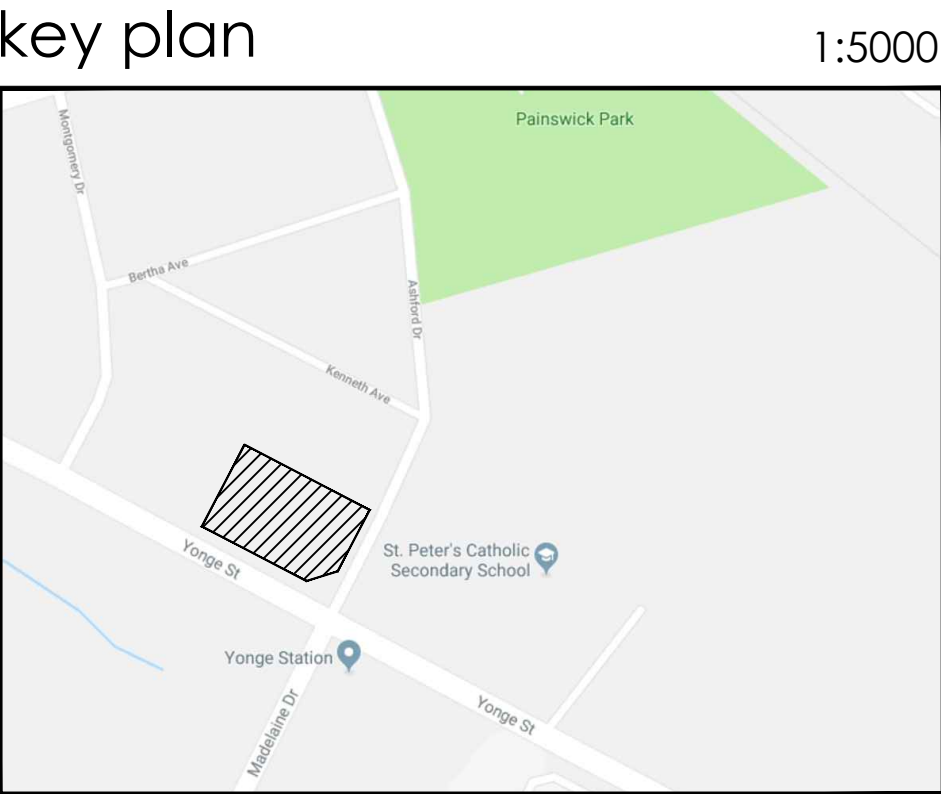
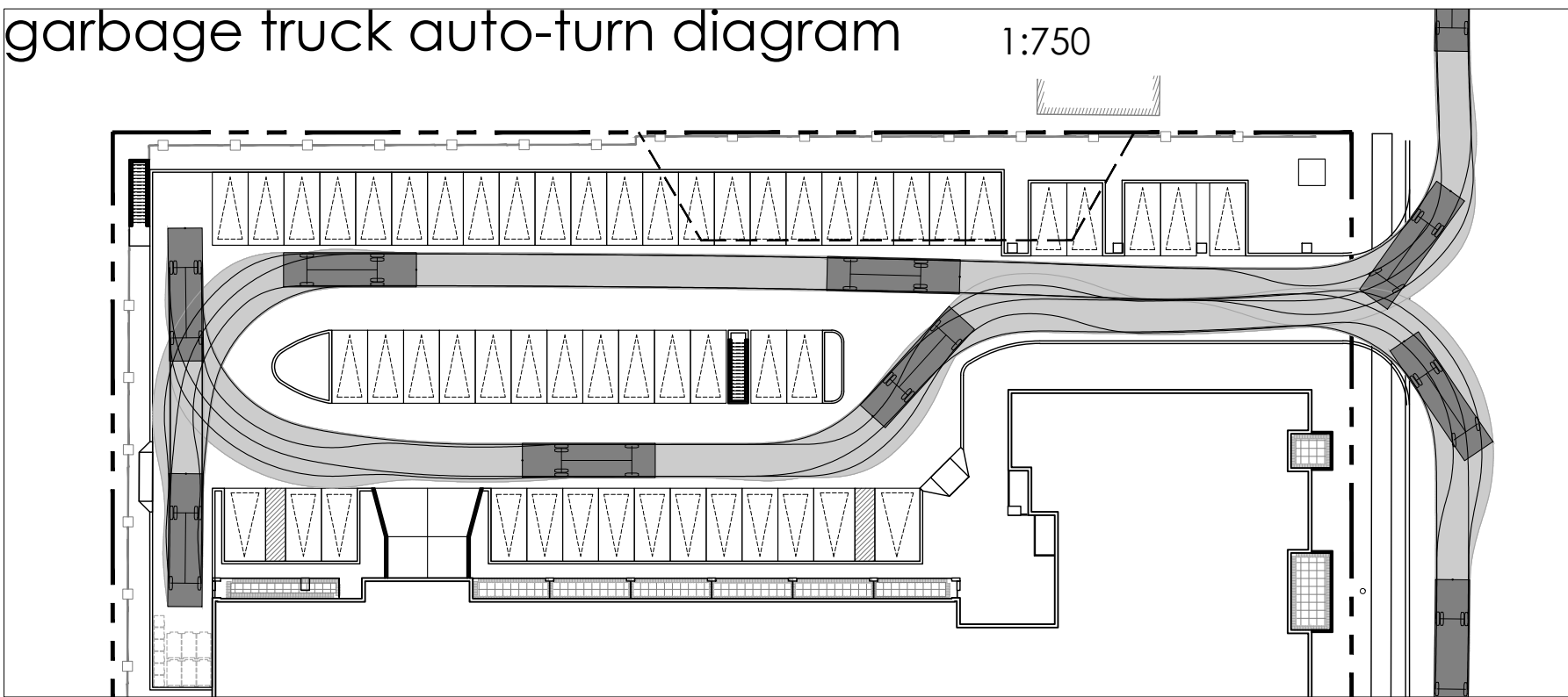
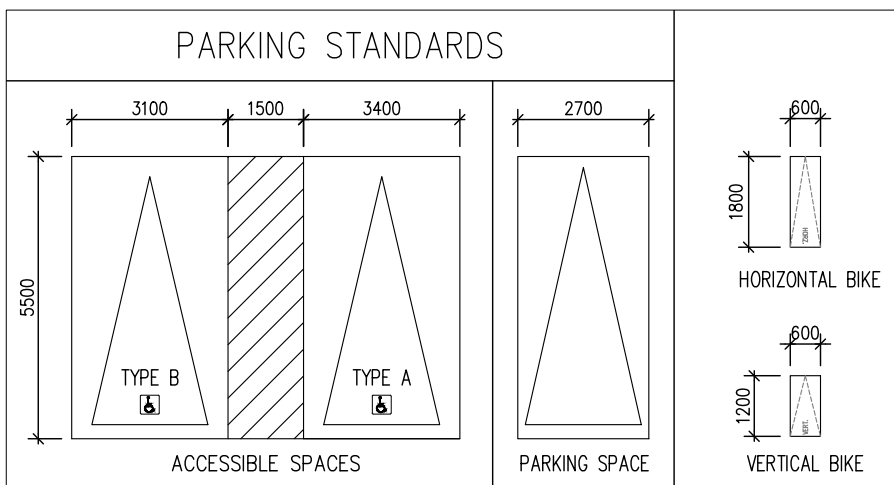




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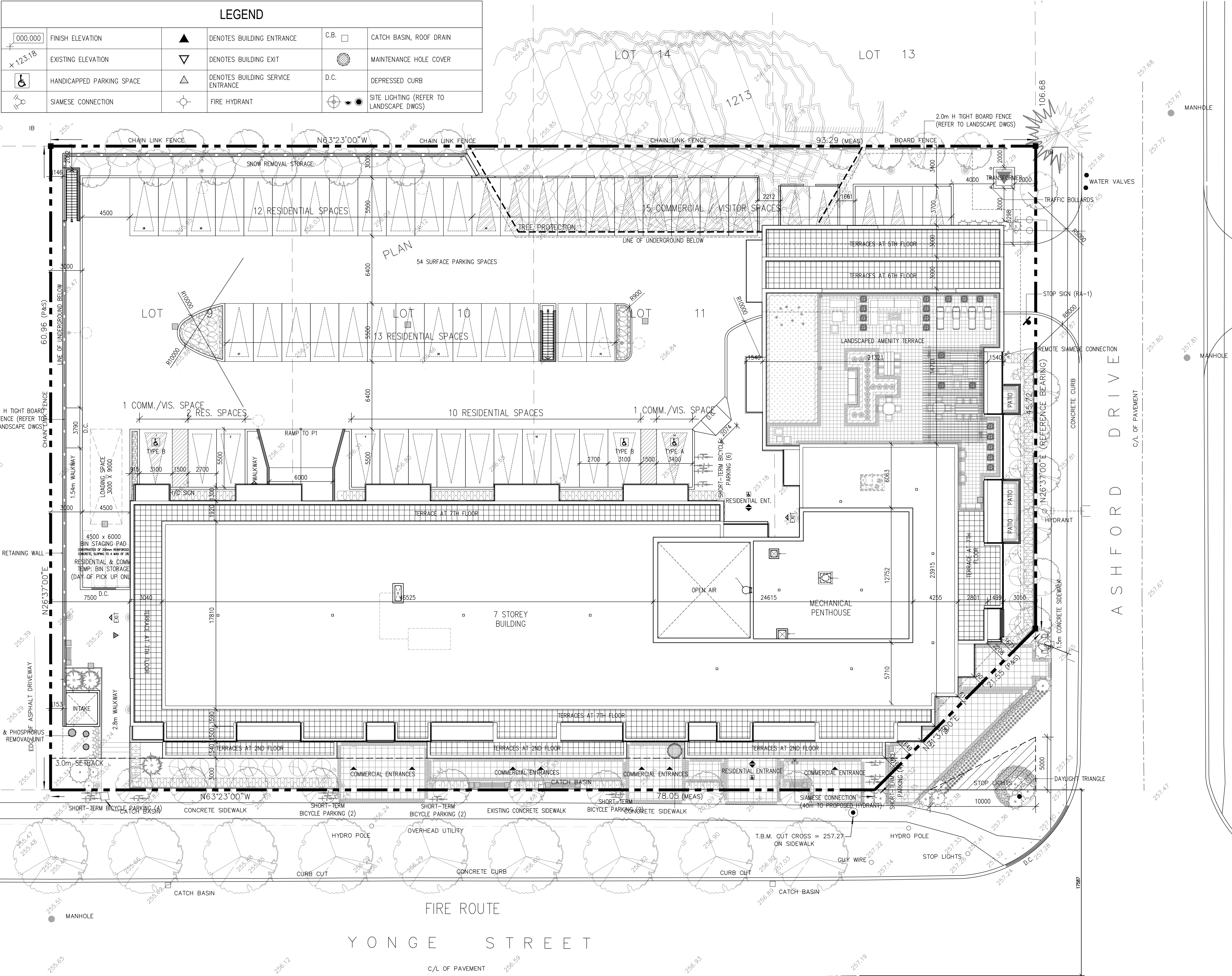
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notes:

219 dufferin street, suite 201b, toronto, on. m6k3j1 tel: (416) 601.5416 info@unfolded.ca

LEGEND					
	FINISH ELEVATION		DENOTES BUILDING ENTRANCE	C.B. 	CATCH BASIN, ROOF DRAIN
	EXISTING ELEVATION		DENOTES BUILDING EXIT		MAINTENANCE HOLE COVER
	HANDICAPPED PARKING SPACE		DENOTES BUILDING SERVICE ENTRANCE	D.C. 	DEPRESSED CURB
	SIAMESE CONNECTION		FIRE HYDRANT		SITE LIGHTING (REFER TO LANDSCAPE DWGS)



architecturalunfolding

368 dufferin street, toronto, on. m6k 1z8tel (416) 601-5416

PROJECT #1834

DATEOctober 31, 2019

681 Yonge Street

STATISTICS

1. ZONING

2. SITE AREA

REQUIRED

PROVIDED

3. FINISHED GRADE

4. PROPOSED BUILDING:

GFA

BUILDING AREA / COVERAGE

LOT FRONTAGE

DENSITY

RESIDENTIAL UNITS

8

1B

1B+D

2B

2B+D

6

53

85

34

5

PARKING

AMENITY SPACE (AT GRADE LANDSCAPE)

SOFT + HARDSCAPED

1,127.2 m²

12,133 ft²

20.2%

7. FLOOR AREA :

LEVEL

TOTAL FL. AREA (TFA)

GROSS FL. AREA (GFA)

NET SALABLE AREA (NSA)

GND (RESIDENTIAL)

1,364.40 m²

14,686.27 ft²

1,153.00 m²

9,258.0 ft²

GND (AMENITY)

198.60 m²

2,137.71 ft²

198.60 m²

2,137.71 ft²

GND (COMMERCIAL)

532.30 m²

5,729.62 ft²

504.80 m²

5,448.7 ft²

2ND

2,314.20 m²

24,909.82 ft²

2,227.70 m²

23,978.7 ft²

2,101.70 m²

22,622.5 ft²

3RD

2,314.20 m²

24,909.82 ft²

2,227.70 m²

23,978.7 ft²

2,101.70 m²

22,622.5 ft²

4TH

2,314.20 m²

24,909.82 ft²

2,227.70 m²

23,978.7 ft²

2,101.70 m²

22,622.5 ft²

5TH

2,246.60 m²

24,182.18 ft²

2,160.50 m²

23,255.4 ft²

2,039.60 m²

21,954.1 ft²

6TH

2,177.10 m²

23,434.09 ft²

2,091.70 m²

22,514.8 ft²

1,972.70 m²

21,233.9 ft²

7TH (RESIDENTIAL)

1,368.94 m²

14,735.13 ft²

1,303.64 m²

14,032.3 ft²

1,182.10 m²

12,724.0 ft²

7TH (AMENITY)

67.46 m²

726.13 ft²

67.46 m²

726.13 ft²

- m²

- ft²

MPH

180.60 m²

1,943.96 ft²

- m²

- ft²

- m²

- ft²

TOTAL

15,078.6 m²

162,305 ft²

14,162.8 m²

152,447 ft²

12,866 m²

138,486 ft²

GRAND TOTAL (INCL. COMMERCIAL)

15,078.6 m²

162,305 ft²

14,162.8 m²

152,447 ft²

12,866 m²

138,486 ft²

8. UNIT SUMMARY

UNIT TYPE

FLOOR

B

1B

1B+D

2B

2B+D

TOTAL

GND

1

0

11

1

0

13

2ND

1

9

15

6

0

31

3RD-4TH

1

9

15

6

0

31

3RD-4TH

1

9

15

6

0

31

5TH

1

7

13

5

3

29

6TH

1

8

14

5

1

29

7TH

0

11

2

5

1

19

TOTAL

6

53

85

34

5

183

TOTAL TYPES

6

138

39

183

9. ACCESSIBLE UNITS

UNIT TYPE

B

1B

1B+D

2B

2B+D

TOTAL

6

10

12

5

2

35

6

10

12

5

2

35

TOTAL

100.0%

18.9%

14.1%

14.7%

40.0%

35

6

22

7

100.0%

15.9%

17.9%

19.1%

11. EFFICIENCY (NSA/GFA)

90.8%

12. HEIGHT

PERMITTED :

(25.5m)

PROPOSED :

7 STOREYS (25.5)

13. PARKING

REQUIRED :

PROPOSED :

RES. 1 PER UNIT (183) = 183

RESIDENT P1 = 120

RESIDENT P2 = 26

COMM. 1 PER (30 m²) = 17

COMM. / VISITOR SURFACE = 37

TOTAL 200 TOTAL 170

2.75m x 5.8m SERVED BY 6m DRIVE ASIDES

200

170

Note: Vehicular parking calculations resulting in a fraction have been rounded DOWN to the nearest whole number

Note: 25 of the 38 P2 parking spaces are tandem spaces

14. ACCESSIBLE PARKING

REQUIRED :

1 + 6 (3% of 200) = 7

PROPOSED :

4 P1 + 3 SURFACE = 7

TOTAL 7 TOTAL 7

15. LOCKERS

REQUIRED : N/A

PROPOSED :

P1 (63 + 14 + 8) = 85

P2 (24 + 18) = 42

GND = 9

TOTAL 136

16. SHORT-TERM BICYCLE

REQUIRED : N/A

PROPOSED :

SURFACE = 20

17. INDOOR AMENITY TOTAL

REQUIRED : N/A

PROPOSED :

1.45 m² / U 266.06 m² 2,863.84 ft²

GND AMENITY 198.60 m² 2,137.71 ft²

7TH FLOOR AMENITY 67.46 m² 726.13 ft²

266.06 m² 2,863.84 ft²

BREAKDOWN

18. OUTDOOR AMENITY TOTAL

REQUIRED :

RES. 12 m² / UNIT (183) = (m²) 2196

PROPOSED :

16.10 m² / U 2,945.70 m² 31,707.2 ft²

GND LANDSCAPING: 1,124.30 m² 12,101.9 ft²

7TH FLOOR: 352.60 m² 3,795.35 ft²

BALC. & PRIVATE TERR. 1,468.80 m² 15,810.0 ft²

2,945.70 m² 31,707.2 ft²

19. PERMITTED PAVING

PERMITTED :

SITE AREA 5,567.10 m²

PERMITTED PAVING 35.0%

PROPOSED :

SITE AREA 5,567.10 m²

PAVING ON SITE 30.4%

TOTAL 1,948.49 m² TOTAL 1,692.33 m²

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1	issued for site plan approval	06.11.19

revisions:

architectural team :

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bonnie douthwright
narges nasr esfahani

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mhbc planning

jablonsky, ast & partners

m.v. shore associates ltd.

mechanical:
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jdb associates ltd.

site services:
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project:

681 yonge st
barrie, ontario

site plan

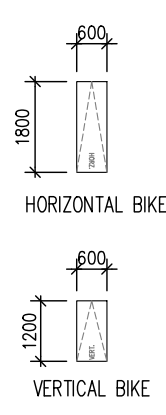
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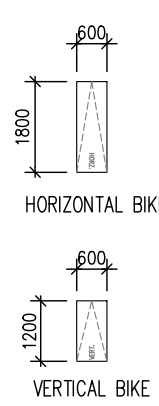


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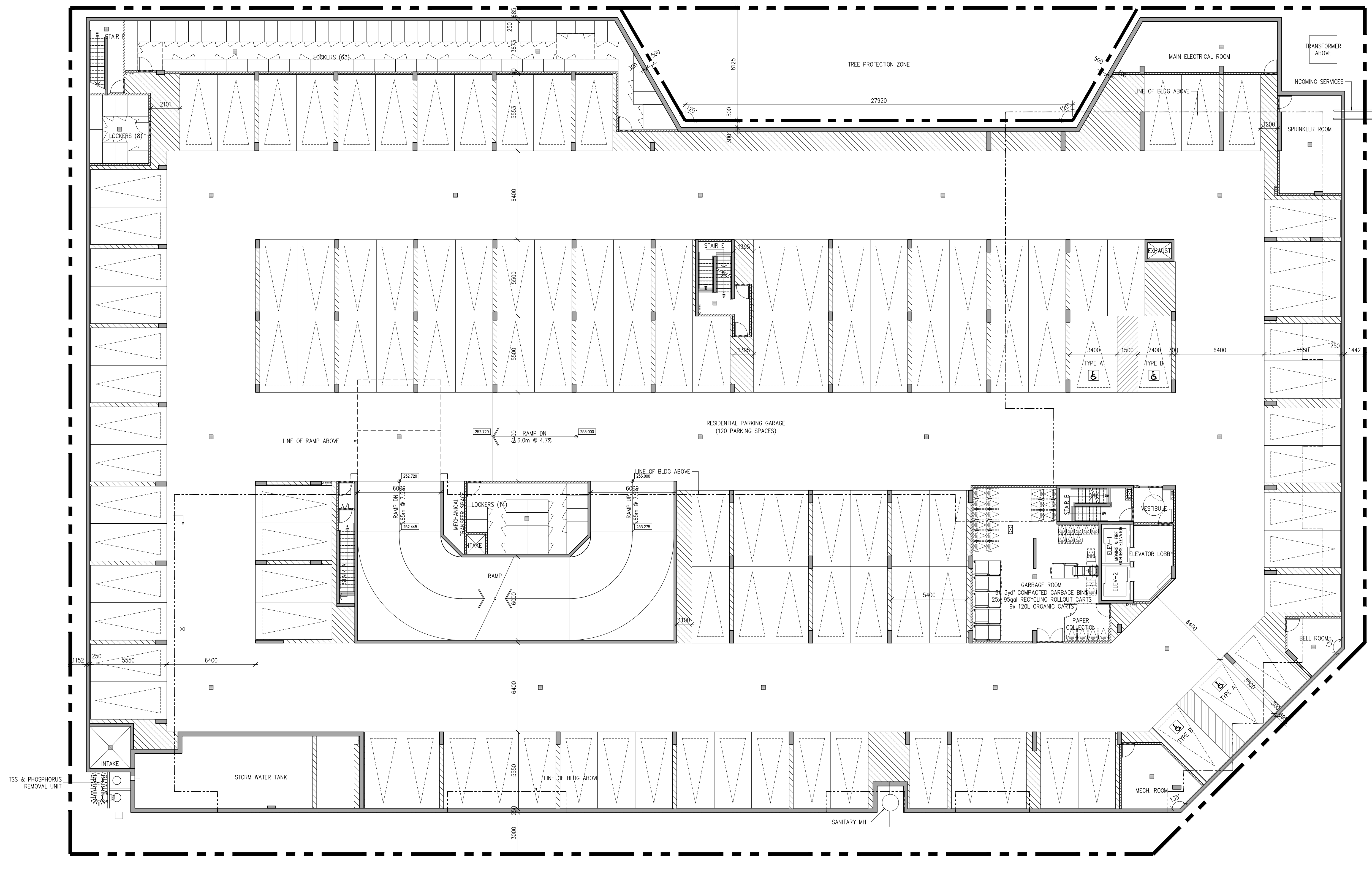
ONTARIO ASSOCIATION
OF ARCHITECTS
MARK ALEXANDER ZWICKER
LICENCE
5887

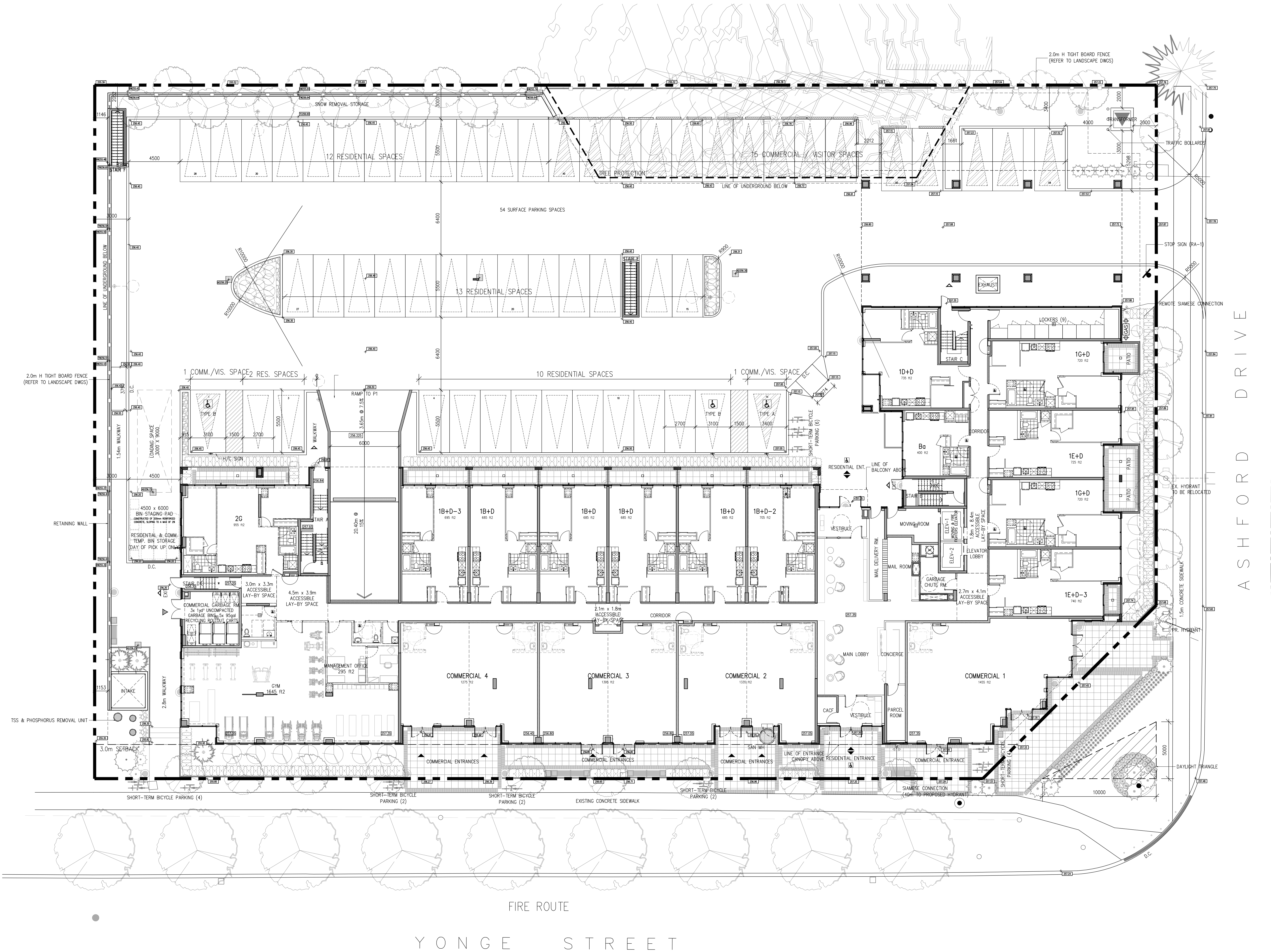
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 - 2 issued for co-ordination 07.23.19
 - 1 issued for site plan approval 06.11.19
- revisions:

architectural team :

mark zwicker
bonnie douthwright
narges nasr estahani



planning:
mhbc planning

structural:
jablonsky, ast & partners

electrical:
m.v. shore associates ltd.

mechanical:
m.v. shore associates ltd.

landscape:
jdb associates ltd.

site services:
valdor engineering inc.

project:
681 yonge st
barrie, ontario

ground floor plan

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1:150
18-34
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date:
scale:
project:
drawn by:



architectureunfolding

info@unfolding.ca

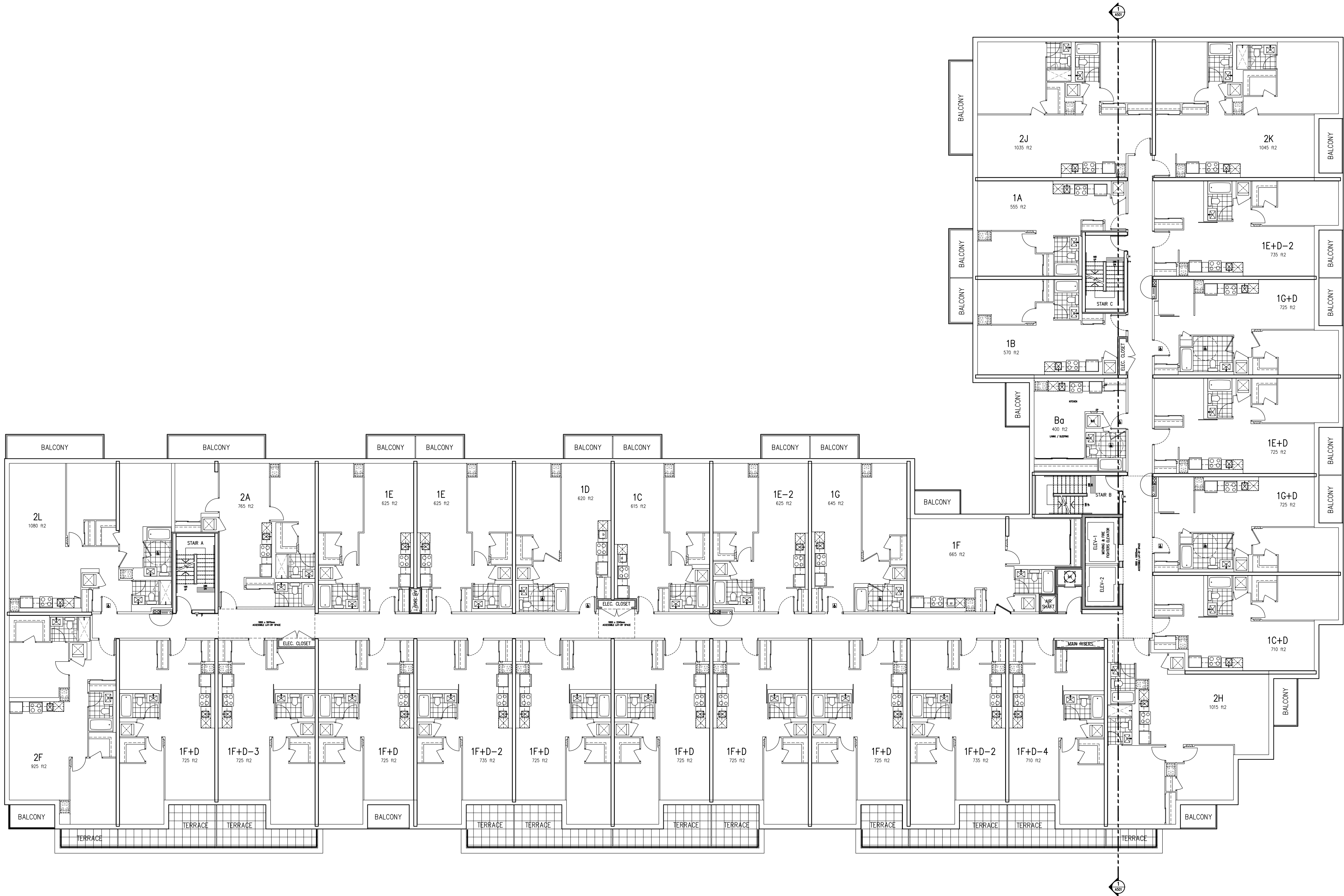
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mark311

toronto, on.

suite 201b,

219 aurlin street,



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revisions:

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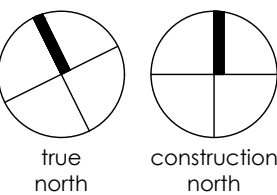
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project:
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barrie, ontario

2nd floor plan

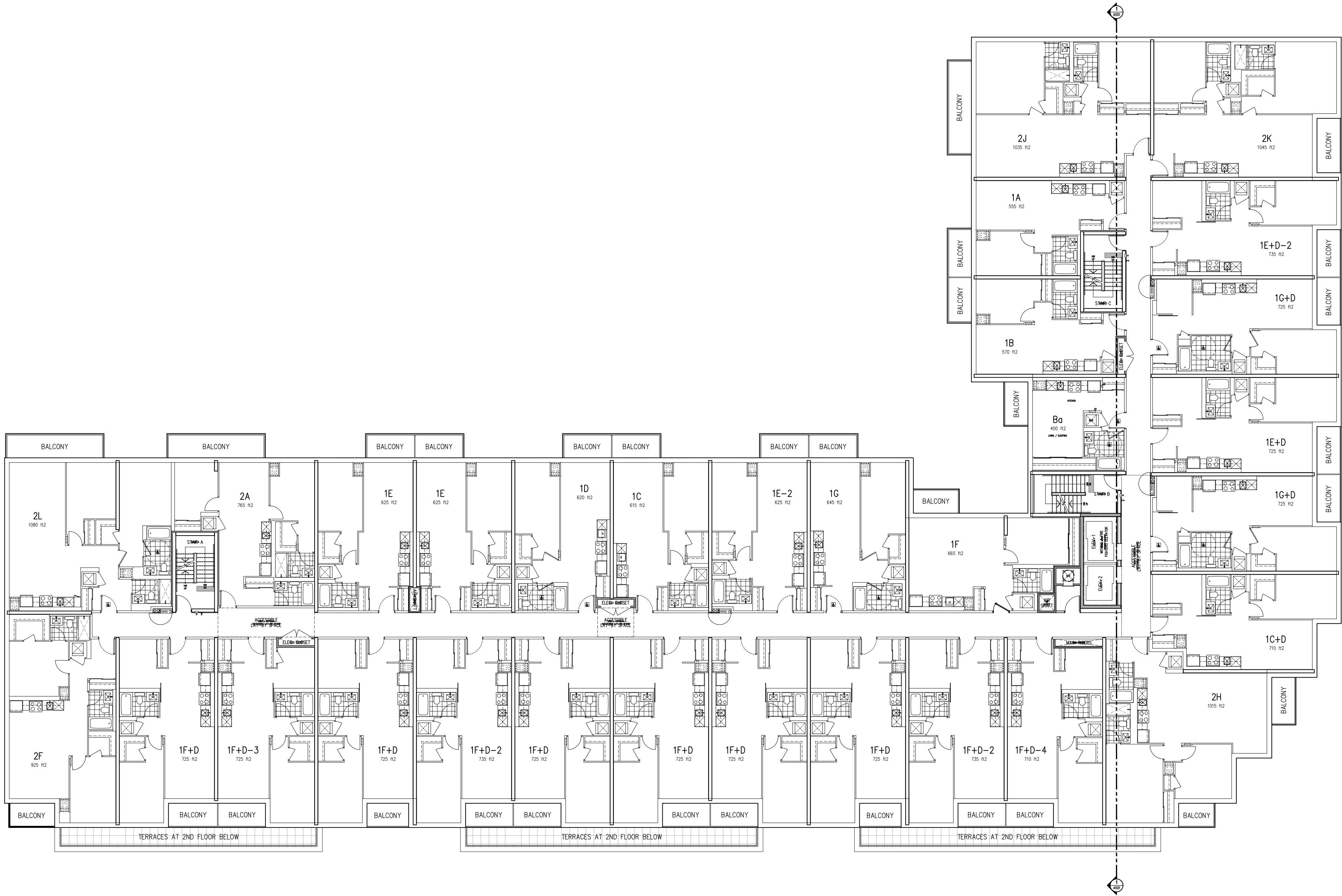
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revisions:

architectural team :

mark zwicker
bonnie douthwright
narges nasr estafhani



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landscape:
jdb associates ltd.

site services:
valdor engineering inc.

project:
681 yonge st
barrie, ontario

3rd & 4th floor plan

november.11.2019

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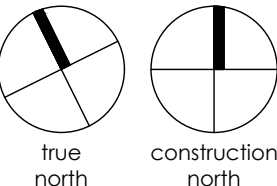
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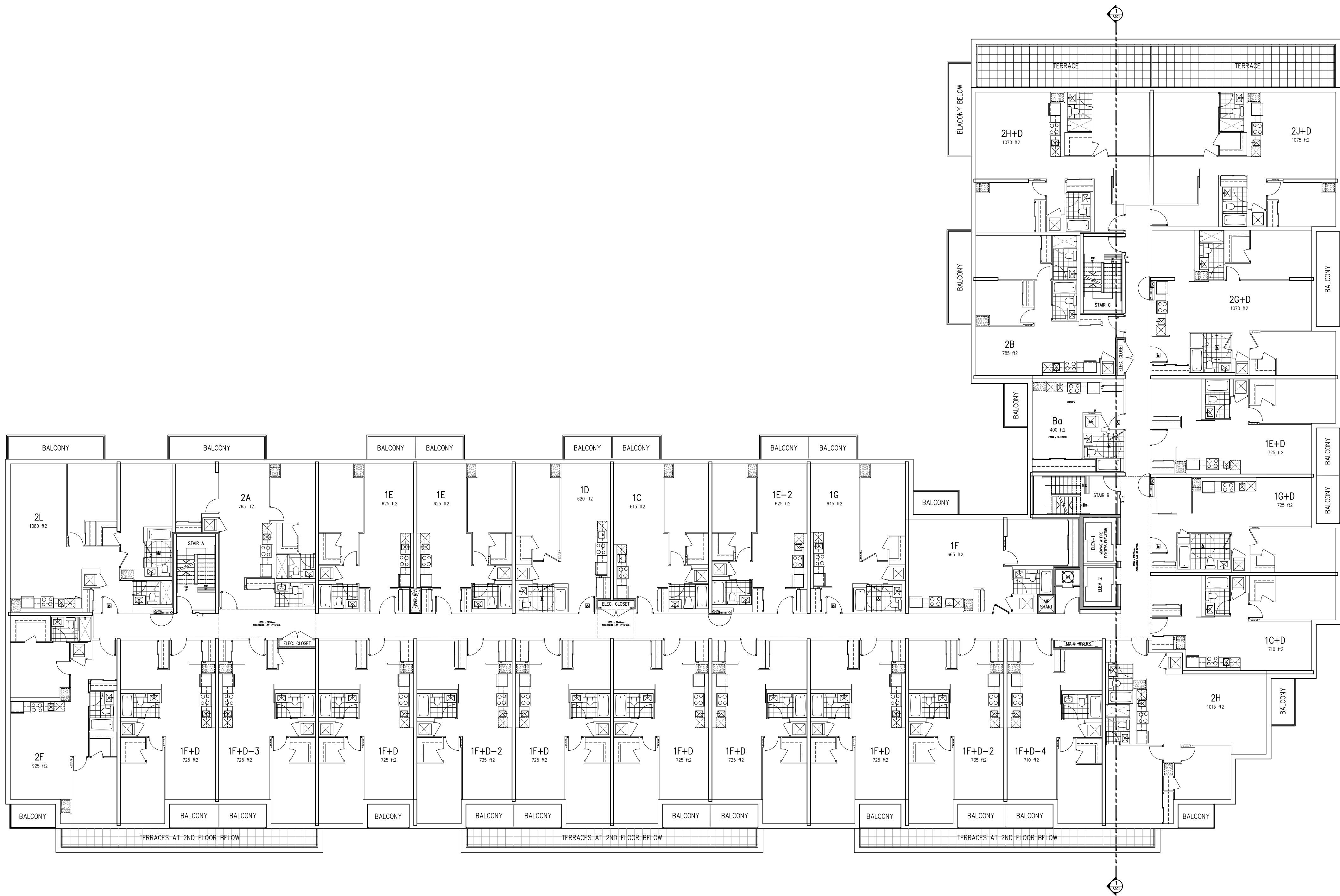
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bonnie douthwright
narges nasr esfahani



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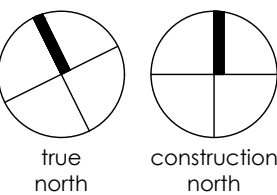
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project:
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barrie, ontario

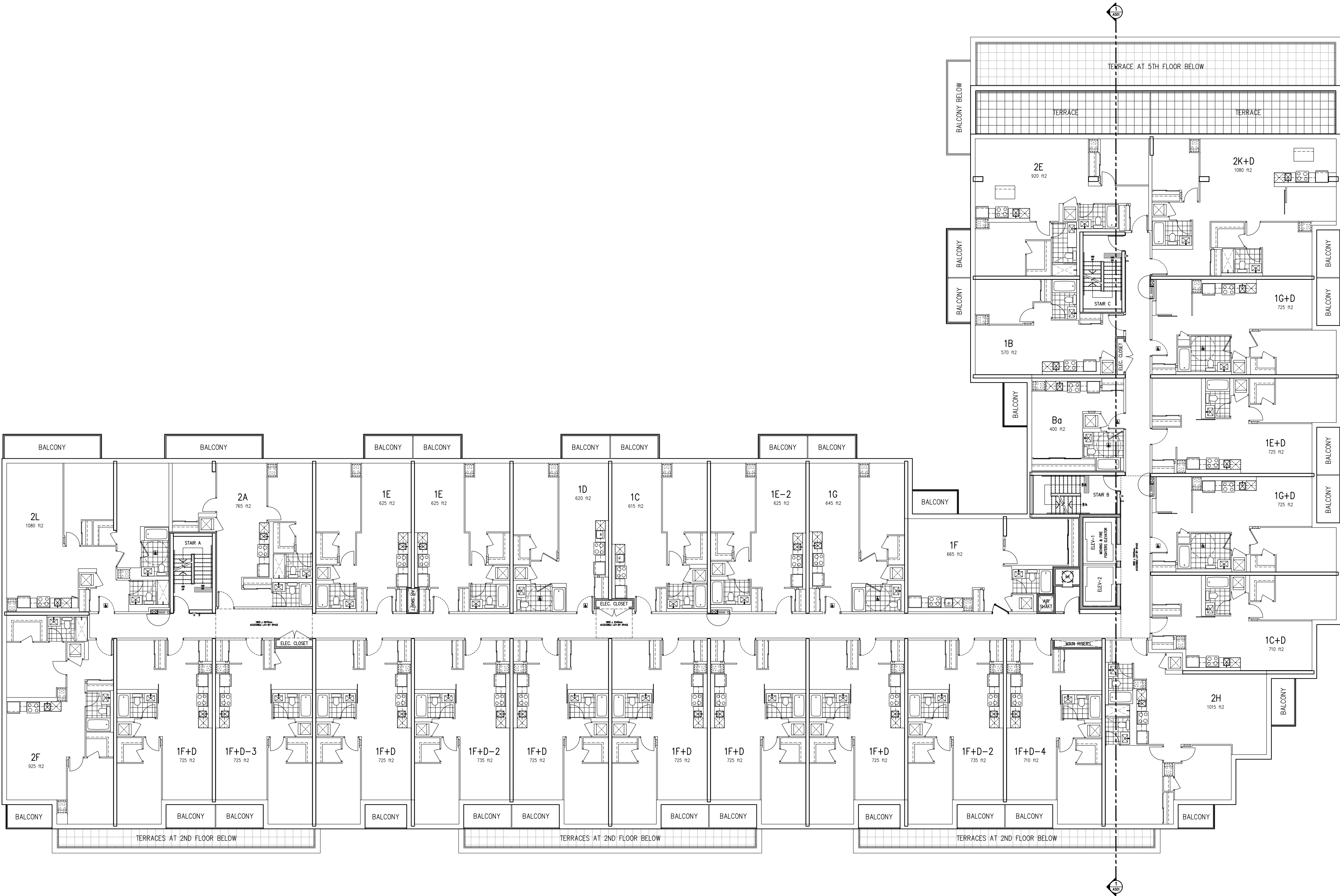
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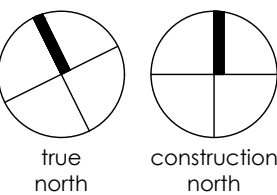
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project:
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barrie, ontario

6th floor plan

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18-34
bd

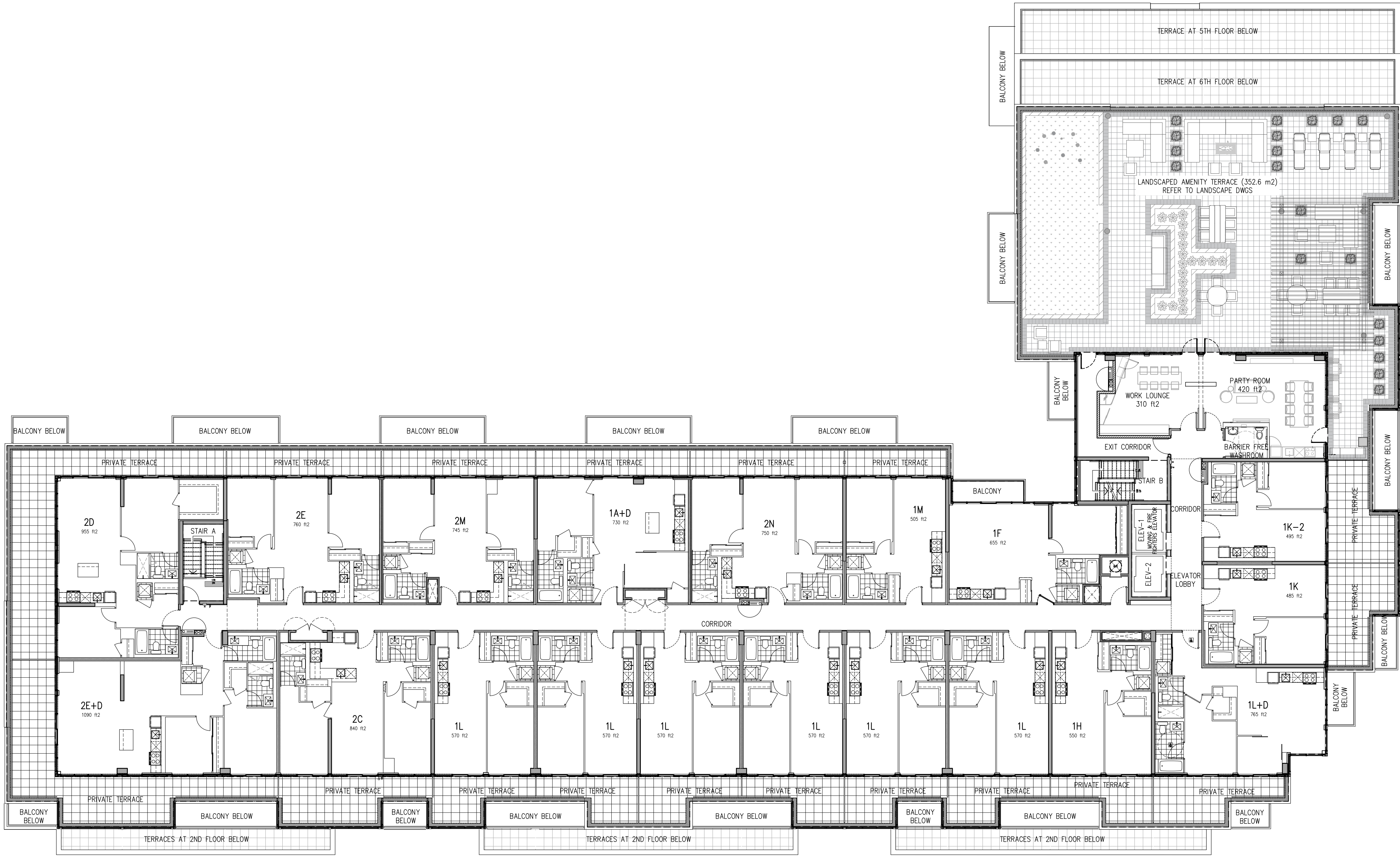
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revisions:

architectural team :

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bonnie douthwright
narges nasr esfahani



planning:
mhbc planning

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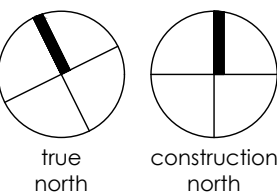
site services:
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project:
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barrie, ontario

7th floor plan

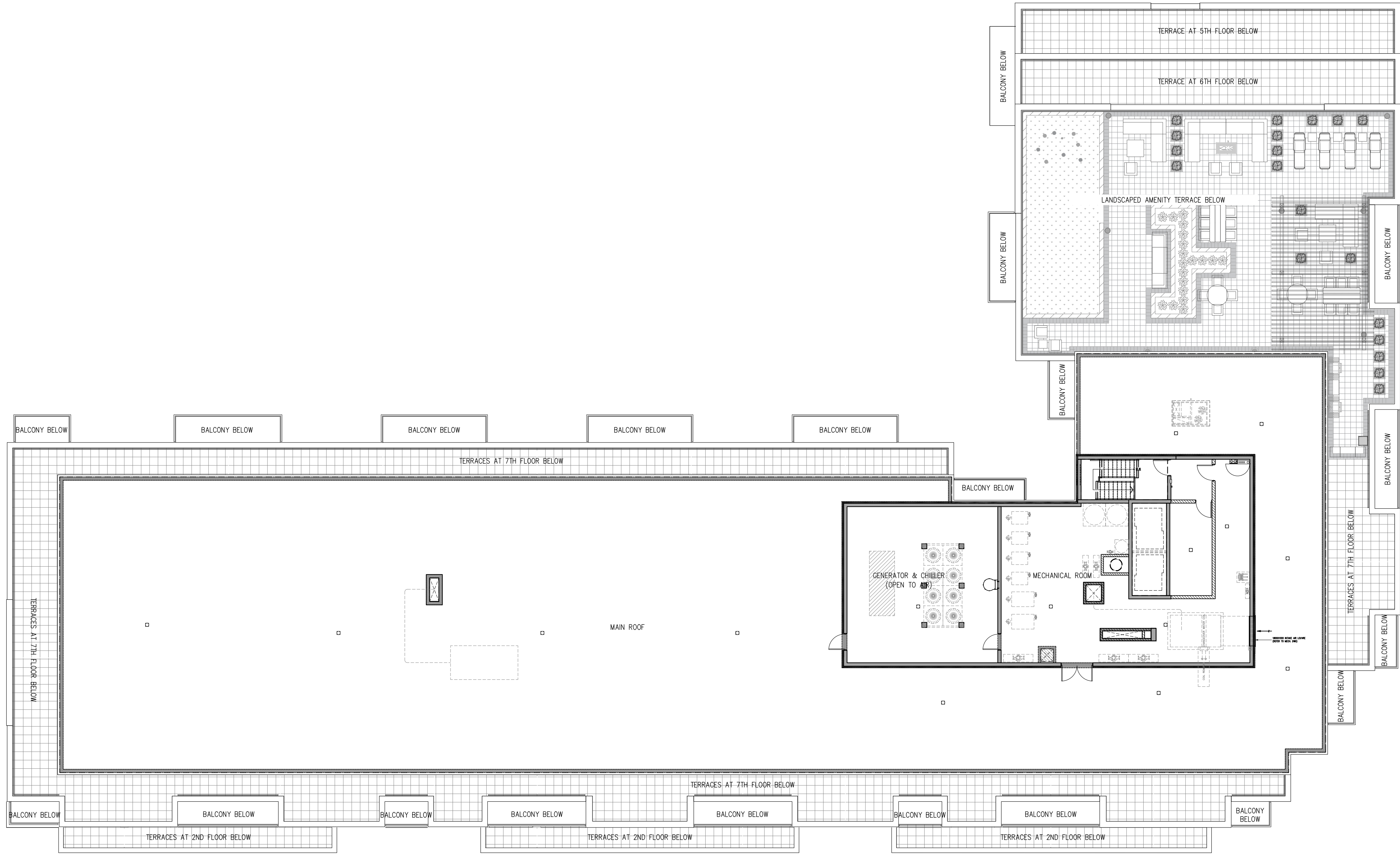
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scale:
project:
drawn by:



drawing number:

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notes:

- | | | |
|---|----------------------------------|----------|
| 4 | re-issued for site plan approval | 11.11.19 |
| 3 | re-issued for site plan approval | 09.20.19 |
| 2 | issued for co-ordination | 07.23.19 |
| 1 | issued for site plan approval | 06.11.19 |

revisions:

architectural team :

mark zwicker
bonnie douthwright
narges nasr esfahani



planning:
mhbc planning

structural:
jablonsky, ast & partners

electrical:
m.v. shore associates ltd.

mechanical:
m.v. shore associates ltd.

landscape:
jdb associates ltd.

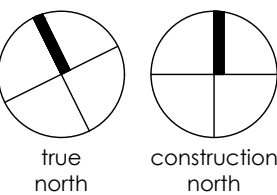
site services:
valdor engineering inc.

project:
681 yonge st
barrie, ontario

mechanical floor plan

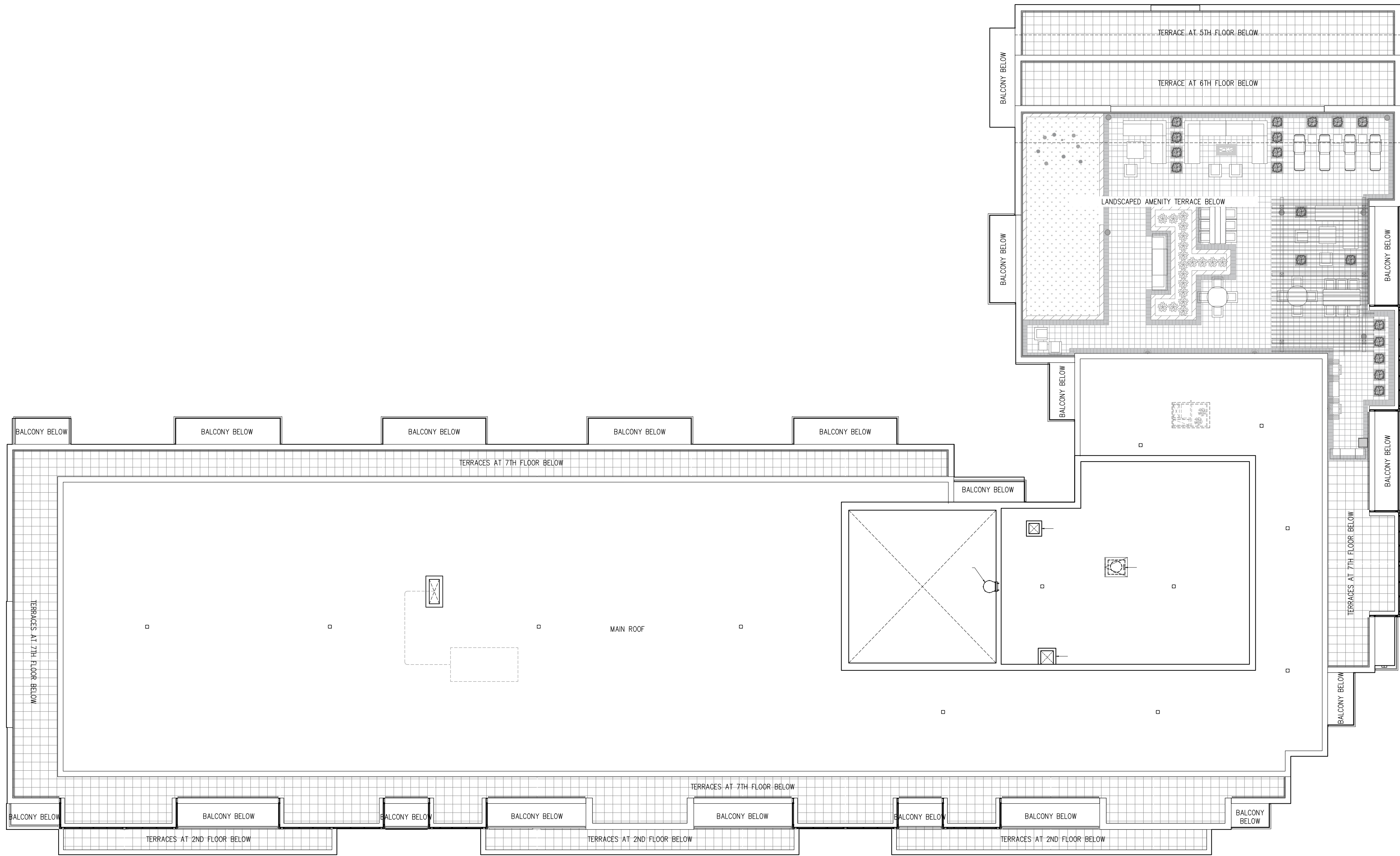
november.11.2019
1:150
18-34
bd

date:
scale:
project:
drawn by:



drawing number:

A307



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3	re-issued for site plan approval	09.20.19
2	issued for co-ordination	07.23.19
1	issued for site plan approval	06.11.19

revisions:

architectural team :

mark zwicker
bonnie douthwright
narges nasr esfahani



planning:
mhbc planning

structural:
jablonsky, cst & partners

electrical:
m.v. shore associates ltd.

mechanical:
m.v. shore associates ltd.

landscape:
jdb associates ltd.

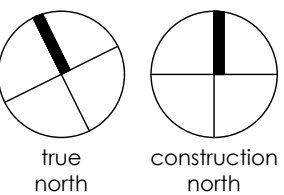
site services:
valdor engineering inc.

project:
681 yonge st
barrie, ontario

roof plan

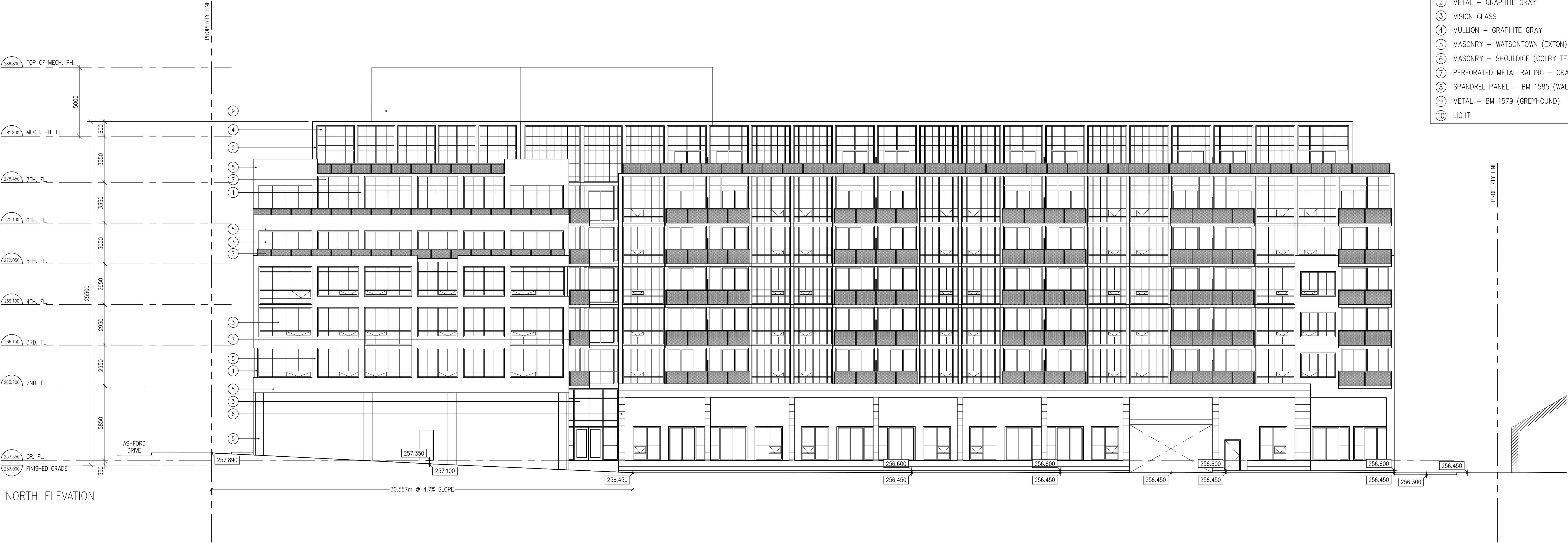
november.11.2019
1:150
18-34
bd

date:
scale:
project:
drawn by:



drawing number:

A308



NORTH ELEVATION



SOUTH ELEVATION

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2	issued for co-ordination	07.23.19
1	issued for site plan approval	06.11.19

revisions:

architectural team :

mark zwicker
bonnie douthwright
narges nasr esfahani



planning:
mhbc planning

structural:
jablonsky, ast & partners

electrical:
m.v. shore associates ltd.

mechanical:
m.v. shore associates ltd.

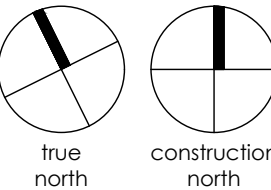
landscape:
jdb associates ltd.

site services:
valdor engineering inc.

project:
681 yonge st
barrie, ontario

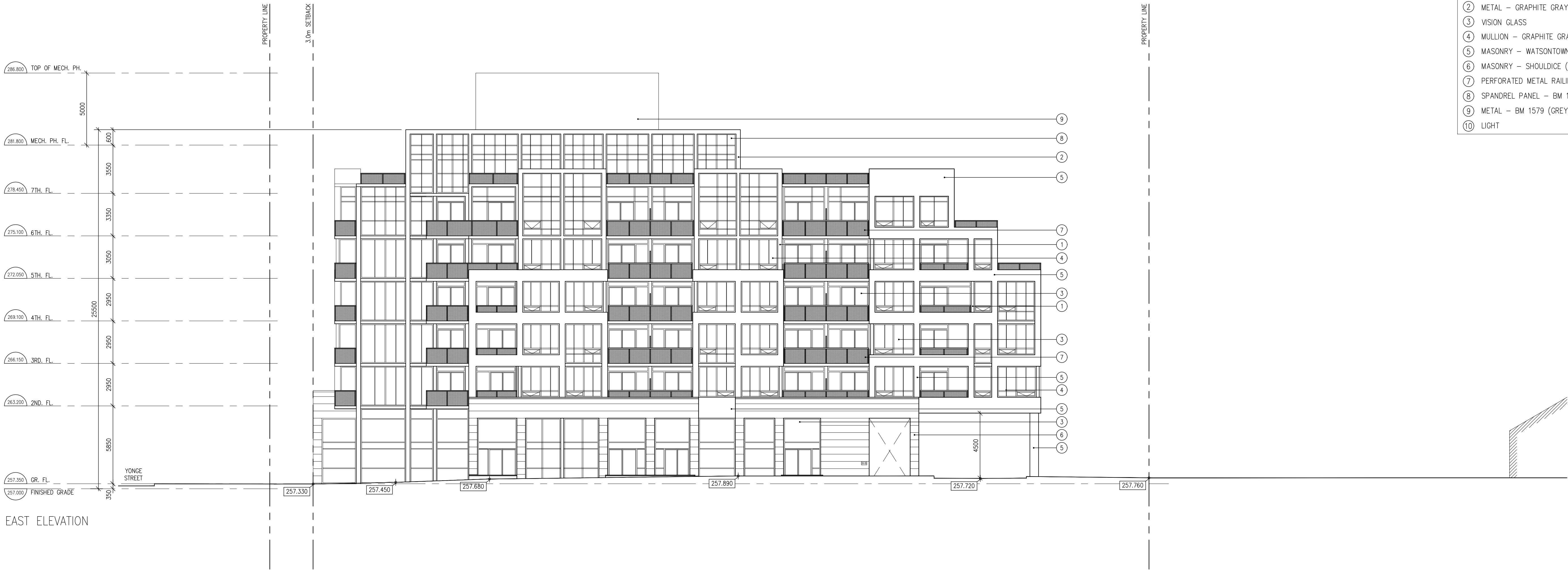
north & south elevations

november.11.2019
1:150
18-34
bd

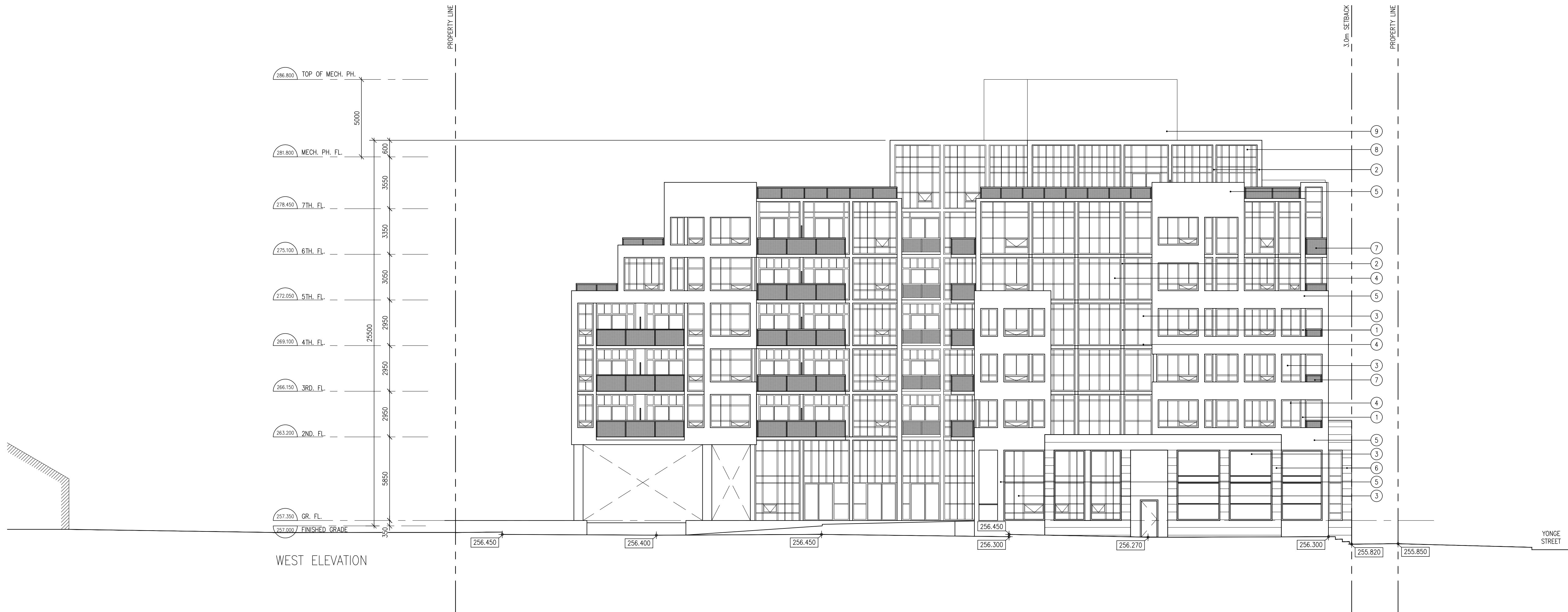


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scale:
project:
drawn by:
drawing number:

A401



EAST ELEVATION



WEST ELEVATION

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notes:

4 re-issued for site plan approval 11.11.19
3 re-issued for site plan approval 09.20.19
2 issued for co-ordination 07.23.19
1 issued for site plan approval 06.11.19

revisions:

architectural team :

mark zwicker
bonnie douthwright
narges nasr esfahani



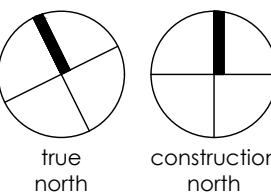
planning:
mhbc planning
structural:
jablonsky, ast & partners
electrical:
m.v. shore associates ltd.
mechanical:
m.v. shore associates ltd.
landscape:
jdb associates ltd.
site services:
valdor engineering inc.

project:
681 yonge st
barrie, ontario

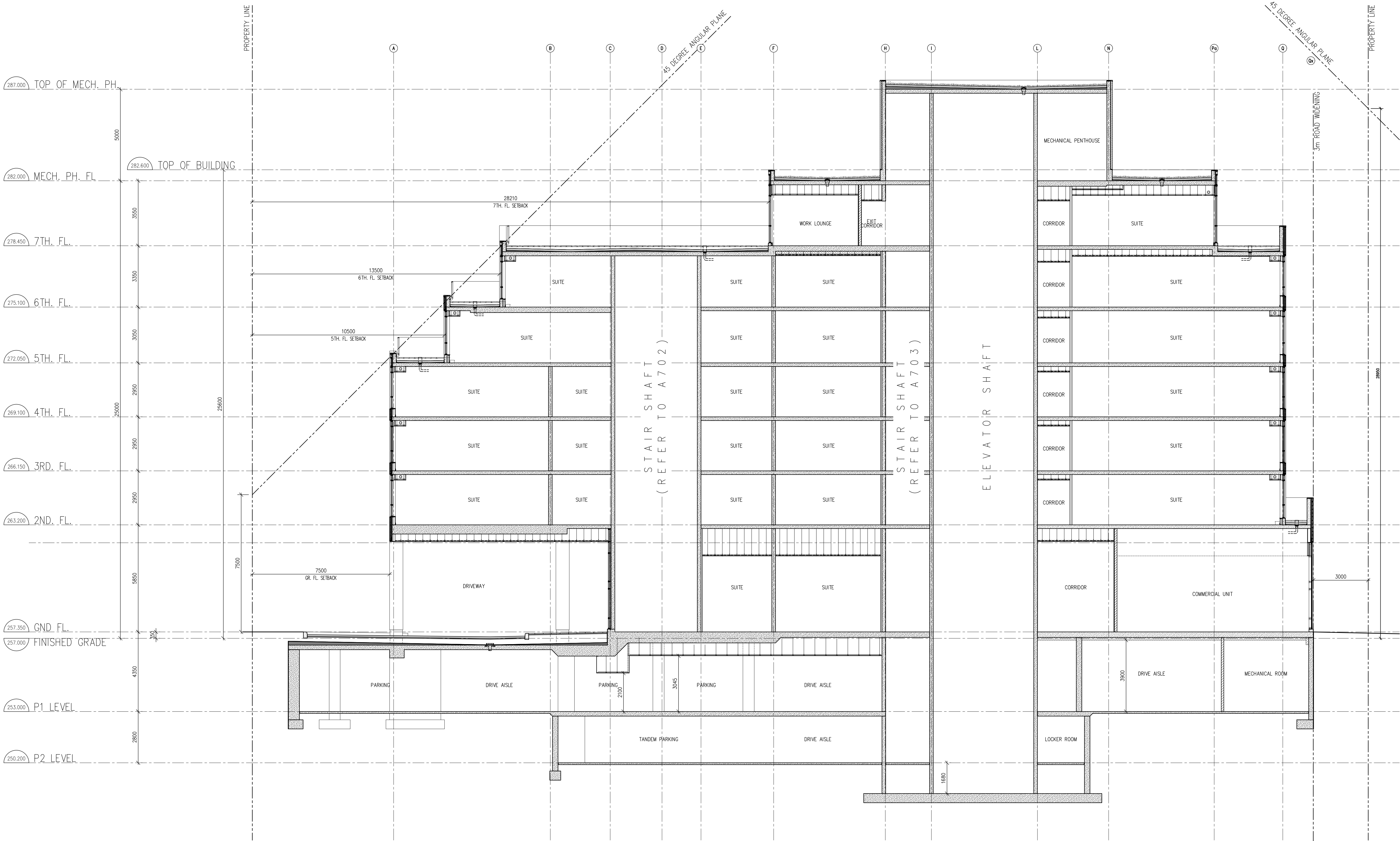
east & west elevations

november.11.2019
1:150
18-34
bd

date:
scale:
project:
drawn by:
drawing number:



A402



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| 2 | issued for co-ordination | 07.23.19 |
| 1 | issued for site plan approval | 06.11.19 |
- revisions:

architectural team :

mark zwicker
bonnie douthwright
narges nasr estahani



planning:
mhbc planning

structural:
jablonsky, ast & partners

electrical:
m.v. shore associates ltd.

mechanical:
m.v. shore associates ltd.

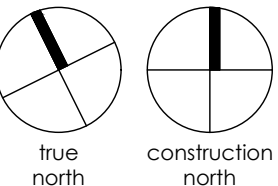
landscape:
jdb associates ltd.

site services:
valdor engineering inc.

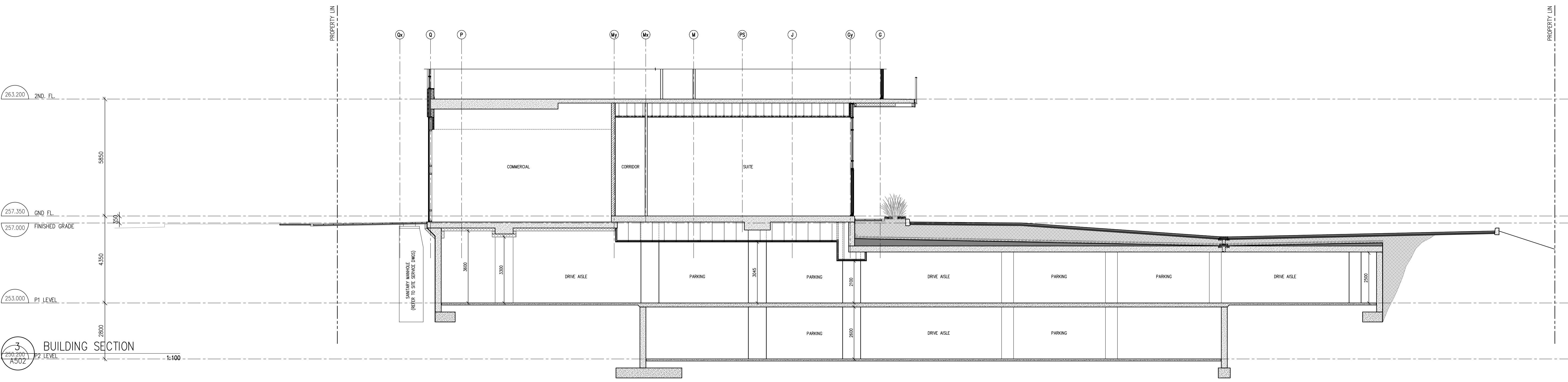
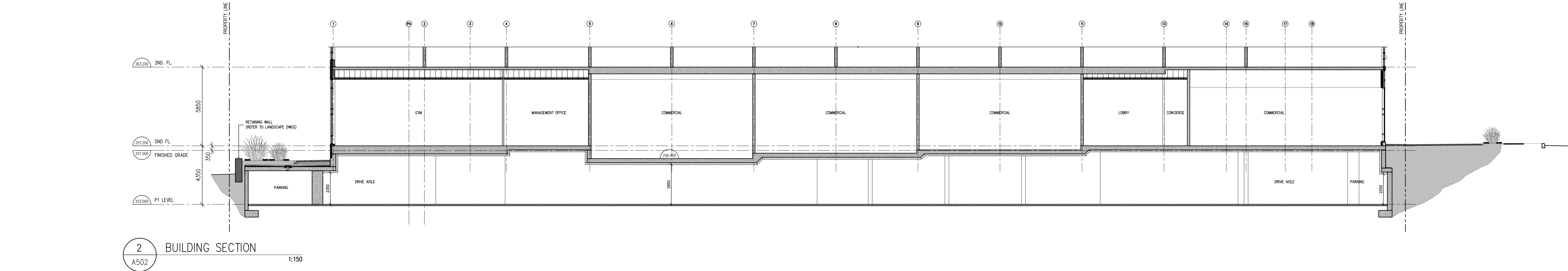
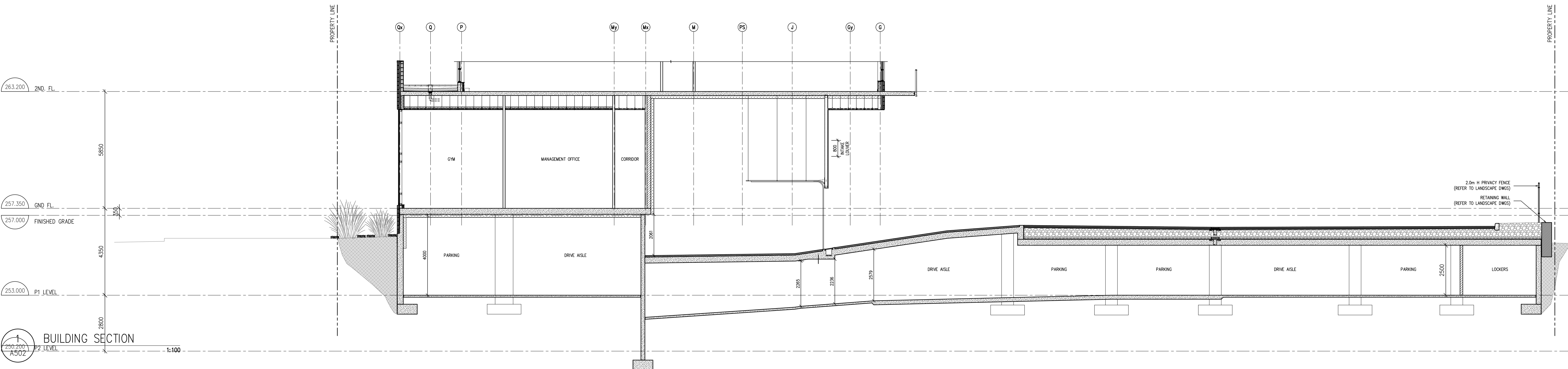
project:
681 yonge st
barrie, ontario

section

november.11.2019	date:
1:100	scale:
18-34	project:
bd	drawn by:



drawing number:
A501



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 - 2 issued for co-ordination 07.23.19
 - 1 issued for site plan approval 06.11.19
- revisions:

architectural team :

mark zwicker
bonnie douthwright
narges nasr esfahani



planning:
mhbc planning

structural:
jablonsky, ast & partners

electrical:
m.v. shore associates ltd.

mechanical:
m.v. shore associates ltd.

landscape:
jdb associates ltd.

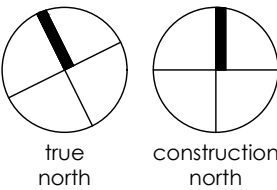
site services:
valdor engineering inc.

project:
681 yonge st
barrie, ontario

underground section

november.11.2019
as noted
18-34
bd

date:
scale:
project:
drawn by:



drawing number:
A502