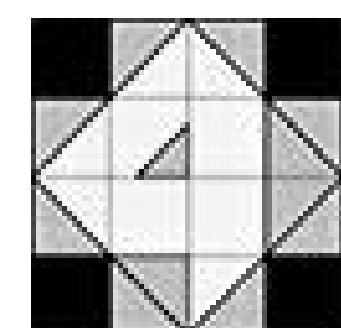


# PEARL BUILDERS - 423010

664,674,692 ESSA ROAD and 320,364 MAPLEVIEW DRIVE WEST, BARRIE



ARCHITECTURAL SHEET LIST	
SHEET NO.	SHEET NAME
A000	COVER PAGE
A001	SURVEY DRAWING
A-M100	OBC MATRIX, STATS, & ZONING
A-M101	OBC MATRIX, STATS, & ZONING
A-M102	GROSS FLOOR AREA PLANS
A-M201	P1 FLOOR PLAN
A-M202	B1,B2 COMBINED LVL 1 FLOOR PLAN
A-M203	LEVEL 1,2 FLOOR PLAN
A-M204	B1,B2 COMBINED LVL 3 FLOOR PLAN
A-M205	LEVEL 3,5 FLOOR PLAN
A-M206	LEVEL 6 FLOOR PLAN
A-M207	B1,B2 COMBINED ROOF PLAN
A-M500	B1 & B2 OVERALL ELEVATION
A-M501	ELEVATION 1
A-M502	ELEVATION 2
A-M601	SECTION
A-M602	B1, B2 SECTION
A-M700	3D PERSPECTIVES



# 4 ARCHITECTURE INC.

CLIENT	ARCHITECT	LANDSCAPE ARCHITECT	ENGINEERING-CIVIL	ENGINEERING-TRANSPORTATION	ENGINEERING - GEOTECHNICAL & HYDROGEOLOGICAL	SURVEY CONSULTANT	WASTE MANAGEMENT CONSULTANT	ARCHAEOLOGICAL CONSULTANT			
<b>PEARL BUILDERS</b>	<b>4 ARCHITECTURE INC.</b>	<b>STRYBOS BARRON KING LANDSCAPE ARCHITECTURE</b>	<b>TATHAM ENGINEERING</b>	<b>TATHAM ENGINEERING</b>	<b>BEACON ENVIRONMENTAL</b>	<b>RUDY MAK SURVEYING LTD.</b>	<b>JONES CONSULTING GROUP LTD.</b>	<b>AMICK CONSULTANTS LTD.</b>			
	8966 WOODBINE AVENUE, SUITE 300 MARKHAM, ON. L3R 0J7 (905) 470 7212 www.4architecture.ca	5770 HURONTARIO STREET, SUITE 320, MISSISSAUGA, ON. L5R 3G5 (416) 695 4849 www.STRYBOS.com	41 King Street, Unit 4 Barrie, Ontario L4N 6B5 (705) 733 9037 www.tathameng.com	41 King Street, Unit 4 Barrie, Ontario L4N 6B5 (705) 733 9037 www.tathameng.com	80 Main Street Markham N, Markham, ON L3P 1X5 (905) 201 7622 www.beaconenviro.com	732 DUNLOP STREET WEST, BARRIE, ON. L4N 9X1 (705) 722 3845 www.maksurveying.com	229 MAPLEVIEW DRIVE EAST, BARRIE, ONTARIO, L4N 0W5 (705) 732 2538 www.jonesconsulting.com	380 Talbot St, Port McNicoll, ON L0K 1R0 (705) 534 1546 www.amick.ca			

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DRAWINGS ARE NOT TO BE SCALED.

CU:\Users\svardoc\Documents\423010 PEARL BUILDERS - APARTMENT 423010

SCHEDULE

PART	LOT	CONCESSION	P.I.N.	AREA
1				3852.4 SQ.M
2			PART OF P.I.N. 58730-0297 (LT)	3770.7 SQ.M
3				4197.7 SQ.M
4				1453.0 SQ.M
5	PART LOT 4	12		1473.0 SQ.M
6			PART OF P.I.N. 58730-0303 (LT)	1678.5 SQ.M
7				108.1 SQ.M
8				34.8 SQ.M
9				16.6 SQ.M

PART 2 IS SUBJECT TO AN EASEMENT AS IN R01272150  
PART 5 AND 8 ARE SUBJECT TO AN EASEMENT AS IN R01272147

PLAN OF SURVEY OF  
PART OF LOT 4  
CONCESSION 12  
GEOGRAPHIC TOWNSHIP OF INNISFIL  
CITY OF BARRIE  
COUNTY OF SIMCOE

SCALE 1 : 1000  
RUDY MAK SURVEYING LTD.

THE INTENDED PLOT SIZE OF THIS PLAN IS  
915MM IN WIDTH BY 610MM IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:1000

BEARING NOTE  
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 03120080022 AND 03120080023, UTM ZONE 17, NAD 83 (ORIGINAL).

- LEGEND
- DENOTES FOUND SURVEY MONUMENT
  - DENOTES PLANTED SURVEY MONUMENT
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - PB DENOTES PLASTIC BAR
  - (1546) DENOTES RUDY MAK SURVEYING LTD.
  - (1650) DENOTES D.R. ASTRIL, O.L.S.
  - (P1) DENOTES PLAN 51R-32695
  - (P2) DENOTES PLAN 51R-33177
  - (P3) DENOTES PLAN 51R-32435
  - (P4) DENOTES PLAN 51R-34959
  - (P5) DENOTES PLAN 51R-34113
  - (P6) DENOTES PLAN 51R-37748
  - (P7) DENOTES PLAN OF SURVEY BY RUDY MAK SURVEYING LTD DATED JULY 4, 2022.
  - (P8) DENOTES PLAN 51R-24730
  - WT DENOTES WITNESS

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

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2) THE SURVEY WAS COMPLETED ON THE TH. DAY OF 2023.

BARS TO BE SET  
DATE 2023  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER \_\_\_\_\_

**M RUDY MAK SURVEYING LTD.**  
ONTARIO LAND SURVEYORS

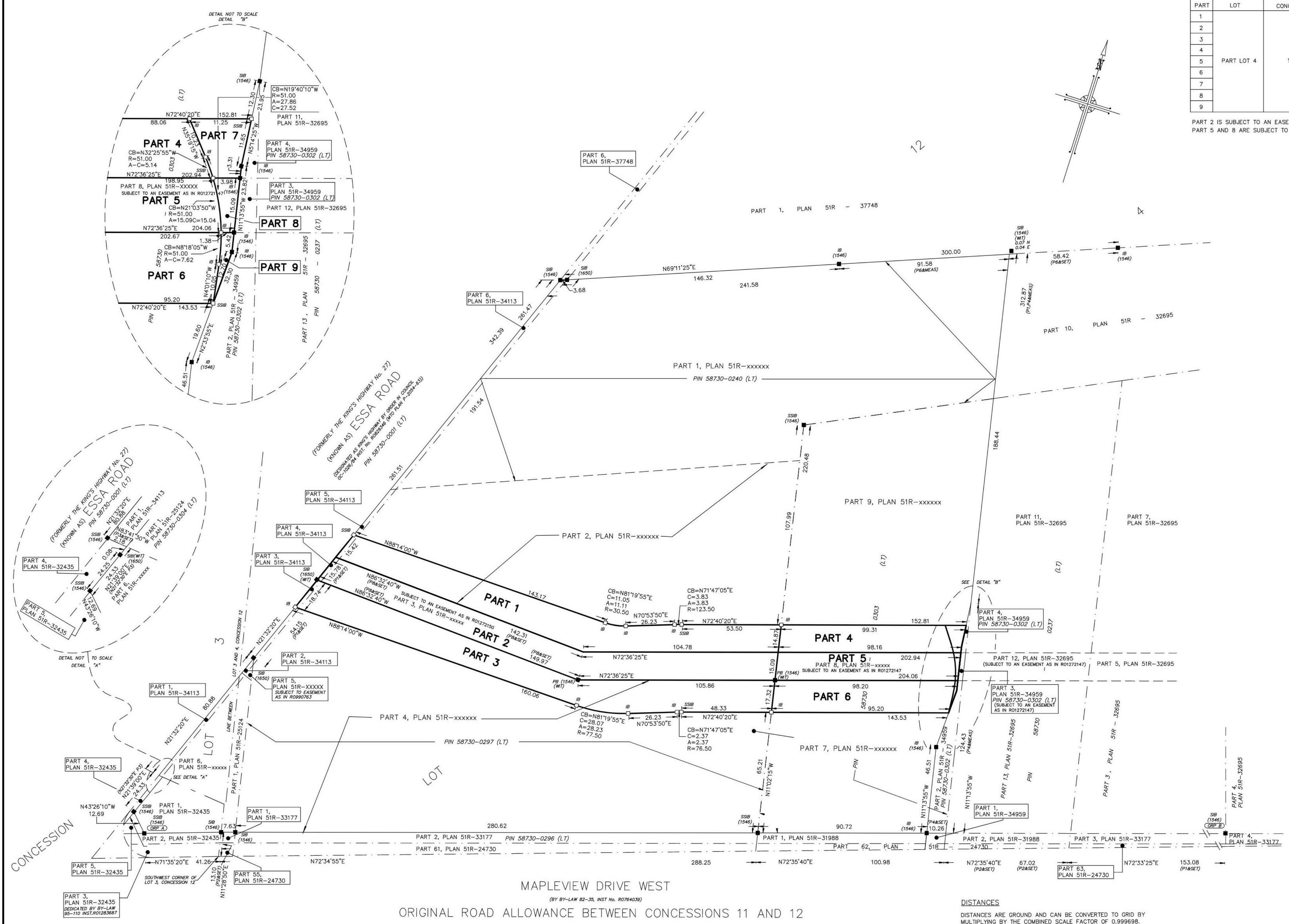
732 DUNLOP STREET WEST  
BARRIE, ONTARIO L4N 9X1 (705) 722-3845  
E-MAIL MAIL@MAKSURVEYING.COM

**4 ARCHITECTURE INC.**  
WWW.ARCHITECTURE.CA

8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7  
T: (905) 470-7212 / F: (905) 737-7326 email: mail@4architecture.ca

PEARL BUILDERS - 423010  
664,674,692 ESSA ROAD AND 320,364  
MAPLEVIEW DRIVE WEST, BARRIE

SURVEY DRAWING  
2024.10.23  
Scale Drawn By Checked By  
SV EM  
**A001**



DISTANCES  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999968.

POINT ID	NORTHING	EASTING
SCP 03120080022	4915161.492	603825.429
SCP 03120080023	4914586.905	603862.390
ORP A	4909222.55	602513.40
ORP B	4909419.92	603133.78

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

DETAIL NOT TO SCALE  
DETAIL "A"  
DETAIL "B"  
DETAIL "C"  
DETAIL "D"  
DETAIL "E"  
DETAIL "F"  
DETAIL "G"  
DETAIL "H"  
DETAIL "I"  
DETAIL "J"  
DETAIL "K"  
DETAIL "L"  
DETAIL "M"  
DETAIL "N"  
DETAIL "O"  
DETAIL "P"  
DETAIL "Q"  
DETAIL "R"  
DETAIL "S"  
DETAIL "T"  
DETAIL "U"  
DETAIL "V"  
DETAIL "W"  
DETAIL "X"  
DETAIL "Y"  
DETAIL "Z"



















2 TYPICAL LEVEL 4, 5 FLOOR PLAN  
1 : 200



1 LEVEL - 3 FLOOR PLAN  
1 : 200

APPLICATION NUMBER:

APPLICATION NUMBER:

NOTES:  
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REVISIONS	

SUBMITTALS	
10.	
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No.	Description	Date	By
1.	ISSUED FOR SPA	2024.10.17	SV

CLIENT:

NORTH

STAMP:

**4 ARCHITECTURE INC.**  
WWW.4ARCHITECTURE.CA  
8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7  
T: (905) 470 7212 / F: (905) 737 7326 email: mail@4architecture.ca

**PEARL BUILDERS - 423010**  
664,674,692 ESSA ROAD and 320,364  
MAPLEVIEW DRIVE WEST, BARRIE

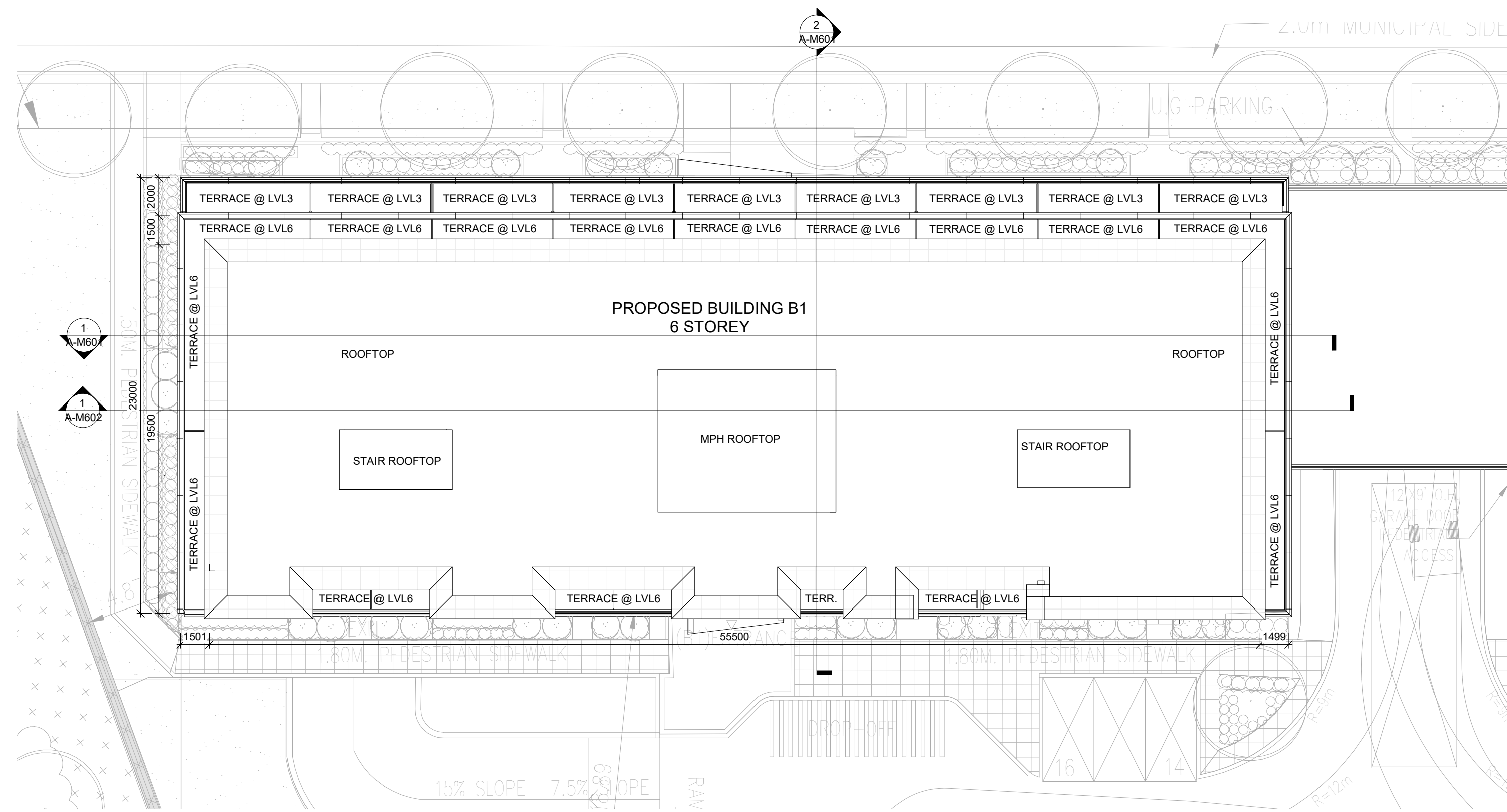
**LEVEL 3,5 FLOOR PLAN**

2024.10.23

Scale: 1 : 200 Drawn By: SV Checked By: EM

**A-M205**

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2 ROOF PLAN  
1 : 200



1 LEVEL - 6 FLOOR PLAN  
1 : 200

APPLICATION NUMBER:

APPLICATION NUMBER:

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REVISIONS	

SUBMITTALS	
10.	
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4.	
3.	
2.	
1. ISSUED FOR SPA	2024.10.17 SV
No. Description	YYYY.MM.DD By

CLIENT:

NORTH PROJECT NORTH TRUE NORTH

**4 ARCHITECTURE INC.**  
WWW.4ARCHITECTURE.CA  
8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7  
T: (905) 470 7212 / F: (905) 737 7326 email: mail@4architecture.ca

**PEARL BUILDERS -423010**  
664,674,692 ESSA ROAD and 320,364  
MAPLEVIEW DRIVE WEST, BARRIE

**LEVEL 6 FLOOR PLAN**  
2024.10.23  
Scale: 1:200 Drawn By: SV Checked By: EM

**A-M206**





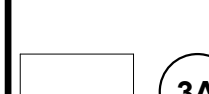
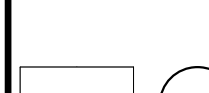



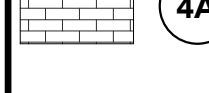

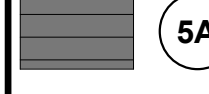
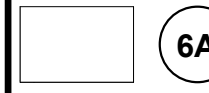




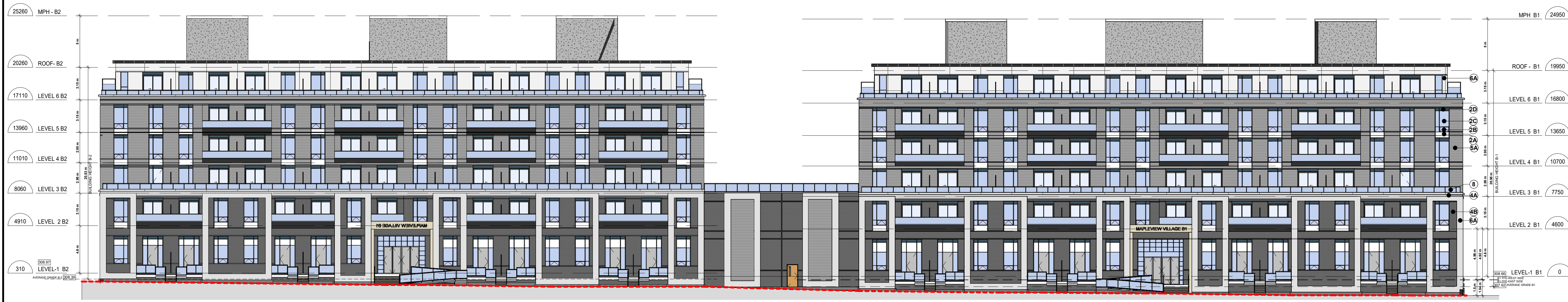
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**EXTERIOR FINISH LEGEND**

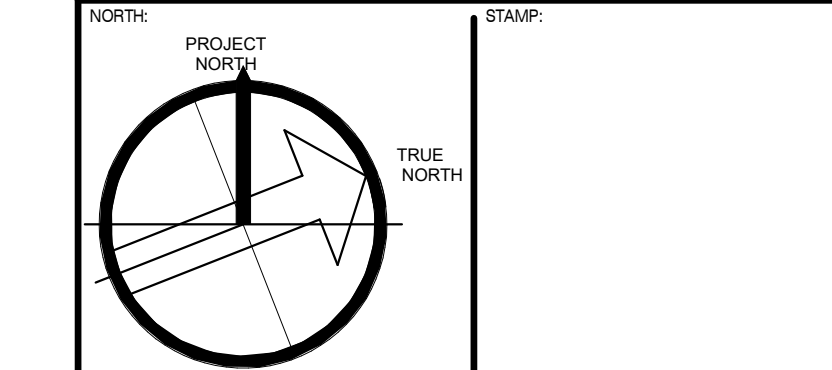
-  **2A** PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL  
EXT. COLOUR : DARK WHITE
-  **2B** PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING  
EXT. COLOUR : CLEAR
-  **2C** PREFINISHED WINDOW WALL SYSTEM - GLASS VISION PANEL  
EXT. COLOUR : CLEAR
-  **2D** PREFINISHED WINDOW WALL SYSTEM - METAL LOUVRES  
EXT. COLOUR : XXX
-  **3A** PREFINISHED CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL  
EXT. COLOUR : DARK WHITE
-  **3B** PREFINISHED CURTAIN WALL SYSTEM - OPERABLE AWNING  
EXT. COLOUR : CLEAR WHITE
-  **3C** PREFINISHED CURTAIN WALL SYSTEM - GLASS VISION PANEL  
EXT. COLOUR : CLEAR
-  **3D** PREFINISHED CURTAIN WALL SYSTEM - METAL LOUVRES  
EXT. COLOUR : XXX
-  **4A** MASONRY BRICK VENEER - ICELAND WHITE  
EXT. COLOUR : ICELAND WHITE
-  **4B** MASONRY BRICK VENEER - ASHLAND  
EXT. COLOUR : ASHLAND
-  **5A** KWP SIDING - GRANITE RUSTIC  
EXT. COLOUR : GRANITE RUSTIC
-  **6A** PREFINISHED ALUMINIUM COMPOSITE PANEL - WHITE  
EXT. COLOUR : WHITE
-  **6B** PREFINISHED ALUMINIUM COMPOSITE PANEL - BLACK  
EXT. COLOUR : BLACK
-  **7** EIFS - STUCCO  
EXT. COLOUR : CLEAR WITH COATED PATTERN
-  **8** BIRD FRIENDLY GLASS BALCONY RAIL  
EXT. COLOUR : CLEAR WITH COATED FRIT PATTERN



**1** B1 & B2 OVERALL ELEVATION  
1 : 200

REVISIONS			
SUBMITTALS			
2			
1	ISSUED FOR SPA	2024.10.17	SV
No.	Description	YYYY.MM.DD	By

CLIENT:



**4 ARCHITECTURE INC.**  
[www.4architecture.ca](http://www.4architecture.ca)  
 8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7  
 T: (905) 470 7212 / F: (905) 737 7326 email: mail@4architecture.ca

**PEARL BUILDERS -423010**  
 664,674,692 ESSA ROAD and 320,364  
 MAPLEVIEW DRIVE WEST, BARRIE

**B1 & B2 OVERALL ELEVATION**  
 2024.10.23

Scale: 1 : 200  
 Drawn By: SV  
 Checked By: EM

**A-M500**

APPLICATION NUMBER:

APPLICATION NUMBER:

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EXTERIOR FINISH LEGEND

- 2A PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL  
EXT. COLOUR : DARK WHITE
- 2B PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING  
EXT. COLOUR : CLEAR
- 2C PREFINISHED WINDOW WALL SYSTEM - GLASS VISION PANEL  
EXT. COLOUR : CLEAR
- 2D PREFINISHED WINDOW WALL - METAL LOUVRES  
EXT. COLOUR : XXX
- 3A PREFINISHED CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL  
EXT. COLOUR : DARK WHITE
- 3B PREFINISHED CURTAIN WALL SYSTEM - OPERABLE AWNING  
EXT. COLOUR : CLEAR WHITE
- 3C PREFINISHED CURTAIN WALL SYSTEM - GLASS VISION PANEL  
EXT. COLOUR : CLEAR
- 3D PREFINISHED CURTAIN WALL - METAL LOUVRES  
EXT. COLOUR : XXX
- 4A MASONRY BRICK VENEER - ICELAND WHITE  
EXT. COLOUR : ICELAND WHITE
- 4B MASONRY BRICK VENEER - ASHLAND  
EXT. COLOUR : ASHLAND
- 5A KWP SIDING - GRANITE RUSTIC  
EXT. COLOUR : GRANITE RUSTIC
- 6A PREFINISHED ALUMINIUM COMPOSITE PANEL - WHITE  
EXT. COLOUR : WHITE
- 6B PREFINISHED ALUMINIUM COMPOSITE PANEL - BLACK  
EXT. COLOUR : BLACK
- 7 EIFS - STUCCO  
EXT. COLOUR : CLEAR WITH COATED PATTERN
- 8 BIRD FRIENDLY GLASS BALCONY RAIL  
EXT. COLOUR : CLEAR WITH COATED FRIT PATTERN

REVISIONS	

SUBMITTALS	
1.	ISSUED FOR SPA 2024.10.17 BV
No.	Description YYYY.MM.DD By

CLIENT:

NORTH

STAMP:

**4 ARCHITECTURE INC.**  
 WWW.ARCHITECTURE.CA  
 8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7  
 T: (905) 470 7212 / F: (905) 737 7326 email: mail@4architecture.ca

**PEARL BUILDERS - 423010**  
 664,674,692 ESSA ROAD and 320,364  
 MAPLEVIEW DRIVE WEST, BARRIE

**ELEVATION 1**  
 2024.10.23  
 Scale: 1 : 100  
 Drawn By: EF EM/SV  
 Checked By:

A-M501



2 NORTH ELEVATION  
1 : 100



1 SOUTH ELEVATION  
1 : 100

APPLICATION NUMBER:

APPLICATION NUMBER:

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EXTERIOR FINISH LEGEND

- 2A** PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL  
EXT. COLOUR : DARK WHITE
- 2B** PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING  
EXT. COLOUR : CLEAR
- 2C** PREFINISHED WINDOW WALL SYSTEM - GLASS VISION PANEL  
EXT. COLOUR : CLEAR
- 2D** PREFINISHED WINDOW WALL - METAL LOUVRES  
EXT. COLOUR : XXX
- 3A** PREFINISHED CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL  
EXT. COLOUR : DARK WHITE
- 3B** PREFINISHED CURTAIN WALL SYSTEM - OPERABLE AWNING  
EXT. COLOUR : CLEAR WHITE
- 3C** PREFINISHED CURTAIN WALL SYSTEM - GLASS VISION PANEL  
EXT. COLOUR : CLEAR
- 3D** PREFINISHED CURTAIN WALL - METAL LOUVRES  
EXT. COLOUR : XXX
- 4A** MASONRY BRICK VENEER - ICELAND WHITE  
EXT. COLOUR : ICELAND WHITE
- 4B** MASONRY BRICK VENEER - ASHLAND  
EXT. COLOUR : ASHLAND
- 5A** KWP SIDING - GRANITE RUSTIC  
EXT. COLOUR : GRANITE RUSTIC
- 6A** PREFINISHED ALUMINIUM COMPOSITE PANEL - WHITE  
EXT. COLOUR : WHITE
- 6B** PREFINISHED ALUMINIUM COMPOSITE PANEL - BLACK  
EXT. COLOUR : BLACK
- 7** EIFS - STUCCO  
EXT. COLOUR : CLEAR WITH COATED PATTERN
- 8** BIRD FRIENDLY GLASS BALCONY RAIL  
EXT. COLOUR : CLEAR WITH COATED FRIT PATTERN



2 WEST ELEVATION  
1:100

1 EAST ELEVATION  
1:100

**LEGEND**

- PROPERTY LINE
- (W1) DENOTES FLOOR/ WALL/ ROOF ASSEMBLY
- (W000) DENOTES WINDOW TYPE (REFER TO WINDOW SCHEDULE)
- (D000) DENOTES DOOR NUMBER (REFER TO DOOR SCHEDULE)
- (C) STEEL COLUMN (REFER TO STRUCTURAL DRAWINGS)
- ROOM NAME DENOTES ROOM NUMBER
- F.H.C. SEMI RECESSED FIRE HYDRANT CABINET (REFER TO DETAIL xx ON PAGE xx)
- FD FLOOR DRAIN (REFER TO MECHANICAL DRAWINGS)
- POW DOOR OPERATOR PER O.B.C. -3.8 (REFER TO ELECTRICAL DRAWINGS)
- CEILING MOUNTED HVAC
- SIGN SIGNAGE MAX OCCUPANCY 60 PERSONS

REVISIONS

No.	Description	Date	By
1	ISSUED FOR SPA	2024.10.17	SV

SUBMITTALS

No.	Description	YYYY.MM.DD	By
1	ISSUED FOR SPA	2024.10.17	SV

CLIENT:

NORTH

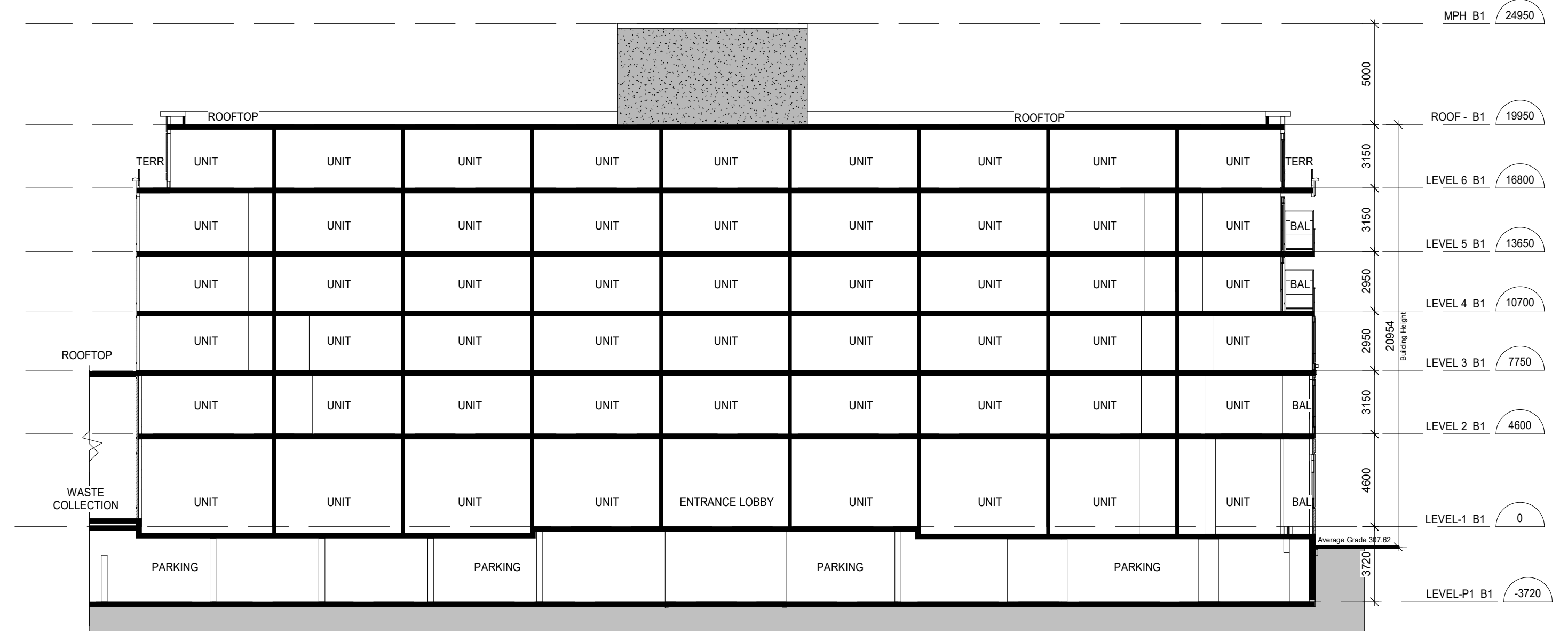
STAMP:

**4 ARCHITECTURE INC.**  
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 T: (905) 470 7212 / F: (905) 737 7326 email: mail@4architecture.ca

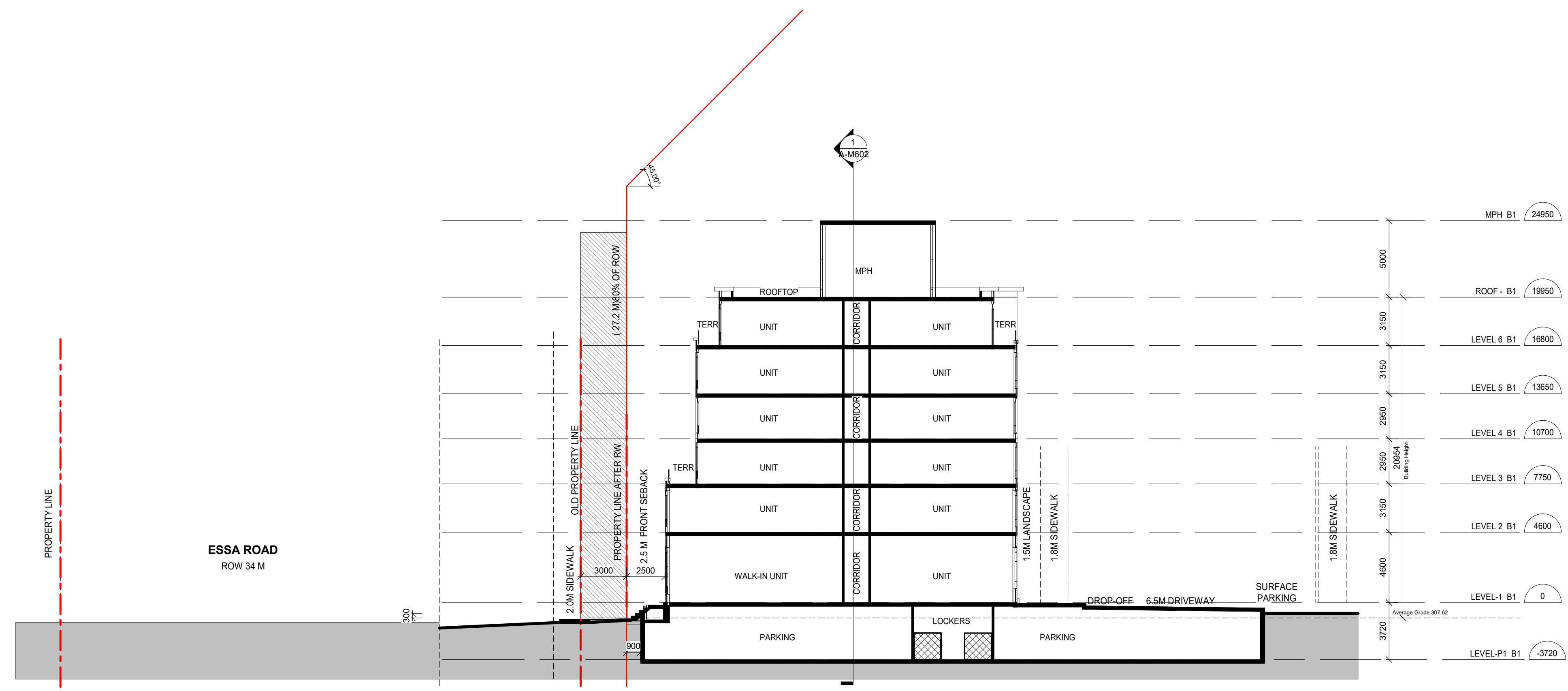
**PEARL BUILDERS -423010**  
 664,674,692 ESSA ROAD and 320,364 MAPLEVIEW DRIVE WEST, BARRIE

**ELEVATION 2**  
 2024.10.23  
 Scale: 1:100  
 Drawn By: EF  
 Checked By: EM/SV

**A-M502**



1 SECTION AA  
1 : 200



2 SECTION BB  
1 : 200

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APPLICATION NUMBER:  
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REVISIONS	

SUBMITTALS	
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1. ISSUED FOR SPA	2024.10.17 SV
No. Description	YYYY.MM.DD By

CLIENT:  
NORTH  
STAMP:

**4 ARCHITECTURE INC.**  
www.4architecture.ca  
8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7  
T: (905) 470 7212 / F: (905) 737 7326 email: mail@4architecture.ca

**PEARL BUILDERS -423010**  
664,674,692 ESSA ROAD and 320,364  
MAPLEVIEW DRIVE WEST, BARRIE

**SECTION**  
2024.10.23  
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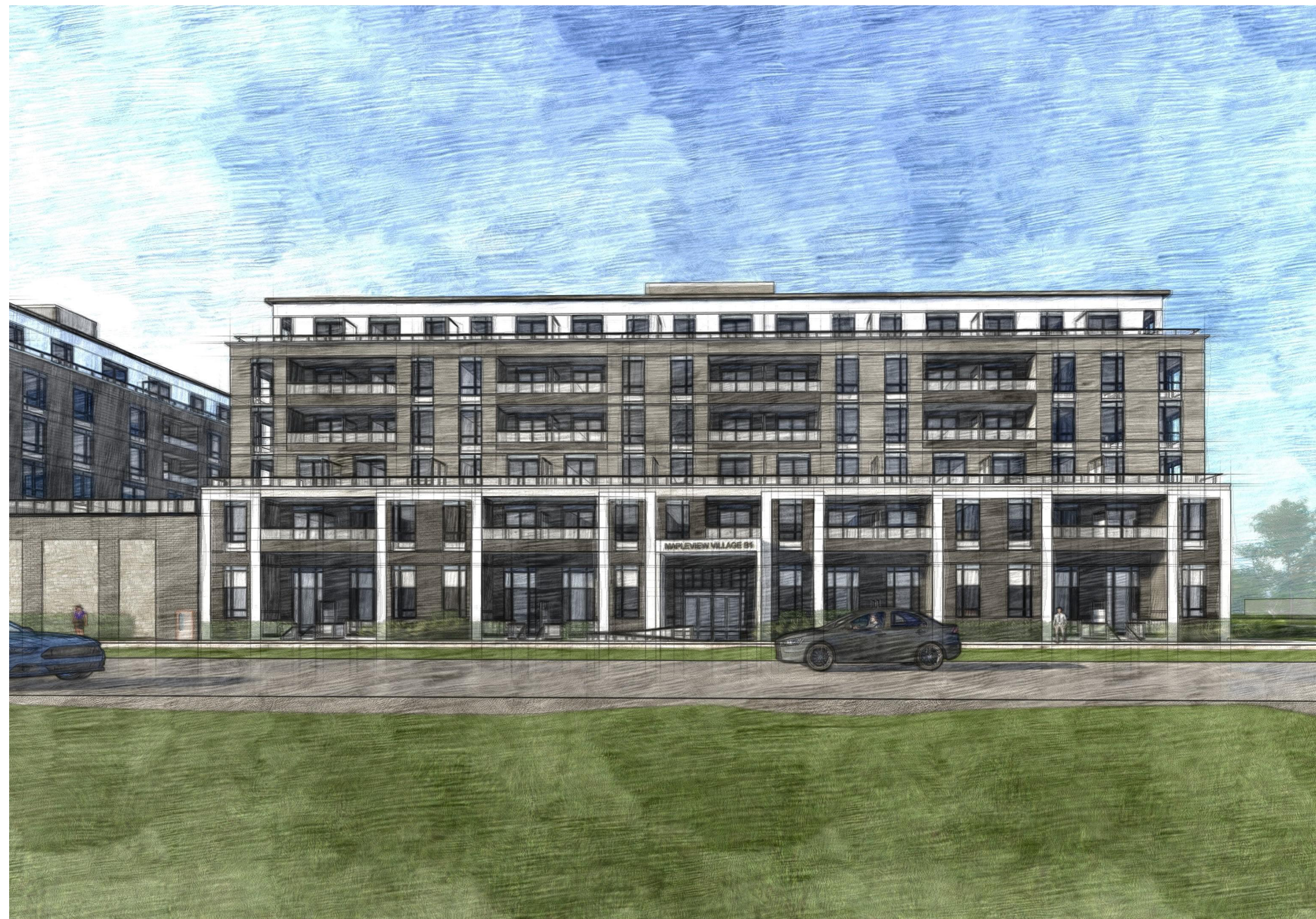




NORTH - WEST RENDERING (B1, B2)



NORTH-EAST RENDERING



NORTH RENDERING (B1)



NORTH-WEST RENDERING (B1&B2)

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REVISIONS


SUBMITTALS

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 WWW.4ARCHITECTURE.CA  
 8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7  
 T: (905) 470 7212 // F: (905) 737 7326 email: mail@4architecture.ca

**PEARL BUILDERS - 423010**  
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**3D PERSPECTIVES**  
 2024.10.17  
 Scale:      Drawn By:      Checked By:      **A-M700**