

General Notes

1. ALL DIMENSIONS IN MILLIMETRES.
2. VERIFY ALL DIMENSIONS.
3. DO NOT SCALE DRAWINGS.
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No.	Issue	Date
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SSA Scott Shields Architects Inc.
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Collier & Owen Street
Barrie

49 Collier Street, Barrie,
ON

Drawing

COVER SHEET

Project number 21323

Date 2022-06-03

Drawn by Author

Checked by Checker

A0.00

Scale

49 Collier St

Revision: 5
Date: August 30th, 2022

High-rise building
Option 1

		High-rise building (32 storey building height)									
		Total Construction Floor Area (CFA)	Estimated Gross Floor Area (GFA)*			Units	Bike Spaces	Parking Spaces	EV Spaces		
		(m ²)	(m ²)	(m ²)	(m ²)					(m ²)	(m ²)
P01 Parking		2536.27	27300	-	-	-	-	-	-	70	5
		Total Construction Floor Area (CFA)	Estimated Gross Floor Area (GFA)*	Estimated Saleable Area (SA)		Units	Bike Spaces	Parking Spaces	EV Spaces	Retail Area	
		(m ²)	(m ²)	(m ²)						(m ²)	(m ²)
L01 Lower Level		2,344.9	25,240	938.7	10,104.1	830.8	8,942.1	-	-	830.8	8,942.1
L01 Ground Level		2,273.0	24,467	1,474.0	15,866.4	440.8	4,744.7	-	-	440.8	4,744.7
L02 Parking		2,157.3	23,221	-	-	-	-	28	41	-	-
L03 Parking		1,957.1	21,066	-	-	-	-	51	42	-	-
L04 Parking		1,957.1	21,066	-	-	-	-	31	44	-	-
L05		1,263.4	13,599	-	-	-	-	-	-	-	-
L06		1,237.2	13,317	1,196.1	12,874.9	1,007.4	10,843.1	-	-	-	-
L07		1,078.4	11,608	1,041.1	11,206.2	840.6	9,048.1	-	-	-	-
L08		1,062.9	11,441	1,025.6	11,039.0	840.6	9,048.1	-	-	-	-
L09		902.7	9,716	865.3	9,314.4	757.1	8,149.7	-	-	-	-
L10		902.7	9,716	865.3	9,314.4	757.1	8,149.7	-	-	-	-
L11		774.4	8,335	737.0	7,933.3	638.4	7,144.7	-	-	-	-
L12		774.4	8,335	737.0	7,933.3	638.4	7,144.7	-	-	-	-
L13		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L14		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L15		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L16		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L17		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L18		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L19		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L20		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L21		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L22		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L23		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L24		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L25		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L26		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L27		750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L28		698.8	7,522	668.4	7,194.7	594.3	6,397.3	-	-	-	-
L29		654.1	7,041	623.9	6,715.9	555.7	5,981.6	-	-	-	-
L30		609.8	6,564	579.6	6,238.7	511.5	5,507.0	-	-	-	-
L31		576.5	6,206	546.4	5,880.9	478.4	5,149.8	-	-	-	-
L32		532.2	5,729	502.0	5,403.6	434.2	4,673.7	-	-	-	-
Total Above-Ground		33,006.8	355,282	23,708.6	255,197.7	19,672.7	211,755.5	253	110	164	14
Total Combined		35,543.1	382,582	23,708.6	255,197.7						234

Site Coverage Summary	sq.m	Efficiency GFA/CFA (above ground):	71.83 %
Total Site Area (Before Conveyance)	2,540.90		
Total Site Area (After Conveyance)	2,504.20		
GFA*	23,708.6		

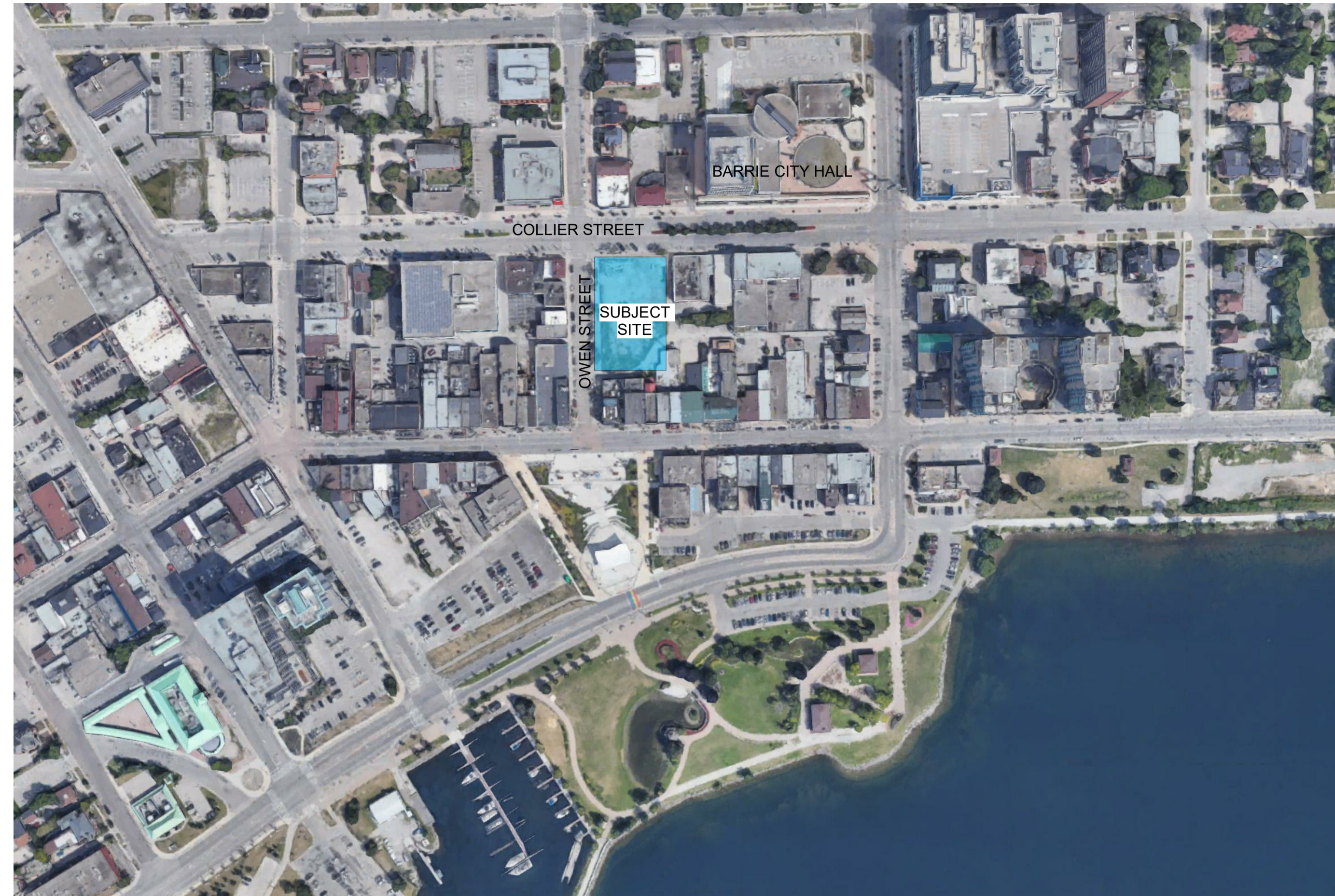
FSI (Before Conveyance)	9.33
FSI (After Conveyance)	9.47

* Please note that GFA includes indoor amenity space as of now

Resident Parking Required (1:1 ratio) =	253
Total parking spaces required =	253
Total parking spaces provided =	234
Total EV spaces (6% of spaces) =	14
Total Bike Parking =	110

Preliminary unit breakdown:

	Floor Levels												Total
	Levels 5	Levels 6	Levels 7-8	Levels 9-10	Levels 11	Level 12	Levels 13-27	Levels 28	Levels 29	Levels 30	Levels 31	Levels 32	
1bedroom	2	4	3	2	3	2	3	1	1	1	1	1	71
1+den	3	5	4	5	2	1	2	4	0	0	0	0	63
2 bedroom	1	3	3	4	5	5	3	1	1	1	3	2	81
3 bedroom	2	2	2	0	0	1	1	2	4	4	2	2	38
													253



LAKE SIMCOE

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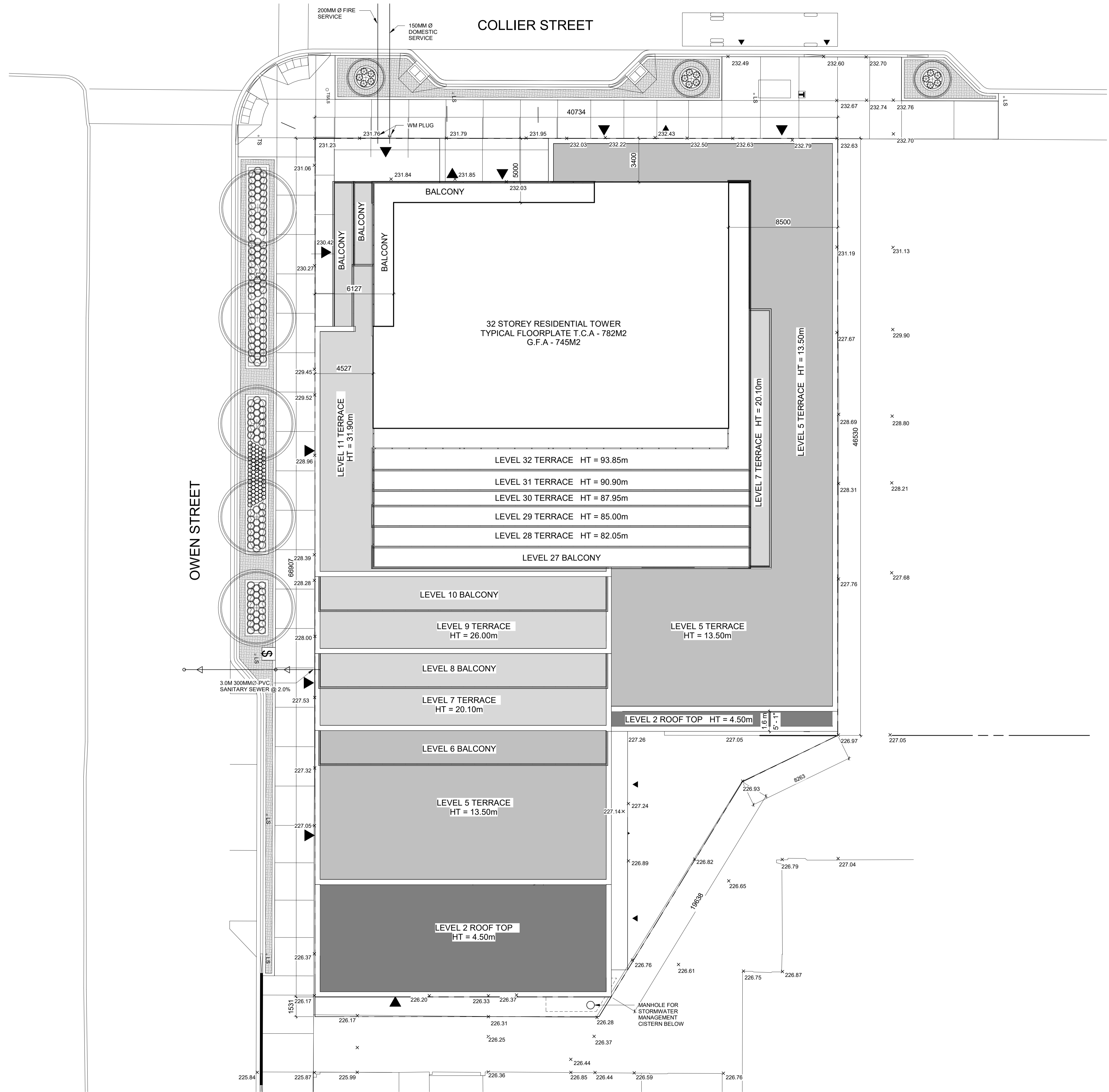
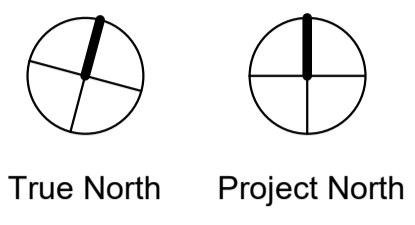
Drawn by
CONTEXT PLAN

Project number 21323
Date 2022-06-03
Drawn by AS
Checked by AS

A1.01

Scale

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 Barrie**
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Drawing
SITE PLAN

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

A1.02

Scale



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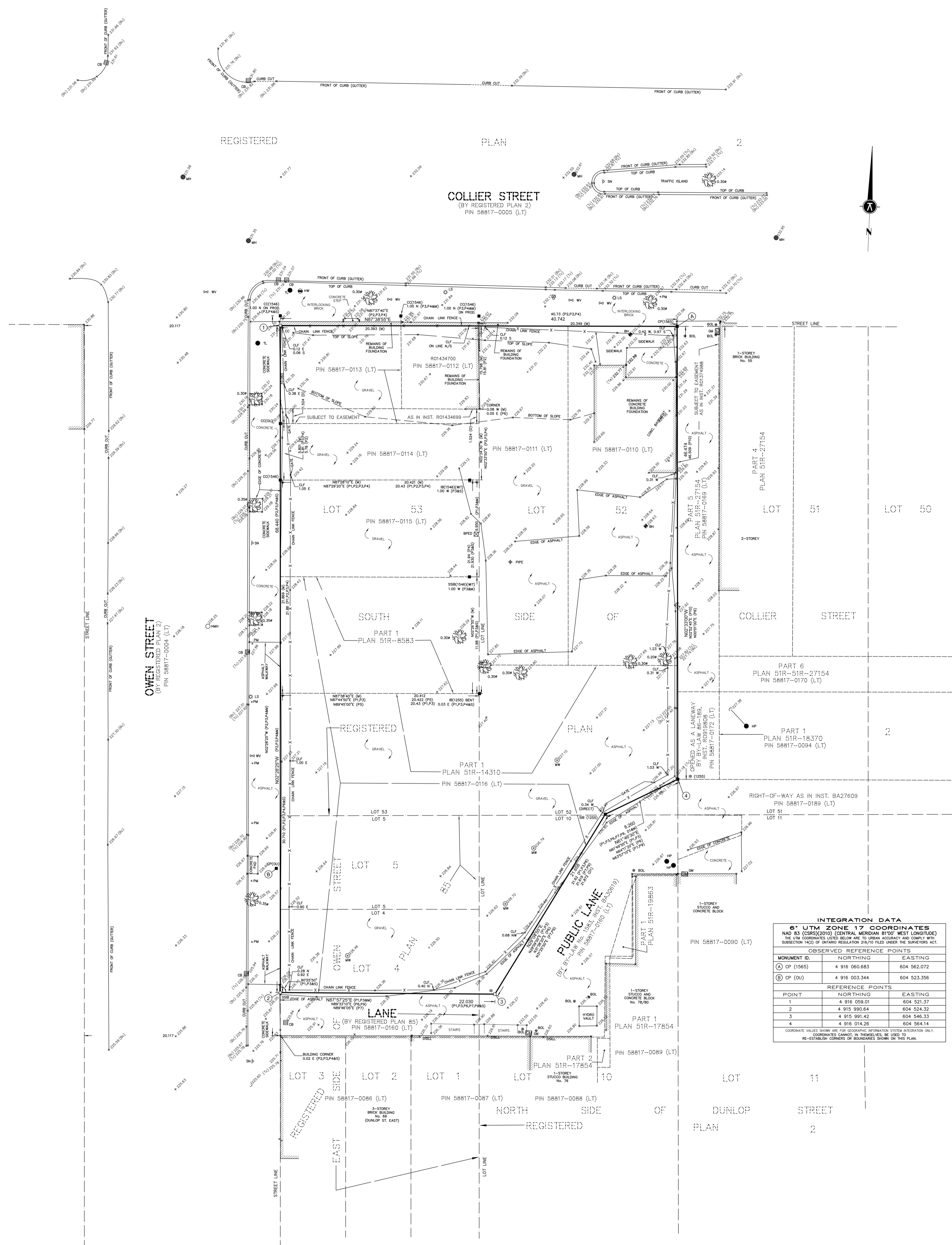
Collier & Owen Street
 Barrie
 49 Collier Street, Barrie,
 ON

Drawing
MASSING VIEWS

Project number	21323
Date	2022-06-03
Drawn by	AS
Checked by	AS

A1.03

Scale



PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
ALL OF LOT 53 AND
PART OF LOT 52
SOUTH SIDE OF COLLIER STREET
AND PART OF LOT 10
NORTH SIDE OF DUNLOP STREET
REGISTERED PLAN 2
AND
LOTS 4 AND 5
EAST SIDE OF OWEN STREET
REGISTERED PLAN 85
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1:150
KRCMAR SURVEYORS LTD. 2022

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 8100' WEST LONGITUDE. (NAD 83 (CSRS)(2010)).
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.9997012.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO BENCHMARK NO. 0011968J502 HAVING AN ELEVATION OF 237.270 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES HORIZONTAL CONTROL MONUMENT
 - DENOTES STANDING IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES ROUND IRON BAR
 - DENOTES ROUND STANDARD IRON BAR
 - DENOTES IRON BAR
 - DENOTES CONCRETE PIN
 - DENOTES DIRT CROSS
 - DENOTES IRON PIPE
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (U) DENOTES ORIGIN UNKNOWN
 - (W) DENOTES WITNESS
 - (R) DENOTES REGISTERED PLAN 2
 - (P) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RAKES SURVEYING LTD., O.L.S., DATED JANUARY 7, 1998
 - (P1) DENOTES PLAN OF SURVEY BY RUDY MAK SURVEYING LTD., O.L.S., DATED JUNE 22, 2016 (FILE NO. 12337)
 - (P2) DENOTES PLAN OF SURVEY BY RUDY MAK SURVEYING LTD., O.L.S., DATED DECEMBER 6, 2016 (FILE NO. 12397)
 - (P3) DENOTES TOPOGRAPHIC SURVEY BY RUDY MAK SURVEYING LTD., O.L.S., DATED JUNE 7, 2017 (FILE NO. 12810)
 - (P4) DENOTES UNDEPOSITED REFERENCE PLAN BY RUDY MAK SURVEYING LTD., O.L.S., DATED MARCH 19, 2017 (FILE NO. 135829)
 - (P5) DENOTES PLAN S1R-8585
 - (P6) DENOTES PLAN S1R-14310
 - (P7) DENOTES PLAN S1R-17854
 - (P8) DENOTES PLAN S1R-18963
 - (P9) DENOTES PLAN S1R-2154
 - (P10) DENOTES INST. NO. R01434699
 - (O1) DENOTES INST. NO. BA30619
 - (1847) DENOTES RAKES SURVEYING LTD., O.L.S.
 - (1255) DENOTES ROONEY C. RAKES SURVEYING LTD.
 - (1370) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
 - (1548) DENOTES RUDY MAK SURVEYING LTD., O.L.S.
 - (1565) DENOTES F.N. BOWERS, O.L.S.
 - INST. DENOTES INSTRUMENT
 - PROD. DENOTES PRODUCTION OF BEARING
 - SLL DENOTES SLOPE
 - CLF DENOTES CHAIN LINK FENCE
 - (T) DENOTES ELEVATION AT TOP OF FEATURE
 - (B) DENOTES ELEVATION AT BOTTOM OF FEATURE
 - (Tb) DENOTES TOP OF CURB (OUTER)
 - (Bb) DENOTES FRONT OF CURB (OUTER)
 - BH DENOTES BOREHOLE
 - BPD DENOTES BELL PEDESTAL
 - BOL DENOTES BOLLARD
 - BEX DENOTES EXISTING GRADE ELEVATION
 - CBS DENOTES CATCH BASIN
 - DCT DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - DGA DENOTES DOWN GUY ANCHOR
 - GME DENOTES GAS METER
 - HWM DENOTES HYDRO HAND WELL
 - LST DENOTES LAMP STANDARD
 - MHO DENOTES MANHOLE
 - PM DENOTES PARKING METER
 - SGN DENOTES SIGN
 - TL DENOTES TRAFFIC LIGHT
 - WVA DENOTES WATER VALVE
 - HMM DENOTES HYDRO MANHOLE
 - MOW DENOTES MONITORING WELL
 - HPO DENOTES HYDRO POLE

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 8100' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

MONUMENT ID	NORTHING	EASTING
○ OP (1565)	4 916 060.683	604 562.072
○ OP (90)	4 916 003.344	604 523.356

POINT	NORTHING	EASTING
1	4 916 059.01	604 521.37
2	4 915 990.64	604 524.32
3	4 915 991.42	604 546.33
4	4 916 014.28	604 564.14

COORDINATE VALUES SHOWN ARE FOR GEODETIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT BE INFERRED, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEY REPORT

- THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
- THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.
- COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
- THIS PLAN COMPRISES ALL OF PINS 58817-0110 (LT) TO 58817-0116 (LT), INCLUSIVE.
- SUBJECT TO EASEMENT AS IN INST. R01434699
- TOGETHER WITH EASEMENT AS IN INST. R01434700 (AFFECT PIN 58817-0112 (LT))

TOTAL SITE AREA = 2539.0m²

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21st DAY OF JULY, 2022

DATE JULY 26, 2022

S.N. RAMSAROO
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2108227.
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MUNICIPAL ADDRESS: No. 47-53 COLLIER STREET AND 9-25 OWEN STREET, BARRIE

FIELD: R.L. DRAWING: S.H. CHECKED: S.N.R. JOB NO: 20-420

DWG NAME: 20-420R01 PLOT INFO: 08-03-26/JUL/2022 WORK ORDER NO: 36366

1137 Centre Street, Thornhill ON L4J 3M6 905.738.0053 F 905.738.0221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

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Drawing
SURVEY

Project number 21323
Date 2022-06-03
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Scale

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Drawing
LEVEL P1 PLAN

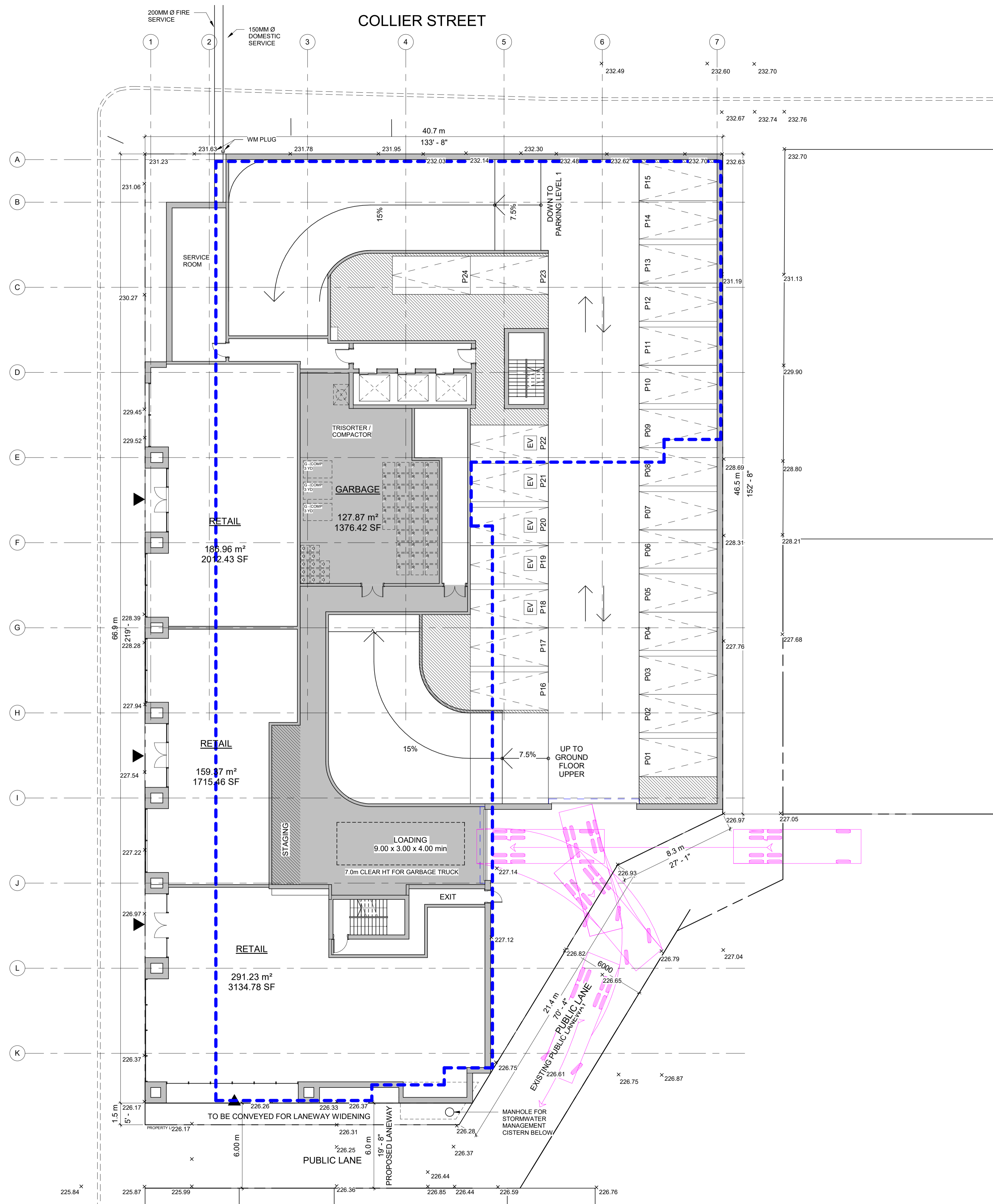
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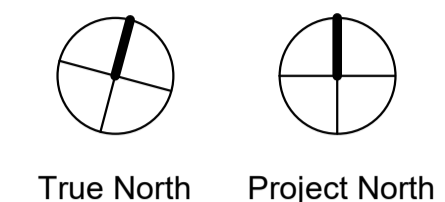
Scale

COLLIER STREET

OWEN STREET



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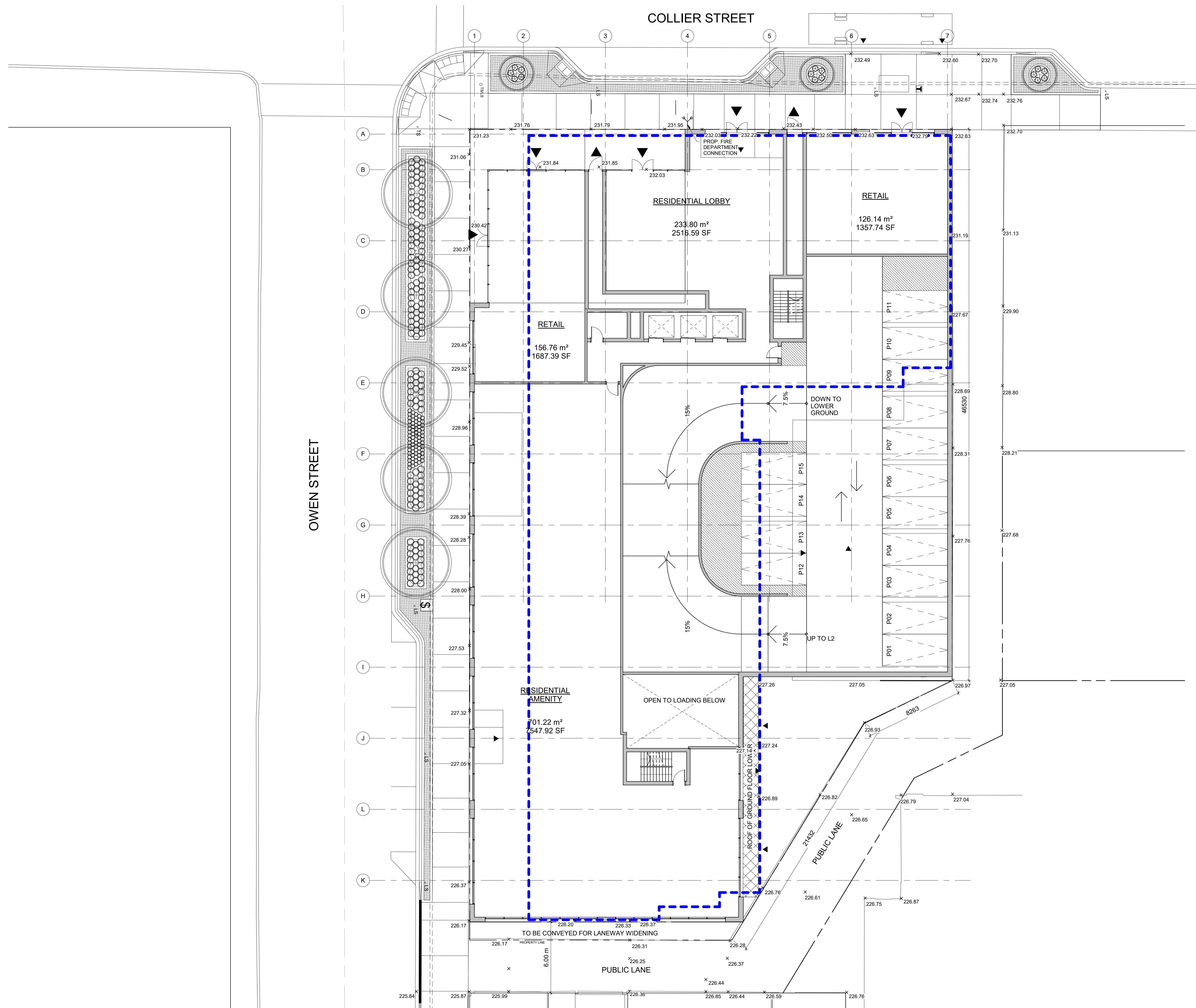
Collier & Owen Street
 Barrie
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 ON

Drawing
**LOWER GROUND
 FLOOR PLAN**

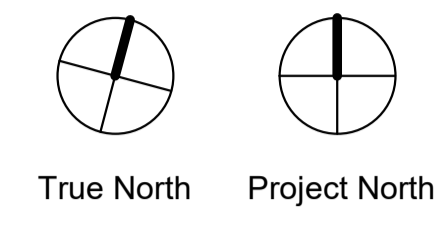
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Drawing
**UPPER GROUND
 FLOOR PLAN**

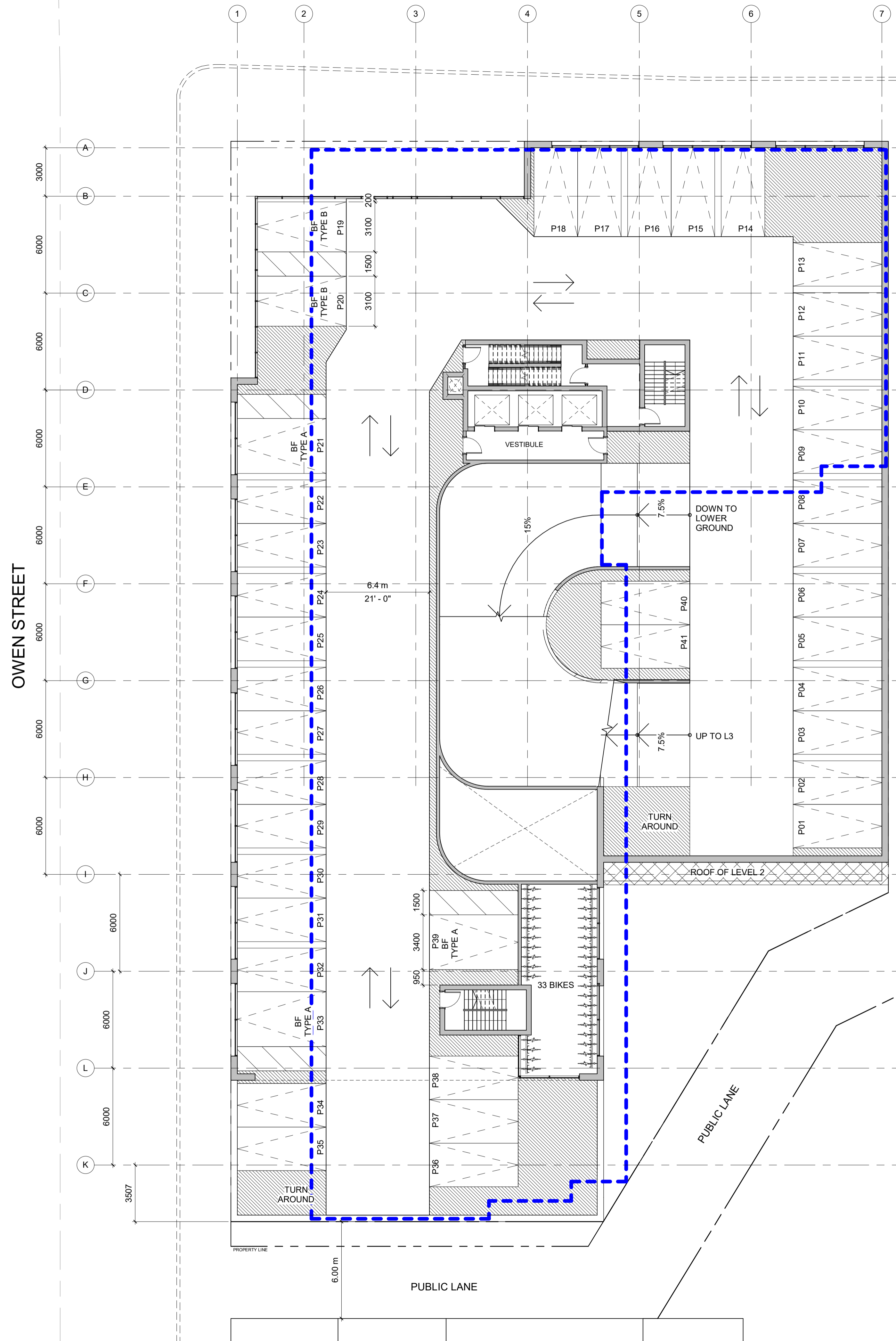
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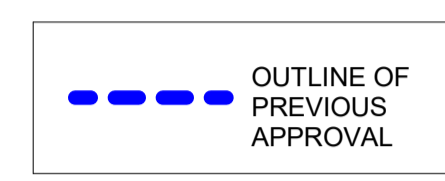
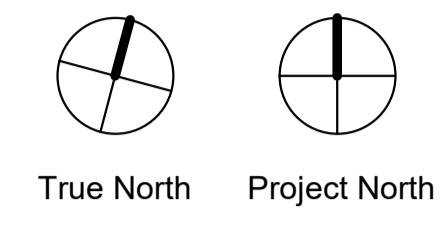
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COLLIER STREET

OWEN STREET



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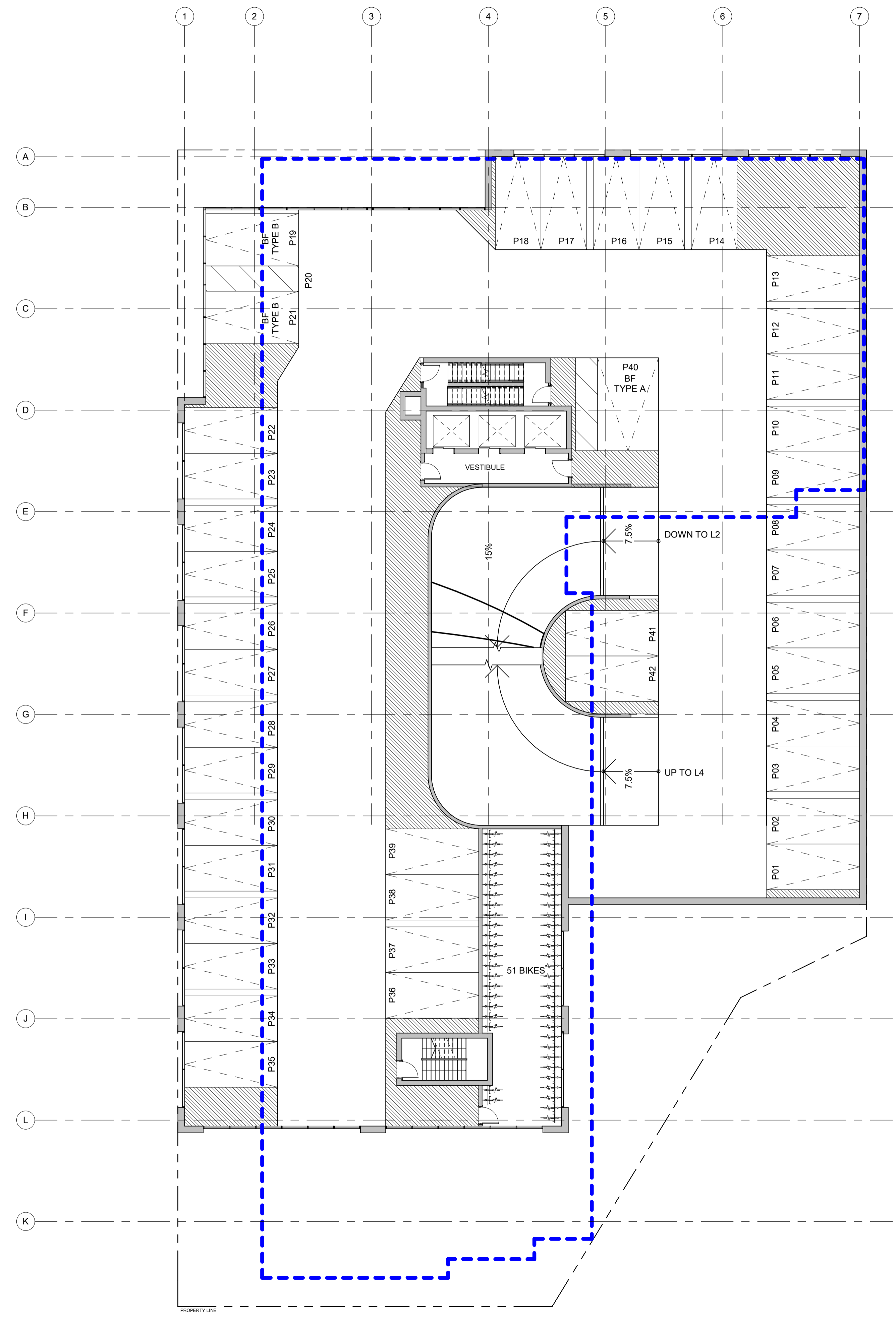
Drawing
LEVEL 2 PLAN

Project number	21323
Date	2022-06-03
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Checked by	AS

A4.03

Scale

- General Notes
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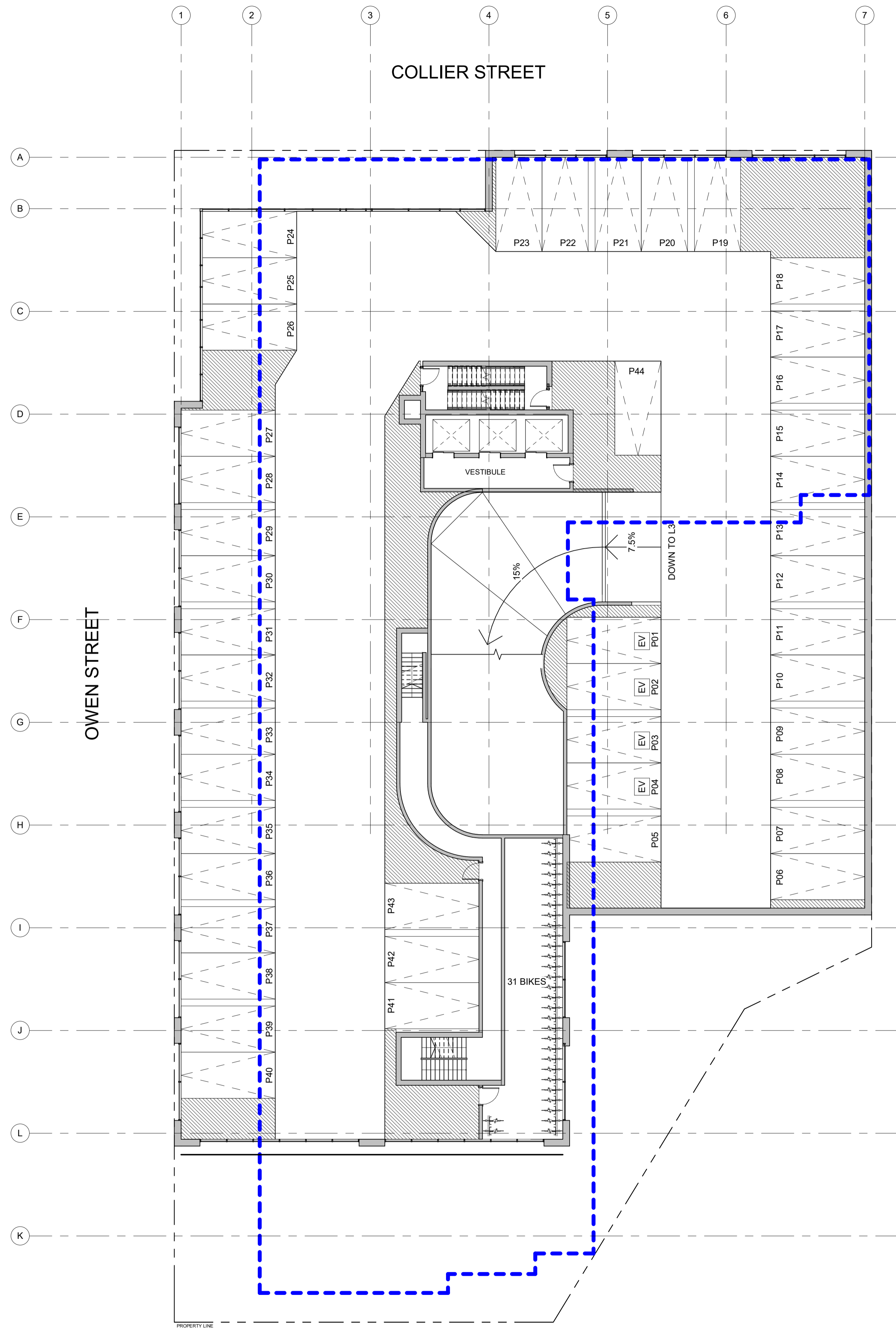
Drawing
 LEVEL 3 PLAN

Project number	21323
Date	2022-06-03
Drawn by	Author
Checked by	Checker

A4.04

Scale

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Drawing
LEVEL 4 PLAN

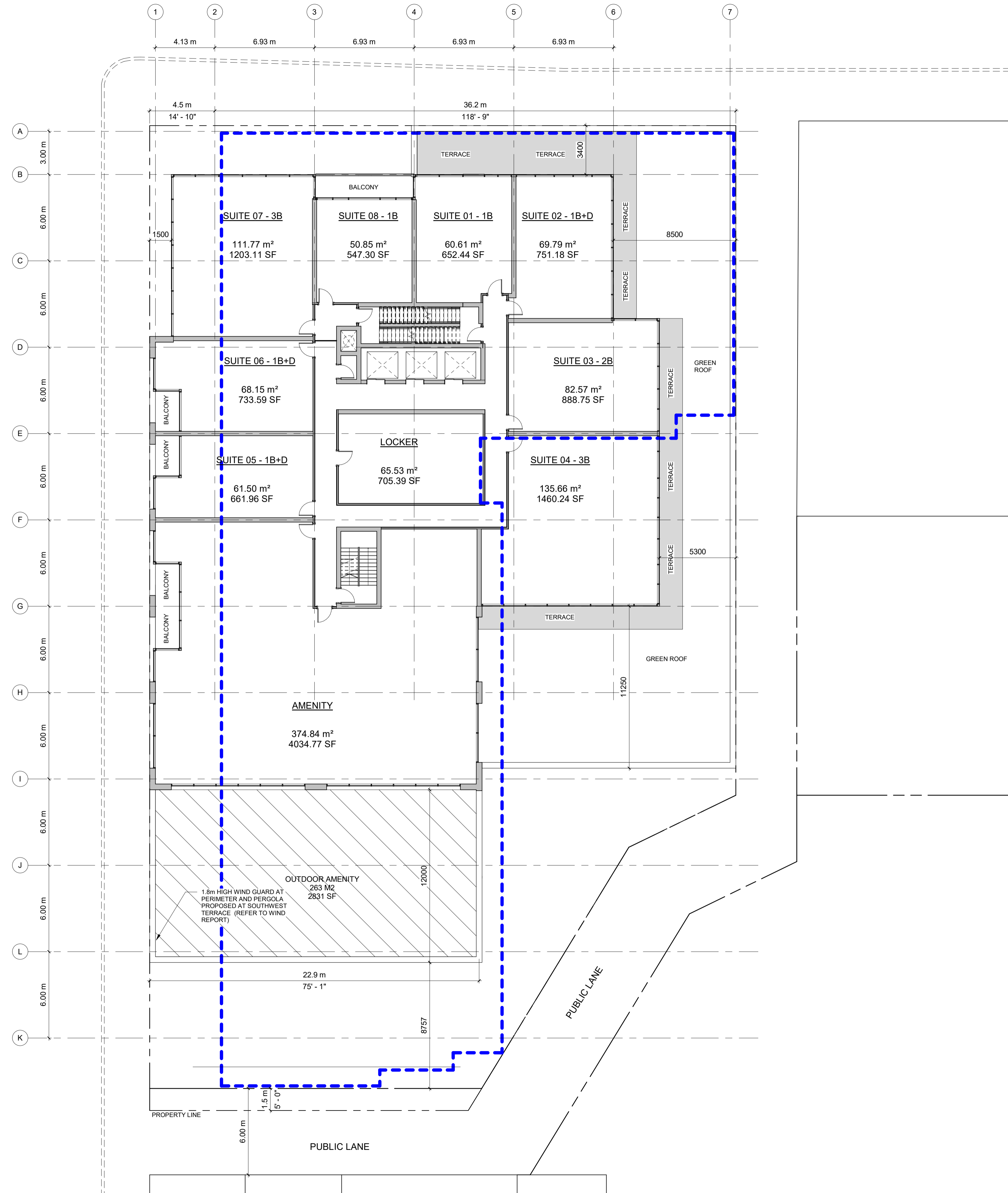
Project number	21323
Date	2022-06-03
Drawn by	Author
Checked by	Checker

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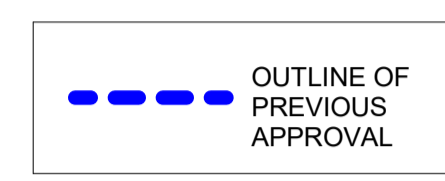
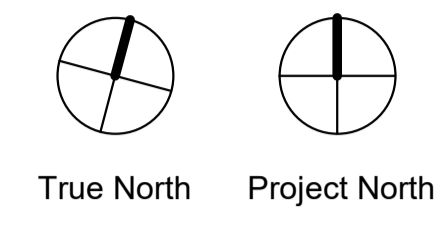
Scale

COLLIER STREET

OWEN STREET



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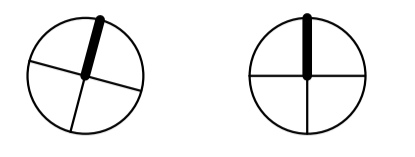
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LEVEL 5 FLOOR PLAN

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

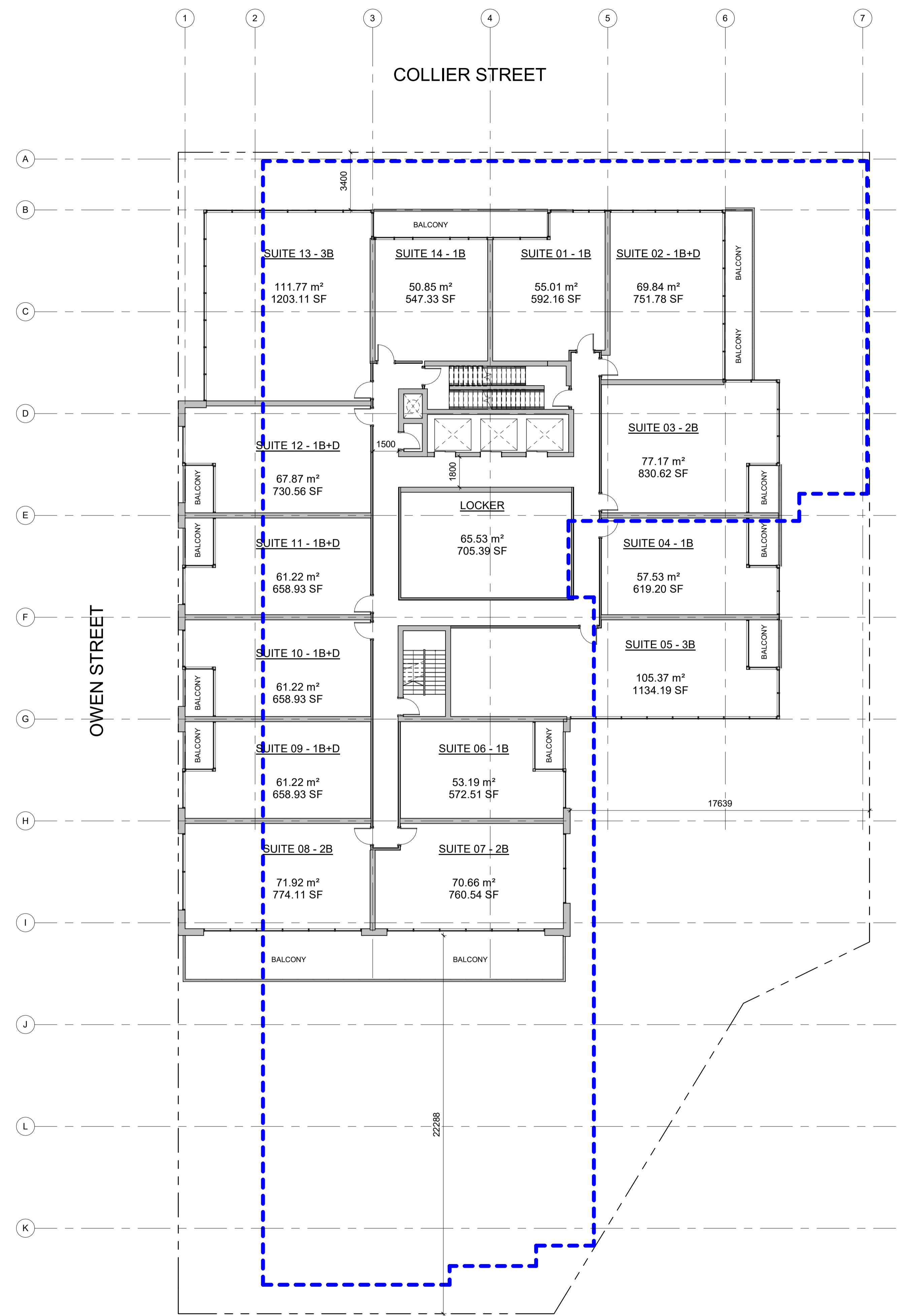
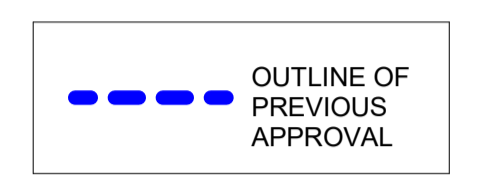
A4.06

Scale

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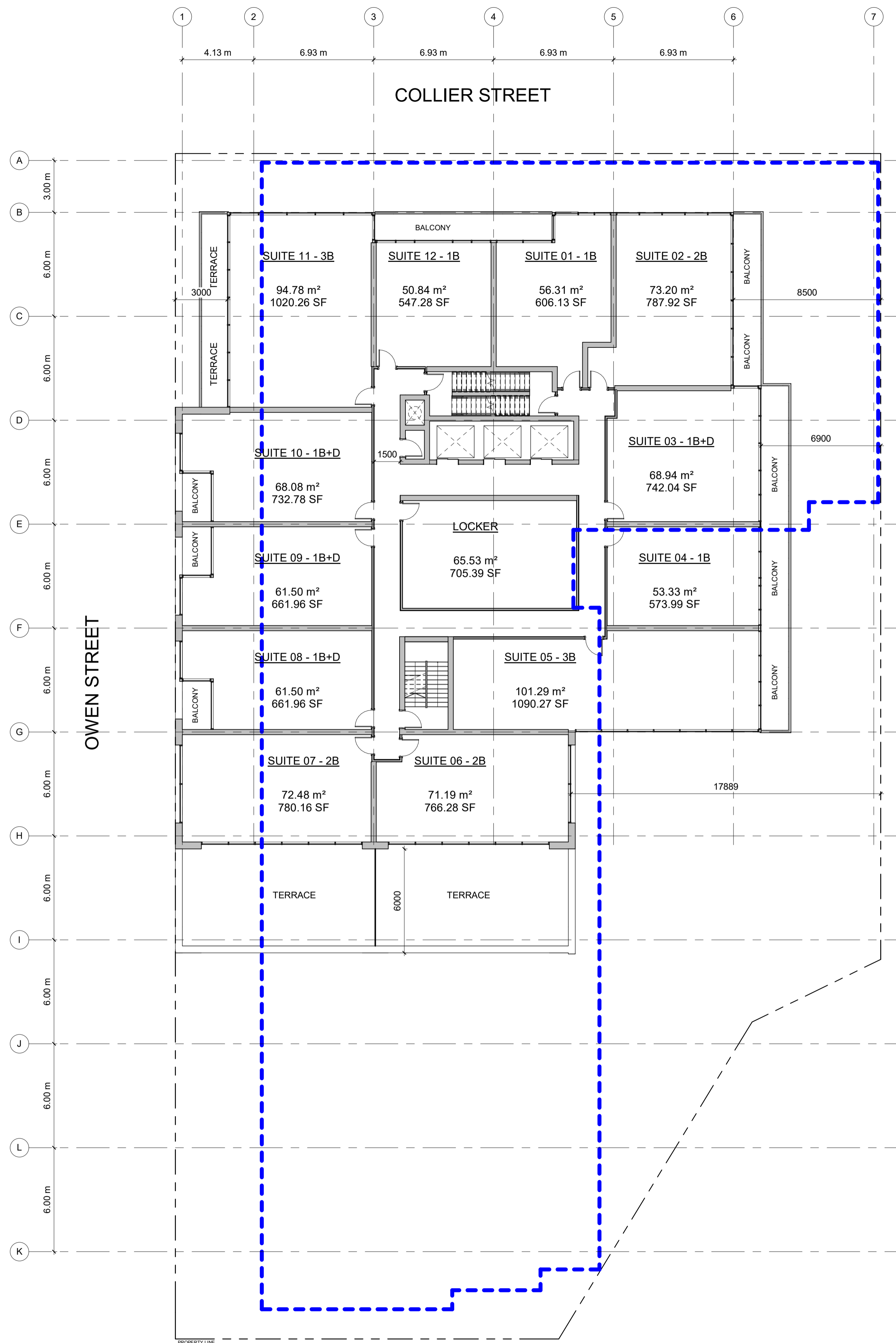
Collier & Owen Street
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Drawing
LEVEL 6 FLOOR PLAN

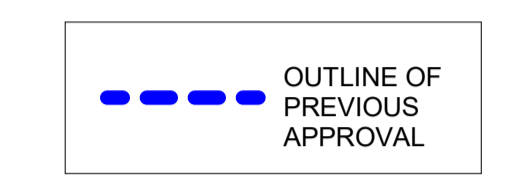
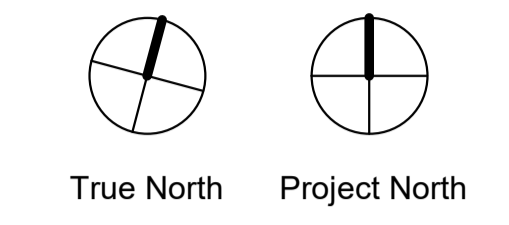
Project number	21323
Date	2022-06-03
Drawn by	AH
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A4.07

Scale



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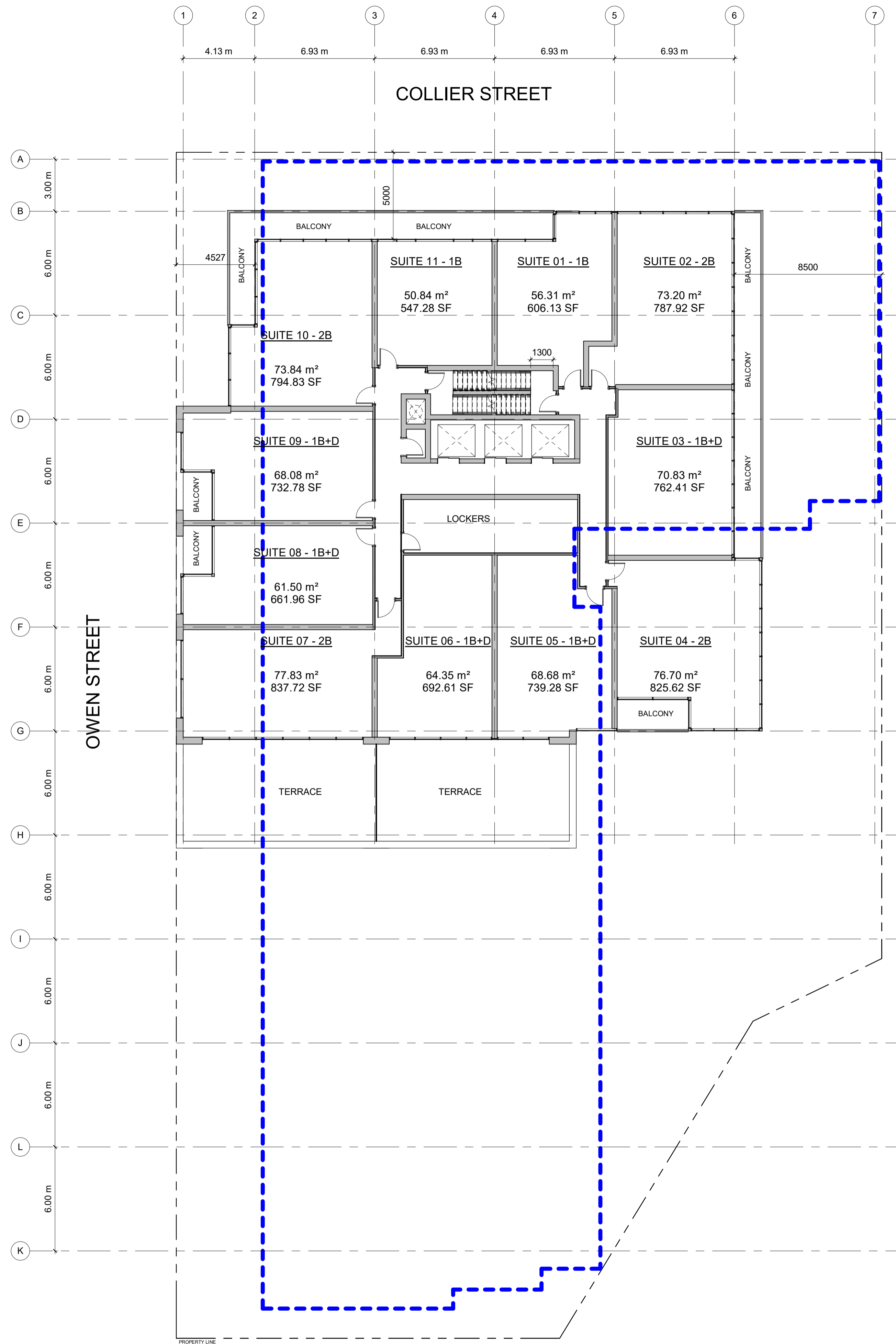
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Drawing
**LEVELS 7 - 8 FLOOR
 PLAN**

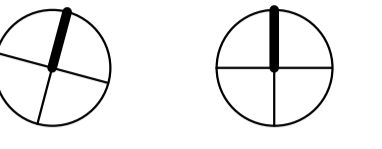
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Date	2022-06-03
Drawn by	AH
Checked by	AS

A4.08

Scale



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Drawing
**LEVELS 9 - 10 FLOOR
 PLAN**

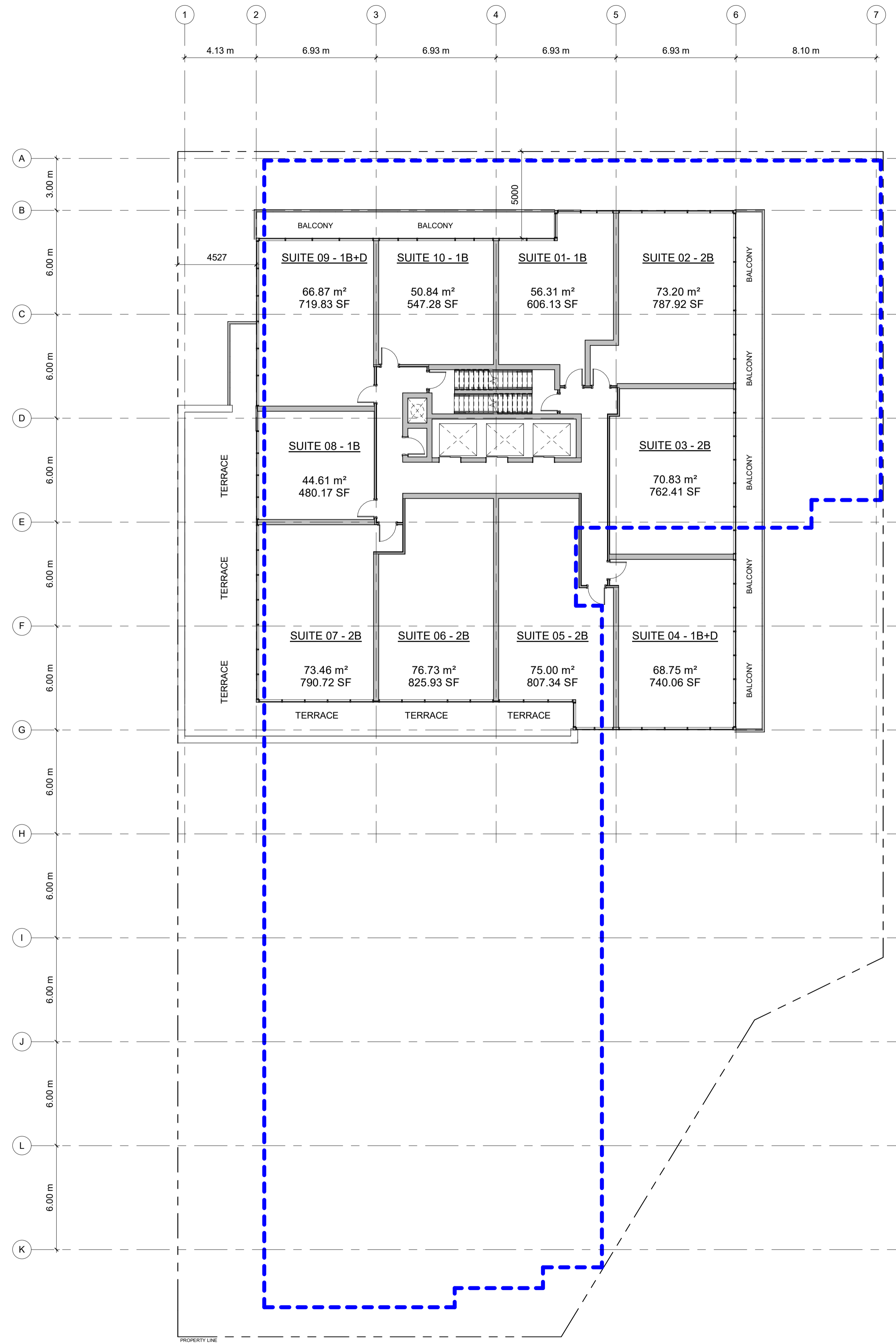
Project number	21323
Date	2022-06-03
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A4.09

Scale

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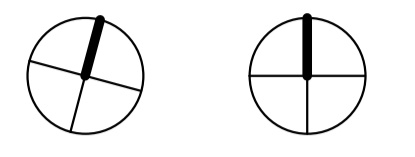
Drawing
LEVEL 11 FLOOR PLAN

Project number 21323
Date 2022-06-03
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Checked by AS

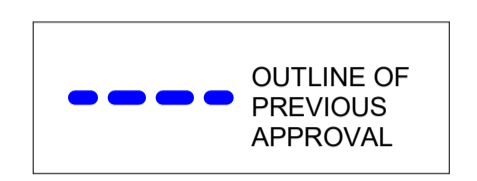
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Scale

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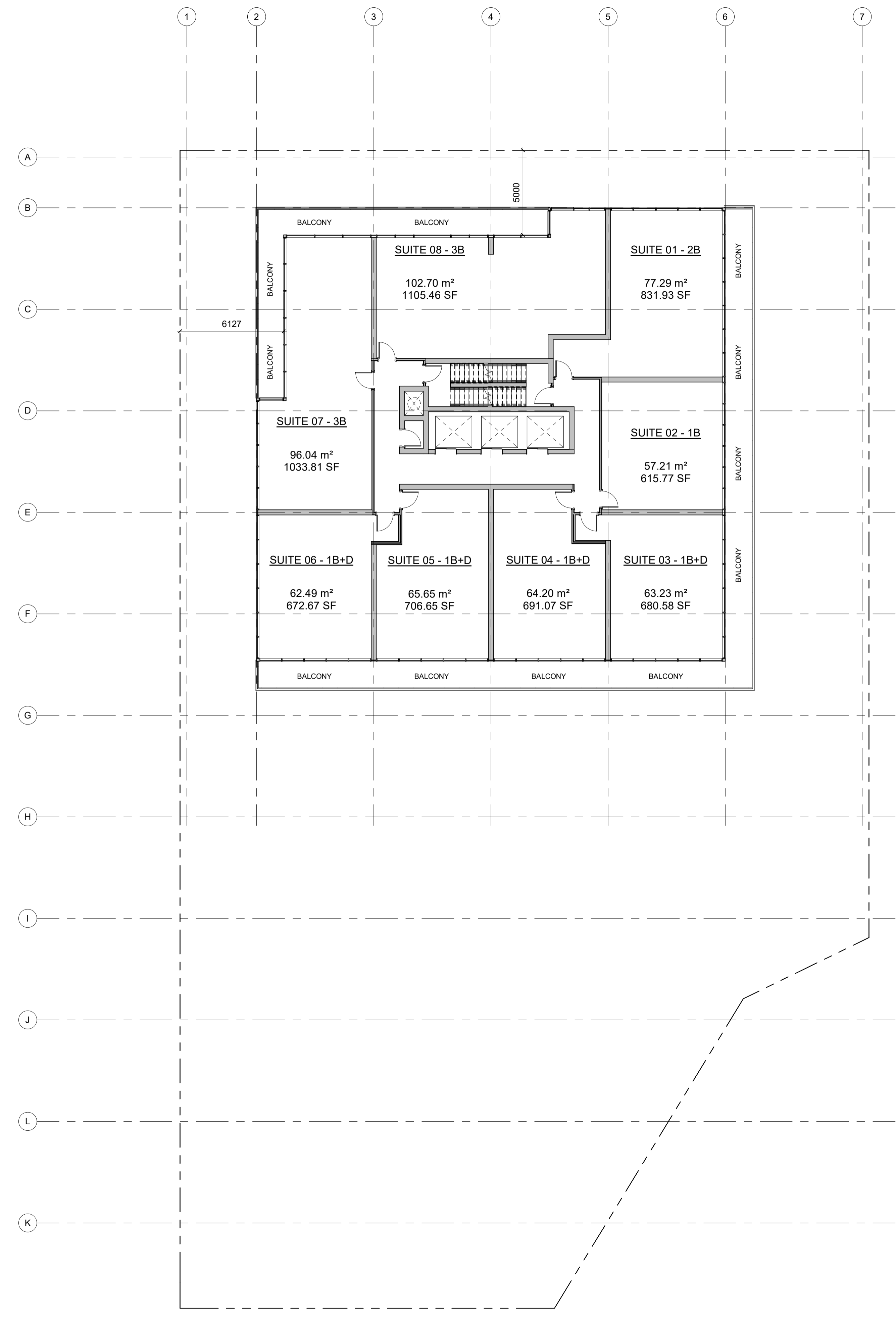
Drawing
**LEVELS 12-27 FLOOR
 PLAN**

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

A4.11

Scale

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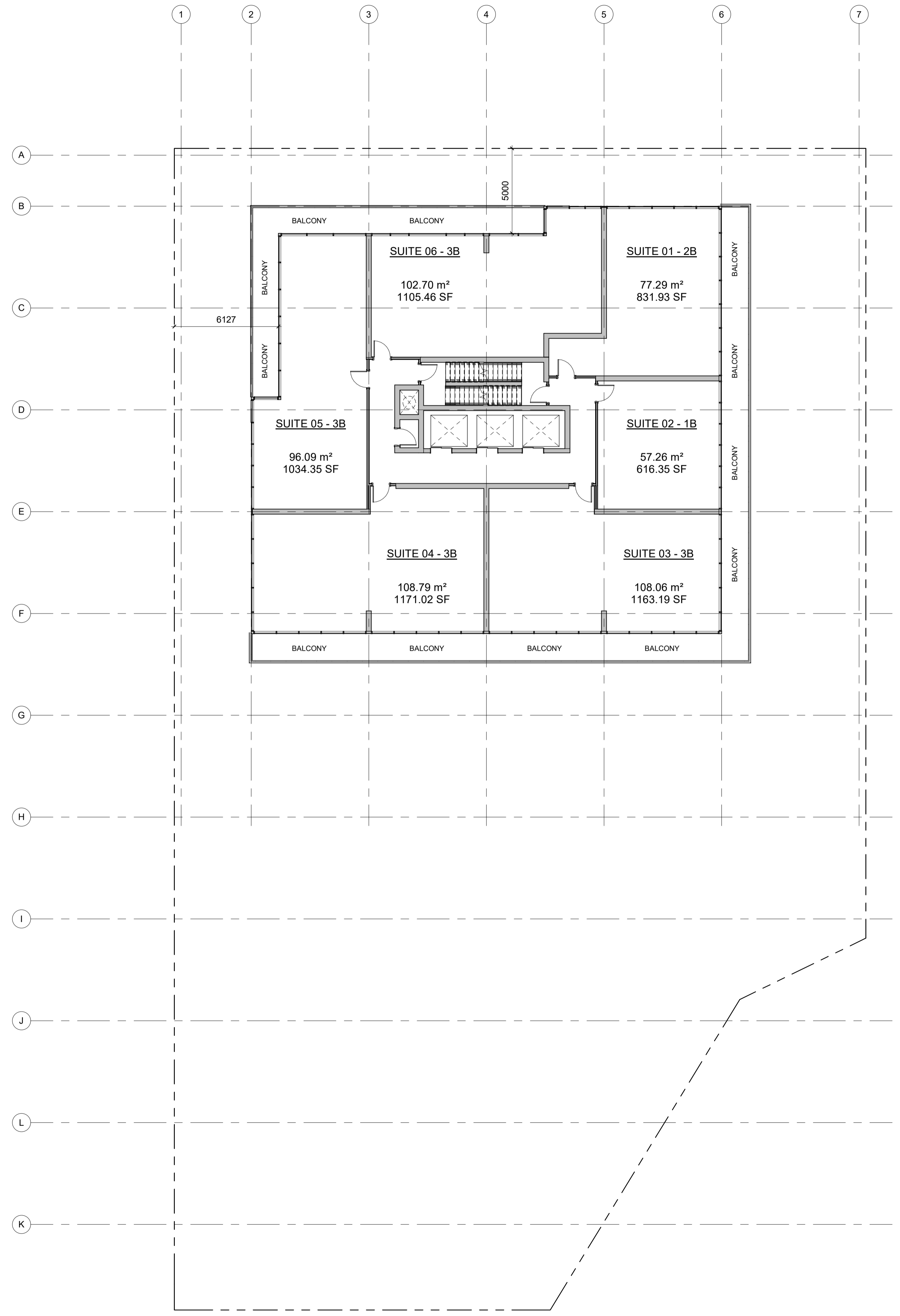
Drawing
LEVEL 28 FLOOR PLAN

Project number	21323
Date	2022-06-03
Drawn by	Author
Checked by	Checker

A4.12

Scale

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Drawing
LEVEL 29 FLOOR PLAN

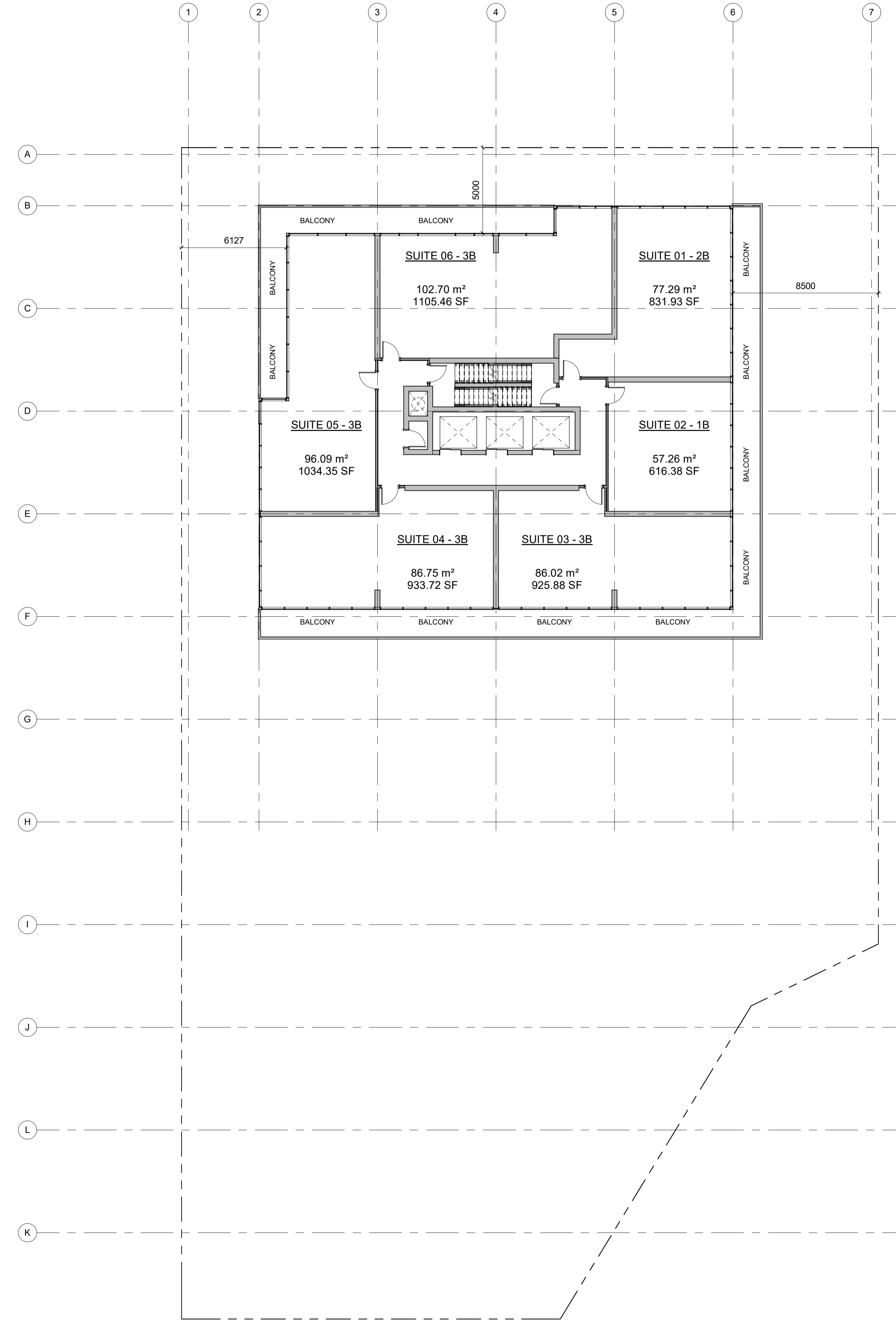
Project number 21323
 Date 2022-06-03
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A4.13

Scale

① LEVEL 29
 1 : 150

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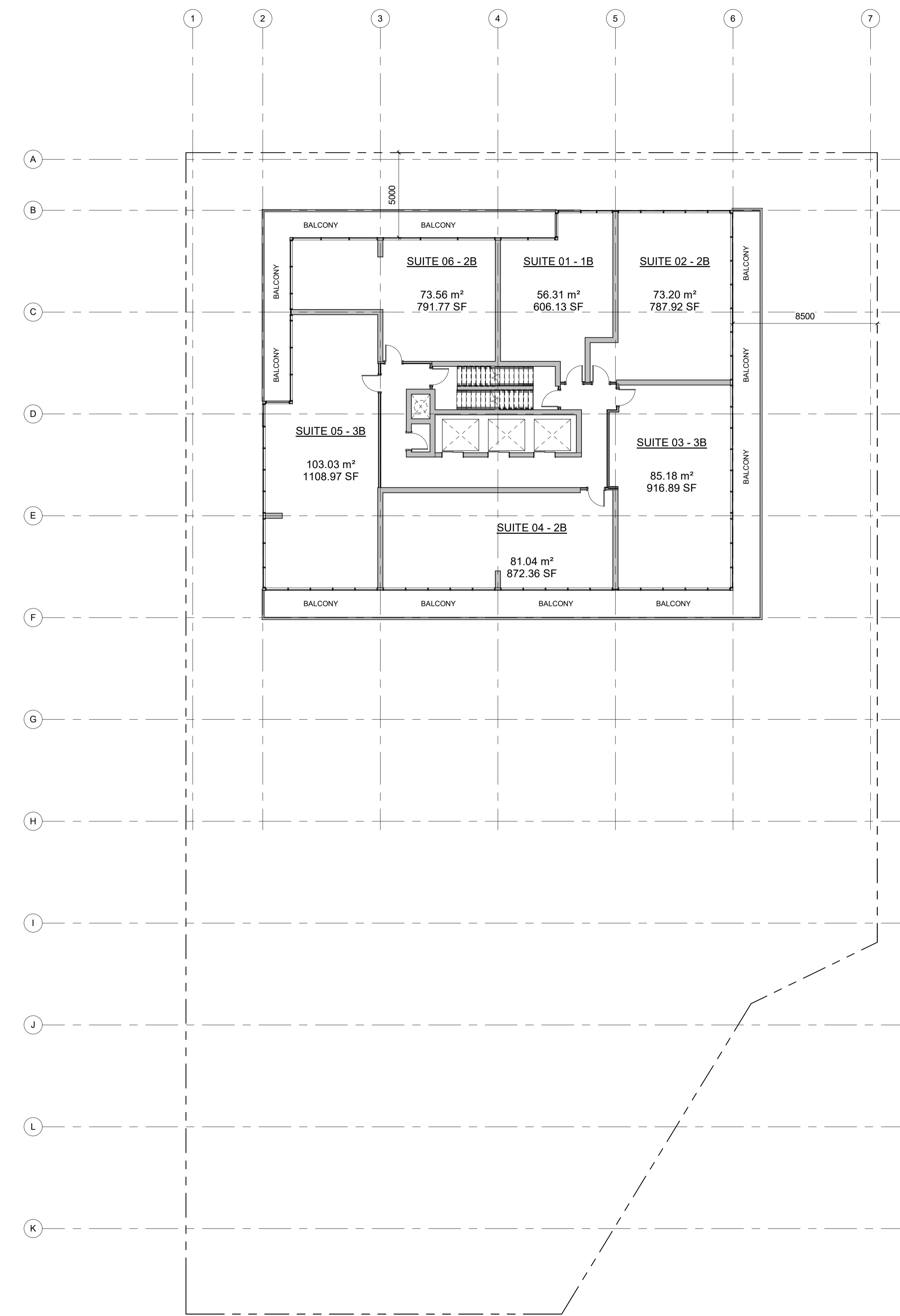
Drawing
LEVEL 30 FLOOR PLAN

Project number	21323
Date	2022-06-03
Drawn by	Author
Checked by	Checker

A4.14

Scale

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Drawing
LEVEL 31 FLOOR PLAN

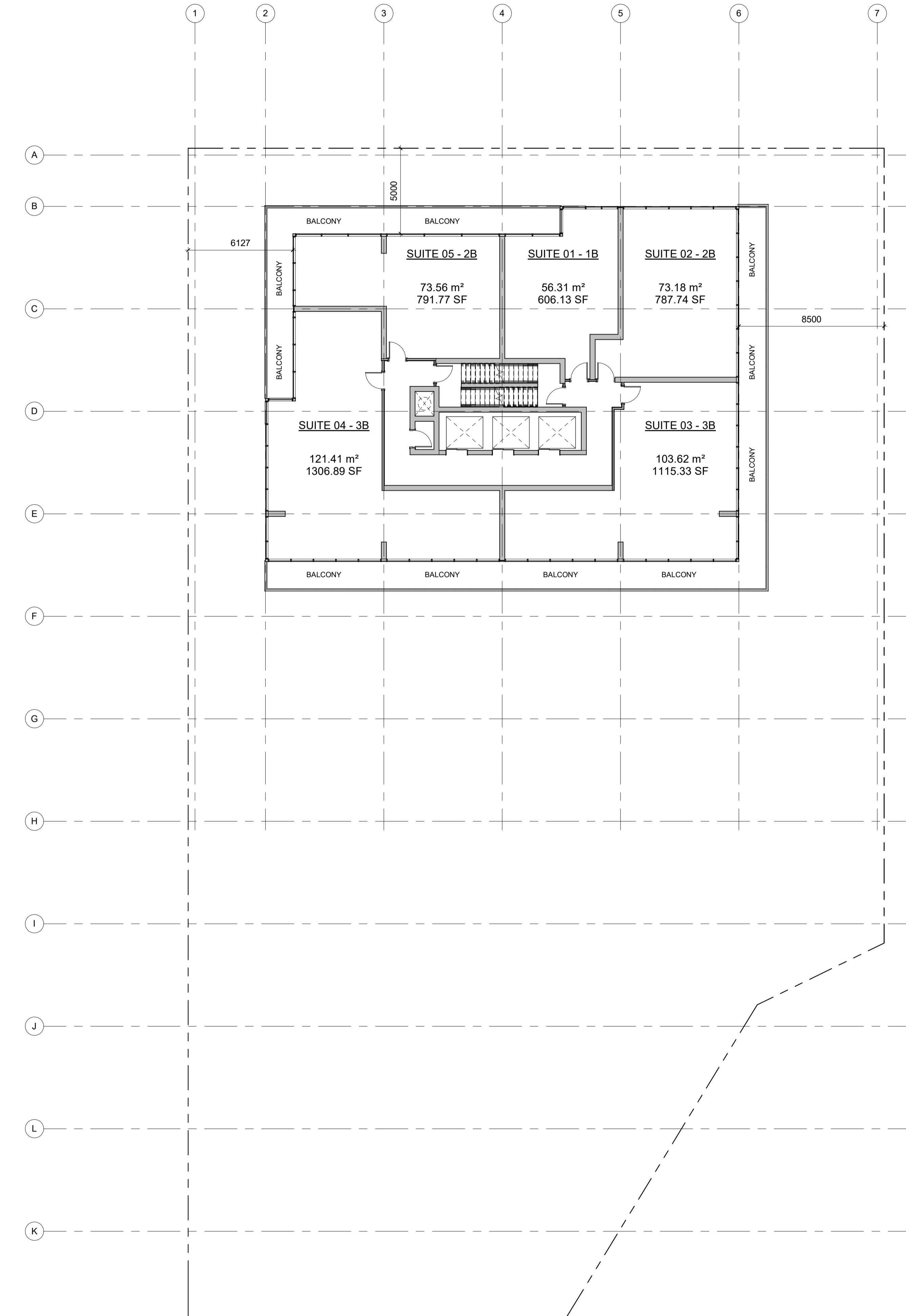
Project number 21323
Date 2022-06-03
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A4.15

Scale

1 LEVEL 31
1 : 150

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1 LEVEL 32
1 : 150

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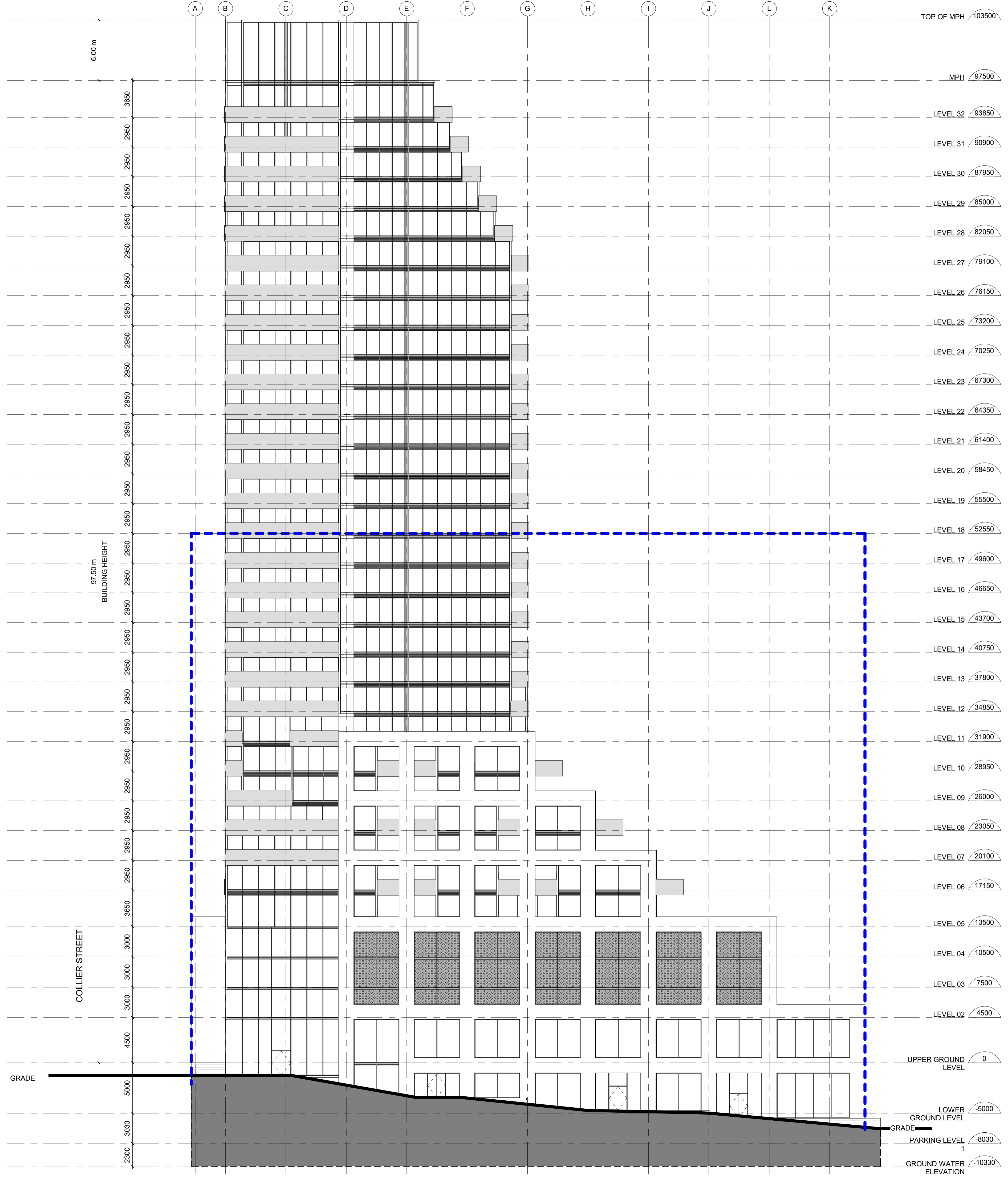
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Drawing
LEVEL 32 FLOOR PLAN

Project number 21323
Date 2022-06-03
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A4.16

Scale



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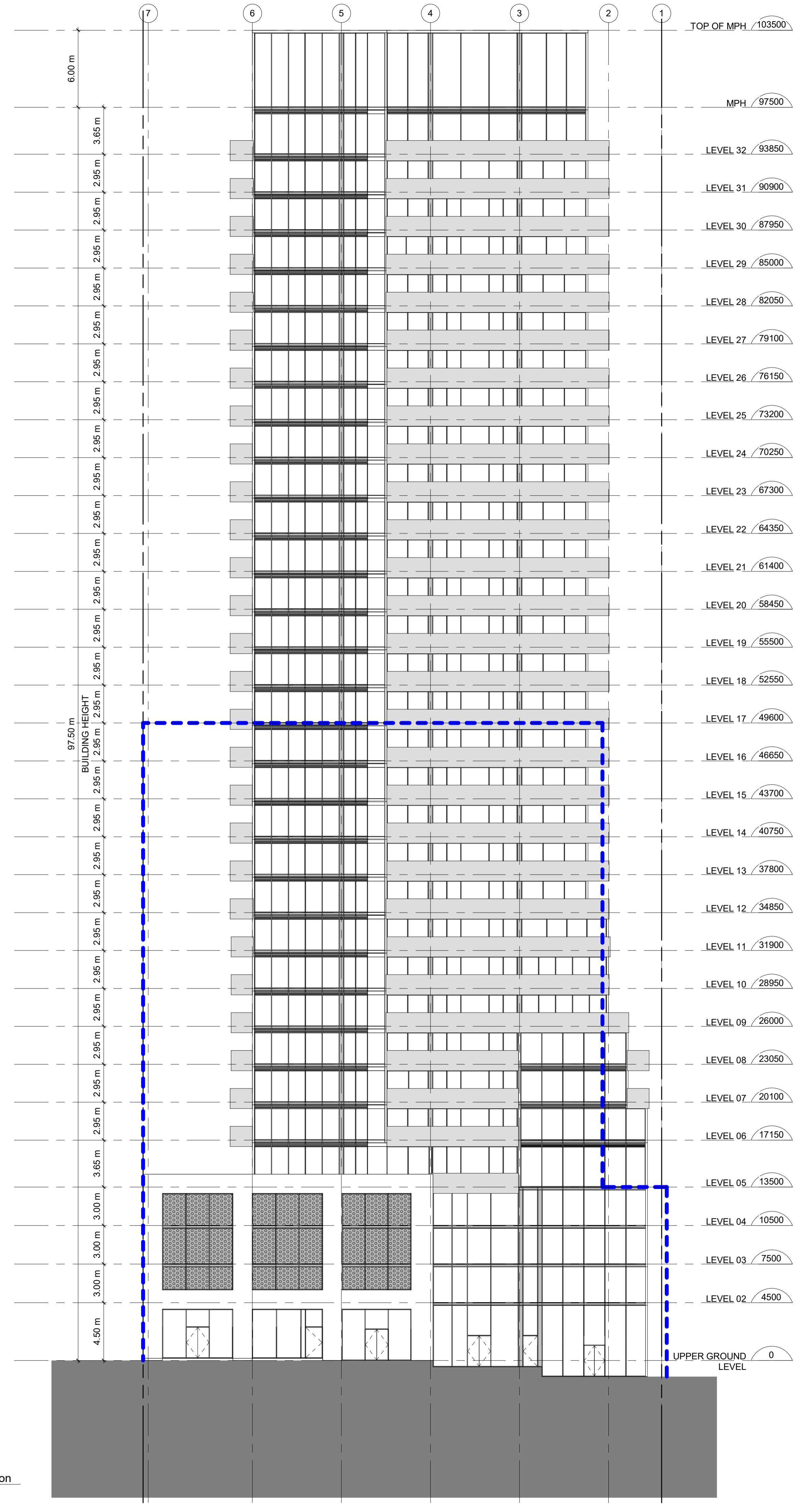
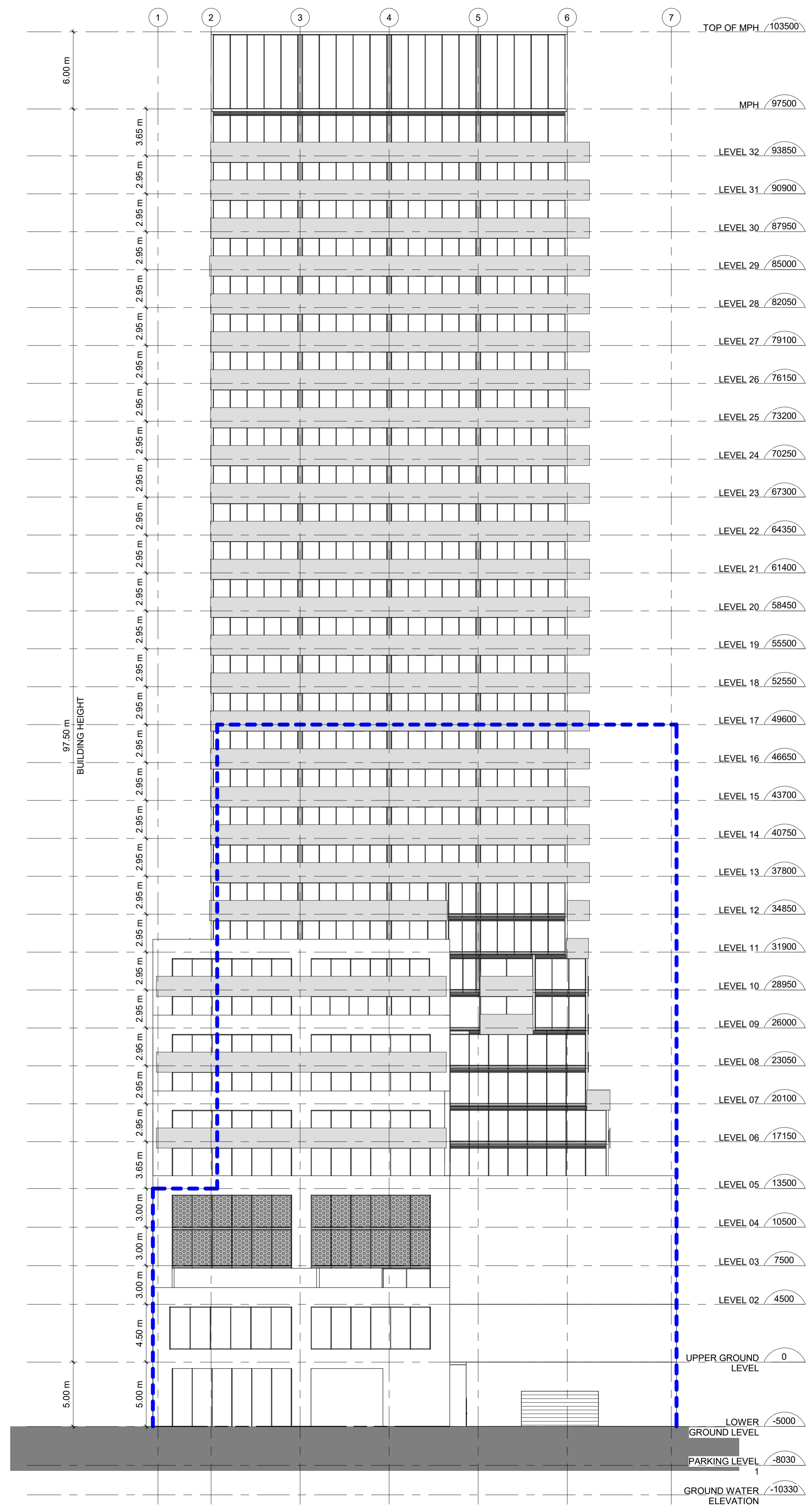
Drawing
ELEVATIONS

Project number	21323
Date	2022-06-03
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A5.01

Scale

① West Elevation
 1 : 200



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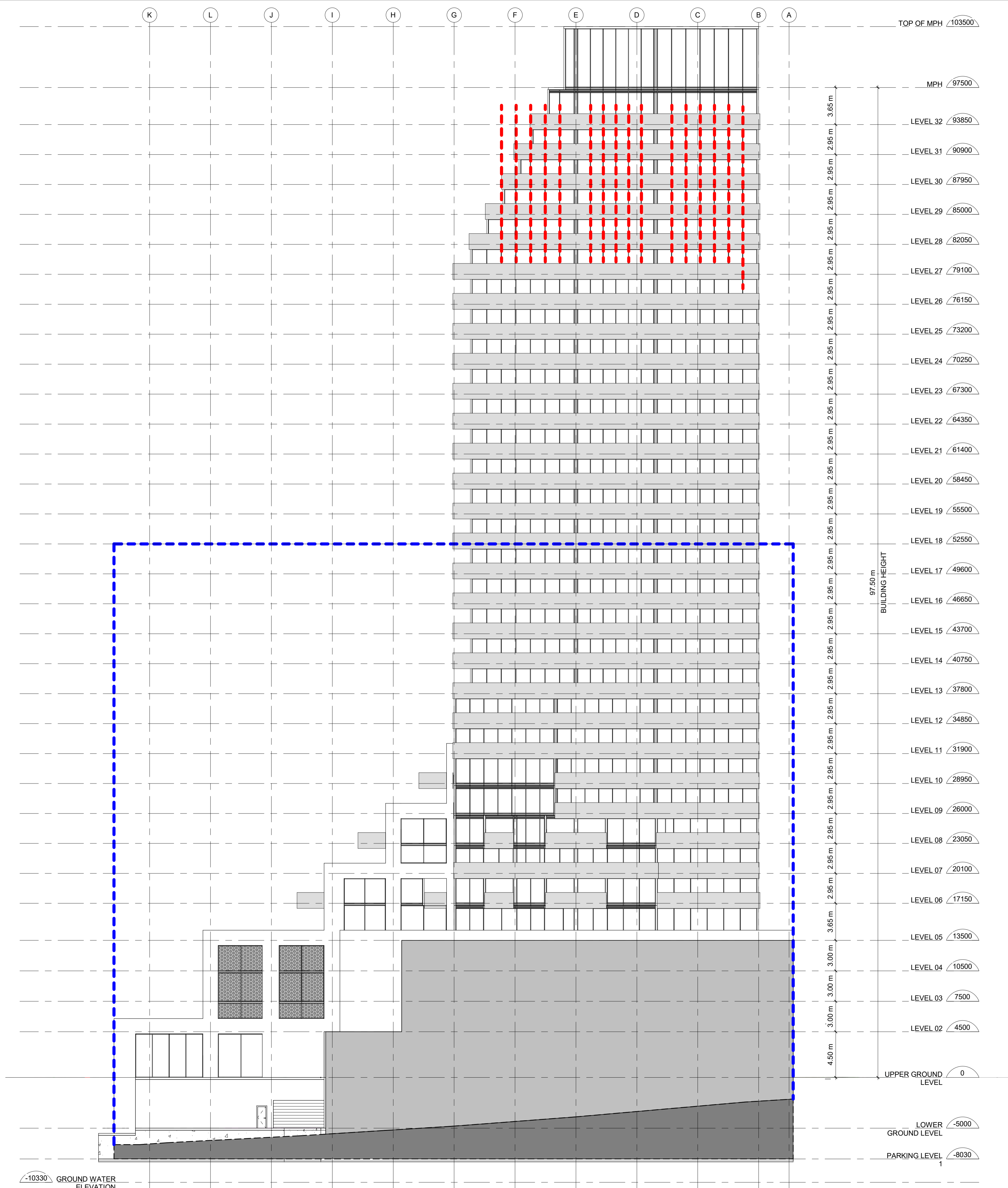
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Drawing
ELEVATIONS

Project number	21323
Date	2022-06-03
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Checked by	AS

A5.02

Scale



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ELEVATIONS

Project number	21323
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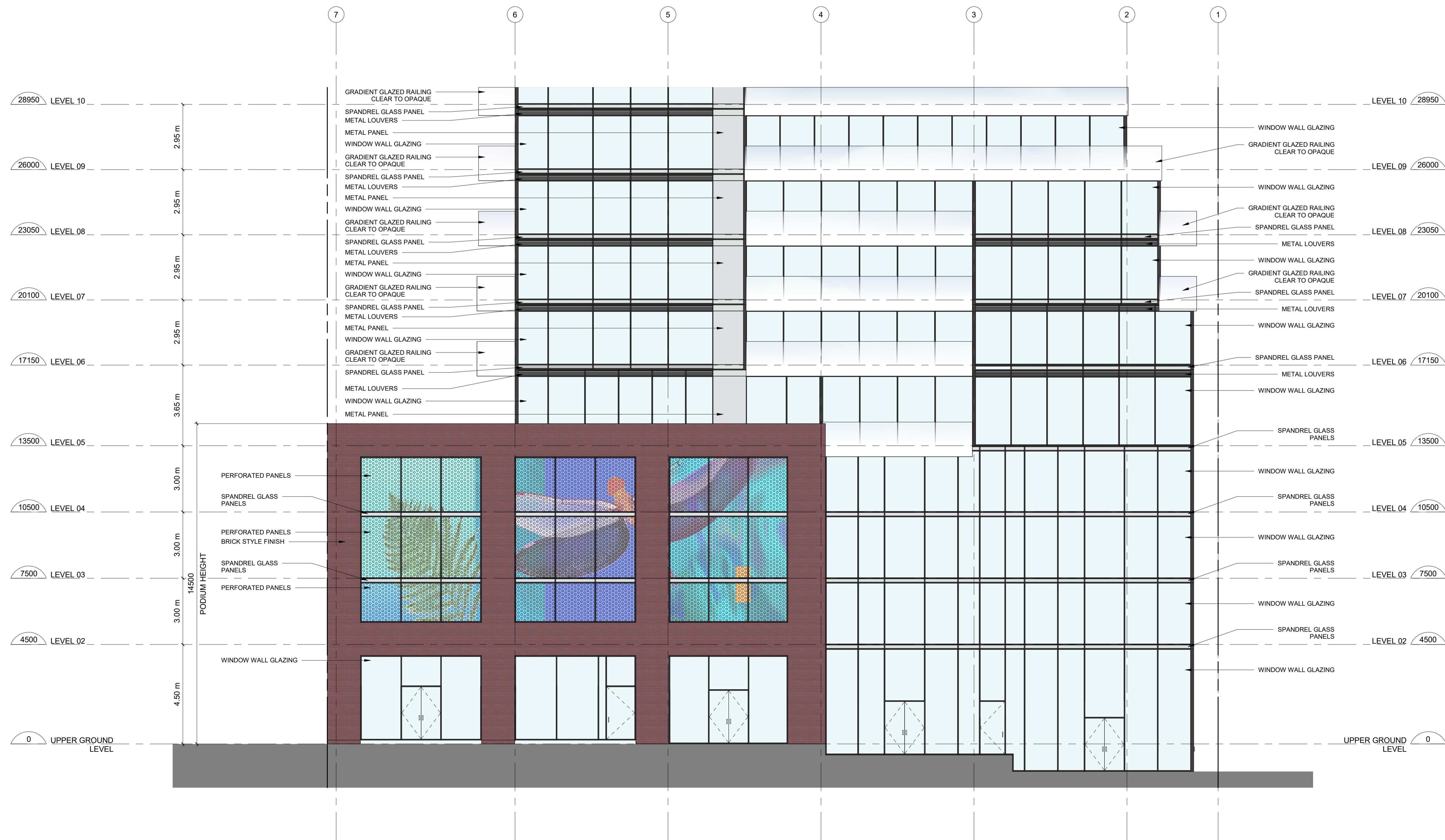
A5.03

Scale

① East Elevation
 1 : 200

-10330 GROUND WATER
 ELEVATION

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Drawing
**ENLARGED NORTH
 ELEVATION**

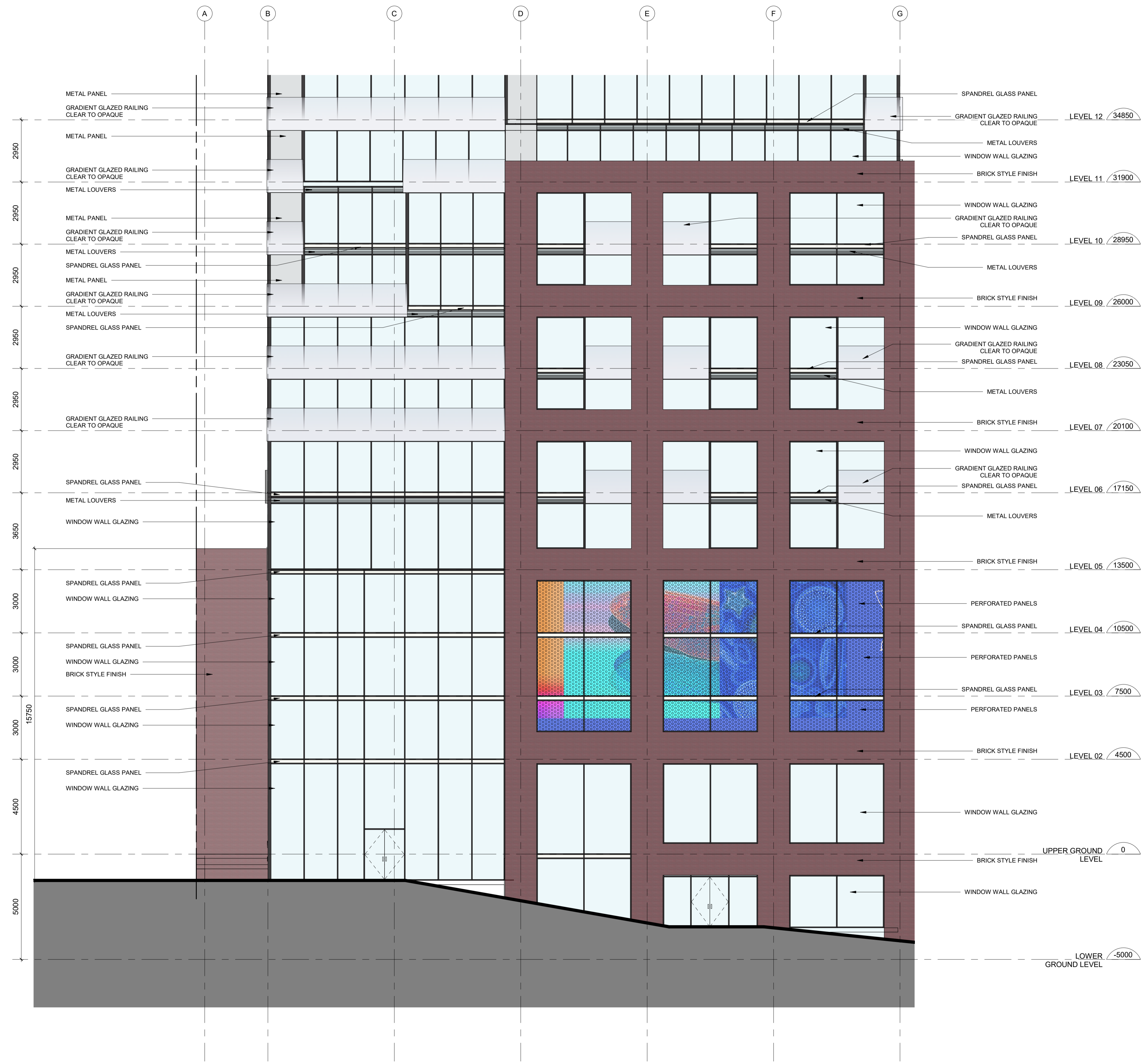
Project number 21323
 Date 2022-06-03
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A6.01

Scale

① Enlarged North Elevation
 1 : 100

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Drawing
**ENLARGED WEST
 ELEVATION 1**

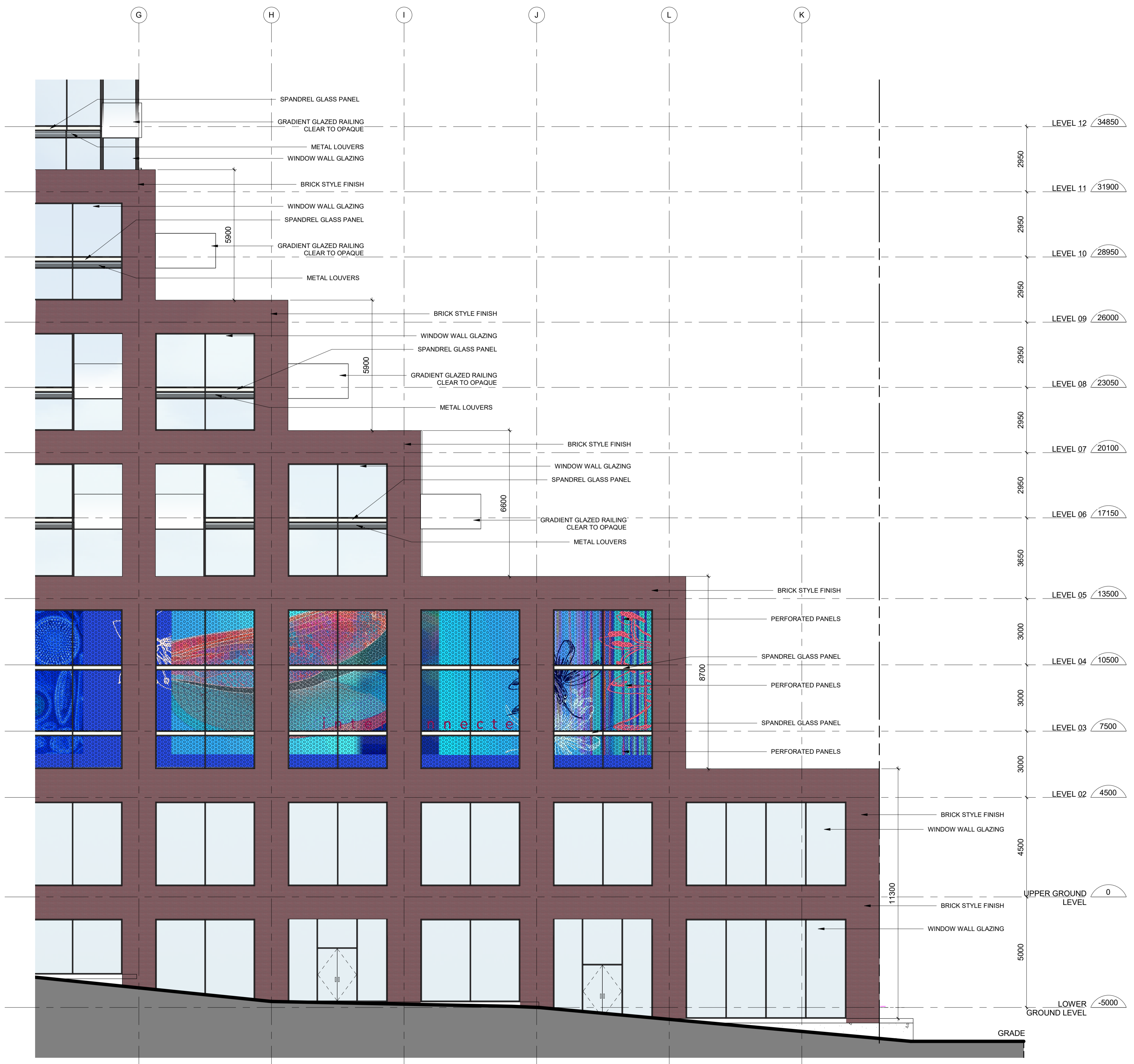
Project number	21323
Date	2022-06-03
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Checked by	Checker

A6.02

Scale

① Enlarged West Elevation A
 1:100

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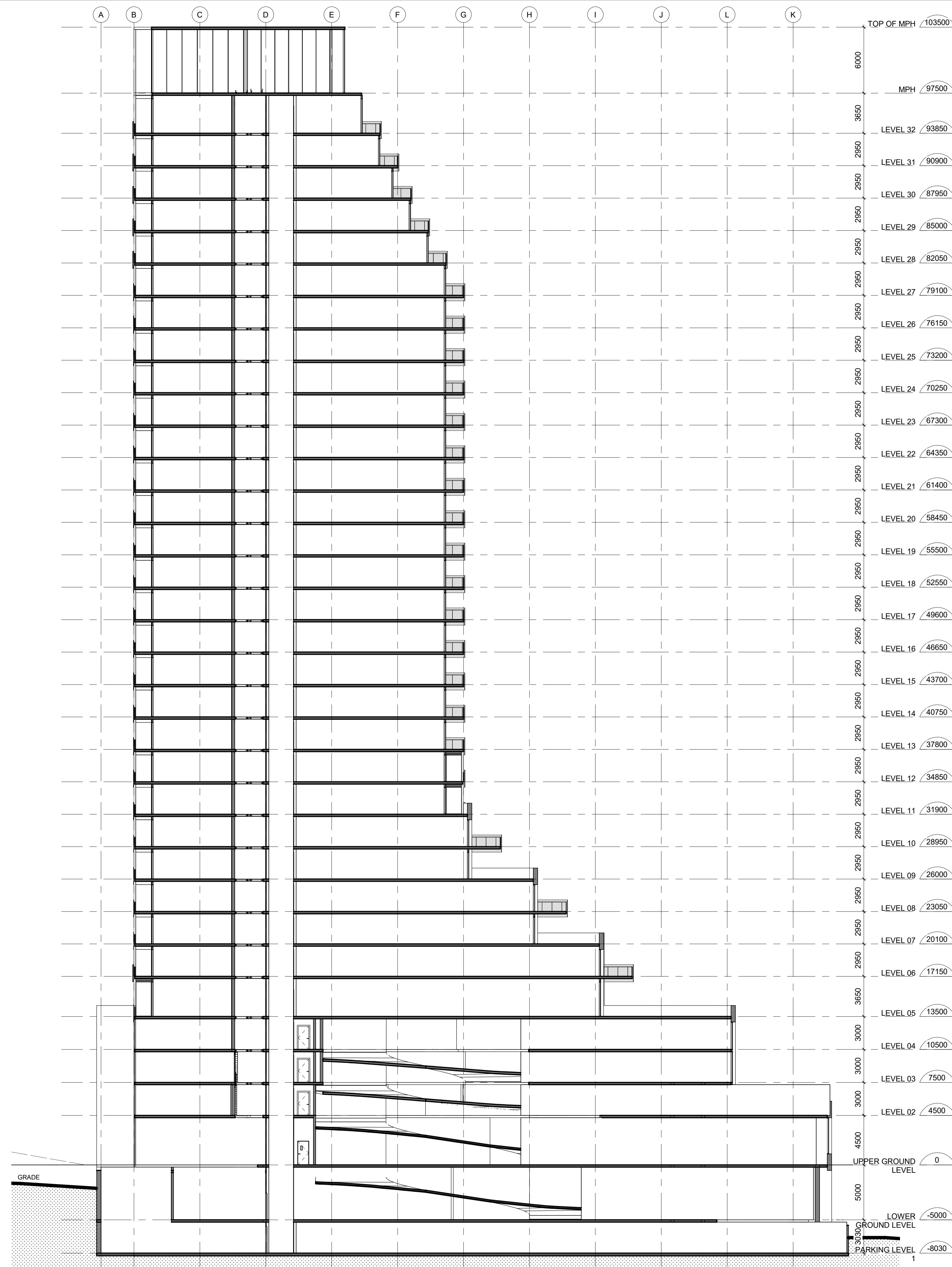
Collier & Owen Street
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Drawing
**ENLARGED WEST
 ELEVATION 2**

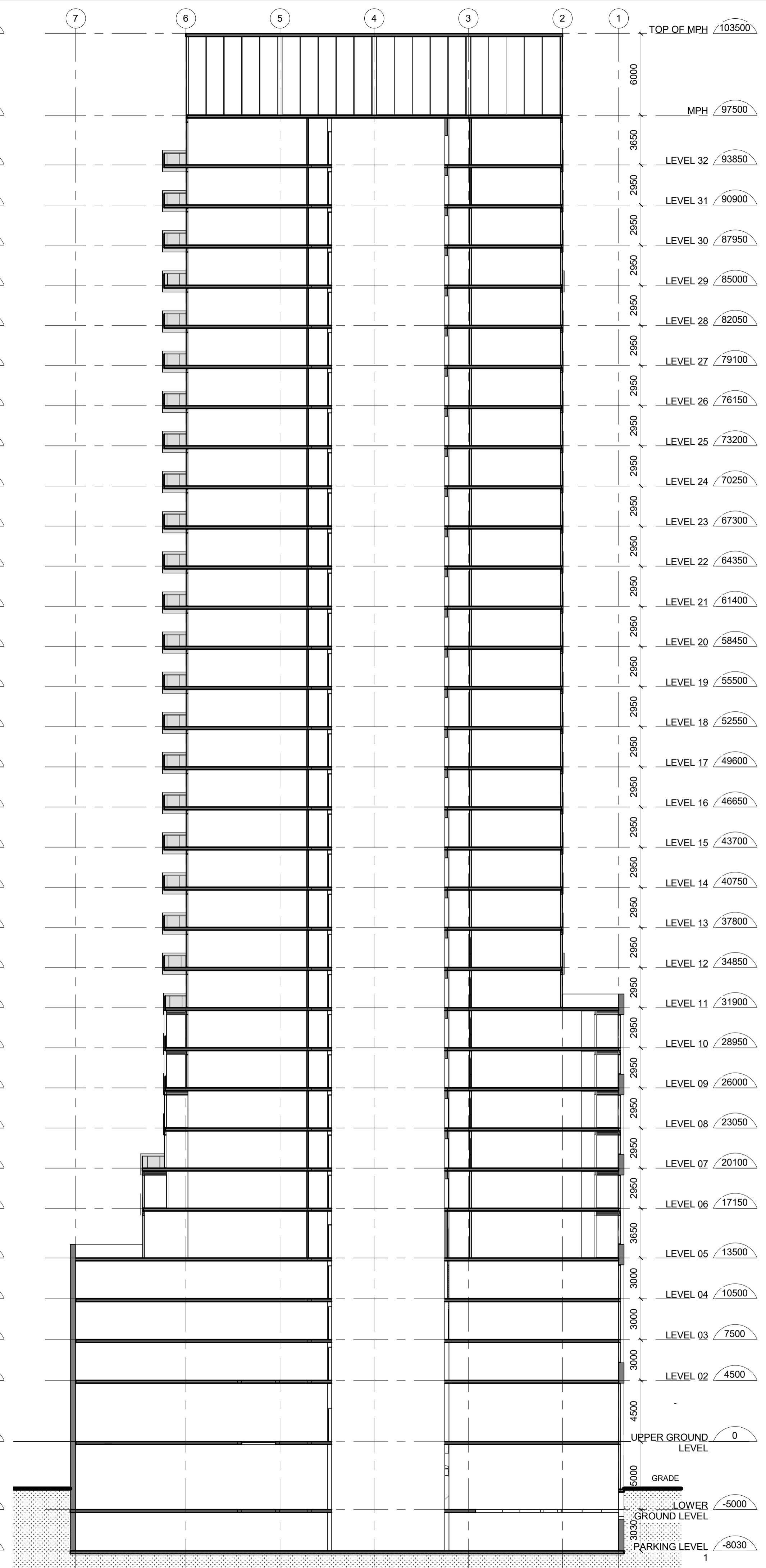
Project number	21323
Date	2022-06-03
Drawn by	Author
Checked by	Checker

A6.03

Scale



2 NORTH SOUTH SECTION
1 : 200



1 EAST WEST SECTION
1 : 200

- 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.

No.	Issue	Date

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Drawing
SECTIONS

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

A7.01

Scale