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A002	SITE PLAN
A003	ISOMETRIC
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A005	NOTES
A006	EXISTING and DEMOLITION
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The undersigned has reviewed and takes responsibility for this design, and the qualifications and scope of the work shown on the attached documents.
 Required unless design is exempt under Div. C.1.2.1.1 of the building code.
 Qualification Information
 OCEAN STAMBUK 46080
 Name Signature
 Required unless design is exempt under Div. C.1.2.1.1 of the building code.
 Registration Information
 STAMBUK HOMES 106172
 Firm Name No.

167 REYNOLDS STREET

SCALE:

PROPOSED ADDITIONS AND INTERIOR RENOVATIONS AT
167 REYNOLDS STREET, Oakville, ON L6J 3K8

COVER - A000



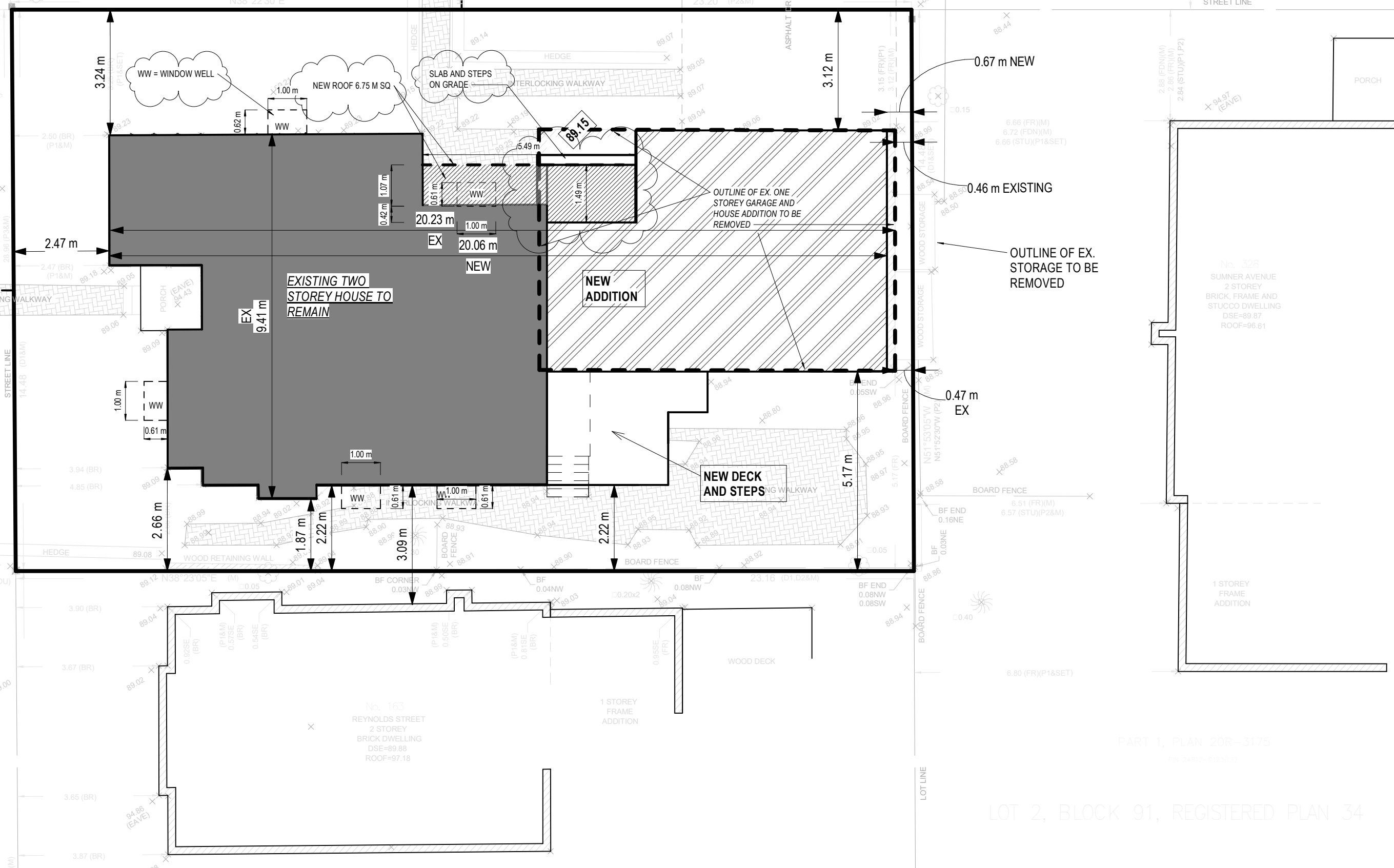
NORTH

SUMNER AVENUE (BY REGISTERED PLAN 34)

SUMNER AVENUE

REYNOLDS STREET

**NEW TOTAL COVERAGE
WITH ADDED PORCH ROOF**



WORK AREAS

Existing one storey garage and addition to be removed = 57 m sq

Existing basement area to renovate = 86.23 m sq
 Existing first floor area to renovate = 86.23 m sq
 Existing second floor area to renovate = 75.5 m sq

New first floor = 9.43 m sq
 New first floor garage = 40 m sq
 New second floor = 49 m sq

Coverage of new additions = 49 m sq

AREA	M2	% OF LOT
LOT	335.67	100
EX. TOTAL COVERAGE:	142.24	42.3
NEW TOTAL COVERAGE:	141.91	42
EX. GARAGE TO BE REMOVED:	56.86	
FIRST FLOOR AREA	95.57	
SECOND FLOOR AREA	117.65	
TOTAL FLOOR AREA	213.22	63

WEST FRONT YARD: 2.47 M (REYNOLDS, EXISTING)
 NORTH SIDE YARD: 3.12 M (SUMNER, EXISTING)
 SOUTH SIDE YARD: 1.87 M EXISTING
 NEW EAST SIDE YARD: 0.67 M

ESTABLISHED GRADE = (89.09 + 89.03) / 2 = 89.06

ROOF PEAK HEIGHT = 8.06 (EXISTING)

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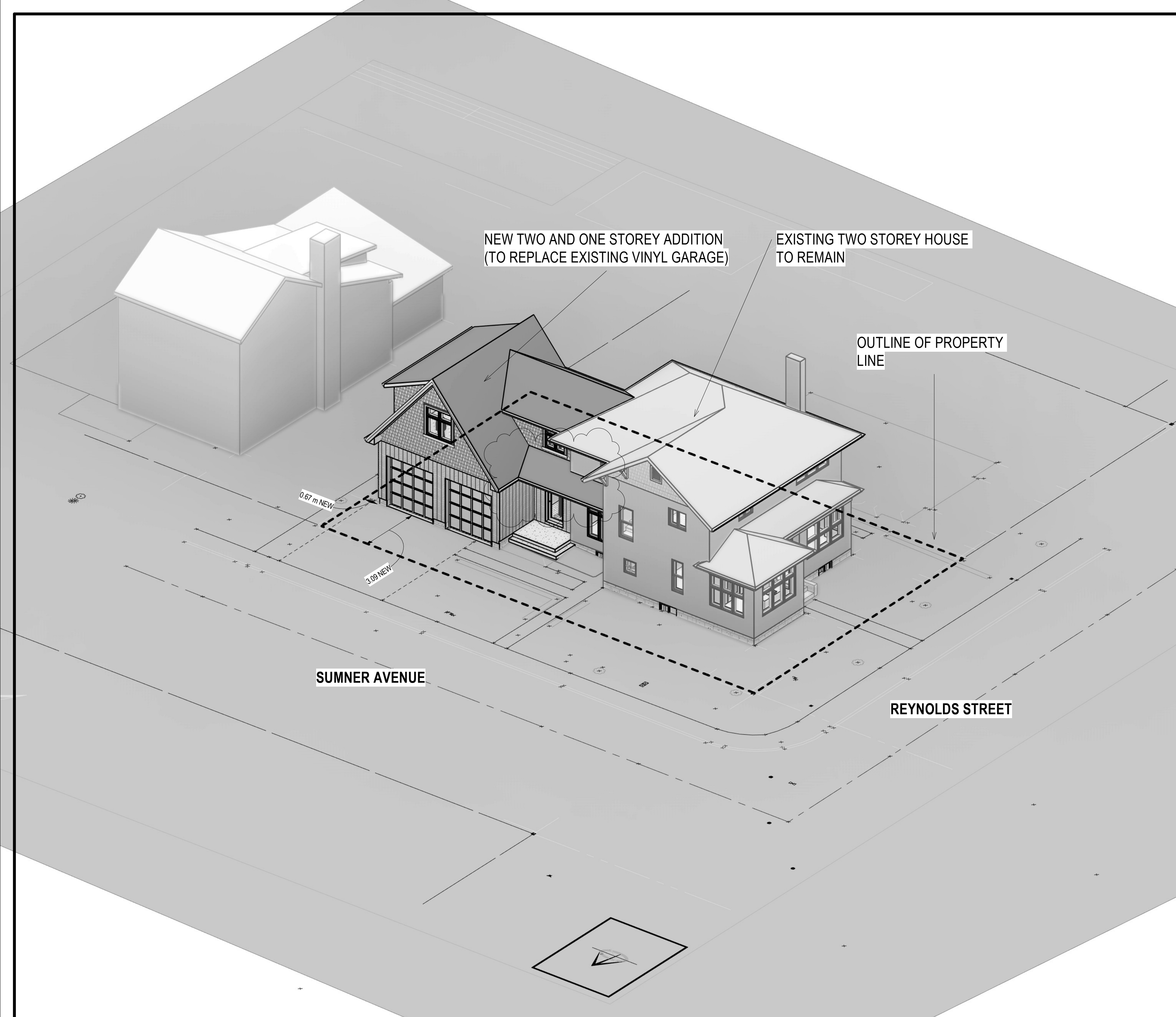
Qualification Information
 Name: STAMBUK HOMES
 Registration Number: 46080
 Discipline: ARCHITECT

Registration Information
 Name: STAMBUK HOMES
 Registration Number: 106172
 Discipline: ARCHITECT

167 REYNOLDS STREET

SCALE: 1 : 100

SITE PLAN - A002



NEW TWO AND ONE STOREY ADDITION
(TO REPLACE EXISTING VINYL GARAGE)

EXISTING TWO STOREY HOUSE
TO REMAIN

OUTLINE OF PROPERTY
LINE

0.67 m NEW

3.09 NEW

SUMNER AVENUE

REYNOLDS STREET

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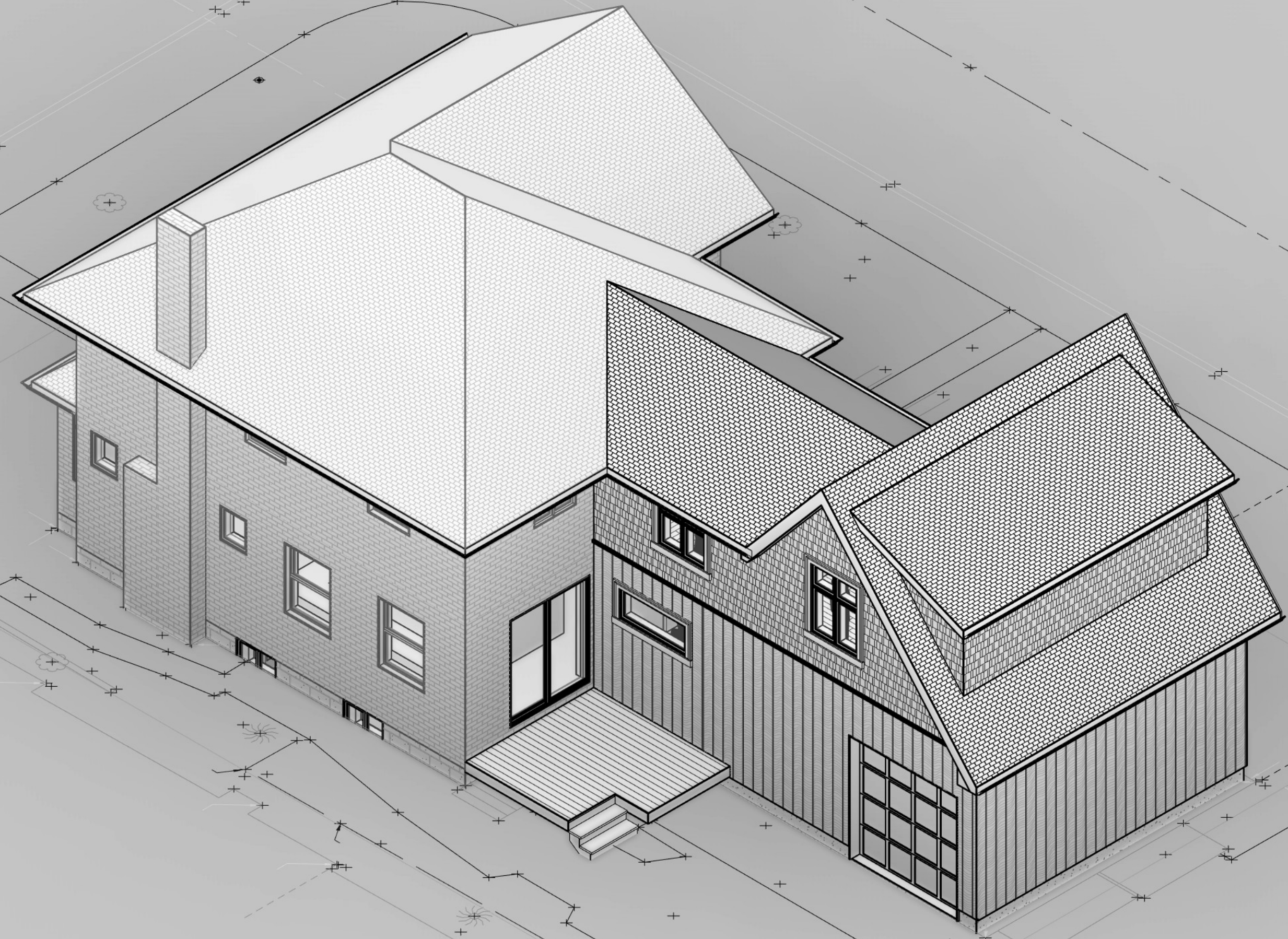
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<small>Required unless design is exempt under Div. C-1.2.1.1 of the building code</small> Signature OCEAN STAMBUK Name	46080 O.C.
<small>Required unless design is exempt under Div. C-1.2.1.1 of the building code</small> Signature STAMBUK HOMES Firm Name	106172 O.C.

167 REYNOLDS STREET

SCALE:

ISOMETRIC - A003



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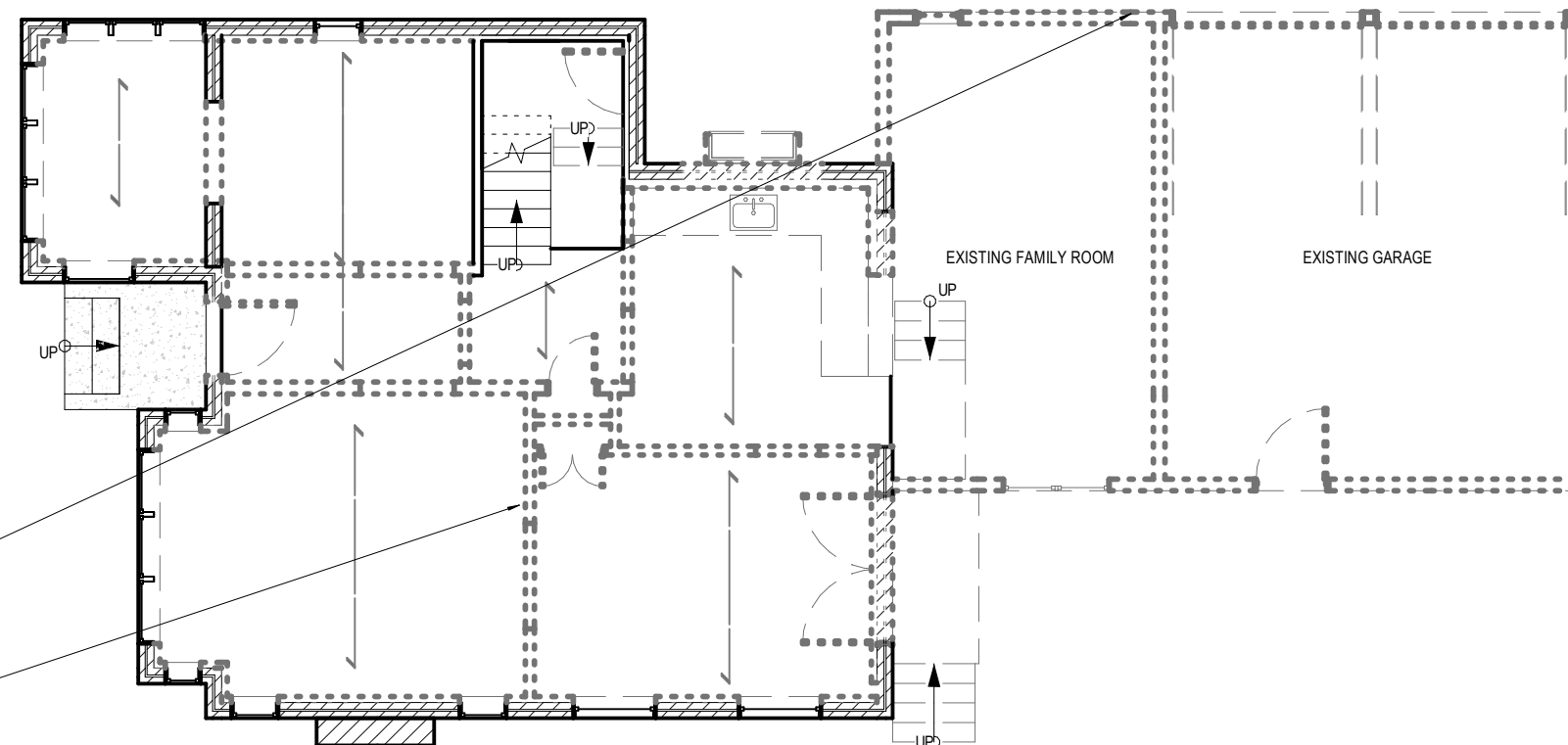
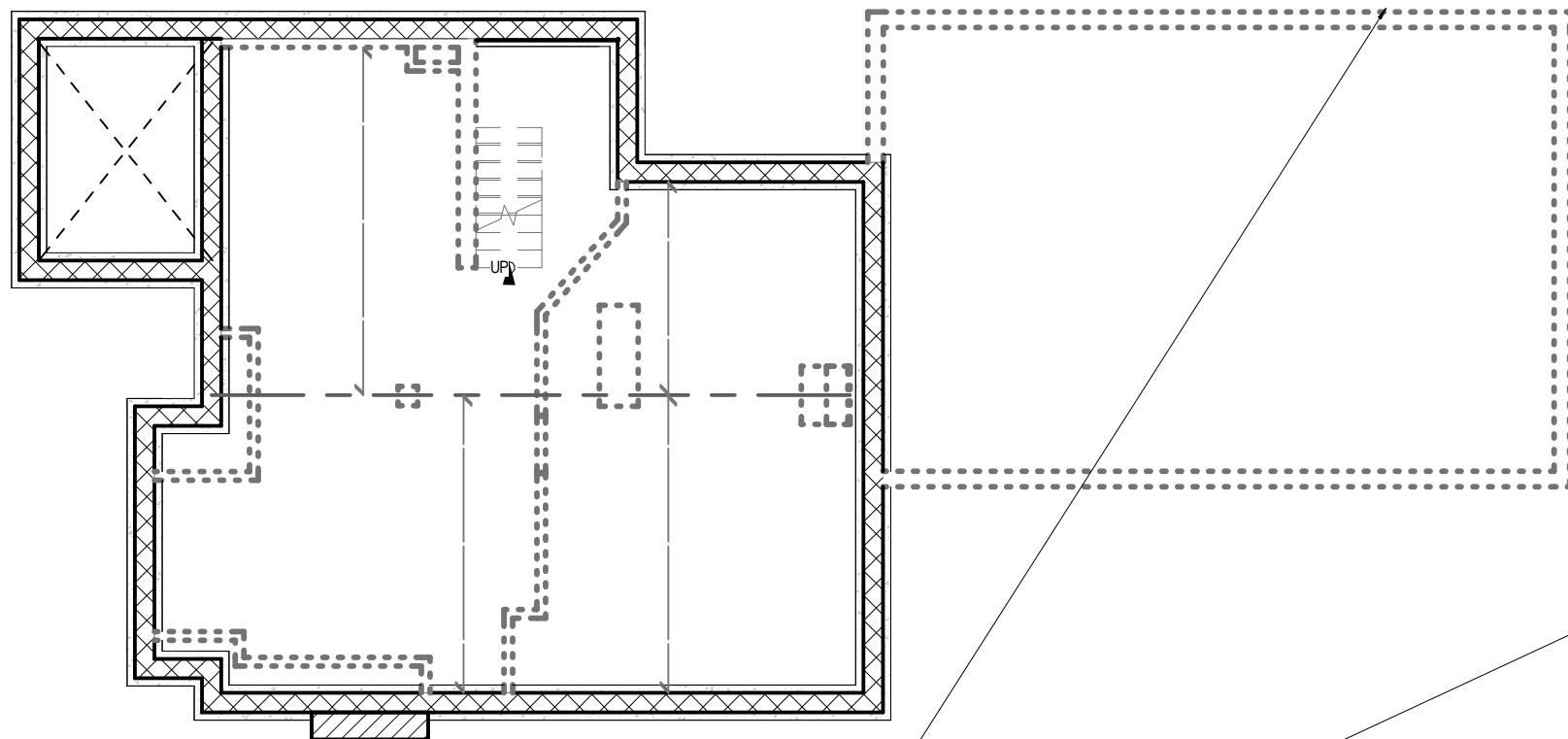
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Qualification Information	
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Signature	46080
NAME	106172
Registration Information	
Required unless design is exempt under Div. C-1.2.1.1. of the building code	
Signature	106172
NAME	106172
Registration Number	106172

167 REYNOLDS STREET

SCALE:

ISOMETRIC 2 - A004

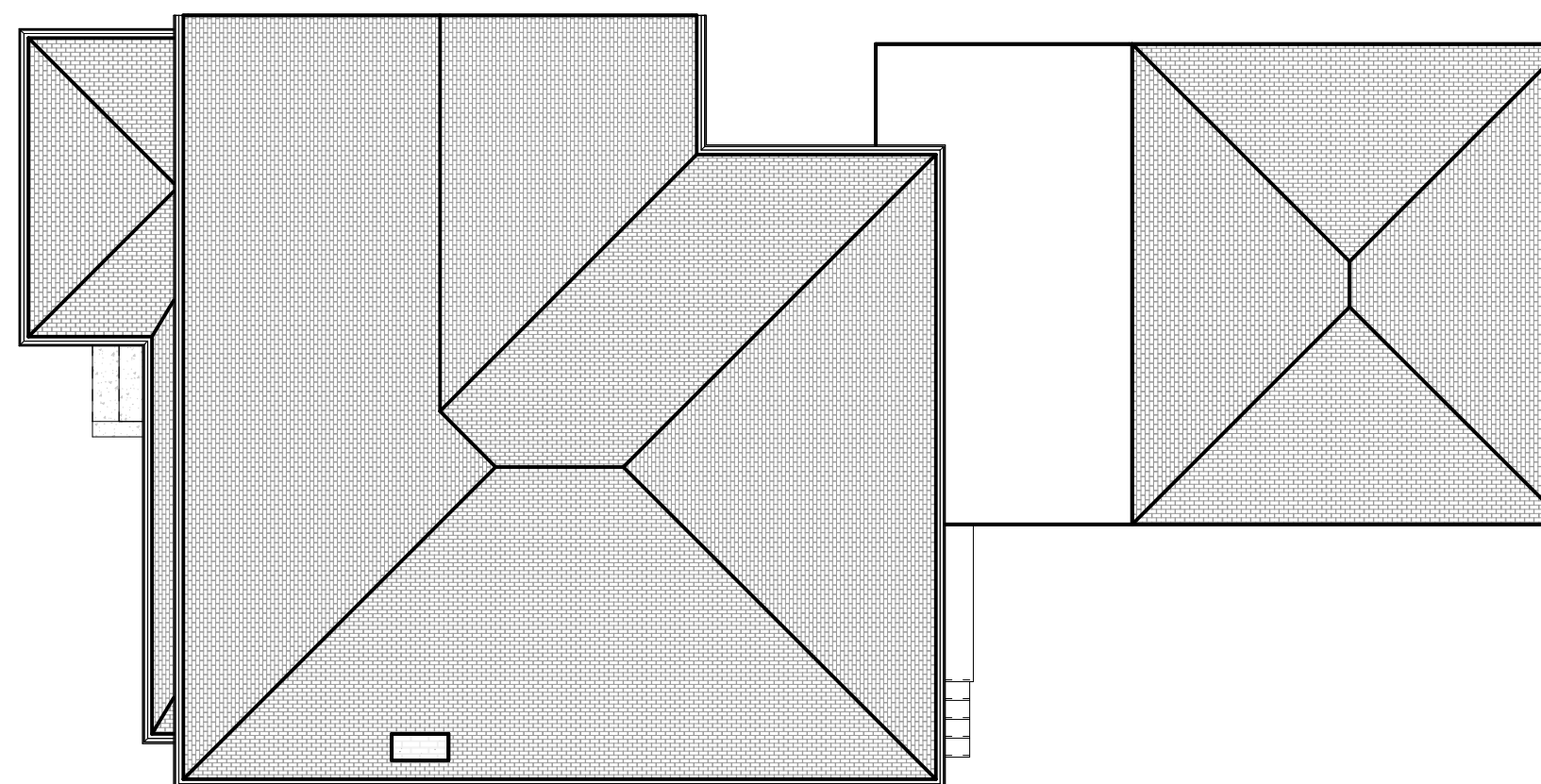
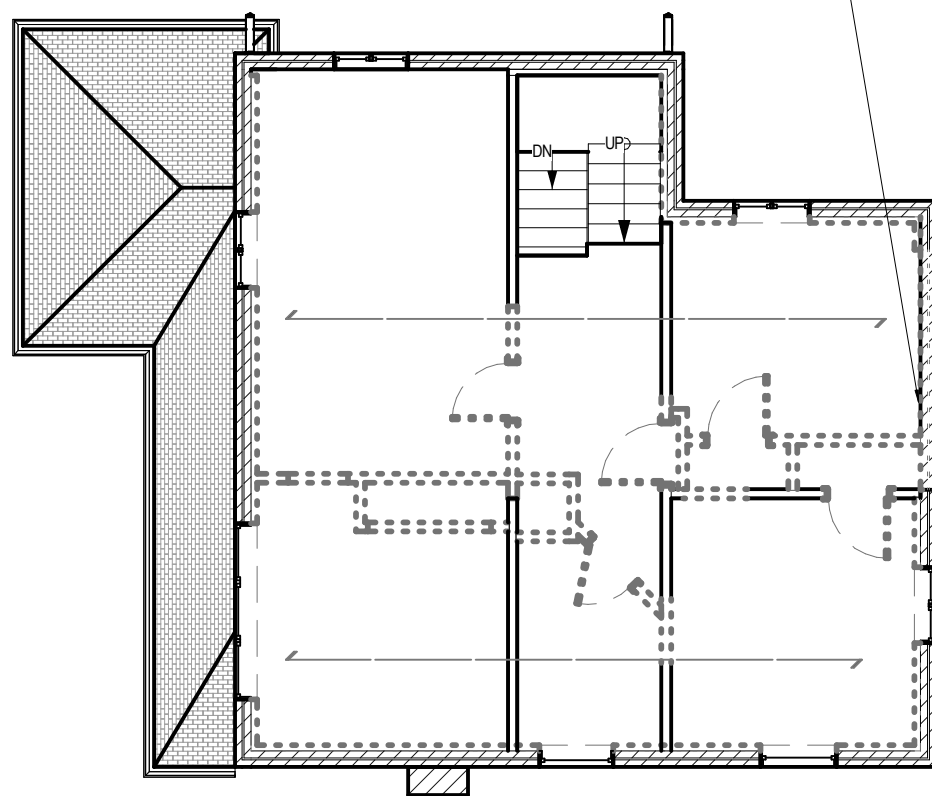


EXISTING FIRST FLOOR AREA (INCLUDING GARAGE) = 135 M SQ
EXISTING GARAGE = 56 M SQ
EXISTING SECOND FLOOR AREA = 74 M SQ

EXISTING TO BE DEMOLISHED TYP

① EX. BASEMENT
 1/8" = 1'-0"

② EXISTING FIRST FLOOR - 108.13 SQ M
 1/8" = 1'-0"



③ EXISTING SECOND FLOOR - 74.65 SQ M
 1/8" = 1'-0"

④ EX. ROOF
 1/8" = 1'-0"

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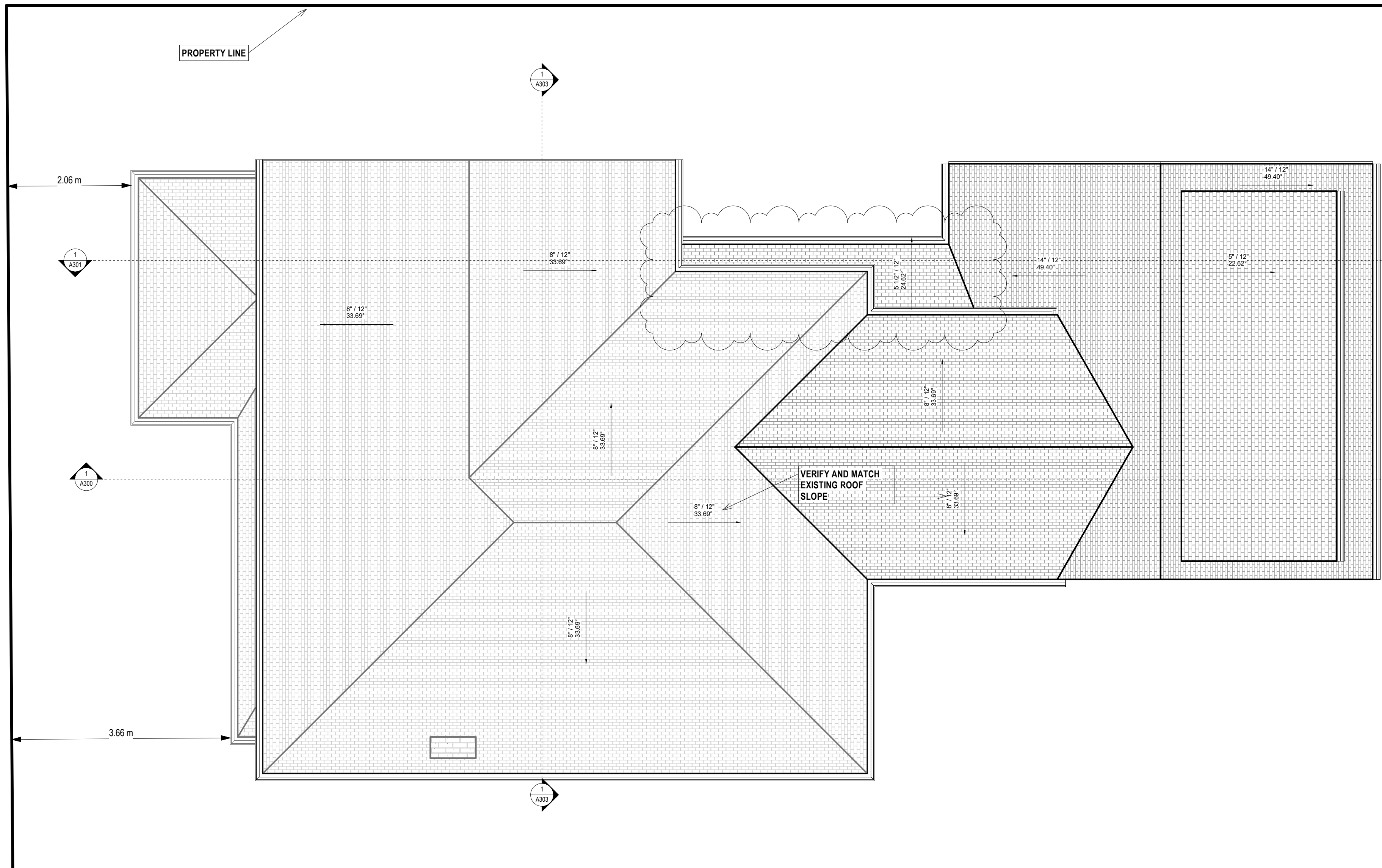
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 Signature: OZEN STAMBUK 46080
 Name: OZEN STAMBUK
 Required unless design is exempt under Div. C-1.2.1.1. of the building code.
 Signature: STAMBUK HOMES 106172
 Name: STAMBUK HOMES

167 REYNOLDS STREET

SCALE: 1/8" = 1'-0"

EXISTING and DEMOLITION - A006



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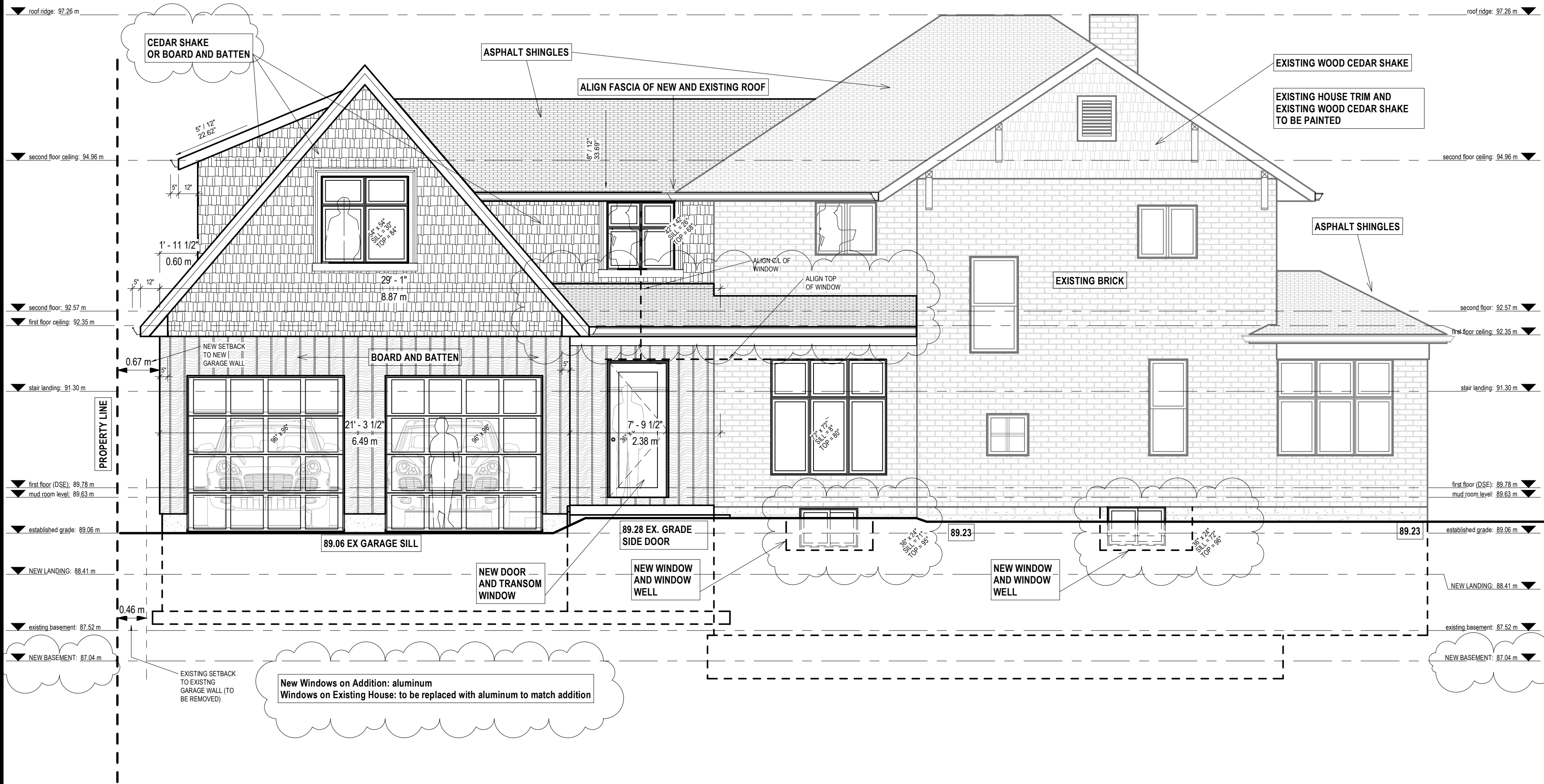
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Name: ODEN STAMBUK	46080
Signature: <i>[Signature]</i>	10/20
Registration Information	
Registered unless design is exempt under Div. C-1.2.1.1.1 of the building code	
Name: STAMBUK HOMES	106172
File Number:	10/20

167 REYNOLDS STREET

SCALE: 1/4" = 1'-0"

ROOF - A103



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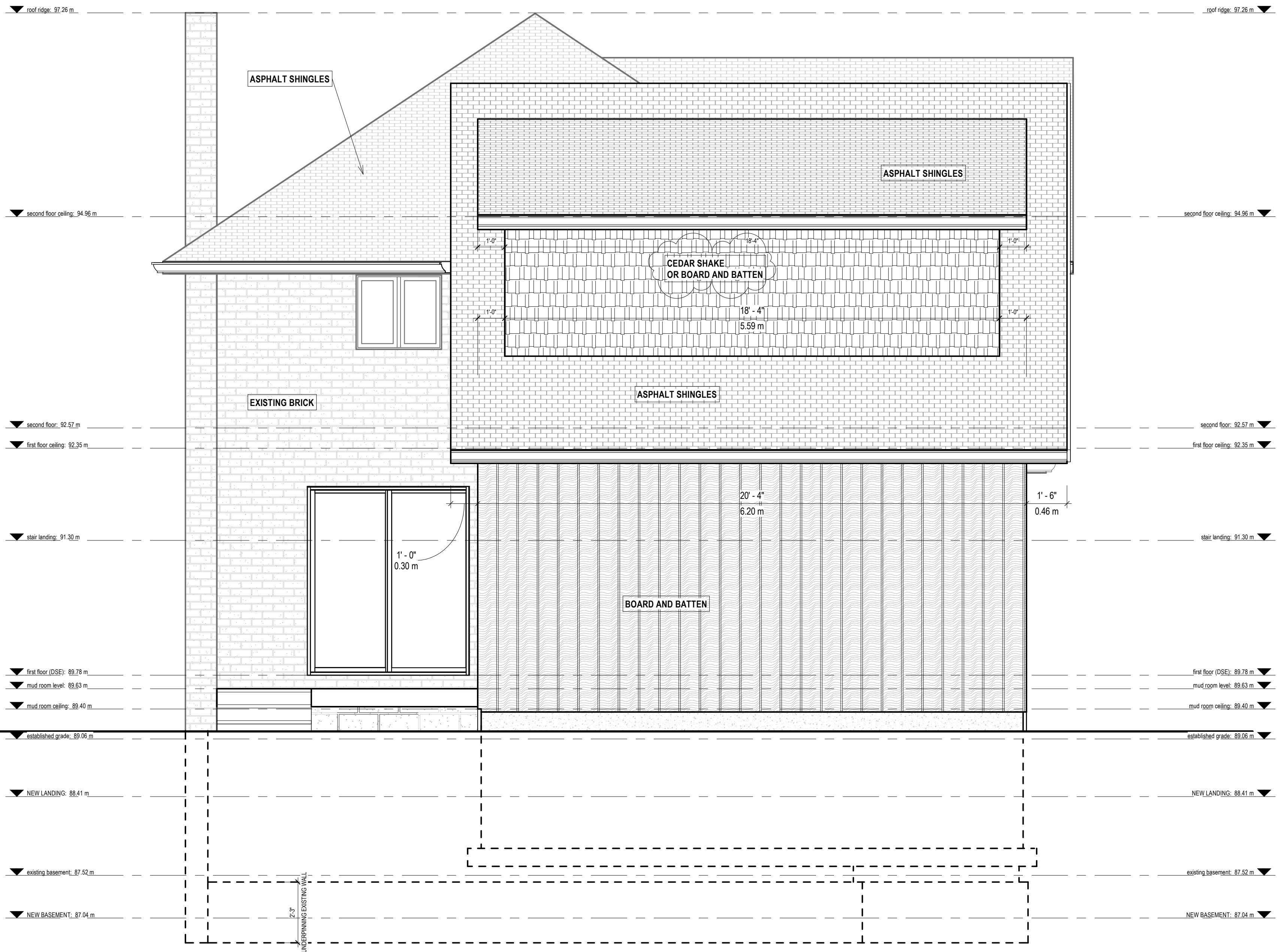
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Registration Information Registered unless design is exempt under Div. C-1.2.1.1 of the building code STAMBUK HOMES Firm Name:	106172 ID#

167 REYNOLDS STREET

SCALE: 1/4" = 1'-0"

NORTH (SUMNER AVENUE) - A200





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167 REYNOLDS STREET

SCALE: 3/8" = 1'-0"

EAST - A201



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167 REYNOLDS STREET

SCALE: 3/8" = 1'-0"

EAST SECTION - A201 B



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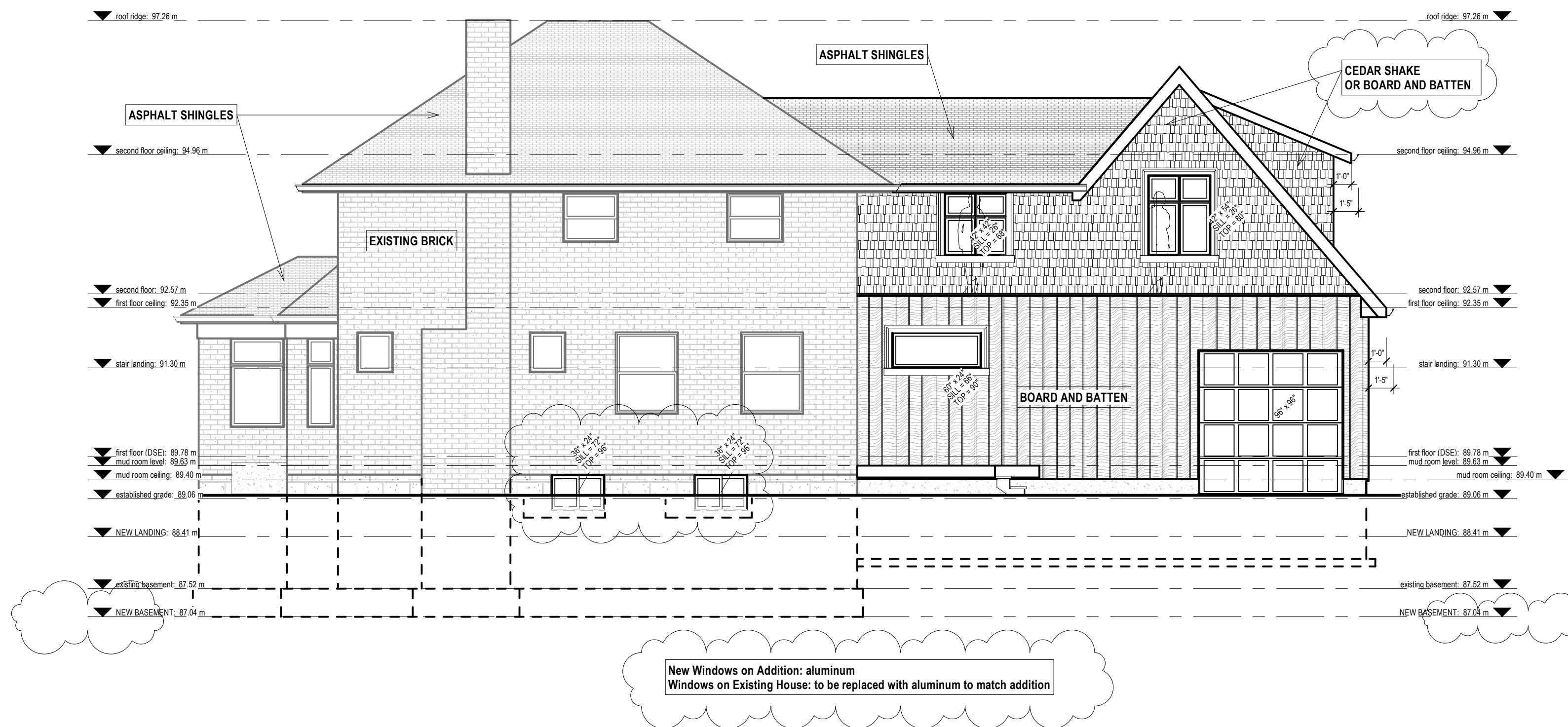
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 OCEAN STAMBUK 46080
 Name Signature
Registration Information
 Registered unless design is exempt under Div. C-1.2.1.1 of the building code
 STAMBUK HOMES 106172
 Firm Name No. of Lic.

167 REYNOLDS STREET

SCALE: 3/8" = 1'-0"

WEST (REYNOLDS AVENUE) - A202



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NAME: CODY STAMBUK	46080
Signature: <i>[Signature]</i>	106172
Registration Information	
Registered unless design is exempt under Div. C-1.2.1.1 of the building code	
NAME: STAMBUK HOMES	106172
File Number:	106172

167 REYNOLDS STREET

SCALE: 3/16" = 1'-0"

SOUTH (back) - A203

ASSOCIATION OF ONTARIO
LAND SURVEYORS
25,48 SUSSEX ST. TORONTO
V-26856

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(3).

REYNOLDS STREET
(BY REGISTERED PLAN 34)

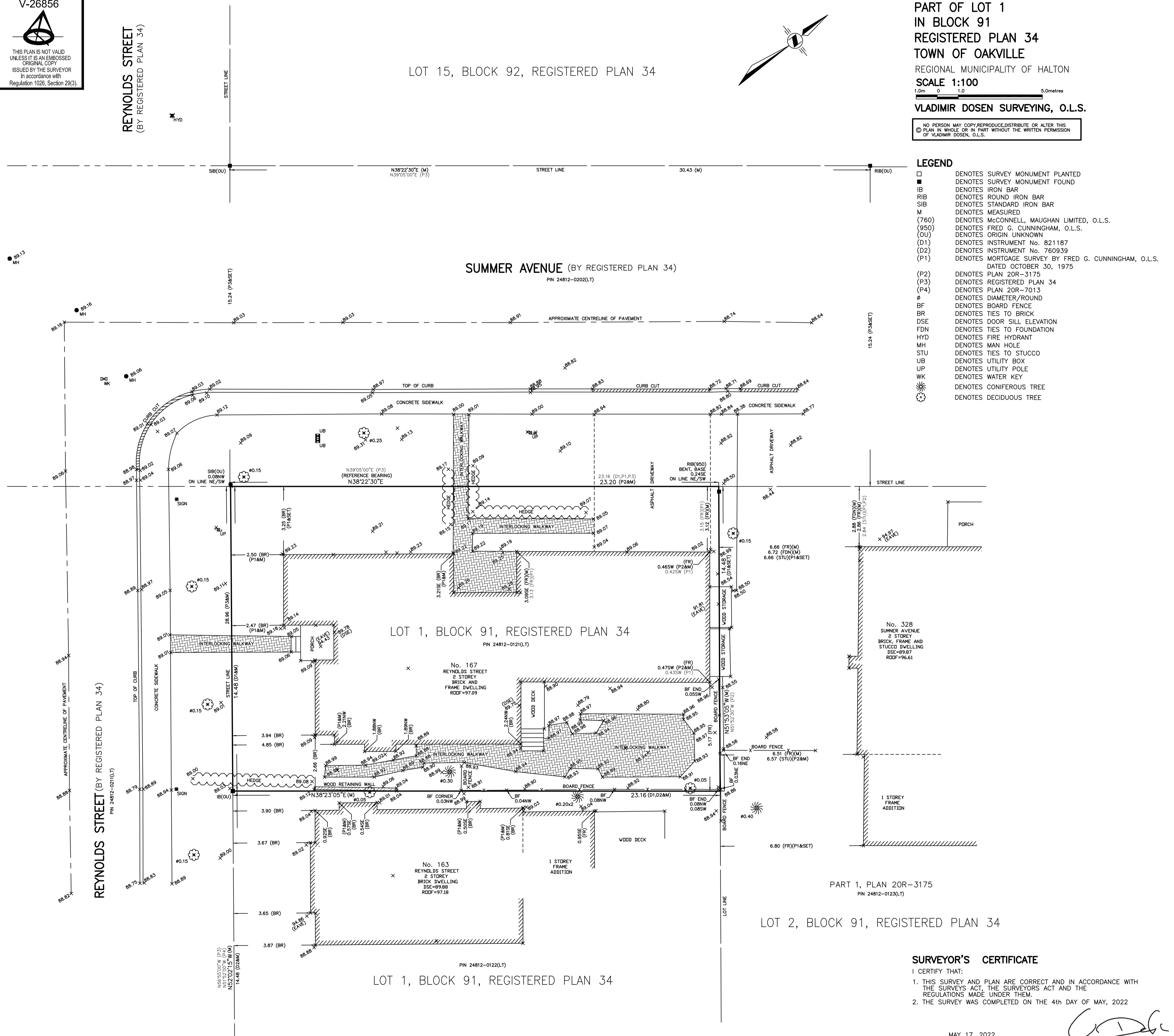
LOT 15, BLOCK 92, REGISTERED PLAN 34

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
PART OF LOT 1
IN BLOCK 91
REGISTERED PLAN 34
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1:100
1.0m 0 1.0 5.0metres
VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF VLADIMIR DOSEN, O.L.S.

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- SIB DENOTES STANDARD IRON BAR
- M DENOTES MEASURED
- (760) DENOTES MCCONNELL, MAUGHAN LIMITED, O.L.S.
- (950) DENOTES FRED G. CUNNINGHAM, O.L.S.
- (CU) DENOTES ORIGIN UNKNOWN
- (D1) DENOTES INSTRUMENT No. 821187
- (D2) DENOTES INSTRUMENT No. 760939
- (P1) DENOTES MORTGAGE SURVEY BY FRED G. CUNNINGHAM, O.L.S. DATED OCTOBER 30, 1975
- (P2) DENOTES PLAN 20R-3175
- (P3) DENOTES REGISTERED PLAN 34
- (P4) DENOTES PLAN 20R-7013
- ⊙ DENOTES DIAMETER/ROUND
- BF DENOTES BOARD FENCE
- BR DENOTES TIES TO BRICK
- DSE DENOTES DOOR SILL ELEVATION
- FDN DENOTES TIES TO FOUNDATION
- HYD DENOTES FIRE HYDRANT
- MH DENOTES MAN HOLE
- STU DENOTES TIES TO STUCCO
- UB DENOTES UTILITY BOX
- UP DENOTES UTILITY POLE
- WK DENOTES WATER KEY
- ⊙ DENOTES CONIFEROUS TREE
- ⊙ DENOTES DECIDUOUS TREE



BENCHMARK NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC
AND ARE RELATED TO TOWN OF OAKVILLE
BENCHMARK No. 18, HAVING A PUBLISHED
ELEVATION OF 90.993 METRES.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE SOUTHEASTERLY
LIMIT OF SUMMER AVENUE, AS SHOWN
ON PLAN 20R-3175, HAVING
A BEARING OF N38°22'30"E.

THIS REPORT WAS PREPARED FOR
JOSEPH BROKALAKIS
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES

PART 2) SURVEY REPORT
DESCRIPTION OF LAND:
PART OF LOT 1, BLOCK 91, REGISTERED PLAN 34,
PIN 24812-0121(LT).
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NONE.
BOUNDARY FEATURES:
POSITION OF FENCES AS SHOWN ON PLAN.
NOTE THE POSITION OF WOOD STORAGE.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF MAY, 2022

DATE: MAY 17, 2022

Vladimir Dosen
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
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JOB No: 22165	FIELD BY: BN
FILE: 22-044	DRAWN BY: AT
CAD FILE: 167 REYNOLDS STREET	CHECKED BY: VD

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6H 0H3

RE: Minor Variance Application, 167 Reynolds Street

To Whom It May Concern:

We are the Owners of 167 Reynolds Street, Oakville. This property is zoned RL4-0. This letter outlines the request to add a roof over the mudroom door on Sumner Avenue. Our design proposes to provide a shelter for the door to mitigate rain and snow build up and hazardous conditions at the door. Below is proposed variance and rationale.

Zoning Bylaw 2014-014 Section 6.4.2

The maximum lot coverage shall be 35% of the lot.

The existing coverage is 42.3%

The approved coverage is 40.22% (CAV A/205/2022-Amended)

Proposed: 42%

The existing lot coverage is existing non-conforming. We are seeking to add 1.88% to the previously approved lot coverage but are still under the existing lot coverage. In our previously approved application (CAV A/205/2022-Amended), we worked closely with the Town to ensure the proposed replacement of the addition maintains the coverage of the existing addition and improves the setbacks to the neighboring dwelling, particularly on east and west elevations. The addition has been stepped at both floor levels and includes multiple single storey elements to reduce the impact of additional GAF. We believe that the added roof in this variance request provides shelter to the mudroom door that mitigates hazards caused by snow build up and rain.

As such, the proposed addition does not present any negative impacts to the neighbours nor result in the dwelling appearing larger than other homes in the Neighbourhood.

Thank you for your consideration.

Anthony Pollo

Anthony Pollo
Property Owner
167 Reynolds Street, Oakville Ontario