

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF HALTON AT 12:03 O'CLOCK ON THE 10th DAY OF NOV, 2023 AND ENTERED IN THE PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER(S) 24930-1936 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. HL 2000267 "M. PICKARD" REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF P.I.N. 24930-1936

PLAN OF SUBDIVISION OF PART OF LOT 9 CONCESSION 1, NORTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

SCALE 1:1000
 10m 0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m metres

R-PE SURVEYING LTD., O.L.S.
 METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- (NI) DENOTES NOT IDENTIFIED
- (WT) DENOTES WITNESS
- (731) DENOTES J. R. DUNNING O.L.S.
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- SCP DENOTES SPECIFIED CONTROL POINT

ALL FOUND MONUMENTS ARE SHORT STANDARD IRON BARS BY R-PE SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE
 ALL SET MONUMENTS ARE PLASTIC BARS
 PLASTIC BARS ARE SET DUE TO CONSTRUCTION ACTIVITY

BEARING NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:
 SCP 10719990027 NORTH 4819957.108 EAST 602863.022
 SCP 00119633660 NORTH 4818445.739 EAST 600361.085

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999707.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF FEBRUARY 2023.

DATE FEBRUARY 13 2023

R. Denbroeder
 R. DENBROEDER
 ONTARIO LAND SURVEYOR
 THIS PLAN OF SURVEY RELATES TO AOLS
 PLAN OF SUBMISSION FORM NUMBER 2206641

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 24, BOTH INCLUSIVE AND BLOCKS 25 TO 53, BOTH INCLUSIVE, BLOCK 54, 0.30 RESERVE, STREETS, NAMELY, GRANARY STREET COURTLEIGH TRAIL, POPPY GARDENS, MERRICK ROAD, BRAMALL GARDENS, LANGDON ROAD AND LANE 186, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF OAKVILLE.

MATTAMY (JOSHUA CREEK) LIMITED

DATE Mar 17, 2023

J. Sudderwaard
 JASON SUDDERWAARD, A.S.S.
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

MUNICIPAL APPROVAL

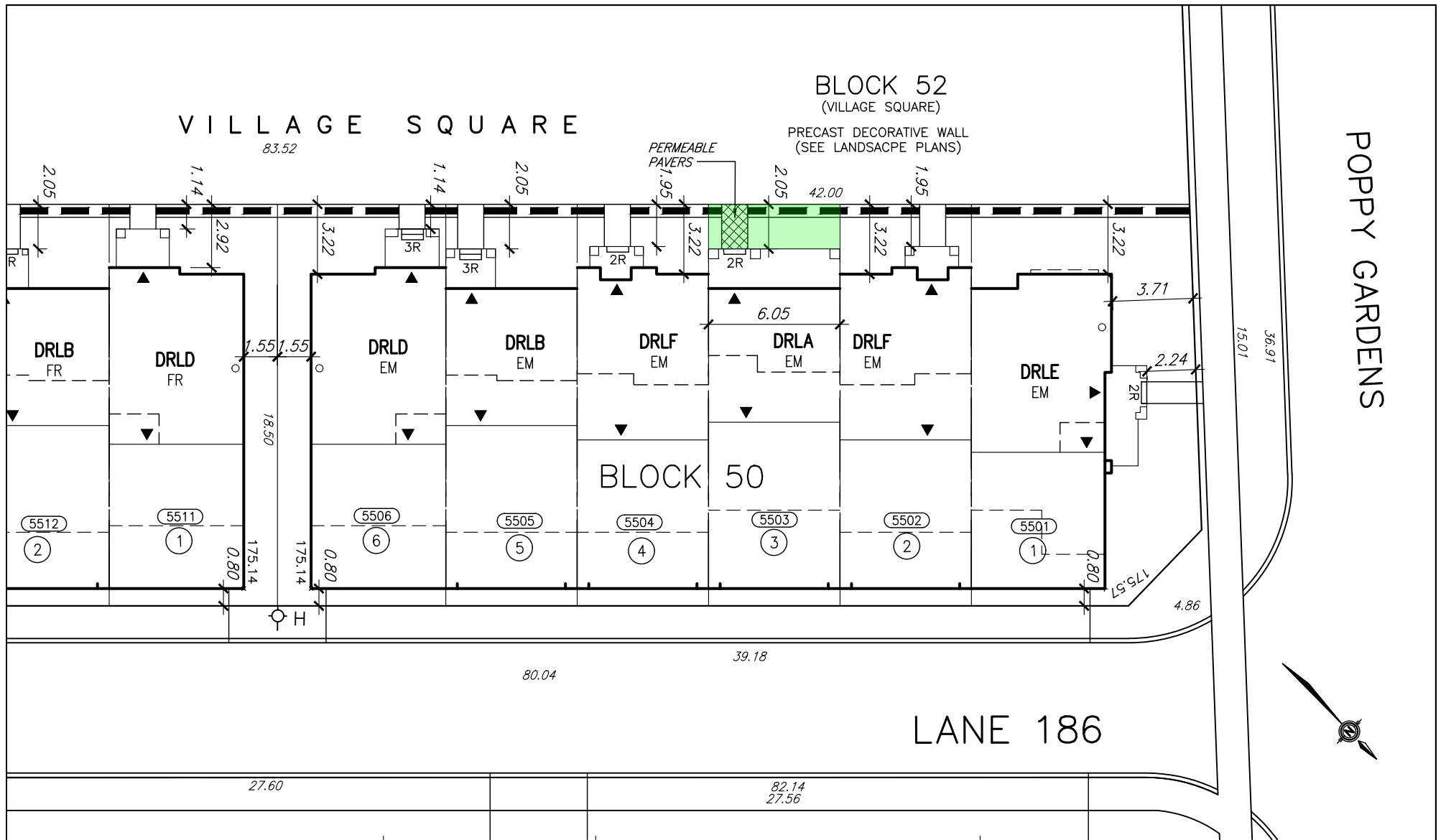
APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, AS AMENDED, BY THE DIRECTOR OF PLANNING SERVICES OF THE TOWN OF OAKVILLE

THIS 3rd DAY OF November, 2023

G. Charles
 GABRIEL A. R. CHARLES MCIP, RPP
 DIRECTOR OF PLANNING SERVICES
 TOWN OF OAKVILLE
 (AUTHORITY GRANTED BY BY-LAW 1998-272, AS AMENDED)

TOTAL AREA OF SUBDIVISION = 5.828 Ha.

rpe R-PE SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 Chrislea Road, Suite 7
 Woodbridge, Ontario L4L 8A3
 Tel. (416) 635-5000 Fax (416) 635-5001
 Tel. (905) 264-0881 Fax (905) 264-2099
 Website: www.r-pe.ca
 DRAWN: D.F./C.D.S./K.M. CHECKED: R.D.
 JOB No. 21-066 CAD FILE No. 21066sf



ZONING	GU (GENERAL URBAN)
MODEL	DRLE 'EM'
BLOCK No. / LOT No.	50 / 1
PLAN NUMBER	PT. LOT 9, CON.1 NDS
MUNICIPAL ADDRESS	T.B.A.
LOT AREA	186.06 m ²
LOT FRONTAGE (Ø 2.5m SETBACK)	22.94 m
LOT DEPTH	18.50 m
LOT COVERAGE	52.73 %
GARAGE AREA (EXT. WALL PERIMETER)	39.73 m ²
GROUND FLOOR AREA	45.05 m ²
SECOND FLOOR AREA	73.14 m ²
THIRD FLOOR AREA	73.57 m ²
TOTAL FLOOR AREA (N.F.A.)	192.77 m ²
% LANDSCAPED COVERAGE	44.92 %
% OF MIN. REQ. PORCH DEPTH 1.5m	77.69
VERTICAL PLANE OPENINGS IN WALLS FORMING PORCH PERIMETER (BY-LAW 4.27)	63.71
NUMBER OF STOREYS	3
NUMBER OF PARKING SPACES	2 IN GARAGE

ZONING	GU (GENERAL URBAN)
MODEL	DRLF 'EM' (REV)
BLOCK No. / LOT No.	50 / 2
PLAN NUMBER	PT. LOT 9, CON.1 NDS
MUNICIPAL ADDRESS	T.B.A.
LOT AREA	111.93 m ²
LOT FRONTAGE (Ø 2.5m SETBACK)	6.05 m
LOT DEPTH	18.50 m
LOT COVERAGE	81.34 %
GARAGE AREA (EXT. WALL PERIMETER)	42.53 m ²
GROUND FLOOR AREA	40.41 m ²
SECOND FLOOR AREA	75.34 m ²
THIRD FLOOR AREA	73.02 m ²
TOTAL FLOOR AREA (N.F.A.)	188.04 m ²
% LANDSCAPED COVERAGE	14.34 %
% OF MIN. REQ. PORCH DEPTH 1.5m	57.73 %
VERTICAL PLANE OPENINGS IN WALLS FORMING PORCH PERIMETER (BY-LAW 4.27)	62.01 %
NUMBER OF STOREYS	3
NUMBER OF PARKING SPACES	2 IN GARAGE

ZONING	GU (GENERAL URBAN)
MODEL	DRLA 'EM'
BLOCK No. / LOT No.	50 / 3
PLAN NUMBER	PT. LOT 9, CON.1 NDS
MUNICIPAL ADDRESS	T.B.A.
LOT AREA	111.93 m ²
LOT FRONTAGE (Ø 2.5m SETBACK)	6.05 m
LOT DEPTH	18.50 m
LOT COVERAGE	84.50 %
GARAGE AREA (EXT. WALL PERIMETER)	47.45 m ²
GROUND FLOOR AREA	29.17 m ²
SECOND FLOOR AREA	61.69 m ²
THIRD FLOOR AREA	61.22 m ²
TOTAL FLOOR AREA (N.F.A.)	152.08 m ²
% LANDSCAPED COVERAGE	11.18 %
% OF MIN. REQ. PORCH DEPTH 1.5m	79.83 %
VERTICAL PLANE OPENINGS IN WALLS FORMING PORCH PERIMETER (BY-LAW 4.27)	78.60 %
NUMBER OF STOREYS	3
NUMBER OF PARKING SPACES	2 IN GARAGE

ZONING	GU (GENERAL URBAN)
MODEL	DRLF 'EM'
BLOCK No. / LOT No.	50 / 4
PLAN NUMBER	PT. LOT 9, CON.1 NDS
MUNICIPAL ADDRESS	T.B.A.
LOT AREA	111.93 m ²
LOT FRONTAGE (Ø 2.5m SETBACK)	6.05 m
LOT DEPTH	18.50 m
LOT COVERAGE	81.34 %
GARAGE AREA (EXT. WALL PERIMETER)	42.53 m ²
GROUND FLOOR AREA	40.41 m ²
SECOND FLOOR AREA	75.34 m ²
THIRD FLOOR AREA	73.02 m ²
TOTAL FLOOR AREA (N.F.A.)	188.04 m ²
% LANDSCAPED COVERAGE	17.91 %
% OF MIN. REQ. PORCH DEPTH 1.5m	57.73 %
VERTICAL PLANE OPENINGS IN WALLS FORMING PORCH PERIMETER (BY-LAW 4.27)	62.01 %
NUMBER OF STOREYS	3
NUMBER OF PARKING SPACES	2 IN GARAGE

ZONING	GU (GENERAL URBAN)
MODEL	DRLB 'EM'
BLOCK No. / LOT No.	50 / 5
PLAN NUMBER	PT. LOT 9, CON.1 NDS
MUNICIPAL ADDRESS	T.B.A.
LOT AREA	111.93 m ²
LOT FRONTAGE (Ø 2.5m SETBACK)	6.05 m
LOT DEPTH	18.50 m
LOT COVERAGE	78.35 %
GARAGE AREA (EXT. WALL PERIMETER)	46.53 m ²
GROUND FLOOR AREA	29.82 m ²
SECOND FLOOR AREA	67.91 m ²
THIRD FLOOR AREA	68.00 m ²
TOTAL FLOOR AREA (N.F.A.)	167.74 m ²
% LANDSCAPED COVERAGE	17.32 %
% OF MIN. REQ. PORCH DEPTH 1.5m	64.44 %
VERTICAL PLANE OPENINGS IN WALLS FORMING PORCH PERIMETER (BY-LAW 4.27)	74.38 %
NUMBER OF STOREYS	3
NUMBER OF PARKING SPACES	2 IN GARAGE

ZONING	GU (GENERAL URBAN)
MODEL	DRLD 'EM'
BLOCK No. / LOT No.	50 / 6
PLAN NUMBER	PT. LOT 9, CON.1 NDS
MUNICIPAL ADDRESS	T.B.A.
LOT AREA	143.38 m ²
LOT FRONTAGE (Ø 2.5m SETBACK)	7.75 m
LOT DEPTH	18.50 m
LOT COVERAGE	66.35 %
GARAGE AREA (EXT. WALL PERIMETER)	42.35 m ²
GROUND FLOOR AREA	32.88 m ²
SECOND FLOOR AREA	72.74 m ²
THIRD FLOOR AREA	72.74 m ²
TOTAL FLOOR AREA (N.F.A.)	178.37 m ²
% LANDSCAPED COVERAGE	43.51 %
% OF MIN. REQ. PORCH DEPTH 1.5m	56.12 %
VERTICAL PLANE OPENINGS IN WALLS FORMING PORCH PERIMETER (BY-LAW 4.27)	52.71 %
NUMBER OF STOREYS	3
NUMBER OF PARKING SPACES	2 IN GARAGE

DSEL
LOT GRADING REVIEW

WE CERTIFY THAT THE PROPOSED GRADES AT THE LOT CORNERS ARE CORRECT, AND THAT THE LOT GRADING OF THE SUBJECT LOT IS IN CONFORMITY TO THE APPROVED SUBDIVISION GRADING PLANS AND TOWN STANDARDS. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OF THE BUILDING DIMENSIONS AND/OR CONFORMITY TO ANY APPLICABLE ZONING BY-LAWS.

Registered Plan No. _____
Lot No(s)..... _____
Date..... _____

MYWILLCOCKS - P:\2017\17039-5_Joshua Creek Phase 5\DRAWINGS-CAD\02-SITE PLAN PHASE #1\17039-5-JC5-SP1-LANDSCAPING.dwg - December 15, 2023 8:32:27 AM

● LP LIGHT POLE	FF FINISHED FLOOR ELEVATION	REV REVERSE PLAN
◇ H HYDRANT	UF UNDERSIDE FOOTING ELEVATION	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
⊕ TRANSFORMER	BF FIN. BASEMENT FLOOR SLAB	RETAINING WALL
⊕ WATER SERVICE	TFW TOP OF FOUNDATION WALL	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
-SAN- DOUBLE SAN. CONNECTION	UFR UNDERSIDE FOOTING AT REAR	PRIVACY FENCE (SEE LANDSCAPE PLAN)
-SAN- SINGLE SAN. CONNECTION	UFF UNDERSIDE FOOTING AT FRONT	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
CB□ CATCH BASIN	W.O.B. WALK OUT BASEMENT	METAL FENCE (SEE LANDSCAPE PLAN)
△ EXTERIOR DOOR LOCATION	AIR CONDITIONER	FENCING TYPE AND LOCATION FOR REFERENCE ONLY. APPROVED LANDSCAPE PLANS SHALL GOVERN.
○ SIDE WINDOW LOCATION	EMBANKMENT 3:1 SLOPE	THIS LOT CONTAINS ENGINEERED FILL
→ SWALE DIRECTION	⊗ PROPOSED VALVE	NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
⊗ CABLE TELEVISION PEDESTAL	⊗ SUPER MAIL BOX	
● BELL PEDESTAL	⊗ HYDRO METER	
○ SUMP PUMP DISCHARGE	-H- HYDRO SERVICE LATERAL	

Client: **MATTAMY HOMES**
GTW DIVISION

Project Name: **UPPER JOSHUA CREEK PH.5**
OAKVILLE, ONT.

Sheet Title: **BLOCK: 50**
LOT #'S: 1-6

Scale: 1:300
Date: 23.12.20

Drawn by: BY / DA
Checked by: DA

Q4 Architects Inc.

4110 Yonge Street, Suite 602
Toronto, Ontario M2P 2B7
TEL: (416) 322-6334
FAX: (416) 322-7294
EMAIL: info@q4architects.com

Project No. 17039-5
File: JC5-SPI

ONTARIO ASSOCIATION OF ARCHITECTS

Frances Martin Di Giuseppe
FRANCES MARTIN DI GIUSEPPE
LICENCE 7216

Drawing No. 1 OF 1

ANY ENGINEERED FILL LOTS NOTED ARE ESTIMATED AND FOR REFERENCE ONLY AND THE ENGINEERED FILL CERTIFICATE PROVIDED BY THE PROJECT GEOTECHNICAL CONSULTANT WILL GOVERN.

THE BUILDER MUST MEASURE THE INVERT ELEVATIONS AND VERIFY THAT ADEQUATE FALL IS AVAILABLE FOR THE STORM AND SANITARY SEWER PIPES PRIOR TO THE POURING OF FOOTINGS. (AS CONSTRUCTED INVERTS MAY NOT BE AVAILABLE AT TIME OF APPROVAL.)

BUILDER TO VERIFY ADEQUACY OF FOUNDING SOILS WITH PROJECT GEOTECHNICAL CONSULTANT ADJACENT TO REAR LOT CATCHBASIN AND LEAD PRIOR TO POURING FOOTINGS.

EXTENDED FOOTINGS FOR RAISED UNITS: UNDERSIDE OF FOOTING TO BE EXTENDED TO ENGINEER FILL OR SUITABLE NATIVE MATERIAL TO BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

January 3, 2024

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

Attention: Jasmina Radomirovic
Secretary-Treasurer, Committee of Adjustment

Re: **Application for Minor Variance**
Blocks 34-37 and Block 50 - Lot 3
Plan 20M-1268
Town of Oakville

We are pleased to submit four minor variance applications on behalf of Dunoak Developments Inc. (Mattamy Homes) for the above noted properties. The minor variances are requested to permit the zoned back-to-back townhouses (Blocks 34 – 37) and lane-based townhouse (Block 50 - Lot 3) with amended minimum landscape area requirements. The requested variances to By-law 2009-189 are as follows:

1. For Blocks 34 - 37, landscaped area may be calculated for a development block, whereas Section 4.10 requires compliance with the standards of the By-law to be achieved within the lot of which the building is constructed; and
2. For Blocks 35, 36 and 50 - Lot 3, the required minimum landscaped area may be satisfied by areas measuring 3 meters by 1.5 meters, whereas Section 4.25.2.1 requires minimum landscape requirements to be satisfied by areas measured as at least 2.4 by 2.4 meters.

As per By-law 2009-189, Section 7.6.8, minimum landscaped area is required at 10%. As per Section 4.10, this landscaped area must be achieved within the lot on which the building is constructed. As four of the requested variances are for back-to-back units (Blocks 34 – 37), where no rear yards are included, landscape areas must be accommodated in the front yard for all interior units. For Block 50 - Lot 3, a lane-based unit, the landscape area must also be accommodated in the front yard as the rear yard provides vehicular access. Section 4.25.2.1 requires that minimum landscape requirements may only be satisfied by one or more landscaped areas with dimensions of at least 2.4 by 2.4 meters. However, as encroachments are permitted for porches and other structures, there is insufficient space to provide the necessary 10% landscaped area per lot in an aggregated 2.4 by 2.4 meters area.

In order to provide the required 10% landscaped area, relief from Section 4.10 is requested for Blocks 34 to 37 to allow for the 10% to be measured across the block as a whole, instead of per lot. In addition to this relief, for interior blocks (Blocks 35 and 36) and Block 50 - Lot 3, relief is also requested from Section 4.25.2.1 to allow for the required measurements to be 3 meters by 1.5 meters. This will allow for the following landscape areas per block:

Block #	Total Landscape Area Coverage %
Block 34	27.58%
Block 35	16.20%
Block 36	17.32%
Block 37	20.19%
Block 50, Lot 3	11.18%

As exhibited above, all blocks are capable of providing a minimum of 10% of landscaped area, each in excess of the minimum. However, in order to facilitate this, variances are required to (1) measure the landscape area across the block as whole, alternatively from lot by lot, and (2) measure the minimum landscape area as 3 meters by 1.5 meters, alternatively from 2.4 by 2.4 meters. Of note, back-to-back and lane-based townhouses in the Neighborhood Centre (NC) Zone are not subject to this landscape requirement, only back-to-back and lane-based townhouses in the General Urban (GU) Zone. In addition, Blocks 34 – 37 feature additional landscape area within the boulevard, bringing the total minimum of landscaped area to between 20 to 30%.

These requested variances meet the general intent of the Official Plan and Zoning By-law. These variances are minor in nature and will provide in excess of the 10% landscape area for each block. These variances are appropriate because all corner blocks (34 and 37) still provide greater than 10% landscape area when measurement is across the entire block. All interior blocks (35, 36 and Block 50 – Lot 3) also provide greater than 10% landscape area across the entire block (lot for Block 50 – Lot 3), when measured at a minimum of 3 meters by 1.5 meters.

As Blocks 34 - 37 are back-to-back and no rear yards are provided, the minimum landscaped area would need to be provided in the front yard. However, due to permitted encroachments and the layout of the units, it is not possible to provide a 2.4 by 2.4 meter landscaped area on each lot. For Block 50 – Lot 3, greater than 10% landscape area is provided on the lot, when measured at a minimum of 3 meters by 1.5 meters. As this unit has a porch covering the full front wall of the home, it is not possible to achieve a 2.4 by 2.4-meter measurement area. These variances are desirable as the design of the units efficiently use land and contribute to a strong streetscape. Therefore, the requested variances are appropriate and satisfy the four tests under the Planning Act.

In support of the application, we are pleased to enclose the following items:

- Minor Variance Application Forms (per Block/Lot);
- Sitings/Architectural Plans (per Block/Lot), prepared by Q4 Architects;
- Landscape Area Diagram (per Block/Lot), prepared by Q4 Architects; and
- M-Plan 20M-1268, prepared by R-PE Surveying, dated 2023-02-15.

Upon confirmation of receipt and fee payment instructions, fees will be paid as instructed. Please feel free to contact me should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING

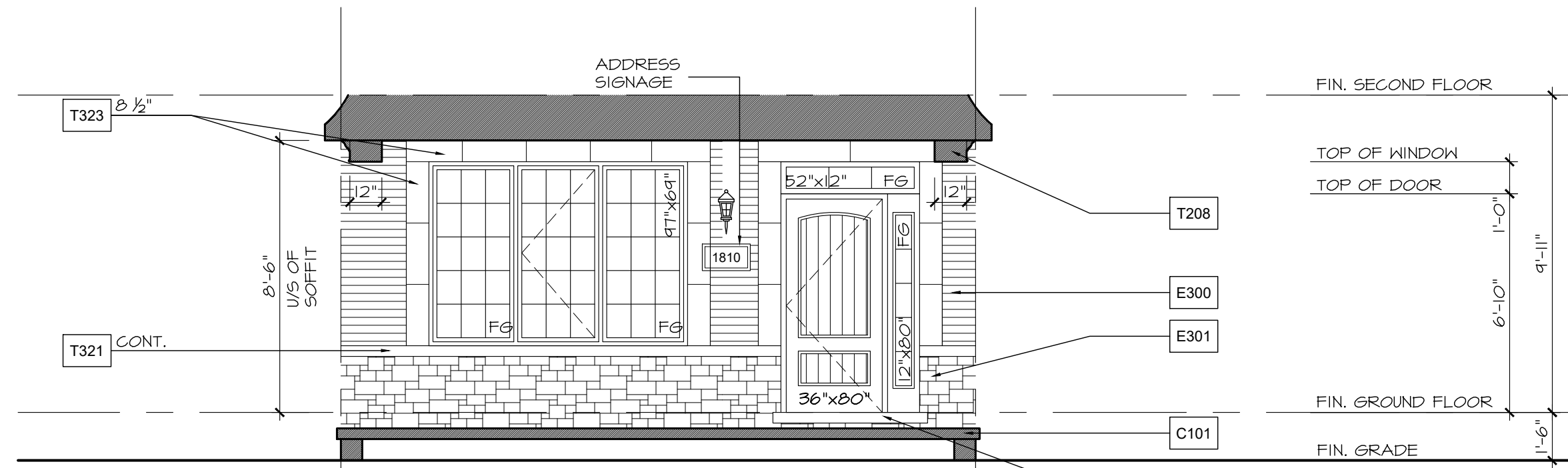
A handwritten signature in black ink, appearing to read 'C. McEwan', with a long horizontal flourish extending to the right.

Catherine McEwan
Encl.

Copy: Mike Dickie, Dunoak Developments Inc (Mattamy Homes)

ENERGY STAR CALCULATION			
ELEVATION	WALL AREA sq.ft.	WINDOW RSO AREA sq.ft.	WINDOW %
FRONT	584.00	159.38	
LEFT SIDE	0.00	0.00	
RIGHT SIDE	0.00	0.00	
REAR	584.00	88.85	
TOTAL	1168.00	248.23	21.25 %

ROOF PLAN 'EM' N.T.S.



MATERIAL LEGEND

CONCRETE (C)		TRIM & SURROUND CONTINUED (T) ...	
X000	DENOTES NOTE LOCATION ON PLAN	T325	SELF SUPPORTING PRECAST ARCH W/ 1/2" PROJECTION
C100	POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)	T326	BUILT-UP PRECAST HEADER TRIM (SEE DETAIL)
C101	POURED CONC. PORCH SLAB W/ INSET STEP(S) IF REQUIRED.	T327	PRECAST CONCRETE KEYSTONE
C102	MARBLE DOOR SILL	T328	DOUBLE PRECAST CONCRETE KEYSTONE
C103	PRECAST CONC. STEP	T329	STONE / PRECAST CONCRETE IMPOST
EXTERIOR CLADDING (E)		T400	DECOR. STUCCO TRIM (SEE DETAIL)
E100	FIBER-CEMENT LAP SIDING	T401	DECOR. STUCCO FRIEZE BOARD (SEE DETAIL)
E101	FIBER-CEMENT BOARD & BATTEN - SMOOTH PANEL W/ 1"x2" BATTENS @ 8" O.C.	T402	DECOR. STUCCO KEYSTONE (SEE DETAIL)
E102	FIBER-CEMENT SHAKES W/ STRAIGHT EDGE	T403	DECOR. STUCCO TRANSITION BAND (SEE DETAIL)
E103	SMOOTH FIBER-CEMENT PANEL (REFER TO SCOPE OF WORK)	T404	DECOR. STUCCO HEADER TRIM (SEE DETAIL)
E104	STUCCO TEXTURED FIBER-CEMENT PANEL (REFER TO SCOPE OF WORK)	T405	DECOR. STUCCO SILL TRIM (SEE DETAIL)
E200	HORIZONTAL VINYL SIDING (TYP.)	T406	DECOR. STUCCO TRIM SURROUND (SEE DETAIL)
E201	BOARD & BATTEN VINYL SIDING	T407	BUILT-UP DECOR. STUCCO HEADER TRIM (SEE DETAIL)
E202	VINYL SHAKES	T408	DECOR. STUCCO PORCH BEAM
E203	SCALLOPED (FISH SCALE) VINYL SIDING	T409	STUCCO FRIEZE BOARD
E300	FACE BRICK (TYP.)	T410	STUCCO TRIM
E301	STONE VENEER (TYP.)	T411	STUCCO HEADER TRIM
E302	BRICK HERRINGBONE PATTERN (TYP.)	T412	STUCCO SILL TRIM
E303	SMOOTH CHAMFERED STONE VENEER (TYP.)	R100	ASPHALT SHINGLES (TYP.)
E400	STUCCO E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM)	R101	METAL VALLEY FLASHING
E401	HIGH IMPACT STUCCO E.I.F.S. (LOCATE AS PER SCOPE OF WORK)	R102	METAL FLASHING W/ CAULKING TO MATCH (TYP.)
E402	NON-COMBUSTIBLE STUCCO E.I.F.S. (TYP.)	R103	PREFIN. ALUM. FASCIA, VENTED SOFFIT, GUTTER & DOWNSPOUTS
E500	PVC PANEL (TYP.)	R104	SCUPPER
E600	APPROVED PANEL SYSTEM - AL-13 OR EQUAL (TYP.)	R105	LOW SLOPE ROOF SHINGLE APPLICATION
E700	LAMINATE PANEL SYSTEM - TRESPA OR EQUAL (TYP.)	R106	ICE & WATER SHIELD
ROOFING (R)		R107	METAL CAP FLASHING
T100	FIBER-CEMENT TRIM BOARD	R108	METAL SEAM ROOF
T101	FIBER-CEMENT FRIEZE BOARD	R109	13 GAUGE ALUM. CLAD CANOPY (AL13)
T102	FIBER-CEMENT CORNER TRIM BOARD	R110	PREFINISHED METAL CANOPY ROOF W/ OR W/O UT DECORATIVE STEEL CABLE SUPPORTS
T103	FIBER-CEMENT TRANSITION BOARD	R111	METAL FLASHING (EXTEND 6" BENEATH CLADDING)
T104	FIBER-CEMENT HEADER TRIM BOARD	R112	ARTS & CRAFTS SOFFIT (SEE DETAIL)
T105	FIBER-CEMENT SILL TRIM BOARD	R113	CURVED SOFFIT (SEE DETAIL)
T106	FIBER-CEMENT TRIM SURROUND	A100	DECORATIVE BRACKET (SEE DETAIL)
T107	BUILT-UP FIBER-CEMENT HEADER TRIM (SEE DETAIL)	A101	DECORATIVE FEATURE (SEE DETAIL)
T108	FIBER-CEMENT PORCH BEAM	A102	DECORATIVE PTD. PVC OR VINYL LOUVER OR EQUAL (SEE DETAIL)
T109	METAL TRIM SYSTEM FOR FIBER-CEMENT PANELS - EASYTRIM OR EQUAL (TYP.)	A103	DECORATIVE PTD. PVC OR VINYL RAISED PANEL SHUTTERS OR EQUAL (SEE DETAIL)
T200	ALUM. CLAD TRIM BOARD	A104	DECORATIVE PTD. PVC OR VINYL LOUVERED SHUTTERS OR EQUAL (SEE DETAIL)
T201	ALUM. CLAD FRIEZE BOARD	A105	DECORATIVE PTD. PVC OR VINYL BOARD & BATTEN SHUTTERS W/ OPEN WEAVE (SEE DETAIL)
T202	ALUM. CLAD CORNER TRIM BOARD	A106	DECORATIVE PTD. PVC OR VINYL BOARD & BATTEN SHUTTERS W/ CLOSED WEAVE (SEE DETAIL)
T203	ALUM. CLAD TRANSITION BOARD	A107	DECORATIVE GABLE DETAIL (SEE DETAIL)
T204	ALUM. CLAD HEADER TRIM BOARD	A108	DECORATIVE BLACK GLASS WINDOW
T205	ALUM. CLAD SILL TRIM BOARD	M100	VINYL RAILING INSTALLED TO COMPLY W/ O.B.C. 9.8.7 & 9.8.8 & SB-7 (REFER TO SCOPE OF WORK)
T206	BUILT-UP ALUM. CLAD HEADER TRIM (SEE DETAIL)	M101	ALUMINUM RAILING INSTALLED TO COMPLY W/ O.B.C. 9.8.7 & 9.8.8 & SB-7 (REFER TO SCOPE OF WORK)
T207	ALUM. CLAD TRIM SURROUND (SEE DETAIL)	M102	GLASS RAILING INSTALLED TO COMPLY W/ O.B.C. 2.1.1.1 & SB-13 (REFER TO SCOPE OF WORK)
T208	ALUM. CLAD PORCH BEAM	M103	DECORATIVE WROUGHT IRON RAILING (REFER TO SCOPE OF WORK)
T210	ALUM. CLAD DOOR SILL	M104	EXTERIOR VENT
T220	PVC TRIM BOARD	M105	PRIVACY SCREEN (REFER TO SCOPE OF WORK)
T221	PVC FRIEZE BOARD	M106	PRESSURE TREATED WOOD DECK
T222	PVC CORNER TRIM BOARD	M107	FIBERGLASS INSECT SCREENING - OR EQUIV.
T223	PVC TRANSITION BOARD	M108	STAINED WOOD
T224	PVC HEADER TRIM BOARD	M109	PVC OR FIBERGLASS TRELIS (SEE DETAIL)
T225	PVC SILL TRIM BOARD	M110	CONTROL JOINT
T226	PVC TRIM SURROUND	M111	PROJECTED BOX-OUT (SEE DETAIL)
T227	BUILT-UP PVC HEADER TRIM (SEE DETAIL)	P100	SQUARE TAPERED COLUMN (SEE DETAIL) - OR EQUIV.
T228	PVC PORCH BEAM	P101	SQUARE RECESSED PANEL COLUMN (SEE DETAIL)
T229	PVC ARCHED TRIM BOARD	P102	MASONRY PORCH PIER (SEE DETAIL)
T230	PVC KEYSTONE	P103	PORCH PIER W/ TRIMMED PANELS (SEE DETAIL)
T300	BRICK STACK BOND W/ 1/2" PROJECTION	P104	SQUARE VINYL OR FIBERGLASS COLUMN
T301	BRICK ROWLOCK W/ 1/2" PROJECTION	P105	ROUND VINYL OR FIBERGLASS COLUMN
T302	BRICK SOLDIER W/ 1/2" PROJECTION	POST & COLUMNS (P)	
T303	SELF SUPPORTING BRICK SOLDIER W/ 1/2" PROJECTION	NOTES:	
T304	BRICK PILASTER (SEE DETAIL)	1. REFER TO "EXTERIOR COLOUR SCHEDULE" FOR COLOUR SELECTIONS - ALL MATERIALS	
T320	PRECAST CONCRETE CAP		
T321	PRECAST CONCRETE SILL W/ 1/2" PROJECTION		
T322	CAST STONE WATERTABLE SILL		
T323	SMOOTH PRECAST OR STONE W/ 1/2" PROJECTION		
T324	PRECAST SOLDIER BLOCKS W/ 1/2" PROJECTION		

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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.

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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.

3	ISSUED FOR PERMIT	2023.07.25	MW
2	RPO SCRUB APPLIED	2023.05.05	AS
1	INTRODUCED FROM 17035 2E (FOR DR/LC INTRODUCED FROM 17035 2C)	2022.12.12	CP

Issue / Revision Chart

UNIT DRLA THE BALSA EAST ELEV. 'EM'

OAKVILLE

MATTAMY HOMES

Project No. 17039-5

Scale 1/4" = 1'-0"

Drawn By VDI

Checked By PM

ELEVATIONS