

Memorandum to the City of Markham Committee of Adjustment

May 16, 2019

File: A/38/19
Address: 112 Highland Park Blvd Thornhill
Applicant: MAX LUX INC (AMIR ADLI)
Agent: (none)
Hearing Date: Wednesday May 29, 2019

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

The applicant is requesting relief from the following requirements of By-law 2237, R4 as amended:

- a) **Amending By-law 101-90, Section 1.2 (vii):**
a maximum floor area ratio of 54.2 percent (3,594 sq.ft), whereas the By-law permits a maximum floor area ratio of 50 percent (3,313 sq.ft.);
- b) **Amending By-law 101-90, Section 1.2 (i):**
a maximum building height of 9.40 m, whereas the By-law permits a maximum building height of 8.6 m;
- c) **Amending By-law 101-90, Section 1.2 (iv):**
a maximum building depth of 18.39 m, whereas the By-law permits a maximum building depth of 16.8 m;
- d) **Amending By-law 101-90, Section 6.1:**
a minimum west side yard setback of 1.2 m, whereas the By-law requires a minimum interior west side yard setback of 1.8 m;
- e) **Section 3.7:**
an unenclosed/unexcavated porch & eave front yard encroachment of 56 inches, whereas the By-law permits a maximum yard encroachment of 18 inches into the required yards;

as they relate to a proposed single detached dwelling.

BACKGROUND

Property Description

The 650.30 m² (7,000 ft²) subject property is located on the north side of Highland Park Boulevard, north of Steeles Avenue and east of Jewell Street. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings originally developed in the 1950s. A number of houses in the area have been developed as infill developments. There is an existing one-storey detached 90 m² (968.75 ft²) dwelling on the property, which according to assessment records was constructed in 1950. Vegetation exists across the property.

Proposal

The applicant is proposing to construct a new two-storey detached dwelling with a rear yard deck and basement walkout at the east side of the proposed dwelling.

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. Section 8.2.3.5 of the 2014 Official Plan outlines

development criteria for the 'Residential Low Rise' designation with respect to height, massing and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a 'Residential Low Rise' area, which includes variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood.

Zoning By-Law 2237

The subject property is zoned R4 'Fourth Density Single Family Residential' under By-law 2237, as amended, which permits a single detached dwelling. The proposal does not comply with respect to the unenclosed/unexcavated porch and eave front yard encroachment.

Residential Infill Zoning By-law 101-90

The subject property is also subject to the Residential Infill Zoning By-law 101-90. 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, maximum building depth, maximum building height and minimum west side yard setback.

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, *"this is going to be our family dream home which is designed to give as minimum spaces we need for our 5 family members"*.

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) on April 3rd, 2019 to confirm the variances required for the proposed development.

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 54.2 percent, whereas the By-law permits a maximum floor area ratio of 50 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 333.89 m² (3,594 ft²), whereas the By-law permits a dwelling with a maximum floor area of 307.8 m² (3,313 ft²). This represents an increase of approximately 26.10 m² (281.48 ft²) or, approximately 8.5 percent. Staff are of the opinion that the proposed increase in FAR will not result in adverse impacts to abutting property owners.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 8.6 m (28.22 ft), whereas the By-law permits a maximum building height of 9.4 m (30.84 ft). This represents an increase of 0.8 m (2.62 ft) or, approximately 9.3 percent. Staff are of the opinion that the requested variance is appropriate for the development of the site.

Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 18.39 m (60.33 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 1.59 m (5.22 ft) or, approximately 9.5 percent.

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the dwelling which is the farthest from the front lot line. The variance includes a front covered porch and rear projection (bay window) which add approximately 1.02 m (3.35 ft) and 1.22 m (4 ft) respectively to the overall depth of the building. The main component of the building, excluding the porch, has a depth of 16.66 m (54.66 ft) which complies with the by-law requirement. Given that the porch is unenclosed and well setback from the permitted side yards and, that the rear bay window does not occupy the full length of the rear wall, Staff are of the opinion that the requested variance is appropriate for the development and meets the intent of the infill by-law.

Reduced West Side Yard Setback (two-storey portion)

The applicant is requesting a minimum west side yard setback of 4 ft (1.2 m) for the two-storey portion of the dwelling, whereas the by-law requires a minimum side yard setback of 6 ft (1.8 m) the two-storey portion of the dwelling. This represents a difference of approximately 2 ft (0.61 m).

The requested variance only applies to the two-storey portion of the building. The main floor complies with the minimum side yard setback requirement. Engineering staff have reviewed the application and have no concern with the variance respecting drainage.

Increase in Maximum Eaves/roofed Encroachment

The applicant is requesting an unenclosed/unexcavated porch & eave front yard encroachment of 56 in (0.46 m) into a required yard, whereas the By-law permits a maximum unenclosed/unexcavated porch & eave front yard encroachment of 18 in (1.5 m). This represents an increase of approximately 38 inches. Staff are of the opinion that the requested variance is minor in nature.

PUBLIC INPUT SUMMARY

No written submissions were received as of May 16th, 2019. 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, and are of the opinion that the variance request meets the four tests of the Planning Act. Staff 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.

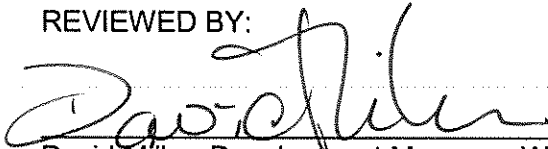
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



David Miller, Development Manager, West District
File Path: Amanda\File\ 19 118100 \Documents\District Team Comments Memo

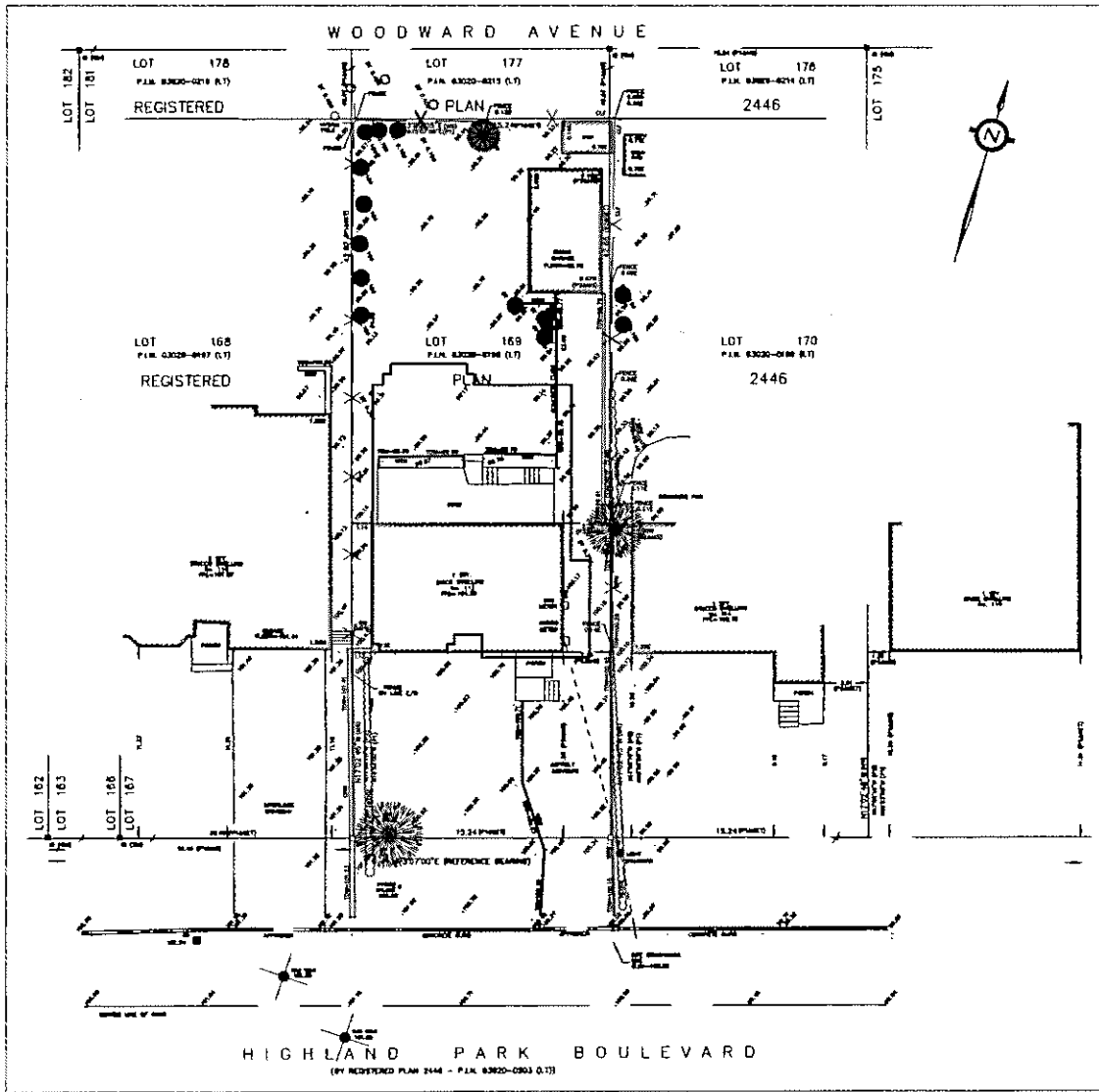
APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/38/19

1. That the front covered porch 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 B1' to this Staff Report and received by the City of Markham on *May 10th, 2019*, 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; and
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



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
LOT 169
REGISTERED PLAN 2446
IN THE
CITY OF MARKHAM

SCALE & NOTES
 SCALE 1:120

BARICH GRENKIE SURVEYING LTD.
 A DIVISION OF GEOMAPLE
 © COPYRIGHT 2018

METRIC
 DIMENSIONS AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO A MSL IN FRONT OF SUBJECT LAND
 HAVING AN ELEVATION OF 100.00M.
 ELEVATION SHOWN ON THE FACE OF THIS PLAN ARE FOR DESIGNING PURPOSES

BEARING NOTE
 BEARINGS AND AZIMUTHS ARE REFERRED TO THE NORTHERLY LIMIT
 OF PROXIMATE PUBLIC ROADWAY AS SHOWN ON PLAN 2346 HAVING A BEARING
 N72°30'00"E

LEGEND

W	CONTOUR	SURVEY MONUMENT FIELD
W	CONTOUR	SURVEY MONUMENT PLANTED
WB	CONTOUR	IRON BAR
WB	CONTOUR	STANDARD IRON BAR
WB	CONTOUR	SURVEYORS HALL SET IN WINKER
WB	CONTOUR	GROUND UNKNOWN
OC	CONTOUR	CLUT CROSS
WB	CONTOUR	WINKER
WB	CONTOUR	BEARING OF CURVE
EC	CONTOUR	END OF CURVE
WC	CONTOUR	BEGINNING OF CURVE
PWC	CONTOUR	POINT OF REVERSE CURVE
OW	CONTOUR	OVERHEAD UTILITY CHAINS
OT	CONTOUR	CELESTIAL TREE
OT	CONTOUR	CONIFEROUS TREE
LS	CONTOUR	LEFT SLOPED
HW	CONTOUR	HARDY ELEVATION
HW	CONTOUR	THE HYDRANT
DM	CONTOUR	CONCRETE RETAINING WALL
SM	CONTOUR	STONE RETAINING WALL
SW	CONTOUR	BRICK RETAINING WALL
SW	CONTOUR	TOP OF WALL ELEVATION
BC	CONTOUR	TOP OF CONCRETE CURB ELEVATION
BC	CONTOUR	BOTTOM OF CURB ELEVATION
HW	CONTOUR	RETAINING WALL
CL	CONTOUR	CHAIN LINK FENCE
WF	CONTOUR	WOOD FENCE
WF	CONTOUR	WIRE FENCE
FVE	CONTOUR	FINISHED FLOOR ELEVATION
UFE	CONTOUR	UNFINISHED FLOOR ELEVATION
P1	CONTOUR	REGISTERED PLAN 2346
P2	CONTOUR	PLAN BY R.L. BARBEAU SURVEYING LTD. D.L.S.
		DATED MARCH 01, 1989

PART 2
 REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND IN TITLE

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND ALL OTHER FEATURES AS SHOWN ON THE FACE OF THE PLAN.
 THIS PLAN WAS PREPARED FOR AFR ADU AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

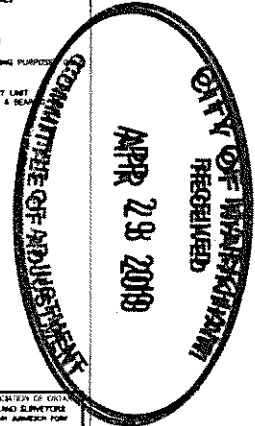
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON AUGUST 29, 2018.

NOVEMBER 20, 2018

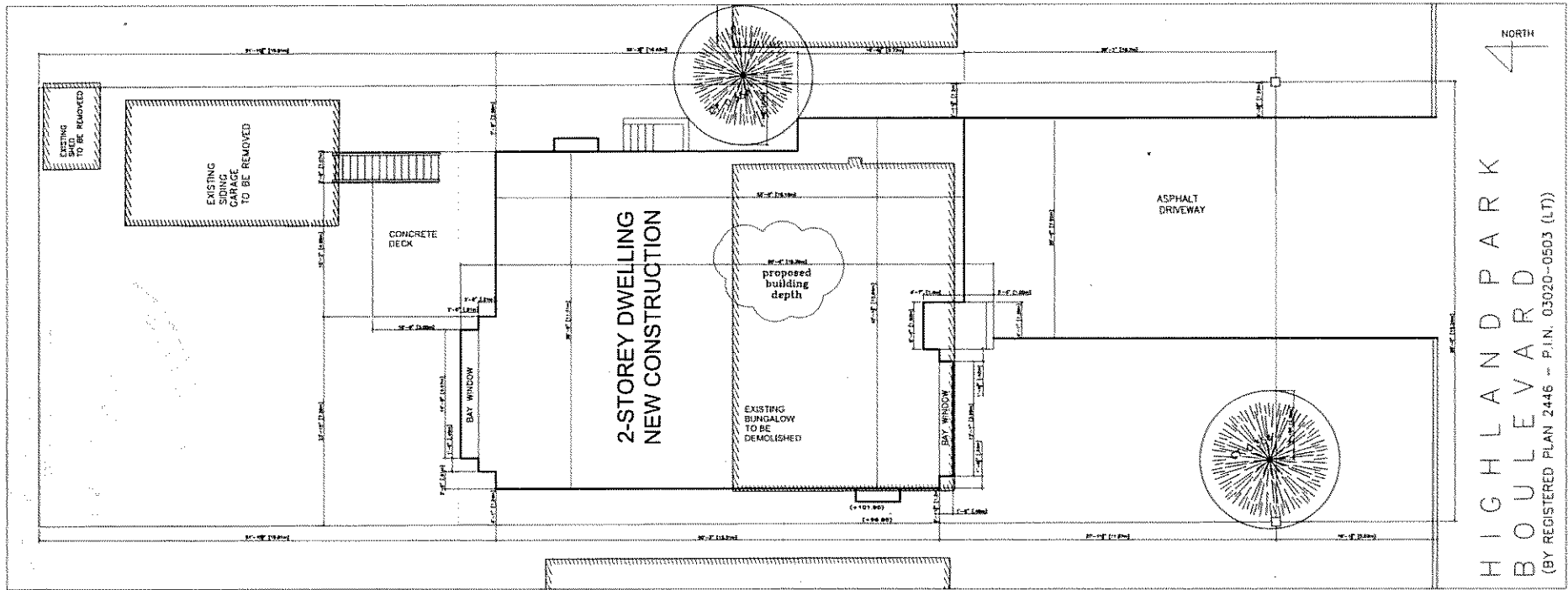
CLAUDE Y. COMBES
 CHIEF AND LAND SURVEYOR

Barich Grenkie
Surveying Ltd.
 100 WOODBINE AVENUE, SUITE 100
 MARKHAM, ONTARIO L3R 9W7
 TEL: (905) 477-1111
 A DIVISION OF GEOMAPLE

OSN BY: AM-7P
 OPE BY: DMC
 JOB No.: 18-0111



APPENDIX B



HIGHLAND PARK
 BOULEVARD
 (BY REGISTERED PLAN 2446 - P.I.N. 03020-0503 (LT))

SITE DATA	
ZONING SEARCH NUMBER	
ZONING	R4
LOT #	177
PLAN #	2446
LOT AREA	610.30 S.M. 7850.00 S.F.
LOT FRONTAGE	15.24 M
LOT DEPTH	42.67 M

AREA	MAX.	MIN.	PROPOSED
LOT COVERAGE	33.2%		194.39 S.M. 2092.46 S.F.
G.F.A.	50%		333.89 S.M. 3594.0 S.F.
NO. OF STORIES	2		2 STORIES
HEIGHT sloped roof	8.6 M		9.40 M
LENGTH	16.8 M		18.39 M front porch 16.16 M building 1.20 M rear projection
FRONT SET BACK	10.7 M	10.7 M	
REAR SET BACK	7.5 M	16.34 M	
SIDE SET BACK W	1.80 M	1.20 M	
SIDE SET BACK E	1.80 M	1.20 M & 2.28 M	

FRONT YARD AREA= 1816.59 SF
DRIVEWAY AREA= 864.76 SF
PORCH AREA= 42.35 SF
SOFT LANDSCAPING AREA= 909.48 SF =%50.0

G.F.A.
 7000-6250=750/2
 =375+6250=6625x50.0%=3312.3 S.F.

GENERAL NOTES:

- ARCHITECT IS RESPONSIBLE TO USE THE ORIGINAL PERMIT DRAWING(S).
- ONLY THE LATEST REVISED DRAWING OR UNDER REVISION COMPANY'S SIGNATURE IS VALID.
- ALL DIMENSIONS INDICATED TO BE VERIFIED ON SITE. DO NOT SCALE DRAWINGS.
- ARCHITECT MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT TO THE OWNER.

ANY NOTED DISCREPANCIES AND OMISSIONS FROM THE COMMENCEMENT OF WORK.
 ARCHITECT SHALL REVIEW ALL PLANS AND NOTIFY THE ENGINEER IF THERE IS DISCREPANCY BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS.
 ARCHITECT SHALL OBTAIN PERMITS NECESSARY FOR EXISTING, REMOVAL AND ALL OTHER PERMITS NECESSARY FOR COMPLETION OF WORK AS INDICATED ON BUILDING PERMIT.

THE RELEASE OF THIS DRAWING DOES NOT IMPLY THE OWNER OR CONTRACTOR FOR THE RIGHT TO DEVIATE FROM THE APPROVED BUILDING PERMIT. ALL CHANGES MUST BE APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURE THAT ALL WORK IS COMPLETED IN ACCORDANCE WITH THE BUILDING PERMIT AND ALL APPLICABLE REGULATIONS.

STRUCTURES AFFECTED BY THIS PROJECT:
 MAKE SURE YOU ARE RESPONSIBLE FOR EXISTING STRUCTURAL INTEGRITY OR OTHER PARTS OF THE STRUCTURE DAMAGED BY OTHERS.
 RECYCLING OF MATERIALS FROM ANY CONSTRUCTION PROJECT IS NOT A PART OF THIS DRAWING. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL DRAWING AND SIGNING REQUIRED TO VERIFY THE WORK SHALL BE SUPERVISED BY THE ARCHITECT.

REQUIRED TO ADDRESS ALL STRUCTURAL ISSUES. CONSTRUCTION DETAILS SHALL BE SHOWN ON THE DRAWINGS AND THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE CONSTRUCTION SHALL NOT EXCEED DESIGN LOADS AS SPECIFIED ON STRUCTURAL NOTES.
 ALL STRUCTURAL MEMBERS ARE SPECIFIED IN GENERAL AND ALL CONNECTIONS AND CSA REQUIREMENTS SHALL BE

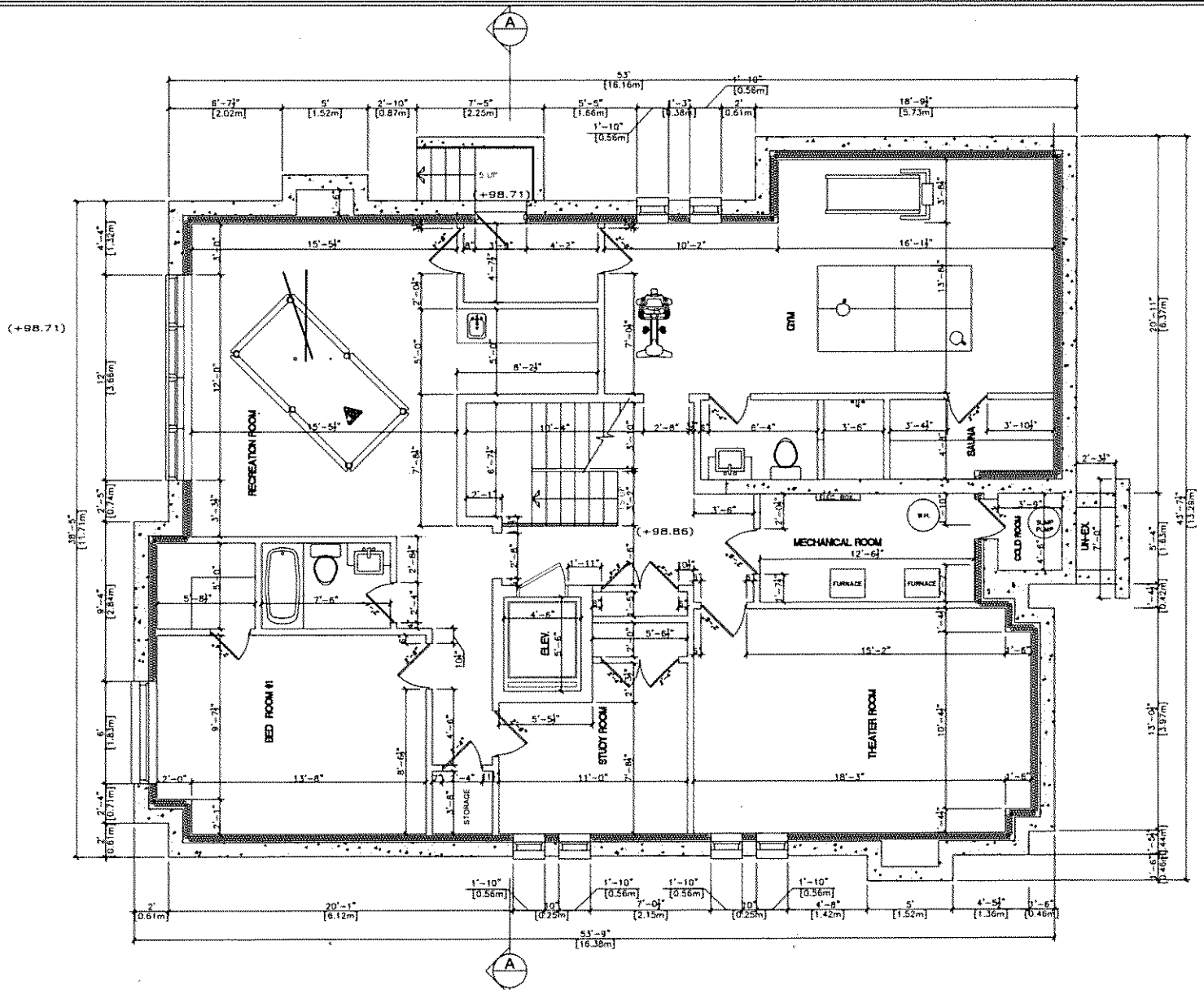
DETAILED AND FOLLOWED BY THE ARCHITECT. ALL CHANGES SPECIFICALLY NOTED ON THE DRAWINGS AND PROVIDED HAS BEEN MADE ON THE DRAWING FOR CONSTRUCTION.
 ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT.

No.	Date	By
1	MARCH 26, 2015	ARCHITECT
2		
3		

Project:	RESIDENTIAL 11 HIGHLAND PARK BOULEVARD, THORNHILL, ONTARIO
Scale:	1/4" = 1'
Sheet:	ARCHIT (11'x21')
Title:	SITE PLAN
Drawing No.:	A0.1

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND MEETING ALL REQUIREMENTS SET OUT IN THE U.O.C. TO BE A SUCCESSFUL PROJECT.

ADLI
 ARCHITECTURAL DESIGN & CONSULTING INC.
 2400 SHEPPARD AVENUE EAST
 UNIT 101, SCARBOROUGH, ONTARIO M1S 4E8
 TEL: 416 449 8999
 MAIL: ADLI@GMAIL.COM



GENERAL NOTES:

- 1. CONTRACTOR IS RESPONSIBLE TO USE THE ORIGINAL PERMY DRAWINGS ONLY.
- 2. USE ONLY THE LATEST REVISIONS INDICATED BY THE ARCHITECT'S MARK.
- 3. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT TO THE DESIGNER.

ANY NOTED DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL PERMITS AND NOTICES OF VIOLATION ISSUED BY THE ENGINEER OF RECORD OR ANY OTHER AGENCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES OF VIOLATION PRIOR TO COMMENCEMENT OF WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES OF VIOLATION PRIOR TO COMMENCEMENT OF WORK.

THE RELEASE OF THIS DRAWING DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR CONTRACTOR BY THE ARCHITECT.

AMAX, LLC, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY CONSTRUCTION DEFECTS OR DAMAGES CAUSED BY THE CONTRACTOR OR ANY OTHER PARTY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES OF VIOLATION PRIOR TO COMMENCEMENT OF WORK.

REQUIRED TO ADDRESS ALL STRUCTURAL ISSUES ARISING FROM THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES OF VIOLATION PRIOR TO COMMENCEMENT OF WORK.

ALL CHANGES MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

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No.	Issued/Revised	Date
1	Issued	MARCH 14, 2011
2	Revised	
3	Revised	

*Revised areas are hatched.

Project: RESIDENTIAL
11 BISHLAND PARK
BONLEVILLE, ILLINOIS
Floorplan, ONTARIO

Scale: 1"=1'

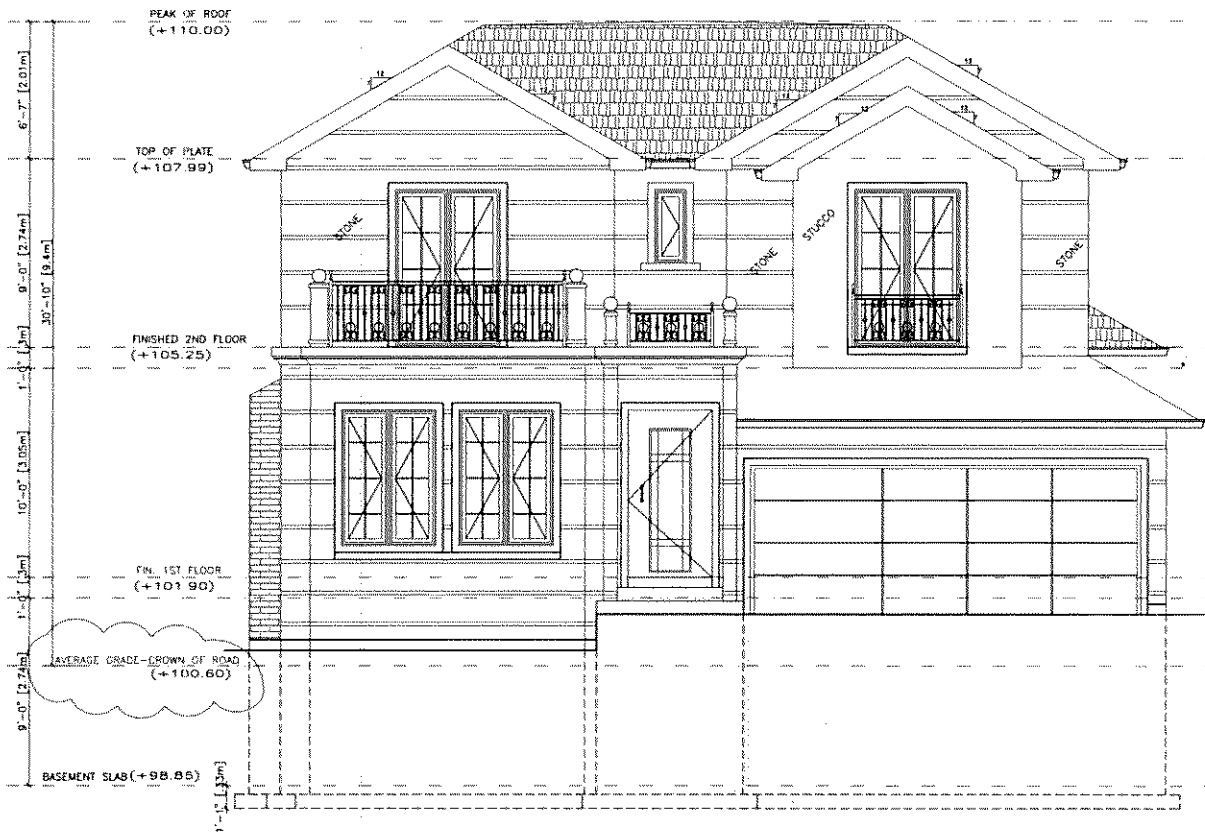
Page size: ARCHIT (0'x31')

THESE DRAWINGS ARE THE PROPERTY OF AMAX, LLC, INC. AND SHALL NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF AMAX, LLC, INC.

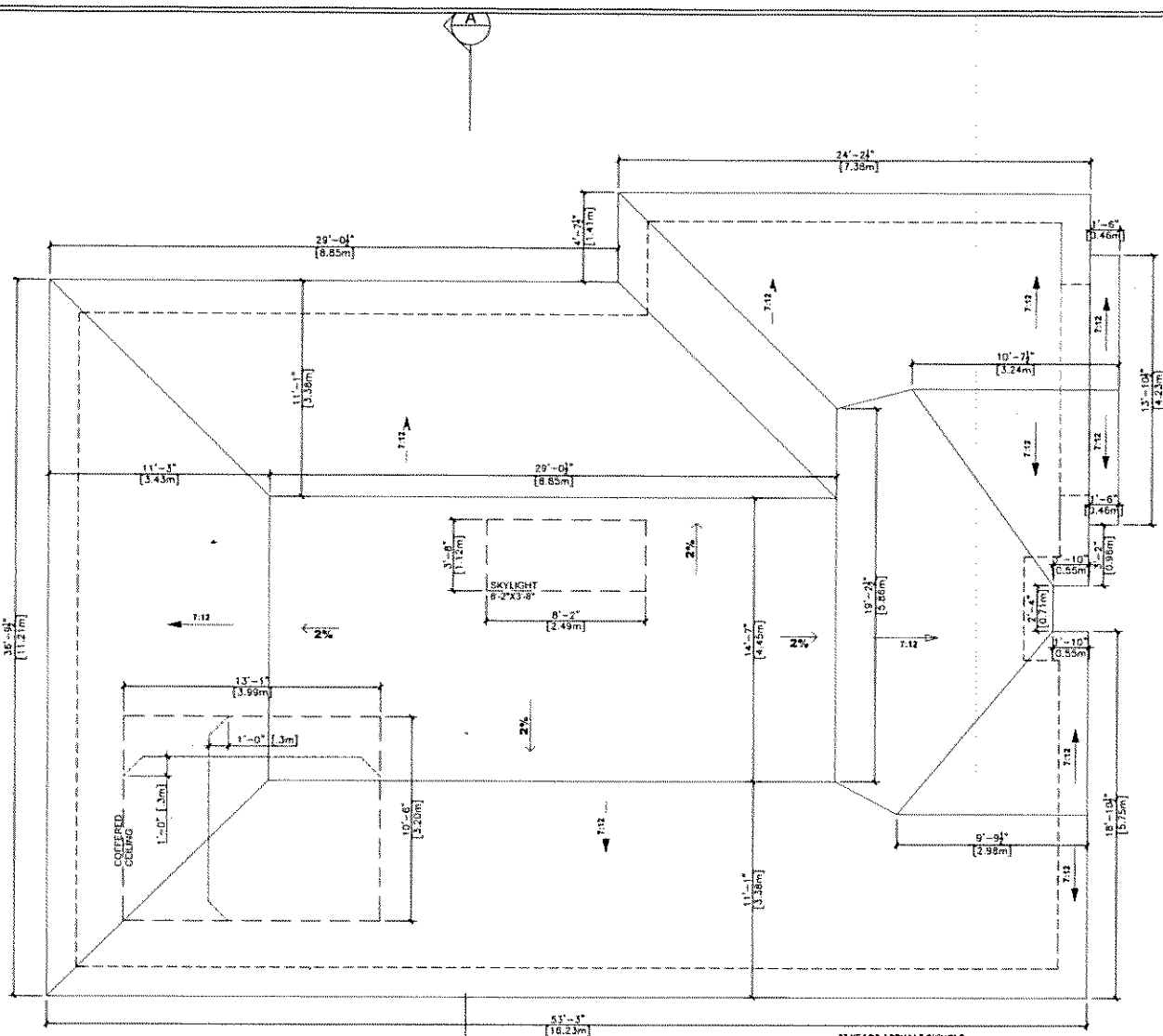
THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THE DESIGN & HAS THE QUALIFICATION & MEETS THE REQUIREMENTS SET OUT IN THE O.C.A. FOR THE ARCHITECT.

ADLI
ASSOCIATION OF DESIGNERS
REGISTERED ARCHITECTS
REGISTERED ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS

AMR AHLI P.Eng.
Tel: 416 649 8890
MANULIFE OF CANADA

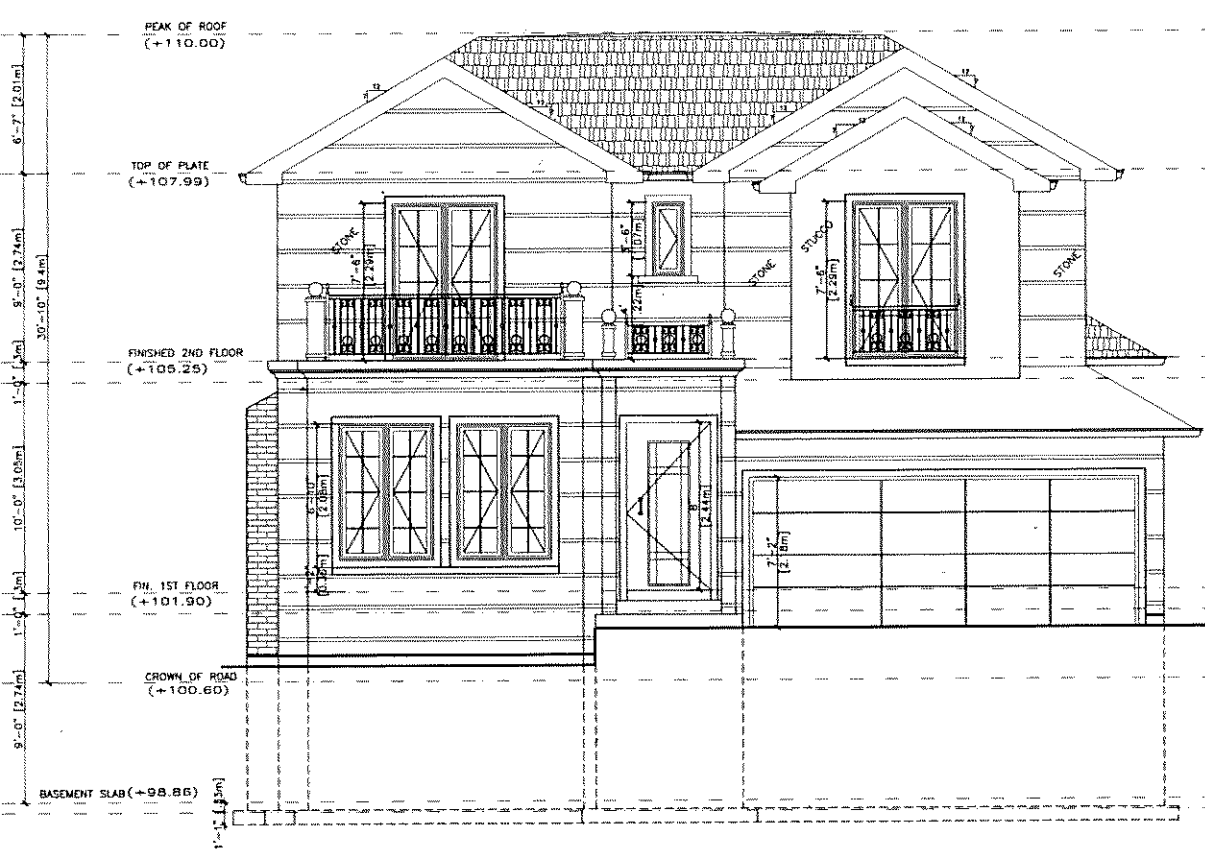


<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> CONTRACTOR IS RESPONSIBLE TO USE THE ORIGINAL PERMIT DRAWINGS ONLY. USE ONLY THE LATEST REVISION DRAWING OR LAMBER STUDIOS COMPANY'S SHOP DRAWING. ALL DIMENSIONS INDICATED TO BE VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ADDITIONAL CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT TO THE DESIGNER. 	<p>ANY NOTED DIMENSIONS AND DIMENSIONS FROM THE COMMENTARY TO WORK.</p> <ul style="list-style-type: none"> CONSTRUCTION SHALL REVIEW ALL PLANS AND NOTIFY THE DESIGNER IF THERE IS DISCREPANCY BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS. CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION OF WORK AS INDICATED ON BUILDING PERMIT. 	<p>THE RELEASE OF THIS DRAWING DOES NOT GIVE THE OWNER OR CONTRACTOR THE RIGHT TO DEVIATE FROM THE APPROVED BUILDING PERMIT.</p> <ul style="list-style-type: none"> ALL CHANGES MUST BE APPROVED BY THE APPROPRIATE MUNICIPAL BODY PRIOR TO CONSTRUCTION. TEMPORARY SHORINGS AND BRACES ARE NOT A PART OF THIS DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR THE ALL ORIGINAL AND SHOWN REQUIRED TO SAFETY IN THIS PROJECT AND MAINTAIN. 	<p>STRUCTURES AFFECTED BY THIS PROJECT:</p> <ul style="list-style-type: none"> MAKES SURE THE CONTRACTOR IS RESPONSIBLE FOR EXISTING STRUCTURAL INTEGRITY OR OTHER PARTS OF THE STRUCTURE DESIGNED BY OTHERS. COMMITMENT TO GENERAL DESIGNER WITH SEPARATE CONTRACTS OTHERWISE IS PART A PART OF THE WORK. TEMPERATURE AND SHOWN REQUIRED TO SAFETY IN THIS PROJECT AND MAINTAIN. 	<p>REQUIRED TO ADDRESS ALL STRUCTURAL ISSUES.</p> <ul style="list-style-type: none"> CONSTRUCTION DETAIL TO BE PROVIDED TO THE DESIGNER FOR REVIEW AND APPROVAL. CONTRACTOR SHALL NOT EXCEED DESIGN LOADS AS SPECIFIED ON STRUCTURAL NOTES. VERIFY THE STRUCTURAL MEMBERS ARE SPECIFIED IN GENERAL AND ALL CONNECTIONS AND CSA REQUIREMENTS SHALL BE 	<p>DETAILED AND FOLLOWED BY CONTRACTOR.</p> <ul style="list-style-type: none"> IF ANY SPECIFICALLY NOTED ON THE DRAWING, THE CONTRACTOR HAS BEEN MADE IN THE DESIGN FOR CONSTRUCTION. IF ANY CHANGES ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE CONSIDERED OR USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT. 	<table border="1"> <thead> <tr> <th>No.</th> <th>Issue/Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued</td> <td>MARCH 26, 2011</td> </tr> <tr> <td>1</td> <td>Revised</td> <td></td> </tr> <tr> <td>1</td> <td>Revised</td> <td></td> </tr> </tbody> </table> <p>When not shown as indicated</p>	No.	Issue/Revision	Date	1	Issued	MARCH 26, 2011	1	Revised		1	Revised		<p>Project: RESIDENTIAL 21 HIGHLAND PARK BOULEVARD, THUNDERBOLT, ONTARIO</p> <p>Scale: 1/4"=1'-0"</p> <p>Paper Size: ARCH C (11"X17")</p> <p>Title: FRONT ELEVATIONS</p> <p>Drawing No: A2.1</p>	<p>THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THE WORKING AS SHOWN. A CHECK FOR CONSTRUCTION SHALL BE THE REQUIREMENTS SET FORTH IN THE C.B.C. TO THE A DESIGNER.</p> <p>MAR 27 2011</p> <p>AMDR ADRI</p>	<p>ADLI ARCHITECTURAL DESIGN & ENGINEERING</p> <p>AMDR ADRI Tel: 416 669-8096 MAIL@AMDRADRI.COM</p>
No.	Issue/Revision	Date																			
1	Issued	MARCH 26, 2011																			
1	Revised																				
1	Revised																				



15 YEAR ASPHALT SHINGLE
 OPTIONAL:
 SINGLE WIDTH SYNTHETIC SLATE
 ROOFING
 TOTAL ROOF AREA: 286.38 s.f.
 FLAT ROOF AREA: 422.66 s.f. (147.5% O.C.)

<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> 1. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS TO USE THE ORIGINAL PERMIT DRAWINGS ONLY. 2. THE ONLY THE LATEST REVISIONS DRAWINGS OR LARGER REVISIONS COMPANY'S SEAL AND DRAWING. 3. ALL DIMENSIONS INDICATED TO BE VERIFIED ON SITE AND NOT AS SHOWN ON DRAWING. 4. THIS CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT TO THE ENGINEER. 	<p>ANY NOTED DISCREPANCIES AND DIMENSIONS FROM TO COMMENCEMENT OF WORK.</p> <ul style="list-style-type: none"> 1. ARCHITECTOR SHALL REVIEW ALL PLANS AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS. 2. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND ALL OTHER PERMITS NECESSARY FOR COMPLETION OF WORK AS INDICATED ON ORIGINAL PERMIT. 	<p>7. THE RELEASE OF THIS DRAWING DOES NOT CONSTITUTE AN APPROVAL OR CONTRACTOR THE RIGHT TO DEVIATE FROM THE APPROVED BUILDING PERMITS.</p> <ul style="list-style-type: none"> 1. ALL CHANGES MUST BE APPROVED BY THE APPROPRIATE MUNICIPAL BODY PRIOR TO CONSTRUCTION. 2. TEMPORARY BRACING AND REPORTS ARE NOT A PART OF THIS DRAWING. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL BRACING AND REPORTS REQUIRED TO SAFETY OF THE PROJECT AND ADJACENT. 	<p>STRUCTURES AFFECTED BY THIS PROJECT.</p> <ul style="list-style-type: none"> 1. SHALL I.C.D. INC IS NOT RESPONSIBLE FOR EXISTING STRUCTURAL INTEGRITY OR OTHER PARTS OF THE STRUCTURE DAMAGED BY OTHERS. 2. COMMITMENT TO GENERAL REVIEW FOR ANY CONSTRUCTION DISCREPANCIES NEED SEPARATE CONTRACT OTHERWISE IS NOT A PART OF THIS WORK. 3. STRUCTURAL DRAWINGS ONLY COVER GENERAL SCOPE OF THE WORK AND SUBDIVISIONS. 	<p>REQUIRED TO ADDRESS ALL STRUCTURAL DISCREPANCIES OTHER THAN THOSE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY OTHER DISCREPANCIES OR FOR THE CONSTRUCTION OF THE STRUCTURE DAMAGED BY OTHERS.</p> <ul style="list-style-type: none"> 1. COMMITMENT TO GENERAL REVIEW FOR ANY CONSTRUCTION DISCREPANCIES NEED SEPARATE CONTRACT OTHERWISE IS NOT A PART OF THIS WORK. 2. STRUCTURAL DRAWINGS ONLY COVER GENERAL SCOPE OF THE WORK AND SUBDIVISIONS. 	<p>DETAILED AND FOLLOWED BY CONTRACTOR.</p> <ul style="list-style-type: none"> 1. UNLESS SPECIFICALLY NOTED ON THE DRAWING, NO PROVISION HAS BEEN MADE IN THE DRAWING FOR CONDITIONS (ALTERATIONS) CONSTRUCTION. 2. ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE COPIED, REPRODUCED OR USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT. 	<table border="1"> <thead> <tr> <th>No.</th> <th>Issue/Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued</td> <td>MARCH 24-2013</td> </tr> <tr> <td>2</td> <td>Revised</td> <td></td> </tr> <tr> <td>3</td> <td>Revised</td> <td></td> </tr> </tbody> </table> <p>Revised areas are hatched</p>	No.	Issue/Revision	Date	1	Issued	MARCH 24-2013	2	Revised		3	Revised		<p>Project: RESIDENTIAL 218 HIGHLAND PARK BIRCH LEVARD, YORUBA, (FEST AR 11)</p> <p>Scale: 1/8"=1'-0"</p> <p>Sheet No: ARCH-C (18'X18')</p> <p>Task: FLOOR PLAN</p> <p>Drawing No: A1.4</p>	<p>THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALITY WITHIN & MEETS THE REQUIREMENTS SET OUT IN THE O.C.C. TO THE ARCHITECT.</p> <p>MAR 29 2013 AMIR ADLI ARCHITECT</p>	<p>ADLI ARCHITECTS</p> <p>GREEN CONSTRUCTION INSPECTOR CONSULTING IN MANAGEMENT</p> <p>AMIR ADLI P.Eng Tel: 416 663 8090 MAIL: ADLI@GMAIL.COM</p>
No.	Issue/Revision	Date																			
1	Issued	MARCH 24-2013																			
2	Revised																				
3	Revised																				



GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE TO USE THE ORIGINAL PERMIT DRAWINGS.
- 2. USE ONLY THE LATEST REVISION DRAWING OR LAMBER INFIELD COMPANY'S SHOP DRAWINGS.
- 3. ALL DIMENSIONS INDICATED TO BE VERIFIED ON SITE, DO NOT SCALE DRAWINGS.
- 4. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT TO THE DESIGNER.
- 5. ANY NOTED DISCREPANCIES AND CORRECTIONS, OVER TO CONSTRUCTION OF WORK.
- 6. CONSTRUCTION SHALL REVIEW ALL PLANS AND NOTIFY THE ENGINEER IF THERE IS DISCREPANCY BETWEEN ARCHITECTURAL PLANS AND STRUCTURAL AND ELECTRICAL PLANS.
- 7. CONTRACTOR TO OBTAIN HEADLINE PLUMBING AND ALL OTHER PERMITS NECESSARY FOR COMPLETION OF WORK AS INDICATED ON DRAWING PERMIT.
- 8. THE RELEASE OF THIS DRAWING DOES NOT MAKE THE OWNER OR CONTRACTOR THE PARTY TO ENFORCE PERMITS APPROVED BUILDING PERMITS. ALL CHANGES MUST BE APPROVED BY THE APPROPRIATE MUNICIPAL BODY FROM THE CONTRACTOR.
- 9. REMEDIATION DRAWINGS AND REPORTS ARE NOT A PART OF THIS DRAWING. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL DRAWINGS AND REPORTS REQUIRED TO VERIFY OF THIS PROJECT AND ADJACENT WORK SITES PER MUNICIPAL.
- 10. CONTRACTOR ADVISED BY THIS PROJECT.
- 11. BAKAN, LLC INC. IS NOT RESPONSIBLE FOR EXISTING STRUCTURAL INTEGRITY OR OTHER PARTS OF THE STRUCTURE DESIGNED BY OTHERS.
- 12. INCORPORATION TO GENERAL REVIEW OR ANY CONSTRUCTION INSPECTIONS NEED SEPARATE CONTRACT OTHER THAN IS NOT A PART OF THIS WORK.
- 13. EXISTING DRAWINGS ONLY COVER GENERAL NATURE OF THE WORK SITES PER MUNICIPAL IS REQUIRED TO ADDRESS ALL STRUCTURAL DESIGNER CONSULTATION DETAILS MORE THAN SHOWN ON THIS DRAWING ARE THE DESIGNER RESPONSIBILITY.
- 14. LOADS DURING THE CONSTRUCTION SHALL NOT EXCEED DESIGN LOADS AS APPROVED ON STRUCTURAL NOTES.
- 15. CHANGE OF STRUCTURAL MEMBERS ARE REQUIRED IN ANY GENERAL AND ALL CONNECTIONS AND EQUIPEMENTS SHALL BE DETAILED AND FOLLOWED BY CONTRACTOR.
- 16. LOADS SPECIFICALLY NOTED ON THE DRAWING, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS DURING CONSTRUCTION.
- 17. SMALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, REPRODUCED OR USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT.

No.	Issue/Revision	Date
1	Issued	MARCH 24, 2011
2	Revised	
3	Revised	

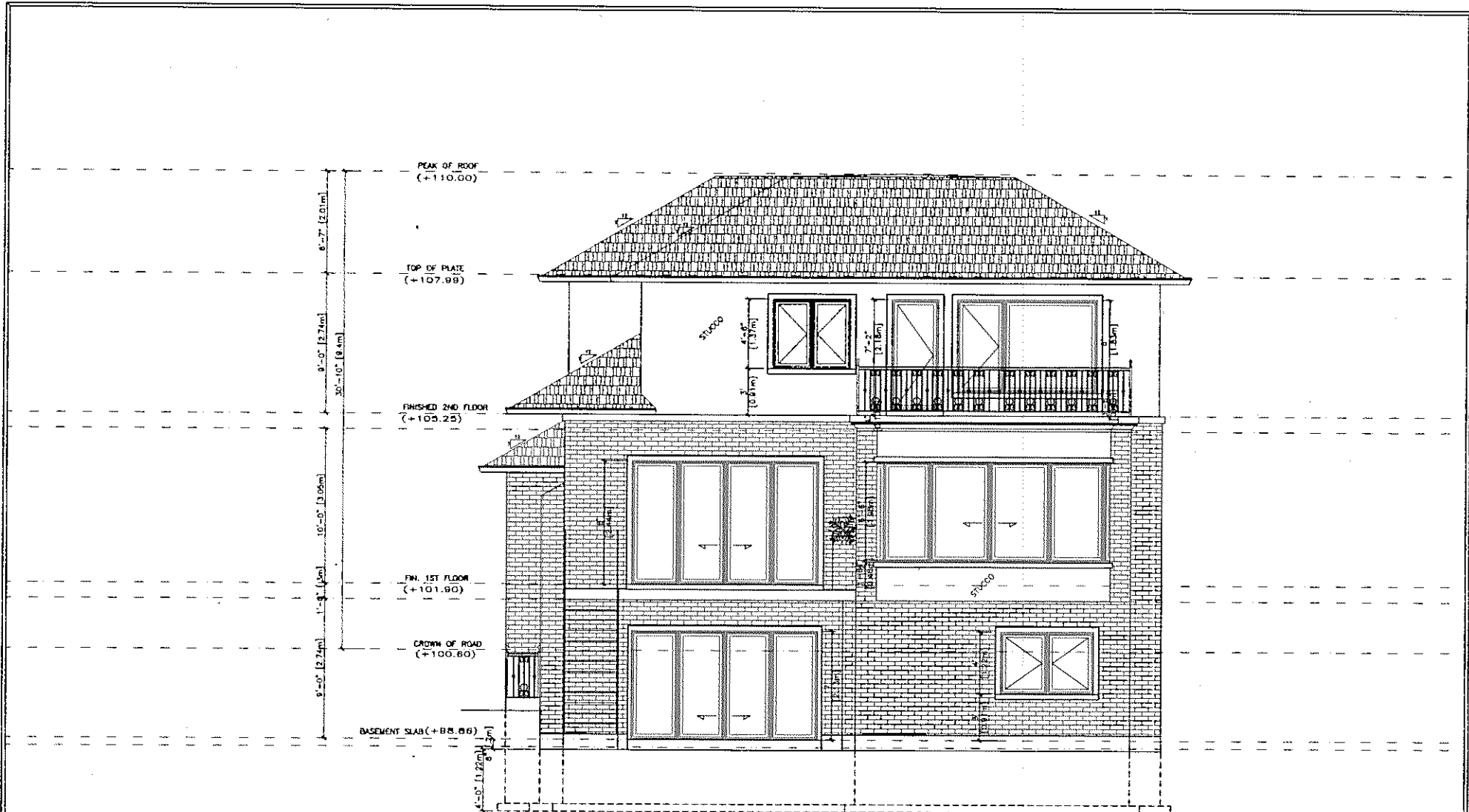
Printed once as follows:

Project:	RESIDENTIAL 11 HIGHLAND PARK ROSLER AVENUE, THORNHILL, ONTARIO
Scale:	1/4" = 1'
Drawn by:	AMIR ADLI (07/24/11)
Title:	FRONT ELEVATIONS
Drawing No.:	A2.1

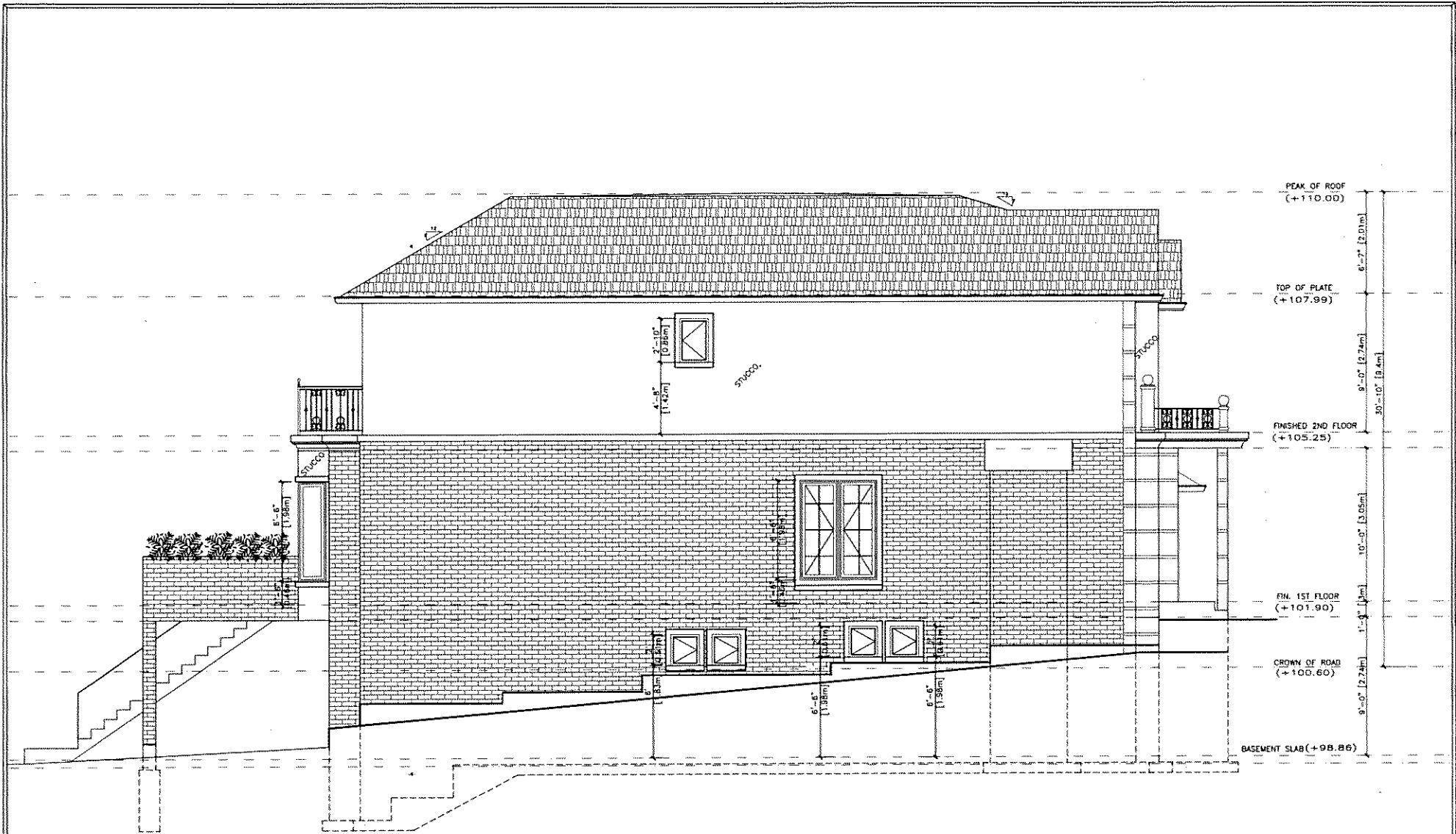
THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THE DESIGN, AS THE CHARTERED ENGINEER & MEETS THE REQUIREMENTS SET OUT IN THE CURRICULUM OF A CHARTERED ENGINEER.

ADLI
ARCHITECTURAL DESIGN & ENGINEERING

AMIR ADLI, P.Eng.
Tel: 416 449 8099
MAIL: ADLI@GMAIL.COM



<p>GENERAL NOTE:</p> <ul style="list-style-type: none"> 1- CONTRACTOR IS RESPONSIBLE TO USE THE ORIGINAL PERMIT DRAWING(S). 2- THE ONLY THE LATEST REVISION(S) INDICATED BY THE ENGINEER SHALL BE USED. 3- ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THE DRAWING SHALL BE IN FEET AND INCHES. 4- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT TO THE ARCHITECT. 	<p>ANY NOTED DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF SAME.</p> <ul style="list-style-type: none"> 1- INSTRUCTIONS SHALL BE GIVEN TO THE CONTRACTOR BY THE ARCHITECT. 2- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISION(S) INDICATED BY THE ARCHITECT. 3- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 4- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 	<p>THE RELEASE OF THIS DRAWING DOES NOT CONSTITUTE AN ENDORSEMENT OF THE CONTRACTOR'S DESIGN OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <ul style="list-style-type: none"> 1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 2- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 	<p>STRUCTURE AFFICED BY THIS PROJECT.</p> <ul style="list-style-type: none"> 1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 2- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 	<p>AGREEMENT TO ADDRESS ALL STRUCTURAL DEFECTS OR CONSTRUCTION DEFECTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</p> <ul style="list-style-type: none"> 1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 2- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 	<p>DESIGNED AND PREPARED BY CONTRACTOR.</p> <ul style="list-style-type: none"> 1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 2- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 	<p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <ul style="list-style-type: none"> 1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 2- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 	<p>PROJECT: RESIDENTIAL 11 RIVERSIDE PARK BAYVIEW, THUNDERBOLT, ONTARIO</p> <p>DATE: MARCH 26, 2013</p> <p>SCALE: 1/4"=1'</p> <p>PAGE NO: ARCH (ELEV 1)</p> <p>TITLE: REAR ELEVATIONS</p> <p>REVISIONS:</p> <p>A2.2</p>	<p>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.</p>	<p>ADLI ASSOCIATION OF DESIGNERS & LITIGATORS INC.</p>	<p>AMER ADL 749 Tel: 416 649 8999 www.ameradl.com</p>
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GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO USE THE ORIGINAL PERMIT DRAWINGS ONLY.
- USE ONLY THE LATEST REVISED DRAWING OR LETTER SUPPLIER DIMENSIONS SHOW DRAWING.
- WORK DIMENSIONS INDICATED TO BE VERIFIED ON SITE, DO NOT BE USED OTHERWISE.
- ALL THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT TO THE ARCHITECT.

ANY NOTED DISCREPANCIES AND DIMENSIONS PER TO COMMENCEMENT OF WORK.

CONSTRUCTION SHALL REVIEW ALL PLANS AND NOTIFY THE ENGINEER IF THERE IS CONFLICT ONLY BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS.

CONTRACTOR TO OBTAIN NECESSARY PERMITS AND ALL OTHER PERMITS NECESSARY FOR COMPLETION OF WORK AS INDICATED ON BUILDING PERMITS.

THE RELEASE OF THIS DRAWING DOES NOT GIVE THE OWNER OR CONTRACTOR THE RIGHT TO REPRODUCE FROM THE APPROVED BUILDING PERMITS. ALL CHANGES MUST BE APPROVED BY THE ARCHITECT OR MUNICIPAL BODY PRIOR TO CONSTRUCTION.

TEMPORARY BRACING AND Scaffolding ARE NOT A PART OF THIS DESIGN. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL BRACING AND Scaffolding NECESSARY TO SAFETY OF THE PROJECT AND ADJACENT

STRUCTURES ADJACENT BY THIS PROJECT.

SAVALY, LLC, INC. IS NOT RESPONSIBLE FOR ANY STRUCTURAL, MECHANICAL OR OTHER PARTS OF THE STRUCTURE DESIGNED BY OTHERS.

CONTRACTOR TO GENERAL REVIEW OR ANY CONSTRUCTION INSPECTIONS. NEED SEPARATE CONTRACT OTHERS IS NOT A PART OF THIS WORK.

GENERAL DIMENSIONS ONLY COVER GENERAL WORK OF THE WORK SITE EXCEPTED IN

REQUIRED TO ADDRESS ALL STRUCTURAL DESIGN CONSTRUCTION DETAILS SHOWN THAN SHOWN ON THIS DRAWING ARE THE BUILDER RESPONSIBILITY.

EXISTING DURING THE CONSTRUCTION SHALL NOT BE AFFECTED OR REMOVED UNLESS SPECIFIED ON STRUCTURAL NOTES.

TRAFFIC OF STRUCTURAL MEMBERS ARE SPECIFIED IN GENERAL AND ALL CONNECTIONS AND REQUIREMENTS SHALL BE

DETAILED AND FOLLOWED BY CONTRACTOR.

UNLESS SPECIFICALLY NOTED IN THE DRAWING, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OUTSIDE OF THE DESIGN CONSTRUCTION.

FIELD DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, REPRODUCED OR USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT.

THE DESIGNER HAS REVIEWED & TAKES RESPONSIBILITY FOR THE DESIGN, AS HAS THE CONTRACTOR AS MEETS THE REQUIREMENTS SET FORTH IN THE CODE TO THE DESIGNER.

No.	Issue/Revision	Date
1	Issued	MARCH 16, 2011
2	Revised	
3	Revised	

Revised from as indicated.

Project: RESIDENTIAL
11 HIGHLAND PARK
BAYVIEW AVE
TOWNSHIP, ONTARIO

Scale: 1/4"=1'

Sheet No: A23 (WEST)

File: A23

Side Elevation (West)

Sheet No: A2.3

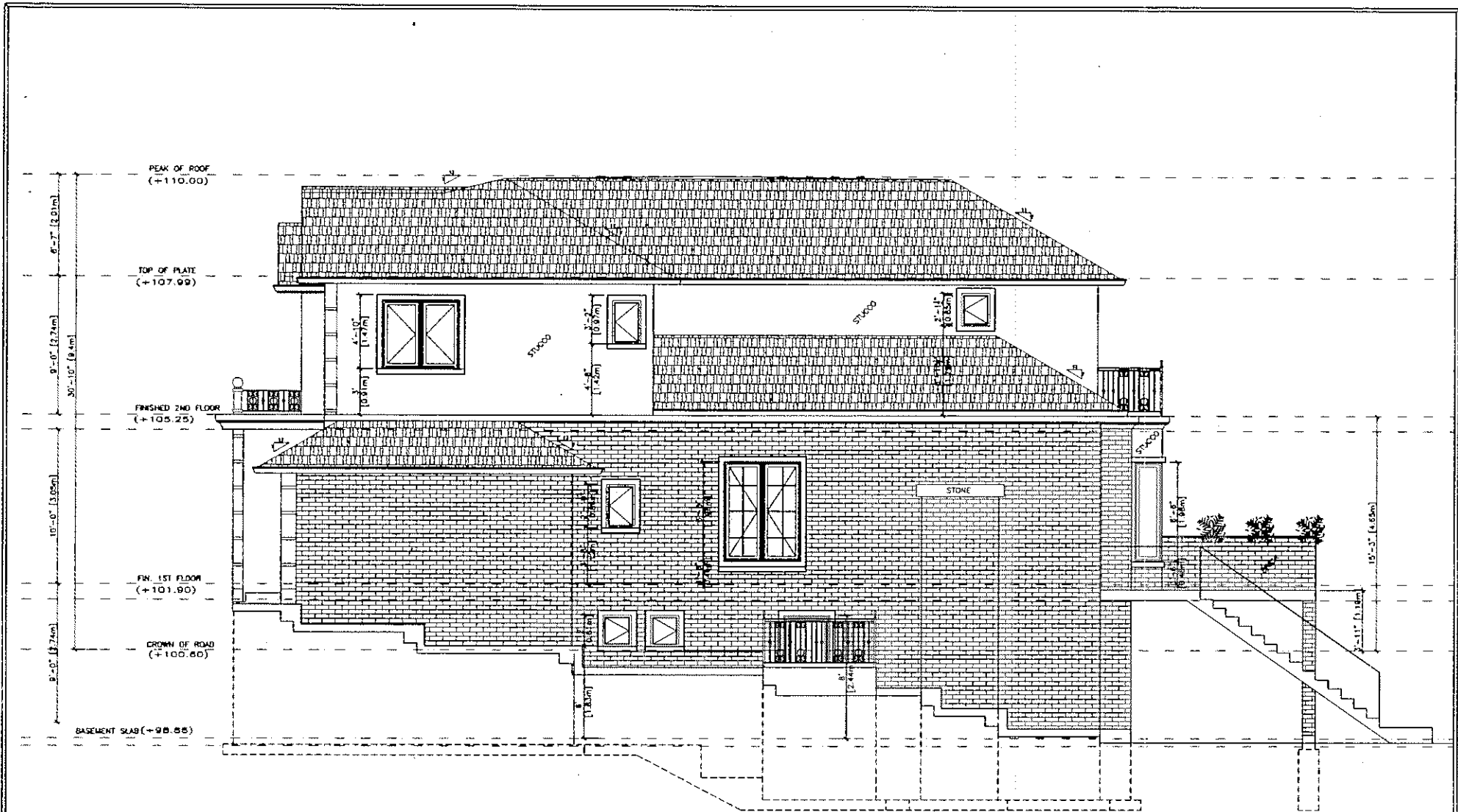
THE DESIGNER HAS REVIEWED & TAKES RESPONSIBILITY FOR THE DESIGN, AS HAS THE CONTRACTOR AS MEETS THE REQUIREMENTS SET FORTH IN THE CODE TO THE DESIGNER.

AMR ADLI INC.
1141 414 649 8090
AMR@AMRINC.COM

ADLI
AMR ADLI INC. COMPANY

REGISTERED PROFESSIONAL ENGINEER
CONSTRUCTION MANAGEMENT

AMR ADLI INC.
1141 414 649 8090
AMR@AMRINC.COM



GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE TO USE THE ORIGINAL PERMITS DRAWINGS ONLY.
- USE ONLY THE LATEST REVISED DRAWINGS OR LARGER REVISION COMPANY'S MARK DRAWING.
- ALL DIMENSIONS INDICATED TO BE VERIFIED ON SITE (DO NOT ASSUME DIMENSIONS).
- THE CONTRACTOR MUST CHECK AND VERIFY ALL JOB DIMENSIONS AND CONDITIONS AND REPORT TO THE DESIGNER.

ANY ACTUAL DISCREPANCIES AND CONFLICTS FROM TO OBTAINMENT OF PERMITS.

- CONTRACTOR SHALL REVIEW ALL PLANS AND VERIFY THE ACCURACY OF THESE IN DISCREPANCY BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS.
- CONTRACTOR TO OBTAIN NECESSARY PERMITS AND ALL OTHER PERMITS NECESSARY FOR COMPLETION OF WORK AS INDICATED ON BUILDING PERMIT.

• TIME RELEASE OF THIS DRAWING DOES NOT VOID THE OBLIGATION OF CONTRACTOR TO OBTAIN ALL APPROVED BUILDING PERMITS AND CHANGES MUST BE APPROVED BY THE APPLICABLE MUNICIPAL BODY PRIOR TO CONSTRUCTION.

STRUCTURES AFFECTED BY THIS PROJECT:

- MAKE LOG ON IS NOT RESPONSIBLE FOR EXISTING STRUCTURES, EXCEPT THE OTHER PARTS OF THE STRUCTURE DAMAGED BY OTHERS.
- INCURRMENT TO ORIGINAL DESIGN OR ANY ALTERATION IMPROVING NEED BE MADE BY CONTRACTOR. THIS IS NOT A PART OF THIS WORK.
- EXISTING UTILITIES ONLY COVER GENERAL NATURE OF THE AVAILABLE INFORMATION.

REQUIRED TO ASSURE ALL STRUCTURAL SHALL CONSTRUCTION DETAILS SHALL BE SHOWN ON THIS DRAWING AND THE DESIGN RESPONSIBILITY OF OTHER PARTS OF THE CONSTRUCTION SHALL NOT BE ASSIGNED TO CONTRACTOR AS SHOWN ON STRUCTURAL NOTES.

DETAILS AND PROVIDED BY CONTRACTOR:

- INCREASE SPECIFICALLY NOTED ON THE DRAWING. NO PROVISION HAS BEEN MADE TO THE DESIGN FOR CONSTRUCTION (SUTTER) CONSTRUCTION.
- SMALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, REPRODUCED OR USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT.

PROJECT:

- INCREASE SPECIFICALLY NOTED ON THE DRAWING. NO PROVISION HAS BEEN MADE TO THE DESIGN FOR CONSTRUCTION (SUTTER) CONSTRUCTION.
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PROJECT:

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PROJECT:

- INCREASE SPECIFICALLY NOTED ON THE DRAWING. NO PROVISION HAS BEEN MADE TO THE DESIGN FOR CONSTRUCTION (SUTTER) CONSTRUCTION.
- SMALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, REPRODUCED OR USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT.

No.	Issue/Revision	Date
1	Issued	04/18/2018
2	Revised	
3	Revised	

Project: RESIDENTIAL
11 HIGHLAND PARK
BURLINGAME,
CALIFORNIA 94010

Scale: 1/8"=1'-0"

Sheet: 02 OF 02

DATE: 04/18/2018

DESIGNER: ADLI

PROJECT NO: A2.4

THE UNDERSIGNED HAS REVIEWED THIS DRAWING AND ACCEPTS THE DESIGNER'S RESPONSIBILITY FOR THE DESIGN AND THE CONTRACTOR'S RESPONSIBILITY FOR THE CONSTRUCTION. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT.

DATE: 04/18/2018

DESIGNER: ADLI

ADLI
ARCHITECTURAL DESIGN & INTERIOR CONSULTANTS

DESIGN: ARCHITECTURAL INSPECTION, CONSTRUCTION MANAGEMENT, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE

CONTACT: ADLI ARCHITECTS
Tel: 415 649 8996
MAIL@ADLI.COM