a. TORONTO, ON, M8Z 1S4 w. www.xlarchitects.com e. info@xlarchitects.com

AXE BUILDINGS

UNIT DATA

139.79 sm 279.58 sm

279.58 sm

SITE DATA

ADDRESS LOT 80 SECOND AVENUE, ESPANOLA **ZONING**: R3

AREAS	METRIC	IMPERI
GROSS SITE AREA REGIONAL ROAD WIDENING NET SITE AREA	736.18 sm - sm 736.18 sm	
BUILDING FOOTPRINT AT GRADE PARKING GARAGE	139.79 sm - sm	:
ASPHALT AREA CONCRETE AREA TOTAL IMPERVIOUS AREA LANDSCAPE/SODDED AREA TOTAL PERMEABLE AREA	227.41 sm 69.23 sm 436.43 sm 299.75 sm 299.75 sm	: : :

AL PERMEABLE AREA	299.75 sm	-	
NTAGE & SETBACKS	REQUIRED	PROPOS	
FRONTAGE NT YARD E YARD (WEST) E YARD (EAST) R YARD	25 m 7.0 m 3.0 m 3.0 m 7.0 m	20.144 5.44 3.0 3.0 7.0	
DING HEIGHT	REQUIRED	PROPOS	

T COVERAGE	REQUIRED	PROPOSED
X. LOT COVERAGE	35%	19 %

PARKING DATA

STANDARD SPACES (1.5/UNIT) TOTAL	9 9	7 7
ACCESSIBLE SPACES (TYPE A) VISITOR PARKING SPACES (15%)	1 2	1 1
PROPOSED PARKING BREAKDOWN		
SURFACE PARKING PARKING GARAGE LOWER LEVEL PARKING GARAGE UPPER LEVEL	0.5	SPACES SPACES SPACES

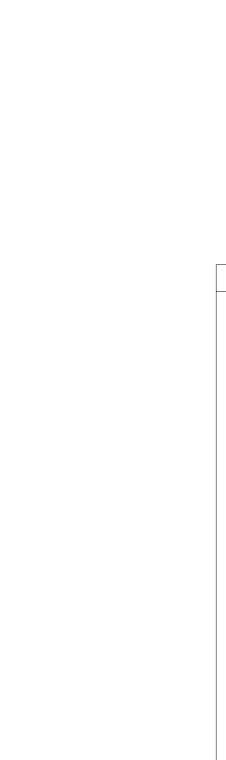
1ST FLOOR 2ND FLOOR TOTAL	3 3 6	0 0
UNIT AREA	REQUIRED	PROP
1 BEDROOM	55 sm	45.

PROPOSED BUILDING DATA

FLOOR AREAS BASEMENT 1ST FLOOR

PARKING GARAGE

TOTAL



3 SIDEWALK CURB

CONCRETE CURB @ SIDEWALK DETAIL ___ 12mm CONT. ASPHALT IMPREGNATED FELT EXPANSION JOINT — 12mm RADIUS AT EDGE — FINISH IS TO BE LIGHT BROOM FINISH - 32MPa CONCRETE c/w 8% AIR ENTRAINMENT 12mm CONT. ASPHALT IMPREGNATED FELT PROVIDE 25mm RADIUS AT FRONT EDGE AND A 12mm RADIUS AT BACK EDGE EXPANSION JOINT — CURB FINISH IS TO BE LIGHT BROOM FINISH - 32MPa CONCRETE c/w 8% AIR ENTRAINMENT 1:20 (MAX) U.N.O. FINISH GRADE 150x150 6/6 WWM COMPACTED GRANULAR 'A' BASE (MIN. OF 200mm COMPACTED — DEPTH) U.N.O. 15M CONT. REBAR COMPACTED GRANULAR 'B' BASE (MIN. OF 300mm COMPACTED — DEPTH) U.N.O. NOTE:
- EXPANSION JOINTS IN SIDEWALK ARE TO BE PROVIDED AT A MAXIMUM OF 6m APART OR AS REQUIRED.
- TRANSVERSE CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM OF 1.5m APART OR AS REQUIRED.
- PROVIDE SAW CUTS IN CURB AT A MAXIMUM OF 6m APART.

2 SIDEWALK BARRIER FREE RAMP

TYPICAL BARRIER FREE RAMP DEPRESSION — CURB & SIDEWALK BEYOND SLIP- RESISTANT CURB & WALK FINISH IS TO BE LIGHT BROOM — 32MPa CONCRETE c/w 8% AIR ENTRAINMENT DETAIL COMPACTED GRANULAR 'A' BASE — (MIN. OF 200mm COMPACTED DEPTH) U.N.O. COMPACTED GRANULAR 'B' BASE
— (MIN. OF 300mm COMPACTED
DEPTH) U.N.O. SMOOTH TRANSITION REQUIRED CONTROL JOINT / TRUNCATED DOME DETECTABLE 1500 MIN.@ PASSENGER LOADING ZONE / WARNING PLATE SLIP RESISTANT, CURB & WALK FINISH TO BE LIGHT BROOM FINISH └─ CURB CUT NOTE:
- EXPANSION JOINTS IN SIDEWALK ARE TO BE PROVIDED AT A MAXIMUM OF 6m APART OR AS REQUIRED.
- TRANSVERSE CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM OF 1.5m APART OR AS REQUIRED.
- PROVIDE NON-SLIP SURFACE FINISHES AT ALL BARRIER-FREE PATHS OF TRAVEL ON SITE (TYP.)
- PROVIDE SAW CUTS @ 203mm o.c. ON SLOPED AND FLARED SLIDES OF RAMP.
- ALL TRUNCATED DOME DETECTABLE WARNING PLATE DESIGNS ARE TO BE FINALIZED BY THE PLATE MANUFACTURER. (610mm x 610mm SQUARE OR RADIAL PLATES TO MATCH CURB RADIUS). NUMBER OF WARNING PLATES TO MATCH WIDTH OF PROJECTED SIDEWALK OR TRAIL SIDEWALK OR TRAIL.

- TRUNCATED DOME PLATES ARE TO BE PLACED 150mm OFFSET FROM BACK OF CURB (200mm MAXIMUM). MINIMUM 150mm CONCRETE REQUIRED FROM OUTER EDGE OF PLATE ASSEMBLY TO THE EDGE OF SIDWALK.

- RAMPS ARE TO BE SLOPED BETWEEN 2% AND 6% DESIRABLE (8.33 % MAX.) - LANDING AREAS ARE 1.5m x 1.5m MINIMUM AND ARE SLOPED MAXIMUM OF 2%. - CONCRETE FLARES ARE SLOPED TO A MAXIMUM OF 10%.

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03/25/23

PROJECT NUMBER:

SITE PLAN

VACANT LAND

RESIDENTIAL

VISUAL SCREENING TO
BE ACHIEVED WITH
REQUIRED —
LANDSCAPING ALONG
PARKING EDGE

SETBACK LINE

SIGNAGE POST

* * * * * * * * * * * * * * * *

* * * * * |

PROPOSED 2 STOREY 6-UNITS

SNOW STORAGE AREA

DRIVEWAY

SECOND AVENUE

RESIDENTIAL

ENCROACHMENT OF STAIR INTO SIDE YARD SETBACK BY APPROX.

WALKWAY ON SECOND FLOOR W/ CONCRETE SIDEWALK BELOW

SETBACK LINE

MUNICIPAL PARK

(OS1)

A0.1

23062 02/14/24 PROJECT NUMBER: ISSUE DATE: ALL DRAWINGS AND SPECIFICATIONS ISSUES, AS PART OF THE SERVICES RENDERED BY THE ARCHITECT, FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT, ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS, IN WHOLE OR IN PART, FOR THE USE ON ANY OTHER PROJECTS OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. IT IS THE CLIENTS RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OF OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEGGEABLE WITH THE BUILDING CODES AND METHOHDS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS THAT ADDRESS SUCH PERCEIVED ERRORS AND OMISSIONS SHALB ER RECEIVED BY THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS CONTRACTOR'S PROCEEDING WITH THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED. DRAWING DESCRIPTION:

FLOOR PLANS

A3.1

3 A5.1 2 GROUND FLOOR PLAN
1:50

4026 13' - 3"

1 A6.1

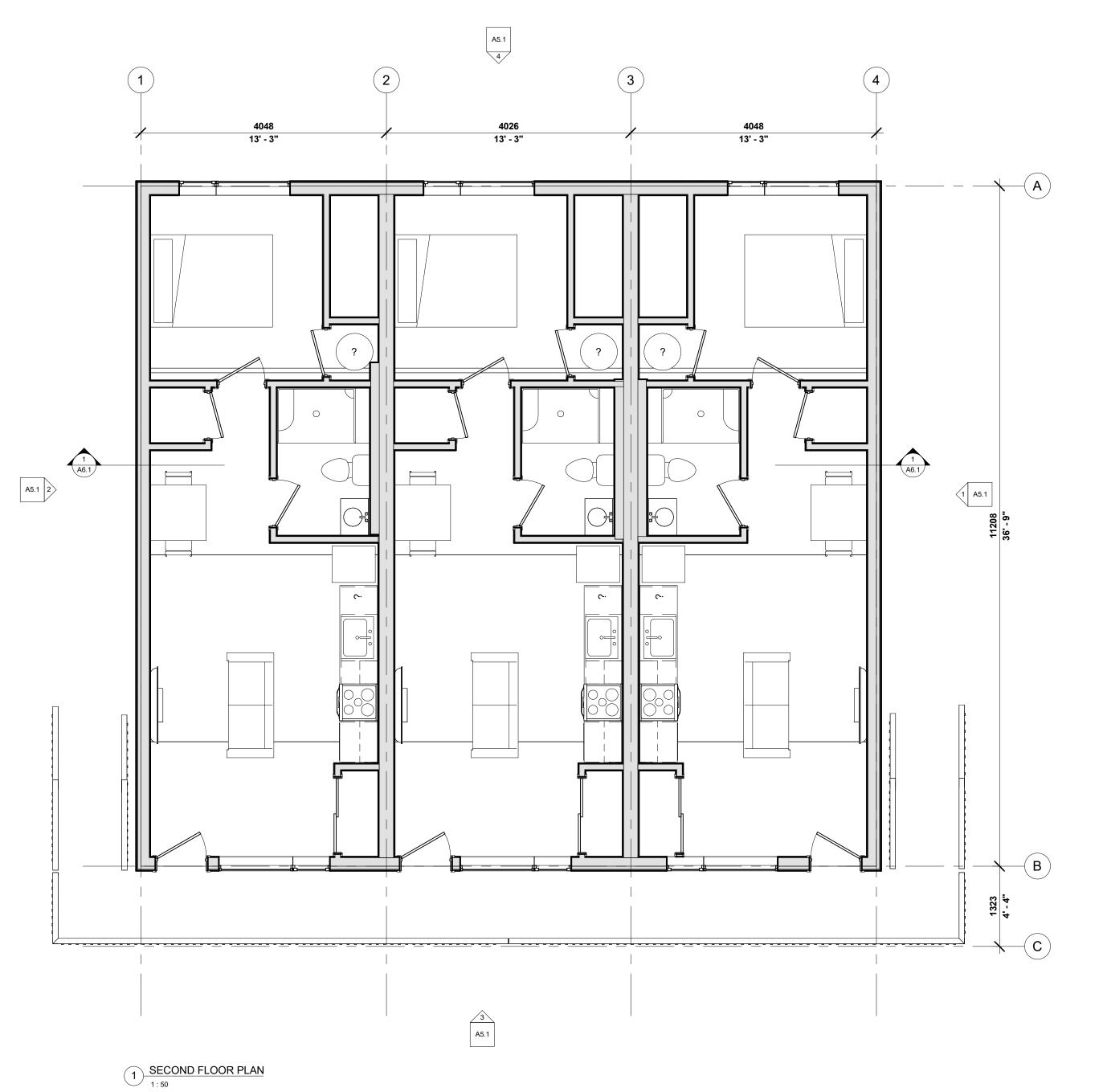
BEDROOM 93.33 ft²

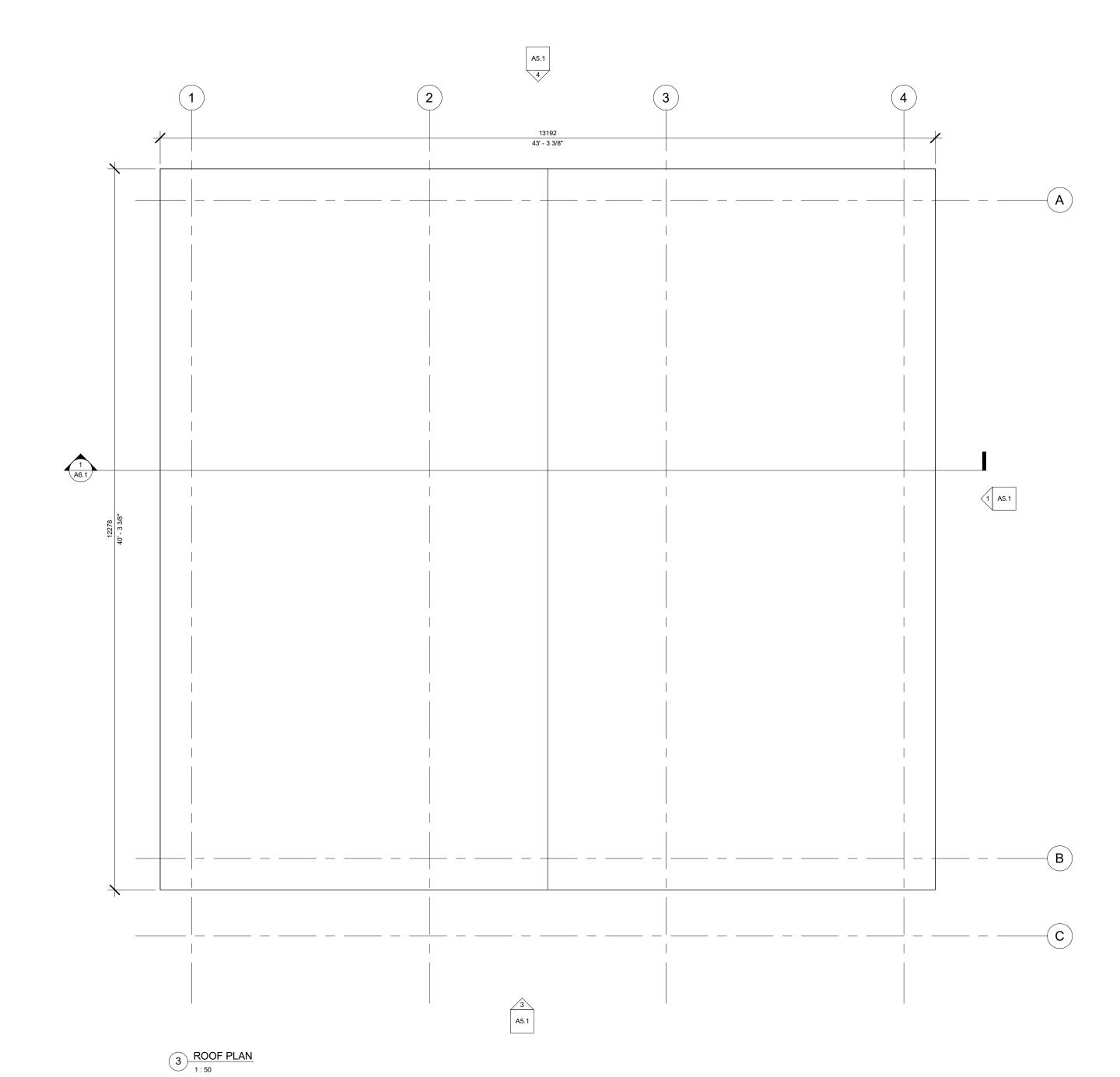
Room 239.99 ft²

1 A5.1

B

AXE BUILDINGS





A ISSUE FOR ZONING REVIEW 2024/01/06 PROJECT NUMBER: ALL DRAWINGS AND SPECIFICATIONS ISSUES, AS PART OF THE SERVICES RENDERED BY THE ARCHITECT, FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT, ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS, IN WHOLE OR IN PART, FOR THE USE ON ANY OTHER PROJECTS OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. IT IS THE CLIENTS RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OF OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEGGEABLE WITH THE BUILDING CODES AND METHOHDS OF CONSTRUCTION SHOULD REASONABLY BE AWARE, WRITIEN INSTRUCTIONS THAT ADDRESS SUCH PERCEIVED ERRORS AND OMISSIONS SHALL BE RECEIVED BY THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS CONTRACTORS, FROCEEDING WITH THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED. DRAWING DESCRIPTION:

FLOOR PLANS

A3.2



A ISSUE FOR ZONING REVIEW 2024/01/06

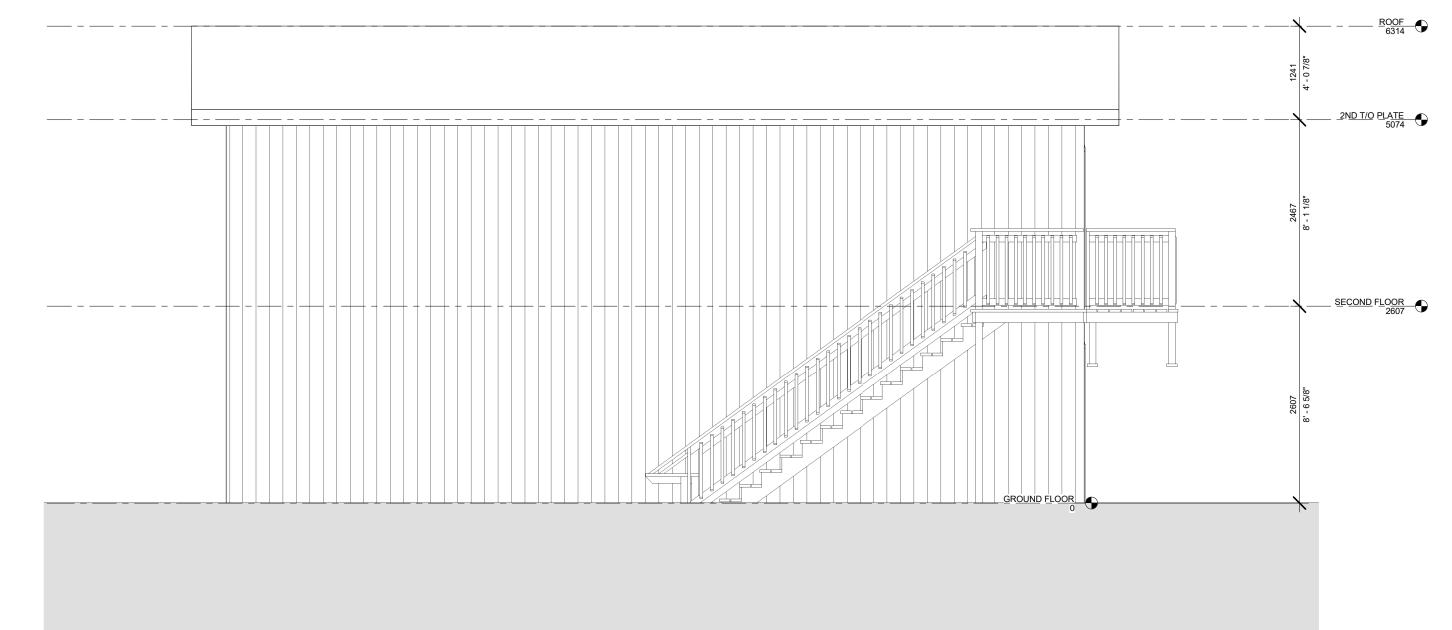
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ELEVATIONS

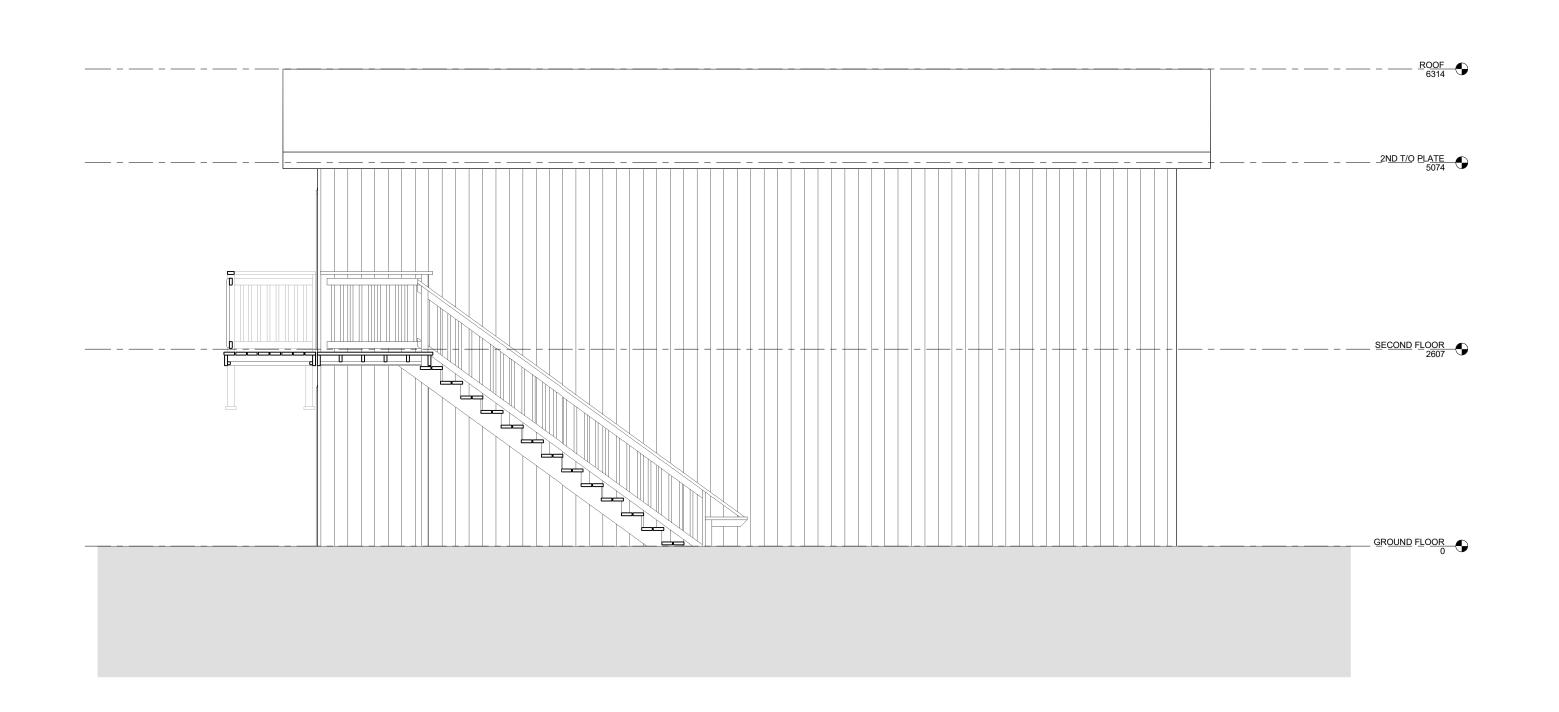
DRAWING DESCRIPTION:

PROJECT NUMBER:





GROUND FLOOR 0



23062 08/07/20

PROJECT NUMBER:

ISSUE DATE: 08/07/20

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SECTIONS

A6.1

DRAWING DESCRIPTION:

SECOND FLOOR
STORY
OF GROUND FLOOR 0

PROPOSED SECTION
1:50