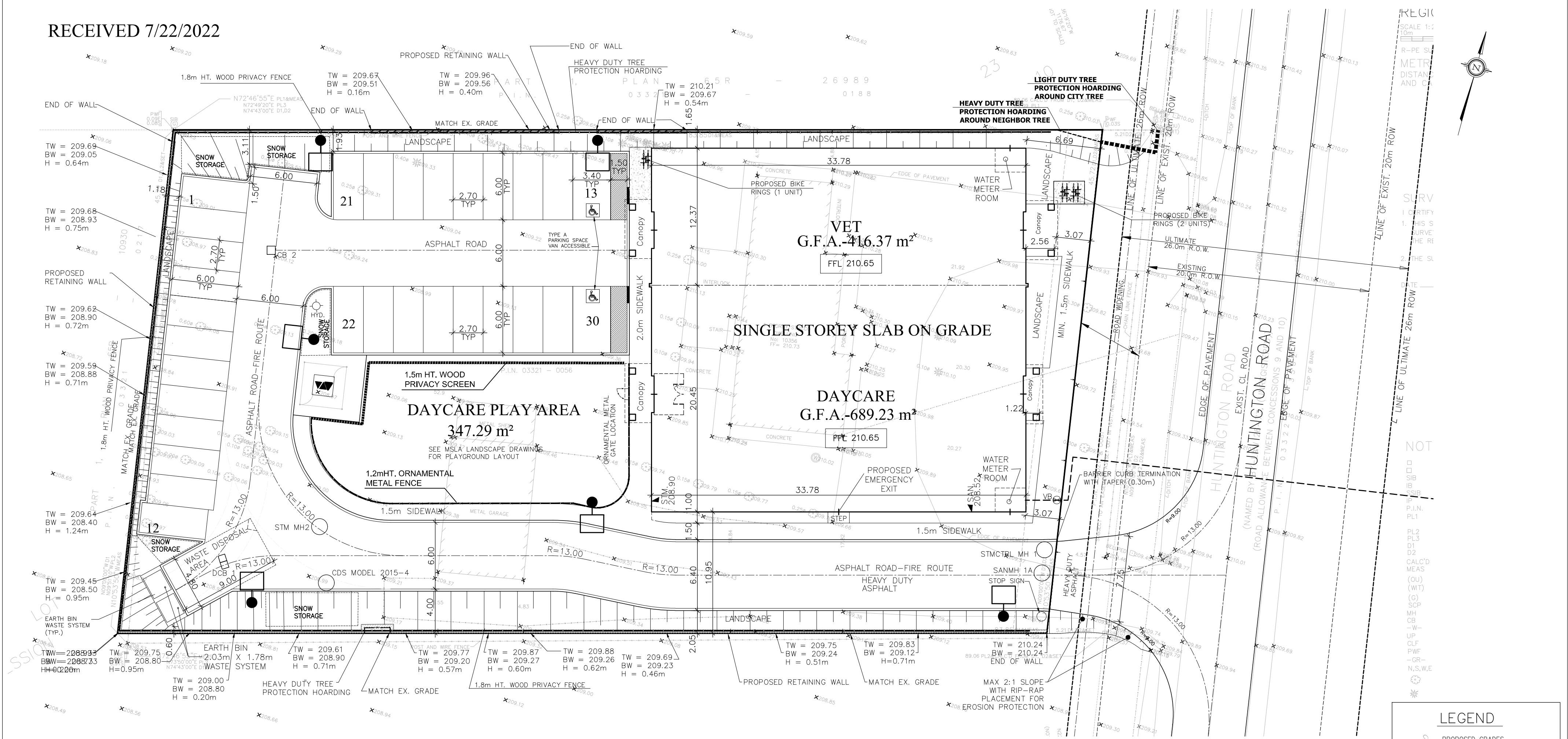


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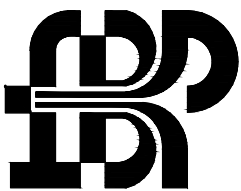


GENERAL NOTES

1. Builder and Surveyor to confirm difference between FFL and USF before proceeding with excavation. Report discrepancies to the Architect.
2. Surveyor is to comply with current subdivision zoning regarding setbacks in laying out the work. Any discrepancies are to be reported to the Architect and the builder immediately.
3. The builder shall comply with all current standards for Local Municipal Subdivision Lot Drainage and Grading as they relate to max. & min. slopes for yards, swales & drives and clearances to street furniture and services for driveways.
4. The builder shall check and verify all given grade elevations and drainage prior to commencement of construction. Builder shall verify location of existing and proposed utilities prior to commencement of construction.
5. Footings to bear on natural undisturbed soil and be a min. of 1.22m below finished grade. Underside of footings shown are taken from architectural plans and may not represent actual footing level.
6. All dimensions and grade elevations are shown in metres.
7. Unless otherwise indicated, finished floor level is 0.40m above Specified House Grade at entry points to house and provision of 2 risers at entries must be made to gain entry into house. Maintain top of foundation wall min. 0.15m above finished grade.
8. Unprotected openings (windows, doors) must be min 1.2m from lot lines. Builder to verify location of all windows relative to lot line to maintain min. setback for unprotected openings.
9. These General Notes apply to all drawings for Siting & Grading including siting on individual sheets.
10. All front and rear yards shall be graded at a 2% - 5% grade within 6.0m of the dwelling unit.
11. Base curb elevation to be checked vs garage slab elevation to ensure adequate driveway grade before constructing garage.
12. Downspouts to discharge onto ground via splash pad.
13. For details of the laneway & privacy fence refer to the landscape drawings.

SITE STATISTICS	
GROSS SITE AREA	3807.96 m ² /0.940 Ac/ 0.380 Ha
LOT FRONTAGE	345.44 m.
LOT DEPTH	83.85 m
LOT COVERAGE (including canopy)	1157.72 m ² 30.4%
ROADS, WALKWAY, D/W	1711.31 m ² 44.9%
LANDSCAPE	938.93 m ² 24.7%
BUILDING HEIGHT	9.77 m
AMENITY AREA	347.29 sq.m.
GROSS FLOOR AREA:	
DAYCARE	689.23 m ²
VETERINARIAN	416.37 m ²
PARKING REQUIRED	
AS PER EXISTING BYLAW 1-88	
Daycare (1.5 space/employee) (1.5x16=24)	24
AS PER EXISTING BYLAW 1-88	
Veterinarian (3.3 spaces/100sq.m. x 416.37sq.m.=13.74)	14
TOTAL REQUIRED UNDER BY-LAW 1-88:	38
TOTAL PROVIDED ON THE SITE PLAN	30
includes 2 Accessible Parking space (Type A)	
SNOW STORAGE AREA PROVIDED (MIN. REQ.-2% LOT AREA=76.15m ²)	83.0 m ²

LEGEND	
PROPOSED GRADES	LOT CORNER
PROPOSED GRADE	DIRECTION OF FLOW
FFL	FINISHED FLOOR LEVEL
FGF	FINISHED GROUND FLOOR
FLH	FINISHED LANDING HEIGHT
TFW	TOP OF FOUNDATION WALL
FFER/F	FINISHED FLOOR ENTRY REAR/FRONT
USF	UNDERSIDE OF FOOTINGS
FBS	FINISHED BASEMENT SLAB
AMENITY SPACE	AMENITY SPACE
STREET LIGHT	LANEWAY STREET LIGHT
HYDRANT	HYDRANT
TRANSFORMER	TRANSFORMER
VALVE CHAMBER	VALVE CHAMBER
WATER SERVICE	WATER SERVICE
STORM & SANITARY CONNECTION	STORM & SANITARY CONNECTION
CABLE TV PEDESTAL	CABLE TV PEDESTAL
BELL PEDESTAL	BELL PEDESTAL
CATCH BASIN	CATCH BASIN
EXTERIOR DOOR LOCATION	EXTERIOR DOOR LOCATION
SWALE DIRECTION	SWALE DIRECTION
W.O.D	WALK OUT DECK
W.O.B	WALK OUT BASEMENT
R	REVERSE PLAN
O	DOWNSPOUT
ENGINEERED FILL	ENGINEERED FILL
STREET SIGN	STREET SIGN
HYDRO TAIL	HYDRO TAIL



70 Siltan Road, Unit #01,
Woodbridge, Ontario, L4L 8B9
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CITY PARK HOMES DEVELOPMENTS
PROPOSED DAYCARE/VETERINARIAN DEVELOPMENT
HUNTINGTON RD. VAUGHAN

06/22/22	FP	Removed south parking spaces & updated statistics per city	10/20/21	CZ	Updated site plan
06/22/22	FP	Updated statistics per city	09/13/21	CZ	New option
03/07/22	FP	Updated building footprint	03/01/21	FP	ADDED 1 NEW ACCESSIBLE PARKING SPACE & UPDATED PARKING STATISTICS PER CITY
02/01/22	CZ/FP	Issued for SPA submission	02/08/21	FP	ADJUSTED PER CITY COMMENTS FOR SPA RE-SUBMISSION
01/17/22	CZ/FP	Relocated Molok bins	01/19/20	FP	ADJUSTED PER CITY COMMENTS
01/12/22	CZ/FP	Rev. parking areas & stats	07/24/20	FP	ADJUSTED PARKING DIMENSIONS
12/24/21	CZ	Updated site stats	07/23/20	FP	ISSUED FOR SPA SUBMISSION
12/24/21	CZ	Recalculated coverage	04/24/20	FP	UPDATED BUILDING FOOTPRINT
12/21/21	CZ	Updated building footprint	02/19/20	FP	ADDED GARBAGE COLLECTION AREA
11/18/21	CZ	Updated as per client	02/13/20	FP	REVISED SITE PLAN PER CLIENT
11/17/21	CZ	Updated room areas as per client	01/29/20	CZ	UPDATED SITE PLAN
DATE	REF.	DESCRIPTION	DATE	REF.	DESCRIPTION

DO NOT SCALE DRAWING