

2426009 ONTARIO LTD. TOWNHOUSE DEVELOPMENT

6460 MAIN STREET STOUFFVILLE ONTARIO

NOTES

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO ARROWSMITH & ASSOCIATES PRIOR TO PROCEEDING WITH CONSTRUCTION.

DO NOT SCALE DRAWINGS
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QUALIFICATION INFORMATION

Required unless design is exempt under 17.5.1 of the Building Code

BRUCE ARROWSMITH 21042
Name Signature BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1 of the Building Code

ARROWSMITH & ASSOCIATES 27429
FIRM NAME BCIN

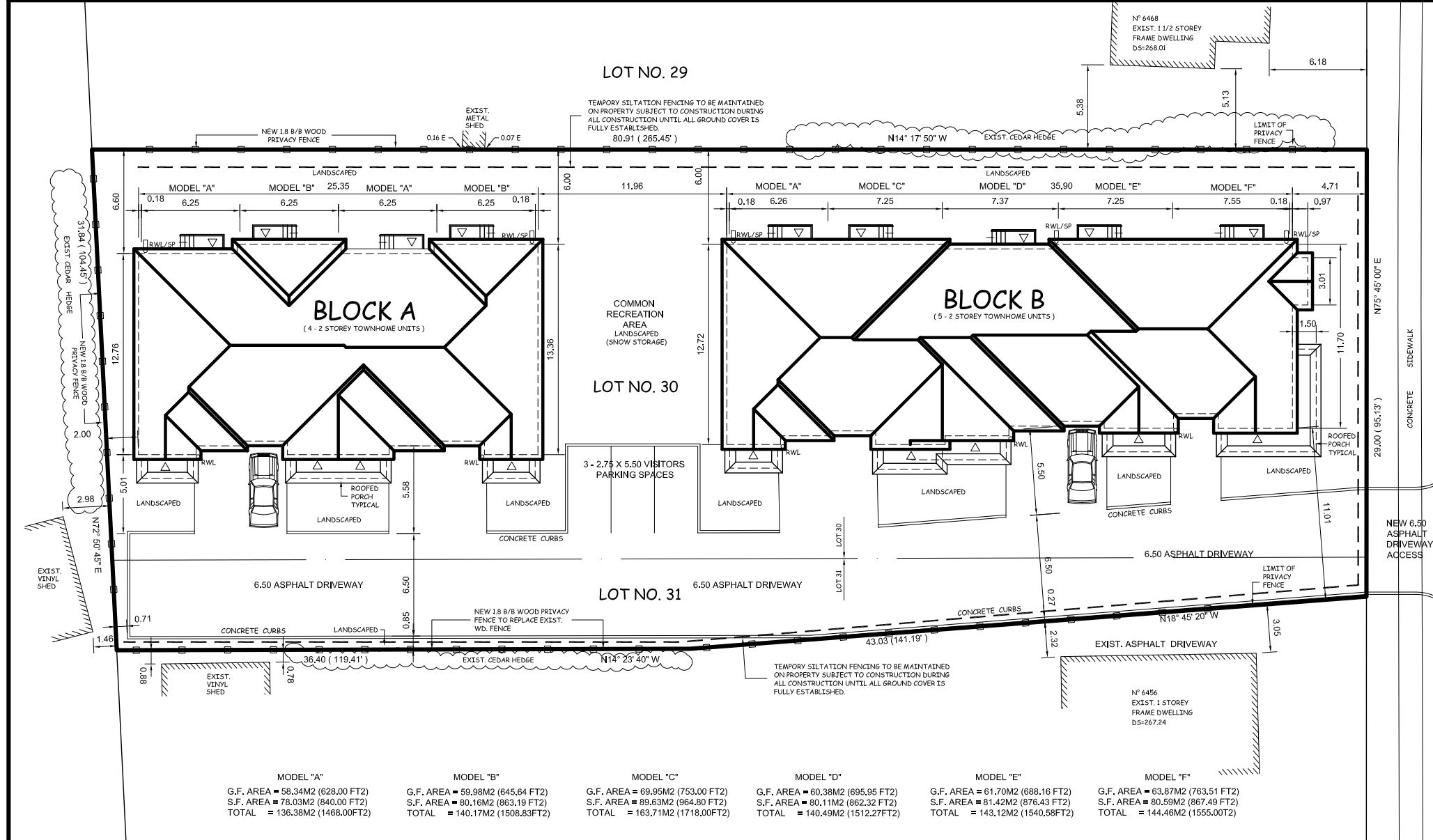
NUMBER	REVISIONS	DATE



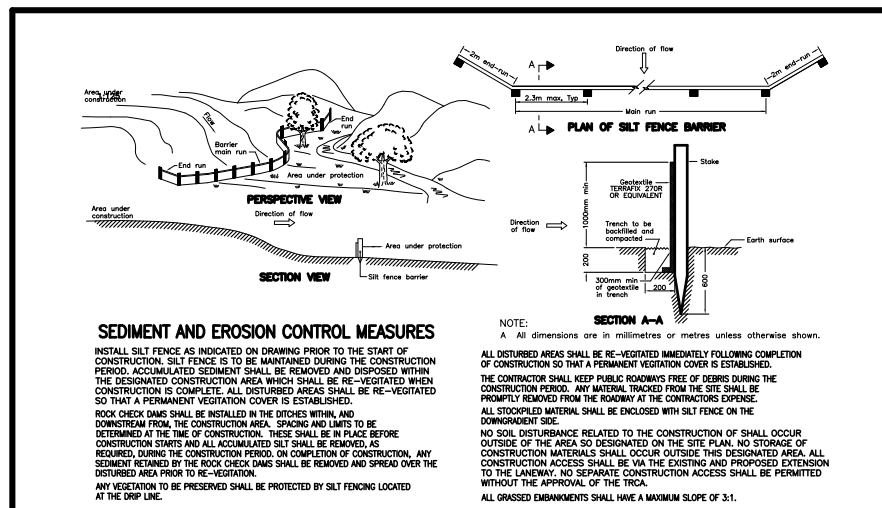
SITE PLAN

DRAWN BY	BA	DATE	NOV 17, 2017
CHECKED BY	BA	DATE	
SCALE	SEE PLANS	DWG. NO.	PD1
FILE NO.			

Ontario Building Data Matrix		CBC Reference	
Item	Requirement	Part 3	Part 11
1	Project Description		
2	Major Occupancy Group		
3	Building Area (m ²)		
4	Gross Area (m ²)		
5	Number of Storeys Above Grade		
6	Height of Building (m)		
7	Number of Streets/Acces Routes		
8	Building Classification Group		
9	Fire Protection System Proposed		
10	Standpipe required		
11	Fire Alarm required		
12	Water Service/Supply is Adequate		
13	High Building		
14	Construction		
15	Mechanical Area m ²		
16	Total Occupancy Load		
17	Barrier-Free Design		
18	Hazardous Substances		
19	Required Fire Resistance		
20	Spill Separation		



1 GENERAL SITE PLAN
PD1 SCALE: 1:150



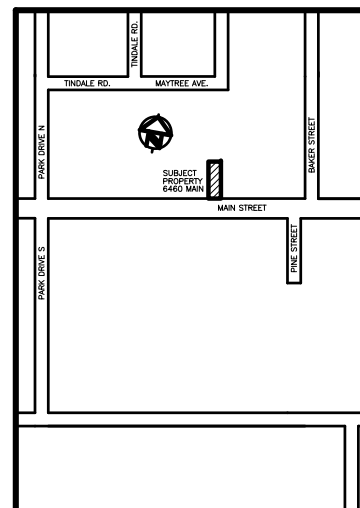
2 SILTATION FENCE
PD1 SCALE:

SITE ANALYSIS	
SITE AREA	= ±2468.03M ² (26,566.52 FT ²)
BLOCK "A" (4 UNITS)	
GROUND FLOOR AREAS	= 322.83M ² (3475.03 FT ²)
SECOND FLOOR AREAS	= 322.83M ² (3475.03 FT ²)
GARAGE AREAS	= 73.65M ² (792.84 FT ²)
GROSS FLOOR AREA	= 572.01M ² (6157.27 FT ²)
FRONT PORCH AREA	= 18.64M ² (200.65 FT ²)
REAR PORCH AREA	= 9.40M ² (101.18 FT ²)
BUILDING AREA INCL. PORCHES	= 350.87M ² (3776.86 FT ²)
BLOCK A LOT COVERAGE	= 14.22%
BUILDING HEIGHT	= 9.21M (30.22 FT)
BLOCK "B" (5 UNITS)	
GROUND FLOOR AREAS	= 427.88M ² (4605.81 FT ²)
SECOND FLOOR AREAS	= 427.88M ² (4605.81 FT ²)
GARAGE AREAS	= 92.06M ² (990.98 FT ²)
GROSS FLOOR AREA	= 763.70M ² (8260.67 FT ²)
FRONT PORCH AREA	= 39.75M ² (427.88 FT ²)
REAR PORCH AREA	= 11.75M ² (126.48 FT ²)
BUILDING AREA INCL. PORCHES	= 479.38M ² (5160.17 FT ²)
BLOCK B LOT COVERAGE	= 19.42%
BUILDING HEIGHT	= 9.21M (30.22 FT)
BLOCK "A" & "B" COMBINED (9 UNITS)	
GROUND FLOOR AREAS	= 750.71M ² (8080.84 FT ²)
SECOND FLOOR AREAS	= 750.71M ² (8080.84 FT ²)
GARAGE AREAS	= 165.71M ² (1783.75 FT ²)
GROSS FLOOR AREA	= 1333.71M ² (14377.93 FT ²)
FRONT PORCH AREA	= 58.39M ² (628.53 FT ²)
REAR PORCH AREA	= 21.15M ² (227.66 FT ²)
BUILDING AREA INCL. PORCHES	= 830.25M ² (8937.03 FT ²)
BLOCK A & B LOT COVERAGE	= 33.64%
BUILDING HEIGHT	= 9.21M (30.22 FT)

3 SITE STATS
PD1 SCALE:

GENERAL SITE INFORMATION	
REFER TO ALL APPLICABLE SITE SERVING, STORM WATER MANAGEMENT, GRADING / DRAINAGE & LANDSCAPING PLANS & SPECIFICATIONS FOR DETAILED SITE RELATED WORKS AND INFORMATION.	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONNECTION FEES AND PERMITS REQUIRED FOR BUILDING SERVICES, INCLUDING ENTRANCES, HYDRO, TELEPHONE, ETC. AS WELL AS THE INSTALLATION OF SUCH BUILDING SERVICES.	
ALL ENTRANCE AND EXIT RAMPS ACROSS BOULEVARDS SHALL BE PAVED OR OTHERWISE FINISHED TO APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.	
WHERE PAVING IS INDICATED, ALL DRIVE AND PARKING SURFACES SHALL BE PAVED WITH 100mm HOT MIXED, HOT LAY, ASPHALT (25mm HL3) & (75mm HL8) ON MINIMUM 150mm GRANULAR "A" & 300mm GRANULAR "B".	
ALL FILL & CRUSHER RUN LIMESTONE MATERIAL FOR DRIVES, PARKING AREAS, AND SIDEWALKS SHALL BE COMPACTED TO 100% S.P.M.D.D. (MIN. 8" CRUSHER RUN LIMESTONE).	
UNLESS OTHERWISE AGREED TO IN WRITING, THE OWNER ASSUMES RESPONSIBILITY FOR THE SUITABILITY OF ALL SOIL CONDITIONS. ALL DESIGNS HAVE BEEN BASED ON THE EXISTING UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4000 P.S.F.	
ALL UTILITIES WHICH OBSTRUCT ENTRANCES SHALL BE RELOCATED AS REQUIRED TO APPLICABLE AUTHORITIES SPECIFICATIONS.	
ALL SITE WORKS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH TOWN OR W-S STANDARDS, SPECIFICATIONS, AND DETAILS WHICH SHALL BE DEEMED TO FORM PART OF THIS SITE PLAN.	
ALL SURFACE DRAINAGE SHALL BE CONFINED WITHIN THE BOUNDARIES OF THE OWNER'S PROPERTY EXCEPT AS SPECIALLY INDICATED ON THE APPLICABLE GRADING / DRAINAGE PLANS.	
EXISTING GRADING & DRAINAGE PATTERNS SHALL NOT BE ALTERED OR DISTURBED IN ANY WAY EXCEPT AS SHOWN ON THE APPLICABLE GRADING / DRAINAGE PLANS.	
MINIMUM SLOPES FOR GRASSED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)	
MINIMUM SLOPES FOR PAVED OR SURFACED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)	

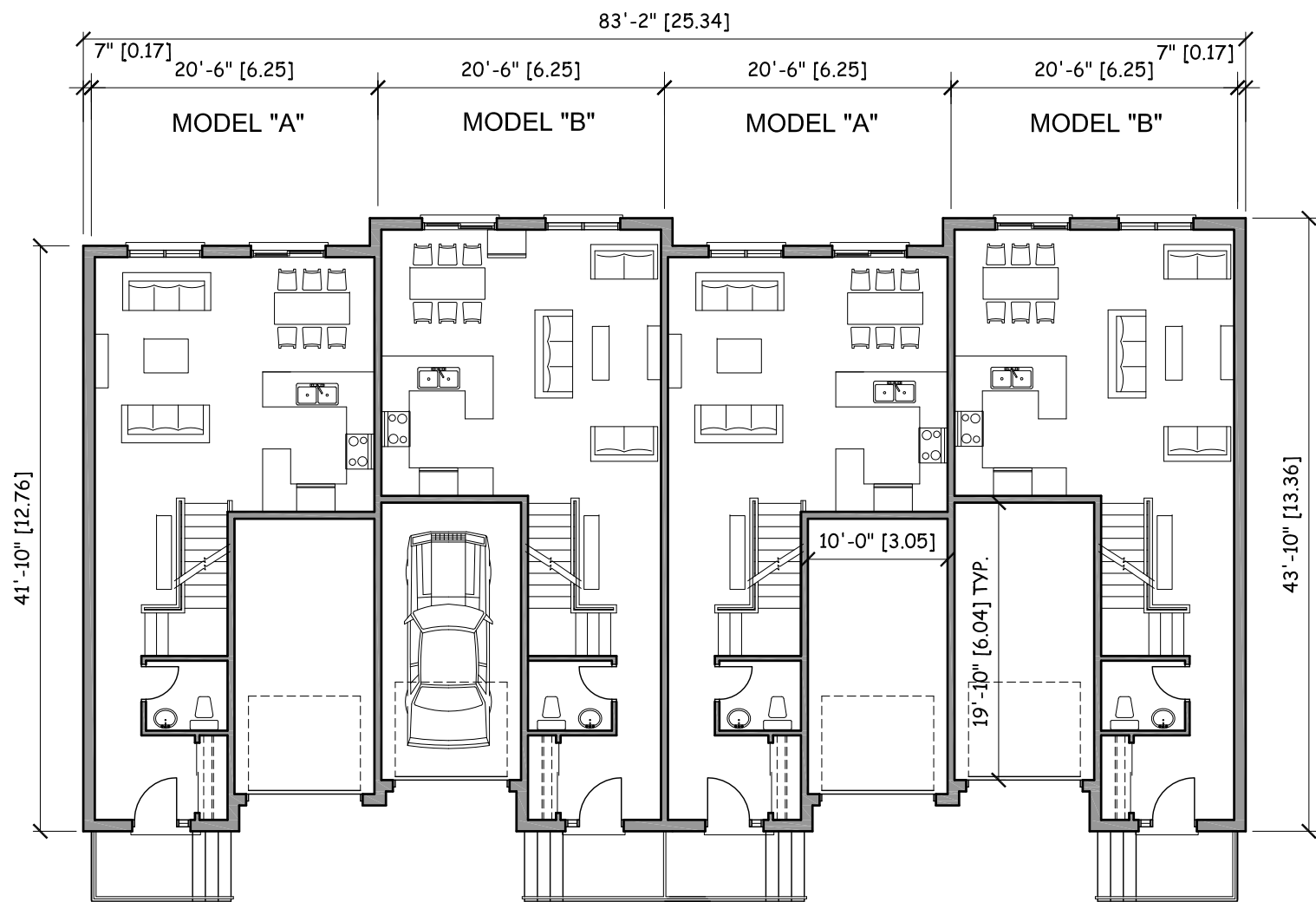
5 GENERAL INFO.
PD1 SCALE:



5 KEY PLAN
PD1 SCALE:

SITE PLAN	
LOT NO. 30 & PART OF LOT 31, REGISTERED PLAN NO. 230 (6460 MAIN STREET) TOWN OF WHITCHURCH-STOUFFVILLE REGIONAL MUNICIPALITY OF YORK	
GENERAL SITE INFORMATION	
THE INFORMATION FOR THE SITE PLAN HAS BEEN OBTAINED FROM A COPY OF SURVEY PREPARED BY LLOYD & PURCELL LTD., DATED MAY, 1, 2017.	
THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY	
ZONING	
CURRENT ZONING	
"RESIDENTIAL" "R2" PER TOWN OF WHITCHURCH-STOUFFVILLE ZONING BY-LAW NO 2010-001-20	
PROPOSED ZONING	
SITE SPECIFIC "RESIDENTIAL" "R2"	
MINIMUM LOT AREA = 200M ² (2152.85 FT ²) PER DWELLING UNIT.	
MINIMUM LOT FRONTAGE = 3.00M (9.84 FT) PER DWELLING UNIT	
MINIMUM FRONT YARD = 4.50M (14.76 FT)	
MINIMUM INTERIOR SIDE YARD = 5.50M (18.04 FT)	
MINIMUM YARD BETWEEN BUILDINGS = 11.00M (36.09 FT)	
MINIMUM REAR YARD = 2.00M (6.56 FT)	
MAXIMUM LOT COVERAGE = 35%	
MAXIMUM BUILDING HEIGHT = 10.00M (32.81 FT)	

6 SITE INFO.
PD1 SCALE: N.T.S.



**Arrowsmith
AND ASSOCIATES**
ARCHITECTURE & DEVELOPMENT
642 (905) 1719
STOUFFVILLE ONTARIO

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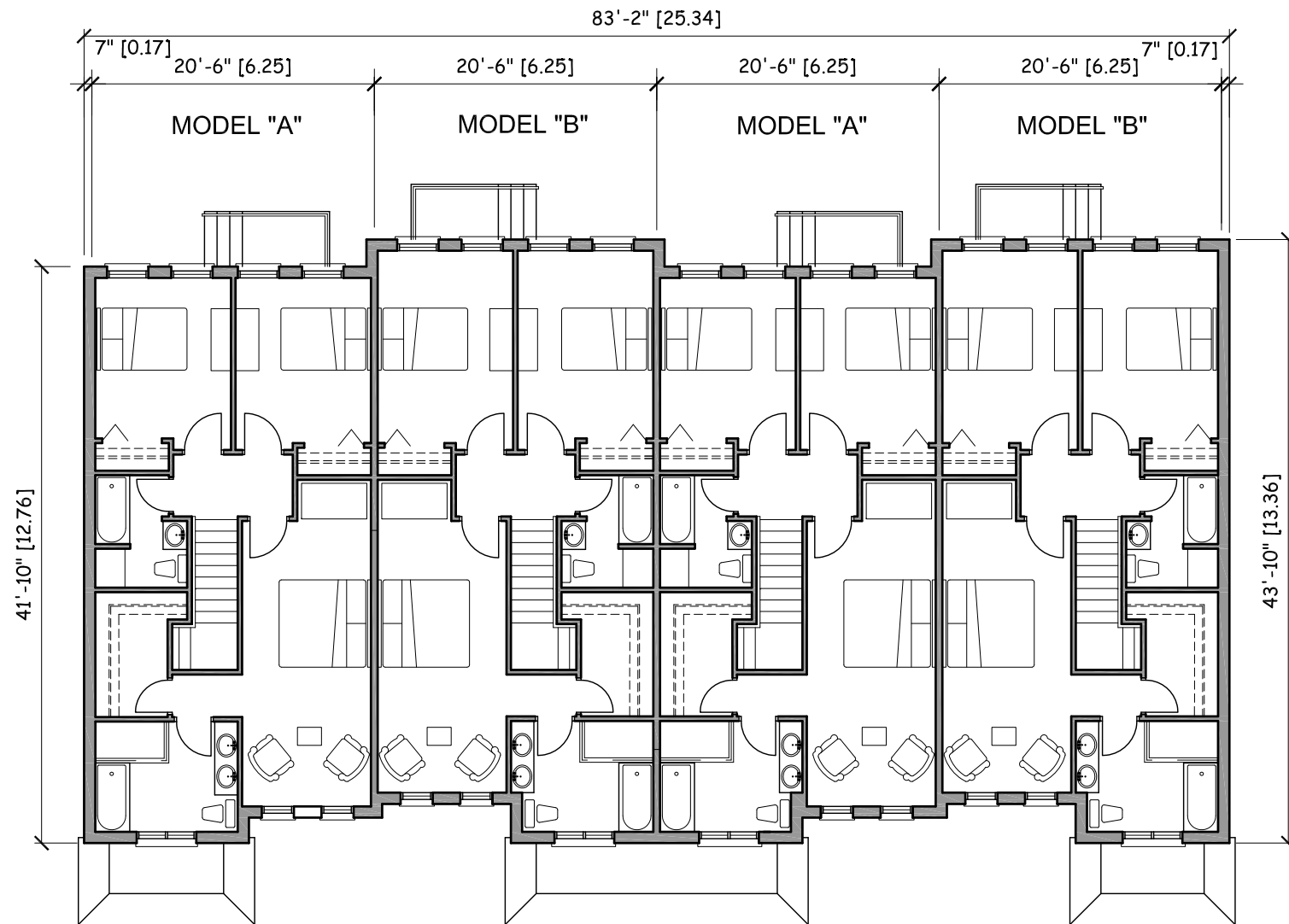
REGISTRATION INFORMATION
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ARROWSMITH & ASSOCIATES 27429
FIRM NAME BCIN

NO.	ISSUED FOR	DATE

NO.	REVISIONS	DATE

PROFESSIONAL CERTIFICATION & QUALIFICATION ARROWSMITH & ASSOCIATES 27429 BCIN	BLOCK B	
	GROUND FLOOR	
	DRAWN BY BA	DATE OCT. 2017
	CHECKED BY 	DWG. NO.
SCALE 3/16" = 1'-0"		PD2
FILE NO. 		



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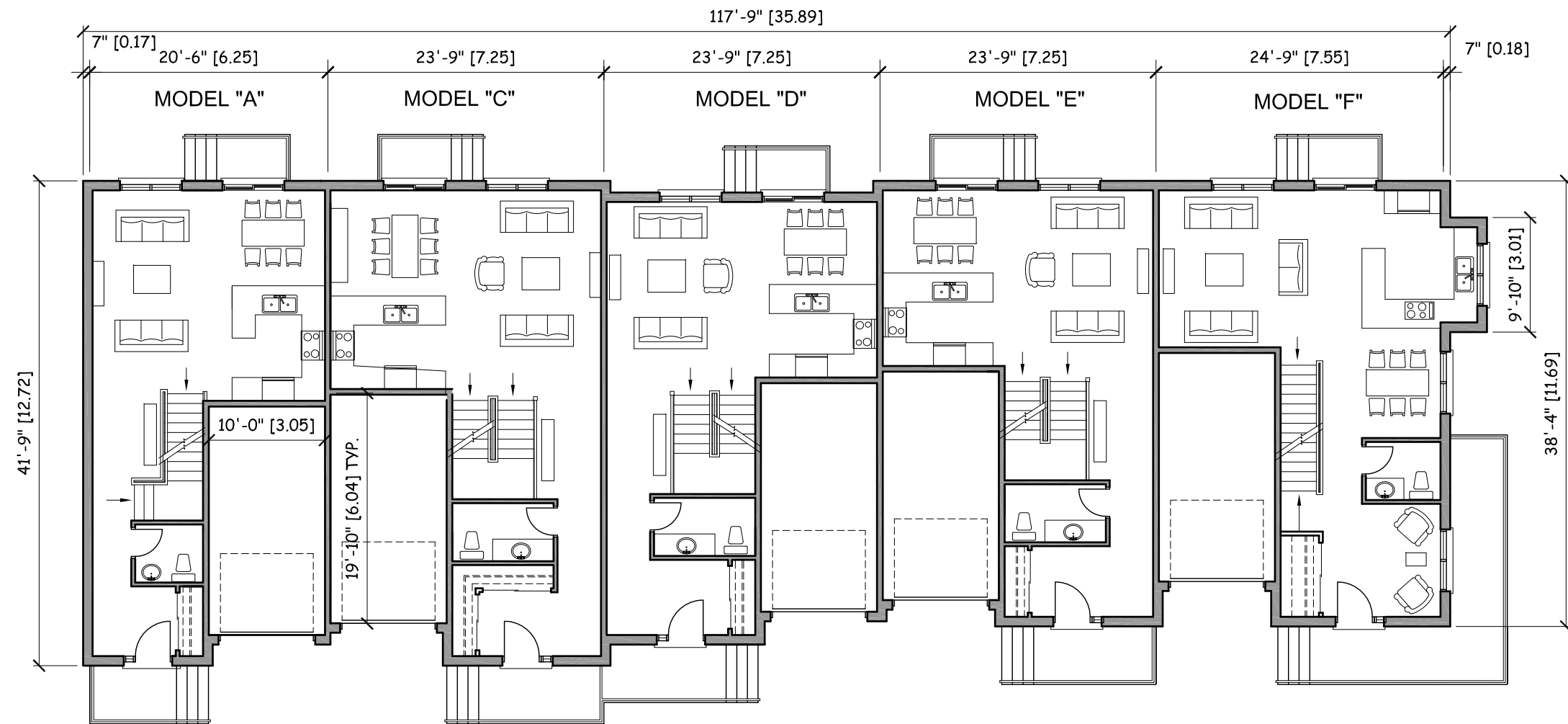
ARROWSMITH & ASSOCIATES 27429
FIRM NAME BCIN

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NO.	ISSUED FOR	DATE

NO.	REVISIONS	DATE

BLOCK B SECOND FLOOR			
DRAWN BY: BA		DATE: OCT. 2017	
CHECKED BY:		DWG. NO.	
SCALE: 3/16" = 1'-0"		PD3	
FILE NO.			



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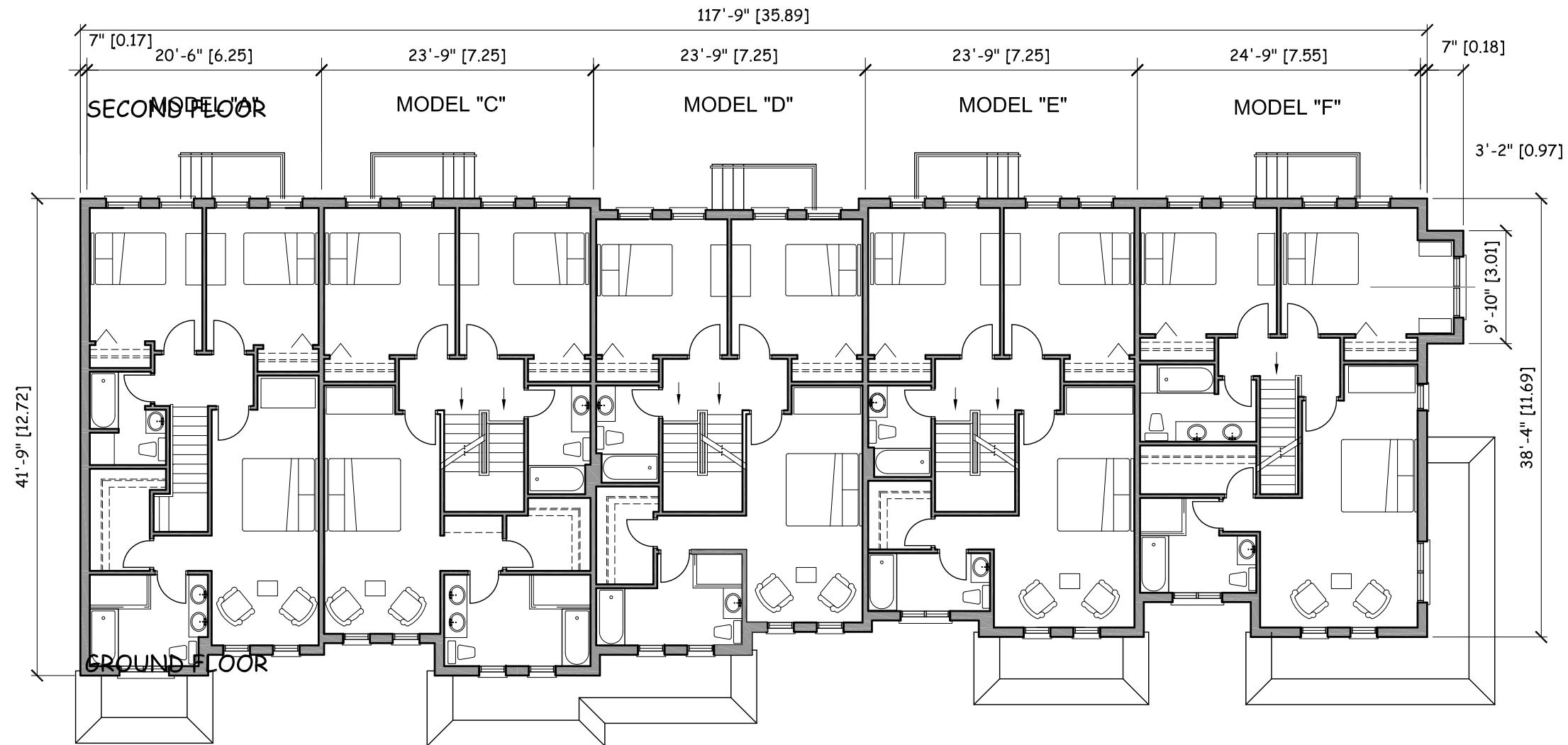
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PROFESSIONAL CERTIFICATION & QUALIFICATION ARROWSMITH & ASSOCIATES 27429 BCIN	BLOCK B GROUND FLOOR	
	DRAWN BY: BA	DATE: OCT. 2017
	CHECKED BY:	DWG. NO.
	SCALE: 3/16" = 1'-0"	PD4



**Arrowsmith
AND ASSOCIATES**

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NO.	REVISIONS	DATE

PROFESSIONAL CERTIFICATION & QUALIFICATION

ARROWSMITH & ASSOCIATES
27429
BCIN

**BLOCK B
SECOND FLOOR**

DRAWN BY	BA	DATE	OCT. 2017
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SCALE	3/16" = 1'-0"		
FILE NO.			

PD5

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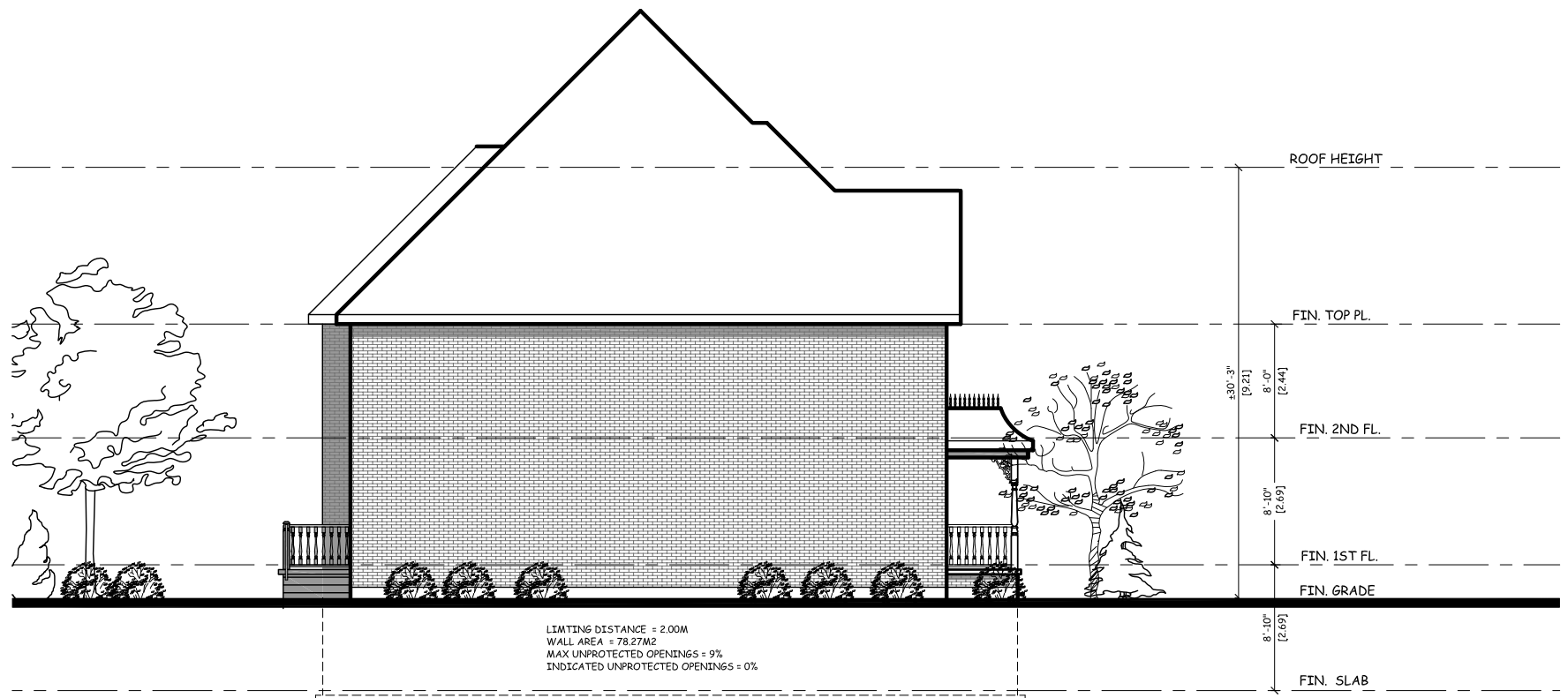
NO.	REVISIONS	DATE
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NO.	REVISIONS	DATE
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MINISTERIAL CERTIFICATION & QUALIFICATION
ARROWSMITH & ASSOCIATES
27429
BCIN

BLOCK A
ELEVATIONS

DRAWN BY	BA	DATE	OCT. 2017
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SCALE	3/16"=1'-0"		PD6
FILE NO.			



1 NORTH ELEVATION
PD6 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
PD6 SCALE: 3/16" = 1'-0"

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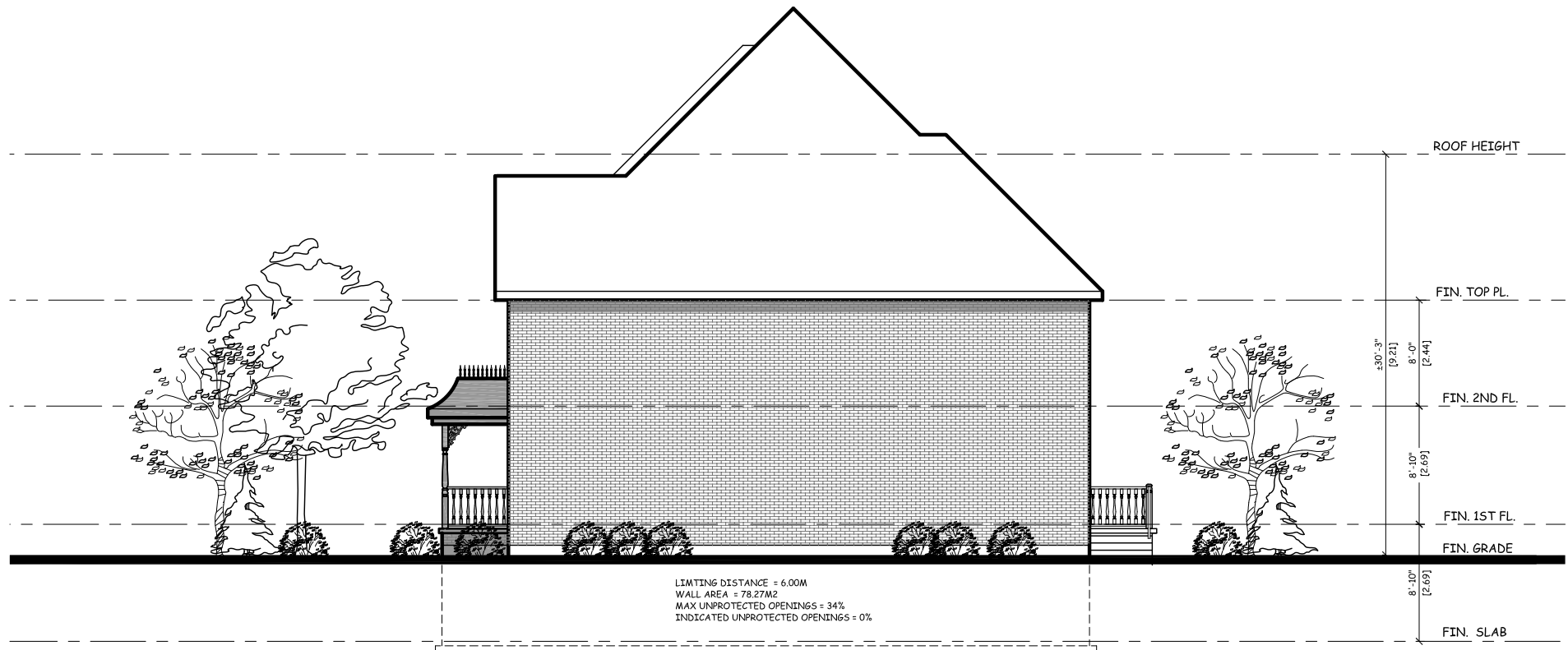
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BLOCK A
ELEVATIONS

DRAWN BY BA DATE OCT. 2017
CHECKED BY DWG. NO.
SCALE 3/16"=1'-0" PD7
FILE NO.



1 SOUTH ELEVATION
PD7 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
PD7 SCALE: 3/16" = 1'-0"

Arrowsmith
AND ASSOCIATES

ARCHITECTURE & DEVELOPMENT

642 (905) 1719

STOUFFVILLE

ONTARIO

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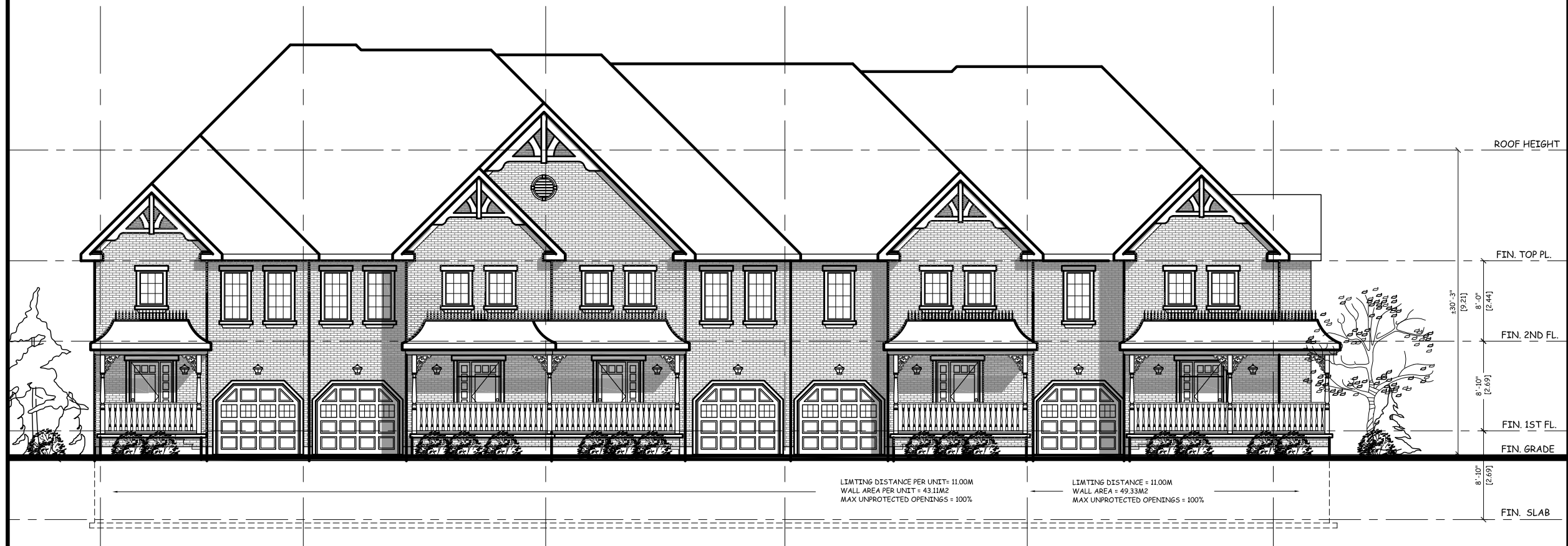
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BLOCK B
ELEVATIONS

DRAWN BY	BA	DATE	OCT. 2017
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SCALE	3/16"=1'-0"		
FILE NO.			



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

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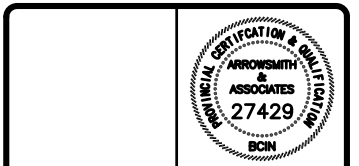
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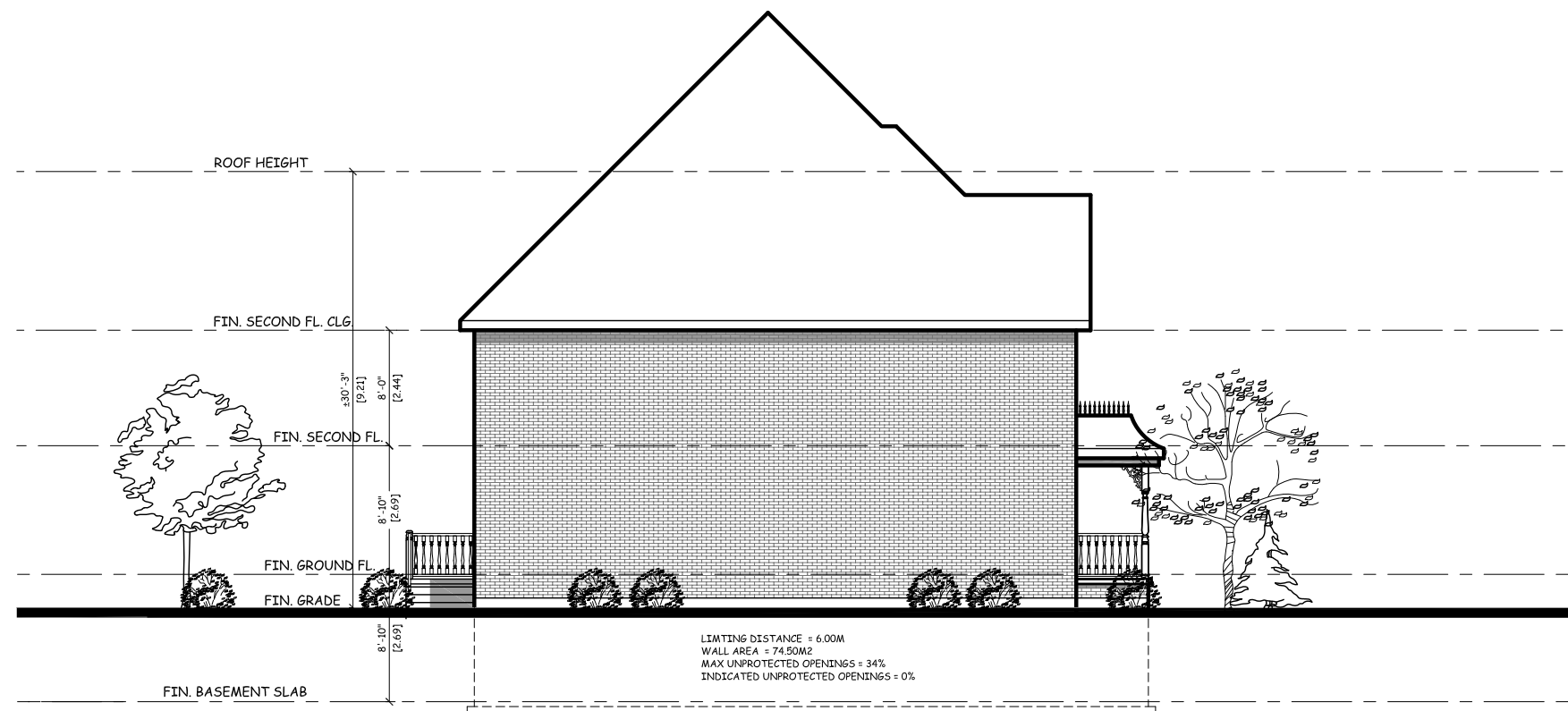
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BLOCK B ELEVATIONS

DRAWN BY BA DATE OCT. 2017
CHECKED BY DATE
SCALE 3/16"=1'-0" DWG. NO. PD9
FILE NO.



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"