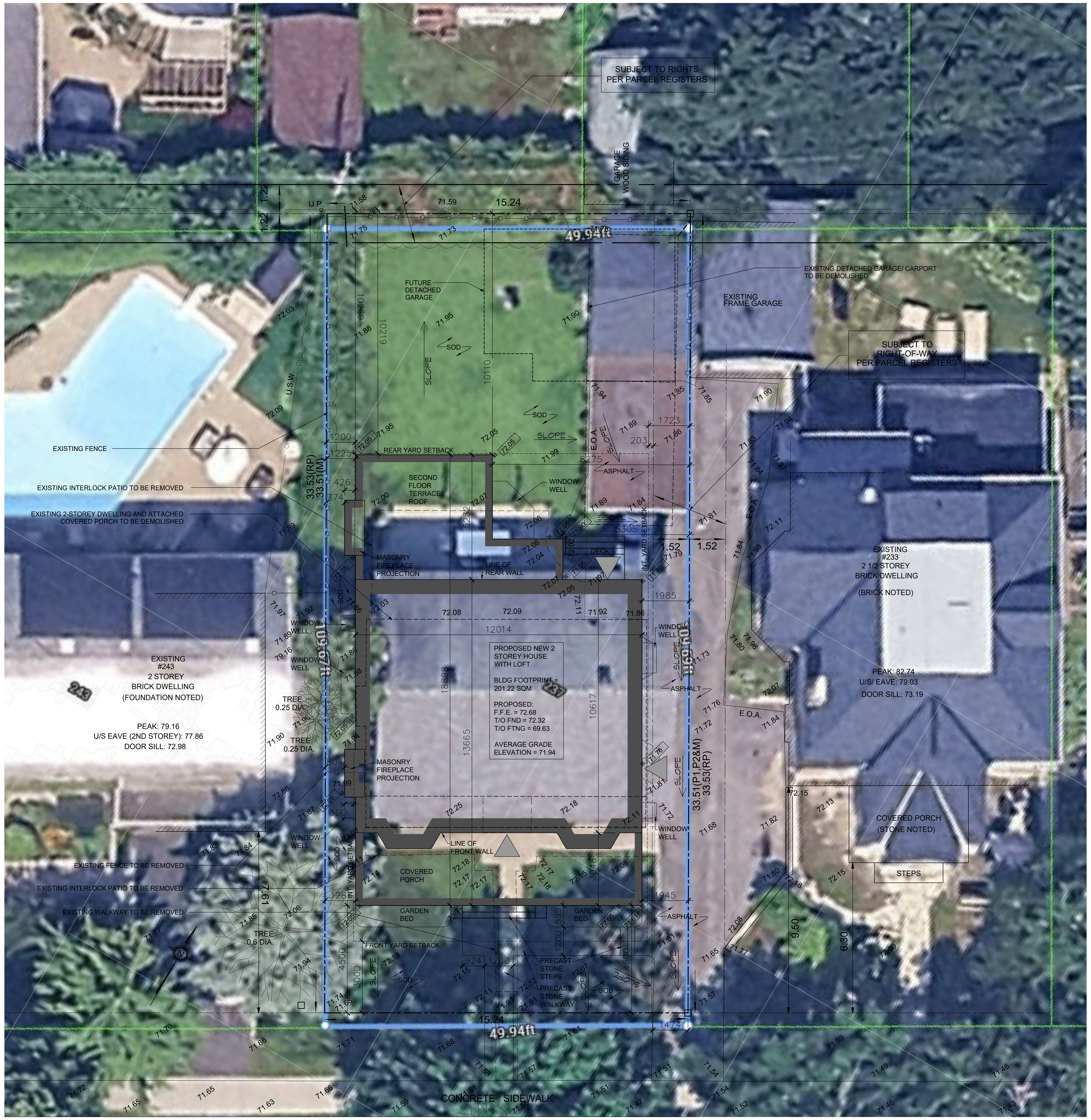
251
245
243
237
233
231
229
227
225
64
251
245
243
237
233
231
229
227
225
Mature Neighbourhoods Overlay
Zone sous-jacente du caractère des anciens quartiers
EXISTING
FRAME GARAGE
EXISTING
#243
2 STOREY
BRICK DWELLING
(FOUNDATION NOTED)
PEAK: 79.16
U/S EAVE (2ND STOREY): 77.86
DOOR SILL: 72.98
PROPOSED
NEW HOUSE
237 CLEMOW AVE.
COVERED PORCH
71.98
EXISTING
#233
2 1/2 STOREY
BRICK DWELLING
(BRICK NOTED)
PEAK: 82.74
U/S/ EAVE: 79.03
DOOR SILL: 73.19
COVERED
PORCH
(STONE NOTED)
STEPS
LINE OF PROPOSED FRONT WALL
LINE OF PROPOSED FRONT OF PORCH
av. Clemow Ave.
R1MM H(10)



SUBJECT TO RIGHTS
PER PARCEL REGISTERS
GARAGE
WOOD SIDING
U.P.
OHW
1.22
1.22
71.58
71.59
15.24
71.75
71.73
71.78
49.94ft
EXISTING DETACHED GARAGE/ CARPORT
TO BE DEMOLISHED
EXISTING
FRAME GARAGE
SUBJECT TO
RIGHT-OF-WAY
PER PARCEL REGISTERS
FUTURE
DETACHED
GARAGE
10269
10219
71.88
71.95
SOD
SLOPE
10110
71.90
72.03
U.S.W.
72.09
EXISTING FENCE
EXISTING INTERLOCK PATIO TO BE REMOVED
EXISTING 2-STOREY DWELLING AND ATTACHED
COVERED PORCH TO BE DEMOLISHED
1200
1225
72.05
REAR YARD SETBACK
72.05
71.99
71.94
71.85
71.85
1723
71.89
203
71.86
E.O.A.
SLOPE
8275
ASPHALT
33.53(RP)
33.51(M)
426
774
SECOND
FLOOR
TERRACE
ROOF
WINDOW
WELL
72.00
72.07
5232
72.06
72.04
71.89
71.84
SLOPE
5305
72.05
71.90
72.02
DECK
1.52
1.52
71.79
71.81
INT. YARD SETBACK
71.90
71.94
71.93
71.84
71.97
72.11
71.84
71.98
MASONRY
FIREPLACE
PROJECTION
LINE OF
REAR WALL
72.07
72.05
71.95
71.97
71.80
1985
72.11
72.03
72.08
72.09
71.92
71.86
12014
WINDOW
WELL
71.97
71.92
71.89
79.16
71.86
71.88
33.50(P)
EXISTING
#243
2 STOREY
BRICK DWELLING
(FOUNDATION NOTED)
PEAK: 79.16
U/S EAVE (2ND STOREY): 77.86
DOOR SILL: 72.98
243
TREE
0.25 DIA.
71.96
TREE
0.25 DIA.
71.90
72.05
71.94
18898
13665
PROPOSED NEW 2
STOREY HOUSE
WITH LOFT
BLDG FOOTPRINT =
201.22 SQM
237
PROPOSED:
F.F.E. = 72.68
T/O FND = 72.32
T/O FTNG = 69.63
AVERAGE GRADE
ELEVATION = 71.94
10617
71.73
ASPHALT
71.76
71.72
E.O.A.
71.84
72.07
71.80
71.96
EXISTING
#233
2 1/2 STOREY
BRICK DWELLING
(BRICK NOTED)
PEAK: 82.74
U/S/ EAVE: 79.03
DOOR SILL: 73.19
804
71.99
71.76
71.81
SLOPE
33.51(P1,P2&M)
33.53(RP)
71.86
72.05
390
71.87
72.25
72.18
72.11
71.72
71.68
72.15
72.13
71.82
COVERED PORCH
(STONE NOTED)
LINE OF
FRONT WALL
71.83
71.84
72.07
72.11
COVERED
PORCH
72.14
72.18
72.17
72.17
72.17
72.18
72.15
3048
72.08
1945
7.61
128
EXISTING FENCE TO BE REMOVED
EXISTING INTERLOCK PATIO TO BE REMOVED
EXISTING WALKWAY TO BE REMOVED
GARDEN
BED
72.1
899
GARDEN
BED
72.05
71.61
ASPHALT
71.80
72.18
72.15
STEPS
71.85
72.06
TREE
0.6 DIA.
71.77
FRONT YARD SETBACK
71.94
4500
3000
SLOPE
72.18
SOD
924
1200
72.15
1200
PRECAST
STONE
STEPS
72.12
PRECAST
STONE
WALKWAY
72.07
SLOPE
SOD
4500
SLOPE
71.61
SLOPE
71.65
72.08
71.77
9.50
6.30
72.00
71.74
71.68
72.11
71.91
71.91
71.57
15.24
1474
49.94ft
71.70
71.66
71.71
71.68
71.61
71.59
71.58
71.57
71.51
71.54
71.49
71.72
71.65
71.65
71.63
71.66
71.59
71.61
71.53
CONCRETE SIDEWALK
71.51
71.47
71.54
71.52
71.46
71.46
71.43