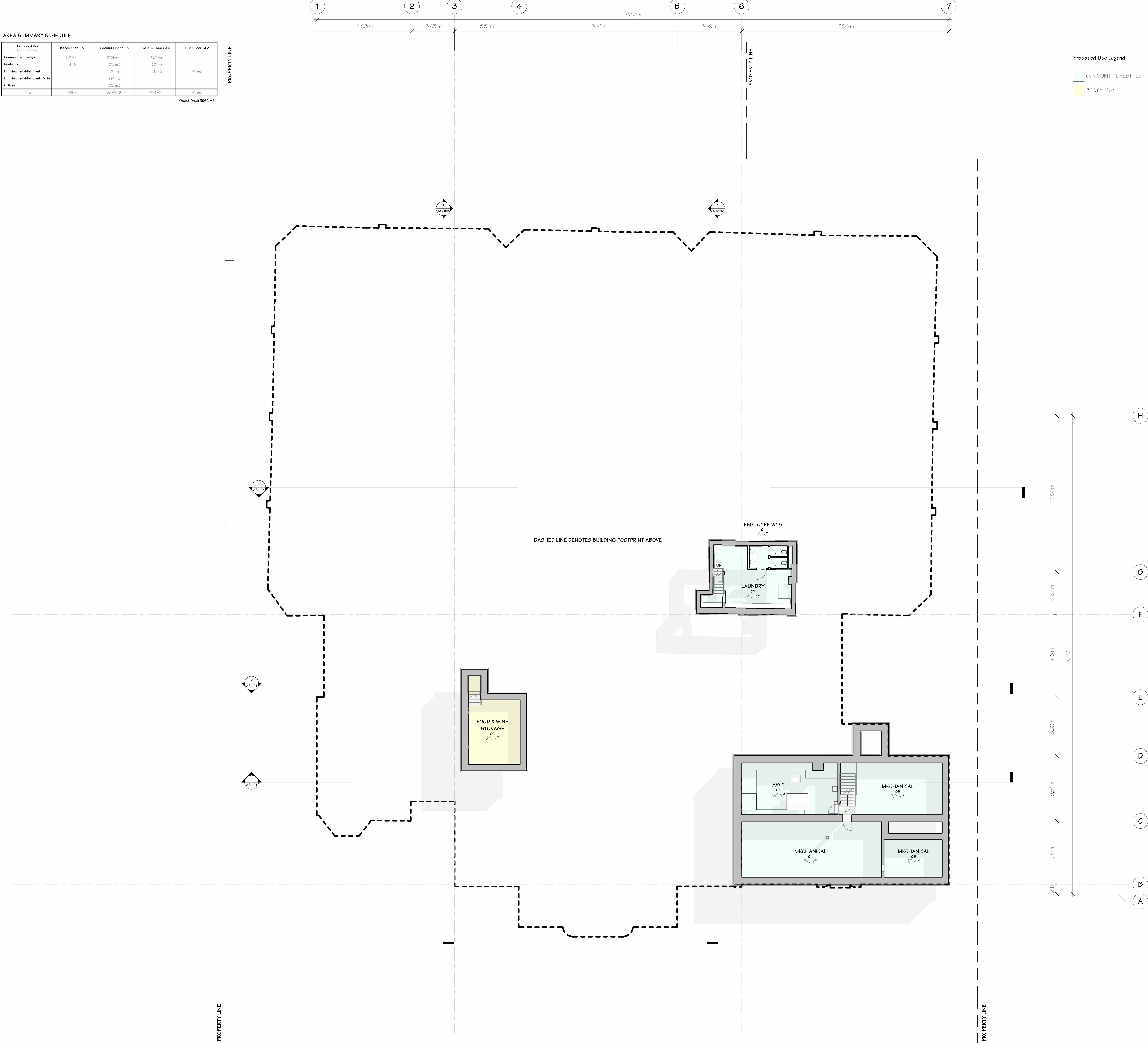


AREA SUMMARY SCHEDULE				
Proposed Use (Office Sq. m)	Basement GFA	Ground Floor GFA	Second Floor GFA	Third Floor GFA
Community Lifestyle	245 m ²	1354 m ²	633 m ²	
Restaurant	41 m ²	313 m ²	220 m ²	
Drinking Establishment		176 m ²	190 m ²	175 m ²
Drinking Establishment Patio		224 m ²		
Office	142 m ²	728 m ²		
	250 m ²	3201 m ²	1243 m ²	175 m ²
Grand Total: 5062 m ²				



Proposed Use Legend

COMMUNITY LIFESTYLE

RESTAURANT

1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF BOLDERA ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST.

2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF BOLDERA ARCHITECTS INC. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND MUST BE KEPT IN THE PROJECT FILE. NO REPRODUCTION OR QUOTATION OF SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

3. IF CONTRACTOR ADMINISTRATION SERVICES ARE PROVIDED IN THE RECORD OF WORK, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CONTRACTOR FOR THE DESIGN OF THE BUILDING.

4. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING OR CONTINUING WITH ANY WORK.

6. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION AND SHALL BE THE PROPERTY OF BOLDERA ARCHITECTS INC.

7. PORTIONS OF EXISTING MECHANICAL AND ELECTRICAL SERVICES, UTILITIES, AND FOUNDATIONS ARE SHOWN FOR THE ARCHITECT'S REFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES, UTILITIES, AND FOUNDATIONS. THESE SERVICES SHALL BE LOCATED AND LOCATED AS SHOWN BY BOLDERA ARCHITECTS INC.

8. ALL WORK IS TO BE COMPLETED IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE, ELECTRICAL CODE, AND MECHANICAL CODE. ALL PLUMBING AND DRAINAGE WORK IS TO BE COMPLETED IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE, ELECTRICAL CODE, AND MECHANICAL CODE.

9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

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Revision Schedule		
No.	Description	Date
1	Issued for Pre-Consultation Meeting	2023-10-14
2	Issued for Client Review	2023-12-09
3	Issued for OPA/ZBA - Submission 1	2023-04-20

Boldera Architects

Rethinking the future of architecture, sustainably.

Boldera Architects Inc.
62 Westmount Avenue
Toronto, Ontario M6H 3K1

Phone: 647 799 5018
Email: info@boldera.ca
Web: boldera.ca

FC Entertainment & Hospitality Inc.

Royal Rose Court

1235 & 1238 3rd Avenue East
Chen, Ontario, ON M6H 3K1

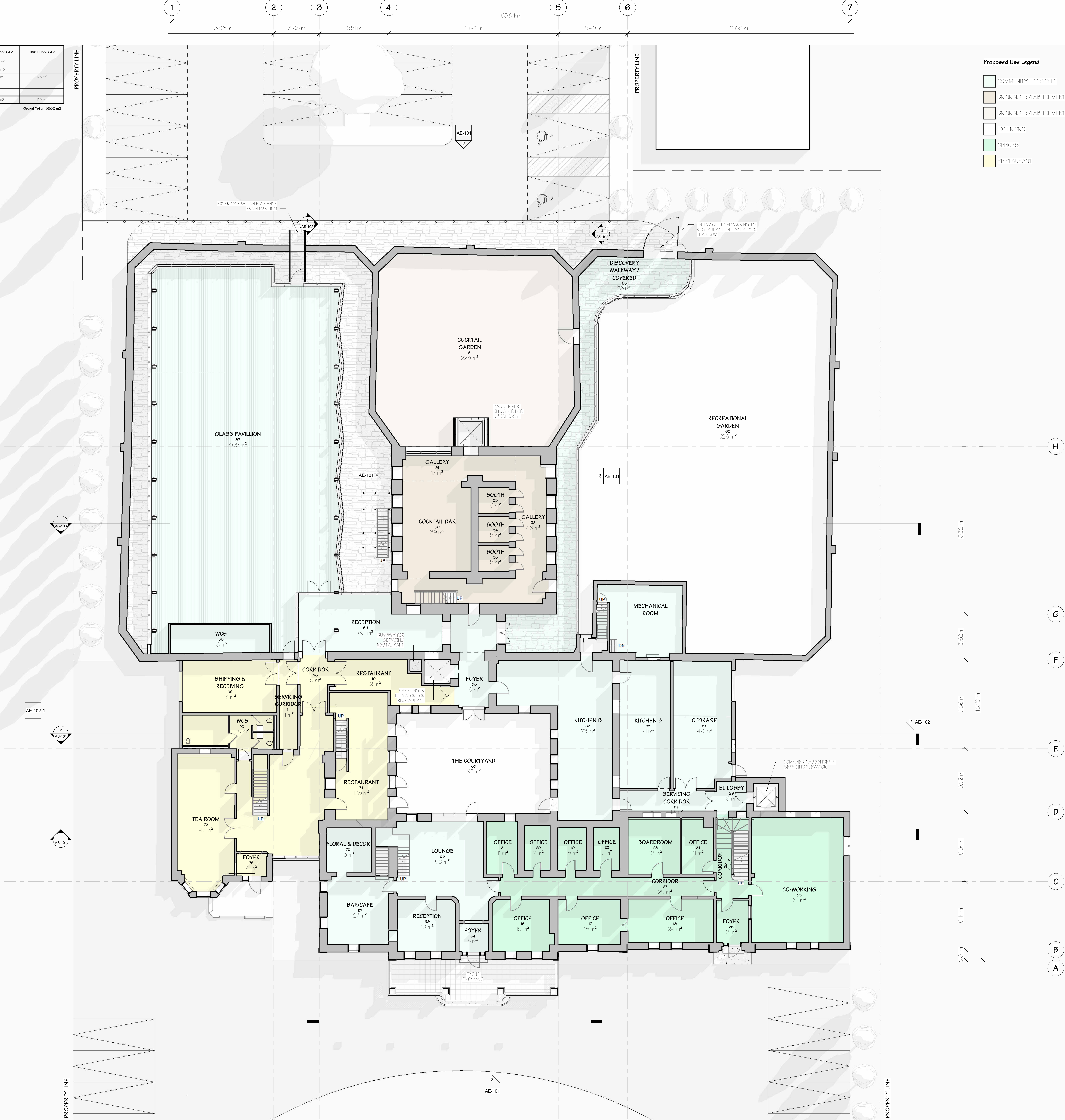
PROPOSED FLOOR PLAN - BASEMENT

OPA/ZBA Application	Date	2023-04-20	
Project Number	22.0056.00	Scale	As indicated
Drawn by	JM	Checked by	ER

AP-101

AREA SUMMARY SCHEDULE

Proposed Use	Basement GFA	Ground Floor GFA	Second Floor GFA	Third Floor GFA
Community Lifestyle	245 m ²	1,034 m ²	623 m ²	
Restaurant	41 m ²	310 m ²	220 m ²	
Drinking Establishment		176 m ²	187 m ²	173 m ²
Drinking Establishment Patio		224 m ²		
Office		38 m ²		175 m ²
	1 m ²	289 m ²	3,200 m ²	175 m ²
Grand Total: 5662 m ²				



Proposed Use Legend

Community Lifestyle	Community Lifestyle
Drinking Establishment	Drinking Establishment
Drinking Establishment Patio	Drinking Establishment Patio
Exteriors	Exteriors
Offices	Offices
Restaurant	Restaurant

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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND MUST BE CLARIFIED TO THE ARCHITECT PRIOR TO ANY CONSTRUCTION. QUANTIFICATION OF SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

3. IF CONTRACTOR ADMINISTRATION SERVICES ARE PROVIDED IN THE RECORD OF WORK, THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY DRAWINGS SUBMITTED BY THE CONTRACTOR FOR REVIEW.

4. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION WITH ANY WORK.

6. THIS DRAWING AND ITS USE FOR CONSTRUCTION AND ANY DIMENSIONS ARE THE PROPERTY OF BOLDERA ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST.

7. POSITIONS OF EXPOSED MECHANICAL AND ELECTRICAL SERVICES, UTILITIES, AND PIPING SHALL BE MARKED ON THE MECHANICAL DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE MECHANICAL AND ELECTRICAL SERVICES, UTILITIES, AND PIPING ARE CORRECTLY LOCATED AND DEPTH AS SHOWN ON THE MECHANICAL DRAWINGS. THESE DIMENSIONS SHALL BE CORRECTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

8. ALL WORK IS TO BE COMPLETED IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND STANDARDS OF THE PROVINCE OF ONTARIO. ALL DIMENSIONS AND DIMENSIONS SHALL BE CORRECTED TO CORRECTLY REFLECT THE BUILDING CODE. ALL ELECTRICAL WORK TO CONFORM TO CANADIAN ELECTRICAL CODE (CEC) REQUIREMENTS.

9. ALL CONTRACTORS OR SUBCONTRACTORS MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS AT ALL TIMES TO ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE DRAWINGS.

10. BOLDERA ARCHITECTS INC.

Revision Schedule

No.	Description	Date
1	Issued for Pre-Consultation Meeting	2023-10-14
2	Issued for Client Review	2023-12-09
3	Issued for OPA/ZBA - Submission 1	2023-04-20

Boldera Architects

Rethinking the future of architecture, sustainably.

Boldera Architects Inc.
62 Westmount Avenue
Toronto, Ontario M6H 3K1

Phone: 647 799 9518
Email: info@boldera.ca
Web: boldera.ca

FC Entertainment & Hospitality Inc.

Royal Rose Court

1235 & 1238 3rd Avenue East
Chen, Ontario, ON M6H 3K1

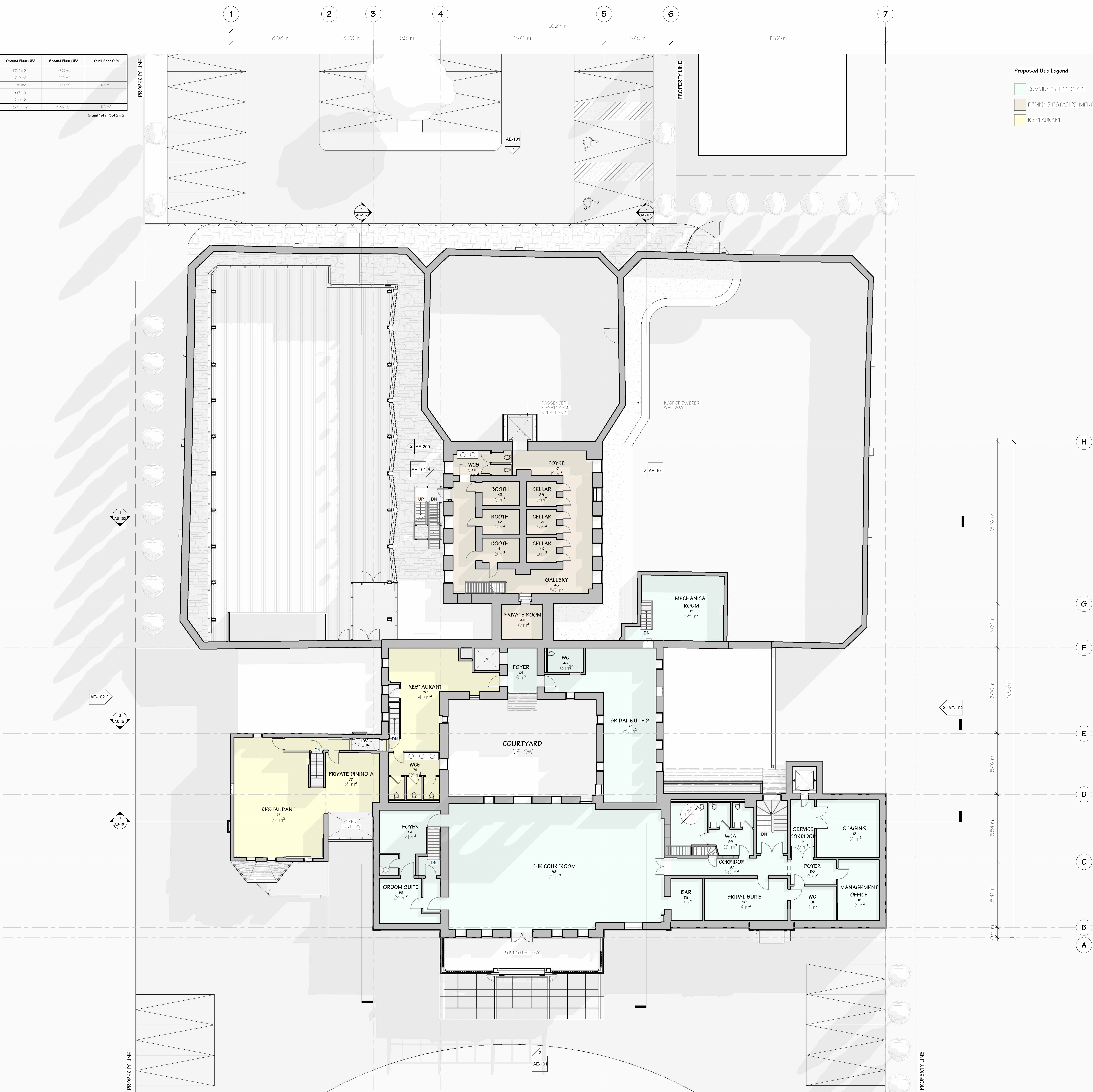
PROPOSED FLOOR PLAN - LEVEL 1

OPA/ZBA Application	Date	2023-04-20
Project Number	22.0006.00	Scale
Drawn by	JM	Checked by
		ER

AP-102

AREA SUMMARY SCHEDULE

Proposed Use (2023-10-14)	Basement GFA	Ground Floor GFA	Second Floor GFA	Third Floor GFA
Community Lifestyle	245 m ²	1334 m ²	1623 m ²	
Restaurants	41 m ²	333 m ²	220 m ²	
Drinking Establishment		176 m ²	107 m ²	173 m ²
Dining Establishment Patio		224 m ²		
Office	1 m ²	38 m ²		
	280 m ²	2001 m ²	1703 m ²	173 m ²
Grand Total: 5560 m ²				



1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF BOLDERA ARCHITECTS INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS.

3. IF CONSTRUCTION ADMINISTRATION SERVICES ARE PROVIDED BY THE ARCHITECT, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS.

4. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS.

7. POSITIONS OF EXISTING MECHANICAL AND ELECTRICAL SERVICES, UTILITIES, AND STRUCTURES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS.

8. ALL WORK IS TO BE COMPLETED IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND ANY OTHER APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS.

9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

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Revision Schedule		
No.	Description	Date
1	Issued for Pre-Consultation Meeting	2023-10-14
2	Issued for Client Review	2023-12-09
3	Issued for OPA/ZBA - Submission 1	2023-04-20

Boldera Architects
Rethinking the future of architecture, sustainably.

Boldera Architects Inc.
62 Westmount Avenue
Toronto, Ontario M6H 3K1

Phone: 647 799 5018
Email: info@boldera.ca
Web: boldera.ca

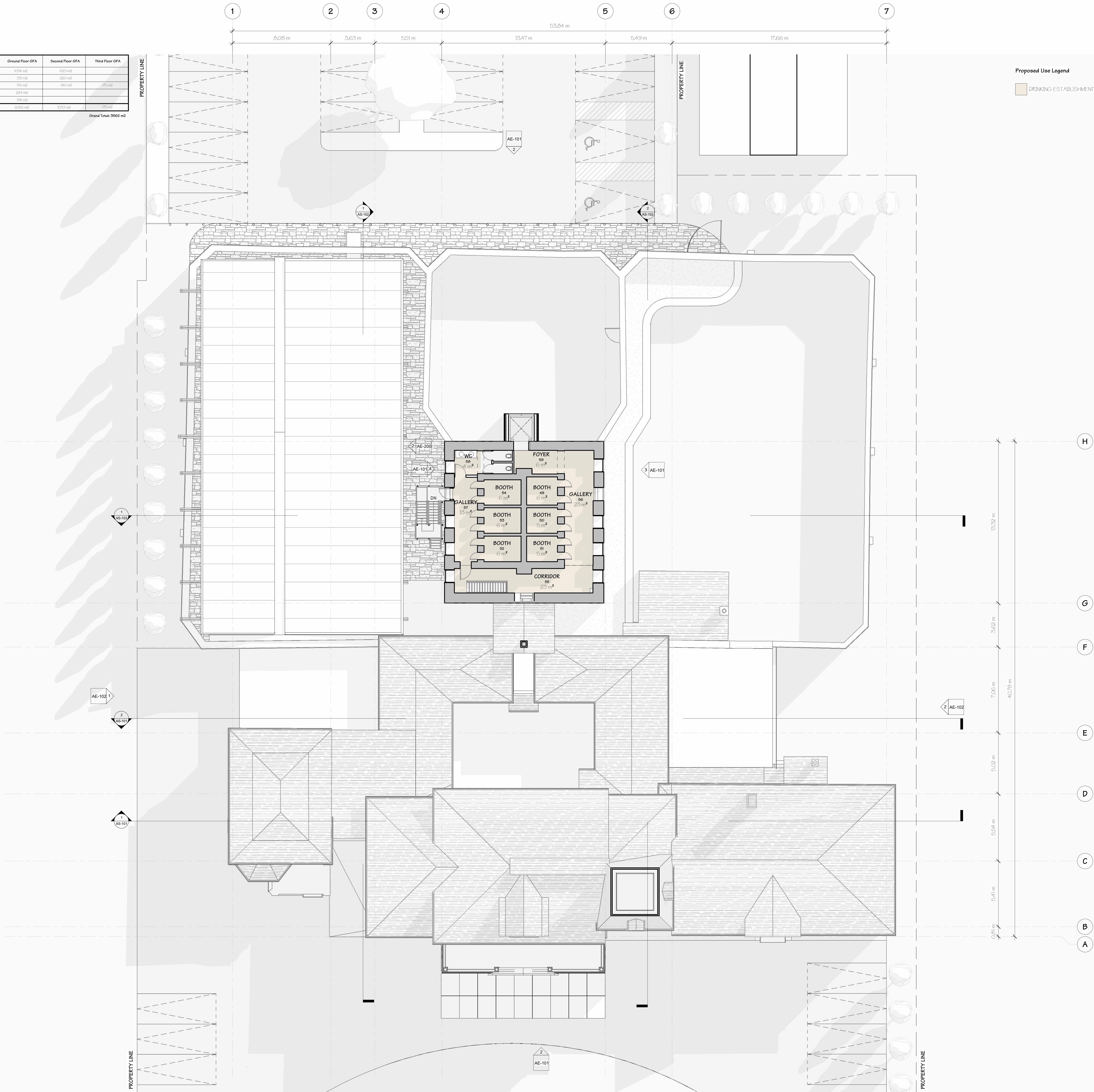
FC Entertainment & Hospitality Inc.
Royal Rose Court
1235 & 1238 3rd Avenue East
Owen Sound, ON N4K 2J5

PROPOSED FLOOR PLAN - LEVEL 2		
OPA/ZBA Application	Date	2023-04-20
Project Number	22.0006.00	Scale: As indicated
Drawn by	Author	Checked by: Checker

AP-103

AREA SUMMARY SCHEDULE

Proposed Use (zoning by law)	Basement GFA	Ground Floor GFA	Second Floor GFA	Third Floor GFA
Community Lifestyle	240 sq2	1004 sq2	625 sq2	
Restaurant	41 sq2	765 sq2	283 sq2	
Drinking Establishment		176 sq2	180 sq2	371 sq2
Drinking Establishment Patio		224 sq2		
Offices		346 sq2		
Total	281 sq2	2036 sq2	1005 sq2	371 sq2



No.	Description	Date
1	Issued for Pre-Consultation Meeting	2022-10-14
2	Issued for Client Review	2022-12-09
3	Issued for OPAZBA - Submission 1	2023-04-20



**Boldera
Architects**
Rethinking the future
of architecture, sustainably.

Boldera Architects Inc.
62 Westmount Avenue
Toronto, Ontario M6H 3K1

Phone 647 799 9518
Email info@boldera.ca
Web boldera.ca

FC Entertainment & Hospitality Inc.
Royal Rose Court
1235 & 1259 3rd Avenue East
Owen Sound, ON N4K 2L6

PROPOSED FLOOR PLAN - LEVEL 3			
OPA/ZBA Application		Date	2023-04-20
Project Number	22.0056.00	Scale	As indicated
Drawn by	JM	Checked by	ER

AP-104

Revision Schedule

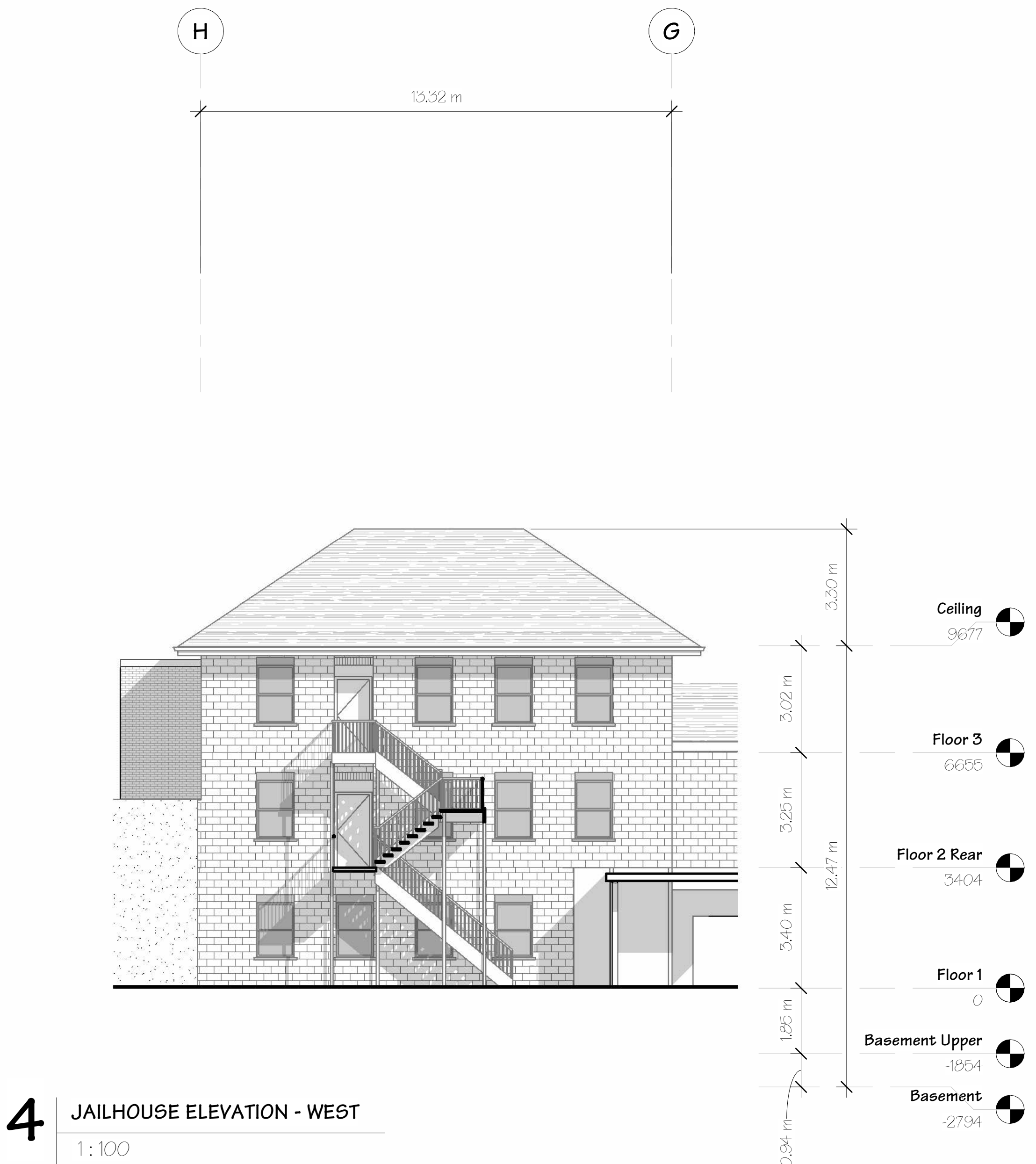
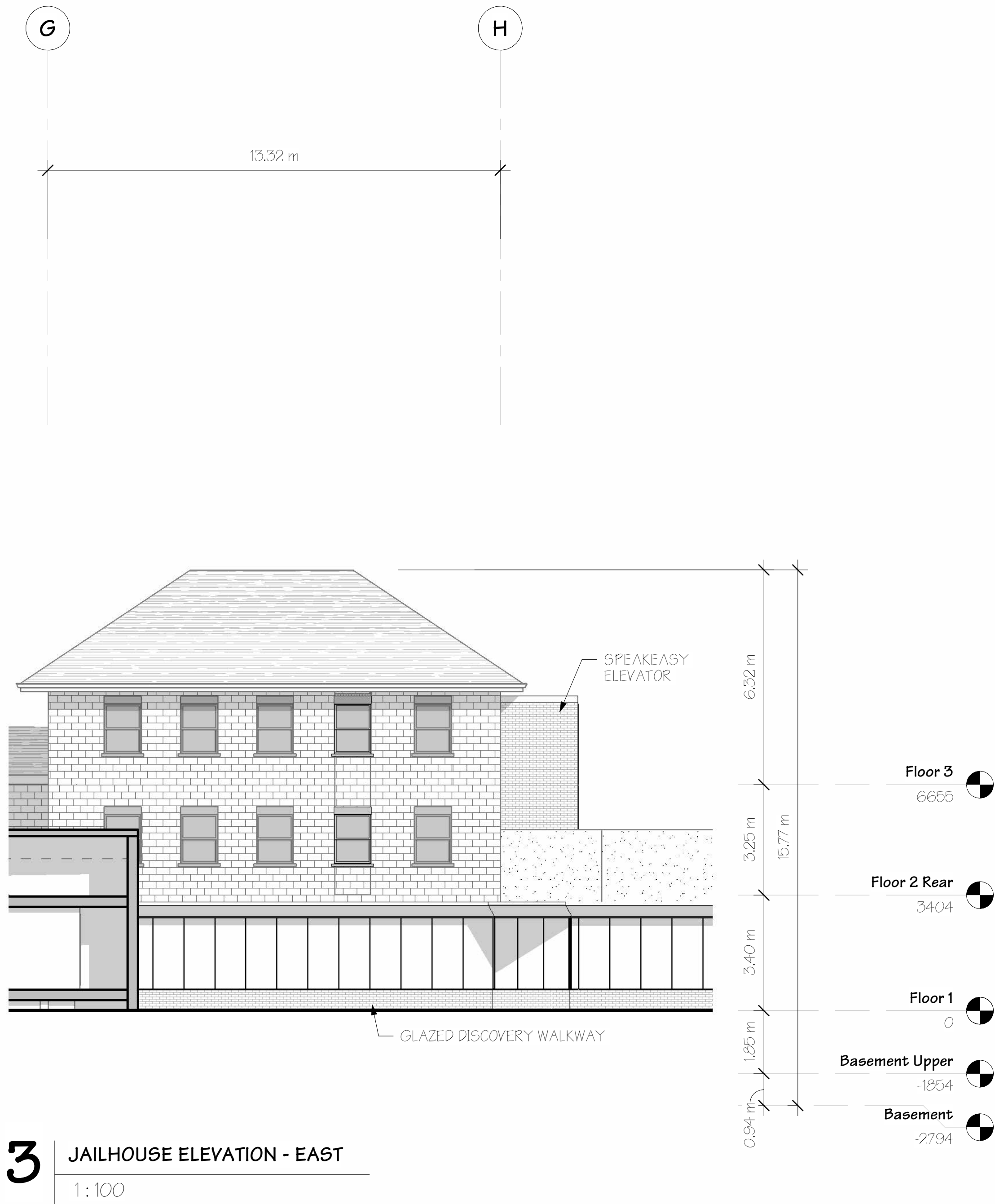


1235 & 1259 3rd Avenue East
Owen Sound, ON N4K 2L8

OPA/ZBA Application	Date	2023-04-20
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Drawn by	JM	Checked by	ER
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AP-105



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2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF BOLDERA ARCHITECTS INC. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY OTHER PARTY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY OTHER PARTY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY OTHER PARTY.

3. IF CONTRACTOR ADMINISTRATION SERVICES ARE REQUIRED IN THE SCOPES OF WORK, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY OTHER PARTY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY OTHER PARTY.

4. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE APPROVED BY THE ARCHITECT.

5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING OR CONTINUING WITH ANY WORK.

6. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE ARCHITECT.

7. POSITIONS OF EXPOSED MECHANICAL AND ELECTRICAL SERVICES, UTILITIES, AND EQUIPMENT ARE INDICATED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY OTHER PARTY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY OTHER PARTY.

8. ALL WORK IS TO BE COMPLETED IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND STANDARDS OF THE APPLICABLE BUILDING ASSOCIATION. ALL DRAWINGS AND DIMENSIONS SHALL BE TO CONFORM TO CURRENT ONTARIO AND FEDERAL ALL ELECTRICAL WORK TO CONFORM TO ONTARIO WIRELESS ELECTRICAL SAFETY CODE (WESCC).

9. ALL CONTRACTORS OF SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE DRAWINGS.

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Revision Schedule		
No.	Description	Date
12	Issued for Client Review	2023-12-09
13	Issued for OPA/ZBA - Submission 1	2023-04-20



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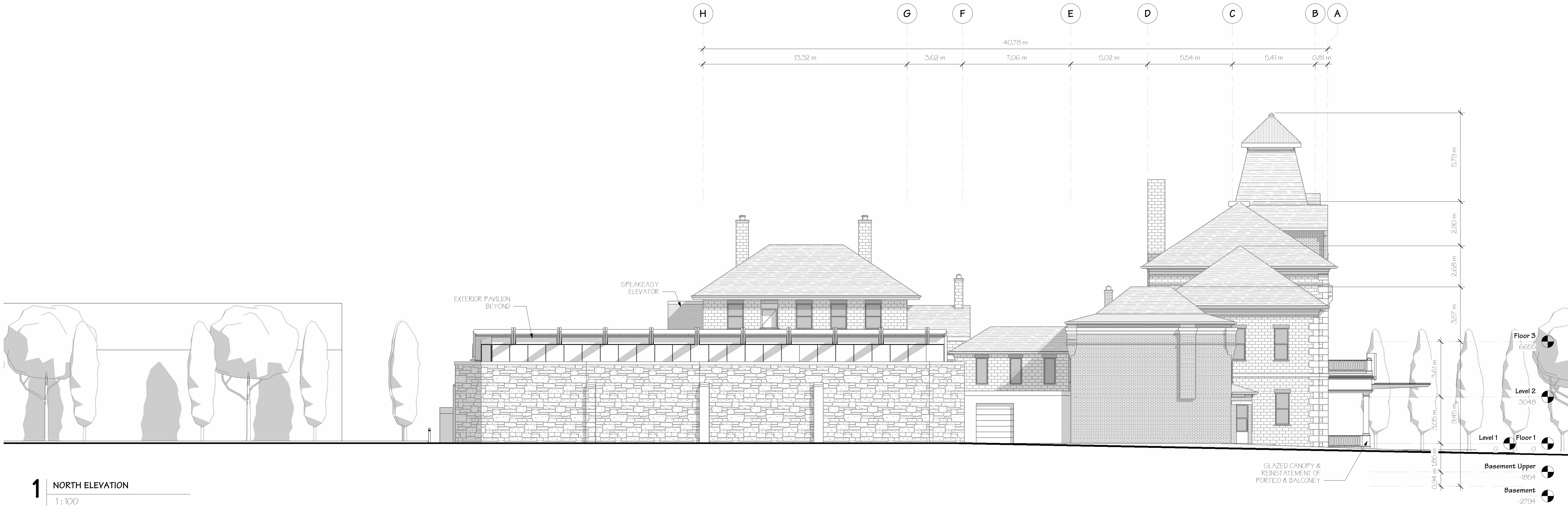
Boldera Architects Inc.
62 Westmount Avenue
Toronto, Ontario M6H 3K1

Phone 647 799 9318
Email info@boldera.ca
Web boldera.ca

FC Entertainment & Hospitality Inc.
Royal Rose Court
1235 & 1238 3rd Avenue East
Chen, Susan, ON M6H 2L8

BUILDING ELEVATIONS	
OPA/ZBA Application	Date 2023-04-20
Project Number 22.0006.00	Scale 1 : 100
Drawn by	Author Checked by Checker

AE-101



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4. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED BY THE ARCHITECT.

5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

6. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SIGNED BY THE ARCHITECT.

7. POSITIONS OF EXPOSED PIPES, MECHANICAL AND ELECTRICAL SERVICES, ATTICAGE, AND ROOFING SHALL BE MARKED ON THE MECHANICAL DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY OTHER PARTY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND ANY OTHER PARTY.

8. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE MOST CURRENT BUILDING CODE AND STANDARDS OF THE JURISDICTION OF THE PROJECT. ALL DRAWINGS AND DIMENSIONS SHALL BE TO CONFORM TO THE MOST CURRENT BUILDING CODE AND STANDARDS OF THE JURISDICTION OF THE PROJECT.

9. ALL CONTRACTORS OF SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE DOCUMENTS.

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Revision Schedule		
No.	Description	Date
12	Issued for Client Review	2023-12-09
13	Issued for OPA/ZBA - Submission 1	2023-04-20

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Boldera Architects Inc.
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Toronto, Ontario M6H 3K1

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Web: boldera.ca

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Royal Rose Court
1235 & 1238 3rd Avenue East
Owen Sound, ON N4K 2J5

BUILDING ELEVATIONS	
OPA/ZBA Application	Date
Project Number	22-0006-00
Scale	1 : 100
Drawn by	Author
Checked by	Checker

AE-102