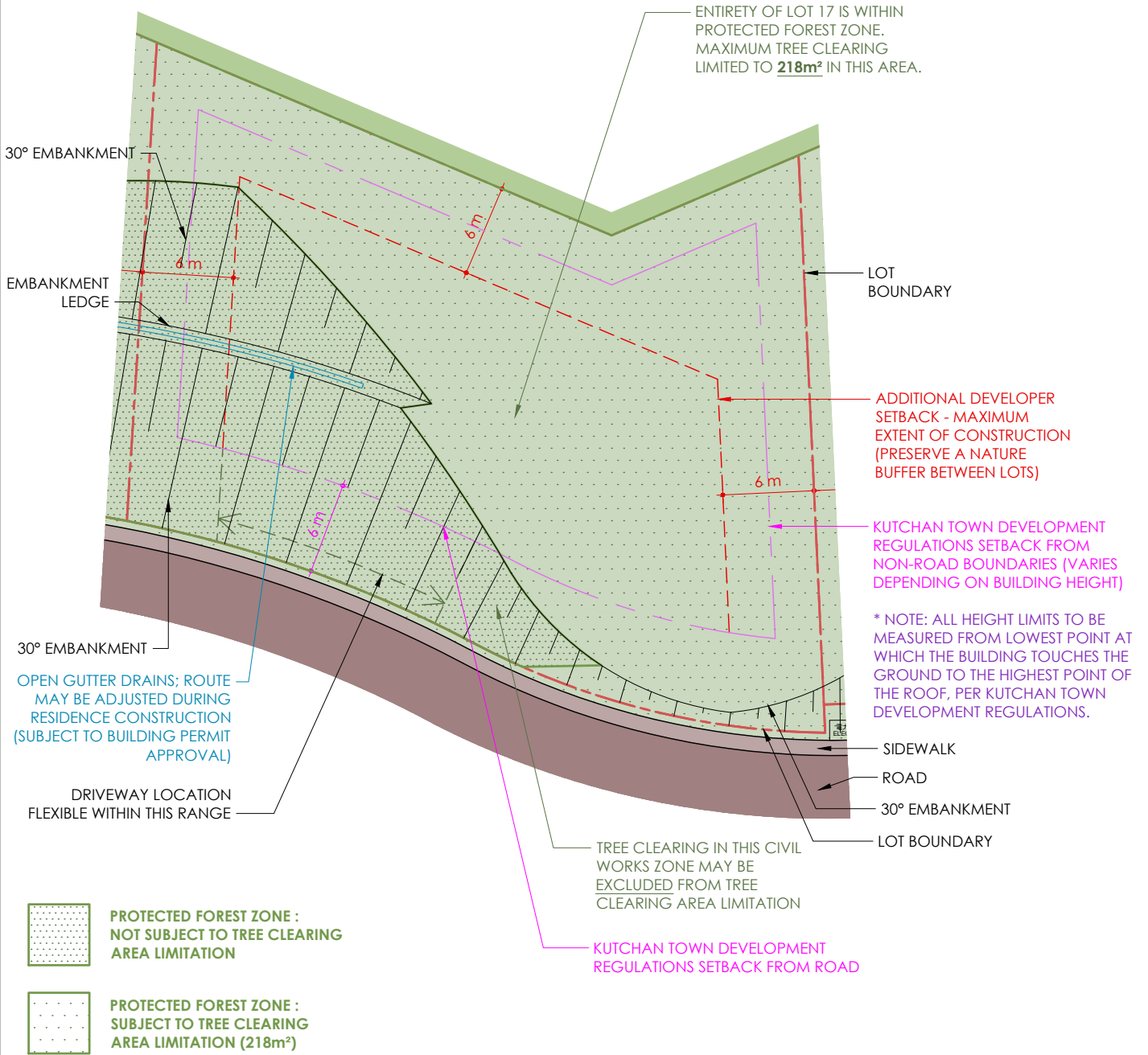
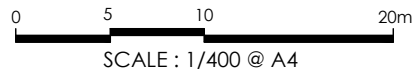
MAX. FOOTPRINT (EXCL. ROOF EAVES): **200m²**

MAX. GROSS FLOOR AREA: **825m²**

TREE CLEARING LIMIT: **AS SHOWN**
 KUTCHAN TOWN TREE CUT PERMIT: **REQUIRED**

ADDITIONAL DEVELOPER SETBACKS: **AS SHOWN**

NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
MAX. COVERAGE RATIO : 40%
MAX. FLOOR AREA RATIO : 300%
MAX. HEIGHT : 16 m (22m*)
MIN. ROAD SETBACK : 6 m
MIN. SIDE SETBACK : 2.0 m (HEIGHT ≤ 14m)
 h/3.5x0.5m (HEIGHT > 14m)
ROAD SHASEN LINE RATIO: 1.5:1
SIDE SHASEN LINE RATIO: 1.25:1 @ 20m

*22m HEIGHT LIMIT IS PERMITTED IF LAND SLOPES MORE THAN 2M VERTICALLY AND FLOORS ABOVE 18M FROM GROUND LEVEL ARE MAX. 50% OF THE HIGHEST FLOOR BELOW 18M FROM G.L.



ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

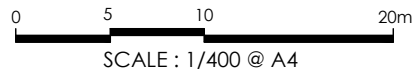
MAX. FOOTPRINT (EXCL. ROOF EAVES): **200m²**

MAX. GROSS FLOOR AREA: **825m²**

TREE CLEARING LIMIT: **AS SHOWN**
 KUTCHAN TOWN TREE CUT PERMIT: **REQUIRED**

ADDITIONAL DEVELOPER SETBACKS: **AS SHOWN**

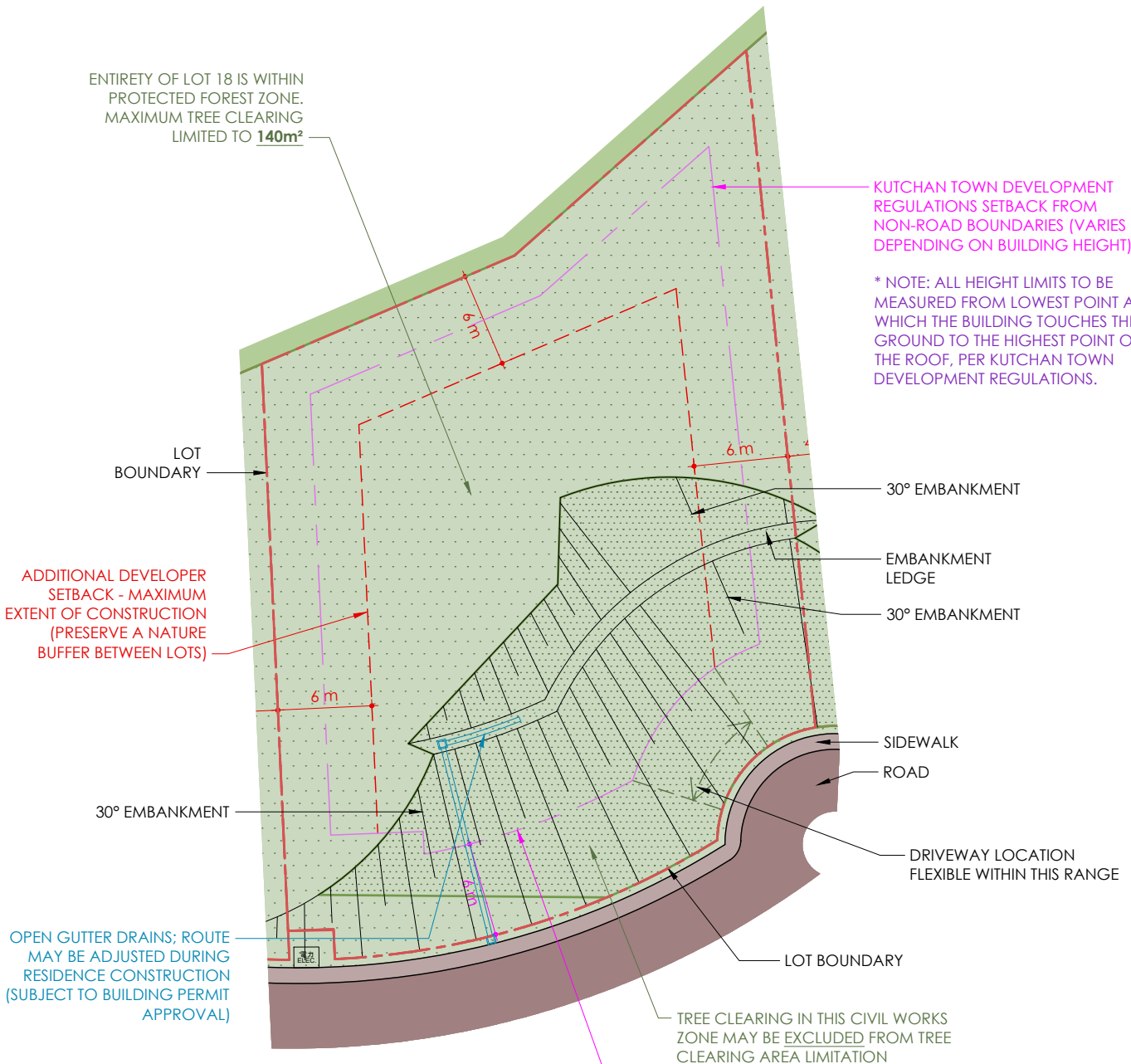
NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



ENTIRETY OF LOT 18 IS WITHIN PROTECTED FOREST ZONE. MAXIMUM TREE CLEARING LIMITED TO **140m²**

KUTCHAN TOWN DEVELOPMENT REGULATIONS SETBACK FROM NON-ROAD BOUNDARIES (VARIES DEPENDING ON BUILDING HEIGHT)

* NOTE: ALL HEIGHT LIMITS TO BE MEASURED FROM LOWEST POINT AT WHICH THE BUILDING TOUCHES THE GROUND TO THE HIGHEST POINT OF THE ROOF, PER KUTCHAN TOWN DEVELOPMENT REGULATIONS.



ADDITIONAL DEVELOPER SETBACK - MAXIMUM EXTENT OF CONSTRUCTION (PRESERVE A NATURE BUFFER BETWEEN LOTS)

LOT BOUNDARY

30° EMBANKMENT

EMBANKMENT LEDGE

30° EMBANKMENT

SIDEWALK

ROAD

DRIVEWAY LOCATION FLEXIBLE WITHIN THIS RANGE

30° EMBANKMENT

OPEN GUTTER DRAINS; ROUTE MAY BE ADJUSTED DURING RESIDENCE CONSTRUCTION (SUBJECT TO BUILDING PERMIT APPROVAL)

LOT BOUNDARY

TREE CLEARING IN THIS CIVIL WORKS ZONE MAY BE EXCLUDED FROM TREE CLEARING AREA LIMITATION

KUTCHAN TOWN DEVELOPMENT REGULATIONS SETBACK FROM ROAD



PROTECTED FOREST ZONE : NOT SUBJECT TO TREE CLEARING AREA LIMITATION



PROTECTED FOREST ZONE : SUBJECT TO TREE CLEARING AREA LIMITATION (140m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
 MAX. COVERAGE RATIO : 40%
 MAX. FLOOR AREA RATIO : 300%
 MAX. HEIGHT : 16 m (22m*)
 MIN. ROAD SETBACK : 6 m
 MIN. SIDE SETBACK : 2.0 m (HEIGHT <= 14m)
 h/3.5x0.5m (HEIGHT > 14m)
 ROAD SHASEN LINE RATIO : 1.5:1
 SIDE SHASEN LINE RATIO : 1.25:1 @ 20m

*22m HEIGHT LIMIT IS PERMITTED IF LAND SLOPES MORE THAN 2M VERTICALLY AND FLOORS ABOVE 18M FROM GROUND LEVEL ARE MAX. 50% OF THE HIGHEST FLOOR BELOW 18M FROM G.L.



ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

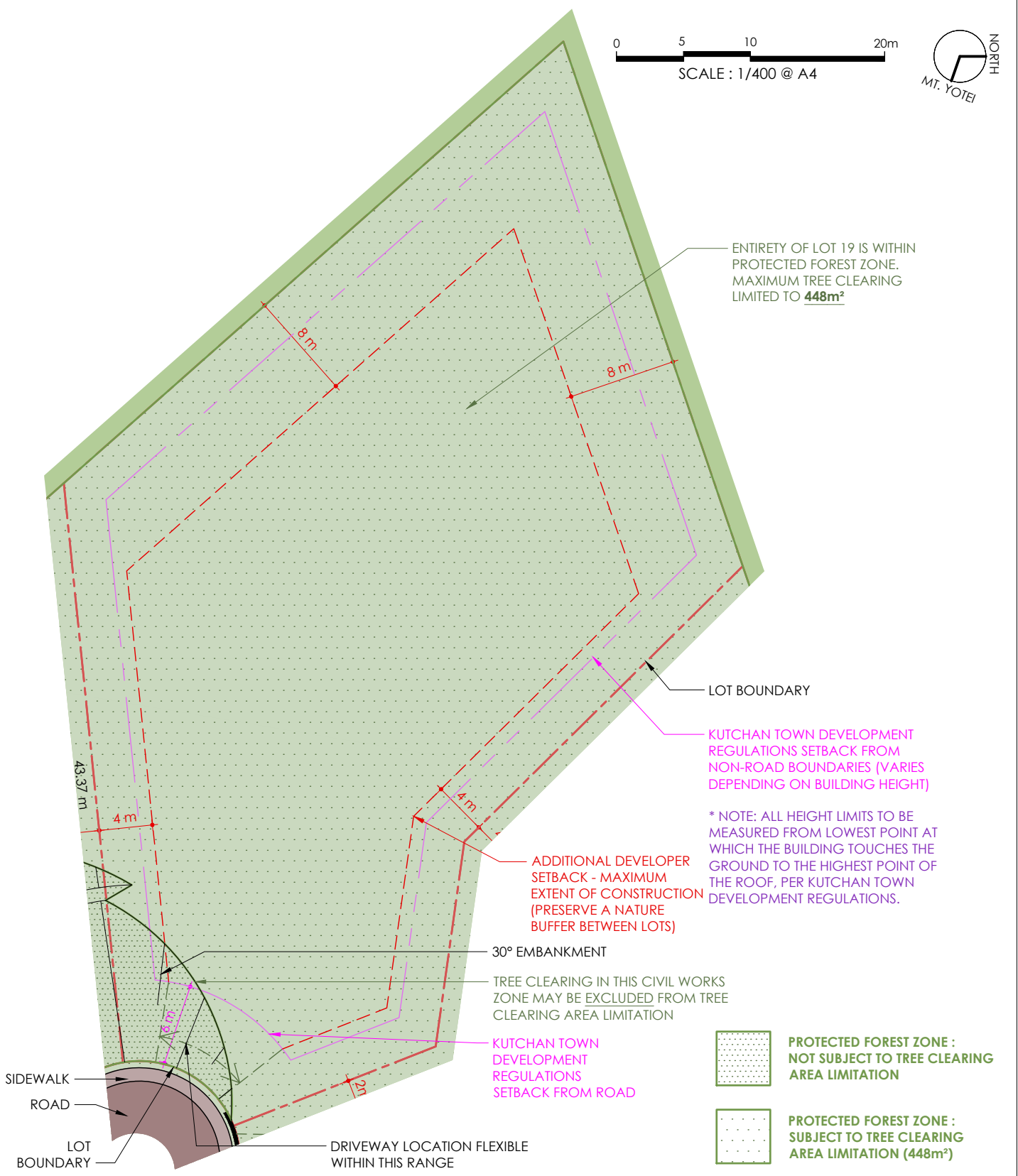
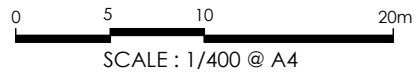
MAX. FOOTPRINT (EXCL. ROOF EAVES): **200m²**

MAX. GROSS FLOOR AREA: **825m²**

TREE CLEARING LIMIT: **AS SHOWN**
 KUTCHAN TOWN TREE CUT PERMIT: **REQUIRED**

ADDITIONAL DEVELOPER SETBACKS: **AS SHOWN**

NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



ENTIRETY OF LOT 19 IS WITHIN PROTECTED FOREST ZONE. MAXIMUM TREE CLEARING LIMITED TO **448m²**

LOT BOUNDARY

KUTCHAN TOWN DEVELOPMENT REGULATIONS SETBACK FROM NON-ROAD BOUNDARIES (VARIES DEPENDING ON BUILDING HEIGHT)

* NOTE: ALL HEIGHT LIMITS TO BE MEASURED FROM LOWEST POINT AT WHICH THE BUILDING TOUCHES THE GROUND TO THE HIGHEST POINT OF THE ROOF, PER KUTCHAN TOWN DEVELOPMENT REGULATIONS.

ADDITIONAL DEVELOPER SETBACK - MAXIMUM EXTENT OF CONSTRUCTION (PRESERVE A NATURE BUFFER BETWEEN LOTS)

30° EMBANKMENT

TREE CLEARING IN THIS CIVIL WORKS ZONE MAY BE EXCLUDED FROM TREE CLEARING AREA LIMITATION

KUTCHAN TOWN DEVELOPMENT REGULATIONS SETBACK FROM ROAD



PROTECTED FOREST ZONE : NOT SUBJECT TO TREE CLEARING AREA LIMITATION



PROTECTED FOREST ZONE : SUBJECT TO TREE CLEARING AREA LIMITATION (448m²)

SIDEWALK
ROAD
LOT BOUNDARY

DRIVEWAY LOCATION FLEXIBLE WITHIN THIS RANGE

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
 MAX. COVERAGE RATIO : 40%
 MAX. FLOOR AREA RATIO : 300%
 MAX. HEIGHT : 16 m (22m*)
 MIN. ROAD SETBACK : 6 m
 MIN. SIDE SETBACK : 2.0 m (HEIGHT <= 14m)
 h/3.5x0.5m (HEIGHT > 14m)
 ROAD SHASEN LINE RATIO: 1.5:1
 SIDE SHASEN LINE RATIO: 1.25:1 @ 20m

*22m HEIGHT LIMIT IS PERMITTED IF LAND SLOPES MORE THAN 2M VERTICALLY AND FLOORS ABOVE 18M FROM GROUND LEVEL ARE MAX. 50% OF THE HIGHEST FLOOR BELOW 18M FROM G.L.



ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

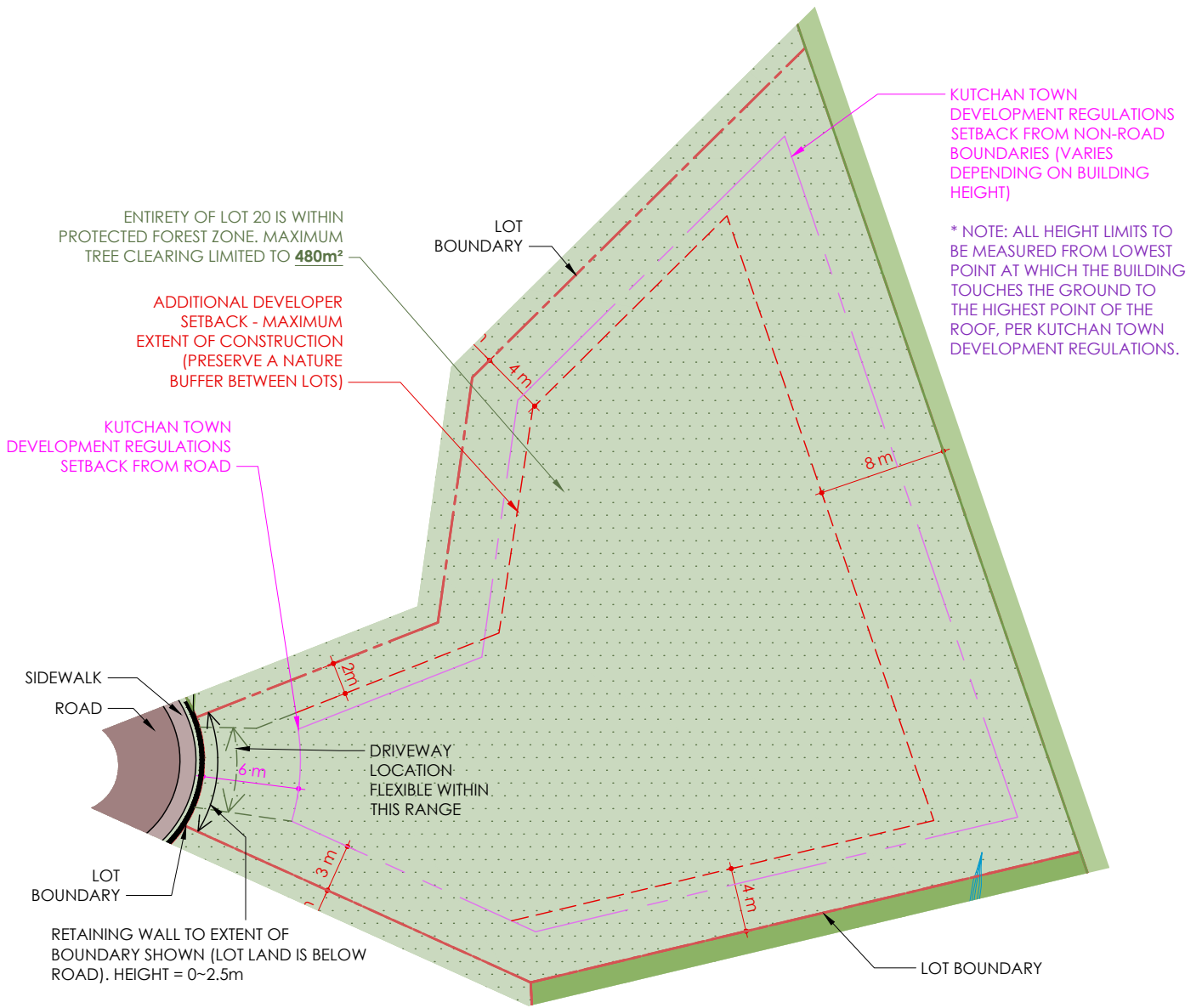
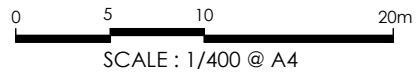
MAX. FOOTPRINT (EXCL. ROOF EAVES): **300m²**

MAX. GROSS FLOOR AREA: **825m²**

TREE CLEARING LIMIT: **AS SHOWN**
 KUTCHAN TOWN TREE CUT PERMIT: **REQUIRED**

ADDITIONAL DEVELOPER SETBACKS: **AS SHOWN**

NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.



PROTECTED FOREST ZONE :
SUBJECT TO TREE CLEARING
AREA LIMITATION (480m²)

KUTCHAN TOWN DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE : OSAWA RIVERSIDE AREA
MAX. COVERAGE RATIO : 40%
MAX. FLOOR AREA RATIO : 300%
MAX. HEIGHT : 16 m (22m*)
MIN. ROAD SETBACK : 6 m
MIN. SIDE SETBACK : 2.0 m (HEIGHT <= 14m)
 h/3.5x0.5m (HEIGHT > 14m)
ROAD SHASEN LINE RATIO: 1.5:1
SIDE SHASEN LINE RATIO: 1.25:1 @ 20m

*22m HEIGHT LIMIT IS PERMITTED IF LAND SLOPES MORE THAN 2M VERTICALLY AND FLOORS ABOVE 18M FROM GROUND LEVEL ARE MAX. 50% OF THE HIGHEST FLOOR BELOW 18M FROM G.L.



ADDITIONAL HOTELA VILLAS DEVELOPMENT CONTROLS

MAX. FOOTPRINT (EXCL. ROOF EAVES): 300m²

MAX. GROSS FLOOR AREA: 825m²

TREE CLEARING LIMIT: AS SHOWN
KUTCHAN TOWN TREE CUT PERMIT: REQUIRED

ADDITIONAL DEVELOPER SETBACKS: AS SHOWN

NOTE: ALL AREAS AND DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.

Lot No.	Lot Area (m ²)	Lot Area (Tsubo)	Maximum Residence Footprint	Max. Res. Footprint/Lot Area Ratio	Maximum Residence G.F.A.	Max. Res. G.F.A./Lot Area Ratio
Lot 1	1,211.85 m ²	366.6 tsubo	180 m ²	14.9%	825 m ²	68.1%
Lot 2	1,320.83 m ²	399.6 tsubo	180 m ²	13.6%	825 m ²	62.5%
Lot 3	1,537.54 m ²	465.1 tsubo	180 m ²	11.7%	825 m ²	53.7%
Lot 5	2,264.01 m ²	684.9 tsubo	200 m ²	8.8%	825 m ²	36.4%
Lot 6	1,951.97 m ²	590.5 tsubo	200 m ²	10.2%	825 m ²	42.3%
Lot 7	1,413.02 m ²	427.4 tsubo	200 m ²	14.2%	825 m ²	58.4%
Lot 8	1,340.55 m ²	405.5 tsubo	200 m ²	14.9%	825 m ²	61.5%
Lot 9	1,313.40 m ²	397.3 tsubo	200 m ²	15.2%	825 m ²	62.8%
Lot 10	1,501.18 m ²	454.1 tsubo	200 m ²	13.3%	825 m ²	55.0%
Lot 11	1,338.51 m ²	404.9 tsubo	200 m ²	14.9%	825 m ²	61.6%
Lot 12	1,701.00 m ²	514.6 tsubo	200 m ²	11.8%	825 m ²	48.5%
Lot 15	2,143.50 m ²	648.4 tsubo	200 m ²	9.3%	825 m ²	38.5%
Lot 16	1,420.95 m ²	429.8 tsubo	200 m ²	14.1%	825 m ²	58.1%
Lot 17	1,407.09 m ²	425.6 tsubo	200 m ²	14.2%	825 m ²	58.6%
Lot 18	1,400.37 m ²	423.6 tsubo	200 m ²	14.3%	825 m ²	58.9%
Lot 19	2,339.12 m ²	707.6 tsubo	300 m ²	12.8%	825 m ²	35.3%
Lot 20	1,678.72 m ²	507.8 tsubo	300 m ²	17.9%	825 m ²	49.1%

LOT TREE CLEARANCE ANALYSIS

Lot No.	Lot Area (m ²)	Protected Forest Zone (PFZ)							
		Maximum Lot Tree Clearance within PFZ					Minimum Lot Tree Preservation within PFZ	Total Lot area within PFZ	Lot area outside PFZ**
		Within Limited Clearance Zone	+	Within Civil Works Zone*	=	Total Max. Tree Clearance in PFZ			
Lot 1	1,211.85 m ²	11 m ²	+	-	=	11 m ²	+ 156 m ²	= 167.00 m ²	1,044.85 m ²
Lot 2	1,320.83 m ²	181 m ²	+	-	=	181 m ²	+ 244 m ²	= 425.00 m ²	895.83 m ²
Lot 3	1,537.54 m ²	300 m ²	+	-	=	300 m ²	+ 355 m ²	= 655.00 m ²	882.54 m ²
Lot 5	2,264.01 m ²	315 m ²	+	-	=	315 m ²	+ 1,524 m ²	= 1,839.00 m ²	425.01 m ²
Lot 6	1,951.97 m ²	315 m ²	+	-	=	315 m ²	+ 1,637 m ²	= 1,951.97 m ²	-
Lot 7	1,413.02 m ²	302 m ²	+	-	=	302 m ²	+ 958 m ²	= 1,260.00 m ²	153.02 m ²
Lot 8	1,340.55 m ²	232 m ²	+	-	=	232 m ²	+ 739 m ²	= 971.00 m ²	369.55 m ²
Lot 9	1,313.40 m ²	310 m ²	+	-	=	310 m ²	+ 1,003 m ²	= 1,313.40 m ²	-
Lot 10	1,501.18 m ²	310 m ²	+	-	=	310 m ²	+ 1,191 m ²	= 1,501.18 m ²	-
Lot 11	1,338.51 m ²	302 m ²	+	47 m ²	=	349 m ²	+ 990 m ²	= 1,338.51 m ²	-
Lot 12	1,701.00 m ²	299 m ²	+	108 m ²	=	407 m ²	+ 1,294 m ²	= 1,701.00 m ²	-
Lot 15	2,143.50 m ²	256 m ²	+	184 m ²	=	440 m ²	+ 1,704 m ²	= 2,143.50 m ²	-
Lot 16	1,420.95 m ²	98 m ²	+	576 m ²	=	674 m ²	+ 747 m ²	= 1,420.95 m ²	-
Lot 17	1,407.09 m ²	218 m ²	+	455 m ²	=	673 m ²	+ 734 m ²	= 1,407.09 m ²	-
Lot 18	1,400.37 m ²	140 m ²	+	502 m ²	=	642 m ²	+ 758 m ²	= 1,400.37 m ²	-
Lot 19	2,339.12 m ²	448 m ²	+	71 m ²	=	519 m ²	+ 1,820 m ²	= 2,339.12 m ²	-
Lot 20	1,678.72 m ²	480 m ²	+	-	=	480 m ²	+ 1,199 m ²	= 1,678.72 m ²	-

Notes: * Zone already included in Land Development Permit clearance calculation for civil works construction; Lots 11, 12, 15, 16, 17, 18, 19 only. Refer to Lot diagrams for extent.

** No restriction on tree clearance outside PFZ, except no tree clearance shall be carried out within the Developer Setbacks. Refer to Lot diagrams for Developer Setback dimensions.



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