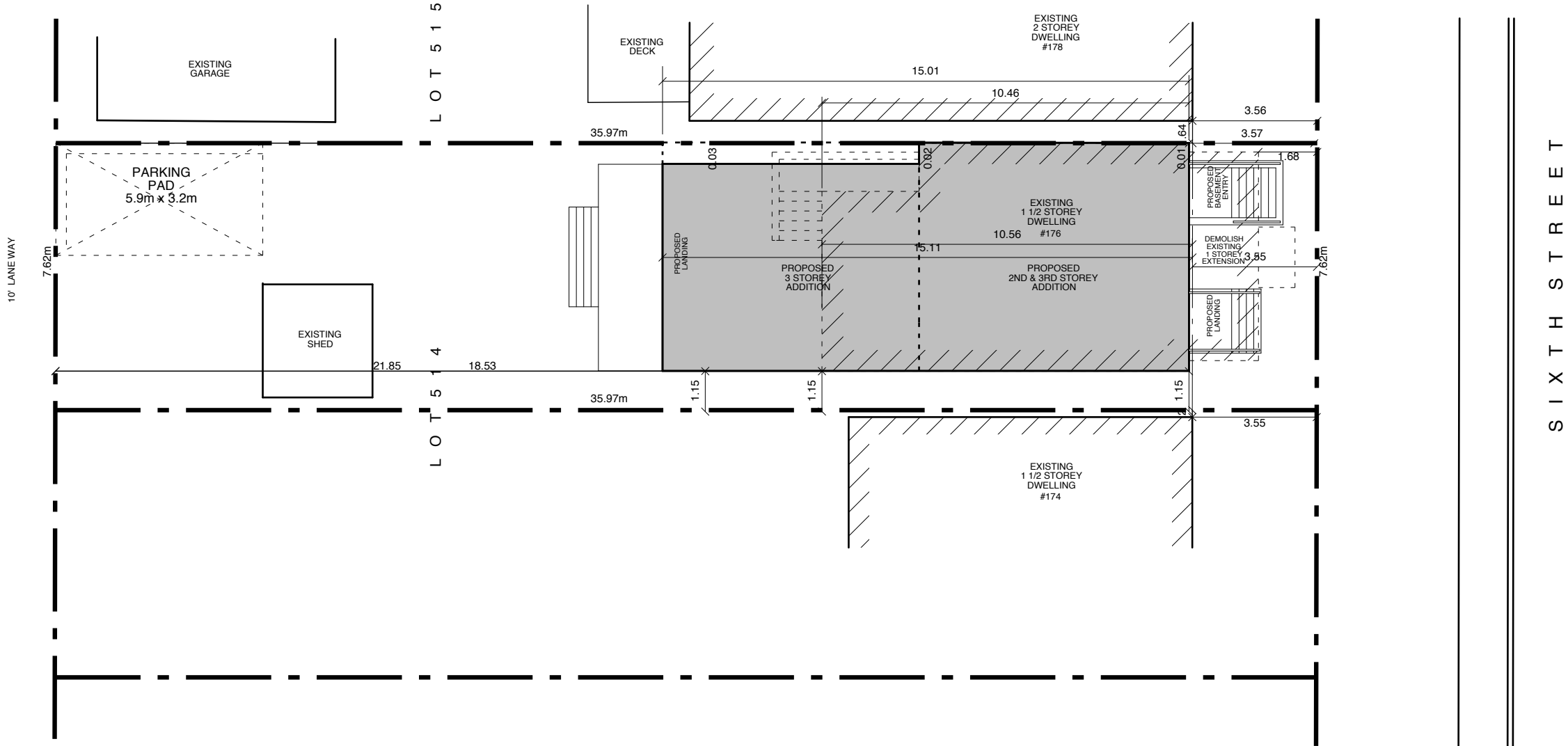




NOTES:

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CONTRACTORS SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON SITE PRIOR TO COMMENCING WITH ANY WORK AND SHALL NOTIFY MLA OF ANY DISCREPANCIES

SCALE: 1:150

REVISIONS:

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PROJECT:

KRAMER RESIDENCE

176 SIXTH STREET
ETOBICOKE, ON

FILE NUMBER: 21-0408

DRAWN: MEL

CHECKED:

DATE: APRIL 10, 2022

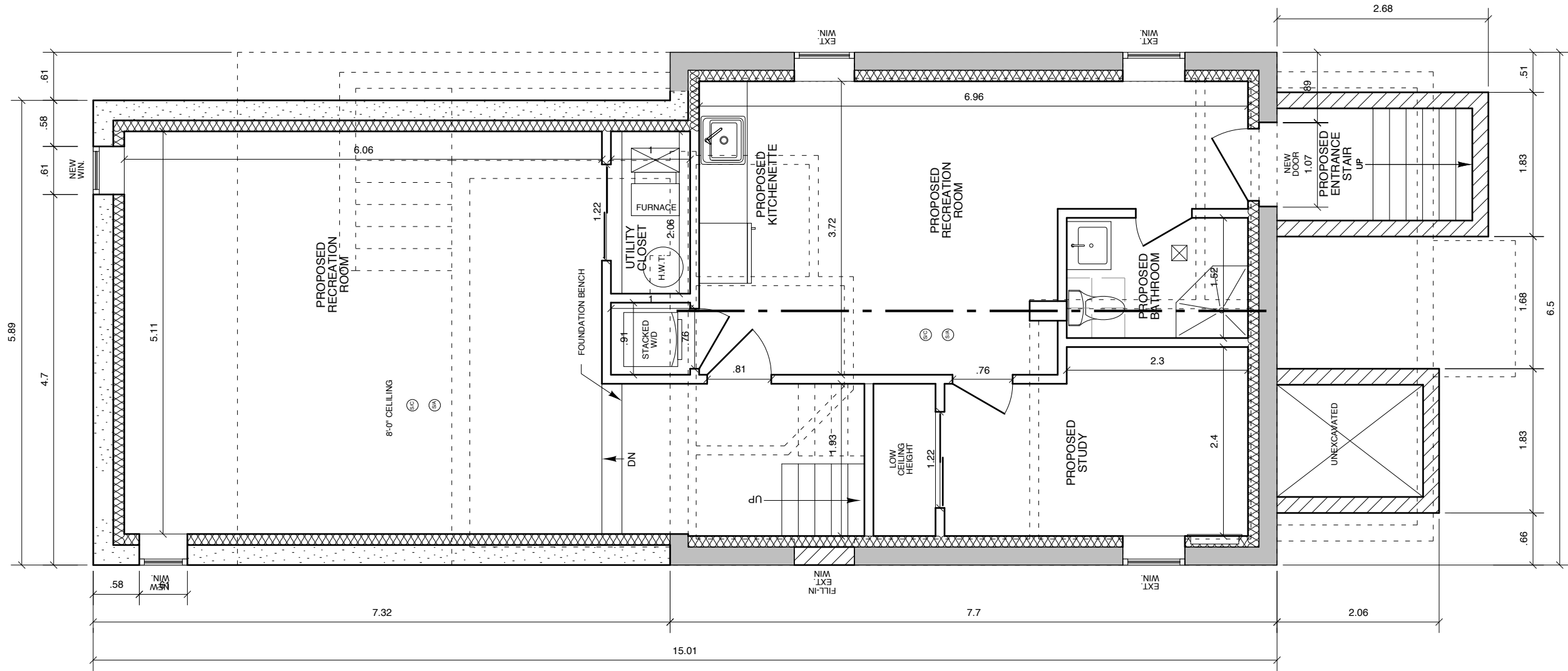
PRINTED:

ISSUED: CITY OF TORONTO

TITLE: SITE PLAN

DIVISION: A SHEET NO.: 01

STATISTICS MATRIX	EXISTING		PROPOSED		TOTAL	
BUILDING AREA						
GROUND FLOOR	691.43 sqft.	64.23 sqm.	230.69 sqft.	21.43 sqm.	922.13 sqft.	85.66 sqm.
SECOND FLOOR	203.78 sqft.	18.93 sqm.	718.99 sqft.	66.79 sqm.	922.77 sqft.	85.72 sqm.
THIRD FLOOR			346.52 sqft.	32.19 sqm.	346.52 sqft.	32.19 sqm.
TOTAL	895.21 sqft.	83.16 sqm.	1296.21 sqft.	120.41 sqm.	2191.42 sqft.	203.57 sqm.
	EXISTING		PROPOSED		PERMITTED	
SITE STATISTICS						
ZONING	RM (u3, d0.6, x23)					
LOT FRONTAGE	25.00 ft.	7.62 m			12 m	
LOT AREA	2947.12 sqft.	273.77 sqm.			370 sqm	
LOT COVERAGE	23.46 %	64.23 sqm.	31.29 %	85.66 sqm.		
GROSS FLOOR AREA	30.38 %	83.16 sqm.	74.36 %	203.57 sqm.		
FLOOR INDEX	0.30		0.74		0.6	
FRONT YARD	5.51 ft.	1.68 m	11.65 ft.	3.55 m	3.55 m	
SIDE YARD (North)	0.00 ft.	0.00 m	0.00 ft.	0.00 m	0.6 m	
SIDE YARD (South)	3.90 ft.	1.19 m	3.90 ft.	1.19 m	0.6 m	
REAR YARD	71.69 ft.	21.85 m	60.80 ft.	18.53 m	7.5 m	
HEIGHT	20.51 ft.	6.25 m	31.17 ft.	9.50 m	9.5 m	
BUILDING DEPTH	34.65 ft.	10.56 m	49.58 ft.	15.11 m	19 m	
BUILDING LENGTH	34.32 ft.	10.46 m	49.25 ft.	15.01 m	17 m	



LEGEND

- EXHAUST FAN
- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR COMBO UNIT
- SMOKE DETECTOR & VISUAL ALARM COMBO UNIT
- GAS OUTLET
- NEW EXTERIOR WALL
- NEW INTERIOR PARTITION
- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- EDGE OF BULKHEAD ABOVE

DRAWING NOTES:

ALL DIMENSIONS SHOWN ARE TO FINISHED SURFACES UNLESS OTHERWISE SHOWN

ALL DIMENSIONS SHOWN AT WINDOW OPENINGS ARE FINISHED SIZES, ADD 1/2" ON EACH SIDE FOR ROUGH OPENING

ALL DIMENSIONS SHOWN AT DOORWAYS ARE FINISHED DOOR SIZES, ADD 2" FOR ROUGH OPENING

ALL INTERIOR DOORS SHALL BE MIN. 4" FROM FINISHED CORNERS UNLESS INDICATED OTHERWISE

NOTES:

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SCALE: 1:60

REVISIONS:		
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PROJECT:

KRAMER RESIDENCE

176 SIXTH STREET
ETOBICOKE, ON

FILE NUMBER: 21-0408

DRAWN: MEL

CHECKED:

DATE: APRIL 10, 2022

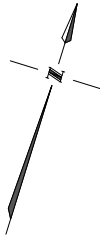
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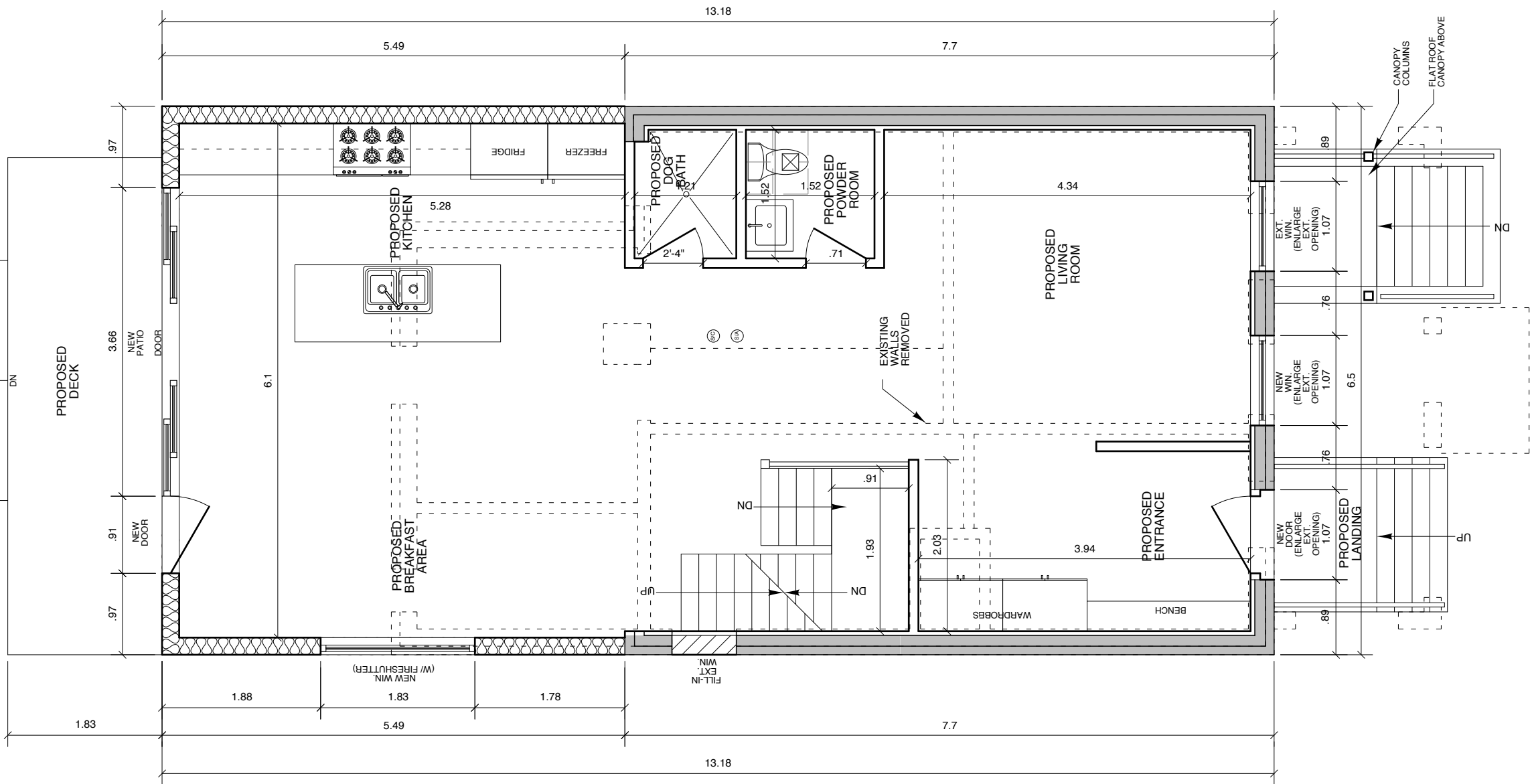
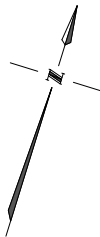
ISSUED: CITY OF TORONTO

TITLE:

BASEMENT
FLOOR
PLAN

DIVISION: A SHEET NO.: 02





LEGEND

- EXHAUST FAN
- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR COMBO UNIT
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- NEW EXTERIOR WALL
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- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
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SCALE: 1:60

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PROJECT:

KRAMER RESIDENCE

176 SIXTH STREET
ETOBICOKE, ON

FILE NUMBER: 21-0408

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CHECKED:

DATE: APRIL 10, 2022

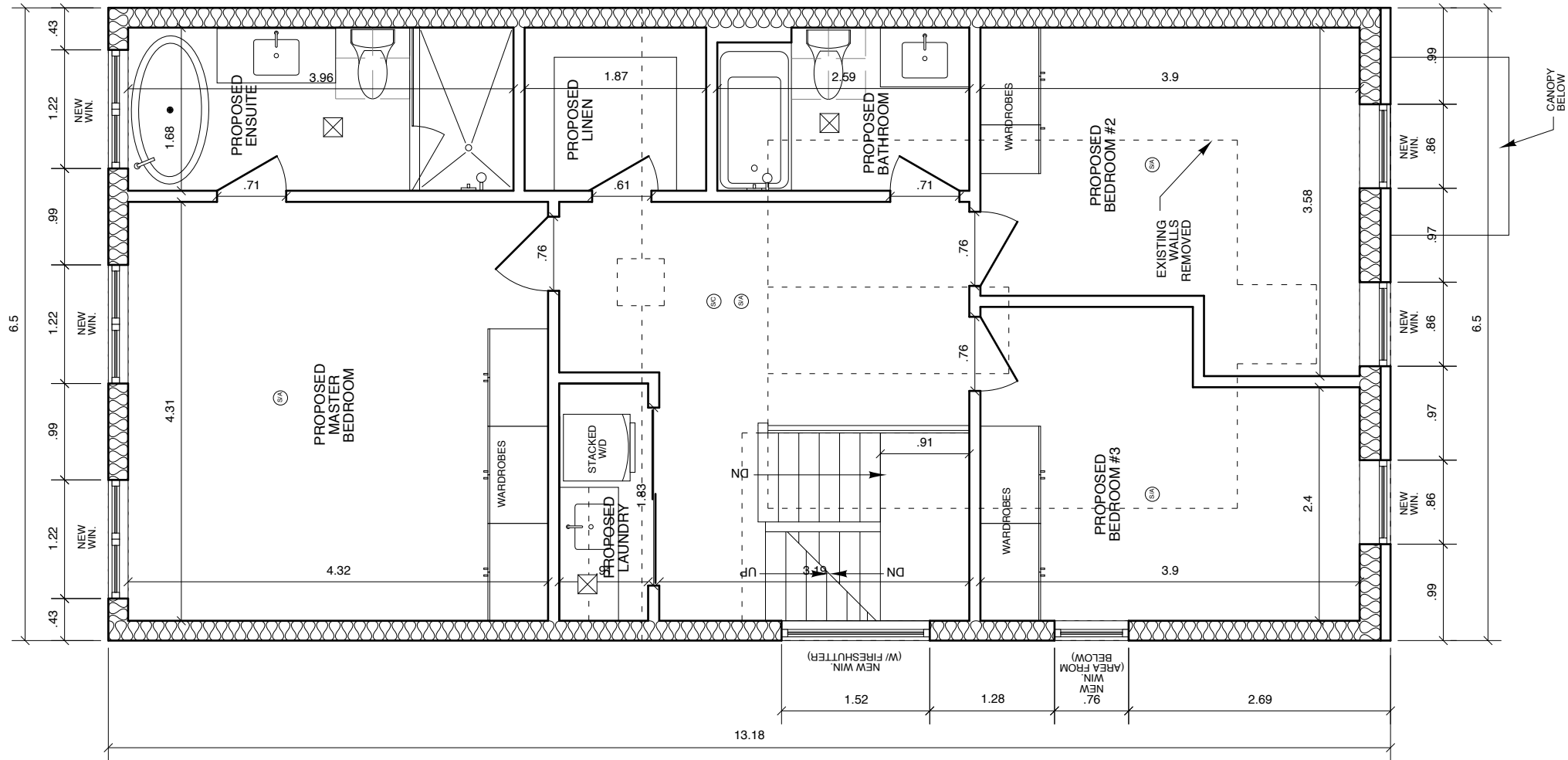
PRINTED:

ISSUED: CITY OF TORONTO

TITLE:

GROUND FLOOR PLAN

DIVISION: A SHEET NO.: 03



LEGEND

- EXHAUST FAN
- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR COMBO UNIT
- SMOKE DETECTOR & VISUAL ALARM COMBO UNIT
- GAS OUTLET
- NEW EXTERIOR WALL
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- EXISTING WALL TO REMAIN
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- EDGE OF BULKHEAD ABOVE

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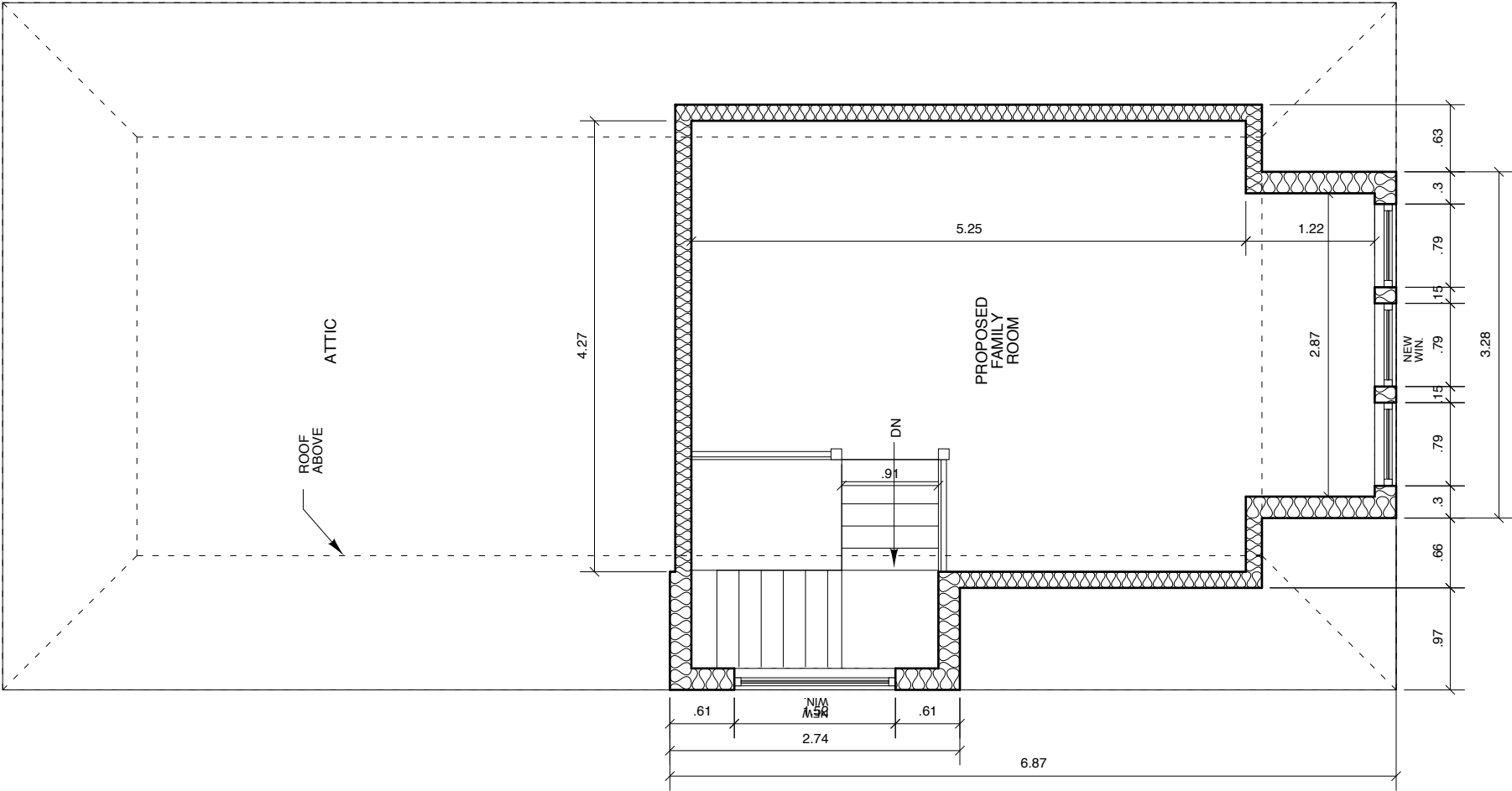
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PROJECT:	
KRAMER RESIDENCE	
176 SIXTH STREET ETOBICOKE, ON	
FILE NUMBER:	21-0408

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TITLE:	
SECOND FLOOR PLAN	
DIVISION:	SHEET NO.:
A	04





LEGEND

-  EXHAUST FAN
-  SMOKE DETECTOR & CARBON MONOXIDE DETECTOR COMBO UNIT
-  SMOKE DETECTOR & VISUAL ALARM COMBO UNIT
-  GAS OUTLET
-  NEW EXTERIOR WALL
-  NEW INTERIOR PARTITION
-  EXISTING WALL TO REMAIN
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SCALE: 1:60

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PROJECT:

KRAMER RESIDENCE

176 SIXTH STREET
ETOBICOKE, ON

FILE NUMBER: 21-0408

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ISSUED: CITY OF TORONTO

TITLE:

THIRD FLOOR PLAN

DIVISION: A SHEET NO.: 05





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SCALE: 1:60

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PROJECT:

KRAMER RESIDENCE

176 SIXTH STREET
ETOBICOKE, ON

FILE NUMBER: 21-0408

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ISSUED: CITY OF TORONTO

TITLE:

FRONT
(EAST)
ELEVATION
DIVISION: A SHEET NO.: 06



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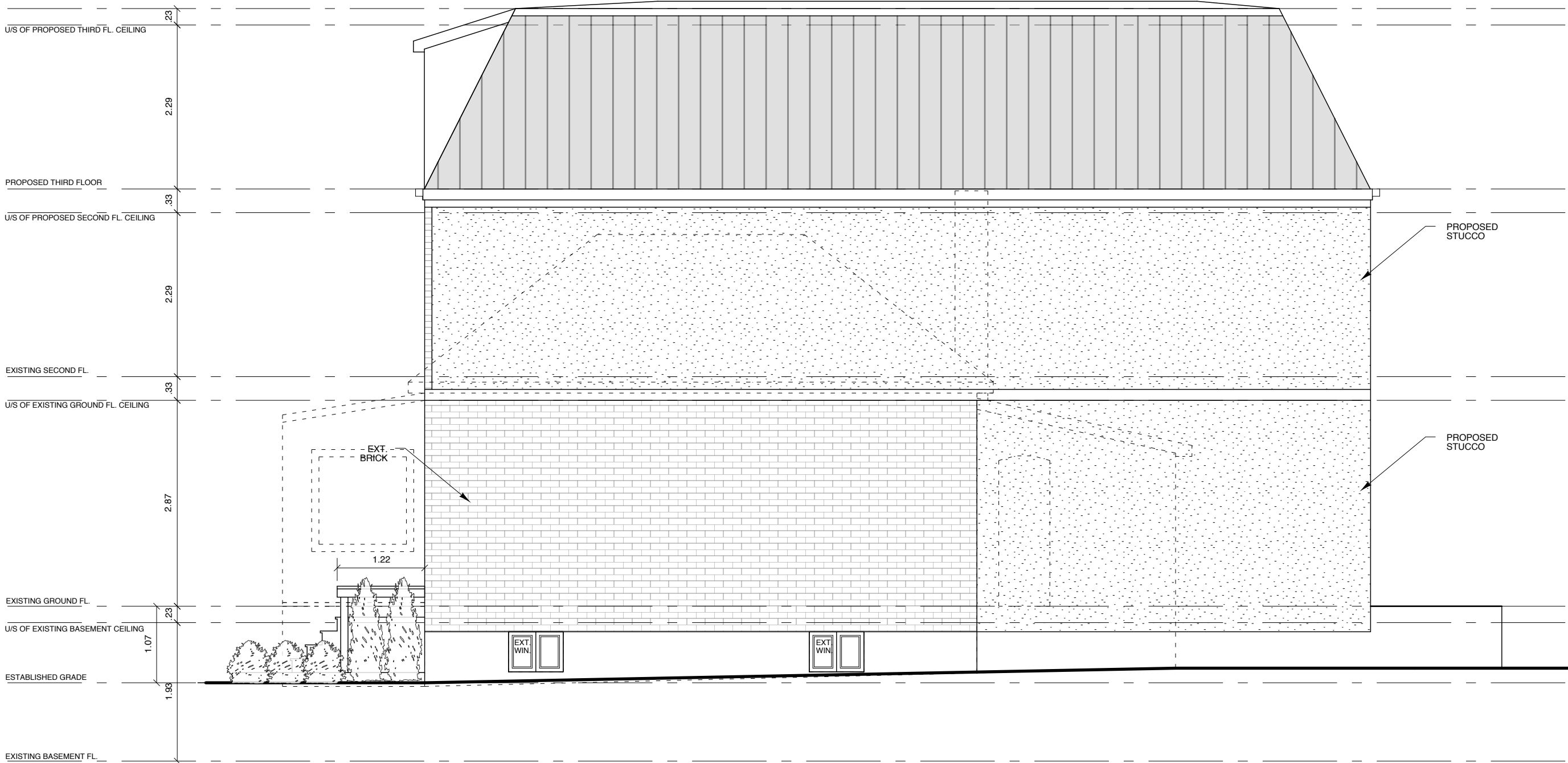
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PROJECT:
KRAMER RESIDENCE
176 SIXTH STREET
ETOBICOKE, ON
FILE NUMBER: 21-0408

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TITLE:
**SOUTH
ELEVATION**
DIVISION: **A** SHEET NO.: **07**



NOTES:
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SCALE: 1:60

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PROJECT:

KRAMER RESIDENCE

176 SIXTH STREET
ETOBICOKE, ON

FILE NUMBER: 21-0408

DRAWN: MEL
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DATE: APRIL 10, 2022
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ISSUED: CITY OF TORONTO

TITLE:

NORTH
ELEVATION
DIVISION: A SHEET NO.: 08



NOTES:
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SCALE: 1:60

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PROJECT:

KRAMER RESIDENCE

176 SIXTH STREET
ETOBICOKE, ON

FILE NUMBER: 21-0408

DRAWN: MEL

CHECKED:

DATE: APRIL 10, 2022

PRINTED:

ISSUED: CITY OF TORONTO

TITLE: REAR (WEST) ELEVATION

DIVISION: A	SHEET NO.: 09
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