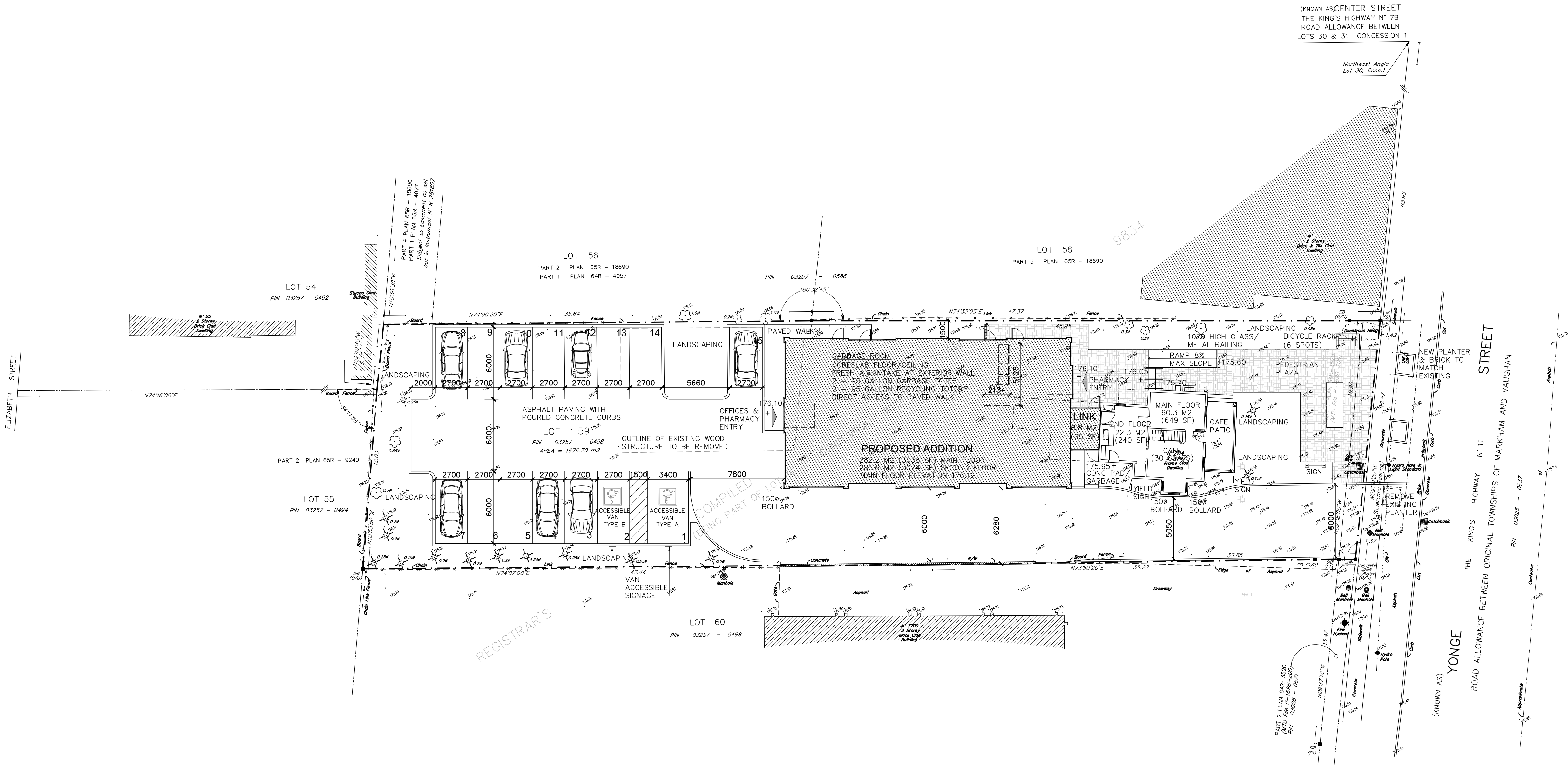


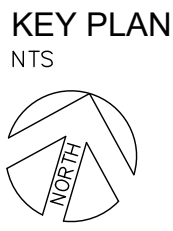
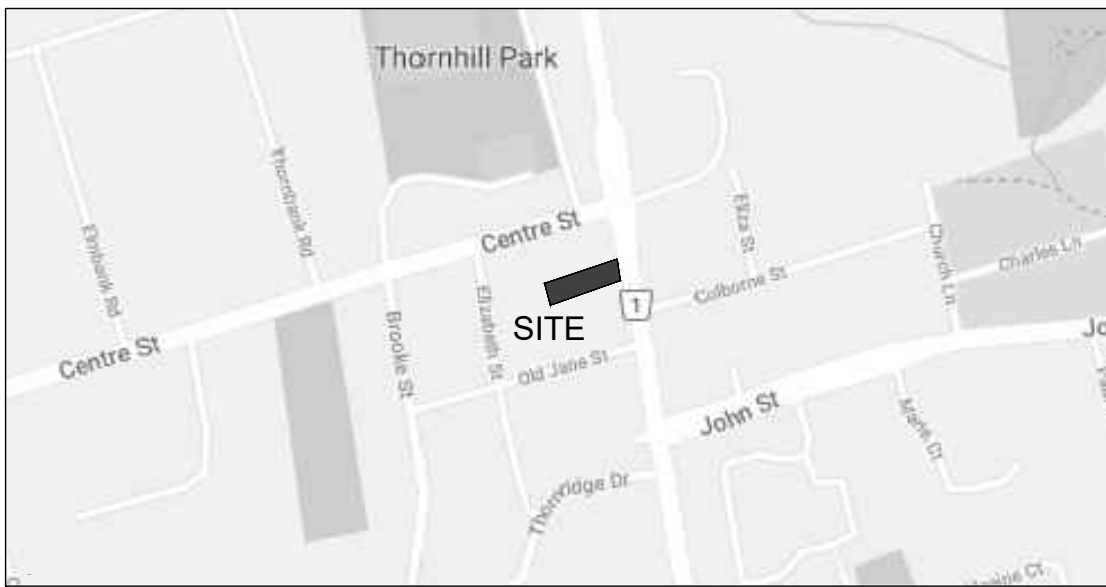
DRAWING NOTES  
SITE PLAN AND GRADING TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT OF PART 1 PLAN OF LOT 59, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, BY R.G. MCKIBBON, ONTARIO LAND SURVEYOR, DATED 25 JULY 2011.




SITE STATISTICS	
LOT AREA	1676.7 M <sup>2</sup>
SITE COVERAGE	
EXISTING BUILDING	60.3 M <sup>2</sup>
PROPOSED LINK	8.8 M <sup>2</sup>
PROPOSED ADDITION	291.8 M <sup>2</sup>
TOTAL	360.9 M <sup>2</sup>
	21.5%
FLOOR AREAS	
FIRST FLOOR EXISTING	60.3 M <sup>2</sup>
SECOND FLOOR RENOVATED	22.3 M <sup>2</sup>
LINK NEW	8.8 M <sup>2</sup>
FIRST FLOOR NEW	282.2 M <sup>2</sup>
SECOND FLOOR NEW	285.6 M <sup>2</sup>
TOTAL	659.2 M <sup>2</sup>
FLOOR SPACE INDEX	0.39
NEW BASEMENT	282.2 M <sup>2</sup>
BUILDING HEIGHT	8.1 M

PARKING CALCULATIONS	
RETAIL (NEW MAIN FLOOR & LINK)	282.2 M <sup>2</sup> + 8.8 M <sup>2</sup>
+ (2 FLOORS EXISTING HOUSE)	60.3 + 22.3 M <sup>2</sup>
=	373.6 M <sup>2</sup> / 100 X 2.0 = 7.5 SPACES
MEDICAL (SECOND FLOOR)	
285.6 M <sup>2</sup> / 100 X 2.5 =	7.2 SPACES
TOTAL PARKING REQUIRED	= 14.7 OR 15 SPACES
PARKING PROVIDED	15 SPACES
CAFE AREA	
FIRST FLOOR EXISTING BUILDING	60.3 M <sup>2</sup>
FIRST FLOOR LINK	8.8 M <sup>2</sup>
SECOND FLOOR EXISTING BUILDING	22.3 M <sup>2</sup>
TOTAL CAFE AREA	91.4 M <sup>2</sup>

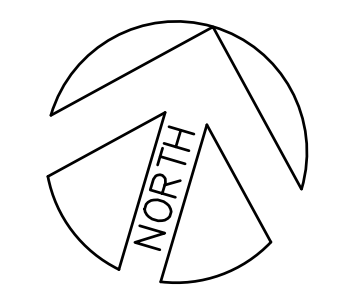
LANDSCAPING CALCULATIONS	
2.4M LANDSCAPE BUFFER	49.0 M <sup>2</sup>
EXISTING HOUSE/PORCH	74.8 M <sup>2</sup>
LINK	8.8 M <sup>2</sup>
PROPOSED ADDITION	291.8 M <sup>2</sup>
DRIVE/PARKING/CURBS	783.6 M <sup>2</sup>
PLAZA/WALKS (FRONT & REAR)	181.6 M <sup>2</sup> = 10.8% OF SITE
SOFT LANDSCAPING (SOFT AREAS A TO G)	378.1 M <sup>2</sup> = 22.6% OF SITE



No	Date	Description	By
8	15 FEB/21	ISSUED FOR SPA	BA
7	09 DEC/20	ADDED YIELD SIGNS	BA
6	08 DEC/20	REISSUED FOR SPA	BA
5	11 APR/17	ISSUED FOR SPA	BA
4	17 FEB/17	ISSUED TO CONSULTANTS	BA
3	13 FEB/17	ISSUED FOR REVIEW	BA
2	10 FEB/17	ISSUED FOR REVIEW	BA
1	03 FEB/17	ISSUED FOR REVIEW	BA



Ontario Association of Architects  
BRIAN AWDE  
LICENCE 2215



North

Date JANUARY 2017

Drawn BA

Checked

Approved

CAD Version AUTOCAD 2016

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Project:  
**7714 YONGE STREET**  
VAUGHAN ONTARIO

Drawing Name:  
**PRELIMINARY SITE PLAN**

Scale	1:200	Revision No	8
Project No	16.17	Drawing No	SK-1