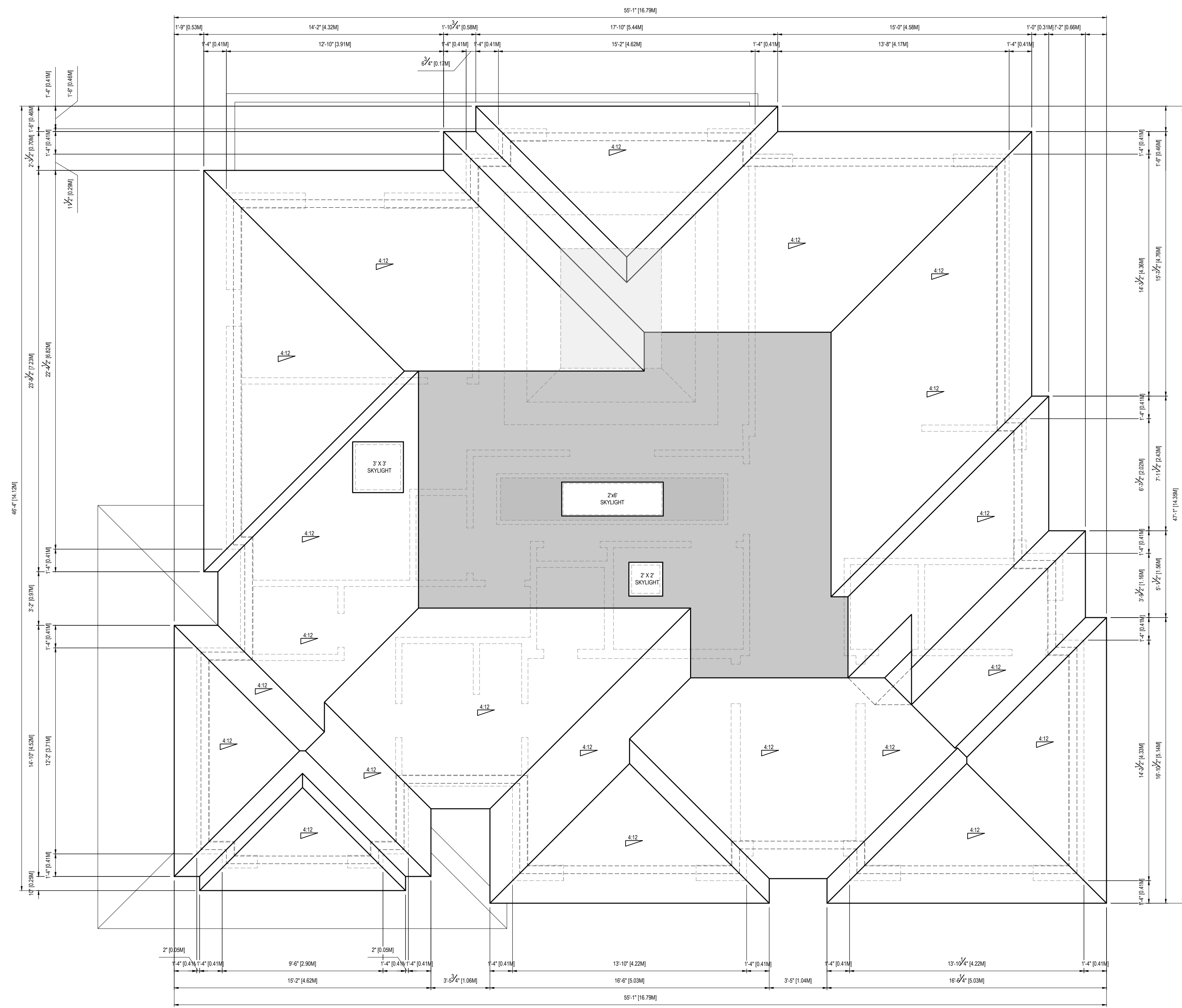


10'-1" ROOF PLAN



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**QUALIFICATION INFORMATION**  
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**REGISTRATION INFORMATION**  
 REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE.

**REVISION LIST**

NO.	DESCRIPTION	DATE
1	DESIGN PLAN REVIEW	03.30.2024
2	MINOR VARIANCE APPLICATION	06.05.2024
3		
4		
5		

**ISSUE LIST**

NO.	DESCRIPTION	DATE
1	DESIGN PLAN REVIEW	03.30.2024
2	MINOR VARIANCE APPLICATION	06.05.2024
3		
4		
5		

**FRM NAME** B.C.I.N.  
**FRM NAME** B.C.I.N.

**PROJECT NORTH** TRUE NORTH

**DRAWING TITLE:** ROOF PLAN  
**DRAWN BY:** J.H. **CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 1187 PINEGROVE ROAD  
**PROJECT NO.:** 2024-021 **SCALE:** 1/8"=1'-0"  
**SHEET NO.:** **A104**

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15' x 10' FRONT ELEVATION

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**REGISTRATION INFORMATION**

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C.12.4 OF THE ONTARIO BUILDING CODE

FIRM NAME: B.C.I.N.

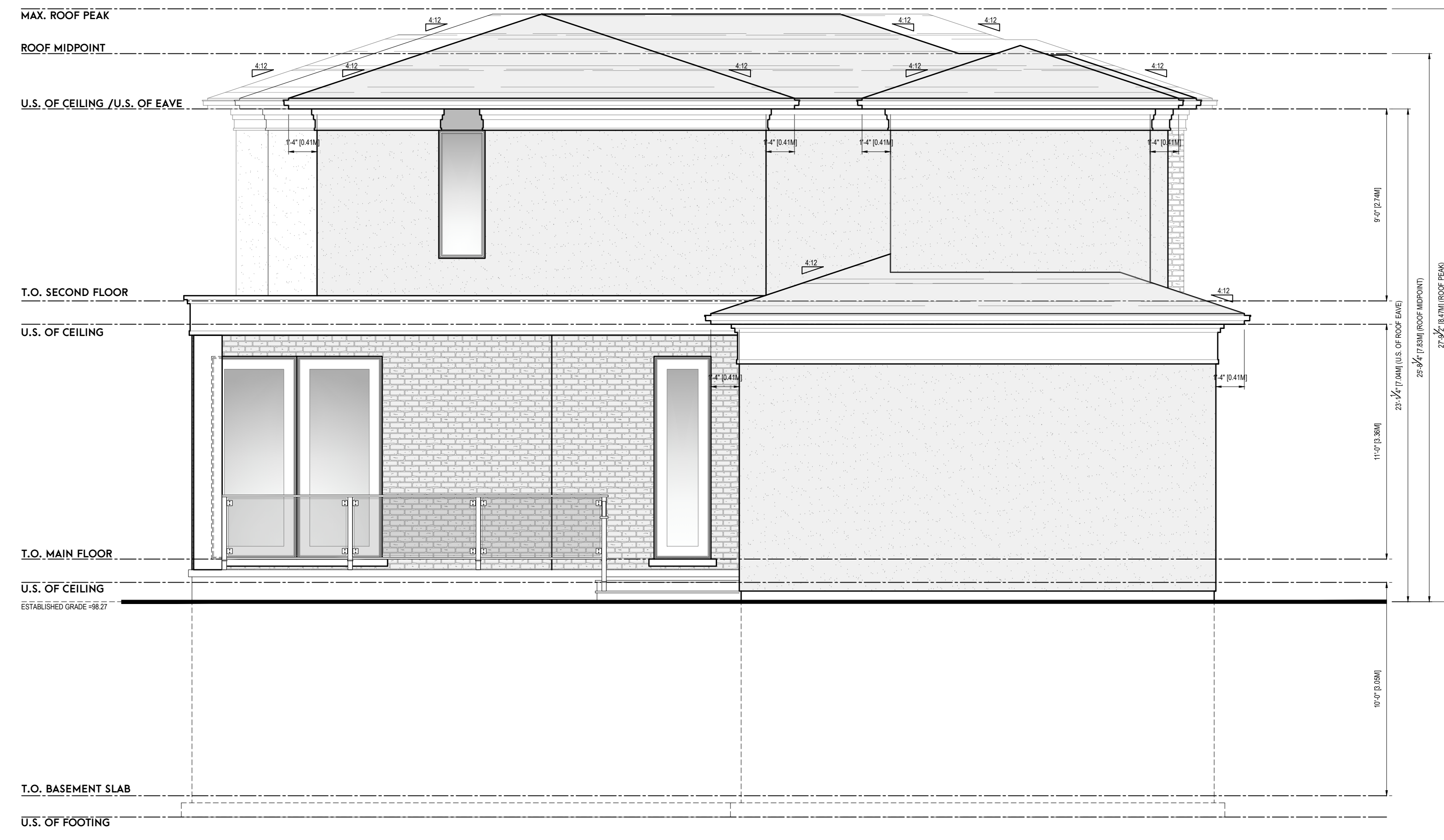
**REVISION LIST**

NO.	DESCRIPTION	DATE	BY
1	DESIGN PLAN REVIEW	03/30/2024	MW.DD.YYYY
2	MINOR VARIANCE APPLICATION	06/26/2024	MW.DD.YYYY
3			MW.DD.YYYY
4			MW.DD.YYYY
5			MW.DD.YYYY

**ISSUE LIST**

NO.	DESCRIPTION	DATE	BY
1	DESIGN PLAN REVIEW	03/30/2024	MW.DD.YYYY
2	MINOR VARIANCE APPLICATION	06/26/2024	MW.DD.YYYY
3			MW.DD.YYYY
4			MW.DD.YYYY
5			MW.DD.YYYY

**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.H. **CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 1187 PINEBROOK ROAD  
**SCALE:** 1/8" = 1'-0"  
**SHEET NO.:** A201



LEFT ELEVATION

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 C-3.4 OF THE ONTARIO BUILDING CODE.

REVISION LIST	
1	MM/DD/YYYY
2	MM/DD/YYYY
3	MM/DD/YYYY
4	MM/DD/YYYY
5	MM/DD/YYYY

**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.H. **CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 1187 PINEGROVE ROAD  
**PROJECT NO.:** 2024-021 **SCALE:** 1/8"=1'-0"  
**SHEET NO.:** **A202**



11/21/22  
**REAR ELEVATION**

**FINAL DESIGN SIGN-OFF**  
 I, THE CLIENT, HEREBY STATE THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: \_\_\_\_\_ HUIS INITIALS: \_\_\_\_\_



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CLIENT INITIALS: \_\_\_\_\_ HUIS INITIALS: \_\_\_\_\_

REVISION LIST	
1	M/D/YYYY
2	M/D/YYYY
3	M/D/YYYY
4	M/D/YYYY
5	M/D/YYYY

ISSUE LIST	
1	DESIGN PLAN REVIEW 03.30.2024
2	MINOR VARIANCE APPLICATION 06.05.2024
3	M/D/YYYY
4	M/D/YYYY
5	M/D/YYYY

**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.H. **CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 1187 PINEGROVE ROAD  
**PROJECT NO.:** 2024-021  
**SHEET NO.:** \_\_\_\_\_

SCALE: 1/8"=1'-0"  
**A203**



RIGHT ELEVATION

**FINAL DESIGN SIGN-OFF**  
 I (THE CLIENT) HEREBY VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: \_\_\_\_\_ HUIS INITIALS: \_\_\_\_\_

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**REGISTRATION INFORMATION**  
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FIRM NAME: \_\_\_\_\_ B.C.I.N.: \_\_\_\_\_

REVISION LIST	
1	MH.DD.YYYY
2	MH.DD.YYYY
3	MH.DD.YYYY
4	MH.DD.YYYY
5	MH.DD.YYYY

**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.H. **CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 1187 PINEGROVE ROAD  
**PROJECT NO.:** 2024-021  
**SHEET NO.:** \_\_\_\_\_

**A204**



NOT TO SCALE  
3D VIEWS

**FINAL DESIGN SIGN-OFF**  
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CLIENT INITIALS: \_\_\_\_\_ HUIS INITIALS: \_\_\_\_\_

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CUSTOM HOME DESIGN

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T: 1.833.491.4847 (HUIS) | E: INFO@HUISDESIGNS.COM  
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FIRM NAME: \_\_\_\_\_ B.C.I.N.: \_\_\_\_\_

**REVISION LIST**

1	-	MM/DD/YYYY
2	-	MM/DD/YYYY
3	-	MM/DD/YYYY
4	-	MM/DD/YYYY
5	-	MM/DD/YYYY

**ISSUE LIST**

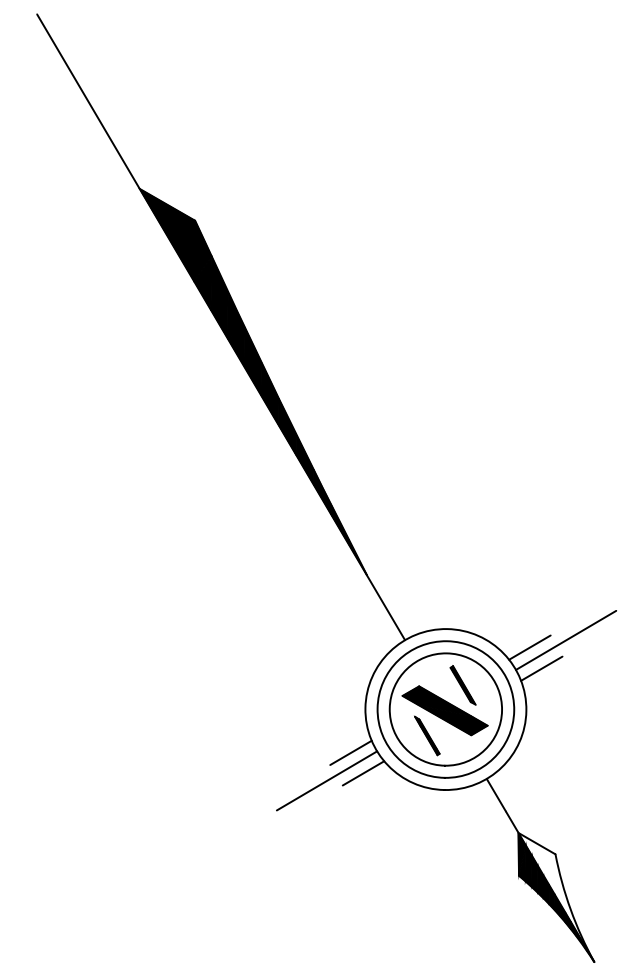
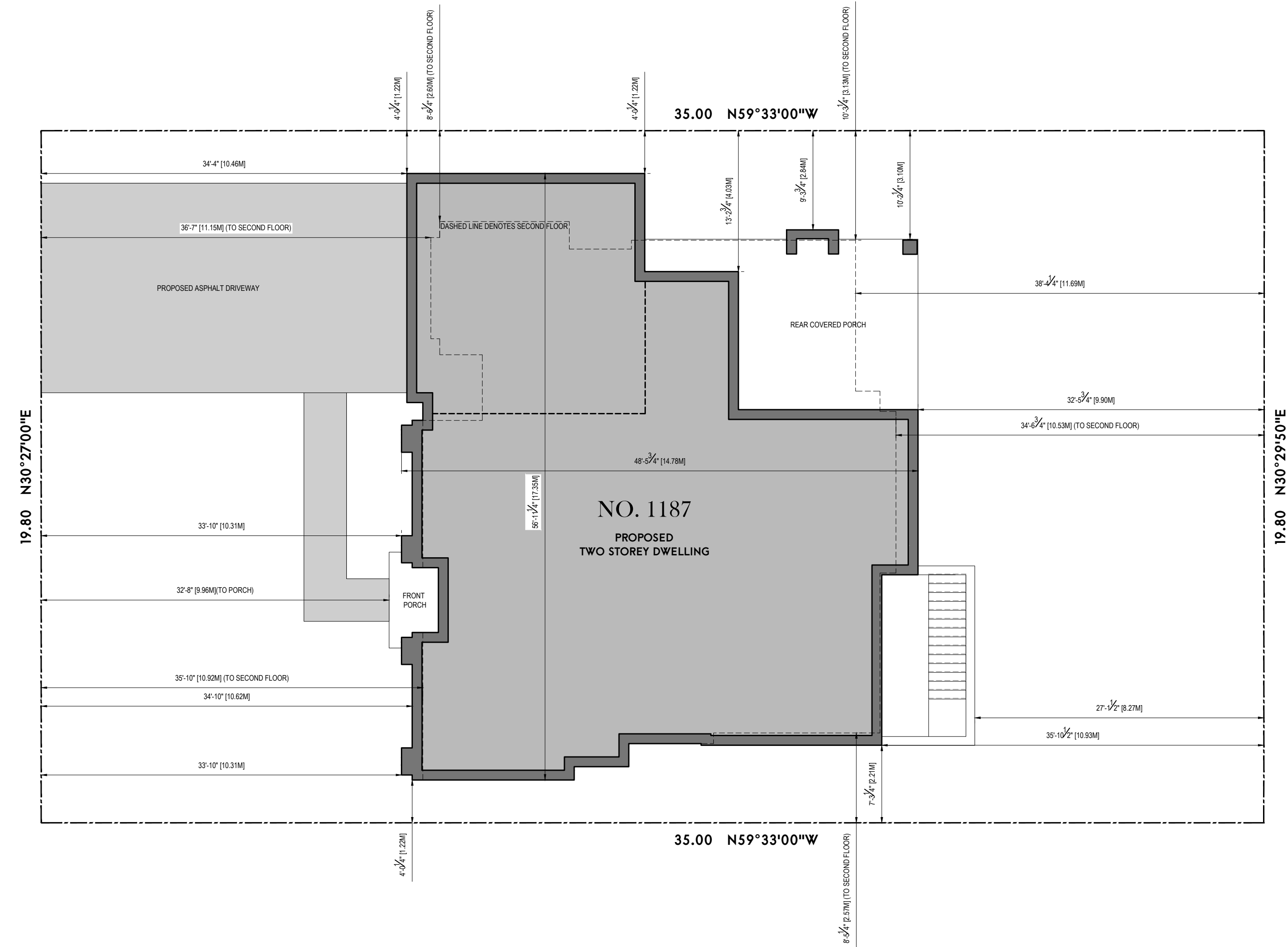
1	DESIGN PLAN REVIEW	03.20.2024
2	MINOR VARIANCE APPLICATION	06.05.2024
3	-	MM/DD/YYYY
4	-	MM/DD/YYYY
5	-	MM/DD/YYYY

**DRAWING TITLE:** 3D VIEWS  
**CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 1187 PINEGROVE ROAD  
**PROJECT NO.:** 2024-021  
**SHEET NO.:**

**A205**

SITE STATISTICS		
ADDRESS:	1187 PINEGROVE ROAD	
ZONING:	RL3-0	
	<i>Proposed</i>	<i>Required</i>
LOT AREA	692.83 m <sup>2</sup>	557.5 m <sup>2</sup>
LOT FRONTAGE	19.8 m	18.00 m
ESTABLISHED GRADE	98.27	N/A
HEIGHT TO MID-POINT	7.83 m	N/A
HEIGHT TO HIGHEST RIDGE	8.47 m	9.00 m
HEIGHT TO EAVE	7.04 m	N/A
<b>RFA (FLOOR AREA)</b>	<i>Proposed</i>	<i>Required</i>
GROUND FLOOR	148.64 m <sup>2</sup>	N/A
SECOND FLOOR	188.24 m <sup>2</sup>	N/A
GARAGE (NOT INCL.)	46.67 m <sup>2</sup>	N/A
<b>SUBTOTAL</b>	<b>336.88 m<sup>2</sup></b>	N/A
OPEN AREAS (TO BE DEDUCTED)	31.41 m <sup>2</sup>	N/A
<b>TOTAL RFA</b>	<b>305.47 m<sup>2</sup></b>	284.06 m <sup>2</sup>
RFA TO LOT AREA (MAX 41%)	<b>44.09 %</b>	41 %
<b>LOT COVERAGE</b>	<i>Proposed</i>	<i>Required</i>
DWELLING FOOTPRINT (INCL GARAGE)	195.31 m <sup>2</sup>	N/A
FRONT PORCH	3.01 m <sup>2</sup>	N/A
REAR COVERED PORCH	27.94 m <sup>2</sup>	N/A
<b>TOTAL LOT COVERAGE:</b>	<b>226.26 m<sup>2</sup></b>	242.49 m <sup>2</sup>
<b>MAX ALLOWED = 35%</b>	<b>32.66 %</b>	35 %
<b>SETBACKS</b>	<i>Proposed</i>	<i>Required</i>
FRONT YARD	9.96 m	9.63 m
INTERIOR SIDE YARD (NORTH)	1.22 m	1.20 m
INTERIOR SIDE YARD (SOUTH)	1.22 m	1.20 m
REAR YARD	9.90 m	7.50 m

PINEGROVE ROAD



130 ARCHITECTURAL SITE PLAN



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HUISDESIGNS.COM

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FRM NAME: B.C.I.N.

**REGISTRATION INFORMATION**

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FRM NAME: B.C.I.N.

**REVISION LIST**

NO.	DESCRIPTION	DATE
1	DESIGN PLAN REVIEW	03.20.2024
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**ISSUE LIST**

NO.	DESCRIPTION	DATE
1	DESIGN PLAN REVIEW	03.20.2024
2	MINOR VARIANCE APPLICATION	06.05.2024
3		
4		
5		

PROJECT NORTH: TRUE NORTH



DRAWING TITLE: 1187 PINEGROVE ROAD  
DRAWN BY: J.H. CHECKED BY: K.V.K.  
PROJECT ADDRESS: 1187 PINEGROVE ROAD  
PROJECT NO.: 2024-021 SCALE: 1:100  
SHEET NO.: SP