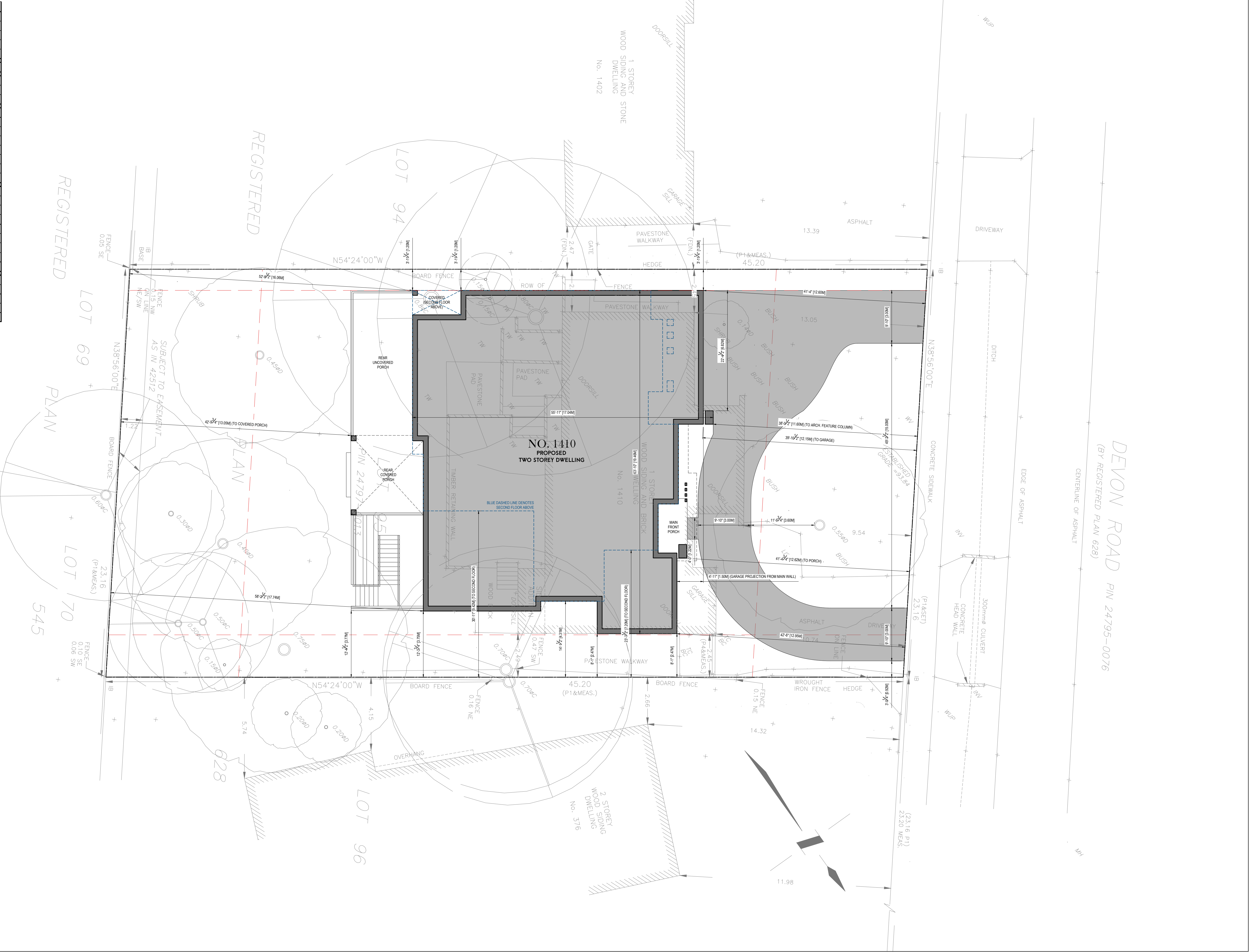


SITE STATISTICS			
ADDRESS:	1410 DEVON ROAD		
ZONING:	RL2-0		
	Proposed	Required	
LOT AREA	1045.09 m2	836.00 m2	
LOT FRONTAGE	23.16 m	22.50 m	
ESTABLISHED GRADE	93.84	N/A	
HEIGHT TO MID-POINT	8.34 m	N/A	
HEIGHT TO HIGHEST RIDGE	9.00 m	9.00 m	
HEIGHT TO EAVE	7.53 m	N/A	
	Proposed	Required	
RFA (FLOOR AREA)			
GROUND FLOOR	224.35 m2	N/A	
SECOND FLOOR	259.60 m2	N/A	
GARAGE (NOT INCL.)	51.10 m2	N/A	
SUBTOTAL	483.95 m2	N/A	
OPEN AREAS (TO BE DEDUCTED)	66.11 m2	N/A	
TOTAL RFA	417.84 m2	386.68 m2	
RFA TO LOT AREA (MAX 37%)	39.98 %	37 %	
	Proposed	Required	
LOT COVERAGE			
DWELLING FOOTPRINT (INCL GARAGE)	275.45 m2	26.36 %	
REAR COVERED PORCH	18.41 m2	1.76 %	
SECOND FLOOR OVERHANG (AT REAR OF DWELLING)	3.80 m2	0.36 %	
FRONT PORCH ROOF OVERHANG (GREATER THAN 0.61M)	1.50 m2	0.14 %	
FRONT MAIN PORCH	4.92 m2	0.47 %	
FRONT ARCH FEATURE (COLUMN AT GARAGE)	0.43 m2	0.04 %	
TOTAL LOT COVERAGE:	304.51 m2	261.27 m2	
MAX ALLOWED = 25%	29.14 %	25 %	
	Proposed	Required	
SETBACKS			
FRONT YARD (EXISTING (9.54M) - 1.00M)	11.60 m	8.54 m	
INTERIOR SIDE YARD (RIGHT/SOUTH-WEST)	1.20 m	1.20 m	
INTERIOR SIDE YARD (LEFT/NORTH-EAST)	2.47 m	2.40 m	
REAR YARD (TO COVERED PORCH)	13.05 m	7.50 m	
	Proposed		
DRIVEWAY CALCULATIONS			
FRONT YARD AREA	296.48 m2		
DRIVEWAY AREA	127.68 m2		
DRIVEWAY PERCENTAGE (MAX. 50% ALLOWED)	43.07 %		



1:100
ARCHITECTURAL SITE PLAN

BETTER HOMES
DEVELOPMENT & BUILDING INC.
BASSAM ALKERRI
1-844-771-1421
WWW.BETTERHOMESBUILDER.CA

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CUSTOM HOME DESIGN
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1A CONESTOGA DRIVE #301 | BRAMPTON, ON L6Z 4N5
T: 905-656-8847 | HUIS (I.E. HUI@HUISDESIGNS.CA)
HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

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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.

REVISION LIST	
1	-
2	-
3	-
4	-
5	-

ISSUE LIST	
1	COA APPLICATION
2	
3	
4	
5	

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: 1410 DEVON ROAD

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

PROJECT ADDRESS: 1410 DEVON ROAD

PROJECT NO. 2025-056 SCALE: 1:100

SHEET NO. 1

SP



NOT TO SCALE
PHOTO REALISTIC RENDER



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DEVELOPMENT & BUILDING INC.
BASSAM ALKHERWI
T: 416-770-0422
WWW.BETTERHOMESBUILDER.CA



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1A CONESTOGA DRIVE #201 | BRAMPTON, ON L6Z 4N6
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FIRM NAME	B.C.I.N.
-	-

REGISTRATION INFORMATION

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

REVISION LIST

1	-	MM/DD/YYYY	
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4	-	MM/DD/YYYY	
5	-	MM/DD/YYYY	

ISSUE LIST

1	COA APPLICATION	01/22/2025	
2	-	MM/DD/YYYY	
3	-	MM/DD/YYYY	
4	-	MM/DD/YYYY	
5	-	MM/DD/YYYY	

DRAWING TITLE: RENDER

DRAWN BY: J.H. **CHECKED BY:** K.V.A.

PROJECT ADDRESS: 1410 DEVON ROAD

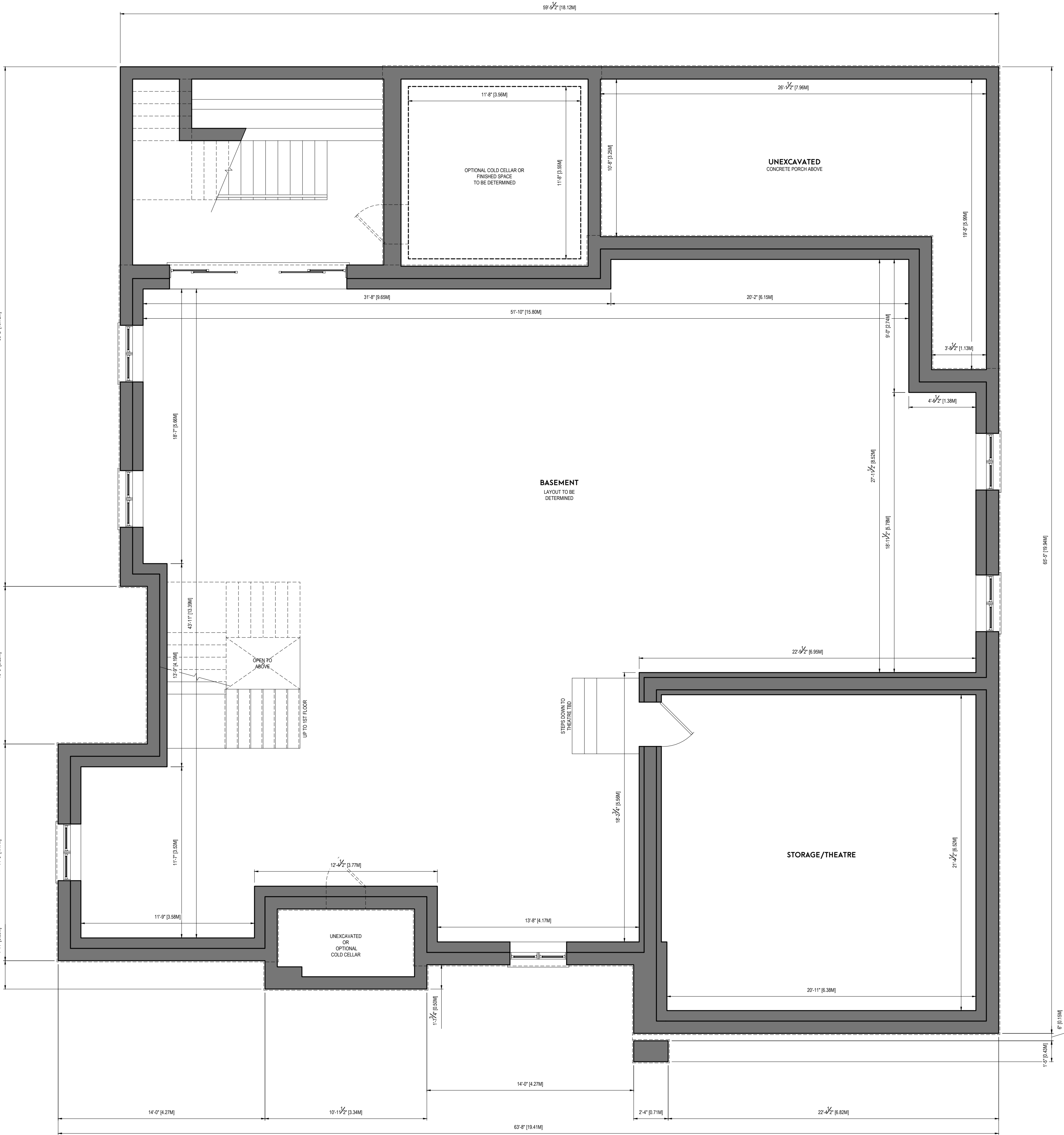
PROJECT NO: 2025-066 **SCALE:** 1/8" = 1'-0"

SHEET NO. **A000**

GROSS FLOOR AREA CALCULATIONS	
BASEMENT AREA (NOT INCL.)	3142.15 SQ.FT. (291.52 SQ.M)
GROUND FLOOR AREA	2414.86 SQ.FT. (224.35 SQ.M)
SECOND FLOOR AREA	2794.27 SQ.FT. (259.60 SQ.M)
SUBTOTAL	8351.28 SQ.FT. (775.47 SQ.M)
OPEN AREAS (DEDUCTED)	711.60 SQ.FT. (66.11 SQ.M)
TOTAL GROSS FLOOR AREA	4487.53 SQ.FT. (417.84 SQ.M)
LOT AREA	1045.09 SQ.M
RFA	417.84 SQ.M / 1045.09 SQ.M = 39.98 % (VARIANCE REQ'D)

1/4"=1'-0"

BASEMENT FLOOR PLAN



BETTER HOMES
DEVELOPMENT & BUILDING INC.
BASSAM ALGERMI
T: 416.770.4422
WWW.BETTERHOMESBUILDER.CA

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CUSTOM HOME DESIGN
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1A CONESTOGA DRIVE #101 (BRAMPTON, ON L6Z 4N6)
T: 1.833.468.8847 (HUS) | E: INFO@HUSDESIGNS.CA
HUSDESIGNS.CA

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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.

REVISION LIST	
1	-
2	-
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ISSUE LIST	
1	COA APPLICATION
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3	
4	
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DRAWING TITLE: BASEMENT FLOOR PLAN

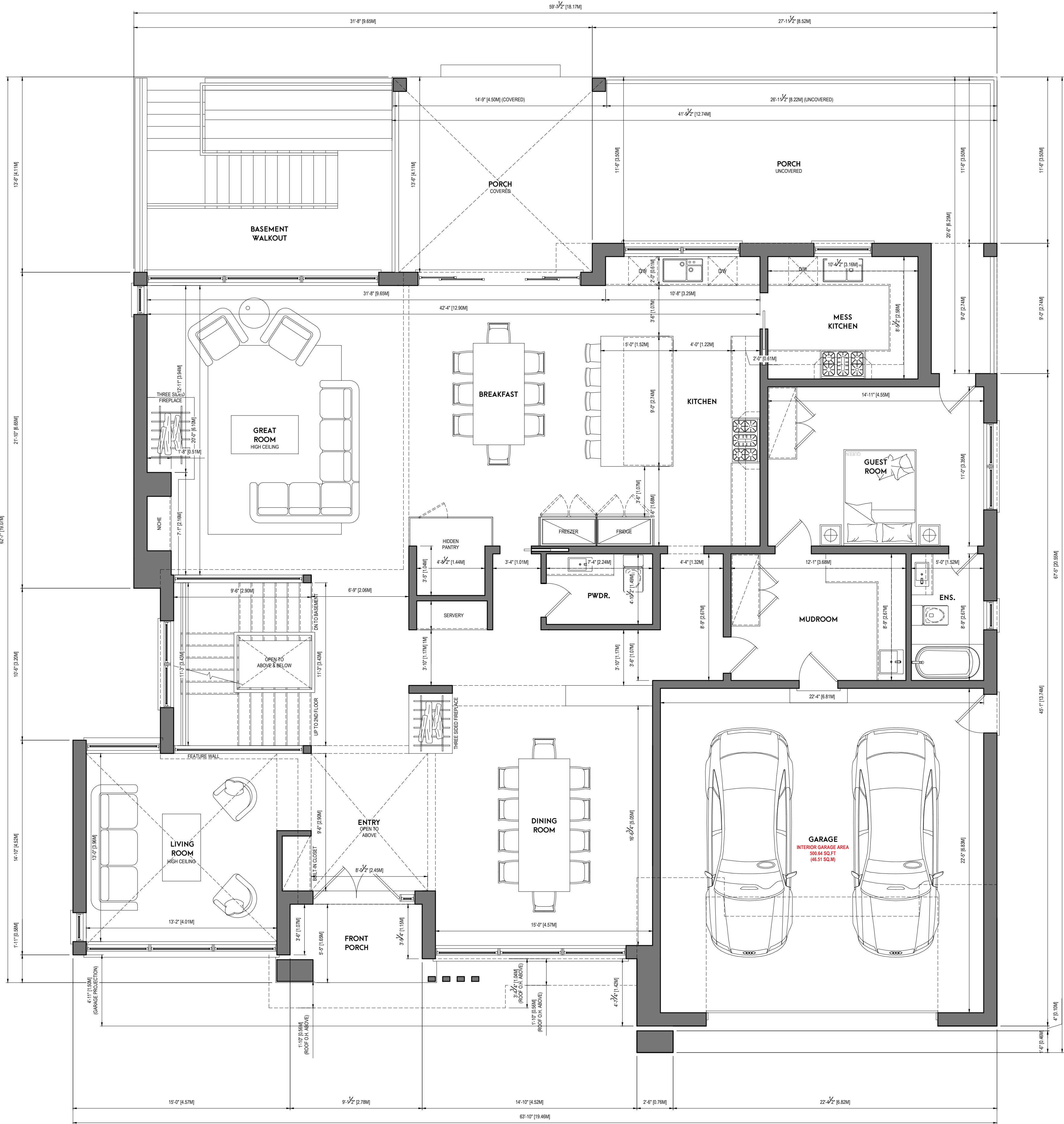
DRAWN BY: J.H. **CHECKED BY:** K.V.K.

PROJECT ADDRESS: 1410 DUNDON ROAD

PROJECT NO. 2025-066 **SCALE:** 1/4"=1'-0"

SHEET NO. **A101**

GROSS FLOOR AREA CALCULATIONS:	
BASEMENT AREA (NOT INCL.)	3142.15 SQ.FT (291.92 SQ.M)
GROUND FLOOR AREA	2414.88 SQ.FT (224.35 SQ.M)
SECOND FLOOR AREA	2794.27 SQ.FT (258.65 SQ.M)
SUBTOTAL:	8249.30 SQ.FT (765.92 SQ.M)
OPEN AREAS (DEDUCTED):	711.60 SQ.FT (66.11 SQ.M)
TOTAL GROSS FLOOR AREA:	4497.33 SQ.FT (417.84 SQ.M)
LOT AREA: 1045.99 SQ.M	
RFA = 417.84 SQ.M / 1045.99 SQ.M = 39.98 % (VARIANCE REQ'D)	



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

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DEVELOPMENT & BUILDING INC.
BASSAM ALKHERJI
T: 647-770-4422
WWW.BETTER-HOMESBUILDER.CA

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T: 1.833.498.4847 (HUS) (E: INFO@HUSDESIGNS.CA)
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GENERAL NOTES

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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.

REVISION LIST	
1	- M.W.D. YYYY
2	- M.W.D. YYYY
3	- M.W.D. YYYY
4	- M.W.D. YYYY
5	- M.W.D. YYYY

ISSUE LIST	
1	COA APPLICATION 01/22/2025
2	- M.W.D. YYYY
3	- M.W.D. YYYY
4	- M.W.D. YYYY
5	- M.W.D. YYYY

PROJECT TITLE: GROUND FLOOR PLAN

DRAWING TITLE: J.H. CHECKED BY: K.V.K.

PROJECT ADDRESS: 1410 DEVON ROAD

PROJECT NO.: 2025-095

SHEET NO.: A102

GROSS FLOOR AREA CALCULATIONS:	
BASEMENT AREA (NOT INCL.)	3142.15 SQ. FT. (291.92 SQ. M.)
GROUND FLOOR AREA	2414.85 SQ. FT. (224.35 SQ. M.)
SECOND FLOOR AREA	2794.27 SQ. FT. (259.60 SQ. M.)
SUBTOTAL:	5209.13 SQ. FT. (483.95 SQ. M.)
OPEN AREAS (DEDUCTED):	711.60 SQ. FT. (66.11 SQ. M.)
TOTAL GROSS FLOOR AREA:	4497.53 SQ. FT. (417.84 SQ. M.)
LOT AREA: 1045.00 SQ. M.	
RFA = 417.84 SQ. M. / 1045.00 SQ. M. = 39.98 % (VARIANCE REQ'D)	

1/4" = 1'-0"

SECOND FLOOR PLAN



BETTER HOMES
DEVELOPMENT & BUILDING INC.
BASSAM ALKARAWI
1-847-771-4423
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T: 905-656-8847 | HUIS (I.E. HUISDESIGNS.CA)
HUISDESIGNS.CA

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QUALIFICATION INFORMATION

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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	-
2	-
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4	-
5	-

ISSUE LIST	
1	COA APPLICATION
2	-
3	-
4	-
5	-

PROJECT NORTH: TRUE NORTH

DRAWING TITLE: SECOND FLOOR PLAN

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

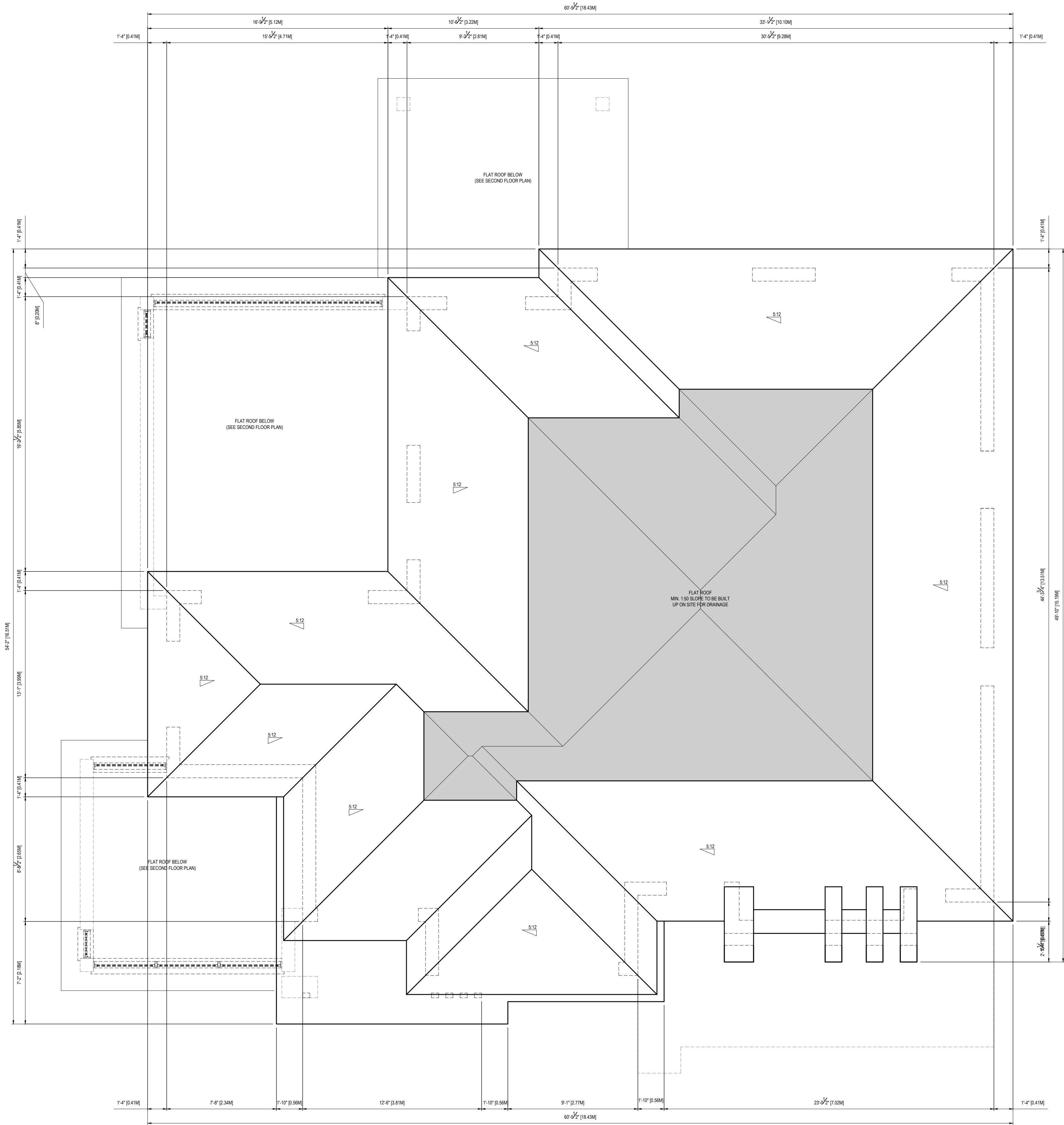
PROJECT ADDRESS: 1410 DEVON ROAD

PROJECT NO.: 2025-066

SHEET NO.: A103

1/8"=1'-0"

ROOF PLAN



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BASSAM ALKERRAR
1-847-775-4423
WWW.BETTERHOMESBUILDER.CA

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CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
T: 1.833.458.4847 (HUIS) E: INFO@HUISDESIGNSTUDIO.CA
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GENERAL NOTES

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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	-
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5	-

ISSUE LIST	
1	COA APPLICATION
2	-
3	-
4	-
5	-

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: ROOF PLAN
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 1410 DEVON ROAD
PROJECT NO.: 2025-066
SHEET NO.: **A104**

FRONT ELEVATION





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BASSAM ALKHERWI
T: 416-770-5422
WWW.BETTER-HOMESBUILDER.CA



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FIRM NAME	B.C.I.N.

REGISTRATION INFORMATION

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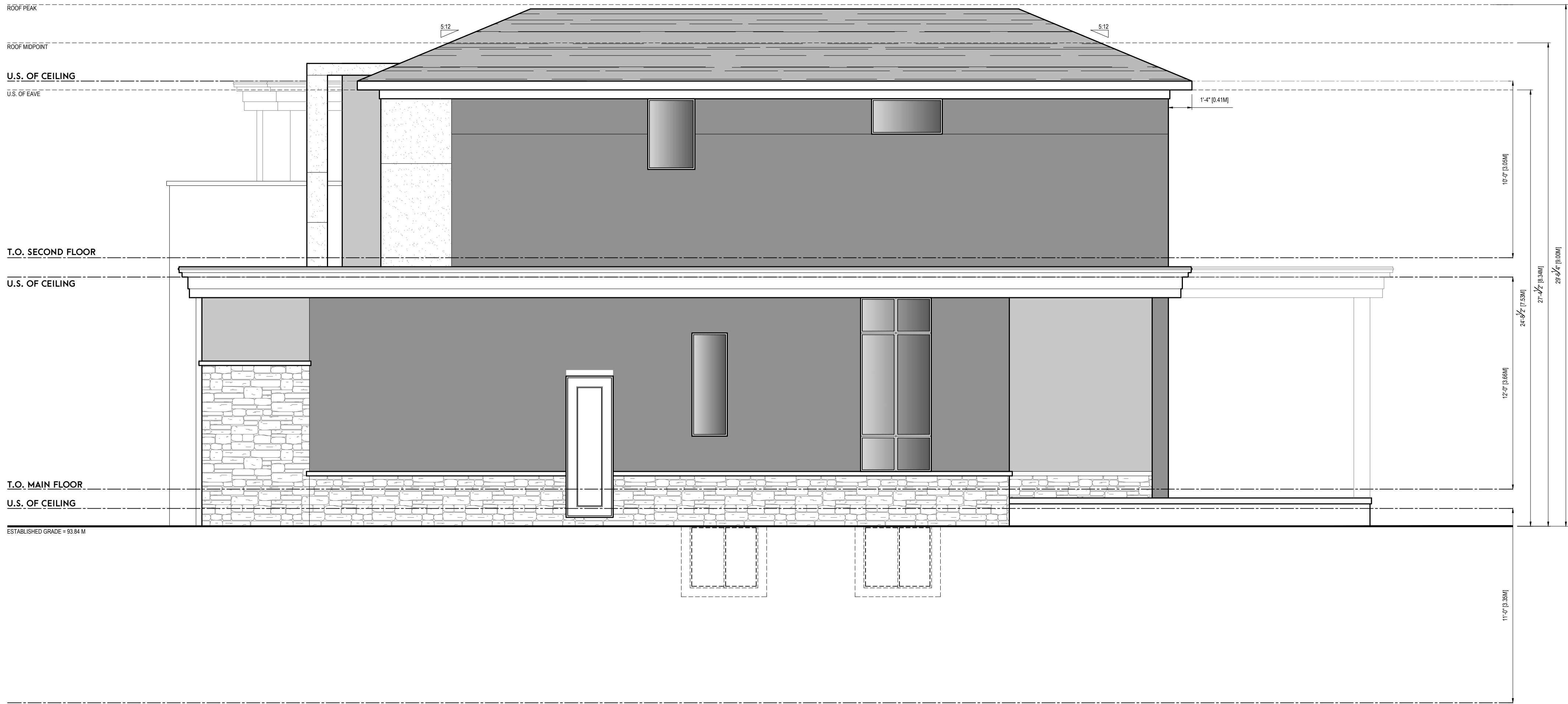
FIRM NAME	B.C.I.N.

REVISION LIST	
1	- MMLD.YYYY
2	- MMLD.YYYY
3	- MMLD.YYYY
4	- MMLD.YYYY
5	- MMLD.YYYY

ISSUE LIST	
1	COA APPLICATION 01.22.2025
2	- MMLD.YYYY
3	- MMLD.YYYY
4	- MMLD.YYYY
5	- MMLD.YYYY

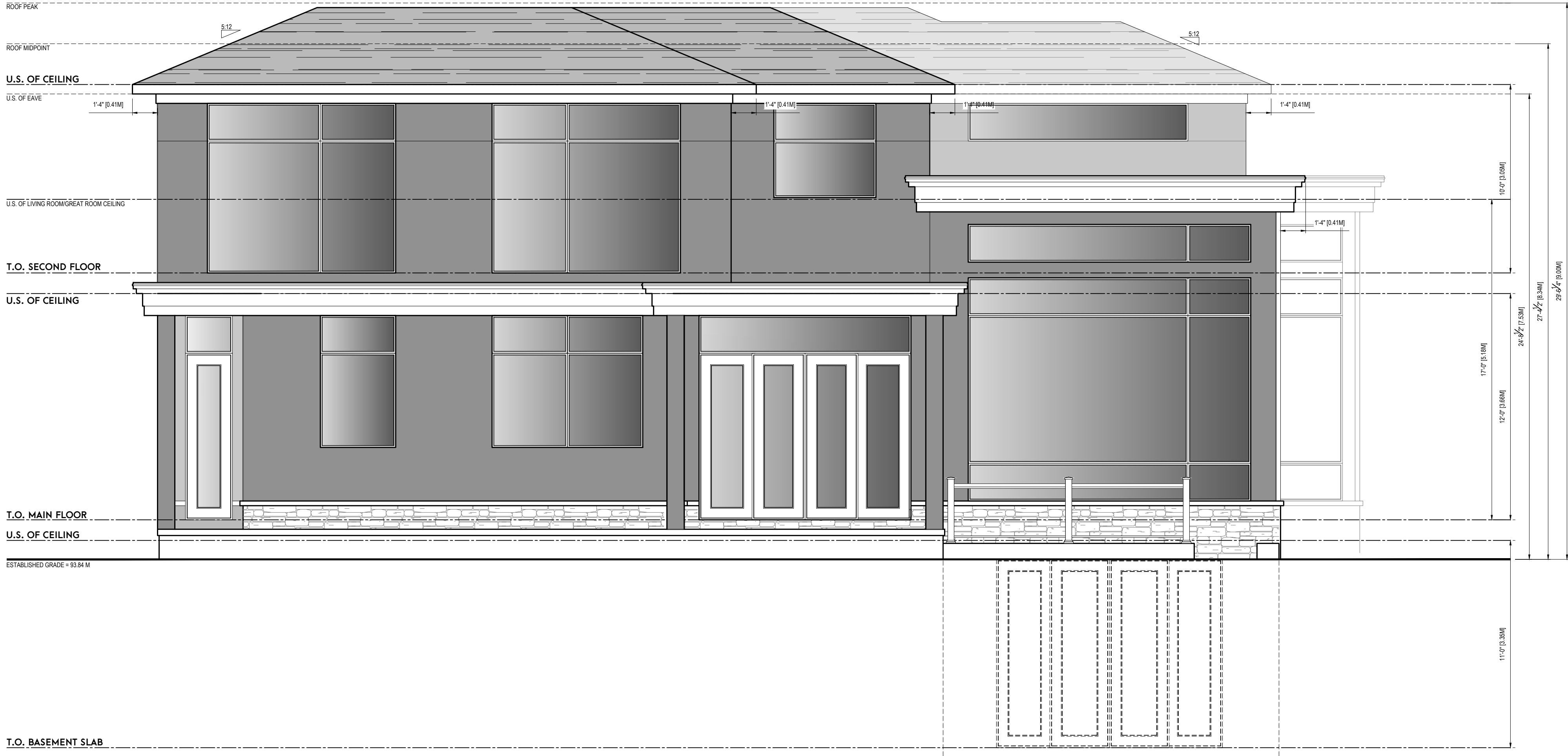
DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 1410 DAVEN ROAD
PROJECT NO. 2025-066 **SCALE:** 1/8"=1'-0"
SHEET NO. **A201**

NTS
RIGHT ELEVATION



10'-11 1/2"

REAR ELEVATION





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FIRM NAME: B.C.I.N.

REGISTRATION INFORMATION

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FIRM NAME: B.C.I.N.

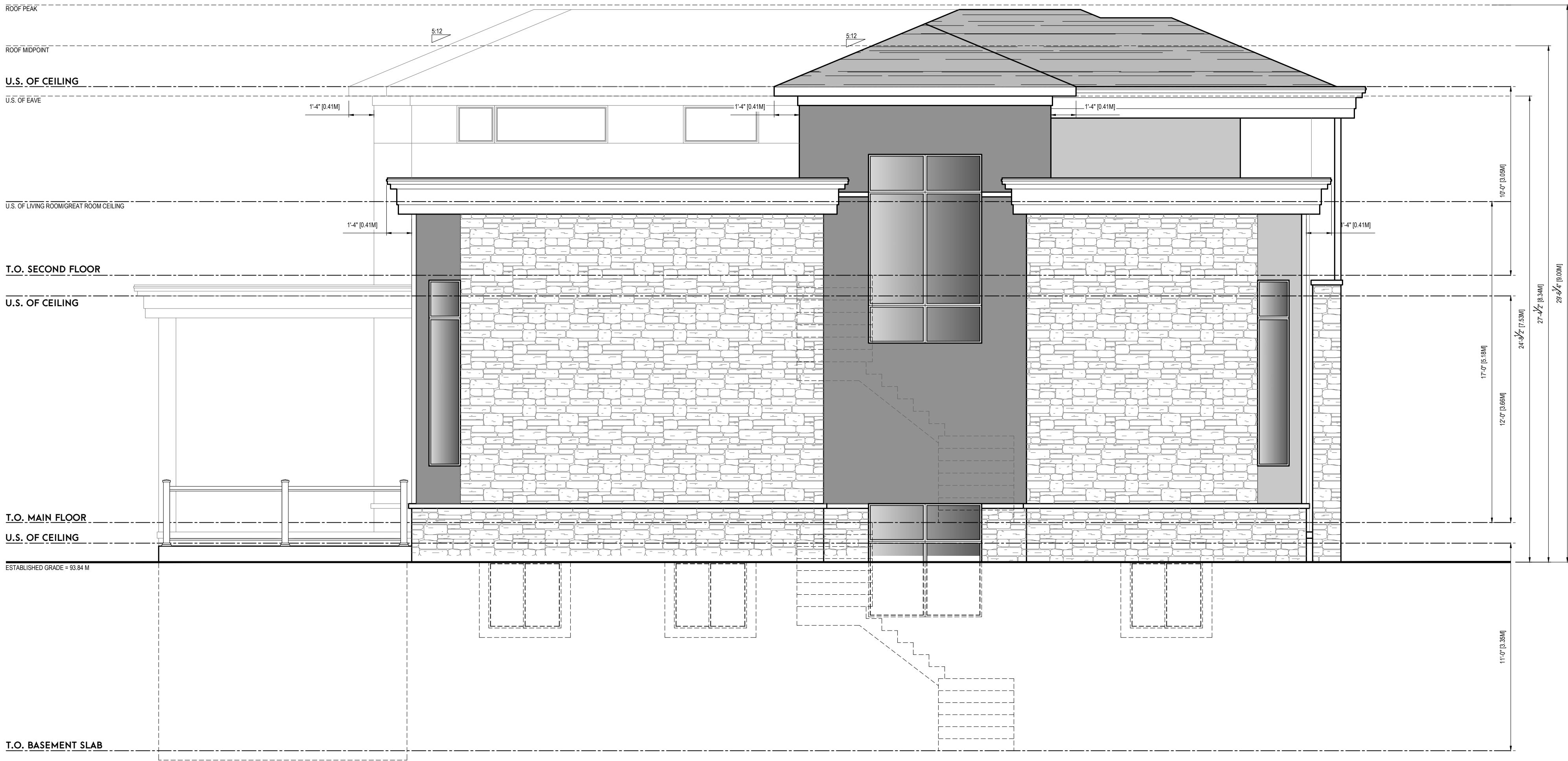
REVISION LIST

NO.	DESCRIPTION	DATE
1	MM/DD/YYYY	
2	MM/DD/YYYY	
3	MM/DD/YYYY	
4	MM/DD/YYYY	
5	MM/DD/YYYY	

ISSUE LIST

NO.	DESCRIPTION	DATE
1	COA APPLICATION	01/22/2025
2	MM/DD/YYYY	
3	MM/DD/YYYY	
4	MM/DD/YYYY	
5	MM/DD/YYYY	

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H.
PROJECT ADDRESS: 141 DEVON ROAD
PROJECT NO. 2025-066
SHEET NO. A203



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