

Memorandum to the City of Markham Committee of Adjustment

January 15, 2020

File: A/115/19
Address: 52 Dove Lane Thornhill
Applicant: Ian Robertson Design (Bobbi-Jo Mackinnon)
Hearing Date: Wednesday, January 22, 2020

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

The applicant is requesting relief from the following requirements of the Residential Third Density (R3) zone in By-law 2237, as amended:

- a) **Amending By-law 101-90, Section 1.2(i) - Building Height:**
To permit a maximum building height of 10.96 metres (35.96 ft), whereas the By-law permits a maximum building height of 9.8 metres (32.15 ft);
- b) **Section 6.1 - Front Yard Setback:**
To permit a minimum front yard setback of 26.7 feet (8.14 m), whereas the By-law requires a minimum front yard setback of 27 feet (8.23 m);
- c) **Amending By-law 101-90, Section 1.2(iv) - Building Depth:**
To permit a maximum building depth of 29.83 metres (97.87 ft), whereas the By-law permits a maximum building depth of 16.8 metres (55.12 ft);
- d) **Section 6.1 - Rear Yard Setback:**
To permit a minimum rear yard setback of 19.75 feet (6.02 m), whereas the By-law requires a minimum rear yard setback of 25 feet (7.62 m);
- e) **Section 4.4.1 - Accessory Buildings:**
To permit an accessory building (Cabana) to be located in the side yard, whereas the By-law requires all accessory buildings which are not part of the main building to be erected in the rear yard; and,
- f) **Amending By-law 101-90, Section 1.2(vii) - Floor Area Ratio:**
To permit a maximum floor area ratio of 54.8 percent (9,254 sq.ft.), whereas the By-law permits a maximum floor area ratio of 50 percent (8,349 sq.ft.);

The requested variances relate to a proposed two-storey detached dwelling on the subject property.

COMMENTS

The Committee of Adjustment deferred this application on November 27, 2019, due to concerns of potential flooding and grading issues raised by the Public. There were also concerns related to the size of the proposed dwelling, and its compatibility in the neighbourhood. The applicant has not changed the proposed variances, however, they have provided additional plans and documentation in response to the grading concerns raised by the Public (See Appendix B).

It should be noted, for this proposal, a 'Residential Infill Grading and Servicing Application' would be required to be submitted to the Engineering Department, to determine compliance with engineering standards, prior to issuance of a Building Permit.

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's comments for the November 27, 2019 meeting dated November 14, 2019 remain applicable (See Appendix C). 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:



Hailey Miller, Planner I, West District

REVIEWED BY:



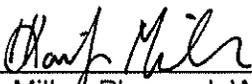
David Miller, Development Manager, West District

File Path: Amanda\File\19 138623 \Documents\District Team Comments Memo

APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/115/19

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 October 25, 2019 & November 13, 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.

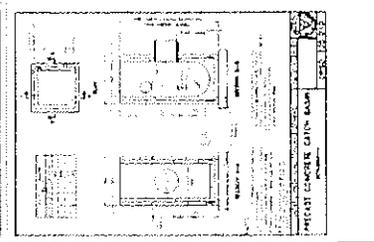
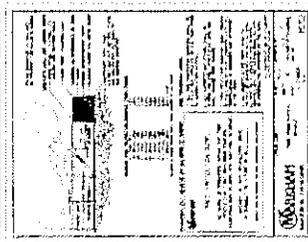
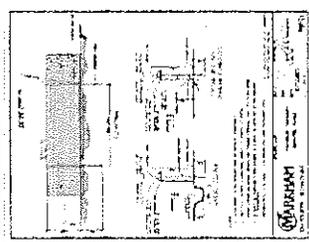
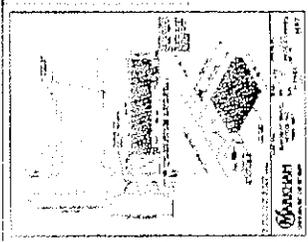
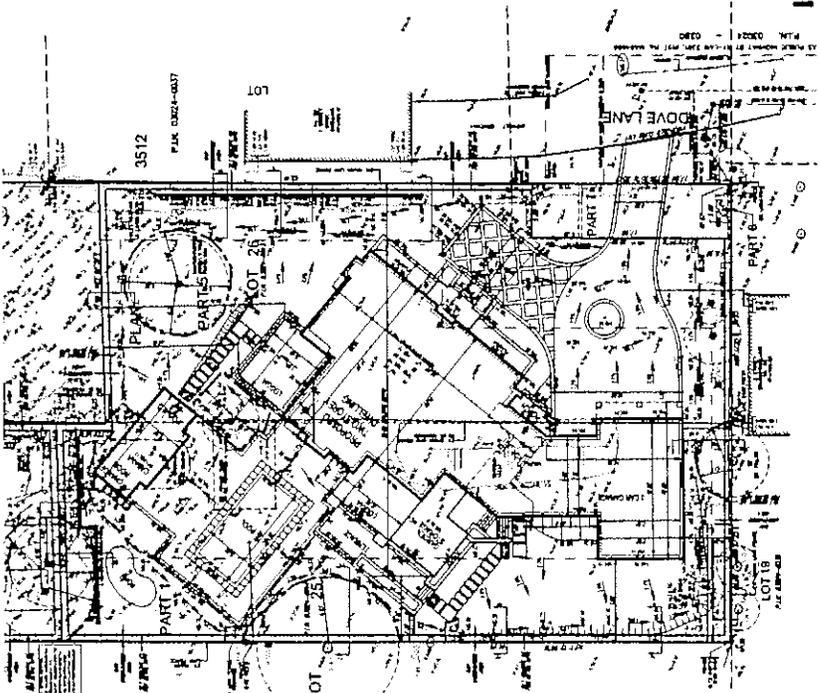
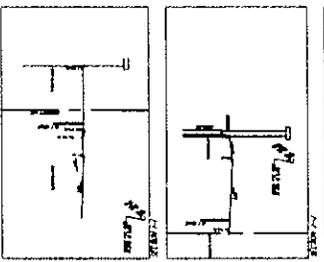
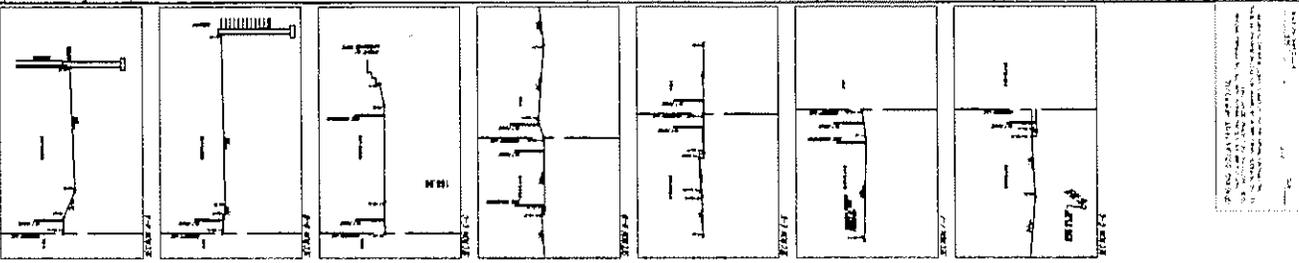
CONDITIONS PREPARED BY:



Hailey Miller, Planner I, West District



<p>PROPOSED LOT 28</p> <p>PROPOSED LOT 29</p> <p>PROPOSED LOT 30</p> <p>PROPOSED LOT 31</p> <p>PROPOSED LOT 32</p> <p>PROPOSED LOT 33</p> <p>PROPOSED LOT 34</p> <p>PROPOSED LOT 35</p> <p>PROPOSED LOT 36</p> <p>PROPOSED LOT 37</p> <p>PROPOSED LOT 38</p> <p>PROPOSED LOT 39</p> <p>PROPOSED LOT 40</p> <p>PROPOSED LOT 41</p> <p>PROPOSED LOT 42</p> <p>PROPOSED LOT 43</p> <p>PROPOSED LOT 44</p> <p>PROPOSED LOT 45</p> <p>PROPOSED LOT 46</p> <p>PROPOSED LOT 47</p> <p>PROPOSED LOT 48</p> <p>PROPOSED LOT 49</p> <p>PROPOSED LOT 50</p> <p>PROPOSED LOT 51</p> <p>PROPOSED LOT 52</p> <p>PROPOSED LOT 53</p> <p>PROPOSED LOT 54</p> <p>PROPOSED LOT 55</p> <p>PROPOSED LOT 56</p> <p>PROPOSED LOT 57</p> <p>PROPOSED LOT 58</p> <p>PROPOSED LOT 59</p> <p>PROPOSED LOT 60</p> <p>PROPOSED LOT 61</p> <p>PROPOSED LOT 62</p> <p>PROPOSED LOT 63</p> <p>PROPOSED LOT 64</p> <p>PROPOSED LOT 65</p> <p>PROPOSED LOT 66</p> <p>PROPOSED LOT 67</p> <p>PROPOSED LOT 68</p> <p>PROPOSED LOT 69</p> <p>PROPOSED LOT 70</p> <p>PROPOSED LOT 71</p> <p>PROPOSED LOT 72</p> <p>PROPOSED LOT 73</p> <p>PROPOSED LOT 74</p> <p>PROPOSED LOT 75</p> <p>PROPOSED LOT 76</p> <p>PROPOSED LOT 77</p> <p>PROPOSED LOT 78</p> <p>PROPOSED LOT 79</p> <p>PROPOSED LOT 80</p> <p>PROPOSED LOT 81</p> <p>PROPOSED LOT 82</p> <p>PROPOSED LOT 83</p> <p>PROPOSED LOT 84</p> <p>PROPOSED LOT 85</p> <p>PROPOSED LOT 86</p> <p>PROPOSED LOT 87</p> <p>PROPOSED LOT 88</p> <p>PROPOSED LOT 89</p> <p>PROPOSED LOT 90</p> <p>PROPOSED LOT 91</p> <p>PROPOSED LOT 92</p> <p>PROPOSED LOT 93</p> <p>PROPOSED LOT 94</p> <p>PROPOSED LOT 95</p> <p>PROPOSED LOT 96</p> <p>PROPOSED LOT 97</p> <p>PROPOSED LOT 98</p> <p>PROPOSED LOT 99</p> <p>PROPOSED LOT 100</p>	<p>PROPOSED LOT 101</p> <p>PROPOSED LOT 102</p> <p>PROPOSED LOT 103</p> <p>PROPOSED LOT 104</p> <p>PROPOSED LOT 105</p> <p>PROPOSED LOT 106</p> <p>PROPOSED LOT 107</p> <p>PROPOSED LOT 108</p> <p>PROPOSED LOT 109</p> <p>PROPOSED LOT 110</p> <p>PROPOSED LOT 111</p> <p>PROPOSED LOT 112</p> <p>PROPOSED LOT 113</p> <p>PROPOSED LOT 114</p> <p>PROPOSED LOT 115</p> <p>PROPOSED LOT 116</p> <p>PROPOSED LOT 117</p> <p>PROPOSED LOT 118</p> <p>PROPOSED LOT 119</p> <p>PROPOSED LOT 120</p> <p>PROPOSED LOT 121</p> <p>PROPOSED LOT 122</p> <p>PROPOSED LOT 123</p> <p>PROPOSED LOT 124</p> <p>PROPOSED LOT 125</p> <p>PROPOSED LOT 126</p> <p>PROPOSED LOT 127</p> <p>PROPOSED LOT 128</p> <p>PROPOSED LOT 129</p> <p>PROPOSED LOT 130</p> <p>PROPOSED LOT 131</p> <p>PROPOSED LOT 132</p> <p>PROPOSED LOT 133</p> <p>PROPOSED LOT 134</p> <p>PROPOSED LOT 135</p> <p>PROPOSED LOT 136</p> <p>PROPOSED LOT 137</p> <p>PROPOSED LOT 138</p> <p>PROPOSED LOT 139</p> <p>PROPOSED LOT 140</p> <p>PROPOSED LOT 141</p> <p>PROPOSED LOT 142</p> <p>PROPOSED LOT 143</p> <p>PROPOSED LOT 144</p> <p>PROPOSED LOT 145</p> <p>PROPOSED LOT 146</p> <p>PROPOSED LOT 147</p> <p>PROPOSED LOT 148</p> <p>PROPOSED LOT 149</p> <p>PROPOSED LOT 150</p>
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Memorandum to the City of Markham Committee of Adjustment

November 14, 2019

File: A/115/19
Address: 52 Dove Lane Thornhill
Applicant: Ian Robertson Design (Bobbi-Jo Mackinnon)
Hearing Date: Wednesday, November 27, 2019

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

The applicant is requesting relief from the following requirements of the Residential Third Density (R3) zone in By-law 2237, as amended:

- a) **Amending By-law 101-90, Section 1.2(i) - Building Height:**
a maximum building height of 10.96 metres (35.96 ft), whereas the By-law permits a maximum building height of 9.8 metres (32.15 ft);
- b) **Section 6.1 - Front Yard Setback:**
a minimum front yard setback of 26.7 feet (8.14 m), whereas the By-law requires a minimum front yard setback of 27 feet (8.23 m);
- c) **Amending By-law 101-90, Section 1.2(iv) - Building Depth:**
a maximum building depth of 29.83 metres (97.87 ft), whereas the By-law permits a maximum building depth of 16.8 metres (55.12 ft);
- d) **Section 6.1 - Rear Yard Setback:**
a minimum rear yard setback of 19.75 feet (6.02 m), whereas the By-law requires a minimum rear yard setback of 25 feet (7.62 m);
- e) **Section 4.4.1 - Accessory Buildings:**
to erect an accessory building (Cabana) in the side yard, whereas the By-law requires all accessory buildings which are not part of the main building to be erected in the rear yard;
- f) **Amending By-law 101-90, Section 1.2(vii) - Floor Area Ratio:**
a maximum floor area ratio of 54.8 percent (9,254 sq.ft.), whereas the By-law permits a maximum floor area ratio of 50 percent (8,349 sq.ft.);

as it relates to a proposed two-storey detached dwelling.

BACKGROUND

Property Description

The 2405.61 m² (25,893.77 ft²) subject property is located on the west side of Dove Lane, south of John Street and west of Bayview Avenue. There are no buildings or structures on the subject property. The subject property was created by a Consent to Sever application, which was approved in 2017 (B/25/17). The subject property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. Mature vegetation exists across the property.

Proposal

The applicant is proposing to construct a two-storey detached dwelling with a floor area of 849.51 m² (9,144.05 ft²). The proposal also includes a front covered porch, an attached three car garage, and a cabana with a floor area of approximately 42.73 m² (459.94 ft²).

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. Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the 'Residential Low Rise' designation with respect to height, massing and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a 'Residential Low Rise' area, including variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood.

Zoning By-Law 2237

The subject property is zoned Residential Third Density (R3) under By-law 2237, as amended, which permits single detached dwellings. The proposed development does not comply with the By-law requirements with respect to minimum front and rear yard setbacks, and the location of accessory buildings.

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, maximum building depth, 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, *"Due to the irregular shape of the lot & lack of frontage, we are limited as to how the proposed dwelling & cabana can be oriented on the site. In order to maintain positive drainage on a lot of this size the proposed dwelling had to be raised to work with the grade at the crown of the road."*

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) on October 9, 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 10.96 m (35.96 ft), whereas the By-law permits a maximum building height of 9.8 m (32.15 ft). This represents an increase of 1.16 m (3.81 ft). Staff are of the opinion that the requested variance is appropriate for the development.

Reduction in Front Yard Setback

The applicant is requesting relief to permit a minimum front yard setback of 26.7 ft (8.14 m), whereas the By-law requires a minimum front yard setback of 27 ft (8.23 m). This represents a reduction of approximately .03 ft (0.09 m). The variance is entirely attributable to the front covered porch. The main front wall of the building provides a front yard setback of roughly 32.87 ft (10.02 m), which complies with the By-law. Staff are of the opinion the requested variance is minor in nature.

Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 29.83 m (97.87 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 13.03 m (42.75 ft).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the dwelling which is the farthest from the front lot line. Given the configuration of the lot, building depth is measured on an angle through the proposed building (See Appendix "C"). If the building depth were to be applied as a perpendicular line to the main walls, the proposed dwelling would have a ground floor depth of approximately 21.34 m (70.01 ft) and the second storey of the dwelling would have a depth of approximately 19.25 m (63.16 ft).

Given the irregular shape of the lot, size of the subject property, and the distance from adjacent homes, Staff are of the opinion that the variance is minor and adverse impacts on neighbouring properties are not anticipated.

Reduction in Rear Yard Setback

The applicant is requesting relief to permit a minimum rear yard setback of 19.75 ft (6.02 m), whereas the By-law requires a minimum rear yard setback of 25 ft (7.62 m). This represents a reduction of approximately 5.25 ft (1.6 m).

It should be noted that the proposed reduction in rear yard setback does not appear to impact the availability of outdoor amenity space as the majority of the outdoor amenity space is positioned in the side yard. Given the orientation of the proposed dwelling, Staff are of the opinion that the proposed rear yard setback variance is minor in nature.

Accessory Building Location

The applicant is requesting relief to permit an accessory building (Cabana) in the side yard, whereas the By-law requires all accessory buildings which are not part of the main building to be erected in the rear yard. Due to the unusual configuration of the lot, and the design and orientation of the proposed dwelling on the lot, the accessory building is being proposed in the side yard. Staff are of the opinion the proposed variance is minor in nature, and will not impact neighbouring properties.

Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 54.8 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 849.51 m² (9,144.05 ft²), whereas the By-law permits a dwelling with a maximum floor area of 775.59 m² (8,348.38 ft²). This represents an increase of approximately 73.92 m² (795.67 ft²), or 9.53 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. The proposed development complies with coverage and side yard setback requirements which help to ensure the intended scale of infill development is met. Consequently, Staff do not anticipate any adverse impacts on neighbouring properties, for the proposed increase to the floor area ratio.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 14, 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.

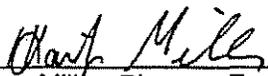
CONCLUSION

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 and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

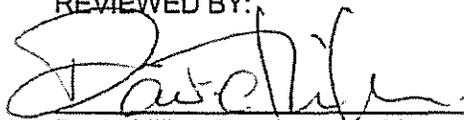
The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

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

PREPARED BY:


Hailey Miller, Planner, Zoning and Special Projects

REVIEWED BY:


David Miller, Development Manager, West District

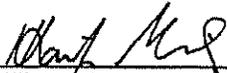
File Path: Amanda\File\ 19 138623 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/115/19

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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 October 25, 2019 & November 13, 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;
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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:

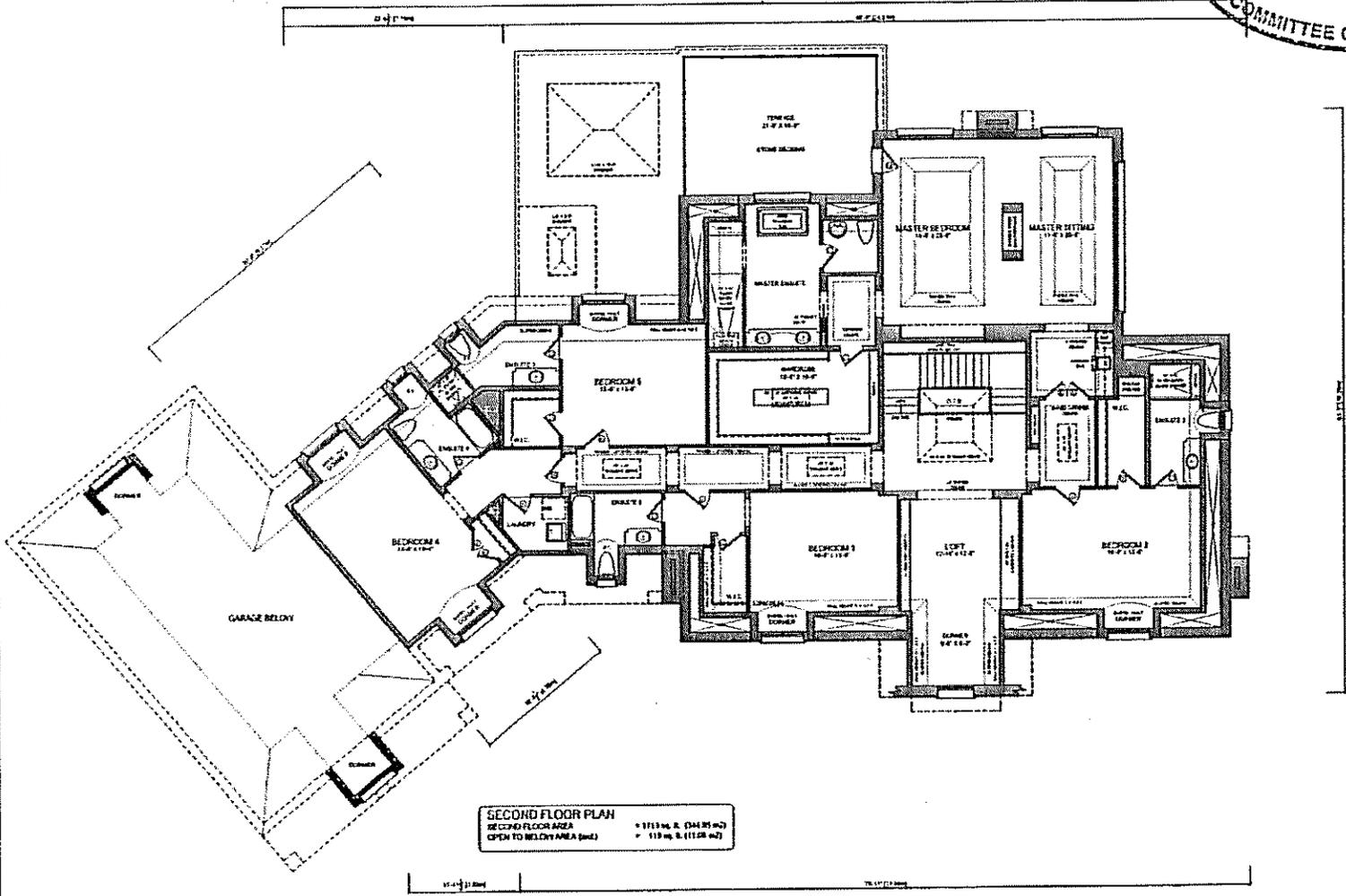


Hailey Miller, Planner, Zoning and Special Projects

PART OF LOT 25/26 - 52 DOVE LANE

CITY OF MARKHAM
 RECEIVED
 OCT 25 2019
 COMMITTEE OF ADJUSTMENT

IAN ROBERTSON DESIGN



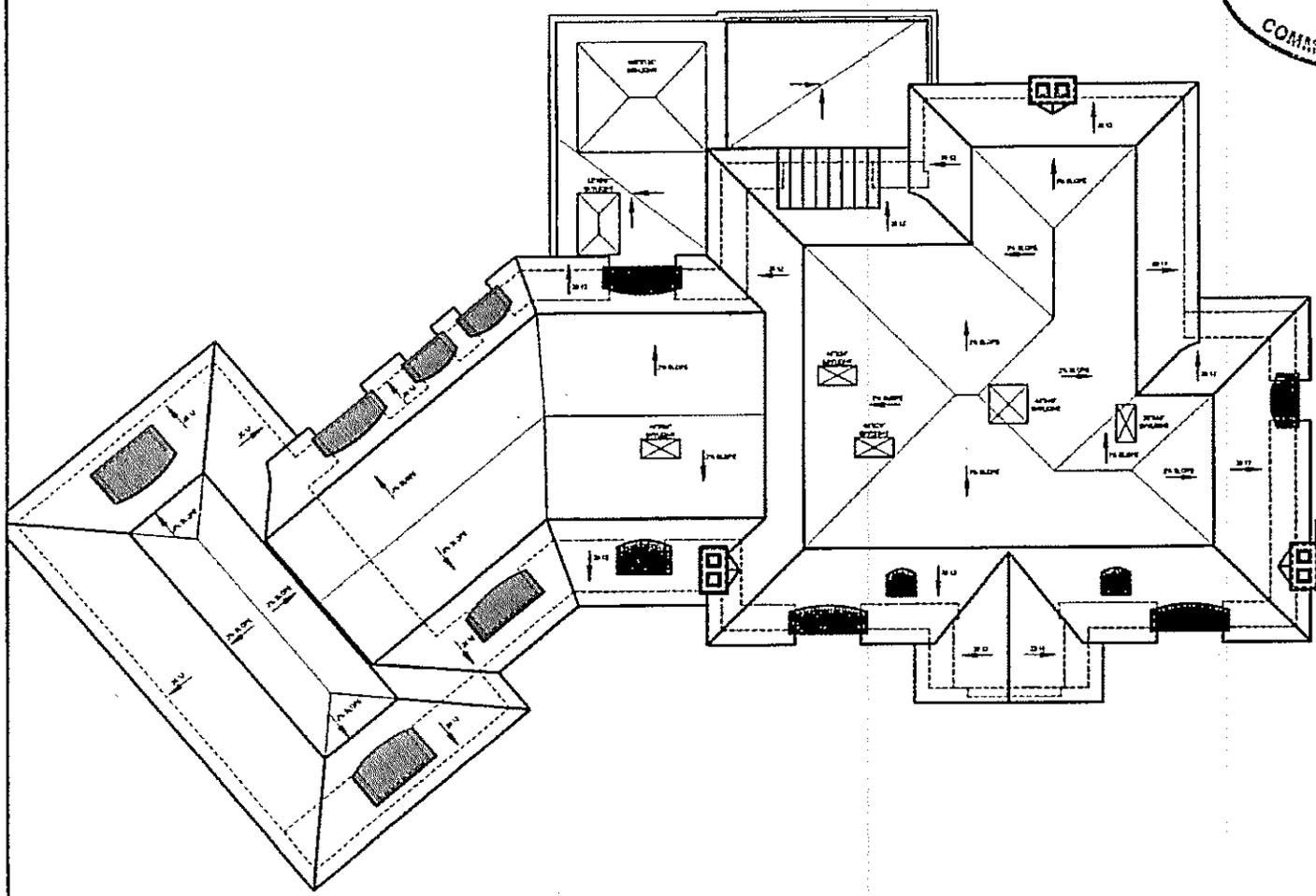
SECOND FLOOR PLAN
 SECOND FLOOR AREA = 1113 sq. ft. (1041 sq. ft.)
 OPEN TO BELOW AREA (incl) = 118 sq. ft. (1128 sq. ft.)

1205262 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
SECOND FLOOR PLAN	
DATE: 10-04	10/17/19
SCALE: 3/32" = 1'-0"	3 OF 8

22 BRIMCOMB ROAD UNIT 80, WILLOWDALE, ONTARIO, L4R 3T7
 PHONE: (416) 491-1111 FAX: (416) 491-1112 WWW.IANROBERTSONDESIGN.COM

PART OF LOT 25/26 - 52 DOVE LANE

CITY OF MARKHAM
RECEIVED
OCT 25 2019
COMMITTEE OF ADJUSTMENT



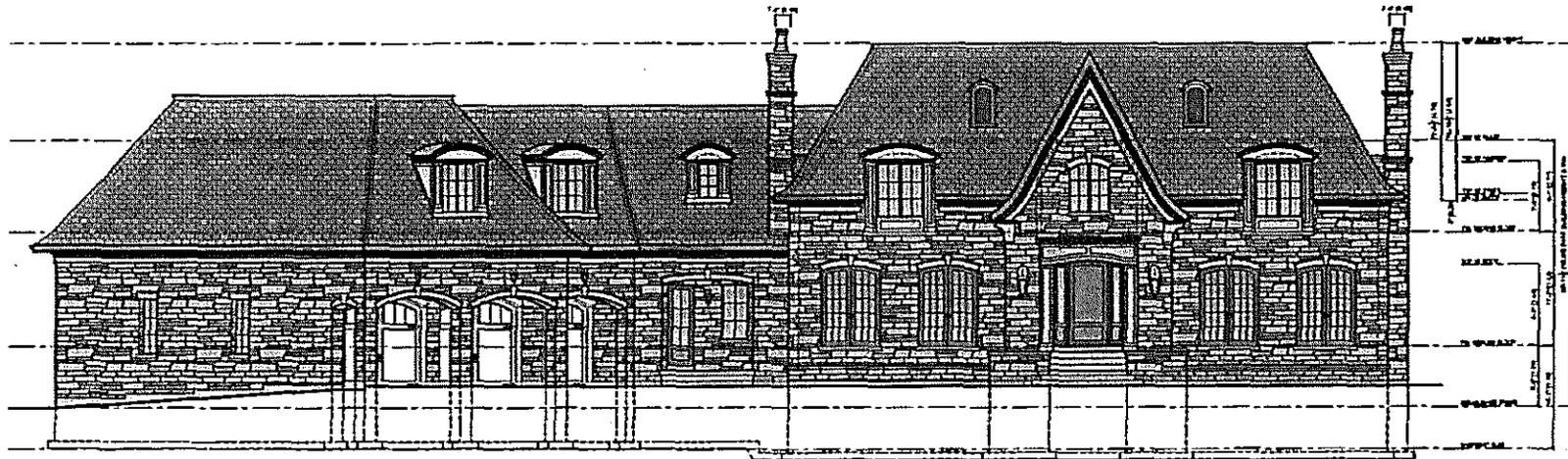
IAN ROBERTSON DESIGN

1205262 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
ROOF PLAN	
NO.	10/17/19
DATE	19-08
SCALE	3/16" = 1'-0"
3A OF 8	

IAN ROBERTSON DESIGN, 1000 SHEPPARD AV. E. SUITE 100, MARKHAM, ONTARIO L3R 9V4
PHONE: (905) 947-1111 FAX: (905) 947-1112 WWW.IANROBERTSONDESIGN.COM

PART OF LOT 25/26 - 52 DOVE LANE

CITY OF MARKHAM
RECEIVED
NOV 13 2019
COMMITTEE OF ADJUSTMENT



IAN ROBERTSON DESIGN

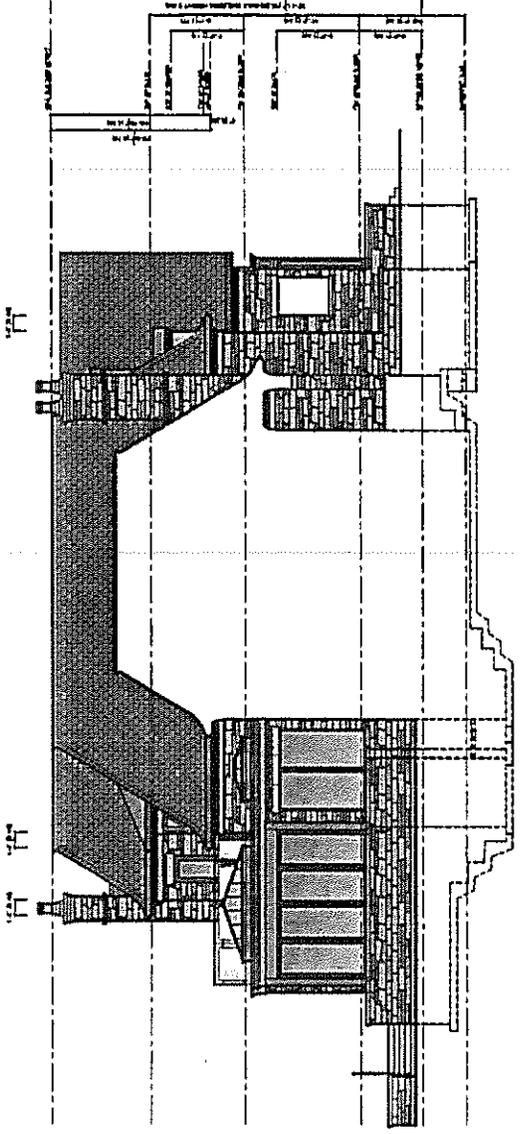
1294262 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
FRONT ELEVATION	
NOV 17/19	4 OF 8

IN PREPARATION FOR THE CITY OF MARKHAM, ONTARIO, CANADA. IAN ROBERTSON DESIGN INC. 1294262 ONTARIO INC. 1294262 ONTARIO INC. 1294262 ONTARIO INC.

PART OF LOT 25/26 - 52 DOVE LANE

CITY OF MARKHAM
RECEIVED
NOV 13 2019
COMMITTEE OF ADJUSTMENT

IAN ROBERTSON DESIGN



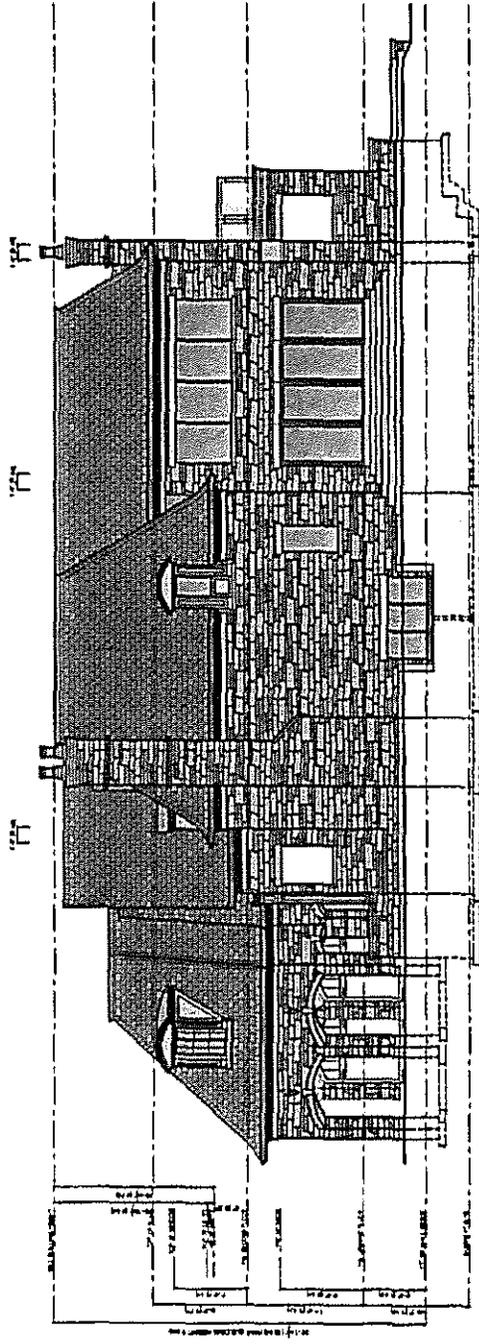
135323 DORTLAND INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
LEFT SIDE ELEVATION	
NO.	135323
DATE	10/17/19
SHEET # 1 OF 8	

FOR THE RECORD THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OF ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF IAN ROBERTSON DESIGN

PART OF LOT 25/26 - 52 DOVE LANE

CITY OF MARKHAM
RECEIVED
NOV 13 2019
COMMITTEE OF ADJUSTMENT

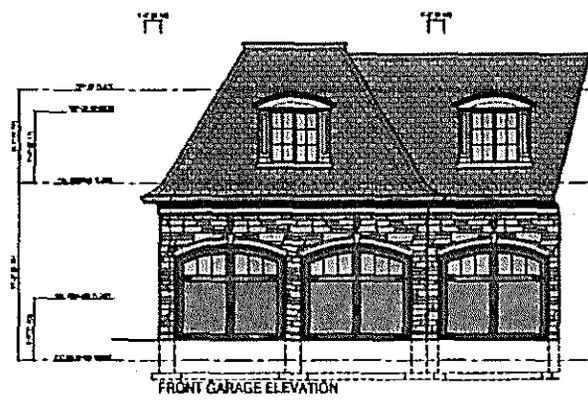
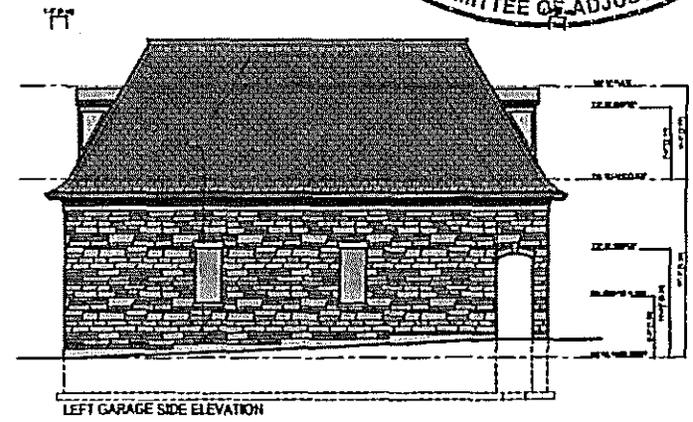
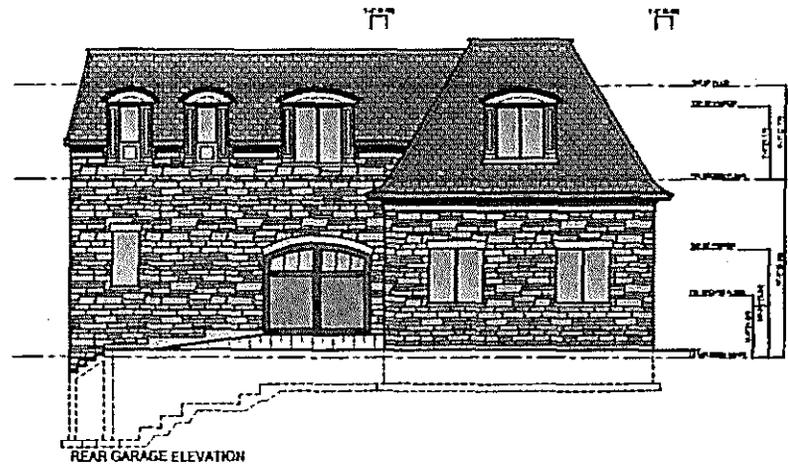
IAN ROBERTSON DESIGN



10330 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
RIGHT SIDE ELEVATION	
NO	10/17/19
DATE	11/14/19
252' x 150'	
6 OF 8	

PART OF LOT 25/26 - 52 DOVE LANE

CITY OF MARKHAM
 RECEIVED
 OCT 25 2019
 COMMITTEE OF ADJUSTMENT

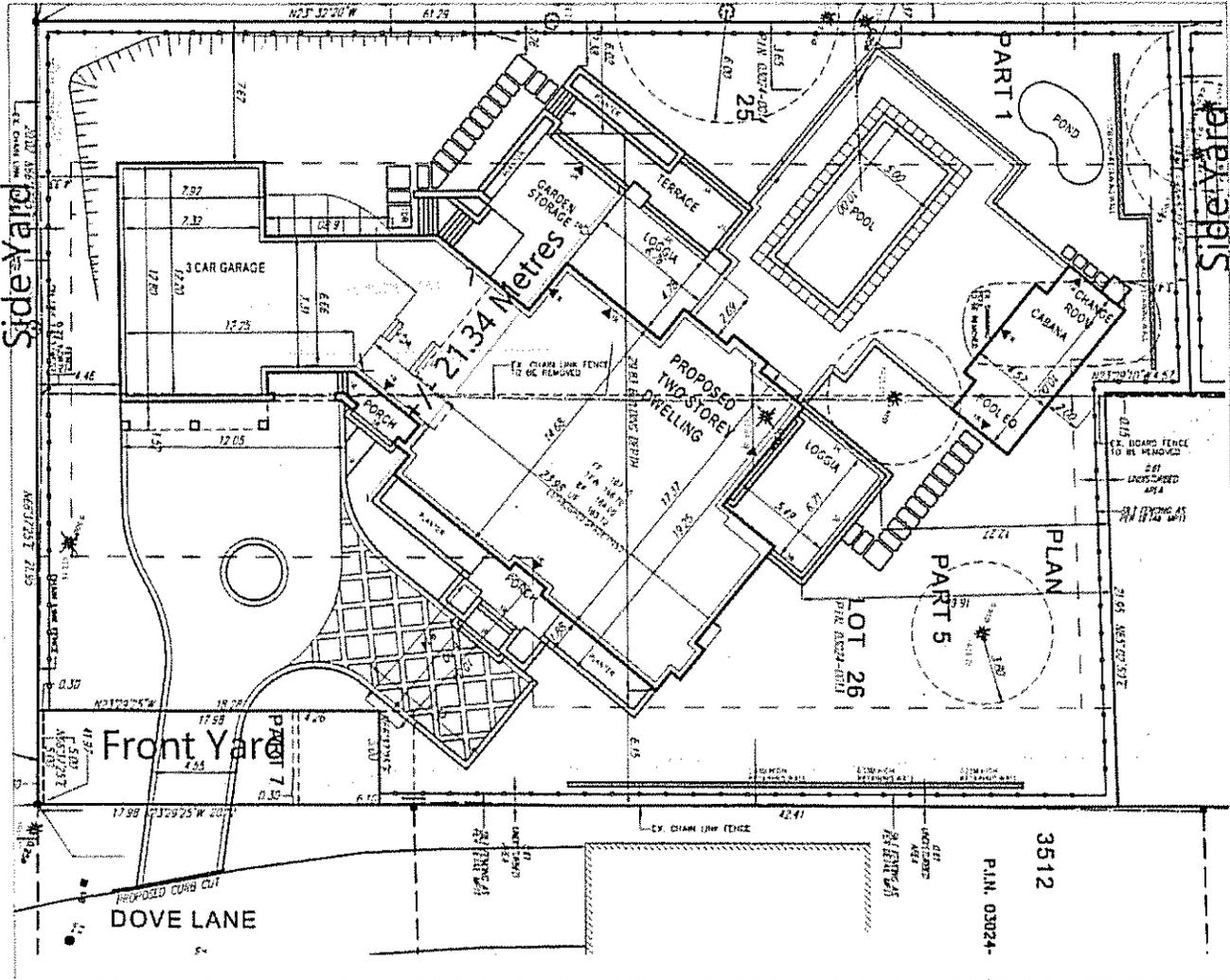


IAN ROBERTSON DESIGN

125282 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
GARAGE ELEVATIONS	
M/G	19/17719
19-05	
3/17	8 OF 8

125282 ONTARIO INC. 1000 SHEPPARD AV. E. UNIT 101 MARKHAM ONTARIO L3R 9V4
 PHONE (905) 477-1111 FAX (905) 477-1112

Rear Yard



Side Yard

Side Yard

Front Yard

DOVE LANE

21.34 Metres

PROPOSED TWO-STORE DWELLING

3 CAR GARAGE

LOT 25

3512
P.L.N. 03024-

PLAN

PART 1

PART 5

POND

CHANGE ROOM

CABANA

COOLING

POOL

TERRACE

LOGGIA

GARDEN STORAGE

PORCH

EXISTING BOARD FENCE TO BE REMOVED

EXISTING CHAIR LINE FENCE TO BE REMOVED

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