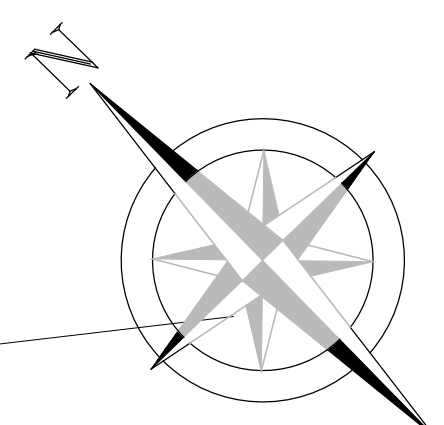




SITE STATISTICS			
DESCRIPTION	BY-LAW	EXISTING	PROPOSED
	RL3-0 sp.10		
LOT AREA	-	629.76m ²	(no change)
LOT FRONTAGE	18m	14.63m	(no change)
LOT DEPTH	30m	43.32m	(no change)
COVERAGE:			
- Dwelling	-	108.44m ²	137.91m ²
- Covered Porches	-	24.91m ²	24.43m ²
- Detached Garage	-	26.16m ²	20.80m ²
TOTAL:	-	159.51m ²	183.13m ²
LOT COVERAGE %	19%	25%	29%
BUILDING HEIGHT:			
- House	9m	9.26m	(no change)
- Exterior Main Walls	-	-	-
RESIDENTIAL FLOOR AREA:			
- Main Floor	-	110.4m ²	140.6m ²
- Second Floor	-	116.00m ²	116.00m ²
TOTAL:	264.49m ²	226.41m ²	256.60m ²
G.F.A. %	42%	35.95%	40.75%
ACCESSORY BUILDING (GARAGE): EXISTING			
	%OF LOT AREA	PROPOSED	%OF LOT AREA
Garage	26.16m ²	4.15%	20.80m ²
		3.3%	



LEGEND:

- EXISTING HOUSE
- STRUCTURES TO BE DEMOLISHED
- PROPOSED NEW HOUSE EXTENSION
- SOFT LANDSCAPING
- EXISTING DRIVEWAY
- PROPOSED NEW DRIVEWAY
- FLAGSTONE PAVERS

#	DATE	REVISION / ISSUE	CHKD
1		#	

PROJECT: **SNYDER RESIDENCE**
 246 Douglas Ave. Oakville, ON

DWG. TITLE: **Site Plan**

Approved/Client Sign Off _____ Date: _____

DATE: 9/4/2024
 SCALE: 3/32"=1'-0"
 DWN BY: K.D.
 PROJECT ID: 24.05



A1

SHEET No.

J. H. Gelbloom Surveying Limited

(P1&MEAS)
14.63

REAR YARD AREA 2806.3634 SQ. FT.

PROPOSED NEW GARAGE
223.8725 SQ. FT.

EXISTING GARAGE
TO BE DEMOLISHED

PROPOSED BUILDING DEPTH
30'-11 1/2" [9.43 m.]

PROPOSED BUILDING DEPTH
43.32m

PROPOSED BUILDING DEPTH
55'-3" [16.84 m.]

2.4m SIDE YARD SETBACK

EXISTING FRONT YARD SETBACK 7M

EXISTING 2 STOREY BRICK & SIDING DWELLING NO. 246

NEW 1 STOREY ADDITION

EXISTING ASPHALT DRIVEWAY

EXISTING BRICK WALKWAY

EXISTING COVERED PORCH

EXISTING PORCH TO BE RENOVATED

EXISTING 1 STOREY TO BE DEMOLISHED

EXISTING PORCH TO BE DEMOLISHED

NEW COVERED PORCH

STONE PATIO

EXISTING GARAGE TO BE DEMOLISHED

NEW DRIVEWAY

PROPOSED NEW GARAGE

223.8725 SQ. FT.

4'-8" [1.42 m.]

3'-1 1/2" [0.99 m.]

12'-5" [3.79 m.]

1'-11 1/2" [0.60 m.]

11'-1 1/2" [3.39 m.]

8'-2 1/2" [2.51 m.]

34'-4" [10.47 m.]

12'-5" [3.79 m.]

1'-11 1/2" [0.60 m.]

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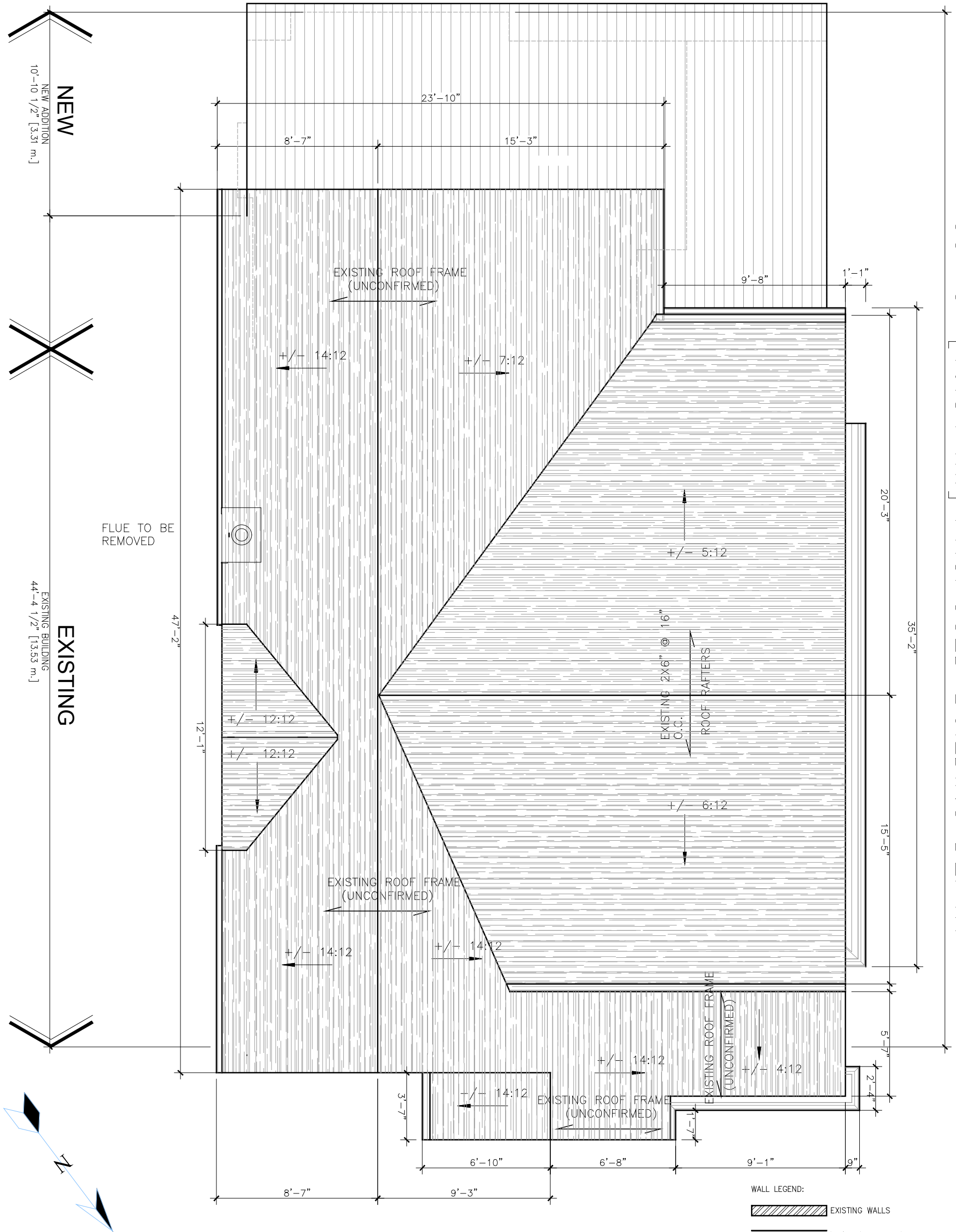
1'-11 1/2" [0.60 m.]

1'-11 1/2" [0.60 m.]

1'-11 1/2" [0.60 m.]

1'-11 1/2" [0.60 m.]

55'-3" [16.84 m.] PROPOSED BUILDING DEPTH



- WALL LEGEND:**
- EXISTING WALLS
 - NEW CONSTRUCTION
 - EXISTING WALLS TO BE DEMOLISHED
 - WALLS ABOVE
- CEILING LEGEND:**
- CEILING BULKHEADS

ROOF PLAN

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

#	DATE	REVISION / ISSUE	CHKD
1		#	

A5

PROJECT: **SNYDER RESIDENCE**
246 Douglas Ave. Oakville, ON

Approved/Client Sign Off _____ Date: _____

DATE: 9/4/2024
SCALE: 3/16"-1'-0"
DWN BY: K.D.
PROJECT ID: 24.05

NARRATIF

DWG TITLE: **Ground Floor Plan**



BELOW GRADE CONDITIONS UNCONFIRMED.
SHOWN FOR ILLUSTRATION PURPOSES ONLY.

HATCH LEGEND:
 EXISTING WALLS
 EXISTING WALLS TO BE DEMOLISHED

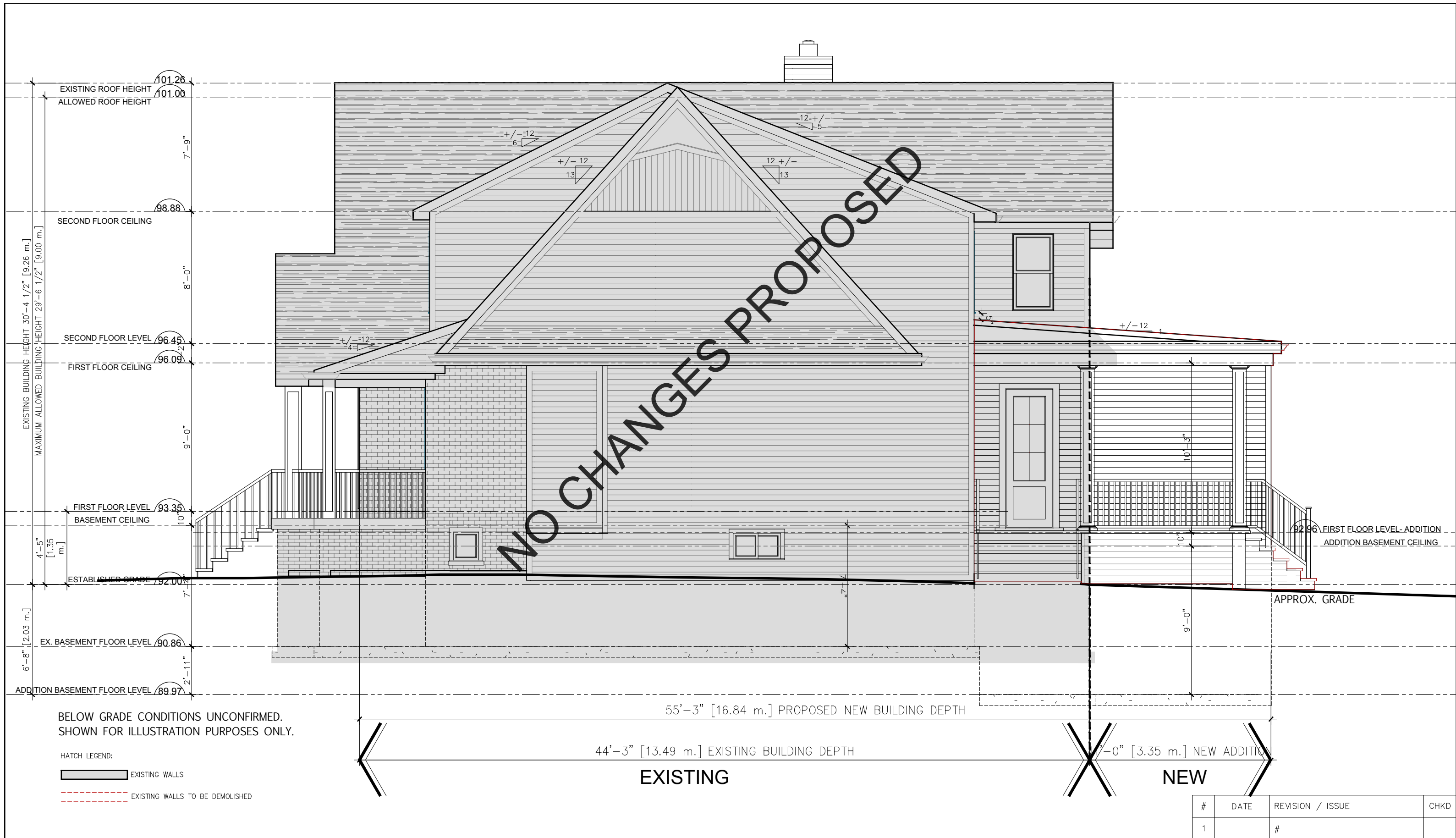
#	DATE	REVISION / ISSUE	CHKD
1		#	

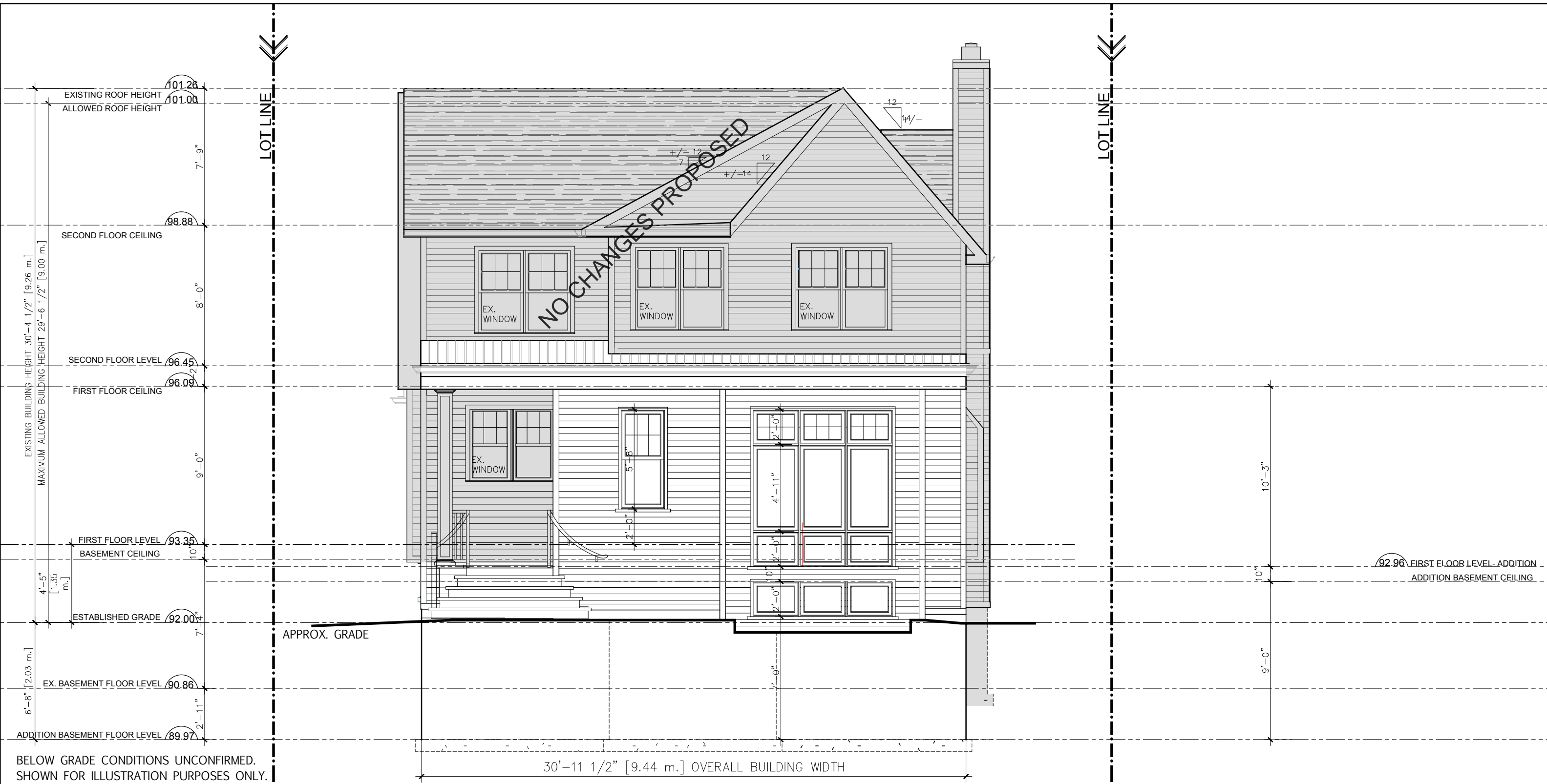


PROJECT: **SNYDER RESIDENCE**
 246 DOUGLAS AVE, OAKVILLE, ON
 DWG. TITLE: **Existing Front Elevation**

Approved/Client Sign Off _____ Date: _____

DATE:
 SCALE: 3/16"-1'-0"
 DWN BY: K.D.
 PROJECT ID: 24.05





NO CHANGES PROPOSED

BELOW GRADE CONDITIONS UNCONFIRMED.
SHOWN FOR ILLUSTRATION PURPOSES ONLY.

HATCH LEGEND:
 EXISTING WALLS
 EXISTING WALLS TO BE DEMOLISHED

92.96 FIRST FLOOR LEVEL-ADDITION
ADDITION BASEMENT CEILING

#	DATE	REVISION / ISSUE	CHKD
1		#	



PROJECT: **SNYDER RESIDENCE**
 246 DOUGLAS AVE, OAKVILLE, ON
 DWG. TITLE: **Proposed Rear Elevation**

Approved/Client Sign Off _____ Date: _____

DATE:
 SCALE: 3/16"=1'-0"
 DWN BY: K.D.
 PROJECT ID: 24.05

