

Memorandum to the City of Markham Committee of Adjustment

May 31st, 2019

File: A/19/19
Address: 70 Chant Cres, Markham
Applicant: Fucai Wang
Agent: Bill Ross & Associates (Bill Ross)
Hearing Date: Wednesday June 12th, 2019

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

The applicant is requesting relief from the following requirements of By-law 11-72, R3, as amended:

a) **Section 6, Schedule B:**

a maximum lot coverage of 35.86 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;

b) **Section 6, Schedule B:**

a maximum building height of 26 ft 5 in, whereas the By-law permit a maximum building height of 25 ft;

as they relate to a proposed residential dwelling.

The Committee of Adjustment deferred this application on March 27th, 2019, due to concerns with the proposed home's compatibility with neighbourhood aesthetics. In response to the Committee of Adjustment's comments, the applicant submitted revised drawings on May 13th, 2019 (See Appendix 'B1') showing a revised front elevation. There have been no changes to the requested variances or other drawings/elevations. Staff's comments dated March 20th, 2019 (Appendix 'C1') remain applicable.

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

The applicant has not provided a reason for not complying with Zoning.

Zoning Preliminary Review (ZPR) 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 May 13th, 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 May 31st, 2019, the City received 1 letter expressing support for the proposal. 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.

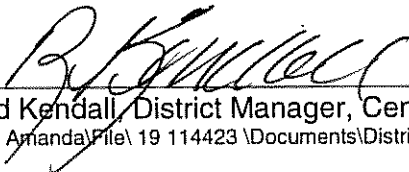
Please see Appendix "A1df" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Richard Kendall, District Manager, Central District

File Path: Amanda\file\ 19 114423 \Documents\District Team Comments Memo

Appendices

Appendix A1 – Conditions A/19/19

Appendix B1 – Plans A/19/19

Appendix C1 – Staff Report (March 20th, 2019)

APPENDIX "A1"

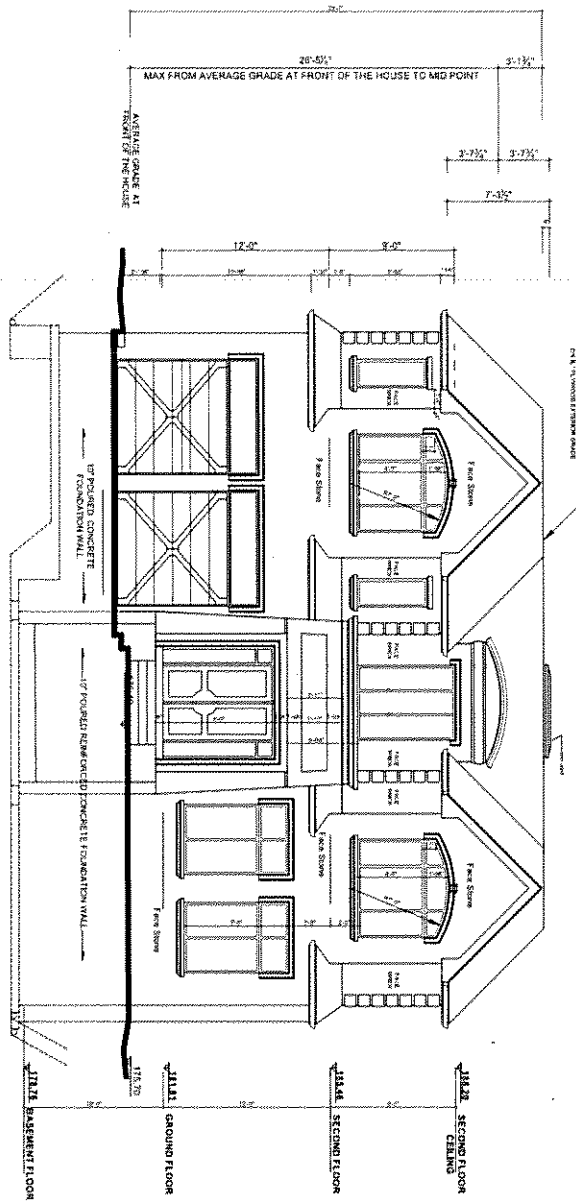
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/19/19

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 B1' to this Staff Report and received by the City of Markham on *May 13th, 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.

PREPARED BY:



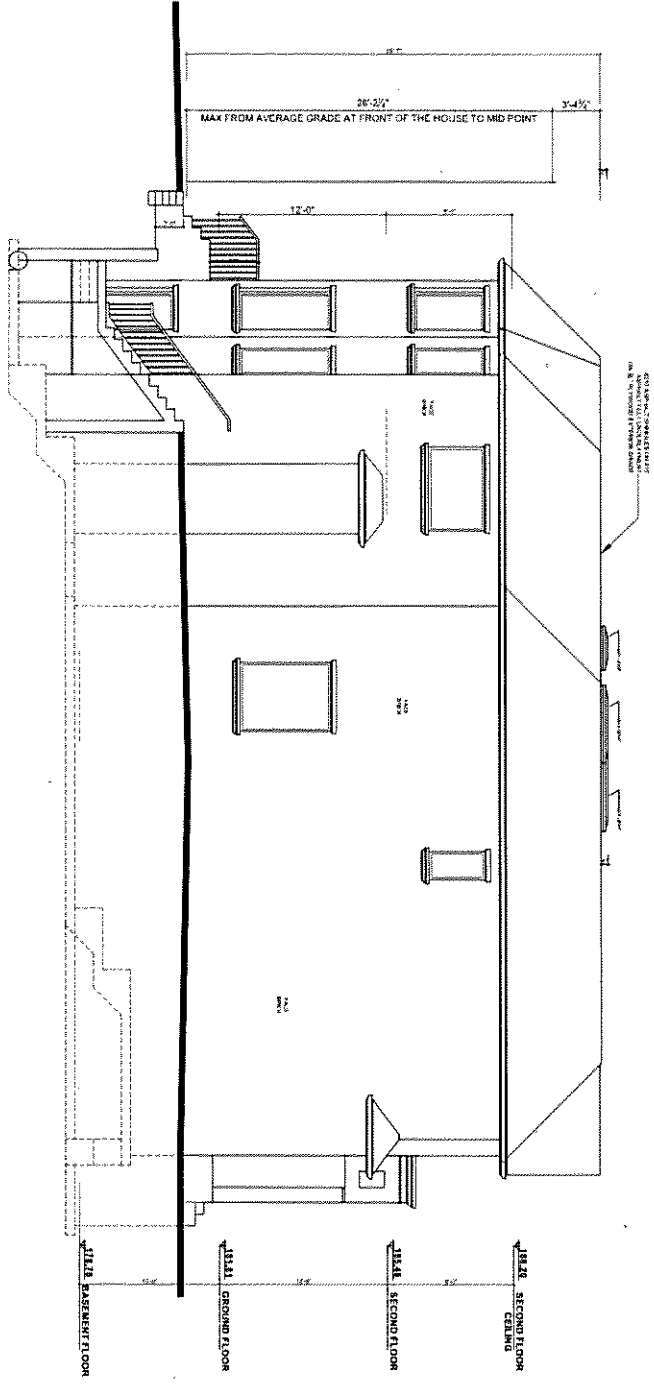
Aqsa Malik, Planner, Zoning and Special Projects



FRONT ELEVATION

REVISED	MAX	2019
DATE	1/4" = 1' 0"	SCALE
NO.	AD09	
PROJECT TITLE		
SINGLE FAMILY DWELLING ON		
70 CHANT CREES		
PROJECT LOCATION		
INTERIOR LAYOUT		
DRAWN BY: [Signature]		
CHECKED BY: [Signature]		
DATE: 1/15/19		
PROJECT NO. 2019-001		

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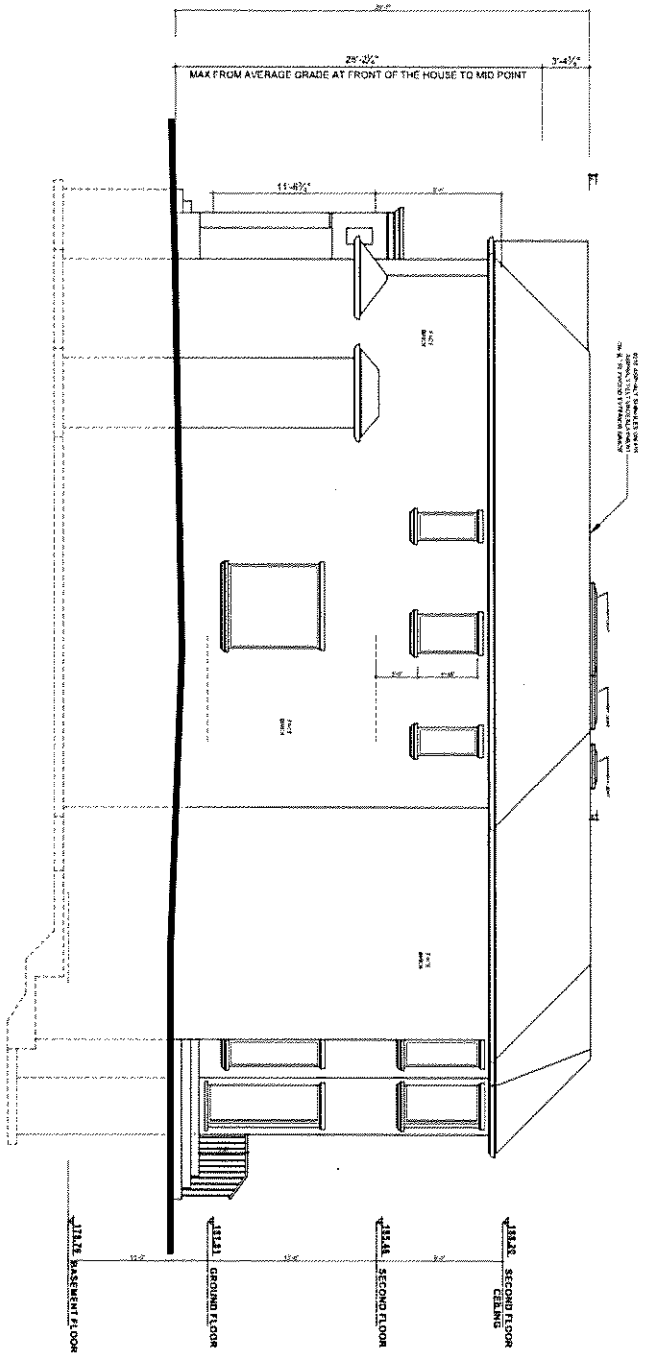
NORTH ELEVATION

DATE: 10/15/2015
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

11111 SECOND FLOOR
 11111 GROUND FLOOR
 11111 BASEMENT FLOOR

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOARDS (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC).

REVISED	MAY	2015
DATE	1/4" = 1' 0"	SCALE
PROJECT	4201	NO. 1
NORTH ELEVATION		
SINGLE FAMILY DWELLING ON PLOTTED LOTS		
177 Main Street, Suite 100, North York, ON M2H 1A7 Tel: (416) 491-1111 Fax: (416) 491-1112 www.stephenson.com		



SOUTH ELEVATION

FOR INFORMATION ONLY - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.

1131.2 SECOND FLOOR CEILING
 1131.1 SECOND FLOOR
 1131.0 GROUND FLOOR
 1121.0 BASEMENT FLOOR

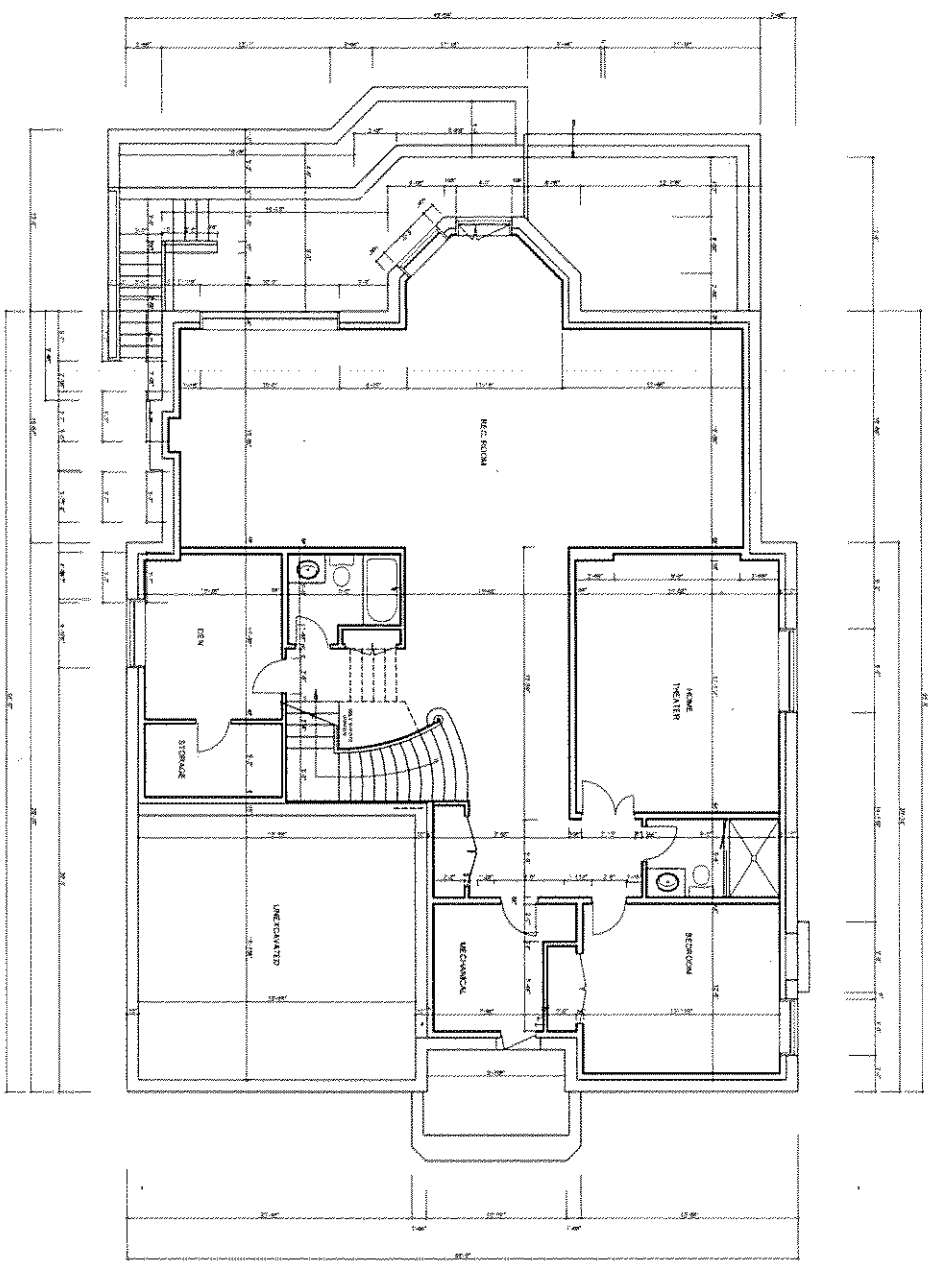
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REVISIONS
 NO. 1 MAY 2019

NO.	DATE	DESCRIPTION
1	MAY 2019	ISSUED FOR PERMIT

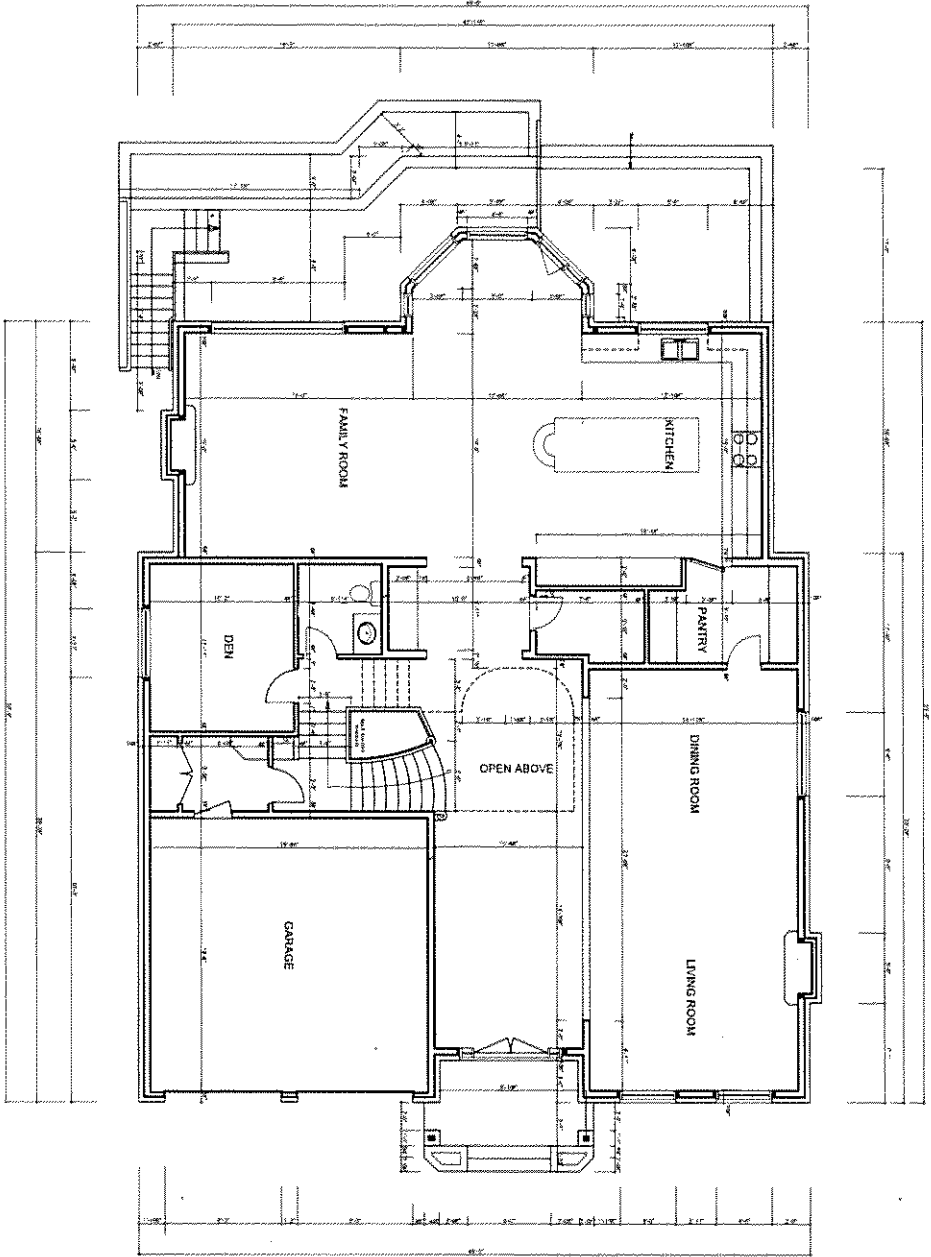
PROJECT: SOUTH ELEVATION
 SINGLE FAMILY DWELLING ON
 7/10 ACRE PLOTS

INTERMEDIATE LTD.
 27 TORBAY ST. TORBAY, ONT. M9W 7T8
 TEL: 416-291-1111 FAX: 416-291-1112
 WWW.INTERMEDIATE.COM



BASEMENT FLOOR PLAN

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<p>REVISED MAY 2019</p>	<p>PROJECT: 1447 W 11 ST</p>
<p>DATE: 14/05/19</p>	<p>SCALE: AS SHOWN</p>
<p>PROJECT NO: A2001</p>	<p>DATE: 14/05/19</p>
<p>TITLE: BASEMENT FLOOR PLAN</p>	<p>CLIENT: INTERBUILD LTD</p>
<p>DESIGNER: SINGLE FAMILY DWELLING ON 70 CHANT CREES</p>	<p>ARCHITECT: INTERBUILD LTD</p>
<p>177 Somerset Dr, Burnaby BC, V5A 1S6</p>	<p>2500 West Broadway, Suite 100, Vancouver, BC V6P 4C2</p>

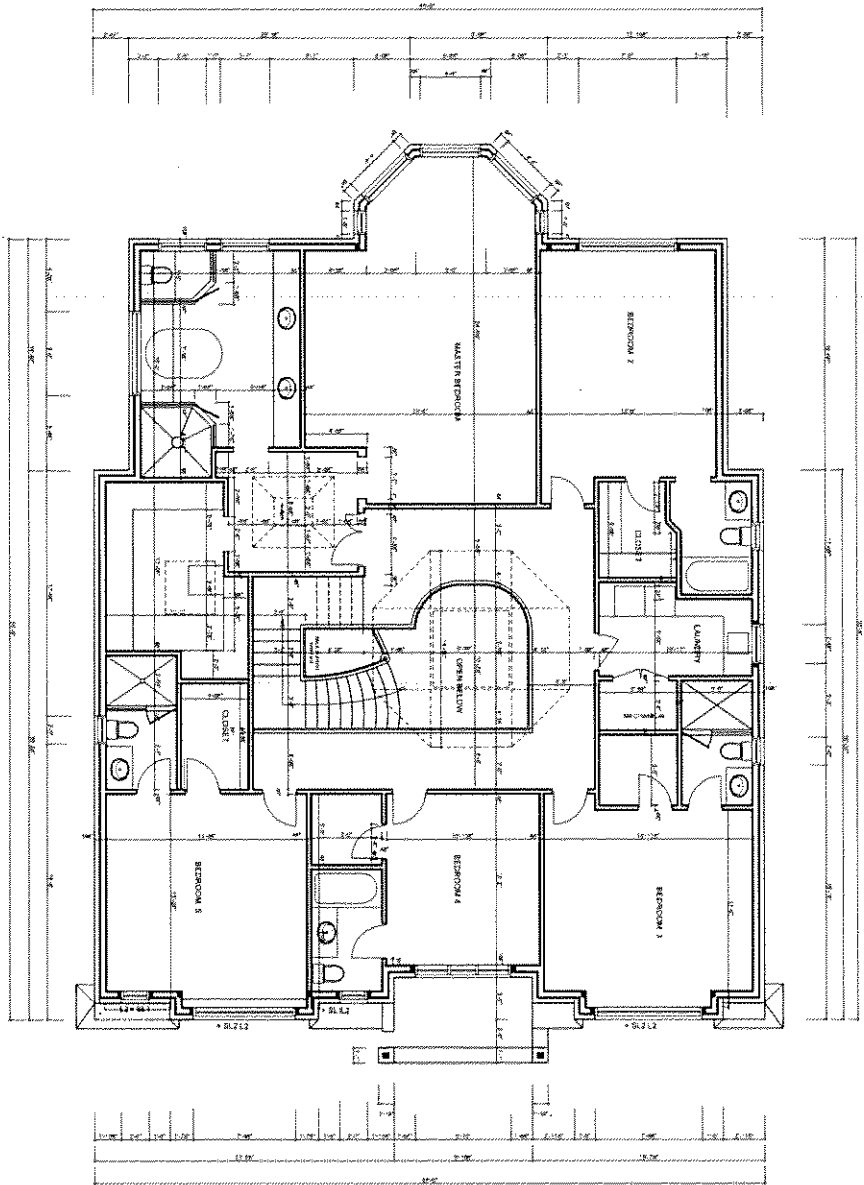


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REVISION	MAY	2019
DATE	1/4" = 1'-0"	SCALE
NO.		
PROJECT	A301	
GROUND FLOOR PLAN		
SINGLE FAMILY DWELLING ON		
70 CHANT CREES		

WINTERBURN LTD
 ARCHITECTS LTD
 1000 WESTERN AVENUE
 VANCOUVER, BC V6V 2T7
 TEL: (604) 271-1111
 FAX: (604) 271-1112

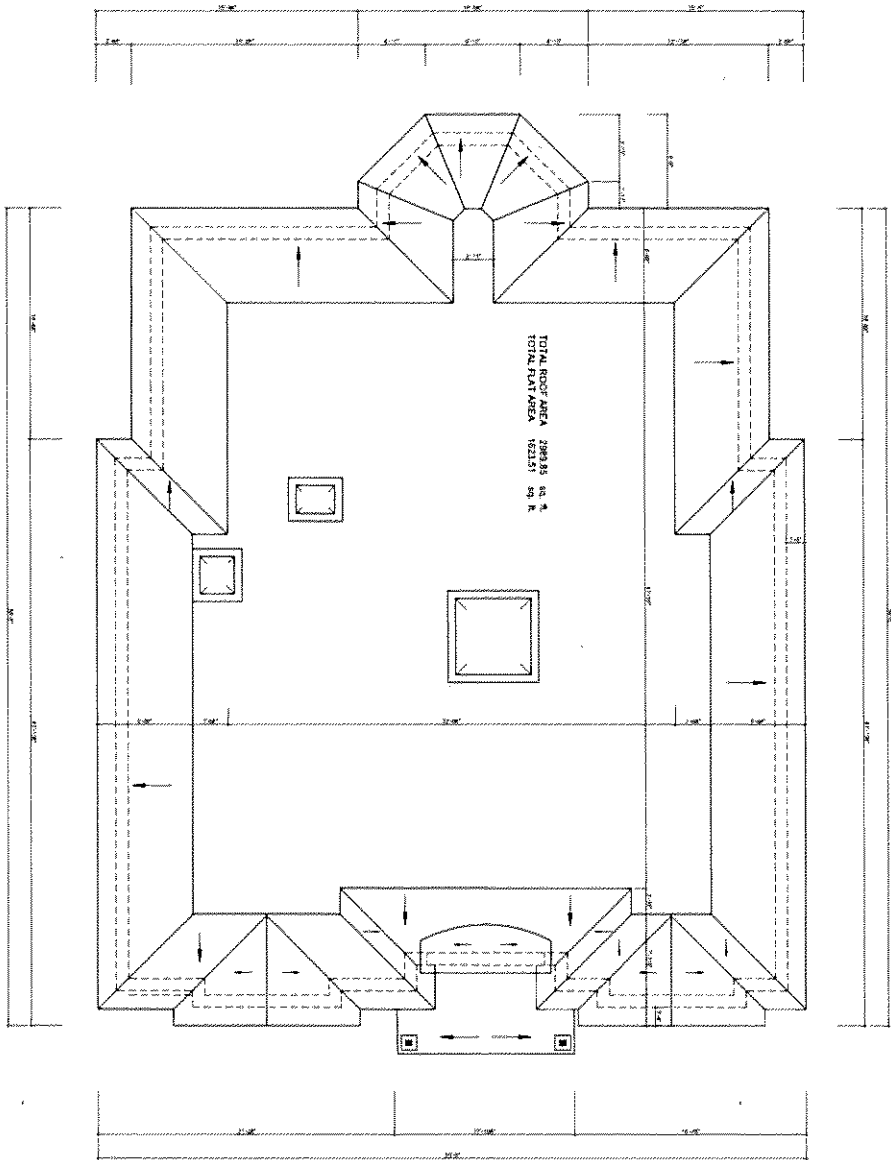


SECOND FLOOR PLAN

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REVISION	DATE	BY	DESCRIPTION
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100	5/14/2018	ASOZ	ISSUE FOR PERMITTING

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REVISED MAY 2019
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT NO. A303

PROJECT NAME
SINGLE FAMILY DWELLING ON
70 CHANTRES

INTERBUILD LTD.
[Logo]
100 CHANTRES, ST. JOHN'S, ABERDEEN, SCOTLAND, AB9 8QJ
TEL: 01224 411111 FAX: 01224 411112
WWW.INTERBUILD.CO.UK

Zoning By-Law 11-72

The subject property is zoned R3 – 'Third Density Single Family Residential' under By-law 11-72, as amended, which permits a single detached dwelling. The proposed development does not comply with the by-law with respect to maximum lot coverage and maximum building height.

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

The applicant has not provided a reason for not complying with Zoning.

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) on February 14, 2019 to confirm the variances required for the proposed development.

COMMENTS

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

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

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 8.05 m (26.42 ft), whereas the By-law permits a maximum building height of 7.62 m (25 ft). This represents an increase of approximately 0.43 m (1.42 ft).

The height variance is in part attributable to the fact that the grade height of the centreline (crown) of the street is lower than the proposed average grade of the property. There is an alley to the left of the subject property and the proposed dwelling will maintain more than 5.81 m (17 ft) from the property to its left and approximately 1.82 m (6 ft) from the property to its right. While the proposed dwelling is taller than what the By-law permits, Staff are of the opinion that the variance request for maximum building height is minor in nature and will not result in demonstrable adverse impacts to neighbouring properties.

Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 35.86 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent. The proposed lot coverage includes a front unenclosed covered porch which adds approximately 5.65 m² (60.82 ft²) to the overall building area. The proposed lot coverage also includes a rear two-storey projection which occupies a portion of the rear elevation and adds approximately 7.6 m² (81.81 ft²) to the overall building area. Excluding the front covered porch and rear two-storey projection, the proposed dwelling has a lot coverage of approximately 34 percent. Given that the front covered porch is unenclosed and that the rear two-storey projection occupies a portion of the rear elevation, Staff are of the opinion that the requested variance for maximum lot coverage is minor in nature.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 18, 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.

Memorandum to the City of Markham Committee of Adjustment

March 20, 2019

File: A/19/19
 Address: 70 Chant Cres, Markham
 Applicant: Fucai Wang
 Agent: Bill Ross & Associates (Bill Ross)
 Hearing Date: Wednesday March 27, 2019

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

The applicant is requesting relief from the following requirements of By-law 11-72, R3, as amended:

- a) **Section 6, Schedule B:**
 a maximum lot coverage of 35.86 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;
 - b) **Section 6, Schedule B:**
 a maximum building height of 26 ft 5 in, whereas the By-law permit a maximum building height of 25 ft;
- as they relate to a proposed residential dwelling.

BACKGROUND

Property Description

The 696.75 m² (7,500 ft²) subject property is located on the east side of Chant Crescent, north of Highway & and east of Warden Avenue. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings. To the north side of the property is an alley. There is an existing two-storey detached 198.81 m² (2,140 ft²) dwelling on the property, which according to assessment records was constructed in 1972. Mature vegetation exists across the property.

Proposal

The applicant is proposing to construct a new two-storey detached dwelling with an attached garage, a rear uncovered patio and, a rear uncovered 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.


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:



Scott Heaslip, Senior Project Coordinator, Central District
File Path: Amanda\File\19 114423 \Documents\District Team Comments Memo

APPENDIX "A"

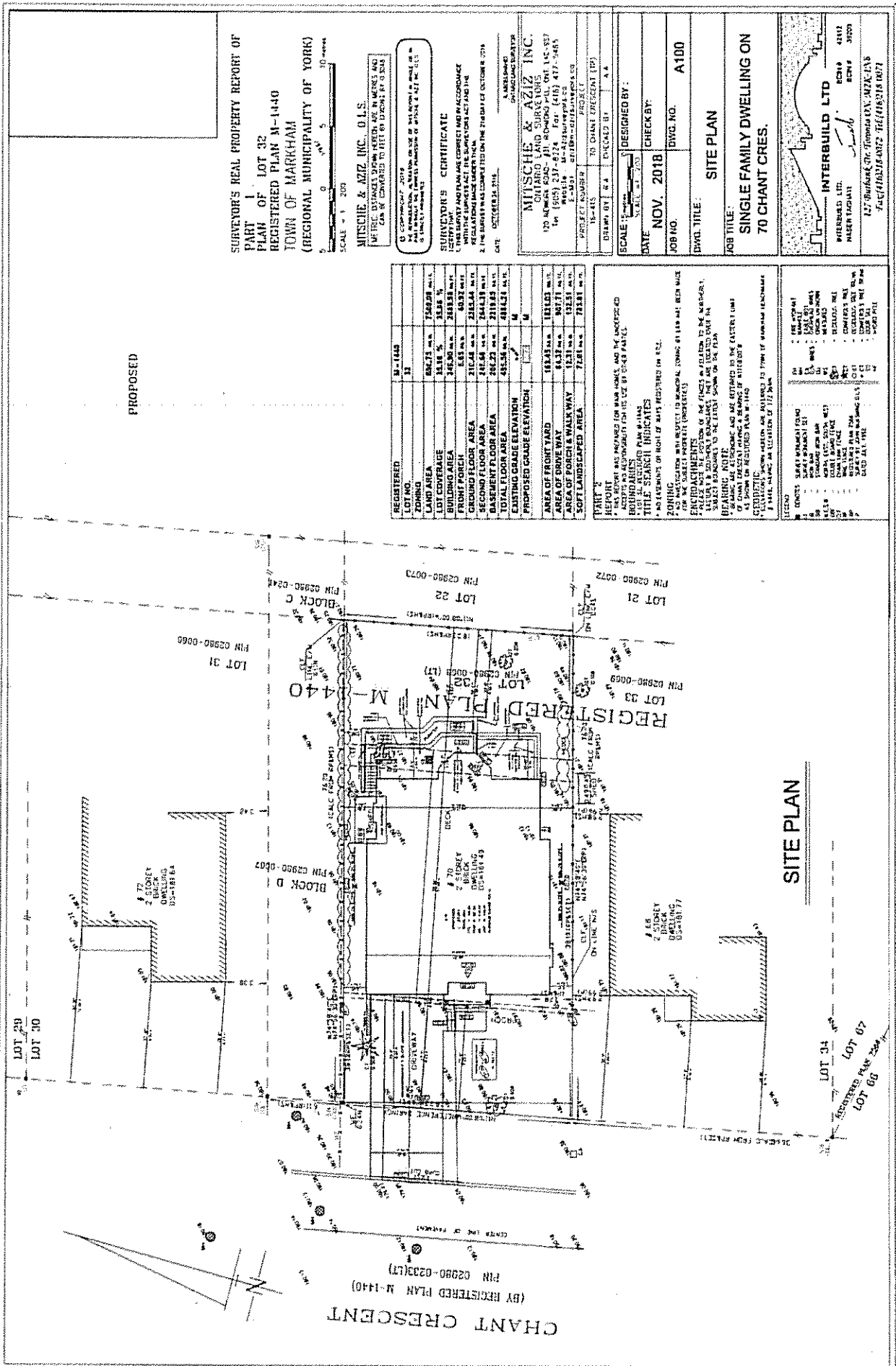
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/19/19

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 *March 06, 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.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects



PROPOSED

CHANT CRESCENT
(BY REGISTERED PLAN M-1440)
PIN C2980-0233(L7)

SURVEYOR'S REAL PROPERTY REPORT OF
PART 1
PLAN OF LOT 32
REGISTERED PLAN M-1440
TOWN OF MARKHAM
(REGIONAL MUNICIPALITY OF YORK)

SCALE = 1" = 200'

MITSCHKE & AZIZ, INC. O.I.S.
REGISTERED PROFESSIONAL SURVEYORS
C/O 87 GERRARD ST. E. TORONTO, ONT. M5E 1B5

DATE: OCTOBER 24, 2018

SURVEYOR'S CERTIFICATE
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT AND REGULATIONS AND THE
REGULATIONS MADE THEREUNDER.

DATE: OCTOBER 24, 2018

MITSCHKE & AZIZ, INC.
CHARTERED LAND SURVEYORS
125 GERRARD ST. E. TORONTO, ONT. M5E 1B5
TEL: (416) 461-4324 FAX: (416) 461-4345
WWW: www.mitschke-aziz.com

PROJECT NUMBER: 18-445
NO. DRAWN: 02/0001 (P)

DESIGNED BY: A.A.
CHECKED BY: A.A.

DATE: NOV. 2018
JOB NO. A100

JOB TITLE: SITE PLAN

JOB TITLE: SINGLE FAMILY DWELLING ON
70 CHANT CRES.

INTERBUILD LTD
127 GERRARD ST. E. TORONTO, ONT. M5E 1B5
TEL: (416) 978-0872

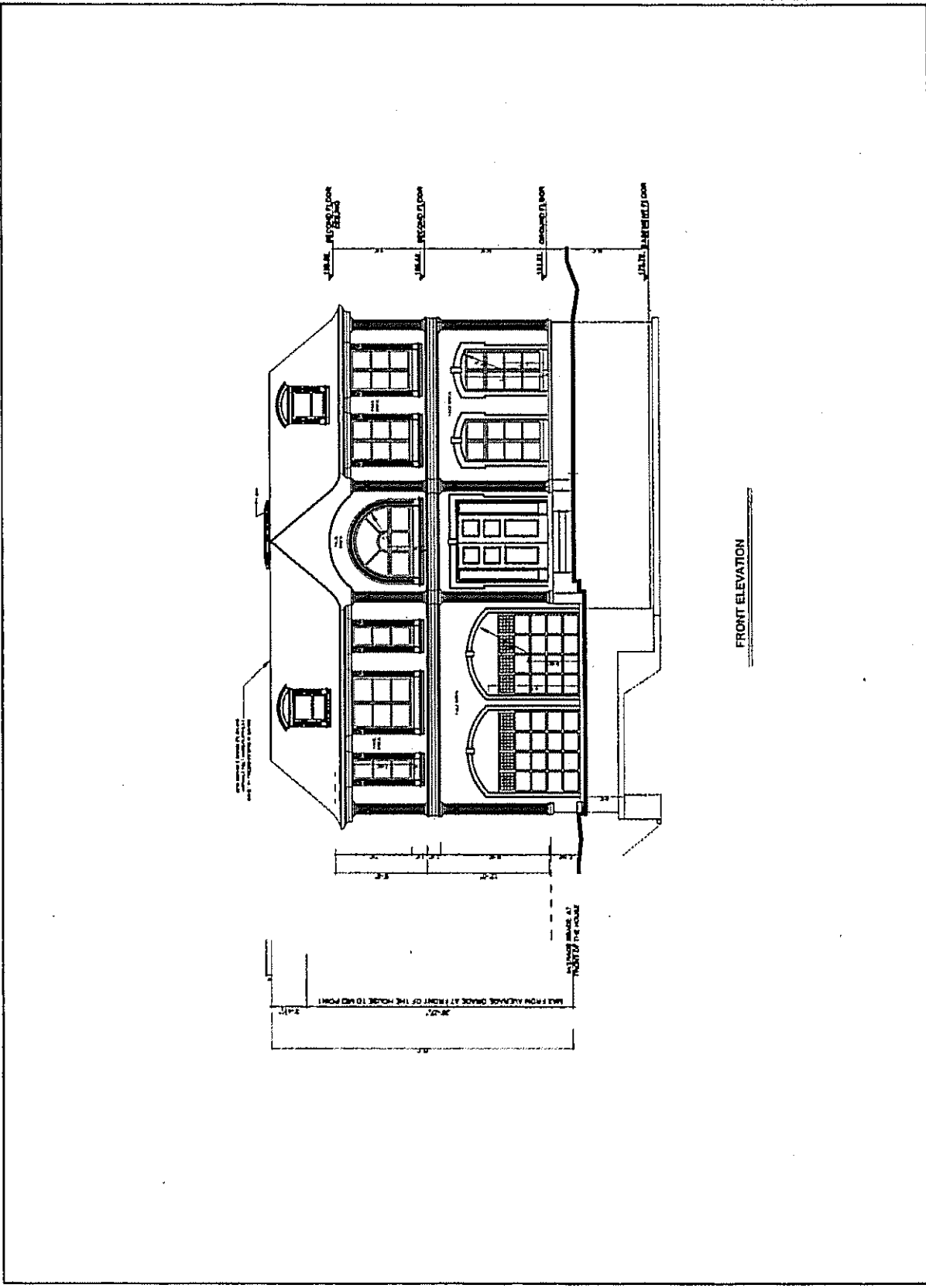
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LOT COVERAGE	81.1% m ²	2418.5 m ²	2418.5 m ²
BUILDING AREA	6.51 m ²	453.1 m ²	453.1 m ²
FRONT PORCH	216.48 m ²	216.48 m ²	216.48 m ²
GROUND FLOOR AREA	216.48 m ²	216.48 m ²	216.48 m ²
SECOND FLOOR AREA	216.48 m ²	216.48 m ²	216.48 m ²
TOTAL FLOOR AREA	432.96 m ²	432.96 m ²	432.96 m ²
EXISTING GRADE ELEVATION	181.5 m	181.5 m	181.5 m
PROPOSED GRADE ELEVATION	181.5 m	181.5 m	181.5 m
AREA OF FRONT YARD	181.5 m ²	181.5 m ²	181.5 m ²
AREA OF SIDE YARD	181.5 m ²	181.5 m ²	181.5 m ²
AREA OF REAR YARD	181.5 m ²	181.5 m ²	181.5 m ²
SOFT LANDSCAPED AREA	7248.28 m ²	7248.28 m ²	7248.28 m ²

REPORT MADE IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS
AND THE REGULATIONS MADE THEREUNDER.
BOUNDARIES: AS SHOWN ON THE PLAN AND AS VERIFIED BY THE SURVEYOR.
TITLE: SEARCH INDICATES
ZONING: AS SHOWN ON THE PLAN AND AS VERIFIED BY THE SURVEYOR.
ENCLOSURE: AS SHOWN ON THE PLAN AND AS VERIFIED BY THE SURVEYOR.
BEARING: TRUE BEARING AS SHOWN ON THE PLAN AND AS VERIFIED BY THE SURVEYOR.
CLUTTER: AS SHOWN ON THE PLAN AND AS VERIFIED BY THE SURVEYOR.
ELEVATION: AS SHOWN ON THE PLAN AND AS VERIFIED BY THE SURVEYOR.

- 1. SEE PLAN FOR
- 2. SEE PLAN FOR
- 3. SEE PLAN FOR
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- 19. SEE PLAN FOR
- 20. SEE PLAN FOR

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original drawings as shown to me by the applicant, and that the same conform to the requirements of the Building Code of the City of Chicago, Illinois, and that the same are the work of the undersigned or under the direct supervision of the undersigned.

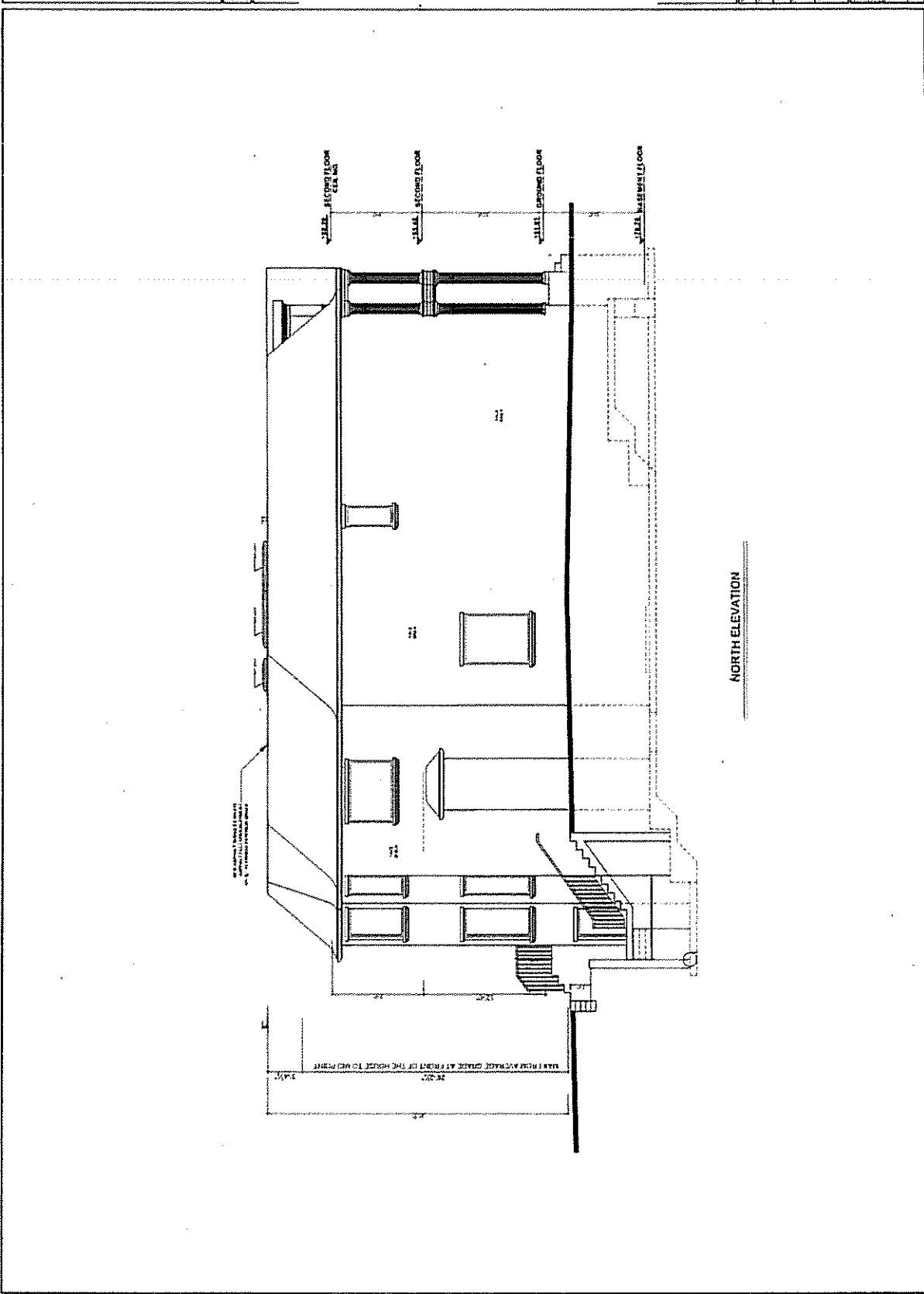
DATE OF PREP.	DATE OF PLAN
NO. OF SHEETS	4200
FRONT ELEVATION	
SINGLE FAMILY DWELLING ON IN CHICAGO	
DRAWN BY CHECKED BY APPROVED BY	DATE SCALE SHEET NO.



FRONT ELEVATION

ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 ALL FINISHES TO BE AS NOTED.
 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

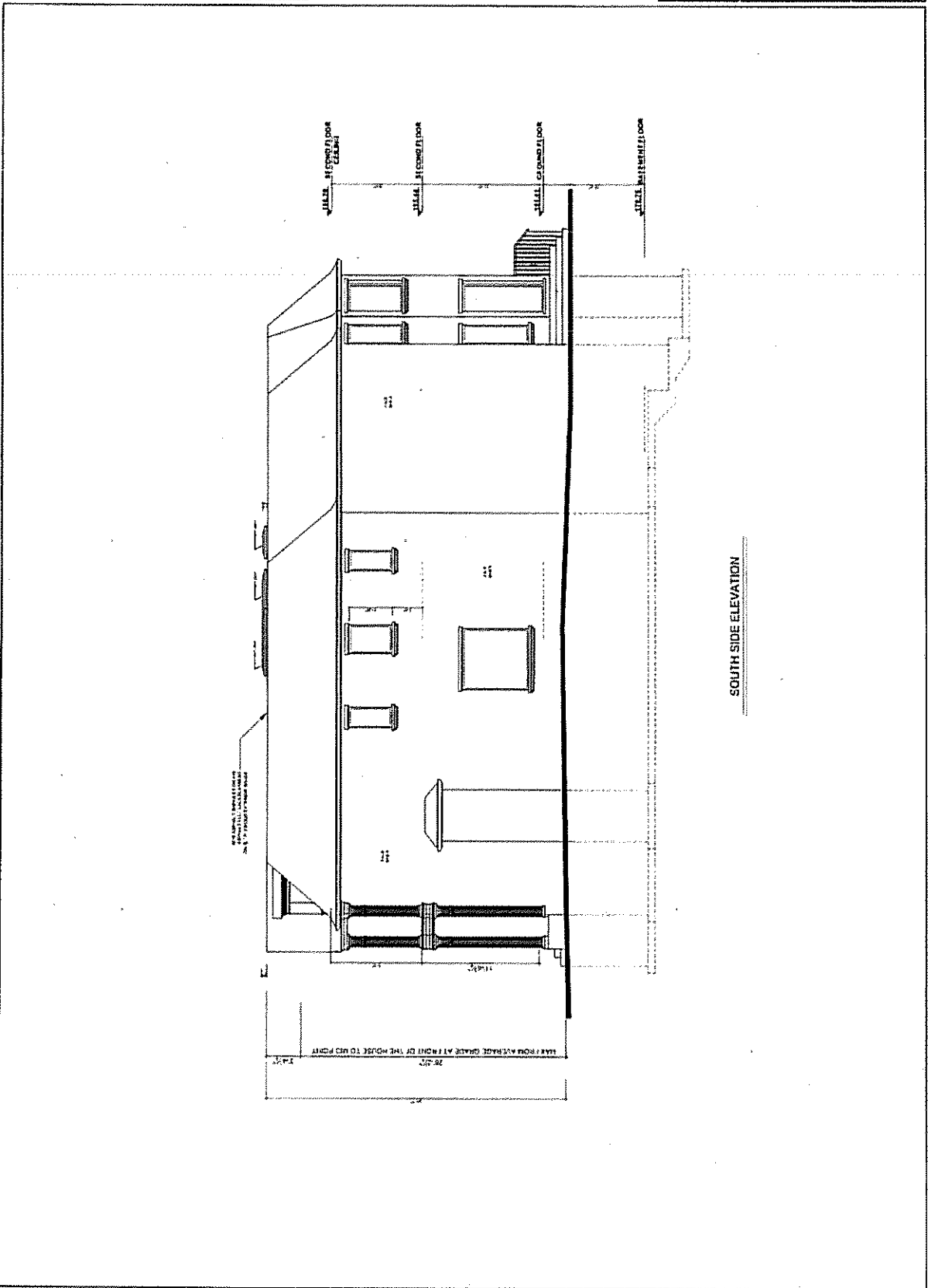
DATE	1/15/2021
SCALE	1/4" = 1'-0"
PROJECT NO.	2021-001
PROJECT NAME	BASEMENT FLOOR PLAN
CLIENT	SINGLE FAMILY DWELLING ON TO CHANT CREW
DESIGNER	ARCHITECTURE & INTERIOR DESIGN
DATE	1/15/2021
BY	[Signature]
CHECKED BY	[Signature]
PROJECT LOCATION	12345 MAIN ST, CHANT, VA



NORTH ELEVATION


ALL DIMENSIONS UNLESS OTHERWISE NOTED
 TO FACE UNLESS OTHERWISE NOTED
 FINISH GRADE UNLESS OTHERWISE NOTED
 FINISH FLOOR UNLESS OTHERWISE NOTED
 FINISH CEILING UNLESS OTHERWISE NOTED
 FINISH EXTERIOR GRADE UNLESS OTHERWISE NOTED
 FINISH INTERIOR GRADE UNLESS OTHERWISE NOTED
 FINISH ROOF GRADE UNLESS OTHERWISE NOTED
 FINISH SLOPE UNLESS OTHERWISE NOTED
 FINISH CURB GRADE UNLESS OTHERWISE NOTED
 FINISH DRIVEWAY GRADE UNLESS OTHERWISE NOTED
 FINISH SIDEWALK GRADE UNLESS OTHERWISE NOTED
 FINISH YARD GRADE UNLESS OTHERWISE NOTED
 FINISH TERRACE GRADE UNLESS OTHERWISE NOTED
 FINISH PATIO GRADE UNLESS OTHERWISE NOTED
 FINISH PORCH GRADE UNLESS OTHERWISE NOTED
 FINISH BALCONY GRADE UNLESS OTHERWISE NOTED
 FINISH STAIR GRADE UNLESS OTHERWISE NOTED
 FINISH WALKWAY GRADE UNLESS OTHERWISE NOTED
 FINISH DRIVEWAY GRADE UNLESS OTHERWISE NOTED
 FINISH SIDEWALK GRADE UNLESS OTHERWISE NOTED
 FINISH YARD GRADE UNLESS OTHERWISE NOTED
 FINISH TERRACE GRADE UNLESS OTHERWISE NOTED
 FINISH PATIO GRADE UNLESS OTHERWISE NOTED
 FINISH PORCH GRADE UNLESS OTHERWISE NOTED
 FINISH BALCONY GRADE UNLESS OTHERWISE NOTED
 FINISH STAIR GRADE UNLESS OTHERWISE NOTED
 FINISH WALKWAY GRADE UNLESS OTHERWISE NOTED

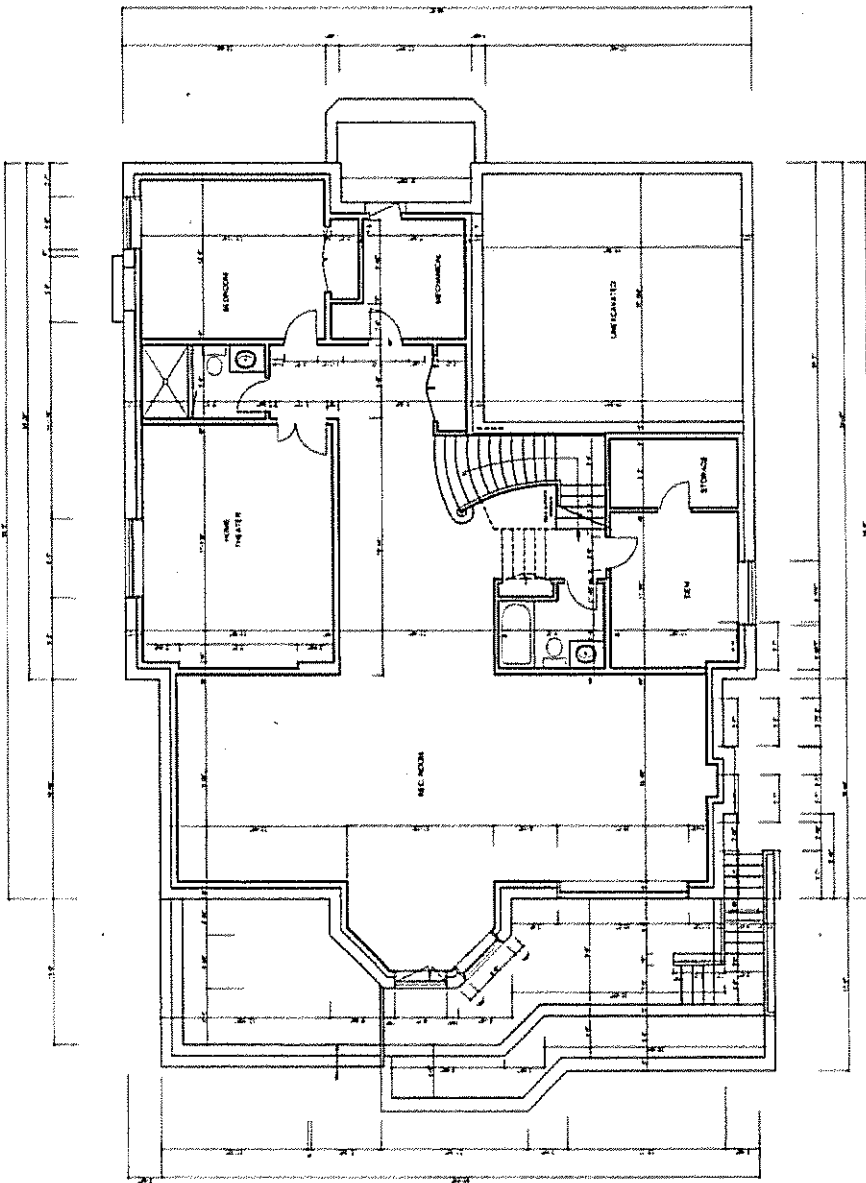
DATE	1/12/17
PROJECT	2793
DESCRIPTION	BASEMENT FLOOR PLAN
OWNER	SINGLE FAMILY DWELLING ON FINCHWOOD DRIVE
ARCHITECT	INTERMED LTD.
ADDRESS	11111 11111 11111
CITY	11111 11111 11111
STATE	11111 11111 11111
COUNTRY	11111 11111 11111



SOUTH SIDE ELEVATION

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.
 ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.

DATE	12/15/17	PROJECT	4303
DRAWN	J. J. JONES	PROJECT	4303
CHECKED	J. J. JONES	PROJECT	4303
SCALE	1/8" = 1'-0"	PROJECT	4303
BASEMENT FLOOR PLAN			
SINGLE FAMILY DWELLING ON 73 CHANT CREES.			
			
ARCHITECT: J. J. JONES ARCHITECTS, P.C. 10000 CHANT CREES, SUITE 100 FARMINGTON, CT 06030 TEL: 860-676-1234 FAX: 860-676-1235 WWW: WWW.JJJA.COM			

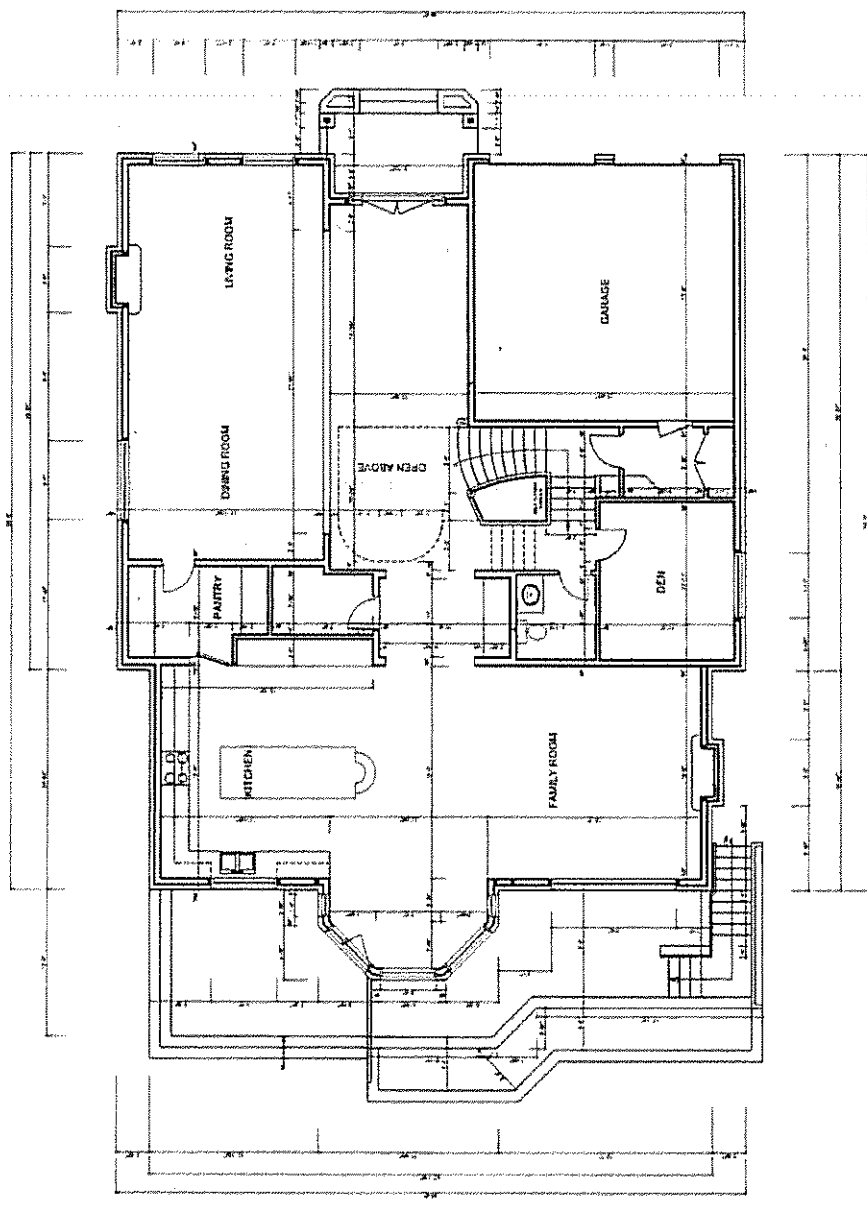


BASEMENT FLOOR PLAN

ALL DIMENSIONS ARE IN FEET AND INCHES.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 FINISHES TO BE DETERMINED BY ARCHITECT.
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINISHES.
 THIS PLAN IS TO BE USED FOR PERMITS ONLY.
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY ARCHITECT.

DATE	1/15/21	PROJECT NO.	12345
SCALE	1/8" = 1'-0"	CLIENT	ABC DEVELOPMENT
PROJECT NAME		SINGLE-FAMILY DWELLING CH	
ADDRESS		12345 MAIN ST, RICHMOND, VA	
ARCHITECT		INTERIORS LTD.	
ARCHITECT'S ADDRESS		12345 MAIN ST, RICHMOND, VA	
PHONE		(800) 123-4567	
FAX		(800) 123-4567	
E-MAIL		info@interiors.com	

GROUND FLOOR PLAN
 SINGLE-FAMILY DWELLING CH
 RICHMOND, VA
 INTERIORS LTD.
 12345 MAIN ST, RICHMOND, VA
 (800) 123-4567
 info@interiors.com



GROUND FLOOR PLAN

