

STANDARD NOTES ON THE SITE PLAN

"I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER SPI 20-137 W2.

X
OWNER SIGNATURE

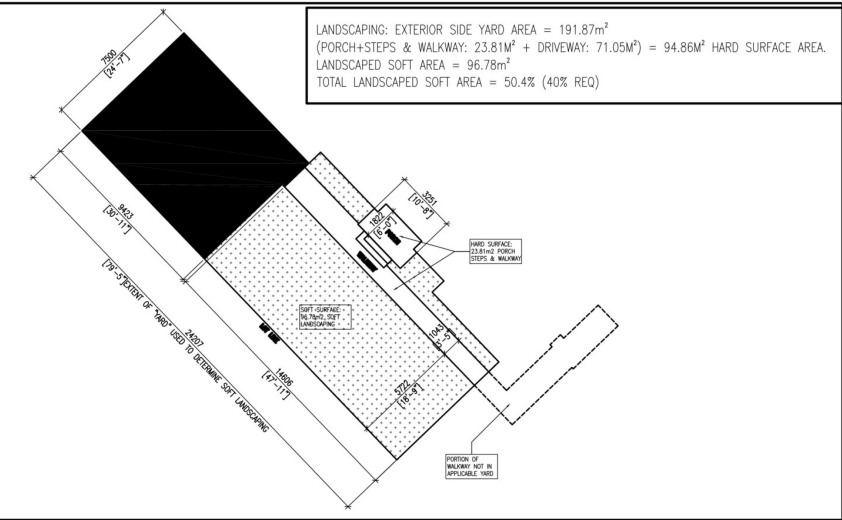
- "THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA, DEVELOPMENT AND DESIGN DIVISION." ;
- "THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

X
OWNER SIGNATURE

- "SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.";
- "THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60 M (2.00 FT.) IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.";
- "GRADES MUST BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.";
- "THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.";
- "AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.";
- "ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.";
- "THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.";
- "ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.";
- "THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN";
- "CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.";
- "ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOO PRIOR TO RELEASE OF SECURITIES.";
- "ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE.";
- "THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY" (IF APPLICABLE).
- ONCE ALL WORKS ARE COMPLETE, THE APPLICANT IS TO CONTACT THE PLANNING AND BUILDING DEPARTMENT, DEVELOPMENT AND DESIGN DIVISION, AT (905) 615-3200 ext. 4253 FOR AN INSPECTION PRIOR TO HOARDING BEING REMOVED.
- HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE. ARRANGE FOR HOARDING REMOVAL INSPECTION WITH DANIEL MAGEE (905) 615 3200 x4161

TRANSPORTATION AND WORKS NOTES

- ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
- THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
- PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.

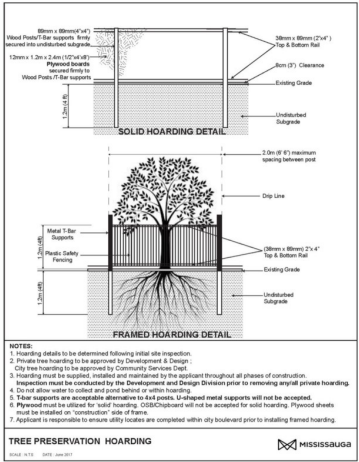
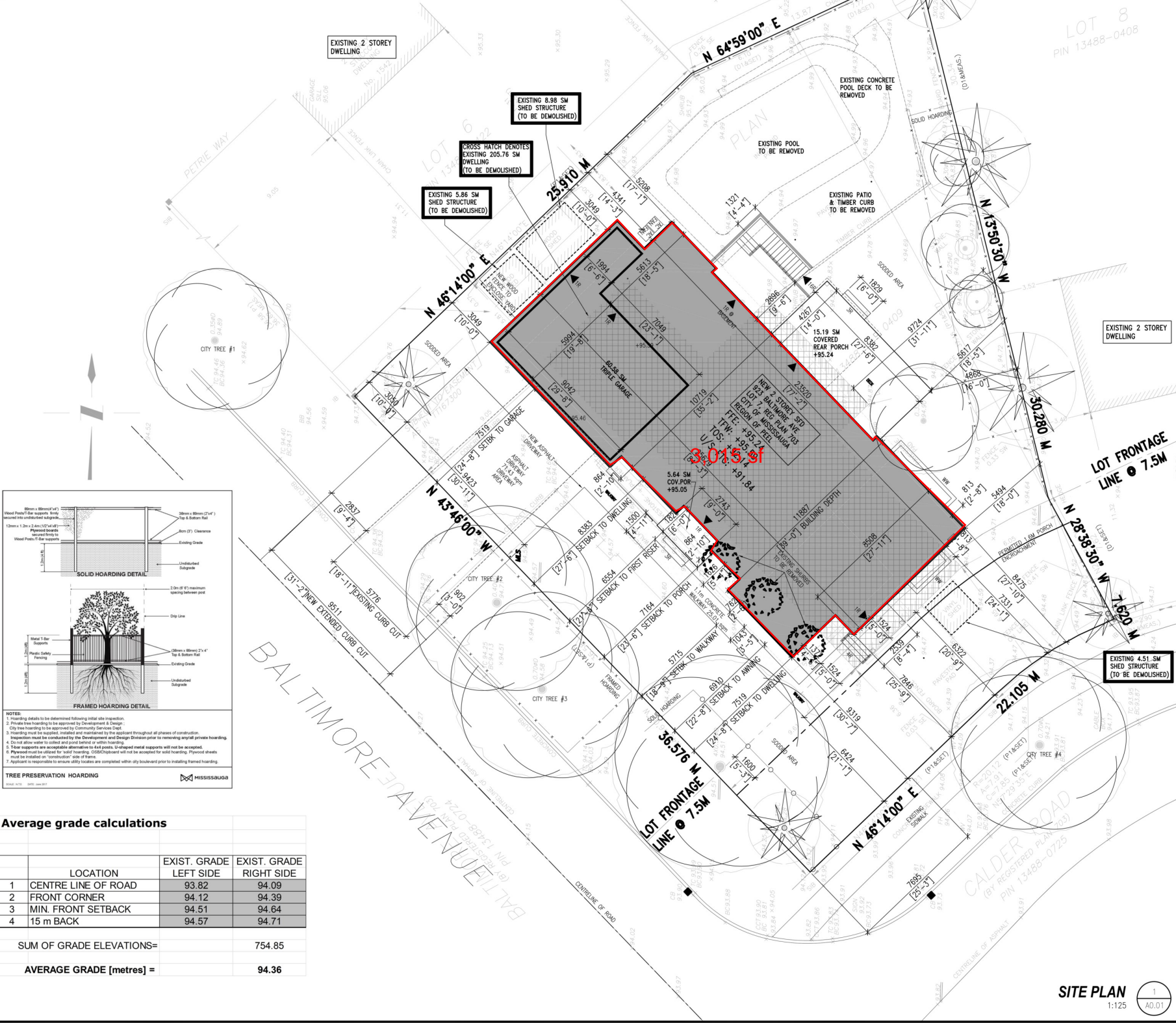


SITE PLAN: PARTIAL DETAIL

2
A0.01

ZONING R2-4 RESIDENTIAL		LOT NO: 7		PLAN NO: 703		LOT AREA 1108.45 m ²		LOT FRONTAGE @ 7.5M 24.10m		LOT DEPTH 36.58m (IRR)	
DESCRIPTION		EXISTING	ADDED	PROPOSED	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED	
LOT AREA		1108.45 m ²	--	--		810.00 m ²		EXTERIOR SIDE YARD (7.5m MIN)	9.054m	7.519m (TO EAVE/GARAGE) 6.50m (TO FIRST PORCH RISER) 7.16m (TO PORCH) 7.519m (TO BUILDING)	
GROSS FLOOR AREA		--		GROUND FLR (INCL GARAGE): 281.92m ² 2ND FLR: 202.99m ² TOTAL: 484.91m ² ** GARAGE: (60.58m ²)		411.69 m ²					
LOT COVERAGE		EX. DWELL: 205.79m ² (TO BE DEMOUSHED)	--	DWELL incl GAR: 281.92m ² COV.PORCH: 5.64m ² REAR PORCH: 15.19m ² EAVES>.45m: 54.789m ² TOTAL: 357.539m ²	32.25%**	332.535 m ²	30%	REAR YARD (3.0M REQ'D)	5.778m	3.049m	
								INTERIOR SIDE YARD (3.0m MIN)	9.724m	5.494m	
WIDTH		24.4 m	--	25.679 m				FRONT YARD (7.5m MIN)	6.365m	7.846m	
DEPTH		10.3 m	--	11.887 m		20.00 m					
HEIGHT	TO HIGHEST RIDGE	+/-6.00 m	--	9.20 m		9.5 m		COMBINED SIDEYARD (6.507m)		12.143m	
	TO U/S SOFFIT	+/-3.50 m	--	7.09 m		6.40 m				13.013m	

** DENOTES MINOR VARIANCE TO ZBL APPROVED THROUGH C OF A



Average grade calculations

	LOCATION	EXIST. GRADE LEFT SIDE	EXIST. GRADE RIGHT SIDE
1	CENTRE LINE OF ROAD	93.82	94.09
2	FRONT CORNER	94.12	94.39
3	MIN. FRONT SETBACK	94.51	94.64
4	15 m BACK	94.57	94.71
SUM OF GRADE ELEVATIONS=		754.85	
AVERAGE GRADE [metres] =		94.36	

CUSTOM RESIDENTIAL

923 BALTIMORE AVE., MISSISSAUGA ONTARIO

KEY MAP



PIN DENOTES SITE LOCATION

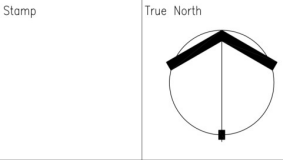
FOR SITE SERVICING AND GRADING INFORMATION REFER TO SITE AND GRADING PLAN PREPARED BY TARASICK MCILLAN KUBICKI LIMITED PROJECT NUMBER

No.	Revision	Date
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ARCHAUS ARCHITECTS INC.

1358 HURONTARIO STREET
MISSISSAUGA ONTARIO L5G 3H4
(P) 905.891.3434
(F) 905.891.3436
(E) info@archaus.ca



Project Type

RESIDENTIAL SINGLE DWELLING

Client
MR & MRS A & S. SHARKAWY
923 BALTIMORE AVE.
MISSISSAUGA ONTARIO L5J 2R5
(C) 905.616.1471

Drawing

SITE PLAN
SITE STATISTICS
SPI 22-XX-W2

Scale 1:125 Date APR 2022

Drawn By JW Drawing No.

Project No. 21-44

A0.01

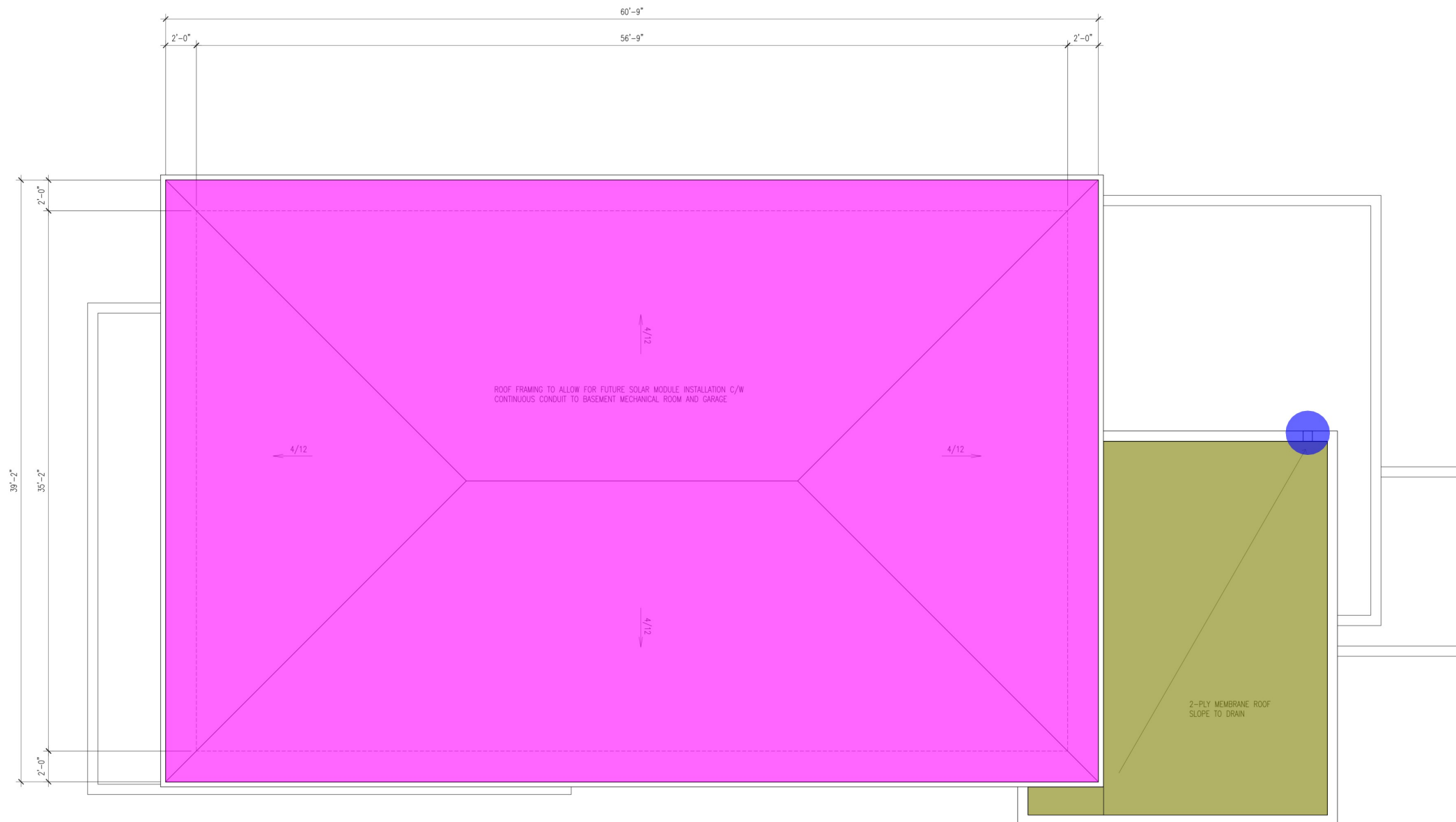
ARCHAUS
| ARCHITECTURE | DESIGN | PLANNING |









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- 2185.7 FT
- 2187.8 FT
- 2189.9 FT
- 2192.0 FT
- 2194.1 FT
- 2196.2 FT
- 2198.3 FT
- 2200.4 FT
- 2202.5 FT
- 2204.6 FT
- 2206.7 FT
- 2208.8 FT
- 2210.9 FT
- 2213.0 FT
- 2215

[illegible]

2ND FLOOR PLAN




 2-Ply Membrane Roofing	363.3 SQ FT	
 Scupper	1.0 EA	
 Shingles Roofing System (4/12)	2378.7 SQ FT	

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1358 HURONTARIO STREET
MISSISSAUGA ONTARIO
L5G 3H4
(P) 905.891.3434
(F) 905.891.3436
(E) info@archaus.ca

Stamp	True North
	

Project Type
CUSTOM NEW BUILD

Client

Drawing
ROOF PLAN

Scale 1/4"=1'-0" Date 2022.02.28

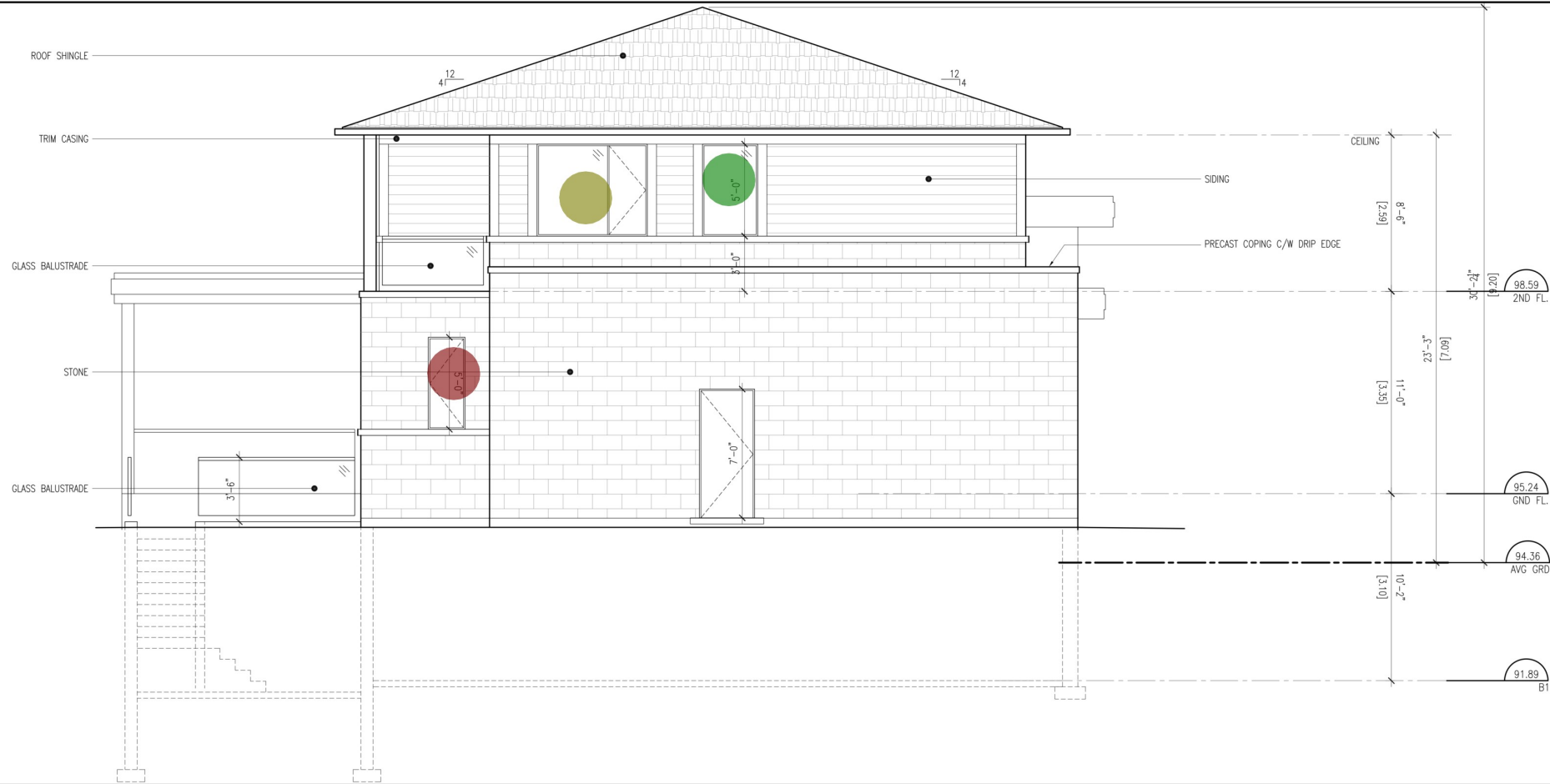
Drawn By HL Drawing No.

Project No. 21-44 A2.03

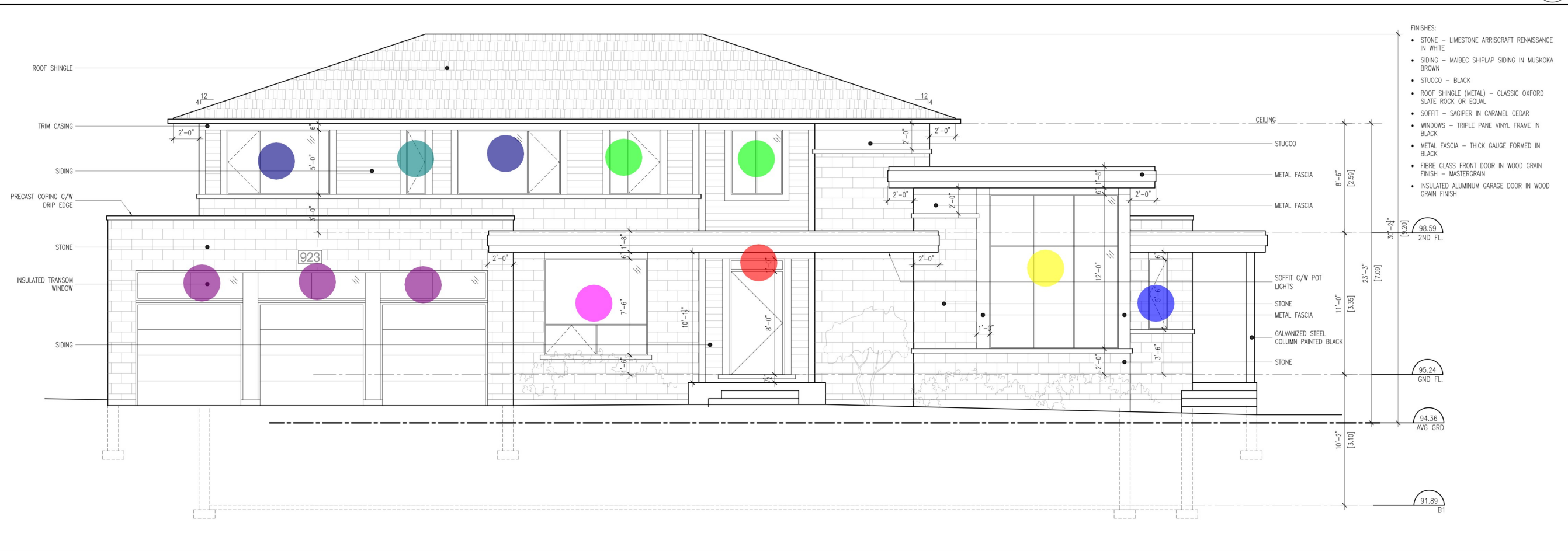
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ARCHITECTURE | DESIGN | PLANNING

ROOF PLAN 1 A2.03

- (2'x5') Window 1.0 EA
- (3'x5') Window 1.0 EA
- (6'x5') Window 1.0 EA
- (5'x8') Window 2.0 EA
- (8'-3"x2') Transom Window 3.0 EA
- (1'-6"x5') Window 1.0 EA
- (4'-4"x1') Transom Window 1.0 EA
- (4'x5') Window 2.0 EA
- (10'x12') Window 1.0 EA
- (1'-6"x5'-6") Window 1.0 EA
- (8'x7'-6") Window 1.0 EA



LEFT(WEST) SIDE ELEVATION - 2 A3.01



FRONT(SOUTH) ELEVATION - 1 A3.01

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01	XXX	XXX
No.	Revision	Date

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MISSISSAUGA ONTARIO
L5G 3H4
(P) 905.891.3434
(F) 905.891.3436
(E) info@archaus.ca

Stamp True North

Project Type
CUSTOM NEW BUILD

Client

Drawing
ELEVATIONS

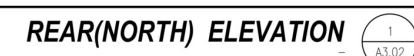
Scale 1/4"=1'-0" Date 2022.02.28

Drawn By HL Drawing No.

Project No. 21-44 A3.01

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| ARCHITECTURE | DESIGN | PLANNING |

- 1.0 EA 
1.0 EA 
1.0 EA 
3.0 EA 
1.0 EA 
1.0 EA 
2.0 EA 
1.0 EA 
1.0 EA 
1.0 EA 
1.0 EA 



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2x4 Stud Partition Wall	64.0 FT
2x6 Stud Partition Wall	44.0 FT
2x4 Plumbing Wall	10.0 FT
120"x60" Single Leaf Door w/Frame	4.0 EA
145"x60" Barn Door	1.0 EA
120"x60" Single Leaf Door w/Frame	1.0 EA
128"x60" Single Leaf Door w/Frame	2.0 EA
148"x60" Double Leaf Door w/Frame	1.0 EA
1x Vanity Cabinet	2.0 FT
1x 18" Vanity Countertop	4.0 FT
Ceramic Tile Flooring	30.0 SQ FT
Bathroom Wall Tile	20.0 FT
1x 6"W Snack Shelves	10.0 FT
1x 2"W Snack Shelves	5.0 FT
Flooring @ Storage	272.1 SQ FT
Flooring @ Mechanical Room	148.2 SQ FT
Flooring @ Snack Bar	88.7 SQ FT
Flooring @ Screening Room	208.1 SQ FT
Flooring @ Library	205.0 SQ FT
Flooring @ Reception	685.1 SQ FT
Flooring @ Gym	207.2 SQ FT
Flooring @ Game Room	288.0 SQ FT
Flooring @ Guest Room	191.0 SQ FT
Flooring @ Courtyard	217.0 SQ FT
Rod And Shelving Closet	5.0 FT

BASEMENT FLOOR PLAN

1
A2.00

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923 BALTIMORE AVE., MISSISSAUGA

01	XX	XX
No.	Revision	Date

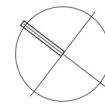
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1358 HURONTARIO STREET
MISSISSAUGA ONTARIO
L5G 3H4
(P) 905.891.3434
(F) 905.891.3436
(E) info@archaus.ca

Stamp

True North



Project Type

CUSTOM NEW BUILD

Client

Drawing

BASEMENT FLOOR PLAN

Scale 1/4"=1'-0" Date 2022.02.28

Drawn By HL Drawing No.

Project No. 21-44

A2.00

ARCHAUS
| ARCHITECTURE | DESIGN | PLANNING |



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923 BALTIMORE AVE., MISSISSAUGA

01	XX	XX
No.	Revision	Date

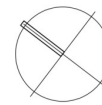
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1358 HURONTARIO STREET
MISSISSAUGA ONTARIO
L5G 3H4
(P) 905.891.3434
(F) 905.891.3436
(E) info@archaus.ca

Stamp

True North



Project Type

CUSTOM NEW BUILD

Client

Drawing

BASEMENT FLOOR PLAN

Scale

Drawn

Drawing No.

Projected

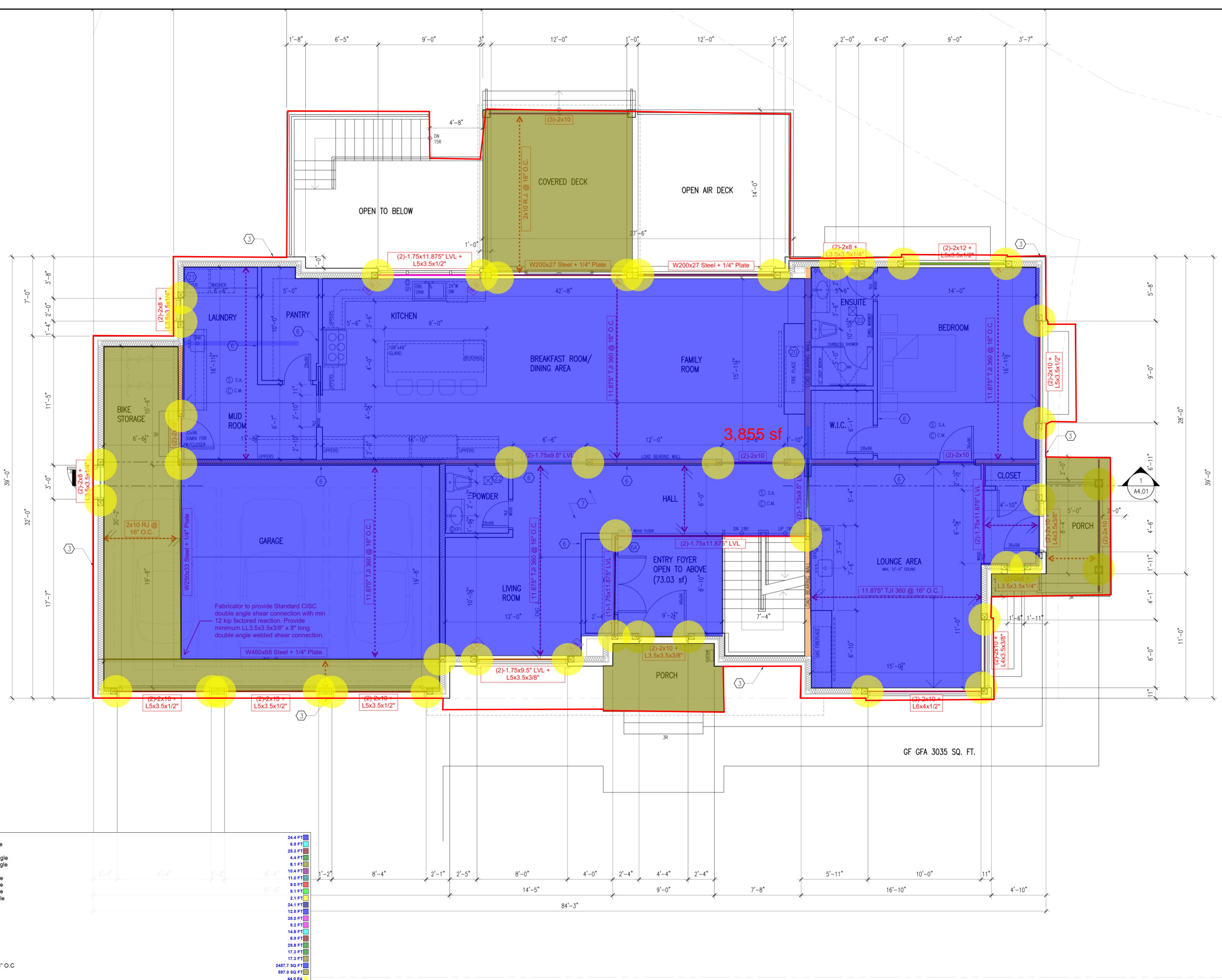
21-4

A2.00

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ARCHITECTURE | DESIGN | PLANNING



- (2)-2x10 Header
 - (2)-2x8 Beam + L3.5x3.5x1/4 Angle
 - (2)-2x10 + L5x3.5x1/2 Angle
 - (2)-2x10 Beam + L3.5x3.5x3/8 Angle
 - (2)-1.75x9.5" LVL + L5x3.5x3/8 Angle
 - (2)-2x10 + L6x4x1/2" Angle
 - (2)-2x10 Beam + L4x3.5x3/8" Angle
 - (2)-2x10 Beam + L5x3.5x1/2" Angle
 - (2)-2x12 Beam + L5x3.5x1/2" Angle
 - (2)-2x8 Beam + L3.5x3.5x1/4" Angle
 - (2)-2x10 Beam + L3.5x3.5x1/4" Angle
 - W200x27 Beam + 1/4" Plate
 - (3)-3x10 Beam
 - (2)-1.75x11.875" LVL Beam
 - L5x3.5x1/2" Angle
 - (2)-1.75x9.5" LVL Beam
 - (1)-1.75x11.875" LVL Beam
 - W460x68 Steel beam + 1/4" Plate
 - W250x33 Beam
 - 1/4" Plate
 - 11.875" TJI 360 Floor Joists @ 16" O.C.
 - 2x10 Roof Joists @ 16" O.C.
 - 6x6 Wooden Posts
- | | | | | | | | | | | | | | | | | | | | | | |
|---------|--------|---------|--------|--------|---------|---------|--------|--------|--------|---------|---------|---------|--------|---------|--------|---------|---------|---------|--------------|-------------|---------|
| 24.4 FT | 6.9 FT | 25.3 FT | 4.4 FT | 8.1 FT | 10.4 FT | 11.0 FT | 9.0 FT | 9.1 FT | 2.1 FT | 34.1 FT | 12.5 FT | 35.0 FT | 9.2 FT | 14.8 FT | 8.9 FT | 29.8 FT | 17.3 FT | 17.3 FT | 2457.7 SQ FT | 897.0 SQ FT | 44.0 EA |
|---------|--------|---------|--------|--------|---------|---------|--------|--------|--------|---------|---------|---------|--------|---------|--------|---------|---------|---------|--------------|-------------|---------|

GROUND FLOOR PLAN

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MISSISSAUGA ONTARIO
L5G 3H4
(P) 905.891.3434
(F) 905.891.3436
(E) info@archaus.ca

Stamp

True North

Project Type

CUSTOM NEW BUILD

Client

Drawing

GROUND FLOOR PLAN

Scale

1/4"=1'-0"

Date

2022.02.28

Drawn By

HL

Drawing No.

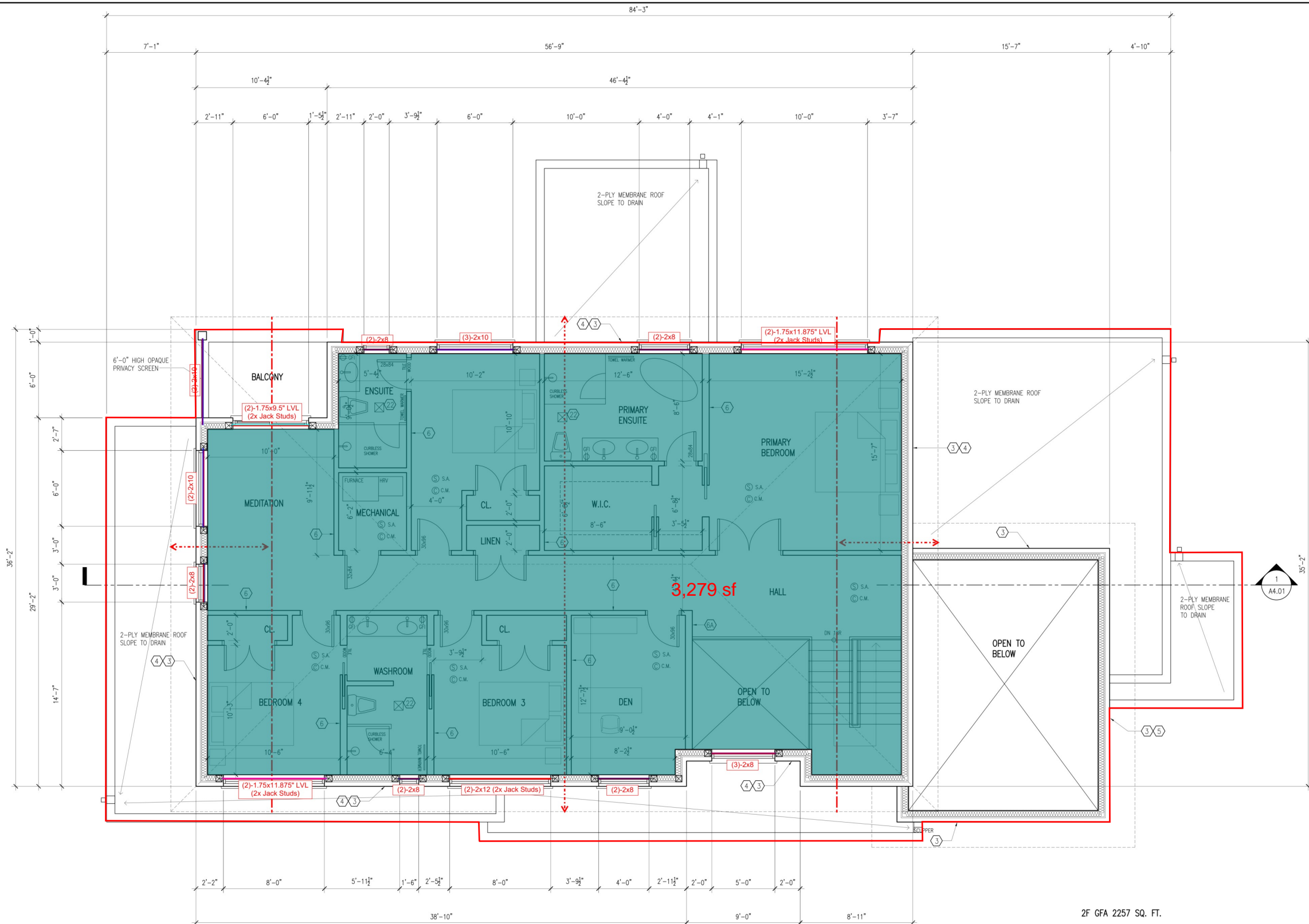
Project No.

21-44

A2.01

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ARCHITECTURE | DESIGN | PLANNING |



- (2)-2x8 Beam
- (3)-3x10 Beam
- (2)-1.75x11.875" LVL Beam
- (3)-2x8 Beam
- (2)-2x10 Header
- Ceiling Joists
- (2)-1.75x9.5 LVL Beam
- (2)-2x12 Header

- 14.9 FT
- 6.1 FT
- 18.4 FT
- 5.1 FT
- 13.1 FT
- 1743.6 SQ FT
- 6.1 FT
- 8.1 FT

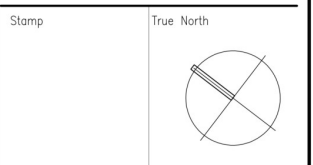
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 1358 HURONTARIO STREET
 MISSISSAUGA ONTARIO
 L5G 3H4
 (P) 905.891.3434
 (F) 905.891.3436
 (E) info@archaus.ca



Project Type
CUSTOM NEW BUILD

Client

Drawing
2ND FLOOR PLAN

Scale
 1/4"=1'-0"

Date
 2022.02.28

Drawn By
 HL

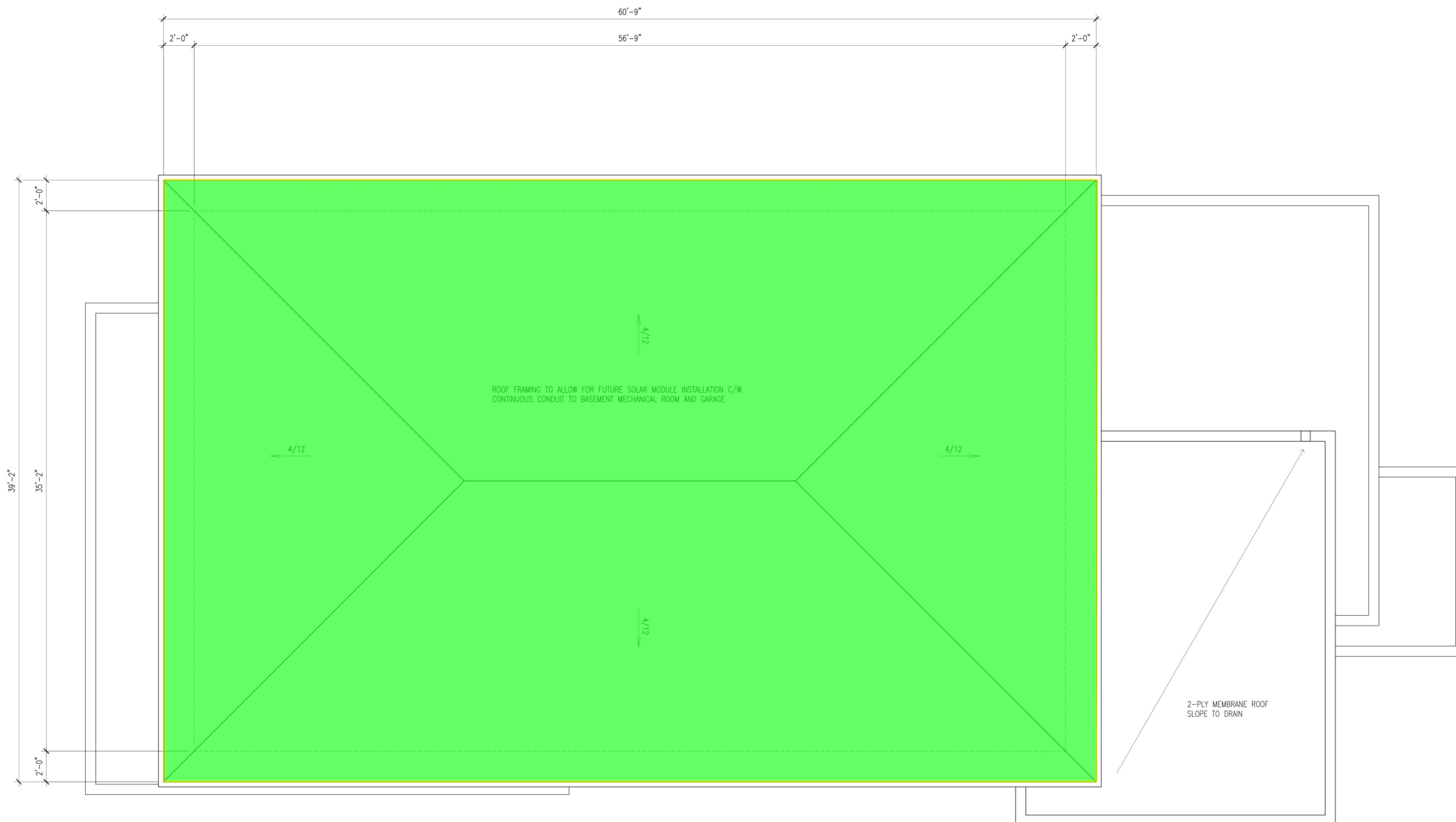
Drawing No.
A2.02

Project No.
 21-44

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 ARCHITECTURE | DESIGN | PLANNING

2ND FLOOR PLAN

1
 A2.02



 Roof Rafters (4/12 Slop)
 Gutter

2376.7 SQ FT
199.7 FT

ROOF PLAN

1
A2.03

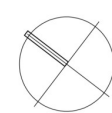
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No.	Revision	Date
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MISSISSAUGA ONTARIO
L5G 3H4
(P) 905.891.3434
(F) 905.891.3436
(E) info@archaus.ca

Stamp	True North 
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Project Type
CUSTOM NEW BUILD

Client

Drawing
ROOF PLAN

Scale 1/4"=1'-0" Date 2022.02.28

Drawn By HL Drawing No.

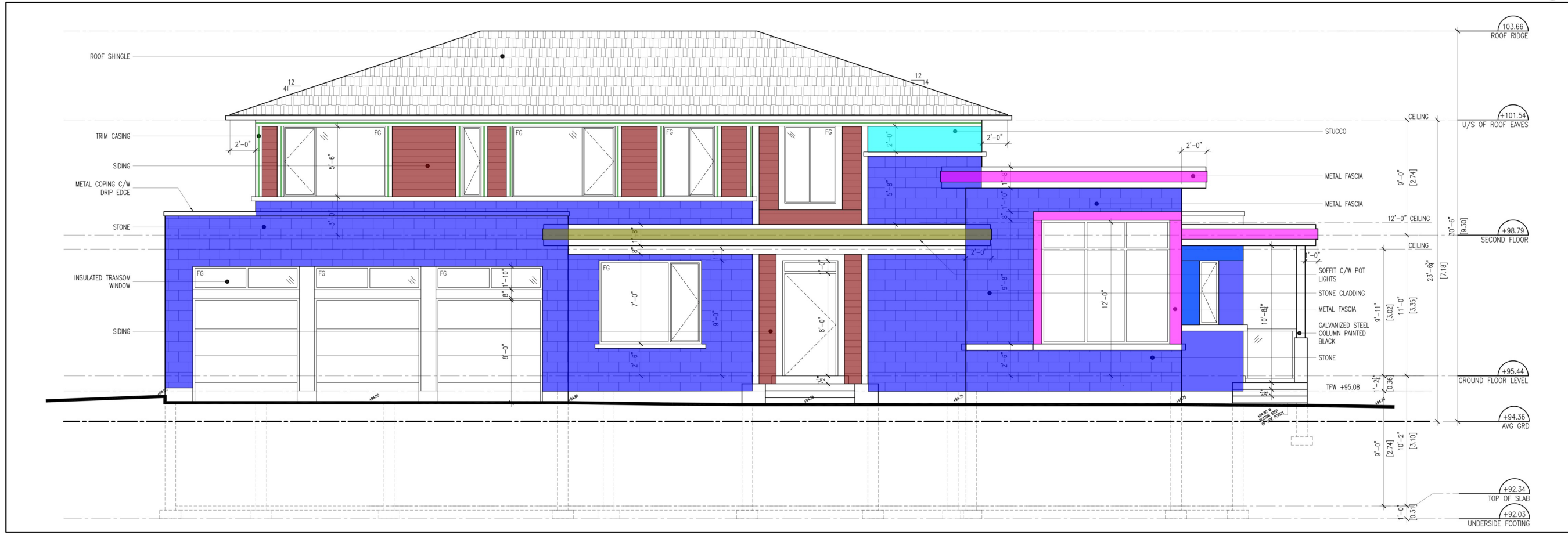
Project No. 21-44 A2.03

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LEFT(WEST) SIDE ELEVATION

2
A3.01



FRONT(SOUTH) ELEVATION

1
A3.01

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FINISHES:

- STONE - LIMESTONE ARRISCRAFT RENAISSANCE IN WHITE
- SIDING - MAIBEC SHIPLAP SIDING IN MUSKOKA BROWN
- STUCCO - BLACK
- ROOF SHINGLE (METAL) - CLASSIC OXFORD SLATE ROCK OR EQUAL
- SOFFIT - SAGPER IN CARMEL CEDAR
- WINDOWS - TRIPLE PANE VINYL FRAME IN BLACK
- METAL FASCIA - THICK GAUGE FORMED IN BLACK
- FIBRE GLASS FRONT DOOR IN WOOD GRAIN FINISH - MASTERGRAN
- INSULATED ALUMINUM GARAGE DOOR IN WOOD GRAIN FINISH

01	XXX	XXX
No.	Revision	Date

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L5G 3H4
(P) 905.891.3434
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(E) info@archaus.ca

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Project Type

CUSTOM NEW BUILD

Client

Drawing

ELEVATIONS

Scale 1/4"=1'-0" Date 2022.02.28

Drawn By HL Drawing No.

Project No. 21-44

A3.01

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Stone

Sidding

Stucco

Metal Facia

Maibec Column Casing

Trim Casing

1081.9 SQ FT

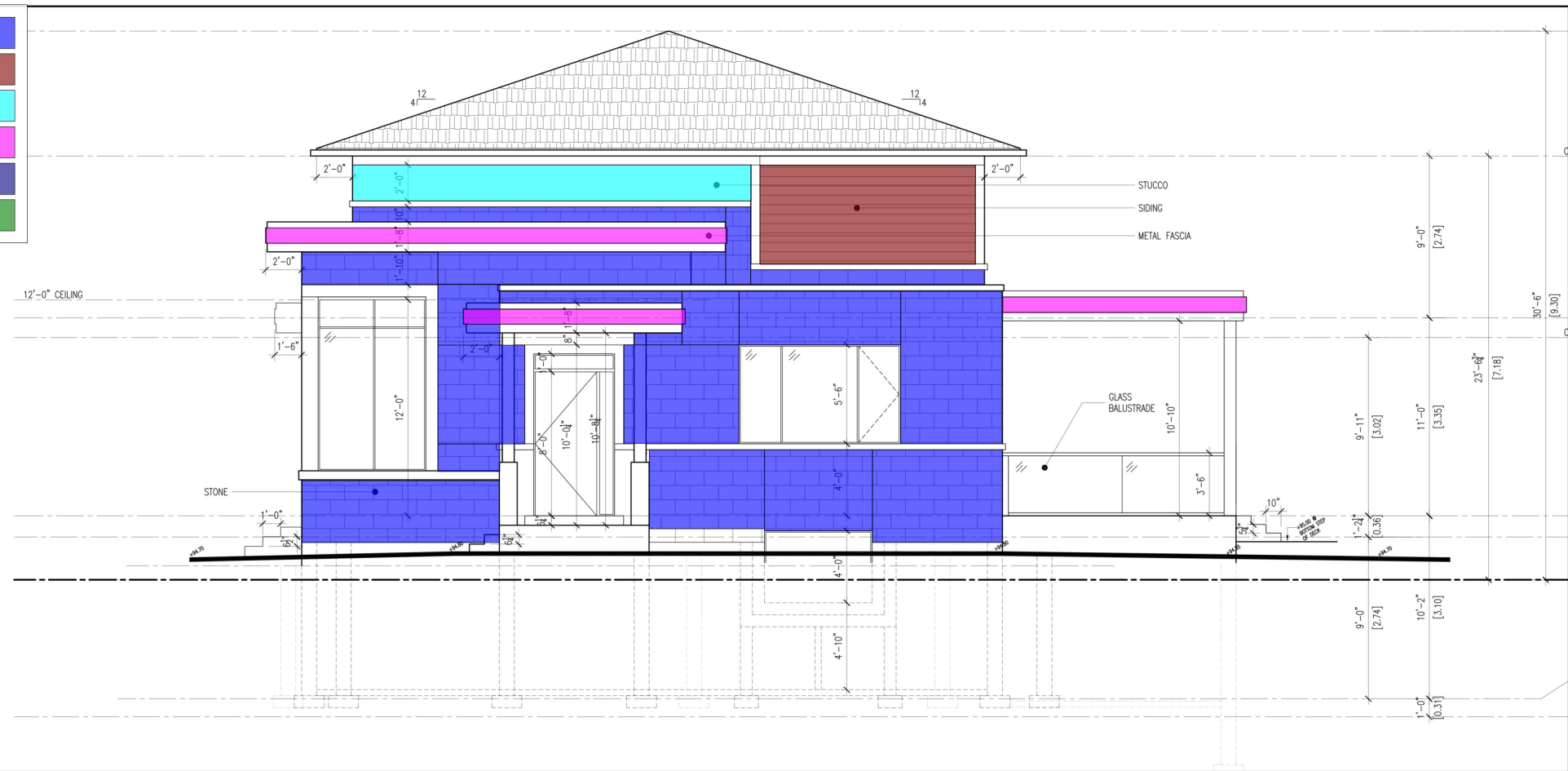
175.9 SQ FT

44.4 SQ FT

56.6 SQ FT

23.3 SQ FT

120.9 FT



RIGHT(EAST) SIDE ELEVATION

2
A3.02



REAR(NORTH) ELEVATION

1
A3.02

RESIDENTIAL

923 BALTIMORE AVE., MISSISSAUGA

FINISHES:

- STONE - LIMESTONE ARRISRAFT RENAISSANCE IN WHITE
- SIDING - MAIBEC SHIPLAP SIDING IN MUSKOKA BROWN
- STUCCO - BLACK
- ROOF SHINGLE (METAL) - CLASSIC OXFORD SLATE ROCK OR EQUAL
- SOFFIT - SAGPER IN CARMEL CEDAR
- WINDOWS - TRIPLE PANE VINYL FRAME IN BLACK
- METAL FASCIA - THICK GAUGE FORMED IN BLACK
- FIBRE GLASS FRONT DOOR IN WOOD GRAIN FINISH - MASTERGRAN
- INSULATED ALUMINUM GARAGE DOOR IN WOOD GRAIN FINISH

01	XXX	XXX
No.	Revision	Date

All prints and specifications are the property of the Architect and must not be reproduced, copied or used for construction purposes without the written approval of the Architect. This drawing must not be scaled. The contractor must check and verify all dimensions and specifications against actual project and site conditions and report any discrepancies to the Architect before proceeding with work.

ARCHAUS ARCHITECTS INC.

1358 HURONTARIO STREET
MISSISSAUGA ONTARIO
L5G 3H4
(P) 905.891.3434
(F) 905.891.3436
(E) info@archaus.ca

Stamp True North

Project Type

CUSTOM NEW BUILD

Client

Drawing

ELEVATIONS

Scale 1/4"=1'-0" Date 2022.02.28

Drawn By HL Drawing No.

Project No. 21-44

A3.02

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