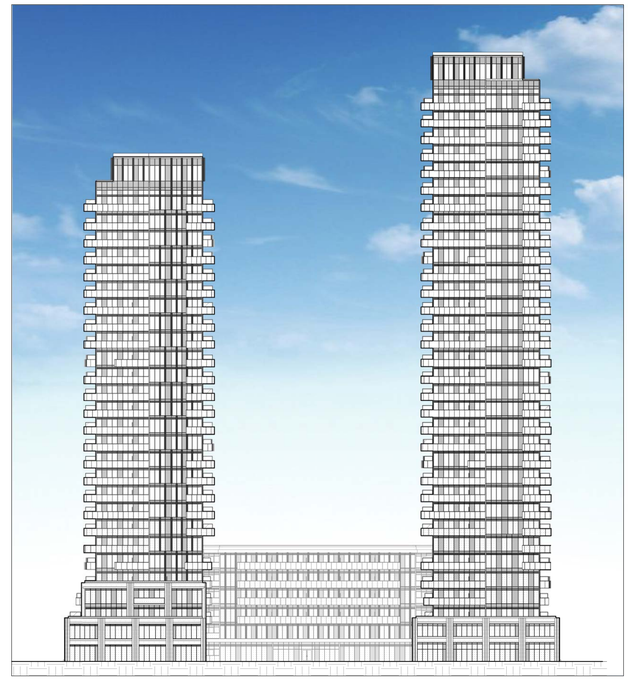


PROPOSED RESIDENTIAL DEVELOPMENT

3275 TRAFALGAR ROAD

PHASE 1

OAKVILLE ONTARIO

ISSUED FOR S.P.A. 03/14/2025

GRAZIANI + CORAZZA ARCHITECTS INC.

8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

ARCHITECT:	CIVIL ENGINEER:	DEVELOPER:	DEVELOPER:	LANDSCAPE ARCHITECT:	SURVEYOR:	PLANNER:	PLANNER:	ENVIRONMENTAL ENGINEER:	CONSULTANT	CONSULTANT	CONSULTANT
Graziani + Corazza Architect Inc.	Urbantech Consulting	New Horizon Development Group	Wyatt Development Group	SDG Landscape Architects	A.T. McLaren Limited.	Batory Planning + Management	Jennifer Lawrence and Associates Inc.	RWDI Climate & Performance Engineering	Geo Morphix Ltd.	GEI Consultants	Landtek Consulting Engineering
8400 Jane St., Building D-Suite 300 Concord, Ontario L4K 4L8	3760 14th Avenue, Suite 301. Markham, Ontario L3R 3T7	3170 Harvester Road, Suite 200 Burlington, Ontario L7N 3W8	2362 Lakeshore Road West Oakville, Ontario L6L 1H5	761 Brant Street, Suite 202 Burlington, Ontario L7R 2H7	69 John St. S., Suite 230 Hamilton Ontario, L8N 2B9	T: 647 530 3634 E: info@batory.ca	8 Fieldgate St. Dundas Ontario L9H 6M6	600 Southgate Drive, Guelph, Ontario N1G 4P6	36 Main St. N. Campbellville, Ontario L0P 1B0	647 Welham Rd, Unit 14 Barrie, Ontario L4N 0B7	205 Nebo Road Hamilton, Ontario L8W 2E1
T: 905 795 2601 F: 905 795 2844	T: 905 946 9461	T: 905 777 0000	T: 905 616 2410 T: 647 728 7886	T: 905 634 3110	T: 905 527 8559		T: 289 442 2829	T: 519 823 1311	T: 416 920 0926	T: 1 800 810 3281	T: 905 383 3733

DRAWING LIST

A101A - Project Statistics
A102 - Context Plan
A103 - Context Plan - Pedestrian Circulation
A104A - Site Plan (A) - Interim
A105A - Site Plan (A) - Ultimate

A200 - UNDERGROUND PLANS - PARCEL 1

A201A - P5 Underground Plan
A202A - P2 - P4 Underground Plan
A203A - P1 Underground Plan

A300 - FLOOR PLANS - PARCEL 1

A301A - Ground (1st) Floor Plan
A302A - 2nd Floor Plan
A303A - 3rd Floor Plan
A304A - 4th Floor Plan
A305A - 5th Floor Plan
A306A - 6th Floor Plan
A307A - 7th Floor Plan
A308A - 8th Floor Plan
A309A - 9th - 21st Floor Plan
A310A - 22nd - 27th Floor Plan
A311A - 28th Floor Plan
A312A - 29th Floor Plan
A313A - 30th - 33rd Floor Plan
A314A - MPH Plan
A315A - Roof Plan

A400 - ELEVATIONS - PARCEL 1

A401A - East Elevation
A402A - West Elevation
A403A - South & North Elevations
A404A - Townhouse Elevations

A500 - SECTIONS - PARCEL 1

A501A - Building Sections
A502A - Building Section

A700 - PROJECT RENDERS

A710 - SHADOW STUDY

A710 - Shadow Study - April
A711 - Shadow Study - April
A712 - Shadow Study - June
A713 - Shadow Study - June
A714 - Shadow Study - June
A715 - Shadow Study - September
A716 - Shadow Study - September
A717 - Shadow Study - December
A718 - Shadow Study - December

A800 - WASTE MANAGEMENT

A801 - Site Plan: Waste Management
A802 - Ground (1st) Floor: Waste Management
A803 - P1 Underground Plan: Waste Management
A804 - P1 Underground Plan: Garbage Room A & B

SURVEY INFORMATION

A.T. MCLAREN LIMITED.
69 JOHN ST. S, SUITE 230,
HAMILTON ONTARIO
L8N 2B9
TEL: (905) 527 8559

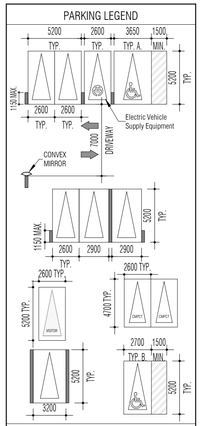
SURVEY INFORMATION

ESTABLISHED GRADE: 180.50
(AVERAGE GEODETIC ELEVATION OF RESIDENTIAL LOBBY)

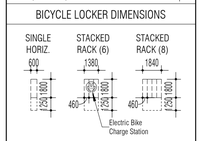
GENERAL NOTES

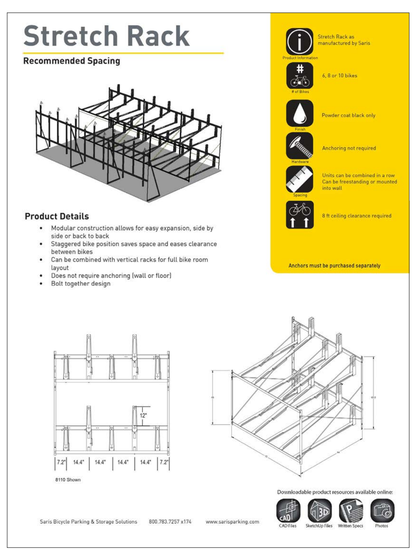
1. This drawing is to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
2. In the event the on-site custodial staff member is unavailable at the time the City Collection vehicle's arrival on site, the collection vehicle will leave the site and not return until the next scheduled collection day.
3. All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.
4. For Landscaping, refer to landscape drawings.
5. For proposed grading, refer to landscape/grading drawings.
6. All perimeter existing information indicated taken from survey.
7. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
8. Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials
9. Be advised that should any party, including the Owner or any subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division, City of Toronto staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.

PARKING LEGEND



BICYCLE LOCKER DIMENSIONS





G.F.A. DEFINITION

The **Floor Area**, is the total area of all floors of a building within the outside walls or outside finished furred partitions of the walls, but does not include a porch, non-walk-in bay window, attic, basement, encloseor roofed walk-ways or loading dock. unless otherwise specified by the by-law. (2022-007)

OVERALL PROJECT STATISTICS - PARCEL 1 & 2
JOB No: 1975.22
DATE: APRIL.15.2025

STATISTICS PER: NORTH OAKVILLE ZONING BY-LAW 2009-189

01. SITE

m2	16062
ha	1.61
ft2	172890
ac	0.37

02. G.F.A | Above Grade

	Required	Proposed	
Residential		872828.2 ft2	81088 m2
Non-Residential		0.0 ft2	0 m2
Total		872828.2 ft2	81088 m2

03. FSI

Calculated using Bylaw G.F.A	5.05

04. UNIT BREAKDOWN

Non-Residential			
Residential Units	Live/Work (1st Floor Only)	6	0%
	Studio	38	3%
	1 Bed	651	51%
	1 Bed + D	326	26%
	2 Bed	160	13%
	3 Bed	82	6%
	Townhouse	7	1%
Total		1270	100%

05. PARKING

			Ratio	Units	
Residential	1.15 Parking / Unit	1452	0.85	1263	1074
Townhouse	2.0 Parking / Unit	14	2.00	7	14
Non Residential/Visitors	0.15 Parking / Unit	189	0.15		189
Total		1656			1277

06. BIKE PARKING

			Ratio	Units	
Residential					
Long-Term	0.75 Parking / Unit	953	0.75	1270	953
Short-Term	0.25 Parking / Unit	318	0.25	1270	318
Total		1271			1271

07. AMENITY (m2)

	Ratio	Units	
Indoor	2.50	1270	3170
Outdoor	1.53	1270	1940
Total			5110

08. BUILDING HEIGHT (m)

BLDG A	BLDG B	BLDG C	BLDG D
27 STY	33 STY	14 STY	14 STY
84.7	102.7	45.4	45.4
TOWNS			
3 STY			
11.5			

Notes:
* setbacks to main building face
** actual unit count may vary depending on market demand

PROJECT STATISTICS - PARCEL 1A + 1B
JOB No: 1975.22
DATE: APRIL.15.2025

STATISTICS PER: NORTH OAKVILLE ZONING BY-LAW 2009-189

01. SITE

	PARCEL 1A (High-Rise)	PARCEL 1B (Towns)
m2	6415	1693
ha	0.64	0.17
ft2	69050	18223
ac	0.15	0.039

02. G.F.A | Above Grade

	Required	Proposed		Proposed	
Residential		564893.5 ft2	52480 m2	13562.5 ft2	1260 m2
Non-Residential		0.0 ft2	0 m2	0 ft2	0 m2
Total		564893.5 ft2	52480 m2	13562.5 ft2	1260 m2

03. FSI

Calculated using Bylaw G.F.A	8.18	0.74

04. UNIT BREAKDOWN

Non - Residential						
Residential Units	Live/Work (1st Floor Only)	6	1%	Live/Work (1st Floor Only)		
	Studio	14	2%	Studio		
	1 Bed	416	51%	1 Bed		
	1 Bed + D	228	28%	1 Bed + D		
	2 Bed	102	13%	2 Bed		
	3 Bed	50	6%	3 Bed		
	Townhouse	0	0%	Townhouse	7	100.00%
Total		816	100%		7	100.00%

05. B.F. UNIT BREAKDOWN

Residential Units	15% of Each Suite Type	Studio	2	15%
		1 Bed	62	15%
		1 Bed + D	34	15%
		2 Bed	15	15%
		3 Bed	8	15%
Total			122	15%

06. PARKING

			Ratio	Units	
Residential	1.15 Parking / Unit	938	0.85	816	694
Non Residential/Visitors	0.15 Parking / Unit	122	0.15		122
Total		1061			816

		Ratio	Units	
Townhouse	2.0 Parking / Unit	2.00	7	14
Total				14

07. BIKE PARKING

			Ratio	Units	
Residential					
Long-Term	0.75 Parking / Unit	612	0.75	816	612
Short-Term	0.25 Parking / Unit	204	0.25	816	204
Total		816			816

08. AMENITY (m2)

	Ratio	Units	
Indoor	2.70	816	2205
Outdoor	1.15	816	935
Total			3140

09. BUILDING HEIGHT (m)

BLDG A	BLDG B	TOWNS
27 STY	33 STY	3 STY
84.7	102.7	11.5

10. BUILDING SETBACKS

West (Front Yard - Trafalgar Rd)	3m	6m
East	3m	3m
South	7.5m	3m
North	7.5m	3m

Notes:
* setbacks to main building face
** actual unit count may vary depending on market demand

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Issuances

01.	SEPT.30.2024	ISSUED FOR SPA	BG

No.	Date	Description	Issued by

Issued for revisions

GRAZIANI + CORAZZA ARCHITECTS
8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO L4K 4L8
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

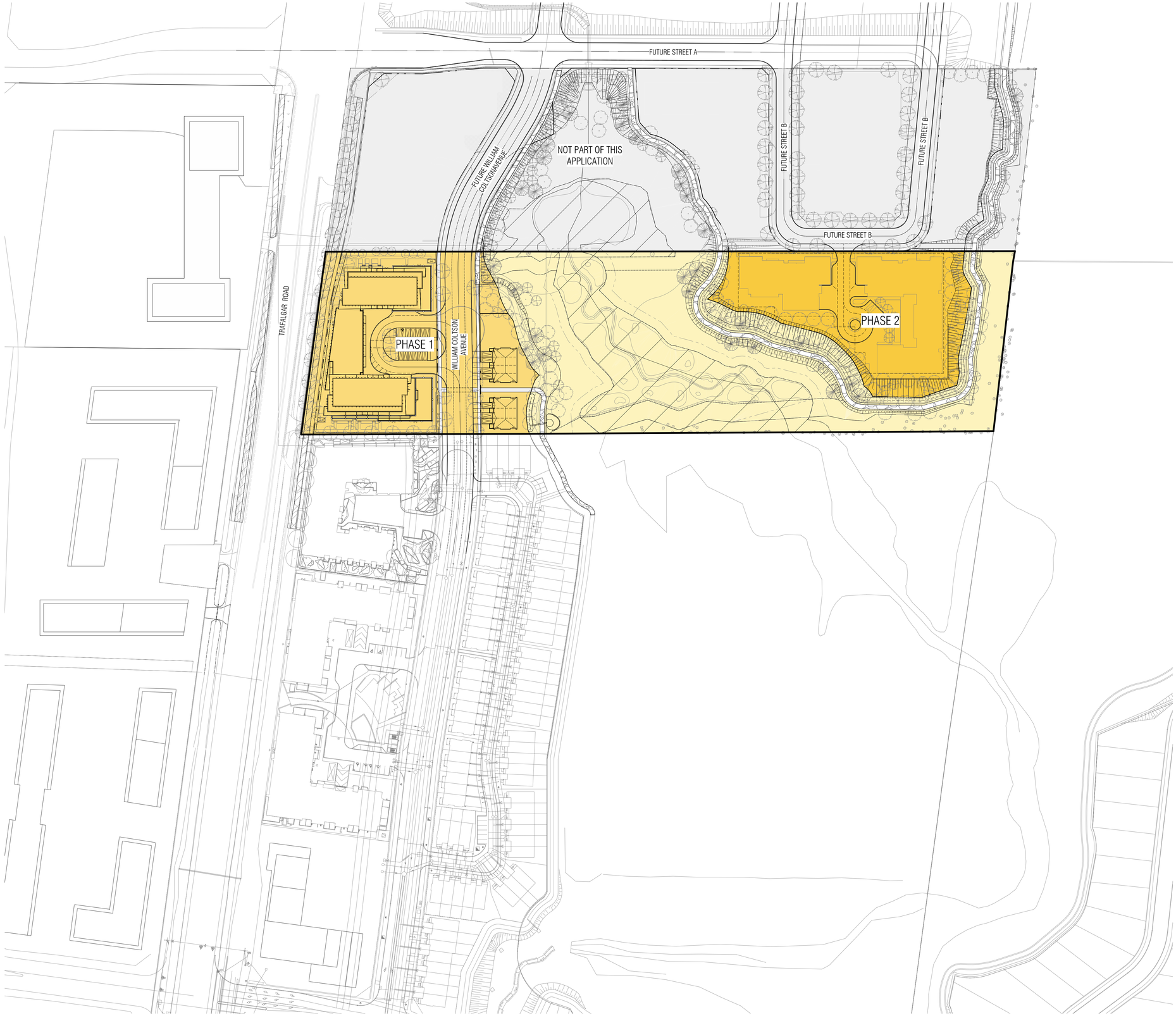
3275 TRAFALGAR RD.

OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

STATISTICS

A.101A



LEGEND

- NOT PART OF APPLICATION
- PSW LANDS
- PHASE 1
- PHASE 2

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3275 TRAFALGAR RD.

OAKVILLE ONTARIO

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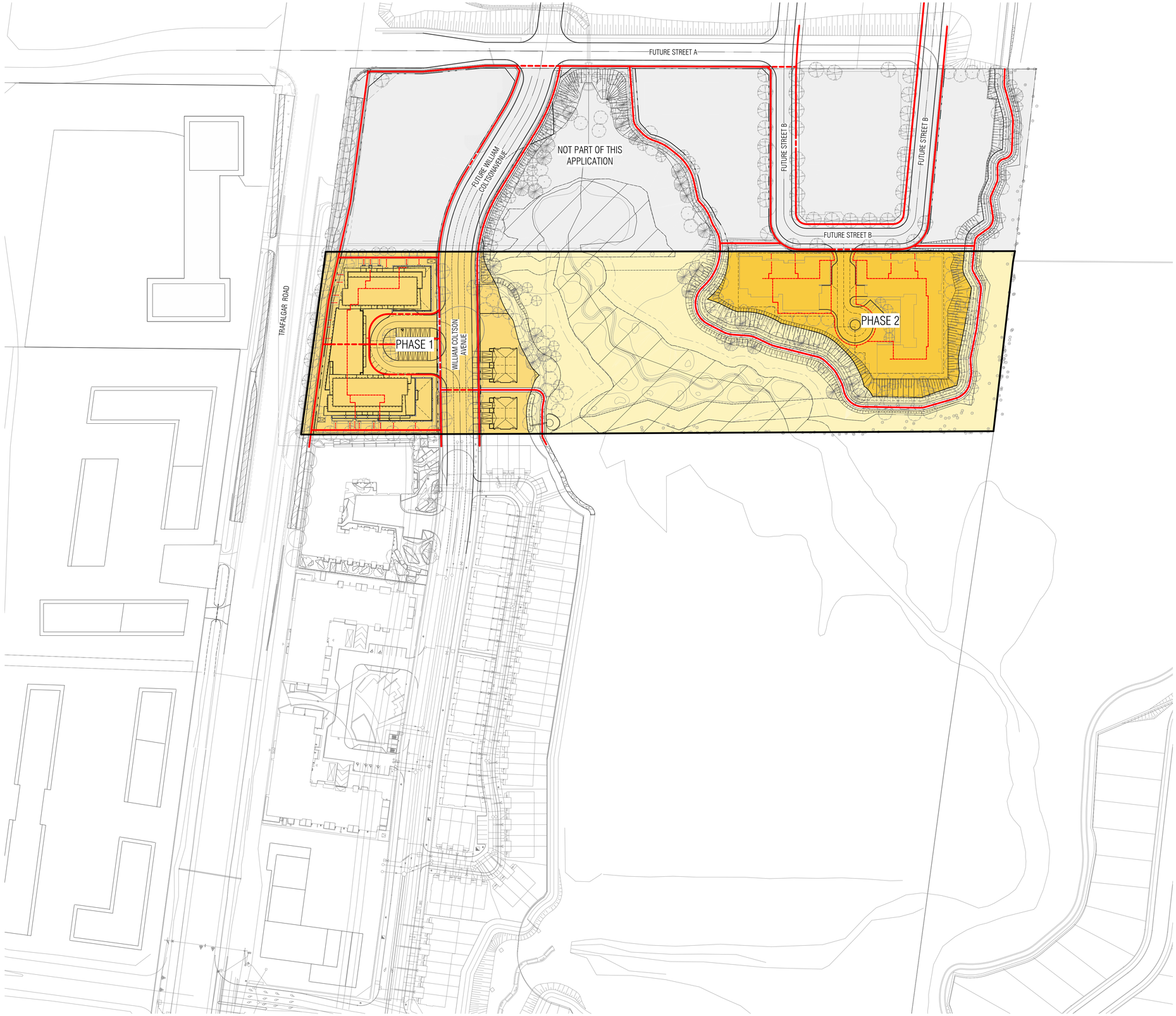
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

CONTEXT PLAN

1:1000

A.102



LEGEND

- CIRCULATION ROUTE
- PEDESTRIAN CROSSING
- NOT PART OF APPLICATION
- PSW LANDS
- PHASE 1
- PHASE 2

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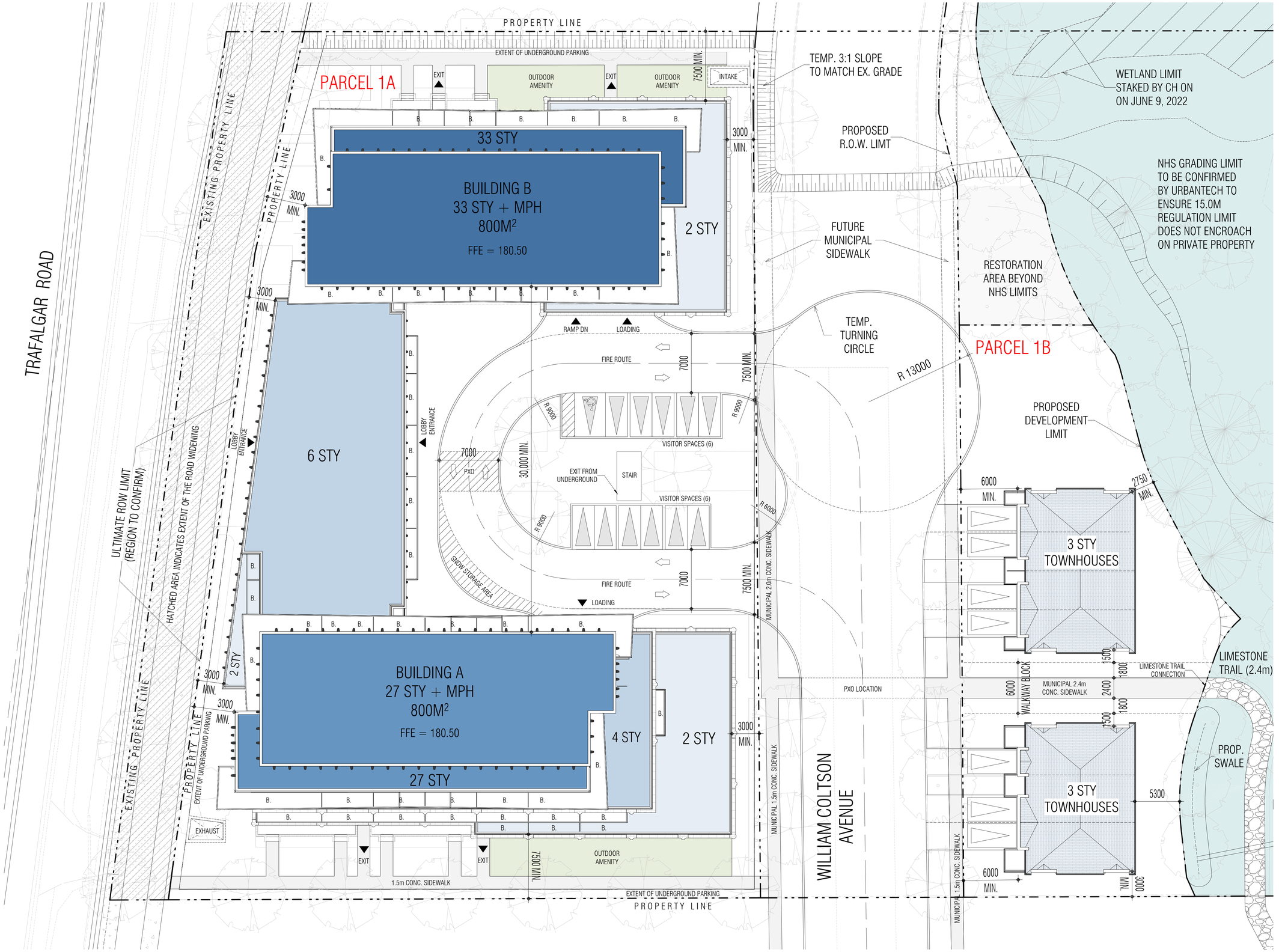
PEDESTRIAN CIRCULATION

1:1000

A.103



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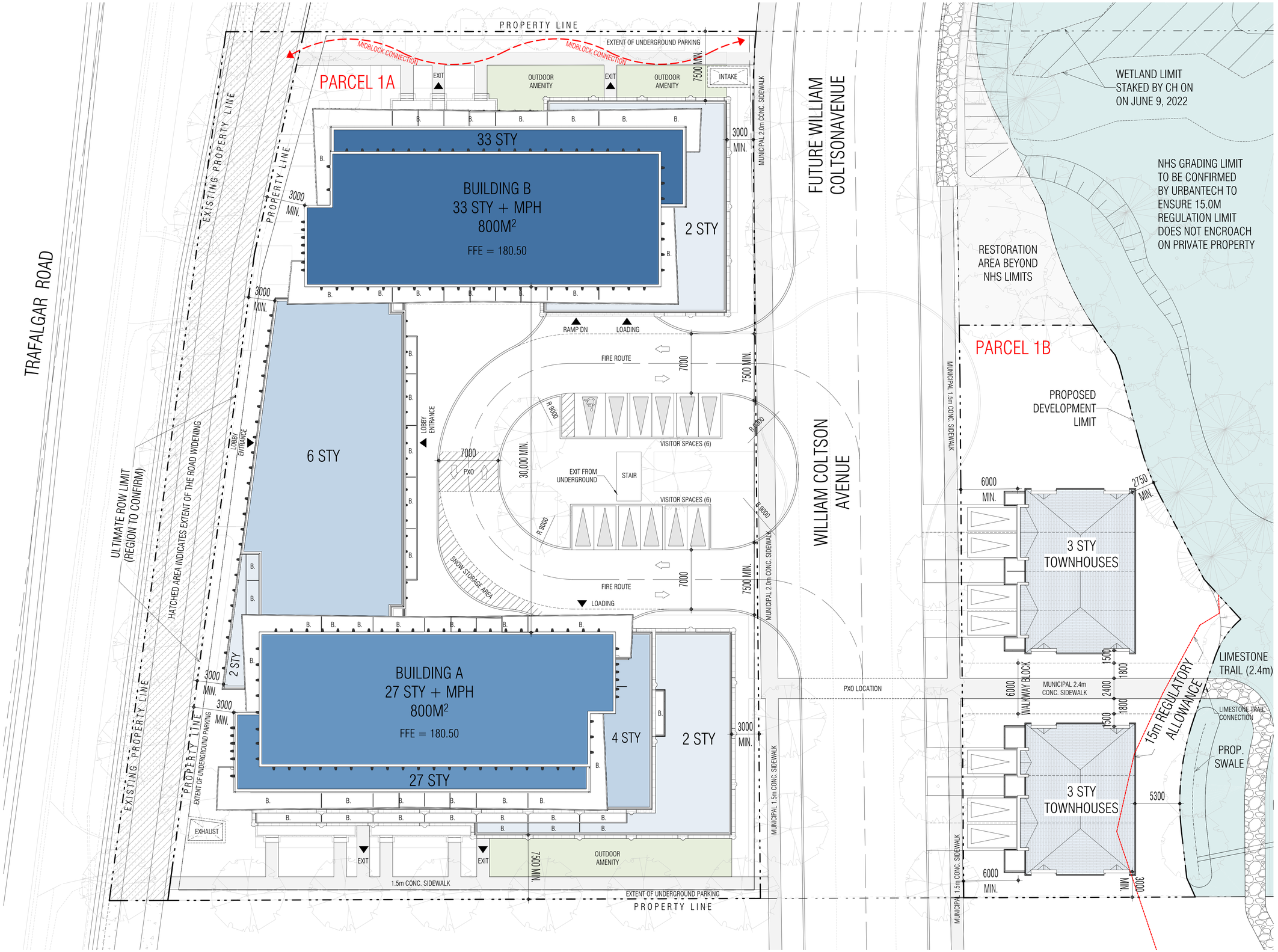
Job #	1975.22

SITE PLAN (A)
INTERIM

1:200

A.104A



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Issuances

01.	SEPT.30.2024	ISSUED FOR SPA	BG

No.	Date	Description	Issued by

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8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO L4K 4L8
PHONE 905.795.2601 FAX 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

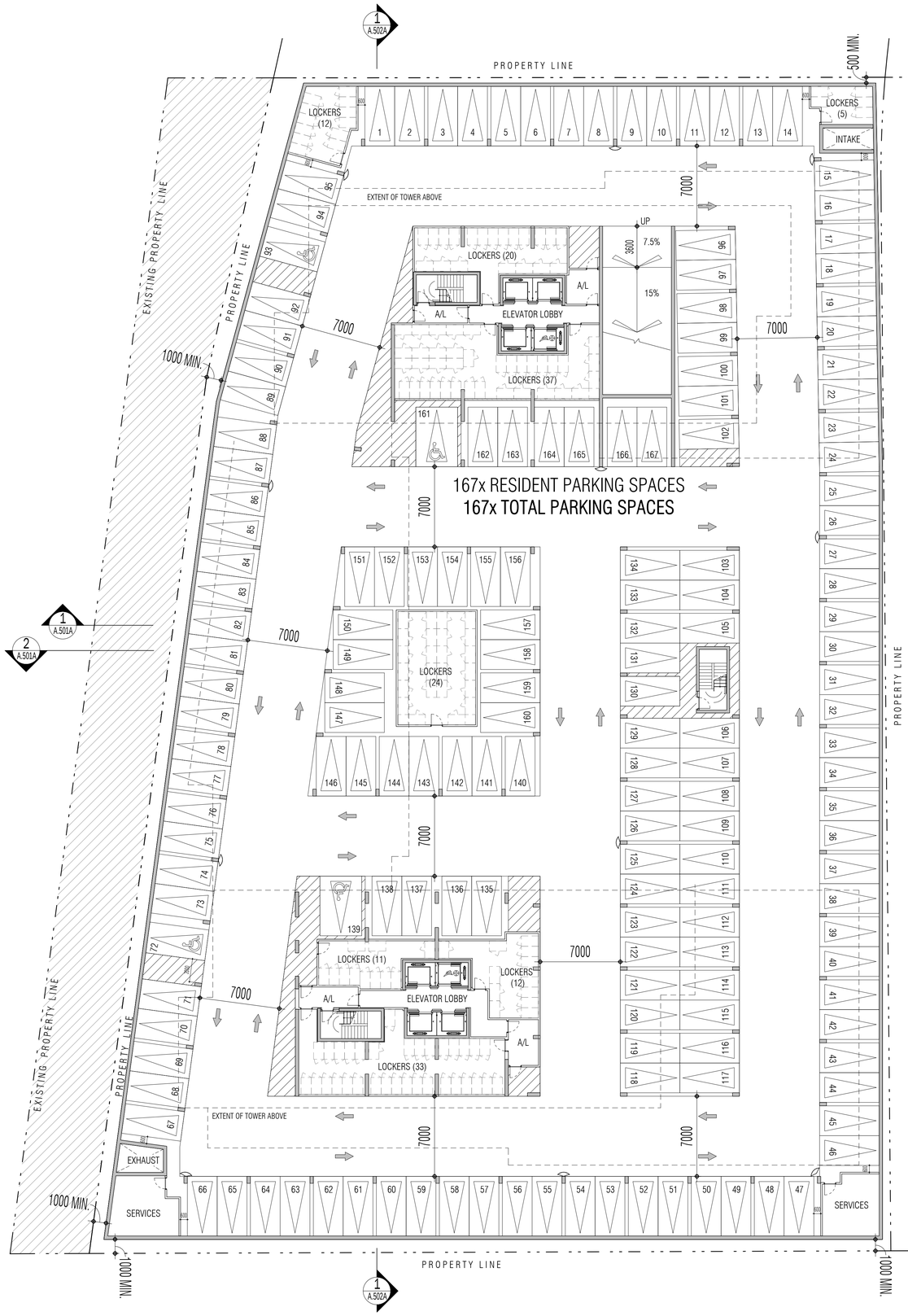
OAKVILLE ONTARIO

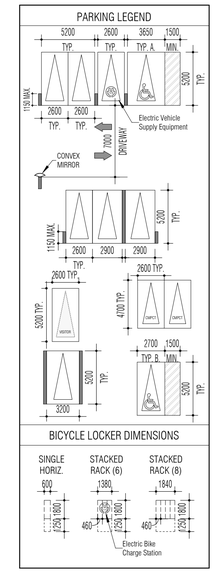
Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

SITE PLAN (A)
ULTIMATE

1:200

A.105A





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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

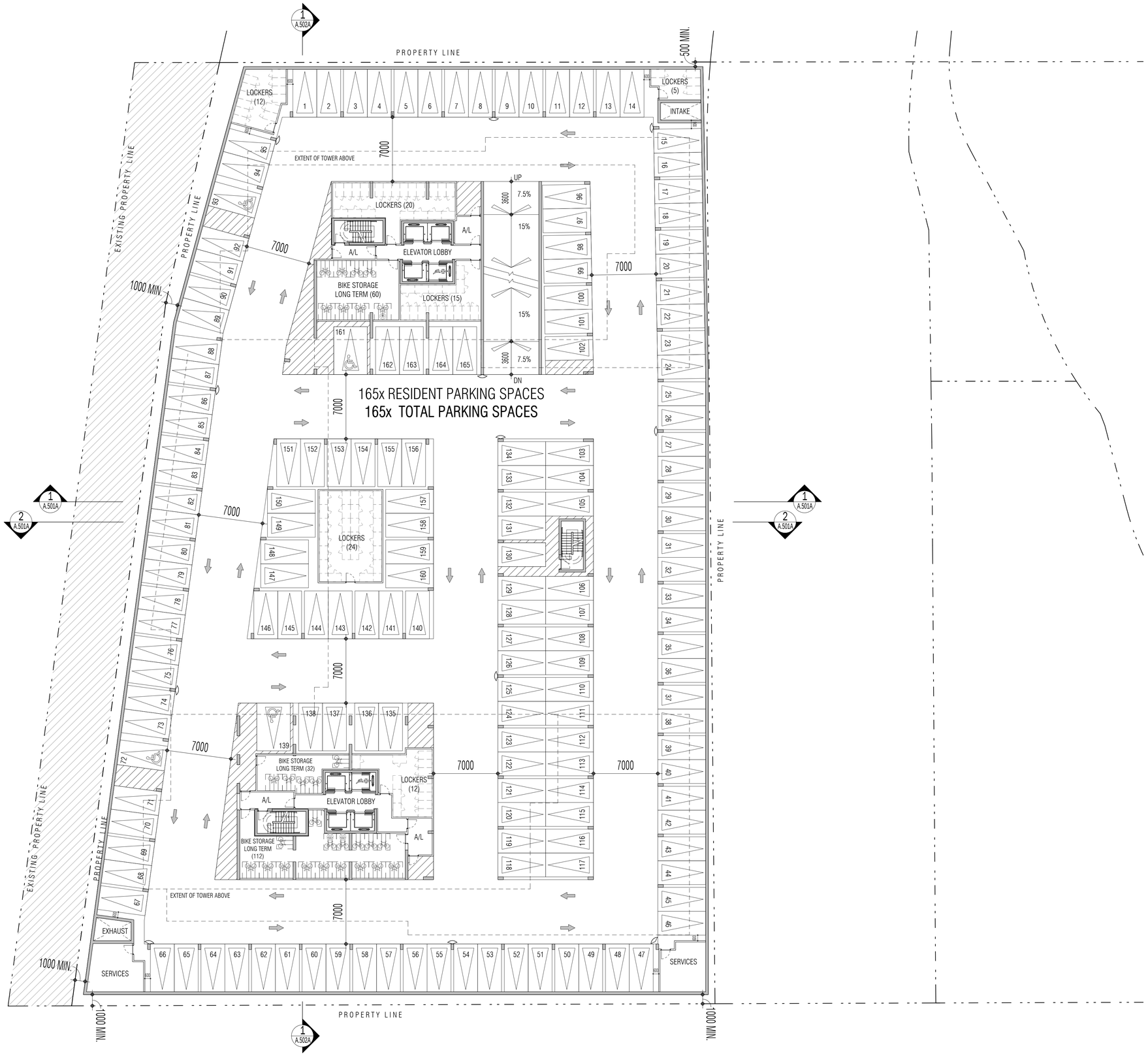
OAKVILLE ONTARIO

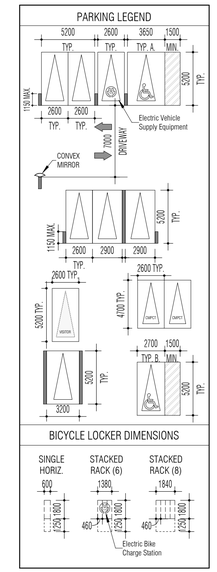
Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

P5 UNDERGROUND PLAN

1:200

A.201A





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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

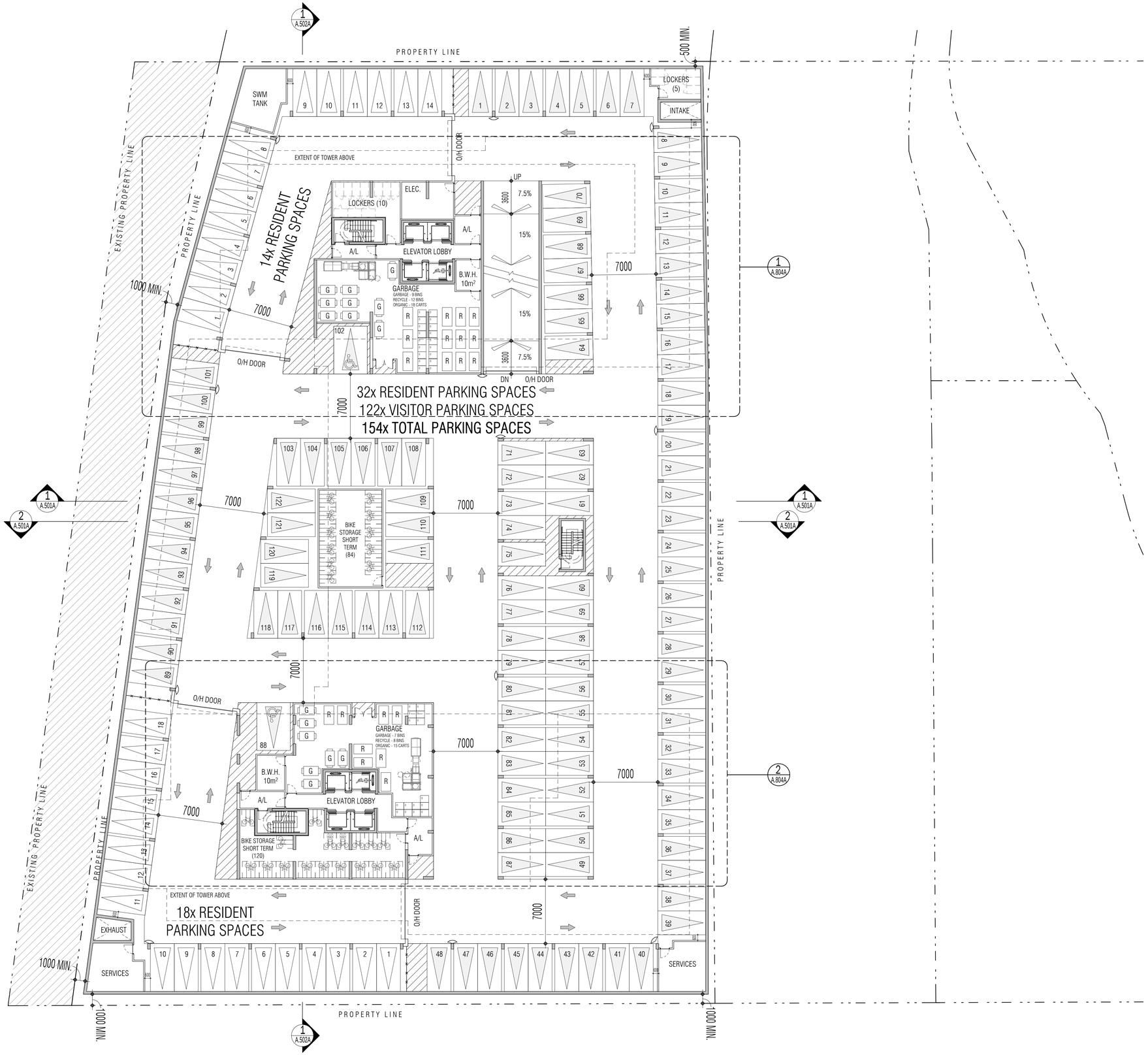
OAKVILLE ONTARIO

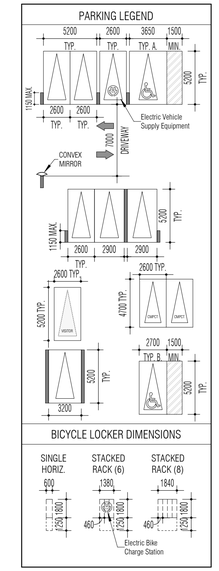
Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

P2 - P4 UNDERGROUND PLAN

1:200

A.202A





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PHONE 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

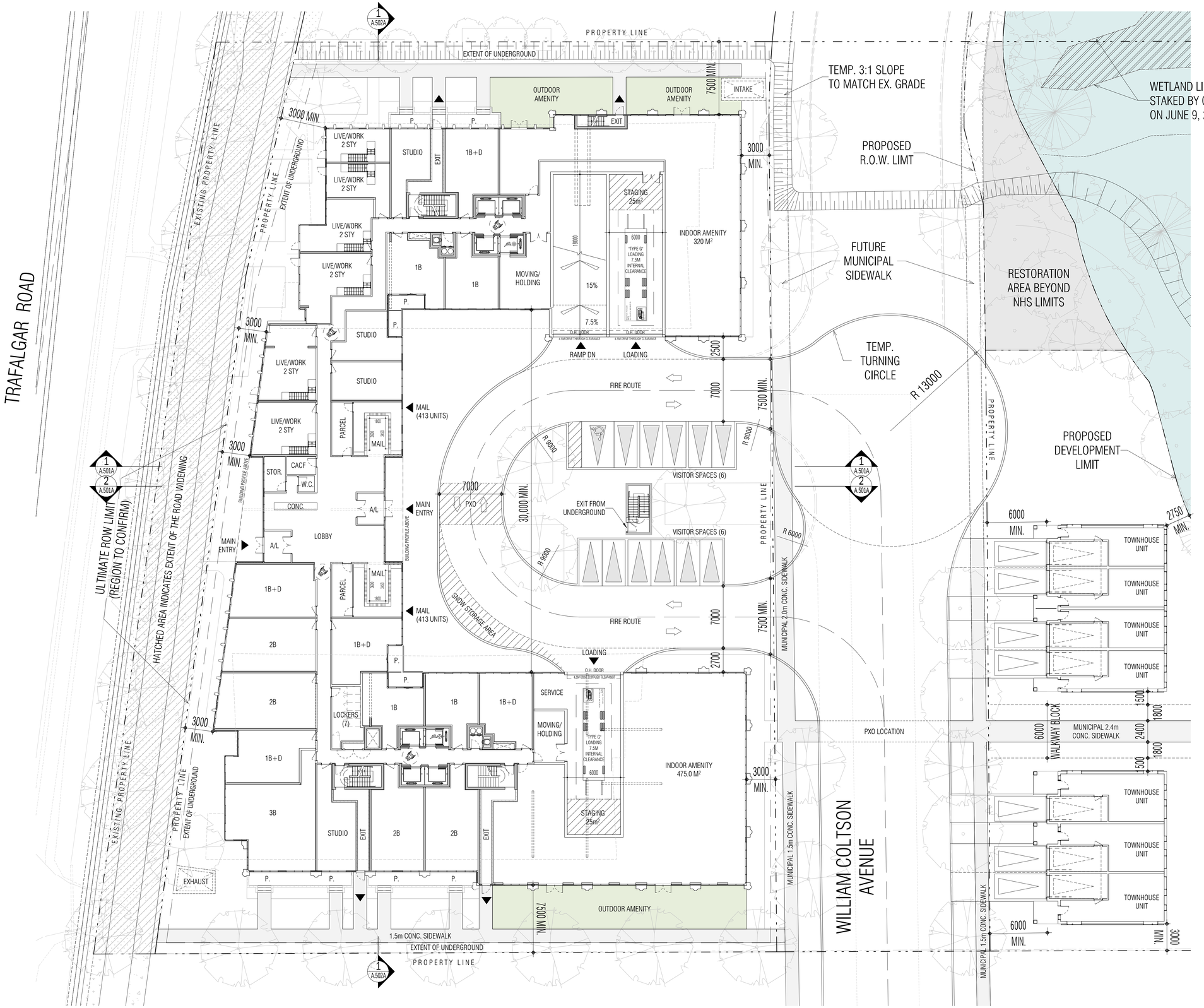
3275 TRAFALGAR RD.

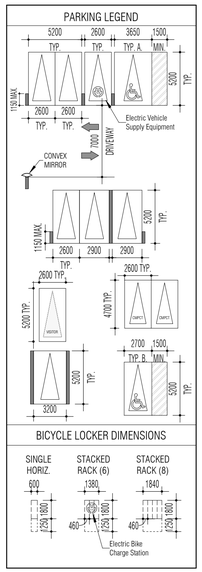
OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

P1 UNDERGROUND PLAN

1:200 A.203A





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PROPOSED MIXED USE DEVELOPMENT

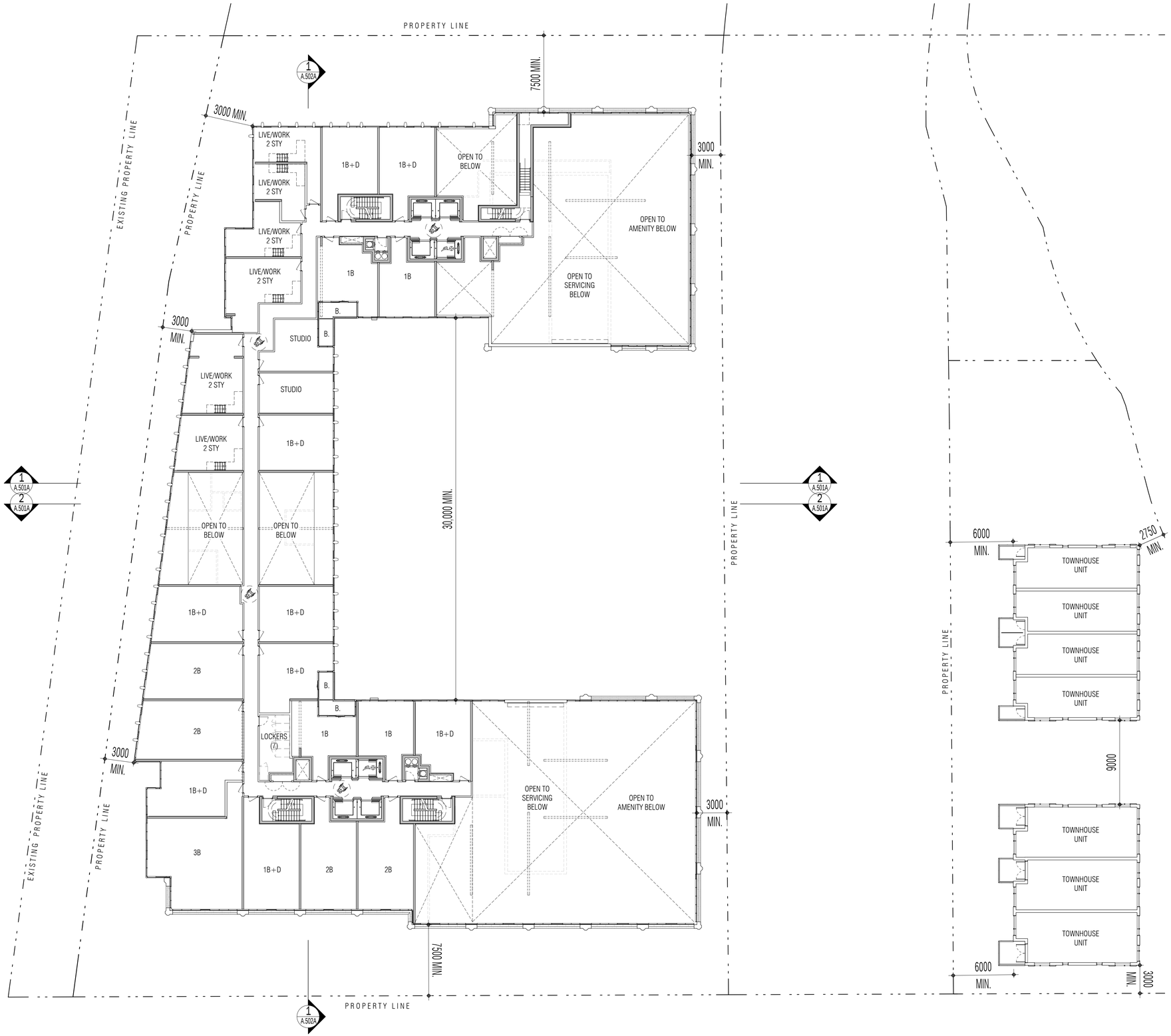
3275 TRAFALGAR RD.

OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

GROUND (1ST) FLOOR

1:200 A.301A



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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

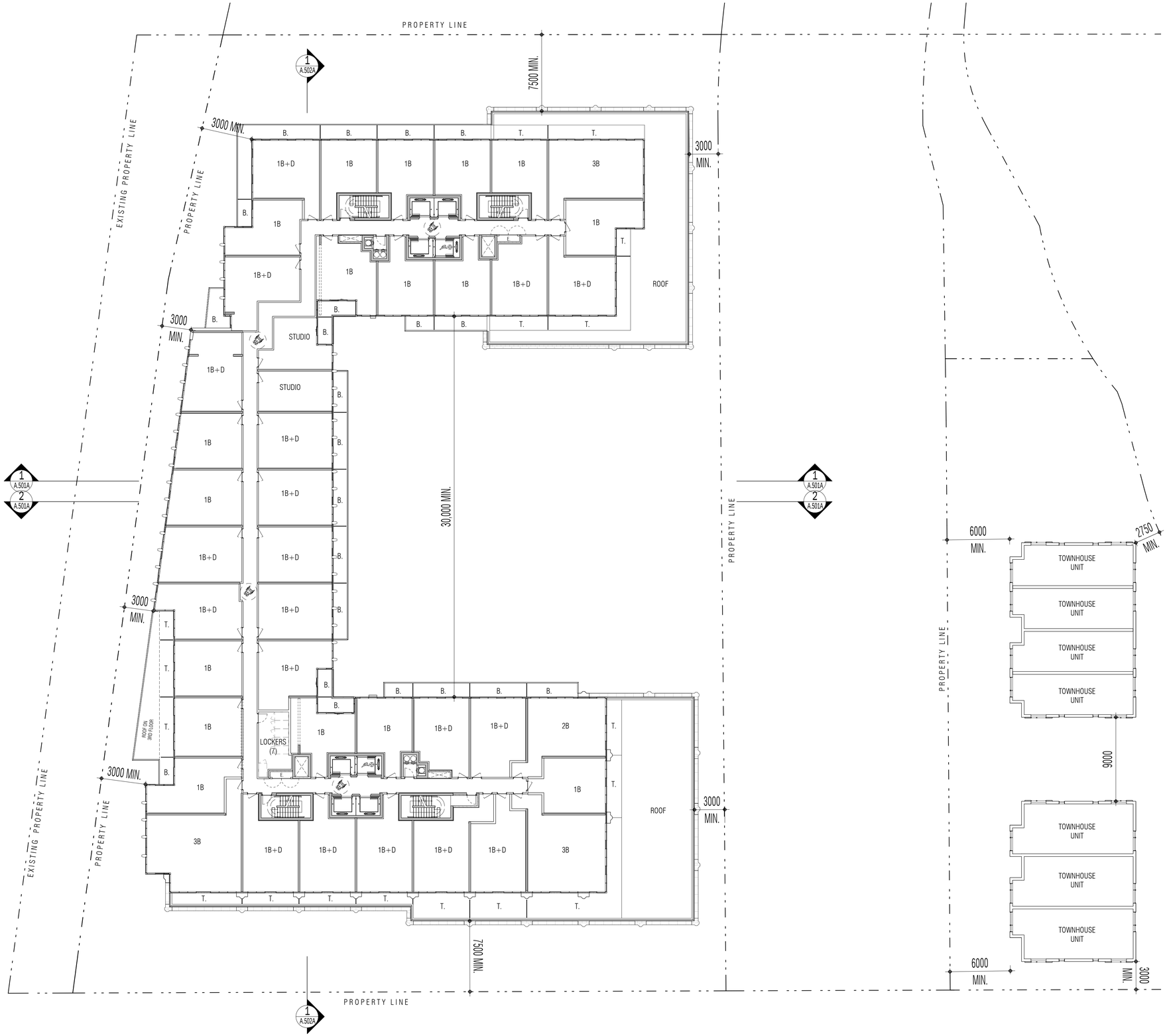
OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

2ND FLOOR PLAN

1 : 200

A.302A



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PROPOSED MIXED USE DEVELOPMENT

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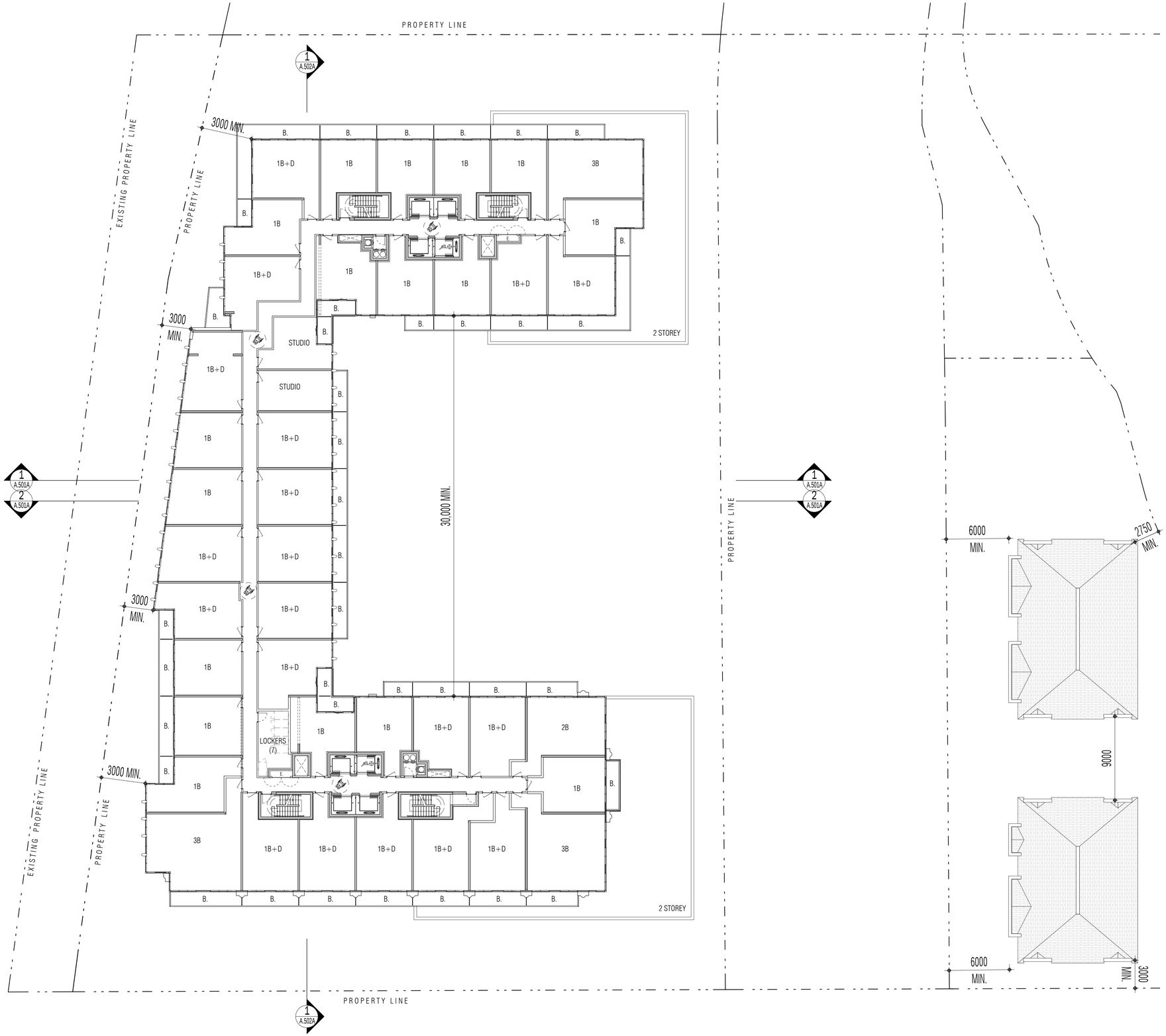
OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

3RD FLOOR PLAN

1 : 200

A.303A



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Checked By :	D.B. / G.C.
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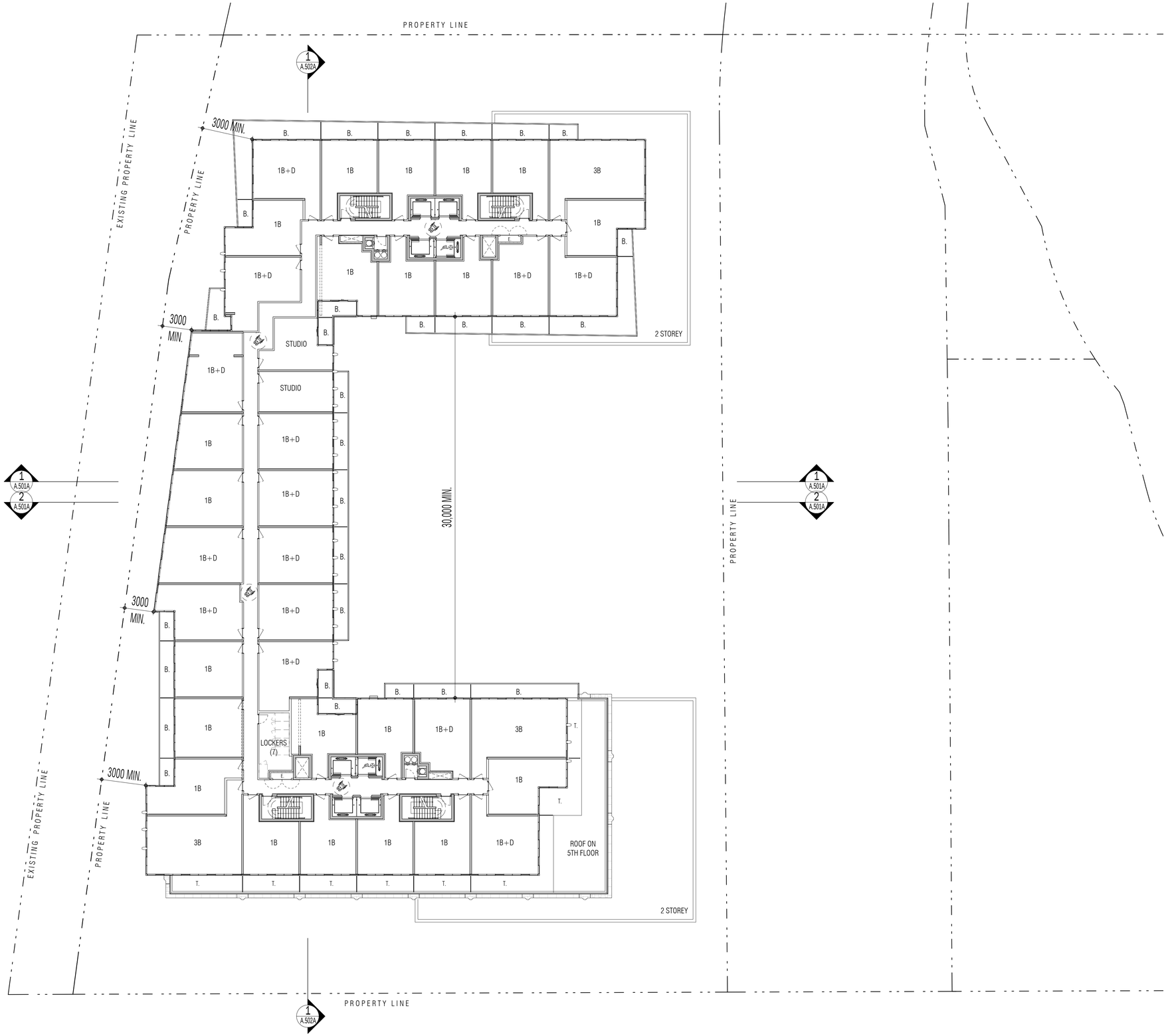
Job #	1975.22

4TH FLOOR PLAN

1 : 200

A.304A



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8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO L4K 4L8
PHONE 905.795.2601 FAX 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

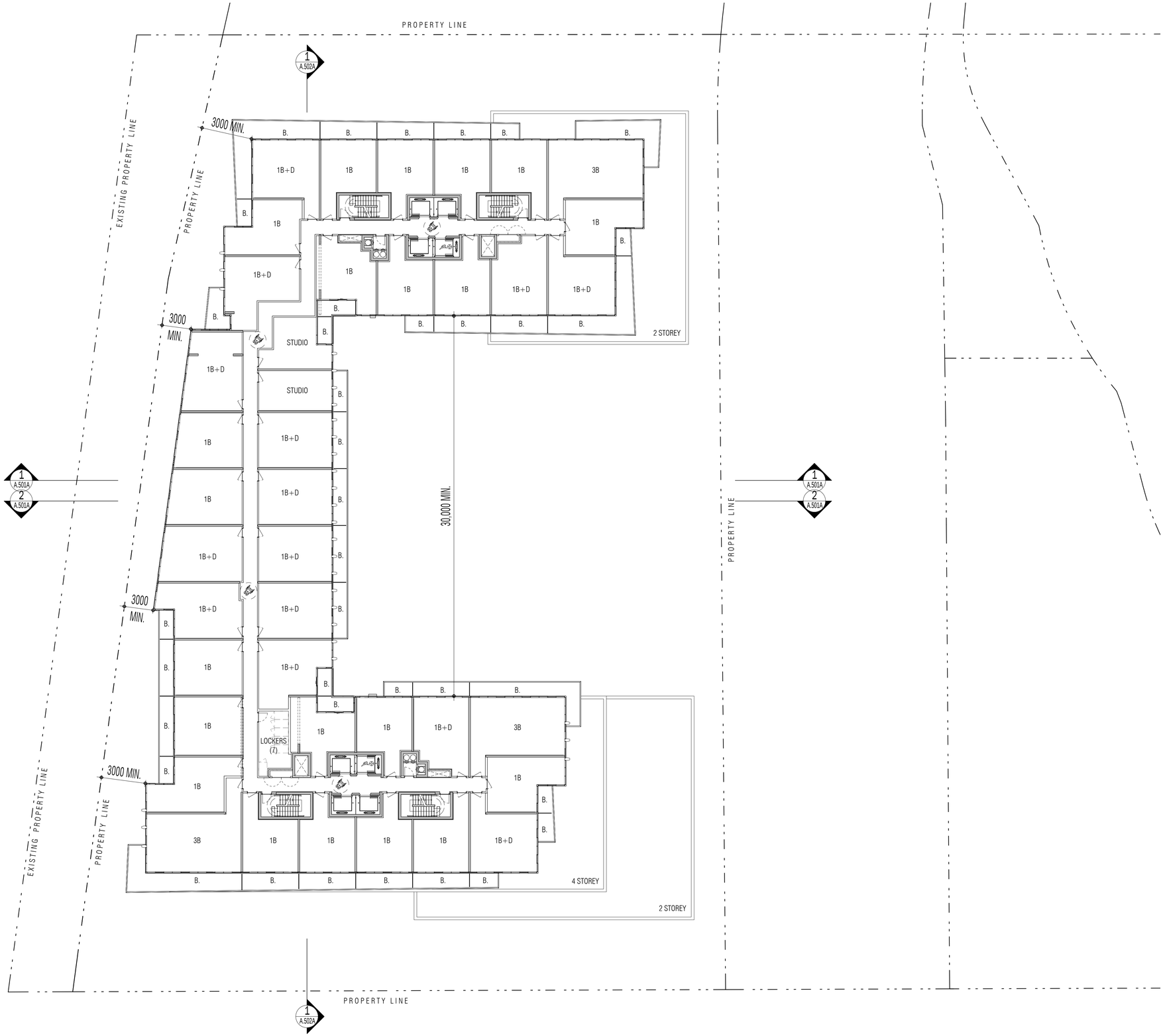
OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

5TH FLOOR PLAN

1 : 200

A.305A



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PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

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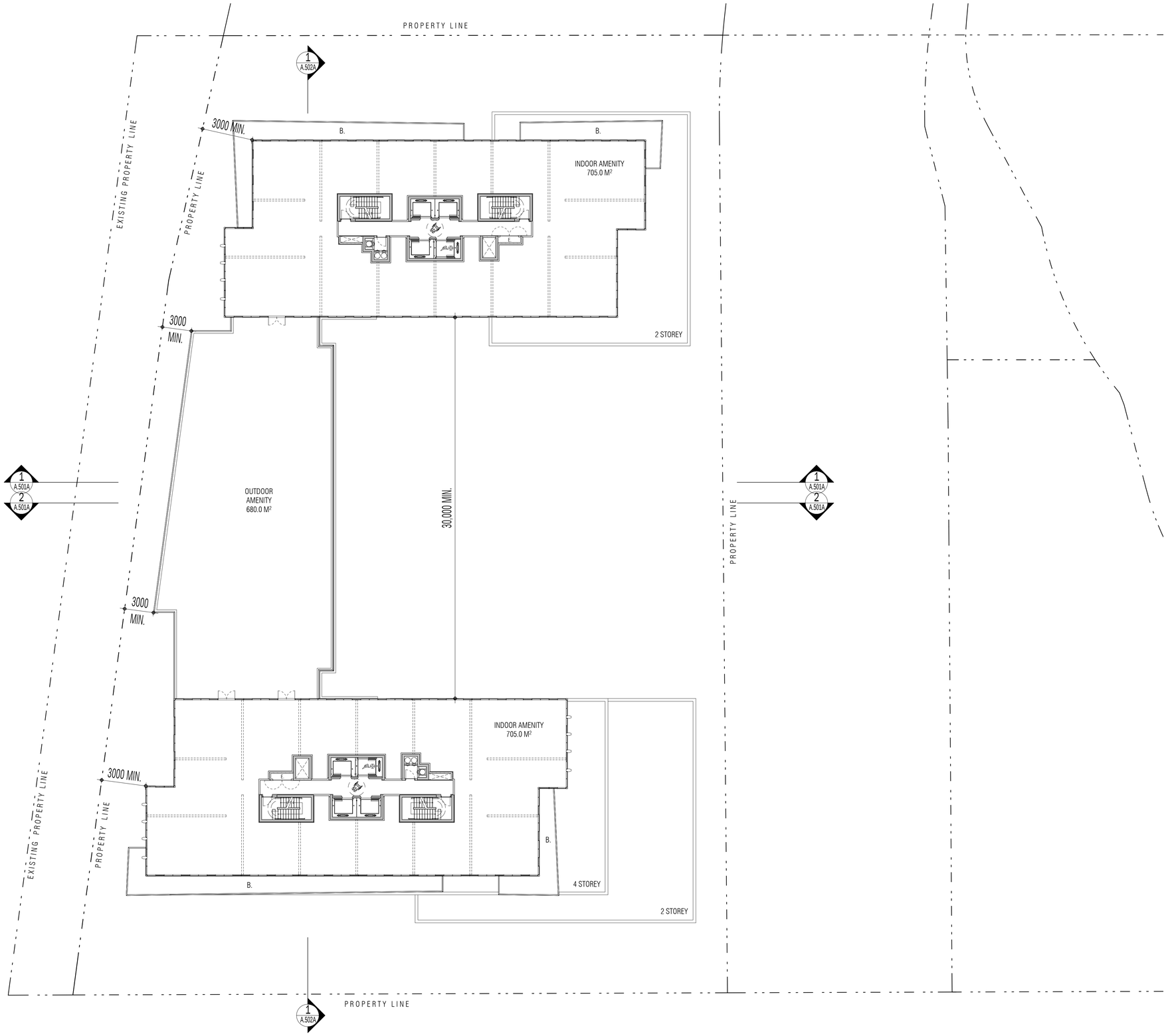
OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

6TH FLOOR PLAN

1 : 200

A.306A



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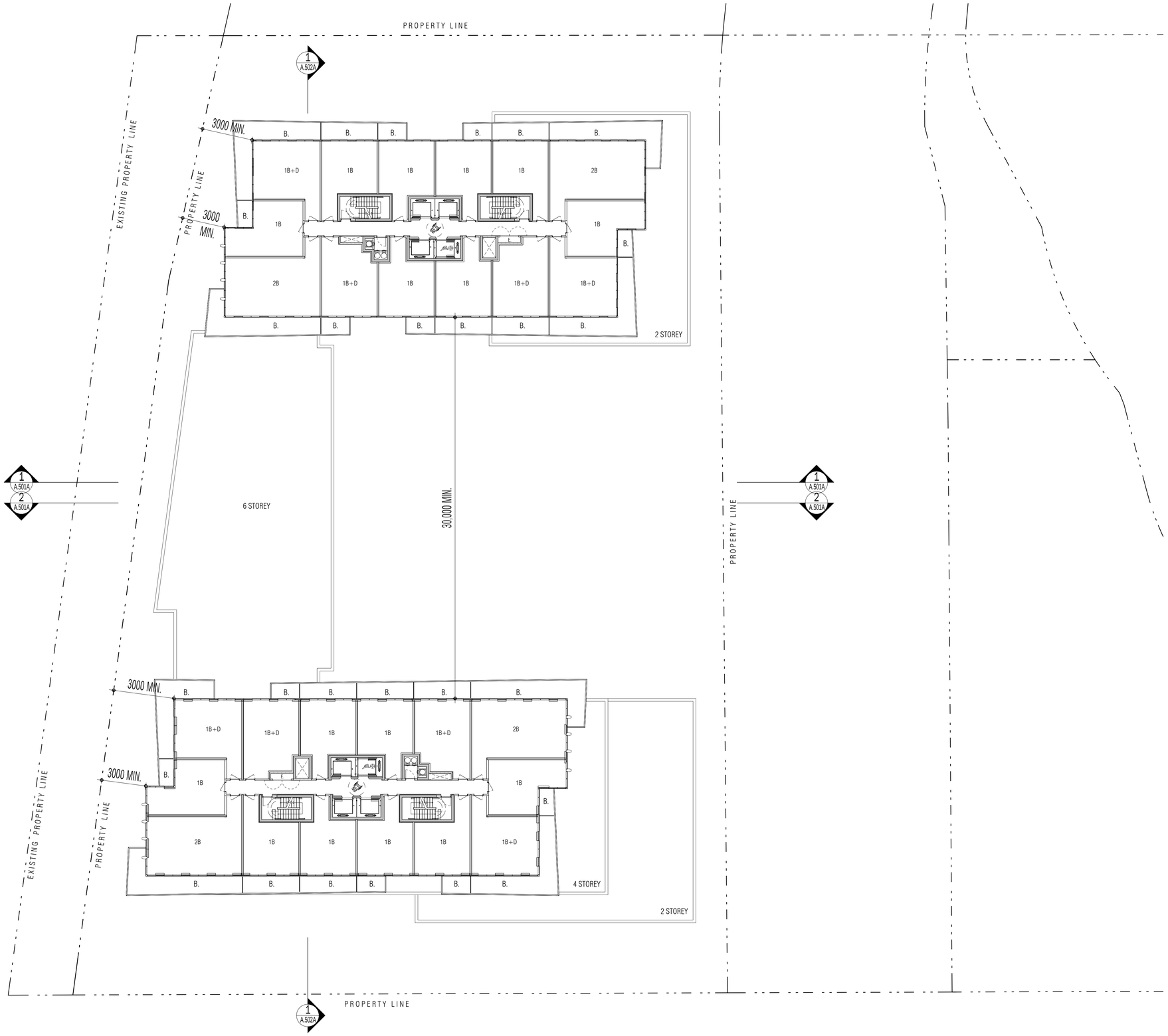
7TH FLOOR PLAN

1 : 200

A.307A



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OAKVILLE ONTARIO

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Checked By :	D.B. / G.C.
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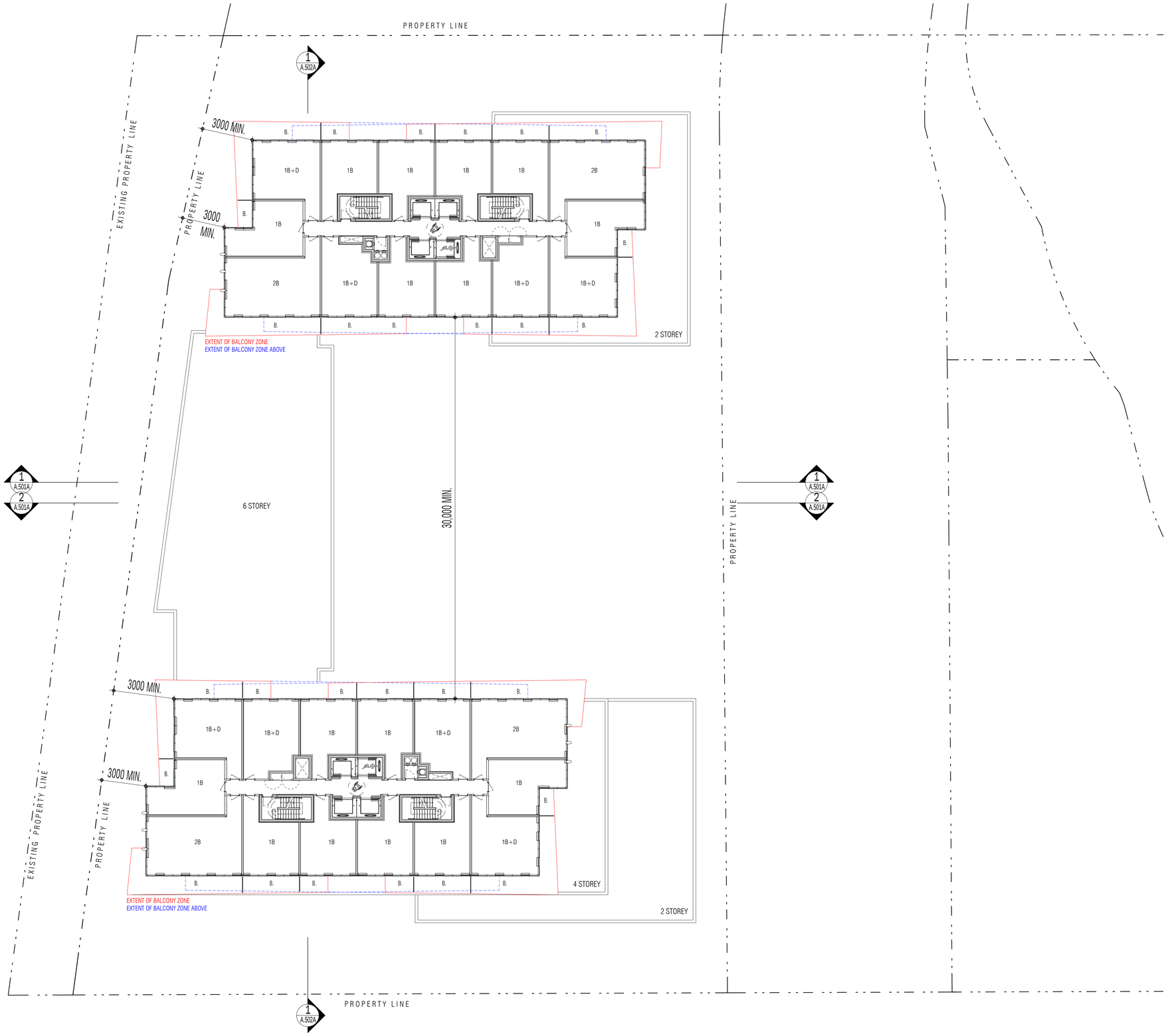
Job #	1975.22

8TH FLOOR PLAN

N

1 : 200 A.308A



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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
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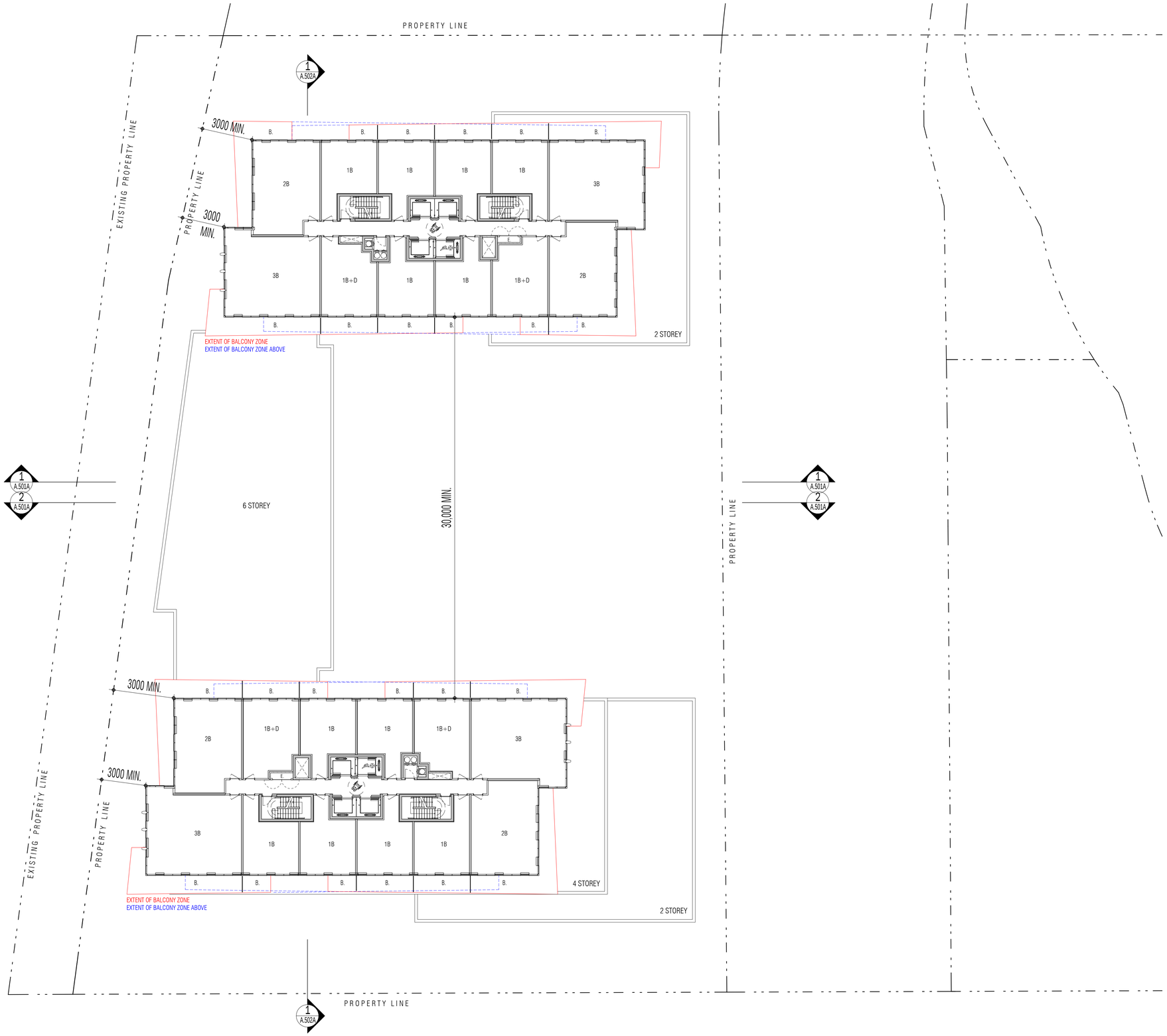
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

9TH - 21ST FLOOR PLAN

1 : 200

A.309A



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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

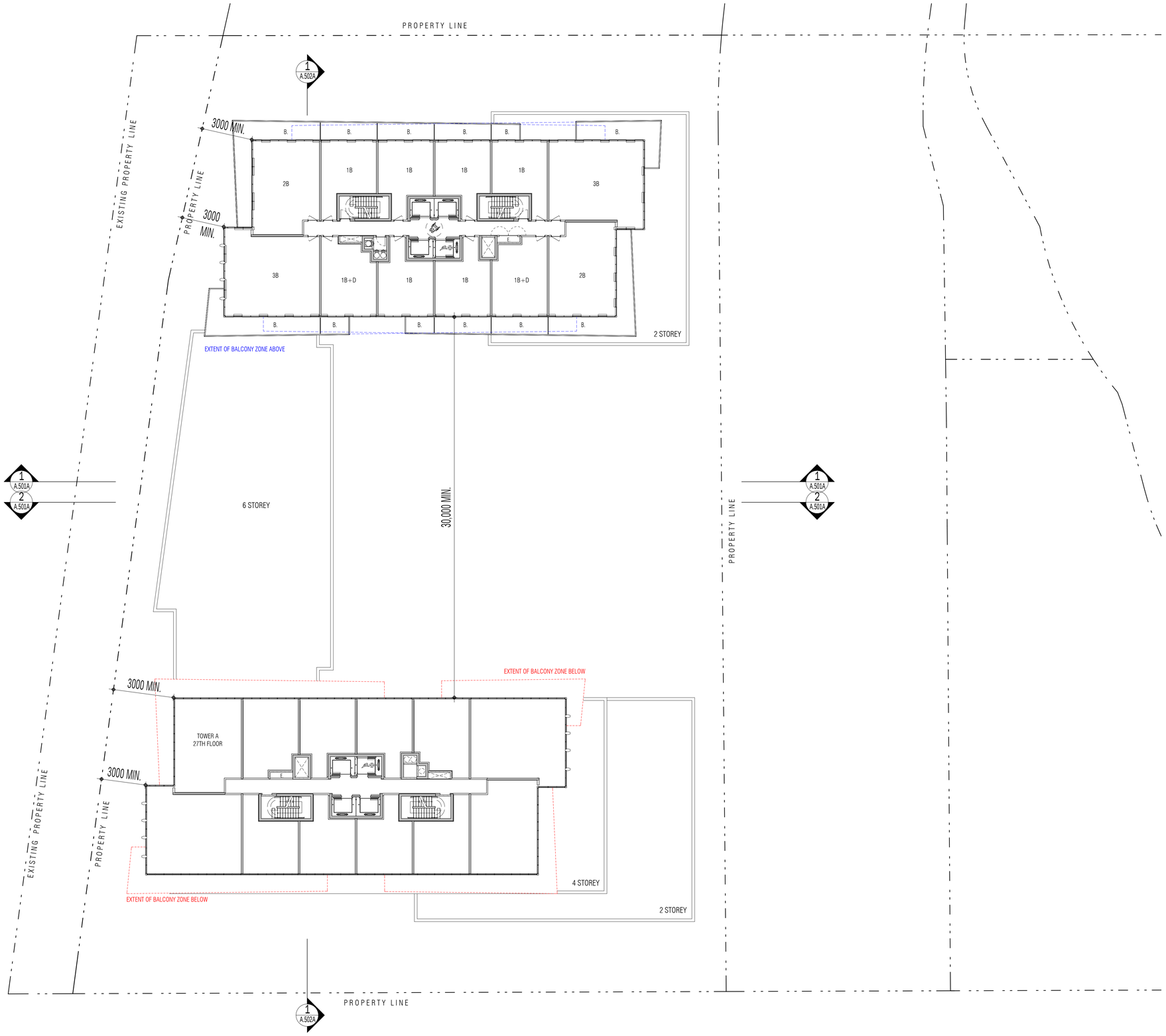
OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

22ND - 27TH FLOOR PLAN

1 : 200

A.310A



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OAKVILLE ONTARIO

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Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
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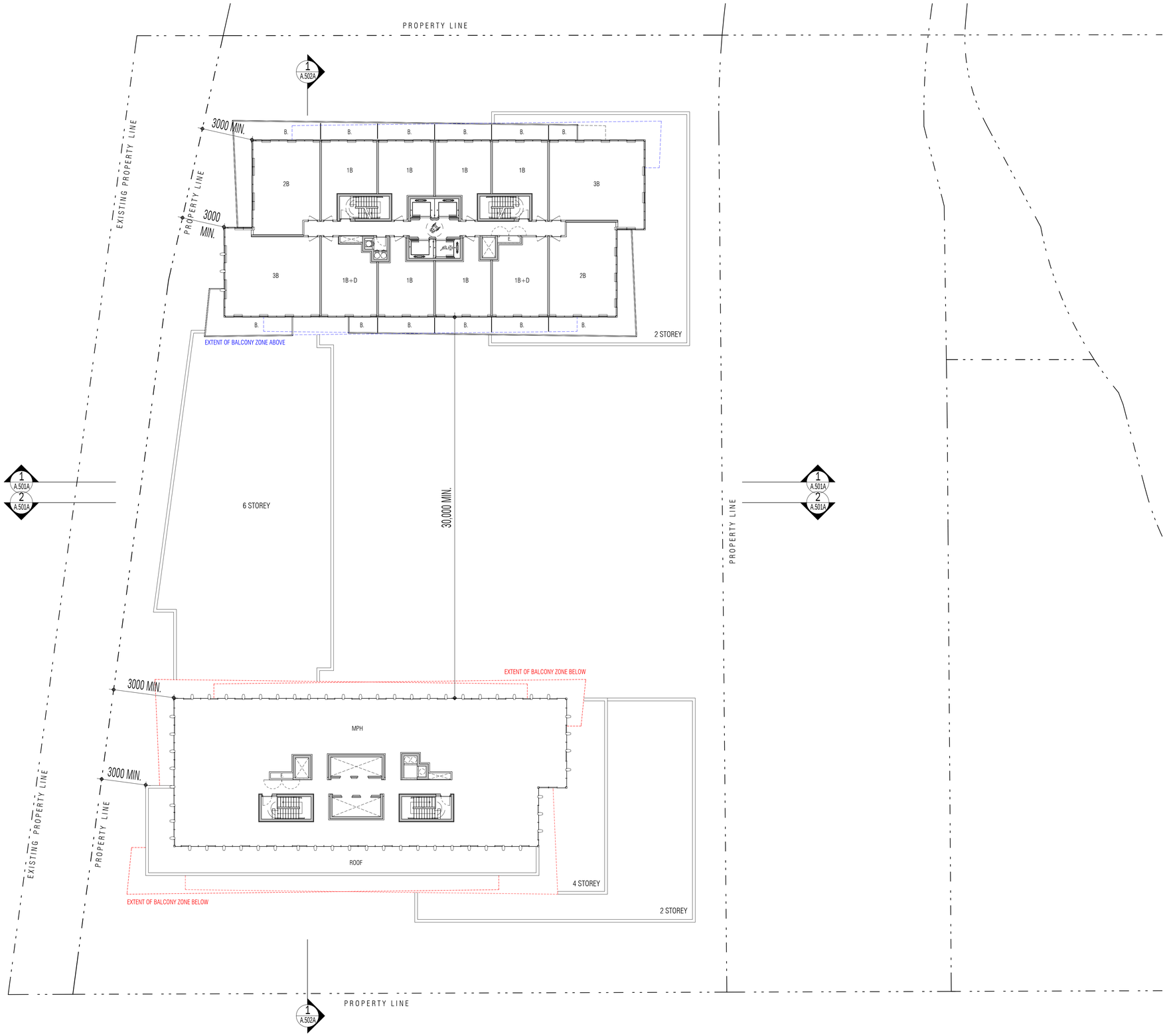
Job #	1975.22

28TH FLOOR PLAN

N

1 : 200 A.311A



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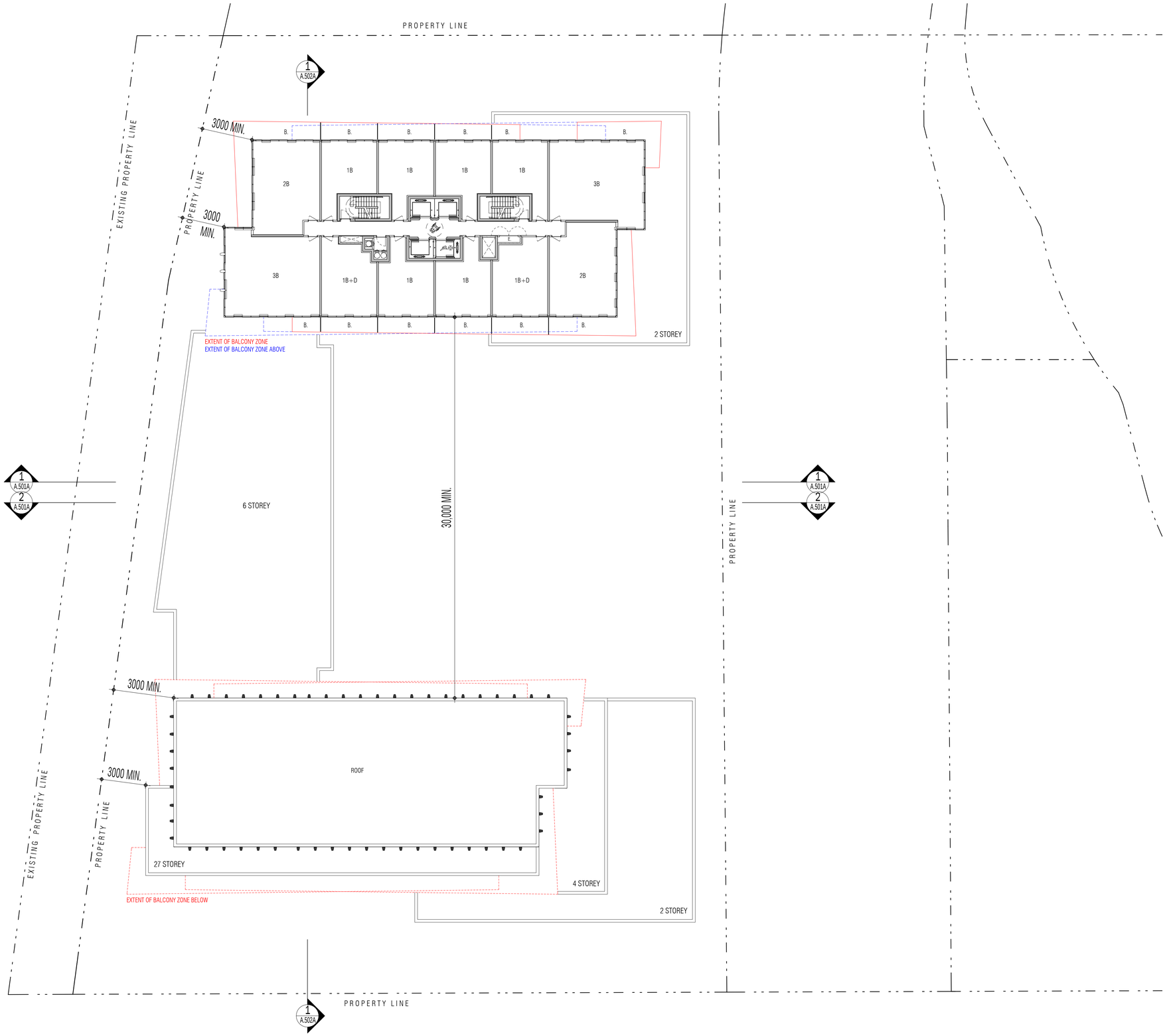
29TH FLOOR PLAN

1 : 200

A.312A



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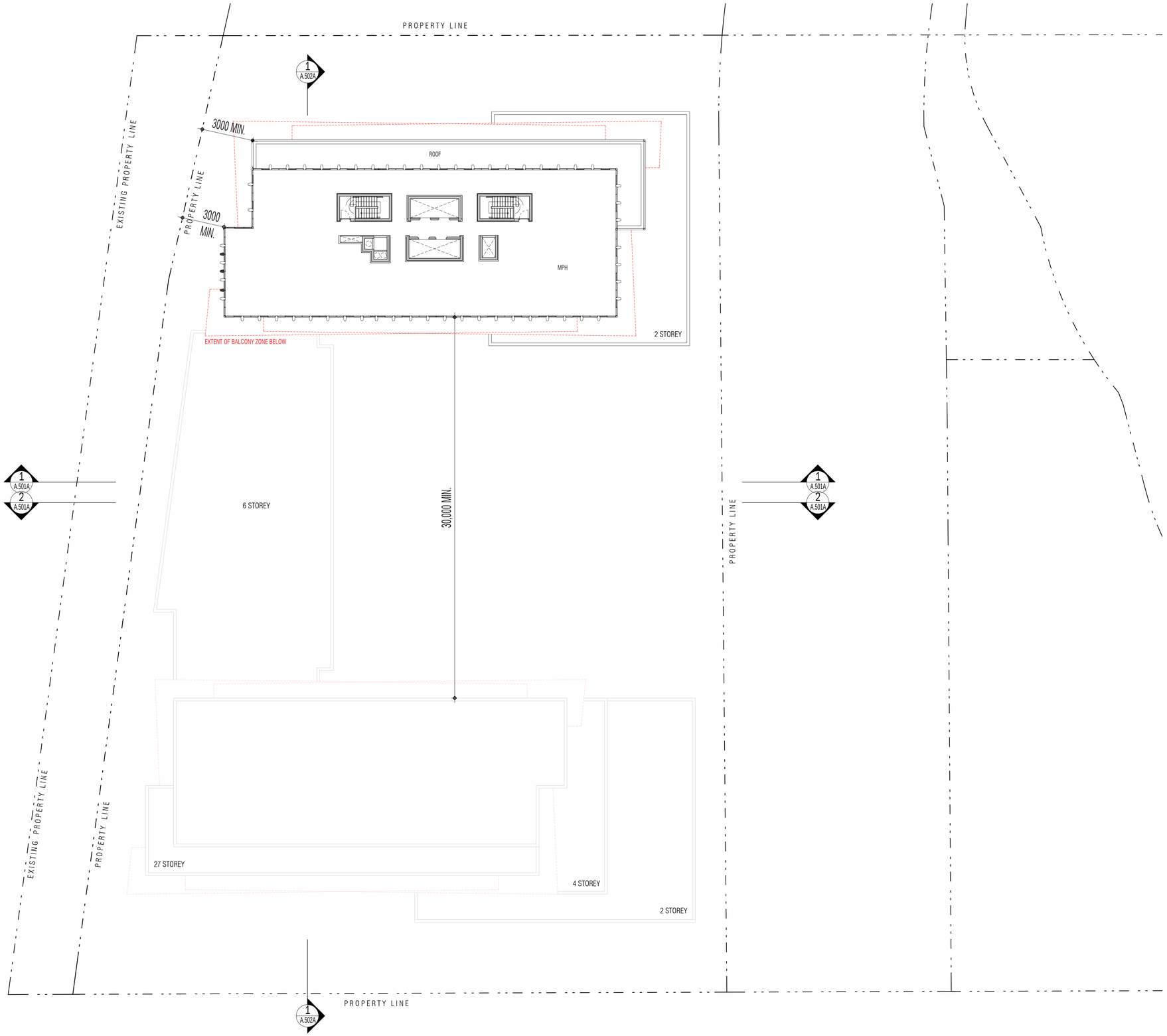
30TH - 33RD FLOOR PLAN

1 : 200

A.313A



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No.	Date	Description	Issued by

Issued for revisions

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8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO L4K 4L8
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

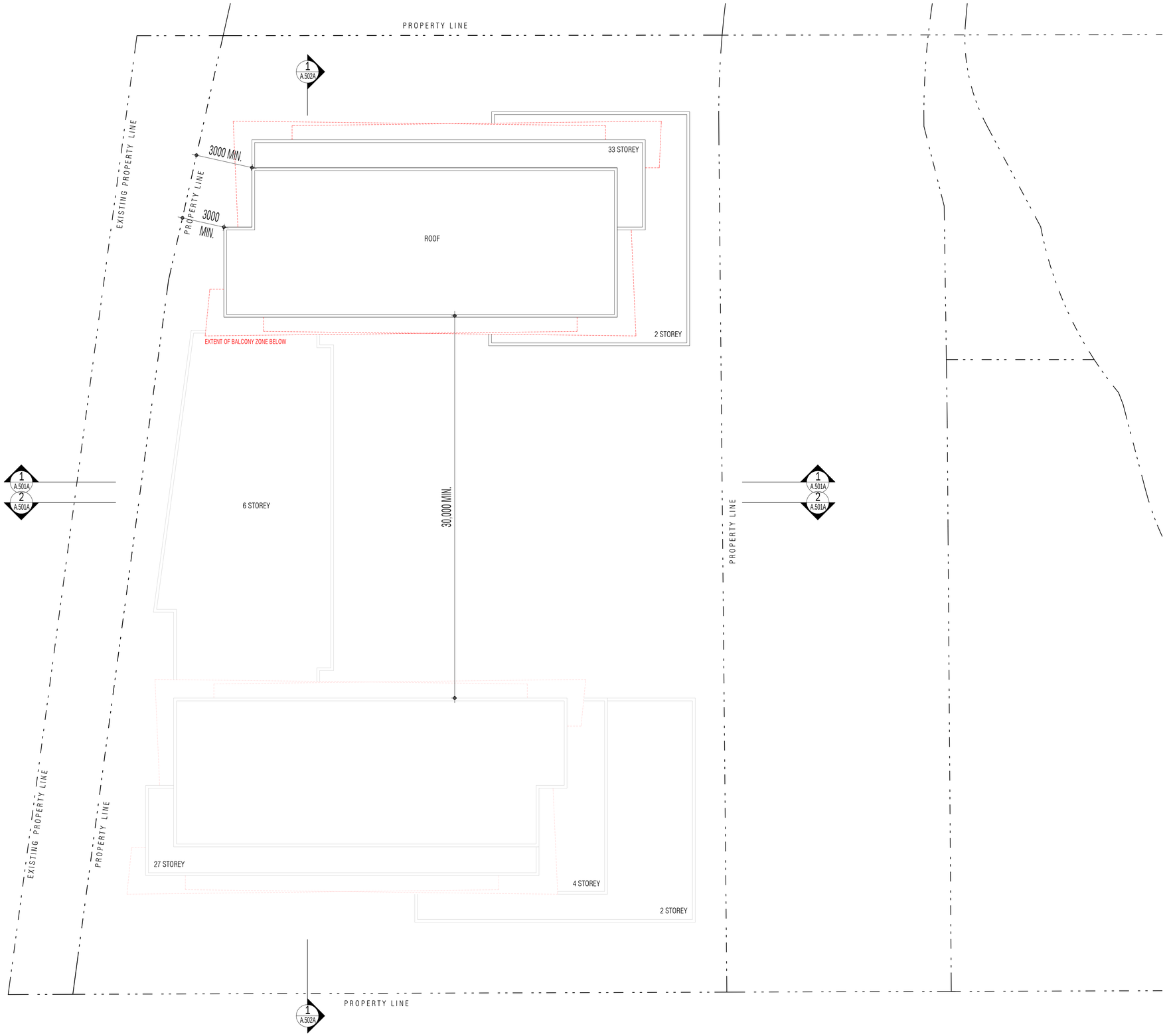
OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

MPH PLAN

1 : 200

A.314A



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PHONE: 905.795.2601 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

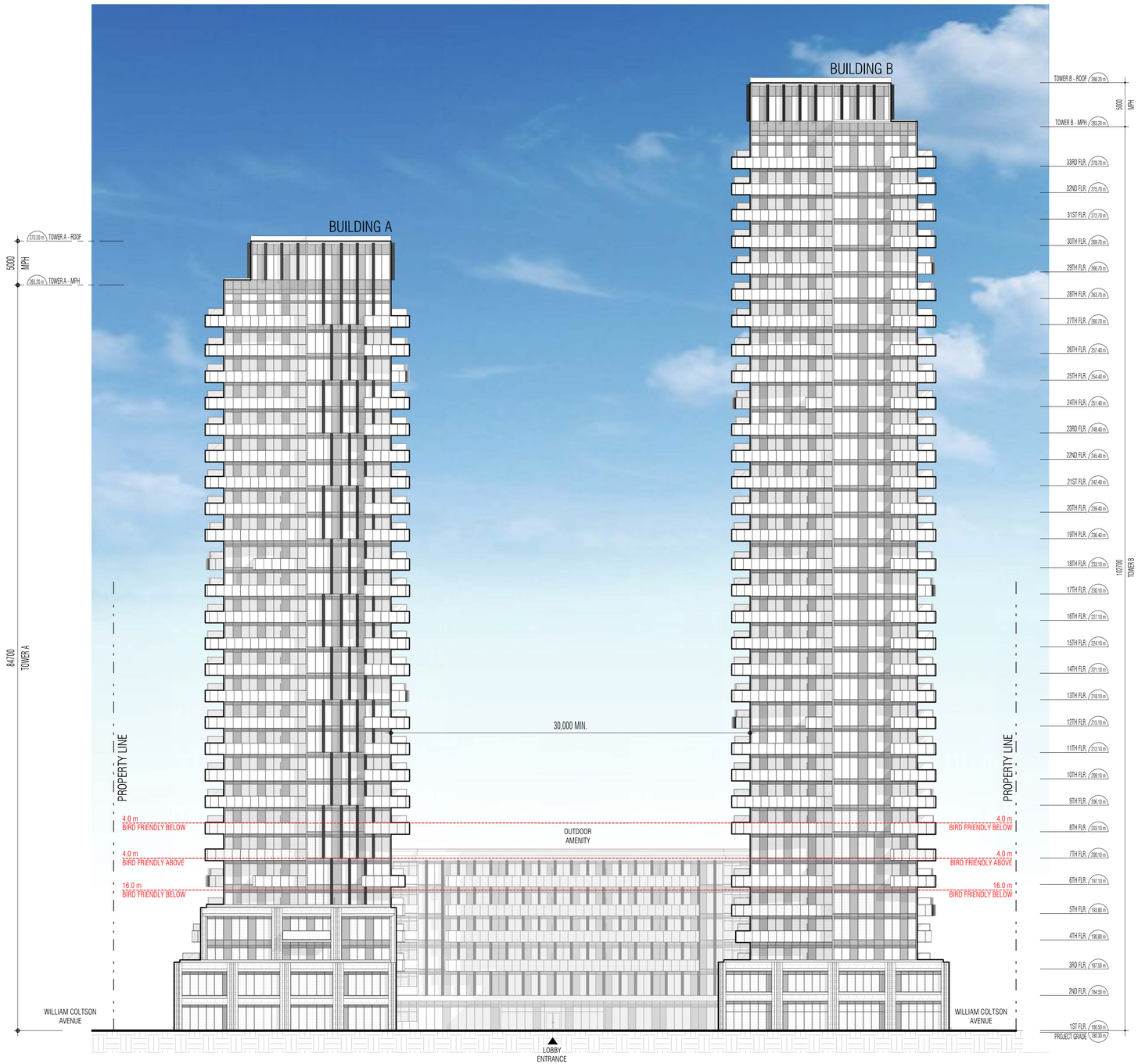
OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

ROOF PLAN

1 : 200

A.315A



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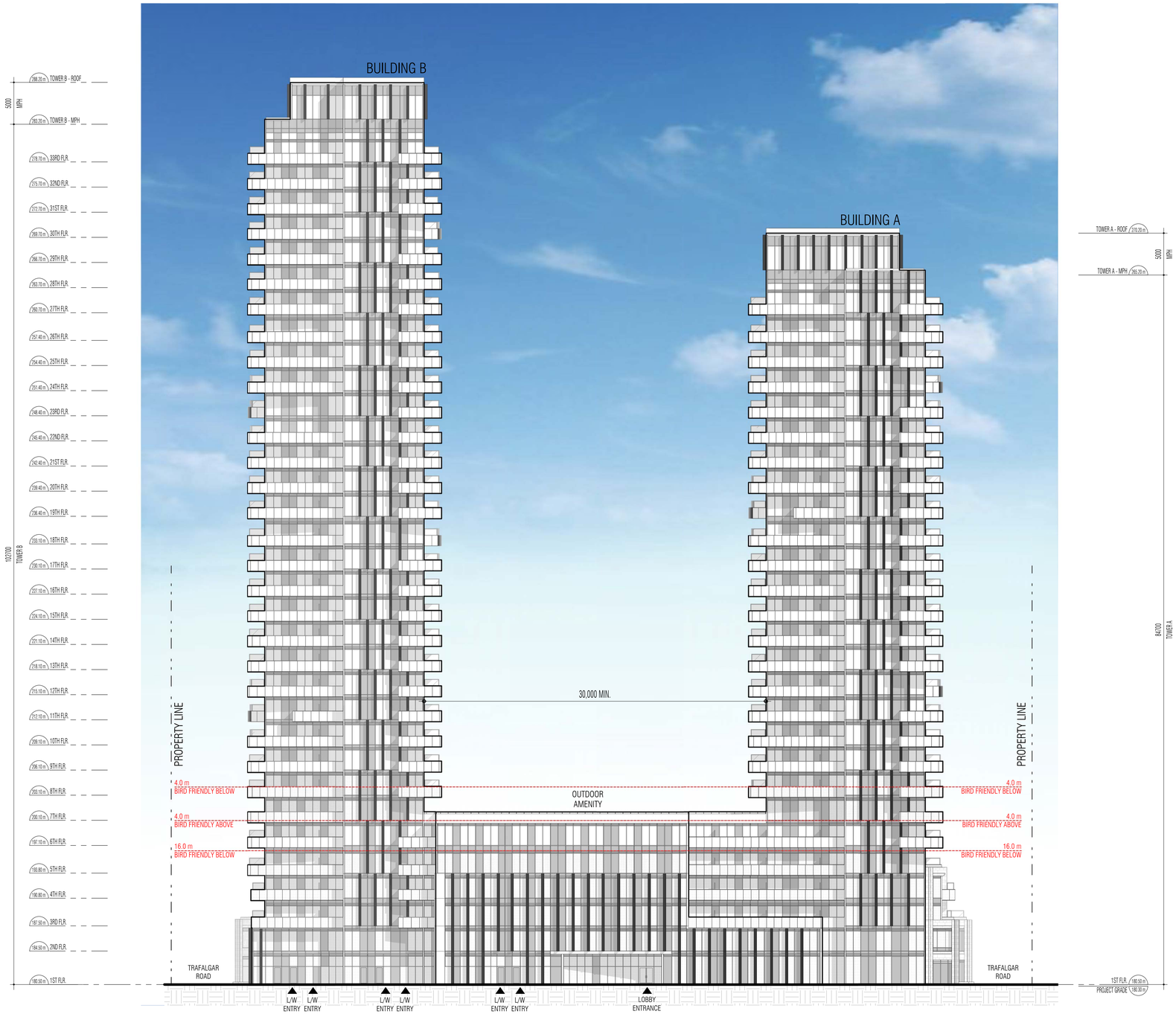
Plot Date :	JUN.03.2025
Job #	1975.22

EAST ELEVATION

1 : 250

A.401A



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3275 TRAFALGAR RD.

OAKVILLE ONTARIO

Project Architect :	B.Graziani
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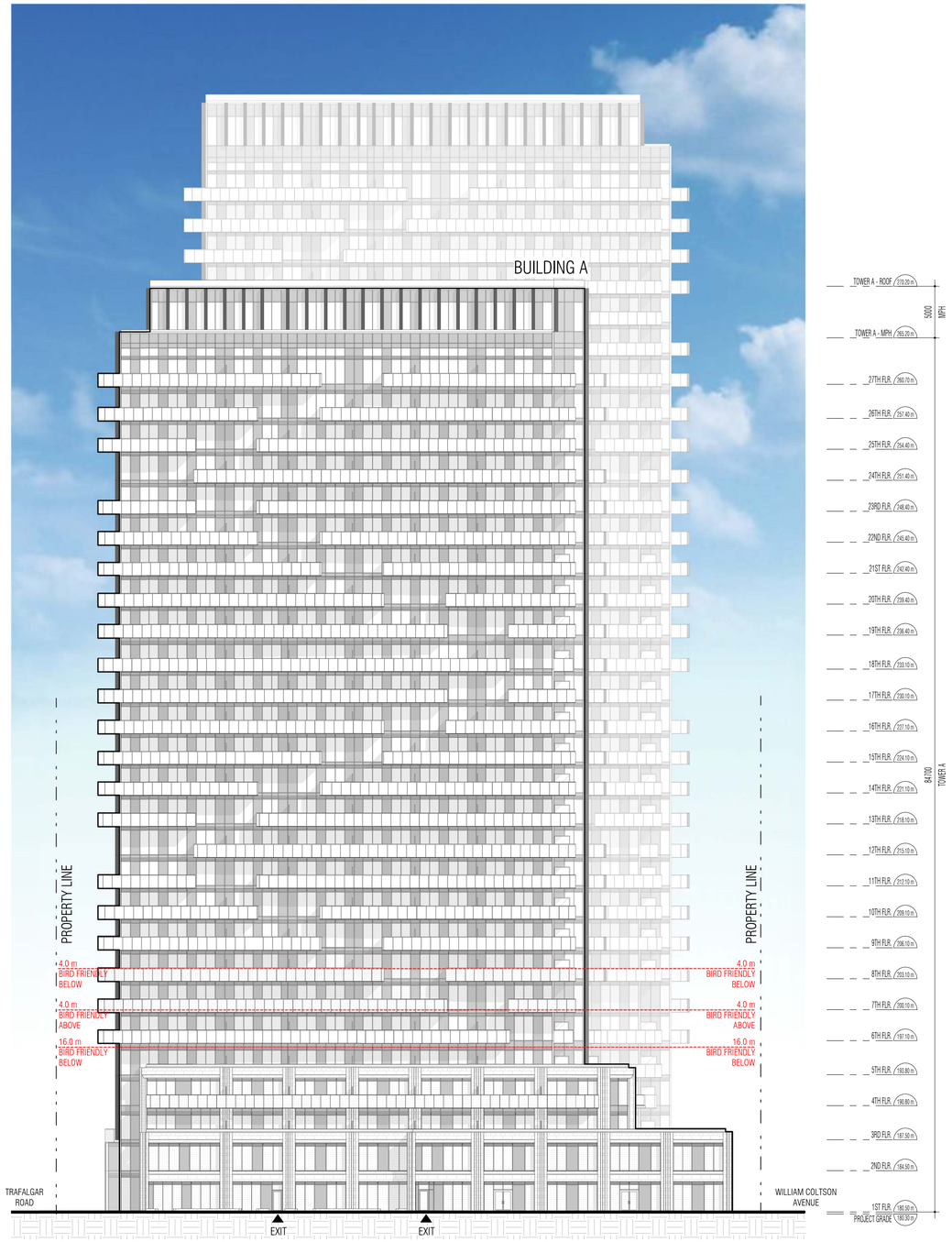
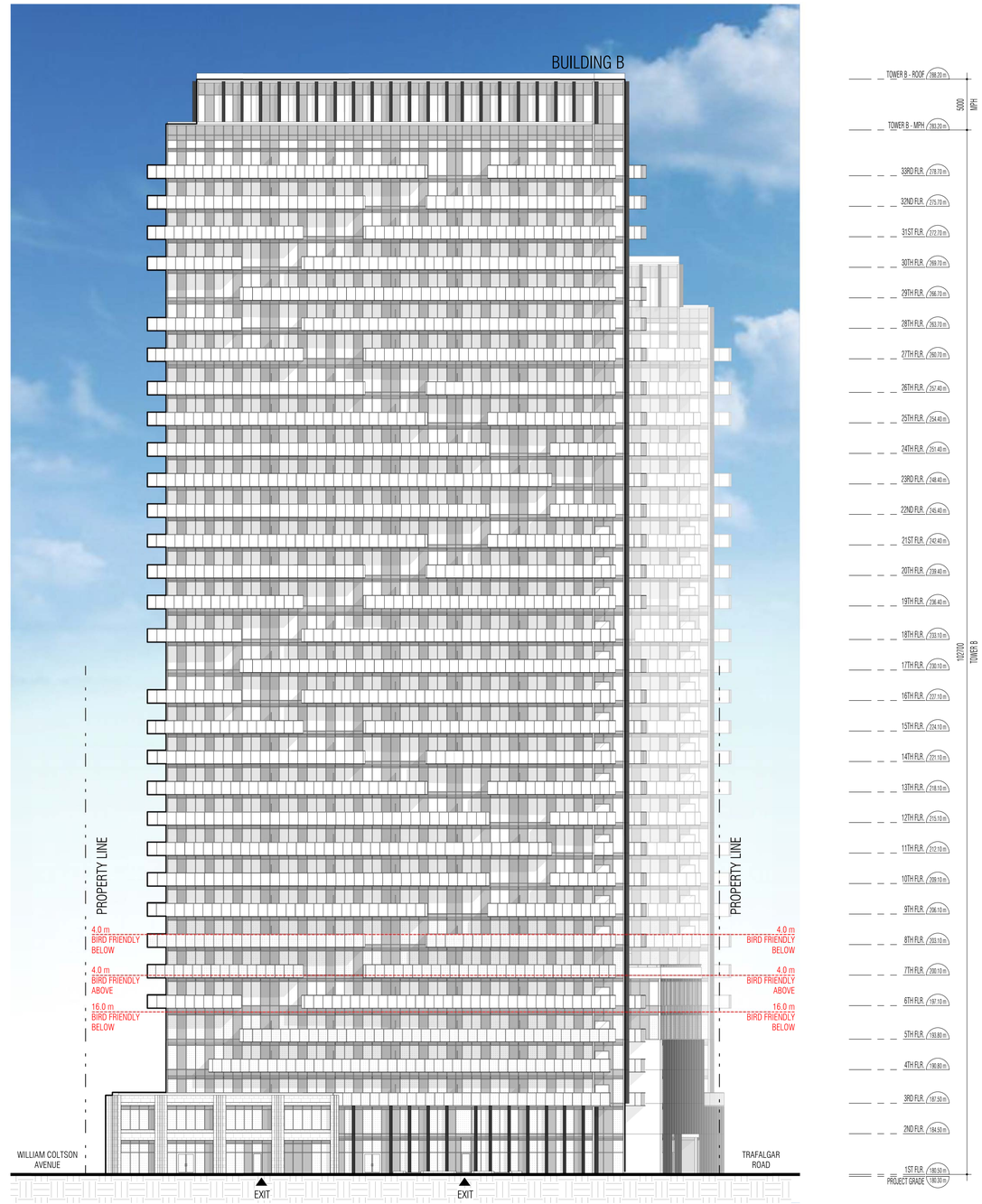
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

WEST ELEVATION

1 : 250 A.402A



SOUTH ELEVATION 1 A.403A
SCALE - 1 : 250



NORTH ELEVATION 2 A.403A
SCALE - 1 : 250

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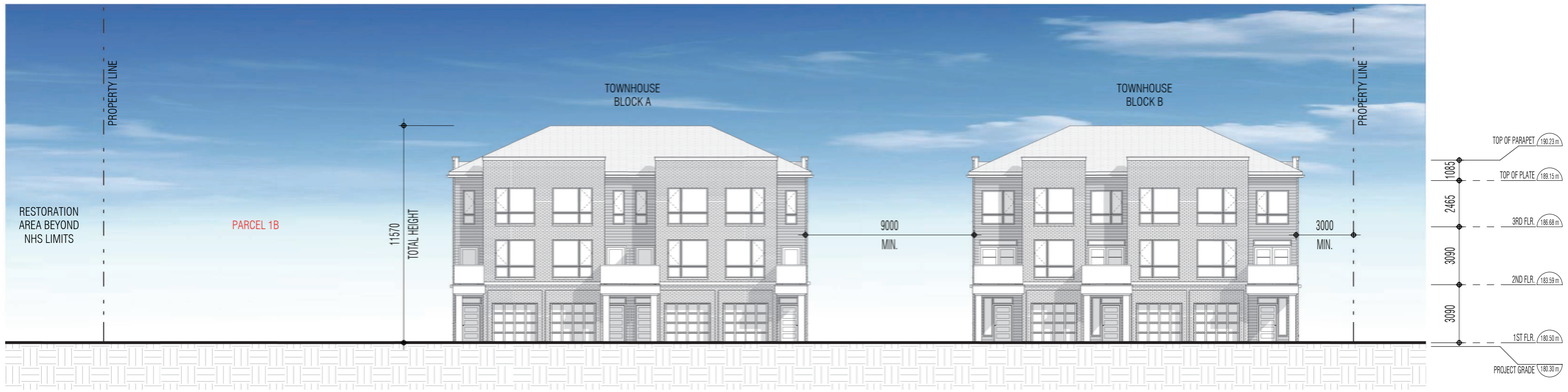
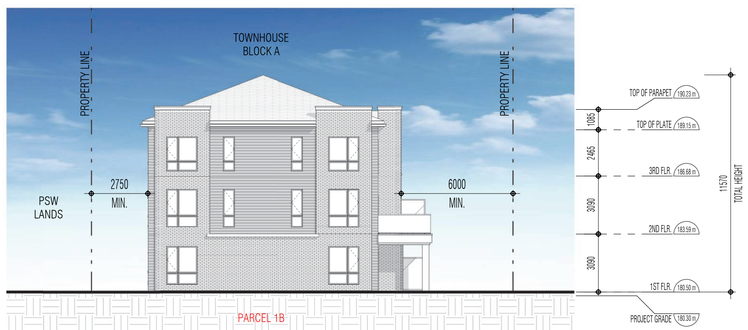
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

SOUTH & NORTH ELEVATIONS

1 : 250 A.403A



WEST ELEVATION 1 A.404A
SCALE - 1 : 150



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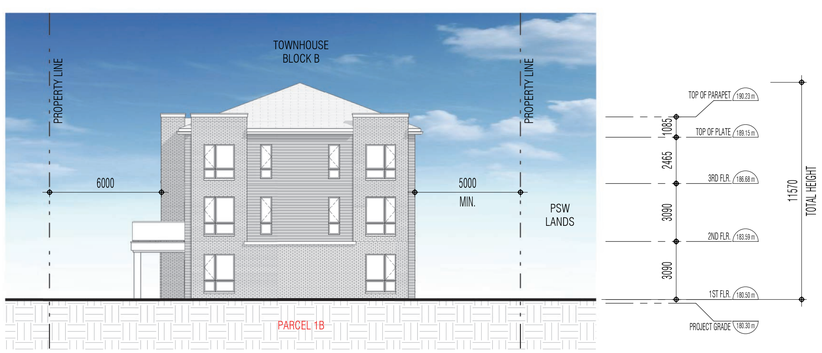
SCALE - 1 : 150



SOUTH ELEVATION 3 A.404A
SCALE - 1 : 150

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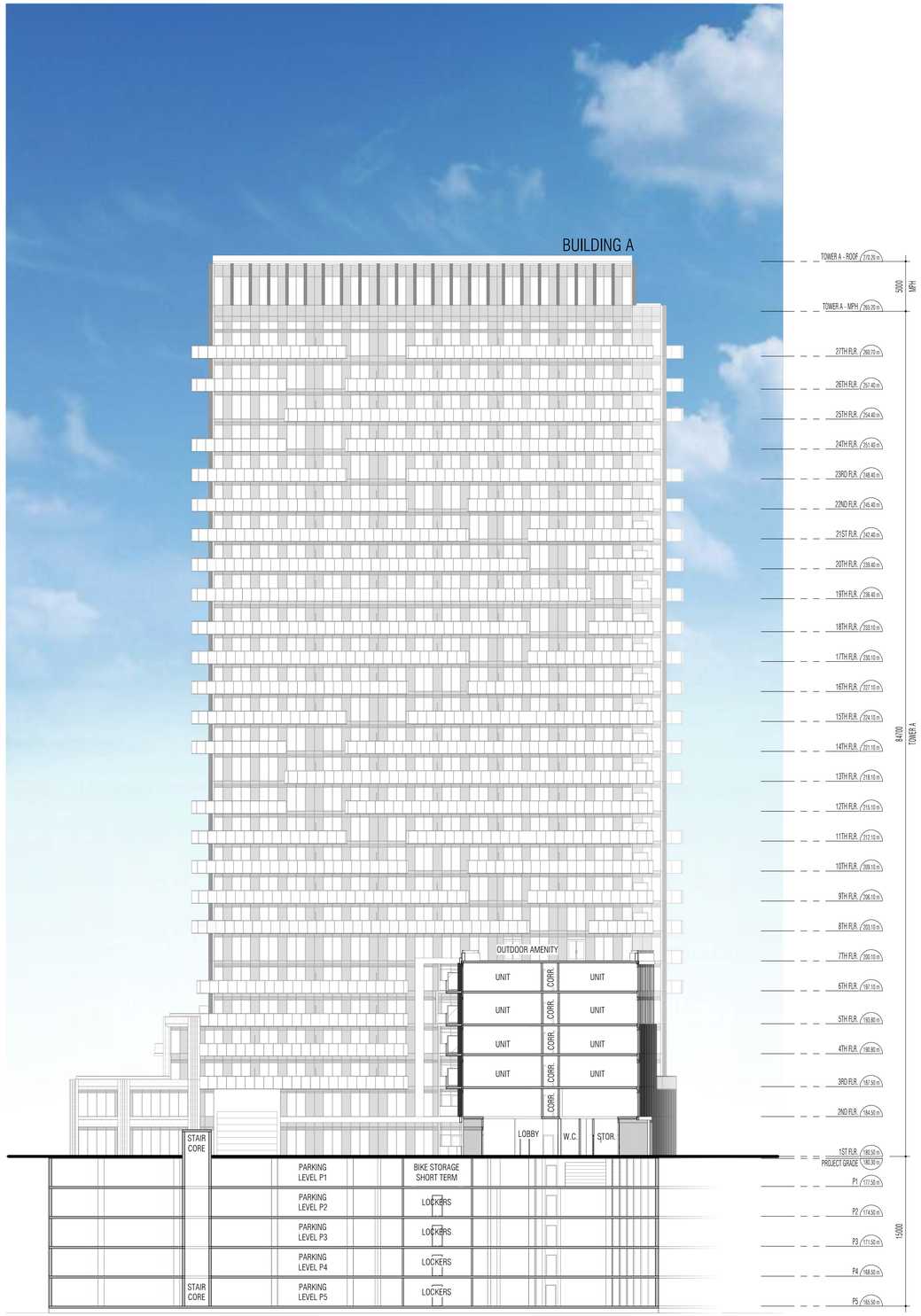
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	APR.15.2025
Job #	1975.22

TOWNHOUSE
ELEVATIONS

1 : 150 A.404A

SECTION A-A 1 / A.501A
SCALE - 1 : 250



SECTION B-B 2 / A.501A
SCALE - 1 : 250

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PROPOSED MIXED USE DEVELOPMENT

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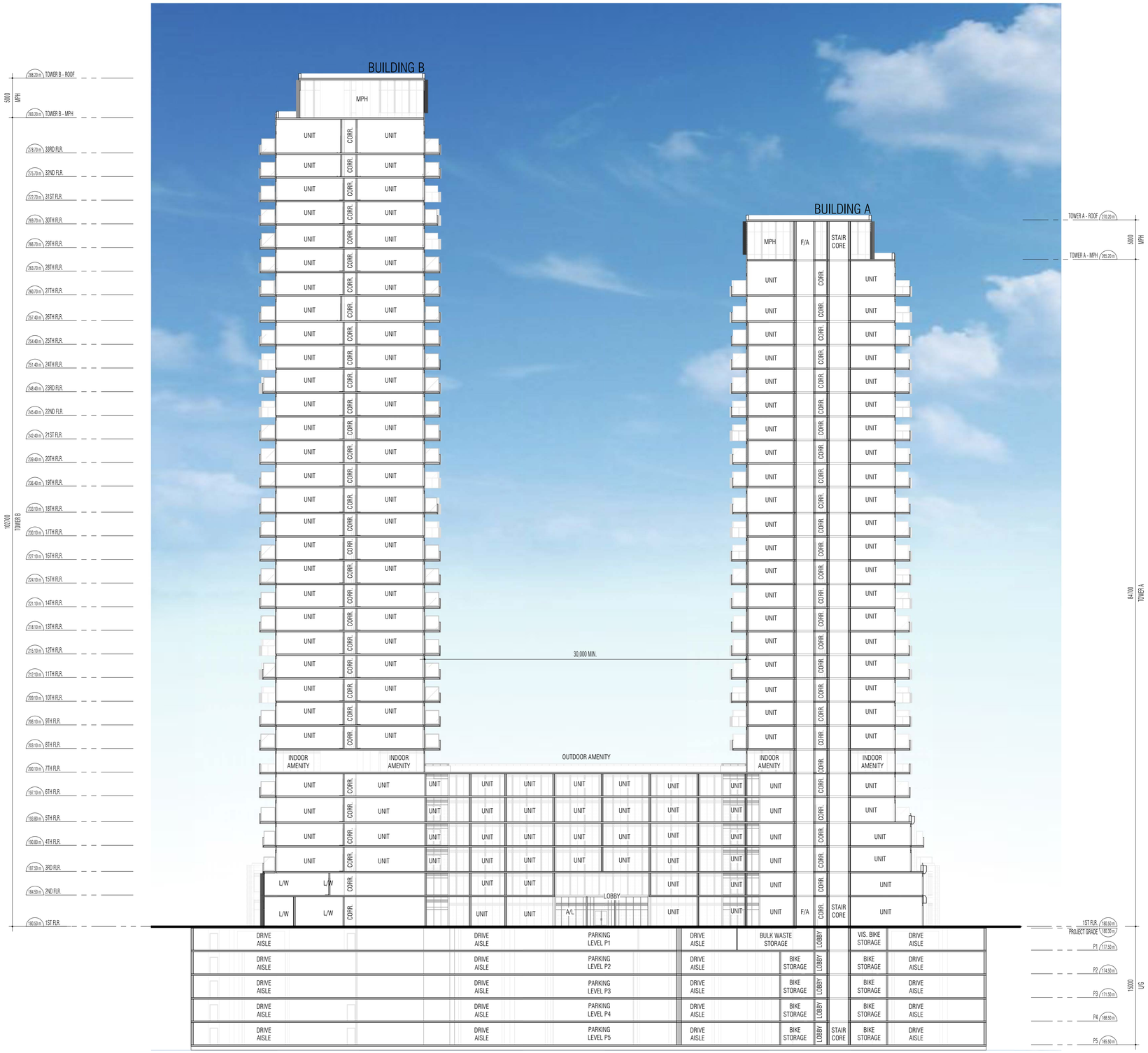
OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

BUILDING SECTIONS

1 : 250 A.501A



SECTION C-C (1 / A.502A)
SCALE - 1 : 250

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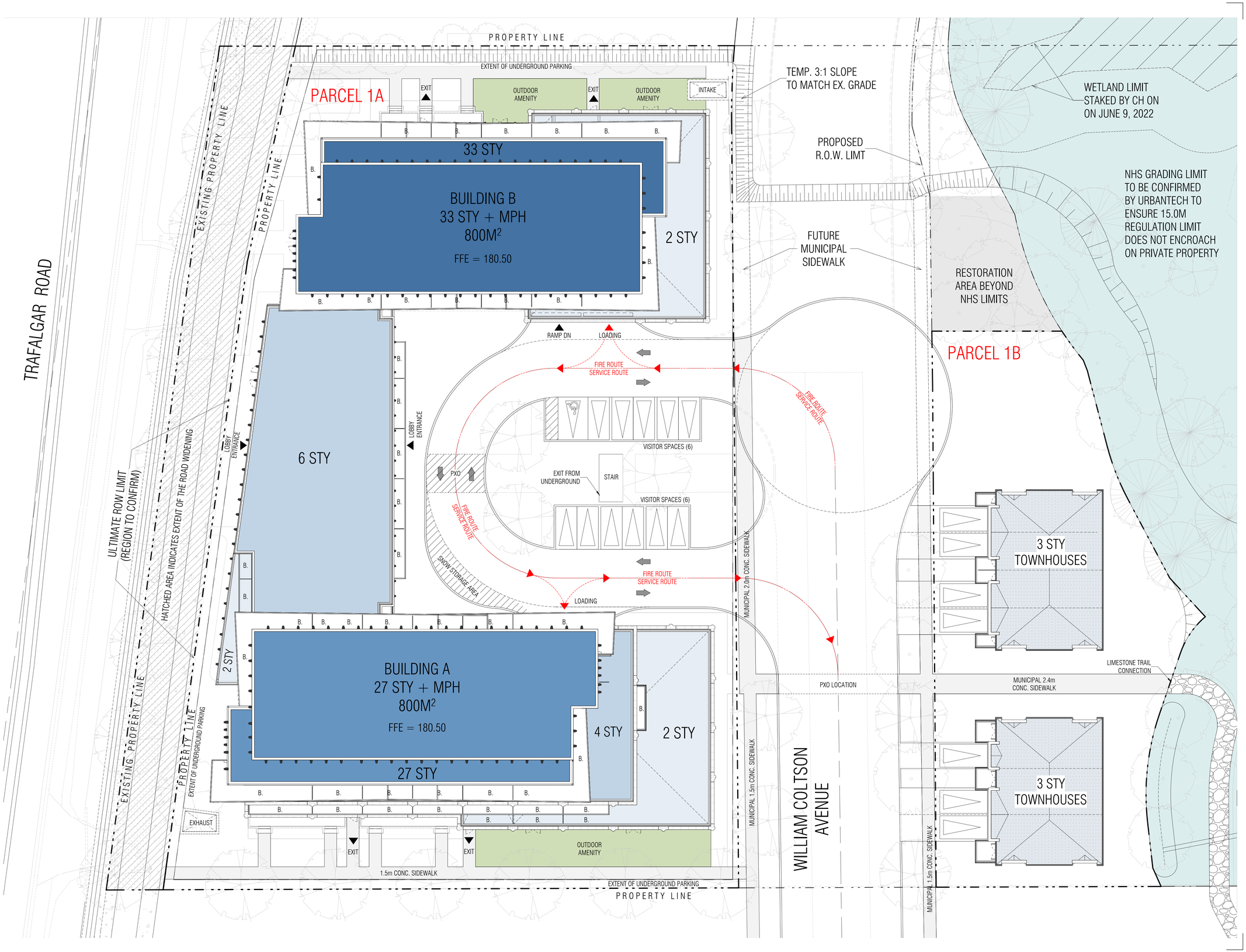
BUILDING SECTION

1 : 250 A.502A



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PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

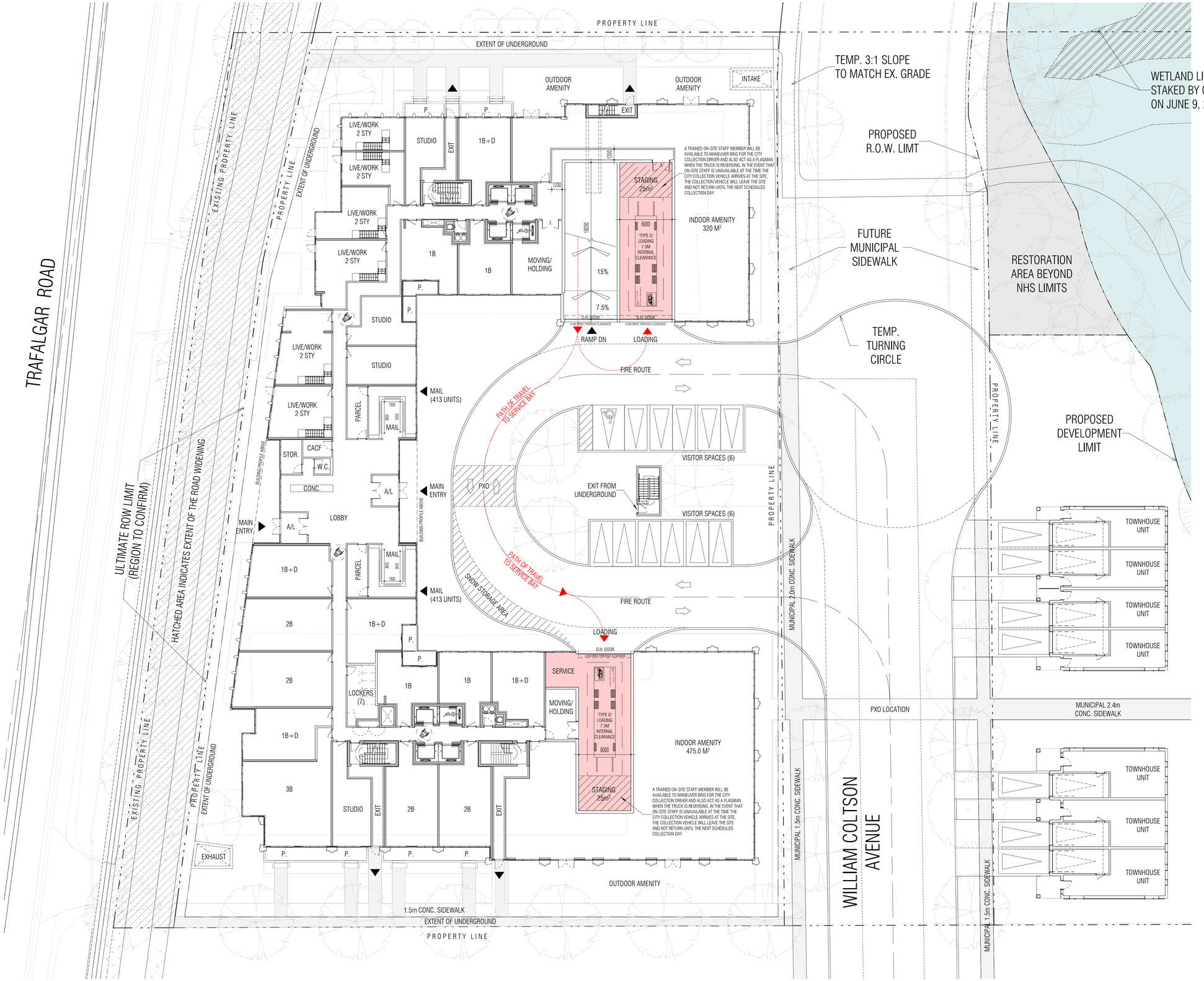
3275 TRAFALGAR RD.

OAKVILLE ONTARIO

Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	JUN.03.2025
Job #	1975.22

SITE PLAN
WASTE MANAGEMENT

1 : 200 A.801A



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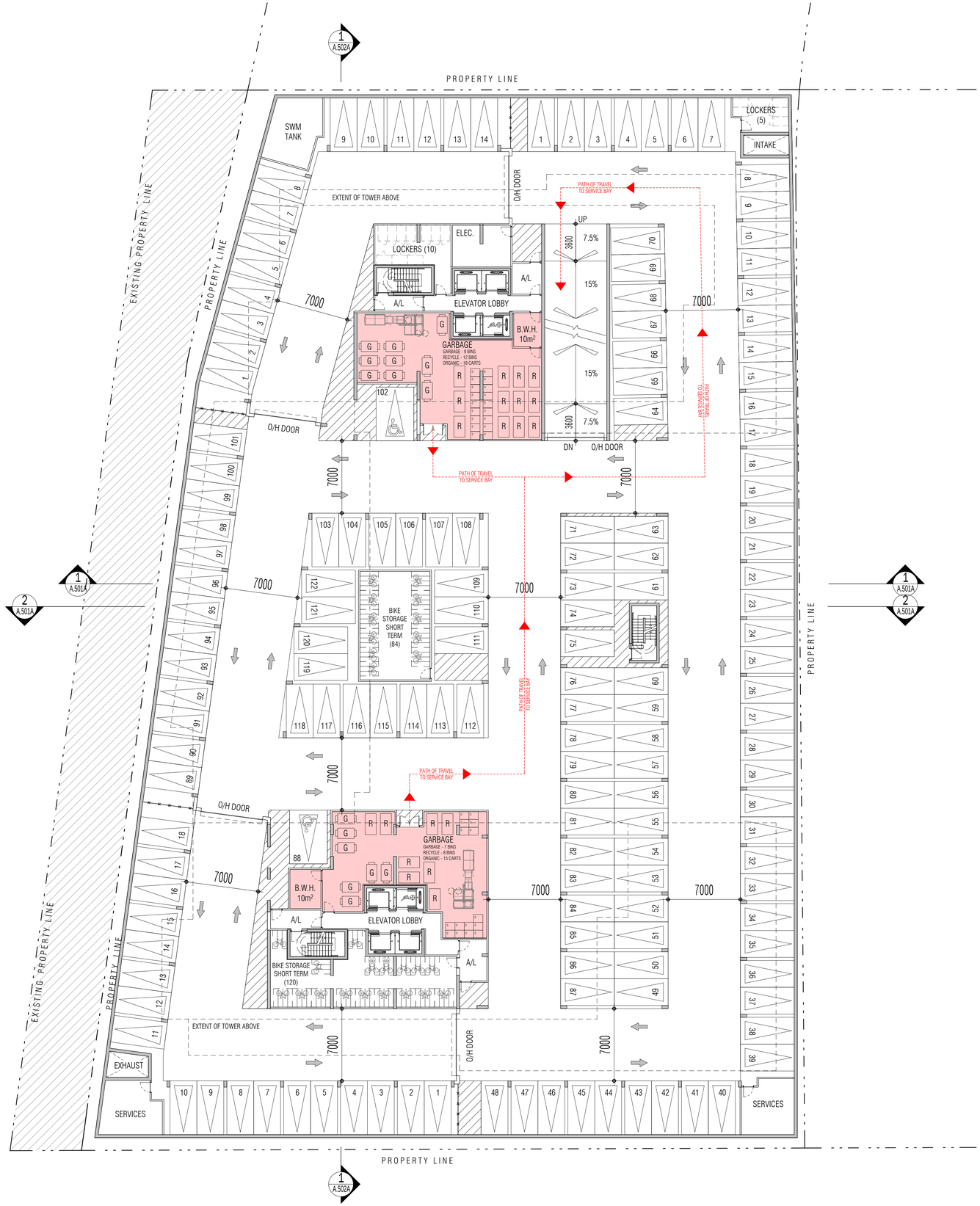
GROUND (1ST) FLOOR
WASTE MANAGEMENT

1 : 200

A.802A



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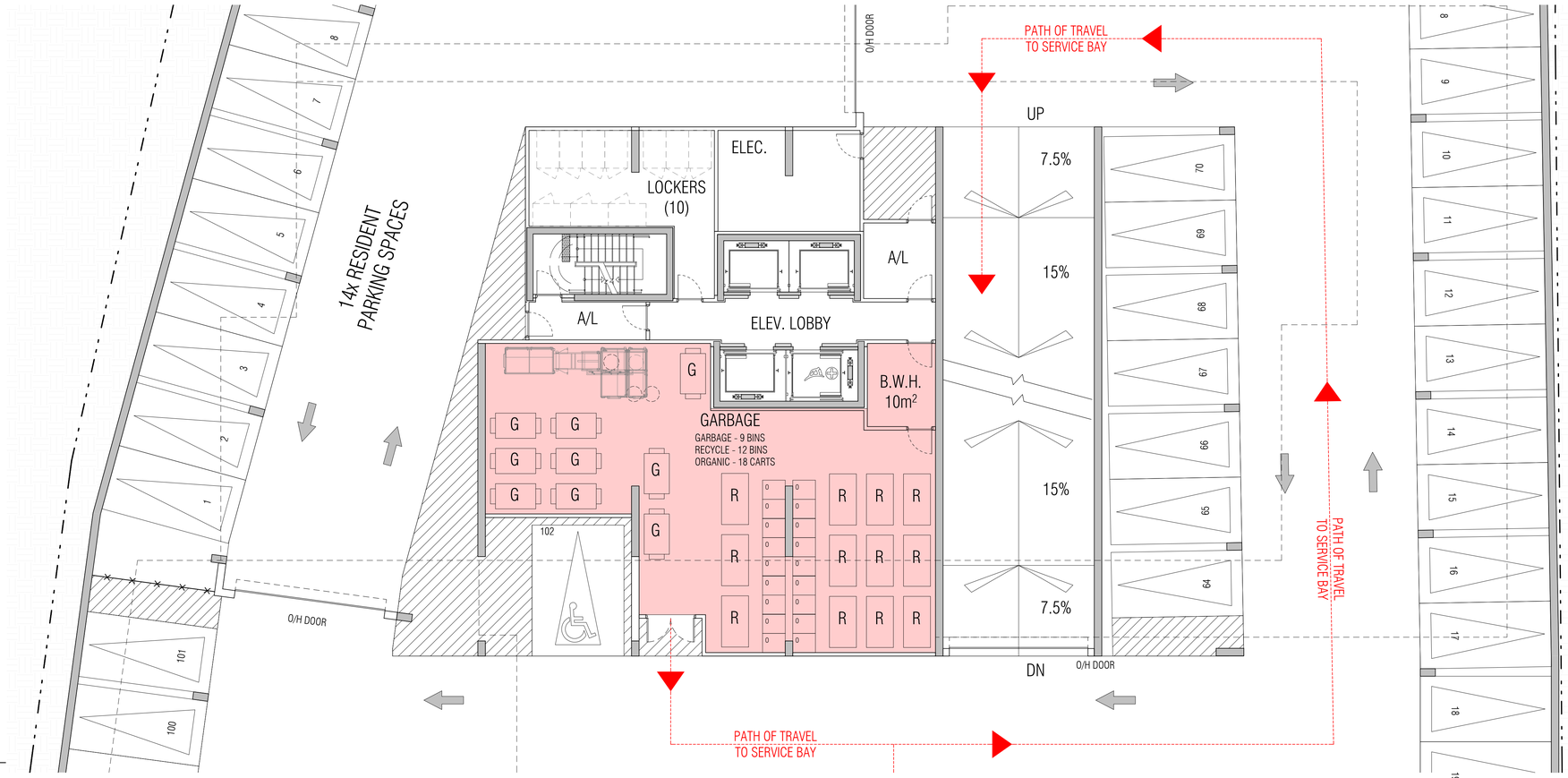
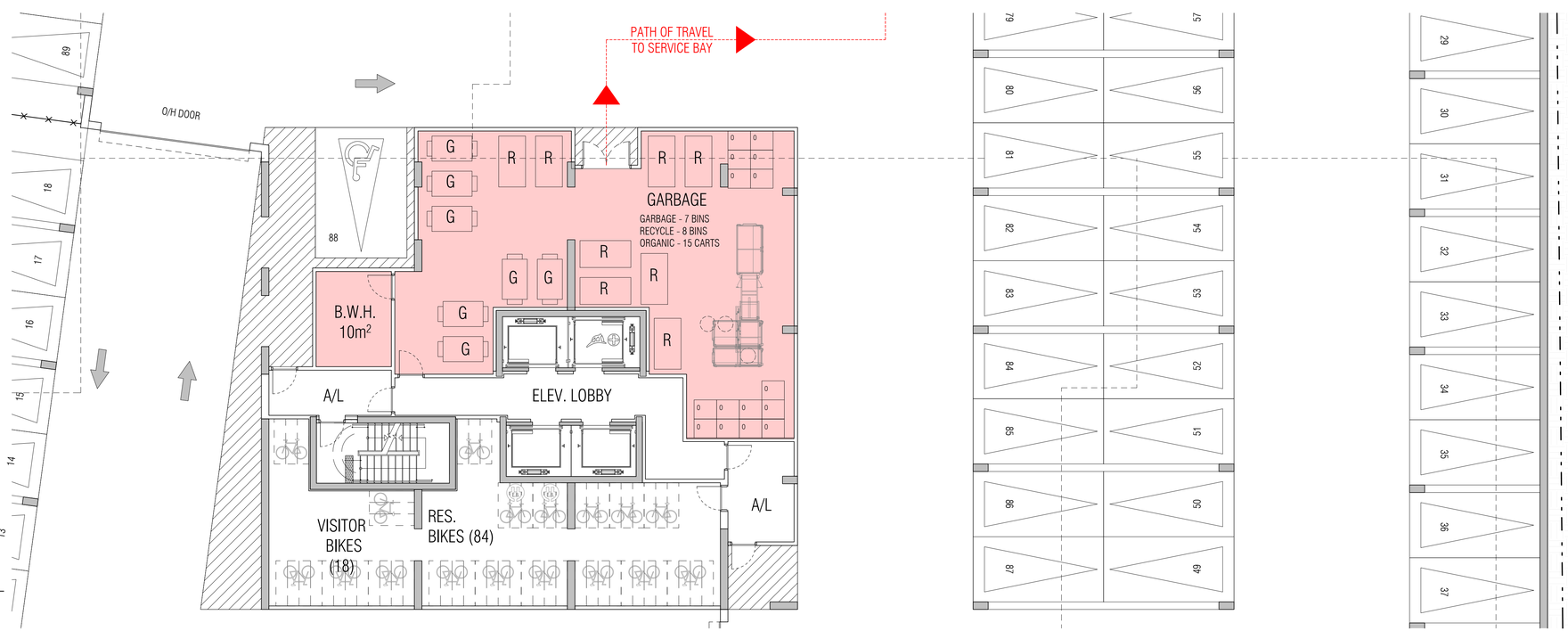
P1 UNDERGROUND PLAN WASTE MANAGEMENT

1 : 200

A.803A



Building A - Garbage Room 1 A.804A
SCALE - 1 : 100



Building B - Garbage Room 2 A.804A
SCALE - 1 : 100

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P1 UNDERGROUND PLAN
GARBAGE ROOM A & B

1 : 100 A.804A