



DRAFT
NOT FOR CONSTRUCTION

193 & 197 Blake Street

193 & 197 Blake Street - Barrie, ON

Project No. 21-244

Issued For

Application Set
11.07.2022



ARCHITECT

ERA Architects Inc.
625 Church St, Suite 600, Toronto, ON M4Y 2G1

PLANNER

Innovative Planning Solutions
647 Welham Road, Unit 9, Barrie, ON L4N 9A1

DRAWING LIST

A001	Site Survey
A002	Site Plan
A003	Landscape Plan
A100	Ground Floor Plan
A101	Second Floor Plan
A102	Third Floor Plan
A103	Loft Plan
A104	Roof Floor Plan
A300	North and South Elevations
A301	East and West Elevations

NO.	DATE	ISSUED FOR
1	2022-05-16	ISSUE FOR APPLICATION

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LEGEND

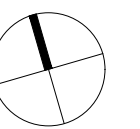
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E.R.A. Architects Inc.



Project

193 & 197 BLAKE STREET

Address 193 & 197 BLAKE ST - BARRIE, ON

Client JAMES MASSIE

Project no. 21-244

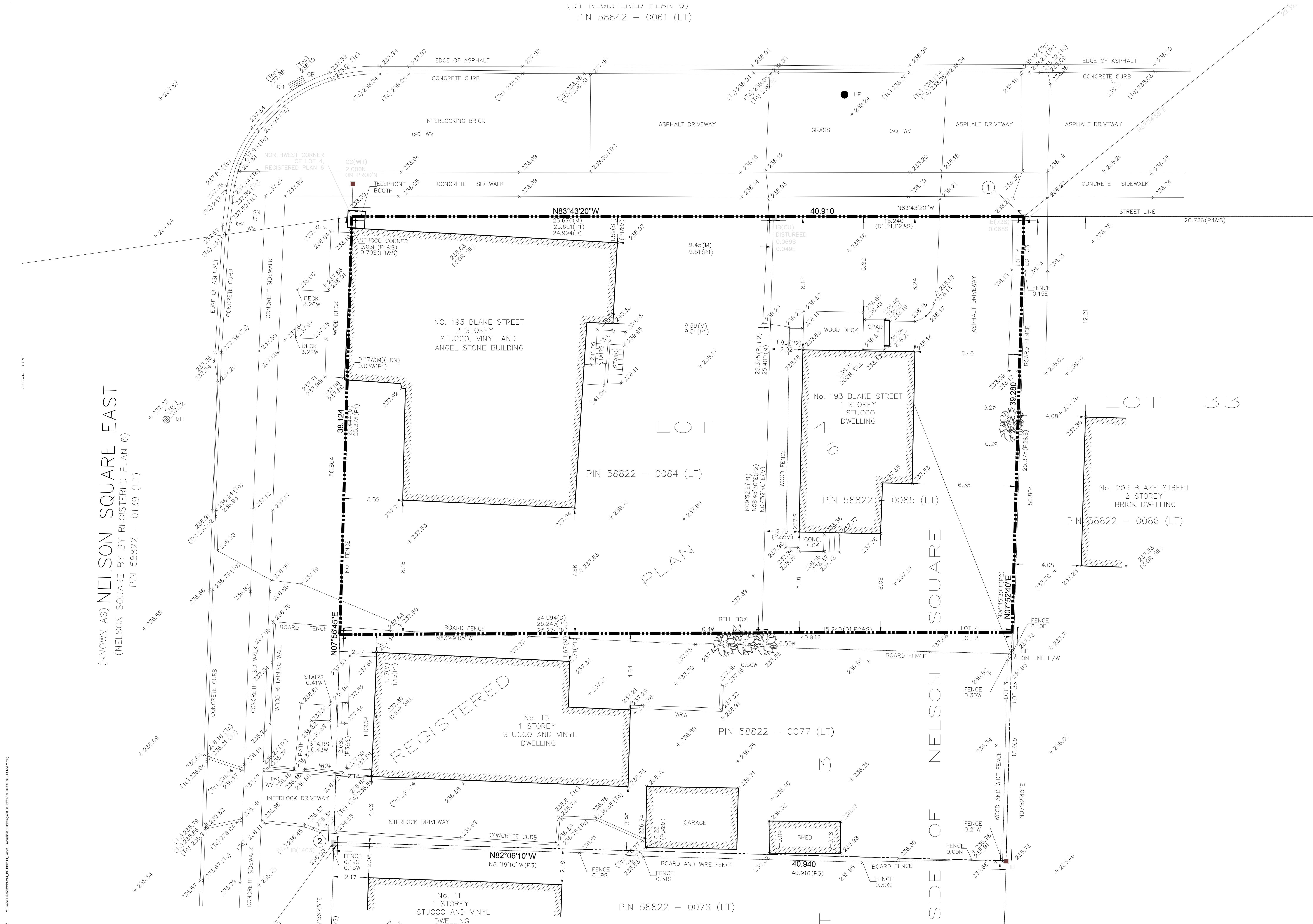
Scale at Arch D 1 : 100

Drawn by ERA

Reviewed by	ERA
Decision title	

SITE SURVEY

A001



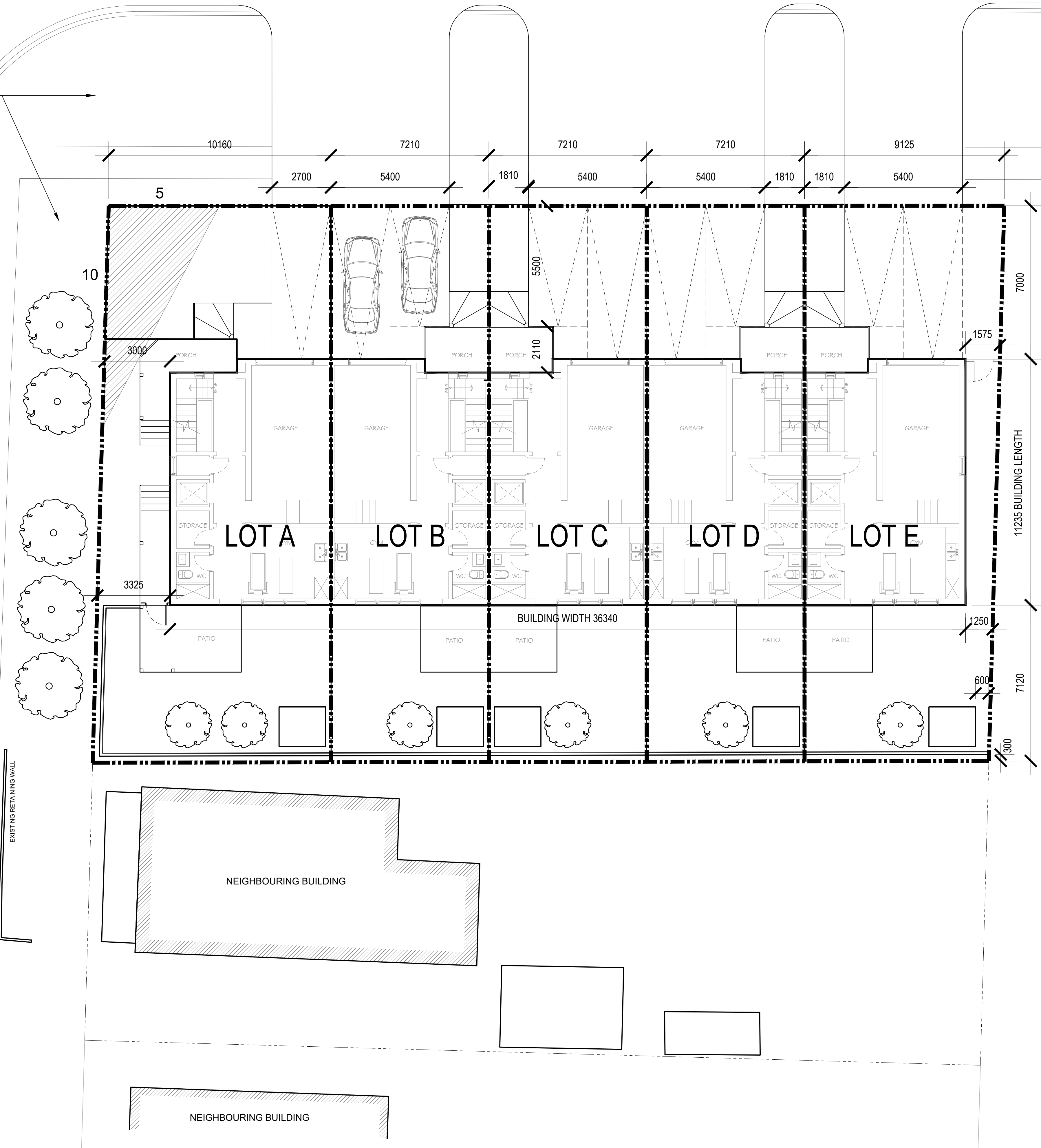
Plot DATE: 17/1/2022
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1

NELSON SQUARE E

REPLACE CONCRETE
PAVEMENT TO
SOFT LANDSCAPE

EXISTING RETAINING WALL



CONTEXT PLAN (NTS)

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

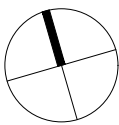
SITE STATISTICS AND PROJECT ZONING TABLE	
CLASS OF USE	RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY (RM2-TH)
BUILDING HEIGHT	13.91 m

	FRONT YARD	REAR YARD	EXTERIOR SIDE YARD	INTERIOR SIDE YARD
SETBACK	7.0 m	7.1 m	3.0 m	1.25 m

	LOT AREA	LOT FRONTAGE	PARKING SPOTS	OPEN LANDSCAPE
LOT A	242.4 m ²	10.16 m	2	141.5 m ²
LOT B	183.1 m ²	7.21 m	3	58.6 m ²
LOT C	183.1 m ²	7.21 m	3	58.6 m ²
LOT D	183.1 m ²	7.21 m	3	58.6 m ²
LOT E	222.5 m ²	9.13 m	3	95.4 m ²
TOTAL	1014.2 m ²	40.92 m	14	412.7 m ²

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Project

193 & 197 BLAKE STREET

Address 193 & 197 BLAKE ST - BARRIE, ON

Client JAMES MASSIE

Project no. 21-244

Scale at Arch D 1 : 100

Drawn by ERA

Reviewed by ERA

Drawing title

SITE PLAN

Sheet no.

A002

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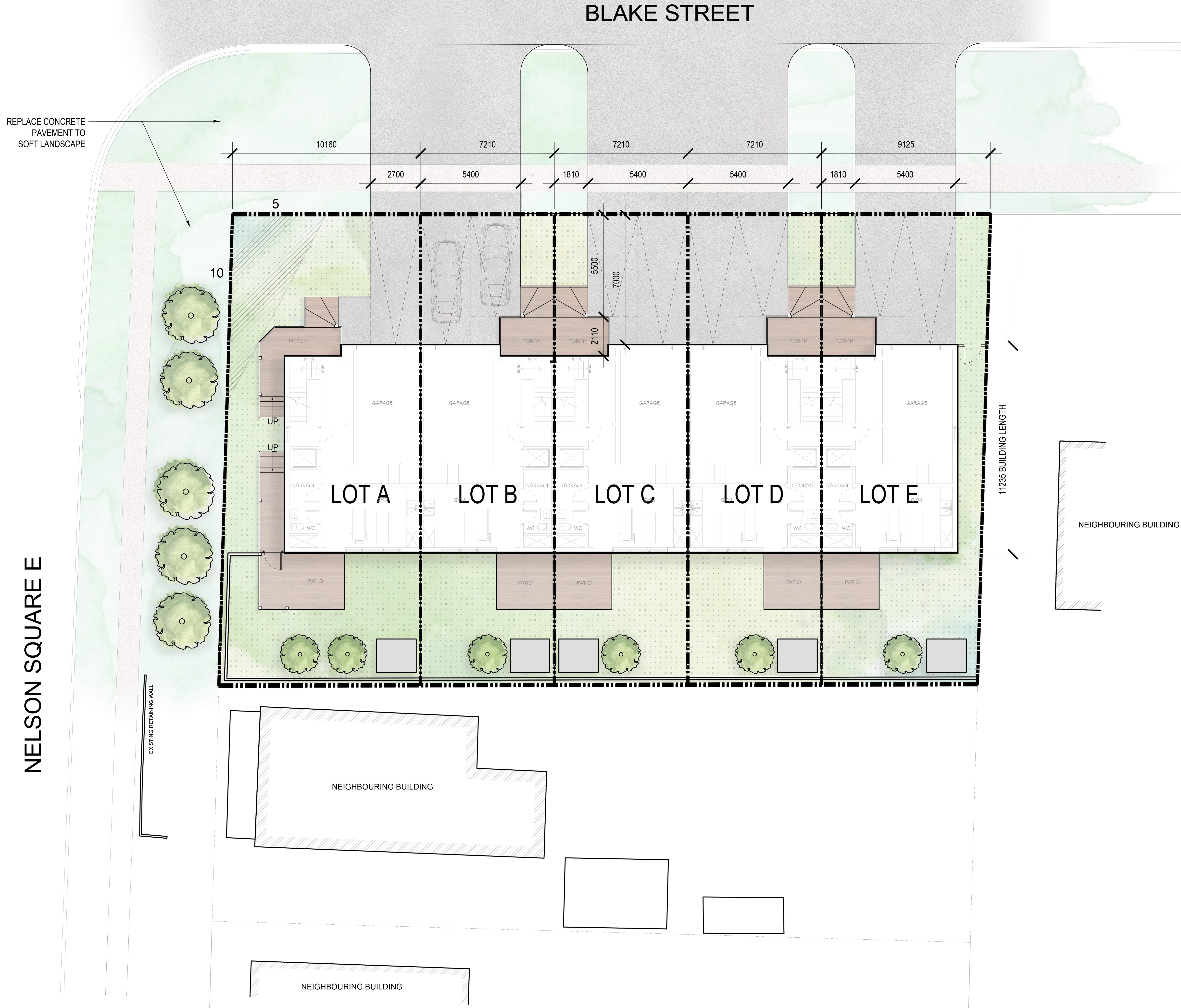
NO. DATE ISSUED FOR

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Project File: 2021-01-14_193 Blake St - Landscape Concept - LANDSCAPING.dwg
Plot Date: 07/2022



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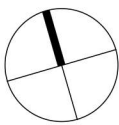
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Project

193 & 197 BLAKE STREET

Address 193 & 197 BLAKE ST - BARRIE, ON

Client JAMES MASSIE

Project no. 21-244

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Drawn by ERA

Reviewed by ERA

Drawing title

LANDSCAPE CONCEPT

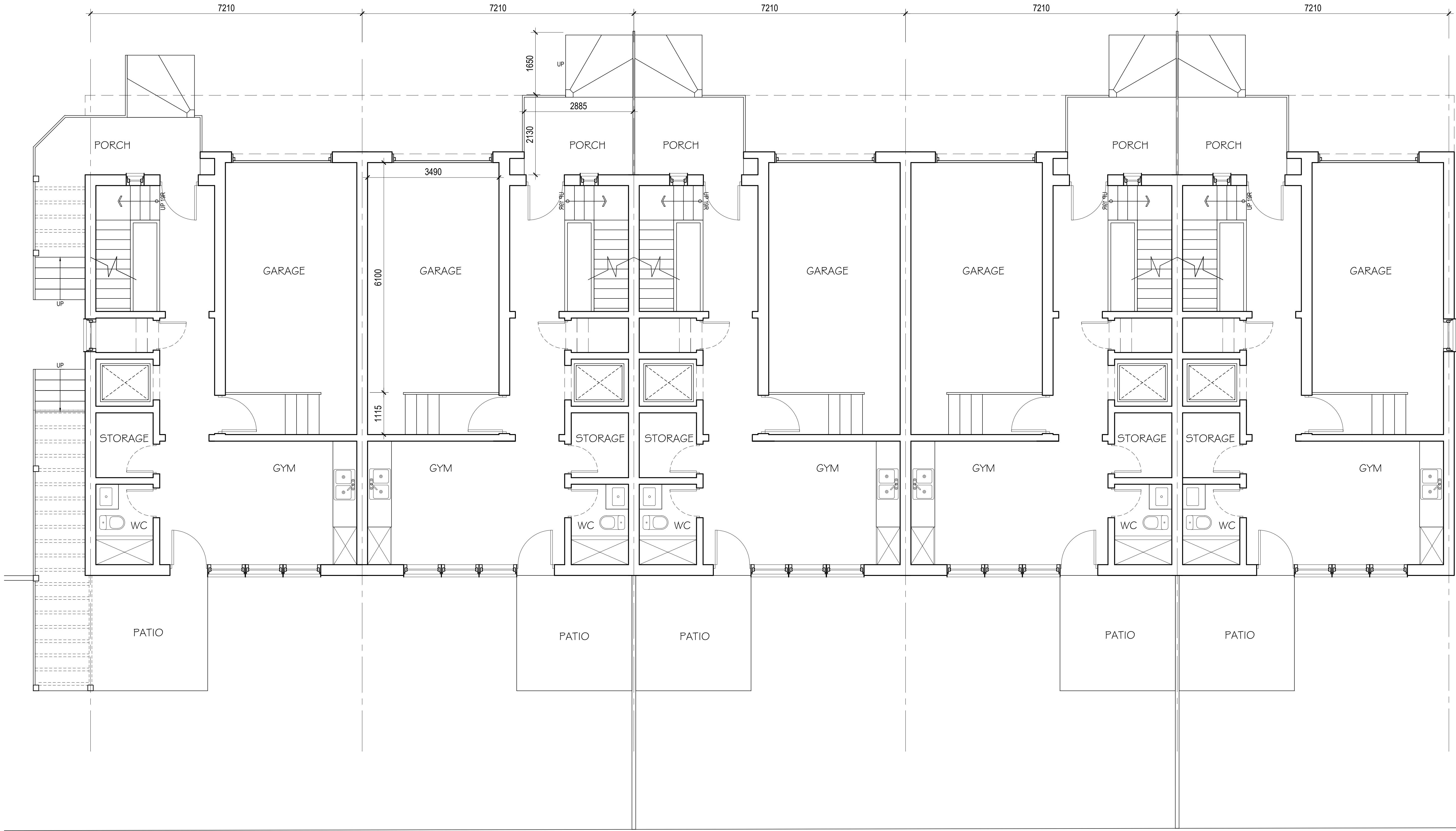
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A003

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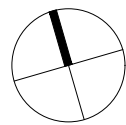
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Project

193 & 197 BLAKE STREET

Address 193 & 197 BLAKE ST - BARRIE, ON

Client JAMES MASSIE

Project no. 21-244

Scale at Arch D 1 : 50

Drawn by ERA

Reviewed by ERA

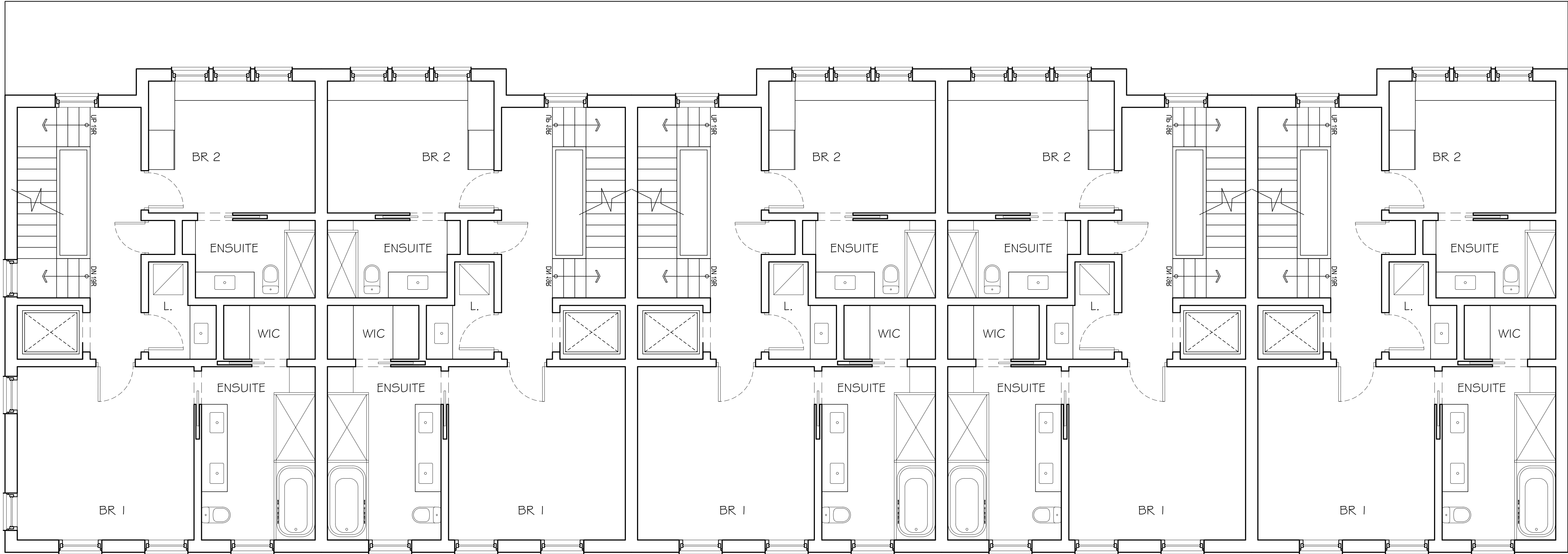
Drawing title

GROUND FLOOR PLAN

Sheet no.

A100

PLOT DATE: 17/1/2022
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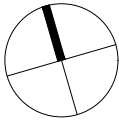
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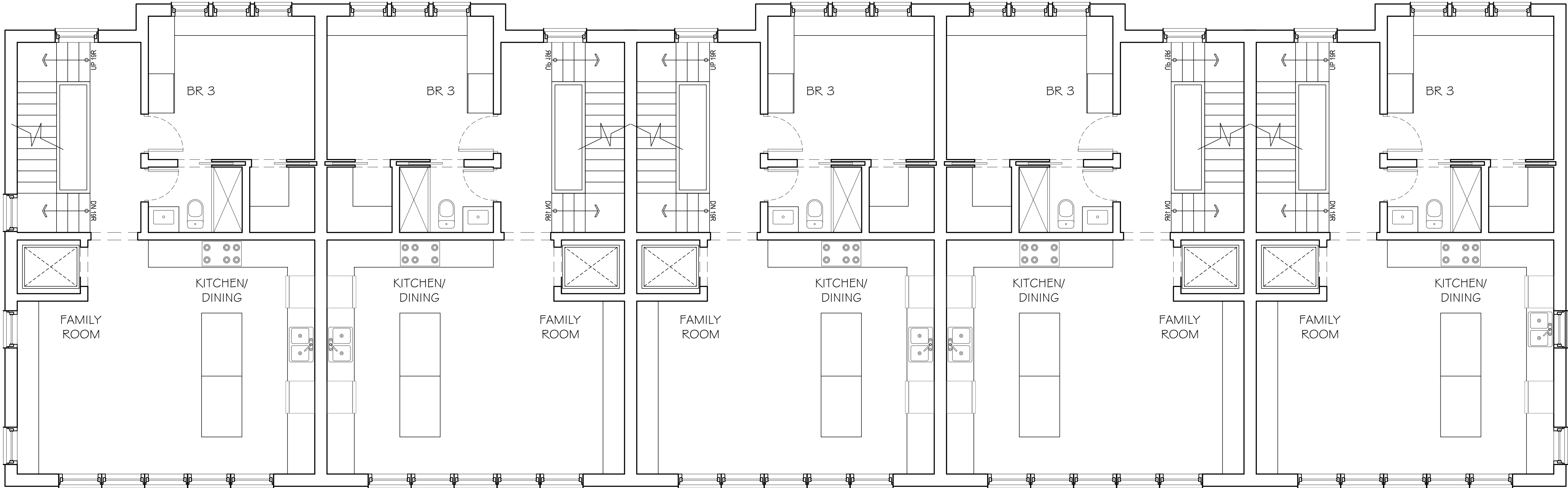


Project	193 & 197 BLAKE STREET
Address	193 & 197 BLAKE ST - BARRIE, ON
Client	JAMES MASSIE
Project no.	21-244
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Drawing title	

SECOND FLOOR PLAN

Sheet no.

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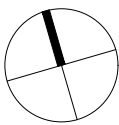
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LEGEND

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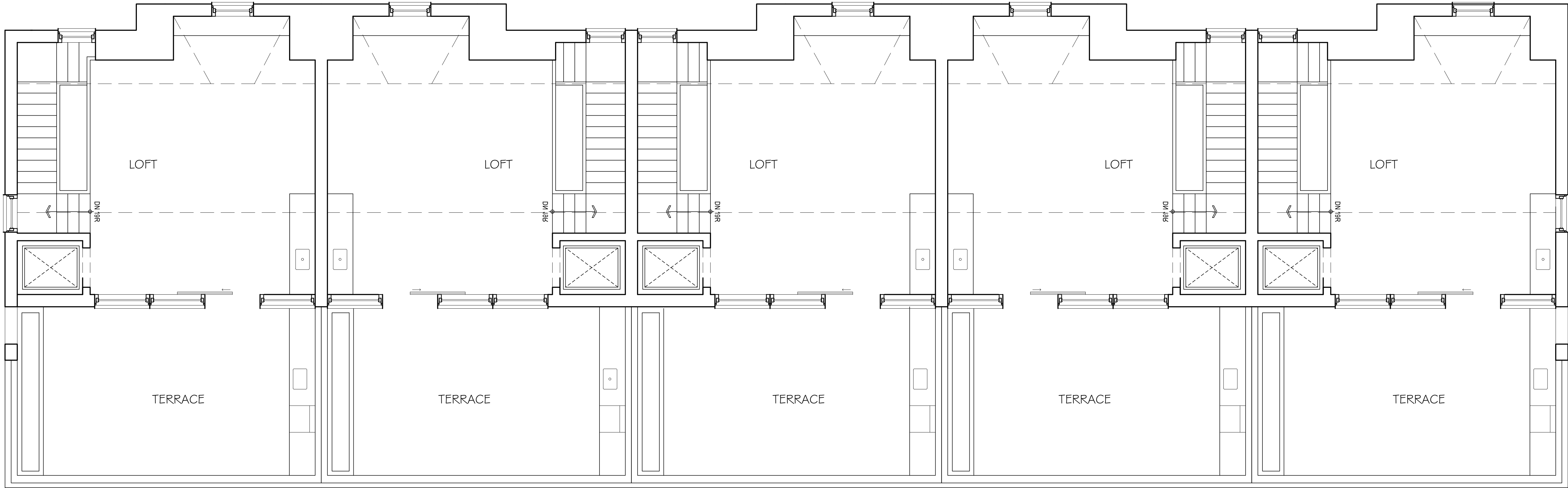
Project	193 & 197 BLAKE STREET
Address	193 & 197 BLAKE ST - BARRIE, ON
Client	JAMES MASSIE
Project no.	21-244
Scale at Arch D	1 : 50
Drawn by	ERA
Reviewed by	ERA
Drawing title	

THIRD FLOOR PLAN

Sheet no.

A102

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PLOT DATE: 17/1/2022



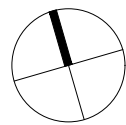
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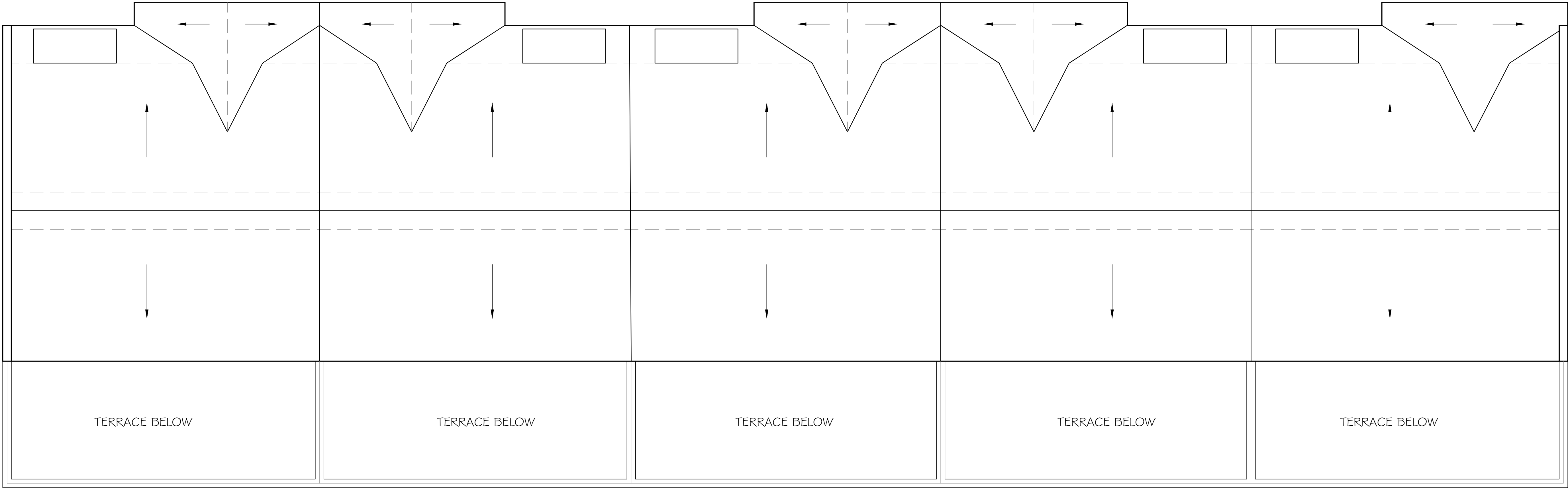


Project	193 & 197 BLAKE STREET
Address	193 & 197 BLAKE ST - BARRIE, ON
Client	JAMES MASSIE
Project no.	21-244
Scale at Arch D	1 : 50
Drawn by	ERA
Reviewed by	ERA
Drawing title	ATTIC FLOOR PLAN

Sheet no.

A103

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PLOT DATE: 1/11/2022



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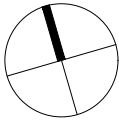
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Client	JAMES MASSIE
Project no.	21-244
Scale at Arch D	1 : 50
Drawn by	ERA
Reviewed by	ERA
Drawing title	ROOF PLAN

Sheet no.

A104

Plot DATE: 17/1/2022
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PROPERTY LINE



PROPERTY LINE



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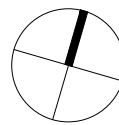
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LEGEND

- BRICK EXTERIOR WALL
- PANELING EXTERIOR WALL
- ROOFING

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Project

193 & 197 BLAKE STREET

Address 193 & 197 BLAKE ST - BARRIE, ON

Client JAMES MASSIE

Project no. 21-244

Scale at Arch D 1 : 75

Drawn by ERA

Reviewed by ERA

Drawing title

NORTH & SOUTH ELEVATION

Sheet no.

A300

PL01 DATE: 17/1/2022
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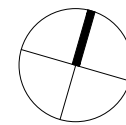
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-  BRICK EXTERIOR WALL
-  PANELING EXTERIOR WALL
-  ROOFING

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Project	193 & 197 BLAKE STREET
Address	193 & 197 BLAKE ST - BARRIE, ON
Client	JAMES MASSIE
Project no.	21-244
Scale at Arch D	1 : 75
Drawn by	ERA
Reviewed by	ERA
Drawing title	WEST & EAST ELEVATION

Sheet no.

A301