

Memorandum to the City of Markham Committee of Adjustment

March 05, 2019

File: A/168/18
Address: 9 Lincoln Green Drive, Markham
Applicant: Yun Ling
Agent: AND Architecture Inc. (Sam Wu)
Hearing Date: Wednesday March 27, 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) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum Net Floor Area Ratio of 49.8 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;
- a) **Section 11.2(c)(i):**
to permit steps to encroach 2 feet 9 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into any required yard;

as they relate to a proposed residential dwelling.

The Committee of Adjustment deferred the application on January 23, 2019, 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 February 22, 2019 (Appendix 'B2'). The applicant is requesting relief to permit a floor area ratio of 49.8 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. This is a reduction from the previous request for a floor area ratio of 49.9 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of approximately 306.9 m² (3,303 ft²), whereas the By-law permits a dwelling with a maximum floor area of 277.08 m² (2,982.46 ft²). This represents an increase of approximately 29.82 m² (321 ft²). Staff's comments dated January 23, 2019 (Appendix 'C2') remain applicable.

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, "*due to design constraints*".

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on February 22, 2019. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently 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.

PUBLIC INPUT SUMMARY

As of January 15, 2019, 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, 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.

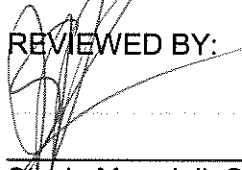
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Stacia Muradali, Senior Planner, East District
File Path: Amanda\File\ 18 254768 \Documents\District Team Comments Memo

- Appendices
- Appendix A2 – Conditions
- Appendix B2 – Plans
- Appendix C2 – Previous Staff Reports (January 23, 2019 & November 28, 2018)

APPENDIX "A2"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/168/18

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 B2' to this Staff Report and received by the City of Markham on February 22, 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 the 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.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

Memorandum to the City of Markham Committee of Adjustment

January 15, 2019

File: A/168/18
Address: 9 Lincoln Green Dr, Markham
Applicant: Yun Ling
Agent: AND Architecture Inc. (Sam Wu)
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) **Infill By-law 99-90, Section 1.2(vi):**
to permit a maximum floor area ratio of 49.9 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- b) **Section 11.2(c)(i):**
to permit steps to encroach 2 feet 9 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into any required yard;

as they relate to a proposed residential 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'). The applicant is requesting relief to permit a floor area ratio of 49.9 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 51.5 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of approximately 307 m² (3,307 ft²), whereas the By-law permits a dwelling with a maximum floor area of 277.08 m² (2,982.46 ft²). This represents an increase of approximately 29.92 m² (322.06 ft²). Staff's comments dated November 21, 2018 (Appendix 'C1') remain applicable.

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on November 16, 2018. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently 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 January 15, 2019, 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, 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.

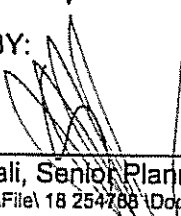
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



 Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



 Stacia Muradali, Senior Planner, East District
 File Path: Amanda\File\18 254788\Documents\District Team Comments Memo

- Appendices
- Appendix A1 – Conditions
 - Appendix B1 – Plans
 - Appendix C1 – Staff Report (November 21, 2018)

APPENDIX "A1"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/168/18

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 dated December 06, 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;
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 the 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.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

SITE PLAN
1:200



AND ARCHITECTURE INC.
5000 Boulder Avenue, Suite 200
Lincoln, CA 95718
Tel: 925-401-4800
E: info@andarch.com
www.andarch.com

Project: NEW DETACHED HOUSE
1 LINCOLN GREEN DR WAREHAM MA

Drawing Name: SITE PLAN

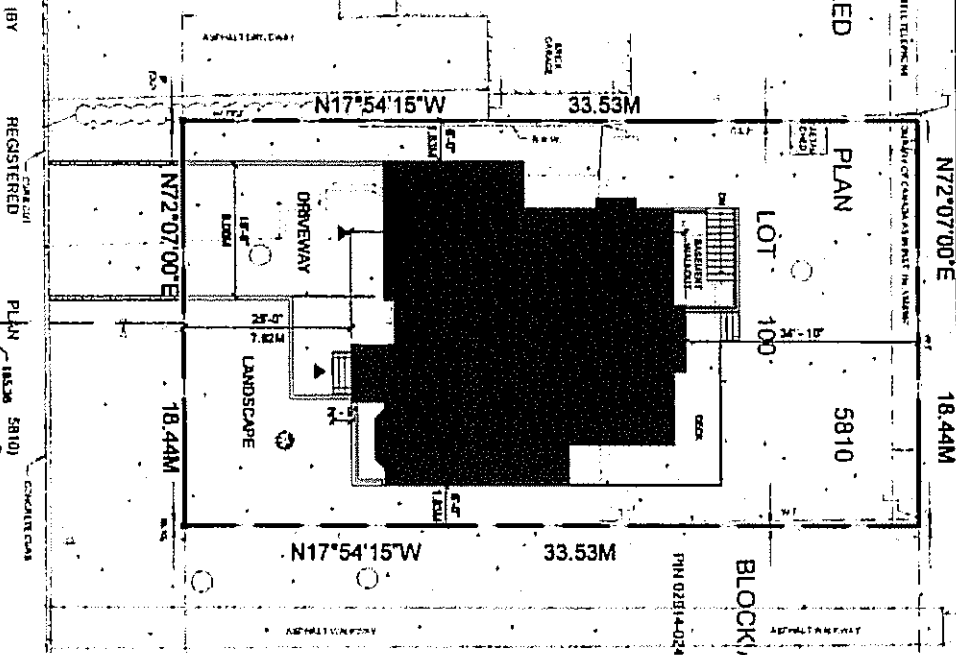
Date: 12/04/18
Scale: As indicated

Drawn by: JMV
Checked by: HW

Project No: 18023

Drawing No: A1

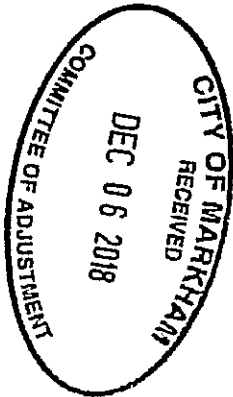
LINCOLN GREEN DR PIN 02914-0335

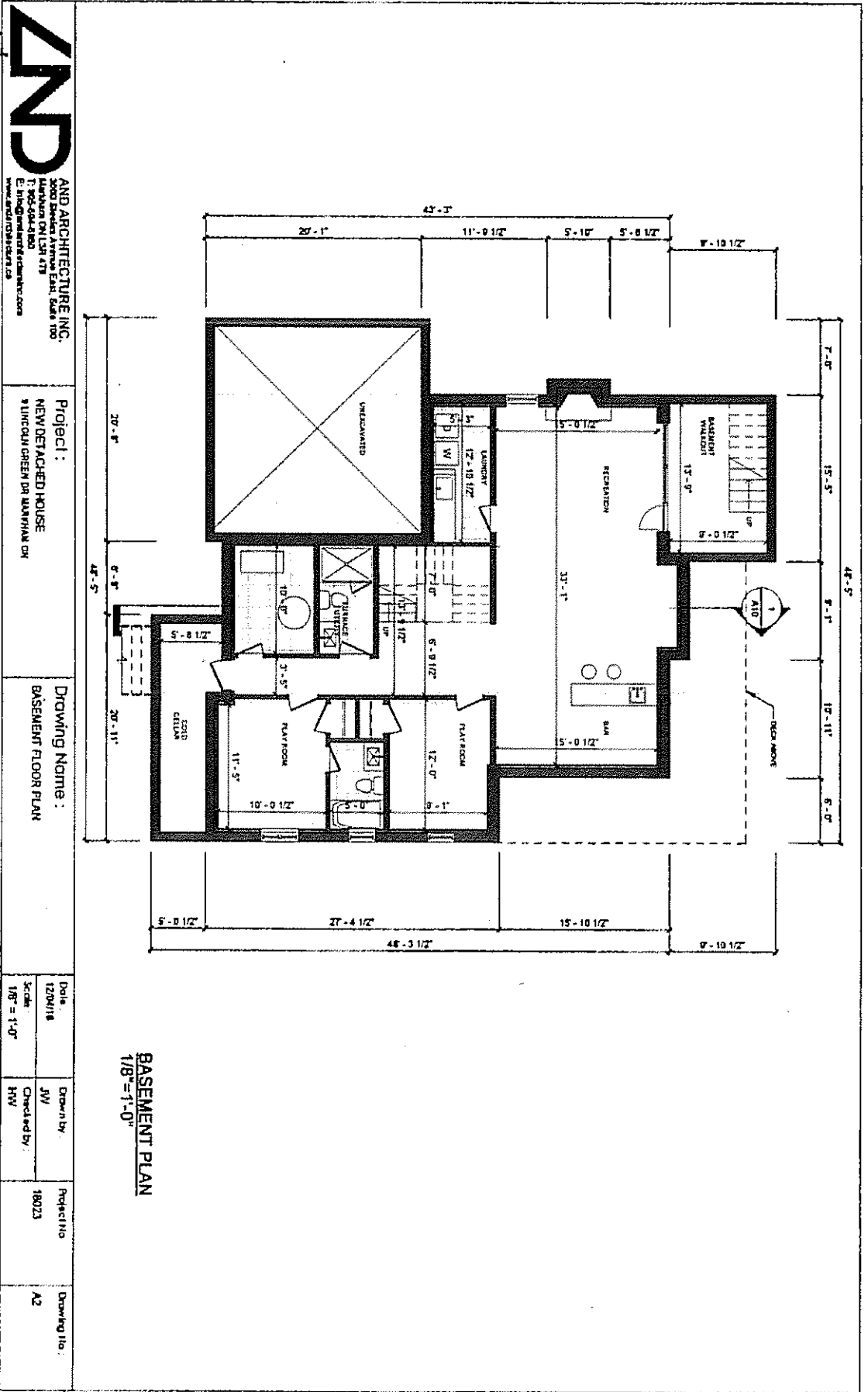


SITE STATISTICS

DESCRIPTION	PERMITTED REQUIRED	PROPOSED
LOT COVERABLE	35% MAX	22%
FLOOR AREA RATIO	45% MAX	48%
HEIGHT	8 ft MAX	9.8m
FRONT YARD SETBACK	25' MIN	25'
SIDE YARD SETBACK	6' MIN	6'
REAR YARD SETBACK	25' MIN	34' 8"
DEPTH	18.8m MAX	15.2m
OTHER FLOOR AREA		
FLOOR	GFA	
GROUND FLOOR	1711 sq ft (1581 sq m)	1581 sq m (1711 sq ft)
SECOND FLOOR	126.2 sq ft (116.6 sq m)	116.6 sq m (126.2 sq ft)
TOTAL	1837.2 sq ft (1697.6 sq m)	1697.6 sq m (1837.2 sq ft)

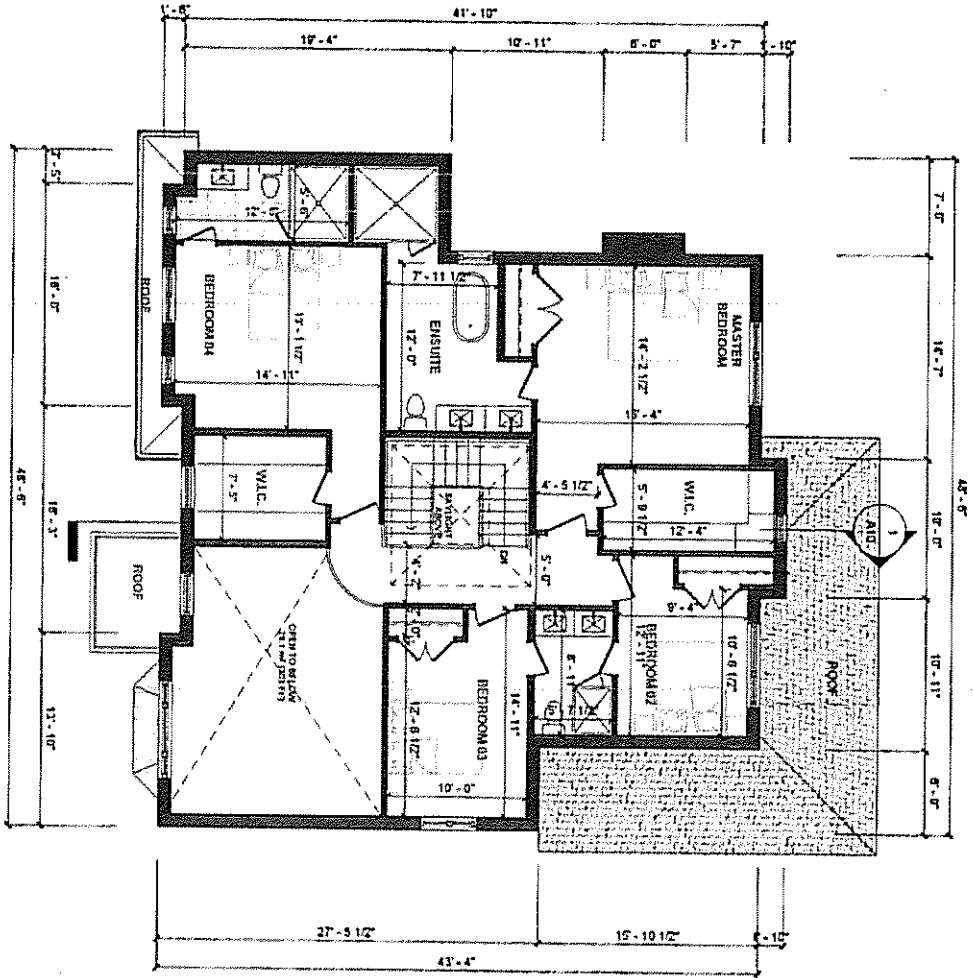
BASEMENT (144.8 sq ft (13.38 sq m))
NOTE: GFA DOES NOT INCLUDE CELLAR (BASEMENT)





BASEMENT PLAN
1/8" = 1'-0"

	AND ARCHITECTURE INC. 2000 Sikes Avenue East, Suite 100 Lincoln, ON L3R 4T9 T: 905-684-8100 E: info@andarchitecture.com www.andarchitecture.com	Project: NEW DETACHED HOUSE 2 LINCOLN GREEN DR LINCOLN ON	Drawing Name: BASEMENT FLOOR PLAN	Date: 12/04/18	Drawn by: JN	Project No: 18023	Drawing No: A2
				Scale: 1/8" = 1'-0"	Checked by: HW		



SECOND FLOOR PLAN
 1/8" = 1'-0"

AND ARCHITECTURE INC.
 3000 Steeles Avenue East, Suite 100
 Markham, ON L3R 9V7
 Tel: 905-947-8888
 Fax: 905-947-8889
 www.andarchitect.com

Project:
 NEW DETACHED HOUSE
 9 LINCOLN GREEN DR WARRIMAU ON

Drawing Name:
 SECOND FLOOR PLAN

Date:	12/08/18	Drawn by:	JWJ	Project No:	18023	Drawing No:	A4
Scale:	1/8" = 1'-0"	Checked by:	HNV				



ZND ARCHITECTURE INC.
 3000 Dundas Avenue East, Suite 100
 Markham, ON L3R 4T9
 T: 905-401-4880
 E: info@zndarchitect.com
 www.zndarchitect.com

Project :
 NEW DETACHED HOUSE
 4 WILSON GREEN DR LAMARCA ON

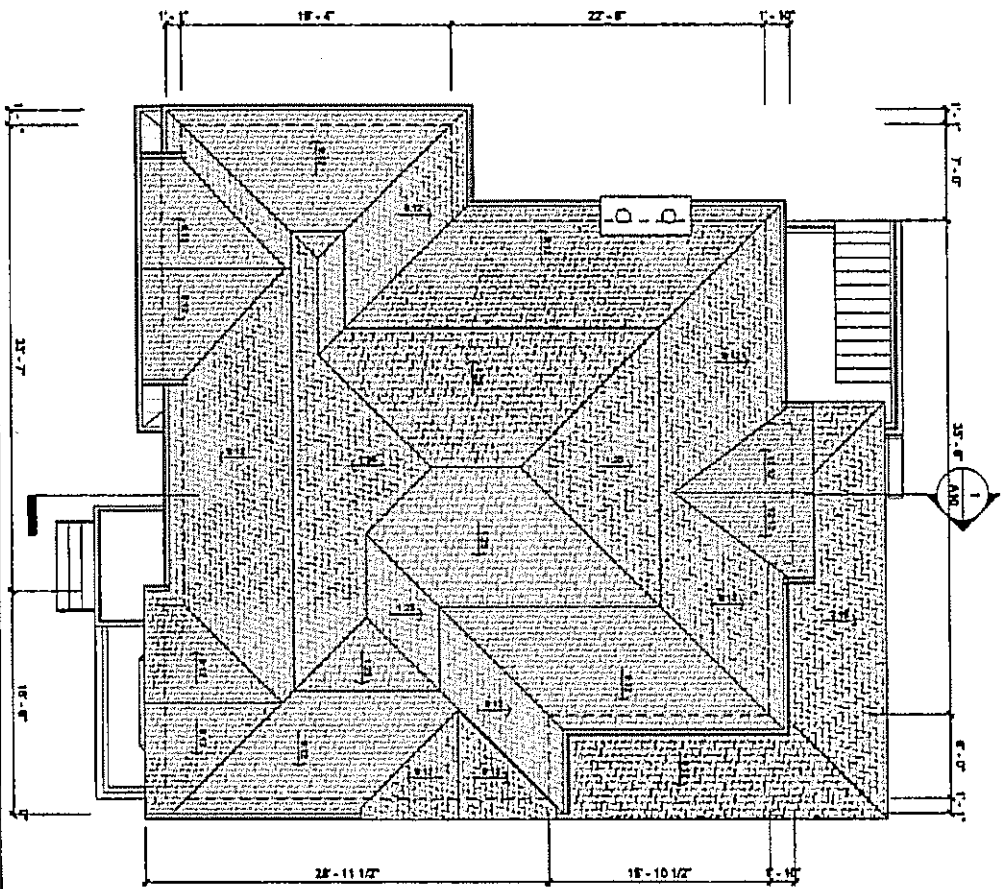
Drawing Name :
 ROOF PLAN

Date :
 12/04/18
Scale :
 1/8" = 1'-0"

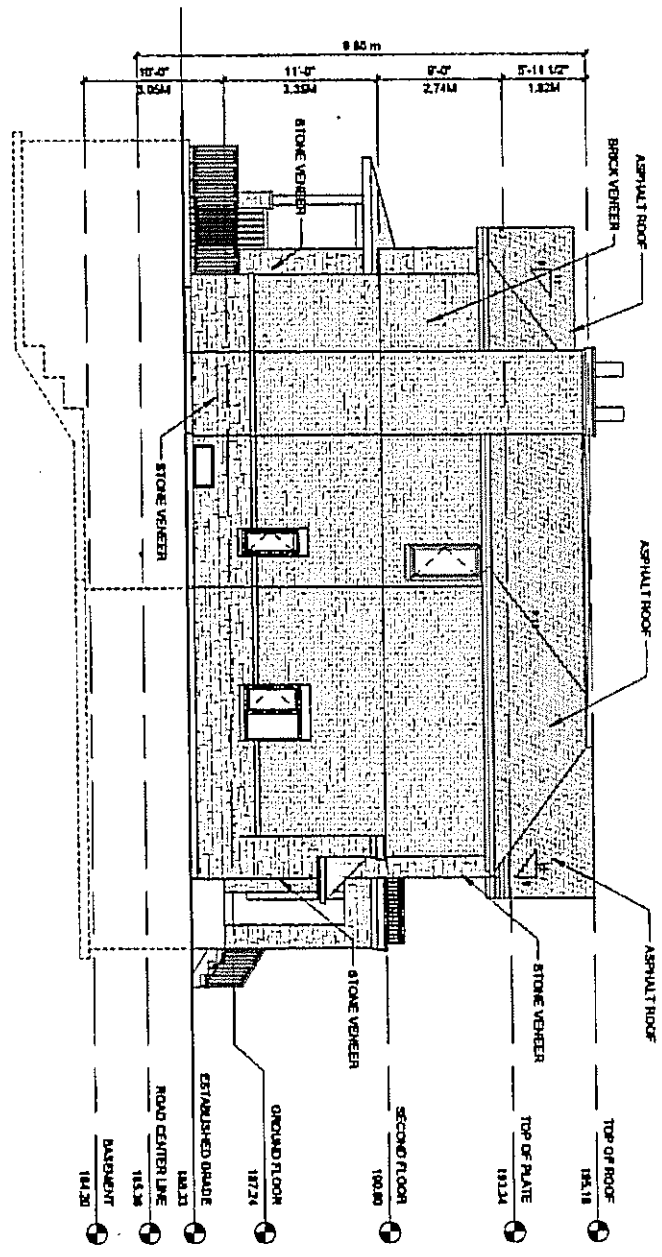
Drawn by :
 Author
Checked by :
 Chender

Project No :
 18023

Drawing No :
 A5



ROOF PLAN
 1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

AND ARCHITECTURE INC.
 1000 Park Avenue East, Suite 100
 Markham, ON L3R 4T9
 T: 905-464-4800
 E: info@andarchitecture.com
 www.andarchitecture.ca

Project:
 NEW DETACHED HOUSE
 4 LINCOLN GREEN DR MARKHAM ON

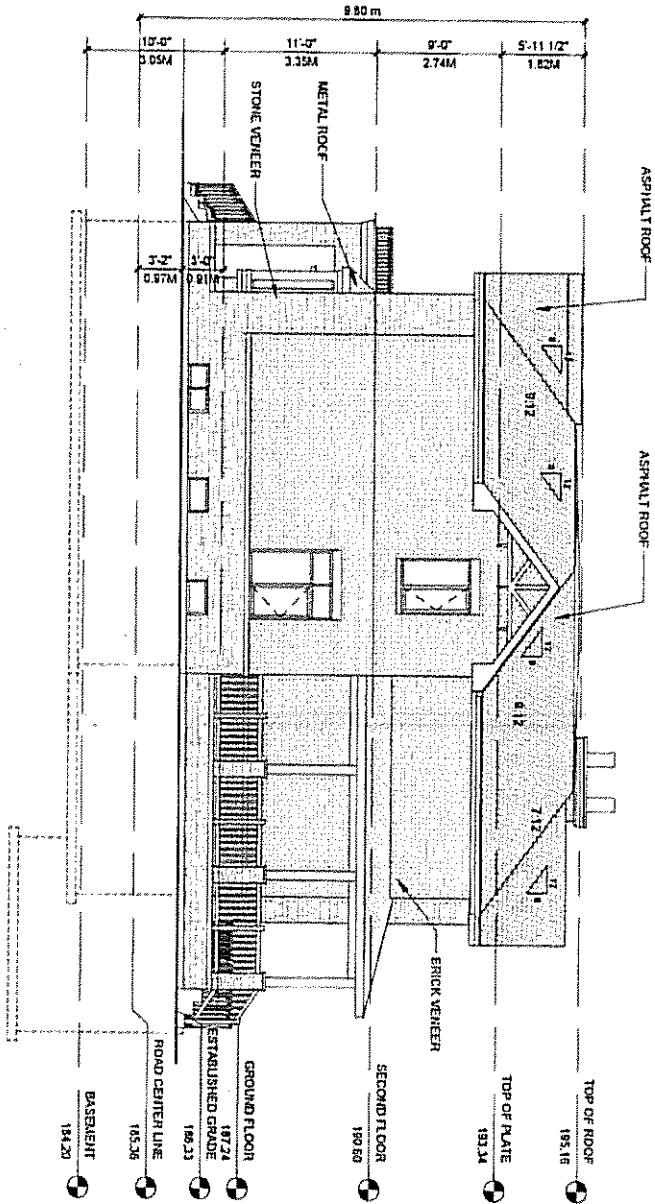
Drawing Name:
 WEST ELEVATION

Date: 12/01/18
Scale: 1/8" = 1'-0"

Drawn by: AJR/BC
Checked by: ONR/BC

Project No: 18023

Drawing No: A7



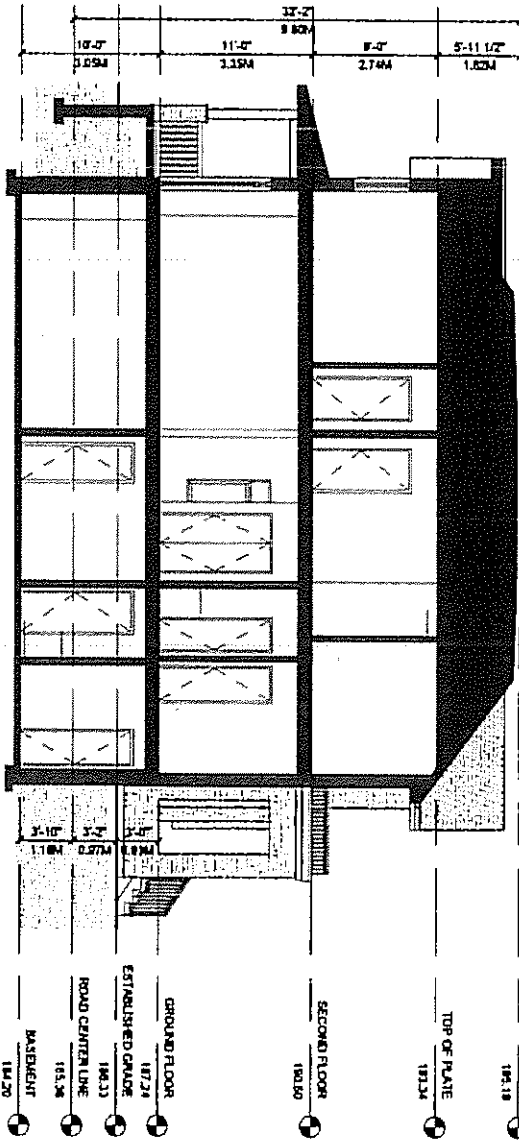
1 EAST ELEVATION
1/8" = 1'-0"

AND ARCHITECTURE INC.
 1000 Shields Avenue East Suite 100
 Mendham NJ 07834
 Tel: 609-504-8500
 Fax: 609-504-8500
 www.andarchitecture.com


Project :
 NEW DETACHED HOUSE
 9 LINDCOLN GREEN DR WARREN NJ

Drawing Name :
 EAST ELEVATION

Date	12/20/18	Drawn by	Author	Project No	18023
Scale	1/8" = 1'-0"	Checked by	Checker	Drawing No	A9



1 BUILDING SECTION
1/8" = 1'-0"



AND ARCHITECTURE INC.
 1000 Greenway Avenue East, Suite 100
 Lincoln, Nebraska 68502
 T: 402.491.4100
 E: info@andarchitecture.com
 www.andarchitecture.com

Project:
 NEWDETACHED HOUSE
 1 LINCOLN CENTER DR. WARRIWAU OH

Drawing Name:
 BUILDING SECTION

Date:	12/20/18	Drawn by:	Aldifer
Scale:	1/8" = 1'-0"	Checked by:	
		Checker:	
Project No:		18023	
Drawing No:		A10	

Memorandum to the City of Markham Committee of Adjustment
November 21, 2018

File: A/168/18
Address: 9 Lincoln Green Dr, Markham
Applicant: Yun Ling
Agent: AND Architecture Inc. (Sam Wu)
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) **Infill By-law 99-90, Section 1.2(vi):**
to permit a maximum floor area ratio of 51.5 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- b) **Section 11.2(c)(i):**
to permit steps to encroach 2 feet 9 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into any required yard;

as they relate to a proposed residential dwelling.

BACKGROUND

Property Description

The 618.3 m² (6655.32 ft²) subject property is located on the north side of Lincoln Green Drive, east of Laidlaw Boulevard and north of Highway 7 East. The property backs onto Robinson Park and is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There is an existing one-storey detached 117.15 m² (1261 ft²) dwelling on the property, which according to assessment records was constructed in 1995. Vegetation exists across the property.

Proposal

The applicant is proposing to construct a two-storey detached 317 m² (3,412 ft²) dwelling with a rear yard deck and a basement walkout.

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)" under By-law 1229, as amended, which permits a residential detached dwelling. The proposed development does not comply with the by-law with respect to the maximum step encroachment.

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, "want to increase the living area".

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on November 16th, 2018. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently 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 51.5 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 floor area of 317 m² (3,412 ft²), whereas the By-law permits a dwelling with a maximum floor area of 277.08 m² (2,982.46 ft²). This represents an increase of approximately 39.92 m² (429.69 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 28.2 m² (304 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.

Lincoln Green Drive is characterized by modest one and two-storey detached dwellings. While the proposed dwelling is larger than existing homes on the street, the proposed Floor Area Ratio is similar in scale with recent infill home developments along the street. Except for the floor area ratio and front step encroachment, it is within the prescribed building envelope and complies with setbacks, height and lot coverage. Given this, Staff are of the opinion that the proposal is in keeping with the intended scale of infill development for the neighbourhood and meets the intent and purpose of the Zoning By-law.

Increase in Maximum Step Encroachment

The applicant is requesting a maximum step encroachment of 2.75 ft (0.84 m) into the required front yard, whereas the By-law permits a maximum step encroachment of 18 in (0.46 m). This represents a difference of approximately 1.25 ft (0.38 m). Given that the minimum front yard setback will be maintained, Staff are of the opinion that the variance request is minor in nature and will not result in adverse impacts to the character of the streetscape.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 15, 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, 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:



Stacia Muradeli, Senior Planner, East District
File Path: Amanda\File\18 254768 \Documents\District Team Comments Memo

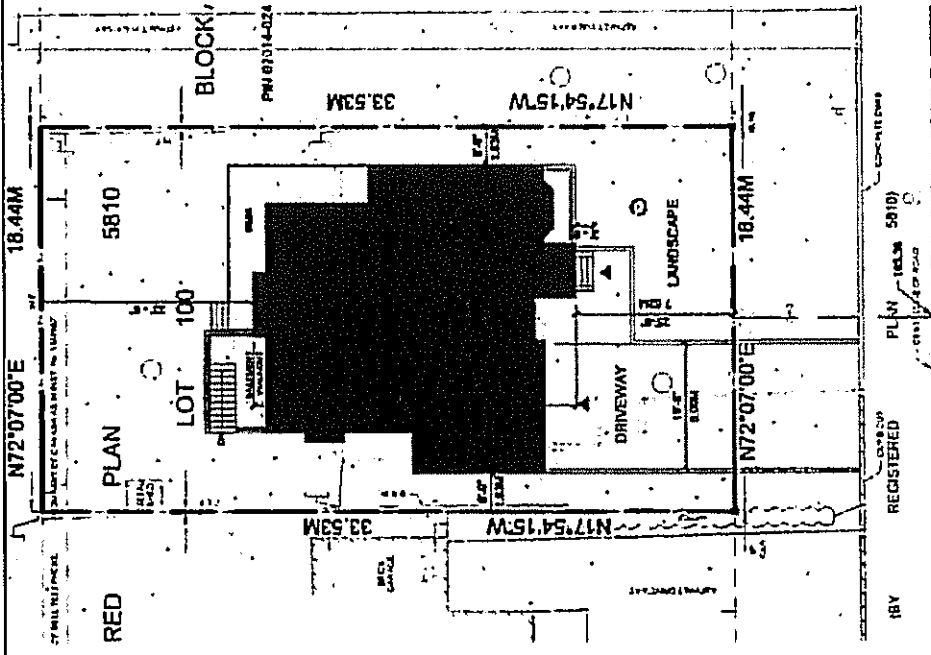
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CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/168/18

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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 the 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;
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CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects



SITE STATISTICS
 ZONING CATEGORIES: R1
 LOT AREA: 5113.97 SF
 NET LOT AREA: 4117.79 SF

DESCRIPTION	PROPOSED	REQUIRED
LOT COVERAGE	31% MAX	31.2%
FLOOR AREA RATIO	41% MAX	81.2%
HEIGHT	9' MAX	9' MAX
FRONT YARD SETBACK	20' MIN	20'
SIDE YARD SETBACK	5' MIN	5'
REAR YARD SETBACK	20' MIN	20'
DEPTH	15.83m MAX	15.83m
ORDER FLOOR AREA		
FLOOR	97A	
GROUND FLOOR	1174.9 SF (10,974 SF) (INCLUDES GARAGE)	
RECORD FLOOR	1118.9 SF (10,318 SF)	
TOTAL	2193.8 SF (20,292 SF)	
BASEMENT	1163.9 SF (10,811 SF)	

*HOTEL DATA DOES NOT INCLUDE CELLAR (BASEMENT)

SITE PLAN
1:200

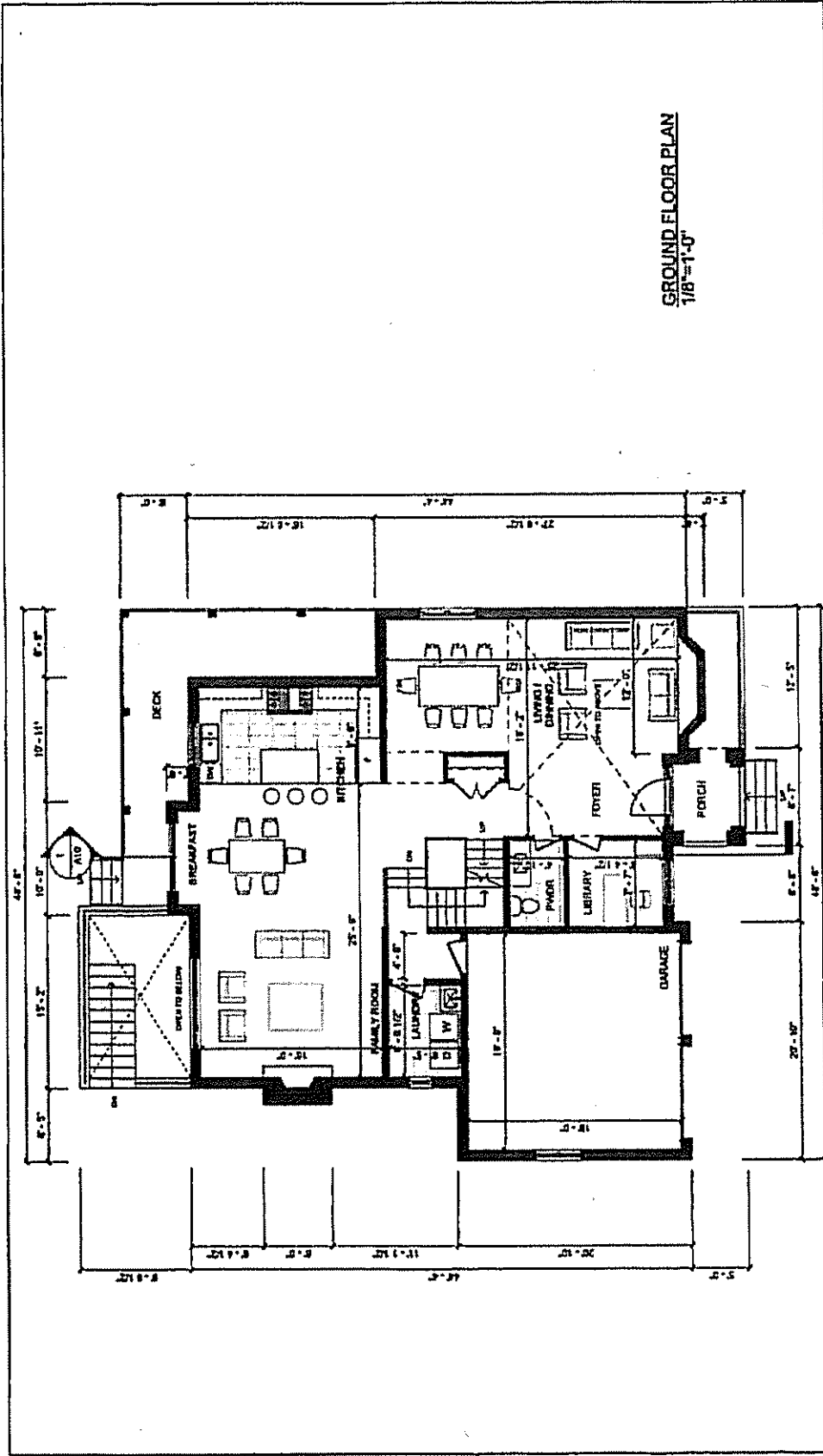
AND ARCHITECTURE INC.
 1000 BROADWAY, SUITE 100
 NEW YORK, NY 10018
 T: 212.691.1111
 F: 212.691.1112
 WWW.ANDARCHITECTURE.COM

Project:
 NEW DETACHED HOUSE
 9 LINCOLN GREEN DR. SUITE 100 CH

Drawing Name:
 SITE PLAN

Date: 06/15/18
Drawn by: JH
Scale: As Indicated
Checked by: RW

Project No: 18003
Drawing No: A1

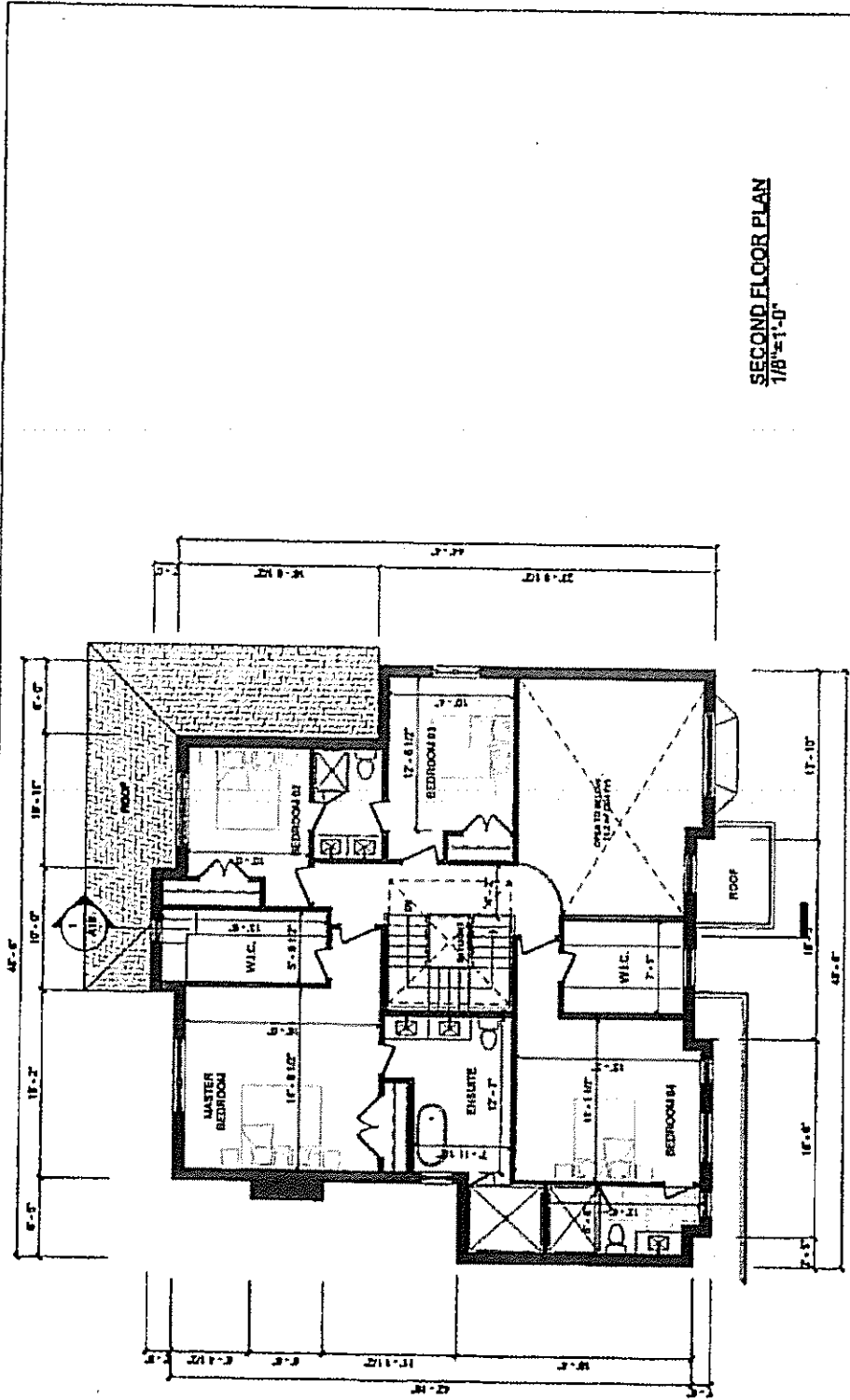


GROUND FLOOR PLAN
1/8" = 1'-0"

Project Name : NEW DETACHED HOUSE 1 UNCLEM BREECH DR WILMINGTON, OH		Drawing Name : GROUND FLOOR PLAN	Drawing No. : A3
Client : MRS. J. W.	Drawn by : J.W.	Project No. : 18023	Drawing Title : A3
Scale : 1/8" = 1'-0"	Checked by : H.W.	Scale : 1/8" = 1'-0"	

AND ARCHITECTURE INC.
 2000 Lakeshore Avenue East, Suite 100
 Northbrook, OH 44131
 P. 440.426.1000
 www.andarchitect.com



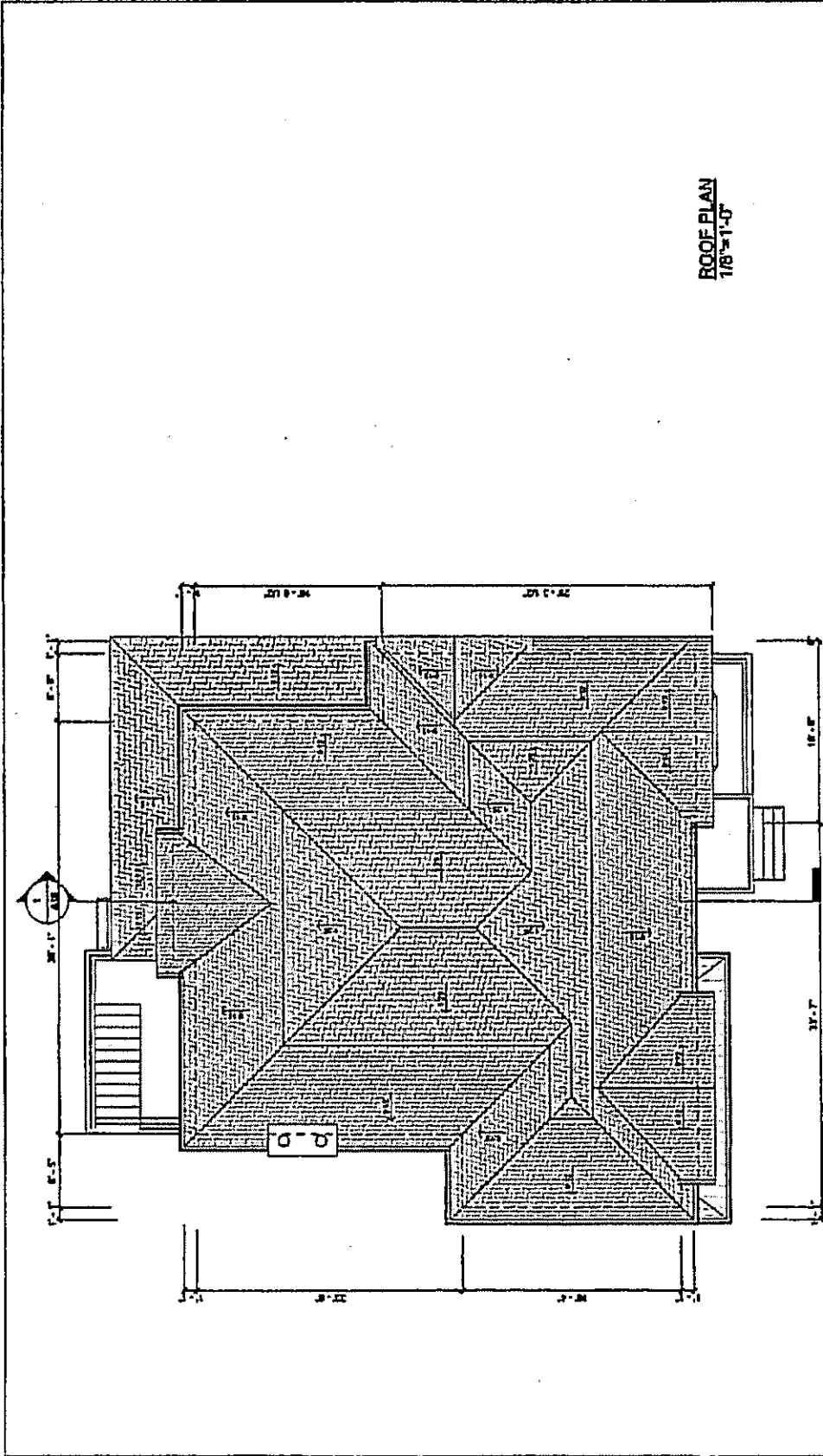


SECOND FLOOR PLAN
1/8" = 1'-0"

Project : NEW DETACHED HOUSE 4 LARCH CREEK DR BLANCKENHURST, OH	Drawing Name : SECOND FLOOR PLAN	Date	Project No.	Drawing No.
		09/12/11	10023	AA
		Scale	Checked by	Drawn by
		1/8" = 1'-0"	HW	HW

AND ARCHITECTURE INC.
 3502 Blakely Avenue, E. Side, Suite 100
 Mansfield, OH 44710
 T: 330-331-4888
 E: info@andarchitecture.com
 www.andarchitecture.com

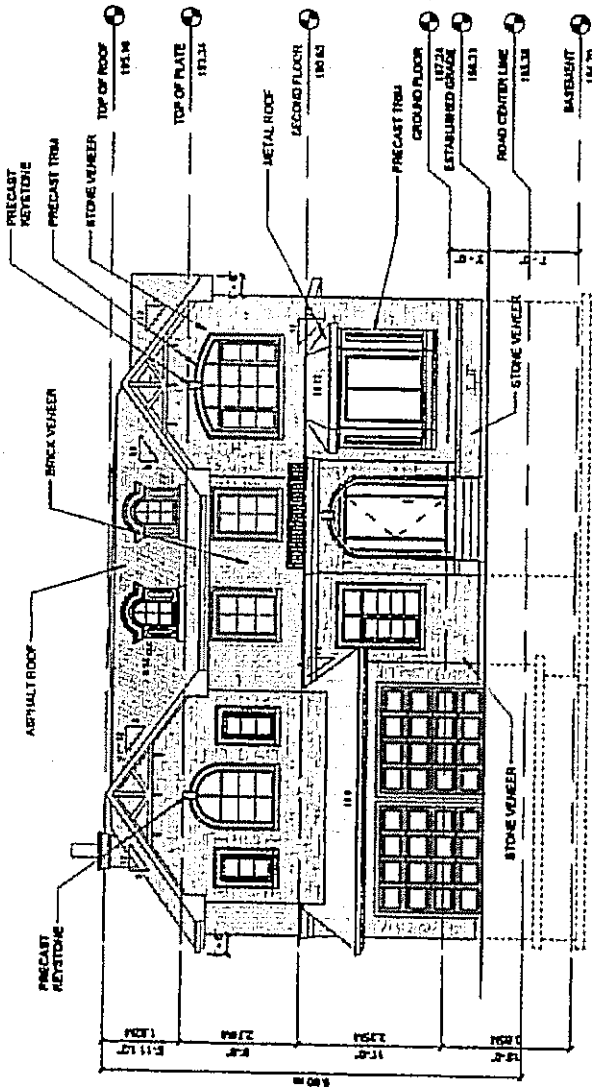




ROOF PLAN
1/8"=1'-0"

AND ARCHITECTURE INC. 3600 Sycamore Avenue Blvd, Suite 100 Cincinnati, Ohio 45244 Tel: 513.733.1111 Fax: 513.733.1112 www.andarchitecture.com www.andinteriors.com	Project: NEW DETACHED HOUSE 9 LINCOLN SQUARE DR BARRISMAN OH	Drawing Name: ROOF PLAN	Sheet: 1813/111 Scale: 1/8" = 1'-0"	Drawn by: Author	Project No: 18023	Drawing No.: A5
			Checked by: Checker			

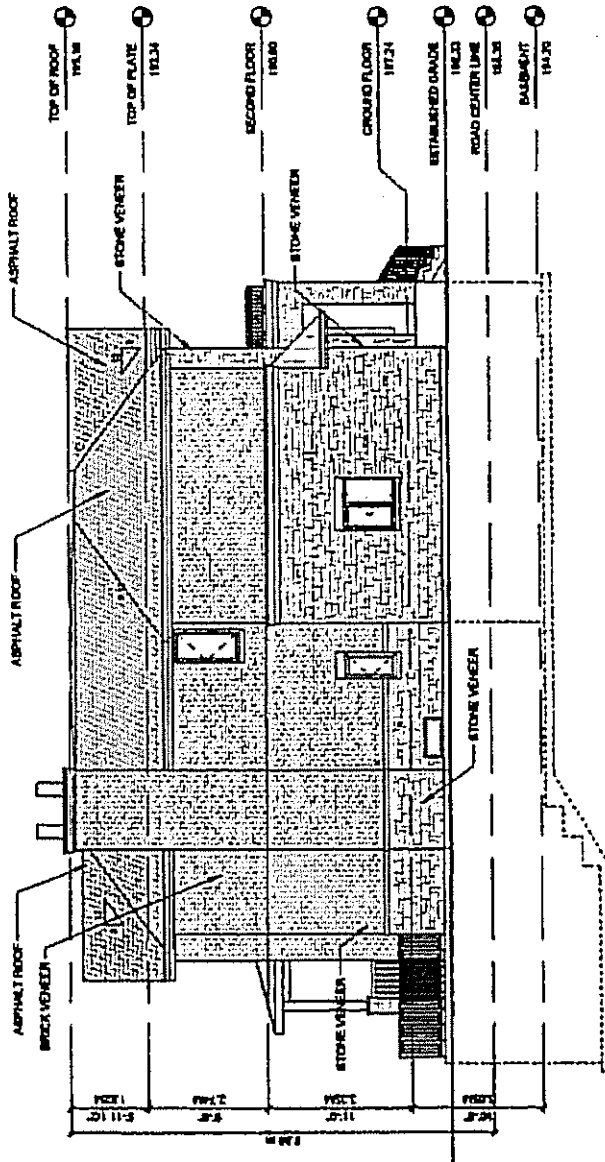




1 SOUTH ELEVATION
1/8" = 1'-0"

AND ARCHITECTURE INC. 1400 Riverside Avenue East, Suite 100 Jacksonville, FL 32217 T: 904-444-4960 F: 904-444-4960 www.andarchitecture.com	Project: NEW DETACHED HOUSE 6 LINDSEY GREEN ON MARSHALL DR		Drawing Name: SOUTH ELEVATION		Date: 09/13/11	Drawn by: AUBREY	Project No: 18023	Drawing No: A8
	Scale: 1/8" = 1'-0"		Checked by: CHRYSTAL					

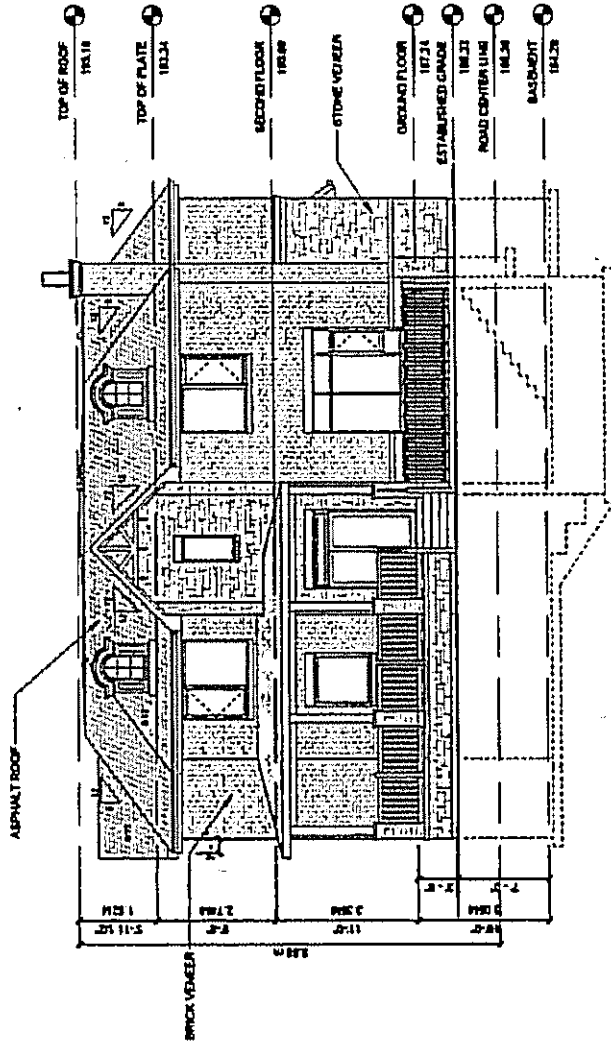




1 WEST ELEVATION
1/8" = 1'-0"

AHD ARCHITECTURE INC. 3040 Sanders Avenue East, Suite 116 Cincinnati, OH 45244 Tel: 513.763.4444 E: info@ahdarchitecture.com www.ahdarchitecture.com	Project: NEW DETACHED HOUSE 9 URSULIN GARDEN DR. SARASOTA, FL		Drawing Name: WEST ELEVATION		Date: 09/13/11	Drawn by: Author	Project No: 16023	Drawing No: A7
					Scale: 1/8" = 1'-0"	Checked by: Checker		





1 NORTH ELEVATION
1/8" = 1'-0"

AND ARCHITECTURE INC.
2000 Bradley Avenue East, Suite 100
Lincoln Center CT
Lincoln, MA 01470
Tel: 413-263-1111
www.andarchitect.com

Project:
NEW DETACHED HOUSE
5 LINCOLN CENTER DR LINCOLN MA

Drawing Name:
NORTH ELEVATION

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

Drawn by:
Author

Project No:
10003

Drawing No:
AS



