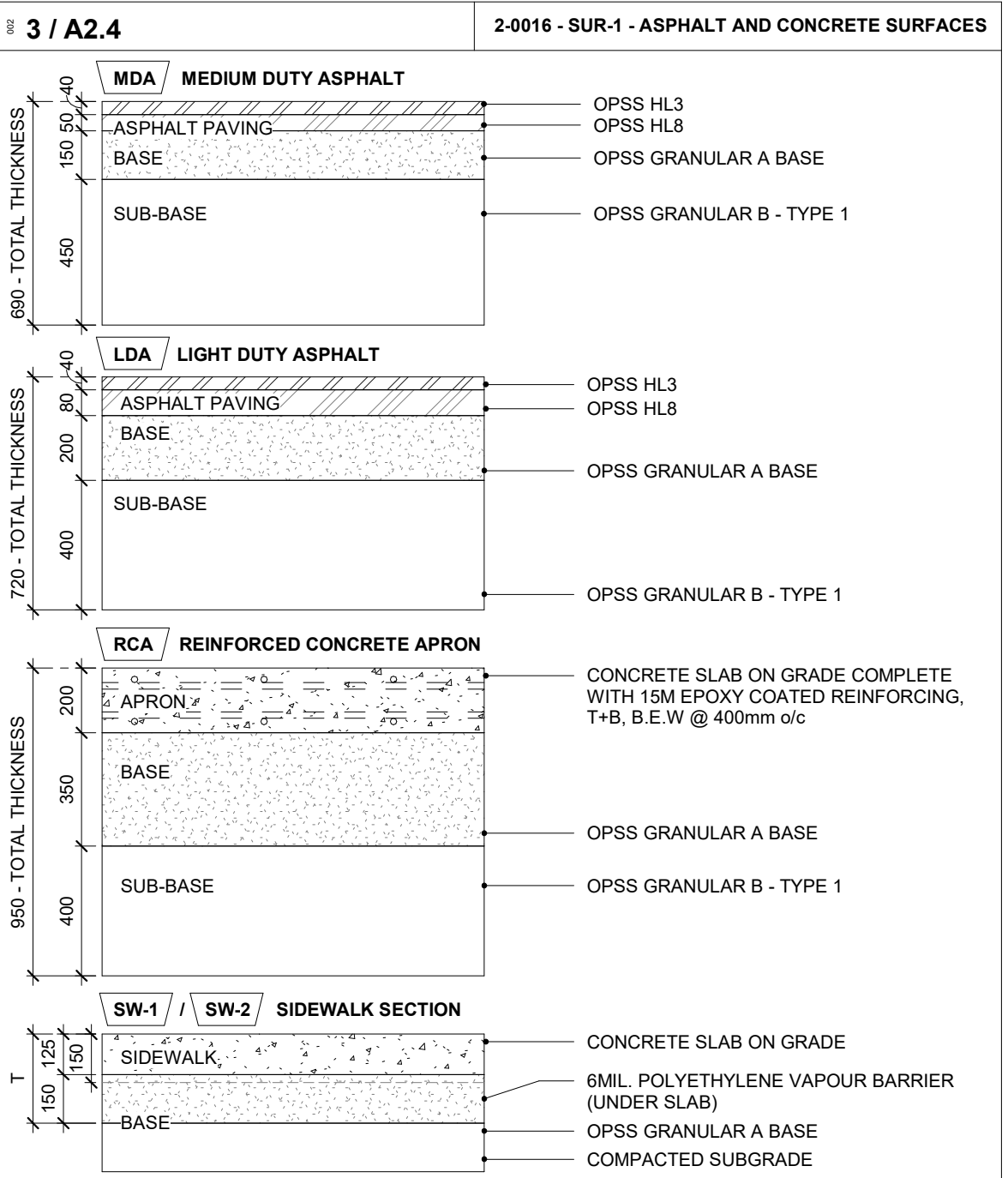


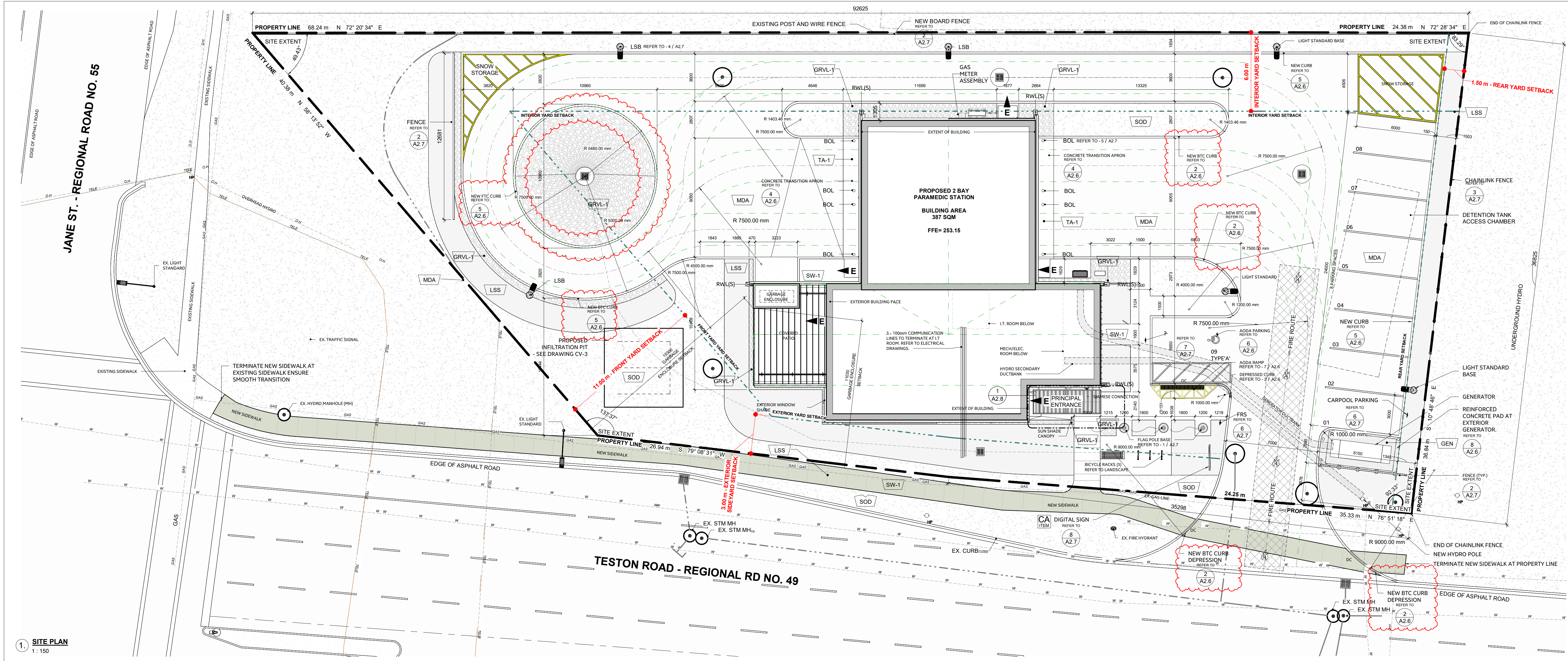
PROJECT SITE STATISTICS DATA					
ZONING INFORMATION					
ITEM	DESCRIPTION	DESCRIPTION			
1	ZONING BY-LAW	BY-LAW 1-88			
2	ZONING CATEGORY	AGRICULTURE (A)			
3	PERMITTED USES	PUBLIC BUILDING			
4	LOT AND PLAN NUMBER	PRT LOT 6 - PRT 2&3, CONC. 4, Plan 65R-25880			
LOT REQUIREMENTS		REQUIRED		PROPOSED	
5	LOT AREA	2,588.00	m²	2,588.00	m²
6	LOT FRONTAGE MINIMUM	N/R	m	N/R	m
7	LOT COVERAGE MAXIMUM %	20.00	%	14.91	%
8	LANDSCAPED AREA MINIMUM	258.80	m²	730.42	m²
9	GREEN ROOF AREA	N/R	m²	N/A	m²
10	FRONT YARD LANDSCAPE MINIMUM	N/R	%	N/R	%
11	HARDSCAPED AREA (HIGH ALBEDO)	N/R	m²	151.00	m²
12	PAVED AREA	N/R	m²	1,320.58	m²
PRINCIPAL BUILDING REQUIREMENTS		REQUIRED		PROPOSED	
13	BUILDING HEIGHT MAXIMUM	11.00	m	6.00	m
14	FLOOR SPACE INDEX	0.20	FSI	0.15	FSI
15	BUILDING FOOTPRINT	517.60	m²	386.00	m²
16	GROSS BUILDING AREA	N/R	m²	386.00	m²
17	ESTABLISHED GRADE	N/R	m		m
PARKING / LOADING / BICYCLE SPACES		REQUIRED		PROPOSED	
18	PARKING SPACES	13		9	
19	PARKING SPACES FOR PERSONS WITH...	1		1	
20	BICYCLE PARKING	2		2	
21	LOADING SPACES	N/R		0	
BUILDING TO PROPERTY SETBACKS		REQUIRED		PROPOSED	
22	FRONT YARD SETBACK (PER MV A064/21)	11.00	m	11.00	m
23	SIDE YARD SETBACK (PER MV A064/21)	3.00	m	3.00	m
24	REAR YARD SETBACK (PER MV A064/21)	1.5	m	1.50	m
25	SIDE YARD SETBACK (PER MV A064/21)	6.00	m	6.00	m
LANDSCAPE BUFFER PROPERTY SETBACKS		REQUIRED		PROPOSED	
26	LANDSCAPE SETBACK FRONT YARD	6.00	m	3.00	m
27	LANDSCAPE SETBACK SIDE YARD	0.00	m	1.50	m
28	LANDSCAPE SETBACK REAR YARD	0.00	m	3.00	m
29	LANDSCAPE SETBACK SIDE YARD	0.00	m	3.00	m



NOTE:
SW-1 SIDEWALK - 150 CONCRETE SLAB ON GRADE - TOTAL THICKNESS (T) 300MM
SW-2 SIDEWALK - 200 CONCRETE SLAB ON GRADE - TOTAL THICKNESS (T) 350MM
THICKNESS INCREASED TO 200MM OR AS REQD TO MEET MUNICIPAL REQUIREMENT AT DRIVEWAY ENTRANCES. CONFIRM MUNICIPAL REQUIREMENTS PRIOR TO PROCEEDING.

NOTES:
1. REFER ALSO TO GEOTECHNICAL REPORT(S) TO CONFIRM LAYER THICKNESSES. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO PROCEEDING.
2. CONCRETE SHALL BE CLASS C2, 32MPa, 5-8% AIR CONTENT WITH A MAX. SLUMP OF 80MM

- 2 / A2.4** A700 GENERAL NOTES - SITE PLAN
- THE CONTRACT CONSISTS OF ALL WORK WITHIN THE 'PROPERTY LINE' AND/OR 'SITE EXTENTS' LINE AS INDICATED PLUS ANY WORK SPECIFICALLY NOTED OUTSIDE OF THAT LINE OR AS REQUIRED TO DELIVER A OPERATIONAL, FUNCTIONING PROJECT.
 - THE TERM 'SITE EXTENTS' REFERS TO THE AREA THAT THE CONTRACTOR IS REQUIRED TO ENCLOSE WITH CONSTRUCTION FENCING FOR THE DURATION OF THE WORK.
 - ALL WORK DONE OUTSIDE OF THESE LIMITS MUST BE EXECUTED IN STRICT ACCORDANCE WITH THE STANDARDS OF THE MUNICIPALITY AND ALL OTHER AUTHORITIES HAVING JURISDICTION. MAKE GOOD AT NO ADDITIONAL COST TO THE OWNER OR MUNICIPALITY ANY DAMAGE CAUSED BY THIS CONSTRUCTION TO MATERIALS OR FINISHES BEYOND THE 'PROPERTY LINE' INDICATED.
 - CONTRACTOR IS TO RESTRICT ALL WORK, EQUIPMENT AND MATERIALS STORAGE TO AREA(S) WITHIN THE 'PROPERTY LINE' EXCEPT WHERE NOTED OTHERWISE. PRIMARY SITE ACCESS POINT & CONSTRUCTION PARKING IS TO BE CONFIRMED WITH OWNER. NO PARKING IS PERMITTED IN THE MUNICIPAL RIGHT-OF-WAY.
 - LOCATE EXCAVATED MATERIALS & TOPSOIL PILES SO AS NOT TO IMPEDE PROGRESS OF THE WORK OR AS DIRECTED. DOUBLE HANDLING OF MATERIALS AS A RESULT OF CONTRACTOR PLANNING OR EXECUTION OF THE WORK WILL NOT BE CONSIDERED AS A BASIS FOR CLAIM. AT COMPLETION OF THE PROJECT, ANY EXCESS MATERIAL IS TO BE REMOVED AND AREA MADE GOOD TO CONSULTANTS SATISFACTION.
 - FOR TRENCHING & BACKFILLING OF ALL SERVICE LINES AND DIVISION OF RESPONSIBILITY REFER TO APPROPRIATE SPECIFICATION SECTIONS AND DRAWINGS. TRENCHING & BACKFILLING NOT IDENTIFIED BY A PARTICULAR SUB-TRADE WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE TRENCHING AND BACKFILLING. GRADE FINISHED WORK TO MATCH SURROUNDING SURFACES.
 - NOTE THAT THE EXACT LOCATIONS OF ALL NEW MECHANICAL & ELECTRICAL ITEMS ARE APPROXIMATE UNLESS DIMENSIONS ARE GIVEN. ADJUST LOCATIONS AS REQUIRED AND AS APPROVED BY CONSULTANT TO SUIT SITE CONDITIONS.
 - NOTE THAT ALL MECHANICAL AND ELECTRICAL UNDERGROUND AND ABOVEGROUND SERVICE LINES INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE INDICATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT TYPES, LOCATIONS, DEPTHS AND MARKING ALL UNDERGROUND AND ABOVEGROUND SERVICES WITHIN ALL AREAS OF CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO GAS LINES, WATER LINES, ELECTRICAL LINES, TELEPHONE, CABLE TV ETC. VERIFY EXACT LOCATIONS WITH THE APPROPRIATE AUTHORITIES BEFORE EXCAVATING.
 - PRIOR TO COMMENCING WORK TO PLACE VERTICAL ELEMENTS SUCH AS FLAGPOLES AND LIGHT STANDARDS ENSURE ADEQUATE CLEARANCE FROM EXISTING ABOVE GROUND ELEMENTS SUCH AS OVERHEAD WIRES CABLES ETC. NOTIFY THE CONSULTANT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
 - ALL FINISHED PAVING AND GRADING TO BE TO NEW LEVELS SHOWN. ALL DRAINAGE TO BE POSITIVE. LEAVING NO POCKETS IN FINISHED GRADE. FINISHED GRADING TO SLOPE MINIMUM 1:12 AND ASPHALT TO SLOPE MAX 1:10 AWAY FROM BUILDING UNLESS SHOWN OTHERWISE. NEW GRADES TO MEET EXISTING GRADES FALLING AWAY FROM BUILDING AND FEATHERED OUT EVENLY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF CONSTRUCTION TO FACILITATE AS-BUILT DRAWINGS.
 - CO-ORDINATE ALL WORK NOTED HERE WITH THE SPECIFICATION DOCUMENTS - FOR GENERAL REQUIREMENTS, EXISTING CONDITIONS, EXCAVATION & BACKFILLING, LANDSCAPING, ETC AS REQUIRED FOR COMPLETE SITE RELATED WORK.



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ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
16	SPA SUBMIT	2024-03-20
19	TENDER	2025-10-30
21	ADDENDUM #5	2026-01-05
22	ADDENDUM #7	2026-01-21
23	PERMIT FR ON PLANS	2026-02-05
24	ADDENDUM #8	2026-02-09

YORK REGION PRS #33 RFIC
397-21

PROJECT: 2960 TESTON ROAD, VAUGHAN

CLIENT:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT.

ARCHITECT
THOMASBROWNARCHITECTS
167 SPADINA AVENUE, SUITE 508 | TORONTO ONTARIO | M5T 2C8

PROFESSIONAL SEAL:

DWG TITLE
SITE PLAN & SITE STATISTICS

ORIENTATION
TRUE NORTH
CONSTRUCTION NORTH

DATE
2020-11-18

PROJECT NO.
1622

DRAWING NO.
A2.4

REVISION
24

1 SITE PLAN
1 : 150

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