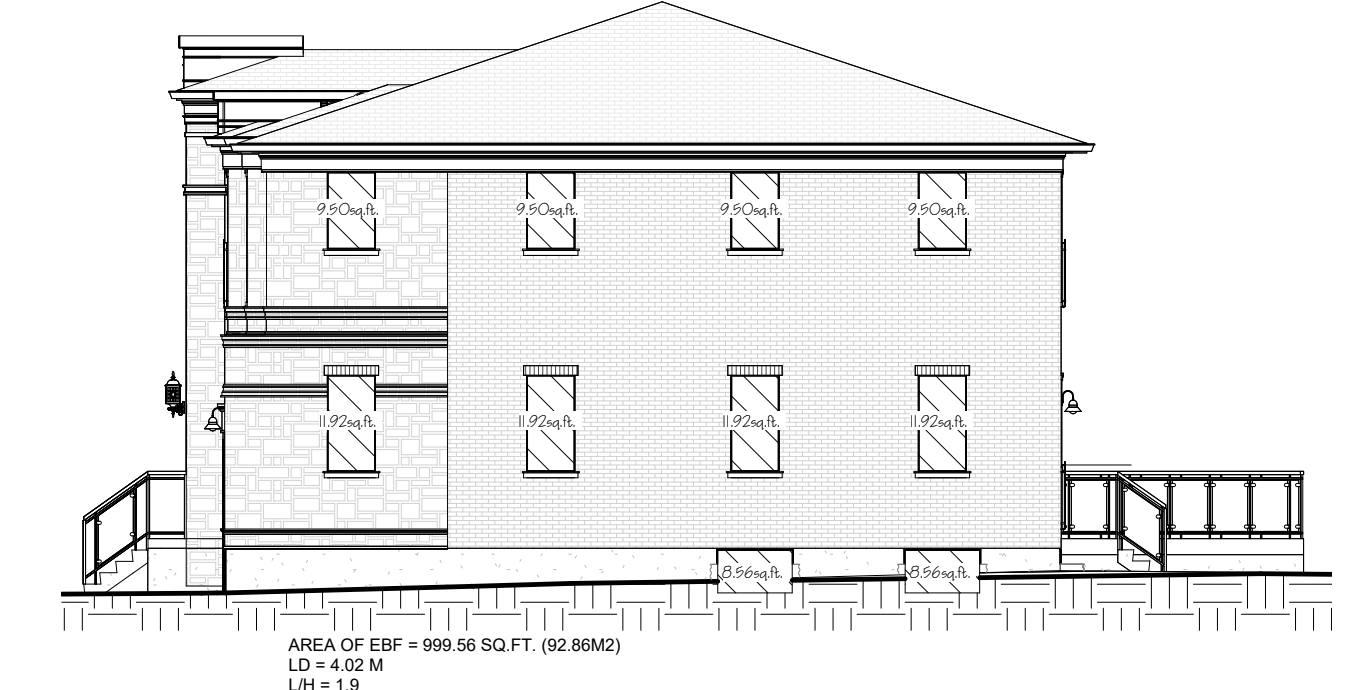
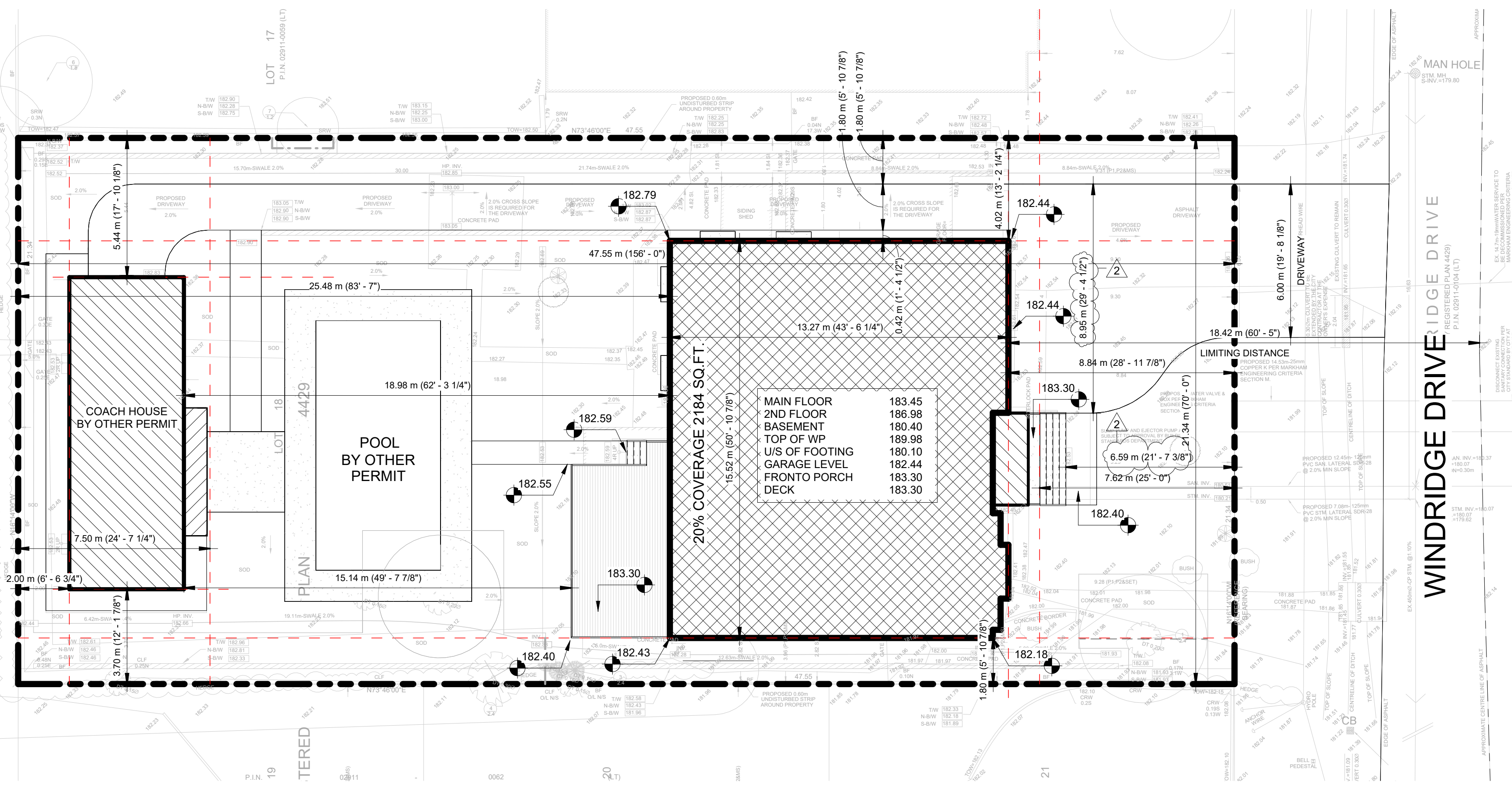


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# JONQUIL CRESCENT

1 SITE PLAN  
3/32" = 1'-0"



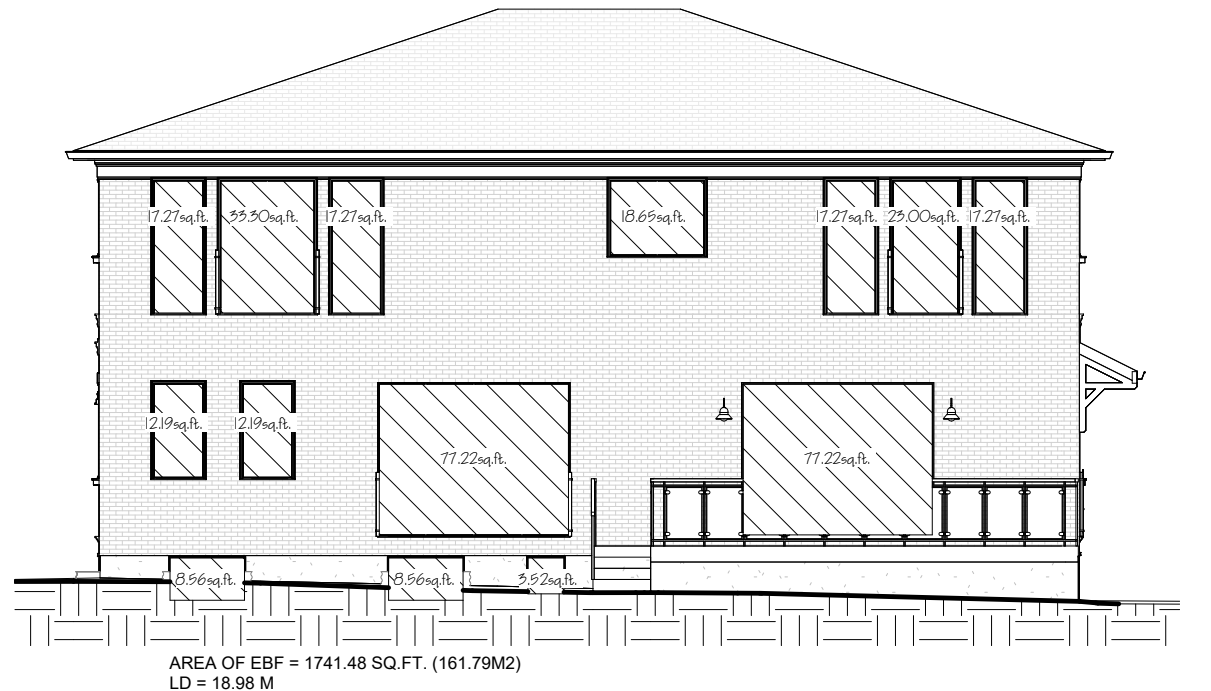
4 EBF - NORTH ELEVATION  
1" = 10'-0"



6 EBF - EAST ELEVATION  
1" = 10'-0"



5 EBF - SOUTH ELEVATION  
1" = 10'-0"



7 EBF - WEST ELEVATION  
1" = 10'-0"

SITE STATISTICS			
ZONING		RES-ENLR (Residential Established Neighbourhood Low Rise (by-law 2024-19)) R1 - Residential One (by-law 1229)	
LEGAL DESCRIPTION		Address 2 WINDRIDGE DR., MARKHAM	
Areas		Required	Proposed / Existing
Lot Area		490.00 m2	1014.500 m2
Lot Frontage		23 m	21.34 m
Lot Depth		30 m	47.56 m
Lot Coverage		Required	Proposed
Building Coverage		Max. 35 %	Proposed New Coverage / Building Area
Main Building		20 %	Main House 201.99 sq. m 19.91%
(Any Height above 1st Floor)			Covered Porch 4.93 sq. m 0.48%
			Coach House 59.03 sq. m 5.82%
			Proposed Total 266.94 sq. m 26.21%
Landscaped/Paved Area		N/A sq. m MIN	748.56 sq. m. 73.79%
Gross Floor Areas		Required	Proposed
First Floor Area		370 sq. m. MAX	New Floor Area Existing
Second Floor Area			166.79 sq. m. 0.00 sq. m
Total			178.81 sq. m. 0.00 sq. m
Coach House 1st Fl		60 sq. m. MAX	10.47 sq. m. 0.00 sq. m
Coach House 2nd Fl			49.47 sq. m. 0.00 sq. m
Total			59.94 sq. m. 0.00 sq. m
			GRAND TOTAL 396.34 sq. m
Setbacks		Required	Proposed
Front Yard		6 m.	8.84 m
North Side Yard		1.6 m.	4.02 m
South Side Yard		1.8 m.	1.80 m
Rear Yard		7.5 m.	25.48 m
Building Height		Required	Proposed
Height of Building		MAX. 9.8 m.	8.20 m
Coach House		MAX. 8 m.	5.80 m
Parking		Required	NEW
		2 spaces	2 spaces

Firm Name: Pro Vision Architecture Inc. 14961 Yonge St. Unit B Aurora, Ontario L4G 1M5		ONTARIO ASSOCIATION OF ARCHITECTS DAVID EGBAL LICENCE 6709		
Certificate of Practice Number: 4682				
Name of Project: REDEVELOPMENT AT 2 WINDRIDGE DR.				
Location: 2 WINDRIDGE DR., MARKHAM, ON				
The architect noted above has exercised responsibility with respect to design activities. The architect's seal number is the architect's BCDN.				
Item		Ontario's 2012 Building Code OBC Reference Data Matrix Part 3 or 9		
References are to Division B unless noted [A] for Division A or [C] for Division C.				
1	Project Description:	<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use	<input type="checkbox"/> Part 11 11.1 to 11.4 <input type="checkbox"/> Part 3 1.1.2. [A] <input checked="" type="checkbox"/> Part 9 1.1.2. [A] & 9.10.1.3	
2	Major Occupancy	HOUSE-DETACHED DWELLING		
3	Building Area (m <sup>2</sup> )	EXISTING 0 m <sup>2</sup> NEW 206.91 m <sup>2</sup> TOTAL 206.91 m <sup>2</sup>	1.4.1.2. [A] 1.4.1.2. [A]	
4	Gross Area	EXISTING 0 m <sup>2</sup> NEW 336.40 m <sup>2</sup> TOTAL 336.40 m <sup>2</sup>	1.4.1.2. [A] 1.4.1.2. [A]	
5	Number of Storeys Above grade	2 (ONE)		
6	Number of Streets/Fire Fighter Access (ONE)		2.2.10. & 3.2.5. 9.10.20.	
7	Building Classification	GROUP "C" RESIDENTIAL	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(s) in lieu of roof rating <input checked="" type="checkbox"/> not required	3.2.2.20.-83 9.10.8.2. 3.2.1.5. 3.2.2.17. 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 checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Both required	3.2.2.20.-83 9.10.6.	
14	Mezzanine(s) Area m <sup>2</sup>	N/A	3.2.1.1.(3)-(8) 9.10.4.1.	
15	Occupant load based on	<input checked="" type="checkbox"/> 2/Bedroom BASEMENT 2 BEDROOM Load 4 1 <sup>st</sup> Floor 0 BEDROOM Load 0 2 <sup>nd</sup> Floor 4 BEDROOM Load 8 TOTAL LOAD12	3.1.17. 9.9.1.3.	
(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	Horizontal Assemblies FRR (Hours) Floors N/A Roof N/A Mezzanine N/A FRR of Supporting Members	Listed Design No. or Description (SG-2) 3.2.2.20.-83 & 3.2.1.4. 9.10.8. 9.10.9.	
Floors N/A				
Roof N/A				
Mezzanine N/A				
19	Spatial Separation - Construction of Exterior Walls	3.2.3. 9.10.1.4.		
Wall	Area of EBF (m <sup>2</sup> )	L.D. (m) L/H	Permitted Max. % of Openings Proposed % of Openings (FRR) (Hours)	Listed Design or Description Comb Const Comb. Constr. None, Cladding Non-comb. Constr.
Main House	North 92.86	4.02 1.9	18% 10.28%	YES
	South 92.86	1.8 1.9	8.6% 8.6%	YES
	East 161.79	18.42 2.22	96.84% 17.88%	YES
	West 161.79	18.98 2.22	97.96% 19.72%	YES
(Additional wall areas continued below)				
20	Other - Describe			

PRO VISION ARCHITECTURE INC.  
14961 Yonge St. Unit B, Aurora, ON L4G 1M5

2024/12/16  
ONTARIO ASSOCIATION OF ARCHITECTS  
DAVID EGBAL  
LICENCE 6709

REVISION SCHEDULE			
No.	Description	Date	By
2	TOWN COMMENTS	2024.11.11	TOWN

PROJECT NAME: DEVELOPMENT AT 2 WINDRIDGE DRIVE

PROJECT ADDRESS: 2 WINDRIDGE DR. Markham, ON L3P 1T8

CLIENT'S NAME & ADDRESS: RAHI PARSA  
2 WINDRIDGE DR. Markham, ON L3P 1T8

PROJECT STATUS: BUILDING PERMIT APPLICATION

DRAWN BY: DE,  
CHECKED BY: DE  
DATE: MAY 2024  
SCALE: As indicated  
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PROJECT NO: 2411477

SHEET TITLE: SITE PLAN / PROJECT DATA / EBF

SD1

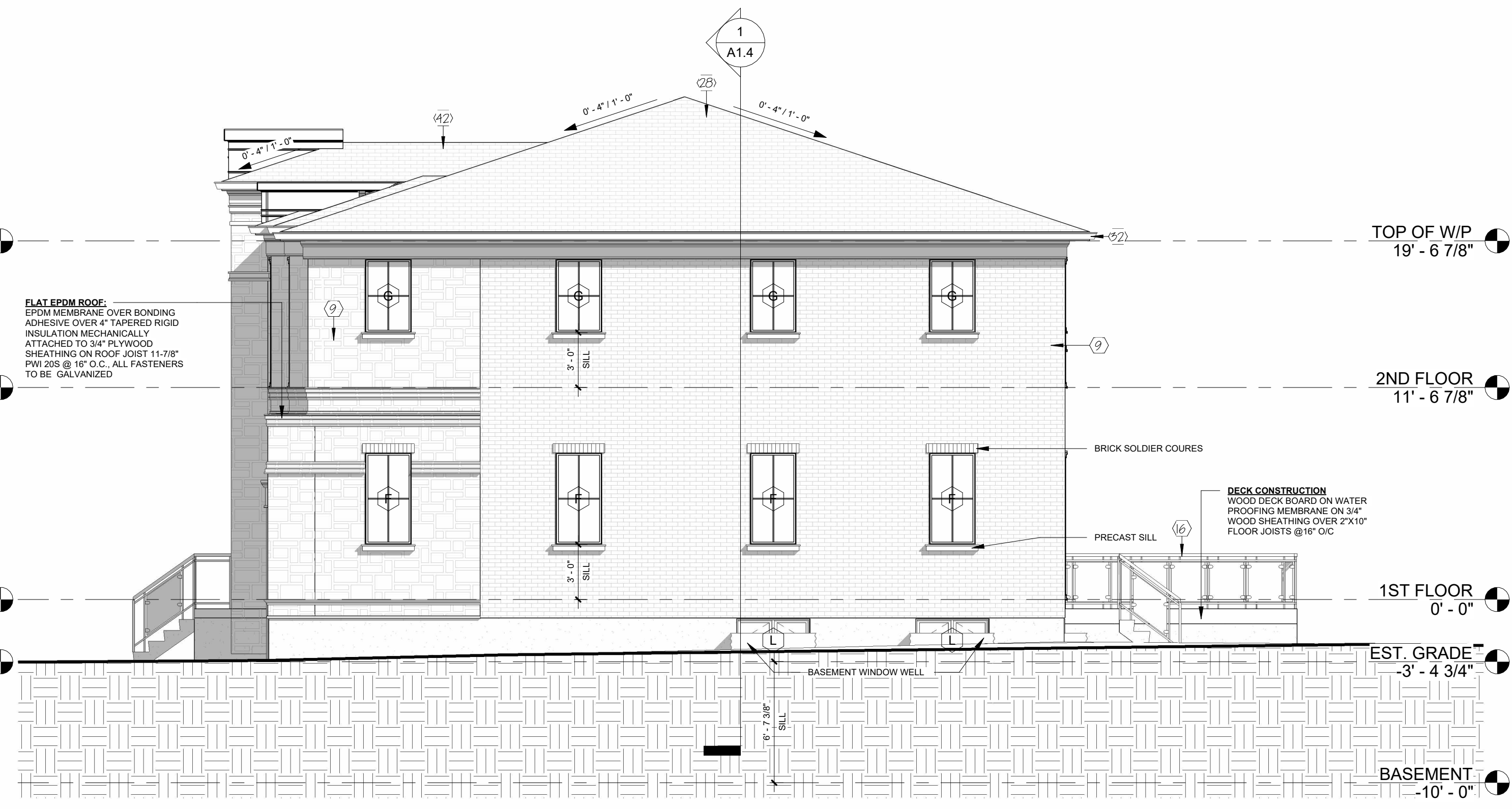
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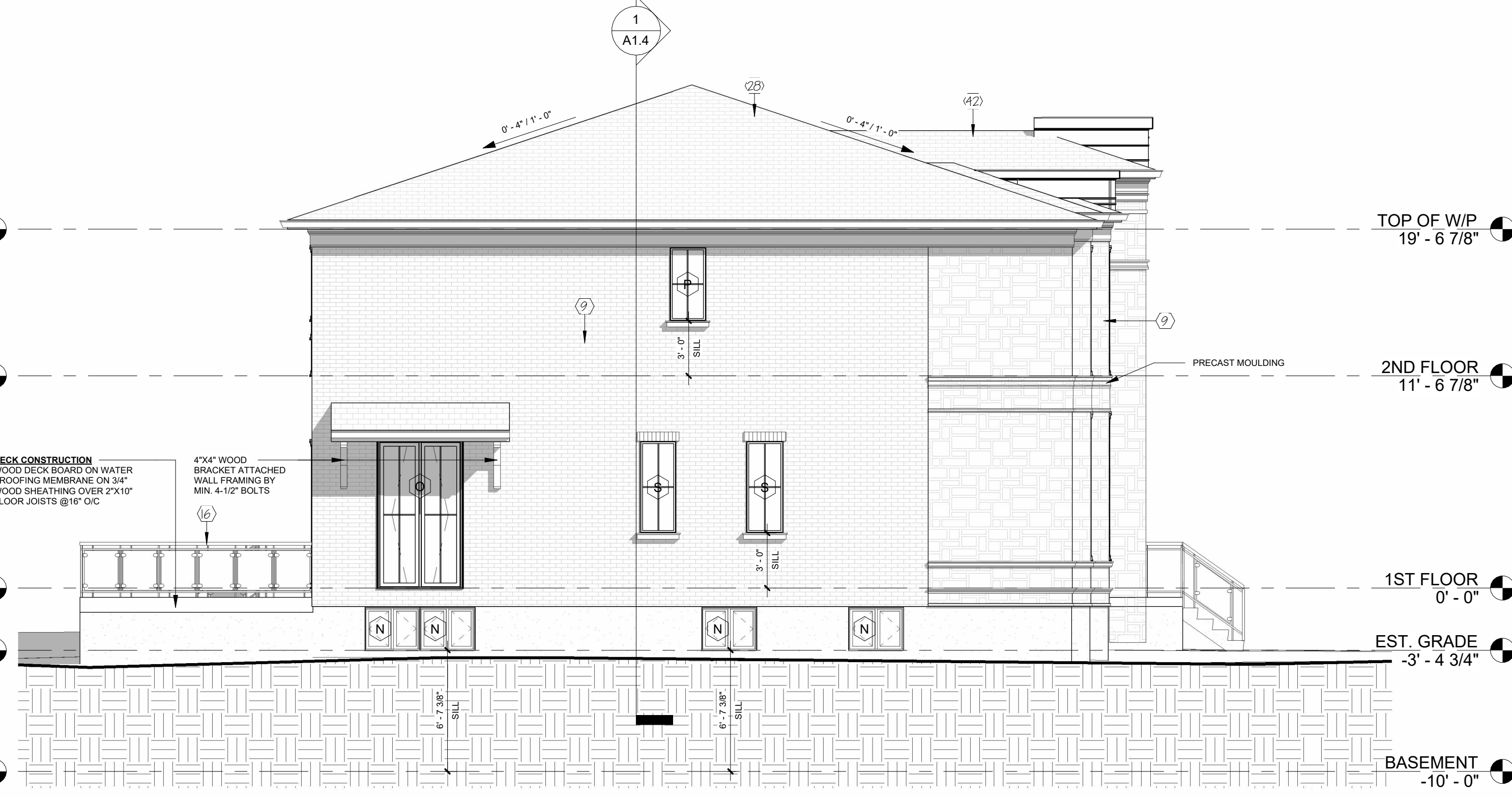
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3/16" = 1'-0"



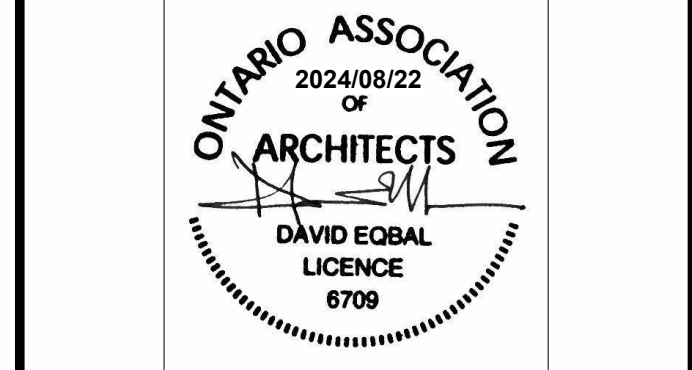
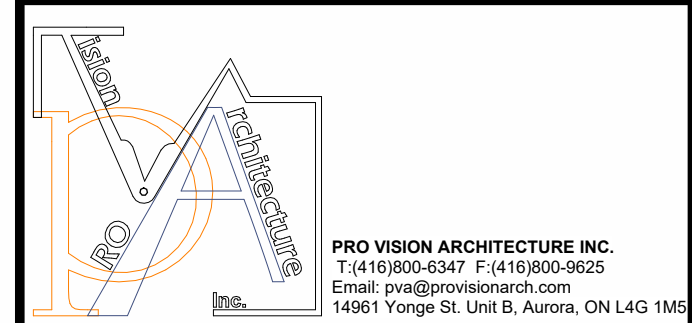
2 NORTH ELEVATION  
3/16" = 1'-0"



3 REAR ELEVATION  
3/16" = 1'-0"



4 SOUTH ELEVATION  
3/16" = 1'-0"



REVISION SCHEDULE			
No.	Description	Date	By

**PROJECT NAME:**  
DEVELOPMENT AT  
**2 WINDRIDGE DRIVE**

**PROJECT ADDRESS:**  
2 WINDRIDGE DR. Markham, ON L3P 1T8

**CLIENT'S NAME & ADDRESS:**  
RAHI PARSA  
2 WINDRIDGE DR. Markham, ON L3P 1T8

**PROJECT STATUS:**  
BUILDING PERMIT APPLICATION

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**CHECKED BY:** DE  
**DATE:** MAY 2024  
**SCALE:** 3/16" = 1'-0"  
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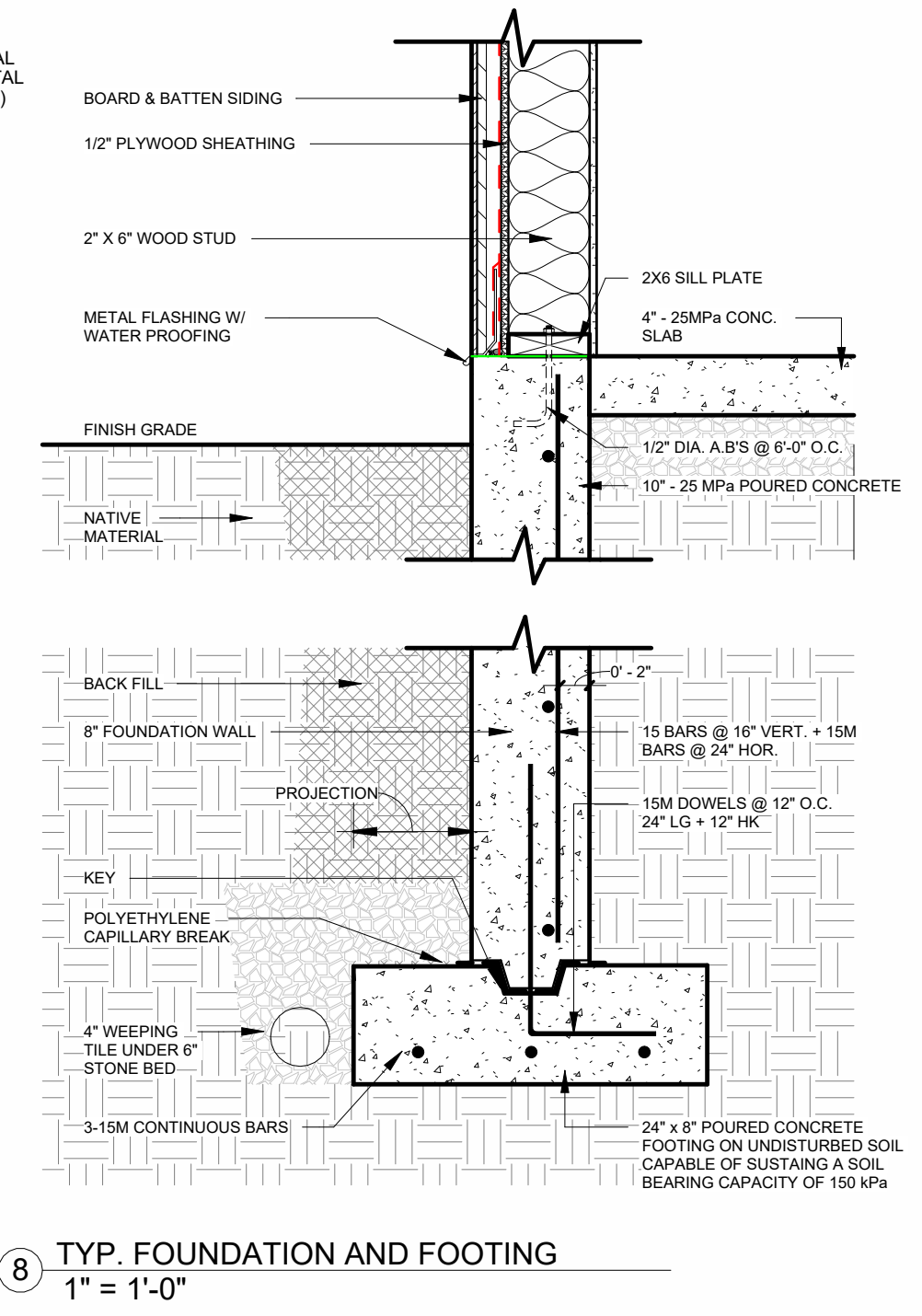
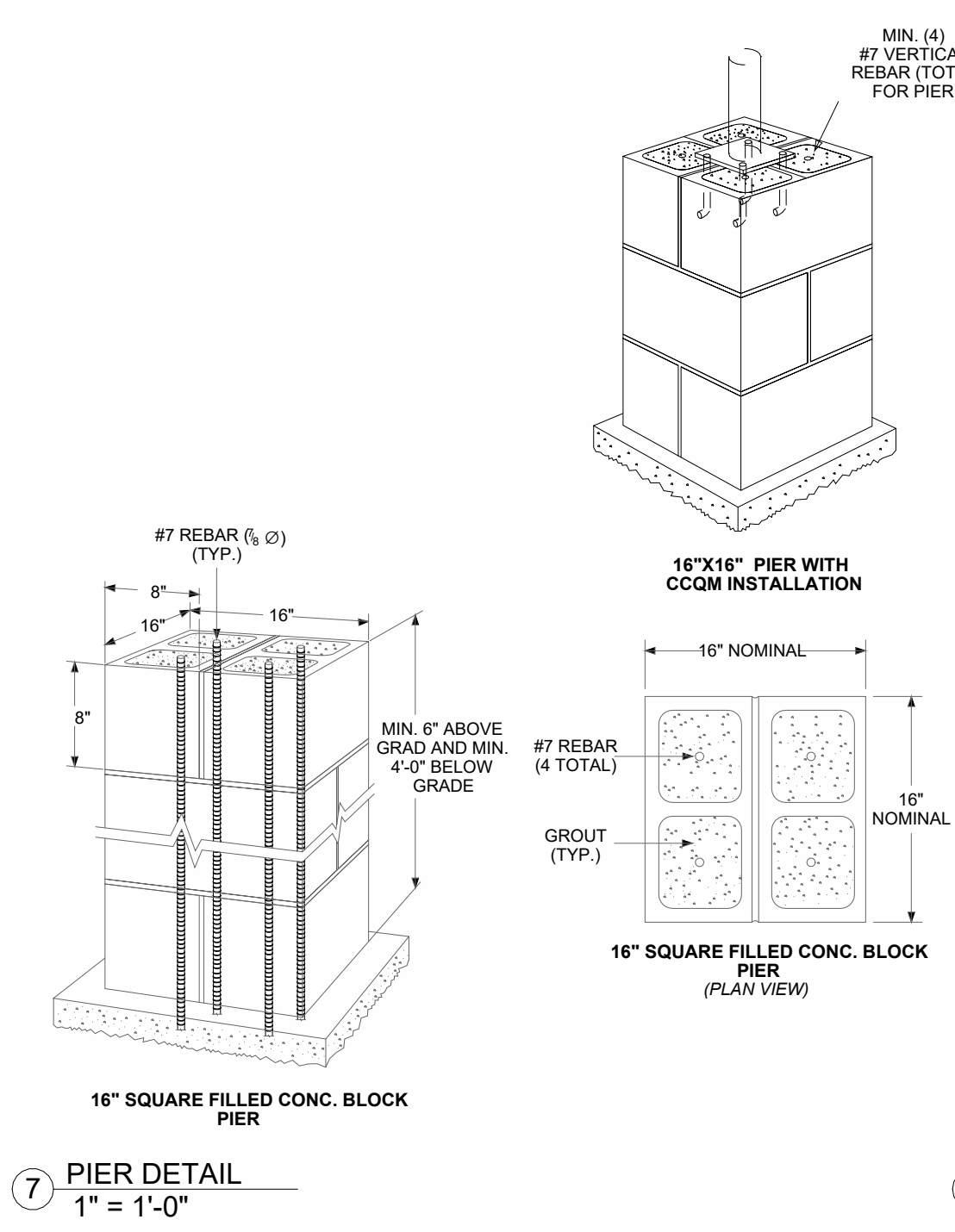
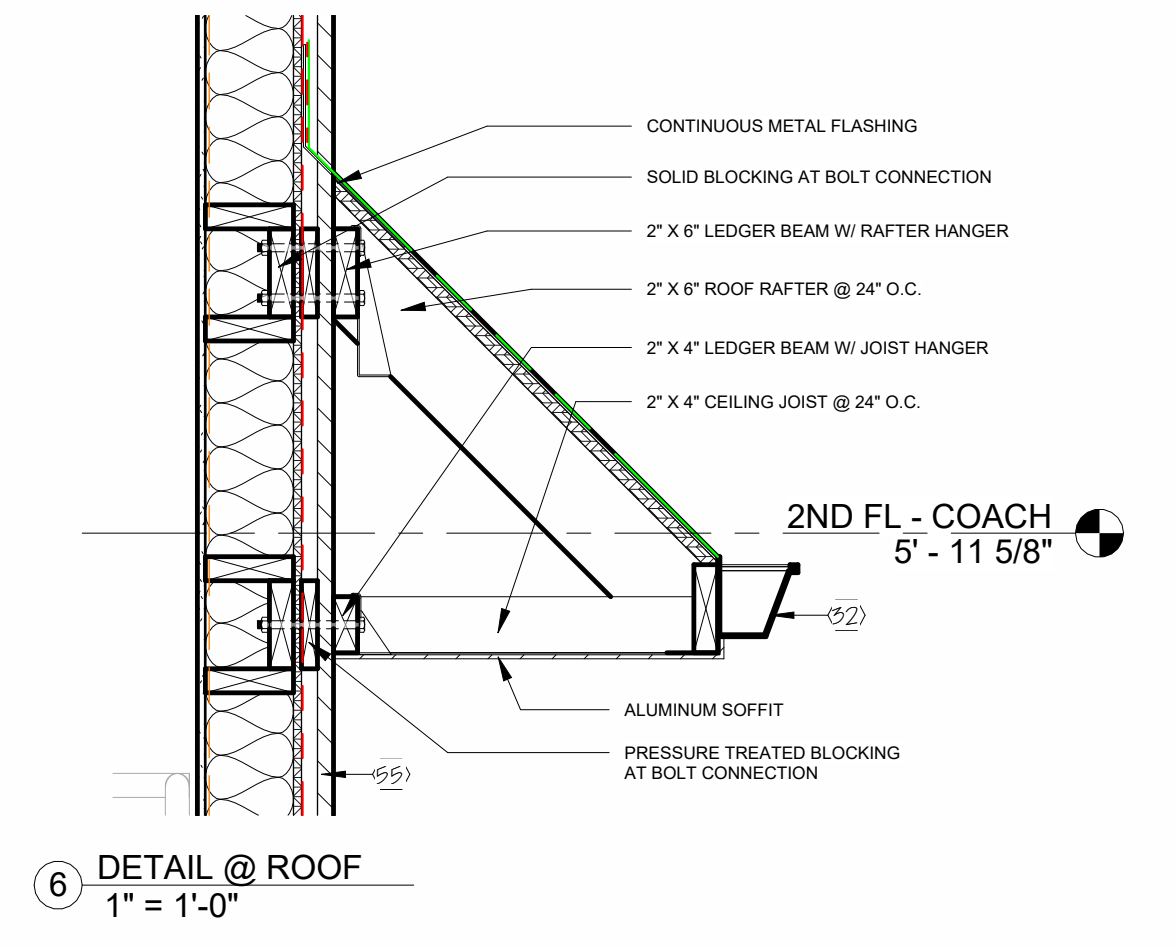
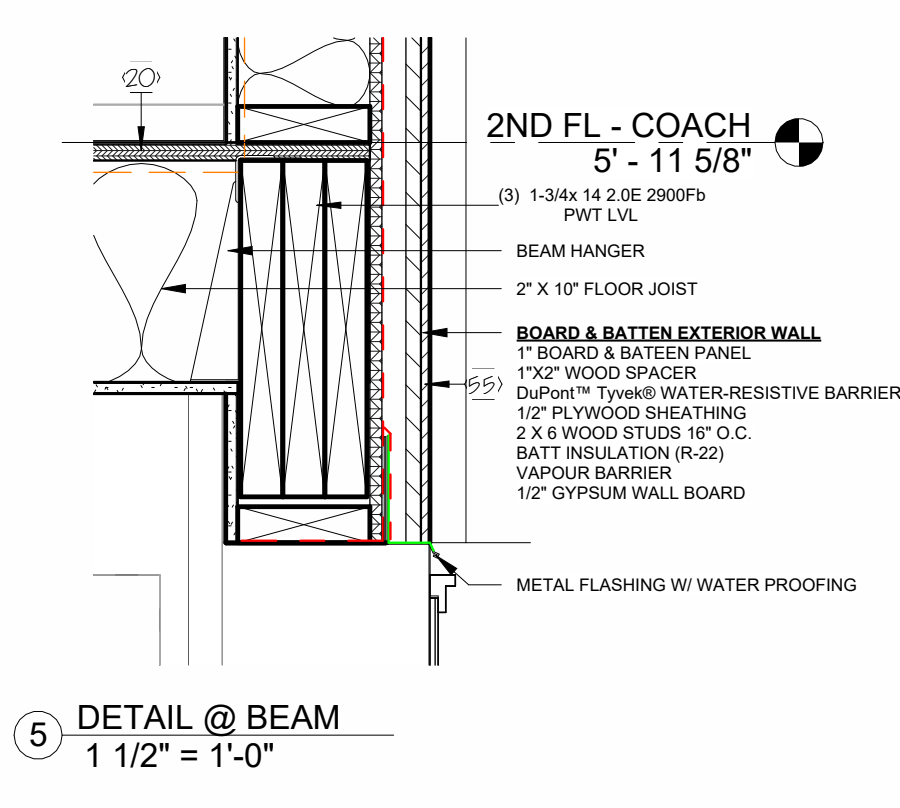
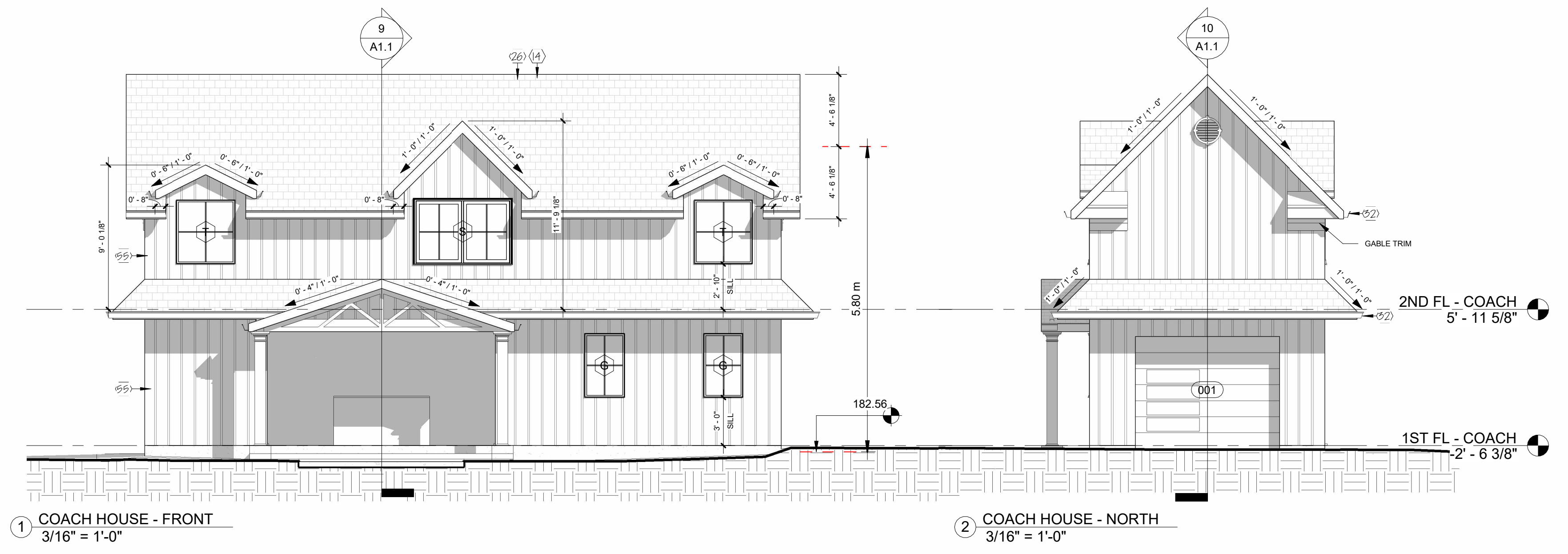
**PROJECT NO:**  
2411477

**SHEET TITLE**  
ELEVATIONS

**A1.3**  
SHEET OF



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 Email: pro@provisionarch.com  
 1481 Yonge St. Unit 5, Aurora, ON L4G 1M5

2024/08/22  
 ONTARIO ASSOCIATION OF ARCHITECTS  
 DAVID EGBAL  
 LICENCE 8709

REVISION SCHEDULE

No.	Description	Date	By

PROJECT NAME:  
**DEVELOPMENT AT COACH HOUSE AT 2 WINDRIDGE DRIVE**

CLIENT'S NAME & ADDRESS:  
**2 WINDRIDGE DR. Markham, ON L3P 1T8**

RAHI PARSA  
 2 WINDRIDGE DR. Markham, ON L3P 1T8

PROJECT STATUS:  
**BUILDING PERMIT APPLICATION**

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PROJECT NO:  
**2411477**

SHEET TITLE  
**COACH HOUSE ELEVATIONS / DETAILS**

**A1.2**  
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