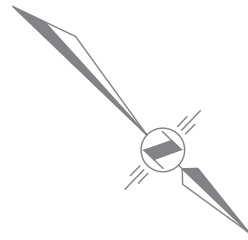
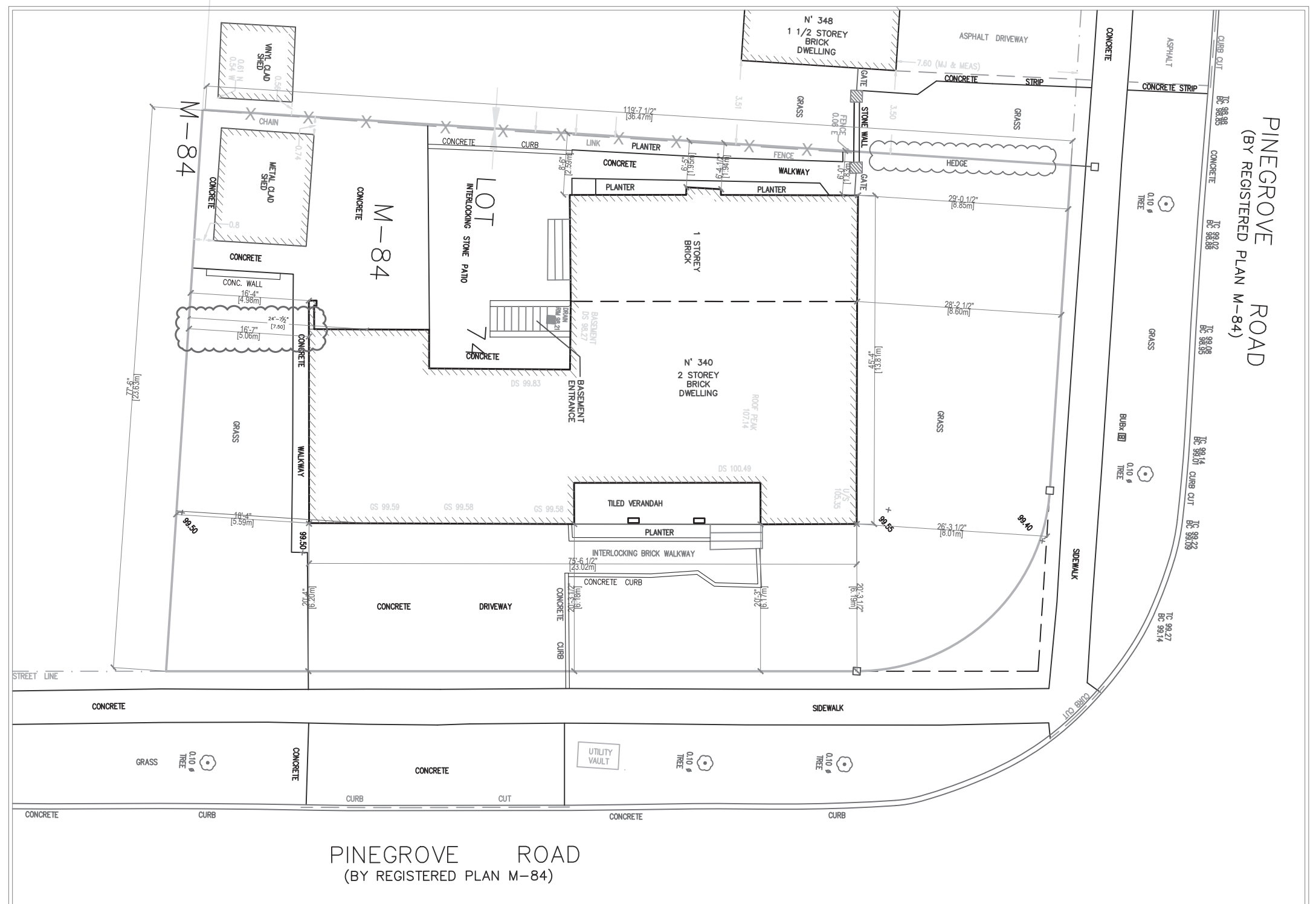


TOWN of OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

LOT 74
REGION PLAN M - 84
340 PINEGROVE RD



INDEXES		TOTAL m ²	TOTAL ft ²		
LOT AREA		m ² 809.94	ft ² 8718.12		
EXISTING RFA		m ² 251.93	ft ² 2710.77	31.10	%
PROPOSED RFA		m ² 353.15	ft ² 3799.89	43.60	%
EXISTING COVERAGE		m ² 247.10	ft ² 2658.80	30.51	%
PROPOSED COVERAGE		m ² 266.76	ft ² 2870.34	32.94	%
EXISTING	FIRST FLOOR	m ² 155.76			
	SECOND FLOOR	m ² 96.17			
	EXISTING PORCH	m ² 12.00	ft ² 129.12		
	EXISTING GARAGE (INTERNAL SURFACE AREA)	m ² 71.49	ft ² 769.23		
	EXISTING GARAGE	m ² 79.34	ft ² 853.70		
COVERAGE (FIRST FLOOR+GARAGE+PORCH)		m ² 247.10	ft ² 2658.80	30.51	%
PROPOSED	FIRST FLOOR	m ² 162.19			
	SECOND FLOOR	m ² 190.96			
	PROPOSED PORCH	m ² 16.21	ft ² 174.42		
	PROPOSED PORCH GARAGE	m ² 3.63	ft ² 39.06		
	PROPOSED PORCH BEHIND THE GARAGE	m ² 6.05	ft ² 65.10		
	PROPOSED GARAGE (INTERNAL SURFACE AREA)	m ² 71.49	ft ² 769.23		
	PROPOSED GARAGE	m ² 79.34	ft ² 853.70		
	FLAT ROOF	m ² 5.39	ft ² 58.00		
COVERAGE (FIRST FLOOR+GARAGE+PORCH)		m ² 266.76	ft ² 2870.34	32.94	%



GPF Design Services Inc.
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Fax 416-656-5343

No.	Description	Date	By
5.	REVISION	2024/01/29	FM
4.	REVISION	2023/08/08	FM
3.	REVISION	2023/07/19	FM
2.	REVISION	2023/07/18	FM
1.	ISSUED FOR CoFA	2023/04/25	FM
No.	Description	Date	By

CLIENT:
PROJECT:
340 PINEGROVE RD
OAKVILLE ON

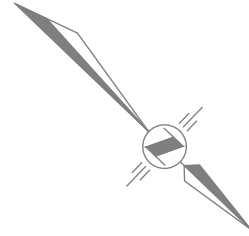
SHEET TITLE: EXISTING SITE PLAN

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

SP 1.1

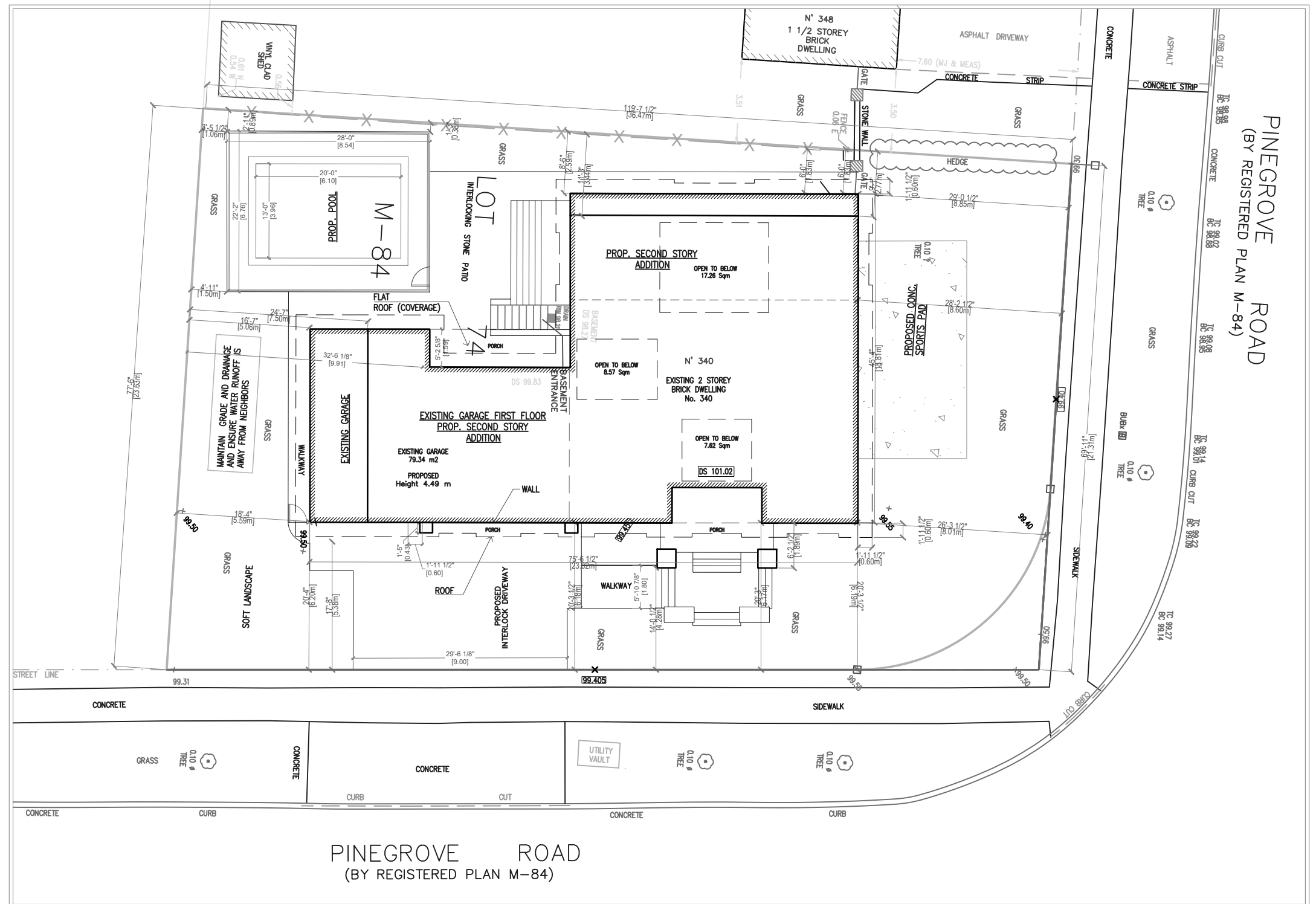
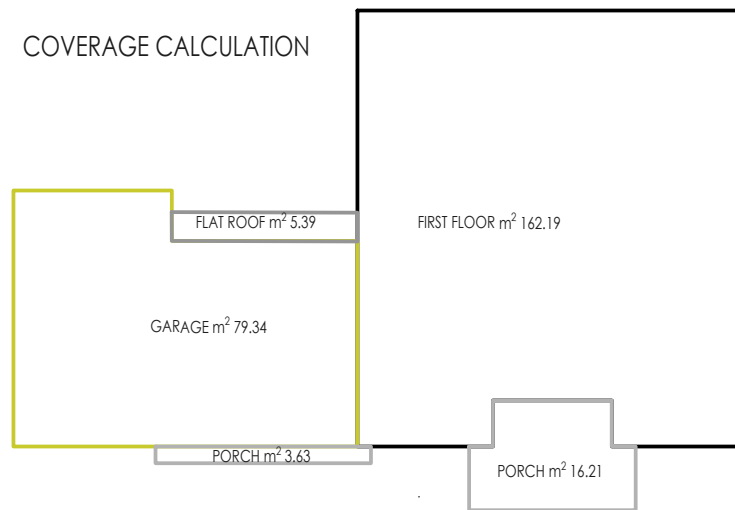
TOWN of OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

LOT 74
REGION PLAN M - 84
340 PINEGROVE RD



INDEXES		TOTAL m ²	TOTAL ft ²			
LOT AREA	m ²	809.94	8718.12			
EXISTING RFA	m ²	262.37	2823.10	32.39	%	
PROPOSED RFA	m ²	352.78	3795.91	43.56	%	
EXISTING COVERAGE	m ²	247.10	2658.80	30.51	%	
PROPOSED COVERAGE	m ²	270.77	2913.49	33.43	%	
EXISTING	FIRST FLOOR m ²	166.20				
	SECOND FLOOR m ²	96.17				
	EXISTING PORCH	m ²	12.00	129.12		
	EXISTING GARAGE (INTERNAL SURFACE AREA)	m ²	71.49	769.23		
	EXISTING GARAGE	m ²	79.34	853.70		
	COVERAGE (FIRST FLOOR+GARAGE+PORCH)	m ²	247.10	2658.80	30.51	%
PROPOSED	FIRST FLOOR m ²	166.20				
	SECOND FLOOR m ²	186.58				
	PROPOSED PORCH	m ²	16.21	174.42		
	PROPOSED PORCH GARAGE	m ²	3.63	39.06		
	PROPOSED PORCH BEHIND THE GARAGE	m ²	6.05	65.10		
	PROPOSED GARAGE (INTERNAL SURFACE AREA)	m ²	71.49	769.23		
	PROPOSED GARAGE	m ²	79.34	853.70		
	FLAT ROOF	m ²	5.39	58.00		
	COVERAGE (FIRST FLOOR+GARAGE+PORCH)	m ²	270.77	2913.49	33.43	%

COVERAGE CALCULATION



GPF Design Services Inc.
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No.	Description	Date	By
5.	REVISION	2024/04/24	FM
5.	REVISION	2024/01/29	FM
4.	REVISION	2023/08/08	FM
3.	REVISION	2023/07/19	FM
2.	REVISION	2023/07/18	FM
1.	ISSUED FOR CoFA	2023/04/25	FM
No.	Description	Date	By

CLIENT:
PROJECT:
340 PINEGROVE RD
OAKVILLE ON

SHEET TITLE: PROPOSED SITE PLAN

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

SP 1.2



(M) STONE WALL CONSTRUCTION (2"x6")
 4" (90) STONE 1" (25) AIR SPACE, 7/8"x7"x0.03"
 (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C.
 HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT
 WITH WOOD STUDS ONLY. APPROVED SHEATHING
 PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6"
 (38x140) STUDS @ 16" (400) O.C., R24 (RSI 3.34)
 INSULATION AND 6 mil POLYETHYLENE VAPOUR
 BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2"
 (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE
 WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND
 OVER OPENINGS. PROVIDE BASE FLASHING UP MIN.
 6" (150) BEHIND BUILDING PAPER, WALL ASSEMBLY
 R22 (RSI 3.80) AS PER O.B.C. 9.23 & 12.3.2.1 &
 12.3.3.3.

NORTH ELEVATION

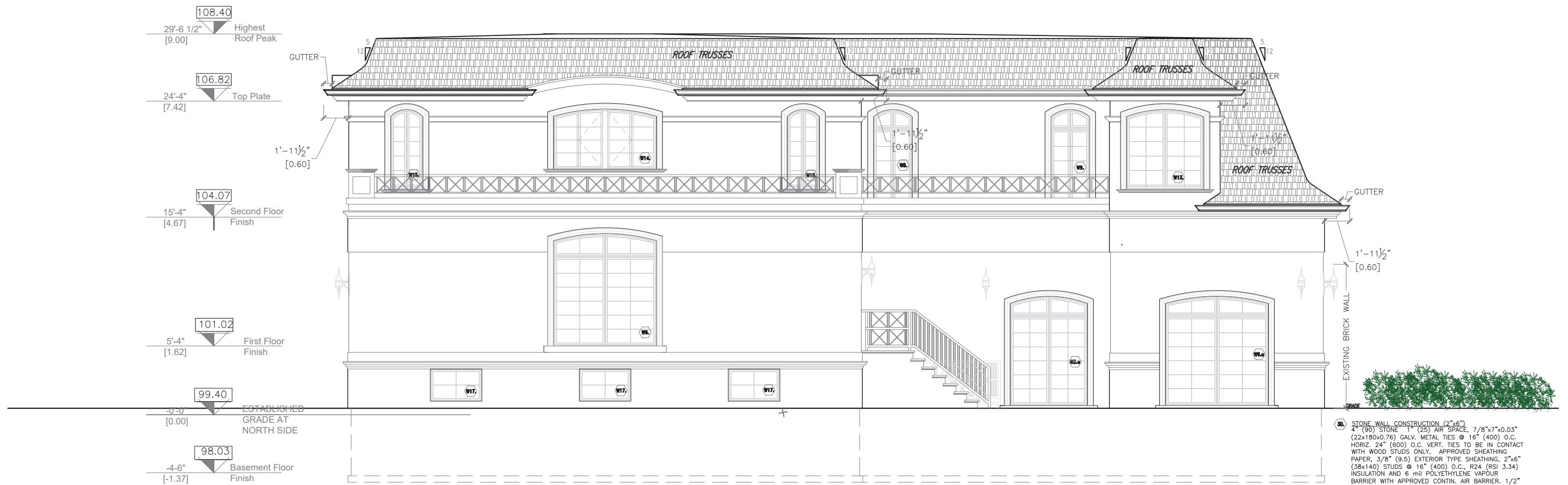
GPF Design Services Inc.
 2572, Eglinton Avenue West
 Toronto, Ontario M6M 1T4
 Tel. 416-656-0134
 Fax 416-656-5343

No.	Description	Date	By
5.	REVISION	2023/10/12	FM
4.	REVISION	2023/08/08	FM
3.	REVISION	2023/07/19	FM
2.	REVISION	2023/07/18	FM
1.	ISSUED FOR CoFA	2023/06/12	FM
REVISIONS			

CLIENT:
 PROJECT:
 340 PINEGROVE RD
 OAKVILLE ON

SHEET TITLE: PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

E2.3



STONE WALL CONSTRUCTION (2"x6")
 4" (90) STONE 1" (25) AIR SPACE, 7/8"x7"x0.03"
 (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C.
 HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT
 WITH WOOD STUDS ONLY. APPROVED SHEATHING
 PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6"
 (38x140) STUDS @ 16" (400) O.C., R24 (RSI 3.34)
 INSULATION AND 6 mil POLYETHYLENE VAPOUR
 BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2"
 (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE
 WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND
 OVER OPENINGS. PROVIDE BASE FLASHING UP MIN.
 6" (150) BEHIND BUILDING PAPER, WALL ASSEMBLY
 R22 (RSI 3.80) AS PER O.B.C. 9.23 & 12.3.2.1 &
 12.3.3.3.

SOUTH ELEVATION

GPF Design Services Inc.
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 Fax 416-656-5343

No.	Description	Date	By
5.	REVISION	2023/10/12	FM
4.	REVISION	2023/08/08	FM
3.	REVISION	2023/07/19	FM
2.	REVISION	2023/07/18	FM
1.	ISSUED FOR CofA	2023/06/12	FM
REVISIONS			

CLIENT:
 PROJECT:
 340 PINEGROVE RD
 OAKVILLE ON

SHEET TITLE: PROPOSED SOUTH ELEVATION

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

E2.1

108.40
29'-6 1/2" Highest Roof Peak [9.00]

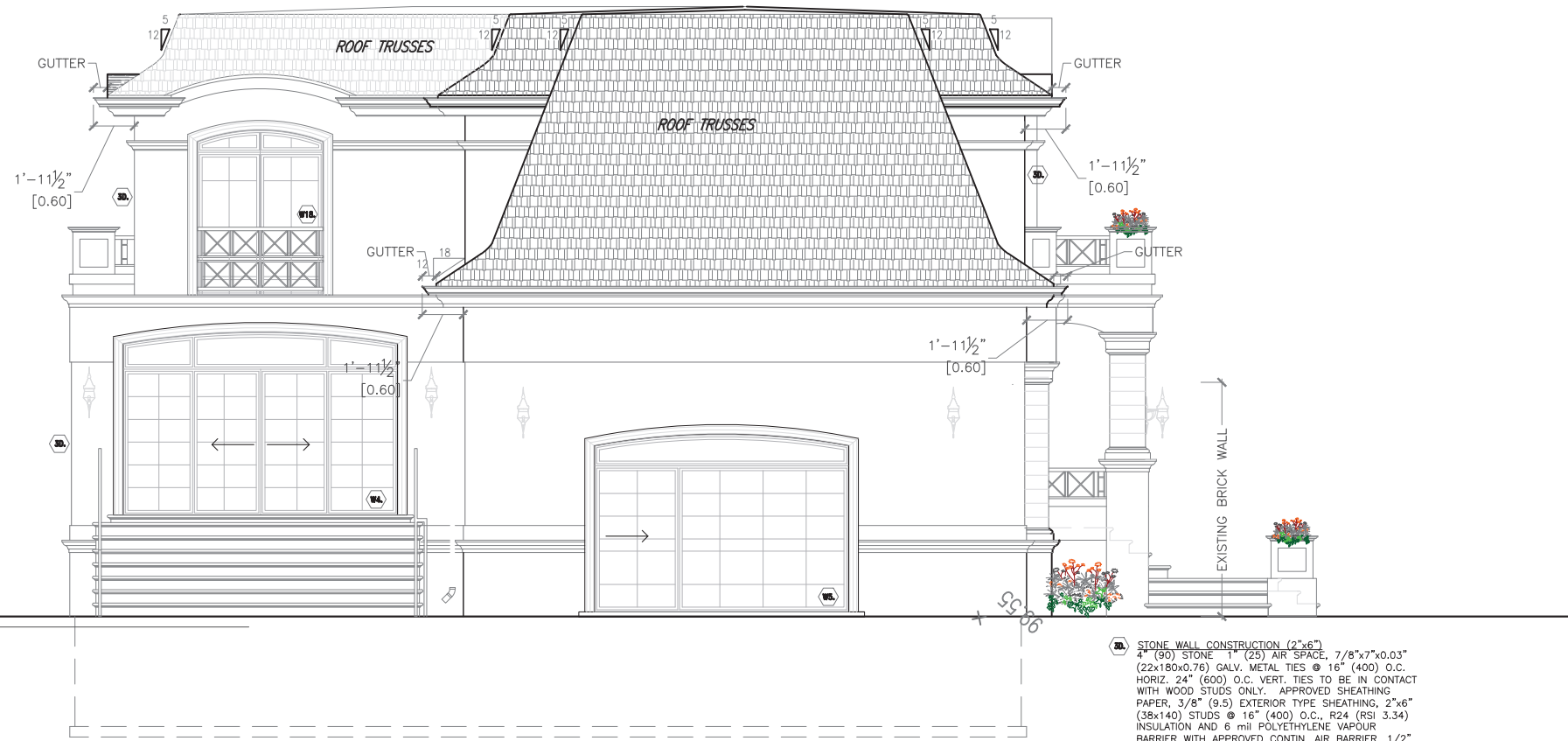
106.82
24'-4" Top Plate [7.42]

104.07
15'-4" Second Floor Finish [4.67]

101.02
5'-4" First Floor Finish [1.62]

99.40
-0'-0" ESTABLISHED GRADE AT NORTH SIDE [0.00]

98.03
-4'-6" Basement Floor Finish [-1.37]



STONE WALL CONSTRUCTION (2"x6")
4" (90) STONE 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ, 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., R24 (RSI 3.34) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER. WALL ASSEMBLY R22 (RSI 3.80) AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3.

EAST ELEVATION

GPF Design Services Inc.
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No.	Description	Date	By
5.	REVISION	2023/10/12	FM
4.	REVISION	2023/08/08	FM
3.	REVISION	2023/07/19	FM
2.	REVISION	2023/07/18	FM
1.	ISSUED FOR CofA	2023/06/12	FM
REVISIONS			

CLIENT:
PROJECT:
340 PINEGROVE RD
OAKVILLE ON

SHEET TITLE: PROPOSED EAST ELEVATIONS
SCALE: 1/8" = 1'-0"
E2.4



(S) STONE WALL CONSTRUCTION (2"x6")
 4" (90) STONE 1" (25) AIR SPACE, 7/8"x7"x0.03"
 (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C.
 HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT
 WITH WOOD STUDS ONLY. APPROVED SHEATHING
 PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6"
 (38x140) STUDS @ 16" (400) O.C., R24 (RSI 3.34)
 INSULATION AND 6 mil POLYETHYLENE VAPOUR
 BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2"
 (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE
 WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND
 OVER OPENINGS. PROVIDE BASE FLASHING UP MIN.
 6" (150) BEHIND BUILDING PAPER, WALL ASSEMBLY
 R22 (RSI 3.80) AS PER O.B.C. 9.23 & 12.3.2.1 &
 12.3.3.3.

WEST ELEVATION

GPF Design Services Inc.
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 Toronto, Ontario M6M 1T4
 Tel. 416-656-0134
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No.	Description	Date	By
5.	REVISION	2023/10/12	FM
4.	REVISION	2023/08/08	FM
3.	REVISION	2023/07/19	FM
2.	REVISION	2023/07/18	FM
1.	ISSUED FOR CofA	2023/06/12	FM

No.	Description	Date	By
5.	REVISION	2023/10/12	FM
4.	REVISION	2023/08/08	FM
3.	REVISION	2023/07/19	FM
2.	REVISION	2023/07/18	FM
1.	ISSUED FOR CofA	2023/06/12	FM

CLIENT:
 PROJECT:
 340 PINEGROVE RD
 OAKVILLE ON

SHEET TITLE: PROPOSED WEST ELEVATIONS
 SCALE: 1/8" = 1'-0"
E2.2