

GROSS FLOOR AREA CALCULATIONS:	
BASEMENT AREA (NOT INCL.)	2290.66 SQ.FT (212.81 SQ.M)
GROUND FLOOR AREA:	1782.05 SQ.FT (165.56 SQ.M)
SECOND FLOOR AREA:	2067.05 SQ.FT (192.03 SQ.M)
SUBTOTAL:	3849.10 SQ.FT (357.59 SQ.M)
OPEN AREAS (TO DEDUCT):	441.88 SQ.FT (41.05 SQ.M)
TOTAL GROSS FLOOR AREA:	3,407.22 SQ.FT (316.54 SQ.M)



1/8"=1'-0"

BASEMENT FLOOR PLAN

huis | design | studio

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.

CUSTOM HOME DESIGN

1A CONESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5

7-1-833-458-4847 (HUIS) | E-MAIL@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 MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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	REVISED FOR CLIENT	07-13-2023
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR CLIENT REVIEW	07-11-2023
2	ISSUED FOR C&A	09-09-2023
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH

TRUE NORTH

DRAWING TITLE:

BASEMENT FLOOR PLAN

DRAWN BY:

J.C.

CHECKED BY:

K.V.K.

PROJECT ADDRESS:

415 THIRD LINE

PROJECT NO.

2023-052

SHEET NO.

A101

PROJECT NORTH

TRUE NORTH

DRAWING TITLE:

BASEMENT FLOOR PLAN

DRAWN BY:

J.C.

CHECKED BY:

K.V.K.

PROJECT ADDRESS:

415 THIRD LINE

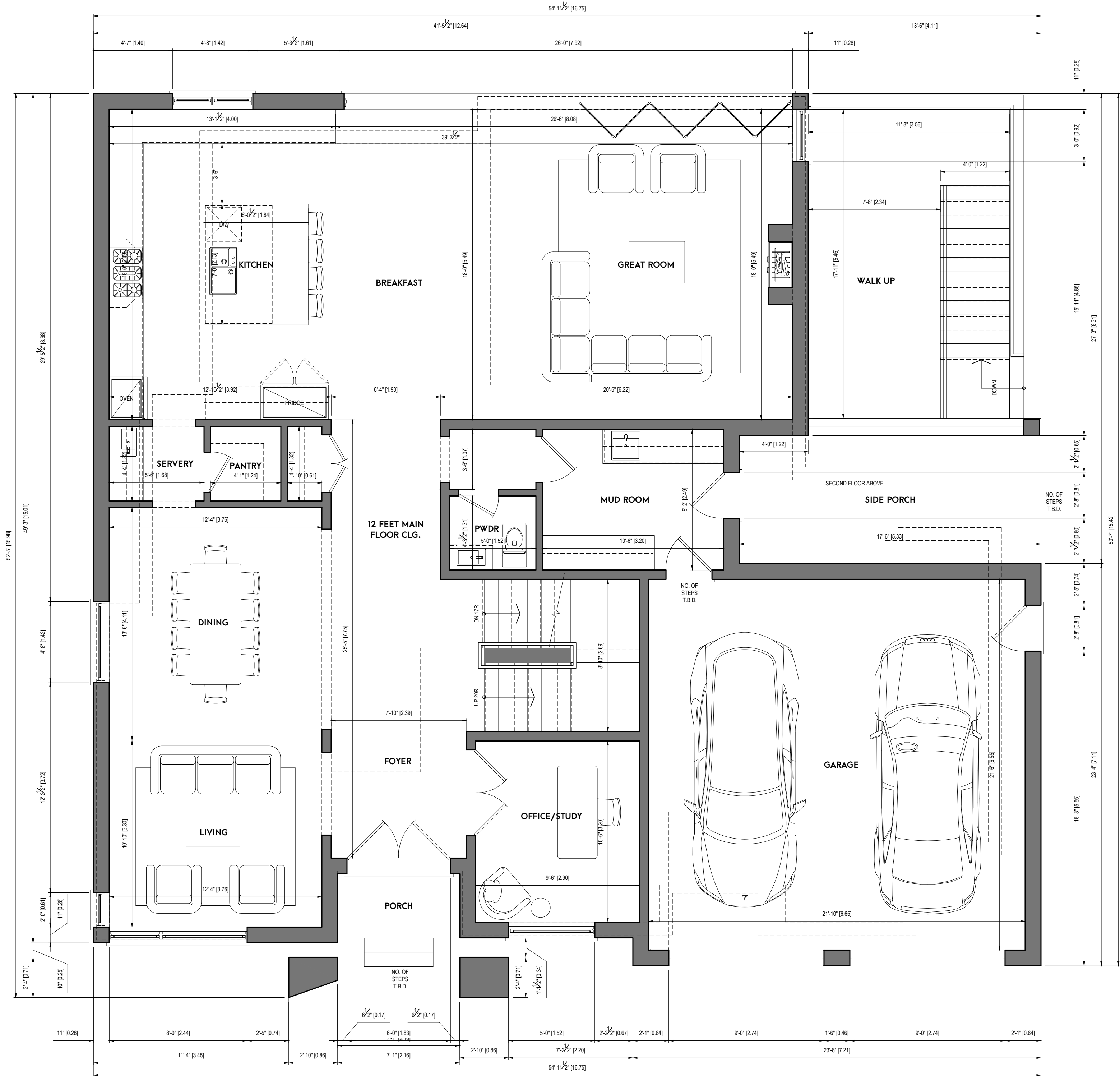
PROJECT NO.

2023-052

SHEET NO.

A101

GROSS FLOOR AREA CALCULATIONS:	
BASEMENT AREA (NOT INCL.)	2290.66 SQ.FT (212.81 SQ.M)
GROUND FLOOR AREA:	1782.05 SQ.FT (165.56 SQ.M)
SECOND FLOOR AREA:	2067.05 SQ.FT (192.03 SQ.M)
SUBTOTAL:	3849.10 SQ.FT (357.59 SQ.M)
OPEN AREAS (TO DEDUCT):	441.88 SQ.FT (41.05 SQ.M)
TOTAL GROSS FLOOR AREA:	3,407.22 SQ.FT (316.54 SQ.M)



1/8"=1'-0"
GROUND FLOOR PLAN

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 (TOLL FREE) 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 MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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	REVISED FOR CLIENT	07.13.2023
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR CLIENT REVIEW	07.11.2023
2	ISSUED FOR C&A	09.09.2023
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:

GROUND FLOOR PLAN

DRAWN BY:

J.C.

CHECKED BY:

K.V.K.

PROJECT ADDRESS:

415 THIRD LINE

PROJECT NO.

2023-052

SHEET NO.

A102

GROSS FLOOR AREA CALCULATIONS:	
BASEMENT AREA (NOT INCL.)	2290.66 SQ.FT (212.81 SQ.M)
GROUND FLOOR AREA:	1782.05 SQ.FT (165.56 SQ.M)
SECOND FLOOR AREA:	2067.05 SQ.FT (192.03 SQ.M)
SUBTOTAL:	3849.10 SQ.FT (357.59 SQ.M)
OPEN AREAS (TO DEDUCT):	441.88 SQ.FT (41.05 SQ.M)
TOTAL GROSS FLOOR AREA:	3,407.22 SQ.FT (316.54 SQ.M)



1/8"=1'-0"
SECOND FLOOR PLAN

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@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 MANIFESTED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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

REVISION LIST

1	REVISED FOR CLIENT	07.13.2023
2	-	NW.DD.YYYY
3	-	NW.DD.YYYY
4	-	NW.DD.YYYY
5	-	NW.DD.YYYY

1	ISSUED FOR CLIENT REVIEW	07.11.2023
2	ISSUED FOR C&A	09.09.2023
3	-	NW.DD.YYYY
4	-	NW.DD.YYYY
5	-	NW.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: SECOND FLOOR PLAN

DRAWN BY: J.C. CHECKED BY: K.V.K.

PROJECT ADDRESS: 415 THIRD LINE

PROJECT NO.: 2023-052 SCALE: 1/8" = 1'-0"

SHEET NO.: A103



FRONT ELEVATION

huis|design studio
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
T: 1.833.456.4847 (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 MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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.	REVISION	DATE
1	REVISED FOR CLIENT	07.13.2023
2	-	MM/DD/YYYY
3	-	MM/DD/YYYY
4	-	MM/DD/YYYY
5	-	MM/DD/YYYY

ISSUE LIST

NO.	ISSUED FOR CLIENT REVIEW	DATE
1	ISSUED FOR CLIENT REVIEW	07.11.2023
2	ISSUED FOR C&A	09.09.2023
3	-	MM/DD/YYYY
4	-	MM/DD/YYYY
5	-	MM/DD/YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: INITIALS
CHECKED BY: K.V.K.
PROJECT ADDRESS: 415 THIRD LINE
PROJECT NO.: 2023-052
SHEET NO.: 1 OF 1
SCALE: 1/8" = 1'-0"

A201



1/4"=1'-0"
RIGHT ELEVATION



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

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@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 MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	B.C.I.N.
-	-

NAME	B.C.I.N.
-	-

REVISION LIST

	REVISION	DATE
1	REVISED FOR CLIENT	07.13.2023
2	-	MM/DD/YYYY
3	-	MM/DD/YYYY
4	-	MM/DD/YYYY
5	-	MM/DD/YYYY

ISSUE LIST

	ISSUE	DATE
1	ISSUED FOR CLIENT REVIEW	07.11.2023
2	ISSUED FOR C&A	09.09.2023
3	-	MM/DD/YYYY
4	-	MM/DD/YYYY
5	-	MM/DD/YYYY

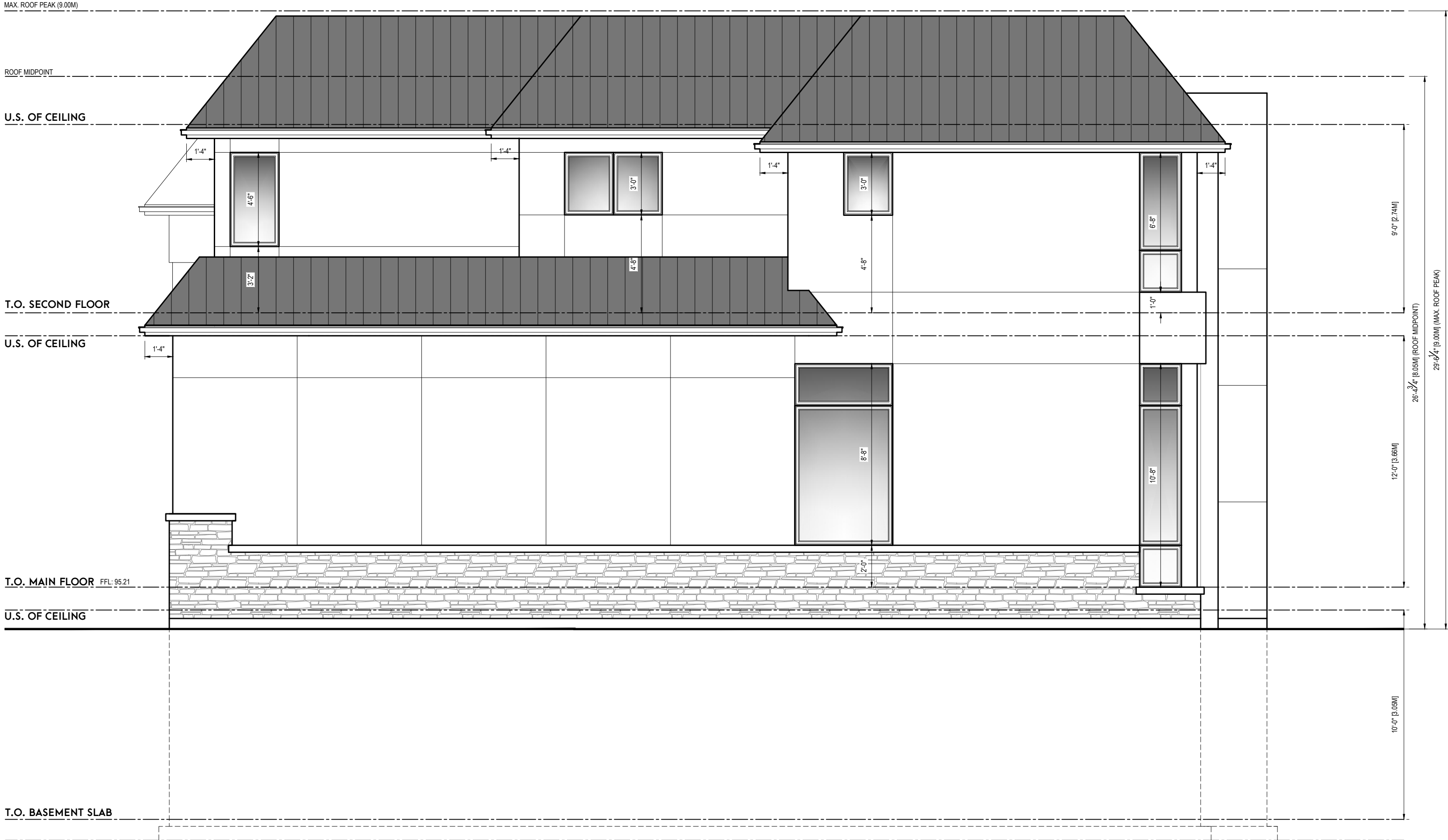
DRAWING TITLE: ARCHITECTURAL ELEVATIONS

DRAWN BY: J.C. **CHECKED BY:** K.V.K.

PROJECT ADDRESS: 415 THIRD LINE

PROJECT NO.: 2023-052 **SCALE:** 1/8" = 1'-0"

SHEET NO.: **A203**



SPATIAL SEPARATION			
EXPOSING BUILDING FACE	1180.09 SQ. FT.	107.77 SQ.M.	
UNPROTECTED OPENINGS	80.14 SQ. FT.	6.91 %	
PERMITTED	81.21 SQ. FT.	7.00 %	



1/4" = 1'-0"
LEFT ELEVATION

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 (TOLL FREE) 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 MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	B.C.I.N.
KURTIS VAN KEULEN	21373

REGISTRATION INFORMATION	
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE	
HUIS DESIGN STUDIO	118545
FIRM NAME	B.C.I.N.

REVISION LIST

1	REVISED FOR CLIENT	07.13.2023
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR CLIENT REVIEW	07.11.2023
2	ISSUED FOR C&A	09.09.2023
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:

ARCHITECTURAL ELEVATIONS

DRAWN BY:

J.C.

CHECKED BY:

K.V.K.

PROJECT ADDRESS:

415 THIRD LINE

PROJECT NO.

2023-052

SHEET NO.

A204