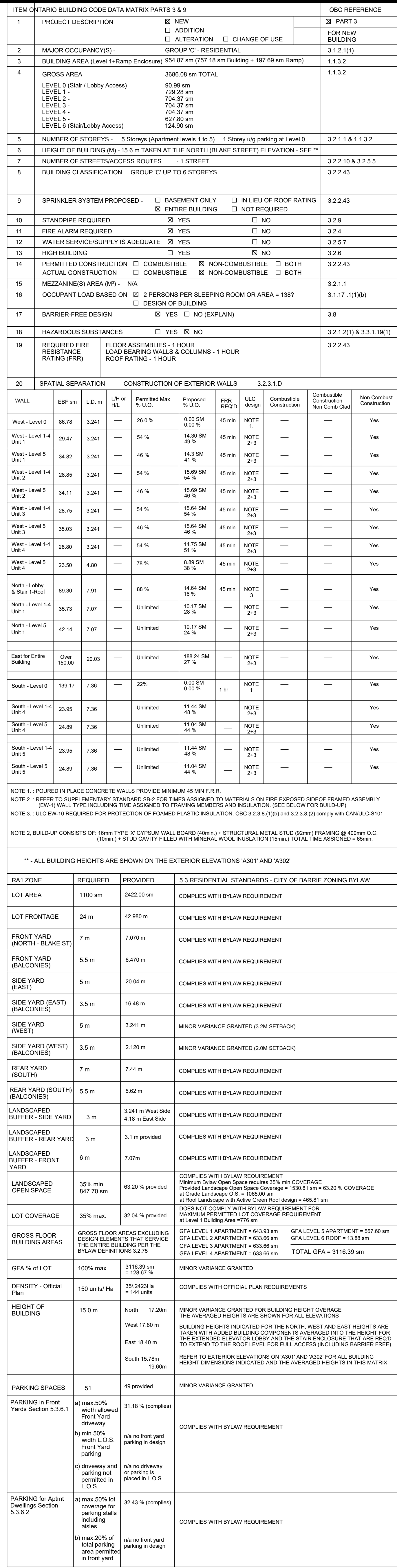


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CHECKED BY	MK	
DATE		DWG. NO. A102
ISSUED	JUNE 16, 2021	

UNIT TYPE AND AREA				
	UNIT NO.	UNIT TYPE	UNIT AREA (SM)	UNIT AREA (SF)
GROUND FLOOR	1	2 BEDROOM	105 SM	1127 SF
	2	2 BEDROOM	82 SM	887 SF
	3	2 BEDROOM	82 SM	887 SF
	4	2 BEDROOM	88 SM	943 SF
	5	2 BEDROOM	88 SM	943 SF
	6	1 BEDROOM	66 SM	646 SF
	7	1 BEDROOM	56 SM	601 SF
SECOND FLOOR	1	2 BEDROOM	104 SM	1118 SF
	2	2 BEDROOM	82 SM	885 SF
	3	2 BEDROOM	82 SM	885 SF
	4	2 BEDROOM	87 SM	942 SF
	5	2 BEDROOM	87 SM	941 SF
	6	1 BEDROOM	69 SM	646 SF
	7	1 BEDROOM	56 SM	599 SF
THIRD FLOOR	1	2 BEDROOM	104 SM	1118 SF
	2	2 BEDROOM	82 SM	885 SF
	3	2 BEDROOM	82 SM	885 SF
	4	2 BEDROOM	87 SM	933 SF
	5	2 BEDROOM	87 SM	935 SF
	6	1 BEDROOM	69 SM	646 SF
	7	1 BEDROOM	56 SM	599 SF
FOURTH FLOOR	1	2 BEDROOM	104 SM	1118 SF
	2	2 BEDROOM	82 SM	885 SF
	3	2 BEDROOM	82 SM	885 SF
	4	2 BEDROOM	87 SM	940 SF
	5	2 BEDROOM	87 SM	941 SF
	6	1 BEDROOM	69 SM	646 SF
	7	1 BEDROOM	56 SM	599 SF
FIFTH FLOOR	1	2 BEDROOM	104 SM	1118 SF
	2	2 BEDROOM	82 SM	885 SF
	3	2 BEDROOM	82 SM	885 SF
	4	1 BEDROOM	49 SM	530 SF
	5	1 BEDROOM	49 SM	530 SF
	6	1 BEDROOM	69 SM	646 SF
	7	1 BEDROOM	59 SM	599 SF

1 LEVEL 1 - SITE PLAN
A103 1:100

[illegible]

LEVEL 1 - SITE PLAN

ONTARIO ASSOCIATION
OF
ARCHITECTS
Michael Routsoulas
MICHAEL KOUTSOULIAS
LICENCE
7304

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CHECKED BY	MK	
DATE		DWG. NO. A103
ISSUED	JULY 09, 2021	



LEVEL 0 = 90.99 SM
ONTARIO BUILDING CODE GROSS AREA

LEVEL 1 = 729.28 SM
ONTARIO BUILDING CODE GROSS AREA

LEVEL 2 = 704.37 SM
LEVEL 3 = 704.37 SM
LEVEL 4 = 704.37 SM
ONTARIO BUILDING CODE GROSS AREA

LEVEL 5 = 627.80 SM
ONTARIO BUILDING CODE GROSS AREA

LEVEL 6 (ROOF LEVEL) = 124.90 SM
ONTARIO BUILDING CODE GROSS AREA

TOTAL GROSS AREA - O.B.C.
LEVEL 1 to ROOF = 3686.08 SM



CITY OF BARRIE BYLAW
GROSS FLOOR AREA CALCULATION
LEVEL 0 = 0.0 SM

CITY OF BARRIE BYLAW
GROSS FLOOR AREA CALCULATION
LEVEL 1 = 643.93 SM

CITY OF BARRIE BYLAW
GROSS FLOOR AREA CALCULATION
LEVEL 2 = 633.66 SM
LEVEL 3 = 633.66 SM
LEVEL 4 = 633.66 SM

CITY OF BARRIE BYLAW
GROSS FLOOR AREA CALCULATION
LEVEL 5 = 557.60 SM

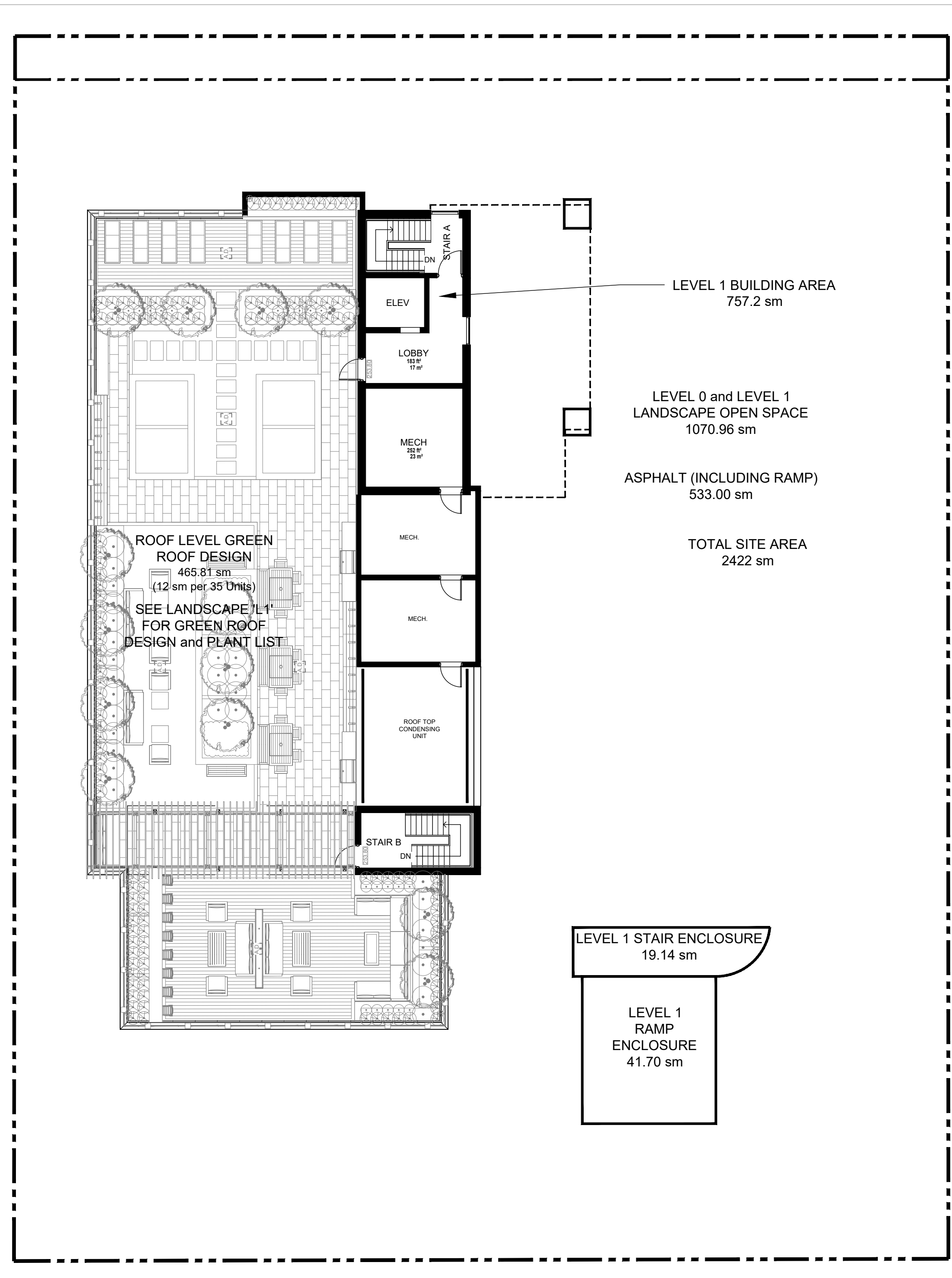
CITY OF BARRIE BYLAW
GROSS FLOOR AREA CALCULATION
LEVEL 6 (ROOF) = 13.88 SM

CITY OF BARRIE BYLAW
TOTAL GROSS AREA = 3,116.39 SM

DARK SHADING
GROSS AREAS PER FLOOR LEVEL

1 FLOOR AREAS
A104/1:300

2 SITE AREAS
A104/1:150



GENERAL NOTES

ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.

THE SPECIFICATIONS, INSTALLATION, AND PERFORMANCE OF AIR BARRIER SYSTEMS AND VAPOUR BARRIERS MUST MEET OR EXCEED DIV. B PART 5 OF THE ONTARIO BUILDING CODE.

STEEL STUD FRAMING & PARTITIONING

CONTRACTOR TO ENSURE THAT STEEL STUD THICKNESS, SIZE, AND SPACING IS ADEQUATE FOR THE HEIGHTS OF PARTITIONS INDICATED. ADD BRACING AS REQUIRED.

PROVIDE FOR DEFLECTION ALLOWANCE (SLIP JOINT) AT TOP OF ALL WALLS ABUTTING ROOF STRUCTURE/DECK.

GYPSON BOARD WALL & PARTITIONS

ALL GYPSON BOARD & STEEL STUD WALLS & PARTITIONS ARE TO EXTEND TO THE U/S OF DECK UNLESS OTHERWISE NOTED.

FOR PARTITIONS WITH ACOUSTIC BLANKET INSULATION, RECESSED OUTLETS ARE TO BE STAGGERED. APPLY CONTINUOUS ACOUSTIC SEALANT TO BOTH SIDES OF TRACK AT THE JUNCTIONS WITH FLOORS AND STRUCTURAL SLABS, AND AROUND PENETRATIONS TO PARTITIONS.

DO NOT SCREW METAL STUDS TO CURTAIN WALL MULLIONS OR TEE BAR GRIDS.

TYPICAL INTERIOR DOORS PROVIDE MIN. 50mm CLEARANCE FROM DOOR JAMB TO ADJOINING PERPENDICULAR PARTITION.

CONCRETE MASONRY UNITS (CMU) (INTERIOR)

THICKNESS OF STRUCTURAL CONCRETE MASONRY UNIT WALLS NOTED IN STRUCTURAL DRAWINGS. HEIGHT OF CONCRETE MASONRY UNIT WALLS TO BE TO UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS OTHERWISE NOTED.

WHERE CMU PARTITION IS A STRUCTURAL BEARING WALL REFER ALSO TO THE STRUCTURAL DRAWINGS FOR DESIGN.

CONCRETE MASONRY UNIT (CMU)

WHERE CONCRETE UNIT MASONRY WALLS ABUT REINFORCED CONCRETE WALLS AND PIERS, RAKE BACK MORTAR JOINT WHERE THE TWO MATERIALS MEET AND PROVIDE CONTINUOUS SEALANT.

FIRE RATED WALL & PARTITION ASSEMBLIES

F.R.R. REFERS TO WALLS, PARTITIONS, FLOORS, AND CEILINGS THAT HAVE A FIRE RESISTANCE RATING.

AT RECESSED PANEL INSTALLATIONS (E.G. ELECTRICAL PANELS) WITHIN RATED WALLS PROVIDE FOR CONTINUITY OF THE REQUIRED RATING BEHIND THE PANEL. REFER TO THE ONTARIO BUILDING CODE DIVISION 5, SECTION 3.1.9.2 FOR REQUIREMENTS FOR COMBUSTIBILITY OF SERVICE PENETRATIONS AND SECTION 3.1.10.2 FOR RATINGS OF FIREWALLS.

ACOUSTIC PARTITIONS

WHERE ACOUSTIC BLANKET INSULATION IS SPECIFIED AS A COMPONENT PART OF A WALL OR PARTITION ASSEMBLY, PROVIDE A CONTINUOUS SEALANT TO BOTH SIDES OF STUDS AND TRACKS ALONG PARTITION PERIMETER.

IN ACOUSTIC PARTITIONS, RECESSED OUTLETS ARE TO BE STAGGERED, AND CONTINUOUS FLEXIBLE SEALANT IS TO BE PROVIDED AT THE JUNCTIONS WITH FLOORS AND CEILINGS, AND STRUCTURAL MEMBERS. PROVIDE FLEXIBLE SEALANT AROUND PENETRATIONS IN THE PARTITION.

DUCT PENETRATIONS THROUGH BLOCK WALLS & FLOOR ASSEMBLIES

WHERE DUCTS, PIPES, AND CONDUITS PENETRATE EXPOSED CONCRETE UNIT MASONRY WALLS, CUT BLOCKS TO SUIT REQUIRED OPENINGS TO MINIMIZE PATCHING.

BLOCKING FOR MILLWORK & SPECIALTIES

PROVIDE BLOCKING TO PARTITIONS AND WALLS FOR MILLWORK AND CASEWORK.

PROVIDE BLOCKING TO PARTITIONS AND WALLS FOR HANDRAILS, GRAB BARS, BULLETIN BOARDS, WHITEBOARDS, MIRRORS, AND OTHER WALL MOUNTED MESSAGE BOARDS, WASHROOM ACCESSORIES AND AS INDICATED ON DRAWINGS.

MASONRY (STONE) VENEER

ENSURE THAT A CONTINUOUS AVB MEMBRANE IS MAINTAINED WHEREVER BRICK TIES PENETRATE EXTERIOR SHEATHING OR CONCRETE MASONRY UNIT.

SHEAR CONNECTORS ARE REQUIRED FOR BRICK/BLOCK TIES - CONFIRM WITH STRUCTURAL DESIGN.

ROOF ASSEMBLIES

ACTIVE GREEN ROOF DESIGN WITH GRASS AND GRAZEN ZONES OVER A RAISED TOPSOIL BED DESIGN WITH LIGHT WEIGHT PERMETRE CURBS - WALKING / PATIO SURFACE PRECAST SLABS LAID OVER ROOF AGGREGATE RIGID INSULATION AND RUBBERIZED MEMBRANE - DESIGN TO BE CONFIRMED.

UPSTANDS ON ROOF FOR MECHANICAL UNITS, PARAPETS, WALL CURBS, ETC. TO BE COMPLETE WITH CANT STRIPS, MEMBRANES TO SUIT AND PREFINISHED FLASHINGS AS APPLICABLE.

CONTINUOUS VAPOUR RETARDER MEMBRANE COMPONENT OF ROOF ASSEMBLIES TO BE WRAPPED UP AT ALL PARAPETS, CURBS, EXTERIOR WALL ASSEMBLIES BY A MIN. 200mm OR AS DETAILED ON DRAWINGS. TIE INTO VAPOUR BARRIER & AVB MEMBRANES ON ALL VERTICAL SURFACES. PROVIDE TIE & TIE TYPE TRANSITION MEMBRANES IN ORDER TO ENSURE CONTINUITY OF AVB AND AIR BARRIER MEMBRANES.

ROOF DRAIN POINTS TO BE CO-ORDINATED WITH MECHANICAL DESIGN FOR FULL DRAINAGE COVERAGE.

REFLECTED CEILING PLAN NOTES

CONFIRM ALL MECHANICAL AND ELECTRICAL SERVICES AND FIXTURES WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. QUANTITIES AND TYPES OF FIXTURES SHALL BE AS PER MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. EXACT LOCATION SHALL BE AS PER ARCHITECTURAL REFLECTED CEILING PLANS U.N.O.

WHERE MECHANICAL AND ELECTRICAL FIXTURES PENETRATE AN ACOUSTIC PARTITION, PATCH AND PROVIDE AN AIR-TIGHT SEAL AROUND PENETRATION. AT FIRE SEPARATIONS USE FIRESTOP MATERIAL AT PENETRATIONS TO MATCH THE FIRE RATING OF THE PARTITION, WALL, OR FLOOR ASSEMBLY.

COORDINATE ALL SERVICES INSTALLED WITHIN THE CEILING SYSTEM. COORDINATE ALL PENETRATIONS AND ACCESS PANELS WITH THE CEILING SUPPORT SYSTEMS & MECHANICAL/ELECTRICAL DESIGNS.

FIRE SEPARATIONS ARE TO EXTENT OF THE UNDERSIDE OF THE DECK AND STRUCTURE COMPLETE WITH FIRESTOP MATERIAL AND SMOKE SEAL AS REQUIRED. REFER TO FIRE SEPARATION LEGEND ON DRAWING A201.

NOT FOR CONSTRUCTION

No.	Description	Date
1	RE-ISSUED FOR SPA	JAN 21, 2019
2	RE-ISSUED FOR SPA	DEC 15, 2020
3	RE-ISSUED FOR SPA	JULY 23, 2021

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DESIGN AREAS & SITE DETAILS

SCALE: AS INDICATED

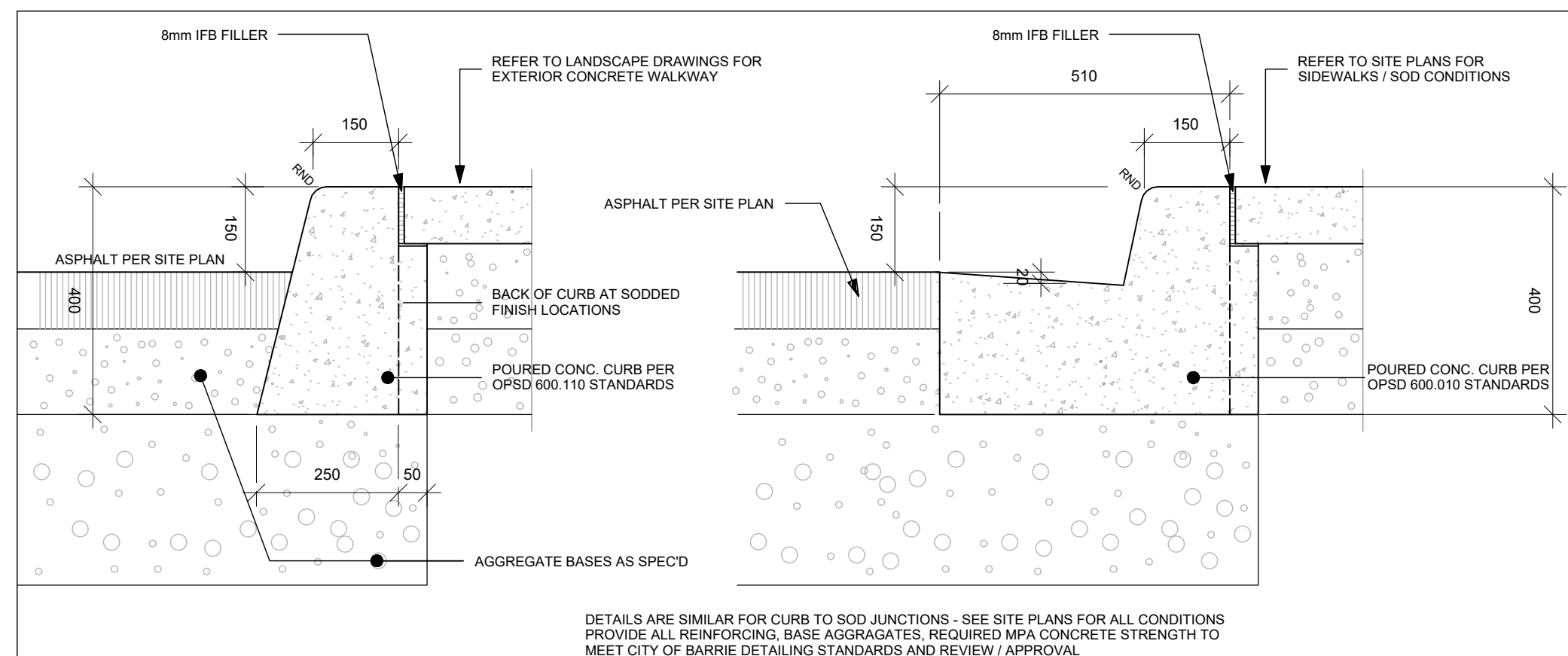
**BLAKE STREET
APARTMENTS**
27-31 BLAKE ST., BARRIE, ON

FOR: 849413 ONTARIO LTD

studio K architects
Architecture
O.L.N.
Master Planning
Interior Design
3950 14TH AVENUE, SUITE 205
MARKHAM, ONTARIO, CANADA, L3R 0A9
TEL. 416-554-7751

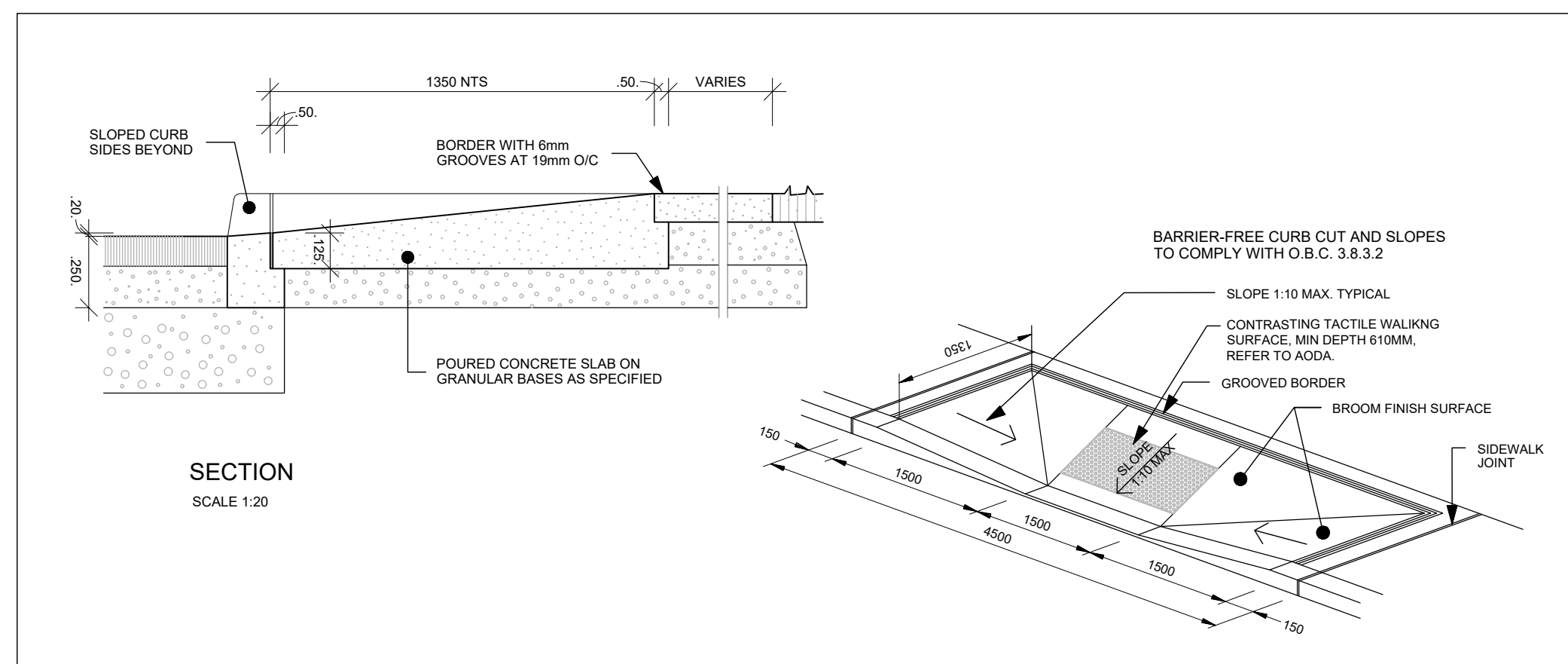
ONTARIO ASSOCIATION
OF
ARCHITECTS
Michael Koutsoulias
Licence
7391

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CHECKED BY	MK	DWG. NO.	A104
DATE			
ISSUED	OCTOBER 01, 2019		



3 SITE - CURB DETAIL
A104/1:10

3A SITE - GUTTER CURB AT FLAGGED LOCATIONS
A104/1:10



4 WALKWAY CURB AT CURB CUT
A104/SCALE AS NOTED

SIGNAGE NOTES:

ALL PARKING STALLS FOR PHYSICALLY CHALLENGED PERSONS SHALL BE INDICATED WITH TYPICAL HANDICAPPED SIGNAGE (as shown on this day) CENTERED UPON STALL.

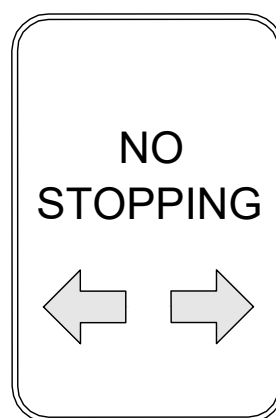
THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.

FIRE ROUTE STALLS SHALL BE POSTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND/OR THE ONTARIO TRAFFIC MANUAL.

ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.



SIGN TYPE 'C1'



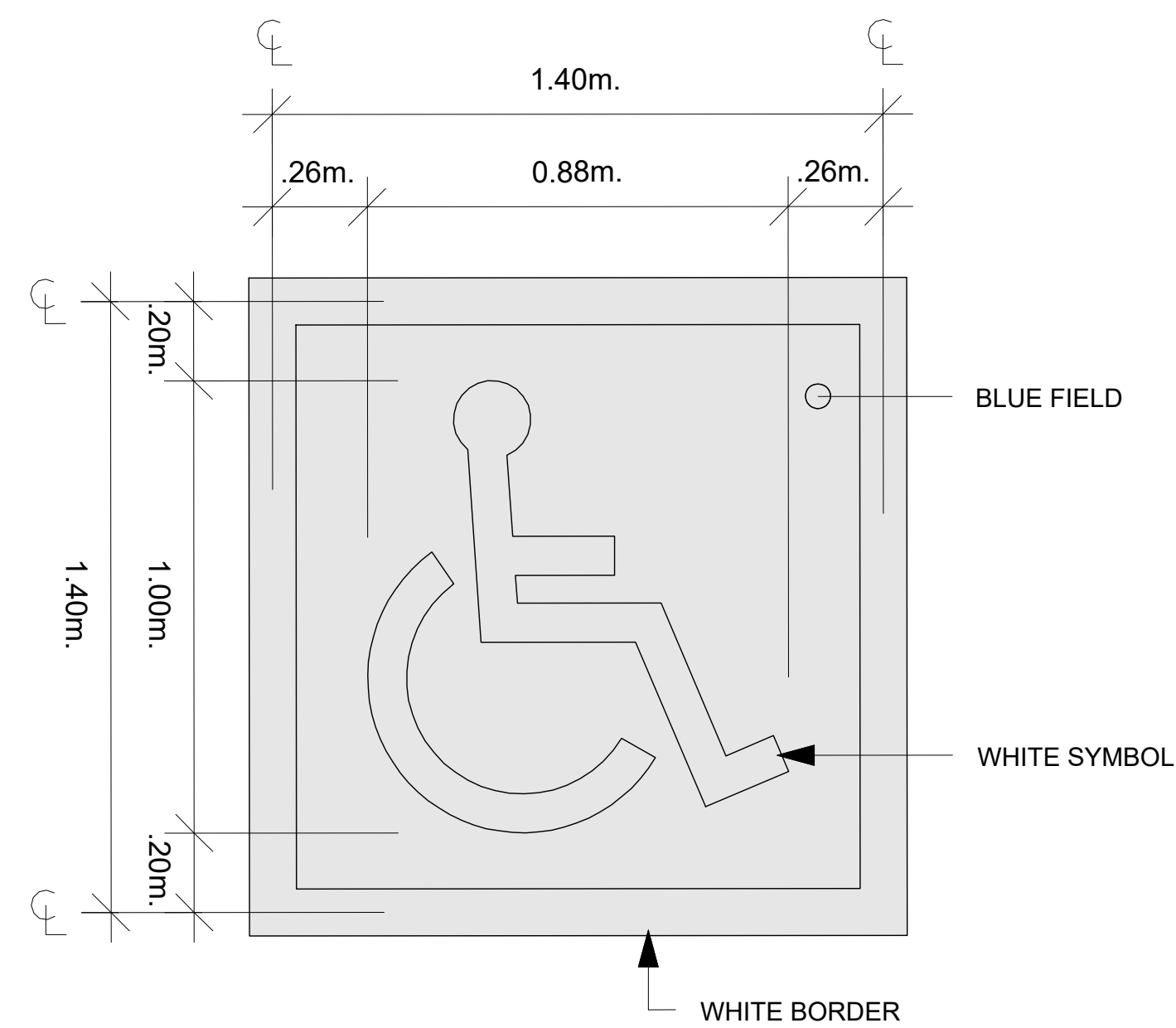
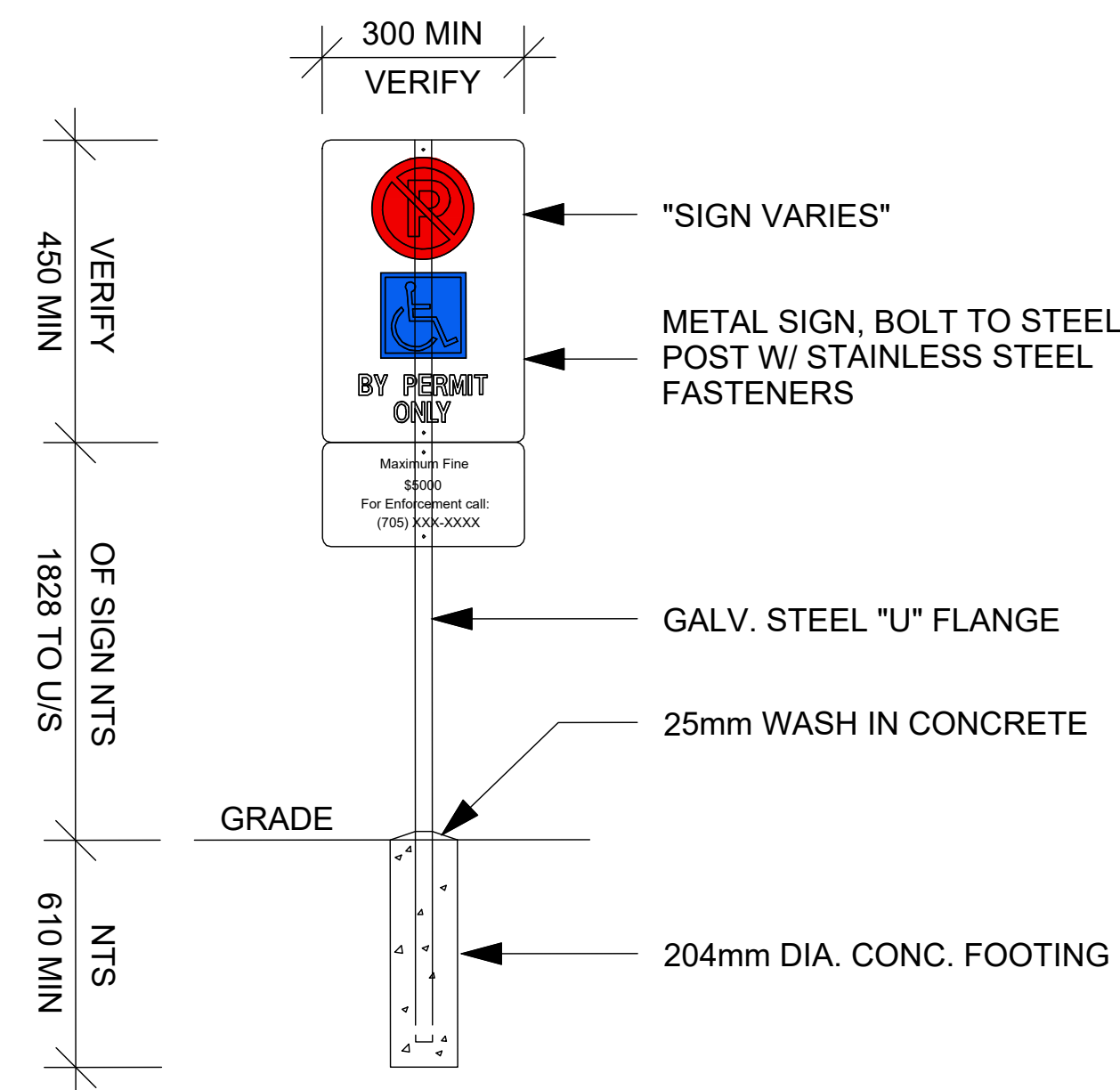
SIGN TYPE 'C2'



SIGN TYPE 'D'



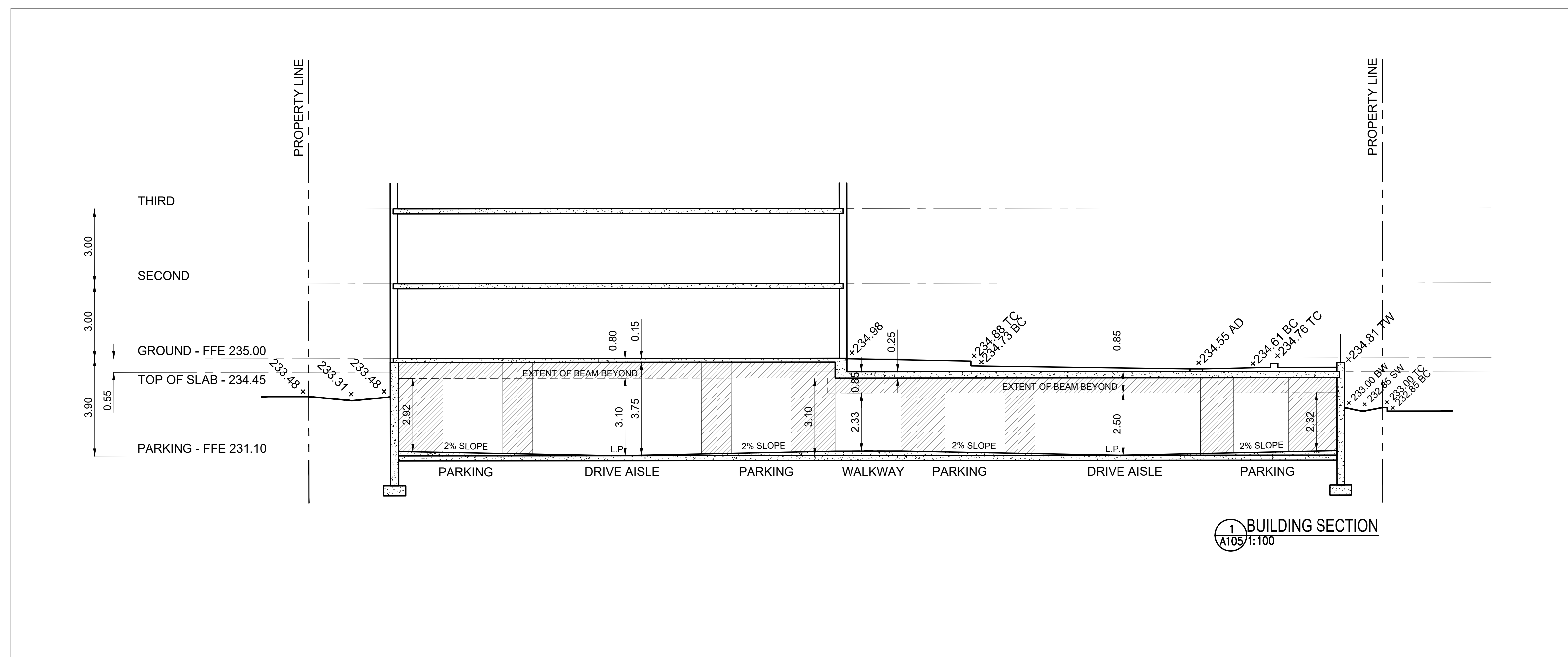
SIGN TYPE 'E'



NOTE: PROVIDE PAINTED SYMBOL ON ASPHALT AT EACH BARRIER-FREE PARKING STALL PER MUNICIPAL STANDARDS & DETAILS.

PARKING BARRIER FREE SYMBOL

4 SITE SIGNAGE DETAILS

[illegible]

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BUILDING SECTION

SCALE: 1:100

**BLAKE STREET
APARTMENTS**
27-31 BLAKE ST., BARRIE, ON

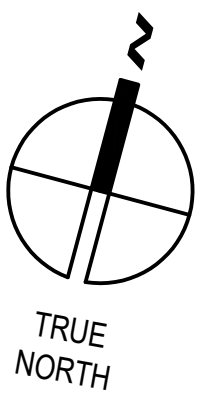
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studio K Architecture
architects B.L.M.
Master Planning
Interior Design

3950 14TH AVENUE, SUITE 205
MARKHAM, ONTARIO, CANADA, L3R 0A
TEL. 416-554-7751



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DATE		DWG. NO.	A105
ISSUED	OCTOBER 01, 2019		



1 LEVEL 1 - CONTEXT PLAN
A106/1:200

NOT FOR CONSTRUCTION

No.	Description	Date
1	RE-ISSUED FOR SPA	DEC 15, 2020
2	RE-ISSUED FOR SPA	JULY 23, 2021

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LEVEL 1 - CONTEXT PLAN

SCALE: 1:100

BLAKE STREET APARTMENTS
27-31 BLAKE ST., BARRIE, ON
FOR: 849413 ONTARIO LTD

studio K architects Architecture & Interiors
3950 14TH AVENUE, SUITE 205
MARKHAM, ONTARIO, CANADA, L3R 0A9
TEL. 416-554-7751



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CHECKED BY	MK	DWG. NO.	A106
DATE			
ISSUED	FEBRUARY 12, 2020		