

**Implementation of the P.D. No. 1096 (1977 NBCP)
and its 2004 Revised IRR
Test Problem No.1 for the Computation of Development Potential
(October 2005)**

Problem: Establish the maximum development potential of a property with the following attributes:

- a) a Total Lot Area (TLA) of eight hundred square meters (800.0 sqm), i.e., 25.0 meters (m) wide by 32.0 m deep inside (or regular) lot located in a reclamation project planned in mid-2005 and to be completed by 2006;
- b) a metropolitan level commercial zoning classification (C-3), allowing for a high to very high intensity commercial structure and land use;
- c) local ordinances and the deed of restrictions for the property state that firewalls are not allowed for the property but that arcades may be introduced; and
- d) direct access from a fourteen (14.0) m wide road-right-of-way (RROW).

A. Development Potential to be Determined	B. Reference in the 2005 Revised IRR of the NBC (PD1096)	C. Finding/s for Comparative Use
1. Is the C-3 property of the minimum recommended lot size?	Table VIII.G.7 (Guidelines)	
2. What is the general classification of use/ character of occupancy allowed for the proposed building/ structure?	Table VII.1 (IRR)	
3. What are the required setbacks and yards for the proposed building/ structure?	Table VIII.3 (IRR); see also Figures VIII.12 through 15 and 20 (IRR); and Figure VIII.G.13 (Guidelines)	<p style="text-align: center;">Front Setback – <u> </u>.0 m Side Setback – <u> </u>.0 m; and Rear Setback – <u> </u>.0 m.</p> <p style="text-align: right;">Note:</p> <p>a) Front yard : <u> </u>.0m setback X <u> </u>.0m lot width=<u> </u>.0 SqM;</p> <p>b) <u> </u> Side yards : <u> </u> X <u> </u>.0m setbacks X <u> </u>.0m building/structure depth =<u> </u>.0 SqM; and</p> <p>c) Rear yard : <u> </u>.0m setback X <u> </u>.0m lot width=<u> </u>.0 SqM.</p> <p style="text-align: center;">Total Yard Area (Open Space) of <u> </u>.0 Sq.M or</p>

		__ . __ % of the TLA
4. What is the Allowable Maximum Building Footprint (AMBF) and the Percentage of Site Occupancy (PSO) if the property is to be developed <u>without</u> firewalls?	Check against allowed setbacks in Table VIII.3 and then against Table VII.1 (IRR)	<p>AMBF shall be __.0 m wide by __.0 m deep or __.0 sqm (resulting in a Percentage of Site Occupancy or PSO of __. __ %)</p> <p><i>Notes: PSO = AMBF/ TLA;</i></p> <p><i>PSO+Total Yard=100.0% TLA</i></p>
5. Check Against Maximum Allowable Percentage of Site Occupancy (PSO)	Table VIII.1 (IRR)	__ .0% max. allowable PSO if without firewall <i>(use the __ . __ % PSO which is setback compliant)</i>
6. What is the Building Height Limit (BHL)	Table VII.2 (IRR) if there is no covering ordinance	__ .0 – __ .0 storeys (__ .0 m to __ .0 m)
7. Check Application of Angles/ Slopes to Satisfy Natural Light and Ventilation Requirements	Table VII.G.3 (Guidelines), Figure VIII.20 (IRR); and Figure VIII.G.13 (Guidelines)	<p>Resultant Floor Plates for a building without firewalls (at 16.0 storeys or 180 m BHL) excluding basement level shall be as follows:</p> <p>a) G/F through 9/F (__ m x __ m = __ SqM x = __ SqM);</p> <p>b) 10/F (__ m x __ m = __ SqM);</p> <p>c) 11/F (__ m x __ m = __ SqM);</p> <p>d) 12/F (__ m x __ m = __ SqM);</p> <p>e) 13/F (__ m x __ m = __ SqM);</p> <p>f) 14/F (__ m x __ m = __ SqM);</p> <p>g) 15/F (__ m x __ m = __ SqM);</p> <p>h) 16/F (__ m x __ m = __ SqM);</p> <p>i) Deck Roof Level or 17/F (__ m x __ m = __ SqM)</p> <p>TGFA of __ Sq.M (at 16.0 storeys plus deck)</p> <p>j) 18F (__ m x __ m = __ SqM);</p> <p>k) 19F (__ m x __ m = __ SqM);</p> <p>l) 20/F __ m x __ m = __ SqM);</p> <p>m) 2/F (__ m x __ m = __ SqM);</p> <p>n) 22/F __ m x __ m = __ SqM);</p> <p>o) 23/F (__ m x __ m = __ SqM);</p> <p>p) 24/F (__ m x __ m = __ SqM);</p> <p>q) 25/F (__ m x __ m = __ SqM);</p> <p>r) 26/F (__ m x __ m = __ SqM);</p> <p>s) 27/F (__ m x __ m = __ SqM);</p> <p>i) Deck Roof Level or 28/F (__ m x</p>

		<p style="text-align: right;">___m = ___ SqM)</p> <p style="text-align: right;"><u>TGFA of ___ SqM</u> <i>(at 27.0 storeys plus deck)</i></p> <p style="text-align: center;">Grand TGFA of 16,150.9 Sq.M <i>(at 32.0 storeys plus deck)</i></p>
<p>8. What is the Max. Total Gross Floor Area (TGFA) based on the applicable Max. GFA?</p> <p><i>(Checking)</i></p>	<p>Table VII.G.2 (Guidelines)</p>	<p>The Max. TGFA shall be ___ SqM at a Max. GFA of ___ SqM <i>(at 16.0 storeys or 180.0 m BHL)</i></p> <p>while</p> <p>the max. TGFA shall be ___ SqM at a Max. GFA of ___ SqM <i>(at 60.0 storeys or 180.0 m BHL which is not applicable in this case)</i></p> <p><i>Conclusion: The resultant TGFA of ___ SqM (as computed in item 7 above) is within the allowed range for Max. TGFA's for a C-3 property.</i></p>
<p>9. What is the Maximum Gross Floor Area (GFA) based on the applicable FLAR?</p> <p><i>(Checking)</i></p>	<p>Multiply TLA of 800.0 SqM by applicable FLAR information from Table VII.G.1 (Guidelines)</p>	<p>The Max. GFA is ___ SqM at FLAR 9.0 <i>(at 16.0 storeys or 180.0 m BHL)</i></p> <p>while</p> <p>the Max. GFA shall be ___ SqM at FLAR 34.0 <i>(at 60.0 storeys or 180.0 m BHL which is not applicable in this case)</i></p> <p><i>Checking: The resultant TGFA (as computed in item 8 above) divided by ___ (a conversion multiplier from Table VII.G.2) yields a ___ SqM Max. GFA for the subject C-3 property.</i></p> <p><i>Conclusion: The resultant GFA (as computed above) is within the allowed range for Max. GFA's for a C-3 property.</i></p>
<p>10. What is the Floor to Lot Area Ratio (FLAR) Designation/ Rights above grade?</p>	<p>Table VII.G.1 (Guidelines)</p>	<p style="text-align: right;">FLAR ___ <i>(at 16.0 storeys or 180.0 m BHL)</i></p> <p style="text-align: right;">up to</p>

(Checking)		<p style="text-align: center;">FLAR ____ (at 60.0 storeys or 180.0 m BHL which is <u>not</u> applicable in this case)</p> <p><u>Checking:</u> The resultant Max. GFA of _____ SqM (as computed in item 9 above) <u>divided by the Total Lot Area (TLA) of 800.0 SqM</u> yields a _____ FLAR for the subject C-3 property.</p> <p><u>Conclusion:</u> The resultant FLAR (as computed above) is within the allowed range for FLARs for a C-3 property.</p>
11. Check Minimum Required Off-RROW/ Onsite Parking	Table VII.4 (IRR)	Parking slot number and type shall depend on the intended or declared use of the proposed building or structure
12. Basement	See Figure VIII.G.23 (Guidelines); check also local ordinances concerning basement construction limitations (if any)	Basement TGFA may approximate the TGFA above grade, effectively doubling the development potential of the property above grade.
13. Arcades	check local ordinances concerning arcade construction limitations (if any)	Arcade shall only be inside the property line

Answers:

The maximum development potential of the subject property is as follows:

- 1) an AMBF of _____ SqM (from item 4);
- 2) a PSO of _____ % of the TLA (from item 4);
- 3) a Max. TGFA of _____ SqM (from items 7 and 8);
- 4) a Max. GFA of _____ SqM (from item 9); and
- 5) a _____ FLAR (from item 10).

Nothing follows.