

Memorandum to the City of Markham Committee of Adjustment

May 10th, 2019

File: A/107/18
Address: 63 Peter Street, Markham
Applicant: 2602860 Ontario Inc.
Agent: Georgio Lolos Designs
Hearing Date: Wednesday May 29th, 2019

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

The applicant is requesting relief from the following requirements of the Residential One (R1) Zone in By-law 1229, as amended, as they relate to a proposed two-storey detached dwelling on the subject property (63 Peter Street).

- a) **Infill By-law 99-90, Section 1.2(vi):**
a net floor area ratio of 51.7 percent, whereas the By-law allows maximum net floor area ratio of 45percent;
- b) **Section 1.2(i):**
a maximum building height of 10.78 metres, whereas the By-law allows maximum building height of 9.8 metres;
- c) **Section 6.1:**
an accessory dwelling unit (basement apartment), whereas the By-law permits one detached dwelling on the lot.


The Committee of Adjustment deferred this application on May 8th, 2019, due concerns with the size of the proposed dwelling. A member of the Committee was of the opinion that the proposal did not meet the four Planning Act 'tests' for assessing minor variances and that the floor area ratio could be reduced.

Subsequent to the May 8th deferral, the applicant has elected not to revise their proposal. Staff provided comments on the application in a memo dated April 8th, attached as appendix 'A1'. It is staff's opinion that the proposal meets the intent of the Official Plan and Zoning By-law, and is an appropriate development and use of land for the site. Staff comments and recommended approval conditions outlined in the April 25th staff report remain applicable.

PREPARED BY:


Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


Stephen Corr, Senior Planner, East District
File Path: Amanda\File\18 239636 \Documents\District Team Comments Memo

Appendices

Appendix A1 – Staff Report (April 25th, 2019)

Memorandum to the City of Markham Committee of Adjustment

April 25th, 2019

File: A/107/18
Address: 63 Peter Street, Markham
Applicant: 2602860 Ontario Inc.
Agent: Georgio Lolos Designs
Hearing Date: Wednesday May 8th, 2019

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

The applicant is requesting relief from the following requirements of the Residential One (R1) Zone in By-law 1229, as amended, as they relate to a proposed two-storey detached dwelling on the subject property (63 Peter Street).

- a) **Infill By-law 99-90, Section 1.2(vi):**
a net floor area ratio of 51.7 percent, whereas the By-law allows maximum net floor area ratio of 45percent;
- b) **Section 1.2(i):**
a maximum building height of 10.78 metres, whereas the By-law allows maximum building height of 9.8 metres;
- c) **Section 6.1:**
an accessory dwelling unit (basement apartment), whereas the By-law permits one detached dwelling on the lot.

BACKGROUND

Property Description

The 808.13 m² (8,695.47 ft²) subject property is located on the east side of Peter Street, south of 16th Avenue and west of Main Street Markham North. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There are a number of homes along Peter Street that have been redeveloped as infill homes. Mature vegetation exists across the property. According to assessment records collected in 1999, there is an existing one-storey detached 145.06 m² (1,561.41 ft²) dwelling on the property.

Proposal

The applicant is proposing to demolish the existing home and construct a 366.53 m² (3,943.99 ft²) two-storey detached dwelling on the subject property, as shown in Appendix 'B'. The proposed dwelling includes an attached two-car garage and a secondary suite in the basement of the proposed dwelling. The proposed secondary suite will have direct and separate access from a door to the south interior side yard.

Provincial Policies

Strong Communities through Affordable Housing Act - Province of Ontario

In 2011, the Strong Communities through Affordable Housing Act amended various sections of the Ontario Planning Act to facilitate the creation of second units by:

- Requiring municipalities to establish Official Plan policies and Zoning By-law provisions allowing secondary units in detached, semi-detached and row houses, as well as in ancillary structures

- Providing authority for the Minister of Municipal Affairs and Housing to make regulations authorizing the use of, and prescribing standards for, second units.

Under the *Strong Communities through Affordable Housing Act*, 'Second Units' also known as secondary suites are defined as "self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings."

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. In considering application for development approval in this designation, infill development shall respect and reflect the existing pattern and character of adjacent development by adhering to development criteria including;

- a) The proposed new building(s) shall have heights, massing and scale appropriate for the site and generally consistent with that permitted by the zoning for adjacent properties and properties on the same street;
- b) Front and rear yard setbacks for new buildings shall be consistent with the front and rear yards that exist on the same side of the street;
- c) The new building(s) shall have a complementary relationship with existing buildings, while accommodating a diversity of building styles, materials and colours; and
- d) Existing trees and vegetation shall be retained and enhanced through new street tree planting and additional on-site landscaping.

Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

The definition of a "Secondary Suite" in the 2014 Official Plan is "a second residential unit in a detached house, semi-detached house or rowhouse that consists of one or more rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons."

Section 8.13.8 states that it is the policy of Council that in considering an application to amend the zoning by-law to permit the establishment of a secondary suite where provided for in the 2014 Official Plan, that Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including:

- a) The building type in which the secondary suite is contained;
- b) The percentage of the floor area of the building type devoted to the secondary suite;
- c) The number of dwelling units permitted on the same lot
- d) The size of the secondary suite;
- e) The applicable parking standards; and
- f) The external appearance of the main dwelling.

As part of the City initiated zoning by-law consolidation project, Council considered the appropriateness of allowing second suites as of right in the City's Zoning By-law. However, on May 29th, 2018, Council resolved not to permit second suites as of right in any zone category that permits single detached, semi-detached, or townhouse dwellings. Consequently, property owners have been submitting variance applications to permit second suites on a site specific basis.

Zoning By-Law 1229

The subject property is zoned 'Residential' (R1) under By-law 1229, as amended, which permits a single detached dwelling. The proposed development does not comply with the By-law requirements with respect to the permission for a secondary suite.

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 net floor area ratio and maximum building height.

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, *"proposed client's wish requirements for dwelling development"*.

Zoning Preliminary Review (ZPR) Undertaken

The applicant completed a Zoning Preliminary Review (ZPR) on March 29, 2019 to confirm the variances required for the proposed development. The applicant revised their drawings to comply with three of the six variances indicated on the ZPR. The applicant submitted revised drawings on April 2nd, 2019 but has not conducted a second Zoning Preliminary Review for the revised drawings. It is ultimately 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, revisions to the proposal or further variance application(s) may be required to address any non-compliance.

Planning Staff have identified that the revised plans show the proposed front yard setback of 24.93 ft (7.60 m) does not comply with the minimum by-law requirement of 25 ft (7.62 m). This is attributable to converting the imperial by-law requirement to metric on the plans. The applicant is aware of this, and will be required to adjust their plans at the building permit stage to comply with front yard setback requirement in the by-law.

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 51.7%, whereas the By-law permits a maximum floor area ratio of 45%. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 366.53 m² (3,943.99 ft²), whereas the By-law permits a dwelling with a maximum floor area of 319.72 m² (3,441.43 ft²). This represents an increase of approximately 46.81 m² (503.86 ft²).

Floor Area Ratio is a measure of the interior space of the dwelling, expressed as a percentage of the net lot area. Notwithstanding the proposed increase in floor area ratio, staff note that the proposed dwelling will substantially be within the permitted building envelope required by other applicable development standards, and the dwelling will:

- Provide side yard setbacks of 6ft (1.83 m) for both the ground floor and second storey;
- Provide a rear yard setback of approximately 53.4 ft (16.27 m), compared to the minimum required 25 ft (7.62 m) rear yard setback;
- Have a lot coverage of approximately 25.13%, compared to the maximum permitted lot coverage of 35%; and
- Be within the maximum permitted building depth of 16.8 m (55.12).

Given this, Staff are of the opinion that the proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood and, that the request for floor area ratio meets the intent of the infill by-law.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 10.78 m (35.37 ft), whereas the By-law permits a maximum building height of 9.8 m (32.12 ft). This represents an increase of approximately 0.98 m (3.22 ft).

The By-law calculates building height using the vertical distance of building or structure measured between the level of the crown of the street and highest point of the roof surface. It should be noted that the proposed grade of the front of the house is approximately 1.14m (3.74 ft) above the crown of road and that the height variance is in part attributable to this.

Secondary Suites

Engineering staff confirmed that the existing sanitary sewer system has adequate capacity to accommodate the secondary suite and the Fire and Emergency Services Department has no objections provided the secondary suite is registered with the City and complies with Building and Fire Codes. Should this application be approved, the applicant will be required to obtain a building permit which ensures the secondary suite will be in compliance with Building Code and Fire Code regulations.

The City of Markham is committed to promoting affordable and shared housing opportunities. Secondary suites help the City increase the availability of affordable housing forms and provide support to achieve its affordable housing target required by the Province. Planning staff are of the opinion that the application meets the criteria under Section 8.13.8 of the 2014 Official Plan for the establishment of a secondary suite and therefore have no objections.

PUBLIC INPUT SUMMARY

No written submissions were received as of April 25th, 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.

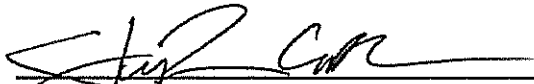
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Stephen Carr, Senior Planner, East District

File Path: Amanda\file\18 239636 \Documents\District Team Comments Memo

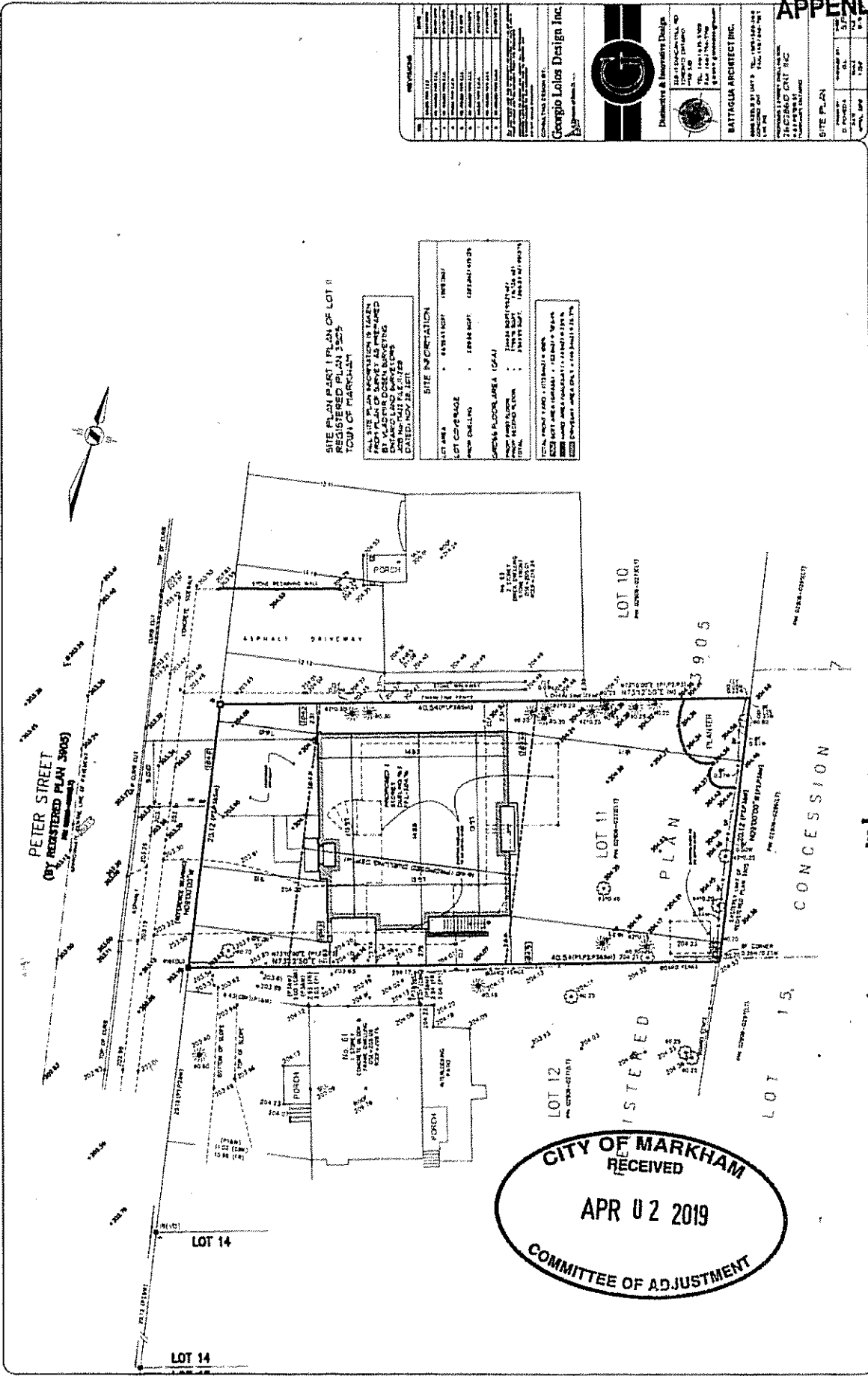
APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/107/18

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on *April 2, 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;
3. 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;
4. 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;
5. 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;
6. That the owner submit, if required by the Chief Building Official, a third-party report prepared by an architect or professional engineer licensed in the Province of Ontario, to assess compliance of existing construction with the provisions of the Ontario Building Code, and in particular relating to the change of use from a dwelling containing a single suite to a dwelling containing more than one suite;
7. That the Owner register the home as a two-unit house with the City of Markham Fire & Emergency Services Department, and satisfy any and all conditions for registration, to the satisfaction of the Fire Chief.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects



SITE PLAN PART I PLAN OF LOT 11
REGISTERED PLAN 3005
TOWN OF MARKHAM

ALL SITE PLAN NOTATIONS IS TAKEN
FROM THE REGISTERED PLAN 3005
ENTRUSTED TO THE SURVEYOR
DATE: NOV 28, 2017

SITE INFORMATION

LOT AREA	4871.11 SQ. FT.	1.12 ACRES
LOT COVERAGE	100%	4871.11 SQ. FT.
CONCRETE DRIVEWAY	100%	4871.11 SQ. FT.
CONCRETE DRIVEWAY AREA (TOTAL)	100%	4871.11 SQ. FT.
CONCRETE DRIVEWAY AREA (TOTAL)	100%	4871.11 SQ. FT.
CONCRETE DRIVEWAY AREA (TOTAL)	100%	4871.11 SQ. FT.

CONCRETE DRIVEWAY AREA (TOTAL)
CONCRETE DRIVEWAY AREA (TOTAL)
CONCRETE DRIVEWAY AREA (TOTAL)

REVISIONS

NO.	DATE	DESCRIPTION
1	2017.11.28	ISSUED FOR PERMITTING
2	2017.11.28	ISSUED FOR PERMITTING
3	2017.11.28	ISSUED FOR PERMITTING
4	2017.11.28	ISSUED FOR PERMITTING
5	2017.11.28	ISSUED FOR PERMITTING
6	2017.11.28	ISSUED FOR PERMITTING
7	2017.11.28	ISSUED FOR PERMITTING
8	2017.11.28	ISSUED FOR PERMITTING
9	2017.11.28	ISSUED FOR PERMITTING
10	2017.11.28	ISSUED FOR PERMITTING

Georgio Lofts Design Inc.
1000 Sheppard Ave. E. Suite 100
Markham, Ontario L3R 4R4
Tel: (905) 477-1111
Fax: (905) 477-1111
www.georgioloftsdesign.com

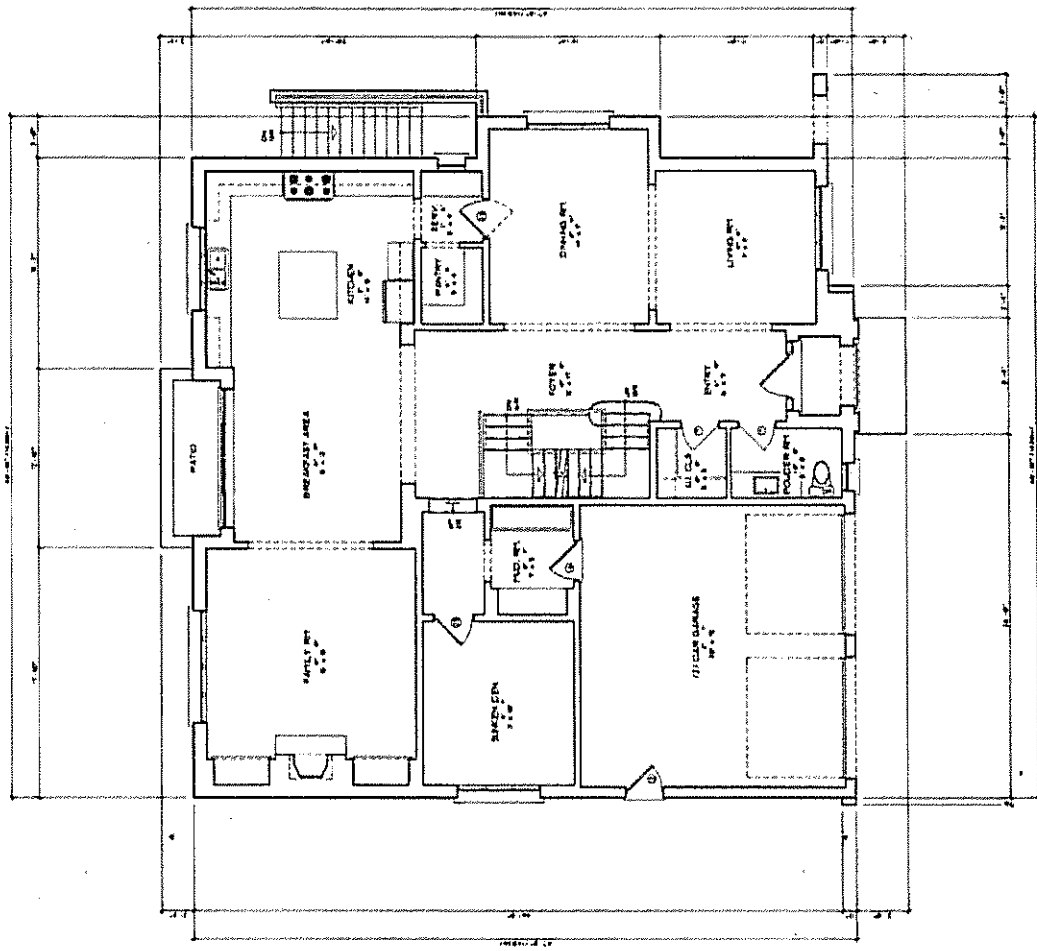
BATTAGLIA ARCHITECT INC.
1000 SHEPPARD AVE. E. SUITE 100
MARKHAM, ONTARIO L3R 4R4
TEL: (905) 477-1111
FAX: (905) 477-1111
WWW.BATTAGLIAARCHITECT.COM

REGISTERED PROFESSIONAL ARCHITECT
REG. NO. 10000
CITY OF MARKHAM

REGISTERED PROFESSIONAL ARCHITECT
REG. NO. 10000
CITY OF MARKHAM

REGISTERED PROFESSIONAL ARCHITECT
REG. NO. 10000
CITY OF MARKHAM

CITY OF MARKHAM RECEIVED
APR 02 2019
COMMITTEE OF ADJUSTMENT



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS
11	ISSUED FOR PERMITS
12	ISSUED FOR PERMITS
13	ISSUED FOR PERMITS
14	ISSUED FOR PERMITS
15	ISSUED FOR PERMITS
16	ISSUED FOR PERMITS
17	ISSUED FOR PERMITS
18	ISSUED FOR PERMITS
19	ISSUED FOR PERMITS
20	ISSUED FOR PERMITS

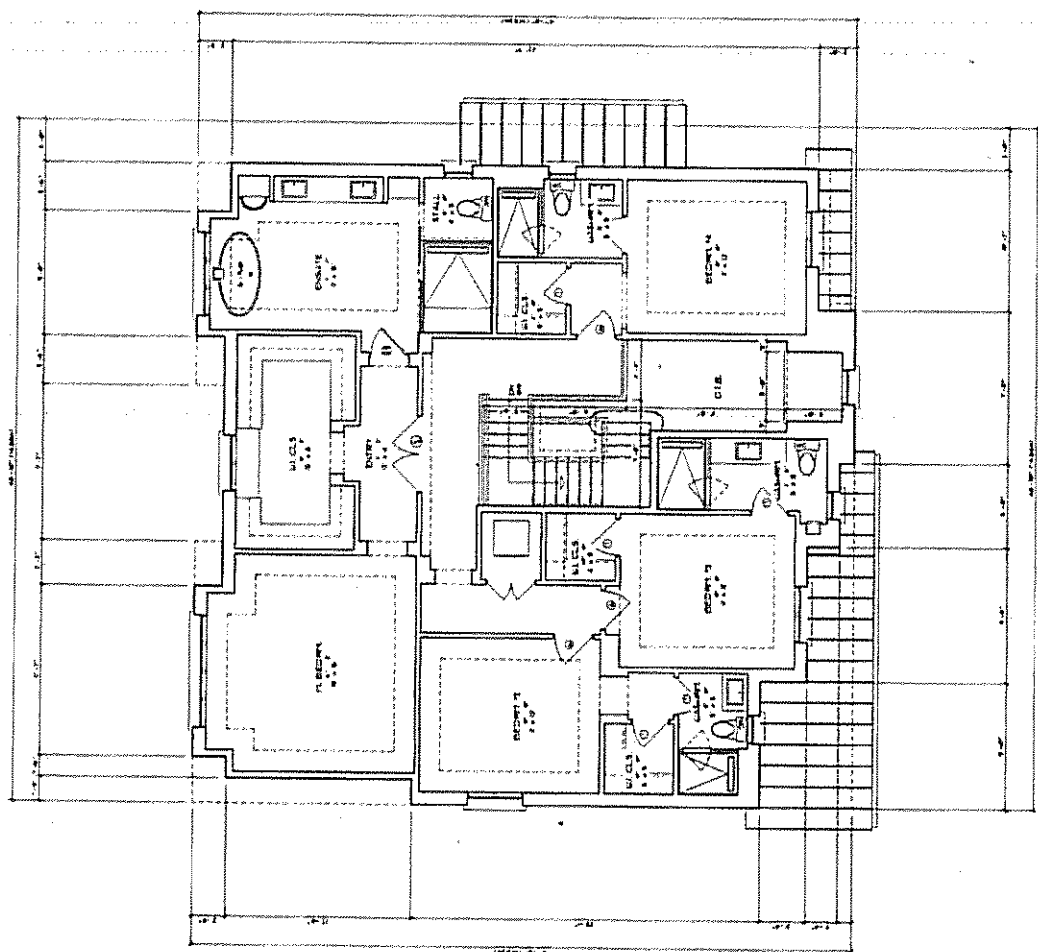
CONTRACTOR:
George Loto Design Inc.
 10000 10th Ave S
 Suite 100
 Atlanta, GA 30328
 Phone: (404) 525-1111
 Fax: (404) 525-1112
 Website: www.georgelotodesign.com

ARCHITECT:
BATTAGLIA ARCHITECTS INC.
 10000 10th Ave S
 Suite 100
 Atlanta, GA 30328
 Phone: (404) 525-1111
 Fax: (404) 525-1112
 Website: www.battagliaarchitects.com

PROJECT:
FIRST FLOOR PLAN

DATE:
 11/11/11

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



REVISIONS	
NO.	DESCRIPTION
1.	ISSUED FOR PERMITS
2.	ISSUED FOR PERMITS
3.	ISSUED FOR PERMITS
4.	ISSUED FOR PERMITS
5.	ISSUED FOR PERMITS
6.	ISSUED FOR PERMITS
7.	ISSUED FOR PERMITS
8.	ISSUED FOR PERMITS
9.	ISSUED FOR PERMITS
10.	ISSUED FOR PERMITS

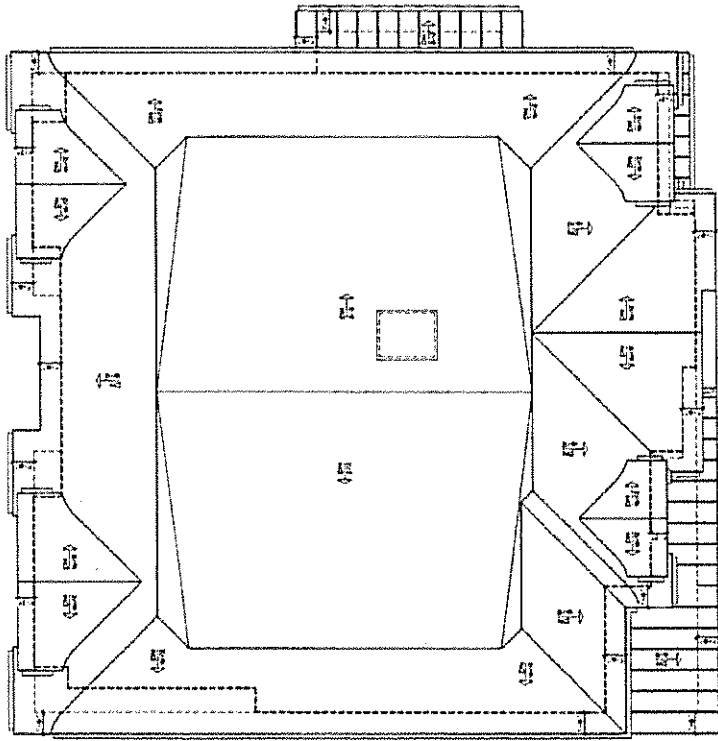
PROJECT NO. 100-100-100-100
 PROJECT NAME: 100-100-100-100
 PROJECT ADDRESS: 100-100-100-100
 PROJECT CITY: 100-100-100-100
 PROJECT STATE: 100-100-100-100
 PROJECT ZIP: 100-100-100-100

Georgia Lohse Design Inc.
 ARCHITECTS
 100-100-100-100
 100-100-100-100
 100-100-100-100

BATTAGLIA ARCHITECT INC.
 ARCHITECTS
 100-100-100-100
 100-100-100-100
 100-100-100-100

SHEET NO. 100-100-100-100
 SHEET TITLE: 100-100-100-100
 SHEET DATE: 100-100-100-100

SECOND FLOOR PLAN
 DRAWN BY: 100-100-100-100
 CHECKED BY: 100-100-100-100
 APPROVED BY: 100-100-100-100
 DATE: 100-100-100-100



REVISIONS	
NO.	DATE
1	10/10/11
2	10/10/11
3	10/10/11
4	10/10/11
5	10/10/11
6	10/10/11
7	10/10/11
8	10/10/11
9	10/10/11
10	10/10/11

CONSULT DESIGN BY:
Gregorio Lolas Design Inc.
 Division of Lolas & Co. Inc.

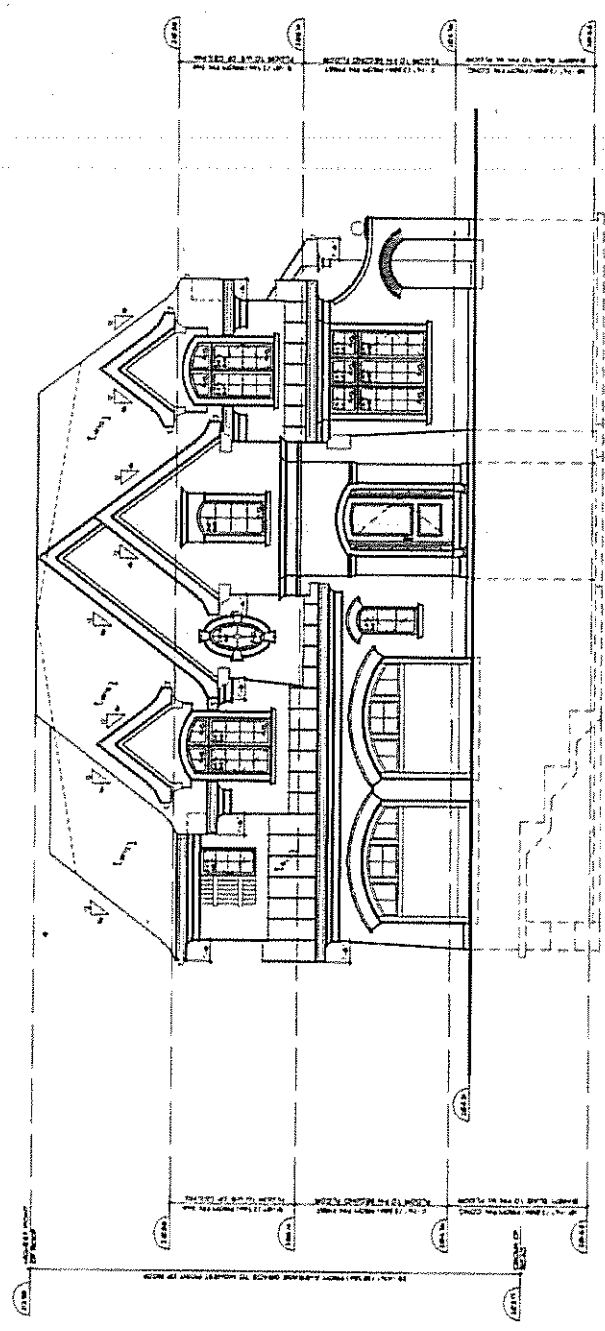
Dedicato & Associates Design
 10000 Woodloch Forest Dr.
 Suite 100
 Dallas, TX 75243
 Tel: 972-440-1100
 Fax: 972-440-1101
 www.dedico.com

BALTAGLIA ARCHITECT INC.
 10000 Woodloch Forest Dr.
 Suite 100
 Dallas, TX 75243
 Tel: 972-440-1100
 Fax: 972-440-1101
 www.baltaglia.com

PROJECT NO. 11-001
 SHEET NO. 11-001-01
 DATE: 10/10/11

ROOF PLAN

SCALE	AS SHOWN
DATE	10/10/11
BY	ALB
CHECKED	ALB
DATE	10/10/11



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS
6	REVISED PER COMMENTS
7	REVISED PER COMMENTS
8	REVISED PER COMMENTS
9	REVISED PER COMMENTS
10	REVISED PER COMMENTS

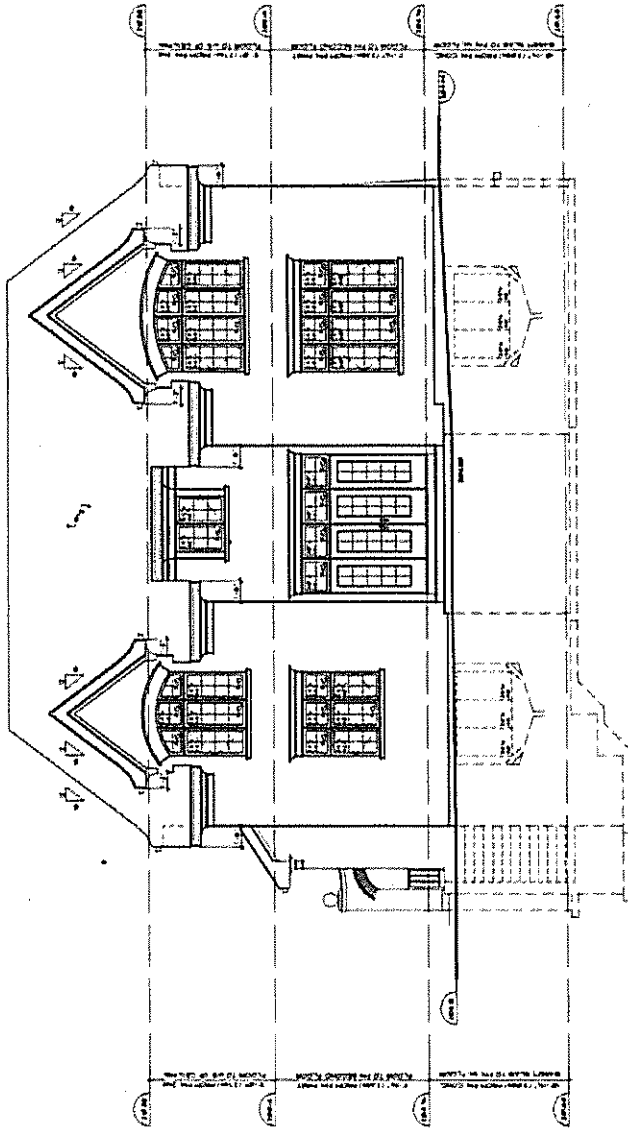
DRAWING DESIGN BY:
Georgia Lelas Design Inc.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: 404.525.1234
 Fax: 404.525.1235
 Email: gldesign@georgiadesign.com

DISMANTLE & RECONSTRUCT DESIGN
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: 404.525.1234
 Fax: 404.525.1235
 Email: gldesign@georgiadesign.com

BATTAGLIA ARCHITECT INC.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: 404.525.1234
 Fax: 404.525.1235
 Email: gldesign@georgiadesign.com

PROJECT INFORMATION
 PROJECT NO.: 1000
 PROJECT NAME: 1000
 PROJECT ADDRESS: 1000
 PROJECT CITY: 1000
 PROJECT STATE: 1000
 PROJECT ZIP: 1000

FRONT (WEST) ELEVATION
 SCALE: 1/8" = 1'-0"
 DATE: 10/10/10



NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	11/11/11
2	REVISED PER COMMENTS	11/11/11
3	REVISED PER COMMENTS	11/11/11
4	REVISED PER COMMENTS	11/11/11
5	REVISED PER COMMENTS	11/11/11
6	REVISED PER COMMENTS	11/11/11
7	REVISED PER COMMENTS	11/11/11
8	REVISED PER COMMENTS	11/11/11
9	REVISED PER COMMENTS	11/11/11
10	REVISED PER COMMENTS	11/11/11

DESIGNED BY
Georgio Lolas Design Inc.
 11111 11111 11111
 11111 11111 11111

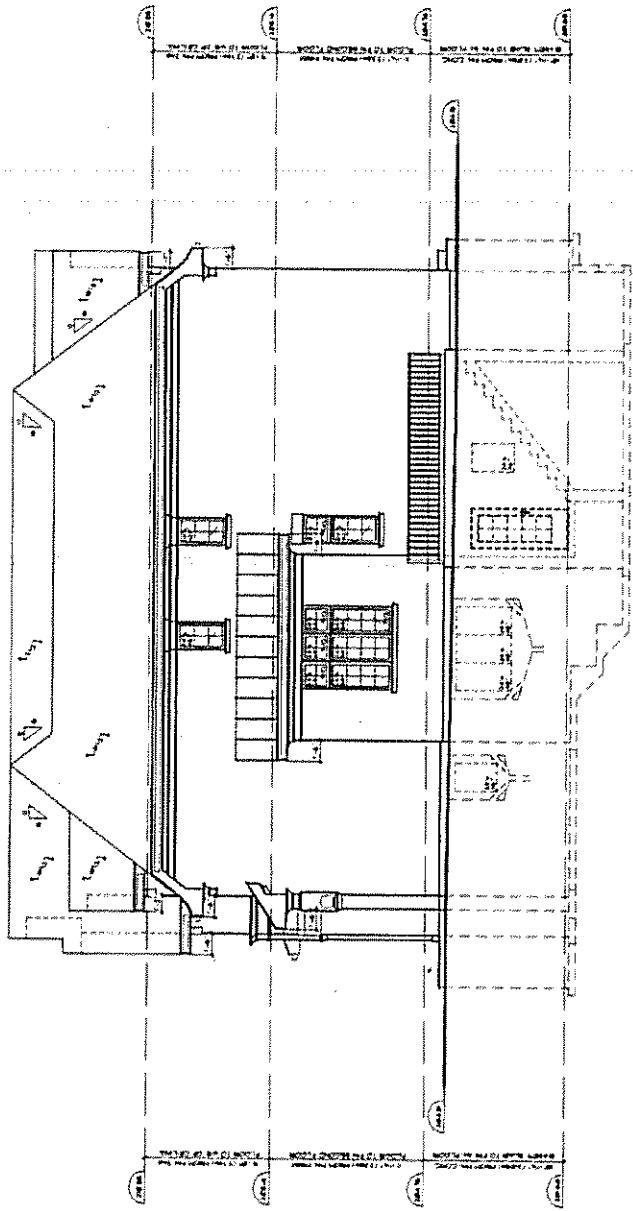


Professional & Administrative Design
 11111 11111 11111
 11111 11111 11111
 11111 11111 11111
 11111 11111 11111

BATTALION ARCHITECTURE
 11111 11111 11111
 11111 11111 11111
 11111 11111 11111

16072460 CNT INC.
 11111 11111 11111
 11111 11111 11111

REAR (EAST) ELEVATION	
DATE	11/11/11
PROJECT NO.	11111
SCALE	1/8" = 1'-0"
DATE	11/11/11



REVISIONS	
NO.	DATE
1	10/10/00
2	10/10/00
3	10/10/00
4	10/10/00
5	10/10/00
6	10/10/00
7	10/10/00
8	10/10/00
9	10/10/00
10	10/10/00

DESIGNED BY: **George Lolos Design Inc.**
 DRAWN BY: **George Lolos Design Inc.**
 CHECKED BY: **George Lolos Design Inc.**
 APPROVED BY: **George Lolos Design Inc.**

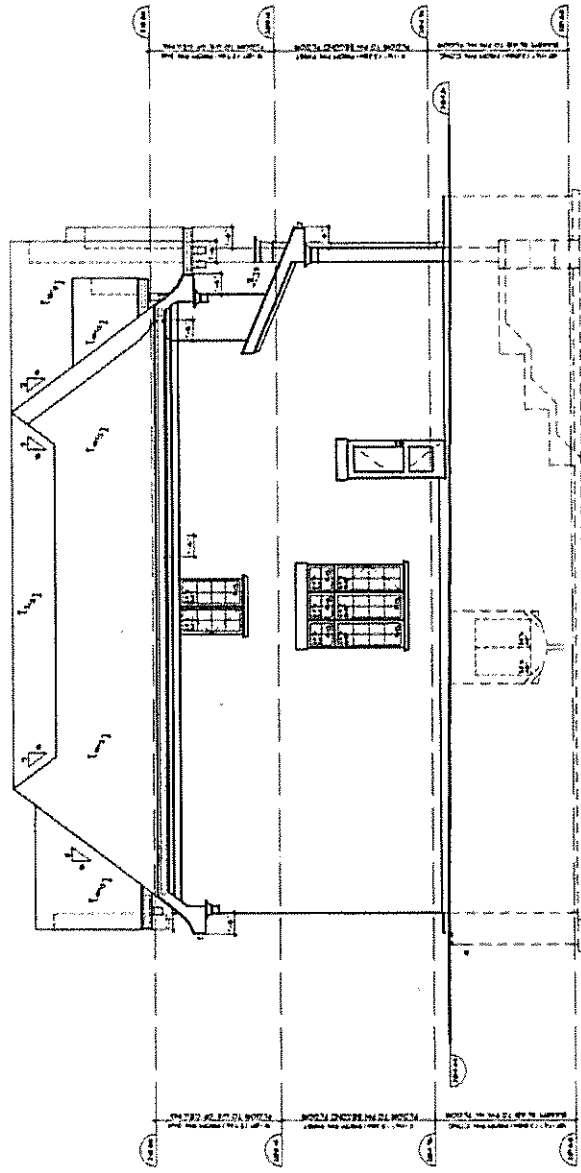
George Lolos Design Inc.
 10000 Woodloch Forest Dr.
 Suite 100
 Dallas, Texas 75243
 Phone: (972) 412-1000
 Fax: (972) 412-1001
 Email: gldesign@georgelolos.com

BATTAGLIA ARCHITECT INC.
 10000 Woodloch Forest Dr.
 Suite 100
 Dallas, Texas 75243
 Phone: (972) 412-1000
 Fax: (972) 412-1001
 Email: gldesign@georgelolos.com

DISNEY & ASSOCIATE DESIGN
 10000 Woodloch Forest Dr.
 Suite 100
 Dallas, Texas 75243
 Phone: (972) 412-1000
 Fax: (972) 412-1001
 Email: gldesign@georgelolos.com

REAR (SCULPT) ELEVATION

DATE	10/10/00
SCALE	1/8" = 1'-0"
SHEET NO.	100-100
TOTAL SHEETS	100



NO.	REVISIONS
1	ISSUED FOR PERMITS
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS
6	REVISED PER COMMENTS
7	REVISED PER COMMENTS
8	REVISED PER COMMENTS
9	REVISED PER COMMENTS
10	REVISED PER COMMENTS

CONSULTING ENGINEER
Georgio Lolos Design Inc.
 1000 ...
 ...
 ...



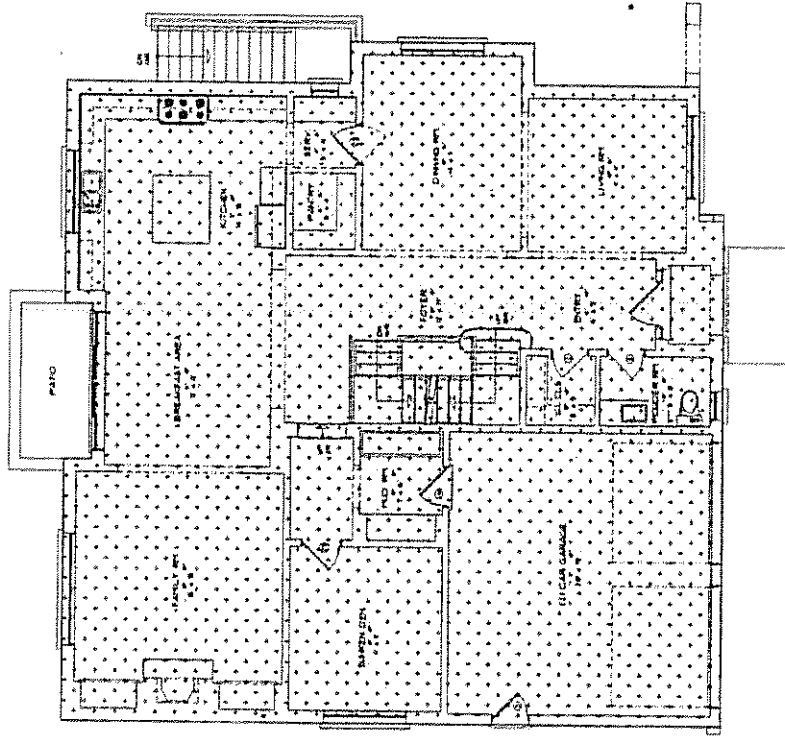
Delineative & Interim Design
 1000 ...
 ...
 ...

BATTAGLIA ARCHITECT INC.
 1000 ...
 ...
 ...

SELECTED CHIT INC.
 1000 ...
 ...
 ...

LEFT ELEVATION	
DATE	10/18/18
PROJECT	...
SCALE	1/8" = 1'-0"

LOT COVERAGE CALCULATIONS
 LOT AREA = 8695.41 SQFT.
 DWELLING = 2185.98 SQFT. = 25.13%



REVISIONS	
NO.	DESCRIPTION
1	AS SHOWN
2	AS SHOWN
3	AS SHOWN
4	AS SHOWN
5	AS SHOWN
6	AS SHOWN
7	AS SHOWN
8	AS SHOWN
9	AS SHOWN
10	AS SHOWN
11	AS SHOWN
12	AS SHOWN
13	AS SHOWN
14	AS SHOWN
15	AS SHOWN
16	AS SHOWN
17	AS SHOWN
18	AS SHOWN
19	AS SHOWN
20	AS SHOWN
21	AS SHOWN
22	AS SHOWN
23	AS SHOWN
24	AS SHOWN
25	AS SHOWN
26	AS SHOWN
27	AS SHOWN
28	AS SHOWN
29	AS SHOWN
30	AS SHOWN
31	AS SHOWN
32	AS SHOWN
33	AS SHOWN
34	AS SHOWN
35	AS SHOWN
36	AS SHOWN
37	AS SHOWN
38	AS SHOWN
39	AS SHOWN
40	AS SHOWN
41	AS SHOWN
42	AS SHOWN
43	AS SHOWN
44	AS SHOWN
45	AS SHOWN
46	AS SHOWN
47	AS SHOWN
48	AS SHOWN
49	AS SHOWN
50	AS SHOWN

Check This Office By
 Georgia Lolas Design Inc.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1100
 Fax: (404) 525-1101
 E-mail: gld@georgialolas.com
 Website: www.georgialolas.com

Georgia Lolas Design Inc.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1100
 Fax: (404) 525-1101
 E-mail: gld@georgialolas.com
 Website: www.georgialolas.com

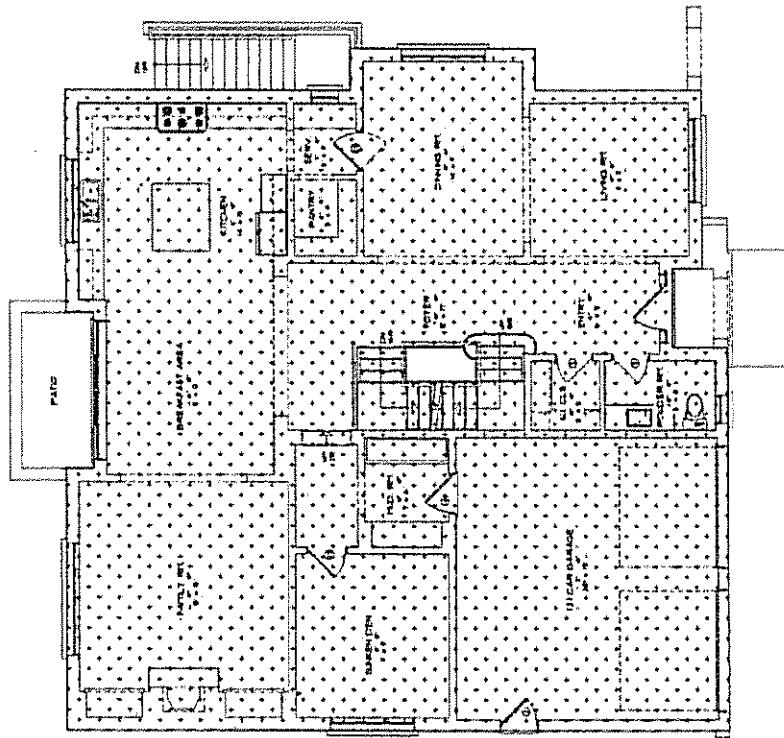
Distinctions & Innovative Design
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1100
 Fax: (404) 525-1101
 E-mail: gld@georgialolas.com
 Website: www.georgialolas.com

BATTAGLIA ARCHITECT INC.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1100
 Fax: (404) 525-1101
 E-mail: gld@georgialolas.com
 Website: www.georgialolas.com

2667660 CNT INC.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1100
 Fax: (404) 525-1101
 E-mail: gld@georgialolas.com
 Website: www.georgialolas.com

LOT COVERAGE CALCULATIONS
 LOT AREA = 8695.41 SQFT.
 DWELLING = 2185.98 SQFT. = 25.13%

TOTAL FIRST FLOOR PLAN ■ 218618 SQFT
 LESS OPEN TO BELOW AREAS ■ 1185 SQFT
 TOTAL FIRST FLOOR PLAN ■ 214124 SQFT



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS
11	ISSUED FOR PERMITS
12	ISSUED FOR PERMITS
13	ISSUED FOR PERMITS
14	ISSUED FOR PERMITS
15	ISSUED FOR PERMITS
16	ISSUED FOR PERMITS
17	ISSUED FOR PERMITS
18	ISSUED FOR PERMITS
19	ISSUED FOR PERMITS
20	ISSUED FOR PERMITS

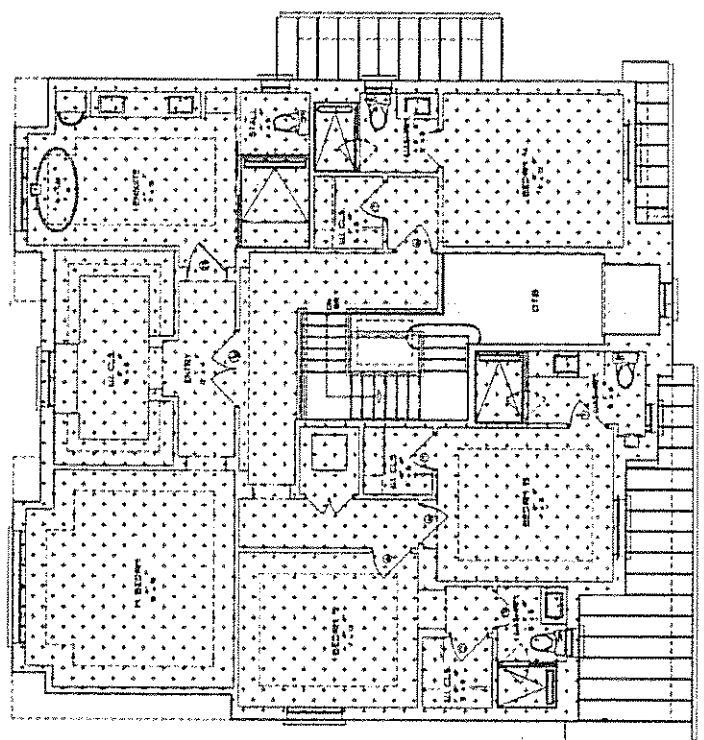
Gregorio Lobo Design Inc.
 11500 E. 15th Ave., Suite 100
 Denver, CO 80232
 Phone: 303.751.1100
 Fax: 303.751.1101
 www.gregoriolobodesign.com

BATTALIA ARCHITECT INC.
 11500 E. 15th Ave., Suite 100
 Denver, CO 80232
 Phone: 303.751.1100
 Fax: 303.751.1101
 www.battaliaarchitect.com

11. PER GFA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ FT)
1	REAR GARAGE	1185
2	FRONT GARAGE	1185
3	OFFICE	1185
4	REAR GARAGE	1185
5	FRONT GARAGE	1185
6	OFFICE	1185
7	REAR GARAGE	1185
8	FRONT GARAGE	1185
9	OFFICE	1185
10	REAR GARAGE	1185
11	FRONT GARAGE	1185
12	OFFICE	1185
13	REAR GARAGE	1185
14	FRONT GARAGE	1185
15	OFFICE	1185
16	REAR GARAGE	1185
17	FRONT GARAGE	1185
18	OFFICE	1185
19	REAR GARAGE	1185
20	FRONT GARAGE	1185
21	OFFICE	1185
22	REAR GARAGE	1185
23	FRONT GARAGE	1185
24	OFFICE	1185
25	REAR GARAGE	1185
26	FRONT GARAGE	1185
27	OFFICE	1185
28	REAR GARAGE	1185
29	FRONT GARAGE	1185
30	OFFICE	1185
31	REAR GARAGE	1185
32	FRONT GARAGE	1185
33	OFFICE	1185
34	REAR GARAGE	1185
35	FRONT GARAGE	1185
36	OFFICE	1185
37	REAR GARAGE	1185
38	FRONT GARAGE	1185
39	OFFICE	1185
40	REAR GARAGE	1185
41	FRONT GARAGE	1185
42	OFFICE	1185
43	REAR GARAGE	1185
44	FRONT GARAGE	1185
45	OFFICE	1185
46	REAR GARAGE	1185
47	FRONT GARAGE	1185
48	OFFICE	1185
49	REAR GARAGE	1185
50	FRONT GARAGE	1185
51	OFFICE	1185
52	REAR GARAGE	1185
53	FRONT GARAGE	1185
54	OFFICE	1185
55	REAR GARAGE	1185
56	FRONT GARAGE	1185
57	OFFICE	1185
58	REAR GARAGE	1185
59	FRONT GARAGE	1185
60	OFFICE	1185
61	REAR GARAGE	1185
62	FRONT GARAGE	1185
63	OFFICE	1185
64	REAR GARAGE	1185
65	FRONT GARAGE	1185
66	OFFICE	1185
67	REAR GARAGE	1185
68	FRONT GARAGE	1185
69	OFFICE	1185
70	REAR GARAGE	1185
71	FRONT GARAGE	1185
72	OFFICE	1185
73	REAR GARAGE	1185
74	FRONT GARAGE	1185
75	OFFICE	1185
76	REAR GARAGE	1185
77	FRONT GARAGE	1185
78	OFFICE	1185
79	REAR GARAGE	1185
80	FRONT GARAGE	1185
81	OFFICE	1185
82	REAR GARAGE	1185
83	FRONT GARAGE	1185
84	OFFICE	1185
85	REAR GARAGE	1185
86	FRONT GARAGE	1185
87	OFFICE	1185
88	REAR GARAGE	1185
89	FRONT GARAGE	1185
90	OFFICE	1185
91	REAR GARAGE	1185
92	FRONT GARAGE	1185
93	OFFICE	1185
94	REAR GARAGE	1185
95	FRONT GARAGE	1185
96	OFFICE	1185
97	REAR GARAGE	1185
98	FRONT GARAGE	1185
99	OFFICE	1185
100	REAR GARAGE	1185
101	FRONT GARAGE	1185
102	OFFICE	1185
103	REAR GARAGE	1185
104	FRONT GARAGE	1185
105	OFFICE	1185
106	REAR GARAGE	1185
107	FRONT GARAGE	1185
108	OFFICE	1185
109	REAR GARAGE	1185
110	FRONT GARAGE	1185
111	OFFICE	1185
112	REAR GARAGE	1185
113	FRONT GARAGE	1185
114	OFFICE	1185
115	REAR GARAGE	1185
116	FRONT GARAGE	1185
117	OFFICE	1185
118	REAR GARAGE	1185
119	FRONT GARAGE	1185
120	OFFICE	1185
121	REAR GARAGE	1185
122	FRONT GARAGE	1185
123	OFFICE	1185
124	REAR GARAGE	1185
125	FRONT GARAGE	1185
126	OFFICE	1185
127	REAR GARAGE	1185
128	FRONT GARAGE	1185
129	OFFICE	1185
130	REAR GARAGE	1185
131	FRONT GARAGE	1185
132	OFFICE	1185
133	REAR GARAGE	1185
134	FRONT GARAGE	1185
135	OFFICE	1185
136	REAR GARAGE	1185
137	FRONT GARAGE	1185
138	OFFICE	1185
139	REAR GARAGE	1185
140	FRONT GARAGE	1185
141	OFFICE	1185
142	REAR GARAGE	1185
143	FRONT GARAGE	1185
144	OFFICE	1185
145	REAR GARAGE	1185
146	FRONT GARAGE	1185
147	OFFICE	1185
148	REAR GARAGE	1185
149	FRONT GARAGE	1185
150	OFFICE	1185

TOTAL SECON FLOOR PLAN * 193161 SQFT
 LESS OPEN TO BELOW AREAS * 193196 SQFT
 TOTAL SECOND FLOOR PLAN * 119915 SQFT



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS

PROJECT NO. 119915
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT CITY: [REDACTED]
 PROJECT STATE: [REDACTED]
 PROJECT ZIP: [REDACTED]

Georgio Lolos Design Inc.
 Architectural Firm

BATTAGLIA ARCHITECT INC.
 1000 BELLA BLVD. SUITE 100
 WESTFIELD, MA 01095
 TEL: 413-865-1000
 FAX: 413-865-1001

THE BERGFA
 CALCULATIONS
 1000 BELLA BLVD. SUITE 100
 WESTFIELD, MA 01095
 TEL: 413-865-1000
 FAX: 413-865-1001

NO.	DATE	BY	CHKD.	APP'D.
1	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]
2	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]
3	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]
4	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]
5	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]
6	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]
7	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]
8	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]
9	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]
10	11/15/11	[REDACTED]	[REDACTED]	[REDACTED]