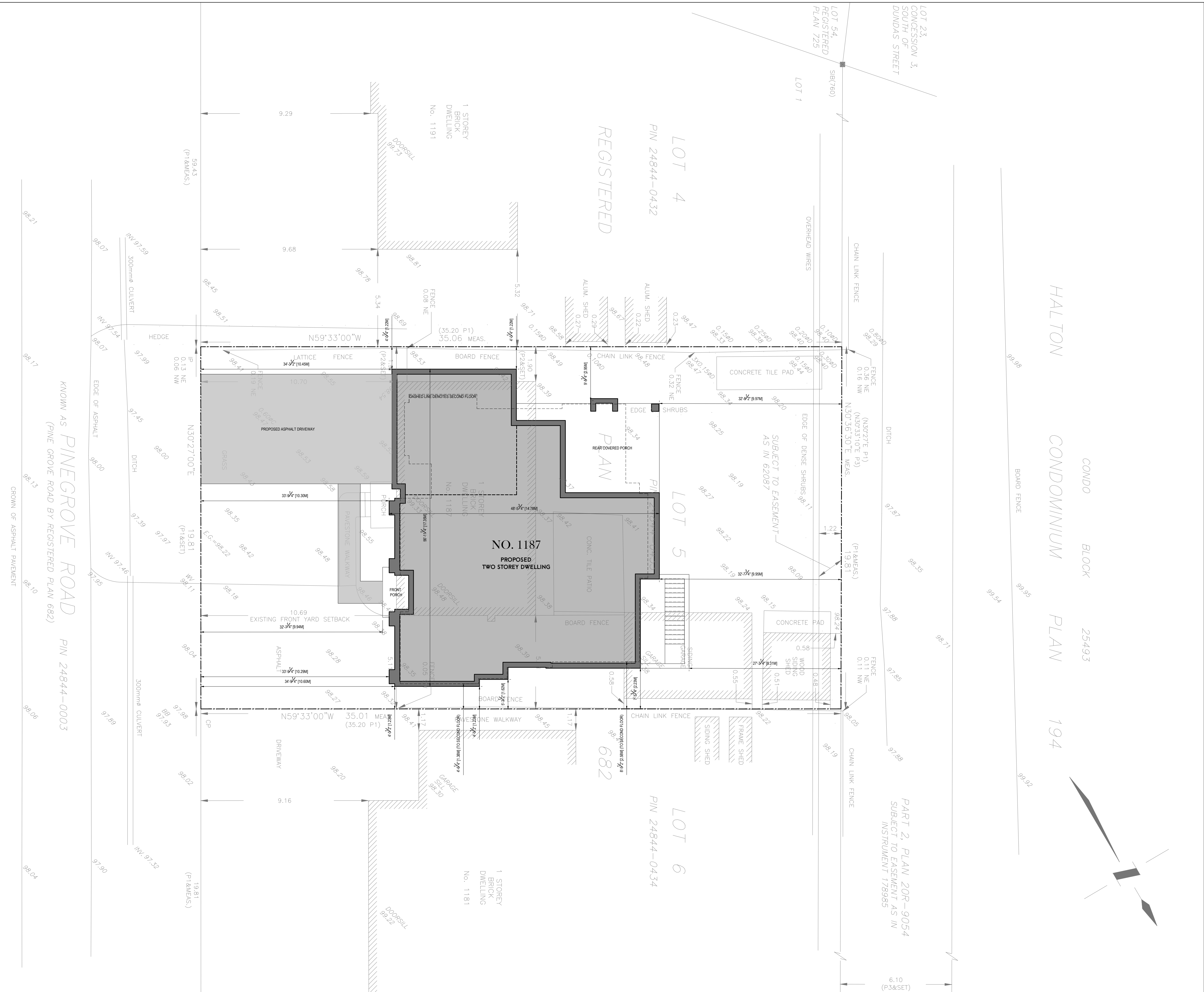


SITE STATISTICS		
ADDRESS:	1187 PINEGROVE ROAD	
ZONING:	RL3-0	
LOT AREA	Proposed 694.08 m <sup>2</sup>	Required 557.5 m <sup>2</sup>
LOT FRONTAGE	19.81 m	18.00 m
ESTABLISHED GRADE	98.22	N/A
HEIGHT TO MID-POINT	7.88 m	N/A
HEIGHT TO HIGHEST RIDGE	8.52 m	9.00 m
HEIGHT TO EAVE	7.09 m	N/A
RFA (FLOOR AREA)		
GROUND FLOOR	Proposed 148.62 m <sup>2</sup>	Required N/A
SECOND FLOOR	186.45 m <sup>2</sup>	N/A
GARAGE (NOT INCL.)	46.67 m <sup>2</sup>	N/A
<b>SUBTOTAL</b>	<b>335.07 m<sup>2</sup></b>	<b>N/A</b>
OPEN AREAS (TO BE DEDUCTED)	31.38 m <sup>2</sup>	N/A
<b>TOTAL RFA</b>	<b>303.69 m<sup>2</sup></b>	<b>284.57 m<sup>2</sup></b>
RFA TO LOT AREA (MAX 41%)	<b>43.75 %</b>	41 %
LOT COVERAGE		
DWELLING FOOTPRINT (INCL GARAGE)	Proposed 195.29 m <sup>2</sup>	Required N/A
FRONT PORCH	3.04 m <sup>2</sup>	N/A
REAR COVERED PORCH	27.94 m <sup>2</sup>	N/A
<b>TOTAL LOT COVERAGE:</b>	<b>226.27 m<sup>2</sup></b>	<b>242.93 m<sup>2</sup></b>
<b>MAX ALLOWED = 35%</b>	<b>32.60 %</b>	35 %
SETBACKS		
FRONT YARD	Proposed 9.94 m	Required 9.63 m
INTERIOR SIDE YARD (NORTH)	1.23 m	1.20 m
INTERIOR SIDE YARD (SOUTH)	1.22 m	1.20 m
REAR YARD	9.95 m	7.50 m



130 ARCHITECTURAL SITE PLAN

CUStOM HOME DESIGN

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**QUALIFICATION INFORMATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANAGED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**REGISTRATION INFORMATION**

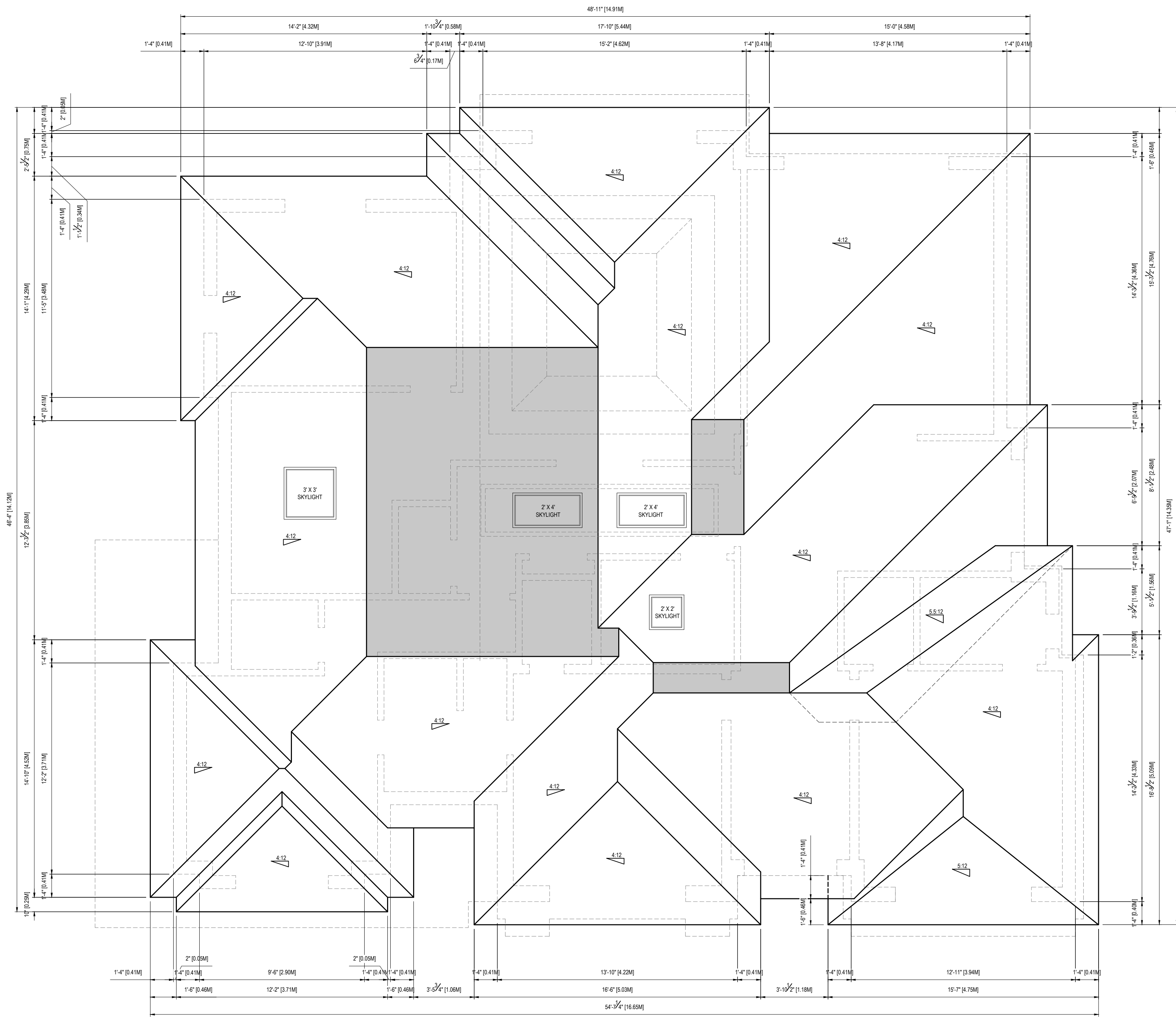
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2 OF THE ONTARIO BUILDING CODE.

REVISION LIST	DATE	DESCRIPTION
1	03.20.2024	DESIGN PLAN REVIEW
2	06.05.2024	MINOR VARIANCE APPLICATION
3	08.12.2024	DEFERRED MINOR VARIANCE APP
4	MM/DD/YYYY	
5	MM/DD/YYYY	

**PROJECT NORTH: TRUE NORTH**

**DRAWING TITLE:** ARCHITECTURAL SITE PLAN  
**DRAWN BY:** J.H.  
**CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 1187 PINEGROVE ROAD  
**PROJECT NO.:** 2024-021  
**SCALE:** 1:150  
**SHEET NO.:** 1/15

**SP**



1/8"=1'-0"  
**ROOF PLAN**

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**REGISTRATION INFORMATION**

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

FIRM NAME: B.C.I.N.

**REVISION LIST**

1	-	MW.DD.YYYY
2	-	MW.DD.YYYY
3	-	MW.DD.YYYY
4	-	MW.DD.YYYY
5	-	MW.DD.YYYY

**ISSUE LIST**

1	DESIGN PLAN REVIEW	03.30.2024
2	MINOR VARIANCE APPLICATION	06.05.2024
3	DEFERRED MINOR VARIANCE APP	09.12.2024
4	-	MW.DD.YYYY
5	-	MW.DD.YYYY

**PROJECT NORTH**    **TRUE NORTH**

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



15'x10'  
FRONT ELEVATION

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HUISDESIGN.CA

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MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF  
ANY STAGE OF CONSTRUCTION. THE DESIGNER OR  
PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE  
PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION  
DOCUMENTATION ARE FINAL UNLESS REVISED BY THE  
DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED  
HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE  
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ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN  
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PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF  
THE DESIGNER.

**QUALIFICATION INFORMATION**  
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RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING  
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BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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C.12.4 OF THE ONTARIO BUILDING CODE

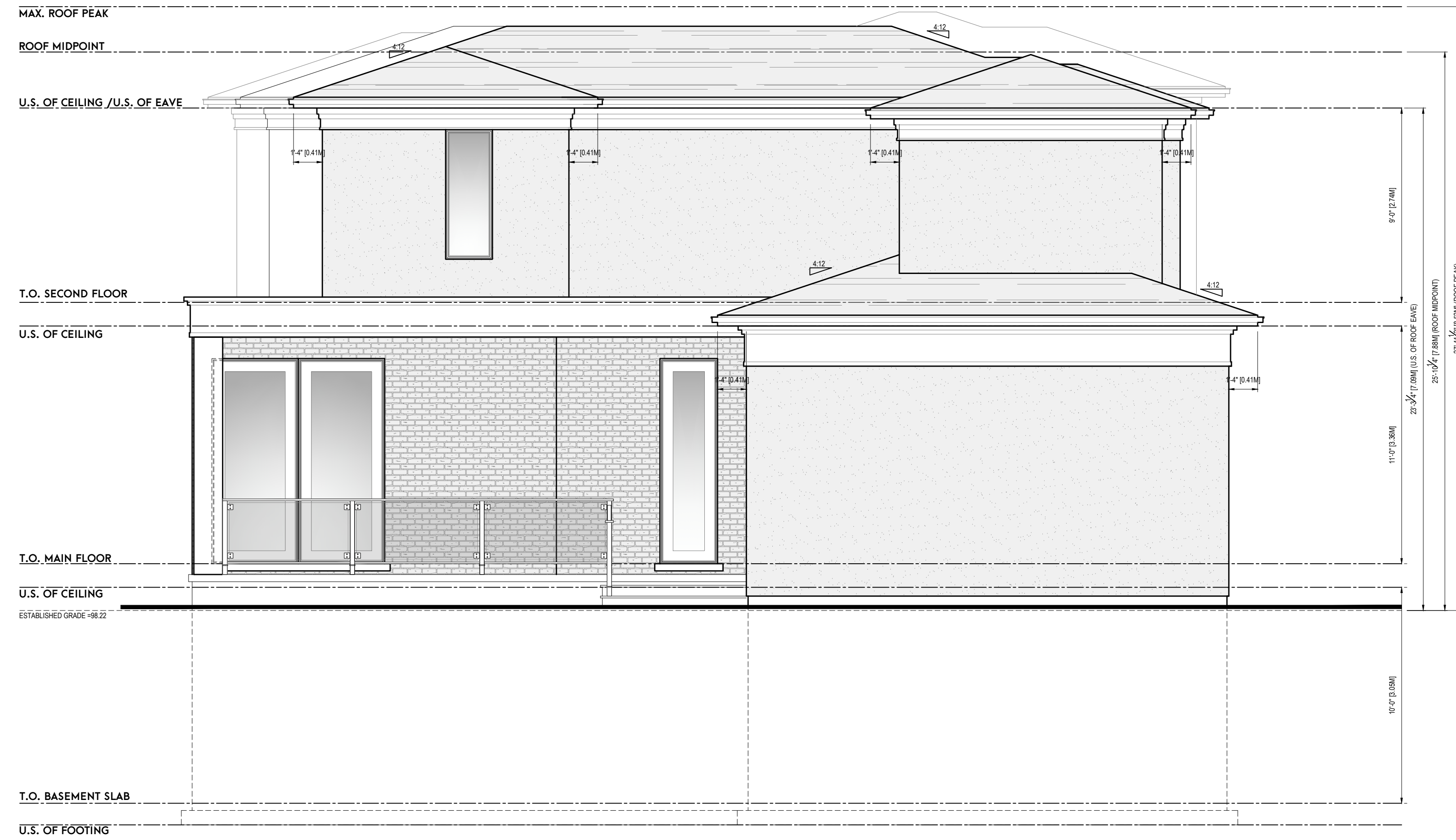
FIRM NAME: B.C.I.N.  
FIRM NAME: B.C.I.N.

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4	M/D/YYYY
5	M/D/YYYY


ISSUE LIST	
1	DESIGN PLAN REVIEW 03/30/2024
2	MINOR VARIANCE APPLICATION 06/26/2024
3	DEFERRED MINOR VARIANCE APP 09/12/2024
4	M/D/YYYY
5	M/D/YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
DRAWN BY: J.H. CHECKED BY: K.V.K.  
PROJECT ADDRESS: 1181 PINEBROOK ROAD  
SCALE: 1/8"=1'-0"  
SHEET NO. 2024.021





LEFT ELEVATION



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REGISTRATION INFORMATION  
C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME: B.C.I.N.  
FIRM NAME: B.C.I.N.

**REVISION LIST**

NO.	DESCRIPTION	DATE
1	ISSUE LIST	
2	DESIGN PLAN REVIEW	03.20.2024
3	MINOR VARIANCE APPLICATION	06.05.2024
4	DEFERRED MINOR VARIANCE APP	08.12.2024
5		

**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.H. **CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 1187 PINEGROVE ROAD  
**PROJECT NO.:** 2024-021  
**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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**FIRM NAME:** B.C.I.N.  
**REGISTRATION INFORMATION**  
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2 OF THE ONTARIO BUILDING CODE.  
**FIRM NAME:** B.C.I.N.

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4	MW.DD.YYYY
5	MW.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.:**

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



RIGHT 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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FIRM NAME: \_\_\_\_\_ B.C.I.N.: \_\_\_\_\_

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4	MM/DD/YYYY
5	MM/DD/YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
 PROJECT ADDRESS: 1187 PINEGROVE ROAD  
 PROJECT NO.: 2024-021  
 SHEET NO.: \_\_\_\_\_

**A204**