

1  
01 SITE KEY PLAN  
SCALE: NTS

**BUILDING COVERAGE**

LOT AREA = 248 SF (100%)  
**EXISTING BUILDING COVERAGE**  
 EXISTING 2-STORY DWELLING = 42 M<sup>2</sup>  
 EXISTING STORAGE = 8 M<sup>2</sup>  
 EXISTING PERGOLA = 11 M<sup>2</sup>  
 TOTAL EXISTING BUILDING COVERAGE = 62 M<sup>2</sup> (25.3%)  
**PROPOSED BUILDING COVERAGE**  
 PROPOSED ADDITION = 37 M<sup>2</sup>  
 EXISTING BUILDING COVERAGE = 62 SF  
 TOTAL PROPOSED BUILDING COVERAGE = 99 M<sup>2</sup> (40.26%)

**EXISTING GROSS FLOOR AREA**

EXISTING GROUND FLOOR = 42 M<sup>2</sup> (TO REMAIN)  
 EXISTING SECOND FLOOR = 42 M<sup>2</sup> (TO REMAIN)  
 EXISTING GROSS FLOOR AREA = 84 M<sup>2</sup> (TO REMAIN)

**PROPOSED GROSS FLOOR AREA**  
 PROPOSED GROUND FLOOR = 37 M<sup>2</sup>  
 PROPOSED SECOND FLOOR = 37 M<sup>2</sup>  
 PROPOSED GROSS FLOOR AREA = 74 M<sup>2</sup>

TOTAL PROPOSED GROSS FLOOR AREA = 158 M<sup>2</sup>

**LANDSCAPE AREAS**

**EXISTING FRONT YARD (EAST)**  
 TOTAL AREA = 148 M<sup>2</sup>  
 HARD LANDSCAPE (CONC PLATFORM) = 4 M<sup>2</sup> (8%)  
 SOFT LANDSCAPE = 152 M<sup>2</sup> (82%)

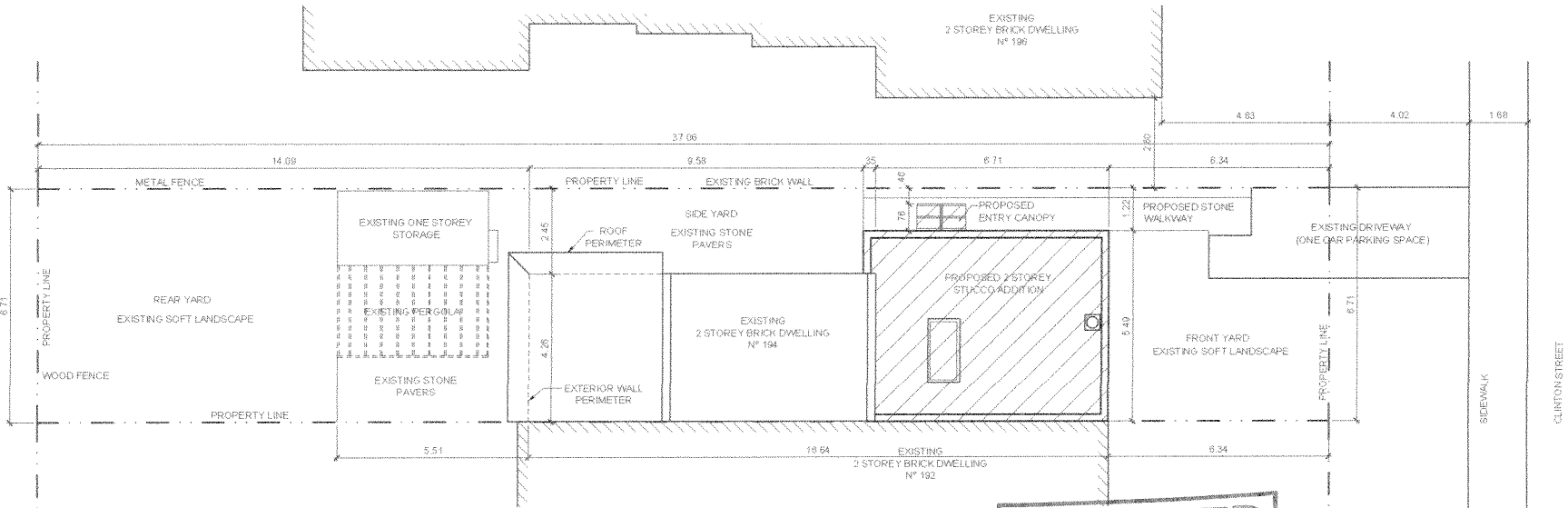
**EXISTING REAR YARD (WEST)**  
 TOTAL AREA = 89 M<sup>2</sup>  
 HARD LANDSCAPE (BRICK PAVERS) = 17 M<sup>2</sup> (20%)  
 SOFT LANDSCAPE = 77 M<sup>2</sup> (72% TO REMAIN)

**EXISTING SIDE YARD (NORTH)**  
 TOTAL AREA = 81 M<sup>2</sup>  
 HARD LANDSCAPE (STORAGE) = 10 M<sup>2</sup> (11%)  
 HARD LANDSCAPE (DRIVEWAY) = 10 M<sup>2</sup> (11%)  
 SOFT LANDSCAPE = 111 M<sup>2</sup> (78%)

**PROPOSED FRONT YARD (EAST)**  
 TOTAL AREA = 148 M<sup>2</sup>  
 PROPOSED ADDITION = 28 M<sup>2</sup> (51%)  
 SOFT LANDSCAPE = 176 M<sup>2</sup> (49%)

**PROPOSED REAR YARD (WEST)**  
 EXISTING TO REMAIN

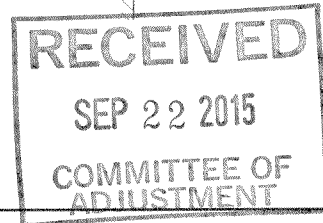
**PROPOSED SIDE YARD (NORTH)**  
 TOTAL AREA = 81 M<sup>2</sup>  
 HARD LANDSCAPE (STORAGE) = 10 M<sup>2</sup> (11%)  
 HARD LANDSCAPE (DRIVEWAY) = 10 M<sup>2</sup> (11%)  
 PROPOSED ADDITION = 8 M<sup>2</sup> (9%)  
 SOFT LANDSCAPE = 119 M<sup>2</sup> (69%)



BASED ON SURVEY BY:

PART 7 OF PART OF LOT 12  
 REGISTERED PLAN 75  
 (WEST SIDE OF CLINTON STREET)  
 CITY OF TORONTO

154 CLINTON STREET, TORONTO  
 D. H. BLACK LTD  
 DESIGN LING SURVEYOR REG. NO. 221 1974



2  
01 SITE PLAN  
SCALE: 1:125

Phillip H. Carter Architect

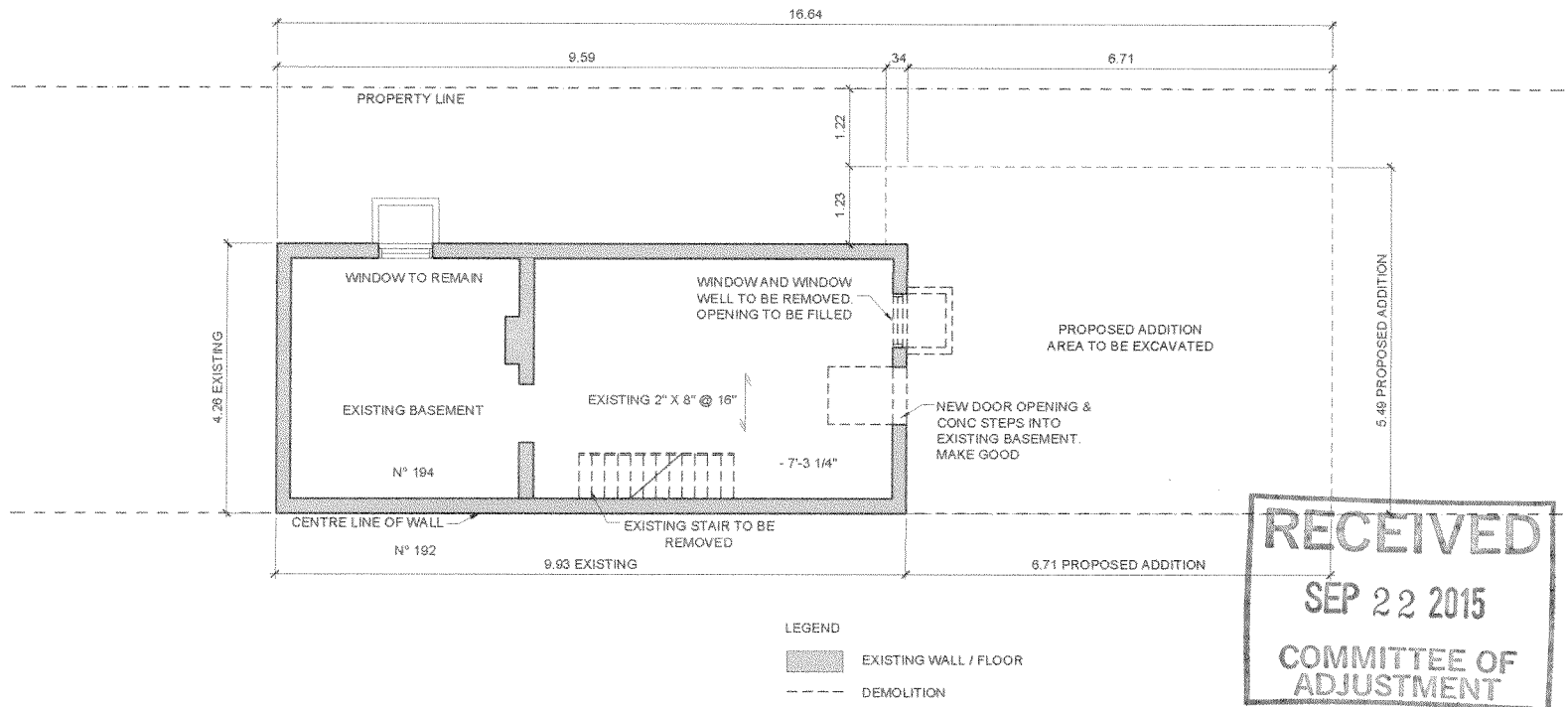
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PROJECT 194 CLINTON RESIDENCE ADDITION & RENOVATION

194 CLINTON STREET, TORONTO, ON, M6G 2Y5

ISSUED	SCALE	DATE	01
C of A	✓ 1-1/2" = 1'-0"	SEP 03, 15	

DESCRIPTION: SITE PLAN



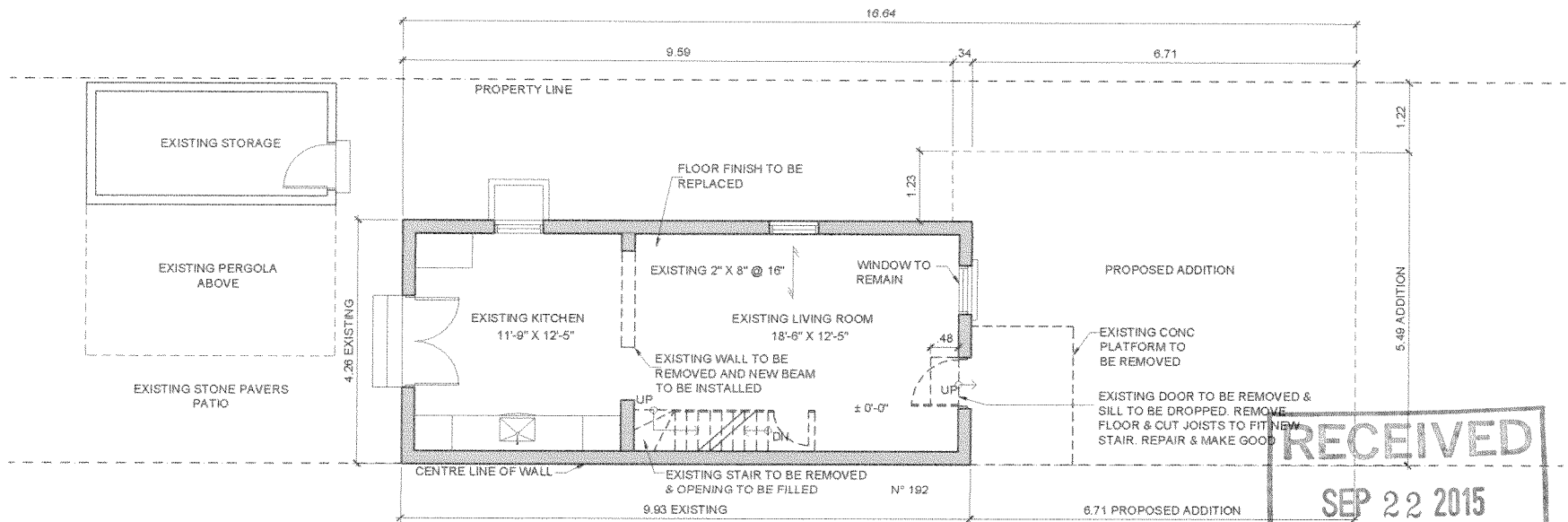
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 ADJUSTMENT

EXISTING BASEMENT FLOOR PLAN  
 SCALE: 1:75

**Phillip H. Carter Architect**

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PROJECT	194 CLINTON RESIDENCE ADDITION & RENOVATION	194 CLINTON STREET, TORONTO, ON, M6G 2Y5	ISSUED	SCALE	DATE	02
DESCRIPTION	EXISTING BASEMENT FLOOR PLAN		C of A	✓ AS NOTED	SEP 03, 15	



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EXISTING FIRST FLOOR PLAN

SCALE: 1:75

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PROJECT **194 CLINTON RESIDENCE ADDITION & RENOVATION**

194 CLINTON STREET, TORONTO, ON, M6G 2Y5

ISSUED

SCALE

DATE

03

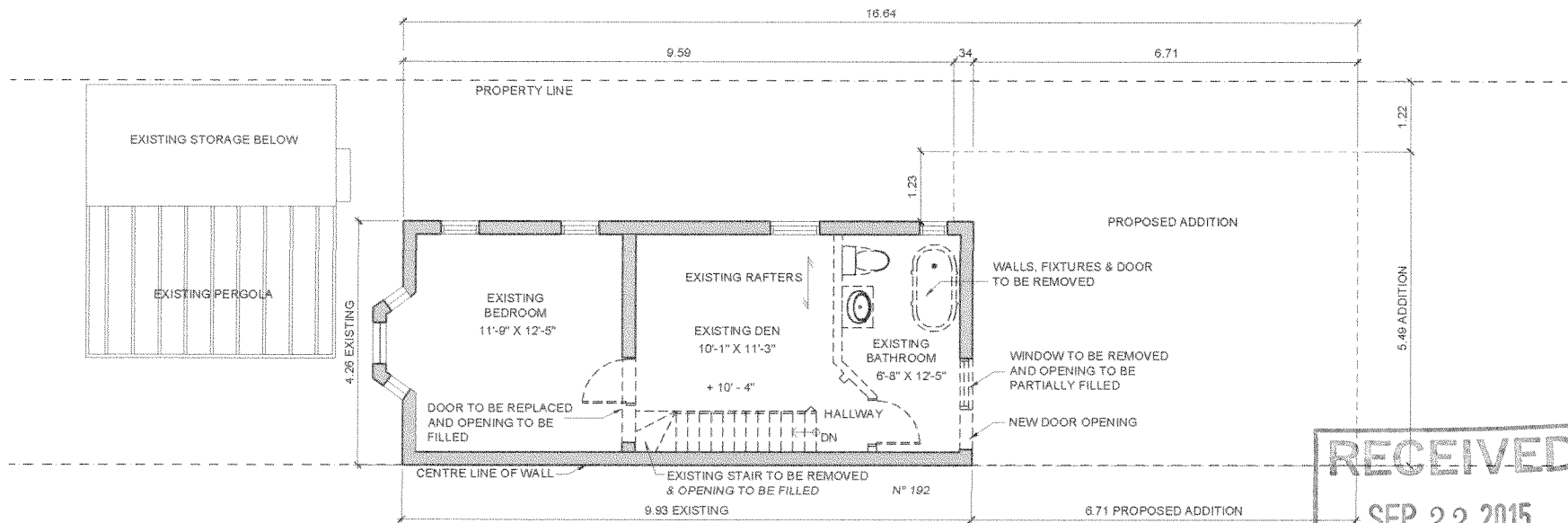
DESCRIPTION: EXISTING FIRST FLOOR PLAN

C of A

✓

AS NOTED

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**SEP 22 2015**  
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EXISTING SECOND FLOOR PLAN  
 SCALE: 1:75

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DESCRIPTION:	EXISTING SECOND FLOOR PLAN		C of A	✓ AS NOTED	SEP 03, 15	

RIDGE + 8.01

2ND FC + 5.84

2ND FF + 3.15

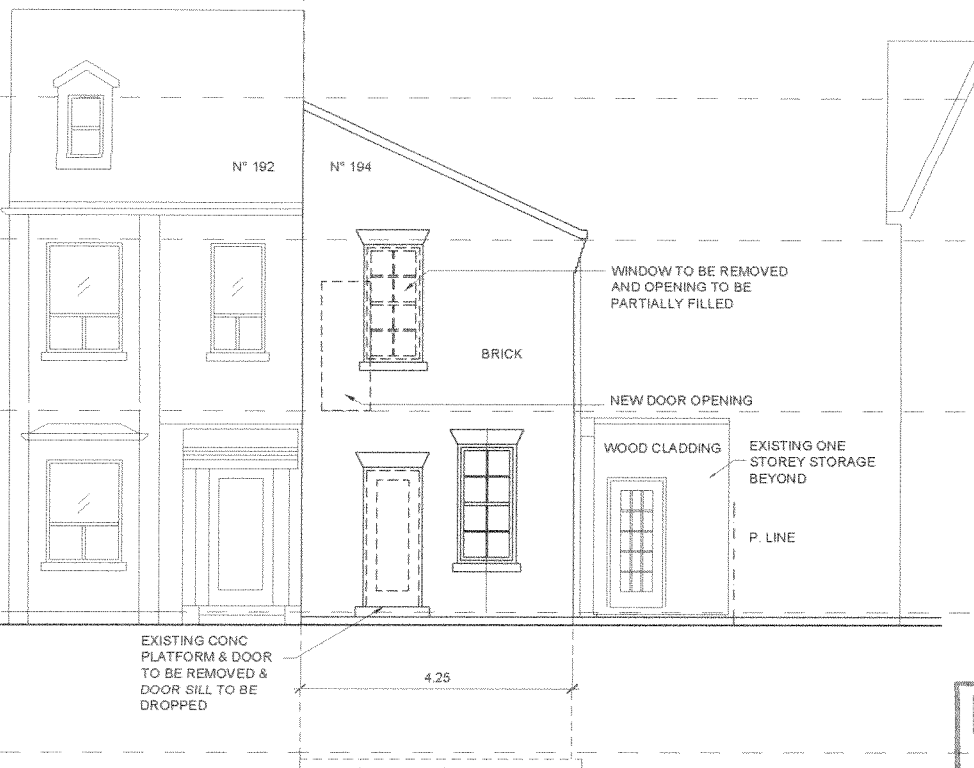
1ST FF ± 0.00  
(EXISTING)

BSMT FF - 2.21  
(EXISTING)

GRADE - 0.20

EXISTING CONC  
PLATFORM & DOOR  
TO BE REMOVED &  
DOOR SILL TO BE  
DROPPED

4.25



WINDOW TO BE REMOVED  
AND OPENING TO BE  
PARTIALLY FILLED

BRICK

NEW DOOR OPENING

WOOD CLADDING

EXISTING ONE  
STOREY STORAGE  
BEYOND

P. LINE

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EXISTING EAST ELEVATION

SCALE: 1:75

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PROJECT 194 CLINTON RESIDENCE ADDITION & RENOVATION

194 CLINTON STREET, TORONTO, ON, M6G 2Y5

ISSUED

SCALE

DATE

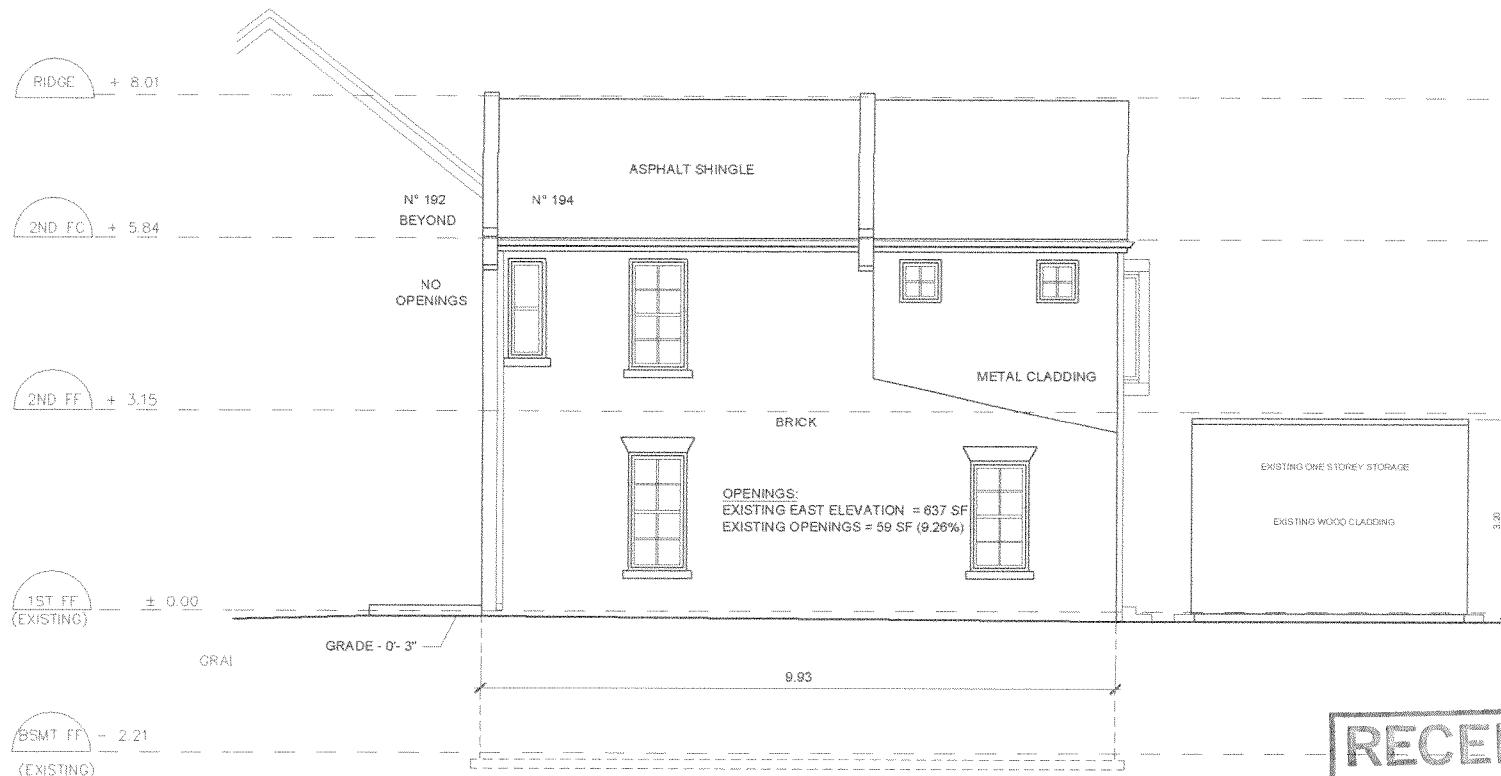
05

DESCRIPTION: EXISTING EAST ELEVATION

C of A

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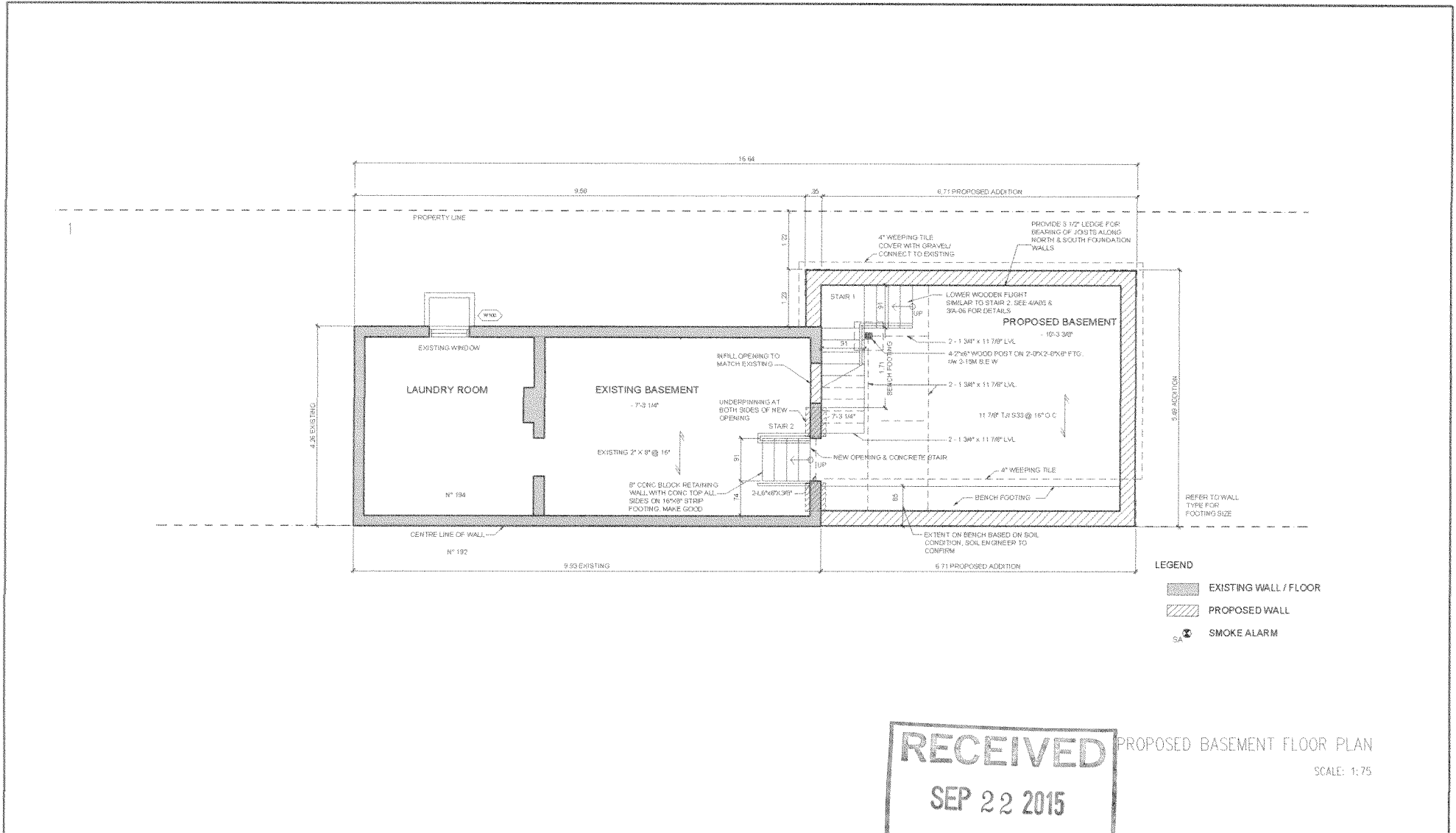
EXISTING NORTH ELEVATION

SCALE: 1:75

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PROJECT	194 CLINTON RESIDENCE ADDITION & RENOVATION	194 CLINTON STREET, TORONTO, ON, M6G 2Y5	ISSUED	SCALE	DATE	06
DESCRIPTION:	EXISTING NORTH ELEVATION		C of A	✓ 1-1/2" = 1'-0"	SEP 03, 15	



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PROPOSED BASEMENT FLOOR PLAN  
 SCALE: 1:75

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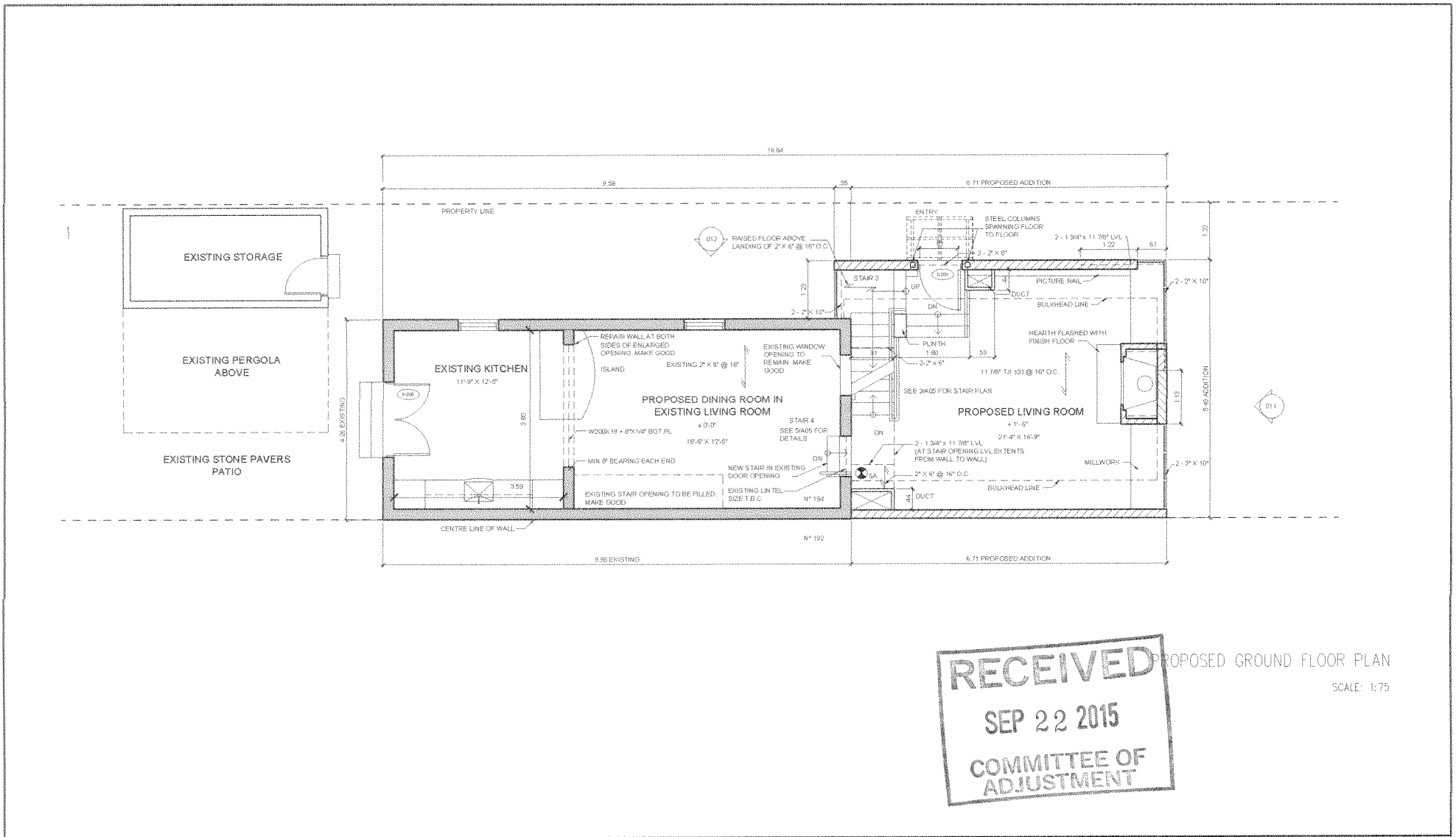
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PROJECT 194 CLINTON RESIDENCE ADDITION & RENOVATION

194 CLINTON STREET, TORONTO, ON, M6G 2Y5

DESCRIPTION: PROPOSED BASEMENT FLOOR PLAN

ISSUED	SCALE	DATE	07
C of A	✓ AS NOTED	SEP 03, 15	



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PROPOSED GROUND FLOOR PLAN  
 SCALE: 1:75

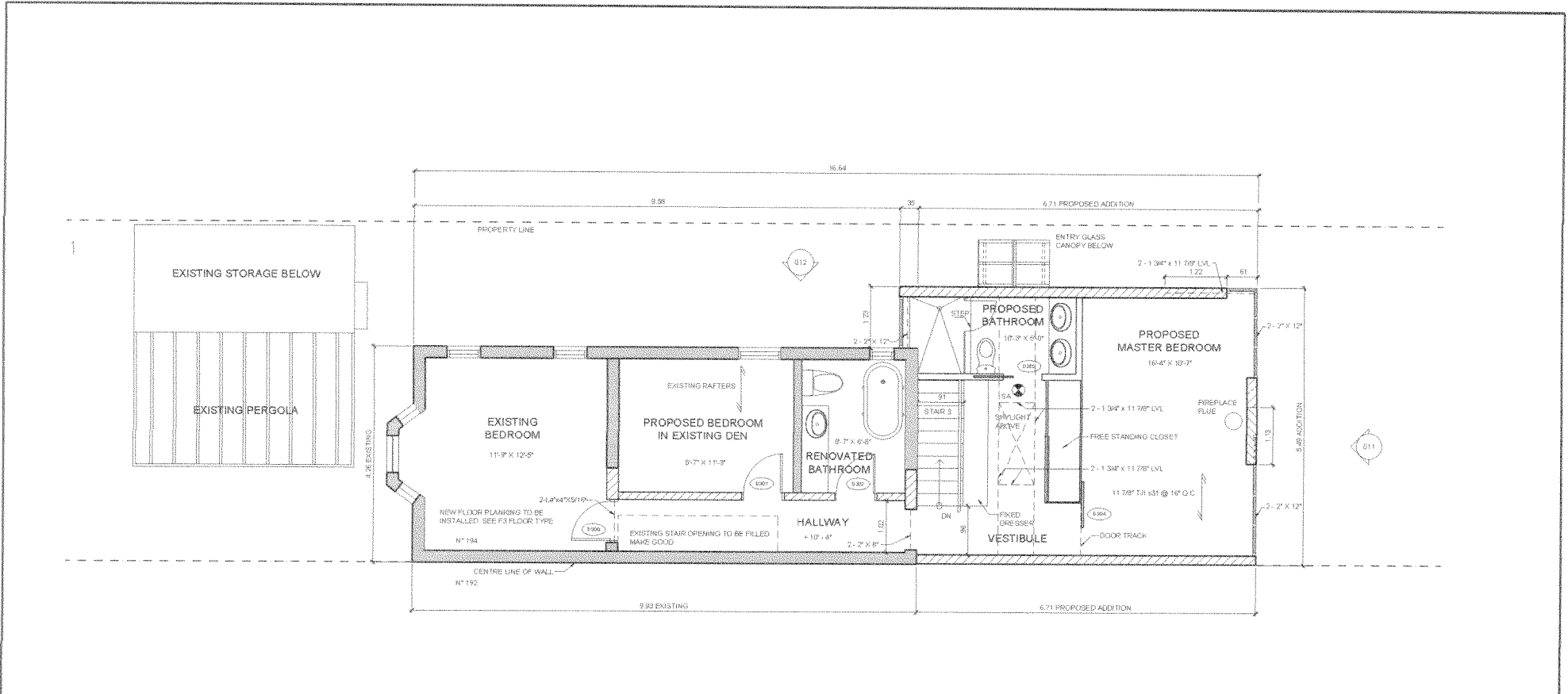
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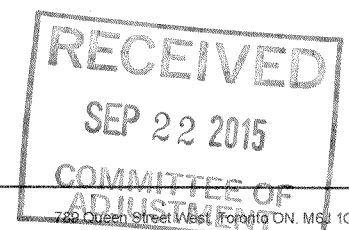
PROJECT	194 CLINTON RESIDENCE ADDITION & RENOVATION	194 CLINTON STREET, TORONTO, ON, M6G 2Y5	ISSUED	SCALE	DATE	08
DESCRIPTION	PROPOSED GROUND FLOOR PLAN		C of A	✓ AS NOTED	SEP 03, 15	



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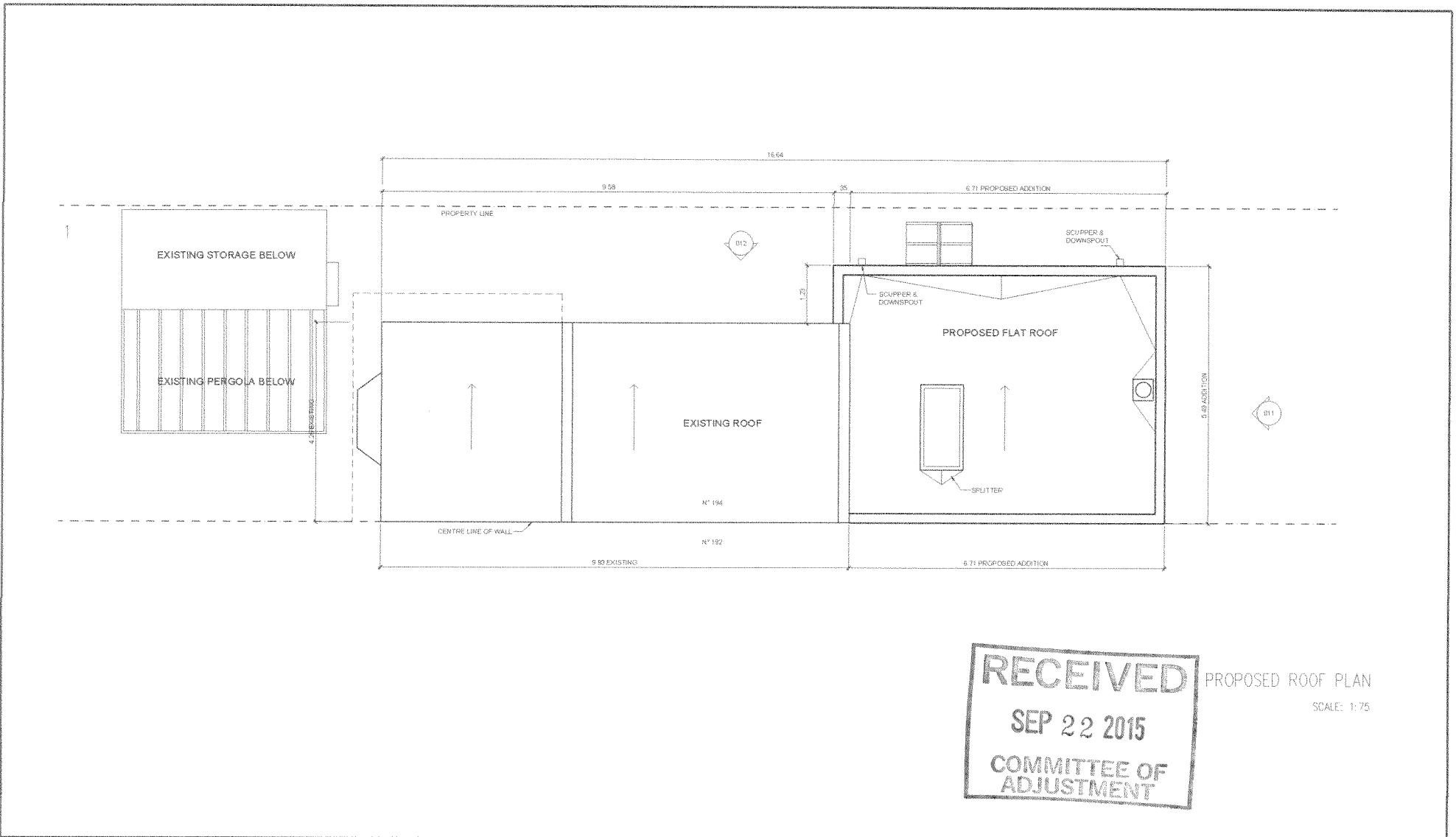


PROPOSED SECOND FLOOR PLAN  
SCALE: 1:75



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PROJECT	194 CLINTON RESIDENCE ADDITION & RENOVATION	194 CLINTON STREET, TORONTO, ON, M6G 2Y5	ISSUED	SCALE	DATE	09
DESCRIPTION	PROPOSED SECOND FLOOR PLAN		C of A	✓ AS NOTED	SEP 03, 15	



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PROPOSED ROOF PLAN  
 SCALE: 1:75

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PROJECT: 194 CLINTON RESIDENCE ADDITION & RENOVATION

194 CLINTON STREET, TORONTO, ON, M6G 2Y5

ISSUED	SCALE	DATE	10
C of A	✓ AS NOTED	SEP 03, 15	

DESCRIPTION: PROPOSED ROOF PLAN

RIDGE + 8.01

2ND FC + 5.84

2ND FF + 3.15

1ST FF (EXISTING) ± 0.00

1ST FF (PROPOSED) - 0.45

BSMT FF (EXISTING) - 2.21

BSMT FF (PROPOSED) - 3.15

GRADE - 0.20



PROPOSED OPENINGS  
PROPOSED WEST ELEVATION AREA = 287 SF  
PROPOSED OPENINGS = 155 SF (52%)

EXISTING ONE STOREY  
STORAGE BEYOND

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PROPOSED EAST ELEVATION  
SCALE: 1/75

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PROJECT 194 CLINTON RESIDENCE ADDITION & RENOVATION

DESCRIPTION: PROPOSED EAST ELEVATION

194 CLINTON STREET, TORONTO, ON, M6G 2Y5

ISSUED

SCALE

DATE

11

C of A

✓ AS NOTED

SEP 03, 15



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PROPOSED NORTH ELEVATION  
 SCALE: 1:75

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PROJECT **194 CLINTON RESIDENCE ADDITION & RENOVATION**

194 CLINTON STREET, TORONTO, ON, M6G 2Y5

ISSUED	SCALE	DATE	12
C of A	✓ AS NOTED	SEP 03, 15	

DESCRIPTION: PROPOSED NORTH ELEVATION