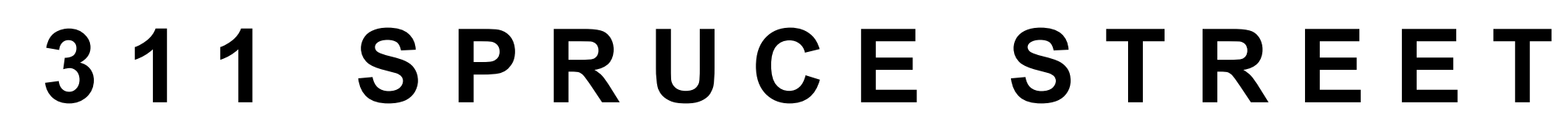
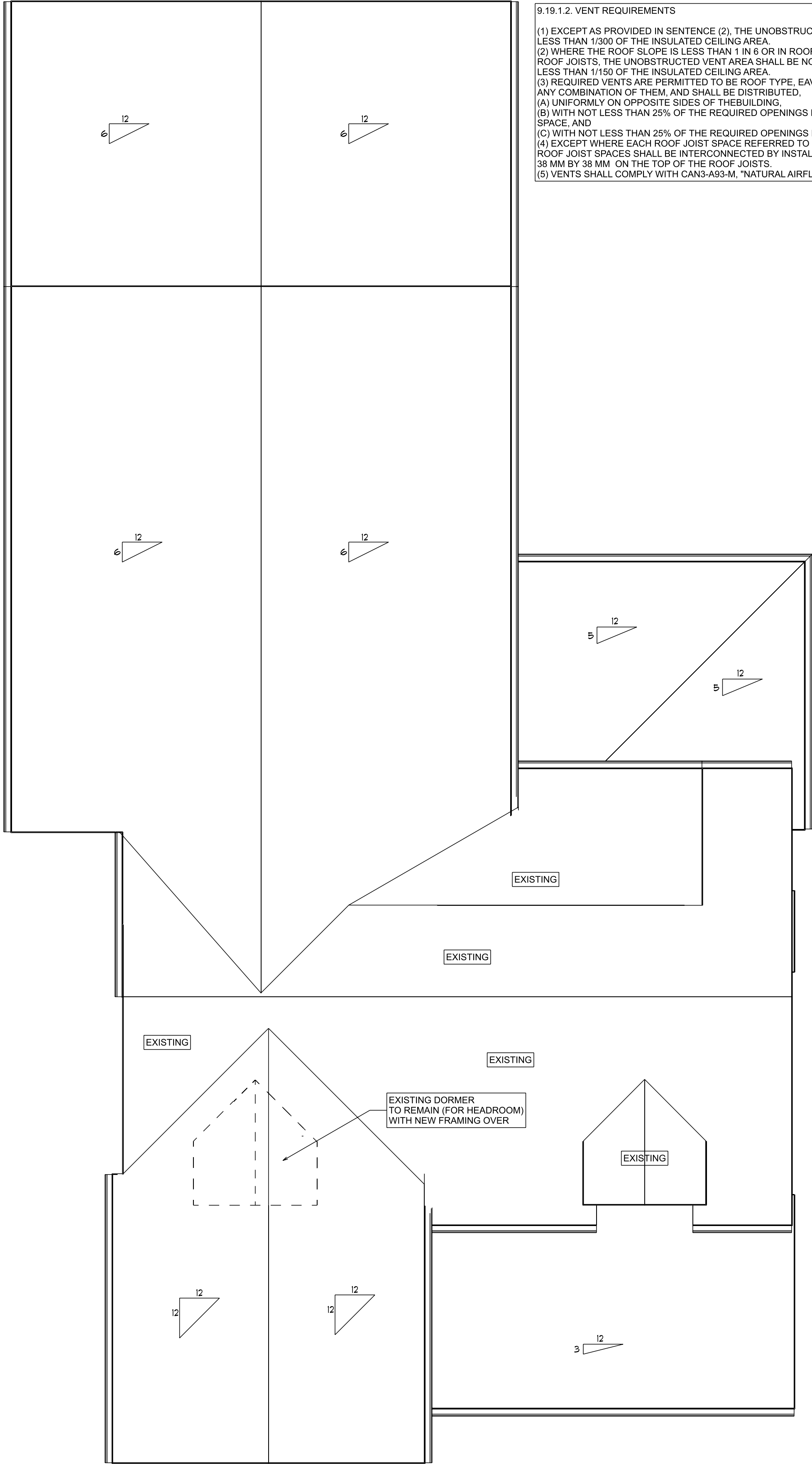


Residential floor area proposed is 298.96 m² = 46.34% where 41% is allowed.

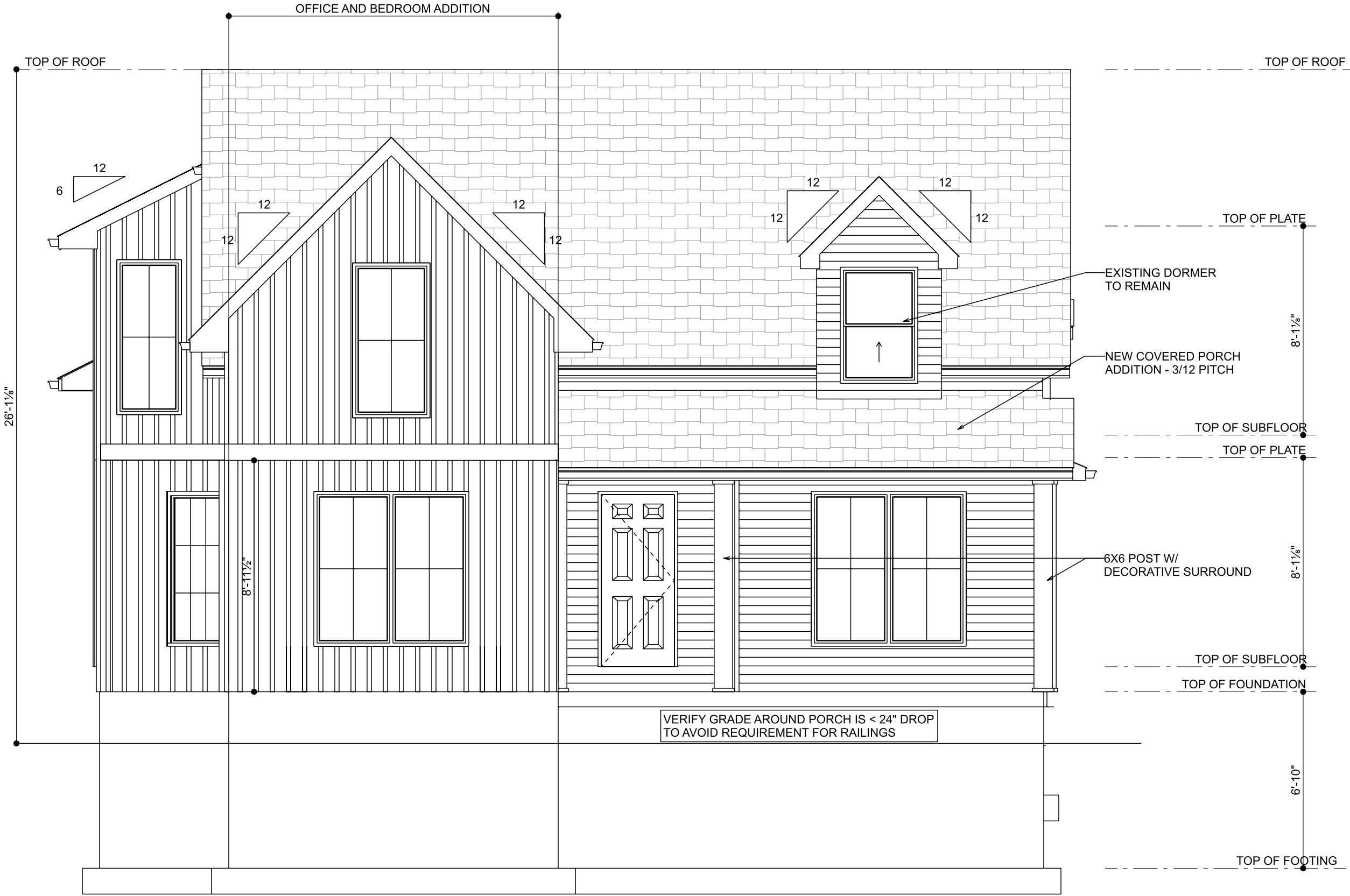


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PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

9.19.1.2. VENT REQUIREMENTS
(1) EXCEPT AS PROVIDED IN SENTENCE (2), THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
(2) WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.
(3) REQUIRED VENTS ARE PERMITTED TO BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE OR ANY COMBINATION OF THEM, AND SHALL BE DISTRIBUTED:
(A) UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING.
(B) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND
(C) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
(4) EXCEPT WHERE EACH ROOF JOIST SPACE REFERRED TO IN SENTENCE (2) IS SEPARATELY VENTED, ROOF JOIST SPACES SHALL BE INTERCONNECTED BY INSTALLING PURLINS NOT LESS THAN 38 MM BY 38 MM ON THE TOP OF THE ROOF JOISTS.
(5) VENTS SHALL COMPLY WITH CAN3-A93-M, "NATURAL AIRFLOW VENTILATORS FOR BUILDINGS".



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



drawings to be considered preliminary until signed by harrison loxton

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CLIENT / PROJECT INFORMATION:
21223 - HAWMAN
311 SPRUCE STREET
OAKVILLE, ON
FOR VARIANCE

ELEVATIONS
April 14, 2022
SCALE: 1/4" = 1'-0"
DRAWN BY: HARRISON (TED) LOXTON
ISSUED FOR: FOR VARIANCE

PROJECT NUMBER

21223

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PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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CLIENT / PROJECT INFORMATION:
21223 - HAWMAN
311 SPRUCE STREET
OAKVILLE, ON
FOR VARIANCE

SIDE ELEVATIONS
April 14, 2022
SCALE: 1/4" = 1'-0"
DRAWN BY: HARRISON (TED) LOXTON
ISSUED FOR: FOR VARIANCE

PROJECT NUMBER

21223

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