

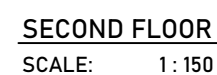


THE LIBRARY RESIDENCES

60 DEAN AVENUE, BARRIE, ONTARIO

ISM

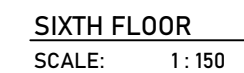
ARCHITECTS
Inc.



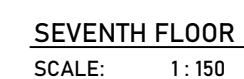
AREAS		AREAS	
AMENITY 202	109 m ²	SUITE 201	107.2 m ²
AMENITY 204	48.74 m ²	SUITE 203	54.36 m ²
AMENITY 206A	41.97 m ²	SUITE 205	44.38 m ²
AMENITY 206B	52.72 m ²	SUITE 207	88.71 m ²
CORRIDOR	118.55 m ²	SUITE 208	50.44 m ²
SUITE 201	107.2 m ²	SUITE 209	50.62 m ²
SUITE 203	54.36 m ²	SUITE 210	50.44 m ²
SUITE 205	44.38 m ²	SUITE 211	50.44 m ²
SUITE 207	88.71 m ²	SUITE 212	50.44 m ²
SUITE 208	50.44 m ²	SUITE 213	50.62 m ²
SUITE 209	50.62 m ²	SUITE 214	75.65 m ²
SUITE 210	50.44 m ²	SUITE 215	66.53 m ²
SUITE 211	50.44 m ²	SUITE 216	75.65 m ²
SUITE 212	50.44 m ²	SUITE 217	66.53 m ²
SUITE 213	50.62 m ²	SUITE 218	78.87 m ²
SUITE 214	75.65 m ²	SUITE 219	54.36 m ²
SUITE 215	66.53 m ²	SUITE 220	107.19 m ²
SUITE 216	75.65 m ²	SUITE 221	107.2 m ²
SUITE 217	66.53 m ²	TOTAL LEASABLE ft ²	1231.53 m ²
SUITE 218	78.87 m ²		
SUITE 219	54.36 m ²		
SUITE 220	107.19 m ²		
SUITE 221	107.2 m ²		
TOTAL GROSS ft ²	1572.75 m ²		

AREAS		AREAS	
CORRIDOR	118.5 m²	SUITE 401	107.2 m²
SUITE 401	107.2 m²	SUITE 402	109.01 m²
SUITE 402	109.01 m²	SUITE 403	54.36 m²
SUITE 403	54.36 m²	SUITE 404	45.78 m²
SUITE 404	45.78 m²	SUITE 405	44.36 m²
SUITE 405	44.36 m²	SUITE 406	50.44 m²
SUITE 406	50.44 m²	SUITE 407	88.71 m²
SUITE 407	88.71 m²	SUITE 408	50.44 m²
SUITE 408	50.44 m²	SUITE 409	50.62 m²
SUITE 409	50.62 m²	SUITE 410	50.62 m²
SUITE 410	50.44 m²	SUITE 411	50.44 m²
SUITE 411	50.44 m²	SUITE 412	50.44 m²
SUITE 412	50.44 m²	SUITE 413	50.62 m²
SUITE 413	50.62 m²	SUITE 414	75.65 m²
SUITE 414	75.65 m²	SUITE 415	65.53 m²
SUITE 415	65.53 m²	SUITE 416	75.65 m²
SUITE 416	75.65 m²	SUITE 417	65.53 m²
SUITE 417	65.53 m²	SUITE 418	78.87 m²
SUITE 418	78.87 m²	SUITE 419	54.36 m²
SUITE 419	54.36 m²	SUITE 420	109.12 m²
SUITE 420	109.12 m²	SUITE 421	107.2 m²
SUITE 421	107.2 m²	TOTAL LEASABLE ft²	1436.76 m²
TOTAL GROSS ft²	1555.26 m²		



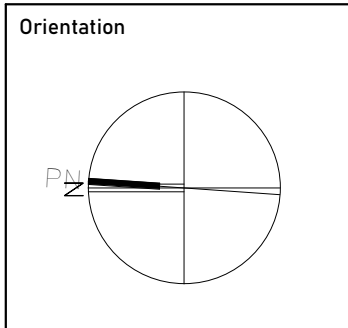


AREAS	
CORRIDOR	118.5 m ²
SUITE 601	70.9 m ²
SUITE 602	72.49 m ²
SUITE 603	47.64 m ²
SUITE 604	45.97 m ²
SUITE 605	44.36 m ²
SUITE 606	44.36 m ²
SUITE 607	88.71 m ²
SUITE 608	44.36 m ²
SUITE 609	50.42 m ²
SUITE 610	44.36 m ²
SUITE 611	50.44 m ²
SUITE 612	44.36 m ²
SUITE 613	50.42 m ²
SUITE 614	75.84 m ²
SUITE 615	66.53 m ²
SUITE 616	75.65 m ²
SUITE 617	66.53 m ²
SUITE 618	78.87 m ²
SUITE 619	47.64 m ²
SUITE 620	81.92 m ²
SUITE 621	70.9 m ²
TOTAL 1 st	1381.55 m ²



AREAS	
CORRIDOR	118.5 m ²
SUITE 701	70.9 m ²
SUITE 702	72.49 m ²
SUITE 703	47.64 m ²
SUITE 704	45.97 m ²
SUITE 705	44.36 m ²
SUITE 706	88.71 m ²
SUITE 707	88.71 m ²
SUITE 709	50.42 m ²
SUITE 710	44.36 m ²
SUITE 711	50.44 m ²
SUITE 712	44.36 m ²
SUITE 713	50.42 m ²
SUITE 714	75.84 m ²
SUITE 715	66.53 m ²
SUITE 716	75.65 m ²
SUITE 717	66.53 m ²
SUITE 718	78.87 m ²
SUITE 719	47.64 m ²
SUITE 720	82.02 m ²
SUITE 721	70.9 m ²
TOTAL 4 th	1381.65 m ²

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Website: www.ismarchitects.ca

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Client Information

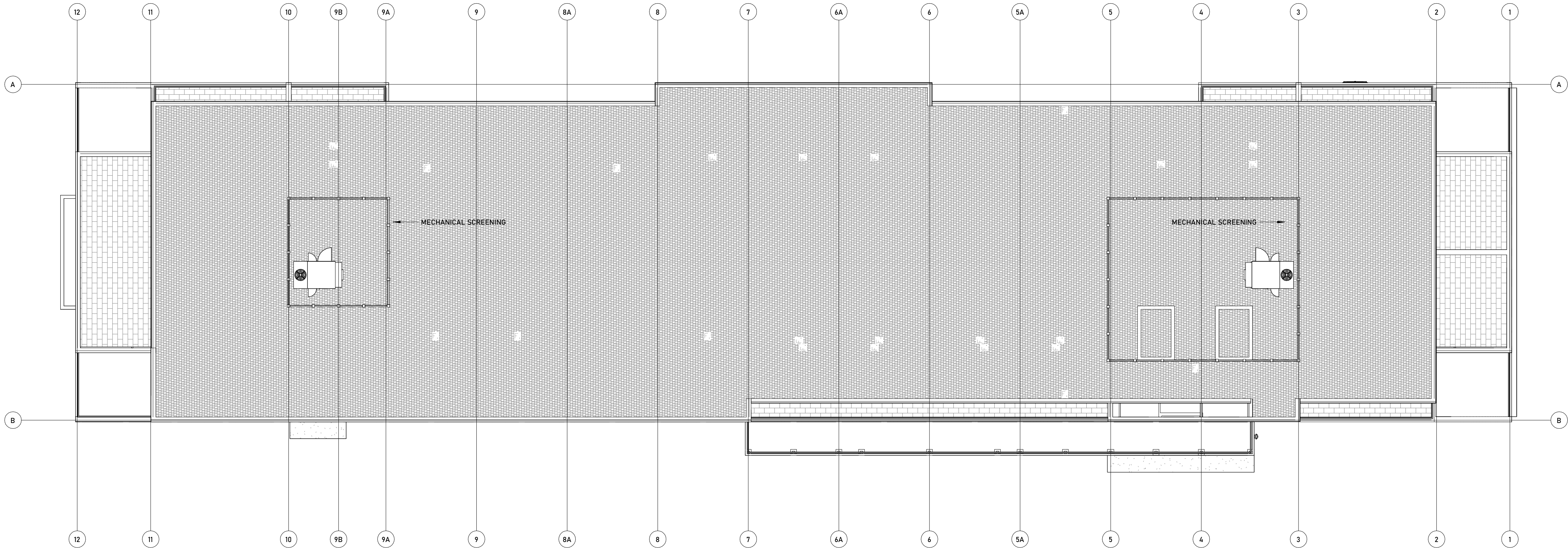
Project
THE LIBRARY
RESIDENCES
60 DEAN AVE, BARRIE

Project Information	
Project No.:	23-4376
Drawn by:	JB
Checked by:	ISM
Date:	DEC 16, 2024
Scale:	1 : 150

Drawing

**SIXTH &
SEVENTH
FLOOR PLAN**

Drawing No.



ROOF PLAN
SCALE: 1:150

ISM ARCHITECTS Inc.

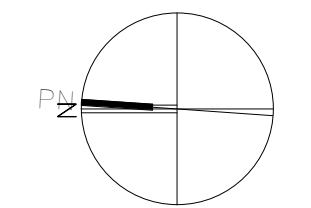
97 Toronto Street
2nd Floor
Tel: 705-726-2342
Email: ian@ismarchitects.ca
Website: www.ismarchitects.ca

#	Description	Date
1	INITIAL MASSING	DEC 16/24
2	CLIENT REVIEW	JAN 01/25
3	MEETING UPDATE	JAN 13/25
4	ISSUE FOR STRUCT	JAN 17/25
5	FOOTPRINT REVISION	JAN 23/25
6	UNIT REVIEW	JAN 29/25
7	ISSUE FOR CONDO	FEB 20/25
8	ISSUE FOR SUBMISSION	MAR 04/25

Stamp



Orientation



Client Information

PRATT HOMES

Project

THE LIBRARY
RESIDENCES
60 DEAN AVE, BARRIE

Project Information

Project No.: 23-4376
Drawn by: JB
Checked by: ISM
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Scale: 1:150

Drawing

ROOF PLAN

Drawing No.

A203



Item	2025 Ontario Building Code Data Matrix - Part 3										2025 OBC Reference				
	Building Code Version:		0_Reg_2023/24		Last Amendment:		0_Reg_2023/24								
18	Occupant Load:	Floor Level	Occupancy Type	Based On:	■ ☐ m ² /person ■ Design of Building							3.11.7 & 3.11.7.1(2)			
		First Floor	Group C	Load:	30 persons										
		Second Floor	Group C	Load:	40 persons										
		Third Floor	Group C	Load:	80 persons										
		Fourth Floor	Group C	Load:	70 persons										
		Fifth Floor	Group C	Load:	70 persons										
		Sixth Floor	Group C	Load:	62 persons										
		Seventh Floor	Group C	Load:	62 persons										
19	Barrier-Free Design:	☐ No ■ Yes Explanation: _____											3.8.		
	Barrier-Free Entrances:	Number: 1 Explanation: Located on Barrier-Free Level											3.8.1.2.		
20	Hazardous Substances:	■ No ☐ Yes Explanation: _____											3.3.1.2 & 3.3.1.21.		
21	Required Fire Resistance Ratings	Horizontal Assembly FFR (Hours)					Listed Design No. or Description (SB-2)					3.11.7 & 3.11.7.1(2)			
		Floors	2												
		Mezz. FL	1												
		Roof	0												
		Supporting Members FFR (Hours)					Listed Design No. or Description (SB-2)								
		Floors	2												
		Mezz. FL	1												
		Roof	0												
22	Spatial Separation												3.2.3.		
		Wall	EBF Area (m ²)	L/D (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hrs)	Listed Design No. or Description	Comb. Const.	Comb. Const. Non-Comb. Cladding	Non-Comb. Const.			
		North	406.8	9.0	H/L	100	<100	.75				Yes			
		South	448.2	9.0	H/L	100	<100	.75				Yes			
		East	1751.8	3.0	L/H	22	22	1.0				Yes			
		West	1751.8	9.0	L/H	100	<100	.75				Yes			
23	Plumbing Fixture Requirements												3.7.4, 3.8.2.3, T3.8.2.3.A&B		
		Floor Level/Area	Occupant Load	WCs Req'd	WCs Prov'd	BF WCs Req'd	BF WCs Prov'd	Universal WCs Req'd	Universal WCs Prov'd						
24	Energy Efficiency:	Compliance Path: _____ Table SB-55-6 2017 Climate Zone: _____ Zone 6 Degree Days Below 18°C: _____ 4380											12.2.1.2.		
25	Sound Transmission Design:	More than 1 Dwelling Unit per Building: ■ No ☐ Yes Option Implemented: _____ Notes: _____											SB-3, 5.8.1.2.(2), 5.8.1.4 & 5.8.1.5.		

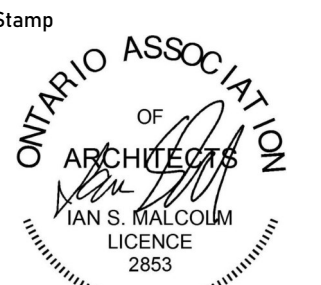
MATERIAL LEGEND

	RED BRICK FINISH
	BLACK BLOCK FINISH
	DARK RED STUCCO FINISH
	VERTICAL WOOD SIDING FINISH
	BLACK STUCCO FINISH & WINDOW MULLIONS
	RAILING FINISH

ISM ARCHITECTS Inc.		
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#	Description	Date
1	INITIAL MARKING	DEC 10/24
2	CLIENT REVIEW	JAN 01/25
3	METTING UPDATE	JAN 12/25
4	ISSUE FOR STRUCT	JAN 17/25
5	FOOTPRINT REDESIGN	JAN 22/25
6	UNIT REVIEW	JAN 29/25
7	ISSUE FOR COORD.	FEB 28/25
8	ISSUE FOR SUBMISSION	MAR 04/25
Stamp		
		
Orientation		
Client Information	PRATT HOMES	
Project	THE LIBRARY RESIDENCES 60 DEAN AVE, BARRIE	
Project Information	Project No.: 23-4376 Drawn by: JB Checked by: ISM Date: DEC 16, 2024 Scale: As indicated	
Drawing	ELEVATIONS	
Drawing No.	A300	



Description	Date
INITIAL MASSING	DEC 16/24
CLIENT REVIEW	JAN 01/25
MEETING UPDATE	JAN 13/25
ISSUE FOR STRUCT.	JAN 17/25
FOOTPRINT REDESIGN	JAN 23/25
UNIT REVIEW	JAN 29/25
ISSUE FOR COORD.	FEB 28/25
ISSUE FOR SUBMISSION	MAR 06/25



Orientation

PRATT HOMES

project
THE LIBRARY
RESIDENCES
50 DEAN AVE, BARRIE

Project Information	
Project No.:	23-4376
Drawn by:	JB
Checked by:	ISM
Date:	DEC 16, 2024
Scale:	As indicated

ELEVATIONS

Drawing No.

A301