



SOUTH-WEST VIEW



SOUTH-EAST VIEW



NORTH-EAST VIEW



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2022/08/08

REVISION SCHEDULE

| No. | Description | Date | By |
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PROJECT NAME:
CHANGE OF USE FOR
17743 McCOWAN RD
 17743 McCowan Rd,
 17743 McCOWEN RD, CEDAR VALLEY ON L6G 1E0
CITY/TOWN/VILLAGE & PROVINCE:
 TRUE NORTH GRIT
 482 Ontario St. Newmarket 1G3
PROJECT STATUS:
SITE PLAN REVIEW

DRAWN BY: DE
 CHECKED: DE
 DATE: DEC 2021

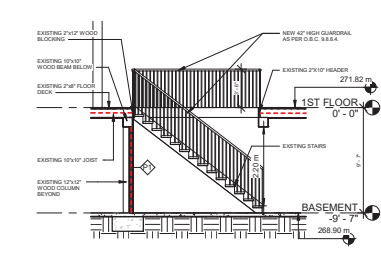
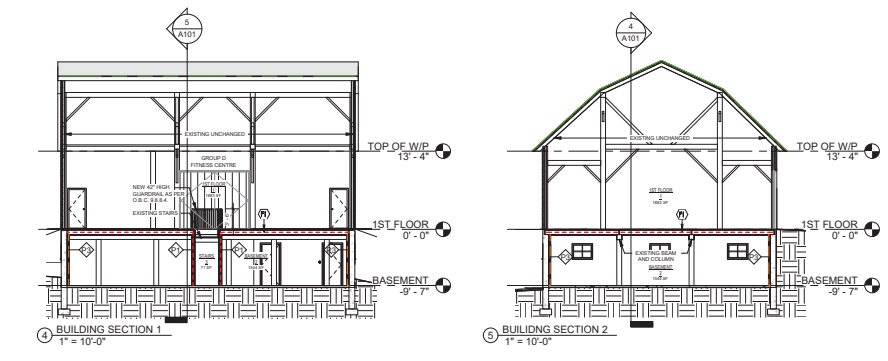
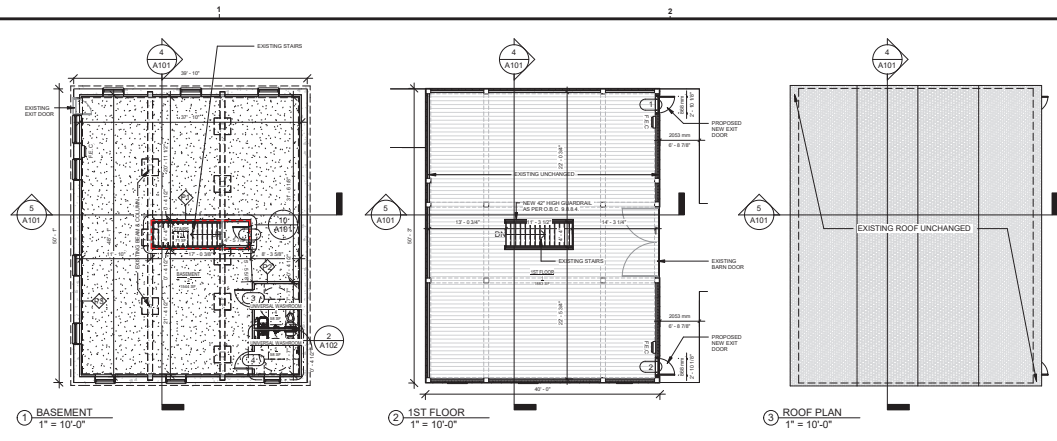
A. SCALE: COPYRIGHT: 2022 PRO VISION ARCHITECTURE INC.

PROJECT NO: 2111400

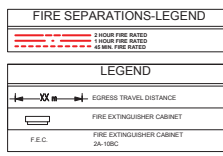
SHEET TITLE
3D VIEWS

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| Design & Accessibility Matrix | | |
|--|--|---|
| Address 17743 McCowan Rd. East Gillingbury, ON | | |
| O.B.C. DIVISION B-PART 9 | REQUIRED | PROPOSED |
| OCCUPANT LOAD | | 18 |
| MAJOR OCCUPANCY | GROUP F-3 (EXISTING) FARM STORAGE BUILDING (BARN) | (2 WASHROOMS X 9 = 18) FITNESS CLUB |
| BARRIER-FREE DESIGN | NO (EXISTING BUILDING) | |
| Number of Egress Doors Required | 2 | 1 EXISTING - BASEMENT 2 NEW - MAIN FLOOR |
| MAX. TRAVEL DISTANCE O.B.C. 9.9.4.7. (1)(d) | 25M | EXISTING 20M |
| MIN. DOOR CLEAR WIDTH (3.8.3.3) | 860MM | MIN. PROVIDED |
| MIN. B.F. PATH OF TRAVEL WIDTH | 1100MM | MIN. PROVIDED |
| MIN. EXTERIOR WALK WIDTH (3.8.3.2) | 1100MM | 2000MM |
| ACCESSIBLE WASHROOM REQUIREMENTS | 1 UNIVERSAL WASHROOM REQUIRED | 2 WASHROOMS PROVIDED (2 UNIVERSAL WASHROOMS) |
| ACCESSIBLE PARKING SPACE | 1 (4% OF TOTAL SPACES) | 2 PROVIDED |

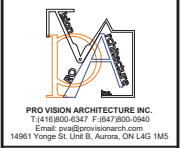


NOTE:
 1. MAINTAIN INTEGRITY OF EXIT ENCLOSURE AS PER O.B.C. 3.4.4.4.
 2. APPLY APPROVED FIRE STOPPING AS PER O.B.C. 3.1.9.
 3. EXTEND ALL FIRE RATED WALL ASSEMBLIES TO UNDERSIDE OF FLOOR / ROOF DECK AND APPLY APPROVED FIRE STOPPING AS REQUIRED.

| Ontario Building Code Reference | | | | |
|---------------------------------|------------------------------------|---|--|--|
| Data Matrix Part 2 of 9 | | | | |
| 11.1 | Existing Building Classification | Describe Existing Use: Group F-3 (FARM STORAGE - BARN) Construction Index: 2 Hazard Index: NORMAL Impairment Category: <input type="checkbox"/> Not Applicable (no change of major occupancy) | 11.2.1 11.2.1.1(A) 11.2.1.1(B) & 11.2.1.1(D) | |
| 11.2 | Alteration to Existing Building In | Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation <input type="checkbox"/> | 11.3.1 11.3.2 | |
| 11.3 | Reduction in Performance Level: | Structural: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By increase in occupant load: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes By change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Storage system: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 11.4.2 11.4.2.1 11.4.2.2 11.4.2.4 11.4.2.5 | |
| 11.4 | Compensating Contribution | Structural: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Increase in occupant load: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Storage system: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 11.4.3 11.4.3.1 11.4.3.2 11.4.3.4 11.4.3.5 | |
| 11.5 | Compliance Alternatives Proposed: | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (give number(s)) | 11.5.1 | |

| Ontario's 2012 Building Code (B.C.) Reference | | | | |
|---|--|---|---|---------------------|
| Data Matrix Part 2 of 9 | | | | |
| 1 | Proposed Description | <input type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration | 11.1 to 11.4 11.2 (A) | 11.2 (A) & 9.10.1.3 |
| 2 | Major Occupancy | GROUP F-3 | 11.2 (A) | 11.2 (A) & 9.10.1.3 |
| 3 | Building Area (sq ft) | EXISTING: 186.73 sq m NEW: 0 sq m TOTAL: 186.73 sq m | 1.4.1.2 (A) | 1.4.1.2 (A) |
| 4 | Volume (cu m) | EXISTING: 370.46 cu m NEW: 0 cu m TOTAL: 370.46 cu m | 1.4.1.2 (A) | 1.4.1.2 (A) |
| 5 | Number of Storeys Above grade (1-FLOOR) | 1 | 2.2.10 & 2.2.5 | 9.10.20 |
| 6 | Number of Storeys Fire Exposed Above (1-FLOOR) | 1 | 2.2.10 & 2.2.5 | 9.10.20 |
| 7 | Building Classification (OTHER INFORMATION) | | 11.2.20.43 | 9.10.2 |
| 8 | Specialty System Proposed | <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement in lieu of roof rating | 11.2.20.43 11.2.1.5 11.2.1.7 | 9.10.2 |
| 9 | Smokeproof required | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 11.2.5 | NA |
| 10 | Fire Alarm required | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 11.2.5 | 9.10.18 |
| 11 | Minimum Floor Depth in Adequate | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 11.2.5 | 7.70A |
| 12 | High Staircase | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 11.2.5 | NA |
| 13 | Construction Restrictions | <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible Actual Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible | 11.2.20.43 & 9.10.6 | INDEX |
| 14 | Minimum Area (sq m) | <input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate | 11.2.11 | INDEX |
| 15 | Occupant load based on | <input type="checkbox"/> MP/Person <input type="checkbox"/> Slope of building | 11.2.11 (D)(1) & 11.2.11 | 9.10.1.3 |
| GROUP D 2 WASHROOMS X 9 = 18 | | | | |
| TOTAL LOAD IS | | | | |
| 16 | Barrier-free Design | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if applicable) N/A | 11.8.9.2 | 9.10.1.3(d) |
| 17 | Minimum Staircase | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 11.3.9.8 & 11.3.10 | 9.10.1.3(d) |
| 18 | Required Fire Resistance | Horizontal Separation: FRR (hours) Rating: N/A Membrane: N/A FRR of Supporting Members: FRR of Supporting Members FRR of Separation Members: N/A | Limited Design No. Or Description (S1-2) 11.2.20.43 & 11.4 | 9.10.6 |
| 19 | Special Occupancy | Construction of egress walls: 2.2.1.9.30.14 Permitted Max. Vent. Opn. % of Opening FRR (hours) Limited Design No. Or Description Comb. Count Comb. Count Non-comb. Count | 11.2.20.43 & 11.4 | 9.10.6 |
| 20 | Other Details | | | |

| DOOR SCHEDULE | | | | |
|----------------|---------|---------|---------------------|--|
| Mark | Width | Height | Comments | |
| 1 | 3' - 2" | 7' - 0" | LOOK SET / PUSH BAR | |
| 2 | 3' - 2" | 7' - 0" | LOOK SET / PUSH BAR | |
| 3 | 3' - 0" | 7' - 0" | POWER DOOR OPERATOR | |
| 4 | 3' - 0" | 7' - 0" | POWER DOOR OPERATOR | |
| 5 | 3' - 0" | 7' - 0" | 20 MIN. FIRE RATED | |
| Grand total: 5 | | | | |



| REVISION SCHEDULE | | |
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| No. | Description | Date |
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| REVISION SCHEDULE | | |
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| No. | Description | Date |
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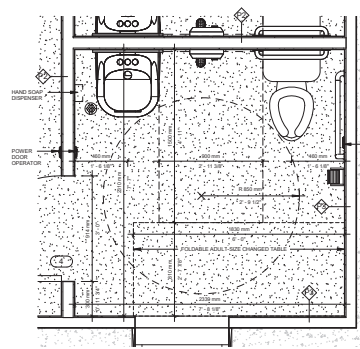
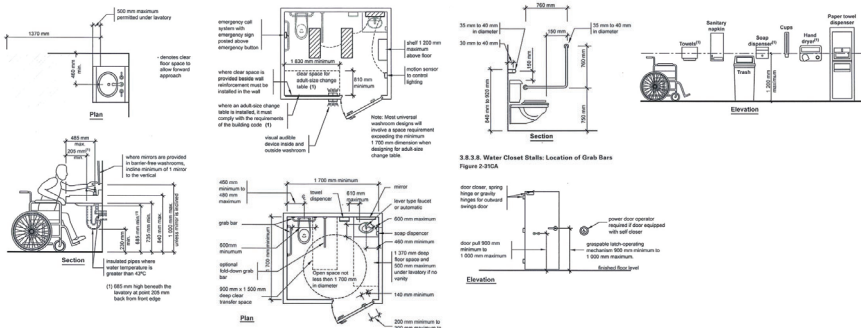
| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| No. | Description | Date |
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PROJECT NAME:
CHANGE OF USE FOR 17743 McCowan Rd
 17743 McCowan Rd, Cedar Valley on Log 1E0
 EAST GILLINGBURY, ONTARIO
 TRUE NORTH GRIT
 482 Ontario St. Newmarket 1G3
 PROJECT STATUS:
SITE PLAN REVIEW

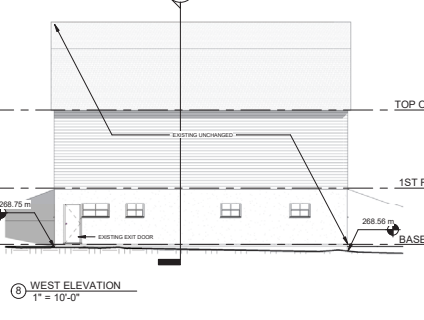
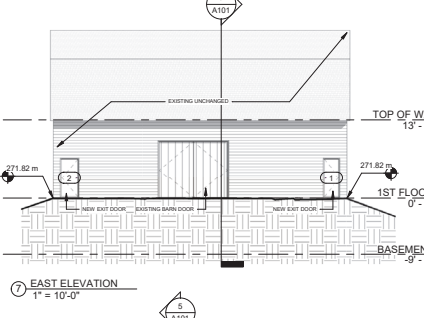
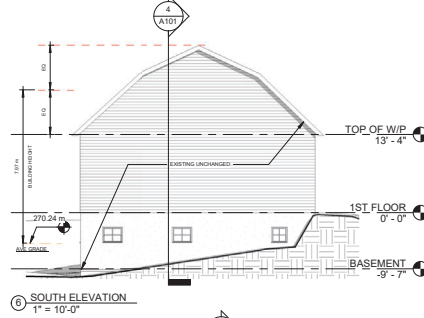
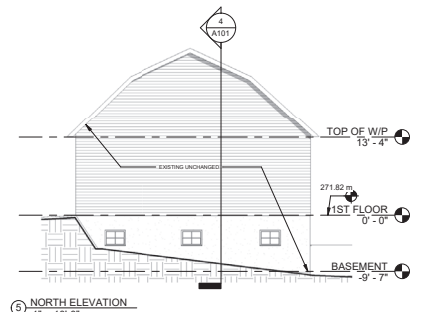
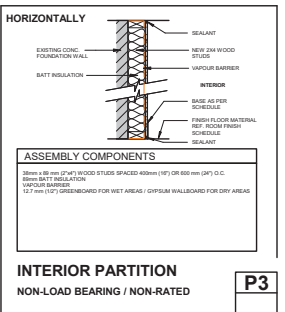
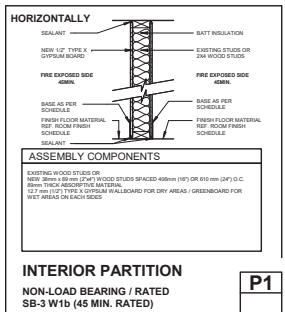
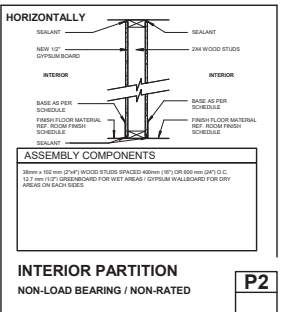
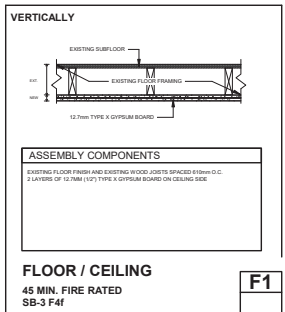
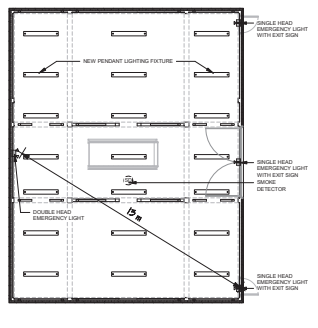
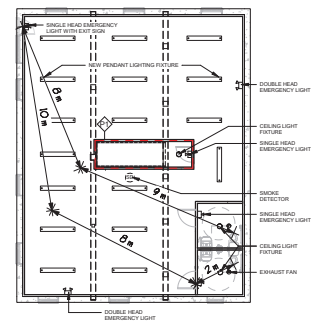
DRAWN BY: DE SC
 CHECKED: DE SC
 DATE: DEC 2021
 A. SCALE: As indicated
 COPYRIGHT: 2022 PRO VISION ARCHITECTURE INC.
 PROJECT NO.: 2111400

SHEET TITLE:
FLOOR PLANS / SECTIONS / PROJECT DATA

A101
 SHEET OF



**1 BARRIER FREE WASHROOM
INSTALLATION GUIDE**
1:40



PRO VISION ARCHITECTURE INC.
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Email: info@provisionarch.com
14961 Yonge St. Unit B, Aurora, ON L4G 1M5

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| 2022/08/08 |
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| REVISION SCHEDULE | | | |
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| No. | Description | Date | By |
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**CHANGE OF USE FOR
17743 McCOWAN RD**

17743 McCOWAN RD, CEDAR VALLEY ON LOG 1E0

TRUE NORTH GRIT
482 Ontario St. Newmarket 1G3

SITE PLAN REVIEW

| | |
|---------------|------------------------------------|
| PROJECT NAME: | CHANGE OF USE FOR 17743 McCOWAN RD |
| DRAWN BY: | DE SC |
| CHECKED: | DE |
| DATE: | DEC 2021 |
| A. SCALE: | As indicated |
| COPYRIGHT: | 2022 PRO VISION ARCHITECTURE INC. |
| PROJECT NO.: | 2111440 |

SHEET TITLE
ELEVATIONS / RCP / DETAILS

A102
SHEET OF