



**76 BRYNE DRIVE, BARRIE, ONT.**  
ISSUE FOR SPA - 2020.12.09



No.	DESCRIPTION	DATE
	REVISIONS	
	ISSUED FOR CONSTRUCTION	
	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	09/12/2020
	SUBMITTALS	

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**FAUSTO CORTESE**  
ARCHITECTS

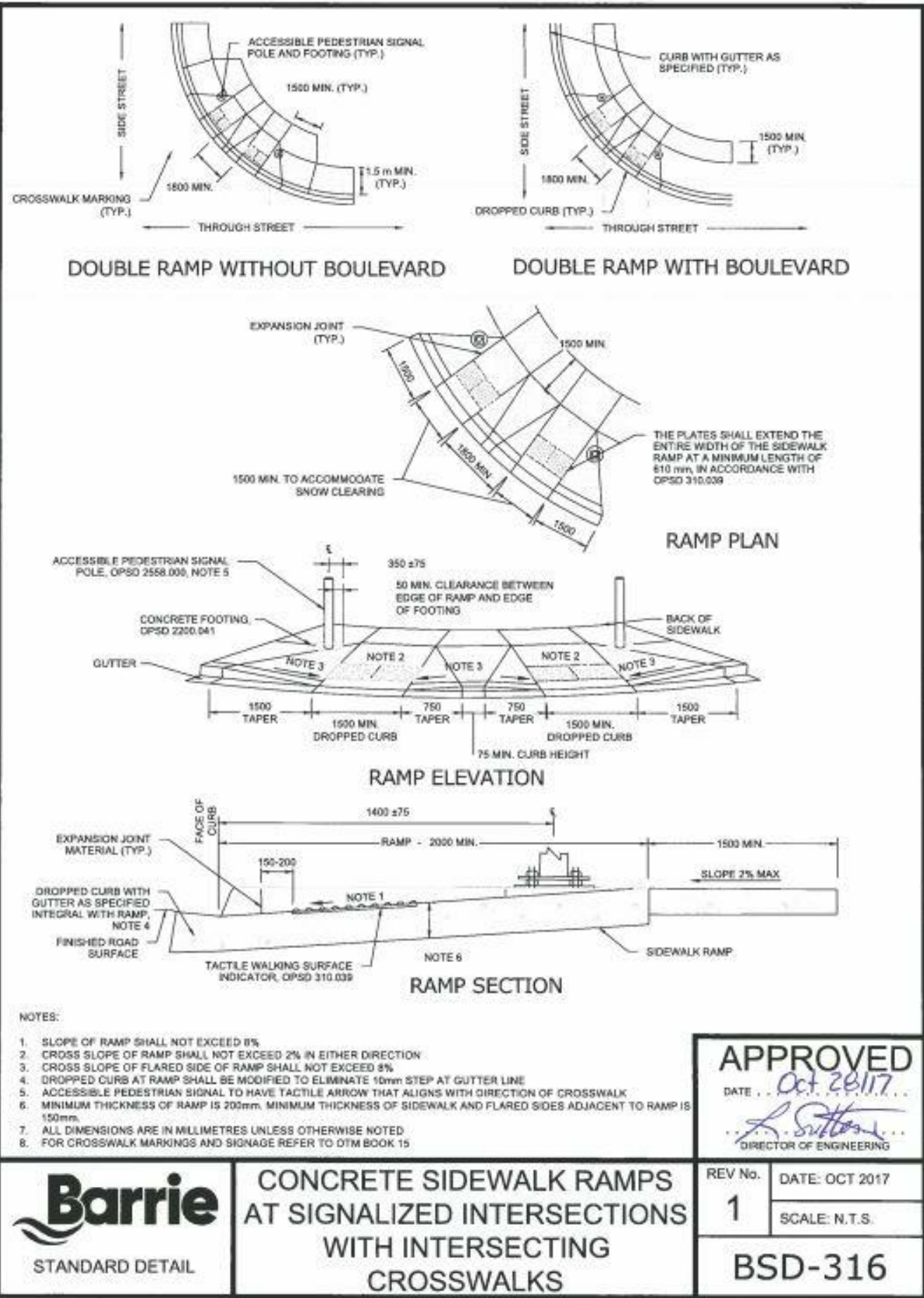
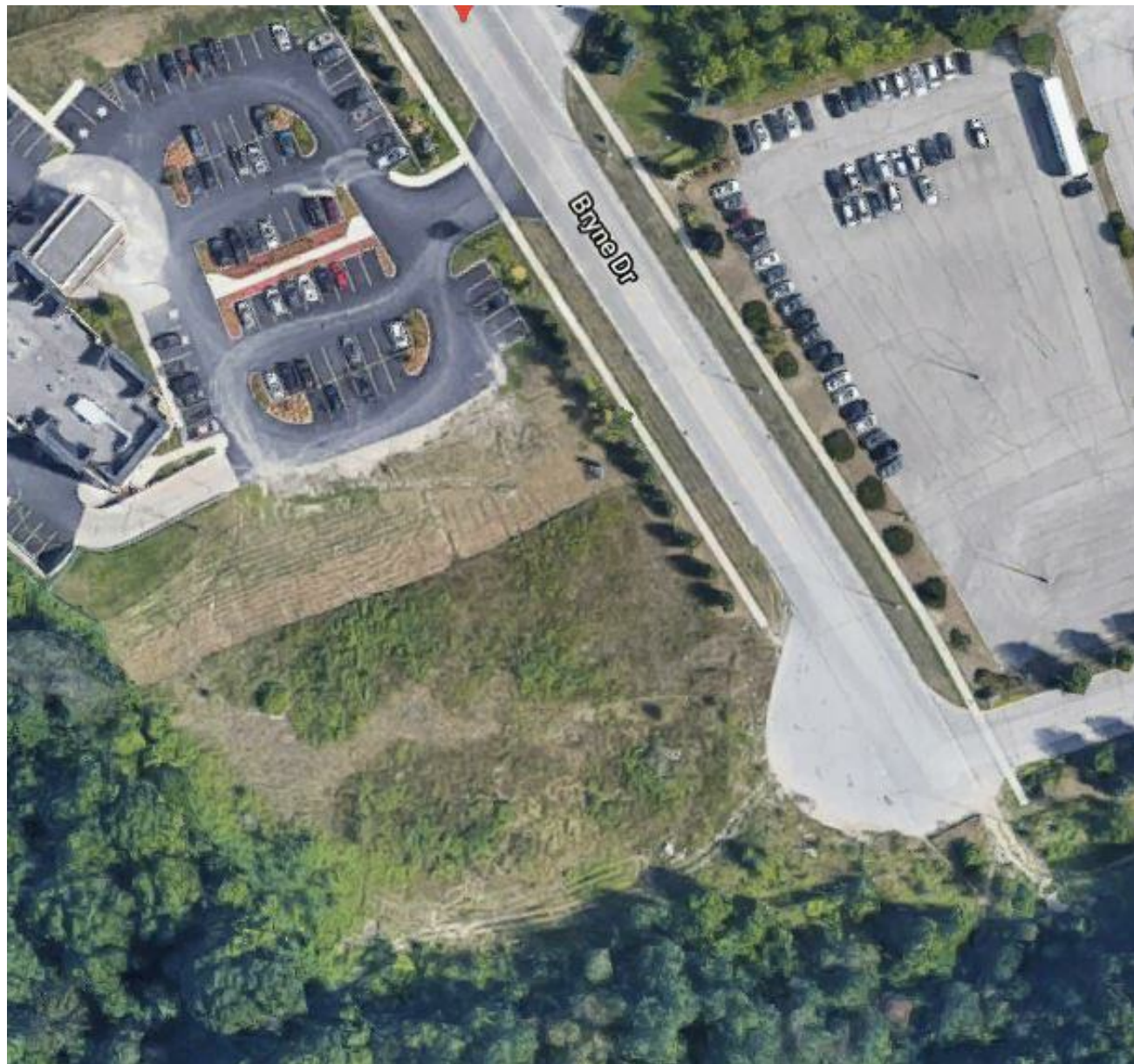
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING:  
PROPOSED MIXED USE  
BUILDING  
76 BRYNE DRIVE,  
BARRIE, ON

DRAWING:  
Title Page

PLOTTED	
DATE:	PROJECT No:
11/13/20	2020-09
SCALE:	DRAWING No:
DRAWN BY:	REVIEWED BY:
Author	Checker
	A0-0





SITE DEVELOPMENT SCHEDULE			
	REQUIRED	PROVIDED	
ZONING	C4 (BYLAW 2009-141)		
MIN LOT AREA	450.00 m2	7869.00 m2	
LOT FRONTAGE	15.00 m	91.00 m	
MIN FRONT YARD	6.00 m	15.68 m	
MIN SIDE YARD	3.00 m	19.17 m	
MIN SIDE YARD ADJOINING	3.00 m	18.34 m	
MIN REAR YARD	7.00 m	48.00 m	
MAX LOT COVERAGE	50%	10.54%	830 m2
MIN DWELING UNIT FLOOR AREA (1BR)	45 m2	45 m2	
MAX BUILDING HEIGHT	14 m	18.90m	
MIN COMM. GFA / BUILDING GFA	20.00%	20.02%	
CONSOLIDATED OUTDOOR AMENITY	576 m2	576 m2	
LADNSCAPED AREA		30.2%	2377 m2
PAVED PARKING AND DRIVEWAYS		45.50%	3581 m2
F.S.I (G.F.A/ LOT AREA)		0.498 m2	

PARKING CALCULATION		
	REQUIRED	PROVIDED
COMMERCIAL PARKING ( 1 / 24 m2)	33	34
RESIDENTIAL PARKING ( 1.5 / UNIT)	72	73
LOADING SPACE	1	1
BARRIER-FREE PARKING	4	4

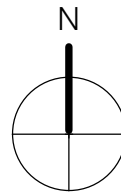
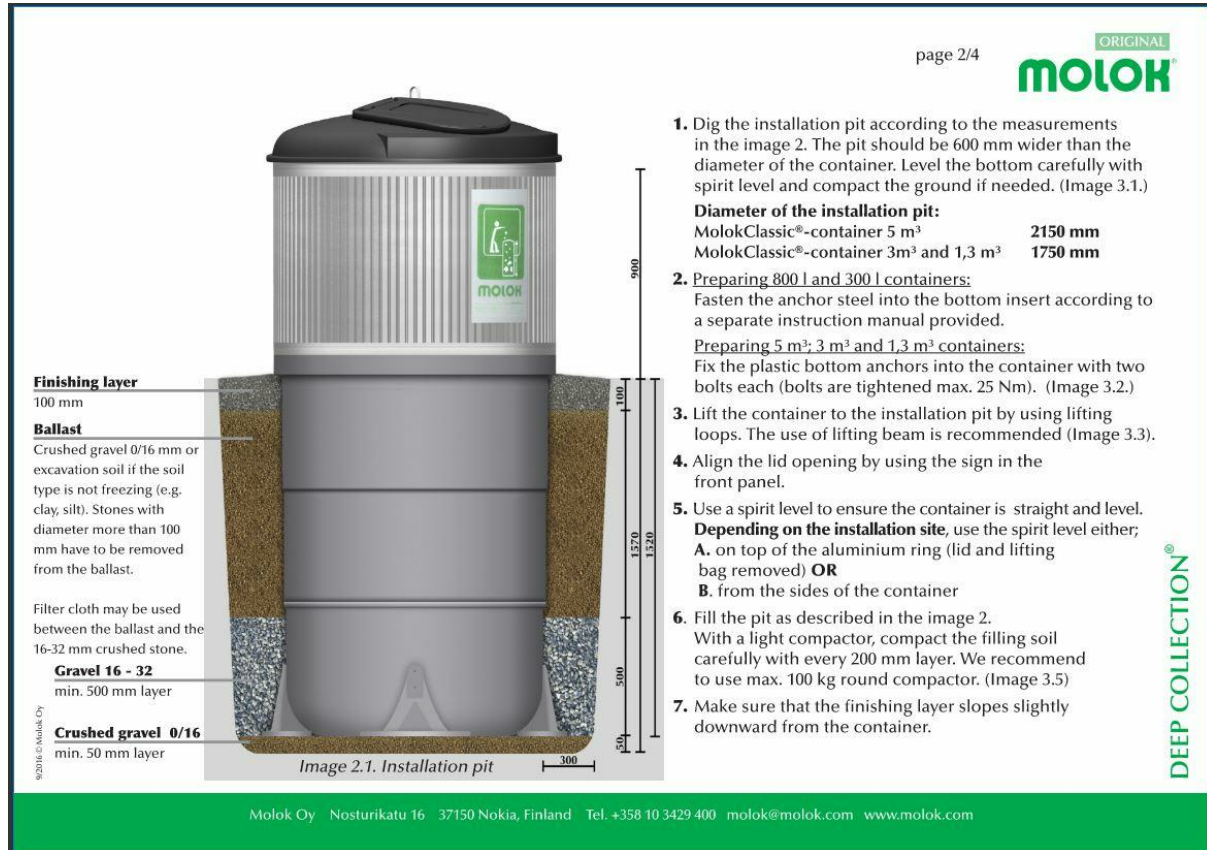
FLOOR AREA SCHEDULE		
	METRIC	IMPERIAL
NET COMMERCIAL (7 UNITS)	785.60 m2	8450 SF
NET RESIDENTIAL (48 UNITS)	2852 m2	30700 SF
RESIDENTIAL CORRIDORS	285 m2	3070 SF
G.F.A.	3922.60 m2	42220 SF

FLOOR AREA BREAKDOWN			
RESIDENTIAL		COMMERCIAL	
NET RESIDENTIAL:	713.00 m2	NET COMMERCIAL:	785.60 m2
STAIRWELL & LIFT:	30.25 m2	STAIRWELL & LIFT:	43.50 m2
CORRIDOR:	71.25 m2		
TOTAL FLOOR AREA:	814.50 m2	TOTAL FLOOR AREA:	830 m2
RES. GFA = 4 * (713 + 71.25) = 3137m2		COM. GFA =	785.60 m2
GFA: 785.60 + 3137 = 3922.6 m2			



## O.B.C. MATRIX

ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9											
	FAUSTO CORTESE ARCHITECTS 3590 Rutherford Road, Unit 7 Vaughan, Ontario, L4H 3T8 Tel (416)-806-7000 fcortese@fcarchitects.ca										
	MIXED USE - RENTAL BUILDING 76 BRYNE DRIVE, BARRIE, ONTARIO L4N 9Y4										
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9					OBC Reference References are to Division B unless noted [A] for Division A or [C] for Division C.					
1	Project Description		<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use		<input type="checkbox"/> Part 11 11.1 to 11.4	<input type="checkbox"/> Part 3 1.1.2. [A]	<input type="checkbox"/> Part 9 1.1.2. [A] & 9.10.1.3				
2	GROUP C					3.2.2.45.		9.10.2			
3	Building Area (m ) 2		Existing 0		New 3922.6	Total 0	1.4.1.2. [A]		1.4.1.2. [A]		
4	Gross Area		Existing 0		New 3922.6	Total 0	1.4.1.2. [A]		1.4.1.2. [A]		
5	Number of Storeys		Above Grade 5		Below Grade 1		1.4.1.2 [A] & 3.2.1.1		1.4.1.2 [A] & 9.10.1		
6	Number of Streets/Fire Fighter Access		1				3.2.2.10 & 3.2.5.		9.10.20		
7	Building Classification Group C, Up to 6 Storeys, Sprinklered, Noncombustible					3.2.2.20-83.		9.10.2			
8	Sprinkler System Proposed					<input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required		3.2.2.20-83. 3.2.1.5. 3.2.2.17. INDEX		9.10.8.2.   INDEX	
9	Standpipe required					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.9.		N/A	
10	Fire Alarm required					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.4.		9.10.18	
11	Water Service/Supply is Adequate					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7.		N/A	
12	High Building					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6.		N/A	
13	Construction Restrictions		<input type="checkbox"/> Combustible permitted		<input checked="" type="checkbox"/> Non-combustible permitted		<input type="checkbox"/> Both		3.2.2.20-83.		9.10.6.
	Actual Construction		<input type="checkbox"/> Combustible		<input checked="" type="checkbox"/> Non-combustible		<input type="checkbox"/> Both				
14	Mezzanine(s) Area m 2 0							3.2.1.1.(3)-(8)		9.10.4.1.	
15	Occupant load based on <input type="checkbox"/> m/person <input checked="" type="checkbox"/> design of building							3.1.17.		9.9.1.3.	
	1st Floor Occupancy 212 (3.7m2 per person)										
	2nd to 5th Floor Occupancy 112 (2persons per bedroom)										
16	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)							3.8.		9.5.2.	
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							3.3.1.2. & 3.3.1.19.		9.10.1.3.(4)	
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies			Listed Design No. or Description (SG-2)		3.2.2.20-83.		9.10.8. 9.10.9.		
		FRR (hours)									
		Floors 2 Hours			AS PER DRAWINGS						
		Roof 0 Hours									
		Mezzanine 0 Hours			AS PER DRAWINGS						
		FRR of Supporting Members			Listed Design No. Or Description (SG-2)						
		Floors 2 Hours									
		Roof 0 Hours									
		Mezzanine 0 Hours									
19	Spatial Separation - Construction of Exterior Walls					N/A		3.2.3.		9.10.14.	
	Wall	Area of EBF (m )	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
	North	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	South	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	East	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	West	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
20	Other-Describe										



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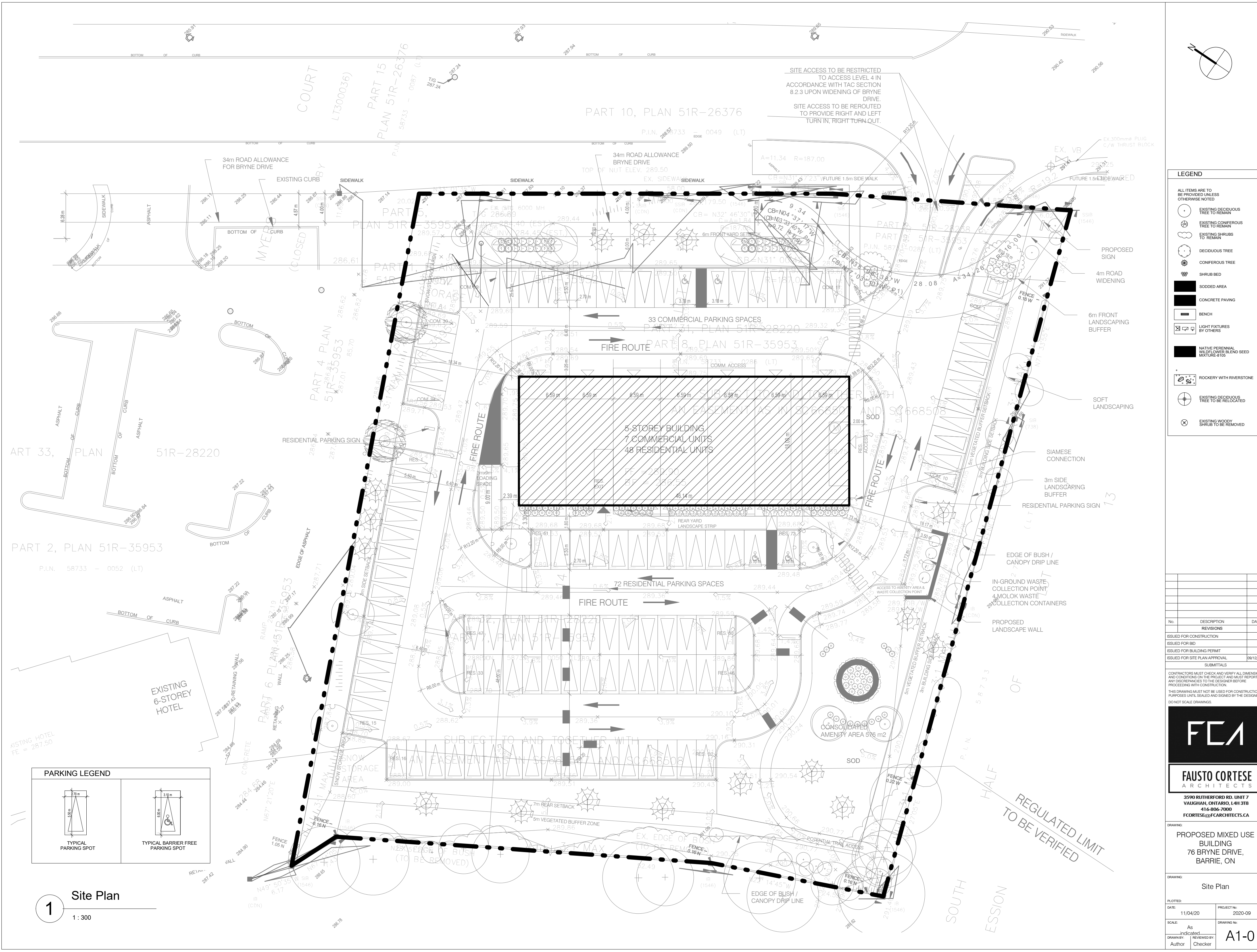


Matrix, Building  
Stat and Key Plan

DATE	11/09/20	PROJECT No.	2020-09
SCALE		DRAWING No.	
DRAWN BY:	Author	REVIEWED BY:	Checker

A0-1





LEGEND		
ALL ITEMS ARE TO BE PROVIDED UNLESS OTHERWISE NOTED		
	EXISTING DECIDUOUS TREE TO REMAIN	
	EXISTING CONIFEROUS TREE TO REMAIN	
	EXISTING SHRUBS TO REMAIN	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SHRUB BED	
	SODDED AREA	
	CONCRETE PAVING	
	BENCH	
	LIGHT FIXTURES BY OTHERS	
	NATIVE PERENNIAL WILDFLOWER BLEND SEED MIXTURE #105	
	ROCKERY WITH RIVERSTONE	
	EXISTING DECIDUOUS TREE TO BE RELOCATED	
	EXISTING WOODY SHRUB TO BE REMOVED	

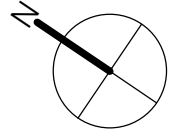
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DRAWING: PROPOSED MIXED USE BUILDING 76 BRYNE DRIVE, BARRIE, ON	
Site Plan	
PLOTTED	PROJECT No: 2020-09
DATE: 11/04/20	DRAWING No: A1-0
SCALE: As Indicated	
DRAWN BY: Author	REVIEWED BY: Checker



1 Basement Floor

1 : 100

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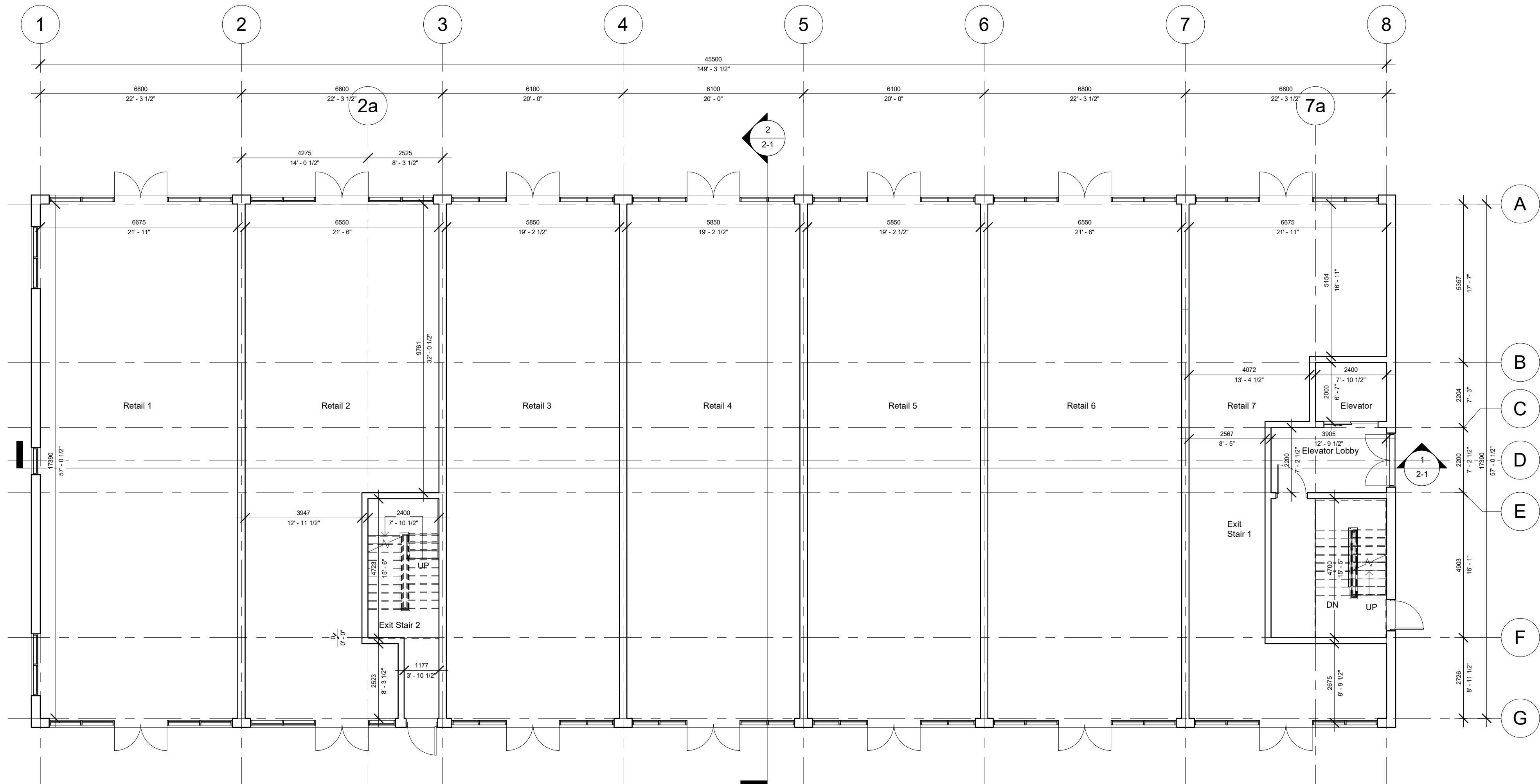
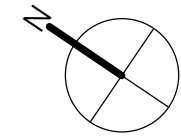
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DRAWING: PROPOSED MIXED USE BUILDING 76 BRYNE DRIVE, BARRIE, ON	
DRAWING: Basement Floor Plan	
PLOTTED: DATE: 11/04/20	PROJECT No: 2020-09
SCALE: 1 : 100	DRAWING No:
DRAWN BY: Author	REVIEWED BY: Checker

A1-1





1

## MAIN FLOOR

1 : 100

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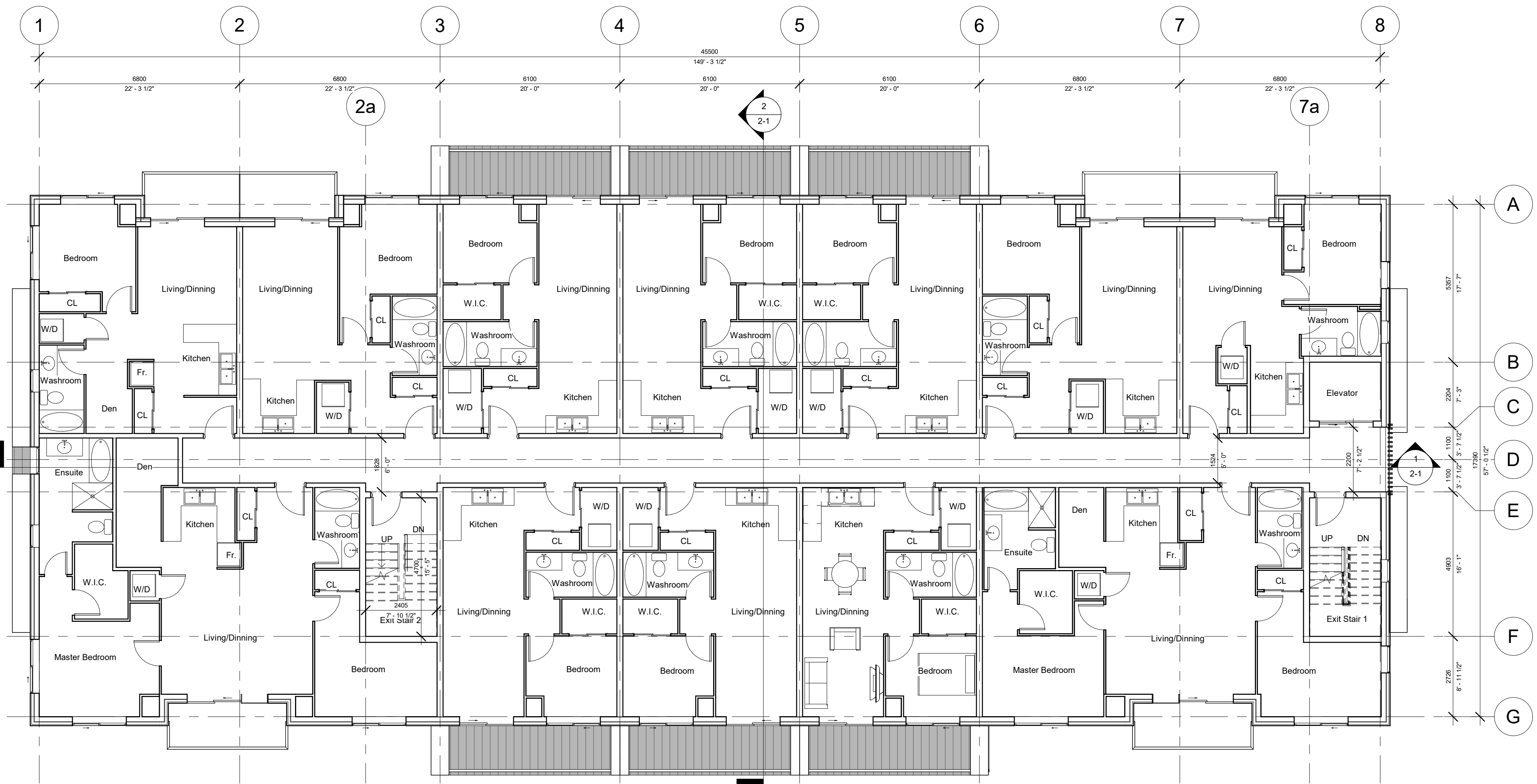
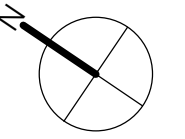
DRAWING:  
PROPOSED MIXED USE  
BUILDING  
76 BRYNE DRIVE,  
BARRIE, ON

DRAWING:  
Main Floor Plan

PLOTTED	
DATE: 11/04/20	PROJECT No: 2020-09
SCALE: 1 : 100	DRAWING No:
DRAWN BY: Author	REVIEWED BY: Checker

A1-2





1 Typ. Floor Plan 2nd to 5th Floor  
1 : 100

No.	DESCRIPTION	DATE
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	ISSUED FOR BUILDING PERMIT	
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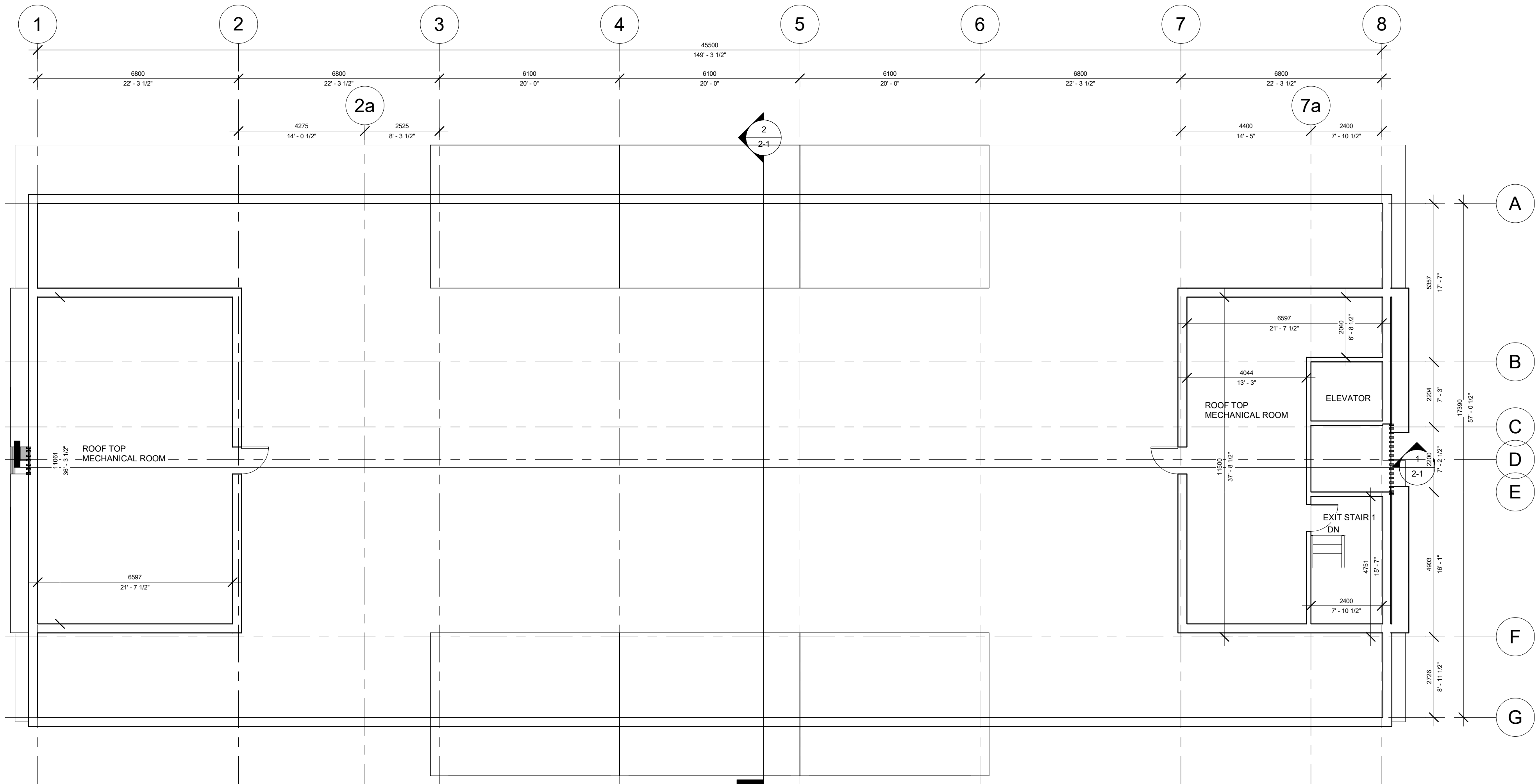
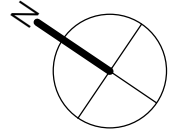
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DRAWING:	PROPOSED MIXED USE BUILDING 76 BRYNE DRIVE, BARRIE, ON
DRAWING:	Typical Floor Plan 2nd to 5th Floor
PLOTTED:	
DATE:	11/05/20
PROJECT No:	2020-09
SCALE:	1 : 100
DRAWING No:	
DRAWN BY:	Author
REVIEWED BY:	Checker





1 ROOF PLAN  
1 : 100

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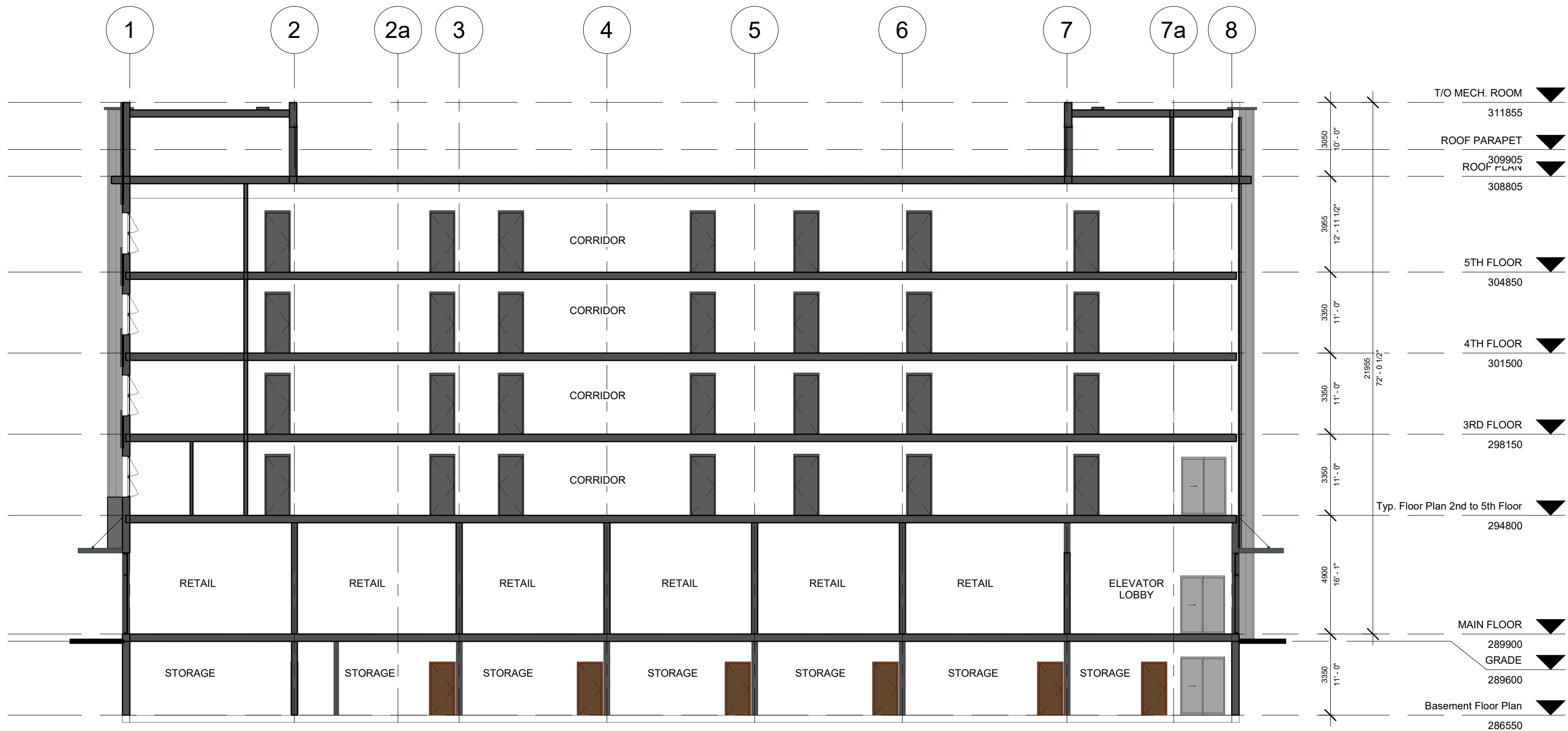
DRAWING:  
PROPOSED MIXED USE  
BUILDING  
76 BRYNE DRIVE,  
BARRIE, ON

DRAWING:  
Roof Plan

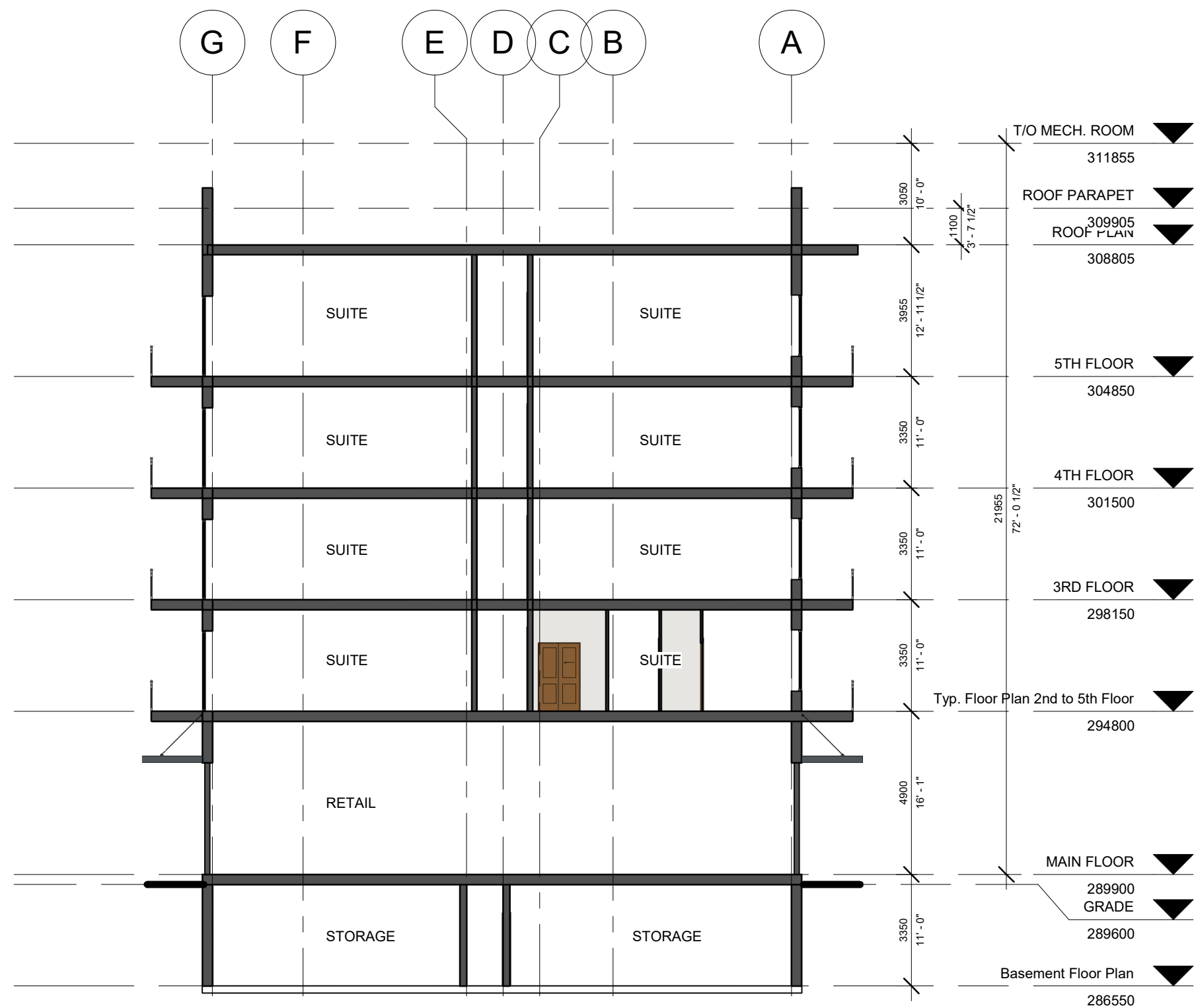
PLOTTED	
DATE: 11/13/20	PROJECT No: 2020-09
SCALE: 1 : 100	DRAWING No:
DRAWN BY: Author	REVIEWED BY: Checker

A1-4





1 East to West Building Section  
1 : 150



2 North to South Building Section  
1 : 150

No.	DESCRIPTION	DATE
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DRAWING:  
PROPOSED MIXED USE  
BUILDING  
76 BRYNE DRIVE,  
BARRIE, ON

Building Sections	
PLOTTED	
DATE: 11/13/20	PROJECT No: 2020-09
SCALE: 1 : 150	DRAWING No: A2-1
DRAWN BY: Author	REVIEWED BY: Checker





1  
1 : 150



2  
1 : 150

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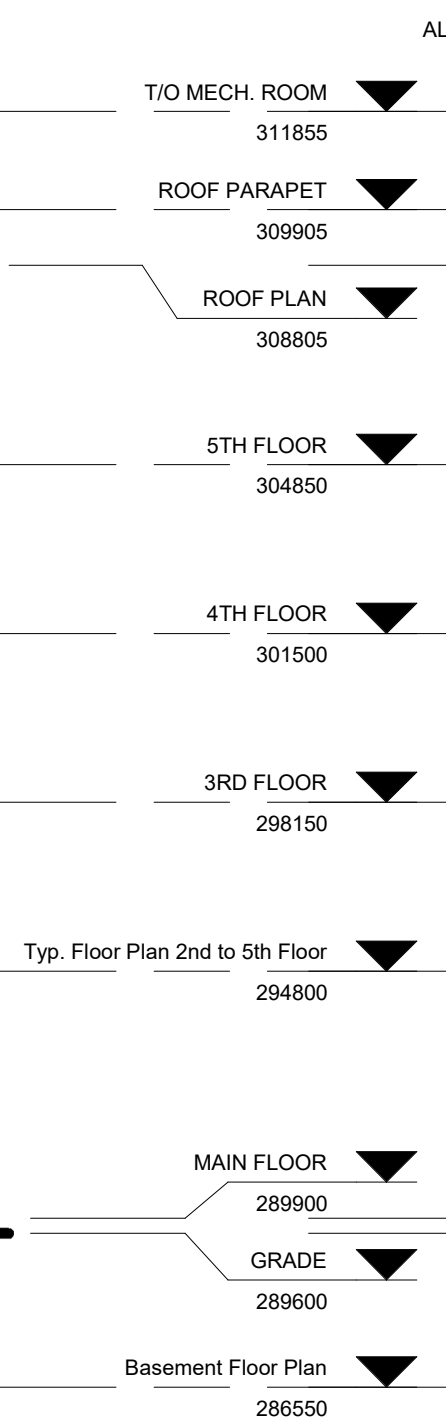
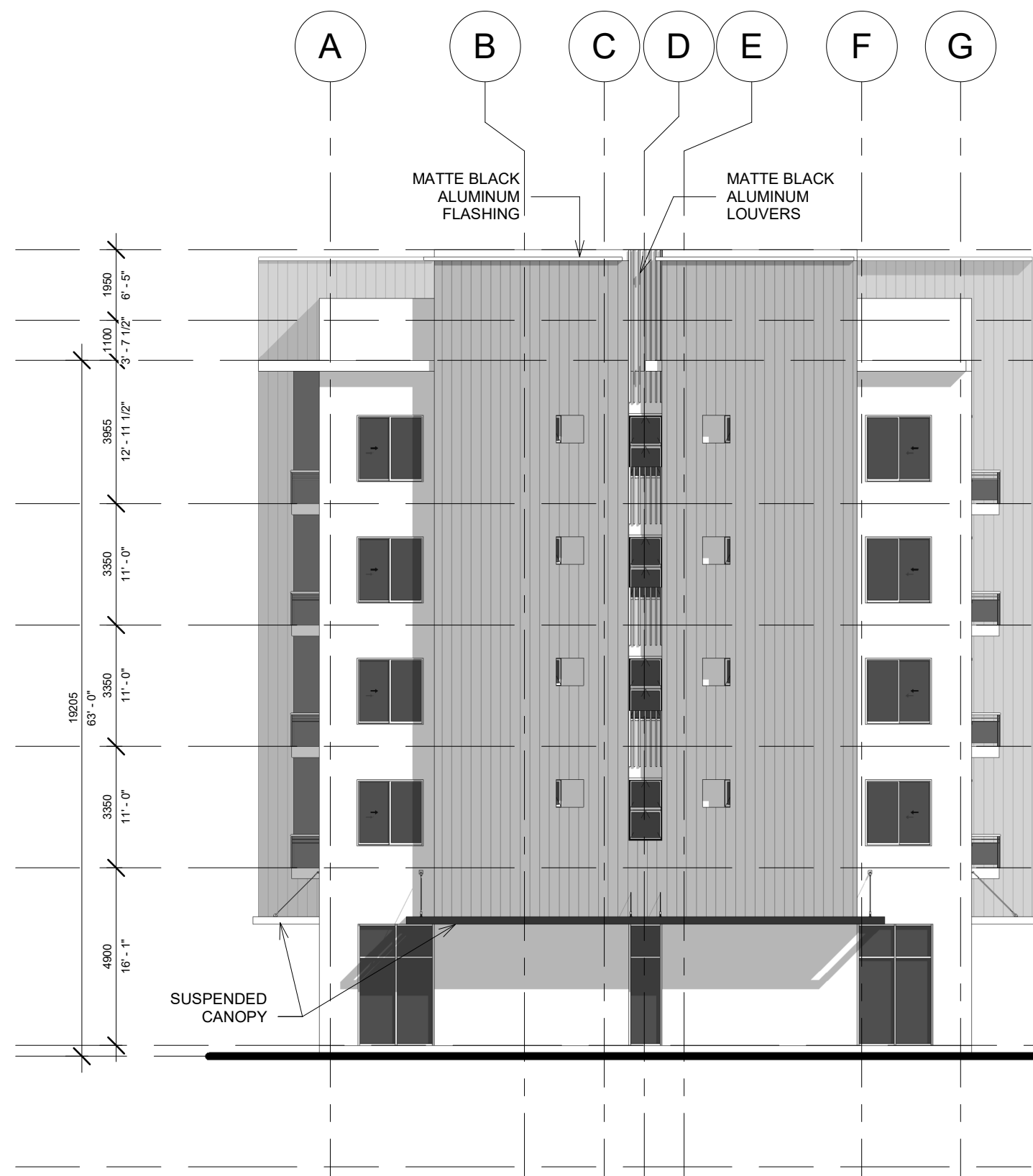
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DRAWING:	PROPOSED MIXED USE BUILDING 76 BRYNE DRIVE, BARRIE, ON
DRAWING:	North & South Elevations
DATE:	11/13/20
PROJECT No:	2020-09
SCALE:	1 : 150
DRAWING No:	A3-1
DRAWN BY:	Author
REVIEWED BY:	Checker





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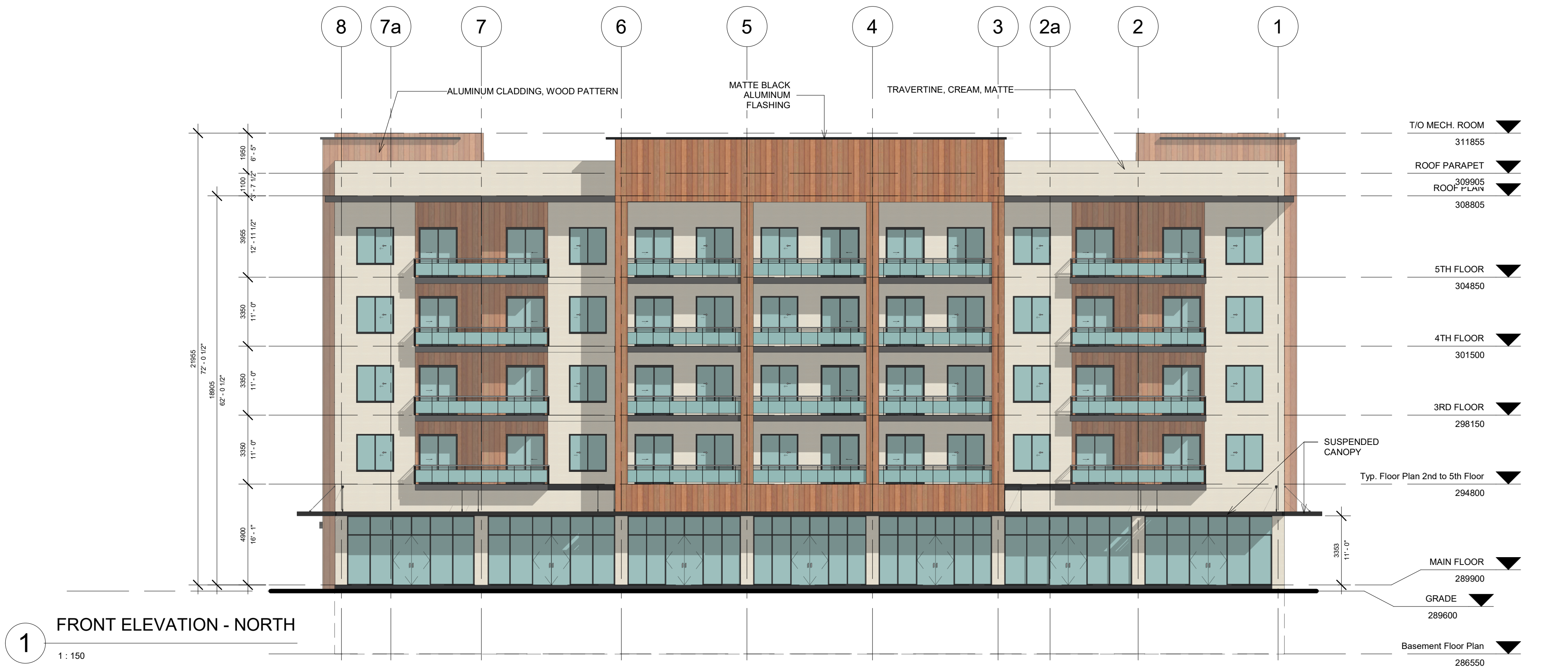
DRAWING:  
PROPOSED MIXED USE  
BUILDING  
76 BRYNE DRIVE,  
BARRIE, ON

DRAWING:  
East & West  
Elevations

DATE:	11/13/20	PROJECT No:	2020-09
SCALE:	1 : 150	DRAWING No:	
DRAWN BY:	Author	REVIEWED BY:	Checker

A3-2





1 FRONT ELEVATION - NORTH  
1 : 150



2 REAR ELEVATION - SOUTH  
1 : 150

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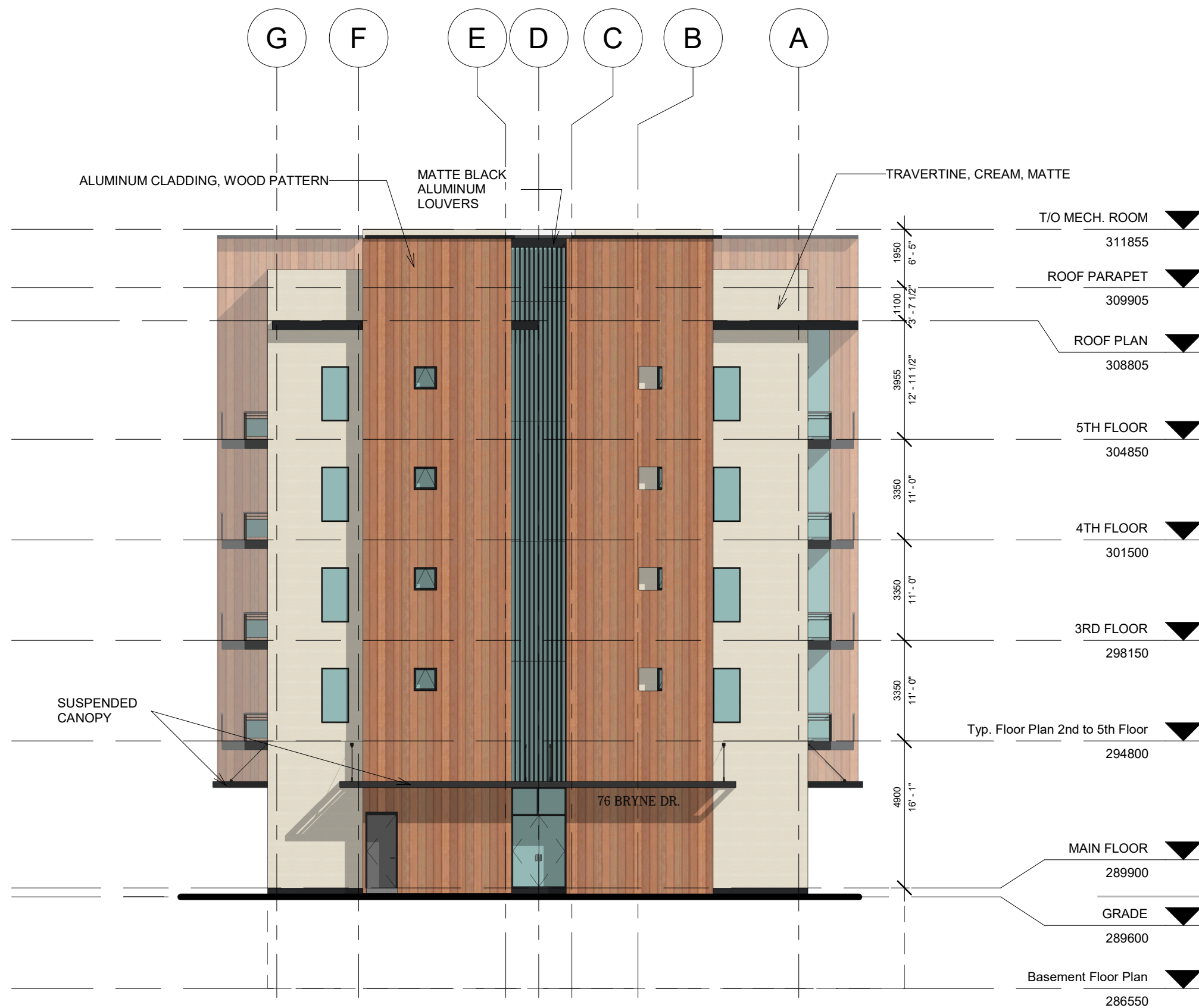
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BUILDING  
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BARRIE, ON

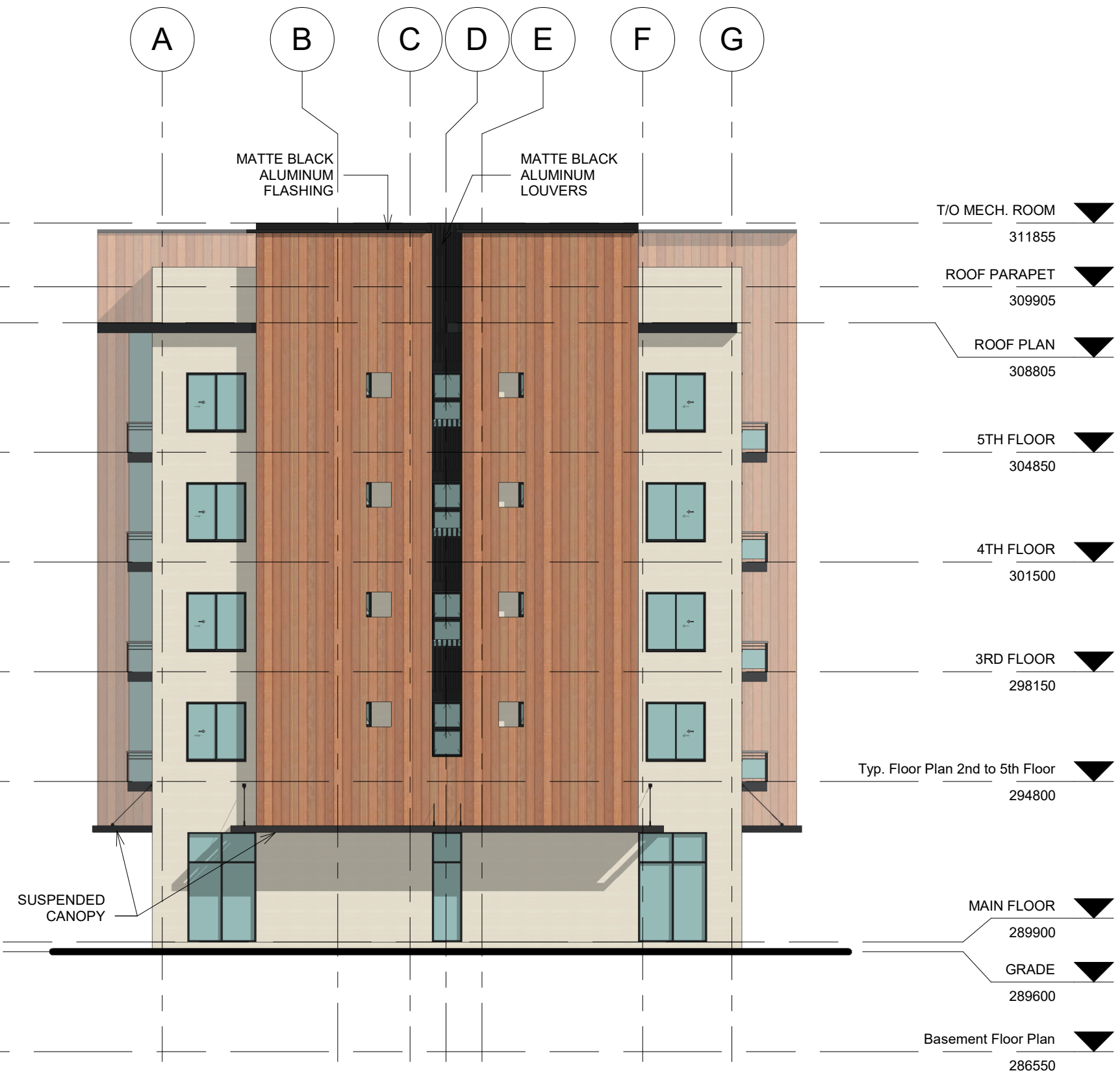
DRAWING:  
NORTH & SOUTH  
COLOUR ELEV

DATE:	11/24/20	PROJECT No:	2020-09
SCALE:	1 : 150	DRAWING No:	A3-3
DRAWN BY:	Author	REVIEWED BY:	Checker





1 EAST ELEVATION RESIDENTIAL ENETRANCE  
1 : 150



2 WEST ELEVATION - COLOUR  
1 : 150

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**FCA**

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DRAWING:  
PROPOSED MIXED USE  
BUILDING  
76 BRYNE DRIVE,  
BARRIE, ON

DRAWING:  
EAST & WEST  
COLOUR ELEV

DATE:	11/24/20	PROJECT No:	2020-09
SCALE:	1 : 150	DRAWING No:	A3-4
DRAWN BY:	Author	REVIEWED BY:	Checker