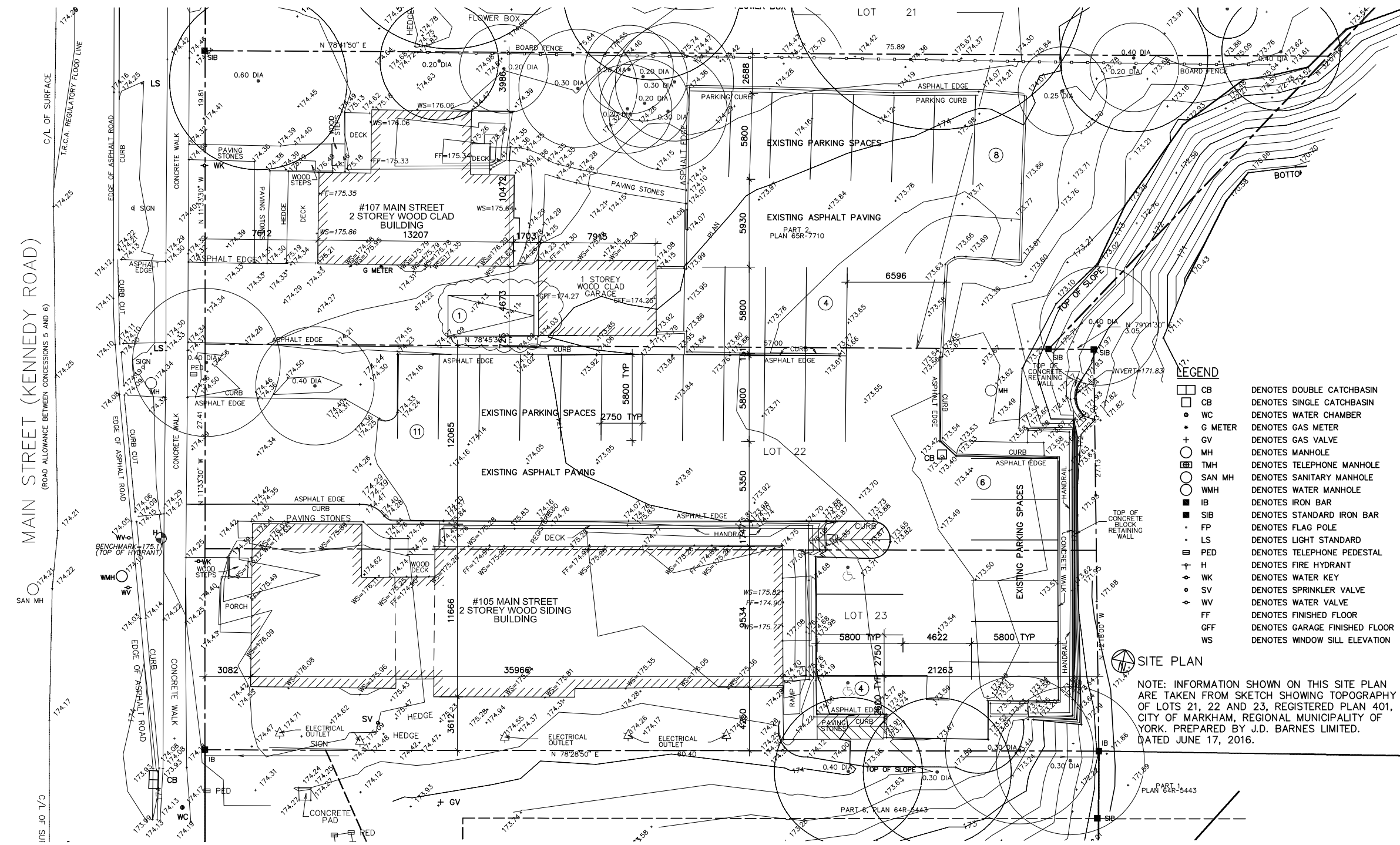


LOCATION MAP NTS

#107 & #105 ELEVATIONS

#105 ELEVATION

#105 & #107 SITE PLAN



105 & 107 MAIN STREET SITE STATISTICS:

	#105	#107	TOTAL
LOT AREA	1642.51 SM	1318.05 SM	2960.56 SM
LOT COVERAGE	347.74 SM	153.38 SM	501.12 SM (16.81%)
GROSS FLOOR AREA (GFA)			
EXISTING	1043.22 SM	291.15 SM	1334.37 SM
PARKING			
REQUIRED	29 SPACES	2 SPACES	31 SPACES
PROVIDED	21 SPACES	14 SPACES	35 SPACES

PARKING CALCULATION:

#105:
SPA, OFFICE & DENTAL OFFICE:
NET FLOOR AREA:
SPA: 274.97 SM
DENTAL OFFICE: 108.79 SM
OFFICE: 441.30 SM
TOTAL: 825.06 SM

PARKING REQUIRED:

SPA: 274.97 SM / 30 SM = 9.17 CARS
OFFICE: 441.30 SM / 30 SM = 14.71 CARS
DENTAL OFFICE: 108.79 SM / 20 SM = 5.44 CARS
TOTAL: 29 CARS

#107
SINGLE FAMILY DWELLING
PARKING REQUIRED: 2 CARS

TOTAL PARKING REQUIRED:
#105 + #107 = 29 + 2 = 31 CARS
ACCESSIBLE PARKING REQUIRED:
31 CARS X 5% = 2 CARS

PARKING PROVIDED:

EXISTING #105: 21 CARS
EXISTING #107: 14 CARS
TOTAL: 35 CARS

EXISTING STANDARD PARKING: 33 CARS
ACCESSIBLE PARKING: 2 CARS
TOTAL: 35 CARS

- LEGEND
- CB DENOTES DOUBLE CATCHBASIN
 - CB DENOTES SINGLE CATCHBASIN
 - WC DENOTES WATER CHAMBER
 - G METER DENOTES GAS METER
 - + GV DENOTES GAS VALVE
 - MH DENOTES MANHOLE
 - TMH DENOTES TELEPHONE MANHOLE
 - SAN MH DENOTES SANITARY MANHOLE
 - WMH DENOTES WATER MANHOLE
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - FP DENOTES FLAG POLE
 - LS DENOTES LIGHT STANDARD
 - PED DENOTES TELEPHONE PEDESTAL
 - H DENOTES FIRE HYDRANT
 - WK DENOTES WATER KEY
 - SV DENOTES SPRINKLER VALVE
 - WV DENOTES WATER VALVE
 - FF DENOTES FINISHED FLOOR
 - GFF DENOTES GARAGE FINISHED FLOOR
 - WS DENOTES WINDOW SILL ELEVATION

SITE PLAN

NOTE: INFORMATION SHOWN ON THIS SITE PLAN ARE TAKEN FROM SKETCH SHOWING TOPOGRAPHY OF LOTS 21, 22 AND 23, REGISTERED PLAN 401, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK. PREPARED BY J.D. BARNES LIMITED. DATED JUNE 17, 2016.

D3 ISSUED FOR MINOR VARIANCE	NOV 28, 19 AY
O2 ISSUED FOR ZONING REVIEW	OCT 30, 19 AY
O1 ISSUED FOR TREE DESTRUCTION PERMIT	MAY 29, 18 AY
NO REVISION	DATE BY

ONTARIO ASSOCIATION OF ARCHITECTS

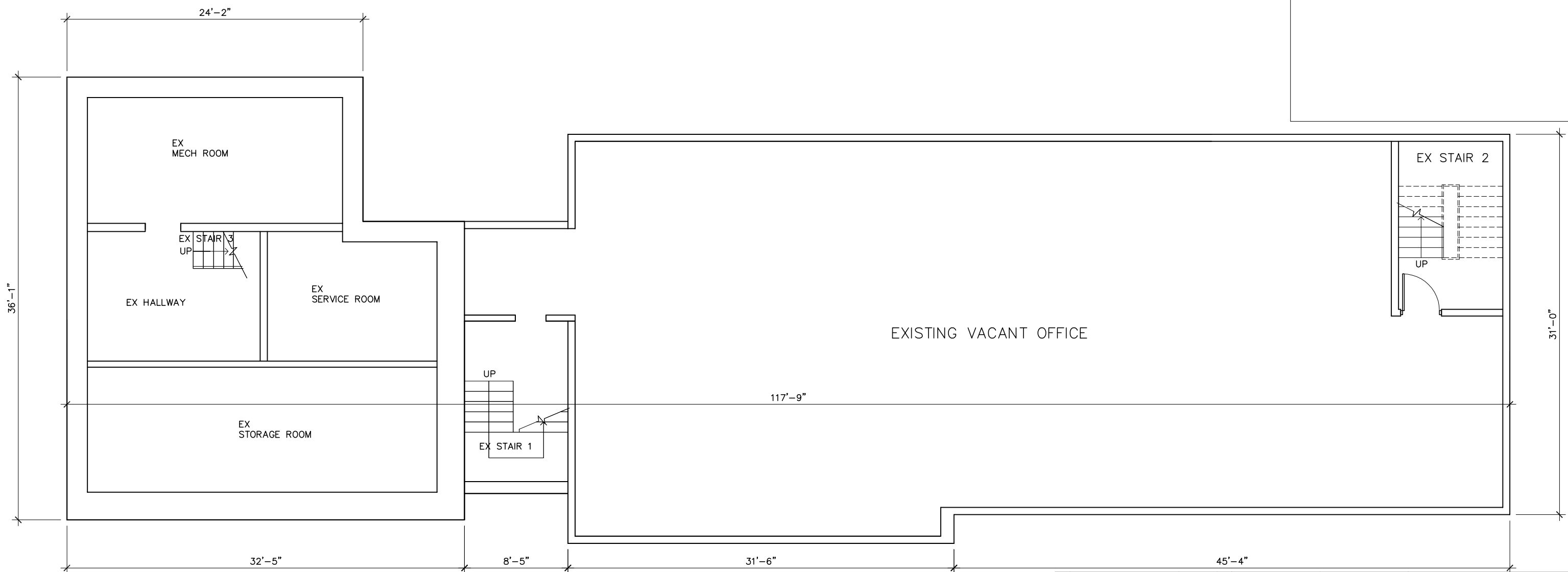
HENRY W CHIU ARCHITECT

2347 KENNEDY ROAD SUITE 507, SCARBOROUGH ONTARIO M1T 3T8 TEL: 416-298-4085

PROJECT TITLE:
PROPOSED RENOVATION/ADDITION 105 & 107 MAIN STREET MARKHAM, ONTARIO

TITLE: SITE PLAN
SCALE: 1:300
DATE: APR 2018
PROJ. NO:

DRAWN: AY
ISSUED:
DWG NO: A-1



BASEMENT PLAN
 GROSS FLOOR AREA: 347.74 SM
 EXCLUDED AREA (EX MECH/SERVICE/STORAGE/STAIRS): 123.27 SM
 NET FLOOR AREA:
 SPA = 0 SM
 EXISTING VACANT OFFICE = 224.47 SM
 TOTAL: 224.47 SM

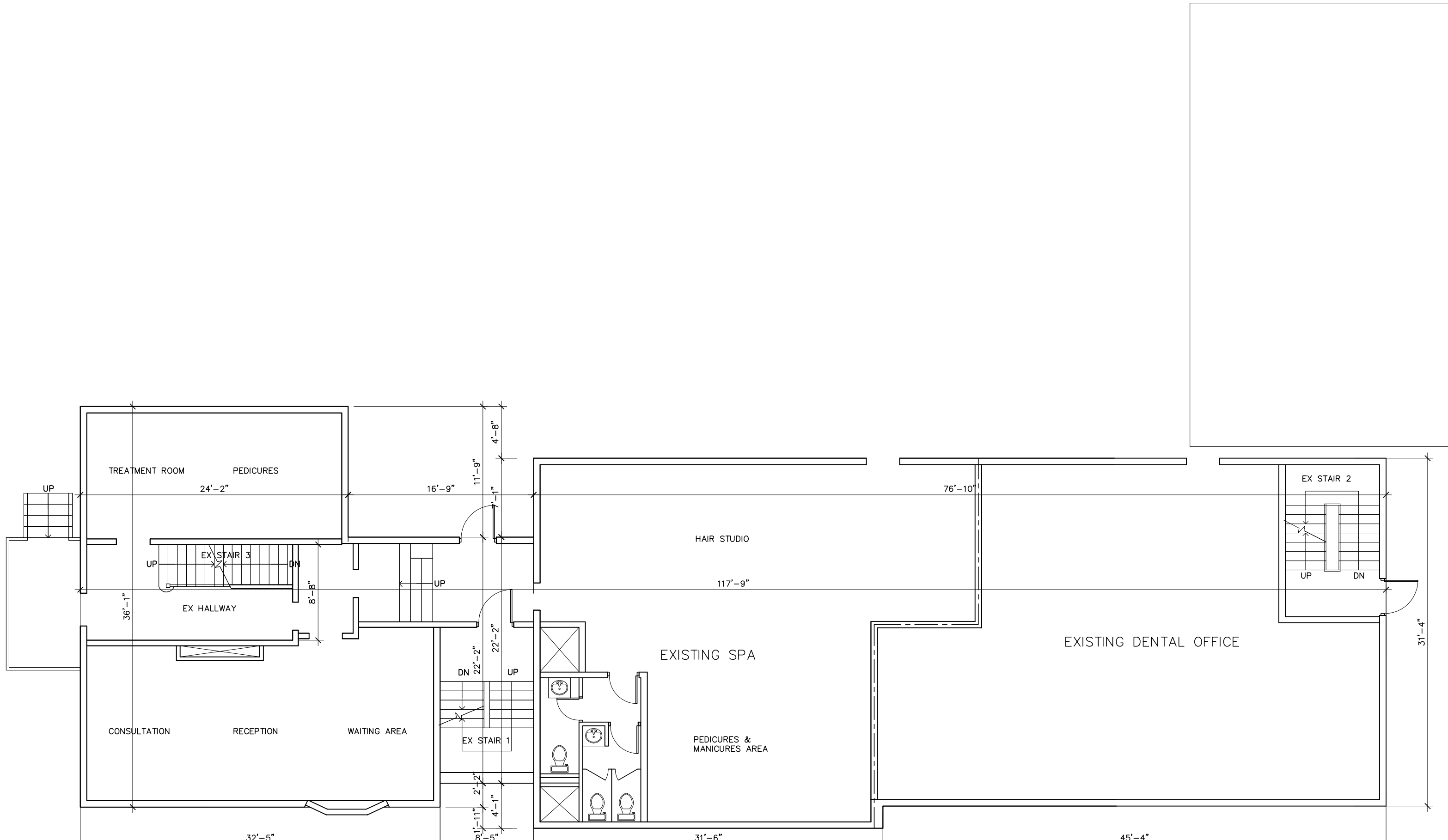
NOTE: INFORMATION SHOW ON THIS DRAWING ARE TAKEN FROM:
 1). FLOOR PLAN & CEILING PLANS, PREPARED BY LIN ARCHITECT, DATED OCT 25, 2011.
 2). FLOOR PLANS, PREPARED BY STRUCTURAL EDGE PROFESSIONAL ENGINEERING SERVICES, DATED AUG 01, 2001

NO	REVISION	DATE	BY
03	ISSUED FOR MINOR VARIANCE	OCT 30, 19	AY
02	ISSUED FOR ZONING REVIEW	OCT 30, 19	AY
01	ISSUED FOR PRE-CONSULTATION	MAY 30, 18	AY
NO	REVISION	DATE	BY



HENRY W CHIU
 ARCHITECT
 2347 KENNEDY ROAD
 SUITE 507, SCARBOROUGH
 ONTARIO M1T 3T8
 TEL: 416-298-4085

PROJECT TITLE
 PROPOSED RENOVATION/ADDITION
 105 MAIN STREET,
 MARKHAM, ONTARIO
 TITLE: BASEMENT PLAN
 SCALE: 1/8"=1'-0" UNO
 DATE: SEPT, 2016
 PROJ NO:
 DRAWN BY: AY
 ISSUED:
 DWG NO: A-2



GROUND FLOOR PLAN
 GROSS FLOOR AREA: 347.74 SM
 EXCLUDED AREA (EX DUCT SHAFT/STAIRS/WC): 56.11 SM
 NET FLOOR AREA:
 SPA = 182.84 SM
 DENTAL OFFICE = 108.79 SM
 TOTAL: 291.63 SM

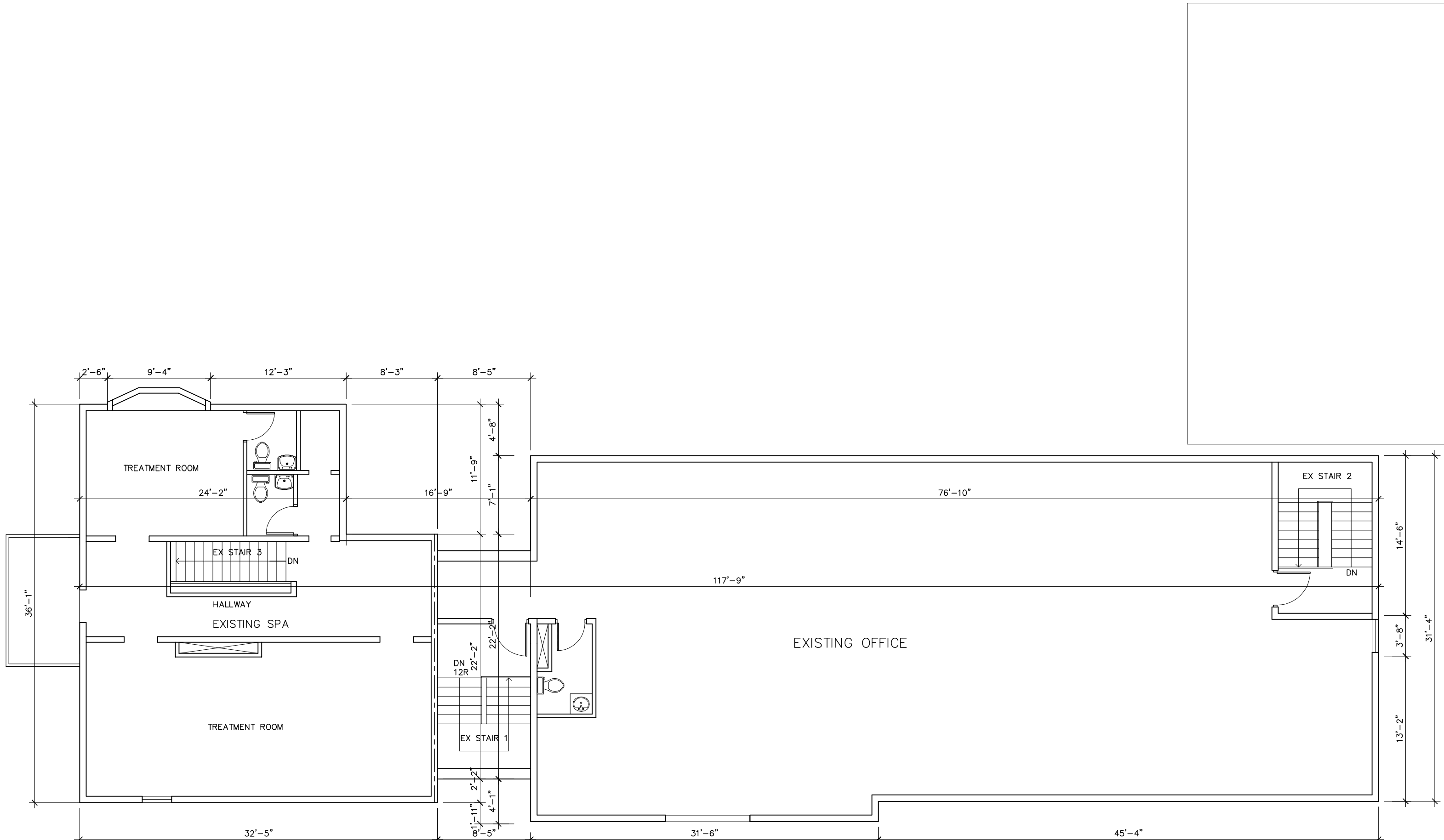
NOTE: INFORMATION SHOW ON THIS DRAWING ARE TAKEN FROM:
 1). FLOOR PLAN & CEILING PLANS, PREPARED BY LIN ARCHITECT, DATED OCT 25, 2011.
 2). FLOOR PLANS, PREPARED BY STRUCTURAL EDGE PROFESSIONAL ENGINEERING SERVICES, DATED AUG 01, 2001

NO	REVISION	DATE	BY
03	ISSUED FOR MINOR VARIANCE	OCT 30, 19	AY
02	ISSUED FOR ZONING REVIEW	OCT 30, 19	AY
01	ISSUED FOR PRE-CONSULTATION	MAY 30, 18	AY
NO	REVISION	DATE	BY



HENRY W CHIU
ARCHITECT
 2347 KENNEDY ROAD
 SUITE 507, SCARBOROUGH
 ONTARIO M1T 3T8
 TEL: 416-298-4085

PROJECT TITLE	
PROPOSED RENOVATION/ADDITION 105 MAIN STREET, MARKHAM, ONTARIO	
TITLE: GROUND FLOOR PLAN	
SCALE: 3/8"=1'-0" UNO	DRAWN BY: AY
DATE: SEPT, 2016	ISSUED:
PROJ NO:	DWG NO: A-3



SECOND FLOOR PLAN

GROSS FLOOR AREA: 347.74 SM
 EXCLUDED AREA(DUCT SHAFT/STAIRS/WC): 4078 SM
 NET FLOOR AREA:
 SPA = 90.13 SM
 OFFICE = 216.83 SM
 TOTAL: 306.96 SM

NOTE: INFORMATION SHOWN ON THIS DRAWING ARE TAKEN FROM:

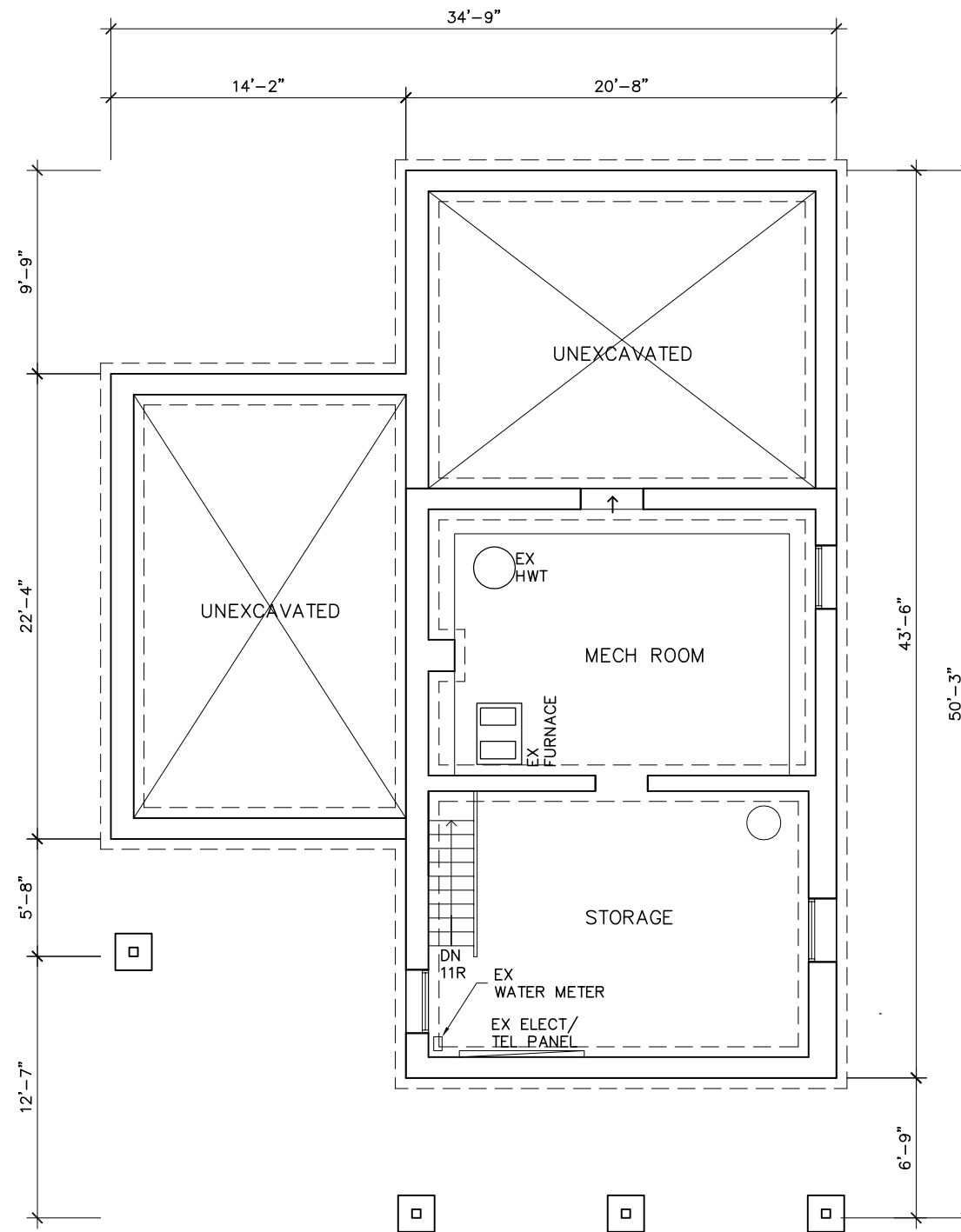
- 1). FLOOR PLAN & CEILING PLANS, PREPARED BY LIN ARCHITECT, DATED OCT 25, 2011.
- 2). FLOOR PLANS, PREPARED BY STRUCTURAL EDGE PROFESSIONAL ENGINEERING SERVICES, DATED AUG 01, 2001

NO	REVISION	DATE	BY
03	ISSUED FOR MINOR VARIANCE	OCT 30, 19	AY
02	ISSUED FOR ZONING REVIEW	OCT 30, 19	AY
01	ISSUED FOR PRE-CONSULTATION	MAY 30, 18	AY
NO	REVISION	DATE	BY



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 ARCHITECT
 2347 KENNEDY ROAD
 SUITE 507, SCARBOROUGH
 ONTARIO M1T 3T8
 TEL: 416-298-4085

PROJECT TITLE	
PROPOSED RENOVATION/ADDITION 105 MAIN STREET, MARKHAM, ONTARIO	
TITLE: SECOND FLOOR PLAN	
SCALE: 3/8"=1'-0" UNO	DRAWN BY: AY
DATE: SEPT, 2016	ISSUED:
PROJ NO:	DWG NO: A-4



BASEMENT PLAN
 BASEMENT FLOOR AREA: 583 SF/54.16 SM

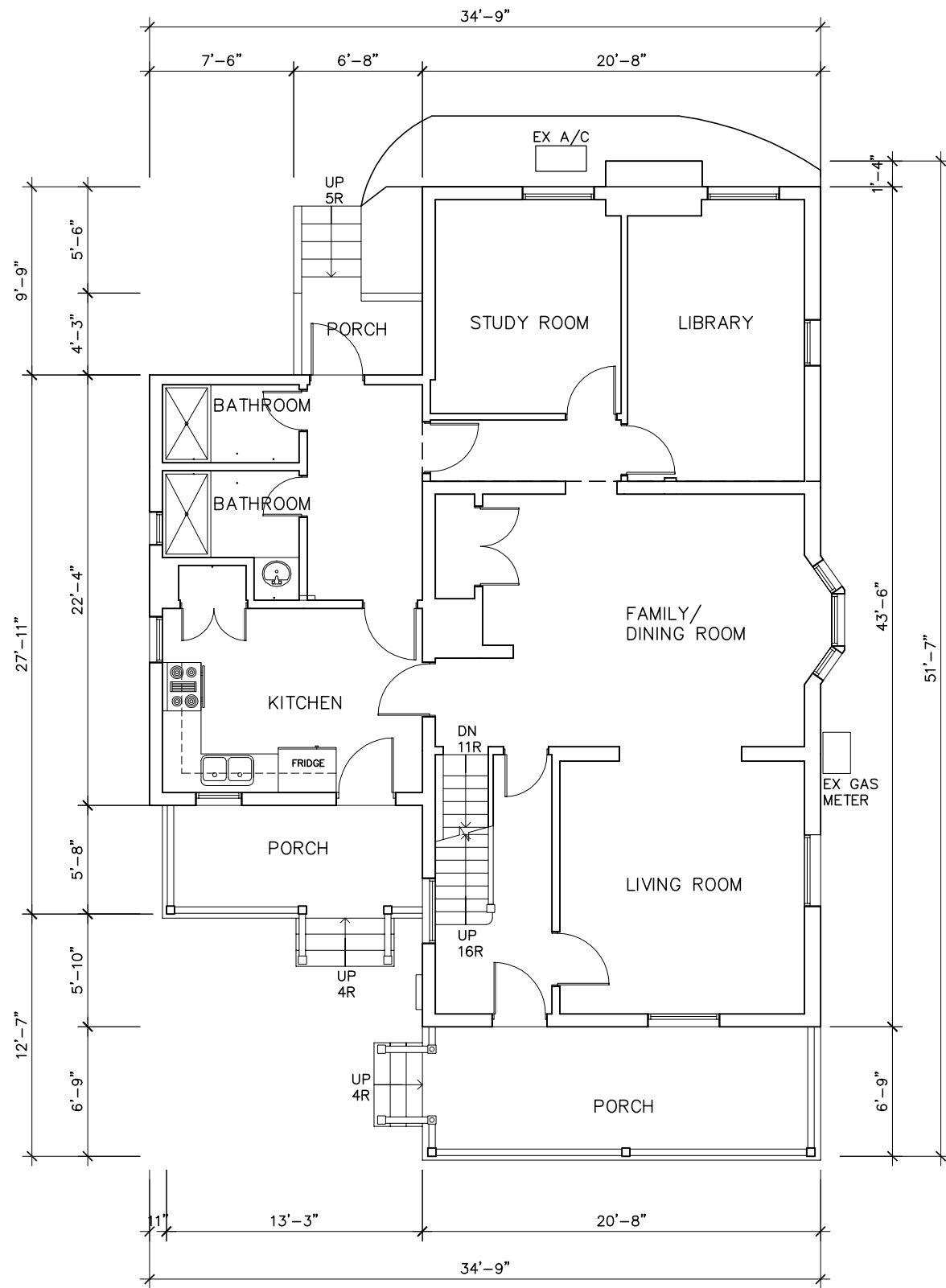
NO	REVISION	DATE	BY
03	ISSUED FOR MINOR VARIANCE	OCT 30, 19	AY
02	ISSUED FOR ZONING REVIEW	OCT 30, 19	AY
02	ISSUED FOR PRE-CONSULTATION	MAY 30, 18	AY



HENRY W CHIU
 ARCHITECT

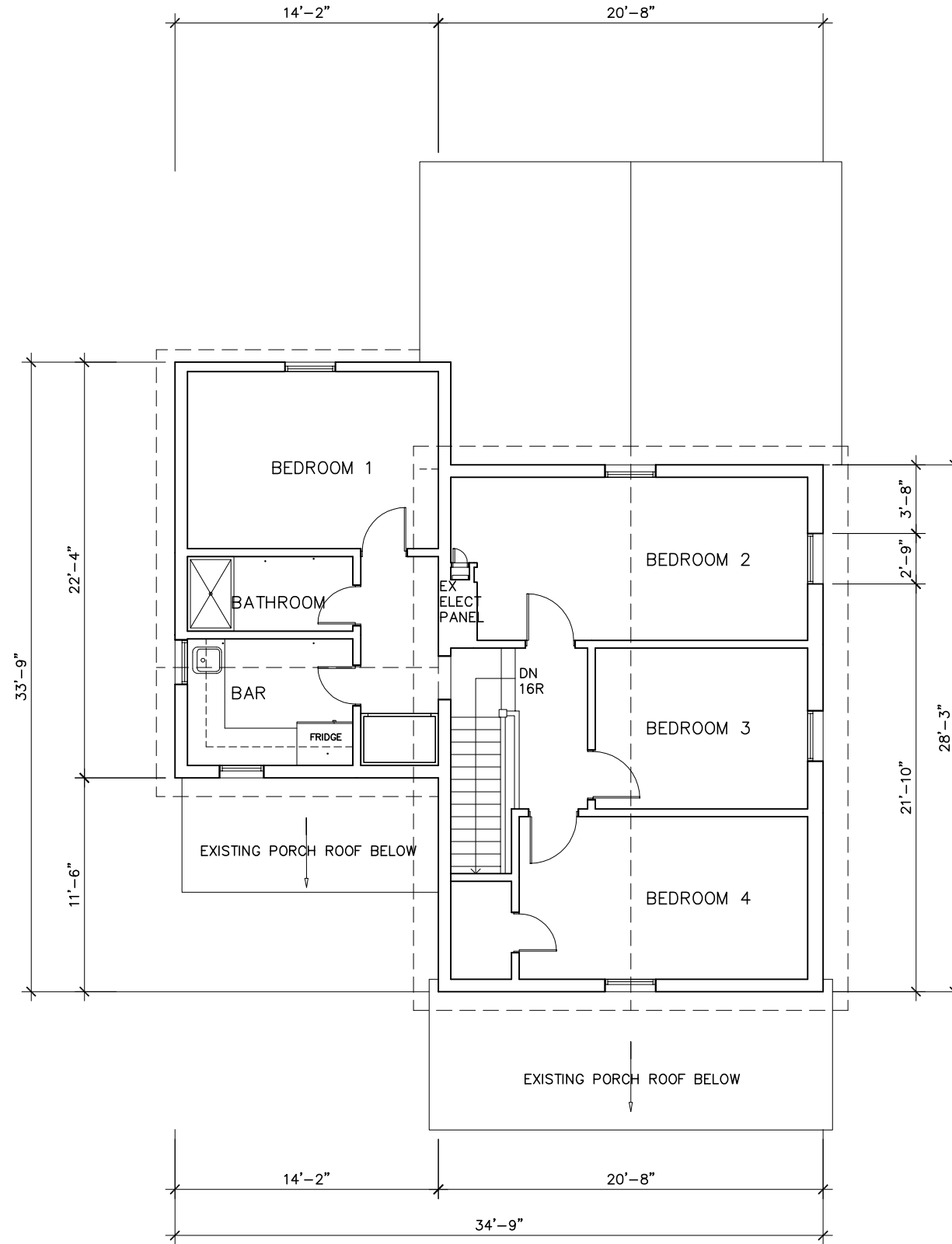
2347 KENNEDY ROAD
 SUITE 507, SCARBOROUGH
 ONTARIO M1T 3T8
 TEL: 416-298-4085

PROJECT TITLE	
PROPOSED RENOVATION/ADDITION 107 MAIN STREET, MARKHAM, ONTARIO	
TITLE: BASEMENT PLAN (REFERENCE DRAWING)	SCALE: 1/8"=1'-0"
DATE: APR, 2018	DRAWN BY: AY
ISSUED:	PROJ NO:
DWG NO: A-5	



GROUND FLOOR PLAN

FLOOR AREA: 1225 SF/113.8 SM



SECOND FLOOR PLAN

SECOND FLOOR AREA:
EXISTING: 901 SF/83.7 SM

NO	REVISION	DATE	BY
03	ISSUED FOR MINOR VARIANCE	OCT 30, 19	AY
02	ISSUED FOR ZONING REVIEW	OCT 30, 19	AY
01	ISSUED FOR PRE-CONSULTATION	MAY 30, 18	AY
NO	REVISION	DATE	BY



HENRY W CHIU
ARCHITECT
2347 KENNEDY ROAD
SUITE 507, SCARBOROUGH
ONTARIO M1T 3T8
TEL: 416-298-4085

PROJECT TITLE	
PROPOSED RENOVATION/ADDITION 107 MAIN STREET, MARKHAM, ONTARIO	
TITLE: GROUND & SECOND FLOOR PLANS	DRAWN BY: AY
SCALE: 1/8"=1'-0"	ISSUED:
DATE: APR, 2018	PROJ NO:
	DWG NO: A-6