

Memorandum to the City of Markham Committee of Adjustment

February 13, 2019

File: A/03/19
Address: 154 Ramona Blvd, Markham
Applicant: Darya & Ardevan Bakhtari
Agent: Markham High Tech Inc. Architects (Michael Forte)
Hearing Date: Wednesday March 13, 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 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

as it relates to a proposed addition at the rear of an existing residential dwelling.

The Committee of Adjustment deferred the application on February 06, 2019, due to concerns regarding inconsistencies in the calculations of gross floor area ratio shown on the plans submitted January 10 2019. In response to the public and Committee of Adjustment's comments, the applicant submitted a revised Site Plan on February 07, 2019 (Appendix 'B1') showing a reduced floor area ratio. All other drawings received January 10, 2019 remain unchanged.

The applicant is requesting relief to permit a maximum net floor area ratio 49 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent. This is a reduction from the original request for a floor area ratio of 53 percent. The variance will facilitate the construction of an addition over an existing back-split building which will result in a total floor area of 298.62 m² (3,214.32 ft²), whereas the By-law permits a dwelling with a maximum floor area of 276.39 m² (2,975.04 ft²). This represents an increase of approximately 22.23 m² (239.28 ft²). The applicant is not applying for variances for lot coverage, height or any setbacks, even though it should be noted that a ZPR has not been done and the applicant has not received confirmation of variances through their permit review. Staff's comments dated January 25, 2019 remain applicable.

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

According to the information provided by the applicant, *"trying to add top up in line with building footprint"*.

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. The applicant had received comments from the building department through their permit process to inform them that a variance was required for the proposed development. The variance could not be confirmed as a result of incomplete information. The applicant submitted revised drawings on February 07, 2019 and has not conducted a zoning preliminary review or received comments through their permit review process from the building department to confirm the variances required. 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 February 13, 2019 the City received 1 letter expressing concerns over the size of the proposed addition. 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.

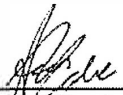
CONCLUSION

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, Development Manager, East District
File Path: Amanda\Files\19 109811 \Documents\District Team Comments Memo

Appendices

Appendix A1 – Conditions A/03/19

Appendix B1 – Plans A/03/19

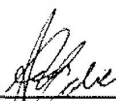
Appendix C1 – Staff Report (February 06, 2019)

APPENDIX "A1"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/03/19

1. The variances apply only to the proposed one-storey addition at the rear of the existing dwelling 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 January 10, 2019 and February 07, 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

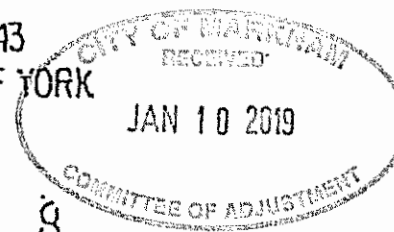
CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

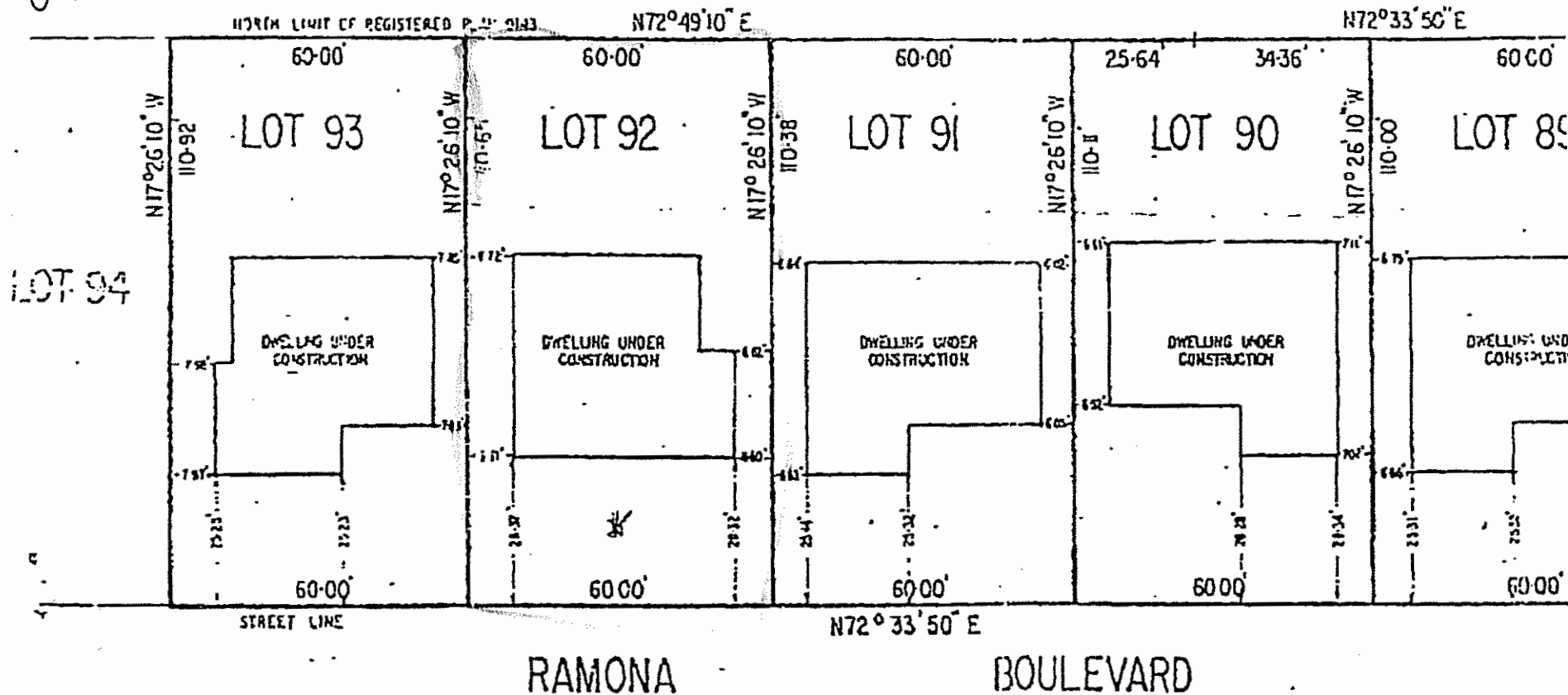
Schedule

PLAN SHOWING
LOTS 89, 90, 91, 92 AND 93, REGISTERED PLAN 9143
TOWN OF MARKHAM, REGIONAL MUNICIPALITY OF YORK
Scale 1" = 30'



LOT 14 CONCESSION

8



DATE _____, 1973

Christie's
C.A. SEXTON
CHIEF LAND SURVEYOR

C.A.
CHITZ

LEGAL DESCRIPTION
BUILDING LOCATION SURVEY ON
LOT 92 PLAN OF 9143
(GEOGRAPHIC TOWNSHIP OF MARKHAM)

CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 200



SITE STATISTICS

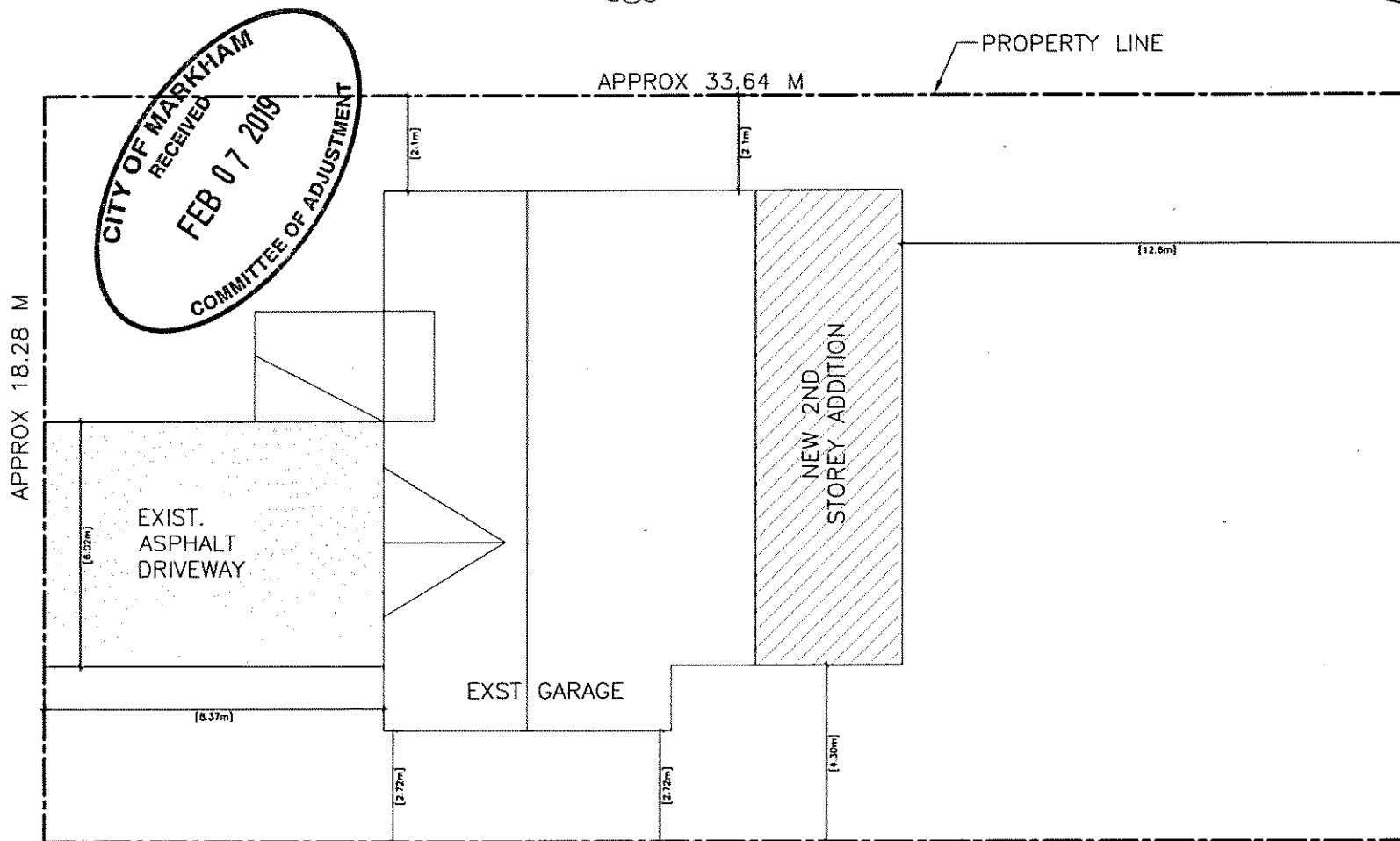
AREA OF LOT 615.27SM
EXIST BLD AREA 158.215M
NET LOT AREA 614.21SM

NET GFA RATIO ALLOWED :45%
276.39sm ALLOWED

PROPOSED NET GFA RATIO: 49%

SITE STATISTICS

EXIST GROUND FLOOR 153.8SM
EXIST 2ND FLR 100.47SM
PROP 2ND FLR 44.35SM
GFA with GARAGE 298.62SM



GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF MARKHAM HIGH TECH INC ARCHITECTS AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM MARKHAM HIGH TECH INC ARCHITECTS.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO MARKHAM HIGH TECH INC ARCHITECTS.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

1.0	BLDG PERMIT	19.08.15
TO	ISSUED FOR	DATE



MARKHAM HIGH TECH INC
Architects
50 Peter Street
Markham, Ontario
L3P 2A8
(905) 472-5802 - PHONE
(905) 471-1528 - FAX

PROJECT NAME:

PROPOSED 2ND STOREY
ADDITION
AND RENO

ADDRESS:

154 RAWONA BLVD
MARKHAM, ON

DRAWING:

SITE PLAN, SITE STATISTICS

SCALE:

1:100

DRAWN DATE:

NOV 2018

DESIGN BY:

MHT

CHECKED BY:

MHT

DRAWN BY:

MHT

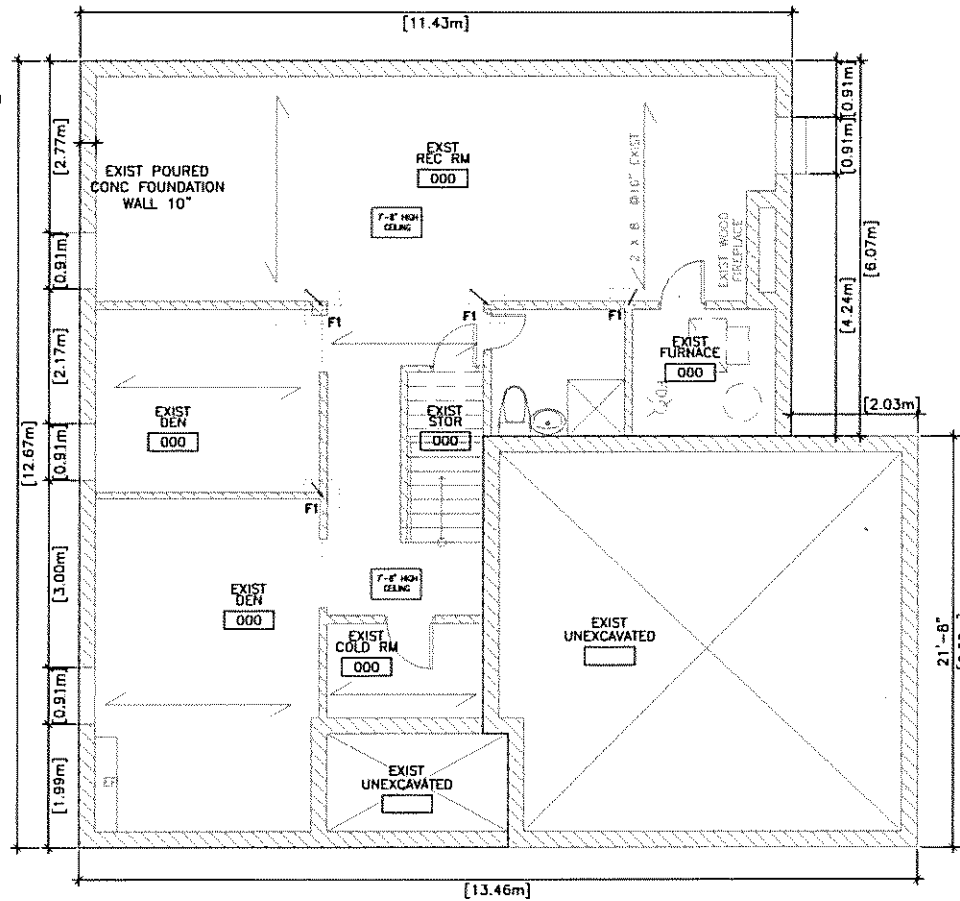
REVISIONS BY:

CAD FILE LOCATION:

PROJECT NO.	SHEET NO.	REVISION NO.
M130113	A-0	---

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- - - DENOTES EXISTING TO BE DEMOLISHED
(SHOWN GREY/DASHED)
- == DENOTES NEW CONSTRUCTION (SHOWN
BLACK/SOLID)
- (1) CONSTRUCTION KEY NOTE. SEE PAGE
A0.1 FOR KEY NOTE LEGEND AND
GENERAL NOTES.
- 0'-0" ELEVATION DATUM



GENERAL NOTES

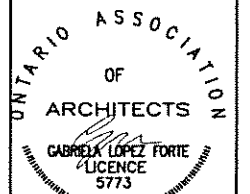
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1.0	BLDG PERMIT	15.03.16
TO	ISSUED FOR	DATE



MARKHAM HIGH TECH INC
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(905) 472-5802 - PHONE
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PROJECT NAME:
PROPOSED 2ND STOREY
ADDITION & RENO

ADDRESS:
154 RAMONA BLVD
MARKHAM, ON

DRAWING:
BASEMENT PLAN
EXIST

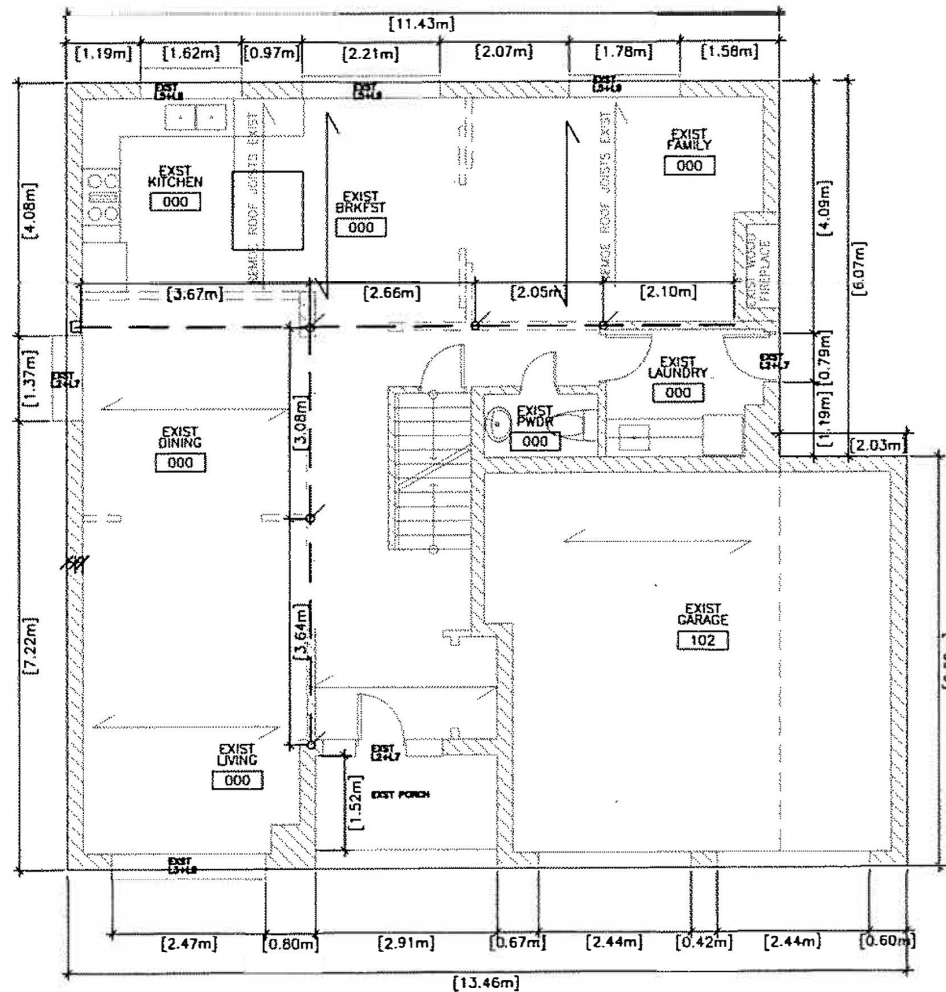
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(SHOWN GREY/DASHED)
- == DENOTES NEW CONSTRUCTION (SHOWN
BLACK/SOLID)
- ① CONSTRUCTION KEY NOTE. SEE PAGE
A0.1 FOR KEY NOTE LEGEND AND
GENERAL NOTES.
- ⊕ ELEVATION DATUM
0'-0"



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1.0	BLDG PERMIT	15.03.16
TO	ISSUE FOR	DATE



MARKHAM HIGH TECH INC
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50 Philip Street
Markham, Ontario
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(905) 472-3402 - PHONE
(905) 471-1528 - FAX

PROJECT NAME:

PROPOSED 2ND STOREY
ADDITION & RENO

ADDRESS:

154 RAMONA BLVD
MARKHAM, ON

DRAWING:

GROUND FLOOR PLAN

SCALE:

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NOV 2018

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MHT

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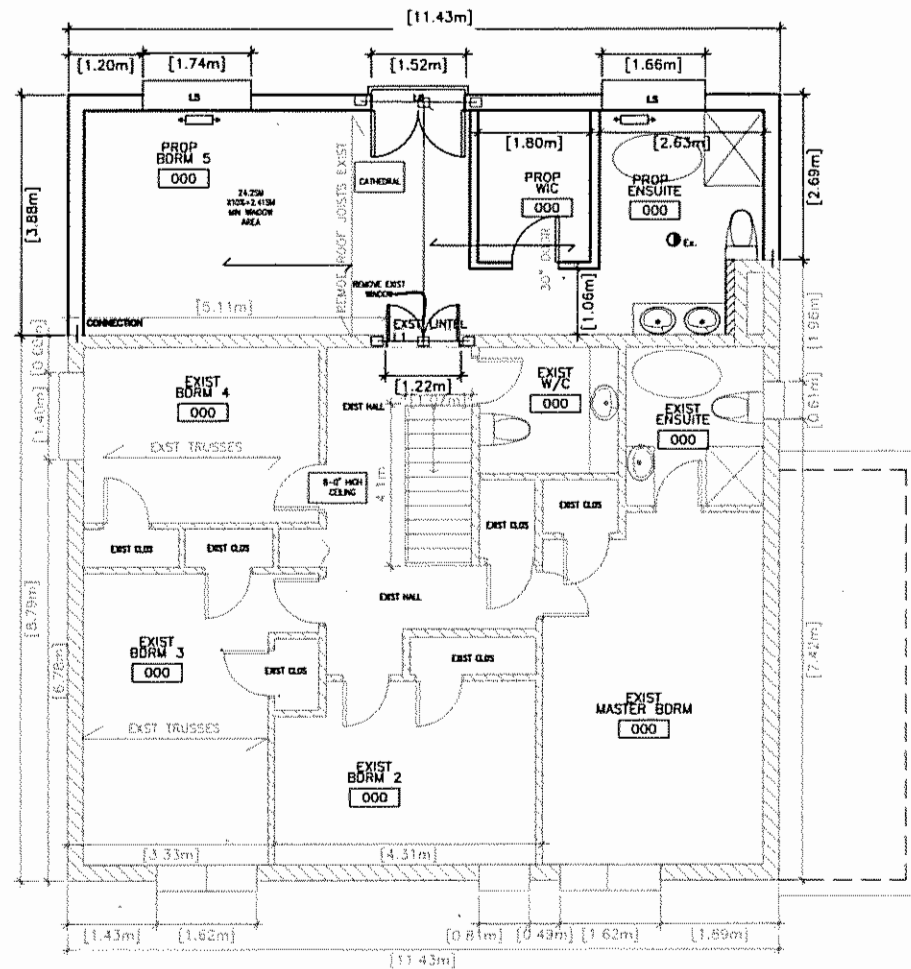
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- ① CONSTRUCTION KEY NOTE. SEE PAGE
A0.1 FOR KEY NOTE LEGEND AND
GENERAL NOTES.
- 0'-0" ELEVATION DATUM



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1.0	BLOG PERMIT	15.03.16
TO	ISSUED FOR	DATE



MARKHAM HIGH TECH INC Architects
50 Peter Street
Markham, Ontario
L3P 2M8
(905) 472-5822 - PHONE
(905) 471-1529 - FAX

PROJECT NAME:
**PROPOSED 2ND STOREY
ADDITION & RENO**

ADDRESS:
**154 RAMONA BLVD
MARKHAM, ON**

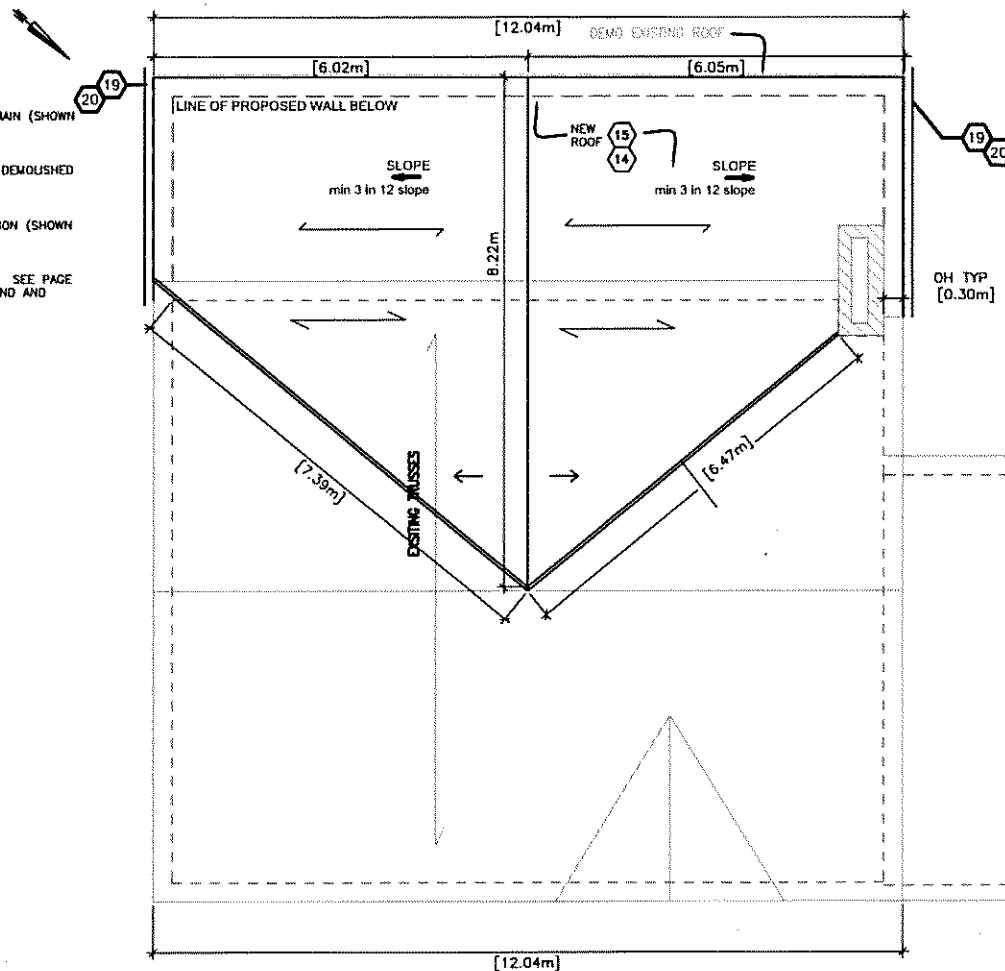
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PROJECT NO. M130113	SHEET NO. A-2	REVISION NO. -
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- DENOTES EXISTING TO BE DEMOLISHED
(SHOWN GREY/DASHED)
- == DENOTES NEW CONSTRUCTION (SHOWN
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0'-0"



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1.0	BLOG PERMIT	15/03/16
70	ISSUED FOR	DATE



MARKHAM HIGH TECH INC
Architects

50 Peter Street
Markham, Ontario
L3P 2A8
(905) 472-5802 -- PHONE
(905) 471-1529 -- FAX

PROJECT NAME:

PROPOSED 2ND STOREY
ADDITION & RENO

ADDRESS:

154 RAMONA BLVD
MARKHAM, ON

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ROOF PLAN

SCALE:

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DRAWN DATE:

NOV 2018

DESIGN BY:

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CHECKED BY:

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DRAWN BY:

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REVISIONS BY:

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CAD FILE LOCATION:

PROJECT NO.

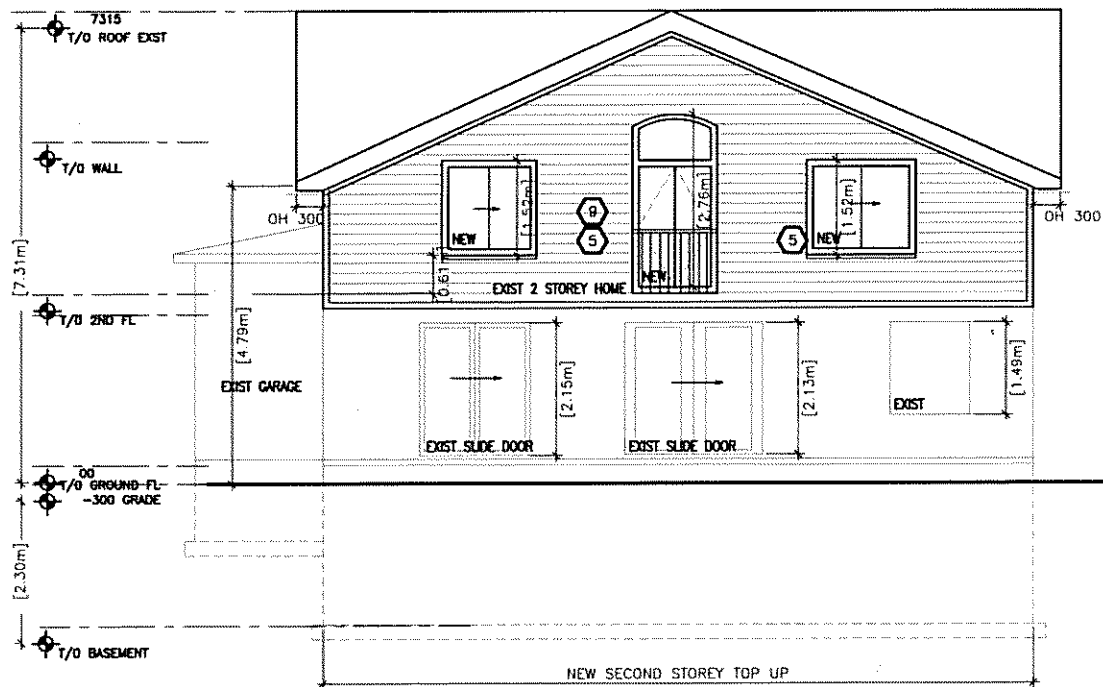
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SHEET NO.

A-2.1

REVISION NO.

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1.0	BLOG PERMIT	02.16.16
TO	ISSUED FOR	DATE



MARKHAM HIGH TECH INC
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50 Peter Street
Markham, Ontario
L3P 2A8
(905) 472-0802 - PHONE
(905) 471-1528 - FAX

PROJECT NAME:

PROPOSED 2ND STOREY
ADDITION & RENO

ADDRESS:

154 RAMONA BLVD
MARKHAM, ON

DRAWING:

WEST ELEVATION

SCALE:

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NOV 2018

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DRAWN BY:

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REVISIONS BY:

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CAD FILE LOCATION:

PROJECT NO.

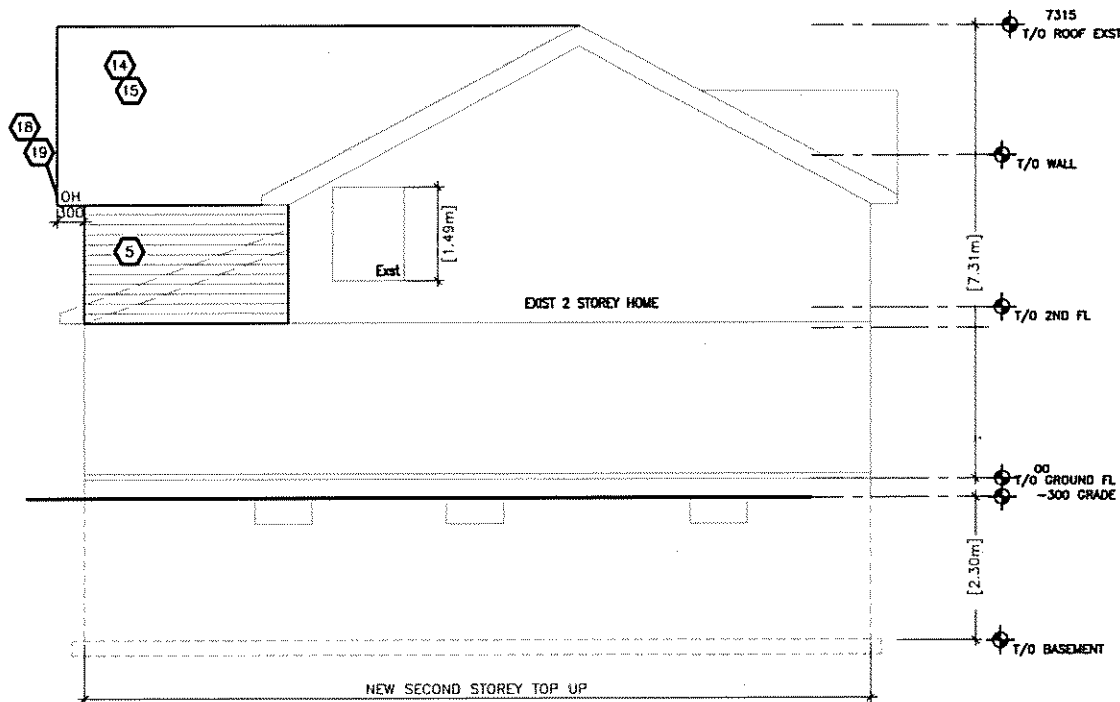
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SHEET NO.

A-5

REVISION NO.

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ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

1.0	BLDG PERMIT	09.19.15
TO	ISSUED FOR	DATE



MARKHAM HIGH TECH INC
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50 Palar Street
Markham, Ontario
L3P 2A8
(905) 472-3802 - PHONE
(905) 471-1528 - FAX

PROJECT NAME

PROPOSED 2ND STOREY
ADDITION & RENO

ADDRESS:

154 RAMONA BLVD
MARKHAM, ON

DRAWING:

SOUTH ELEVATION

SCALE:

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DRAWN DATE:

NOV 2018

DESIGN BY:

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MHT

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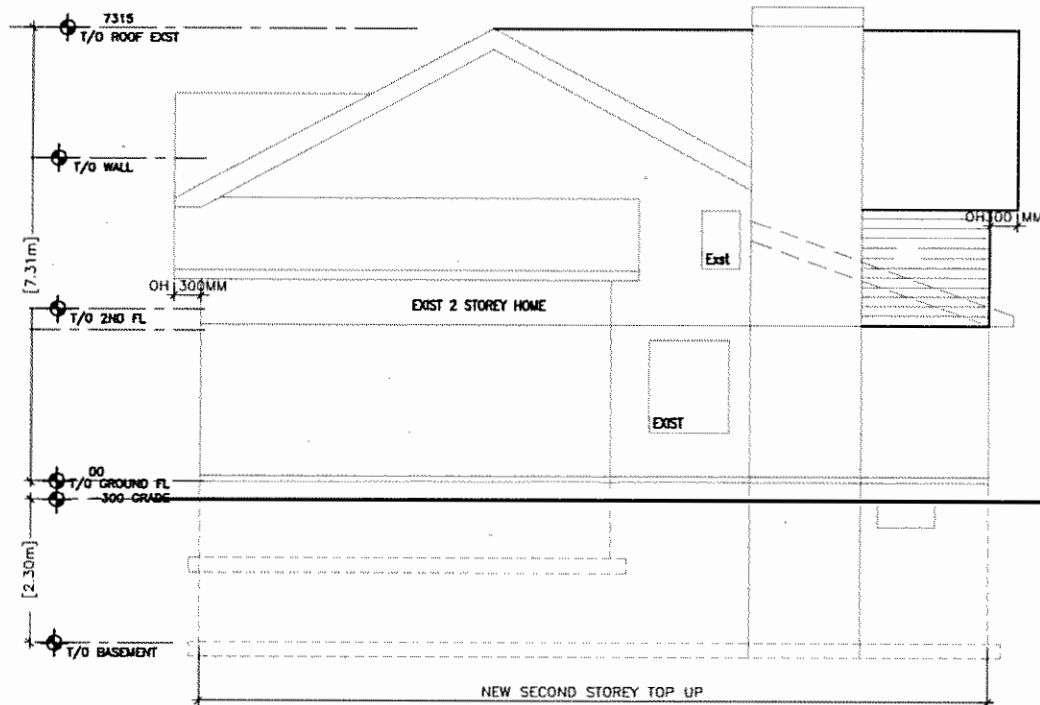
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REVISIONS BY:

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CAD FILE LOCATION:

PROJECT NO.	SHEET NO.	REVISION NO.
M130113	A-6	—



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ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

1.0	BUDG PERMIT	17.11.18
TO	ISSUED FOR	DATE



MARKHAM HIGH TECH INC
Architects

50 Peter Street
Markham, Ontario
L3P 2A6
(905) 472-5802 - PHONE
(905) 471-1529 - FAX

PROJECT NAME:

PROPOSED 2ND STOREY &
RENOVATIONS

ADDRESS:

154 RAMONA BLVD
MARKHAM, ON

DRAWING:

NORTH ELEVATION

SCALE:

1:75

DRAWN DATE:

NOV 2018

DESIGN BY:

MHT

CHECKED BY:

MHT

DRAWN BY:

MHT

REVISIONS BY:

-

CAD FILE LOCATION:

PROJECT NO.

M130113

SHEET NO.

A-6.1

REVISION NO.

-

Memorandum to the City of Markham Committee of Adjustment

January 25, 2019

File: A/03/19
 Address: 154 Ramona Blvd, Markham
 Applicant: Darya & Ardevan Bakhtari
 Agent: Markham High Tech Inc. Architects (Michael Forte)
 Hearing Date: Wednesday February 06, 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 53 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

as it relates to a proposed addition at the rear of an existing residential dwelling.

BACKGROUND

Property Description

The 615.27 m² (6,622.71 ft²) subject property is located on the north side of Ramona Boulevard, south of 16th Avenue and west of 9th line. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings built in the early 1970s. There is an existing back-split detached 280.2 m² (3,016 ft²) dwelling on the property, which according to assessment records was constructed in 1973. Mature vegetation exists on the property.

Proposal

The applicant is proposing a 44.35 m² (477.38 ft²) second storey addition at the rear of the existing back-split dwelling.

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 'R1' – Residential 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 Net Floor Area ratio.

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

According to the information provided by the applicant, *"trying to add top up in line with building footprint"*.

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However the applicant has received comments from the building department through their permit process 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 53 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. The variance will facilitate the construction of a 44.35 m² (477.38 ft²) second-storey addition at the rear of the existing back-split dwelling, resulting in a maximum floor area of 324.55 m² (3,493.43 ft²) whereas the By-law permits a dwelling with a maximum floor area of 276.39 m² (2,975.04 ft²). This represents an increase of approximately 48.16 m² (518.4 ft²).

The building layout meets all other zoning provisions (such as setbacks, height 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. The increased mass of the dwelling, resulting from the increased floor space, will not extend the building beyond the front or rear yards of the two adjacent dwelling to the east and west. The proposed addition will also maintain existing side yards of 2.34 m (7.68 m) to the east and 4.3 m (14.1 ft) to the west which will minimize potential impacts resulting from the increased floor area.

The rear second storey addition will result in a net floor area ratio larger than neighbouring homes. There is one other property (184 Ramona Boulevard) in the immediate vicinity (between Wooten Way North and Woodside Court) that has received a minor variance for a maximum floor area ratio of 51.4 percent to permit an addition to an existing home. While the net floor area ratio is larger than neighbouring homes, the sloped design of the roof of the proposed addition reduces the massing of the overall dwelling and impacts on adjoining neighbours. Given that the addition is at

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/03/19

1. The variances apply only to the proposed one-storey addition at the rear of the existing dwelling 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 January 10, 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

the rear above the one-storey portion of the existing home, and does not extend beyond the existing building footprint, Staff are of the opinion that the variance is appropriate.

PUBLIC INPUT SUMMARY

No written submissions were received as of January 11, 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.

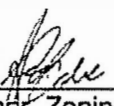
CONCLUSION

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:



Stacia Muradali, Development Manager, East District
File Path: Amanda\file\ 19 109811 \Documents\District Team Comments Memo

APPENDIX B

LEGAL DESCRIPTION
 BUILDING LOCATION SURVEY ON
 LOT 92 PLAN OF 9143
 (GEOGRAPHIC TOWNSHIP OF MARKHAM)
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:200

SITE STATISTICS

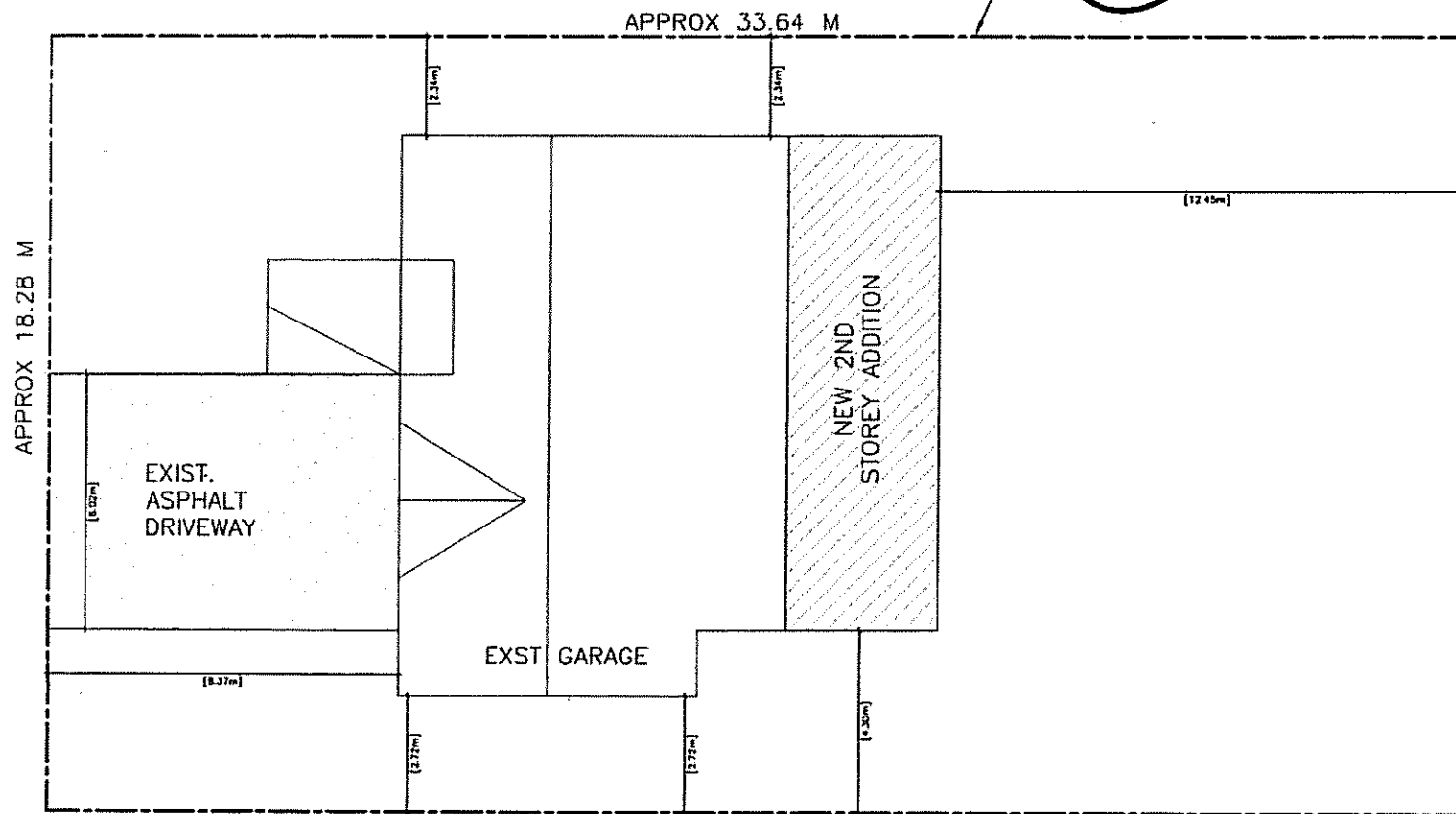
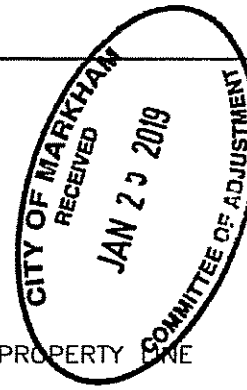
AREA OF LOT 615.275M
 EXIST BLD AREA 158.215M
 NET LOT AREA 614.215M

NET GFA RATIO ALLOWED :45%
 276.39sm ALLOWED

PROPOSED NET GFA RATIO: 53%

SITE STATISTICS

EXIST GROUND FLOOR 153.75M
 EXIST 2ND FLR 126.55M
 PROP 2ND FLR 44.35SM
 GFA with GARAGE 324.55SM



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 MARKHAM HIGH TECH INC ARCHITECTS
 AND THEY ARE NOT TO BE
 REPRODUCED IN WHOLE OR IN PART
 WITHOUT WRITTEN CONSENT FROM
 MARKHAM HIGH TECH INC ARCHITECTS
 CONTRACTOR TO CHECK AND VERIFY
 ALL DIMENSIONS BEFORE COMMENCING
 WORK AND TO REPORT ANY
 DISCREPANCIES TO MARKHAM HIGH
 TECH INC ARCHITECTS
 DO NOT SCALE DRAWINGS
 ALL CONSTRUCTION TO BE ACCORDING
 TO BEST COMMON PRACTICE AND
 CONFORM TO THE ONTARIO BUILDING
 CODE.

1.0	BLDG PERMIT	18.06.15
YES	ISSUED FOR	DATE



MARKHAM HIGH TECH INC
 Architects
 30 Peter Street
 Markham, Ontario
 L3P 2M6
 (905) 477-8822 - PHONE
 (905) 477-1229 - FAX

PROJECT NAME:
 PROPOSED 2ND STOREY
 ADDITION
 AND RENO

ADDRESS:
 154 RAMONA BLVD
 MARKHAM, ON

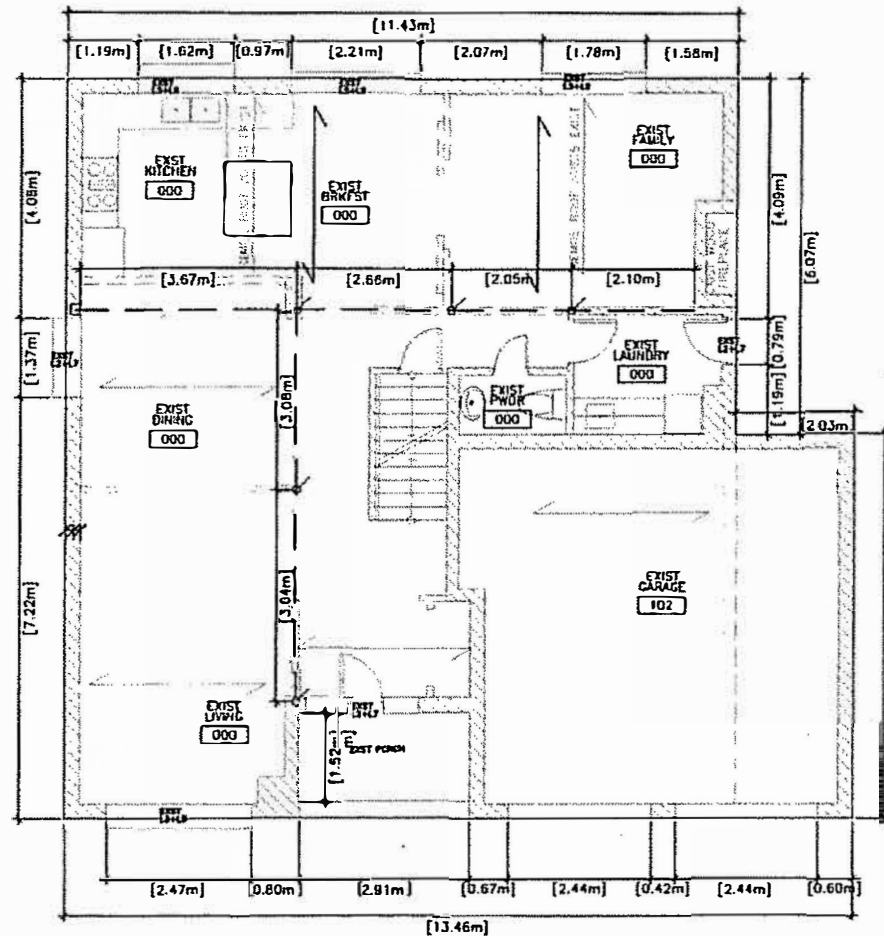
DRAWING:
 SITE PLAN, SITE STATISTICS

SCALE: 1:100	DRAWN DATE: NOV 2018
DESIGN BY: MHT	CHECKED BY: MHT
DRAWN BY: MHT	REVISIONS BY: —

CAD FILE LOCATION:
 PROJECT NO. SHEET NO. REVISION NO.
 M130113 A-D —

DRAWING LEGEND

- NEW BEAM
- DEDOTES EXISTING TO REMAIN (SHOWN GREY/SOLID)
- DEDOTES EXISTING TO BE DEMOLISHED (SHOWN GREY/DASHED)
- == DEDOTES NEW CONSTRUCTION (SHOWN BLACK/SOLID)
- ① CONSTRUCTION KEY NOTE. SEE PAGE A0.1 FOR KEY NOTE LEGEND AND GENERAL NOTES.
- ⊕ ELEVATION DATUM
- 0'-0"



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1.0	BUDG PERMIT	15.03.18
1.0	SSRD FOR	DATE



MARKHAM HIGH TECH INC Architects

30 Peter Street
Markham, Ontario
L3P 2A9
(905) 475-5851 - PHONE
(905) 475-1525 - FAX

PROJECT NAME

**PROPOSED 2ND STOREY
ADDITION & RENO**

ADDRESS

**154 RAMONA BLVD
MARKHAM, ON**

DRAWING

GROUND FLOOR PLAN

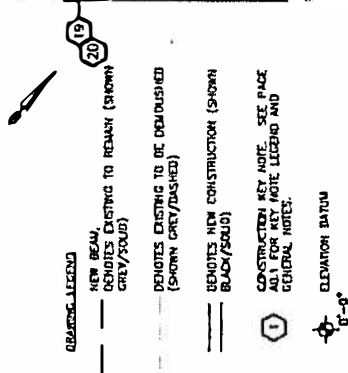
SCALE	1:75	DRAWING DATE	NOV 2018
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DESIGN BY	WHT	CHECKED BY	WHT
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DRAWN BY	WHT	DATE	---
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DATE FILE LOCATION

PROJECT NO	SHEET NO	REVISION NO
M130113	A-1.1	---



0087 MO	SHEET NO.	REVISION NO.
130113	A-2.1	-

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MARKHAM HIGH TECH INC. Architects

341 Cedar Street
Cincinnati, Ohio 45219
TEL: 513-462-1400 FAX: 513-462-1401

PROJECT NAME:
PROPOSED 2ND STOREY
ADDITION & RENOV.

ADDRESS:
154 RAUCHIA BLVD
MARIETTA, OH

DRAWN:
WEST ELEVATION

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

DESIGN BY: MHT

DRAWN BY: MHT

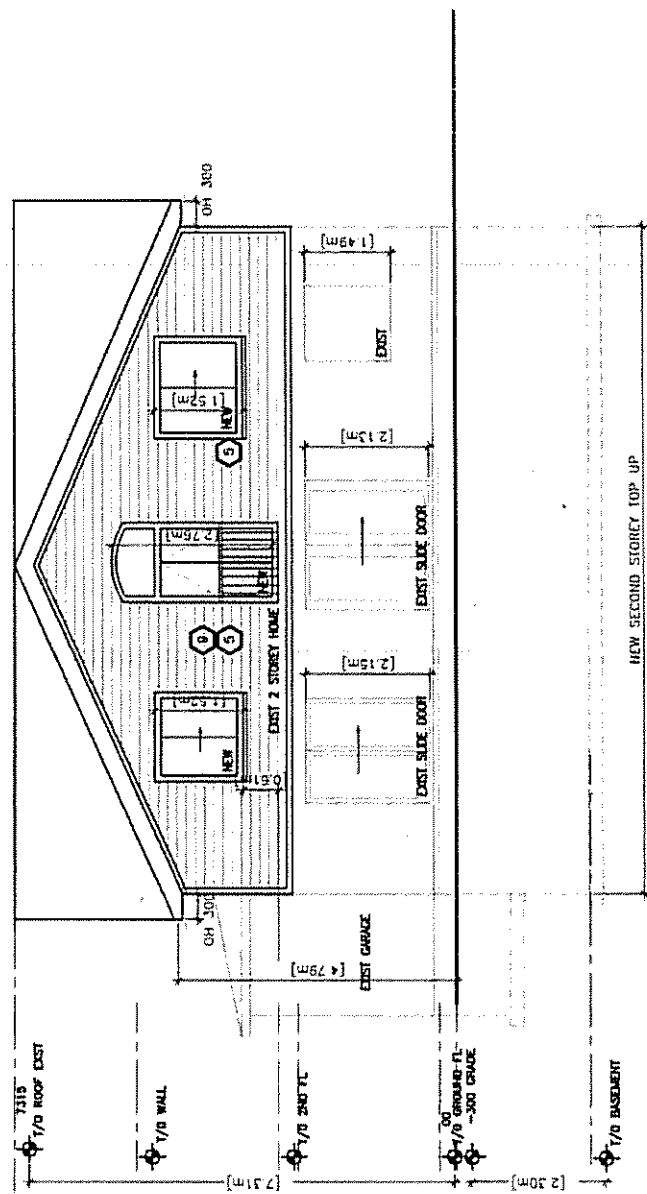
PROPOSED BY: MHT

DATE: NOV 2018

PROJECT NO: M130113

SHEET NO: A-5

REVISION NO: -





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15-00000

AND CONSTRUCTION TO BE ACCORDING
TO BEST COMMON PRACTICE AND
CONFORM TO THE ONTARIO BUILDING
CODE.

10	TO	BUDG. PLANT	DATE
		ISSUED FOR	09.19.11

ASSOCIATION
OF
ARCHITECTS
ONTARIO
CAROL L. L. FORT
LUCENCE
5773

MARKHAM HIGH TECH INC
Architects

52 Paine Street
Barnstable, MA 02532
Tel: 508/263-1000
Fax: 508/263-1001

**PROPOSED 2ND STOREY
ADDITION & RENOV.**

154 RAIFORNIA BLVD
MARTIN, OH

SOUTH ELEVATION

1:75	EXPIRATION DATE: NOV 2018
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1111	1111
1111	1111

1941

[illegible]

M130113	A-6	-
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DO NOT SCALE DIMENSIONS. ALL CONSTRUCTION TO BE ACCORDING TO THE LATEST CANADIAN AND AMERICAN CODES. ALL CONSTRUCTION TO BE ACCORDING TO THE LATEST CANADIAN AND AMERICAN CODES.

NO.	DATE	DESCRIPTION
1.0	17.11.18	ISSUED FOR



MARKHAM HIGH TECH INC
ARCHITECTS
300 PINE STREET
SUITE 100
MARKHAM, ONTARIO L3R 9V7
TEL: 905-477-1235 FAX: 905-477-1235

PROJECT NAME:
PROPOSED 2ND STOREY & RENOVATIONS

ADDRESS:
154 BAIRD BLVD
MARKHAM, ON

DRAWING:
NORTH ELEVATION

SCALE:	1:75	DRAWN BY:	MMT
DESIGN BY:	MMT	CHECKED BY:	MMT
DATE:	17.11.18	PROJECT NO.:	154-01

DATE FILED:	17.11.18
PROJECT NO.:	154-01
SHEET NO.:	A-6.1
REVISION NO.:	-

