

TYPHON GROUP LTD.



SITE PLAN APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT

272 INNISFIL ST, BARRIE, ON



CLIENT
TYPHON GROUP LTD.

ARCHITECT
SRN ARCHITECTS INC.
8395 JANE STREET,
SUITE 202
VAUGHAN, ON L4K 5Y2
T. 905.417.5515
F. 905.417.5517
E. info@srnarchitects.com

ENGINEERING - MECH & ELEC
**DESIGN WORKS
ENGINEERING**
2345 1 ADELAIDE ST E,
TORONTO, ON M5C 2V9
T. 647-660-7117
E. info@designworkseng.com

ENGINEERING - STRUCTURAL
HONEYCOMB GROUP
98 NORTHCOTE AVE,
TORONTO, ON M6J 3K3
E. info@honeycombgroupp.ca

ENGINEERING - CIVIL
**HUSSON ENGINEERING +
MANAGEMENT**
200 CACHET WOODS CT,
SUITE 204
MARKHAM, ON L6C 0Z8
T. 905-709-5825
E. general@hudson.ca

LANDSCAPE ARCHITECT
BAKER TUNER INC.
2010 WINSTON PARK DR,
SUITE 234
OAKVILLE, ON L6H 5R7
T. 289-291-7620
E. tba@bakerturner.com

ENGINEERING - TRANSPORTATION
TATHAM ENGINEERING
41 KING ST, UNIT 4
BARRIE, ON L4N 6B5
T. 705-733-9037
E. info@tathameng.com

ENGINEERING - WIND
THEAKSTON ENVIRONMENTAL
596 GLENGARRY CRES FERGUS,
ON N1M 3E2
T. 519-787-2910
E. spollock@theakston.com

ENGINEERING - WASTE MANAGEMENT
DILLON CONSULTING INC.
800-235 YORKLAND BLVD.,
TORONTO, ON, M2J 4Y8
T. 416-229-4646
E. info@dillon.ca

ENGINEERING - HYDROGEOLOGICAL
CAMBIUM INC.
135 BAYFIELD ST, SUITE 102
BARRIE, ON L4M 3B3
T. 705-719-0700
E. webinfo@cambium-inc.com

ENVIRONMENTAL NOISE & VIBRATION STUDY
J.E. COULTER & ASSOCIATES LIMITED
1210 SHEPPARD AVE E
SUITE 211
TORONTO, ON
M2K 1E3
T. 416-502-8598

ENERGY CONSERVATION REPORT
EQ BUILDING PERFORMANCE INC.
20 FLORAL PKWY
CONCORD, ON
L4K 4R1
T. 416-645-1186
E. info@eqbuilding.com

ENGINEERING - GEOTECHNICAL
CAMBIUM INC.
135 BAYFIELD ST, SUITE 102
BARRIE, ON L4M 3B3
T. 705-719-0700
E. webinfo@cambium-inc.com

ARCHITECTURAL DRAWING LIST		
	SHEET TITLE	APR 29TH, 2022
A000	COVER SHEET	
A100	DWG LIST, CONTEXT PLAN, PROJECT STATS - OBC & ZONING MATRIX	
A102	PROJECT SURVEY	
A103	SITE PLAN	
A300	LEVEL 1 FLOOR PLAN	
A301	LEVEL 2 FLOOR PLAN	
A302	LEVEL 3 TO 4 FLOOR PLAN	
A303	LEVEL 5 FLOOR PLAN	
A304	LEVEL 6 FLOOR PLAN	
A305	LEVEL 7 TO 8 FLOOR PLAN	
A306	LEVEL 9 TO 10 FLOOR PLAN	
A307	LEVEL 11 FLOOR PLAN	
A308	LEVEL 12 FLOOR PLAN	
A309	LEVEL 13 FLOOR PLAN	
A310	LEVEL 14 TO 17 FLOOR PLAN	
A311	LEVEL MPH FLOOR PLAN	
A400	NORTH ELEVATIONS	
A401	EAST ELEVATION	
A403	SOUTH ELEVATION	
A404	WEST ELEVATION	
A410	NORTH ELEVATION - ENLARGED	
A411	EAST ELEVATION - ENLARGED	
A500	SECTION 1	
A501	SECTION 2	
A600	SUN AND SHADOW STUDY - APRIL 21ST	
A602	SUN AND SHADOW STUDY - JUNE 21ST	
A603	SUN AND SHADOW STUDY - MARCH/SEPTEMBER 21ST	
A604	SUN AND SHADOW STUDY - DECEMBER 21ST	
A700	PERSPECTIVES 1	
A701	PERSPECTIVES 2	
A703	PERSPECTIVE 3	

PROJECT DRAWING LIST

6

A101

RESIDENTIAL DEVELOPMENT - 272 INNISFIL STREET																																																																																									
Barrie, Ontario																																																																																									
Project Statistics					Project No. S21028																																																																																				
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		5%	20%	30%	20%	17%																																																																																			
3.3	Density Units Per Hectare																																																																																								
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4.0	Amenity Area																																																																																								
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4.2.2	Total Balconies Area																																																																																								
		1,765	18,998																																																																																						
4.2.3	Total Terraces Area																																																																																								
		1,306	14,296																																																																																						
4.2.4	Total Patio Area																																																																																								
		305	3,283																																																																																						
4.2.5	Total Outdoor Amenity																																																																																								
		5,889	63,389																																																																																						
4.3	Total Proposed Amenity																																																																																								
	50 m. (Amt)	8,887	95,644																																																																																						
	27	333																																																																																							

PROJECT STATISTICS

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A101

5.0

Saleable Area

5.1

New Proposed Building Saleable Area

	Rooms	sq.m	sq.ft.	sq.ft.
LEVEL 1	1 x	936.00	936.00	10 075
LEVEL 2	1 x	1 081.00	1 081.00	11 636
LEVELS 3 to 4	2 x	1 226.00	2 452.00	26 393
LEVEL 5	1 x	2 155.00	2 155.00	23 231
LEVEL 6	1 x	2 245.00	2 245.00	24 165
LEVELS 7 to 8	2 x	2 130.00	4 260.00	45 854
LEVELS 9 to 10	2 x	1 970.00	3 940.00	42 410
LEVELS 11 to 12	2 x	1 337.00	2 674.00	28 783
LEVEL 13	1 x	446.00	446.00	4 801
LEVELS 14 to 17	4 x	640.00	2 560.00	27 555
Total Saleable			22,749.99	244,569

6.0

Vehicular Parking

6.1

Proposed Parking Spaces Rate

	Prop. Rate	units	Parking Spaces
Proposed Residential Parking Rate	1.00	x 333	333
Proposed Visitor Parking Rate	0.15	x 233	35
Total		1.15	368

6.2

Net Parking Spaces Provided

	Residential	Visitor	Parking Spaces
Level 1 (Visitors & Residence Parking)	12	50	62
Level 2	99	0	99
Level 3	96	0	96
Level 4	96	0	96
Total Net Parking Spaces Provided	323	50	373

6.3

Accessible Parking Provided

	Accessible
Level 1 (Visitors & Residence Parking)	4
Level 2	3
Level 3 - 4	6
Total Net Parking Spaces Provided	13

6.4

Proposed Parking Area

	Rooms	sq.m	sq.m.	sq.ft.
LEVEL 1	1 x	3 126.00	3 126.00	33 640
LEVEL 2	1 x	3 355.00	3 355.00	36 113
LEVELS 3 to 4	2 x	3 355.00	6 710.00	72 226
Total Parking Area			13,191.00	141,979

7.0

Bicycle Storage

7.1

Proposed Bicycle Storage

	ratio	units	Parking Spaces
Long Term Storage	0.71	x 333	235
Short Term Storage @ Mt 1	0.07	x 333	24
Total Proposed Parking Spaces	0.78		259

8.0

Lockers

8.1

Total proposed Lockers

	ratio	units	Parking Spaces
Lockers	0.39	x 333	131
Total Proposed Parking Spaces	0.39		131

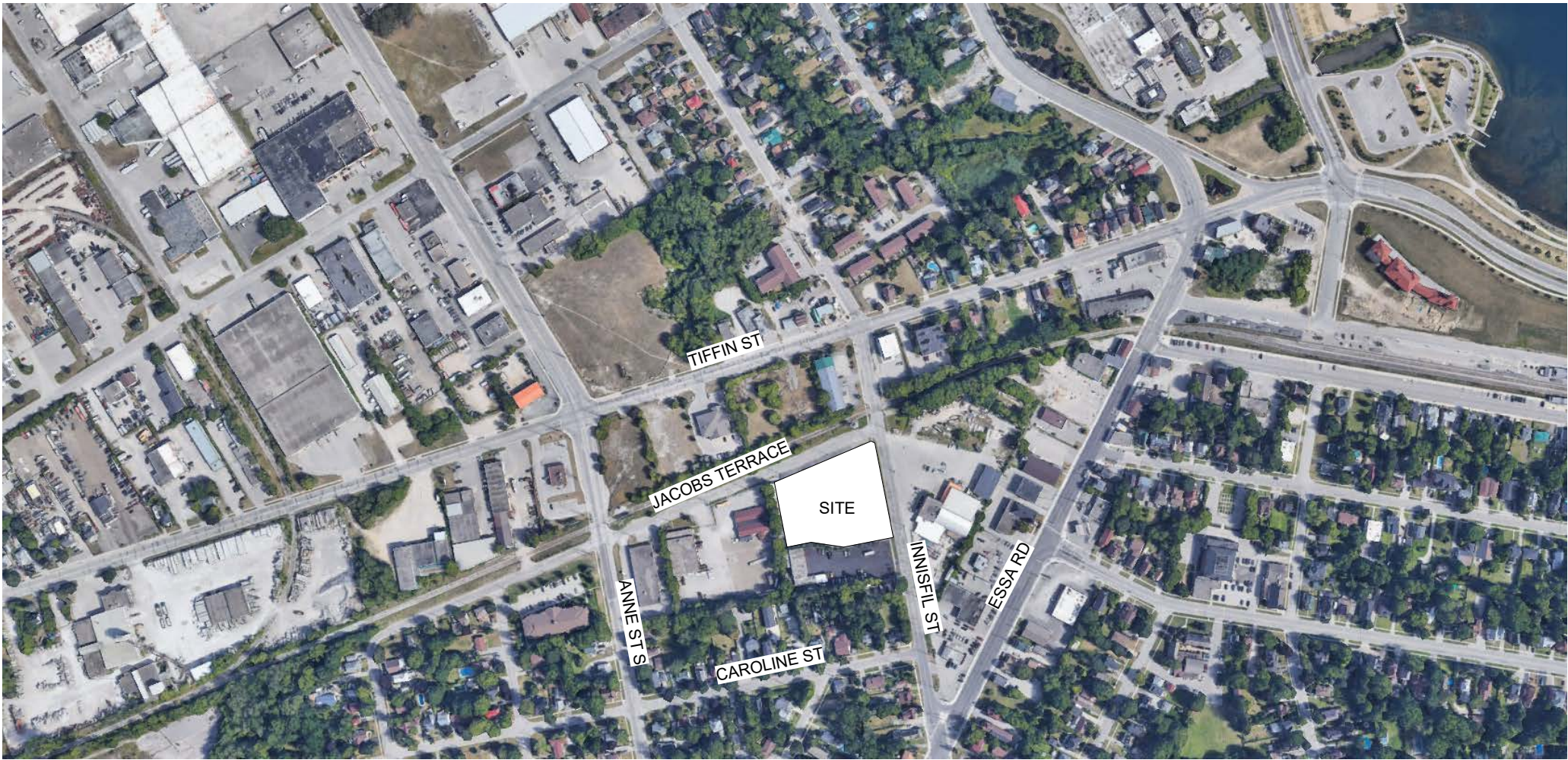
9.0

Lot Coverage

9.1

Proposed Building Coverage

	sq.m	sq.ft.
Proposed Building Coverage	5,044.00	54,336
Proposed Paver	767.00	8,256
Landscape Coverage	1,020.70	11,034
Site Area	8,844.70	73,674
		100%

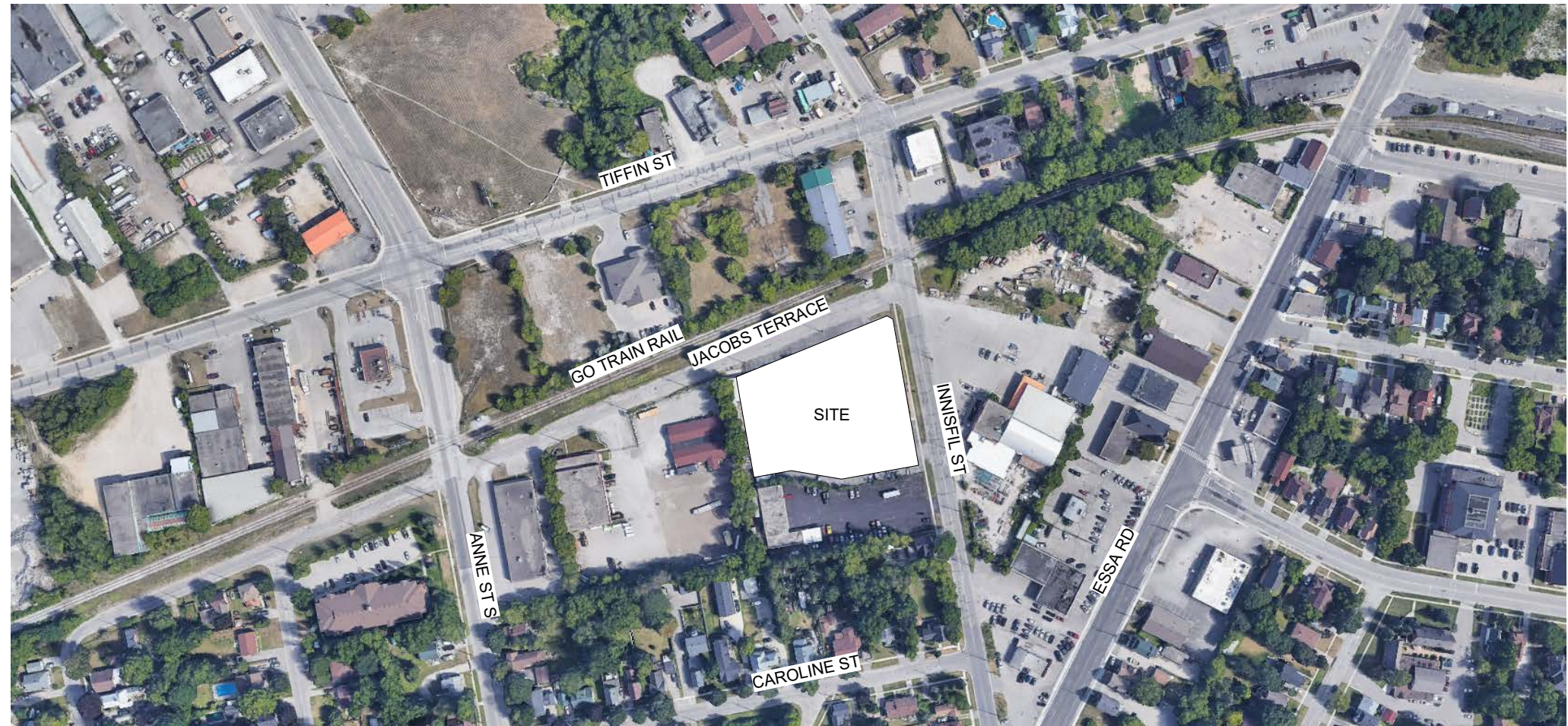


CONTEXT PLAN

3

NTS

A101



ENLARGED CONTEXT PLAN

4

NTS

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Standard	C2-2 (SP-595) (H-149) Zone Requisite	Provided
Lot Area (minimum)	N/A	6,844.70 m ²
Lot Frontage (minimum)	N/A	88 m
Front Yard (minimum)	N/A	5.0 m
Side Yard Adjacent Jacobs Terrace (minimum)	5.0 m	5.0 m
South Side Yard (minimum)	13.25 m	Provided where the height of the building increases
Rear Yard (minimum)	N/A	3.0 m
Lot Coverage (maximum)	N/A	74%
Gross Floor Area (maximum % of Lot Area)	400%	379%
Building Height (maximum)	10m within 5m of the front lot line and the lot flankage, 52 m beyond 5m of the front lot line and the lot flankage	0 m within 5 m of the front lot line and the lot flankage, 52.5 m beyond 5 m of the front lot line and the lot flankage
Continuous Landscaped Buffer Area along the side and rear lot lines (minimum)	3 m width	5 m along north side lot line and 3 m along south lot line and 3 m along rear lot line
Required Parking 1 space per unit (minimum)	333 spaces	383 spaces
Barrier Free Parking 1 space + 3% of Required Parking Spaces (minimum)	11 spaces	13 spaces

ZONING MATRIX

2

A101

OBC Matrix 2 - Site Plan Approval		
SRN ARCHITECTS INC. 8395 JANE ST. SUITE 202 VAUGHAN, ON, L4K 5Y2 PHONE: 905.417.5515 FAX: 905.417.5517		
Name of Project: RESIDENTIAL DEVELOPMENT		
Location: 272 Innisfil St. - Barrie - Ontario		
Item	The Ontario Building Code 2012 Containing the Building Code Act and O. Reg 332/12 in effect Jan 1, 2014 Data Matrix Part 3 High Rise Residential Buildings	OBC Reference
1	Project Description: RESIDENTIAL DEVELOPMENT	1.1.2
2	Major Occupancy(s): Group C - Residential occupancies	3.1.2.1.(1)
3	Subsidiary Occupancy(s): Group A2 - Assembly occupancies (Amenity Areas)	3.1.2.1.(1)
4	Building Area (m ²): Gross Area (m ²): 42,000 m ² Municipal GFA: 25,891 m ² Municipal Creditables: 2,911 m ² Parking Area: 13,198 m ²	1.4.1.2
6	Number of Storeys: Above grade: 17 Below grade: 0	1.4.1.2 & 3.2.1.1
7	Number of streets/Fire Fighter Access: 2	3.2.2.10 & 3.2.5
8	Building Classification: Group C - Residential occupancies	3.2.2.42
	Group F3 - Medium hazard industrial occupancies (Storage/Garage)	3.2.2.73

9	Proposed	Required	Not Required	Selected compartments	Basement	None	3.2.2.20-83
10	Standpipe required	Yes	3.2.9				
11	Fire Alarm required	Yes	3.2.4				
12	Water Service/Supply is Adequate	Yes	3.2.5.7				
13	High Building	Yes	3.2.6				
14	Construction Restrictions	Non-combustible required	3.2.2.20 - 83				
15	Barrier Free Design	Yes	3.8				
16	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. or Description (SG-2)				3.2.2.20 - 83 & 3.2.1.4
		Floors	Refer to A8 Schedule				
		Roof	Refer to A8 Schedule				
		Mezzanine	n/a	Refer to A8 Schedule			
		FRR of Supporting Members	Listed Design No. or Description (SG-2)				
		Floors	Refer to A8 Schedule				
		Roof	Refer to A8 Schedule				
		Mezzanine	n/a	Refer to A8 Schedule			
17	Interior Fire Separation Requirements	Fire-Resistance Rating	3.3				
	Exit stairs shafts	2 hours	3.4.4.1.(1)				
	Elevator shafts	1.5 hours	3.5.3.1.(1)				
	Firefighter's Elevator Shaft	2 hours	3.5.3.1.(1)				
	Garage Chute Shaft	2+ hours	3.6.3.3.(2)				
	Garage Chute Intake room	1 hours	3.6.3.3.(6)				
	Electrical Closet	1 hours	3.6.2.1.(6)				
	Electrical Closet with Life Safety Circuits/Equipment	2 hours					
	Emergency Generator Room	2 hours	3.2.7.8.(3)				
	Central Alarm & Control Facility	2 hours	3.2.7.8.(3)				
	Garage Level Elevator Lobby Vestibules (Measure 'N')	2 hours	3.2.8				
	Vertical Service Spaces	1.5 hours	3.5.3.1.(1)				
	Residential Public Corridor	1 hours	3.3.1.4.(1)				

OBC MATRIX

1

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Garage to any other occupancy (including storage room)	1.5 hours	3.3.5.6.(1)
Residential to assembly occupancy	1 hours	3.1.3.1.(1)
Garage Room	2+ hours	3.6.3.3.(9)
Service Room - No Fuel Fired Equipment	1 hours	3.6.2.1.(3)
Service Room - with Fuel Fired Equipment	2 hours	3.6.2.1.(1)
Storage Locker Room	1.5+ hours	3.3.4.3.(2)
Transformer Room	3 hours	3.6.2.8.(1)
Residential Suite-to-Suite	1 hours	3.3.4.2.(1)
Janitor Rooms	1 hours	3.3.1.20.(1)
Electrical Equipment Vault	3 hours	3.6.2.8.(1)
* without closures at outlet into discharge room (1 hour otherwise)		
** Sprinklered		
Spatial Separation		
Refer to elevation drawings for spatial separation requirements		
Construction of Exterior		3.2.3
Refer to A8 Schedule		
Barrier-free Design		3.8
In a Group C major occupancy apartment building, not less than 10% of all residential suites shall be provided with a barrier-free path of travel from the suite entrance door to, (a) the doorway to at least one bedroom at the same level, and (b) the doorway to at least one bathroom, (i) having an area not less than 4.5 m2 at the same level, and (ii) conforming to Sentence 9.6.3.3.(1).		3.8.2.1.(4)

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- BUILDING LEVEL 1 FFE = 229.50 GEODETIC ELEVATION
- BUILDING LEVEL 1 TOF = 229.45 GEODETIC ELEVATION

NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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SRN ARCHITECTS
8395 JANE ST., SUITE 202
VAUGHAN, ONTARIO, L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

STAMP:
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CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

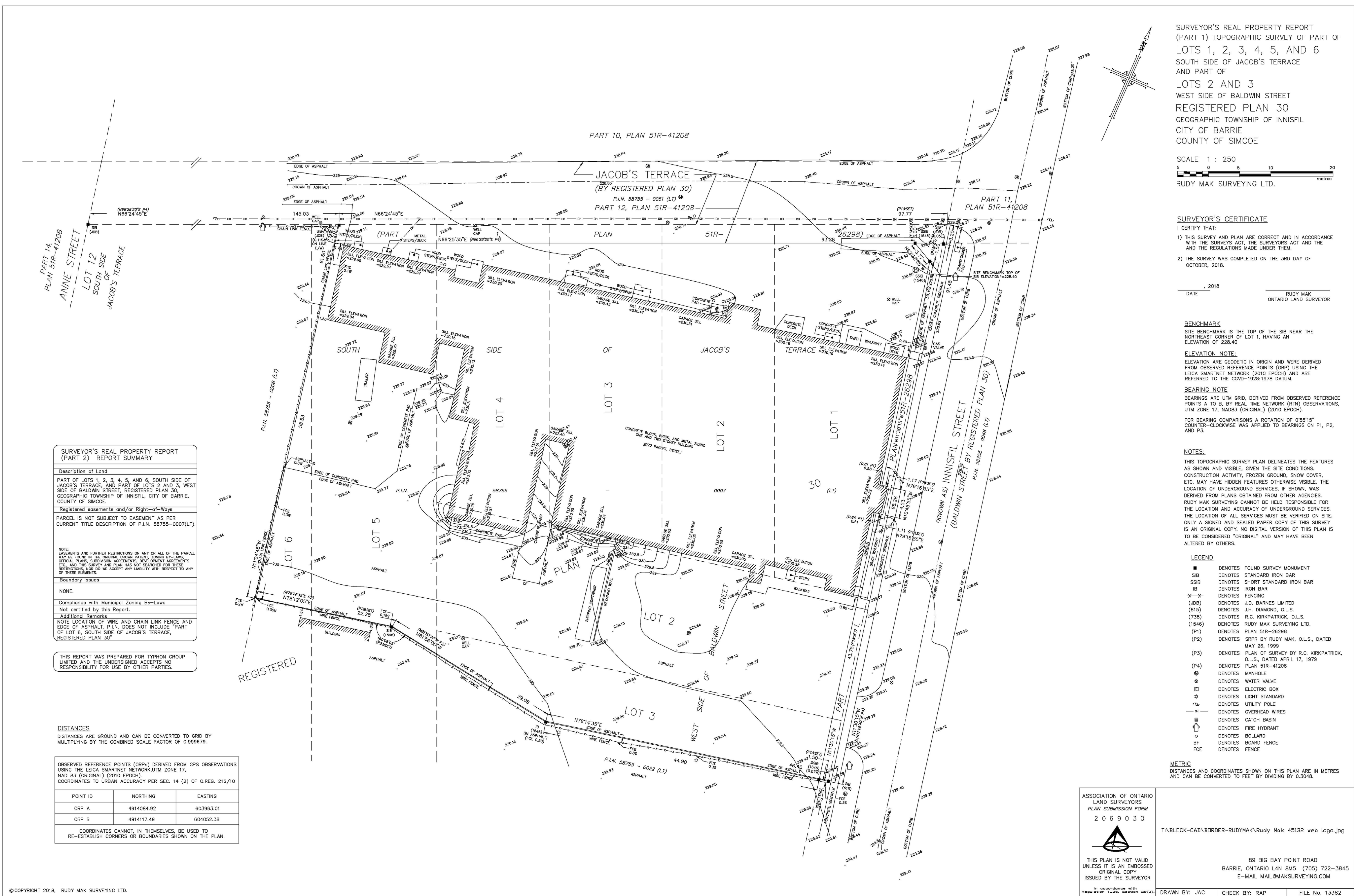
DWG LIST, CONTEXT PLAN,
PROJECT STATS - OBC &
ZONING MATRIX

DATE: April 29, 2022 SCALE: As indicated

DRAWN BY: AC/AL CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A101



SURVEYOR'S REAL PROPERTY REPORT
 (PART 1) TOPOGRAPHIC SURVEY OF PART
 LOTS 1, 2, 3, 4, 5, AND 6
 SOUTH SIDE OF JACOB'S TERRACE
 AND PART OF
 LOTS 2 AND 3
 WEST SIDE OF BALDWIN STREET
 REGISTERED PLAN 30
 GEOGRAPHIC TOWNSHIP OF INNISFIL
 CITY OF BARRIE
 COUNTY OF SIMCOE

SCALE 1 : 250
 RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE 3RD DAY OF OCTOBER, 2018.

DATE 2018 RUDY MAK
 ONTARIO LAND SURVEYOR

BENCHMARK

SITE BENCHMARK IS THE TOP OF THE SIB NEAR THE NORTHEAST CORNER OF LOT 1, HAVING AN ELEVATION OF 228.40

ELEVATION NOTE:

ELEVATION ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CVD-1928:1978 DATUM.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A TO B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL) (2010 EPOCH).
 FOR BEARING COMPARISONS A ROTATION OF 0°55'15" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, AND P3.

NOTES:

THIS TOPOGRAPHIC SURVEY PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS. CONSTRUCTION ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

LEGEND

- DENOTES FOUND SURVEY MONUMENT
 SIB DENOTES STANDARD IRON BAR
 SSIB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 X-X DENOTES FENCING
 (JOB) DENOTES J.D. BARNES LIMITED
 (B15) DENOTES J.H. DIAMOND, O.L.S.
 (738) DENOTES R.C. KIRKPATRICK, O.L.S.
 (1546) DENOTES RUDY MAK SURVEYING LTD.
 (P1) DENOTES PLAN 51R-28298
 (P2) DENOTES SRPR BY RUDY MAK, O.L.S., DATED MAY 26, 1999
 (P3) DENOTES PLAN OF SURVEY BY R.C. KIRKPATRICK, O.L.S., DATED APRIL 17, 1979
 (P4) DENOTES PLAN 51R-41208
 ⊗ DENOTES MANHOLE
 ⊕ DENOTES WATER VALVE
 □ DENOTES ELECTRIC BOX
 ☆ DENOTES LIGHT STANDARD
 ⚡ DENOTES UTILITY POLE
 —H— DENOTES OVERHEAD WIRES
 [] DENOTES CATCH BASIN
 [] DENOTES FIRE HYDRANT
 ○ DENOTES BOLLARD
 BF DENOTES BOARD FENCE
 FCE DENOTES FENCE

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NO.	DATE	REVISION	COMMENT
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 8395 JANE ST, SUITE 202
 VAUGHAN, ONTARIO. L4K 5Y2
 PHONE: 905.417.5515 FAX: 905.417.5517

STAMP:

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CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
 272 INNISFIL STREET
 BARRIE, ON, L4N 3G1

DRAWING TITLE:
PROJECT SURVEY

DATE: April 29, 2022 SCALE: 1 : 3

DRAWN BY: Author CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A102

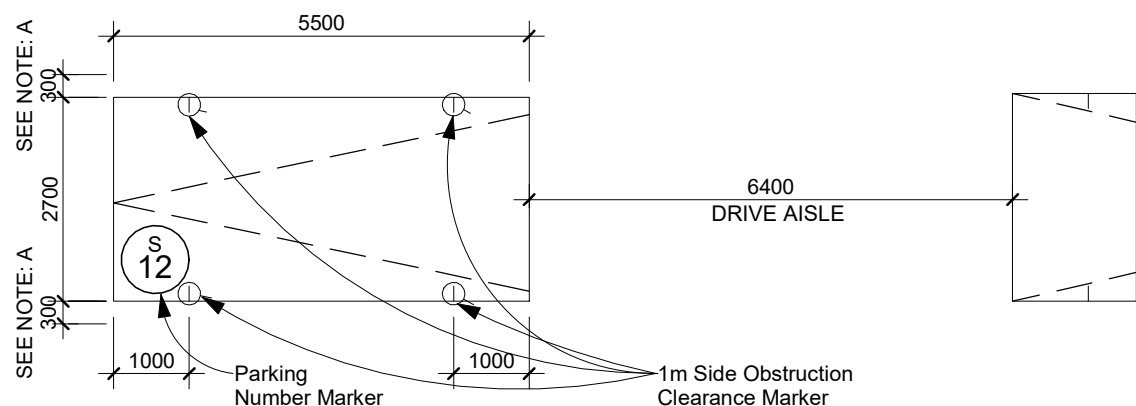
Scale: 1 : 200

1

A103

TYPICAL PARKING SPACE:

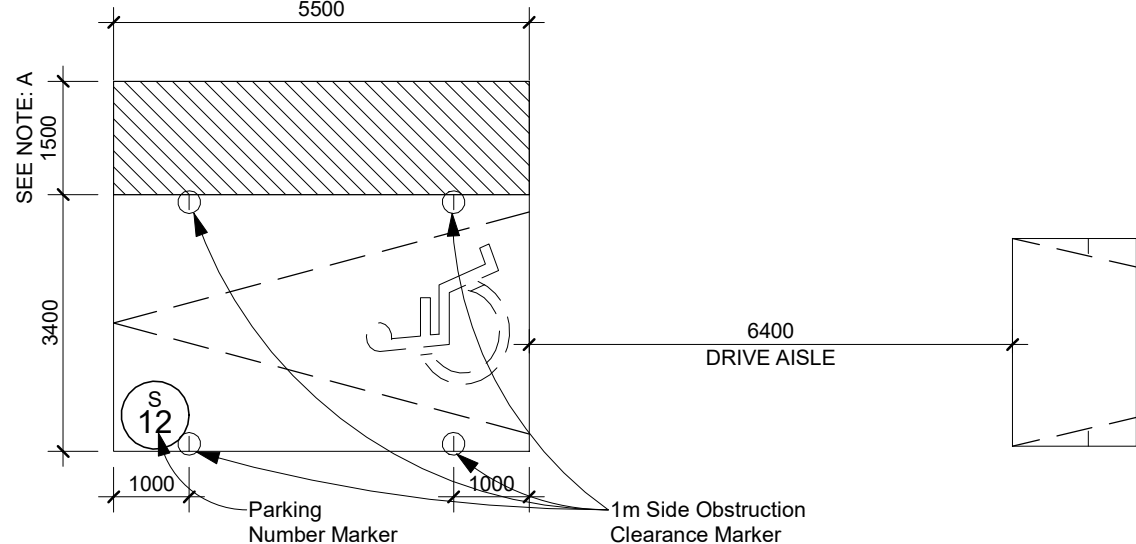
Drive Aisle @ 6.4m min.



NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH
WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

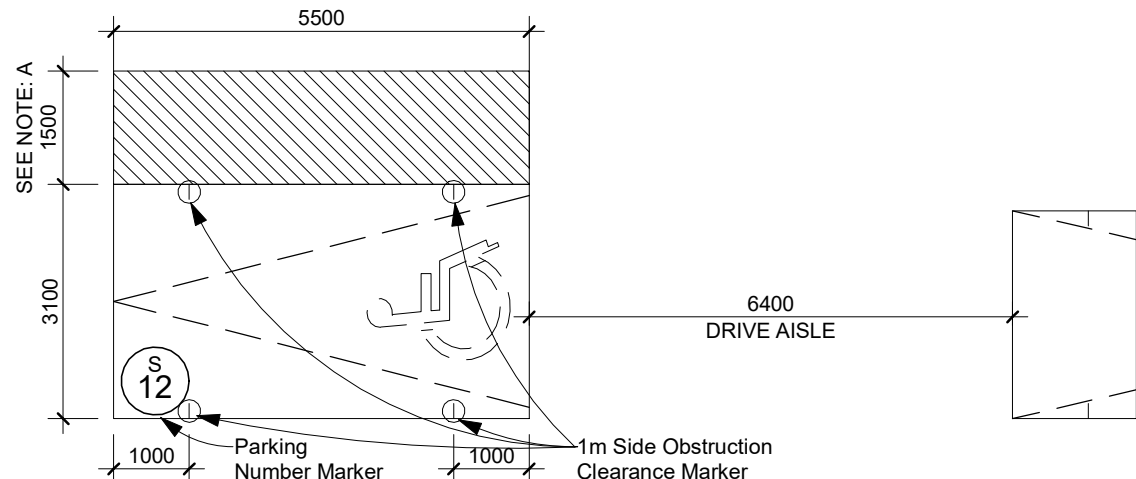
BARRIER-FREE PARKING SPACE TYPE A:

Drive Aisle @ 6.4m min.



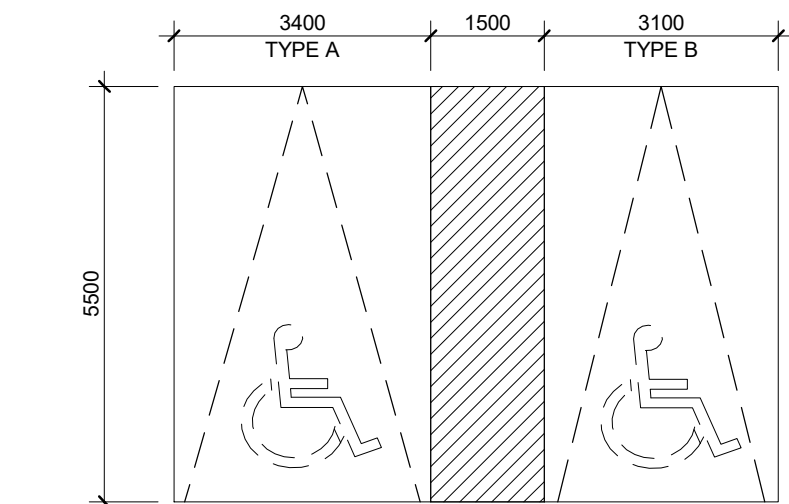
NOTE: A- PROVIDE AN ADDITIONAL 1500mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

BARRIER-FREE PARKING SPACE TYPE B



NOTE: A- PROVIDE AN ADDITIONAL 1500mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

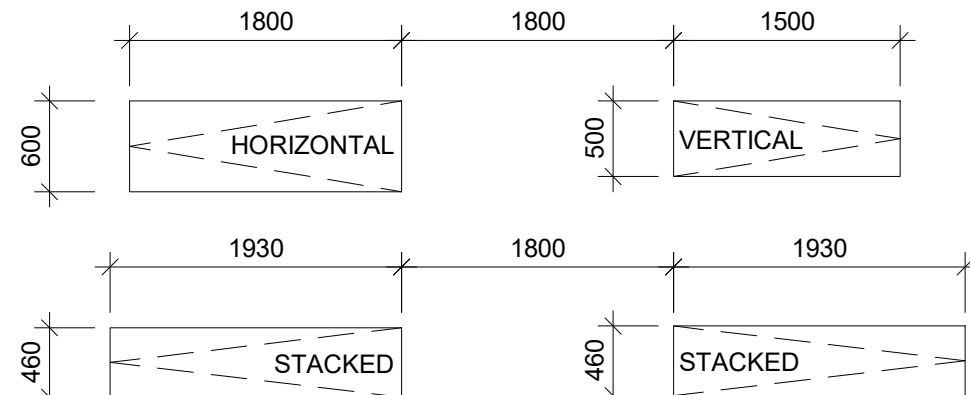
BARRIER-FREE PARKING SPACE TYPE A & B



NOTE: WHERE THE REQUIRED 1500mm ACCESS AISLE IS PROVIDED BETWEEN TWO BARRIER-FREE PARKING SPACES, THE AISLE WIDTH CAN BE SHARED.

TYPICAL BICYCLE PARKING SPACE:

WALKWAY:	MINIMUM 1800mm
VERTICAL PARKING SPACE:	1500mm (L) x 500mm (W)
HORIZONTAL PARKING SPACE:	1800mm (L) x 600mm (W)
STACKED PARKING SPACE:	1930mm (L) x 460mm (W)



KEY PLAN

Scale: 1 : 10000

2

A103

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BUILDING LEVEL 1 FFE = 229.50 GEODETIC
ELEVATION
BUILDING LEVEL 1 TOF = 229.45 GEODETIC
ELEVATION

DATE:	REVISION COMMENT:
Apr.29,2022	SPA SUBMISSION

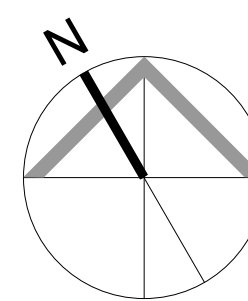
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VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

TAMP:



SRN ARCHITECTS INC. 201

CLIENT

TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT

272 INNISFIL STREET
BARRIE, ON, L4N 3G1

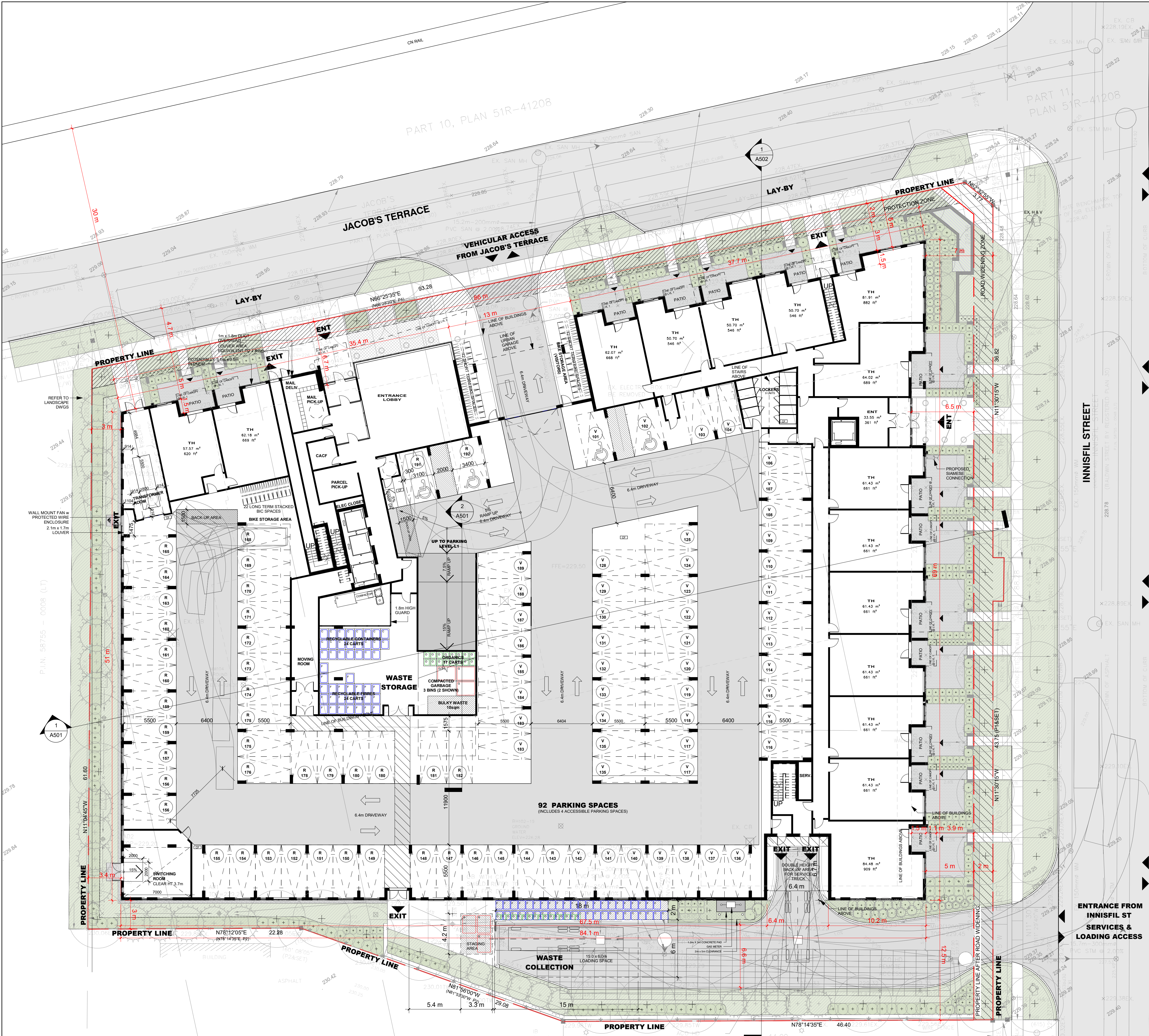
DRAWING TITLE: SITE PLAN

DATE: April 29, 2022	SCALE: As indicated
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DRAWN BY: AC/AL CHECKED BY: GR/EM

PROJECT NUMBER:	DRAWING NUMBER:
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S21028	A103
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LEVEL 1 - FLOOR PLAN

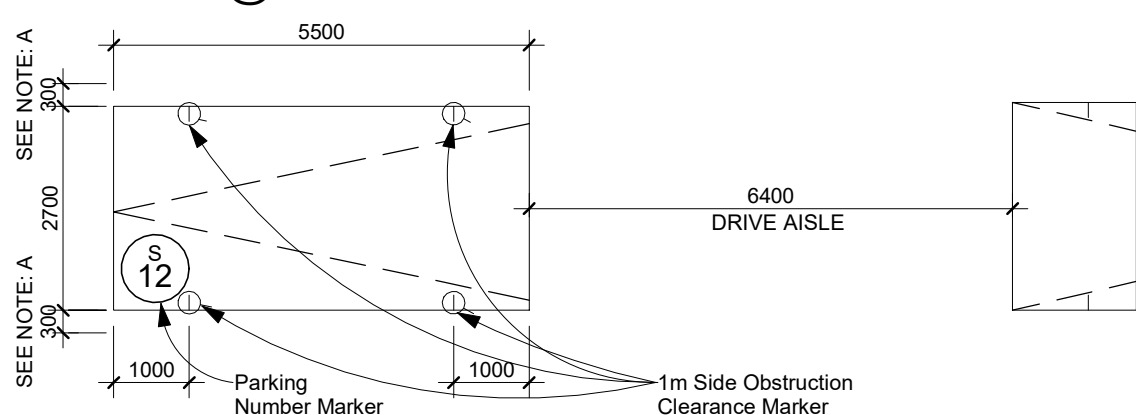
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Scale: 1 : 200

A300

TYPICAL PARKING SPACE:

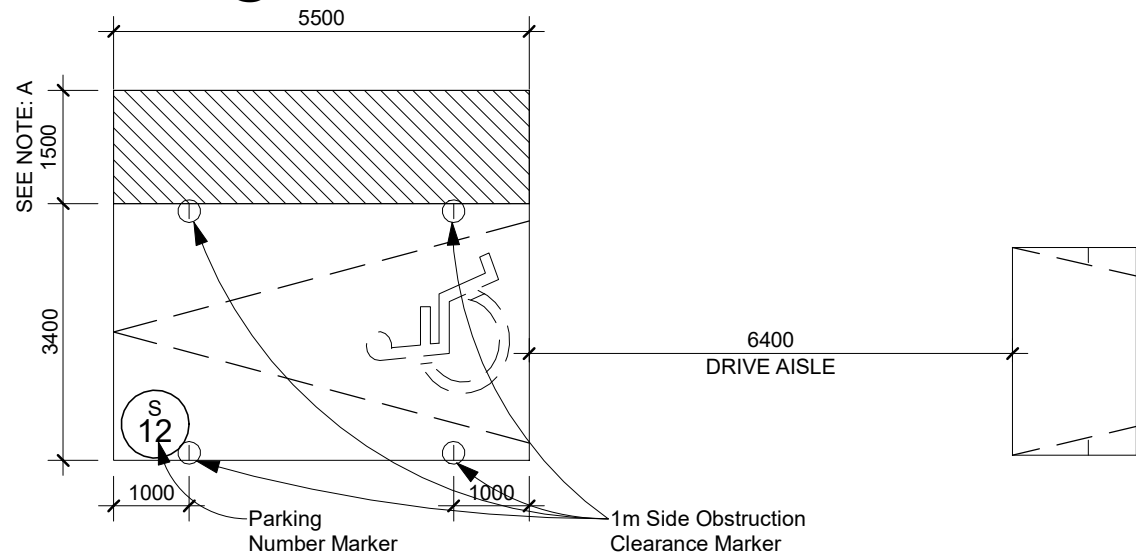
Drive Aisle @ 6.4m min.



NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

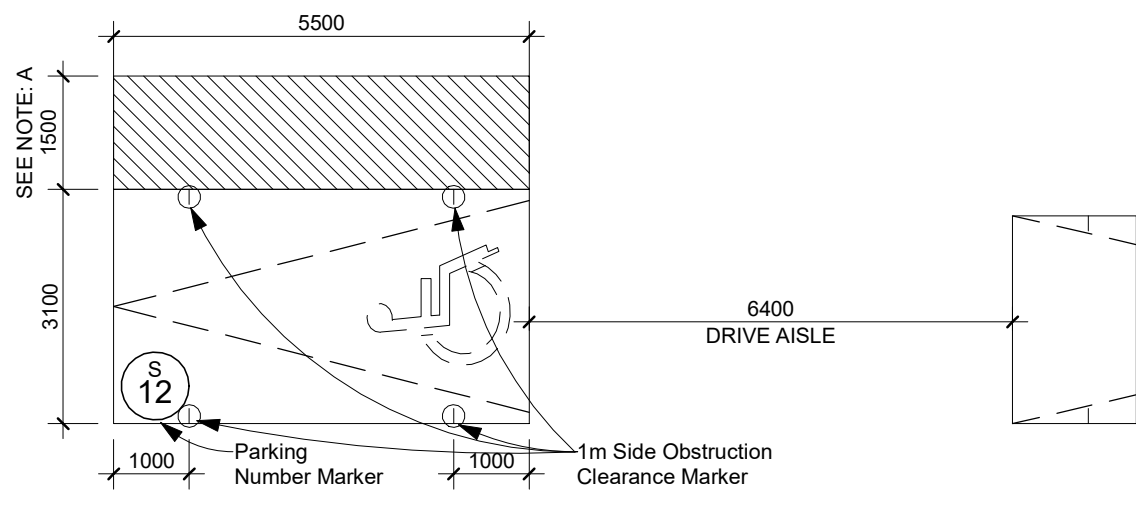
BARRIER-FREE PARKING SPACE TYPE A:

Drive Aisle @ 6.4m min.



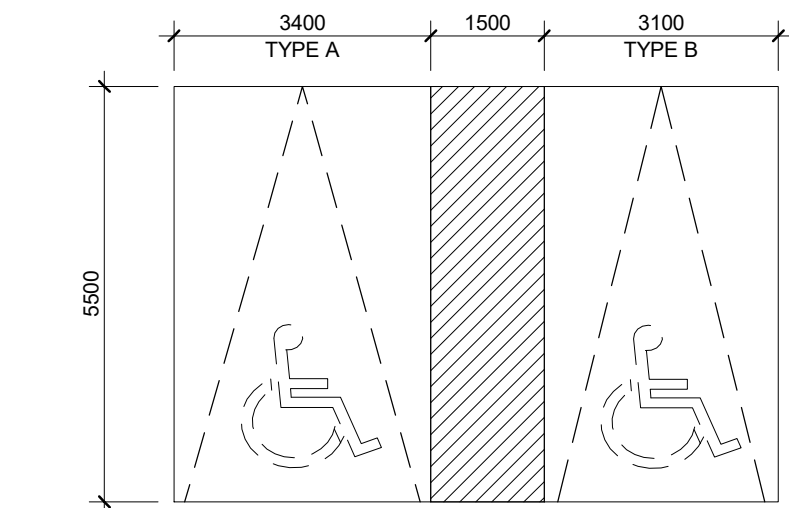
NOTE: A- PROVIDE AN ADDITIONAL 1500mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

BARRIER-FREE PARKING SPACE TYPE B:



NOTE: A- PROVIDE AN ADDITIONAL 1500mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

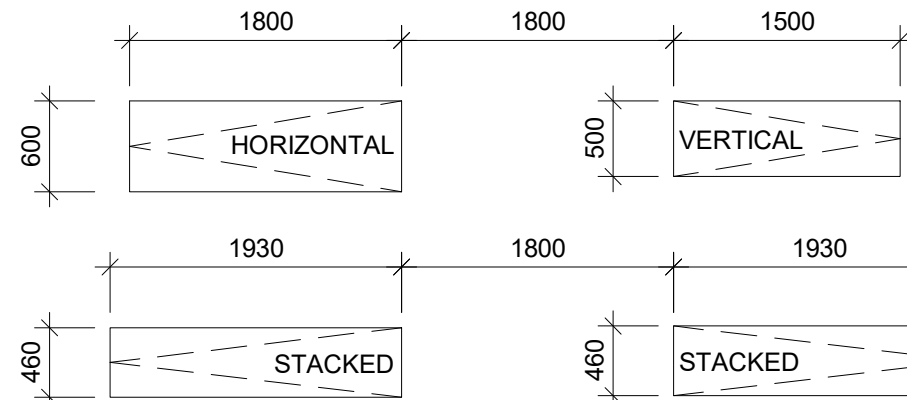
BARRIER-FREE PARKING SPACE TYPE A & B:



NOTE: WHERE THE REQUIRED 1500mm ACCESS AISLE IS PROVIDED BETWEEN TWO BARRIER-FREE PARKING SPACES, THE AISLE WIDTH CAN BE SHARED.

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STACKED PARKING SPACE: 1930mm (L) x 460mm (W)



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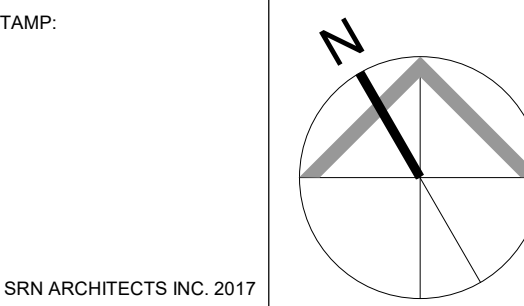


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STAMP:
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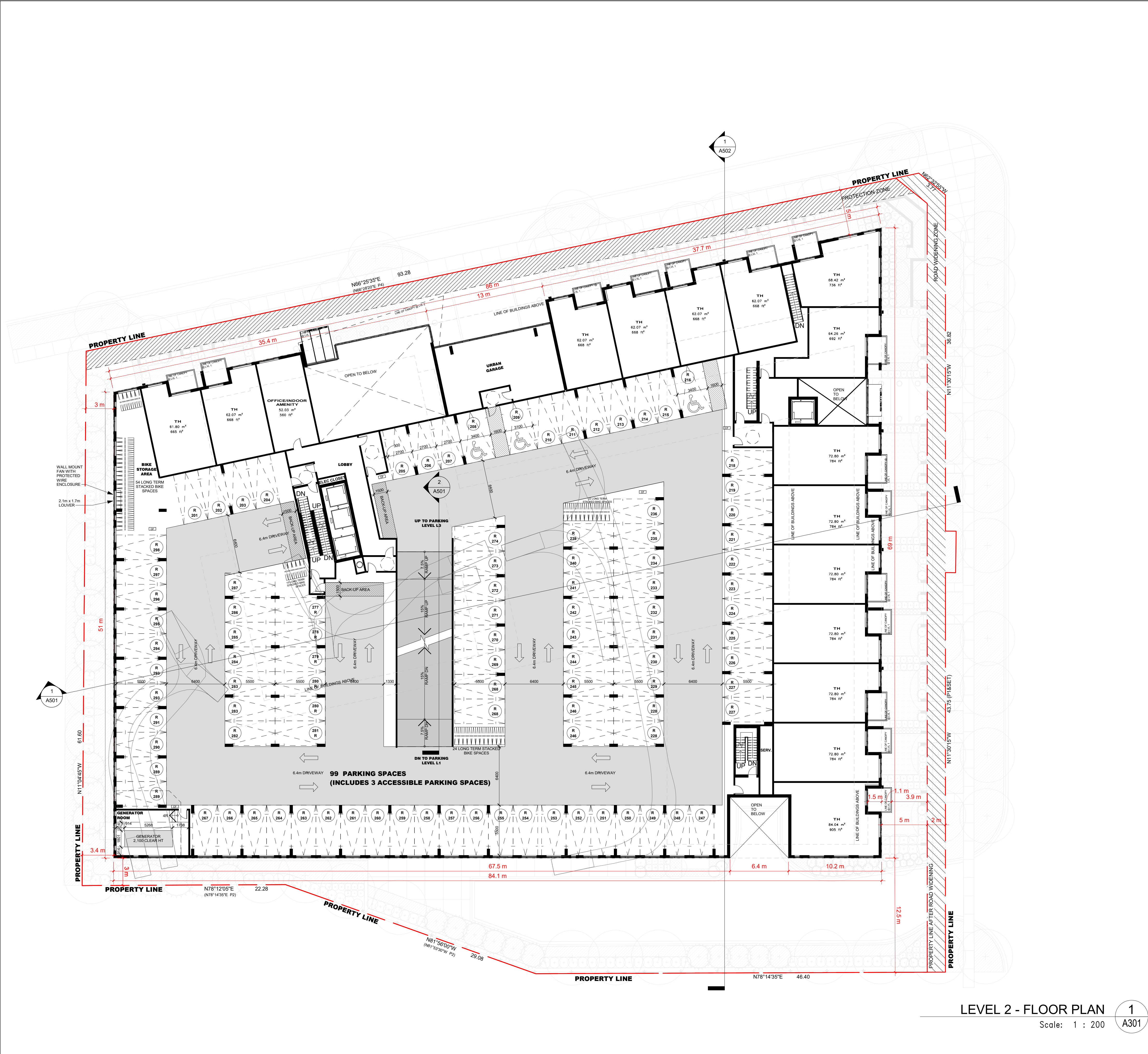
DRAWING TITLE:
LEVEL 1 FLOOR PLAN

DATE: April 29, 2022 SCALE: As indicated

DRAWN BY: AC/AL CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A300



LEVEL 2 - FLOOR PLAN

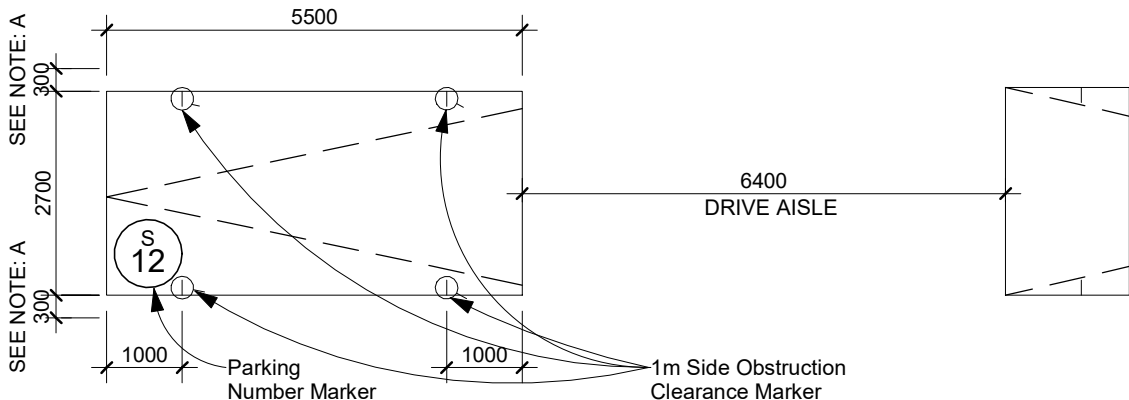
Scale: 1 : 200

1

A301

TYPICAL PARKING SPACE:

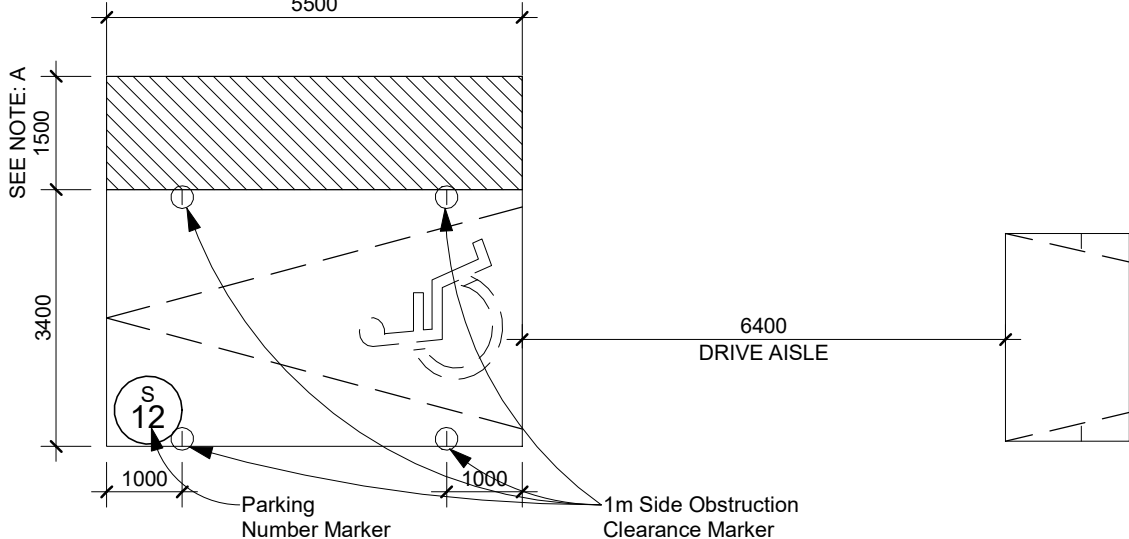
Drive Aisle @ 6.4m min.



NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

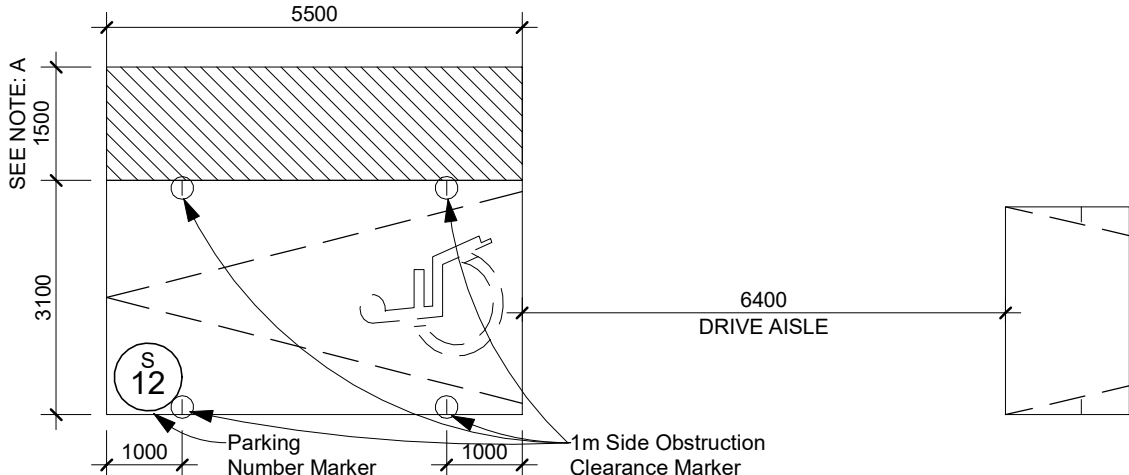
BARRIER-FREE PARKING SPACE TYPE A:

Drive Aisle @ 6.4m min.



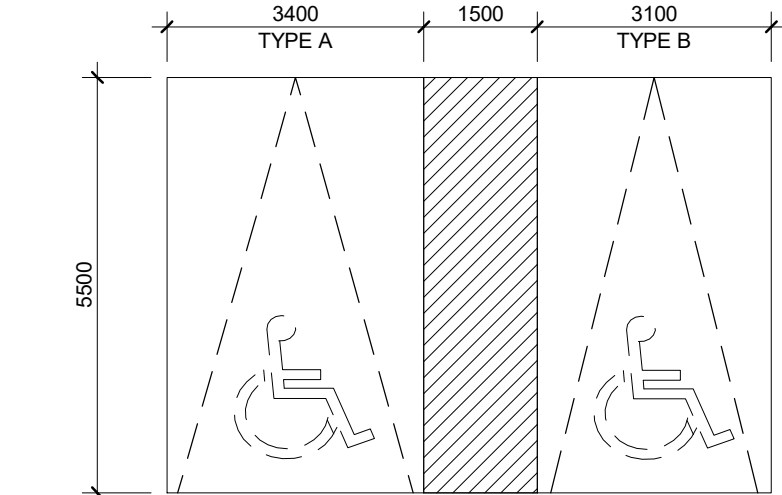
NOTE: A- PROVIDE AN ADDITIONAL 1500mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

BARRIER-FREE PARKING SPACE TYPE B:



NOTE: A- PROVIDE AN ADDITIONAL 1500mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

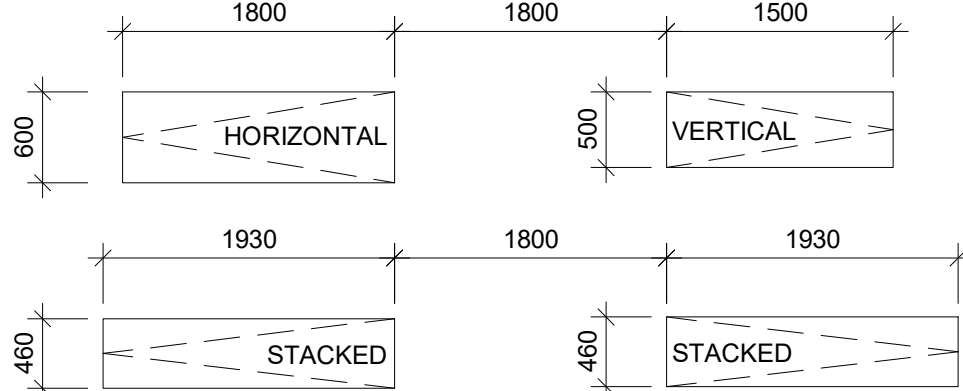
BARRIER-FREE PARKING SPACE TYPE A & B:



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PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

DATE: April 29, 2022 SCALE: As indicated

DRAWN BY: AC/AL CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A301



S21028	A302
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BUILDING LEVEL 1 FFE = 229.50 GEODETIC ELEVATION
BUILDING LEVEL 1 FTOF = 229.45 GEODETIC ELEVATION
ELEVATION

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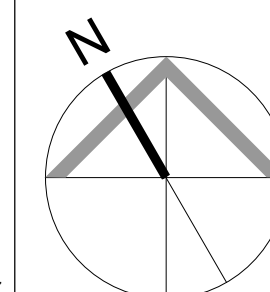
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8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

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CLIENT

TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT

272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:

LEVEL 5 FLOOR PLAN

DATE: April 29, 2022	SCALE: 1 : 200
DRAWN BY: AC/AL	CHECKED BY: GR/EM
PROJECT NUMBER:	DRAWING NUMBER:

S21028	A303
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LEVEL 5 - FLOOR PLAN

A303



LEVEL 6 - FLOOR PLAN
Scale: 1 : 200

1
A304

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• BUILDING LEVEL 1 TOP = 229.45 GEODETIC ELEVATION

NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
LEVEL 6 FLOOR PLAN

DATE: April 29, 2022	SCALE: 1 : 200
DRAWN BY: AC/AL	CHECKED BY: GR/EM
PROJECT NUMBER: S21028	DRAWING NUMBER: A304



LEVEL 7 TO 8 - FLOOR PLAN
Scale: 1 : 200

1
A305

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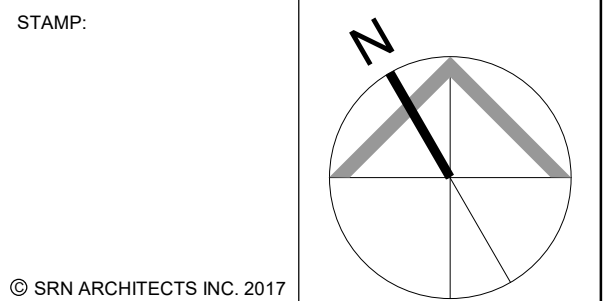


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NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
LEVEL 7 TO 8 FLOOR PLAN

DATE: April 29, 2022 SCALE: 1 : 200

DRAWN BY: AC/AL CHECKED BY: GR/EM

PROJECT NUMBER: S21028 DRAWING NUMBER: A305

ONTARIO ASSOCIATION
OF
ARCHITECTS
GREGORY PATRICK RASPIN
LICENCE
6696
APRIL 27, 2011

[illegible]

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VAUGHAN, ONTARIO, L4K 5Y2
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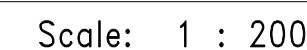
TYPHON GROUP LTD.

DRAWING TITLE:

LEVEL 9 TO 10 FLOOR PLAN

PROJECT NUMBER:	DRAWING NUMBER:
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S21028	A306
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- BUILDING LEVEL 1 TOF = 229.45 GEODETIC ELEVATION

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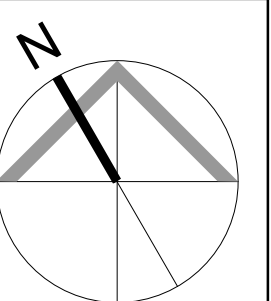
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PROJECT:
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272 INNISFIL STREET
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DRAWING TITLE:

LEVEL 11 FLOOR PLAN

DATE: April 29, 2022	SCALE: 1 : 200
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DRAWN BY: AC/AL	CHECKED BY: GR/EM
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PROJECT NUMBER:	DRAWING NUMBER:
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S21028	A307
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LEVEL 11 - FLOOR PLAN

Scale: 1 : 200

1

A307

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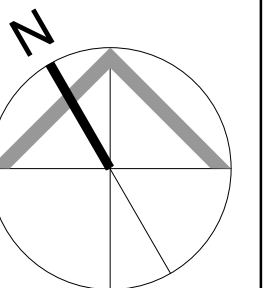
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DRAWING TITLE:

LEVEL 12 FLOOR PLAN

DATE: April 29, 2022	SCALE: 1 : 200
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DRAWN BY: AC/AL	CHECKED BY: GR/EM
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PROJECT NUMBER:	DRAWING NUMBER:
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S21028	A308
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LEVEL 12 - FLOOR PLAN

Scale: 1 : 200

1
A308

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- BUILDING LEVEL 1 TOF = 229.45 GEODETIC ELEVATION

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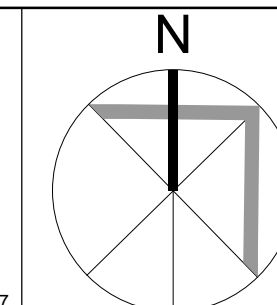
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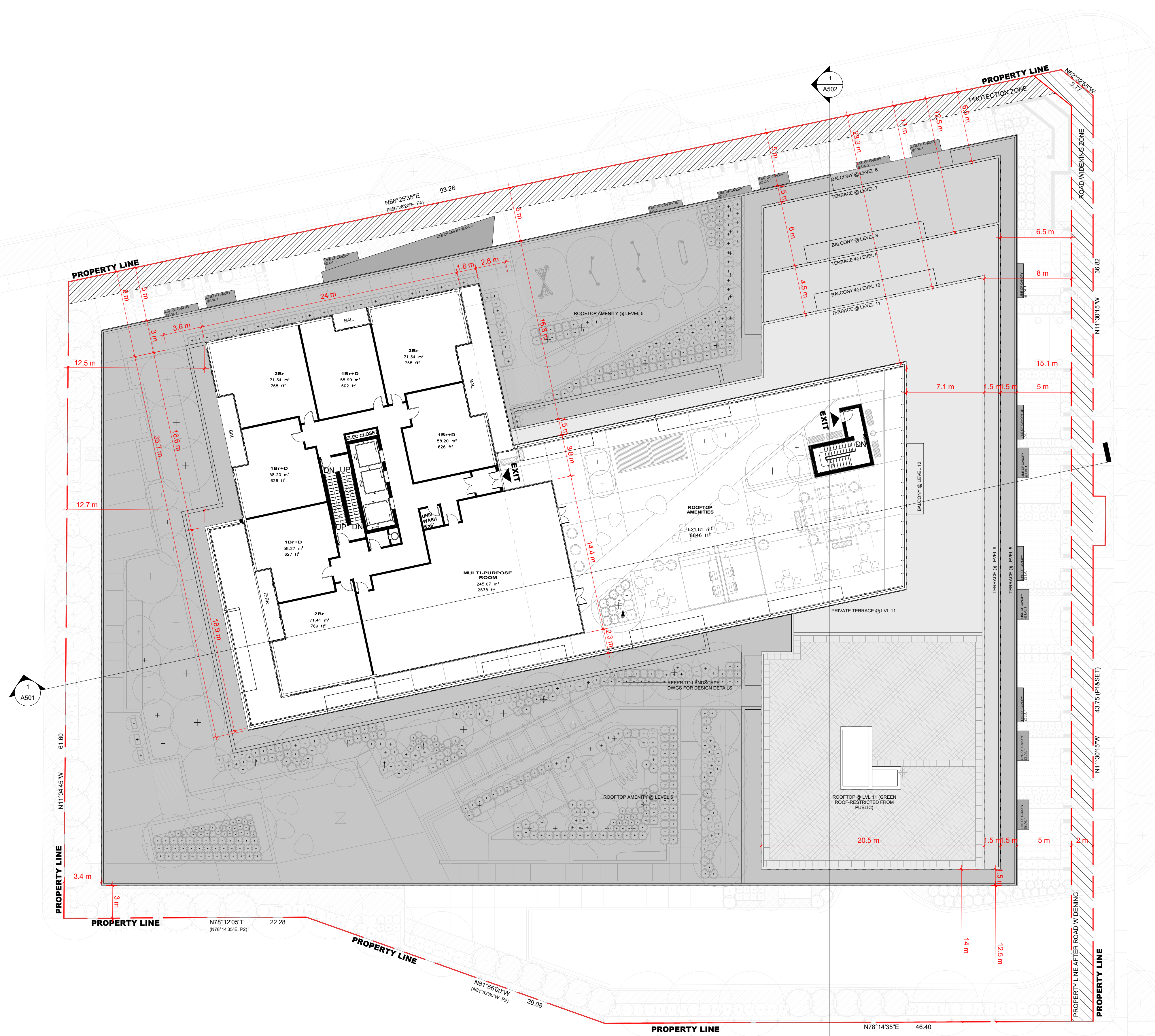
LEVEL 13 FLOOR PLAN

DATE: April 29, 2022	SCALE: 1 : 200
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DRAWN BY: AC/AL	CHECKED BY: GR/EM
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PROJECT NUMBER:	DRAWING NUMBER:
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S21028	A309
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LEVEL 13 - FLOOR PLAN

Scale: 1 : 200



A309

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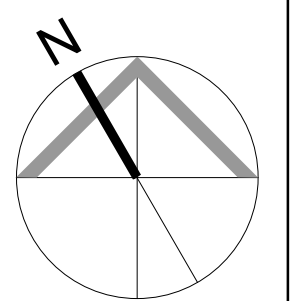
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CLIENT:

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PROJECT:
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272 INNISFIL STREET
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DRAWING TITLE:

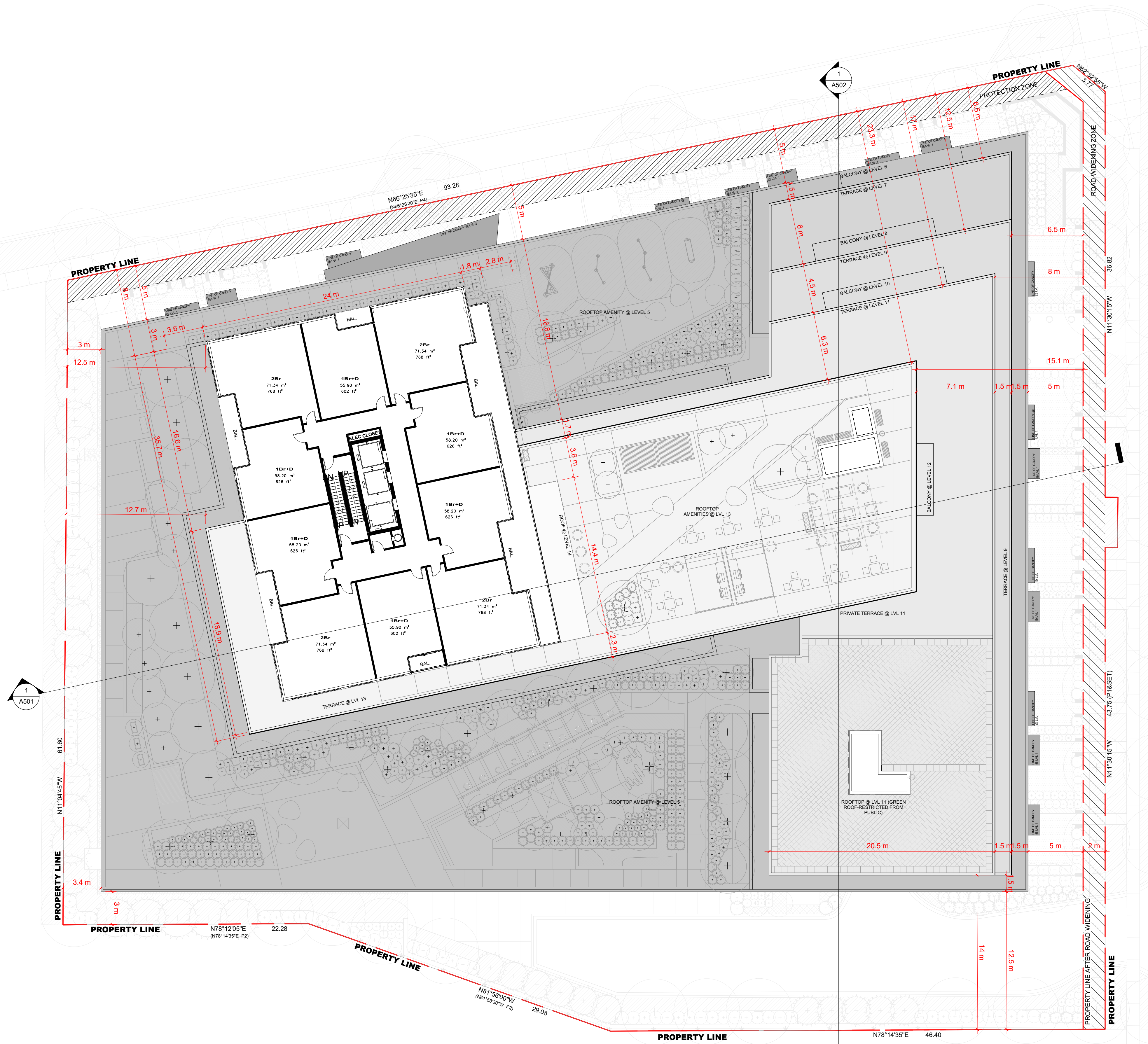
LEVEL 14 TO 17 FLOOR PLAN

DATE: April 29, 2022	SCALE: 1 : 200
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DRAWN BY: AC/AL	CHECKED BY: GR/EM
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PROJECT NUMBER:	DRAWING NUMBER:
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S21028	A310
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LEVEL 14 TO 17 - FLOOR PLAN

Scale: 1 : 200

1
A310

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NO:	DATE:	REVISION COMMENT:
1	Apr.29,2022	SPA SUBMISSION

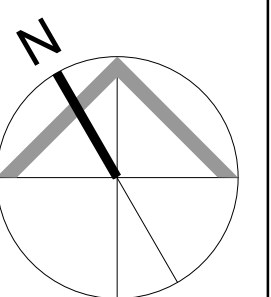
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CLIENT:

TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT

272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:

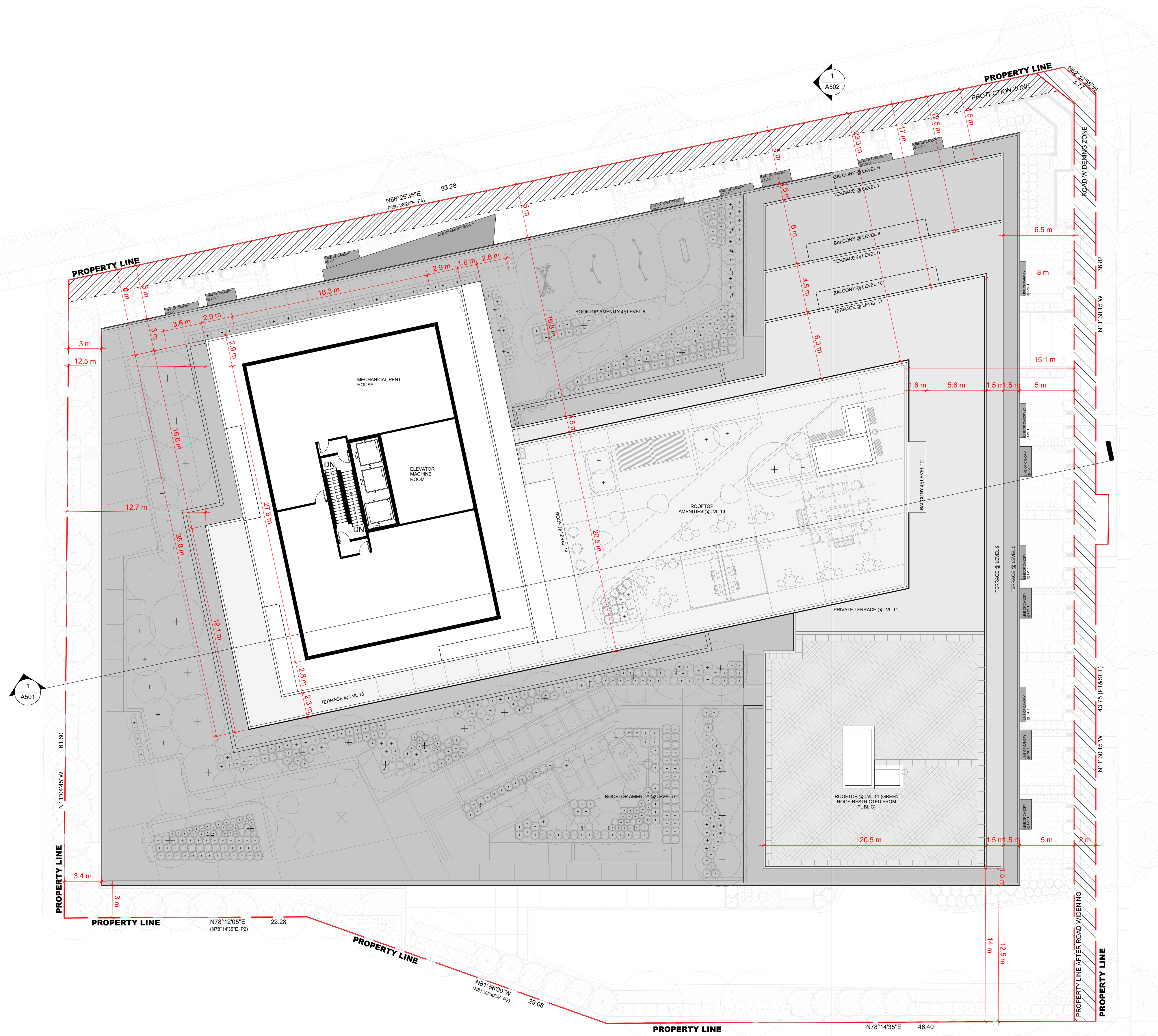
LEVEL MPH FLOOR PLAN

DATE: April 29, 2022	SCALE: 1 : 200
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DRAWN BY: AC/AL	CHECKED BY: GR/EM
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PROJECT NUMBER:	DRAWING NUMBER:
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S21028	A311
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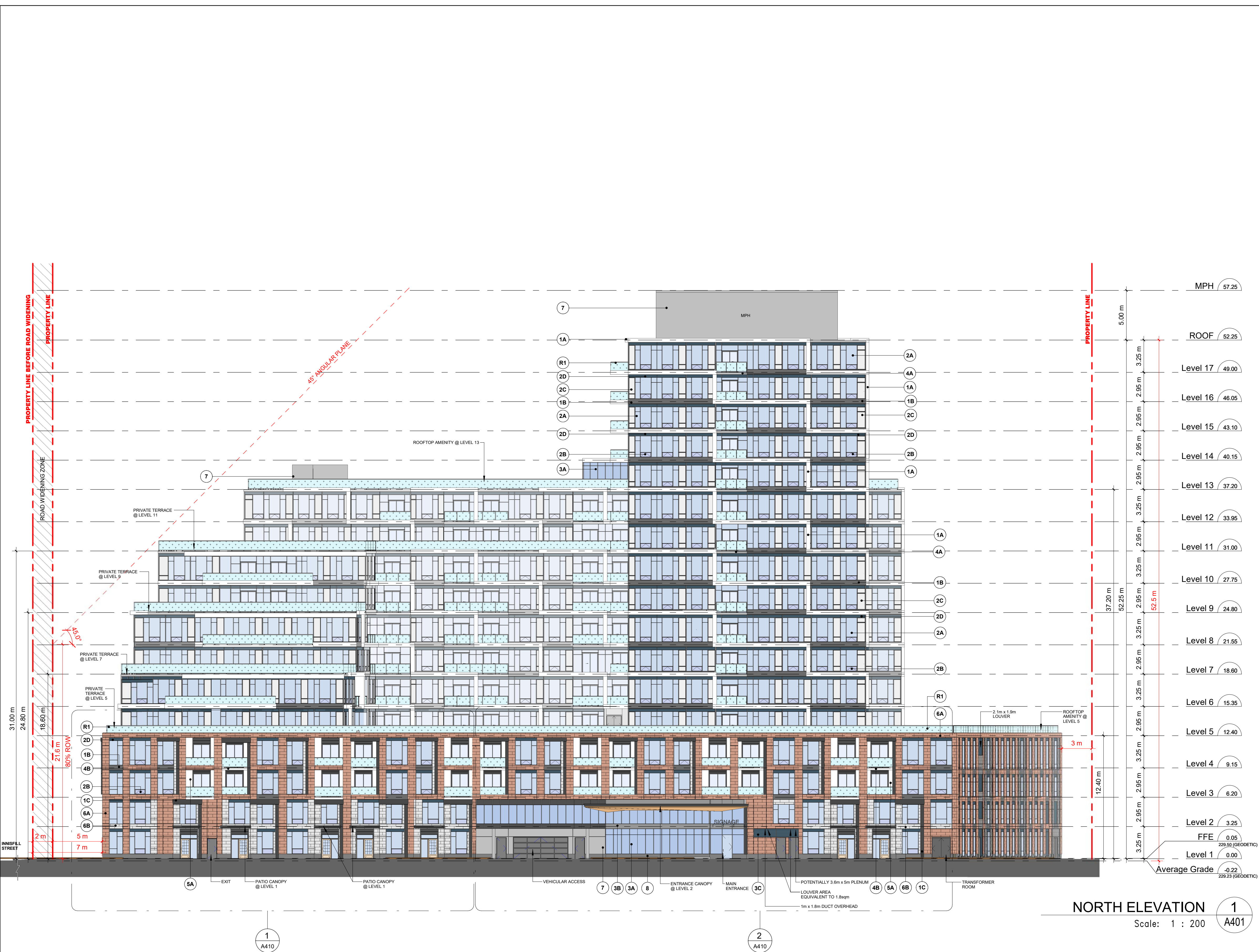


LEVEL MPH - FLOOR PLAN

Scale: 1 : 200

1

A311



EXTERIOR FINISH LEGEND

- 1A** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1B** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1C** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : CHARCOAL
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 2A** PREFINISHED WINDOW WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2B** PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2C** PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2D** PREFINISHED WINDOW WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
LOUVRES : TBD
- 3A** PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 3B** PREFINISHED CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
- 3C** PREFINISHED CURTAIN WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
METAL PANEL : TBD
- 4A** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 4B** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 5A** FIBER REINFORCED CEMENT PANELS - WHITE SMOOTH FINISH
COLOUR : WHITE
MANUFACTURER : TBD
STYLE : TBD
- 6A** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : RED
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6B** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : LIGHT GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6C** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 7** EIFS - STUCCO
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 8** ARCHITECTURE PRECAST CONCRETE WALL BASE
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- R1** BIRD FRIENDLY GLASS - BALCONY RAIL
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD

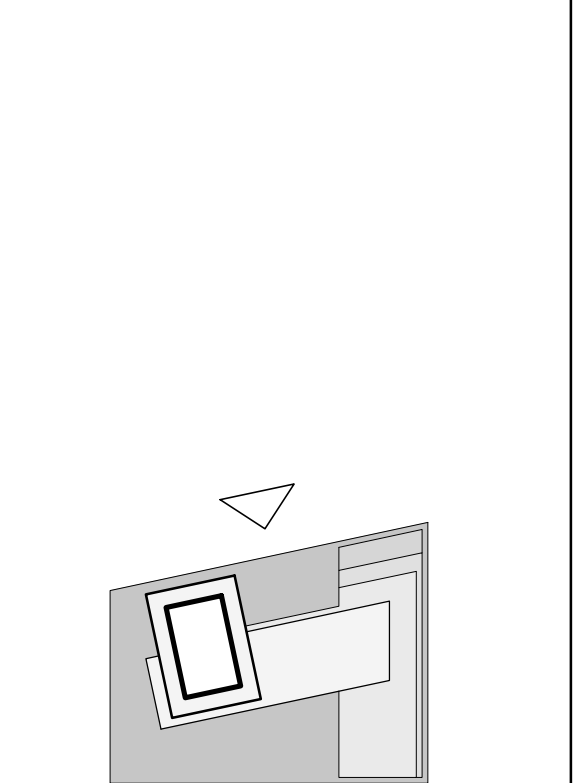
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- BUILDING LEVEL 1 FFE = 229.50 GEODETIC ELEVATION
- BUILDING LEVEL 1 TOP = 229.45 GEODETIC ELEVATION



NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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

SRN
ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

STAMP:

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CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
NORTH ELEVATIONS

DATE: April 29, 2022 SCALE: As indicated

DRAWN BY: AC/AL CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A401



EXTERIOR FINISH LEGEND

- 1A** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1B** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1C** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : CHARCOAL
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 2A** PREFINISHED WINDOW WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2B** PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2C** PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2D** PREFINISHED WINDOW WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
LOUVRES : TBD
- 3A** PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 3B** PREFINISHED CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
- 3C** PREFINISHED CURTAIN WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
METAL PANEL : TBD
- 4A** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 4B** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 5A** FIBER REINFORCED CEMENT PANELS - WHITE SMOOTH FINISH
COLOUR : WHITE
MANUFACTURER : TBD
STYLE : TBD
- 6A** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : TBD
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6B** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : LIGHT GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6C** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 7** EIFS - STUCCO
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 8** ARCHITECTURE PRECAST CONCRETE WALL BASE
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- R1** BIRD FRIENDLY GLASS - BALCONY RAIL
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD

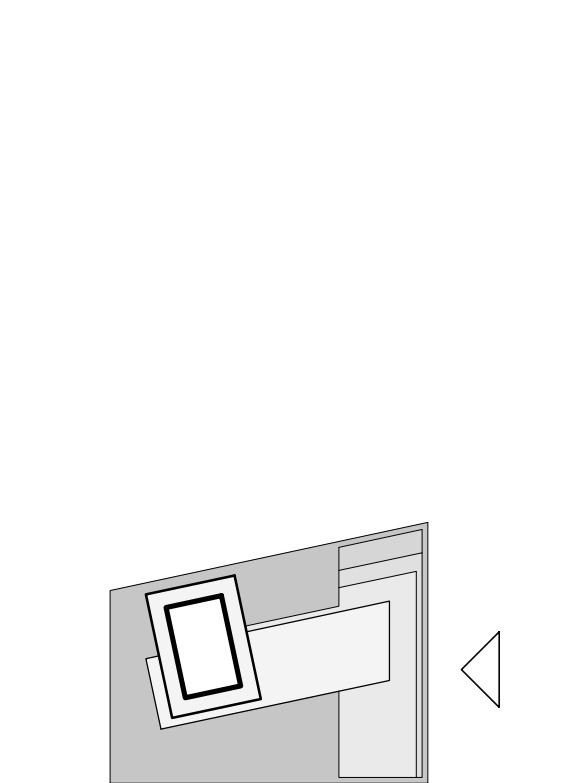
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- BUILDING LEVEL 1 FFE = 229.50 GEODETIC ELEVATION
- BUILDING LEVEL 1 TOP = 229.45 GEODETIC ELEVATION



NO.	DATE	REVISION	COMMENT
1	Apr. 29, 2022	SPA SUBMISSION	

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SRN
ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

STAMP:

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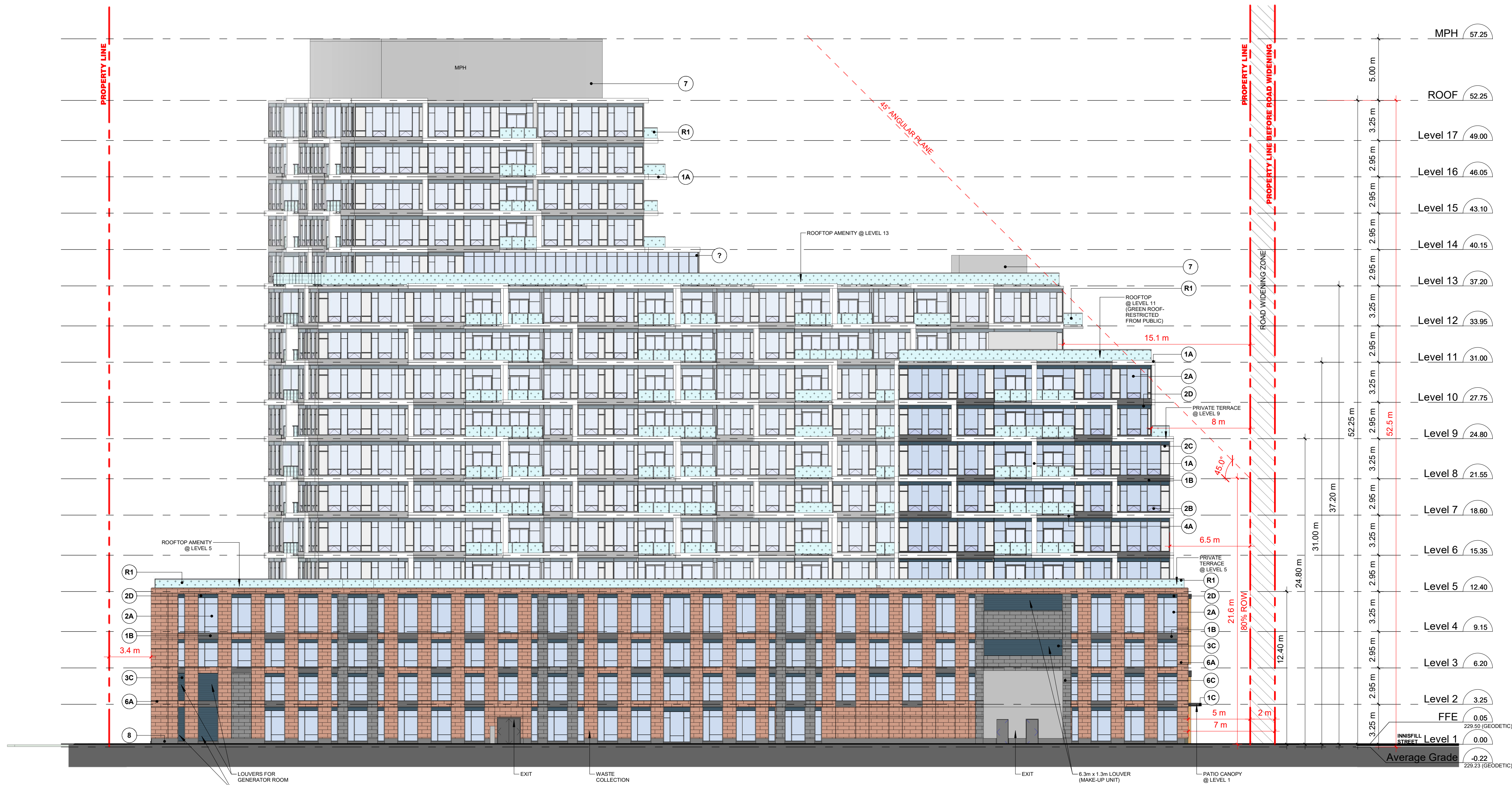
CLIENT:

TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
EAST ELEVATION

DATE: April 29, 2022	SCALE: As indicated
DRAWN BY: AC/AL	CHECKED BY: GR/EM
PROJECT NUMBER: S21028	DRAWING NUMBER: A402



EXTERIOR FINISH LEGEND

- 1A** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1B** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1C** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : CHARCOAL
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 2A** PREFINISHED WINDOW WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2B** PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2C** PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2D** PREFINISHED WINDOW WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
LOUVRES : TBD
- 3A** PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 3B** PREFINISHED CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
- 3C** PREFINISHED CURTAIN WALL - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
METAL PANEL : TBD
- 4A** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 4B** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 5A** FIBER REINFORCED CEMENT PANELS - WHITE SMOOTH FINISH
COLOUR : WHITE
MANUFACTURER : TBD
STYLE : TBD
- 6A** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : RED
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6B** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : LIGHT GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6C** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 7** EIFS - STUCCO
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 8** ARCHITECTURE PRECAST CONCRETE WALL BASE
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- R1** BIRD FRIENDLY GLASS - BALCONY RAIL
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD

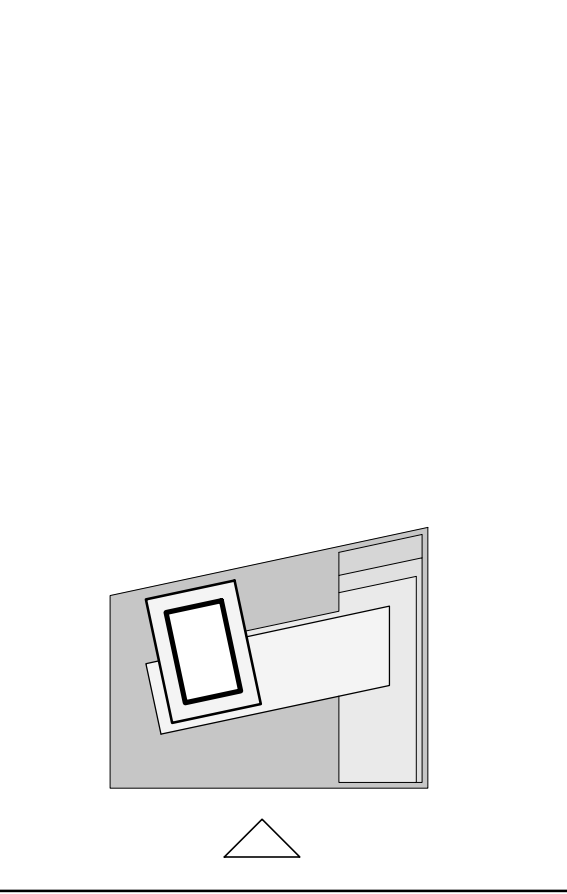
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- BUILDING LEVEL 1 FFE = 229.50 GEODETIC ELEVATION
- BUILDING LEVEL 1 TOP = 229.45 GEODETIC ELEVATION



NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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SRN
ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

STAMP:

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CLIENT:

TYPHON GROUP LTD.

PROJECT:

RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:

SOUTH ELEVATION

DATE: April 29, 2022 SCALE: As indicated

DRAWN BY: AC/AL CHECKED BY: GR/EM

PROJECT NUMBER: S21028 DRAWING NUMBER: A403



EXTERIOR FINISH LEGEND

- 1A** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1B** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1C** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : CHARCOAL
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 2A** PREFINISHED WINDOW WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2B** PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2C** PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2D** PREFINISHED WINDOW WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
LOUVRES : TBD
- 3A** PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 3B** PREFINISHED CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
- 3C** PREFINISHED CURTAIN WALL - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
METAL PANEL : TBD
- 4A** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 4B** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 5A** FIBER REINFORCED CEMENT PANELS - WHITE SMOOTH FINISH
COLOUR : WHITE
MANUFACTURER : TBD
STYLE : TBD
- 6A** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : RED
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6B** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : LIGHT GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6C** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 7** EIFS - STUCCO
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 8** ARCHITECTURE PRECAST CONCRETE WALL BASE
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- R1** BIRD FRIENDLY GLASS - BALCONY RAIL
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD

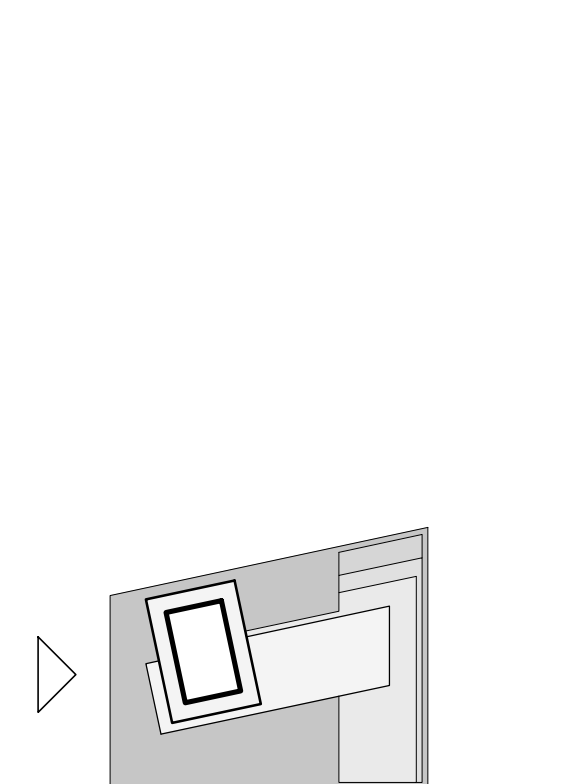
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- BUILDING LEVEL 1 TOP = 229.45 GEODETIC ELEVATION



NO.	DATE	REVISION COMMENT
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SRN
ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

STAMP:

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CLIENT:

TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
WEST ELEVATION

DATE: April 29, 2022 SCALE: As indicated

DRAWN BY: AC/AL CHECKED BY: GR/EM

PROJECT NUMBER: S21028 DRAWING NUMBER: A404

EXTERIOR FINISH LEGEND

- 1A** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1B** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1C** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : CHARCOAL
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 2A** PREFINISHED WINDOW WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2B** PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2C** PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2D** PREFINISHED WINDOW WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
LOUVRES : TBD
- 3A** PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 3B** PREFINISHED CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
- 3C** PREFINISHED CURTAIN WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
METAL PANEL : TBD
- 4A** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 4B** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 5A** FIBER REINFORCED CEMENT PANELS - WHITE SMOOTH FINISH
COLOUR : WHITE
MANUFACTURER : TBD
STYLE : TBD
- 6A** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : RED
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6B** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : LIGHT GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6C** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 7** EIFS - STUCCO
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 8** ARCHITECTURE PRECAST CONCRETE WALL BASE
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- R1** BIRD FRIENDLY GLASS - BALCONY RAIL
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD

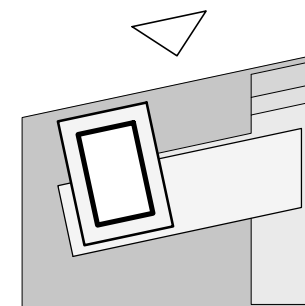
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- BUILDING LEVEL 1 FFE = 229.50 GEODETIC ELEVATION
- BUILDING LEVEL 1 TOF = 229.45 GEODETIC ELEVATION



NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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

SRN
ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

STAMP:

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SRN ARCHITECTS INC.

TYPHON GROUP LTD.

PROJECT:
229.45 (GEODETIC)
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON. L4N 3G1

DRAWING TITLE:
NORTH ELEVATION - ENLARGED

DATE: April 29, 2022 SCALE: As indicated

DRAWN BY: AC CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A410



NORTH ELEVATION - ENLARGED 1

Scale: 1 : 100

1
A410



NORTH ELEVATION - ENLARGED 2

Scale: 1 : 100

2
A410



EAST ELEVATION - ENLARGED 1

Scale: 1 : 100

1
A411



EAST ELEVATION - ENLARGED 2

Scale: 1 : 100

2
A411

EXTERIOR FINISH LEGEND

- 1A** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1B** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 1C** PREFINISHED ALUMINUM COMPOSITE PANEL
EXT. COLOUR : CHARCOAL
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 2A** PREFINISHED WINDOW WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2B** PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2C** PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 2D** PREFINISHED WINDOW WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
LOUVRES : TBD
- 3A** PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD
- 3B** PREFINISHED CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
- 3C** PREFINISHED CURTAIN WALL SYSTEM - METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
METAL PANEL : TBD
- 4A** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 4B** ARCHITECTURALLY FINISHED CONCRETE SLAB COATING
EXT. COLOUR : WHITE
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 5A** FIBER REINFORCED CEMENT PANELS - WHITE SMOOTH FINISH
COLOUR : WHITE
MANUFACTURER : TBD
STYLE : TBD
- 6A** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : RED
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6B** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : LIGHT GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 6C** MASONRY - BRICK VENEER / OR STONE FINISH
EXT. COLOUR : DARK GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 7** EIFS - STUCCO
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD
- 8** ARCHITECTURE PRECAST CONCRETE WALL BASE
EXT. COLOUR : GRAY
MANUFACTURER : TBD
SIZE/STYLE : TBD
- R1** BIRD FRIENDLY GLASS - BALCONY RAIL
EXT. COLOUR : CLEAR WITH COATED PATTERN
MANUFACTURER : TBD
SIZE/STYLE : TBD

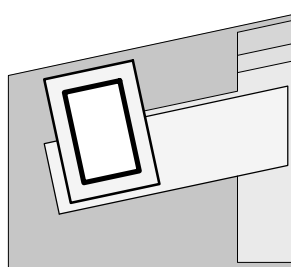
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- BUILDING LEVEL 1 FFE = 229.50 GEODETIC ELEVATION
- BUILDING LEVEL 1 TOP = 229.45 GEODETIC ELEVATION



NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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SRN
ARCHITECTS

8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

STAMP:

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CLIENT:

TYPHON GROUP LTD.

PROJECT:

RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

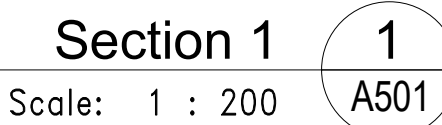
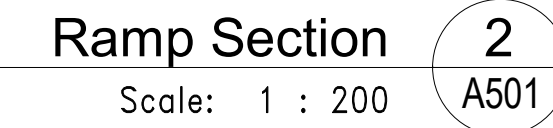
DRAWING TITLE:

EAST ELEVATION - ENLARGED

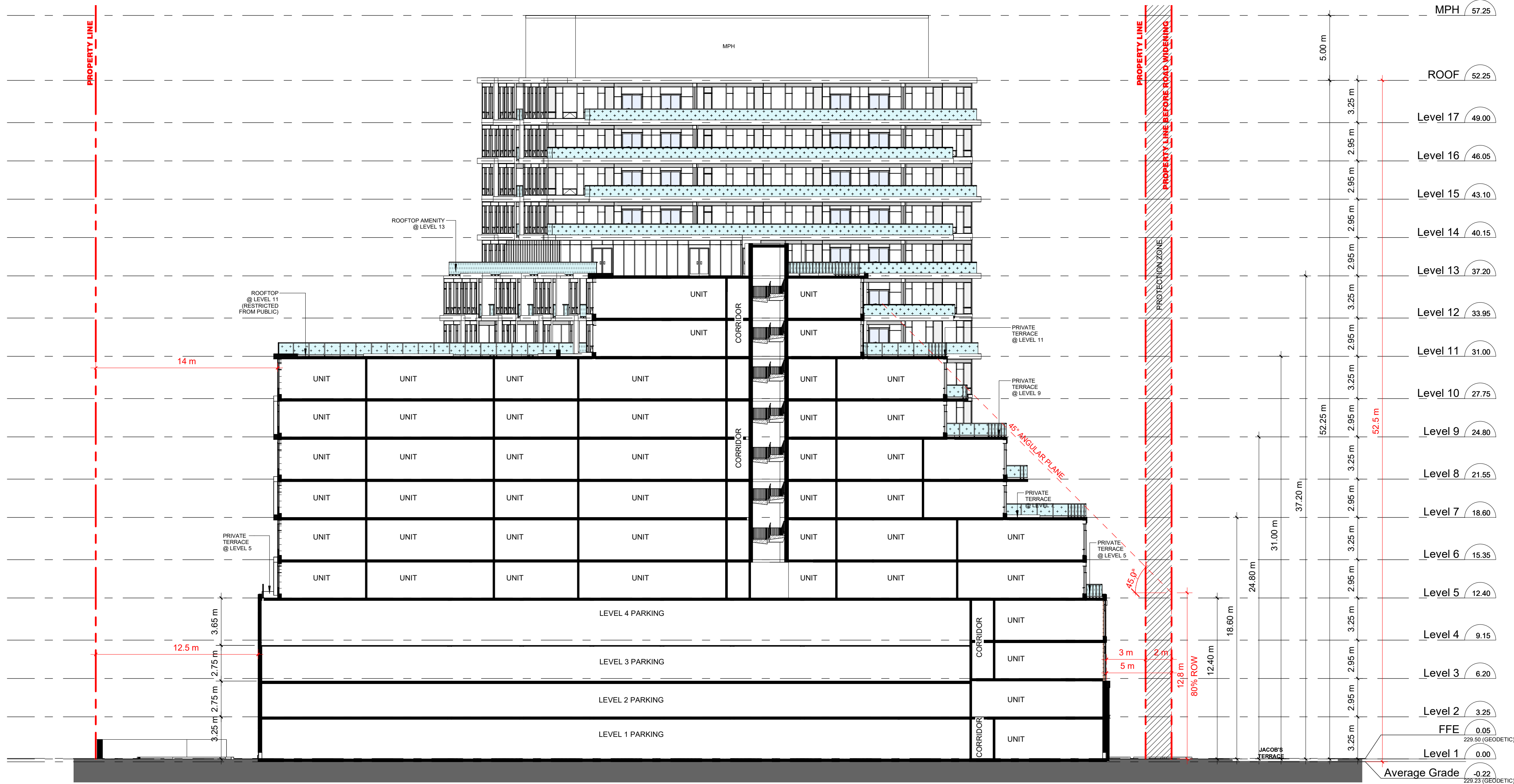
DATE: April 29, 2022 SCALE: As indicated

DRAWN BY: AC CHECKED BY: GR/EM

PROJECT NUMBER: S21028 DRAWING NUMBER: A411



S21028	A501
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Section 2
Scale: 1 : 200

1
A502

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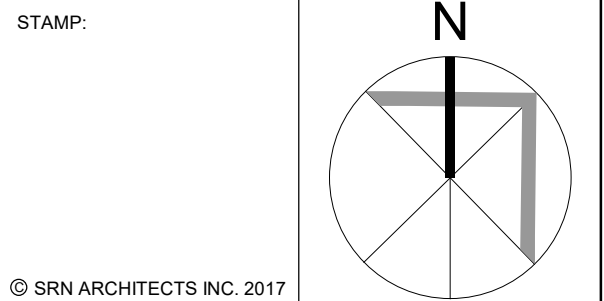
- BUILDING LEVEL 1 FFE = 229.50 GEODETIC ELEVATION
- BUILDING LEVEL 1 TOF = 229.45 GEODETIC ELEVATION

NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517



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CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

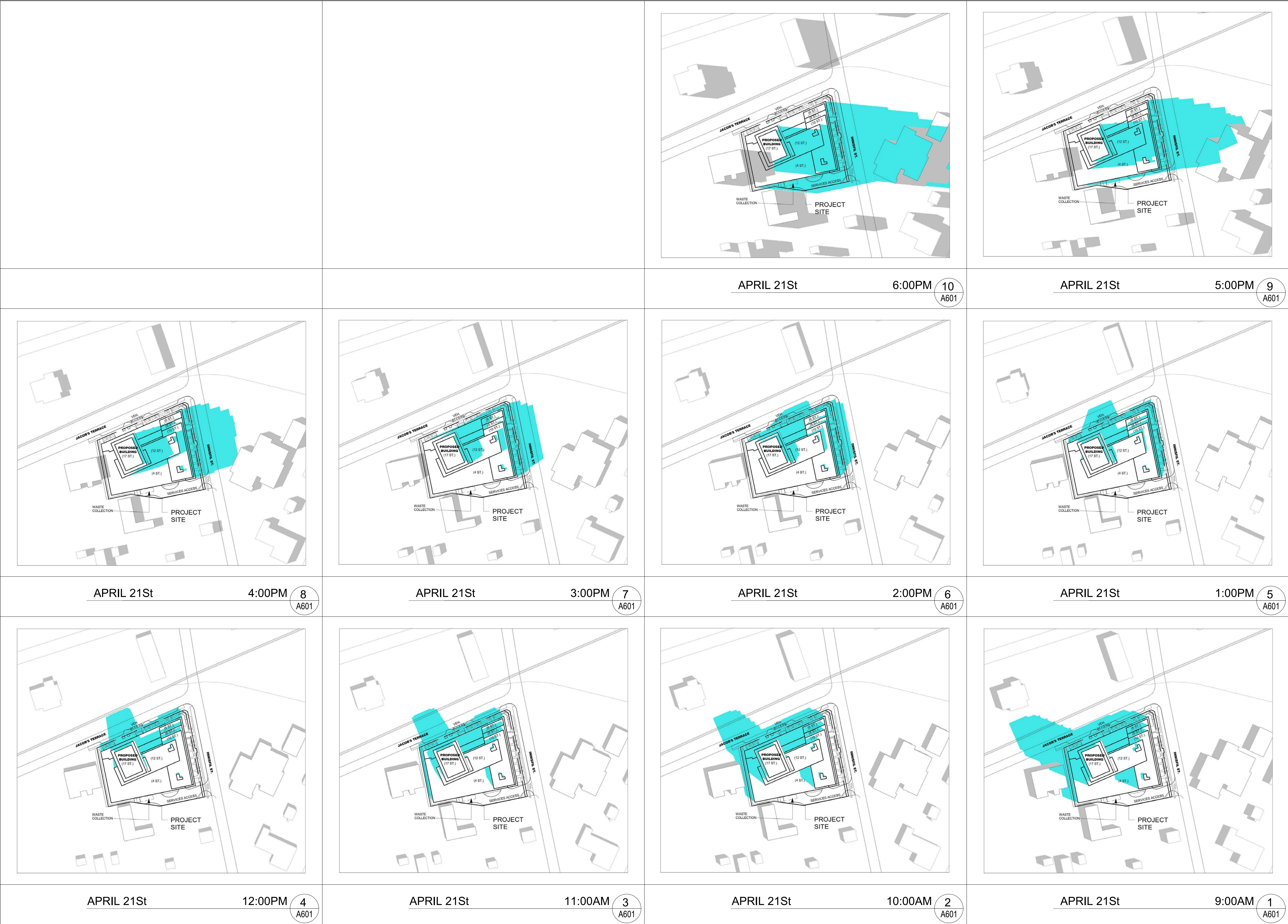
DRAWING TITLE:
SECTION 2

DATE: April 29, 2022 SCALE: 1 : 200

DRAWN BY: AC/AL CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A502



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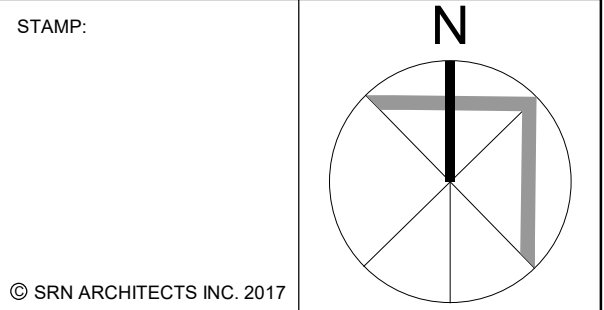
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NO.	DATE	REVISION	COMMENT
1	Apr. 29, 2022	SP4	SUBMISSION

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SRN
ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517



CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

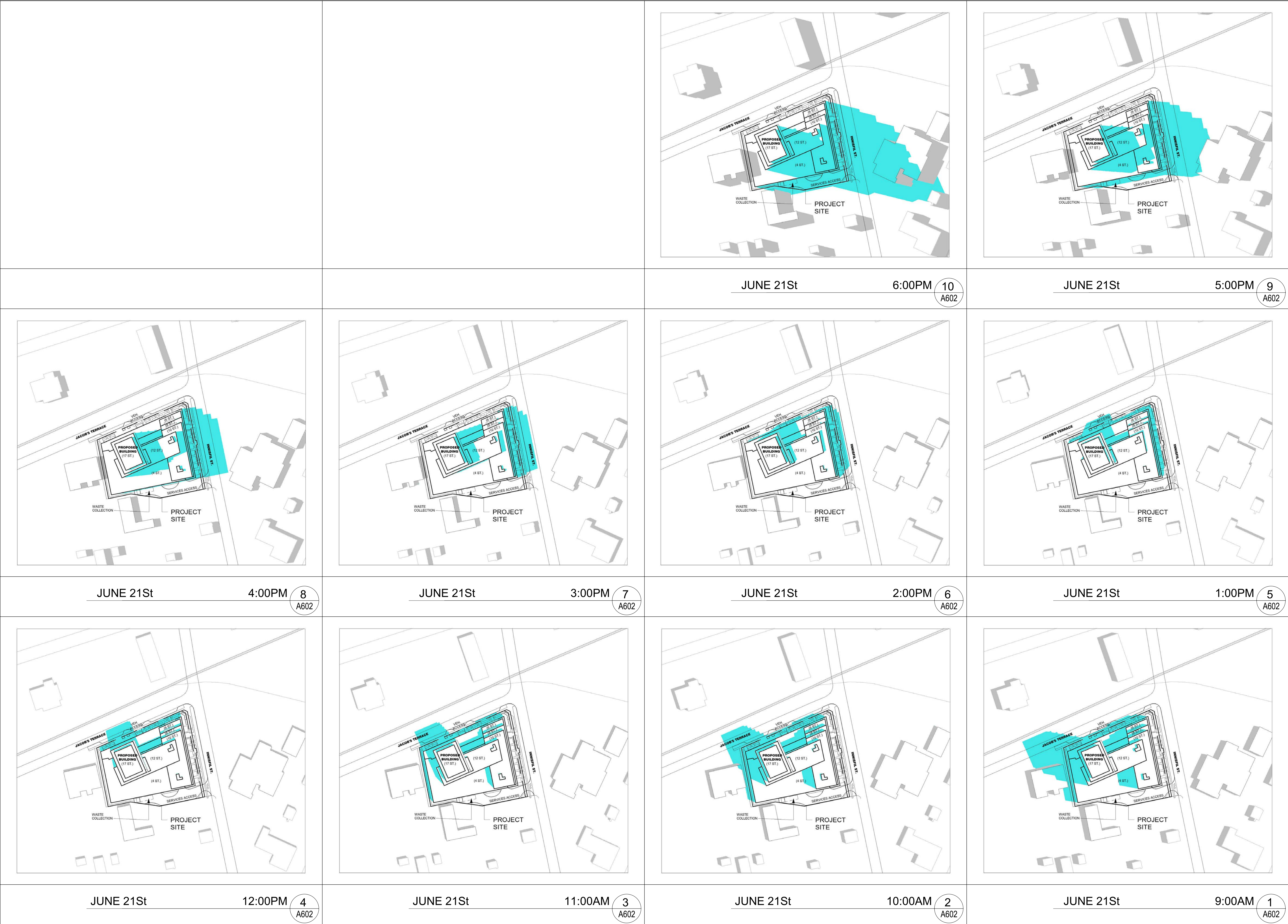
DRAWING TITLE:
SUN AND SHADOW STUDY -
APRIL 21ST

DATE: April 29, 2022 SCALE:

DRAWN BY: EM CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A601



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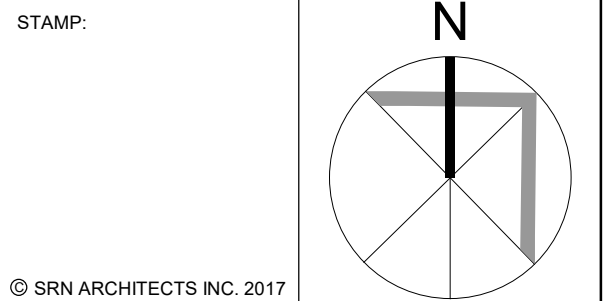
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NO.	DATE	REVISION	COMMENT
1	Apr. 29, 2022	SPA SUBMISSION	

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SRN
ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517



CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

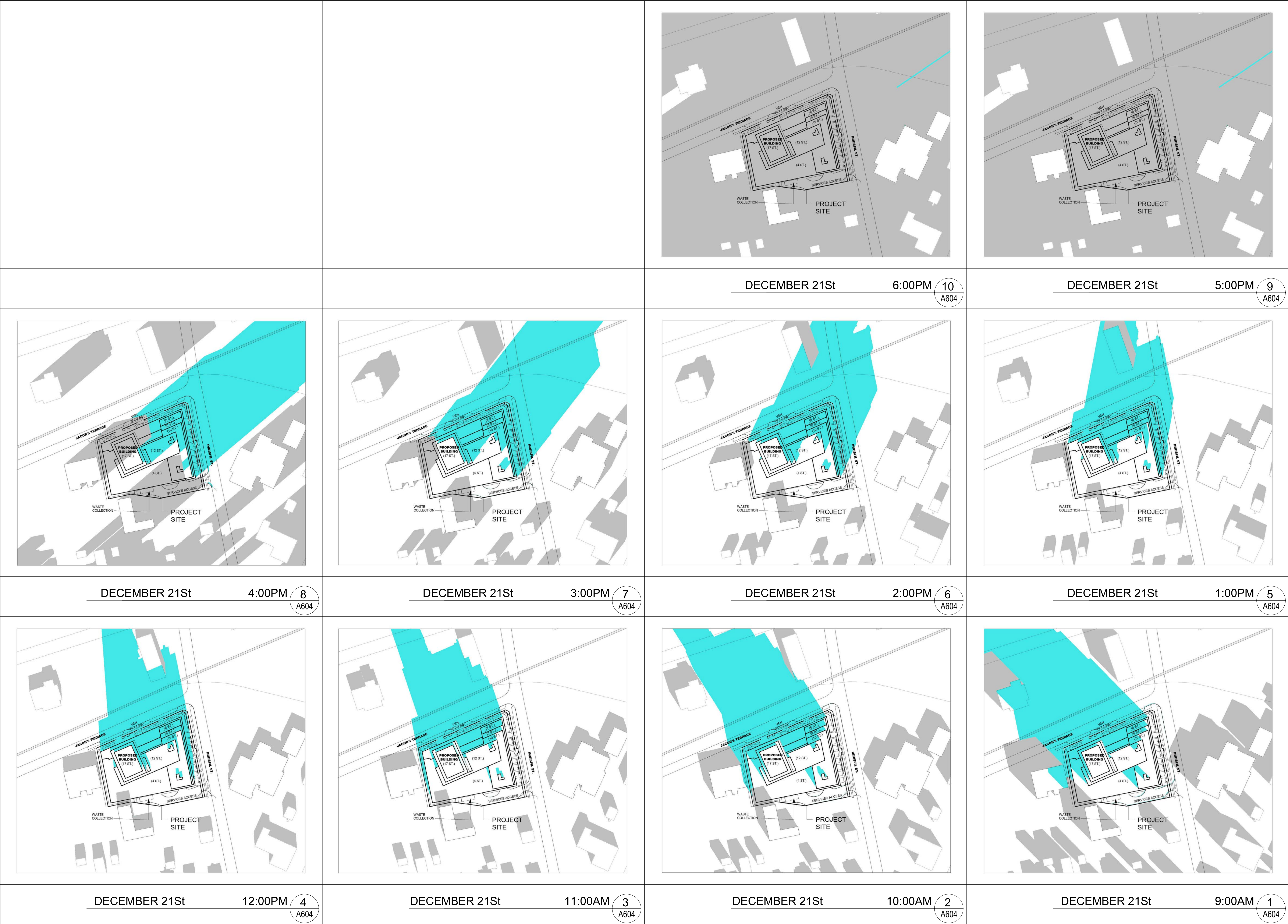
DRAWING TITLE:
SUN AND SHADOW STUDY -
JUNE 21ST

DATE: April 29, 2022 SCALE:

DRAWN BY: EM CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A602



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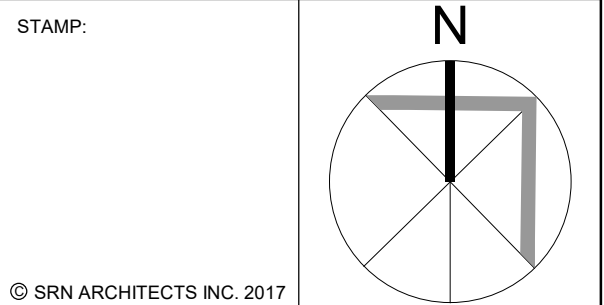


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NO.	DATE	REVISION	COMMENT
1	Apr. 29, 2022	1	SPA SUBMISSION

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SRN
ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517



CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
SUN AND SHADOW STUDY -
DECEMBER 21ST

DATE: April 29, 2022 SCALE:

DRAWN BY: EM CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A604



JACOB'S TERRACE & INNISFIL ST. LOOKING SOUTHWEST

4
A701



JACOB'S TERRACE LOOKING SOUTH

3
A701



INNISFIL ST. TOWNHOUSES LOOKING WEST

2
A701



JACOB'S TERRACE LOOKING SOUTHEAST

1
A701

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VAUGHAN, ONTARIO. L4K 5Y2
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CLIENT:

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PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
PERSPECTIVES 1

DATE: April 29, 2022	SCALE:
DRAWN BY: AC	CHECKED BY: GR/EM
PROJECT NUMBER:	DRAWING NUMBER:
S21028	A701



JACOB'S TERRACE ENTRANCE LOOKING SOUTHWEST

4
A702



JACOB'S TERRACE ENTRANCE LOOKING SOUTHEAST

3
A702



JACOB'S TERRACE GARAGE LOOKING SOUTHWEST

2
A702



JACOB'S TERRACE ENTRANCE LOOKING SOUTH

1
A702

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- BUILDING LEVEL 1 FFE = 229.50 GEODETIC ELEVATION
- BUILDING LEVEL 1 TOF = 229.45 GEODETIC ELEVATION

NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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SRN
ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

STAMP:

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CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
PERSPECTIVES 2

DATE: April 29, 2022 SCALE:

DRAWN BY: AC CHECKED BY: GR/EM

PROJECT NUMBER: DRAWING NUMBER:

S21028 A702



SOUTH OF CONDO LOOKING NORTH

2
A703



INNISFIL ST. TOWNHOUSES LOOKING NORTHWEST

1
A703

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NO.	DATE	REVISION COMMENT
1	Apr. 29, 2022	SPA SUBMISSION

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PROJECT:

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272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:

PERSPECTIVE 3

DATE:	April 29, 2022	SCALE:	
DRAWN BY:	AC	CHECKED BY:	GR/EM
PROJECT NUMBER:	S21028	DRAWING NUMBER:	A703