

# RPHCD Plan

## R1B Sub-zone Provisions\*

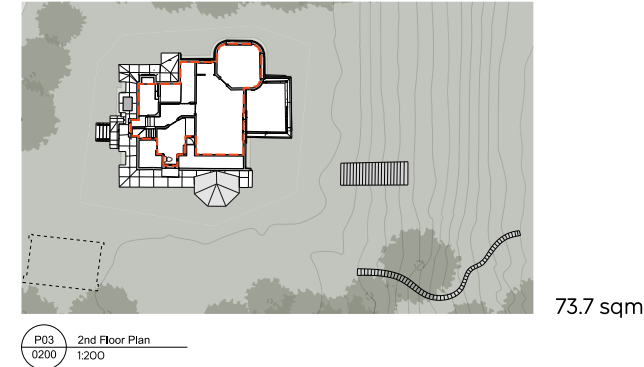
Maximum Building Height = **11m**  
 Proposed New Building Height = **5.4m**  
 New chimney proposed height = **7.2m**

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)

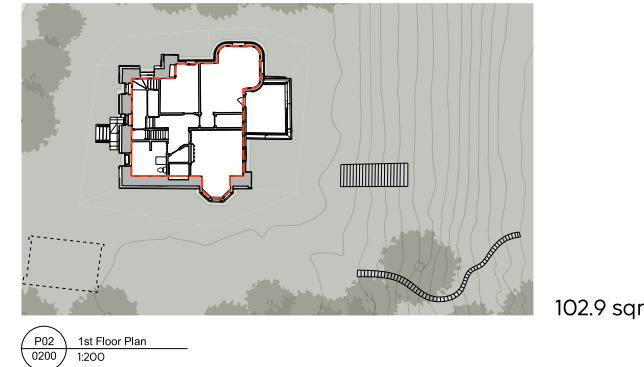
Minimum Rear Yard Setback = **12m**  
 Proposed Rear Yard Setback = **15.5m**

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

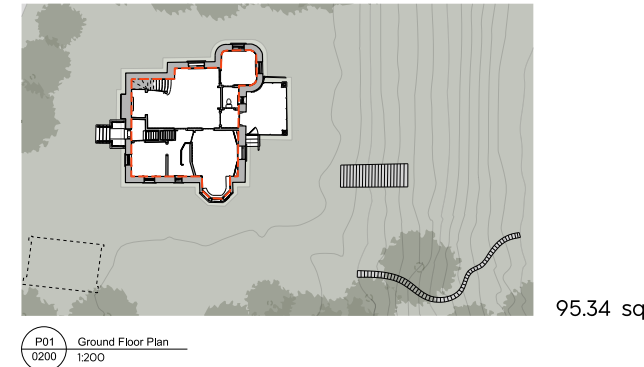
Maximum Lot Coverage = **30%**  
 Existing Lot Coverage = **11.4%**  
 Proposed Lot Coverage = **22.2%**



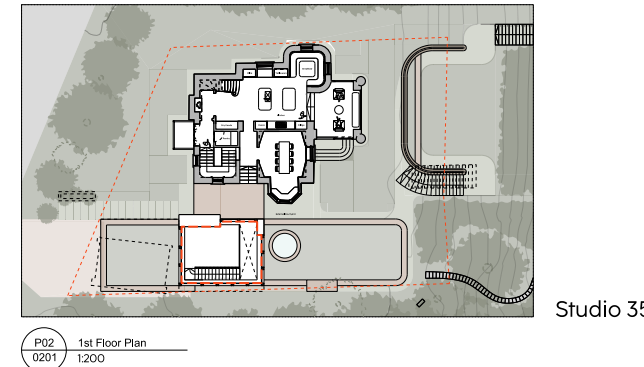
73.7 sqm



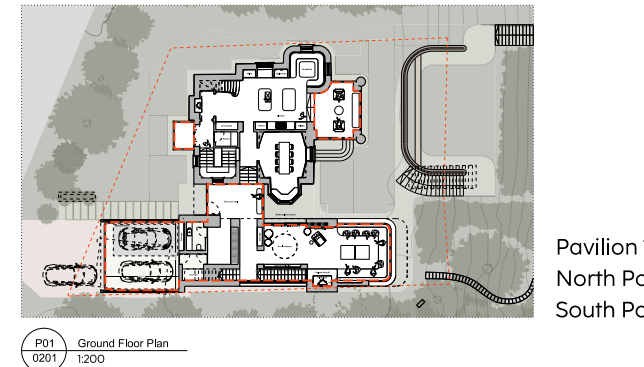
102.9 sqm



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