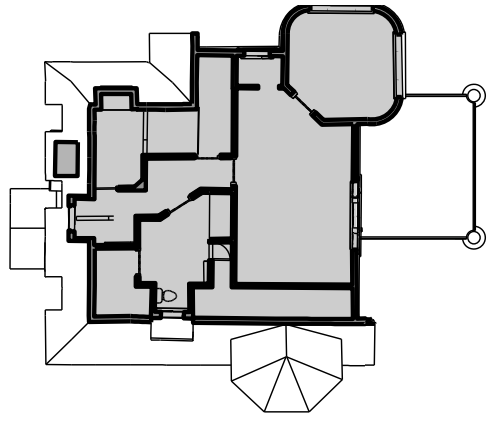
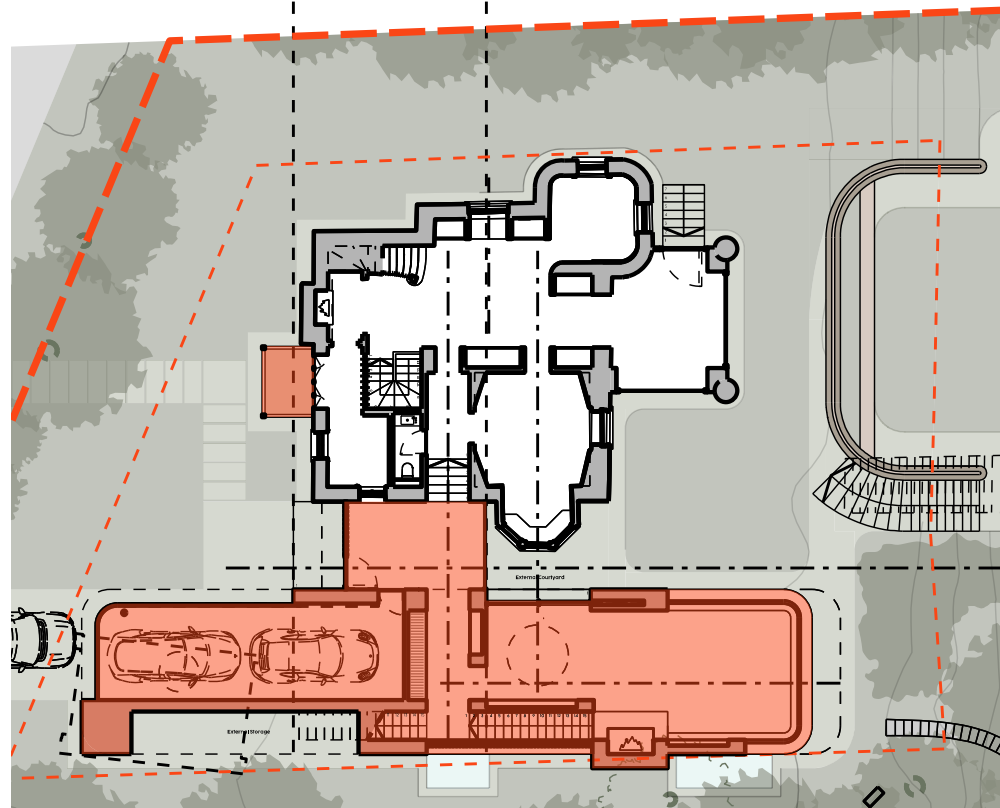
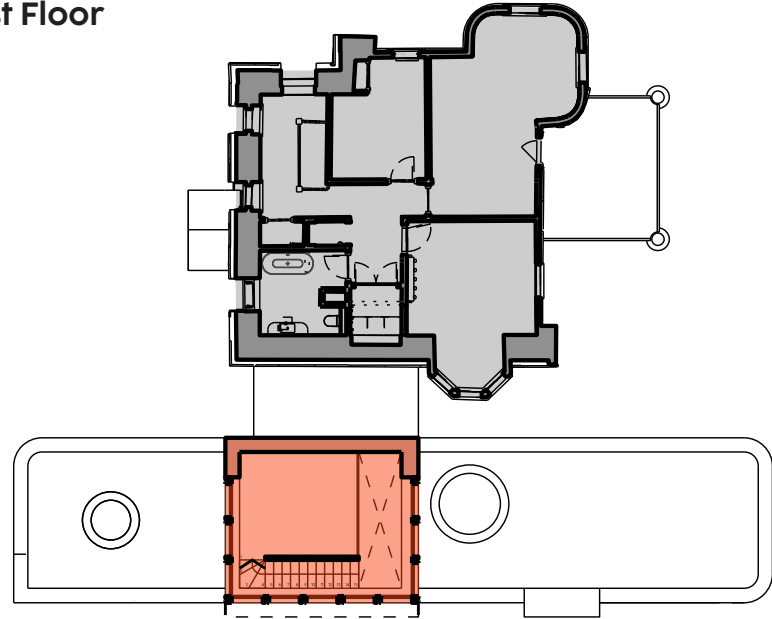


1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	

Second Floor



First Floor



Ground Floor

Floor Space Index

Lot Area = 1416.2sqm
 FSI = 37.5% of 1416.2sqm = 531sqm

Existing Gross Floor Area* = 346sqm
 (+/- 3%)

GFA for new construction = 185sqm

Additional Proposed GFA = 185sqm

*(basement excluded from GFA calculation in line with Exception 1259)

Exception 1259

- *Grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot*

- *Gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:*

1. accessory buildings;

2. potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and

3. attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area

- Maximum floor space index = 0.375 (37.5%)

- Proposed floor space index = 0.375 (37.5%)

- Maximum driveway width = 3.05m

- Proposed driveway width = 3.05m

- Maximum combined driveway width = 6.1m

- Single driveway proposed = 3.05m

- Minimum soft landscape strip between the side lot line and driveway = 1.5m

- Proposed soft landscape strip between the side lot line and driveway = 7m

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 = **20.8%**

* According to Table 156A - R1 Subzone Provisions