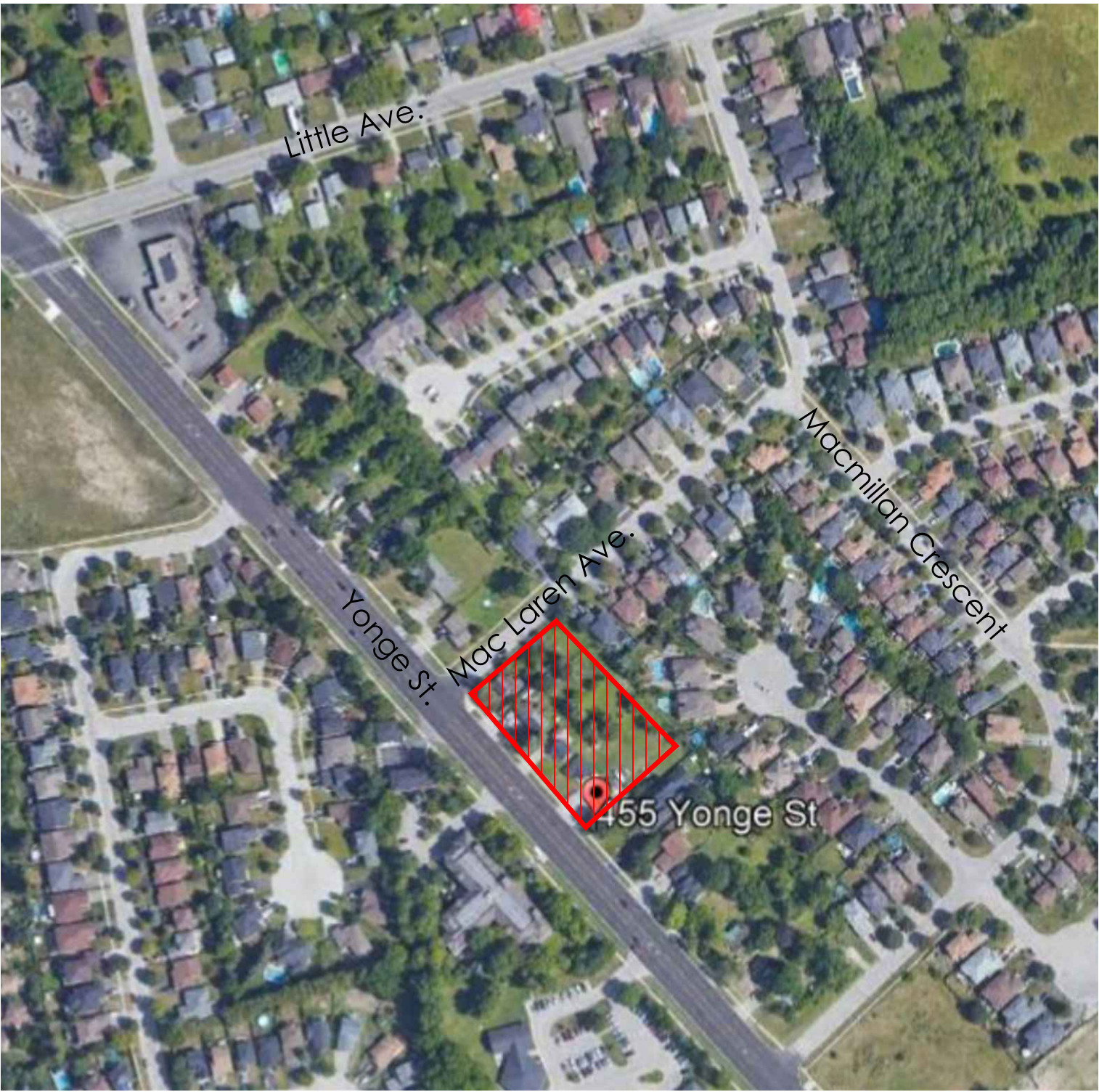


context plan



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notes:

statistics

Architectureunfolded		368 dufferin street, toronto, on. m6k 1z8, tel. (416) 601-6416					
STATISTICS - 455 YONGEST, BARRIE, ONTARIO		21-48					
22, 2024							
ZONING							
SITE AREA	TOTAL	m2	ft2	acres	density (F/S)		
		5,577.4	60,035	1.38	2.0		
PROPOSED PARKING	GND	m2	ft2				
	P1	4,857.0	52,280				
TOTAL		4,857.0	52,280.3				
PROPOSED TOTAL FLOOR AREA (TFA) & PROPOSED GFA	GR (RETAIL)	m2	ft2				
	GR	572.2	6,159				
2ND	PER FLOOR	1,145.7	12,333				
	3RD - 5TH	2,053.8	22,107				
6TH	PER FLOOR	6,161.3	66,320				
	7TH	2,001.6	21,545				
TOTAL		13,636.1	146,777.5				
PROPOSED SALEABLE AREA	GR (RETAIL)	m2	ft2				
	GR	572.2	6,159				
2ND	PER FLOOR	1,817.9	19,568				
	3RD - 5TH	5,453.8	58,704				
6TH	PER FLOOR	1,768.0	19,031				
	7TH	1,481.7	15,949				
TOTAL		11,083.6	119,410.7				
UNIT BREAKDOWN	BA	1B	1B+D	2B	2B+D	3B	TOTAL
	0	0	0	0	0	0	0
2ND FLOOR	1	6	10	13	1	0	31
	3	18	30	39	3	0	93
6TH FLOOR	0	6	10	13	1	0	30
	0	3	10	5	4	0	22
TOTAL		4	33	60	70	9	176
PERCENTAGE		2%	19%	34%	40%	5%	100%
PARKING REQUIREMENT	RESIDENTIAL (including Visitors)	1/unit		176			
	RETAIL	1/30m2		19			
TOTAL ACCESSIBLE PARKING		1+3% OF REQUIRED		195			
PROPOSED PARKING	GND			63			
	P1			134			
TOTAL				197			
INCLUDED ACCESSIBLE PARKING	INCLUDED 10% EV PROMOTIONS			8			
	INCLUDED RETAIL PARKING			19			
INCLUDED RES. VISITOR PARKING	INCLUDED RES. VISITOR PARKING			9			
	REQUIRED OUTDOOR AMENITY	12m2/unit	2112	m2			
PROVIDED:	GROUND AMENITY			0	m2		
	2nd to 5th FLOOR BALCONIES			540	m2		
6th FLOOR PRIVATE TERRACES	6th FLOOR PRIVATE TERRACES			187	m2		
	7th FLOOR PRIVATE TERRACES			419	m2		
ROOF AMENITY	ROOF AMENITY			1012	m2		
	TOTAL OUTDOOR AMENITY			2158	m2		
GROUND AMENITY (GMA PARTY ROOM + PLAYROOM)	GROUND AMENITY (GMA PARTY ROOM + PLAYROOM)			367.5	m2		
	TOTAL INDOOR AMENITY			367.5	m2		
PARKING LOT COVERAGE	REQUIRED PARKING LOT COVERAGE	39%					
	PROVIDED PARKING LOT COVERAGE	37.26%					

2.issued for SPA
1. public meeting presentation
revisions: 24.05.22
23.03.08
m.d.yr

architectural team :

mark zwicker
rushad dastoor
nour abdo



project:
455 Yonge St
Barrie, ON L4N 4E1

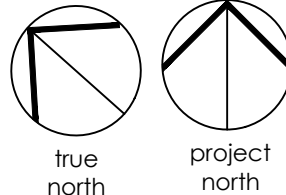
site plan

may 22, 2024

1:300

21-48

na



date:

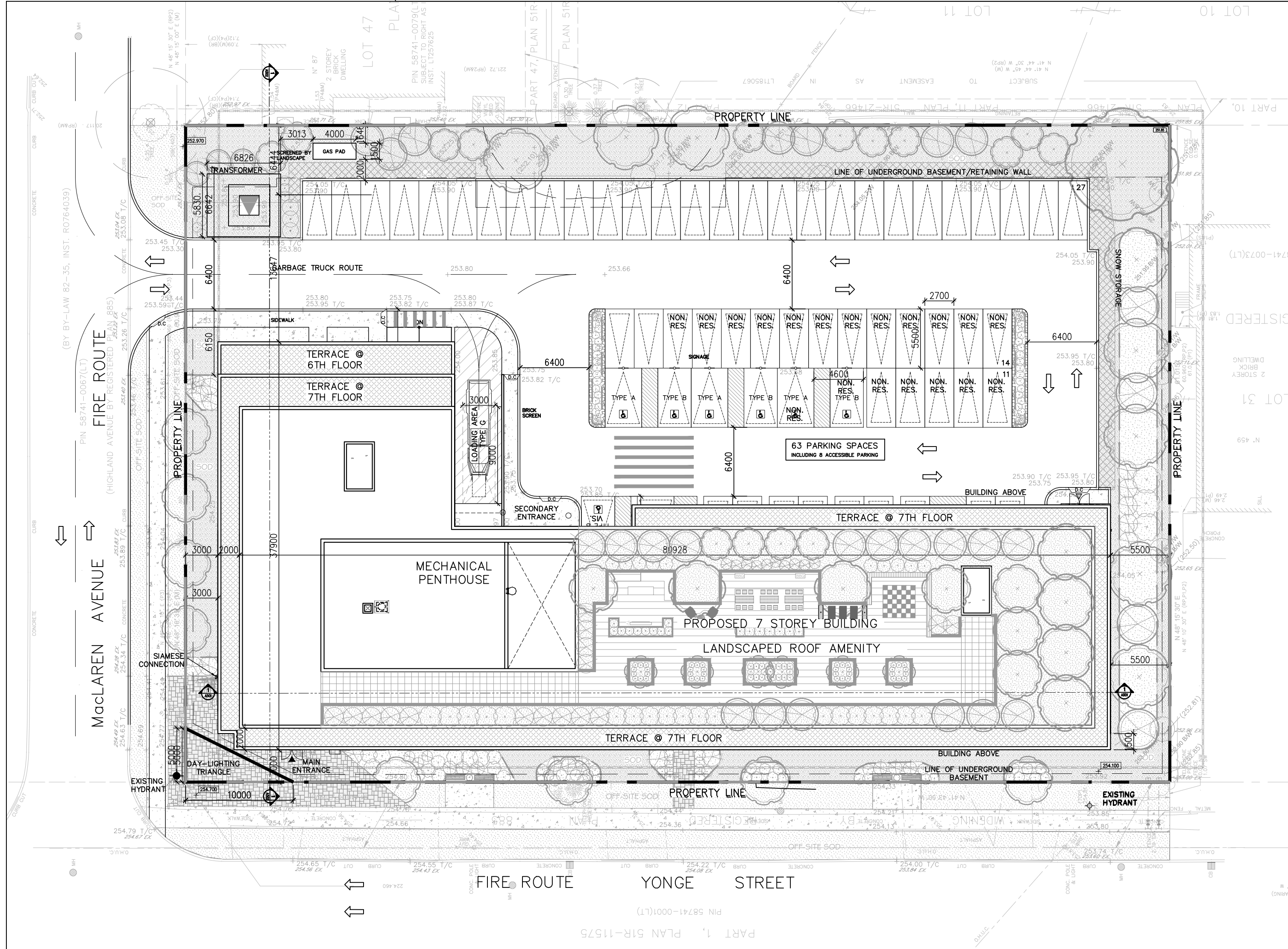
scale:

project:

drawn by:

drawing number:

A101



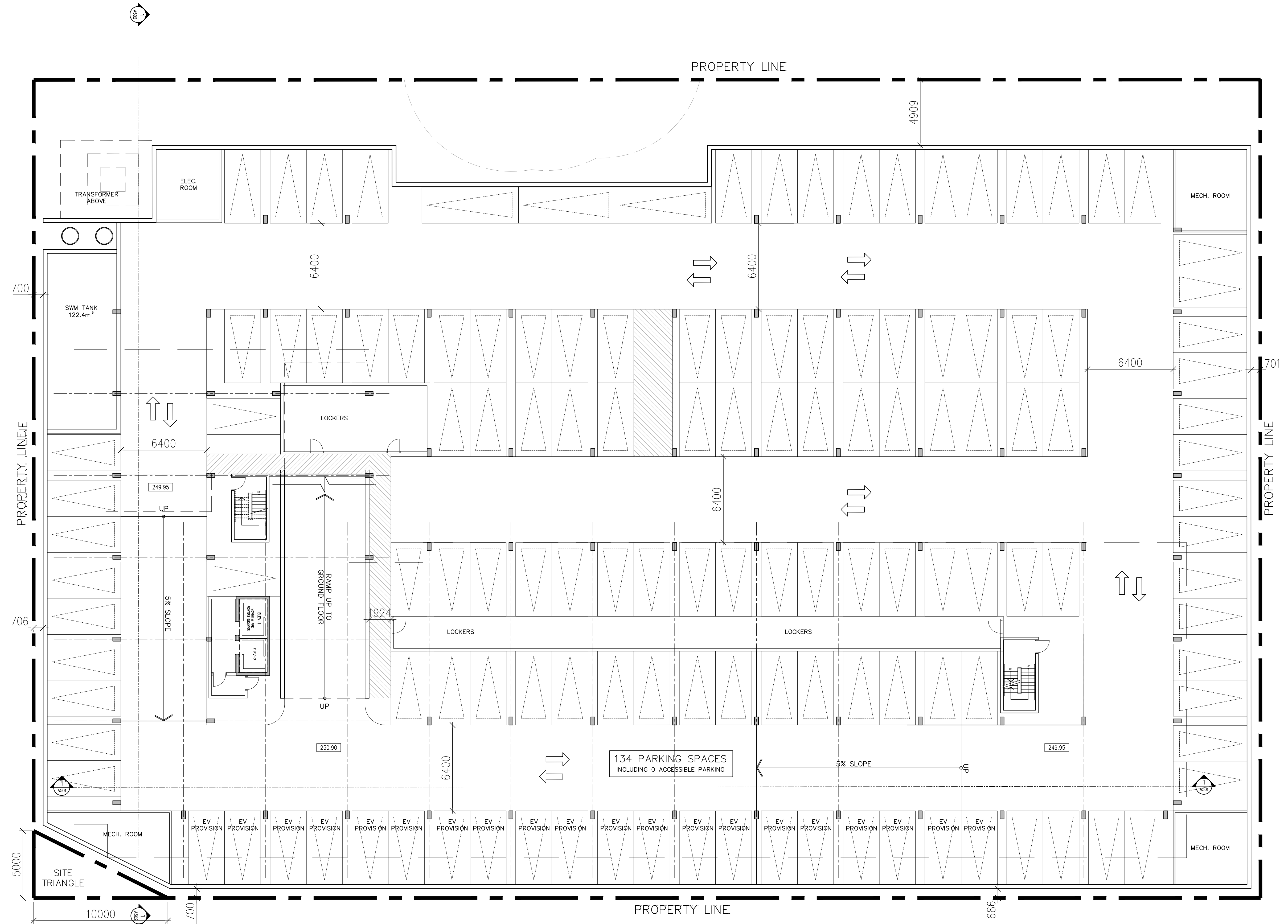
Firm Name: architecture unfolded		Certificate of Practice Number: 4647		368 Dufferin St. Suite Toronto, ON M6K 1Z8	
The Certificate of Practice Number of the holder is the holder's BCIN.		Name of Project: -		Location: 455 YONGE STREET, BARRIE ON	
Item		Ontario Building Code Data Matrix Part 3		OBC Reference	
1.	Project Description:	■ New		□ Part 11	
		□ Addition		11.1 to 11.4	
2.	Major Occupancy(s)	GROUP "C", RESIDENTIAL OCCUPANCY		3.1.2.1 (1)	
		Total 1,694.5 m2		1.4.1.2 [A]	
3.	Building Area (m2)	Existing		1.4.1.2 [A]	
		New 13,636.1 m2		1.4.1.2 [A]	
4.	Gross Area (m2)	Existing		1.4.1.2 [A]	
		New 13,636.1 m2		1.4.1.2 [A]	
5.	Number of Storeys	Above grade: 7		1.4.1.2 [A] & 3.2.1.1	
		Below grade: 1		1.4.1.2 [A] & 9.10.1	
6.	Number of Streets/Fire Fighter Access: 2	3.2.2.10 & 3.2.5		9.10.20	
		3.2.2.42		9.10.4	
7.	Building Classification: GROUP C (any height, any area)	3.2.2.83		9.10.8	
		3.2.2.15		9.10.8	
8.	Sprinkler System Proposed	■ entire building		3.2.2.17	
		□ basement & ground floor only		3.2.2.17	
9.	Standpipe required	■ Yes □ No		3.2.9	
		3.2.4		9.10.18.2	
10.	Fire Alarm required	■ Yes □ No		3.2.5.7	
		3.2.6		N/A	
11.	Water Service/Supply is Adequate	■ Yes □ No		3.2.6	
		3.2.2.20 - 3.2.2.83		N/A	
12.	High Building	3.2.2.15		9.10.6	
		3.2.2.1 (3) - 3.2.1.1 (8)		9.10.4.1	
13.	Measure for fire Safety in building:	3.1.17		9.9.1.3	
		3.8		9.5.2	
14.	Permitted Construction	3.3.1.2 & 3.3.1.19		9.10.1.3 (4)	
		3.2.2.20 - 83 & 3.2.1.4		9.10.8	
15.	Occupant load based on	3.1.17		9.9.1.3	
		3.2.2.1 (3) - 3.2.1.1 (8)		9.10.4.1	
16.	Barrier-free Design	3.8		9.5.2	
		3.3.1.2 & 3.3.1.19		9.10.1.3 (4)	
17.	Hazardous Substances	3.2.2.20 - 83 & 3.2.1.4		9.10.8	
		3.1.17		9.9.1.3	
18.	Required Fire Resistance Rating (FRR)	200mm min. POURED CONCRETE SLAB		200mm min. POURED CONCRETE SLAB	
		N/A		N/A	
19.	FRR of Supporting Members	Listed Design No. Or Description (SB-2)		Listed Design No. Or Description (SB-2)	
		N/A		N/A	
20.	Spatial Separation - Construction of Exterior Walls	3.2.3		9.10.14	
		3.2.3		9.10.14	
North	REFER TO PROPOSED METHOD OF BUILDING COMPLIANCE REPORT BY CONSULTANT - TBD	3.2.3		9.10.14	
		3.2.3		9.10.14	
South	REFER TO PROPOSED METHOD OF BUILDING COMPLIANCE REPORT BY CONSULTANT - TBD	3.2.3		9.10.14	
		3.2.3		9.10.14	
East	REFER TO PROPOSED METHOD OF BUILDING COMPLIANCE REPORT BY CONSULTANT - TBD	3.2.3		9.10.14	
		3.2.3		9.10.14	
West	REFER TO PROPOSED METHOD OF BUILDING COMPLIANCE REPORT BY CONSULTANT - TBD	3.2.3		9.10.14	
		3.2.3		9.10.14	

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PARKING STANDARDS

Diagram illustrating parking standards for Type A and Type B vehicles. The diagram shows two rows of parking spaces. The top row shows a Type B vehicle (width 3100) and a Type A vehicle (width 3400) with a 1500 gap between them. The bottom row shows a single Type A vehicle (width 2700). The total width of the parking area is 8000. The diagram also shows a horizontal stacked bike space with dimensions 1800 (width) and 1700 (depth).

1201



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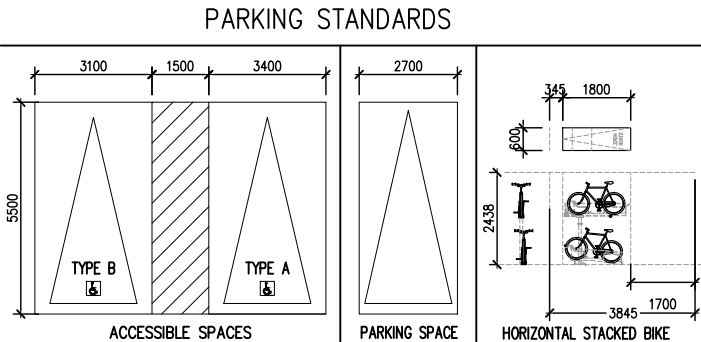
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notes:



2.issued for SPA
1.public meeting presentation
revisions:

24.05.22
23.03.08
m.d.yr

architectural team :

mark zwicker
rushad dasfor
nour abdoou

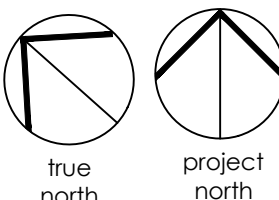


project:
455 Yonge St
Barrie, ON L4N 4E1

ground floor plan

may 22, 2024

21-48
na



date:
scale:
project:
drawn by:

drawing number:

A301

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revisions: m.d.yr

architectural team :

mark zwicker
rushad dastoor
nour abdoou



project:
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Barrie, ON L4N 4E1

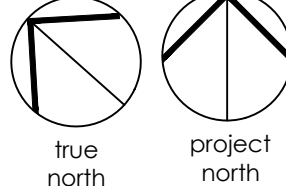
2nd - 5th floor plan

may 22, 2024

1:150

21-48

na



date:

scale:

project:

drawn by:

drawing number:

A302

notes:

2.issued for SPA 24.05.22
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revisions: m.d.yr

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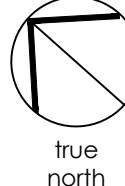
6th floor plan

may 22, 2024

1:150

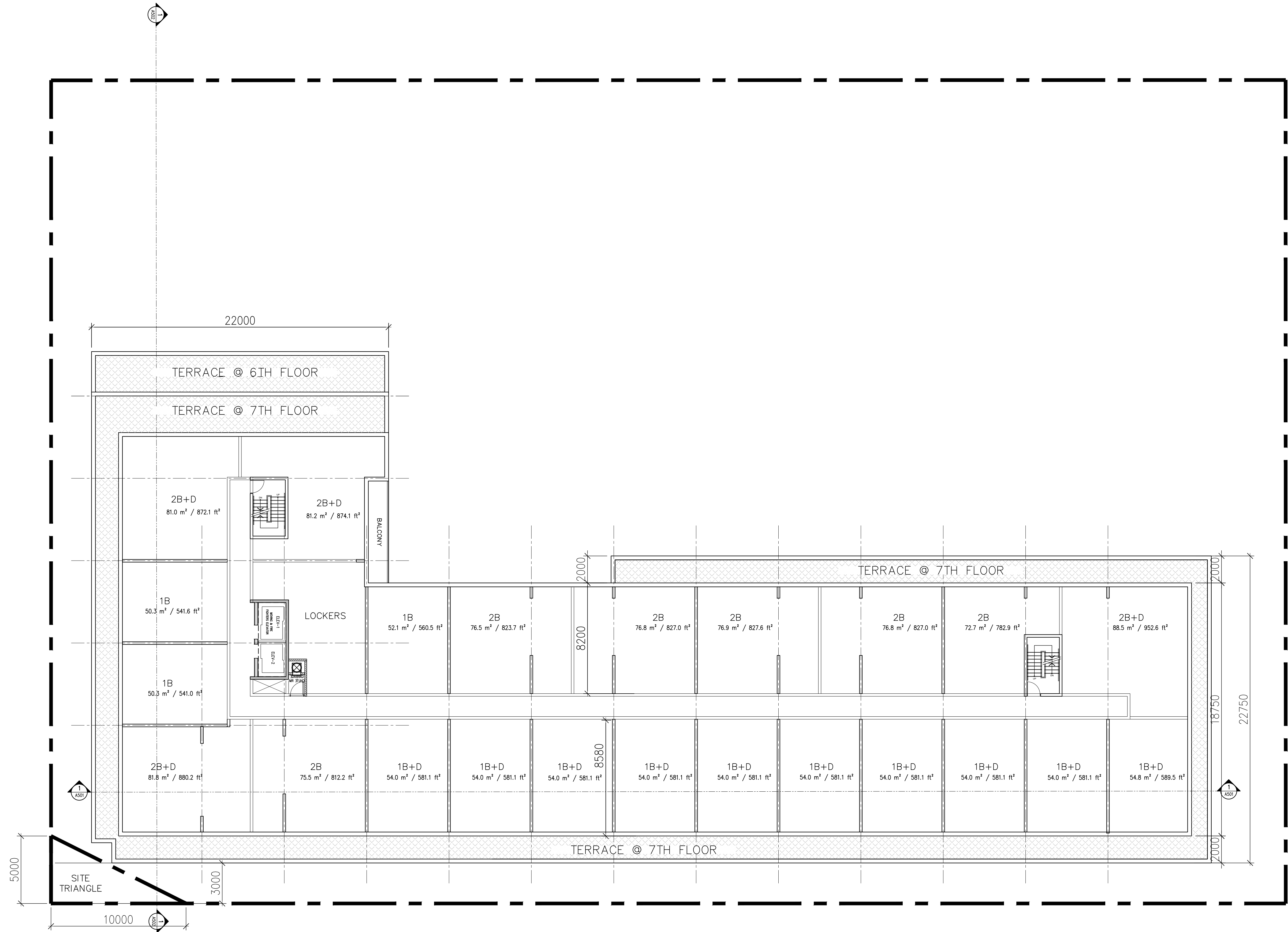
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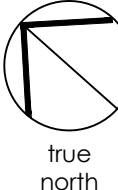
7th floor plan

may 22, 2024

1:150

21-48

na



drawing number:

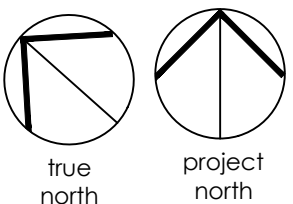
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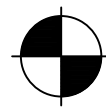
Professional seal of Mark Alexander Zwicker, Architect, License 5887, State of Maryland. The seal is circular with the text "ARCHITECTS" at the top and "MARK ALEXANDER ZWICKER" at the bottom. The license number "5887" is in the center.

5

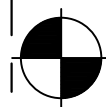
A303



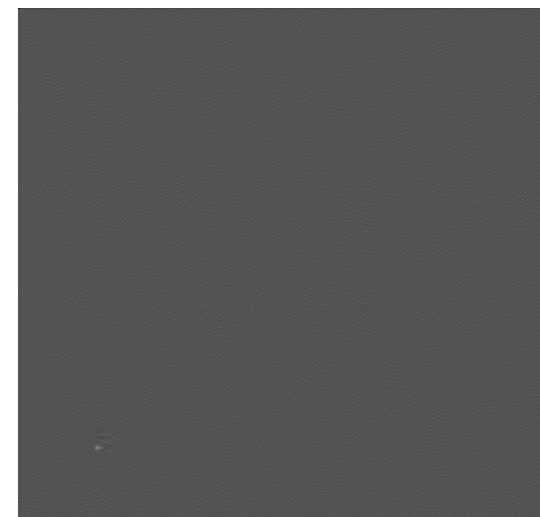


 NORTH ELEVATION
1:150



 EAST ELEVATION
1:150

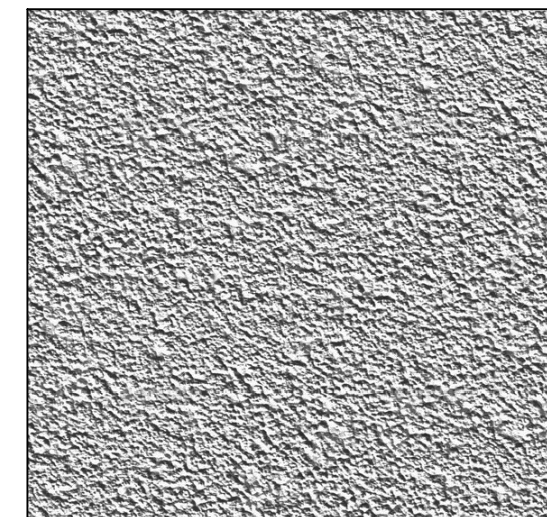
MATREIALS



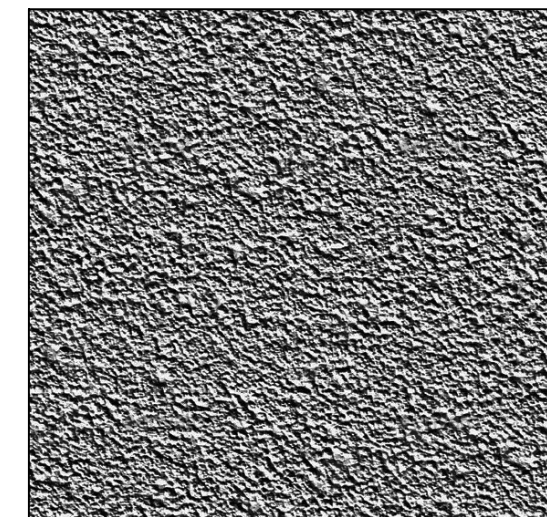
1 • METAL PANEL - DARK GREY

2 • MULLION

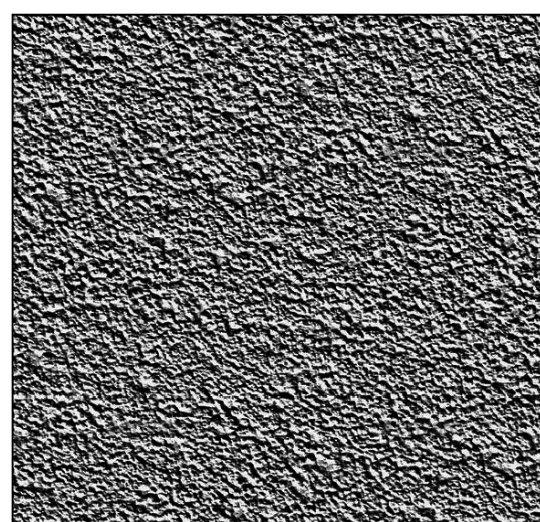
3 • ALUMINUM RAILING



4 • STUCCO/PRECAST - LIGHT GREY



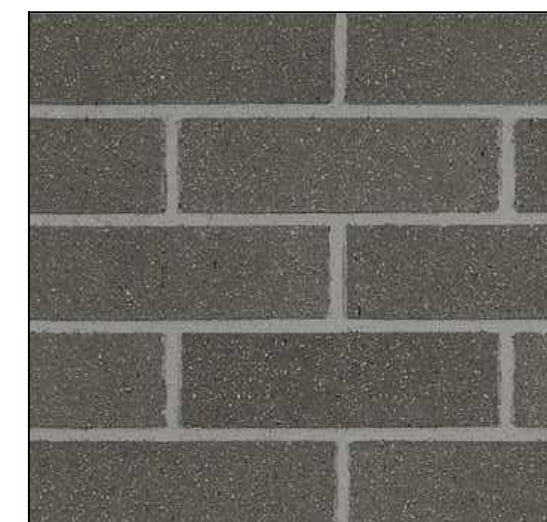
5 • STUCCO/PRECAST - GREY



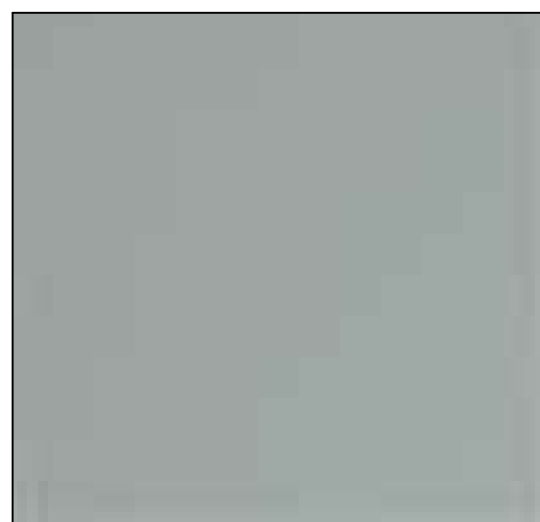
6 • STUCCO/PRECAST - DARK GREY



7 • RED BRICK PANEL



8 • DARK GREY BRICK PANEL



9 • CLEAR VISION GLASS

10 • BALCONY GLASS

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revisions:
24.05.22
23.03.08
m.d.yr

architectural team :

mark zwicker
rushad dastoor
nour abdoob



project:
455 Yonge St
Burlington, ON L4N 4E1

elevations

may 22, 2024

1:150

21-48

na

project north

true north

date:

scale:

project:

drawn by:

drawing number:

A401

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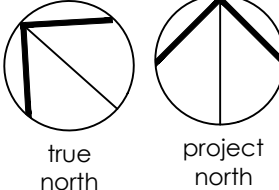
elevations

may 22, 2024

1:150

21-48

na



date:

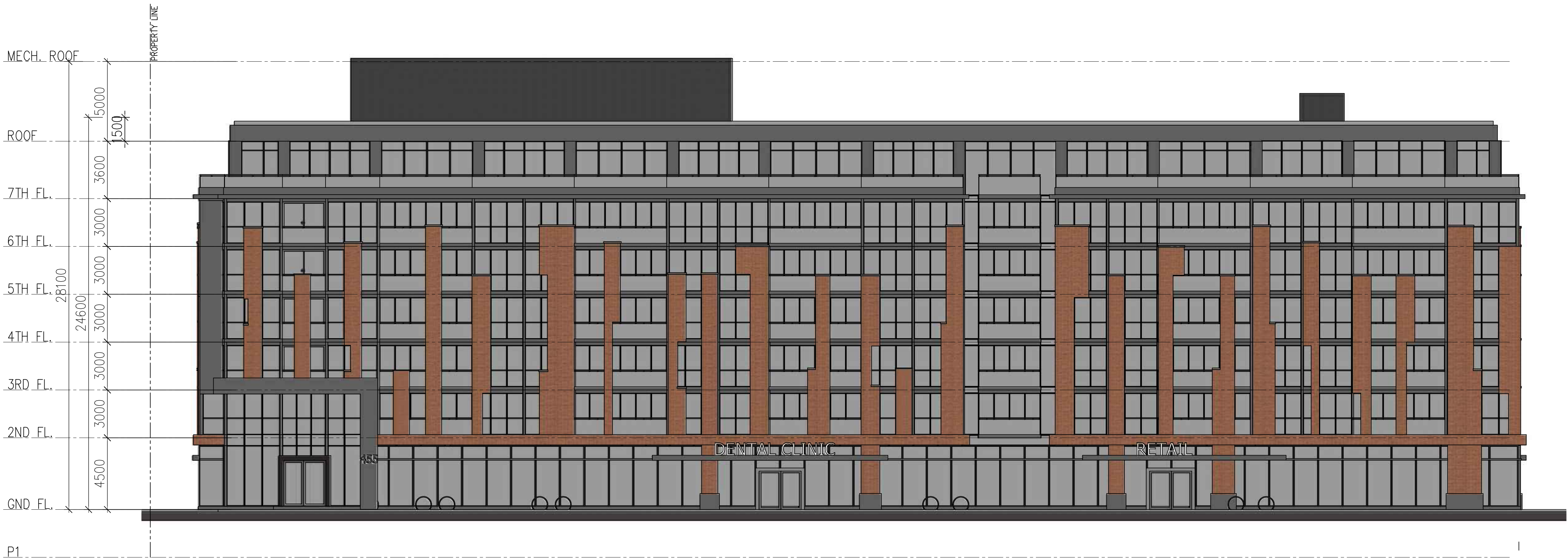
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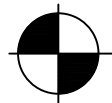
project:

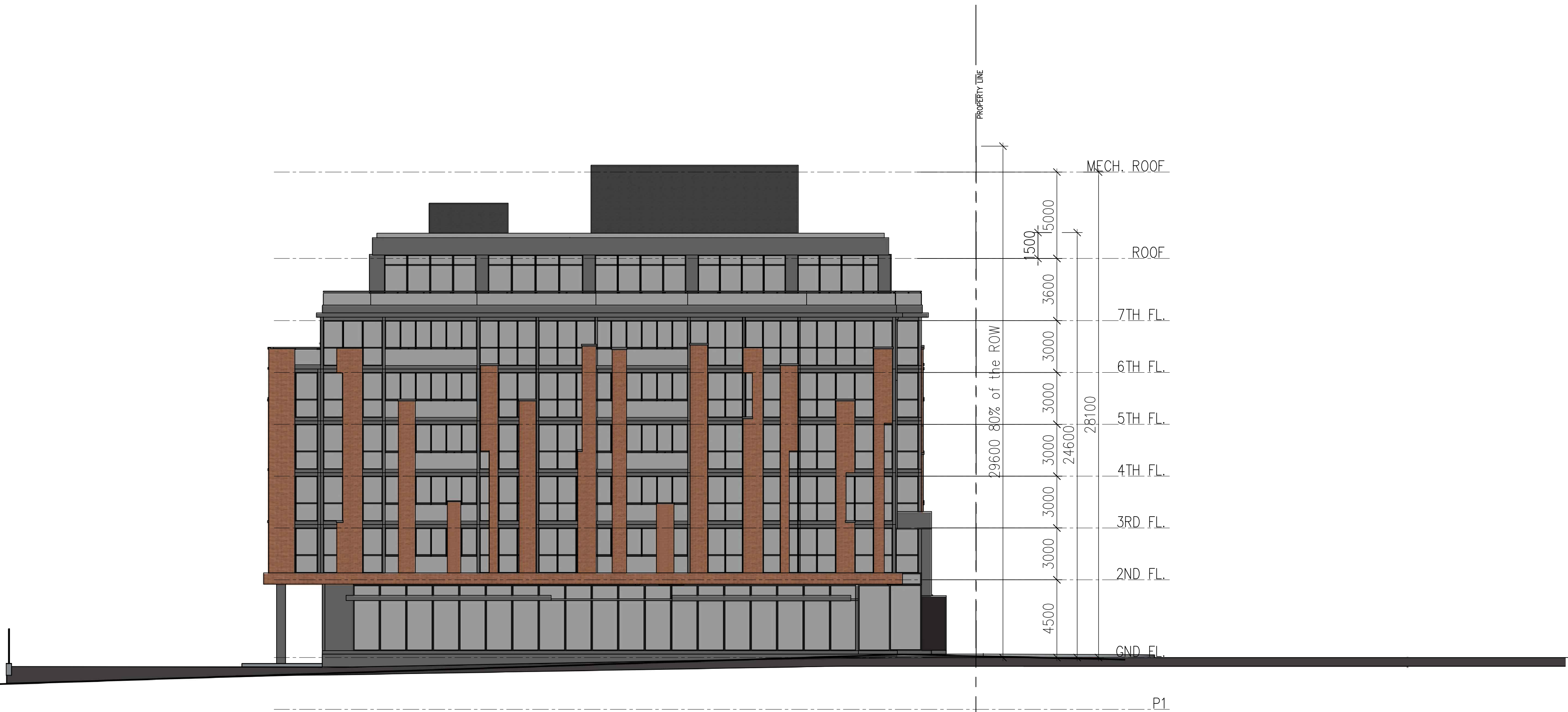
drawn by:

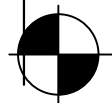
drawing number:

A402



 SOUTH ELEVATION
1:150



 WEST ELEVATION
1:150

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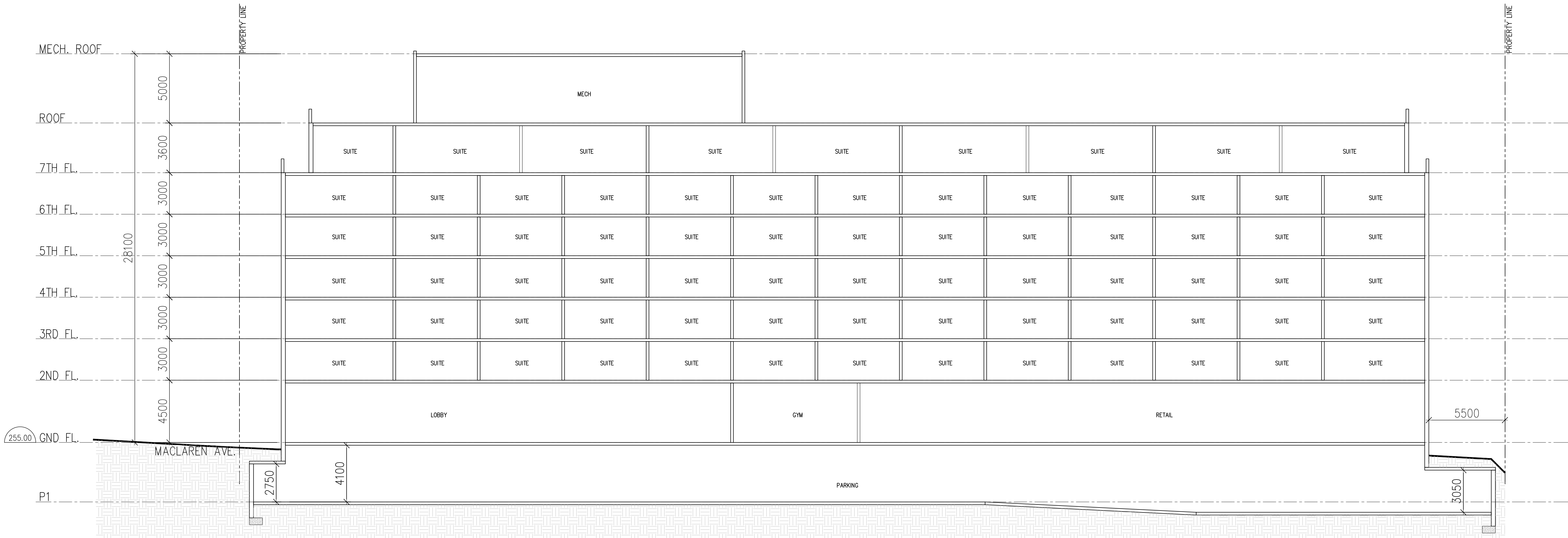
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notes:



2.issued for SPA 24.05.22
1.public meeting presentation 23.03.08
revisions: m.d.yr

architectural team :

mark zwicker
rushad dasoor
nour abdoob



project:
455 Yonge St
Barrie, ON L4N 4E1

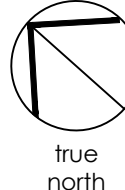
section

may 22, 2024

1:150

21-48

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drawing number:

A501

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revisions:

24.05.22
23.03.08
m.d.yr

architectural team :

mark zwicker
rushad dastoor
nour aboud



project:
455 Yonge St
Barrie, ON L4N 4E1

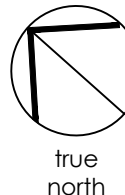
section

may 22, 2024

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date:
scale:
project:
drawn by:

drawing number:

A502

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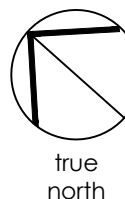


project:
455 Yonge St
Brampton, ON L4N 4E1

render

may 22, 2024

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21-48
na



date:
scale:
project:
drawn by:

drawing number:

A410



April 21st, Time: 8.00 a.m



April 21st, Time: 9.00 a.m



April 21st, Time: 10.00 a.m



April 21st, Time: 11.00 a.m



April 21st, Time: 12.00 p.m



April 21st, Time: 1.00 p.m



April 21st, Time: 2.00 p.m



April 21st, Time: 3.00 p.m



April 21st, Time: 4.00 p.m



April 21st, Time: 5.00 p.m



April 21st, Time: 6.00 p.m



April 21st, Time: 6.40 p.m

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architectural team :

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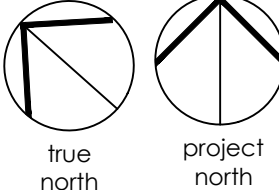
shadow study

may 22, 2024

1:150

21-48

na



date:

scale:

project:

drawn by:

drawing number:

A601



June 21st, Time: 7.00 a.m



June 21st, Time: 8.00 a.m



June 21st, Time: 9.00 a.m



June 21st, Time: 10.00 a.m



June 21st, Time: 11.00 a.m



June 21st, Time: 12.00 p.m



June 21st, Time: 1.00 p.m



June 21st, Time: 2.00 p.m



June 21st, Time: 3.00 p.m



June 21st, Time: 4.00 p.m



June 21st, Time: 5.00 p.m



June 21st, Time: 6.00 p.m



June 21st, Time: 7.00 p.m



June 21st, Time: 7.37 p.m

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architectural team :

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project:
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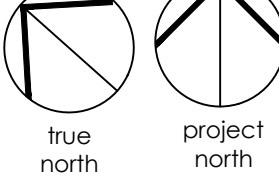
shadow study

may 22, 2024

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21-48

na



date:

scale:

project:

drawn by:

drawing number:

A602

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September 21st, Time: 8.30 a.m



September 21st, Time: 9.30 a.m



September 21st, Time: 10.30 a.m



September 21st, Time: 11.30 a.m



September 21st, Time: 12.30 p.m



September 21st, Time: 1.30 p.m



September 21st, Time: 2.30 p.m



September 21st, Time: 3.30 p.m



September 21st, Time: 4.30 p.m



September 21st, Time: 5.30 p.m



September 21st, Time: 5.50 p.m

notes:

2.issued for SPA
1.public meeting presentation
revisions: 24.05.22
23.03.08
m.d.yr

architectural team :

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project:
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Burlington, ON L4N 4E1

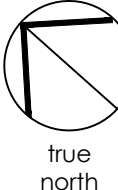
shadow study

may 22, 2024

1:150

21-48

na



date:
scale:
project:
drawn by:

drawing number:

A603

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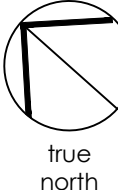
shadow study

may 22, 2024

1:150

21-48

na



date:
scale:
project:
drawn by:

drawing number:

A604