

467 Danforth Drainage and Landscape Project

PROJECT SUMMARY

This is a project summary of drainage and landscape for the historical restoration project at 467 Danforth. The main house restoration has been completed and inspected by the town March 30, 2015. During the construction the slope stabilization and drainage was also completed. The drainage consisted of two twelve-inch corrugated pipe tied into the city storm water system. These two pipes are fed by the storm water runoff from the Western Promenade, in addition to underground unknown water sources that emanate from the back slope of the property. Due to excessive water runoff and severity of the slope, the slope was stabilized with a rip-rap embankment system. The rip-rap system consists of a keyed rock design similar to a highway embankment. The drainage and slope stabilization system has proved extremely effective and durable. For example, it withstood torrential downpours on October 5, 2015 as well as prevented flooding of the main house or Danforth Street. It should be noted that 467 Danforth is now the only property between St. John and Vaughan that does not flood the street with run off. The drainage also effectively eliminated the run off on the city property between 467 and the house next door.

Phase two of this project, a landscape design, is being submitted to aesthetically enhance the appearance of the property and replace the unmanaged and overgrown original condition.

Key components of this design are as follows:

- reinstalling privacy fence*
- improving the front steps by replacing the existing concrete with granite and reusing the old granite, as applicable*
- redoing driveway*
- installing walkway to side entrance*
- executing plant bed design*

The project design is planned for fall and winter/spring 2015-2016 with the hardscape in the winter and the planting in the spring.