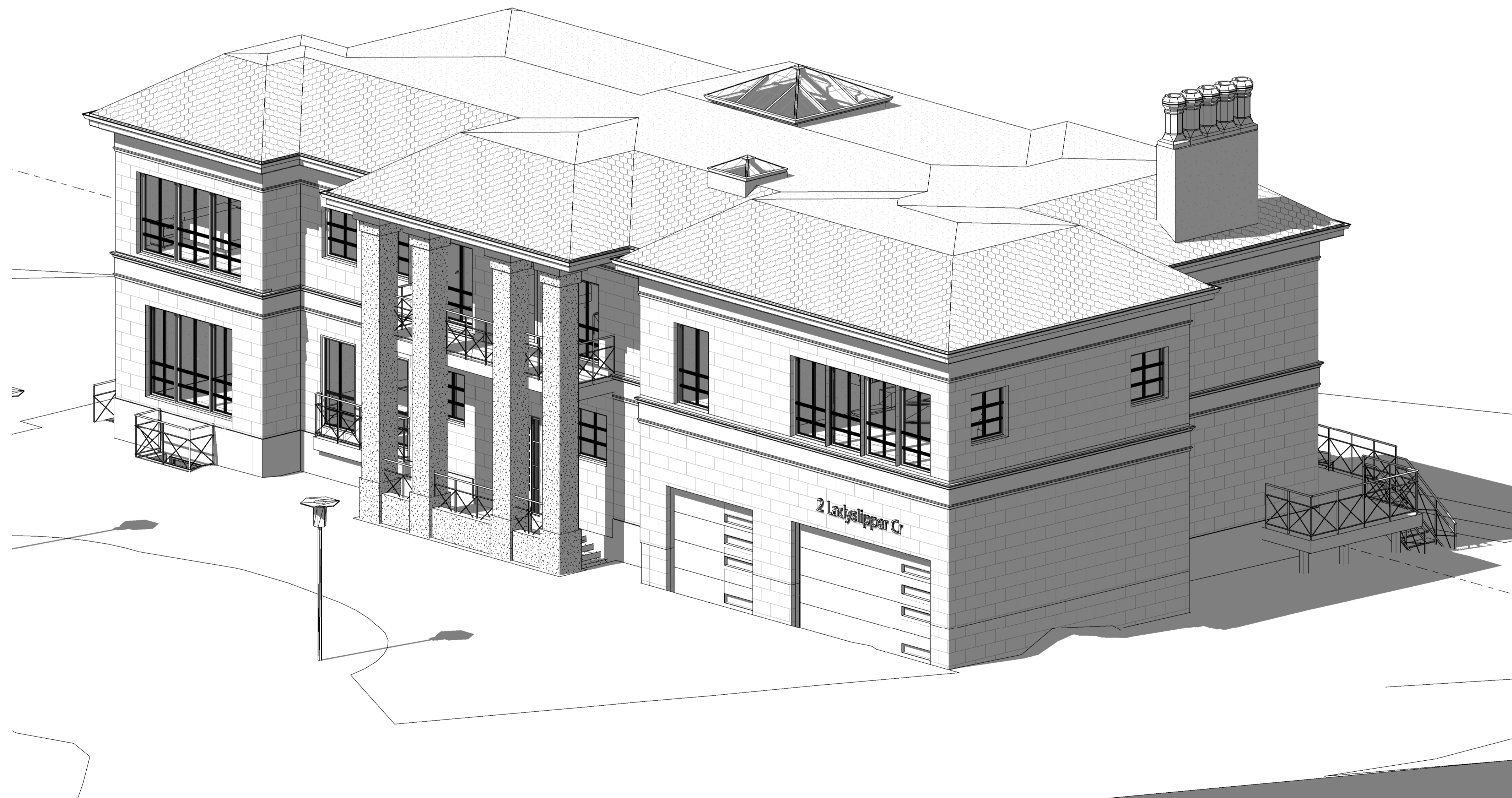


Proposed a 2 Storey Residence

2 Ladyslipper Ct, Thornhill, ON L3T 2S4



ASE+J INC. ARCHITECT

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0 5 10 20 30 40 50mm
0' 1/4' 1/2' 1' 1 1/2' 2'

No.	Issuance Description	YYMMDD
1	ISSUE FOR B.P	25-07-2024
2	CLIENT APPROVED	15-09-2025
3	ISSUED TO COA	25-10-2025
4	ISSUED TO COA	22-11-2025

ISSUED FOR:
COA
DRAWINGS ARE "COA" AND ARE NOT TO BE USED FOR PERMIT APPLICATIONS OR CONSTRUCTION UNTIL SO AUTHORIZED BY THE CITY OFFICIAL.

Client
SHIVA FALAHATPARVAR

Project
2 LAYDUSLIPER CT.

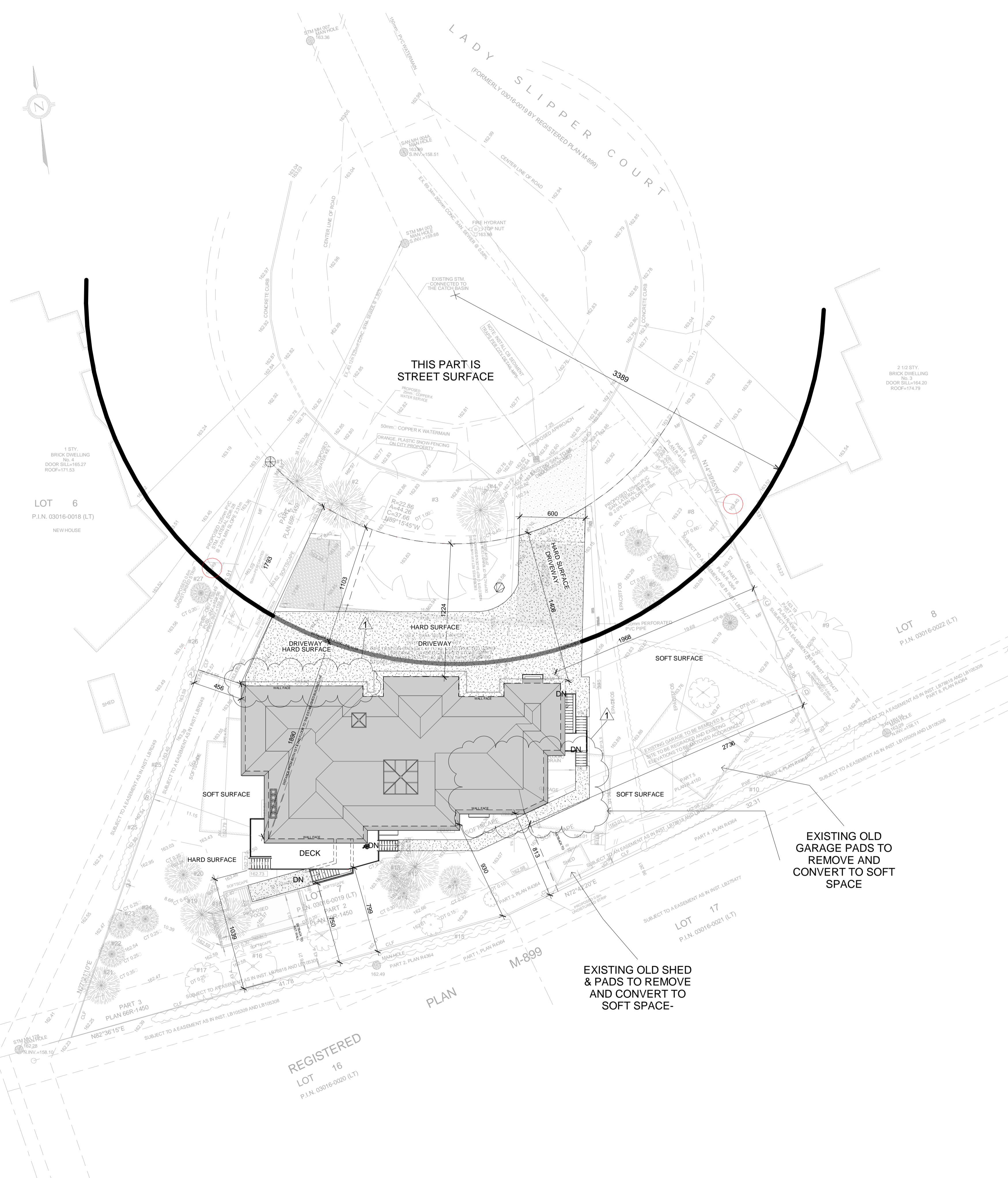
2 Ladyslipper CtThornhill, ON L3T 2S4

Drawing:
Cover Page

Project No. 160
Time Stamp: 2025-11-27 1:41:30 PM
Orientation

Drawn by: CHIE
Approved by: E.J
Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
15-09-2025
OF
ARCHITECTS
SHIVA FALAHATPARVAR
10052

Drawing No.
A0



ZONING: RES-ENLR	REQUIRED	PROVIDED
SETBACKS		
RIGHT	2.4 M	19.68 M
REAR	7.5 M	8.13 M
LEFT	2.4 M	4.56 M
FRONT	11.86 M	12.24 M
BUILDING HEIGHT- OUTSIDE WALL HEIGHT	7M	7.86 M
LOT COVERAGE	35% Max By Law 2024-19 (6.3) (iv) MAX Combined 500 SQM	11.26% Provided: 483.02 SQM

OBC DEFINITION	BUILDING AREA	As Per OBC	335.258 M2
	LOT AREA		2099.661 M2
	BASEMENT FLOOR AREA	As Per OBC	220.636 M2
	MAIN FLOOR AREA	As Per OBC	335.258 M2
	2ND FLOOR AREA	As Per OBC	247.907 M2
	GFA	Excluding Basement Area	492.993 M2

ZBL DEFINITION	BUILDING AREA	As Per ZBL	335.258 M2
	LOT AREA		2099.661 M2
	BASEMENT FLOOR AREA	As Per ZBL	220.636 M2
	MAIN FLOOR AREA	As Per ZBL - FOOTNOTE 01	335.258 M2
	2ND FLOOR AREA	As Per ZBL - FOOTNOTE 01	335.258 M2
	COMBINED MAIN BUILDING COVERAGE	As Per ZBL - FOOTNOTE 01 Excluding Basement Area	670.516 M2

# OF PARKINGS	3 INDOOR	
LANDSCAPE		
HARD LANDSCAPE	13.803%	289.836 sqm
SOFT LANDSCAPE	86.197 %	1809.825 sqm
DRIVEWAY WIDTH		
DRIVEWAY WIDTH	6.00 meter	

1- Main Building Coverage means the area of the main building that is enclosed by the main walls measured between the exterior faces of the exterior walls. For the purpose of this definition, unenclosed decks, porches, cold cellars, and balconies are not considered to be within the main building coverage.



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1	ISSUED FOR B.P.	08-09-2025
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Client: **SHIVA FALAHATPARVAR**

Project: **2 LAYDUSLIPER CT.**

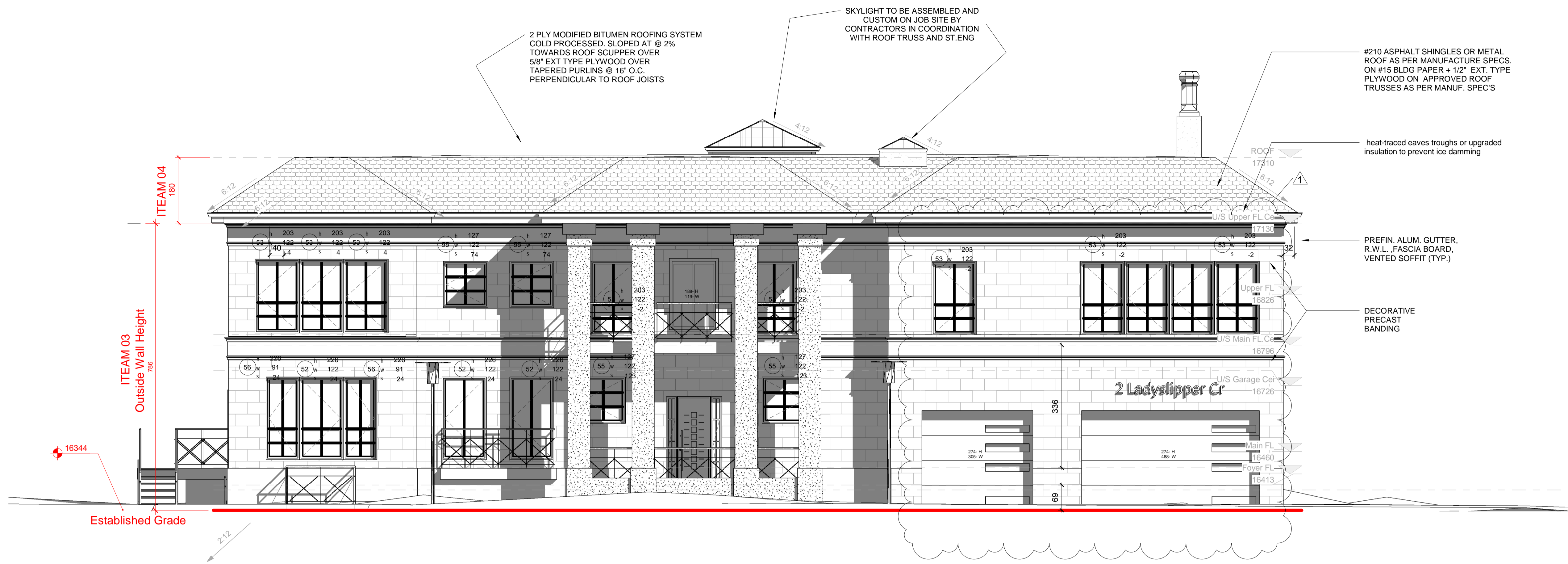
2 Ladyslipper Ct Thornhill, ON L3T 2S4

Drawing: **Site Plan**

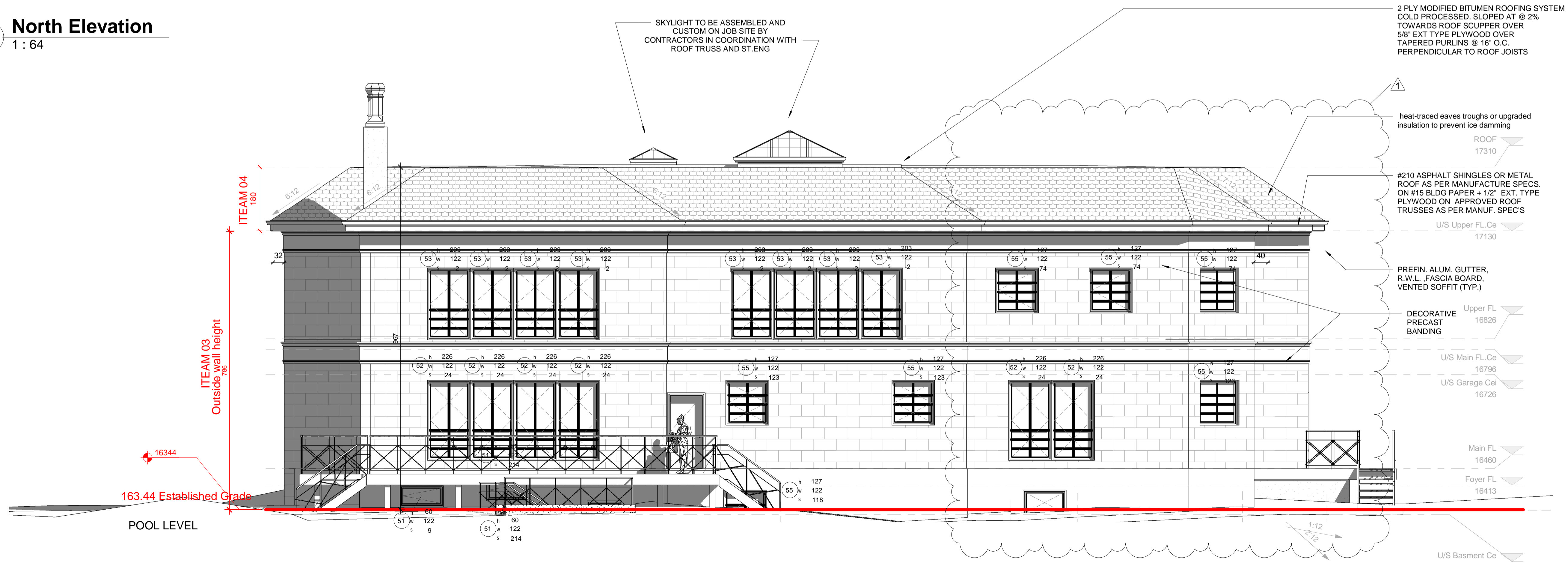
Project No.	160	Drawn by:	Author	Approved/Approver
Time Stamp:	2025-11-27 1:41:42 PM			
Orientation		Stamp		



Drawing No. **A100**



1 North Elevation
1 : 64



2 South Elevation
1 : 64



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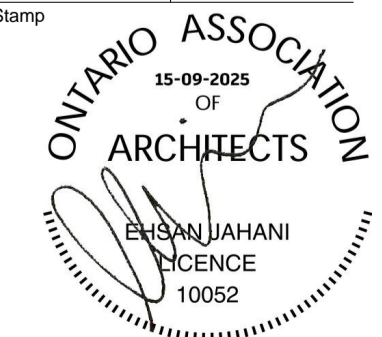
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Client: **SHIVA FALAHATPARVAR**

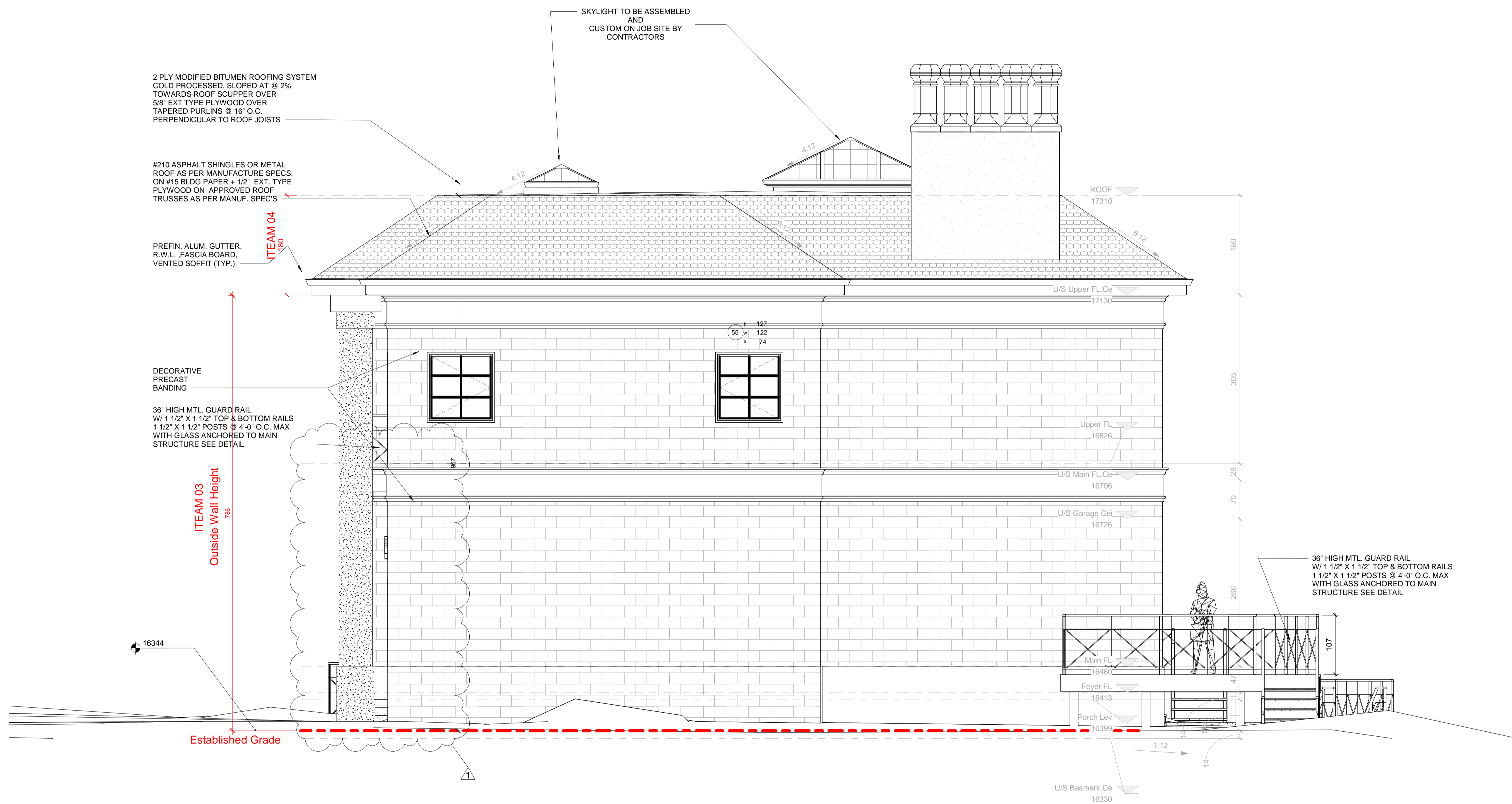
Project: **2 LAYDUSLIPER CT.**

2 Ladyslipper CtThornhill, ON L3T 2S4
Drawing: **North & South Elevation**

Project No. 160
Time Stamp: 2025-11-27 1:41:55 PM
Orientation



Drawing No. **A104**



2 PLY MODIFIED BITUMEN ROOFING SYSTEM
COLD PROCESSED. SLOPED AT @ 2%
TOWARDS ROOF SCUPPER OVER
5/8" EXT TYPE PLYWOOD OVER
TAPERED PURLINS @ 16" O.C.
PERPENDICULAR TO ROOF JOISTS

#210 ASPHALT SHINGLES OR METAL
ROOF AS PER MANUFACTURE SPECS.
ON #15 BLDG PAPER + 1/2" EXT. TYPE
PLYWOOD ON APPROVED ROOF
TRUSSES AS PER MANUF. SPECS

PREFIN. ALUM. GUTTER,
R.W.L., FASCIA BOARD,
VENTED SOFFIT (TYP.)

DECORATIVE
PRECAST
BANDING

36" HIGH MTL. GUARD RAIL
W/ 1 1/2" X 1 1/2" TOP & BOTTOM RAILS
1 1/2" X 1 1/2" POSTS @ 4'-0" O.C. MAX
WITH GLASS ANCHORED TO MAIN
STRUCTURE SEE DETAIL

ITEM 03
Outside Wall Height

SKYLIGHT TO BE ASSEMBLED
AND
CUSTOM ON JOB SITE BY
CONTRACTORS

36" HIGH MTL. GUARD RAIL
W/ 1 1/2" X 1 1/2" TOP & BOTTOM RAILS
1 1/2" X 1 1/2" POSTS @ 4'-0" O.C. MAX
WITH GLASS ANCHORED TO MAIN
STRUCTURE SEE DETAIL



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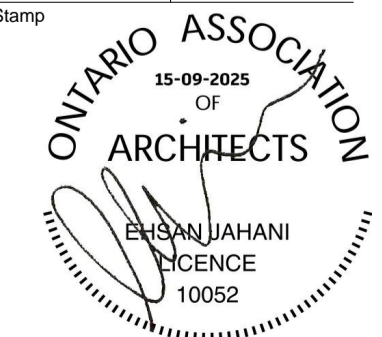
Client
SHIVA FALAHATPARVAR

Project
2 LAYDUSLIPER CT.

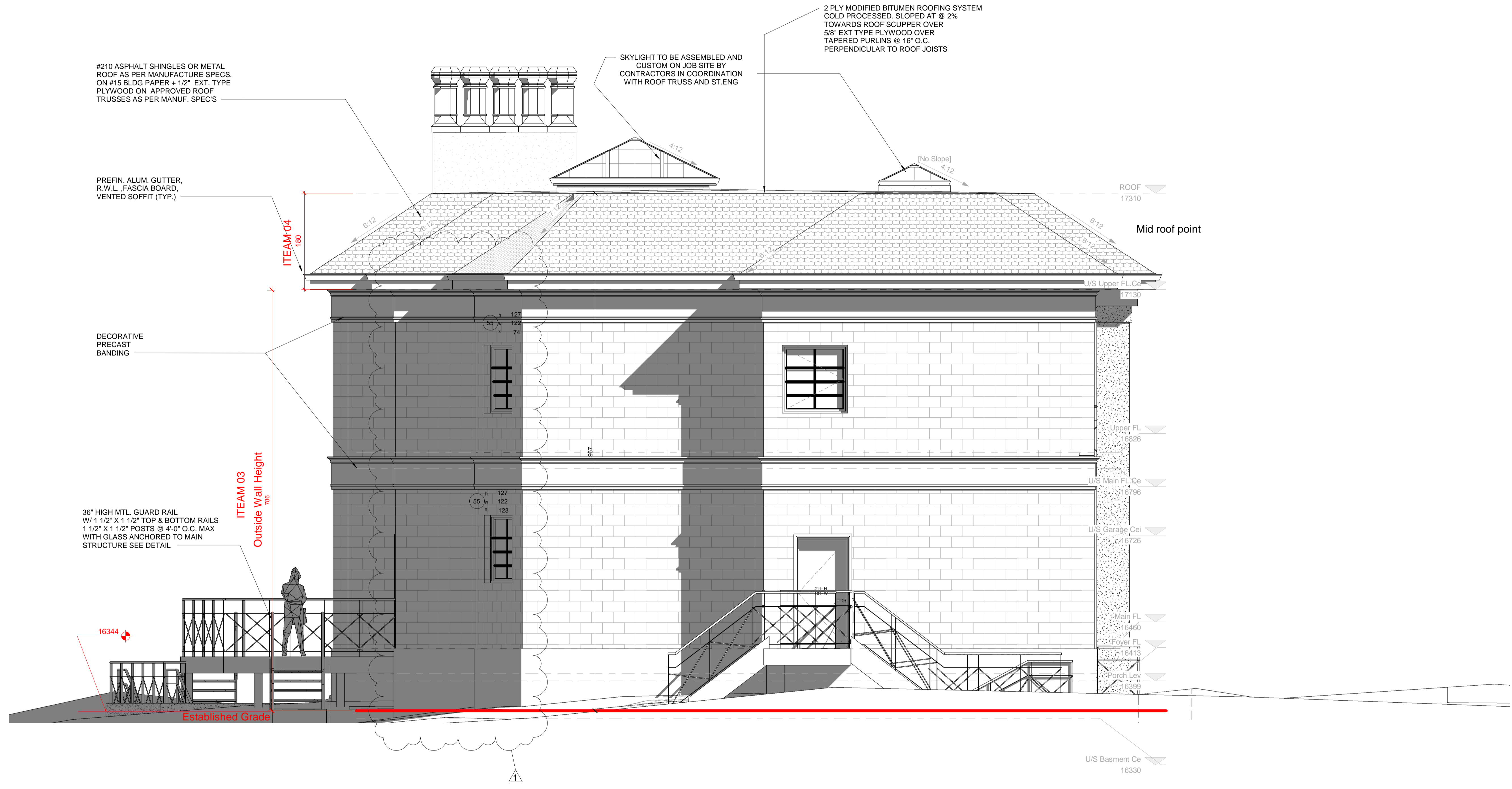
2 Laydusliper CtThornhill, ON L3T 2S4

Drawing:
West Elevation

Project No.	160	Drawn by:	Author	Approved/Approver
Time Stamp:	2025-11-27 1:41:57 PM			
Orientation		Stamp		



Drawing No.
A105



#210 ASPHALT SHINGLES OR METAL ROOF AS PER MANUFACTURE SPECS. ON #15 BLDG PAPER + 1/2" EXT. TYPE PLYWOOD ON APPROVED ROOF TRUSSES AS PER MANUF. SPECS

PREFIN. ALUM. GUTTER, R.W.L., FASCIA BOARD, VENTED SOFFIT (TYP.)

DECORATIVE PRECAST BANDING

36" HIGH MTL. GUARD RAIL W/ 1 1/2" X 1 1/2" TOP & BOTTOM RAILS 1 1/2" X 1 1/2" POSTS @ 4'-0" O.C. MAX WITH GLASS ANCHORED TO MAIN STRUCTURE SEE DETAIL

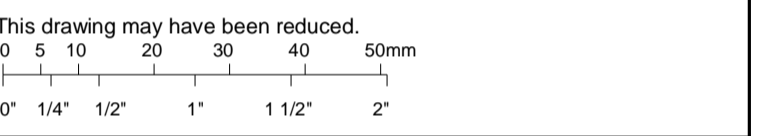
SKYLIGHT TO BE ASSEMBLED AND CUSTOM ON JOB SITE BY CONTRACTORS IN COORDINATION WITH ROOF TRUSS AND ST.ENG

2 PLY MODIFIED BITUMEN ROOFING SYSTEM COLD PROCESSED. SLOPED AT @ 2% TOWARDS ROOF SCUPPER OVER 5/8" EXT TYPE PLYWOOD OVER TAPERED PURLINS @ 16" O.C. PERPENDICULAR TO ROOF JOISTS



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Client: **SHIVA FALAHATPARVAR**

Project: **2 LAYDUSLIPER CT.**

2 Laydusliper CtThornhill, ON L3T 2S4

Drawing: **East Elevation**

Project No. 160	Drawn by: Author	Approved: Approver
Time Stamp: 2025-11-27 1:42:00 PM		
Orientation	Stamp	



1 East Elevation
1 : 40