

PROJECT NO 2024-211
PROPOSED TWO STOREY DETACHED
DWELLING

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY
OF THE ENGINEER AND THEY ARE NOT
TO BE REPRODUCED IN WHOLE OR IN
PART WITHOUT WRITTEN CONSENT
FROM THE ENGINEER

CONTRACTOR TO CHECK AND VERIFY
ALL DIMENSIONS BEFORE
COMMENCING WORK AND TO
REPORT ANY DISCREPANCIES TO THE
ENGINEER

ALL CONSTRUCTION TO BE
ACCORDING TO GOOD
ENGINEERING PRACTICE AND
CONFORM TO ALL APPLICABLE
CODES AND REQUIREMENTS HAVING
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PROJECT

**PROPOSED TWO
STOREY DETACHED
DWELLING**

DRAWING

COVER PAGE

PROJECT NO 2024-211

Author 10/22/24

Designer A000

Checker

**PROPOSED 2 STOREYS
DWELLING
1314 AVON CRES**



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PROPOSED TWO STOREY DETACHED DWELLING

**DRAWING
 SITE PLAN**

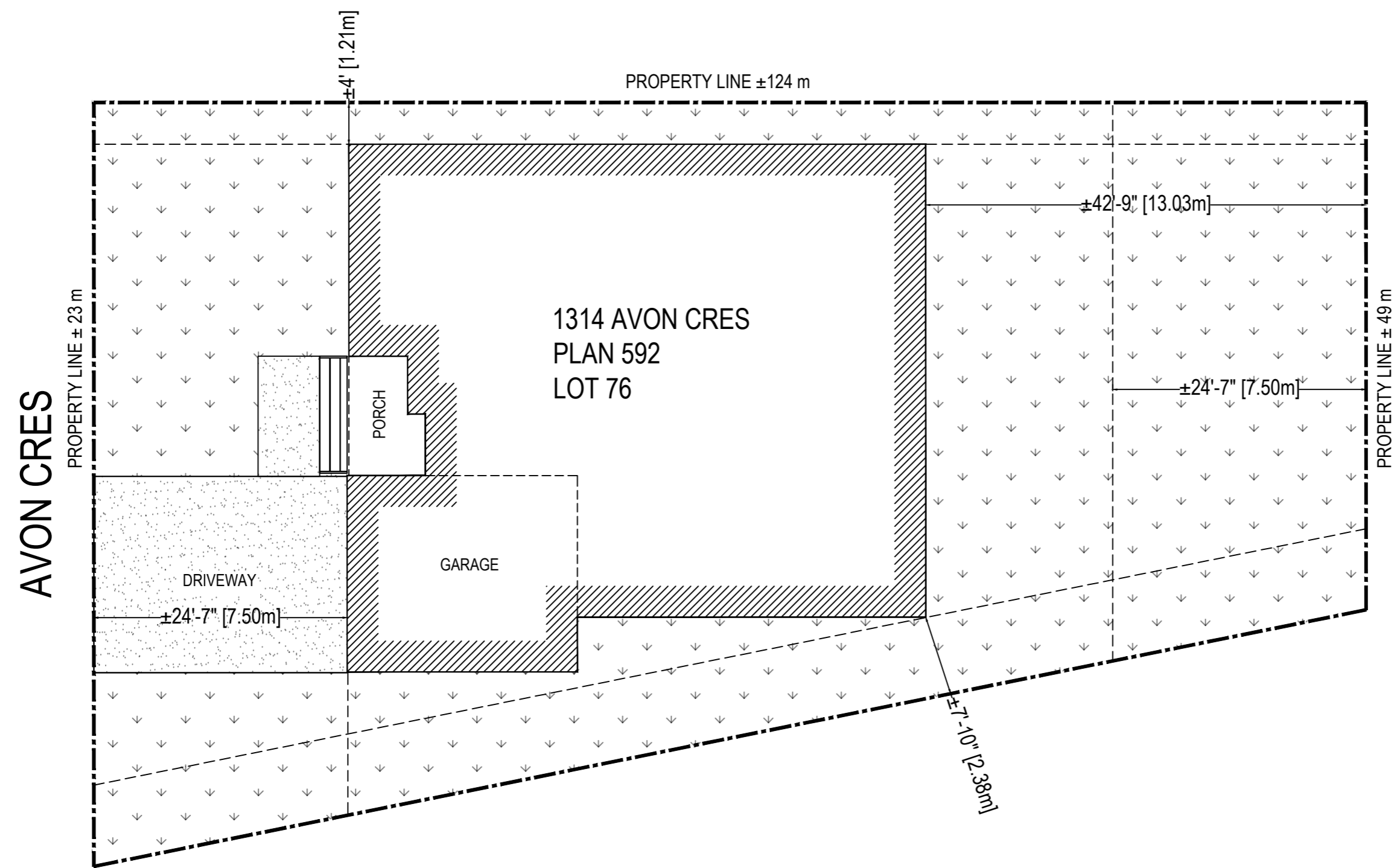
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Author **12/14/24**

Designer **A100**

1 : 130

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AVON CRES

**1314 AVON CRES
 PLAN 592
 LOT 76**

PROPERTY LINE ± 23 m

PROPERTY LINE ±124 m

PROPERTY LINE ± 49 m

DRIVEWAY

PORCH

GARAGE

±24'-7" [7.50m]

±4' [1.21m]

±42'-9" [13.03m]

±24'-7" [7.50m]

±7'-10" [2.38m]

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SITE STATISTICS

PROJECT NO 2024-211

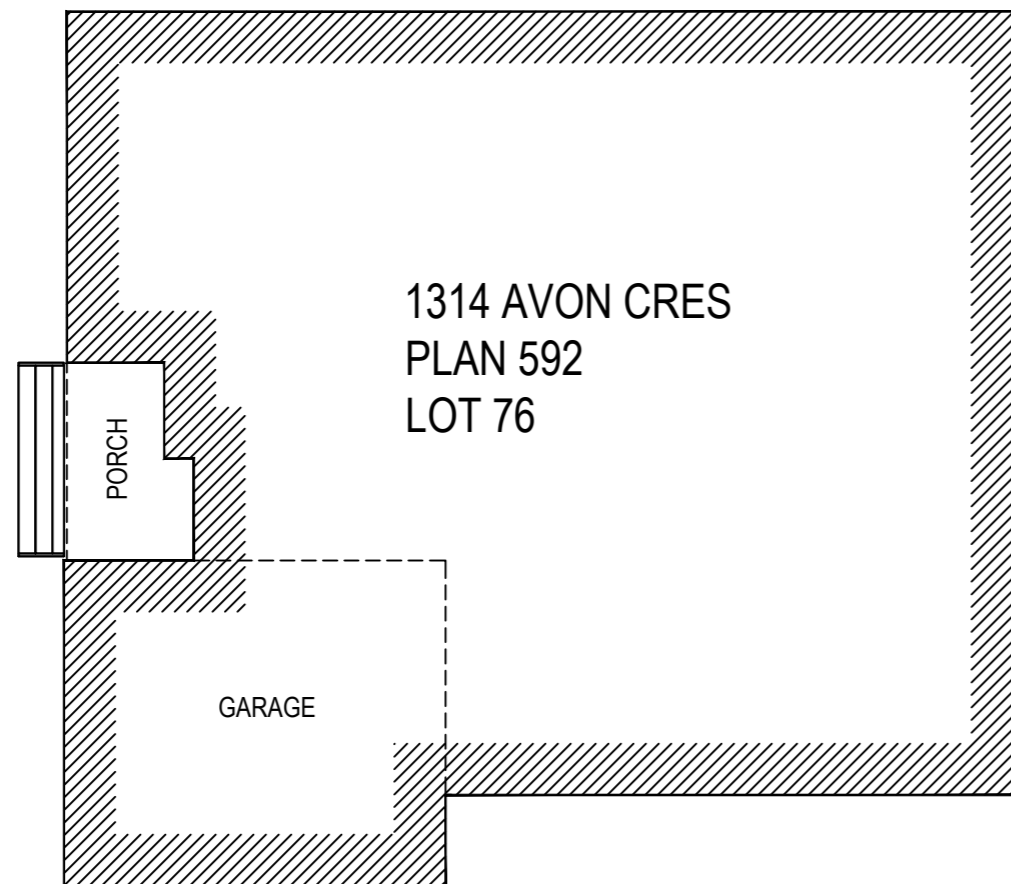
Author **12/14/24**

Designer **A101**

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ADDRESS	1314 AVON CRES., OAKVILLE	
	REQUIRED	PROPOSED
ZONING	RL 3-0	RL 3-0
LOT AREA SQ.FT	7671 SQ.FT	7671 SQ.FT
LOT AREA SQ.M	712.65 SQ.M	712.65 SQ.M
LOT COVERAGE SUFFIX 0 TABLE 6.4.2	35%	35%
AREA COVERAGE SQ.FT	2684.9	2605.4
AREA COVERAGE SQ.M	249.4	242.0 SQ.M
GROUND FLOOR AREA (GARAGE COVERAGE)		2188.9 SQFT 417.4 SQFT
TOTAL		2605.4 SQFT 242.0 SQ.M
FIRST FLOOR AREA		FIRST FLOOR TOTAL AREA - OPEN TO BELOW (STAIR WELL) 2411.0 - 114.6 = 2296.4 SQFT 2296.4 SQFT 213.3 SQ.M
GROSS FLOOR AREA SQ.M	325	GROUND FLOOR + FIRST FLOOR - OPEN TO BELOW (STAIR WELL) 2188.9 + 2296.4 = 4485.3 SQFT 416.69 SQ.M
GROSS FLOOR AREA SQ.FT	3498.27	4485.25 SQFT 416.69 SQ.M
Res .Floor Area ratio 0-Suffix table 6.4.1	41%	58.5 %



SITE PLAN



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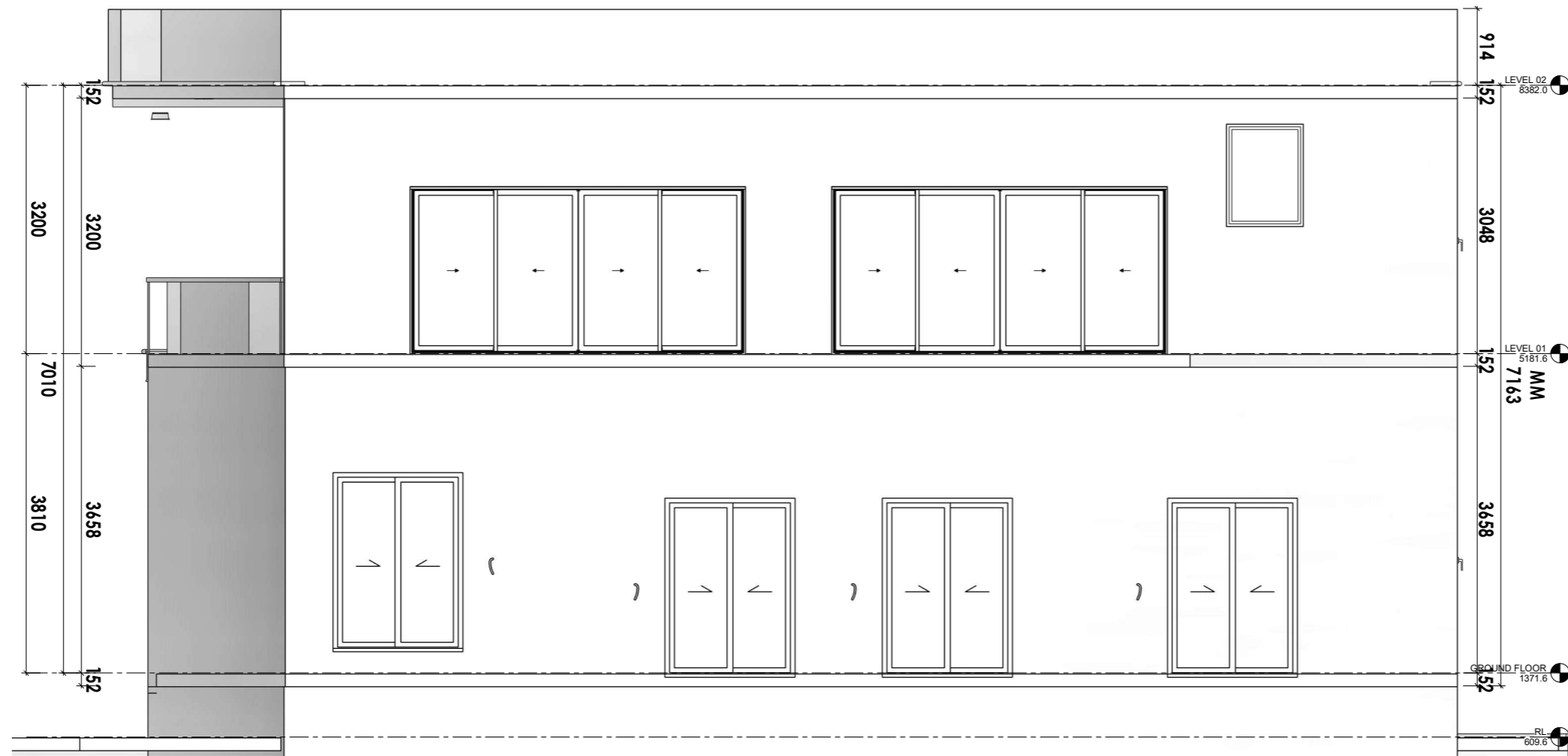
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DRAWING

NORTH ELEVATION

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Designer **A200**

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DRAWING EAST ELEVATION

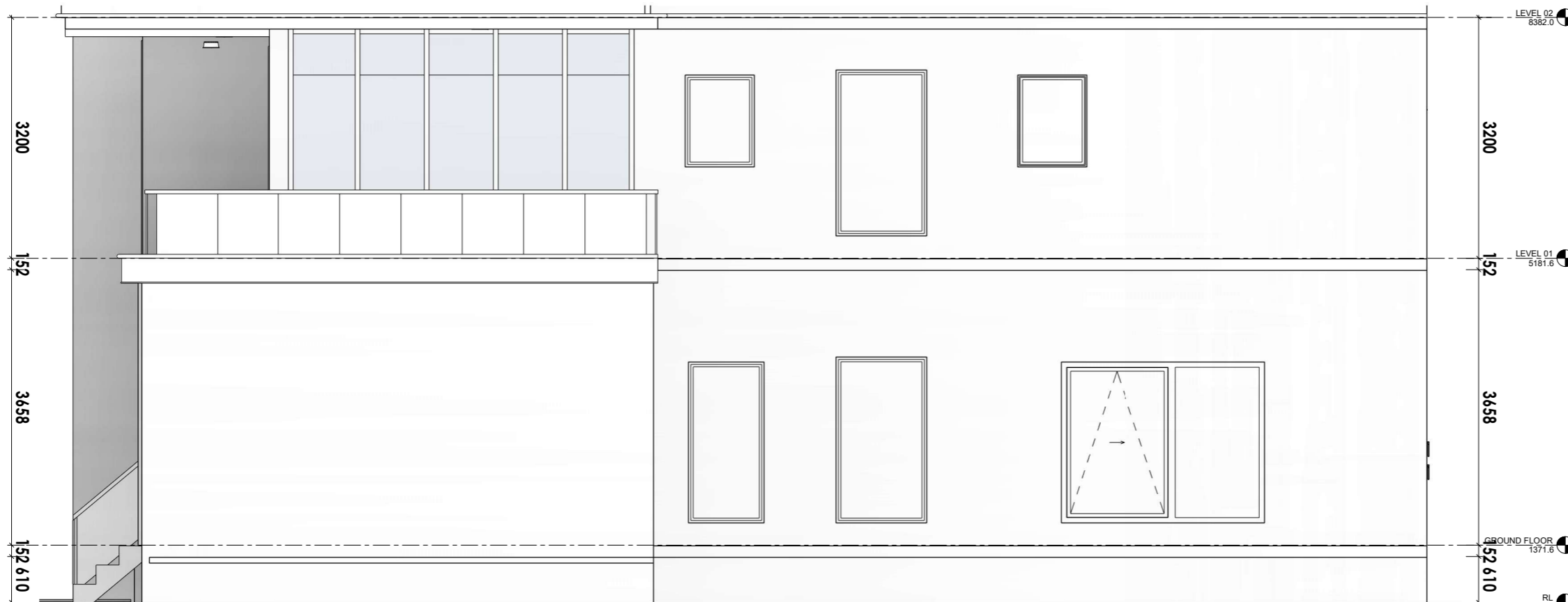
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Author 10/22/24

Designer A201

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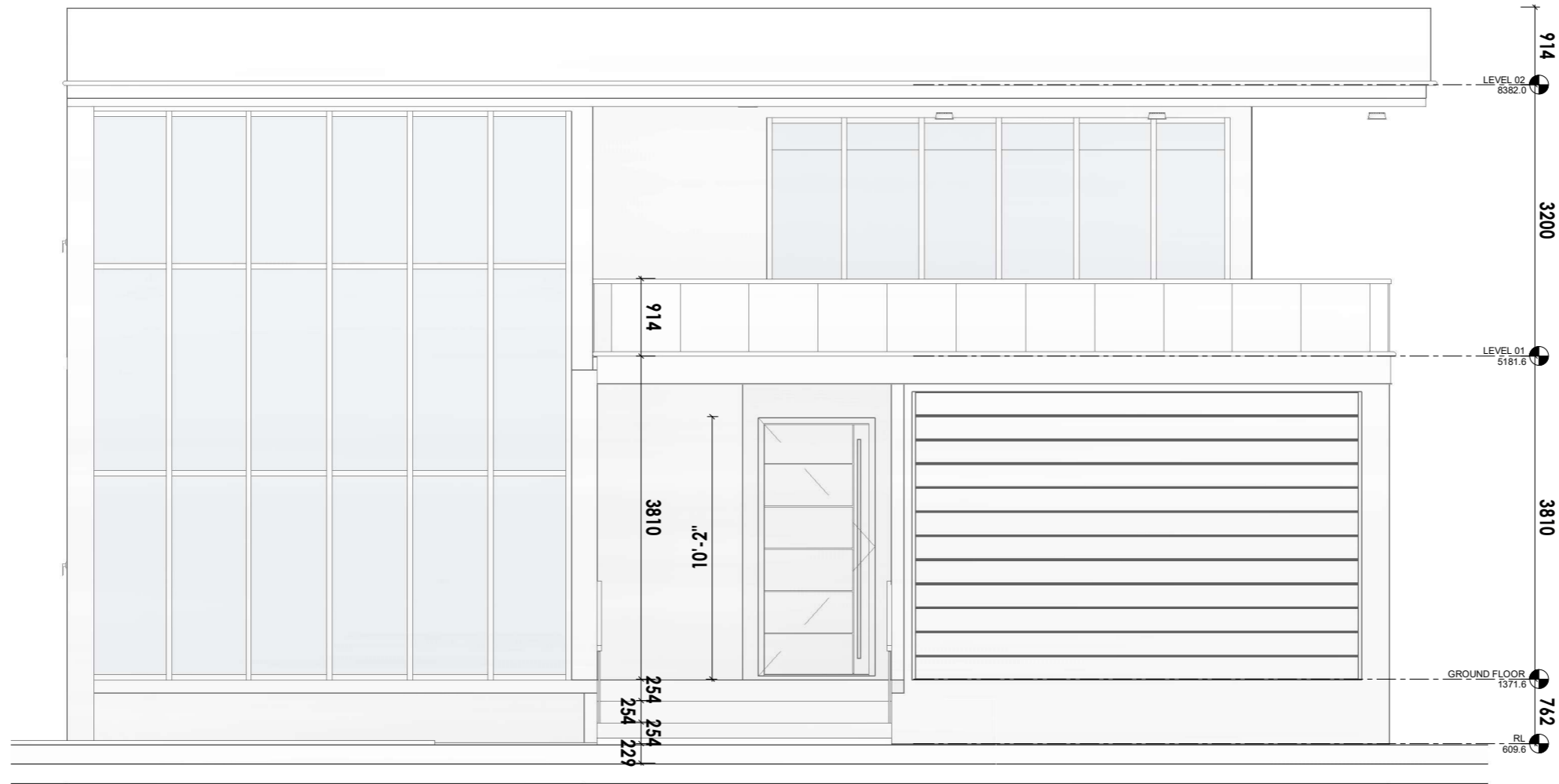
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**PROPOSED TWO
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DRAWING

SOUTH ELEVATION

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Designer **A202**

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DRAWING

WEST ELEVATION

PROJECT NO 2024-211

Author **10/22/24**

Designer
1 : 70 **A203**

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