

RPHCD Plan

R1B Sub-zone Provisions*

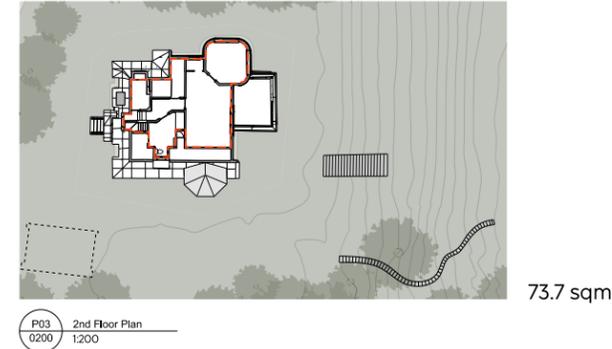
Maximum Building Height = **11m**
 Proposed New Building Height = **5.4m**
 New chimney proposed height = **7.2m**

Minimum Front Yard Setback = **4.5m**
 Proposed Front Yard Setback = **5m**
 (in line with existing garage - proposed garage does not extend beyond the existing garage and sits within yard setbacks)

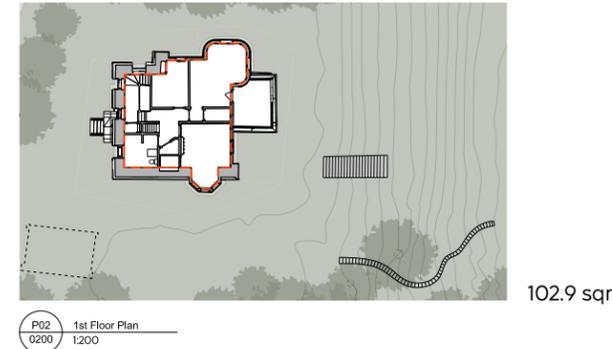
Minimum Rear Yard Setback = **12m**
 Proposed Rear Yard Setback = **15.5m**

Minimum Side Yard Setback = **4.5m**
 Proposed Side Yard Setback = **4.5m**

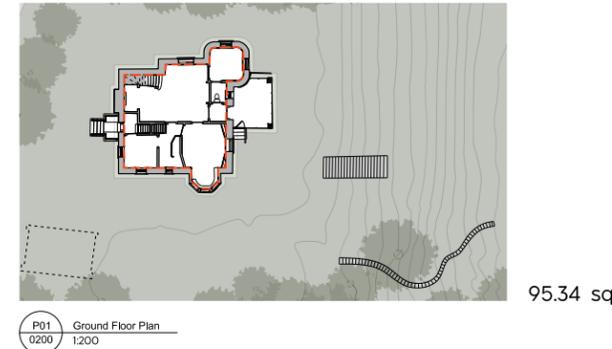
Maximum Lot Coverage = **30%**
 Existing Lot Coverage = **11.4%**
 Proposed Lot Coverage = **22.2%**



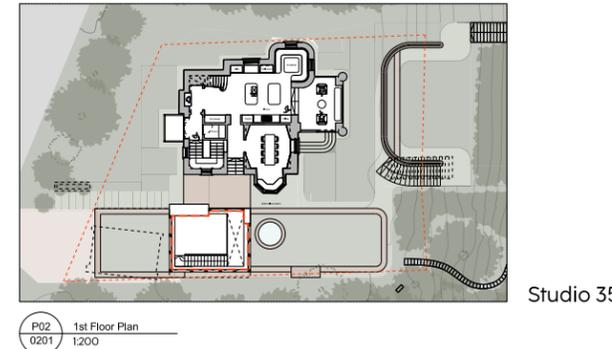
73.7 sqm



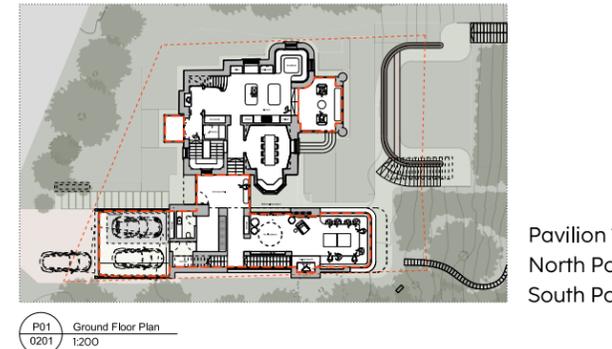
102.9 sqm



95.34 sqm



Studio 35.23 sqm



Pavilion 144.57 sqm
 North Porch 17.1 sqm
 South Porch 4.5 sqm

Floor Space Index

Lot Area = **1416.20 sqm**

FSI = 37.5%
 = **531.08 sqm**

Existing Floor Area

Ground = 95.34 sqm
 First = 102.9 sqm
 Second = 73.7 sqm
 = **271.94sqm**

Proposed Floor Area

Pavilion = 144.57 sqm
 Porch N = 17.1 sqm
 Porch S = 4.5 sqm
 First = 35.23 sqm
 = **201.40 sqm**

Total = 473.34 sqm

(531.08 sqm - 473.34 sqm = 57.74 sqm)

* According to Table 156A - R1 Subzone Provisions