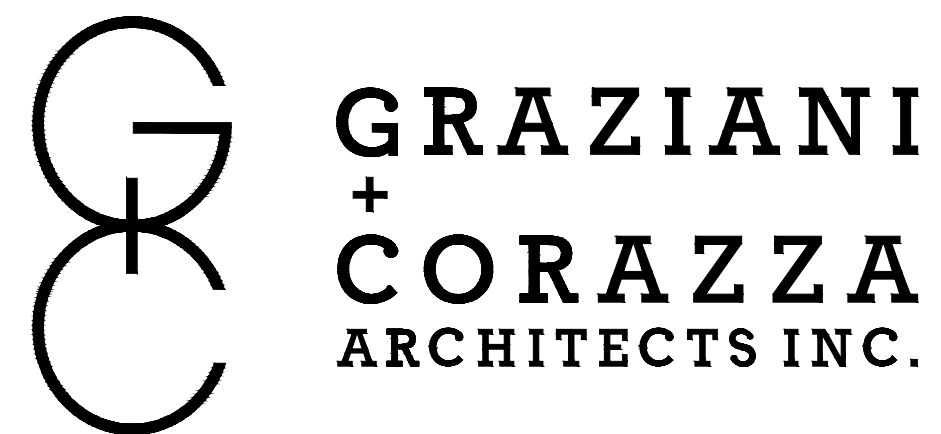




PROPOSED RESIDENTIAL DEVELOPMENT  
The Acorn Development Corporation  
18490 + 18508 Leslie Street

EAST GWILLIMBURY

ONTARIO



1320 Shawson Drive, Suite 100 Mississauga, ON L4W 1C3  
T. 905.795.2601 F. 905.795.2844 www.gc-architects.com





GENERAL NOTES	SURVEY INFORMATION	LIST OF DRAWINGS	KEY MAP
<div>1. For landscaping, refer to landscape drawings.</div> <div>2. For proposed grading, refer to landscape drawings.</div> <div>3. All perimeter existing information indicated taken from survey.</div> <div>4. All work to be done in conformance with the 2018 Ontario Building Code. [OBC AS AMENDED]</div>	<div>R-PE SURVEYING LTD. ONTARIO LAND SURVEYORS 643 Christie Road L4L 8A3 Woodbridge, Ontario</div> <div>TEL 416.635.5000 FAX 416.635.5001 TEL 905.264.0881 FAX 905.264.2099 Website: <a href="http://www.r-pe.ca">www.r-pe.ca</a></div> <div>PLAN OF SURVEY OF PART OF LOT 7 CONCESSION 2 TOWN OF EAST GWILLIMBURY</div>	<div>A100 STATISTICS N.T.S. A101 SITE PLAN 1:250</div> <div>A301 BLOCK MODULE UNIT PLAN 1:100 A302 GROUND FLOOR PLAN 1:250 A303 SECOND FLOOR PLAN 1:250 A304 THIRD FLOOR PLAN 1:250</div> <div>A401 BLOCK 1 ELEVATIONS 1:150 A402 BLOCK 2 ELEVATIONS 1:150 A403 BLOCK 3 ELEVATIONS 1:150 A404 BLOCK 4 ELEVATIONS 1:150</div> <div>A601 PERSPECTIVES N.T.S. A602 PERSPECTIVES N.T.S.</div>	

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- |    |             |                                  |         |
|----|-------------|----------------------------------|---------|
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| 2. | APR.19.2024 | RE-ISSUED FOR SITE PLAN APPROVAL | J. CHI. |

STATISTICAL INFORMATION			
	REQUIRED	PROVIDED/ PROPOSED	
1. SITE AREA	TOTAL SITE AREA = 10,835 m2 1.08 ha. LESJUE ROAD WIDENING AREA = 848 m2 0.08 ha.	116,630 ft2 2.67 ac 9,130 ft2 0.20 ac	
	SITE AREA = 9,987 m2 1.00 ha.	107,500 ft2 2.47 ac	
2. GFA	BLOCK 1 = 2,564 M2 BLOCK 2 = 2,564 M2 BLOCK 3 = 1,923 M2 BLOCK 4 = 1,262 M2	(27,644 FT2) (27,644 FT2) (20,733 FT2) (13,822 FT2)	
	TOTAL = 8,333 M2	(89,843 FT2)	
3. BUILDING HEIGHT	BLOCK 1 = 3 STORY BLOCK 2 = 3 STORY BLOCK 3 = 3 STORY BLOCK 4 = 3 STORY		
4. UNIT COUNT	BLOCK 1 = 20 UNITS BLOCK 2 = 20 UNITS BLOCK 3 = 15 UNITS BLOCK 4 = 10 UNITS		
	TOTAL = 65 UNITS ***		
5. UNIT BREAKDOWN	BLOCK MODULE = GROUND FLOOR (UNIT 1) = 2B, 91 M2 (985 FT2) 2ND/3RD FLOOR (UNIT 2) = 2 STORY, 2B+D, 141 M2 (1,519 FT2) 2ND/3RD FLOOR (UNIT 3) = 2 STORY, 2B+D, 141 M2 (1,519 FT2) 2ND/3RD FLOOR (UNIT 4) = 2 STORY, 2B+D, 134 M2 (1,444 FT2) 2ND/3RD FLOOR (UNIT 5) = 2 STORY, 2B+D, 134 M2 (1,444 FT2) TOTAL BLOCK MODULE GFA = 641 M2 (6,911 FT2) (5 UNITS)	1 BEDROOM 0 1 BEDROOM+DEN 0 2 BEDROOM 13 2 BEDROOM+DEN 52 3 BEDROOM 0 TOTAL 65	
6. PARKING	1 BEDROOM 1.0 X 0 = 00 1 BEDROOM + DEN 1.0 X 0 = 00 2 BEDROOM 1.0 X 13 = 13 2 BEDROOM + DEN 1.0 X 52 = 52 3 BEDROOM 1.0 X 0 = 00 (65 SPACES) 65 SPACES	GARAGE = 52 SURFACE = 13 DRIVEWAY/TANDEM = 12 77 SPACES	
VISITORS	0.25 X 65U **= (16.25 SPACES) 17 SPACES	SURFACE = 17 17 SPACES	
	TOTAL REQUIRED 82 SPACES***	TOTAL PROVIDED 94 SPACES***	
7. BUILDING SETBACKS		NORTH 5.5 M SOUTH 5.5 M WEST 0.0 M EAST 0.0 M	
8. BIKES RESIDENTIAL+VISITOR	RESIDENTIAL = 1 SP./3 UNITS 65U X 1SP./3SU. = (21.66) 22 BICYCLE SPACES Bike parking is required to be located within a building/structure, an enclosure with secure entrance, or bike lockers.	RESIDENTIAL = 2 SPACES/MODULE (2 SPACES X 13 MODULES) 26 SPACES	
	TOTAL REQUIRED 22 SPACES	TOTAL PROVIDED 26 SPACES	
** FINAL SUITE MIX AND DWELLING UNIT COUNT SUBJECT TO MARKET CONDITIONS *** FINAL PARKING COUNT MAY VARY DEPENDING ON FINAL DWELLING UNIT COUNT			

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ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
JOHNNY CHIMIENTI  
LICENCE 6299

**GRAZIANI  
CORAZZA  
ARCHITECTS**  
1320 SHAWSON DRIVE, SUITE 100 MISSISSAUGA, ONTARIO L4W 1C3  
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PROPOSED RESIDENTIAL DEVELOPMENT

THE ACORN DEVELOPMENT CORP.

18490 + 18508 LESLIE STREET

EAST GWILLIMBURY ONTARIO

PROJECT ARCHITECT: E.CORAZZA

ASSISTANT DESIGNER: J.CHIMIENTI

DRAWN BY: J.CHIMIENTI

CHECKED BY: D.BIASE

PLOT DATE: APR.18.2024

JOB # 1868.21

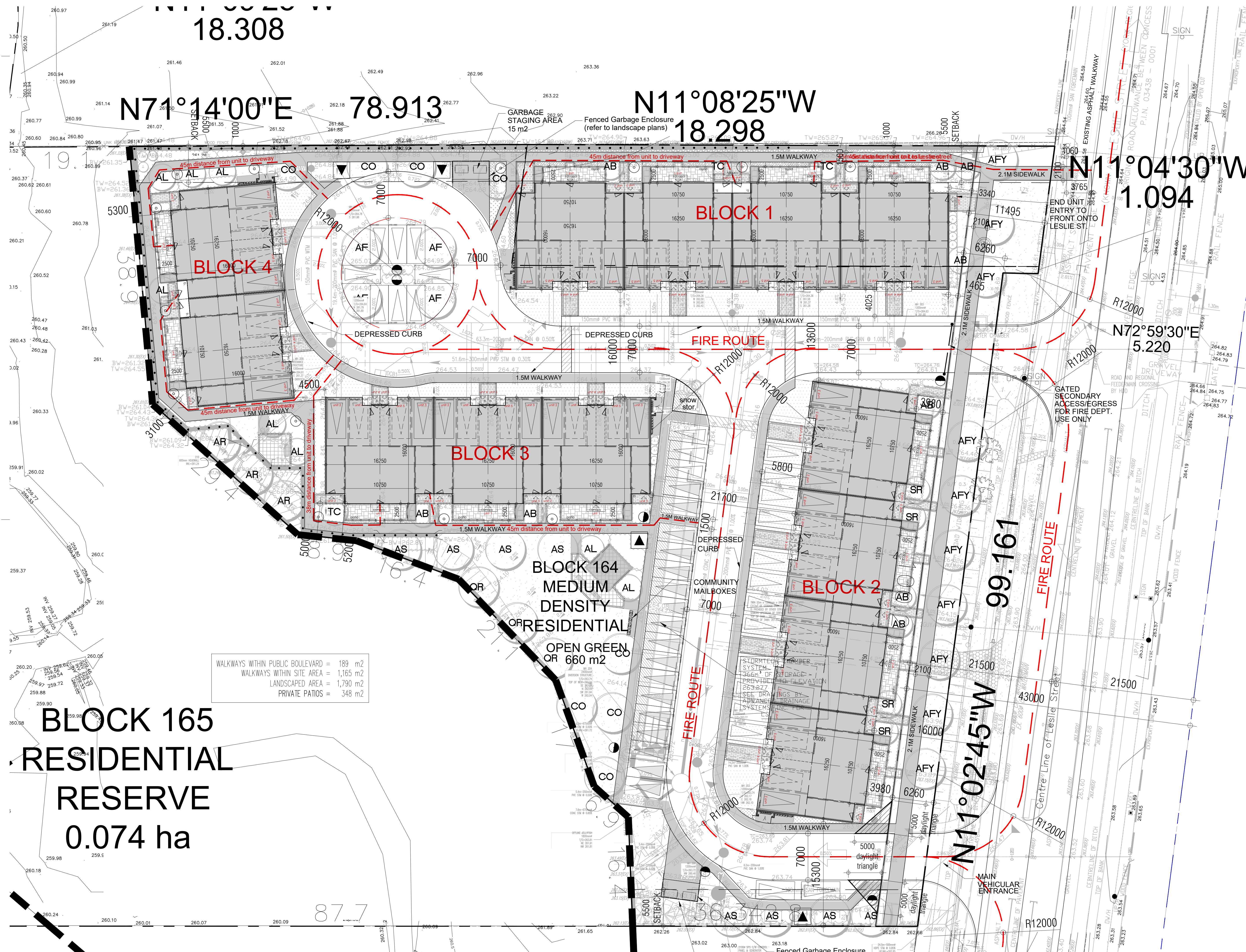
STATISTICS

NTS

A100

TITLEBLOCK SIZE: 610 x 900





N71°14'00"E 78.913

N11°08'25"W 18.298

N11°04'30"W 1.094

N72°59'30"E 5.220

99.161

N11°02'45"W

BLOCK 165  
RESIDENTIAL  
RESERVE  
0.074 ha

WALKWAYS WITHIN PUBLIC BOULEVARD = 189 m<sup>2</sup>  
WALKWAYS WITHIN SITE AREA = 1,165 m<sup>2</sup>  
LANDSCAPED AREA = 1,790 m<sup>2</sup>  
PRIVATE PATIOS = 348 m<sup>2</sup>

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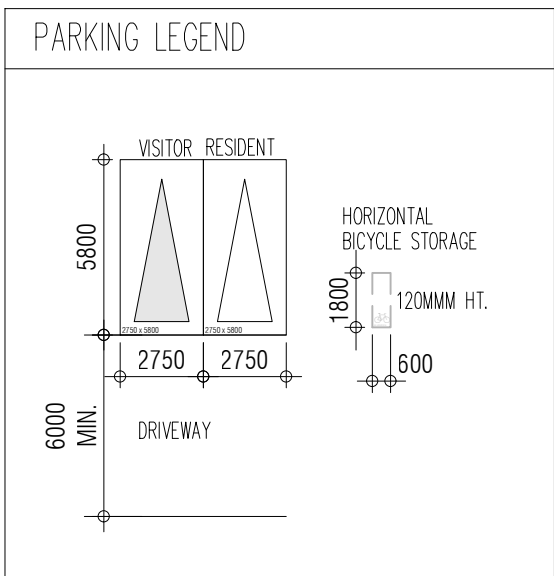
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JOHNNY CHIMENTI  
LICENCE 6299

PROPOSED RESIDENTIAL DEVELOPMENT

THE ACORN DEVELOPMENT CORP.

18490 + 18508 LESLIE STREET			ONTARIO
EAST GWILLIMBURY			
PROJECT ARCHITECT:	E. CORAZZA		
ASSISTANT DESIGNER:	J. CHIMENTI		
DRAWN BY:	J. CHIMENTI		
CHECKED BY:	D. BIASE		
PLOT DATE:	APR. 18. 2024		
JOB #	1868.21		

SITE PLAN

1:250 A101

TITLE BLOCK SIZE: 610 x 900



2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

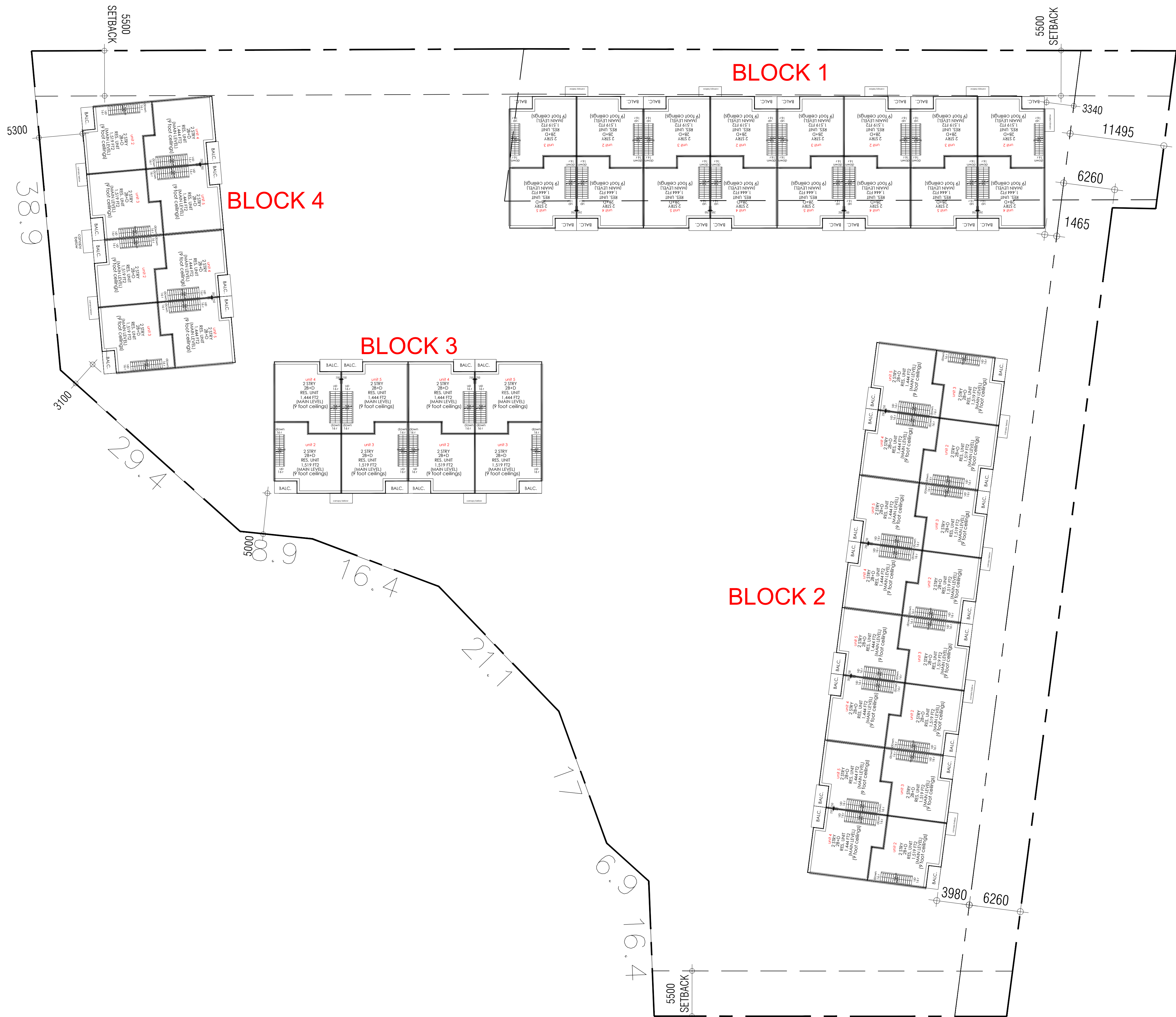
- | 18490 + 18508 LESLIE STREET |               | ONTARIO |
|-----------------------------|---------------|---------|
| AST GWILLIMBURY             |               |         |
| PROJECT ARCHITECT:          | E. CORAZZA    |         |
| ASSISTANT DESIGNER:         | J. CHIMIENTI  |         |
| DRAWN BY:                   | J. CHIMIENTI  |         |
| CHECKED BY:                 | D. BIASE      |         |
| LOT DATE:                   | APR. 18. 2024 |         |
| DOB #                       | 1868.21       |         |

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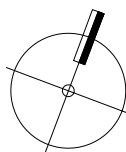


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THE ACORN DEVELOPMENT CORP.

18490 + 18508 LESLIE STREET		
EAST GWILLIMBURY		ONTARIO
PROJECT ARCHITECT:	E.CORAZZA	
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DRAWN BY:	J.CHIMIENTI	
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PLOT DATE:	APR.18.2024	
JOB #	1868.21	

2ND FLOOR PLAN

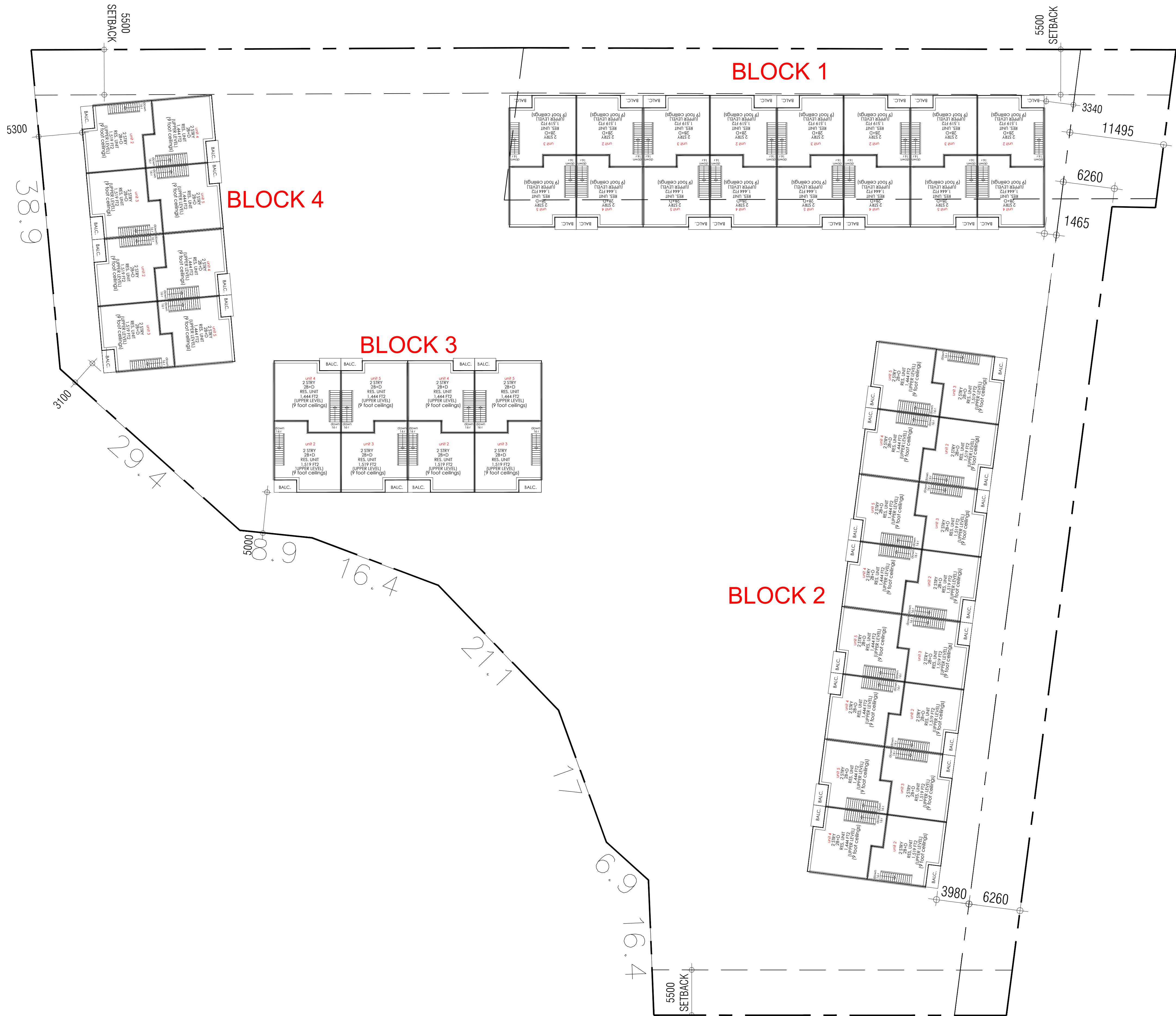


1:250

A303

TITLEBLOCK SIZE: 610 x 900





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CORAZZA  
ARCHITECTS**

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PROPOSED RESIDENTIAL DEVELOPMENT

**THE ACORN DEVELOPMENT CORP.**

18490 + 18508 LESLIE STREET ONTARIO

PROJECT ARCHITECT:	E.CORAZZA
ASSISTANT DESIGNER:	J.CHIMIENTI
DRAWN BY:	J.CHIMIENTI
CHECKED BY:	D.BIASE
PLOT DATE:	APR.18.2024
JOB #	1868.21





MATERIAL LEGEND	
1	BRICK 1 MANUFACTURER: DESCRIPTION: LIGHT BROWN
2	ARCHITECTURAL STONE 1 MANUFACTURER: DESCRIPTION: LIGHT GREY
3	ARCHITECTURAL STONE 2 MANUFACTURER: DESCRIPTION: DARK GREY
4	GLASS 1 MANUFACTURER: DESCRIPTION: CLEAR
5	METAL PANEL 1 MANUFACTURER: DESCRIPTION: WHITE
6	METAL PANEL 2 MANUFACTURER: DESCRIPTION: LIGHT GREY
7	METAL PANEL 2 MANUFACTURER: DESCRIPTION: DARK GREY
8	MULLIONS + FRAMES MANUFACTURER: DESCRIPTION: CHARCOAL GREY

ADDRESS LEGEND	
BLOCK 1	UNIT 1
VARIES	VARIES

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ONTARIO ASSOCIATION  
OF  
ARCHITECTS

JOHNNY CHIMIENTI  
LICENCE  
6299

GRAZIANI  
CORAZZA  
ARCHITECTS

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18490 + 18508 LESLIE STREET

EAST GWILLIMBURY

ONTARIO

PROJECT ARCHITECT:

E.CORAZZA

ASSISTANT DESIGNER:

J.CHIMIENTI

DRAWN BY:

J.CHIMIENTI

CHECKED BY:

D.BIASE

PLOT DATE:

APR.18.2024

JOB #

1868.21

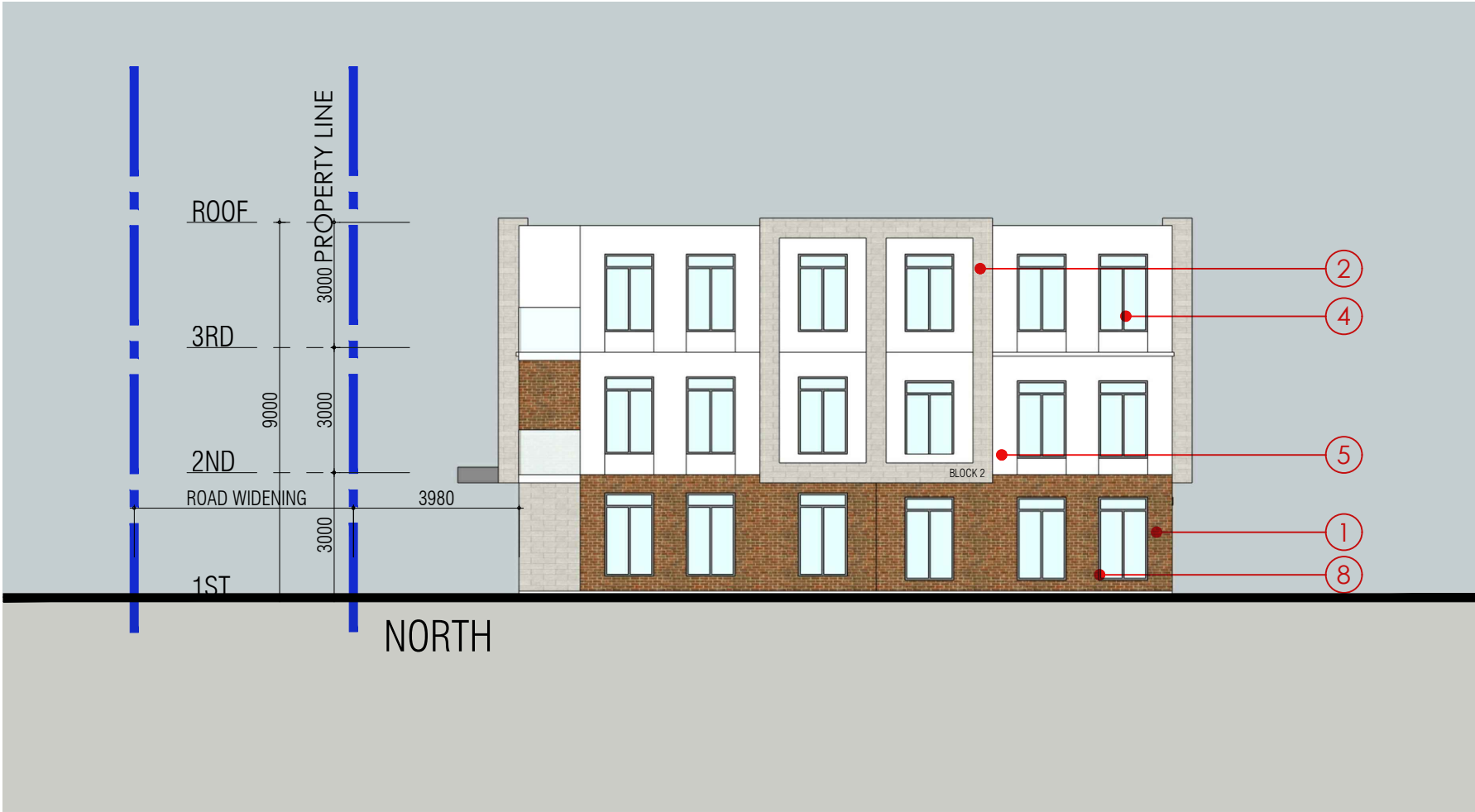
BLOCK 1  
ELEVATIONS

1:150

A401

TITLEBLOCK SIZE: 610 x 900





MATERIAL LEGEND	
1	BRICK 1 MANUFACTURER: DESCRIPTION: LIGHT BROWN
2	ARCHITECTURAL STONE 1 MANUFACTURER: DESCRIPTION: LIGHT GREY
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ADDRESS LEGEND	
BLOCK 1	UNIT 1
VARIES	VARIES

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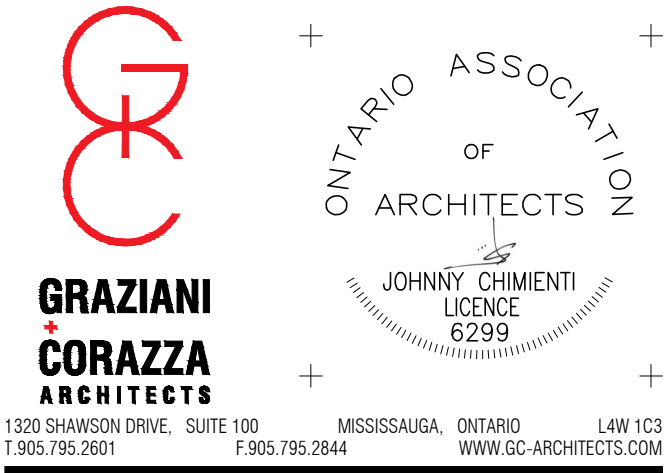
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ASSISTANT DESIGNER:	J.CHIMIENTI	
DRAWN BY:	J.CHIMIENTI	
CHECKED BY:	D.BIASE	
PLOT DATE:	APR.18.2024	
JOB #	1868.21	

BLOCK 2  
ELEVATIONS

1:150 A402

TITLEBLOCK SIZE: 610 x 900





MATERIAL LEGEND	
①	BRICK 1 MANUFACTURER: DESCRIPTION: LIGHT BROWN
②	ARCHITECTURAL STONE 1 MANUFACTURER: DESCRIPTION: LIGHT GREY
③	ARCHITECTURAL STONE 2 MANUFACTURER: DESCRIPTION: DARK GREY
④	GLASS 1 MANUFACTURER: DESCRIPTION: CLEAR
⑤	METAL PANEL 1 MANUFACTURER: DESCRIPTION: WHITE
⑥	METAL PANEL 2 MANUFACTURER: DESCRIPTION: LIGHT GREY
⑦	METAL PANEL 2 MANUFACTURER: DESCRIPTION: DARK GREY
⑧	MULLIONS + FRAMES MANUFACTURER: DESCRIPTION: CHARCOAL GREY

ADDRESS LEGEND	
BLOCK 1	UNIT 1
VARIES	VARIES

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2.	APR.19.2024	RE-ISSUED FOR SITE PLAN APPROVAL	J. CHI.

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ONTARIO ASSOCIATION  
OF  
ARCHITECTS

JOHNNY CHIMIENTI  
LICENCE  
6299

PROPOSED RESIDENTIAL DEVELOPMENT

THE ACORN DEVELOPMENT CORP.

18490 + 18508 LESLIE STREET

EAST GWILLIMBURY ONTARIO

PROJECT ARCHITECT: E.CORAZZA

ASSISTANT DESIGNER: J.CHIMIENTI

DRAWN BY: J.CHIMIENTI

CHECKED BY: D.BIASE

PLOT DATE: APR.18.2024

JOB # 1868.21

BLOCK 3  
ELEVATIONS

1:150

A403

TITLE BLOCK SIZE: 610 x 900



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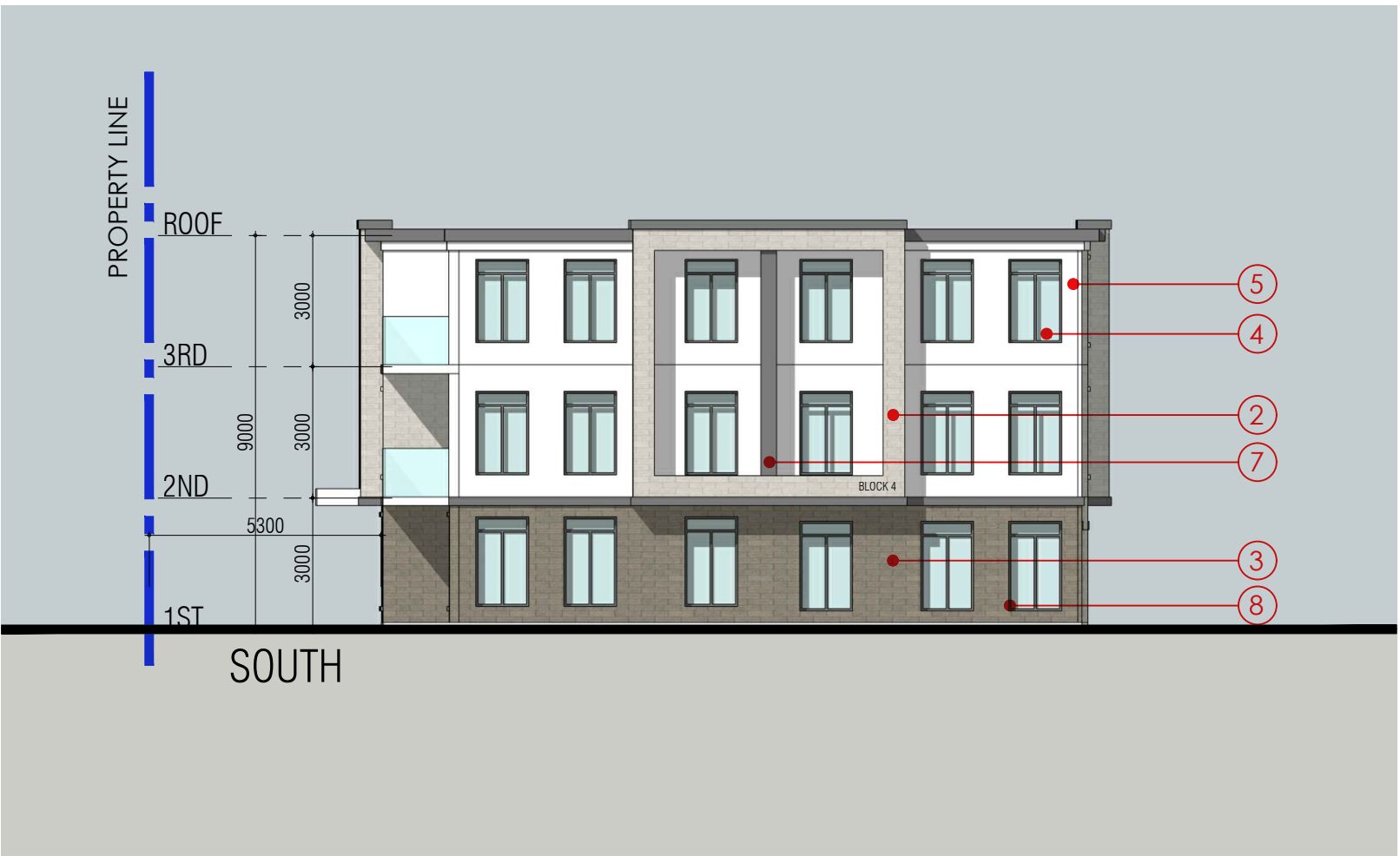
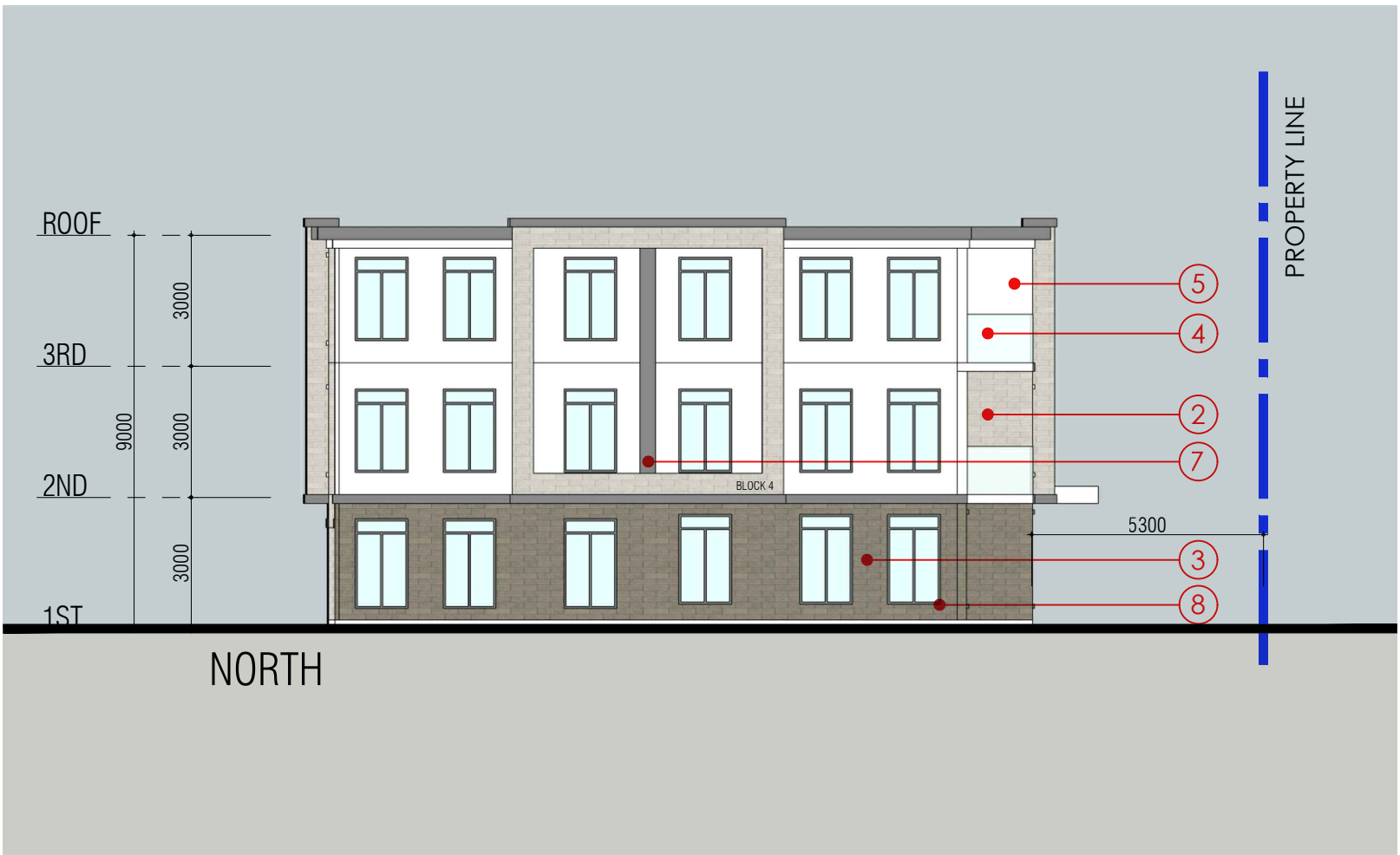
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| 2. | APR.19.2024 | RE-ISSUED FOR SITE PLAN APPROVAL | J. CHL |



MATERIAL LEGEND	
①	BRICK 1 MANUFACTURER: DESCRIPTION: LIGHT BROWN
②	ARCHITECTURAL STONE 1 MANUFACTURER: DESCRIPTION: LIGHT GREY
③	ARCHITECTURAL STONE 2 MANUFACTURER: DESCRIPTION: DARK GREY
④	GLASS 1 MANUFACTURER: DESCRIPTION: CLEAR
⑤	METAL PANEL 1 MANUFACTURER: DESCRIPTION: WHITE
⑥	METAL PANEL 2 MANUFACTURER: DESCRIPTION: LIGHT GREY
⑦	METAL PANEL 2 MANUFACTURER: DESCRIPTION: DARK GREY
⑧	MULLIONS + FRAMES MANUFACTURER: DESCRIPTION: CHARCOAL GREY

ADDRESS LEGEND	
BLOCK 1	UNIT 1
VARIES	VARIES
200 MM	200 MM

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18490 + 18508 LESLIE STREET		
EAST GWILLIMBURY		ONTARIO
PROJECT ARCHITECT:	E.CORAZZA	
ASSISTANT DESIGNER:	J.CHIMIENTI	
DRAWN BY:	J.CHIMIENTI	
CHECKED BY:	D.BIASE	
PLOT DATE:	APR.18.2024	
JOB #	1868.21	

BLOCK 4

ELEVATIONS

1:150

A404





VIEW LOOKING NORTH EAST



VIEW LOOKING NORTH WEST



VIEW LOOKING SOUTH WEST



VIEW LOOKING WEST

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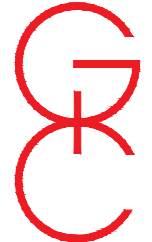
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18490 + 18508 LESLIE STREET		ONTARIO
EAST GWILLIMBURY		
PROJECT ARCHITECT:	E.CORAZZA	
ASSISTANT DESIGNER:	J.CHIMIENTI	
DRAWN BY:	J.CHIMIENTI	
CHECKED BY:	D.BIASE	
PLOT DATE:	APR.18.2024	
JOB #	1868.21	

PERSPECTIVES





VIEW LOOKING WEST ALONG LESLIE STREET



VIEW LOOKING SOUTH WEST ALONG LESLIE STREET

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