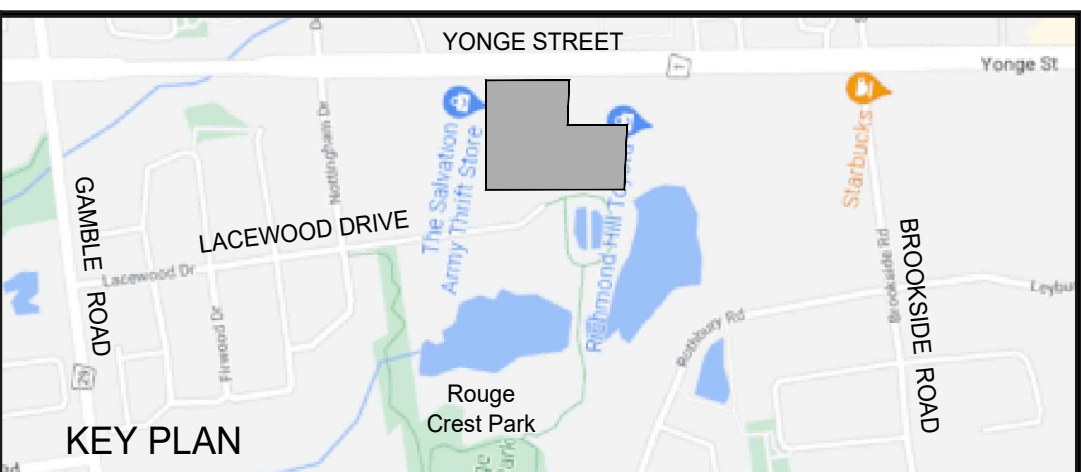
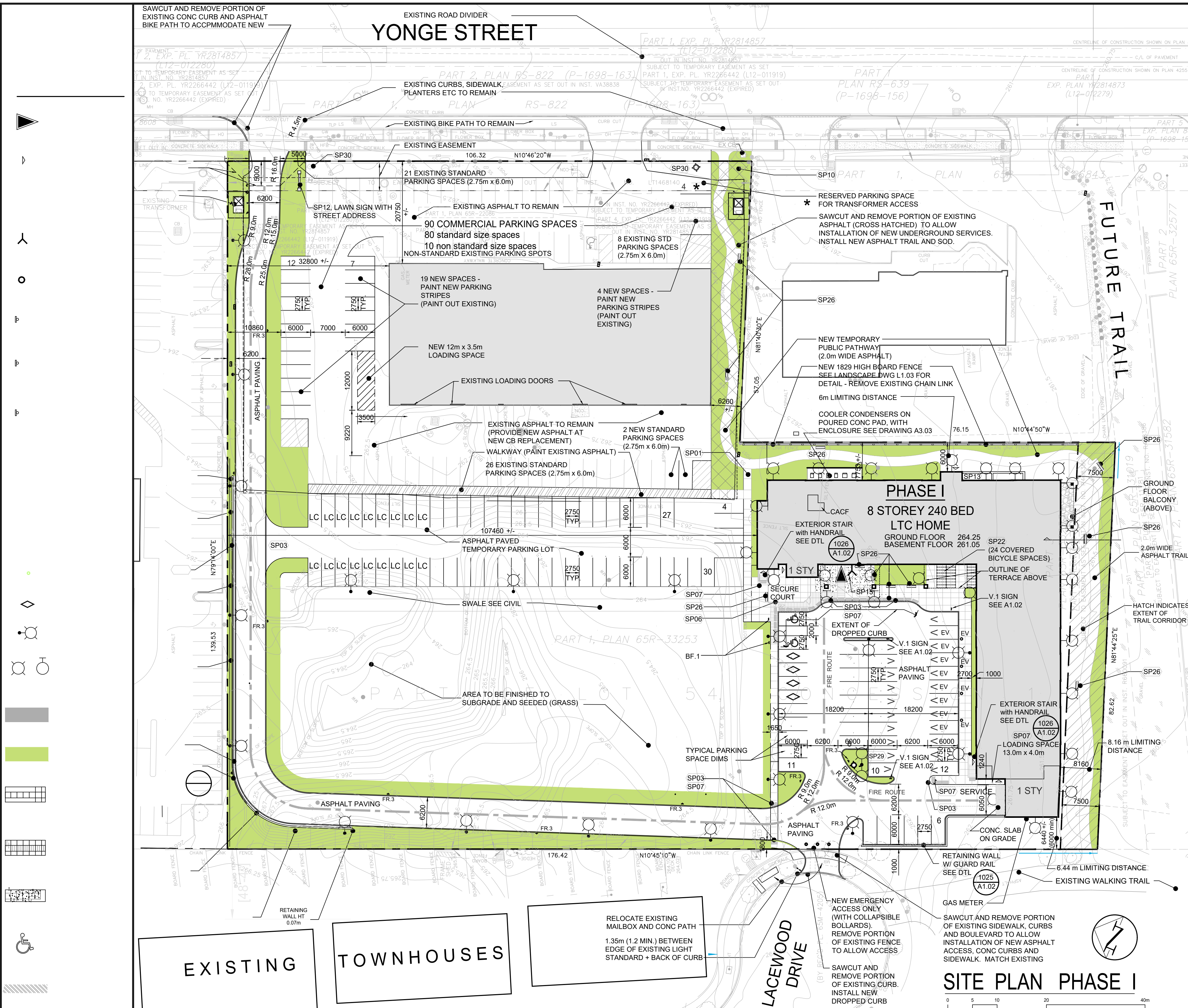




LEGAL DESCRIPTION

PART OF LOT 54 CONCESSION 1
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK
(GEOGRAPHIC TOWNSHIP OF VAUGHAN COUNTY OF YORK)

SITE STATISTICS			
LOT AREA	2.07 ha (5.12 ac)		
LAND TO BE CONVEYED	0.062 ha (Public Trail)		
EXISTING BUILDING AREA	1 833 m ²		
PHASE I LTC BLDG AREA	1 894 m ²		
TOTAL BUILDING AREA	3 727 m ²		
COVERAGE	18.0% (3 727 / 20 700 m ²)	40% MAX	
GROSS FLOOR AREA			
EXISTING RETAIL BUILDING	1 833 m ²		
NEW LTC BUILDING	14 297 m ²		
	16 130 m ²		
FLOOR SPACE INDEX	69.7% (14 431 / 20 700 m ²)	300% MAX	
BUILDING HEIGHT	8 STOREYS	30m MAX	
PARKING + LOADING SUMMARY			
	Required	Provided	*
AUTOMOBILE PARKING	79 spaces	80 standard spaces	NOTE: INCLUDING ONE PARKING SPOT RESERVED FOR TRANSFORMER ACCESS
EXISTING SHOPPING CENTRE (4.3 SPACES PER 100m ²) (1 833 / 100) x 4.3		10 non-standard spaces (existing to remain)	
ACCESSIBLE PARKING		2 existing spaces (incl. in total above)	
	Required	Provided	
AUTOMOBILE PARKING	80 spaces	108 spaces	(47 permanent + 61 temporary surface spaces)
LONG TERM CARE FACILITY (240 LTC Beds @ 0.33)			
VISITOR PARKING (20%)	22 spaces	22 spaces (incl. in total)	
ACCESSIBLE PARKING	2 spaces	2 spaces (incl. in total)	
BICYCLE PARKING (240 LTC UNITS @ 0.1)	24 spaces	24 spaces (weather protected)	

NOTES

SITE BOUNDARY AND TOPO INFO TAKEN FROM PLAN PREPARED BY GUIDO PAPA SURVEYING (DIVISION OF J.D. BARNES)
REF No. 20-18-568-00
DATED FEBRUARY 21 2020 (NOTED "NOT A SURVEY PLAN")

ZONING NOTE: IT IS INTENDED THAT THE PROPOSED ZONING APPLY TO THE SITE AS A WHOLE NOTWITHSTANDING ANY FUTURE LOT DIVISION

SNOW STORAGE SNOW WILL BE REMOVED FROM SITE

OBC MATRIX

Name of Practice: Cornerstone Architecture Incorporated
102-320 Thames Street, London, Ontario N6A 0E1
Tel (519) 432-6644 Fax (519) 432-6737

Certificate of Practice No. 2677			
Name of Project: Schlegel Villages Richmond Hill - LTC			
Project Location: 11300 Yonge Street, Richmond Hill, Ontario			
ITEM	ONTARIO BUILDING CODE DATA MATRIX PART 3		REFERENCE
1	Project Description:		
2	Major Occupancy (s): - Group B2 Major Occupancy w/ A2, D and F3 Subsidiary Occupancy - Group A, Division 2 Major Occupancy		3.1.2.1 (1)
3	Building Area (m ²): Existing: 0 m ² New: 1,894m ² Total: 1,894m ²		1.4.1.2 (A)
4	Gross Area (m ²): Existing: 0 m ² New: 16,414m ² Total: 16,414m ²		1.4.1.2 (A)
5	Number of Storeys: Above Grade: 8 Below Grade: 1		3.2.1.1
6	Number of Streets / Fire Fighters Access Routes: 1 (Building is fully sprinklered)		3.2.2.10 & 3.2.5
7	Building Classification: Classroom Area (Basement) A2 Height Any Area Any		3.2.2.23
8	Support Areas (Basement & 1st Floor) F3 - Subsidiary Occupancy A2 - Subsidiary Occupancy B2		3.2.2.38
9	Care Units (1st Floor - 8th floor) Any		3.2.2.15 & 3.2.2.17
10	Sprinkler System Proposed: Entire building Basement only Roof / Attic only		3.2.2.15 & 3.2.2.17
11	Standpipe Required: YES NO		3.2.9
12	Fire Alarm Required: YES NO		3.2.4
13	Water Service / Supply is Adequate: YES NO		3.2.5.7
14	High Building: YES NO		3.2.6.1 (c)
15	Permitted Construction: COMBUSTIBLE NON-COMBUSTIBLE BOTH		3.2.2.38
16	Mezzanine (s) Area m ² : N/A		3.1.17
17	Occupant Load based on: Location Occupancy Number of Persons 80 Staff (During Peak Shift) 50 Students 40 Visitors 16 Residents per Floor 32 Residents per Floor 410 TOTAL		3.1.17
18	Barrier-free Design: YES NO		3.8
19	Hazardous Substances: YES NO		3.3.1.2 (1) & 3.3.1.19 (1)
20	Required Fire Resistance Ratings (FRR): Assembly Ratings Description 2 Hours 0 Hours Precast Concrete Building is Fully Sprinklered 3.2.2.38 3.2.2.17		3.2.2.38 3.2.2.17
21	Floor Support Member Ratings 2 Hours Walls - Cast-in-place Concrete Protected Concrete / Steel Columns 3.2.2.17		3.2.2.17
22	Beams 2 Hours Protected Concrete / Steel Beams		SB-2 Table 2.6
23	Spatial Separation - Construction of Exterior Walls		3.2.3
24	Wall Area of EBF (m ²) L/D (m) L/H or H/L Max % of Unprotected Openings FRR (Hours) EBF Listed Design or Description		
25	North 513 m ² 0m N/A 0% 1HR Concrete/Masonry wall 2hr firewall at future link		Table 3.2.3.1.d Table 3.2.3.1 (1)
26	East 1,862 m ² 6.0m N/A 52% 3/4HR Concrete/Masonry wall		Table 3.2.3.1.d Table 3.2.3.1 (1)
27	South 1,897 m ² 8.16m N/A 85% 3/4HR Concrete/Masonry wall		Table 3.2.3.1.d Table 3.2.3.1 (1)
28	West face: (Exit Stair A) 103 m ² 6.44m N/A 33% 3/4HR Concrete/Masonry wall		Table 3.2.3.1.d Table 3.2.3.1 (1)
29	Garage Room) 47 m ² 6.44m N/A 0% 3/4HR Concrete/Masonry wall		Table 3.2.3.1.d Table 3.2.3.1 (1)
30	Other Relevant Requirements:		
31	Safety Within Floor Areas		3.3.1.1-21
32	Group A2 Occupancy Requirements		3.3.2.1.2 / 5 / 6
33	Group B2 Occupancy Requirements		3.3.3.1.2 / 3
34	Service Space Requirements		3.3.5.4 / 6 / 7
35	Travel Distance/ Locations of Exits 45m to nearest exit in sprinklered occupancies		3.4.2.5.1 (c)
36	Universal Washrooms 3 Universal Washroom req'd		3.8.2.3 (2)
37	High Building Requirements		
38	1. Design meets 3.2.6.2 (1) if it conforms to sentences (2) - (5) & SB-4		3.2.6.2 (1)
39	2. Protection of Stairs Below the Lowest Exit Level (Stair A, B & C)		3.2.6.2 (2)
40	3. Protection of Above Grade Exit Stairs (Stairs A, B, & C)		3.2.6.2 (3)
41	4. Limiting Smoke Movement into Upper Storeys		3.2.6.2 (4)
42	5. Operation of Air Circulation Systems		3.2.6.2 (5)
43	6. Emergency Operation of Elevators		3.2.6.4
44	7. Firefighting Elevators		3.2.6.5
45	8. Smoke Venting		3.2.6.6
46	9. Central Alarm and Control Facility (Existing)		3.2.6.7
47	10. Voice Communication System		3.2.6.8
48	11. System Testing		3.2.6.9

Keynote Text
CAST IN PLACE CONCRETE SIDEWALK. SEE LEGEND THIS PAGE
CAST IN PLACE CONCRETE RETAINING WALL.
GUARD RAIL (POWDER COAT ON HOT DIPPED GALVANIZED COATING)
DECORATIVE METAL FENCING COMPLETE WITH GATES AS REQUIRED.
TAI-2 + TAI-2R TACTILE WARNING SURFACES (CAST IN PLACE).
SITE TRANSFORMER COMPLETE WITH GROUND LOOP & SAFETY BOLLARDS
SITE SIGNAGE (with street address). PROVIDE ELECTRICAL FEED IN CONDUIT.
AREAWAY GRATING SERVING MECHANICAL SPACES BELOW GRADE.

Key	Keynote Text
SP15	FIRE DEPARTMENT CONNECTION
SP16	RESERVED
SP17	EXTERIOR STAIR. REFER TO FLOOR PLANS FOR FURTHER DETAILS.
SP19	RESERVED
SP20	POURED CONCRETE SURFACE OVER CONDITIONED INTERIOR SPACE.
SP21	RESERVED
SP22	BIKE PARKING STALLS (1.9m LONG x 0.6m WIDE)
SP23	RESERVED
SP24	EXISTING SITE SIDEWALK.
SP25	RESERVED

Key	Keynote Text
SP26	LANDSCAPE ELEMENT. REFER TO LANDSCAPE DRAWINGS.
SP27	GAS METER LOCATION. COORDINATE ON SITE WITH DIVISION 15.
SP28	RESERVED
SP29	FIRE HYDRANT - NEW. REFER TO CIVIL DRAWINGS.
SP30	FIRE HYDRANT - EXISTING. REFER TO CIVIL DRAWINGS.
SP31	EXISTING COMMUNICATIONS BOX.
SP34	LIGHT STANDARD. REFER TO ELECTRICAL SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS

RICHARD W. HAMMOND

LICENCE 4317

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CORNERSTONE ARCHITECTURE

2023-12-21 ISSUED FOR SITE PLAN APPLICATION

2024-02-24 ISSUED FOR SITE PLAN APPROVAL

2024-07-29 ISSUED FOR BUILDING PERMIT

2024-08-20 ISSUED FOR TENDER PACKAGE #2

2024-08-21 RE-ISSUED FOR PERMIT

Schlegel Villages

11300 YONGE STREET RICHMOND HILL ONTARIO

SITE PLAN PHASE I

CITY FILE No. D06-22074

A1.01