24T-12003/1309

PLAN 20M – 1268

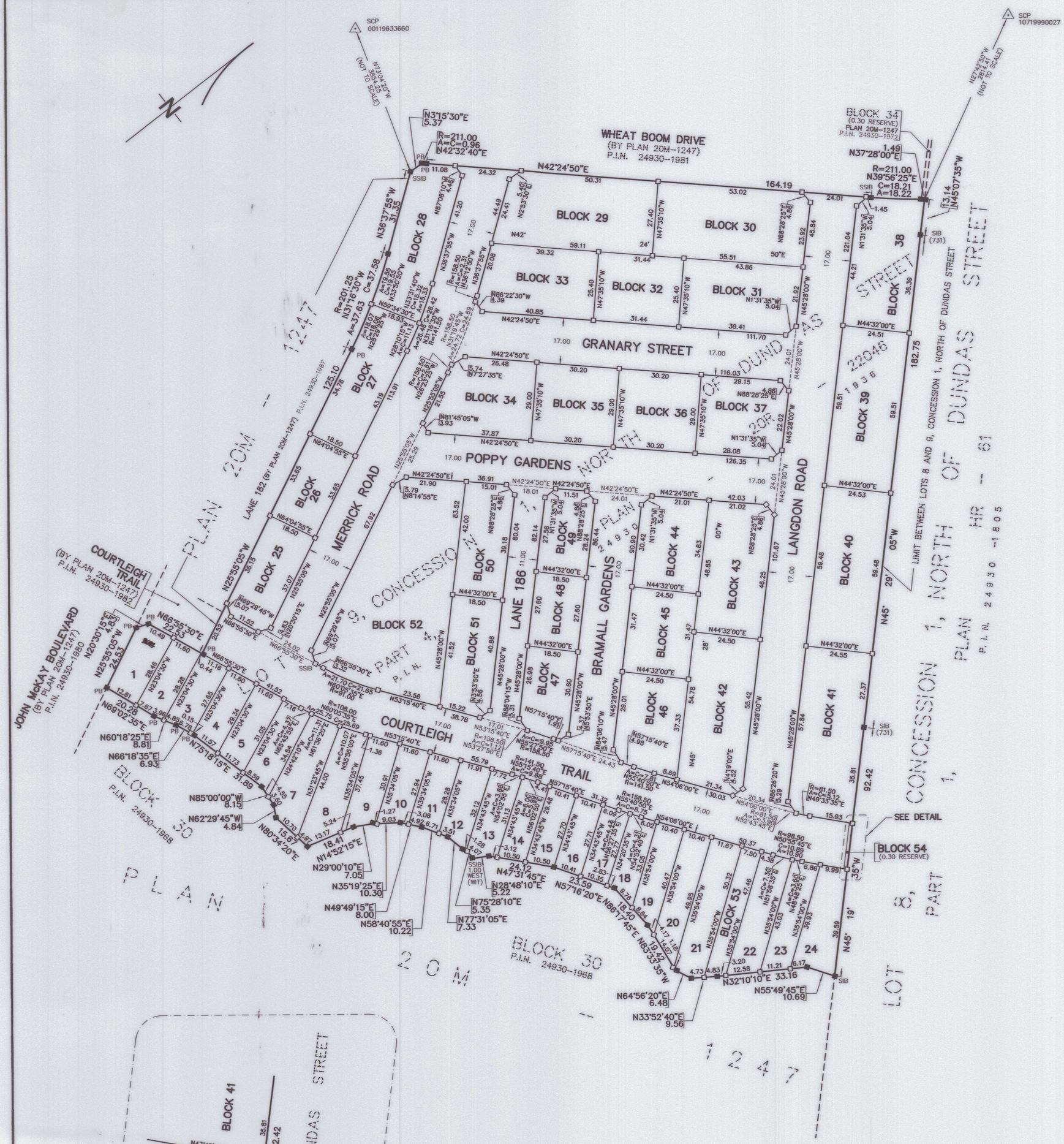
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF HALTON AT 12:03 O'CLOCK ON THE 10th DAY OF NOV, 2023 AND ENTERED IN THE PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER(S) 24930-1936

AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. HR 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 100 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
(WIT)	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
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 MAY 17, 2023

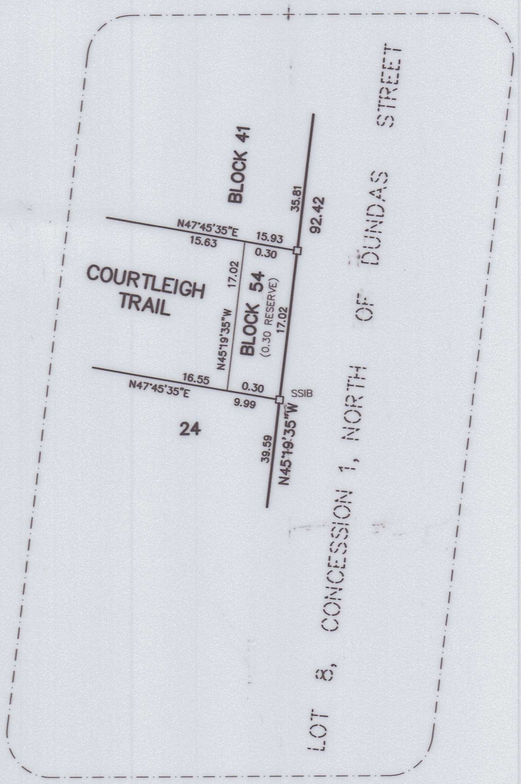
JASON SUDDERGAARD, A.S.O.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

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

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



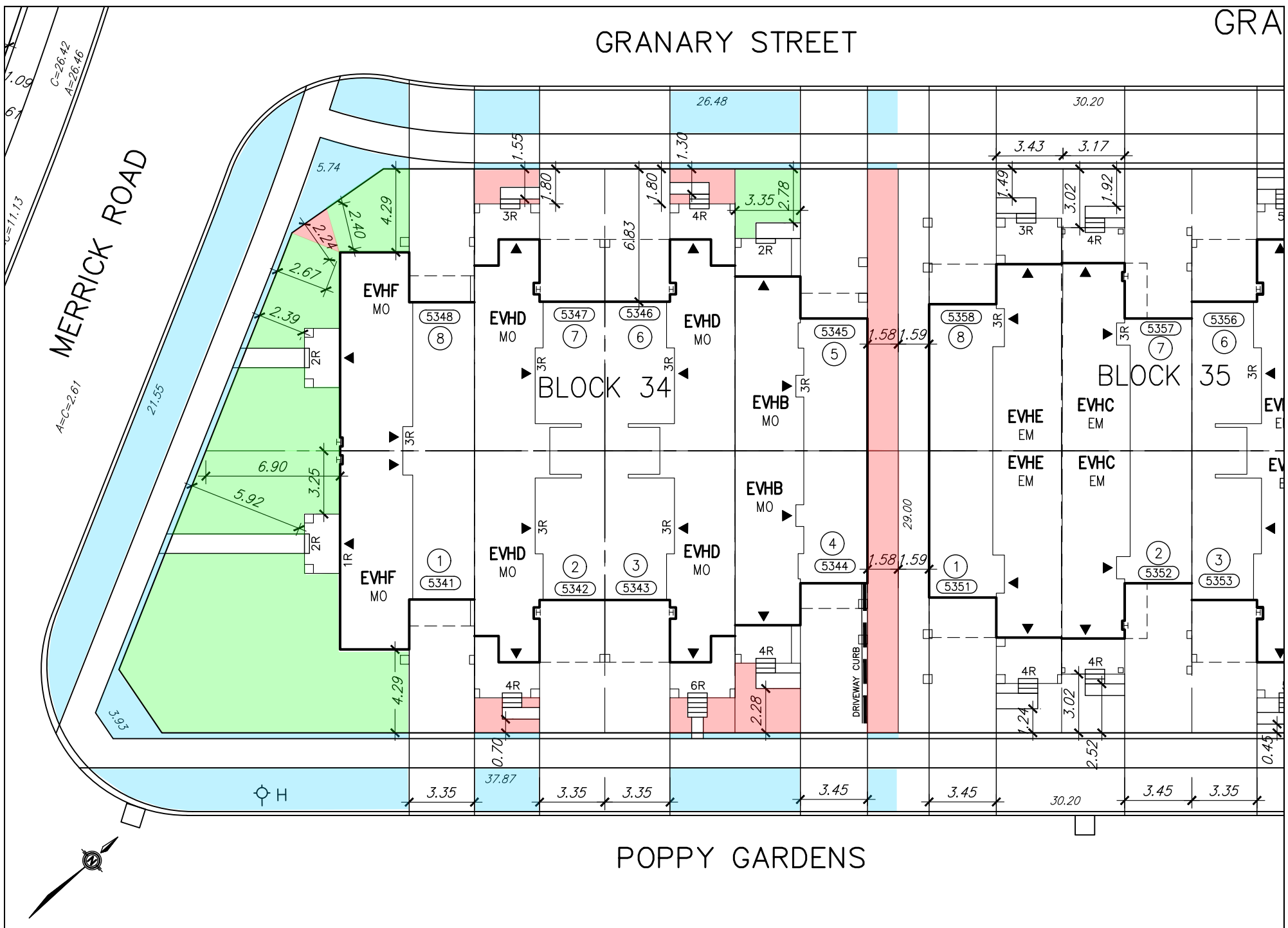
DETAIL (NOT TO SCALE)

TOTAL AREA OF SUBDIVISION = 5.828 Ha.

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. 21066s1f

Feb 15, 2023 – 13:54:28



BLOCK 34 - LANDSCAPING AREAS LEGEND				
Area Type		Area (m²)		
Block Area		1021.91		
Block + Boulevard Area		1455.58		
			Landscape %	
Legend	Landscaping Type	Area (m²)	of Block	Of Block+Blvd.
	2.4m x 2.4m Landscaping Areas	205.78	20.14%	N/A
	Non 2.4m x 2.4m Landscaping Areas	76.11	7.45%	N/A
	Total Landscaping within Block	281.89	27.58%	N/A
	Additional Boulevard Landscaping Areas	202.95		
	Total Landscaping Areas	484.84	N/A	33.31%

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.....

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.

MWILLCOCKS - P:\2017\17039-5_Joshua Creek Phase 5\DRAWINGS-CAD\02-SITE PLAN PHASE #\17039-5-JC5-SP1-LANDSCAPING.dwg - December 12, 2023 1:41:46 PM

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		
	WATER SERVICE	TFW	TOP OF FOUNDATION WALL		RETAINING WALL
SAN	DOUBLE SAN. CONNECTION	UFR	UNDERSIDE FOOTING AT REAR		ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
		UFF	UNDERSIDE FOOTING AT FRONT		PRIVACY FENCE (SEE LANDSCAPE PLAN)
SAN	SINGLE SAN. CONNECTION	W.O.B.	WALK OUT BASEMENT	x	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
	SINGLE STM. CONNECTION		AIR CONDITIONER		METAL FENCE (SEE LANDSCAPE PLAN)
CB	CATCH BASIN		EMBANKMENT 3:1 SLOPE		FENCING TYPE AND LOCATION FOR REFERENCE ONLY. APPROVED LANDSCAPE PLANS SHALL GOVERN.
	EXTERIOR DOOR LOCATION		PROPOSED VALVE		THIS LOT CONTAINS ENGINEERED FILL
	SIDE WINDOW LOCATION		SUPER MAIL BOX		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.
	SWALE DIRECTION		HYDRO METER		
	CABLE TELEVISION PEDESTAL		HYDRO SERVICE LATERAL		
	BELL PEDESTAL				
	SUMP PUMP DISCHARGE				

Client:
MATTAMY HOMES
GTW DIVISION

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

Sheet Title
BLOCK: 34
LOT #'S: 1-8

Scale: 1:300
Drawn by: BY / DA
Date: 23.12.11
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

ONTARIO ASSOCIATION OF ARCHITECTS
FRANCES MARTIN DI GIUSEPPE
LICENCE 7216

Project No. 17039-5
File: JC5-SP1
Drawing No. 1 OF 1

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

Catherine McEwan
Encl.

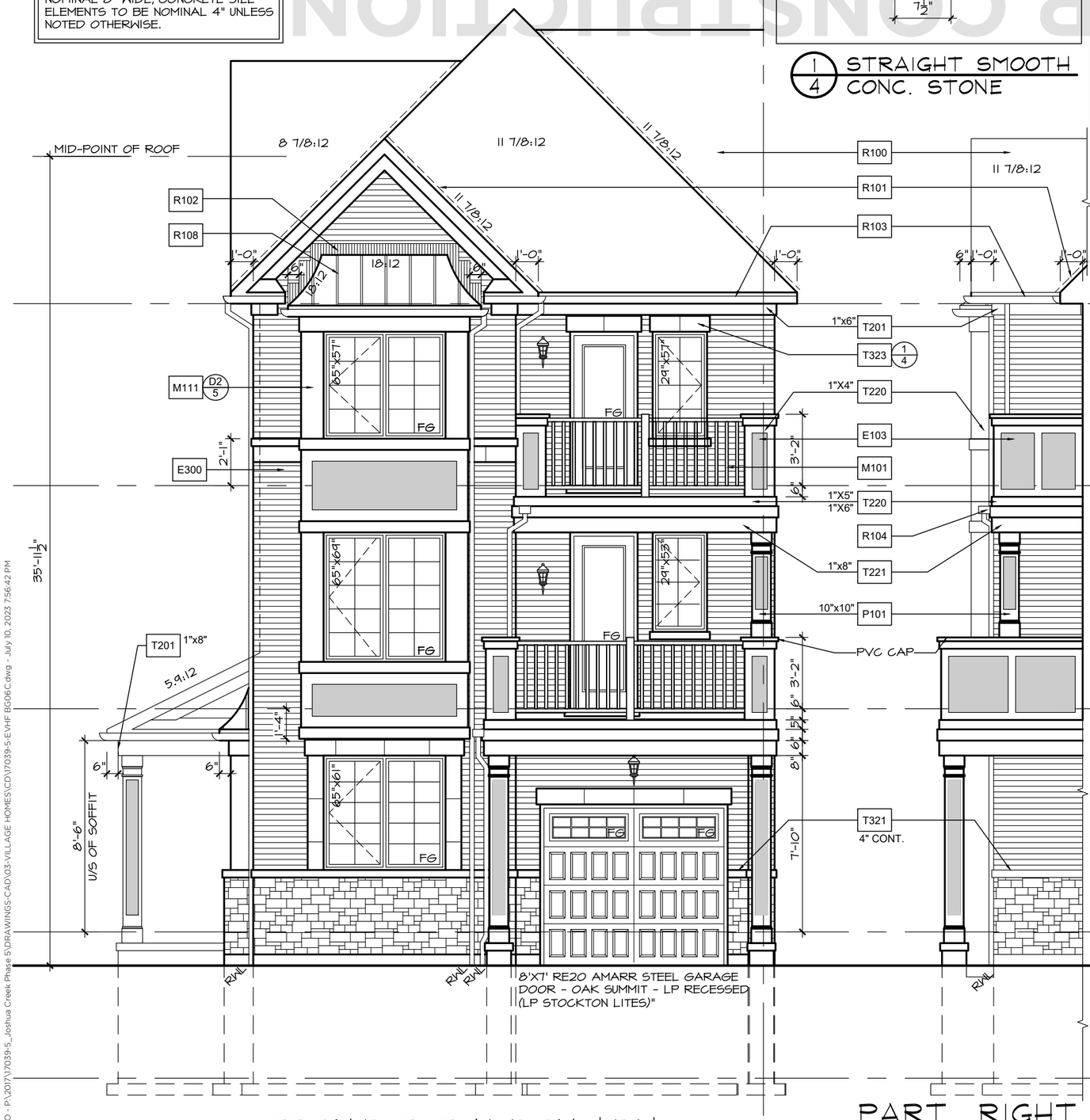
Copy: Mike Dickie, Dunoak Developments Inc (Mattamy Homes)

Korsiak | Urban Planning
206-277 Lakeshore Road East
Oakville, Ontario, L6J 6J3

Tel: 905-257-0227
E: info@korsiak.com

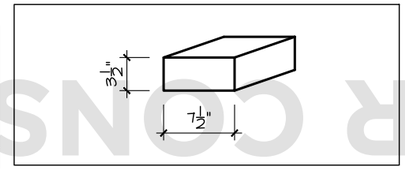
SMOOTH PRECAST ELEMENTS TO BE NOMINAL 8" WIDE, CONCRETE SILL ELEMENTS TO BE NOMINAL 4" UNLESS NOTED OTHERWISE.

NOT FOR CONSTRUCTION

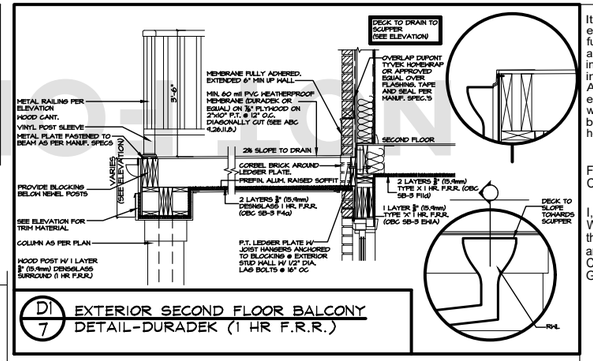


FRONT ELEVATION 'TA'

PART. RIGHT SIDE ELEVATION 'TA'



1/4 STRAIGHT SMOOTH CONC. STONE



D1/7 EXTERIOR SECOND FLOOR BALCONY DETAIL-DURADEK (1 HR F.R.R.)

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.

FOR LOTS:
CITY OF MARKHAM

I, AVI SHWARTZ OAA, MRAIC of JOHN G. WILLIAMS LIMITED, ARCHITECT certify that the plans/drawings comply with the applicable architectural control guidelines approved by the City of Markham and on file with the Design Group, Development Services Commission.

These drawings must be read in conjunction with Q4 standard construction details: **D1 to D13**

EVHF
THE MEDALLION CORNER
ELEVATION 'TA'

Project No.	17039-5
Scale	3/17" = 1'-0"
Drawn By	OK
Checked By	SW

7 OF 11

ELEVATIONS

OAKVILLE

OAKVILLE, ONTARIO

MATTAMY HOMES

Issued / Revision Chart

1	ISSUED FOR CLIENT REVIEW	23.07.10	CP

PROFESSIONAL STAMP

Q4 ARCHITECTS INC.
2171 Avenue Road
Suite 302, Toronto ON.
M5M 4B4
T. 416.322.6334
F. 416.322.7294
E. info@q4architects.com

Q4A ARCHITECTS

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CP:ALUMBO - P:\2017\17039-5_Joshua Creek Phase 5\DRAWINGS-CAD\03-VILLAGE HOMES\CD\17039-5-EVHF BG06C.dwg - July 10, 2023 7:56:42 PM

NOT FOR CONSTRUCTION

SMOOTH PRECAST ELEMENTS TO BE NOMINAL 8" WIDE, CONCRETE SILL ELEMENTS TO BE NOMINAL 4" UNLESS NOTED OTHERWISE.

FRONT ELEVATION 'MO'

PART. RIGHT SIDE ELEVATION 'MO'

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EVHF
THE MEDALLION CORNER
ELEVATION 'MO'

Project No.	17039-5
Scale	3/17" = 1'-0"
Drawn By	OK
Checked By	SW

7 OF 11

ELEVATIONS

OAKVILLE

OAKVILLE, ONTARIO

MATTAMY HOMES

Issued / Revision Chart

1	ISSUED FOR CLIENT REVIEW	23.07.10 CP

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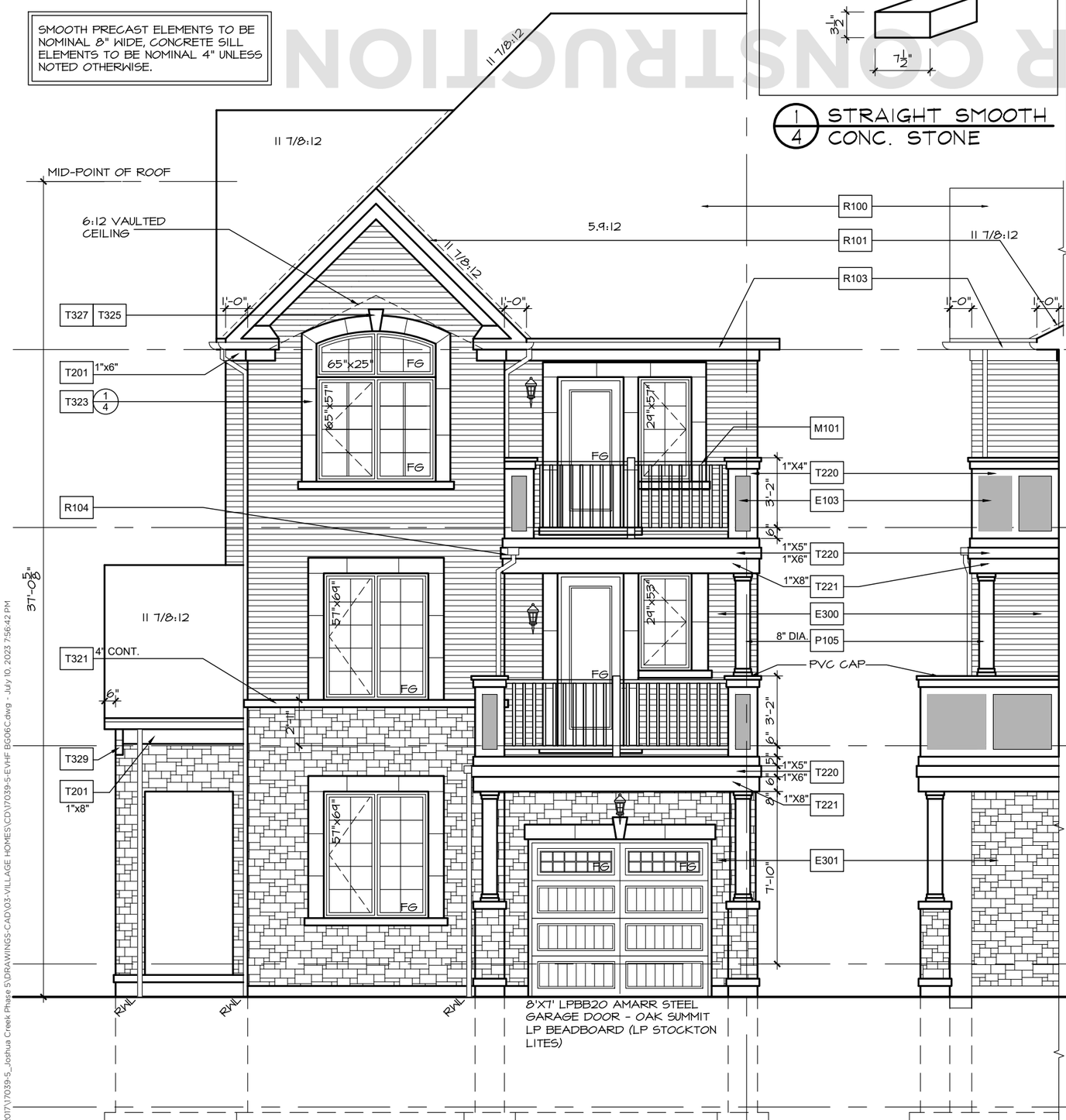
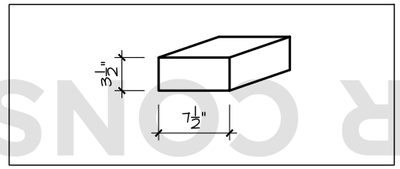
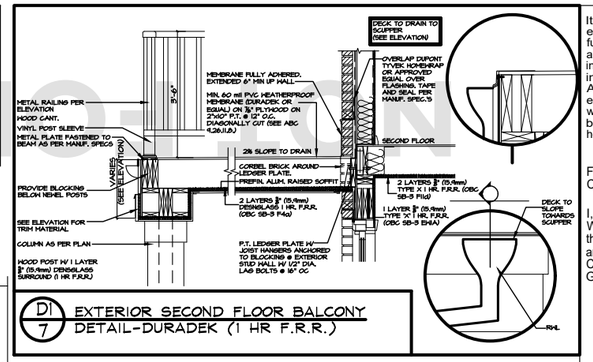


FRONT ELEVATION 'EM'



1/4 STRAIGHT SMOOTH CONC. STONE



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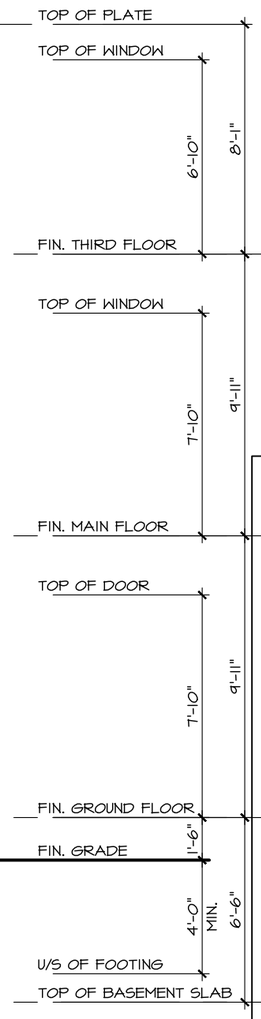

PART. RIGHT SIDE ELEVATION 'EM'

These drawings must be read in conjunction with Q4 standard construction details: **D1 to D13**

EVHF
THE MEDALLION CORNER
ELEVATION 'EM'

Project No.	17039-5
Scale	3/17" = 1'-0"
Drawn By	OK
Checked By	SW

7 OF 11

ELEVATIONS

OAKVILLE

OAKVILLE, ONTARIO

MATTAMY HOMES

Issued / Revision Chart

1	ISSUED FOR CLIENT REVIEW	23.07.10 CP

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CPALUMBO - P:\2017\17039-5_Joshua Creek Phase 5\DRAWINGS CAD\03-VILLAGE HOMES\CD\17039-5-EVHF BG06C.dwg - July 10, 2023 7:56:42 PM

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These drawings must be read in conjunction with Q4 standard construction details: **D1 to D13**

EVHB
THE DAFFODIL END
ELEVATION 'TA'

Project No.	17039-5
Scale	3/16" = 1'-0"
Drawn By	HP
Checked By	SW

7 OF 11

ELEVATIONS

OAKVILLE

OAKVILLE, ONTARIO

MATTAMY HOMES

Issued / Revision Chart

4	ISSUED FOR CLIENT REVIEW	23.07.10	CP
3	MOVE HWT LOCATION	23.05.01	CP
2	ISSUED FOR CLIENT REVIEW	23.04.10	CP
1	INTRODUCED FROM 1905-2	23.04.10	CP

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NOT FOR CONSTRUCTION

SMOOTH PRECAST ELEMENTS TO BE NOMINAL 8" WIDE, CONCRETE SILL ELEMENTS TO BE NOMINAL 4" UNLESS NOTED OTHERWISE.

FRONT ELEVATION 'MO'

RIGHT SIDE ELEVATION 'MO'

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FOR LOTS:
CITY OF MARKHAM

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These drawings must be read in conjunction with Q4 standard construction details: **D1 to D13**

EVHB
THE DAFFODIL END
ELEVATION 'MO'

Project No.	17039-5
Scale	3/16' = 1'-0"
Drawn By	HP
Checked By	SW

7 OF 10

ELEVATIONS

OAKVILLE

OAKVILLE, ONTARIO

MATTAMY HOMES

Issued / Revision Chart

4	ISSUED FOR CLIENT REVIEW	23.07.10	CP
3	MOVE HWT LOCATION	23.05.01	CP
2	ISSUED FOR CLIENT REVIEW	23.04.10	CP
1	INTRODUCED FROM 1905-2	23.04.10	CP

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THE DAFFODIL END
ELEVATION 'EM'

Project No.	17039-5
Scale	3/16" = 1'-0"
Drawn By	HP
Checked By	SW

7 OF 10

ELEVATIONS

OAKVILLE

OAKVILLE, ONTARIO

MATTAMY HOMES

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ENERGY STAR CALCULATION ELEV. 'TA'			
ELEVATION	WALL AREA sq.ft.	WINDOW RSO AREA sq.ft.	WINDOW %
FRONT	678.46	141.46	
LEFT SIDE	1049.00	11.23	
RIGHT SIDE	1049.00	0.00	
REAR	661.87	0.00	
TOTAL	3438.33	152.69	4.44 %

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EVHD
THE HONEY
ELEVATION 'TA'

Project No.	17039-5
Scale	3/16" = 1'-0"
Drawn By	KR
Checked By	SW

7 OF 10

ELEVATIONS

OAKVILLE

OAKVILLE, ONTARIO

MATTAMY HOMES

These drawings must be read in conjunction with Q4 standard construction details: **D1 to D13**

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ENERGY STAR CALCULATION ELEV. 'TA'			
ELEVATION	WALL AREA sq.ft.	WINDOW RSO AREA sq.ft.	WINDOW %
FRONT	661.87	130.53	
LEFT SIDE	1049.00	11.23	
RIGHT SIDE	1049.00	0.00	
REAR	661.87	0.00	
TOTAL	3421.74	141.76	4.14 %

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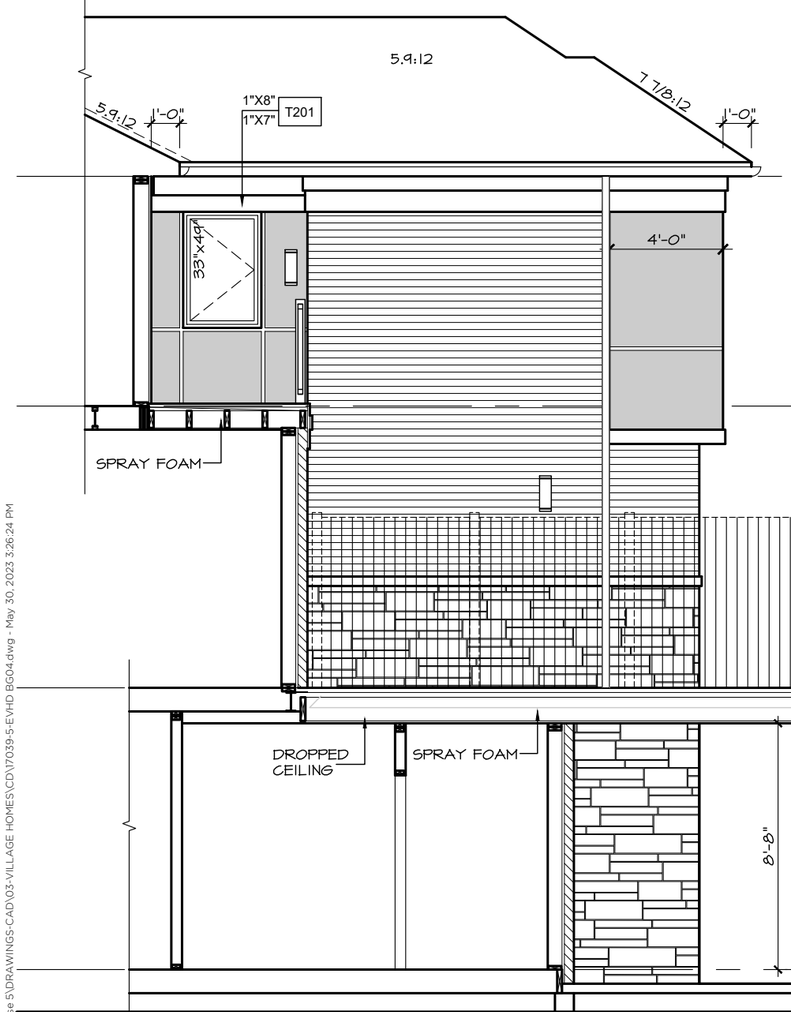
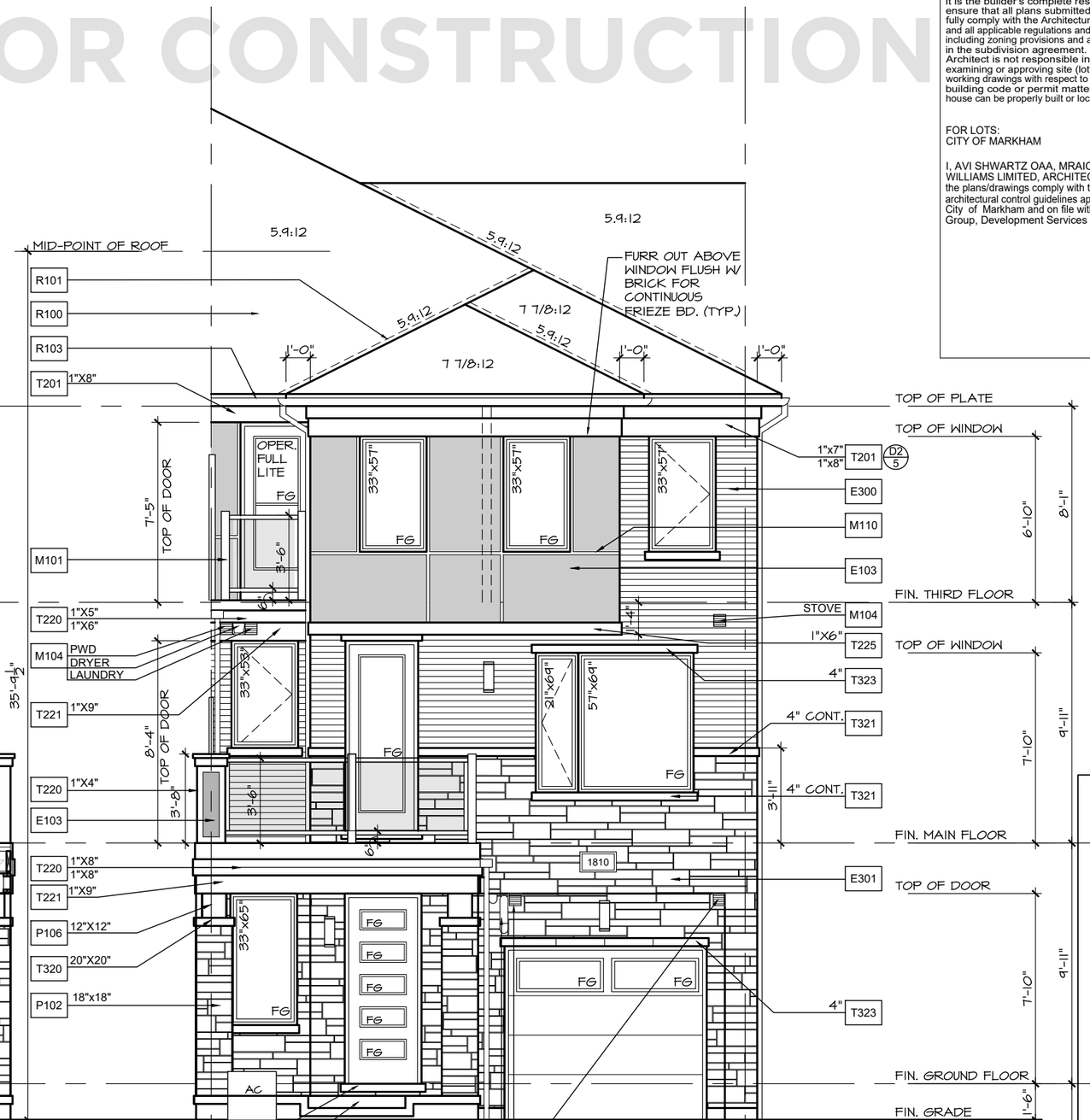


PART. LEFT SIDE ELEVATION 'MO'



FRONT ELEVATION 'MO'

WALL AREA	300.10 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	21.00 SQ. FT.
OPENINGS PROVIDED	11.23 SQ. FT.

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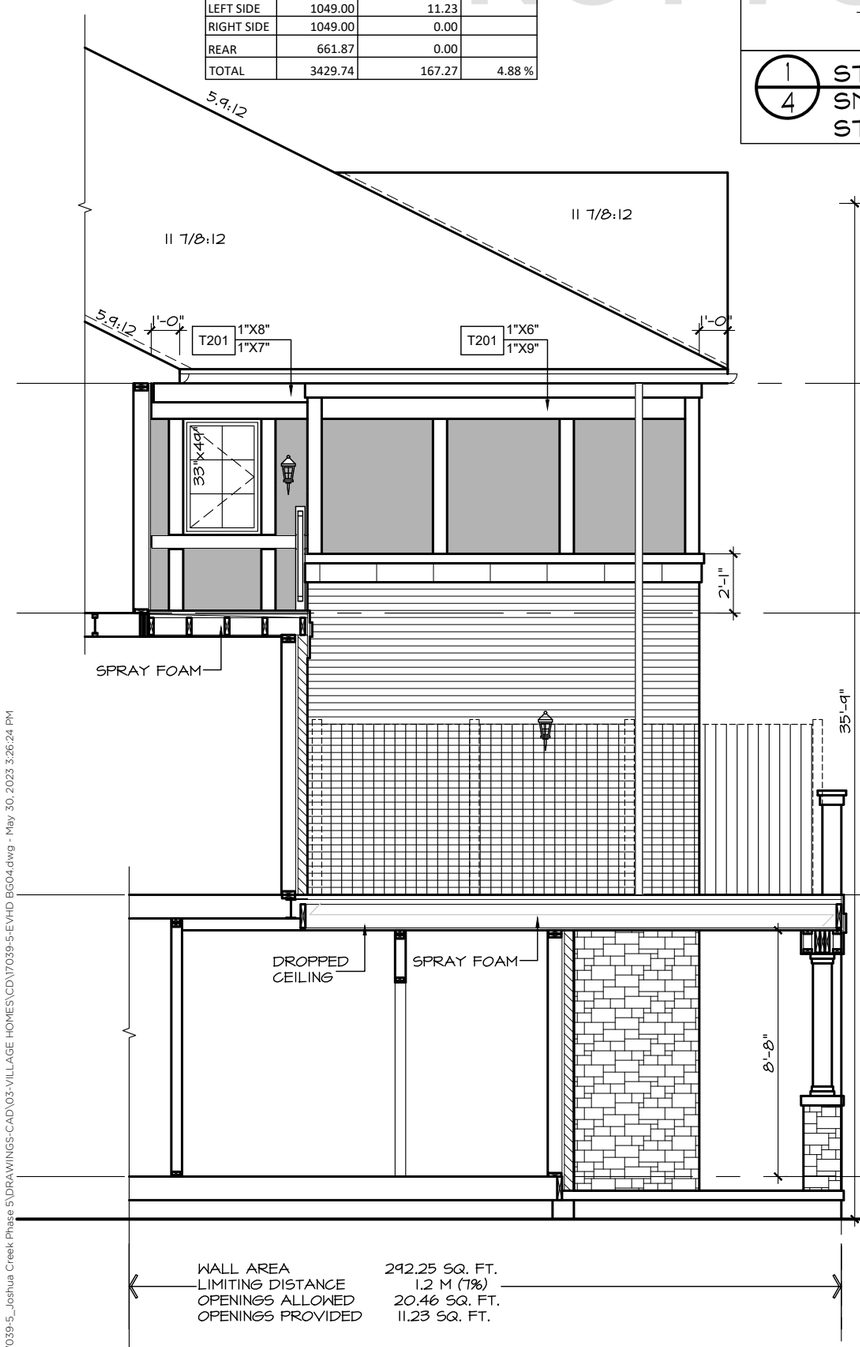
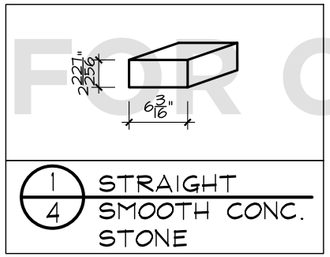
ENERGY STAR CALCULATION ELEV. 'TA'			
ELEVATION	WALL AREA sq.ft.	WINDOW RSO AREA sq.ft.	WINDOW %
FRONT	669.87	156.04	
LEFT SIDE	1049.00	11.23	
RIGHT SIDE	1049.00	0.00	
REAR	661.87	0.00	
TOTAL	3429.74	167.27	4.88 %



PART. LEFT SIDE ELEVATION 'EM'



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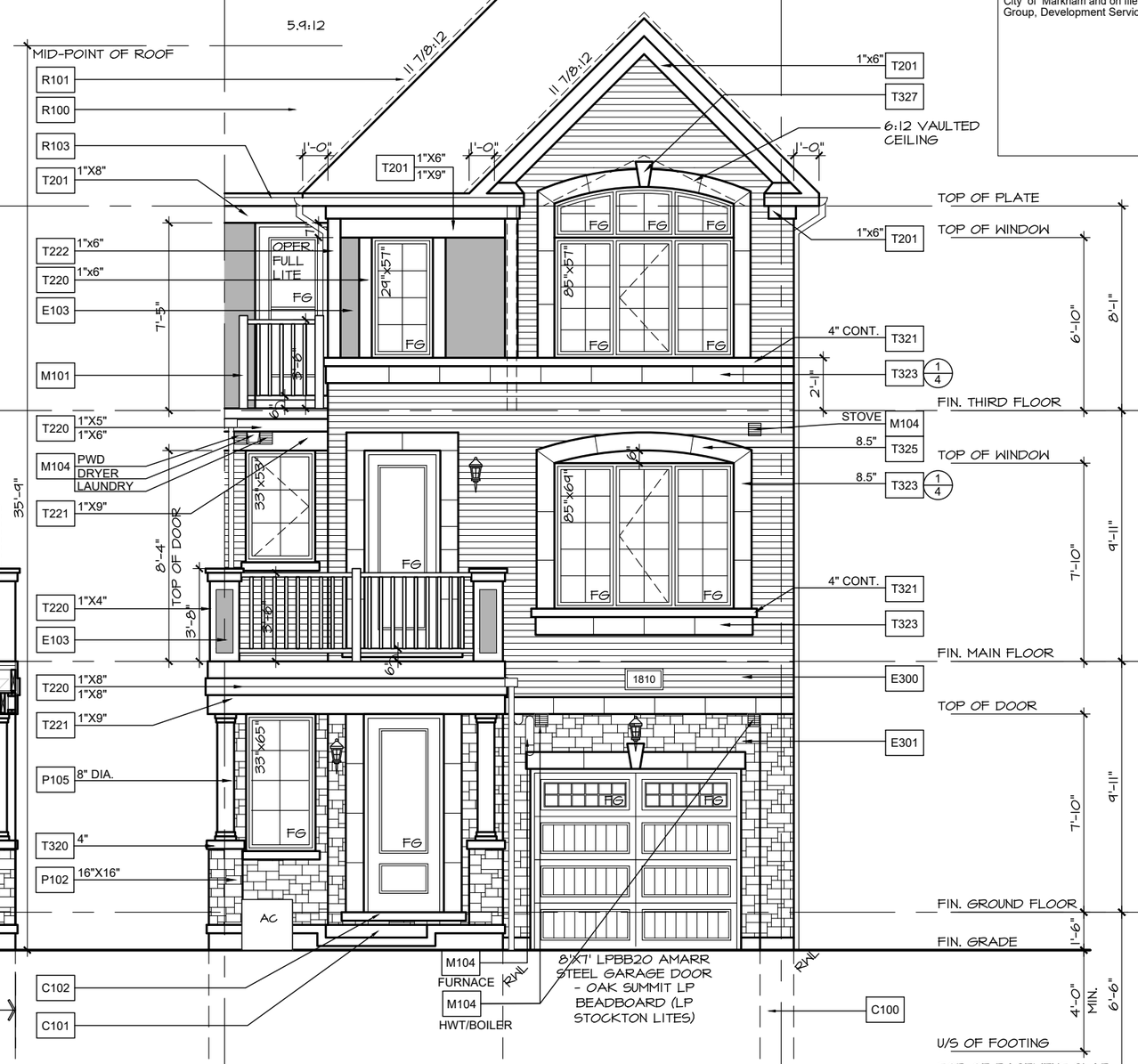

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