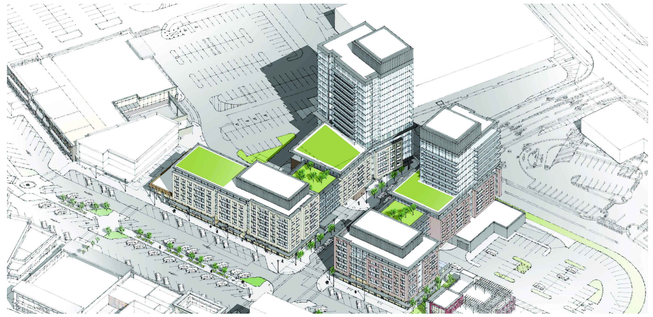

PROPOSED MULTI UNIT RESIDENTIAL INTENSIFICATION DEVELOPMENT PARK PLACE, BARRIE

NORTH AMERICAN DEVELOPMENT GROUP

CONSULTANTS LIST

PLANNING CONSULTANTS
R.G. RICHARDS & ASSOCIATES
6163 PEBBLEWOODS DR.
GREELY, ONTARIO K4P 0A1
TEL: 416-219-5122

PLANNING CONSULTANTS
IPS CONSULTING INC.
647 WELHAM RD., SUITE 9,
BARRIE, ONTARIO L4N 0B7
TEL: 705-812-3281

SITE SERVICES & GRADING ENGINEERS
SABOURIN KIMBLE & ASSOCIATES LTD.
110 OLD KINGSTON RD.
AJAX, ONTARIO L1T 2Z9
TEL: 905-426-9451

ELECTRICAL ENGINEER
HAMMERSCHLAG & JOFFE INC.
43 LESMILL ROAD
NORTH YORK, ONTARIO M3B 2T8
TEL: 416-444-9263

ARCHITECT
PETROFF PARTNERSHIP ARCHITECTS
260 TOWN CENTRE BLVD. SUITE 300
MARKHAM, ONTARIO L3R-8H8
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LANDSCAPE ARCHITECTS
STUDIO TLA
20 CHAMPLAIN BLVD., SUITE 102
TORONTO, ONTARIO M3H 2Z1
TEL: 416-638-4911

TRANSPORTATION ENGINEER
BA CONSULTING GROUP
45 ST.CLAIR AVE. WEST, SUITE 300
TORONTO, ONTARIO M4V 1K9
TEL: 416-961-7110

ARCHITECTURAL DRAWING LIST

A000	COVER SHEET
A001	DEVELOPMENT STATISTICS
A101	CONTEXT PLAN
A102	BLOCK PLAN
A103	SITE PLAN
A301	ELEVATIONS - PHASE 1A & 1B
A302	ELEVATIONS - PHASE 1A & 1B
A303	ELEVATIONS - PHASE 2
A401	BUILDING SECTIONS - PHASE 1A & 1B
A402	BUILDING SECTIONS - PHASE 2

NO.	REVISIONS	DATE	BY
3	ISSUED FOR OPA & ZBA	APR.15.2022	OH
2	ISSUED FOR COORDINATION	MAR.15.2022	OH
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COVER SHEET

SCALE: AS NOTED

PROPOSED MULTI-UNIT
RESIDENTIAL DEVELOPMENT
PARK PLACE BARRIE
100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

PETROFF
PETROFF PARTNERSHIP ARCHITECTS
260 TOWN CENTRE BLVD, SUITE 300
MARKHAM, ON L3R H8H
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PROJECT NO. 02138

DWG. NO. A000

ZONING BY-LAW STATS.

	PHASE 1A (BLDG. A)	PHASE 1B (BLDG. B)	PHASE 2 (BLDG. C)	TOTALS
BUILDING AREA	2,165m2	1,650m2	2,385m2	**6,200m2**
NON-RESIDENTIAL GFA[1]	1,160m2	175m2	975m2	**2,310m2**
RESIDENTIAL GFA[1]	6,990m2	13,395m2	12,815m2	**33,200m2**
BUILDING HEIGHT	6-STOREYS Proposed 24.0m	16-STOREYS Proposed 60.0m	6 & 12-STOREYS Proposed 47.0m	16-STOREYS (max.) Proposed 60.0m (max.)
LANDSCAPE OPEN SPACE AREA[2]	1,375m2	1,630m2	2,530m2	**5,535m2**
COMMON AMENITY AREA[3]	200m2	1,000m2	650m2	**1,850m2**
BICYCLE PARKING	50	100	90	**240**

1. ***Gross Floor Area (GFA)*** *City of Barrie Zoning By-Law 2009-141 definition: shall mean the total area of all floors in a building, excepting a basement in a residential building, measured from the outside face of the exterior walls, but exclusive of any part of a building which is used for the storage or parking of motor vehicles other than for the automotive purposes defined in Section 3.0 in this By-law, for storage, stairwells, or for mechanical or electrical equipment providing services for the entire building. In addition to the exceptions, in calculating the gross floor area for "dwelling, apartment", the part of the gross corridor areas which are in excess of the minimum corridor areas required under the provisions of the Ontario Building Code and the area occupied by a recreational amenity shall not be included.*
2. ***Landscaped Open Space (note: as related to residential intensification blocks, calculation includes outdoor roof amenity)*** *shall mean open space comprised of lawn and ornamental shrubs, flowers and trees and may include incidental landscaping accessories such as retaining walls, boulders, sculptures, fountains and ponds, paths, walkways, patios and hard-surfaced play areas, but shall not include parking areas or driveways.*
3. ***Amenity Area - General*** *shall mean any indoor amenity areas such as pools, gym, meeting or assembly room within a building which may be a common area available to occupants of the building, in addition to any outdoor amenity area. (By-law 2017-041)*

   Amenity Area - Outdoor *shall mean an area of land; balcony; deck; terrace; the roof of a private garage or the roof of a parking structure, which includes landscape area and may include areas of decorative paving or other similar surface, provided such surface is not used for vehicular use. (2017- 041)*

SITE B1/ DEVELOPMENT STATS.

	PHASE 1A	
UNIT COUNT & PARKING	TOTAL NUMBER OF RESIDENTIAL UNITS	**99 units**
	PARKING PROPOSED FOR RESIDENTIAL	**109 spaces** *(1.1 spaces/ unit)*[1]
	PARKING PROPOSED FOR RETAIL	**52 spaces** *(4.5 spaces/ 1000 sq.ft.)*
AREA TOTALS	TOTAL GFA (no exclusions)[1]	**±16,488m2 (177,475 SF)**
	TOTAL COMBINED GLA (Res and Retail)[2]	**±7,405m2 (79,710 SF)**
	RESIDENTIAL GLA[2]	*±6,294m2 (67,750 SF)*
	RETAIL GLA	*±1,111m2 (11,960 SF)*

	PHASE 1B	
UNIT COUNT & PARKING	TOTAL NUMBER OF RESIDENTIAL UNITS	**197 units**
	PARKING PROPOSED FOR RESIDENTIAL	**217 spaces** *(1.1 spaces/ unit)*[1]
	PARKING PROPOSED FOR RETAIL	**10 spaces** *(4.5 spaces/ 1000 sq.ft.)*
AREA TOTALS	TOTAL GFA (no exclusions)[1]	**±27,067m2 (291,347 SF)**
	TOTAL COMBINED GLA (Res and Retail)[2]	**±12,660m2 (136,272 SF)**
	RESIDENTIAL GLA[2]	*±12,465m2 (134,172 SF)*
	RETAIL GLA	*±195m2 (2,100 SF)*

SITE B2/ DEVELOPMENT STATS.

	PHASE 2	
UNIT COUNT & PARKING	TOTAL NUMBER OF RESIDENTIAL UNITS	**179 units**
	PARKING PROPOSED FOR RESIDENTIAL	**197 spaces** *(1.1 spaces/ unit)*[1]
	PARKING PROPOSED FOR RETAIL	**54 spaces** *(4.5 spaces/ 1000 sq.ft.)*
AREA TOTALS	TOTAL GFA (no exclusions)[1]	**±29,372m2 (316,158 SF)**
	TOTAL COMBINED GLA (Res and Retail)[2]	**±12,756m2 (137,304 SF)**
	RESIDENTIAL GLA[2]	*±11,716m2 (126,110 SF)*
	RETAIL GLA	*±1,040m2 (11,194 SF)*

SITE B1 & B2

	COMBINED TOTALS FOR ALL PHASES	
UNIT COUNT & PARKING	TOTAL NUMBER OF RESIDENTIAL UNITS	**475 units**
	PARKING PROPOSED FOR RESIDENTIAL	**523 spaces** *(1.1 spaces/ unit)*[1]
	PARKING PROPOSED FOR RETAIL	**116 spaces** *(4.5 spaces/ 1000 sq.ft.)*
AREA TOTALS	TOTAL GFA (no exclusions)[1]	**±72,927m2 (784,980 SF)**
	TOTAL COMBINED GLA (Res and Retail)[2]	**±32,821m2 (353,286 SF)**
	RESIDENTIAL GLA[2]	*±30,475m2 (328,032 SF)*
	RETAIL GLA	*±2,346m2 (25,254 SF)*

1. ***Gross Floor Area (GFA)*** *is the aggregate of the area of each floor measured from exterior surface of exterior walls and excludes balconies and terraces. Parking, loading, services, all shafts and stairs on each floor are included in GFA.*
2. ***Residential Gross Leasable Area (GLA)*** *is the aggregate of the area of all floors in a residential building, whether at, above or below grade, measured from the exterior faces of the exterior walls, centerline of suite-to-suite demising wall and the outer surface of the suite-to-corridor wall. Residential GLA excludes parking, loading, balconies, corridors, stairs, elevators, shafts, service closets.*
3. ***Barrier-Free Parking***
   76 to 100: 2 Type 'A' (3.4m wide) and 2 Type 'B' (3.1m wide)
   100+ : 1 Type 'A' space plus 3% of overall parking count

PHASE 1A - RESIDENTIAL STATS. (**AT-GRADE RETAIL EXCLUDED)

FLOOR LEVEL	UNIT COUNT	GFA (m2/ sq.ft.)	GLA (m2/ sq.ft.)	EFFICIENCY (%)
P2 - PARKING LEVEL	-	3,525 (37,945)	-	-
P1 - PARKING LEVEL	-	3,525 (37,945)	-	-
GROUND FLOOR	-	520 (5,600)[1]	-	-
2ND FLOOR	20	1,470 (15,825)	1,276 (13,735)	87%
3RD FLOOR	20	1,470 (15,825)	1,276 (13,735)	87%
4TH FLOOR	20	1,470 (15,825)	1,276 (13,735)	87%
5TH FLOOR	20	1,470 (15,825)	1,276 (13,735)	87%
6TH FLOOR	19	1,460 (15,715)	1,190 (12,810)	82%
TOTALS	**99**	**14,910 (160,490)**	**6,294 (67,750)**	-

1. *Area excludes: retail, parking ramp and loading*

PHASE 1B - RESIDENTIAL STATS. (**AT-GRADE RETAIL EXCLUDED)

	FLOOR LEVEL	UNIT COUNT	GFA (m2/ sq.ft.)	GLA (m2/ sq.ft.)	EFFICIENCY (%)
	P3 - PARKING LEVEL	-	3,925 (42,250)	-	-
	P2 - PARKING LEVEL	-	3,945 (42,465)	-	-
	P1 - PARKING LEVEL	-	3,945 (42,465)	-	-
	GROUND FLOOR	-	500 (5,380)[1]	-	-
PODIUM	2ND FLOOR	19	1,346 (14,488)	1,197 (12,884)	89%
PODIUM	3RD FLOOR	19	1,346 (14,488)	1,197 (12,884)	89%
PODIUM	4TH FLOOR	19	1,346 (14,488)	1,197 (12,884)	89%
PODIUM	5TH FLOOR	19	1,346 (14,488)	1,197 (12,884)	89%
TOWER	6TH FLOOR	11	790 (8,500)	688 (7,405)	87%
TOWER	7TH FLOOR	11	790 (8,500)	698 (7,513)	88%
TOWER	8TH FLOOR	11	790 (8,500)	698 (7,513)	88%
TOWER	9TH FLOOR	11	790 (8,500)	698 (7,513)	88%
TOWER	10TH FLOOR	11	790 (8,500)	698 (7,513)	88%
TOWER	11TH FLOOR	11	790 (8,500)	698 (7,513)	88%
TOWER	12TH FLOOR	11	790 (8,500)	698 (7,513)	88%
TOWER	13TH FLOOR	11	790 (8,500)	698 (7,513)	88%
TOWER	14TH FLOOR	11	790 (8,500)	698 (7,513)	88%
TOWER	15TH FLOOR	11	790 (8,500)	698 (7,513)	88%
TOWER	16TH FLOOR	11	790 (8,500)	698 (7,513)	88%
	TOTALS	**197**	**26,390 (284,050)**	**12,465 (134,172)**	-

1. *Area excludes: retail, parking ramp and loading*

PHASE 2 - RESIDENTIAL STATS. (**AT-GRADE RETAIL EXCLUDED)

	FLOOR LEVEL	UNIT COUNT	GFA (m2/ sq.ft.)	GLA (m2/ sq.ft.)	EFFICIENCY (%)
	P3 - PARKING LEVEL	-	4,685 (50,430)	-	-
	P2 - PARKING LEVEL	-	4,685 (50,430)	-	-
	P1 - PARKING LEVEL	-	4,685 (50,430)	-	-
	GROUND FLOOR	-	455 (4,895)[1]	-	-
PODIUM	2ND FLOOR	25	1,875 (20,182)	1,658 (17,846)	88%
PODIUM	3RD FLOOR	25	1,875 (20,182)	1,658 (17,846)	88%
PODIUM	4TH FLOOR	25	1,875 (20,182)	1,658 (17,846)	88%
PODIUM	5TH FLOOR	25	1,875 (20,182)	1,658 (17,846)	88%
TOWER	6TH FLOOR	19	1,468 (15,800)	1,256 (13,520)	85%
TOWER	7TH FLOOR	10	750 (8,700)	638 (6,865)	85%
TOWER	8TH FLOOR	10	750 (8,700)	638 (6,865)	85%
TOWER	9TH FLOOR	10	750 (8,700)	638 (6,865)	85%
TOWER	10TH FLOOR	10	750 (8,700)	638 (6,865)	85%
TOWER	11TH FLOOR	10	750 (8,700)	638 (6,865)	85%
TOWER	12TH FLOOR	10	750 (8,700)	638 (6,865)	85%
	TOTALS	**179**	**27,978 (301,152)**	11,716 (126,110)	-

1. *Area excludes: retail, parking ramp and loading*

UNIT MIX BREAKDOWN SUMMARY

PHASE 1A

UNIT TYPE	COUNT	%
STUDIO	10	10
1-BEDROOM	56	56
1-BED+DEN	17	17
2-BEDROOM	11	11
2-BED+DEN	5	5
TOTALS	99	

PHASE 1B

UNIT TYPE	COUNT	%
STUDIO	1	0.5
1-BEDROOM	124	63
1-BED+DEN	8	4
2-BEDROOM	64	32.5
2-BED+DEN	0	0
TOTALS	197	

PHASE 2

UNIT TYPE	COUNT	%
STUDIO	5	3
1-BEDROOM	78	44
1-BED+DEN	42	23
2-BEDROOM	54	30
2-BED+DEN	0	0
TOTALS	179	

COMBINED

UNIT TYPE	COUNT	%
STUDIO	16	3
1-BEDROOM	258	54
1-BED+DEN	67	14
2-BEDROOM	129	27
2-BED+DEN	5	1
TOTALS	475	

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STATISTICS

SCALE: AS NOTED

PROPOSED MULTI-UNIT
RESIDENTIAL DEVELOPMENT
PARK PLACE BARRIE
100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

PETROFF
PETROFF PARTNERSHIP ARCHITECTS
260 TOWN CENTRE BLVD, SUITE 300
MARKHAM, ON L3R H8H
PH: 905-470-7000 www.petroff.com

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1 CONTEXT PLAN
A101 SCALE: 1:1000

AREA 1 – GFA

TOTAL DEVELOPMENT AREA/ PARKING BY USE :

• RETAIL (NON-VILLAGE)	54,536 sm	/ 587,022 sf
• RETAIL (VILLAGE) *	13,828 sm	/ 148,820 sf
• RESTAURANT (NON-VILLAGE)	2,797 sm	/ 30,104 sf
• RESTAURANT (VILLAGE) *	7,655 sm	/ 82,376 sf
• PUBLIC WASHRMS (VILLAGE)	95 sm	/ 1,020 sf
• SERVICE CENTRE (1)	350 sm	/ 3,765 sf
• SENIOR RESIDENCE (124 UNITS)	11,895 sm	/ 128,036 sf
• HOTEL	12,112 sm	/ 130,372 sf
• RESIDENTIAL (±475 UNITS)	32,026 sm	/ 344,725 sf
TOTAL AREA 1:	135,294 sm	/1,456,240 sf

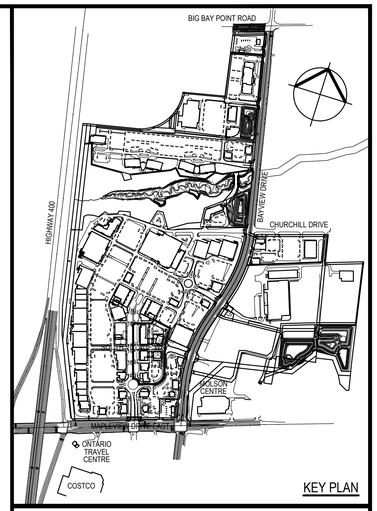
AREA 1 – GLA

TOTAL DEVELOPMENT AREA/ PARKING BY USE :

• RETAIL (NON-VILLAGE)	54,056 sm	/ 581,848 sf
• RETAIL (VILLAGE) *	13,389 sm	/ 144,095 sf
• RESTAURANT (NON-VILLAGE)	2,650 sm	/ 28,522 sf
• RESTAURANT (VILLAGE) *	7,386 sm	/ 79,505 sf
• PUBLIC WASHRMS (VILLAGE)	95 sm	/ 1,020 sf
• SERVICE CENTRE (1)	350 sm	/ 3,765 sf
• SENIOR RESIDENCE (124 UNITS)	11,895 sm	/ 128,036 sf
• HOTEL	11,497 sm	/ 123,753 sf
• NEW RESIDENTIAL (±475 UNITS)	30,464 sm	/ 327,910 sf
TOTAL AREA 1:	131,782 sm	/1,418,454 sf

PARKING REQUIRED (RETAIL/REST./SENIOR):	4,017 SPACES
PARKING REQUIRED (NEW RESIDENTIAL):	523 SPACES *
TOTAL PARKING REQUIRED:	4,540 SPACES
PARKING PROVIDED (SURFACE):	4,039 SPACES
PARKING PROVIDED (U/G AT RES.):	523 SPACES
TOTAL PARKING PROVIDED:	4,562 SPACES

1. BUILDINGS PROPOSED IN AREAS 3, 3 & 6 ILLUSTRATE POSSIBLE SITE LAYOUTS WITHIN THE PROPOSED BYLAW. FINAL LAYOUT TO SUIT FUTURE TENANT MIX
2. PARKING STALL SIZE : 2.7m x 5.5m (BYLAW 85-95 6.3.5.7)
   6.4m AISLE DIMENSION : 2.7m + 17.4m (BYLAW 85-95 6.3.5.8)
3. INCLUDES EXPANSION FOR BLDG 6-3 (500 sm)
4. MINIMUM RETAIL VILLAGE 15,700 sm
5. 1.1 SPACES/RESIDENTIAL UNIT



KEY PLAN

LEGAL DESCRIPTION

LOTS 7, 8 AND 9, CONCESSION 12, (GEOGRAPHIC TOWNSHIP OF INNISFIL), CITY OF BARRIE, COUNTY OF SIMCOE

LEGEND

EXTENT OF DEVELOPMENT

NO.	REVISIONS (MARK VOID ALL COPIES PREVIOUS FINAL DATE)	DATE	BY
3	ISSUED FOR OPA & ZBA	APR.15.2022	OH
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CONTEXT PLAN

SCALE: AS NOTED

PROPOSED MULTI-UNIT
RESIDENTIAL DEVELOPMENT
PARK PLACE BARRIE
100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

PETROFF
PETROFF PARTNERSHIP ARCHITECTS
260 TOWN CENTRE BLVD, SUITE 300
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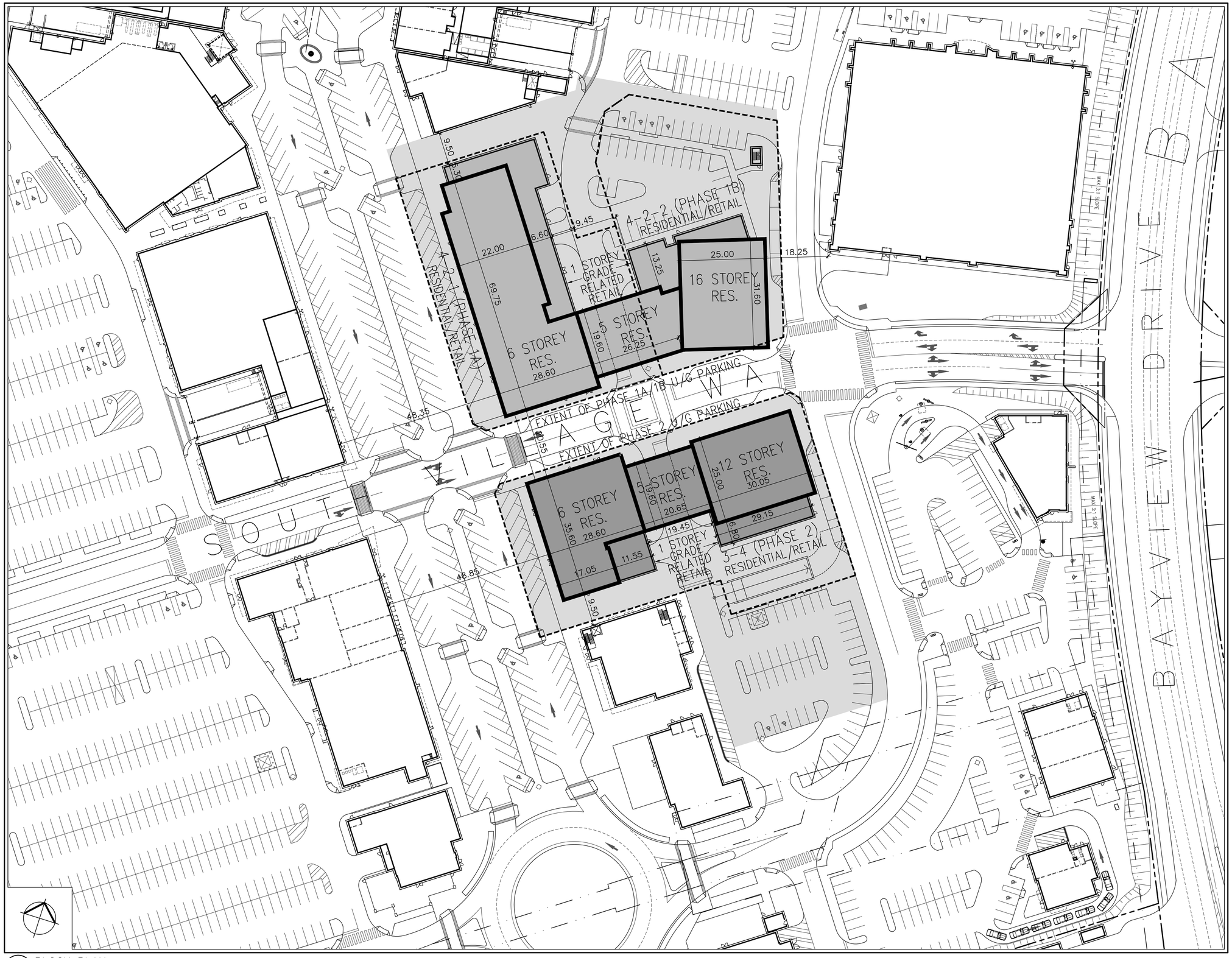
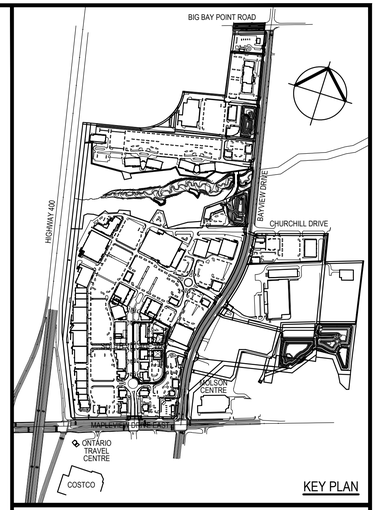


1 A102 BLOCK PLAN
SCALE: 1:500



KEY PLAN

LEGAL DESCRIPTION

LOTS 7, 8 AND 9, CONCESSION 12, (GEOGRAPHIC TOWNSHIP OF INNISFIL), CITY OF BARRIE, COUNTY OF SIMCOE

LEGEND

- EXTENT OF DEVELOPMENT
- PHASE 1A & 1B SUBJECT BUILDINGS
- PHASE 2 SUBJECT BUILDINGS
- EXTENT OF UNDERGROUND PARKING

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BLOCK PLAN

SCALE: AS NOTED 1:500

PROPOSED MULTI-UNIT
RESIDENTIAL DEVELOPMENT
PARK PLACE BARRIE
100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

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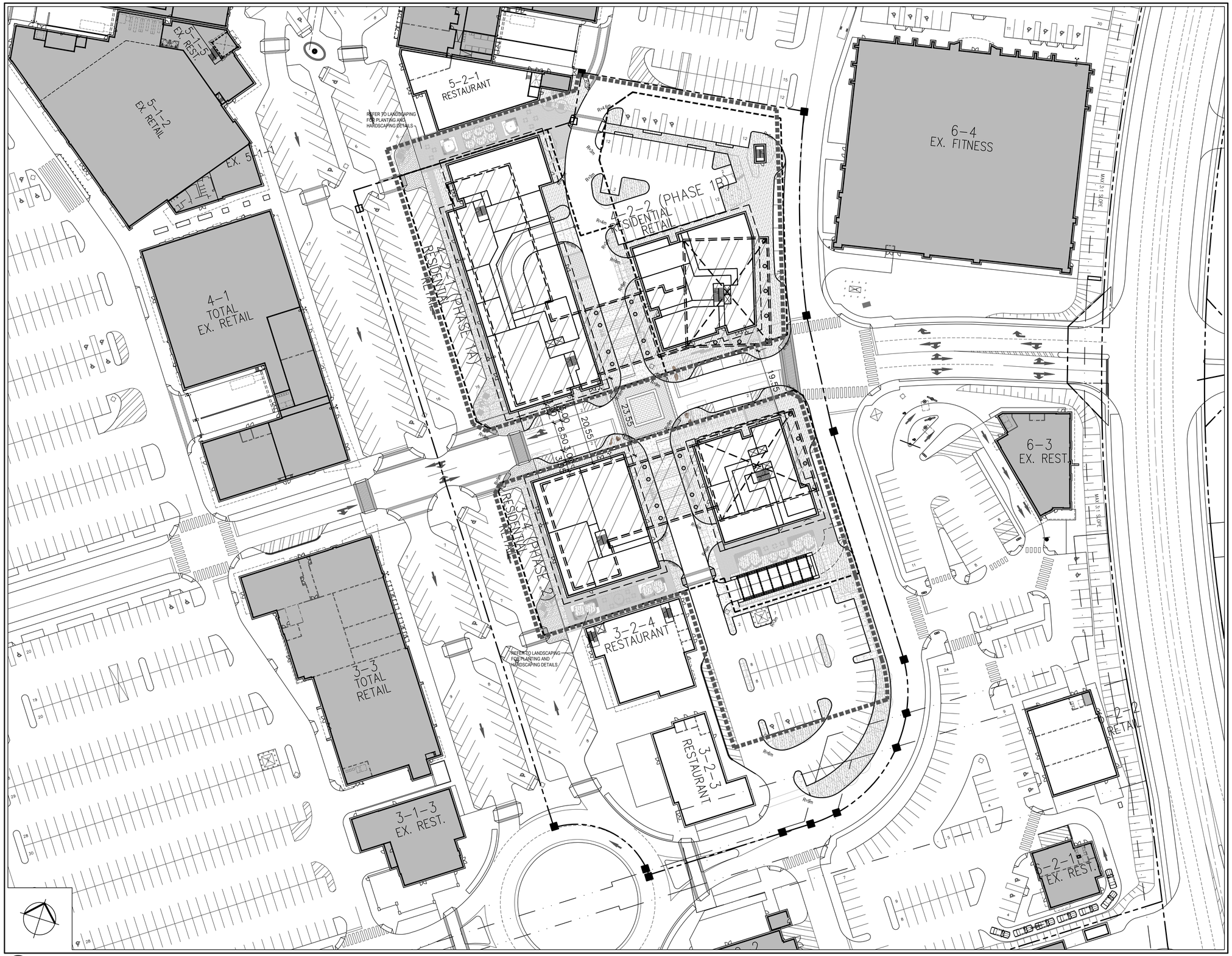
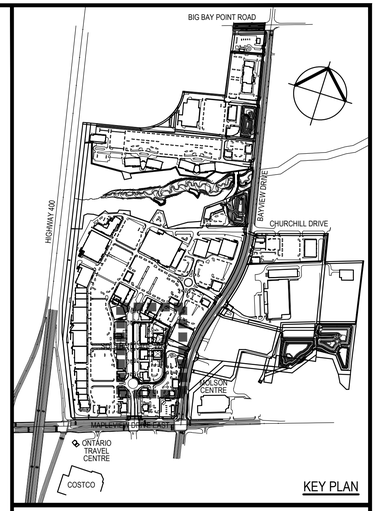


1 SITE PLAN
A103 SCALE: 1:500



KEY PLAN

LEGAL DESCRIPTION

LOTS 7, 8 AND 9, CONCESSION 12, (GEOGRAPHIC TOWNSHIP OF INNISFIL), CITY OF BARRIE, COUNTY OF SIMCOE

LEGEND

- EXISTING BUILDINGS
- EXTENT OF DEVELOPMENT
- PRIMARY RESIDENTIAL ENTRANCE

NOTES

1. LEGAL DESCRIPTION, SURVEY LAYOUT HAVE BEEN TAKEN FROM FILE No. 14909 PREPARED BY RUDY MAK SURVEYING LTD. DATED AUGUST 18, 2021
2. SPECIFIC BLOCK DESIGN & DEMISING WALL LOCATIONS/AREAS WITHIN PROPOSED BUILDINGS TO BE DETERMINED BY FUTURE TENANT LEASING
3. FOR LANDSCAPING INFORMATION, REFER TO DRAWINGS PREPARED BY STUDIO TLA
4. FOR GRADING & SERVICING INFORMATION, REFER TO DRAWINGS PREPARED BY SABOURIN KIMBLE
5. FOR ELECTRICAL INFORMATION, REFER TO DRAWINGS PREPARED BY HAMMERSCHLAG & JOFFE
6. ALL DIMENSIONS TO BE READ AS ±

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SITE PLAN

SCALE: AS NOTED 1:500

PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT PARK PLACE BARRIE

100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

PETROFF
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260 TOWN CENTRE BLVD, SUITE 300
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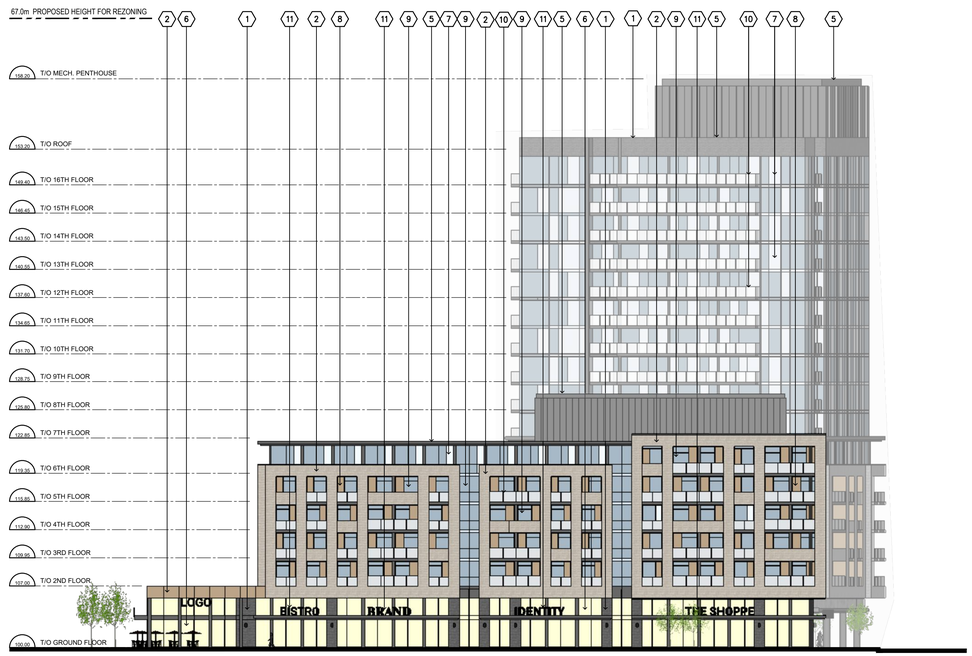
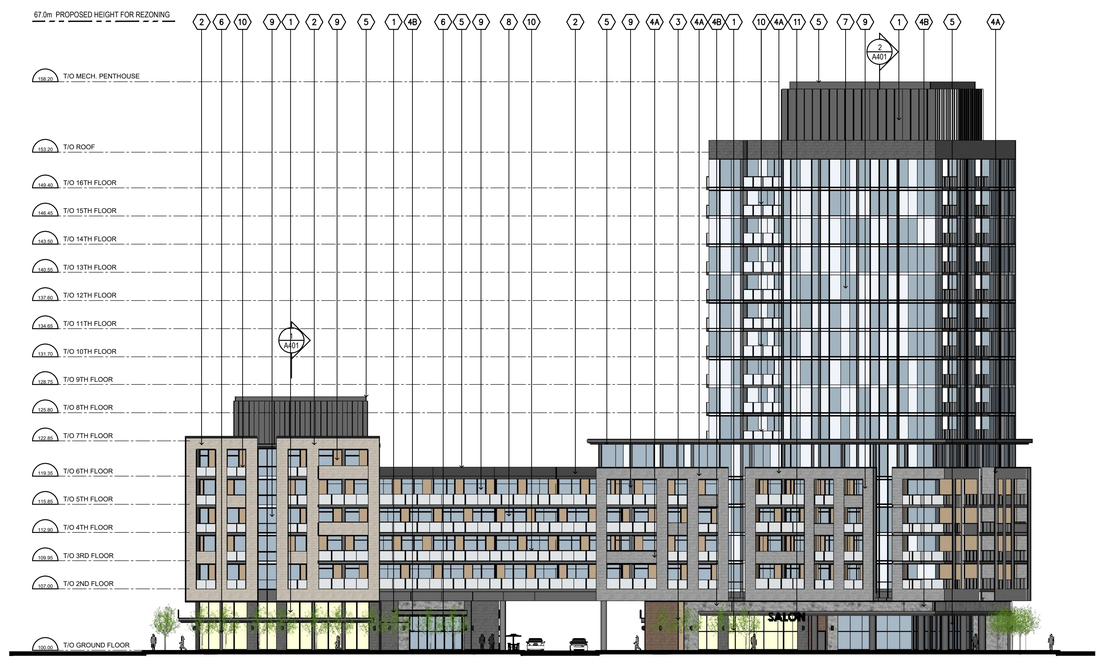


1 A301 BUILDING A WEST ELEVATION
SCALE: 1:300



2 A301 BUILDING A SOUTH ELEVATION
SCALE: 1:300

MATERIAL LEGEND

1. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: CHARCOAL FINISH, DARK GREY MORTAR
2. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: LIGHT BROWN/TAN FINISH, BEIGE MORTAR
3. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: MEDIUM BROWN FINISH, BEIGE/TAN MORTOR
4A. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: WHITE/LIGHT GREY, LIGHT GREY MORTOR
4B. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: WHITE/LIGHT MOTTLED GREY, LIGHT GREY MORTOR
5. PRE-FINISHED PANEL SIDING OR ACM PANEL
   COLOUR: CHARCOAL FINISH
6. LOW-E CLEAR STOREFRONT GLAZING IN PRE-FINISHED ALUMINUM STOREFRONT FRAMES
   COLOUR: DARK GREY
7. INSULATED BACK PAINTED WHITE SPANDRAL GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
   COLOUR: DARK GREY
8. INSULATED METAL SPANDREL PANEL (WOOD GRAIN FINISH) IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
   COLOUR: DARK GREY
9. LOW-E CLEAR GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
   COLOUR: DARK GREY
10. CLEAR TEMPERED GLASS BALCONY GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM
11. TENANT SIGNAGE - INDIVIDUAL LETTER SIGN OR LOGO

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This drawing must be read in the context of all the other drawings which constitute the document.

BUILDING 'A' (PHASE 1A & 1B)
WEST & SOUTH ELEVATIONS

SCALE: AS NOTED

PROPOSED MULTI-UNIT
RESIDENTIAL DEVELOPMENT
PARK PLACE BARRIE
100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

PETROFF
PETROFF PARTNERSHIP ARCHITECTS
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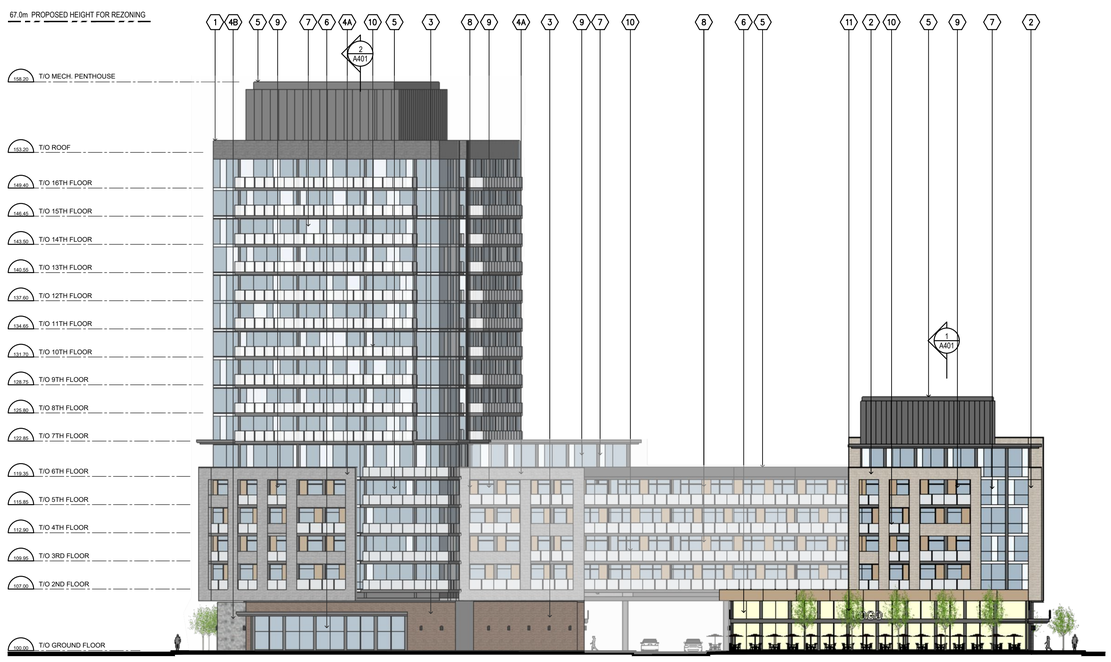
1 A302 BUILDING A EAST ELEVATION
SCALE: 1:300



2 A302 BUILDING A NORTH ELEVATION
SCALE: 1:300

MATERIAL LEGEND

1. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: CHARCOAL FINISH, DARK GREY MORTAR
2. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: LIGHT BROWN/TAN FINISH, BEIGE MORTAR
3. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: MEDIUM BROWN FINISH, BEIGE/TAN MORTOR
4A. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: WHITE/LIGHT GREY, LIGHT GREY MORTOR
4B. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: WHITE/LIGHT MOTTLED GREY, LIGHT GREY MORTOR
5. PRE-FINISHED PANEL SIDING OR ACM PANEL
   COLOUR: CHARCOAL FINISH
6. LOW-E CLEAR STOREFRONT GLAZING IN PRE-FINISHED ALUMINUM STOREFRONT FRAMES
   COLOUR: DARK GREY
7. INSULATED BACK PAINTED WHITE SPANDRAL GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
   COLOUR: DARK GREY
8. INSULATED METAL SPANDREL PANEL (WOOD GRAIN FINISH) IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
   COLOUR: DARK GREY
9. LOW-E CLEAR GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
   COLOUR: DARK GREY
10. CLEAR TEMPERED GLASS BALCONY GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM
11. TENANT SIGNAGE - INDIVIDUAL LETTER SIGN OR LOGO

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BUILDING 'A' (PHASE 1A & 1B) EAST & NORTH ELEVATIONS

SCALE: AS NOTED

PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT PARK PLACE BARRIE

100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

PETROFF
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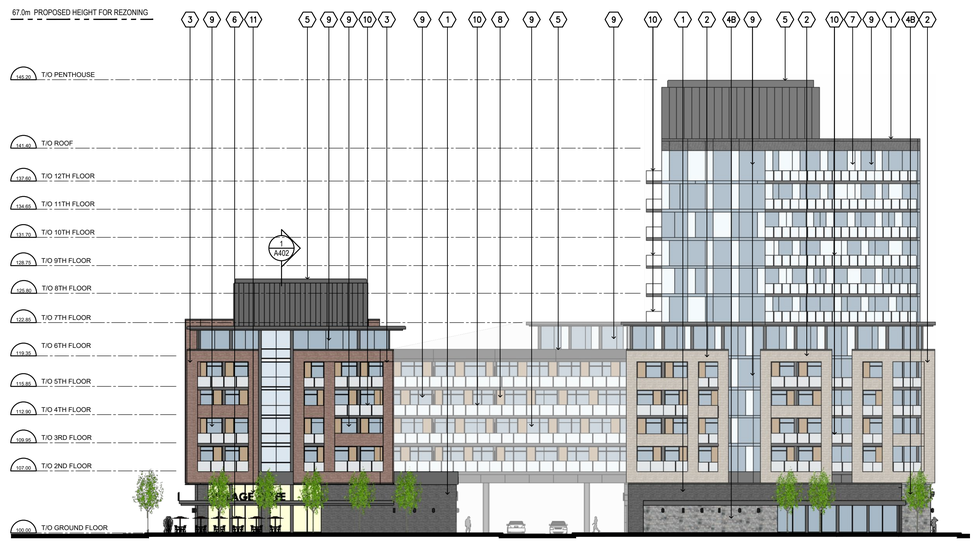
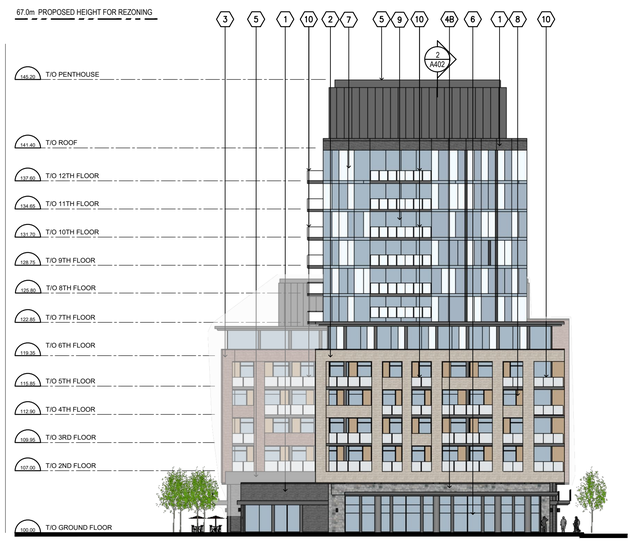
1 A303 BUILDING B WEST ELEVATION
SCALE: 1:300



2 A303 BUILDING B SOUTH ELEVATION
SCALE: 1:300



3 A303 BUILDING B EAST ELEVATION
SCALE: 1:300

4 A303 BUILDING B NORTH ELEVATION
SCALE: 1:300

MATERIAL LEGEND

1. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: CHARCOAL FINISH, DARK GREY MORTAR
2. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: LIGHT BROWN/TAN FINISH, BEIGE MORTAR
3. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: MEDIUM BROWN FINISH, BEIGE/TAN MORTOR
4A. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: WHITE/LIGHT GREY, LIGHT GREY MORTOR
4B. FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
   COLOUR: WHITE/LIGHT MOTTLED GREY, LIGHT GREY MORTOR
5. PRE-FINISHED PANEL SIDING OR ACM PANEL
   COLOUR: CHARCOAL FINISH
6. LOW-E CLEAR STOREFRONT GLAZING IN PRE-FINISHED ALUMINUM STOREFRONT FRAMES
   COLOUR: DARK GREY
7. INSULATED BACK PAINTED WHITE SPANDRAL GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
   COLOUR: DARK GREY
8. INSULATED METAL SPANDREL PANEL (WOOD GRAIN FINISH) IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
   COLOUR: DARK GREY
9. LOW-E CLEAR GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
   COLOUR: DARK GREY
10. CLEAR TEMPERED GLASS BALCONY GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM
11. TENANT SIGNAGE - INDIVIDUAL LETTER SIGN OR LOGO

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BUILDING 'B' (PHASE 2)
ELEVATIONS

SCALE: AS NOTED

PROPOSED MULTI-UNIT
RESIDENTIAL DEVELOPMENT
PARK PLACE BARRIE
100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

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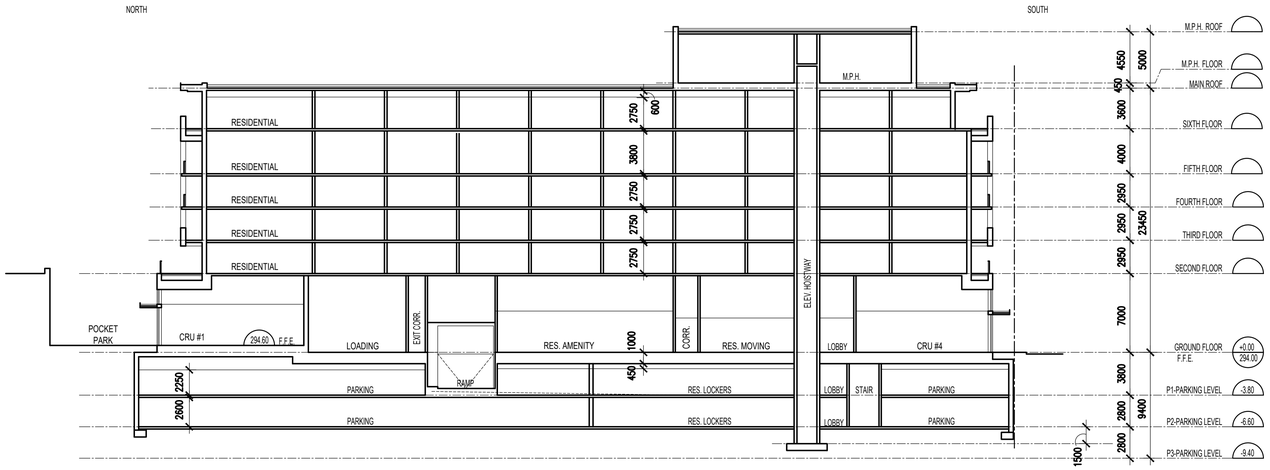
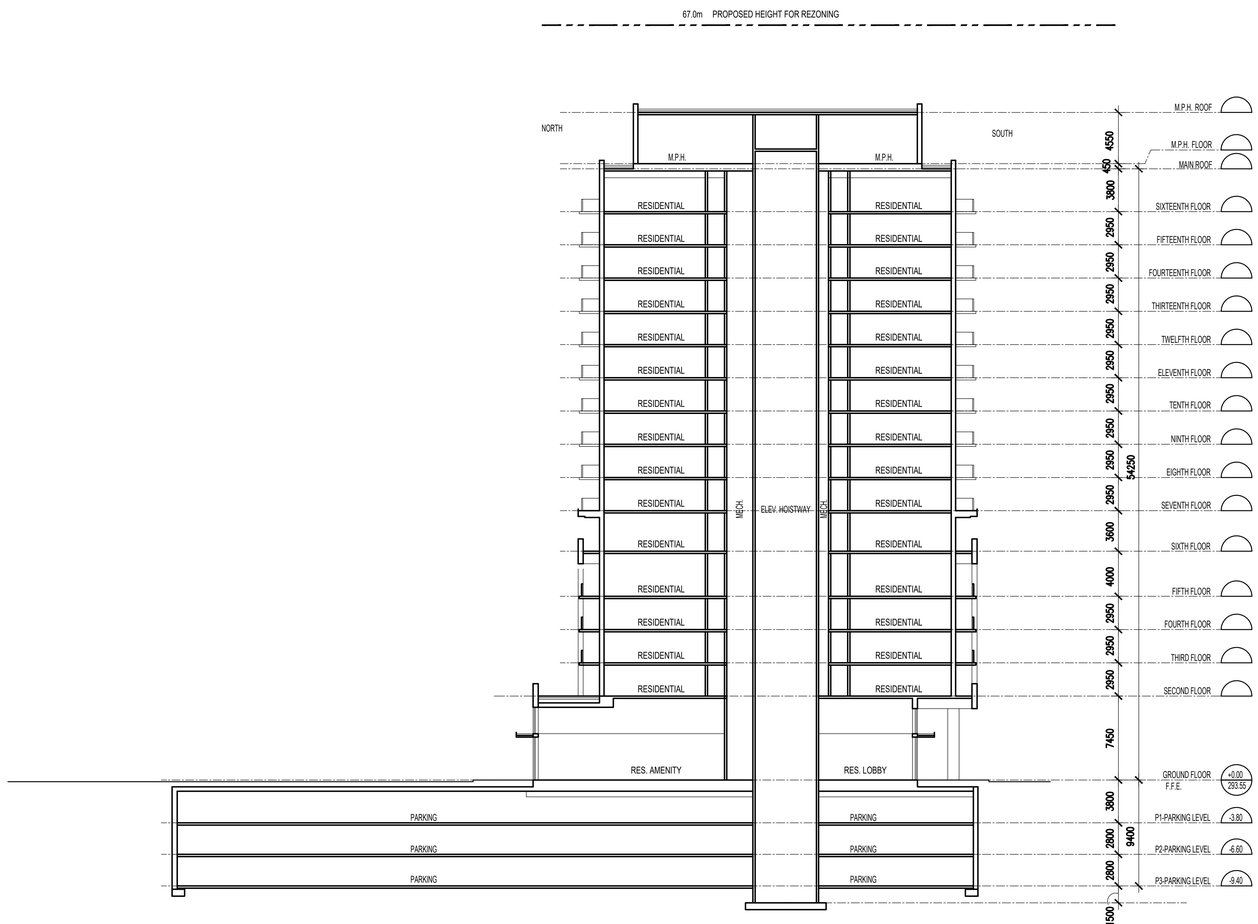


1 A401 PHASE 1A – NORTH – SOUTH SECTION
SCALE: 1:250



2 A401 PHASE 1B – NORTH – SOUTH SECTION
SCALE: 1:250

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BUILDING SECTIONS
PHASE 1A & 1B

SCALE: AS NOTED

PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT
PARK PLACE BARRIE

100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

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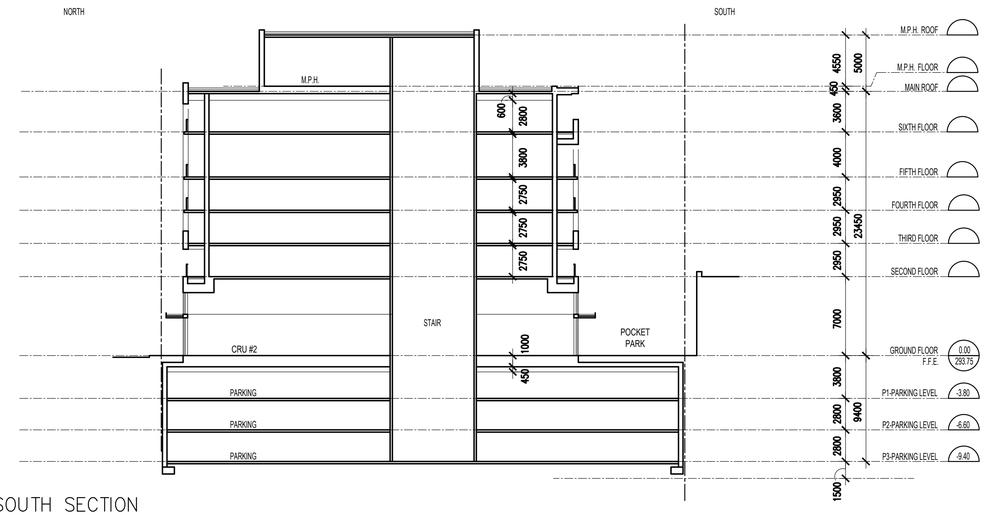
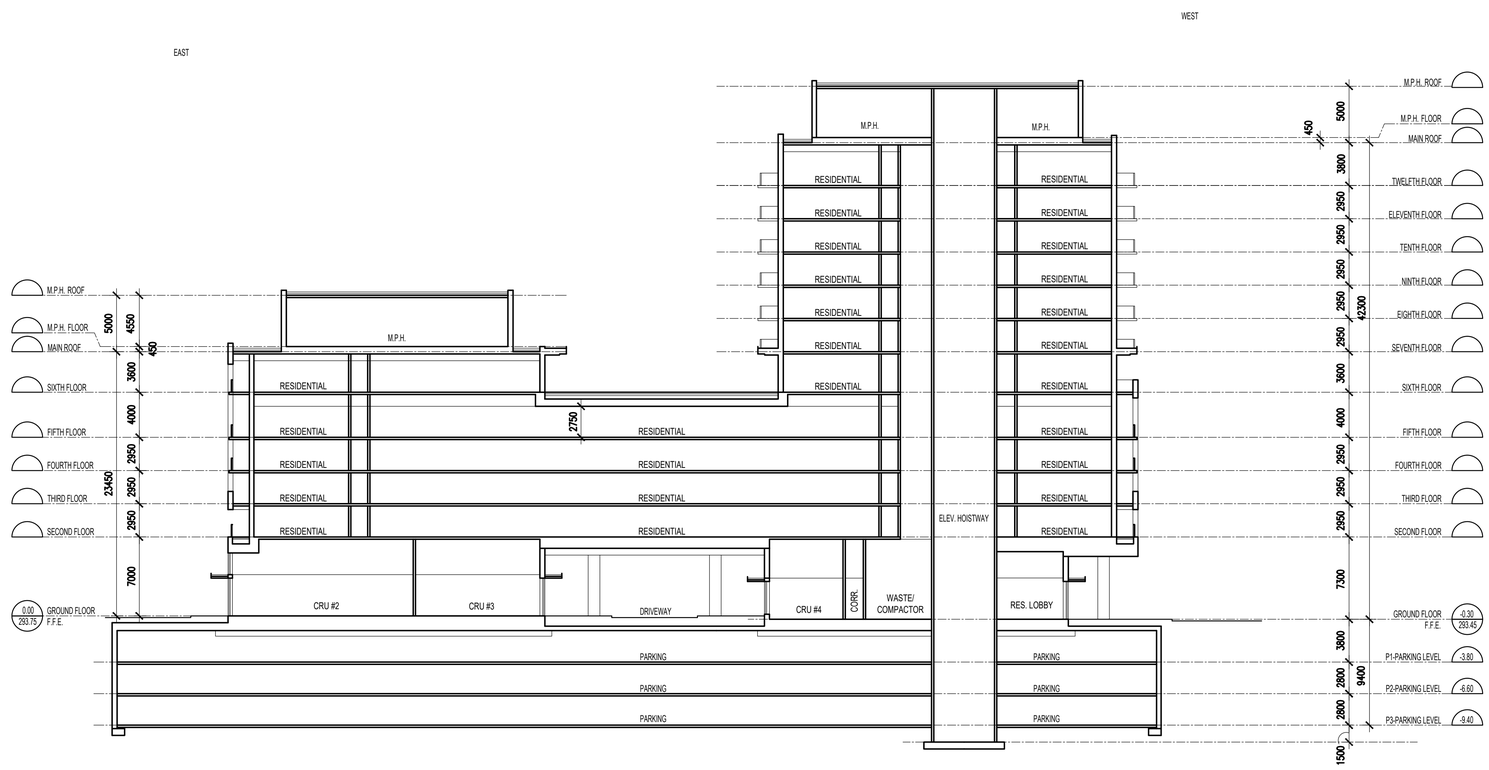


1 A402 PHASE 2 – NORTH – SOUTH SECTION
SCALE: 1:250



2 A402 PHASE 2 – EAST – WEST SECTION
SCALE: 1:250

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BUILDING SECTIONS
PHASE 2

SCALE: AS NOTED

PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT
PARK PLACE BARRIE

100 MAPLEVIEW DRIVE EAST, BARRIE, ON
FOR: NORTH AMERICAN DEVELOPMENT GROUP

PETROFF
PETROFF PARTNERSHIP ARCHITECTS
260 TOWN CENTRE BLVD, SUITE 300
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