ny14076

Attachment 1

ELMWOOD AVENUE

5.5m

PROPOSED CURB CUT 1.6M

CURB CUT

CONCRETE CURB

CURB CUT

CONCRETE SIDEWALK

EXIST.

CC(OU)(WIT)

CC(WI)(HM)

LOCAL BENCH MARK ELEV=100.09m

RETAINING WALL

SETBACK 0.5m

GRAVEL WALK

2% SLOPE

ASPHALT DRIVEWAY

N72°57'10"E (REFERENCE BEARING)

(P1&MEAS) 6.70

0.3ø TO BE PROTECTED

EXIST. 1.5% SLOPE

EXIST. WV

IB(HM)

R=6.10
A=9.57
C=8.62
N27°56'55"E
(N27°56'10"E,P1)

PROPOSED CURB

PROPOSED DRIVEWAY 1.5% SLOPE

TO BE REMOVED CONC. CURB

TO BE REMOVED CONCRETE CURB

CONCRETE CURB

7.00

(40.08,P1) 40.10

7.63 (P1&MEAS)

7.54

STEPS

PLANTER

CONC. PORCH 100.73

DOOR SILL

1.86(P1&MEAS)

SIB(BA2)

TO BE REMOVED CONCRETE PORCH

DRAIN

GARAGE SILL

1.20E

1.20W

DASHED LINE DENOTES EXISTING DWELLING TO BE DEMOLISHED

No. 221
PROPOSED
2-STOREY DWELLING
FF = 102.03
BF = 98.88
USF=98.58

PIN 10073-0150

1 1/2 STOREY
METAL CLAD
DWELLING
No. 223

PIN 10073-0151

1.81E (P1&MEAS)

22m SWALE

1.3% SLOPE

REGISTERED PLAN

TO BE REMOVED FRAME DECK

TO BE REMOVED

DOOR SILL

EXIST. 2.4% SLOPE

0.45m SET BACK

EXIST. 3.8% SLOPE

Utility Pole

PROPOSED WALK

TO BE REMOVED METAL SHED

CHAIN LINK FENCE

HEDGE

N17°00'25"W (N17°01'10"W,P1)

EXISTING GRADES ALONG PROPERTY LINE TO REMAIN UNCHANGED

LONGMORE STREET

CONCRETE CURB

CONCRETE SIDEWALK

CURB CUT

CENTRE LINE OF ASPHALT

EXISTING GRADES ALONG PROPERTY LINE REMAIN UNCHANGED

EXIST. 1.8% SLOPE

PROPOSED WALL

PROPOSED CONC. WALL

TIMBER WALL TO BE REMOVED

STONE WALK TO BE REMOVED

GATE

GRASS

FRAME GARAGE TO BE REMOVED FOUNDATION TO BE MAINTAINED

PROPOSED PARKING

EXIST. 1.6% SLOPE

EXIST. 3.3% SLOPE

FRAME GARAGE

N72°57'10"E (N73°10'00"E,RP)

12.80 (P1&MEAS)

LOT 397

LOT 398

LOT 215

LOT 215

PIN 10073-0149

FINAL SITE PLAN
North York District
R.O.W. Management
JUN 09 2014