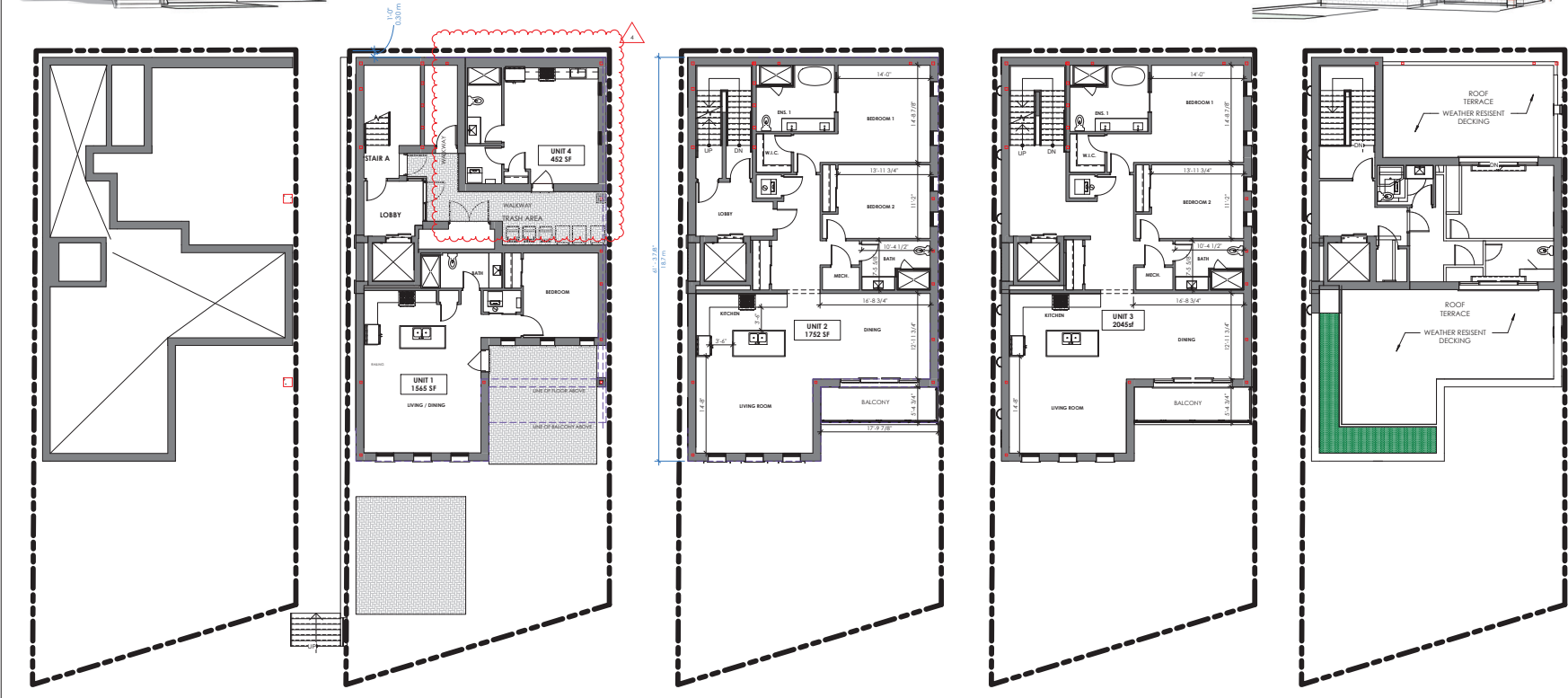
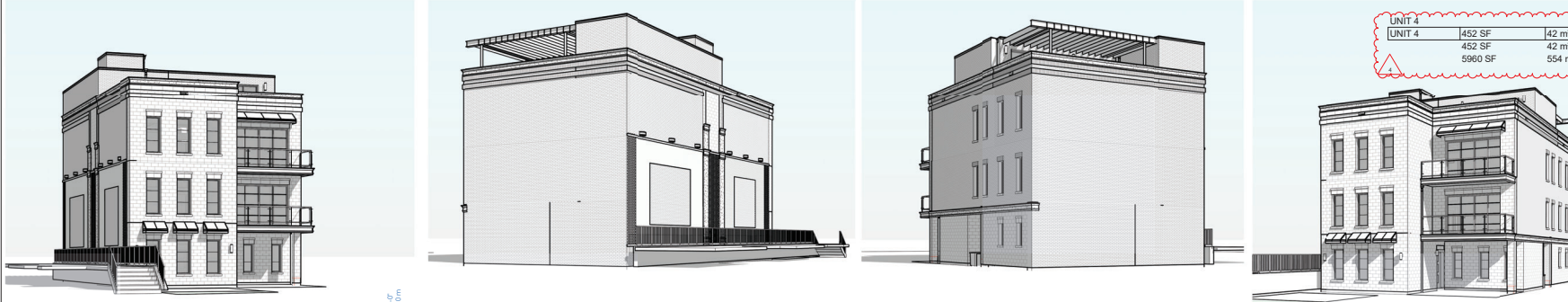


# Attachment No. 3

BUILDING AREA SUMMARY		
Name	Area	Area (Metric)
GROUND FLOOR	1804 SF	168 m <sup>2</sup>
SECOND FLOOR	2131 SF	198 m <sup>2</sup>
THIRD FLOOR	2131 SF	198 m <sup>2</sup>
PENTHOUSE	928 SF	86 m <sup>2</sup>
Grand total	6994 SF	650 m <sup>2</sup>

UNIT AREA CHART		
Name	Area (SF)	Area (m <sup>2</sup> )
<b>UNIT 1</b>		
UNIT 1	863 SF	80 m <sup>2</sup>
	863 SF	80 m <sup>2</sup>
<b>UNIT 2</b>		
UNIT 2	1752 SF	163 m <sup>2</sup>
	1752 SF	163 m <sup>2</sup>
<b>UNIT 3</b>		
UNIT 3	2045 SF	190 m <sup>2</sup>
UNIT 3	848 SF	79 m <sup>2</sup>
	2894 SF	269 m <sup>2</sup>
<b>UNIT 4</b>		
UNIT 4	452 SF	42 m <sup>2</sup>
UNIT 4	452 SF	42 m <sup>2</sup>
	5960 SF	554 m <sup>2</sup>



1 T/O BASEMENT  
A-010 1/8" = 1'-0"

3 GROUND FLOOR PLAN  
A-010 1/8" = 1'-0"

2 SECOND FLOOR PLAN  
A-010 1/8" = 1'-0"

4 T/O THIRD FLOOR  
A-010 1/8" = 1'-0"

5 T/O ROOF  
A-010 1/8" = 1'-0"

**PROJECT NAME**  
VACANT LANDS EAST OF ARMSTRONG ST.

**PROJECT ADDRESS**  
37 ARMSTRONG, ORANGEVILLE ON

**CLIENT**  
ROBBIE MAIR

**ARCHITECT**  
KHALSA DESIGN INC.

**BRAMPTON, ON**  
TELEPHONE: 647-468-2940

**CONSULTANTS:**

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**REGISTRATION**

Project number: 21050  
Date: 12/16/2024  
Drawn by: ASB  
Checked by: ASB  
Scale: 1/8" = 1'-0"

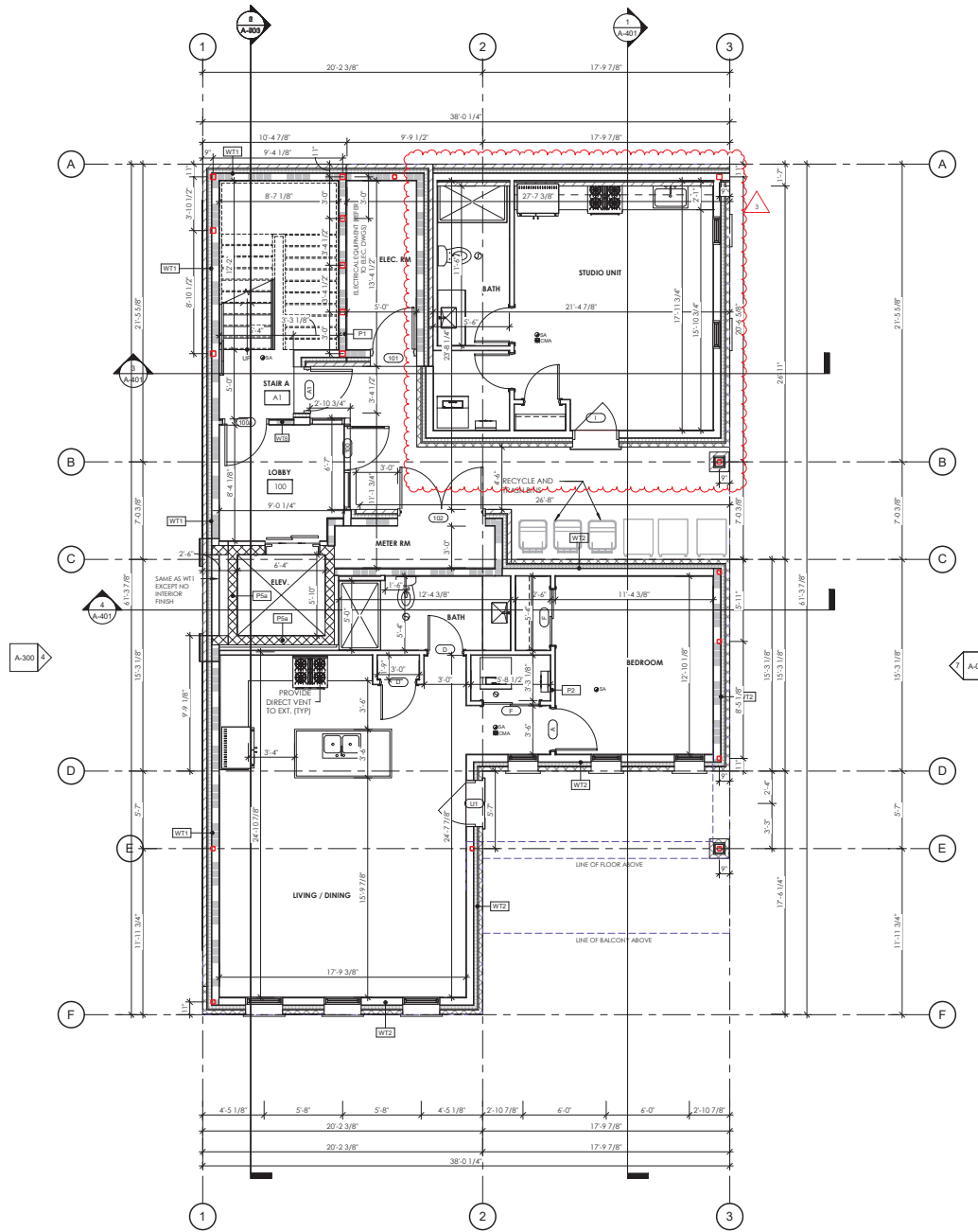
**REVISIONS**

No.	Description	Date
1	BASEMENT REMOVED	10/13/2023
2	FIRST FLOOR HEIGHT REDUCTION	01/24/2024
3	Penthouse addition	04/16/2024
4	Unit 4 - Minor Variance	12/18/2024

**OVERALL FLOOR PLANS**

**A-010**

VACANT LANDS EAST OF ARMSTRONG ST.



1 - GROUND FLOOR PLAN  
1/4" = 1'-0"

**LEGEND**

- NEW WALL
- LOADBEARING WALL
- CO ALARM
- SMOKE ALARM
- INTERIOR FIRE BLOCKED WALLS
- DIRECT VENT TO EXTERIOR

**GENERAL FLOOR PLAN NOTES**

1. ALL SMOKE DETECTORS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "WT1". COORDINATE W/ ELEVATIONS FOR EXTERIOR FINISH TYPE.
4. CENTER CLOSET DOORS WHERE POSSIBLE. OTHERWISE PROVIDE MIN. 4" FROM HINGE SIDE. COORDINATE W/ SELECTED DOOR TRIM.
5. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
6. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "PS".
7. SEE A-002 FOR PARTITION TYPES.
8. MOISTURE RESISTANT GWB, BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS.
9. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS.
10. SEE A-01 FOR DOOR & WINDOW DETAILS.
11. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB.
12. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF FINISH, TYP., U.N.O.
13. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES.
14. CONTRACTOR TO COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
15. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
16. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
17. CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR CABINETS & FOR FUTURE INSTALLATION OF GRAB BARS.
18. CONTRACTOR TO COORDINATE ALL INTERIOR ACCESSORIES WITH OWNER AND TO SUPPLY ADEQUATE BLOCKING.
19. CONTRACTOR TO REVIEW ARCHITECTURAL RCP PLANS W/ ELECTRICAL DRAWINGS FOR SMOKE/CARBON MONOXIDE ALARMS & ALL LIGHTING FIXTURES.
20. PROVIDE WALK OFF ENTRY MATS INSIDE FRONT ENTRIES.
21. REFER TO KITCHEN SUPPLIER DRAWINGS FOR LAYOUT AND CABINERY DETAILS.
22. PROVIDE FIRE PROOFING SEALANT AS REQUIRED FOR ALL PENETRATIONS THRU RATED PARTITIONS, WHERE DETAILS ARE NOT SHOWN. SEE FIRE SEPARATION PLANS.
23. FURF OUT ROOF DRAIN PIPES WITH METAL BRACKETS & COPESIM BOARD IN ALL LOCATIONS U.N.O. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATIONS.
24. CONTRACTOR TO ENSURE ADJACENT PROPERTY SHALL NOT BE DAMAGED AND NEGATIVELY EFFECTED WITH NEW CONSTRUCTION.
25. ALL STRUCTURAL STEEL POSTS AND BEAMS TO BE FIRE PROTECTED. REFER TO DETAILS FOR ENCLOSURE ASSEMBLY.
26. ALL WOOD POSTS TO BE CONCEALED INTO WALL PSB.
27. BARRIER FREE WASHROOM TO BE COMPLIANT AS PER CBC SECTION 3.8.
28. CONTRACTOR TO COORDINATE ALL INTERIOR ACCESSORIES WITH OWNER AND TO SUPPLY ADEQUATE BLOCKING.
29. PROVIDE RESILIENT FLOORING IN CONFORMANCE WITH 9.3.0.1.2 OF THE CBC.
30. PROVIDE ACOUSTICAL INSULATION BETWEEN HALLWAY AND BEDROOM WALLS AS PER OWNERS REQUEST.
31. PROVIDE FIRE DAMPER AT ALL FIRE RATED PENETRATIONS (TYP.)

**ELEVATOR NOTE**

CONTRACTOR TO PROVIDE ELEVATOR SHOP DRAWINGS FOR ARCHITECT/ENGINEERS WITH P.ENG STAMP FOR REVIEW AND SUBMIT TO BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

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**REGISTRATION**

Project number	21050
Date	12/16/2024
Drawn by	ASB
Checked by	ASB
Scale	1/4" = 1'-0"

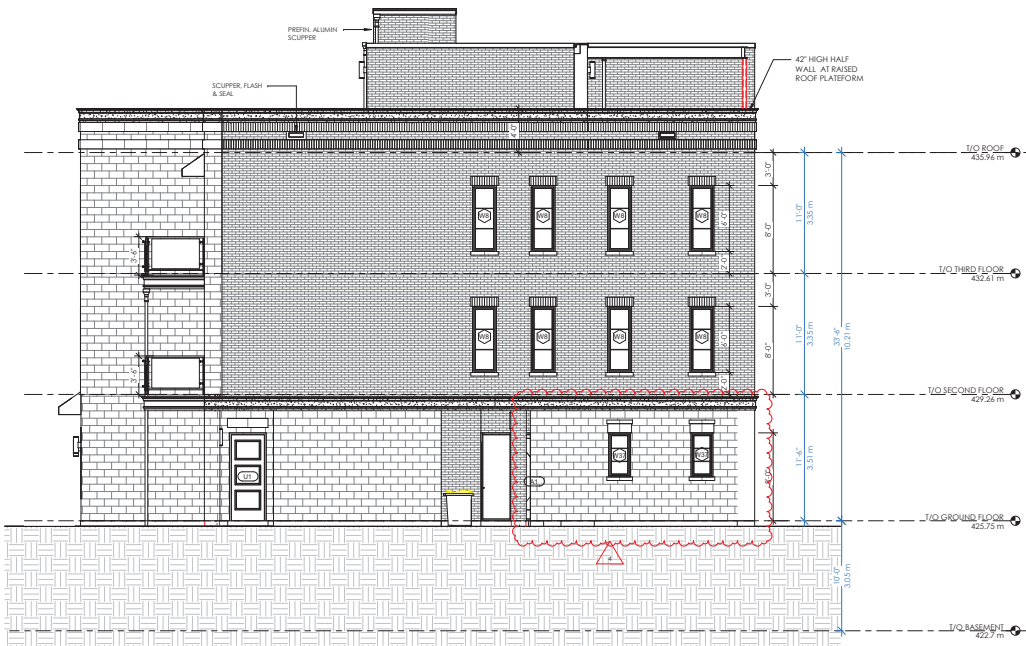
**REVISIONS**

No.	Description	Date
1	BASEMENT REMOVED	10/13/2023
2	Unit Partition	08/26/2024
3	Unit 4 - Minor Variance	12/18/2024

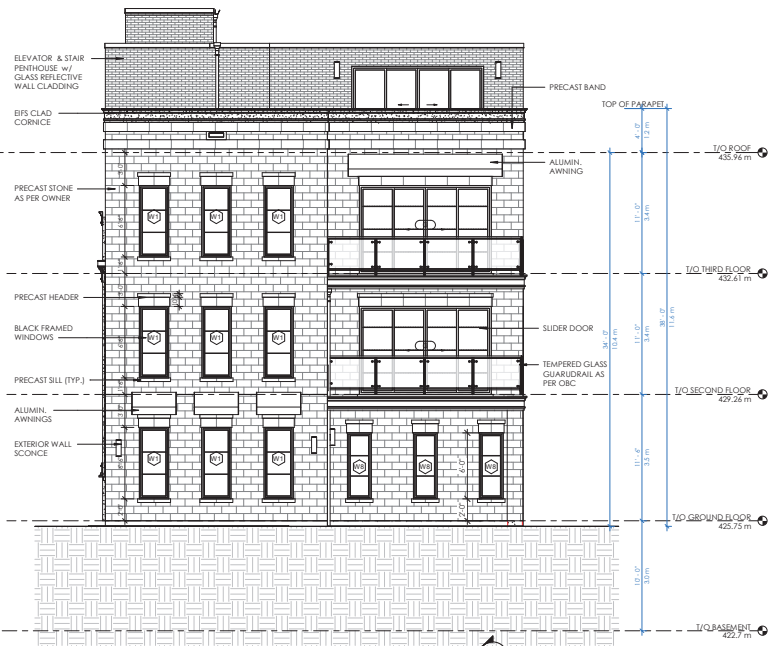
**GROUND FLOOR PLAN**

**A-101**

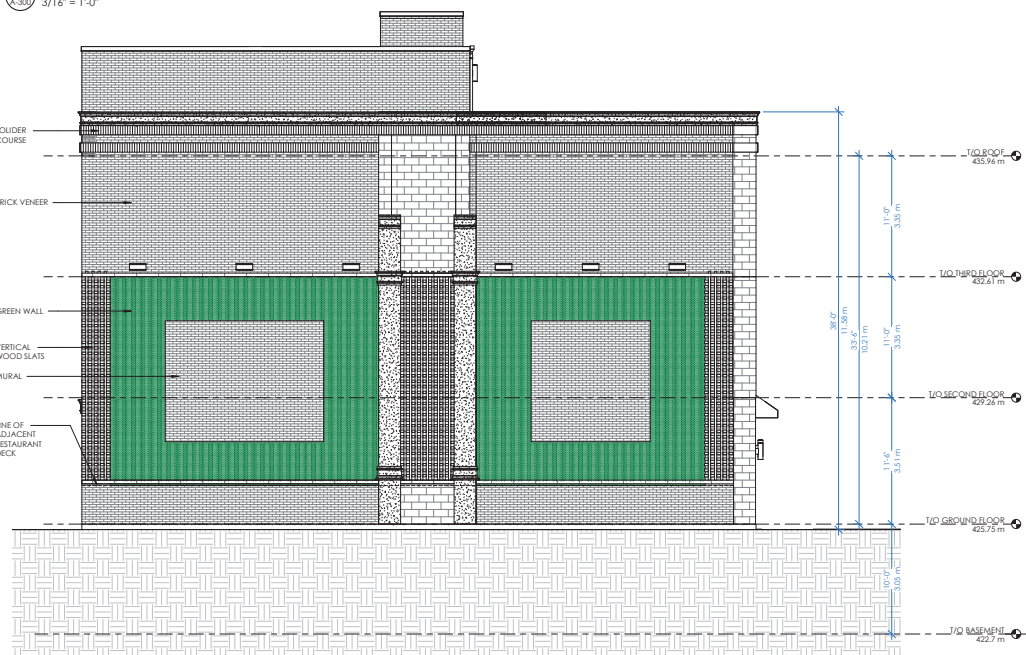
VACANT LANDS EAST OF ARMSTRONG ST.



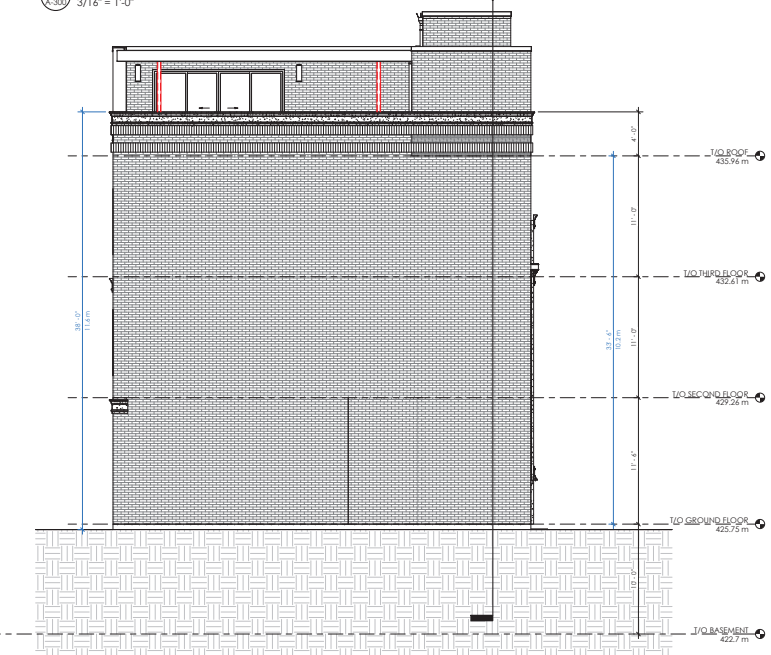
1 EAST ELEVATION  
A-300 3/16" = 1'-0"



3 STREET ELEVATION  
A-300 3/16" = 1'-0"



4 WEST ELEVATION  
A-300 3/16" = 1'-0"



2 NORTH ELEVATION  
A-300 3/16" = 1'-0"

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REGISTRATION

Project number 21050  
Date 12/16/2024  
Drawn by ASB  
Checked by ASB  
Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date
1	BASEMENT REMOVED	10/13/2023
2	1ST FLR HEIGHT REDUCTION	01/04/2024
3	Permittee approval	04/16/2024
4	Unit 4 - Minor Variance	12/18/2024

ELEVATIONS

**A-300**

VACANT LANDS EAST OF ARMSTRONG ST.