

context plan

statistics

ZONING	AREA	m <sup>2</sup>	R1	R2	axes	density(%)
TOTAL		5,144.8	58,455	226	4.5	
BFA	BUILDING #1					
	PROPOSED					
	GND	3076	3,334			
	GND RESIDENTIAL	222.5	3,084			
	2ND RESIDENTIAL	4,867	5,147			
	3RD RESIDENTIAL	215	251			
	4TH RESIDENTIAL	5,761.8	61,374			
	5TH RESIDENTIAL	5,816	62,986			
	6TH	215	251			
	7TH	1,632	17,645			
	8TH	1,464	15,117			
	9TH	1,365	14,665			
10TH-12TH	1,354.7	12,214				
13TH-26TH	2,967	32,281				
TOTAL	11,300	120,555				
TOTAL	44,811	479,615			includes parking	
BFA	BUILDING #2					
	PROPOSED					
	GND	4005	4,311			
	GND RESIDENTIAL	242	2,779			
	2ND RESIDENTIAL	0	0			
	3RD RESIDENTIAL	223	240			
	4TH RESIDENTIAL	0	0			
	5TH	0	0			
	6TH	0	0			
	7TH	1,359.9	14,993			
	8TH	1,265.5	13,665			
	9TH	1,203.1	12,840			
10TH-12TH	1,068.4	11,476				
13TH-26TH	990	10,763				
TOTAL	10,121	110,112				
TOTAL	6,600	103,333			includes parking	
GRAND TOTAL	63,210	689,727			includes parking	
NET SALEABLE AREA	BUILDING #1					
	PROPOSED					
	GND	0	0			
	GND RESIDENTIAL	0	0			
	2ND RESIDENTIAL	0	0			
	3RD RESIDENTIAL	0	0			
	4TH RESIDENTIAL	0	0			
	5TH	1,051.1	11,314			including mtr floor
	6TH	1,474.1	15,987			
	7TH	1,246.5	13,426			
	8TH	1,159.7	12,482			
	9TH	1,091.4	11,801			
10TH-12TH	2,483.3	26,870				
13TH-26TH	5,086	52,627				
TOTAL	13,474.4	148,084				
BFA	BUILDING #2					
	PROPOSED					
	GND	0	0			
	GND RESIDENTIAL	0	0			
	2ND RESIDENTIAL	0	0			
	3RD RESIDENTIAL	0	0			
	4TH RESIDENTIAL	0	0			
	5TH	772.6	8,307			including mtr floor
	6TH	1,191.6	12,826			
	7TH	1,070.1	11,426			
	8TH	965.7	10,314			
	9TH	903.9	9,712			
10TH-12TH	2,339.8	25,078				
13TH-26TH	5,086	52,627				
TOTAL	13,474.4	148,084				
GRAND TOTAL	32,462	347,207				

revisions:

1 ZBA submission submissions:

25-08-21 date

architectural team :

mark zwicker  
ihob daokour

planning:  
IPS Consulting Inc.  
Studio ICA  
landscape:  
Studio ICA  
traffic:  
GND Ltd.  
site services:  
Tatham Engineering  
structural:  
Jablonsky, Ast and Partners International  
project:  
17 Jacobs Terrace  
toronto, ontario

efficiency

BUILDING#1	BUILDING#2	TOTAL
80.2%	78.6%	

units

BUILDING #1	1B	194d	2B	0	294d	3B	TOTAL
GND	0	0	0	0	0	0	0
2ND	0	0	0	0	0	0	0
3RD	0	0	0	0	0	0	0
4TH	0	0	0	0	0	0	0
5TH	0	0	0	0	1	0	1
6TH	2	4	15	0	0	1	23
7TH	2	4	13	0	0	0	19
8TH	2	4	10	0	0	0	16
9TH	2	4	12	0	0	0	18
10TH-12TH	1	6	17	24	0	0	42
13TH-26TH	14	28	56	48	0	0	146
TOTAL	15	30	54	72	1	1	169
%	8.9%	17.8%	32.4%	43.9%	0.6%	0.6%	100%
BUILDING #2	1B	194d	2B	0	294d	3B	TOTAL
GND	0	0	0	0	0	0	0
2ND	0	0	0	0	0	0	0
3RD	0	0	0	0	0	0	0
4TH	0	0	0	0	0	0	0
5TH	2	4	1	0	0	0	7
6TH	2	4	15	0	1	1	19
7TH	2	4	13	0	0	0	19
8TH	2	4	10	0	0	0	16
9TH	2	4	12	0	0	0	18
10TH-12TH	1	6	17	24	0	0	42
13TH-26TH	14	28	56	48	0	0	146
TOTAL	15	30	54	72	1	1	169
%	8.9%	17.8%	32.4%	43.9%	0.6%	0.6%	100%

parking

REQUIRED	Community space	1.5 m <sup>2</sup> /Unit	15
PROPOSED	Residential (GND-5TH)	2.2 m <sup>2</sup> /Unit	575
TOTAL			590

amenity

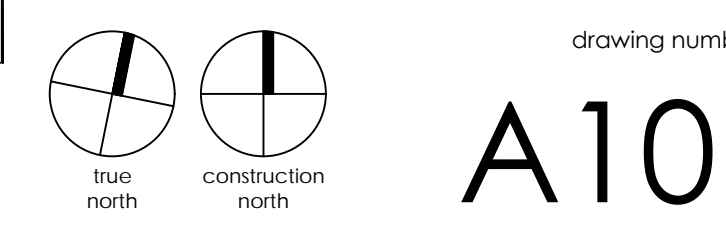
REQUIRED	INDOOR	650
PROPOSED	BUILDING #1	4150 m <sup>2</sup>
	BUILDING #2	4150 m <sup>2</sup>
TOTAL		8300 m <sup>2</sup>

height

PERMITTED	PROPOSED	BUILDING #1	26	BUILDING #2	24
PROPOSED		81.20	24.000000	81.20	24.000000
		81.20	24.000000	81.20	24.000000

site plan

2020  
1:200  
20-50  
mz-id



A101

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notes:

revisions:

1 ZBA submission submissions:

architectural team :  
mark zwicker  
ihob daakour

planning:  
IPS Consulting Inc.  
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traffic:  
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670 Midland Drive, Unit 1, Mississauga, ON L4W 1A4

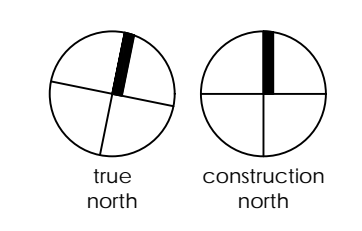
site services:  
Tatham Engineering  
4110 Midland Ave., Aurora, ON, L4B 1B3

structural:  
Jablonsky, Ast and Partners International  
4815 Concession Road, Aurora, ON, M4C 1P7

project:  
17 Jacobs Terrace  
Brampton, Ontario

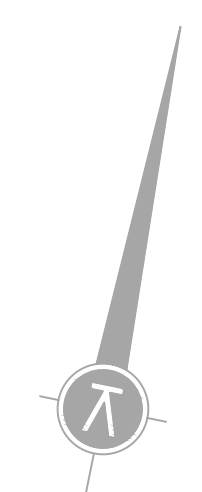
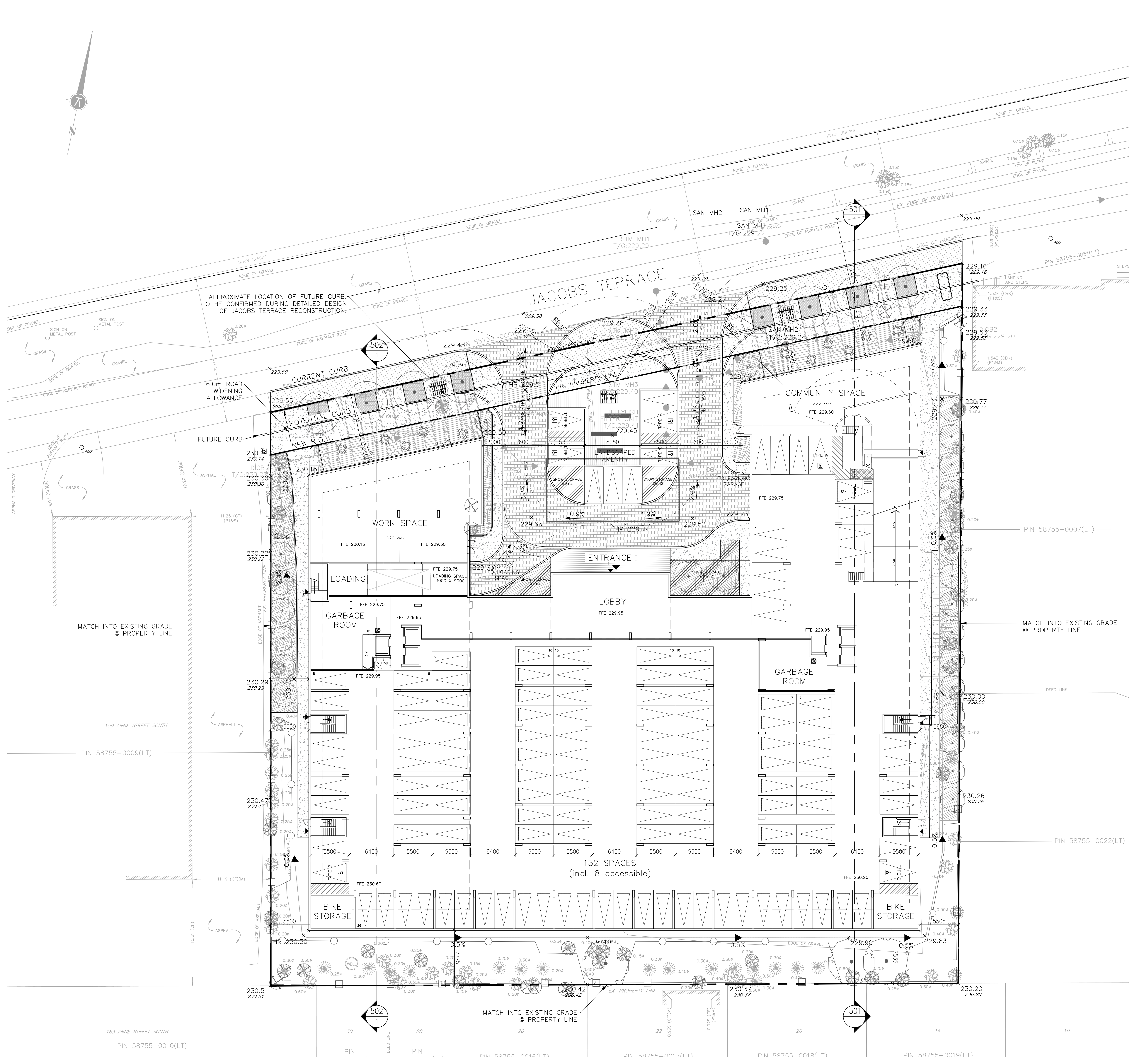
ground floor

2020  
1:200  
20-50  
mz - id

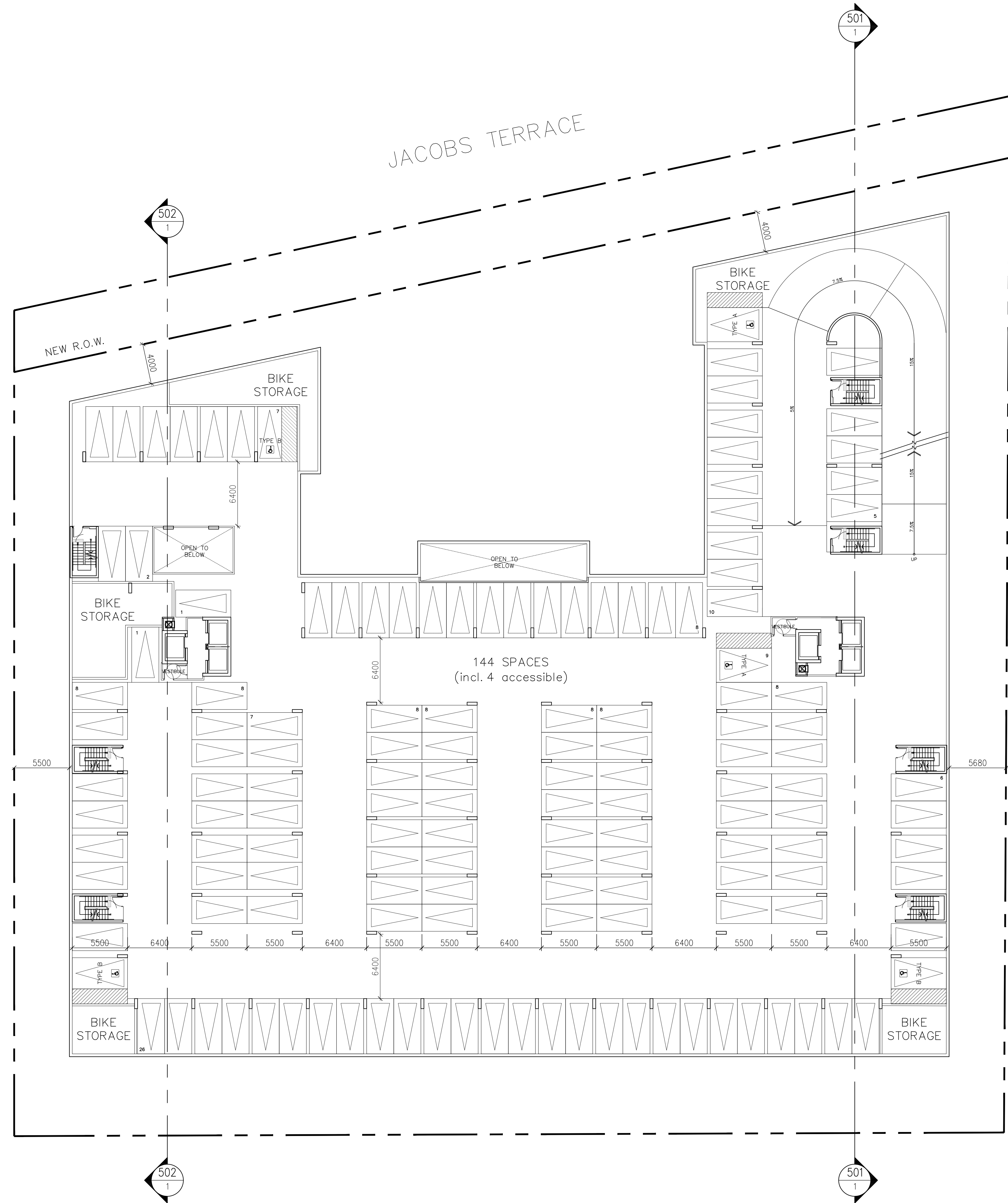


A301

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date:  
scope:  
project:  
drawn by:  
drawing number:



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notes:

revisions:

1 ZBA submission  
submissions:

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ihab daakour

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20 Campbell Blvd, Suite 102, Scarb., Ont. M1B 2J1, Canada

traffic:  
GND Ltd.  
670 Midland Drive, Unit 1, Mississauga, Ont. L4W 1M4

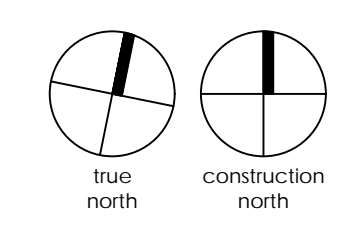
site services:  
Tatham Engineering  
41 King Street East, Scarb., Ont. L4R 1B3

structural:  
Jablonsky, Ast and Partners International  
4815 Concession Road, Scarb., Ont. M1S 1P7

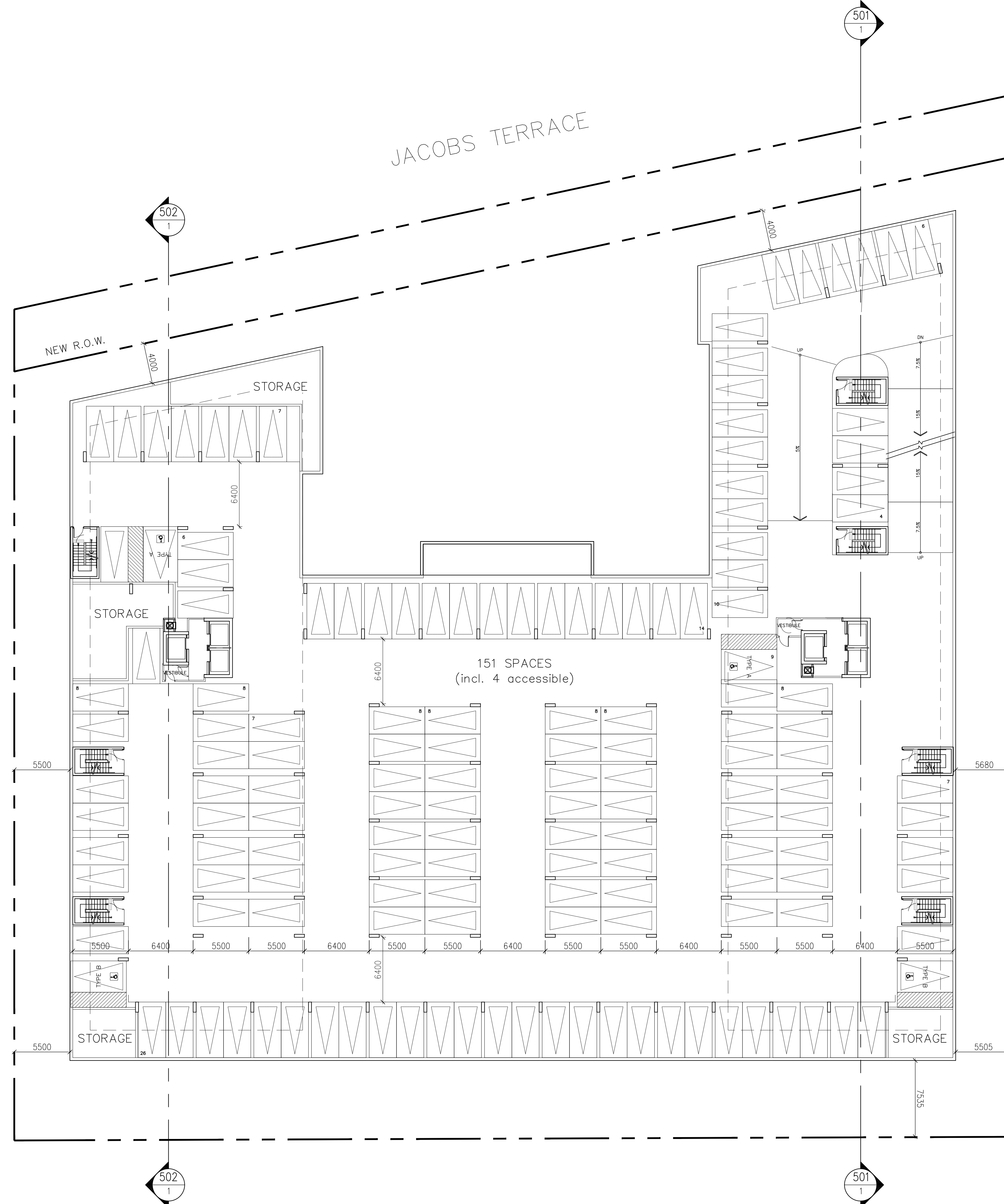
project:  
17 Jacobs Terrace  
Scarb., Ontario

2nd floor

2020  
1:200  
20-50  
mz - id



A302



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notes:

revisions:

1 ZBA submission  
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Tatham Engineering  
41 King Street East, Scarb, Ont, L4R 1B3

structural:  
Jablonsky, ASJ and Partners International  
4815 Concession Road, Scarb, Ont, M1S 1P7

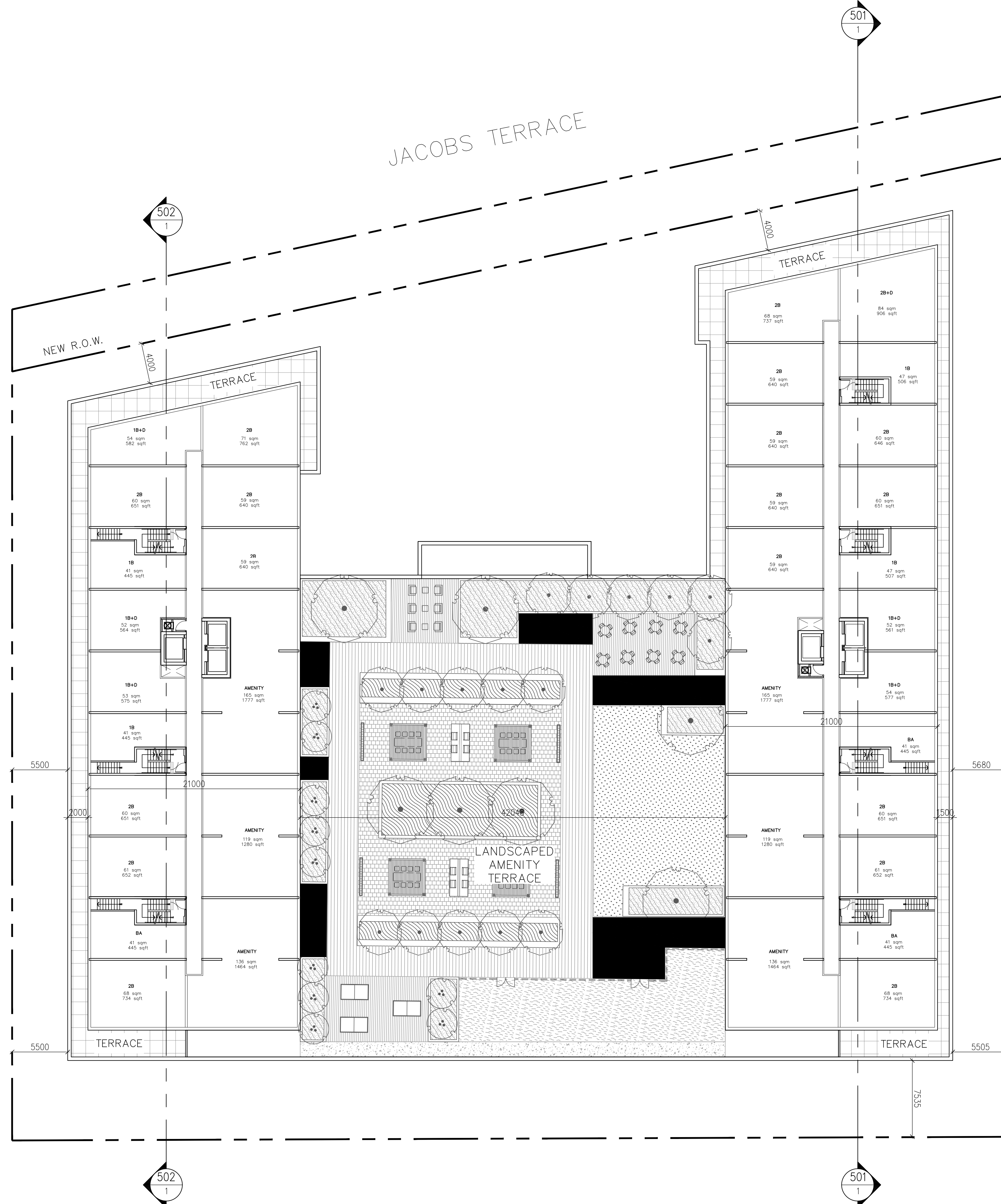
project:  
17 Jacobs Terrace  
Scarb, Ontario

3rd-4th floor

2020  
1:200  
20-50  
mz - id

date:  
scale:  
project:  
drawn by:

drawing number:  
A303



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notes:

revisions:

1 ZBA submission  
submissions:

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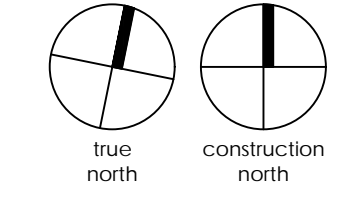
traffic:  
GND Ltd.  
670 Midland Drive, Unit 1, Mississauga, Ont. L4W 2M4

site services:  
Tatham Engineering  
4120 Midland Ave., Scarb., Ont. L4W 3B3

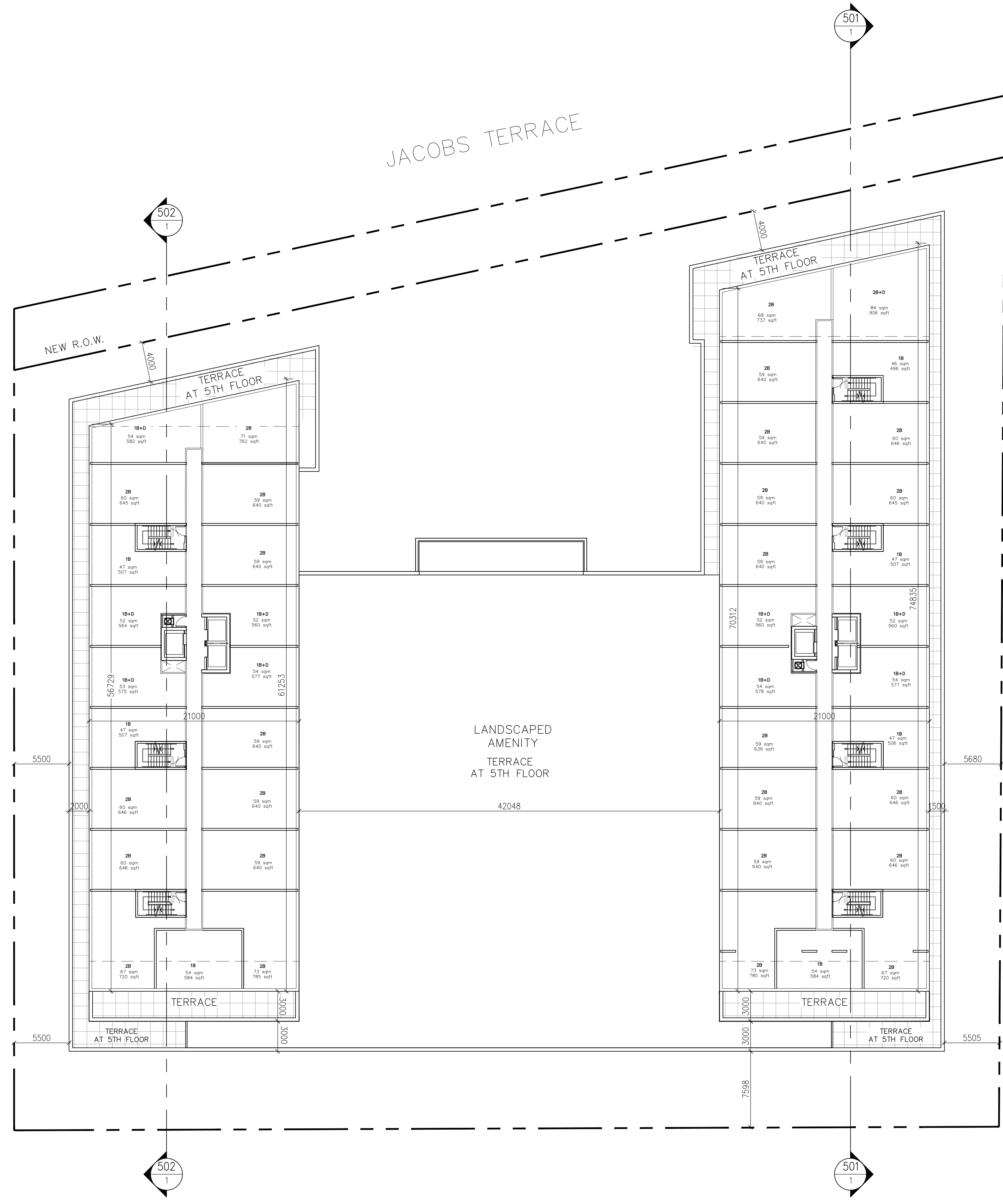
structural:  
Jablonsky, AS and Partners International  
4815 Concession Road, Scarb., Ont. M1S 2T7

project:  
17 Jacobs Terrace  
Scarb., Ontario

2020  
1:200  
20-50  
mz - id



date:  
scale:  
project:  
drawn by:  
drawing number:  
A304



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Contractor: Upon written application the architect will provide photographs, information or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

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notes:

revisions:

1 ZBA submission  
submissions:

architectural team :  
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traffic:  
GND Ltd.  
670 Midland Drive, Unit 1, Mississauga, ON, L4W 2M6

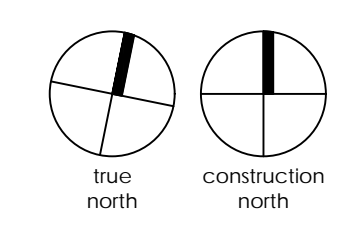
site services:  
Tatham Engineering  
4120 Midland Ave., Aurora, ON, L4R 1P7

structural:  
Jablonsky, AS and Partners International  
4815 Concession Road, Aurora, ON, M4C 1P7

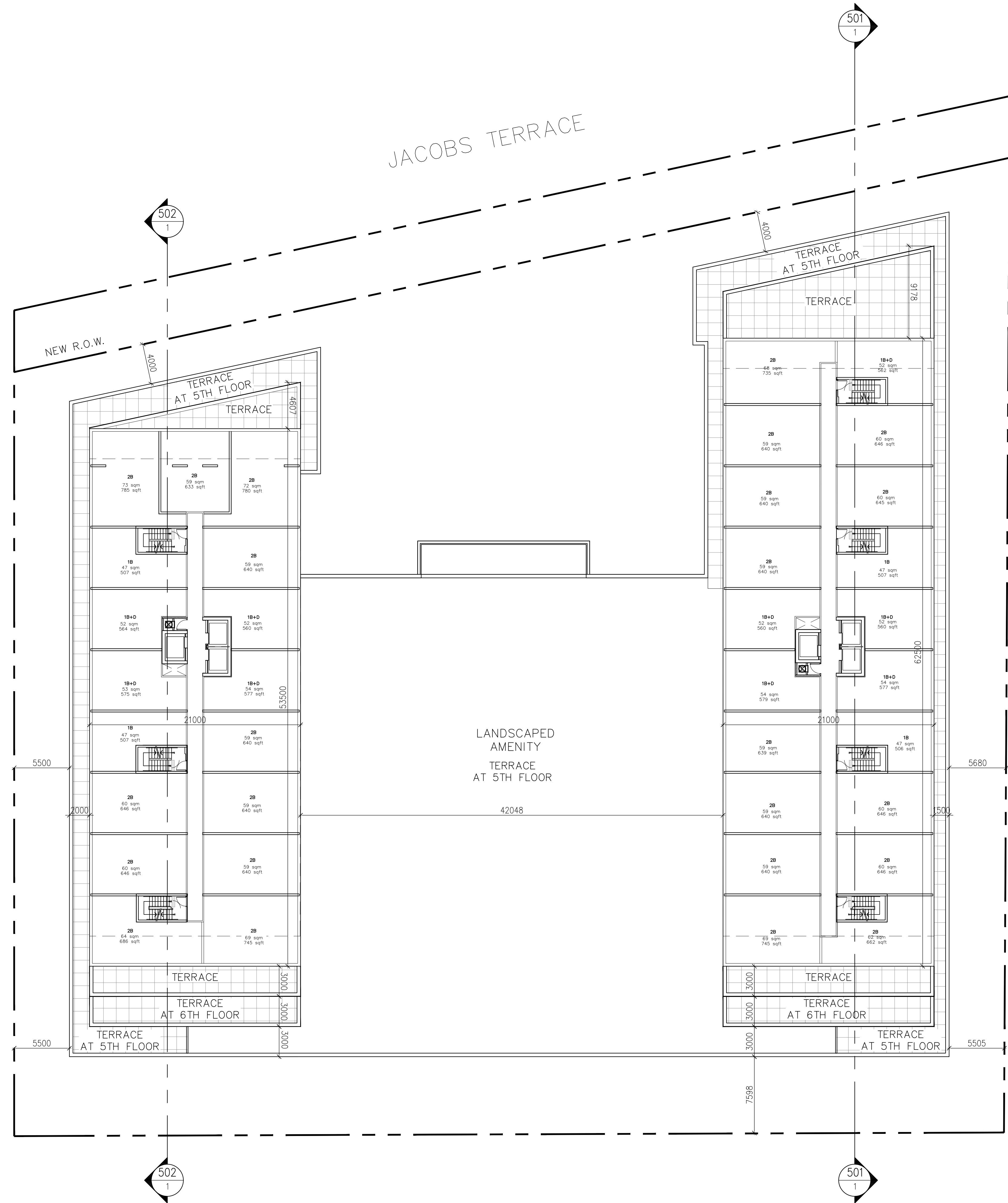
project:  
17 Jacobs Terrace  
Brampton, Ontario

2020  
1:200  
20-50  
mz - id

date:  
scale:  
project:  
drawn by:  
drawing number:



A305



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notes:

revisions:

1 ZBA submission  
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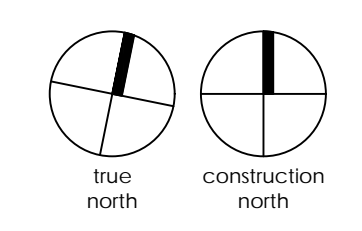
traffic:  
G&D Ltd.  
670 Midland Drive, Unit 1, Scarborough, ON, Canada

site services:  
Tatham Engineering  
4120 Midland Ave., Scarboro, ON, Canada

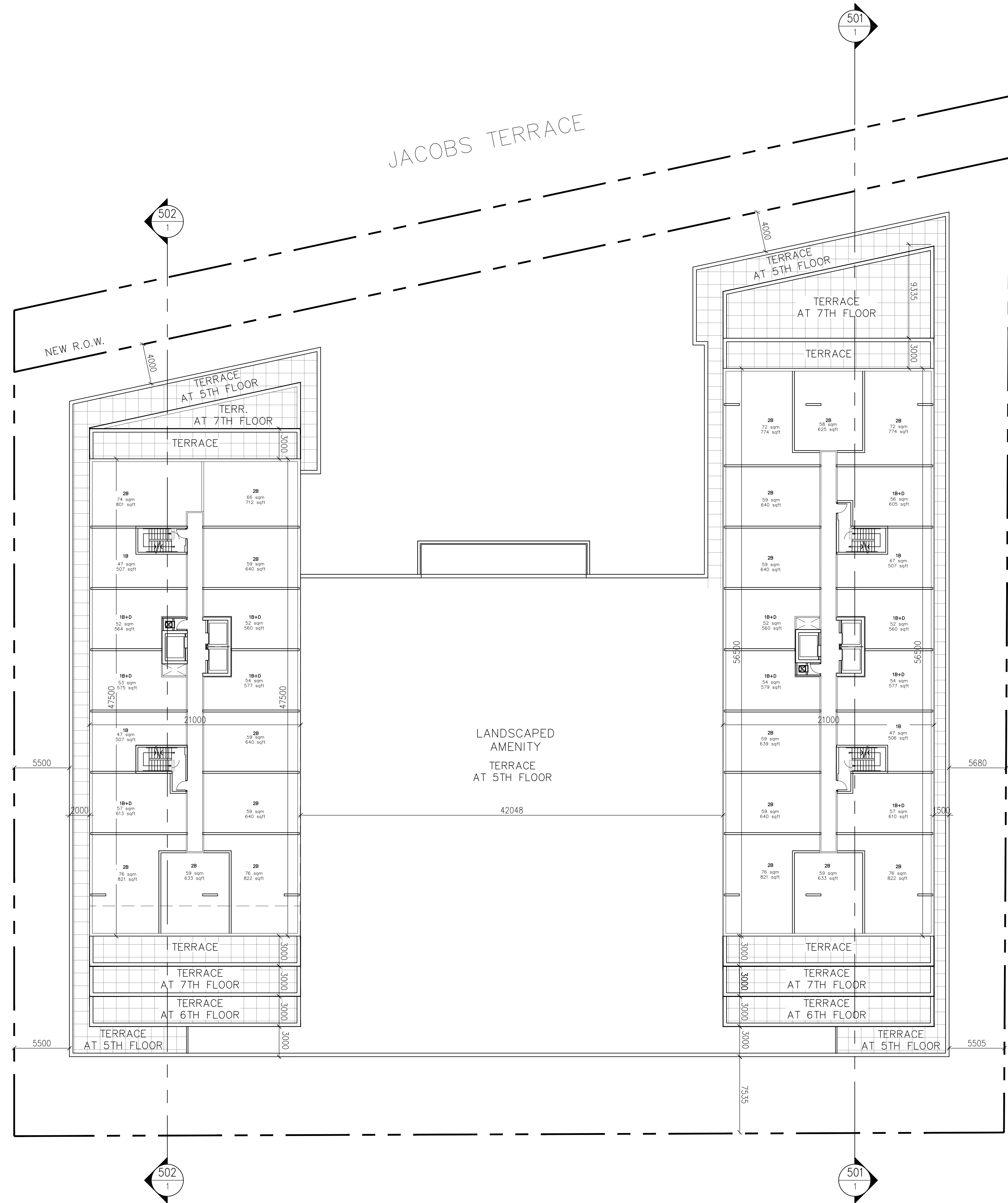
structural:  
Jablonsky, AS and Partners International  
4815 Concession Road, Scarboro, ON, Canada

project:  
17 Jacobs Terrace  
Scarboro, Ontario

2020  
1:200  
20-50  
mz - id



date:  
project:  
drawn by:  
drawing number:  
A306



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notes:

revisions: \_\_\_\_\_ date: \_\_\_\_\_

1 ZBA submission \_\_\_\_\_ 25-08-21  
 submissions: \_\_\_\_\_ date

architectural team :  
 mark zwicker  
 inob daakour

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traffic:  
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 670 Midland Drive, Unit 1, Mississauga, Ont. L4W 1A4

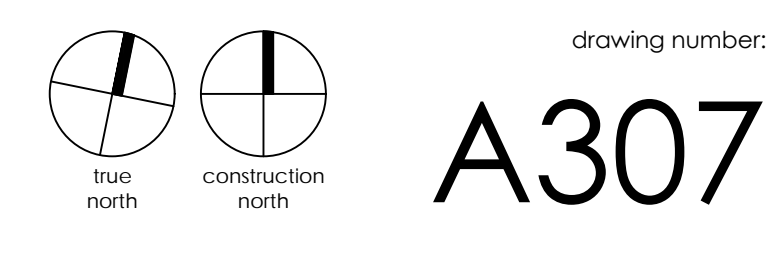
site services:  
 Tatham Engineering  
 4120 Midland Ave., Scarb., Ont. L4V 1B3

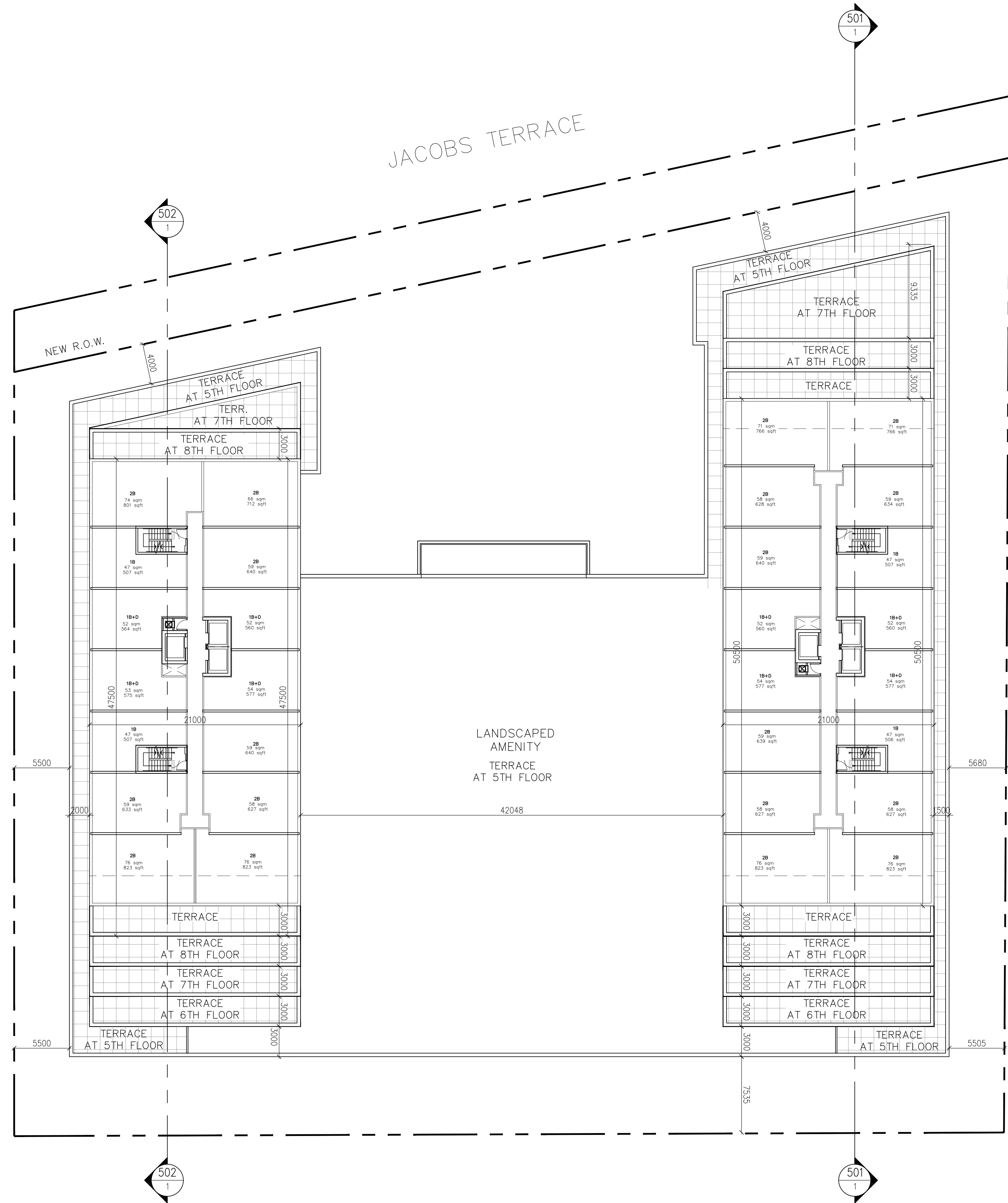
structural:  
 Jablonsky, AS and Partners International  
 4815 Concession Road, Scarb., Ont. M1S 1T7

project:  
 17 Jacobs Terrace  
 Scarb., Ontario

7th floor

2020 \_\_\_\_\_ date:  
 1:200 \_\_\_\_\_ scale:  
 20-50 \_\_\_\_\_ project:  
 mz - id \_\_\_\_\_ drawn by:  
 \_\_\_\_\_ drawing number:





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notes:

revisions:

1 ZBA submission  
submissions:

architectural team :  
mark zwicker  
ihob daakour

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IPS Consulting Inc.  
447 Westbank Road Unit 101, Aurora, ON, L4R 1P7

landscape:  
Studio T&A  
20 Chippewa Blvd, Suite 102, Scarboro, ON, M1B 2J1, Canada

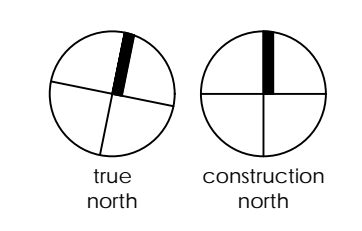
traffic:  
GND Ltd.  
670 Midland Drive, Unit 1, Mississauga, ON, L4W 2M6

site services:  
Tatham Engineering  
41 King Street East, Aurora, ON, L4R 1B3

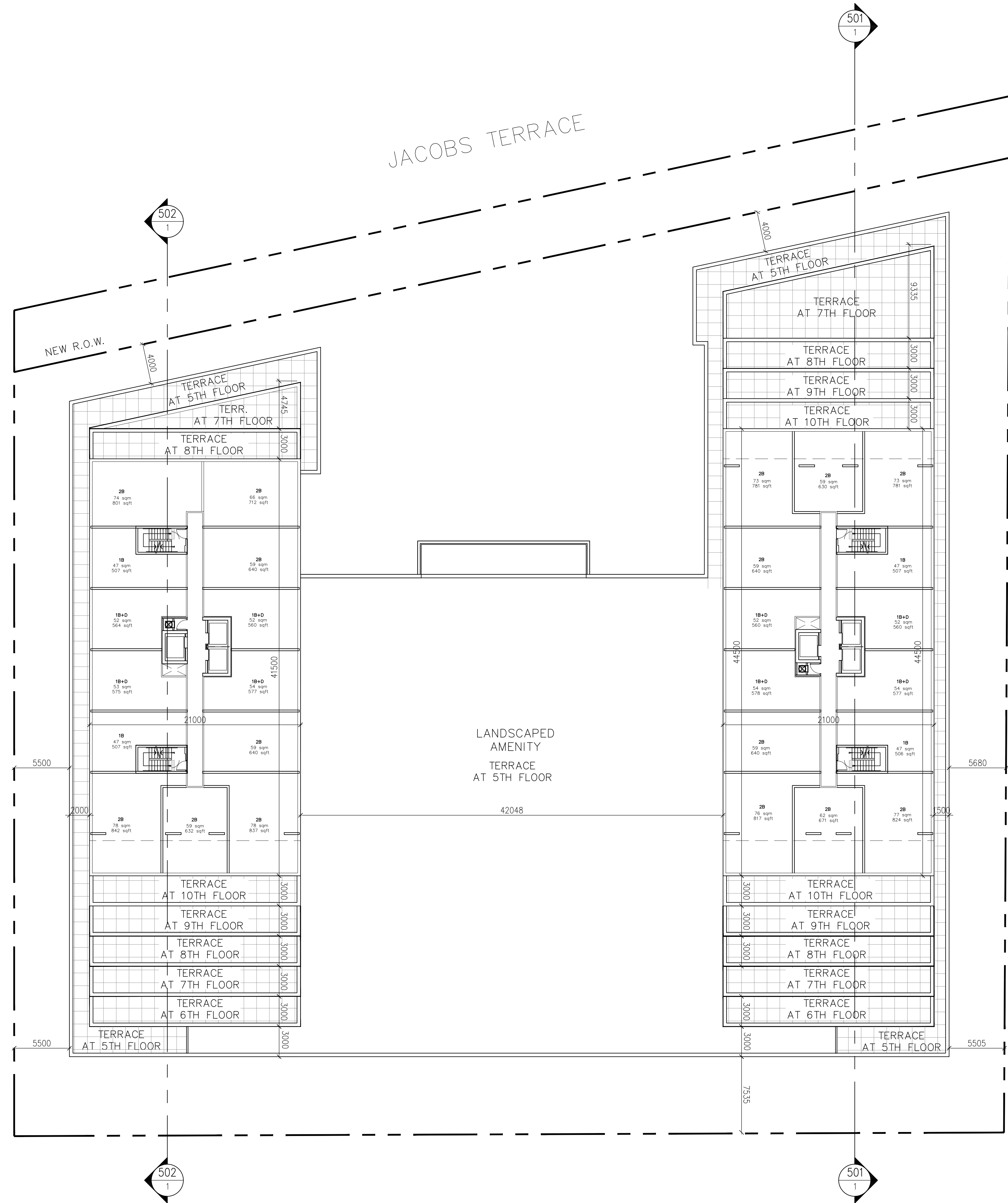
structural:  
Jablonsky, Ast and Partners International  
4815 Concession Road, Aurora, ON, M4C 1P7

project:  
17 Jacobs Terrace  
Brampton, Ontario

2020  
1:200  
20-50  
mz - id



date:  
project:  
drawn by:  
drawing number:  
A308



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notes:

revisions: \_\_\_\_\_ date: \_\_\_\_\_

1 ZBA submission \_\_\_\_\_ 25-08-21  
 submissions: \_\_\_\_\_ date

architectural team :  
 mark zwicker  
 inob daakour

planning:  
 IPS Consulting Inc.  
 447 Westbank Road Unit 101, Barrie, ON, Canada

landscape:  
 Studio BA  
 20 Churchville Blvd, Suite 102, Toronto, ON, M2M 2T1, Canada

traffic:  
 GHD Ltd.  
 6750 Midland Drive, Unit 1, Mississauga, ON, L4V 1R4

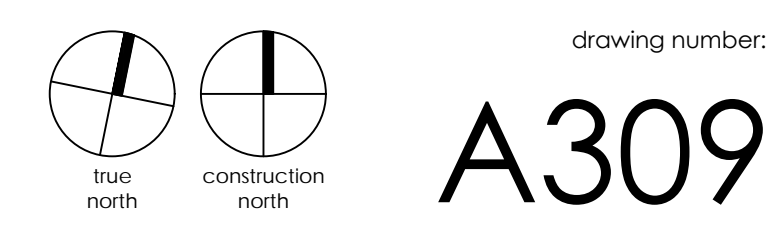
site services:  
 Tolham Engineering  
 4120 Street Unit 1, Barrie, ON, L4M 1S3

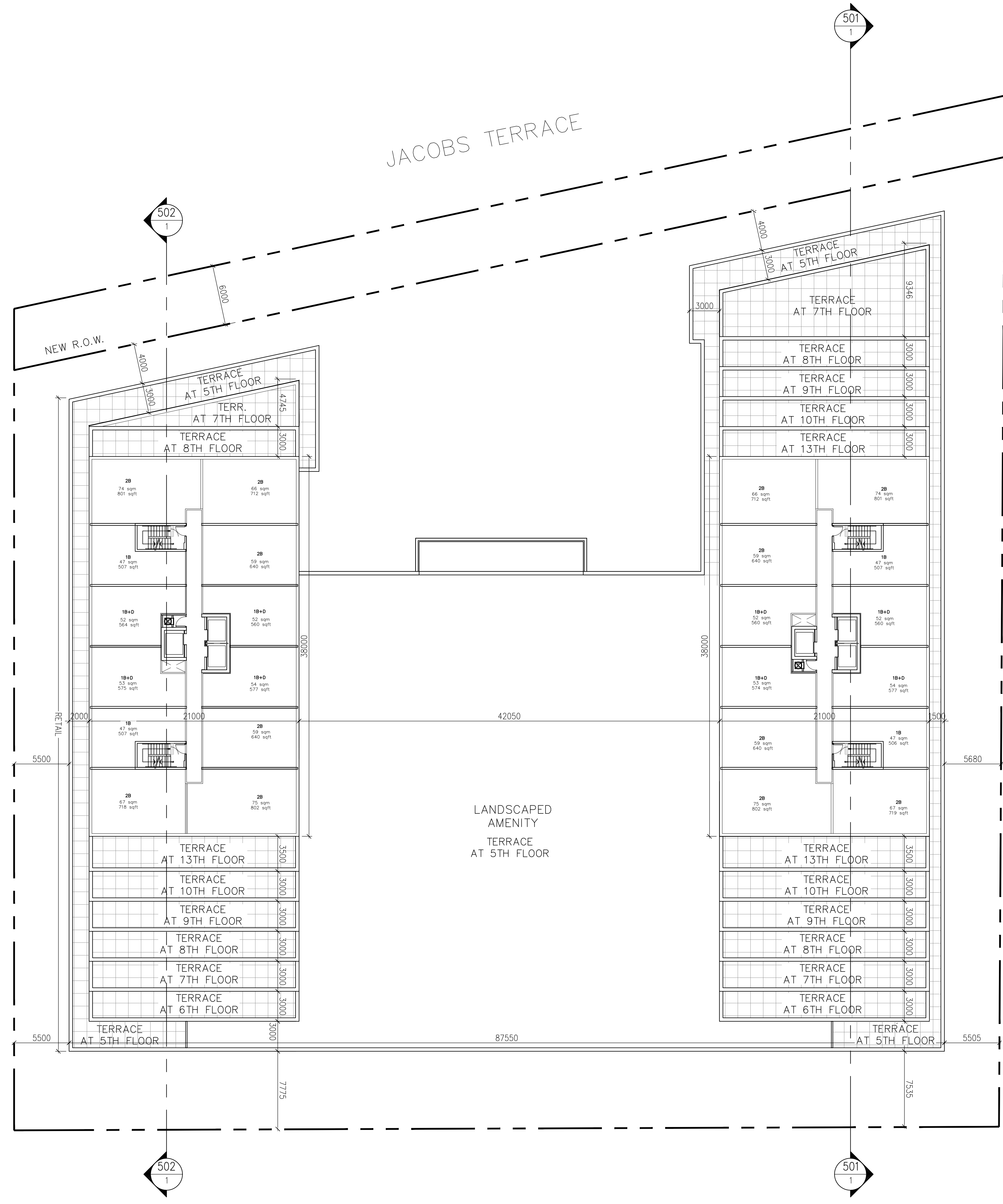
structural:  
 Jablonsky, Ast and Partners International  
 4815 Concession Road, Toronto, ON, M2H 2P7

project:  
 17 Jacobs Terrace  
 barrie, ontario

10th-12th floor

2020 \_\_\_\_\_ date:  
 1:200 \_\_\_\_\_ scale:  
 20-50 \_\_\_\_\_ project:  
 mz - id \_\_\_\_\_ drawn by:  
 \_\_\_\_\_ drawing number:





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notes:

revisions:

1 ZBA submission  
submissions:

architectural team :  
mark zwicker  
ihob daakour

planning:  
IPS Consulting Inc.  
447 Weston Road, Unit 10, Aurora, ON, L4R 1K7

landscape:  
Studio EA  
20 Chippendale Blvd, Suite 102, Scarboro, ON, M1B 2J1, Canada

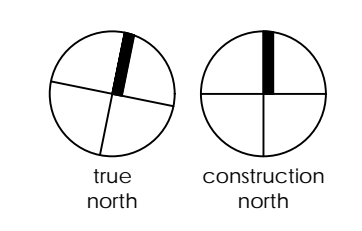
traffic:  
GND Ltd.  
670 Midland Drive, Unit 1, Scarborough, ON, M1B 2M6

site services:  
Tatham Engineering  
4120 Finch Ave. E., Aurora, ON, L4R 1S3

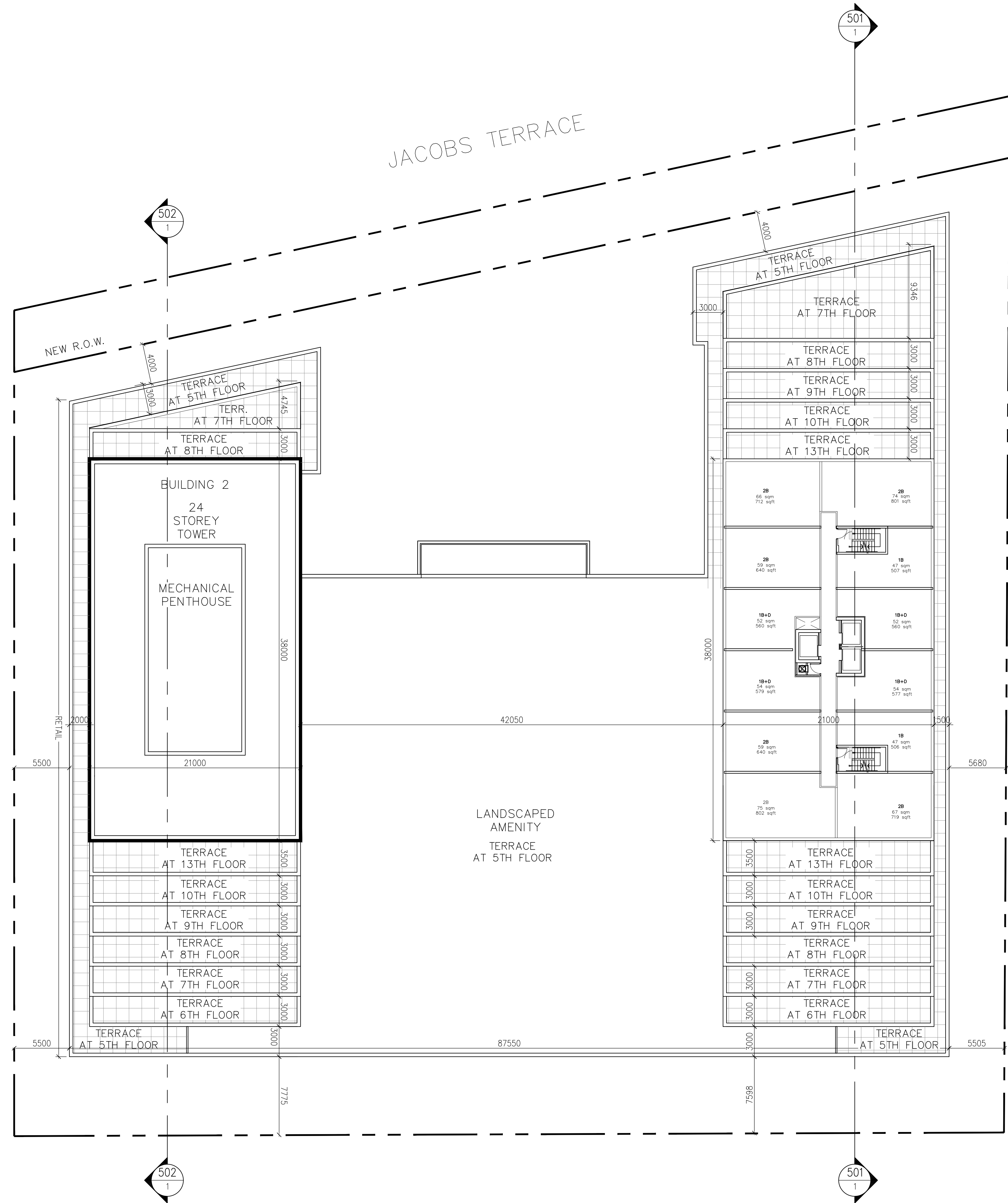
structural:  
Jablonsky, Ast and Partners International  
4815 Concession Road, Aurora, ON, M4C 1P7

project:  
17 Jacobs Terrace  
Brampton, Ontario

2020  
1:200  
20-50  
mz - id



A310



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notes:

revisions: \_\_\_\_\_ date: \_\_\_\_\_

1 ZBA submission submissions: \_\_\_\_\_ date: 25-08-21

architectural team :  
mark zwicker  
ihob daakour

planning:  
IPS Consulting Inc.  
447 Weston Road, Unit 10, Aurora, ON, L4R 1K7

landscape:  
Studio EA  
20 Church St., Suite 102, Toronto, ON, M5E 1B1, Canada

traffic:  
GND Ltd.  
675 Midland Drive, Unit 1, Mississauga, ON, L4W 1M4

site services:  
Tatham Engineering  
4120 Finch Ave. E., Aurora, ON, L4R 1S3

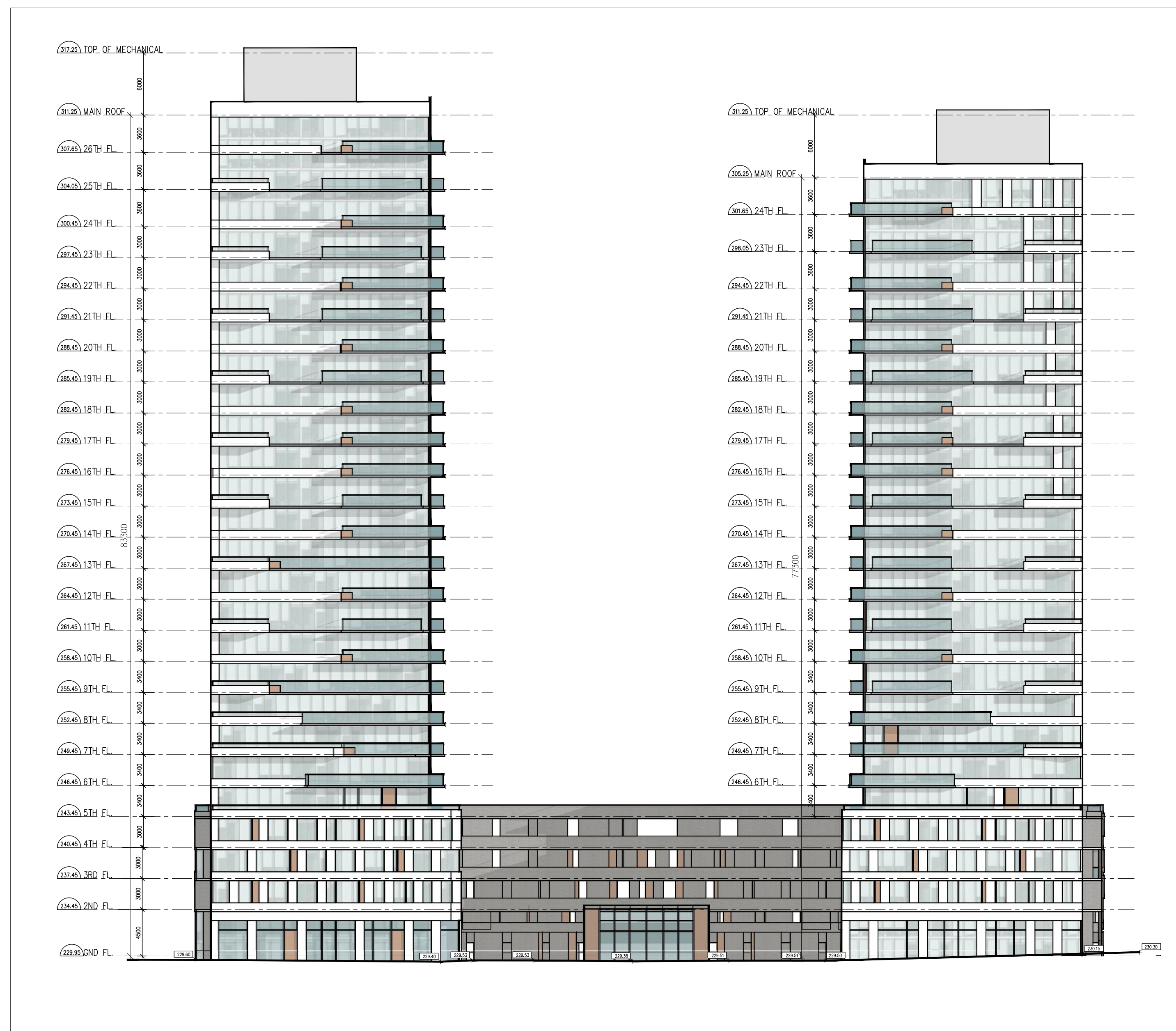
structural:  
Jablonsky, Ast and Partners International  
4815 Concession Road, Aurora, ON, M4C 1P7

project:  
17 Jacobs Terrace  
Brampton, Ontario

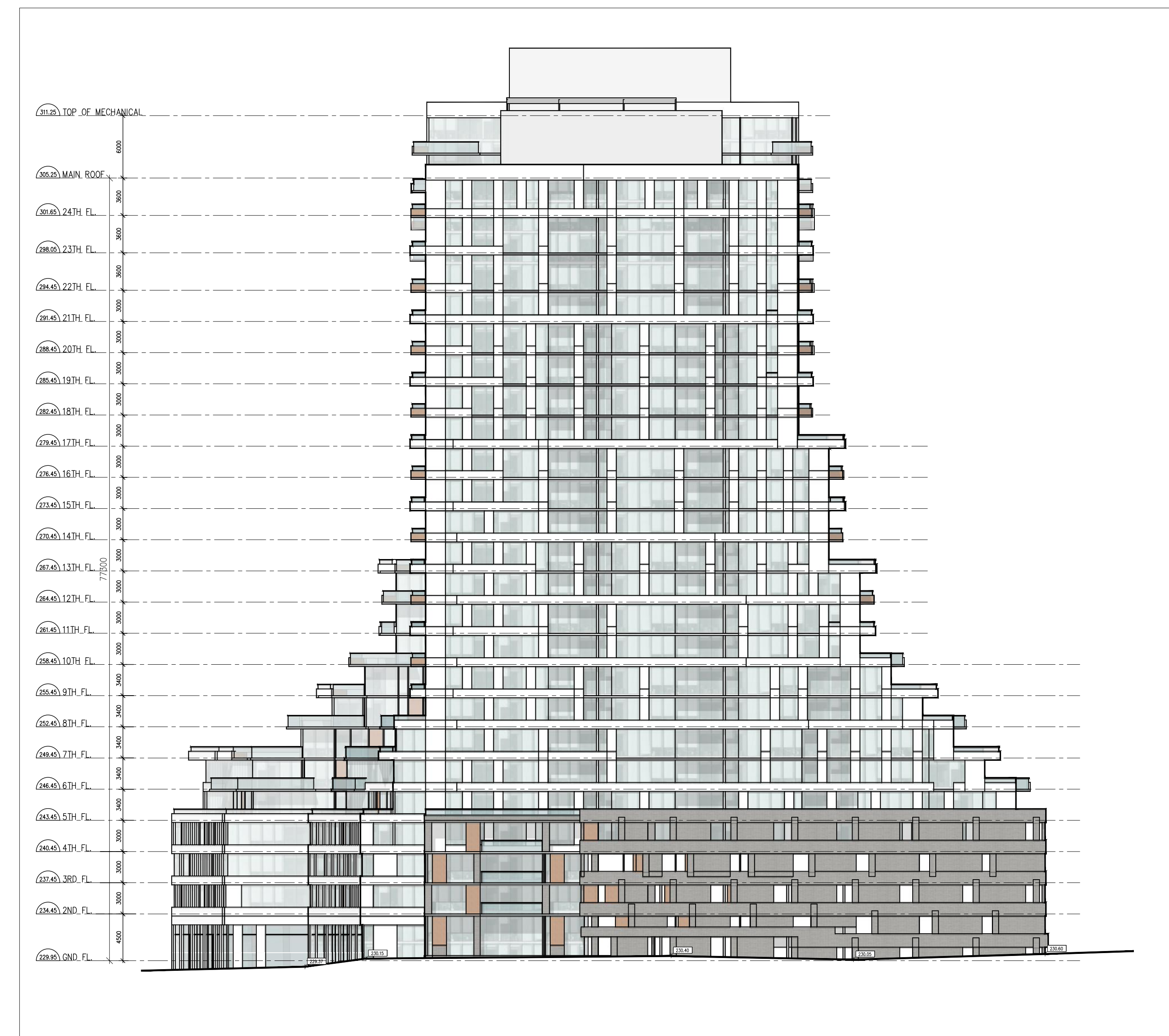
25th-26th floor

2020 date:  
1:200 scale:  
20-50 project:  
mz - id drawn by:

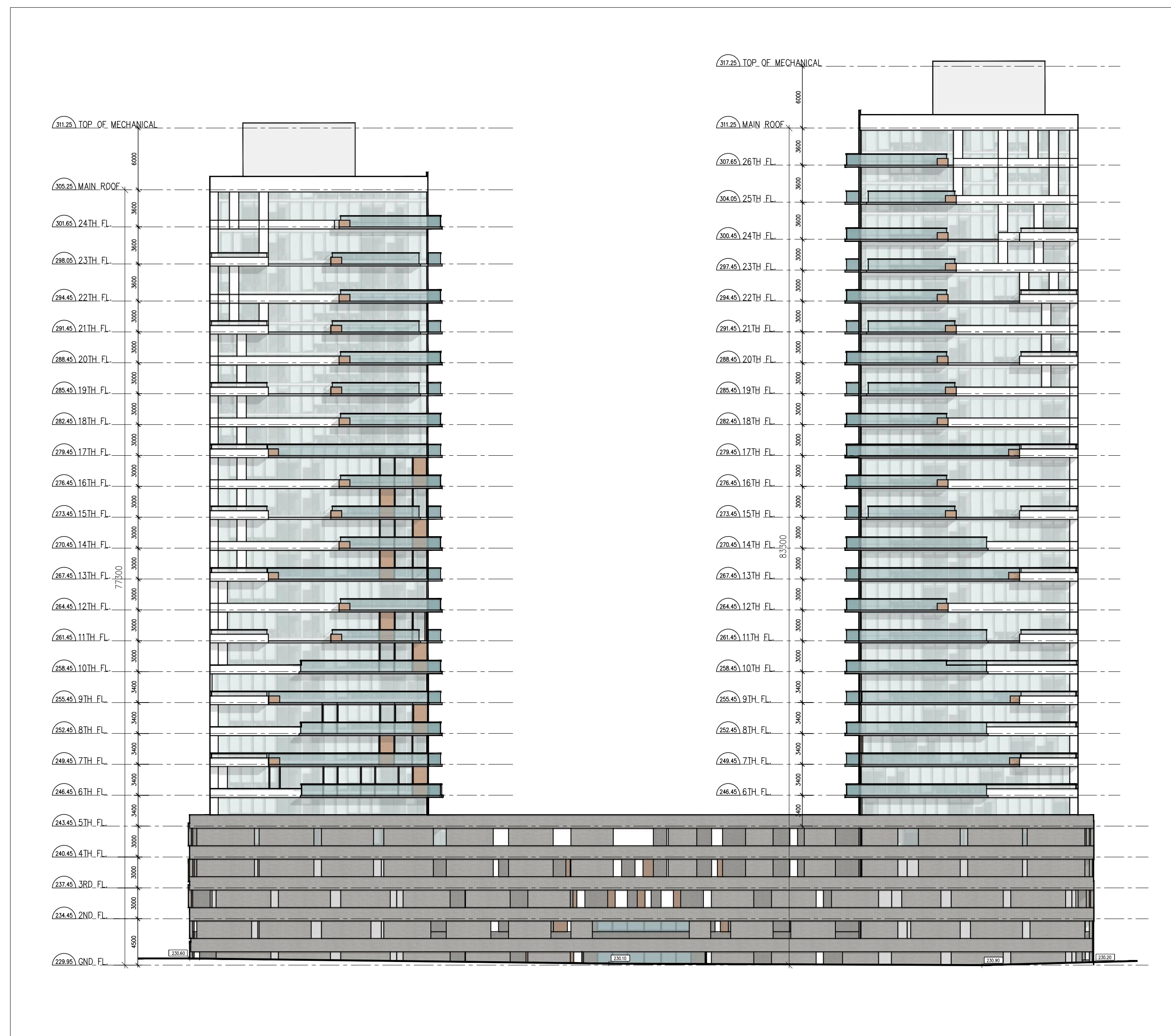
drawing number:  
A311



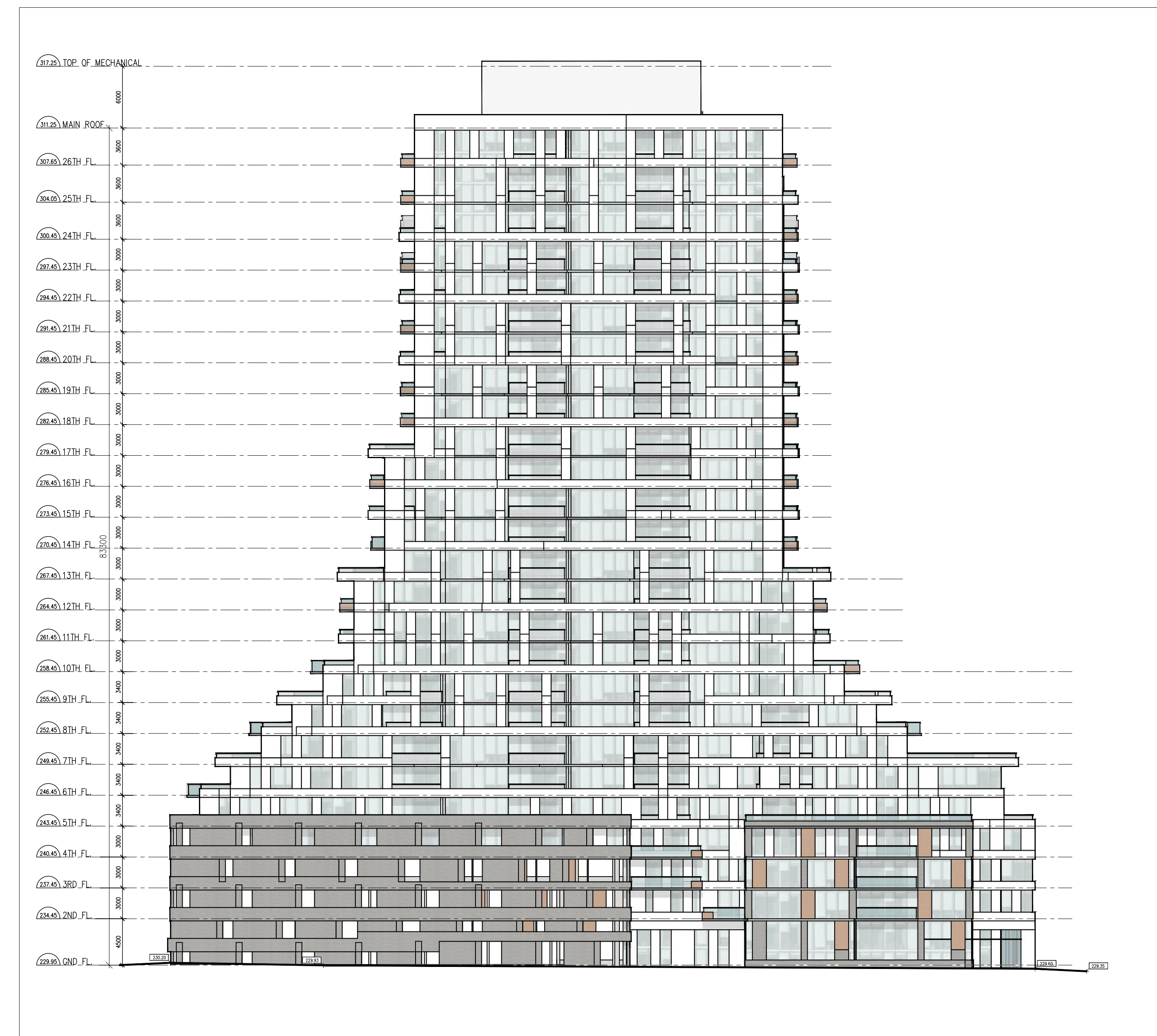
1 North Elevation



2 East Elevation



3 South Elevation



4 West Elevation

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All work to be carried out in conformance with the Code and bylaws of the authorized housing jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them, all contractor or subcontractor must verify themselves when bidding and all of these that they can properly construct the work represented by these plans.

notes:

revisions: date:

1 ZBA submission submissions: 25-08-21 date

architectural team :  
mark zwicker  
ihob daakour

planning:  
IPS Consulting Inc.  
447 Westbank Road Unit 104, Barrie, ON, Canada  
landscape:  
Studio T&A  
20 Campbell Rd., Suite 102, Toronto, ON, M8B 2J1, Canada  
traffic:  
GND Ltd.  
670 Midland Drive, Unit 1, Mississauga, ON, L4W 2M6  
site services:  
Tatham Engineering  
41 King Street East, Suite 204, Toronto, ON, M5X 1C5  
structural:  
Jablonsky, Ast and Partners International  
4800 Concession Road, Toronto, ON, M3J 2P7

project:  
17 Jacobs Terrace  
barrie, ontario

elevations

2020 date:  
1:300 scale:  
20-50 project:  
mz - id drawn by:  
drawing number:

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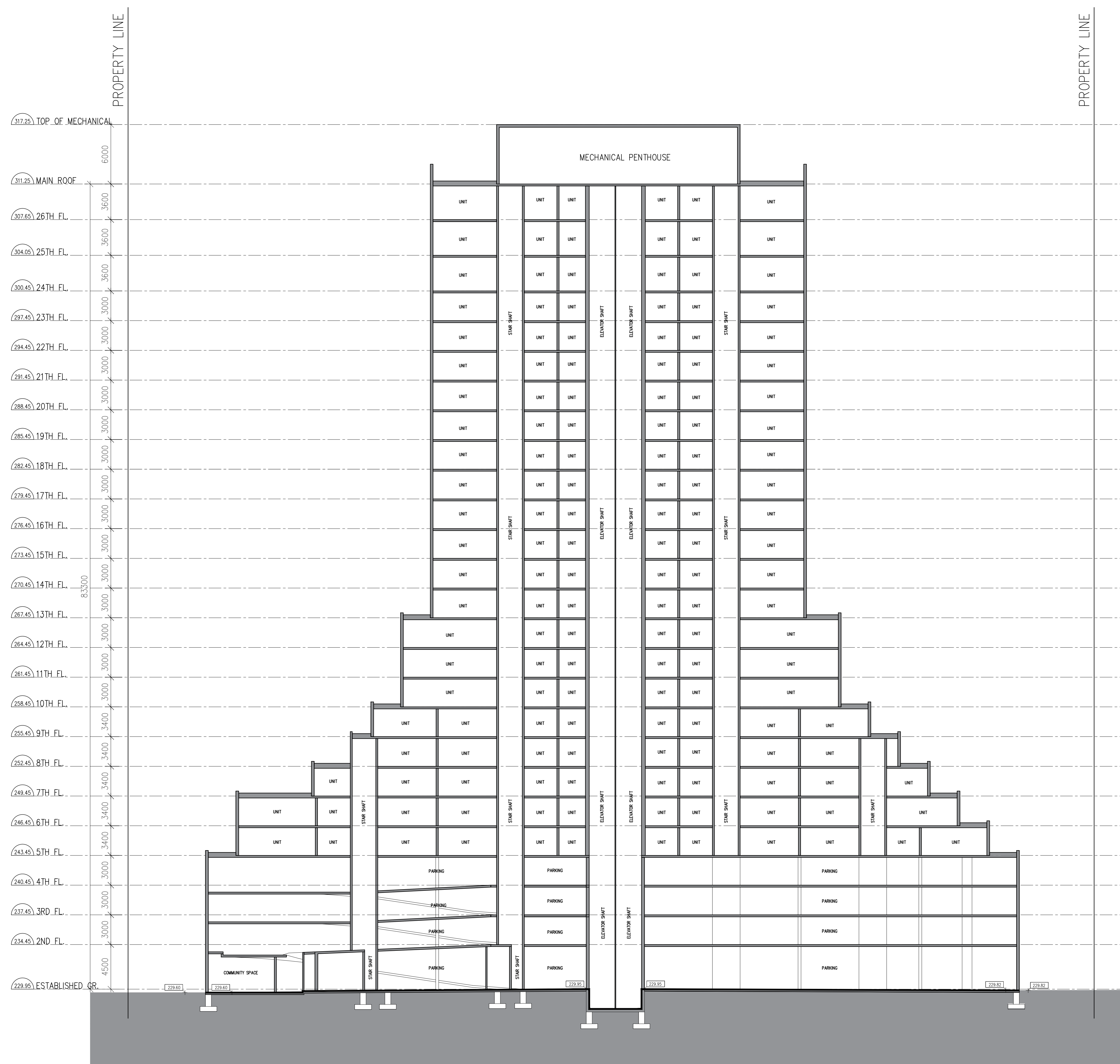
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notes:



revisions:

1 ZBA submission submissions:

architectural team :  
mark zwicker  
ihab daakour

planning:  
IPS Consulting Inc.  
447 West Beaver Creek Road, Unit 10, Aurora, ON, L4B 1R7

landscape:  
Studio T&A  
20 Chalmers Blvd., Suite 102, Scarboro, ON, M1B 2J1, Canada

traffic:  
GND Ltd.  
6750 Midland Drive, Unit 1, Markham, ON, L3R 9M4

site services:  
Tatham Engineering  
41 King Street East, Aurora, ON, L4B 1B3

structural:  
Jablonsky, Ast and Partners International  
4815 Concession Avenue, Aurora, ON, M4C 1P7

project:  
17 Jacobs Terrace  
Brampton, Ontario

section 1  
(26th floors)

2020  
1:200  
20-50  
mz - id

date:  
scale:  
project:  
drawn by:

drawing number:

A501

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notes:

revisions:

1 ZBA submission  
submissions:

architectural team :  
mark zwicker  
ihab daakour

planning:  
IPS Consulting Inc.  
447 Westbank Road Unit 104, Aurora, ON L4R 1P7

landscape:  
Studio T&A  
20 Church St. Suite 102, Toronto, ON M5E 1B1, Canada

traffic:  
GND Ltd.  
675 Midland Drive, Unit 1, Mississauga, ON L4W 1M4

site services:  
Tatham Engineering  
4120 Finch Ave. E., Aurora, ON L4G 1S3

structural:  
Jadlonsky, Ast and Partners International  
4800 Concession Road, Aurora, ON M4C 1P7

project:  
17 Jacobs Terrace  
Brampton, Ontario

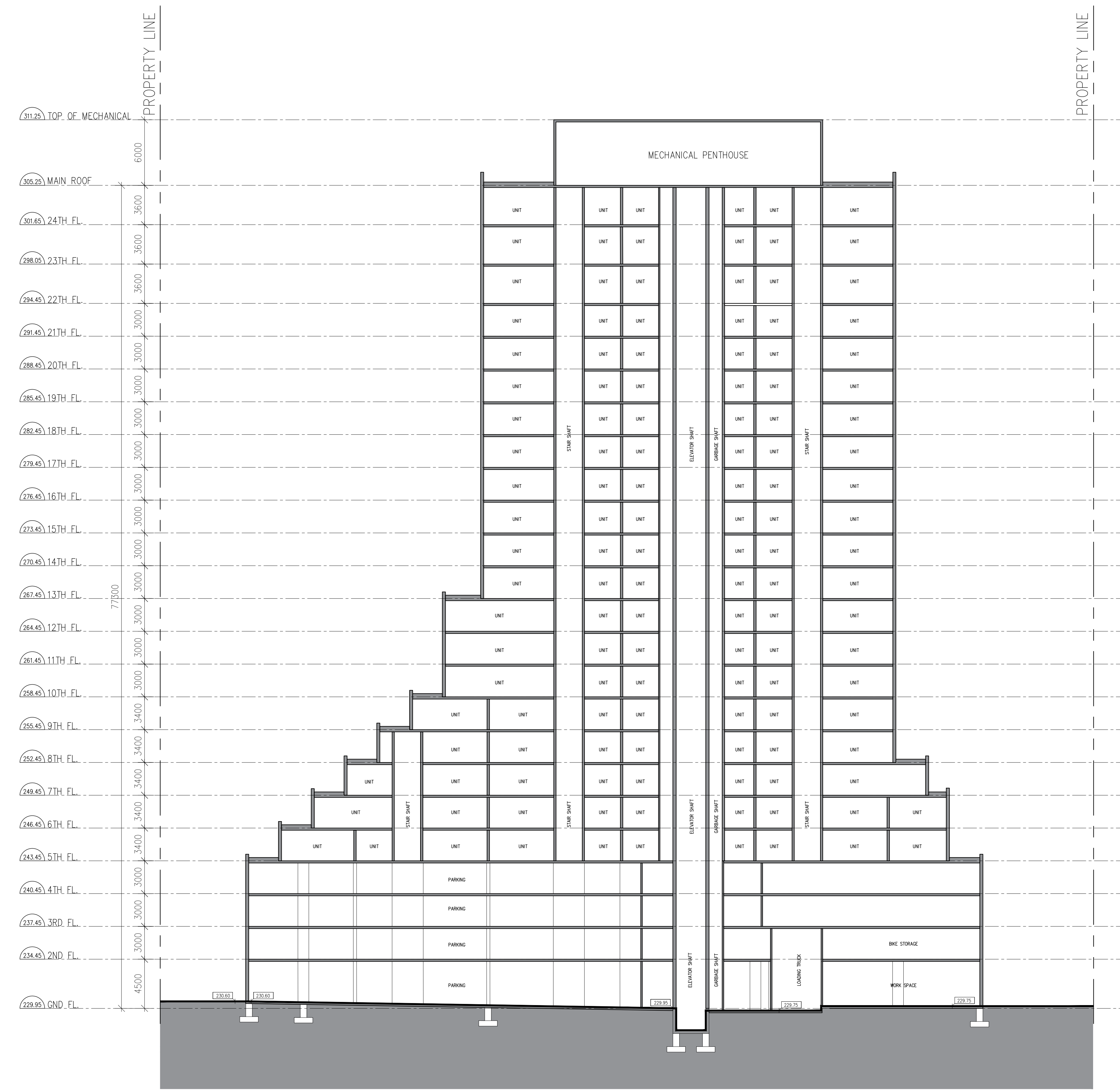
section 2

2020  
1:200  
20-50  
mz - id

date:  
scale:  
project:  
drawn by:

drawing number:

A502





Aerial View Looking North



View Looking South East

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notes:

revisions:

1 ZBA submission  
submissions:

architectural team :  
mark zwicker  
ihab daakour

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IPS Consulting Inc.  
447 Welton Road Unit 14, Barrie, ON, Canada  
landscape:  
Studio T&A  
20 Church St. Suite 102, Toronto, ON, M5E 1B1, Canada  
traffic:  
GND Ltd.  
675 Welton Drive, Unit 1, Mississauga, ON, L4X 1S4  
site services:  
Tatham Engineering  
41 King Street East, Suite 204, Toronto, ON, M5X 1C5  
structural:  
Jablonsky, AS and Partners International  
4815 Concession Road, Toronto, ON, M3J 1P7

project:  
17 Jacobs Terrace  
barrie, ontario

renderings

2020  
NTS  
20-50  
mz - id

date:  
scale:  
project:  
drawn by:

drawing number:

A701