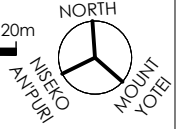


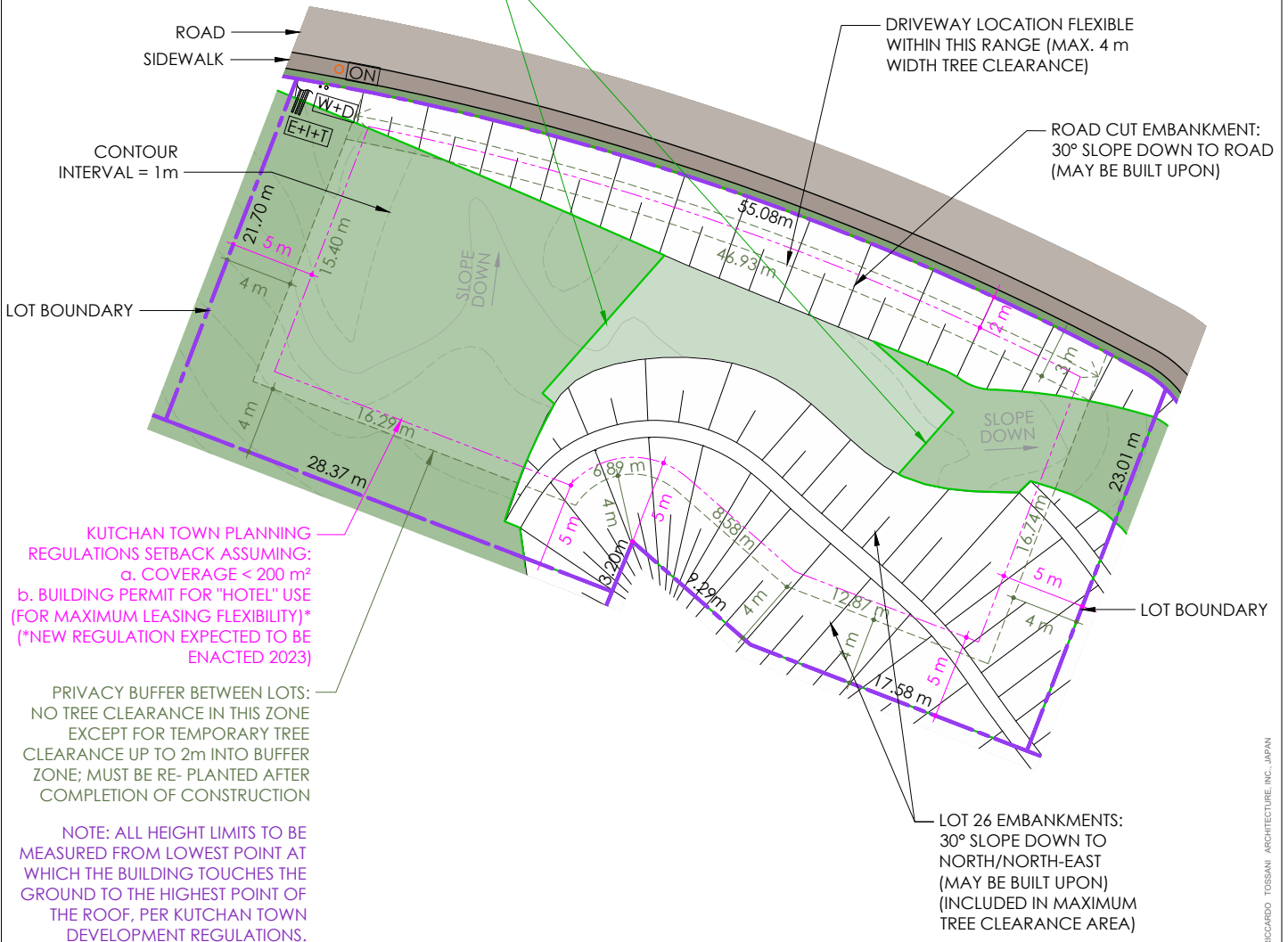
FINAL ELECTRICAL CAPACITY = **26 KVA** → [E]
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY
 MAX. PERMITTED NO. OF ONSEN BATHS = **1 BATH** → [ON]
 (1 BATH = 1.8 m²)

UTILITIES LEGEND
 [E] ELECTRICITY
 [I+T] INTERNET + TELEPHONE
 [W+D] WATER + DRAINAGE
 [ON] ONSEN

0 5 10 20m
 SCALE : 1/400 @ A4



MAXIMUM TREE CLEARANCE AREA
 (INCLUDES ROAD CUT/FILL ZONE, EMBANKMENTS & 2m CONSTRUCTION ZONE AROUND BUILDING) = **780.29 m²**
 (MAXIMUM AREA CANNOT BE EXCEEDED, HOWEVER SHAPE OF CLEARANCE AREA WHICH IS NOT ON EMBANKMENTS CAN BE CHANGED)



KUTCHAN TOWN PLANNING REGULATIONS SETBACK ASSUMING:
 a. COVERAGE < 200 m²
 b. BUILDING PERMIT FOR "HOTEL" USE (FOR MAXIMUM LEASING FLEXIBILITY)*
 (*NEW REGULATION EXPECTED TO BE ENACTED 2023)

PRIVACY BUFFER BETWEEN LOTS:
 NO TREE CLEARANCE IN THIS ZONE EXCEPT FOR TEMPORARY TREE CLEARANCE UP TO 2m INTO BUFFER ZONE; MUST BE RE-PLANTED AFTER COMPLETION OF CONSTRUCTION

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.

KUTCHAN TOWN PLANNING REGULATIONS	
DEVELOPMENT ZONE :	WEST IWAOBETSU, ASAHI, HANAZONO AREA
MAX. COVERAGE RATIO :	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX. BUILDING FOOTPRINT)
MAX. FLOOR AREA RATIO :	200% (50% FOR "HOTEL" BUILDING PERMIT)*
MAX. HEIGHT :	13 m
MIN. ROAD SETBACK :	2 m (COVERAGE < 200 m ²) 4 m (200 m ² < COVERAGE < 700 m ²)
MIN. SIDE SETBACK :	1.5 m (HEIGHT < 7m); 2.0 m (HEIGHT >= 7m)
ROAD SHASEN LINE RATIO:	1.25:1*
SIDE SHASEN LINE RATIO:	1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

FOREST DEVELOPMENT LAWS
MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) = 389.58 m²
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 780.29 m²
ALL REMAINING FOREST IS TO BE PRESERVED.
FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.

ADDITIONAL HANACREEK PLANNING CONTROLS
 BUILDING TYPE: **RESIDENCE**
 LAND & ROOF DRAINAGE : **DRAINAGE MAY FALL TOWARDS ROAD**

NOTES: ALL AREAS AND DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.
 * NEW REGULATIONS EXPECTED TO BE ENACTED BY KUTCHAN TOWN IN 2023



Hanacreek LOT 14
1,298.59 m²
 (1,298.59 m² DEVELOPABLE AREA)

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