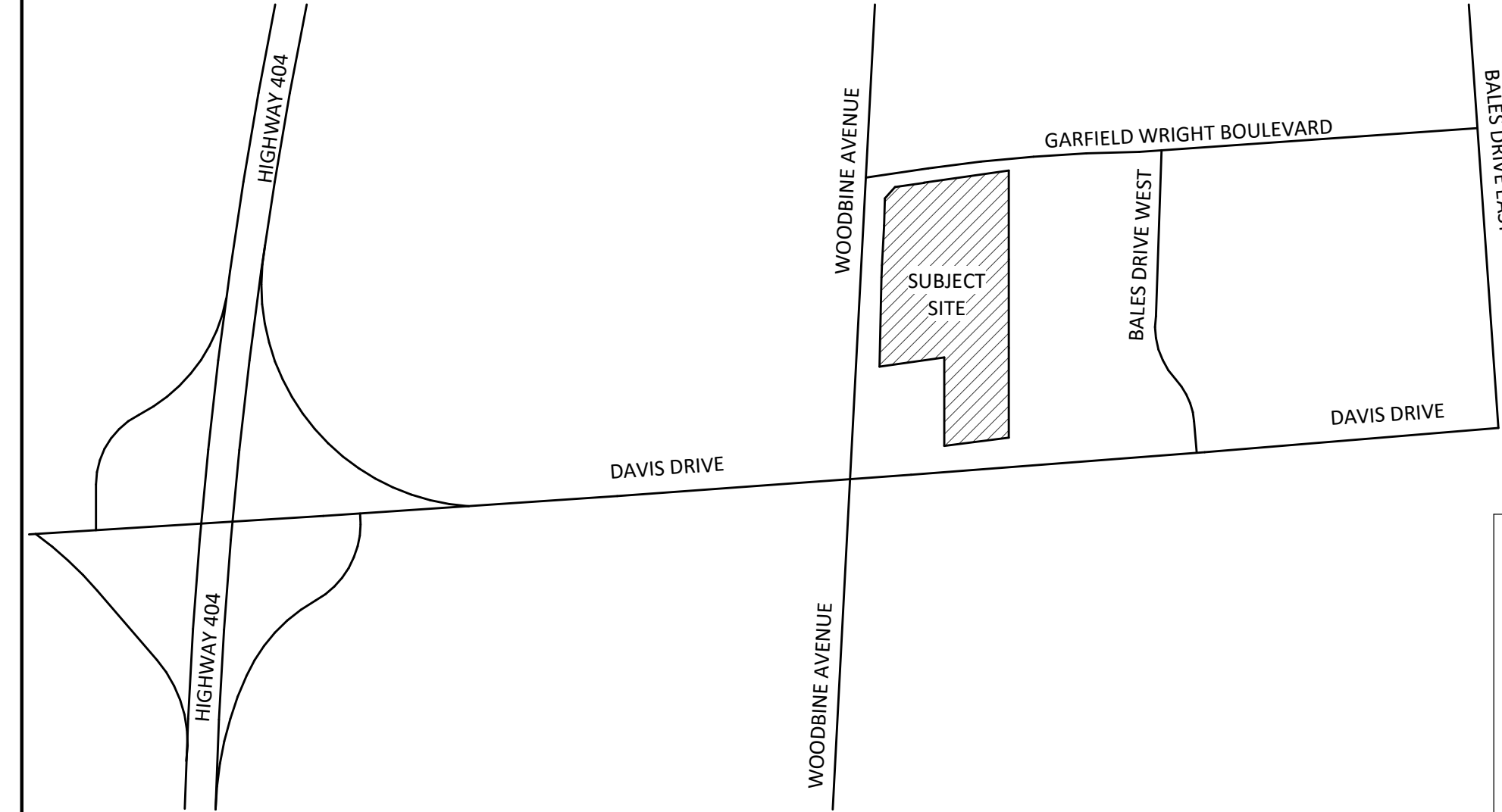
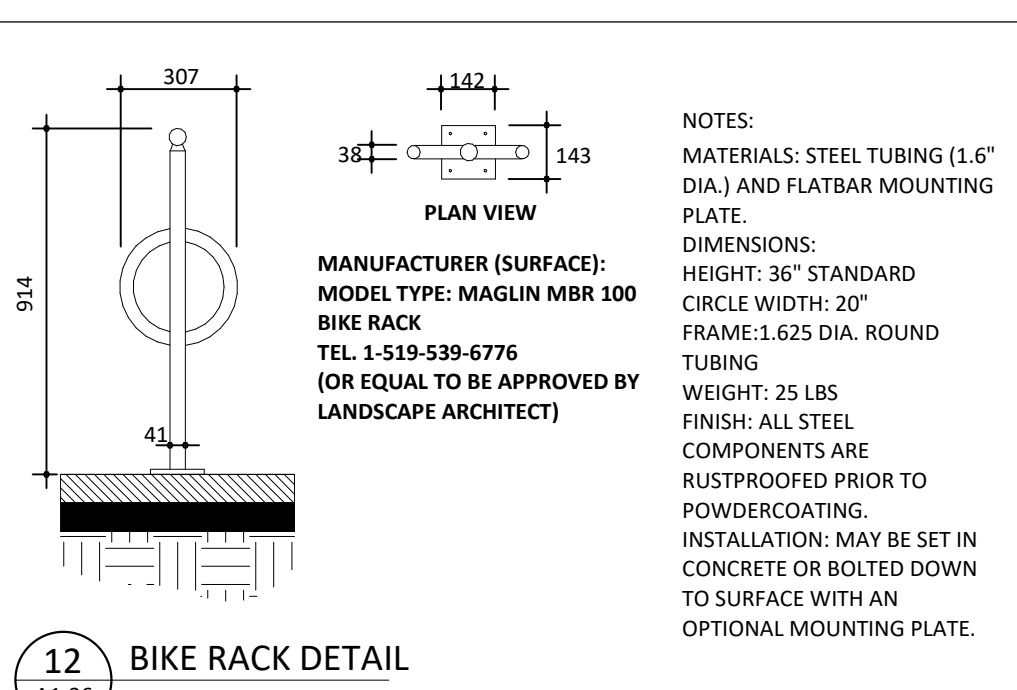
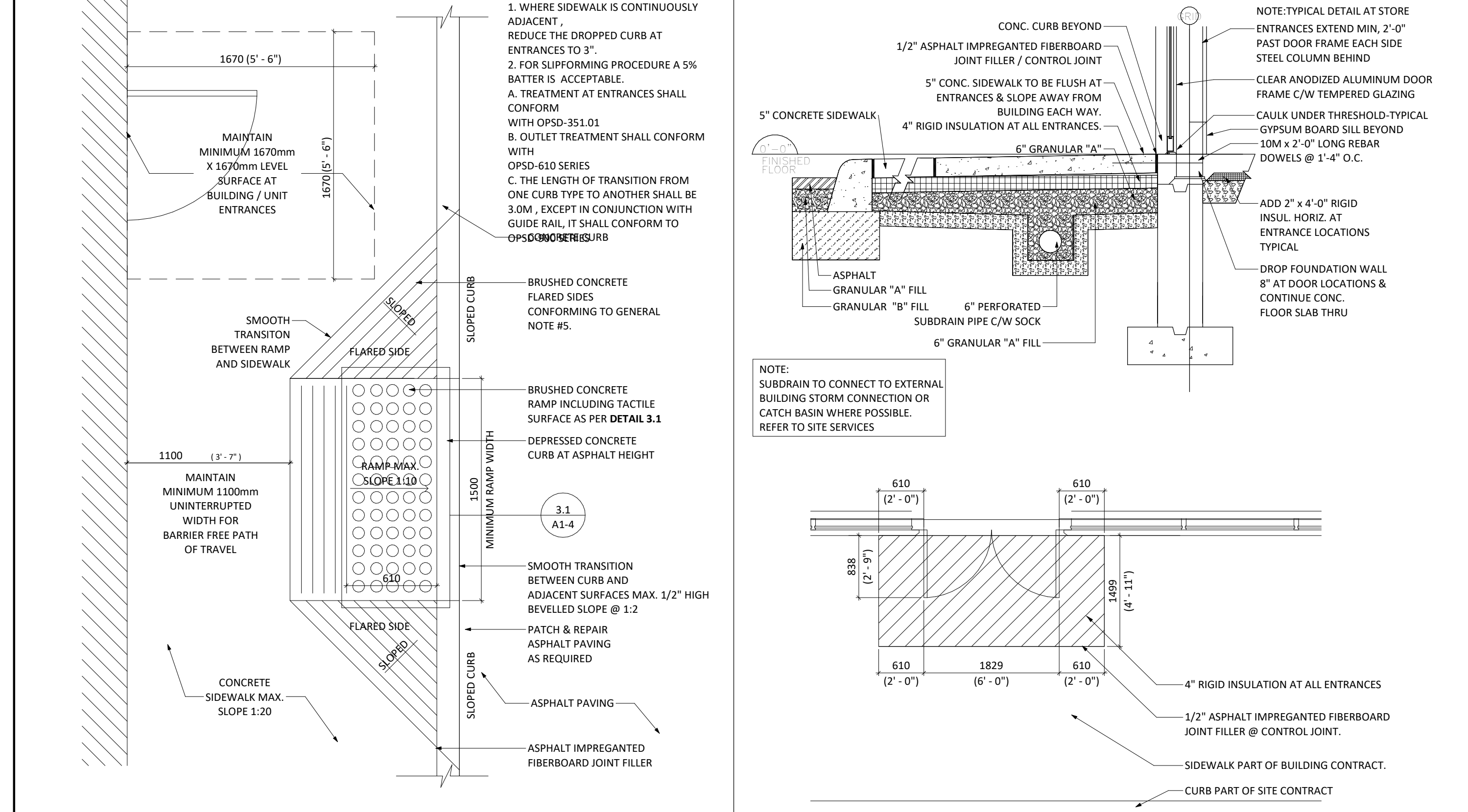
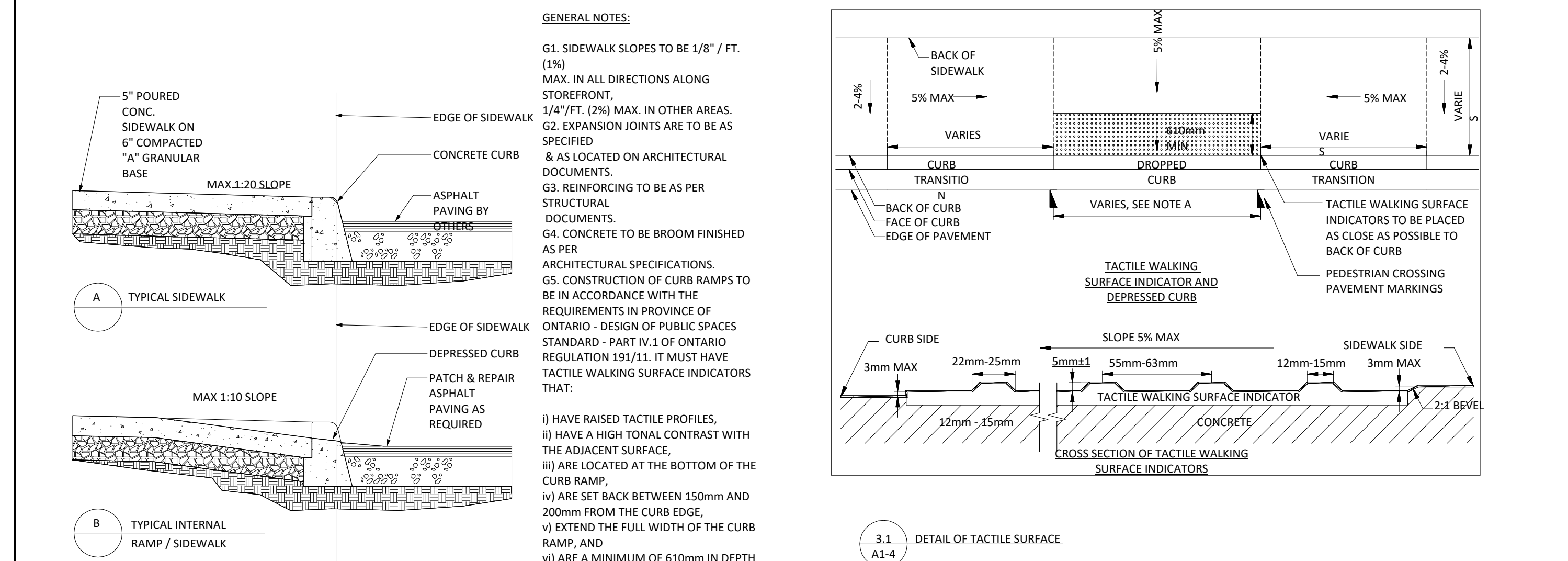




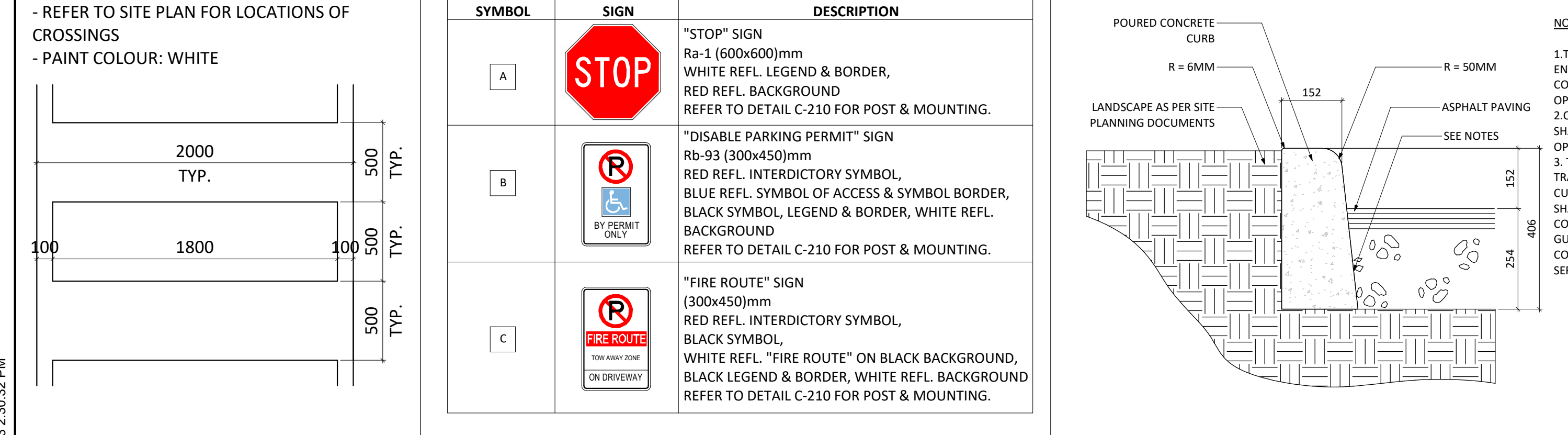
2 KEY PLAN
N.T.S.



12 BIKE RACK DETAIL
1:20



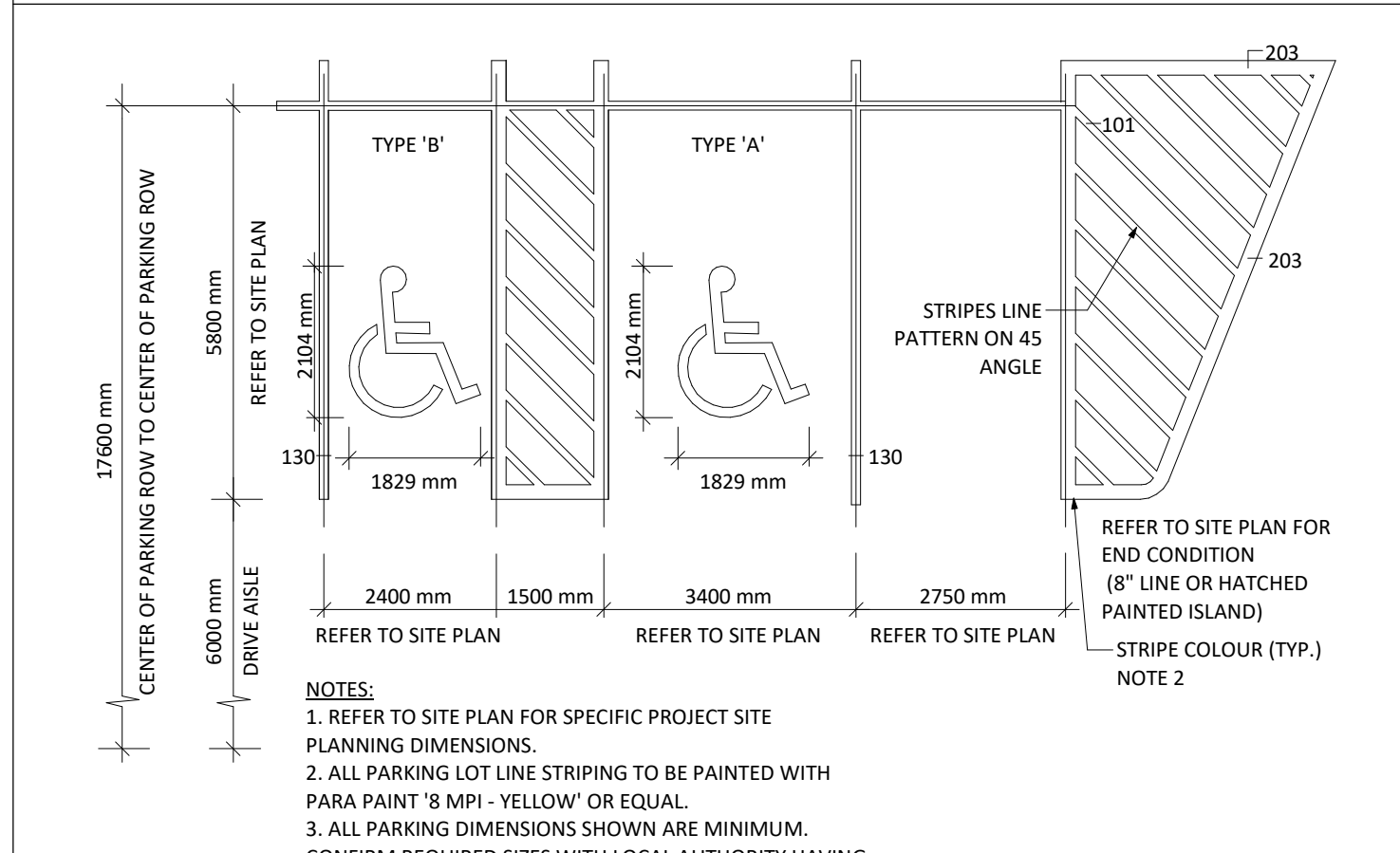
4 CURB RAMP WITH TACTILE PLATES
1:25



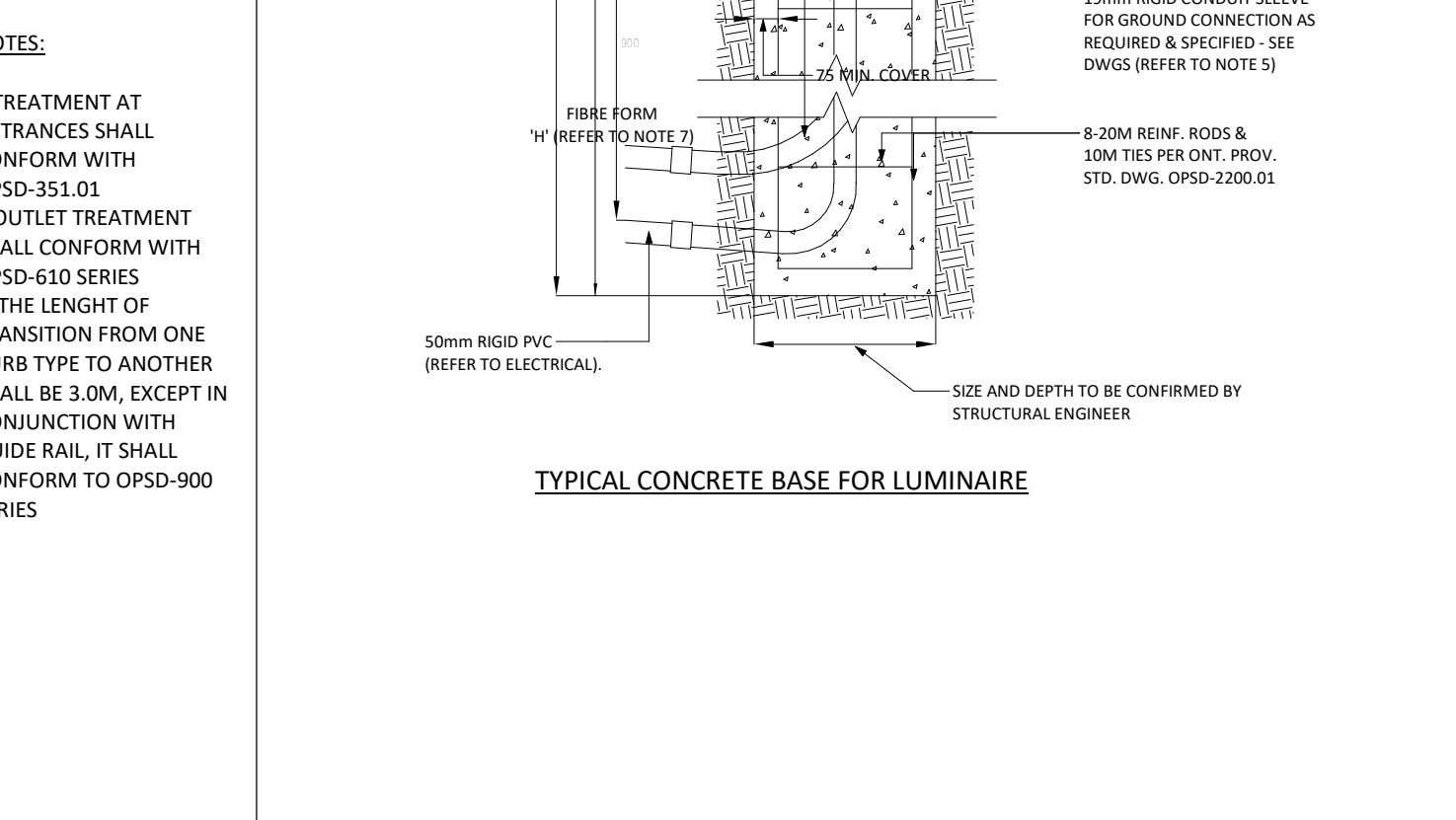
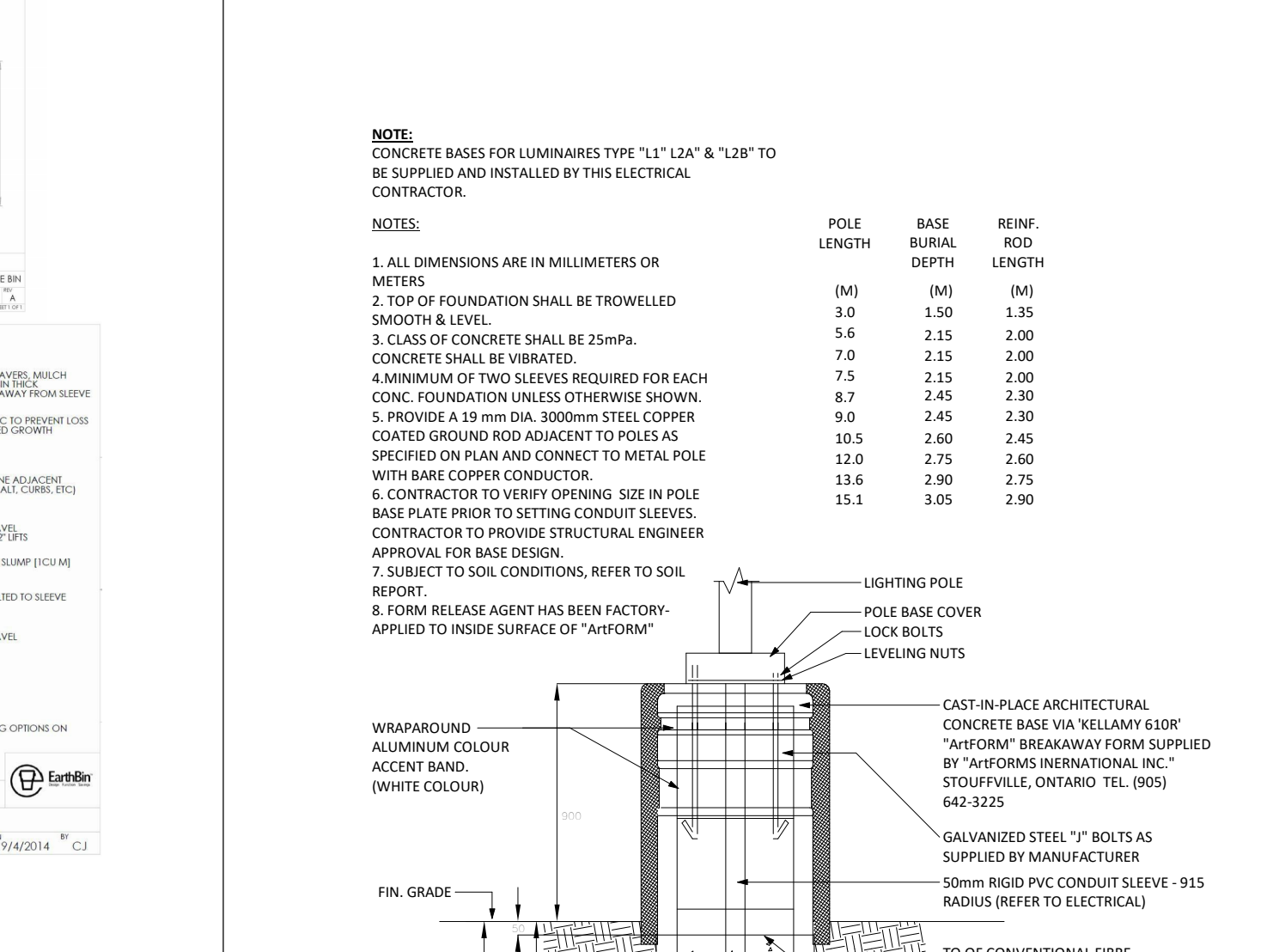
10 PAINTED CROSSINGS
1:25

11 SIGN LEGEND
1:25

STATISTICS		
TOTAL SITE AREA	±15.53 ACRES	±6.29 HA
INDUSTRIAL SITE AREA	±7.03 ACRES	±2.81 HA
COMMERCIAL SITE AREA	±7.72 ACRES	±3.12 HA
SWM POND & SANITARY SITE AREA	±0.75 ACRES	±0.30 HA
ROW AREA	±0.03 ACRES	±0.01 HA
INDUSTRIAL AREA		
BUILDING 1 GROUND FLOOR AREA (INDUSTRIAL)	±36,610 S.F.	±3,401 S.M.
BUILDING 2 GROUND FLOOR AREA (INDUSTRIAL)	±74,800 S.F.	±6,949 S.M.
M/E ROOM	±400 S.F.	±37 S.M.
TOTAL INDUSTRIAL NET FLOOR AREA	±111,410 S.F.	±10,351 S.M.
TOTAL GROSS FLOOR AREA	±111,810 S.F.	±10,387 S.M.
PARKING REQUIRED (INDUSTRIAL)	139 CARS	
BUILDING 1 (1/2/3/5 M.) (NET FLOOR AREA)	69 CARS	
BUILDING 2 (1/100 S.M.) (NET FLOOR AREA)	70 CARS	
PARKING PROVIDED	265 CARS	
	2.38/1000 S.F.	2.56/100 S.M.
COMMERCIAL AREA (SERVICE COMMERCIAL)		
BUILDING 3 FLOOR AREA (SERVICE COMMERCIAL)	±6,750 S.F.	±627 S.M.
BUILDING 4 FLOOR AREA (SERVICE COMMERCIAL)	±4,000 S.F.	±372 S.M.
BUILDING 5 FLOOR AREA (SERVICE COMMERCIAL)	±8,000 S.F.	±743 S.M.
BUILDING 6 FLOOR AREA (SERVICE COMMERCIAL)	±6,000 S.F.	±557 S.M.
BUILDING 7 FLOOR AREA (SERVICE COMMERCIAL)	±10,000 S.F.	±929 S.M.
BUILDING 8 FLOOR AREA (SERVICE COMMERCIAL)	±6,900 S.F.	±641 S.M.
BUILDING 9 FLOOR AREA (SERVICE COMMERCIAL)	±1,500 S.F.	±138 S.M.
M/E ROOM	±400 S.F.	±37 S.M.
TOTAL SERVICE COMMERCIAL AREA (NET FLOOR)	±41,650 S.F.	±3,869 S.M.
TOTAL GROSS FLOOR AREA	±42,250 S.F.	±3,925 S.M.
PARKING REQUIRED (SERVICE COMMERCIAL)	194 CARS	
(1/2/2.5 M.) (NET FLOOR AREA)		
COMMERCIAL AREA (RESTAURANT)		
BUILDING 4 FLOOR AREA (RESTAURANT)	±4,000 S.F.	±372 S.M.
BUILDING 5 FLOOR AREA (RESTAURANT)	±5,500 S.F.	±511 S.M.
BUILDING 6 FLOOR AREA (RESTAURANT)	±5,150 S.F.	±478 S.M.
BUILDING 7 FLOOR AREA (REST. + DRIVE-THRU)	±2,500 S.F.	±232 S.M.
BUILDING 8 FLOOR AREA (REST. + DRIVE-THRU)	±1,500 S.F.	±138 S.M.
M/E ROOM	±150 S.F.	±14 S.M.
TOTAL RESTAURANT FLOOR AREA (NET FLOOR)	±21,300 S.F.	±1,979 S.M.
TOTAL GROSS FLOOR AREA	±21,450 S.F.	±1,993 S.M.
PARKING REQUIRED (RESTAURANT)	132 CARS	
(1/1.5 M.) (NET FLOOR AREA)		
TOTAL PARKING REQUIRED (COMMERCIAL AREA)	326 CARS	
TOTAL COMMERCIAL BUILDING AREA (SERVICE+RESTAURANT)	±63,700 S.F.	±5,918 S.M.
TOTAL PARKING PROVIDED	314 CARS	
(TOTAL COMMERCIAL AREA)	4.93/1000 S.F.	5.31/100 S.M.
PROPOSED DESIGNATED CARPOOL SPACES	22 SPACES	
TOTAL AREAS		
TOTAL GROUND FLOOR AREA	±175,510 S.F.	±16,305 S.M.
TOTAL GROSS FLOOR AREA	±175,510 S.F.	±16,305 S.M.
TOTAL GROUND FLOOR COVERAGE		25.9%
(TOTAL SITE AREA)		
(I.N.C. SWM POND & SANITARY SITE AREA)		
TOTAL PARKING AREA	±272,785 S.F.	±25,343 S.M.
ZONING COMPLIANCE CHART		
MIN. LOT FRONTAGE	15.0 METRES	96.5 METRES
MIN. FRONT YARD SETBACK (WOODBINE AVE)	6.0 METRES	6.0 METRES
MIN. REAR YARD SETBACK	7.5 METRES	9.4 METRES
MIN. INT. SIDE YARD SETBACK	3.0 METRES	3.0 METRES
MIN. EXT. SIDE YARD SETBACK (GARFIELD WRIGHT)	7.5 METRES	22.6 METRES
MAX. HEIGHT	12 METRES	12.8 METRES
MIN. BARRIER-FREE PARKING (2% OF TOTAL PARKING SPACES)	12 SPACES	20 SPACES
MIN. BICYCLE PARKING (1/3000 S.M.)	45 SPACES	60 SPACES
MIN. LOADING SPACES	NO MIN.	9 SPACES
MIN. LOADING SPACE SIZE	3.5M X 12M	3.5M X 12M
MIN. PARKING AREA SETBACK	1.5M FROM ANY BUILDING	1.5M
MIN. DRIVE-THRU INGRESS SPACES	3 SPACES	5 SPACES
MIN. DRIVE-THRU INGRESS SPACES	7 SPACES	15 SPACES
MIN. LANDSCAPING AREA	10%	22.88%
TOTAL SITE PARKING REQUIRED	465 CARS	
TOTAL PARKING PROVIDED	579 CARS	

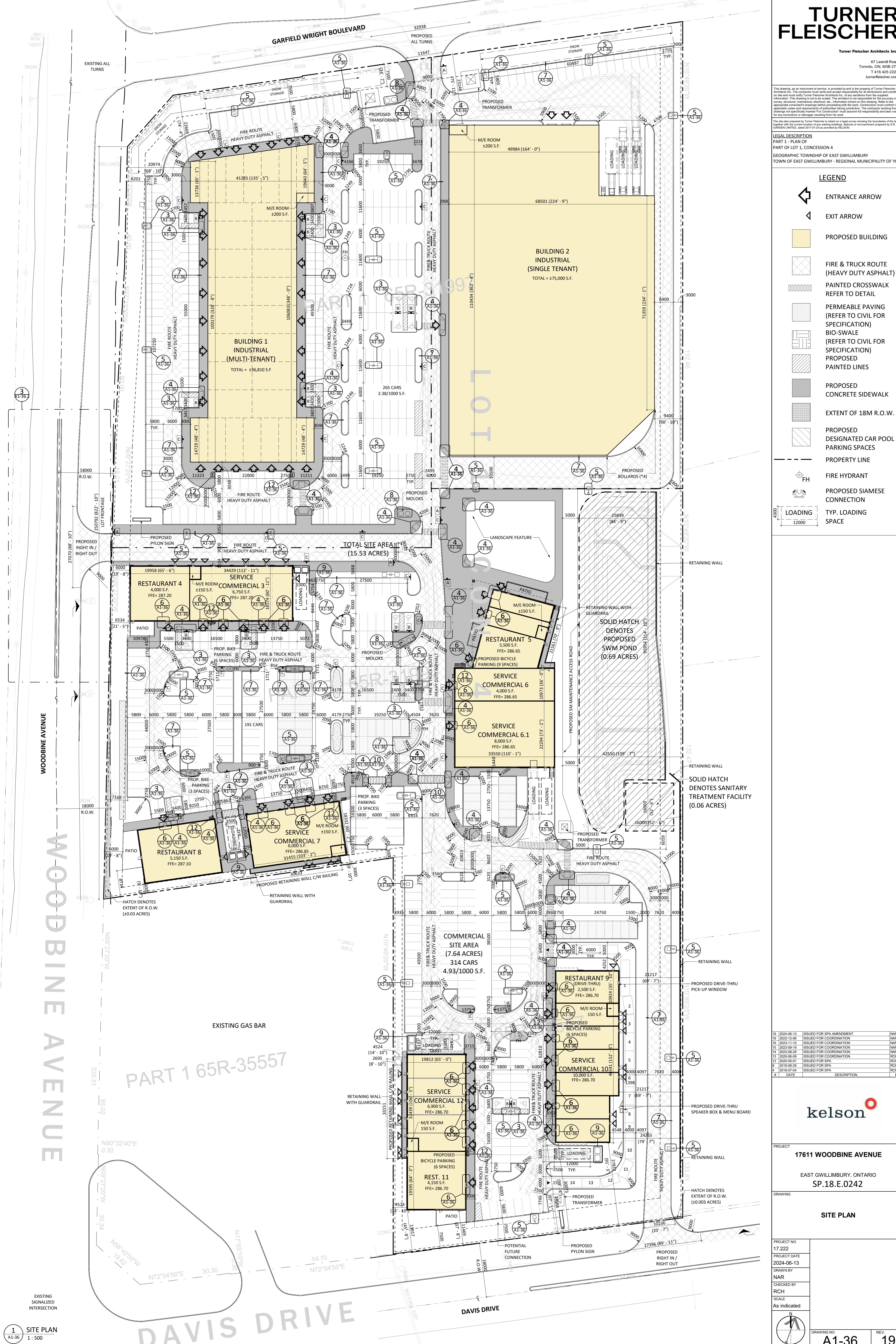


3 STANDARD PARKING DETAIL
N.T.S.



7 CONCRETE CURB SECTION
1:10

5 LIGHT STANDARD
N.T.S.



LEGAL DESCRIPTION
PART 1: PLAN OF
PART OF LOT 1, CONVEYANCE 4
GEOGRAPHIC TOWNSHIP OF EAST WILMBURY
TOWN OF EAST WILMBURY - REGIONAL MUNICIPALITY OF YORK

- LEGEND
- ENTRANCE ARROW
 - EXIT ARROW
 - PROPOSED BUILDING
 - FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
 - PAINTED CROSSWALK (REFER TO DETAIL)
 - PERMEABLE PAVING (REFER TO CIVIL FOR SPECIFICATION)
 - BIO-SWALE (REFER TO CIVIL FOR SPECIFICATION)
 - PROPOSED PAINTED LINES
 - PROPOSED CONCRETE SIDEWALK
 - EXTENT OF 18M R.O.W.
 - PROPOSED DESIGNATED CAR POOL PARKING SPACES
 - PROPERTY LINE
 - FIRE HYDRANT
 - PROPOSED SIAMENSE CONNECTION
 - TYP. LOADING SPACE

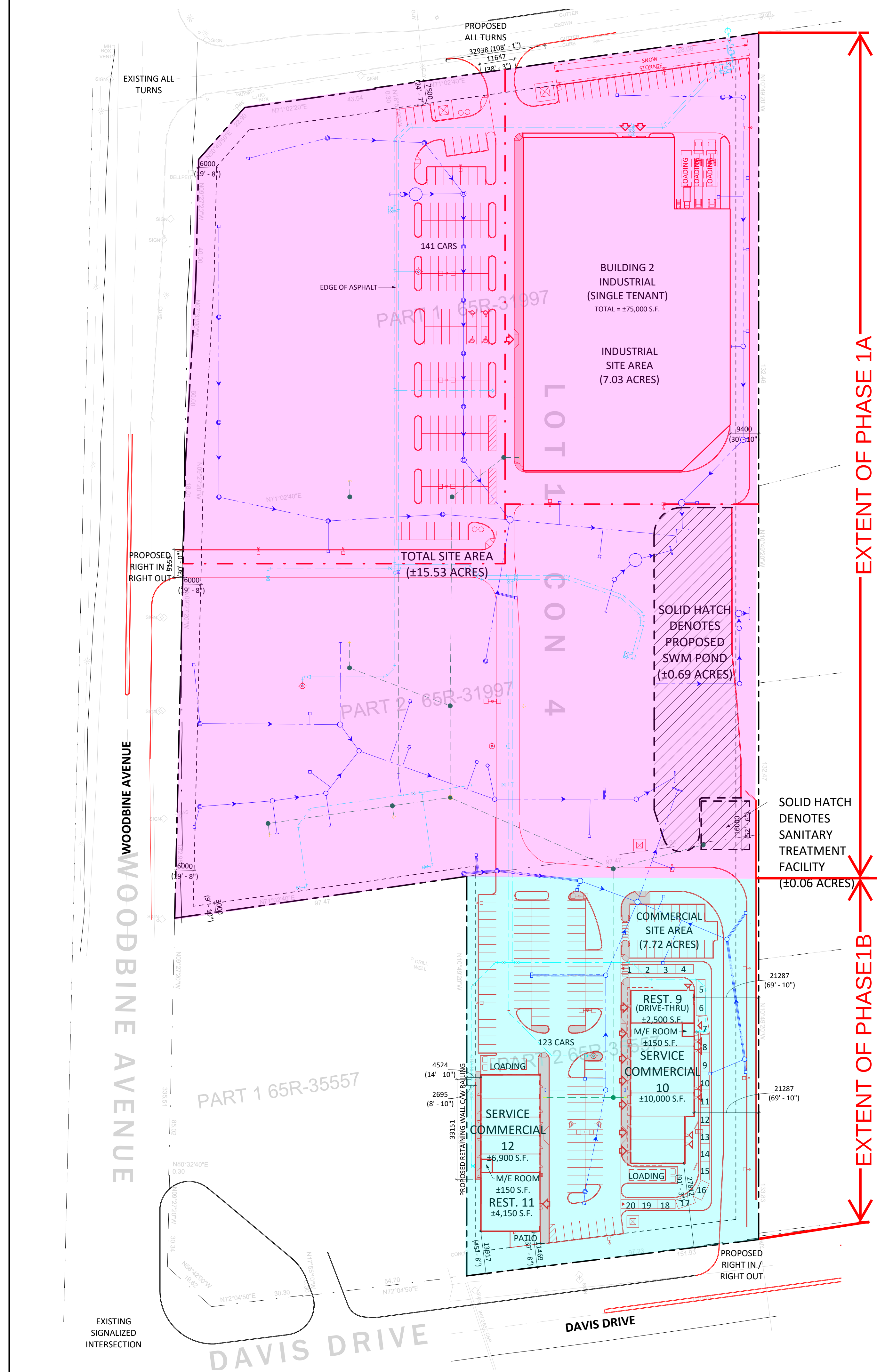
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6	2024-06-13	ISSUED FOR COORDINATION	NAR
7	2024-06-13	ISSUED FOR COORDINATION	NAR
8	2024-06-13	ISSUED FOR COORDINATION	NAR
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13	2024-06-13	ISSUED FOR COORDINATION	NAR
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15	2024-06-13	ISSUED FOR COORDINATION	NAR
16	2024-06-13	ISSUED FOR COORDINATION	NAR
17	2024-06-13	ISSUED FOR COORDINATION	NAR
18	2024-06-13	ISSUED FOR COORDINATION	NAR
19	2024-06-13	ISSUED FOR COORDINATION	NAR
20	2024-06-13	ISSUED FOR COORDINATION	NAR

PHASE 1 STATISTICS		
TOTAL SITE AREA	±15.53 ACRES	46.29 HA.
INDUSTRIAL SITE AREA	±7.03 ACRES	±2.84 HA.
COMMERCIAL SITE AREA	±7.72 ACRES	±3.12 HA.
SWM POND & SANITARY SITE AREA	±0.75 ACRES	±0.30 HA.
ROW AREA	±0.03 ACRES	±0.01 HA.
INDUSTRIAL AREA		
BUILDING 2 GROUND FLOOR AREA	±75,000 S.F.	±6,968 S.M.
PARKING REQUIRED BUILDING 2 (1/100 S.M.)		70 CARS
PARKING PROVIDED	1.88/1000 S.F.	141 CARS
	2.02/1000 S.M.	
COMMERCIAL AREA		
BUILDING 9 AREA (REST. + DRIVE-THRU)	±2,500 S.F.	±232 S.M.
BUILDING 10 AREA (SERVICE COMMERCIAL)	±10,000 S.F.	±929 S.M.
BUILDING 11 AREA (RESTAURANT)	±4,150 S.F.	±386 S.M.
BUILDING 12 AREA (SERVICE COMMERCIAL)	±6,900 S.F.	±641 S.M.
M/E ROOM	±300 S.F.	±28 S.M.
TOTAL REST/SERVICE COMMERCIAL AREA	±23,550 S.F.	±2,188 S.M.
TOTAL GROSS FLOOR AREA	±23,850 S.F.	±2,216 S.M.
PARKING REQUIRED (SERVICE COMMERCIAL) (1/20 S.M.)		79 CARS
PARKING REQUIRED (RESTAURANT) (1/15 S.M.)		41 CARS
TOTAL PARKING REQUIRED		120 CARS
PARKING PROVIDED	5.22/1000 S.F.	123 CARS
	5.62/1000 S.M.	
TOTAL AREAS		
TOTAL GROUND FLOOR AREA	±98,850 S.F.	±9,183 S.M.
TOTAL GROSS FLOOR AREA	±98,850 S.F.	±9,183 S.M.
TOTAL SITE PARKING REQUIRED		190 CARS
TOTAL PARKING PROVIDED		264 CARS
TOTAL GROUND FLOOR COVERAGE (TOTAL SITE AREA)		±5.4%
(N.I.C. SWM POND & SANITARY SITE AREA)		

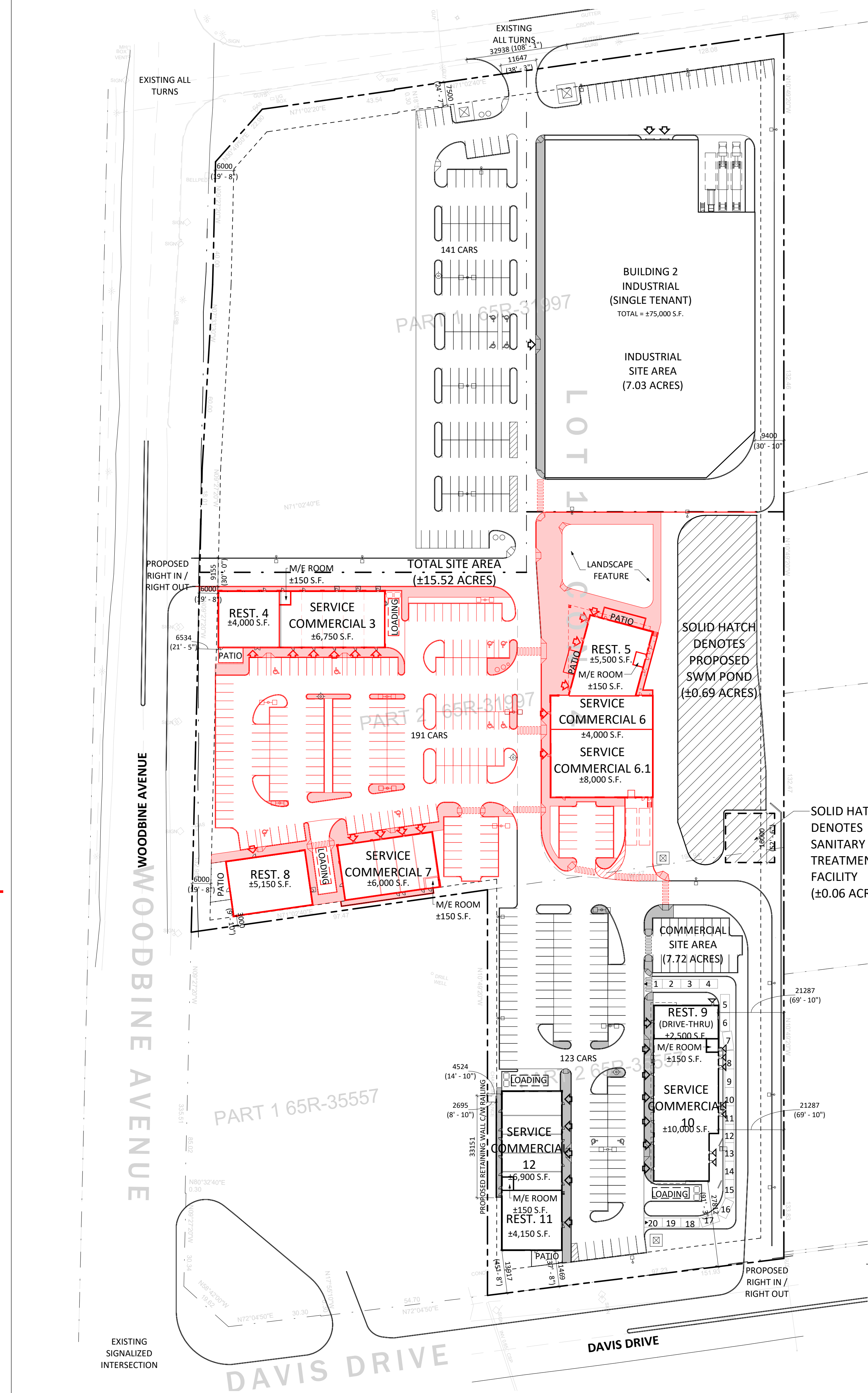
PHASE 2 STATISTICS		
TOTAL SITE AREA	±15.53 ACRES	46.29 HA.
INDUSTRIAL SITE AREA	±7.03 ACRES	±2.84 HA.
COMMERCIAL SITE AREA	±7.72 ACRES	±3.12 HA.
SWM POND & SANITARY SITE AREA	±0.75 ACRES	±0.30 HA.
ROW AREA	±0.03 ACRES	±0.01 HA.
INDUSTRIAL AREA		
BUILDING 2 GROUND AREA	±75,000 S.F.	±3,419 S.M.
PARKING REQUIRED BUILDING 2 (1/100 S.M.)		70 CARS
PARKING PROVIDED	1.88/1000 S.F.	141 CARS
	2.02/1000 S.M.	
COMMERCIAL AREA		
BUILDING 3 AREA (SERVICE COMMERCIAL)	±6,750 S.F.	±627 S.M.
BUILDING 4 AREA (RESTAURANT)	±4,000 S.F.	±372 S.M.
BUILDING 5 AREA (RESTAURANT)	±5,500 S.F.	±511 S.M.
BUILDING 6 AREA (SERVICE COMMERCIAL)	±4,000 S.F.	±372 S.M.
BUILDING 6.1 AREA (SERVICE COMMERCIAL)	±8,000 S.F.	±743 S.M.
BUILDING 7 AREA (SERVICE COMMERCIAL)	±6,000 S.F.	±557 S.M.
BUILDING 8 AREA (RESTAURANT)	±5,150 S.F.	±478 S.M.
BUILDING 9 AREA (REST. + DRIVE-THRU)	±2,500 S.F.	±232 S.M.
BUILDING 10 AREA (SERVICE COMMERCIAL)	±10,000 S.F.	±929 S.M.
BUILDING 11 AREA (RESTAURANT)	±4,150 S.F.	±386 S.M.
BUILDING 12 AREA (SERVICE COMMERCIAL)	±6,900 S.F.	±641 S.M.
M/E ROOM	±750 S.F.	±69 S.M.
TOTAL REST/SERVICE COMMERCIAL AREA	±62,950 S.F.	±5,848 S.M.
TOTAL GROSS FLOOR AREA	±63,700 S.F.	±5,918 S.M.
PARKING REQUIRED (SERVICE COMMERCIAL) (1/20 S.M.)		194 CARS
PARKING REQUIRED (RESTAURANT) (1/15 S.M.)		132 CARS
TOTAL PARKING REQUIRED		326 CARS
PARKING PROVIDED	4.93/1000 S.F.	314 CARS
	5.31/1000 S.M.	
TOTAL AREAS		
TOTAL GROUND FLOOR AREA	±138,700 S.F.	±12,886 S.M.
TOTAL GROSS FLOOR AREA	±138,700 S.F.	±12,886 S.M.
TOTAL SITE PARKING REQUIRED		396 CARS
TOTAL PARKING PROVIDED		503 CARS
TOTAL GROUND FLOOR COVERAGE (TOTAL SITE AREA)		±1.6%
(N.I.C. SWM POND & SANITARY SITE AREA)		

PHASE 3 STATISTICS		
TOTAL SITE AREA	±15.53 ACRES	46.29 HA.
INDUSTRIAL SITE AREA	±7.03 ACRES	±2.84 HA.
COMMERCIAL SITE AREA	±7.72 ACRES	±3.12 HA.
SWM POND & SANITARY SITE AREA	±0.75 ACRES	±0.30 HA.
ROW AREA	±0.03 ACRES	±0.01 HA.
INDUSTRIAL AREA		
BUILDING 1 GROUND AREA	±36,610 S.F.	±3,401 S.M.
BUILDING 2 GROUND AREA	±74,800 S.F.	±6,949 S.M.
TOTAL GROUND FLOOR AREA	±111,810 S.F.	±10,387 S.M.
M/E ROOM	±400 S.F.	±37 S.M.
TOTAL GROSS FLOOR AREA	±111,810 S.F.	±10,387 S.M.
PARKING REQUIRED BUILDING 1 (1/50 S.M.)		69 CARS
PARKING REQUIRED BUILDING 2 (1/50 S.M.)		70 CARS
TOTAL PARKING REQUIRED		139 CARS
PARKING PROVIDED	2.38/1000 S.F.	265 CARS
	2.56/1000 S.M.	
COMMERCIAL AREA		
BUILDING 3 AREA (SERVICE COMMERCIAL)	±6,750 S.F.	±627 S.M.
BUILDING 4 AREA (RESTAURANT)	±4,000 S.F.	±372 S.M.
BUILDING 5 AREA (RESTAURANT)	±5,500 S.F.	±511 S.M.
BUILDING 6 AREA (SERVICE COMMERCIAL)	±4,000 S.F.	±372 S.M.
BUILDING 6.1 AREA (SERVICE COMMERCIAL)	±8,000 S.F.	±743 S.M.
BUILDING 7 AREA (SERVICE COMMERCIAL)	±6,000 S.F.	±557 S.M.
BUILDING 8 AREA (RESTAURANT)	±5,150 S.F.	±478 S.M.
BUILDING 9 AREA (REST. + DRIVE-THRU)	±2,500 S.F.	±232 S.M.
BUILDING 10 AREA (SERVICE COMMERCIAL)	±10,000 S.F.	±929 S.M.
BUILDING 11 AREA (RESTAURANT)	±4,150 S.F.	±386 S.M.
BUILDING 12 AREA (SERVICE COMMERCIAL)	±6,900 S.F.	±641 S.M.
M/E ROOM	±750 S.F.	±69 S.M.
TOTAL REST/SERVICE COMMERCIAL AREA	±62,950 S.F.	±5,848 S.M.
TOTAL GROSS FLOOR AREA	±63,700 S.F.	±5,918 S.M.
PARKING REQUIRED (SERVICE COMMERCIAL) (1/20 S.M.)		194 CARS
PARKING REQUIRED (RESTAURANT) (1/15 S.M.)		132 CARS
TOTAL PARKING REQUIRED		326 CARS
PARKING PROVIDED	4.93/1000 S.F.	314 CARS
	5.31/1000 S.M.	
TOTAL AREAS		
TOTAL GROUND FLOOR AREA	±175,510 S.F.	±16,305 S.M.
TOTAL GROSS FLOOR AREA	±175,510 S.F.	±16,305 S.M.
TOTAL SITE PARKING REQUIRED		465 CARS
TOTAL PARKING PROVIDED		579 CARS
TOTAL GROUND FLOOR COVERAGE (TOTAL SITE AREA)		±5.90%
(N.I.C. SWM POND & SANITARY SITE AREA)		

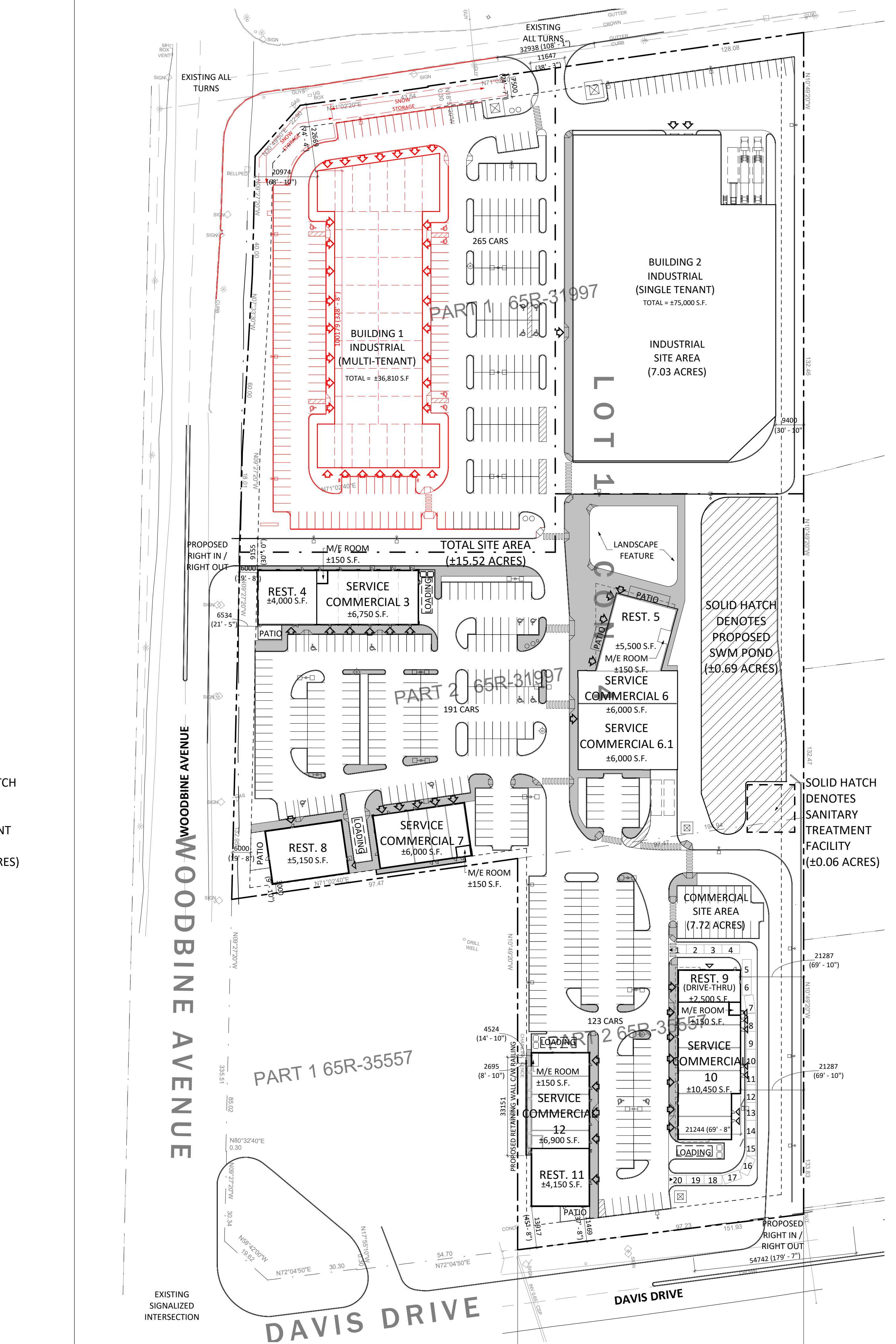
- PROPOSED STORM SEWER AND MH
- PROPOSED SANITARY SEWER AND MH
- PROPOSED WATERMAIN



1 PHASE 1 SITE PLAN
A1-36.1 1:800



2 PHASE 2 SITE PLAN
A1-36.1 1:800



3 PHASE 3 SITE PLAN
A1-36.1 1:800

TURNER
FLEISCHER

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T 416 475 2222
turnerfleischer.com

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19/2024-06-13/ISSUED FOR SPA AMENDMENT

NAR

17/2023-12-06/ISSUED FOR COORDINATION

NAR

17/2023-11-14/ISSUED FOR COORDINATION

NAR

13/2020-06-09/ISSUED FOR COORDINATION

RCH

12/2020-04-01/ISSUED FOR SPA

RCH

11/2020-04-27/ISSUED FOR COORDINATION

RCH

#DATEDESCRIPTION

BY

PROJECT

17611 WOODBINE AVENUE

EAST GUILMBURY, ONTARIO

SP.18.E.0242

DRAWING

SITE PHASING PLANS

PROJECT NO.

17 222

PROJECT DATE

2024-06-13

DRAWN BY

NAR

CHECKED BY

RCH

SCALE

1:800

DRAWING NO.

A1-36.1

18	2023-12-06	ISSUED FOR COORDINATION	NAR
13	2020-06-09	ISSUED FOR COORDINATION	RCH
12	2020-05-01	ISSUED FOR SPA	RCH
11	2020-04-27	ISSUED FOR COORDINATION	RCH
#	DATE	DESCRIPTION	BY

TRUCK MOVEMENT PLAN

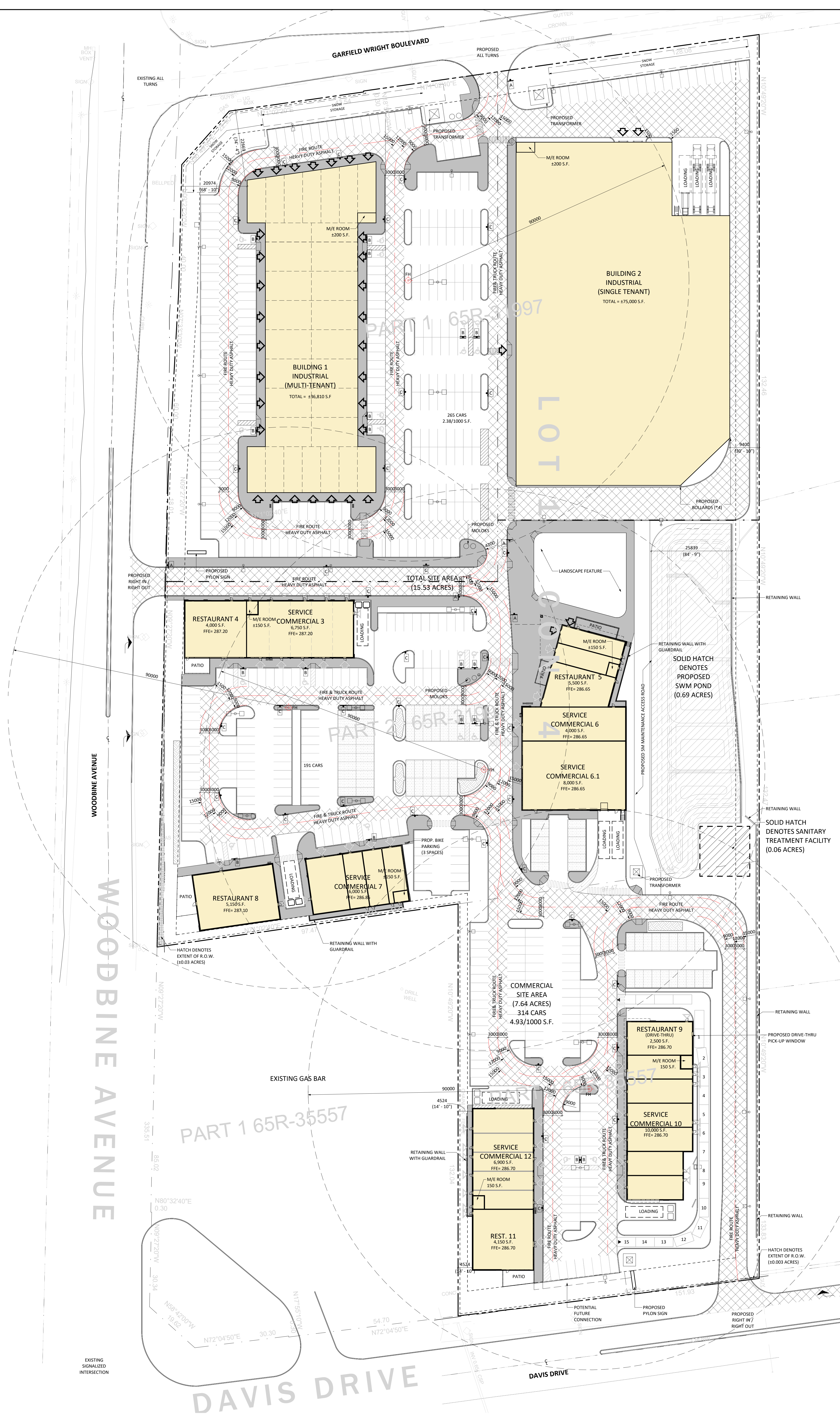
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LEGEND

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- PROPOSED FIRE HYDRANT
- 90M FIRE HYDRANT RADIUS
- PROPOSED FIRE ROUTE (HEAVY DUTY ASPHALT)
- "FIRE ROUTE" SIGN (300x450mm) RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND, PROPOSED SIGNAGE CONNECTION



18/2023-12-06/ISSUED FOR COORDINATION	NAR
13/2020-06-09/ISSUED FOR COORDINATION	RCH
12/2020-05-01/ISSUED FOR SPA	RCH
11/2020-04-27/ISSUED FOR COORDINATION	RCH
# DATE DESCRIPTION	BY

PROJECT
17611 WOODBINE AVENUE
EAST GUILMBURY, ONTARIO
SP.18.E.0242

FIRE ROUTE PLAN

PROJECT NO. 17 222	
PROJECT DATE 2024-06-13	
DRAWN BY RCH	
CHECKED BY RAD	
SCALE 1" = 50'	
DRAWING NO. A1-36.3	

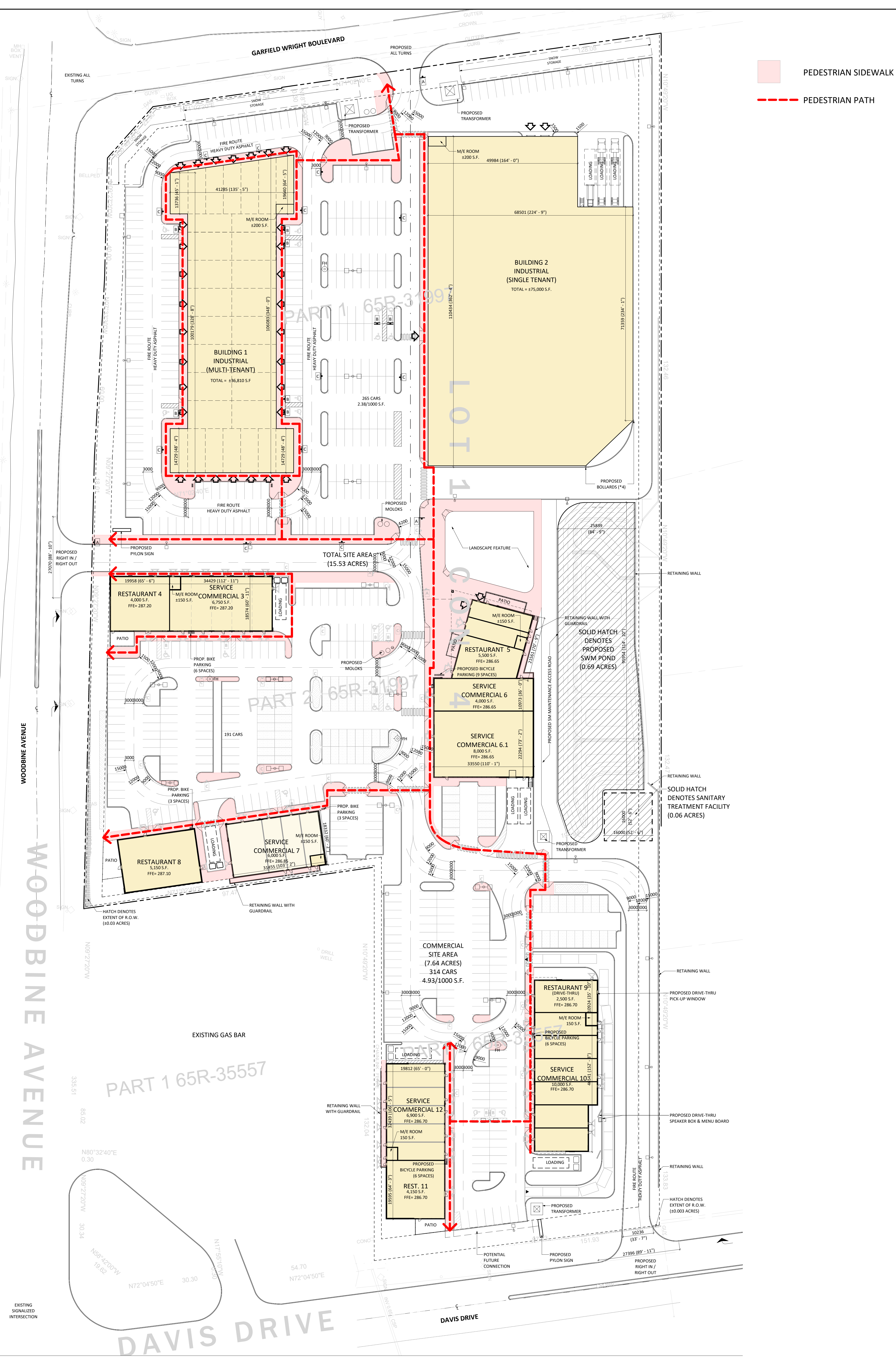
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#	DATE	DESCRIPTION	BY

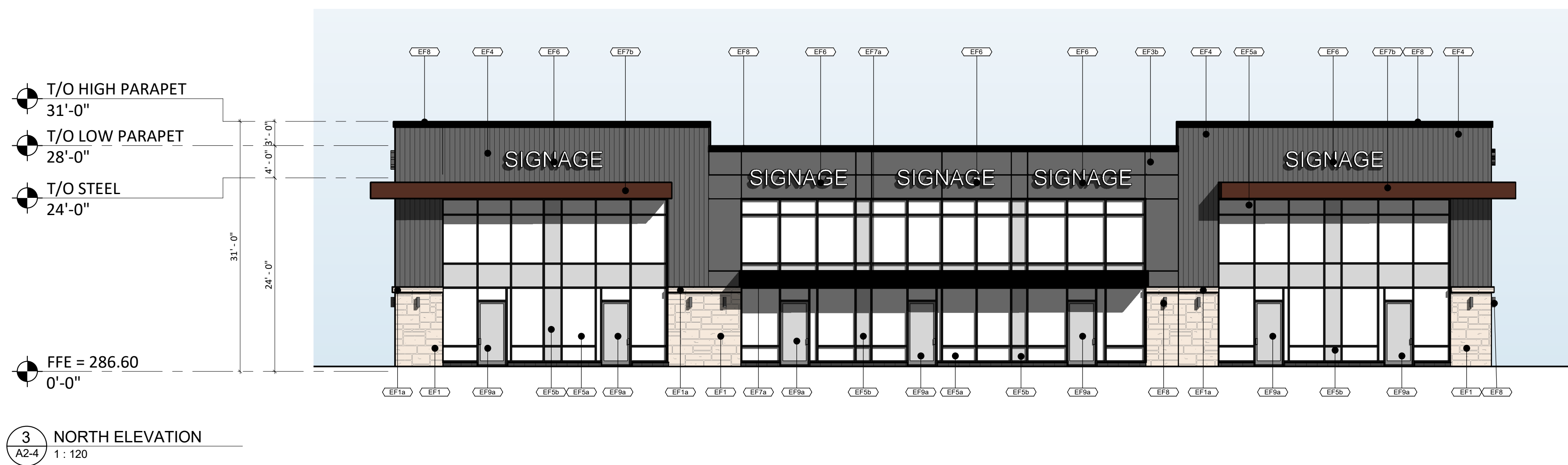
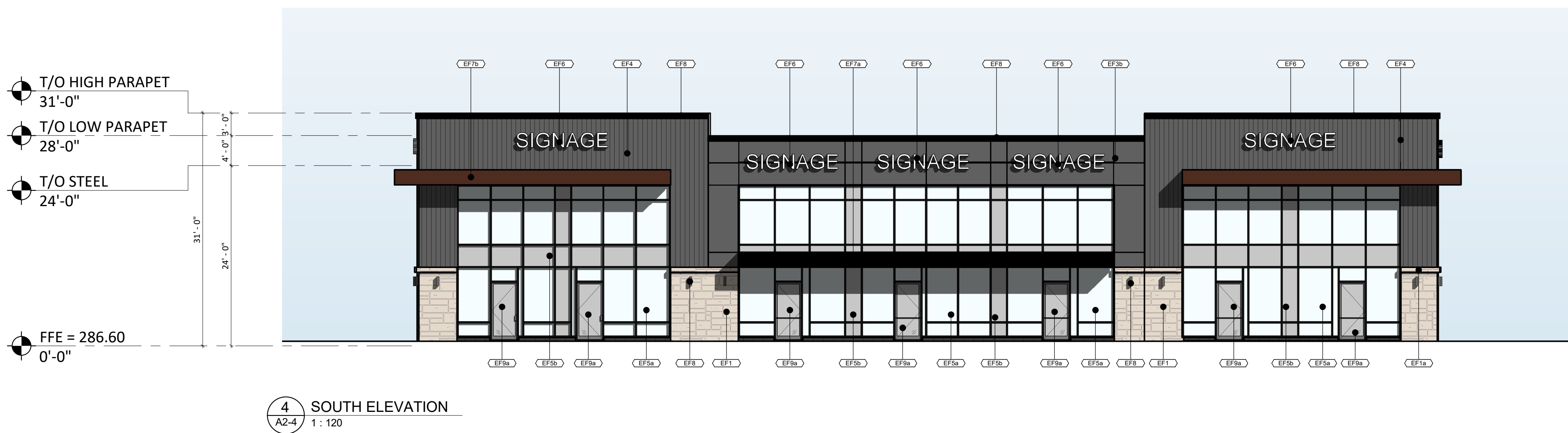
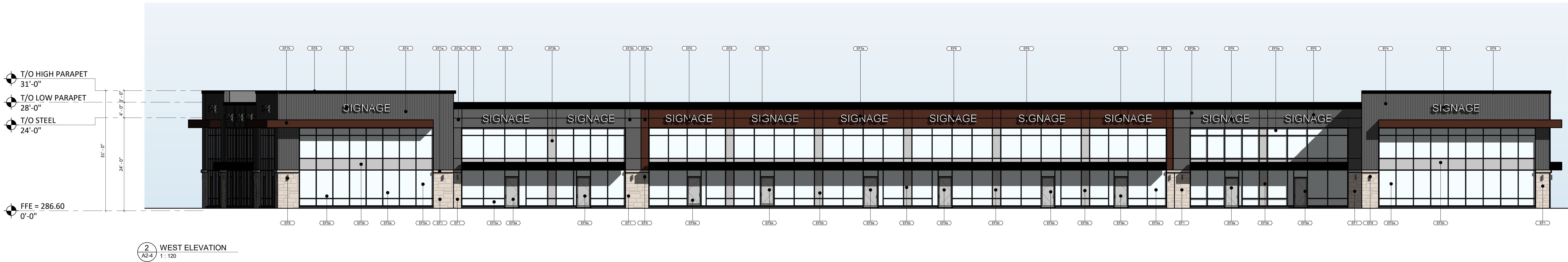
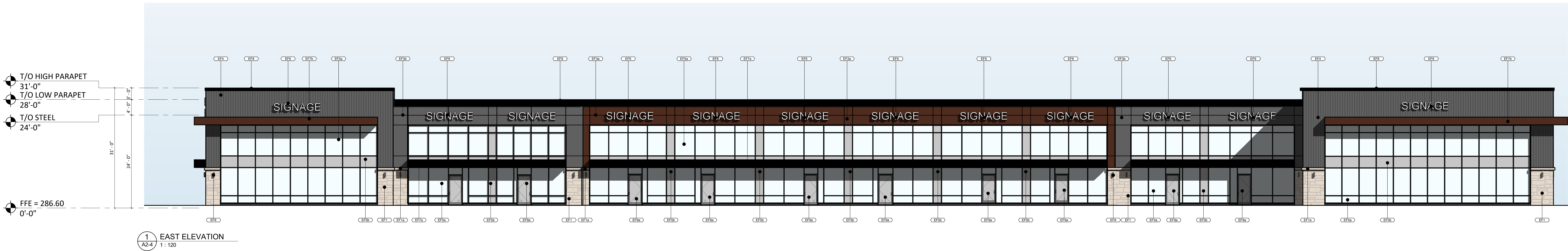
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13	2020-06-09	ISSUED FOR COORDINATION	RCH
12	2020-05-01	ISSUED FOR SPA	RCH
11	2020-04-27	ISSUED FOR COORDINATION	RCH
#	DATE	DESCRIPTION	BY

17611 WOODBINE AVENUE
EAST GWILLIMBURY, ONTARIO

Figure 1

PROJECT NO. 17.222	
PROJECT DATE 2024-06-13	
DRAWN BY RCH	
CHECKED BY RAD	
SCALE 1 : 500	





EXTERIOR FINISH SCHEDULE	
EF1	NATURAL STONE
EF1a	PRECAST SIL
EF1b	COLOR: TO MATCH EF2 (NATURAL STONE)
EF3a	ALUMINUM COMPOSITE METAL PANELS
EF3b	MANUFACTURER: ALPOLIC
EF3c	COLOR: WILSON WALNUT TIMBER
EF3d	ALUMINUM COMPOSITE METAL PANELS
EF3e	MANUFACTURER: ALPOLIC
EF3f	COLOR: CHOCOLATE
EF4	METAL VERTICAL SIDING
EF4a	MANUFACTURER: MORRIS CORP.
EF4b	COLOR: S-18 BLACK
EF5a	GLAZED DOORS & WINDOWS
EF5b	CLEAR ANODIZED ALUMINUM MULLIONS
EF5c	CLEAR INSULATED VISION GLASS (LOW-E GLAZING)
EF5d	(TEMPERED GLASS TO BE USED AT DOORS AND SIDELIGHTS) (SIDELITES)
EF5e	SPANDREL GLAZING
EF5f	BLACK ANODIZED ALUMINUM FRAMES
EF5g	CLEAR INSULATED VISION GLASS (LOW-E GLAZING) (TEMPERED GLASS TO BE USED AT DOORS AND SIDELIGHTS)
EF6	SIGNAGE
EF6a	(BY TENANT)
EF7a	METAL CANOPY (CLOSED)
EF7b	FINISH: ALPOLIC METAL COMPOSITE MATERIALS
EF7c	COLOR: CHOCOLATE
EF7d	METAL CANOPY (CLOSED)
EF7e	FINISH: ALPOLIC METAL COMPOSITE MATERIALS
EF7f	COLOR: WILSON WALNUT TIMBER
EF8	LIGHT FIXTURES: WALL MOUNTED LED BOX AT WALL CONSTRUCTION REPLACE EXTERIOR SHEATHING WITH 5/8" FIRE SEPERATED EXTERIOR GRADE PLYWOOD AT LIGHT FIXTURE LOCATIONS
EF9a	GLAZED DOORS & WINDOWS

DATE DESCRIPTION BY

PROJECT
17611 WOODBINE AVENUE
EAST GWILLIMBURY, ONTARIO

DRAWING
BUILDING ONE - ELEVATIONS

PROJECT NO.
17.222
PROJECT DATE
2023-07-20
DRAWN BY
SAS
CHECKED BY
Checker
SCALE
1 : 120

DRAWING NO.
A2-4