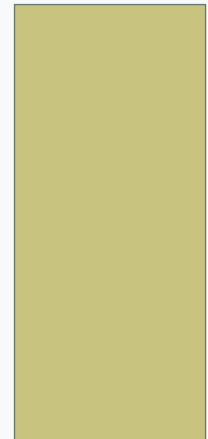


56 SPRUCE ST.

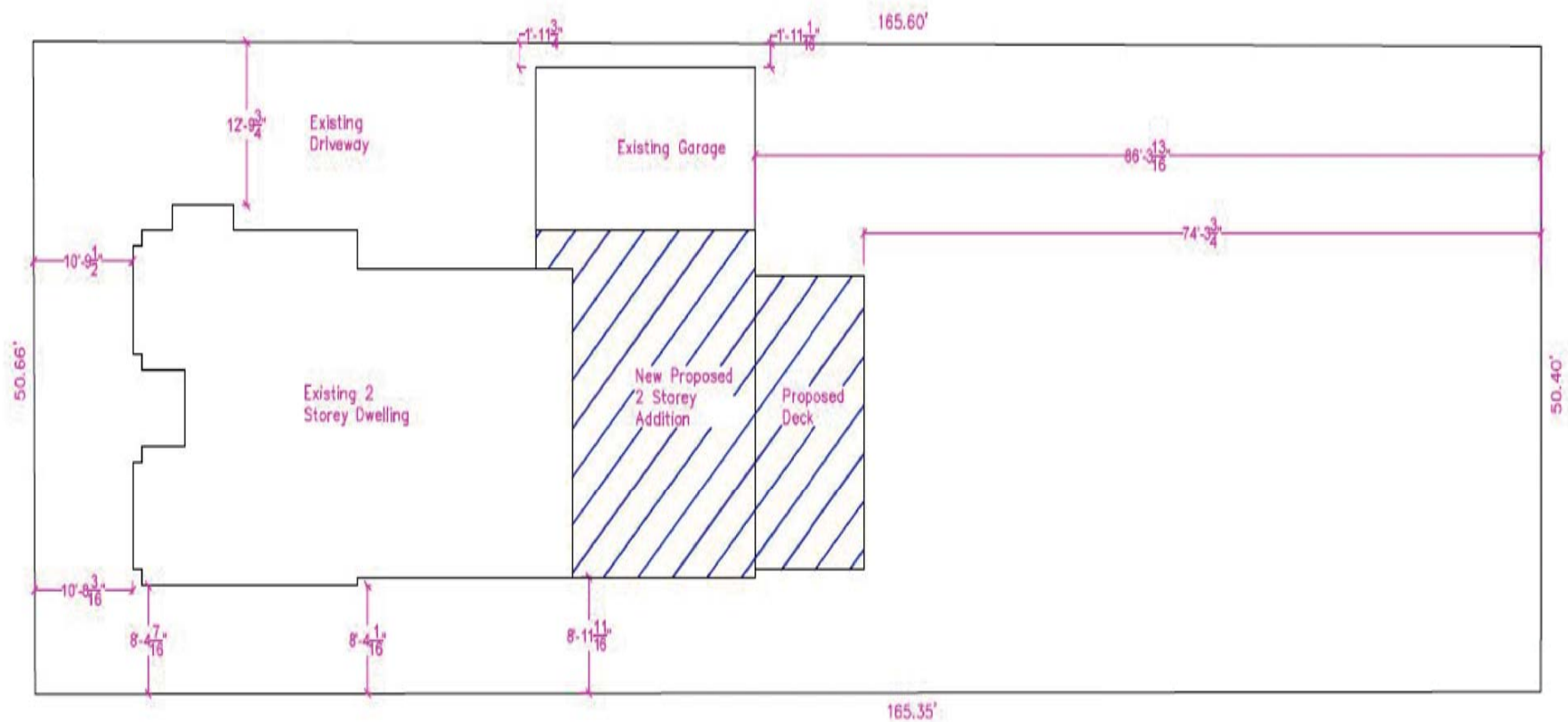
PROPOSED ADDITION AND RENOVATION



56 SPRUCE STREET SCOPE OF WORK

- ◆ New 2 storey addition to the rear of the existing dwelling
- ◆ 1st floor of 550sqft
- ◆ 2nd floor of 992sqft
- ◆ Existing garage to remain and connect to the new addition. Garage will increase by 74sqft at connection to new addition
- ◆ Existing Garage will be treated with new Board and Batten siding and an added gable/dormer to compliment the new addition.
- ◆ Replace windows and entry door at existing heritage house with double hung historical style windows and solid wood doors with no glazing as per the NE District Plan
- ◆ No work or modifications to the front façade except replacement of the windows and front doors.

SITE PLAN



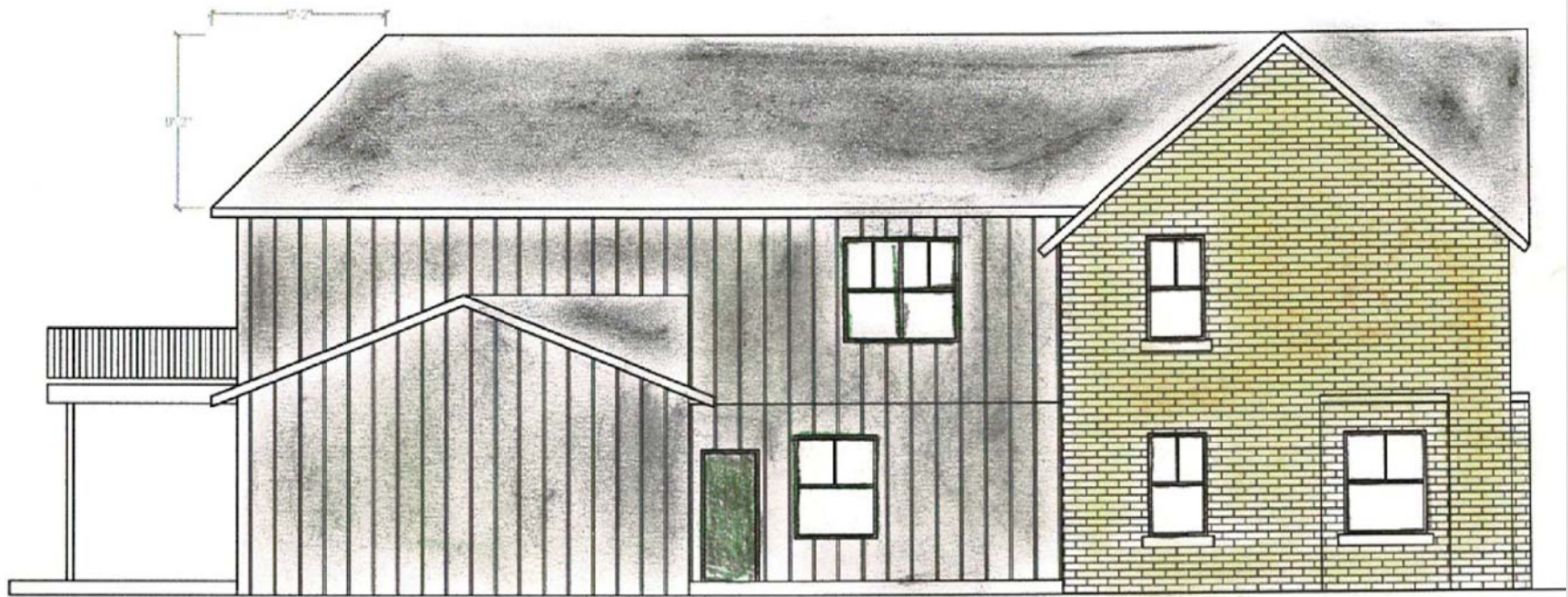
FRONT ELEVATION



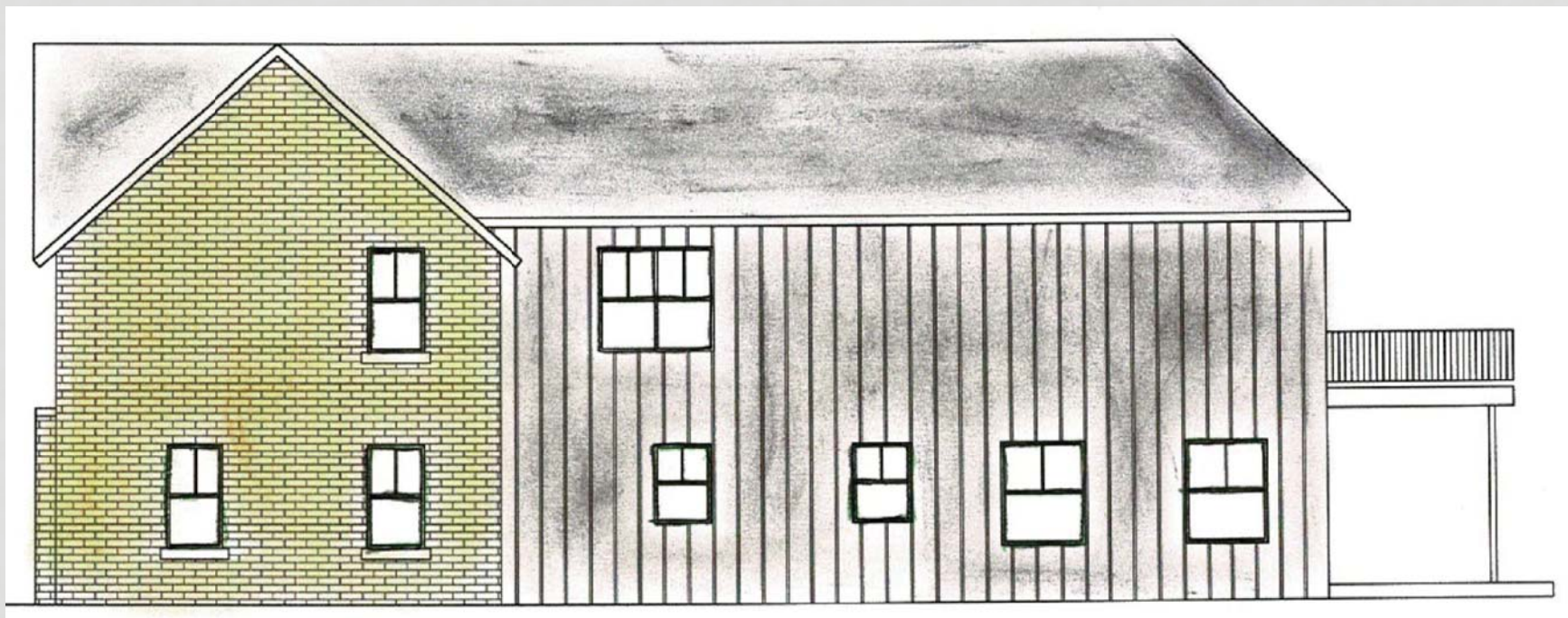
BACK ELEVATION



SIDE ELEVATION

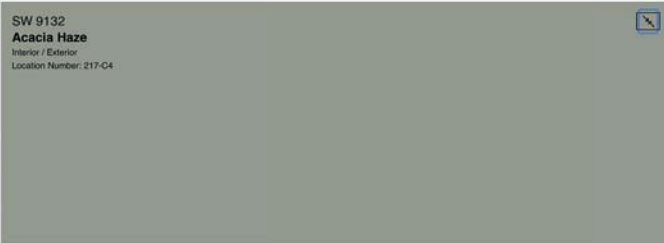


SIDE ELEVATION



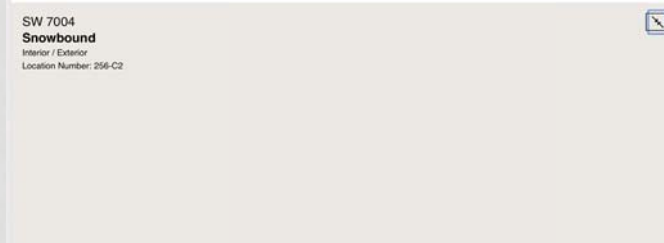
COLOUR SELECTIONS

SW 9132
Acacia Haze
Interior / Exterior
Location Number: 217-C4



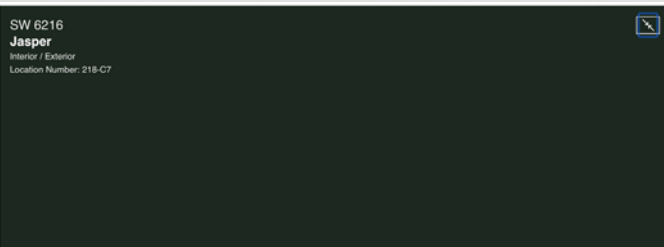
Addition Board and Batten Colour

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2



Addition Window Trim, Eaves and Soffit Colour

SW 6216
Jasper
Interior / Exterior
Location Number: 218-C7



Garage Door Colour

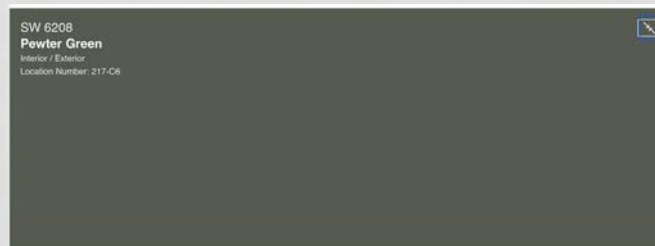


Cedar Shakes at Garage Dormer

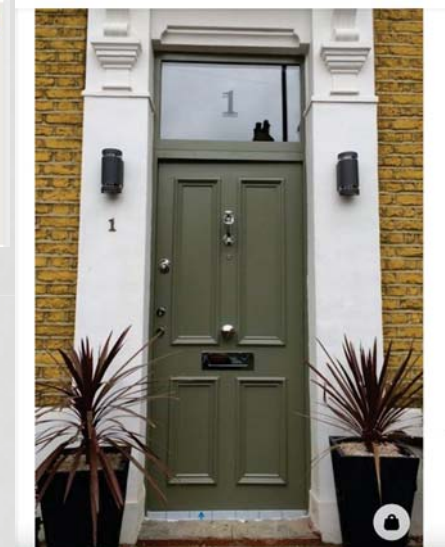


Garage Door Style

SW 6208
Pewter Green
Interior / Exterior
Location Number: 217-C6



Existing House Windows and Wood Railing Colour



Front and Balcony Door Style



Front and Balcony Door Colour

TOP REASONS WHY THIS ADDITION SHOULD BE APPROVED

- ◆ No trees will be injured or removed with this site plan
- ◆ Addition is at the rear and not in street view
- ◆ Existing Heritage details to remain including all brickwork, window openings, wood work on balcony/porch and all roof lines.
- ◆ Massing and size are within the required setbacks and height restrictions of the bylaws and NE Old Aurora Heritage Plan
- ◆ No impact to the streetscape
- ◆ Design and materials compliment the area
- ◆ A distinct border in white will be introduced to visually separate the garage from the addition
- ◆ Connection of the garage to the home will allow easier direct access during the winter months for people with accessibility issues in our family.

SIMILAR DESIGN APPROACHES IN THE NE HERITAGE DISTRICT



11 Catherine



31 Catherine



15375 Yonge



85 Catherine



77 Spruce



68 Spruce