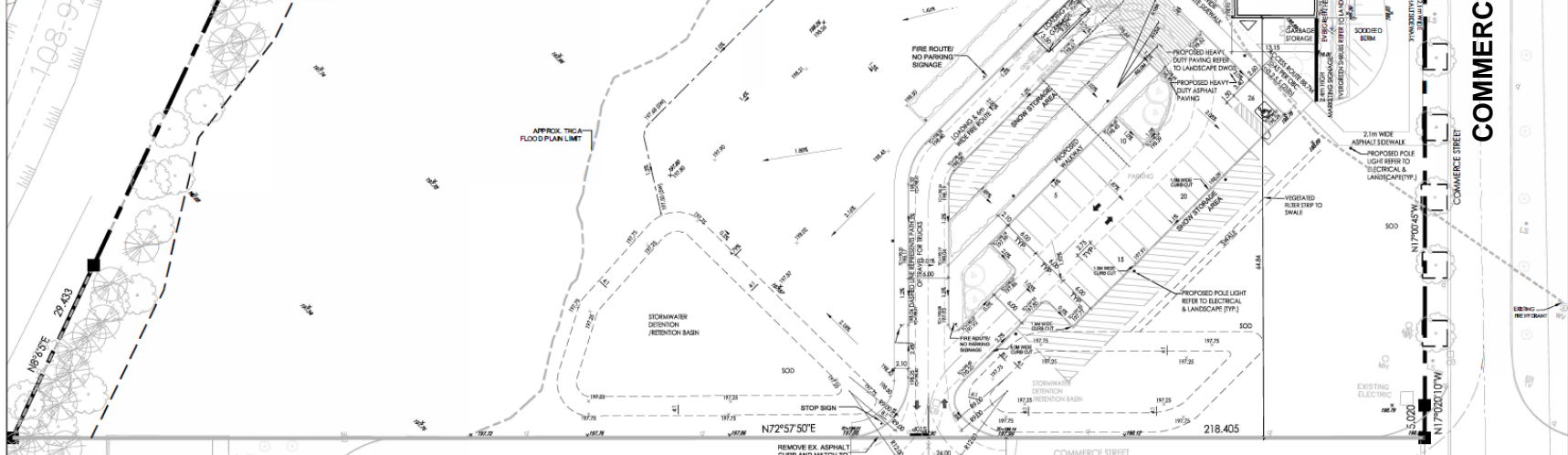


ATTACHMENT 1 – LOCATION OF PUBLIC ART (SITE PLAN)

SITE DEVELOPMENT DATA			
ZONE C9 – VMC			
LOT AREA	2.24 ha	[5544 sqm]	22,435.33 sqm
BUILDING AREA			
SALES PAVILION	861.2 sq.m.		
TOTAL BLDG AREA (GROSS FLOOR AREA)	861.2 sq.m.		
FSI 0.3384			
SETBACKS			
REQUIRED	PROVIDED		
FRONT YARD	0	64.84 m	
REAR YARD	3 m	14.05 m	
SIDE YARD (EXTERIOR)	0	14.21 m	
SIDE YARD (INTERIOR)	0	109.34 m	
BLDG. HEIGHT 7 m			
PARKING			
BLDG. AREA (861.2 sq.m.)	REQUIRED	PROVIDED	
2.5 parking spaces per 100 sqm	22	26	
TOTAL	22	26	
INCL. 1 TYPE A ACCESSIBLE SPACE			
LOADING SPACE			
(8.0m x 3.5m)	REQUIRED	PROVIDED	
LANDSCAPED AREA	20,172.20 sq.m.	[217,130 sq. ft.]	
PERCENTAGE	89.91 %		
PAVED AREA	1,401.0 sq.m.	[15,087 sq. ft.]	
PERCENTAGE	6.25 %		
SNOW STORAGE			
REQUIRED	PROVIDED		
2.0 %	2.02 %		
PERCENTAGE	449 sq.m.	453 sq.m.	
OCCUPANCY Group D			
Occupant Load 9.3sqm./per person			
Max Occupant Load=93 people (incl staff)			



THESE DRAWINGS ARE NOT TO BE SCALE
 ALL DIMENSIONS MUST BE VERIFIED BY CONSTRUCTOR PRIOR
 TO COMMENCEMENT OF WORK. ANY DISCREPANCIES
 MUST BE REPORTED DIRECTLY TO ARCHITECT/OWNER

NO.	DATE	ISSUED FOR
1	2019.01.30	CLIENT REVIEW
2	2019.02.01	CLIENT REVIEW
3	2019.03.28	SITE PLAN APPROVAL
4	2019.07.04	ISSUED FOR SPA
5	2019.07.10	ISSUED FOR SPA
6	2019.07.17	ISSUED FOR SPA
7	2019.09.25	ISSUED FOR SPA
8	2020.03.03	SPA REVISION #1



NO.	DATE	REVISION/COMMENT

S:|N
 ARCHITECTS

8396 JANE ST, SUITE 202
 VAUGHAN, ONTARIO, L4K 5Y2
 PHONE: (416) 591-1915 FAX: (416) 591-1817

ONARIO ASSOCIATION OF ARCHITECTS
 LICENSE NO. 10356

D. HAVAS & PARTNERS

CLIENT
2748355 CANADA INC. & MENKES VMC RESIDENTIAL INC.

PROJECT
**SALES OFFICE - BLOCK 4
 30 INTERCHANGE WAY
 VAUGHAN, ONTARIO**

DRAWING TITLE:
PROPOSED SITE PLAN

DATE: 2019.01.25 SCALE: 1:500
 DRAWN BY: GF CHECKED BY: GF
 PROJECT NUMBER: DRAWING NUMBER:
S19012 A100

1 SITE PLAN
 SCALE: 1/80

PLAN OF SURVEY OF
 PART OF LOTS 4 AND 5
 CONCESSION 5
 (GEOGRAPHIC TOWNSHIP OF VAUGHAN,
 COUNTY OF YORK)
 CITY OF VAUGHAN
 (FORMERLY TOWN OF VAUGHAN)
 REGIONAL MUNICIPALITY OF YORK
 HUNT SURVEYS INC.

