

12727 NINTH LINE DEVELOPMENT

ARCHITECTURAL DRAWINGS	
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7. DO NOT SCALE DRAWINGS.

REVISION RECORD

No.	Description	Date
1	ISSUED FOR SUBMISSION	2026-08-31

ISSUE RECORD

Z SQUARE CONSULTING INC.
2710 14th Ave, Markham, ON, L3R 0J1
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ONTARIO ASSOCIATION OF ARCHITECTS
MENGDI ZHEN
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8128

12717 NINTH LINE DEVELOPMENT
12717 NINTH LINE, WHITCHURCH-STOUFFVILLE, ON L4A 2Z7

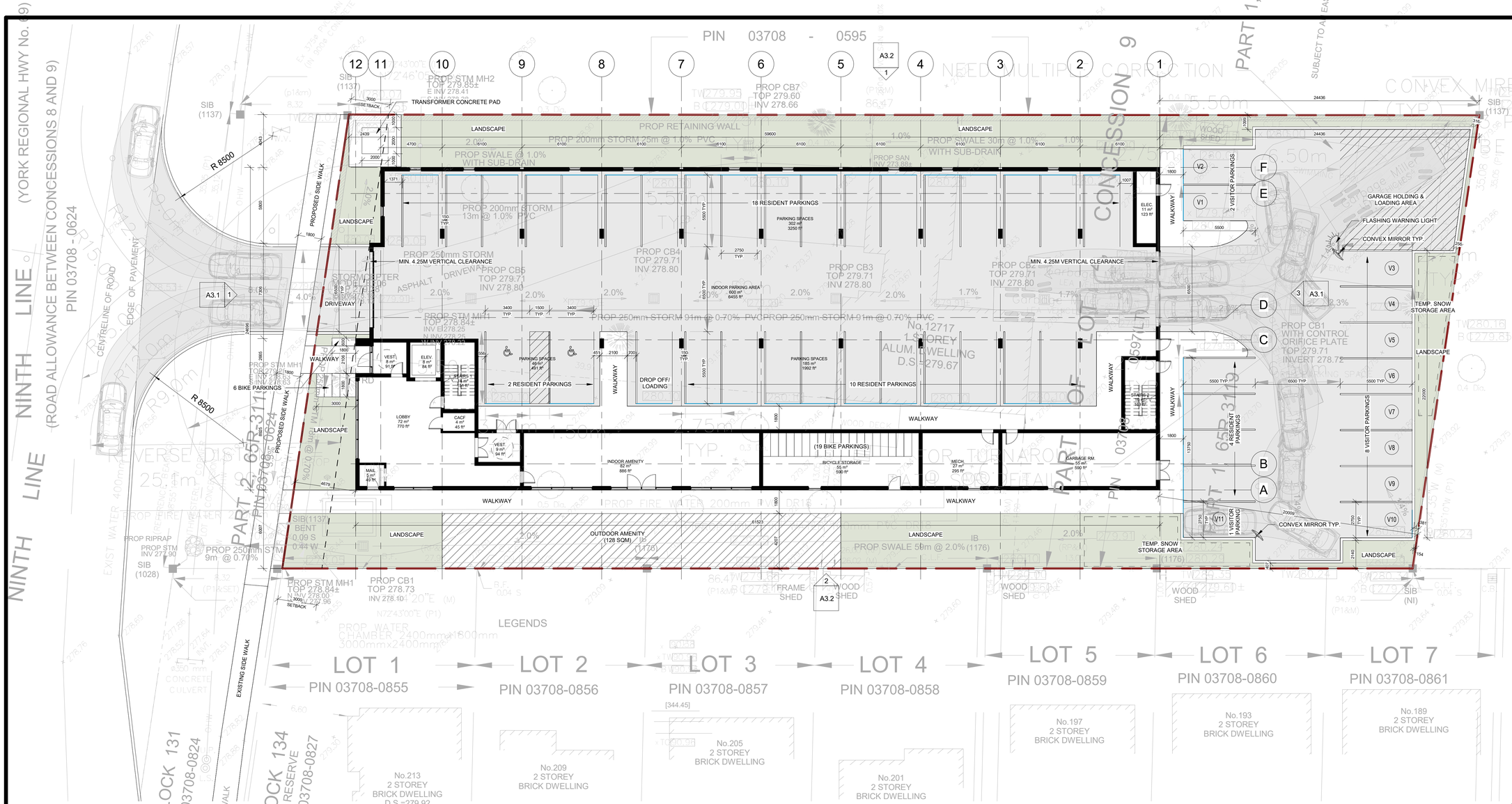
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PROJECT SCALE	DRAWN	REVIEWED

COVER PAGE

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1 SITE PLAN
1 : 150

SITE STATISTICS		
SITE AREA	3,002.9 SQM	
BUILDING AREA	1,519.2 SQM	
BUILDING COVERAGE	50.6%	
GROSS FLOOR AREA	4,991.59 SQM	
FLOOR AREA INDEX (DENSITY)	1.66 (4,991.59 SQM OUT OF 3,002.9 SQM)	
TOTAL LEASABLE AREA	3,950.81 SQM	
INDOOR AMENITY AREA	82 SQM	
OUTDOOR AMENITY AREA	128 SQM	
BUILDING HEIGHT	14.13M (NOT INCLUDE MPH)	
NUMBER OF STOREY	4	
NUMBER OF DWELLING UNIT	40	
	NUMBER OF UNIT	AVERAGE UNIT AREA
1 BEDROOM UNIT 2 BEDROOM UNIT 3 BEDROOM UNIT	4 (10%) 16 (40%) 20 (50%)	58.8 SQM 70.14 SQM 129.67 SQM
NUMBER OF BARRIER-FREE UNIT	REQUIRED UNIT #	PROPOSED UNIT #
1 BEDROOM UNIT 2 BEDROOM UNIT 3 BEDROOM UNIT	1 (15% MIN.) 3 (15% MIN.) 3 (15% MIN.)	1 (25%) 3 (18.75%) 3 (15%)
NUMBER OF LOADING SPACE	1	
TOTAL PARKING SPACE	47	
TOTAL BICYCLE PARKING SPACE	25	
OUTDOOR PARKINGS AND DRIVEWAY AREA	603.08 SQM (20.08% OF LOT AREA)	
HARD LANDSCAPE AREA	222.5 SQM (7.41% OF LOT AREA)	
SOFT LANDSCAPE AREA	548.64 SQM (18.27% OF LOT AREA)	
ROOFTOP AREA COVERED BY MECH. PENTHOUSE	16.01% (201.37 SQM OUT OF 1258.12 SQM)	

PARKING		
UNDERGROUND PAKING		0
GROUND/SURFACE		46
	REQUIRED	PROPOSED
RESIDENT	50 (1.25 PER UNIT)	35
VISITOR	11 (0.25 PER UNIT)	11
BARRIER FREE	3 (4% OF TOTAL REQ. PARKING)	2
TOTAL		46
RATIO	1.5 PER UNIT	1.15 PER UNIT

GROSS FLOOR AREA

Level	Area	Area (sf)
GROUND FLOOR	834.27 m²	8979.98 ft²
SECOND FLOOR	1460.66 m²	15722.43 ft²
THIRD FLOOR	1460.66 m²	15722.43 ft²
FOURTH FLOOR	1236.00 m²	13304.23 ft²
Total Area	4991.59 m²	53729.07 ft²

LEASEABLE AREA

Level	Area	Area (sf)
SECOND FLOOR	1357.40 m²	14610.95 ft²
THIRD FLOOR	1357.40 m²	14610.95 ft²
FOURTH FLOOR	1236.00 m²	13304.23 ft²
Total Area	3950.81 m²	42526.13 ft²

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26019 — PROJECT SCALE
MDZ — DRAWN / REVIEWED

SITE PLAN

A1.1

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GROSS FLOOR AREA BREAKDOWN

Level	Name	Area	Area (sf)
GROUND FLOOR	LOBBY	71.55 m²	770.11 ft²
GROUND FLOOR	VEST.	8.48 m²	91.28 ft²
GROUND FLOOR	CACF	4.22 m²	45.46 ft²
GROUND FLOOR	VEST.	8.69 m²	93.52 ft²
GROUND FLOOR	MAIL	4.53 m²	48.76 ft²
GROUND FLOOR	INDOOR AMENITY	82.27 m²	885.55 ft²
GROUND FLOOR	BICYCLE STORAGE	54.85 m²	590.37 ft²
GROUND FLOOR	INDOOR PARKING AREA	599.68 m²	6454.94 ft²
SECOND FLOOR	UNIT 10 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 9 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 8 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 7 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 6 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 5 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 4 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 3 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 2 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 11 - 1B	52.38 m²	563.85 ft²
SECOND FLOOR	UNIT 12 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 13 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 14 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 15 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 16 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 17 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 18 - 2B	70.14 m²	754.95 ft²
SECOND FLOOR	UNIT 19 - 1B	55.65 m²	599.01 ft²
SECOND FLOOR	UNIT 20 - 1B	68.30 m²	735.13 ft²
SECOND FLOOR	UNIT 1 - 1B	58.89 m²	633.83 ft²
SECOND FLOOR	CORRIDOR	103.26 m²	1111.48 ft²
THIRD FLOOR	UNIT 30 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 29 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 28 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 27 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 26 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 25 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 24 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 23 - 3B (1F)	70.14 m²	754.95 ft²
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THIRD FLOOR	UNIT 34 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 35 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 36 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 37 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 38 - 3B (1F)	70.14 m²	754.95 ft²
THIRD FLOOR	UNIT 39 - 3B (1F)	55.65 m²	599.01 ft²
THIRD FLOOR	UNIT 40 - 3B (1F)	68.30 m²	735.13 ft²
THIRD FLOOR	CORIDOR	103.26 m²	1111.48 ft²
FOURTH FLOOR	UNIT 21 - 3B (2F)	54.20 m²	583.44 ft²
FOURTH FLOOR	UNIT 22 - 3B (2F)	63.12 m²	679.44 ft²
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FOURTH FLOOR	UNIT 36 - 3B (2F)	63.12 m²	679.44 ft²
FOURTH FLOOR	UNIT 37 - 3B (2F)	63.12 m²	679.44 ft²
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FOURTH FLOOR	UNIT 39 - 3B (2F)	48.80 m²	525.28 ft²
FOURTH FLOOR	UNIT 40 - 3B (2F)	59.93 m²	645.09 ft²
Total Area		4991.59 m²	53729.07 ft²

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Firm Name: Z SQUARE CONSULTING INC.

Certificate of Practice Number: 5220

Address: 2710 14TH AVE, MARKHAM
ONTARIO, L3R 0J1
T 416-502-1616

Name of Project: 12717 NINTH LINE DEVELOPMENT

Location of Project: 12717 NINTH LINE, WHITCHURCH-STOUFFVILLE, ON L4A 2Z7

Item	Ontario Building Code Data Matrix Part 3 or 9		OBC Reference References are to Division B unless noted [A] for Division A or [C] for Division C.	
1	**Project Description:**	☒ New ☐ Addition ☐ Alteration ☐ Change of Use	☒ PART 3 1.1.2 [A]	☒ PART 9 1.1.2 [A] & 9.10.1.3
2	**Major Occupancy(s):**	GROUP C - APARTMENT 3.2.2.43	3.1.2.1.(1)	9.10.2
3	**Building Area (m²)**	Existing 0m² New 1,519.2m² Total 1,519.2m²	1.4.1.2. [A]	1.4.1.2. [A]
4	**Gross Floor Area (m²)**	Existing 0m² New 4,991.59m² Total 4,991.59m²		1.4.1.2. [A]
5	**Number of Storeys**	Above Grade 4 Below Grade 0	1.4.1.2. [A] & 3.2.1.1	1.4.1.2. [A] & 9.10.4
6	**Number of Streets/Access Routes**	1	3.2.2.10 & 3.2.5.5	9.10.20
7	**Building Classification**	GROUP C - APARTMENT	3.2.2.20. - .83	9.10.8.2
8	**Sprinkler System Proposed**	☒ Entire Building ☐ Basement and Group E Occupancies Only ☐ In Lieu of Roof Rating ☐ Not Required	3.2.2.20. - .83 3.2.1.5 3.2.2.17	9.10.8.2
9	**Standpipe required**	☒ Yes ☐ No N/A	3.2.9	N/A
10	**Fire Alarm required**	☒ Yes ☐ No	3.2.4	9.10.18
11	**Water Service/Supply is Adequate**	☒ Yes ☐ No N/A	3.2.5.7	N/A
12	**High Building**	☐ Yes ☒ No N/A	3.2.6	N/A
13	**Permitted Construction** **Actual Construction**	☐ Combustible ☒ Non-Combustible ☐ Both ☐ Combustible ☒ Non-Combustible ☐ Both	3.2.2.20. - .83	9.10.6
14	**Mezzanine(s) Area (m²)**	- -	3.2.1.1.(3) - (8)	9.10.4.1
15	**Occupant load based on** GROUND LEVEL: LOBBY (STAFF) BY DESIGN 2 PEOPLE INDOOR AMENITY BY DESIGN 92 PEOPLE 2ND - 4TH LEVEL: SUITES 2 PERSON PER BEDROOM 192 PEOPLE	☐ m²/Person ☒ Design of Building	3.1.17	9.9.1.3
16	**Barrier-free Design**	☒ Yes ☐ No (Explain) - Not Required for Houses	3.8	9.5.2
17	**Hazardous Substances**	☐ Yes ☒ No	3.3.1.2 & 3.3.1.19	9.10.1.3.(4)

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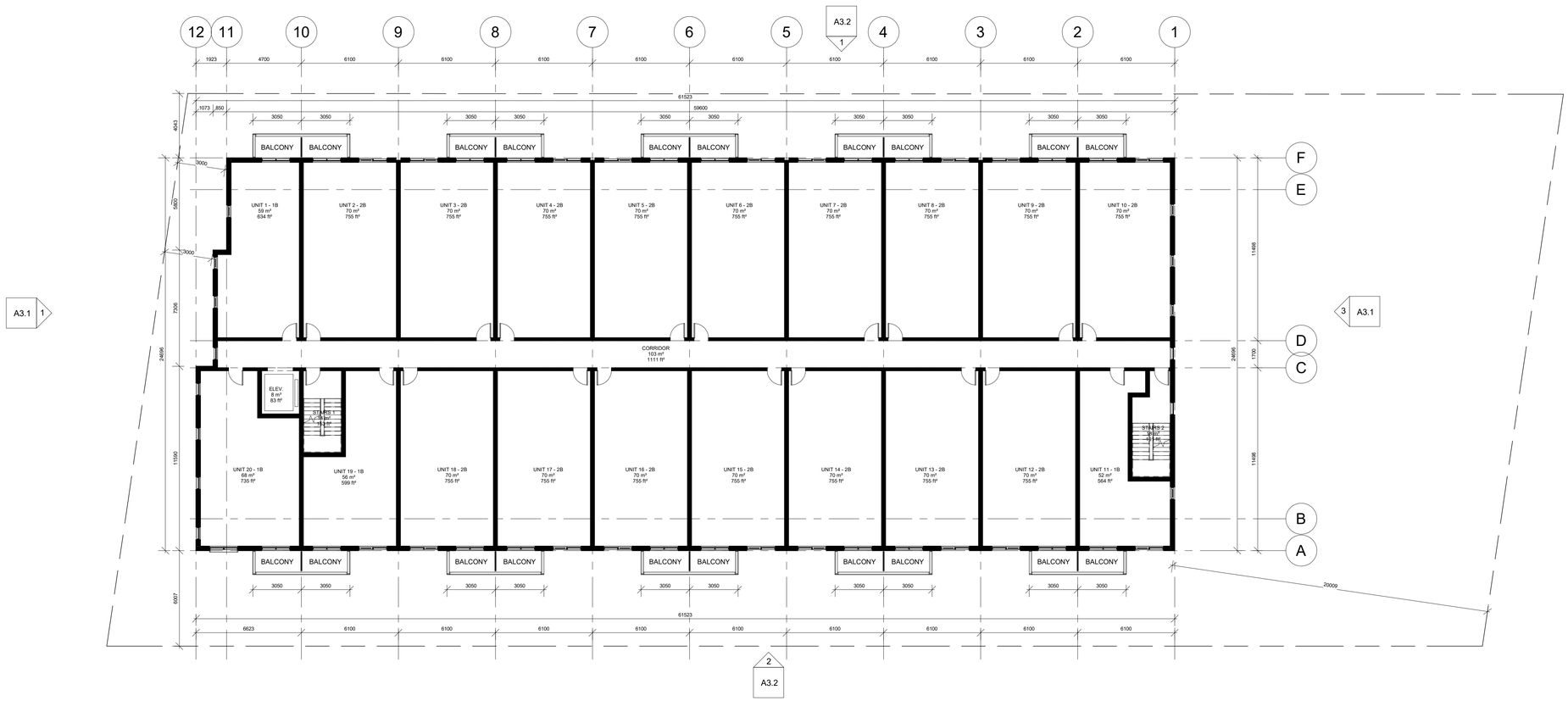
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OBC MATRIX AND AREA BREAKDWON

A1.2

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1 SECOND FLOOR PLAN

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12717 NINTH LINE DEVELOPMENT

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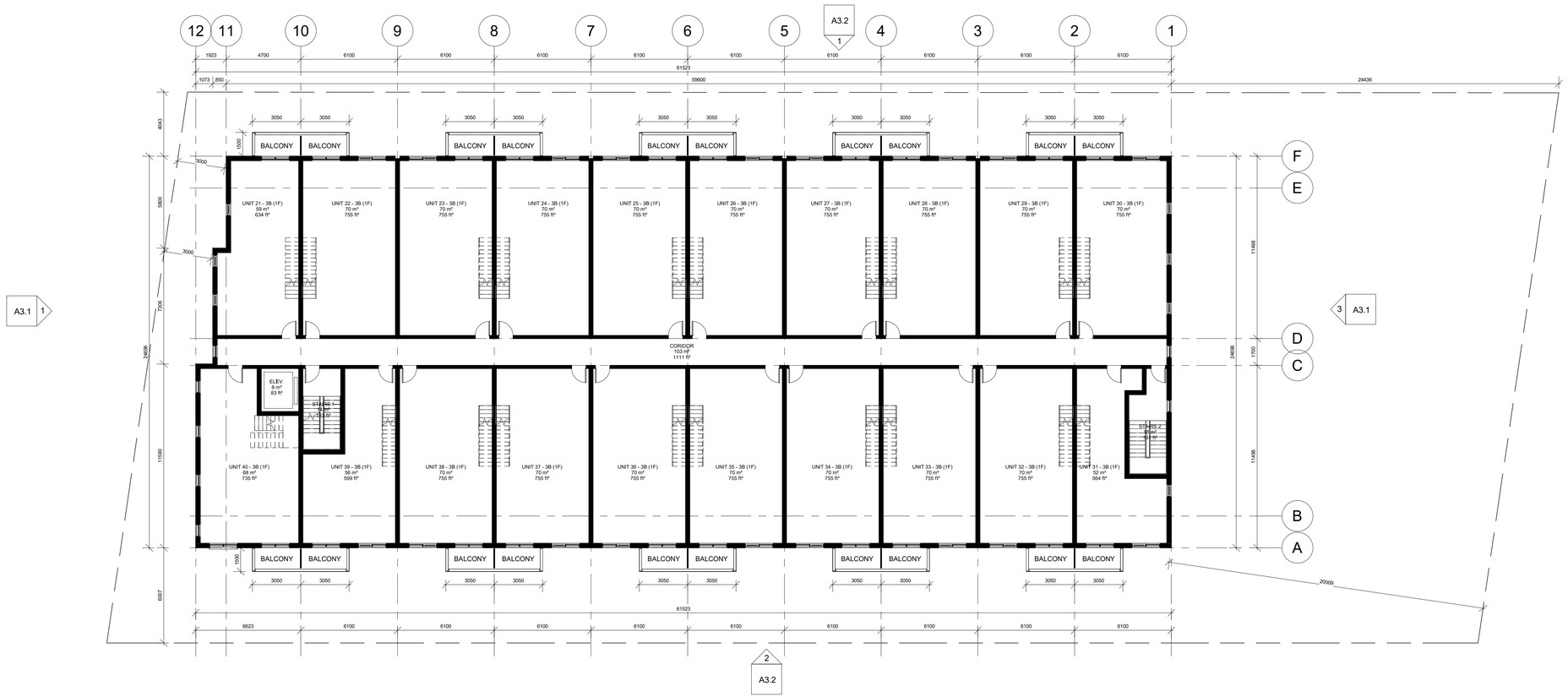
26019	MDZ	
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SECOND FLOOR PLAN

A2.1

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1 THIRD FLOOR PLAN

1 : 150

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7. DO NOT SCALE DRAWINGS.

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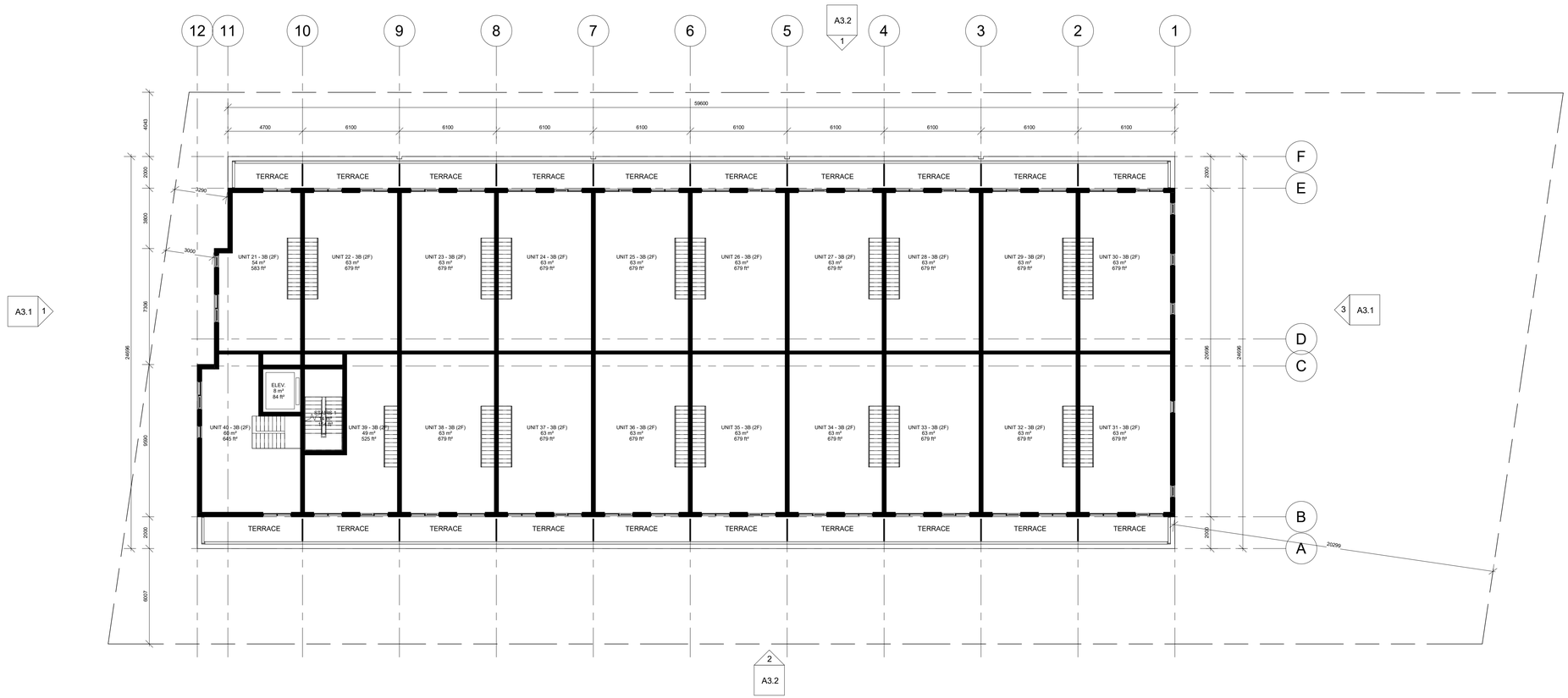
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THIRD FLOOR PLAN

A2.2

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1 FOURTH FLOOR PLAN
1 : 150

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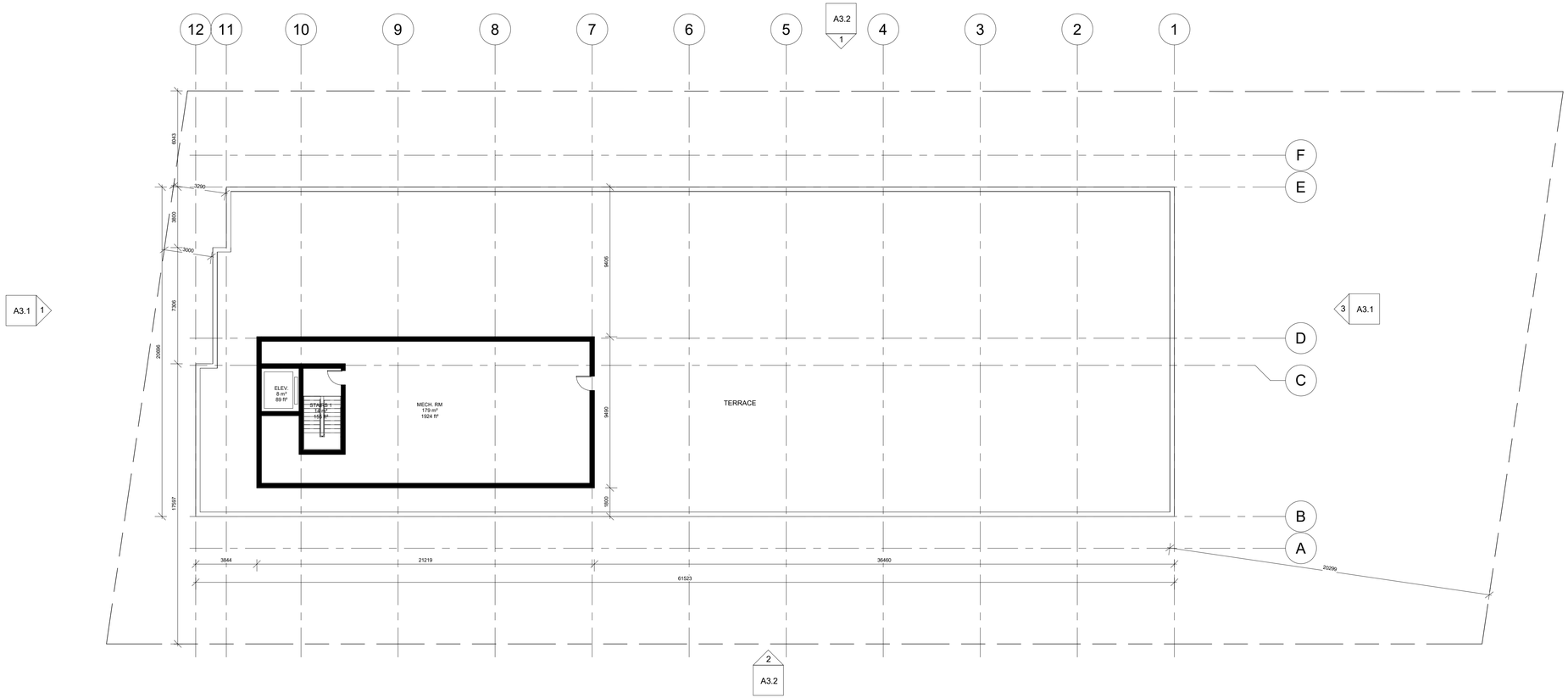
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PROJECT SCALE DRAWN REVIEWED

FOURTH FLOOR PLAN

A2.3

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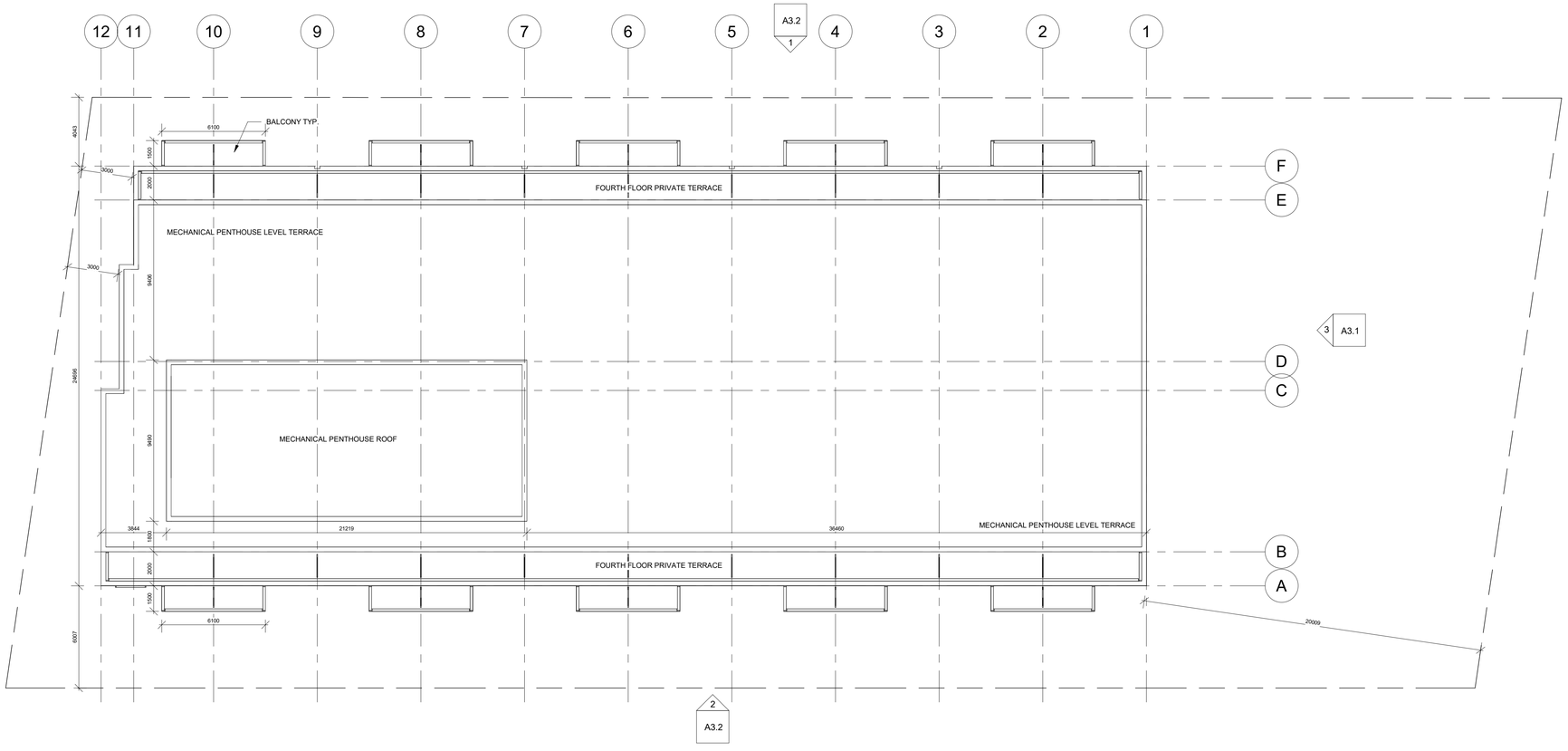
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MECH. PENTHOUSE LEVEL PLAN

A2.4

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26019 1 : 150 — PROJECT SCALE
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ROOF PLAN

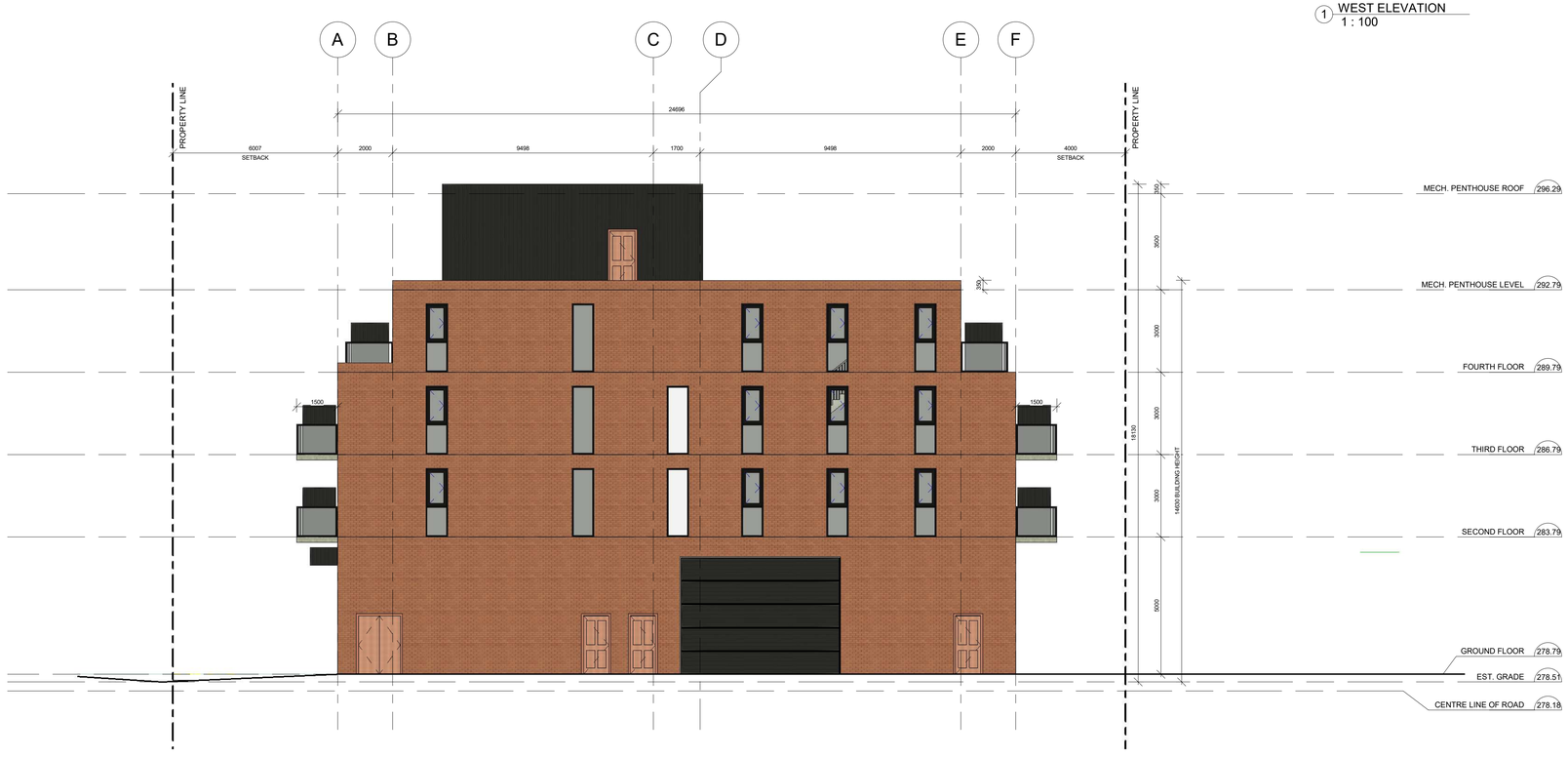
A2.5

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1 WEST ELEVATION
1 : 100



3 EAST ELEVATION
1 : 100

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WEST AND EAST ELEVATIONS

A3.1

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1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

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NORTH AND SOUTH ELEVATION

A3.2

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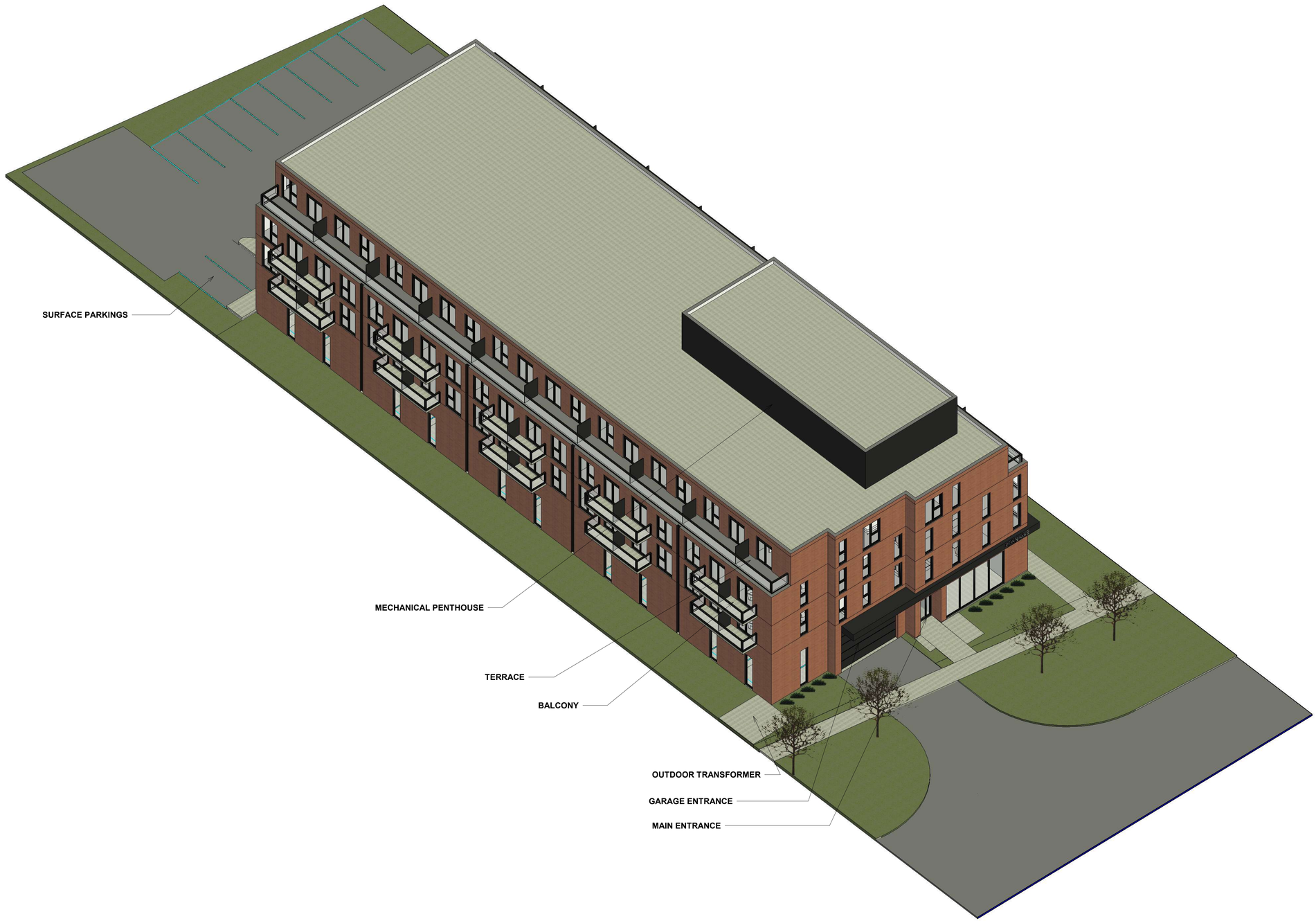
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AXO (SOUTH/WEST)

A4.1

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AXO (NORTH/WEST)

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