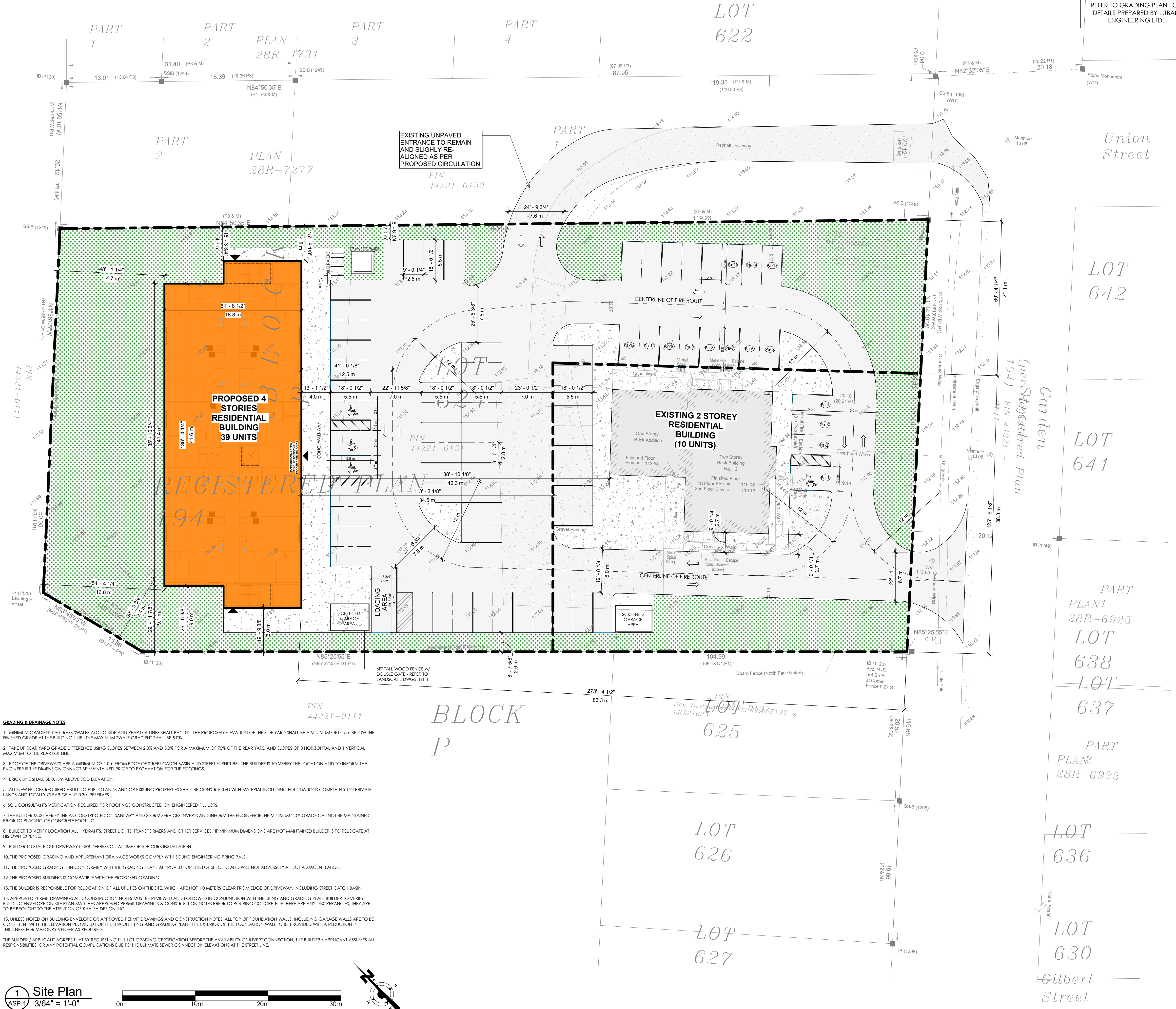
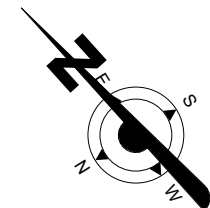


- GRADING & DRAINAGE NOTES**
1. MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SHALL BE A MINIMUM OF 0.15m BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM WALL GRADIENT SHALL BE 5.0%.
 2. TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 75% OF THE REAR YARD AND SLOPES OF 3 HORIZONTAL AND 1 VERTICAL MAXIMUM TO THE REAR LOT LINE.
 3. EDGE OF THE DRIVEWAYS ARE A MINIMUM OF 1.0m FROM EDGE OF STREET CATCH BASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATION AND TO INFORM THE ENGINEER IF THE DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
 4. BRICK LINE SHALL BE 0.15m ABOVE SOD ELEVATION.
 5. ALL NEW FENCES REQUIRED ADJUTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL INCLUDING FOUNDATIONS COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.3m RESERVES.
 6. SOIL CONSULTANTS VERIFICATION REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
 7. THE BUILDER MUST VERIFY THE AS CONSTRUCTED ON SANITARY AND STORM SERVICES INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2.0% GRADE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTINGS.
 8. BUILDER TO VERIFY LOCATION ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
 9. BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSION AT TIME OF TOP CURB INSTALLATION.
 10. THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPALS.
 11. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS LOT SPECIFIC AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
 12. THE PROPOSED GRADING IS COMPATIBLE WITH THE PROPOSED GRADING.
 13. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE, WHICH ARE NOT 1.0 METERS CLEAR FROM EDGE OF DRIVEWAY, INCLUDING STREET CATCH BASIN.
 14. APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF KHALSA DESIGN INC.
 15. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS, INCLUDING GARAGE WALLS ARE TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR THE TYP ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION IN THICKNESS FOR MASONRY VENEER AS REQUIRED.
- THE BUILDER / APPLICANT AGREES THAT BY REQUESTING THIS LOT GRADING CERTIFICATION BEFORE THE AVAILABILITY OF INVERT CONNECTION, THE BUILDER / APPLICANT ASSUMES ALL RESPONSIBILITIES, OR ANY POTENTIAL COMPLICATIONS DUE TO THE ULTIMATE SEWER CONNECTION ELEVATIONS AT THE STREET LINE.

1 Site Plan
ASP-1 3/64" = 1'-0"

0m 10m 20m 30m

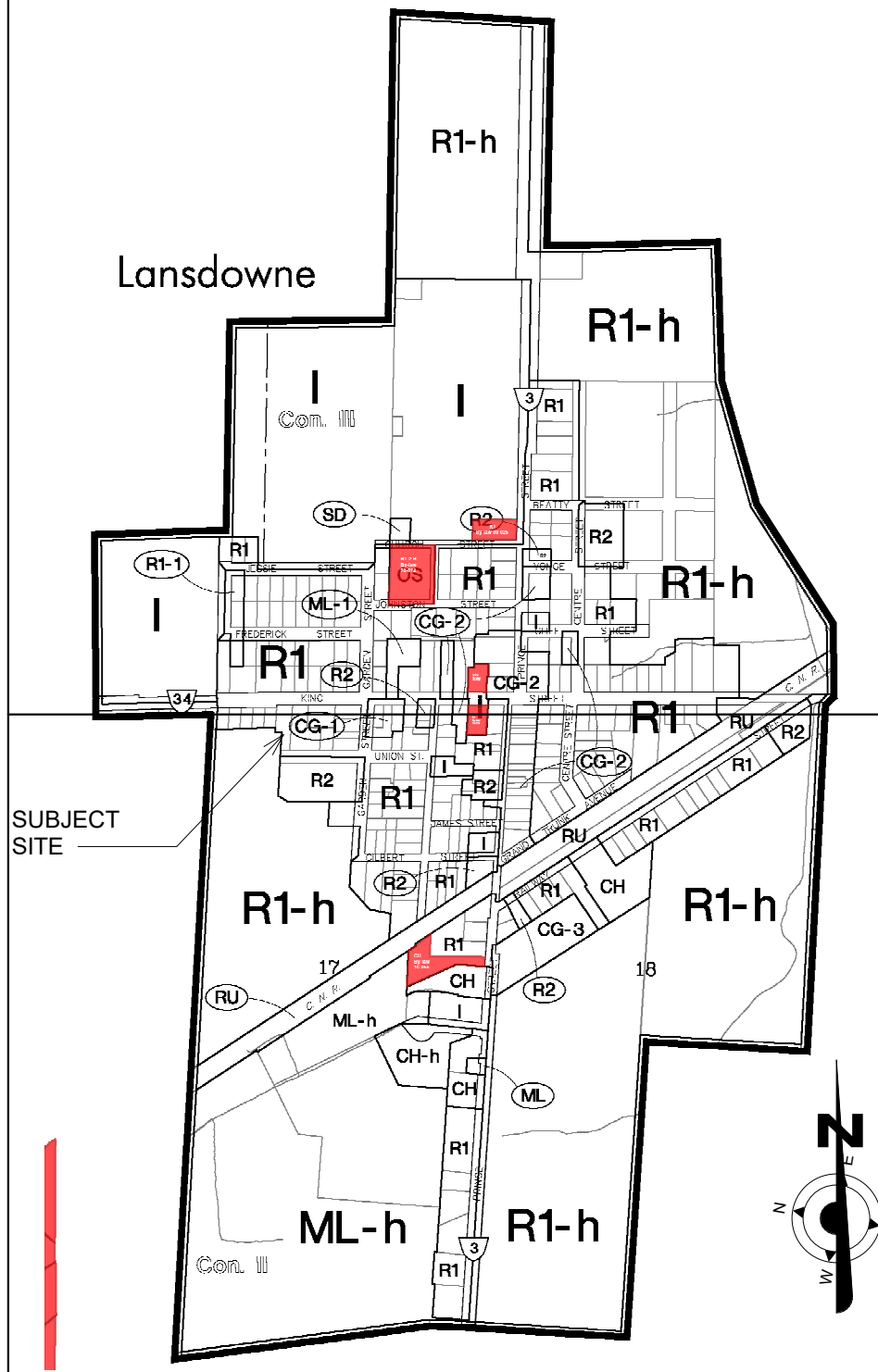


SURVEY NOTE:
EXISTING TOPOGRAPHIC SURVEY
INFORMATION TAKEN FROM
SURVEY PREPARED BY HOPKINS
CHITTY LAND SURVEYORS INC.

GRADING NOTE:
REFER TO GRADING PLAN FOR
DETAILS PREPARED BY LUBAN
ENGINEERING LTD.

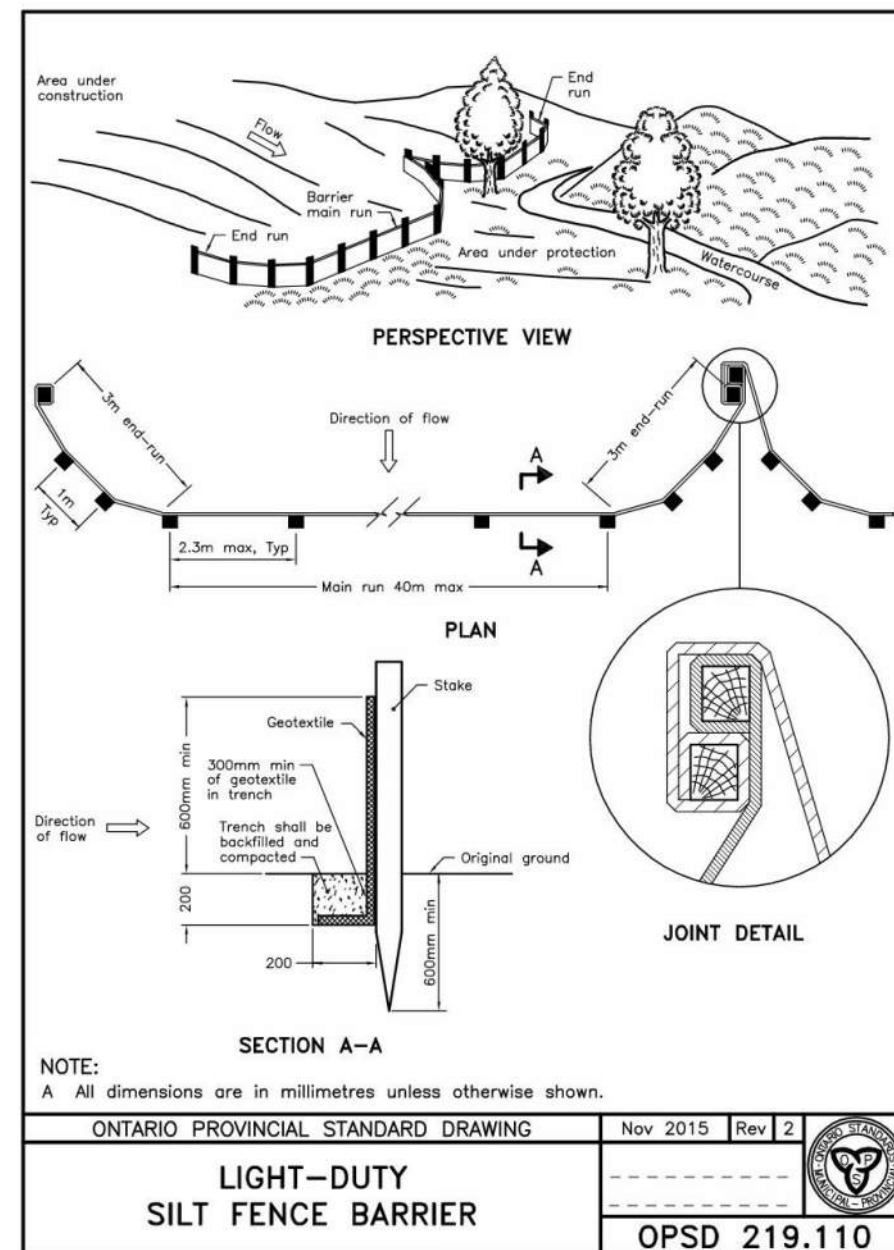
SITE PLAN

ALL OF LOT 624 AND PART OF BLOCK P,
REGISTERED PLAN 194
VILLAGE OF LANDSDOWNE
TOWNSHIP OF LEEDS & THE THOUSAND ISLANDS



SITE STATISTICS		
R2 ZONE - SECOND DENSITY RESIDENTIAL - LANDSDOWNE ZONE		
	BY LAW	PROPOSED
LOT AREA	289.6 sq. ft. (26.8 sq. m)	6933.35 sq. ft. (642.1 sq. m)
LOT FRONTAGE	18.0 m	292.36 m
FRONT YARD	N/A	39.54 m
EXTERIOR SIDE YARD	7.5 m	N/A
SIDE YARD	3.0 m	4.7 m
REAR YARD	7.5 m	14.7 m
BUILDING HEIGHT	12.0 m	13.8 m
LOT COVERAGE	35%	17.3%
	EXISTING	PROPOSED
DENSITY (MAXIMUM)	75 units per hectare	30.7%
LANDSCAPE OPEN SPACE	35%	(2131.08 m²)

PARKING COUNT:
PROPOSED EXISTING RESIDENTIAL BLDG. RESIDENTIAL BLDG. = 15 SPACES NEW = 57 SPACES
TOTAL = 72 SPACES
REQUIRED: EXISTING RESIDENTIAL BLDG. (10 UNITS x 1.5) = 15 SPACES
NEW RESIDENTIAL BLDG. (39 UNITS x 1.5) = 59 SPACES
TOTAL = 74 SPACES



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
LIGHT-DUTY
SILT FENCE BARRIER
Nov 2015 Rev 2
OPSD 219.110

PROJECT NAME

RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS

12 GARDEN ST. LANDSDOWNE
ON

CLIENT

**NORTHRIDGE
HOMES LTD.**

ARCHITECT

KHALSA DESIGN INC.



BRAMPTON, ON

TELEPHONE: 647-468-2940

CONSULTANTS:

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ARCHITECT SEAL:



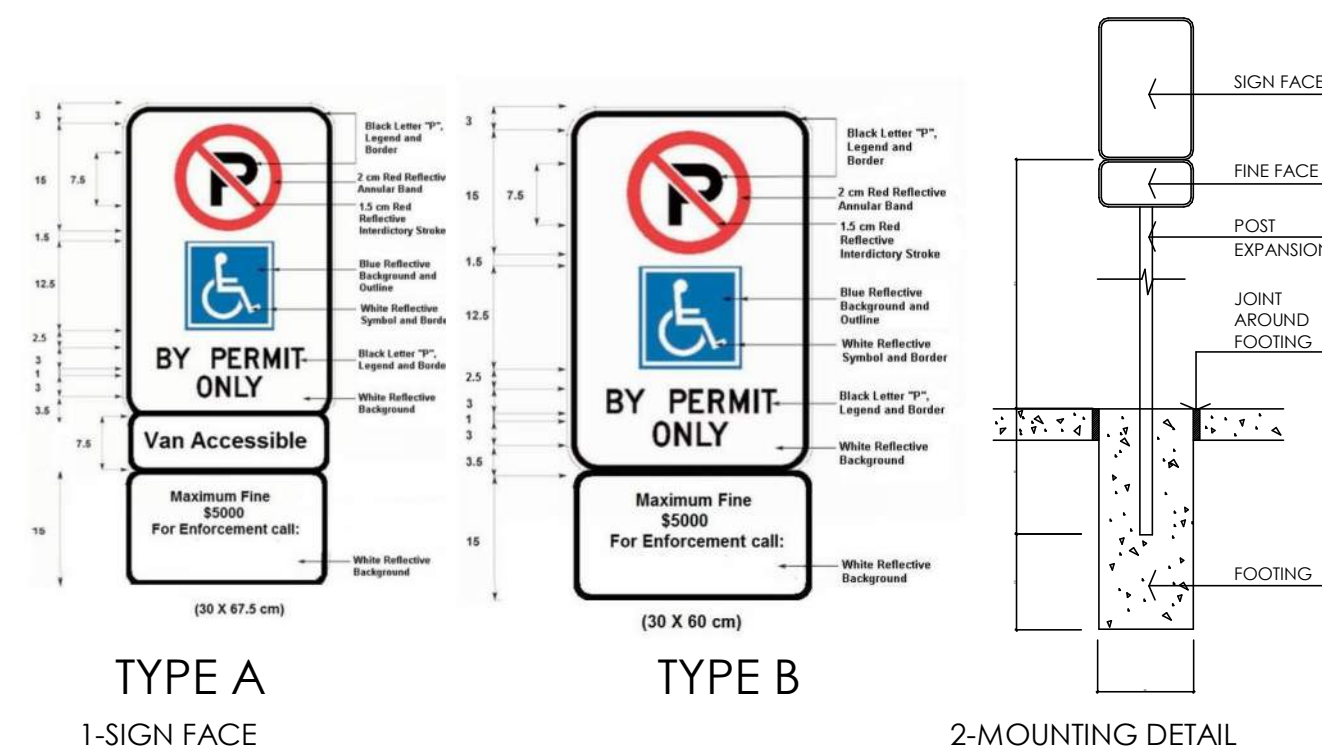
Project number 26011
Date 06/13/2026
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Checked by KDI
Scale As indicated

REVISIONS

No.	Description	Date

SITE PLAN

ASP-1
RESIDENTIAL DEVELOPMENT



BARRIER FREE PARKING SIGNAGE REQUIREMENTS

- ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW
 - ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3- SIGN LOCATION FOR
 - MULTIPLE PARKING STALLS IS ACCEPTABLE. THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 1.6m AND NO MORE THAN 2.0m ABOVE THE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE FACE OF THE SIDEWALK. SIGN(S) MUST NOT OBSTRUCT THE SIDEWALK.
 - WHERE AN UNOBTSTRUCTED BUILDING FACE IS LOCATION NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.

POST

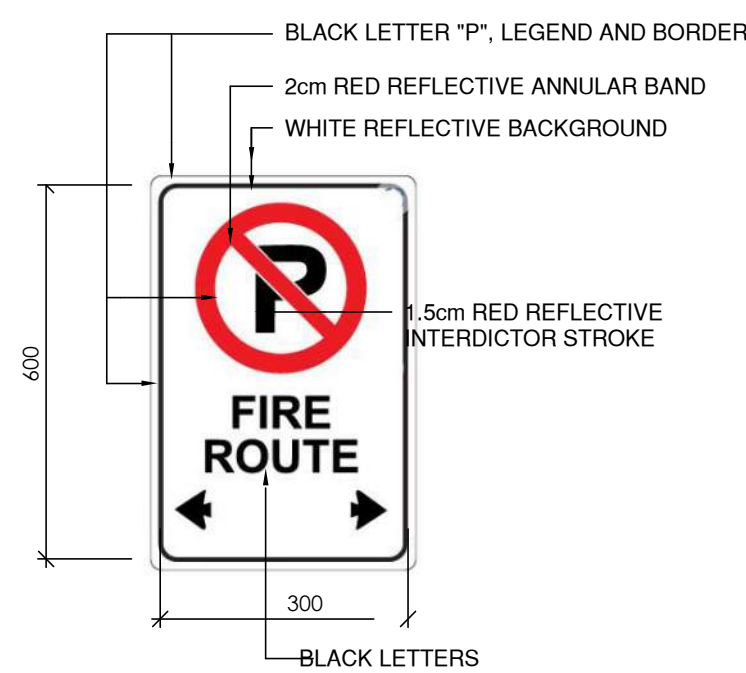
- 75mm DIAMETER GALVANIZED STANDARD STEEL PIPE, POST TO BE CAST IN PLACE IN 300mm DIAMETER CONCRETE FOOTINGOR
- REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (<http://www.impactrecovery.com/>) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS



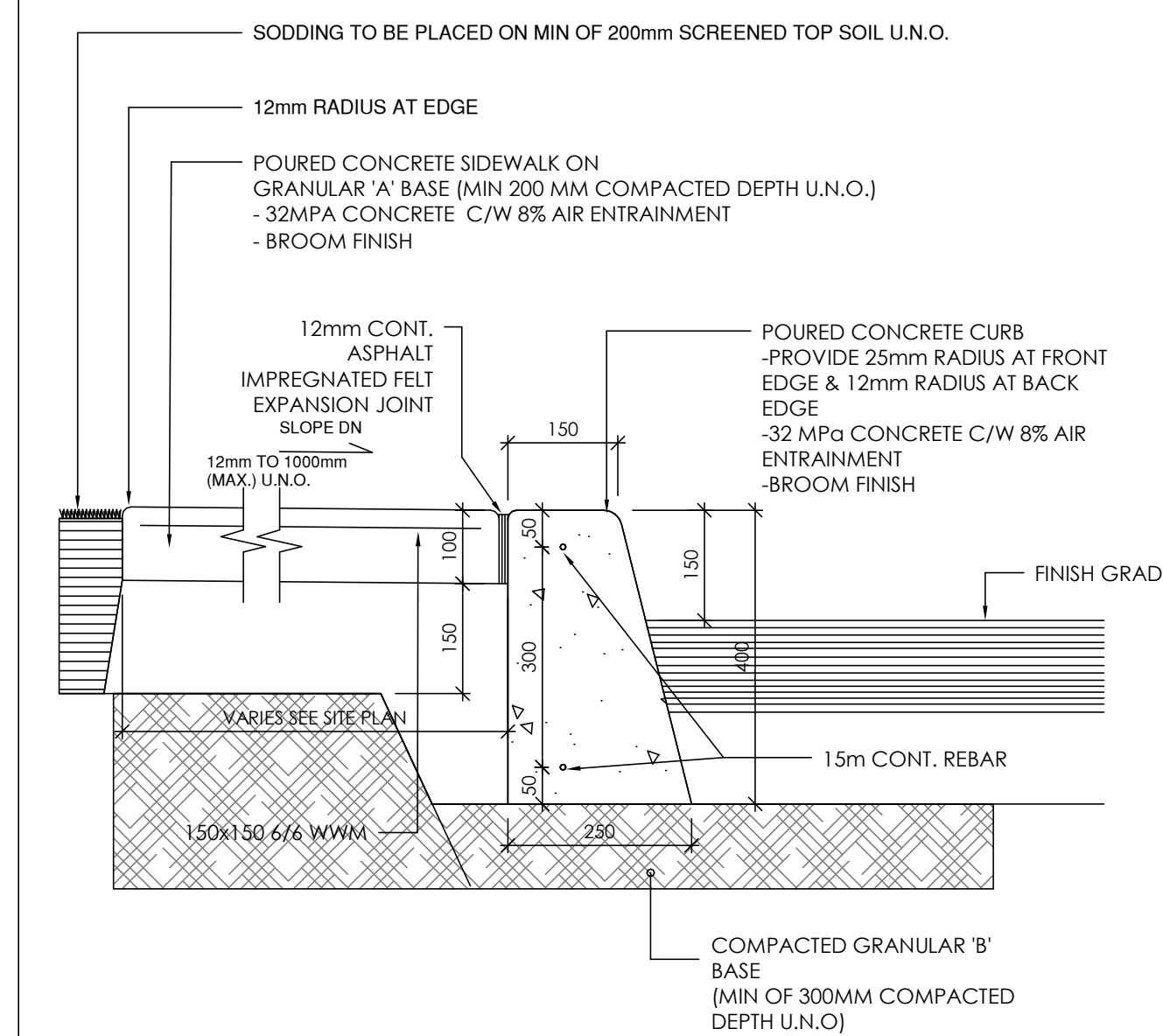
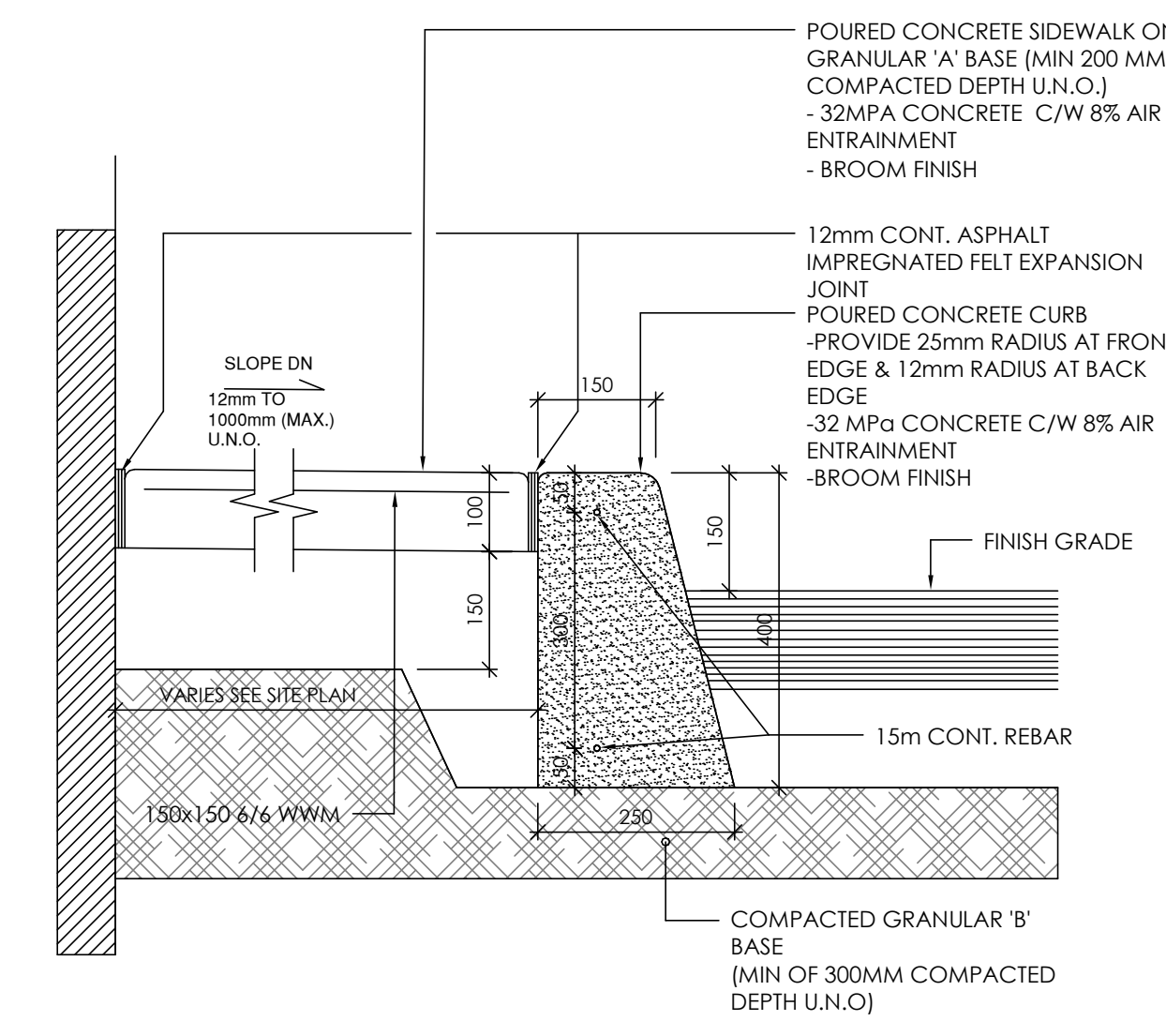
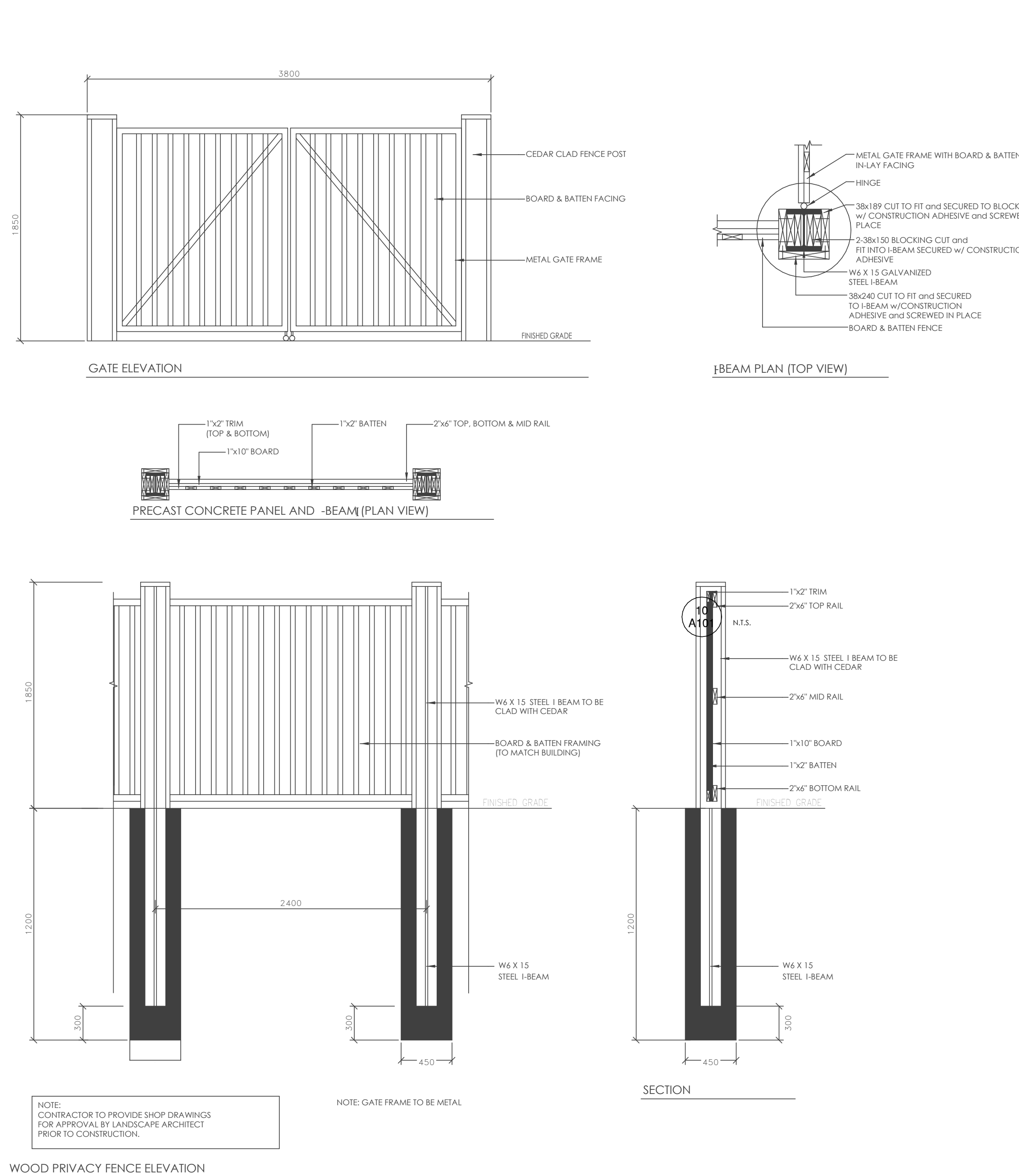
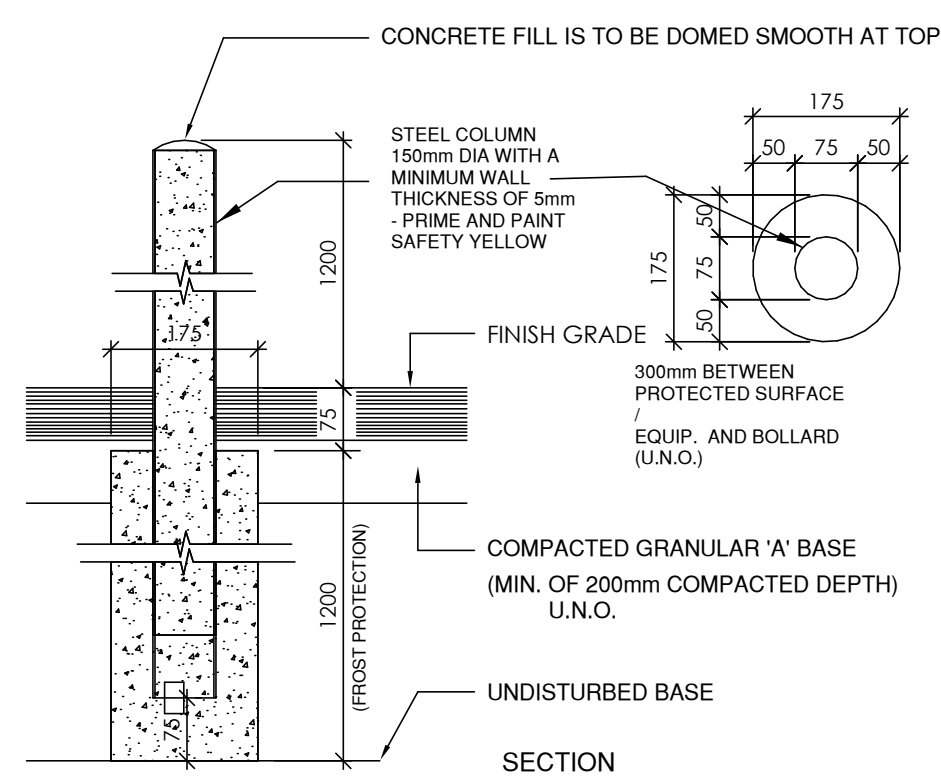
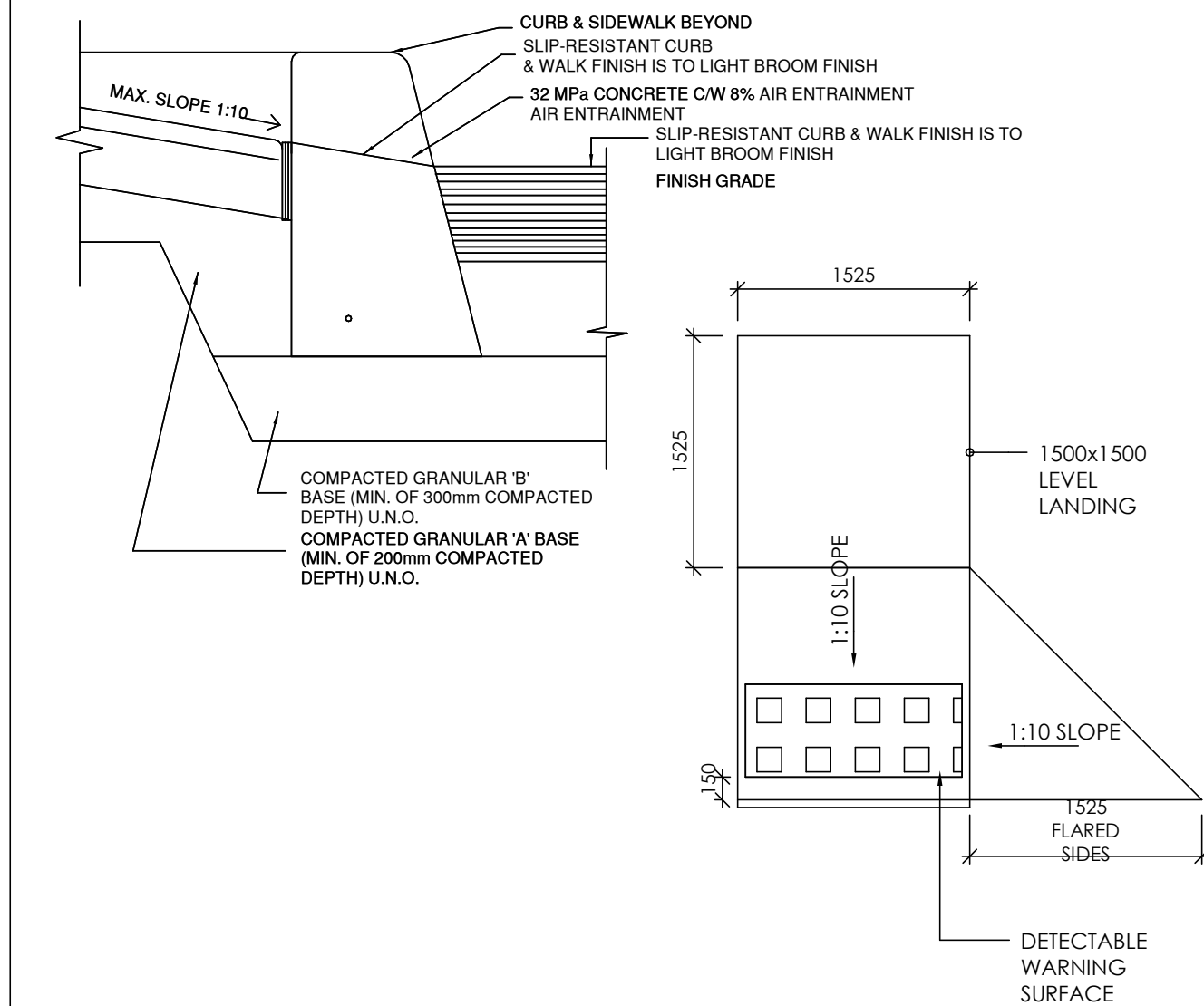
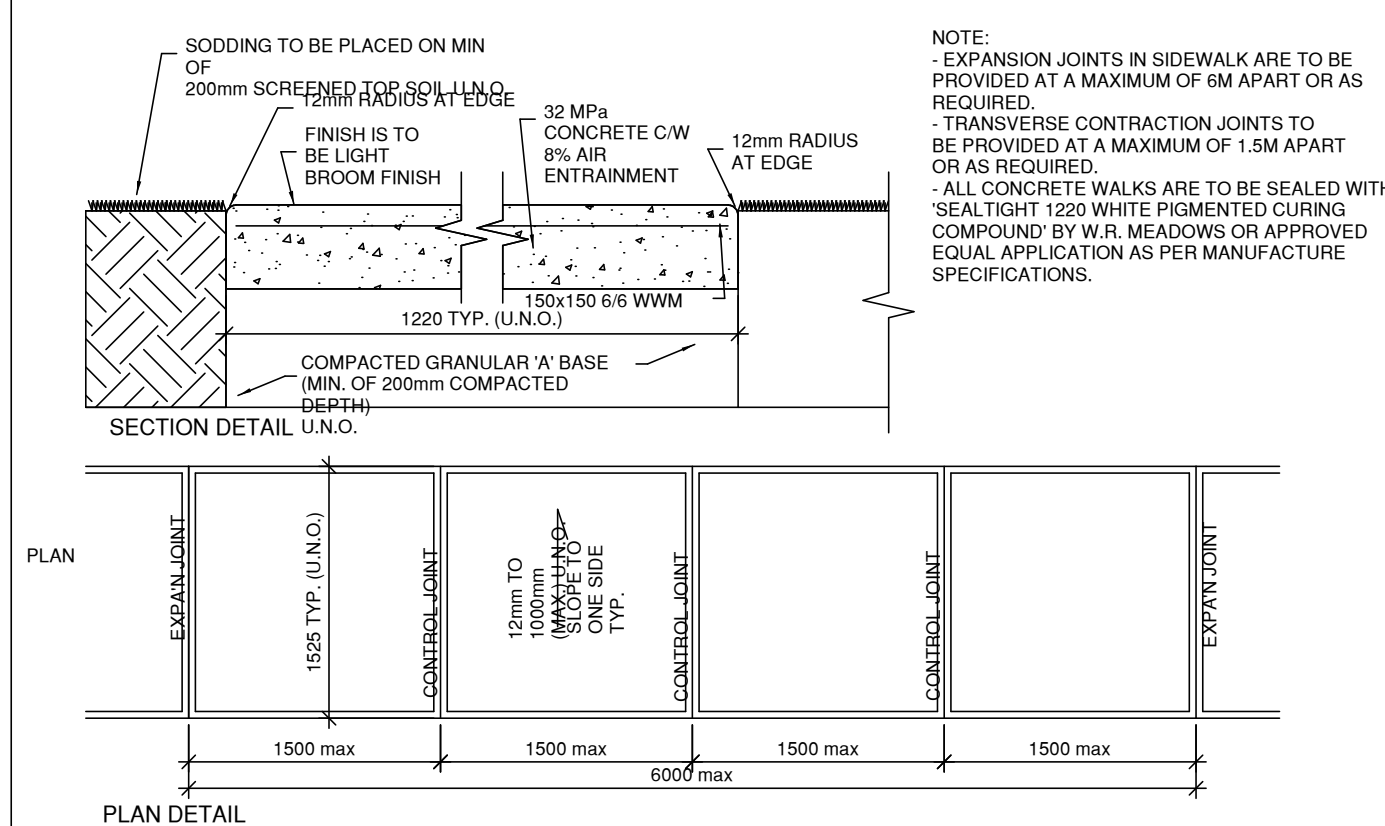
- 0.064 GAUGE ALUMINUM SIGN
- BLANK WHITE BACKGROUND
- HOLES-METRO PUNCH

MOUNTING

- THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
- TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEX-HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD SHIELD MASONRY ANCHORS.
- TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2mm WITH TWO #10 PLATED, SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.



1. SIGNS TO BE SET AN ANGLE OF NOT LESS THAN 30° AND NO MORE THAN 45° TO A LINE PARALLEL TO THE FLOW OF TRAFFIC AND SHOULD ALWAYS BE VISIBLE TO APPROACHING TRAFFIC
2. SIGNS TO BE PLACED ON EITHER SIDES (STAGGERED) TO THE FIRE ACCESS ROUTE AT INTERVALS OF NOT MORE THAN 30m APART
3. SIGNS SHALL NOT EXCEED 2m AND NOT LESS THAN 1.5M IN HEIGHT MEASURED FROM THE BOTTOM OF THE SIGN TO THE FINISHED PAVEMENT/ GRADE



PROJECT NAME

RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS

12 GARDEN ST. LANDSDOWNE
ON

CLIENT

**NORTHRIDGE
HOMES LTD.**

ARCHITECT

KHALSA DESIGN INC.



BRAMPTON, ON

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Date	06/13/2021
Drawn by	ASE
Checked by	KD
Scale	

REVISIONS

[illegible]

SITE PLAN DETAILS

ASP-2

RESIDENTIAL DEVELOPMENT



T/O GROUND FLOOR	9102 SF	846 m ²
T/O SECOND FLOOR	9102 SF	846 m ²
T/O THIRD FLOOR	8844 SF	822 m ²
T/O FOURTH FLOOR	8844 SF	822 m ²
Grand total: 4	35891 SF	3334 m ²

Name of Practice:
KHALSA DESIGN INC.



KHALSA
647-468-2940

Name of Project:
12 GARDEN ST. LANDSDOWNE ON

Location:
12 GARDEN ST. LANDSDOWNE ON

Date:
FEB. 02 2026

Ontario Building Code Data Matrix - Part 3										Building Code Reference I
3.00	BUILDING CODE VERSION: O_Reg. 163/24 Last Amendment O_Reg. 203/24									
3.01	PROJECT TYPE:	☒ NEW ☐ ADDITION ☐ RENOVATION ☐ CHANGE OF USE ☐ ADDITION AND RENOVATION DESCRIPTION: NEW 4 STOREY RESIDENTIAL BUILDING							[A] 1.1.2.	
3.02	MAJOR OCCUPANCY CLASSIFICATION:	GROUND FLOOR LEVEL 2 - 4 OCCUPANCY GROUP C / A GROUP C USE RESIDENTIAL / AMENITY RESIDENTIAL							3.1.2.1.(1)	
3.03	SUPERIMPOSED MAJOR OCCUPANCIES:	☒ NO ☐ YES DESCRIPTION:							3.2.2.7.	
3.04	BUILDING AREA (M2)	DESCRIPTION: EXISTING 0 m² NEW 846 m² TOTAL 846 m²							[A] 1.4.1.2.	
3.05	GROSS AREA (M2)	DESCRIPTION: EXISTING N/A NEW 3334 m² TOTAL 3334 m²							[A] 1.4.1.2.	
3.06	MEZZANINE AREA (M2)	DESCRIPTION: EXISTING N/A NEW N/A TOTAL N/A							3.2.1.1.	
3.07	BUILDING HEIGHT	4 STOREYS ABOVE GRADE 0 STOREYS BELOW GRADE 13.5 (M) ABOVE GRADE							[A] 1.4.1.2. & 3.2.1.1	
3.08	HIGH BUILDING	☒ NO ☐ YES							3.2.6.	
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1 STREET							3.2.2.10. & 3.2.5.	
3.10	BUILDING CLASSIFICATION: (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.52 Group C, up to 4 Storeys, Sprinklered							3.2.2.64	
3.11	SPRINKLER SYSTEM	☒ REQUIRED ☐ NOT REQUIRED PROPOSED: ☐ ENTIRE BUILDING ☐ BASEMENT ☐ NONE ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ IN LIEU OF ROOF RATING							3.2.1.5. & 3.2.2.17.	
3.12	STANDPIPE SYSTEM	☐ REQUIRED ☒ NOT REQUIRED							3.2.9.	
3.13	FIRE ALARM SYSTEM	☒ REQUIRED ☐ NOT REQUIRED PROPOSED: ☒ SINGLE STAGE ☐ TWO STAGE ☐ NONE							3.2.4.	
3.14	WATER SERVICE / SUPPLY IS ADEQUATE	☐ NO ☒ YES								
3.15	CONSTRUCTION TYPE:	RESTRICTION: ☒ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE REQUIRED ACTUAL: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ COMBINATION HEAVY TIMBER CONSTRUCTION: ☒ NO ☐ YES							3.2.2.43 & 3.2.1.4.	
3.16	IMPORTANCE CATEGORY:	☐ LOW ☒ NORMAL ☐ HIGH ☐ POST-DISASTER ☐ LOW HUMAN OCCUPANCY ☐ MINOR STORAGE BUILDING ☐ POST-DISASTER SHELTER ☐ EXPLOSIVE OR HAZARDOUS SUBSTANCES							4.1.2.1.[3] & 14.1.2.1.8	
3.17	SEISMIC HAZARD INDEX	(IF FA SA [0.2]) = l b d SEISMIC DESIGN REQUIRED FOR TABLE 4.1.8.18. ITEMS 6 TO 21: (IF FA SA [0.2]) ≥ 0.35 OR POST-DISASTER) ☐ N ☒ M ☐ YES							4.1.2.1.[3] 4.1.8.18.[2]	
3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA OCCUPANCY TYPE BASED ON OCCUPANT LOAD [PERSONS] 1st Floor: OFFICE SPACE C 2nd Floor: OFFICE SPACE C TOTAL - persons							3.1.17.	
3.19	BARRIER-FREE DESIGN:	☒ YES ☐ NO EXPLANATION							3.8.	
3.20	HAZARDOUS SUBSTANCES:	☐ YES ☒ NO EXPLANATION							3.3.1.2. & 3.3.1.19.	
3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY RATING SUPPORTING ASSEMBLY NONCOMBUSTIBLE IN LIEU OF RATING? FLOORS 1 HR 1 HR ☒ NO ☐ YES ☐ N/A MEZZANINE N/A N/A ☐ NO ☐ YES ☒ N/A ROOF NO NO ☒ NO ☐ YES ☐ N/A							3.2.2.43 & 3.2.1.4.	
3.22	SPATIAL SEPARATION	WALL EBF AREA (m²) L.D. (M) L/H OR H/L REQUIRED FRP (H) CONSTRUCTION TYPE REQUIRED CLADDING TYPE REQUIRED North N/A >9 m 0HR ☐ NONCOMBUSTIBLE ☐ NONCOMBUSTIBLE South N/A >9 m 0HR ☐ NONCOMBUSTIBLE ☒ NONCOMBUSTIBLE East N/A >9 m 0HR ☐ NONCOMBUSTIBLE ☐ NONCOMBUSTIBLE West N/A >9 m 0HR ☐ NONCOMBUSTIBLE ☐ NONCOMBUSTIBLE							3.2.3.	
3.23	PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE FLOOR LEVEL/AREA OCCUPANT LOAD OBC REFERENCE FIXTURES REQUIRED FIXTURES PROVIDED 1st Floor (AMENITY) 3.7.4.7							3.7.4.	
3.24	ENERGY EFFICIENCY:	COMPLIANCE PATH: PRESCRIPTIVE COMPLIANCE CLIMATIC ZONE: 6 (GAS HEATING USE)								
3.24	NOTE:									

PROJECT NAME
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
12 GARDEN ST. LANDSDOWNE ON
CLIENT
NORTHBRIDGE HOMES LTD.

ARCHITECT
KHALSA DESIGN INC.

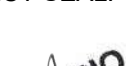


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ARCHITECT SEAL:



The seal is circular with a scalloped border. Inside the border, the text "ONTARIO ASSOCIATION OF ARCHITECTS" is written in a semi-circle at the top. In the center, there is a signature. Below the signature, the text "ARCHITECTS" is written in bold, followed by "06 - 13 - 2026". At the bottom of the seal, the text "AMRUTPAL SINGH BANSAL" and "LICENCE 9524" are written.

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[illegible]

OBC MATRIX

A-003

RESIDENTIAL DEVELOPMENT

51' - 8 1/2"
18.8 m



RESIDENTIAL DEVELOPMENT

**NORTHRIDGE
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ONTARIO ASSOCIATION
OF ARCHITECTS
06-13-2026
AMRITPAL SINGH BANSAL
LICENCE
9524

Project number	26011
Date	06/13/2026
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A201

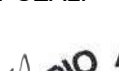
RESIDENTIAL DEVELOPMENT

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RESIDENTIAL DEVELOPMENT
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12 GARDEN ST. LANDSDOWNE ON
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ARCHITECT SEAL:



The seal is circular with a double-lined border. The outer ring contains the text "ONTARIO ASSOCIATION OF ARCHITECTS" at the top and "AMRITPAL SINGH BANSAL" at the bottom. The center of the seal features the word "ARCHITECTS" in a bold, sans-serif font, followed by the date "06 - 13 - 2026" and the word "LICENCE" in a smaller font. Below the word "LICENCE" is the number "9524". A stylized signature is written across the top half of the seal, overlapping the "ONTARIO ASSOCIATION OF ARCHITECTS" text.

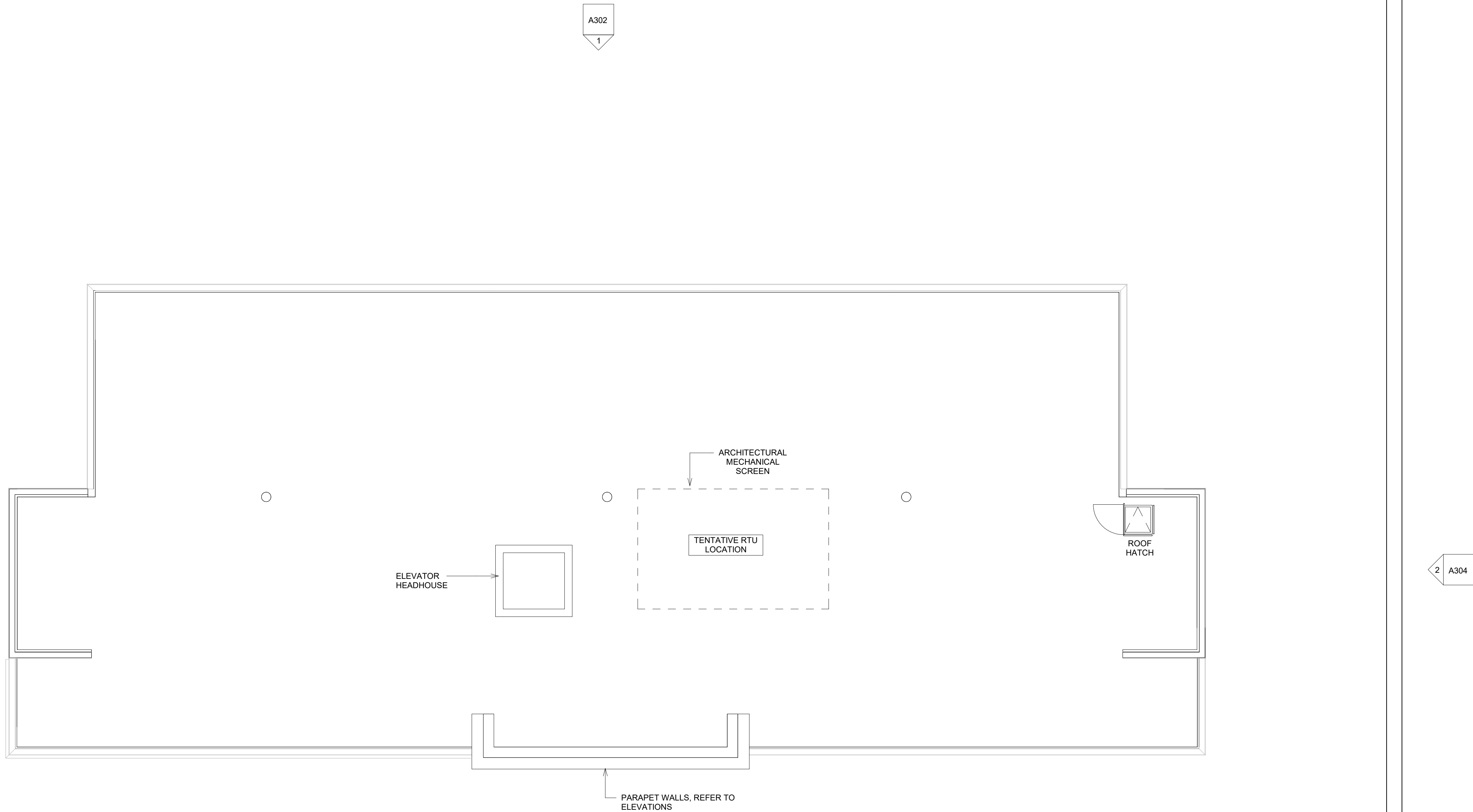
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A202

RESIDENTIAL DEVELOPMENT





1 ROOF PLAN
A205 1/8" = 1'-0"

PROJECT NAME

RESIDENTIAL
DEVELOPMENT

PROJECT ADDRESS

12 GARDEN ST. LANDSDOWNE
ON

CLIENT

NORTHRIDGE
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ARCHITECT

KHALSA DESIGN INC.



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REVISIONS

No.	Description	Date

ROOF PLAN

A205

RESIDENTIAL DEVELOPMENT

PROJECT NAME

RESIDENTIAL
DEVELOPMENT

PROJECT ADDRESS

12 GARDEN ST. LANDSDOWNE
ON

CLIENT

NORTHRIDGE
HOMES LTD.

ARCHITECT

KHALSA DESIGN INC.



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REVISIONS

No.	Description	Date

EXTERIOR
ELEVATION

A301

RESIDENTIAL DEVELOPMENT



1 FRONT ELEVATION
A301 1/8" = 1'-0"



1 REAR ELEVATION
A302 1/8" = 1'-0"

PROJECT NAME

RESIDENTIAL
DEVELOPMENT

PROJECT ADDRESS

12 GARDEN ST. LANDSDOWNE
ON

CLIENT

NORTHRIDGE
HOMES LTD.

ARCHITECT

KHALSA DESIGN INC.



KHALSA

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Checked by	KDI
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

EXTERIOR
ELEVATION II

A302

RESIDENTIAL DEVELOPMENT



2 NORTH ELEVATION (FACING PHASE 1 DEVELOPMENT)
A304 1/8" = 1'-0"



1 SOUTH ELEVATION (FACING ADJACENT SITE)
A304 1/8" = 1'-0"

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DEVELOPMENT

PROJECT ADDRESS

12 GARDEN ST. LANDSDOWNE
ON

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ARCHITECT SEAL:



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Project number	26011
Date	06/13/2026
Drawn by	ASB
Checked by	KDI
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

SIDE
ELEVATIONS

A304

RESIDENTIAL DEVELOPMENT



PROJECT NAME

RESIDENTIAL
DEVELOPMENT

PROJECT ADDRESS

12 GARDEN ST. LANDSDOWNE
ON

CLIENT

NORTHRIDGE
HOMES LTD.

ARCHITECT

KHALSA DESIGN INC.



KHALSA

BRAMPTON, ON

TELEPHONE: 647-468-2940

CONSULTANTS:

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PERSPECTIVES

A305

RESIDENTIAL DEVELOPMENT