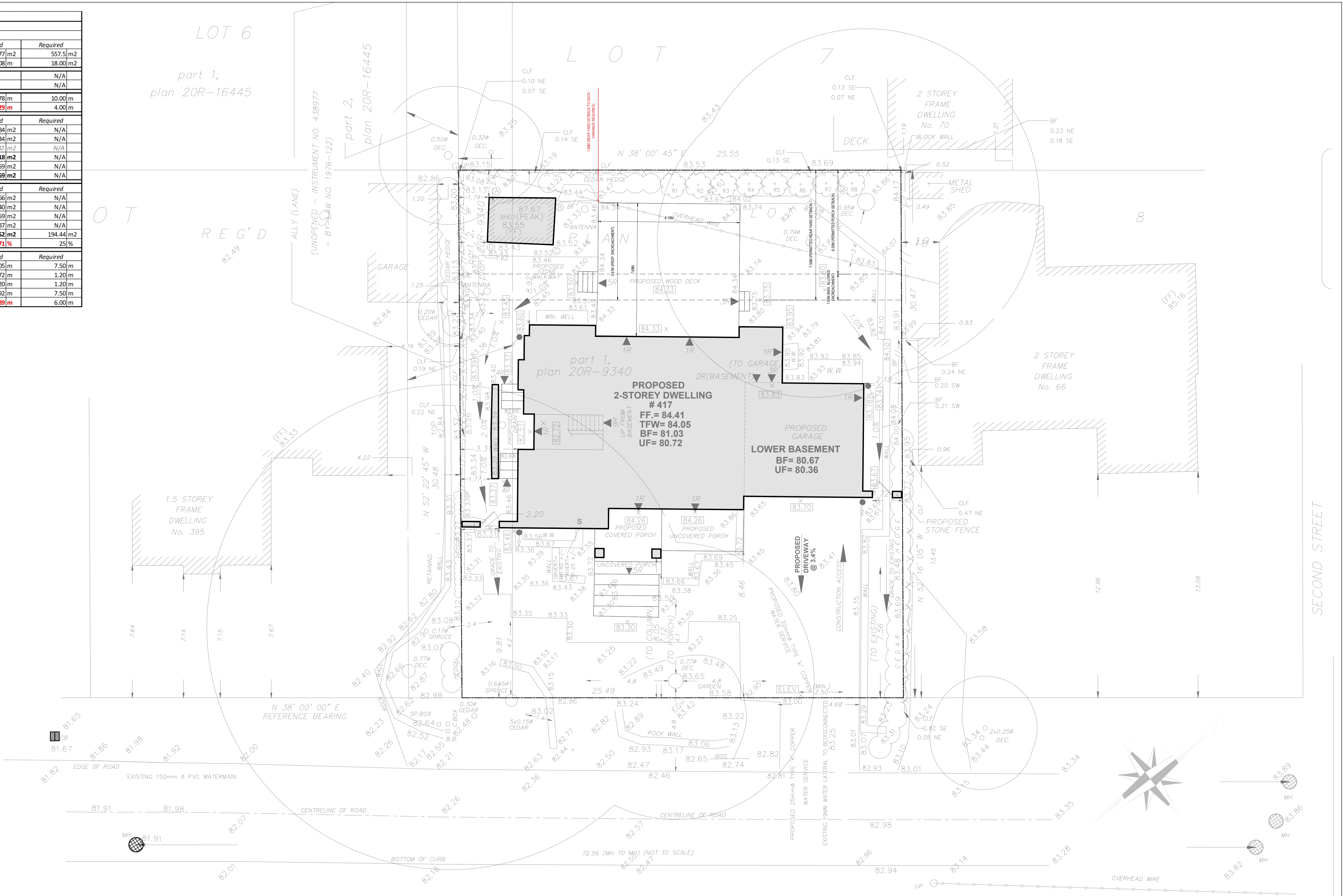


SITE STATISTICS			
ADDRESS:	417 UNION STREET		
ZONING:	RL3 sp:12		
		Proposed	Required
LOT AREA		777.77 m ²	557.5 m ²
LOT FRONTAGE		29.08 m	18.00 m ²
ESTABLISHED GRADE		83.42	N/A
AVERAGE GRADE (FOR SHED)		83.38	N/A
HEIGHT TO HIGHEST RIDGE (DWELLING)		9.78 m	10.00 m
HEIGHT TO HIGHEST RIDGE (SHED)		4.29 m	4.00 m
RFA (FLOOR AREA)			
		Proposed	Required
GROUND FLOOR		147.84 m ²	N/A
SECOND FLOOR		187.34 m ²	N/A
GARAGE (NOT INCL.)		45.82 m ²	N/A
SUBTOTAL		335.18 m ²	N/A
OPEN AREAS (TO BE DEDUCTED)		8.59 m ²	N/A
TOTAL RFA		326.59 m ²	N/A
LOT COVERAGE			
		Proposed	Required
DWELLING FOOTPRINT (INCL GARAGE)		193.66 m ²	N/A
SECOND FLOOR OVERHANGS		0.40 m ²	N/A
COVERED FRONT PORCH		10.59 m ²	N/A
SHED		10.87 m ²	N/A
TOTAL LOT COVERAGE:		215.52 m ²	194.44 m ²
MAX ALLOWED = 25%	=	27.71 %	25 %
SETBACKS			
		Proposed	Required
FRONT YARD		8.05 m	7.50 m
INTERIOR SIDE YARD (RIGHT/NORTH)		1.72 m	1.20 m
INTERIOR SIDE YARD (LEFT/SOUTH)		2.20 m	1.20 m
REAR YARD		8.92 m	7.50 m
REAR YARD (TO DECK)		1.89 m	6.00 m

SHED AVERAGE GRADE CALCULATION
A + B + C + D / 4 = 83.13 + 83.44 + 83.52 + 83.43
AVERAGE GRADE = 83.38



SITE PLAN

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #201 | BRAMPTON, ON L6E 4N5
T547.206.9851 | E:INFO@HUISDESIGNSGA
HUISDESIGNS.GA

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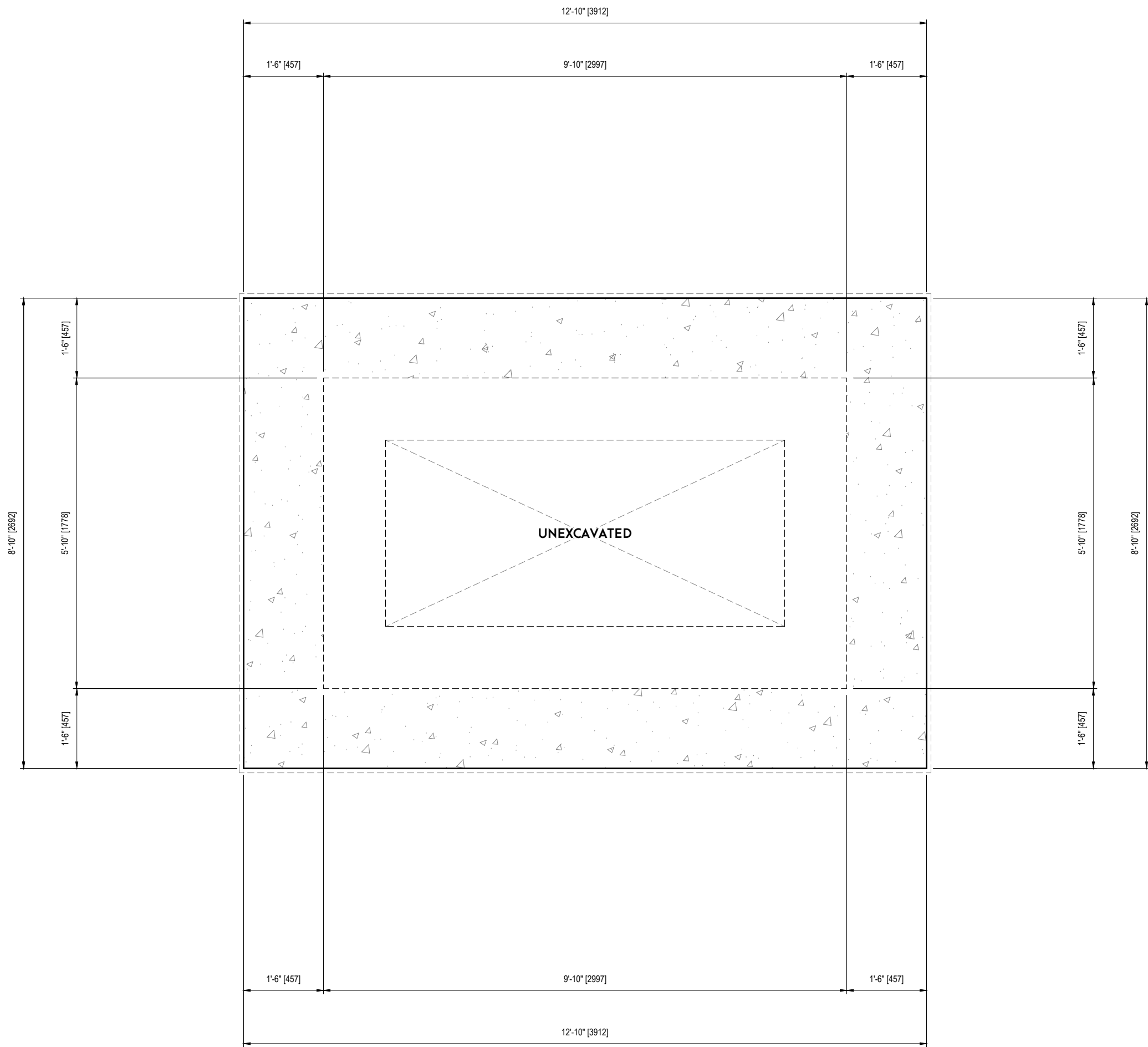
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REVISION LIST

NO.	REVISION	DATE
1	REVISION AS PER CITY COMMENTS	



1/2"=1'-0"
SHED FOUNDATION PLAN



CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #301 | BRAMPTON, ON L6Z 4N5
T:847.206.9656 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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FIRM NAME B.C.I.N.

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FIRM NAME B.C.I.N.

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PROJECT NORTH:

TRUE NORTH:



DRAWING TITLE: SHED FOUNDATION PLAN

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

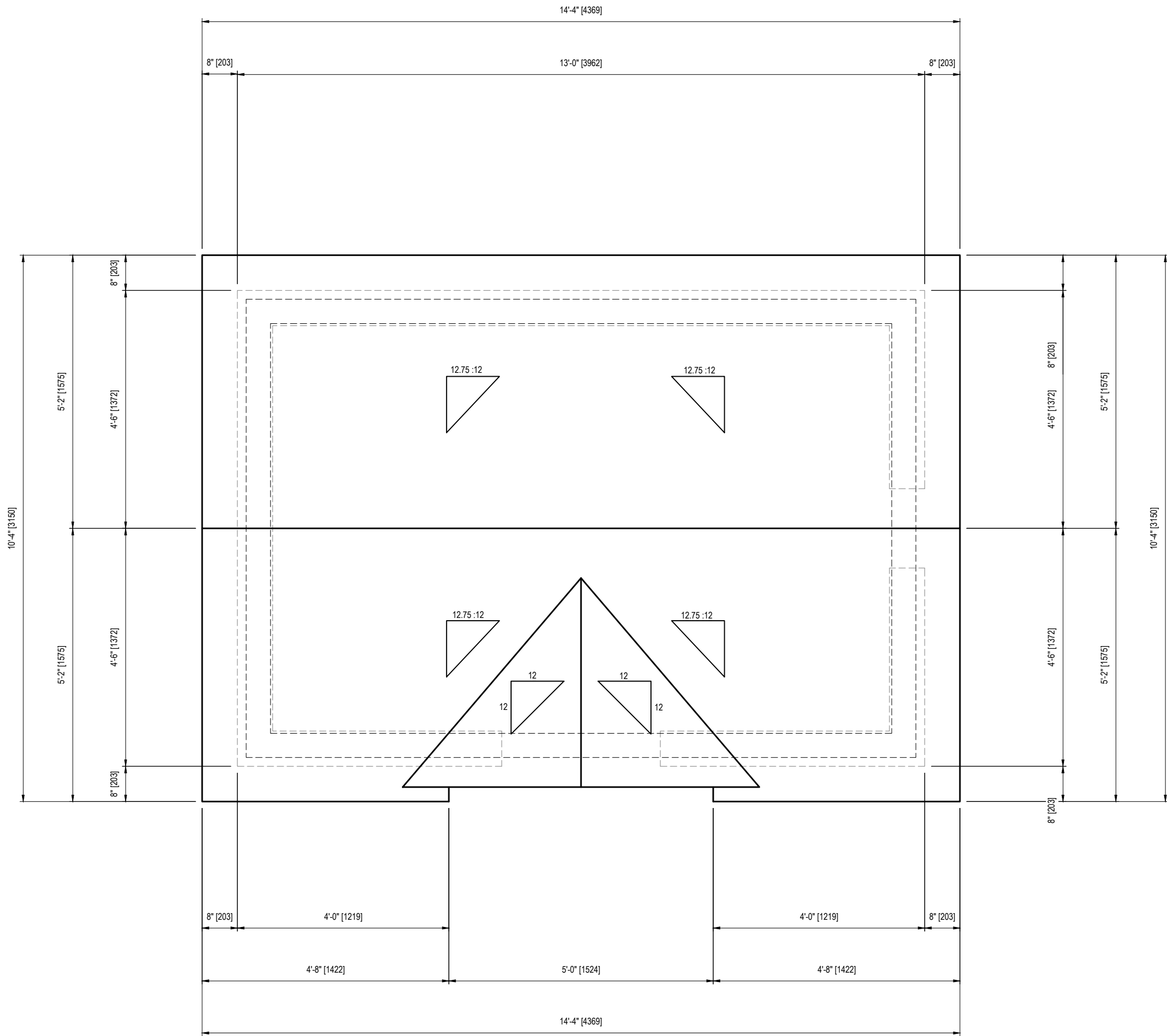
PROJECT ADDRESS: 417 UNION STREET

PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"

SHEET NO. A101

1/2"=1'-0"

SHED ROOF PLAN



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PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: SHED ROOF PLAN

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

PROJECT ADDRESS: 417 UNION STREET

PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"

SHEET NO. **A103**

1/2"=1'-0"

FRONT ELEVATION



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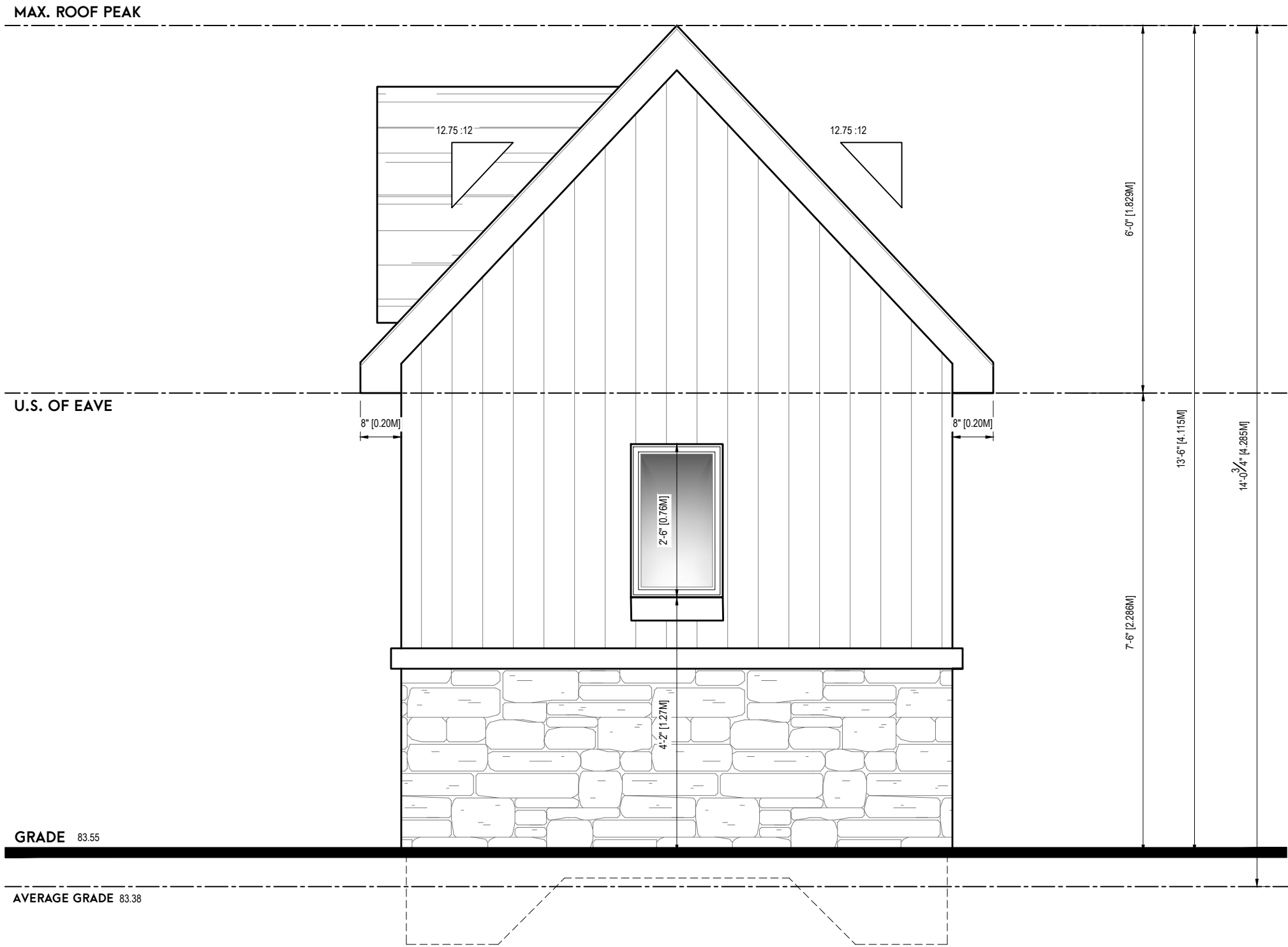
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DRAWING TITLE: SHED ELEVATIONS
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 417 UNION STREET
PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"
SHEET NO.

A201



1/2"=1'-0"
RIGHT ELEVATION

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CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
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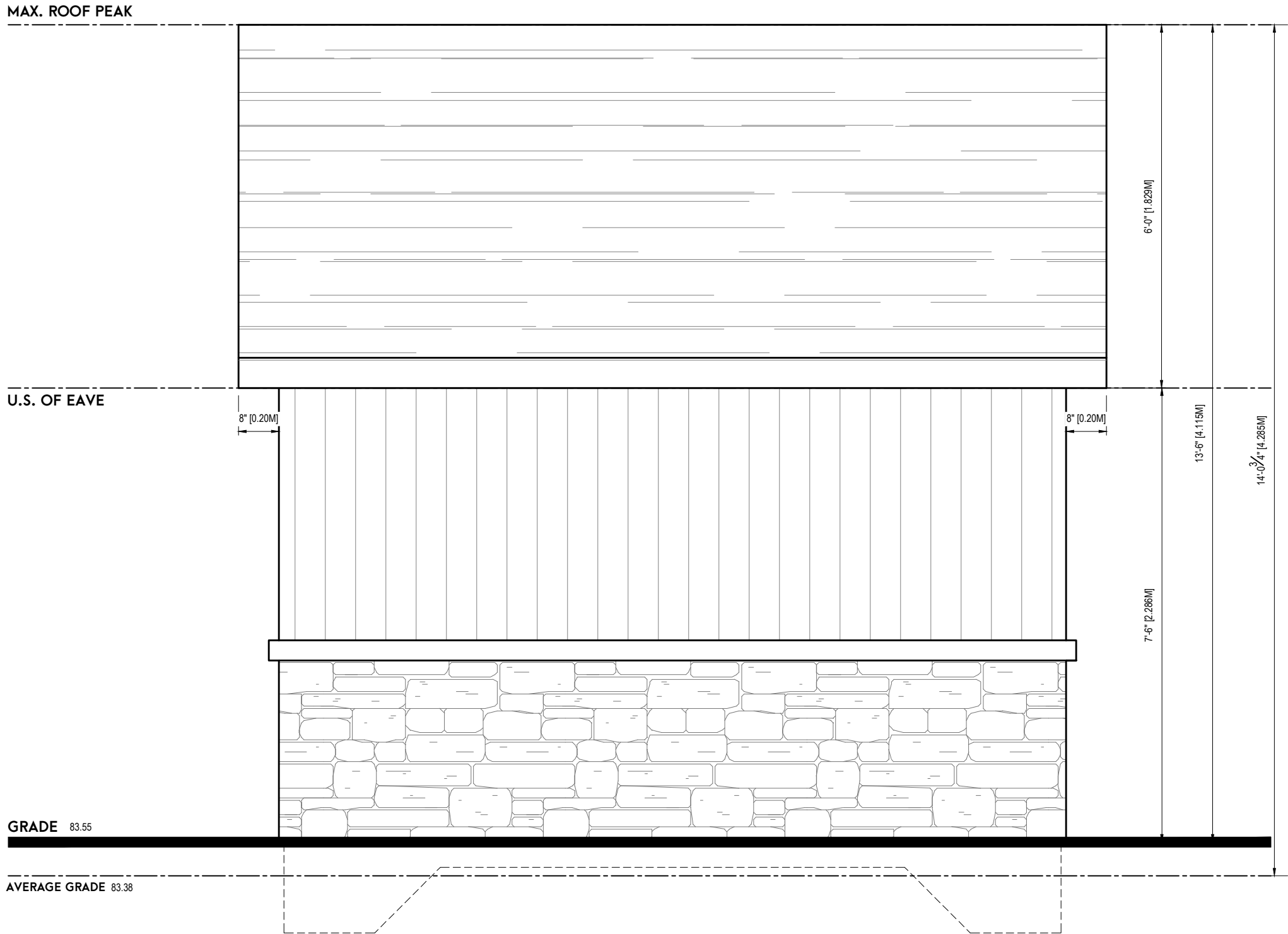
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DRAWING TITLE: SHED ELEVATIONS
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 417 UNION STREET
PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"
SHEET NO. A202

1/2"=1'-0"

REAR ELEVATION



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CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #301 | BRAMPTON, ON L6Z 4N5
T:847.206.9656 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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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.	
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	REVISED AS PER CITY COMMENTS	05.05.2021
2	REVISED AS PER BUILDER	09.16.2022
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY
ISSUE LIST		
1	ISSUED FOR PERMIT	11.12.2020
2	ISSUED FOR REVISION PERMIT	09.16.2022
3	ISSUED FOR COA	03.24.2025
4	-	MM.DD.YYYY
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PROJECT ADDRESS: 417 UNION STREET
PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"
SHEET NO. **A203**

MAX. ROOF PEAK

U.S. OF EAVE

GRADE 83.55

AVERAGE GRADE 83.38

1/2"=1'-0"
LEFT ELEVATION

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PROJECT ADDRESS: 417 UNION STREET
PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"
SHEET NO.

A204