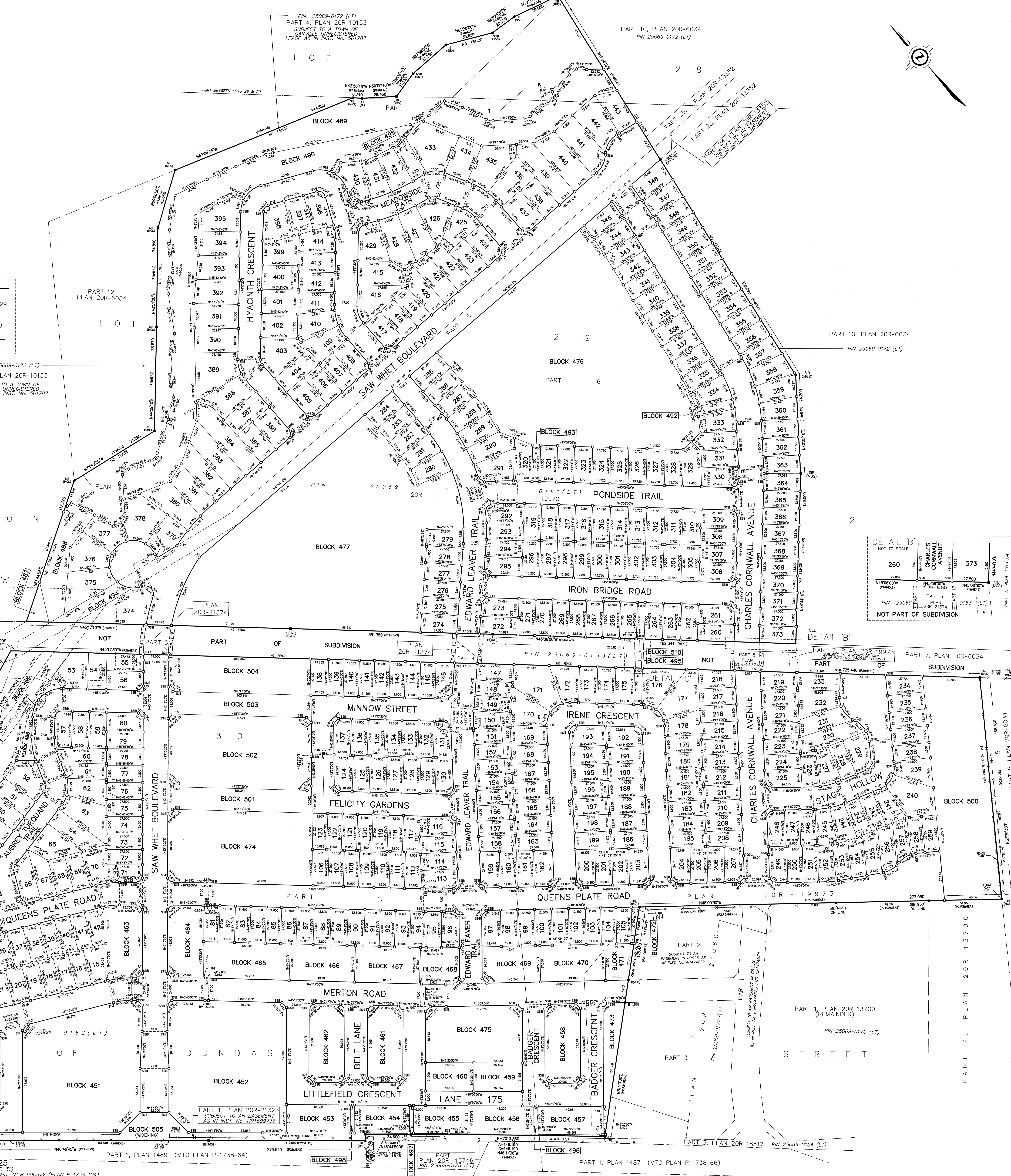
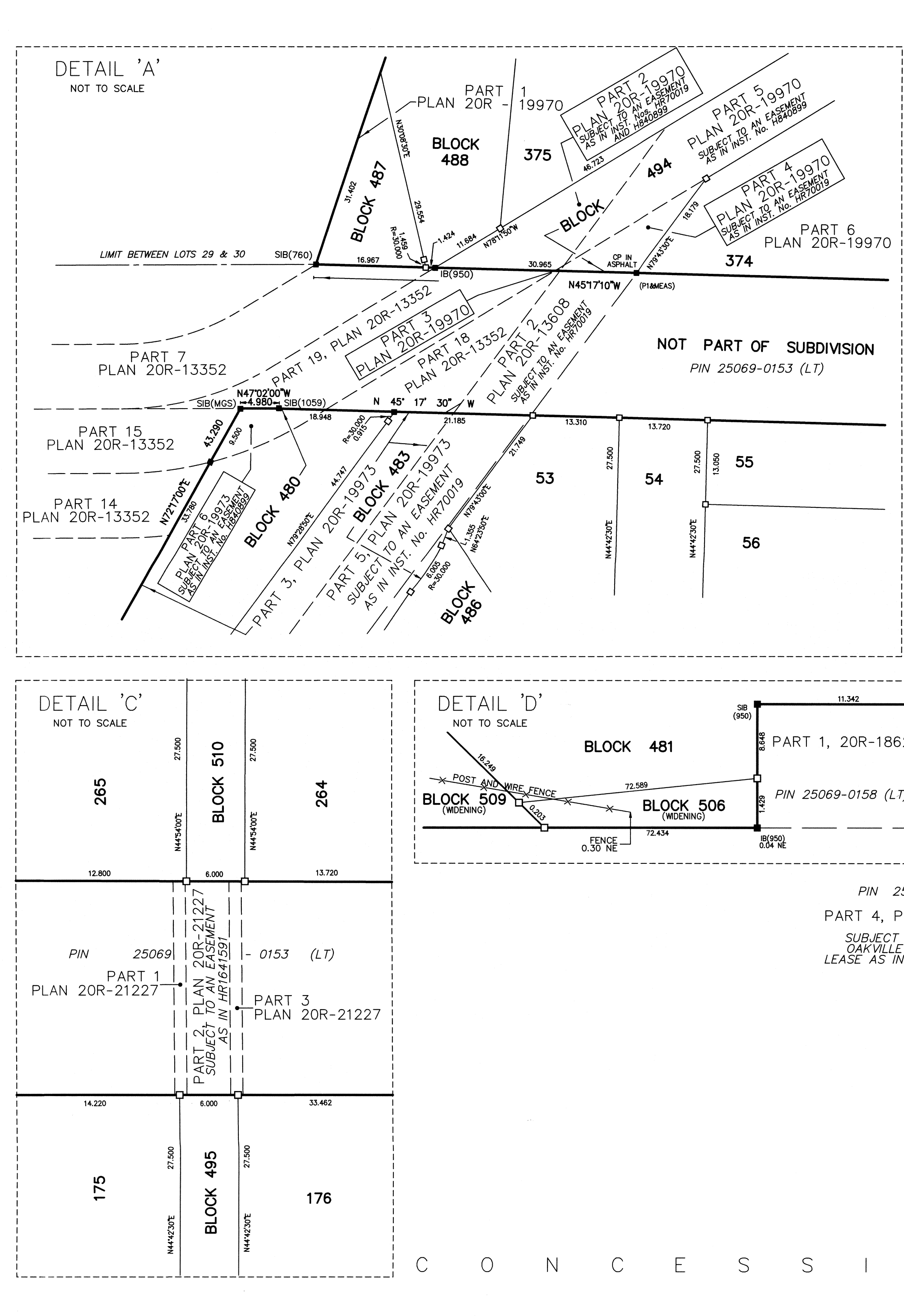


CURVE TABLE					CURVE TABLE					CURVE TABLE				
LOT	RADIUS	ARC	CHORD	BEARING	LOT/BLK	RADIUS	ARC	CHORD	BEARING	LOT/BLK	RADIUS	ARC	CHORD	BEARING
LOT 1	6,100	1.00	1,000	N17°44'E 100.00'	LOT 282	135,000	5.022	59,742	N17°52'E 100.00'	LOT 478	10,000	4.331	4,331	N17°44'E 100.00'
LOT 2	1,000	4.80	71.76	N68°26'E 40.00'	LOT 283	135,000	5.022	59,742	N17°52'E 100.00'	LOT 479	10,000	13.775	12,712	N19°25'E 100.00'
LOT 3	1,000	1.00	1,000	N17°44'E 100.00'	LOT 284	135,000	5.022	59,742	N17°52'E 100.00'	LOT 480	10,000	13.775	12,712	N19°25'E 100.00'
LOT 4	1,000	1.00	1,000	N17°44'E 100.00'	LOT 285	135,000	5.022	59,742	N17°52'E 100.00'	LOT 481	10,000	13.775	12,712	N19°25'E 100.00'
LOT 5	1,000	1.00	1,000	N17°44'E 100.00'	LOT 286	135,000	5.022	59,742	N17°52'E 100.00'	LOT 482	10,000	13.775	12,712	N19°25'E 100.00'
LOT 6	1,000	1.00	1,000	N17°44'E 100.00'	LOT 287	135,000	5.022	59,742	N17°52'E 100.00'	LOT 483	10,000	13.775	12,712	N19°25'E 100.00'
LOT 7	1,000	1.00	1,000	N17°44'E 100.00'	LOT 288	135,000	5.022	59,742	N17°52'E 100.00'	LOT 484	10,000	13.775	12,712	N19°25'E 100.00'
LOT 8	1,000	1.00	1,000	N17°44'E 100.00'	LOT 289	135,000	5.022	59,742	N17°52'E 100.00'	LOT 485	10,000	13.775	12,712	N19°25'E 100.00'
LOT 9	1,000	1.00	1,000	N17°44'E 100.00'	LOT 290	135,000	5.022	59,742	N17°52'E 100.00'	LOT 486	10,000	13.775	12,712	N19°25'E 100.00'
LOT 10	1,000	1.00	1,000	N17°44'E 100.00'	LOT 291	135,000	5.022	59,742	N17°52'E 100.00'	LOT 487	10,000	13.775	12,712	N19°25'E 100.00'
LOT 11	1,000	1.00	1,000	N17°44'E 100.00'	LOT 292	135,000	5.022	59,742	N17°52'E 100.00'	LOT 488	10,000	13.775	12,712	N19°25'E 100.00'
LOT 12	1,000	1.00	1,000	N17°44'E 100.00'	LOT 293	135,000	5.022	59,742	N17°52'E 100.00'	LOT 489	10,000	13.775	12,712	N19°25'E 100.00'
LOT 13	1,000	1.00	1,000	N17°44'E 100.00'	LOT 294	135,000	5.022	59,742	N17°52'E 100.00'	LOT 490	10,000	13.775	12,712	N19°25'E 100.00'
LOT 14	1,000	1.00	1,000	N17°44'E 100.00'	LOT 295	135,000	5.022	59,742	N17°52'E 100.00'	LOT 491	10,000	13.775	12,712	N19°25'E 100.00'
LOT 15	1,000	1.00	1,000	N17°44'E 100.00'	LOT 296	135,000	5.022	59,742	N17°52'E 100.00'	LOT 492	10,000	13.775	12,712	N19°25'E 100.00'
LOT 16	1,000	1.00	1,000	N17°44'E 100.00'	LOT 297	135,000	5.022	59,742	N17°52'E 100.00'	LOT 493	10,000	13.775	12,712	N19°25'E 100.00'
LOT 17	1,000	1.00	1,000	N17°44'E 100.00'	LOT 298	135,000	5.022	59,742	N17°52'E 100.00'	LOT 494	10,000	13.775	12,712	N19°25'E 100.00'
LOT 18	1,000	1.00	1,000	N17°44'E 100.00'	LOT 299	135,000	5.022	59,742	N17°52'E 100.00'	LOT 495	10,000	13.775	12,712	N19°25'E 100.00'
LOT 19	1,000	1.00	1,000	N17°44'E 100.00'	LOT 300	135,000	5.022	59,742	N17°52'E 100.00'	LOT 496	10,000	13.775	12,712	N19°25'E 100.00'
LOT 20	1,000	1.00	1,000	N17°44'E 100.00'	LOT 301	135,000	5.022	59,742	N17°52'E 100.00'	LOT 497	10,000	13.775	12,712	N19°25'E 100.00'
LOT 21	1,000	1.00	1,000	N17°44'E 100.00'	LOT 302	135,000	5.022	59,742	N17°52'E 100.00'	LOT 498	10,000	13.775	12,712	N19°25'E 100.00'
LOT 22	1,000	1.00	1,000	N17°44'E 100.00'	LOT 303	135,000	5.022	59,742	N17°52'E 100.00'	LOT 499	10,000	13.775	12,712	N19°25'E 100.00'
LOT 23	1,000	1.00	1,000	N17°44'E 100.00'	LOT 304	135,000	5.022	59,742	N17°52'E 100.00'	LOT 500	10,000	13.775	12,712	N19°25'E 100.00'
LOT 24	1,000	1.00	1,000	N17°44'E 100.00'	LOT 305	135,000	5.022	59,742	N17°52'E 100.00'					
LOT 25	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 26	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 27	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 28	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 29	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 30	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 31	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 32	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 33	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 34	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 35	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 36	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 37	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 38	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 39	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 40	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 41	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 42	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 43	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 44	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 45	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 46	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 47	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 48	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 49	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 50	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 51	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 52	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 53	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 54	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 55	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 56	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 57	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 58	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 59	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 60	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 61	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 62	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 63	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 64	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 65	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 66	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 67	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 68	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 69	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 70	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 71	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 72	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 73	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 74	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 75	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 76	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 77	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 78	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 79	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 80	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 81	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 82	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 83	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 84	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 85	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 86	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 87	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 88	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 89	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 90	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 91	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 92	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 93	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 94	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 95	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 96	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 97	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 98	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 99	1,000	1.00	1,000	N17°44'E 100.00'										
LOT 100	1,000	1.00	1,000	N17°44'E 100.00'										



PLAN 20M-1283

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF HALTON (NO. 20) AT: 15-06 O'CLOCK ON THE 12 DAY OF: APRIL 2020 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER: 25004-041 25004-041

ALL BLOCKS 450, 460, 480, AND 494 ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER H700709.

AND THE REQUIRED CONDITIONS ARE REGISTERED AS PLAN DOCUMENT NO. H21040053


 REPRESENTATIVE FOR LAND REGISTRY

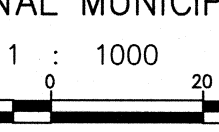
THIS PLAN COMPRISES ALL OF PINS 25069-0161 (17) AND 25069-0162 (1). ALL OF BLOCKS 507 AND 508, AND PART OF DOWNSVIEW MAP 7426E.

PARTS OF BLOCKS 476, 479, 480 AND 484 ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER H700709.

PARTS OF BLOCKS 476, 479, 480 AND 484, AND PART OF SAW MEET BOULEVARD ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER H80899. ALL OF BLOCK 505 (WHOLE) IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER H9159736.

PLAN OF SUBDIVISION

PART OF LOTS 28, 29 AND 30 OF CONVECTION 2 SOUTH OF DUNDAS STREET (TOWNSHIP OF TRAFALGAR) OF TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON



SCALE 1" = 1000'

J.D. BARNES LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:

1. THE PLAN OF THE PLAN AND PART OF DOWNSVIEW MAP 7426E, BLOCKS 444 TO 508 BOTH INCLUDE BLOCKS 507, 508 AND 510. THE STREETS NAME, AUBREY TERESAUX TRAIL, RACOR FLIGHT GARDENS, HYWORTH CHURCH, REVER. DECEASED, IRON ROAD, LAND 17% LITERALLY DESCRIBED, MCDONOUGH PARK, STREET ROAD, WINDOW STREET, DOWNSVIEW MAP, FORDSIDE TRAIL, OLENS PLANT ROAD, SAW MEET BOULEVARD, STAG HOLLOW AND YELLOW ROCKS, CAN BE THE STREET BOUNDARIES WITH OUR INSTRUMENTS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF OAKVILLE.
3. THE STREET WIDENINGS ARE HEREBY DEDICATED TO HALTON REGION.

DATED THIS 24 DAY OF FEBRUARY 2020


 FOR THE CORPORATION

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- ▨ DENOTES STANDARD IRON BAR
- ▩ DENOTES IRON BAR
- DENOTES C.I.T. DRIVE
- ▨ DENOTES POST AND RAIL FENCE
- ▩ DENOTES MEASURED
- DENOTES J.D. BARNES LIMITED
- ▨ DENOTES W.D. & H.O. WILSON INC., O.L.S.
- ▩ DENOTES M. TITON, O.L.S.
- ▨ DENOTES MINISTRY OF GOVERNMENT SERVICES
- ▩ DENOTES BARNES & BARNES, O.L.S.
- ▨ DENOTES ONTARIO HIGHWAY
- ▩ DENOTES PLAN 20M-1970
- ▨ DENOTES PLAN 20M-1973
- ▩ DENOTES PLAN 20M-2100

ALL SET SUB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PRESENCE OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 220/93.

SURVEY MONUMENTS PLANTED ARE INDICATED UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ON CURVED LINES ARE ARC MEASUREMENTS.

INTEGRATION DATA

DERIVED REFERENCE POINTS CALCULATED FROM GPS OBSERVATIONS USING NAD83 (CORS) (1997.0)

STATION COORDINATES SHOWN IN METRES

POINT ID	EASTING	NORTHING
OPR (1)	600 503.79	4 808 528.84
OPR (2)	601 114.79	4 807 933.77

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION FACTOR OF 0.999970.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- ▨ DENOTES STANDARD IRON BAR
- ▩ DENOTES IRON BAR
- DENOTES C.I.T. DRIVE
- ▨ DENOTES POST AND RAIL FENCE
- ▩ DENOTES MEASURED
- DENOTES J.D. BARNES LIMITED
- ▨ DENOTES W.D. & H.O. WILSON INC., O.L.S.
- ▩ DENOTES M. TITON, O.L.S.
- ▨ DENOTES MINISTRY OF GOVERNMENT SERVICES
- ▩ DENOTES BARNES & BARNES, O.L.S.
- ▨ DENOTES ONTARIO HIGHWAY
- ▩ DENOTES PLAN 20M-1970
- ▨ DENOTES PLAN 20M-1973
- ▩ DENOTES PLAN 20M-2100

ALL SET SUB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PRESENCE OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 220/93.

SURVEY MONUMENTS PLANTED ARE INDICATED UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ON CURVED LINES ARE ARC MEASUREMENTS.

MUNICIPAL APPROVAL

APPROVED UNDER SECTION 11 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, THE CITY OF OAKVILLE, 2020

MAK 11, SIGNED BY:  SPP
 DIRECTOR OF PLANNING SERVICES
 (AUTHORITY DERIVED FROM 1998-272, AS AMENDED)

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 20, 2019

NOVEMBER 20, 2019

DATE: 2019-11-20 BY: R. C. QUINN
 ONTARIO LAND SURVEYOR



J.D. BARNES
 LAND INFORMATION SPECIALISTS
 40 WHEELABRATOR WAY, SUITE 1, MILTON, ON L7T 4C1
 T: 905.876.9951 F: 905.876.9969 www.jdbarnes.com

Drawn By: Checked By: Reference No:

DRAWING LIST

SHEET NUMBER	SHEET NAME
-----------------	------------

AREA SCHEDULE

AREA SCHEDULE		
	AREA ft²	AREA m²
FINISHED LANDING	182.42 ft²	16.95 m²
GROUND FLOOR AREA	2848.26 ft²	264.61 m²
SECOND FLOOR AREA	2849.63 ft²	264.74 m²
SUBTOTAL G.F.A.	5880.31 ft²	546.30 m²
OTB	-52.94 ft²	-4.92 m²
TOTAL DEDUCTABLE AREA	-52.94 ft²	-4.92 m²
TOTAL NET AREA	5827.37 ft²	541.38 m²

BUILDING COVERAGE		
	AREA ft²	AREA m²
BUILDING COVERAGE	-3122.13 ft²	-290.06 m²
PORCH		
COVERED LANAI		
BUILDING COVERAGE INCLUDING PORCH & COVERD LANAI	-3122.13 ft²	-290.06 m²

PROJECT IMAGE / 3D RENDERING



TEAM

ARCHITECTS
Q4 ARCHITECTS INC.
2171 AVENUE ROAD, SUITE 302
TORONTO, ONTARIO, M5M 4B4
T (416) 332-6334

Structural Engineer
Company
Street
City
#

Civil Engineer
Company
Street
City
#

Electrical Engineer
Company
Street
City
#

Landscape Architects
Company
Street
City
#



GLEN ABBEY ENCORE
HALLETT HOMES - OAKVILLE, ON.

Proj. No.

18026

Model Name

REGENT -
6002A
MODIFIED

Lot No.

374

March 26, 2021

VIA E-MAIL

Town of Oakville
Building Services Department
1225 Trafalgar Road
Oakville, Ontario L6H 0H3

Attention: Heather McCrae
Secretary-Treasurer, Committee of Adjustment

**Re: Minor Variance Application
Hallett Homes Corporation
Part of Lot 29 Concession 2, North of Dundas Street
Lot 374, 20M-1223
2389 Saw Whet Boulevard
Town of Oakville**

Ms. McCrae,

On behalf of Hallett Homes Corporation, please find enclosed minor variance application for the above-mentioned property. The requested variances ask for relief to permit a minimum rear yard setback of 1.15 metres, whereas Section 15.376.2 c) requires a minimum rear yard setback of 7.0 metres.

The house was designed and sited on the lot based on the interpretation of the southerly lot line being the front lot line, the easterly lot line the flankage lot line, the northerly lot line the rear lot line and the westerly lot line the interior side lot line. It was later identified that although the lot is on one street the easterly lot line is technically the shorter of the two street lines, so technically the front lot line. The rear lot line is deemed the lot line opposite the front lot line, so the lot line that is functioning as an interior lot line is technically the rear lot line and a minor variance is required.

The requested variance to permit a minimum rear yard setback of 1.15 metres meets the intent of the Zoning By-law 2014-014 and Livable Oakville Plan as the orientation of the house is consistent with the streetscape and an amenity space that will function as an appropriate rear yard is being provided. Therefore, the requested variance is appropriate and satisfies the four tests under the *Planning Act*.

In support of these applications, we are pleased to enclose the following:

- 1 digital copy of each executed minor variance application;
- 1 digital copy of the minor variance sketch, prepared by Korsiak Urban Planning, dated March 16, 2020;
- 1 digital copy of floor plans and elevations and building rendering, prepared by Q4 architects, dated February 2021, and;
- 1 digital copy of the Registered M-Plan 20M-1223, prepared by J.D. Barnes, dated March 12, 2020.

The Towns fee in the amount of \$3,734.00, will be submitted electronically to the Town once a reference number is provided. The Region's fee in the amount of \$36.35 will be delivered to the attention of Catalina Burby once the application has been deemed complete.

I trust the application is in order. Please feel free to contact me should you require any additional information.

Sincerely,

KORSIAK URBAN PLANNING



Catherine McEwan

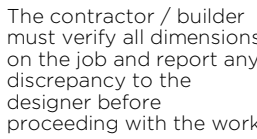
Encl.

Copy: Ben Hallett, Hallett Homes Corporation, Encl.



2171 Avenue Road
Suite 302, Toronto ON
M5M 4B4

T. 416.322.6334
F. 416.322.7294
E. info@q4architects.com



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It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements, including zoning provisions and any provisions in the subdivision agreement. The Contractor/Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of OAKVILLE.

3	REVISED WINDOWS & REISSUED FOR CONSTR.	01/25/21	C
2	ISSUED FOR PERMIT	10/02/20	J
1	ISSUED FOR STRUCTURAL REVIEW	07/22/20	J

Issued / Revision Chart

Project Title

GLEN ABBEY ENCORE

**REGENT - 6002A
MODIFIED**

Location

OAKVILLE, ON.

Client

HALLETT HOMES

Project No.

Scale	As indicated
-------	--------------

Scale **As indicated**

Drawn By JC

Drawn By JC

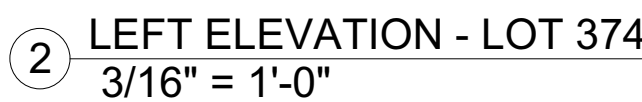
Checked By PM

Checked By _____ PM _____

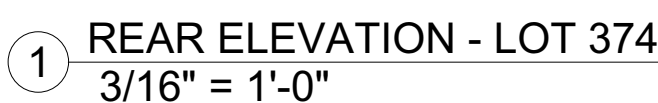
REAR & LEFT SIDE ELEVATIONS

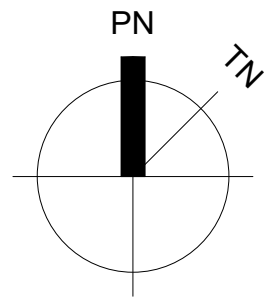
Sheet Title

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Page Number



ENERGY STAR CALCULATION - LOT 374			
ELEVATION	WALL AREA SQ. FT.	WINDOW RSD AREA SQ. FT.	WINDOW %
FRONT	1561.44	233.24	
LEFT SIDE	1170.97	39.15	
RIGHT SIDE	1229.43	68.33	
REAR	1412.00	265.12	
TOTAL	5373.84	605.84	11.27%
ELEVATION	WALL AREA SQ. M.	WINDOW RSD AREA SQ. M.	WINDOW %
FRONT	145.06	21.67	
LEFT SIDE	108.78	3.64	
RIGHT SIDE	114.22	6.35	
REAR	131.18	24.63	
TOTAL	499.25	56.28	11.27%





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The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

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It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of OAKVILLE.

4	REVISED ESTABLISHED GRADE	02/10/21	CT
3	REVISED WINDOWS & REISSUED FOR CONSTR	01/25/21	CT
2	ISSUED FOR PERMIT	10/02/20	JC
1	ISSUED FOR STRUCTURAL REVIEW	07/22/20	JC

Issued / Revision Chart

Project Title

**GLEN ABBEY
ENCORE**

**REGENT - 6002A
MODIFIED**

Location

OAKVILLE, ON.

Client

HALLETT HOMES

Project No.

18026

Scale

As indicated

Drawn By

LK

Checked By

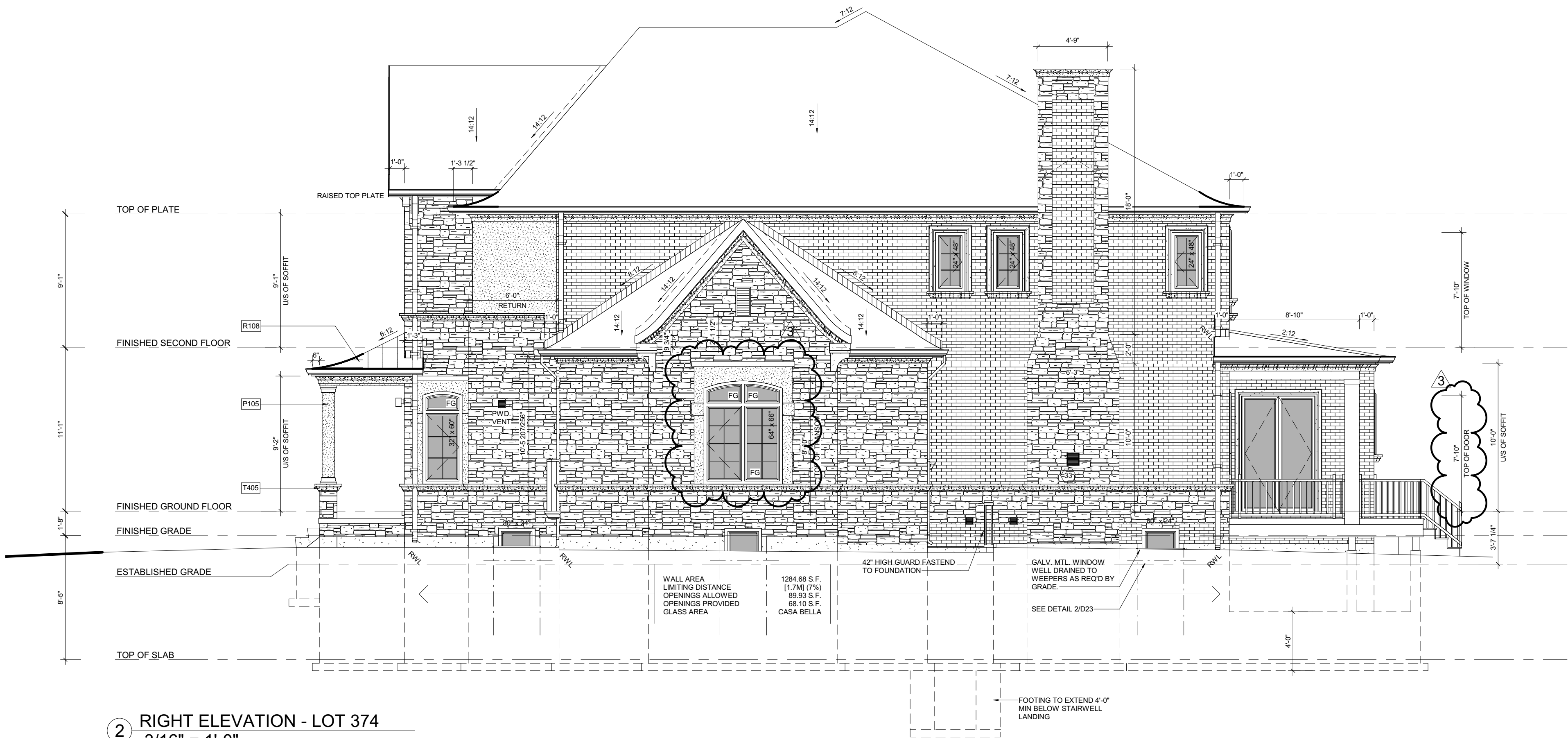
PM

**FRONT & RIGHT SIDE
ELEVATIONS**

Sheet Title

L374 - A103

Page Number



2 RIGHT ELEVATION - LOT 374
3/16" = 1'-0"



4 RIGHT ELEVATION - TRIM PROFILES
3/32" = 1'-0"



3 FRONT ELEVATION - TRIM PROFILES
3/32" = 1'-0"



1 FRONT ELEVATION - LOT 374
3/16" = 1'-0"