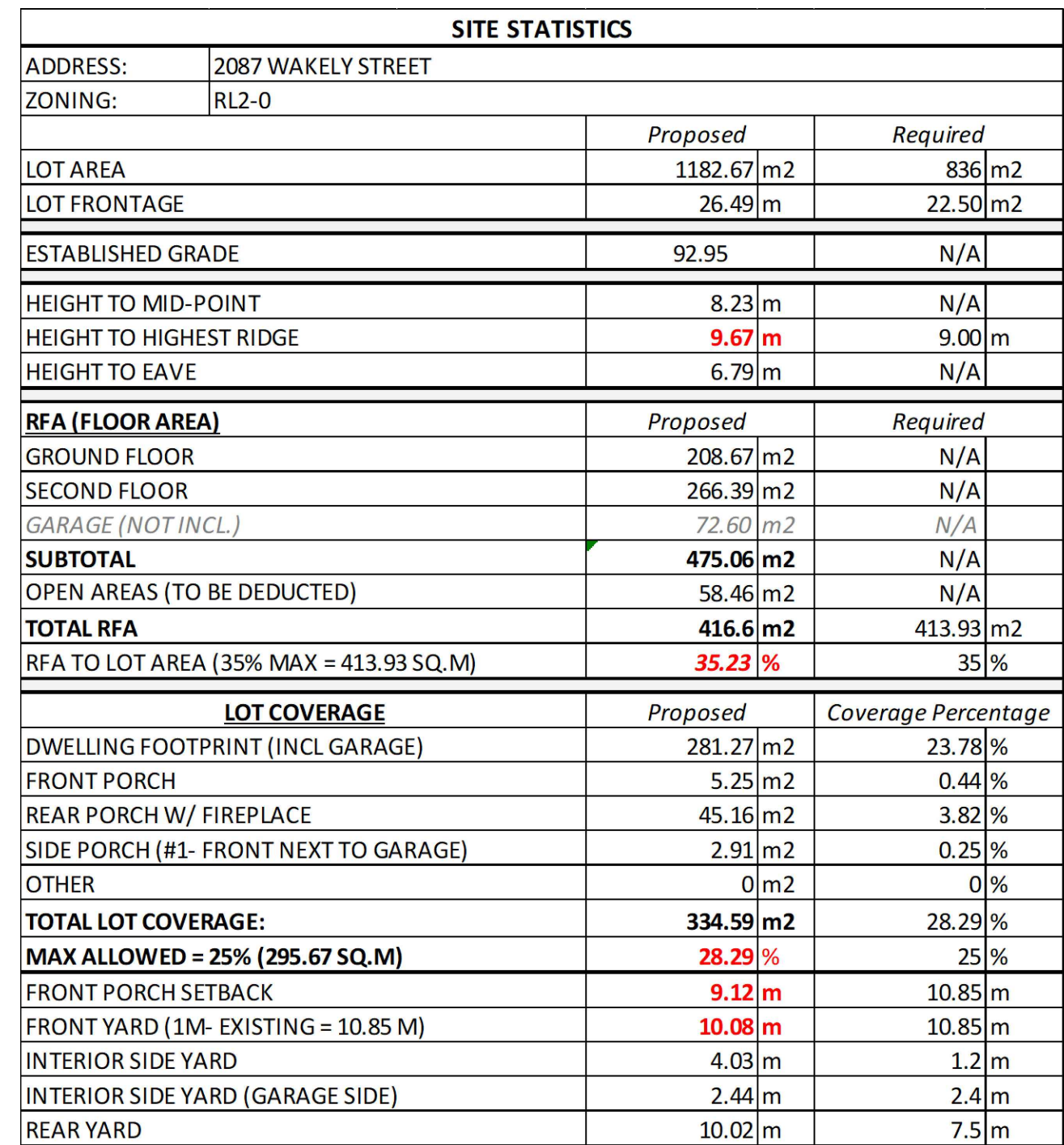




Parent Zone	Where the detached dwelling is less than or equal to 7.0 metres in height	Where the detached dwelling is greater than 7.0 metres in height
RL1 and RL2 Zones	Shall be equal to the maximum lot coverage for the parent zone	25%
RL3, RL4, RL5, RL7, RL8, and RL10 Zones		35%

[illegible]

METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

LOT 198

LOT 197

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF

LOT 98
REGISTERED PLAN 852
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2025

REPORT SUMMARY

PROPERTY DESCRIPTION: 2087 WAKELY STREET, BEING LOT 98, REGISTERED PLAN 852, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24851-0176.

EASEMENTS/RIGHTS-OF-WAY: SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INSTRUMENT 78149.

COMMENTS: NOTE LOCATION OF THE FENCES AND BRICK RETAINING WALL.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 34, HAVING A PUBLISHED ELEVATION OF 94.232 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF WAKELY STREET AS SHOWN ON REGISTERED PLAN 852, HAVING A BEARING OF N45°25'00"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
CP	DENOTES	CONCRETE PIN
GUY	DENOTES	GUY WIRE
INV.	DENOTES	INVERT
MH	DENOTES	MANHOLE
TC	DENOTES	TOP OF CURB
UB	DENOTES	UTILITY BOX
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTERED PLAN 852
P2	DENOTES	TARASICK McMILLAN KUBICKI LIMITED, O.L.S., JANUARY 5, 2022
P4	DENOTES	YOUNG AND YOUNG SURVEYING, O.L.S., FEBRUARY 18, 2016

○ 0.20ø	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
⊗ 0.20ø	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR JONATHAN LIORTI AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MAY 23, 2025.

MAY 26, 2025
DATE

JACKIE HANG
ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: K.H.

FILE No. 10446-SRPR-T

LOT 97

LOT 98

LOT 99

PIN 24851-0176

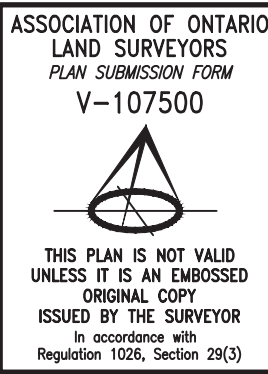
1 STOREY BRICK DWELLING
No. 2087

2 STOREY STUCCO DWELLING
No. 2081

WAKELY STREET

(FORMERLY SALISBURY DRIVE BY REGISTERED PLAN 852,
RENAMED BY BY-LAW 1959-103, INSTRUMENT BL740)

PIN 24851-0172





NTS
FRONT 3D RENDER

huis

design studio

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
T: 1.833.454.4847 (TOLL FREE) E: INFO@HUISDESIGNS.CA
RUSDESIGNS.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	-	MM/DD/YYYY
2	-	MM/DD/YYYY
3	-	MM/DD/YYYY
4	-	MM/DD/YYYY
5	-	MM/DD/YYYY

ISSUE LIST

1	ISSUED FOR C.O.A.	07.14.2025
2	-	MM/DD/YYYY
3	-	MM/DD/YYYY
4	-	MM/DD/YYYY
5	-	MM/DD/YYYY

DRAWING TITLE:

FRONT 3D RENDER

DRAWN BY:

S.E.

CHECKED BY:

K.V.K.

PROJECT ADDRESS:

2887 WARELY STREET

PROJECT NO.

2025-011

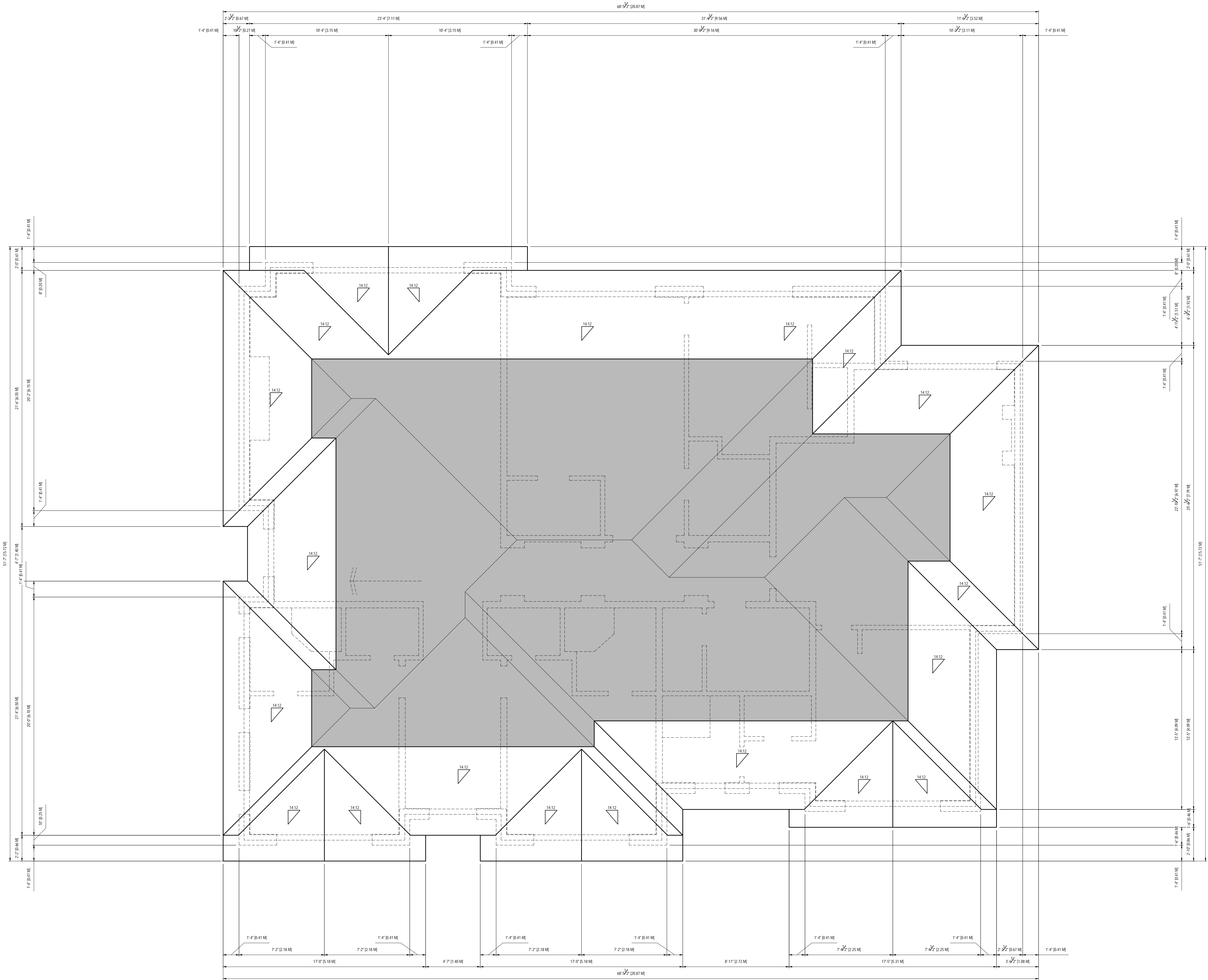
SCALE:

1/8"=1'-0"

SHEET NO.

A100

NOTE:
DARK-HATCHED AREA DENOTES FLAT AREA DENOTES LOW SLOPE ROOF
PORTION AT A SLOPE OF 1:50 MIN. FOR SUFFICIENT WATER RUNOFF.



1/4"=1'-0"
ROOF PLAN

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 ADDITIONAL CHARGE. AS LISTED
ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT
PROVIDED BY HIS DESIGN STUDIO. ALL TERMS,
CONDITIONS AND AGREEMENTS OF THE ORIGINAL
CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: _____ HIS INITIALS: _____

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HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
T: 1.833.454.4847 (TOLL FREE) E: INFO@HUISDESIGNS.COM
HUISDESIGNS.COM

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 HIS 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. _____

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1	-	ISSUED FOR C.O.A.	07.14.2025
2	-		
3	-		
4	-		
5	-		

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: ROOF PLAN
DRAWN BY: S.E. CHECKED BY: K.V.K.
PROJECT ADDRESS: 2087 WARELY STREET
PROJECT NO.: 2025-011 SCALE: 1/4"=1'-0"
SHEET NO.: _____

A104

1/4" = 1'-0"
FRONT 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: _____

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14 CONESTOGA DRIVE #301 | BRAMPTON, ON L6Z 4N6
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HUISDESIGNS.CA

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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.

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REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE.
FIRM NAME: _____ B.C.I.N.: _____

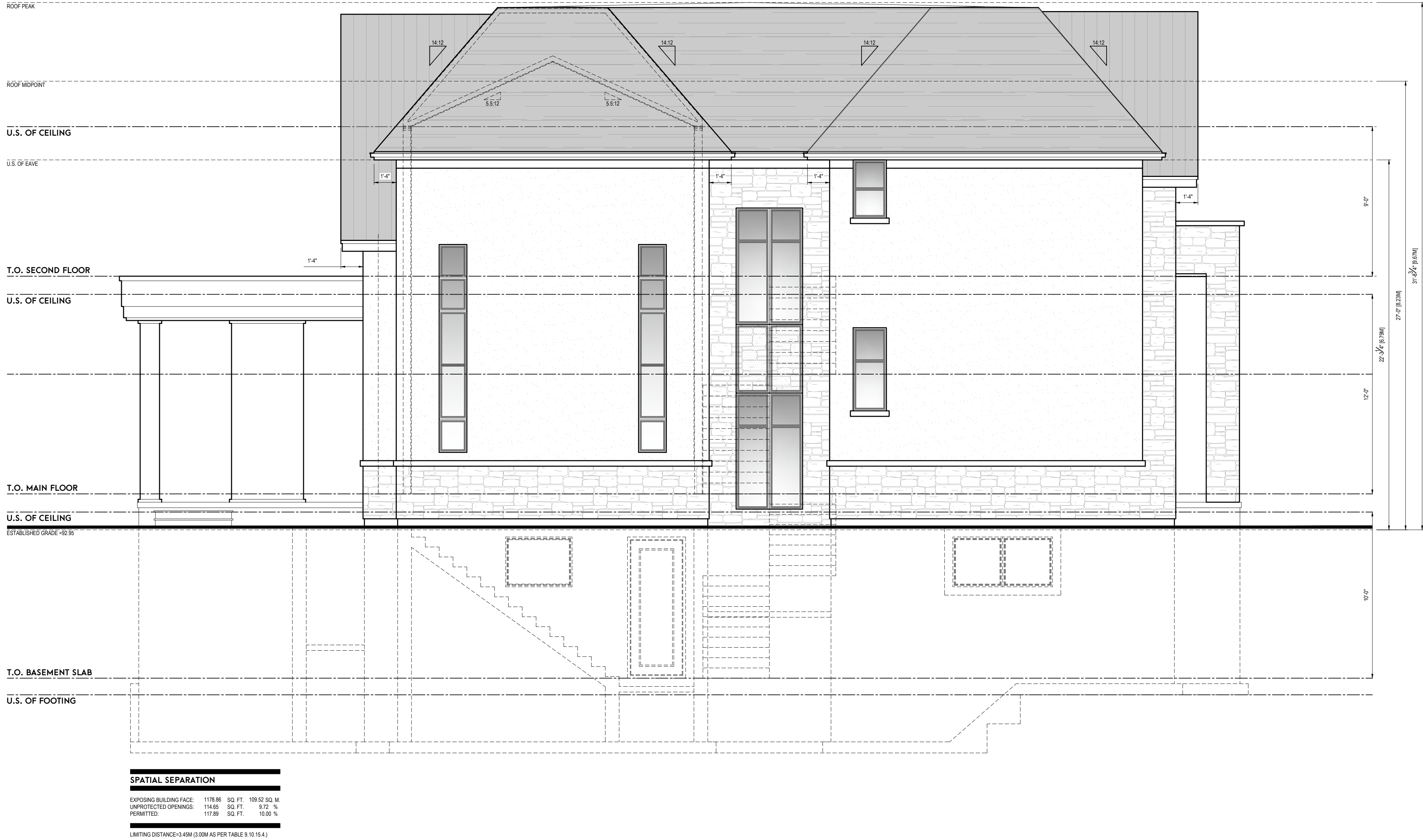
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ISSUE LIST	
1	ISSUED FOR C.O.A.
2	-
3	-
4	-
5	-

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 288 HAWLEY STREET
PROJECT NO. 2025-017 **SCALE:** 1/4"=1'-0"
SHEET NO. **A201**

1/4" = 1'-0"

LEFT 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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HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
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T: (905) 466-4847 (HUIS) | E: INFO@HUISDESIGNS.CO
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REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE.
FIRM NAME: _____ B.C.I.N.: _____

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ISSUE LIST	
1	ISSUED FOR C.O.A.
2	-
3	-
4	-
5	-

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 288 HAWLEY STREET
PROJECT NO. 2025-017 **SCALE:** 1/4"=1'-0"
SHEET NO. **A202**

1/8"=1'-0"

REAR ELEVATION



FINAL DESIGN SIGN-OFF
I (THE CLIENT) HEREBY CERTIFY 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
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE.
FIRM NAME: _____ B.C.I.N.: _____

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

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.A.
PROJECT ADDRESS: 2087 RAINLEY STREET
PROJECT NO. 2025-017 **SCALE:** 1/8"=1'-0"
SHEET NO.

A203

