

# Memorandum to the City of Markham Committee of Adjustment

May 30<sup>th</sup>, 2019

**File:** A/26/19  
**Address:** 24 Almond Ave, Thornhill  
**Applicant:** Anae Sobhani  
**Agent:** EZed architects (Elmira Zarrabi)  
**Hearing Date:** Wednesday June 12<sup>th</sup>, 2019

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

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

**a) Amending By-law 101-90, Section 1.2 (i):**

a maximum building height of 8.95 metres, whereas the By-law permits a maximum building height of 8.6 metres;

**b) Amending By-law 101-90, Section 1.2 (vii):**

a maximum floor area ratio of 52.3 percent (3,266 sq. ft.), whereas the By-law permits a maximum floor area ratio of 50 percent (3,125 sq. ft.);

as they relate to a proposed residential dwelling.

The Committee of Adjustment deferred this application on April 10<sup>th</sup>, 2019, due to public concerns with the interior height of the proposed dwelling, concerns with drainage issues, and compatibility with the character of the neighbourhood. In response to the public and Committee of Adjustment's comments, the applicant submitted a revised application on May 15<sup>th</sup>, 2019 (See Appendix 'B1') proposing a reduced building height, lowered eaves lines and a shallower roof design.

The applicant is requesting relief to permit a maximum building height of 8.95 m (29.36 ft), whereas the By-law permits a maximum building height of 8.6 m (28.22 ft). This is a reduction from the original request for maximum building height of 9.29 m (30.48 ft) and, represents an increase of approximately 0.35 m (1.15 ft) from what the by-law permits. Staff's comments dated April 1<sup>st</sup>, 2019 remain applicable (Appendix C1).

### **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, "*Relief is requested to construct a new dwelling and to accommodate the new integral 2 car garage*".

### **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 15<sup>th</sup>, 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 30<sup>th</sup>, 2019 the City received 2 letters expressing concerns over potential impacts to the existing retaining wall and neighbouring properties and concerns with the compatibility of the proposed dwelling. The City also received a letter expressing support from 7 residents. 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 "A1" for conditions to be attached to any approval of this application.

PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:

  
\_\_\_\_\_  
David Miller, Development Manager, West District  
File Path: Amanda\File\ 19 114996 \Documents\District Team Comments Memo

Appendices

- Appendix A1 – Conditions A/26/19
- Appendix B1 – Plans A/26/19
- Appendix C1 – Staff Report (April 01, 2019)

**APPENDIX "A1"**

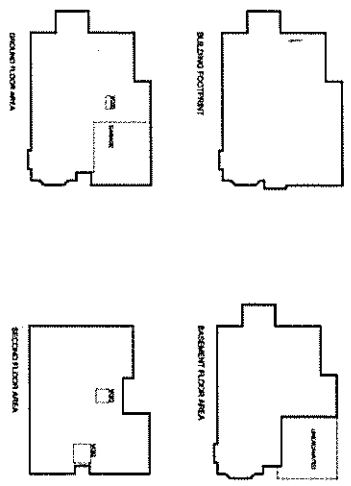
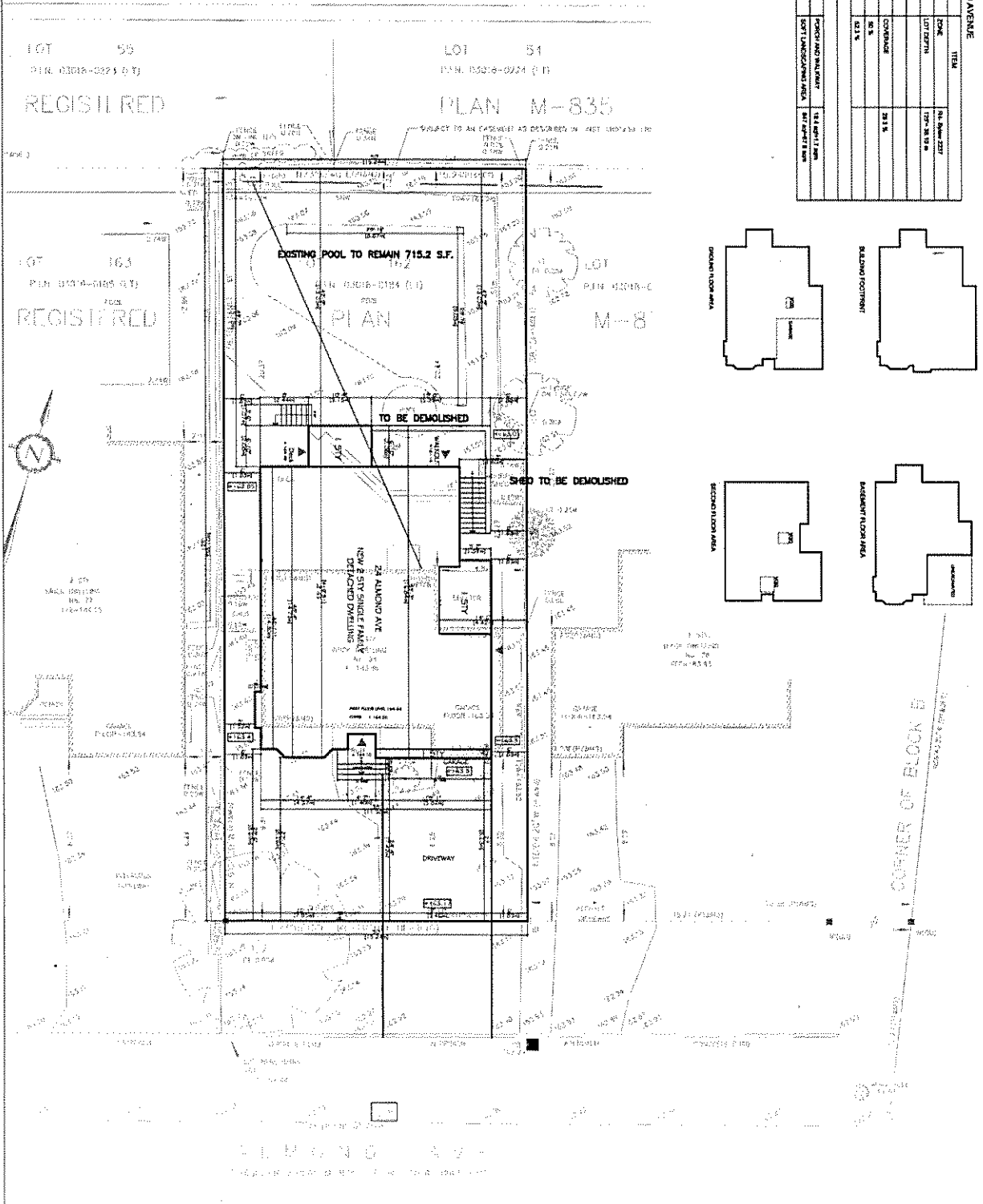
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/26/19**

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 15<sup>th</sup>, 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

ITEM	DESCRIPTION	ITEM	DESCRIPTION
1	LOT AREA	1	163
2	LOT FRONTAGE	2	113.14
3	REAR YARD AREA	3	142.00
4	FRONT YARD AREA	4	141.00
5	REAR SIDE YARD AREA	5	141.00
6	FRONT SIDE YARD AREA	6	141.00
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100	FRONT SIDE YARD AREA	100	141.00



**EZED ARCHITECTS**

PHONE: 1-800-555-4366

EMAIL: ELIZABETH@EZEDARCHITECTS.COM

ADDRESS: 1000 W. 10TH AVENUE, SUITE 400, DENVER, CO 80202

**PROJECT ADDRESS:**  
24 ALMOND AVE  
MARIETTA, OHIO 44130

**PROJECT NO.:** \_\_\_\_\_

**DRAWING TITLE:**  
COVER

NO.	REVISION	DATE
1	ISSUE	NOV 11 2019
2	CSA	NOV 22 2019
3	ISSUE & CS	NOV 22 2019

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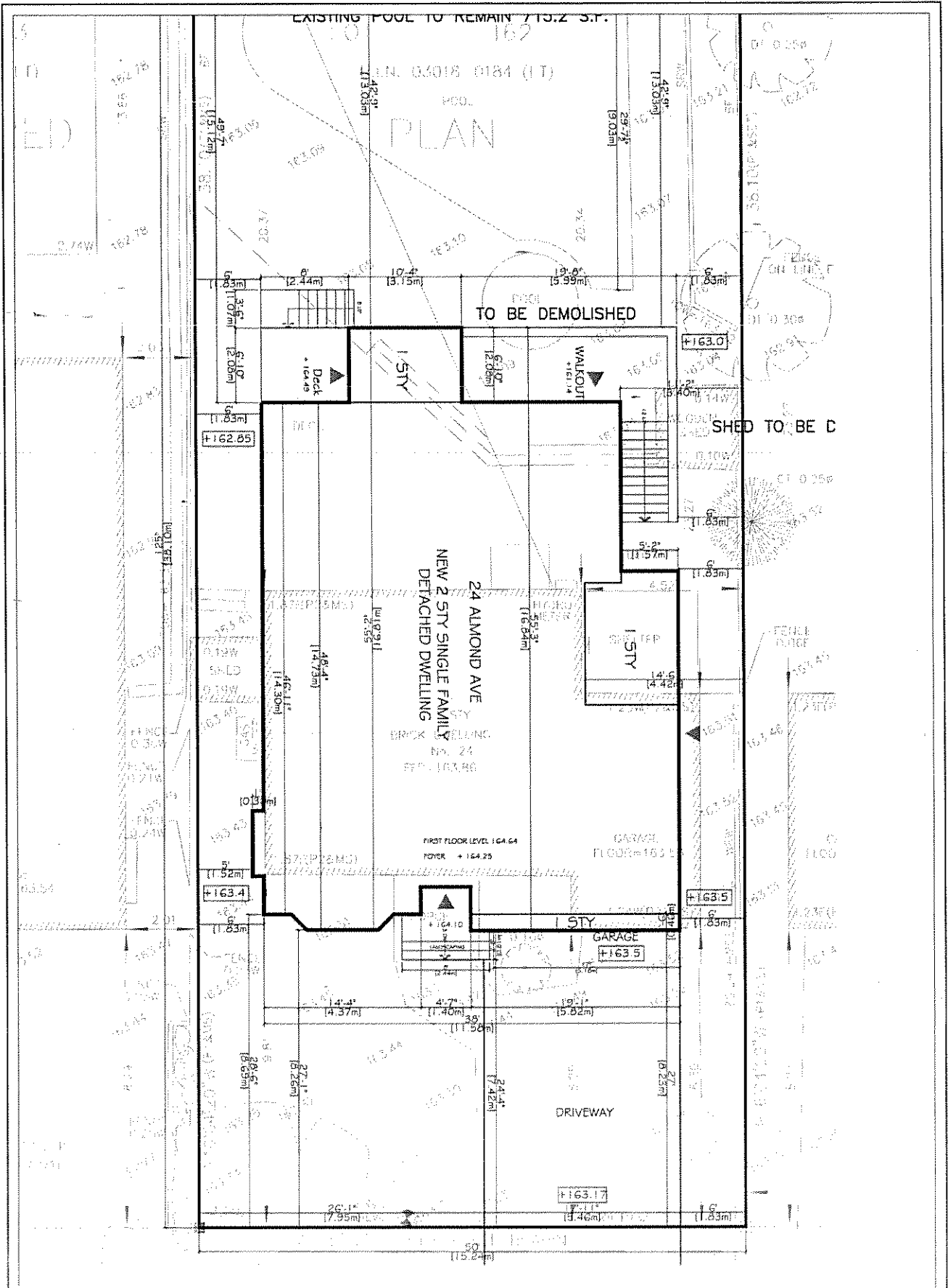
DRAWN BY: ELIHRA ZARRABI

DATE: \_\_\_\_\_

NO. \_\_\_\_\_

DATE: \_\_\_\_\_

A0



NO.	REVISION	DATE
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2	REVISED	MAY 12 2018
3	REVISED	MAY 12 2018

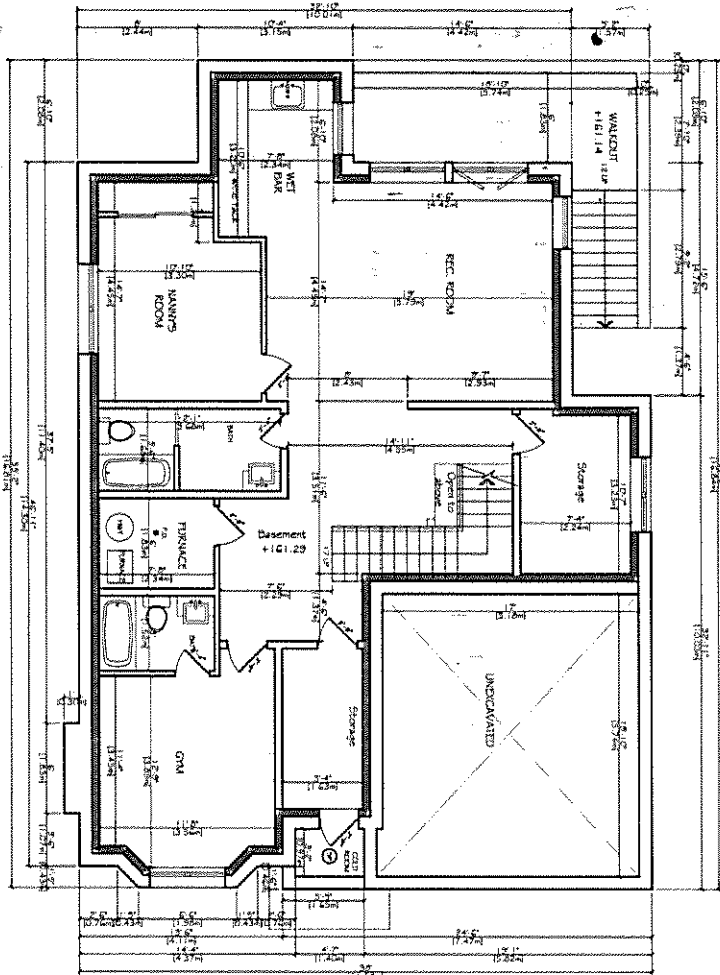
PROJECT ADDRESS  
 24 ALMOND AVE  
 MISSISSAUGA ONTARIO

PROJECT NO.  
 DRAWING TITLE  
**SITE PLAN**

**EZed ARCHITECTS**  
 NAME: EZED ARCHITECTS  
 TEL: (905) 883-6330  
 EMAIL: EZED@EZEDARCHITECTS.COM  
 1111 SHEPPARD AVENUE EAST, SUITE 100  
 MISSISSAUGA, ONTARIO L4X 1L7  
 CANADA

SCALE: 1/8" = 1'-0"  
 DRAWN BY: EMIRAH ZARRABI  
 DATE: 05/12/2018

A1



NO.	ISSUED FOR	DATE
1	CONTRACT	FEB. 21, 2016
2	CONTRACT	MAR. 23, 2016

PROJECT ADDRESS  
 74 ALFORD AVE  
 MEMPHIS, TN 38117

PROJECT NO.  
 DRAWING TITLE:

**BASEMENT FLOOR PLAN**

NO.	REVISION	DATE
1	ISSUED	FEB. 21, 2016
2	CONTRACT	MAR. 23, 2016
3	CONTRACT	MAR. 23, 2016



**Ezed ARCHITECTS**

MEMPHIS, TN  
 901-752-8135

ARCHITECTS

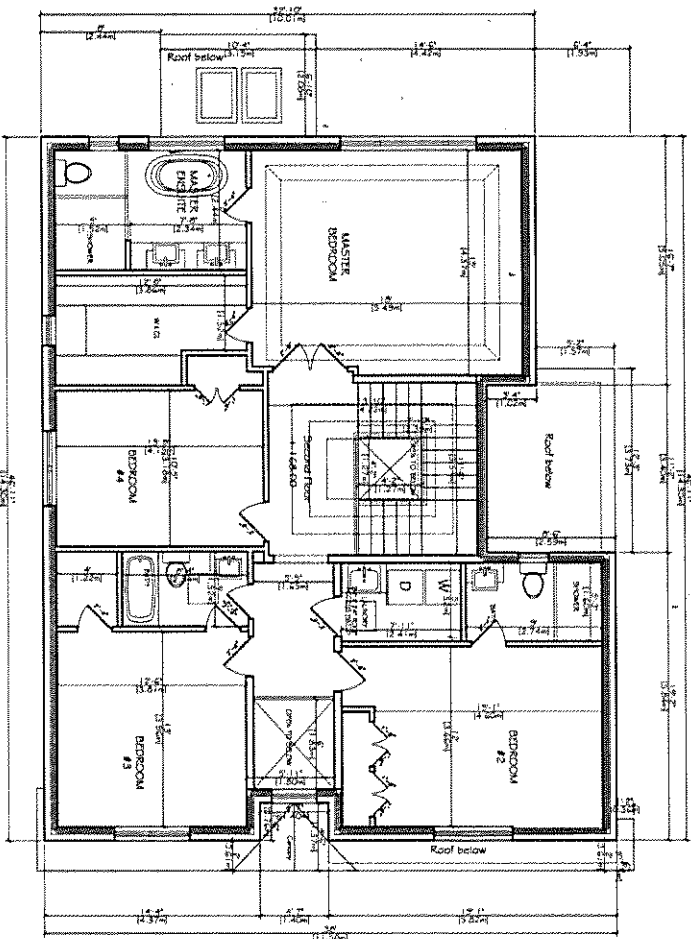
2000 W. WOODLAND AVE., SUITE 200  
 MEMPHIS, TN 38117  
 TEL: 901-752-8135

SCALE	DATE
1/8" = 1'-0"	
DRAWN BY	ELMIRA ZARRABI
CHECKED BY	
DATE	



A2





NO.	ISSUED FOR	DATE
1	2008/02	14/02/2008
2	03/08	15/02/2008

**PROJECT ADDRESS:**  
 71 AL HIND AVENUE  
 HADRAMUT GOVERNORATE

**PROJECT NO.**  
 \_\_\_\_\_

**DRAWING TITLE**  
**SECOND FLOOR PLAN**

NO.	REVISION	DATE
1	2008/02	14/02/2008
2	03/08	15/02/2008
3	03/08	15/02/2008



**Ezad ARCHITECTS**  
 PHONE: +967 51 4355  
 FAX: +967 51 4355  
 ADDRESS: AL HIND AVENUE, HADRAMUT GOVERNORATE  
 P.O. BOX 10000, HADRAMUT, YEMEN

SCALE	DATE
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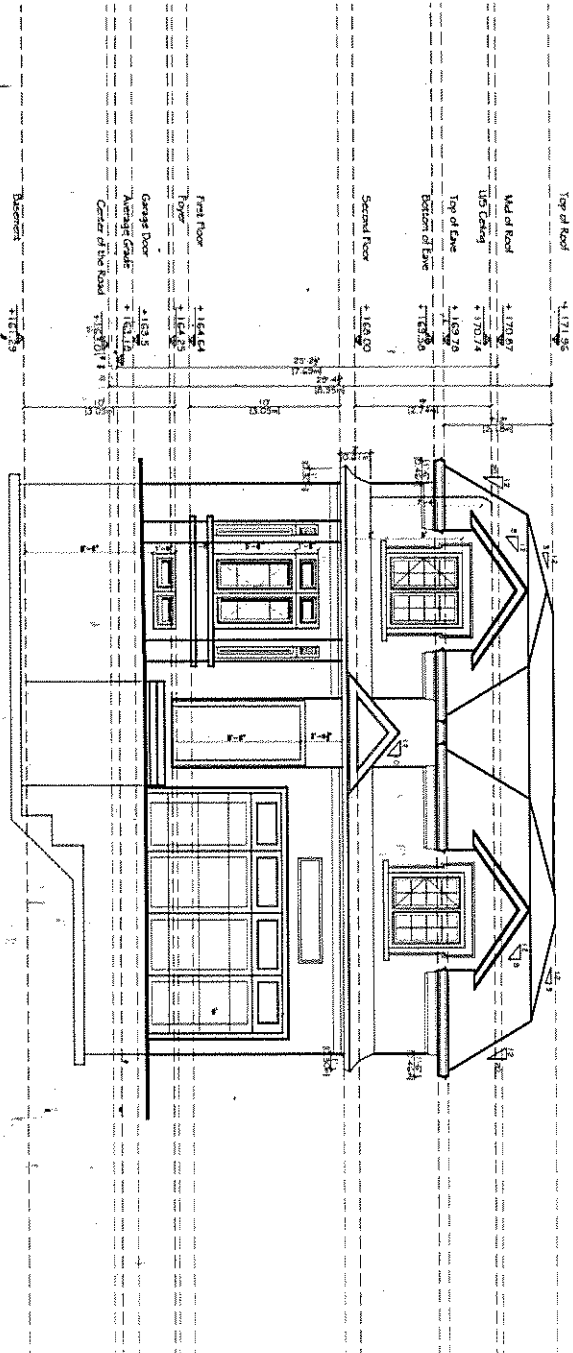
**OWNER BY:** ELMIRA ZARRABI  
**DATE:** 15/02/2008



**A4**







NO.	REVISION	DATE
1	ISSUED FOR PERMITS	14th 03 2018
2	REVISED	14th 03 2018

**PROJECT ADDRESS:**  
 24 ALHAMD AVENUE  
 ALHARAMA QATAR

**PROJECT NO.**  
**DRAWING TITLE:**  
 MAIN (SOUTH) ELEVATION

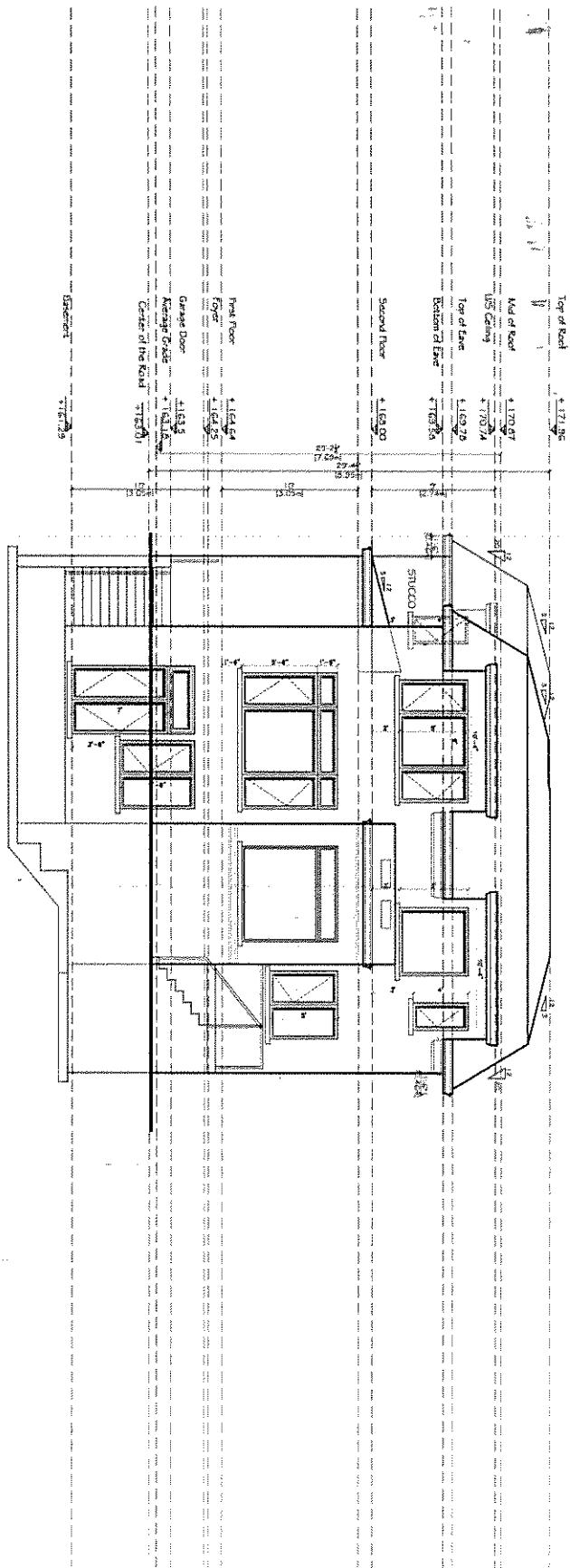
NO.	REVISION	DATE
1	ISSUED FOR PERMITS	14th 03 2018
2	REVISED	14th 03 2018



**Ezed ARCHITECTS**  
 ARCHITECTS  
 24 ALHAMD AVENUE  
 ALHARAMA QATAR

**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** EYMMA ZARRABI  
**DATE:**

**A6**



NO.	DESCRIPTION	DATE
1	ISSUED	APR 21 2010
2	REV	MAY 13 2010

PROJECT ADDRESS:  
 22 ALMOND AVE  
 HILSONMAN ONTARIO

PROJECT NO:  
 DRAWING TITLE:  
**REAR (NORTH) ELEVATION**

NO.	REVISION	DATE
1	ISSUED	APR 21 2010
2	REV	MAY 13 2010

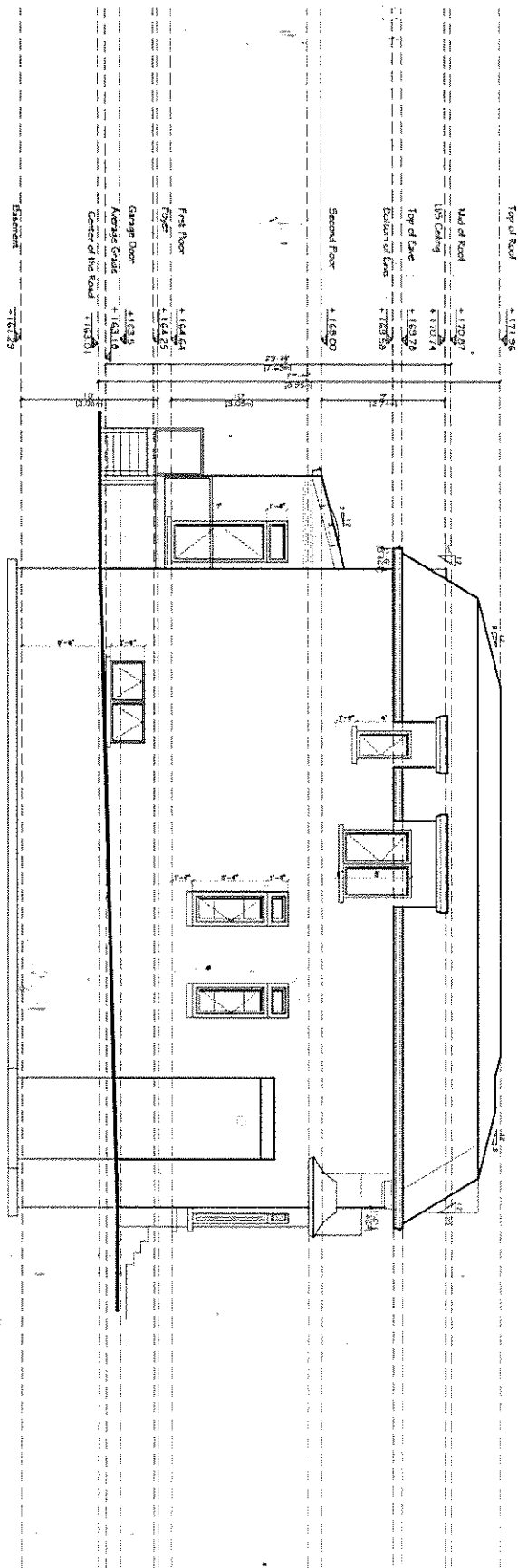


**Ezed ARCHITECTS**  
 4111 BURNHAM RD  
 UNIT 101  
 MISSISSAUGA, ONTARIO L4X 1L3  
 TEL: (905) 276-1111  
 FAX: (905) 276-1112  
 WWW.EZEDARCHITECTS.COM

SCALE: 1/8" = 1'-0"  
 DRAWN BY: ELIYAS ZAKHARI  
 DATE:

**A7**





NO.	REVISION	DATE
1	CONG.	14th SE 2018
2	REV.	14th SE 2018

PROJECT ADDRESS:  
 26 ALHAMBRA AVE  
 HARRISBURG, PA

PROJECT NO:  
 DRAWING TITLE  
**WEST SIDE ELEVATION**

NO.	REVISION	DATE
1	CONG.	14th SE 2018
2	REV.	14th SE 2018



**Ezed ARCHITECTS**  
 1000 MARKET AVENUE  
 HARRISBURG, PA 17104  
 TEL: 717-653-1111  
 WWW.EZEDARCHITECTS.COM  
 ADDRESS: 1000 MARKET AVENUE SUITE 400  
 HARRISBURG, PA 17104  
 717-653-1111

SCALE	1/8"=1'-0"
DRAWN BY	ELMIRA ZARRABI
DATE	

**A9**

## Memorandum to the City of Markham Committee of Adjustment

April 01, 2019

**File:** A/26/19  
**Address:** 24 Almond Ave, Thornhill  
**Applicant:** Anae Sobhani  
**Agent:** EZed architects (Elmira Zarrabi)  
**Hearing Date:** Wednesday April 10, 2019

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

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

- a) **Amending By-law 101-90, Section 1.2 (i):**  
a maximum building height of 9.29 metres, whereas the By-law permits a maximum building height of 8.6 metres;
- b) **Amending By-law 101-90, Section 1.2 (vii):**  
a maximum floor area ratio of 52.3 percent (3,266 sq. ft.), whereas the By-law permits a maximum floor area ratio of 50 percent (3,125 sq. ft.);

as they relate to a proposed residential dwelling.

### BACKGROUND

#### Property Description

The 580.6 m<sup>2</sup> (6,250 ft<sup>2</sup>) subject property is located on the north side of Almond Ave, north of Steeles Avenue E, east of Henderson Avenue and west of Bayview Avenue. According to assessment records collected in 1999, there is an existing two-storey detached 191.82 m<sup>2</sup> (2,064.73 ft<sup>2</sup>) dwelling located on the property. One mature tree exists at the front of the property.

#### Proposal

The applicant is proposing to construct a new two-storey detached 303.4 m<sup>2</sup> (3,266 ft<sup>2</sup>) dwelling with an attached garage, rear basement walkout and a rear uncovered deck.

#### 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 R4 – "Fourth Density Single Family Residential" under By-law 2237, as amended, which permits a single detached dwelling.

### Residential Infill Zoning By-law 101-90

The subject property is also subject to the Residential Infill Zoning By-law 101-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to maximum building height and 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, "Relief is requested to construct a new dwelling and to accommodate the new integral 2 car garage".

### **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 Floor Area Ratio**

The applicant is requesting relief to permit a floor area ratio of 52.3 percent, whereas the By-law permits a maximum floor area ratio of 50 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 303.4 m<sup>2</sup> (3,266 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 290.32 m<sup>2</sup> (3,125 ft<sup>2</sup>). This represents an increase of approximately 13.08 m<sup>2</sup> (140.8 ft<sup>2</sup>) or, approximately 4.5 percent.

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area however; it is not a definitive measure of the mass of the dwelling. While the proposed dwelling is larger than existing dwellings, it will comply with the minimum setbacks. The proposed lot coverage is approximately 23.5 percent, which complies with the maximum 35 percent lot coverage. Staff are of the opinion that the proposed floor area ratio is minor in nature and will not result in demonstrable adverse impacts on neighbouring homes.

### **Increase in Maximum Building Height**

The applicant is requesting relief to permit a maximum building height of 9.29 m (30.48 ft), whereas the By-law permits a maximum building height of 8.6 m (28.22 ft). This represents an increase of 0.69 m (2.26 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 0.17 m (0.56 ft) above the crown of road.

## **PUBLIC INPUT SUMMARY**

No written submissions were received as of April 01, 2019. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

## **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

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

PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:

  
\_\_\_\_\_  
David Miller, Development Manager, West District  
File Path: Amanda\File\19 114996 \Documents\District Team Comments Memo



**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/26/19**

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 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. 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;
4. 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



**GENERAL NOTES:**  
 1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK, INCLUDING BUT NOT LIMITED TO, THE DESIGN OR CONSTRUCTION OF THE FOUNDATION, STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK, INCLUDING BUT NOT LIMITED TO, THE DESIGN OR CONSTRUCTION OF THE FOUNDATION, STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.

NO.	REVISION	DATE
1	ISSUE	10/15/10
2	REVISED	06/21/10

**PROJECT ADDRESS:**  
 74 ALMOND AVT  
 MARKHAM, ON

**PROJECT NO.:**  
 COVER

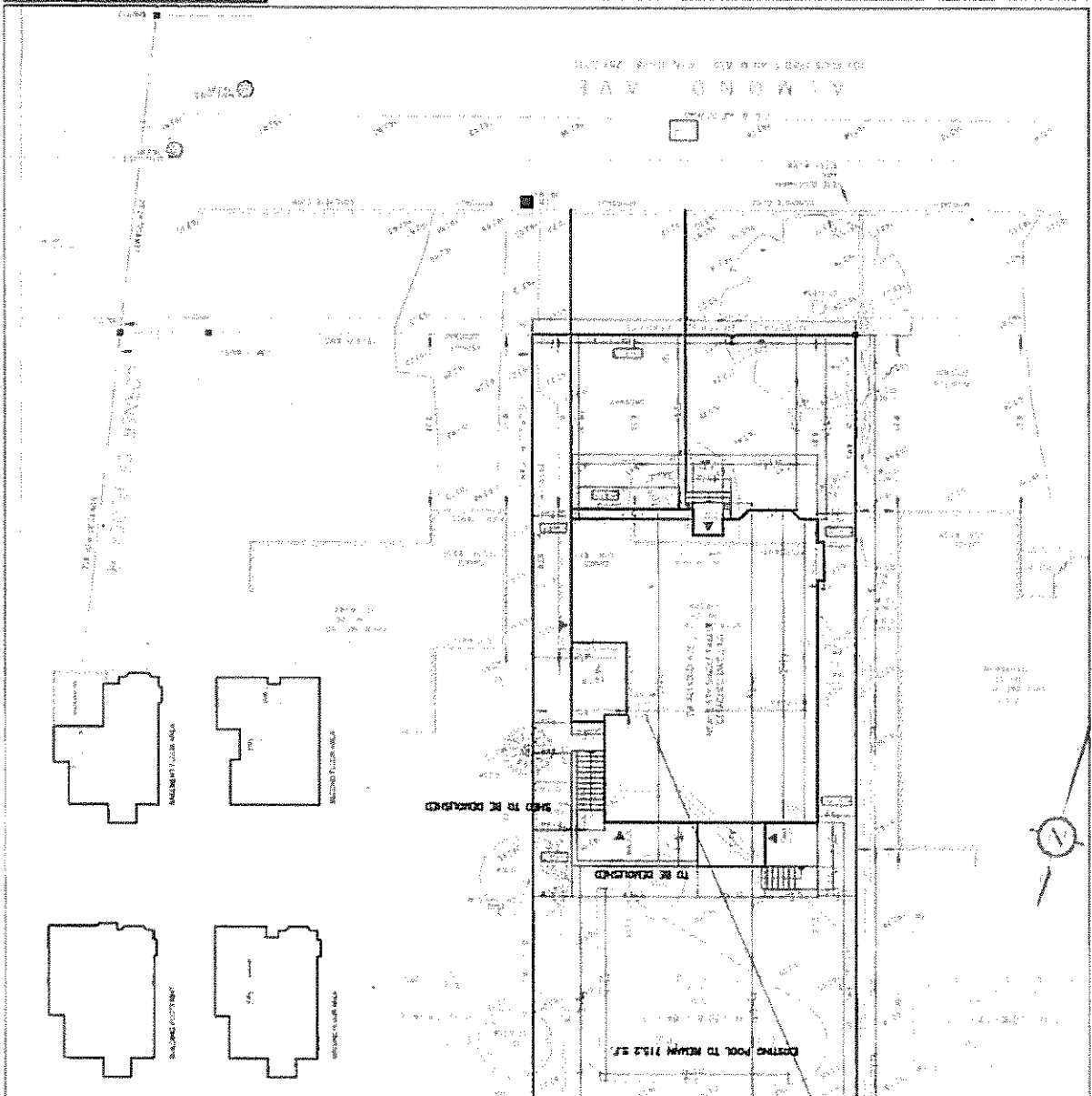
NO.	REVISION	DATE
1	ISSUE	10/15/10
2	REVISED	06/21/10



**EZed ARCHITECTS**  
 41 GERRARD ST. E.  
 TORONTO, ONTARIO M5C 1A5  
 TEL: 416-463-8888  
 FAX: 416-463-8889  
 WWW.EZEDARCHITECTS.COM

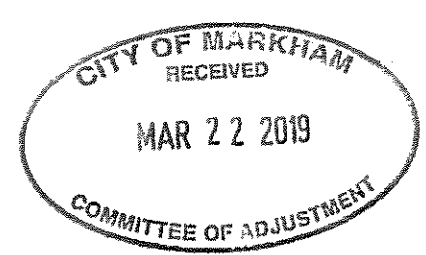
**SCALE:**  
 1/8" = 1'-0"  
 DRAWN BY: CLARA ZORRINI  
 DATE:

**A0**



**21 ALBANY AVENUE**

NO.	REVISION	DATE
1	ISSUE	10/15/10
2	REVISED	06/21/10





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4. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE.
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10. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE.


NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2018
2	ISSUED FOR PERMIT	10/15/2018
3	ISSUED FOR PERMIT	10/15/2018
4	ISSUED FOR PERMIT	10/15/2018
5	ISSUED FOR PERMIT	10/15/2018
6	ISSUED FOR PERMIT	10/15/2018
7	ISSUED FOR PERMIT	10/15/2018
8	ISSUED FOR PERMIT	10/15/2018
9	ISSUED FOR PERMIT	10/15/2018
10	ISSUED FOR PERMIT	10/15/2018

**PROJECT ADDRESS:**  
 34 ALHAMBRA AVE  
 BARKHAMONT/ARB

**PROJECT NO:**  
**DRAWING TITLE:**  
 BASEMENT FLOOR PLAN

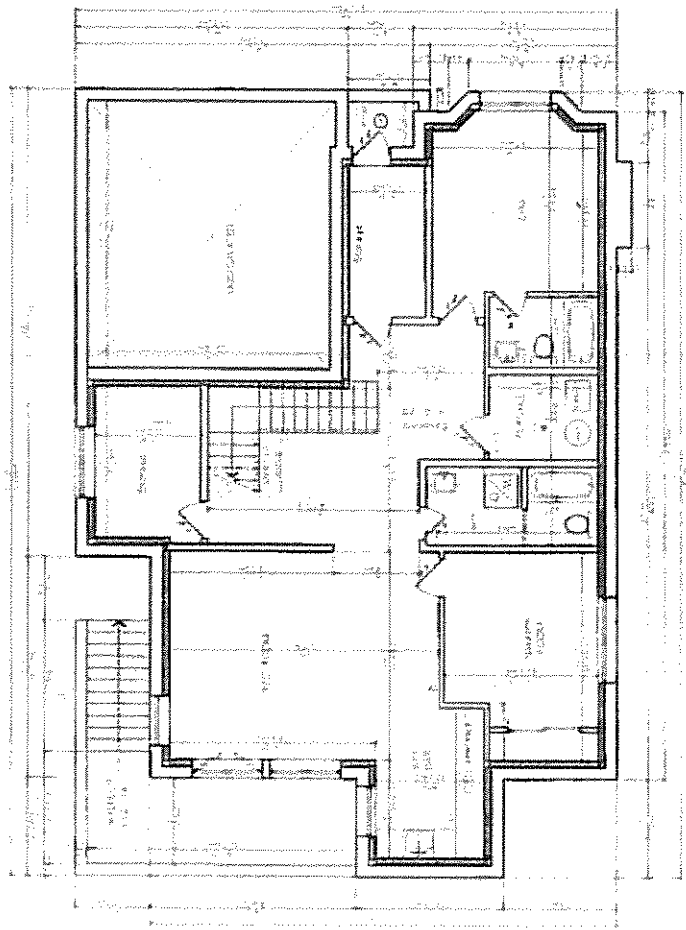
NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	10/15/2018
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6	ISSUED FOR PERMIT	10/15/2018
7	ISSUED FOR PERMIT	10/15/2018
8	ISSUED FOR PERMIT	10/15/2018
9	ISSUED FOR PERMIT	10/15/2018
10	ISSUED FOR PERMIT	10/15/2018

**EZED ARCHITECTS**  
 11100 N. 19TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.755.4316  
 WWW.EZEDARCHITECTS.COM



SCALE:	1/8" = 1'-0"
DRAWN BY:	EDWARD ZARIBAD
CHECKED BY:	

**A2**



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2. THESE DIMENSIONS ARE FOR PERMITS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.

NO.	DATE	REVISION
1	10/11/19	ISSUE FOR PERMIT
2	11/11/19	ISSUE FOR PERMIT

**PROJECT ADDRESS:**  
 74 ALHONDA AVE  
 HARRAHAN, OKLAHOMA

**PROJECT NO.:**  
 19010001

**DATE:**  
 10/11/19

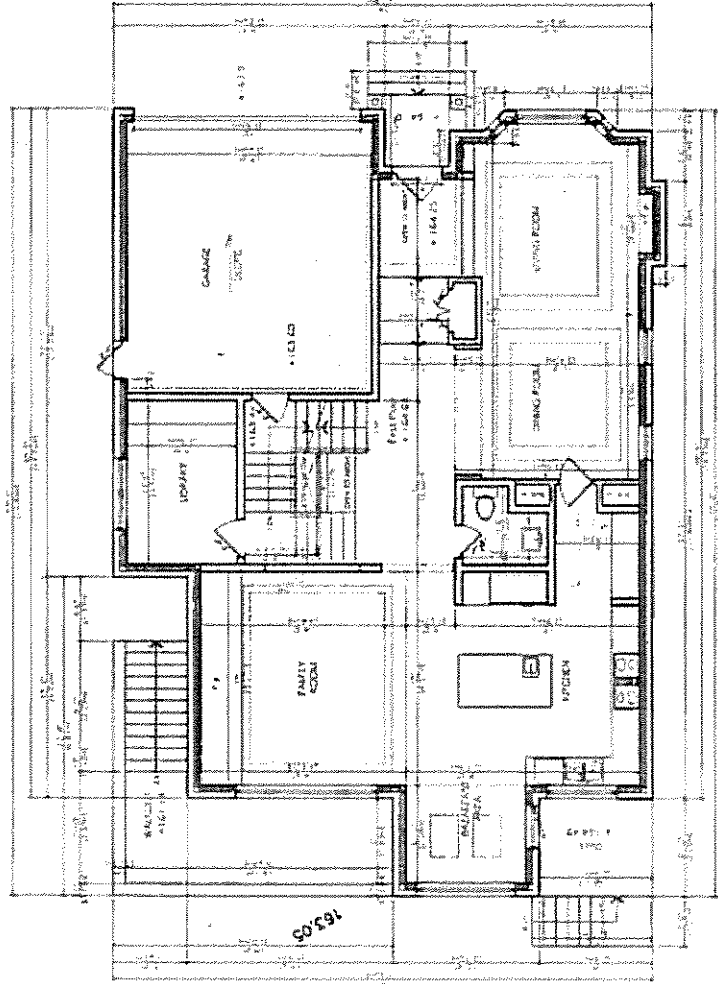
NO.	DATE	REVISION
1	10/11/19	ISSUE FOR PERMIT
2	11/11/19	ISSUE FOR PERMIT



**EZED ARCHITECTS**  
 11111 N. UNIVERSITY BLVD  
 SUITE 100  
 OKLAHOMA CITY, OKLAHOMA 73158

<b>SCALE:</b>	1/8" = 1'-0"
<b>DRAWN BY:</b>	ELIZABETH LANGRISH
<b>DATE:</b>	

**A3**



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3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL ELECTRICAL CODE AND ALL APPLICABLE BY-LAWS AND REGULATIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL MECHANICAL CODE AND ALL APPLICABLE BY-LAWS AND REGULATIONS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL PLUMBING AND HEATING CODE AND ALL APPLICABLE BY-LAWS AND REGULATIONS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL FIRE AND MARINE PROTECTION CODE AND ALL APPLICABLE BY-LAWS AND REGULATIONS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL SAFETY CODE AND ALL APPLICABLE BY-LAWS AND REGULATIONS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL ACCESSIBILITY ACT AND ALL APPLICABLE BY-LAWS AND REGULATIONS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL ENVIRONMENTAL ACT AND ALL APPLICABLE BY-LAWS AND REGULATIONS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL APPLICABLE BY-LAWS AND REGULATIONS.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/11/2018
2	ISSUED FOR PERMIT	10/11/2018
3	ISSUED FOR PERMIT	10/11/2018

**PROJECT ADDRESS:**  
74 ALMOND AVE  
HARRISBURG ONTARIO

**PROJECT NO.:**  
**DRAWING TITLE:**  
SECOND FLOOR PLAN

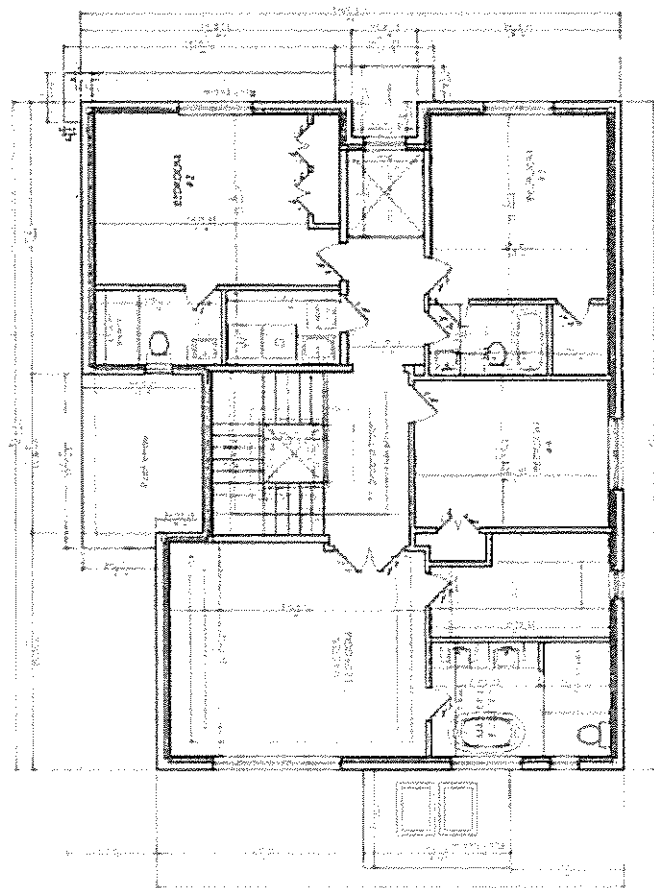
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/11/2018



**Ezed ARCHITECTS**  
11111 ALMOND AVE  
HARRISBURG ONTARIO  
M5S 1A7  
TEL: (416) 291-1111  
WWW.EZEDARCHITECTS.COM

NAME	POSITION
LUKASZ JAROSIAK	ARCHITECT

**A4**



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NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/11/19
2	ISSUED FOR PERMITS	10/11/19

**PROJECT ADDRESS**  
71 ALMOND AVE  
MARRHAN CHIAN O

**PROJECT NO.**  
**DRAWING TITLE**  
ROOF PLAN

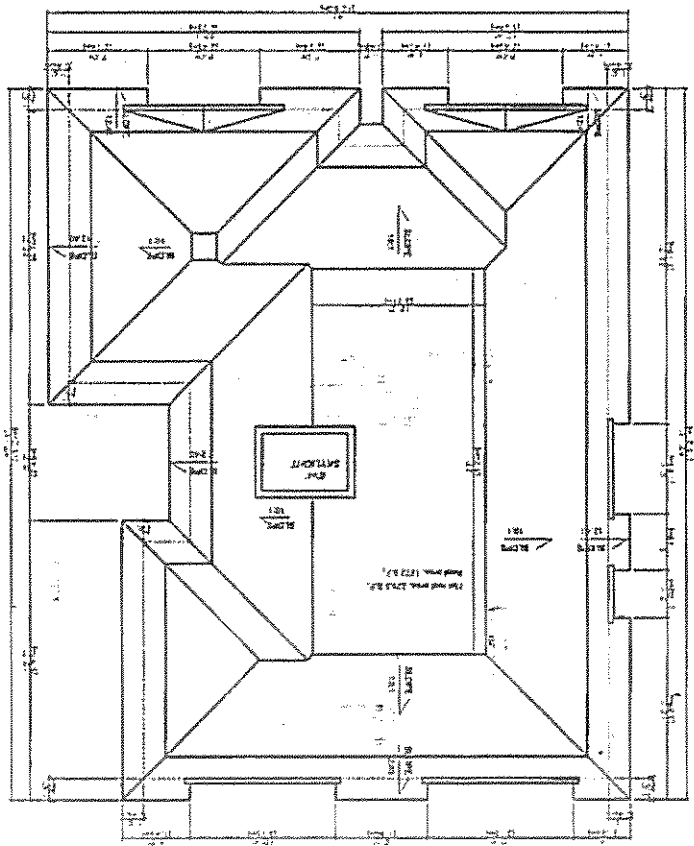
NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/11/19
2	ISSUED FOR PERMITS	10/11/19



**EZED ARCHITECTS**  
PROJECT ARCHITECTS  
1170A RIZOV AVENUE, SUITE 101  
770 EAST BAYVIEW RD., SUITE 101  
MARRHAN CHIAN O, SAIGON

<b>SCALE:</b>	1/8" = 1'-0"
<b>DRAWN BY:</b>	LUONG THANG
<b>DATE:</b>	

**A5**





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7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL INFORMATION AND TO BE PROVIDED TO THE ARCHITECT AND ENGINEER.
8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION AND TO BE PROVIDED TO THE ARCHITECT AND ENGINEER.
9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL INFORMATION AND TO BE PROVIDED TO THE ARCHITECT AND ENGINEER.
10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL INFORMATION AND TO BE PROVIDED TO THE ARCHITECT AND ENGINEER.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	FEB 11 2019
2	ISSUED FOR PERMIT	FEB 11 2019

**PROJECT ADDRESS:**  
 24 ALMOND AVE.  
 HARRHAM, ONTARIO

**PROJECT NO.:**  
 11  
**DRAWING TITLE:**  
 MAIN (SOUTH) ELEVATION

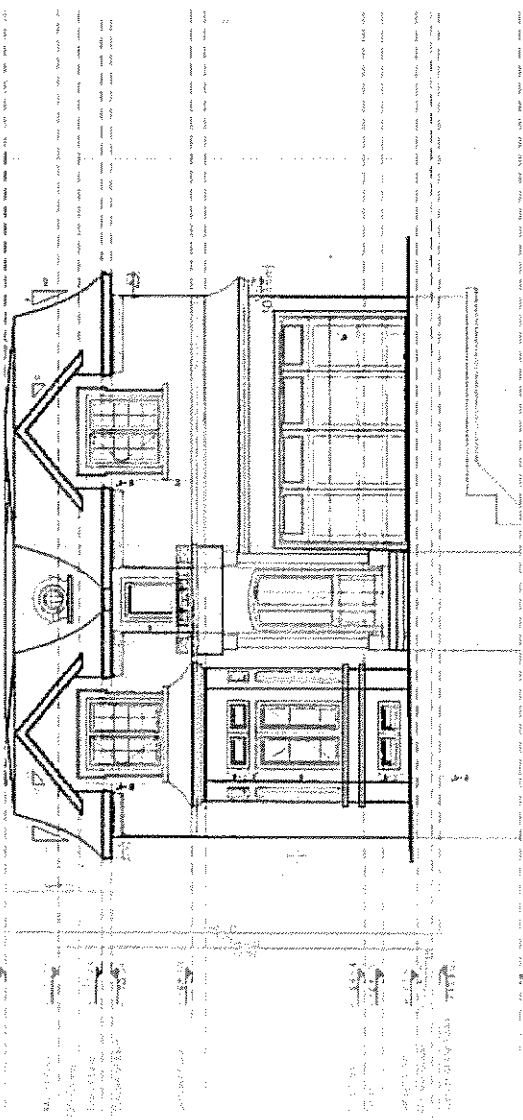
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	FEB 11 2019



**EZEED ARCHITECTS**  
 PHONE: (416) 885-6186  
 WWW: EZEEDARCHITECTS.COM  
 110 KING STREET WEST 8TH FLOOR  
 TORONTO, ON CANADA  
 M5X 1C5

<b>SCALE:</b>	1/8" = 1'-0"
<b>DRAWN BY:</b>	LOUIS ZARRADI
<b>CHECKED BY:</b>	

**A6**



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5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	DESCRIPTION	DATE
1	ISSUED	10/01/18
2	REVISED	10/15/18

**PROJECT ADDRESS:**  
 74 ALOND AVENUE  
 BARRAHONCHARD

**PROJECT NO.:**  
**DRAWING TITLE:**  
 REAR (NORTH) ELEVATION

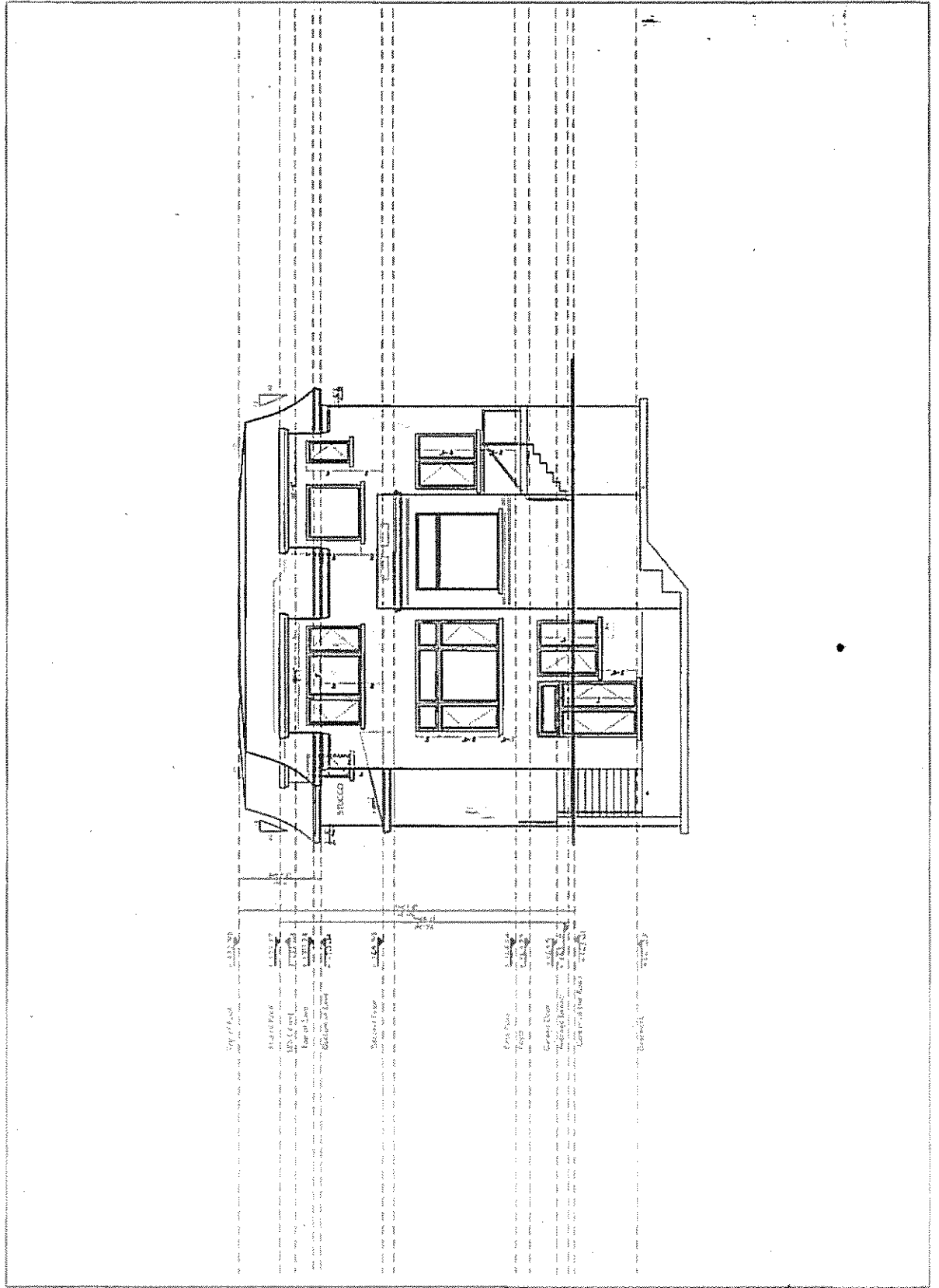
NO.	REVISION	DATE
1	ISSUED	10/01/18
2	REVISED	10/15/18



**EZED ARCHITECTS**  
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<b>SCALE:</b>	1/8" = 1'-0"
<b>DRAWN BY:</b>	LINDA ZABED
<b>CHECKED BY:</b>	

**A7**



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NO.	REVISION	DATE
1	ISSUED	10/11/2011
2	REVISED	10/11/2011

PROJECT ADDRESS:  
 24 ALHOND AVE  
 MARKHAM ONTARIO

PROJECT NO:  
 DRAWING TITLE:  
 EAST SIDE ELEVATION

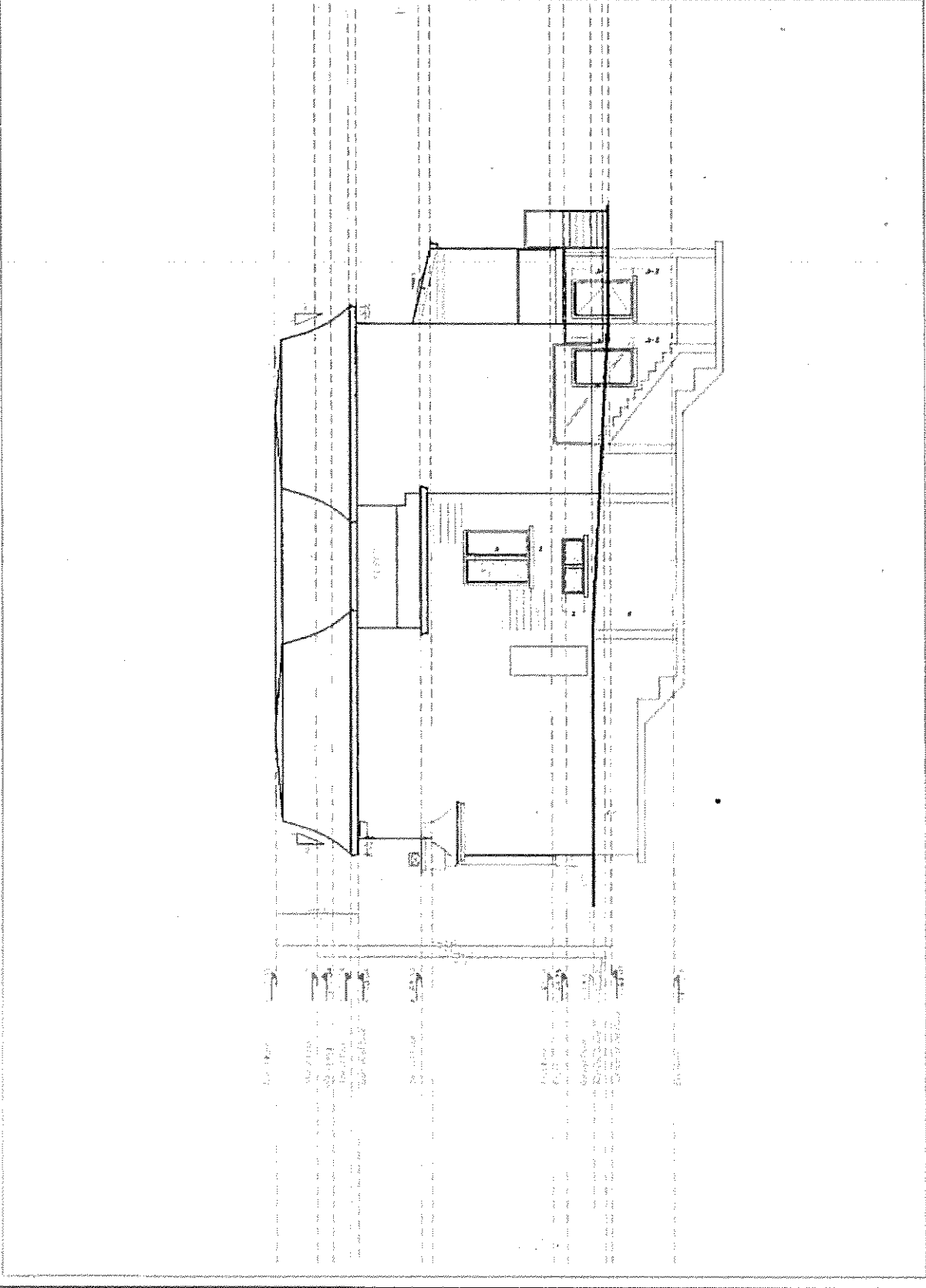
NO.	REVISION	DATE
1	ISSUED	10/11/2011



EZED ARCHITECTS  
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 110-11015-116

SCALE	DATE
1/8" = 1'-0"	10/11/2011

PROJECT NO:  
 DRAWING TITLE:  
 EAST SIDE ELEVATION



PROJECT NO:  
 DRAWING TITLE:  
 EAST SIDE ELEVATION

PROJECT NO:  
 DRAWING TITLE:  
 EAST SIDE ELEVATION

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3. THE CLIENT HAS ADVISED THAT THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THESE DRAWINGS.
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10. THE CLIENT HAS ADVISED THAT THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THESE DRAWINGS.

NO.	REVISION	DATE
1	ISSUE	10/11/10
2	REVISED	10/11/10

**PROJECT ADDRESS:**  
24 ALMOND AVE  
MADRID, OHIO 45750

**PROJECT TITLE:**  
WEST SIDE ELEVATION

NO.	REVISION	DATE
1	ISSUE	10/11/10
2	REVISED	10/11/10



**EZEED ARCHITECTS**  
116 NORTH 53RD  
COLUMBUS, OHIO 43215  
TEL: 614.291.1111  
WWW.EZEEDARCHITECTS.COM

SCALE	DATE
1/8" = 1'-0"	10/11/10

**A9**

