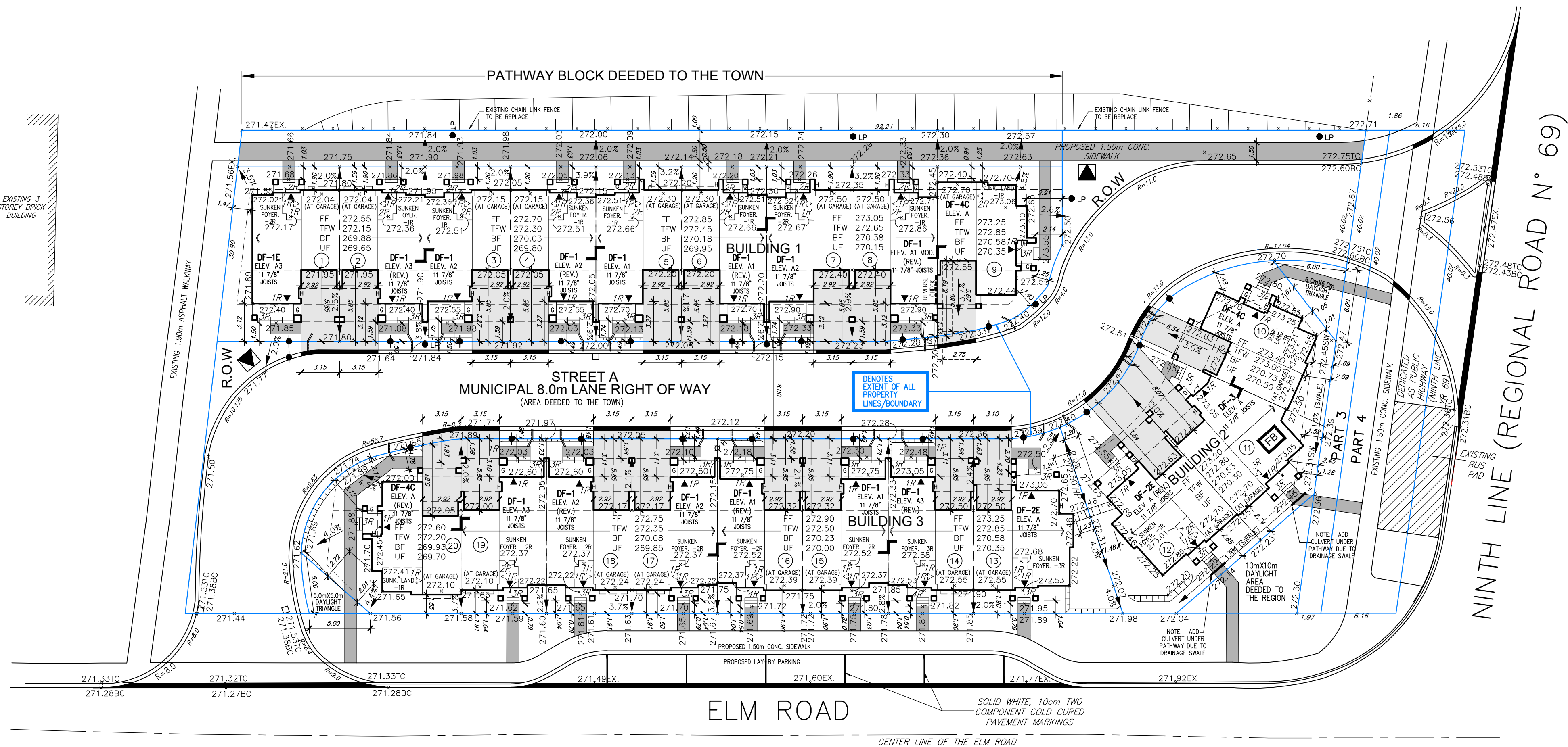


GLAD PARK PUBLIC SCHOOL



- PROPOSED VALUE
- HYDRANT
- WATER SERVICE
- CATCH BASIN
- CABLE TELEVISION PEDESTAL
- SUMP PUMP WITH DISCHARGE (ALL LOTS REQUIRED SUMP PUMP TO DISCHARGE TO FRONT YARD)
- FINISHED FLOOR ELEVATION
- UNDERSIDE FOOTING ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TOP OF FOUNDATION WALL
- NO. OF RISERS
- WALK BOX
- TRANSFORMER
- DOUBLE STM/SAN CONNECTION
- SINGLE STM/SAN CONNECTION
- BELL PEDESTAL
- UNDERSIDE FOOTING AT REAR
- UNDERSIDE FOOTING AT FRONT
- UNDERSIDE FOOTING AT SIDE
- WALK WALK OUT DECK
- WALK WALK OUT DECK
- REVERSE PLAN
- STREET SIGN
- RETAINING WALL
- CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
- ACCESSORY FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- HYDRO METER
- GAS METER
- SMALL DIRECTION
- SMALL DIRECTION
- PROVIDE 1/4" DIA. CLEAR STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
- EXTENSION DOOR LOCATION
- EXTENSION DOOR LOCATION
- REDUCE SIDE YARD

OBC MATRIX			
BUILDING 1			
EXISTING AREA	EXISTING	ADDITION	TOTAL
(FOOTPRINT)	N/A M ²	N/A M ²	(588.4 M ²)
BUILDING CLASSIFICATION	1.2.2 (NUMBER)	OR	PART 9 DESIGN
MAJOR OCCUPANCIES	GROUP C RESIDENTIAL	1.1.2	
GROSS FLOOR AREAS	(1,421.50m ²) (SUM OF ALL FLOORS AND MEZZANINES)	1.1.2	
BUILDING HEIGHT	3 STOREY (10.66m)	DEFINED	
NUMBER OF STORIES ABOVE 1ST STORY	ONE STREET	3.2.2 10M/2.5.5	
MEZZANINE AREAS	N/A	3.2.1.1	
# OF BUILDING AREA	N/A		
BUILDING USED FOR MULTIPLE TENANCIES	☐ YES ☒ NO	☐ YES ☒ NO	
SPRINKLED BUILDING	☐ YES ☒ NO	☐ YES ☒ NO	
MILL BARRIER FREE ACCESS BE PROVIDED	☐ YES ☒ NO	☐ YES ☒ NO	
SIGNAL SEPARATION REQUIREMENTS	1.2.1 OR 8.10.14		
WALL CONSTRUCTION TYPE	REG. FIRE RESISTANCE RATING		
NORTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
EAST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
SOUTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
WEST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
BUILDING 2			
EXISTING AREA	EXISTING	ADDITION	TOTAL
(FOOTPRINT)	N/A M ²	N/A M ²	(288.4 M ²)
BUILDING CLASSIFICATION	1.2.2 (NUMBER)	OR	PART 9 DESIGN
MAJOR OCCUPANCIES	GROUP C RESIDENTIAL	1.1.2	
GROSS FLOOR AREAS	(1,421.50m ²) (SUM OF ALL FLOORS AND MEZZANINES)	1.1.2	
BUILDING HEIGHT	3 STOREY (10.66m)	DEFINED	
NUMBER OF STORIES ABOVE 1ST STORY	ONE STREET	3.2.2 10M/2.5.5	
MEZZANINE AREAS	N/A	3.2.1.1	
# OF BUILDING AREA	N/A		
BUILDING USED FOR MULTIPLE TENANCIES	☐ YES ☒ NO	☐ YES ☒ NO	
SPRINKLED BUILDING	☐ YES ☒ NO	☐ YES ☒ NO	
MILL BARRIER FREE ACCESS BE PROVIDED	☐ YES ☒ NO	☐ YES ☒ NO	
SIGNAL SEPARATION REQUIREMENTS	1.2.1 OR 8.10.14		
WALL CONSTRUCTION TYPE	REG. FIRE RESISTANCE RATING		
NORTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
EAST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
SOUTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
WEST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
BUILDING 3			
EXISTING AREA	EXISTING	ADDITION	TOTAL
(FOOTPRINT)	N/A M ²	N/A M ²	(512.4 M ²)
BUILDING CLASSIFICATION	1.2.2 (NUMBER)	OR	PART 9 DESIGN
MAJOR OCCUPANCIES	GROUP C RESIDENTIAL	1.1.2	
GROSS FLOOR AREAS	(1,421.50m ²) (SUM OF ALL FLOORS AND MEZZANINES)	1.1.2	
BUILDING HEIGHT	3 STOREY (10.66m)	DEFINED	
NUMBER OF STORIES ABOVE 1ST STORY	ONE STREET	3.2.2 10M/2.5.5	
MEZZANINE AREAS	N/A	3.2.1.1	
# OF BUILDING AREA	N/A		
BUILDING USED FOR MULTIPLE TENANCIES	☐ YES ☒ NO	☐ YES ☒ NO	
SPRINKLED BUILDING	☐ YES ☒ NO	☐ YES ☒ NO	
MILL BARRIER FREE ACCESS BE PROVIDED	☐ YES ☒ NO	☐ YES ☒ NO	
SIGNAL SEPARATION REQUIREMENTS	1.2.1 OR 8.10.14		
WALL CONSTRUCTION TYPE	REG. FIRE RESISTANCE RATING		
NORTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
EAST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
SOUTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	
WEST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	☐ HOUR(S) ☒ NOT REQUIRED	

BUILDING 1											
LOT No.	Model Type	Garage Dimension (W x L (m))	G.F.A. (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m ²)	Total Landscape Area (m ²)	Total Landscape Area (m ²)	Number of Bedrooms	Proposed Building Height (m)
1	DF-1E ELEV. A3	2.95x6.10	162.80	70.22	131.63	53.35	13.50	47.91	36.40	3-BED	9.06
2	DF-1E ELEV. A3	2.95x6.10	158.10	68.87	100.17	68.75	13.50	17.80	17.77	3-BED	7.00
3	DF-1E ELEV. A3	2.95x6.10	157.80	68.55	100.17	68.43	13.50	18.12	18.09	3-BED	7.00
4	DF-1E ELEV. A2	2.95x6.10	157.80	68.55	100.17	68.43	13.50	18.12	18.09	3-BED	7.00
5	DF-1E ELEV. A1	2.95x6.10	157.80	68.77	100.17	68.65	13.50	17.90	17.87	3-BED	7.00
6	DF-1E ELEV. A2	2.95x6.10	157.80	68.55	100.17	68.43	13.50	18.12	18.09	3-BED	7.00
7	DF-1E ELEV. A2	2.95x6.10	157.80	68.55	99.30	69.03	13.66	17.09	17.21	3-BED	7.00
8	DF-4C ELEV. A	3.05x6.00	154.20	60.60	123.78	48.96	15.01	48.17	38.92	3-BED	10.22
TOTAL			1421.50	611.43	955.73	63.98	123.17	221.13	23.14		10.64m

BUILDING 2											
LOT No.	Model Type	Garage Dimension (W x L (m))	G.F.A. (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m ²)	Total Landscape Area (m ²)	Total Landscape Area (m ²)	Number of Bedrooms	Proposed Building Height (m)
10	DF-4C ELEV. A	3.05x6.00	154.20	60.60	127.64	47.48	18.11	48.93	38.33	3-BED	11.15
11	DF-3 ELEV. A	3.05x6.00	181.70	79.30	126.71	61.61	18.92	30.49	23.69	3-BED	8.24
12	DF-2E ELEV. A	3.05x6.00	178.10	72.00	165.62	43.47	17.90	75.72	45.72	4-BED	10.31
TOTAL			514.00	211.90	421.97	50.22	54.93	155.14	36.77		10.64m

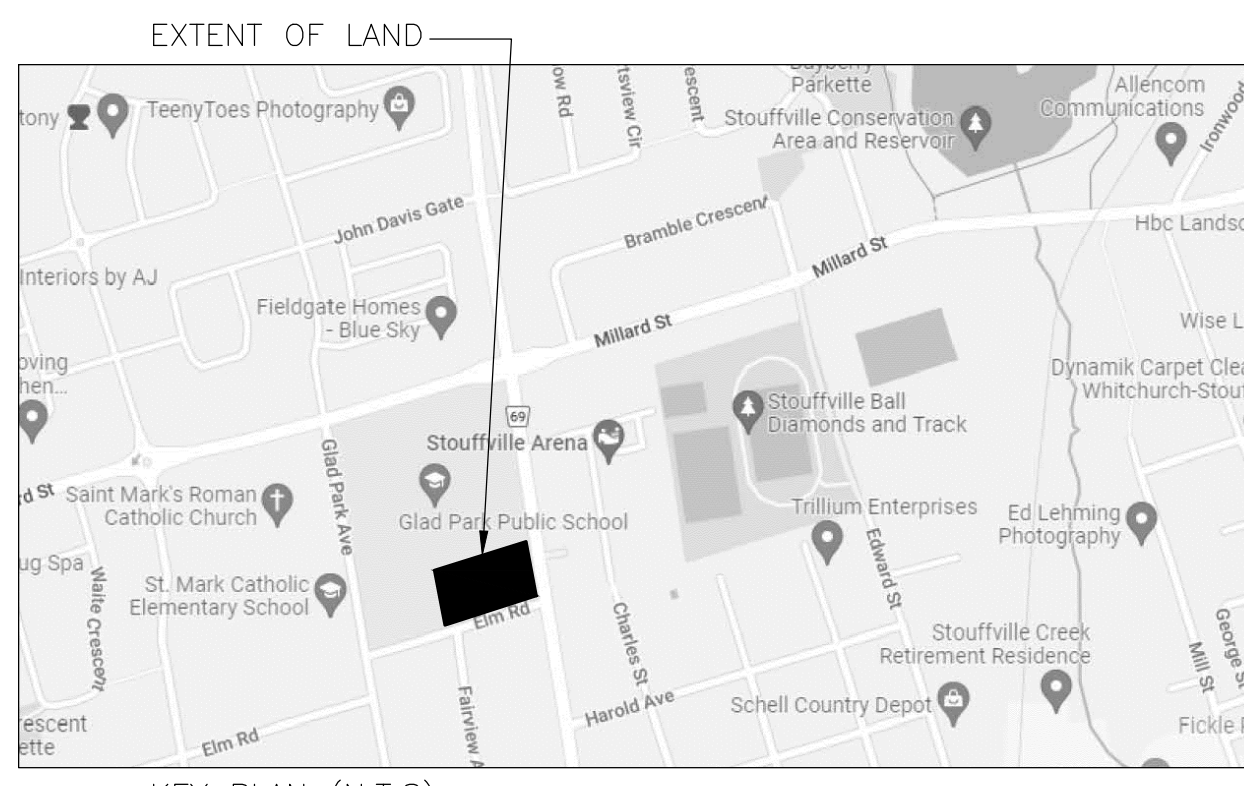
BUILDING 3											
LOT No.	Model Type	Garage Dimension (W x L (m))	G.F.A. (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m ²)	Total Landscape Area (m ²)	Total Landscape Area (m ²)	Number of Bedrooms	Proposed Building Height (m)
13	DF-2E ELEV. A	3.05x6.10	178.10	72.00	142.18	50.64	11.68	58.56	41.15	4-BED	10.31
14	DF-1E ELEV. A3	2.95x6.10	162.80	70.22	100.18	70.09	13.63	16.33	16.30	3-BED	7.00
15	DF-1E ELEV. A3	2.95x6.10	159.40	69.26	100.19	69.13	13.63	17.30	17.27	3-BED	7.00
16	DF-1E ELEV. A1	2.95x6.10	157.80	68.77	100.19	68.64	13.63	17.79	17.76	3-BED	7.00
17	DF-1E ELEV. A2	2.95x6.10	157.80	68.55	100.19	68.42	13.63	18.01	17.98	3-BED	7.00
18	DF-1E ELEV. A2	2.95x6.10	157.80	68.55	100.20	68.41	13.63	18.02	17.98	3-BED	7.00
19	DF-1E ELEV. A3	2.95x6.10	162.80	70.22	100.20	70.08	13.63	16.35	16.32	3-BED	7.00
20	DF-4C ELEV. A	3.05x6.00	154.20	60.60	147.20	41.17	15.50	71.10	48.30	3-BED	12.99
TOTAL			1290.50	548.17	890.53	61.56	106.96	233.40	26.21		10.79m

PLAN SHOWING TOPOGRAPHY ON
PART OF LOT 2
CONCESSION 8
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH)

SITE STATISTICS UNIT DISTRIBUTION

TOTAL LOT AREA:	3,633.80m ² 0.90 ACRES 0.36 Ha	NOTE: LOT AREA INCLUDES AREA DEEDED TO THE TOWN (1,284.17m ²) AND AREAS DEEDED TO THE REGION (49.52m ²)
NET LOT AREA: (MINUS AREA DEEDED TO TOWN) (MINUS AREA DEEDED TO REGION)	2,300.11m ² 0.57 ACRES 0.23 Ha	
TOTAL AREA OF 8.0m LANE R.O.W.:	1,081.96m ² 0.27 ACRES 0.11 Ha	
TOTAL AREA OF 10mX10m DAYLIGHT:	49.52m ² 0.01 ACRES 0.004 Ha	
TOTAL AREA OF PATHWAY BLOCK	202.21m ² 0.05 ACRES 0.02 Ha	
UNIT DISTRIBUTION	20 TOTAL 7.00m WIDE 3-STORY TOWNS	
UNIT DENSITY	22.22 PER ACRES (BASED ON TOTAL LOT AREA) 55.56 PER Ha	
	33.33 PER ACRES (BASED ON NET LOT AREA) 86.96 PER Ha	
BUILDING COVERAGE:	1,371.50m ² (37.74% OF TOTAL LOT AREA)	
PAVEMENT AREAS: (INCLUDES ROADS, CURBS, SIDEWALKS, DRIVEWAY)	1,273.81m ² (35.06% OF TOTAL LOT AREA)	
LANDSCAPE AREA:	988.49m ² (27.20% OF TOTAL LOT AREA)	
GROSS FLOOR AREA:	3,226.00m ² (88.78%)	

7.0m STREET TOWNHOUSE ZONING CHART			
ZONE	R4K STREET TOWNHOUSE DWELLING (4)	PROVIDED	COMPLY
1 LOT AREA	1500m ²	1000m ²	NO
2 DENSITY (TOTAL AREA)	30 UNITS PER Ha	55.55 UNITS PER Ha	YES
3 DENSITY (NET AREA)	30 UNITS PER Ha	83.33 UNITS PER Ha	YES
4 LOT FRONTAGE	6.0m	7.0m	YES
5 FRONT YARD - HOUSE	3.0m (MIN) 7.5m (MAX)	1.90m (MIN) 7.5m (MAX)	NO
- GARAGE	5.8m	N/A	
6 EXTERIOR SIDE YARD	3.0m (MIN) 7.5m (MAX)	1.2m & 0.5m	YES
7 INTERIOR SIDE YARD	1.2m & 0.5m		
8 REAR YARD	7.0m	DWELLING 1.90m GARAGE 5.80m	NO
9 HEIGHT	10.0m	BALCONY 1.50m	NO
10 DAYLIGHT TRIANGLE (3:2:1)	1.0m	1.0m	YES
11 DRIVEWAYS 3.2:4:3.1 - 3:2.1:1 QUALIFYING NOTES TO REGULATIONS (1)	DRIVEWAY ACCESS FROM THE FRONT LOT LINE OR EXTERIOR LOT LINES	- PERMIT DRIVEWAY ACCESS FROM THE REAR LOT LINE WITH A MIN OF 5.80m DEPTH	NO
12 PORCH ENCROACHMENT FRONT & EXT. SIDE YARD	UP TO 1.0m TO LOT LINE, STEPS UP TO 0.60m TO LOT LINE	PORCH = 0.70m STEPS = 0.20m	NO



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Suite 120
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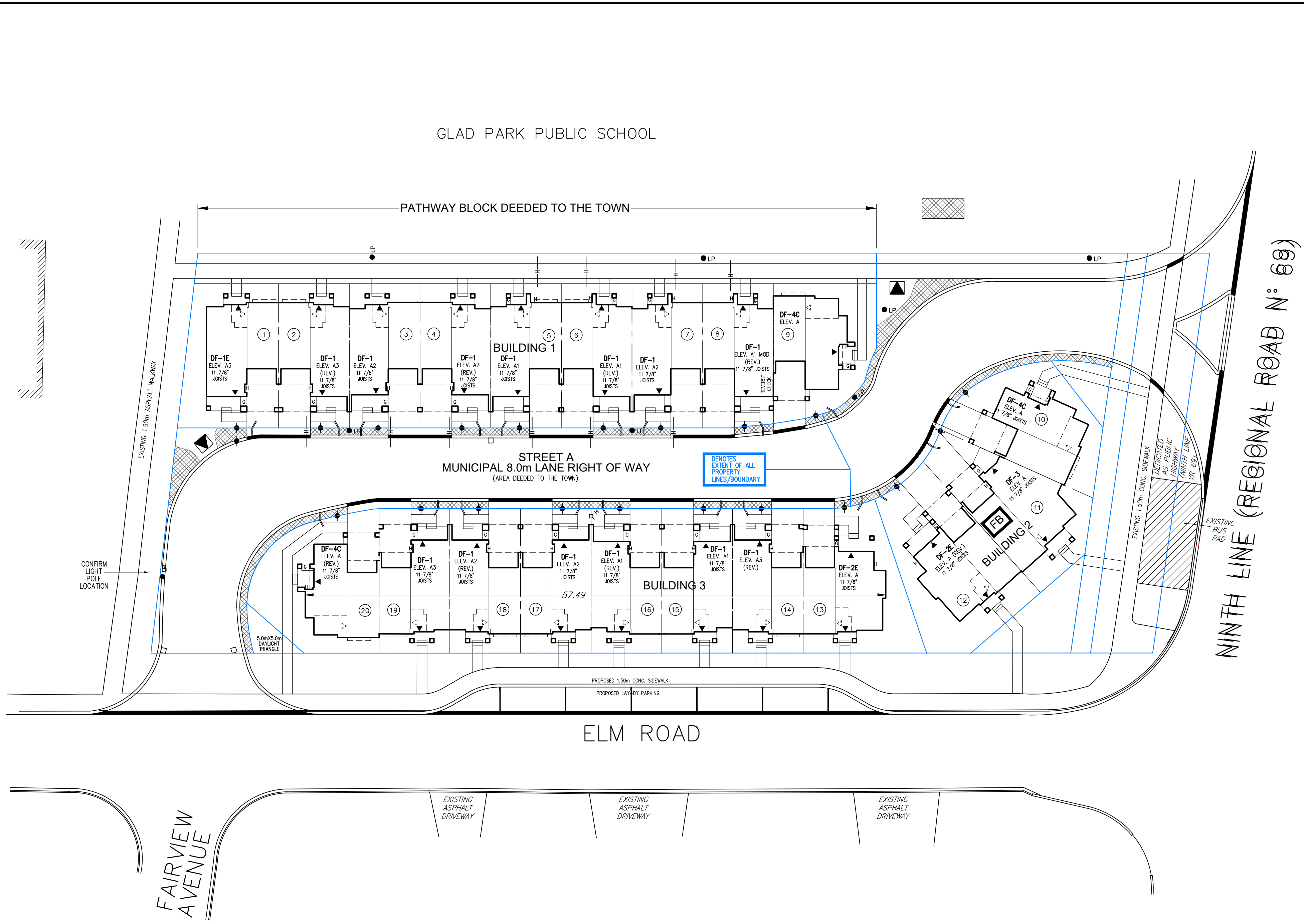
Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense. Builder to verify service connection elevations prior to constructing foundations.

MADORI LIMITED

PROJECT NAME: **ELM ROAD**
LOCATION: **STOUFFVILLE**
REGISTERED PLAN NO.: **09041**

DATE: **JANUARY 2026**
DRAWN BY: **STEFAN STASIBAC**
CHECKED BY: **STEFAN STASIBAC**
SCALE: **1:250**
SHEET NO.: **09041-01**

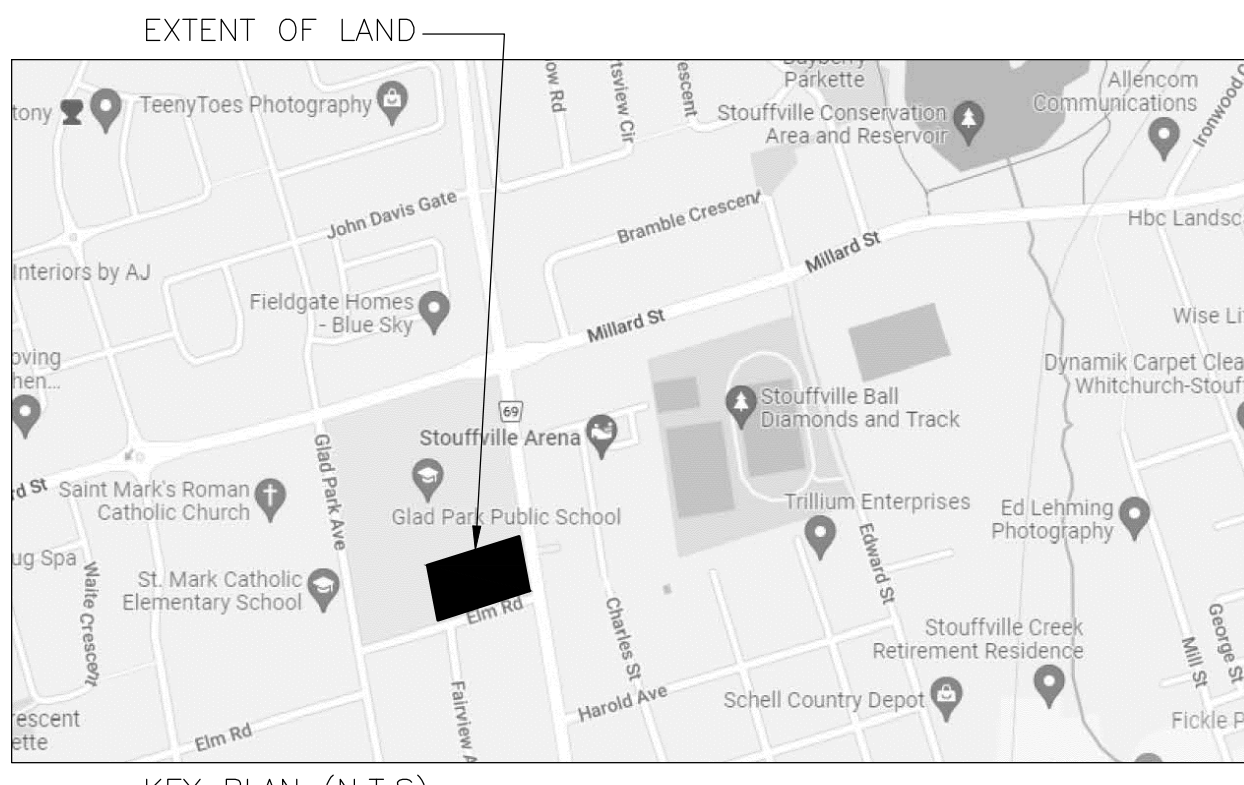
SITE PLAN
SHEET NO.: **09041-01**



- PROPOSED VALUE
- HYDRANT
 - WATER SERVICE
 - CATCH BASIN
 - CABLE TELEVISION PEDESTAL
 - SUMP PUMP WITH DISCHARGE (ALL LOTS REQUIRED SUMP PUMP TO DISCHARGE TO FRONT YARD)
 - FINISHED FLOOR ELEVATION
 - FINISHED MAIN LEVEL ELEVATION
 - UNDERSIDE FOOTING ELEVATION
 - FTH BAKEMENT FLOOR SLAB
 - TOP OF FOUNDATION WALL
 - No. OF RISERS
 - MAIL BOX
 - RETAINING WALL
 - CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
 - ADDITIONAL FENCE (SEE LANDSCAPE PLAN)
 - WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
 - HYDRO SERVICE LATERAL
 - HYDRO METER
 - GAS METER
 - SWALE DIRECTION
 - EMBANKMENT
 - PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
 - THIS LOT CONTAINS ENGINEERED FILL
 - AIR CONDITIONER REQUIRED
 - RAIN WATER DRAINAGE LOCATION (DISCHARGE ONTO SPLASHPAD)
 - SIDE WINDOW LOCATION
 - EXTERIOR DOOR LOCATION
 - EXTERIOR DOOR LOCATION
 - REDUCE SIDE YARD
- LEGEND
- LIGHT POLE
 - TRANSFORMER
 - DOUBLE STM/SAN CONNECTION
 - SINGLE STM/SAN CONNECTION
 - BELL PEDESTAL
 - UNDERSIDE FOOTING AT REAR
 - UNDERSIDE FOOTING AT FRONT
 - UNDERSIDE FOOTING AT SIDE
 - WALK WALK OUT DECK
 - WALK WALK OUT DECK
 - REVERSE PLAN

LEGEND

- DENOTES EXTENT OF SNOW STORAGE.
- TOTAL AREA OF SNOW STORAGE: 101.00m²
(49.95% OF TOTAL PAVED AREA OF 202.21m²)
- DENOTES FIRE BREAK BLOCK



10	ISSUED FOR 2ND SPA	28/02/05	SS
9	ADDED SNOW STORAGE PLAN	28/02/05	SS
8	REV. AS PER NEW GRADING	28/02/05	SS
7	ISSUED FOR DRAFT PLAN SUBMISSION	25/06/25	SS
6			
5			
4			
3			
2			
1			

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not notated, builder is to relocate at his own expense. Builder to verify service connection elevations prior to constructing foundations.

VAD DESIGN

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The contractor has reviewed and taken responsibility for this design and for the qualifications and needs the requirements, and will be the contractor's liability to be in compliance with the requirements.

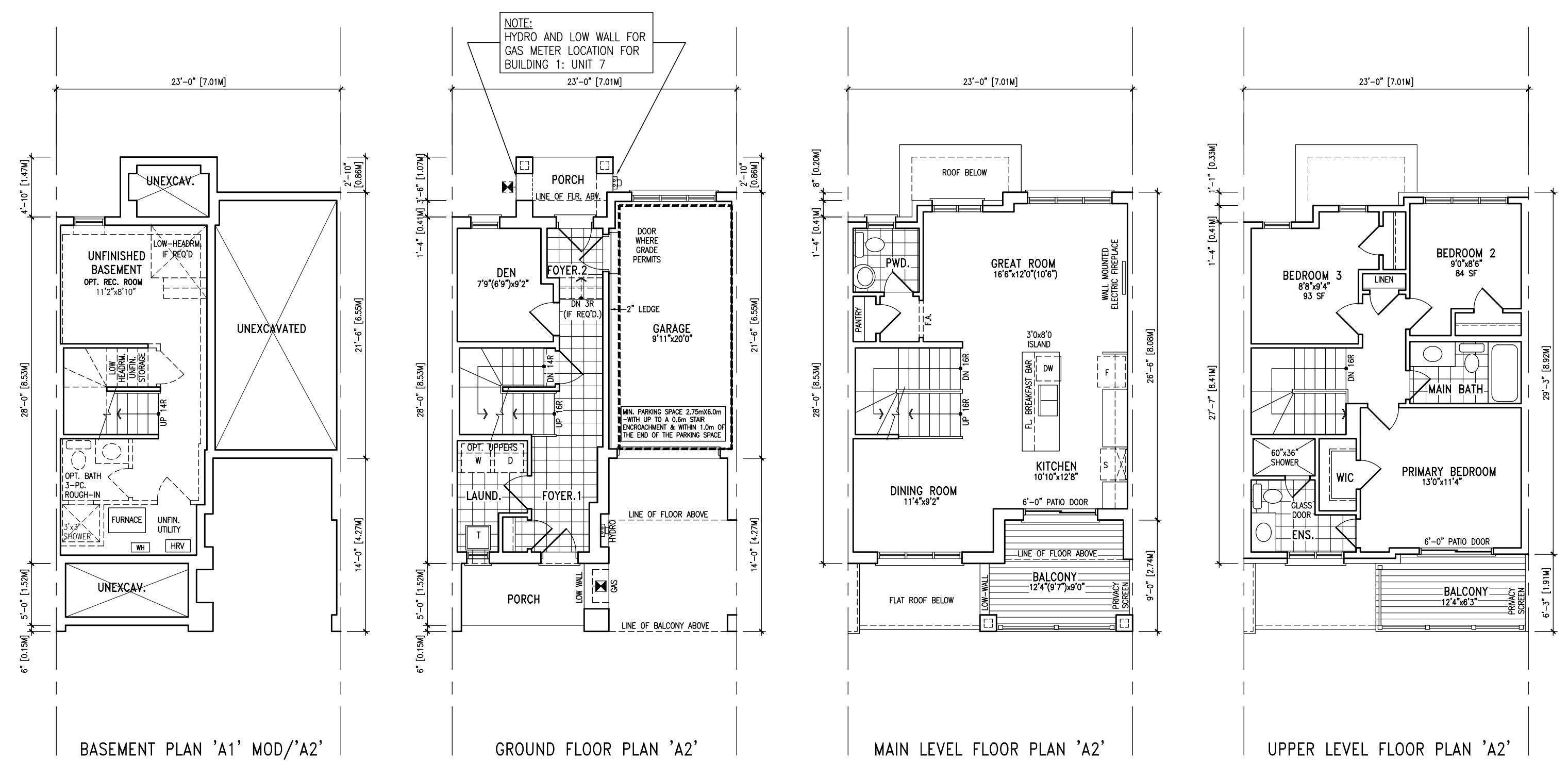
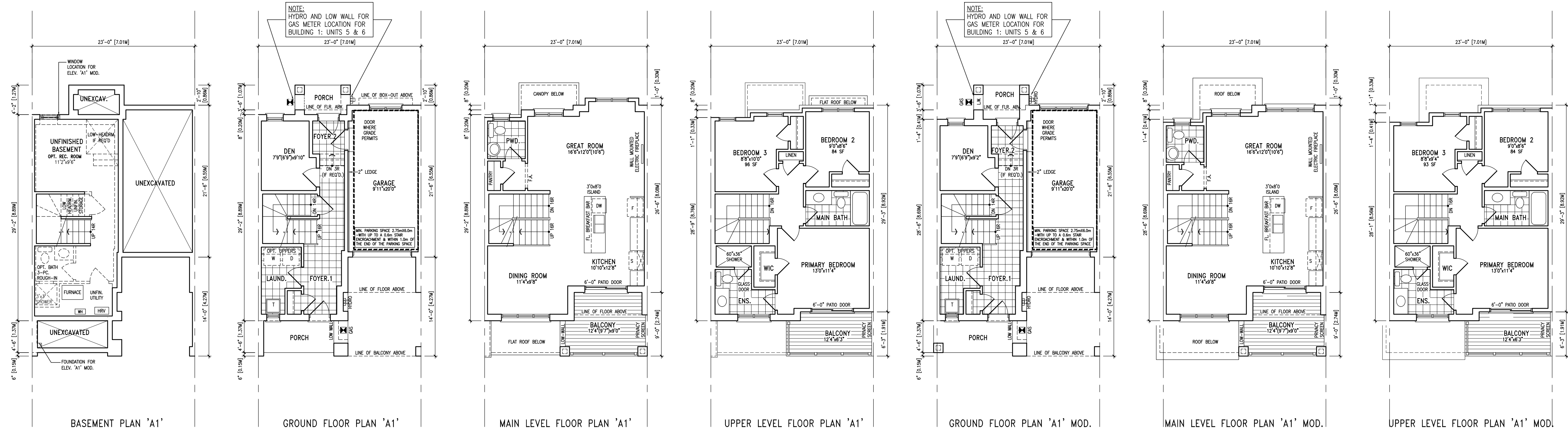
Richard Vink 24488
signature
42858

MADORI LIMITED

PROJECT NAME: **ELM ROAD**
PROJECT NO: **09041**
REGISTERED PLAN NO: **09041-SP**

DATE: **JANUARY 2026**
DRAWN BY: **STEVE SOSTARIC**
CHECKED BY: **09041-SP**

SNOW STORAGE PLAN
SCALE: **1:250**
SHEET NO: **S2**



DF-1 ELEV. A
 [APPLICABLE TO BUILDINGS 1 & 3]
 ELEV. A1: 1700 SF/ 157.9m²
 ELEV. A1 MOD: 1681 SF/ 156.1m²
 ELEV. A2: 1655 SF/ 153.7m²

10			
9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR 2ND SUBMISSION	26-02-05 (V3)	
1	ISSUED FOR DRAFT PLAN SUBMISSION	25-06-25 (V3)	
0	no description	date	by

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

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Richard Vink 24488
signature
VA3 Design Inc. 42658

MADORI LIMITED

PROJECT NAME
ELM ROAD

LOCATION
STOUFFVILLE, ON.

PROJECT NO.
09041

DUAL FRONTING

TYPICAL FLOOR PLANS

DATE
JAN. 2026

SCALE
1/8" = 1'-0"

DESIGNED BY
SP

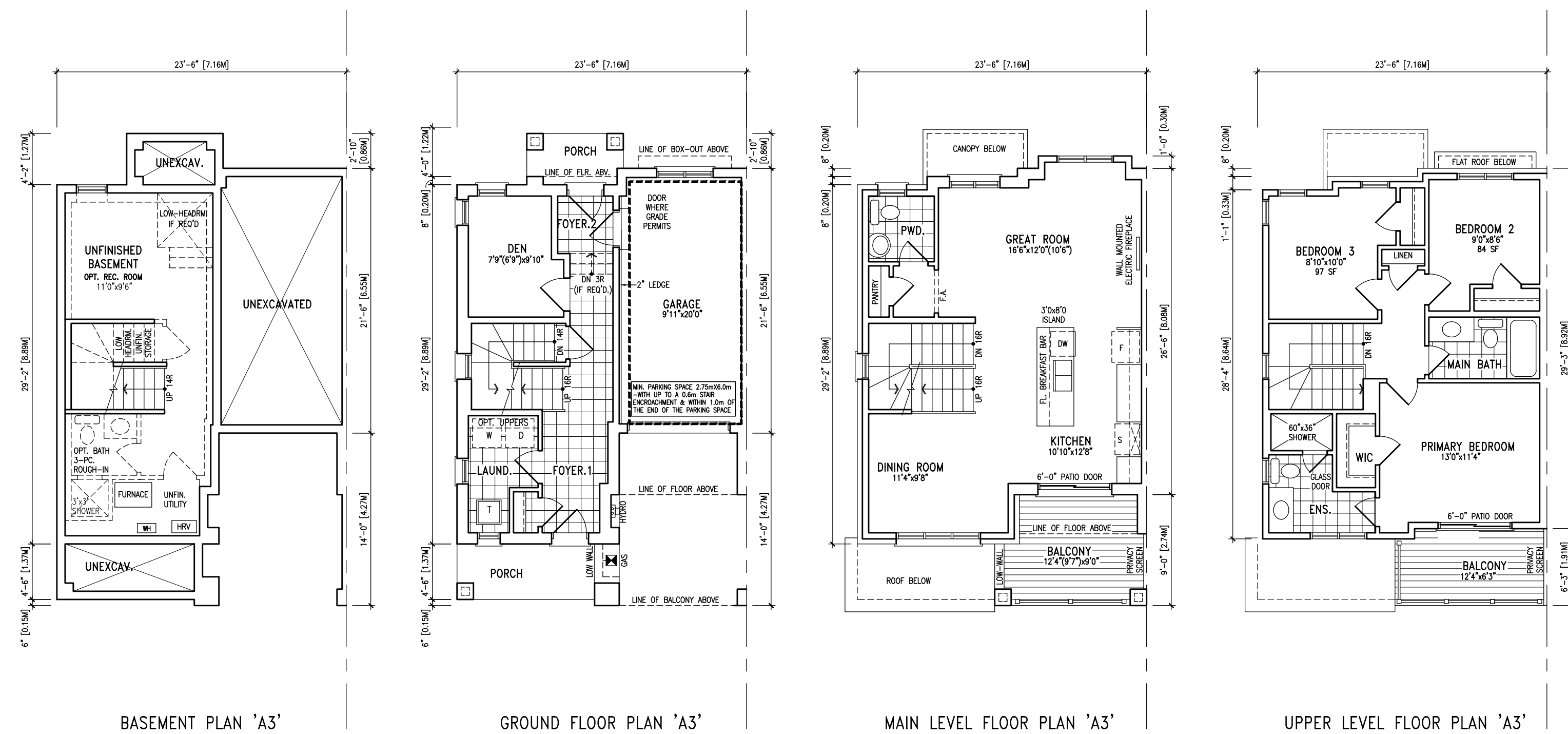
CHECKED BY
RV

DATE
09/04/25

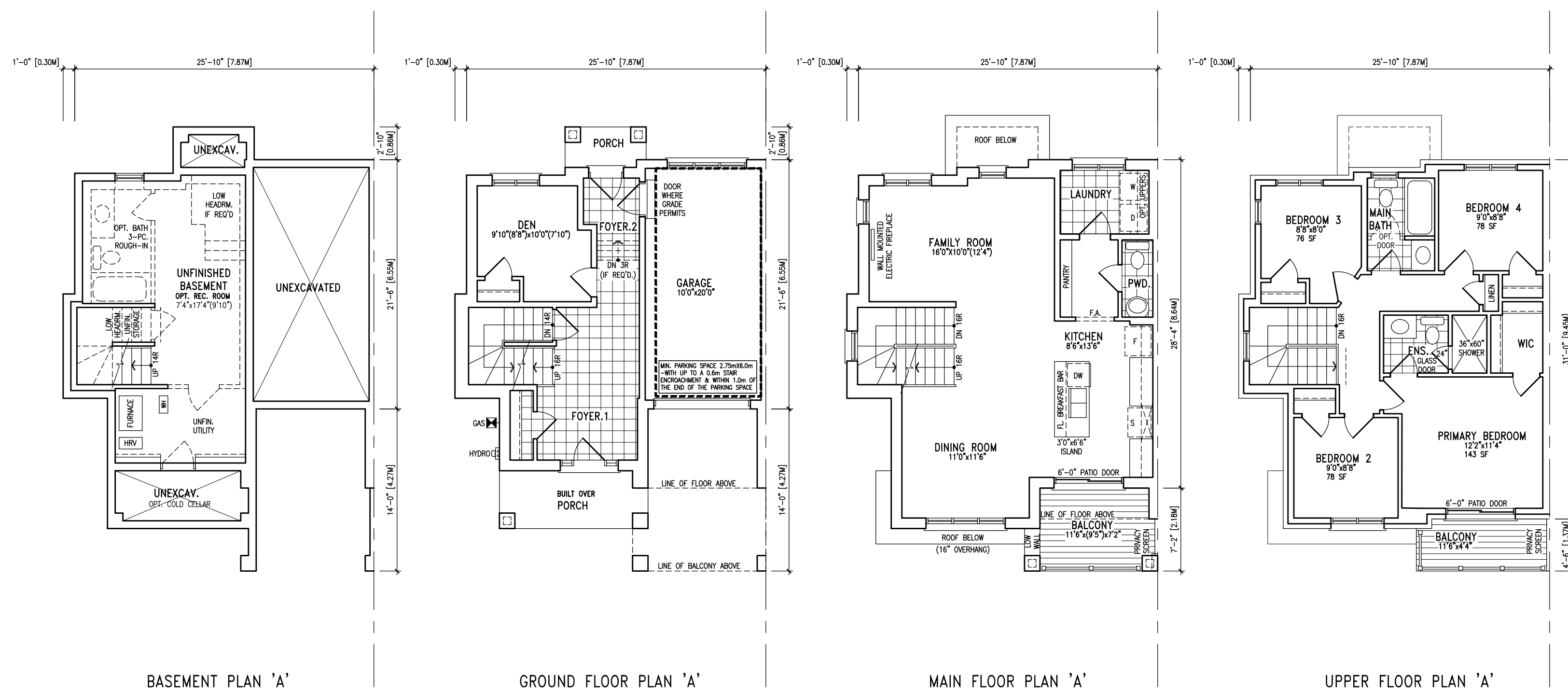
PROJECT TYPE
TYP. PLANS

FP.1

DUAL FRONTING TOWNHOUSES



DF-1E ELEV. A3
[APPLICABLE TO BUILDING 1]
ELEV. A3: 1726 SF/ 160.4m²



DF-2E ELEV. A
[APPLICABLE TO BUILDINGS 2 & 3]
ELEV. A: 1915 SF/ 177.9m²

10			
9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR 2ND SUBMISSION	28-02-05	VA3
1	ISSUED FOR DRAFT PLAN SUBMISSION	25-06-25	VA3
0	description	date	by

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

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The contractor has reviewed and taken responsibility for this design and has the qualification and meets the requirements set out in the qualification information.

Richard Vink 24488
signature
VA3 Design Inc. 42658

MADORI LIMITED

project name
ELM ROAD

location
STOUFFVILLE, ON.

project no.
09041

DUAL FRONTING

date
JAN. 2026

drawn by
SP

checked by
RV

scale
1/8" = 1'-0"

sheet no.
FP.2

typical floor plans

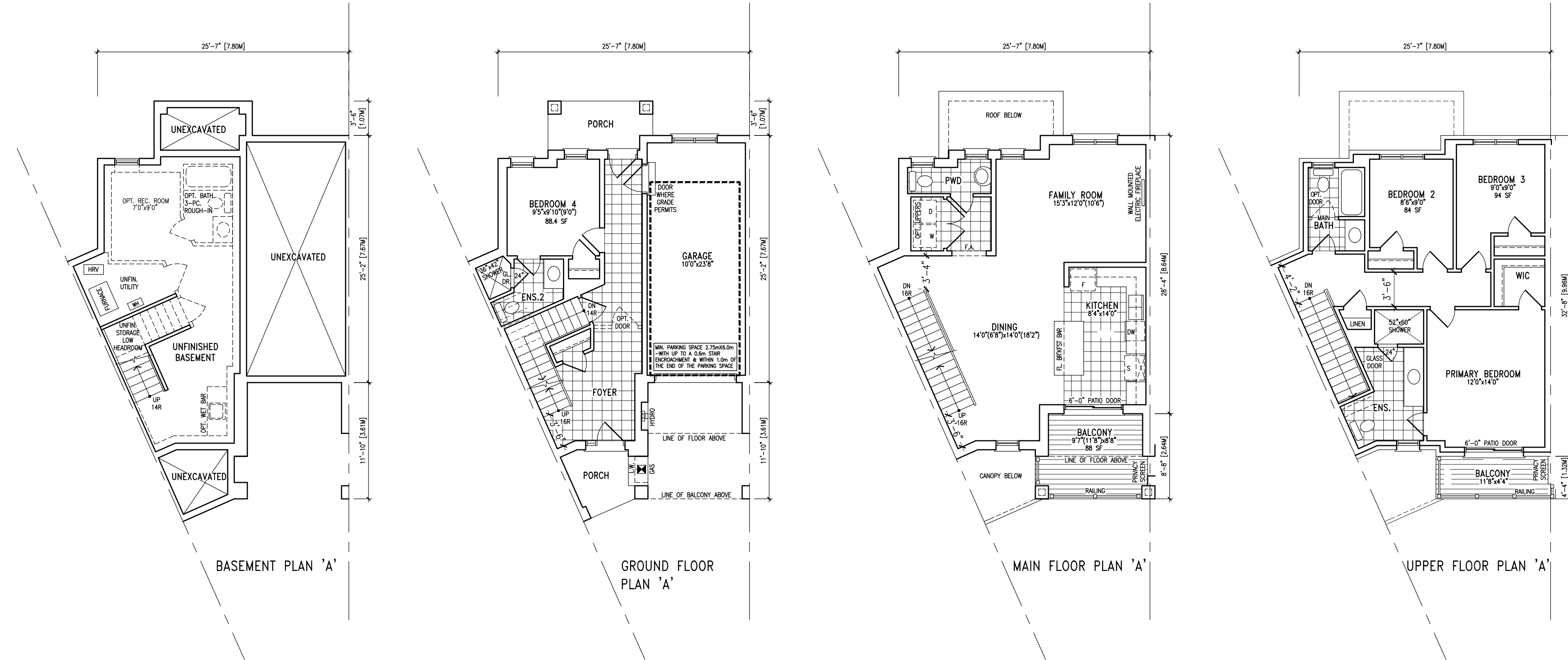
drawn by
SP

checked by
RV

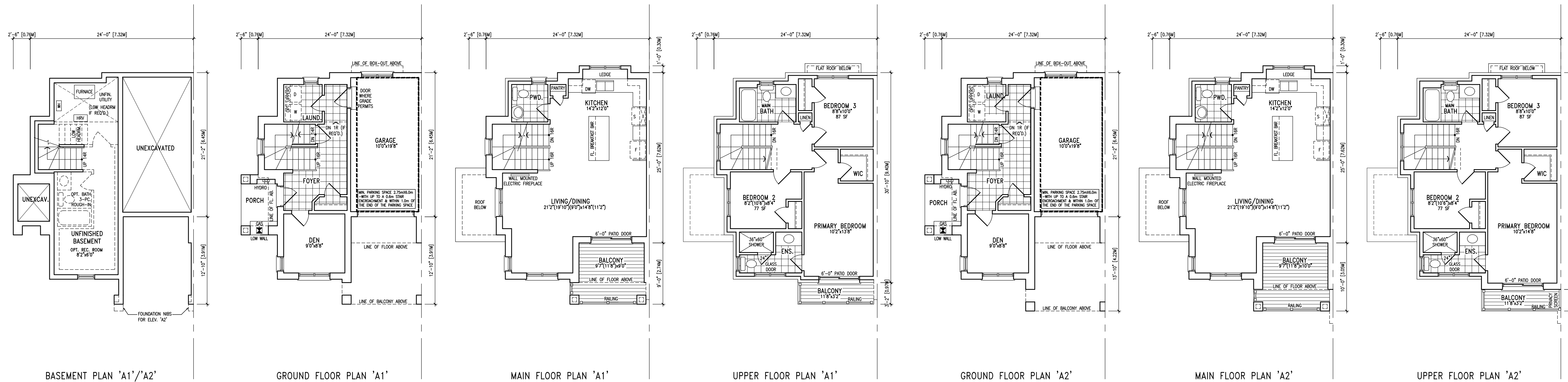
scale
1/8" = 1'-0"

sheet no.
FP.2

DUAL FRONTING TOWNHOUSES



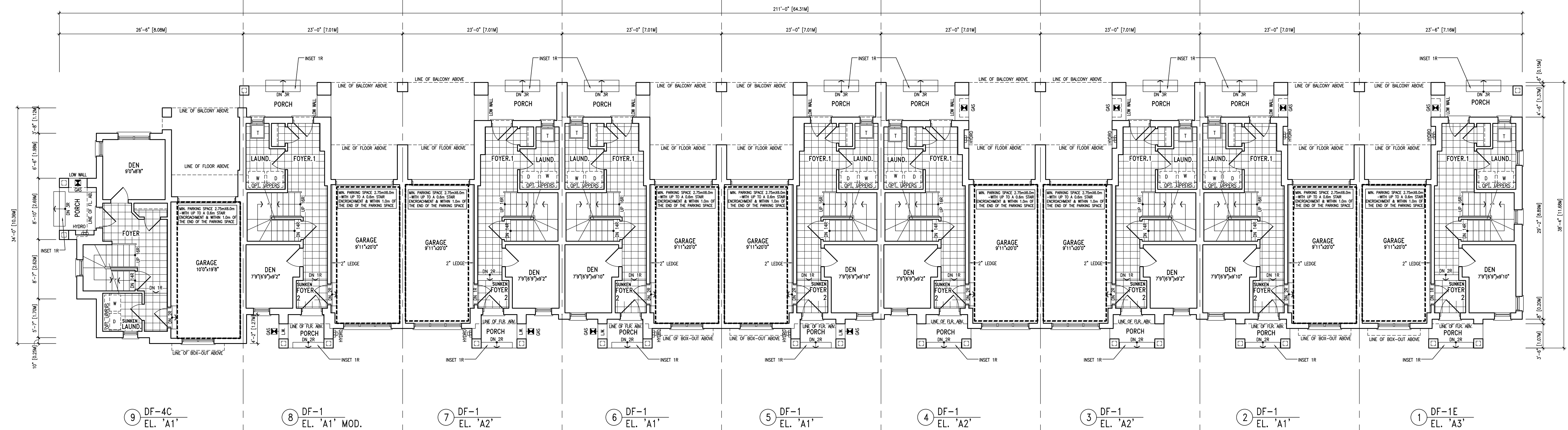
DF-3 ELEV. A
[APPLICABLE TO BUILDING 2]
ELEV. A: 1954 SF/ 181.5m²



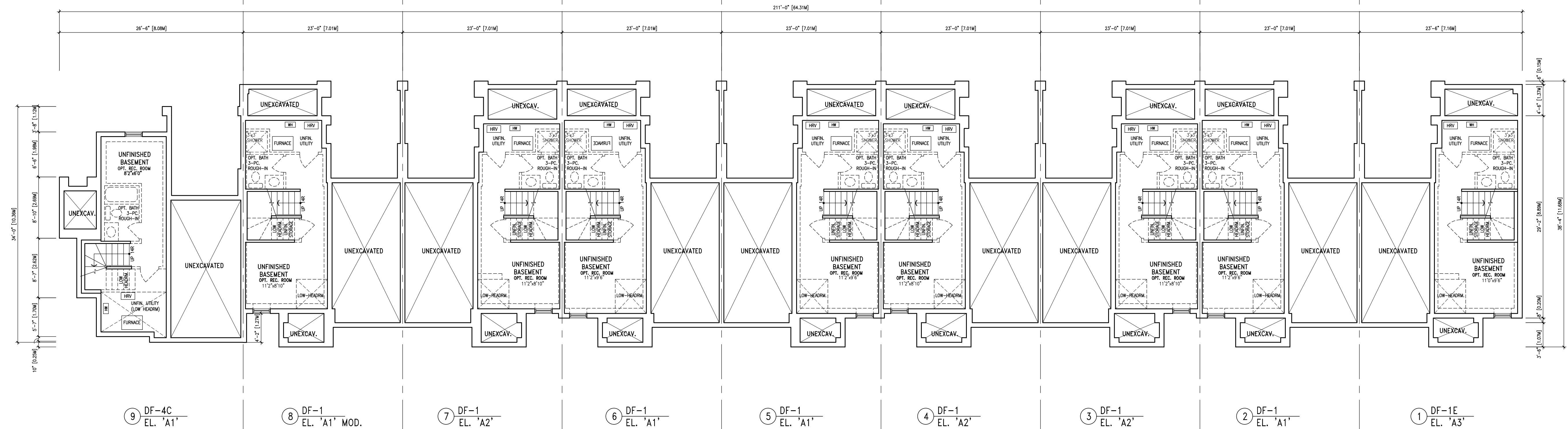
DF-4C ELEV. A
[APPLICABLE TO BUILDINGS 1, 2 & 3]
ELEV. A1: 1649 SF/ 153.2m²
ELEV. A2: 1660 SF/ 154.2m²

DUAL FRONTING TOWNHOUSES

10			
9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR 2ND SUBMISSION	28-02-05	VA3
1	ISSUED FOR DRAFT PLAN SUBMISSION	25-06-25	VA3
0	no description	date	by
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.			
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The contractor has reviewed and taken responsibility for this design and has the qualification and meets the requirements, set out in the project building code to be a signifier.			
Richard Vink <i>R. Vink</i> 24488 name signature VA3 Design Inc. 42658 signature			
MADORI LIMITED			
PROJECT NAME ELM ROAD			
LOCATION STOUFFVILLE, ON.			
PROJECT NO. 09041			
DUAL FRONTING			
TYPICAL FLOOR PLANS			
DATE JAN. 2026			
SCALE 1/8" = 1'-0"			
DESIGNED BY SP			
CHECKED BY RV			
PROJECT NO. 09041_SPA_TYP_PLANS			
FP.3			



GROUND FLOOR PLAN



BASEMENT PLAN

BUILDING 1 DUAL FRONTING TOWNHOUSES

NO.	DESCRIPTION	DATE	BY
10			
9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR 2ND SUBMISSION	28-02-05	VAS
1	ISSUED FOR DRAFT PLAN SUBMISSION	25-06-25	VAS
0	DESCRIPTION	DATE	BY

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

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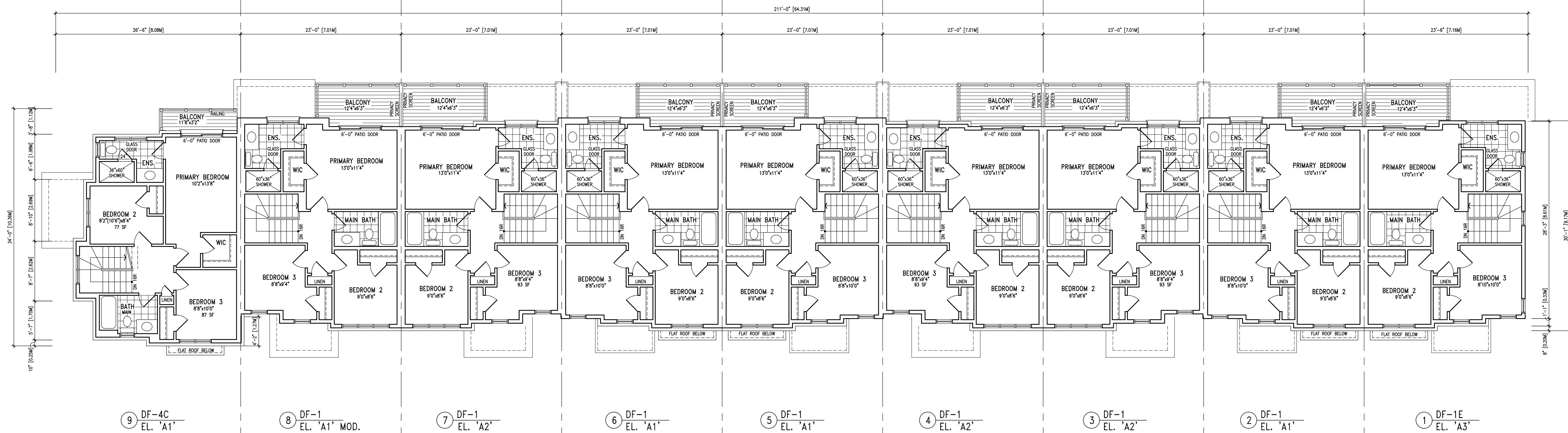
The architect has reviewed and taken responsibility for this design and for the qualifications and needs the requirements, and as a qualification information.

Richard Vink *R. Vink* 24488
signature
VAS Design Inc. 42358

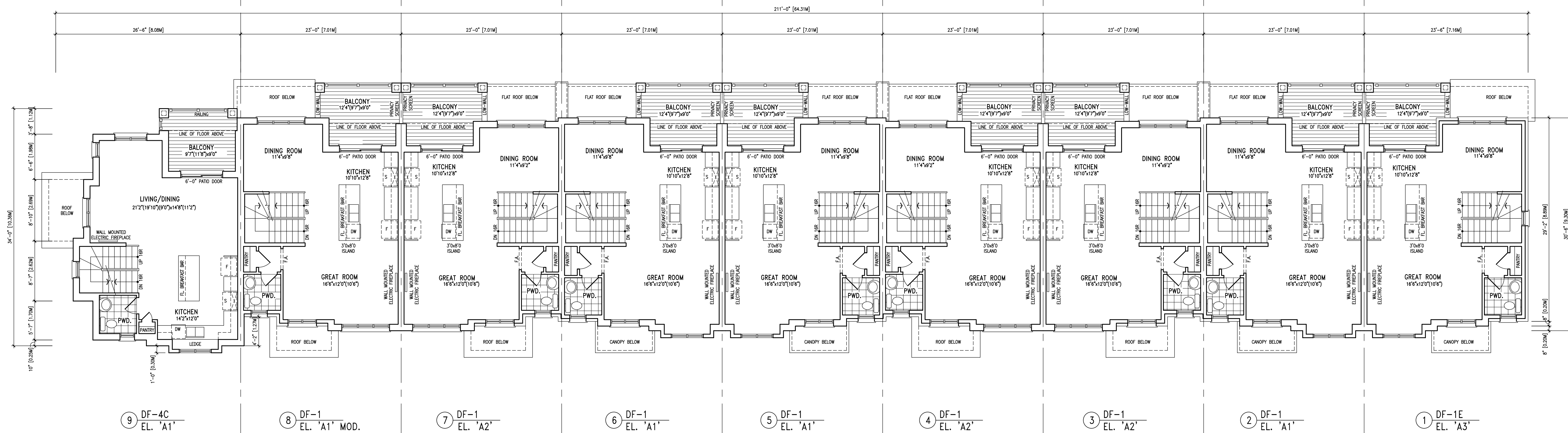
MADORI LIMITED

PROJECT NAME: **ELM ROAD**
PROJECT NO: **09041**
LOCATION: **STOUFFVILLE, ON.**
DATE: **JAN. 2026**
DRAWN BY: **SP**
CHECKED BY: **RV**
SCALE: **1/8" = 1'-0"**
SHEET NO: **B.1.1**

DUAL FRONTING
BLOCK FLOOR PLANS



UPPER FLOOR PLAN



MAIN FLOOR PLAN

BUILDING 1 DUAL FRONTING TOWNHOUSES

10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
0			

ISSUED FOR 2ND SUBMISSION 28-02-05 VAS
ISSUED FOR DRAFT PLAN SUBMISSION 25-06-25 VAS
no description data by

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The architect has reviewed and taken responsibility for this design and for the qualifications and needs the requirements, as well as a 14-point building code is to be followed.

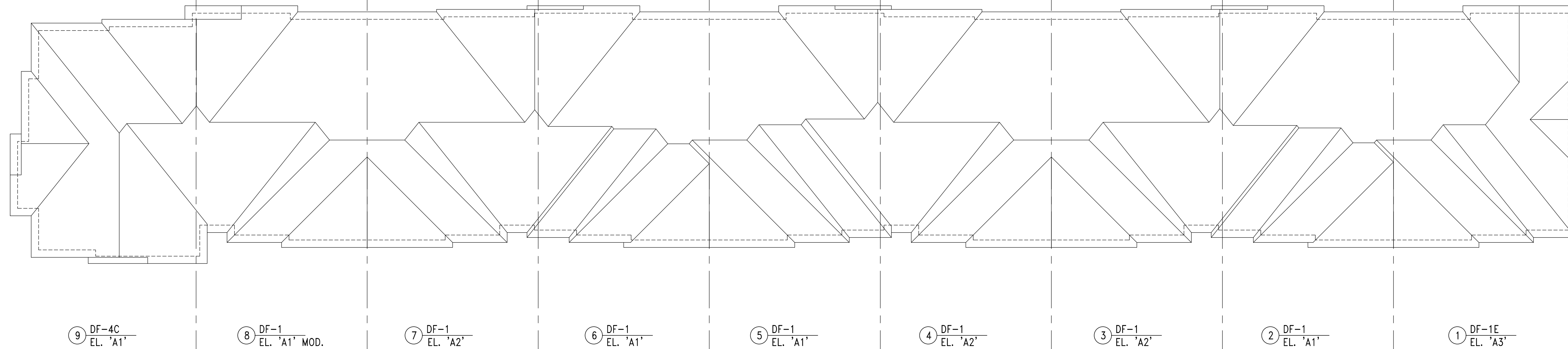
Richard Vink *R. Vink* 24488
signature date
VAS Design Inc. 42658

MADORI LIMITED

PROJECT NAME
ELM ROAD
STOUFFVILLE, ON.
PROJECT NO.
09041

BUILDING 1
DUAL FRONTING
BLOCK FLOOR PLANS
1/8" = 1'-0"
JAN. 2026
drawn by SP checked by RV
09041 SPA BUILDINGS
B1.2

ROOF PLAN



UPGRADED SIDE ELEVATION (WEST)



FLANKAGE ELEVATION (EAST)



ALLOWABLE GLAZED OPENINGS (per CBC Table 9.15.15.4.1)
= GLAZED WINDOW AREA OF ROOF
EXPOSED INSULATING FACE AREA = 41.25 SQ. FT.
LIMITING DISTANCE = 12.00 FT.
GLAZED AREA ALLOWED = 41.25 SQ. FT.
GLAZED AREA PROVIDED = 41.25 SQ. FT.

BUILDING 1 DUAL FRONTING TOWNHOUSES

10	1	1
9	1	1
8	1	1
7	1	1
6	1	1
5	1	1
4	1	1
3	1	1
2	1	1
1	1	1

ISSUED FOR 2ND SUBMISSION 28-02-05 VAS
ISSUED FOR DRAFT PLAN SUBMISSION 25-06-25 VAS
no description data

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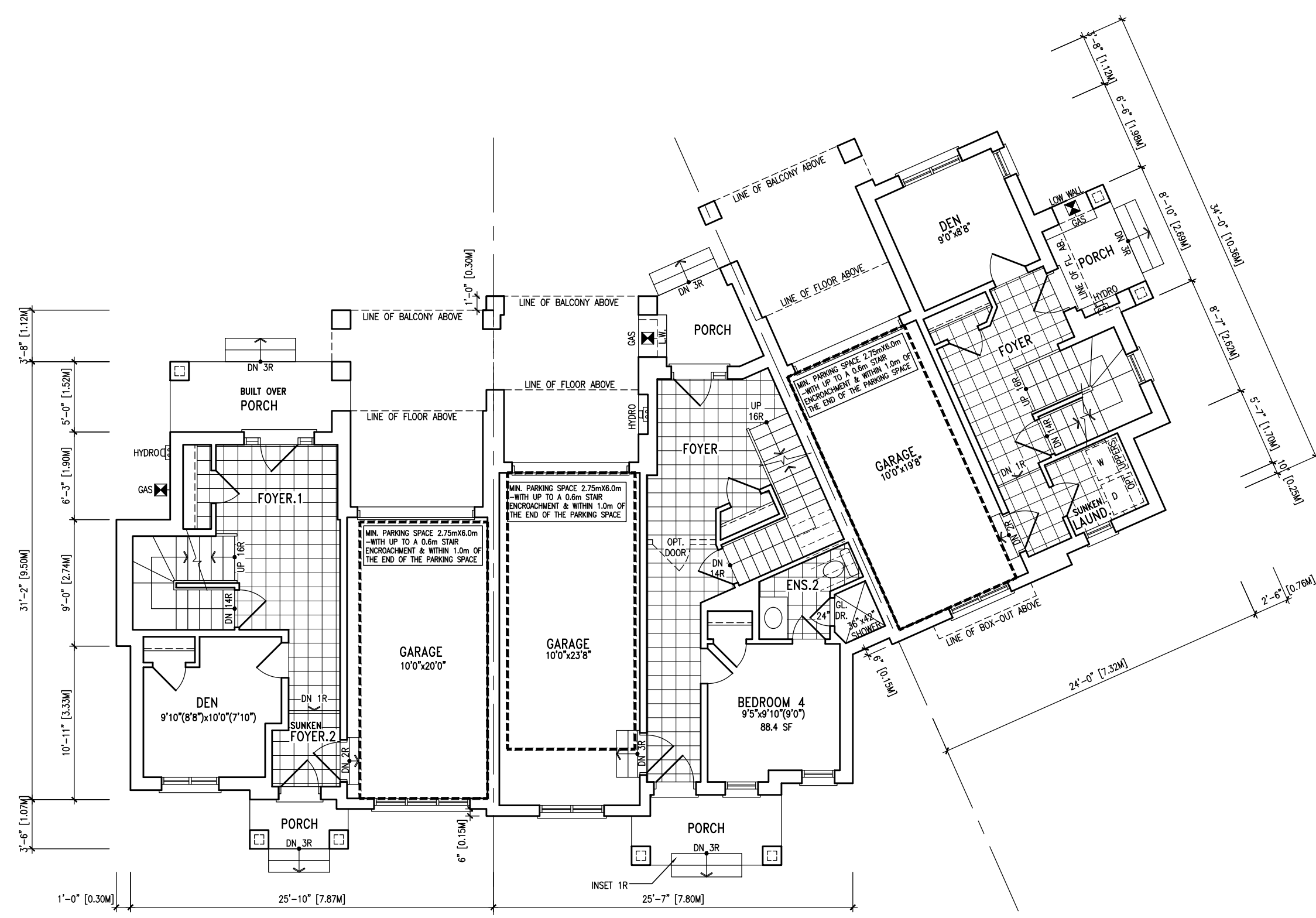
Richard Vink 24488
signature
VAS Design Inc. 42658

MADORI LIMITED

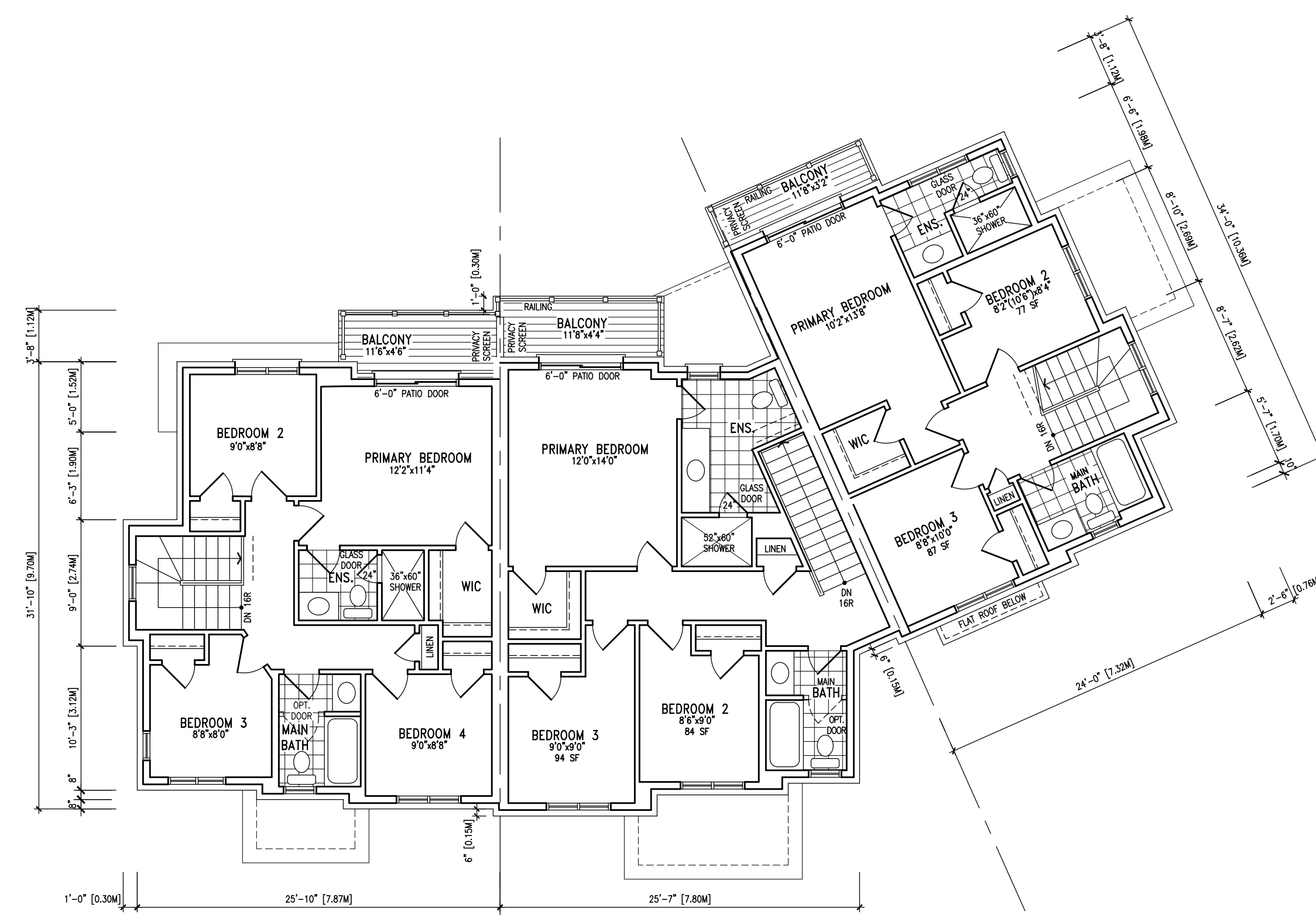
PROJECT NAME: **ELM ROAD**
STOUFFVILLE, ON.
BUILDING 1
DUAL FRONTING TOWNHOUSES

DATE: JAN. 2026
DRAWN BY: SP
CHECKED BY: RV
PROJECT NO.: 09041
SHEET NO.: B1.3

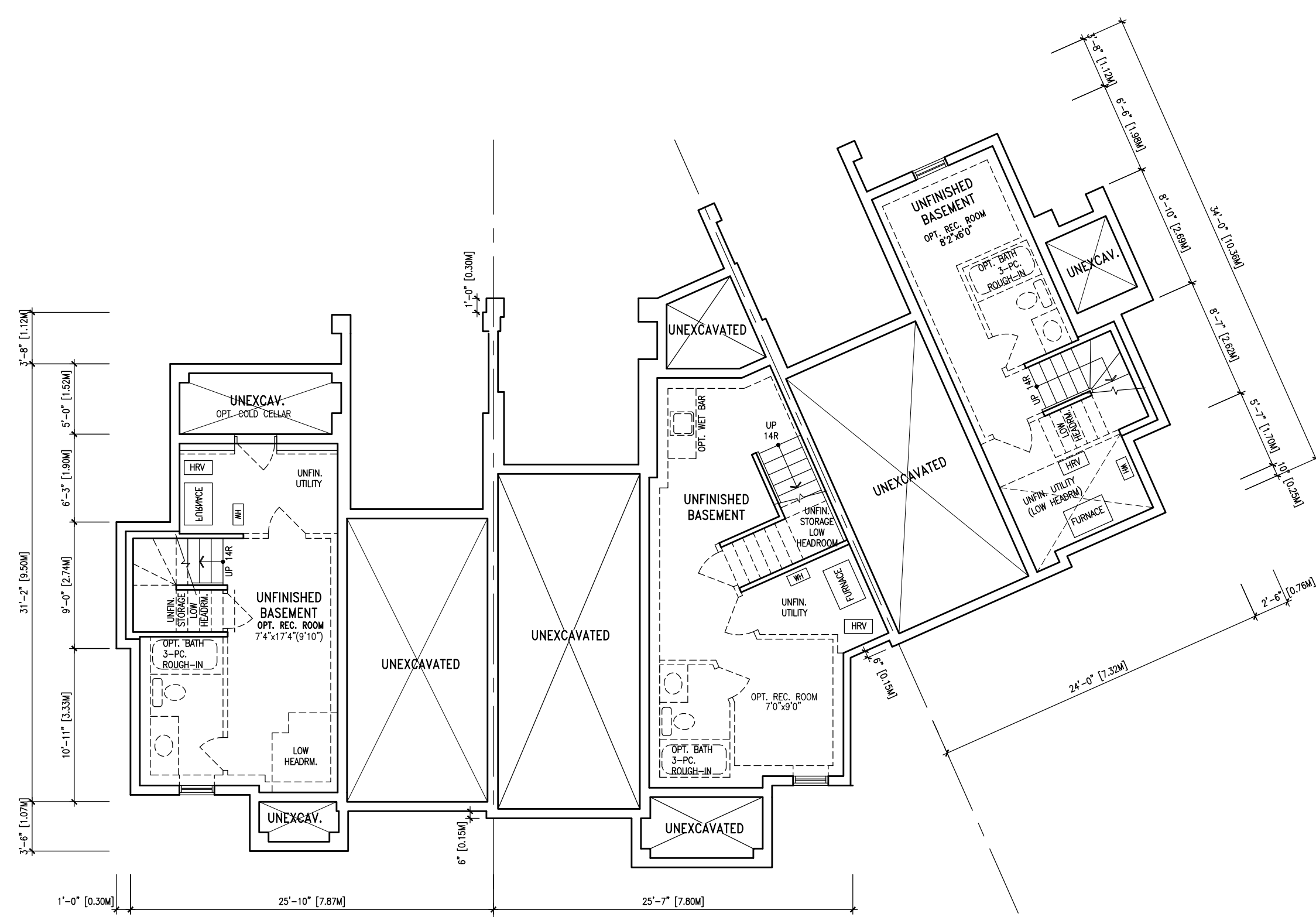
BUILDING AREA
2247.6 S.F. (208.81 m2)



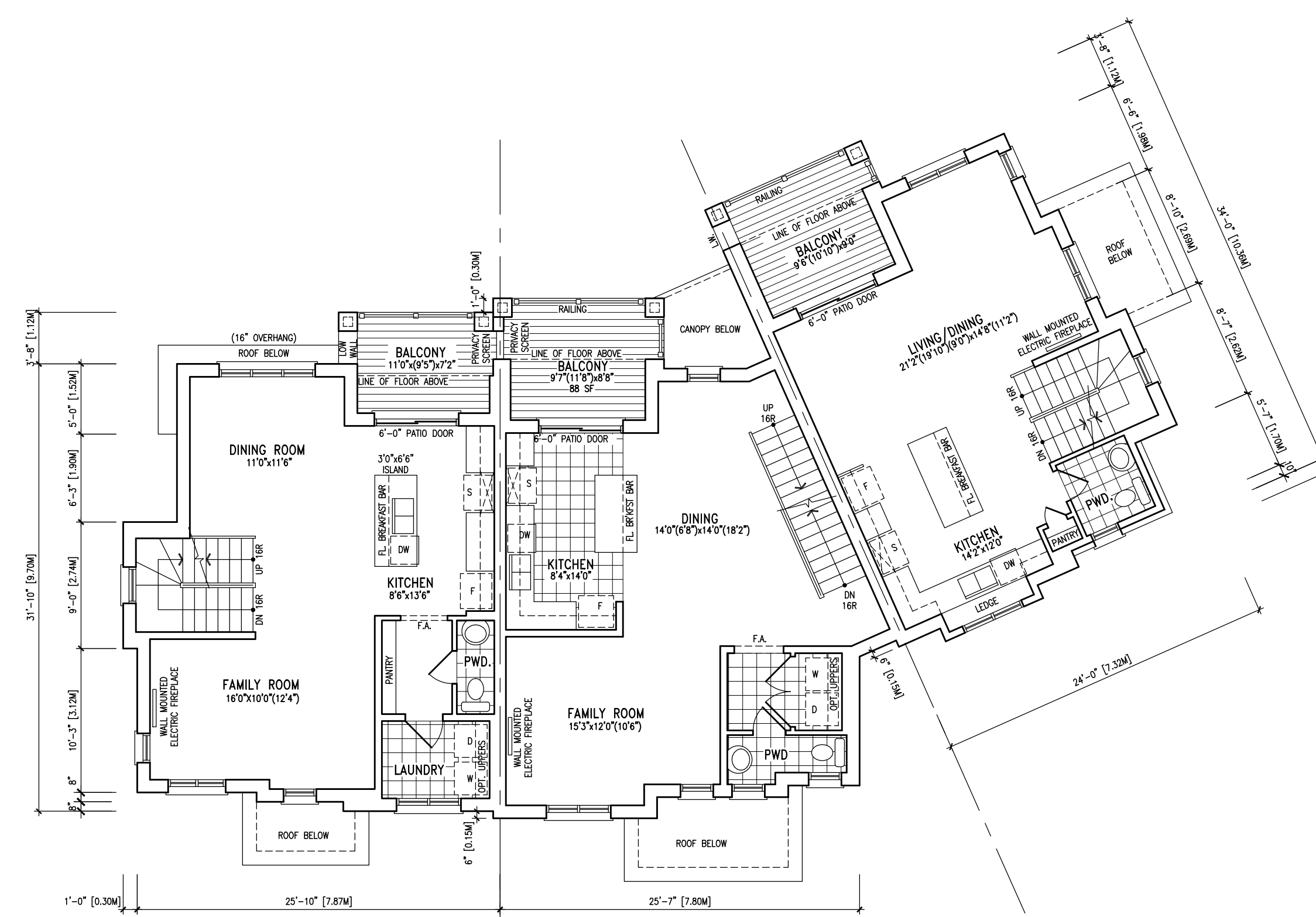
GROUND FLOOR PLAN



UPPER FLOOR PLAN



BASEMENT PLAN



MAIN FLOOR PLAN

BUILDING 2 DUAL FRONTING TOWNHOUSES

10	ISSUED FOR 2ND SUBMISSION	28-02-05	VA3
11	ISSUED FOR DRAFT PLAN SUBMISSION	25-06-25	VA3
12	ISSUED FOR DRAFT PLAN SUBMISSION	25-06-25	VA3

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Richard Vink
24488
42658

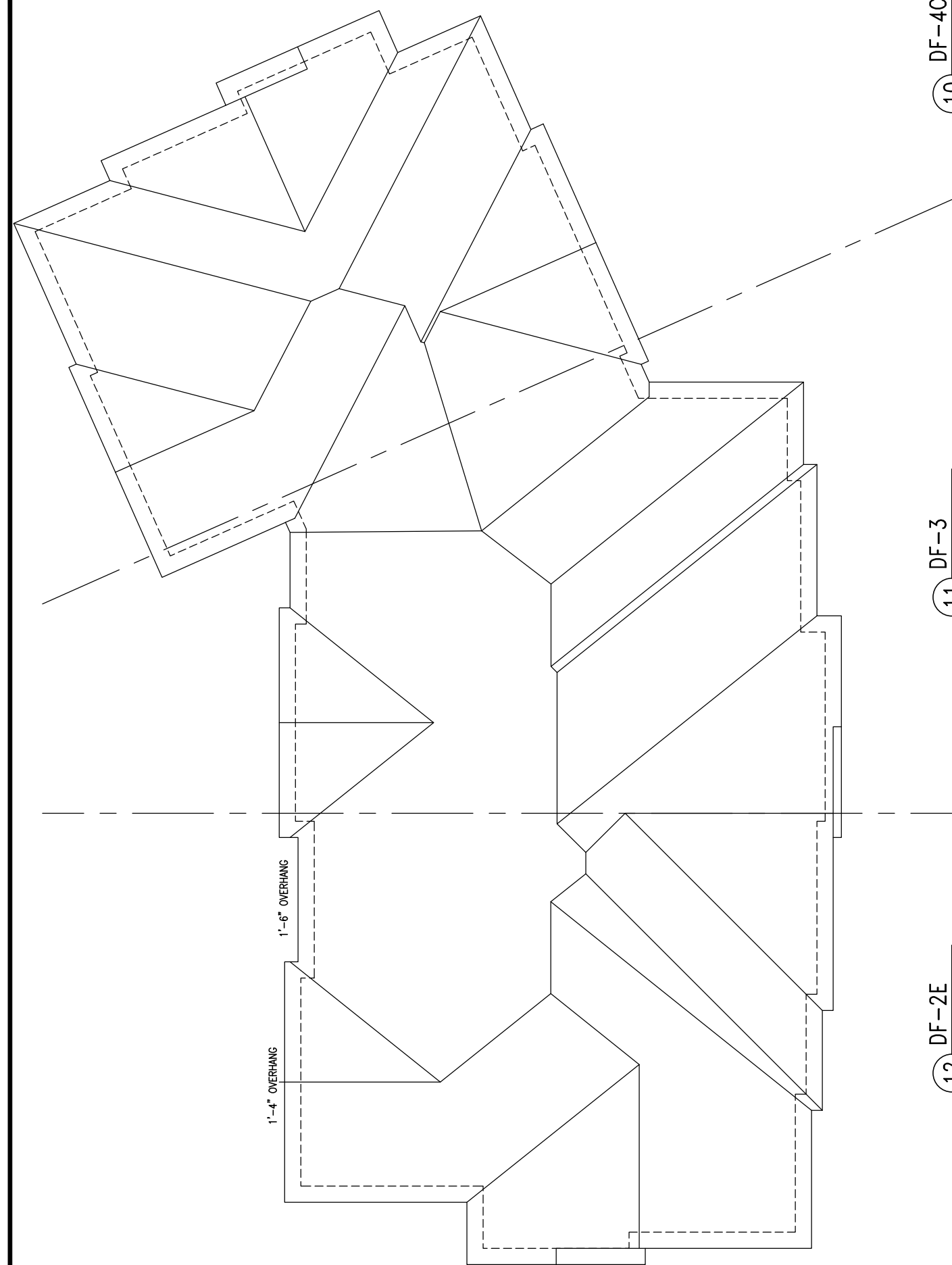
MADORI LIMITED

PROJECT NAME
ELM ROAD
STOUFFVILLE, ON.
PROJECT NO.
09041

BUILDING 2
DUAL FRONTING
BLOCK FLOOR PLANS
JAN. 2026
1/8" = 1'-0"

drawn by
RV
checked by
RV
scale
1/8" = 1'-0"

sheet no.
B2.1



10 DF-4C
EL. 'A1'

11 DF-3
EL. 'A'

12 DF-2E
EL. 'A'

ROOF PLAN



10 DF-4C
EL. 'A1'

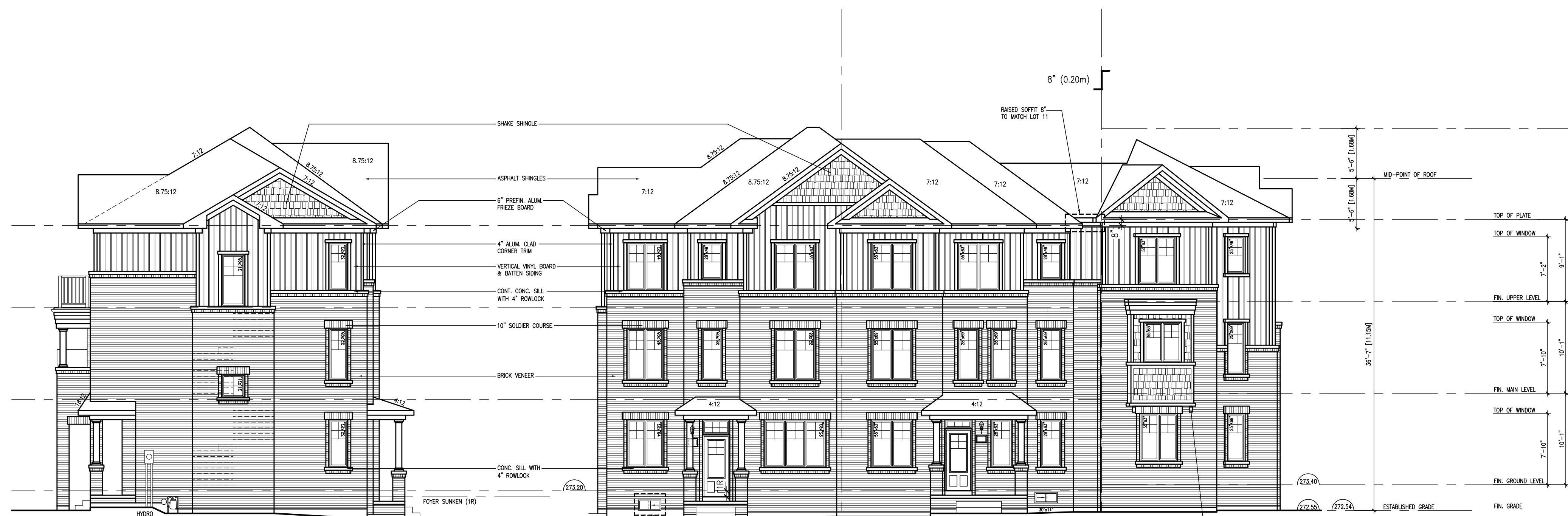
10 DF-4C
EL. 'A1'

11 DF-3
EL. 'A'

12 DF-2E
EL. 'A'

FLANKAGE ELEVATION (EAST)

REAR ELEVATION (NORTH)



12 DF-2E
EL. 'A'

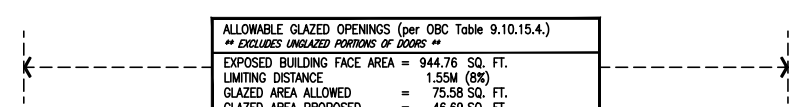
12 DF-2E
EL. 'A'

11 DF-3
EL. 'A'

10 DF-4C
EL. 'A1'

SIDE ELEVATION (WEST)

FRONT ELEVATION (SOUTH)



BUILDING 2 DUAL FRONTING TOWNHOUSES

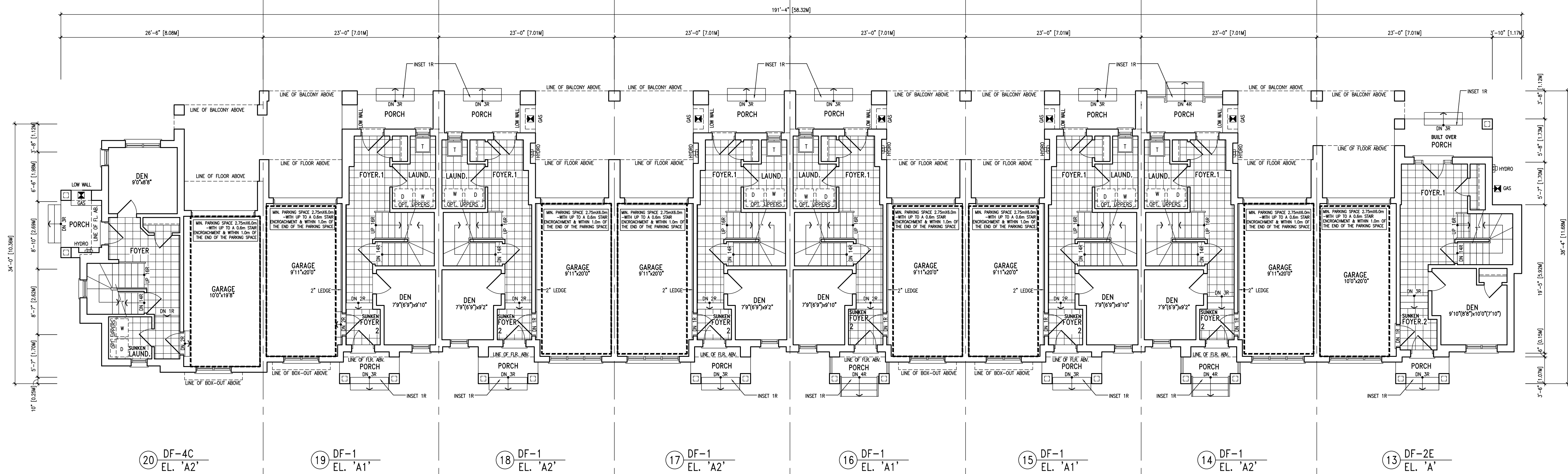
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR 2ND SUBMISSION	28-02-05	VA3
2	ISSUED FOR DRAFT PLAN SUBMISSION	25-06-25	VA3

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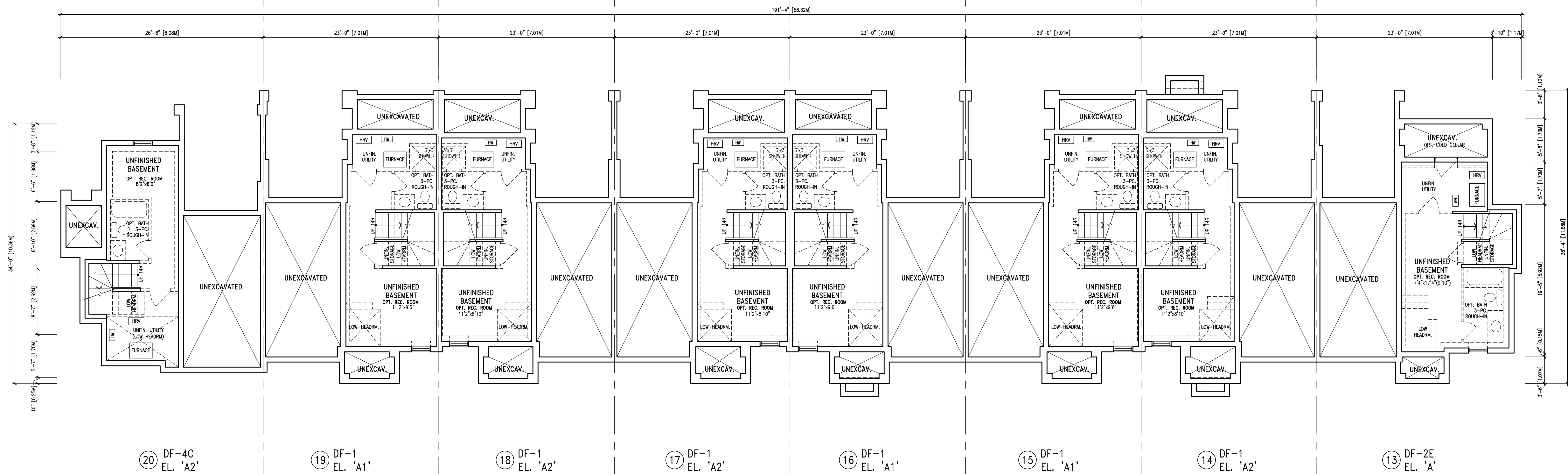
VA3 DESIGN
Richard Vink
24488
42658

MADORI LIMITED	
PROJECT NAME ELM ROAD	PROJECT NO. 09041
STOUFFVILLE, ON.	
BUILDING 2	
DUAL FRONTING	
BLOCK ELEVATIONS	
DATE JAN. 2026	SCALE 1/8" = 1'-0"
DESIGNED BY SP	CHECKED BY RV
09041 SPA BUILDINGS	

BUILDING AREA
5556.6 S.F. (516.22 m2)



GROUND FLOOR PLAN



BASEMENT PLAN

BUILDING 3 DUAL FRONTING TOWNHOUSES

10			
9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR 2ND SUBMISSION	28-02-05	VA3
1	ISSUED FOR DRAFT PLAN SUBMISSION	25-06-25	VA3
0	DESCRIPTION	DATE	BY

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The contractor has assumed full responsibility for this design and has the obligation and must be responsible for the design. The contractor shall be responsible for the design. The contractor shall be responsible for the design.

Richard Vink 24488
signature
VA3 Design Inc. 42558

MADORI LIMITED

PROJECT NAME
ELM ROAD

LOCATION
STOUFFVILLE, ON.

PROJECT NO.
09041

BUILDING 3

DUAL FRONTING

BLock FLOOR PLANS

JAN. 2026 1/8" = 1'-0" drawing no. **B3.1**

drawn by SP checked by RV

09041 SPA BUILDINGS



SR	RV	09041_SPA BUILDINGS	DO:2
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DUAL FRONTING TOWNHOUSES



JAN. 2026 1/8" = 1'-0" B3.3
 drawn by checked by file name
 SR RV 09041_SPA BUILDINGS

DUAL FRONTING TOWNHOUSES BUILDING 3



REAR ELEVATION (NORTH)



FRONT ELEVATION (SOUTH)

BUILDING 3 DUAL FRONTING TOWNHOUSES

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Richard Vink signature		24488 date	
MADORI LIMITED			
PROJECT NAME ELM ROAD STOUFFVILLE, ON.		PROJECT NO. 09041	
BUILDING 3		DUAL FRONTING	
BLOCK ELEVATIONS		DATE JAN. 2026	
DRAWN BY SP		CHECKED BY RV	
SCALE 1/8" = 1'-0"		SHEET NO. B3.4	



12 DF-2E
EL. 'A'

11 DF-3
EL. 'A'

10 DF-4C
EL. 'A1'

10 DF-4C
EL. 'A1'

11 DF-3
EL. 'A'

12 DF-2E
EL. 'A'

FRONT ELEVATION 'A'

REAR ELEVATION 'A'

BUILDING 2 DUAL FRONTING TOWNHOUSES

EXTERIOR COLOUR
PACKAGE ETH-3



10 DF-4C
EL. 'A1'

FLANKAGE ELEVATION 'A'

12 DF-2E
EL. 'A'

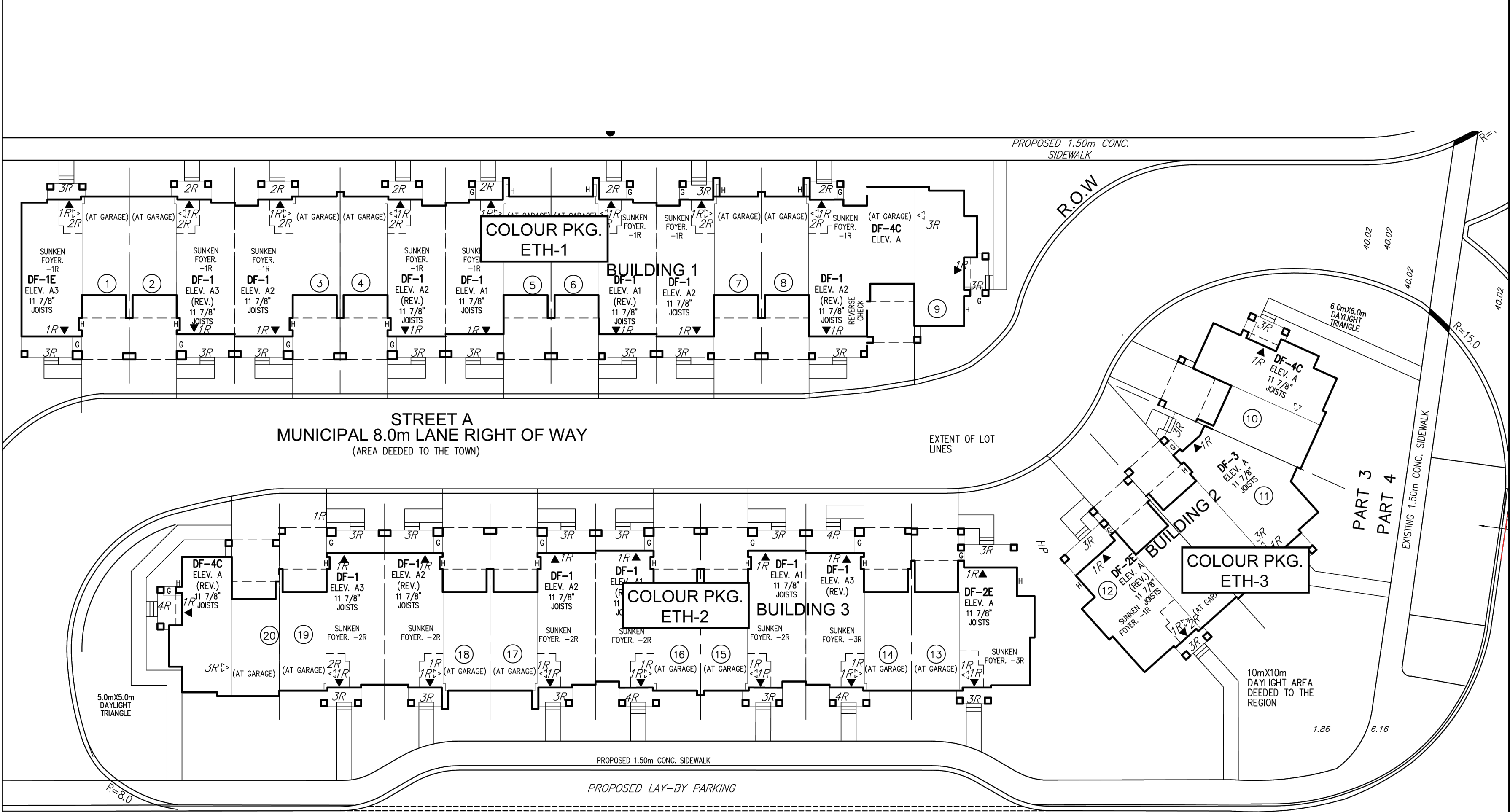
SIDE ELEVATION 'A'

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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Fieldgate Homes
09041-Elm Rd., Stouffville, ON.

EXTERIOR COLOUR SELECTION	MANUFACTURER	ETH-1 (BUILDING 1)	ETH-2 (BUILDING 3)	ETH-3 (BUILDING 2)
ROOF SHINGLES	BP MYSTIQUE	2 Tone Black	Classic Brown	2 Tone Black
MAIN BRICK	BRAMPTON BRICK	Canyon	Manchester	Windsor
ACCENT-BRICK	BRAMPTON-BRICK	Mountain-Grey	Tahoe	Canyon
ALT. MAIN BRICK	CANADA BRICK	Hazelton	Lakeshore	Trinity
ALT-ACCENT-BRICK	CANADA-BRICK	Hudson	Westford Sq.	Sussex
ALT. MAIN CONCRETE BRICK	BRAMPTON BRICK	Dorset, Dover	n/a	n/a
ALT-ACCENT-CONCRETE	BRAMPTON-BRICK	Dorset, Palmero-beige	n/a	n/a
STONE	BRAMPTON-BRICK (Vivace-Multi-Pack)	Palmero-Beige	Palmero-Beige	Siena
HORIZONTAL AND BOARD & BATTEN VINYL SIDING	KAYCAN	Linen	Mocha	Wicker
SHAKES	KAYCAN	Smoke	Cabot Brown	Mahogany
ALUMN. SOFFIT, FASCIA, FREEZE BRDS., TRIMS & WINDOW SURROUNDS	KAYCAN	MC Linen	Mocha	Wicker
FRONT DOOR	SHERWIN-WILLIAMS	Gauntlet Gray SW 7019 (244-C6)	Backdrop SW 7025 (241-C5)	Urbane Bronze SW 7048 (245-C7)
GARAGE DOOR	WAYNE DALTON GARAGE DOORS	Gray	Sandstone	Sandstone
EXTERIOR TRIM, POSTS & OTHER DOORS	SHERWIN-WILLIAMS	Greek Villa SW 7551 (254-C2)	Anew Gray SW 7030 (243-C2)	Windsor Greige SW 7528 (285-C5)
WINDOW	NEWMAR	Black	Commercial Brown	Black
	BROWN	Matte Black	Bronze	Matte Black
RAILING	TBA	Black	Black	Black
JAMES HARDIE (SMOOTH)	PANELS & TRIM	Cobble Stone	Cobble Stone	Cobble Stone
STUCCO MAIN	TO-MATCH-SHERWIN-WILLIAMS	Repose-Gray SW-7045 (244-C4)	EGRET-White SW-7570 (255-C4)	Grayish- SW-6004 (240-C4)
STUCCO-TRIM	TO-MATCH-SHERWIN-WILLIAMS	Mindful-Gray SW-7046 (244-C2)	Anew-Gray SW-7030 (243-C2)	Essential-Gray SW-6002 (240-C2)
METAL ROOF	TBA	Black ID8262	Dark Br. ID8229	Black ID8262

Note: Stone & brick mortar joints are to be tooled, but not raked.
Non-tinted (gray) mortar will be used between all bricks and all stone.
STRICK THROUGH MATERIALS ARE NOT APPLICABLE TO THIS SITE



1	ISSUED FOR DRAFT PLAN SUBMISSION	25-06-25	VA3
2	ISSUED FOR 2ND SUBMISSION	28-02-05	VA3
3	ISSUED FOR 3RD SUBMISSION	28-02-05	VA3
4	ISSUED FOR 4TH SUBMISSION	28-02-05	VA3
5	ISSUED FOR 5TH SUBMISSION	28-02-05	VA3
6	ISSUED FOR 6TH SUBMISSION	28-02-05	VA3
7	ISSUED FOR 7TH SUBMISSION	28-02-05	VA3
8	ISSUED FOR 8TH SUBMISSION	28-02-05	VA3
9	ISSUED FOR 9TH SUBMISSION	28-02-05	VA3
10	ISSUED FOR 10TH SUBMISSION	28-02-05	VA3

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

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MADORI LIMITED	
PROJECT NAME ELM ROAD	PROJECT NO. 09041
LOCATION STOUFFVILLE, ON.	DATE JAN. 2026
DRAWN BY SP	
CHECKED BY RV	
DATE JAN. 2026	
SCALE 1/8" = 1'-0"	
DRAWING NO. E.1	