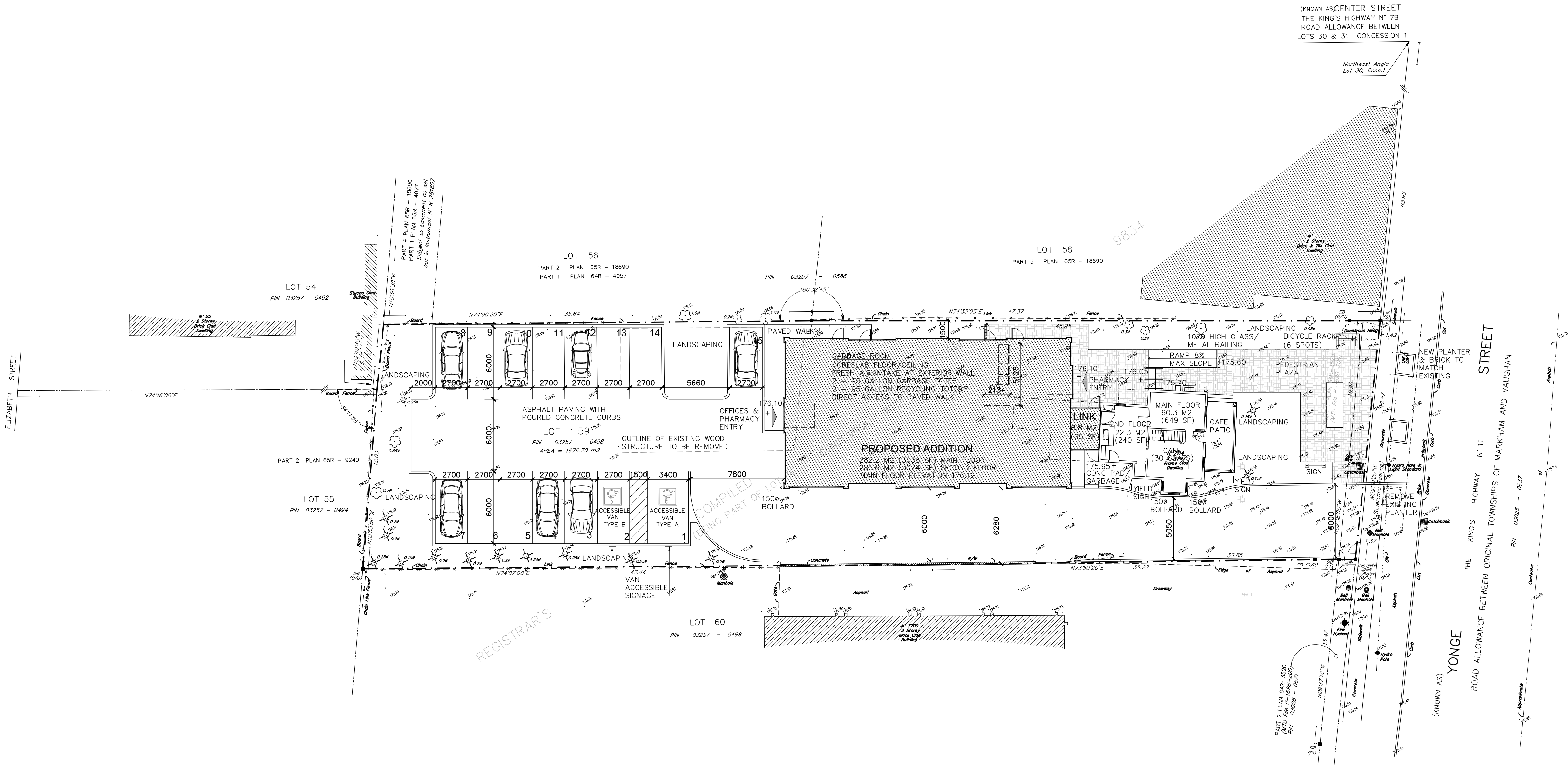


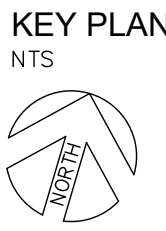
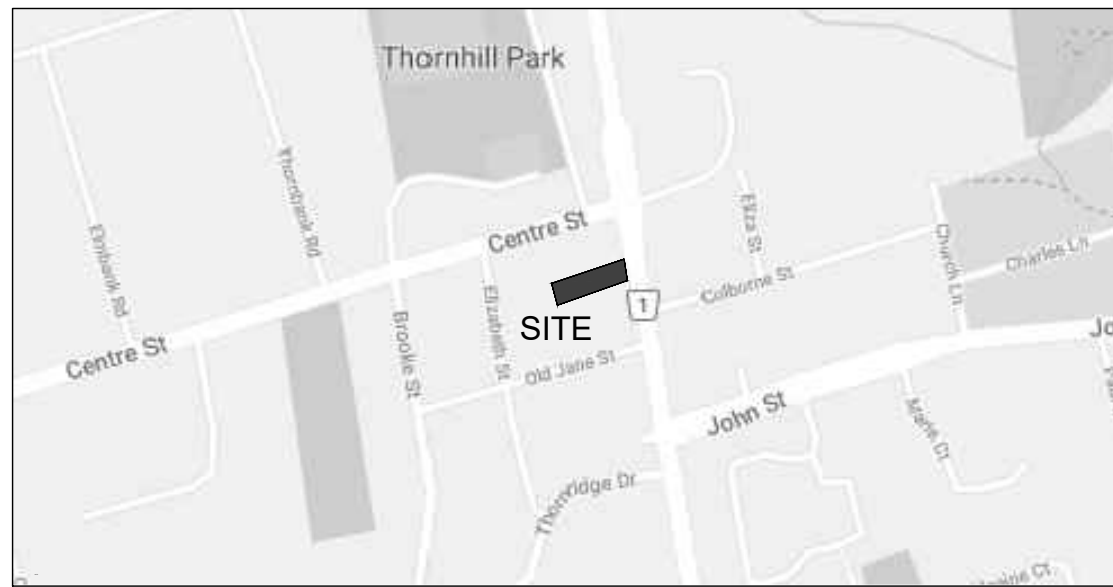
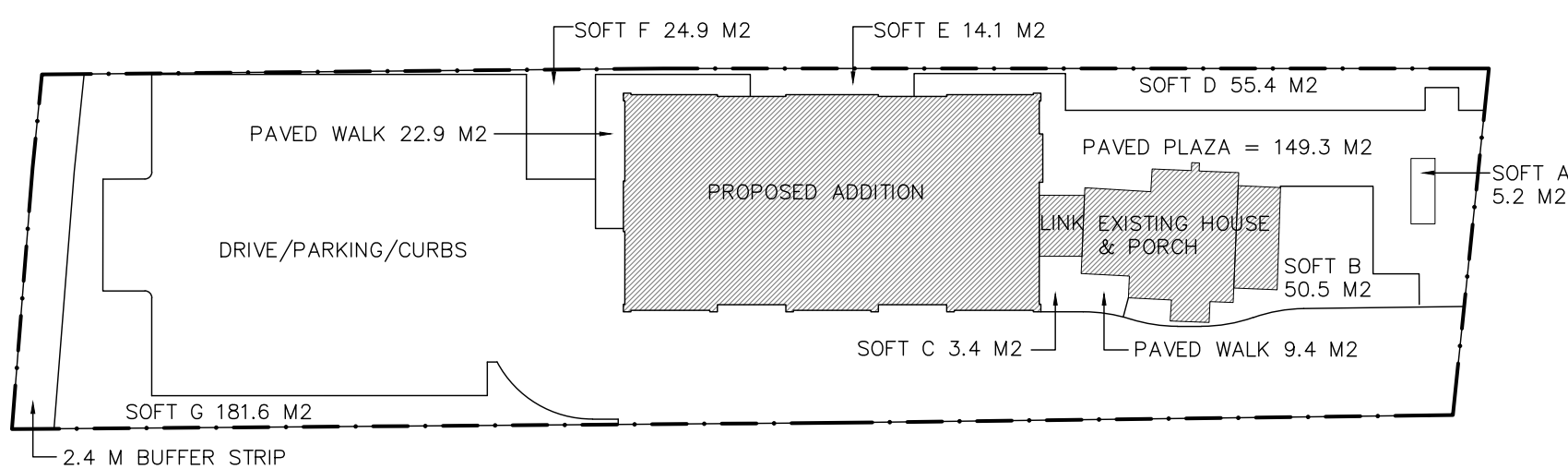
DRAWING NOTES  
SITE PLAN AND GRADING TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT OF PART 1 PLAN OF LOT 59, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, BY R.G. MCKIBBON, ONTARIO LAND SURVEYOR, DATED 25 JULY 2011.




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

REVISIONS	
	
This drawing is not to be used for construction until signed by the Architect.	
Date	JANUARY 2017
Drawn	BA
Checked	
Approved	
CAD Version	AUTOCAD 2016

These drawings shall not be scaled. The Contractor shall verify all dimensions, datums, and levels prior to beginning the Work. All errors and omissions to be reported immediately to the Architect. Variations and modifications to work shown on this drawing shall not be carried out without the written consent of the Architect. This drawing is the exclusive property of the Architect and shall not be reproduced without the Architect's permission.



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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