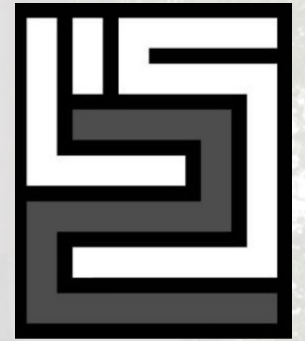




2 L S D E S I G N I N C

ARCHITECTURAL WORKS – SPRING 2026

Custom Homes - Additions



ABOUT THE PRACTICE

2LS Design Inc. is a boutique architectural design practice specializing in custom residential, additions, residential developments, and small-scale mixed-use projects throughout Southern Ontario.

Our work combines thoughtful design, technical coordination, and practical construction intelligence to deliver spaces that are refined, functional, and buildable.

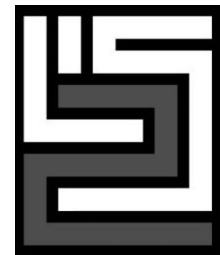
We work closely with homeowners, builders, developers, and consultants through every phase of the process — from feasibility analysis and municipal approvals through construction documentation and site coordination.

Services

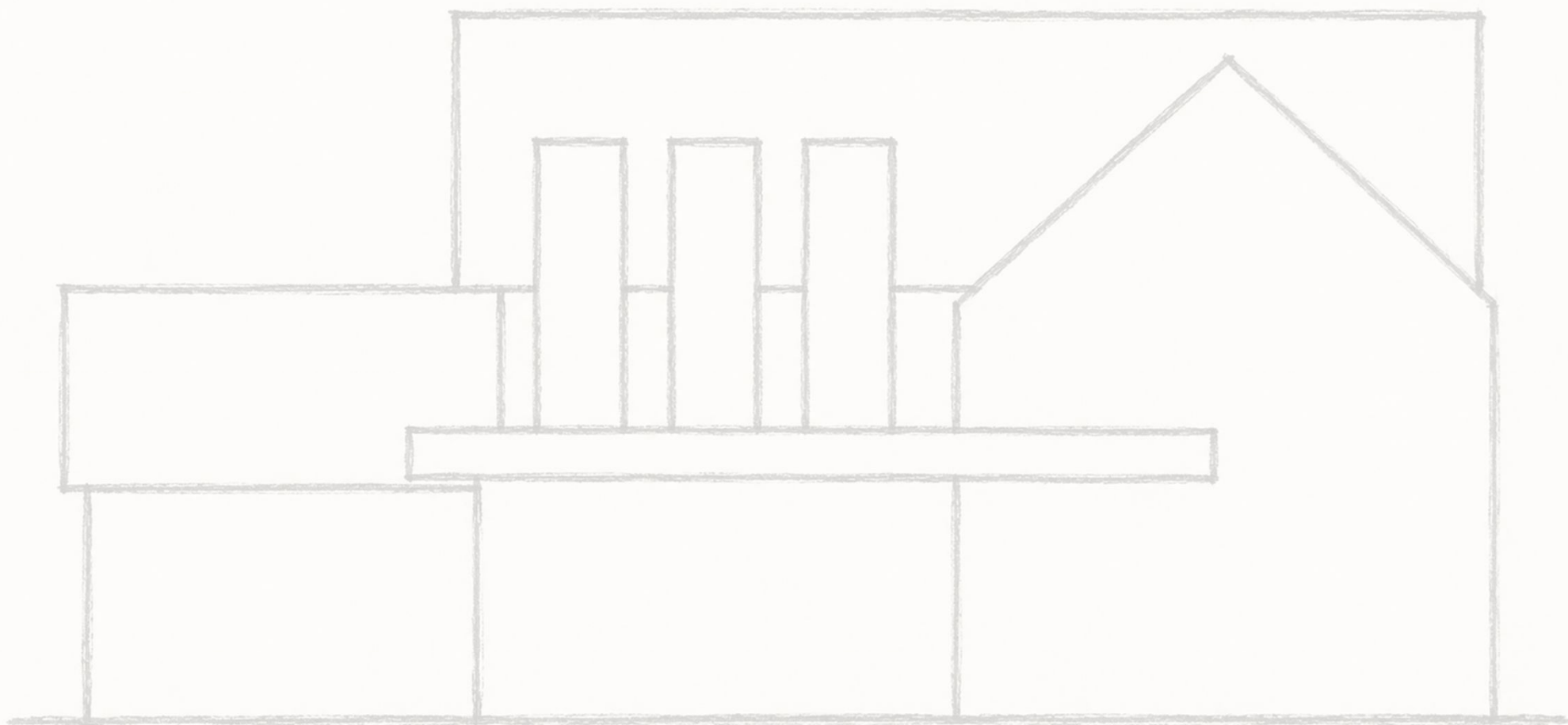
- Custom Residential Design
- Additions & Renovations
- Infill & Residential Development
- Municipal Approvals
- Committee of Adjustment Applications
- Building Permit Coordination
- Construction Documentation
- Interior Design Coordination

Experience

Since 2021, 2LS Design has completed 70+ projects across Southern Ontario ranging from custom homes and additions to townhouse and residential development projects.



2LS DESIGN INC



165 King



PROJECT OVERVIEW

King, Ontario | Custom Residence - Addition

Completed | 2026 | 1288 SF Existing | 2745 SF + 575 SF Completed

165 King transforms an existing residence through the addition of a new second storey and a comprehensive reorganization of the home's internal structure. The project demonstrates how strategic intervention can dramatically expand functionality while preserving the value embedded within an existing building.

New living spaces, improved circulation, and contemporary architectural forms establish a residence that feels entirely renewed while remaining rooted in its original context.



165 King

PROJECT OVERVIEW

King, Ontario | Custom Residence - Addition

Completed | 2026 | 1288 SF Existing | 2745 SF + 575 SF Completed



165 King

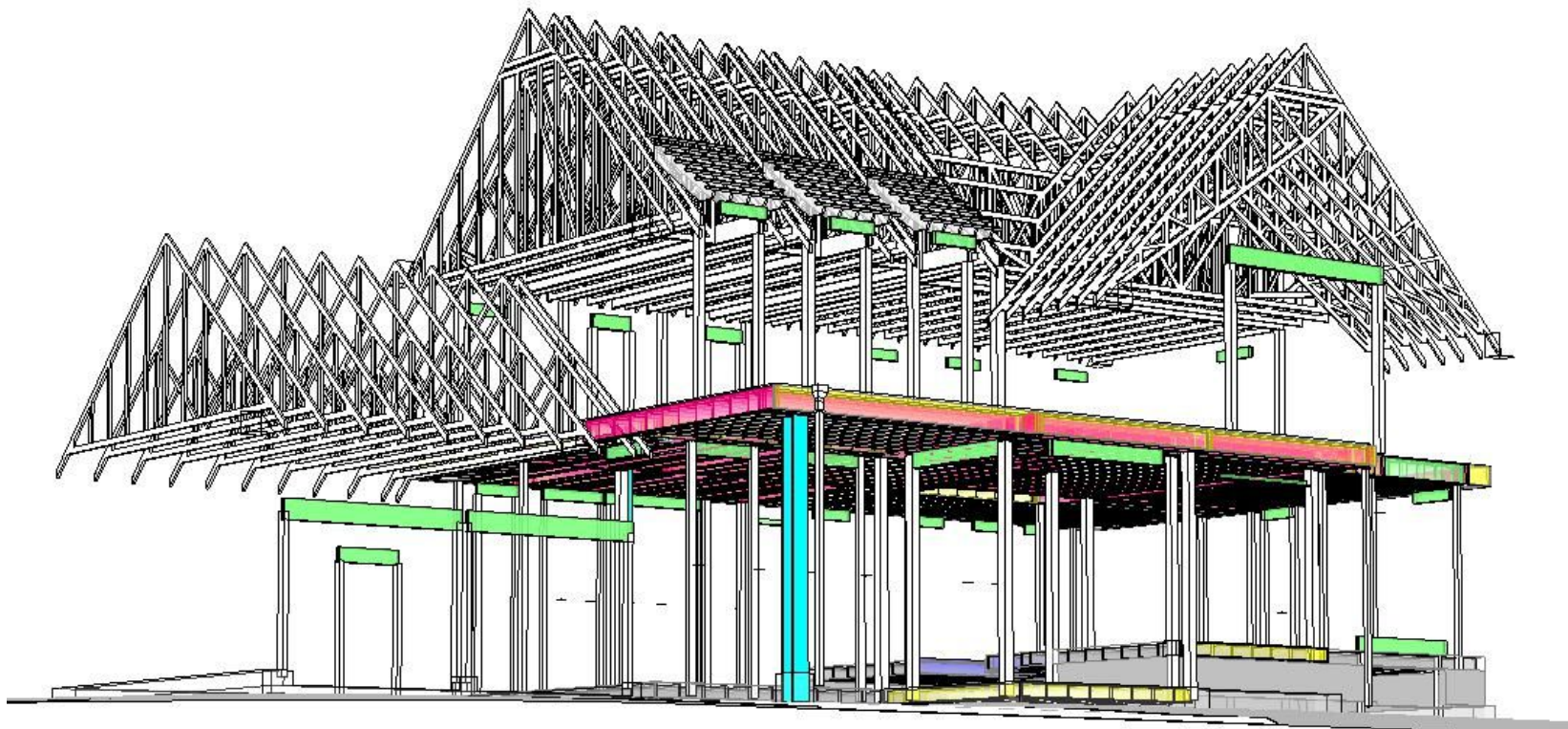
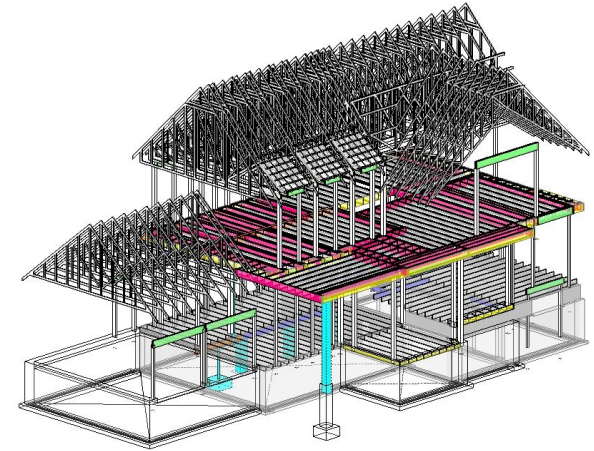
DESIGN DEVELOPMENT

Services:

- Architectural Design
- Interior Design
- Permit Coordination
- Construction Documentation
- Material Specifications
- Construction Administration

Key Features:

- Second-storey addition
- Existing structure retention
- Contemporary transitional design
- Dedicated office environment
- Expanded basement living spaces
- Reconfigured family-oriented layout



165 King

BEFORE



165 King

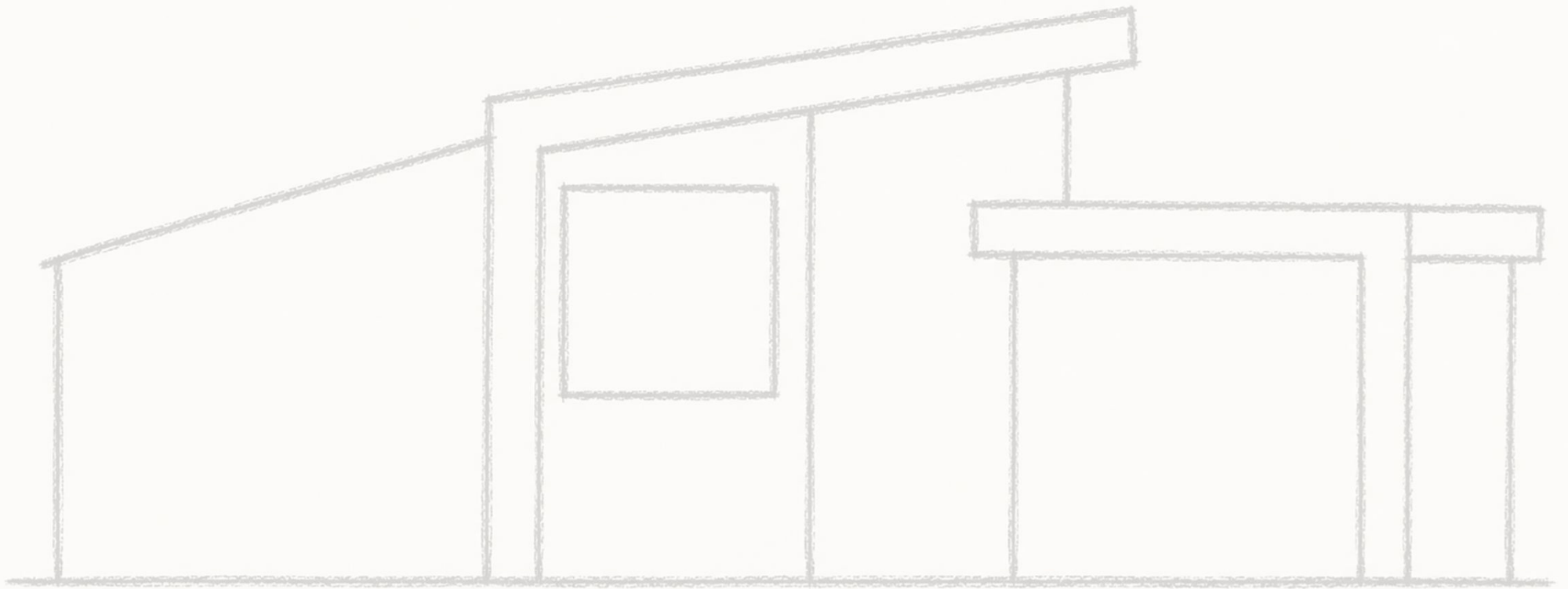
DESIGN DEVELOPMENT



165 King

AFTER





43 King

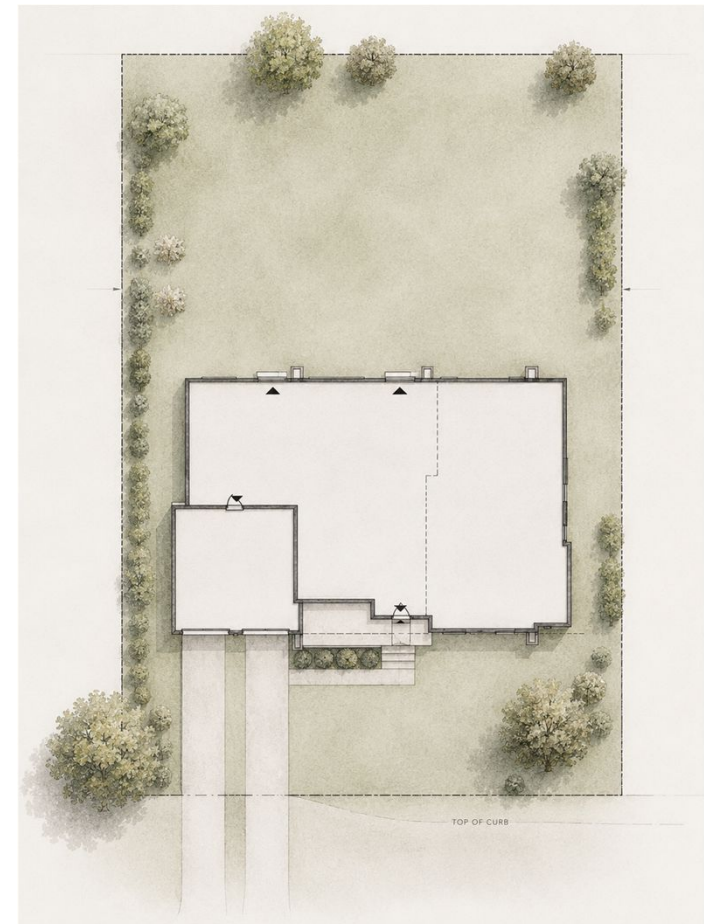
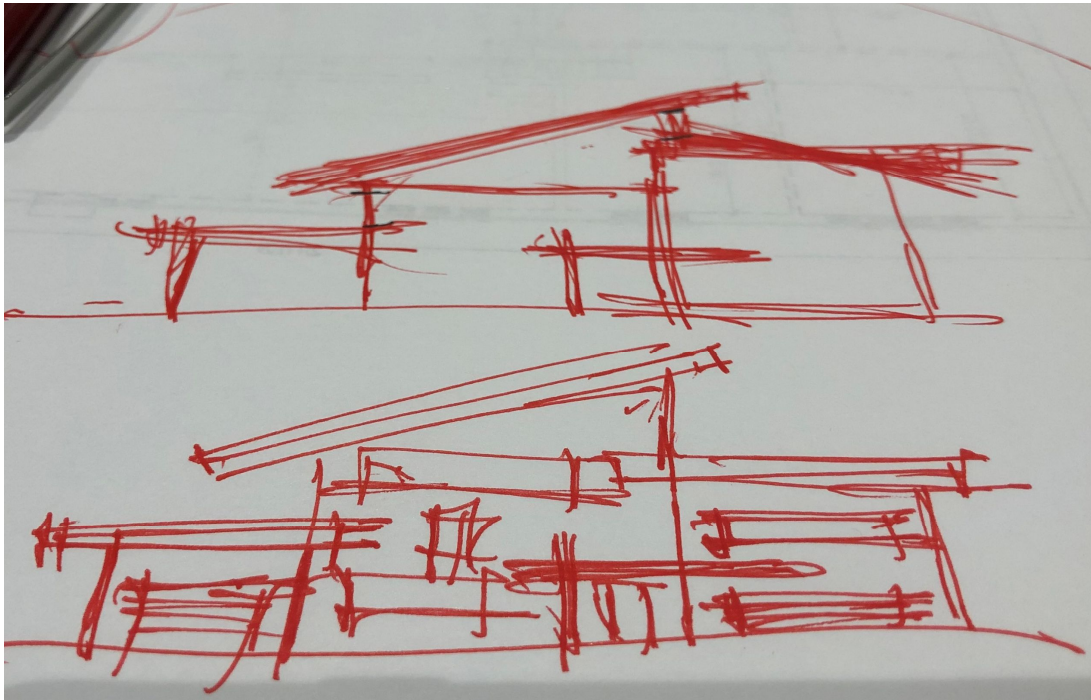
PROJECT OVERVIEW

King, Ontario | Custom Residence - Addition

Completed | 2022 | 1258 SF Existing | 2445 SF + 1200 SF Completed

43 King reimagines an aging bungalow through a substantial addition and modernization strategy focused on improving functionality, natural light, and spatial quality. The project preserves key elements of the existing structure while introducing contemporary forms and expanded living spaces.

The transformation creates a home that feels significantly larger, brighter, and more connected to its surroundings while maintaining a comfortable residential scale.



43 King

PROJECT OVERVIEW

King, Ontario | Custom Residence - Addition

Completed | 2022 | 1258 SF Existing | 2445 SF + 1200 SF Completed



43 King

DESIGN EVOLUTION

Services:

- Architectural Design
- Interior Design
- Permit Applications
- Construction Documentation
- Consultant Coordination

Key Features:

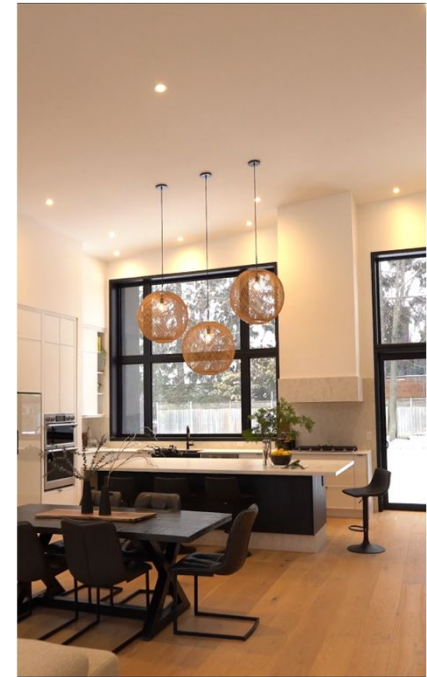
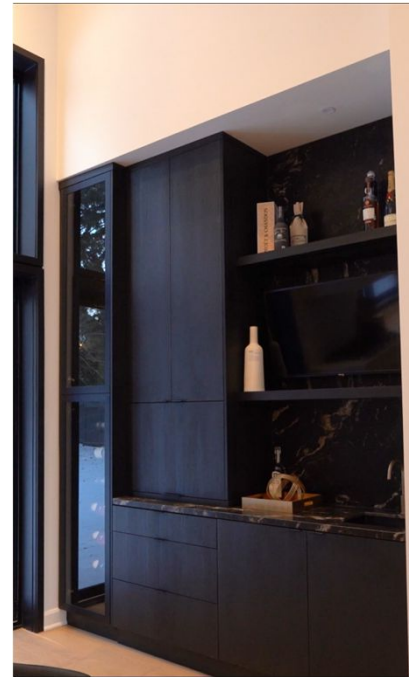
- Major bungalow expansion
- Contemporary architectural language
- Open entertaining spaces
- Integrated fitness area
- Enhanced daylighting strategy
- Improved site integration



Before



After



43 King

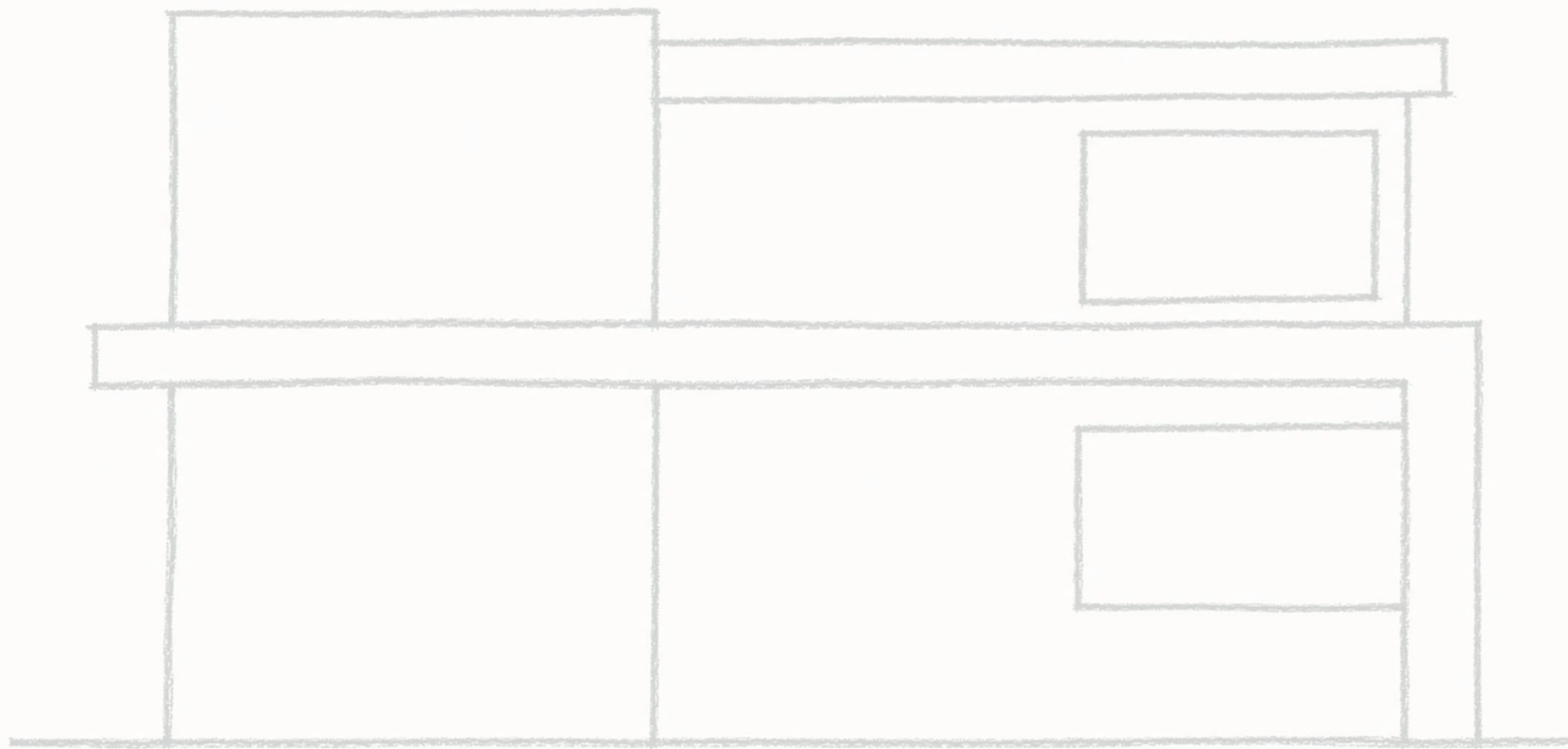
BEFORE



43 King

AFTER





307 King

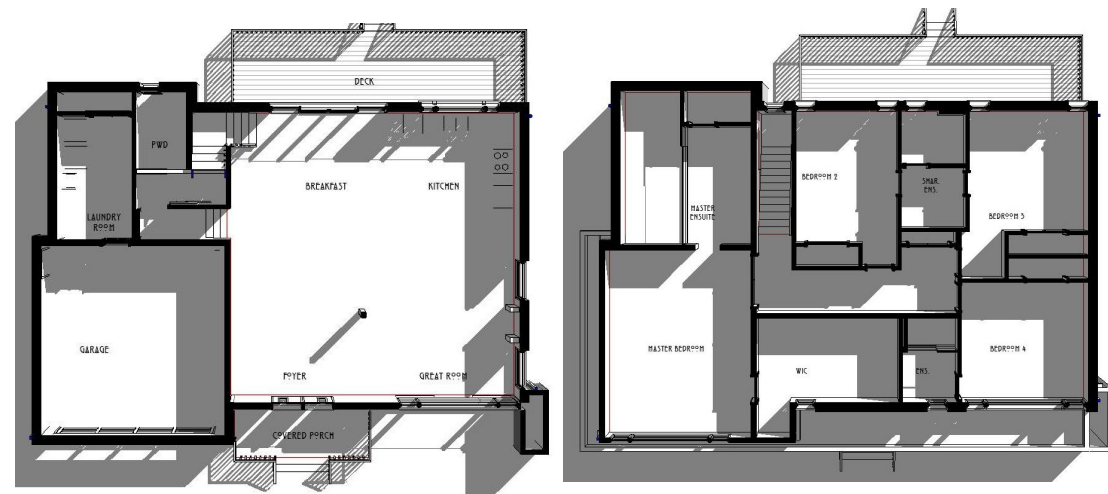
PROJECT OVERVIEW

King, Ontario | Custom Residence - Addition

Completed | 2022 | 1439 SF Existing | 2858 SF Completed

Through the addition of a second storey and substantial interior renovation, 307 King transforms a modest bungalow into a contemporary family residence. The design introduces new volumes, enhanced functionality, and a cohesive architectural language that unifies existing and new construction.

The project demonstrates how thoughtful planning can significantly increase livable space while maintaining strong architectural coherence.



307 King

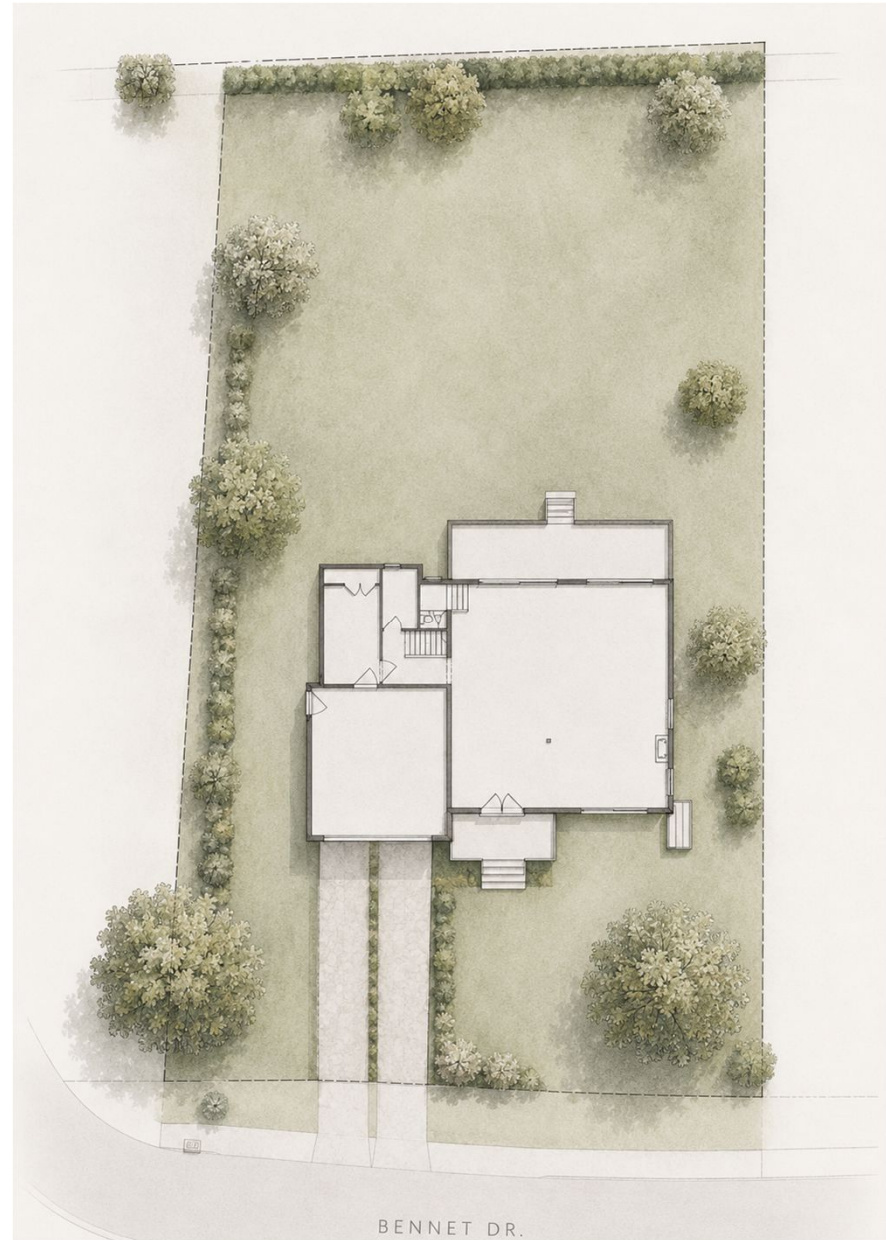
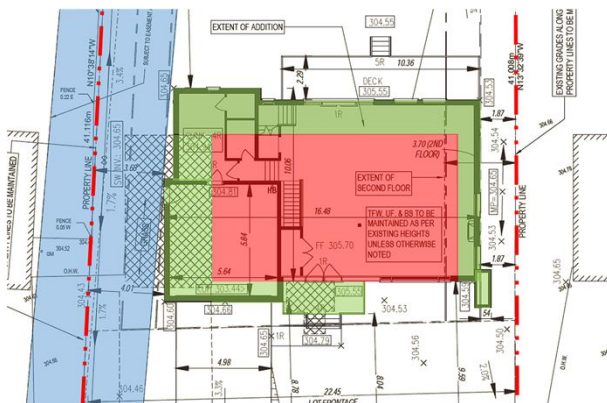
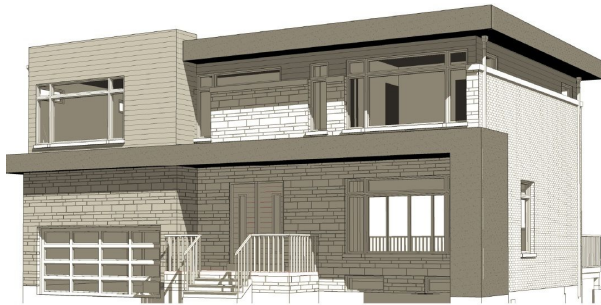
CONCEPT DEVELOPMENT

Services:

- Architectural Design
- Permit Applications
- Construction Documentation
- Consultant Coordination

Key Features:

- Full second-storey addition
- Contemporary residential design
- Expanded family living program
- Open entertaining spaces
- Modernized building envelope
- Integrated architectural detailing



307 King

BEFORE



307 King

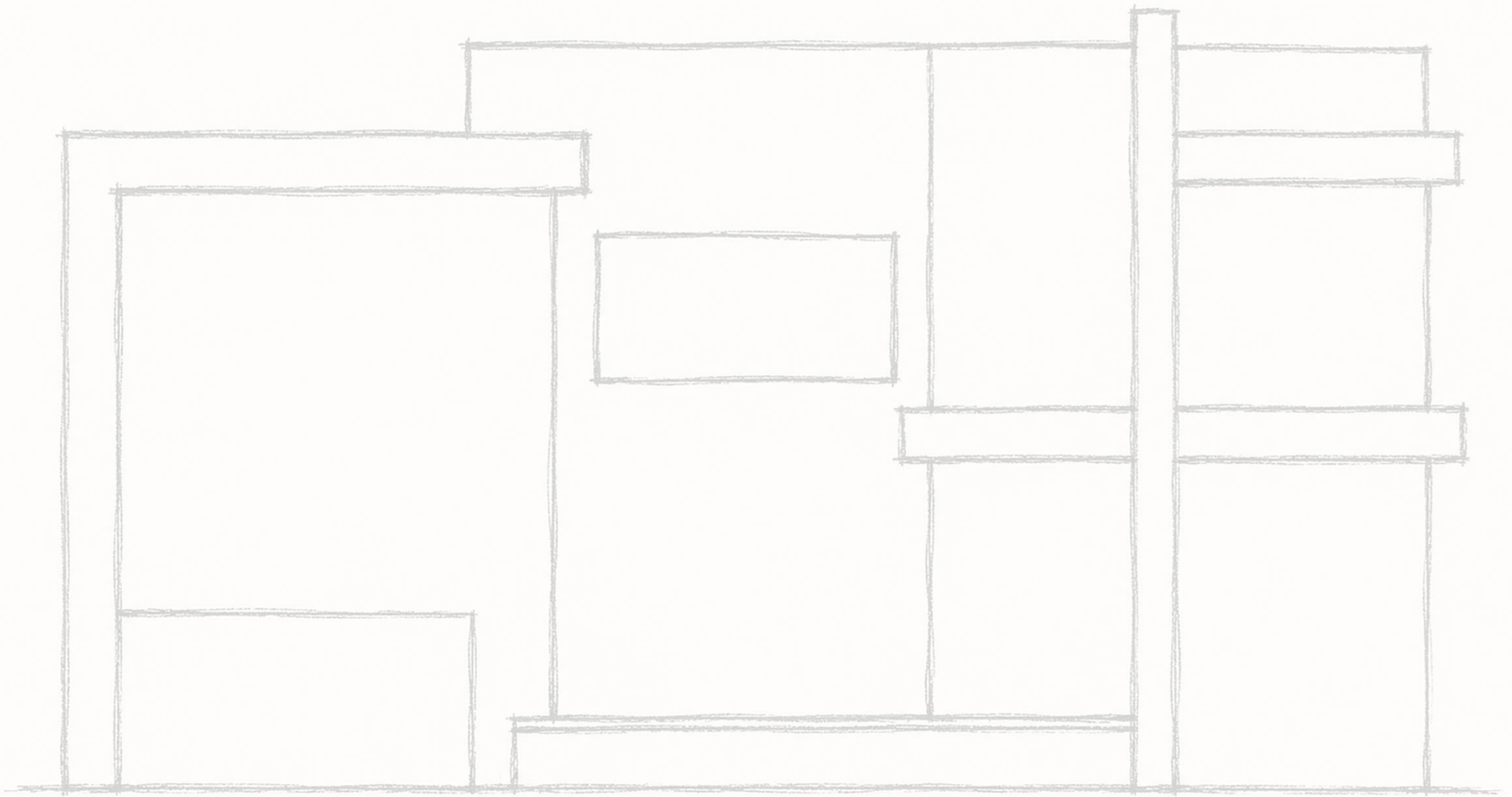
CONCEPT DEVELOPMENT



307 King

AFTER





65 Nobleton

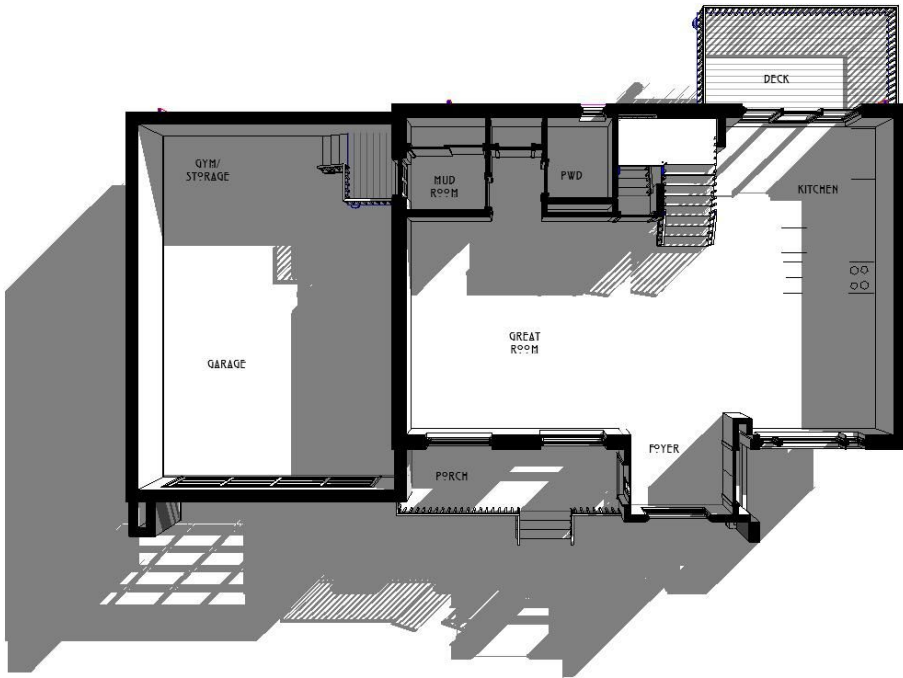
PROJECT OVERVIEW

Nobleton, Ontario | Custom Residence - Addition

Completed | 2021 | 985 SF Existing | 2842 SF + 758 SF Completed

65 Nobleton demonstrates the transformative potential of residential renovation when approached as a complete architectural intervention rather than a series of isolated upgrades. The project reimagines the existing home through structural integration, contemporary planning, and a renewed architectural identity.

The resulting residence balances practicality, craftsmanship, and modern living requirements while responding carefully to site-specific constraints.



65 Nobleton

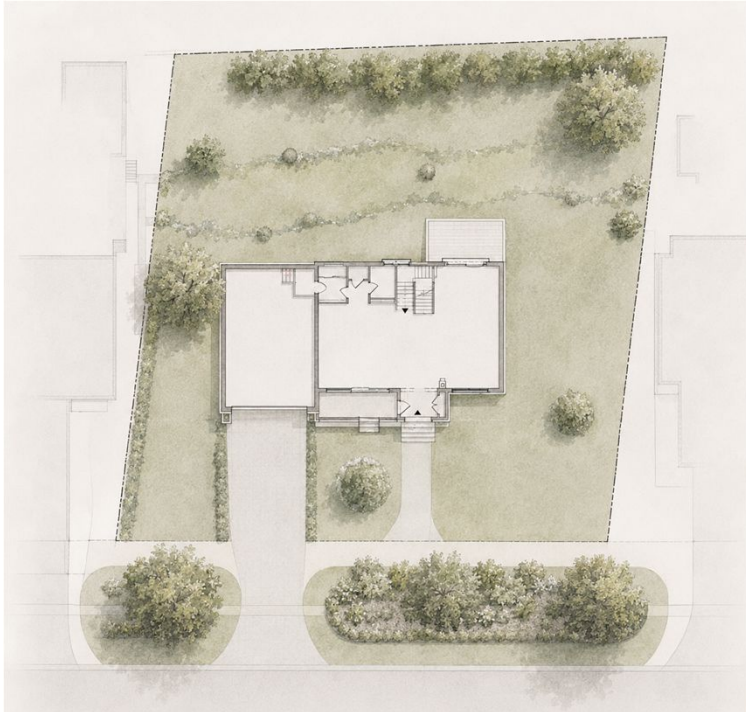
DESIGN PROCESS

Services:

- Architectural Design
- TRCA Coordination
- Permit Applications
- Construction Documentation
- Construction Administration

Key Features:

- Comprehensive residential transformation
- Contemporary architectural language
- Structural integration strategy
- Expanded family living environments
- Site-responsive planning
- Enhanced exterior character



65 Nobleton

BEFORE



65 Nobleton

DESIGN PROCESS



65 Nobleton

AFTER





Let's Build Something Exceptional

Custom Homes

Additions

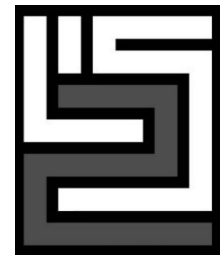
Infill Development

 @2LSDESIGN

 2LSDESIGN.CA

 647-456-2828

 CAMERON@2LSDESIGN.CA
KAT@2LSDESIGN.CA



2 L S D E S I G N I N C