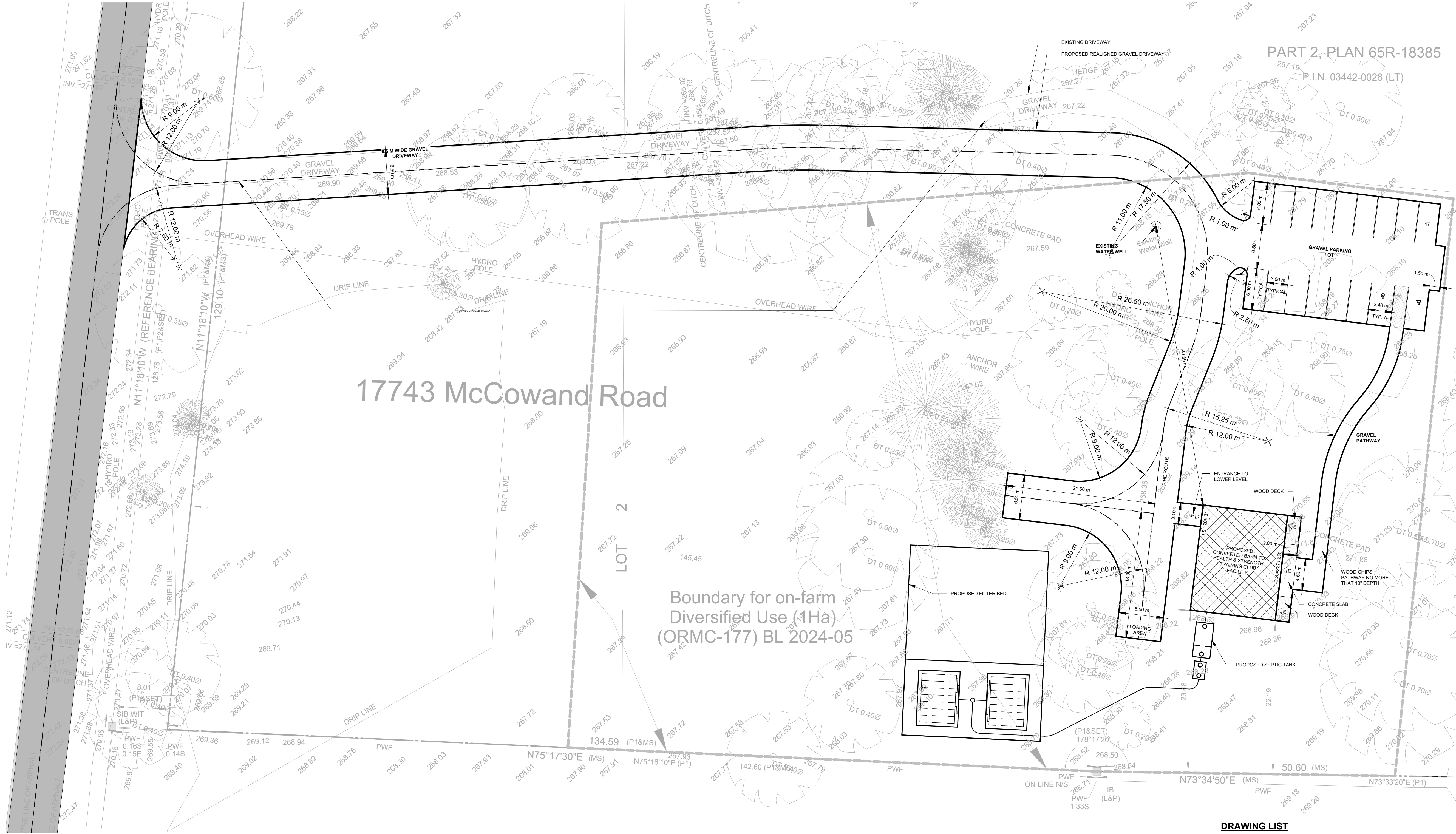
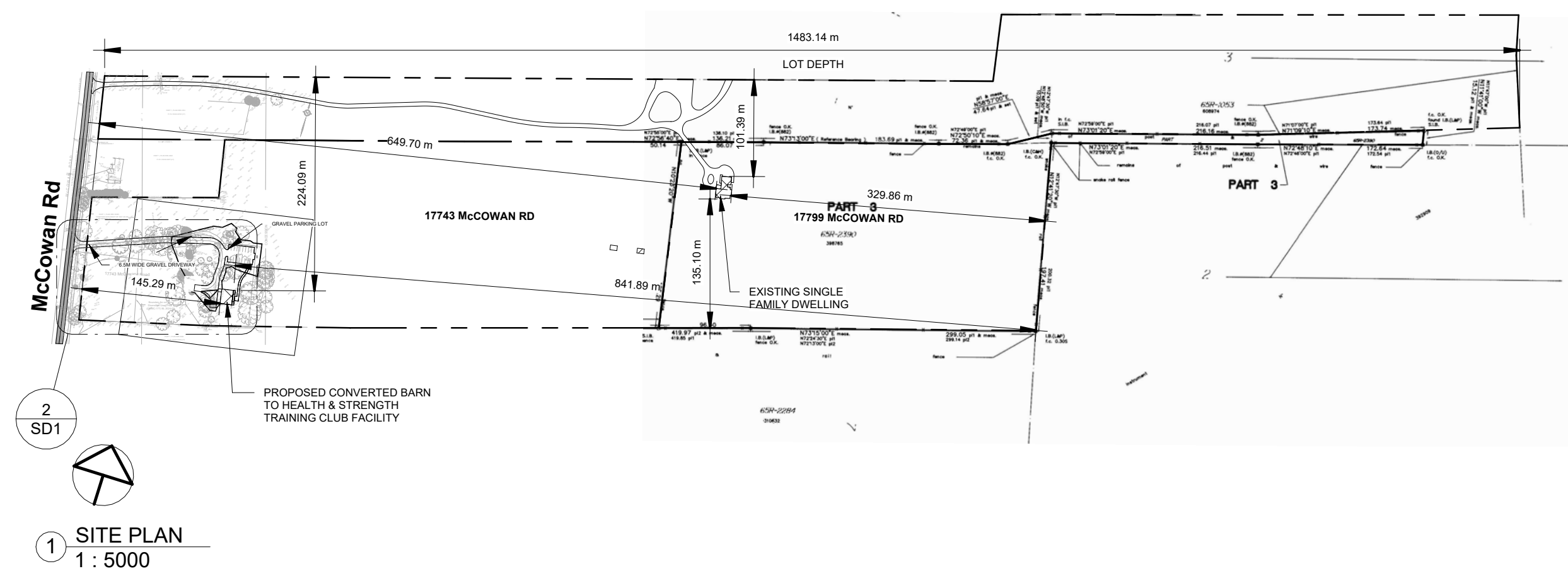


PROJECT INFORMATION	
ZONING:	ORMCS AND ORMC - BY-LAW 2018-043
ADDRESS:	17743 AND 17799 McCOWAN ROAD, EAST GWILLIMBURY, ONTARIO
COMBINED LOT AREA =	32.14 HA
ACCESSORY BUILDING GFA (EXISTING)	
BASEMENT	186.73 SQ.M.
MAIN FLOOR	186.73 SQ.M.
TOTAL:	373.46 SQ.M.
PROPOSED NEW USE OF ACCESSORY BUILDING (BARN)	FITNESS AND TRAINING
PROPOSED AREA TO BE USED FOR FITNESS CLUB	373.46 SQ.M.
ACCESSORY BUILDING HEIGHT (MAX. 11M)	8.95M
LOT COVERAGE OF ACCESSORY BUILDINGS (MAX. 10%)	0.081%
PARKING	
No. PARKING SPACE PROVIDED INCLUDING ACCESSIBLE	17



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C- 2024/10/03

REVISION SCHEDULE			
No.	Description	Date	By

B-

PROJECT NAME:
**CHANGE OF USE FOR
17743 McCOWAN RD**

PROJECT ADDRESS:
17743 McCOWAN RD, CEDAR VALLEY ON LOG 1E0

CLIENT'S NAME & ADDRESS:
**TRUE NORTH GRIT
482 Ontario St. Newmarket**

PROJECT STATUS:
BUILDING PERMIT APPLICATION

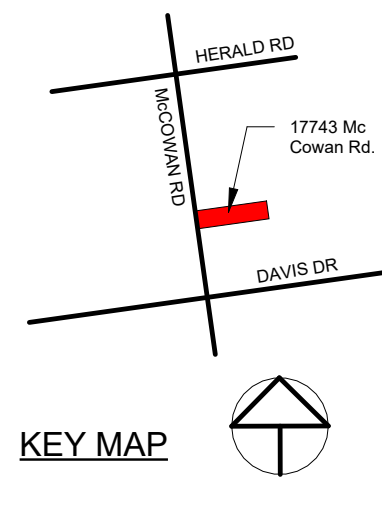
DRAWN BY: DE
CHECKED: DE
DATE: DEC 2021
SCALE: As indicated
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PROJECT NO:
2111400

SHEET TITLE
**SITE PLAN /
BUILDING
INFORMATION**

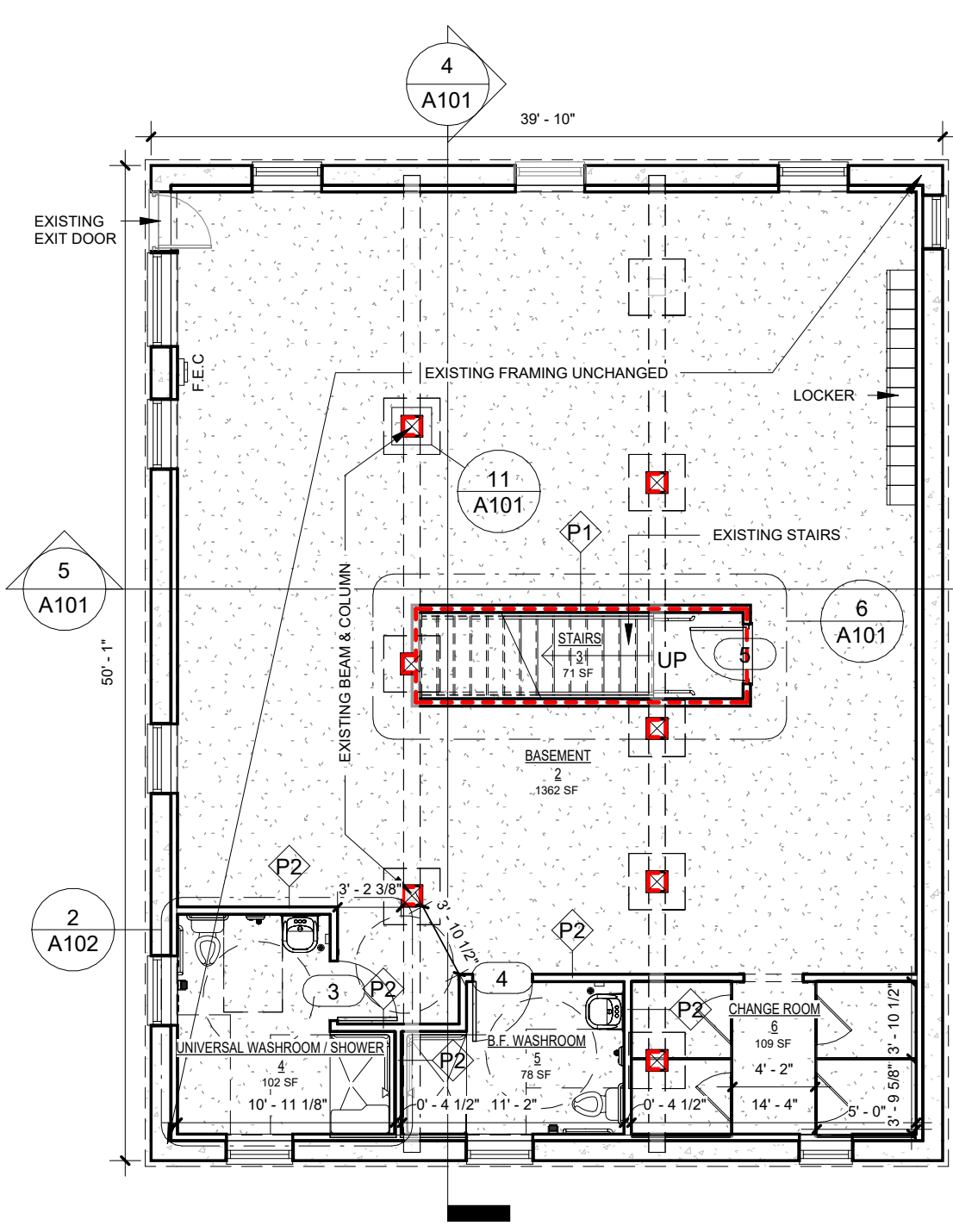
SD1
SHEET OF

- DRAWING LIST**
- SD1 - SITE PLAN / BUILDING INFORMATION
 - A100 - 3D VIEWS
 - A101 - FLOOR PLANS / SECTIONS / PROJECT DATA
 - A102 - ELEVATIONS / RCP / DETAILS

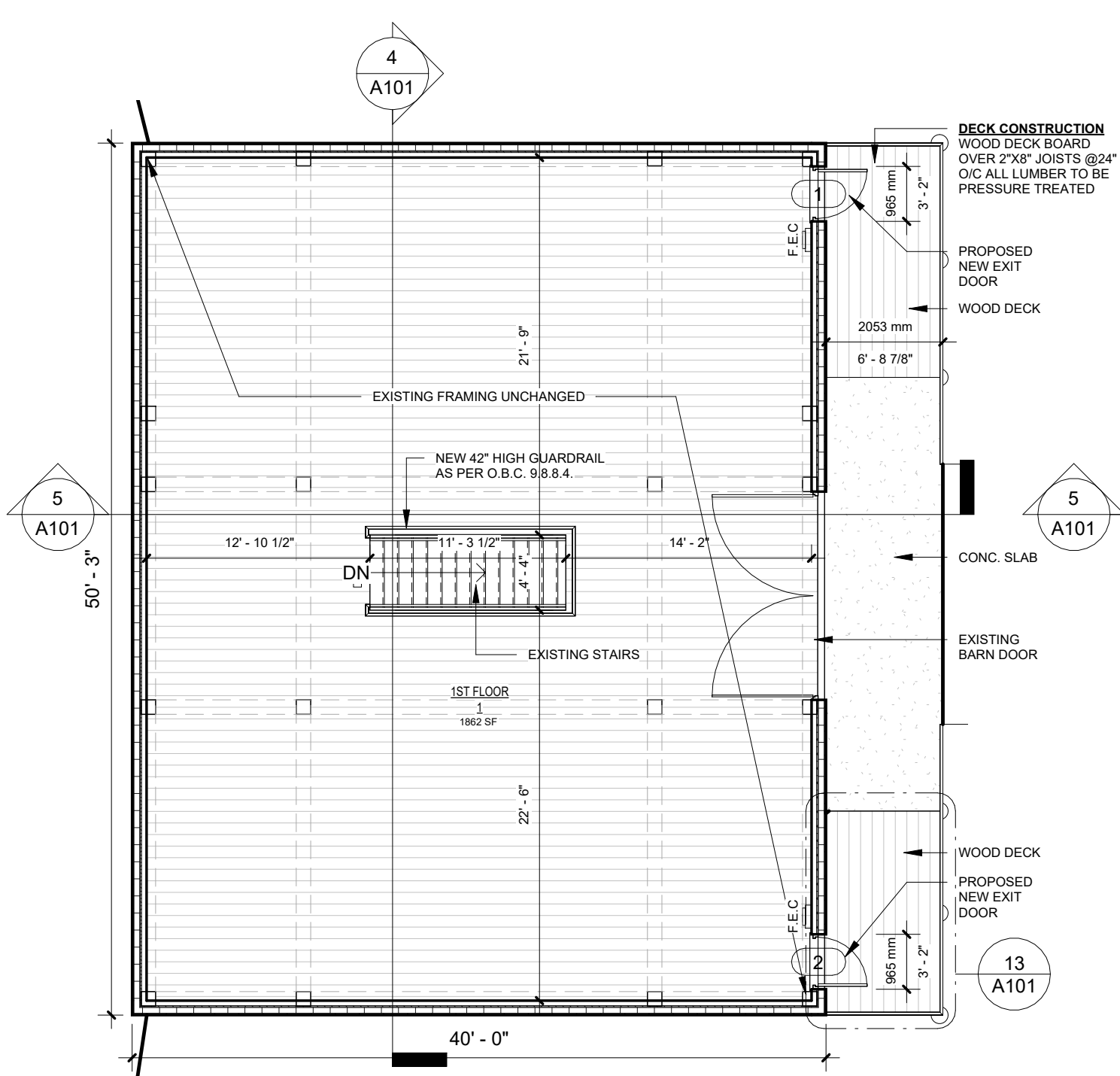


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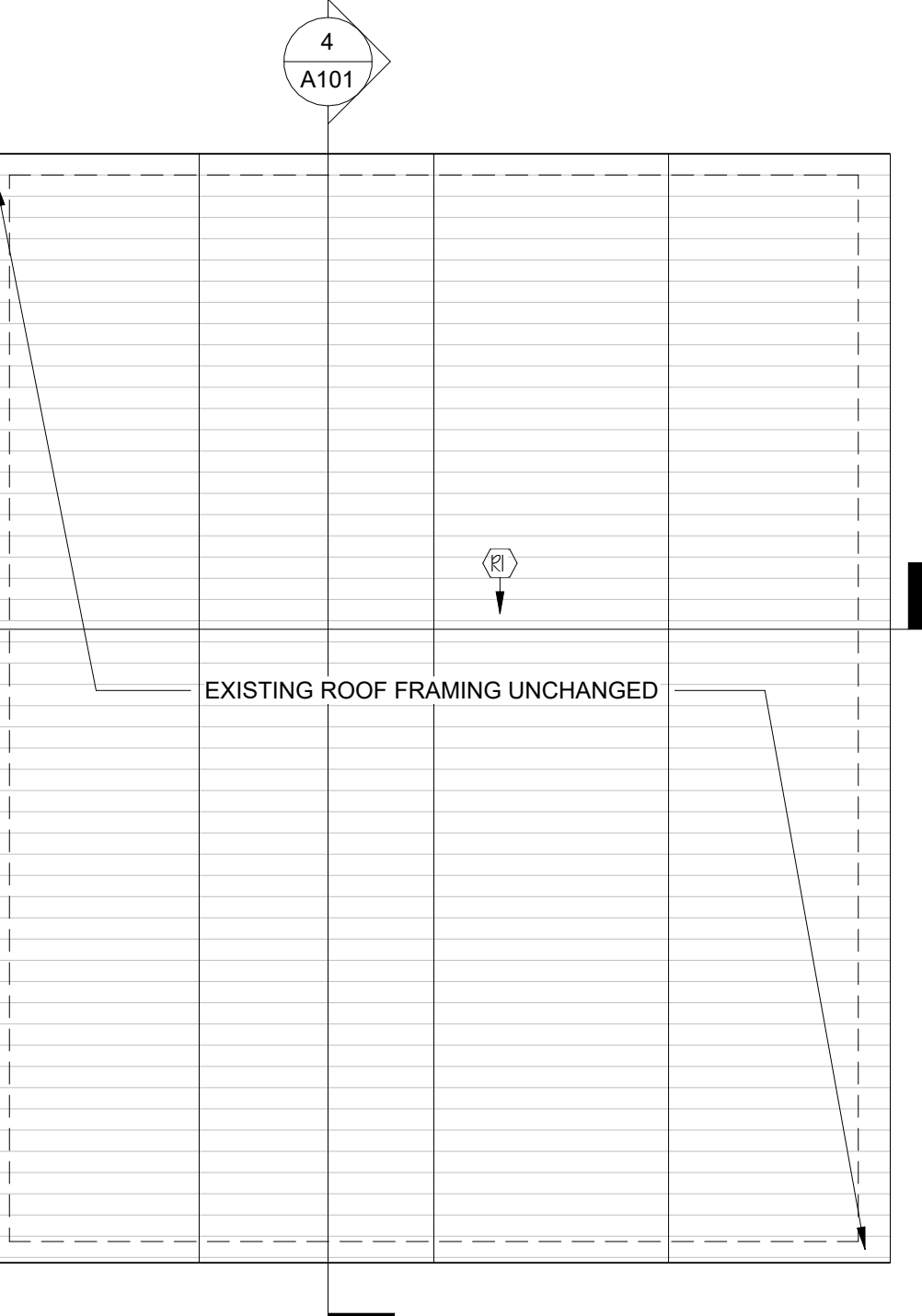
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1 BASEMENT
1 : 100



2 1ST FLOOR
1 : 100



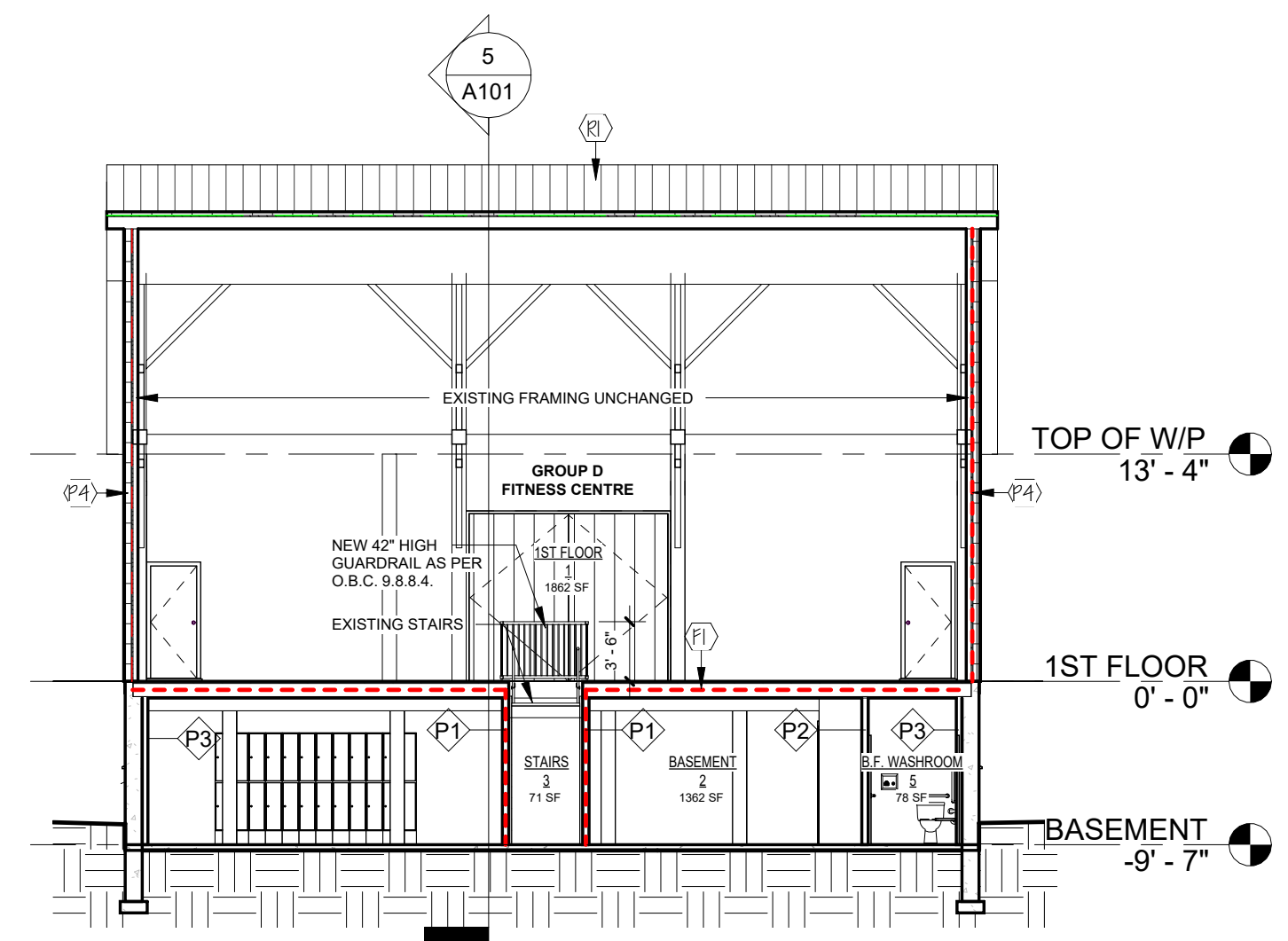
3 ROOF PLAN
1 : 100

Design Matrix		
ADDRESS 17743 McCowan RD., EAST GWILLIMBURY, ON.		
RENOVATION - OBC DIVISION B - PART 9	REQUIRED	PROPOSED
OCCUPANT LOAD	NO CHANGE	NO CHANGE
MAJOR OCCUPANCY	GROUP F-3 (EXISTING) FARM STORAGE BUILDING (BARN)	GROUP D FITNESS CLUB
BARRIER FREE DESIGN	NO (EXISTING BUILDING)	NO CHANGE
NUMBER OF EGRESS DOOR REQUIRED	2	1 - EXISTING (BASEMENT) 2 - NEW (MAIN FLOOR)
MAX. TRAVEL DISTANCE OBC 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	7
MIN. EXTERIOR WALK WIDTH (3.8.3.2.)	1100MM	YES
ACCESSIBLE WASHROOM REQUIREMENT	1 UNIVERSAL WASHROOM REQUIRED	2 WASHROOM PROVIDED (2 UNIVERSAL WASHROOMS)
ACCESSIBLE PARKING SPACE	1 (4% OF TOTAL SPACES)	2 PROVIDED

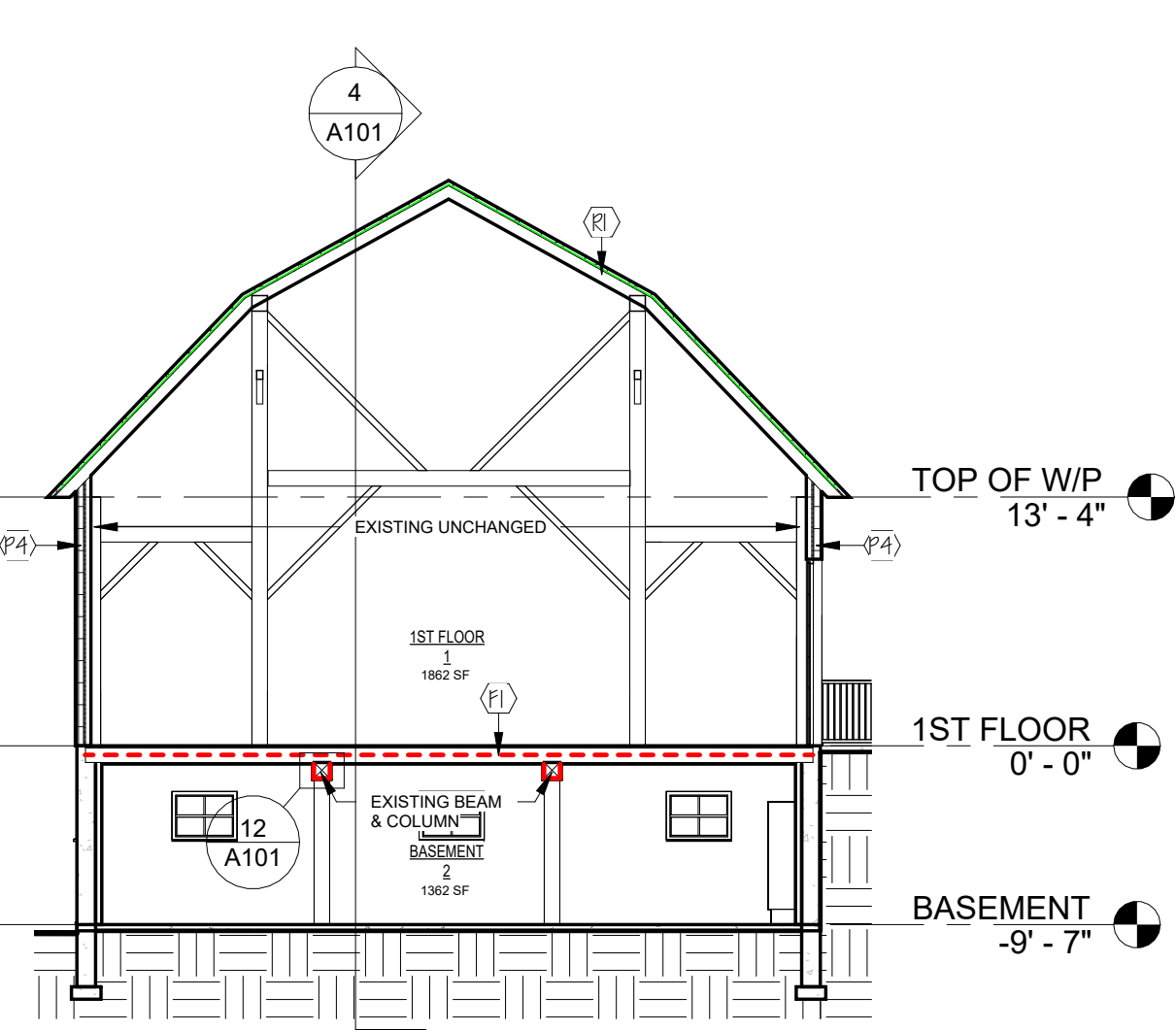
FIRE SEPARATION LEGEND	
	2 HOUR FIRE RATED
	1 HOUR FIRE RATED
	45 MIN. FIRE RATED

LEGEND	
	EGRESS TRAVEL DISTANCE
	FIRE EXTINGUISHER CABINET
	FIRE EXTINGUISHER CABINET 2A-10BC

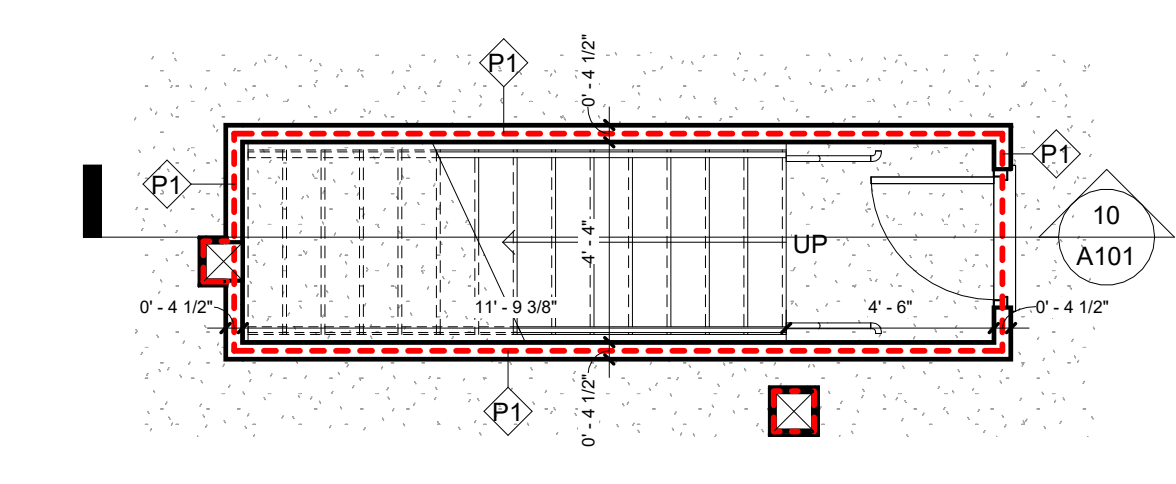
NOTE:
1. MAINTAIN INTEGRITY OF EXIT INCLOSURE AS PER O.B.C. 3.4.4.4.
2. APPLY APPROVED FIRE STOPPING AS PER O.B.C. 3.1.9.
3. EXTEND ALL FIRE RATED WALL ASSEMBLIES TO UNDERSIDE OF FLOOR / ROOF DECK AND APPLY APPROVED FIRE STOPPING AS REQUIRED.



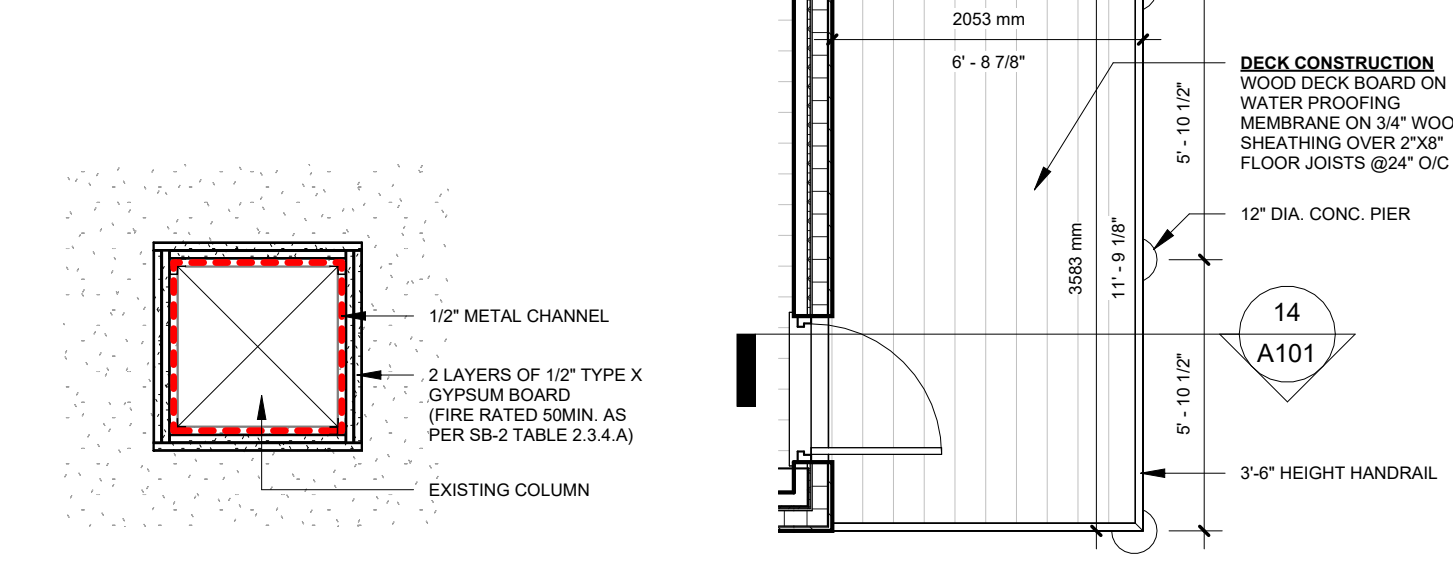
4 BUILDING SECTION 1
1" = 10'-0"



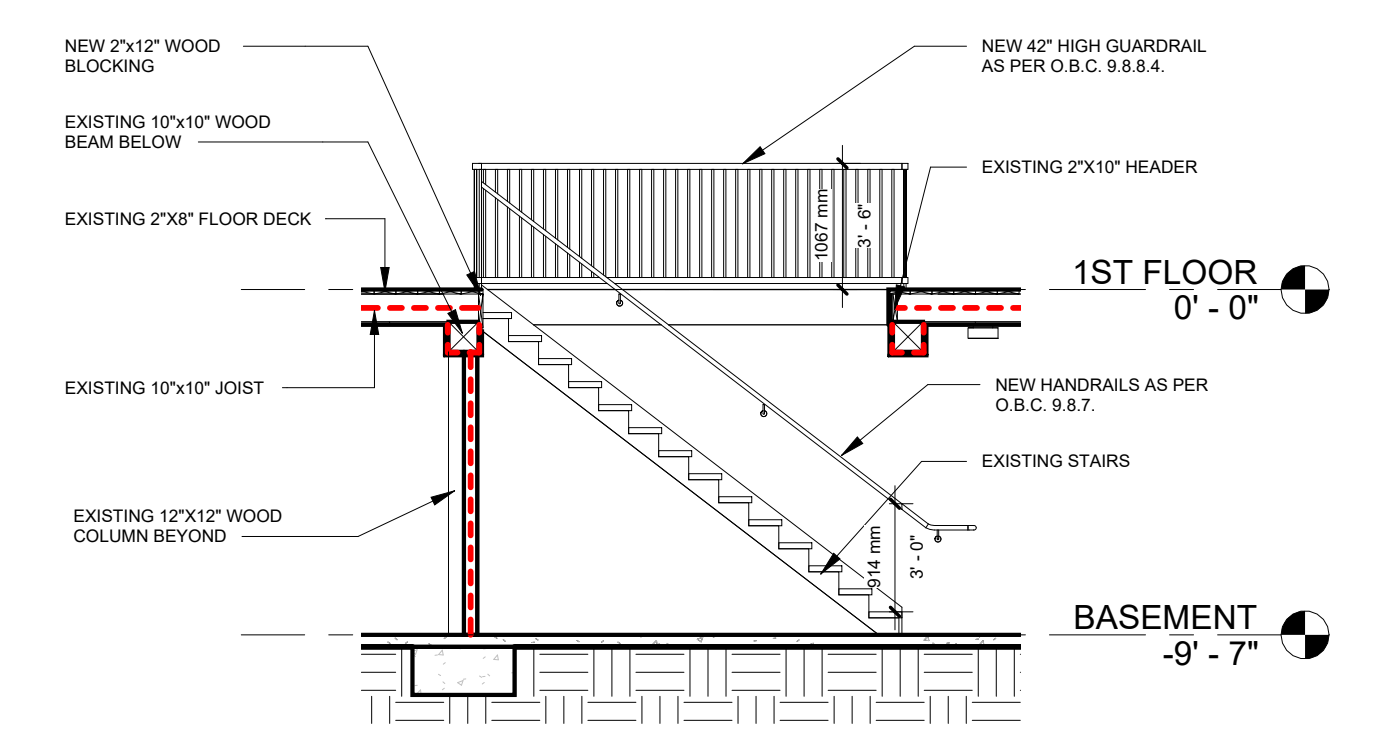
5 BUILDING SECTION 2
1" = 10'-0"



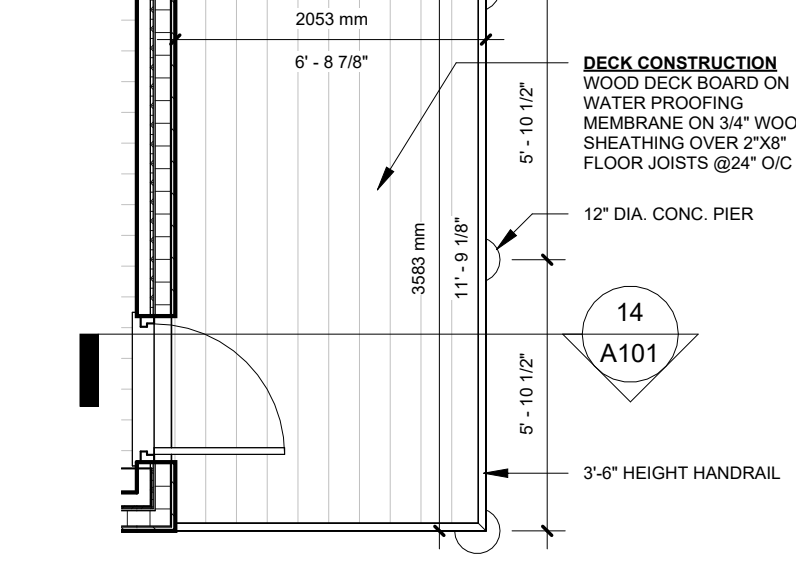
6 ENLARGED STAIRS PLAN
1 : 50



11 COLUMN FIRE SEPARATION
1" = 1'-0"



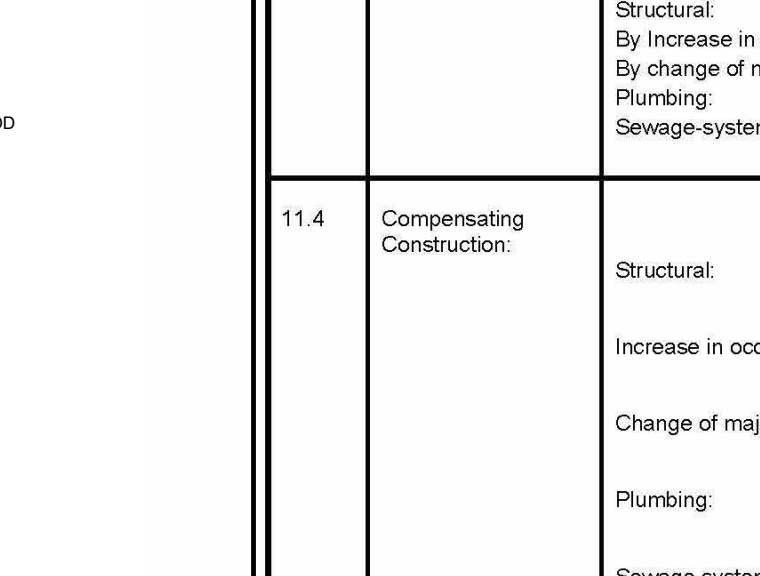
12 WOOD BEAM FIRE SEPARATION
1" = 1'-0"



13 ENLARGED WOOD DECK
1 : 50



10 SECTION @ STAIRS
3/16" = 1'-0"



14 WOOD DECK SECTION
1 : 50

Data Matrix, Part 11 - Renovation of Existing Building				Building Code Reference
11.1	Existing Building classification:	Describe Existing Use: GROUP F-3 (FARM STORAGE - BARN) Construction Index: 4 Hazard Index: 2 <input type="checkbox"/> Not Applicable (no change of major occupancy)	11.2.1 T 11.2.1.1A T 11.2.1.1B to N	
11.2	Alteration to Existing Building is:	Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation <input type="checkbox"/>	11.3.3.1 11.3.3.2	
11.3	Reduction in Performance Level:	Structural: By Increase in occupant load: <input type="checkbox"/> No <input type="checkbox"/> Yes By change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Plumbing: <input type="checkbox"/> No <input type="checkbox"/> Yes Sewage system: <input type="checkbox"/> No <input type="checkbox"/> Yes	11.4.2 11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5	
11.4	Compensating Construction:	Structural: 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 type="checkbox"/> No <input type="checkbox"/> Yes Sewage system: <input type="checkbox"/> No <input type="checkbox"/> Yes	11.4.3 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6	
11.5	Compliance Alternatives Proposed:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	11.5.1	

Ontario Building Code Data Matrix, Part 11
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Item		Ontario's 2012 Building Code OBC Reference		Data Matrix Part 3 or 9	
1	Project Description:	<input type="checkbox"/> New <input checked="" type="checkbox"/> Part 11 <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	11.1 to 11.4	<input type="checkbox"/> Part 3 1.1.2. [A]	<input type="checkbox"/> Part 9 1.1.2. [A] & 9.10.3
2	Major Occupancy - GROUP D				
3	Building Area (m ²)	EXISTING 186.73 m ² NEW 0 m ² TOTAL 186.73 m ²	1.4.1.2. [A]	1.4.1.2. [A]	
4	Gross Area	EXISTING 373.46 m ² NEW 0 m ² TOTAL 373.46 m ²	1.4.1.2. [A]	1.4.1.2. [A]	
5	Number of Storeys Above grade (ONE)				
6	Number of Storeys/Fire Fighter Access (ONE)		2.2.10. & 3.2.5.	9.10.20.	
7	Building Classification	GROUP "D" (PART 9)	3.2.2.20.-83	9.10.2.	
8	Sprinkler 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 <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9.	N/A	
10	Fire Alarm required	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Non-combustible required <input checked="" type="checkbox"/> Both	3.2.2.20.-83	9.10.6	
14	Mezzanine(s) Area (m ²)	N/A	3.2.1.1.(3)-(6)	9.10.4.1.	
15	Occupant load based on m ² /Person	design of building	3.1.1.7.	9.9.1.3.	
		GROUP D 2 WASHROOMS X 9 = 18	TOTAL LOADS:		
(Additional floor areas continued below)					
16	Barrier-free Design	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) N/A	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: FRR (Hours) 45 MIN. Roof: N/A Mezzanine: N/A FRR of Supporting Members: N/A	Listed Design No. or Description (SG-2) See Detail F1/A1.9 See Detail S/A1.9	3.2.2.20.-83 & 3.2.1.4. 9.10.8. 9.10.9.	
19	Spatial Separation - Construction	Exterior Walls 3.2.3. 9.10.14.			
20	Other - Describe				

DOOR SCHEDULE				
Mark	Width	Height	Comments	
1	3' - 2"	7' - 0"	LOCK SET / PUSH BAR	
2	3' - 2"	7' - 0"	LOCK 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				

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14961 Yonge St. Unit B, Aurora, ON L4G 1M5

2024/10/03

REVISION SCHEDULE			
No.	Description	Date	By

CHANGE OF USE FOR 17743 MCCOWAN RD
PROJECT ADDRESS: 17743 MCCOWAN RD, CEDAR VALLEY ON LOG 1E0
CLIENT'S NAME & ADDRESS: TRUE NORTH GRIT 482 Ontario St. Newmarket
PROJECT STATUS: **BUILDING PERMIT APPLICATION**

DRAWN BY: DE, SC
CHECKED: DE
DATE: DEC 2021
SCALE: As indicated
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PROJECT NO: 2111400

SHEET TITLE: FLOOR PLANS / SECTIONS / PROJECT DATA

A101
SHEET OF

