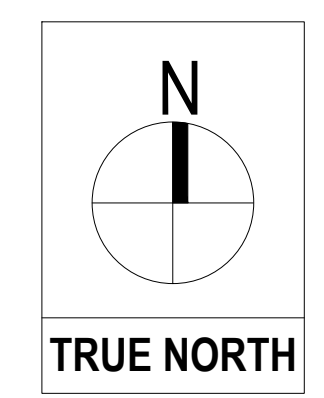
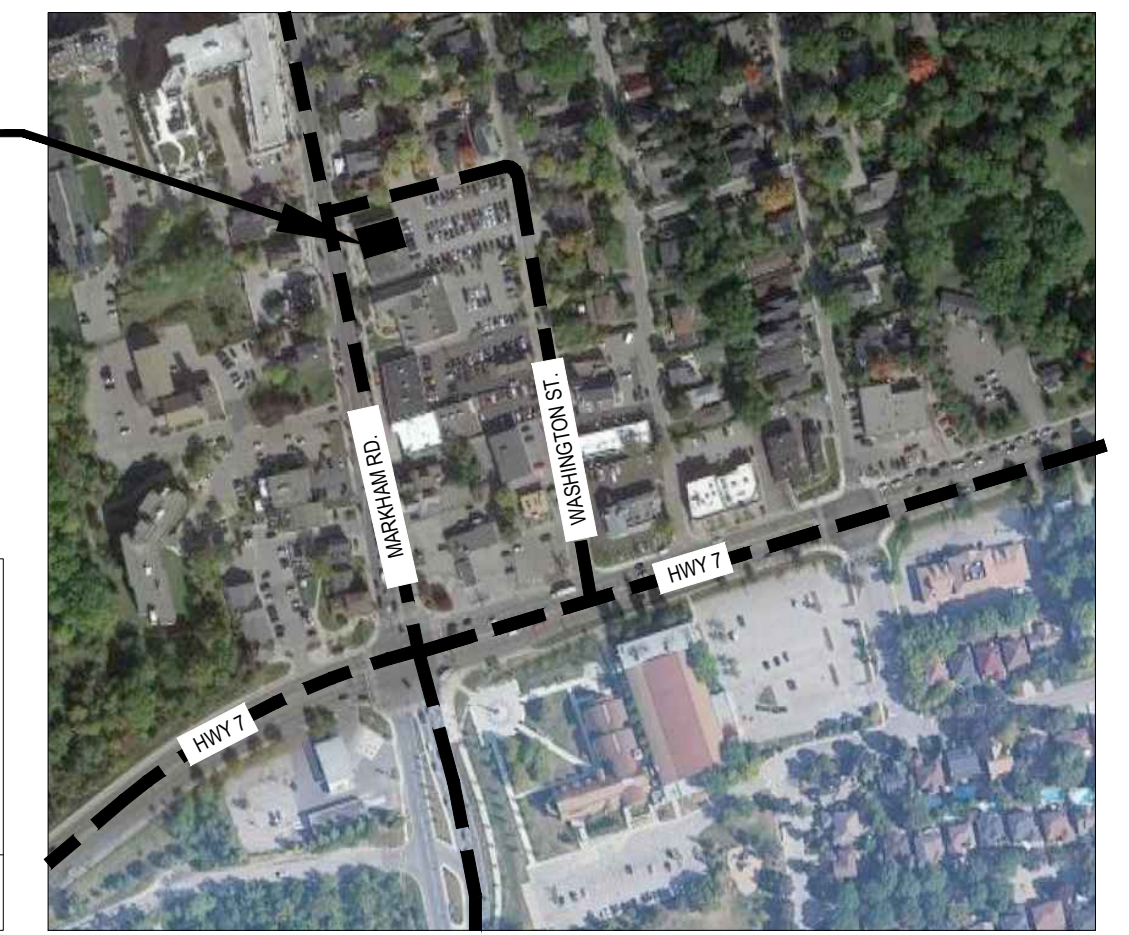


LIST OF ARCHITECTURAL DRAWINGS

A00	COVER SHEET + LIST OF DRAWINGS
A01	GENERAL NOTES
A02	OBC MATRIX
A03	SITE PLAN (AERIAL)
A03	SITE PLAN (SITE STATISTICS)
A04	EXISTING FLOOR PLAN
A05	PROPOSED LAYOUT PLAN

CHANGE OF USE AND PROPOSED INTERIOR ALTERATIONS FOR INDOOR CYCLING TRAINING CENTRE
UNIT 1A - 43 MAIN STREET NORTH, MARKHAM

KEY PLAN



CHANGE OF USE AND PROPOSED INTERIOR ALTERATIONS FOR INDOOR CYCLING TRAINING CENTRE
UNIT 1A - 43 MAIN STREET NORTH, MARKHAM



CHANGE OF USE AND PROPOSED INTERIOR ALTERATIONS FOR INDOOR CYCLING TRAINING CENTRE
 UNIT 1A - 43 MAIN STREET NORTH, MARKHAM

WASHINGTON ST.

MARKHAM RD.

CENTRE ST.

THIS DRAWING IS FOR REFERENCE PURPOSE ONLY



01 SITE PLAN
 NTS

PROJECT MANAGEMENT CONSULTANT :

 603-135 Hillcrest Ave, Mississauga, ON L5B 4B1
 Phone: (647) 502-9353
 Email: info@ApexEngineering.ca
www.ApexEngineering.ca

R0	MINOR VARIANCE	2024-01-17
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
CHANGE OF USE AND PROPOSED INTERIOR ALTERATIONS FOR INDOOR CYCLING TRAINING CENTRE
 AT UNIT 1A - 43 MAIN STREET NORTH, MARKHAM, ON

LEAD CONSULTANT :
 **technoarch**
 architects + designers
 UNIT- 214, 2550 MATHESON BLVD E, Mississauga, ON L4W 4Z1, Canada
 Tel : +1-905-792-0038
 Cell : +1-416-729-9454
 Email: hbhons@technoarch.ca
www.technoarch.ca



MEP CONSULTANT :
LEEN CONSULTING INC.
 UNIT 307, ETHERIDGE AVENUE, MILTON, ON L9E 1H7, CANADA.
 EMAIL: mazen.abuomar@leenconsulting.ca
 TEL : 647-673-1968

DRAWING TITLE :
 SITE PLAN (AERIAL)

DRAWN BY AS

CHECKED BY GSM

APPROVED BY HB

SCALE N.T.S SIZE 24"X18"

SHEET NO A03 STAGE MINOR VARIANCE

PHASE 00 REV R0

ISSUED DATE 2024-01-17



R0 MINOR VARIANCE 2024-01-17

REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS :
**CHANGE OF USE AND PROPOSED
 INTERIOR ALTERATIONS FOR
 INDOOR CYCLING TRAINING
 CENTRE**
 AT UNIT 1A - 43 MAIN STREET
 NORTH, MARKHAM, ON

LEAD CONSULTANT :

 UNIT- 214, 2550 MATHESON BLVD E,
 Mississauga, ON L4W 4Z1, Canada
 Tel : +1-905-792-0038
 Cell : +1-416-729-9454
 Email: hbhons@technoarch.ca
 www.technoarch.ca



MEP CONSULTANT :
LEEN CONSULTING INC.
 UNIT 307, ETHERIDGE AVENUE,
 MILTON, ON L9E 1H7, CANADA.
 EMAIL:mazen.abuomar@leenconsulting.ca
 TEL : 647-673-1968

DRAWING TITLE :
**SITE PLAN
 (WITH PARKING CALCULATIONS)**

DRAWN BY AS

CHECKED BY GSM

APPROVED BY HB

SCALE N.T.S SIZE 24"X18"

SHEET NO A03a STAGE MINOR VARIANCE

PHASE 00 REV R0

ISSUED DATE 2024-01-17

PROJECT MANAGEMENT
 CONSULTANT :

 603-135 Hillcrest Ave, Mississauga,
 ON L5B 4B1
 Phone: (647) 502-9353
 Email: info@ApexEngineering.ca
www.ApexEngineering.ca



UNITS IN THE BUILDING

- | | | |
|----|----------------------------------|--------------|
| 1. | 3 Glasses retail store | (Group - E) |
| 2. | 1 Indoor Cycling training Centre | (Group - A2) |
| 3. | 102 Massage Therapy Center | (Group - D) |
| 4. | 201 Insurance brokerage office | (Group - D) |
| 5. | 202 Financial Consulting office | (Group - D) |
| 6. | 203 Doctor office | (Group - D) |
| 7. | 205 Realty brokerage office | (Group - D) |
| 8. | 207 Golf Club office | (Group - D) |
| 9. | 208 Law Office | (Group - D) |

PARKING SPACES REQUIRED

FOR BUSINESS OFFICE SPACE = 1 PARKING SPACE PER 30 SQ. MT. OF NET FLOOR AREA
 FOR INDOOR CYCLING TRAINING CENTRE = 1 PARKING SPACE PER 30 SQ. MT. NET FLOOR AREA
 (AS PER SECTION 3.0 TABLE- B NON RESIDENTIAL USES OF BY-LAW 28-97)

G.F.A FIRST FLOOR = 575 SQ.M.
 G.F.A SECOND FLOOR = 575 SQ.M.
TOTAL NET FLOOR AREA = 1150 SQ.M

CAR PARKING SPACES	REQUIRED	PROVIDED (EXISTING)
TOTAL NUMBER OF PARKING	1 PER 100 SQ.M. = 1150 / 30 = 38.3 = 39 CARS 30	70
ACCESSIBLE CAR PARKINGS 5 % OF REQUIRED CAR SPACES	= 39 x 5 / 100 = 1.95 = 2 CARS 100	2

THIS DRAWING IS FOR REFERENCE PURPOSE ONLY