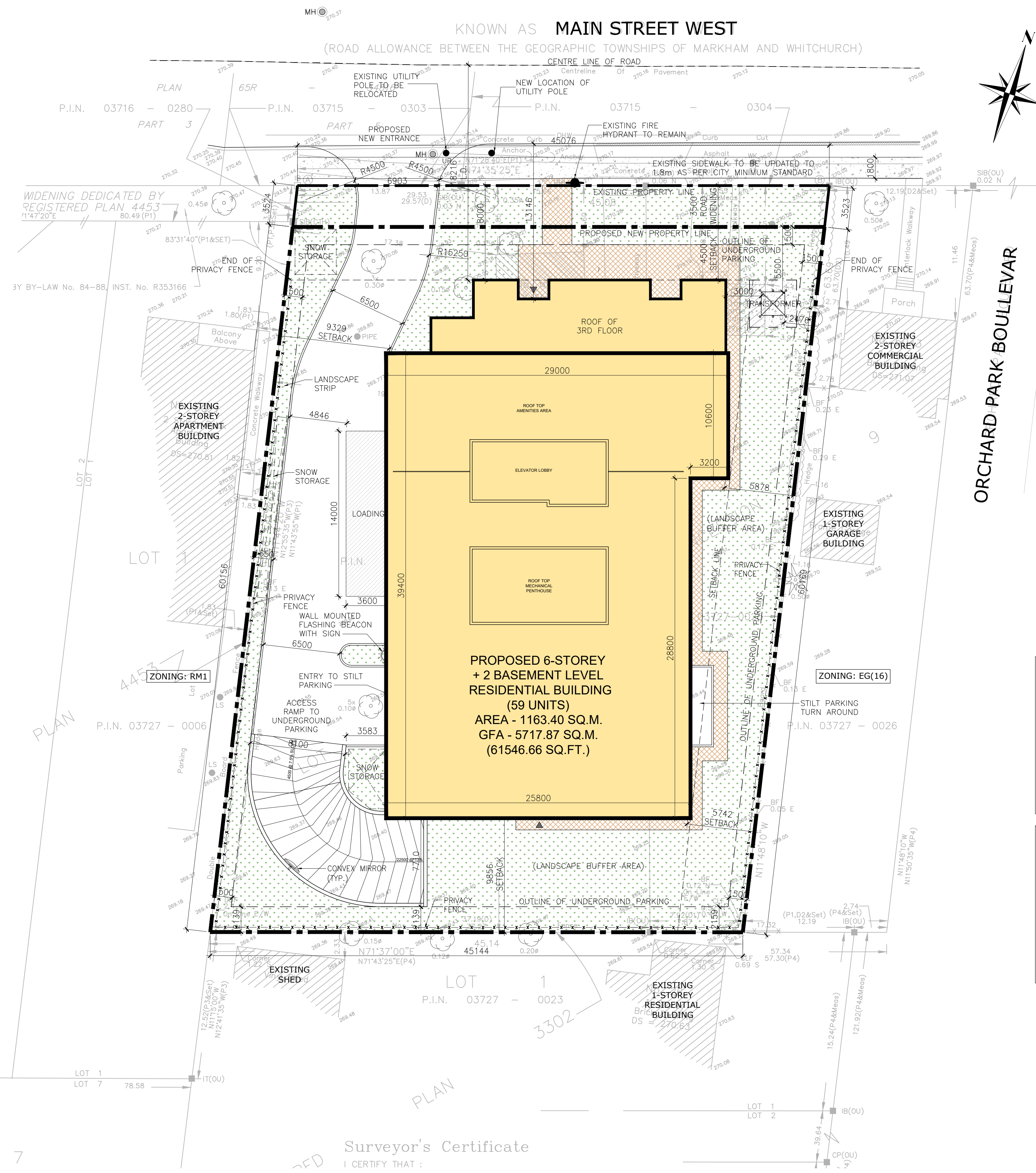


KEY PLAN
SCALE: NTS

n Architecture Inc
 PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
 9120 Leslie Street, Suite-208
 Richmond Hill, Ontario. L4B 3J9
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 E : info@narchitecture.com
 www.narchitecture.com



F.S.I. (FLOOR SPACE INDEX)
CALCULATED AS PER ZONING BY-LAWS

LEVELS	AREA (m ²)
LEVEL 1	592.76
LEVEL 2	1142.60
LEVEL 3	1142.60
LEVEL 4	989.95
LEVEL 5	989.95
LEVEL 6	959.95
TOTAL FLOOR AREA	5717.87
NET LOT AREA	2695.90
TOTAL OF ALL FLOOR AREAS/ NET LOT AREA = F.S.I.	
F.S.I.	2.12

LEGEND

- PROPERTY LINE
- NEW BUILDING
- PAINTED LINES
- LANDSCAPE
- ASPHALT
- CONC. PAVEMENT, 150MM RAISED
- ACCESSIBLE PARKING
- MAIN DOOR
- OVERHEAD DOOR
- BARRIER FREE CURB
- PRIVACY FENCE

LEGAL DESCRIPTION & MUNICIPAL ADDRESS:
 PLAN OF PART OF LOT 35 CONCESSION 9
 TOWN OF WHITCHURCH-STOUFFVILLE
 (GEOGRAPHIC TOWNSHIP OF MARKHAM,
 COUNTY OF YORK)
 REGIONAL MUNICIPALITY OF YORK

6031 & 6037 MAIN STREET,
 WHITCHURCH-STOUFFVILLE, ON
 L4A 3A1

SURVEY INFORMATION TAKEN FROM:
 SURVEYOR'S REAL PROPERTY REPORT
 DATED 21ST DECEMBER 2025
 COMPLETED BY LAWRENCE O. ERTL FROM
 ERTL SURVEYORS ONTARIO LAND SURVEYORS
 1234 REID STREET, UNIT 10
 RICHMOND HILL, L4B 1C1
 T: (905) 731-7834
 F: (905) 731-7852
 E: info@es-ols.com

PROJECT STATISTICS
 ADDRESS: 6031 & 6037 MAIN ST., WHITCHURCH-STOUFFVILLE, ON. L4A 3A1
 ZONING: [EXISTING] R3 | [PROPOSED] R2

	REQUIRED	PROPOSED
LOT (SITE) AREA (m ²)	min. 0.3 Ha	2853.68 SQ.M. (0.70 Acres)
ROAD DEDUCTION (m ²)		157.78 SQ.M.
NET LOT (SITE) AREA (m ²)		2695.90 SQ.M. (0.66 Acres)
LOT FRONTAGE	min. 20 M	45.07 M
GROUND COVERAGE	max. 35%	43.15%
TOTAL GFA		(1163.40 SQ.M.) 5717.87 SQ.M. (61546.66 SQ.FT.)
LANDSCAPED AREA		27.48% (740.84 SQ.M.) 5.59%
PAVED AREA		(150.91 SQ.M.)
NO OF UNITS		59
PARKING	89	101 (96+5 ACCESSIBLE)
LOADING		1
BUILDING HEIGHT	max. 20.00 M	20.60 M.
INDOOR AMENITY AREA	min. 118 SQ.M.	244.03 SQ.M.

ZONING SETBACKS - RM2 (RESIDENTIAL MULTIPLE TWO)

	REQUIRED	PROPOSED
FRONT SETBACK (NORTH)	6.00 M	4.50 M
REAR SETBACK (SOUTH)	6.00 M	9.85 M
INTERIOR SETBACK (WEST)	6.00 M	9.32 M
INTERIOR SETBACK (EAST)	6.00 M	5.74 M
BUILDING HEIGHT	20.00 M	20.60 M

PARKING REQUIREMENT

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (59 UNITS)		
RESIDENT PARKING (1.25 SPACE PER UNIT)	59x1.25=73.75	84 (81+3 ACCESSIBLE)
VISITOR'S PARKING (0.25 SPACE PER UNIT)	59x0.25=14.75	15 (13+2 ACCESSIBLE)
CAR-SHARE PARKING	-	2
ACCESSIBLE PARKING (4% OF TOTAL REQUIRED PARKING)	89x0.04=3.56	5

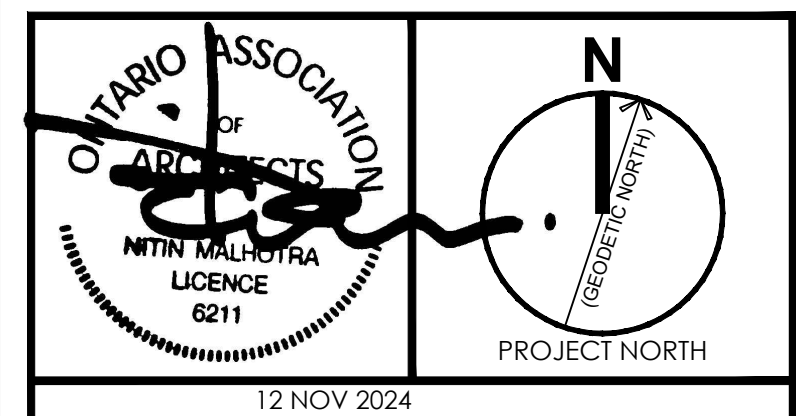
PARKING SPACE BREAKDOWN

	RESIDENT	VISITOR	CAR-SHARE
SURFACE LEVEL	0	9 (7+2 ACCESSIBLE)	2
UNDERGROUND UPPER LEVEL (34+3 ACCESSIBLE)	37	6	0
SURFACE LEVEL PARKING SPACES	47	0	0
SUBTOTAL (81+3 ACCESSIBLE) (13+2 ACCESSIBLE)	84	15	2
TOTAL	101 (94 + 5 ACCESSIBLE + 2 CAR-SHARE)		

PARKING SIZE REGULAR: 2.75m x 5.5m
 PARKING SIZE ACCESSIBLE TYPE A: 3.4m x 5.5m
 PARKING SIZE ACCESSIBLE TYPE B: 2.4m x 5.5m

UNIT BREAKDOWN

	1-BED	2-BED	2-BED+DEN	3-BED	TOTAL
LEVEL 1	0	0	0	0	0
LEVEL 2	1	7	1	4	13
LEVEL 3	1	7	1	4	13
LEVEL 4	1	6	0	4	11
LEVEL 5	1	6	0	4	11
LEVEL 6	1	6	0	4	11
TOTAL	5	32	2	20	59



12 NOV 2024

12th NOV 2024
 PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION
 ISSUED FOR OPA & ZBA #2

No.	Date	Version	Drawn
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

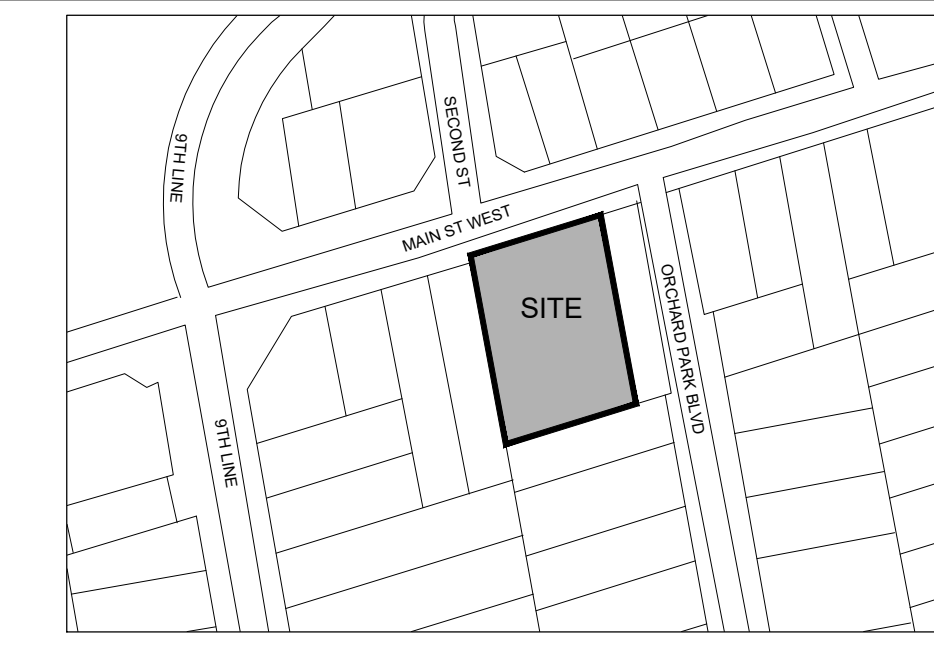
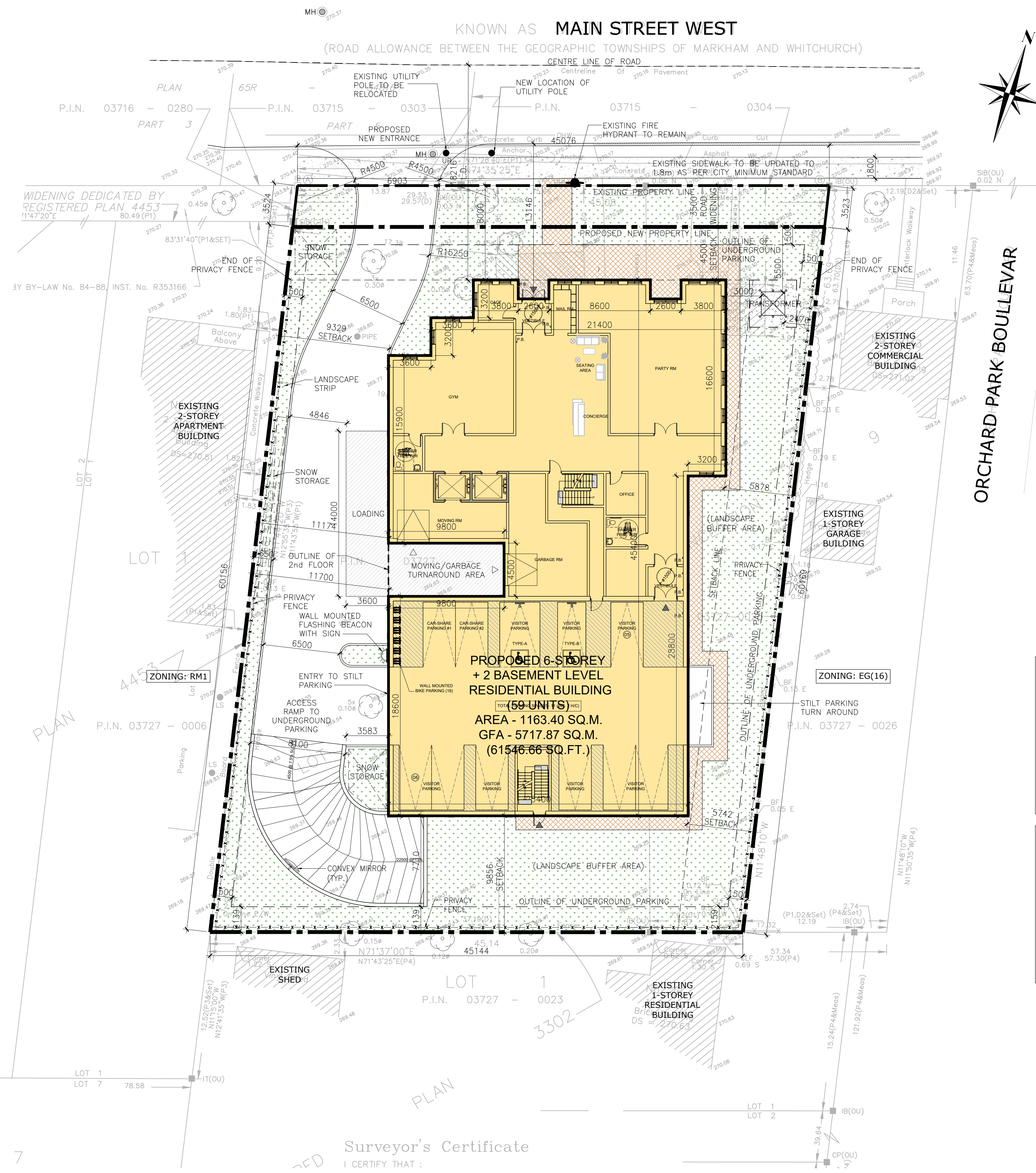
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PROJECT:
PROPOSED 6-STORY + 2 BASEMENT LEVEL RESIDENTIAL BUILDING AT 6031 - 6037 MAIN ST., WHITCHURCH-STOUFFVILLE, ON.

DRAWING TITLE:
PROPOSED SITE PLAN AT ROOF LEVEL

DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-58 A-1.0



KEY PLAN
SCALE: NTS

F.S.I. (FLOOR SPACE INDEX)
CALCULATED AS PER ZONING BY-LAWS

LEVELS	AREA (m ²)
LEVEL 1	592.76
LEVEL 2	1142.60
LEVEL 3	1142.60
LEVEL 4	989.95
LEVEL 5	989.95
LEVEL 6	959.95
TOTAL FLOOR AREA	5717.87
NET LOT AREA	2695.90
TOTAL OF ALL FLOOR AREAS/ NET LOT AREA = F.S.I.	
F.S.I.	2.12

LEGEND

- PROPERTY LINE
- NEW BUILDING
- PAINTED LINES
- LANDSCAPE
- ASPHALT
- CONC. PAVEMENT, 150MM RAISED
- ACCESSIBLE PARKING
- MAIN DOOR
- OVERHEAD DOOR
- BARRIER FREE CURB
- PRIVACY FENCE

LEGAL DESCRIPTION & MUNICIPAL ADDRESS:
PLAN OF PART OF LOT 35 CONCESSION 9
TOWN OF WHITCHURCH-STOUFFVILLE
(GEOGRAPHIC TOWNSHIP OF MARKHAM,
COUNTY OF YORK)
REGIONAL MUNICIPALITY OF YORK

6031 & 6037 MAIN STREET,
WHITCHURCH-STOUFFVILLE, ON
L4A 3A1

SURVEY INFORMATION TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT
DATED 21ST DECEMBER 2025
COMPLETED BY LAWRENCE O. ERTL FROM
ERTL SURVEYORS ONTARIO LAND SURVEYORS
1234 REID STREET, UNIT 10
RICHMOND HILL, L4B 1C1
T: (905) 731-7834
F: (905) 731-7852
E: info@es-ols.com

PROJECT STATISTICS

ADDRESS: 6031 & 6037 MAIN ST., WHITCHURCH-STOUFFVILLE, ON. L4A 3A1
ZONING: [EXISTING] R3 | [PROPOSED] R2

	REQUIRED	PROPOSED
LOT (SITE) AREA (m ²)	min. 0.3 Ha	2853.68 SQ.M. (0.70 Acres)
ROAD DEDUCTION (m ²)		157.78 SQ.M.
NET LOT (SITE) AREA (m ²)		2695.90 SQ.M. (0.66 Acres)
LOT FRONTAGE	min. 20 M	45.07 M
GROUND COVERAGE	max. 35%	43.15%
TOTAL GFA		(1163.40 SQ.M.) 5717.87 SQ.M. (61546.66 SQ.FT.)
LANDSCAPED AREA		27.48% (740.84 SQ.M.) 5.59%
PAVED AREA		(150.91 SQ.M.)
NO OF UNITS		59
PARKING	89	101 (96+5 ACCESSIBLE)
LOADING		1
BUILDING HEIGHT	max. 20.00 M	20.60 M.
INDOOR AMENITY AREA	min. 118 SQ.M.	244.03 SQ.M.

ZONING SETBACKS - RM2 (RESIDENTIAL MULTIPLE TWO)

	REQUIRED	PROPOSED
FRONT SETBACK (NORTH)	6.00 M	4.50 M
REAR SETBACK (SOUTH)	6.00 M	9.85 M
INTERIOR SETBACK (WEST)	6.00 M	9.32 M
INTERIOR SETBACK (EAST)	6.00 M	5.74 M
BUILDING HEIGHT	20.00 M	20.60 M

PARKING REQUIREMENT

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (59 UNITS)		
RESIDENT PARKING (1.25 SPACE PER UNIT)	59x1.25=73.75	84 (81+3 ACCESSIBLE)
VISITOR'S PARKING (0.25 SPACE PER UNIT)	59x0.25=14.75	15 (13+2 ACCESSIBLE)
CAR-SHARE PARKING	-	2
ACCESSIBLE PARKING (4% OF TOTAL REQUIRED PARKING)	89x0.04=3.56	5

PARKING SPACE BREAKDOWN

	RESIDENT	VISITOR	CAR-SHARE
SURFACE LEVEL	0	9 (7+2 ACCESSIBLE)	2
UNDERGROUND UPPER LEVEL	37 (34+3 ACCESSIBLE)	6	0
SURFACE LEVEL PARKING SPACES	47	0	0
SUBTOTAL	84 (81+3 ACCESSIBLE)	15 (13+2 ACCESSIBLE)	2
TOTAL	101 (94 + 5 ACCESSIBLE + 2 CAR-SHARE)		

PARKING SIZE REGULAR: 2.75m x 5.5m
PARKING SIZE ACCESSIBLE TYPE A: 3.4m x 5.5m
PARKING SIZE ACCESSIBLE TYPE B: 2.4m x 5.5m

UNIT BREAKDOWN

	1-BED	2-BED	2-BED+DEN	3-BED	TOTAL
LEVEL 1	0	0	0	0	0
LEVEL 2	1	7	1	4	13
LEVEL 3	1	7	1	4	13
LEVEL 4	1	6	0	4	11
LEVEL 5	1	6	0	4	11
LEVEL 6	1	6	0	4	11
TOTAL	5	32	2	20	59

n Architecture Inc
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
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12 NOV 2024
PROJECT NORTH

12th NOV 2024
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION
ISSUED FOR OPA & ZBA #2

No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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PROJECT:
**PROPOSED 6-STORY
+ 2 BASEMENT LEVEL
RESIDENTIAL BUILDING
AT
6031 - 6037 MAIN ST.,
WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:
**PROPOSED SITE PLAN
AT GROUND LEVEL**

DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-58 A-1.1

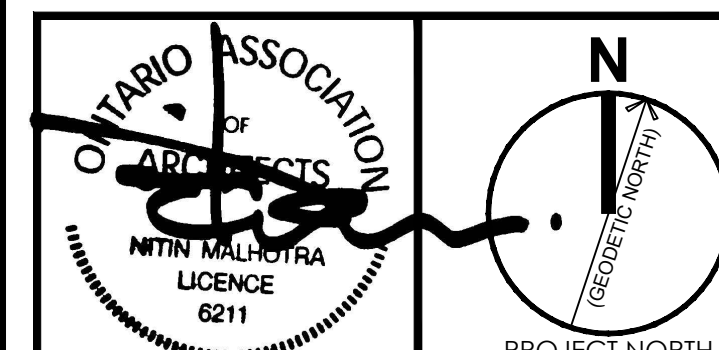
1 SITE PLAN AT GROUND LEVEL
A-1.1 SCALE: 1:200

Surveyor's Certificate
I CERTIFY THAT:



n Architecture Inc

PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
9120 Leslie Street, Suite-208
Richmond Hill, Ontario. L4B 3J9
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E : info@narchitecture.com
www.narchitecture.com



12 NOV 2024

12th NOV 2024
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION
ISSUED FOR OPA & ZBA #2

No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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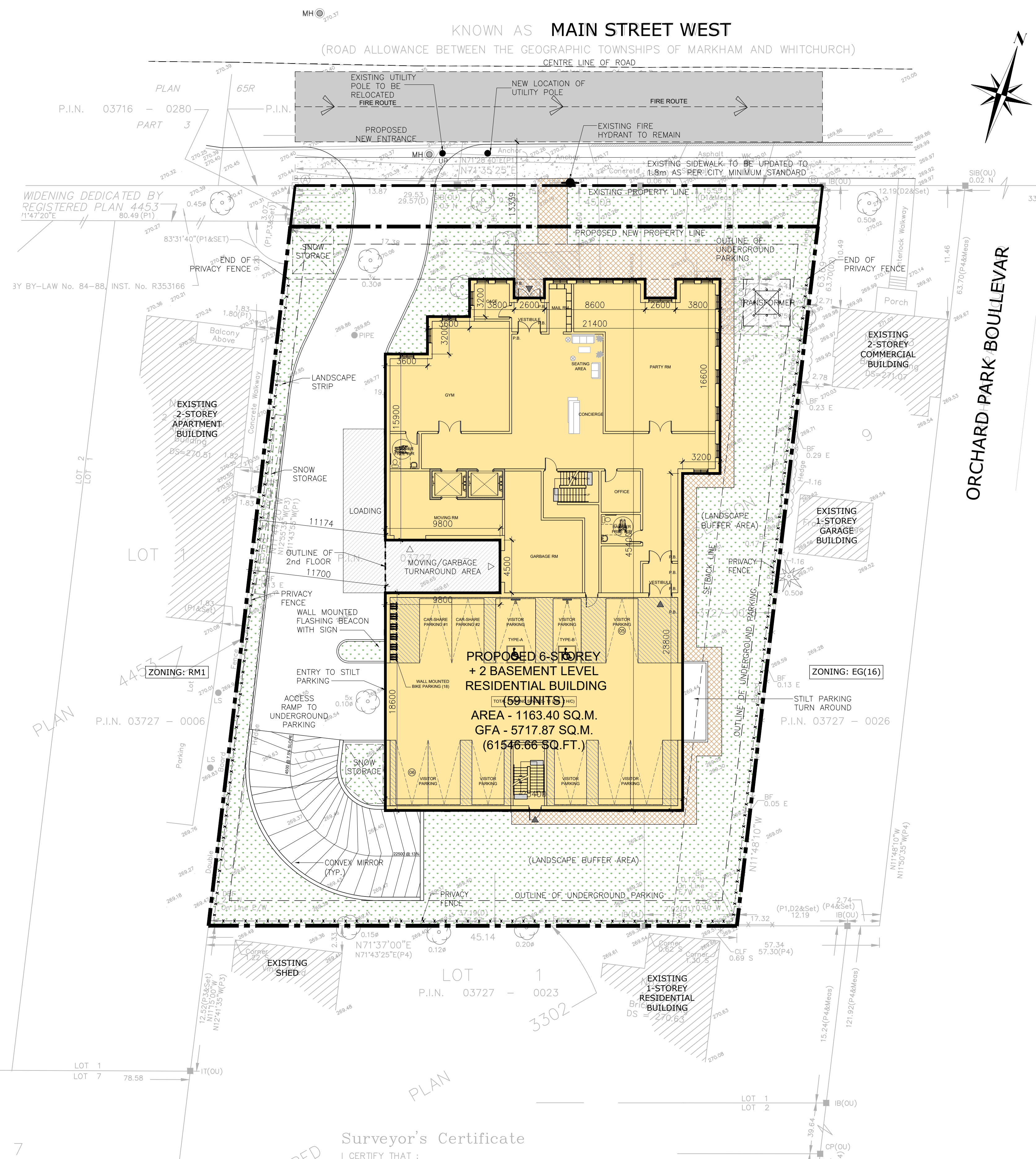
PROJECT:
**PROPOSED 6-STORY
+ 2 BASEMENT LEVEL
RESIDENTIAL BUILDING
AT
6031 - 6037 MAIN ST.,
WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

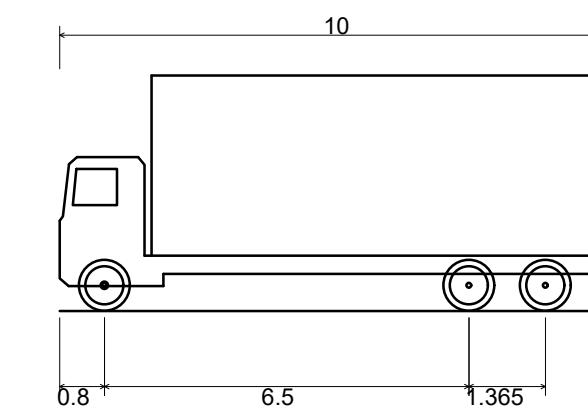
FIRE ROUTE PLAN

DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-58 A-1.2



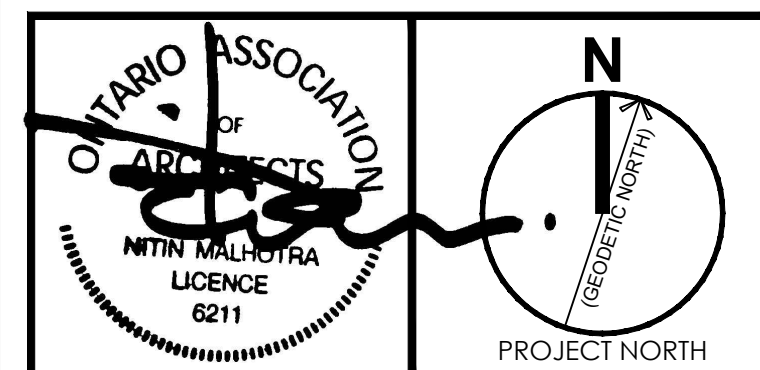
1 FIRE ROUTE SITE PLAN
A-1.2 SCALE: 1:200



Garbage Truck
 Overall Length 10.000m
 Overall Width 3.200m
 Overall Body Height 4.200m
 Min Body Ground Clearance 0.445m
 Track Width 2.600m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 10.000m



n Architecture Inc
 PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
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 T : 4 1 6 . 2 5 6 . 9 7 4 1
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12th NOV 2024
 PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION
 ISSUED FOR OPA & ZBA #2

No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

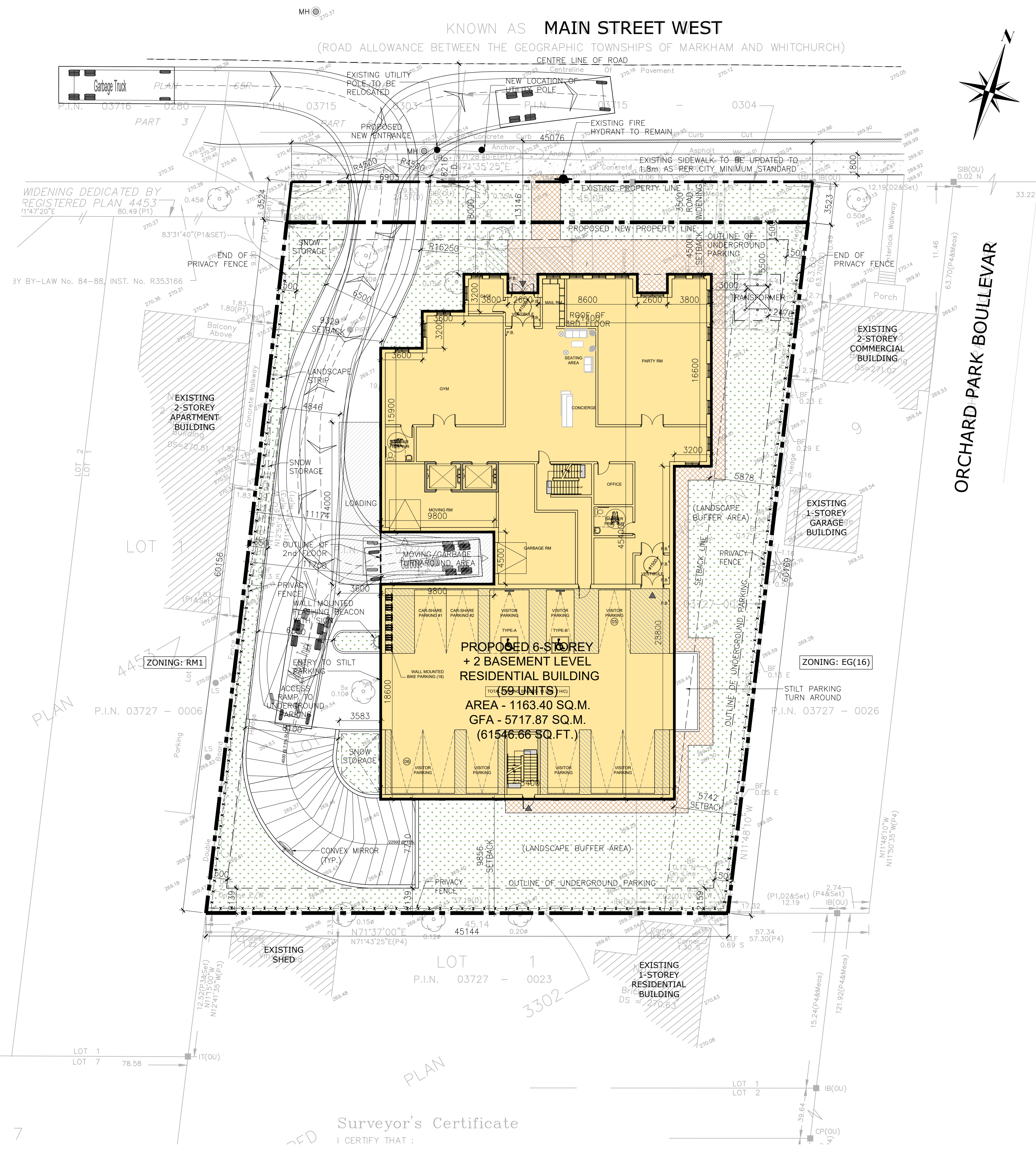
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PROJECT:
**PROPOSED 6-STORY
 + 2 BASEMENT LEVEL
 RESIDENTIAL BUILDING
 AT
 6031 - 6037 MAIN ST.,
 WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:
**GARBAGE TRUCK TURNING
 MOVEMENT PLAN**

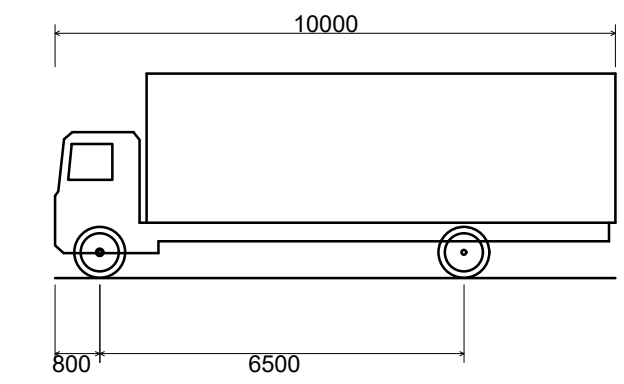
DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-58 A-1.3

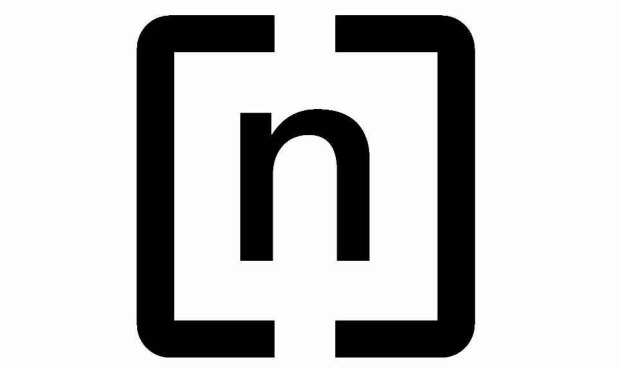


1
A-1.3
 GARBAGE TRUCK TURNING
 MOVEMENT PLAN
 SCALE: 1:200

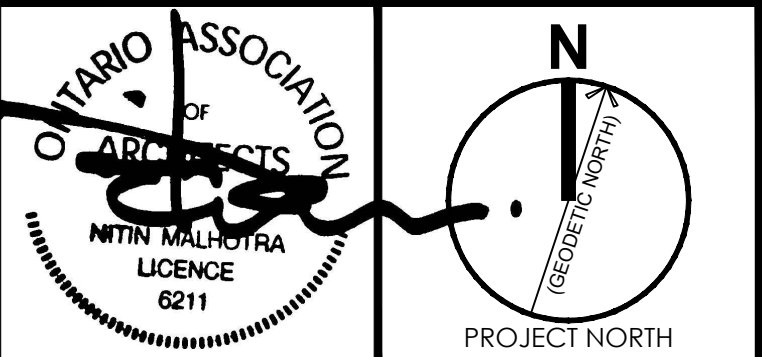
Surveyor's Certificate
 I CERTIFY THAT :



MSU - Medium Single Unit Truck
 Overall Length 10000mm
 Overall Width 2600mm
 Overall Body Height 3650mm
 Min Body Ground Clearance 445mm
 Track Width 2600mm
 Lock-to-lock time 4.00s
 Curb to curb Turning Radius 11100mm



n Architecture Inc
 PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
 9120 Leslie Street, Suite-208
 Richmond Hill, Ontario. L4B 3J9
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 E: info@narchitecture.com
 www.narchitecture.com



12 NOV 2024

12th NOV 2024
 PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION
 ISSUED FOR OPA & ZBA #2

No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

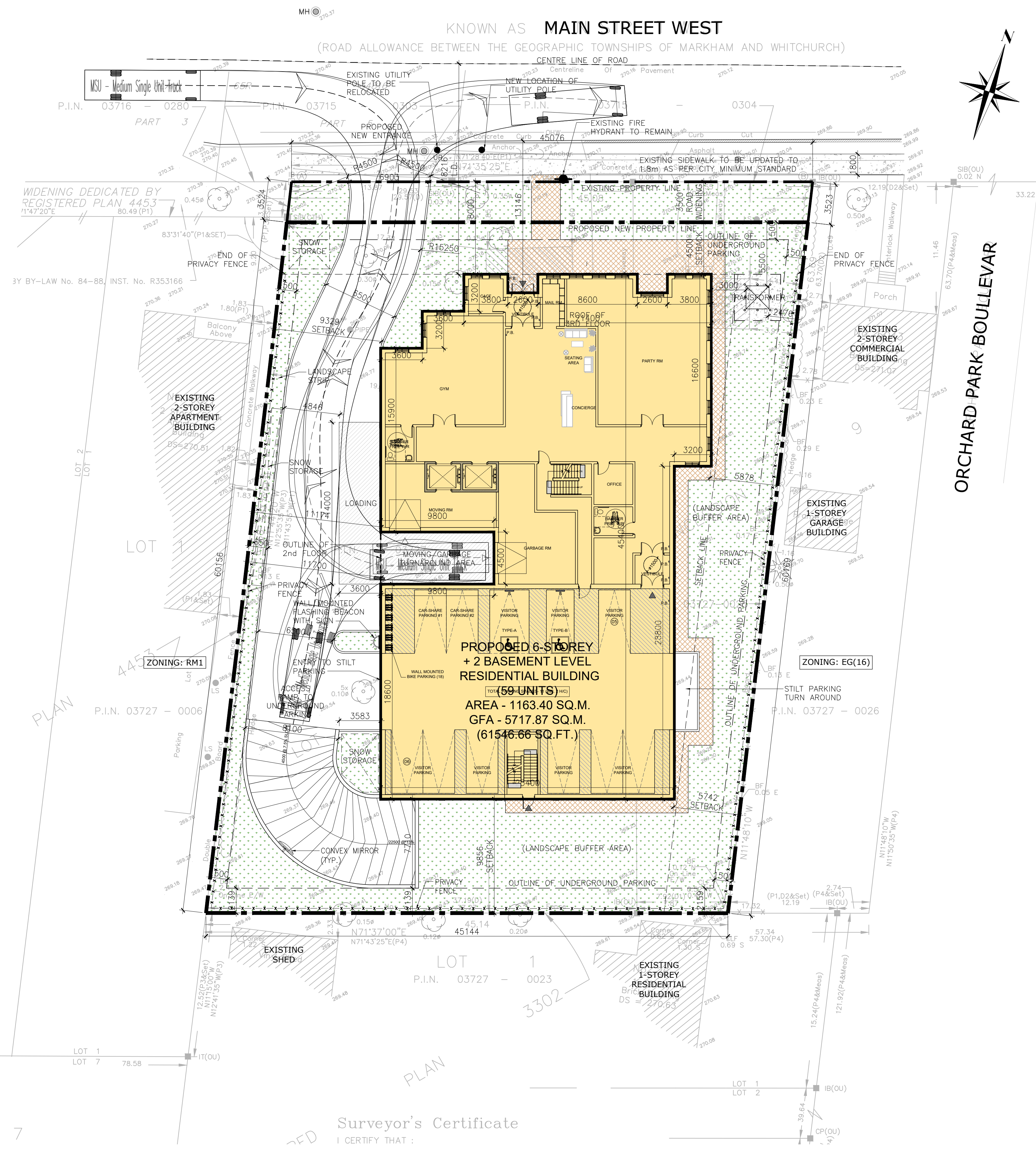
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PROJECT:
PROPOSED 6-STORY + 2 BASEMENT LEVEL RESIDENTIAL BUILDING AT 6031 - 6037 MAIN ST., WHITCHURCH-STOUFFVILLE, ON.

DRAWING TITLE:
LOADING TRUCK TURNING MOVEMENT PLAN

DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

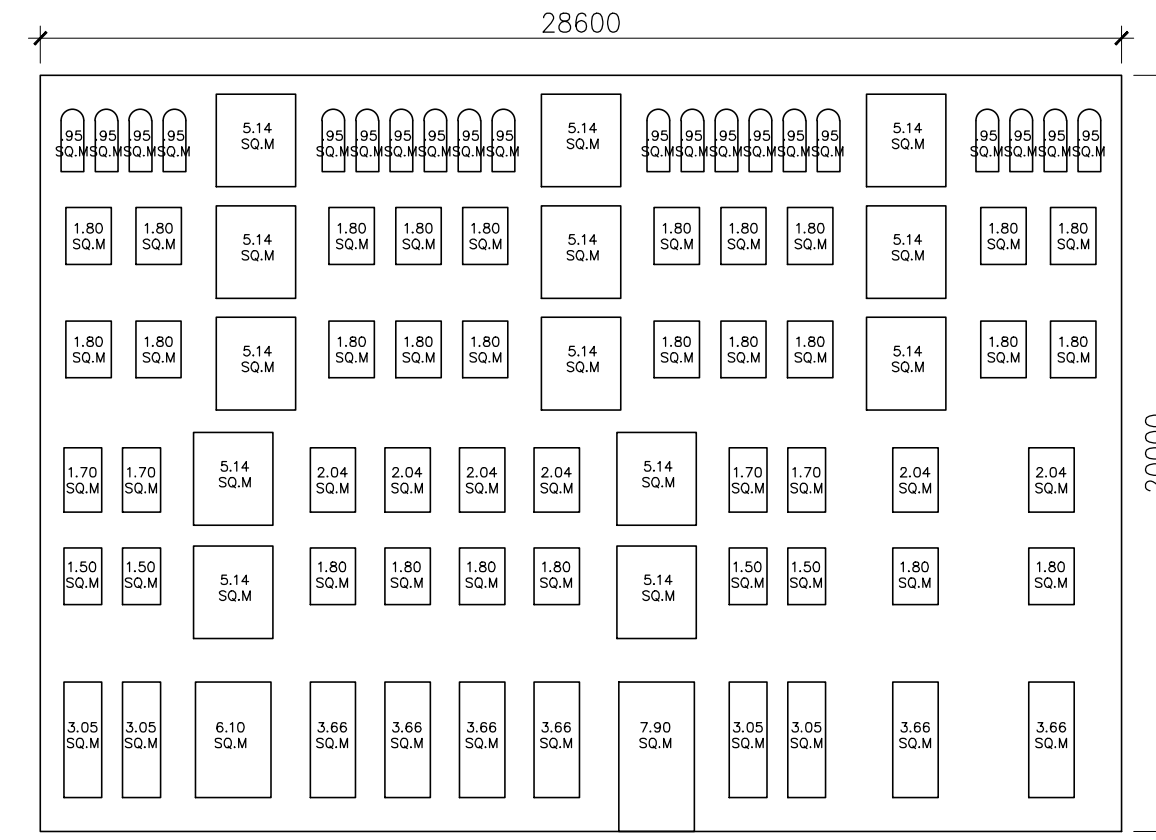
21-58 A-1.4



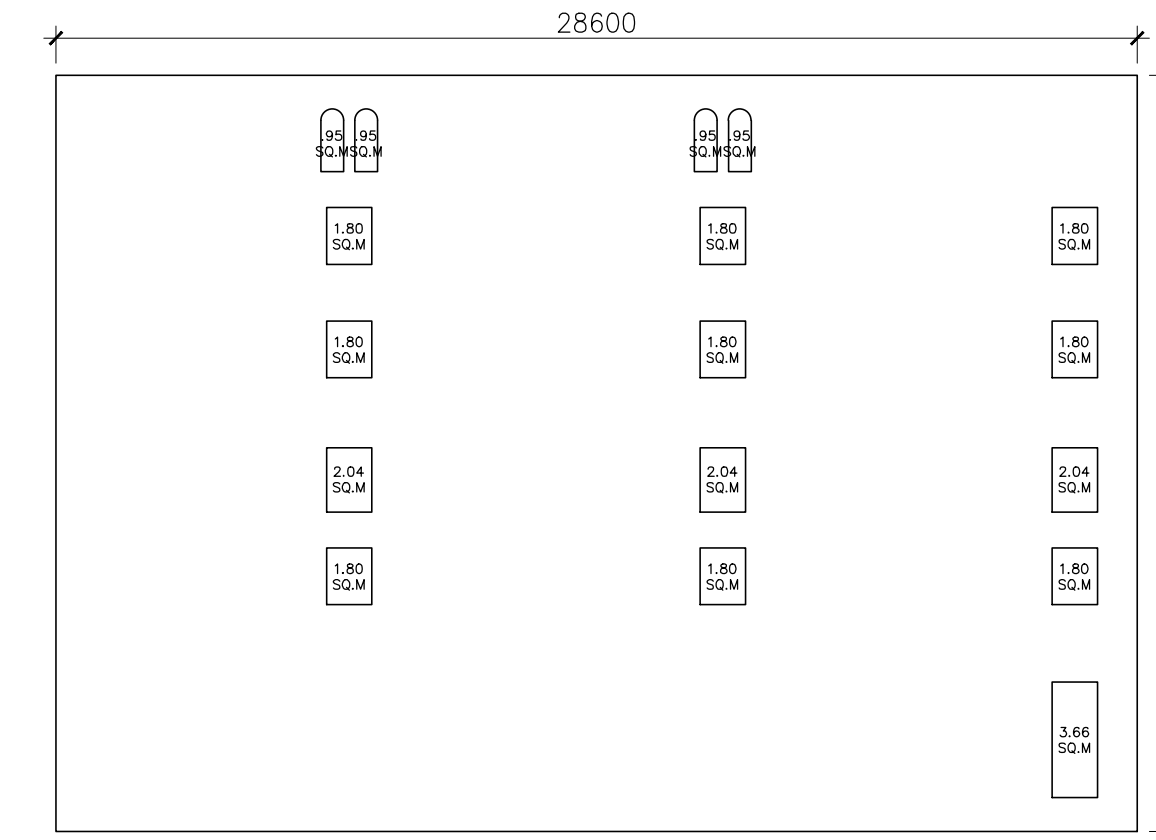
1
 A-1.4
 SCALE: 1:200

Surveyor's Certificate
 I CERTIFY THAT :

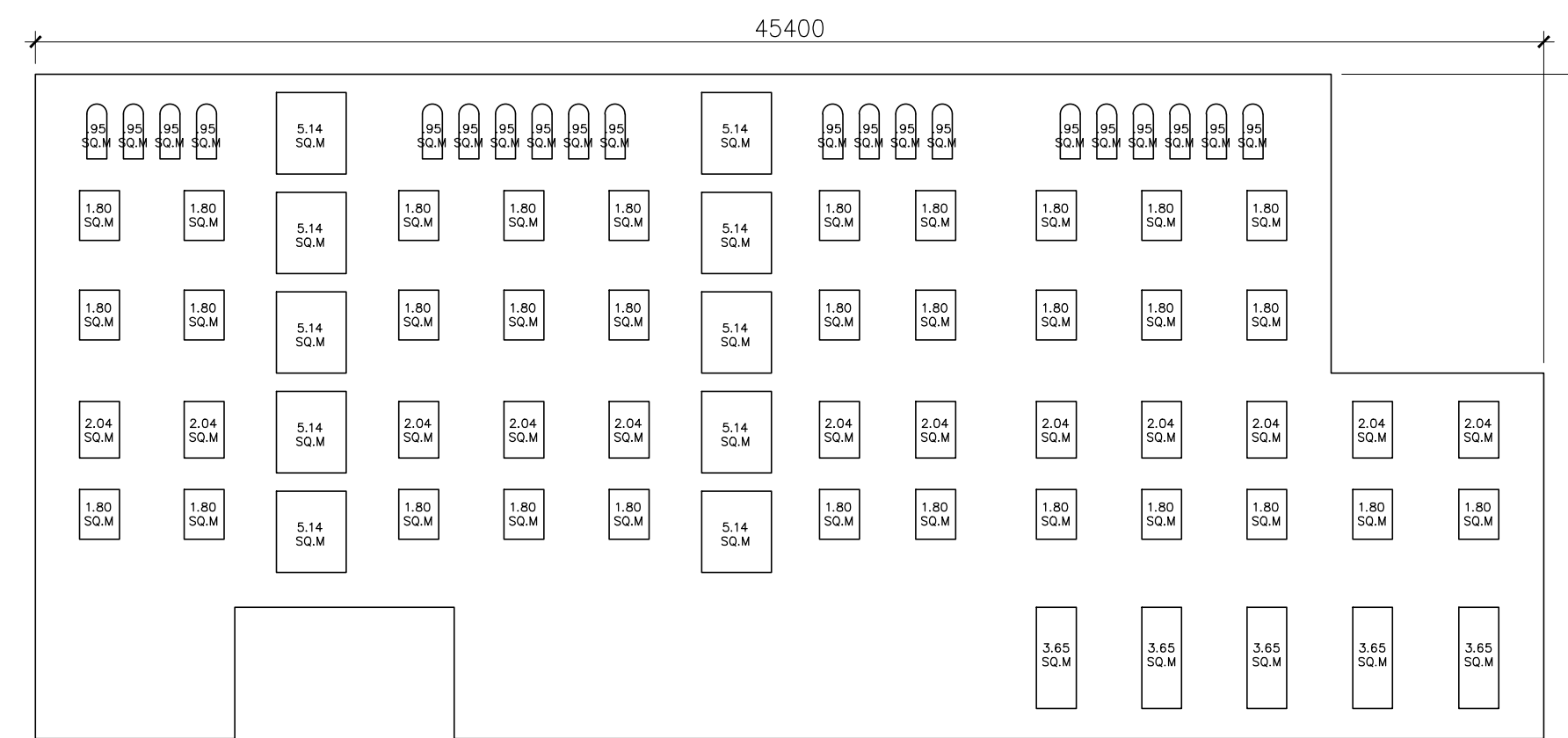
NAME OF PROJECT		LOCATION								
ITEM	ONTARIO BUILDING CODE DATA MATRIX			OBC REFERENCE						
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION			<input checked="" type="checkbox"/> PART 3	<input type="checkbox"/> PART 9					
2	MAJOR OCCUPANCY(S):			3.1.2.1.(1)	9.10.2.					
3	EXISTING 0.0 NEW 1163.40 TOTAL 1163.40			1.4.1.2.[A]	1.4.1.2.[A]					
4	EXISTING 0.0 NEW 5717.87 TOTAL 5717.87			1.4.1.2.[A]	1.4.1.2.[A]					
5	NUMBER OF STOREYS ABOVE GRADE: 06 BELOW GRADE: 2			1.4.1.2.[A]&3.2.1.1.	1.4.1.2.[A]&3.2.1.1.					
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS: 1			3.2.2.10. & 3.2.5.	9.10.20.					
7	BUILDING CLASSIFICATION			3.2.2.20.-83	9.10.2.					
8	SPRINKLER SYSTEM PROPOSED <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED			3.2.2.43 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX					
9	STANDPIPE REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			3.2.9.	N/A					
10	FIRE ALARM REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			3.2.4.	9.10.18.					
11	WATER SERVICE/SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			3.2.5.7.	N/A					
12	HIGH BUILDING <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			3.2.6.	N/A					
13	PERMITTED CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH			3.2.2.61 & 3.2.2.71	9.10.6.					
14	OCCUPANT LOAD BASED ON <input checked="" type="checkbox"/> DESIGN OF BUILDING			3.1.17.	9.9.1.3.					
16	BARRIER-FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)			3.8.	9.5.2.					
17	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)					
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES		LISTED DESIGN No. OR DESCRIPTION (SG-2)	3.2.2.43 9.10.8. 9.10.9.					
		FRR (HOURS)								
		FLOORS HOUR 2								
		ROOF HOUR N/A		POURED CONC. FLOOR/ROOF/SLABS						
		OR		FRR OF SUPPORTING MEMBERS	LISTED DESIGN No. OR DESCRIPTION (SG-2)	6FR6 COL. ENCLOSURE				
		FLOORS HOUR 2								
ROOF HOUR N/A										
19	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS			3.2.2.43	9.10.14.					
WALL	AREA OF EBF (m) ²	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONSTR. NON-COMB CLADDING	NON-COMB. CONST. 3.2.2.43
NORTH	572.00	8.0	1.43	82	35.99	-				<input checked="" type="checkbox"/>
SOUTH	572.00	10.5	1.43	100	5.20	-				<input checked="" type="checkbox"/>
EAST	824.33	5.7	2.27	52	20.72	-				<input checked="" type="checkbox"/>
WEST	806.56	9.43	2.27	100	22.10	-				<input checked="" type="checkbox"/>
20	PLUMBING FIXTURE REQUIREMENTS			OBC REFERENCE						
MALE/FEMALE COUNT @ 50%/50% EXCEPT AS NOTED OTHERWISE			OCCUPANT LOAD	OBC REF	WC REQUIRED	WC PROVIDED	<input checked="" type="checkbox"/> PART 3	<input type="checkbox"/> PART 9		
1 ST. FLR.: OCCUPANCY			-	-	1	1	2 FOR EACH UNIT			
2 ND. FLR.: OCCUPANCY										



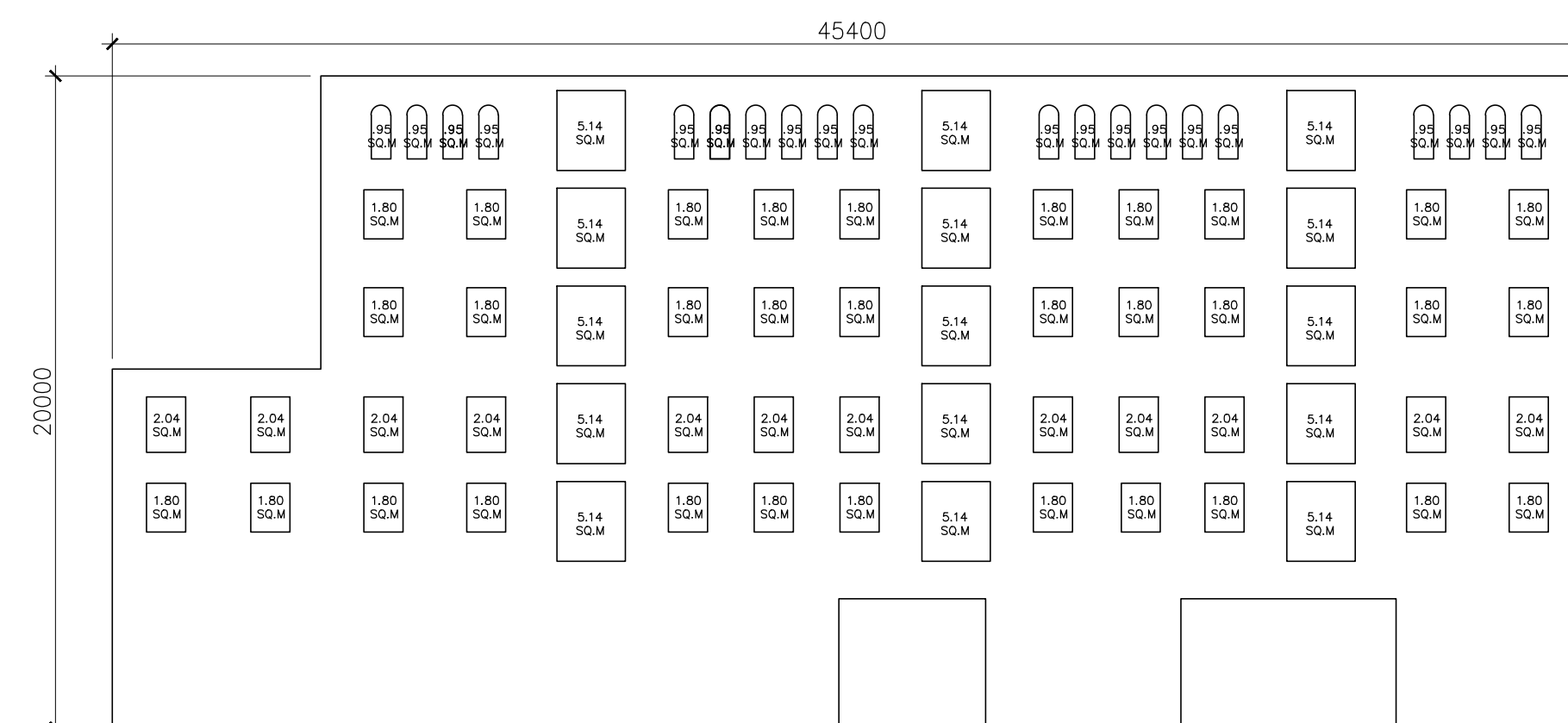
NORTH ELEVATION
EBF = 572.00 SQM
L/H = 1.43
OPENING = 205.91 SQM
% OF OPENING = 35.99%



SOUTH ELEVATION
EBF = 572.00 SQM
L/H = 1.43
OPENING = 29.78 SQM
% OF OPENING = 5.20%



EAST ELEVATION
EBF = 824.33 SQM
L/H = 2.27
OPENING = 170.85 SQM
% OF OPENING = 20.72%



WEST ELEVATION
EBF = 806.56 SQM
L/H = 2.27
OPENING = 178.28 SQM
% OF OPENING = 22.10%

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ONTARIO ASSOCIATION OF ARCHITECTS
NITIN MALHOTRA
LICENCE 6211

12 NOV 2024

12th NOV 2024
PRELIMINARY DESIGN
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ISSUED FOR OPA & ZBA #2

No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

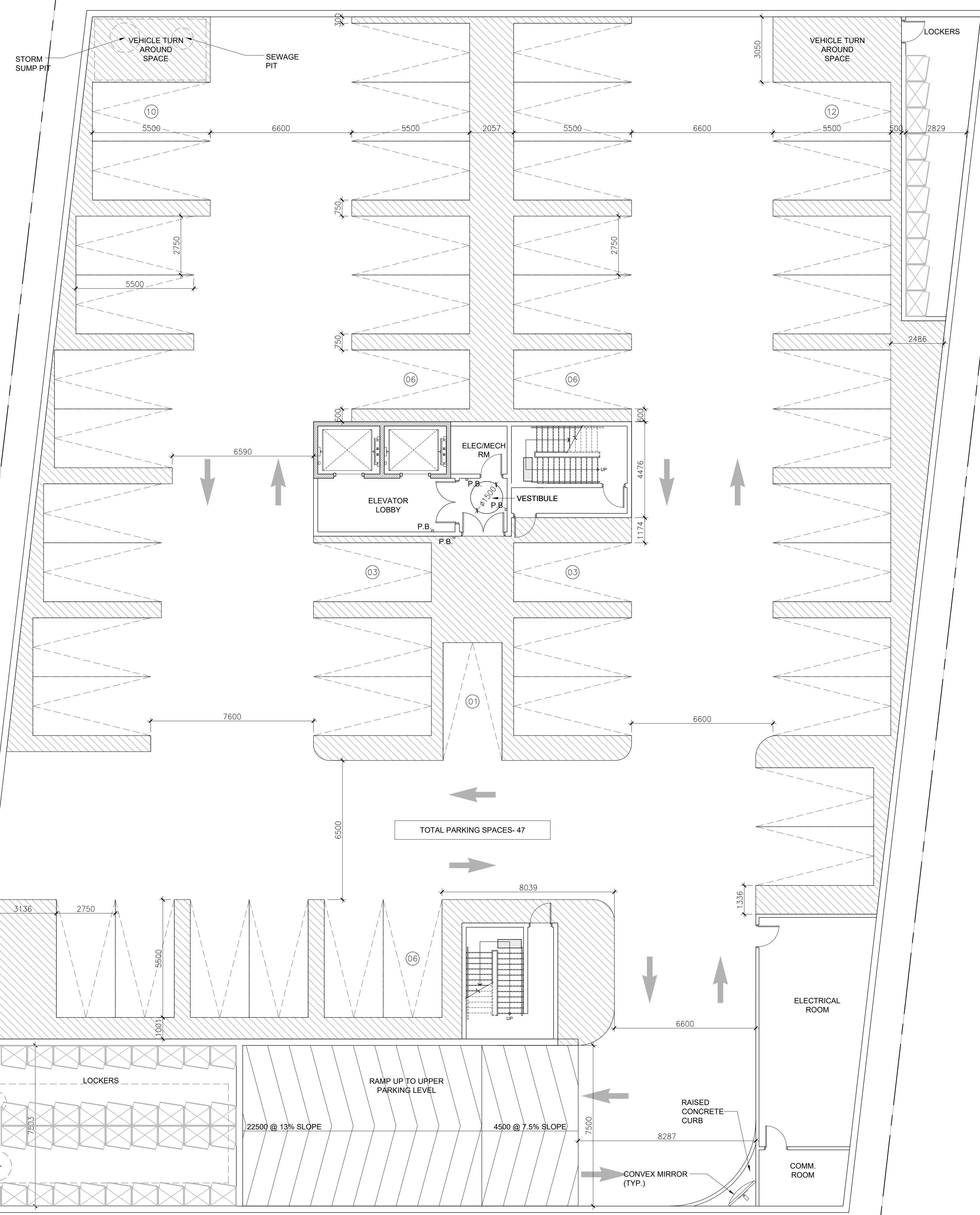
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PROJECT:
PROPOSED 6-STORY + 2 BASEMENT LEVEL RESIDENTIAL BUILDING AT 6031 - 6037 MAIN ST., WHITCHURCH-STOUFFVILLE, ON.

DRAWING TITLE:
OBC MATRIX AND EBF CALCULATION

DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

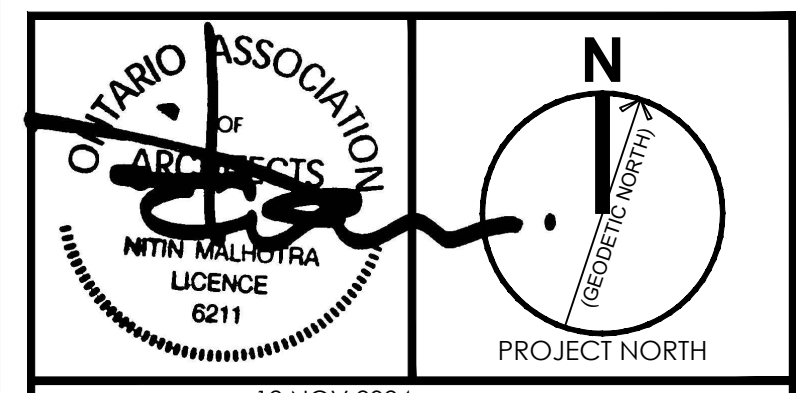
21-58 A-1.5



1 UNDERGROUND PARKING LOWER LEVEL
A-2.0 SCALE: 1:100



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No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

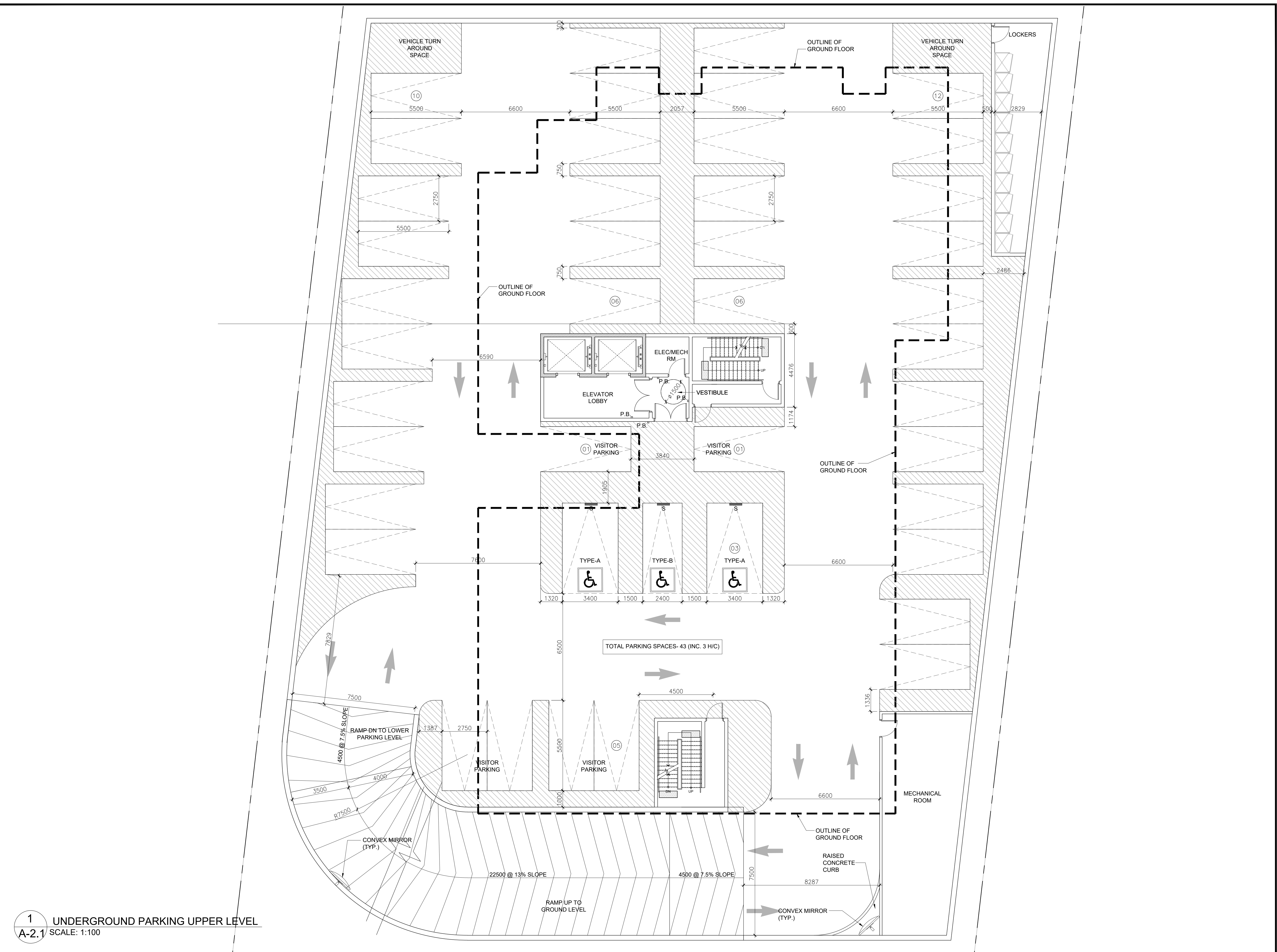
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PROJECT:
**PROPOSED 6-STORY
 + 2 BASEMENT LEVEL
 RESIDENTIAL BUILDING
 AT
 6031 - 6037 MAIN ST.,
 WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:
**PROPOSED
 UNDERGROUND PARKING
 LOWER LEVEL PLAN**

DRAWN BY: NC DATE: 13 NOV. 2023
 CHECKED BY: NM SCALE: AS NOTED
 PROJECT NO.: DRAWING NO.:

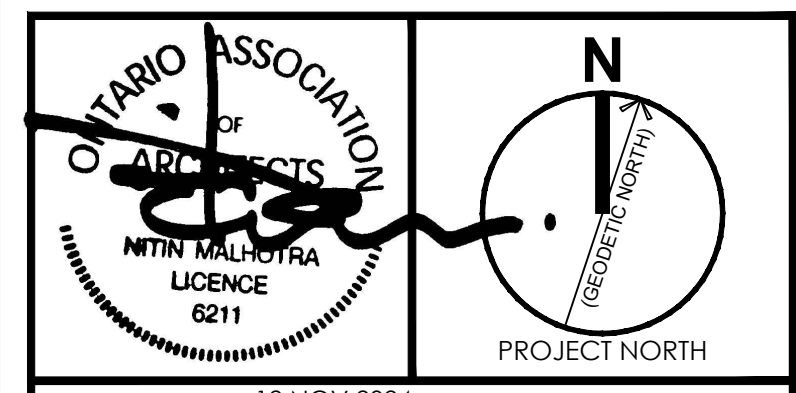
21-58 A-2.0



1 UNDERGROUND PARKING UPPER LEVEL
A-2.1 SCALE: 1:100



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12 NOV 2024
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No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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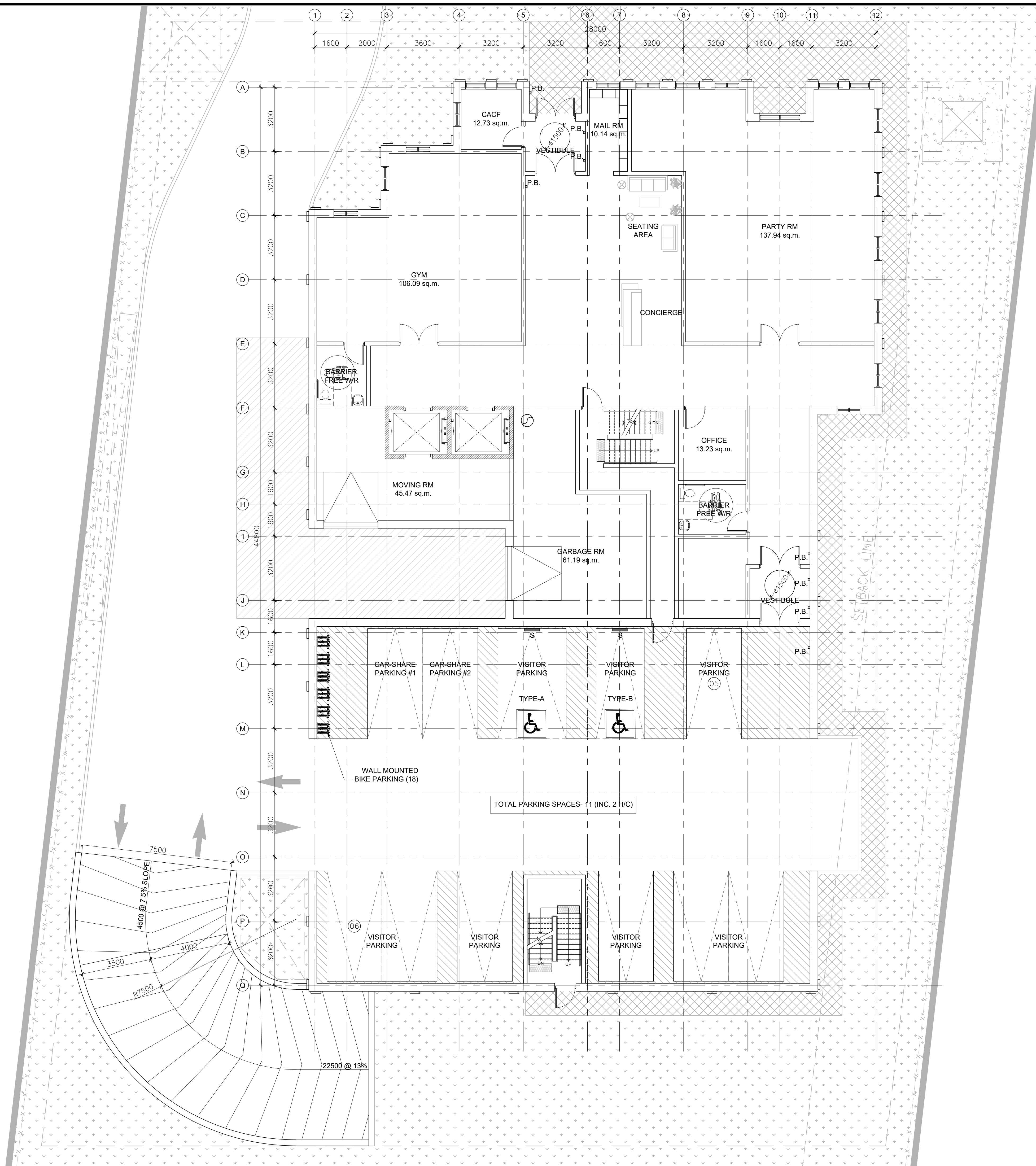
PROJECT:
**PROPOSED 6-STORY
 + 2 BASEMENT LEVEL
 RESIDENTIAL BUILDING
 AT
 6031 - 6037 MAIN ST.,
 WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:
**PROPOSED
 UNDERGROUND PARKING
 UPPER LEVEL PLAN**

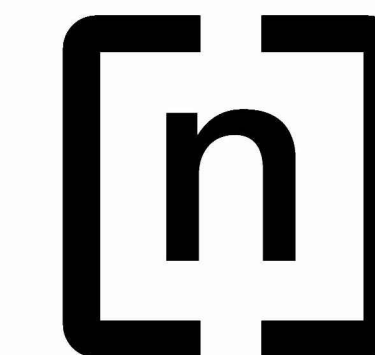
DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-58 A-2.1

FLOOR AREA		
	SQ.M.	SQ.FT.
LEVEL 1	592.76	6380.52
LEVEL 2	1142.60	12298.84
LEVEL 3	1142.60	12298.84
LEVEL 4	989.95	10655.84
LEVEL 5	989.95	10655.84
LEVEL 6	989.95	10655.84
TOTAL	5717.87	61546.66

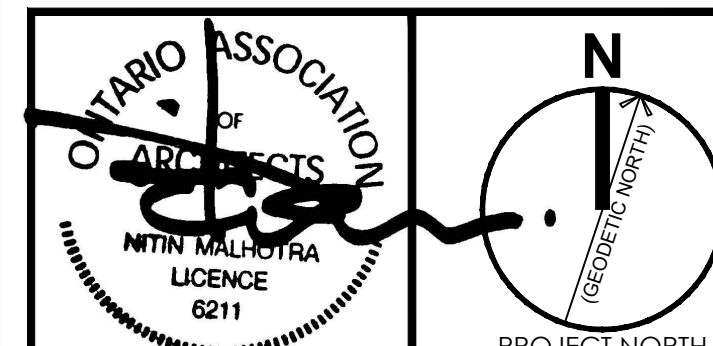


1 FIRST FLOOR PLAN
A-2.2 SCALE: 1:100



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No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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PROJECT:
**PROPOSED 6-STORY
+ 2 BASEMENT LEVEL
RESIDENTIAL BUILDING
AT
6031 - 6037 MAIN ST.,
WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

**PROPOSED
FIRST LEVEL PLAN**

DRAWN BY: NC

DATE: 13 NOV. 2023

CHECKED BY: NM

SCALE: AS NOTED

PROJECT NO.:

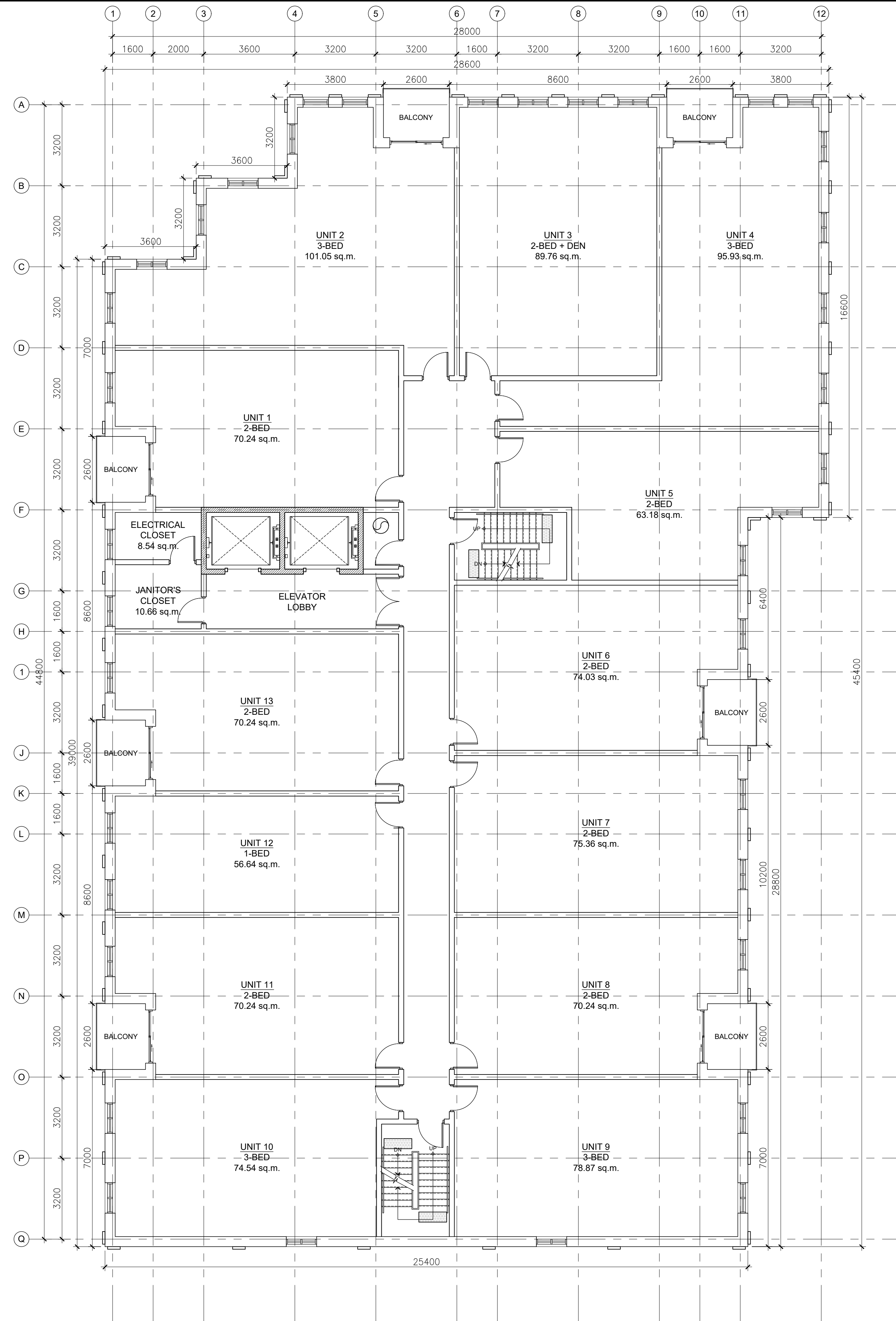
DRAWING NO.:

21-58

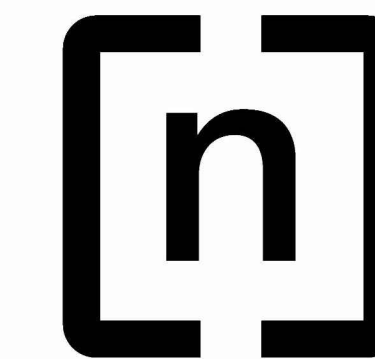
A-2.2

FLOOR AREA		
	SQ.M.	SQ.FT.
LEVEL 1	592.76	6380.52
LEVEL 2	1142.60	12298.84
LEVEL 3	1142.60	12298.84
LEVEL 4	989.95	10655.84
LEVEL 5	989.95	10655.84
LEVEL 6	989.95	10655.84
TOTAL	5717.87	61546.66

UNIT BREAKDOWN					
	1-BED	2-BED	2-BED + DEN	3-BED	TOTAL
LEVEL 1	0	0	0	0	0
LEVEL 2	1	7	1	4	13
LEVEL 3	1	7	1	4	13
LEVEL 4	1	6	0	4	11
LEVEL 5	1	6	0	4	11
LEVEL 6	1	6	0	4	11
TOTAL	5	32	2	20	59

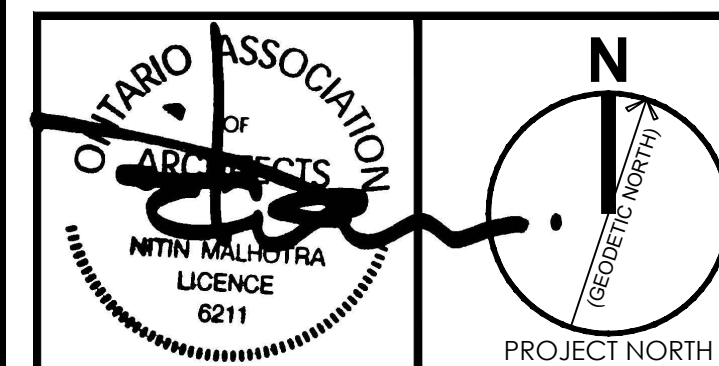


1 SECOND LEVEL PLAN
A-2.3 SCALE: 1:100



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No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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PROJECT:
**PROPOSED 6-STORY
+ 2 BASEMENT LEVEL
RESIDENTIAL BUILDING
AT
6031 - 6037 MAIN ST.,
WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

**PROPOSED
SECOND LEVEL PLAN**

DRAWN BY: NC

DATE: 13 NOV. 2023

CHECKED BY: NM

SCALE: AS NOTED

PROJECT NO.:

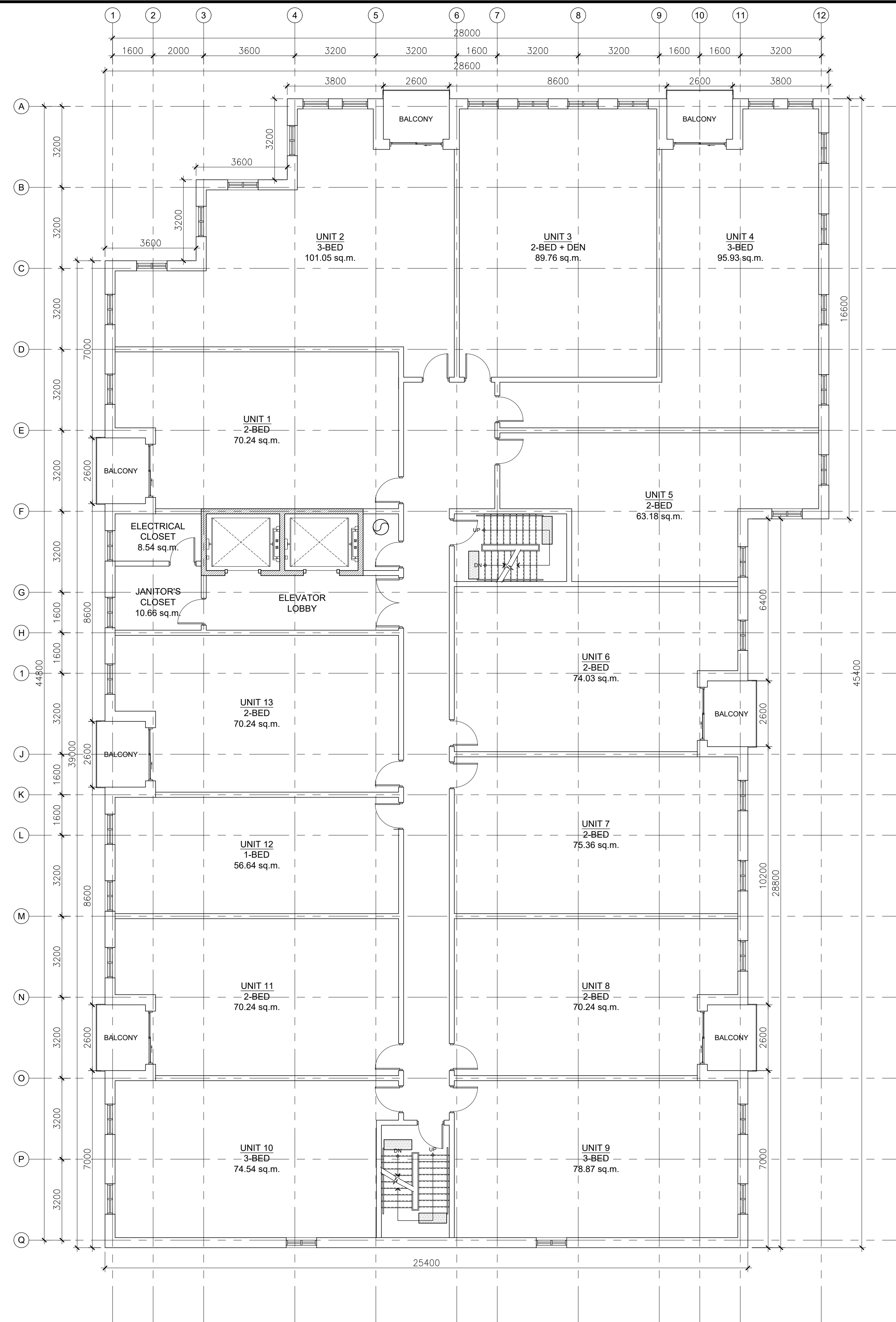
DRAWING NO.:

21-58

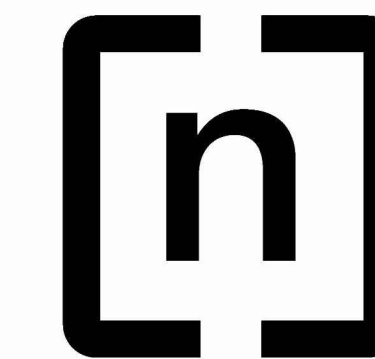
A-2.3

FLOOR AREA		
	SQ.M.	SQ.FT.
LEVEL 1	592.76	6380.52
LEVEL 2	1142.60	12298.84
LEVEL 3	1142.60	12298.84
LEVEL 4	989.95	10655.84
LEVEL 5	989.95	10655.84
LEVEL 6	989.95	10655.84
TOTAL	5717.87	61546.66

UNIT BREAKDOWN					
	1-BED	2-BED	2-BED + DEN	3-BED	TOTAL
LEVEL 1	0	0	0	0	0
LEVEL 2	1	7	1	4	13
LEVEL 3	1	7	1	4	13
LEVEL 4	1	6	0	4	11
LEVEL 5	1	6	0	4	11
LEVEL 6	1	6	0	4	11
TOTAL	5	32	2	20	59

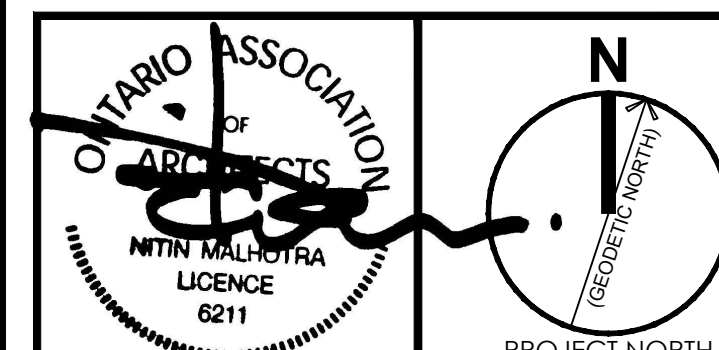


1 THIRD LEVEL PLAN
A-2.4 SCALE: 1:100



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No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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PROJECT:
**PROPOSED 6-STORY
+ 2 BASEMENT LEVEL
RESIDENTIAL BUILDING
AT
6031 - 6037 MAIN ST.,
WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

**PROPOSED
THIRD LEVEL PLAN**

DRAWN BY: NC

DATE: 13 NOV. 2023

CHECKED BY: NM

SCALE: AS NOTED

PROJECT NO.:

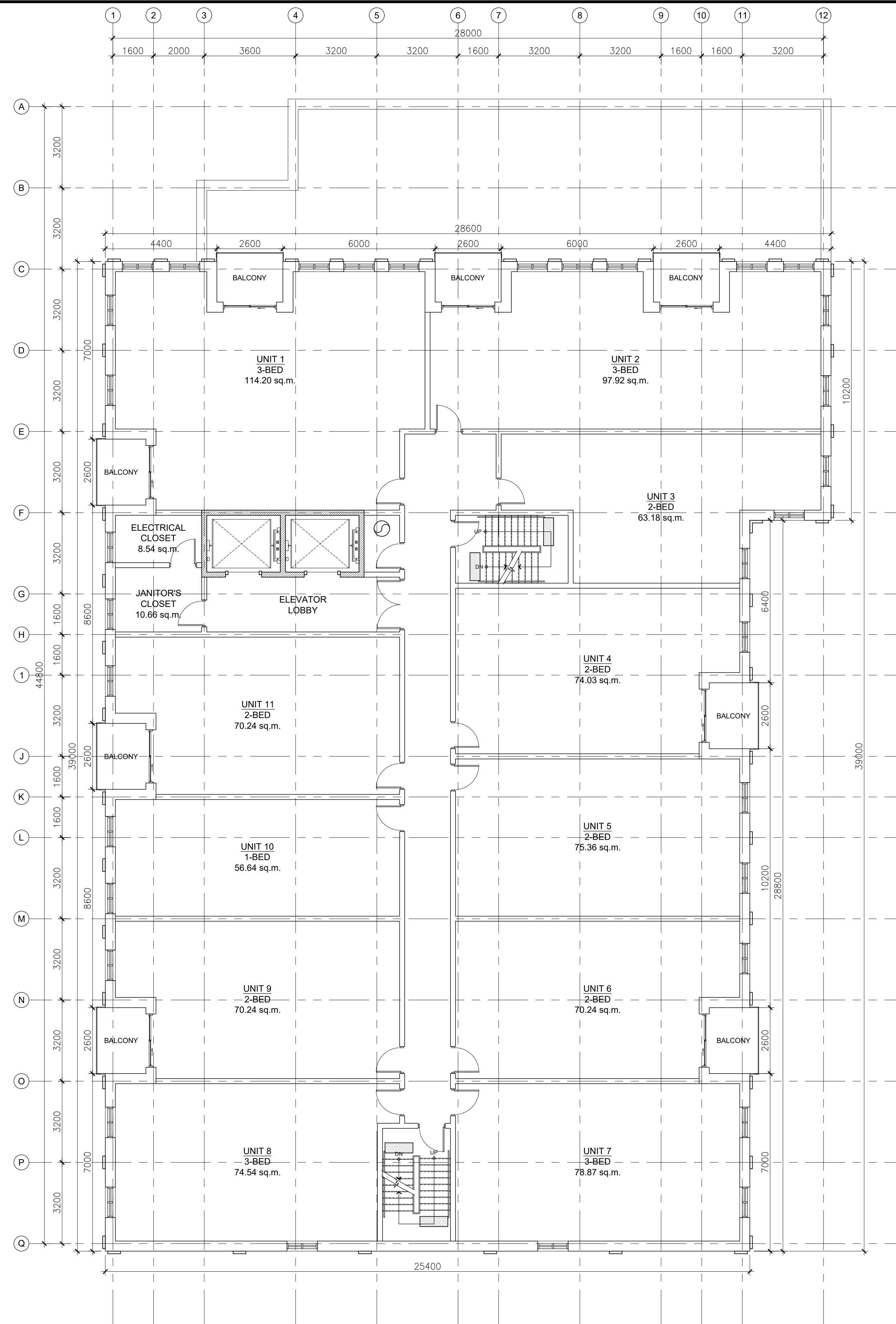
DRAWING NO.:

21-58

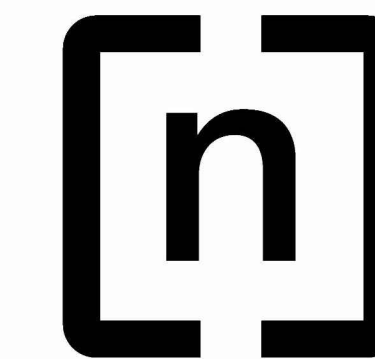
A-2.4

FLOOR AREA		
	SQ.M.	SQ.FT.
LEVEL 1	592.76	6380.52
LEVEL 2	1142.60	12298.84
LEVEL 3	1142.60	12298.84
LEVEL 4	989.95	10655.84
LEVEL 5	989.95	10655.84
LEVEL 6	989.95	10655.84
TOTAL	5717.87	61546.66

UNIT BREAKDOWN					
	1-BED	2-BED	2-BED + DEN	3-BED	TOTAL
LEVEL 1	0	0	0	0	0
LEVEL 2	1	7	1	4	13
LEVEL 3	1	7	1	4	13
LEVEL 4	1	6	0	4	11
LEVEL 5	1	6	0	4	11
LEVEL 6	1	6	0	4	11
TOTAL	5	32	2	20	59

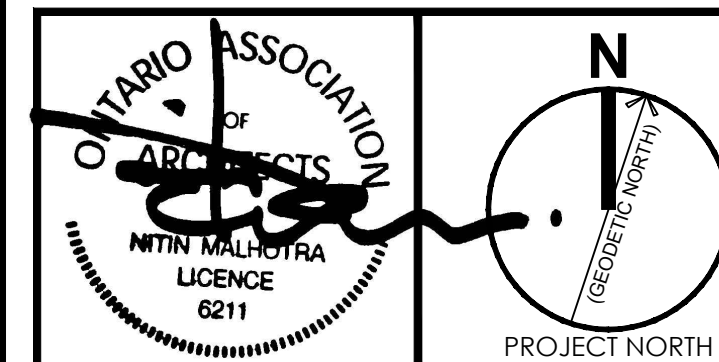


1 FOURTH LEVEL PLAN
A-2.5 SCALE: 1:100



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8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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PROJECT:
**PROPOSED 6-STORY
+ 2 BASEMENT LEVEL
RESIDENTIAL BUILDING
AT
6031 - 6037 MAIN ST.,
WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

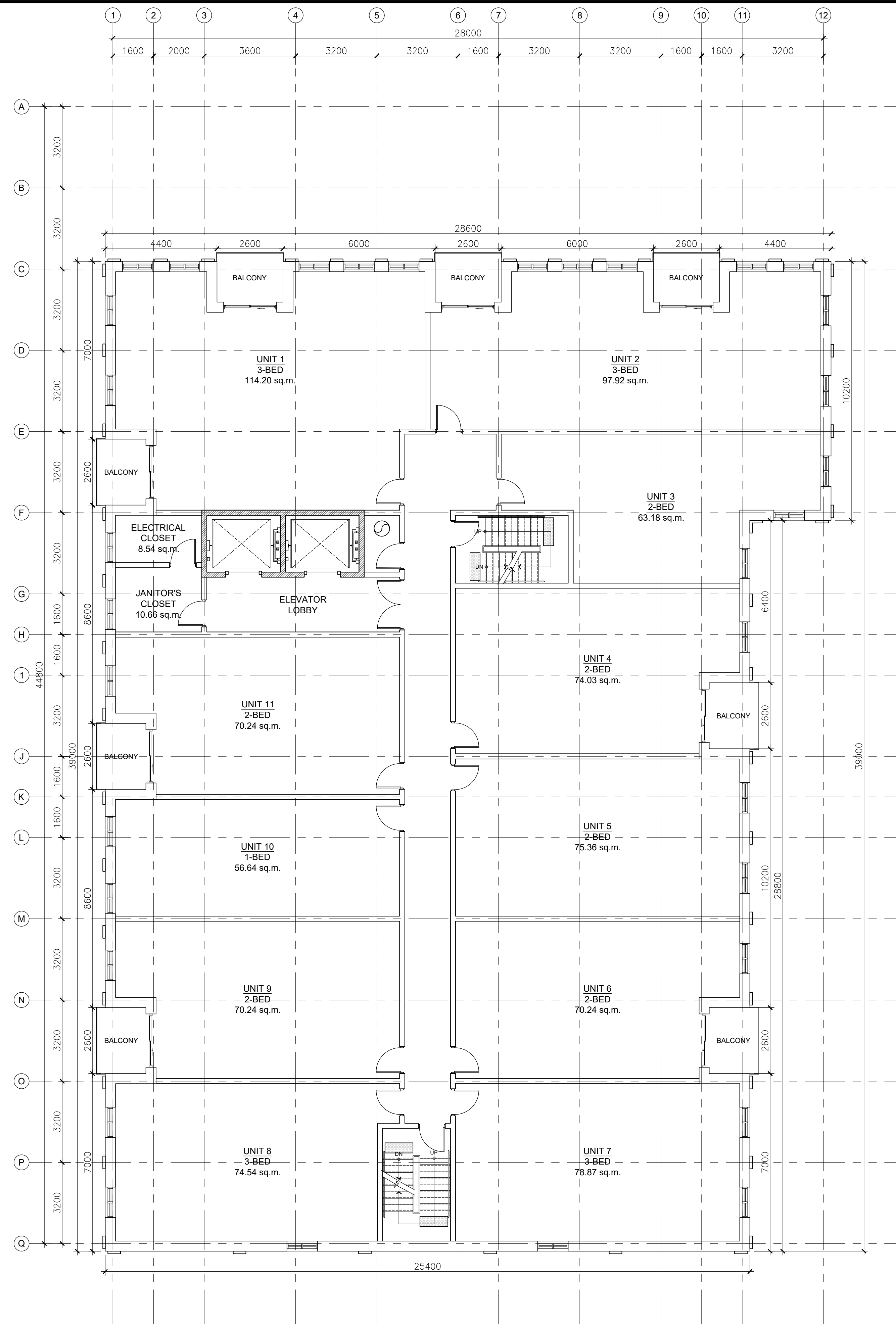
**PROPOSED
FOURTH LEVEL PLAN**

DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

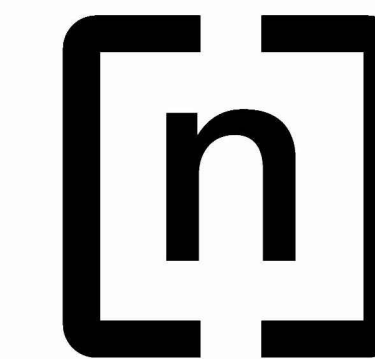
21-58 A-2.5

FLOOR AREA		
	SQ.M.	SQ.FT.
LEVEL 1	592.76	6380.52
LEVEL 2	1142.60	12298.84
LEVEL 3	1142.60	12298.84
LEVEL 4	989.95	10655.84
LEVEL 5	989.95	10655.84
LEVEL 6	989.95	10655.84
TOTAL	5717.87	61546.66

UNIT BREAKDOWN					
	1-BED	2-BED	2-BED + DEN	3-BED	TOTAL
LEVEL 1	0	0	0	0	0
LEVEL 2	1	7	1	4	13
LEVEL 3	1	7	1	4	13
LEVEL 4	1	6	0	4	11
LEVEL 5	1	6	0	4	11
LEVEL 6	1	6	0	4	11
TOTAL	5	32	2	20	59

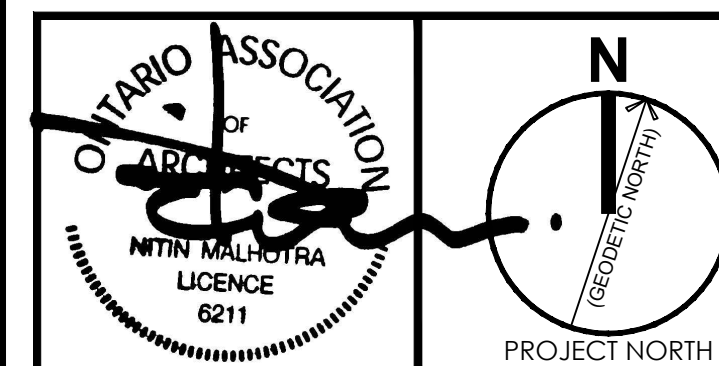


1 FIFTH LEVEL PLAN
A-2.6 SCALE: 1:100



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No.	Date	Version	Dwn.
8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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PROJECT:
**PROPOSED 6-STORY
+ 2 BASEMENT LEVEL
RESIDENTIAL BUILDING
AT
6031 - 6037 MAIN ST.,
WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

**PROPOSED
FIFTH LEVEL PLAN**

DRAWN BY: NC

DATE: 13 NOV. 2023

CHECKED BY: NM

SCALE: AS NOTED

PROJECT NO.:

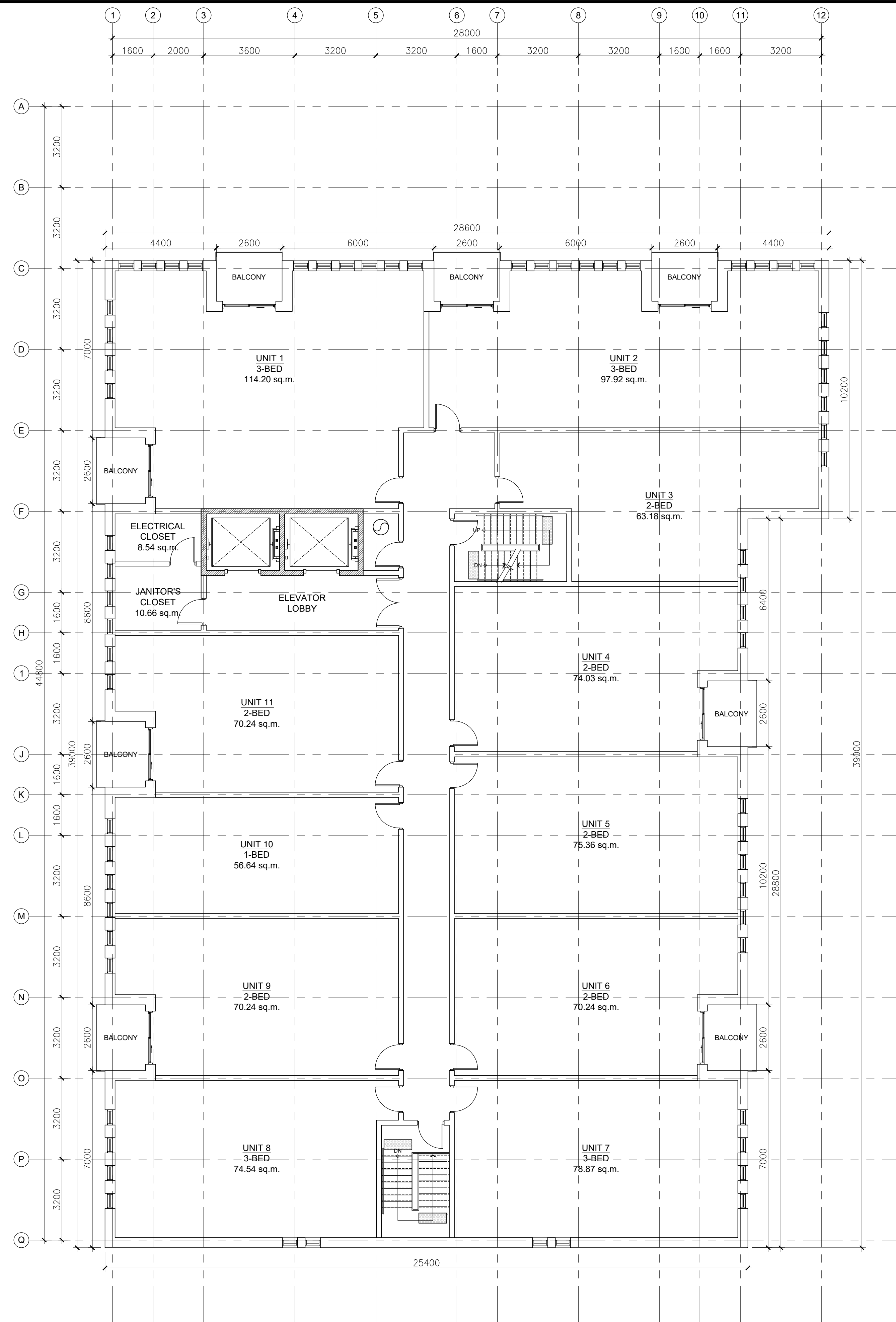
DRAWING NO.:

21-58

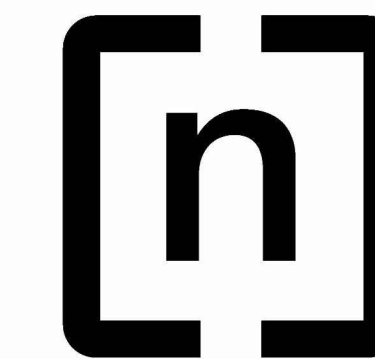
A-2.6

FLOOR AREA		
	SQ.M.	SQ.FT.
LEVEL 1	592.76	6380.52
LEVEL 2	1142.60	12298.84
LEVEL 3	1142.60	12298.84
LEVEL 4	989.95	10655.84
LEVEL 5	989.95	10655.84
LEVEL 6	989.95	10655.84
TOTAL	5717.87	61546.66

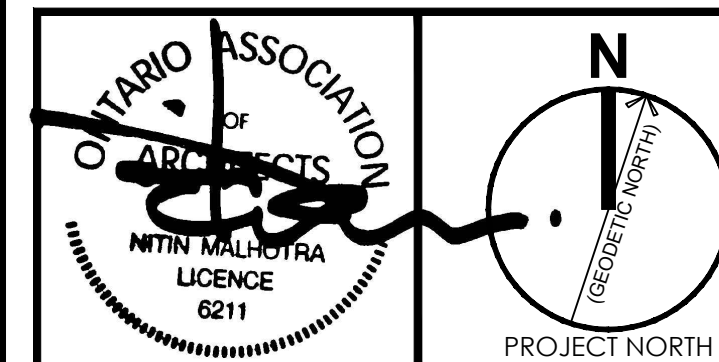
UNIT BREAKDOWN					
	1-BED	2-BED	2-BED + DEN	3-BED	TOTAL
LEVEL 1	0	0	0	0	0
LEVEL 2	1	7	1	4	13
LEVEL 3	1	7	1	4	13
LEVEL 4	1	6	0	4	11
LEVEL 5	1	6	0	4	11
LEVEL 6	1	6	0	4	11
TOTAL	5	32	2	20	59



1 SIXTH LEVEL PLAN
A-2.7 SCALE: 1:100



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8.	12 NOV 2024	ISSUED FOR OPA & ZBA #2	NC
7.	28 OCT 2024	ISSUED FOR COORDINATION #3	NC
6.	24 SEP 2024	ISSUED FOR COORDINATION #2	NC
5.	11 SEP 2024	ISSUED FOR COORDINATION	NC
4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
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PROJECT:
**PROPOSED 6-STORY
 + 2 BASEMENT LEVEL
 RESIDENTIAL BUILDING
 AT
 6031 - 6037 MAIN ST.,
 WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

**PROPOSED
 SIXTH LEVEL PLAN**

DRAWN BY: NC

DATE: 13 NOV. 2023

CHECKED BY: NM

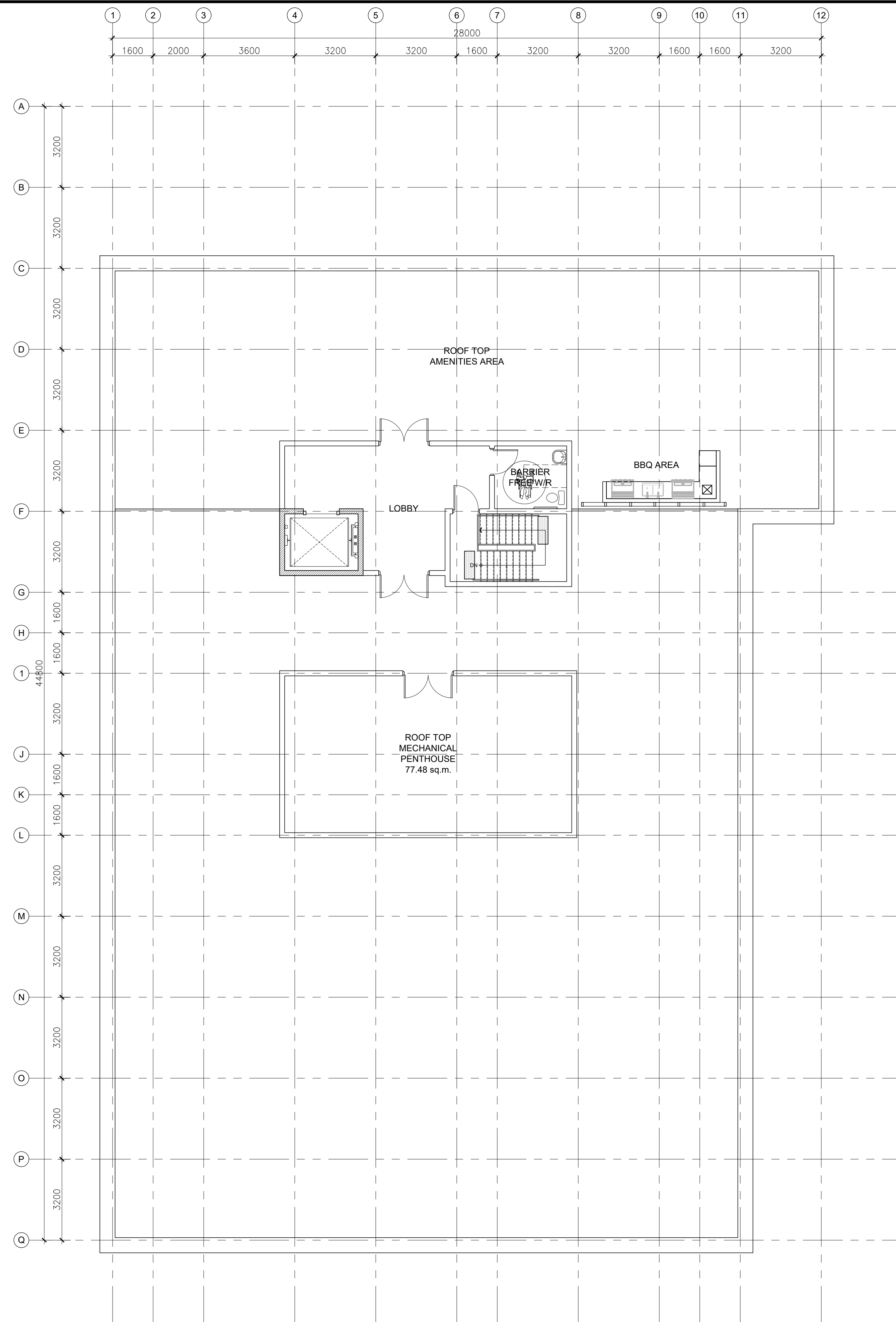
SCALE: AS NOTED

PROJECT NO.:

DRAWING NO.:

21-58

A-2.7

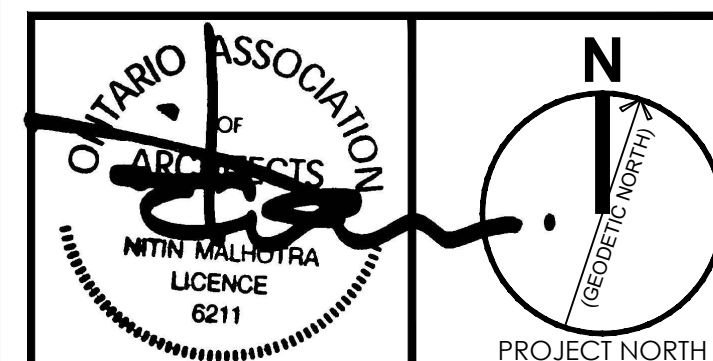


1 ROOF PLAN
A-2.8 SCALE: 1:100



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1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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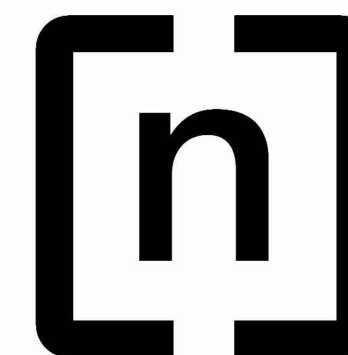
PROJECT:
**PROPOSED 6-STOREY
+ 2 BASEMENT LEVEL
RESIDENTIAL BUILDING
AT
6031 - 6037 MAIN ST.,
WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

**PROPOSED
ROOF PLAN**

DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-58 A-2.8



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1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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PROJECT:
**PROPOSED 6-STORY
+ 2 BASEMENT LEVEL
RESIDENTIAL BUILDING
AT
6031 - 6037 MAIN ST.,
WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

NORTH ELEVATION

DRAWN BY: NC

DATE: 13 NOV. 2023

CHECKED BY: NM

SCALE: AS NOTED

PROJECT NO.:

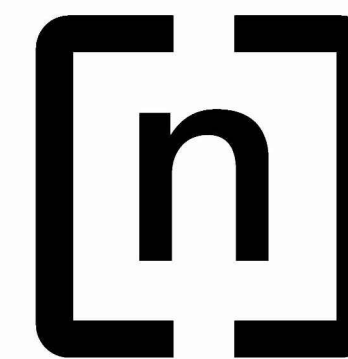
DRAWING NO.:

21-58

A-3.0

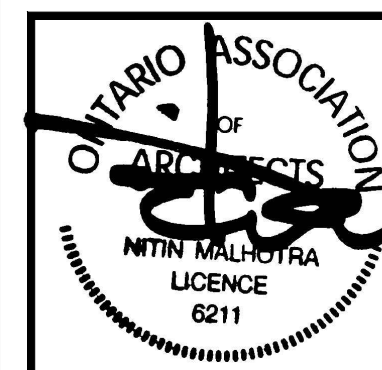


1 NORTH ELEVATION
A-3.0 SCALE: 1:100



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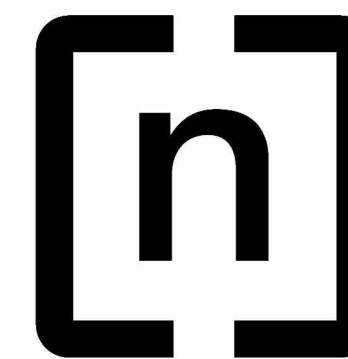
DRAWING TITLE:
**NORTH ELEVATION
(COLOURED)**

DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-58 A-3.0a

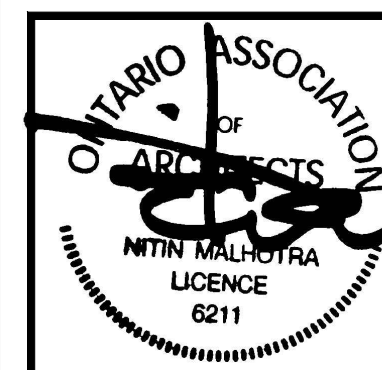


1 NORTH ELEVATION (COLOURED)
A-3.0a SCALE: 1:100



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4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

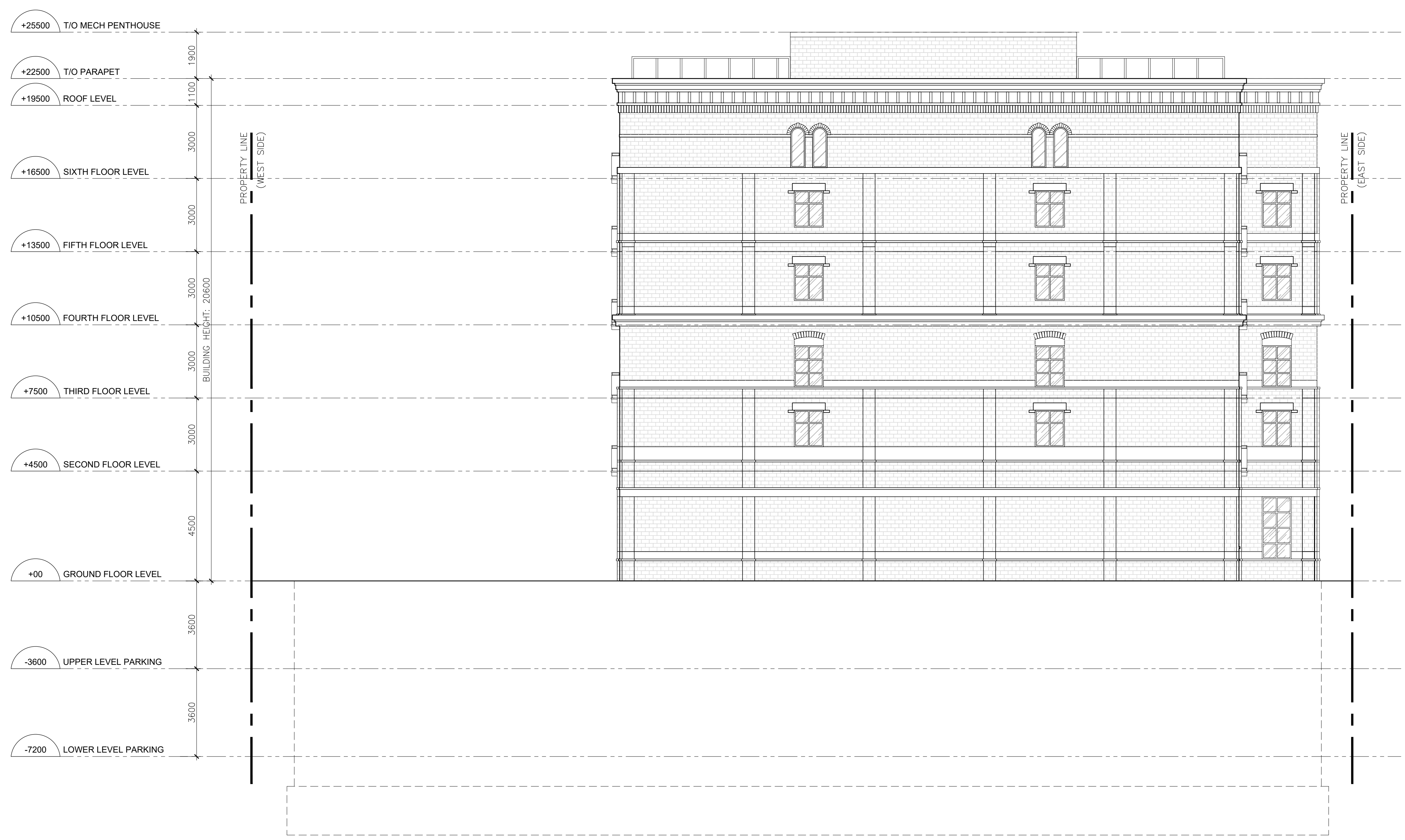
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RESIDENTIAL BUILDING
AT
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WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:
SOUTH ELEVATION

DRAWN BY: NC	DATE: 13 NOV. 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-58 **A-3.1**

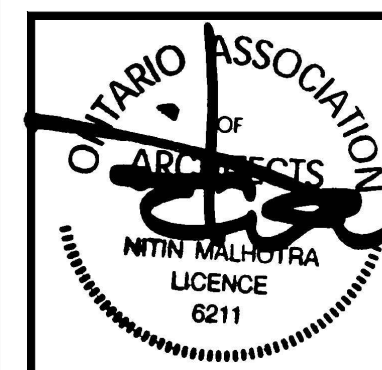


1 SOUTH ELEVATION
A-3.1 SCALE: 1:100



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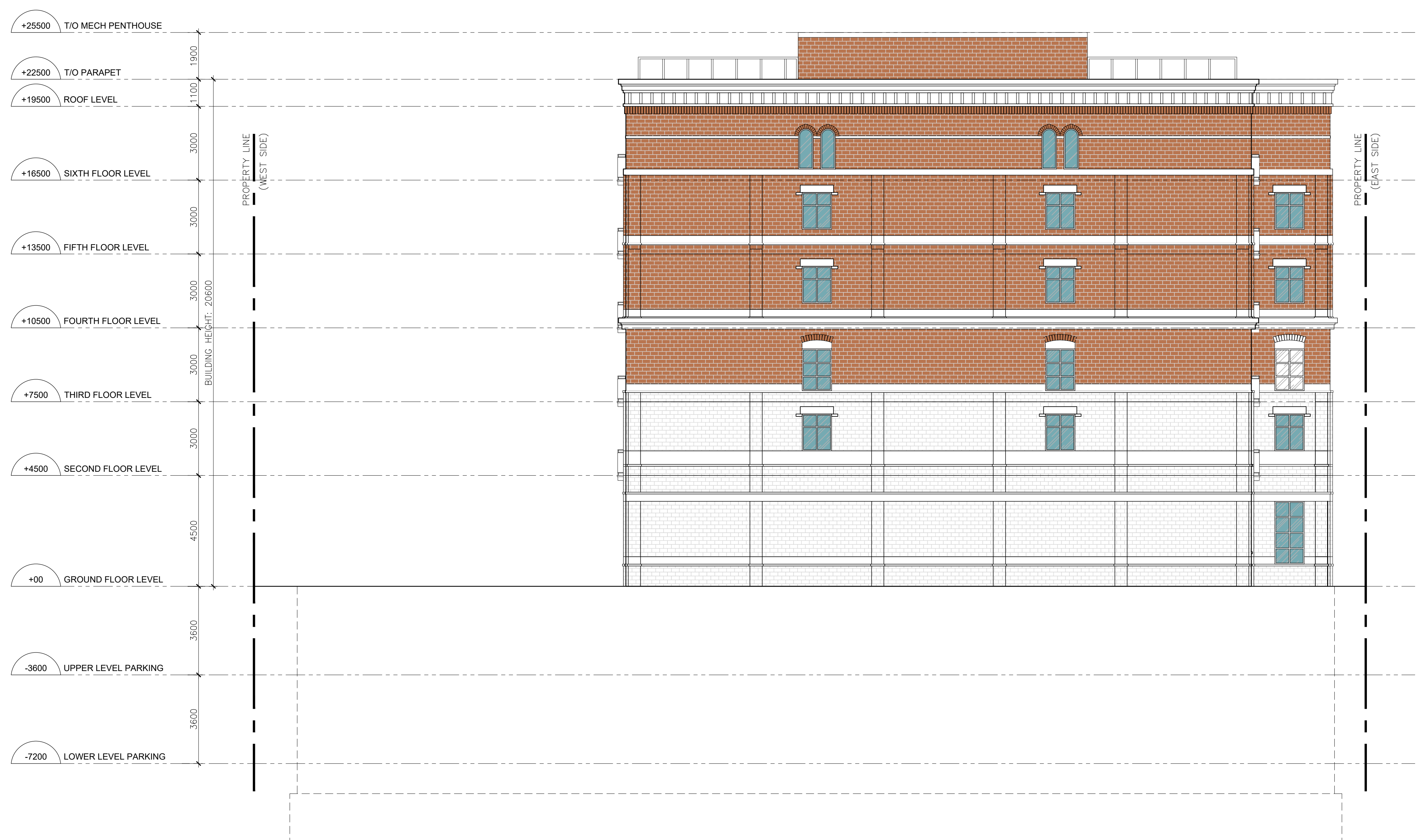
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PROJECT:
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DRAWING TITLE:
**SOUTH ELEVATION
(COLOURED)**

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PROJECT NO.:	DRAWING NO.:

21-58 A-3.1a

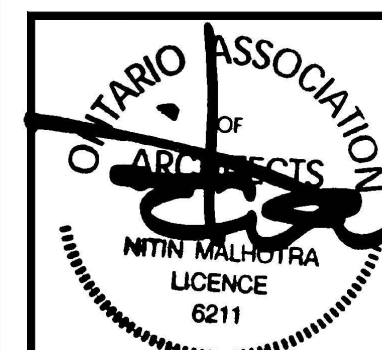


1 SOUTH ELEVATION (COLOURED)
A-3.1a SCALE: 1:100



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3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
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PROJECT:
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DRAWING TITLE:

EAST ELEVATION

DRAWN BY: NC	DATE: 13 NOV. 2023
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PROJECT NO.:	DRAWING NO.:

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1 EAST ELEVATION
A-3.2 SCALE: 1:100



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4.	03 SEP 2024	ISSUED FOR CLIENT REVIEW	NC
3.	08 MAR 2024	ISSUED FOR CLIENT REVIEW	NC
2.	30 JUNE 2023	ISSUED FOR OPA & ZBA	JH
1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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PROJECT:
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DRAWING TITLE:

**EAST ELEVATION
(COLOURED)**

DRAWN BY: NC

DATE: 13 NOV. 2023

CHECKED BY: NM

SCALE: AS NOTED

PROJECT NO.:

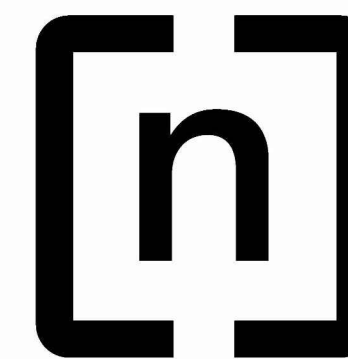
DRAWING NO.:

21-58

A-3.2a



1 EAST ELEVATION (COLOURED)
A-3.2a SCALE: 1:100



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PROJECT:
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WHITCHURCH-STOUFFVILLE, ON.**

DRAWING TITLE:

WEST ELEVATION

DRAWN BY: NC

DATE: 13 NOV. 2023

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SCALE: AS NOTED

PROJECT NO.:

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A-3.3



1 WEST ELEVATION
A-3.3 SCALE: 1:100



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1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

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PROJECT:
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DRAWING TITLE:

**WEST ELEVATION
(COLOURED)**

DRAWN BY: NC

DATE: 13 NOV. 2023

CHECKED BY: NM

SCALE: AS NOTED

PROJECT NO.:

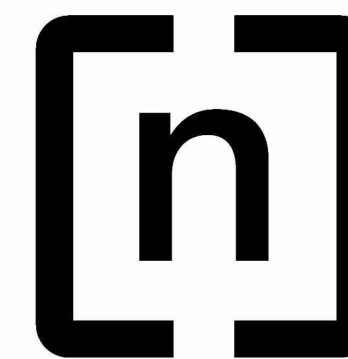
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A-3.3a

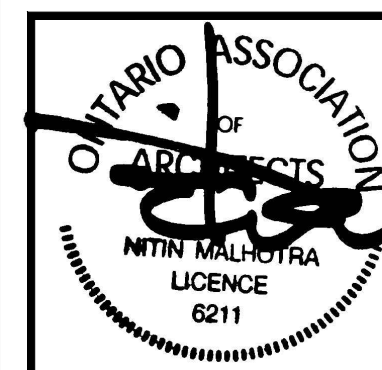


1 WEST ELEVATION (COLOURED)
A-3.3a SCALE: 1:100



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1.	26 NOV 2021	ISSUED FOR PRE-CON	JH

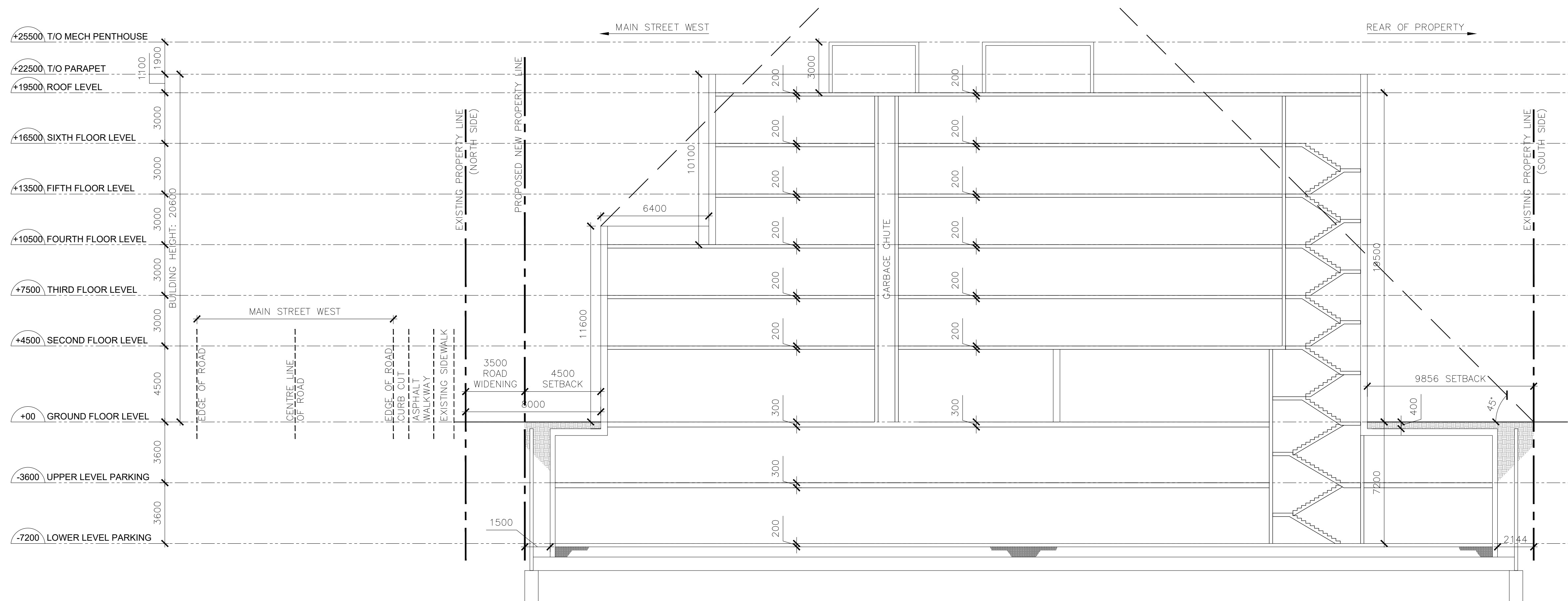
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DRAWING TITLE:
**BUILDING SECTION
& ANGULAR PLAN**

DRAWN BY: NC DATE: 13 NOV. 2023
CHECKED BY: NM SCALE: AS NOTED
PROJECT NO.: DRAWING NO.:

21-58 A-4.0



1 BUILDING SECTION & ANGULAR PLAN
A-4.0 SCALE: 1:150