SUBJECT TO &
TOGETHER WITH
A RIGHT OF WAY
AS IN INSTR. NO. TB983782
& NO. TB980724

1916
2 STOREY
BRICK
BUILDING

DS=180.92
ROOF=188.25

1912 – 1914 AVENUE ROAD

PROPOSED 4 STOREY
COMMERCIAL BUILDING

F.F.E.: VARIES
HEIGHT: 16.5 m

N73°00'00"E
36.97 (P&MS)

N73°06'35"E
31.36

N08°50'20"W
7.81

SETBACK
0.40
ROAD
WIDENING

NEW PROPERTY LINE

OLD PROPERTY LINE

CENTER LINE OF PAVEMENT

REAR
SETBACK
4.50

EASEMENT

LANDSCAPED

EXIT

OUTLINE OF BUILDING ABOVE

BARRIER FREE
COMM. ENTRANCE

MAIN
ENTRANCE

BARRIER FREE
COMM.
ENTRANCE

ASPHALT PAVING

WINDOW WELL

BOARD FENCE

CURB

EXISTING SIDEWALK

O/H WIRE

EXISTING CONCRETE
SIDEWALK TO REMAIN.

EXISTING CONCRETE
PAVING DISTURBED DURING
CONSTRUCTION TO BE
REPLACED WITH CONCRETE
PAVING AS PER
LANDSCAPE DRAWINGS.

EXISTING TTC STOP
TO REMAIN

MIN. 3.0m TACTILE
WALKING SURFACE –
FOR SIGNALIZED
INTERSECTION

EXISTING UNIT
PAVERS TO REMAIN

EXISTING SIDEWALK AND
ASPHALT PAVING TO BE
REMOVED AND REPLACED
WITH CONCRETE PAVING AS
PER LANDSCAPE DRAWINGS.

2 SHORT-TERM BICYCLE SPACES

FIRE DEPT.
CONNECTION

EXTENT OF EXISTING CURB CUT

CURB CUT

DISTANCE TO EXISTING FIRE
HYDRANT ON AVENUE ROAD

29.63

CENTER LINE OF PAVEMENT

BROOKE AVENUE

EXISTING SIDEWALK

AVENUE ROAD

REG'D PLAN 1576

CENTER LINE OF PAVEMENT

ICON
Architects Inc.
4789 Yonge Street Suite 813, Toronto, Ontario M2N 0G3 T:416-224-0505 F:416-224-0504

N

1912-1914 Avenue Road
SITE PLAN

Scale: 1:200
Date: APR. 15, 2016
Project No. 14106 Drawing No. 1

Attachment 2