

PROJECT STATS

LOT AREA	569.03 SQM	
EXISTING GROSS FLOOR AREA	291.74 SQM	SURVEY NOTE
EXISTING GARAGE AREA (NON-GFA	, , , , , , , , , , , , , , , , , , , ,	REFERENCE TO
EXISTING FLOOR SPACE INDEX	0.513	TOM CZERWINS
PROPOSED GROSS FLOOR AREA	374.231 SQM	DATED SEPTEM
PROPOSED FLOOR SPACE INDEX	0.658	
PROPOSED BUILDING DEPTH	19.17 M	
PROPOSED REAR SETBACK	12.17 M	
PROPOSED SIDE SETBACK	0.76 M	SCOPE OF WOR
PROPOSED BUILDING HEIGHT	EX. NO CHANGE	
PROPOSED ADDITION HEIGHT	7.00 M	- SECOND S
(T/O SKYLIGHT)		- REAR TWO - REAR SEC
EXISTING PARKING (GARAGE)	1 X SPACE	- REAR SEC - INTERIOR
EXISTING FAMILIA (GAMAGE)	TAGINOL	

TO SURVEY BY TERRY DIETZ, O.L.S. ISKI SURVEYING LTD. MBER 16, 1987

<u>ORK</u>

- STOREY ADDITION ABOVE EXISTING GARAGE WO-STOREY ADDITION (EXTENSION) TO EXISTING GARAGE ECOND STOREY ELEVATED DECK W/ HOT TUB
- INTERIOR ALTERATIONS TO EXISTING DWELLING UNIT NO. 2

EDWARD LEE **ARCHITECT**

6 ARGYLE STREET TORONTO ONTARIO M6J 1N4 E: info@edwardlee.ca T: 647.894.7172

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NO.	ISSUED / REVISED	DATE
1	PRELIMINARY	21.06.25
2	ZONING REVIEW	21.09.30
3	COA	21.10.12

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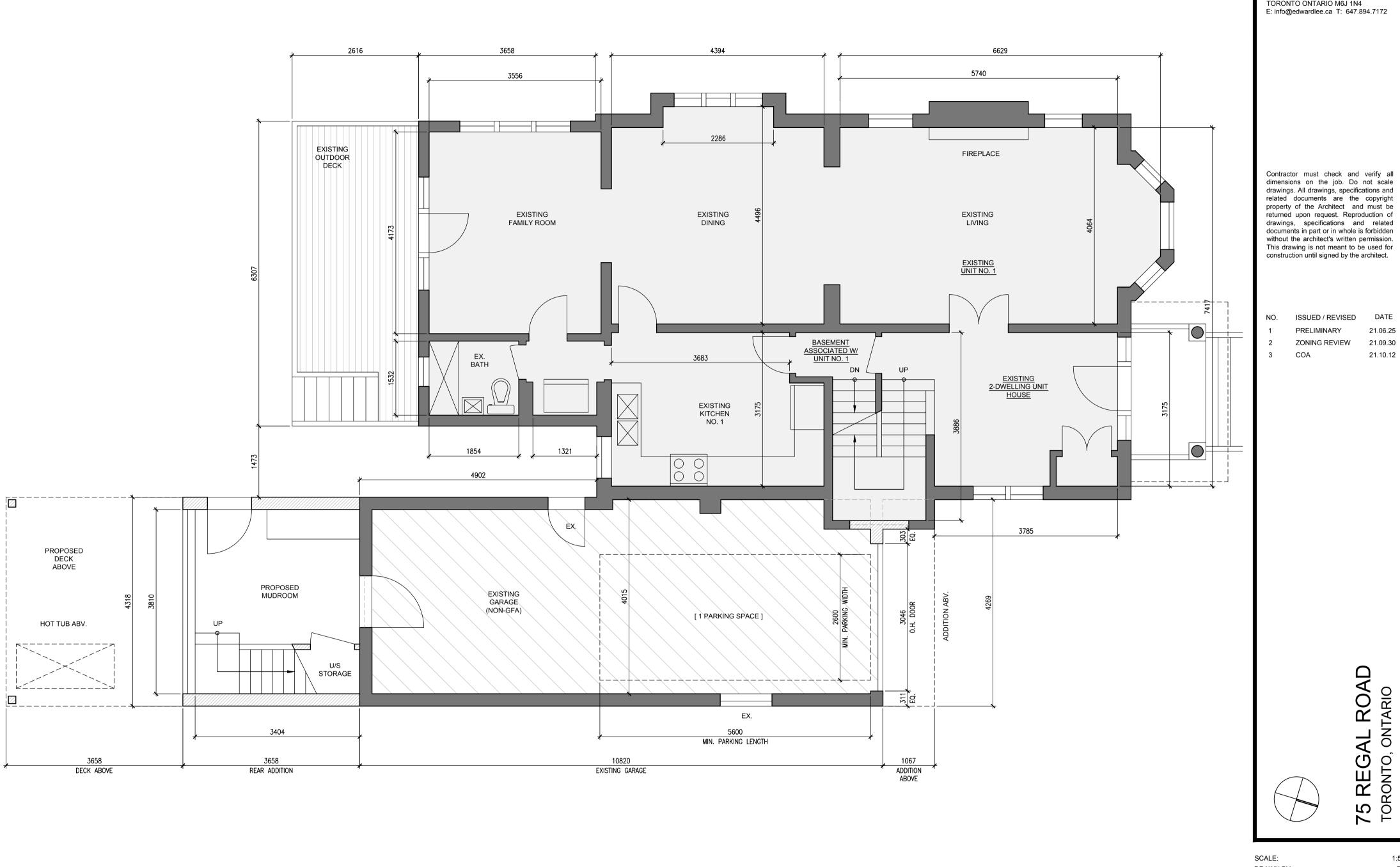
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DATE:

EL 2021.08.31

PROPOSED SITE PLAN



EXISTING 2-STOREY BRICK DWELLING

EDWARD LEE ARCHITECT

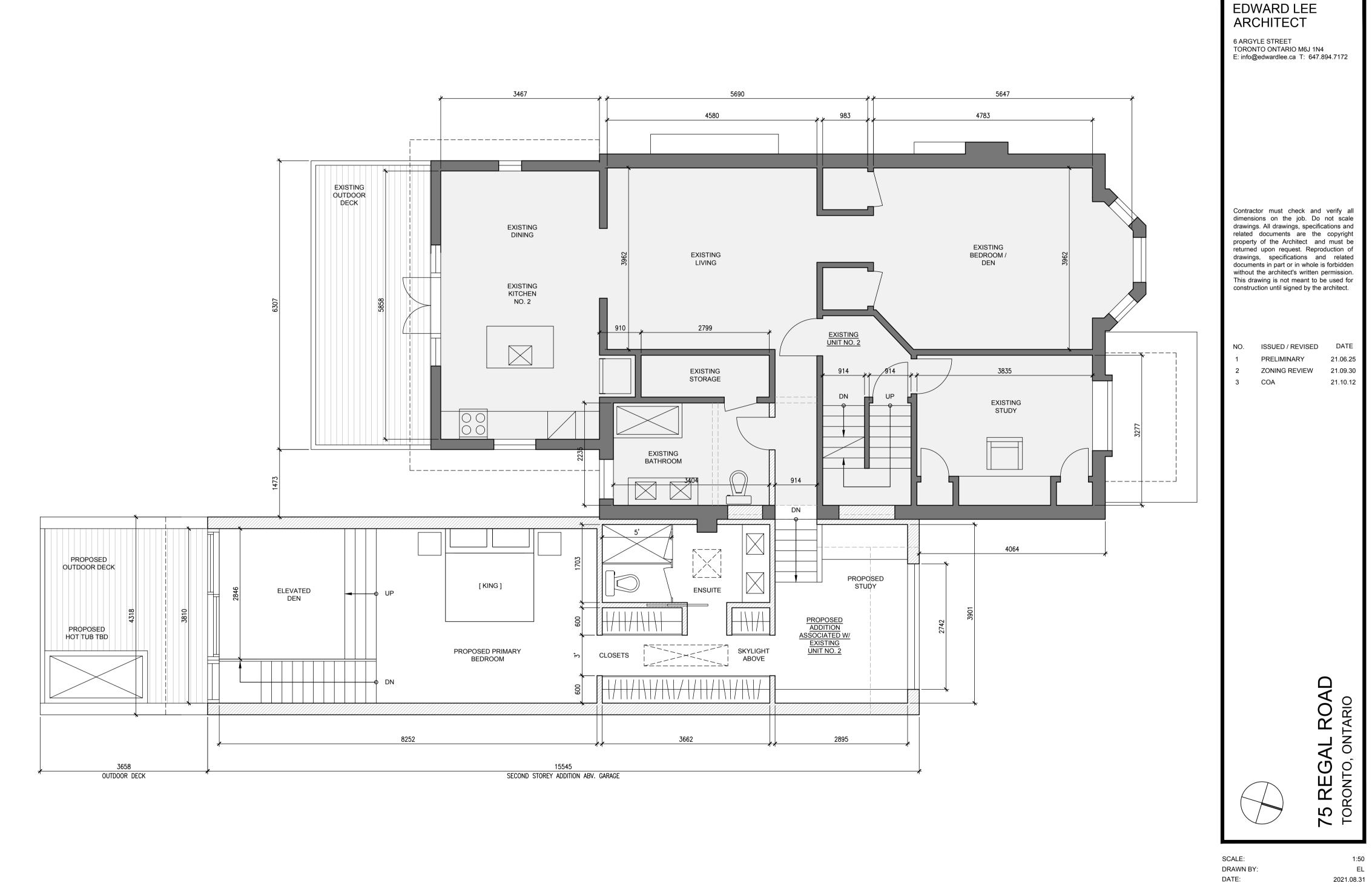
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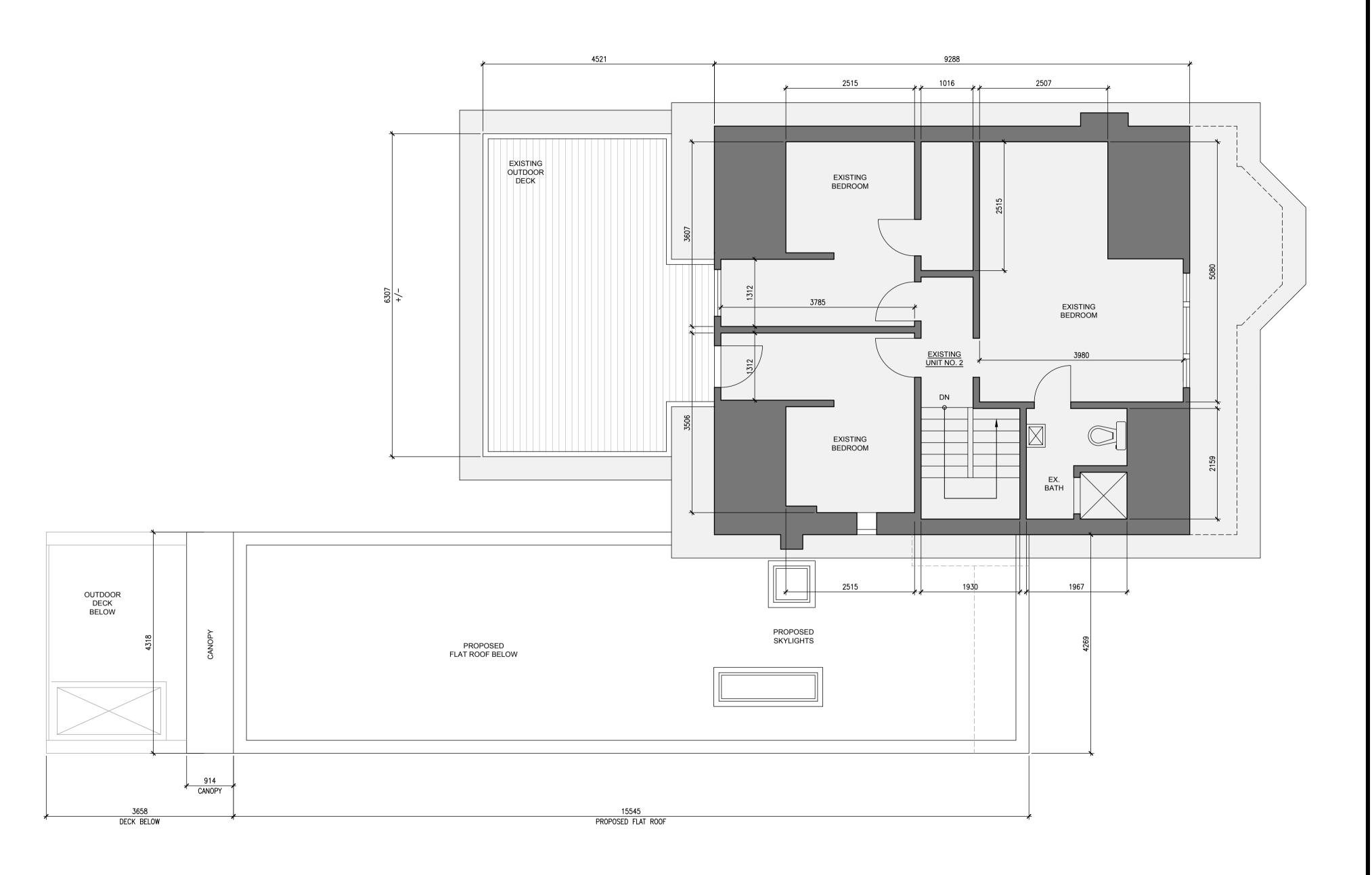
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PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



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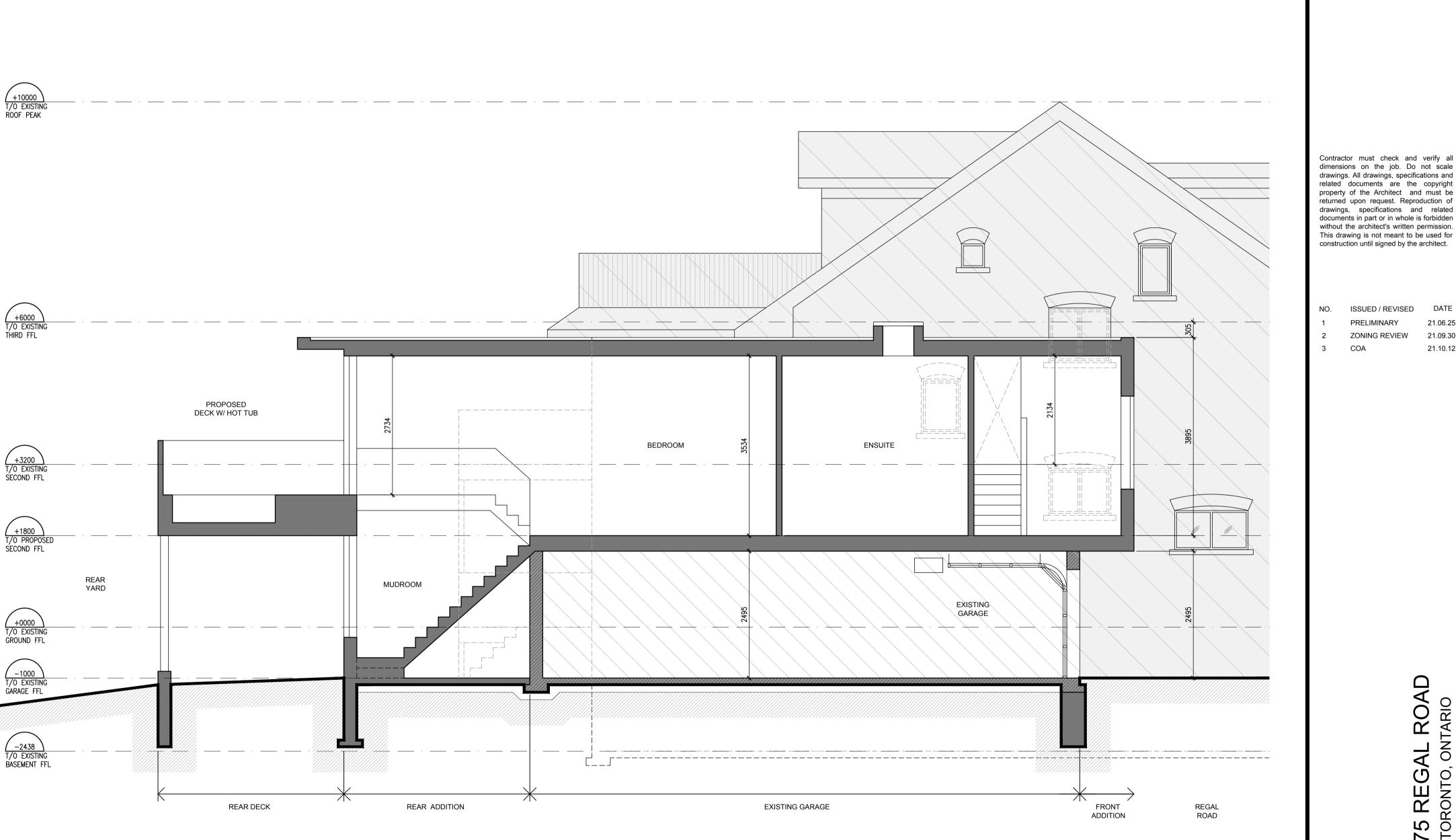
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75 REGAL ROAD TORONTO, ONTARIO

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PROPOSED THIRD FLOOR & ADDITION ROOF PLAN



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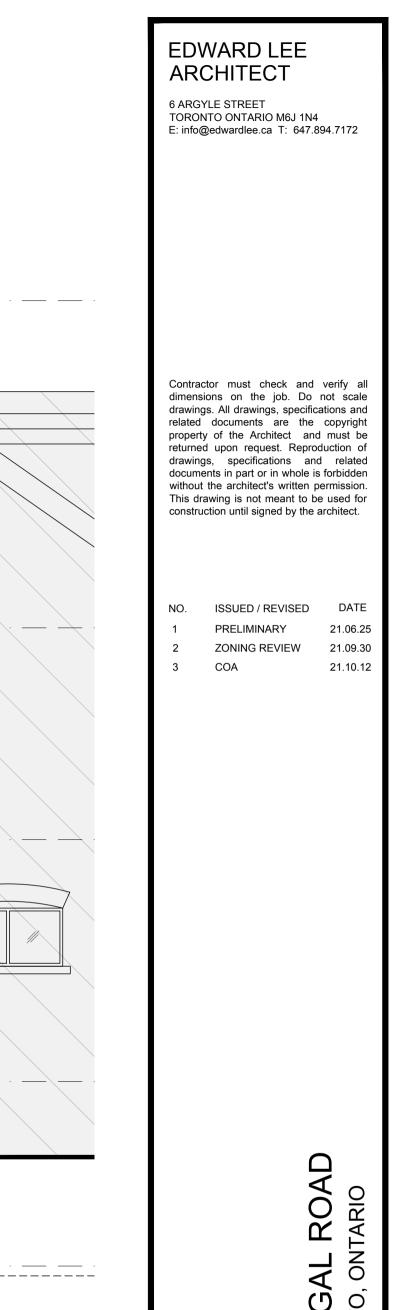
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75 REGAL ROA TORONTO, ONTARIO

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> PROPOSED NORTH / SOUTH SECTION

2021.08.31



75 REGAL ROA TORONTO, ONTARIO

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> PROPOSED **EAST ELEVATION**

2021.08.31

FRONT ADDITION

REGAL ROAD

EXISTING ——HOUSE BEYOND

PROPOSED

PROPOSED NON-COMBUSTIBLE

EXISTING

BRICK GARAGE

EXISTING GARAGE

SKYLIGHT

(HATCHED)

PROPOSED CANOPY

+3200 T/O EXISTING SECOND FFL

+1800 T/O PROPOSED SECOND FFL

+0000 T/O EXISTING GROUND FFL

-1000 T/O EXISTING GARAGE FFL

REAR YARD

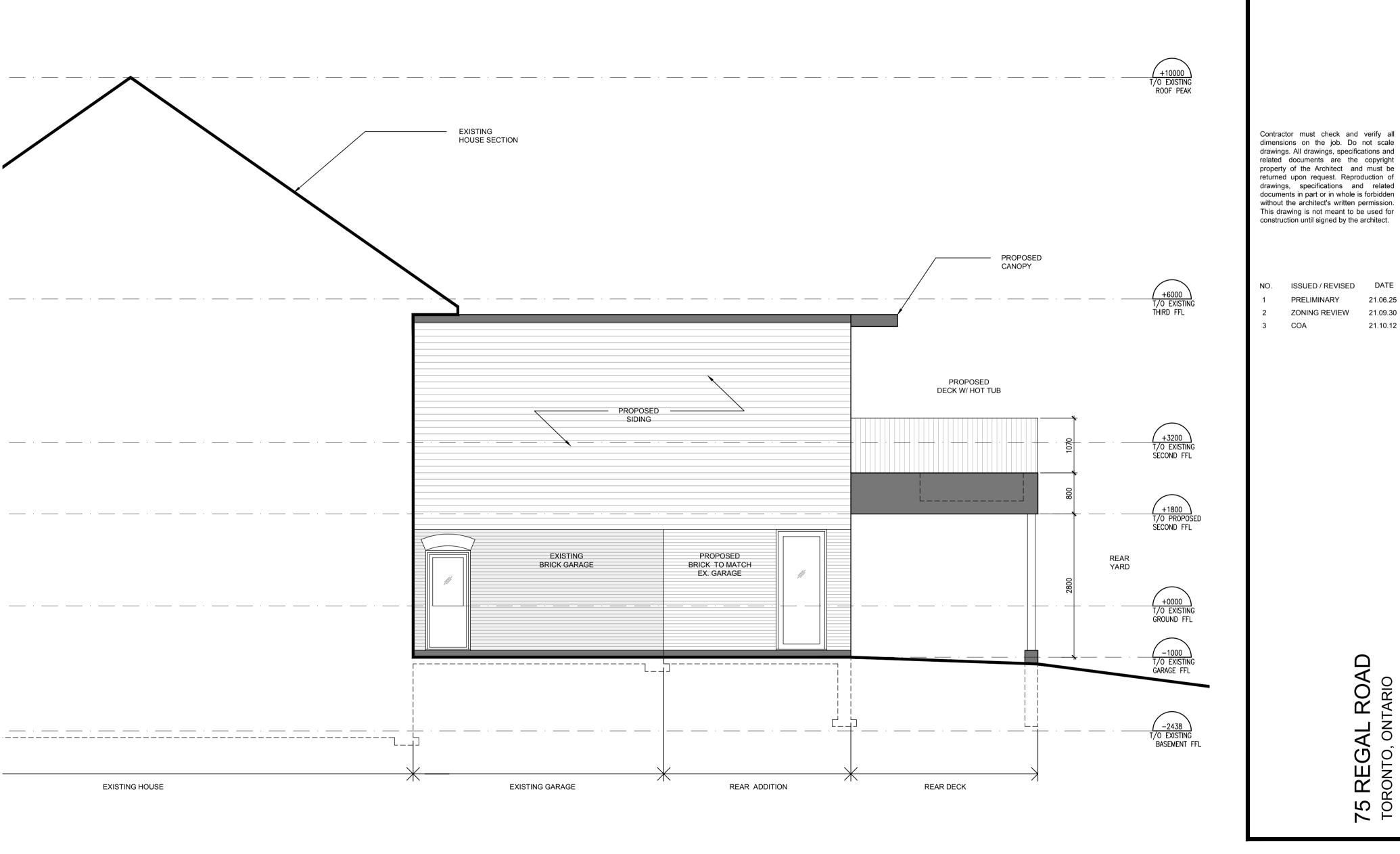
PROPOSED DECK W/ HOT TUB

REAR DECK

PROPOSED

BRICK TO MATCH EX. GARAGE

REAR ADDITION



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> PROPOSED WEST ELEVATION



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75 REGAL ROAD TORONTO, ONTARIO

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PROPOSED NORTH ELEVATION

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75 REGAL ROAL TORONTO, ONTARIO

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PROPOSED SOUTH ELEVATION

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