MIXED-USE DEVELOPMENT COMMERCIAL/MEDICAL

5690 14TH AVENUE, MARKHAM, ONTARIO L3S 3K5



GENERAL NOTES

- IN ADDITION TO THESE GENERAL NOTES, THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS FOR OTHER SPECIFIC INSTRUCTIONS AS THEY MAY AFFECT THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE
- RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION. REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED PERMITS SHALL B
- ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE
- WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE
- STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO
- CONTRACTOR SHALL REFER AND CONFORM TO ALL RECOMMENDATIONS AND FINDINGS AS SET FORTH IN SOILS GEOLOGICAL REPORT. THE OWNER AND/OR ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS, OR FOR THE FINAL
- CONTACT OWNER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THEY DIFFER FROM THOSE
- B. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR
- 9. MEANS, METHODS, SAFETY MEASURES, CONSTRUCTION SITE PROTECTION, AND TEMPORARY SERVICES REQUIRED DURING CONSTRUCTION SHALL BE AT THE SOLE
- 10. ANY DETAILS OR NOTES REQUIRING FIELD VERIFICATION BY THE CONTRACTOR ARE TO BE DONE DURING THE BID PROCESS. DISCREPANCIES FOUND AFTER THE GENERAL CONTRACTOR IS SELECTED WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

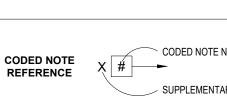
DRAWING INDEX

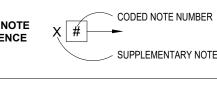
NO.	TITLE	REVISION
A0.00	COVER SHEET	
A0.01	EXISTING SURVEY	
A1.00	SITE STATISTICS	
A1.01	PROPOSED SITE PLAN	
A2.00	PROPOSED FLOOR PLAN	
A3.00	PROPOSED ROOF PLAN	
A4.00	ELEVATIONS	
A5.00	BUILDING SECTIONS	
A6.00	3D MODEL & EXTERIOR RENDER	
A6.01	EXTERIOR RENDERS	

SYMBOLS ELEVATION NUMBER WINDOW SCHEDULE **ELEVATION** DOOR SCHEDULE REFERENCE SPACE NAME

SECTION NUMBER A# SHEET NUMBER	SPACE DESIGNATION	ROOM #

___ ITEM REFERENCE





MATERIAL INDICATIONS

EARTH
GRANULAR FILL
CONCRETE
BRICK
CONCRETE MASONRY
STONE
WOOD, FINISH GRAIN
STEEL OR METAL
WOOD, END GRAIN (NON-STRUCTURAL)
WOOD FRAMING, CONTINUOUS MEMBER
WOOD BLOCKING, INTERRUPTED MEMBER
PLYWOOD, EDGE
ACOUSTIC TILE
GYPSUM BOARD

RIGID INSULATION / E.I.F.S. SHEAR WALL

NOTE: MATERIALS SHOWN ARE FOR WALL SECTIONS AND/OR LARGE SCALE DETAILS ONLY. MATERIAL PATTERNS FOR

SMALL SCALE PLANS AND/OR ELEVATIONS MAY VARY. REFER

TO INDIVIDUAL LEGENDS AND/OR SCHEDULES FOR

PYLONS A | 20 Rivermede Road, Unit# 101, Concord, Ontario, Canada

REV. 01 FOR SPA

ISSUED FOR SPA

REV. 03 FOR ZPR

REV. 02 FOR ZPR

REV. 01 FOR ZPR

ISSUED FOR ZPR

SEP 05, 2024

JUN 14, 2024

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NOV 15, 2023



MIXED USE **DEVELOPMENT**

5690 14TH AVENUE MARKHAM, ONTARIO L3S 3K5

COVER SHEET

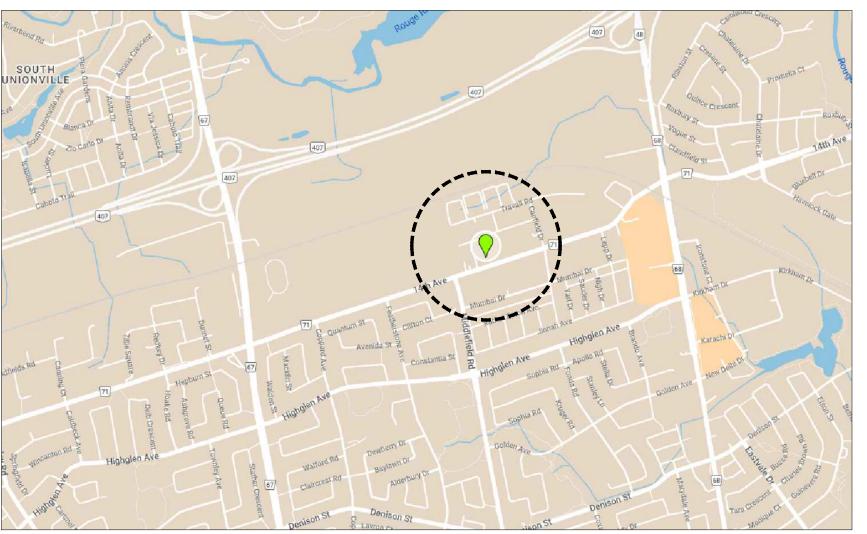
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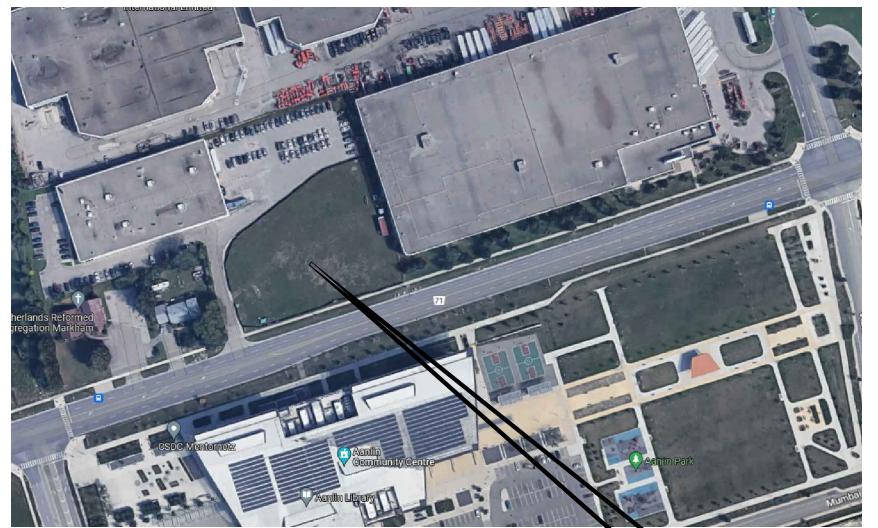
Drawn by: AS/RN Checked by: RN



01 rendered 3D model scale NTS



02 location map scale NTS



03 key plan scale NTS

COMMERCIAL **BUILDING LOCATION**

ABBREVIATIONS

REFERENCE

ABV	ABOVE	DTL	DETAIL	GB	GYPSUM WALL	OFF	OFFICE	SCH	SCHEDULE
AFF	ABOVE FINISHED	DIA	DIAMETER		BOARD	O.C.	ON CENTER(S)	SECT	SECTION
	FLOOR	DIM	DIMENSION	GL	GLASS	OPN'G	OPENING	SHT	SHEET
AL	ALUMINUM	DN	DOWN	GVS	GALVANIZED STEEL	OPH	OPPOSITE HAND	SIM	SIMILAR
A/C	AIR CONDITIONING	DWR	DRAWER			OD	OUTSIDE DIMENSION	sc	SOLID CORE
ARCH	ARCHITECT(URAL)	DWG	DRAWING	HDW	HARDWARE			SLD SUR	SOLID SURFACE
@	AT			HDWH	HARDWOOD	PT	PAINT(ED)	SPEC	SPECIFICATION
O		EA	EACH	НМ	HOLLOW METAL	PLAM	PLASTIC LAMINATE	SS	STAINLESS STEEL
BCT	BABY CHANGE TABLE	ECB	EMERGENCY CALL	HMIN	HOLLOW METAL	PLY	PLYWOOD	STO	STORAGE
BLK	BLOCK(ING)		BUTTON		INSULATED	PM	PROJECT MANAGER	STR	STRUCTURAL
BOT	BOTTOM	EGB	EDGE BAND	HVAC	HEATING/VENTILATION	POL	POLISHED	SUSP	SUSPENDED
BLDG	BUILDING	ELEV	ELEVATION		AIR CONDITIONING	POR	PORCELAIN		
		EQ	EQUAL			PROJ	PROJECT	TEL	TELEPHONE
CH	COAT HOOK	EQPT	EQUIPMENT	IN (")	INCH	P TRE	PRESSURE TREATED	TYP	TYPICAL
CLG	CEILING	EX	EXISTING	ID `	INSIDE DIMENSION			THRU	THRU
CIRC	CIRCUIT\	EXP	EXPOSED	INT	INTERIOR	REFR	REFERENCE /		
CL	CLEAR	EXT	EXTERIOR				REFRIGERATOR	UNO	UNLESS NOTED
COL	COLUMN	EG	EXTERIOR GRADE	MFG	MANUFACTURE(R)				OTHERWISE
CONC	CONCRETE			MECH	MECHANICAL	REM	REMOVE(D)(ABLE)		
CONST	CONSTRUCTION	FT (')	FEET, FOOT	MISC	MISCELLANEOUS	REQD	REQUIRED	VCT	VINYL COMPOSITION
CONT	CONTINUOUS (OR)	FIN	FINISH(ED)	MM	MILLIMETERS	RELS	RESILIENT		TILE
	CONTINUE	FL	FLOOR(ING)	MULL	MULLION	REV	REVISION(S)		
CT	CURRENT	FD	FLOOR DRAIN			RM	REVISED ROOM	W/	WITH
	TRANSFORMER	FLUR	FLUORESCENT	N/A	NOT APPLICABLE	RO	ROUGH OPENING	W/O	WITHOUT
CTR	COUNTER	F.R.R.	FIRE RESISTANCE	NIC	NOT IN CONTRACT	RND	ROUND	WD	WOOD
			RATING	NOM.	NOMINAL				
		FUR	FURRED(ING)	NTS	NOT TO SCALE			1	

PROJECT CONTACT LIST

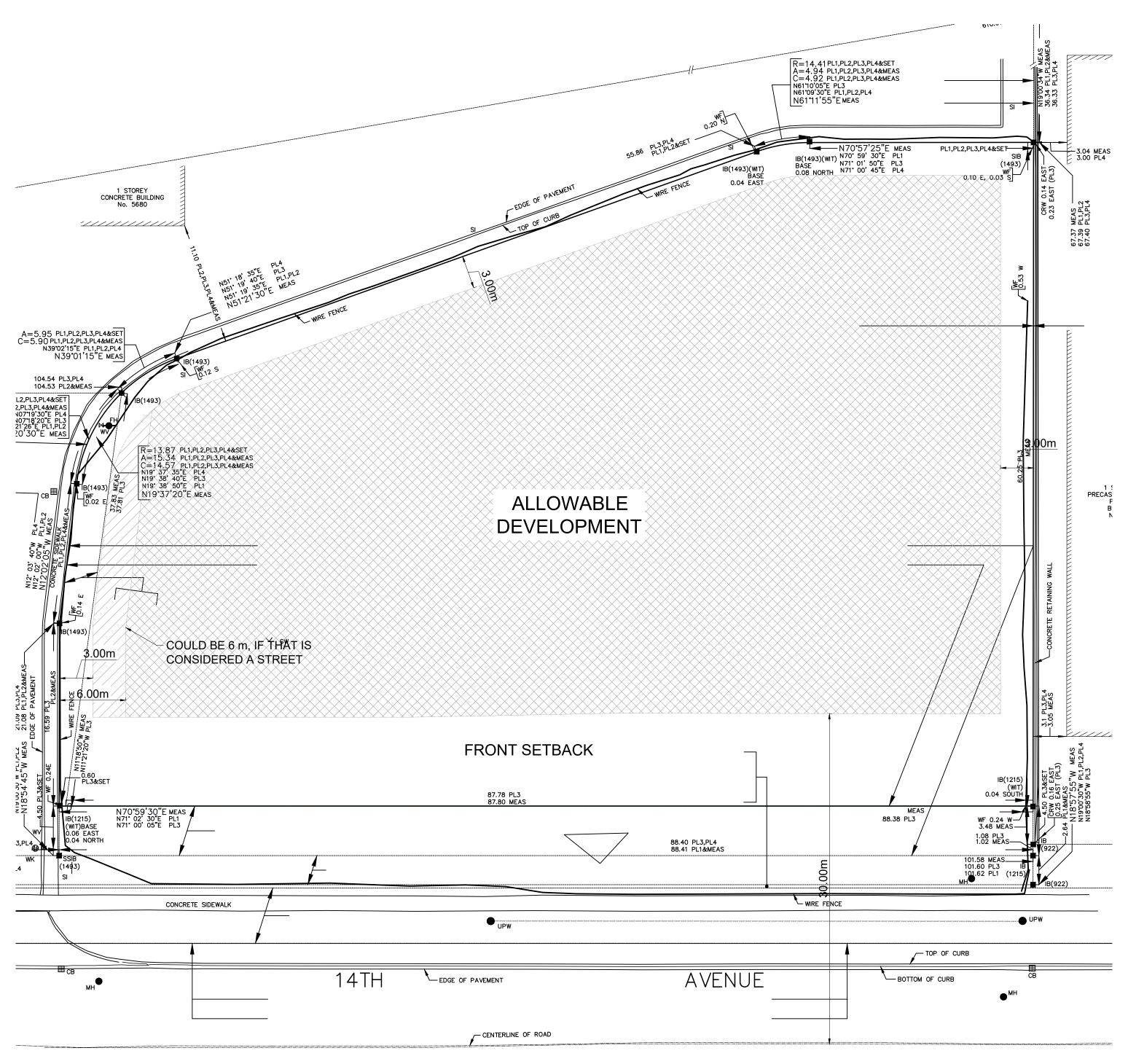
OWNER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MECHANICAL ENGINEER
1000439739 ONTARIO INC. 25 ROYAL CREST COURT, SUITE 5	PYLONS ARCHITECTURE INC. 20 RIVERMEDE ROAD. UNIT# 101	ROBERT E. DALE LTD. 429 EXMOUTH STREET. SUITE 208	ROBERT E. DALE LTD. 429 EXMOUTH STREET, SUITE 208	ROBERT E. DALE LTD. 429 EXMOUTH STREET. SUITE 208
MARKHAM, ON L3R 0X4	CONCORD. ON L4K 3N3	SARNIA. ON N7T 5P1	SARNIA. ON N7T 5P1	SARNIA. ON N7T 5P1
AJAY SAWHNEY	RAFIK NASSIF	GEOFFREY DALE	GEOFFREY DALE	GEOFFREY DALE
6478894701	289-637-1375 EXT: 100	519-337-7211 EXT:225	519-337-7211 EXT:225	519-337-7211 EXT:225
ELECTRICAL ENGINEER	LANDSCAPE ARCHITECT	BUILDER	OTHER	OTHER
ROBERT E. DALE LTD.				
429 EXMOUTH STREET, SUITE 208 SARNIA. ON N7T 5P1				
GEOFFREY DALE				
519-337-7211 EXT:225				

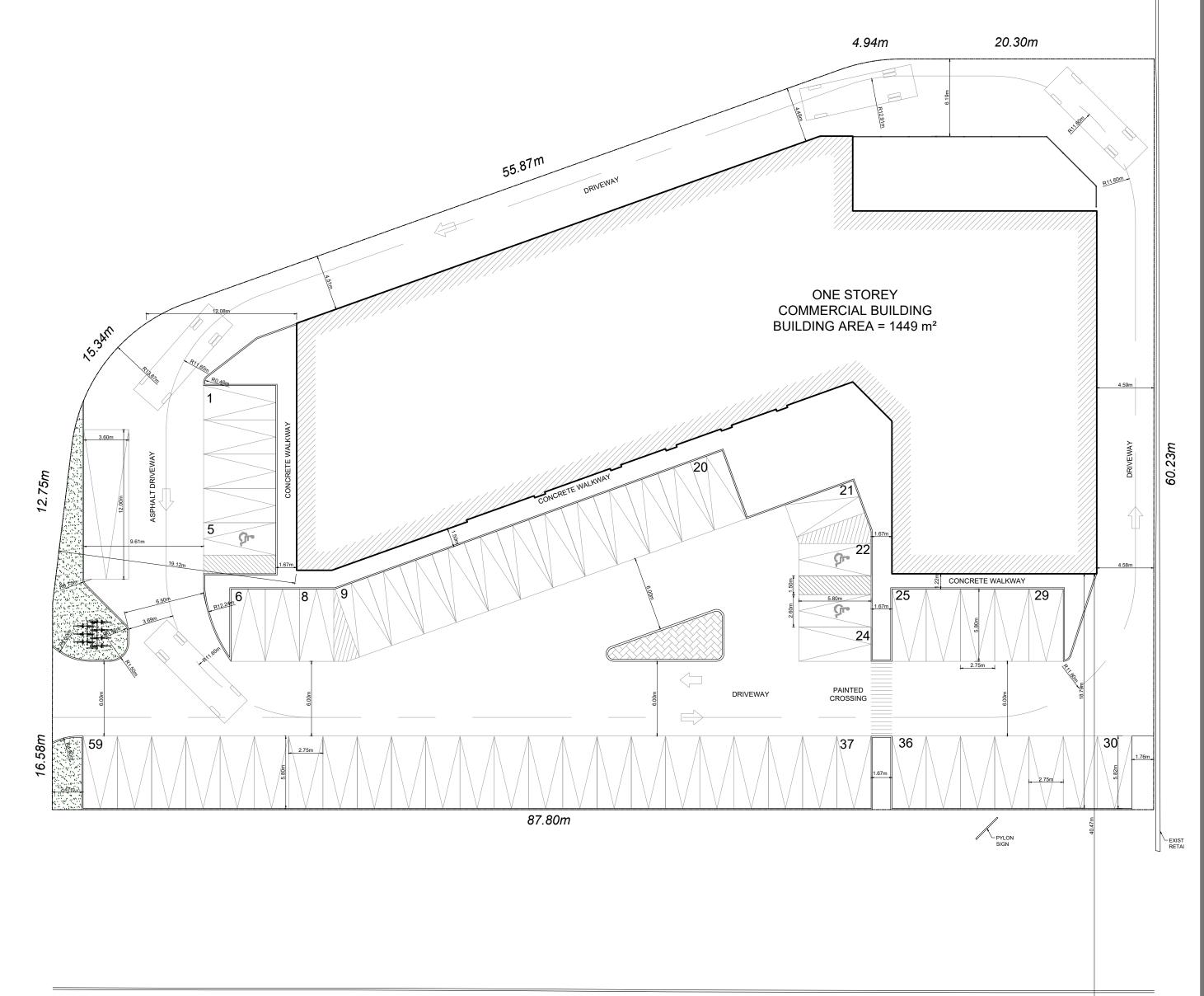
SITE STATISTICS

LOT AREA = 4516.83 m^2 BUILDING AREA = 1448.85 m² LOT FRONTAGE = 30 m ABUTTING ALL OTHER STREETS ALLOWED FAR = $2032.57 \text{ m}^2 (45\%)$ 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





14TH AVENUE

SEP 05, 2024 REV. 01 FOR SPA JUN 14, 2024 ISSUED FOR SPA MAY 08, 2024 REV. 03 FOR ZPR MAR 26, 2024 REV. 02 FOR ZPR DEC 06, 2023 REV. 01 FOR ZPR NOV 15, 2023 ISSUED FOR ZPR





MIXED USE DEVELOPMENT

5690 14TH AVENUE MARKHAM, ONTARIO L3S 3K5

SITE STATISTICS

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Checked by: RN



02 proposed development scale | 1:250

Unit Area Calculation					
NIa		Area			
No.	Use	m²	ft²		
	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		

PARKING STANDARDS

ACCESSIBLE PARKING = 5% PARKING SPACES: 59 ACCESSIBLE SPACES: 3 (5%)

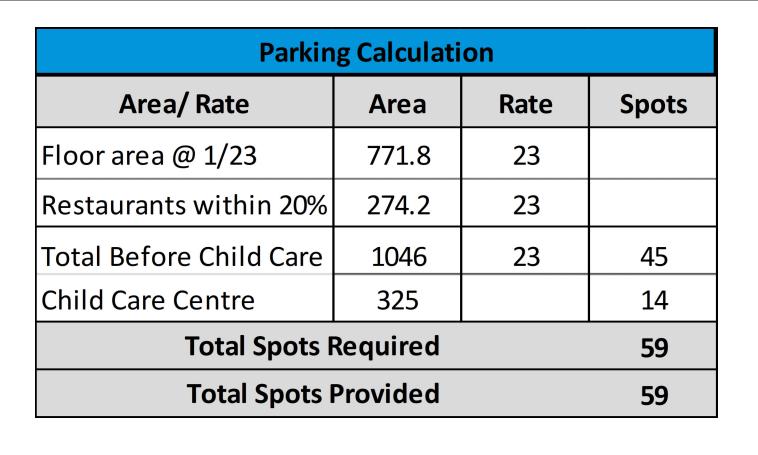
59 TOTAL SPACES PROVIDED 3 ACCESSIBLE SPACES

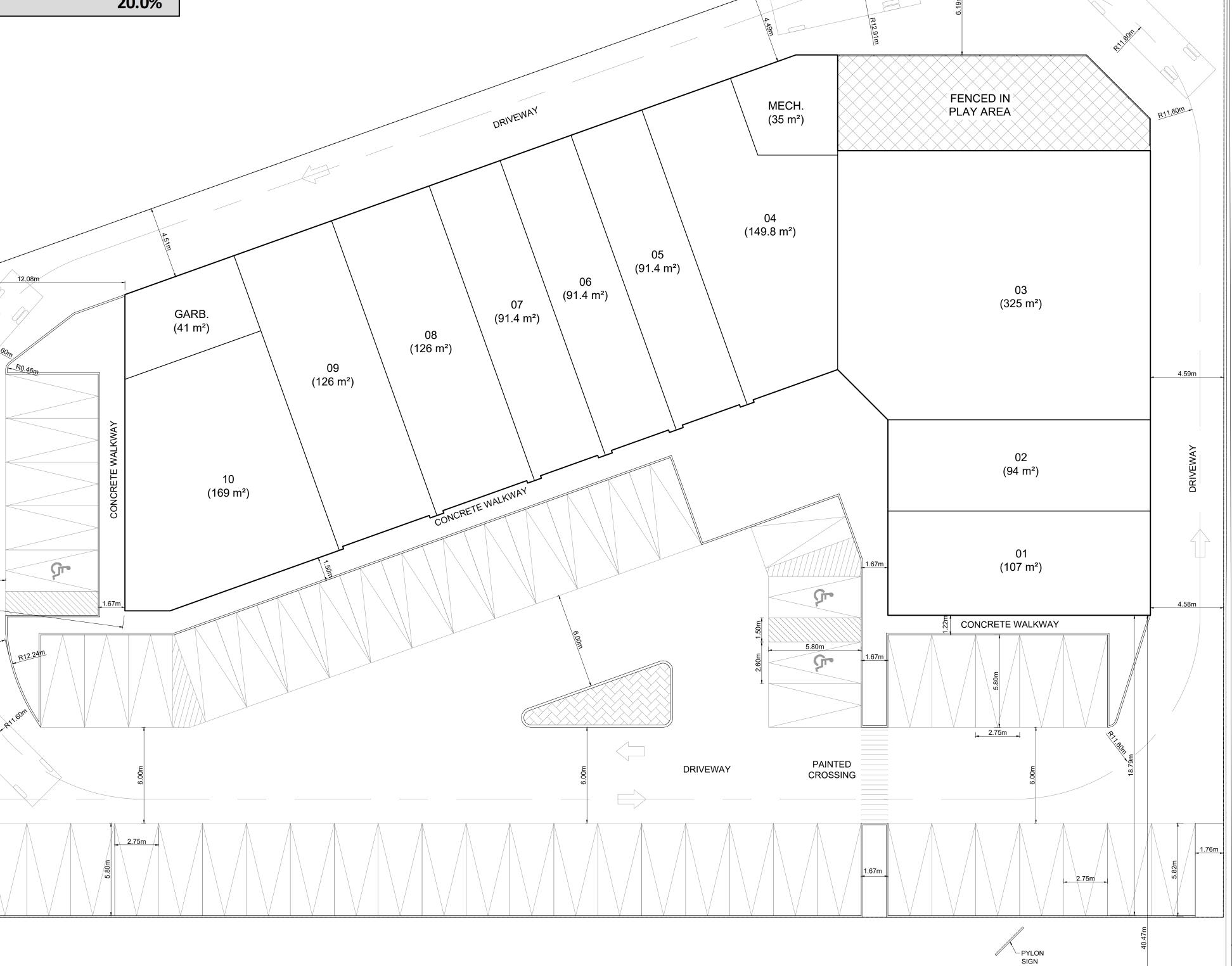
BIRD FRIENDLY LIGHTING SPECIFICATIONS: THE USE OF EXTERIOR UP LIGHTING IS

- 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 PROPERTLY LINE"

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

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





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PROPOSED SITE PLAN

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EXISTING CONCRETE RETAINING WALL



TRUE NORTH

Project No.: 23-PA13

Scale: AS NOTED

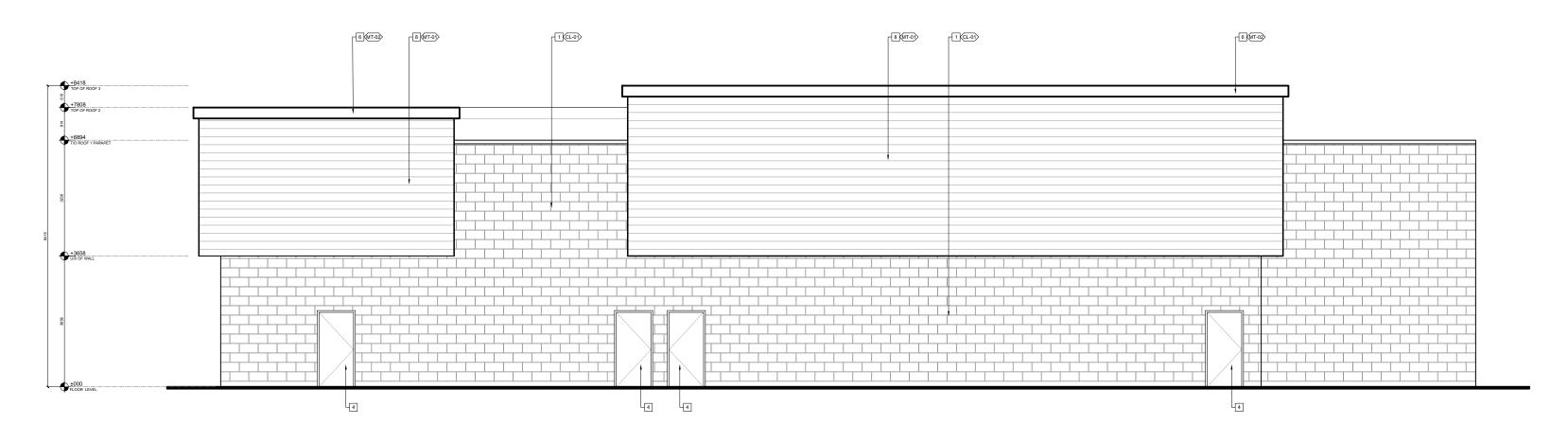
Date: MAR 10, 2023

Drawn by: AS/RN

01 proposed site plan scale 1:150

2.47m.

3.60m



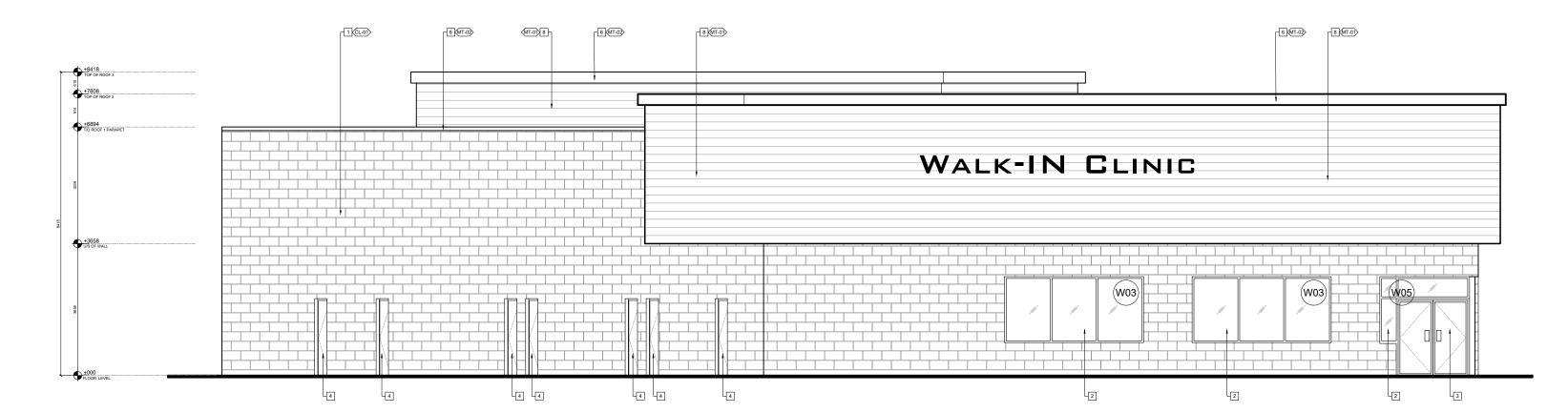
EXTERIOR ELEVATIONS/ BUILDING SECTIONS NOTES

- 1 MANUFACTURED STONE CLADDING. REFER TO FINISHING SCHEDULE & SPECS FOR DETAILS.
- TO 8 EXTERIOR CLADDING .REFER TO FINISHING SCHEDULE & SPECS FOR DETAILS.

9 PAINTED METAL GARAGE DOOR. REFER TO DOOR & FINISHING SCHEDULE 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.
- PAINTED METAL DOOR. REFER TO DOOR & FINISHING SCHEDULE FOR DETAILS.
- METAL CANOPY. REFER TO SPECS AND FINISH SCHEDULE FOR DETAILS.
- ROOF FASCIA. REFER TO FINISHING SCHEDULE AND SPECS FOR DETAILS.
- 7 PRE-FINISHED METAL FLASHING. REFER TO FINISHING SCHEDULE & SPECS FOR DETAILS.

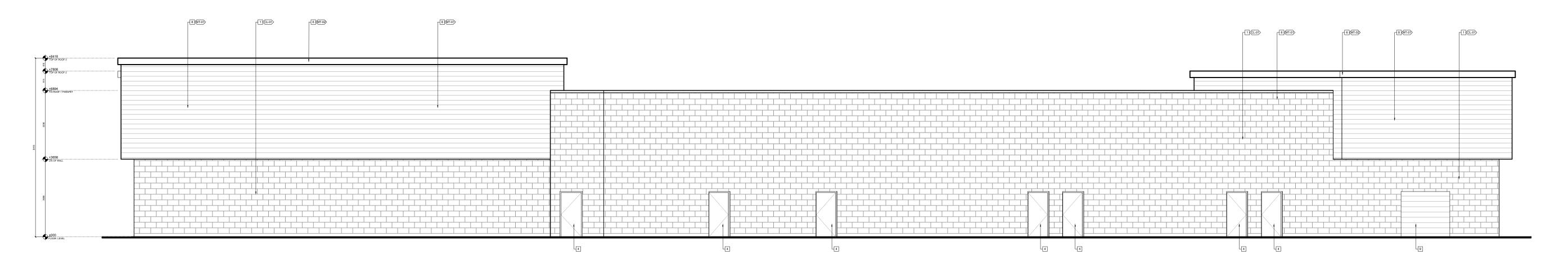
04 east elevation scale | 1:100



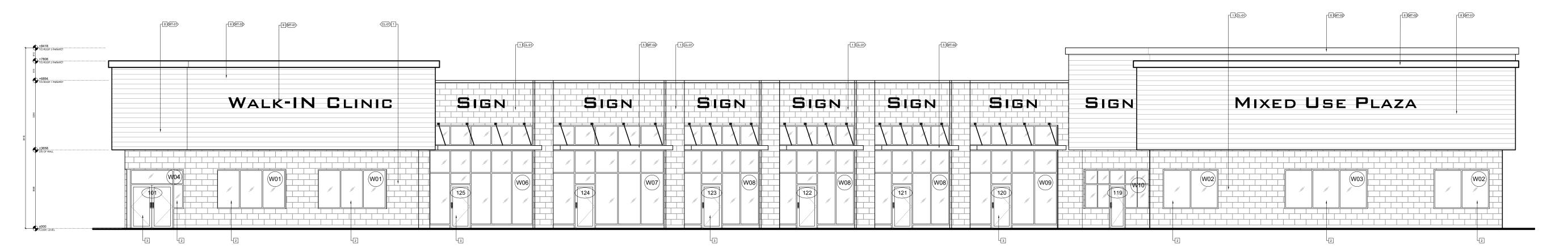
FINISH SCHEDULE LEGEND

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		

03 west elevation SCALE | 1:100



02 north elevation scale | 1:100



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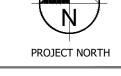
5690 14TH AVENUE MARKHAM, ONTARIO L3S 3K5

EXTERIOR ELEVATIONS

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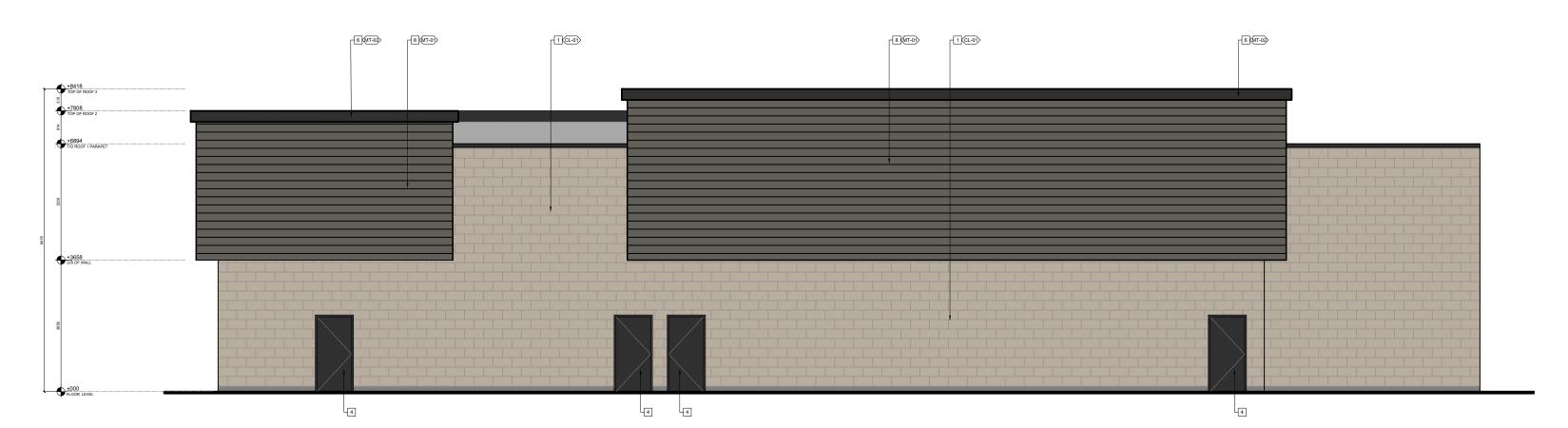
Scale: AS NOTED

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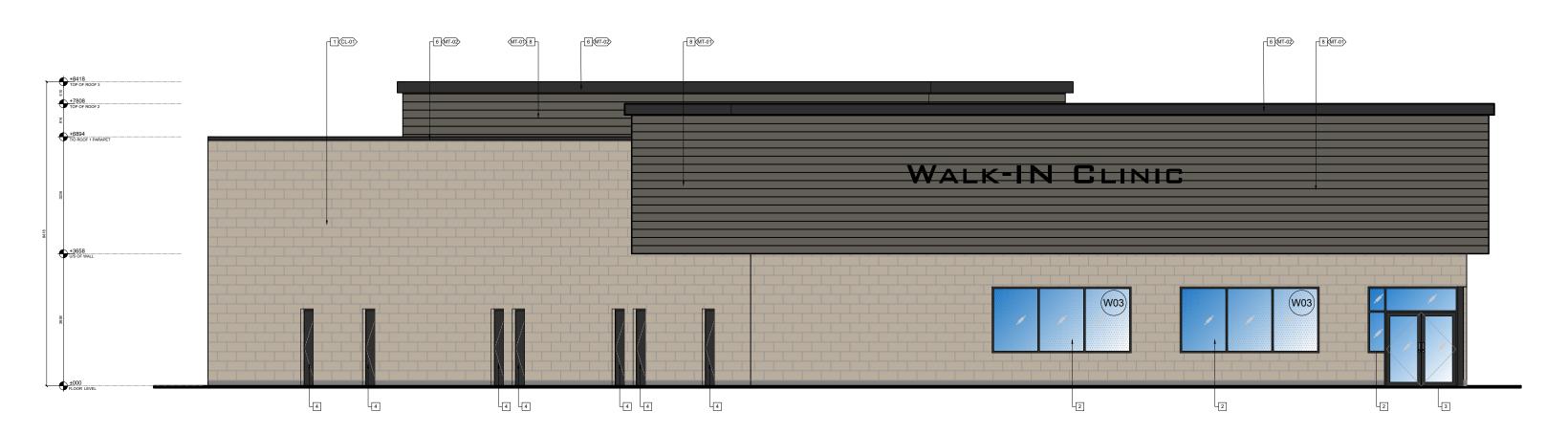
Drawn by: AS/RN

01 south elevation scale | 1:100

6894 792



04 east elevation scale | 1:100

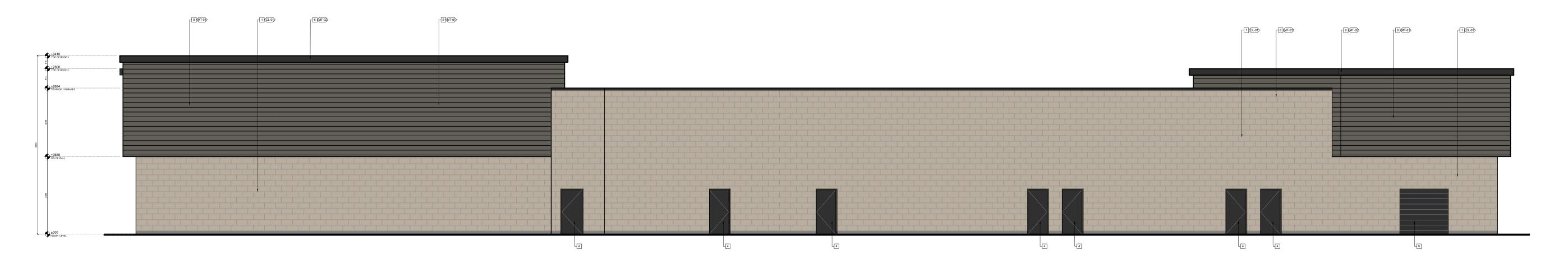


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03 west elevation SCALE | 1:100



02 north elevation scale | 1:100



01 south elevation SCALE | 1:100

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EXTERIOR ELEVATIONS COLOURED

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PROJECT NORTH

MAR 10, 2023 Drawn by: AS/RN

Checked by: RN



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3D MODEL & EXTERIOR RENDERS

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PROJECT NORTH

TRUE NORTH PROJECT

o.: 23-PA13

AS NOTED

MAR 10, 2023

Date: MAR 10, 2023

Drawn by: AS/RN

Checked by: RN



02 exterior render scale | NTS

01 exterior render scale | NTS



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