

SITE STATISTICS			
ADDRESS:	2019 LAKESHORE ROAD EAST		
ZONING:	RL1-0		
LOT AREA	Proposed	Required	
	1178.47 m2	1393.5 m2	
LOT FRONTAGE	Proposed	Required	
	29.08 m	30.50 m	
ESTABLISHED GRADE	84.37	N/A	
HEIGHT TO MID-POINT	8.22 m	N/A	
HEIGHT TO HIGHEST RIDGE	8.91 m	9.00 m	
HEIGHT TO EAVE	7.37 m	N/A	
RFA (FLOOR AREA)	Proposed	Required	
	240.78 m2	N/A	
SECOND FLOOR	Proposed	Required	
	215.21 m2	N/A	
GARAGE (NOT INCL.)	Proposed	Required	
	47.08 m2	N/A	
SUBTOTAL	Proposed	Required	
	455.99 m2	N/A	
OPEN AREAS (TO BE DEDUCTED)	Proposed	Required	
	17.02 m2	N/A	
TOTAL RFA	Proposed	Required	
	438.97 m2	412.46 m2	
RFA TO LOT AREA (MAX 35%)	Proposed	Required	
	37.25 %	35 %	
LOT COVERAGE	Proposed	Required	
	287.86 m2	N/A	
DWELLING FOOTPRINT (INCL GARAGE)	Proposed	Required	
	1.98 m2	N/A	
SECOND FLOOR OVERHANG (AT REAR OF DWELLING)	Proposed	Required	
	3.6 m2	N/A	
FRONT PORCH	Proposed	Required	
	18.91 m2	N/A	
REAR COVERED PORCH	Proposed	Required	
	312.35 m2	294.62 m2	
MAX ALLOWED = 25%	Proposed	Required	
	26.50 %	25 %	
SETBACKS	Proposed	Required	
	11.27 m	16.02 m	
FRONT YARD (EXISTING (17.02M) - 1.00M)	Proposed	Required	
	4.65 m	4.20 m	
INTERIOR SIDE YARD (RIGHT/NORTH)	Proposed	Required	
	4.22 m	4.20 m	
INTERIOR SIDE YARD (LEFT/SOUTH)	Proposed	Required	
	8.08 m	10.50 m	
REAR YARD (TO COVERED PORCH)	Proposed	Required	
	8.08 m	10.50 m	



1:100
ARCHITECTURAL SITE PLAN

FINAL DESIGN SIGN-OFF
I, THE CLIENT, 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: _____



BETTER HOMES
DEVELOPMENT & BUILDING INC.
BASSAM ALKHERJI
T: 647-775-4421
WWW.BETTERHOMESBUILDER.CA



huis design studio
CUSTOM HOME DESIGN
HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
T: 1-833-458-4847 (HUIS) E: INFO@HUISDESIGN.CA
HUISDESIGN.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.

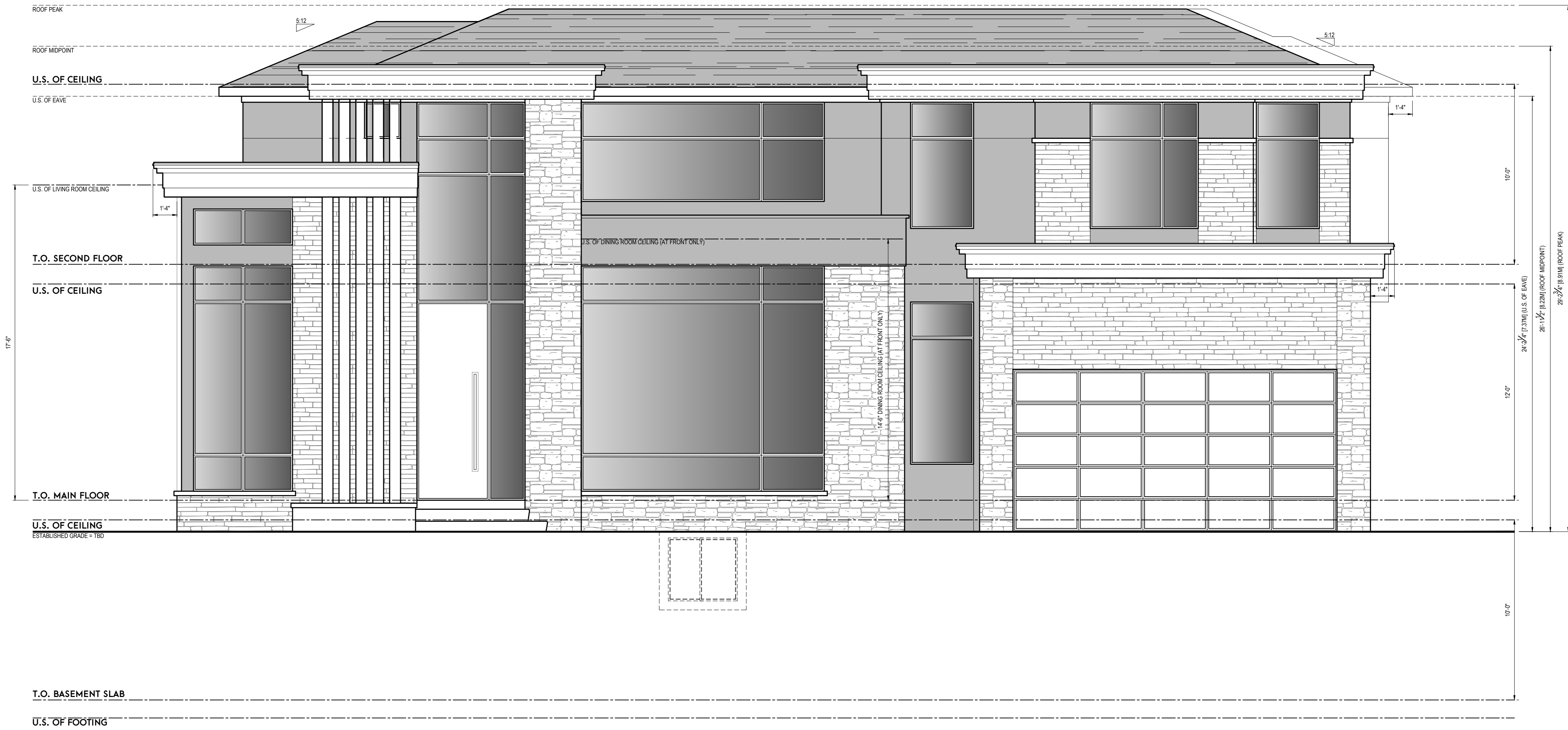
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANIFESTED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.
FIRM NAME: B.C.I.N.
REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE.
FIRM NAME: B.C.I.N.

REVISION LIST	
1	ISSUED FOR COA
2	
3	
4	
5	

PROJECT NORTH: TRUE NORTH:
DRAWING TITLE: 2019 LAKESHORE RD E
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO.: 2024-056
SHEET NO.:
SCALE: 1:100
DRAWN BY: J.H. CHECKED BY: K.V.K.
HUIS DESIGN STUDIO
ASP

1/4"=1'-0"

FRONT 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: _____

Better Homes
Development & Building Inc.
BETTER HOMES
DEVELOPMENT & BUILDING INC.
BASSAM ALKHERAI
T: 416-770-1422
WWW.BETTERHOMESBUILDER.CA

huis design studio
CUSTOM HOME DESIGN
HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #401 | BRAMPTON, ON L6Z 4N6
T: 1-833-656-8847 (HUIS) | 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
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANIFESTED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.
FIRM NAME _____ **B.C.I.N.** _____
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	-
2	-
3	-
4	-
5	-

ISSUE LIST	
1	ISSUED FOR COA
2	-
3	-
4	-
5	-

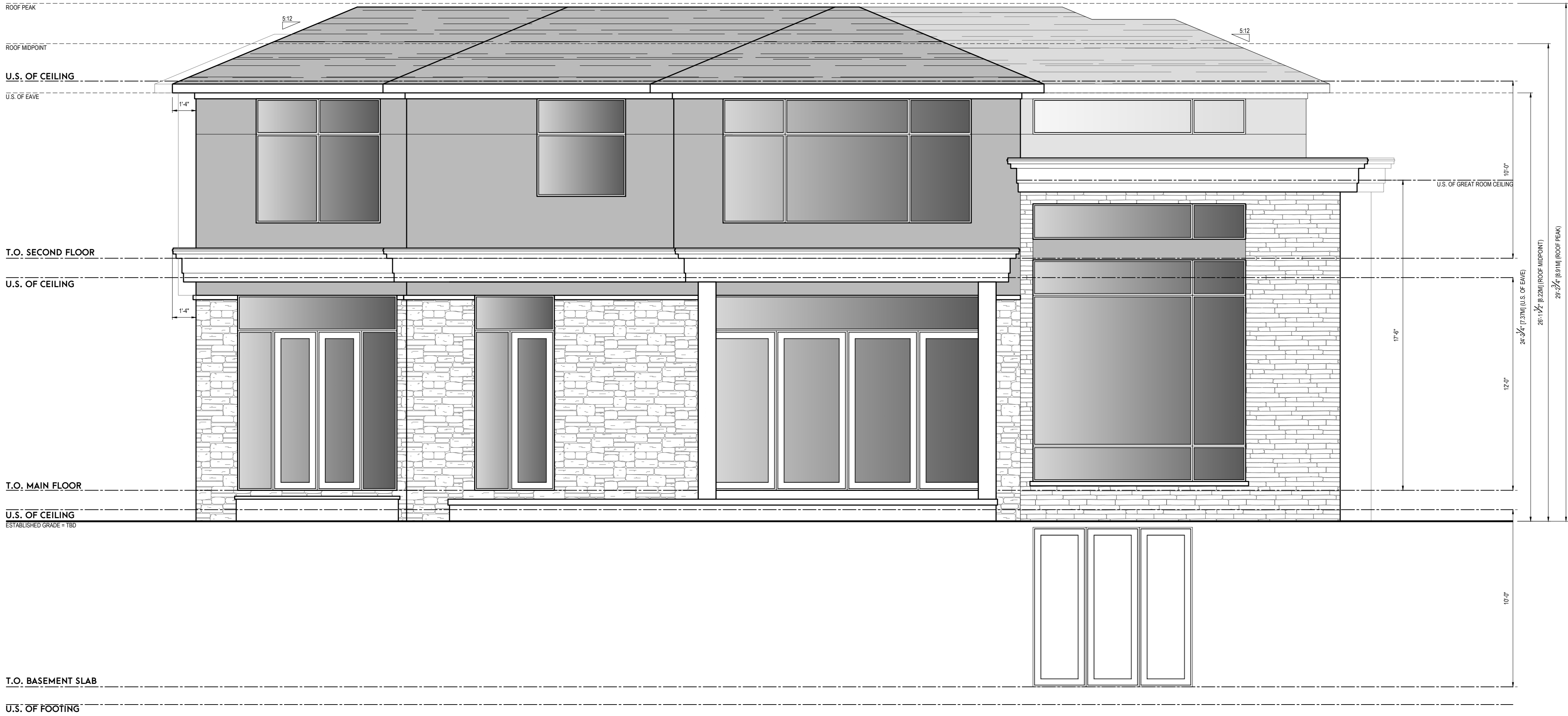
DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 SCALE: 1/4"=1'-0"
SHEET NO. **A201**

RIGHT ELEVATION



1/4"=1'-0"

REAR ELEVATION



FINAL DESIGN SIGN-OFF
I, THE CLIENT, HEREBY 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: _____

Better Homes
Development & Builder Inc.
BETTER HOMES
DEVELOPMENT & BUILDING INC.
BASSAM AL KHERNI
T: 647-775-4423
WWW.BETTERHOMESBUILDER.CA

huis design studio
CUSTOM HOME DESIGN
HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 (BAY) BRAMPTON, ON L6Z 4N5
T: 1.833.458.4847 (HUIS) (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 HEREIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

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.
FIRM NAME _____ **B.C.I.N.** _____
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

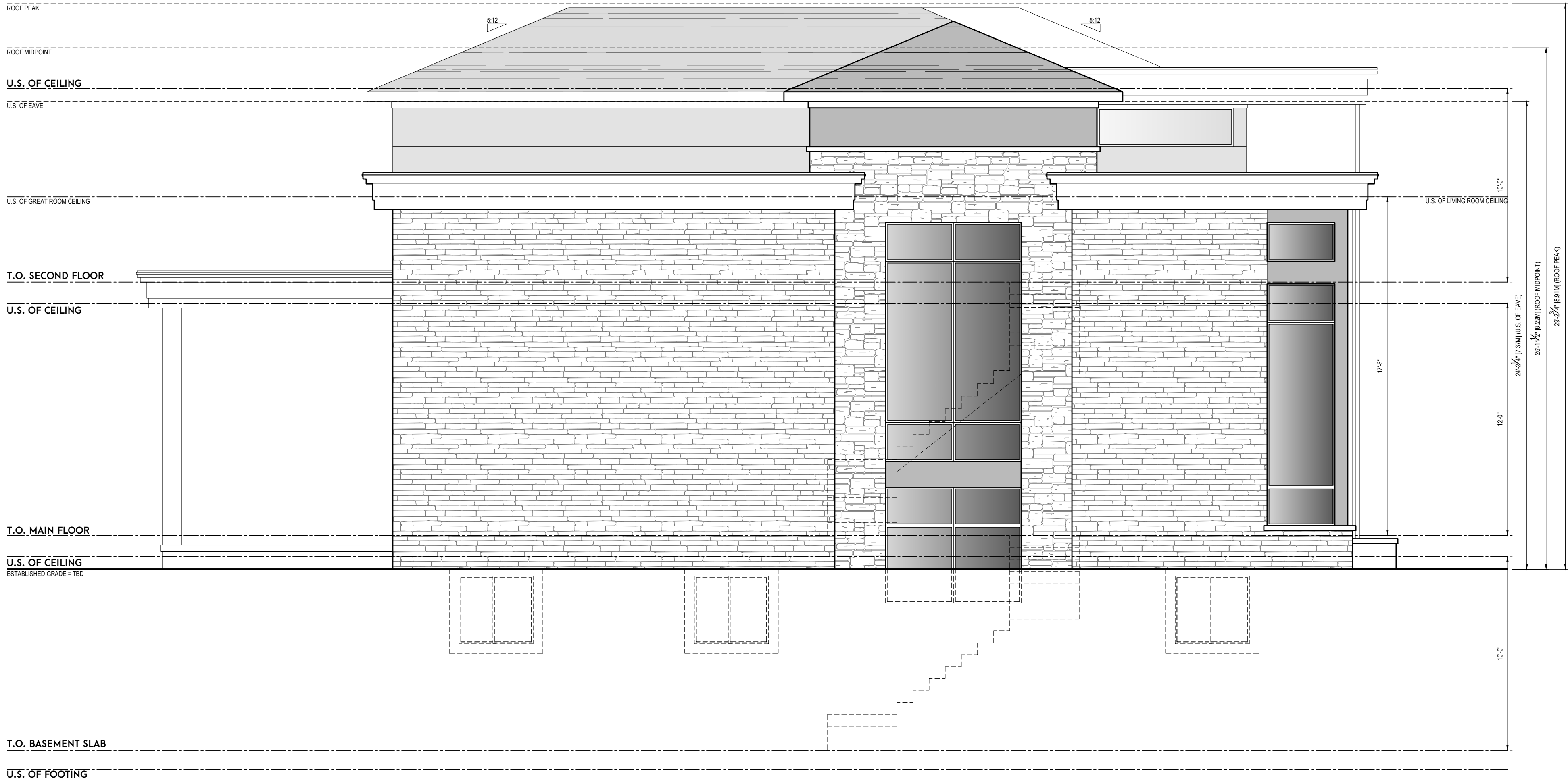
NO.	DESCRIPTION	DATE
1	-	11/28/2024
2	-	
3	-	
4	-	
5	-	

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO.: 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO.: _____

A203

1/4"=1'-0"

LEFT ELEVATION



SPATIAL SEPARATION

EXPOSING BUILDING FACE:	1037.82	SQ. FT.	96.42	SQ. M.
UNPROTECTED OPENINGS:	166.91	SQ. FT.	16.54	%
PERMITTED:	166.91	SQ. FT.	16.00	%

LIMITING DISTANCE=4.20M (14.00M AS PER TABLE 9.10.15.4)

FINAL DESIGN SIGN-OFF
I, (THE CLIENT) HEREBY 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: _____



BETTER HOMES
DEVELOPMENT & BUILDING INC.
BASSAM AL KHERNI
T: 647-775-4423
WWW.BETTERHOMESBUILDER.CA



HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #901 (BRAMPTON, ON L6Z 4N5)
T: 1.833.498.4847 (HUIS) | 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 HEREIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

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

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

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

ISSUE LIST

1	ISSUED FOR COA	11.28.2024
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: 2019 LAKESHORE RD E
PROJECT NO.: 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO.: _____

A204