

# Memorandum to the City of Markham Committee of Adjustment

December 10, 2018

**File:** A/167/18  
**Address:** 41 Hawkridge Ave, Markham  
**Applicant:** Jie Zhou  
**Agent:** Vince Emam Jomeh  
**Hearing Date:** Wednesday January 23, 2019

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from the following requirements of By-law 1229, R1, as amended:

**a) In-fill By-law 99-90, Sec. 1.2 (vi):**

a maximum floor area ratio (FAR) of 49.96 percent, whereas the By-law permits a maximum FAR of 45 percent; as it relates to a proposed two storey detached dwelling.

## **Comments**

The Committee of Adjustment deferred the application on November 28, 2018, due to concerns regarding the size of the proposed dwelling. In response to the Committee of Adjustment's comments, the applicant submitted revised drawings on December 06, 2018 (Appendix 'B1') showing a reduced height of the front balcony roof and reduced floor area ratio. The applicant is requesting relief to permit a floor area ratio of 49.96 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. This is a reduction from the original request for a floor area ratio of 51.62 percent. The variance will facilitate the construction of a two-storey detached dwelling with a total floor area of approximately 383.15 m<sup>2</sup> (4,124.2 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 345.11 m<sup>2</sup> (3714.75 ft<sup>2</sup>). This represents an increase of approximately 38.04 m<sup>2</sup> (409.45 ft<sup>2</sup>). Staff's comments dated November 20, 2018 (Appendix 'C1') remain applicable.

## **Zoning Preliminary Review Not Undertaken**

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

## **COMMENTS**

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

## **PUBLIC INPUT SUMMARY**

As of December 10, 2018, the City received 1 letter expressing concerns over the massing of the proposed dwelling. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

## **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended. Staff are of the opinion that the variance request for floor area ratio meets the four tests of the Planning Act and, recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:

  
\_\_\_\_\_  
Stacia Muradali, Senior Planner, East District

File Path: Amanda\File\18 254581\Documents\District Team Comments Memo

Appendices

Appendix A1 – Conditions

Appendix B1 – Plans

Appendix C1 – Staff Report (November 20, 2018)

**APPENDIX "A1"**

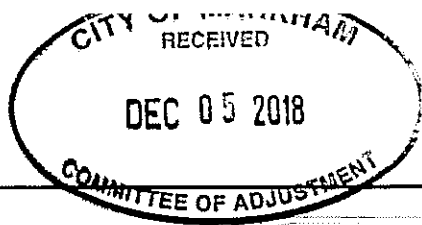
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/167/18**

1. That the front and rear balcony remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report received by the City of Markham on December 05, 2018 and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.
4. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations.
6. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations;

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

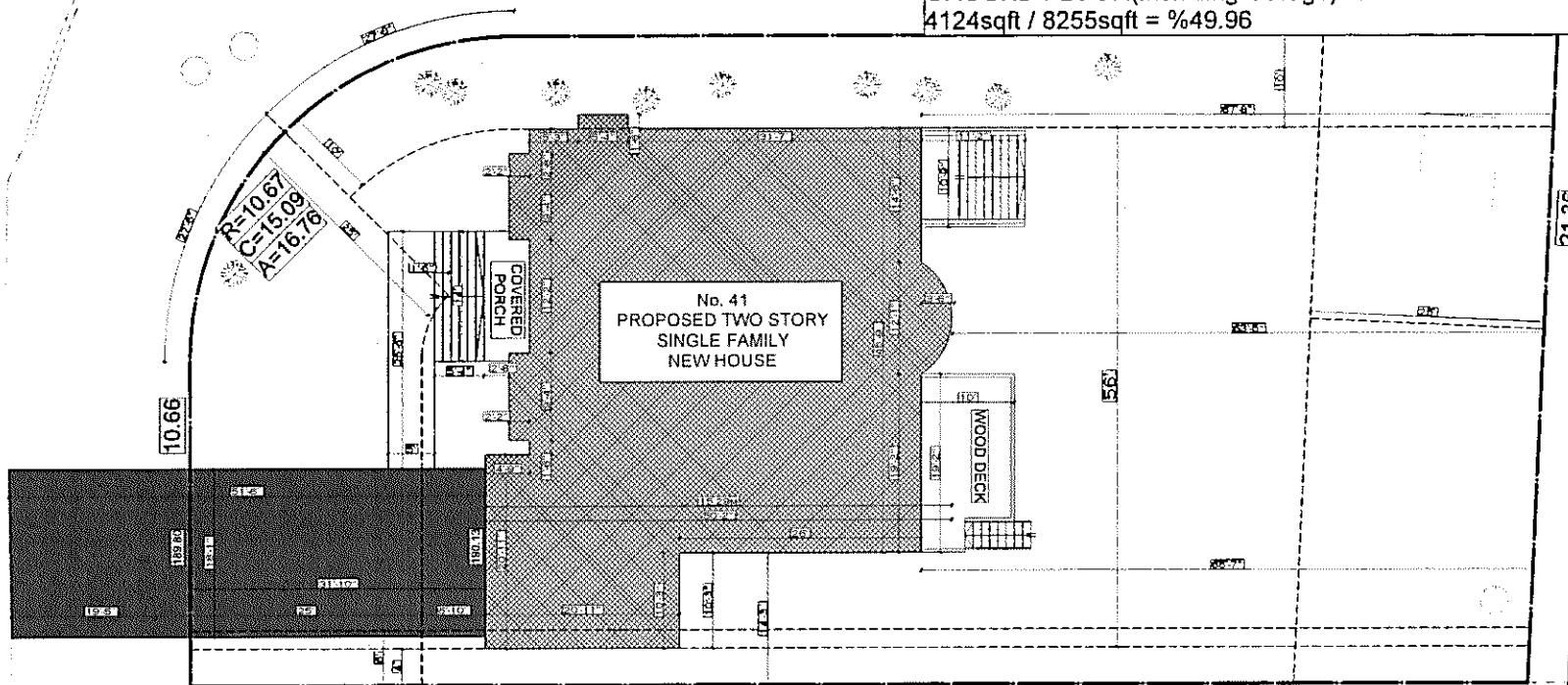




APPENDIX B

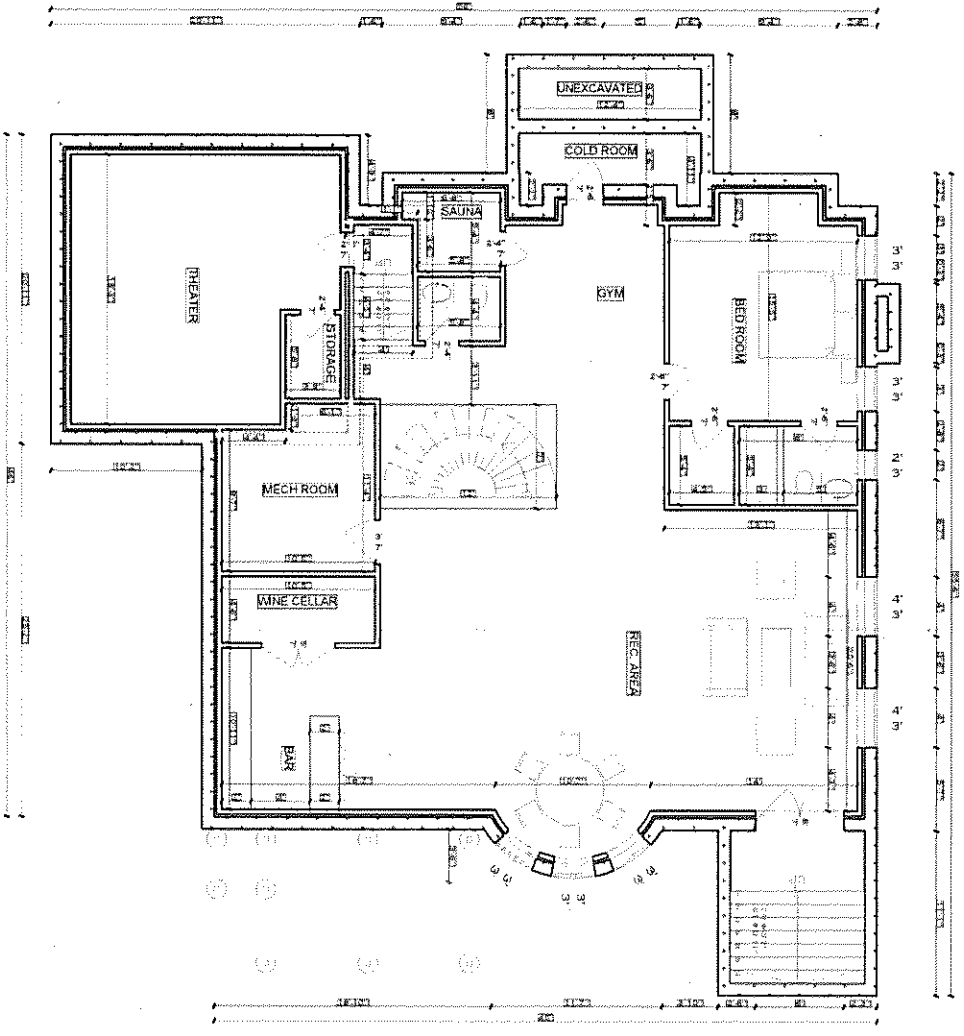
LOT AREA: 9910SQFT/920.67 M <sup>2</sup>		LOT COVERAGE: 23359SQFT		NET FLOOR AREA RATIO: 49.96%	
GFA	GR FLOOR INCLUDING GARAGE	SECOND FLOOR AREA	BASEMENT	GARAGE	TOTAL GFA NOT INCLUDING CELLAR
TOTAL	2271 FT <sup>2</sup>	1852 FT <sup>2</sup>	2341 FT <sup>2</sup>	419 FT <sup>2</sup>	3705 FT <sup>2</sup>

$6600 + (9910 - 6600) / 2 = 8255 \text{sqft}$   
 GROUND FLOOR (Including Garage) + SECOND FLOOR = 4124sqft  
 $4124 \text{sqft} / 8255 \text{sqft} = \%49.96$



CROWN OF THE ROAD =  $(189.96 + 190.30) / 2 = 190.13$       43.80

DATE: NOVEMBER 2018 ISSUED FOR: FOR BUILDING PERMIT	THE UNDERSIGNED HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. VAHD EMAN JOMSH BCIN # 48213 PROHOME DESIGN INC. BCIN # 102220		DRAWN BY: V.E. SCALE: 1:150 LAST MODIFIED ON: DECEMBER 5, 2018	DRAWING TITLE: SITE PLAN PROJECT TITLE/ADDRESS: 41 HAWKRIDGE AVENUE, MARKHAM, ON	A.01
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THE ARCHITECTURAL FLOOR PLANS AND TAGES QUALIFICATIONS AND ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

YVES LAMOND, ARCHITECT, INC. 4511

PHONE: 905-883-1025  
FIRM: *Yves Lamond*



ALL DIMENSIONS AND DISTANCES ARE INDICATED BY DIMENSION LINES AND SHALL BE TAKEN AS SHOWN UNLESS OTHERWISE SPECIFIED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND DISTANCES SHOWN ON THESE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND DISTANCES SHOWN ON THESE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND DISTANCES SHOWN ON THESE PLANS.

DATE: 12/05/18  
DESIGNER: Yves Lamond  
DRAWN BY: Yves Lamond

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41 HAWKBRIDGE AVENUE, MARKHAM, ON

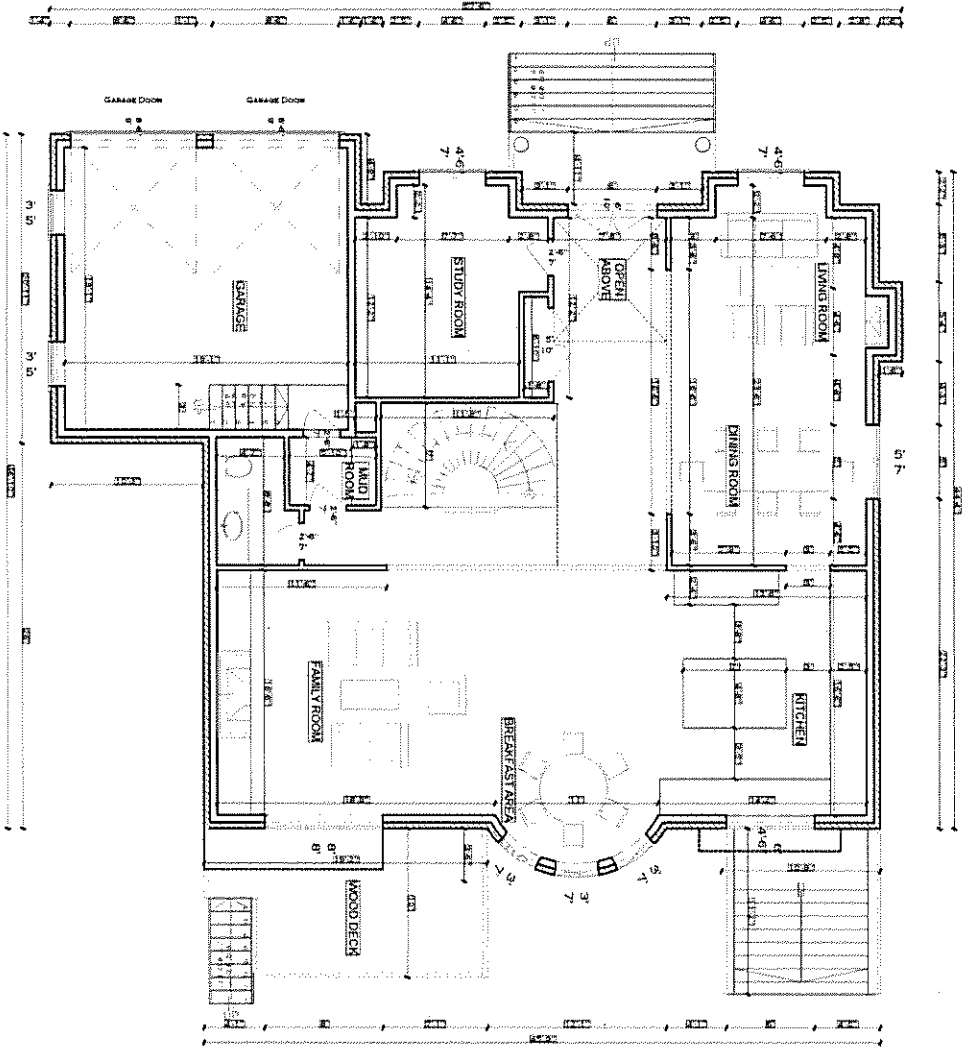
DRAWING TITLE:  
BASEMENT

SCALE: 1:96

DRAWN BY: YVES LAMOND  
CHECK BY: YVES LAMOND

LAST MODIFIED ON:  
DECEMBER 5, 2018

A.02



THE UNDERSIGNED HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN AND PLACING SET OUT IN THE DRAWING SUBJECT TO BE DESIGNED.

NAME: VALERIE JONES

PROHOME DESIGN INC. REG. # 102225

FIRM: *[Signature]*



DATE: ISSUED FOR: DRAWN BY: CHECKED BY:

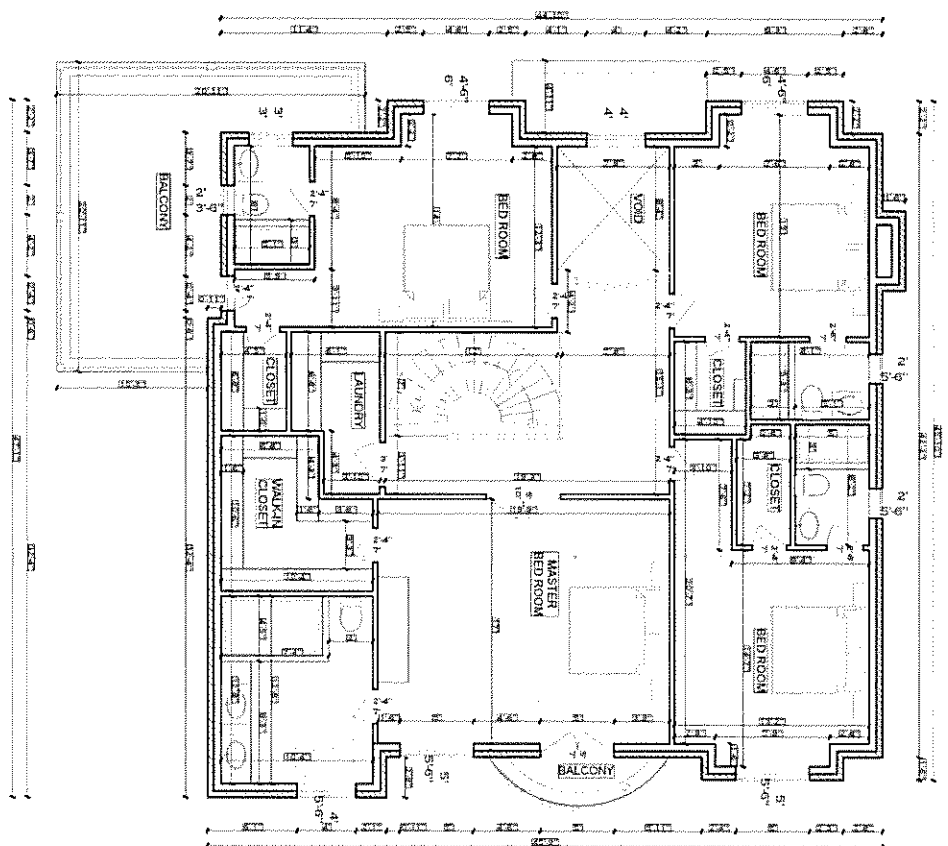
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DRAWING TITLE: GROUND FLOOR

SCALE: 1:96

LAST MODIFIED ON: DECEMBER 5, 2018

A.03



THE OPERATOR HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE SET OUT IN THE COMMON BULKHEAD CASE TO BE OBSERVED.

NAME: VANDELVAAL CORNELIUS, SOON # 45711

PROPOSED DESIGNING: SOON # 10225

FROM: *[Signature]*



DATE FOR STRUCTURE: \_\_\_\_\_  
 DATE FOR FINISH: \_\_\_\_\_  
 DRAWING NO: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_

PROJECT TITLE/ADDRESS:  
 41 HAWKBRIDGE AVENUE,  
 MARKHAM, ON

DRAWING TITLE:  
 SECOND FLOOR

SCALE: 1:96

DRAWN BY: VE  
 CHECKED BY: VE

LAST MODIFIED ON:  
 DECEMBER 5, 2018

A.04



THE UNDERSIGNED HAVE REVIEWED AND MADE QUANTITATIVE AND METRIC VERIFICATION OF THE QUANTITIES AND METRIC EQUIVALENTS OF THE ORIGINAL BUILDING CODE TO BE SUBMITTED.

NAME: MARCO EMANUELE BERNI # 45113

FIRM: PROHOME DESIGN INC. BCMA # 102220

*Signature*



ONLY FOR STRUCTURE

ALL DRAWINGS AND DOCUMENTS ARE PREPARED IN ACCORDANCE WITH THE CITY AND PROVINCE OF ONTARIO REGULATIONS AND STANDARDS. THE DRAWING IS THE PROPERTY OF PROHOME DESIGN INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PROHOME DESIGN INC. ANY REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF PROHOME DESIGN INC. IS PROHIBITED.

DATE:	ISSUED FOR:
PLANNING:	BUILDING PERMIT:

PROJECT TITLE/ADDRESS  
41 HAWKBRIDGE AVENUE, MARKHAM, ON

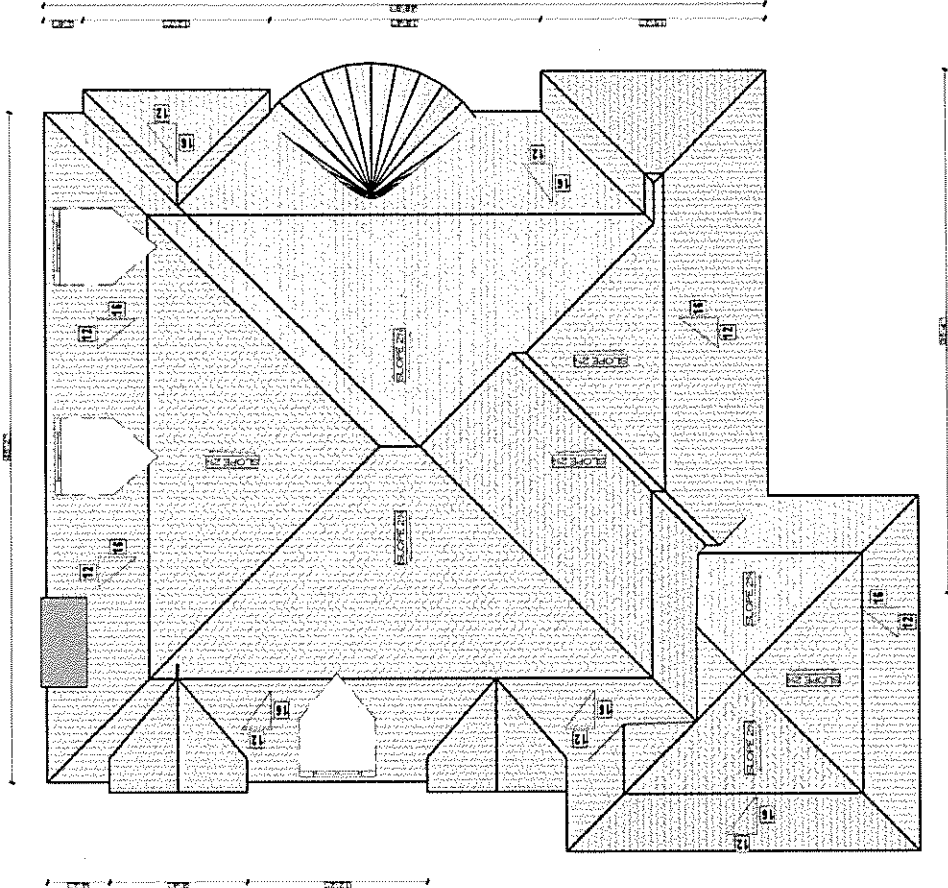
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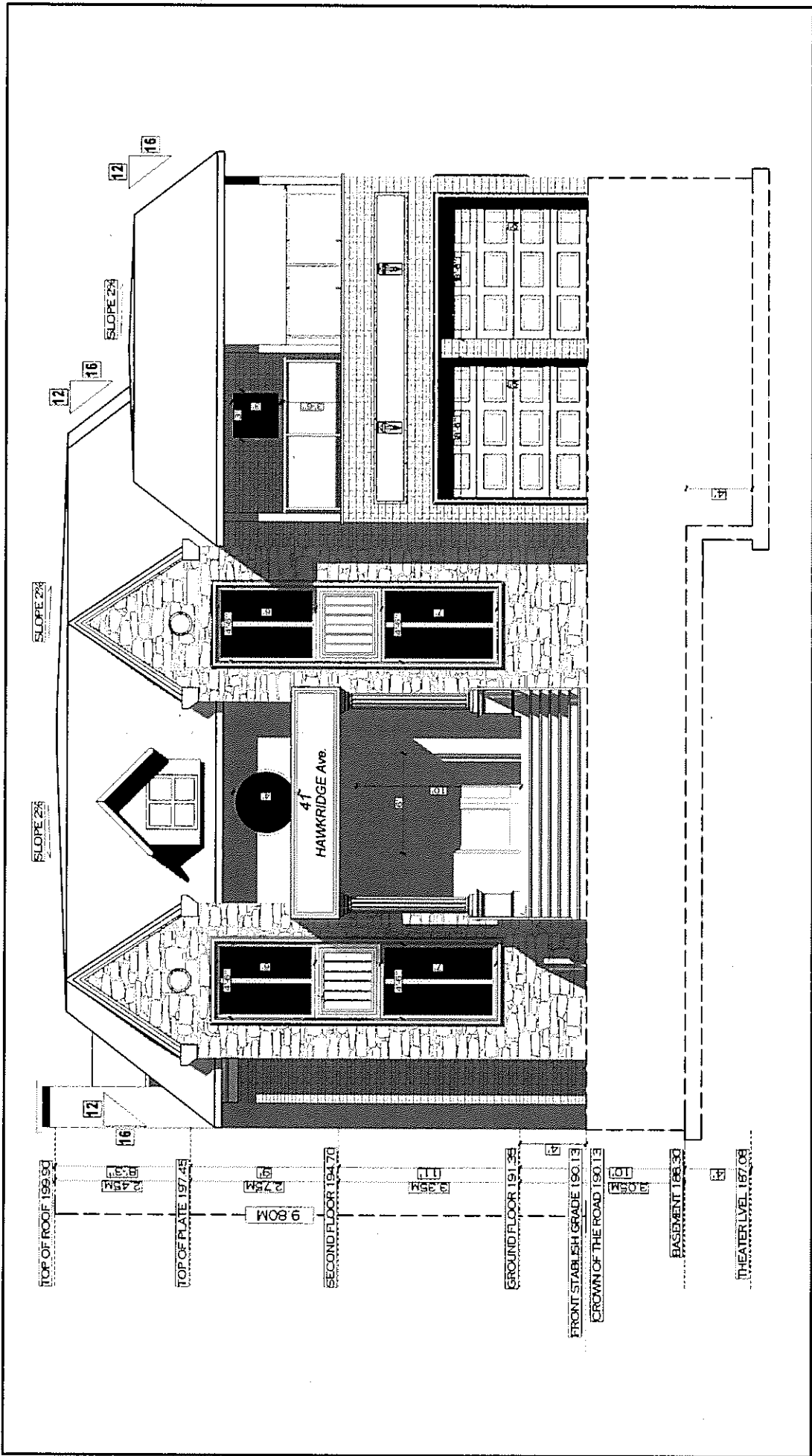
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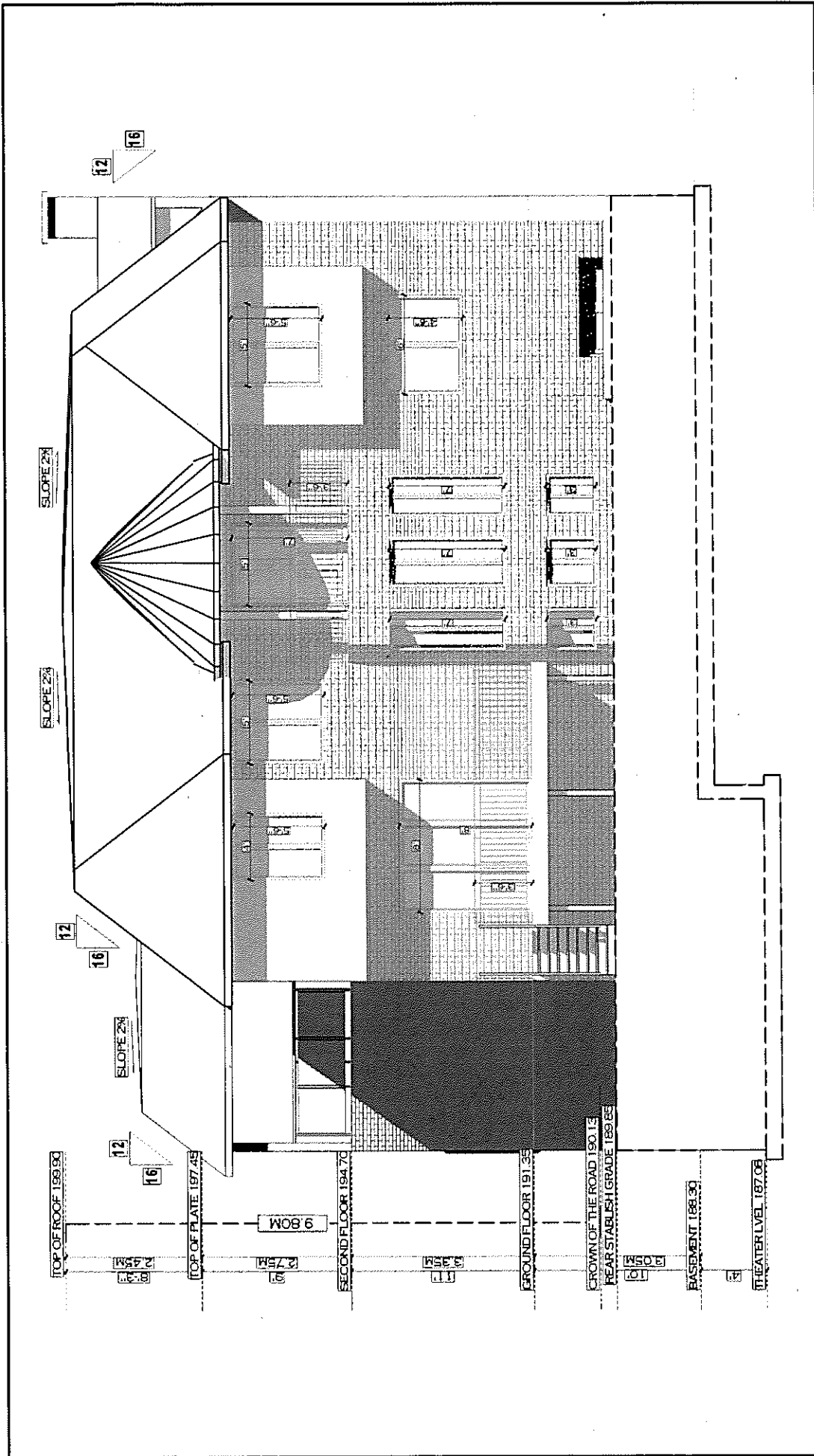
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DECEMBER 5, 2018

A.05



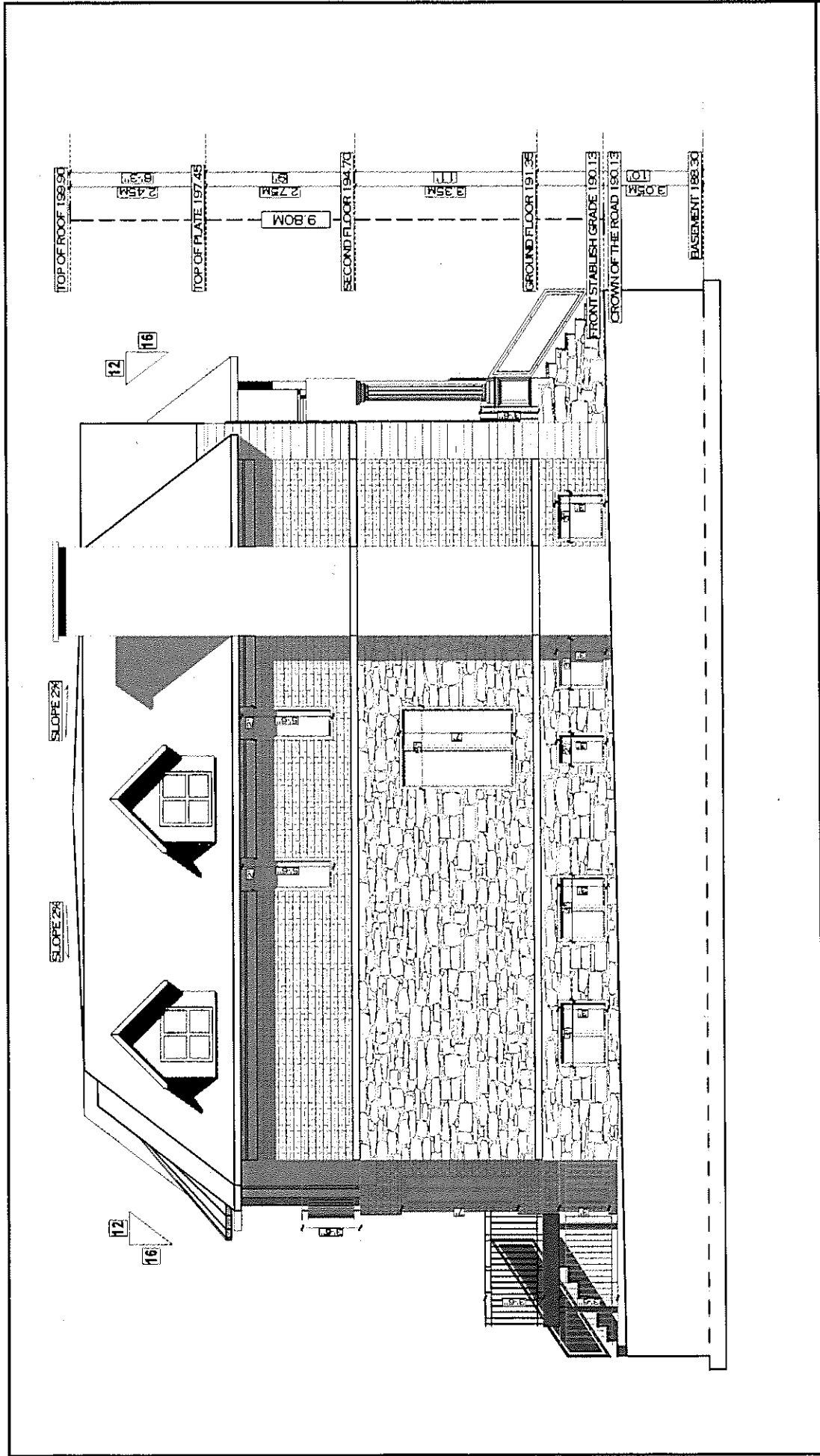


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THE DRAWING HAS BEEN REVIEWED AND TAKEN RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. SET OUT IN THE OFFICIAL BUILDING CODE TO BE ENFORCED.		VANDERBILT UNIVERSITY 1700 UNIVERSITY AVENUE NASHVILLE, TN 37203-1301 PHONE: 615-482-1313 FAX: 615-482-1301 PROHOME DESIGN INC. BCEN # 1002230	
DRAWN BY: V/E		PROHOME	
SCALE: 1/8" = 1'-0"		DRAWING TITLE: FRONT ELEVATION	
LAST MODIFIED ON: DECEMBER 6, 2018		PROJECT TITLE/ADDRESS: 41 HAWKRIGGE AVENUE, MARKHAM, ON	
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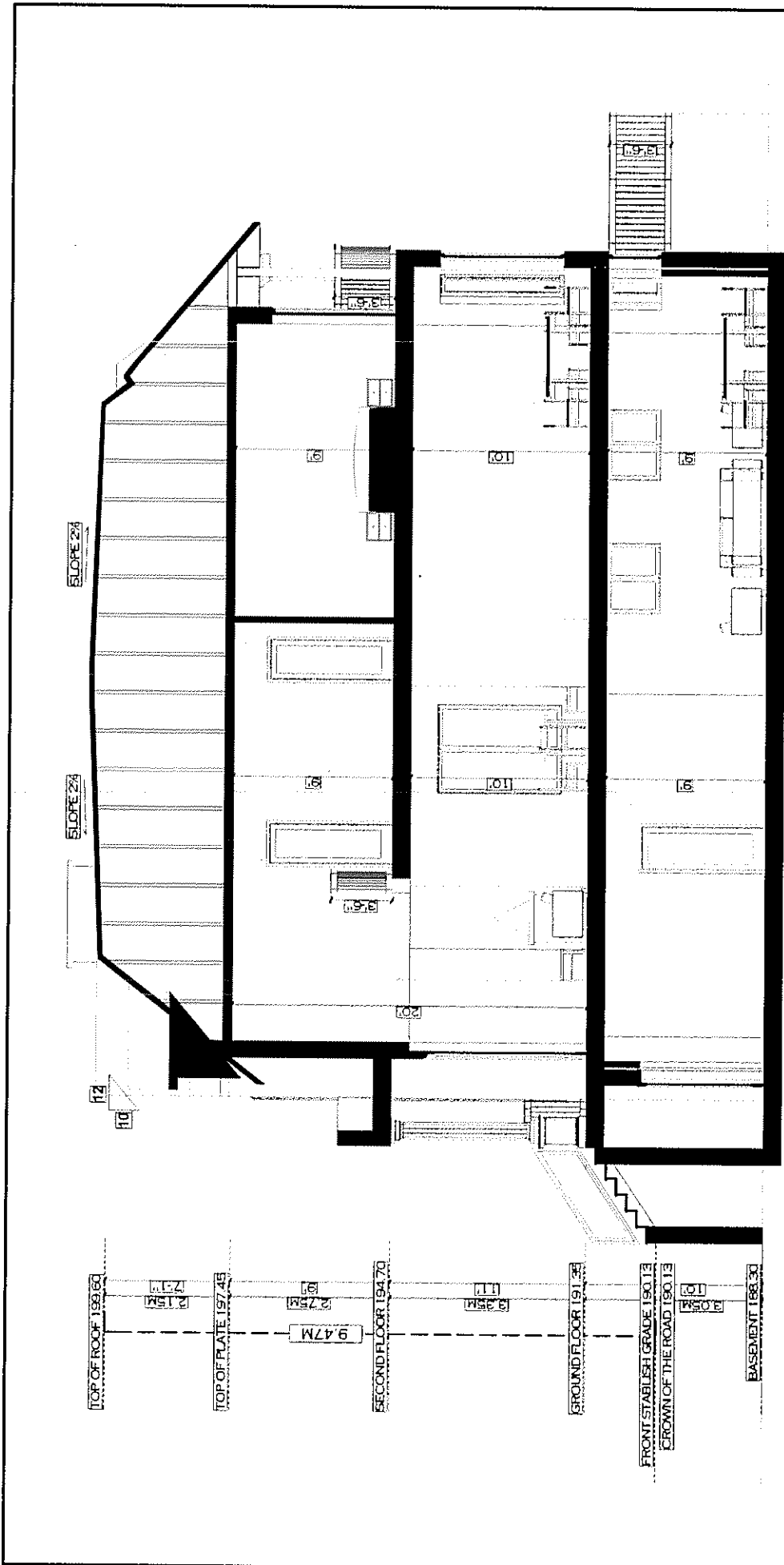


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VAND ENAM JORDEN BCGN # 48213 PROHOME DESIGN INC. BCGN # 102220		DRAWN BY: V.E. 		
FOR INFORMATION ONLY				





DATE		ISSUED FOR:		DRAWING TITLE:		A.09	
15/08/2018		FOR BUILDING PERMIT		SIDE ELEVATION			
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				LAST MODIFIED ON:		DECEMBER 8, 2018	
				DRAWN BY:		V.E.	
							
				<small>THE UNDERSIGNED HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE CANADIAN BUILDING CODE TO BE RELEASED.</small>			
				<small>VAHEO ELIASH JOSEPHI BCEN # 45213 PRO-HOME DESIGN INC. BCEN # 102220</small>			
				<small>FOR STRUCTURE ONLY</small>			



DATE: 10/08/2018		ISSUED FOR: FOR BUILDING PERMIT		DRAWN BY: V/E		SCALE: 1:64		DRAWING TITLE: SECTION		A.10	
						LAST MODIFIED ON: DECEMBER 5, 2018		PROJECT TITLE/ADDRESS: 41 HAWKBRIDGE AVENUE, MARKHAM, ON			
<p>THE UNDERSIGNED HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DRAWING BEING ACCORDING TO THE REQUIREMENTS OF THE BUILDING ACT AND REGULATIONS SET OUT IN THE ONTARIO BUILDING CODE TO BE ENFORCED.</p> <p>VALID EXPIRES: 12/31/2023          VALID EXPIRES: 12/31/2023          PROHOME DESIGN INC. BCIN # 1122220</p>											
FOR REFERENCE ONLY											

## Memorandum to the City of Markham Committee of Adjustment

November 20, 2018

File: A/167/18  
 Address: 41 Hawkridge Ave, Markham  
 Applicant: Jie Zhou  
 Agent: Vince Emam Jomeh  
 Hearing Date: Wednesday November 28, 2018

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from the following requirements of By-law 1229, R1, as amended:

**a) In-fill By-law 99-90, Sec. 1.2 (vi):**

a maximum floor area ratio (FAR) of 51.62 percent, whereas the By-law permits a maximum FAR of 45 percent; as it relates to a proposed two storey detached dwelling.

### BACKGROUND

#### Property Description

The 920.67 m<sup>2</sup> (9,910 ft<sup>2</sup>) subject property is a corner lot located on the east side of Hawkridge Avenue, north of Highway 7 East and west of Main Street Markham. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There is an existing one-storey detached 123.75 m<sup>2</sup> (1,332 ft<sup>2</sup>) dwelling on the property, which according to assessment records was constructed in 1952. Mature vegetation exists across the property.

#### Proposal

The applicant is proposing to construct a new two-storey detached 395.86 m<sup>2</sup> (4,261 ft<sup>2</sup>) dwelling with a rear yard deck and a basement walkout. The proposal also includes a front covered porch and covered balcony and a rear covered balcony. The ground floor of the proposed dwelling will have a floor area of 217.39 m<sup>2</sup> (2,340 ft<sup>2</sup>) while the second floor will have a floor area of 178.46 m<sup>2</sup> (1,921 ft<sup>2</sup>).

#### Official Plan and Zoning

##### Official Plan 2014 (partially approved on Nov 24/17, and further updated on April 9/18)

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. Infill development is required to meet the general intent of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and also generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard must also be had for retention of existing trees and vegetation, as well as the width of proposed garages and driveways. Planning staff have had regard for the infill development criteria in the preparation of the comments provided below.

##### Zoning By-Law 1229

The subject property is zoned "One Family Detached Dwellings (R1)" in By-law 1229, as amended, which permits a single detached dwelling.

### Residential Infill Zoning By-law 99-90

The subject property is also subject to the Residential Infill Zoning By-law 99-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to maximum floor area ratio.

### **Applicant's Stated Reason(s) for Not Complying with Zoning**

According to the information provided by the applicant, the reason for not complying with Zoning is, *"the garage is included in FAR, since the owner has large family and their parant live with them. The permitted floor area doesn't need their needs"*.

### **Zoning Preliminary Review Not Undertaken**

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

### **COMMENTS**

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

### **Increase in Maximum Floor Area Ratio**

The applicant is requesting relief to permit a floor area ratio of 51.62 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. The variance will facilitate the construction of a two-storey detached dwelling with a total floor area of 395.86 m<sup>2</sup> (4,261 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 345.11 m<sup>2</sup> (3714.75 ft<sup>2</sup>). This represents an increase of approximately 50.75 m<sup>2</sup> (546.27 ft<sup>2</sup>).

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. It is not a definitive measure of the mass of the dwelling, since it does not include "open to below" areas that may exist within the dwelling (e.g. two-storey foyers, atriums and/or stairs). In addition to the space associated with the stairs, there is approximately 5.92 m<sup>2</sup> (63.81 ft<sup>2</sup>) of open to below area on the second floor above the foyer which is excluded from the gross floor area calculation under the by-law. The proposed dwelling is also designed to include a front covered balcony on top of the garage and a rear covered balcony which, are unenclosed and excluded from the calculation of Floor Area Ratio. If the balconies were to be enclosed the proposed Floor Area Ratio would increase.

Excluding Floor Area Ratio, the building layout meets all other zoning provisions (such as setbacks and lot coverage) that establish the prescribed building envelope, which ensures the

proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood.

While the proposed dwelling will be larger than the existing homes developed originally in the 1950s-1960s, it is consistent with recent infill development on the street including a number of nearby infill homes that have obtained variance approval for a similar increase in floor area ratio ranging between 47.5 percent and 53 percent. Given that the balconies are unenclosed and, that the proposed floor area ratio is generally consistent with newer in-fill developments on the street, Staff are of the opinion that the proposal meets the general intent and purpose of the infill By-law and is appropriate for the lot.

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of November 20, 2018. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.


### **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended. Staff are of the opinion that the variance request for floor area ratio meets the four tests of the Planning Act and, recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:

  
\_\_\_\_\_  
Stacia Muradali, Senior Planner, East District

File Path: Amanda\file\18 254581 \Documents\District Team Comments Memo

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/167/18**

1. That the front and rear balcony remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report received by the City of Markham on November 05, 2018 and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.
4. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations.
6. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations;

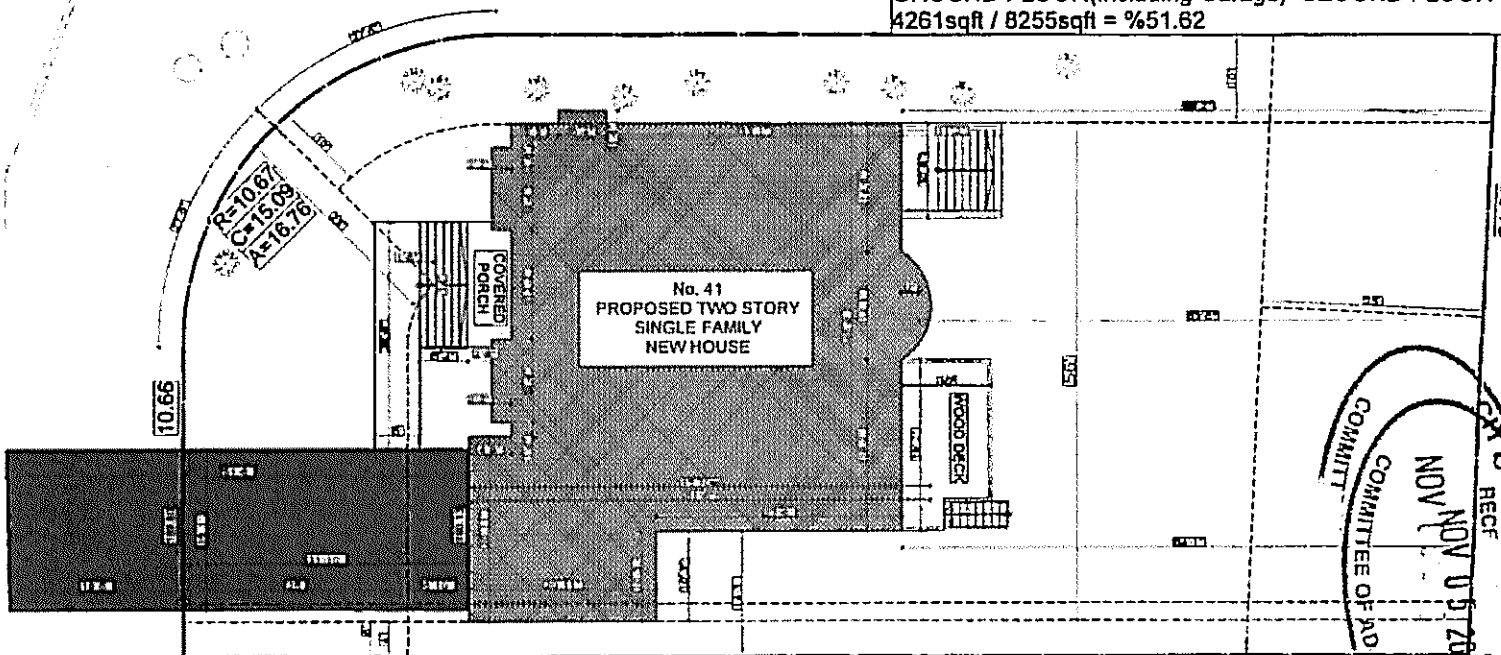
CONDITIONS PREPARED BY:



\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

LOT AREA: 9910SQFT/920 SQ M	LOT COVERAGE: 3404SQFT	NET FLOOR AREA RATIO: 51.62%				
GFA	GR FLOOR INCLUDING GARAGE	SECOND FLOOR AREA	BASEMENT	GARAGE	TOTAL GFA NOT INCLUDING GOLFIA	%
TOTAL	2360FT <sup>2</sup>	1821FT <sup>2</sup>	2400FT <sup>2</sup>	418 FT <sup>2</sup>	3842 FT <sup>2</sup>	34.20%

$6600 + (9910 - 6600 / 2) = 8255 \text{sqft}$   
 GROUND FLOOR (Including Garage) + SECOND FLOOR = 4261sqft  
 $4261 \text{sqft} / 8255 \text{sqft} = \%51.62$



RECEIVED  
 NOV 05 2018  
 COMMITTEE OF ADJUSTMENT  
 C. J. MARKHAM

CROWN OF THE ROAD =  $(189.96 + 190.30) / 2 = 190.13$     43.80

DATE	ISSUED FOR
NOVEMBER 2018	FOR BUILDING PERMIT

THE UNDERSIGNED HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAVE THE QUALIFIED FORM AND SET BY THE REQUIREMENTS SET OUT IN THE CITY AND BUILDING CODE TO BE DEVELOPED.  
 YAHIO EDUAM JOMENI    BC21# 48215

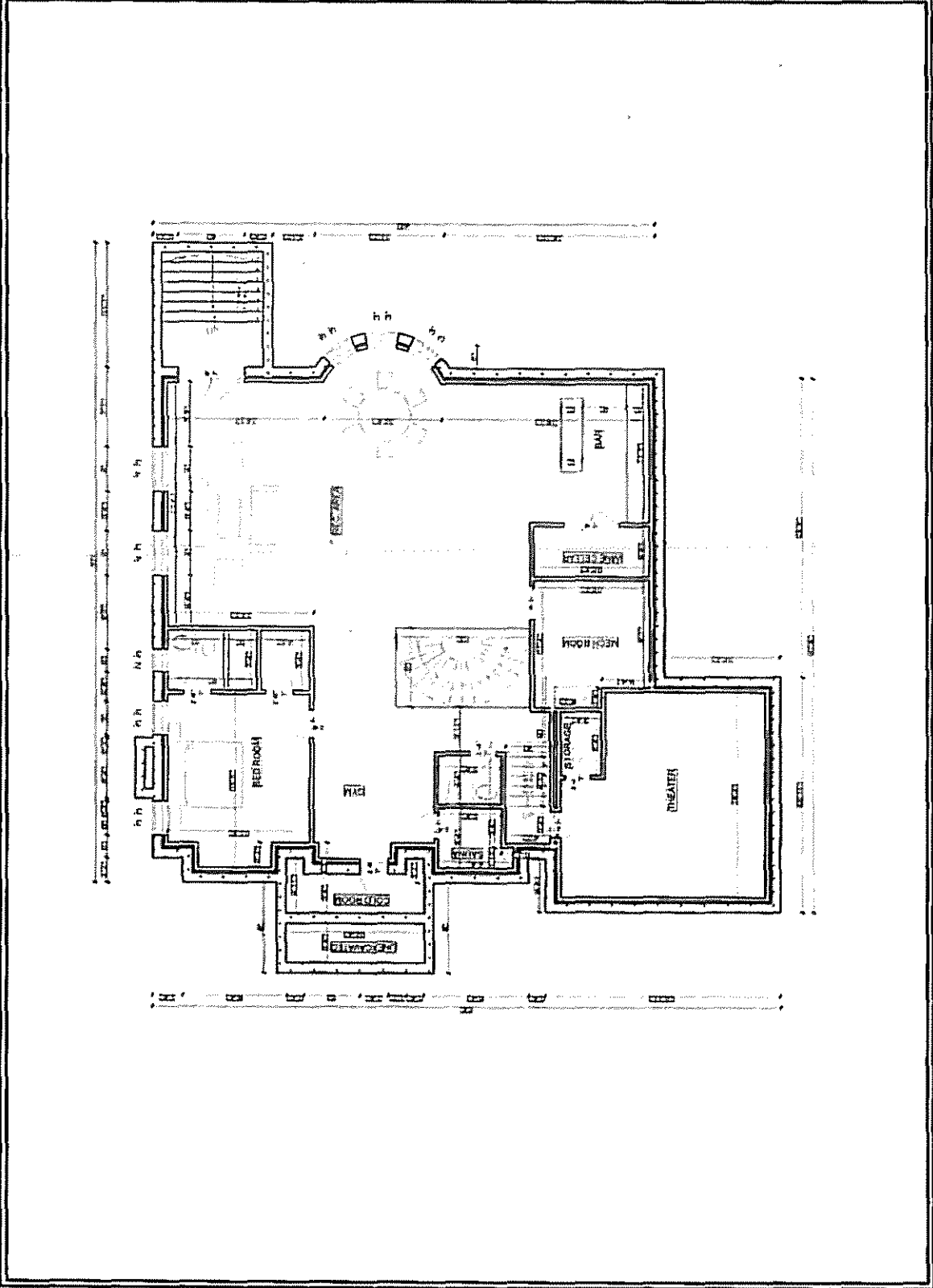
DRAWN BY:  
 V.E.

SCALE:  
 1:150  
 LAST MODIFIED ON:  
 NOVEMBER 2, 2018

DRAWING TITLE:  
 SITE PLAN  
 PROJECT TITLE/ADDRESS:  
 41 HAWKCRIDGE AVENUE, MARKHAM, ON

APPENDIX B  
 A.01

<p>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>NAME: <b>ADY</b></p> <p>DATE: <b>NOVEMBER 2, 2018</b></p>	<p>SCALE: <b>1:96</b></p>	<p>PROJECT TITLE/ADDRESS</p> <p><b>41 HAWKBRIDGE AVENUE, MARKHAM, ON</b></p>	<p>DRAWING TITLE</p> <p><b>BASEMENT</b></p>	<p>DATE: <b>NOVEMBER 2, 2018</b></p>	<p>SCALE: <b>1:96</b></p>	<p>LAST MODIFIED ON</p> <p><b>NOVEMBER 2, 2018</b></p>	<p><b>A.02</b></p>



ALL ARCHITECTURAL WORK SHALL BE THE PROPERTY OF THE ARCHITECT AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SAME.

DATE: 11/02/18  
DRAWN BY: V.C.  
CHECKED BY: V.C.

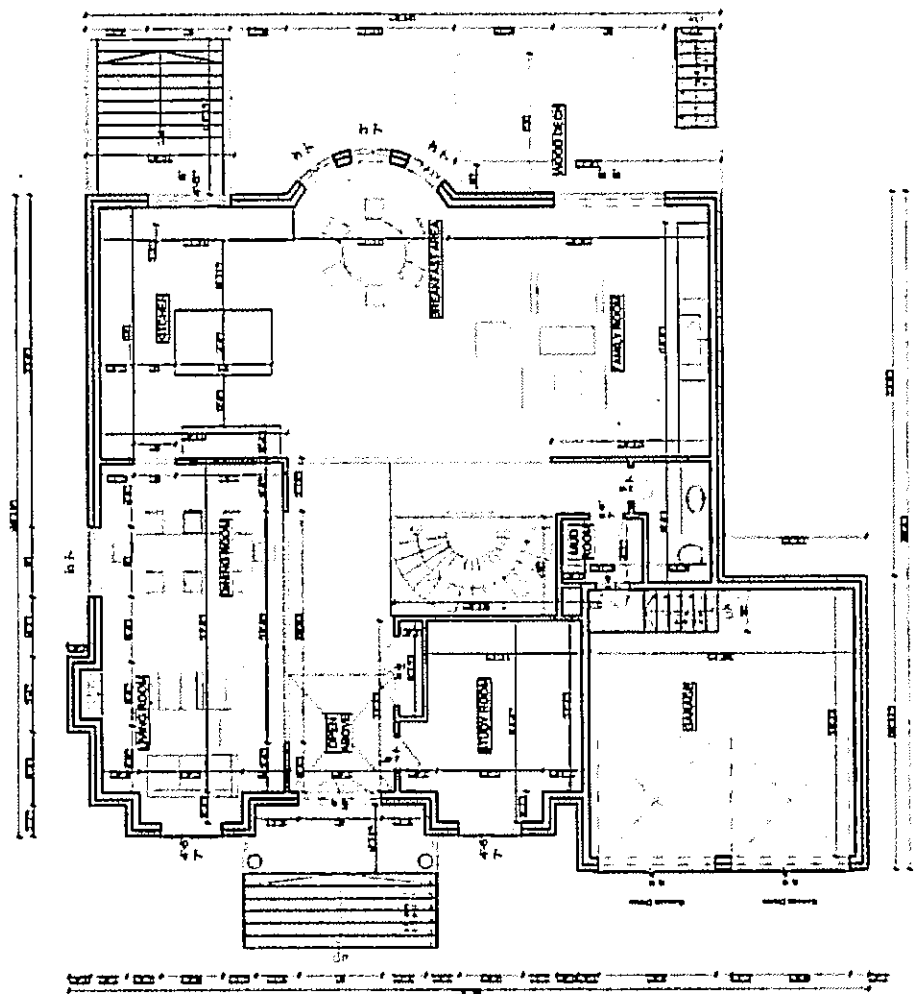
PROJECT TITLE/ADDRESS  
41 HAWKBRIDGE AVENUE, MARSHFIELD, ON

SCALE: 1:96  
DRAWING TITLE: GROUND FLOOR

DATE: 11/02/18  
DRAWN BY: V.C.  
CHECKED BY: V.C.

LAST MODIFIED ON: NOVEMBER 2, 2018

A.03





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DATE OF THIS DRAWING: 11/02/18  
DRAWN BY: ASH



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

DATE	DESCRIPTION

PROJECT TITLE/ADDRESS  
41 HAWKBRIDGE AVENUE, MARKHAM, ON

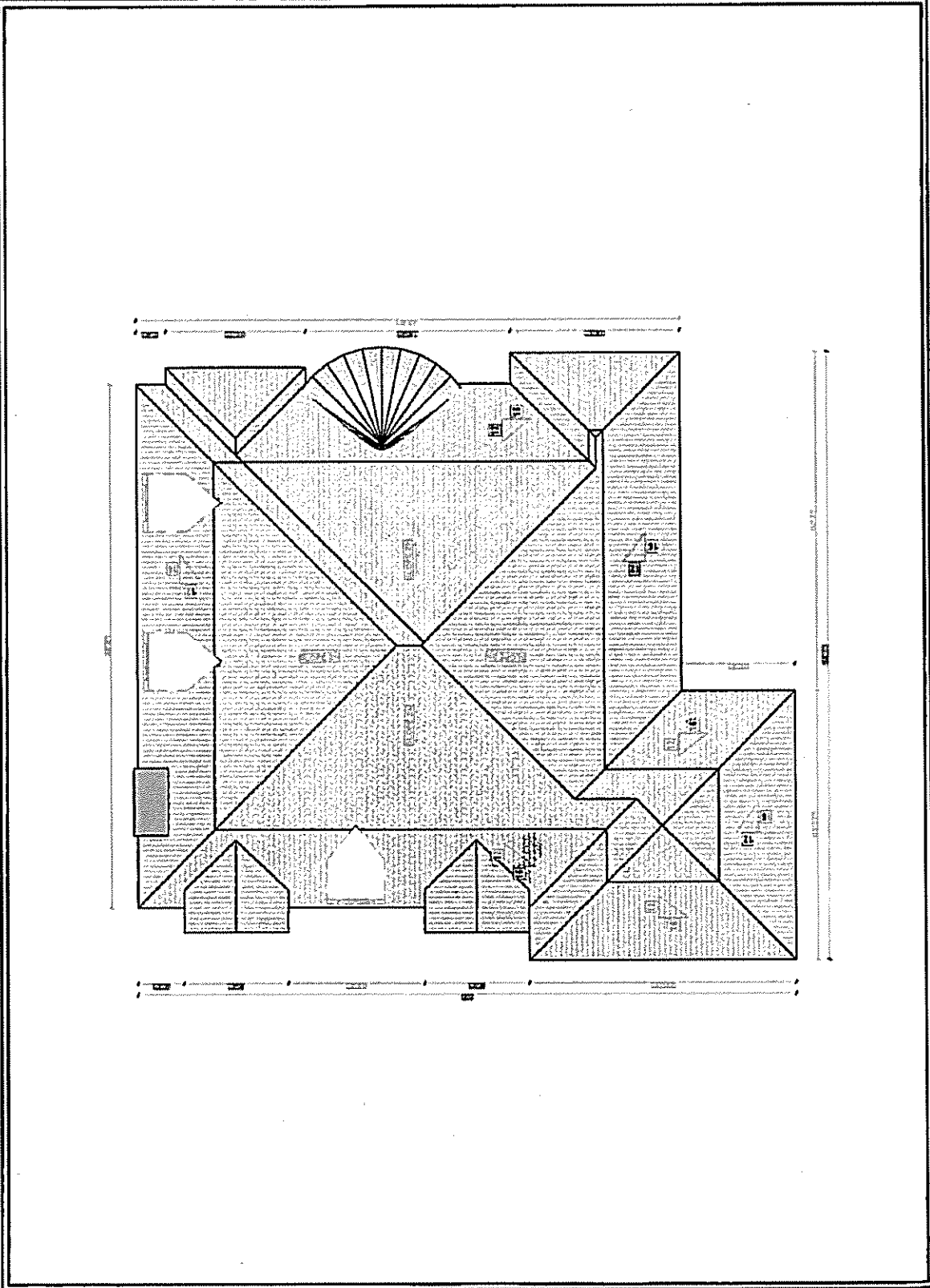
DRAWING TITLE  
ROOF

SCALE  
1:96

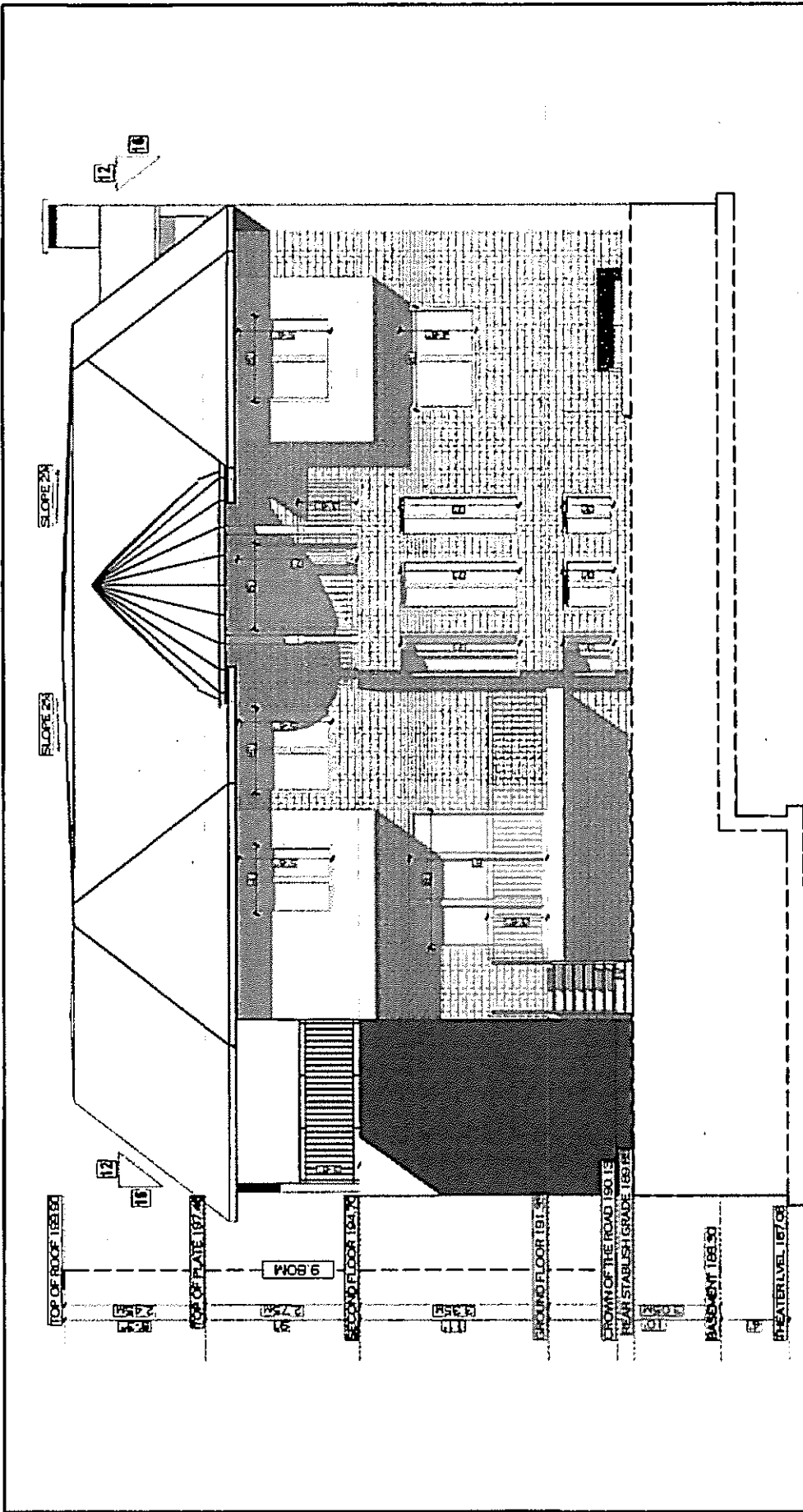
CHANGED BY	DATE	REVISION

LAST MODIFIED ON  
NOVEMBER 2, 2018

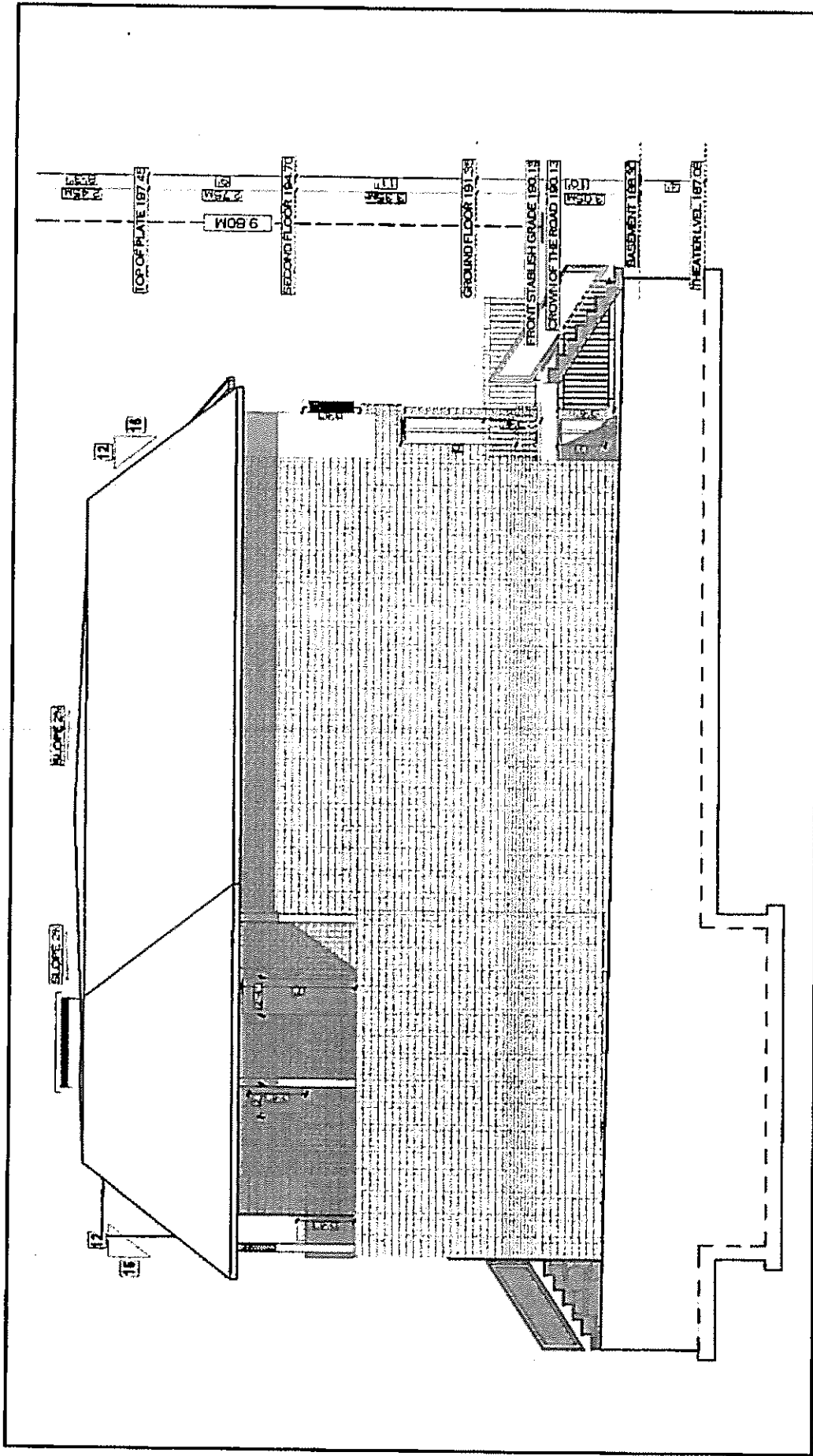
A.05



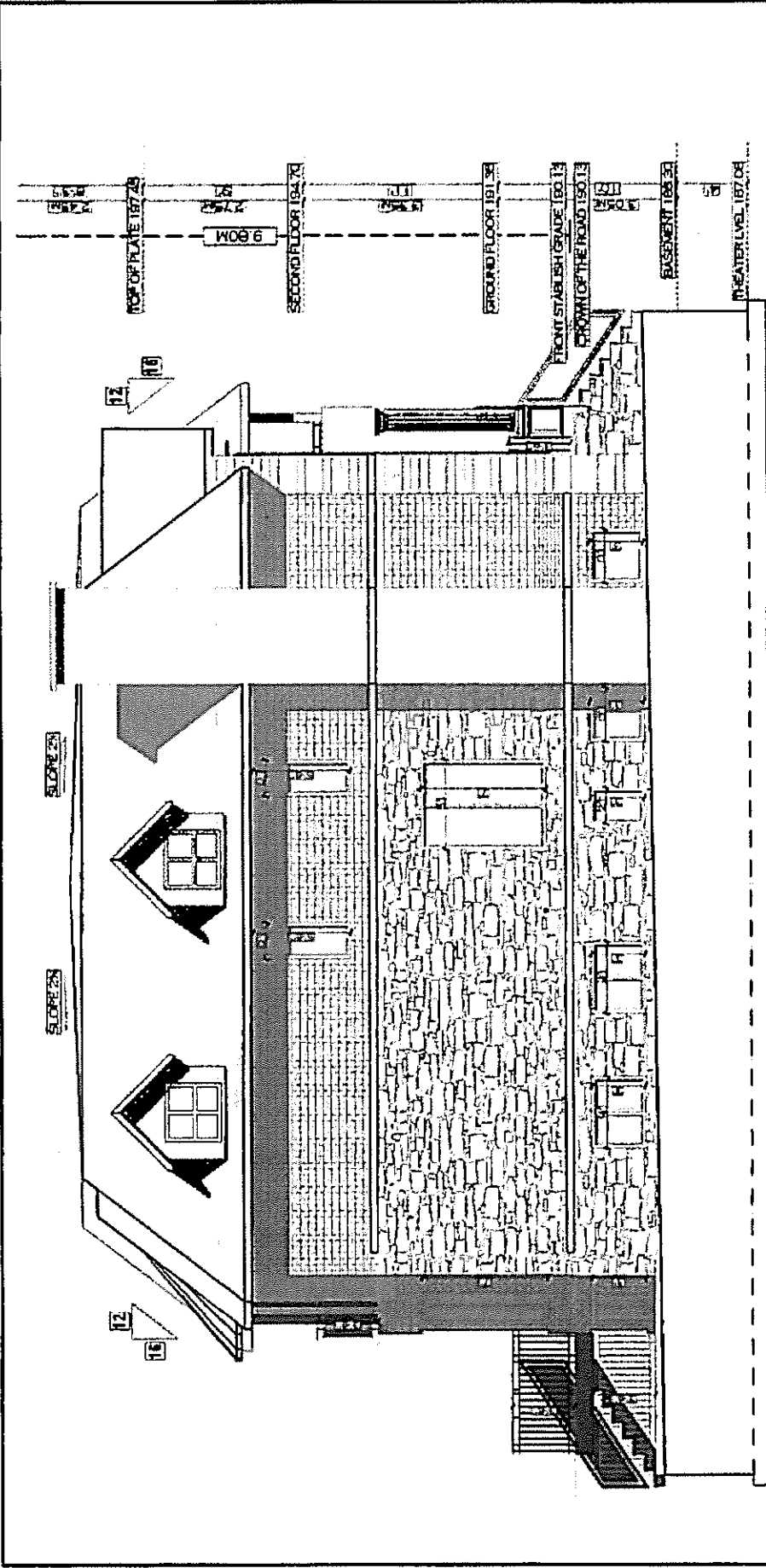




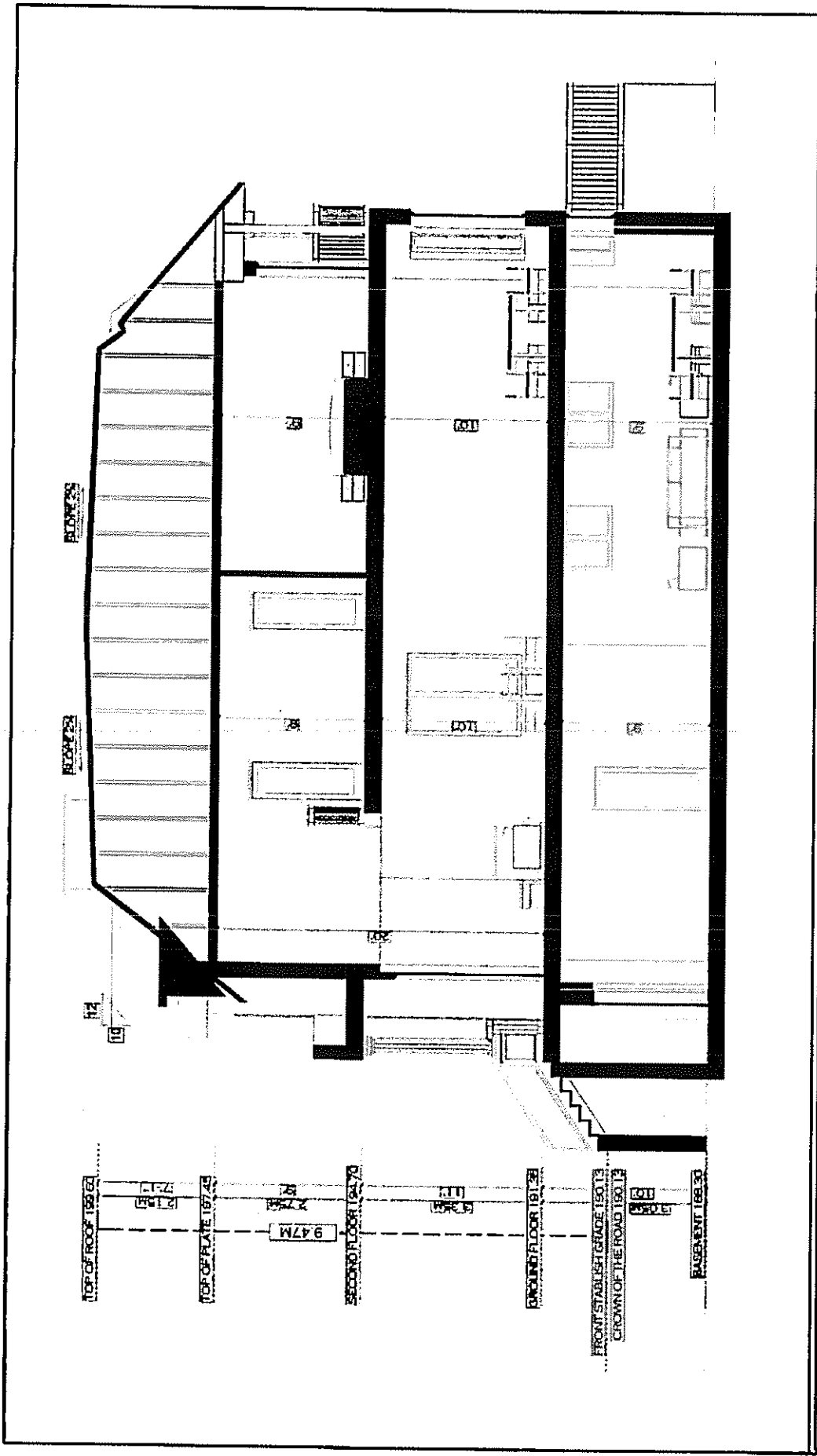
DATE:	ISSUED FOR:	DRAWING TITLE:	A.07
PROJECT:	FOR BUILDING PERMIT:	REAR ELEVATION	
		PROJECT TITLE/ADDRESS:	41 HAWKBRIDGE AVENUE, MARRHAM, ON
		SCALE:	1:50
		LAST MODIFIED ON:	NOVEMBER 2, 2018
		DRAWN BY:	V.E.
		<p>THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>WAHID ELUM, ARCHITECT    REG. # 48313</p>	



DATE 10/20/2019	DESIGNED FOR FOR BUILDING PERMIT	PROJECT TITLE SIDE ELEVATION	A.08
THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.		DRAWN TITLE PROJECT TITLE/ADDRESS 41 HAYKRRIDGE AVENUE, MARKHAM, ON	
SCALE: 1:64	DRAWN BY V E	LAST MODIFIED ON NOV 04 10 2019	
VANDERBILT COMPANY INC. BUCH # 48213			



DATE	DESIGNED FOR:	DRAWING TITLE	A.09
NUMBER	FOR BUILDING PERMIT	SIDE ELEVATION	
<p>THE DRAWINGS HAVE BEEN PREPARED AND I HEREBY CERTIFY THAT THE SAME COMPLY WITH ALL CITY AND STATE REQUIREMENTS AND ALL APPLICABLE CODES AND REGULATIONS. I HAVE BEEN PAID BY THE CLIENT FOR THE PREPARATION OF THESE DRAWINGS.</p>		PROJECT TITLE/ADDRESS	41 HAWKBRIDGE AVENUE, MARISSHAM, ON
<p>UNLESS OTHERWISE NOTED, DIMENSIONS ARE IN METERS.</p>		SCALE:	1:84
<p>FOR BUILDING PERMIT</p>		LAST MODIFIED ON	NOVEMBER 2, 2018
<p>DATE</p>		DRAWN BY	V.E



DATE: _____	DESIGNED FOR: _____	SCALE: 1:84	DRAWING TITLE: SECTION	A.10
NO. _____	FOR BUILDING PERMIT: _____	LAST MODIFIED ON: NOVEMBER 2, 2018	PROJECT TITLE/ADDRESS: 41 HAWKBRIDGE AVENUE, MARRHAM, ON	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS LEFT OUT IN THE CONTRACT SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY.		DESIGNED BY: VE		
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN METERS.				



