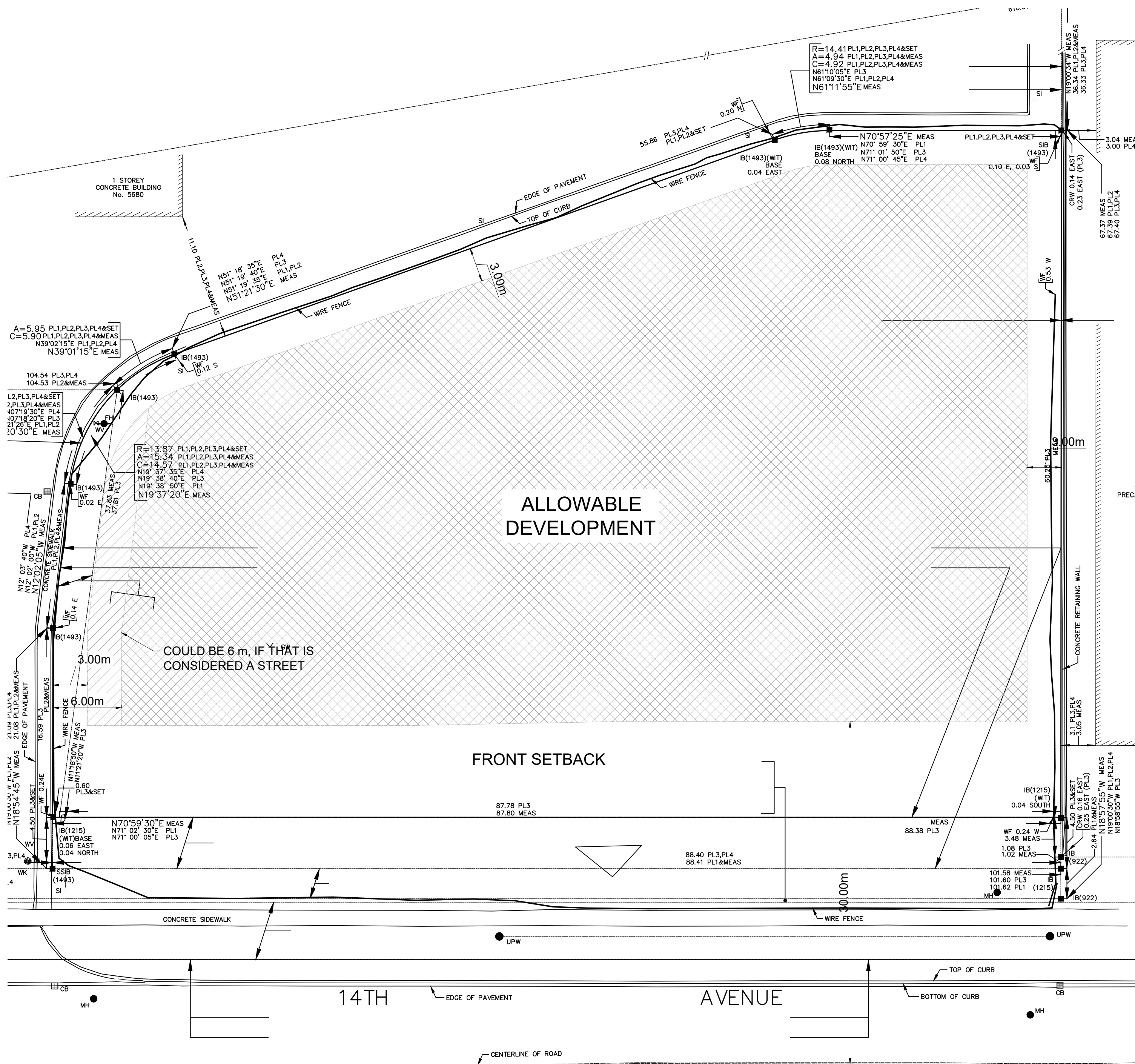


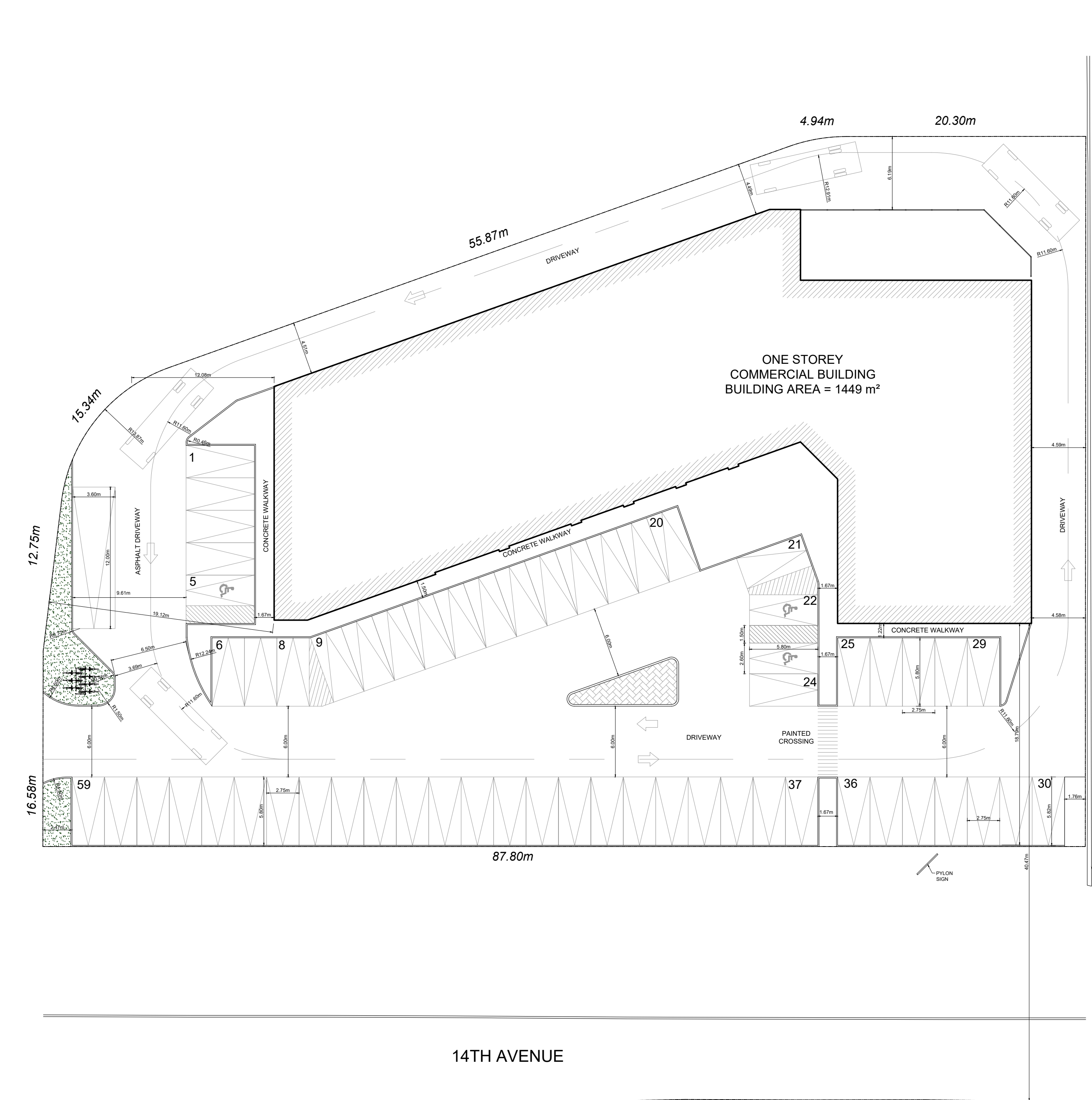
SITE STATISTICS

LOT AREA = 4516.83 m²
 BUILDING AREA = 1448.85 m²
 LOT FRONTAGE = 30 m ABUTTING ALL OTHER STREETS
 ALLOWED FAR = 2032.57 m² (45%)
 PROPOSED FAR = 1448.85 m² (29%)
 LANDSCAPED AREA = 60.98 m²
 NUMBER OF STOREYS = 1
 MAX. BUILDING HEIGHT = 14 m
 PROPOSED BUILDING HEIGHT = 8.4 m

SETBACKS = • 3 m ADJOINING LOT LINE
 • 30 m FROM CENTRELINE OF 14TH AVENUE
 WHEN USED FOR LANDSCAPE OPEN SPACE

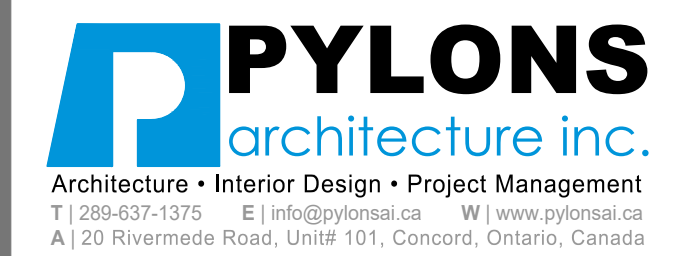


01 allowable development
SCALE | 1:250



02 proposed development
SCALE | 1:250

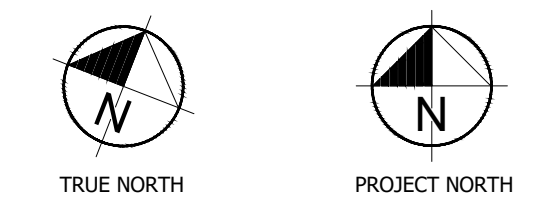
Revision	Date
REV. 01 FOR SPA	SEP 05, 2024
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REV. 03 FOR ZPR	MAY 08, 2024
REV. 02 FOR ZPR	MAR 26, 2024
REV. 01 FOR ZPR	DEC 06, 2023
ISSUED FOR ZPR	NOV 15, 2023



MIXED USE DEVELOPMENT
 5690 14TH AVENUE
 MARKHAM, ONTARIO
 L3S 3K5

SITE STATISTICS

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 Scale: AS NOTED
 Date: MAR 10, 2023
 Drawn by: AS/RN
 Checked by: RN

A1.00

Unit Area Calculation			
No.	Use	Area	
		m ²	ft ²
	Garbage	41	441
	Mechanical	35	377
1	Personal Service	107	1152
2	Personal Service	94	1012
3	Child Care/ Montessori	325	3498
4	Personal Service	149.8	1612
5	Take out Rest	91.4	984
6	Take out Rest	91.4	984
7	Take out Rest	91.4	984
8	Personal Service	126	1356
9	Personal Service	126	1356
10	Walk-in Clinic	169	1819
Total Leasable		1371	14757
Total		1447	15575

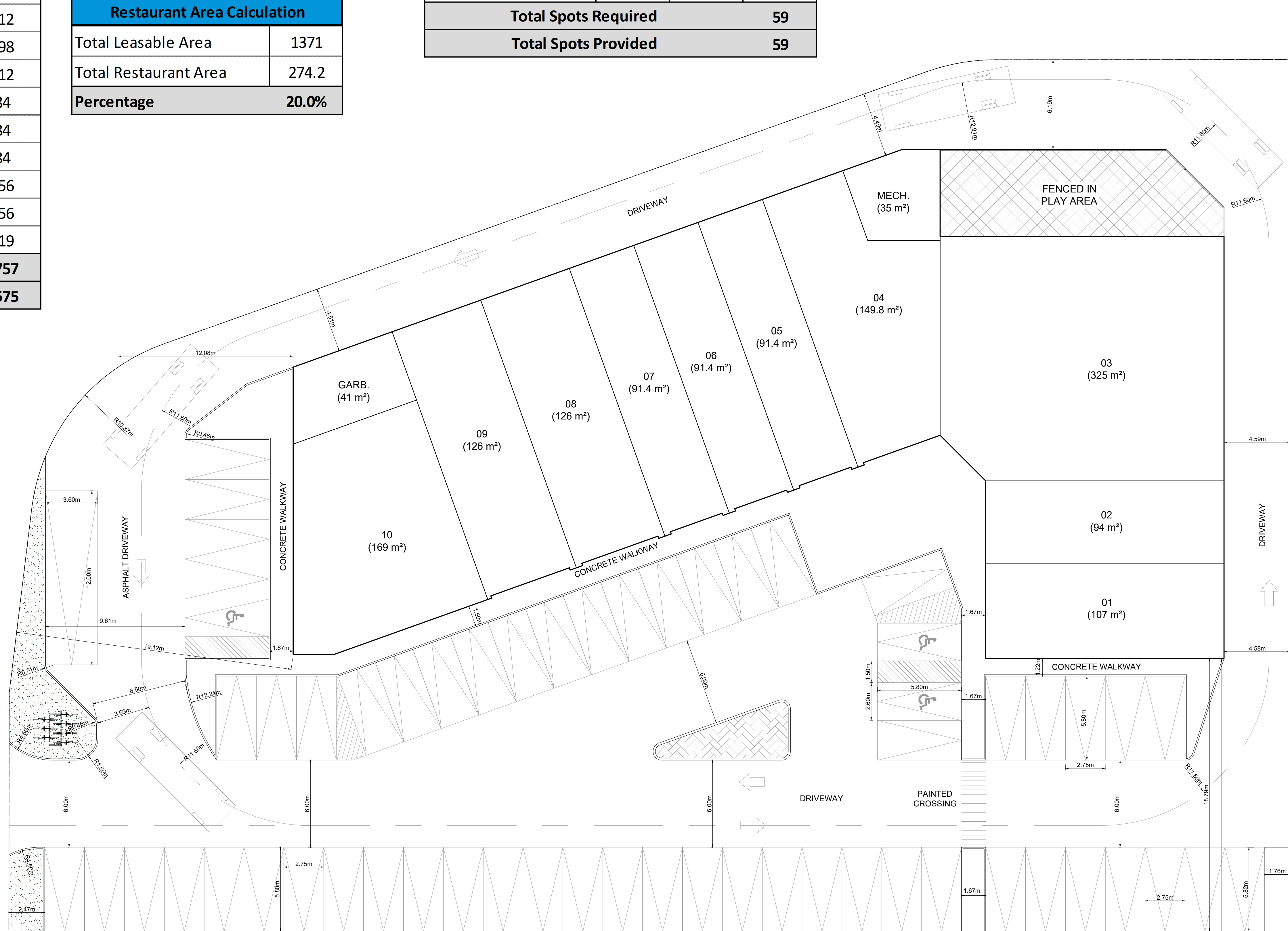
Childcare Parking Calculation			
Classes/ Children	Rate	Spots	
Number of Classes	4	1.5	6
Number of Children	40	0.2	8
Total			14

Restaurant Area Calculation	
Total Leasable Area	1371
Total Restaurant Area	274.2
Percentage	20.0%

Parking Calculation			
Area/ Rate	Area	Rate	Spots
Floor area @ 1/23	771.8	23	
Restaurants within 20%	274.2	23	
Total Before Child Care	1046	23	45
Child Care Centre	325		14
Total Spots Required			59
Total Spots Provided			59

PARKING STANDARDS
 ACCESSIBLE PARKING = 5%
 PARKING SPACES: 59
 ACCESSIBLE SPACES: 3 (5%)
 59 TOTAL SPACES PROVIDED
 3 ACCESSIBLE SPACES

BIRD FRIENDLY LIGHTING SPECIFICATIONS:
 - THE USE OF EXTERIOR UP LIGHTING IS ELIMINATED
 - THERE IS NO EXTERIOR LIGHT SPILL OUTSIDE OF PROPERTY LINE
 - WHERE EXTERIOR LIGHTING IS PROPOSED WITHIN THE DEVELOPMENT, LANDSCAPE DETAILS INCLUDE LIGHTING SPECIFICATIONS
 - THE FOLLOW NOTATION IS INCLUDED ON LANDSCAPE PLANS: "ALL LIGHTING IS TO BE DOWNLIT AND DARK SKY COMPLIANT. NO EXTERIOR LIGHT SPILL IS PERMITTED OUTSIDE OF THE PROPERTY LINE"



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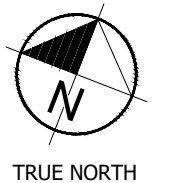
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PROPOSED SITE PLAN

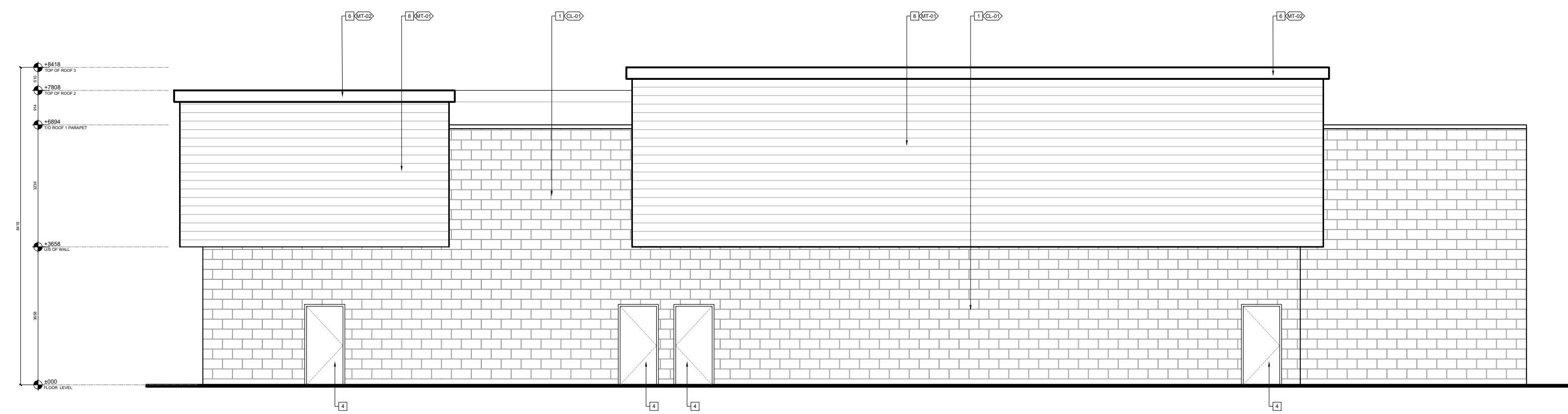
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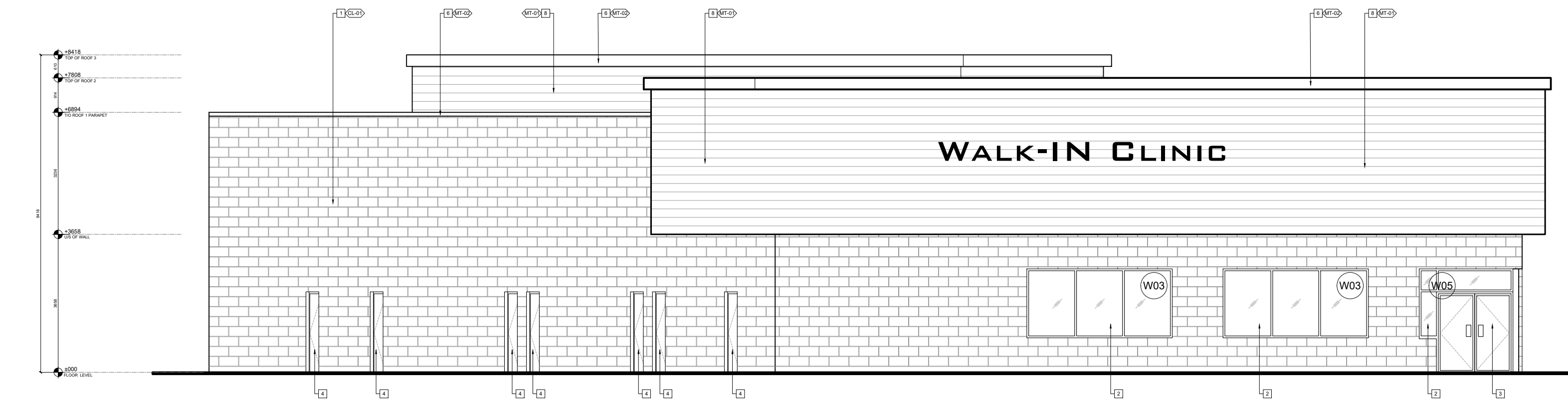
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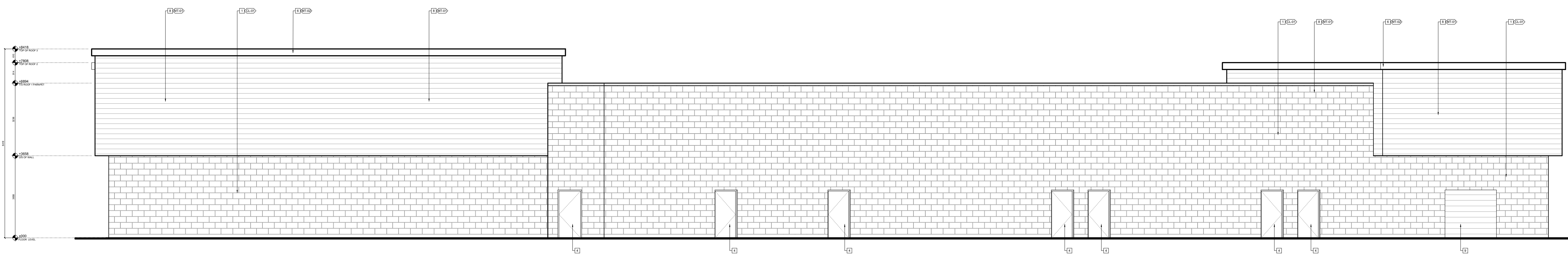
01 proposed site plan
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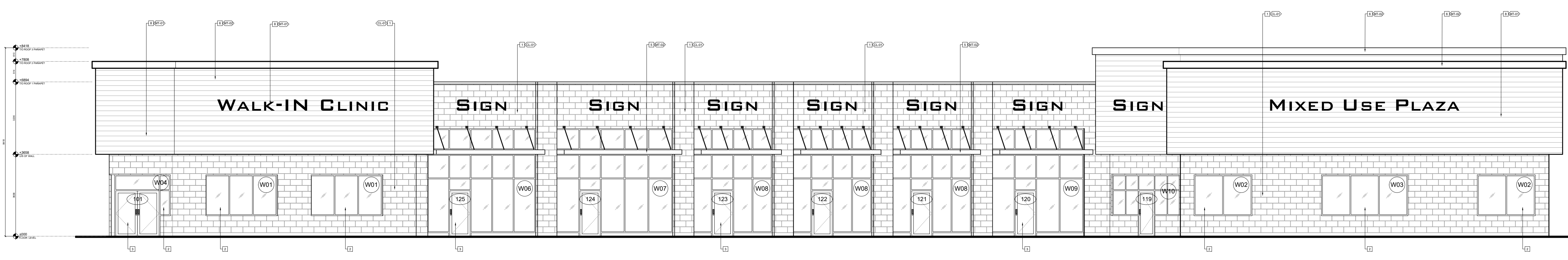
04 east elevation
SCALE | 1:100



03 west elevation
SCALE | 1:100



02 north elevation
SCALE | 1:100



01 south elevation
SCALE | 1:100

EXTERIOR ELEVATIONS/ BUILDING SECTIONS NOTES

- 1 MANUFACTURED STONE CLADDING. REFER TO FINISHING SCHEDULE & SPECS FOR DETAILS.
- 2 PRE-FINISHED ALUMINUM WINDOW. REFER TO WINDOW & FINISHING SCHEDULE FOR DETAILS.
- 3 PRE-FINISHED ALUMINUM DOOR. REFER TO DOOR & FINISHING SCHEDULE FOR DETAILS.
- 4 PAINTED METAL DOOR. REFER TO DOOR & FINISHING SCHEDULE FOR DETAILS.
- 5 METAL CANOPY. REFER TO SPECS AND FINISH SCHEDULE FOR DETAILS.
- 6 ROOF FASCIA. REFER TO FINISHING SCHEDULE AND SPECS FOR DETAILS.
- 7 PRE-FINISHED METAL FLASHING. REFER TO FINISHING SCHEDULE & SPECS FOR DETAILS.
- 8 EXTERIOR CLADDING. REFER TO FINISHING SCHEDULE & SPECS FOR DETAILS.
- 9 PAINTED METAL GARAGE DOOR. REFER TO DOOR & FINISHING SCHEDULE FOR DETAILS.

FINISH SCHEDULE LEGEND

FINISH SYM.	PRODUCT	MANUFACTURER	TYPE, SIZE & COLOUR	ALTERNATIVE MANUFACTURER/S	NOTES
(MT-01)	STEEL SIDING	VICWEST BUILDING PRODUCTS	BELLARA SIGNATURE MATTE SIZE: TBD COLOUR: GRAPHITE		
(MT-02)	METAL CLADDING	TBD	TBD SIZE: TBD COLOUR: BLACK		
(CL-01)	MANUFACTURED STONE VENEER	BRAMPTON BRICK	BONNEVILLE SIZE: 90 x 290 x 590 COLOUR: DOVER		

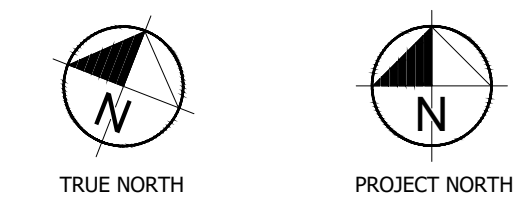
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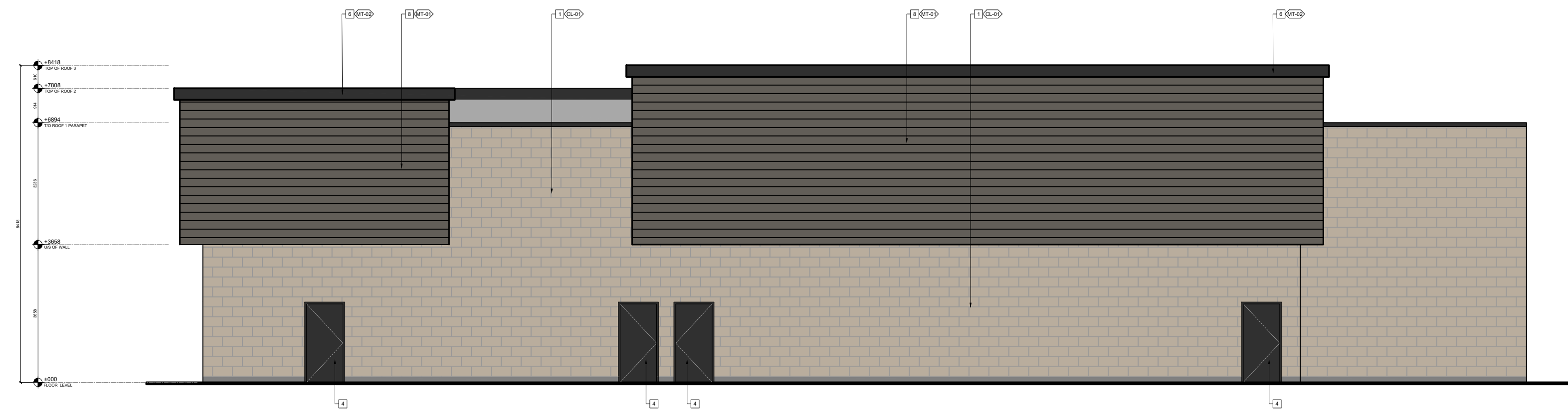
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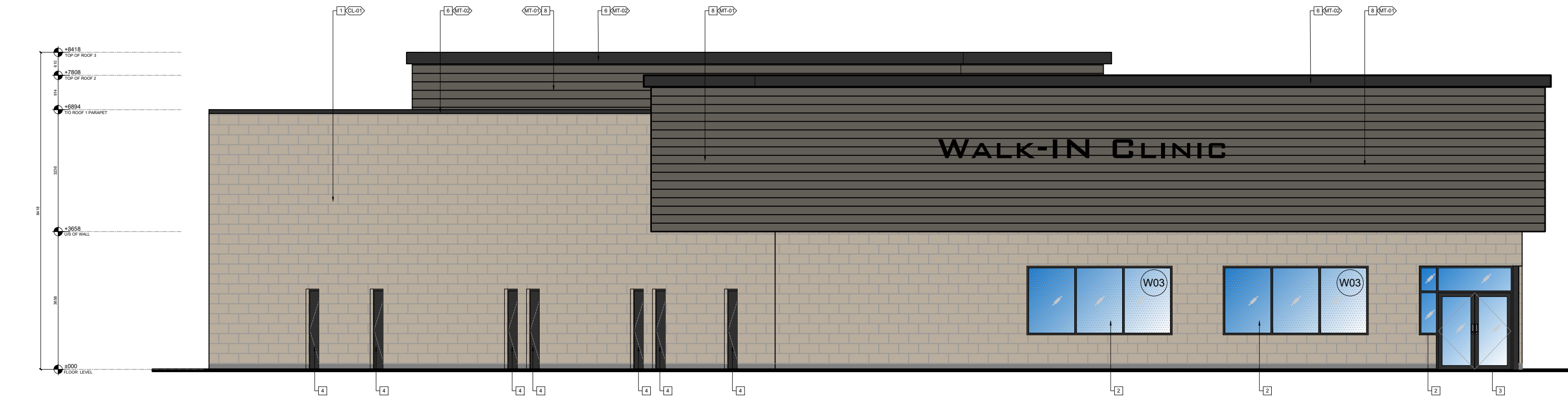


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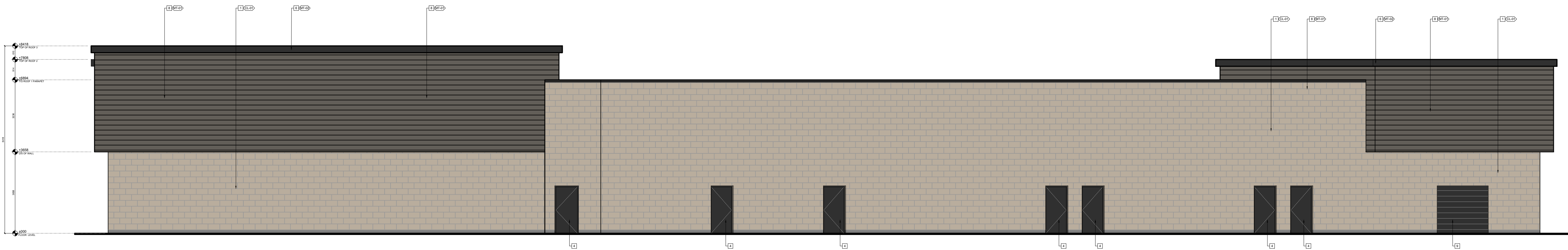
A4.00



04 east elevation
SCALE | 1:100



03 west elevation
SCALE | 1:100



02 north elevation
SCALE | 1:100



01 south elevation
SCALE | 1:100

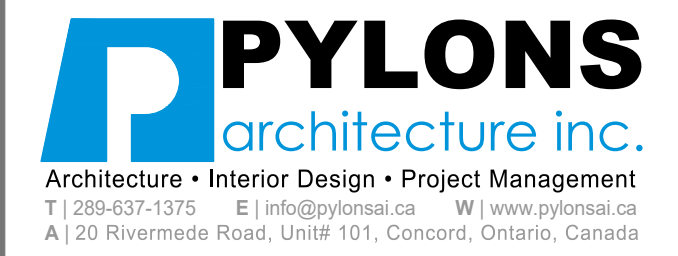
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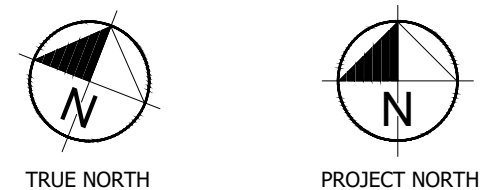
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EXTERIOR ELEVATIONS COLOURED

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Checked by: RN

A4.01



01 conceptual 3D model
SCALE | NTS



02 exterior render
SCALE | NTS

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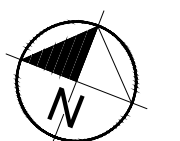
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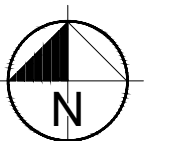
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**3D MODEL &
EXTERIOR RENDERS**

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TRUE NORTH



PROJECT NORTH

Project No.: 23PA13

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A8.00

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01 exterior render
SCALE | NTS

02 exterior render
SCALE | NTS



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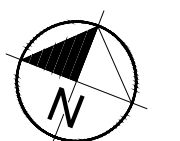
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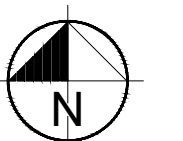
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EXTERIOR RENDERS

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