

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

huis design studio
 CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
 CUSTOM HOME DESIGN AND RENOVATIONS
 1A COMESTOGA DRIVE #01 | BRAMPTON, ON L6Z 4N5
 T947.298.8651 | E: INFO@HUISDESIGNS.CA
 HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT 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 DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

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.

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

REVISION LIST


NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	05.26.2023
2	REQUIRED FOR DESIGN APPROVAL	02.26.2024
3	ISSUED FOR COA	03.26.2024
4	ISSUED FOR COA (DEFERRED)	05.15.2024
5		

PROJECT NORTH **TRUE NORTH**

DRAWING TITLE: ROOF PLAN
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 442 SANDMERE PLACE
PROJECT NO.: 2023-065 **SCALE:** 1/8" = 1'-0"
SHEET NO.: **A104**



1/8" = 1'-0"
FRONT ELEVATION



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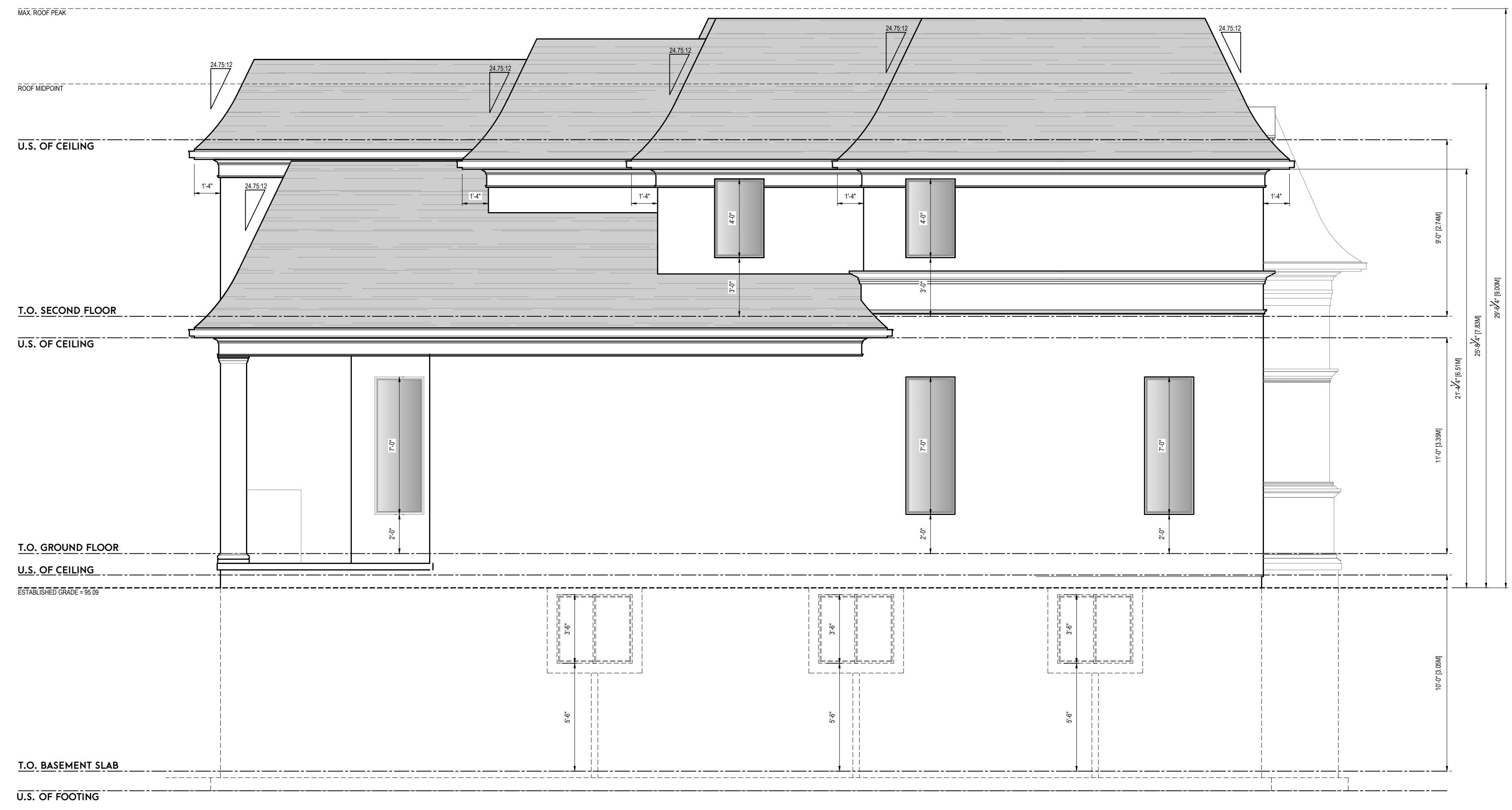
REVISION LIST

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	05.28.2023
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5		

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 443 SANDMERE PLACE
PROJECT NO.: 2023.065
SHEET NO.: **A201**
SCALE: 1/8" = 1'-0"



LEFT ELEVATION

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CUSTOM HOME DESIGN

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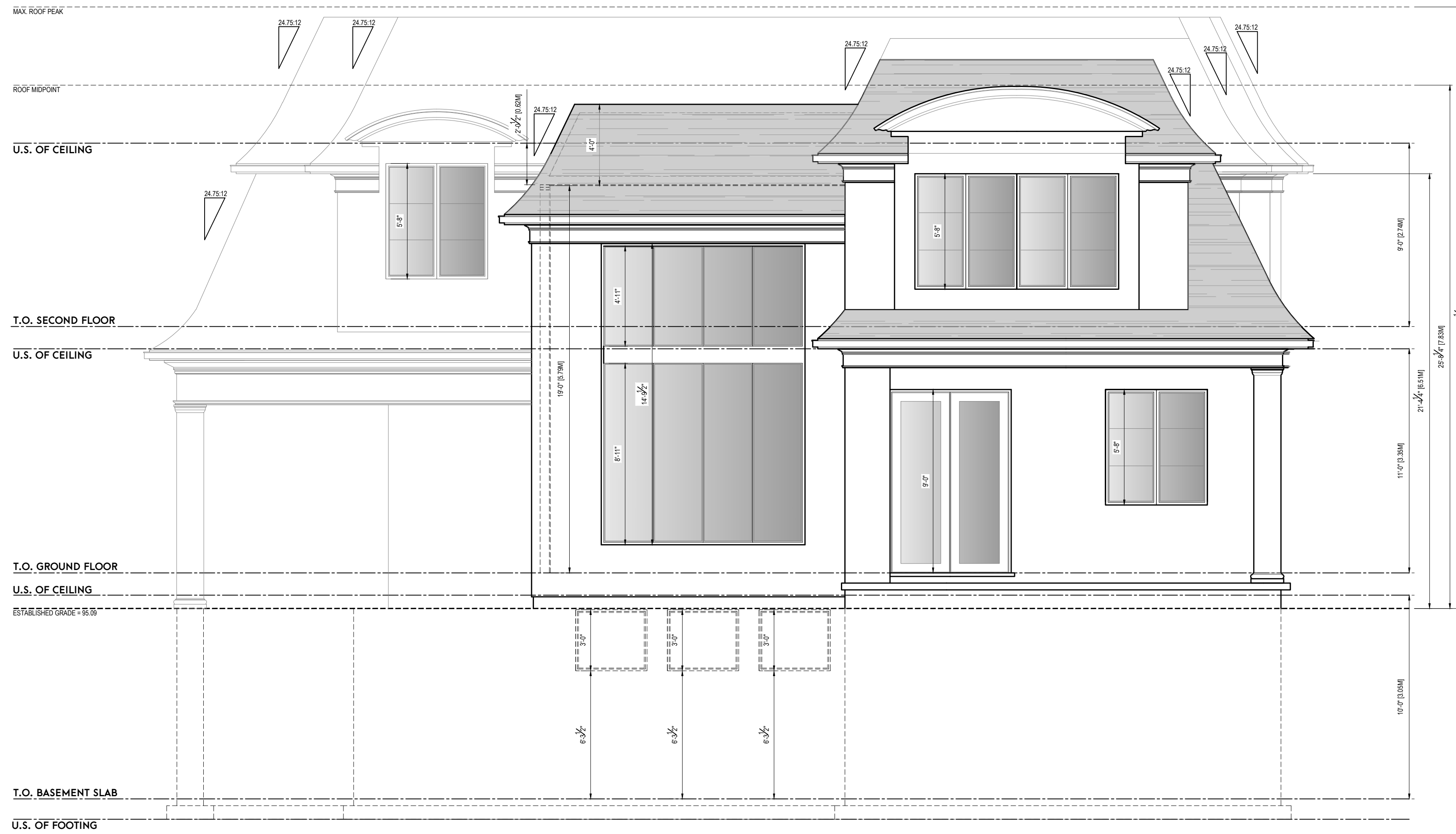
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 443 SANDMERE PLACE
PROJECT NO.: 2023.065
SHEET NO.:



REAR ELEVATION

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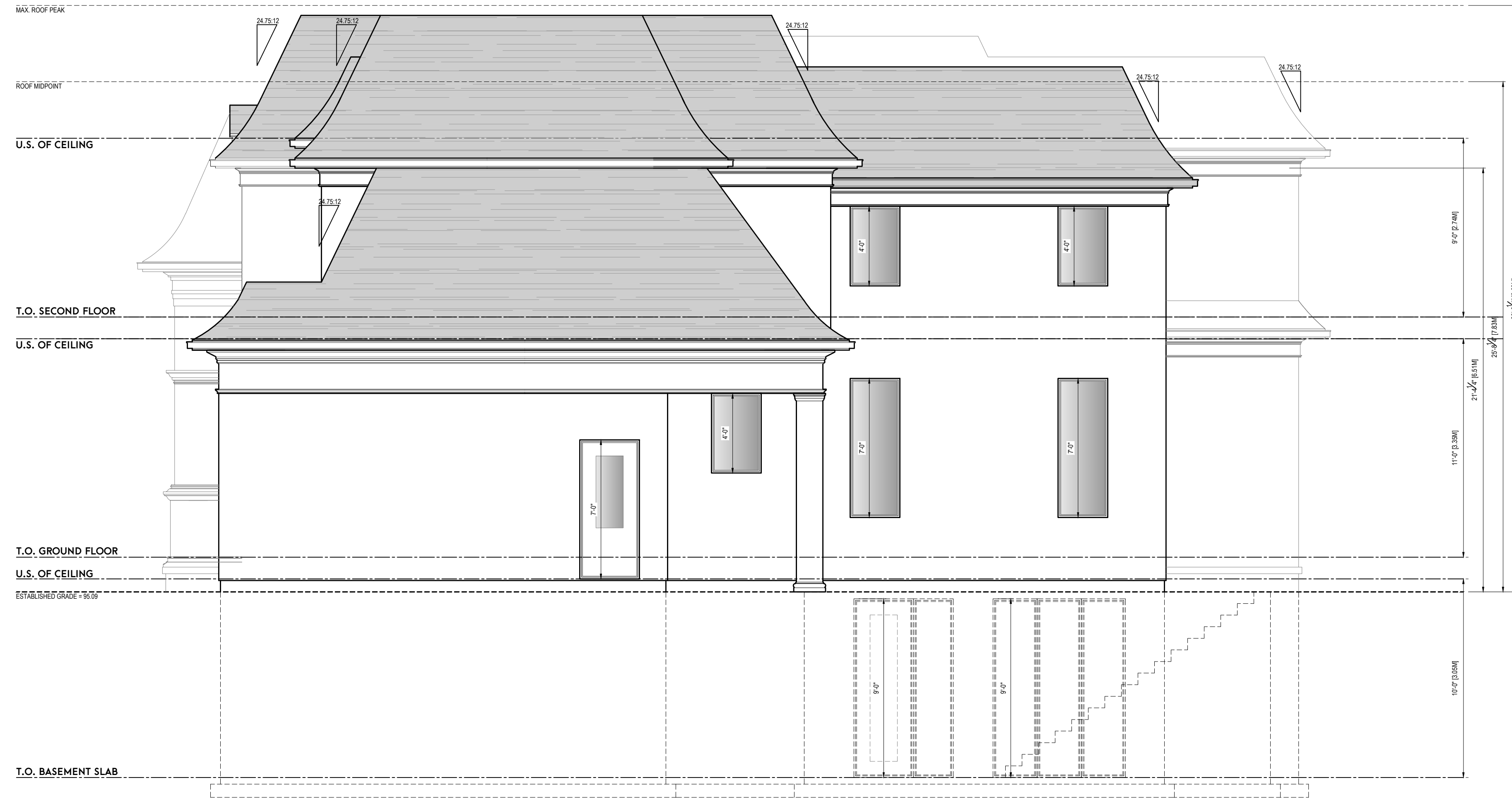
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NAME: _____ B.C.I.N.: _____

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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: J.H. CHECKED BY: K.V.K.
 PROJECT ADDRESS: 443 SANDMERE PLACE
 PROJECT NO.: 2023.065
 SHEET NO.: _____
 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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 CUSTOM HOME DESIGN

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 1A COMESTOGA DRIVE #01 BRAMPTON, ON L6Z 4N5
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5		

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 443 SANDMERE PLACE
PROJECT NO.: 2023.065
SHEET NO.: A204



NTS
3D VIEW



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5		

DRAWING TITLE: 3D ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 442 SANDMERE PLACE
PROJECT NO.: 2023_055 **SCALE:** 1/2"=1'
SHEET NO.: **A205A**

SITE STATISTICS			
ADDRESS:	442 Sandmere Place		
ZONING:	RL3-0		
LOT AREA	696.54	m ²	
LOT FRONTAGE	19.86	m	
ESTABLISHED GRADE	95.09		
HEIGHT TO MID-POINT	7.83	m	
HEIGHT TO HIGHEST POINT (9M MAX)	9.00	m	
HEIGHT TO EAVE	6.51	m	
RFA - Residential Floor Area Ratio			
GROUND FLOOR	144.78	m ²	
SECOND FLOOR	188.99	m ²	
GARAGE	47.98	m ²	
AREAS TO DEDUCT (OPEN TO BELOW & 2ND FLOOR STAIRS)	30.39	m ²	
TOTAL RFA	303.38	m²	
TOTAL RFA RESIDENTIAL PERCENTAGE	43.56	%	
MAX GFA	Allowable =41%	41% X 696.54 SQ.M	285.58 m ²
LOT COVERAGE 35% MAX.			
DWELLING FOOTPRINT (INCL GARAGE)	192.76	m ²	
FRONT PORCH	4.96	m ²	
REAR COVERED PORCH	20.65	m ²	
SECOND FLOOR CANTILEVER (BEHIND GARAGE)	7.50	m ²	
TOTAL LOT COVERAGE:	225.87	m²	
Max Lot Cov = 35%		32.43 %	



1300 ARCHITECTURAL SITE PLAN

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 CUSTOM HOME DESIGN

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 FIRM NAME: B.C.I.N.

REVISION LIST	
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5	

PROJECT NORTH TRUE NORTH

DRAWING TITLE: ARCHITECTURAL SITE PLAN
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 442 SANDMERE PLACE
SCALE: 1:100
SHEET NO.: ASP