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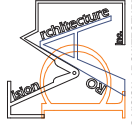
SD1
SHEET

SITE STATISTICS

ZONING GC (GCR) (GENERAL COMMERCIAL RESIDENTIAL ZONE) BY LAW 3-94
LEGAL DESCRIPTION
Address 10144, 10146 & 10148 YONGE ST, RICHMOND HILL, ON.

Areas	Required	Existing	Unchanged
Lot Area	MIN. 1400.00 m ²	Existing	Unchanged
Lot Frontage	MIN. 30 m	Existing	Unchanged
Floor Area Ratio	N/A	MAX. %	
Lot Coverage	Required	Existing	Unchanged
Building Coverage	35 %	MAX.	Existing
Landscaped/Paved Area	N/A	MIN.	Existing
Gross Floor Areas			
1ST FLOOR	Floor Area	Existing Floor Area	
	0.00 sq m	277.50 sq m	
2ND FLOOR		249.53 sq m	
	25.50 sq m	527.43 sq m	
Total			
	GRAND TOTAL	552.83 sq m	
Setbacks	Required	Existing	Unchanged
Front Yard	10 m	Existing	Unchanged
South Side Yard	10 m	Existing	Unchanged
North Side Yard	3 m	Existing	Unchanged
Rear Yard	7.5 m	Existing	Unchanged
Building Height	Required	Existing	Unchanged
Height of Building	MAX. 10 m	Existing	Unchanged
Parking	Existing	Existing	Unchanged
No. of Loading Spaces	10 Space	10 Space	

Firm Name: Pro Vision Architecture Inc. Project Address: 14961 Yonge St Unit B Aurora, Ontario L4G 1M5 Certificate of Practice Number: 4682		Name of Project: ALTERATION TO 10144, 10146 & 10148 YONGE ST. Location: 10144, 10146 & 10148 YONGE ST, RICHMOND HILL, ON	
Item			
Ontario's 2006 Building Code OBC Reference Data Matrix Part 9 or 11			
1	Project Description:	☐ New ☐ Change of Use ☐ Addition ☐ Alteration	1.1.2 [A] 1.1.1 to 11.4 1.1.2 [A] & 9.10.1.3
2	Major Occupancy	MERCANTILE & RESIDENTIAL OCCUPANCY	
3	Building Area (m ²)	EXISTING 277.5 m ² NEW 0 m ² TOTAL 277.5 m ²	1.4.1.2 [A]
4	Gross Area	EXISTING 527.43 m ² NEW 25.5 m ² TOTAL 552.93 m ²	1.4.1.2 [A]
5	Number of Storeys Above grade	2 (TWO)	9.10.20.
6	Number of Streets Fire Fighter Access	1 (ONE)	9.10.2.
7	Building Classification	GROUP "D" AND "E" UP TO 2 STOREYS (PART 9)	9.10.2.
8	Sprinkler System Proposed	☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement in lieu of roof rating ☒ not required	9.10.8.2.
9	Standpipe required	☐ Yes ☒ No	3.2.9, N/A
10	Fire Alarm required	☐ Yes ☒ No	3.2.4.
11	Water Service Supply is Adequate	☐ Yes ☒ No	3.2.5.7, N/A
12	High Building	☐ Yes ☒ No	3.2.6, N/A
13	Construction Restrictions	☐ Combustible permitted ☐ Non-combustible required ☐ Combustible ☒ Non-combustible	9.10.6.
14	Actual Construction	☐ Combustible ☒ Non-combustible	9.10.4.1.
15	Occupant load based on	☒ M ² /person ☐ design of building Load 18 Load 64 Load 13 2 nd Floor: OFFICE (GROUP D) UNCHANGED TOTAL OCCUPANT LOAD 77	9.9.1.3.
16	Barrier-free Design	☒ Yes ☐ No (Explain) N/A	3.8.9.5.2.
17	Hazardous Substances	☐ Yes ☒ No	3.3.1.2. & 3.3.1.1.9.
18	Required Fire Resistance Rating (FRR)	Listed Design No. or Description (SG-2) Horizontal Assemblies FRR (Hours) Floors 2 HRS Roof N/A Mezzanine N/A FRR of Supporting Members 2 HRS N/A N/A	9.10.1.3(4) 9.10.8. 9.10.9.
19	Wall Area of EBF (m ²)	L/D (m) UNCHANGED South UNCHANGED East 73.8 West A 20.44 West B UNCHANGED	Proposed % of Openings UNCHANGED UNCHANGED 70% UNLIMITED UNCHANGED
20	Other - Describe		



PRO VISION ARCHITECTURE INC.
 14961 YONGE STREET UNIT B, AURORA ON L4G 1M5
 T: (416) 800-8347 F: (416) 800-0940
 Email: provision@provisionarch.com

2021 0715

REVISION SCHEDULE

No.	Description	Date	By

ALTERATION TO:
10144 - 10148 YONGE ST
RICHMOND HILL
PROJECT ADDRESS:
 10144, 10146, 10148 YONGE ST, RICHMOND HILL ON
CLIENT'S NAME & ADDRESS:
 MR. MEHDI AMINI
 970 DICKIE LANE ROAD - BAYVILLO, ONTARIO
BUILDING PERMIT APPLICATION

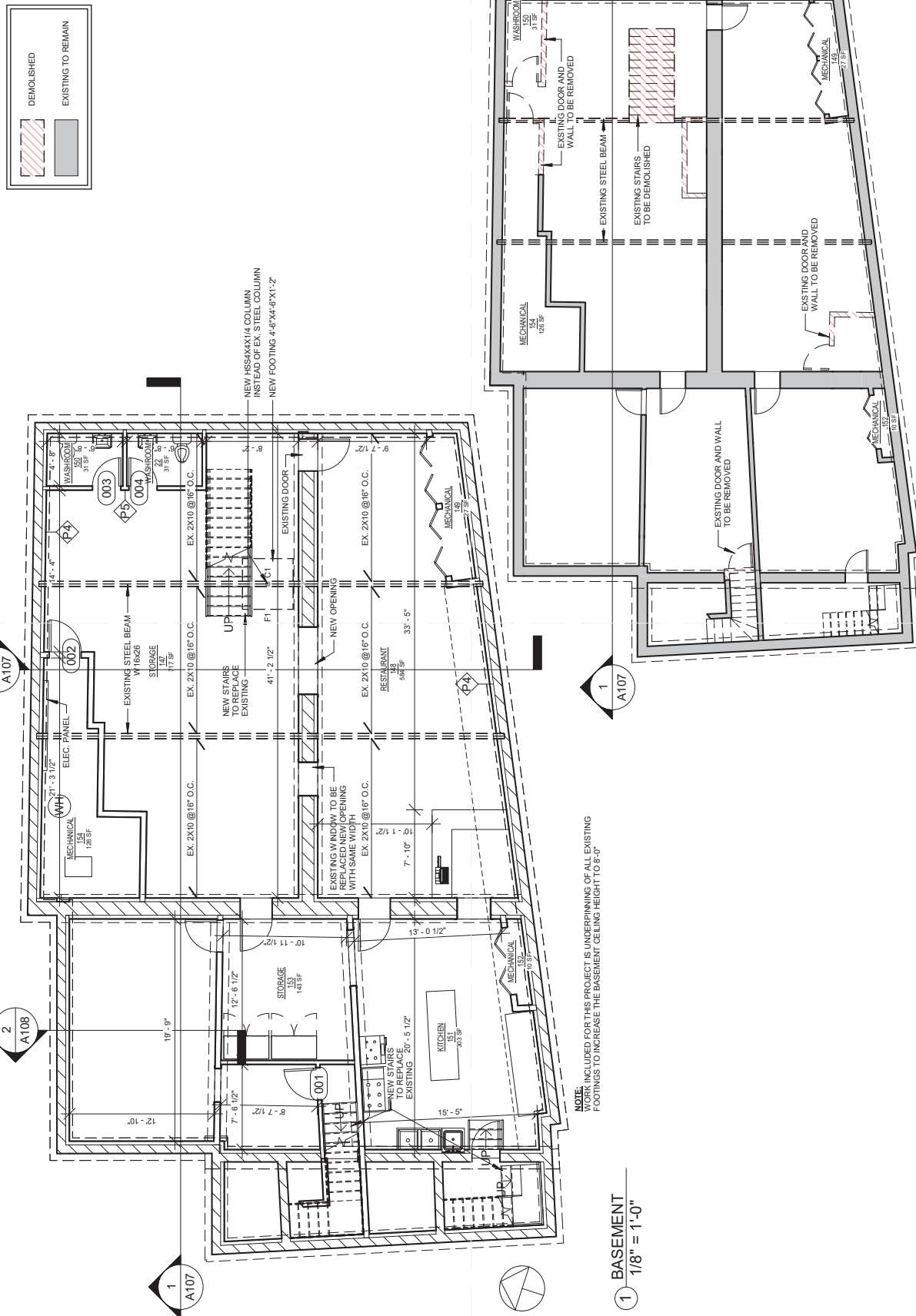
PROJECT NAME:
10144 - 10148 YONGE ST
PROJECT STATUS:
 970 DICKIE LANE ROAD - BAYVILLO, ONTARIO

DRAWN Author
CHECKED Checker
DATE: MAR 2021
SCALE: As Indicated
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PROJECT NO.:
2111370

SHEET TITLE
PROJECT DATA

SD2
SHEET



NOTE: WORK INCLUDED FOR THIS PROJECT IS UNDERPINNING OF ALL EXISTING FOOTINGS TO INCREASE THE BASEMENT CEILING HEIGHT TO 8'-0"

① BASEMENT
1/8" = 1'-0"

2 BASEMENT - DEMOLITION
1" = 10'-0"

No.	Description	Date	By
REVISION SCHEDULE			

DRAWN Author
CHECKED Checker
DATE: MAR 2021
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PROJECT NO: 2111370

SHEET TITLE

**BASEMENT FLOOR
PLAN**

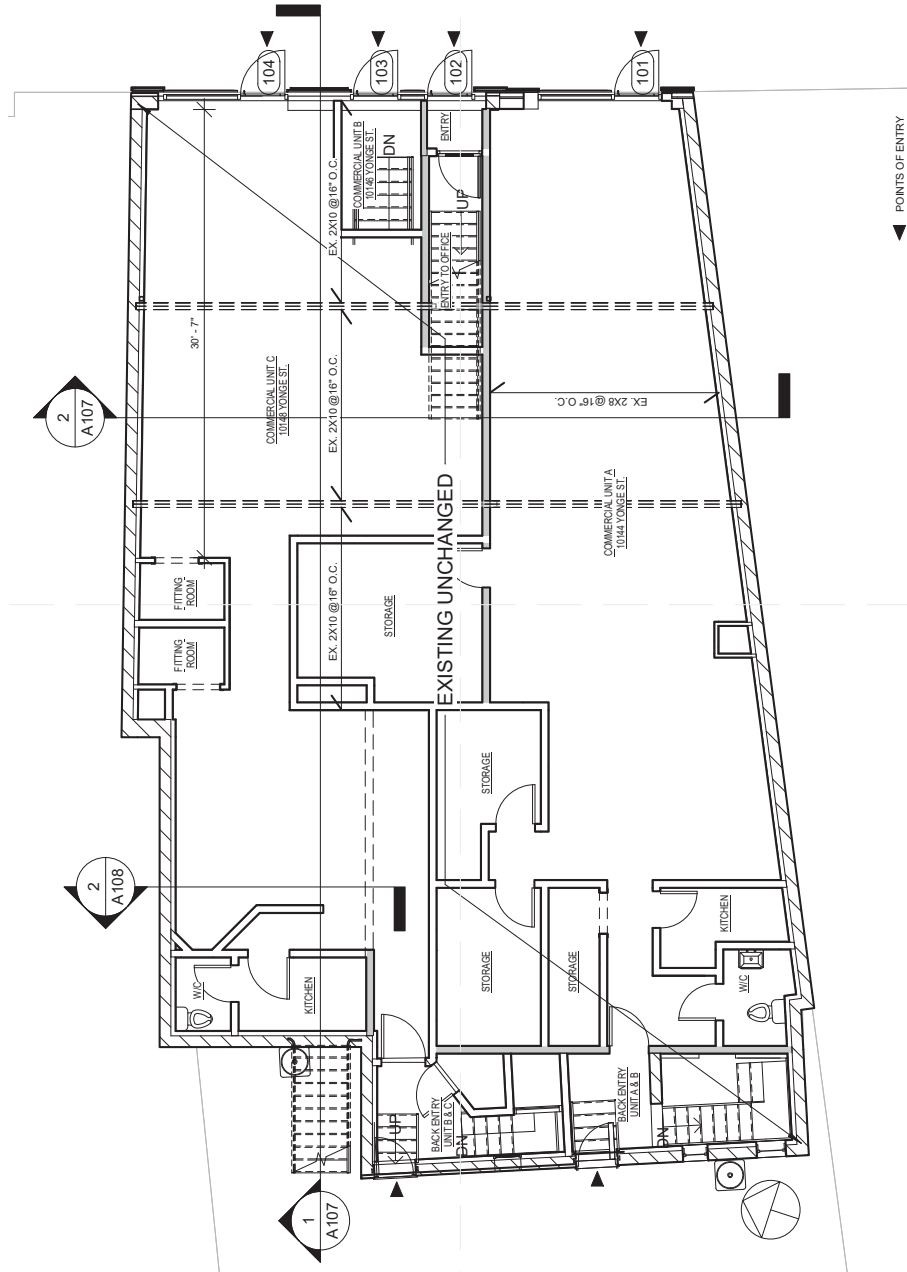
A101
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PRO VISION ARCHITECTURE INC.
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 Email: pva@provisionarch.com
 4961 YONGE ST. UNIT B, AURORA ON
 L4G1M5

2021 0715

PROJECT NAME:
ALLOCATION TO:
10144 - 10148 YONGE ST
RICHMOND HILL
PROJECT ADDRESS:
10144, 10146, 10148 YONGE ST. RICHMOND HILL ON
CLIENT'S NAME & ADDRESS:
MR. MEHDI AMINI
9710 Dixie Lake Road - Bayview, Ontario
PROJECT STATUS:
BUILDING PERMIT APPLICATION



▼ POINTS OF ENTRY

1ST FLOOR PLAN

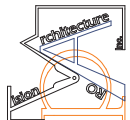
2111370

DRAWN
CHECKED
DATE:
SCALE: 1/8" = 1'-0"
COPYRIGHT:

PROJECT NAME:
ALTRATION TO:
10144 - 10148 YONGE ST
RICHMOND HILL
PROJECT ADDRESS:
10144 - 10148 YONGE ST. RICHMOND HILL ON
CLIENT'S NAME & ADDRESS:
MR. MEHDI AMINI
7070 Drake Lake Road - Bayville, Ontario
PROJECT STATUS:
BUILDING PERMIT APPLICATION

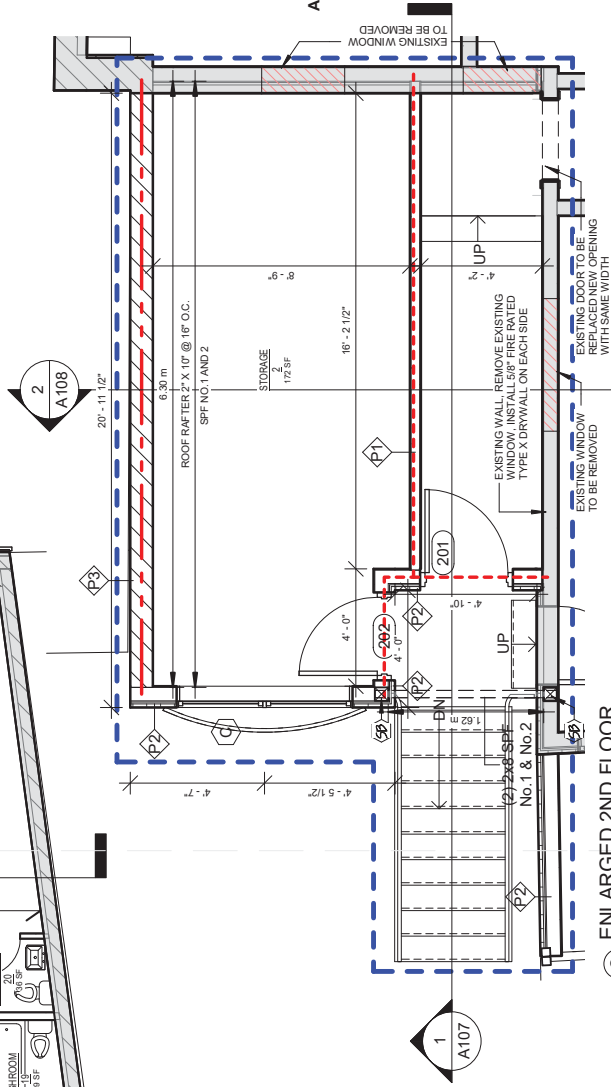
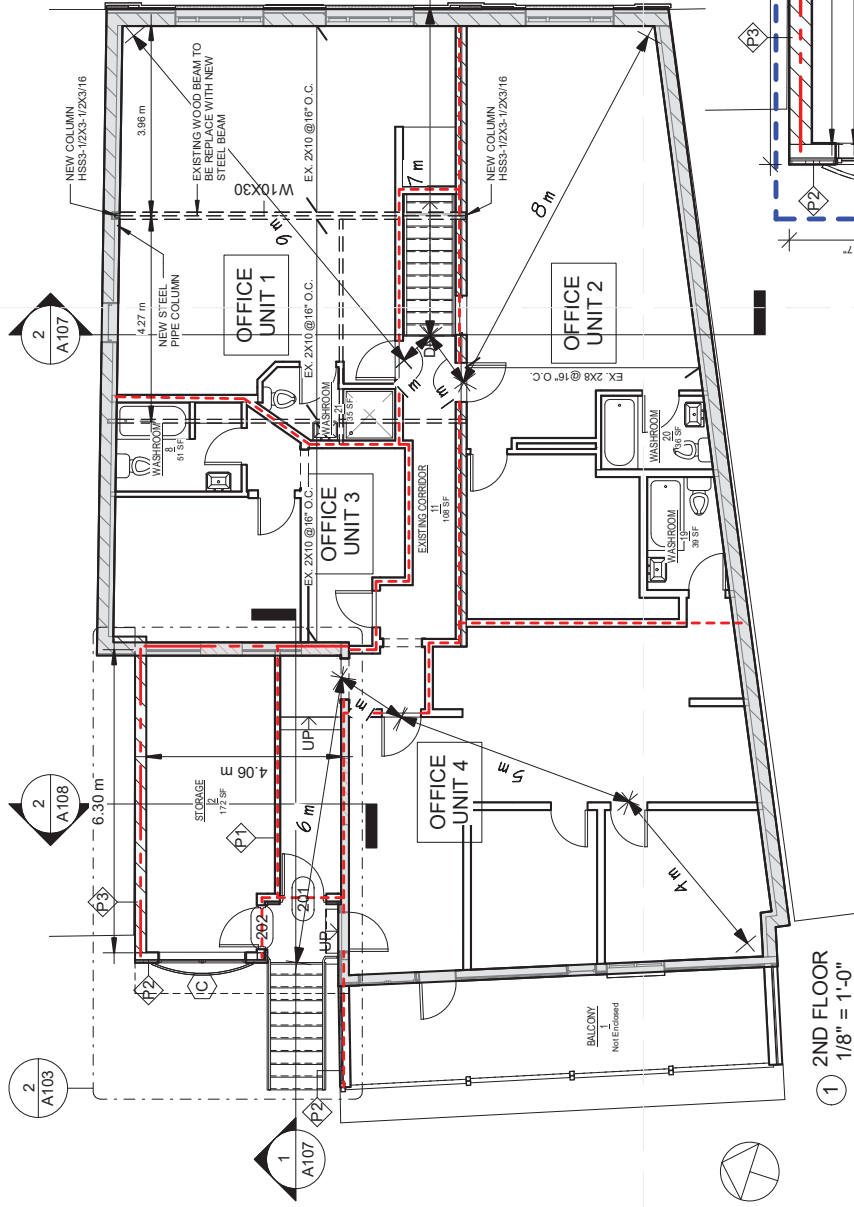
REVISION SCHEDULE			
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2021 0715



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44961 YONGE ST. UNIT B, AURORA ON
L4G1M5

A102



FIRE SEPARATIONS-LEGEND

	— —	2 HOUR FIRE RATED
	— .	1 HOUR FIRE RATED
	- - - -	45 MIN. FIRE RATED

LEGEND

								
FIRE EXTINGUISHER		EGRESS TRAVEL DISTANCE		FIRE EXTINGUISHER CABINET		FIRE EXTINGUISHER CABINET		FIRE EXTINGUISHER CABINET

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.

	DEMOLISHED
	EXISTING TO REMAIN

REVISION SCHEDULE			
No.	Description	Date	By



2021 0715

PROJECT NAME:
ALLOCATION TO:
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RICHMOND HILL
PROJECT ADDRESS:
10144, 10146, 10148 YONGE ST. RICHMOND HILL ON
CLIENTS NAME & ADDRESS:
MR. MEHDI AMINI
9707 Dickie Lake Road - Bayville, Ontario
PROJECT STATUS:
BUILDING PERMIT APPLICATION

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CHECKED DE
DATE: MAR 2021
SCALE: As indicated
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PROJECT NO: 2111370

SHEET TITLE
2ND FLOOR PLAN

A103