

# Memorandum to the City of Markham Committee of Adjustment

February 15, 2019

**File:** A/178/18  
**Address:** 25 Galsworthy Dr, Markham  
**Applicant:** 49<sup>th</sup> Summit Investment Inc. (Zhang Tan Zheng)  
**Agent:** AND Architecture Inc. (Sam Wu)  
**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 to construct a new two-storey detached dwelling:

a) **Infill By-law 99-90, Section 1.2 (vi):**

a maximum net floor area ratio of 49.7 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent;

as it relates to a proposed new residential dwelling.

The Committee of Adjustment deferred the application on January 23, 2019, due to concerns regarding the massing of the proposed dwelling. In response to the Committee of Adjustment's comments, the applicant submitted revised drawings on February 12, 2019 (Appendix 'B1') showing a reduced maximum net floor area ratio. The applicant is requesting relief to permit a maximum net floor area ratio of 49.7 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 375.67 m<sup>2</sup> (4,043.6 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 340.14 m<sup>2</sup> (3,661.24 ft<sup>2</sup>). This represents an increase of approximately 35.53 m<sup>2</sup> (382.4 ft<sup>2</sup>).

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). Staff's comments dated January 07, 2019 (Appendix 'C1') 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 Not Undertaken**

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

**PUBLIC INPUT SUMMARY**

No written submissions were received as of February 13, 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.

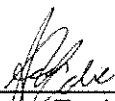
**CONCLUSION**

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 "A1" 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 258549 \Documents\District Team Comments Memo

Appendices

- Appendix A1 – Conditions A/178/18
- Appendix B1 – Plans A/178/18
- Appendix C1 – Staff Report (January 23, 2019)

**APPENDIX "A1"**

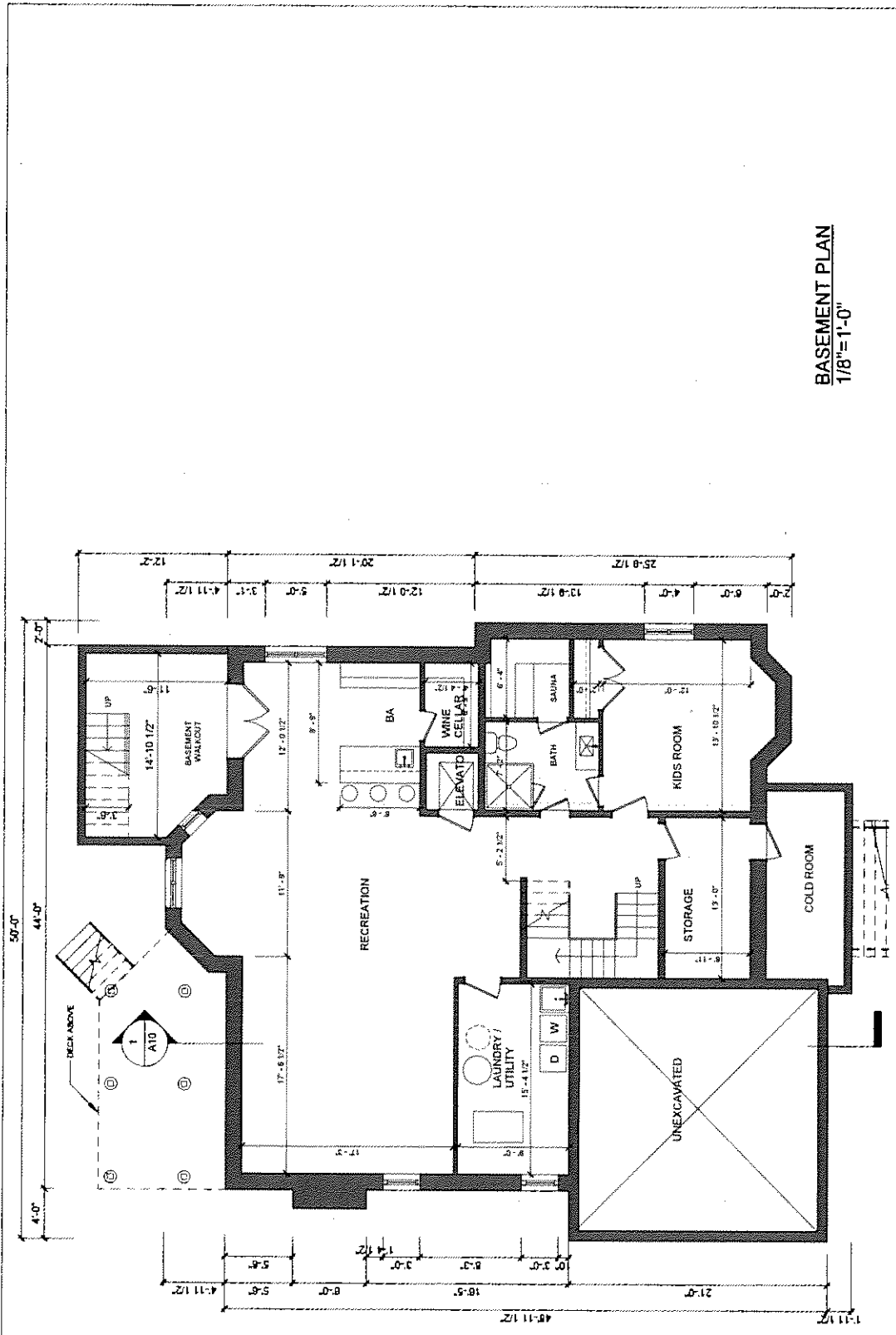
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/178/18**

1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B1' to this Staff Report and received by the City of Markham on February 12, 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;
4. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations;
6. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:

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



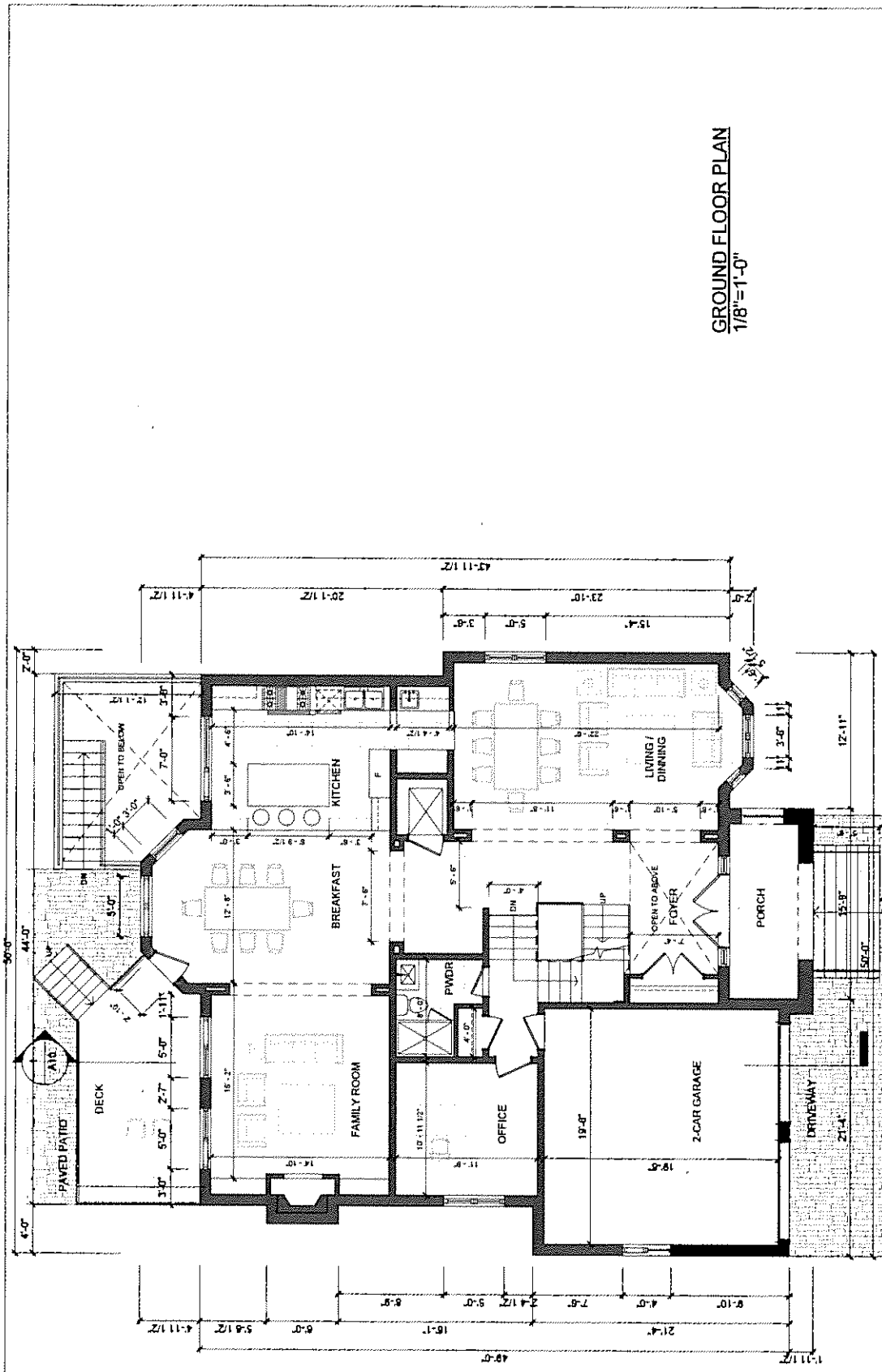


**BASEMENT PLAN**  
1/8" = 1'-0"

<b>Project:</b> NEW DETACHED HOUSE 25 GALSWORTHY DRIVE MARKHAM ON	<b>Drawing Name:</b> BASEMENT FLOOR PLAN		<b>Date:</b> 2018.11	<b>Drawn by:</b> JW	<b>Project No:</b> 18040	<b>Drawing No:</b> A2
			<b>Scale:</b> 1/8" = 1'-0"	<b>Checked by:</b> HW		

**AND ARCHITECTURE INC.**  
 3000 Steeles East, Suite 108  
 Markham ON L3R 4T9  
 T: 905-504-6880  
 E: info@andarchitectureinc.com  
 www.andarchitecture.ca



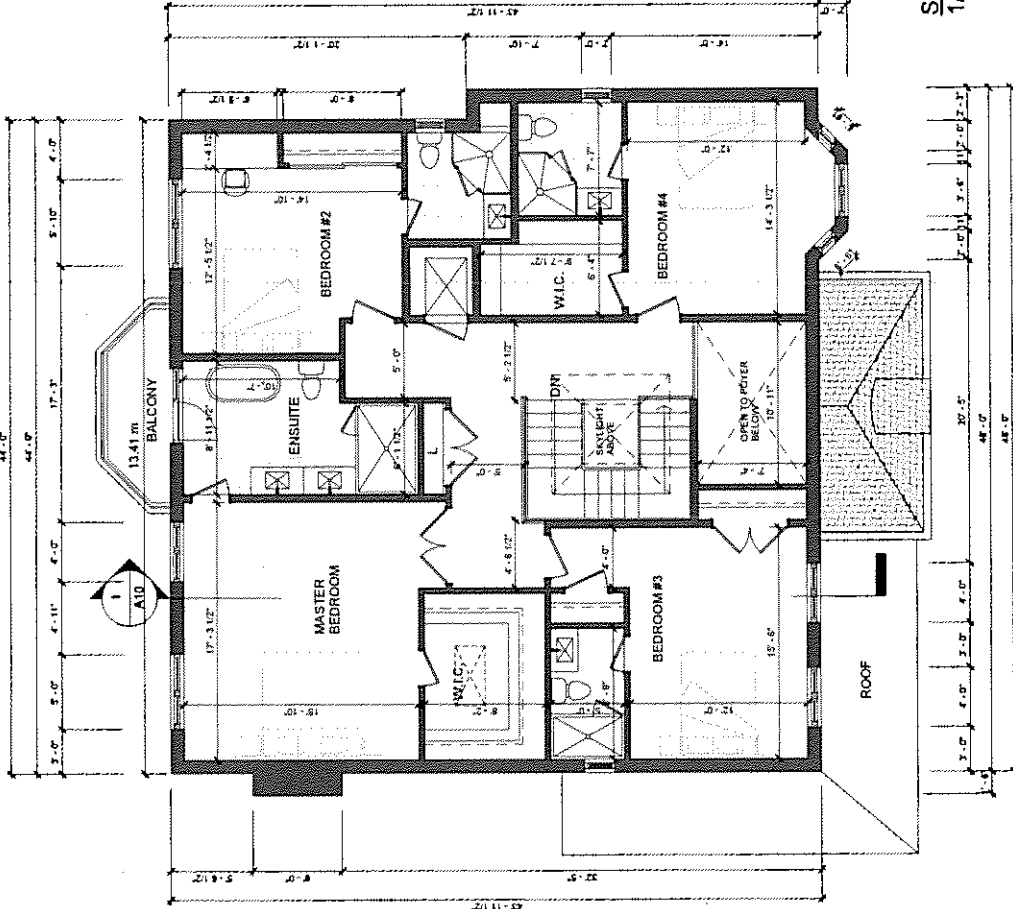


GROUND FLOOR PLAN  
1/8" = 1'-0"

<b>Project :</b> NEW DETACHED HOUSE 25 GALSWORTHY DRIVE MARKHAM ON	<b>Date :</b> 2018.11	<b>Drawn by :</b> JW	<b>Project No</b> 18040	<b>Drawing No :</b> A3
	<b>Scale :</b> 1/8" = 1'-0"	<b>Checked by :</b> HW		
<b>Project Name :</b> GROUND FLOOR PLAN				

**AND ARCHITECTURE INC.**  
 3000 Steeles Avenue East, Suite 100  
 Markham ON L3R 4T9  
 T: 905-504-8960  
 E: info@andarchitectureinc.com  
 www.andarchitecture.ca



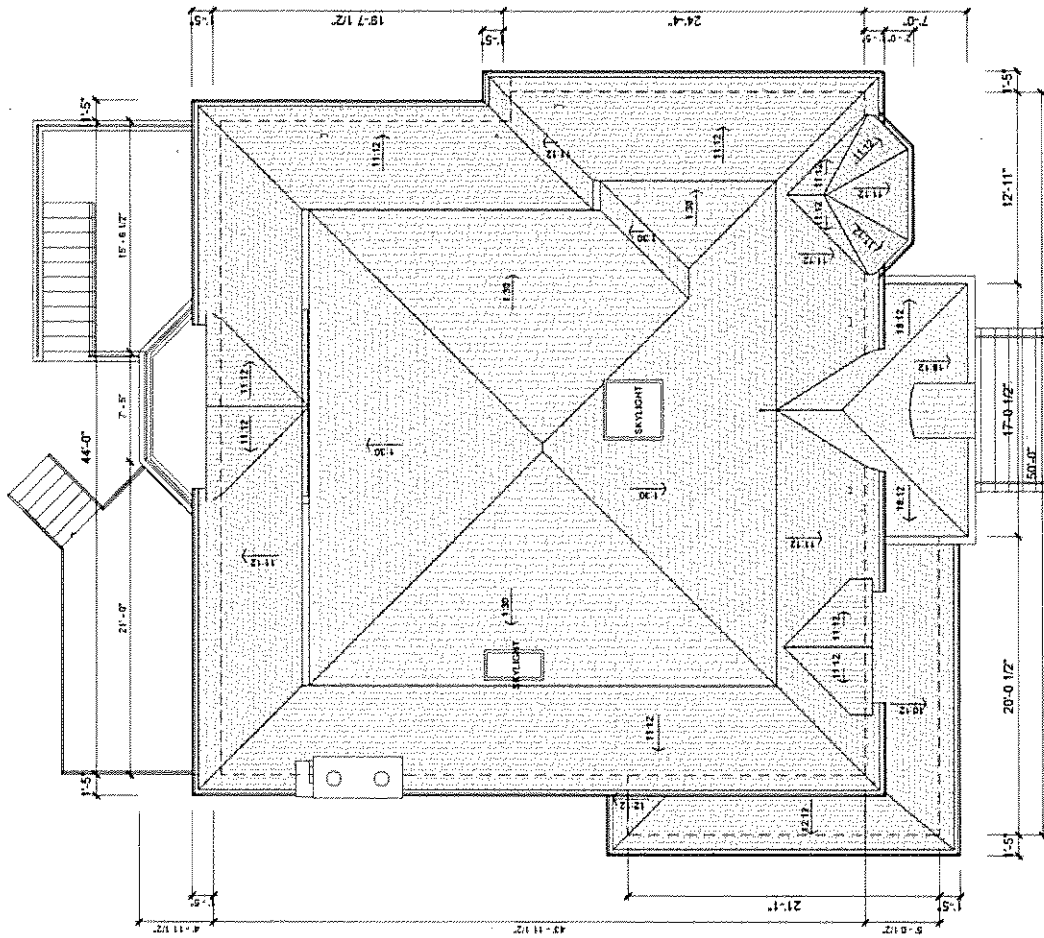


**SECOND FLOOR PLAN**  
1/8" = 1'-0"

<p><b>Project :</b> NEW DETACHED HOUSE 25 GALS WORTHY DRIVE MARKHAM ON</p>	<p><b>Drawing Name :</b> SECOND FLOOR PLAN</p>	<p><b>Date :</b> 2018.11 <b>Scale :</b> 1/8" = 1'-0"</p>	<p><b>Drawn by :</b> JW <b>Checked by :</b> HW</p>	<p><b>Project No :</b> 18040</p>	<p><b>Drawing No :</b> A4</p>
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**AND ARCHITECTURE INC.**  
205 GALS WORTHY DRIVE  
MARKHAM ON L3R 4T9  
T: 905-944-8980  
E: info@andarchitecture.com  
www.andarchitecture.ca

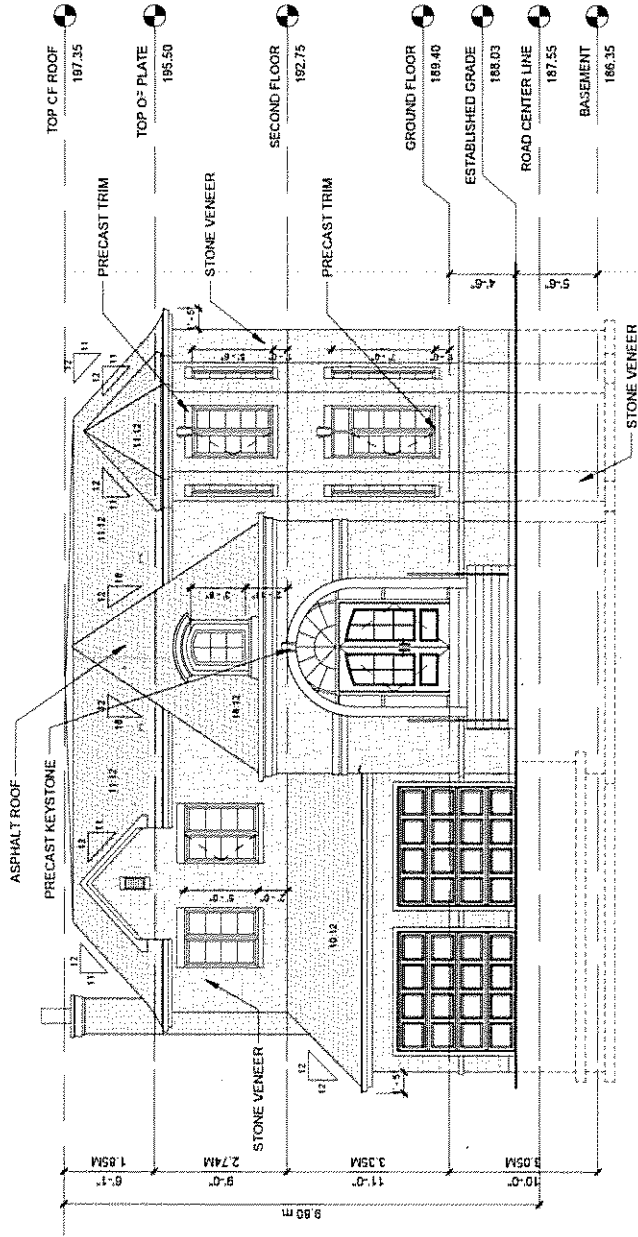




**ROOF PLAN**  
 1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 3600 Steeles Avenue East, Suite 100 Markham, Ontario L3R 9V7 T: 905-503-4483 E: info@andarchitecture.com www.andarchitecture.ca	<b>Project :</b> NEW DETACHED HOUSE 25 GALSWORTHY DRIVE MARKHAM ON	<b>Drawing Name :</b> ROOF PLAN	Date 09/13/18	Drawn by : Author	Project No 18040	Drawing No. A5
	<b>Project :</b> NEW DETACHED HOUSE 25 GALSWORTHY DRIVE MARKHAM ON	<b>Drawing Name :</b> ROOF PLAN	Scale 1/8" = 1'-0"	Checked by : Checker		





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

**AND ARCHITECTURE INC.**  
3000 Steeles Avenue East, Suite 100  
Markham, ON L3R 4T9  
T: 905-504-6960  
E: info@andarchitectureinc.com  
www.andarchitecture.ca

**Project :**  
NEW DETACHED HOUSE  
25 CALSWORTHY DRIVE MARKHAM ON

**Drawing Name :**  
WEST ELEVATION

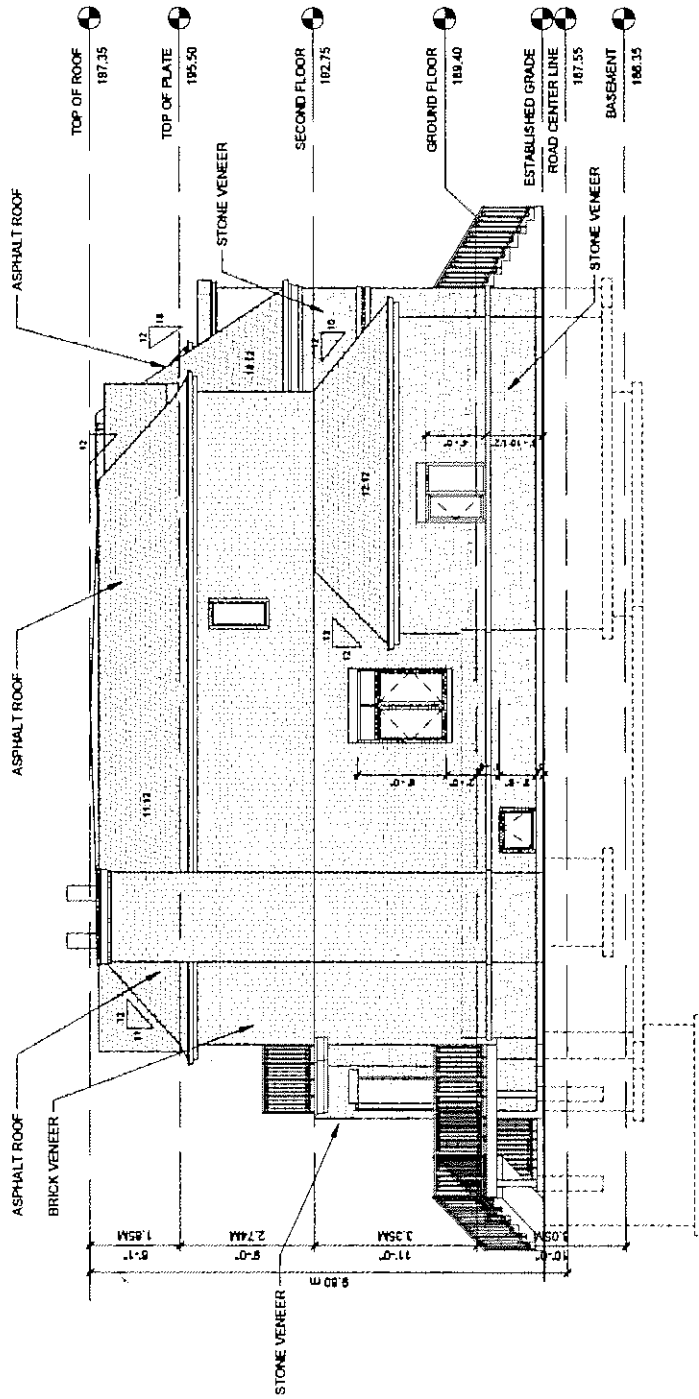
**Date :** 09/13/18  
**Scale :** 1/8" = 1'-0"

**Drawn by :** Author  
**Checked by :** Checker

**Project No**  
18040

**Drawing No**  
A6

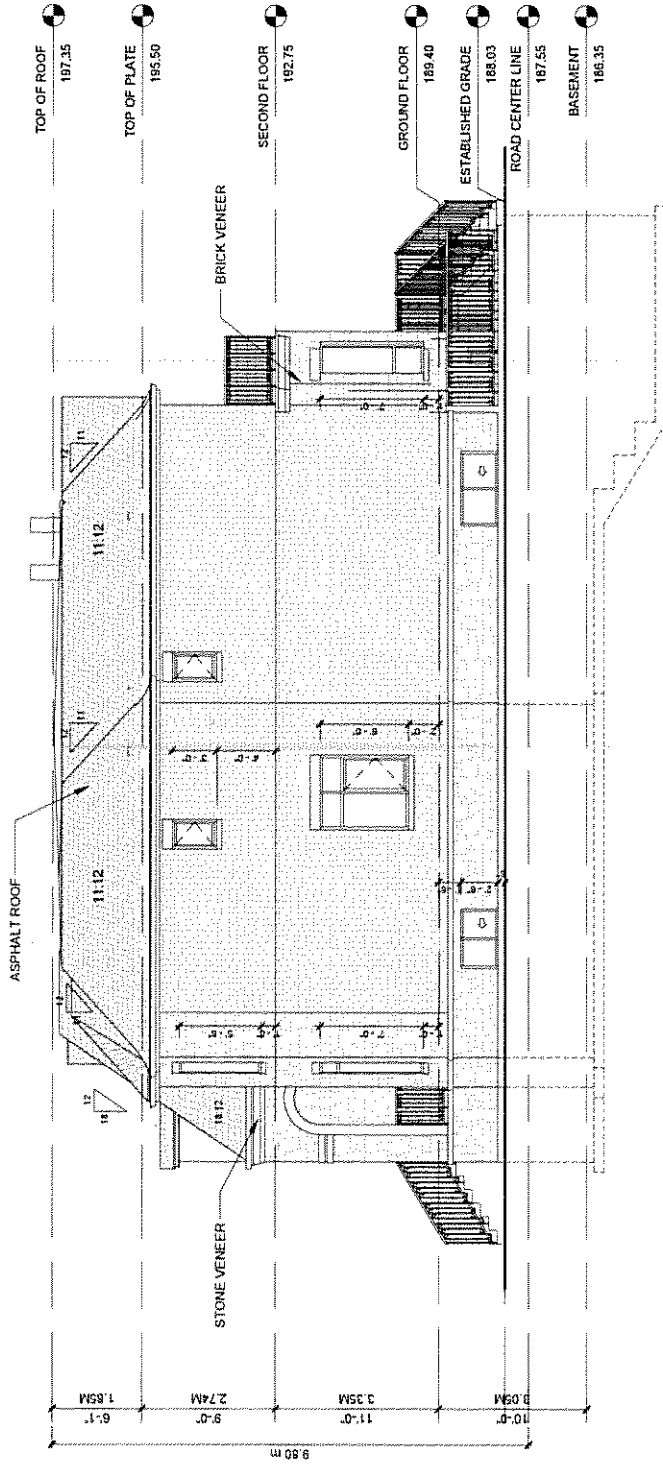




1 NORTH ELEVATION  
1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 7000 Stevens Canyon Road East, Suite 100 Mechanicsville, VA 23103 T. 803-504-4880 E. info@andarchitecture.com www.andarchitecture.com	<b>Project :</b> NEW DETACHED HOUSE 25 GALSWORTHY DRIVE MARKHAM ON		<b>Drawing Name :</b> NORTH ELEVATION		Date 09/13/18	Drawn by: Author	Project No 18040	Drawing No. A7
					Scale 1/8" = 1'-0"	Checked by: Checker		



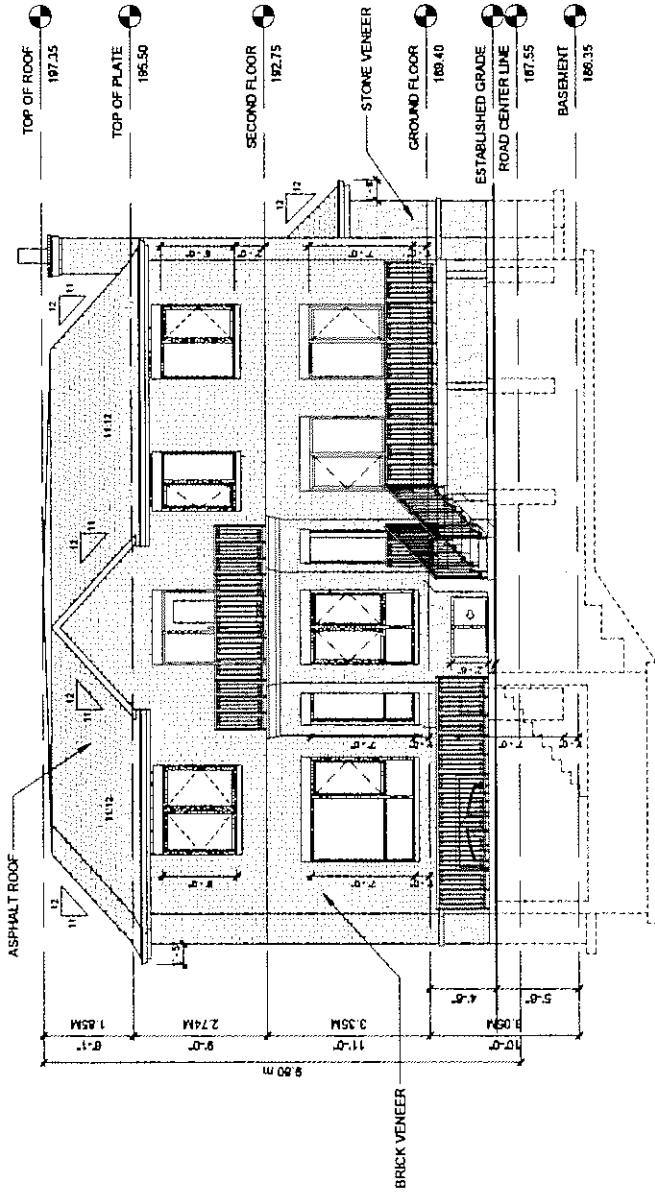


1 SOUTH ELEVATION  
1/8" = 1'-0"

<b>Project:</b> NEW DETACHED HOUSE 25 GALSWORTHY DRIVE MARKHAM ON	<b>Drawing Name:</b> SOUTH ELEVATION	<b>Date:</b> 09/13/18	<b>Drawn by:</b> Author	<b>Project No:</b> 18040	<b>Drawing No.:</b> AB
		<b>Scale:</b> 1/8" = 1'-0"	<b>Checked by:</b> Checker		

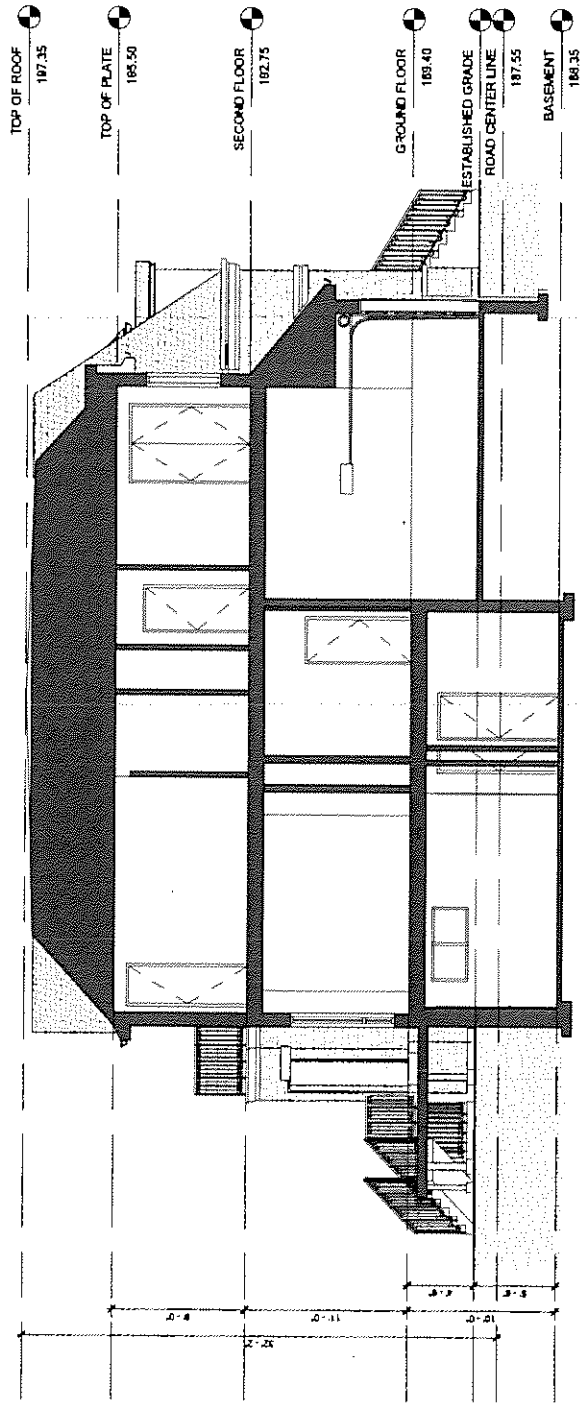
**AND ARCHITECTURE INC.**  
 3000 Steeles Avenue East, Suite 100  
 Markham ON L3R 4T9  
 T: 905-804-6960  
 E: info@andarchitecture.com  
 www.andarchitecture.ca





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

<b>AND ARCHITECTURE INC.</b> 1000 BIRCH CREEK EAST, SUITE 100 MISSISSAUGA, ONTARIO L4X 1T9 T: 905-404-0860 E: info@andarchitecture.com www.andarchitecture.ca	<b>Project :</b> NEW DETACHED HOUSE 25 GALS WORTHY DRIVE MARKHAM ON	<b>Drawing Name :</b> EAST ELEVATION	Date : 09/20/18 Scale : 1/8" = 1'-0" Drawn by : Author Checked by : Checker	Project No : 18040 Drawing No : A9
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1 BUILDING SECTION  
1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 3000 Steeles Avenue East, Suite 100 Markham ON L3R 4T9 T: 905-604-8960 E: info@andarchitecture.com www.andarchitecture.ca	<b>Project :</b> NEW DETACHED HOUSE 25 GALS WORTHY DRIVE MARKHAM ON		<b>Drawing Name :</b> BUILDING SECTION		Date: 09/13/18	Drawn by: Author	Project No: 18040	Drawing No: A10
			Scale: 1/8" = 1'-0"	Checked by: Checker				



## Memorandum to the City of Markham Committee of Adjustment

January 07, 2019

File: A/178/18  
 Address: 25 Galsworthy Dr, Markham  
 Applicant: 49<sup>th</sup> Summit Investment Inc. (Zhang Tan Zheng)  
 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 to construct a new two-storey detached dwelling:

a) **Infill By-law 99-90, Section 1.2 (vi):**

a maximum net floor area ratio of 51.5 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent;

as it relates to a proposed new residential dwelling.

### **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 Not Undertaken**

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

### **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 389.27 m<sup>2</sup> (4,190.04 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 340.14 m<sup>2</sup> (3,661.2 ft<sup>2</sup>). This represents an increase of approximately 49.13 m<sup>2</sup> (528.84 ft<sup>2</sup>).

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 an approximately 15.1 m<sup>2</sup> (162.54 ft<sup>2</sup>) open to below area on the second floor above the foyer which is excluded from the gross floor area calculation under the by-law.

Majority of the homes on Galsworthy Drive between Robinson Street and Highway 7 are single storey detached dwellings developed around the late 1950s. The surrounding streets include a number of new infill homes that are larger than existing homes on the street and have included minor variance approvals for net floor rear ratio increases ranging from approximately 50.6 to 52 percent. While the proposed building will be larger than homes in the immediate vicinity, it will be

similar in scale to infill development to its east on Jonquil Crescent and on Galsworthy Drive north of Robinson Street. All other building setbacks and development standards are being achieved in accordance with the by-law.

**PUBLIC INPUT SUMMARY**

No written submissions were received as of January 07, 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:



Sally Campbell, Development Manager, East District  
File Path: Amanda\File\ 18 258549 \Documents\District Team Comments Memo

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/178/18**

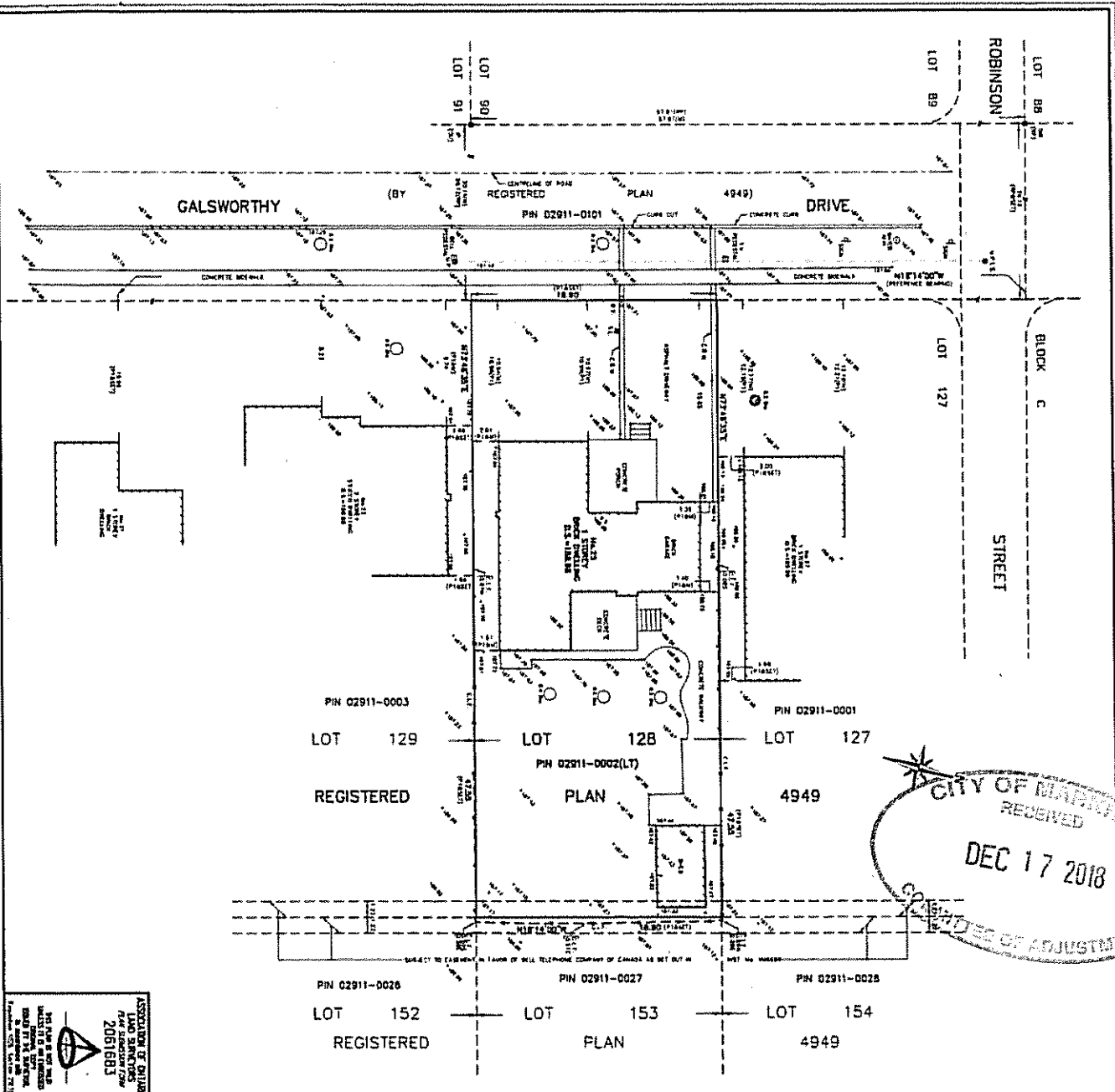
1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on December 17, 2018, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.
4. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations.
6. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

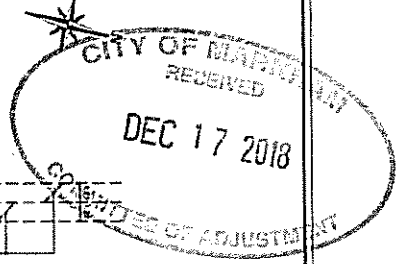
CONDITIONS PREPARED BY:




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





  
 CITY OF MARKHAM  
 RECEIVED  
 DEC 17 2018  
 DEPT. OF ADJUSTMENT

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 REG. NO. 2061683  


**SURVEYOR'S REAL PROPERTY REPORT**

PART 1 - PLAN OF  
 REGISTERED PLAN 4949  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:200  
 METRIC SURVEYORS' TAPERS' DIALS  
 DISTANCES SHOWN BY THIS PLAN ARE IN METRES AND CAN BE  
 CONSIDERED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

- 1. DOTTED UNBUILT SET
- 2. DOTTED UNBUILT FOLIO
- 3. DOTTED UNBUILT FROM BAY
- 4. DOTTED FROM PAVEMENT
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**BENCHMARK NOTE**

ELEVATIONS SHOWN HEREON ARE CORRECT AND ARE REFERRED TO THE CITY  
 OF MARKHAM BENCHMARK N.A.S.-11-021 HAVING AN ELEVATION OF 108.434 M  
 WHICH IS THE POINT OF ADJUSTMENT FOR THE CITY OF MARKHAM. THE  
 ELEVATION OF THIS POINT IS 108.434 M. THE BENCHMARK IS LOCATED AT  
 45.1 M NORTH OF THE SOUTHWEST CORNER OF SCHOOL BUILDING, 12 M BELOW  
 MARK AND 0.15 M ABOVE GRADE.

THIS REPORT WAS PREPARED FOR THE DEPT. OF PLANNING AND THE UNDERSEAL  
 ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

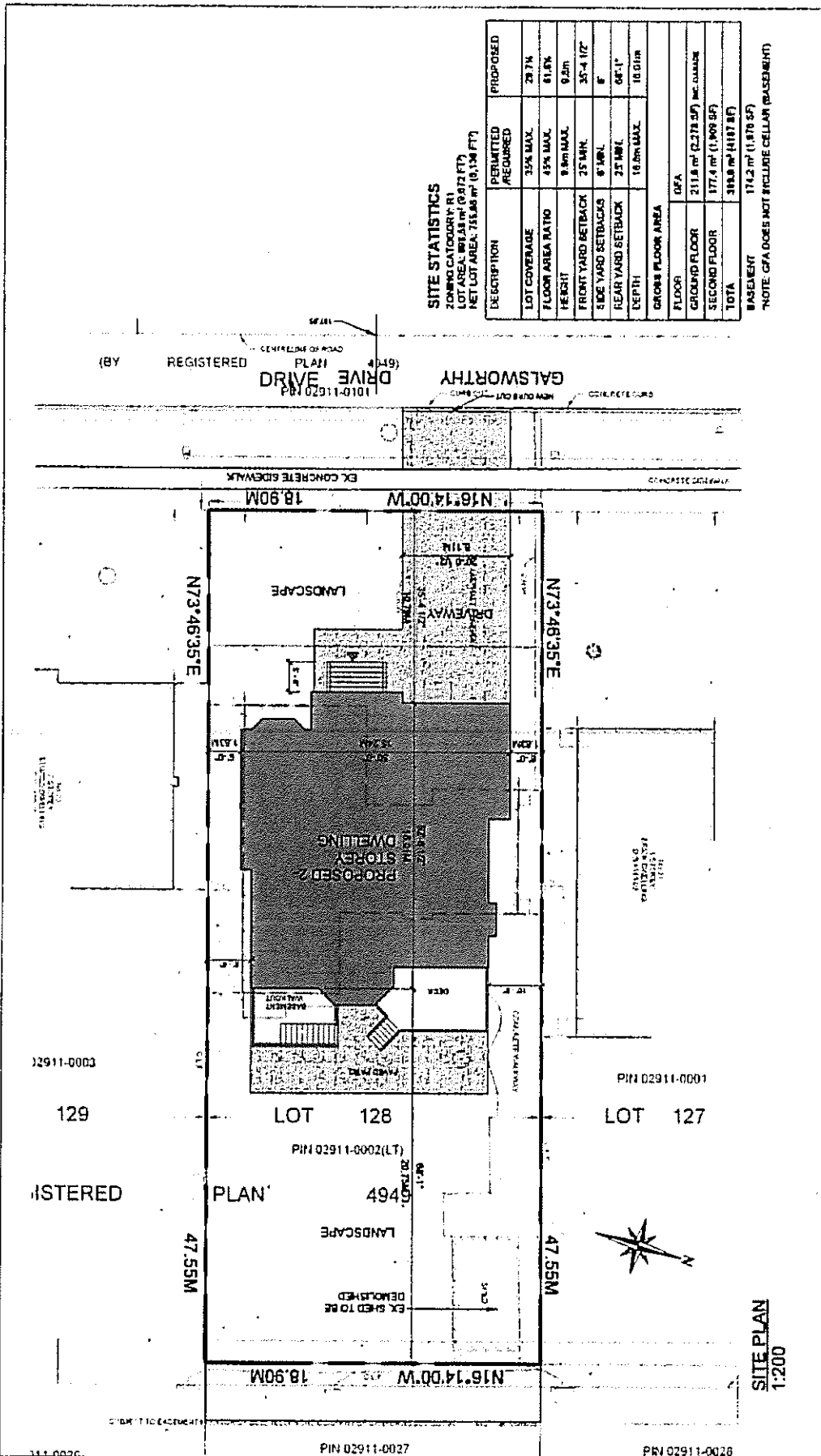
**PART 2 (SURVEY REPORT)**

- REGISTERED EASEMENTS AND/OR RIGHTS OF WAY SUBJECT TO AN  
 EASEMENT IN FAVOR OF THE CITY OF MARKHAM AS SHOWN ON THE PLAN.
- ADDITIONAL COMMENTS WITH THE EXCEPTION OF THE CITY OF MARKHAM  
 THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE REAL PROPERTY  
 1. THE PLAN DOES NOT CONVEY COMPENSATION WITH ZONING BY-LAW.

**SURVEYOR'S CERTIFICATE**

I, CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE  
 REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF SEPTEMBER, 2018.

NOVEMBER 18, 2018  
 DATE  
 DEPT. OF PLANNING  
 OHTAWA LAND SURVEYOR  
 MANDARIN SURVEYORS LIMITED  
 4400 SHEPPARD AVE. E. #201 MARKHAM, ONTARIO L3R 9V7  
 TEL: (905) 477-1177 FAX: (905) 477-1178  
 WWW.MANDARINSURVEYORS.COM



**SITE STATISTICS**

ZONING CATEGORY: R1  
 LOT AREA: 1814.00 m<sup>2</sup> (4217.17 FT<sup>2</sup>)  
 NET LOT AREA: 1558.96 m<sup>2</sup> (3348.17 FT<sup>2</sup>)

DESCRIPTION	PERMITTED / REQUIRED	PROPOSED
LOT COVERAGE	35% MAX.	28.7%
FLOOR AREA RATIO	45% MAX.	81.5%
HEIGHT	9.0m MAX.	9.2m
FRONT YARD SETBACK	3.5m MIN.	3.5-4.17*
SIDE YARD SETBACK	6' MIN.	6'
REAR YARD SETBACK	3.7m MIN.	6.1*
DEPTH	18.0m MAX.	18.01m
GROSS FLOOR AREA		
FLOOR	DETA	
GROUND FLOOR	211.8 m <sup>2</sup> (2278.97) INC. GARAGE	
SECOND FLOOR	177.4 m <sup>2</sup> (1909.97)	
TOTAL	389.2 m <sup>2</sup> (4187.97)	
BASEMENT	174.2 m <sup>2</sup> (1878.97)	

\*NOTE: GFA DOES NOT INCLUDE CELLAR (BASEMENT)

(BY REGISTERED PLANNING 4749)  
**GALSWORTHY DRIVE**  
 1010-116270

**Project:** NEW DETACHED HOUSE  
 15 GALSWORTHY DRIVE WARRIMOO NSW 2580

**Drawing Name:** SITE PLAN

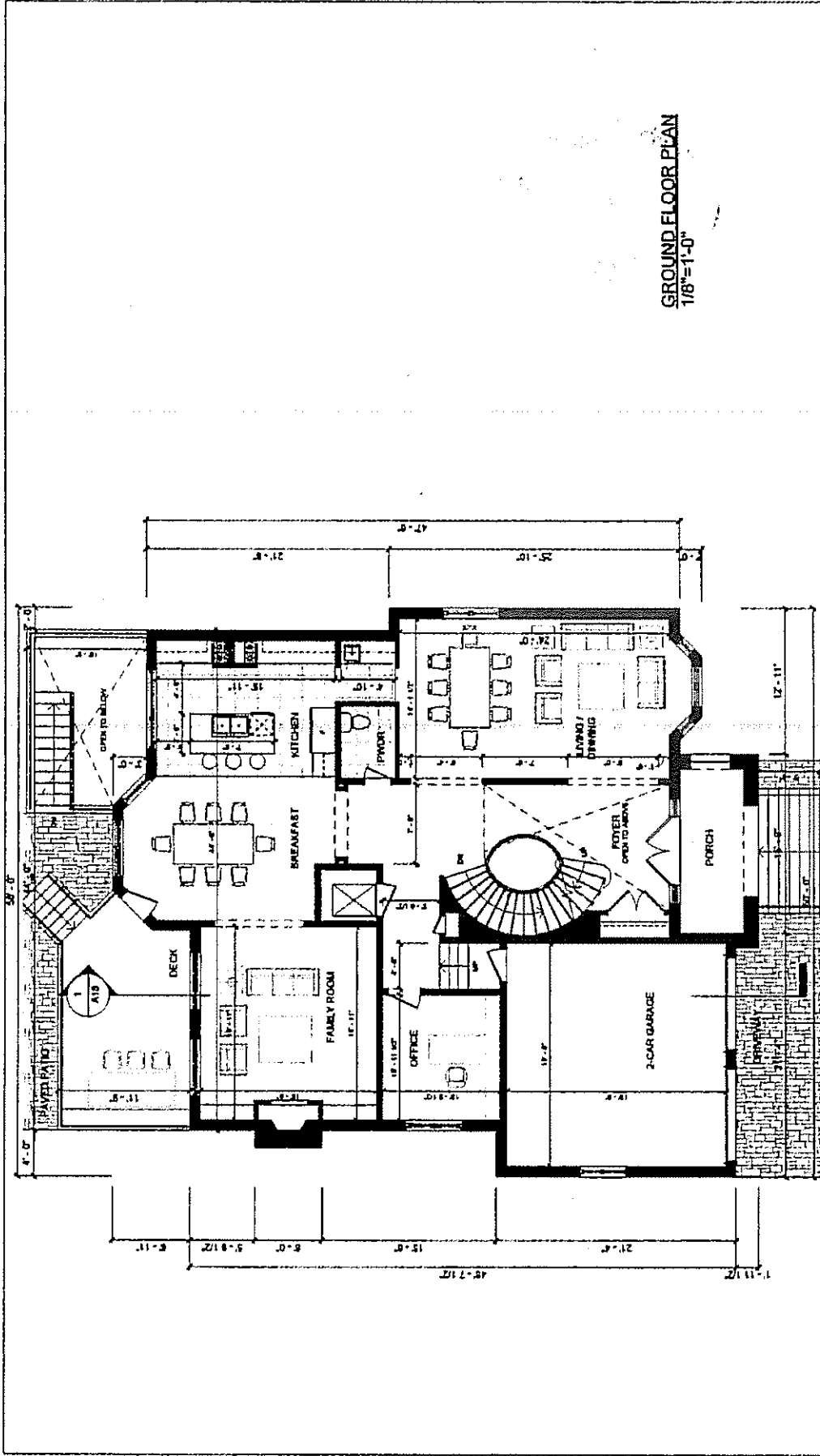
**Date:** 2018.11  
**Scale:** As Indicated

**Project No:** 18040  
**Drawing No:** A1

**Drawn by:** JY  
**Checked by:** HW

**AND ARCHITECTURE INC.**  
 3000 Stewarts Avenue East, Suite 103  
 Marikina City, Laguna 4118  
 T: 905-704-9800  
 E: info@andarchitecture.com  
 www.andarchitecture.com

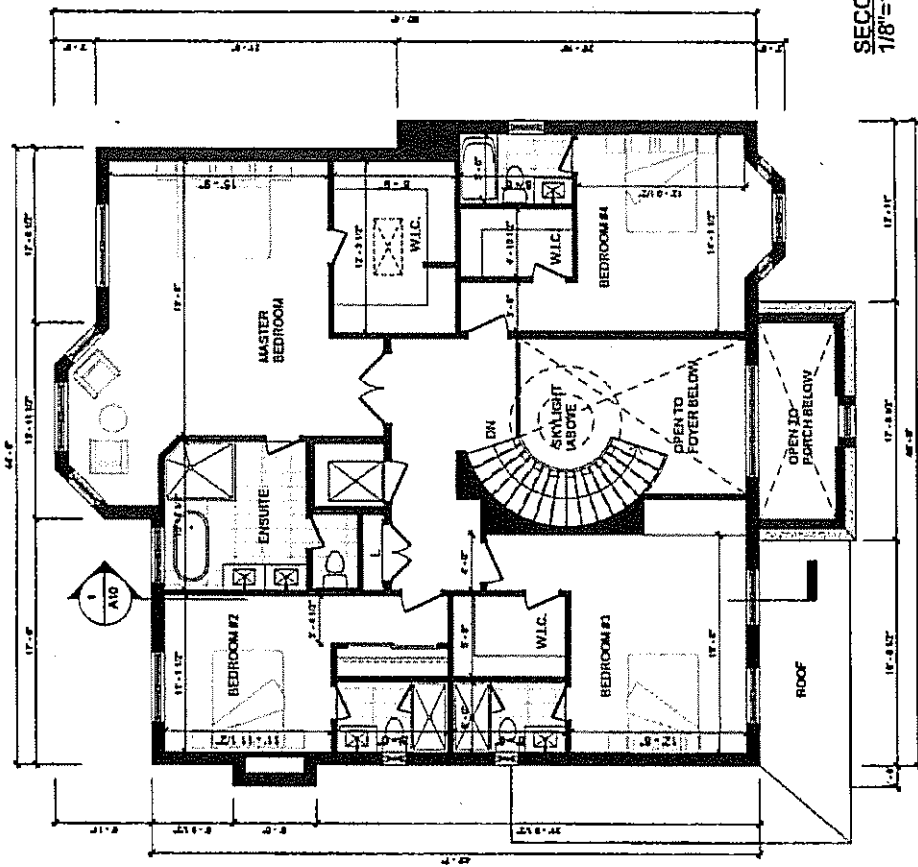




GROUND FLOOR PLAN  
1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 3000 ... ... T: 903-504-0963 E: info@andarchitecture.com www.andarchitecture.com	<b>Project :</b> NEW DETACHED HOUSE 25 DALSWORTH DRIVE MANNHAM OH		<b>Drawing Name :</b> GROUND FLOOR PLAN	Date 2018.11	Drawn by JW	Project No 18040	Drawing No. A3
				Scale 1/8" = 1'-0"	Checked by HW		



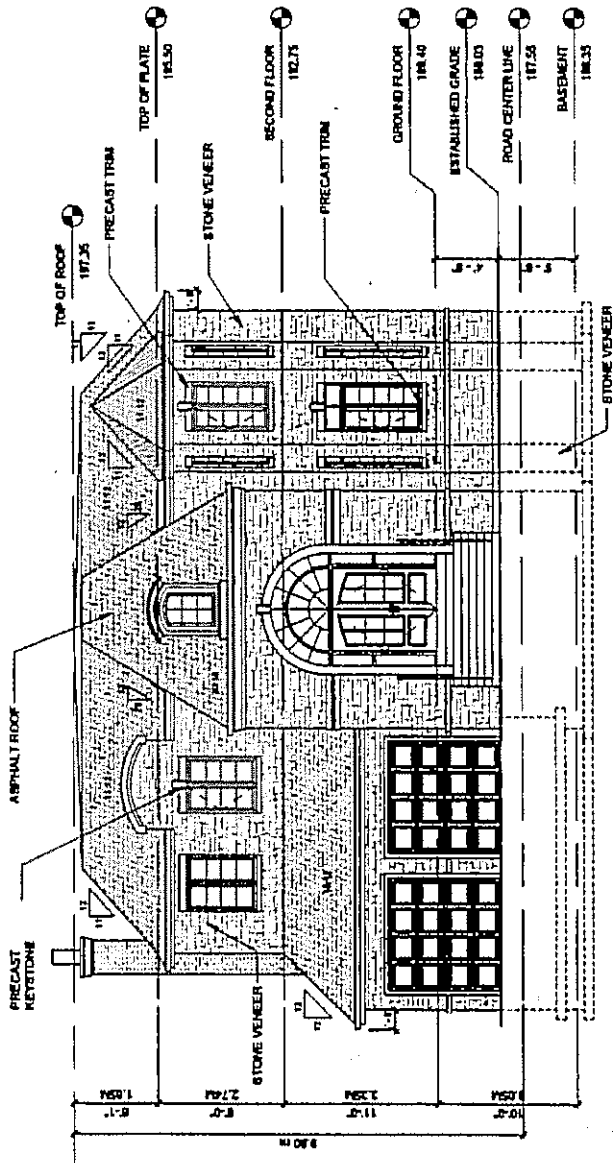


SECOND FLOOR PLAN  
1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 3002 Steeles Avenue East, Suite 100 Markham ON L3R 4T9 T: 905-464-8800 E: info@andarchitectureinc.com www.andarchitectureinc.com	<b>Project :</b> NEW DETACHED HOUSE 25 GALESWORTHY DRIVE MARKHAM ON		<b>Drawing Name :</b> SECOND FLOOR PLAN		<b>Date :</b> 2018.11	<b>Drawn by :</b> JW	<b>Project No :</b> 18040	<b>Drawing No :</b> A4
					<b>Scale :</b> 1/8" = 1'-0"	<b>Checked by :</b> RW		





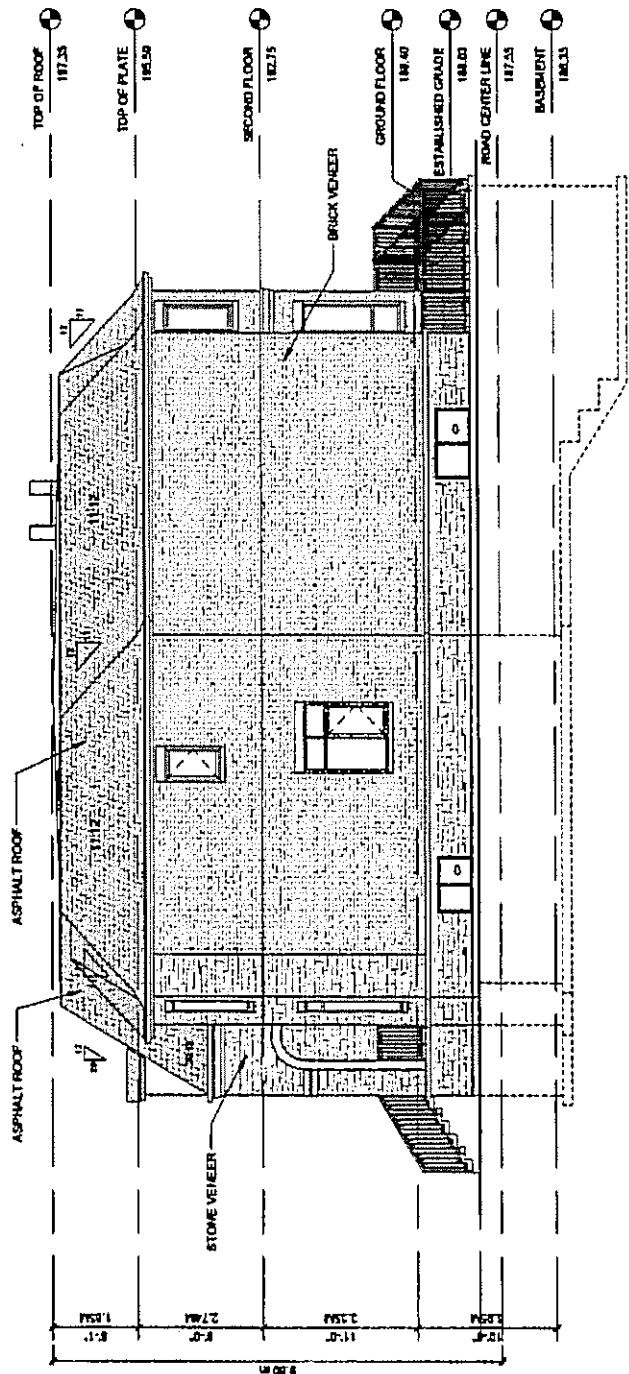


① WEST ELEVATION  
1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 3000 Beekley Avenue East, Suite 160 Marlham ON L3R 4T9 T: 905-941-4660 E: and@andarchitectureinc.com www.andarchitectureinc.com	<b>Project :</b> NEW DETACHED HOUSE 25 CALDWORTH DRIVE MARKHAM ON	<b>Drawing Name :</b> WEST ELEVATION		<b>Date :</b> 09/13/10	<b>Drawn by:</b> Auditor	<b>Project No</b> 18040	<b>Drawing No.</b> A8
		<b>Scale :</b> 1/8" = 1'-0"		<b>Checked by:</b> Checker			



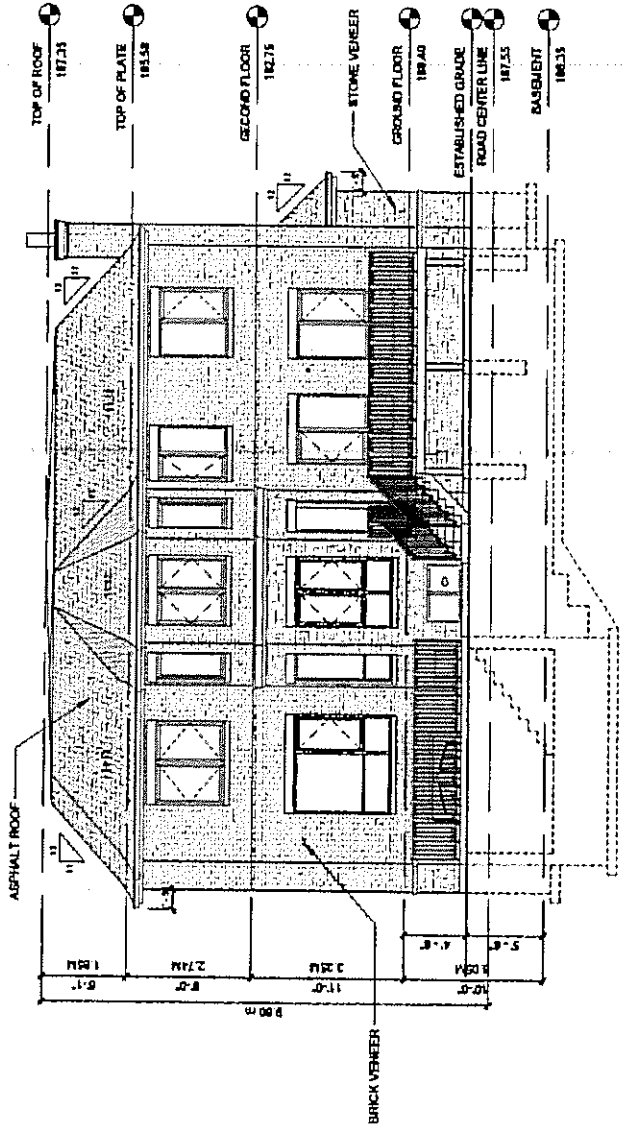




1 SOUTH ELEVATION  
1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 2000 Belden Avenue East, Suite 100 Manhattan OH 45319 T: 903-801-9889 E: info@andarchitectureinc.com www.andarchitectureinc.com	<b>Project:</b> NEW DETACHED HOUSE 25 GALLSWORTHY DRIVE MANWHAU OH		<b>Drawing Name:</b> SOUTH ELEVATION		Date: 09/13/11	Drawn by: Author	Project No: 10040	Drawing No: A0
			Scale: 1/8" = 1'-0"	Checked by: Checker				

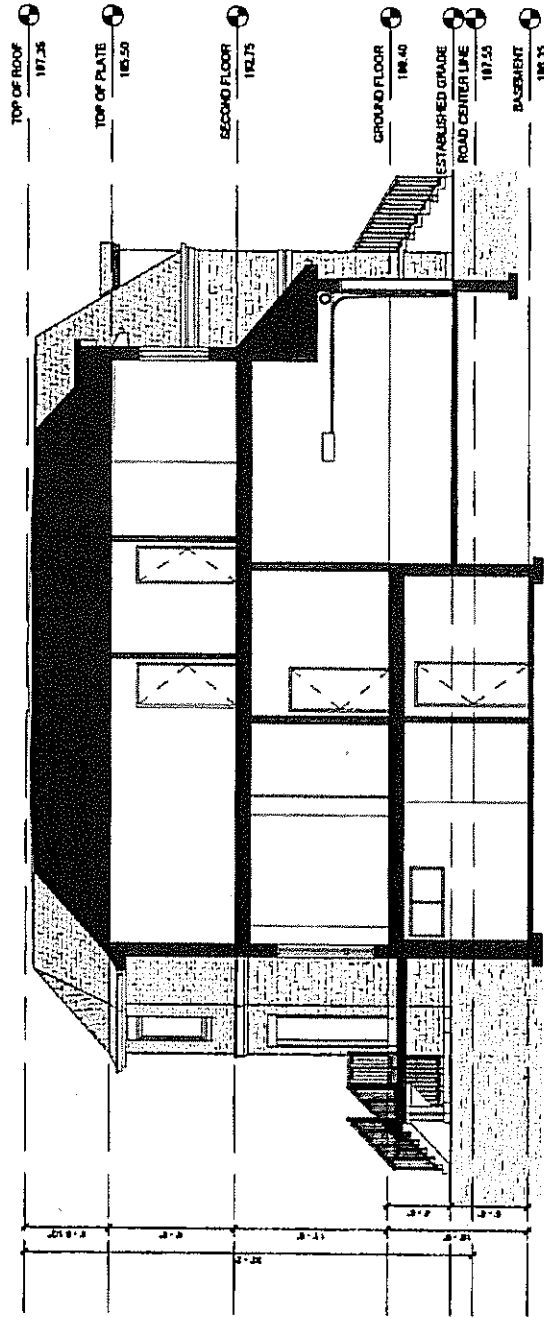




1 EAST ELEVATION  
1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 3200 BIRCHMOUNT ROAD, SUITE 100 MARIETTA, OH 43906 T: 602-504-4900 E: <a href="mailto:info@andarchitecture.com">info@andarchitecture.com</a> <a href="http://www.andarchitecture.com">www.andarchitecture.com</a>	<b>Project :</b> NEW DETACHED HOUSE 21 GALSWORTHY DRIVE MARIETTA OH		<b>Drawing Name :</b> EAST ELEVATION		Date: 08/20/18	Drawn by: AUBROT	Project No. 18040	Drawing No. A9
					Scale: 1/8" = 1'-0"	Checked by: CHECKER		





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

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 www.andarchitecture.ca



**Project :**  
 NEW DETACHED HOUSE  
 25 GALSWORTHY DRIVE HARRISBURG OH

**Drawing Name :**  
 BUILDING SECTION

**Date :**  
 09/13/18  
**Scale :**  
 1/8" = 1'-0"

**Drawn by :**  
 Author  
**Checked by :**  
 Checker

**Project No**  
 18040

**Drawing No**  
 A10