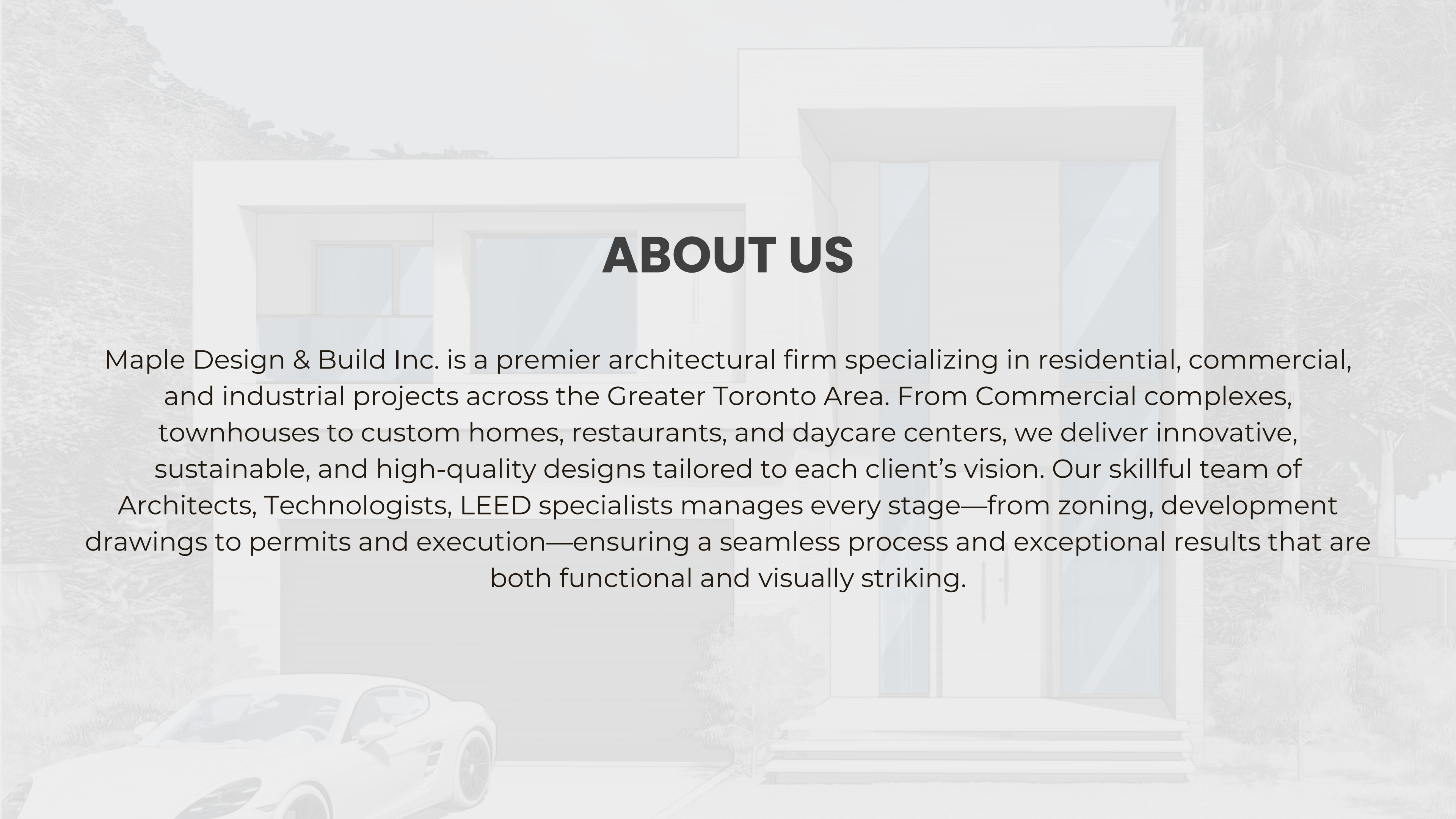


MAPLE DESIGN & BUILD INC.



MAPLE DESIGN & BUILD INC.

DESIGNING TOMORROW, TODAY.



ABOUT US

Maple Design & Build Inc. is a premier architectural firm specializing in residential, commercial, and industrial projects across the Greater Toronto Area. From Commercial complexes, townhouses to custom homes, restaurants, and daycare centers, we deliver innovative, sustainable, and high-quality designs tailored to each client's vision. Our skillful team of Architects, Technologists, LEED specialists manages every stage—from zoning, development drawings to permits and execution—ensuring a seamless process and exceptional results that are both functional and visually striking.

OUR SERVICES

PLANNING

- FEASIBILITY STUDY
- SITE ANALYSIS
- SITE SERVICING
- REZONING
- SITE PLAN APPROVAL
- LANDSCAPE DESIGN
- MINOR VARIANCE
- LOT SEVERANCE

DESIGN

- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- ARCHITECTURAL DRAWINGS
- MEP ENGINEERING DRAWINGS
- PROJECT COORDINATION
- CONSTRUCTION DRAWINGS
- SPECIFICATIONS

PERMIT

- SITE PLAN APPROVAL
- ZONING APPROVAL
- FOUNDATION PERMIT
- BUILDING PERMIT

CONSTR. MGMT

- PROJECT MANAGEMENT
- SITE REVIEW
- SHOP DRAWING REVIEW
- CONTRACT DOCUMENTS



Commercial Plaza Kitchener



Commercial Plaza Kitchener

Modern retail plaza featuring commercial units, including a supermarket (Subzi Mandi). The building features a mix of smooth stucco and dark brick accents. Large glass storefronts with uniform signage areas provide strong visibility for businesses and invite natural light inside. With ample parking, accessible entrances, and clean, contemporary facades, it offers a welcoming and functional space for both businesses and visitors.

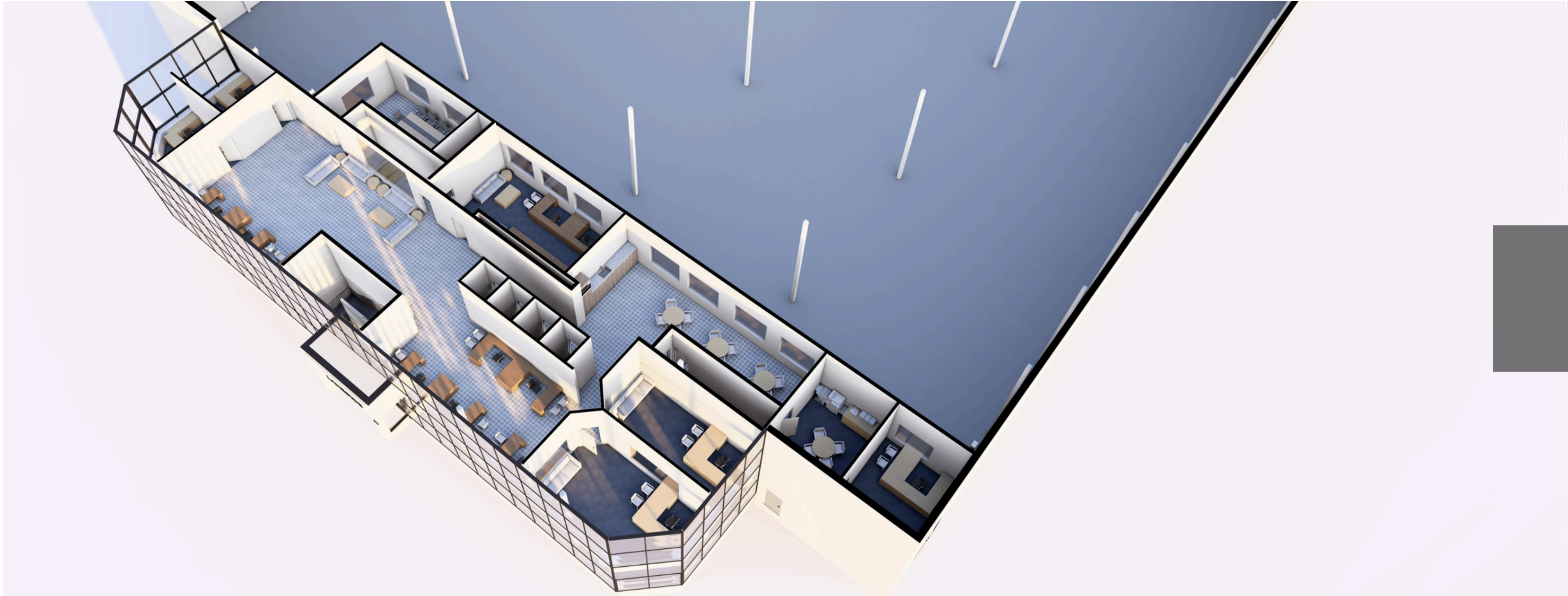


26 Townhouse Brantford

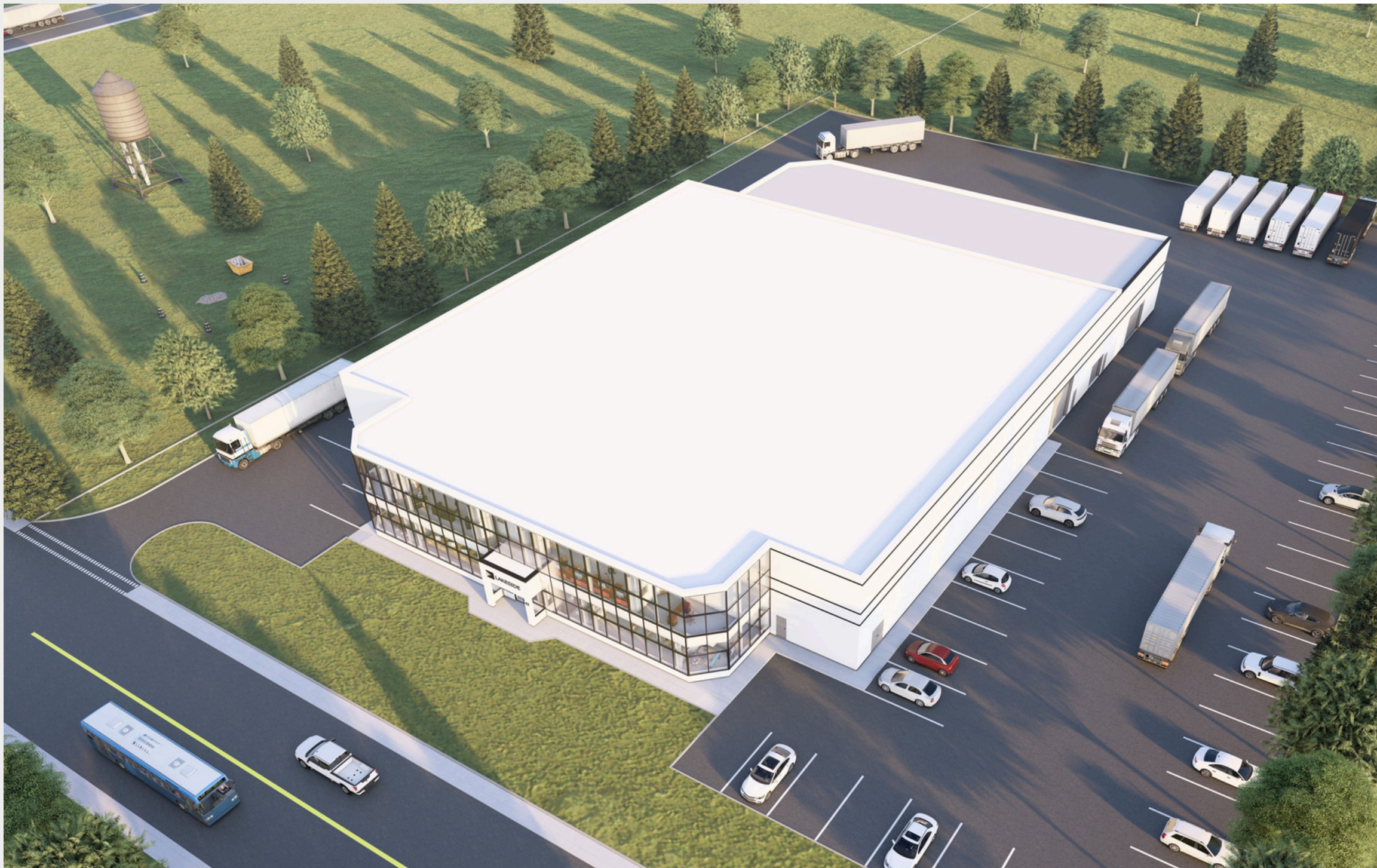


26 Townhouse Brantford

This thoughtfully designed development features 26 modern townhomes arranged around a central green space with a playground, ample parking, and private fenced backyards. Ideal for families, it blends community living with privacy and convenience.



Industrial Office Hamilton



Industrial Office Hamilton

A complete open-layout design of a 10,000 sq. ft. industrial office space spread over two levels, blending modern aesthetics with functional layouts to enhance productivity.

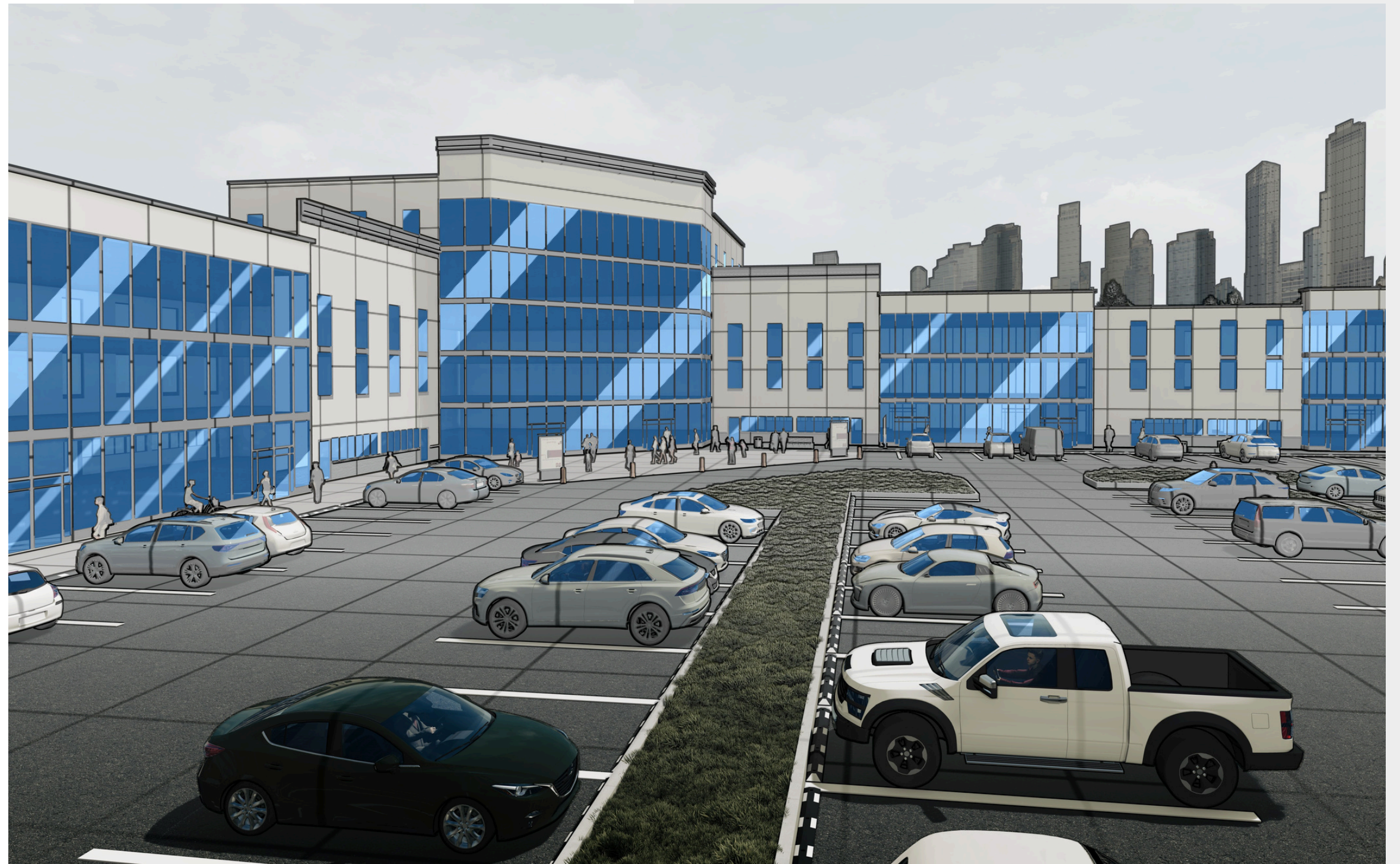


Six Townhouse Brantford

A refined collection of six modern townhomes, featuring a harmonious blend of brick, stone, and stucco finishes. Each unit includes a private garage, generous windows for natural light, and inviting front porches that enhance curb appeal.

Prop. Mixed Use Bldg Welland

A modern mixed-use building with sleek blue glass facades, combining office spaces and commercial units. Interconnected structures and ample parking with pedestrian walkways ensure accessibility and functionality.





10Plex Residential Sudbury

The 10-plex in Sudbury features a balanced and symmetrical design, with a neutral color palette complemented by vertical wooden panels that add warmth and texture. The tall, narrow windows enhance natural light while maintaining privacy.



Prop. Luxury House Milton

A grand detached home with a luxurious blend of brick and stucco, featuring a unique combination of roof shapes. The double-height porch adds elegance, while the conical roof over the living space contrasts with the regular sloped roofs, creating a spacious design.



Modern House Mississauga

A modern, two-story home with a contemporary design. The exterior features a combination of natural wood panels, textured brick, and smooth white finishes, creating a sleek and sophisticated look. The large glass windows and double-height entryway allow ample natural light, enhancing the open and airy feel. The cantilevered section above the garage includes a balcony with glass railings, adding a stylish touch.



Custom House Uxbridge

A two-story custom home with a striking double-height porch. The design blends modern features with a contemporary style, creating an attractive and functional living space.



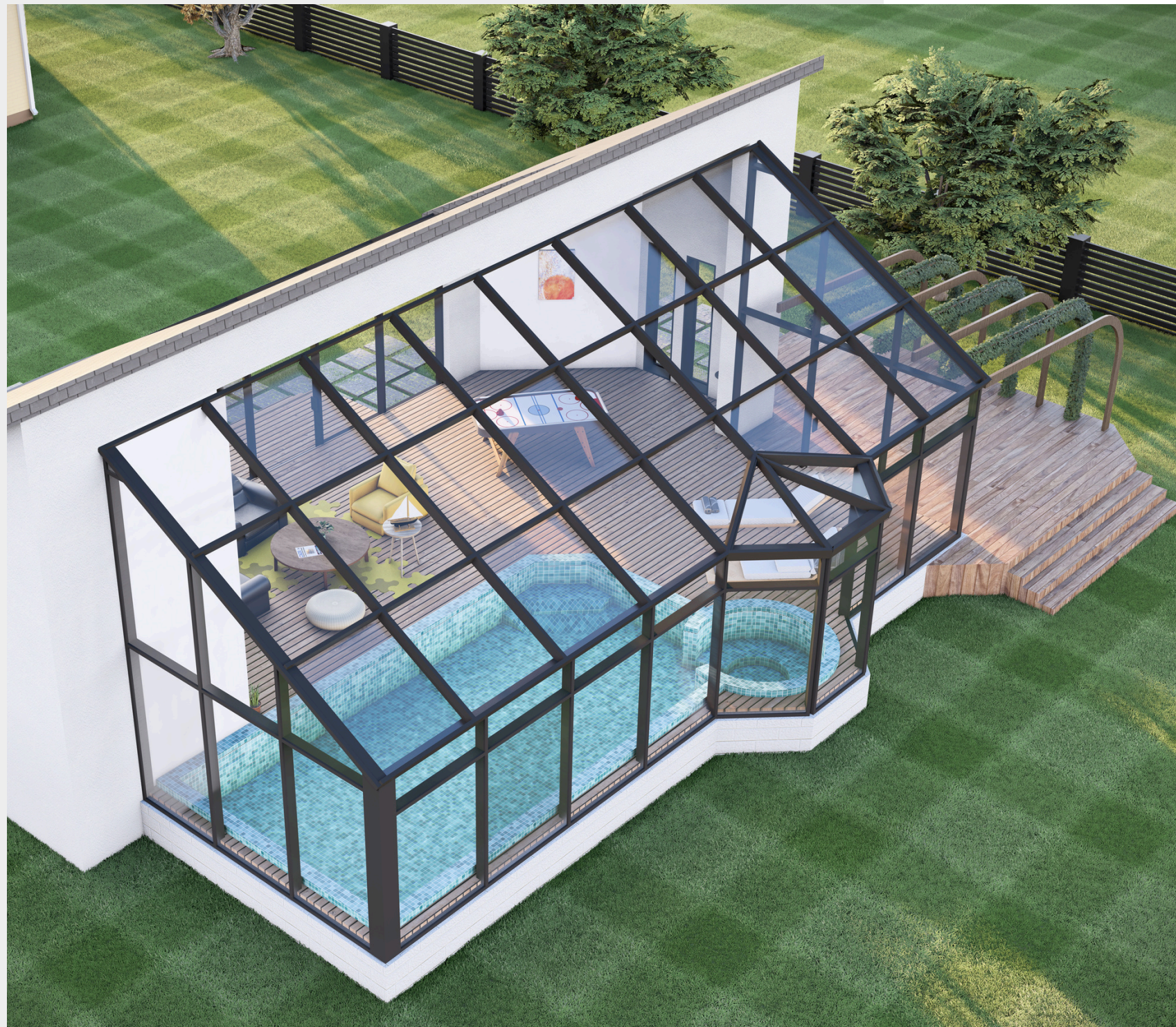
Contemporary House Mississauga

This luxurious house features a striking double-height porch, expansive windows that flood the interiors with natural light, and a spacious 2-car garage. The clean, elegant design blends rustic charm with modern sophistication.



Lot Severance Detached House Toronto

This lot severance project creates two distinct lots, each featuring a modern two-story detached home. The design focuses on individuality while maintaining a cohesive aesthetic, blending stone, brick, and wood elements. These homes maximize space and functionality, offering contemporary living with elegant finishes and thoughtful layouts.



Sunroom Burlington

The sunroom project features a sleek structure with a glass roof and floor-to-ceiling windows, creating a bright and inviting space that seamlessly blends indoor and outdoor environments.



Office Brampton



Office Brampton

This modern office layout is designed to enhance collaboration and efficiency while maintaining a professional aesthetic. It features an inviting reception area, a spacious conference room for meetings, and private executive offices for focused work. Open workstations encourage teamwork, while enclosed rooms offer privacy for smaller discussions. The space also includes a well-equipped break area, ensuring comfort and convenience for employees. The use of glass partitions and wooden accents creates a sleek, contemporary atmosphere.



100 Seat Restaurant Niagara



100 Seat Restaurant Niagara

A thoughtfully designed 100-seat restaurant featuring a spacious dining area and a sleek bar, perfect for both gatherings and relaxed outings. The minimalist design creates a welcoming atmosphere for a memorable experience.



Heffy's Restaurant Toronto

A stylish and welcoming restaurant design featuring cozy blue booth seating, vibrant orange chairs, and sleek white tables. The space combines warm lighting, patterned flooring, and natural touches like indoor plants to create a trendy yet comfortable dining atmosphere.

Restaurant Scarborough

A stylish restaurant with a modern yet robust interior, featuring an exposed ceiling for an industrial touch and elegant geometric wall accents. The space blends raw and contemporary elements, offering comfortable seating and a welcoming ambiance. Designed for relaxed dining, the open layout ensure an enjoyable customer experience.





Daycare Centre Scarborough

A child-focused daycare featuring dedicated areas for toddlers and preschoolers. The design emphasizes open halls, light colors for comfort, and brightly colored furniture to engage and encourage play and interaction.

Spa Mississauga

Design for the Health Spa focuses on creating a peaceful, well-organized layout that ensures a seamless flow between treatment areas. The reception area is a standout feature, with its elegant use of natural materials and calming lighting, setting a tranquil tone for the entire spa experience.





Medical Clinic & Pharmacy Toronto

A well-planned unit combining a pharmacy and medical clinic, with separate areas for doctor's rooms and the pharmacy. The layout is designed for easy access and efficient flow, ensuring convenience for both staff and patients.



Sports Arena Brampton

A vibrant sports complex with 13 badminton courts, designed with bright colors and high ceilings to create an energetic and spacious environment. The courts are divided into kids, general, and professional areas for all levels. Large glass windows and doors provide natural light and a clear view of the adjacent spaces. The design combines functionality with visual appeal, making it an ideal space for sports and recreation.



Garden Suite Etobicoke

The garden suite project showcases a modern, compact living space with natural wood finishes, large windows, and a cozy deck, offering an ideal solution for additional living or rental income. Both projects reflect a commitment to maximizing space, enhancing comfort, and adding aesthetic value to the property.



Custom Home Int.

This custom-designed luxury villa showcases a harmonious blend of classical Indian architecture and modern sophistication. Inspired by the grandeur of traditional palaces, the design incorporates majestic columns, arched openings, ornate ironwork, and a richly layered façade to create an elegant, timeless residence. Thoughtful landscaping and subtle contemporary elements complete the regal character.



Residential Int.

This modern residential building features 12 thoughtfully planned units, designed to balance functionality with visual appeal. The striking elevation showcases a dynamic blend of materials—natural stone, warm-toned wood, sleek glass railings, and textured finishes—creating depth, contrast, and a refined urban aesthetic.



Custom House Int.

This custom home features a stunning pool area with beautifully stepped landscaping. Elegant arched openings offer panoramic views, blending elegance with functionality in a dynamic, interconnected layout.

An aerial, isometric-style illustration of a large, white industrial building with a flat roof. The building has a section with large glass windows on the left side, and a small sign above the entrance that reads "LAKE SIDE". In front of the building is a large parking lot with several white semi-trucks parked in rows, and a few smaller cars. The background shows a line of green trees. The text "BUILDING PERMITS" is overlaid in the center of the image.

BUILDING PERMITS



BUILDING PERMIT

Permit #: 24 125003

Issue Date: Nov-29-2024

Site Address:
125 SEABROOK DR

Legal Description:
PLAN 58M-374 BLK 183

Type:
Retail/Wholesale Store

Work:
Foundation - Only

Description:
Permit Is For A Foundation, Site Services And Underslab
Plumbing For A 1 Storey Shell Commercial Building, Bld
'B'.

Construction Value\$2,500,000
New Gross Area Including Basement (Sq Ft)0

Project People

ApplicantMAPLE DESIGN & BUILD INC. SYED ALI SHABIB

Special Conditions and notes (Conditions also printed on back of permit)

Plumbing work to be carried out by a Plumbing Contractor Licensed by The City of Kitchener.
All work shall comply with the 2012 Building Code
Applicant's responsibility to provide set of approved permit drawings, in colour, on site at all times

Permission is hereby granted for the above noted project in accordance with the plans
reviewed and approved by the City of Kitchener and subject to any provisions thereon.

The following are the inspections applicable for this project. Depending on the scope of work, other inspections
may apply. Call 519-741-2761 to request the applicable inspection or online at www.kitchener.ca/onlinepermits
Inspections requested for AM are prioritized by inspection type, if AM cannot be accommodated inspection will
transfer to the PM.

Code	Inspection Code Description	Code	Inspection Code Description	Code	Inspection Code Description
01	Pre-Construction	09	Water Service	19	Final Plumbing
02	Excavation Footing	10	Sanitary Sewer	47	Occupancy Only
03	Foundation Pre-Backfill	11	Storm Sewer	49	Final Building
04	Steel Reinforcing	14	Backflow Preventor		
08	Erosion Control	16	Underground Rough-in		

The following reports are required prior to occupancy.

Water Quality Test Report
Architect's Final Review Report
Mechanical Engineer's Final Report
Electrical Engineer's Final Report
Structural Engineer's Final Report
Soils Engineer Report
Site Servicing Consultant's Review
Fire Hydrant Flow Test Report

Michael Seiling

Authorized by Michael Seiling, CET, CBCO,
Chief Building Official

COMMERCIAL PLAZA

Building Division| 200 King Street West| P.O. Box 1118, Kitchener ON N2G 4G7
Phone: (519) 741-2312| Inspection Request Line (519) 741-2761| www.kitchener.ca/onlinepermits



TOWNSHIP OF UXBRIDGE
BUILDING DEPARTMENT

Mike Klose
Chief Building Official

Residential Building / Single Detached Dwelling (New) Permit
Permit Set 2 SECOND ST P# UX-2023-172 R# 1829050010119020000

LOCATION OF WORK

Address	Zoning	Legal description
2 SECOND ST	R1	PLAN 30 PT BLK 42 PT LOTS;505 AND 506 RP 40R31107 PART;2

PERMIT INFORMATION

Permit number	Date applied	Date issued
UX-2023-172	2023-07-13	2023-10-16
Status		
Issued		

Issuer	Completion date
Mike Klose	-

Reviewed by
Jennifer Beer, Mike Klose, Jake Locke

GRANTED TO

Applicant	Property owner
Syed Shabib 2211, Sherobee Road Mississauga, Ontario L5A 2H5 Individual BCIN 119560	Rayaz Kalaam 2 second st Uxbridge, On L9P-1j9

To construct a new two storey residential single family dwelling on vacant land.

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the Building Code Act, 1992, and will be used in the
administration and enforcement of the Building Code Act, 1992.

This permit is granted subject to the terms on the Application and on condition that work authorized by the permit shall be completed in all respects in accordance with the
plans, specifications and any other information on the basis of which the Permit was including the Township of Uxbridge Zoning Bylaw and other Applicable Law.

THIS PERMIT MUST BE POSTED ONSITE. THE PLANS AND SPECIFICATIONS REVIEWED AND ISSUED BY THE BUILDING AND DEVELOPMENT DEPARTMENT MUST
ALSO BE KEPT ONSITE AND MADE AVAILABLE TO INSPECTORS AS REQUIRED BY LAW.

INSPECTIONS

Inspections are mandatory for any construction, alterations or demolition for which a building permit is issued. To ensure compliance with structural, health and safety
standards established by the Ontario Building Code, inspections are provided by building and mechanical inspectors and are required during all stages of construction.
Inspections are also undertaken to ensure that construction is done with the benefit of a building permit.

TO SCHEDULE AN INSPECTION PLEASE LOGIN INTO CLOUDPERMIT AND SUBMIT AN INSPECTION REQUEST



CUSTOM HOUSE

Building Department - 51 Toronto Street South, Uxbridge ON L9P 1T1 T. 905-852-9181 F. 905-852-9674

TOWNHOUSES



BUILDING PERMIT

PERMIT NUMBER: BR-2023-0133 **DATE ISSUED:** 2023-11-16

ADDRESS: 161 FIFTH AVE
WORK PROPOSED: Residential Building / Street Townhouse (New) Permit
CONDITIONS: 6 - 3 Storey - Townhouses

PARTIES:

MAPLE DESIGN & BUILD INC. SYED ALI SHABIB 2211 SHEROBBE RD MISSISSAUGA, ONTARIO L5A 2H5	11325493 CANADA INC USMAN KHAN 196 MCLAUGHLIN AVE MILTON, ONTARIO L9T 7P4
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NOTICE

1. THIS PERMIT SHALL BE POSTED IN A PROMINENT LOCATION ON SITE.
2. A COPY OF THE APPROVED PLANS MUST BE KEPT ON SITE.

REVOCATION: This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or, where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed and may be revoked if construction has not commenced within six months of the date of issue.

BUILDING DEPARTMENT
CITY HALL, 58 DALHOUSIE STREET
P.O. BOX 818 BRANTFORD, ONTARIO N3T 5R7
TELEPHONE: (519) 759-4150 | building@brantford.ca

INDUSTRIAL



Planning and Economic Development Department
Building Division
71 Main Street West - 3rd Floor
Hamilton, Ontario L8P 4Y5
905-546-2720
Email: building@hamilton.ca



BUILDING PERMIT

PERMIT NO. 22 114357 00 I3
63 INNOVATION DR , FLAMBOROUGH

Part 3 - Industrial - Warehouses
Roll Number: 2518302270717020000 Ward 15

This Permit is issued to:

(APPLICANT)
MAPLE DESIGN & BUILD INC.
(SYED ALI SHABIB)
2211 SHEROBBE ROAD
MISSISSAUGA , ON L5A 2H5
Primary: (437) 970-6850

(OWNER)
10660051 CANADA INC
2000 MANSFIELD ST UNIT 1000
MONTREAL , QC H3A 2Z7
Primary: (647) 467-1744

(CONTRACTOR)
TO BE DETERMINED

Description of Work:
Interior alterations to the existing industrial building including demolition of interior partitions in office area and adding two (2) washrooms on the second floor.

Notes and Conditions:
Field review by Professional Engineer(s) is required pursuant to OBC Division C, Section 1.2.

LOT SEVERANCE



Chief Administrative Office
City Clerk
Committee of Adjustment

February 27, 2025

Roop Mann, Amandeep Mann
9 Bridgend Crescent
Brampton, Ontario L6P 1K8

Dear Sir/Madam:

Re: Application for Consent – B-2023-0023
54 Beech Street, Brampton

Attached please find the Consent Certificate for the above-mentioned consent application together with a receipt for payment of the Certificate Fee in the amount of \$2,127.00.

In fulfilment of the conditions of approval imposed by the Committee of Adjustment on the Notice of Decision for Application B-2023-0023 and under subsection 53(42) of the Planning Act, R.S.O. 1990, as amended, I certify that the consent of the Committee of Adjustment, of the City of Brampton, was given October 24,2023.

Yours truly,



Clara Vani
Secretary-Treasurer
Committee of Adjustment
Email: coa@brampton.ca

Attach.

Cc: Syed Ali Shabib

The Corporation of the City of Brampton
City Hall, 61 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130



Scarborough District
150 Borough Drive
Toronto, ON M1P 4N7
Tel: 4163975330

BUILDING PERMIT

This card must be kept posted in a conspicuous place on site of construction.

23 143237 BLD 00 BA

Site Address 1054 KINGSTON RD

Project Description Restaurant 30 Seats or Less ;

Permit Category Restaurant Projects

Date Issued Thursday July 06, 2023

William M. Johnston, P. Eng.
Chief Building Official and
Executive Director

Bill Stamatopoulos, P. Eng.
Deputy Chief Building Official and
Director

RESTAURANT



Planning and Economic Development Department
Building Division
71 Main Street West - 3rd Floor
Hamilton, Ontario L8P 4Y5
905-546-2720
Email: building@hamilton.ca

For Inspections Please Call:
905-546-2424 ext. 7777

BUILDING PERMIT

This placard must be kept posted in a conspicuous place on the site of construction.

22 117817 00 C3

Location: 200 SANFORD AVE N , HAMILTON

Permit Category: Part 3 - Commercial - Daycare Centres

Date Issued: March 14, 2023

Alan Shaw
Chief Building Official
City of Hamilton
Building Division

DAYCARE

For additional information please visit our building permit search website at <http://buildingpermits.hamilton.ca>

BUILDING PERMIT NOTICE



City of Mississauga
Planning and Building Department
300 City Centre Drive
MISSISSAUGA, ON L5B 3C1

Permit#	BP 9ALT 23 6529	Web Access ID	JT4DF0R5	Issuance Date	2023-05-24
Municipal Address	4068 FARMCOTTAGE CRT	Bldg		Unit	
Legal Description	PLAN M245 LOT 200				
Type	DETACHED DWELLING				
Scope	ADDITION AND ALTERATION				
Class	STRUCTURAL COMPONENT PLUMBING COMPONENT MECHANICAL COMPONENT				
Owner Information	HARSHRAJSINH JADEJA 4068 FARMCOTTAGE CRT MISSISSAUGA, ON				
Builder/Contractor					
Description	NEW SECOND STOREY ADDITION ABOVE EXISTING SFD, NEW UNHEATED SUNROOM IN REAR YARD				
Air Cond Req'd	Yes				
Comments	PLUMBING - AS PER DRAWINGS HVAC - AS PER DRAWINGS C/R SU 23-5364				

REQUIRED INSPECTIONS Notice of the readiness for inspection shall be given to the Chief Building Official at prescribed stages of construction. Refer to Schedule "E" of the Building By-law at http://www7.mississauga.ca/documents/bylaws/building_by-law_2014.pdf for prescribed stages.	BUILDING PERMIT DOCUMENTS ON SITE Building Permit Notice and all supporting documents and drawings must be kept and maintained on site at all times. No person shall amend the building permit documents without authorization from the Chief Building Official.
SCHEDULING INSPECTIONS Inspections can be scheduled any time online at www.mississauga.ca/inspections using the Permit # and Web Access ID noted above, or during business hours at 905-896-5660 for Building, Plumbing, HVAC, and Sign inspections, and 905-896-5908 for Fire inspections. Inspections must be scheduled at least two days in advance.	OCCUPANCY OR USE AFTER COMPLETION No person shall occupy or use a building until notice of completion is given to the Chief Building Official, and the building has been inspected and approved.
CONSTRUCTION MUST COMPLY Construction must be completed in accordance with the issued building permit documents and the Ontario Building Code.	REVOCATION OF BUILDING PERMIT The Chief Building Official may revoke permit if issued on mistaken, false or incorrect information; if construction is not commenced within six months after date of permit issuance; or, if construction is suspended or discontinued for a period of more than one year.
This permit is issued in accordance with the Building Code Act and Ontario Regulation 332/12. For greater clarity, this permit does not grant the permit holder with any rights outside of those permitted by the Building Code Act and Ontario Regulation 332/12 which includes, but is not limited to, any right to occupy, obstruct or close any street, sidewalk or boulevard or any part thereof either temporarily or permanently. A separate 'Road Occupancy Permit' is required for encroachments on public property and/or for any use of the street, including but not limited to, storm sewer. Street or lot grades as well as depth and location of public sewers may be obtained from the City of Mississauga's Transportation and Engineering Department. Issuance of this permit does not release the permit holder from any obligations set out by applicable law including municipal by-laws and any applicable city, provincial or federal laws. Please contact 3-1-1 or refer to mississauga.ca for more information.	

2ND FL. ADDITION

OUR TEAM

SITEPLAN APPROVAL / ZONING

PLANNER

- DEVELOPER ZEN PLANNERS

CIVIL ENGINEERING

- BASTECH INC.
- SMART GROUP

LANDSCAPE

- HKLA LANDSCAPE ARCHITECTS

ARBORIST

- ONTARIO TREE EXPERTS

SURVEYOR

- J.D. BARNES
- LEJAN LAND SURVEYING INC.

BUILDING PERMIT

STRUCTURAL ENG.

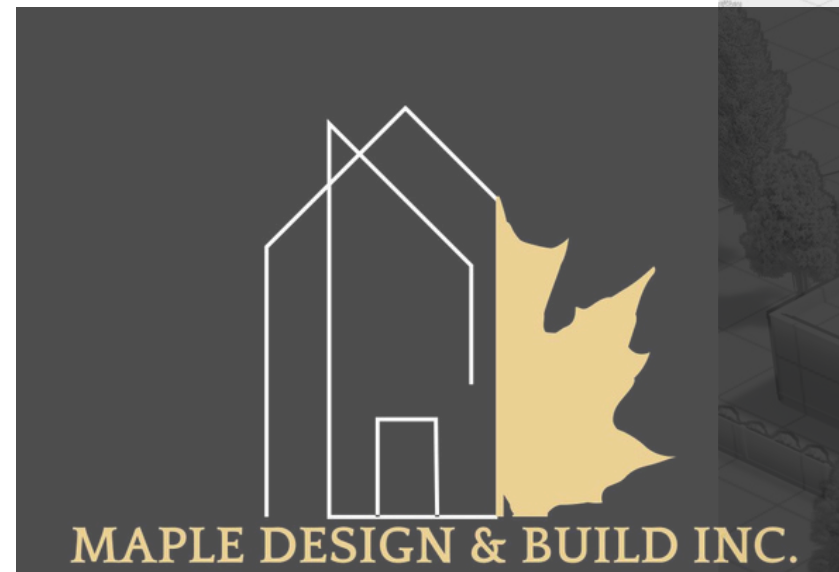
- ACM ENGINEERING CONSULTANTS INC.
- RAHEX INC.

MECHANICAL / PLUMBING ENG.

- DESIGN PERMIT GROUP INC.
- FARHEATER ENGINEERING INC.

ELECTRICAL

- CANADIAN CONSTRUCTION & CONSULTANT ENGINEERS INC.



Thank You

**Get In
Touch**

437 (970) - 6850

Info@mapledesignbuildgroup.com
1420 Burnhamthorpe Rd E Unit# 300,
Mississauga, ON L4X 2Z9