

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 m² (4,124.2 ft²), whereas the By-law permits a dwelling with a maximum floor area of 345.11 m² (3714.75 ft²). This represents an increase of approximately 38.04 m² (409.45 ft²). 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.

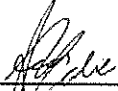
CONCLUSION

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;

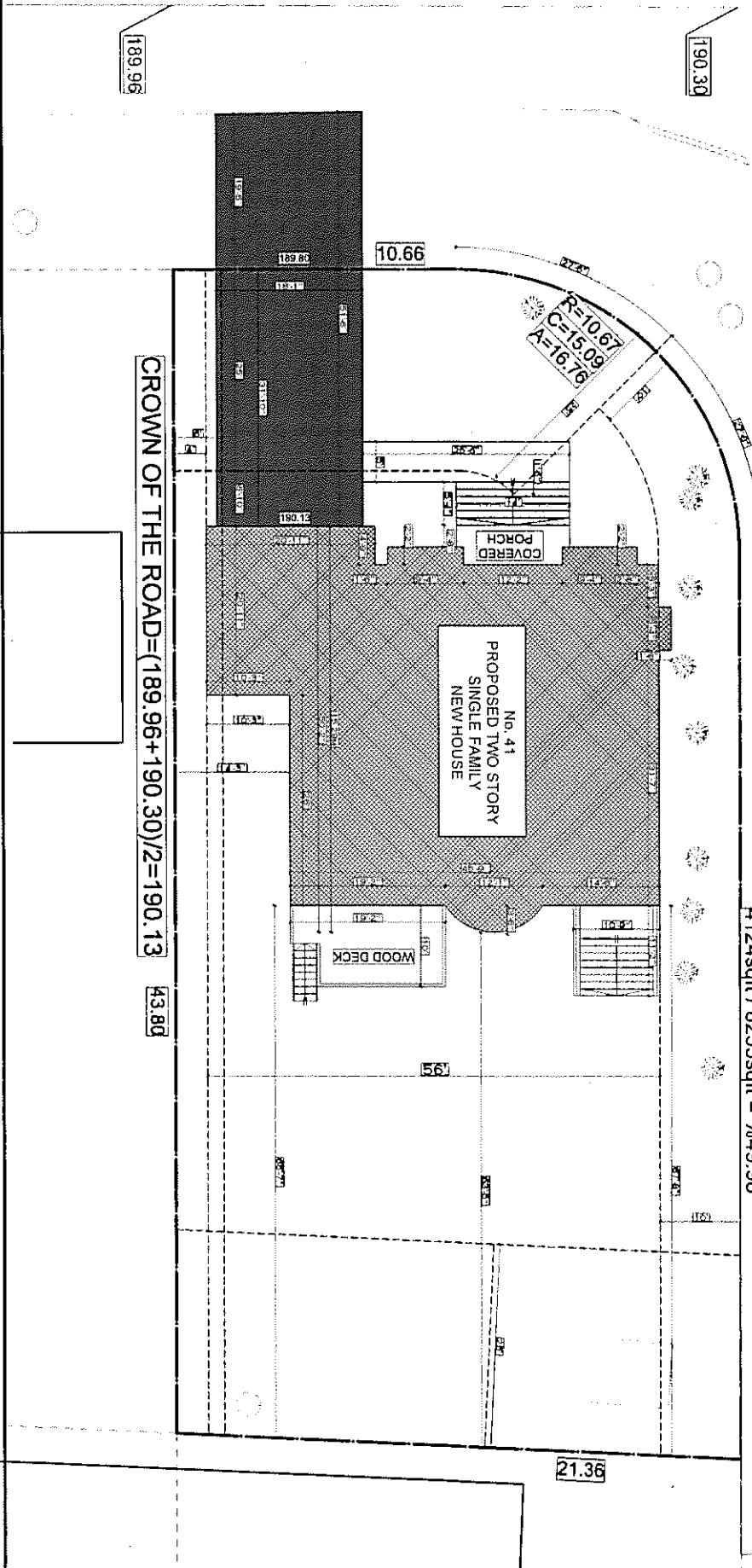
CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

APPENDIX B

CITY OF MARKHAM
RECEIVED
DEC 05 2018
COMMITTEE OF ADJUSTMENT



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

| LOT AREA | 2ND FLOOR | LOT COVERAGE | NET FLOOR AREA RATIO |
|-----------|-----------|--------------|----------------------|
| 8255 SQFT | 4124 SQFT | 22.33% | 49.96% |
| 8255 SQFT | 4124 SQFT | 22.33% | 49.96% |
| TOTAL | TOTAL | TOTAL | TOTAL |

DATE: _____ ISSUED FOR: _____
 MEMBER: _____ FOR BUILDING PERMIT: _____
 FOR STRUCTURE ONLY: _____

THE ARCHITECT HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALITY CONTROL AND AFTER THE MODIFICATIONS BY THE ARCHITECT AND THE CLIENT'S REPRESENTATIVE TO THE ARCHITECT'S OFFICE.

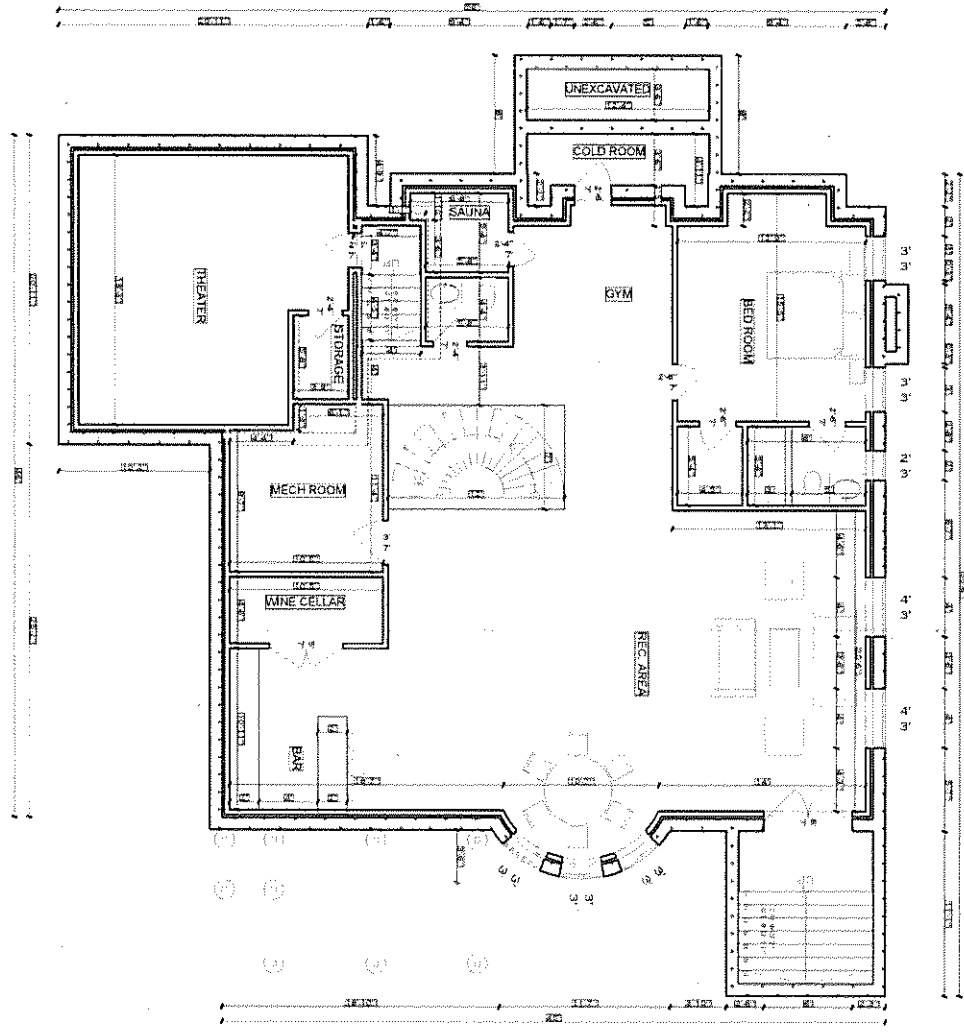
VALID EVALUATION: BON # 48213
 PROJECT DESIGN INC. BCIN # 102220



SCALE: 1:150
 LAST MODIFIED ON: DECEMBER 6, 2018

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

AO1



THE DESIGNER HAS REVIEWED AND TAKES
 QUALIFICATIONS AND MEETS THE REQUIREMENTS
 SET OUT IN THE ONTARIO BUILDING CODE TO BE
 A REGISTERED PROFESSIONAL ENGINEER

NAME: **ELIJA JENSEN** REG.#: **45111**

PHONE DESIGN INC. BOX # 10220
 5704

DATE FOR STRUCTURE

ALL DIMENSIONS AND DIMENSIONS ARE
 IN METERS UNLESS SPECIFIED OTHERWISE
 THE DESIGNER HAS REVIEWED THE CLIENT'S
 DRAWINGS AND TAKES NOTICE OF THE
 FOLLOWING: THE CLIENT HAS PROVIDED ALL
 NECESSARY INFORMATION TO THE DESIGNER
 AND THE DESIGNER HAS REVIEWED THE
 SAME. THE DESIGNER HAS REVIEWED THE
 CLIENT'S DRAWINGS AND TAKES NOTICE
 OF THE FOLLOWING: THE CLIENT HAS
 PROVIDED ALL NECESSARY INFORMATION
 TO THE DESIGNER AND THE DESIGNER
 HAS REVIEWED THE SAME.

DATE: **12/05/2018**

DESIGNER: **ELIJA JENSEN**

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

DRAWING TITLE: **BASEMENT**

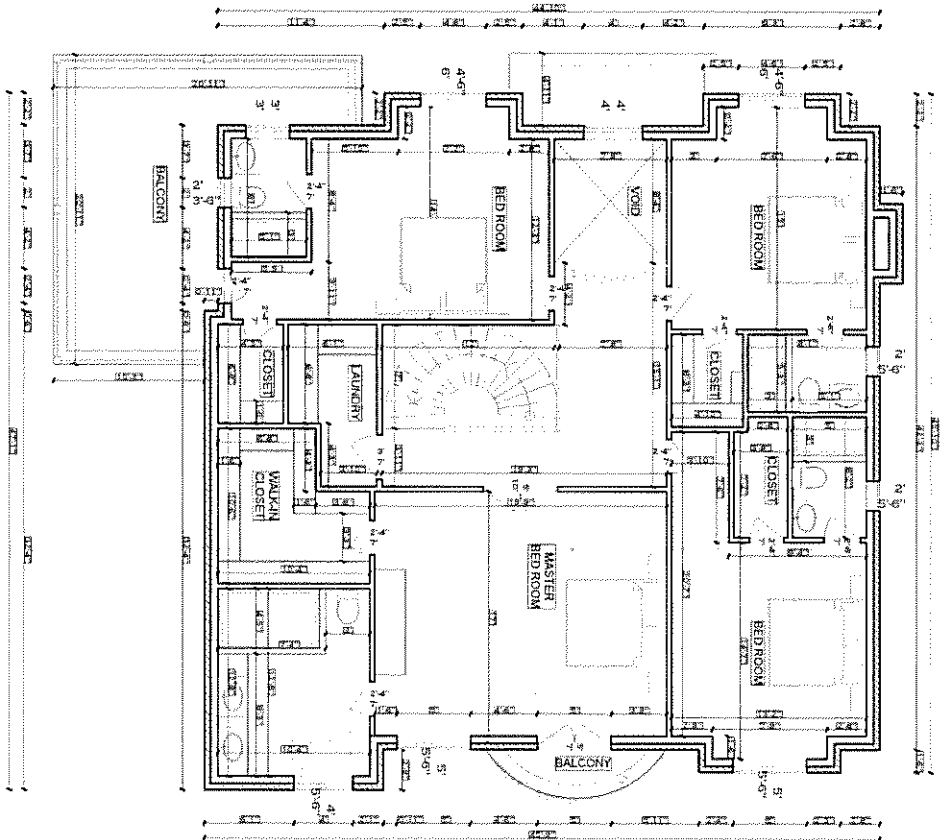
SCALE: **1:96**

DRAWN BY: **VE**

CHECKED BY: **VE**

LAST MODIFIED ON: **DECEMBER 5, 2018**

A.02



THE DRAWER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE SET OUT IN THE DRAWING BEING TRUE TO HIS DESIGN.

NAME: **VANDERKAM CORNELIUS** SOON # 45111

PROPOSED DESIGNING: SOON # 10220
 FROM: *[Signature]*



DATE FOR STRUCTURE

ALL DIMENSIONS AND FINISHES ARE TO BE TAKEN FROM THE CENTERLINE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

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41 HAWKRIDGE AVENUE, MARKHAM, ON

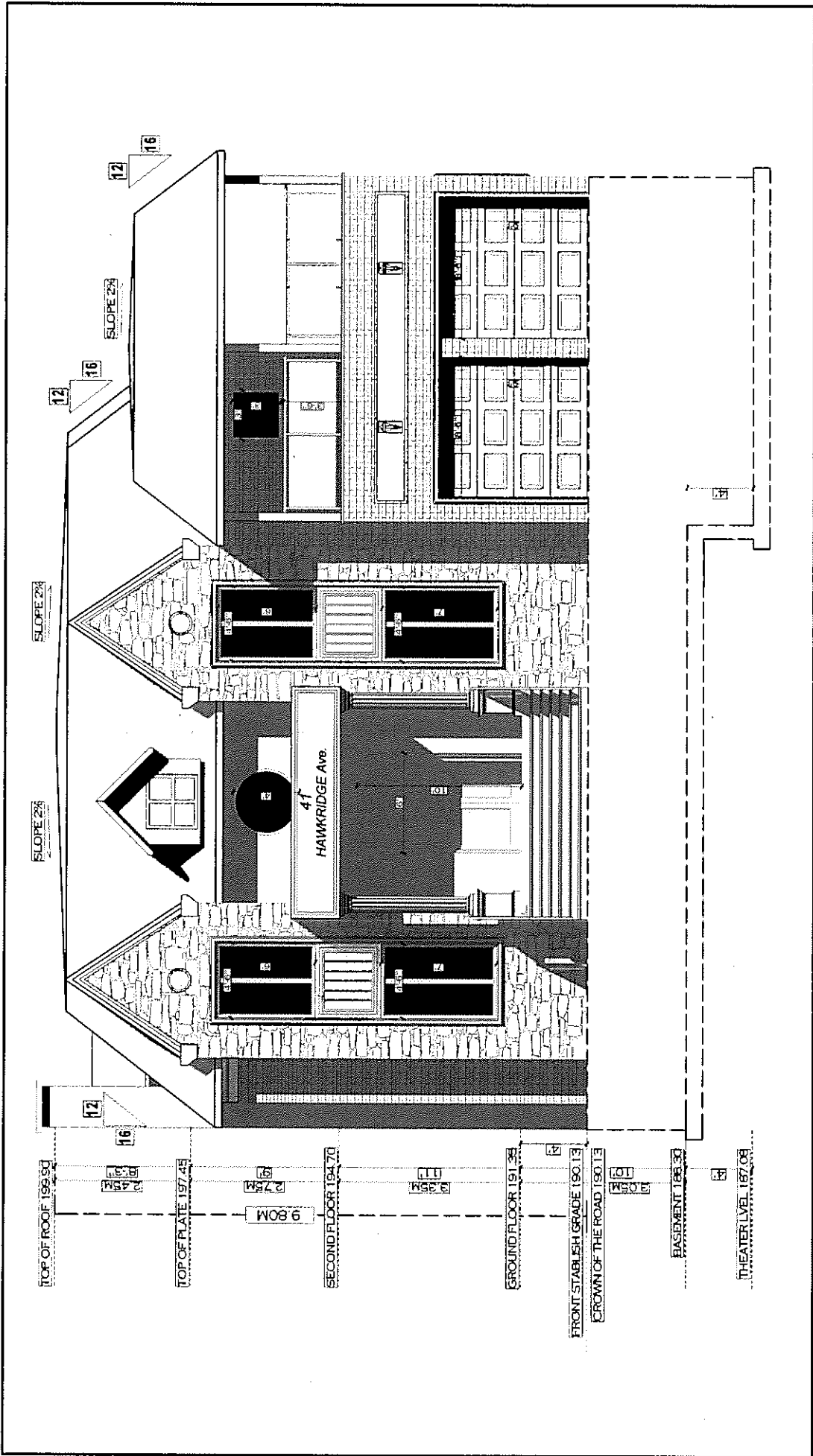
DRAWING TITLE:
SECOND FLOOR

SCALE: **1:96**

DRAWN BY: **VE** CHECKED BY: **VE**

LAST MODIFIED ON:
DECEMBER 5, 2018

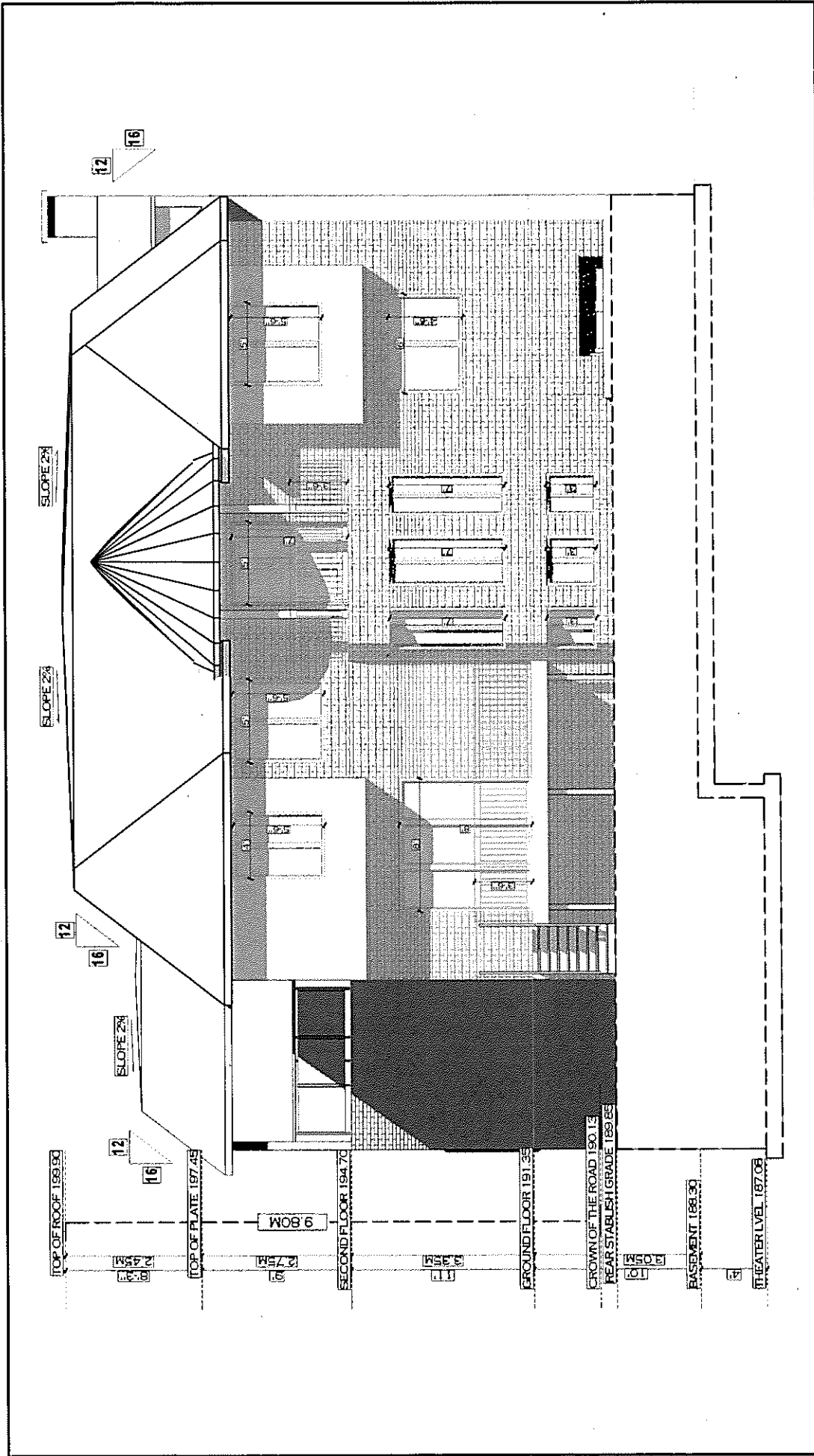
A.04



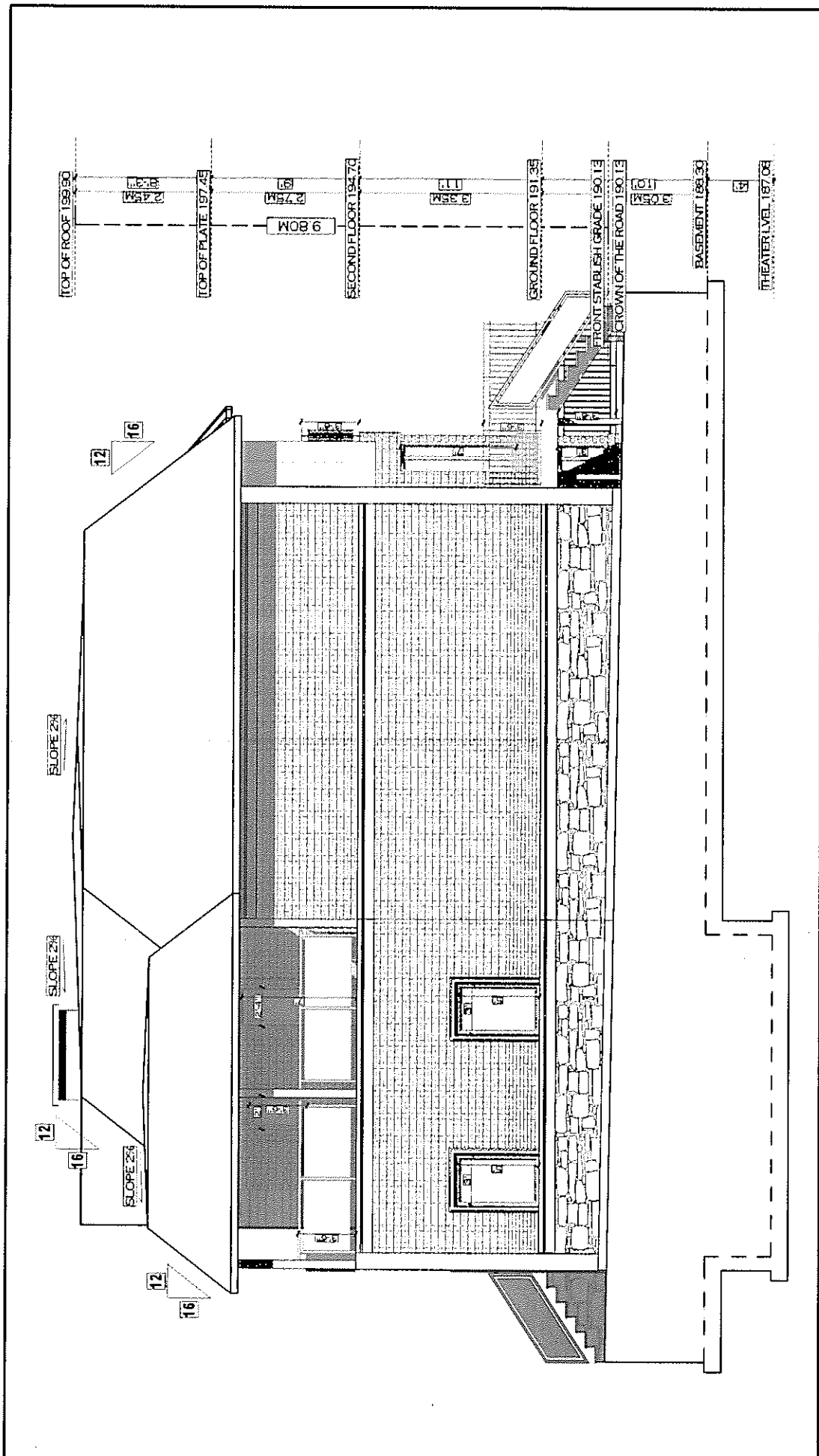
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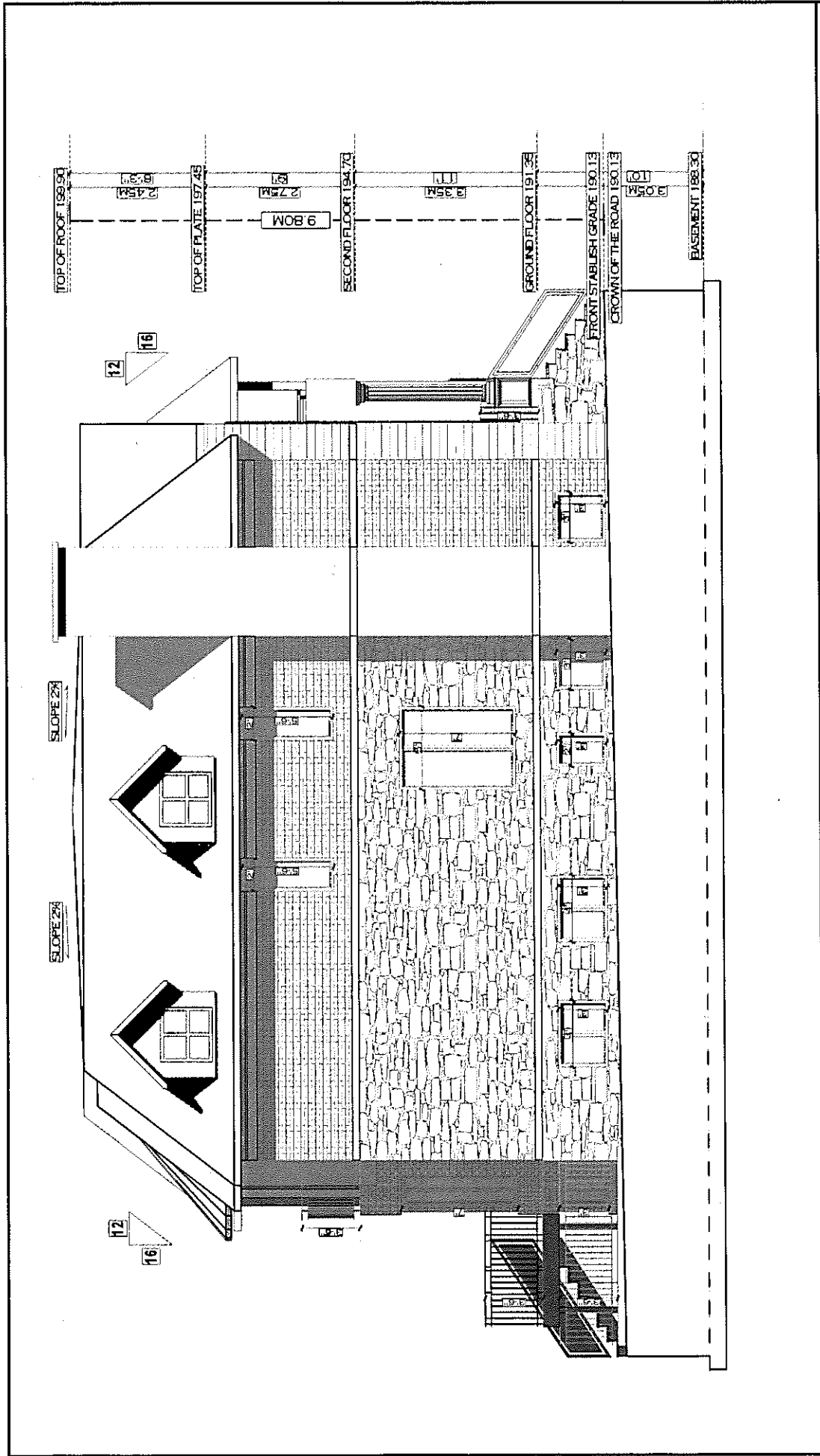
FOR STRUCTURE ONLY



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| DATE: 12/06/2018 | | ISSUED FOR: FOR BUILDING PERMIT | | DRAWN BY: V.E | | SCALE: 1/32 | | DRAWING TITLE: REAR ELEVATION | | A.07 | |
| | | | | | | | | PROJECT TITLE/ADDRESS: 41 HAWKBRIDGE AVENUE, MARKHAM, ON | | | |
| | | | | | | | | LAST MODIFIED ON: DECEMBER 6, 2018 | | | |
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| | | | | <small>THE UNDERSIGNED HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN, AND FOR THE QUALIFICATIONS AND REPUTATION OF THE PROFESSIONALS SET FORTH IN THE CHARTER INCLUDING LOOK TO THE REGULATOR.</small> | | | | | | | |
| | | | | <small>VANDI ENAH JORDEN BCIN # 48213</small> <small>PROHOME DESIGN INC. BCIN # 102220</small> | | | | | | | |
| | | | | FOR SITE PLAN ONLY | | | | | | | |



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| DATE: 10/26/2016 | | ISSUED FOR: FOR BUILDING PERMIT | | DRAWING TITLE: SIDE ELEVATION | | A.08 | |
| FOR STRUCTURE ONLY | | SCALE: 1/64 | | PROJECT TITLE/ADDRESS: 41 HAWKBRIDGE AVENUE, MARKHAM, ON | | | |
| DRAWN BY: V.E. | | LAST MODIFIED ON: December 6, 2018 | | DRAWING TITLE: SIDE ELEVATION | | | |
| | | THE USER(S) HAS/HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SET OUT IN THIS CHARTER BUILDING CODE TO BE RELEASED. | | SCALE: 1/64 | | PROJECT TITLE/ADDRESS: 41 HAWKBRIDGE AVENUE, MARKHAM, ON | |
| VALHD BILAL JOUGH BCIN # 48213 PROHOME DESIGN INC. BCIN # 10222D | | LAST MODIFIED ON: December 6, 2018 | | DRAWING TITLE: SIDE ELEVATION | | A.08 | |



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| DATE: _____ ISSUED FOR: _____ FOR BUILDING PERMIT | | THE UNDERSIGNED HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN, AND FOR THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE CONTRACT BILLING CODE TO BE RELEASED. VAHED ENAM, P.O. BOX 45213 PRO-HOME DESIGN, INC. BORN # 1022200 | |  | | DRAWN BY: V.E. | | SCALE: 1/8" = 1'-0" LAST MODIFIED ON: DECEMBER 8, 2018 | | DRAWING TITLE: SIDE ELEVATION PROJECT TITLE/ADDRESS: 41 HAWKBRIDGE AVENUE, MARKHAM, ON | | A.09 | |
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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 m² (9,910 ft²) 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 m² (1,332 ft²) 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 m² (4,261 ft²) 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 m² (2,340 ft²) while the second floor will have a floor area of 178.46 m² (1,921 ft²).

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 m² (4,261 ft²), whereas the By-law permits a dwelling with a maximum floor area of 345.11 m² (3714.75 ft²). This represents an increase of approximately 50.75 m² (546.27 ft²).

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 m² (63.81 ft²) 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;

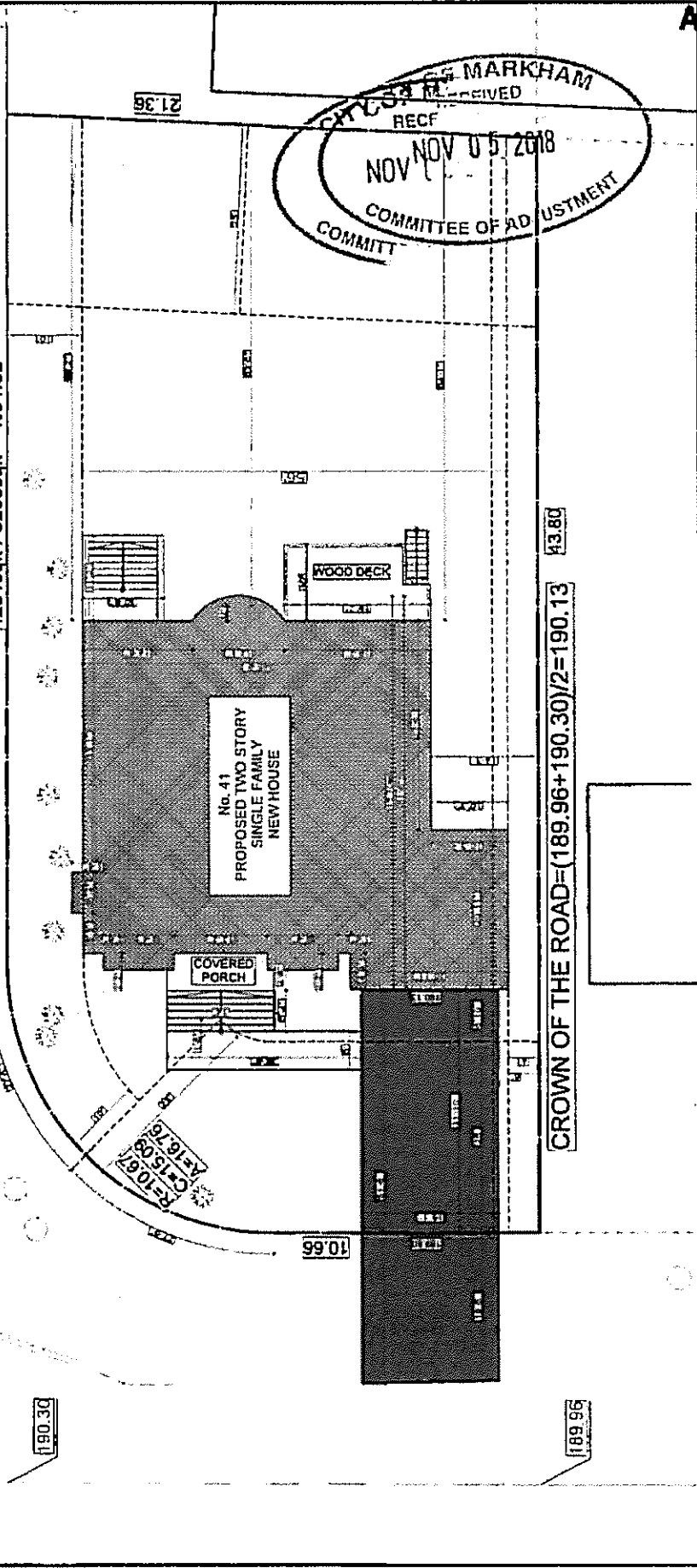
CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

| | | |
|---------------------|----------------------|-----------------------------------|
| LOT AREA: 81190sqft | LOT COVERAGE: 34.83% | NET FLOOR AREA RATIO: 51.62% |
| OFFICE | SECOND FLOOR AREA | TOTAL FLOOR AREA INCLUDING GARAGE |
| 2380sqft | 1811sqft | 4191sqft |
| TOTAL | | 8225sqft |

$6600 + (9910 - 6600 / 2) = 8255 \text{ sqft}$
GROUND FLOOR (including Garage) + SECOND FLOOR = 4261 sqft
 $4261 \text{ sqft} / 8225 \text{ sqft} = \%51.82$



| | | | |
|--|---------------------------------|--|---|
| DATE: NOVEMBER 2018 | ISSUED FOR: FOR MULTIPLE PERMIT | SCALE: 1:150 | DETAILED TITLE: SITE PLAN |
| | | LAST UPDATED BY: November 2, 2018 | PROJECT TITLE/ADDRESS: 41 HAWKRIE AVENUE, MARKHAM, ON |
| <p>The information has been prepared and issued for the use of the client and is not to be used for any other purpose without the written consent of the City of Markham.</p> <p>VALID FROM: NOV 05 2018</p> | | <p>PROJECT TITLE/ADDRESS: 41 HAWKRIE AVENUE, MARKHAM, ON</p> | <p>DETAILED TITLE: SITE PLAN</p> |

ALL ARCHITECTS AND ENGINEERS AND THEIR ASSISTANTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THEM BY THE CLIENT AND FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THEM BY THE CLIENT AND FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THEM BY THE CLIENT.

SUPERVISOR: *ASH*

DATE: _____
 DESIGNED FOR: _____
 PROJECT NO.: _____

PROJECT TITLE/ADDRESS
 41 HAWKBRIDGE AVENUE, MARSHALL, ON

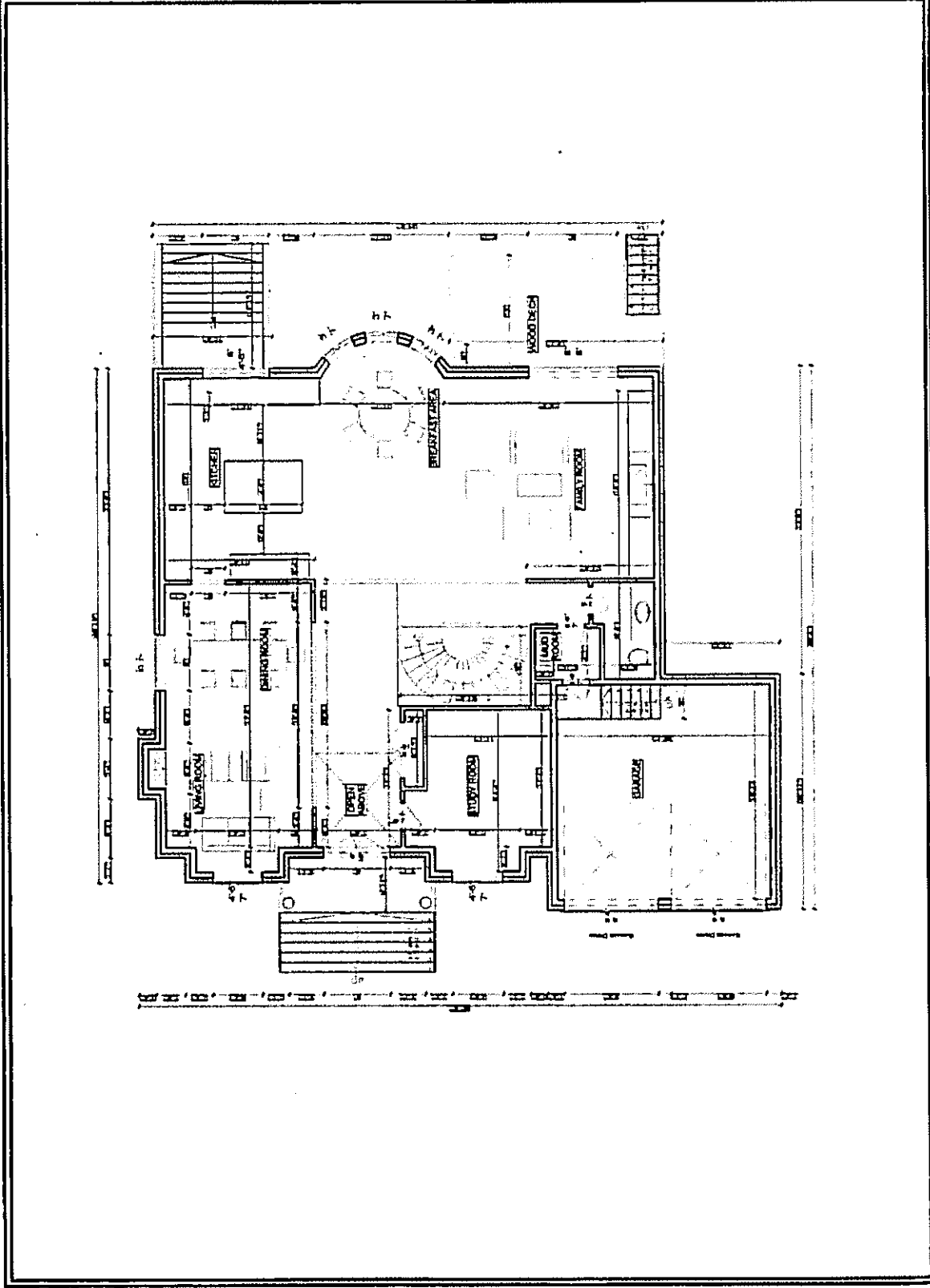
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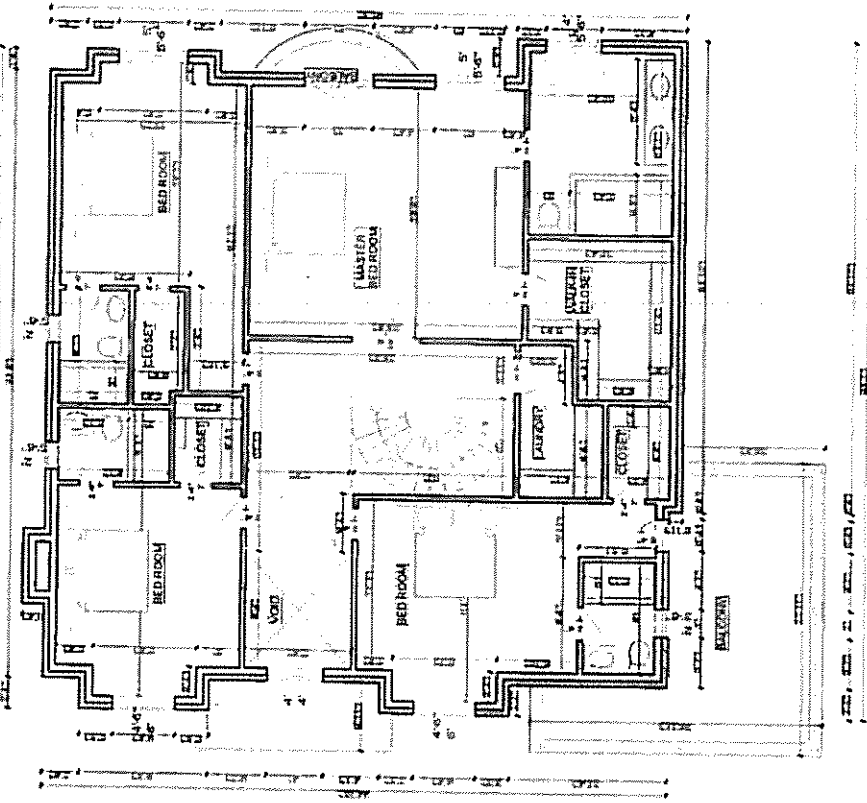
GROUND FLOOR

DRAWN BY: VC
 CHECKED BY: VE

LAST MODIFIED ON: NOVEMBER 2, 2018

A.03





THE UNDERSIGNED HAVE DRAWN AND MADE THIS PLAN SUBJECT TO THE ACTS AND REGULATIONS OF THE CITY OF TORONTO AND THE ACTS AND REGULATIONS OF THE PROVINCE OF ONTARIO IN RESPECT OF THE CONSTRUCTION OF BUILDINGS AND THE CONSTRUCTION OF SEWERAGE AND WATER SUPPLY SYSTEMS.

REGISTERED PROFESSIONAL ARCHITECT

NAME: *A. J. [Signature]*

DATE: _____

SCALE: _____

PROJECT TITLE/ADDRESS: _____

PROJECT TITLE/ADDRESS: **41 HAWKRIDGE AVENUE, MARKHAM, ON**

DRAWING TITLE: **SECOND FLOOR**

SCALE: **1:96**

DRAWN BY: **VE**

CHECKED BY: **VE**

DATE: _____

PROJECT NO.: _____

DATE: _____

SCALE: _____

PROJECT TITLE/ADDRESS: _____

PROJECT TITLE/ADDRESS: **41 HAWKRIDGE AVENUE, MARKHAM, ON**

DRAWING TITLE: **SECOND FLOOR**

SCALE: **1:96**

DRAWN BY: **VE**

CHECKED BY: **VE**

DATE: _____

PROJECT NO.: _____

DATE: _____

SCALE: _____

PROJECT TITLE/ADDRESS: _____

PROJECT TITLE/ADDRESS: **41 HAWKRIDGE AVENUE, MARKHAM, ON**

DRAWING TITLE: **SECOND FLOOR**

SCALE: **1:96**

DRAWN BY: **VE**

CHECKED BY: **VE**

DATE: _____

PROJECT NO.: _____

DATE: _____

SCALE: _____

PROJECT TITLE/ADDRESS: _____

PROJECT TITLE/ADDRESS: **41 HAWKRIDGE AVENUE, MARKHAM, ON**

DRAWING TITLE: **SECOND FLOOR**

SCALE: **1:96**

DRAWN BY: **VE**

CHECKED BY: **VE**

DATE: _____

PROJECT NO.: _____

DATE: _____

SCALE: _____

PROJECT TITLE/ADDRESS: _____

PROJECT TITLE/ADDRESS: **41 HAWKRIDGE AVENUE, MARKHAM, ON**

DRAWING TITLE: **SECOND FLOOR**

SCALE: **1:96**

DRAWN BY: **VE**

CHECKED BY: **VE**

DATE: _____

PROJECT NO.: _____

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PROJECT TITLE/ADDRESS: _____

PROJECT TITLE/ADDRESS: **41 HAWKRIDGE AVENUE, MARKHAM, ON**

DRAWING TITLE: **SECOND FLOOR**

SCALE: **1:96**

DRAWN BY: **VE**

CHECKED BY: **VE**

DATE: _____

PROJECT NO.: _____

DATE: _____

SCALE: _____

PROJECT TITLE/ADDRESS: _____

A.04

THE INFORMATION HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL AUTHORITIES.

NAME: *ASH*



ALL CONTRACTORS MUST OBTAIN ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL AUTHORITIES.

| | |
|------|------------|
| DATE | ISSUED FOR |
| | PERMITS |

PROJECT TITLE/ADDRESS
41 HAWKBRIDGE AVENUE, MARKHAM, ON

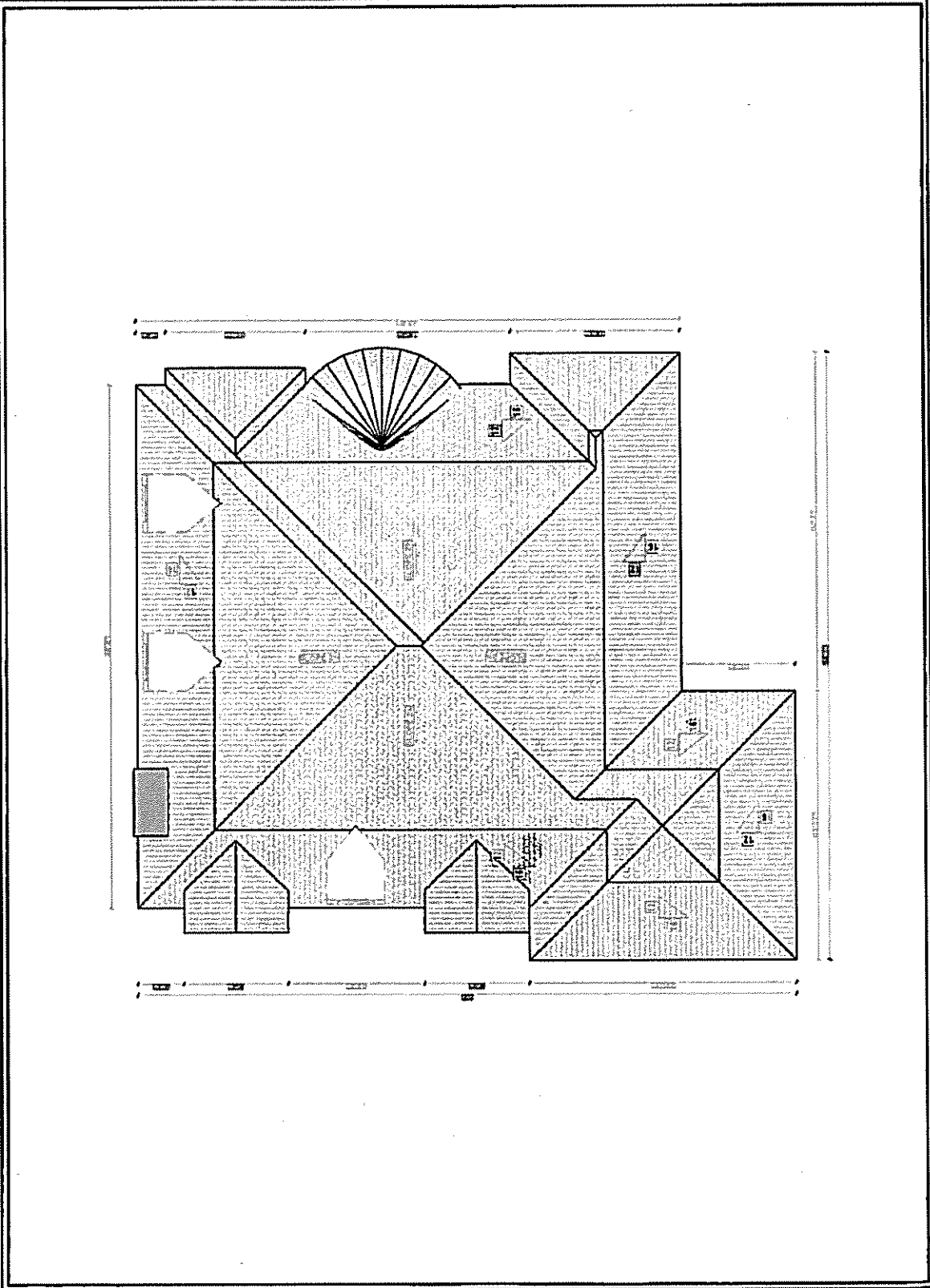
DRAWING TITLE
ROOF

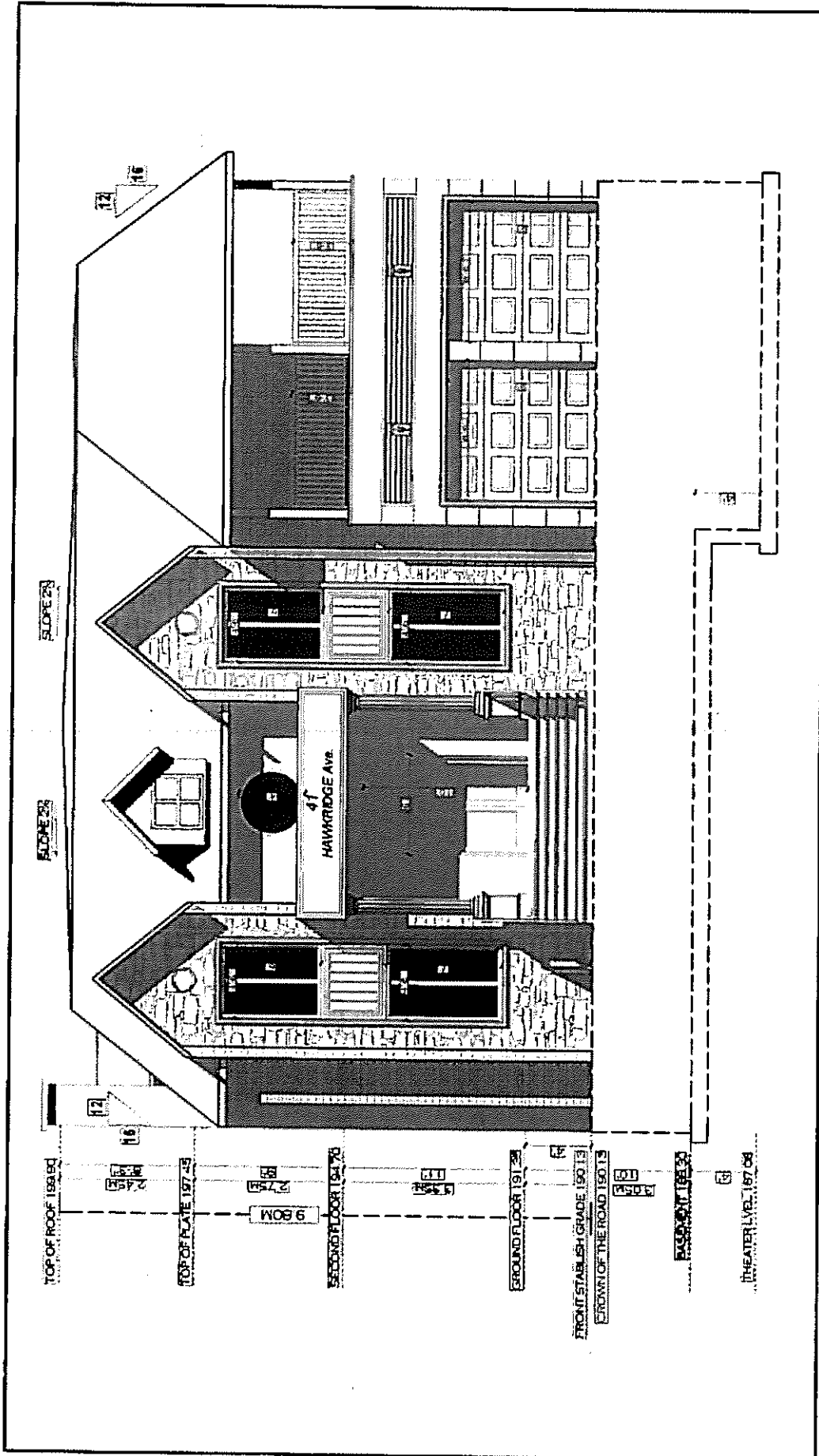
SCALE: 1:96

| | |
|---------|------|
| CHECKED | DATE |
| Y.E. | Y.E. |

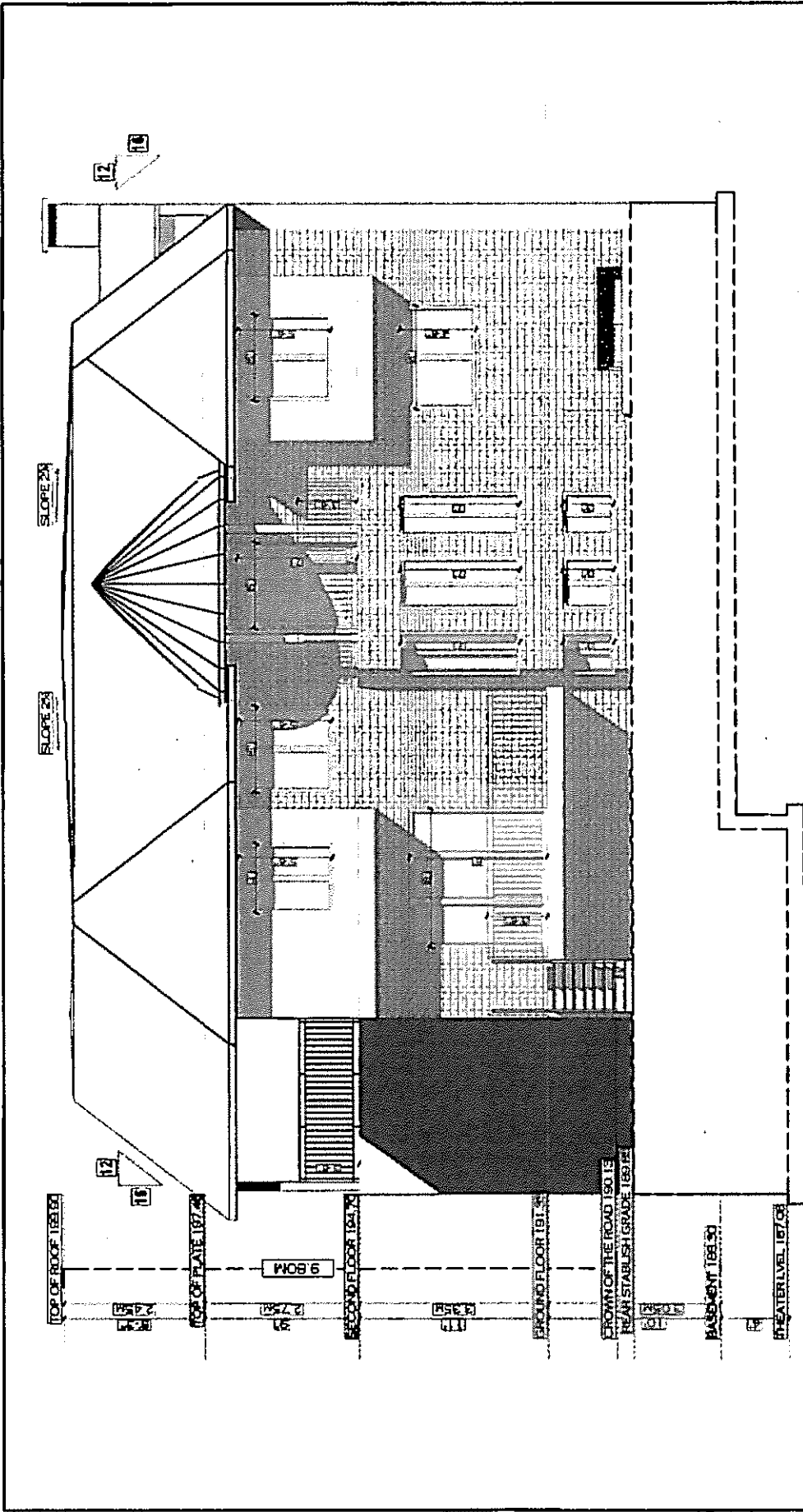
LAST MODIFIED ON
NOVEMBER 2, 2018

A.05

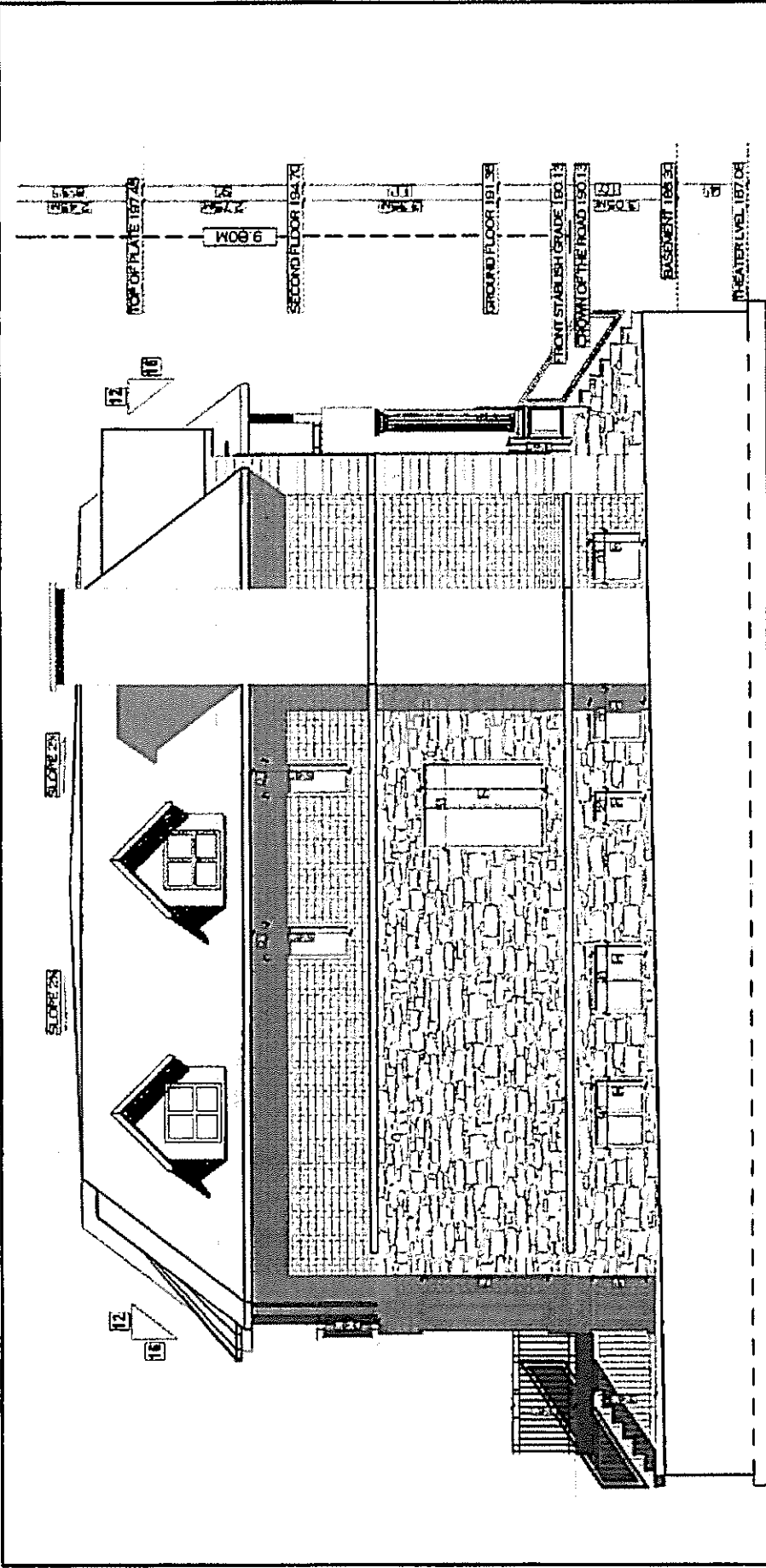




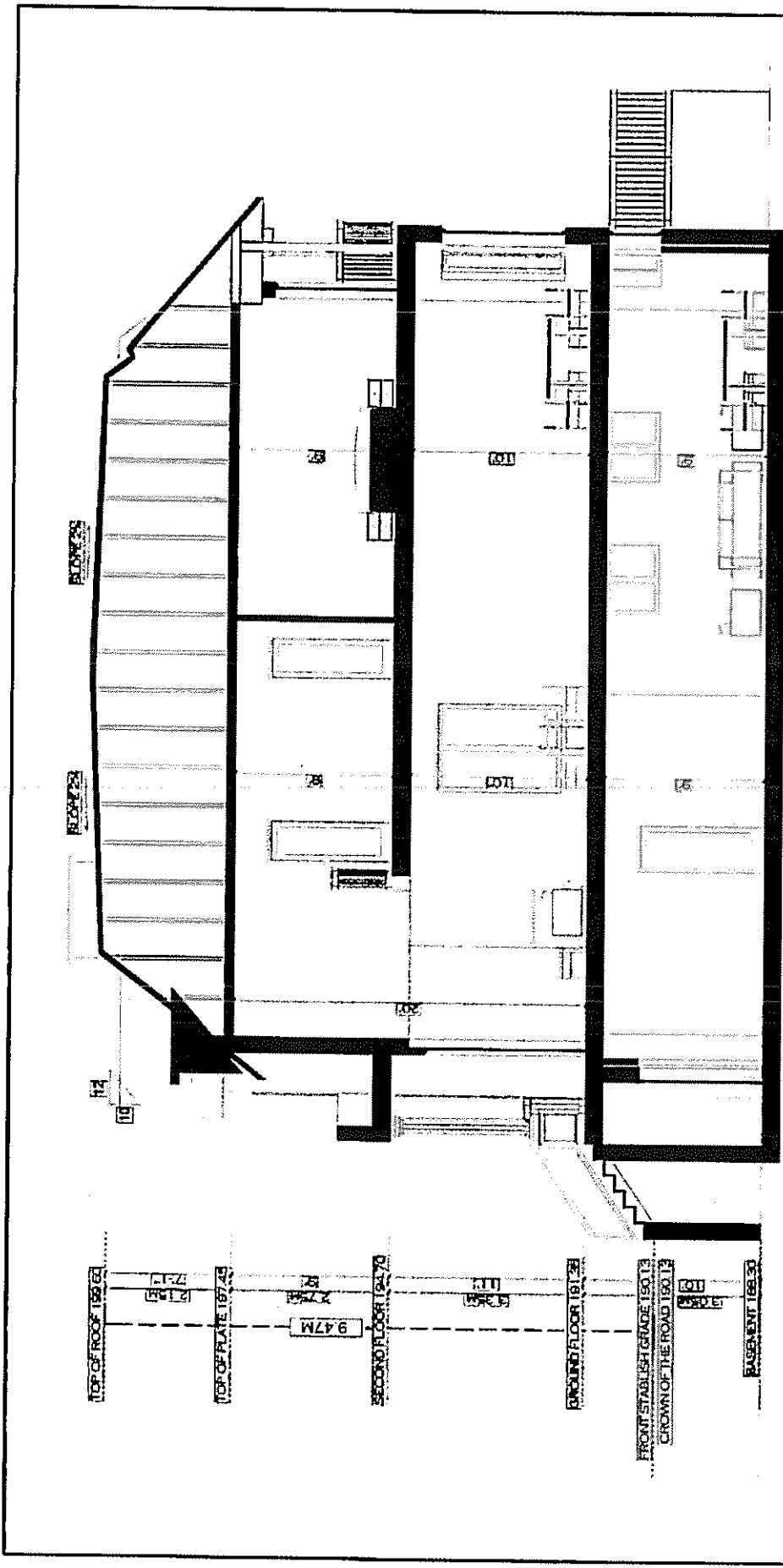
| | | | |
|------------|---------------------|---|-------------------------------------|
| DATE | DESIGNED FOR | DRAWING TITLE | PROJECT TITLE / ADDRESS |
| 10/10/2018 | FOR BUILDING PERMIT | | |
| | | FRONT ELEVATION | 41 HAWKRIDGE AVENUE, MERRIFIELD, ON |
| | | SCALE | LAST MODIFIED ON |
| | | 1/64 | NOVEMBER 2, 2018 |
| | | DRAWN BY | V/E |
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| | | | VALID QUILL SOUND 000114 45313 |



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| DATE: | ISSUED FOR: | DRAWING TITLE: | A.07 |
| 10/20/2018 | FOR PERMITS PROJECT | REAR ELEVATION | |
| | | PROJECT TITLE/ADDRESS: | 41 HAWKBRIDGE AVENUE, MARRHAM, ON |
| | | SCALE: | 1/64 |
| | | LAST MODIFIED ON: | NOVEMBER 2, 2018 |
| | | DRAWN BY: | V.E. |
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|---------|---------------------|--|-------------------------------------|
| DATE: | DESIGN FOR: | DRAWING TITLE: | A.09 |
| NUMBER: | FOR BUILDING PERMIT | SCALE: | 1/8" = 1'-0" |
| | | LAST MODIFIED ON: | NOVEMBER 2, 2018 |
| | | DRAWN BY: | V.E. |
| | | PROJECT TITLE/ADDRESS: | 41 HAWKRIIDGE AVENUE, MARIQUHAM, ON |
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|---|------------------------------------|------------------------|--|
| DATE: _____ | SCALE: 1:84 | DRAWING TITLE: SECTION | PROJECT TITLE: ADDRESS: 41 HAWKRIDGE AVENUE, MARRHAM, ON |
| DESIGNED BY: _____ | LAST MODIFIED ON: NOVEMBER 2, 2018 | | |
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| DATE: _____ DESIGNED BY: _____ CHECKED BY: _____ PROJECT # _____ | | A.10 | |

