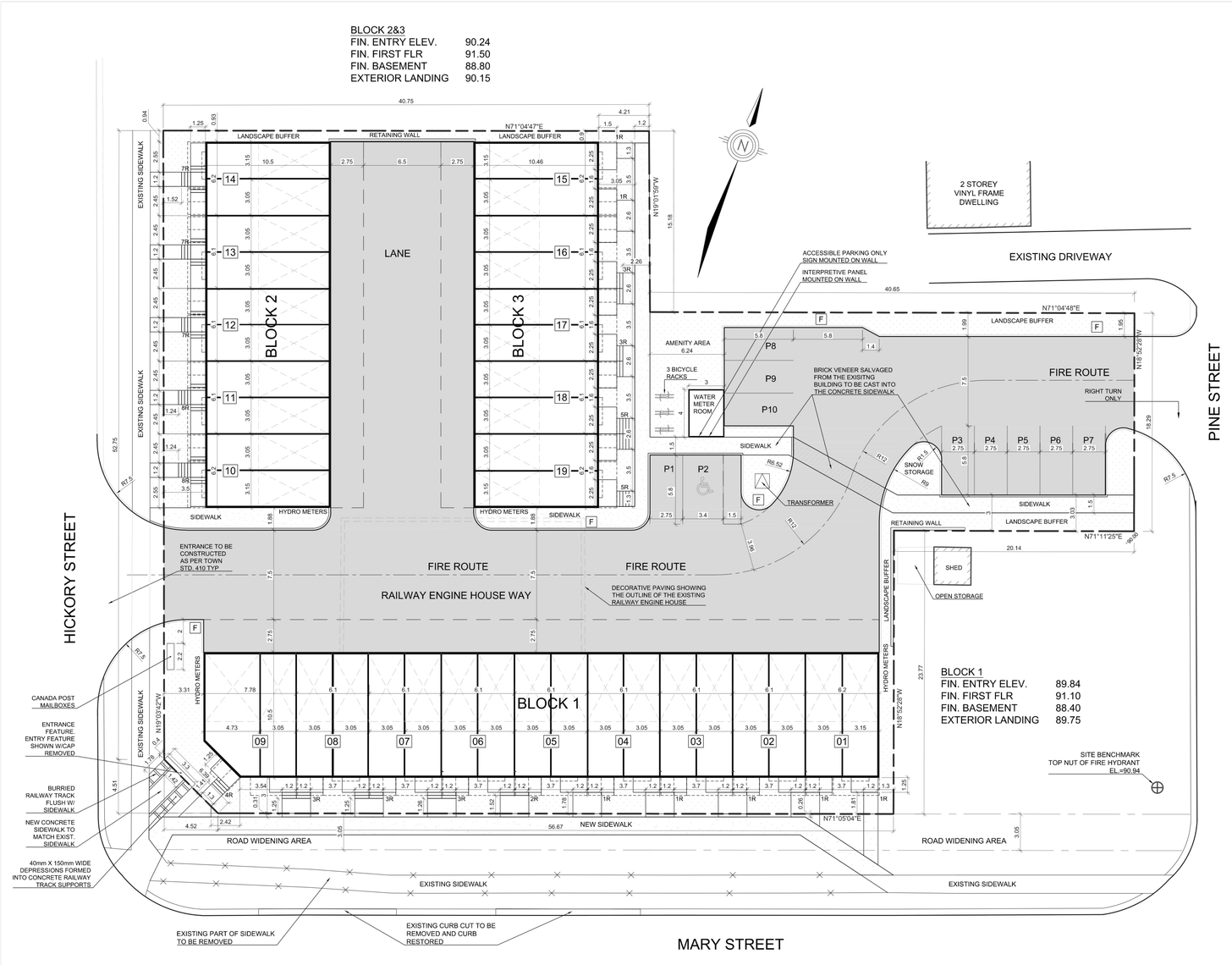

SITE PLAN
SCALE 1:200

SITE STATISTICS:		
LOT AREA:	3,554.19 m²	
BUILDING AREA:	1,236.08 m²	35%
PAVED AREA:	1,468.17 m²	41%
SOFT LANDSCAPE AREA:	534.49 m²	15%
NUMBER OF UNITS:		38

PARKING REQUIRED:
1.25 SPACES/UNIT
1.25 X 38 = 48

PARKING PROVIDED:
48 SPACES

NOTE: ALL UNITS TO BE SPRINKLERED

F FIRE ROUTE SIGN

KEY PLAN

No.	Reference	Date
7		
6		
5		
4		
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2		
1		

Revisions

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT

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JONATHAN WEIZEL ARCHITECT

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Facsimile.....(905) 707-3474

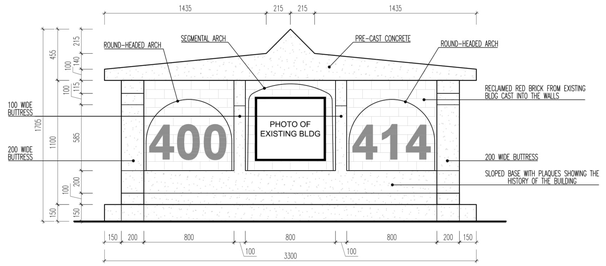
ONTARIO ASSOCIATION OF ARCHITECTS
JONATHAN R. WEIZEL
LICENCE
3237

Project
STACKED TOWNHOMES
400-414 MARY STREET EAST, WHITBY

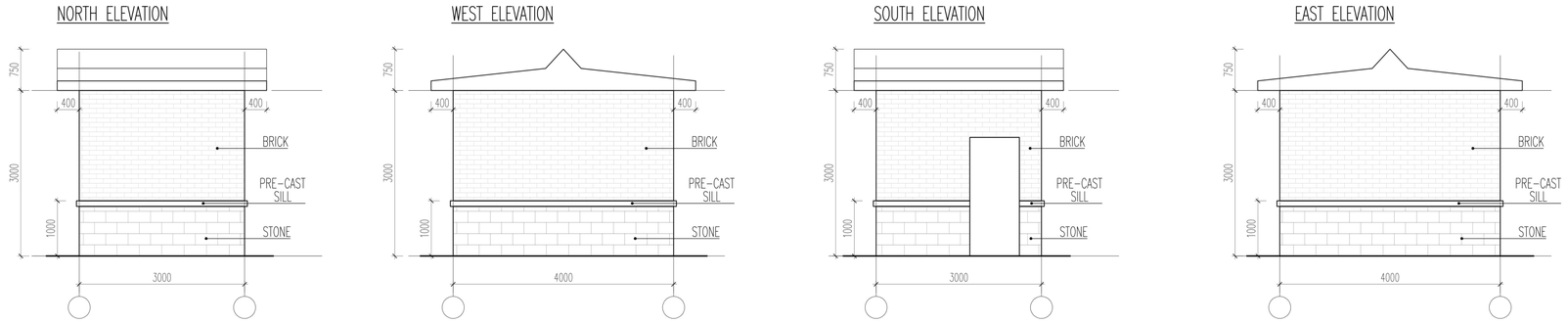
Drawing Title
SITE PLAN

Scale	Date
1 : 200	JAN 27, 2020
Project Number	Drawing Number
218/03	A-01-1

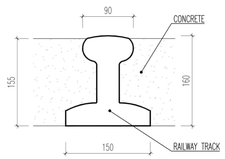
D 914x610



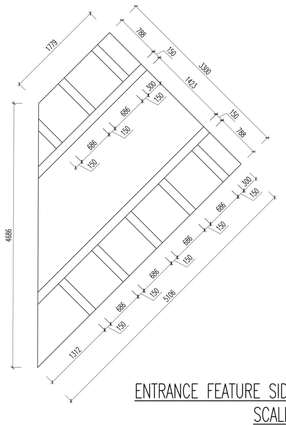
ENTRANCE FEATURE
SCALE 1:25



WATER METER ROOM BUILDING
SCALE 1:50



RAILWAY TRACK DETAIL
SCALE 1:5



ENTRANCE FEATURE SIDEWALK
SCALE 1:50

As per By-law 4084-97 Signs must comply with the dimensions shown here.

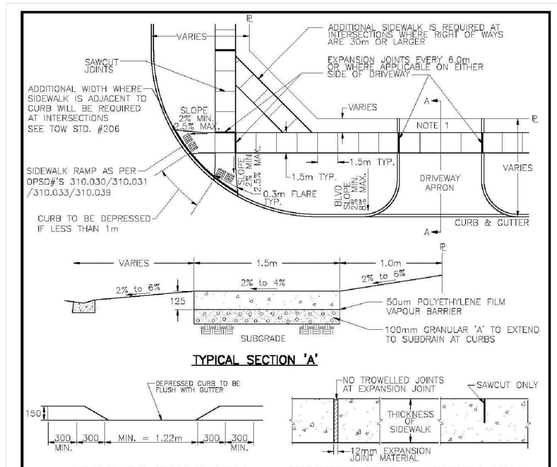
Signs must be placed

within 7.5m of each limit of the designated fire route;

at intervals not greater than 30m along the designated route, both sides of the roadway

min height of 1.5m and max height of 2.5m above grade

within 4m from the edge of the private roadway designated as a fire route



NOTES:

1. SIDEWALK THICKNESS TO BE 175mm THROUGH RESIDENTIAL DRIVEWAY ENTRANCES.
2. FOR COMMERCIAL AND INDUSTRIAL DRIVEWAYS, SIDEWALK THICKNESS TO BE 175mm WITH 150x150 WIRE MESH MW 18*7 GAUGE TO BE PLACED 75mm FROM THE BOTTOM.
3. REFER TO TOWN OF WHITBY STANDARD #304 FOR DRIVEWAY PROFILE AND SIDEWALK CROSSFALL.
4. CONCRETE TO BE 32MPa COMPRESSIVE STRENGTH AT 28 DAYS WITH 7.0 ± 1.5% AIR ENTRAINMENT, CEMENT RATIO SHALL BE 355kg/m3. SLUMP TO BE 70mm ± 20mm.
5. THE CONFIGURATION OF TACTILE PLATES SHALL BE APPROVED BY THE TOWN PRIOR TO CONSTRUCTION. CASTING SHALL BE COATED WITH "BLACK ASPHALT DIP".
6. FOR NEW SIDEWALK CONNECTIONS TO EXISTING CURB, THE EXISTING CURB MUST BE REMOVED AND REPLACED WITH DEPRESSED CURB FLUSH WITH GUTTER
7. RUNNING SLOPE: MAX.=5% OR MATCH ROAD PROFILE
8. HEAD ROOM CLEARANCE FROM SIDEWALK TO VEGETATION OBSTRUCTION: MIN.=2.1m
9. BOULEVARDS SHALL BE GRADED BETWEEN 2–8%.

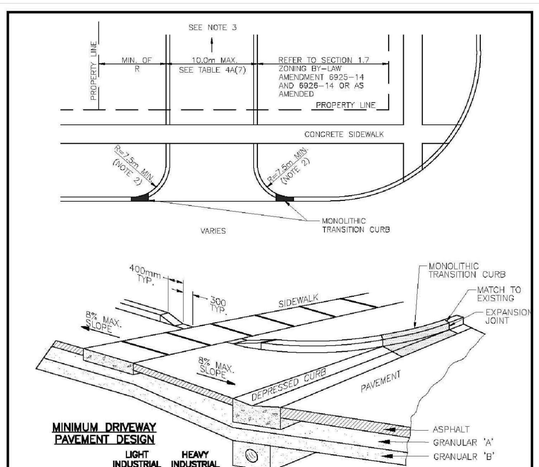
ALL DIMENSIONS IN MILLIMETRES EXCEPT WHERE NOTED

THE CORPORATION OF THE TOWN OF WHITBY — PUBLIC WORKS DEPARTMENT

CHECKED: | APPROVED: | SCALE: N.T.S

CONCRETE SIDEWALK

DWG. DATE: MAY 1997 | REVISION No.: 7 | REVISION DATE: OCTOBER 2019 | DWG No.: 208



MINIMUM DRIVEWAY PAVEMENT DESIGN

	LIGHT INDUSTRIAL COMMERCIAL	HEAVY INDUSTRIAL
SURFACE COURSE ASPHALT HL3	50mm	50mm
BASE COURSE ASPHALT HL8	50mm	75mm
GRANULAR 'A'	150mm	150mm
GRANULAR 'B'	225mm	300mm

PARKING BY-LAWS 6925-14, 6926-14 OR AS AMENDED

DRIVEWAY TYPE	MINIMUM D/W WIDTH	MAXIMUM D/W WIDTH
ONE-WAY	3.5m	7.0m
TWO-WAY	7.0m	10.0m

TABLE 4A(7) DRIVEWAY DIMENSIONS – NON-RESIDENTIAL USE

NOTES:

1. THE DRIVEWAY SHALL INTERSECT THE ROADWAY WITH AN ANGLE OF NOT LESS THAN 60°
2. RADIUS TO BE APPROVED BY THE COMMISSIONER OF PUBLIC WORKS.
3. DRAINAGE TO BE CONTAINED ON SITE.
4. REFER TO TOWN OF WHITBY STANDARD #208 FOR SIDEWALK DETAIL.
5. NOWHERE ON THE DRIVEWAY SHALL THE GRADE DIFFERENTIAL EXCEED 5.00%.

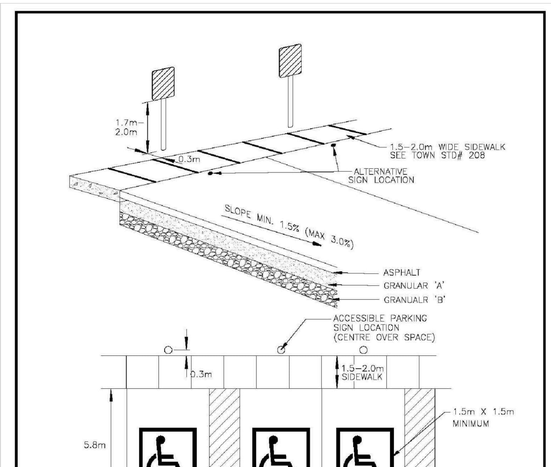
ALL DIMENSIONS IN MILLIMETRES EXCEPT WHERE NOTED

THE CORPORATION OF THE TOWN OF WHITBY — PUBLIC WORKS DEPARTMENT

CHECKED: | APPROVED: | SCALE: N.T.S

NON-RESIDENTIAL AND MULTI-FAMILY ENTRANCE DETAIL

DWG. DATE: NOVEMBER 1994 | REVISION No.: 5 | REVISION DATE: OCTOBER 2019 | DWG No.: 410



1. ASPHALT TO BE FLUSH WITH SIDEWALK.
2. SIDEWALK TO BE BARRIER FREE.
3. REFER TO TOWN OF WHITBY STANDARD #208 FOR SIDEWALK DETAIL.
4. ACCESSIBLE PARKING SIGN TO BE MINIMUM OF 0.3m OFFSET FROM SIDEWALK. PREFERRED LOCATION BEHIND SIDEWALK, ALTERNATE LOCATION FRONT OF SIDEWALK.
5. SIGN LOCATION WILL BE SITE SPECIFIC.
6. ACCESS AISLES MUST BE PROVIDED FOR ALL PARKING SPACES AND MAY BE SHARED BY TWO SPACES.

ALL DIMENSIONS IN MILLIMETRES EXCEPT WHERE NOTED

THE CORPORATION OF THE TOWN OF WHITBY — PUBLIC WORKS DEPARTMENT

CHECKED: | APPROVED: | SCALE: N.T.S

ACCESSIBILITY PARKING PROPOSED AND RETROFIT

DWG. DATE: JANUARY 2009 | REVISION No.: 3 | REVISION DATE: OCTOBER 2019 | DWG No.: 413

No.	Reference	Date
7		
6		
5		
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Revisions

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ONTARIO ASSOCIATION OF ARCHITECTS
JONATHAN R. WEIZEL
LICENCE 3237

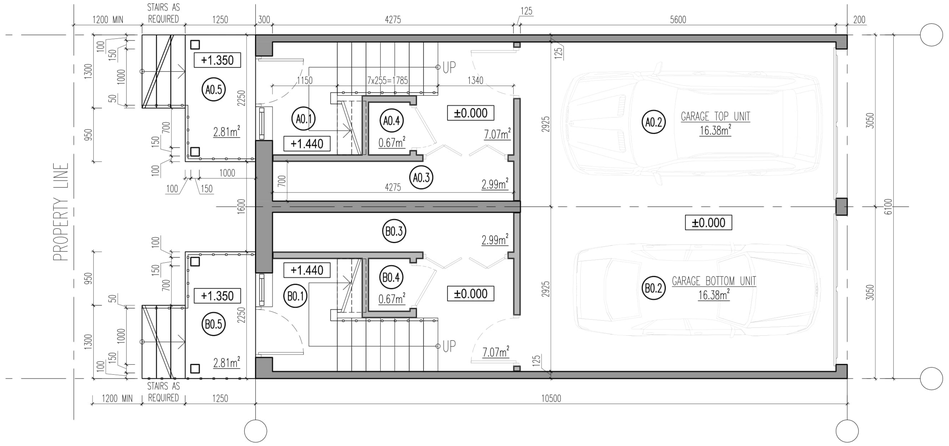
Project: STACKED TOWNHOMES
400-414 MARY STREET EAST, WHITBY

Drawing Title: SITE PLAN DETAILS

Scale: 1:5, 1:25, 1:50 | Date: JAN 27, 2020

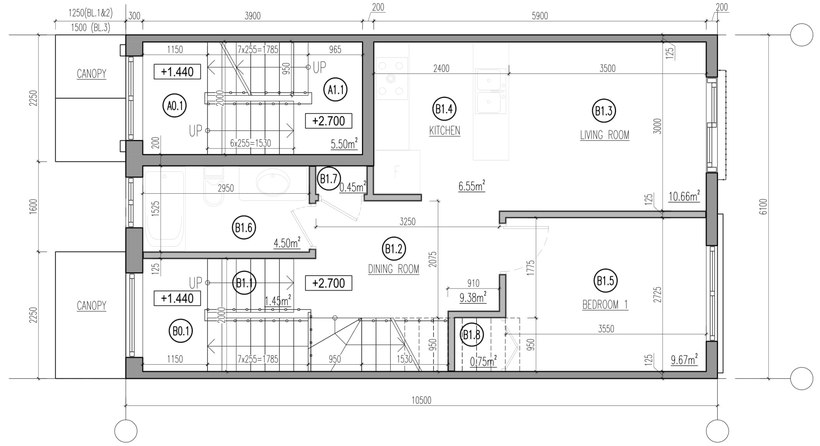
Project Number: 218/03 | Drawing Number: A-01-2

D 914x610



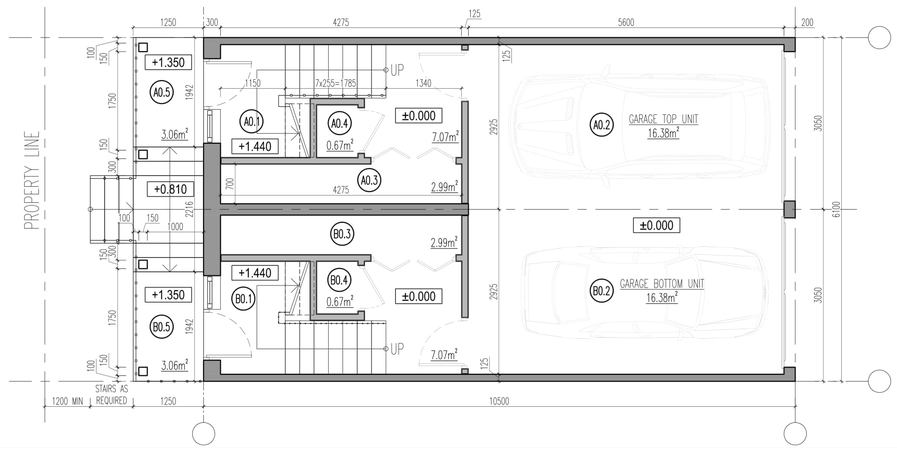
STATISTICS BLOCK 1			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	GARAGE/BASEMENT FLOOR		
	TOP UNIT A		
A0.1	Entrance	7.07	
A0.2	Garage	16.38	
A0.3	Furnace	2.99	
A0.4	Closet	0.67	
A0.5	Porch		2.81
	Basement Floor (Top Unit A):	27.11	2.81
	BOTTOM UNIT B		
B0.1	Entrance	7.07	
B0.2	Garage	16.38	
B0.3	Furnace	2.99	
B0.4	Closet	0.67	
B0.5	Porch		2.81
	Basement Floor (Bottom Unit B):	27.11	2.81
	GARAGE/BASEMENT FLOOR:	54.23	5.63
	TOP UNIT A AREA:	118.86	12.52
	BOTTOM UNIT B AREA:	91.70	2.81
	HOUSE AREA:	210.56	15.33

GARAGE/BASEMENT FLOOR PLAN BLOCK 1



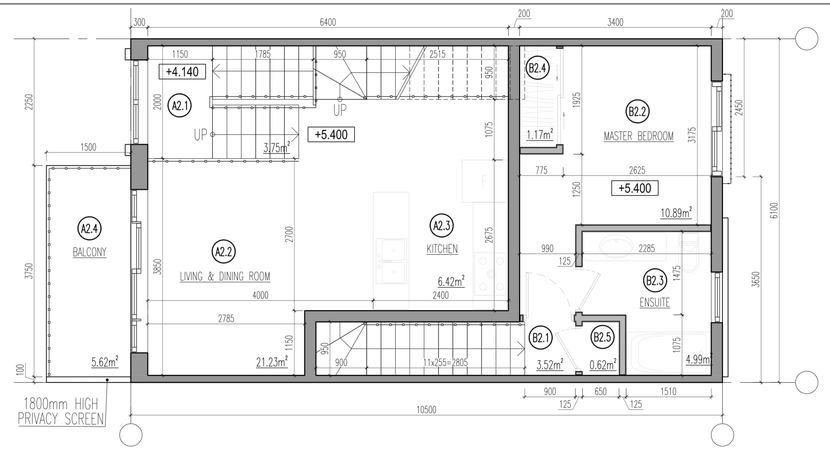
STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	FIRST FLOOR		
	TOP UNIT A		
A1.1	Stairs 1	5.50	
	First Floor (Top Unit A):	5.50	
	BOTTOM UNIT B		
B1.1	Stairs 1	1.45	
B1.2	Dining Room	9.38	
B1.3	Living Room	10.66	
B1.4	Kitchen	6.55	
B1.5	Bedroom 1	9.67	
B1.6	Bathroom	4.50	
B1.7	Closet	0.45	
B1.8	Closet	0.75	
	First Floor (Bottom Unit B):	43.40	
	FIRST FLOOR:	48.90	

FIRST FLOOR PLAN (TYPICAL)



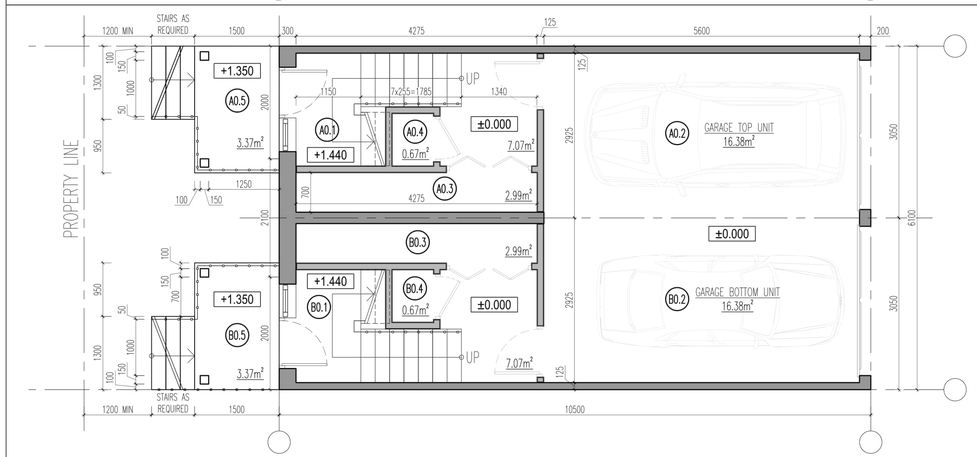
STATISTICS BLOCK 2			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	GARAGE/BASEMENT FLOOR		
	TOP UNIT A		
A0.1	Entrance	7.07	
A0.2	Garage	16.38	
A0.3	Furnace	2.99	
A0.4	Closet	0.67	
A0.5	Porch		3.06
	Basement Floor (Top Unit A):	27.11	3.06
	BOTTOM UNIT B		
B0.1	Entrance	7.07	
B0.2	Garage	16.38	
B0.3	Furnace	2.99	
B0.4	Closet	0.67	
B0.5	Porch		3.06
	Basement Floor (Bottom Unit B):	27.11	3.06
	GARAGE/BASEMENT FLOOR:	54.23	6.13
	TOP UNIT A AREA:	118.86	12.77
	BOTTOM UNIT B AREA:	91.70	3.06
	HOUSE AREA:	210.56	15.83

GARAGE/BASEMENT FLOOR PLAN BLOCK 2



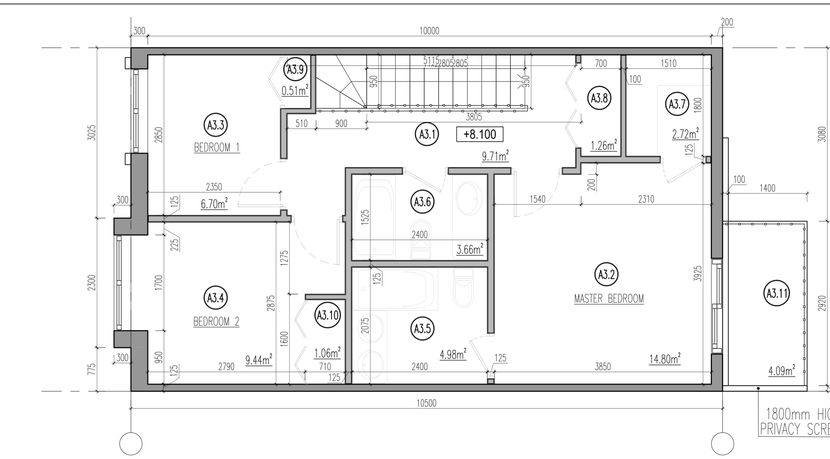
STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	SECOND FLOOR		
	TOP UNIT A		
A2.1	Stairs 1	3.75	
A2.2	Living & Dining Room	21.23	
A2.3	Kitchen	6.42	
A2.4	Balcony		5.62
	Second Floor (Top Unit A):	31.41	5.62
	BOTTOM UNIT B		
B2.1	Stairs 2	3.52	
B2.2	Master Bedroom	10.89	
B2.3	Ensuite	4.99	
B2.4	Closet	1.17	
B2.5	Laundry	0.62	
	Second Floor (Bottom Unit B):	21.19	
	SECOND FLOOR:	52.60	5.62

SECOND FLOOR PLAN (TYPICAL)



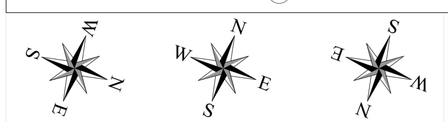
STATISTICS BLOCK 3			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	GARAGE/BASEMENT FLOOR		
	TOP UNIT A		
A0.1	Entrance	7.07	
A0.2	Garage	16.38	
A0.3	Furnace	2.99	
A0.4	Closet	0.67	
A0.5	Porch		3.37
	Basement Floor (Top Unit A):	27.11	3.37
	BOTTOM UNIT B		
B0.1	Entrance	7.07	
B0.2	Garage	16.38	
B0.3	Furnace	2.99	
B0.4	Closet	0.67	
B0.5	Porch		3.37
	Basement Floor (Bottom Unit B):	27.11	3.37
	GARAGE/BASEMENT FLOOR:	54.23	6.75
	TOP UNIT A AREA:	118.86	13.08
	BOTTOM UNIT B AREA:	91.70	3.37
	HOUSE AREA:	210.56	16.45

GARAGE/BASEMENT FLOOR PLAN BLOCK 3



STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	THIRD FLOOR		
	TOP UNIT A		
A3.1	Hallway	9.71	
A3.2	Master Bedroom	14.80	
A3.3	Bedroom 1	6.70	
A3.4	Bedroom 2	9.44	
A3.5	Ensuite	4.98	
A3.6	Bathroom	3.66	
A3.7	Wardrobe	2.72	
A3.8	Laundry	1.26	
A3.9	Closet	0.51	
A3.10	Closet	1.06	
A3.11	Balcony		4.09
	Third Floor (Top Unit A):	54.84	4.09
	THIRD FLOOR:	54.84	4.09

THIRD FLOOR PLAN (TYPICAL)



FOR BLOCK 1 FOR BLOCK 2 FOR BLOCK 3

No.	Reference	Date
7		
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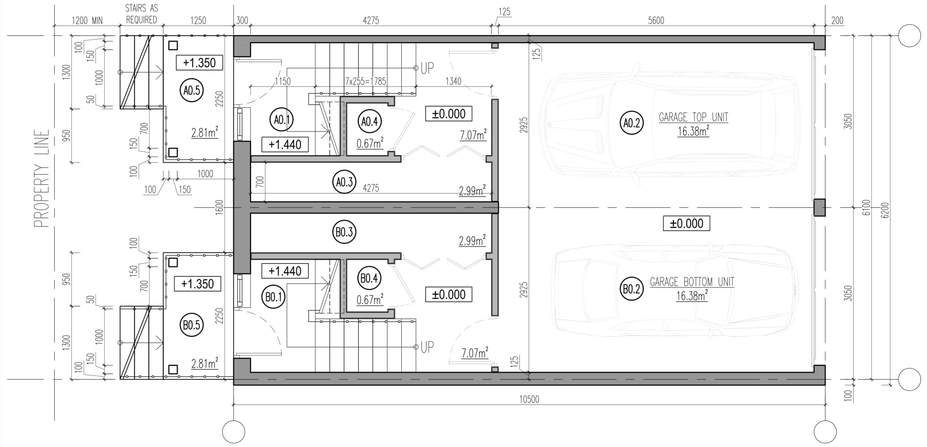
Project
STACKED TOWNHOMES
400-414 MARY STREET EAST, WHITBY

Drawing Title
PROPOSED FLOOR PLANS
INTERIOR UNITS

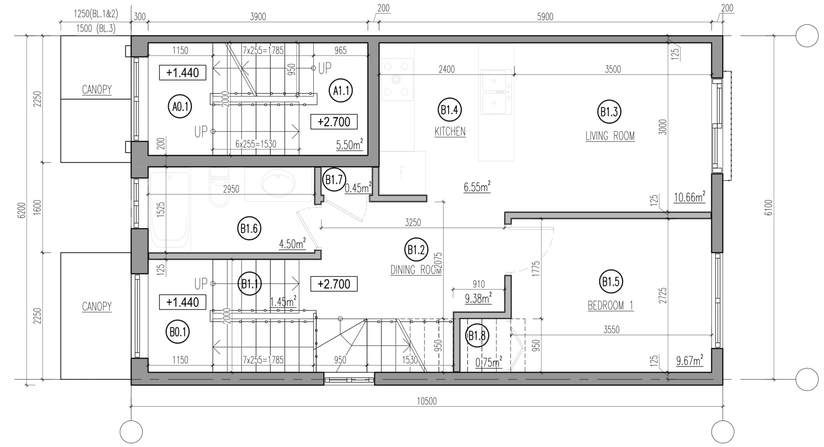
Scale 1 : 50
Date JAN 27, 2020
Project Number 218/03
Drawing Number A-02-1

D 914x610



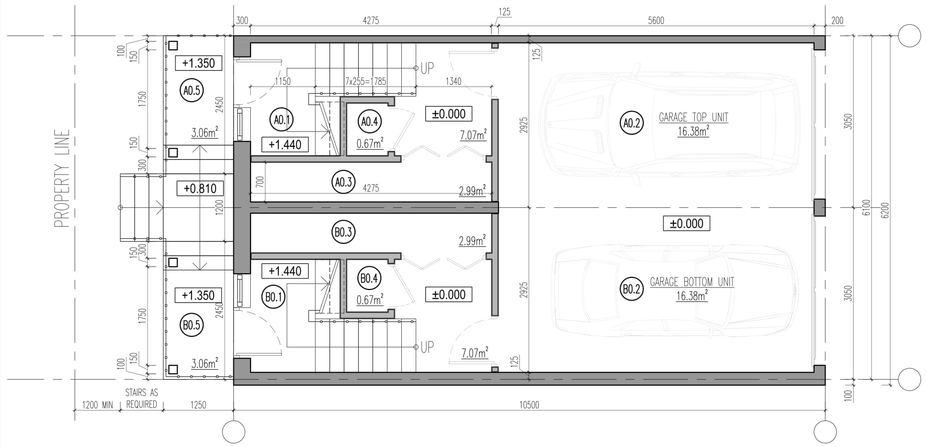
STATISTICS BLOCK 1			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	GARAGE/BASEMENT FLOOR		
	TOP UNIT A		
A0.1	Entrance	7.07	
A0.2	Garage	16.38	
A0.3	Furnace	2.99	
A0.4	Closet	0.67	
A0.5	Porch		2.81
	Basement Floor (Top Unit A):	27.11	2.81
	BOTTOM UNIT B		
B0.1	Entrance	7.07	
B0.2	Garage	16.38	
B0.3	Furnace	2.99	
B0.4	Closet	0.67	
B0.5	Porch		2.81
	Basement Floor (Bottom Unit B):	27.11	2.81
	GARAGE/BASEMENT FLOOR:	54.23	5.63
	TOP UNIT A AREA:	118.86	12.52
	BOTTOM UNIT B AREA:	91.70	2.81
	HOUSE AREA:	210.56	15.33

GARAGE/BASEMENT FLOOR PLAN BLOCK 1



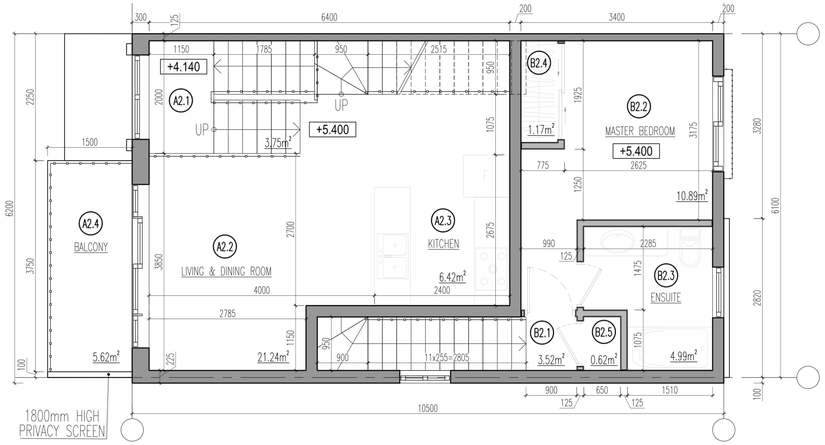
STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	FIRST FLOOR		
	TOP UNIT A		
A1.1	Stairs 1	5.50	
	First Floor (Top Unit A):	5.50	
	BOTTOM UNIT B		
B1.1	Stairs 1	1.45	
B1.2	Dining Room	9.38	
B1.3	Living Room	10.66	
B1.4	Kitchen	6.55	
B1.5	Bedroom 1	9.67	
B1.6	Bathroom	4.50	
B1.7	Closet	0.45	
B1.8	Closet	0.75	
	First Floor (Bottom Unit B):	43.40	
	FIRST FLOOR:	48.90	

FIRST FLOOR PLAN (TYPICAL)



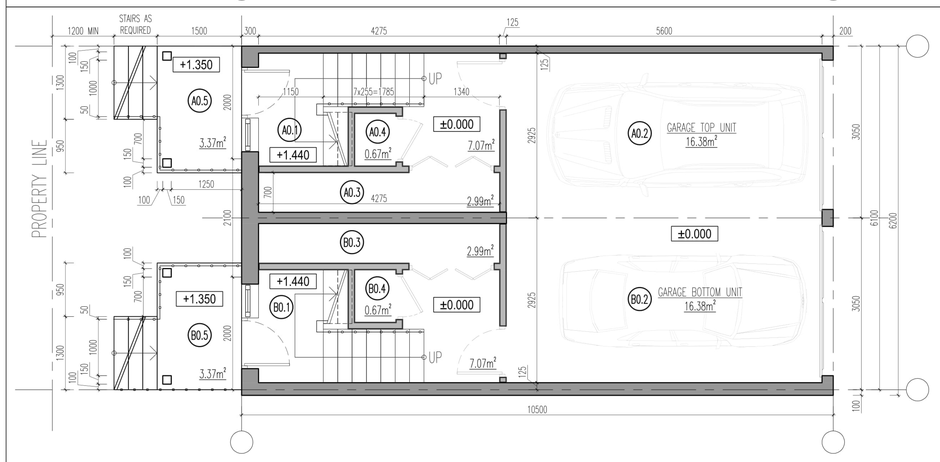
STATISTICS BLOCK 2			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	GARAGE/BASEMENT FLOOR		
	TOP UNIT A		
A0.1	Entrance	7.07	
A0.2	Garage	16.38	
A0.3	Furnace	2.99	
A0.4	Closet	0.67	
A0.5	Porch		3.06
	Basement Floor (Top Unit A):	27.11	3.06
	BOTTOM UNIT B		
B0.1	Entrance	7.07	
B0.2	Garage	16.38	
B0.3	Furnace	2.99	
B0.4	Closet	0.67	
B0.5	Porch		3.06
	Basement Floor (Bottom Unit B):	27.11	3.06
	GARAGE/BASEMENT FLOOR:	54.23	6.12
	TOP UNIT A AREA:	118.86	12.77
	BOTTOM UNIT B AREA:	91.70	3.06
	HOUSE AREA:	210.56	15.83

GARAGE/BASEMENT FLOOR PLAN BLOCK 2



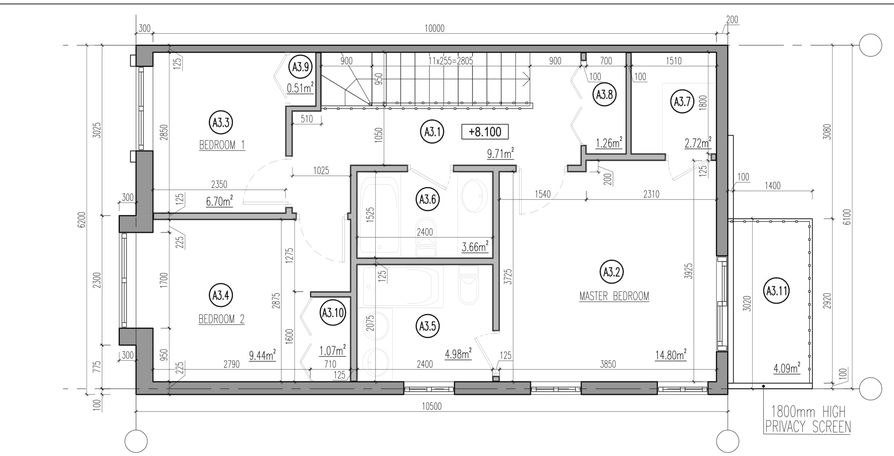
STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	SECOND FLOOR		
	TOP UNIT A		
A2.1	Stairs 1	3.75	
A2.2	Living & Dining Room	21.24	
A2.3	Kitchen	6.42	
A2.4	Balcony		5.62
	Second Floor (Top Unit A):	31.41	5.62
	BOTTOM UNIT B		
B2.1	Stairs 2	3.52	
B2.2	Master Bedroom	10.89	
B2.3	Ensuite	4.99	
B2.4	Closet	1.17	
B2.5	Laundry	0.62	
	Second Floor (Bottom Unit B):	21.19	
	SECOND FLOOR:	52.60	5.62

SECOND FLOOR PLAN (TYPICAL)



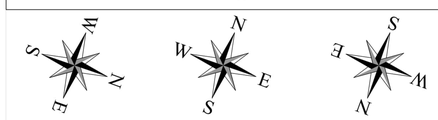
STATISTICS BLOCK 3			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	GARAGE/BASEMENT FLOOR		
	TOP UNIT A		
A0.1	Entrance	7.07	
A0.2	Garage	16.38	
A0.3	Furnace	2.99	
A0.4	Closet	0.67	
A0.5	Porch		3.37
	Basement Floor (Top Unit A):	27.11	3.37
	BOTTOM UNIT B		
B0.1	Entrance	7.07	
B0.2	Garage	16.38	
B0.3	Furnace	2.99	
B0.4	Closet	0.67	
B0.5	Porch		3.37
	Basement Floor (Bottom Unit B):	27.11	3.37
	GARAGE/BASEMENT FLOOR:	54.23	6.75
	TOP UNIT A AREA:	118.86	13.08
	BOTTOM UNIT B AREA:	91.70	3.37
	HOUSE AREA:	210.56	16.45

GARAGE/BASEMENT FLOOR PLAN BLOCK 3



STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	THIRD FLOOR		
	TOP UNIT A		
A3.1	Hallway	9.71	
A3.2	Master Bedroom	14.80	
A3.3	Bedroom 1	6.70	
A3.4	Bedroom 2	9.44	
A3.5	Ensuite	4.98	
A3.6	Bathroom	3.66	
A3.7	Wardrobe	2.72	
A3.8	Laundry	1.26	
A3.9	Closet	0.51	
A3.10	Closet	1.07	
A3.11	Balcony		4.09
	Third Floor (Top Unit A):	54.84	4.09
	THIRD FLOOR:	54.84	4.09

THIRD FLOOR PLAN (TYPICAL)



FOR BLOCK 1 FOR BLOCK 2 FOR BLOCK 3

No.	Reference	Date
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Revisions

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Project

STACKED TOWNHOMES

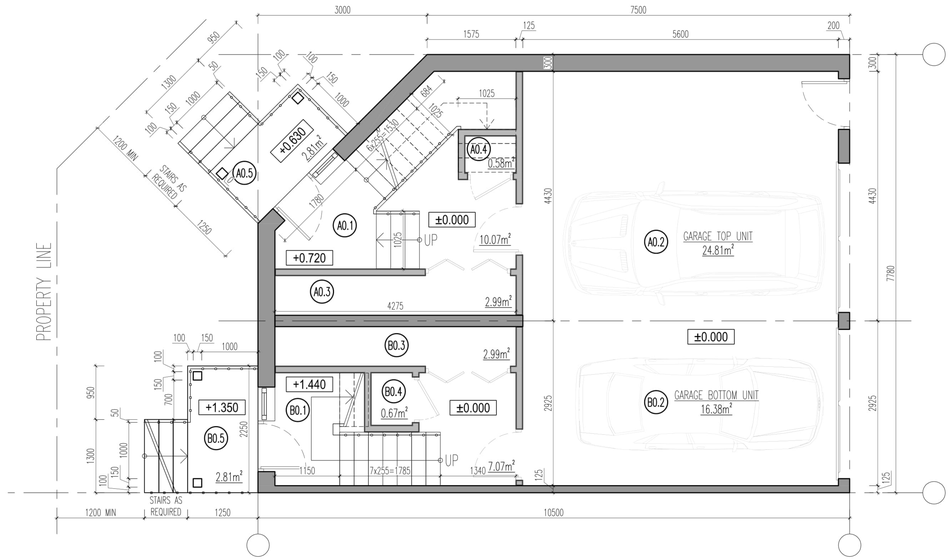
400-414 MARY STREET EAST, WHITBY

Drawing Title

PROPOSED FLOOR PLANS
EXTERIOR UNITS

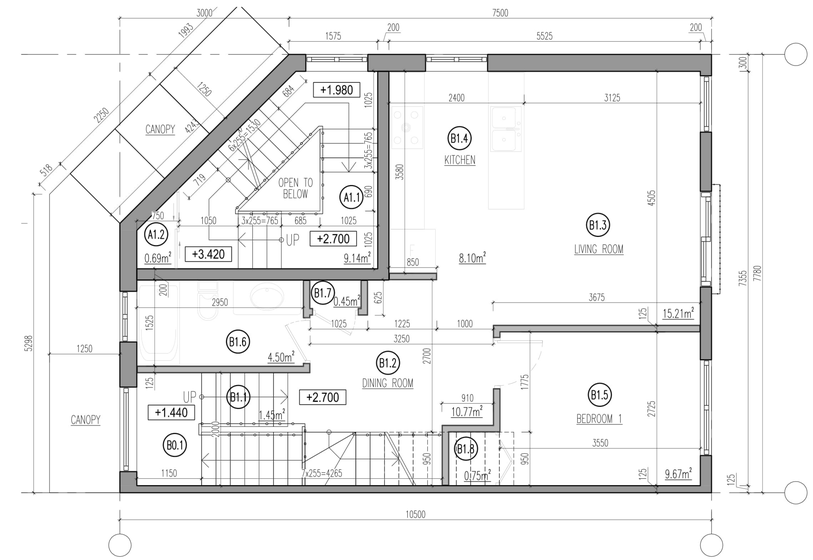
Scale	Date
1 : 50	JAN 27, 2020
Project Number	Drawing Number
218/03	A-02-2

D 914x610



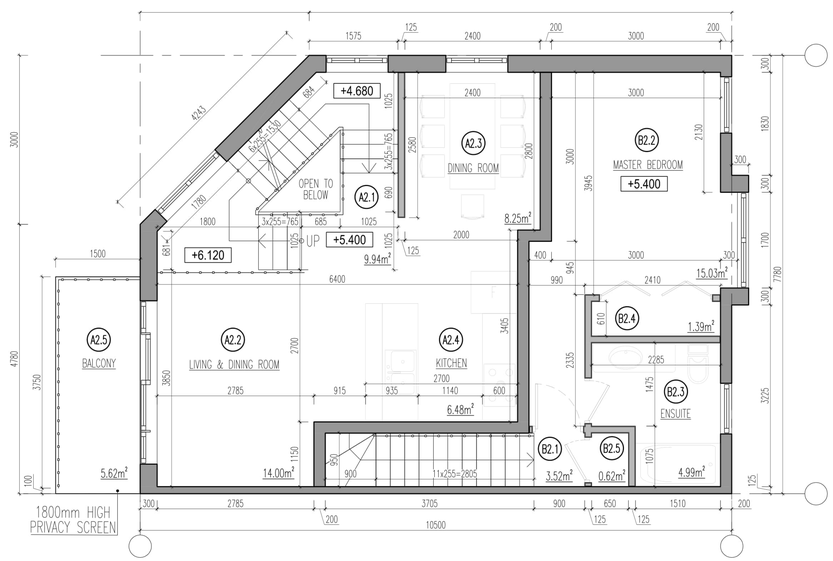
STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	GARAGE/BASEMENT FLOOR		
	TOP UNIT A		
A0.1	Entrance	10.07	
A0.2	Garage	24.81	
A0.3	Furnace	2.99	
A0.4	Closet	0.58	
A0.5	Porch		2.81
	Basement Floor (Top Unit A):	38.46	2.81
	BOTTOM UNIT B		
B0.1	Entrance	7.07	
B0.2	Garage	16.38	
B0.3	Furnace	2.99	
B0.4	Closet	0.67	
B0.5	Porch		2.81
	Basement Floor (Bottom Unit B):	27.11	2.81
	GARAGE/BASEMENT FLOOR:	65.57	5.62
	TOP UNIT A AREA:	148.99	8.43
	BOTTOM UNIT B AREA:	103.56	2.81
	HOUSE AREA:	252.55	11.24

GARAGE/BASEMENT FLOOR PLAN



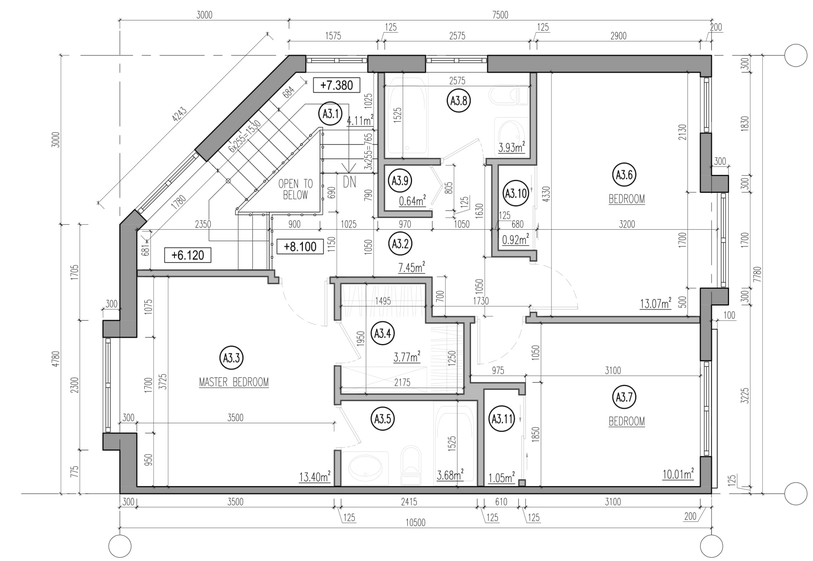
STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	FIRST FLOOR		
	TOP UNIT A		
A1.1	Stairs 1	9.14	
A1.2	Closet	0.69	
	First Floor (Top Unit A):	9.84	
	BOTTOM UNIT B		
B1.1	Stairs 1	1.45	
B1.2	Dining Room	10.77	
B1.3	Living Room	15.21	
B1.4	Kitchen	8.10	
B1.5	Bedroom 1	9.67	
B1.6	Bathroom	4.50	
B1.7	Closet	0.45	
B1.8	Closet	0.75	
	First Floor (Bottom Unit B):	50.89	
	FIRST FLOOR:	60.73	

FIRST FLOOR PLAN



STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	SECOND FLOOR		
	TOP UNIT A		
A2.1	Stairs 1	9.94	
A2.2	Living Room	14.00	
A2.3	Dining Room	8.25	
A2.4	Kitchen	6.48	
A2.5	Balcony		5.62
	Second Floor (Top Unit A):	38.66	5.62
	BOTTOM UNIT B		
B2.1	Stairs 2	3.52	
B2.2	Master Bedroom	15.03	
B2.3	Ensuite	4.99	
B2.4	Closet	1.39	
B2.5	Laundry	0.62	
	Second Floor (Bottom Unit B):	25.56	
	SECOND FLOOR:	64.22	5.62

SECOND FLOOR PLAN



STATISTICS			
NN	NAME OF ROOM	AREA, m²	Area ext., m²
	THIRD FLOOR		
	TOP UNIT A		
A3.1	Stairs	4.11	
A3.2	Hallway	7.45	
A3.3	Master Bedroom	13.40	
A3.4	Wardrobe	3.77	
A3.5	Ensuite	3.68	
A3.6	Bedroom 1	13.07	
A3.7	Bedroom 2	10.01	
A3.8	Bathroom	3.93	
A3.9	Laundry	0.64	
A3.10	Closet	0.92	
A3.11	Closet	1.05	
	Third Floor (Top Unit A):	62.03	
	THIRD FLOOR:	62.03	

THIRD FLOOR PLAN

No.	Reference	Date
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Revisions

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STACKED TOWNHOMES

400-414 MARY STREET EAST, WHITBY

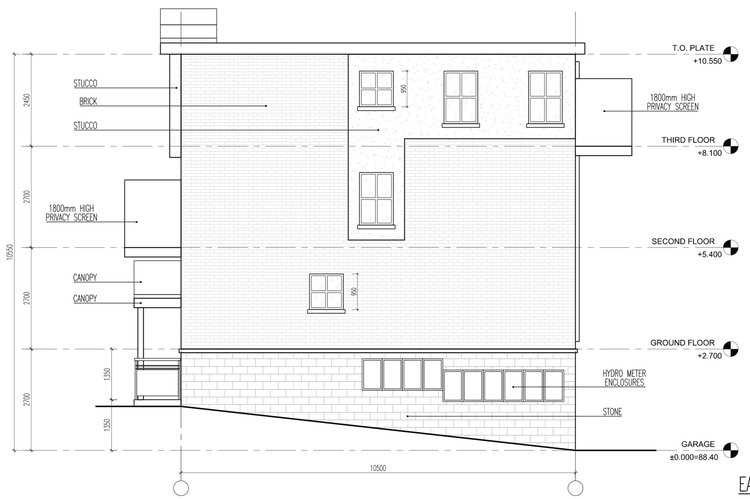
Drawing Title

PROPOSED FLOOR PLANS
CORNER UNIT

Scale	Date
1 : 50	JAN 27, 2020
Project Number	Drawing Number
218/03	A-02-3

D 914x610

SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

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STACKED TOWNHOMES

400-414 MARY STREET EAST, WHITBY

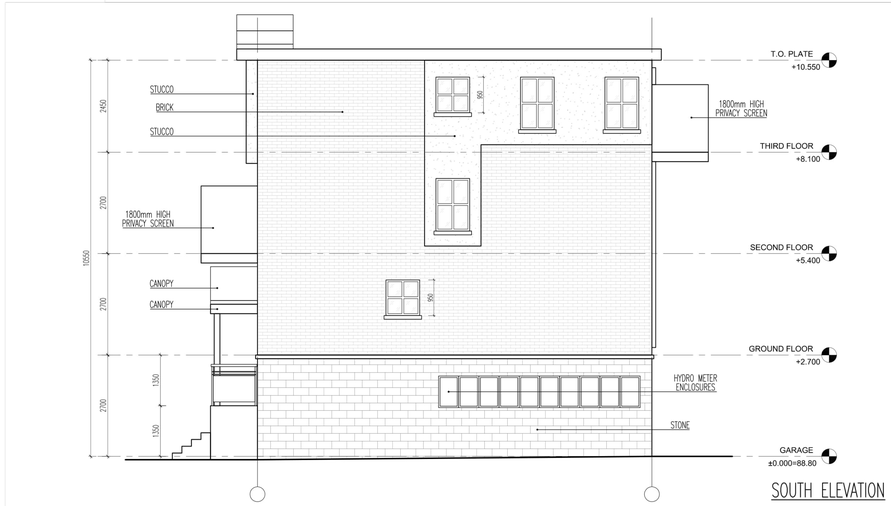
Drawing Title

PROPOSED ELEVATIONS
BLOCK 1

Scale	Date
1 : 50	JAN 27, 2020
Project Number	Drawing Number
218/03	A-03-1

D 914x610

WEST ELEVATION



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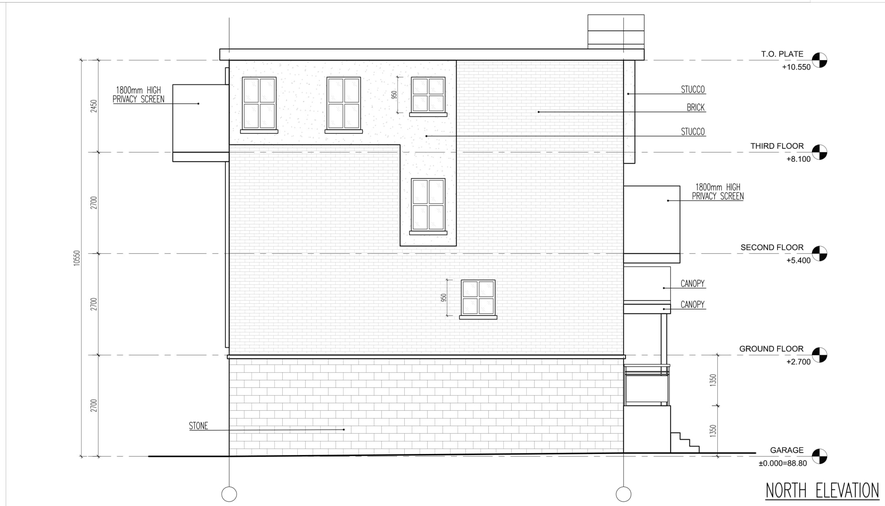

NORTH ELEVATION

EAST ELEVATION

No.	Reference	Date
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STACKED TOWNHOMES

400-414 MARY STREET EAST, WHITBY

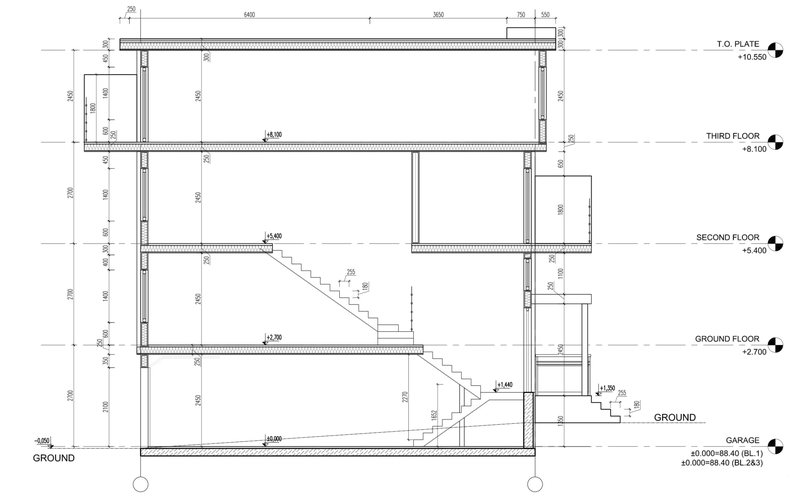
Drawing Title

PROPOSED ELEVATIONS
BLOCK 2

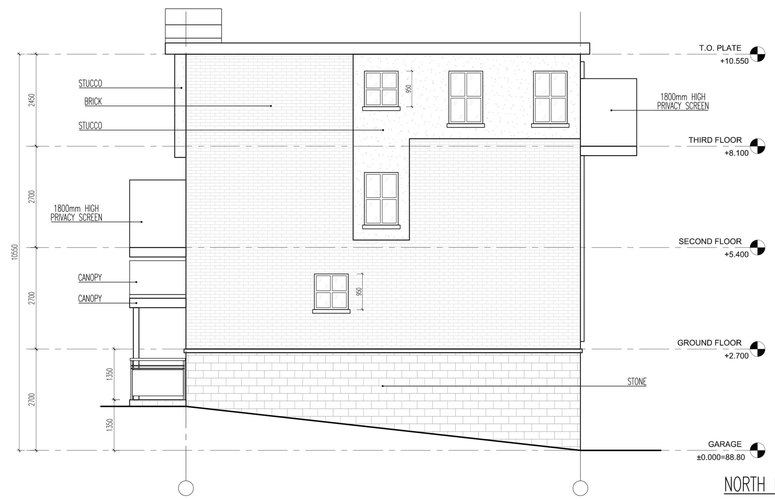
Scale	Date
1 : 50	JAN 27, 2020
Project Number	**Drawing Number**
218/03	A-03-2

D 914x610

EAST ELEVATION



SECTION



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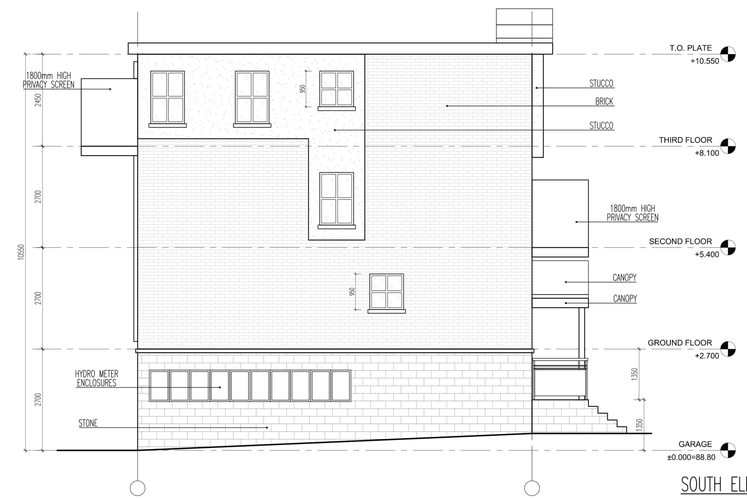

SOUTH ELEVATION

WEST ELEVATION

No.	Reference	Date
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Project

STACKED TOWNHOMES

400-414 MARY STREET EAST, WHITBY

Drawing Title

PROPOSED ELEVATIONS
BLOCK 3.
SECTION

Scale	Date
1 : 50	JAN 27, 2020
Project Number	Drawing Number
218/03	A-03-3

D 914x610