

691 W Canfield



691 W Canfield SCOPE OF WORK

I. Attic

- no work

II. 2nd floor

- remove existing plywood from 2 openings, brick in one, add window to other to match window below.

III. 1st floor

- remove moss covered shingles on porch roof and replace to match roof above
- remove existing plywood from 3 openings at east side and rear and brick in
- remove rotted doors at side and fill in panel with fish scale style shingles painted grey to match shingles at front gable
- Sand and paint exterior wood trim in same historic colours to match existing where needed

IV. Basement

- remove windows and glass block at front and side and update with code egress windows. Add window wells where required by building code
- uncover window on west side of basement, remove grate and replace window.
- Front wooden corbel to be replicated in wood and painted.
- install 2 basement doors at rear of house, (not visible from street)
- repair missing and damaged brick as needed with original matching brick

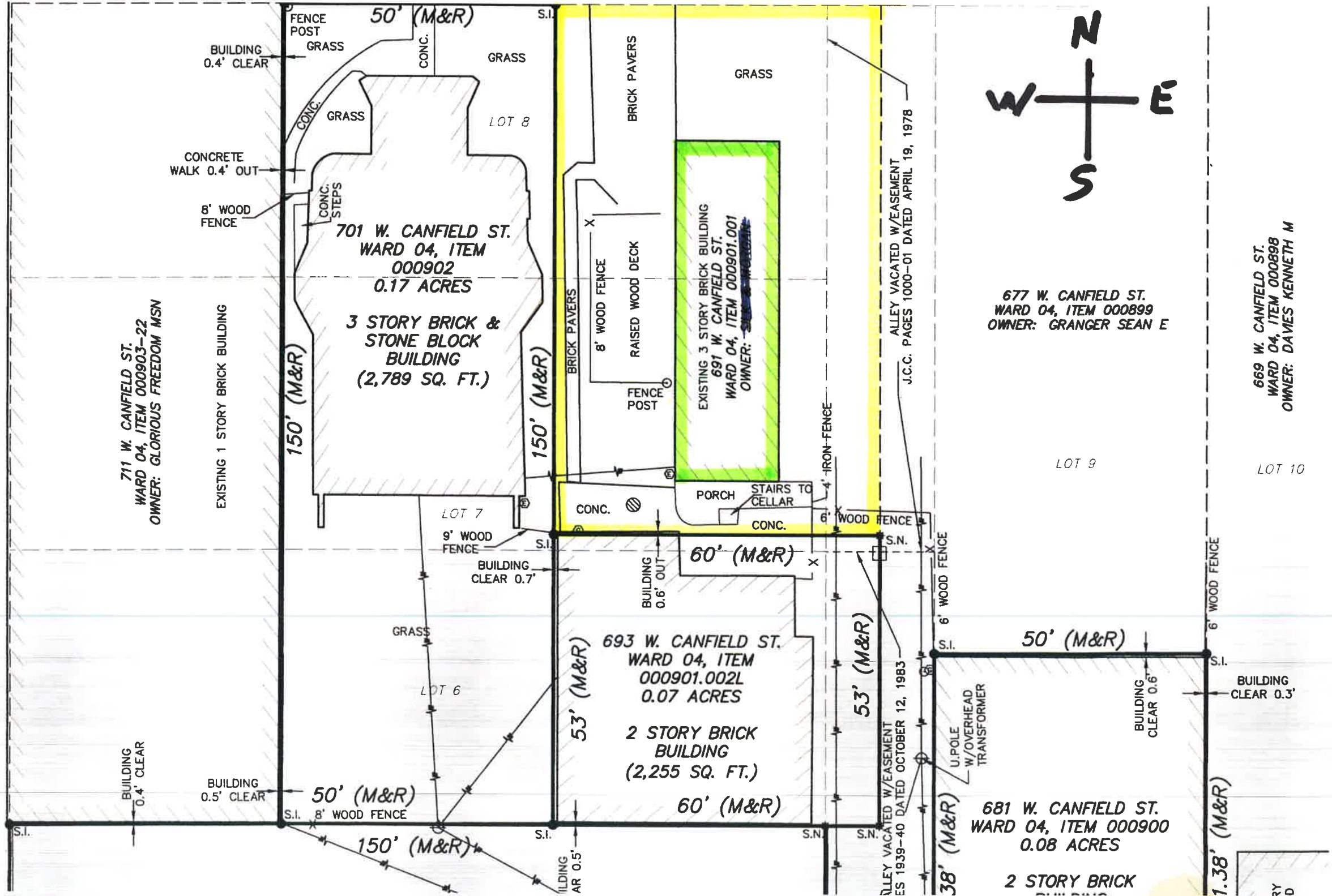
V. Landscaping

- add wrought iron style metal fence with gates along west boundary and across east easement at front
- add wooden fence at rear lane way to match existing fence on east boundary
- lift driveway pavers, level and reinstall - add antique granite pavers on pathways and patios as per site drawing
- add window wells with retaining supports where necessary

(70 FT. WD.)
EASEMENT

SURVEY 691 W. Canfield
+ neighbouring properties

CONCRETE WALKWAY



711 W. CANFIELD ST.
WARD 04, ITEM 000903-22
OWNER: GLORIOUS FREEDOM MSN

EXISTING 1 STORY BRICK BUILDING

701 W. CANFIELD ST.
WARD 04, ITEM 000902
0.17 ACRES
3 STORY BRICK &
STONE BLOCK
BUILDING
(2,789 SQ. FT.)

LOT 7
9' WOOD FENCE
BUILDING CLEAR 0.7'

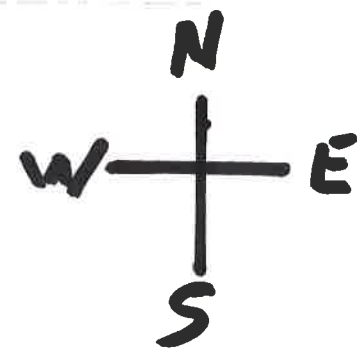
693 W. CANFIELD ST.
WARD 04, ITEM 000901.002L
0.07 ACRES
2 STORY BRICK
BUILDING
(2,255 SQ. FT.)

EXISTING 3 STORY BRICK BUILDING
691 W. CANFIELD ST.
WARD 04, ITEM 000901.001
OWNER: ~~DAVIDES KENNETH M~~

681 W. CANFIELD ST.
WARD 04, ITEM 000900
0.08 ACRES
2 STORY BRICK
BUILDING

677 W. CANFIELD ST.
WARD 04, ITEM 000899
OWNER: GRANGER SEAN E

669 W. CANFIELD ST.
WARD 04, ITEM 000898
OWNER: DAVES KENNETH M



ALLEY VACATED W/EASEMENT
J.C.C. PAGES 1000-01 DATED APRIL 19, 1978

ALLEY VACATED W/EASEMENT
ES 1939-40 DATED OCTOBER 12, 1983

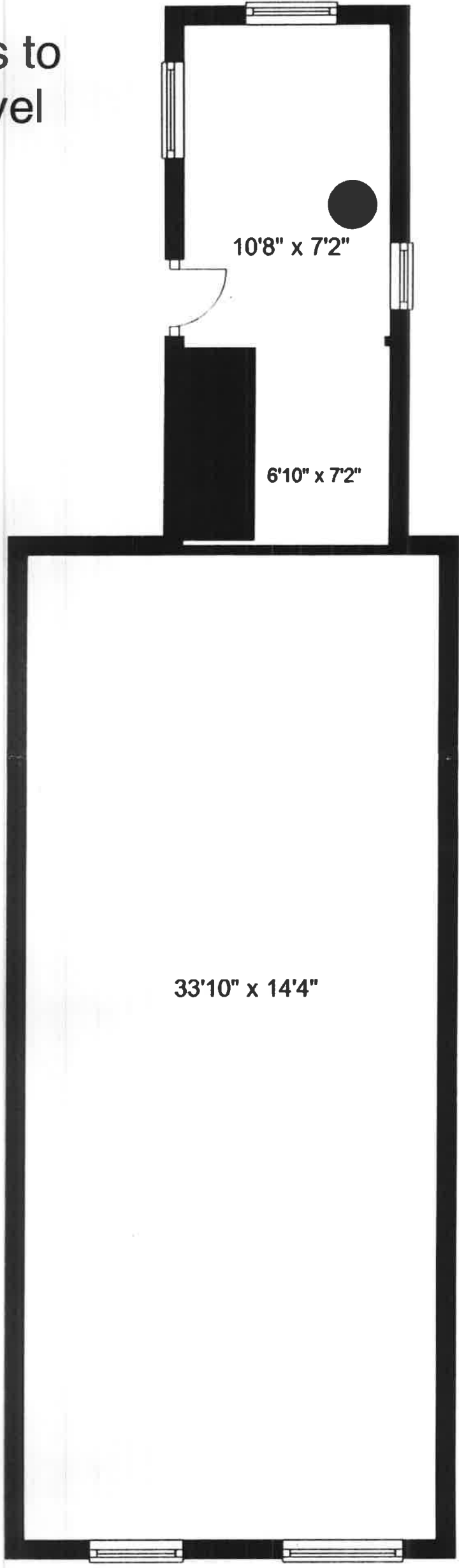
U. POLE
W/OVERHEAD
TRANSFORMER

RY
D

Attic
Approx. 616.3 sq. feet

5

No
changes to
attic level



II.

Second Floor
Approx. 1219.0 sq. feet

(S)

(E)

Remove plywood from two openings , install new single hung window and brick in other opening (see photo)



(W)

(N)

691 W Canfield FRONT

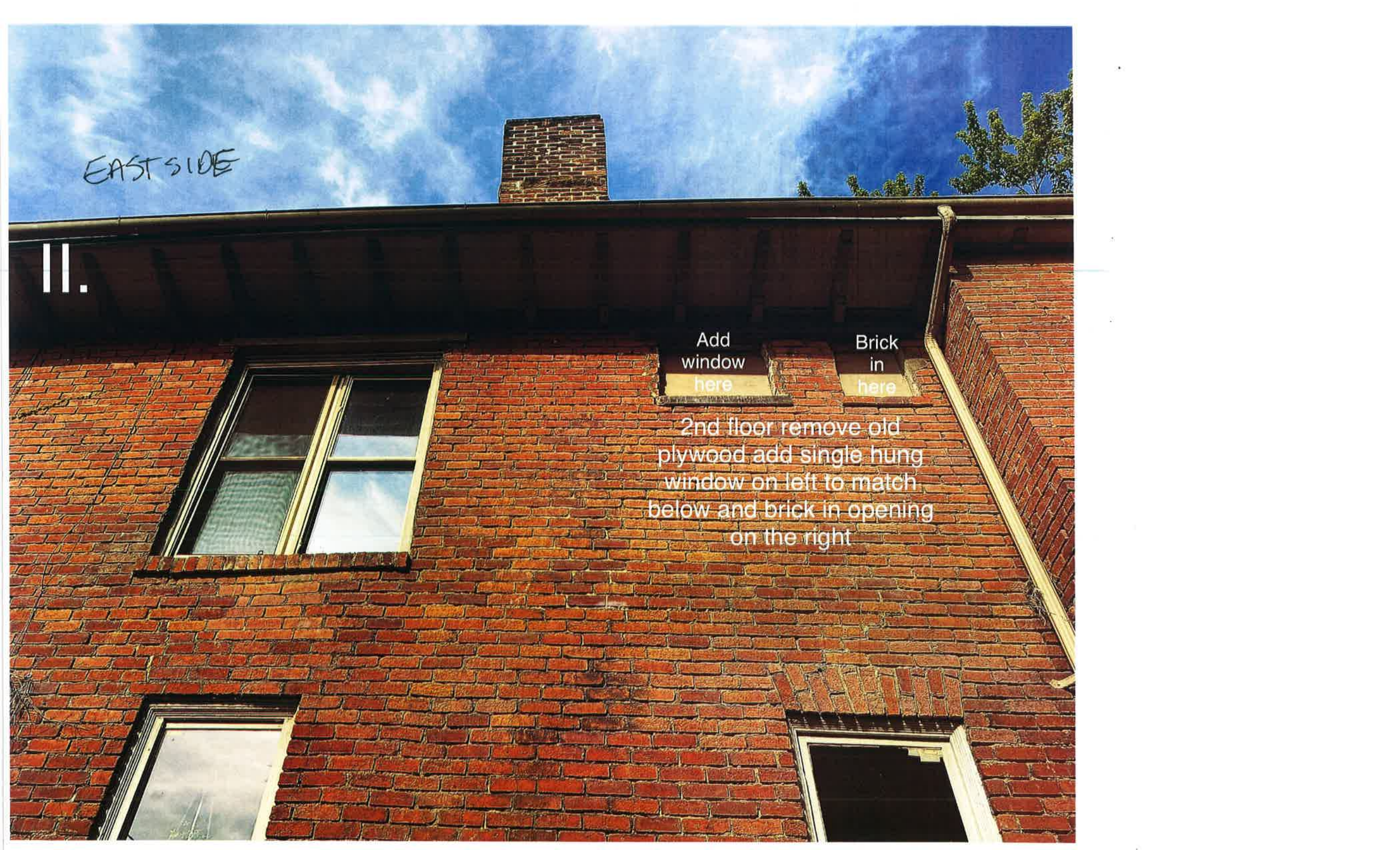
EAST SIDE

11.

Add window here

Brick in here

2nd floor remove old plywood add single hung window on left to match below and brick in opening on the right



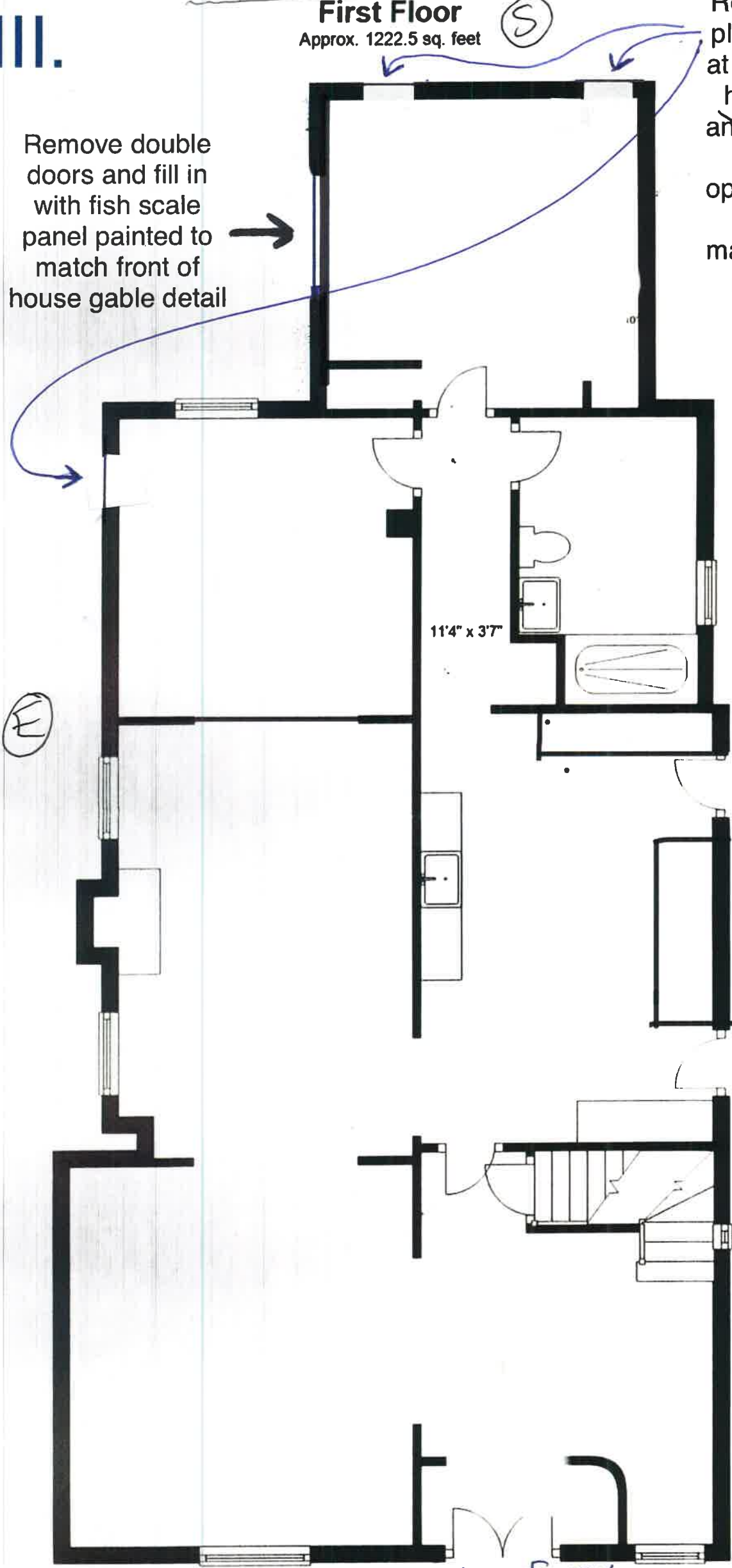
III.

First Floor
Approx. 1222.5 sq. feet

(S)

Remove plywood at rear of house and brick in 3 openings with matching brick

Remove double doors and fill in with fish scale panel painted to match front of house gable detail



11'4" x 3'7"

(E)

(W)

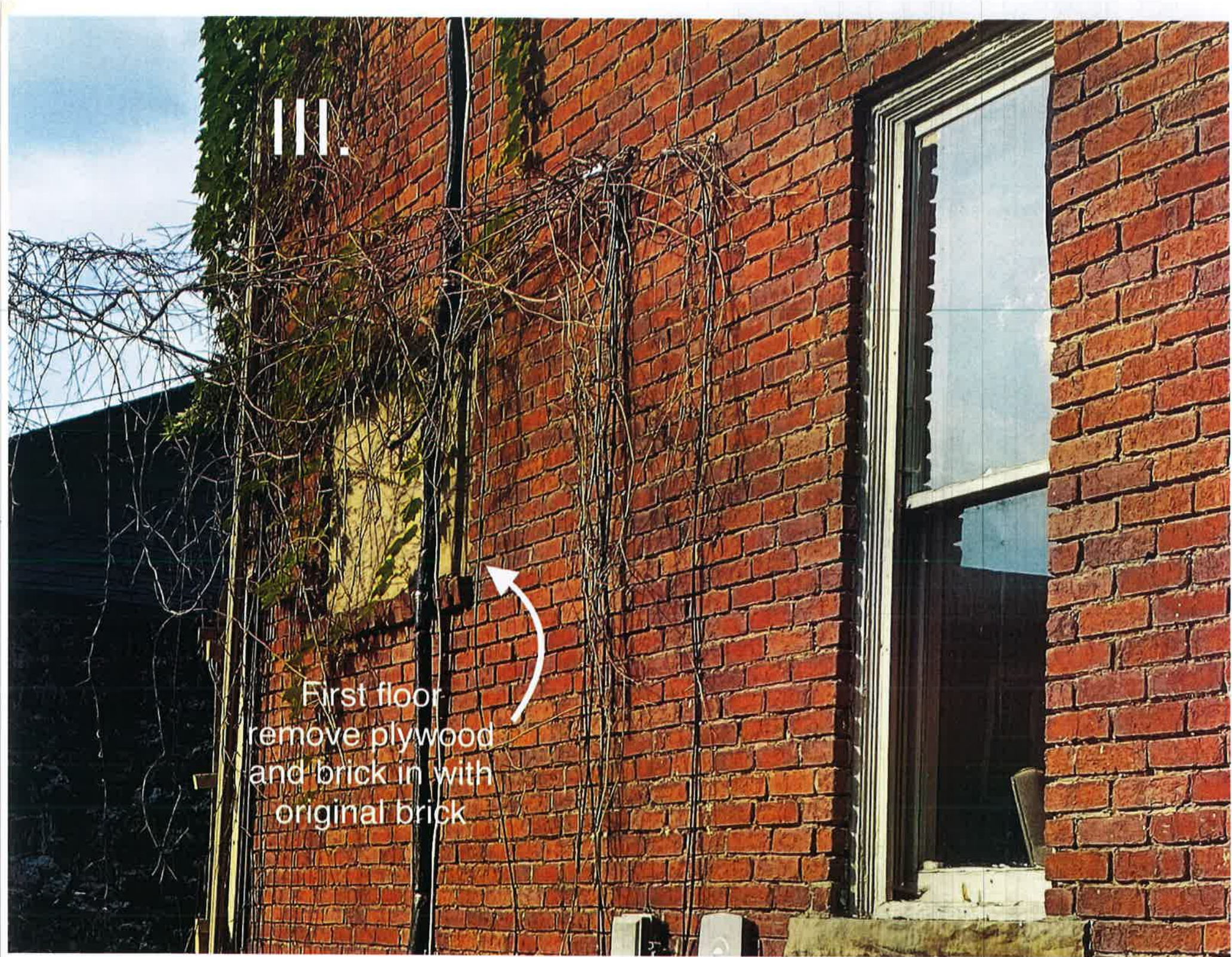
porch roof - new shingles

691 W Canfield FRONT

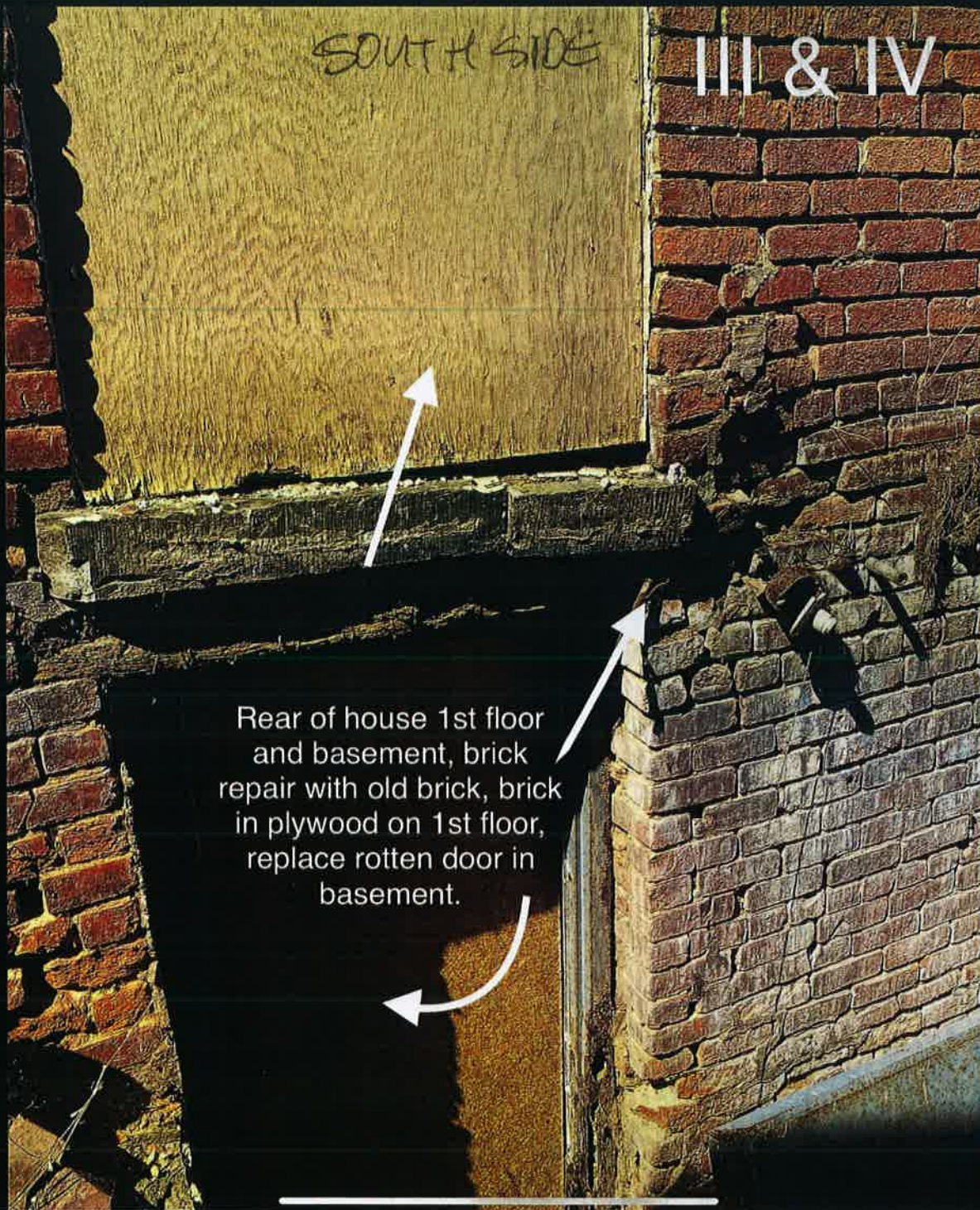
(N)

III.

First floor
remove plywood
and brick in with
original brick



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JPG - 5.2 MB



Rear of house 1st floor
and basement, brick
repair with old brick, brick
in plywood on 1st floor,
replace rotten door in
basement.



III.

Fishscale detail replicated at side of house - 1st floor fill in panel and painted to match. Fill in side of house panel is not visible to street.



1st floor, remove rotten doors, fill in with fish scale panel to match front of house and paint to match

EAST SIDE

III. & IV.

Basement level - not visible from street - Remove old metal pipe, repair brick where damaged or missing

EAST SIDE



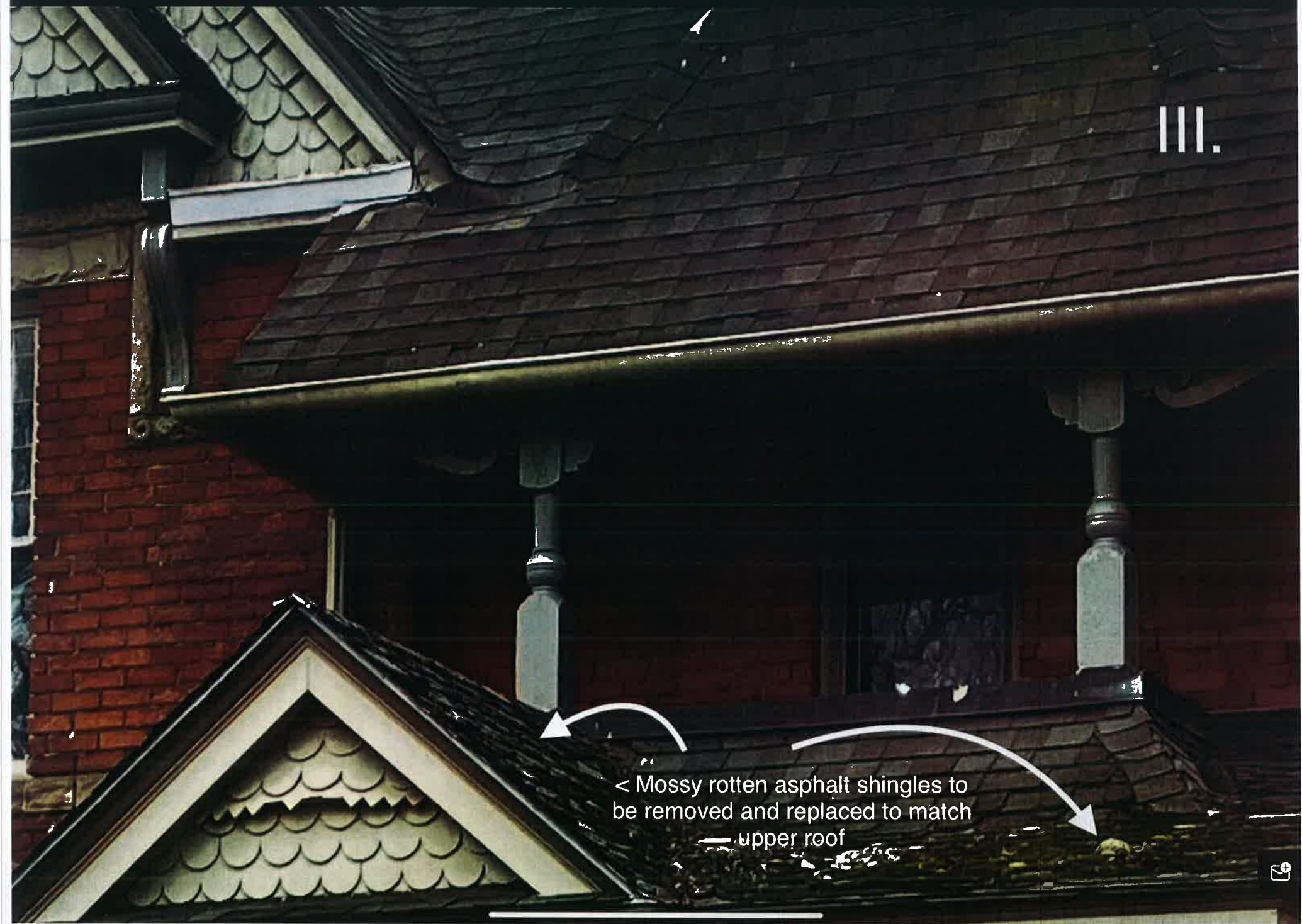
Mossy shingles to
remove and replace
with shingles to
match roof above



H.H.

FACING NORTH

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< Mossy rotten asphalt shingles to be removed and replaced to match upper roof

Existing concrete
Foundation. Add new
wooden exterior
stairs

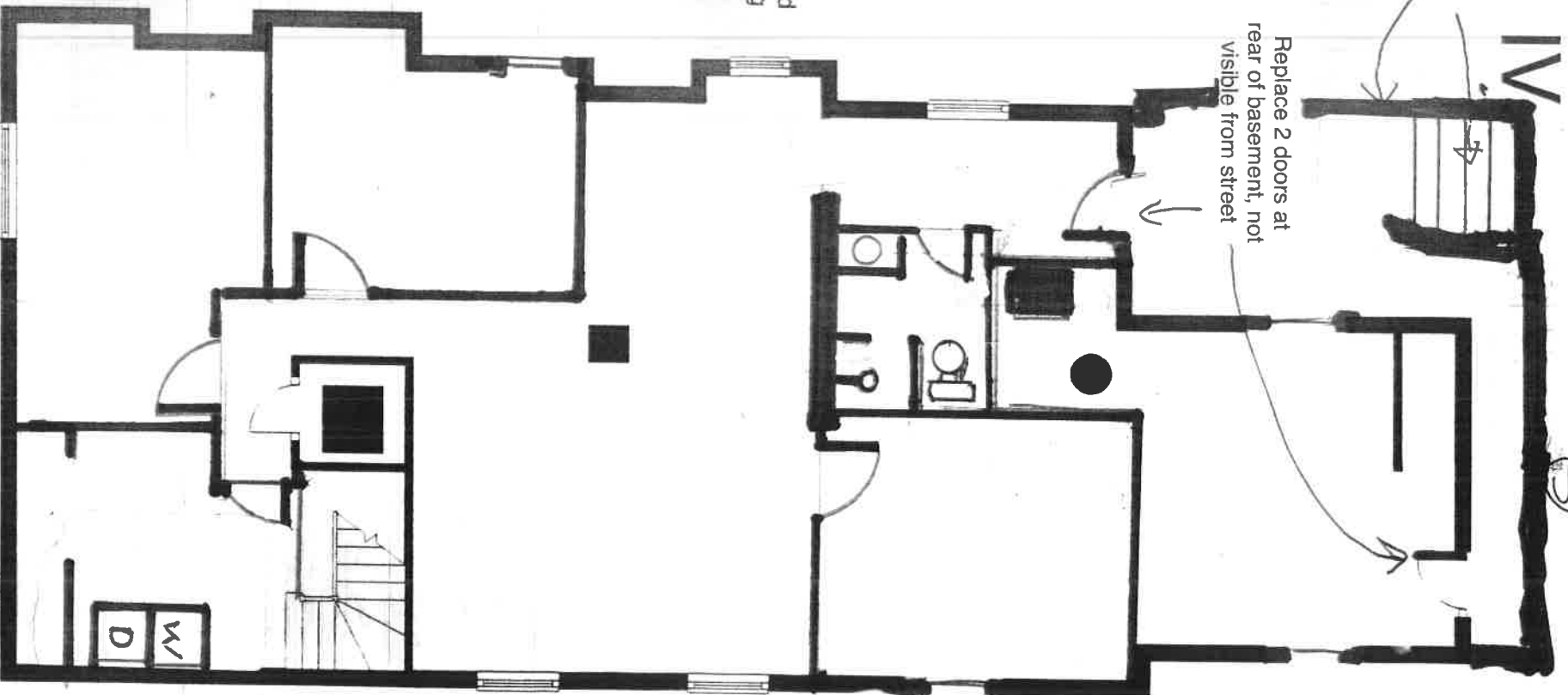
Replace 2 doors at
rear of basement, not
visible from street

Uncover window and
replace with new
egress window.

Remove glass block and
replace with single hung
egress window

Cut in and install new
single hung egress
window to match

Remove small slider windows at
front and replace with single
hung egress window



691 W Canfield FRONT

IV. NORTH SIDE

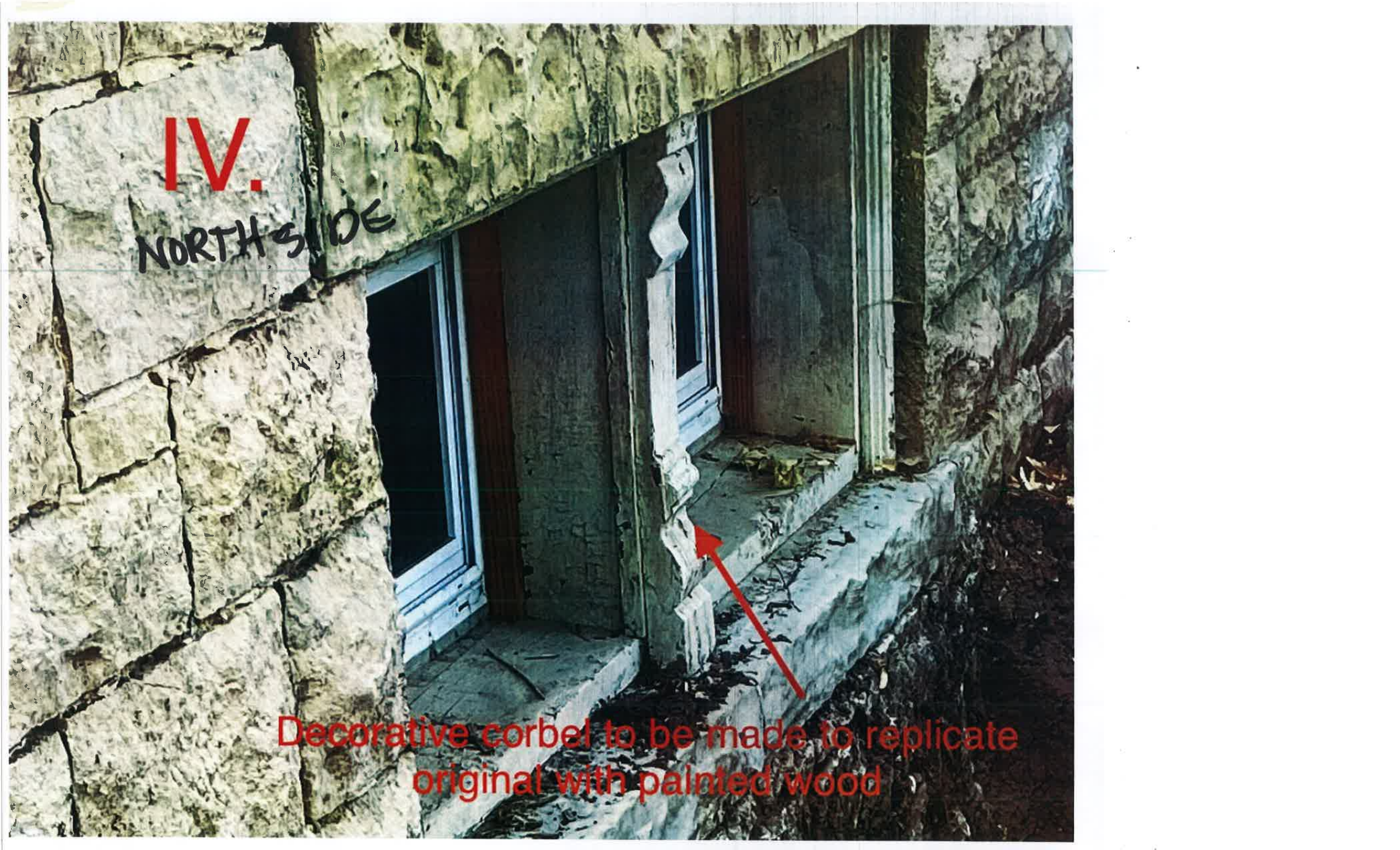
Basement level - Front vinyl slider windows to be replaced with code required egress windows. Middle corbel to be replicated in wood and installed in middle, painted to match existing.



IV.

NORTH SIDE

Decorative corbel to be made to replicate original with painted wood



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JPG - 3.8 MB

IV.

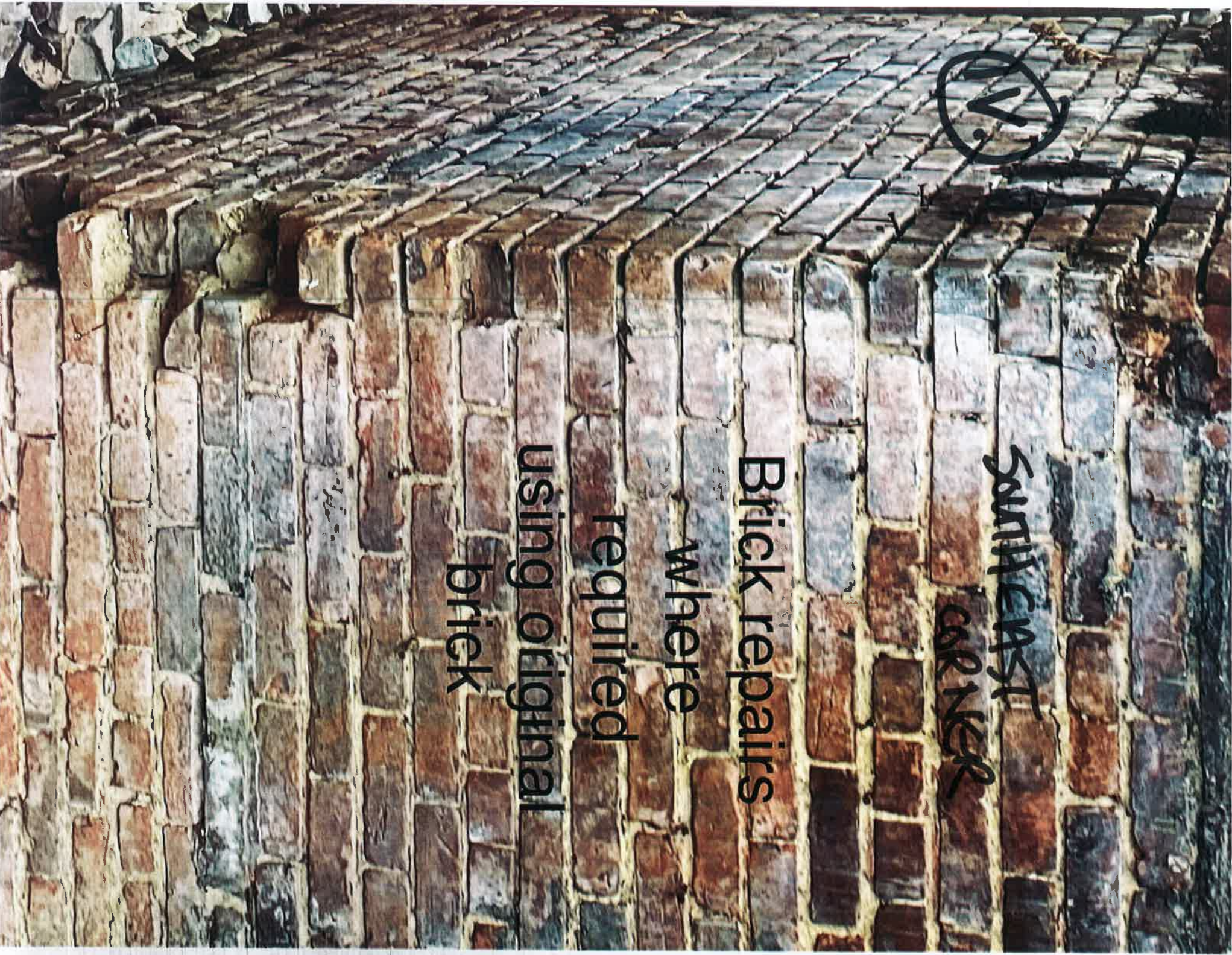
Rotten
basement
door and
frame to be
replaced - not
visible from
street



IV

SOUTH EAST
CORNER

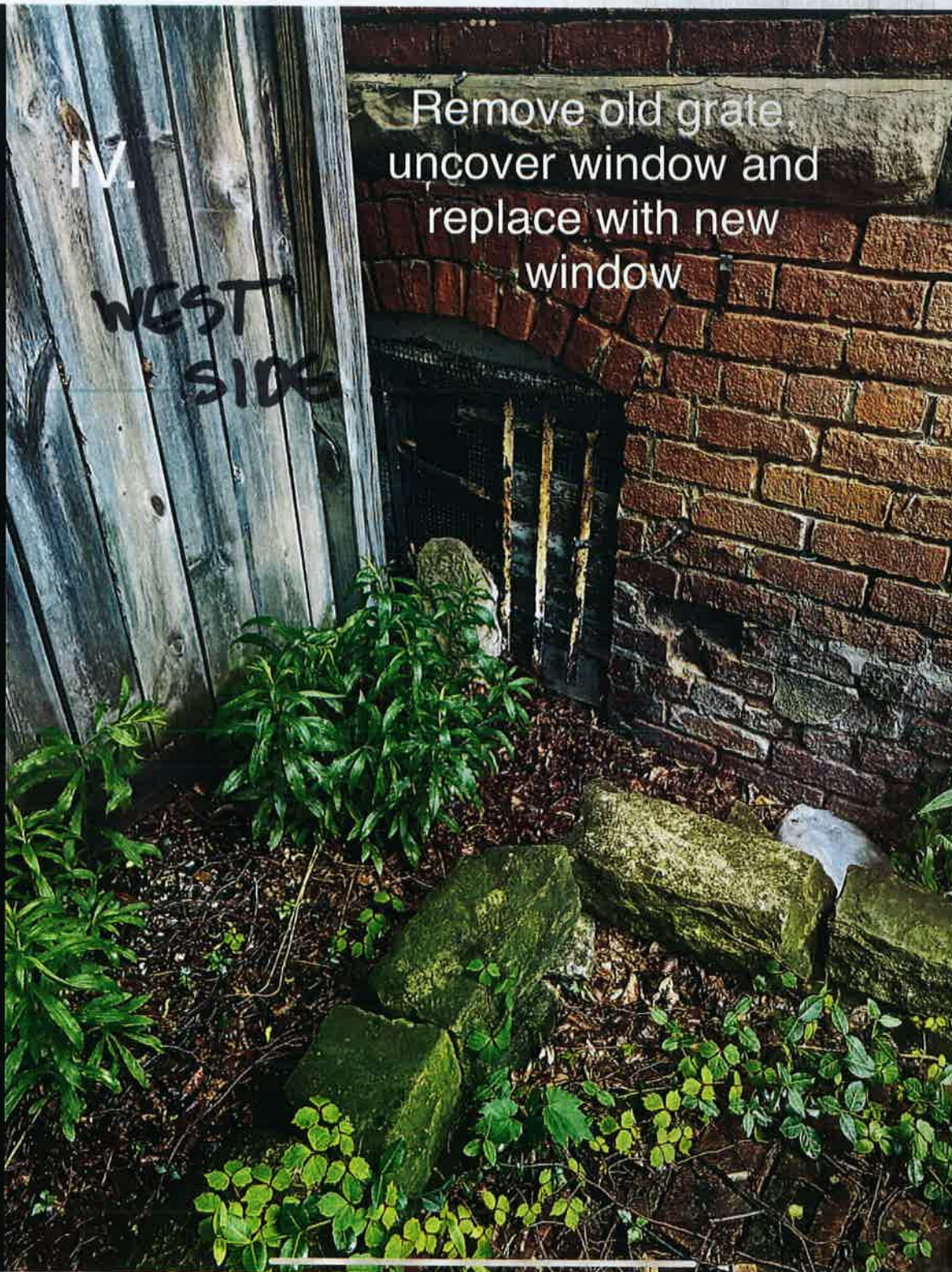
Brick repairs
where
required
using original
brick



IV.

WEST
SIDE

Remove old grate,
uncover window and
replace with new
window





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IV.&V.
FIRST STEP

Remove glass
block and enlarge
length for
basement-egress
Windows

Add second
egress
window to
match here

Egress window well required here



N. LATHESWAY

(S)

EXISTING NEIGHBOUR'S HOUSE

GATE NEW WOODEN FENCE

EXISTING PATIO

EXISTING PATIO

GRANITE PAVERS

11' x 37'

EXISTING WOOD DECK

GREEN SPACE

WROUGHT IRON STYLE FENCE

PRIVACY FENCE

(N)

EXISTING WOODEN FENCE

GRANITE PATH GARDEN

WINDOW WELL

W. WELL GARDEN

PORCH

GARDEN

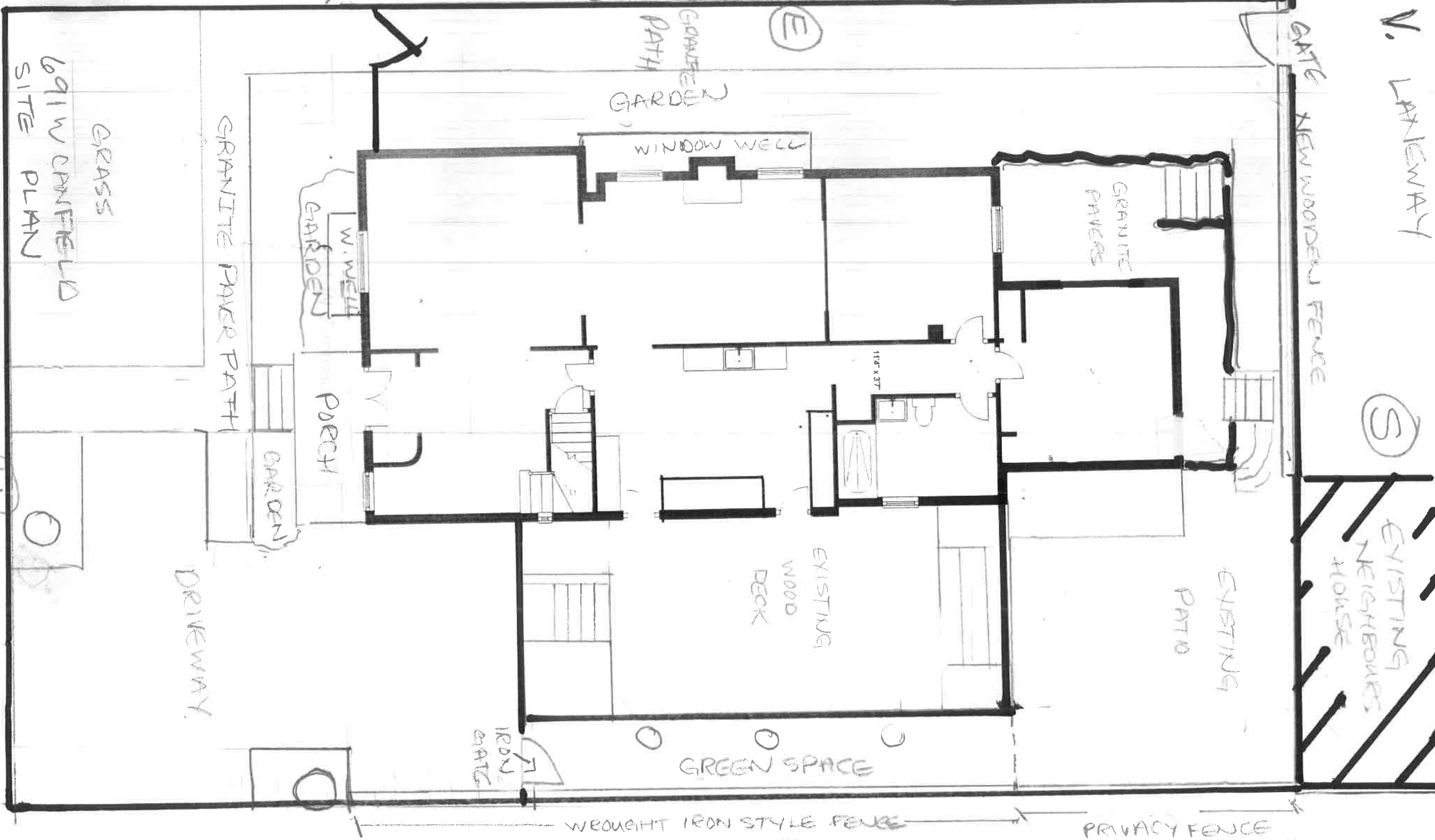
GRANITE PAVES PATH


DRIVEWAY

GRASS

691 W CAMPFIELD SITE PLAN

(7)





Driveway
pavers to be
levelled and
reused

IMG_4744
JPG - 6 MB



Pathway
pavers to be
levelled and
reused

V.



IMG_4987
JPG - 5.6 MB



V. Old granite pavers to be used in pathways and landscaping to complement brick pavers





Wooden fence at rear to match existing fence at side. There will be a gate for lane access.

V.

< Property line for iron fencing

Driveway to be leveled and pavers reused





V.

Patio pavers to be reused/relaid and privacy fence to be installed along this portion of property line shown in red



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V.

Wrought iron style of
fence to be used along
west boundary

