ARCHITECTURAL ■
STRUCTURAL ■
SANUTARY □
MECHANICAL □
ELECTRICAL □
INTERIOR □

FOR SUBMISSION □

FOR TENDER □

FOR CONSTRUCTION □

FOR CLIENT ■

LANDWISE
Land Intelligence Services

INTERIOR DESIGNER:

28 February 2026

DOCUMENT PHASE:

Package 2 - Land Visibility

LANDWISE
Land Intelligence Services

A.

At the start of this study, the client asked LANDWISE to investigate the following key points befc
forward with design decisions:

- Confirm whether the land sits above the critical 80 m and 140 m elevation thresholds releva
  regulations.

- Assess terrain steepness and slope conditions to understand construction feasibility and des
  limitations.

- Evaluate the quality and security of the sea view from the proposed building area.
- Analyse whether neighbouring land or future development could block or reduce the view.

Compare the land's elevation and terrain position relative to surrounding plots to understand long-term visibility and buildability.

BUILDING REGULATIONS — GREEN ZONE
(LAND ABOVE 140M ELEVATION)

Zone Classification:
- **Green Zone**
- **Elevation: Above 140 meters from sea level**

Maximum Building Height:
- **6 meters maximum**

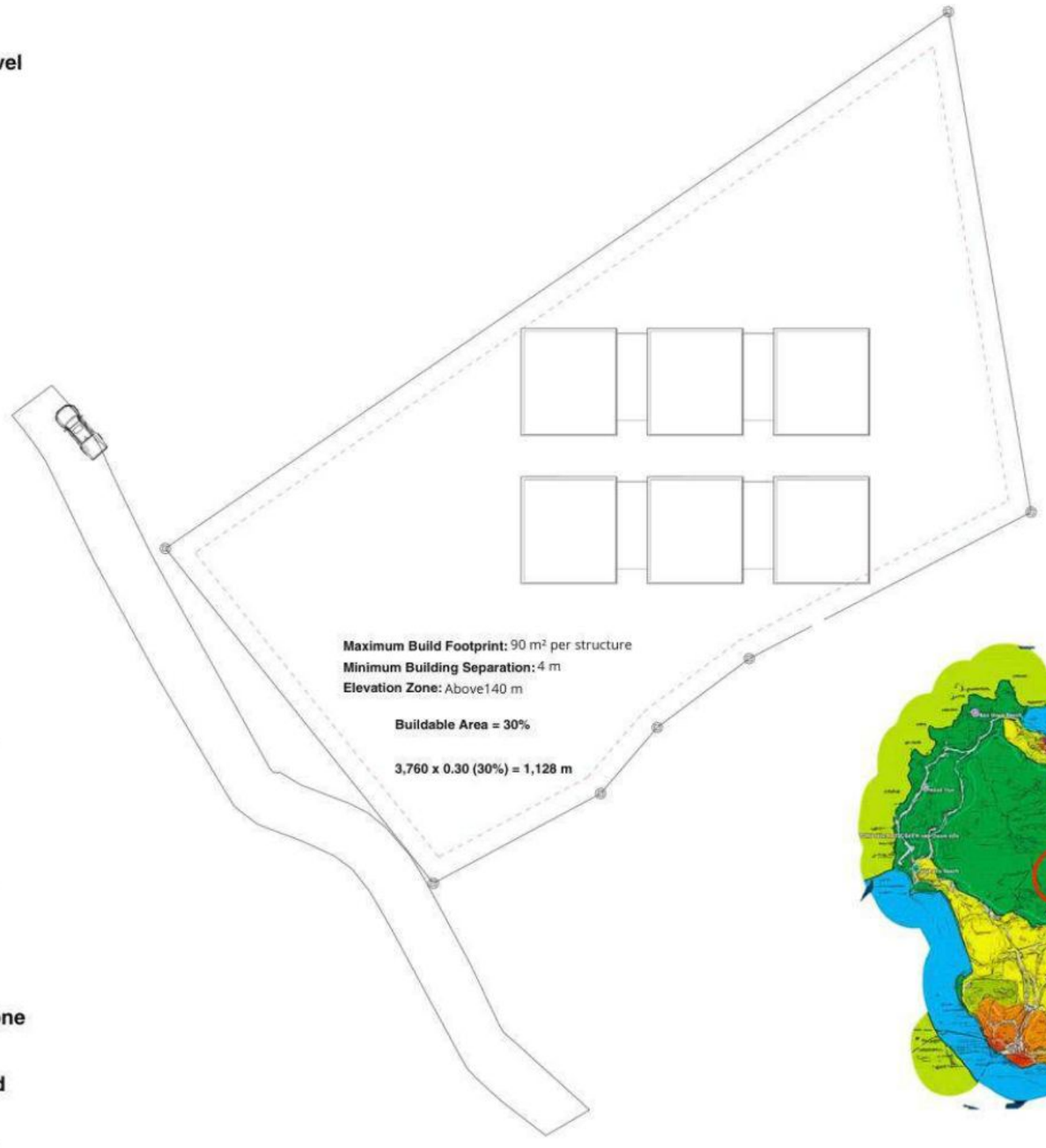
Maximum Building Footprint:
- **90 sqm per building (ground footprint)**

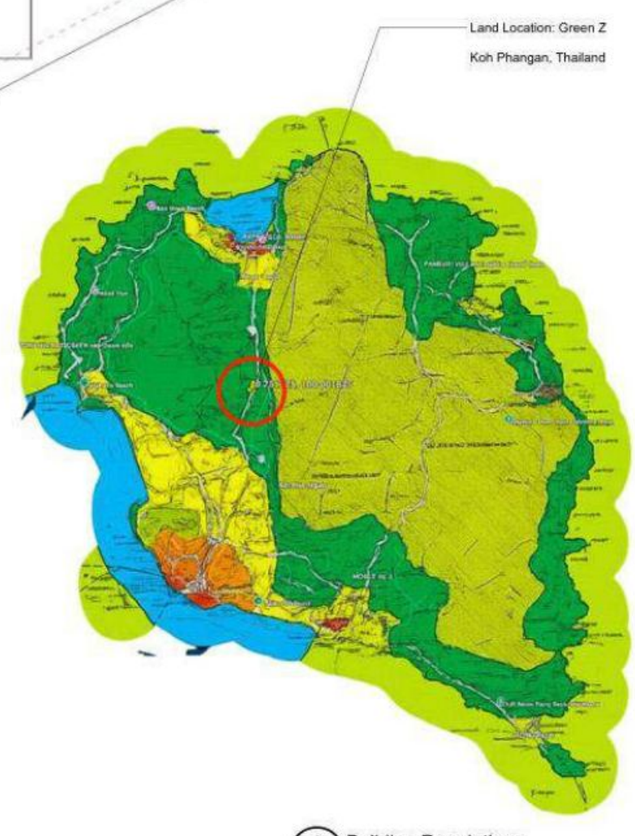
Maximum Building Coverage:
- **Slopes up to 35° → Maximum 30% land coverage**
- **Slopes 35°–49° → Maximum 25% land coverage**

Roof Requirements:
- **No flat roof permitted**
- **Neutral roof colors required**
- **Minimum 80% covered roof design**

Planning Notes:
- **High-elevation hillside regulations apply**
- **Low-profile architecture recommended**
- **Multiple smaller structures are often preferred over one large building**
- **Site slope analysis is important for final buildable area**

LandWise Summary:
This land falls within a protected Green Zone hillside category above 140m elevation. Development is permitted under controlled conditions, favoring low-profile tropical designs that follow the natural terrain and minimize visual impact.





1 A.03 Building Regulations
1mm = 160 (1:160)

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INTERIOR DESIGNER:

DOCUMENT PHASE:

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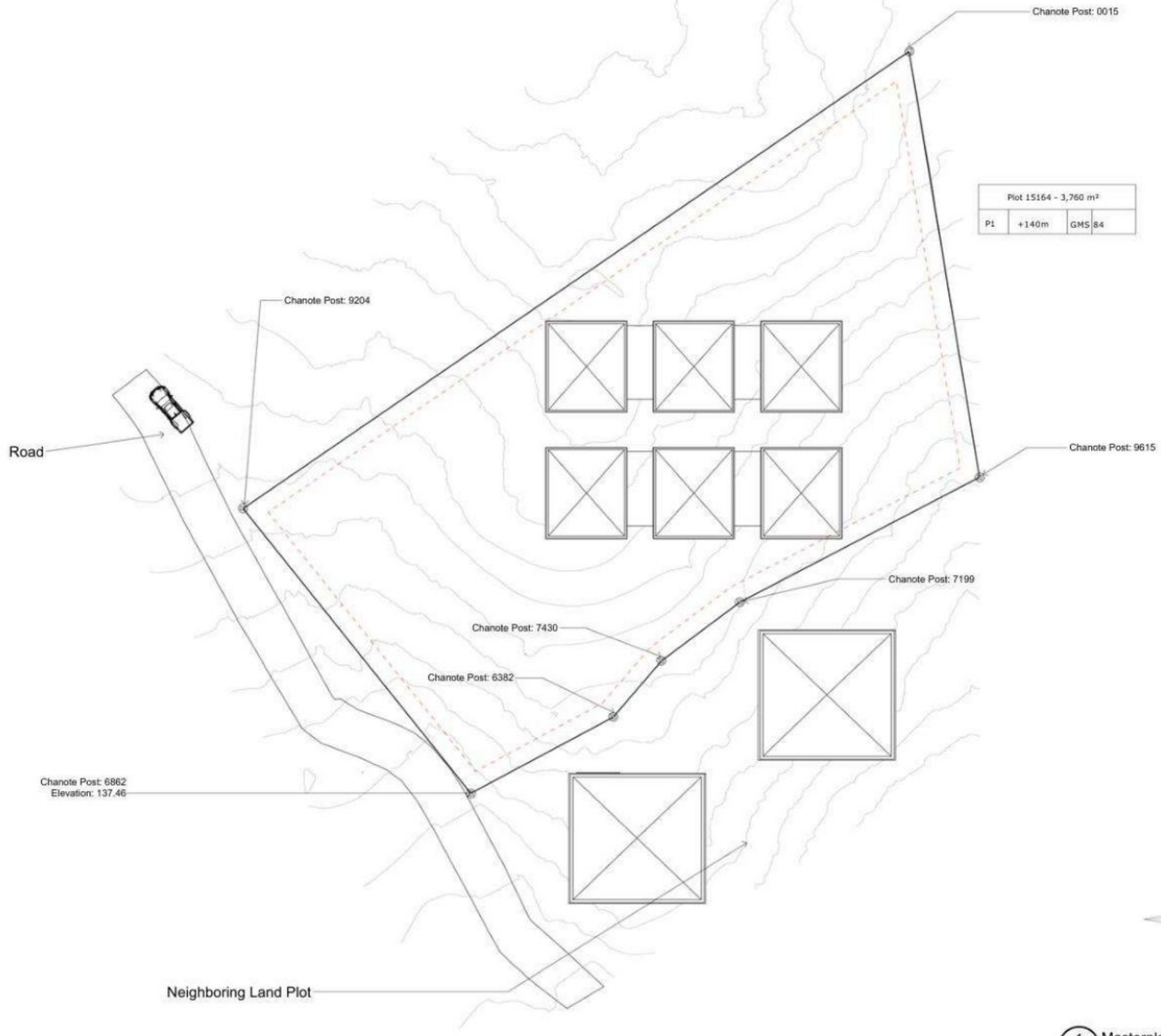
Building Regulation

A.03

This masterplan slide shows the overall site layout and terrain context for David's Project. It illustrates the chanote boundary, key boundary markers, existing contour lines, access road location, and the proposed villa massing positions within the plot. The layout demonstrates how the building footprints follow the natural terrain while respecting boundaries, slope conditions, and elevation changes across the land. This plan provides a clear overview of spatial organization, helping the client understand how the development fits within the site and how the terrain influences placement and access while maintaining a true South Seaview direction.



1 A.01 Masterplan
1mm = 160 (1:160)

INTERIOR DESIGNER:

DOCUMENT PHASE:

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Masterplan

A.01

LANDWISE

Chanote Post: 9204
Elevation: 144.85

Chanote Post: 0015
Elevation: 153.64

2 Meter Border Line

Plot 15164 - 3,760 m²			
P1	+140m	GMS	84

92.8 m

48.68 m

90 Square Meter Footprint

9.00 m

10.00 m

4.00 m

4.00 m

Chanote P
139.12

Maximum Build Footprint: 90 m² per structure
Minimum Building Separation: 4 m
Elevation Zone: Above140 m

Buildable Area = 30%

3,760 x 0.30 (30%) = 1,128 m

Road

28.77 m

Chanote Post: 7199
Elevation: 144.75

11.12 m

Chanote Post: 7430
Elevation: 143.42

8.34 m

Chanote Post: 6382
Elevation:142.54

80.84 m

Chanote Post: 6862
Elevation: 137.46

20.4 m

N

1 / A.02 Plot 15164 Overview
1mm = 160 (1:160)

INTERIOR DESIGNER:

DOCUMENT PHASE:

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Plot 15164 Overview

A.02

Example Building Envelope – 90 sqm / 6 m Height Restriction

This slide illustrates an example of how development may appear under the applicable building regulations for this land, using a maximum building footprint of approximately 90 square meters and a maximum height of 6 meters. The upper image shows a conceptual reference of scale and massing, while the lower illustration overlays a simplified model onto the actual terrain to demonstrate how such structures integrate with the site's natural slope and topography. This is intended as a visual reference only, helping the client understand realistic building proportions, spatial limitations, and how regulated construction parameters may influence design possibilities on the land.

1 A.05 Example Envolope
1mm = 160 (1:160)

INTERIOR DESIGNER:

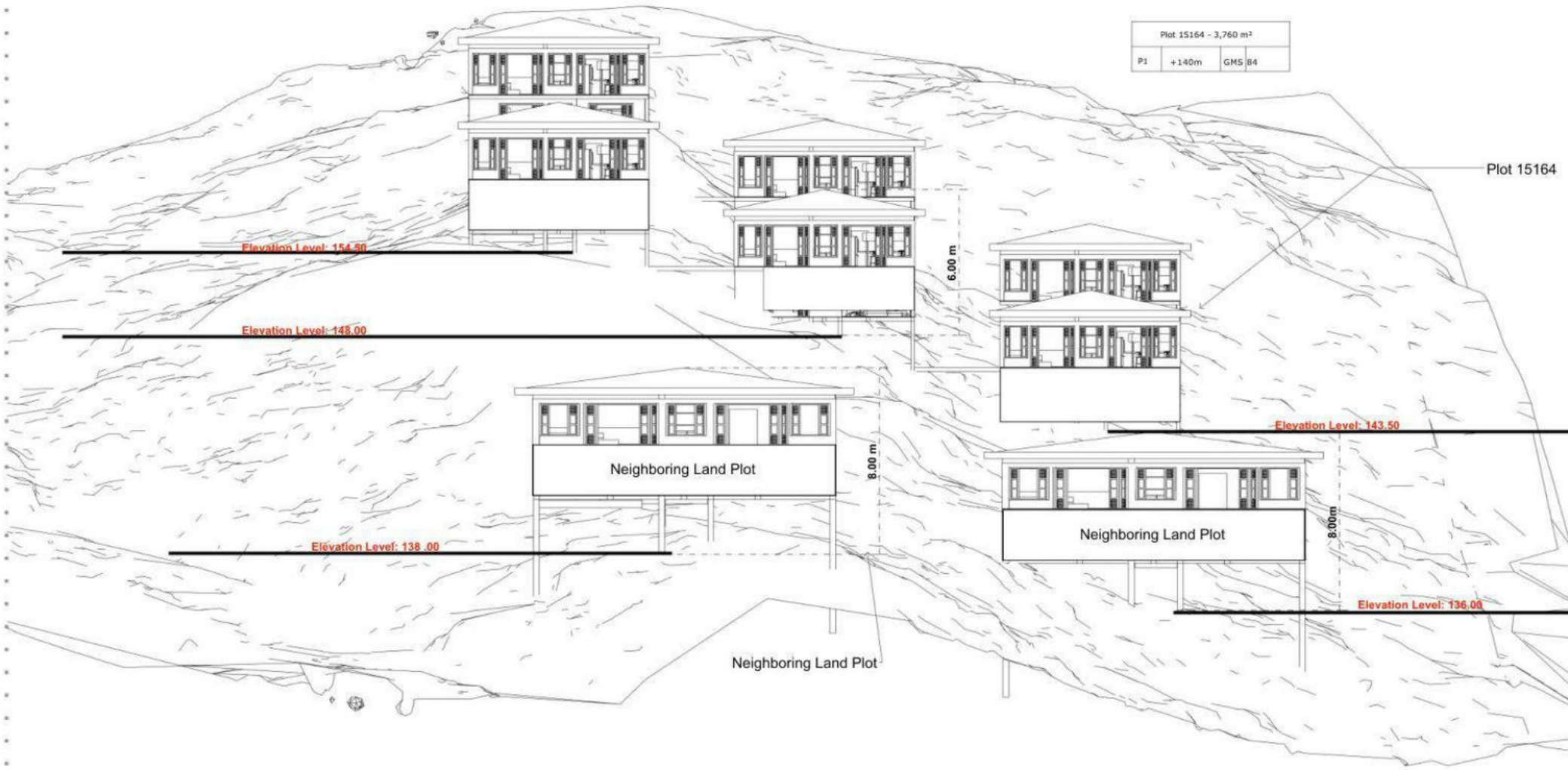
DOCUMENT PHASE:

Package 2 - Land Visibility
R7 eFpeobrrutary 2025

Example Envolope

A.05

This front-elevation study illustrates how the proposed 90 m² building footprints sit within the natural terrain and legal elevation limits of the site. The model shows a conceptual arrangement of villas positioned according to the measured ground levels, with elevation reference lines indicating approximate build heights relative to the land profile. The purpose of this view is to help visualize how development can step naturally with the slope while maintaining compliance with current zoning and height regulations above the 140 m elevation threshold. This is a massing and regulation demonstration only, intended to show feasibility and spatial relationship rather than final architectural design.



1 A.04 Front View Section
1mm=160 (1:160)

LANDWISE

INTERIOR DESIGNER:

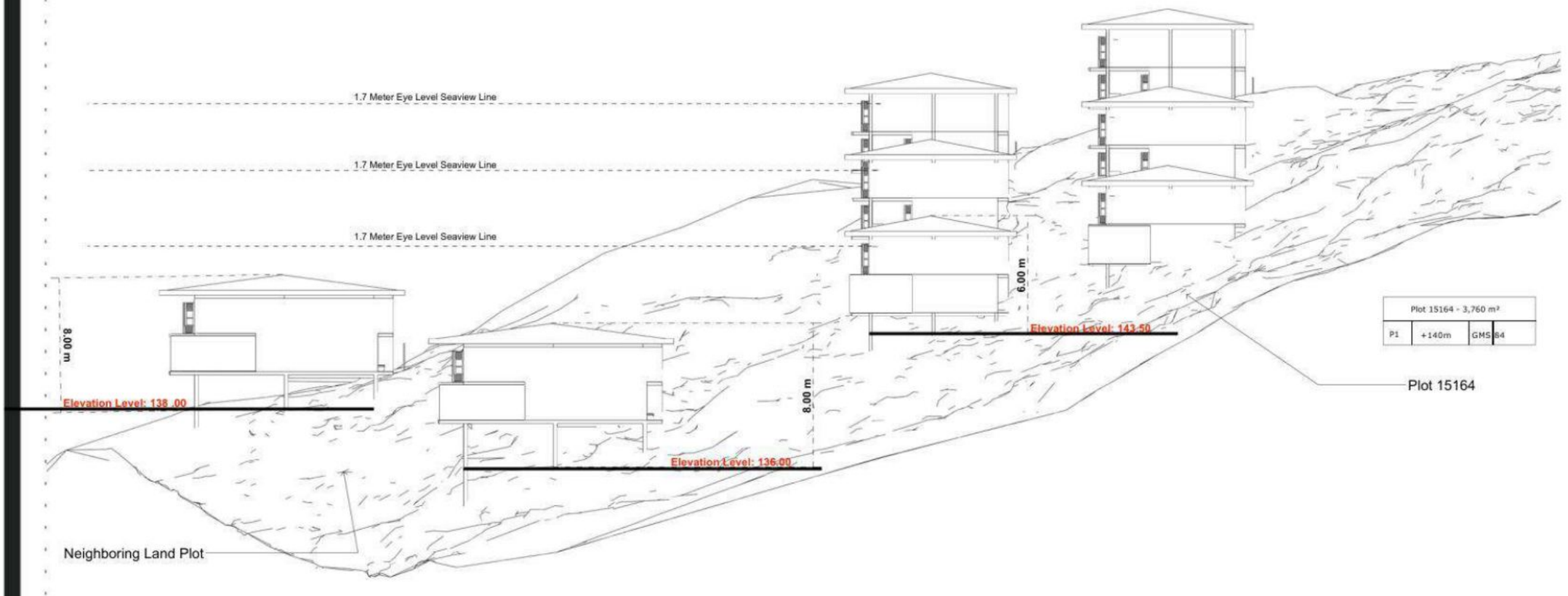
DOCUMENT PHASE:

Package 2 - Land Visibility
R7 eFpeobrrutary 2025

Front View Section

A.04

This section view illustrates a worst-case neighbouring development scenario based on current building regulations and terrain elevation. The neighbouring land plot is shown with example building masses positioned according to realistic elevation levels, allowing a clear comparison between surrounding development and the proposed villa locations on Plot 15164. The dashed lines represent approximate eye-level sea view lines (1.7 m), demonstrating how views are maintained across the terrain profile despite potential future construction. This analysis helps confirm that, due to the site's higher elevation and terrain advantage, primary sea views remain protected even if neighbouring plots are developed to their allowable limits.



1 A.06 Side View Section
1mm = 160 (1:160)

INTERIOR DESIGNER:

DOCUMENT PHASE:

Package 2 - Land Visibility

Side View Section

A.06

David's Project — Initial Questions

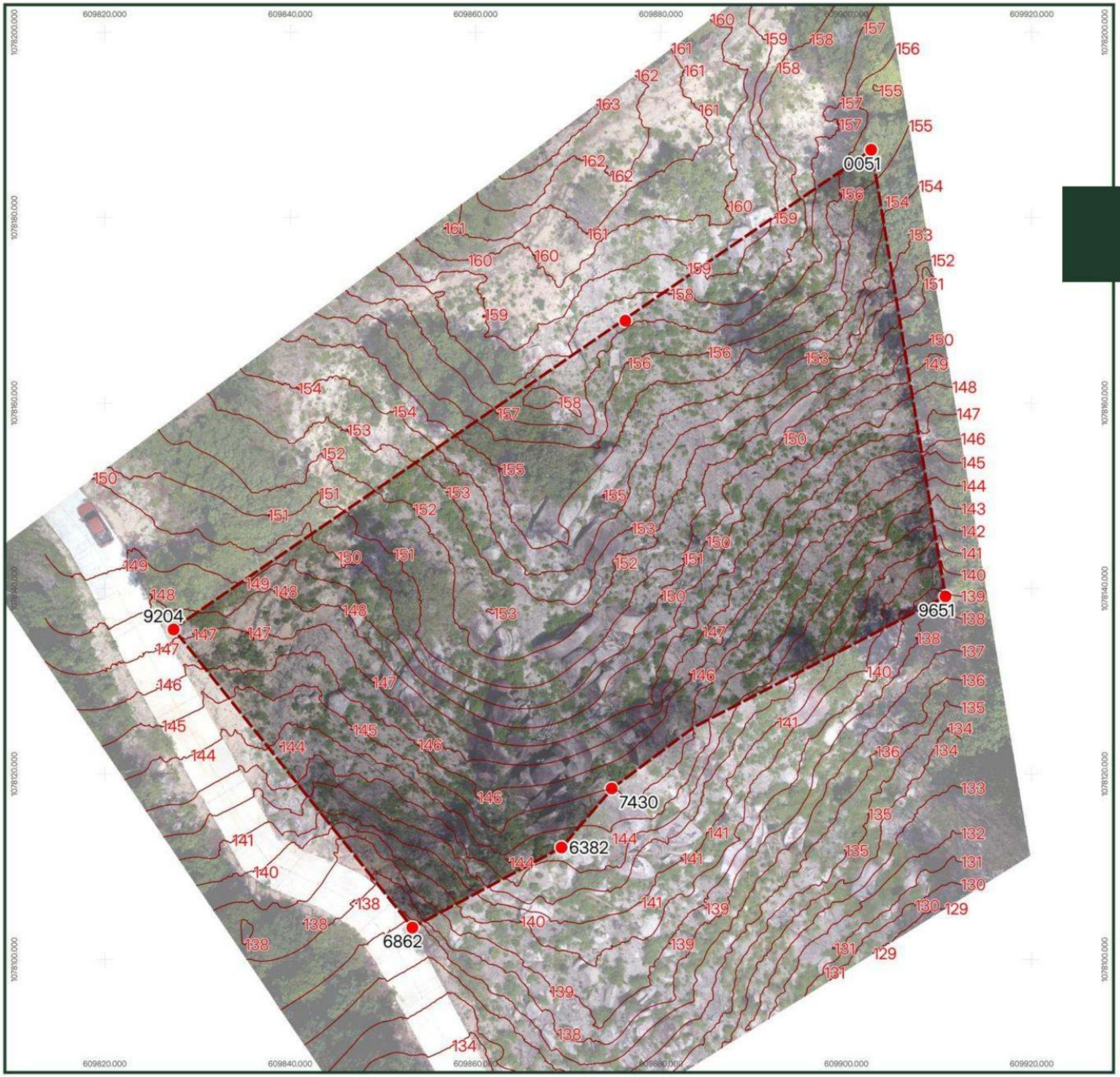
At the start of this study, the client asked LANDWISE to investigate the following key points befo
forward with design decisions:

• Confirm whether the land sits above the critical 80 m and 140 m elevation thresholds relevant
regulations.

• Assess terrain steepness and slope conditions to understand construction feasibility and desig

• Evaluate the quality and security of the sea view from the proposed building area.
• Analyse whether neighbouring land or future development could block or reduce the view.

• Compare the land's elevation and terrain position relative to surrounding plots to understand long-term visibility and buildability.



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TOPOGRAPHIC CONTOUR MAP

PROJECT DETAILS

Package 2 - Land Visibility Study

Date: 02 March 2026
Survey: Drone Photogrammetry
CRS: EPSG:32647
Contour Interval: 1.0m
Index Interval: 5.0m
Elevation: 128.5m – 163.8m
Relief: 35.3m
Total Contours: 71
Index: 14 | Intermediate: 57

LEGEND

Contours

Index Contours

Intermediate Contours

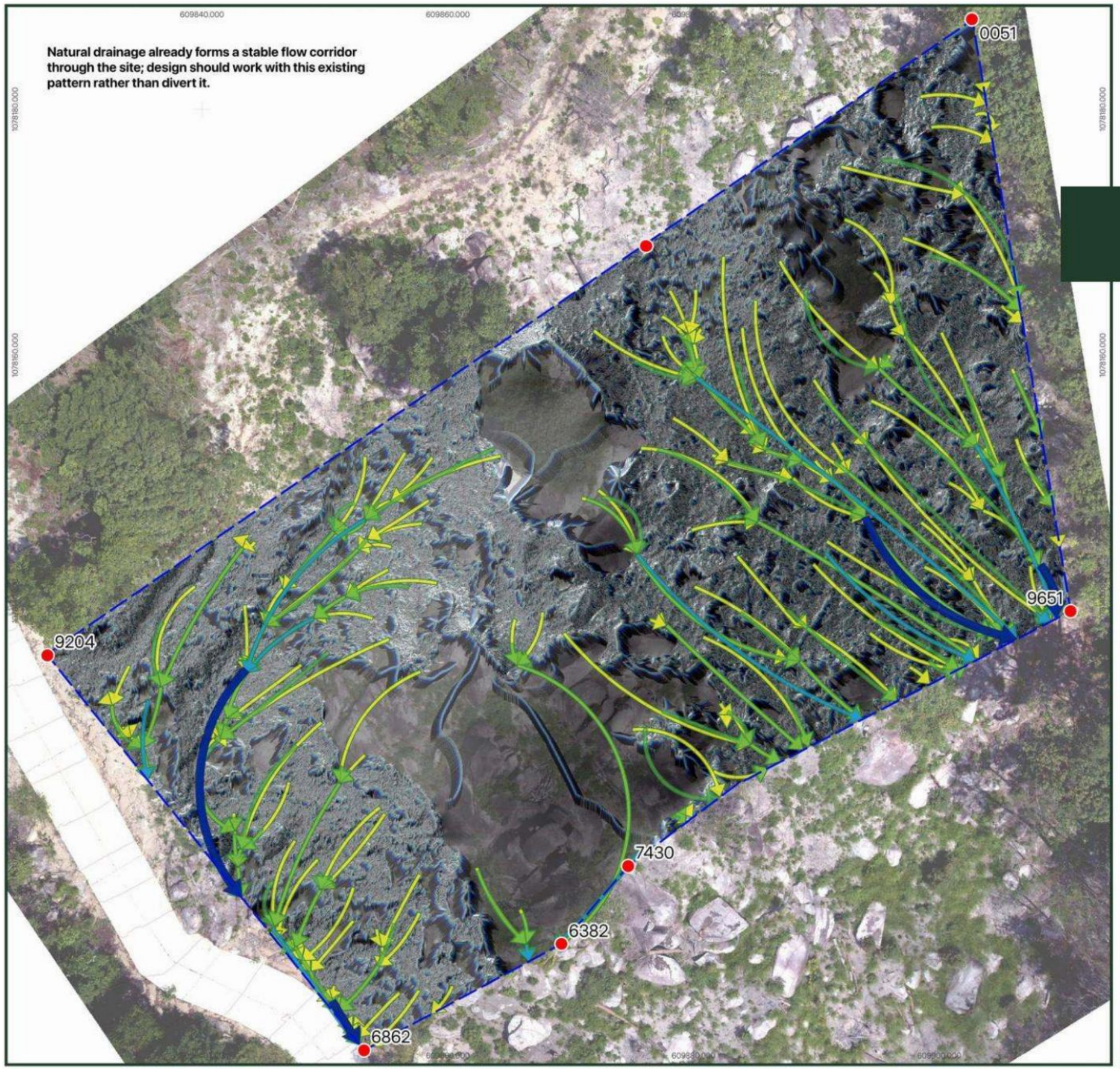
Land Boundary

Chanote Posts

0 10 20 30 m

N

Coordinate System: EPSG:32647
Grid interval: 20 units



LANDWISE

Land Intelligence Services

DRAINAGE ANALYSIS

Package 2 - Land Visibility Report

PROJECT DETAILS

Date: 01 March 2026
Survey: Drone Photogrammetry
CRS: EPSG:32647
Elevation: 136.8m – 159.7m
Relief: 22.9m
Mean Slope: 46.8%
Major Channels: 4
Tributaries: 12
Total Segments: 114

LEGEND

- Major Channels
- Tributaries
- Detail Drainage
- Flow Concentration Paths

0 10 20 30 m

N

Coordinate System: EPSG:32647
Grid Interval: 20 units

609840.000
609860.000
609880.000
609900.000
8180.000
8160.000
8140.000
8120.000
1075
1076
1076
1076

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Land Intelligence Services

DEM ELEVATION

PROJECT DETAILS

Package 2 - Land Visibility Study

Date: 28 February 2026
CRS: EPSG:32647
Source: DEM (Surface)
Elevation: 136.8m – 161.6m
Relief: 24.8m

LEGEND

- 155 m +
- 150 m +
- 140m +

0 10 20 30 m

N

609840.000
609860.000
1078180.000
1078160.000

LANDWISE
Land Intelligence Services

SOLAR ORIENTATION & EXPOSURE

PROJECT DETAILS

Date: 28 February 2026
Survey: Package 2 - Land Visibility Report
CRS: EPSG:32647
Elevation: 128.5m – 163.8m
Relief: 35.3m

SUN PATH

Sunrise: 06:05 UTC+7
66° (ENE)

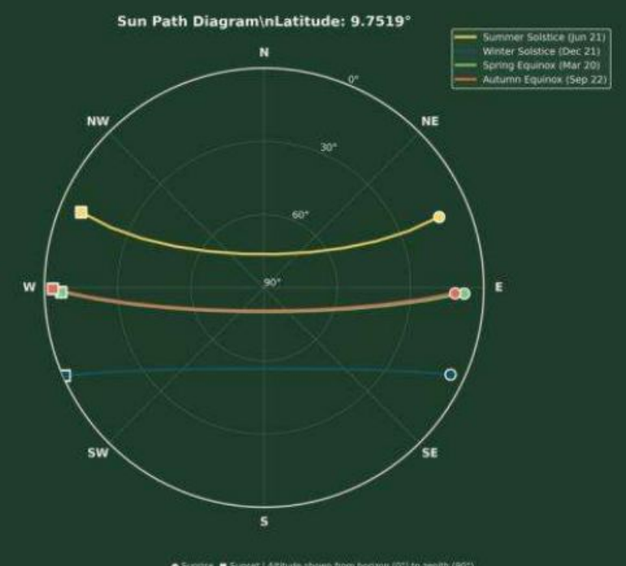
Sunset: 18:45 UTC+7
294° (WNW)

Daylight: 12.7 hours

LEGEND

- Cooler Slopes
- Morning Sun
- Full Sun
- Afternoon Heat

(Summer Solstice data)



Colors show terrain orientation relative to sun path, indicating areas receiving morning, afternoon, or full sun exposure. Open terrain assumptions (no tree canopy shading).

Solar Interpretation

David's Project — Initial Questions

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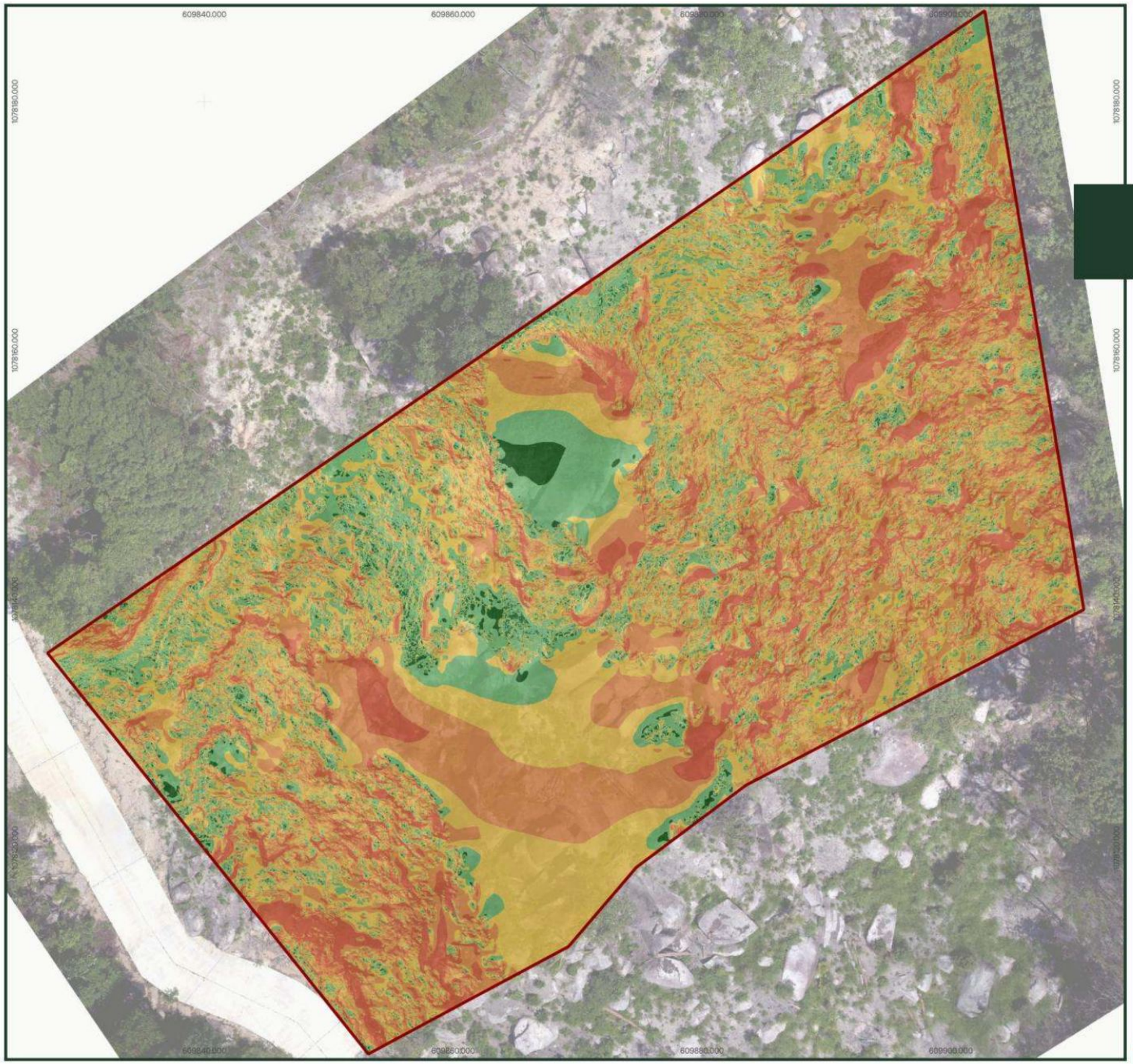

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Land Intelligence Services

SLOPE ANALYSIS

PROJECT DETAILS

Package 2 - Land Visibility Study

Date: 01 March 2026
Survey: Drone Photogrammetry
CRS: EPSG:32647
Elevation: 128.5m – 163.8m
Relief: 35.3m

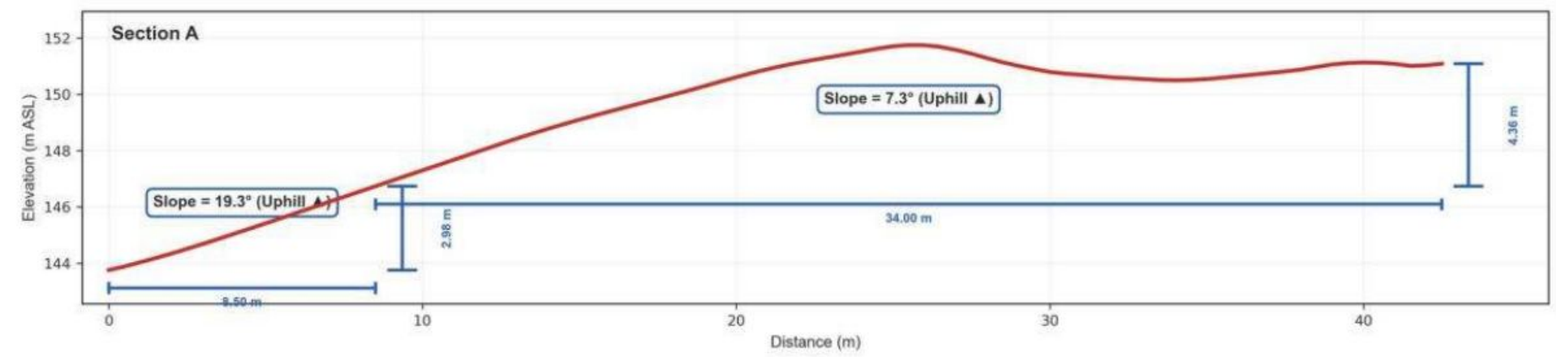
LEGEND

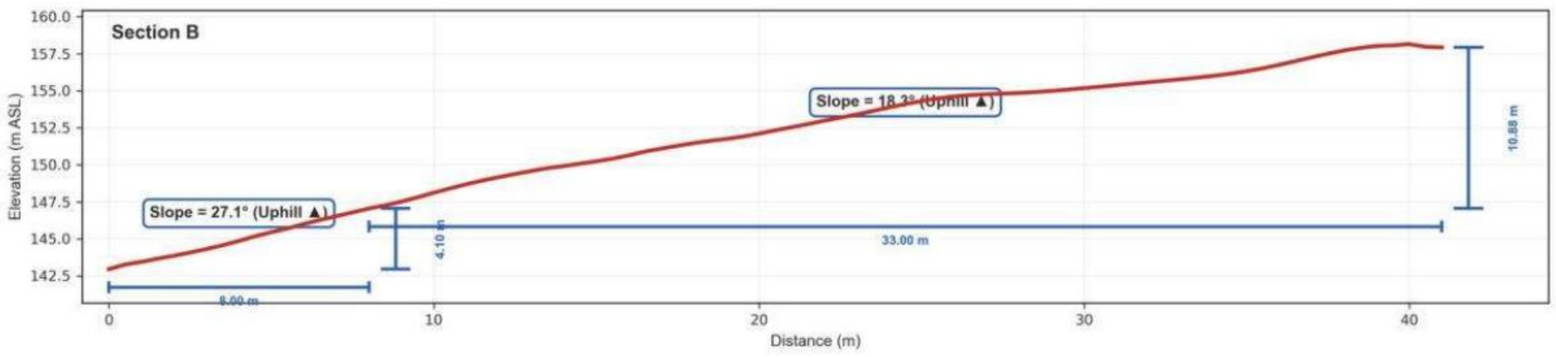
- Flat / Buildable (0-5°)
- Gentle Slope (5-15°)
- Moderate Slope (15-25°)
- Steep (25-35°)
- Very Steep (35°+)

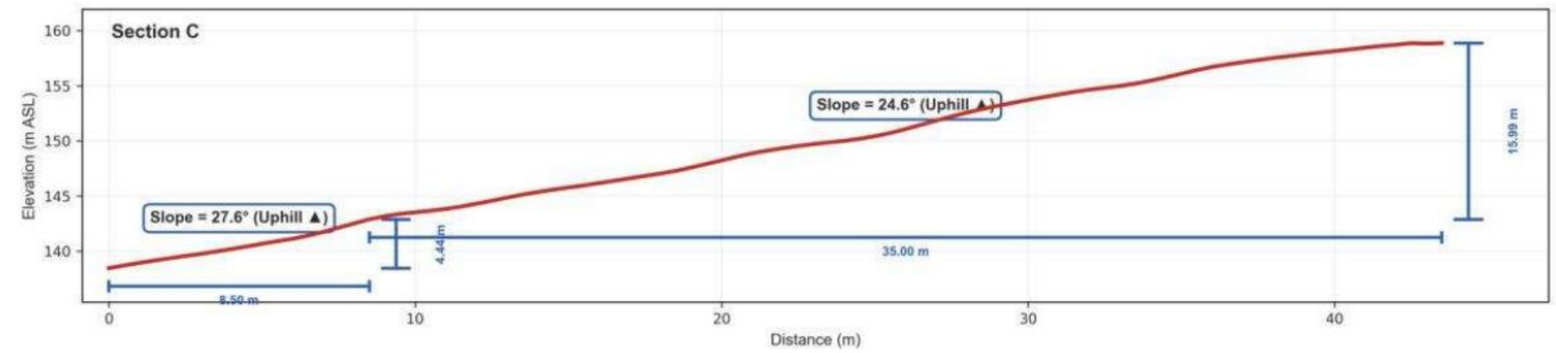
0 10 20 30 m

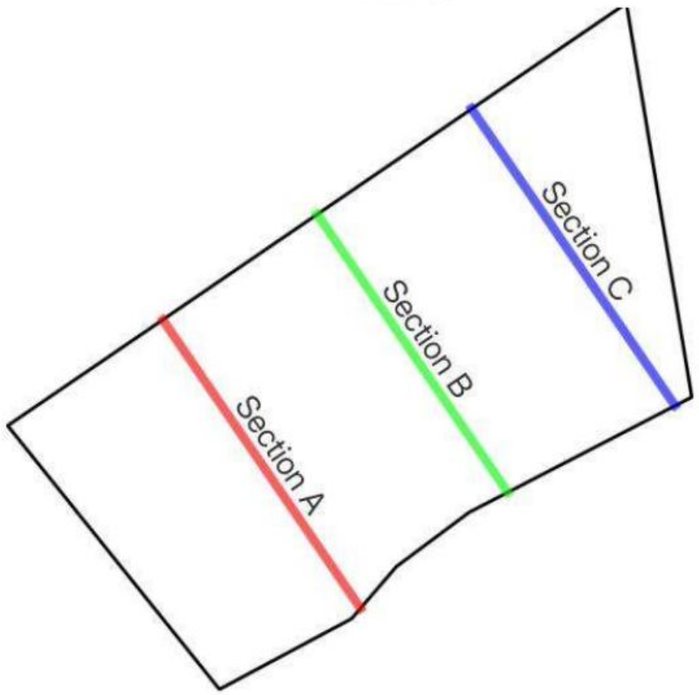
N

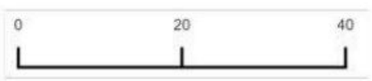
Coordinate System: EPSG:32647
Grid Interval: 20 units











Red=A Green=B Blue=C

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SLOPE PROFILE ANALYSIS

PROJECT DETAILS

Package 2 - Land Visibility Report

Date: 28 February 2026
CRS: EPSG:32647
Source: DTM (Bare Earth)
Profiles: 3 cross-sections
Sample step: 0.5 m

PROFILE SUMMARY

Section A:
Length: 42.5 m
Elev: 143.7-151.8m
Max slope: 37.4%

Section B:
Length: 41.0 m
Elev: 142.9-158.1m
Max slope: 53.1%

Section C:
Length: 43.5 m
Elev: 138.4-158.9m
Max slope: 57.1%

DATA SOURCE

Drone-derived DTM
(Photogrammetry)

Elevations are relative and
for planning analysis only.

Survey confirmation required
for final design.

0 10 20 30 m

N

Coordinate System: EPSG:32647
Grid Interval: 10 units

David's Project — Initial Questions

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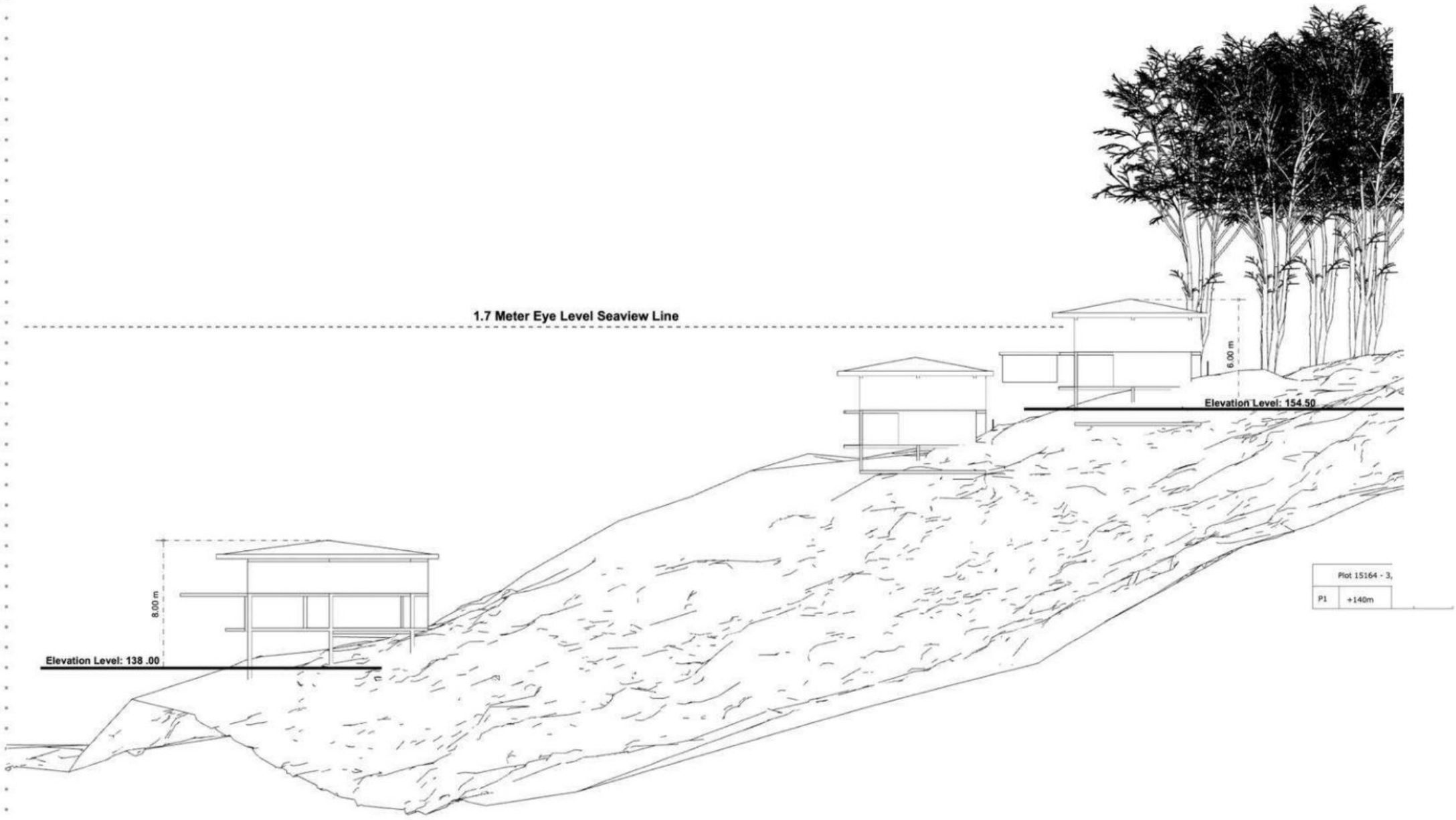
LANDWISE



	Plot 15164 - 3,
P1	+140m

1 A.01 Side View Section

INTERIOR DESIGNER:

DOCUMENT PHASE:

Package 2 - Land Visibility Report

Side View Section

A.01

Real Site View + Real Terrain 3d Model

On-site photographic reference (1.70 m eye level) integrated with the terrain-based massing model to verify real-world view alignment, elevation relationship, and design positioning.

Raw Terrain + Massing Model

Preliminary visualization used for analysis and positioning.

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LANDWISE — REPORT SUMMARY

Scope of Analysis

This report was prepared to answer key pre-design questions relating to elevation regulations, terrain steepness, and long-term view potential. The analysis included:

- Drone-based terrain modeling (DEM & DTM generation)
- Orthophoto and topographic contour analysis
- Verified elevation comparison using chanote marker survey data
- Terrain slope and cross-section profile analysis
- Building regulation comparison (80 m / 140 m elevation thresholds)
- View and visibility assessment including neighbouring land influence
- Conceptual massing and front-section visual studies

The purpose of this analysis is to provide accurate site intelligence so design decisions can proceed with confidence before architectural development begins.

Key Findings

- The site elevation has now been confirmed using corrected survey data, giving reliable verification of levels relative to the 80 m and 140 m regulatory thresholds.
- Terrain analysis shows the land contains moderate to steep slopes in certain areas, requiring terrain-responsive architectural design rather than heavy land modification.
- Slope profile studies confirm that buildable zones exist when aligned correctly with the natural gradient.
- View analysis indicates strong visual potential from the upper zones of the site.
- Neighbouring land and realistic worst-case development scenarios are unlikely to significantly block the primary sea views when building heights remain within regulations.
- Updated contour and elevation workflows now provide accurate terrain guidance for design and planning decisions.

Recommendations

- Use the verified elevation data as the baseline for all future design and regulation assessments.
- Position buildings to follow natural terrain lines to reduce excavation and construction complexity.
- Maintain elevation advantage where possible to secure long-term views.
- Continue architectural development using the slope, terrain, and visibility analysis as primary guidance.
- Integrate drainage and terrain-responsive design early in the architectural phase.

LANDWISE — REPORT SUMMARY

Thank you for choosing LANDWISE – Land Intelligence Services.
This analysis was completed to reduce uncertainty and provide clear, accurate site understanding before design and investment decisions are made.

We appreciate the opportunity to support your project and look forward to assisting with the next stage of development.

Terms, Limitations & Disclaimer (Important)

This report is provided for conceptual planning, visualization, and decision-support purposes only.
All analysis is based on available survey data, drone models, terrain processing, and interpreted regulations at the time of reporting.
LANDWISE does not provide legal, architectural, engineering, or certified surveying services.
This report must not be used as a legal document, construction approval document, or regulatory submission.
Final design, legal verification, structural design, and compliance approvals must be completed by licensed professionals and relevant authorities.
LANDWISE accepts no liability for legal, regulatory, or construction decisions made solely on the basis of this report.