

149 DUNLOP STREET EAST

149 DUNLOP STREET EAST

Barrie, OntarioProject No.: 27301

- General Notes
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Architectural Sheet List	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.01	STATISTICS
A1.01	CONTEXT
A1.02	SITE PLAN
A1.03	SURVEY
A1.04	VIEW DIAGRAMS
A2.01	LEVEL P2
A2.02	LEVEL P1
A2.03	LEVEL P1 MEZZANINE
A4.01	GROUND FLOOR PLAN
A4.02	LEVELS 2-3
A4.04	LEVEL 4
A4.05	LEVEL 5
A4.06	LEVELS 6-21
A4.07	LEVELS 22-23
A4.08	LEVELS 24-25
A4.09	MECH PENTHOUSE
A4.10	ROOF PLAN
A5.01	3D VIEWS
A5.02	3D VIEWS
A5.03	ELEVATIONS
A5.04	ELEVATIONS
A6.01	BUILDING SECTION
A6.02	BUILDING SECTION
A6.03	DUNLOP STREETSCAPE SECTION
A6.04	MULCASTER STREETSCAPE SECTION



4	ISSUED FOR ZBLA	2024-12-05
3	ISSUED FOR ZBLA	2024-08-15
2	ISSUED FOR ZBLA	2024-03-27
1	ISSUED FOR PRE-CONSULTATION MEETING	2021-06-23

No.	Issue	Date
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Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
COVER SHEET

THIS SET IS ISSUED FOR:
ZONGING BY-LAW AMENDMENT

DECEMBER 5, 2024

Project number	27301
Date	Issue Date
Drawn by	AH, YL, RC
Checked by	AS

A0.00

Scale

Project Statistics Summary

Client: Barrie Developments
Project: 149 Dunlop Street East
December 5, 2024

1. Municipal Address & Legal Description			
		149 Dunlop Street East	
		PART OF DUNLOP STREET REGISTERED PLAN 2 AND PARTS OF	
		WATER LOTS 17 AND 18 SOUTH SIDE OF DUNLOP STREET, CITY OF BARRIE	
2. Site Area			
2.1 Gross Site			
		sq.m.	sq.ft.
Total		1,523.20	16,396
2.2 R.O.W Conveyance			
		88.75	955
2.3 Net Site			
		1,434.45	15,440

3.Proposed GFA										
Level	GCA / Floor	GFA/Floor (w/ deductions)		Commercial GFA	Residential GFA	Indoor Amenity			Outdoor Amenity	
	sq.m.	sq.m.	Floors	sq.m.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
P2	1358.82	21.50	1	0.00	21.50	231	0	0	0	0
P1	1355.18	143.13	1	121.63	21.50	231	0.00	0	0.00	0
Level 1: Ground	1356.19	823.84	1	700.59	123.25	1,327	0.00	0	0.00	0
Level 2	1233.86	24.50	1	0.00	24.50	264	0.00	0	0.00	0
Level 3	1233.87	24.50	1	0.00	24.50	264	0.00	0	0.00	0
Level 4	1234.96	25.02	1	0.00	25.02	269	0.00	0	0.00	0
Level 5	1106.69	311.66	1	0.00	311.66	3,355	369.13	3,973	193.47	2,082
Level 6-21	886.83	707.74	16	0.00	11,323.84	121,889	0.00	0	0.00	0
Level 22-23	875.82	642.55	2	0.00	1,285.10	13,833	0.00	0	0.00	0
Level 24-25	825.88	609.46	2	0.00	1,218.92	13,120	0.00	0	0.00	0
Total	26,472.25	15,037.38	25	822.22	14,379.79	154,783	369.13	3,973	193.47	2,082
Total Proposed Residential GFA					14,379.79	154,783				
Commercial GFA					822.22	8,850				
Total Proposed GFA					15,202.01	163,633				

4. Proposed Density										
Proposed Floor Space Index (Total Proposed GFA / Gross Site Area)										9.98

5. No. of Residential Units + Suite Mix										
	Floors	S	1B	1B+D	2B	2B+D	3B+D	3B	Total Condo	Total Rental (1B)
Level 1: Ground	1	0	0	0	0	0	0	0	0	0
Level 2	1	0	0	0	0	0	0	0	0	0
Level 3	1	0	0	0	0	0	0	0	0	0
Level 4	1	0	0	0	0	0	0	0	0	0
Level 5	1	1	1	0	1	0	0	1	4	0
Level 6-21	16	0	16	48	16	16	16	16	128	0
Level 22-23	2	0	4	2	4	2	0	4	16	0
Level 24-25	2	0	0	2	4	0	4	2	12	0
Total	25	1	21	52	25	18	20	23	160	0
		1	73		43		43			
15% BF Required		0	11		6		6		24	
BF provided		0	15		7		8		30	
Combined Total Units									160	

6.Vehicular Parking										
6.1 Required Parking										
		sq. m	Min. per	Min Req'd						
Commercial		822.22	NA	NA						
Residential Type		# of Units	Min. Per Unit	Min Req'd						
Residential (25 storey)		160	1.0	160						
6.2 Provided Parking										
Level		Tenant (Standard Parking Space)	Tenant (Accessible Parking Space)	Total Tenant	Visitor (Standard Parking Space)	Visitor (Accessible Parking Space)	Total Visitor			Total
P2		32	2	34	0	0	0			34
P1		0	0	0	12	1	13			0
L1		0	0	0	0	0	0			0
L2		30	1	31	0	0	0			31
L3		30	1	31	0	0	0			31
L4		25	1	26	0	0	0			26
Total Provided:		117	5	122	12	1	13			135

9. Bicycle Parking										
9.1 Provided Bicycle Parking										
Level			P3		P2		P1			Total Provided
Total			0		34		0			34

7. Amenity Space				
Type	No. of Units	Req. per Unit (sq.m.)	Total Required (sq.m.)	Total Provided. (sq.m.)
Indoor	160	NA	NA	369.13
Total Outdoor	160	1.2	192.00	193.47
Total Amenity (Indoor + Outdoor)				562.60

8. Height	
Maximum Building Height per Current Zoning	15m
Proposed Building Height (25 storey)	79.74

Zoning Matrix		
	Required by By-law (Table 6.3 of the	Proposed
Lot Area	-	1,523.20
Lot Frontage (min.)	-	39.3 m
Front Yard Setback (min.)	-	0m
Side Yard (min.)	-	0m
Rear Yard (min.)	-	0m
Lot Coverage	-	89%
Landscaped Open Space	-	22% - hardscaping
Building Height	-	79.74
GFA	-	998%
Minimum Coverage for Commercial	35%	55.50%
Parking	1 per every residential unit	160 units at .8 per unit - 128 spaces 122 provided + 13 Visitor
Loading Spaces	1 space required 3m x 9m, 4m of height clearance, must be buffered and hidden from the road	1 internal loading spaces provided
Minimum Dwelling Unit Floor Area	35m2 (+10m2 per bedroom)	Min. 1 bed size - 50m2
Drive Aisle (min.)	6.4m	6.4m
Landscape Buffer (Section 6.3.7.1)	N/A	Not provided

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Project

149 Dunlop

149 Dunlop Street East, Barrie, ON.

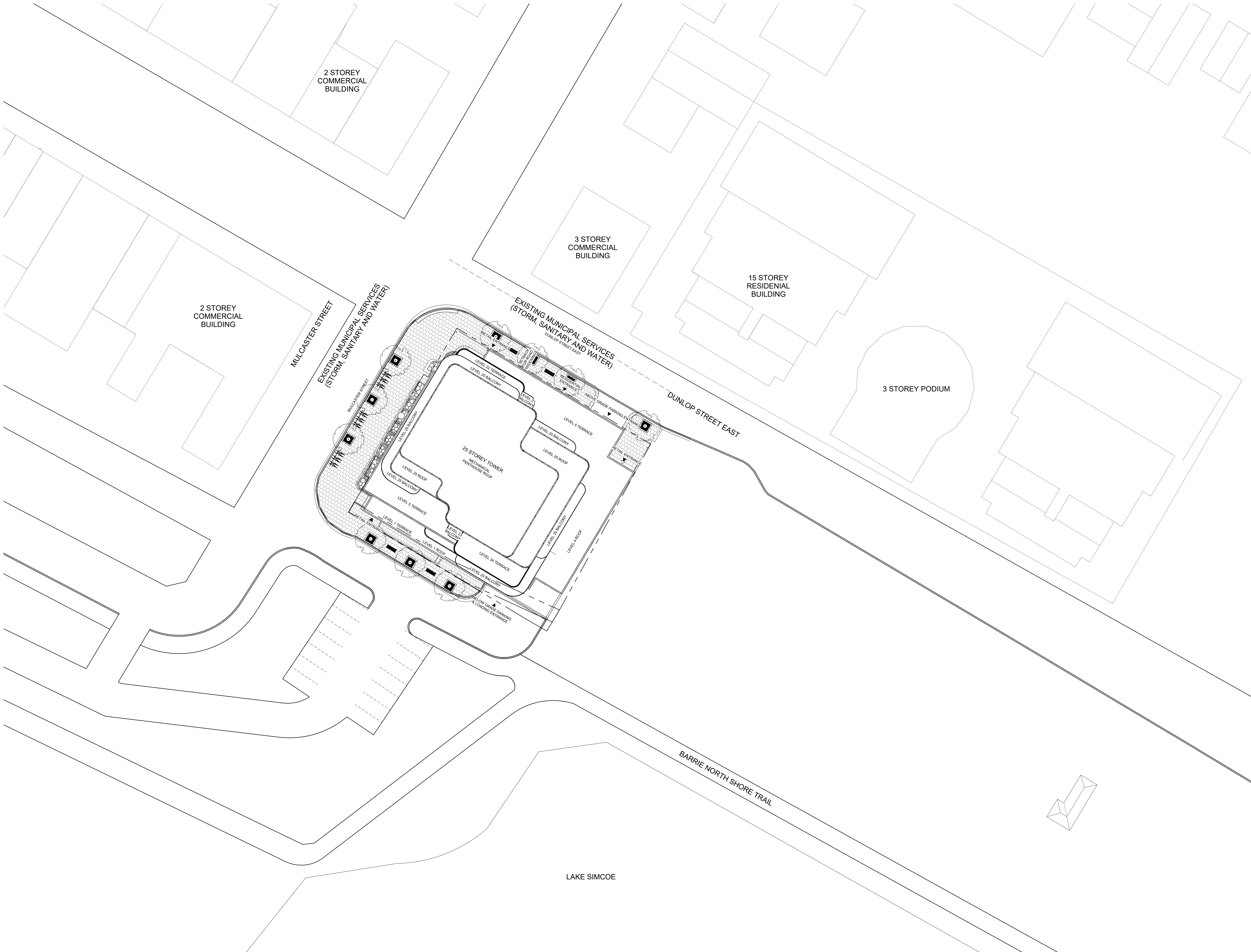
Drawing

STATISTICS

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Drawn by	AH, YL, RC
Checked by	AS

A0.01

Scale



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149 Dunlop
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Drawing
CONTEXT

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A1.01

Scale

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Drawing

SITE PLAN

Project number	27301
Date	Issue Date
Drawn by	AH, YL, RC
Checked by	AS

A1.02

Scale

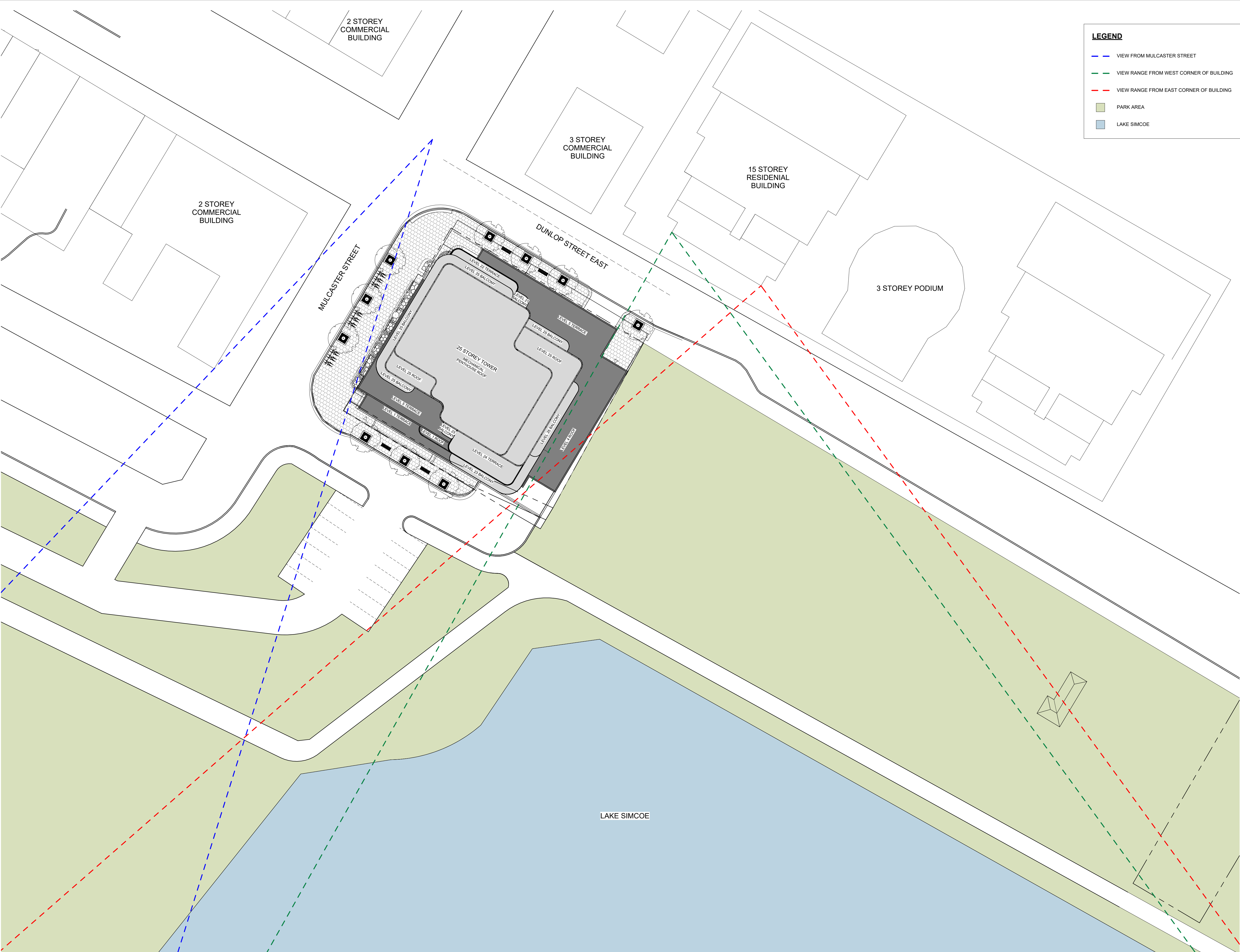
Drawing

SURVEY

Project number	27301
Date	Issue Date
Drawn by	Author
Checked by	Checker

Scale





LEGEND

VIEW FROM MULCASTER STREET

VIEW RANGE FROM WEST CORNER OF BUILDING

VIEW RANGE FROM EAST CORNER OF BUILDING

PARK AREA

LAKE SIMCOE

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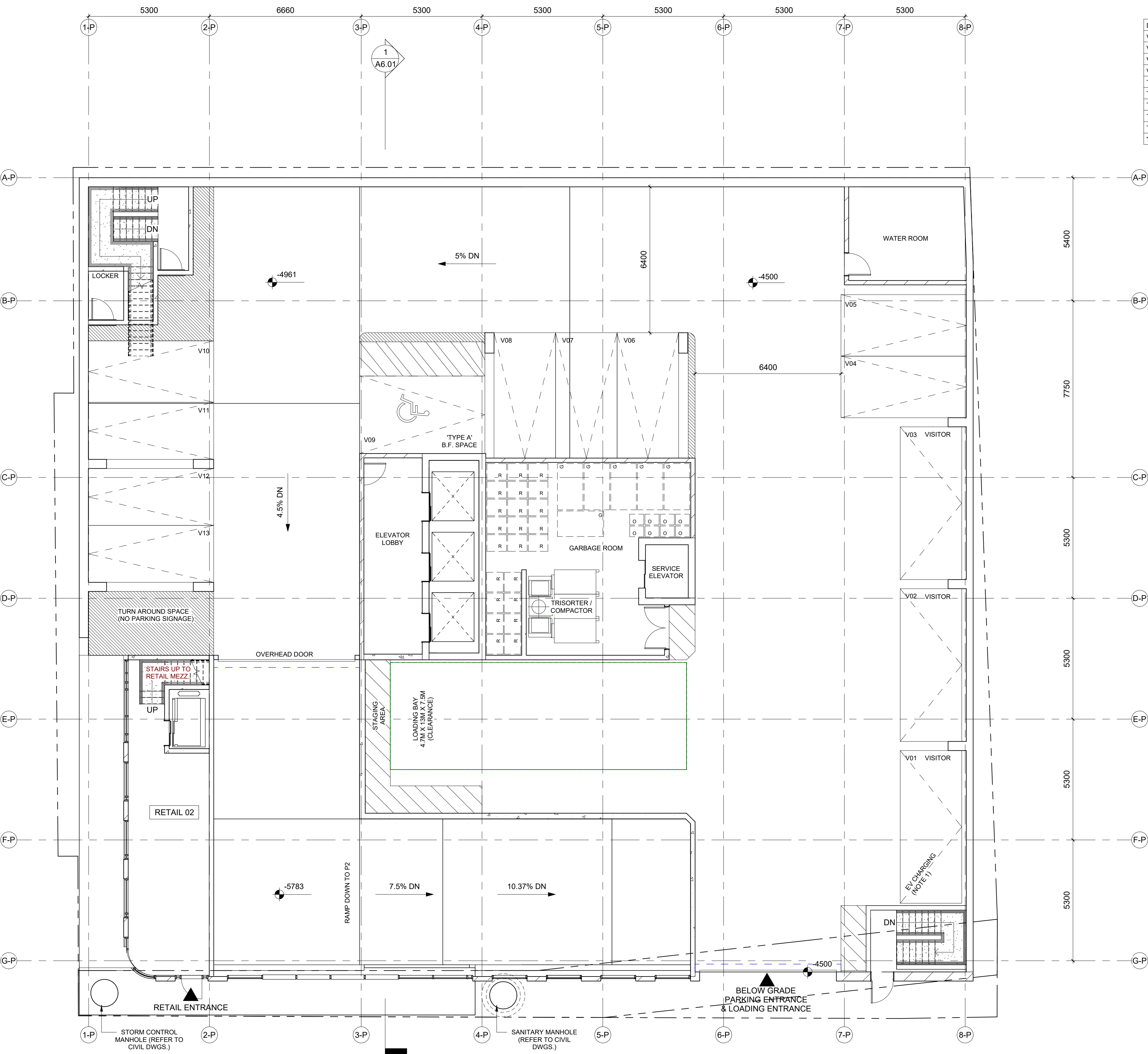
Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
VIEW DIAGRAMS

Project number	27301
Date	Issue Date
Drawn by	RC
Checked by	AS

A1.04

Scale



1 LEVEL P1
1 : 100

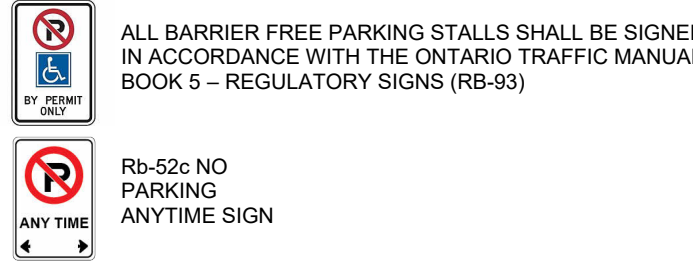
DEDICATED PARKING SPOTS	P2	P1	L01	L02	L03	L04	TOTAL
VISITOR - STANDARD	0	9	0	0	0	0	9
VISITOR - STANDARD (PARALLEL)	0	2	0	0	0	0	2
VISITOR - ACCESSIBLE (TYPE A)	0	1	0	0	0	0	1
VISITOR - EV-CHARGING (PARALLEL)	0	1	0	0	0	0	1
TENANT - STANDARD	18	0	0	26	26	20	90
TENANT - STANDARD (PARALLEL)	0	0	0	0	0	0	0
TENANT - ACCESSIBLE (TYPE A)	2	0	0	0	0	0	2
TENANT - ACCESSIBLE (TYPE B)	0	0	0	1	1	1	3
TENANT - EV-CHARGING	14	0	0	4	4	5	27
TOTAL PER FLOOR	34	13	0	31	31	26	135

NOTE 1:
ELECTRIC VEHICLE CHARGING INFRASTRUCTURE REQUIRED FOR 20% OF PARKING SPACES, INCLUDING LEVEL 2 CHARGING EQUIPMENT. STALLS IDENTIFIED FOR ELECTRIC VEHICLE CHARGING ARE LABELLED "EV CHARGING"
135 SPACES X 20% = 27 SPACES

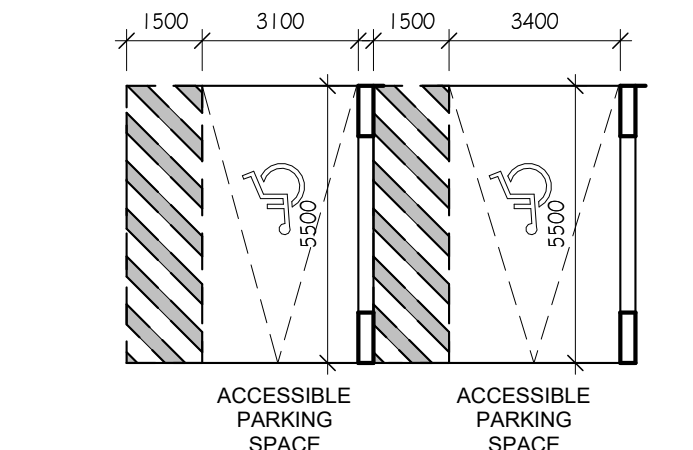
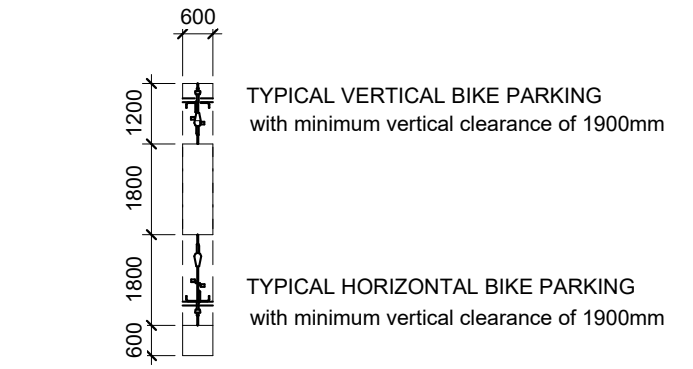
NOTE 2:
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE CHARGING IN AN ADDITIONAL 30% OF SPACES
135 SPACES X 30% = 41 SPACES

GENERAL NOTE:
ADEQUATE STOPPING SIGHT DISTANCE HAS BEEN PROVIDED USING THE APPLICABLE DESIGN SPEED FOR ALL PROPOSED ACCESS CONNECTIONS. ALL SIGHT LINES ARE FREE OF POTENTIAL OBSTRUCTIONS SUCH AS BUILDINGS, PARKING, SIGNS OR VEGETATION.

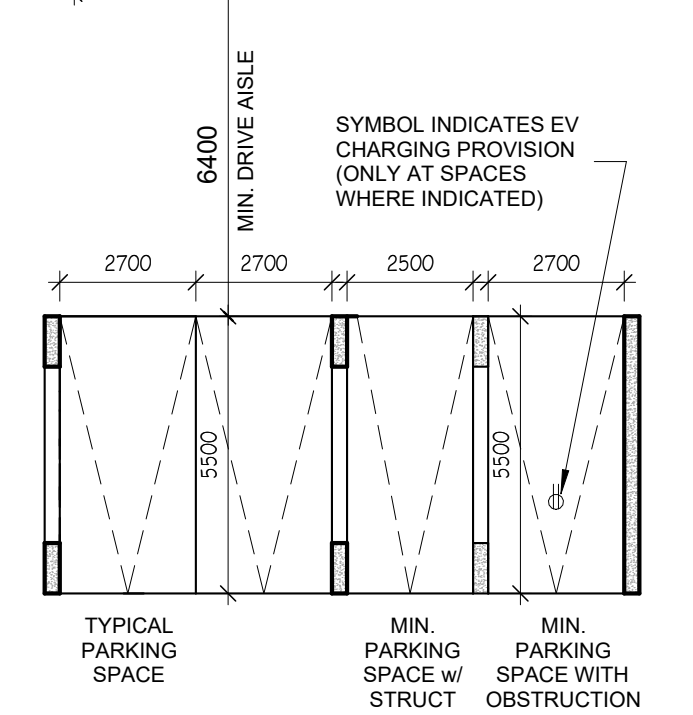
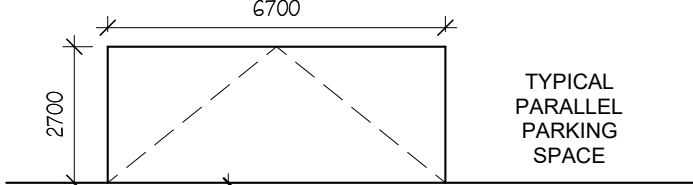
PARKING LEGEND - CITY OF BARRIE



NOTE: ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUALS. PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE PAINTED WHITE AND CONFORM TO OPSS 1712

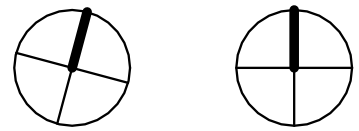


NOTE: PER BARRIE BYLAW: "EACH PARALLEL PARKING SPACE SHALL BE A MINIMUM WIDTH OF 2.7 METRES AND A MINIMUM LENGTH OF 6.7 METRES. EXCEPT FOR THE FIRST AND/OR LAST SPACE IN A ROW WHICH MAY HAVE A MINIMUM LENGTH OF 5.5 METRES PROVIDED IT IS LOCATED A MINIMUM OF 1.5 METRES FROM ANY INTERSECTING ROAD, LANE OR OBSTRUCTION."



NOTE: PER BARRIE BYLAW: "STRUCTURAL COLUMNS IN A PARKING STRUCTURE MAY ENCR OACH INTO A PARKING SPACE PROVIDED THAT THE MINIMUM WIDTH OF THE PARKING SPACE IS NOT LESS THAN 2.5 m. ENCR OACHMENT INTO THE STANDARD PARKING SPACE WIDTH OF 2.7m IS NOT PERMITTED WHERE A WALL, FENCE OR SIMILAR FULL LENGTH OBSTRUCTION IS ABUTTING ANY PARKING SPACE"

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True North Project North

- | | | |
|---|-------------------------------------|------------|
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Project
149 Dunlop
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Drawing

LEVEL P1

Project number 27301

Date Issue Date

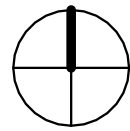
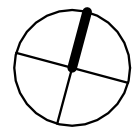
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Checked by AS

A2.02

Scale

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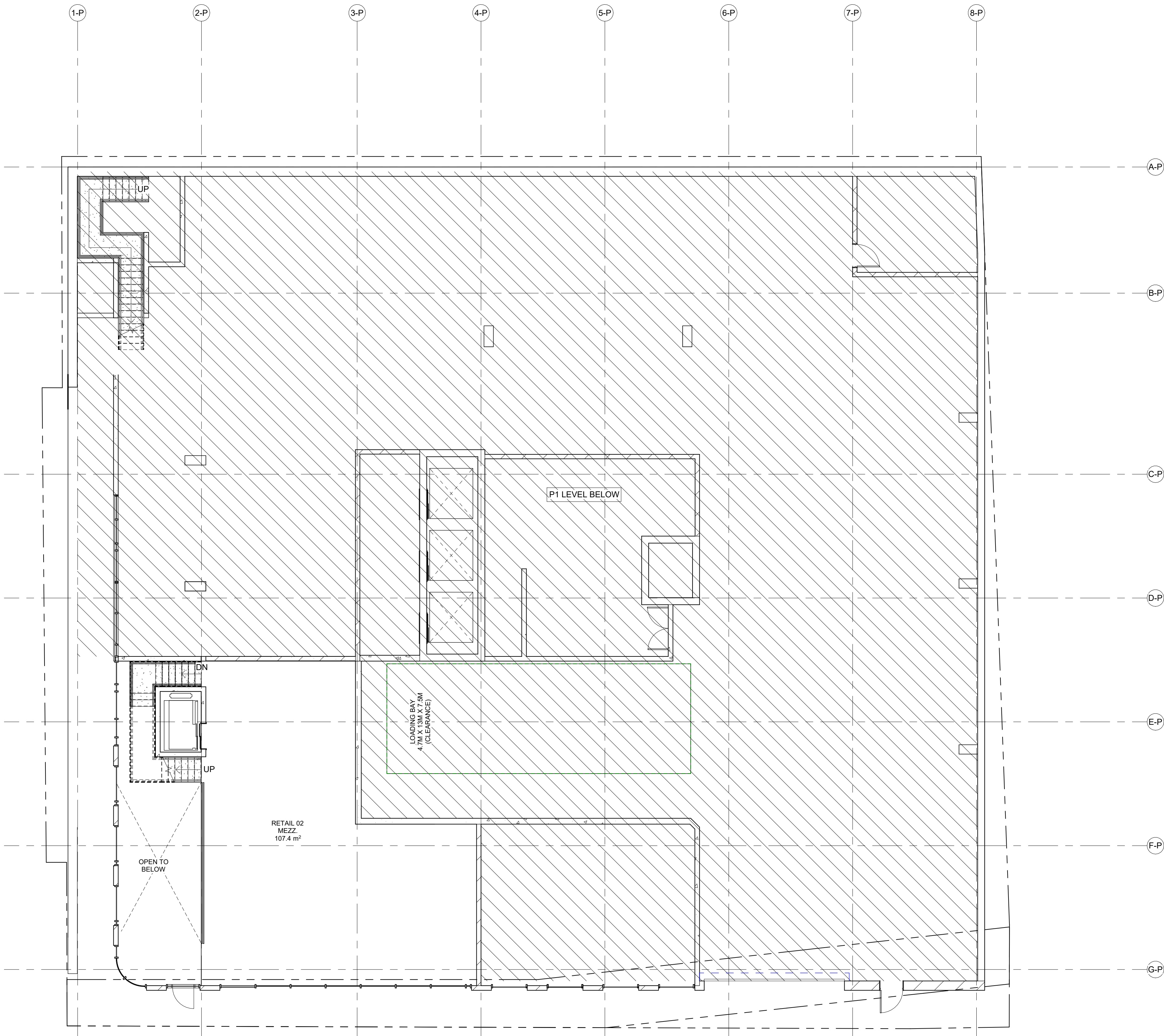
Project
149 Dunlop
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Drawing
LEVEL P1 MEZZANINE

Project number	27301
Date	Issue Date
Drawn by	RC
Checked by	AS

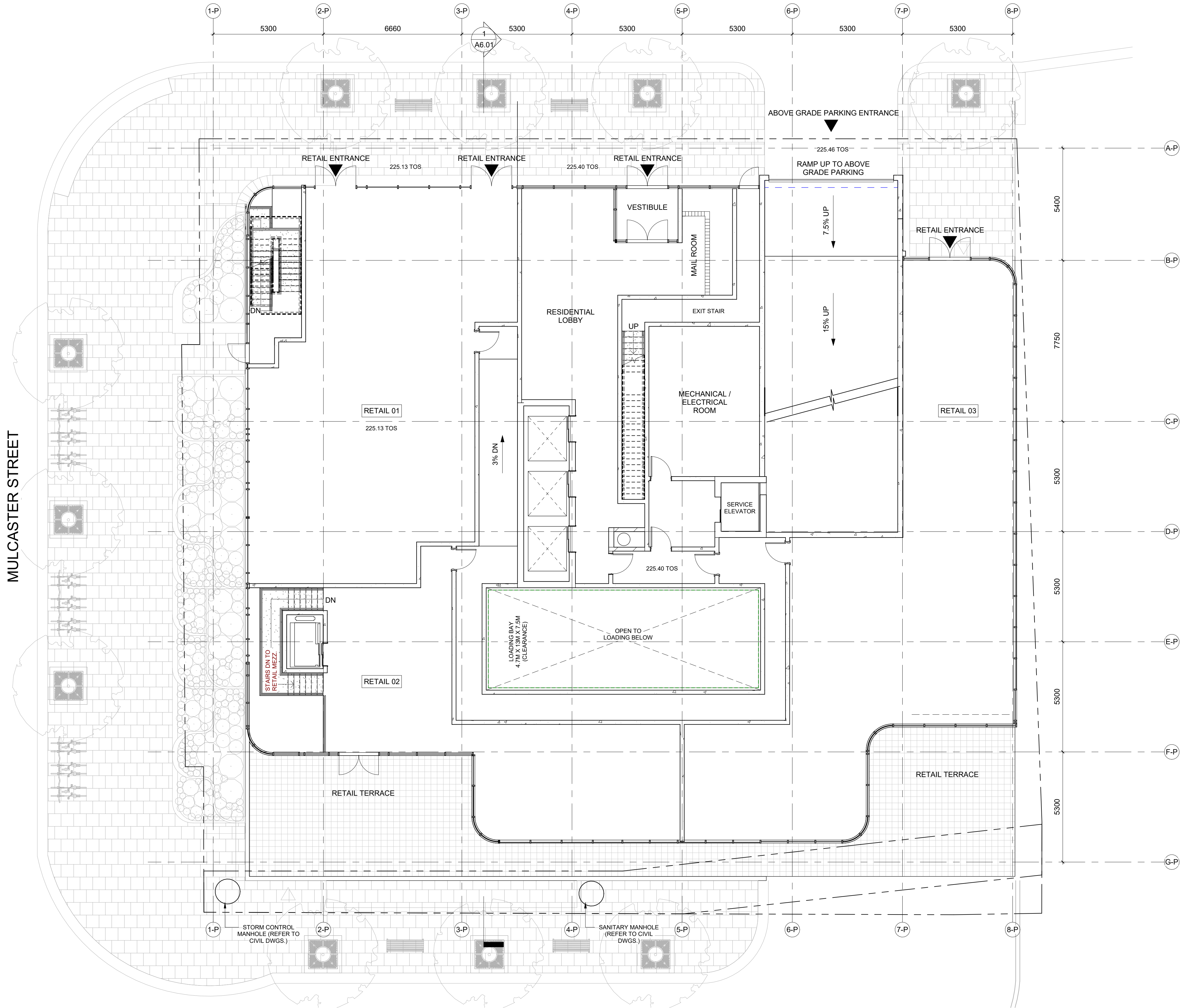
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Scale



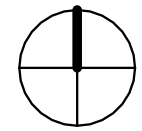
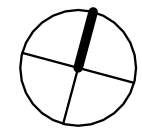
① LEVEL P1 MEZZ
1 : 100

DUNLOP STREET EAST



1 LEVEL 01
1 : 100

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True North

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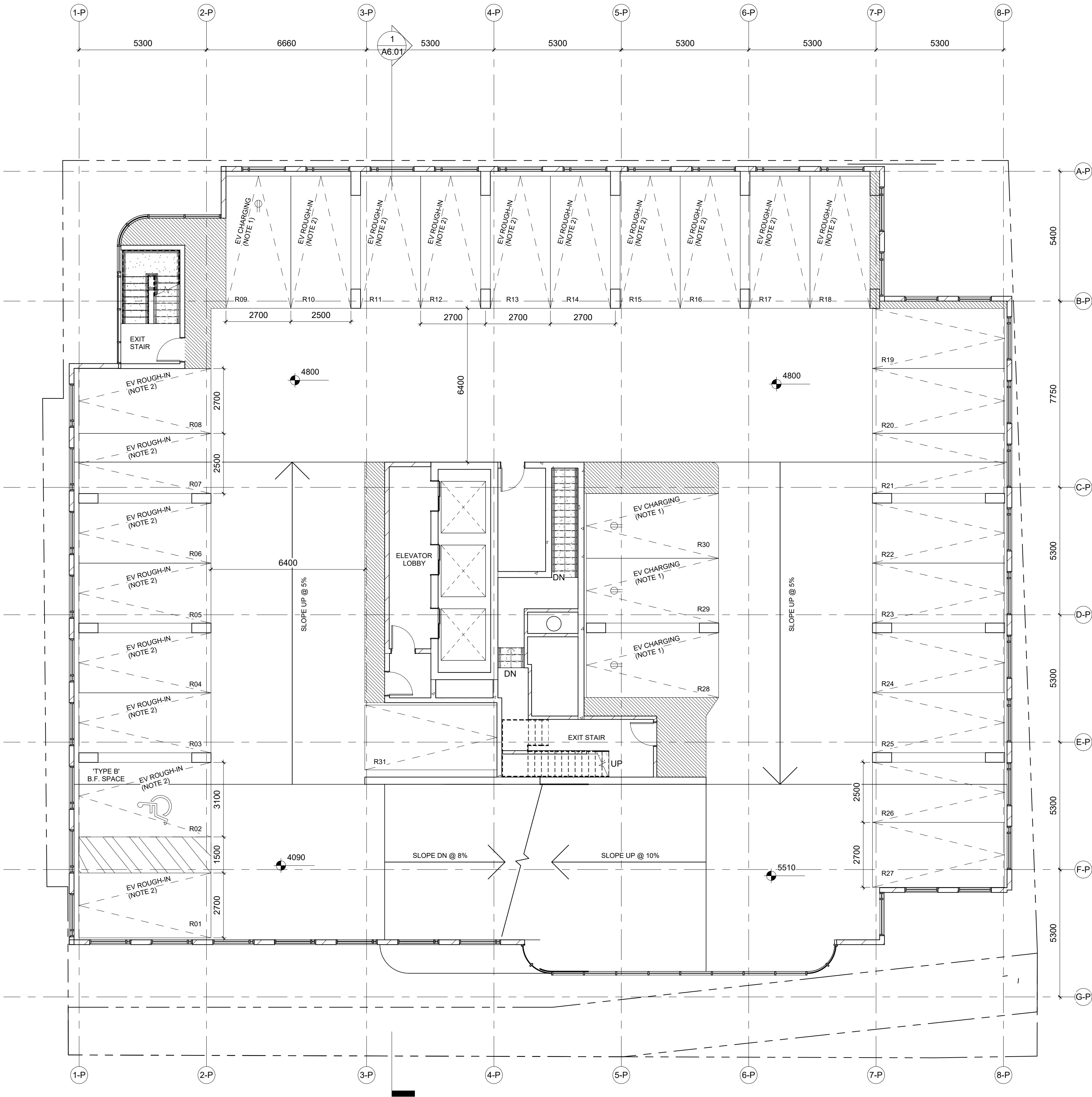
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Drawing
GROUND FLOOR PLAN

Project number	27301
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Checked by	AS

A4.01

Scale



1 LEVEL 02
1 : 100


DEDICATED PARKING SPOTS	P2	P1	L01	L02	L03	L04	TOTAL
VISITOR - STANDARD	0	9	0	0	0	0	9
VISITOR - STANDARD (PARALLEL)	0	2	0	0	0	0	2
VISITOR - ACCESSIBLE (TYPE A)	0	1	0	0	0	0	1
VISITOR - EV-CHARGING (PARALLEL)	0	1	0	0	0	0	1
TENANT - STANDARD	18	0	0	26	26	20	90
TENANT - STANDARD (PARALLEL)	0	0	0	0	0	0	0
TENANT - ACCESSIBLE (TYPE A)	2	0	0	0	0	0	2
TENANT - ACCESSIBLE (TYPE B)	0	0	0	1	1	1	3
TENANT - EV-CHARGING	14	0	0	4	4	5	27
TOTAL PER FLOOR	34	13	0	31	31	26	135

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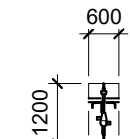
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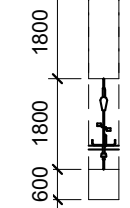
PARKING LEGEND - CITY OF BARRIE

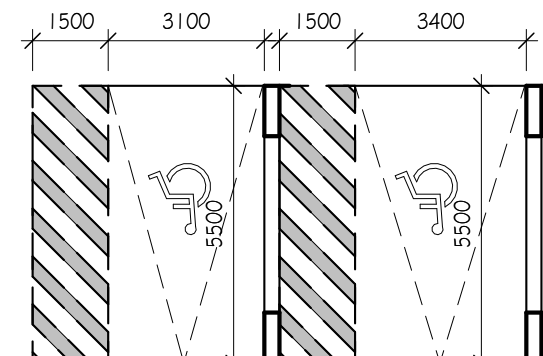
 ALL BARRIER FREE PARKING STALLS SHALL BE SIGNED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 5 -- REGULATORY SIGNS (RB-93)

 Rb-52c NO PARKING ANYTIME SIGN

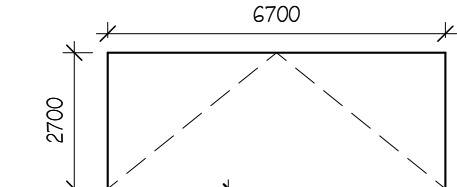
NOTE: ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUALS. PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE PAINTED WHITE AND CONFORM TO OPSS 1712

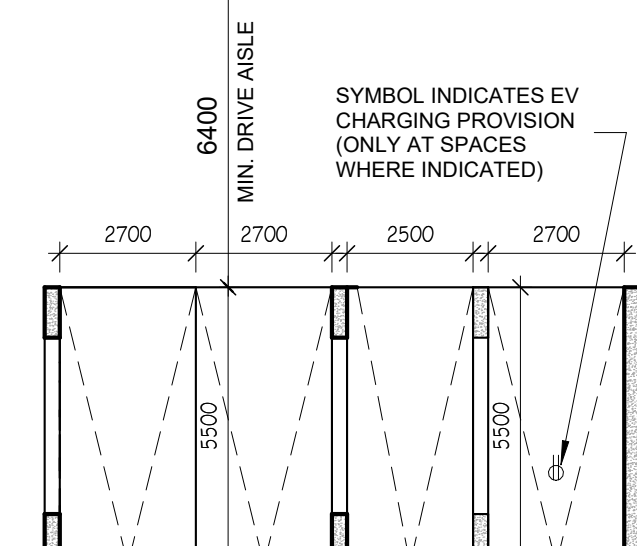
 600 1200 1800 1800 600
TYPICAL VERTICAL BIKE PARKING
with minimum vertical clearance of 1900mm

 600 1800 1800 600
TYPICAL HORIZONTAL BIKE PARKING
with minimum vertical clearance of 1900mm

 1500 3100 1500 3400
ACCESSIBLE PARKING SPACE TYPE B
ACCESSIBLE PARKING SPACE TYPE A

NOTE: PER BARRIE BYLAW: "EACH PARALLEL PARKING SPACE SHALL BE A MINIMUM WIDTH OF 2.7 METRES AND A MINIMUM LENGTH OF 6.7 METRES. EXCEPT FOR THE FIRST AND/OR LAST SPACE IN A ROW WHICH MAY HAVE A MINIMUM LENGTH OF 5.5 METRES PROVIDED IT IS LOCATED A MINIMUM OF 1.5 METRES FROM ANY INTERSECTING ROAD, LANE OR OBSTRUCTION."

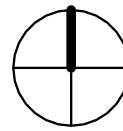
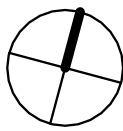
 2700 6700
TYPICAL PARALLEL PARKING SPACE

 6400 2700 2700 2500 2700
MIN. DRIVE AISLE
SYMBOL INDICATES EV CHARGING PROVISION (ONLY AT SPACES WHERE INDICATED)
TYPICAL PARKING SPACE
MIN. PARKING SPACE w/ STRUCT
MIN. PARKING SPACE WITH OBSTRUCTION

NOTE: PER BARRIE BYLAW: "STRUCTURAL COLUMNS IN A PARKING STRUCTURE MAY ENCR OACH INTO A PARKING SPACE PROVIDED THAT THE MINIMUM WIDTH OF THE PARKING SPACE IS NOT LESS THAN 2.5 m. ENCR OACHMENT INTO THE STANDARD PARKING SPACE WIDTH OF 2.7m IS NOT PERMITTED WHERE A WALL, FENCE OR SIMILAR FULL LENGTH OBSTRUCTION IS ABUTTING ANY PARKING SPACE"

General Notes

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True North

Project North

4	ISSUED FOR ZBLA	2024-12-05
3	ISSUED FOR ZBLA	2024-08-15
2	ISSUED FOR ZBLA	2024-03-27
1	ISSUED FOR PRE-CONSULTATION MEETING	2021-06-23

No.	Issue	Date
-----	-------	------

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Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

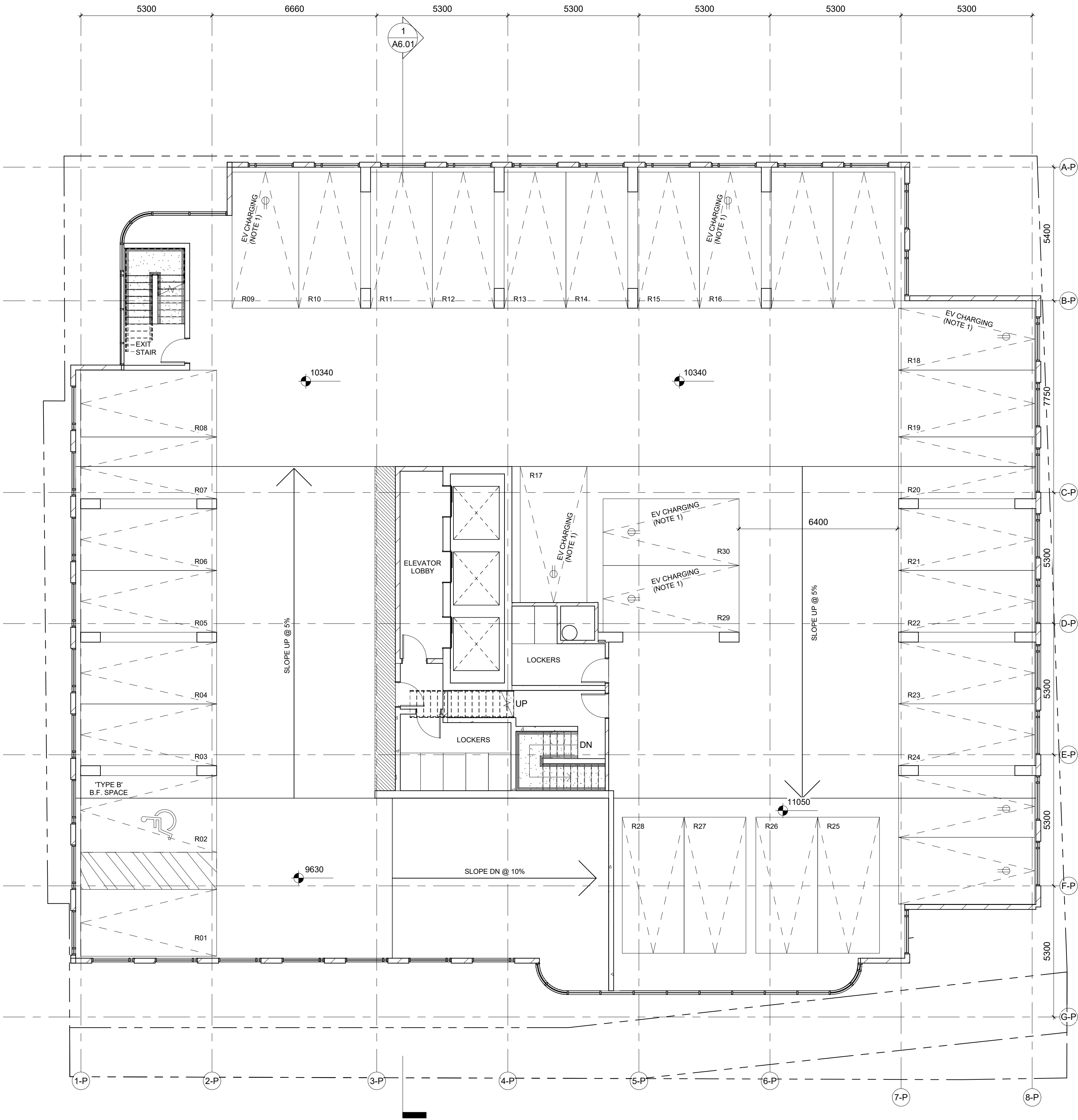
Drawing

LEVELS 2-3

Project number	27301
Date	Issue Date
Drawn by	AH, YL, RC
Checked by	AS

A4.02

Scale



1 TYPICAL PARKING PLAN
1 : 100


DEDICATED PARKING SPOTS	P2	P1	L01	L02	L03	L04	TOTAL
VISITOR - STANDARD	0	9	0	0	0	0	9
VISITOR - STANDARD (PARALLEL)	0	2	0	0	0	0	2
VISITOR - ACCESSIBLE (TYPE A)	0	1	0	0	0	0	1
VISITOR - EV-CHARGING (PARALLEL)	0	1	0	0	0	0	1
TENANT - STANDARD	18	0	0	26	26	20	90
TENANT - STANDARD (PARALLEL)	0	0	0	0	0	0	0
TENANT - ACCESSIBLE (TYPE A)	2	0	0	0	0	0	2
TENANT - ACCESSIBLE (TYPE B)	0	0	0	1	1	1	3
TENANT - EV-CHARGING	14	0	0	4	4	5	27
TOTAL PER FLOOR	34	13	0	31	31	26	135

NOTE 1:
ELECTRIC VEHICLE CHARGING INFRASTRUCTURE REQUIRED FOR 20% OF PARKING SPACES, INCLUDING LEVEL 2 CHARGING EQUIPMENT. STALLS IDENTIFIED FOR ELECTRIC VEHICLE CHARGING ARE LABELLED "EV CHARGING"
135 SPACES X 20% = 27 SPACES

NOTE 2:
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE CHARGING IN AN ADDITIONAL 30% OF SPACES
135 SPACES X 30% = 41 SPACES

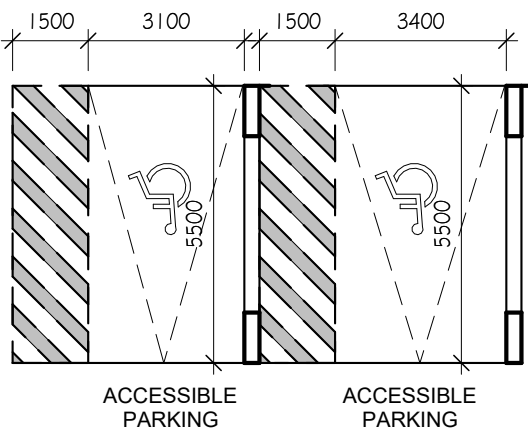
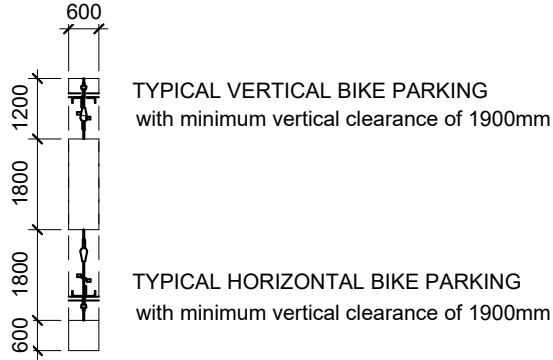
GENERAL NOTE:
ADEQUATE STOPPING SIGHT DISTANCE HAS BEEN PROVIDED USING THE APPLICABLE DESIGN SPEED FOR ALL PROPOSED ACCESS CONNECTIONS. ALL SIGHT LINES ARE FREE OF POTENTIAL OBSTRUCTIONS SUCH AS BUILDINGS, PARKING, SIGNS OR VEGETATION.

PARKING LEGEND - CITY OF BARRIE

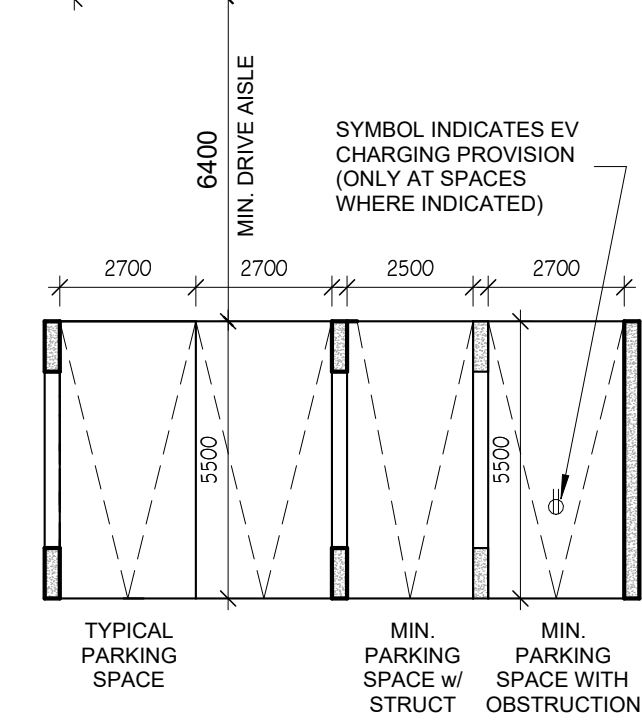
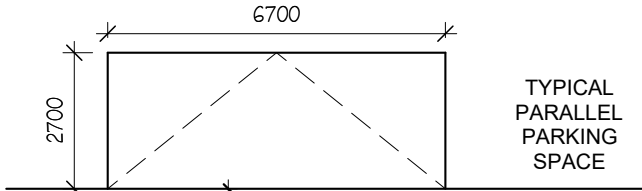
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 Rb-52c NO PARKING ANYTIME SIGN

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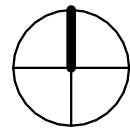
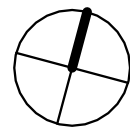
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True North

Project North

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No.	Issue	Date
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scottarch.ca

Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

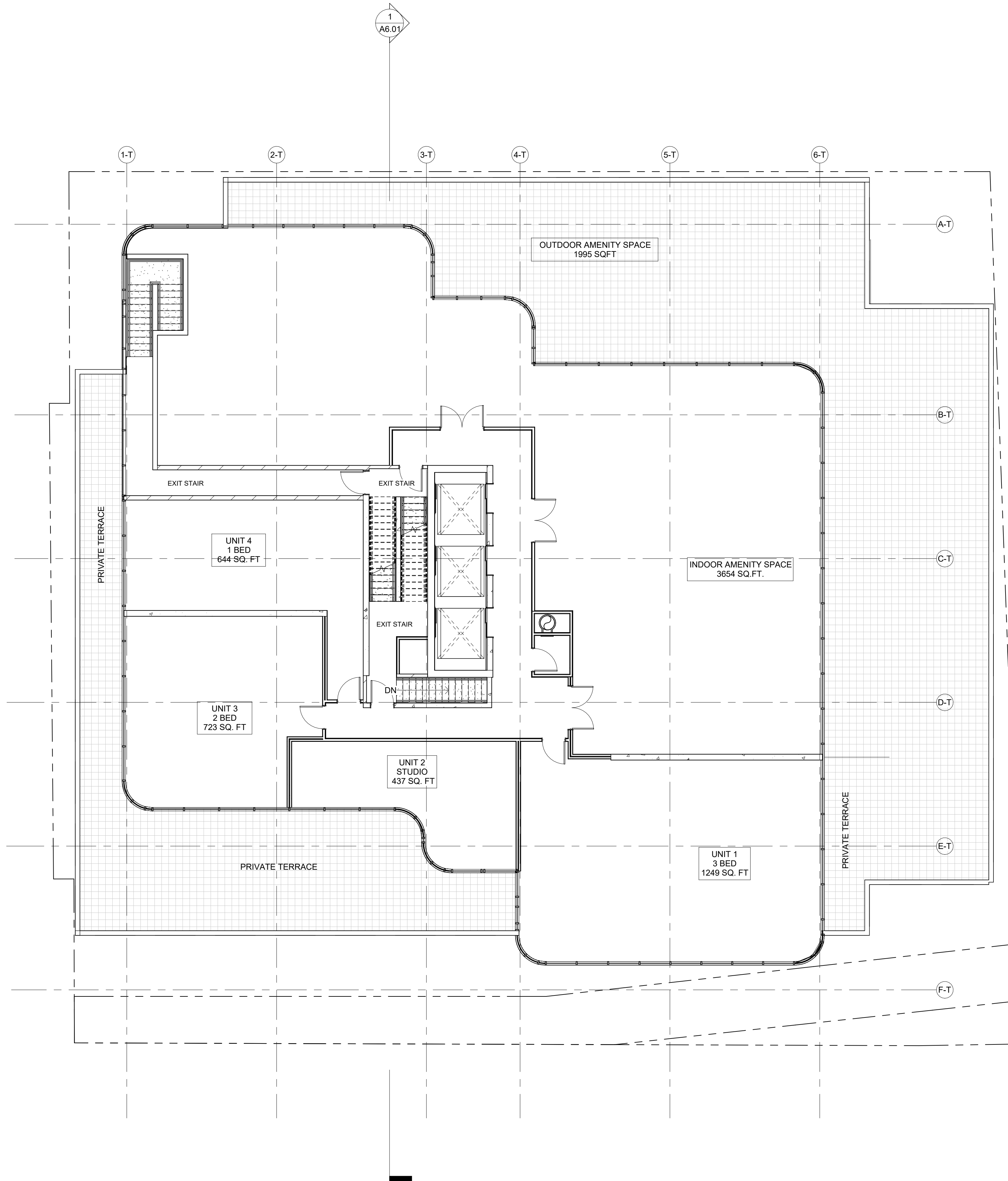
Drawing

LEVEL 4

Project number	27301
Date	Issue Date
Drawn by	AH, YL, RC
Checked by	AS

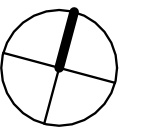
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Scale

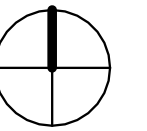


① 5TH FLOOR PLAN
1 : 100

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True North



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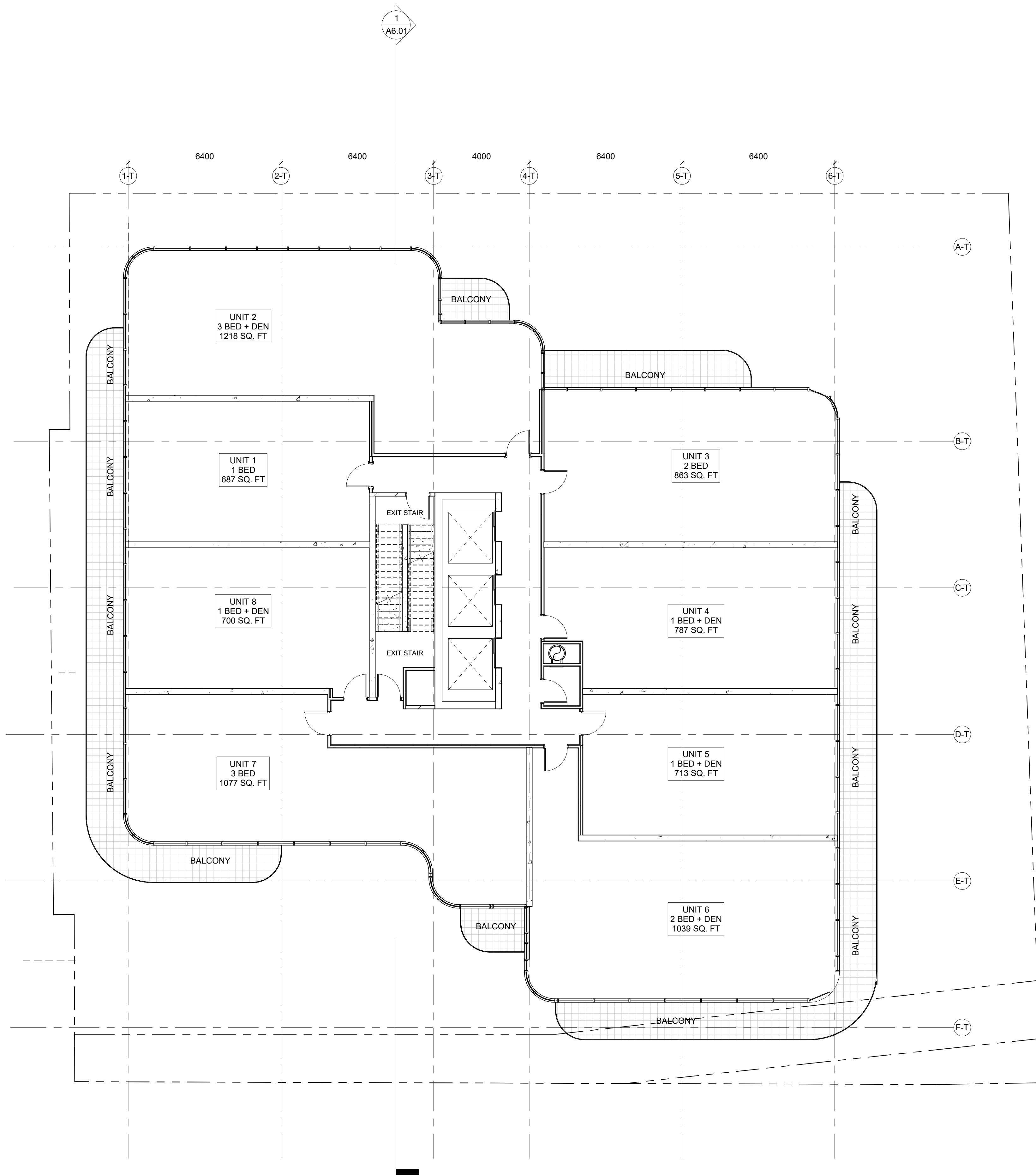
Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
LEVEL 5

Project number	27301
Date	Issue Date
Drawn by	DD, RC
Checked by	AS

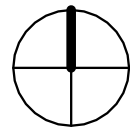
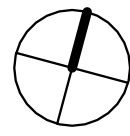
A4.05

Scale



① 6-21 FLOOR PLAN
1: 100

- General Notes
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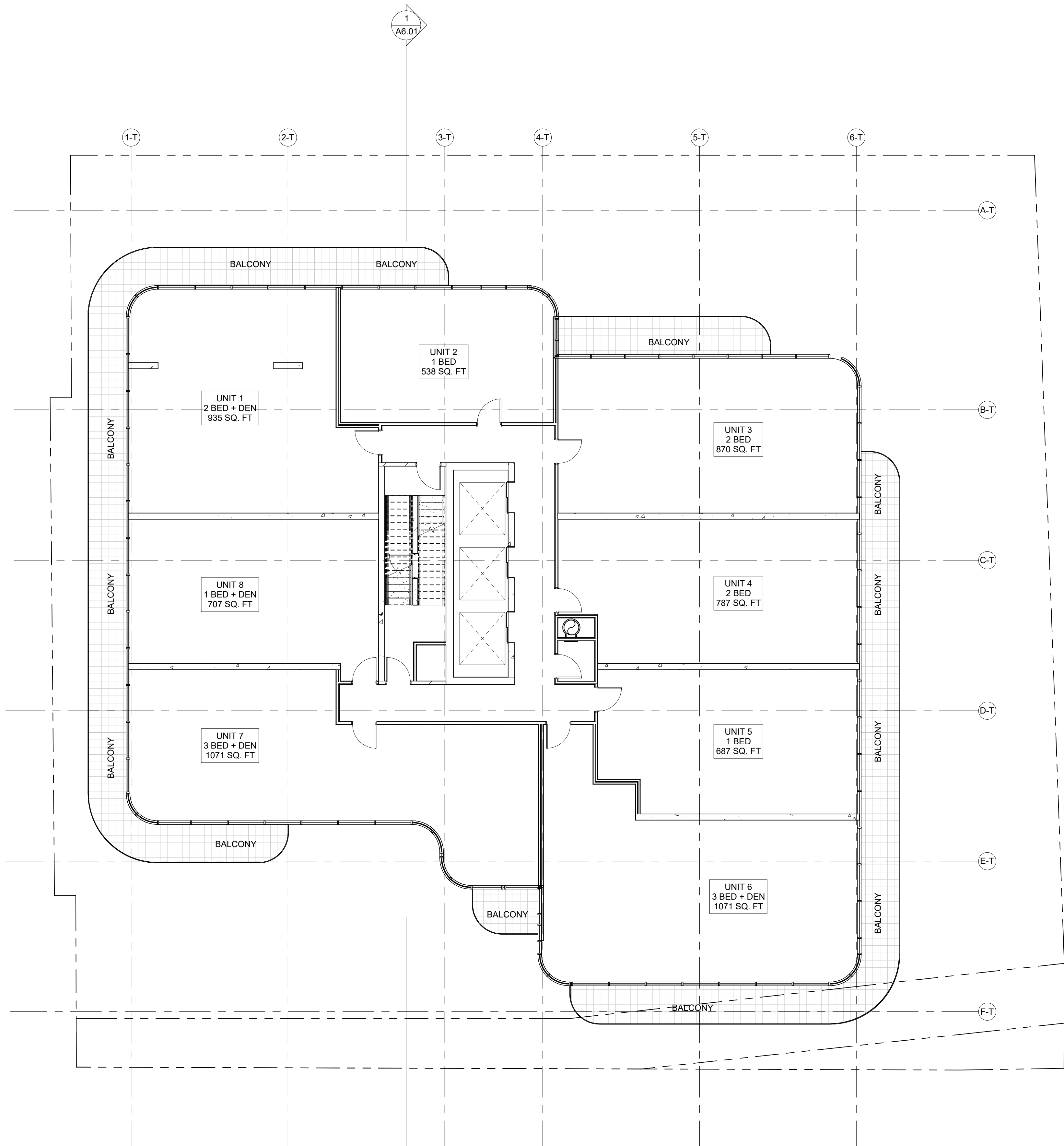
Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
LEVELS 6-21

Project number	27301
Date	Issue Date
Drawn by	DD, RC
Checked by	AS

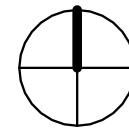
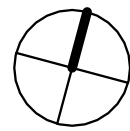
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Scale



② 22-23RD FLOOR PLAN
1 : 100

- General Notes
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True North Project North

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2	ISSUED FOR ZBLA	2024-03-27

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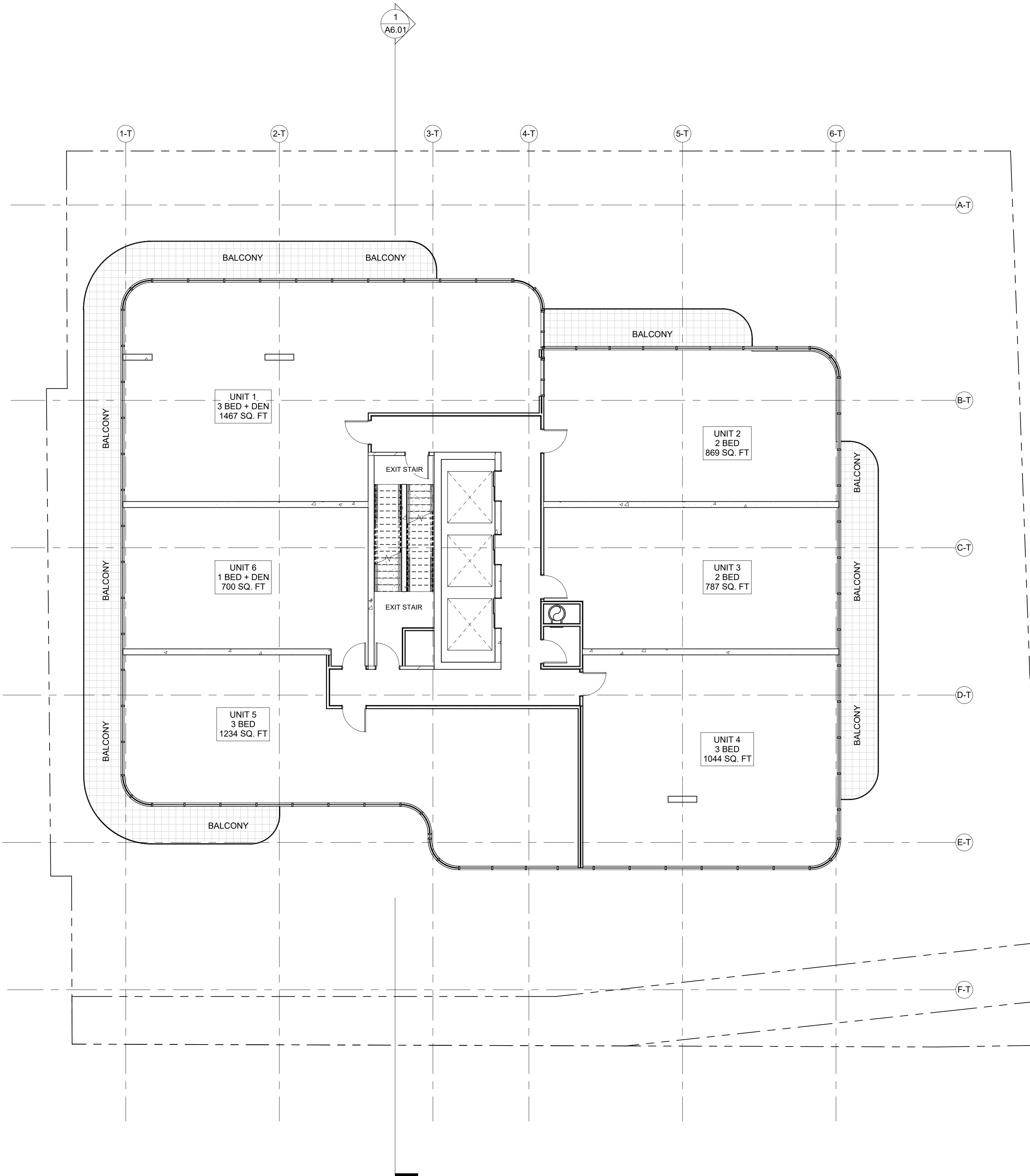
Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
LEVELS 22-23

Project number	27301
Date	Issue Date
Drawn by	DD, RC
Checked by	AS

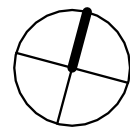
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Scale

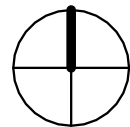


1 24-25TH FLOOR PLAN
1 : 100

- General Notes
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True North



Project North

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3	ISSUED FOR ZBLA	2024-08-15
2	ISSUED FOR ZBLA	2024-03-27

No.	Issue	Date
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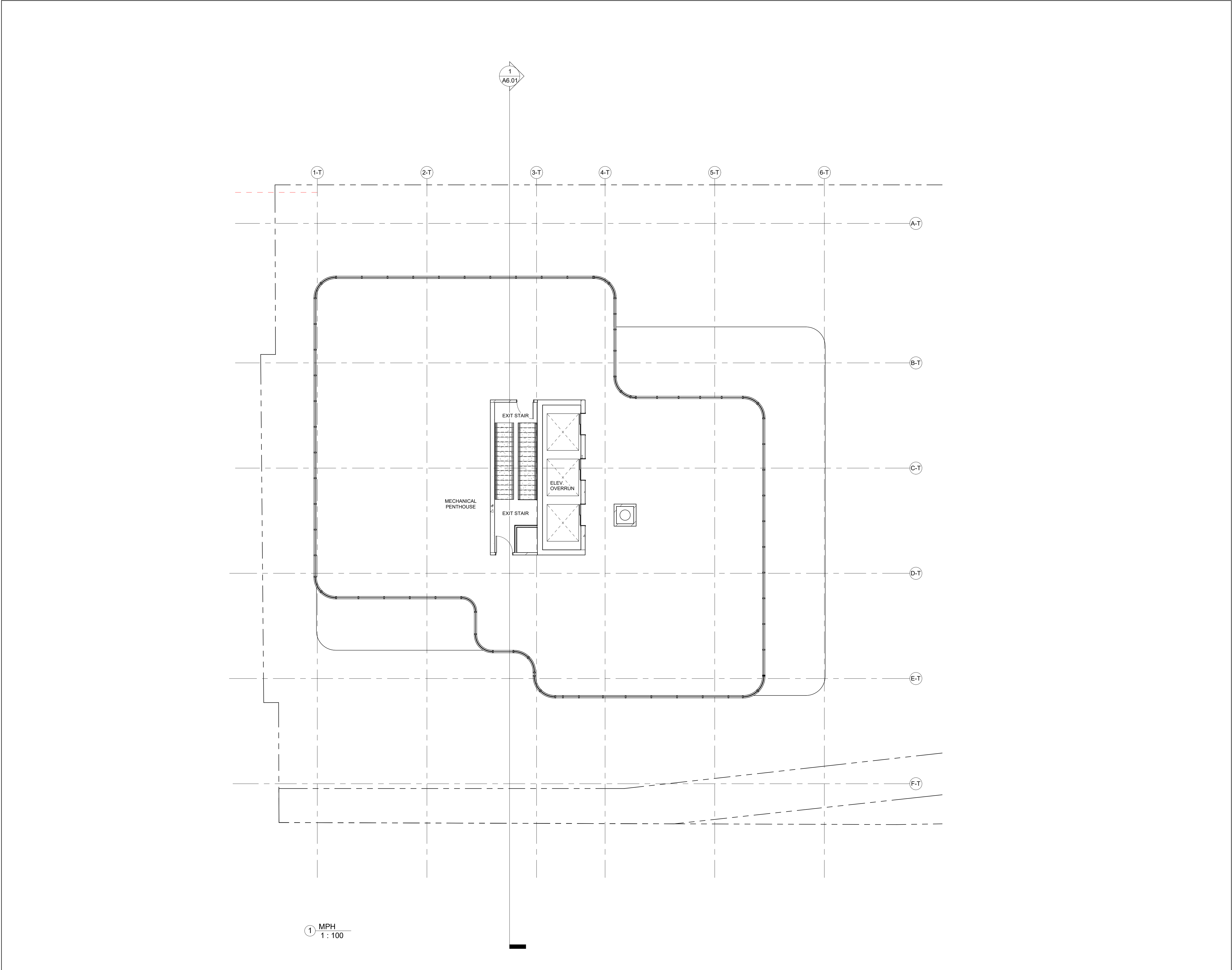
Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
LEVELS 24-25

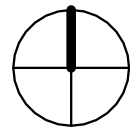
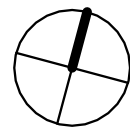
Project number	27301
Date	Issue Date
Drawn by	DD, RC
Checked by	AS

A4.08

Scale



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True North Project North

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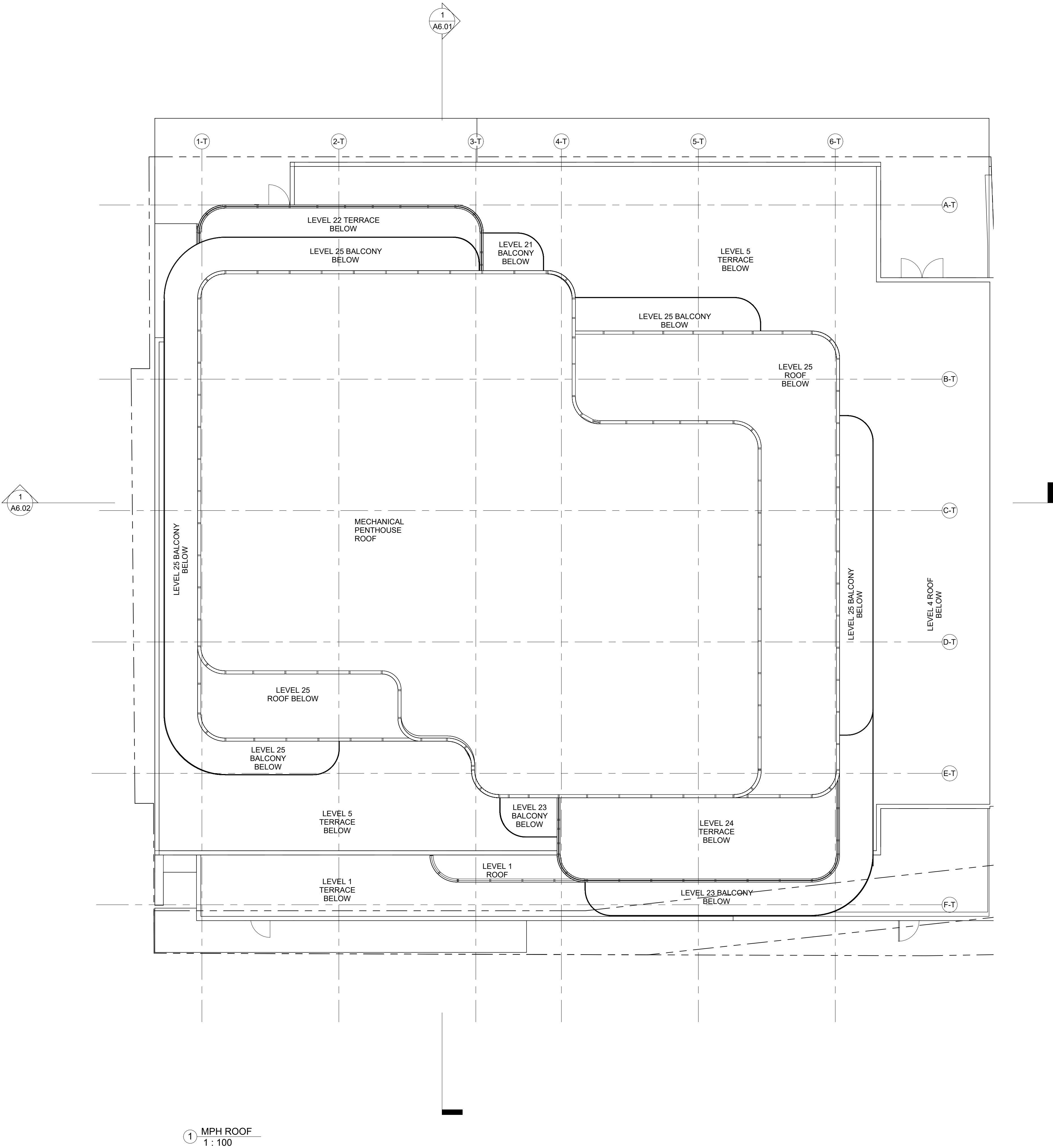
Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
MECH PENTHOUSE

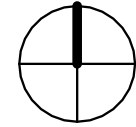
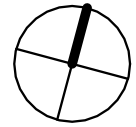
Project number	27301
Date	Issue Date
Drawn by	DD, RC
Checked by	AS

A4.09

Scale



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No.	Issue	Date
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Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
ROOF PLAN

Project number	27301
Date	Issue Date
Drawn by	DD, RC
Checked by	AS

A4.10

Scale



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Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
3D VIEWS

Project number	27301
Date	Issue Date
Drawn by	Author
Checked by	Checker

A5.01

Scale



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No.	Issue	Date
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Project
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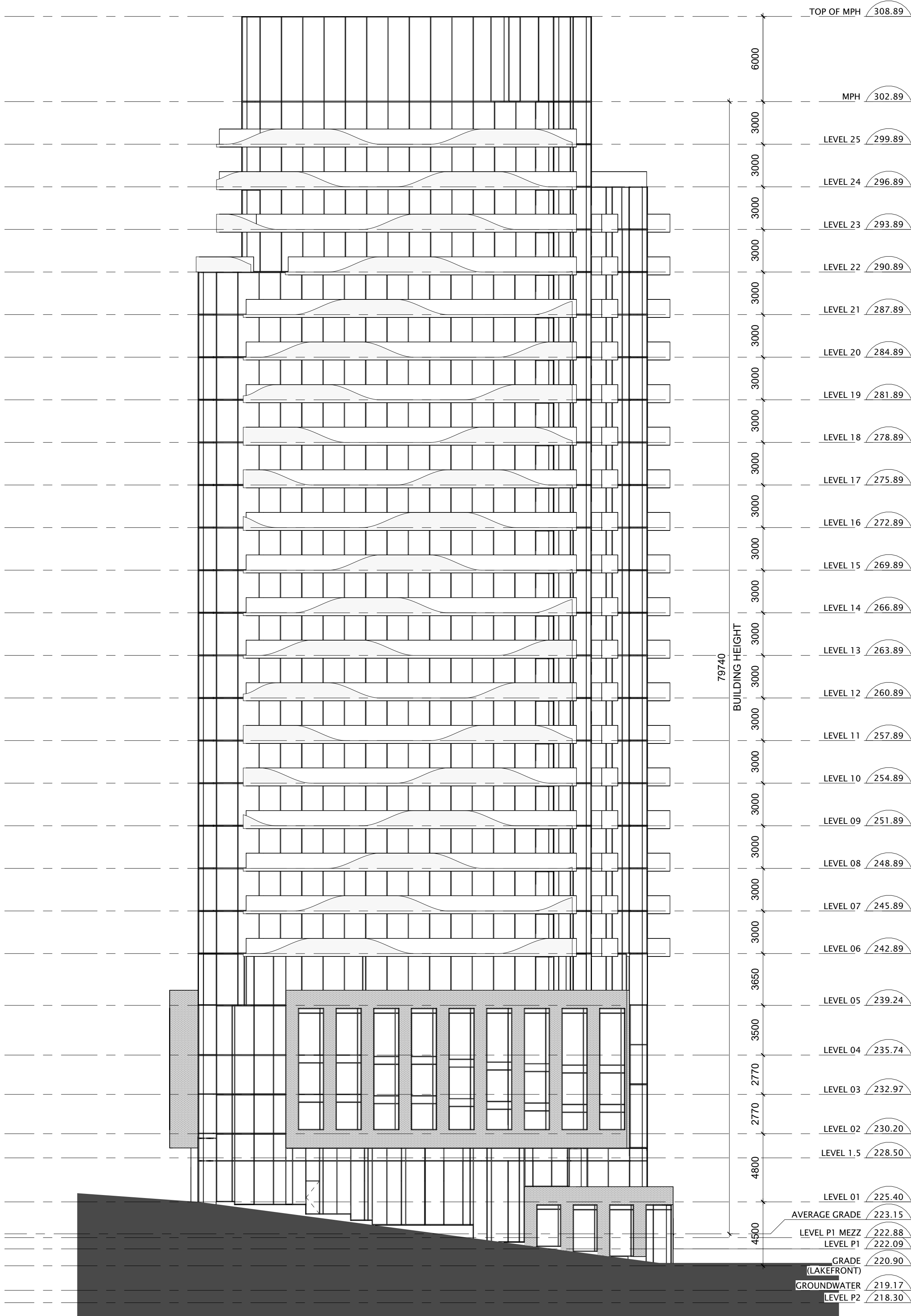
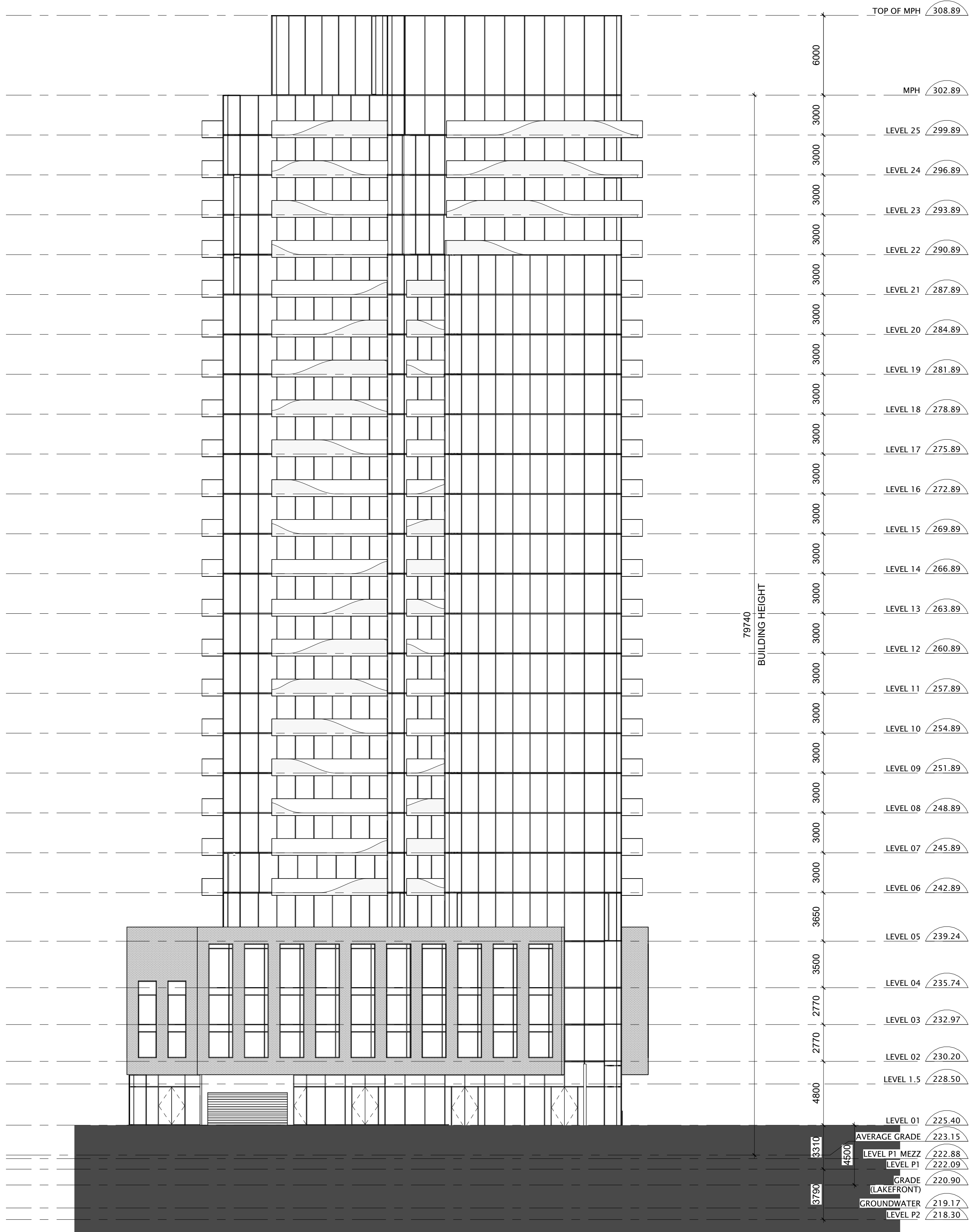
Drawing
3D VIEWS

Project number	27301
Date	Issue Date
Drawn by	Author
Checked by	Checker

A5.02

Scale

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149 Dunlop Street East,
Barrie, ON.

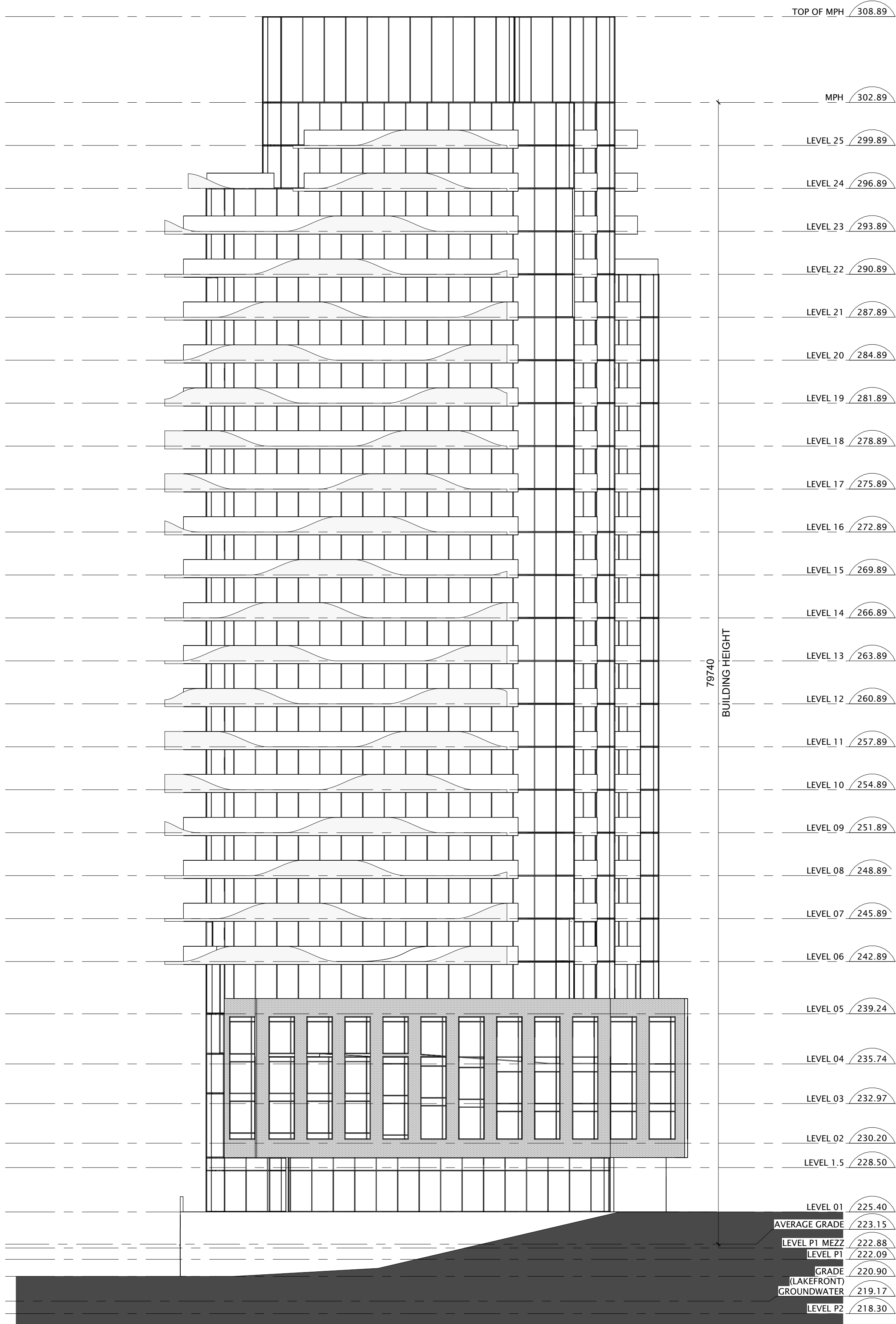
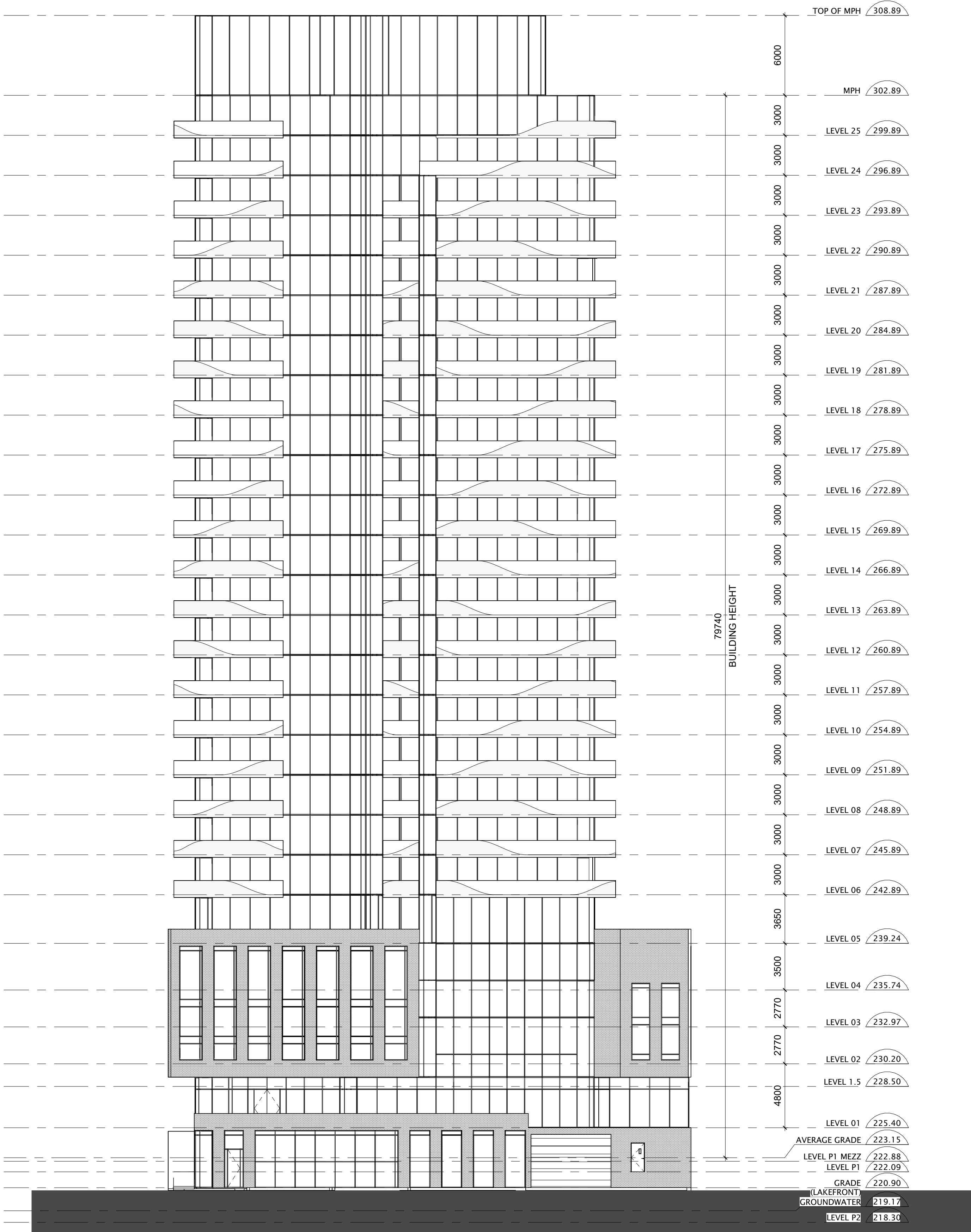
Drawing
ELEVATIONS

Project number	27301
Date	Issue Date
Drawn by	Author
Checked by	Checker

A5.03

Scale

- General Notes
1. ALL DIMENSIONS IN MILLIMETRES.
 2. VERIFY ALL DIMENSIONS.
 3. DO NOT SCALE DRAWINGS.
 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
 5. USE THE LATEST REVISED DRAWINGS ONLY.
 6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
 7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.



4	ISSUED FOR ZBLA	2024-12-05
3	ISSUED FOR ZBLA	2024-08-15
2	ISSUED FOR ZBLA	2024-03-27

No.	Issue	Date
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SSA Scott Shields Architects Inc.
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scottarch.ca

Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
ELEVATIONS

Project number	27301
Date	Issue Date
Drawn by	DD
Checked by	Checker

A5.04

Scale

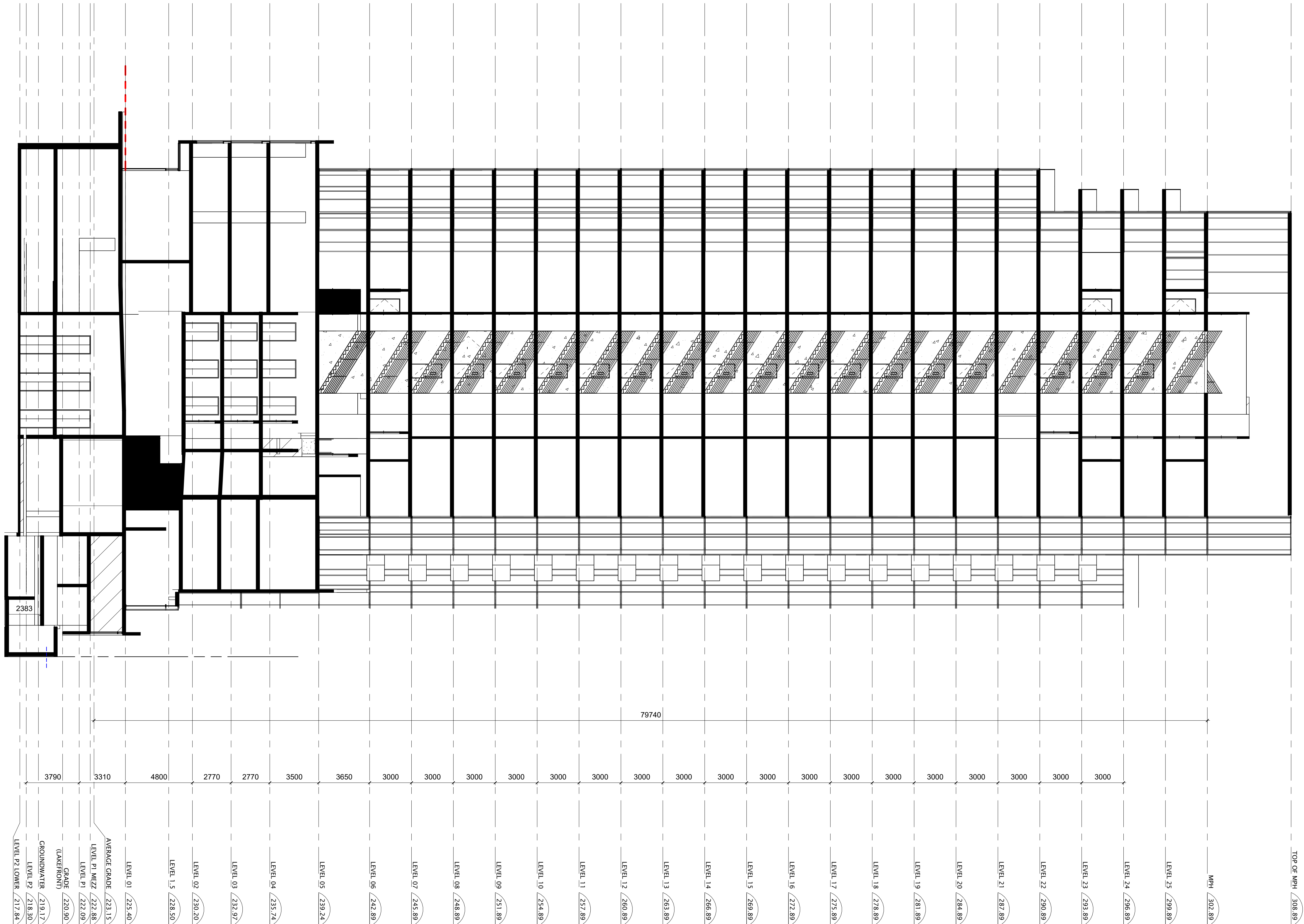
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No.	Issue	Date
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Project
149 Dunlop
44655
149 Dunlop Street East,
Barrie, ON.

Checked by	Checker
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Scale



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No.	Issue	Date
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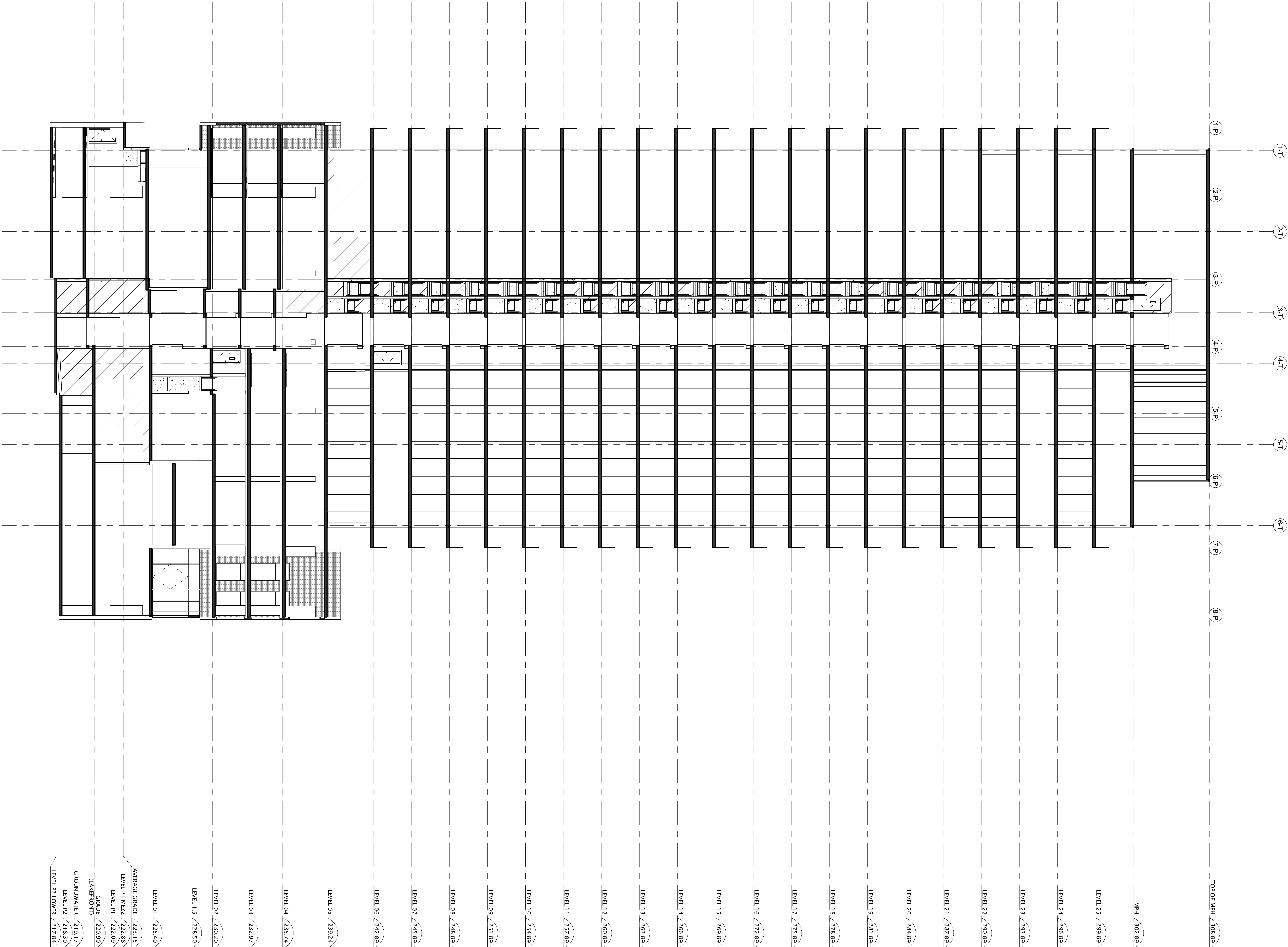
Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
BUILDING SECTION

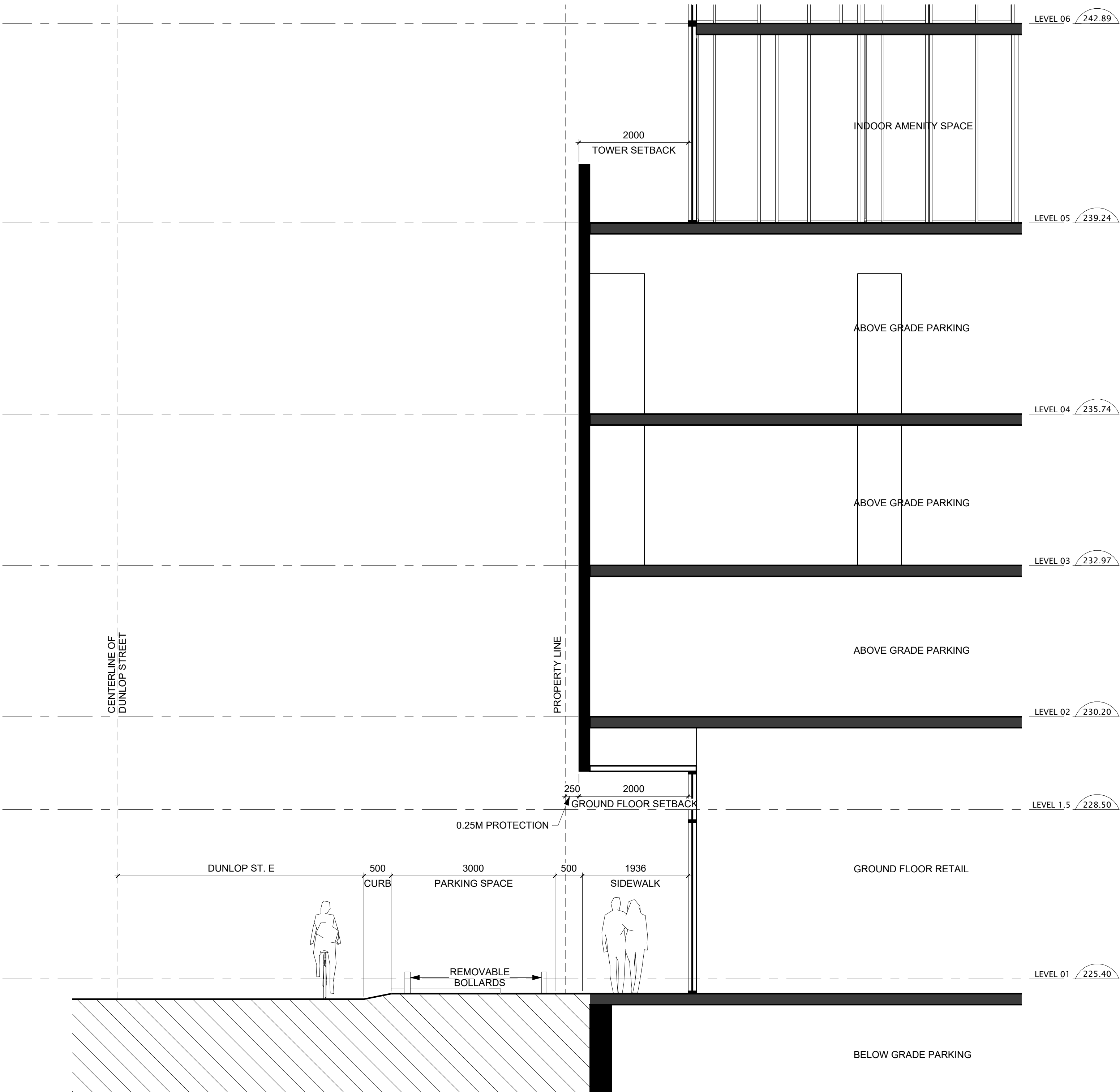
Project number	27301
Date	Issue Date
Drawn by	Author
Checked by	Checker

A6.02

Scale



- General Notes
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3	ISSUED FOR ZBLA	2024-08-15

No.	Issue	Date
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Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

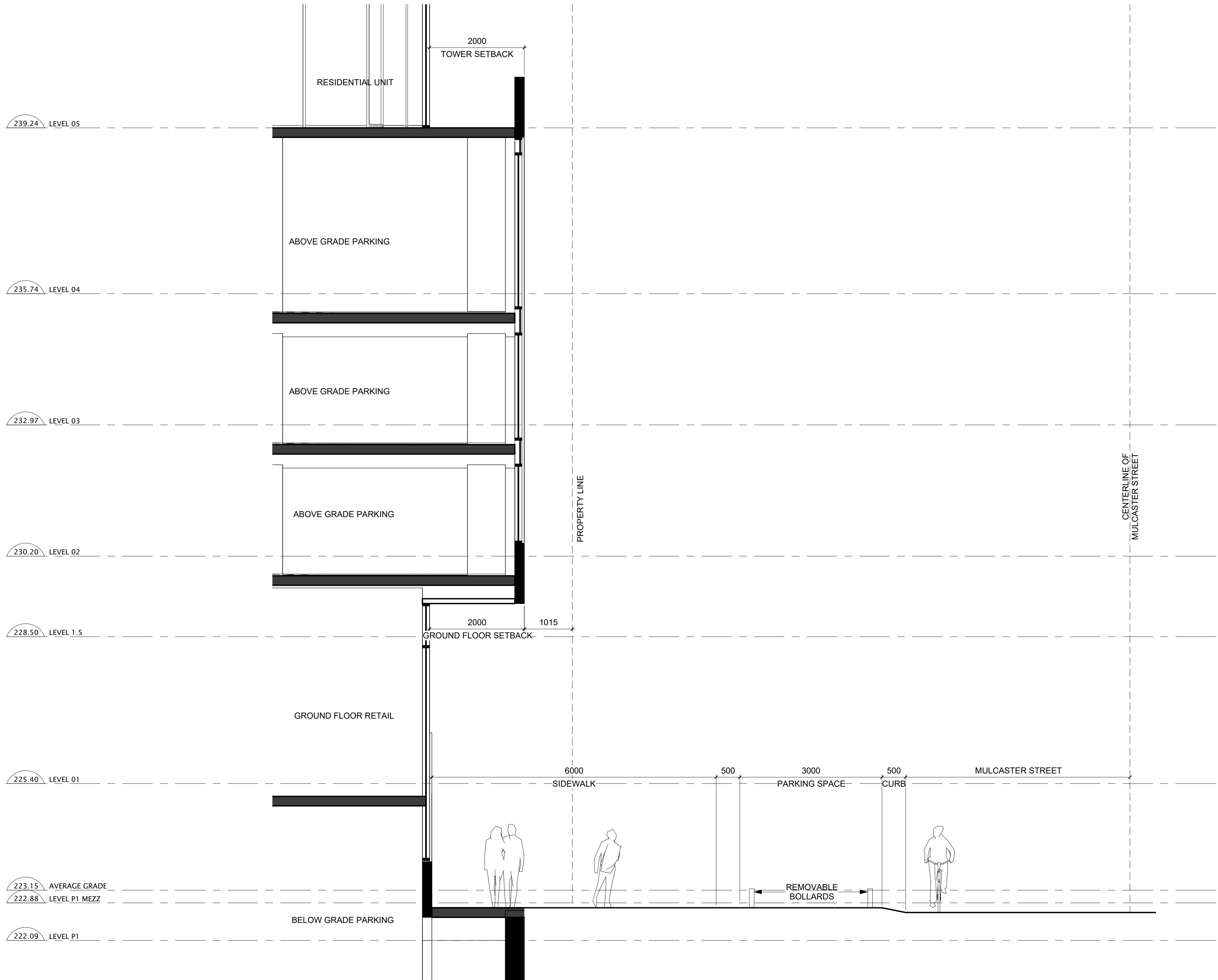
Drawing
DUNLOP
STREETSCAPE
SECTION

Project number	27301
Date	Issue Date
Drawn by	Author
Checked by	Checker

A6.03

Scale

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No.	Issue	Date
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Project
149 Dunlop
149 Dunlop Street East,
Barrie, ON.

Drawing
MULCASTER
STREETSCAPE
SECTION

Project number	27301
Date	Issue Date
Drawn by	Author
Checked by	Checker

A6.04

Scale