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WARE MALCOMB

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
ARCHITECTURE
PLANNING
INTERIORS



PARK PLACE INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

TITLE SHEET

DATE	REMARKS
1 2022-04-27	ISSUED FOR REVIEW
2 2022-04-29	ISSUED FOR SPA APPLICATION

PA/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

SHEET
A0.1

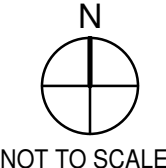
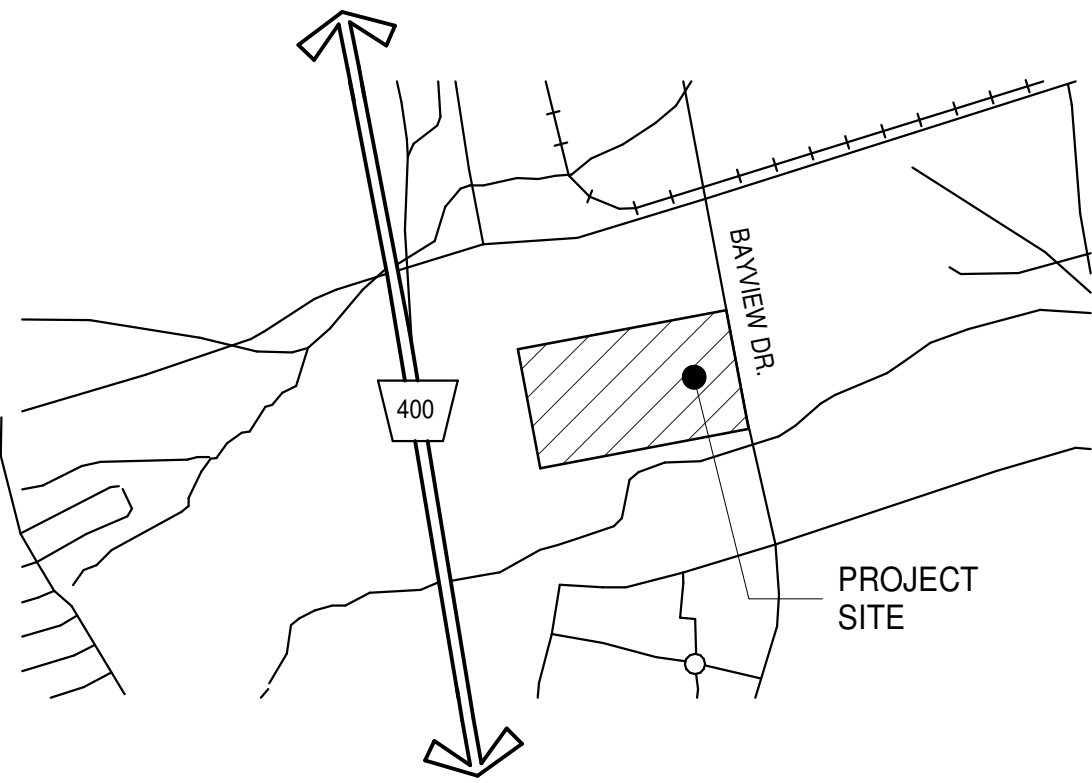
2022-04-29_ISSUED FOR SPA APPLICATION

PARK PLACE INDUSTRIAL

410 BAYVIEW DRIVE, BARRIE
ON L4N 0M7



VICINITY MAP



OWNER

NORTH AMERICAN DEVELOPMENT GROUP

COMPANY NAME
2851 JOHN STREET,
SUITE ONE
PRIMARY CONTACT: STEVE BISHOP
PH: (905) 968 3151
EMAIL: sbishop@nadg.com
ALTERNATE CONTACT: MARISA KAY
PH: (403) 708 1039
EMAIL: mkay@nadg.com

ARCHITECT

WARE MALCOMB

180 BASS PRO MILLS DR #103
VAUGHAN, ON L4K 0G9
CANADA
P 905.760.1221
PRIMARY CONTACT: OSCAR EMUWA
PH: (905) 760 1221 EXT. 2152
EMAIL: ogemuwa@waremalcomb.com
ALTERNATE CONTACT: HARRISON WERNER
PH: (905) 760 1221 EXT. 2145
EMAIL: hwerner@waremalcomb.com

OWNER'S CONSULTANTS

PLANNING

R.G. RICHARDS & ASSOCIATES
6163 PEBLEWOODS DRIVE
GREENLY, ON K4P 0A1
PRIMARY CONTACT: RON RICHARDS
PH: (416) 219 5122
EMAIL: ron@grichards.com

PLANNING

INNOVATIVE PLANNING SOLUTIONS
647 WELHAM ROAD, UNIT 9
BARRIE, ON L4N 0B7
PRIMARY CONTACT: DARREN VELLA
PH: (705) 812 3281 EXT.22
EMAIL: dvela@ipsconsultinginc.com

LANDSCAPE ARCHITECT

STUDIO TLA
20 CHAMPLAIN BLVD, SUITE 102
TORONTO, ON M3H 2Z1
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PH: (416) 638 4911 EXT. 224
EMAIL: mbernstein@studiola.ca
ALTERNATE CONTACT: YVONNE BATTISTA
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EMAIL: ybattista@studiola.ca
ALTERNATE CONTACT: LAYAL BITAR
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EMAIL: lbitar@studiola.ca

ENGINEER CIVIL

SABOURIN KIMBLE & ASSOCIATES
110 OLD KINGSTON ROAD
AJAX, ON L1T 2Z9
PRIMARY CONTACT: MARK GOLAKOVICH
PH: (905) 426 9451 EXT. 260
EMAIL: mgolakovich@skaengineering.com

ENGINEER CIVIL

HYDRATEK
216 CHRISLEA ROAD, SUITE 204
VAUGHAN, ON L4L 8S5
PRIMARY CONTACT: FABIAN PAPA
PH: (416) 238 7681 EXT.410
EMAIL: f.papa@hydratek.com

TRAFFIC ENGINEER

PARADIGM
5A -150 PINEBUSH ROAD
CAMBRIDGE, ON N1R 8J8
PRIMARY CONTACT: ADRIAN SOO
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EMAIL: asoo@ptsl.com

ELECTRICAL ENGINEER

H&J
43 LESMILL ROAD
TORONTO, ON M3B 2T8
PRIMARY CONTACT: MARK HAMMERSCHLAG
PH: (416) 444 9263 EXT.228
EMAIL: mark.hammerschlag@hamjof.com
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PH: (416) 444 9263 EXT. 238
EMAIL: mike.bekhit@hamjof.com

GEOTECHNICAL ENGINEER

STANTEC
15 CEDAR POINTE DRIVE, UNIT 18
BARRIE, ON L4N 5R7
PRIMARY CONTACT: PETER HEALY
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EMAIL: Peter.healy@stantec.com

HYDROGEOLOGICAL ENGINEER

PALMER
74 BERKELEY ST.
TORONTO, ON M5A 2W7
PRIMARY CONTACT: JASON COLE
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EMAIL: jason.cole@pecg.ca
ALTERNATE CONTACT: SUPRIYA SINGH
PH: (647) 795 8153 EXT.110
EMAIL: supriya.singh@pecg.ca

EIS ENGINEER

R. J. BURNSIDE
292 SPEEDVALE AVE W
GUELPH, ON M1H 1C4
PRIMARY CONTACT: KEVIN BUTT
PH: (519) 823 4995
EMAIL: kevin.butt@rjburnside.com

ARBORIST

KUNTZ FORESTRY
PO BOX 1267 LAKESHORE W
PO OAKVILLE, ON L6K 0B3
PRIMARY CONTACT: CELINE BATTERINK
PH: (289) 837 1871
EMAIL: cbatterink@kuntzforestry.ca

SURVEY

RUDY MAK SURVEYING
89 BIG BAY POINT ROAD
BARRIE, ON L4N 8M5
PRIMARY CONTACT: RUDY MAK
PH: (705)722 3845 EXT.1
EMAIL: rudy@maksurveying.com

SHEET INDEX

TOTAL
SHEETS
24

ARCHITECTURAL

A0.1 TITLE SHEET
A0.2 OBC BUILDING MATRIX
A0.3 OBC BUILDING MATRIX
A1.0 OVERALL SITE PLAN
A1.1 BUILDING 1 - SITE PLAN
A1.2 BUILDING 2 - SITE PLAN
A1.3 BUILDING 3 - SITE PLAN
A1.4 BUILDING 4 - SITE PLAN
A2.1 BUILDING 1 - FLOOR PLAN
A2.2 BUILDING 2 - FLOOR PLAN
A2.3 BUILDING 3 - FLOOR PLAN
A2.4 BUILDING 4 - FLOOR PLAN
A3.1 BUILDING 1 - ROOF PLAN
A3.2 BUILDING 2 - ROOF PLAN
A3.3 BUILDING 3 - ROOF PLAN
A3.4 BUILDING 4 - ROOF PLAN
A4.1 BUILDING 1 - EXTERIOR ELEVATIONS
A4.2 BUILDING 2 - EXTERIOR ELEVATIONS
A4.3 BUILDING 3 - EXTERIOR ELEVATIONS
A4.4 BUILDING 4 - EXTERIOR ELEVATIONS
A5.1 BUILDING 1 - BUILDING SECTIONS
A5.2 BUILDING 2 - BUILDING SECTIONS
A5.3 BUILDING 3 - BUILDING SECTIONS
A5.4 BUILDING 4 - BUILDING SECTIONS
ARCHITECTURAL SHEET COUNT: 24

BM 360/TOR20-0109-01_Park Place Barrie0109_A_ARCH.rvt

OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
CERTIFICATE OF PRACTICE NUMBER: 3619
NAME OF PROJECT: PARK PLACE INDUSTRIAL
LOCATION: 410 BAYVIEW DRIVE, ON L4N 0M7
BUILDING 3



ITEM

ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9

1

PROJECT DESCRIPTION:
PARK PLACE BARRIE

☒ NEW
☐ ADDITION
☐ CHANGE OF USE
☐ ALTERATION

☐ PART 11
11.1 TO 11.4

☒ PART 3
1.1.2 (A)

☐ PART 9
1.1.2 (A) & 9.10.1.3

2

MAJOR OCCUPANCY(S)
GROUP F, DIVISION 2; GROUP D (SUBSIDIARY)

3.1.2.1.(1)

9.10.2

3

BUILDING AREA (sq.m.)
NEW: 14,308
TOTAL: 14,308

1.4.1.2 (A)

1.4.1.2 (A)

4

GROSS AREA (sq.m.)
NEW: 14,308
TOTAL: 14,308

1.4.1.2 (A)

1.4.1.2 (A)

5

NUMBER OF STOREYS
ABOVE GRADE: 1
BELOW GRADE: N/A

1.4.1.2 (A) & 3.2.1.1

1.4.1.2 (A) & 9.10.4

6

NUMBER OF STREETS / FIRE FIGHTER ACCESS: 3

3.2.2.10 & 3.2.5.5

9.10.20

7

BUILDING CLASSIFICATION(S)
3.2.2.69 GROUP F, DIVISION 2, UP TO 4 STOREYS, INCREASED AREA

3.2.2.20-83

9.10.2

8

SPRINKLER SYSTEM PROPOSED
☒ ENTIRE BUILDING
☐ SELECTED COMPARTMENTS
☐ SELECTED FLOOR AREAS
☐ BASEMENT ☐ IN LIEU OF ROOF RATING
☐ NOT REQUIRED

3.2.2.20-83
3.2.1.5
3.2.2.17
INDEX

9.10.8.2
INDEX

9

STANDPIPE REQUIRED
☐ YES ☒ NO

3.2.9

N/A

10

FIRE ALARM REQUIRED
☐ YES ☒ NO

3.2.4

9.10.18

11

WATER SERVICE / SUPPLY IS ADEQUATE
☒ YES ☐ NO ☐ N/A

3.2.5.7

N/A

12

HIGH BUILDING
☐ YES ☒ NO

3.2.6

N/A

13

CONSTRUCTION RESTRICTIONS
ACTUAL CONSTRUCTION
☐ COMBUSTIBLE PERMITTED
☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE REQUIRED
☐ NON-COMBUSTIBLE ☐ BOTH

3.2.2.20-83

9.10.6

14

MEZZANINE(S) AREA m2
N/A

3.2.1.1.(3)-(8)

9.10.4.1

15

OCCUPANT LOAD BASED ON
☐ m2 / PERSON ☒ DESIGN OF BUILDING
OFFICE: TBD OCCUPANCY: D LOAD (PERSONS): TBD
WAREHOUSE: TBD OCCUPANCY: F2 LOAD (PERSONS): TBD
TOTAL: TBD OCCUPANCY: D/F2 LOAD (PERSONS): <300

3.1.17

9.9.1.3

16

BARRIER-FREE DESIGN
☒ YES ☐ NO

3.8

9.5.2

17

HAZARDOUS SUBSTANCES
☐ YES ☒ NO

3.3.1.2 & 3.3.1.19

9.10.1.3 (4)

18

REQUIRED FIRE RESISTANCE RATING (FRR)
HORIZONTAL ASSEMBLIES FRR (HOURS)
FLOORS: 1 HOURS
ROOF: - HOURS
MEZZANINE: 1 HOURS
FRR OF SUPPORTING MEMBERS
FLOORS: 1 HOURS
ROOF: - HOURS
MEZZANINE: 1 HOURS
LISTED DESIGN No. OR DESCRIPTION (SG-2)

3.2.2.20-83 & 3.2.1.4

9.10.8
9.10.9

19

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS
WALL
AREA OF EBF (sq. m.)
LD. (m)
L/H OR H/L
PERMITTE D MAX. % OF OPENINGS
PROPOSED % OF OPENINGS
FRR (HOURS)
LISTED DESIGN No. OR DESCRIP.
COMB. CONSTR.
COMB. CONSTR. NONC. CLADDING
NON-COMB. CONSTRUCTION

3.2.3

9.10.14

NORTH	772.15	>15.0	-	100	-	-	-	-	-	-
SOUTH	772.15	>15.0	-	100	-	-	-	-	-	-
EAST	2,782.93	>15.0	-	100	-	-	-	-	-	-
WEST	2,782.05	>15.0	-	100	-	-	-	-	-	-

OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
CERTIFICATE OF PRACTICE NUMBER: 3619
NAME OF PROJECT: PARK PLACE INDUSTRIAL
LOCATION: 410 BAYVIEW DRIVE, ON L4N 0M7
BUILDING 2



ITEM

ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9

1

PROJECT DESCRIPTION:
PARK PLACE BARRIE

☒ NEW
☐ ADDITION
☐ CHANGE OF USE
☐ ALTERATION

☐ PART 11
11.1 TO 11.4

☒ PART 3
1.1.2 (A)

☐ PART 9
1.1.2 (A) & 9.10.1.3

2

MAJOR OCCUPANCY(S)
GROUP F, DIVISION 2; GROUP D (SUBSIDIARY)

3.1.2.1.(1)

9.10.2

3

BUILDING AREA (sq.m.)
NEW: 8,526
TOTAL: 8,526

1.4.1.2 (A)

1.4.1.2 (A)

4

GROSS AREA (sq.m.)
NEW: 8,526
TOTAL: 8,526

1.4.1.2 (A)

1.4.1.2 (A)

5

NUMBER OF STOREYS
ABOVE GRADE: 1
BELOW GRADE: N/A

1.4.1.2 (A) & 3.2.1.1

1.4.1.2 (A) & 9.10.4

6

NUMBER OF STREETS / FIRE FIGHTER ACCESS: 1

3.2.2.10 & 3.2.5.5

9.10.20

7

BUILDING CLASSIFICATION(S)
3.2.2.69 GROUP F, DIVISION 2, UP TO 4 STOREYS, INCREASED AREA

3.2.2.20-83

9.10.2

8

SPRINKLER SYSTEM PROPOSED
☒ ENTIRE BUILDING
☐ SELECTED COMPARTMENTS
☐ SELECTED FLOOR AREAS
☐ BASEMENT ☐ IN LIEU OF ROOF RATING
☐ NOT REQUIRED

3.2.2.20-83
3.2.1.5
3.2.2.17
INDEX

9.10.8.2
INDEX

9

STANDPIPE REQUIRED
☐ YES ☒ NO

3.2.9

N/A

10

FIRE ALARM REQUIRED
☐ YES ☒ NO

3.2.4

9.10.18

11

WATER SERVICE / SUPPLY IS ADEQUATE
☒ YES ☐ NO ☐ N/A

3.2.5.7

N/A

12

HIGH BUILDING
☐ YES ☒ NO

3.2.6

N/A

13

CONSTRUCTION RESTRICTIONS
ACTUAL CONSTRUCTION
☐ COMBUSTIBLE PERMITTED
☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE REQUIRED
☐ NON-COMBUSTIBLE ☐ BOTH

3.2.2.20-83

9.10.6

14

MEZZANINE(S) AREA m2
N/A

3.2.1.1.(3)-(8)

9.10.4.1

15

OCCUPANT LOAD BASED ON
☐ m2 / PERSON ☒ DESIGN OF BUILDING
OFFICE: TBD OCCUPANCY: D LOAD (PERSONS): TBD
WAREHOUSE: TBD OCCUPANCY: F2 LOAD (PERSONS): TBD
TOTAL: TBD OCCUPANCY: D/F2 LOAD (PERSONS): <300

3.1.17

9.9.1.3

16

BARRIER-FREE DESIGN
☒ YES ☐ NO

3.8

9.5.2

17

HAZARDOUS SUBSTANCES
☐ YES ☒ NO

3.3.1.2 & 3.3.1.19

9.10.1.3 (4)

18

REQUIRED FIRE RESISTANCE RATING (FRR)
HORIZONTAL ASSEMBLIES FRR (HOURS)
FLOORS: 1 HOURS
ROOF: - HOURS
MEZZANINE: 1 HOURS
FRR OF SUPPORTING MEMBERS
FLOORS: 1 HOURS
ROOF: - HOURS
MEZZANINE: 1 HOURS
LISTED DESIGN No. OR DESCRIPTION (SG-2)

3.2.2.20-83 & 3.2.1.4

9.10.8
9.10.9

19

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS
WALL
AREA OF EBF (sq. m.)
LD. (m)
L/H OR H/L
PERMITTE D MAX. % OF OPENINGS
PROPOSED % OF OPENINGS
FRR (HOURS)
LISTED DESIGN No. OR DESCRIP.
COMB. CONSTR.
COMB. CONSTR. NONC. CLADDING
NON-COMB. CONSTRUCTION

3.2.3

9.10.14

NORTH	956.21	>15.0	-	100	-	-	-	-	-	-
SOUTH	956.21	>15.0	-	100	-	-	-	-	-	-
EAST	1,338.17	>15.0	-	100	-	-	-	-	-	-
WEST	1,339.92	>15.0	-	100	-	-	-	-	-	-

OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
CERTIFICATE OF PRACTICE NUMBER: 3619
NAME OF PROJECT: PARK PLACE INDUSTRIAL
LOCATION: 410 BAYVIEW DRIVE, ON L4N 0M7
BUILDING 1



ITEM

ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9

1

PROJECT DESCRIPTION:
PARK PLACE BARRIE

☒ NEW
☐ ADDITION
☐ CHANGE OF USE
☐ ALTERATION

☐ PART 11
11.1 TO 11.4

☒ PART 3
1.1.2 (A)

☐ PART 9
1.1.2 (A) & 9.10.1.3

2

MAJOR OCCUPANCY(S)
GROUP F, DIVISION 2; GROUP D (SUBSIDIARY)

3.1.2.1.(1)

9.10.2

3

BUILDING AREA (sq.m.)
NEW: 10,492
TOTAL: 10,492

1.4.1.2 (A)

1.4.1.2 (A)

4

GROSS AREA (sq.m.)
NEW: 10,492
TOTAL: 10,492

1.4.1.2 (A)

1.4.1.2 (A)

5

NUMBER OF STOREYS
ABOVE GRADE: 1
BELOW GRADE: N/A

1.4.1.2 (A) & 3.2.1.1

1.4.1.2 (A) & 9.10.4

6

NUMBER OF STREETS / FIRE FIGHTER ACCESS: 3

3.2.2.10 & 3.2.5.5

9.10.20

7

BUILDING CLASSIFICATION(S)
3.2.2.69 GROUP F, DIVISION 2, UP TO 4 STOREYS, INCREASED AREA

3.2.2.20-83

9.10.2

8

SPRINKLER SYSTEM PROPOSED
☒ ENTIRE BUILDING
☐ SELECTED COMPARTMENTS
☐ SELECTED FLOOR AREAS
☐ BASEMENT ☐ IN LIEU OF ROOF RATING
☐ NOT REQUIRED

3.2.2.20-83
3.2.1.5
3.2.2.17
INDEX

9.10.8.2
INDEX

9

STANDPIPE REQUIRED
☐ YES ☒ NO

3.2.9

N/A

10

FIRE ALARM REQUIRED
☐ YES ☒ NO

3.2.4

9.10.18

11

WATER SERVICE / SUPPLY IS ADEQUATE
☒ YES ☐ NO ☐ N/A

3.2.5.7

N/A

12

HIGH BUILDING
☐ YES ☒ NO

3.2.6

N/A

13

CONSTRUCTION RESTRICTIONS
ACTUAL CONSTRUCTION
☐ COMBUSTIBLE PERMITTED
☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE REQUIRED
☐ NON-COMBUSTIBLE ☐ BOTH

3.2.2.20-83

9.10.6

14

MEZZANINE(S) AREA m2
N/A

3.2.1.1.(3)-(8)

9.10.4.1

15

OCCUPANT LOAD BASED ON
☐ m2 / PERSON ☒ DESIGN OF BUILDING
OFFICE: TBD OCCUPANCY: D LOAD (PERSONS): TBD
WAREHOUSE: TBD OCCUPANCY: F2 LOAD (PERSONS): TBD
TOTAL: TBD OCCUPANCY: D/F2 LOAD (PERSONS): <300

3.1.17

9.9.1.3

16

BARRIER-FREE DESIGN
☒ YES ☐ NO

3.8

9.5.2

17

HAZARDOUS SUBSTANCES
☐ YES ☒ NO

3.3.1.2 & 3.3.1.19

9.10.1.3 (4)

18

REQUIRED FIRE RESISTANCE RATING (FRR)
HORIZONTAL ASSEMBLIES FRR (HOURS)
FLOORS: 1 HOURS
ROOF: - HOURS
MEZZANINE: 1 HOURS
FRR OF SUPPORTING MEMBERS
FLOORS: 1 HOURS
ROOF: - HOURS
MEZZANINE: 1 HOURS
LISTED DESIGN No. OR DESCRIPTION (SG-2)

3.2.2.20-83 & 3.2.1.4

9.10.8
9.10.9

19

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS
WALL
AREA OF EBF (sq. m.)
LD. (m)
L/H OR H/L
PERMITTE D MAX. % OF OPENINGS
PROPOSED % OF OPENINGS
FRR (HOURS)
LISTED DESIGN No. OR DESCRIP.
COMB. CONSTR.
COMB. CONSTR. NONC. CLADDING
NON-COMB. CONSTRUCTION

3.2.3

9.10.14

NORTH	1,140.26	13.7	-	88	26	1	-	-	-	-
SOUTH	1,140.26	>15.0	-	100	-	-	-	-	-	-
EAST	1,339.92	>15.0	-	100	-	-	-	-	-	-
WEST	1,338.17	>15.0	-	100	-	-	-	-	-	-

WARE MALCOMB

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

ARCHITECTURE
PLANNING
INTERIORS

180 Bess Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221





PARK PLACE INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

OBC BUILDING MATRIX

DATE	REMARKS
1 2022-04-27	ISSUED FOR REVIEW
2 2022-04-29	ISSUED FOR SPA APPLICATION

PA/PM:

O. EMUWA

DRAWN BY.:

A.V.

JOB NO.:

TOR20-0109-01

SHEET

A0.2

2022-04-29_ISSUED FOR SPA APPLICATION

OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
CERTIFICATE OF PRACTICE NUMBER: 3619
NAME OF PROJECT: PARK PLACE INDUSTRIAL
LOCATION: 410 BAYVIEW DRIVE, ON L4N 0M7
BUILDING 4

ITEM

ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9

BUILDING CODE REFERENCE:
REFERENCES ARE TO DIVISION B
UNLESS NOTED.
(A) FOR DIVISION A OR (C) FOR
DIVISION C.

1	PROJECT DESCRIPTION: PARK PLACE BARRIE	☒ NEW ☐ ADDITION ☐ CHANGE OF USE	☐ PART 11 11.1 TO 11.4	☒ PART 3 1.1.2 (A)	☐ PART 9 1.1.2 (A) & 9.10.1.3						
2	MAJOR OCCUPANCY(S)	GROUP F, DIVISION 2; GROUP D (SUBSIDIARY)									
3	BUILDING AREA (sq.m.)	NEW: 14,519	TOTAL: 14,519	1.4.1.2 (A)	1.4.1.2 (A)						
4	GROSS AREA (sq.m.)	NEW: 14,519	TOTAL: 14,519	1.4.1.2 (A)	1.4.1.2 (A)						
5	NUMBER OF STOREYS	ABOVE GRADE: 1	BELOW GRADE: N/A	1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4						
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS:	3									
7	BUILDING CLASSIFICATION(S)	3.2.2.69 GROUP F, DIVISION 2, UP TO 4 STOREYS, INCREASED AREA									
8	SPRINKLER SYSTEM PROPOSED	☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED			3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX INDEX						
9	STANDPIPE REQUIRED	☐ YES ☒ NO									
10	FIRE ALARM REQUIRED	☐ YES ☒ NO									
11	WATER SERVICE / SUPPLY IS ADEQUATE	☒ YES ☐ NO ☐ N/A									
12	HIGH BUILDING	☐ YES ☒ NO									
13	CONSTRUCTION RESTRICTIONS ACTUAL CONSTRUCTION	☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ BOTH ☐ BOTH									
14	MEZZANINE(S) AREA m2	N/A									
15	OCCUPANT LOAD BASED ON	☐ m2 / PERSON ☒ DESIGN OF BUILDING									
	OFFICE: TBD	OCCUPANCY: D	LOAD (PERSONS): TBD								
	WAREHOUSE: TBD	OCCUPANCY: F2	LOAD (PERSONS): TBD								
	TOTAL: TBD	OCCUPANCY: D/F2	LOAD (PERSONS): <300								
16	BARRIER-FREE DESIGN	☒ YES ☐ NO									
17	HAZARDOUS SUBSTANCES	☐ YES ☒ NO									
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS) FLOORS: 1 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS FRR OF SUPPORTING MEMBERS FLOORS: 1 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS			LISTED DESIGN No. OR DESCRIPTION (SG-2) LISTED DESIGN No. OR DESCRIPTION (SG-2) 						
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS			3.2.3	9.10.14						
	WALL	AREA OF EBF (sq. m.)	LD. (m)	L/H OR H/L	PERMITTE D MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN No. OR DESCRIP.	COMB. CONSTR.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTRUCTION
	NORTH	772.15	>15.0	-	100	-	-	-	-	-	-
	SOUTH	772.15	>15.0	-	100	-	-	-	-	-	-
	EAST	2,729.35	>15.0	-	100	-	-	-	-	-	-
	WEST	2,731.10	>15.0	-	100	-	-	-	-	-	-

WARE MALCOMB

180 Bass Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

ARCHITECTURE
PLANNING
INTERIORS

ONTARIO ASSOCIATION
of
ARCHITECTS
Ana Catalina Rooha
ANA CATALINA ROOHA
LICENCE
7286

NorthAMERICAN
DEVELOPMENT GROUP

PARK PLACE INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

OBC BUILDING MATRIX

DATE	REMARKS
1 2022-04-27	ISSUED FOR REVIEW
2 2022-04-29	ISSUED FOR SPA APPLICATION

PA/PM:

O. EMUWA

DRAWN BY.:

A.V.

JOB NO.:

TOR20-0109-01

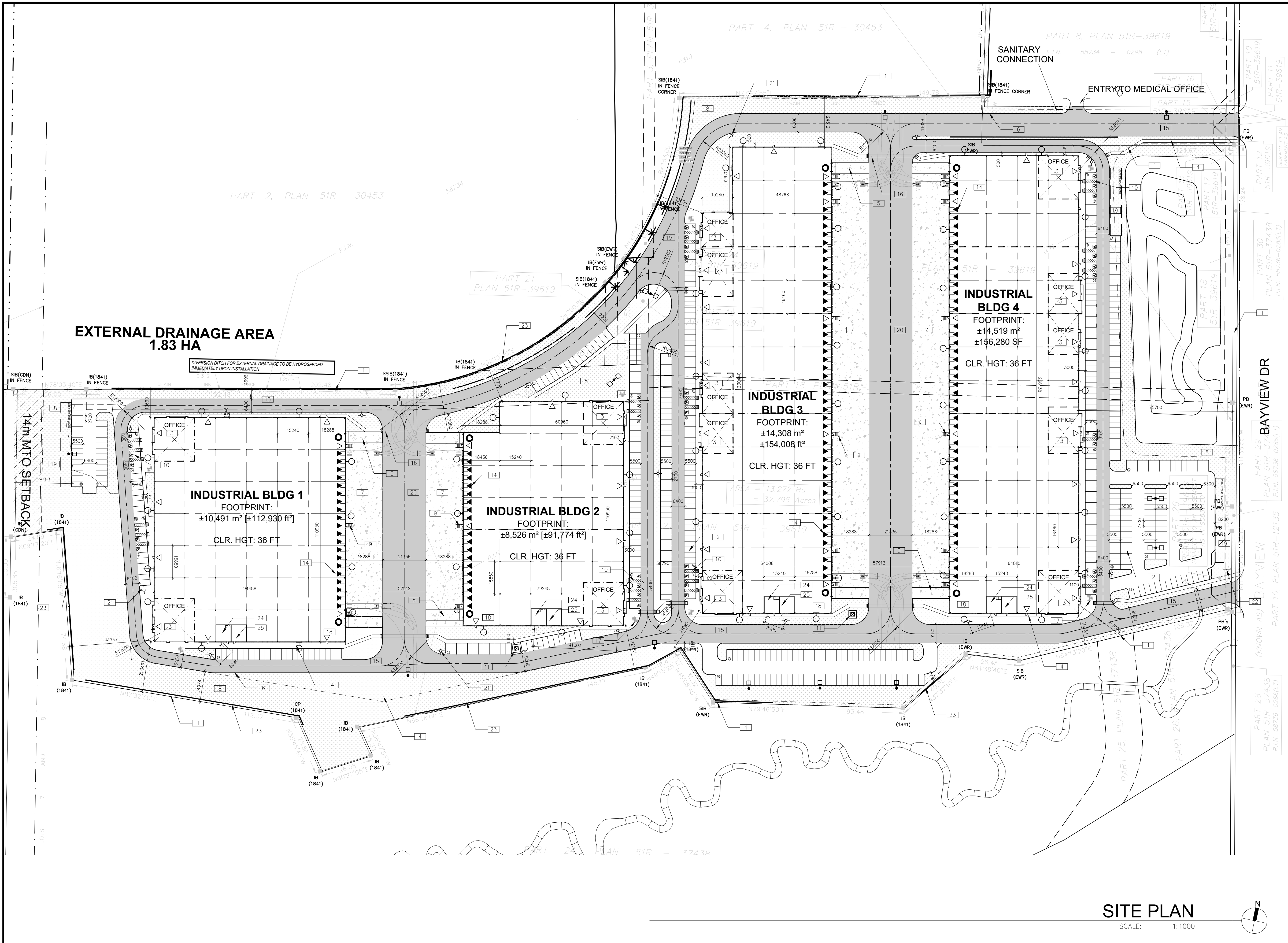
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A0.3

2022-04-29_ISSUED FOR SPA APPLICATION

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SITE PLAN NOTES

- 1

PROPERTY LINE
- 2

2700x5500 PARKING STALL, PAINTED PARKING STRIPING
- 3

PRINCIPAL ENTRY
- 4

1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- 5

DRIVE-IN RAMP WITH GUARDRAIL, SEE CIVIL DRAWING FOR SLOPE %
- 6

150mm WIDE CURB TYPICAL
- 7

CONCRETE APRON – SEE CIVIL DWGS.
- 8

LANDSCAPE AREA – SEE LANDSCAPE DWGS.
- 9

EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- 10

TYPICAL ACCESSIBLE PARKING STALLS, EACH PAIR OF SHARED STALLS TO HAVE TYPE A: 3.4m WIDE X5.5m LONG WITH 1.5 m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE. REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- 11

PROPOSED TRANSFORMER PAD FOR INCOMING ELECTRIC SERVICE
- 12

TYP. LOADING SPACE 9.00mx3.00m PER BY-LAW

13

FIRE DEPARTMENT CONNECTION / SIAMESE

14

TRUCK LOADING DOCK, TYP.

15

FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (---) PROVIDE FIRE ROUTE SIGNAGE AS REQUIRED BY CITY OF CAMBRIDGE.

16

PEDESTRIAN WALKWAY WITH PAINTED LINE PER LOCAL STANDARDS.

17

BICYCLE RACK

18

TENANT TO PROVIDE INTERNAL WASTE AND RECYCLE METHOD

19

SNOW STORAGE AREA

20

HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.

21

FIRE HYDRANT

22

MONUMENT SIGNAGE

23

RETAINING WALL – REFER TO CIVIL DRAWINGS

24

MECHANICAL ROOM

25

ELECTRICAL ROOM

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- 5.0x5.0m VISIBILITY TRIANGLE (NOTHING OVER 0.6m IS PERMITTED)
- FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
- MAN DOOR ENTRY
- TRUCK LOADING DOCK DOOR
- DRIVE IN DOOR
- FIRE ROUTE SIGNAGE AS PER ONTARIO TRAFFIC MANUAL, SEE DETAIL ABOVE
- RC-93 BARRIER-FREE PARKING SIGNS FOR ALL ACCESSIBLE PARKING SPACES
- FIRE HYDRANT (VERIFY LOCATION W/CIVIL DWGS)
- SIAMESE CONNECTION (VERIFY LOCATION W/CIVIL DWGS)

DENOTES CATCHBASIN (SEE CIVIL DWGS)DENOTES MANHOLE (SEE CIVIL DWGS)DEPRESSED CURB (SEE DETAIL 4/A1.2)NO. OF PARKING SPACESSNOW STORAGE AREABUILDING SITE LIGHT (SEE ELECTRICAL DWGS)SITE LIGHT STANDARD (SEE ELECTRICAL DWGS)HYDRO POLES (SEE ELECTRICAL DWGS)

PROJECT DATA

TOR20-0109-01 PARK PLACE BARRIE OVERALL SITE		
SITE STATISTICS		
ZONING	BP (SP-407)(H2-100)(H2-101)	
GROSS SITE AREA	130,527 SM	13.05 HA
Zone Permitted Use		
Proposed Use	Industrial	
Regulations	Proposed	Required
Lot Coverage	39%	50% max
Buidling Height	12.5 m	14 m max
Min.Lot Frontage (m)	247.2 m	30 m
Min. Front Yard Building Setback (m)	75.7 m	6 m
Min. Side Yard Building Set back (m)	5.0 m	4 m
Min.Rear Yard Building Setback (m)	41.7 m	6 m
Min.Landscape Front Yard Setback (m)	8.2 m	6 m
Min.Landscape Side Yard Setback (m)	1.5 m	1.5 m
Min. Landscape Rear Yard Setback (m)	27.5 m	1.5 m
BUILDING FLOOR AREA (GFA)		
Building 1	10,491.00m²	112,924 ft²
Building 2	8,526.00m²	91,773 ft²
Building 3	14,308.00m²	154,010 ft²
Building 4	14,519.00m²	156,281 ft²
TOTAL BUILDING GFA	47,899.00m²	513,428 ft²
PARKING REQUIREMENT		
Warehouse: 1 space per 1000m² Office: 1 space per 30m²	PROPOSED	REQUIRED
Building 1	74	38
Building 2	88	37
Building 3	133	68
Building 4	219	73
Total No. of Parking Spaces	514	216
Total No. of Accessible Parking Spaces	19 Type A 19 Type B	3 Type A 4 Type B
Parking Stall Dimensions	STANDARD - 2.7 m X 5.5 m AISLE - 6.4 m minimum width ACCESSIBLE Type A = 3.4m X 5.5 m Type B = 3.1 m x 5.5 m (1.5 m min space in between)	
Loading Space Dimensions	3.0m X 9.0m	7
DOCK STATISTICS		
DOCK-HIGH DOORS		
Building 1	19	
Building 2	19	
Building 3	44	
Building 4	44	
TOTAL DOCK DOORS	126	
GRADE-LEVEL DOORS		
Building 1	2	
Building 2	2	
Building 3	2	
Building 4	2	
TOTAL GRADE-LEVEL DOORS	8	

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PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

OVERALL SITE PLAN

DATE	REMARKS
2022-04-27	ISSUED FOR REVIEW
2022-04-29	ISSUED FOR SPA APPLICATION

PA/PM:

O. EMUWA

DRAWN BY.:

JOB NO.:

TOR20-0109-01

SHEET

A1.0

2022-04-29

ISSUED FOR SPA APPLICATION

- City of Barrie by-law 89-86
- The sign shall not be of a size not less than 30cm in width and 45cm in height
 - Sign markings recommended include the universal no parking symbol of a black letter P with a red circle and a diagonal line over it
 - The words FIRE ROUTE in black text
 - Arrows below the wording pointing in the direction of the fire route
 - A black border around the area of the sign (no specific thickness)

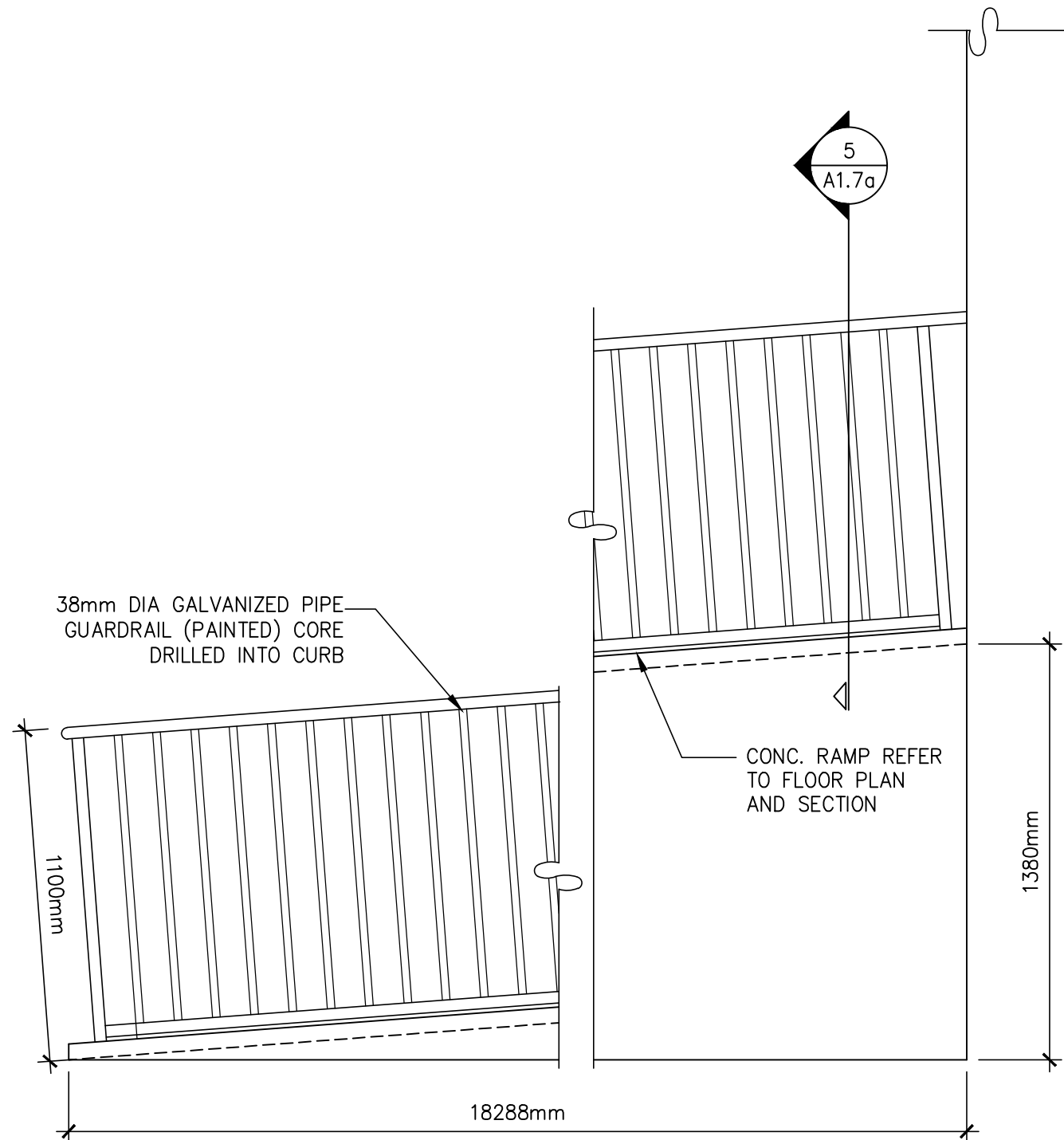


FIRE ROUTE SIGNAGE
SCALE: NTS 7

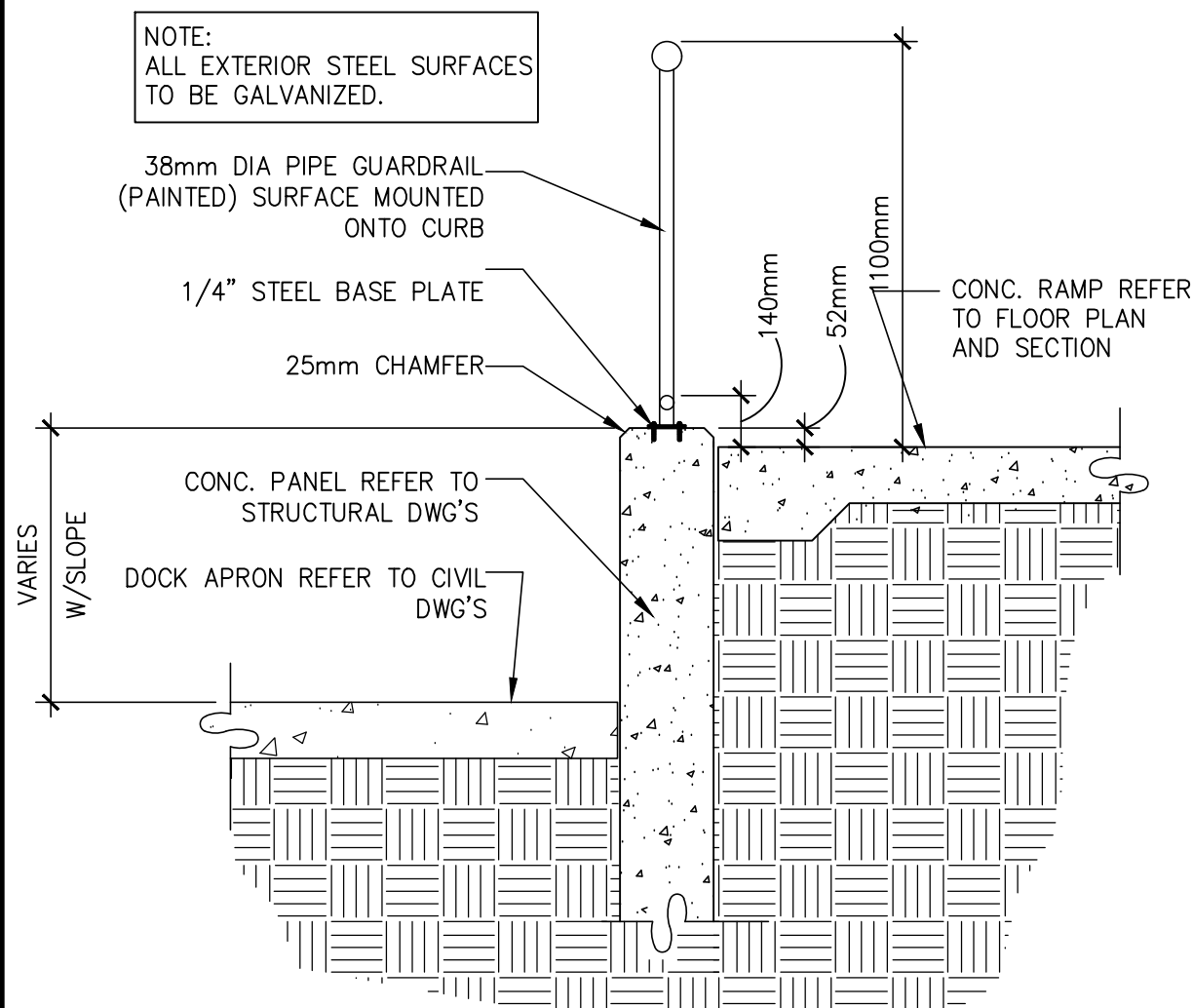
- Designated parking spaces:
- Included in the regulations associated with the amendments to the Highway Traffic Act
 - All signs shall be placed upright on a post to be clearly visible to the motoring public
 - Schedule A: lays out the requirements for the signs, follow link for picture
 - Black letter "P", legend and border
 - 2 cm red reflective annular band
 - 1.5 cm red reflective interdictory stroke
 - White reflective background
 - Blue reflective background and outline
 - White reflective symbol and border



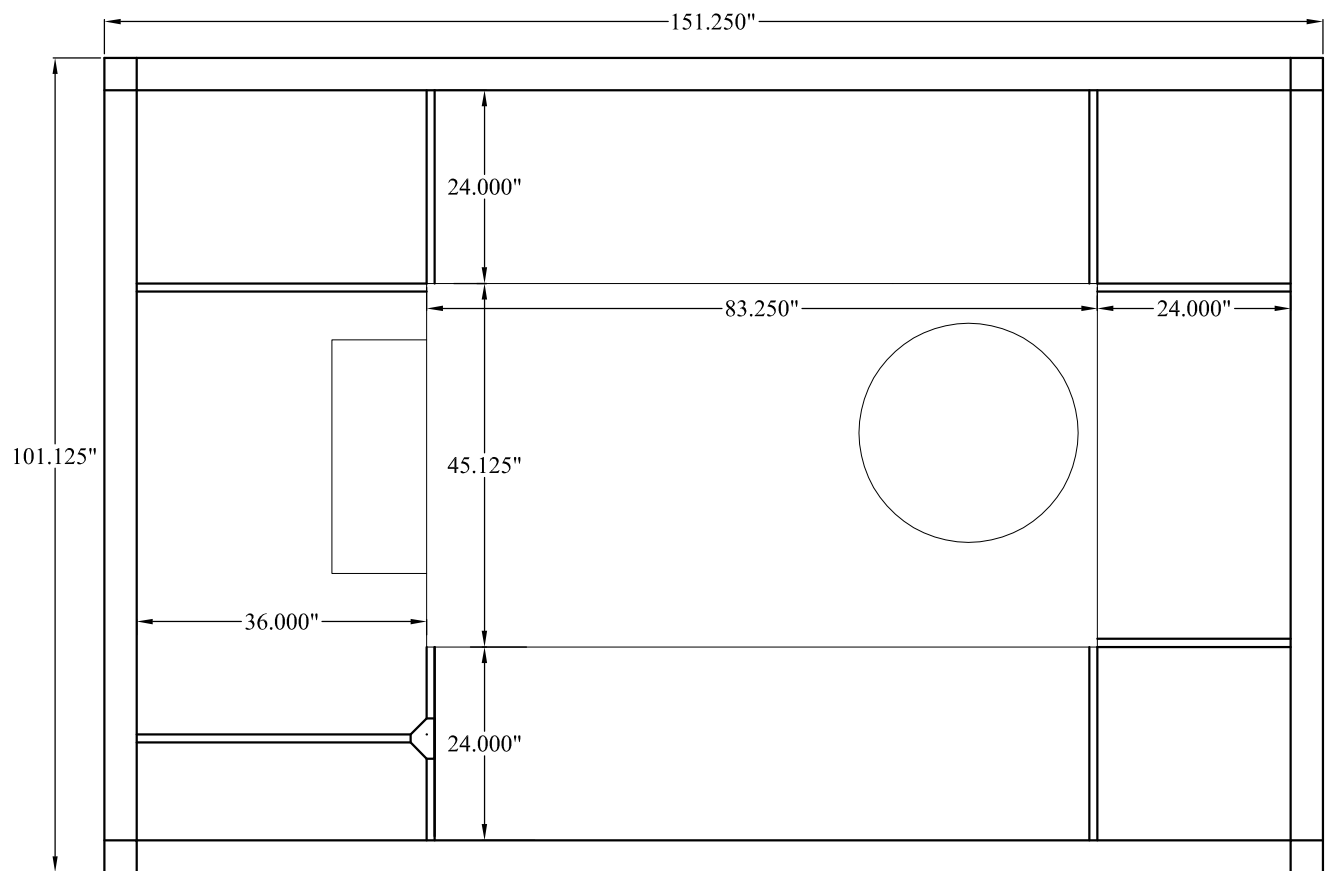
BARRIER FREE PARKING SIGNAGE
SCALE: 1:30 5



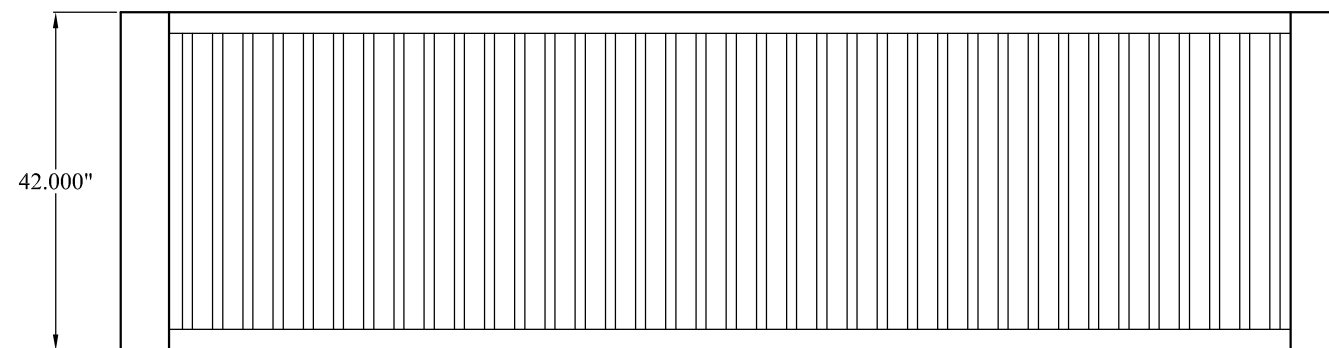
RAMP ELEVATION
SCALE: 1:20 3



GUARDRAIL AT RAMP
SCALE: 1:20 1

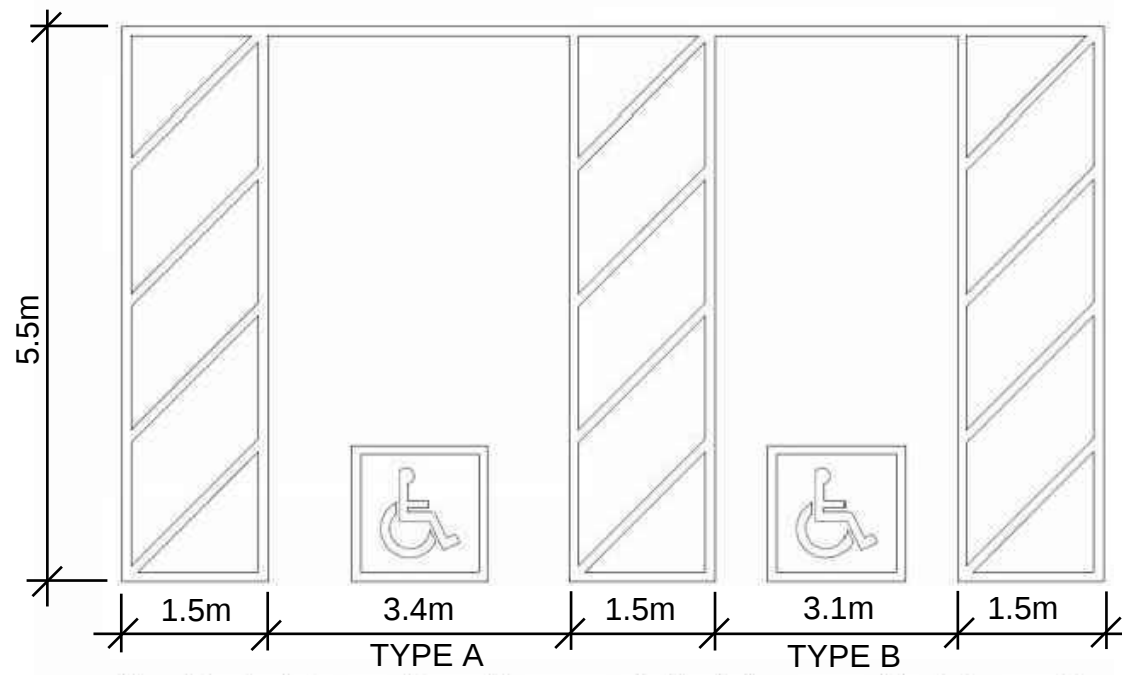


HEIGHT OF SCREEN: 42.00"
APPROXIMATE WEIGHT OF SCREEN: 700 LBS

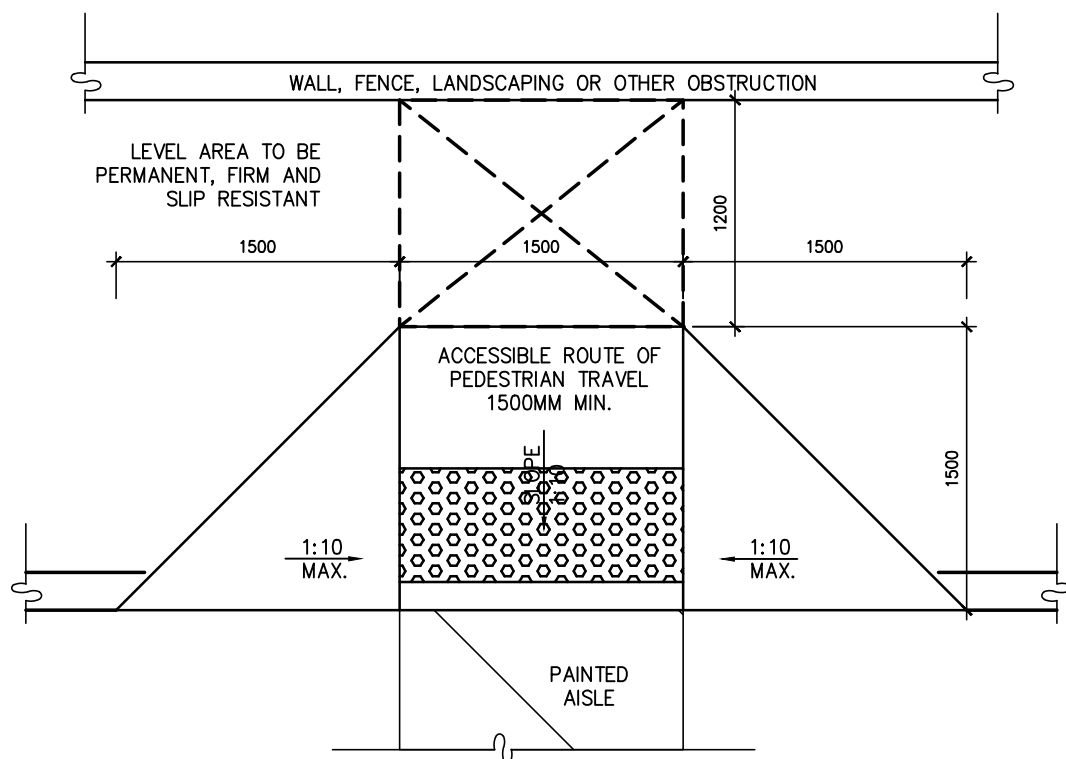


NOTE: RTUs TO BE IDENTIFIED ON BUILDING PERMIT PLANS AND TO INCLUDE INTEGRAL SCREENING AS SHOWN IN THIS TYPICAL DETAIL.

ROOFTOP UNIT INTEGRAL SCREEN DETAIL
SCALE: NTS 6



ACCESSIBLE PARKING SPACE
SCALE: 1:200 4



ACCESSIBLE RAMP
SCALE: 1:40 2

PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

SITE DETAILS

DATE	REMARKS
1	ISSUED FOR REVIEW
2	ISSUED FOR SPA APPLICATION

PA/PM:	O. EMUWA
DRAWN BY.:	
JOB NO.:	TOR20-0109-01

SHEET

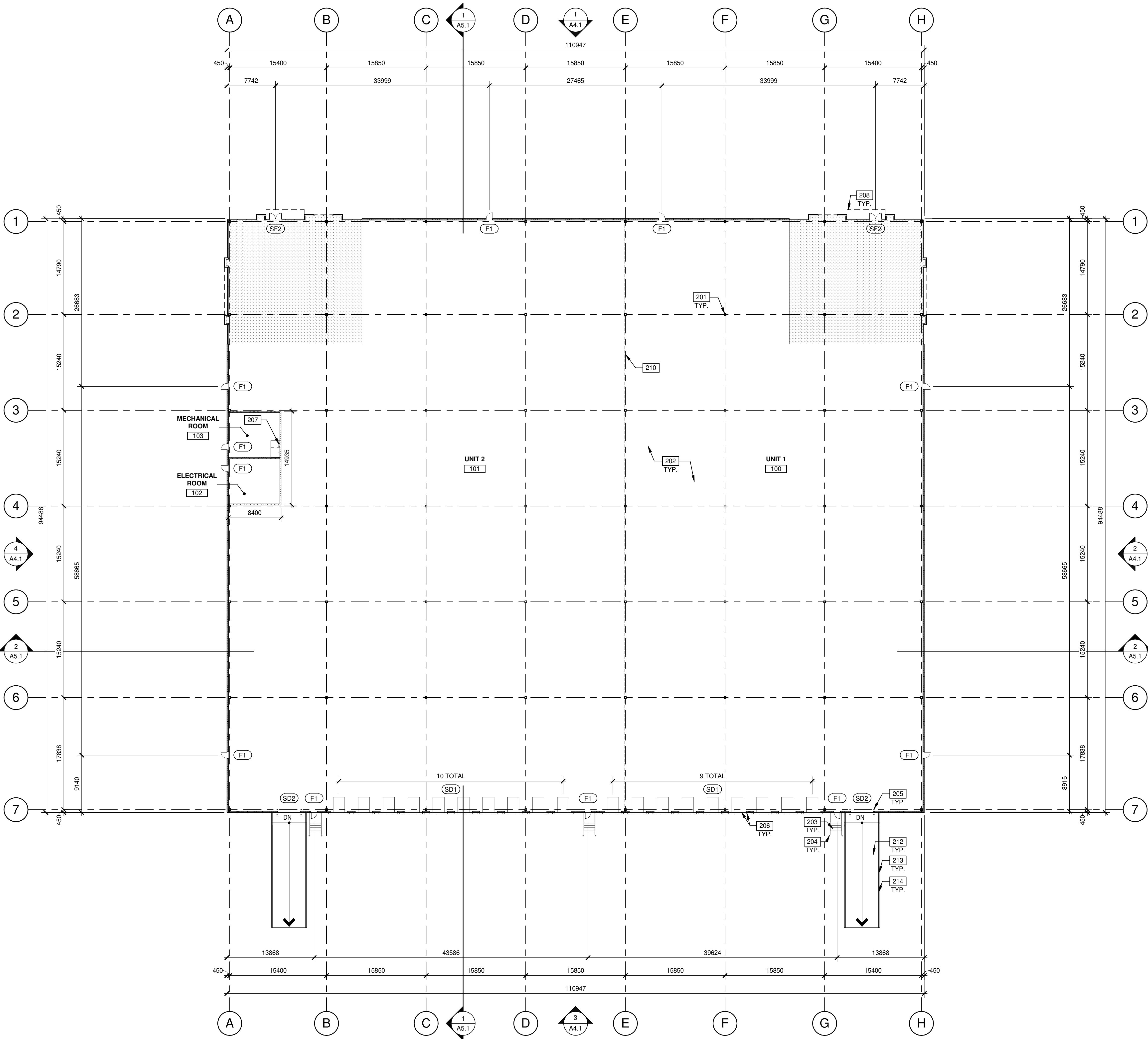
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BM 360/TOR2020109-01_Park Place Barrie0109_1_Arch.dwg



1:300

0 5m 10m 15m 30m

BUILDING 1 - FLOOR PLAN

SCALE: 1 : 300

KEYNOTES

- 201 STRUCTURAL STEEL COLUMN.
- 202 CONCRETE SLAB.
- 203 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
- 204 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 205 PROVIDE FOUR(4) TOTAL GALVANIZED STEEL BOLLARDS AT DRIVE-IN-DOOR (2-INTERIOR AND EXTERIOR).
- 206 DOCK LEVELER AND DOCK SHELTER.
- 207 ROOF ACCESS LADDER.
- 208 OUTLINE OF CANOPY ABOVE.
- 210 FUTURE DEMISING WALL.
- 212 CONCRETE RAMP.
- 213 CONCRETE RETAINING WALL.
- 214 GUARDRAIL 1070mm HIGH GALVANIZED AND PAINTED.

WALL LEGEND

- WHITE FLEXWALL RIB PATTERN
- INSULATED METAL PANEL SYSTEM
- CONCRETE MASONRY UNIT WALL

LEGEND

- PROPOSED FUTURE OFFICE AREA.

DOOR TYPES

SF2 ALUMINUM STOREFRONT

SF2 1930mm x 2440mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STYLE)
FRAME: MANUFACTURER

F1 HOLLOW METAL

F1 965 mm x 2135 mm PAINTED INSULATED HOLLOW METAL DOOR
FRAME: PAINTED HOLLOW METAL

SD1 SECTIONAL O.H. DOOR

SD1 2745mm X 3050mm DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

SD2 3660mm X 4270mm SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH

HARDWARE:
2 SETS PIVOT SET
2 SETS INTER PIVOT
1 EA MORTISE CYLINDER
2 SETS OFFSET PULL
2 EA OH CLOSER
1 EA THRESHOLD
1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

HARDWARE:
3 EA HINGES
1 EA EXIT DEVICE
1 EA CYLINDER
1 EA CLOSER
1 EA PERIMETER SEAL
1 EA BOTTOM DRIP
1 EA THRESHOLD
1 EA LOCK GUARD
1 EA HVY DUTY FLOOR STOP

HARDWARE:
1 EA SLIDE BOLT
1 EA PAD LOCK

BUILDING 1 - FLOOR PLAN		
DATE	REMARKS	
1 2022-04-27	ISSUED FOR REVIEW	
2 2022-04-29	ISSUED FOR SPA APPLICATION	
PA/PM:		O. EMUWA
DRAWN BY:		A.V.
JOB NO.:		TOR20-0109-01

SHEET
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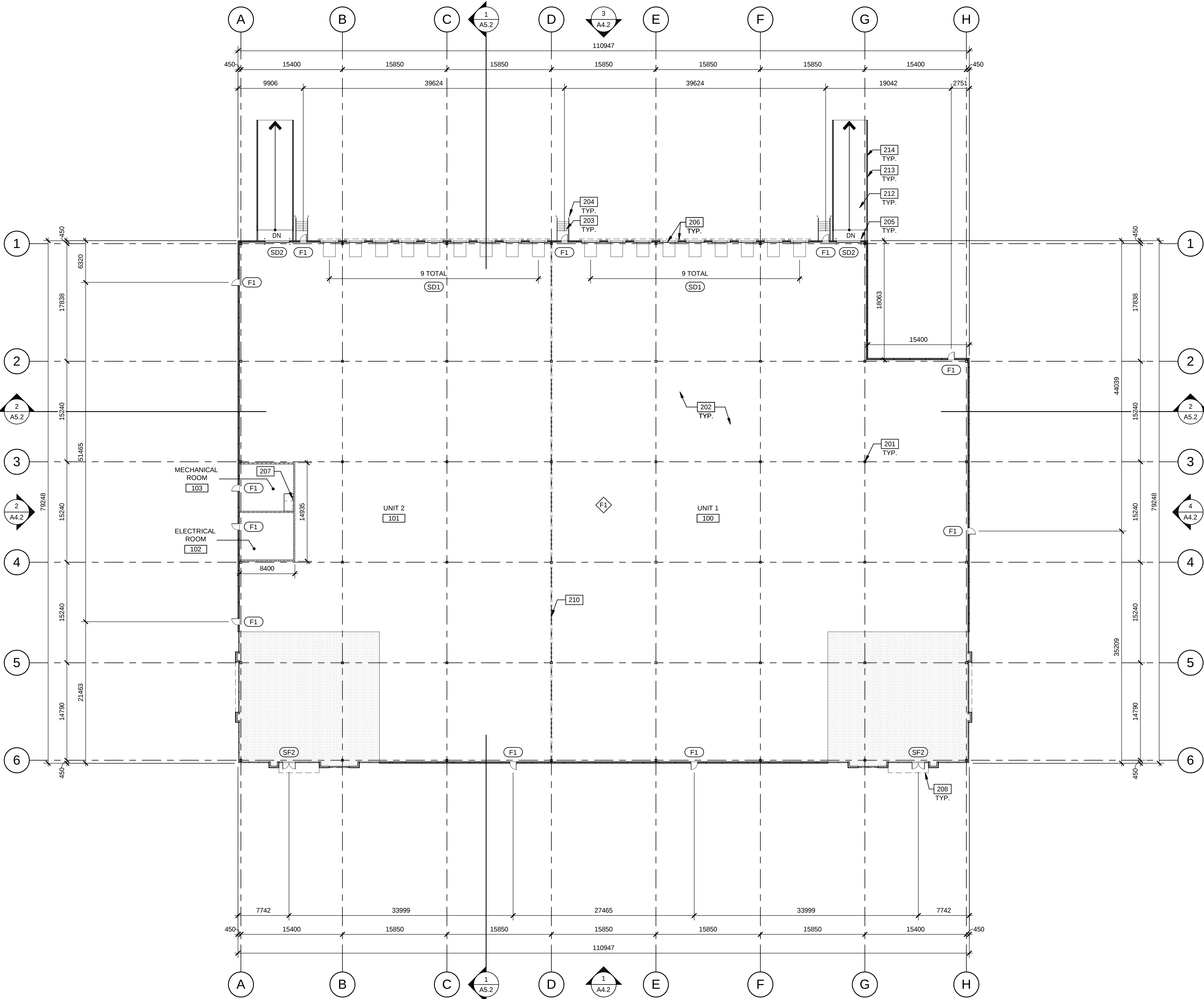
PARK PLACE INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

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BUILDING MEASUREMENT

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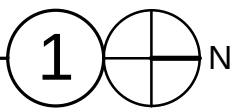


1:300

0 5m 10m 15m 30m

BUILDING 2 - FLOOR PLAN

SCALE: 1 : 300



KEYNOTES

- 201. STRUCTURAL STEEL COLUMN.
- 202. CONCRETE SLAB.
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- 205. PROVIDE FOUR(4) TOTAL GALVANIZED STEEL BOLLARDS AT DRIVE-IN-DOOR (2-INTERIOR AND EXTERIOR).
- 206. DOCK LEVELER AND DOCK SHELTER.
- 207. ROOF ACCESS LADDER.
- 208. OUTLINE OF CANOPY ABOVE.
- 210. FUTURE DEMISING WALL.
- 212. CONCRETE RAMP.
- 213. CONCRETE RETAINING WALL.
- 214. GUARDRAIL 1070mm HIGH GALVANIZED AND PAINTED.

WALL LEGEND

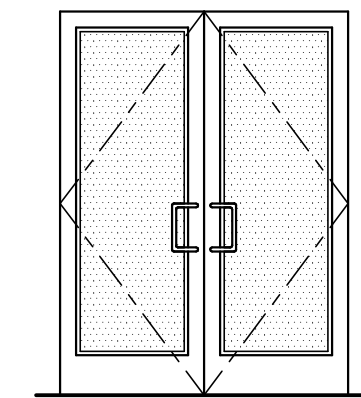
- WHITE FLEXWALL RIB PATTERN
- INSULATED METAL PANEL SYSTEM
- CONCRETE MASONRY UNIT WALL

LEGEND

- PROPOSED FUTURE OFFICE AREA.

DOOR TYPES

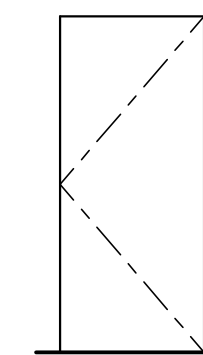
- SF2 ALUMINUM STOREFRONT
- SF2 1930mm x 2440mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE) FRAME: MANUFACTURER



- HARDWARE:
- 2 SETS PIVOT SET
- 2 SETS INTER PIVOT
- 1 EA MORTISE CYLINDER
- 2 SETS OFFSET PULL
- 2 EA OH CLOSER
- 1 EA THRESHOLD
- 1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

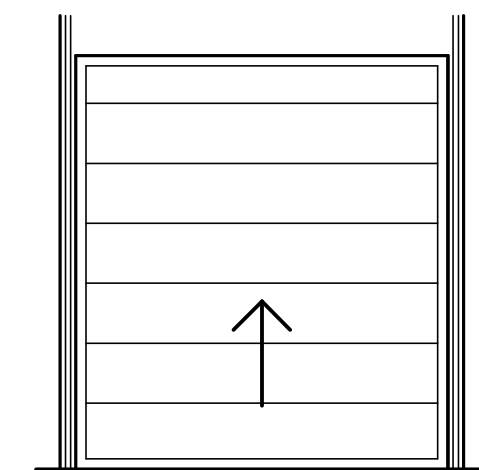
- F1 HOLLOW METAL



- F1 965 mm x 2135 mm PAINTED INSULATED HOLLOW METAL DOOR FRAME: PAINTED HOLLOW METAL

- HARDWARE:
- 3 EA HINGES
- 1 EA EXIT DEVICE
- 1 EA CYLINDER
- 1 EA CLOSER
- 1 EA PERIMETER SEAL
- 1 EA BOTTOM DRIP
- 1 EA THRESHOLD
- 1 EA LOCK GUARD
- 1 EA HVY DUTY FLOOR STOP

- SD1 SECTIONAL O.H. DOOR
- SD2



- SD1 2745mm X 3050mm DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.
- SD2 3660mm X 4270mm SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH
- HARDWARE:
- 1 EA SLIDE BOLT
- 1 EA PAD LOCK

WARE MALCOMB

CIVIL ENGINEERING
BRANDING
INTERIORS
BUILDING MEASUREMENT



PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 2 - FLOOR PLAN

DATE	REMARKS
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2022-04-29	ISSUED FOR SPA APPLICATION

PAY/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

SHEET

A2.2

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PARK PLACE
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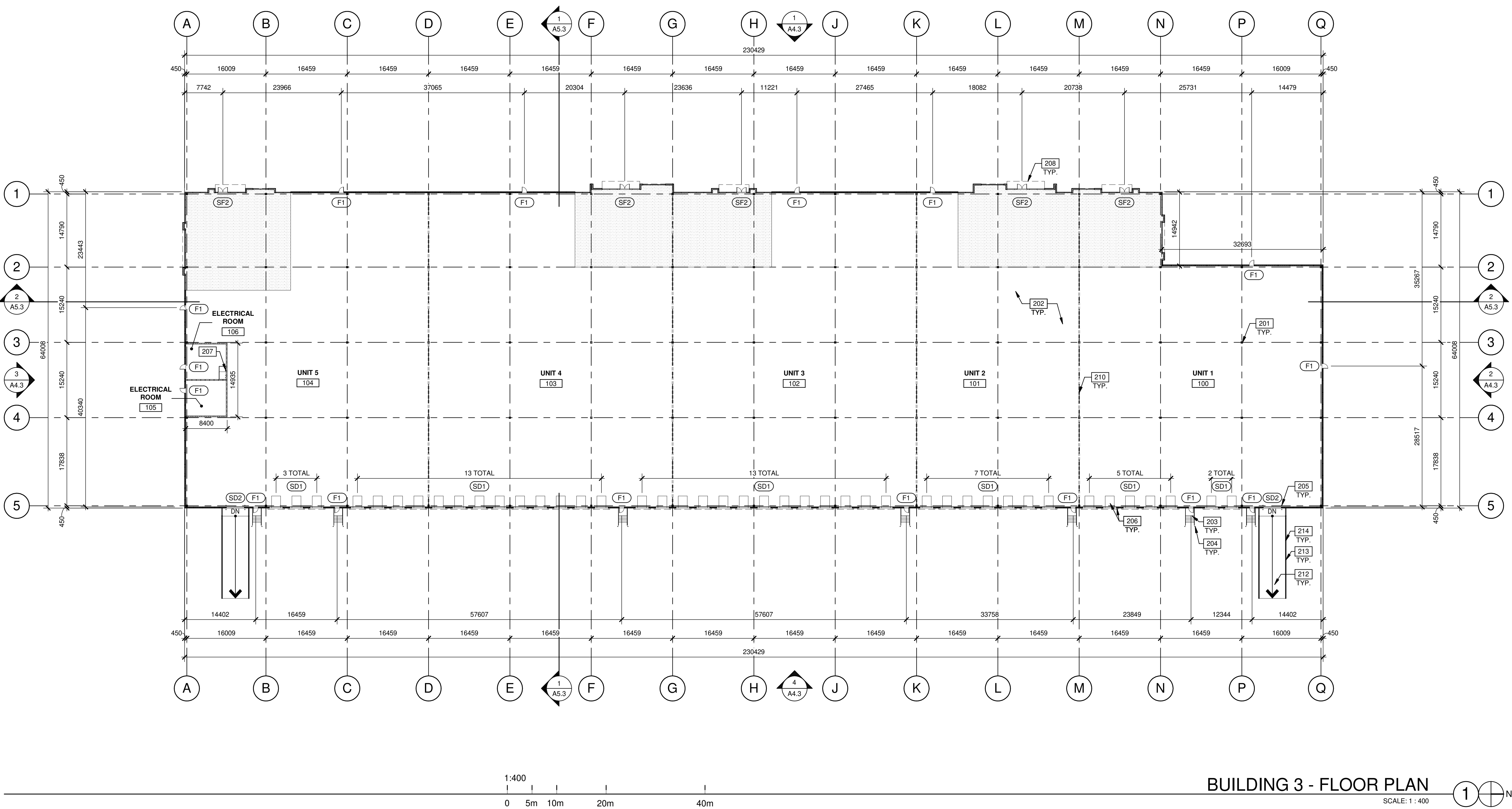
BUILDING 3 - FLOOR PLAN

DATE	REMARKS
1 2022-04-27	ISSUED FOR REVIEW
2 2022-04-29	ISSUED FOR SPA APPLICATION

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DRAWN BY.:	A.V.
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DOOR TYPES

SF2

ALUMINUM STOREFRONT

SF2

1930mm x 2440mm (PAIR)
CLEAR ANOD. ALUM. STOREFRONT
DOOR W/TEMPERED GLAZING
(NARROW STILE)

FRAME: MANUFACTURER

HARDWARE:

2 SETS PIVOT SET
2 SETS INTER PIVOT
1 EA EXIT DEVICE
1 EA MORTISE CYLINDER
2 SETS OFFSET PULL
2 EA OH CLOSER
1 EA THRESHOLD
1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

F1

HOLLOW METAL

F1

965mm x 2135mm
PAINTED INSULATED
HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

HARDWARE:

3 EA HINGES
1 EA EXIT DEVICE
1 EA CYLINDER
1 EA CLOSER
1 EA PERIMETER SEAL
1 EA BOTTOM DRIP
1 EA THRESHOLD
1 EA LOCK GUARD
1 EA HVY DUTY FLOOR STOP

SD1

SECTIONAL O.H. DOOR

SD2

3660mm x 4270mm
SECTIONAL VERTICAL LIFT
OVERHEAD DOOR W/ FACTORY
PAINTED FINISH

HARDWARE:

1 EA SLIDE BOLT
1 EA PAD LOCK

SD1

2745mm x 3050mm
DOCK HIGH SECTIONAL VERTICAL
LIFT OVERHEAD DOOR W/ FACTORY
PAINTED FINISH

HARDWARE:

1 EA SLIDE BOLT
1 EA PAD LOCK

SD2

3660mm x 4270mm
SECTIONAL VERTICAL LIFT
OVERHEAD DOOR W/ FACTORY
PAINTED FINISH

HARDWARE:

1 EA SLIDE BOLT
1 EA PAD LOCK

WALL LEGEND

- WHITE FLEXWALL RIB PATTERN
- INSULATED METAL PANEL SYSTEM
- CONCRETE MASONRY UNIT WALL

LEGEND

- PROPOSED FUTURE OFFICE AREA.

KEYNOTES

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BM 360-7TOR20-0109-01_Park Place Barrie0109_3_Arch.rvt

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BARRIE
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BUILDING 4 - FLOOR PLAN			REMARKS
DATE	ISSUED FOR REVIEW	ISSUED FOR SPA APPLICATION	
1	2022-04-27	2022-04-29	
2			

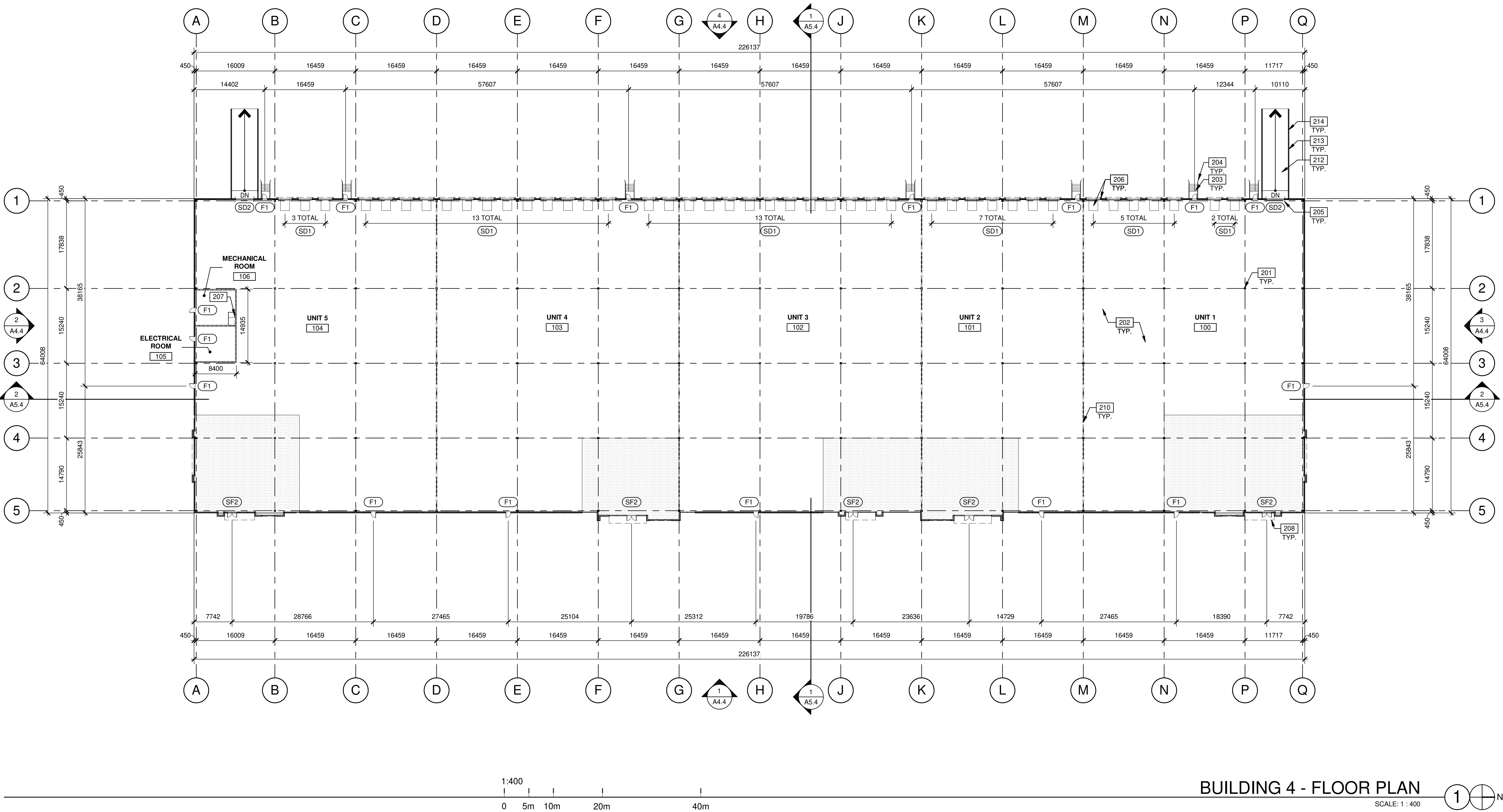
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JOB NO.:	TOR20-0109-01

SHEET

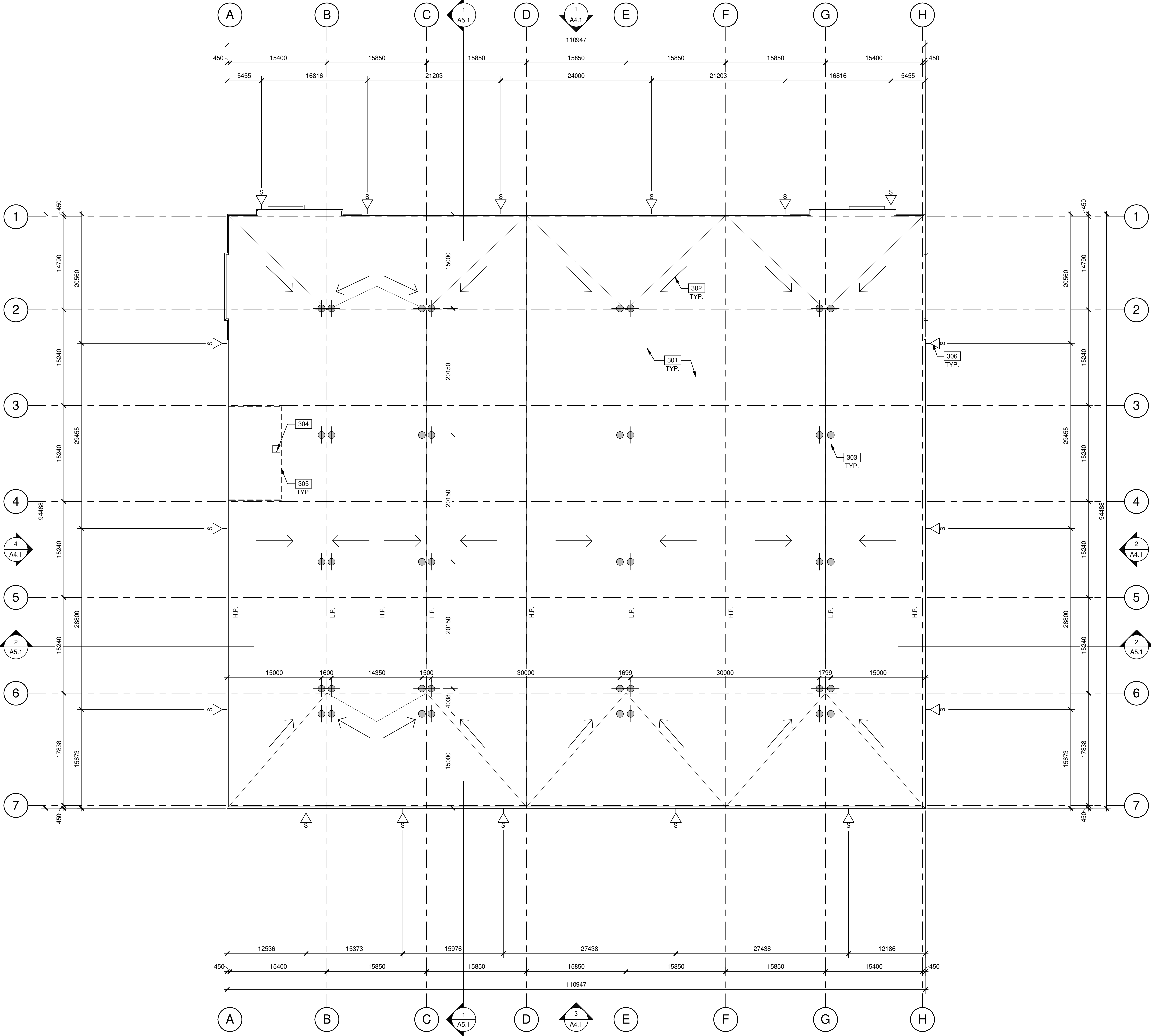
A2.4

2022-04-29_ISSUED FOR SPA APPLICATION

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BM 360702020109-01_Park Place Barrie0109_1_ARCH.dwg



KEYNOTES

- 301 4 PLY ROOFING SYSTEM.
- 302 FLOW LINE TO DRAIN.
- 303 PRIMARY AND SECONDARY DRAINS.
- 304 ROOF HATCH. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
- 305 LINE OF WALL BELOW.
- 306 OVERFLOW SCUPPER.

LEGEND

- FLOW LINE TO DRAIN.
- ⊕ ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ⚡ ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.

WARE MALCOMB

CIVIL ENGINEERING
ARCHITECTURE
PLANNING
BRANDING
INTERIORS
BUILDING MEASUREMENT

180 Bass Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221



PARK PLACE INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 1 - ROOF PLAN

DATE	REMARKS
2022-04-27	ISSUED FOR REVIEW
2022-04-29	ISSUED FOR SPA APPLICATION

PA/PM:

O. EMUWA

DRAWN BY:

A.V.

JOB NO.:

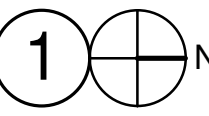
TOR20-0109-01

SHEET

A3.1

BUILDING 1 - ROOF PLAN

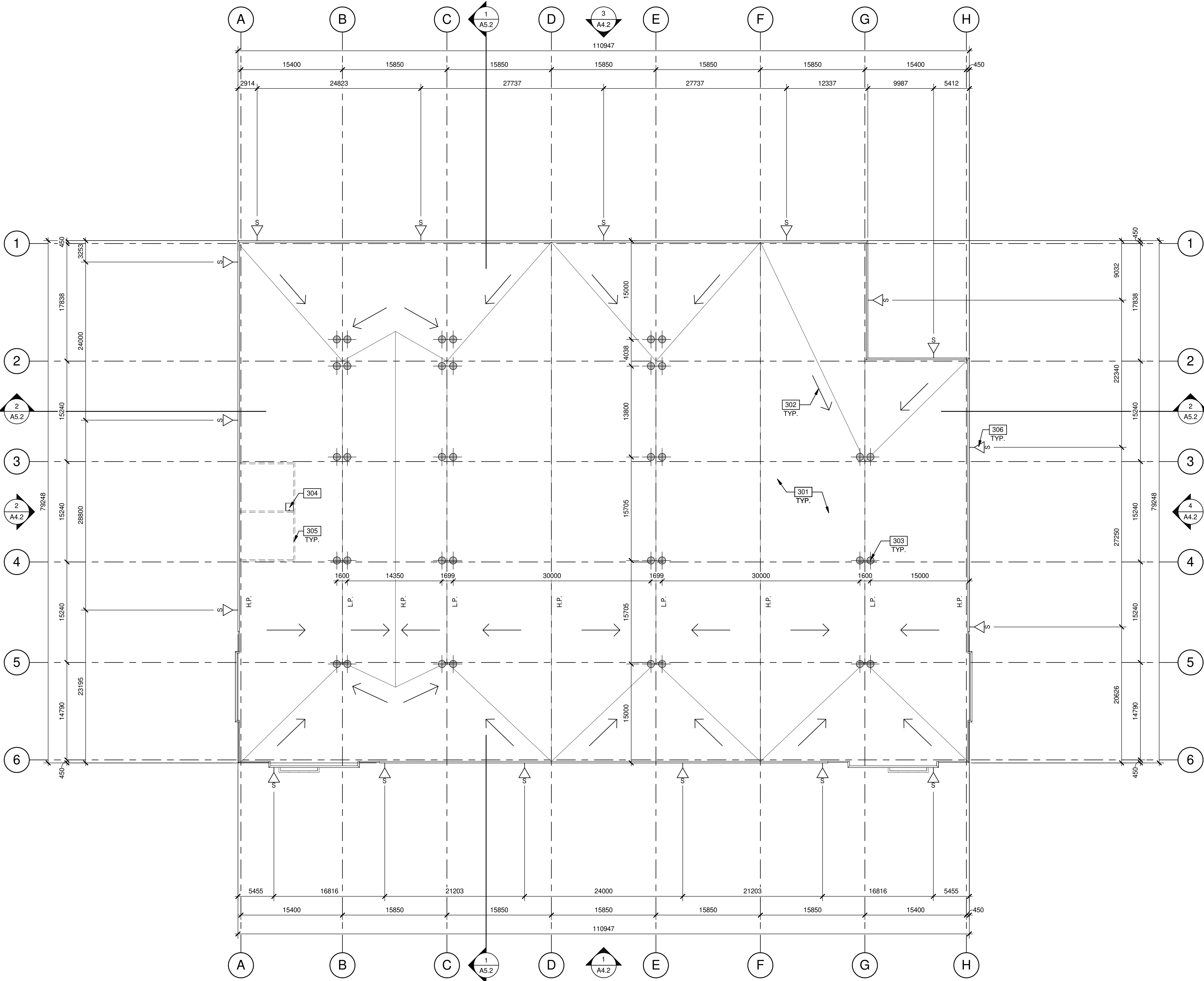
SCALE: 1 : 300



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2022-04-29_ISSUED FOR SPA APPLICATION

BM 360/TOR20-0109-01_Park Place Barrie0109_2_Arch.dwg



KEYNOTES

- 301 4 PLY ROOFING SYSTEM.
- 302 FLOW LINE TO DRAIN.
- 303 PRIMARY AND SECONDARY DRAINS.
- 304 ROOF HATCH. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
- 305 LINE OF WALL BELOW.
- 306 OVERFLOW SCUPPER.

LEGEND

- FLOW LINE TO DRAIN.
- ⊕ ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ▽ ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.

WARE MALCOMB

CIVIL ENGINEERING
ARCHITECTURE
PLANNING
BRANDING
INTERIORS
BUILDING MEASUREMENT



PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 2 - ROOF PLAN

DATE	REMARKS
1 2022-04-27	ISSUED FOR REVIEW
2 2022-04-29	ISSUED FOR SPA APPLICATION

PA/PM:

O. EMUWA

DRAWN BY.:

A.V.

JOB NO.:

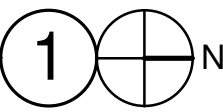
TOR20-0109-01

SHEET

A3.2

BUILDING 2 - ROOF PLAN

SCALE: 1 : 300



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

2022-04-29_ISSUED FOR SPA APPLICATION

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WARE MALCOMB
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
180 Bass Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221



PARK PLACE INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 3 - ROOF PLAN

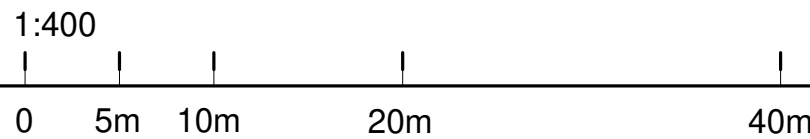
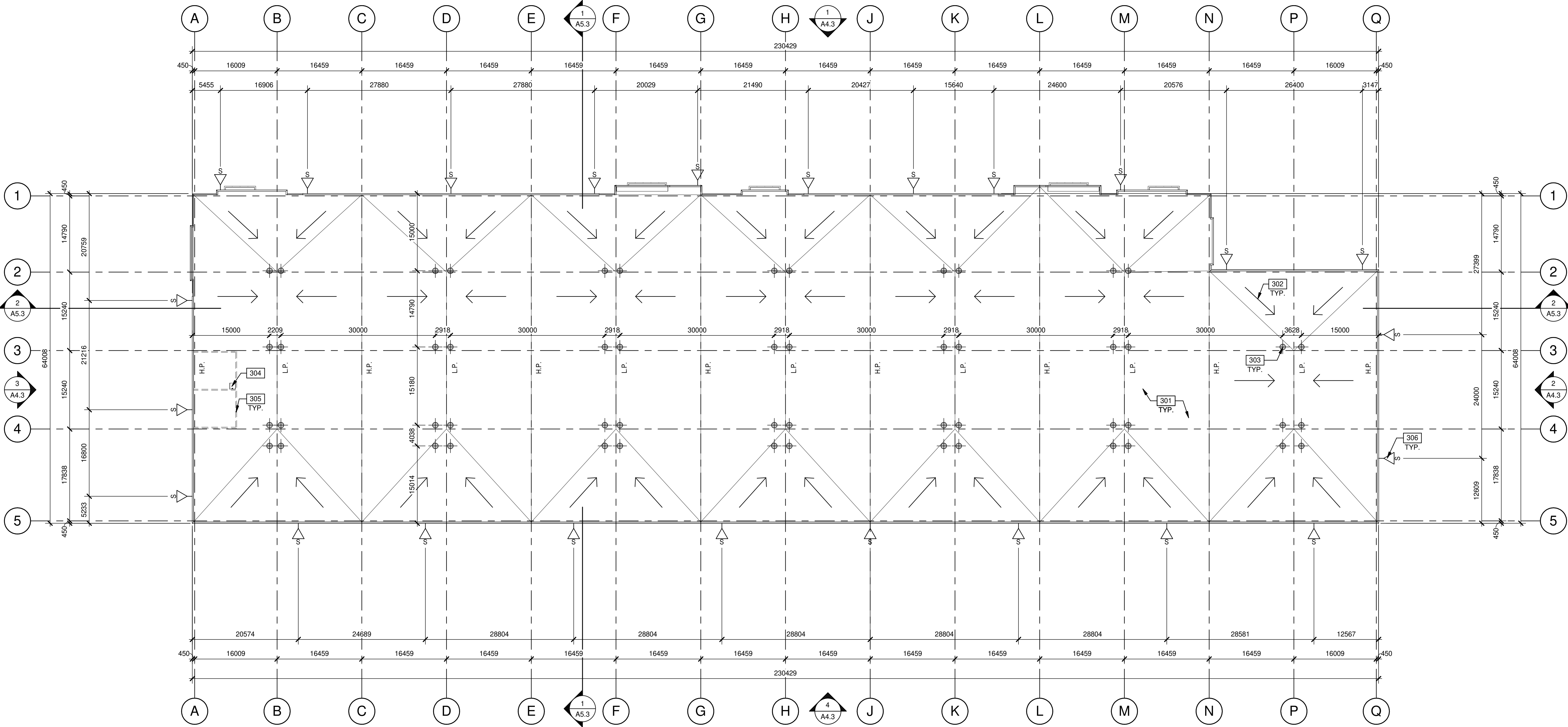
DATE	REMARKS
1 2022-04-27	ISSUED FOR REVIEW
2 2022-04-29	ISSUED FOR SPA APPLICATION

PA/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

SHEET

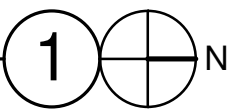
A3.3

2022-04-29_ISSUED FOR SPA APPLICATION



BUILDING 3 - ROOF PLAN

SCALE: 1 : 400



LEGEND

- FLOW LINE TO DRAIN.
- ⊕ ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ▽ ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.

KEYNOTES

- 301 4 PLY ROOFING SYSTEM.
- 302 FLOW LINE TO DRAIN.
- 303 PRIMARY AND SECONDARY DRAINS.
- 304 ROOF HATCH. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
- 305 LINE OF WALL BELOW.
- 306 OVERFLOW SCUPPER.

WARE MALCOMB

180 Bass Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT



PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 4 - ROOF PLAN

DATE	REMARKS
1 2022-04-27	ISSUED FOR REVIEW
2 2022-04-29	ISSUED FOR SPA APPLICATION

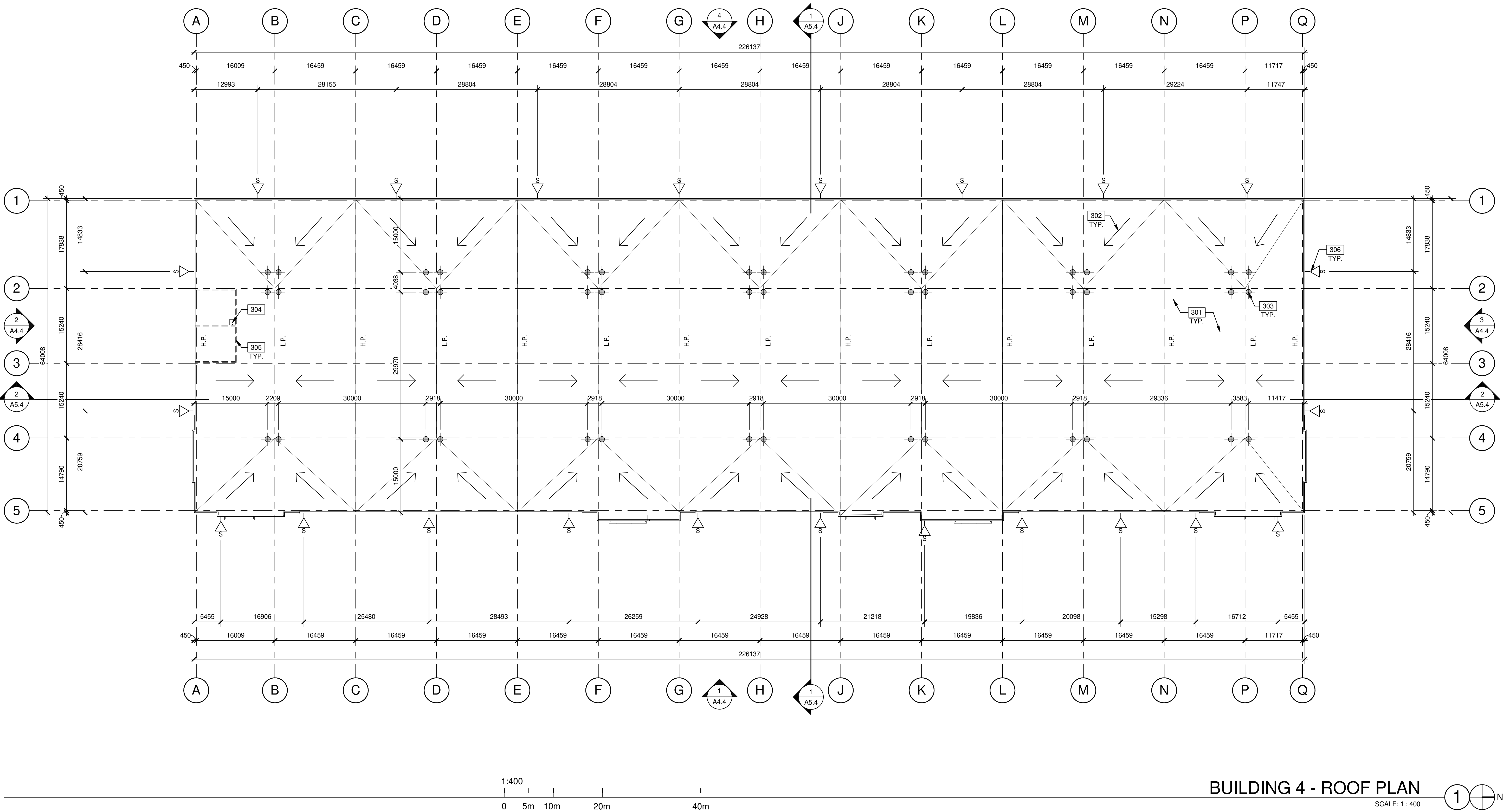
PA/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

SHEET

A3.4

2022-04-29_ISSUED FOR SPA APPLICATION

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LEGEND

- FLOW LINE TO DRAIN.
- ⊕ ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ▽ ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.

KEYNOTES

- 301 4 PLY ROOFING SYSTEM.
- 302 FLOW LINE TO DRAIN.
- 303 PRIMARY AND SECONDARY DRAINS.
- 304 ROOF HATCH. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
- 305 LINE OF WALL BELOW.
- 306 OVERFLOW SCUPPER.

IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

WARE MALCOMB

180 Bass Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
ARCHITECTURE
PLANNING
INTERIORS



PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 1 - EXTERIOR
ELEVATIONS

DATE	REMARKS
1	2022-04-27 ISSUED FOR REVIEW
2	2022-04-29 ISSUED FOR SPA APPLICATION

PA/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

SHEET

A4.1

2022-04-29_ISSUED FOR SPA APPLICATION

KEYNOTES

- 203 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
204 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
206 DOCK LEVELER AND DOCK SHELTER.
212 CONCRETE RAMP.
213 CONCRETE RETAINING WALL.
214 GUARDRAIL 1070mm HIGH GALVANIZED AND PAINTED.
306 OVERFLOW SCUPPER.
401 WHITE FLEXWALL RIB PATTERN.
402 CURTAIN WALL GLAZING SYSTEM.
403 ALUMINUM STOREFRONT DOUBLE DOORS IN CURTAIN WALL SYSTEM.
404 PRE-FINISHED METAL CAP FLASHING.
405 HOLLOW METAL MAN DOOR(S), PAINTED AT ALL WAREHOUSES EXITS.
406 ROOF LINE BEYOND.
407 ALUMINUM COMPOSITE METAL CANOPY.
409 SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH.
410 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.
411 1220mm WIDE CLERESTORY WINDOW.
413 GRADE LINE VARIES.
414 INSULATED METAL PANEL SYSTEM.
415 WHITE FLAT BAND IN FLEXWALL.
416 PEWTER FLAT BAND IN FLEXWALL.

LEGENDS

GLASS:

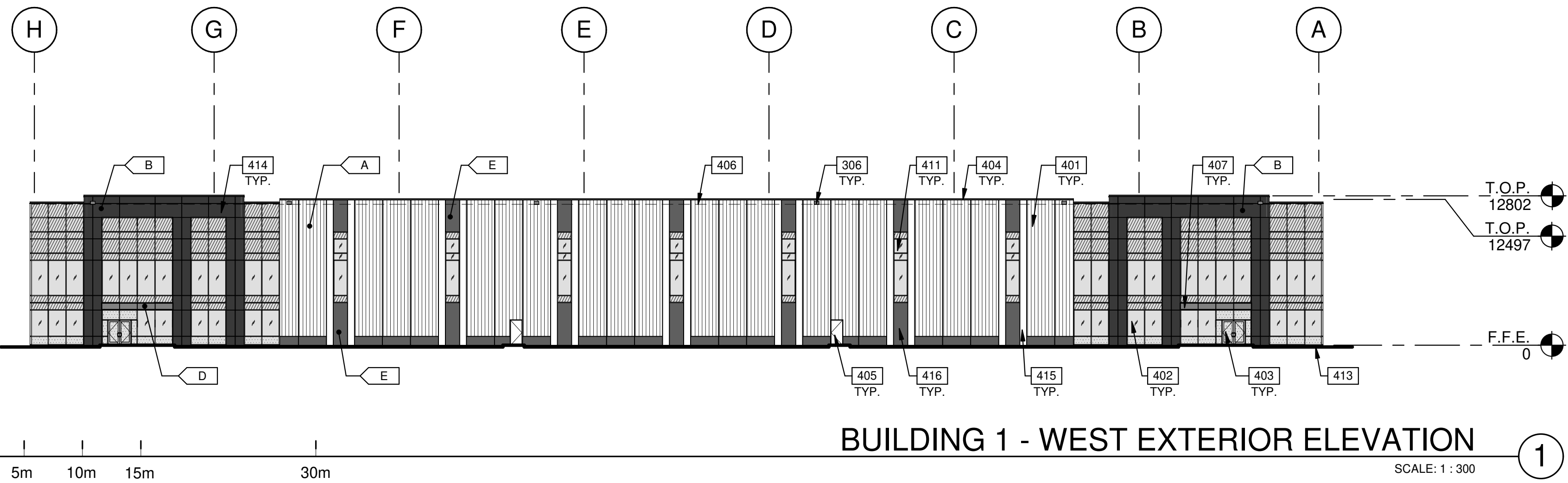
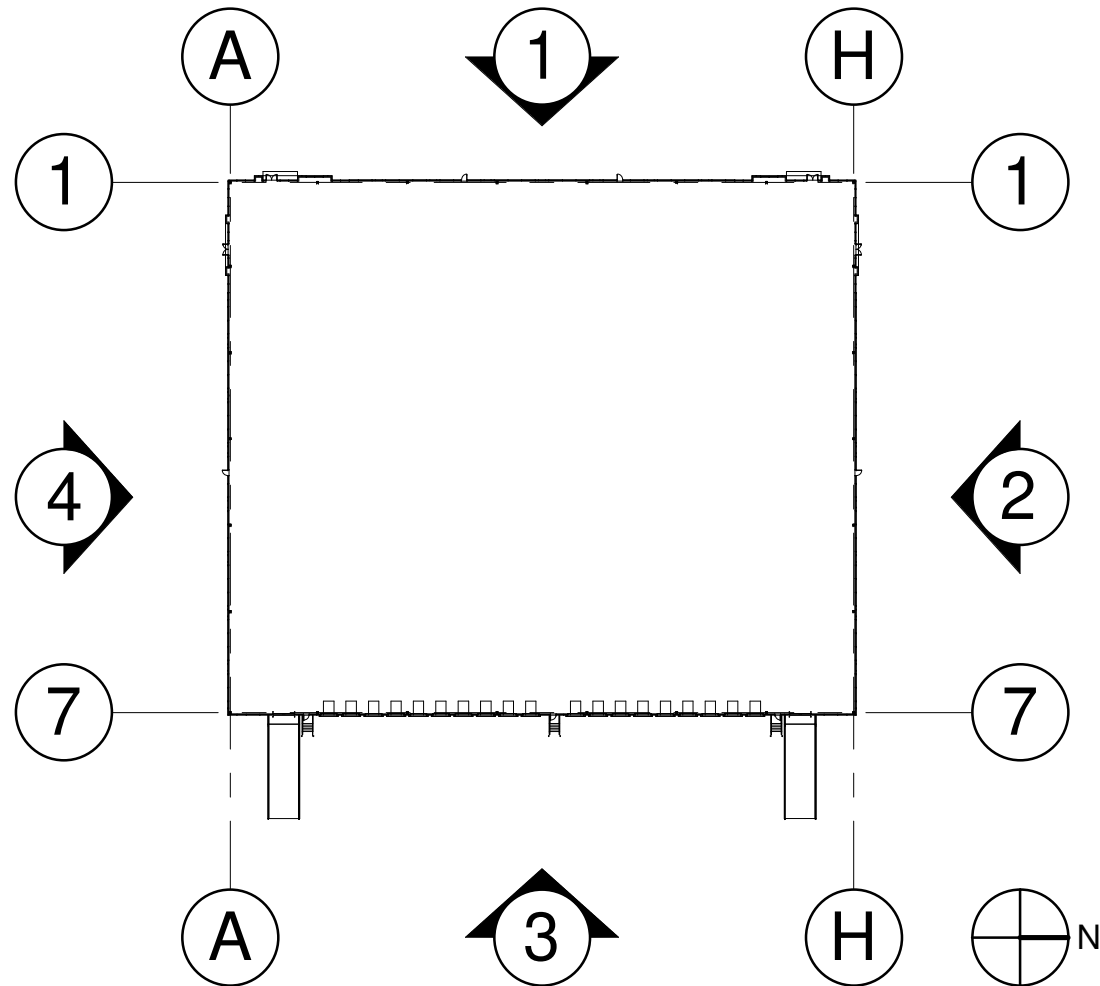
- VISION GLASS
VITRO SOLAR GREY OR OPTIGRAY SPANDREL GLASS
TEMPERED GLASS

COLOURS:

PROVIDE 1,828.8mm WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

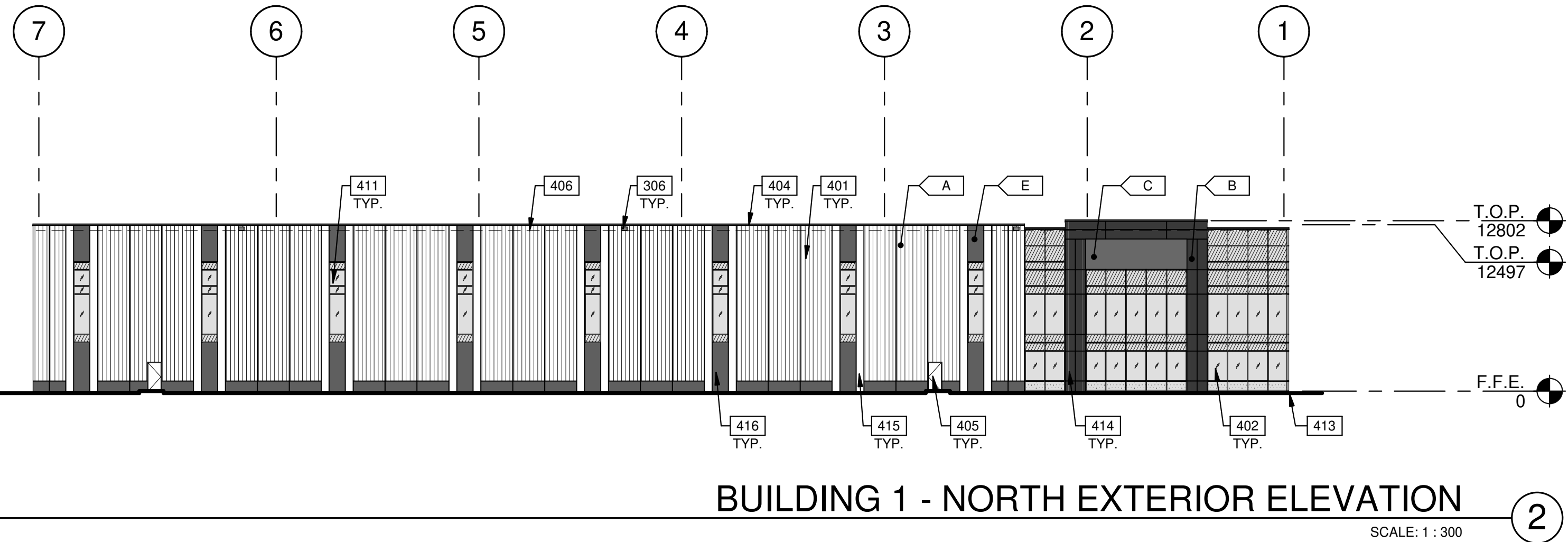
- A BASE COLOUR: BR-W400 WHITE
B SECONDARY COLOUR: KINGSPAN - BRISTOL BLACK
C ACCENT COLOUR: LONGBOARD - DARK CHERRY
D ACCENT COLOUR: KINGSPAN - DOVE GREY
E ACCENT COLOUR: SW 2848 ROYCROFT PEWTER

KEY PLAN



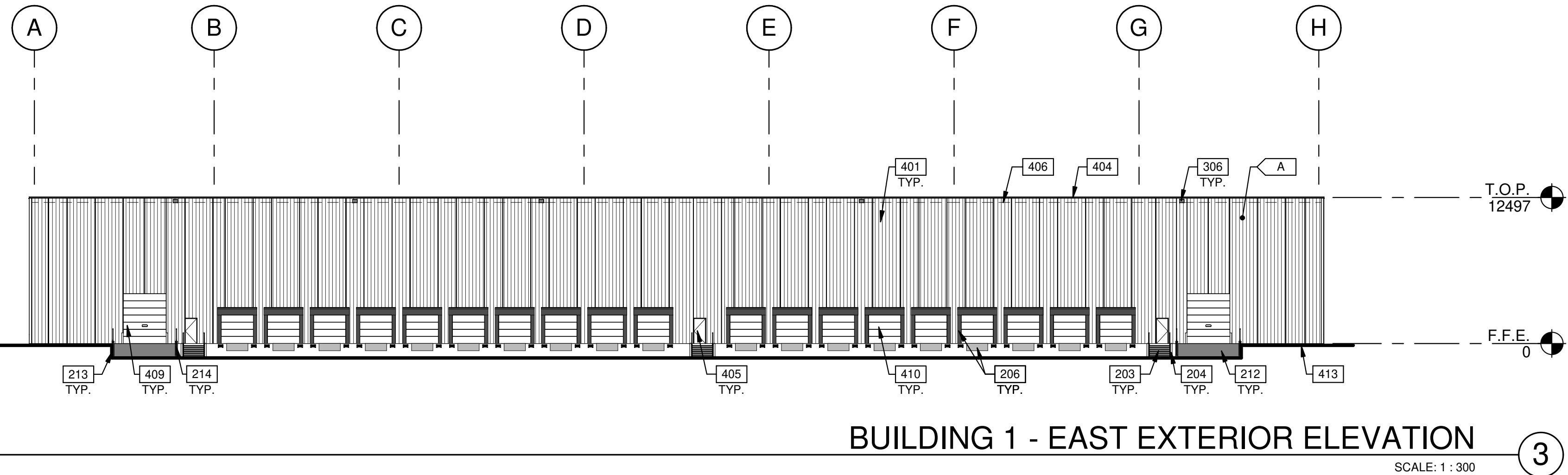
BUILDING 1 - WEST EXTERIOR ELEVATION

SCALE: 1 : 300



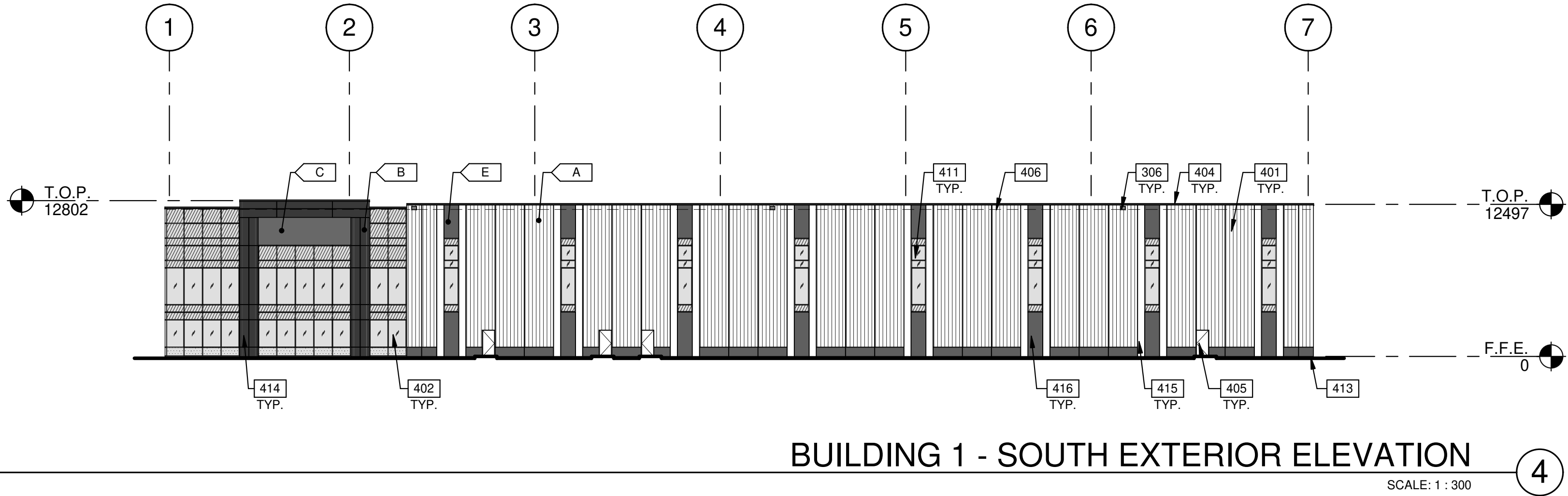
BUILDING 1 - NORTH EXTERIOR ELEVATION

SCALE: 1 : 300



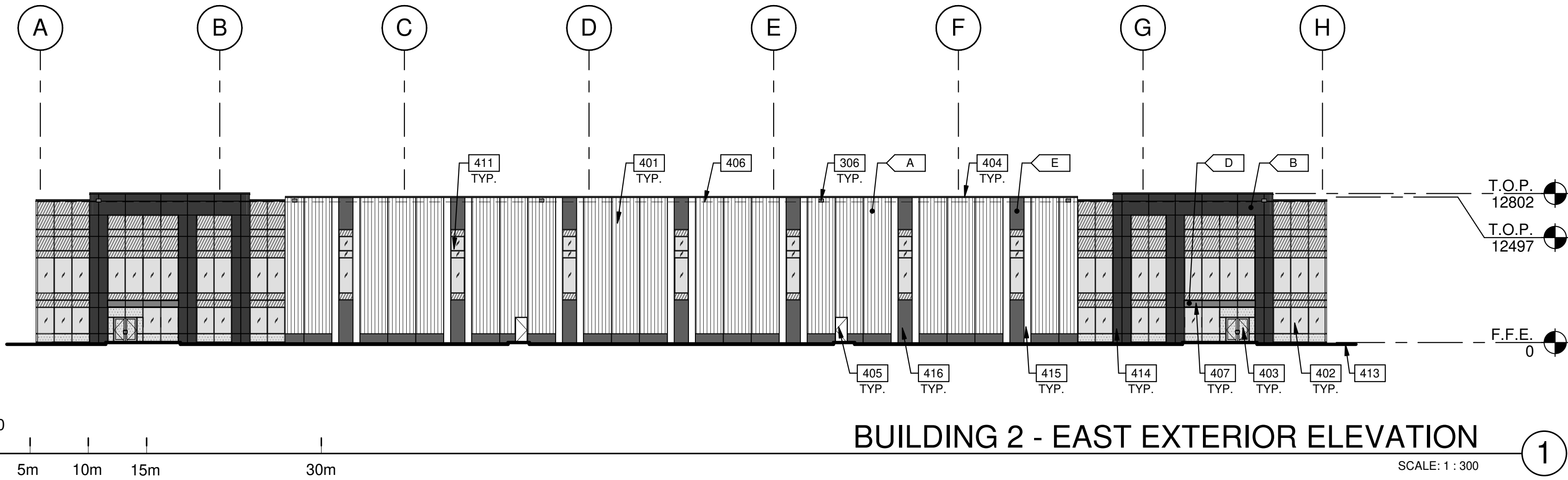
BUILDING 1 - EAST EXTERIOR ELEVATION

SCALE: 1 : 300



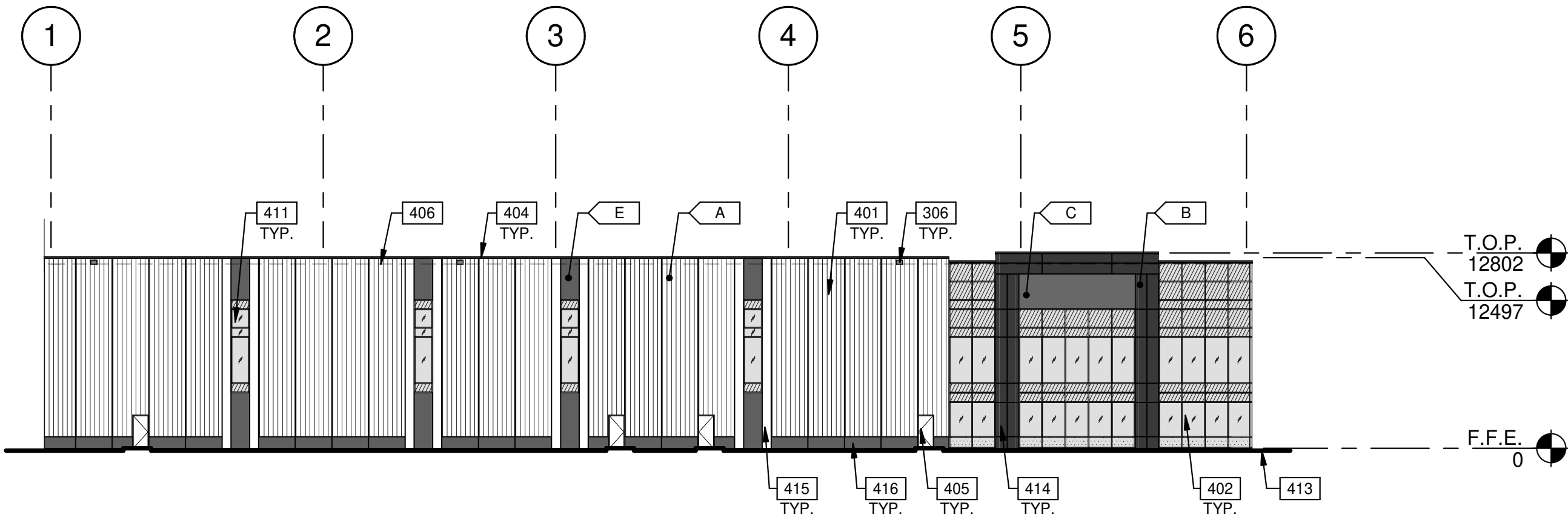
BUILDING 1 - SOUTH EXTERIOR ELEVATION

SCALE: 1 : 300



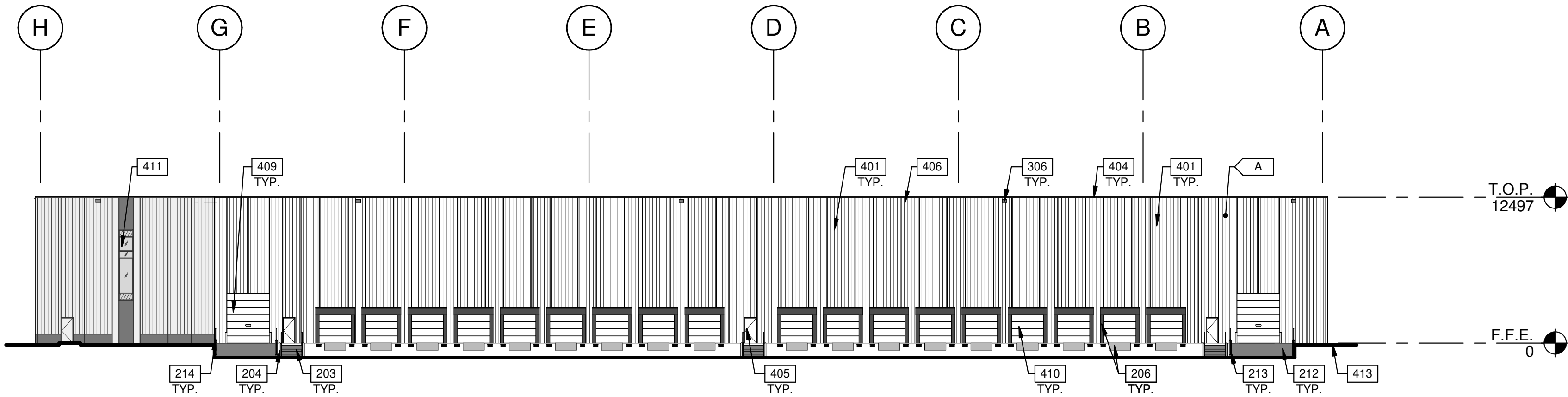
BUILDING 2 - EAST EXTERIOR ELEVATION

SCALE: 1 : 300



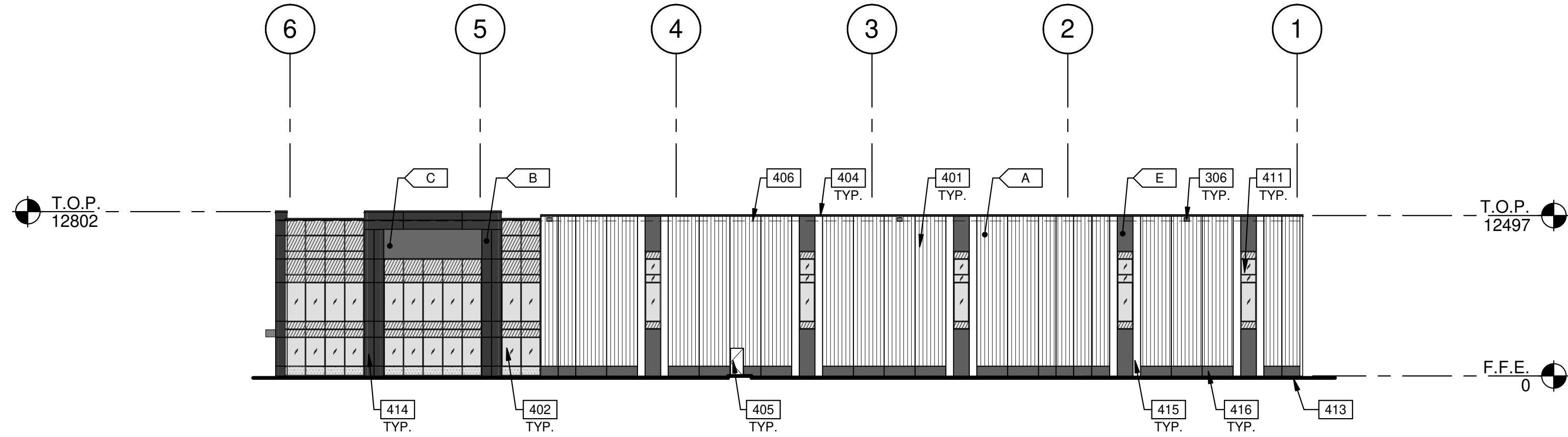
BUILDING 2 - SOUTH EXTERIOR ELEVATION

SCALE: 1 : 300



BUILDING 2 - WEST EXTERIOR ELEVATION

SCALE: 1 : 300



BUILDING 2 - NORTH EXTERIOR ELEVATION

SCALE: 1 : 300

KEYNOTES

- 203 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
- 204 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 206 DOCK LEVELER AND DOCK SHELTER.
- 212 CONCRETE RAMP.
- 213 CONCRETE RETAINING WALL.
- 214 GUARDRAIL 1070mm HIGH GALVANIZED AND PAINTED.
- 306 OVERFLOW SCUPPER.
- 401 WHITE FLEXWALL RIB PATTERN.
- 402 CURTAIN WALL GLAZING SYSTEM.
- 403 ALUMINUM STOREFRONT DOUBLE DOORS IN CURTAIN WALL SYSTEM.
- 404 PRE-FINISHED METAL CAP FLASHING.
- 405 HOLLOW METAL MAN DOOR(S), PAINTED AT ALL WAREHOUSES EXITS.
- 406 ROOF LINE BEYOND.
- 407 ALUMINUM COMPOSITE METAL CANOPY.
- 409 SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH.
- 410 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.
- 411 1220mm WIDE CLERESTORY WINDOW.
- 413 GRADE LINE VARIES.
- 414 INSULATED METAL PANEL SYSTEM.
- 415 WHITE FLAT BAND IN FLEXWALL.
- 416 PEWTER FLAT BAND IN FLEXWALL.

LEGENDS

GLASS:

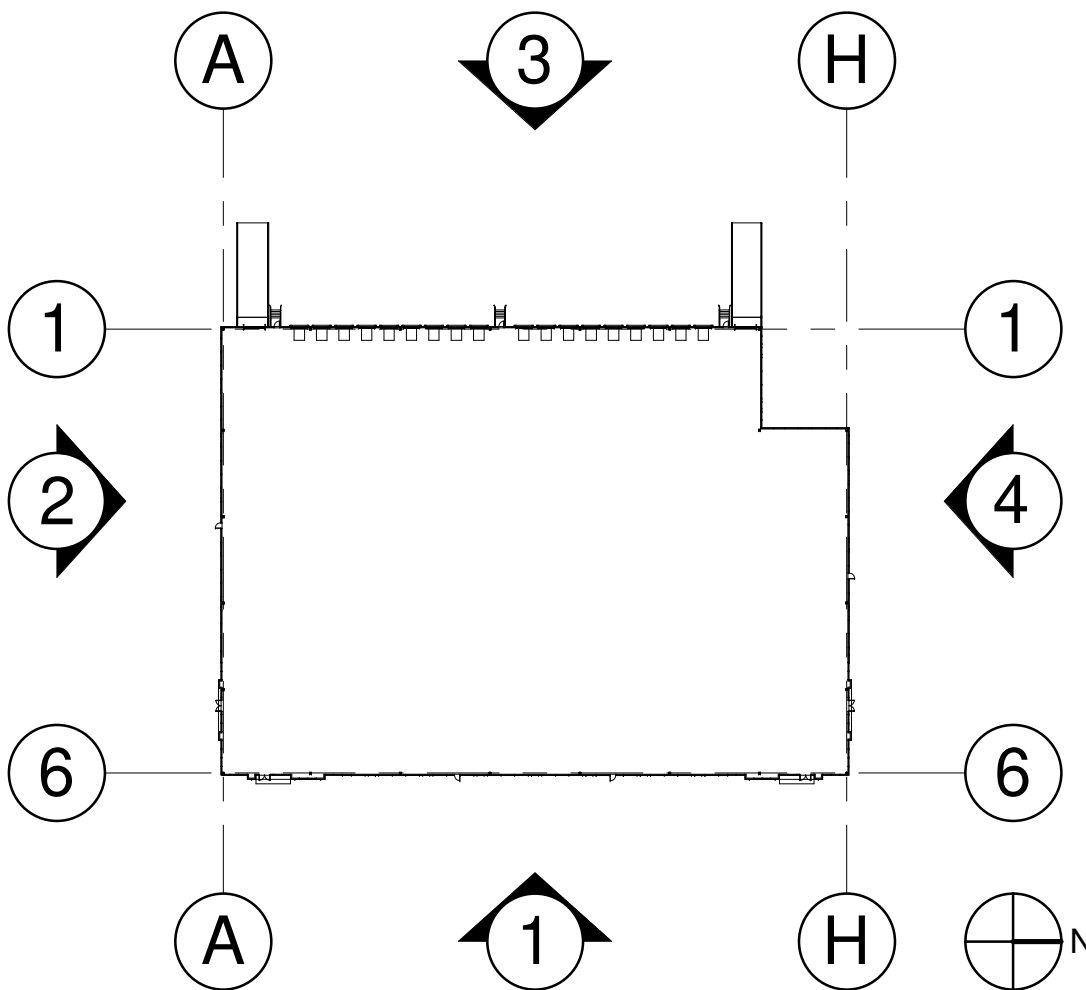
- VISION GLASS
- VITRO SOLAR GREY OR OPTIGRAY SPANDREL GLASS
- TEMPERED GLASS

COLOURS:

PROVIDE 1,828.8mm WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A BASE COLOUR: BR-400 WHITE
- B SECONDARY COLOUR: KINGSPAN - BRISTOL BLACK
- C ACCENT COLOUR: LONGBOARD - DARK CHERRY
- D ACCENT COLOUR: KINGSPAN - DOVE GREY
- E ACCENT COLOUR: SW 2848 ROYCROFT PEWTER

KEY PLAN



WARE MALCOMB

180 Bass Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
ARCHITECTURE
PLANNING
INTERIORS



PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 2 - EXTERIOR
ELEVATIONS

DATE	REMARKS
2022-04-27	ISSUED FOR REVIEW
2022-04-29	ISSUED FOR SPA APPLICATION

PA/PM:

O. EMUWA

DRAWN BY.:

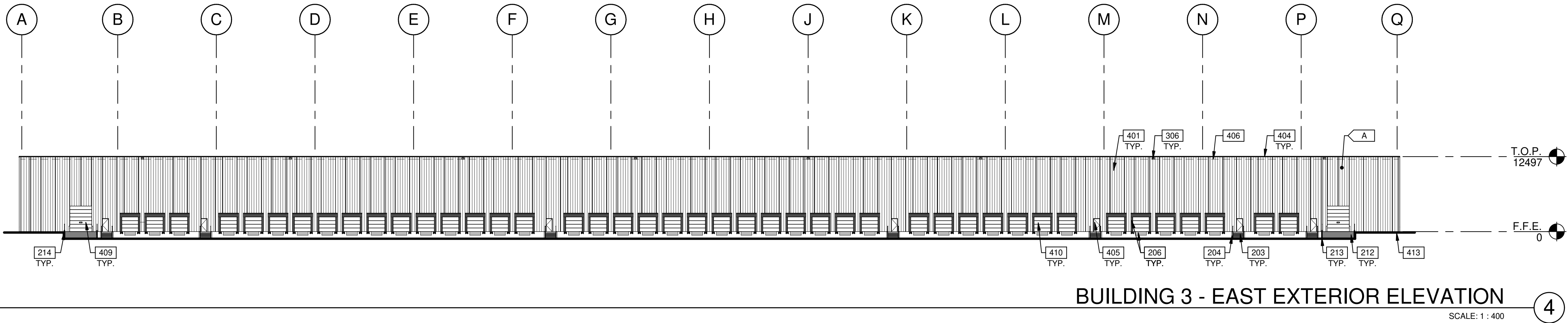
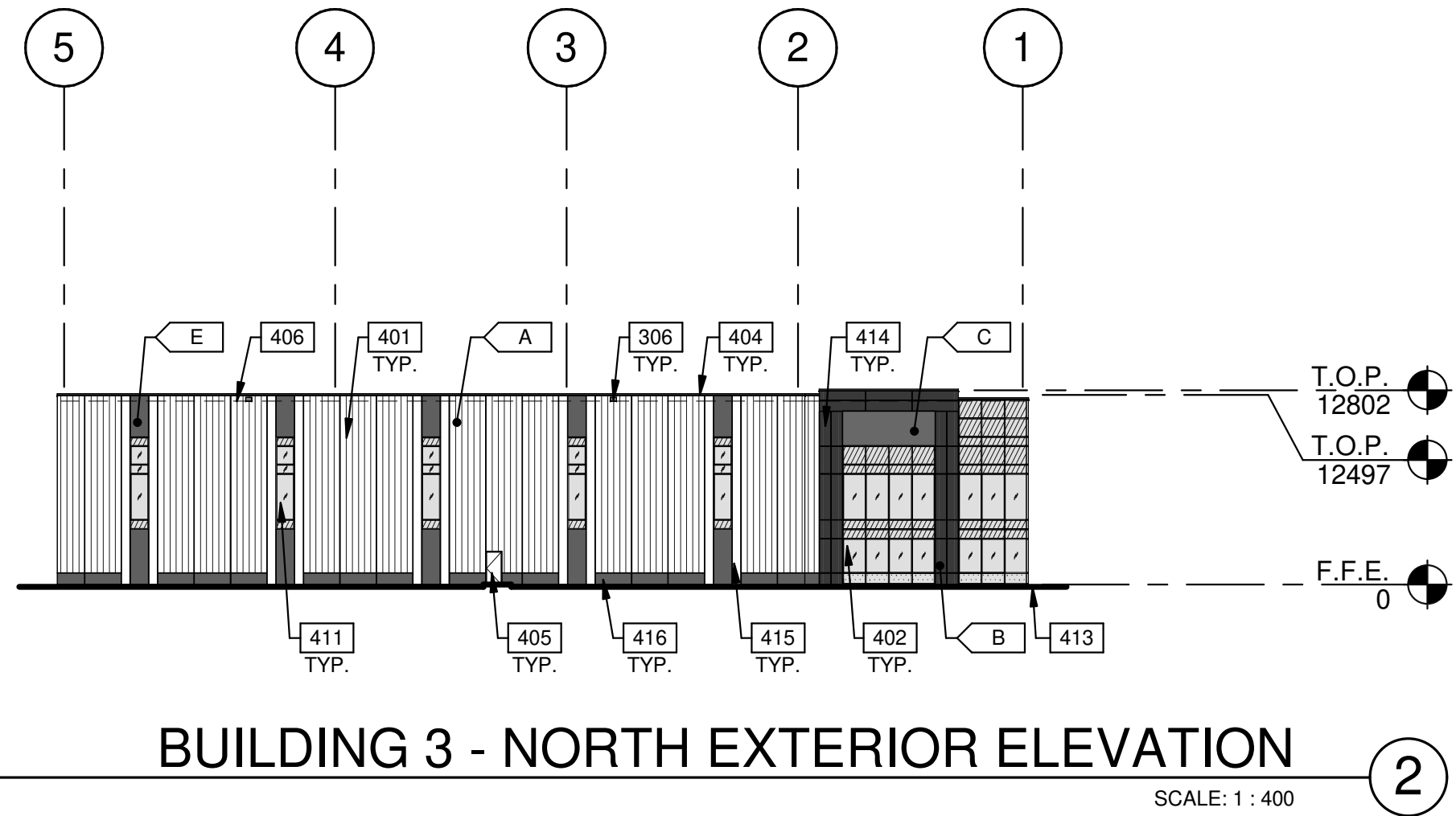
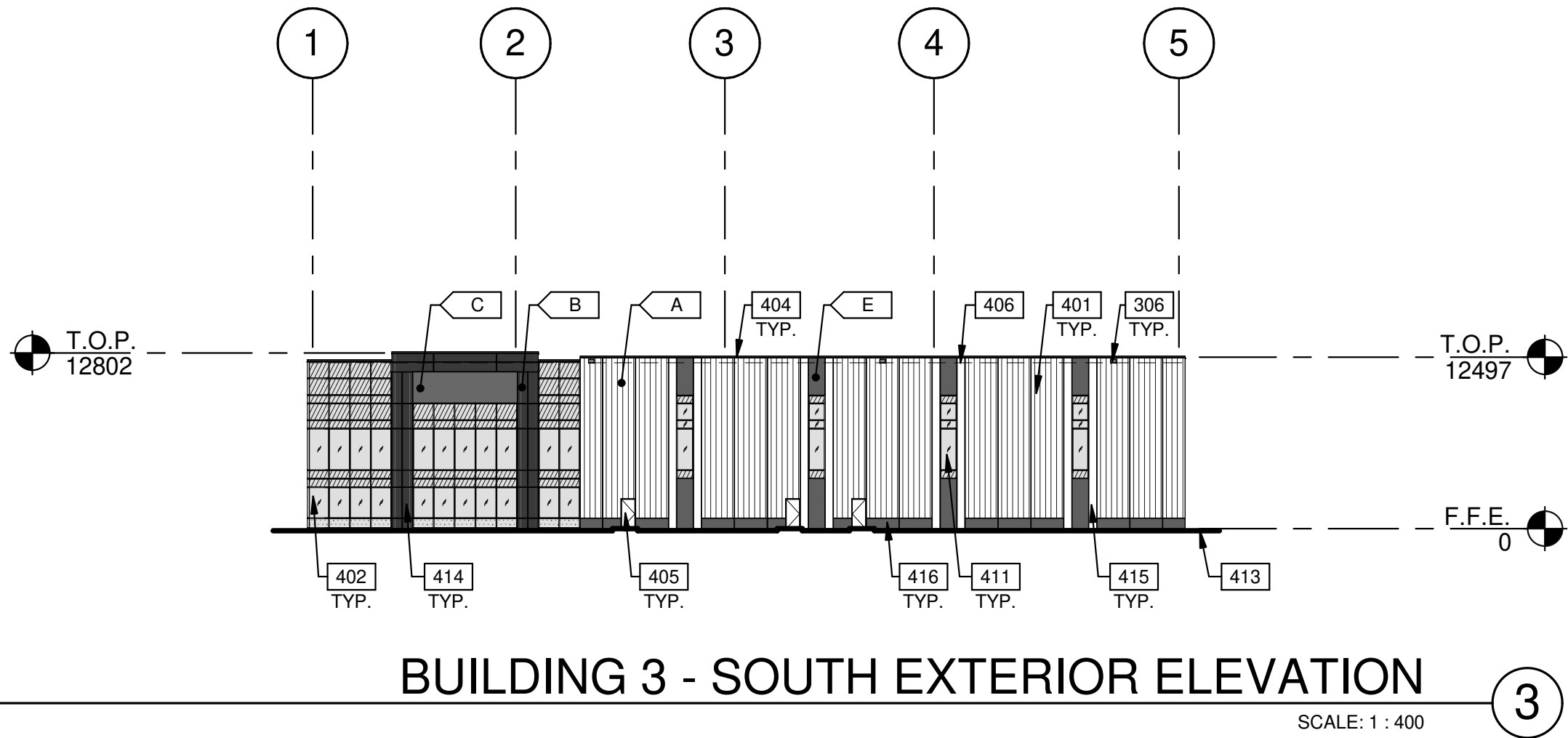
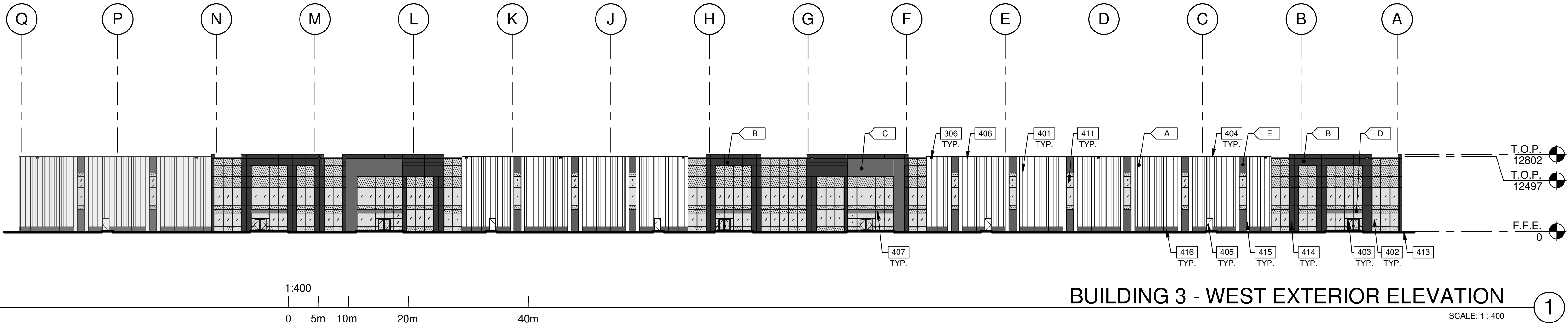
A.V.

JOB NO.:

TOR20-0109-01

SHEET

A4.2



LEGENDS

GLASS:

	VISION GLASS
	VITRO SOLAR GREY OR OPTIGRAY SPANDREL GLASS
	TEMPERED GLASS

COLOURS:

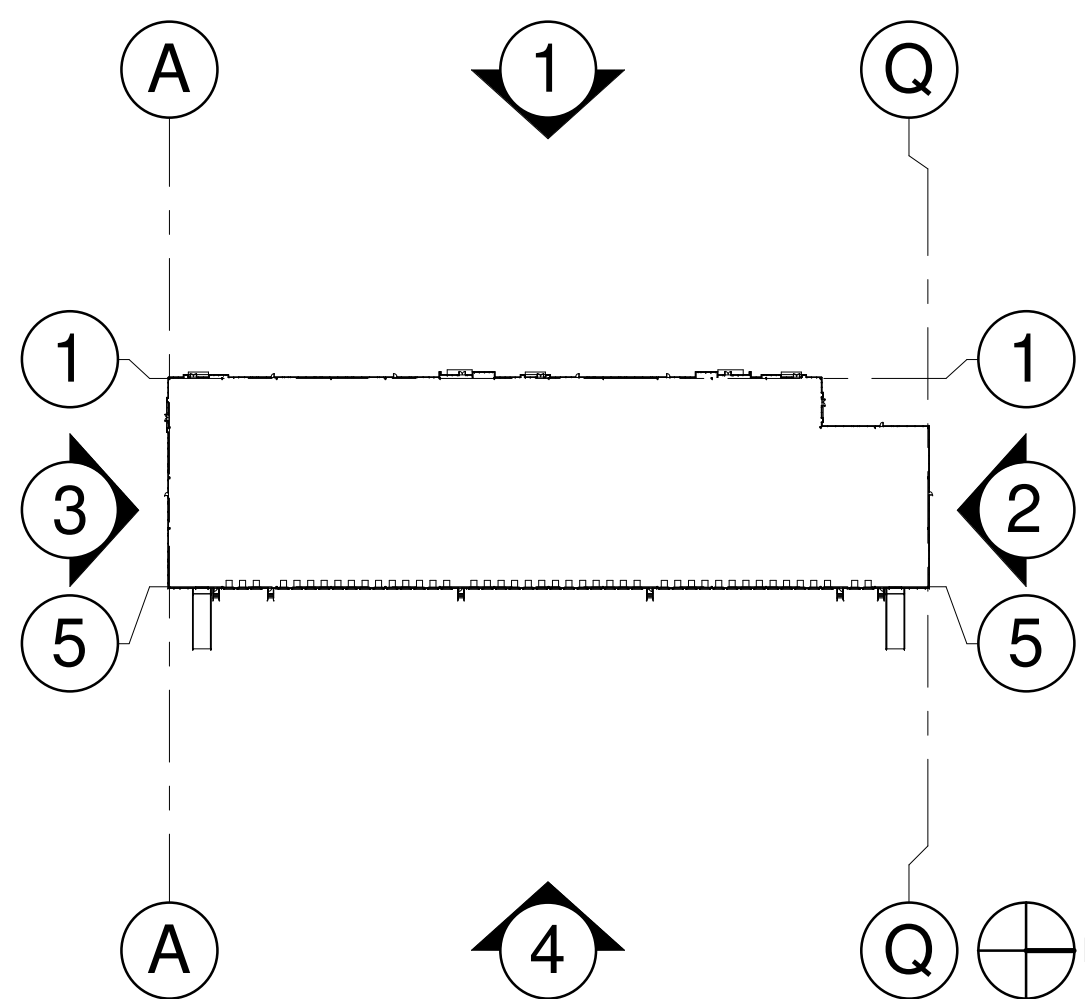
PROVIDE 1,828.8mm WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

	BASE COLOUR: BR-W400 WHITE
	SECONDARY COLOUR: KINGSPAN - BRISTOL BLACK
	ACCENT COLOUR: LONGBOARD - DARK CHERRY
	ACCENT COLOUR: KINGSPAN - DOVE GREY
	ACCENT COLOUR: SW 2848 ROYCROFT PEWTER

KEYNOTES

- 203 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
- 204 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 206 DOCK LEVELER AND DOCK SHELTER.
- 212 CONCRETE RAMP.
- 213 CONCRETE RETAINING WALL.
- 214 GUARDRAIL 1070mm HIGH GALVANIZED AND PAINTED.
- 306 OVERFLOW SCUPPER.
- 401 WHITE FLEXWALL RIB PATTERN.
- 402 CURTAIN WALL GLAZING SYSTEM.
- 403 ALUMINUM STOREFRONT DOUBLE DOORS IN CURTAIN WALL SYSTEM.
- 404 PRE-FINISHED METAL CAP FLASHING.
- 405 HOLLOW METAL MAN DOOR(S), PAINTED AT ALL WAREHOUSES EXITS.
- 406 ROOF LINE BEYOND.
- 407 ALUMINUM COMPOSITE METAL CANOPY.
- 409 SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH.
- 410 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.
- 411 1220mm WIDE CLERESTORY WINDOW.
- 413 GRADE LINE VARIES.
- 414 INSULATED METAL PANEL SYSTEM.
- 415 WHITE FLAT BAND IN FLEXWALL.
- 416 PEWTER FLAT BAND IN FLEXWALL.

KEY PLAN



WARE MALCOMB

CIVIL ENGINEERING
ARCHITECTURE
PLANNING
BRANDING
INTERIORS
BUILDING MEASUREMENT

180 Bass Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221



PARK PLACE INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

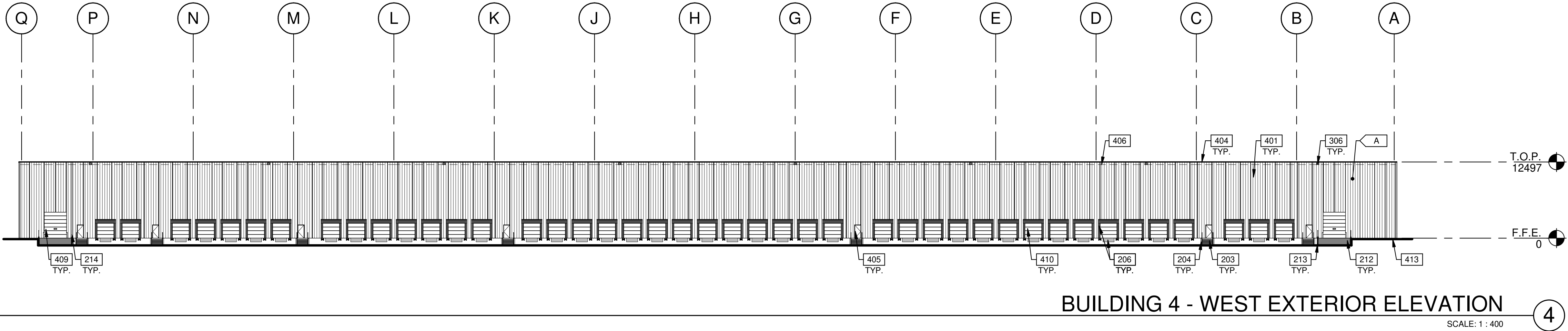
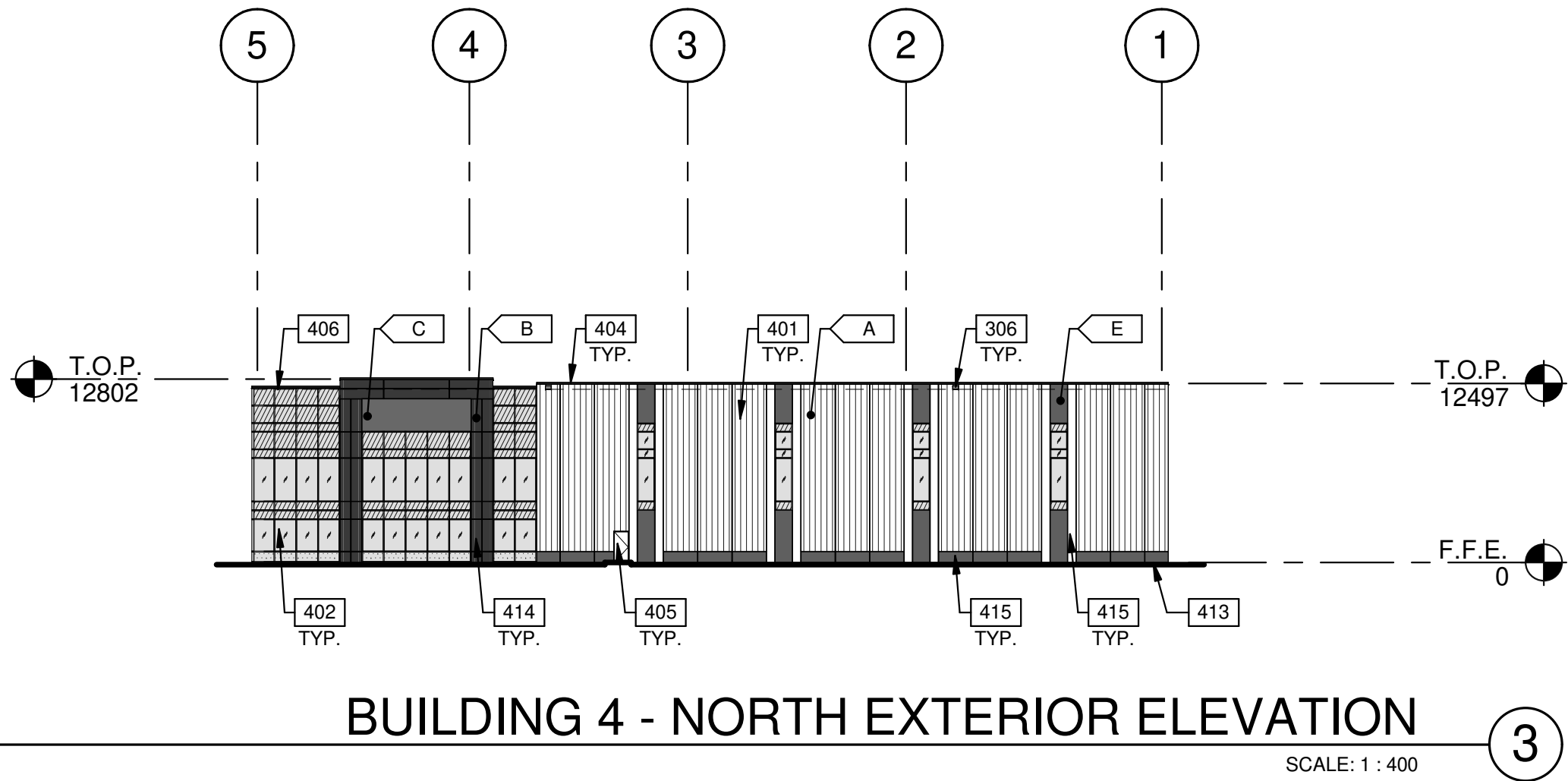
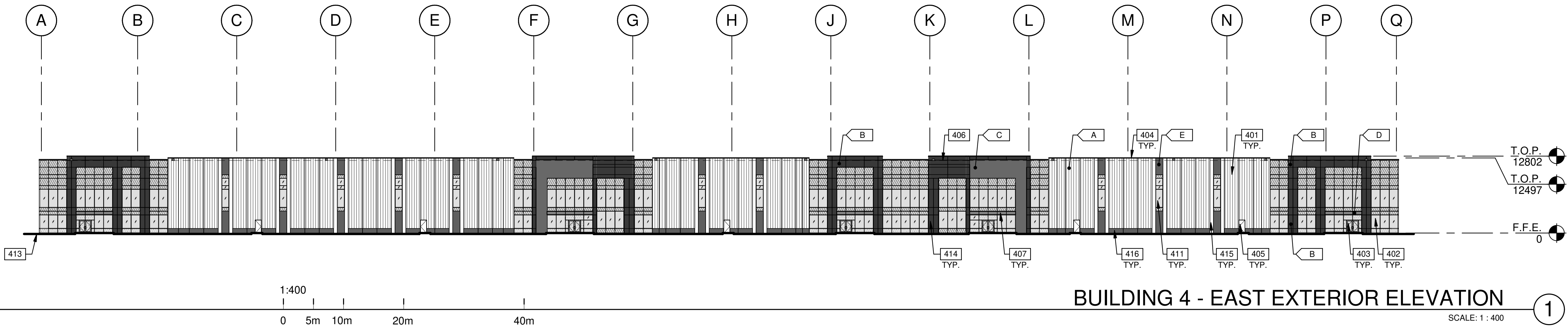
BUILDING 3 - EXTERIOR ELEVATIONS

DATE	REMARKS
2022-04-27	ISSUED FOR REVIEW
2022-04-29	ISSUED FOR SPA APPLICATION

PA/PM:	O. EMUWA
DRAWN BY:	A.V.
JOB NO.:	TOR20-0109-01

SHEET

A4.3



LEGENDS

GLASS:

	VISION GLASS
	VITRO SOLAR GREY OR OPTIGRAY SPANDREL GLASS
	TEMPERED GLASS

COLOURS:

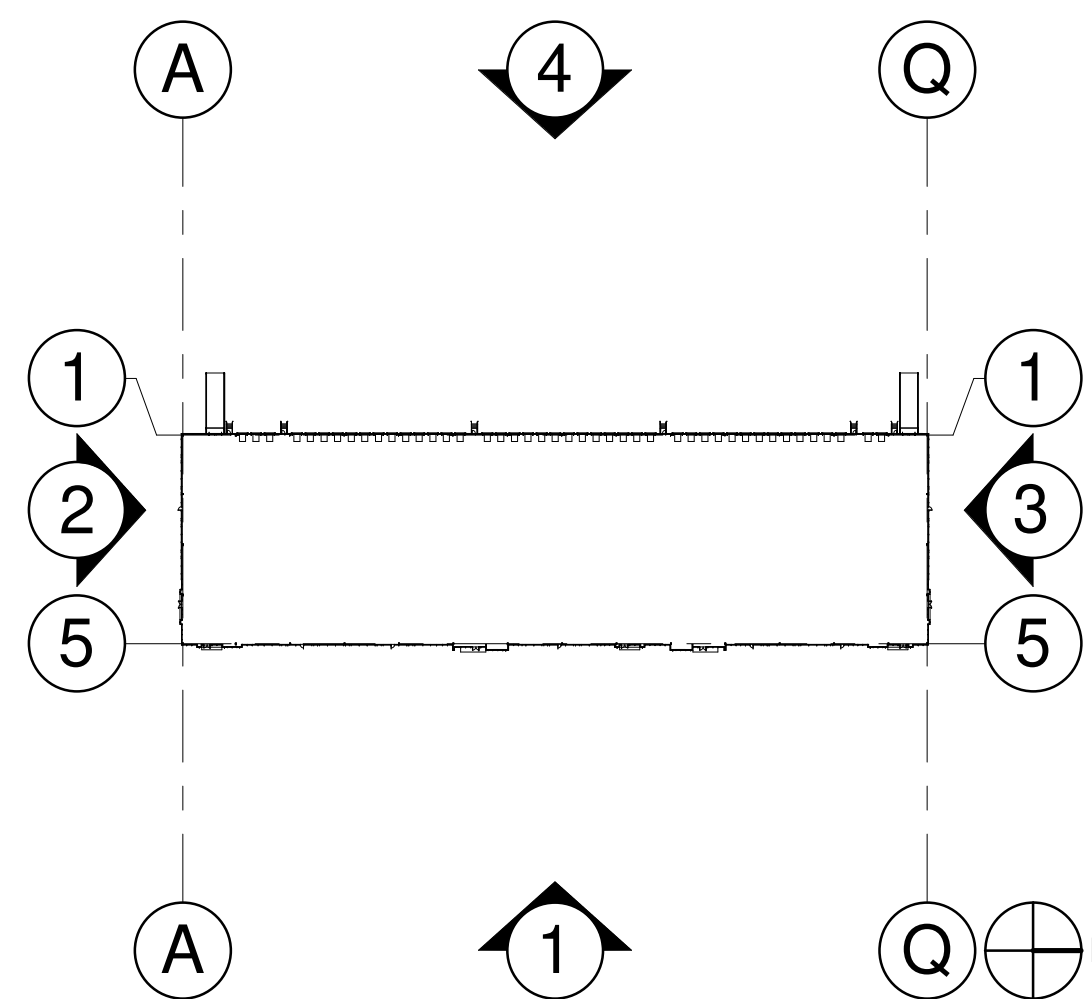
PROVIDE 1,828.8mm WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

	BASE COLOUR: BR-W400 WHITE
	SECONDARY COLOUR: KINGSPAN - BRISTOL BLACK
	ACCENT COLOUR: LONGBOARD - DARK CHERRY
	ACCENT COLOUR: KINGSPAN - DOVE GREY
	ACCENT COLOUR: SW 2848 ROYCROFT PEWTER

KEYNOTES

- 203 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
- 204 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 206 DOCK LEVELER AND DOCK SHELTER.
- 212 CONCRETE RAMP.
- 213 CONCRETE RETAINING WALL.
- 214 GUARDRAIL 1070mm HIGH GALVANIZED AND PAINTED.
- 306 OVERFLOW SCUPPER.
- 401 WHITE FLEXWALL RIB PATTERN.
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- 403 ALUMINUM STOREFRONT DOUBLE DOORS IN CURTAIN WALL SYSTEM.
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- 407 ALUMINUM COMPOSITE METAL CANOPY.
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- 410 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.
- 411 1220mm WIDE CLERESTORY WINDOW.
- 413 GRADE LINE VARIES.
- 414 INSULATED METAL PANEL SYSTEM.
- 415 WHITE FLAT BAND IN FLEXWALL.
- 416 PEWTER FLAT BAND IN FLEXWALL.

KEY PLAN



WARE MALCOMB

CIVIL ENGINEERING
BRANDING
INTERIORS
ARCHITECTURE
PLANNING

180 Bass Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221



PARK PLACE INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 4 - EXTERIOR ELEVATIONS

DATE	REMARKS
1	2022-04-27 ISSUED FOR REVIEW
2	2022-04-29 ISSUED FOR SPA APPLICATION

PA/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

SHEET

A4.4

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

180 Bess Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221



PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 1 - BUILDING
SECTIONS

DATE	REMARKS
1	ISSUED FOR REVIEW
2	ISSUED FOR SPA APPLICATION

PA/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

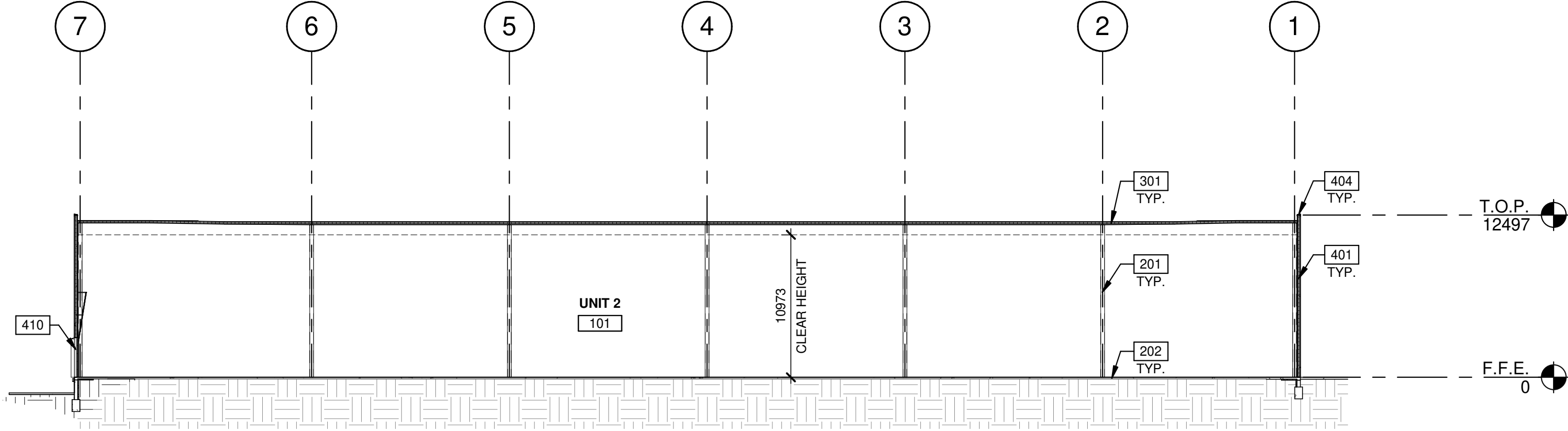
SHEET

A5.1

2022-04-29_ISSUED FOR SPA APPLICATION

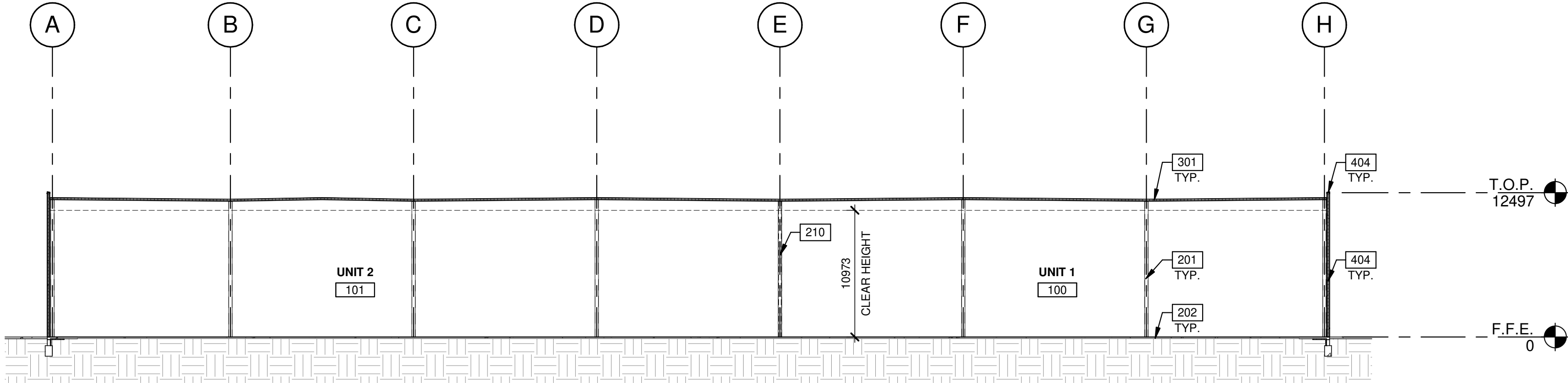
KEYNOTES

- 201 STRUCTURAL STEEL COLUMN.
- 202 CONCRETE SLAB.
- 210 FUTURE DEMISING WALL.
- 301 4 PLY ROOFING SYSTEM.
- 401 WHITE FLEXWALL RIB PATTERN.
- 404 PRE-FINISHED METAL CAP FLASHING.
- 410 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.



BUILDING 1 - BUILDING SECTION

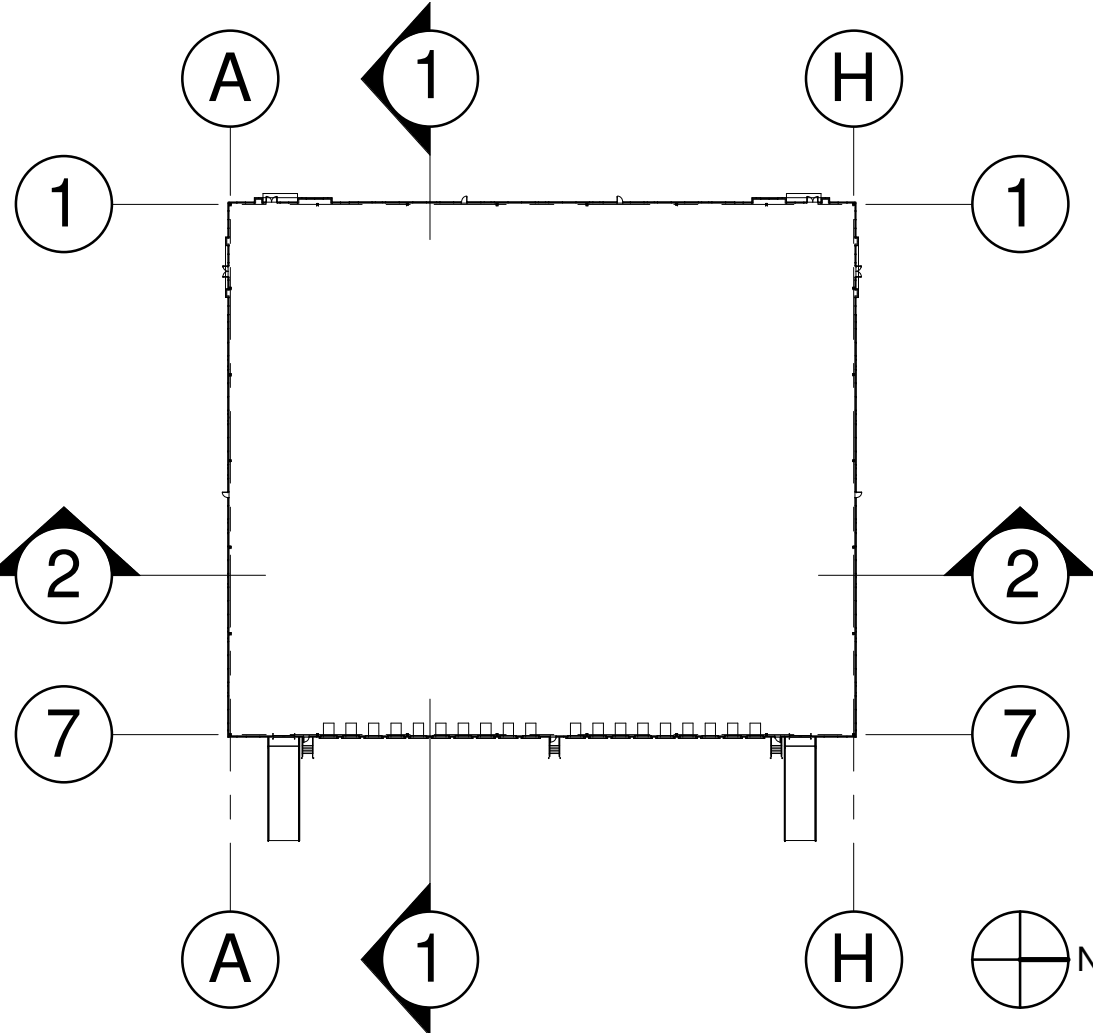
SCALE: 1 : 300



BUILDING 1 - BUILDING SECTION

SCALE: 1 : 300

KEY PLAN



WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

180 Bass Pro Mills Dr #103
Vaughan, ON L4K 0G9, Canada
P 905.760.1221



PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 2 - BUILDING SECTIONS			REMARKS
DATE	ISSUED FOR REVIEW	ISSUED FOR SPA APPLICATION	
1	2022-04-27	2022-04-29	
2			

PA/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

SHEET
A5.2

- KEYNOTES
- 201

STRUCTURAL STEEL COLUMN.
- 202

CONCRETE SLAB.
- 210

FUTURE DEMISING WALL.
- 301

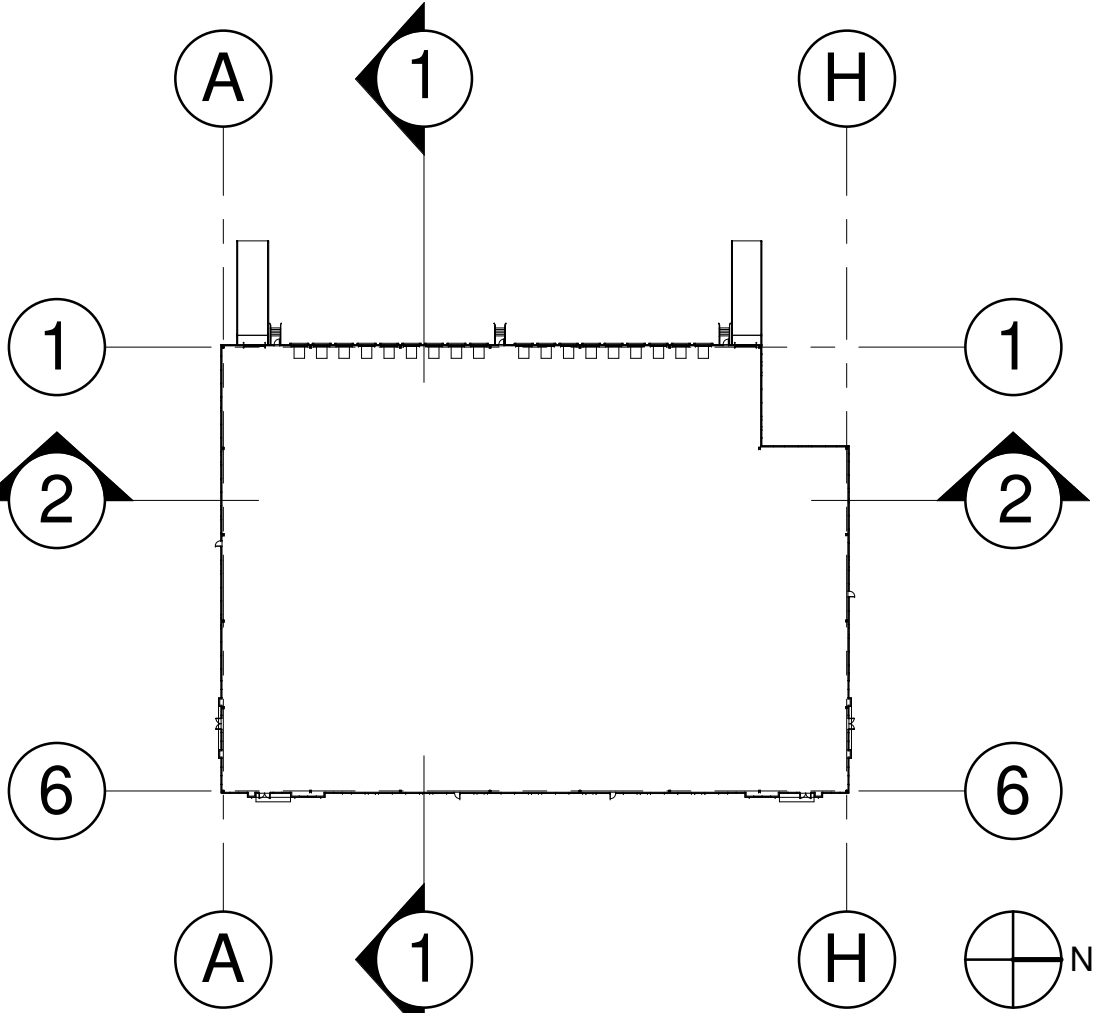
4 PLY ROOFING SYSTEM.
- 401

WHITE FLEXWALL RIB PATTERN.
- 404

PRE-FINISHED METAL CAP FLASHING.
- 410

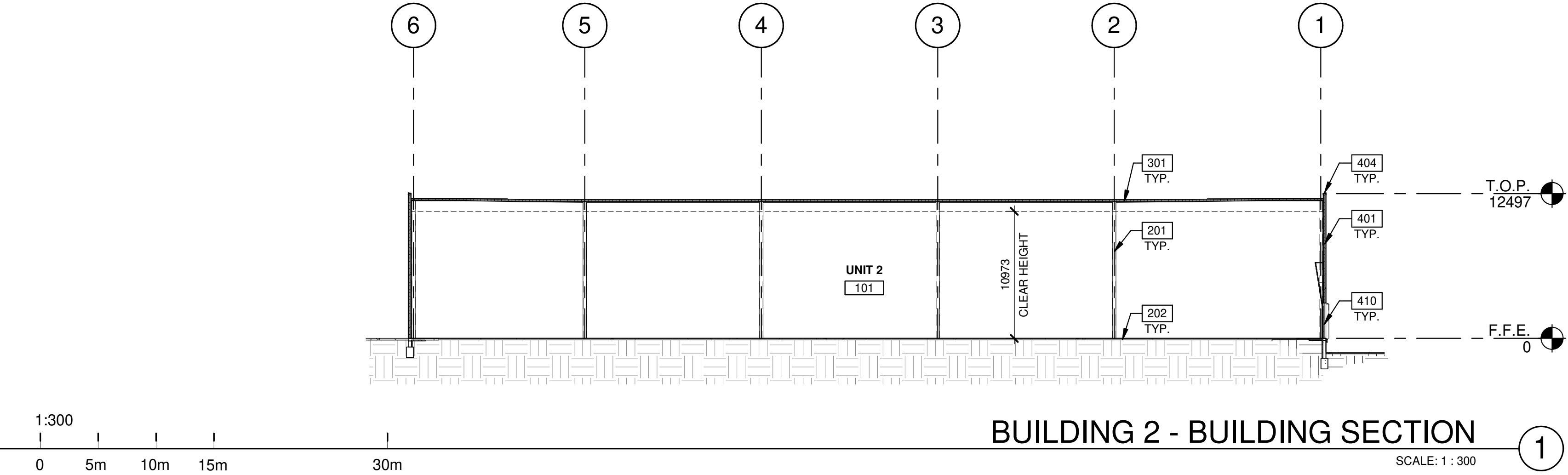
SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.

KEY PLAN



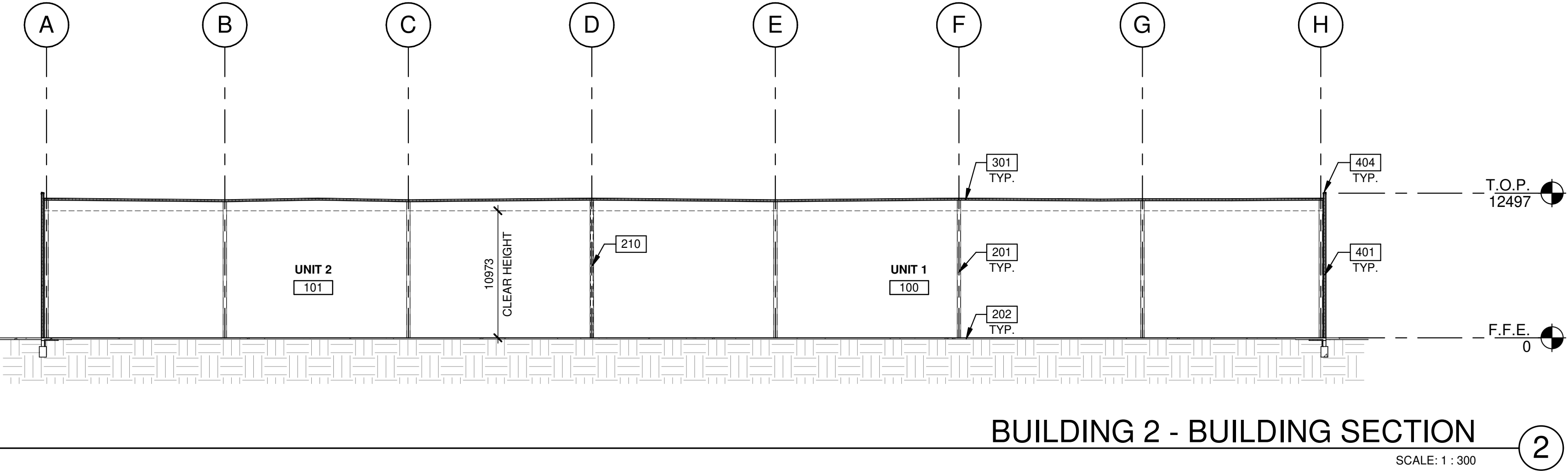
BUILDING 2 - BUILDING SECTION

SCALE: 1 : 300



BUILDING 2 - BUILDING SECTION

SCALE: 1 : 300



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CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
ARCHITECTURE
PLANNING
INTERIORS



**PARK PLACE
INDUSTRIAL**
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

**BUILDING 3 - BUILDING
SECTIONS**

DATE	REMARKS
1	ISSUED FOR REVIEW
2	ISSUED FOR SPA APPLICATION

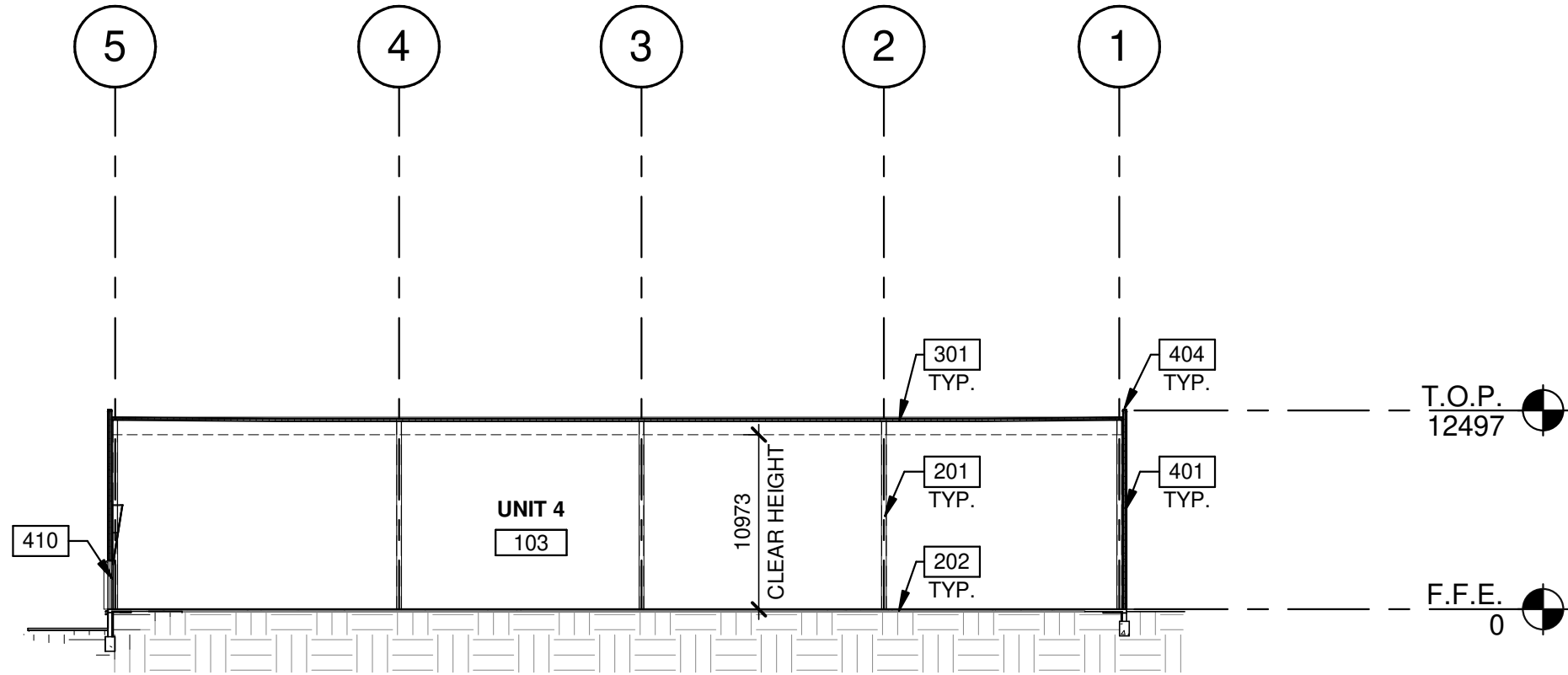
PA/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

SHEET

A5.3

2022-04-29_ISSUED FOR SPA APPLICATION

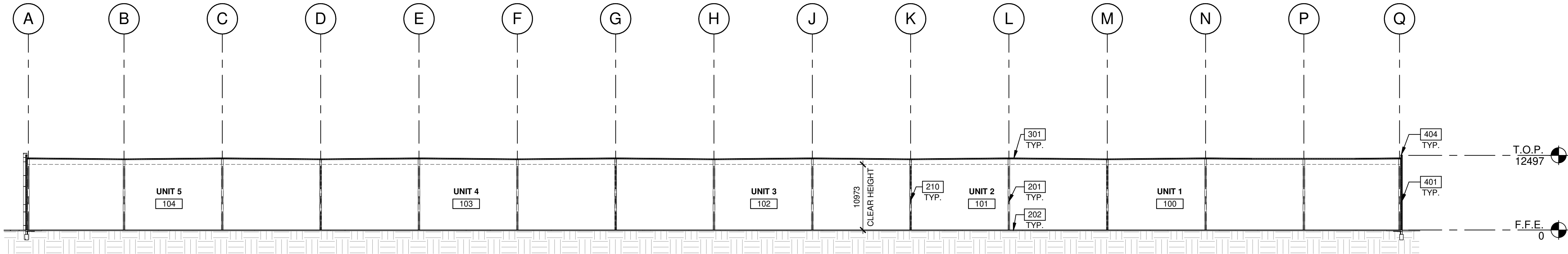
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BUILDING 3 - BUILDING SECTION

SCALE: 1 : 400

1



BUILDING 3 - BUILDING SECTION

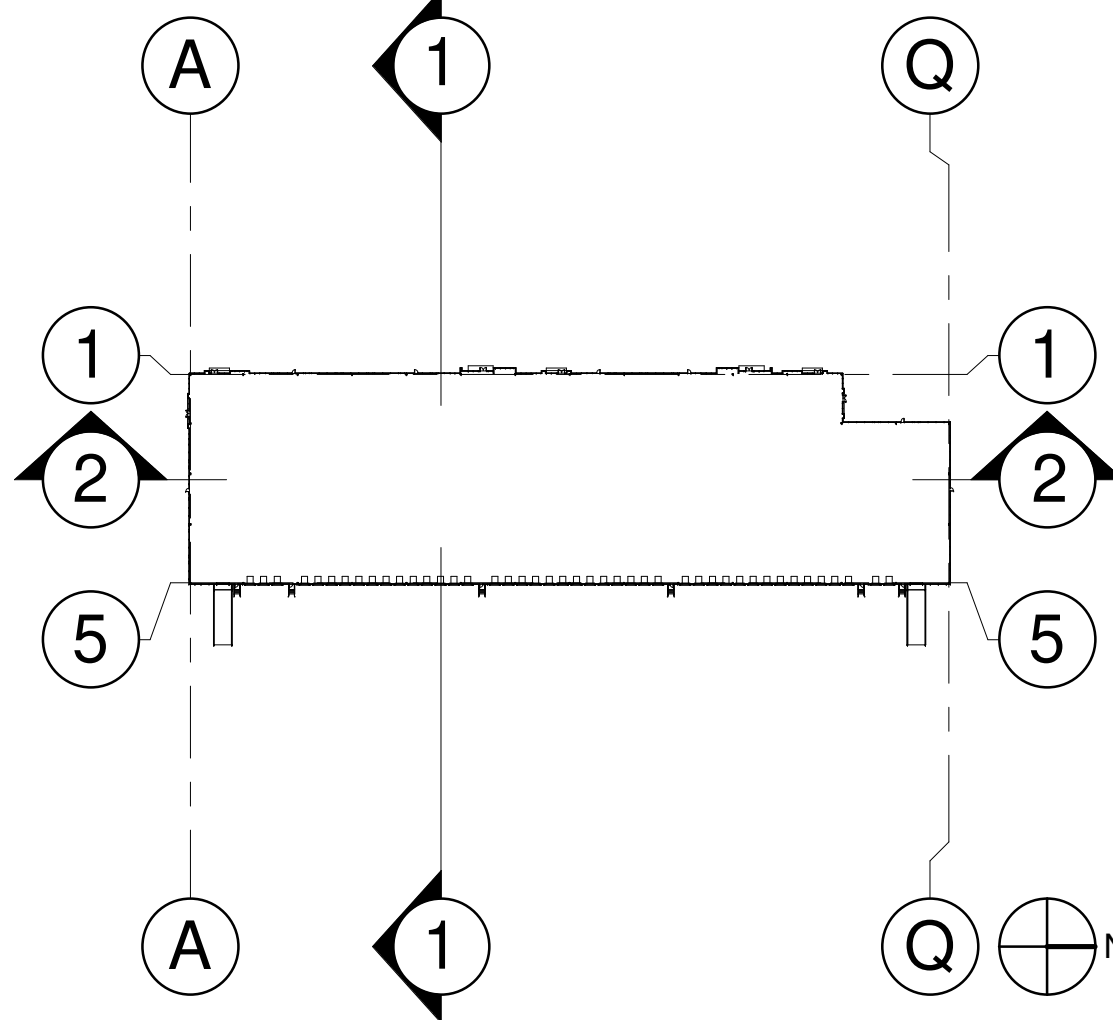
SCALE: 1 : 400

2

KEYNOTES

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KEY PLAN



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ARCHITECTURE
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BRANDING
BUILDING MEASUREMENT



PARK PLACE
INDUSTRIAL
410 BAYVIEW DRIVE,
BARRIE
ON L4N 0M7

BUILDING 4 - BUILDING SECTIONS

DATE	REMARKS
1	ISSUED FOR REVIEW
2	ISSUED FOR SPA APPLICATION

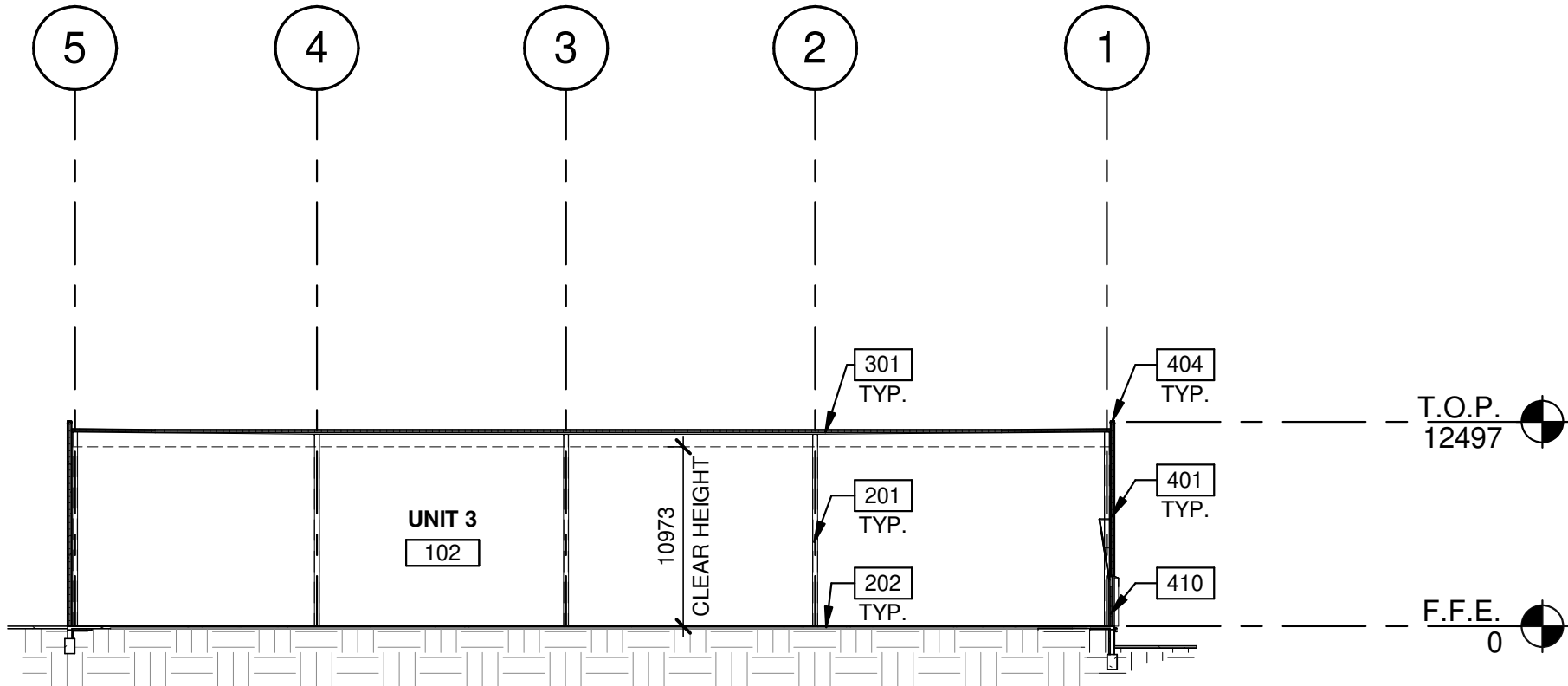
PA/PM:	O. EMUWA
DRAWN BY.:	A.V.
JOB NO.:	TOR20-0109-01

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A5.4

2022-04-29_ISSUED FOR SPA APPLICATION

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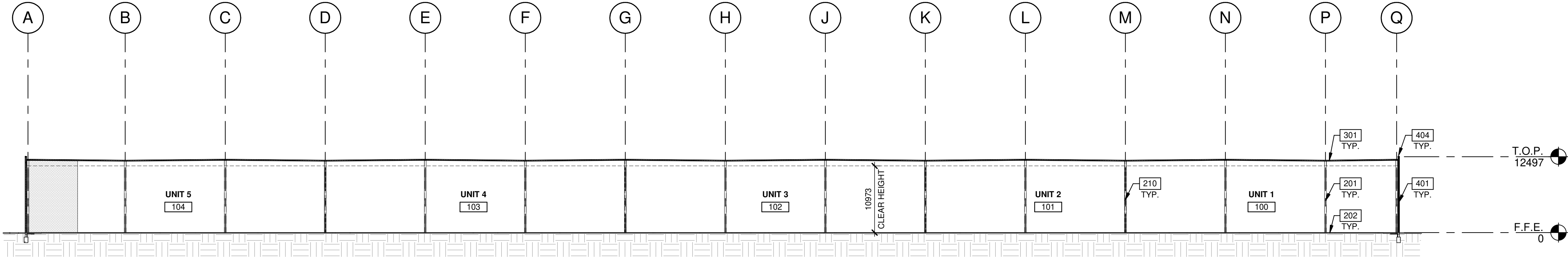


BUILDING 4 - BUILDING SECTION 1

SCALE: 1 : 400

1:400

0 5m 10m 20m 40m



BUILDING 4 - BUILDING SECTION 2

SCALE: 1 : 400

KEYNOTES

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KEY PLAN

