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PROJECT SUMMARY			255 ALBION AVE OAKVILLE, ONTARIO
ZONING	RL-1-0		
	BYLAW	EXISTING	PROPOSED
SITE AREA	1,521.69 m ² (16,379.31 ft ²)		
GROSS FLOOR AREA			
FIRST FLOOR			218.03 m ² (2,346.88 ft ²)
SECOND FLOOR			247.17 m ² (2,660.56 ft ²)
TOTAL			465.20 m ² (5,007.44 ft ²)
GARAGE			61.64 m ² (663.50 ft ²)
BUILDING SETBACKS			
FRONT (SOUTH)	10.5 m	12.01 m	
SIDE (WEST)	4.2 m	4.26 m	
REAR (NORTH)	10.5 m	16.03 m	
SIDE (EAST)	4.2 m	3.00 m	
FLOOR AREA RATIO	29% (4,750.00 ft ²)	30.58% (465.20m ² (5,007.44 ft ²))	
BUILDING HEIGHT	9 m	8.99 m	
LOT COVERAGE	25%	22%	

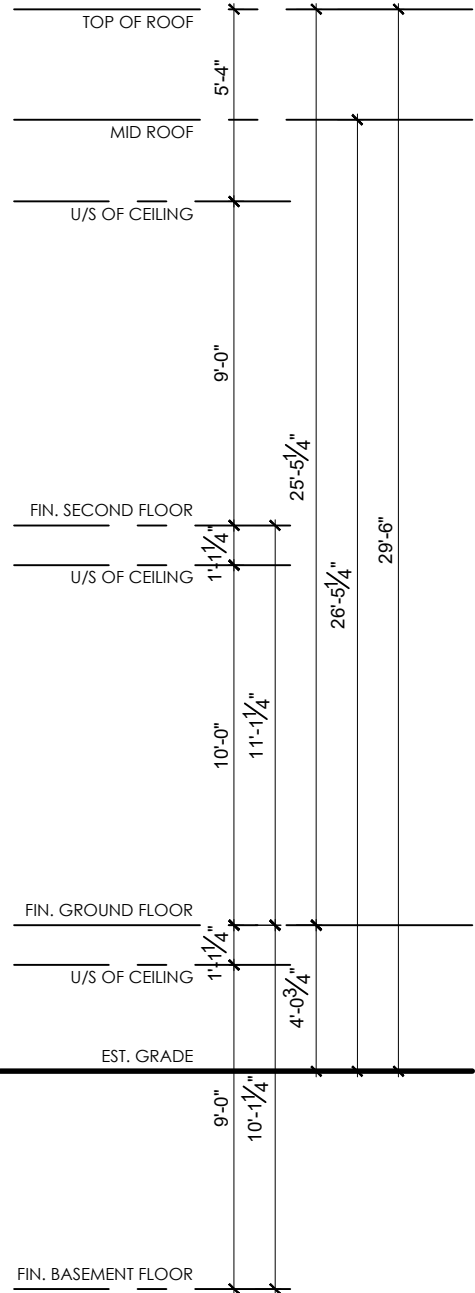


GORAL DESIGN
T: 647.505.9632
E: tgoral@goraldesign.ca

DRAWING TITLE		
SITE PLAN		
ALBION AVE RESIDENCE		
253 ALBION AVE. OAKVILLE, ONT. L6J 4T4		
SCALE	DRAWN BY	CHECKED BY
1/16" = 1'-0"	TG	
DATE	DRAWING NUMBER	
AUGUST 2020		
PROJECT NUMBER	A100	
20035		

THESE DRAWINGS HAVE BEEN PREPARED FOR BUILDING PERMIT PURPOSES ONLY. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION UNLESS A SEPARATE AGREEMENT IS MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DRAWINGS AND THE EXISTING CONDITIONS. IN THE EVENT THAT THE CONTRACTOR FINDS A DISCREPANCY WITH THE APPROVED PERMIT CONSTRUCTION DRAWINGS AND/OR THE ASSUMED CONDITIONS, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE DESIGNER AND ENGINEER IN WRITING. THE CONTRACTOR WHO IS RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION. THE DESIGNER AND THE ENGINEER WHO HAVE SEALED THESE DRAWINGS ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION.

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DRAWING TITLE

WEST ELEVATION

**ALBION AVE
RESIDENCE**

253 ALBION AVE. OAKVILLE, ONT., L6J 4T4

A203

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CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.
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THE CONTRACTOR REVIEWING THIS DRAWING IS NOT SPECIFICALLY NAMED FOR
PERMIT CONSTRUCTION. ANY PARTY ASSUMING FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS
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No.	DATE	REVISION/SUBMISSION	ISSUED BY
1.	17 MAR 2021	ISSUED FOR COA	TG



DRAWING TITLE		
NORTH ELEVATION		
ALBION AVE RESIDENCE		
253 ALBION AVE, OAKVILLE, ONT., L6J 4T4		

SCALE	DRAWN BY	CHECKED BY
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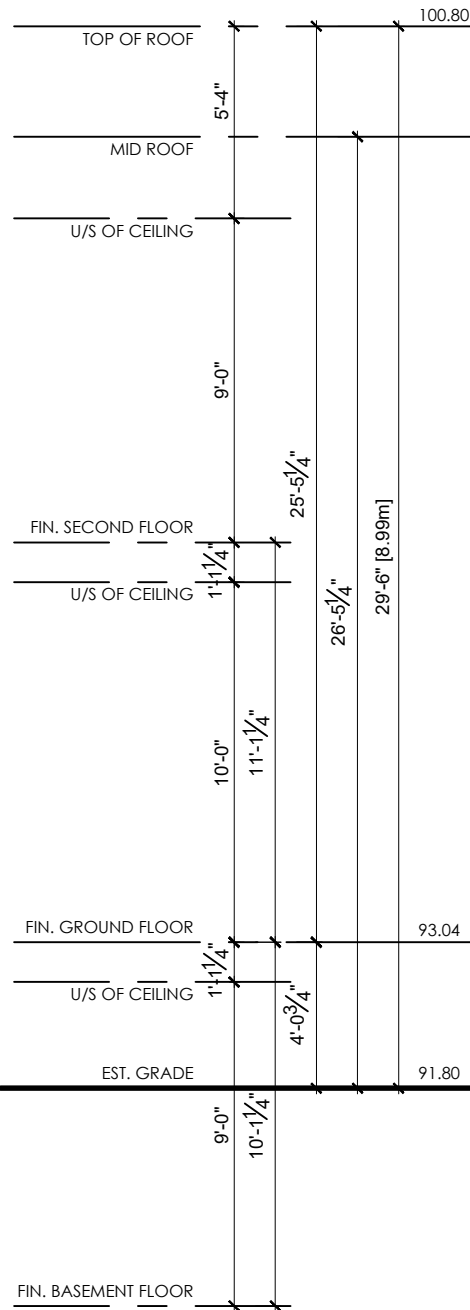
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A201



SOUTH (FRONT) ELEVATION

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CONSULT ANY DRAWINGS BEFORE PROCEEDING WITH THE WORK.
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PERMIT CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS
OR CHANGES RESULTING FROM THEIR WORK.
DESIGNER GÓRAL DESIGN AND ENGINEER ON FILE
THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS
ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF ANY VARIATIONS FROM THE SUPPLIED
INFORMATION.
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APPROVED PERMIT CONSTRUCTION DRAWINGS AND/OR THE ASSUMED CONDITIONS, THE CONTRACTOR
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1.	17 MAR 2021	ISSUED FOR COA	TG



GÓRAL DESIGN
E. Igonal@goraldesign.ca

DRAWING TITLE		
SOUTH ELEVATION		
ALBION AVE RESIDENCE		
253 ALBION AVE, OAKVILLE, ONT. L6J 4T4		

SCALE	DRAWN BY	CHECKED BY
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AUGUST 2020	A200	
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20035		