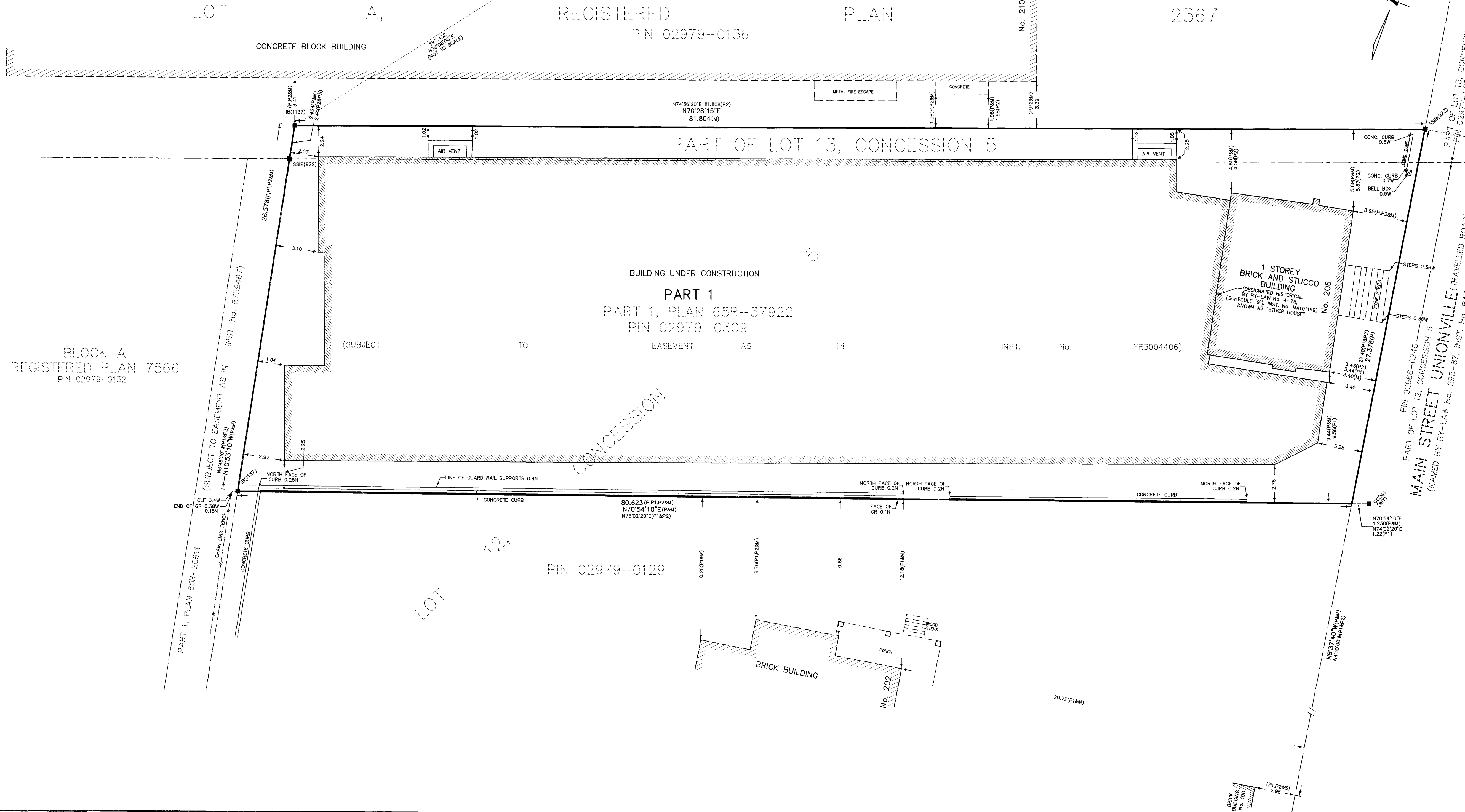


METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



PLAN 65R-

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 2020.

OPHIR N. DZALDOV  
ONTARIO LAND SURVEYOR

DATE \_\_\_\_\_, 2020.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF YORK REGION No. 65

PART 1 - SUBJECT TO EASEMENT AS IN INST. No.YR3004406

PLAN OF SURVEY OF  
PART OF LOTS 12 AND 13  
CONCESSION 5  
CITY OF MARKHAM  
(GEOGRAPHIC TOWNSHIP OF MARKHAM)  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:150  
SCHAEFFER DZALDOV BENNETT LTD.

- NOTES
- | DENOTES |   |
|---------|---|
| ■       | PLANTED MONUMENT                                  |
| □       | FOUND MONUMENT                                    |
| IB      | SHORT STANDARD IRON BAR                           |
| IB      | IRON BAR  |
| P       | PLAN 65R-37922                                    |
| P1      | TOM DRZIC LTD., SURVEY DATED DECEMBER 11, 1984    |
| P2      | R.G. MCKIBBON LIMITED, SURVEY DATED MARCH 5, 1969 |
| P3      | PLAN 65R-20611                                    |
| CC      | CUT CROSS   |
| M       | MEASURED  |
| 1137    | R.G. MCKIBBON, O.L.S.                             |
| WT      | WITNESS   |
| NI      | NOT IDENTIFIED                                    |
| 922     | SCHAEFFER DZALDOV BENNETT LTD.                    |
| CLF     | CHAIN LINK FENCE                                  |
| GR      | GUARD RAIL  |
| CONC.   | CONCRETE  |

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 0929053082 AND 09203325, UTM ZONE 17, NAD83 (ORIGINAL). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998745.

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID.	NORTHING	EASTING
SCP 092053082	4858680.227	635728.447
SCP 0929053325	4858787.653	635648.946

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 8TH DAY OF NOVEMBER, 2019.

DATE : JANUARY 15, 2020.

OPHIR N. DZALDOV  
ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.  
ONTARIO LAND SURVEYORS

64 JARDIN DRIVE  
CONCORD, ONTARIO L4K 3P3  
DRAWN ACAD/LW

TEL:(416)987-0101  
CHECKED JB  
SCALE 1:150

JOB NO. 17-157-03  
JANUARY 15, 2020

**COMMERCIAL ADDITION/ALTERATIONS  
EXISTING COMMERCIAL BUILDING DATA:**

- |  |                                  |
|--|----------------------------------|
| <b>1 PROJECT DESCRIPTION:</b><br>COMMERCIAL BUILDING ALTERATIONS<br>BUILDING HEIGHT = 8.30 M (2 STOREYS) | <b>DIV. B PART 3</b>             |
| <b>2 MAJOR OCCUPANCY:</b><br>MERCANTILE OCCUPANCY - GROUP E  | <b>B 3.1.2.1(t1)</b>             |
| <b>3 BUILDING AREA:</b><br>EXISTING (222.87) + NEW (0.00) = TOTAL 222.87 SQ.M.                           | <b>A 1.4.1.2</b>                 |
| <b>4 GROSS AREA:</b><br>EXISTING (299.10) + NEW (0.00) = TOTAL 299.10 SQ.M.                              | <b>A 1.4.1.2</b>                 |
| <b>5 NUMBER OF STOREYS:</b><br>ABOVE GRADE = 2 STOREYS, BELOW GRADE = 1 STOREY                           | <b>B 3.2.1.1 &amp; A 1.4.1.2</b> |
| <b>6 NUMBER OF STREETS / FIRE FIGHTER ACCESS:</b><br>FACING 1 STREET.                                    | <b>B 3.2.2.10 &amp; B 3.2.5</b>  |

[illegible]

**STAIR C**  
**BASEMENT 1 LEVEL**  
**SCALE = 1:50**

[illegible]

**NOTE: ALL EXISTING WALLS (BLDG. PERMIT 18 258680) ARE SHOWN SHADED**

The architectural drawings show the existing commercial building. The floor plan on the left is a rectangular layout with a total area of 67.10 M2 (NET). It features a central staircase labeled 'EXIST' and 'DOWN', a rest area labeled 'REST' with a toilet, and two fire separations labeled 'EXISTING 1 HR. FIRE SEPARATIONS'. The overall dimensions of the building are 13,150 on the left and 6,690 at the bottom. To the right, a perspective view of the building is shown, with dimensions 13,250, 11,280, 17,720, 8,605, and 8,275 indicating its footprint and height.

- |   |                                    |
|---|------------------------------------|
| <b>7 BUILDING CLASSIFICATION:</b><br>3.2.2.62, GROUP E, UP TO 2 STOREYS, SPRINKLERED  | <b>B 3.2.2.20 - B 3.2.2.83</b>     |
| <b>8 SPRINKLER SYSTEM PROPOSED:</b><br>YES, ADDITION ONLY   | <b>B 3.2.2.43 &amp; B 3.2.1.5</b>  |
| <b>9 STANDPIPE REQUIRED:</b><br>YES, ADDITION ONLY  | <b>B 3.2.9</b>                     |
| <b>10 FIRE ALARM REQUIRED:</b><br>YES, ADDITION ONLY  | <b>B 3.2.4</b>                     |
| <b>11 WATER SERVICE/ SUPPLY IS ADEQUATE:</b><br>YES   | <b>B 3.2.5.7</b>                   |
| <b>12 HIGH BUILDING:</b><br>NO  | <b>B 3.2.6</b>                     |
| <b>13 PERMITTED CONSTRUCTION:</b><br>COMBUSTIBLE OR NON-COMBUSTIBLE<br><b>ACTUAL CONSTRUCTION:</b><br>COMBUSTIBLE AND NON-COMBUSTIBLE | <b>B 3.2.2.20 - B 3.2.2.83</b>     |
| <b>14 MEZZANINE AREA(S):</b><br>TOTAL = 0 SQ.M.   | <b>B 3.2.1.1(3) - B 3.2.1.1(8)</b> |

- |   |  |
|---|--|
| <p><b>15 OCCUPANT LOAD:</b></p> <p>BASEMENT (F3): 0 PERSONS</p> <p>GROUND FLOOR (E): 182.65 M2 / 3.7 = 50 PERSONS</p> <p>SECOND FLOOR (E): 74.7 M2 / 5.6 = 14 PERSONS</p> <p>TOTAL: 64 PERSONS</p>  | <p><b>B 3.1.16</b></p>                   |
| <p><b>16 BARRIER FREE DESIGN:</b></p> <p>YES - GROUND FLOOR OF ADDITION ONLY<br/>(EXISTING BUILDING NOT BARRIER FREE)</p>   | <p><b>B 3.8</b></p>                      |
| <p><b>17 HAZARDOUS SUBSTANCES:</b></p> <p>NO</p>  | <p><b>B 3.3.1.2 &amp; B 3.3.1.9</b></p>  |
| <p><b>18 REQUIRED FIRE-RESISTANCE RATINGS:</b></p> <p>GROUND FLOOR ASSEMBLY FRR = 2.0 HR.</p> <p>FLOOR ASSEMBLIES FRR = 3/4 HR.</p> <p>ROOF ASSEMBLIES FRR = 0 HR.</p> <p>FLOOR SUPPORTING MEMBERS FRR = 3/4 HR.</p> <p>ROOF SUPPORTING MEMBERS FRR = 0 HR.</p> | <p><b>B 3.2.2.43 &amp; B 3.2.1.4</b></p> |

- | 19 SPATIAL SEPARATION / EXTERIOR WALL CONSTRUCTION: B 3.2.3 |  |
|---|--|
| NORTH ELEVATION: (REFER TO DRAWING A202)                    | EAST ELEVATION: (REFER TO DRAWING A201)      |
| AREA OF EBF = 26.08 SQ.M. (RESTRICTIVE COMPARTMENT)         | AREA OF EBF = 36.20 SQ.M.                    |
| LIMITING DISTANCE = 2.2 M.                                  | LIMITING DISTANCE = 14.61 M.                 |
| O.B.C. TABLE 3.2.3.1.E                                      | O.B.C. TABLE 3.2.3.1.E                       |
| PERMITTED MAX. % OPENINGS = 15.6%                           | PERMITTED MAX. % OPENINGS = 100%             |
| PROPOSED % OPENINGS = 14.76% (3.85 SQ.M.)                   | PROPOSED % OPENINGS = 15.14% (5.48 SQ.M.)    |
| FIRE RESISTANCE RATING = 0 HR.                              | FIRE RESISTANCE RATING = 0 HRS.              |
| CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE                | CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE |
| CLADDING: NON-COMBUSTIBLE                                   | CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE     |
|   |  |
| SOUTH ELEVATION: (REFER TO DRAWING A202)                    | WEST ELEVATION: (REFER TO DRAWING A201)      |
| AREA OF EBF = 50.57 SQ.M.                                   | AREA OF EBF = 87.51 SQ.M.                    |
| LIMITING DISTANCE = 11.185 M.                               | LIMITING DISTANCE = 9.245 M.                 |
| O.B.C. TABLE 3.2.3.1.E                                      | O.B.C. TABLE 3.2.3.1.E                       |
| PERMITTED MAX. % OPENINGS = 100%                            | PERMITTED MAX. % OPENINGS = 77%              |
| PROPOSED % OPENINGS = 34.34.1% (17.25 SQ.M.)                | PROPOSED % OPENINGS = 21.33% (18.67 SQ.M.)   |
| FIRE RESISTANCE RATING = 0 HR.                              | FIRE RESISTANCE RATING = 1 HR.               |
| CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE                | CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE |
| CLADDING: NON-COMBUSTIBLE                                   | CLADDING: NON-COMBUSTIBLE                    |



Issue	Date	Description	B
01	JUN 01/20	PERMIT APPLICATION	J

01	N/A	N/A	J
Rev.	Date	Description	B

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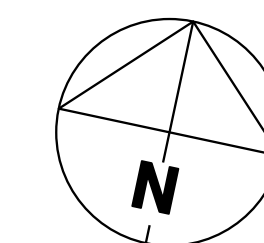
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KEITH LOFFLER DESIGN INC. PARTNERS MCALPINE ARCHITECT INC.



Professional Certificate

## PERMIT APPLICATION

Issued for			
JUNE 01, 2020		1 : 100	
Issue date		Scale	
1706	J.M.	J.M.	J.M.
Project no.	Drawn by	Checked by	

Hart Haus  
Commercial Addition Alterations

206 Main Street, Unionville, Ontario

OWNER: Stiver Lane Inc., 905 479 6446

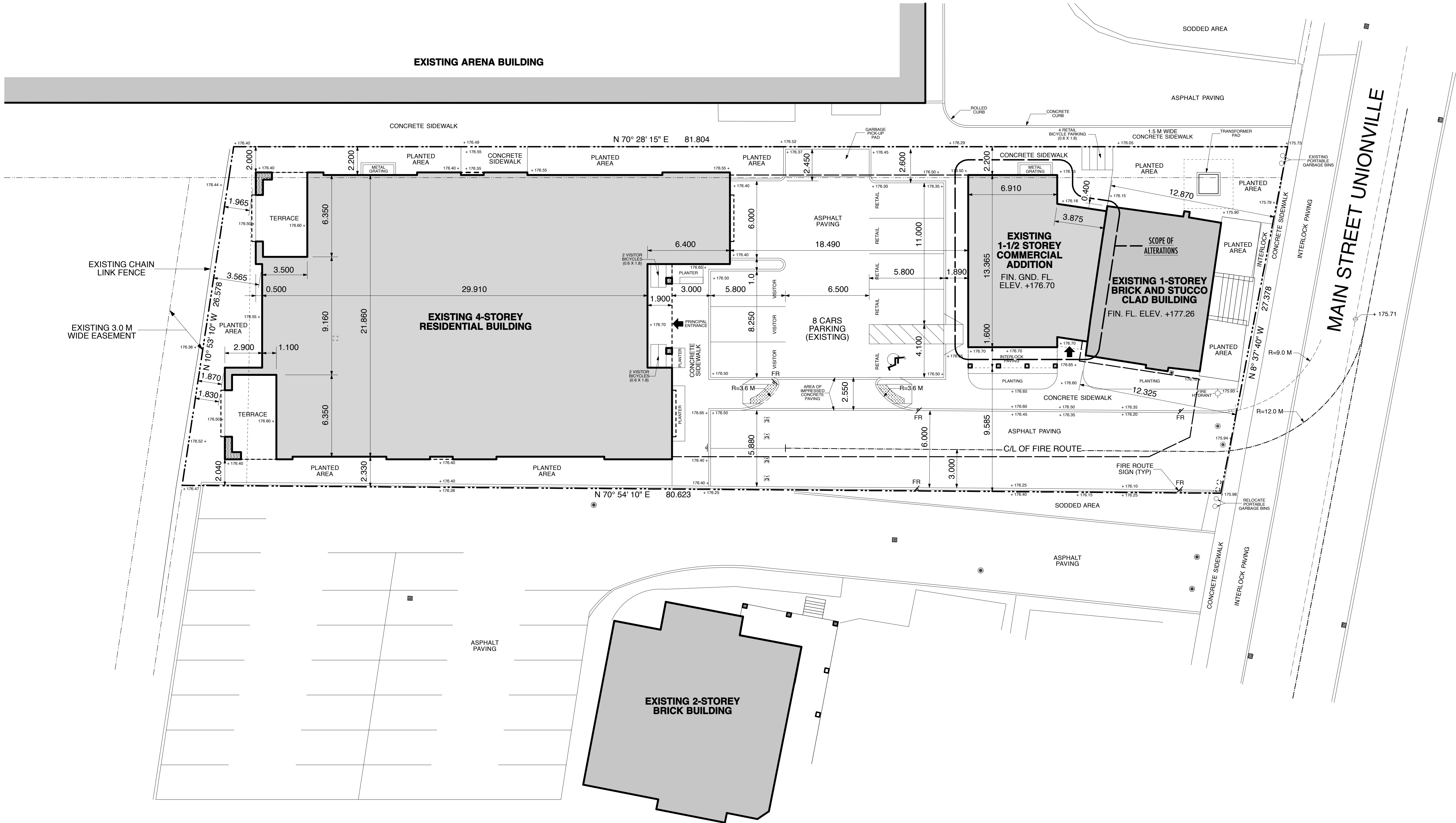
## Existing Floor Plans

Drawing Title

**A1**

## Checklist





Key Plan			
Issue	Date	Description	By
01	MAY 15/20	PERMIT APPLICATION	J.M.
01	MAY 15/20	PER PLANS REVIEW COMMENTS	J.M.
Rev.	Date	Description	By

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keith loffler mcalpine architects

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klma

KEITH LOFFLER DESIGN INC PARTNERS A PARTNERSHIP OF CORPORATIONS MICALPINE ARCHITECT INC

ONTARIO ASSOCIATION OF ARCHITECTS

JOHN WILLIARD MCAJMPINE LICENCE 4397

Professional Certification		
PERMIT APPLICATION		
Issued for		
MAY 15, 2020	1 : 150	
Issue date	Scale	
1706	J.M.	J.M.
Project no.	Drawn by	Checked by

**Hart Haus**  
Commercial Addition Alterations  
206 Main Street, Unionville, Ontario  
OWNER: Silver Lane Inc., 905 479 6446

**Architectural Site Plan**