

ROOF HEIGHT. - (SEE DRAWING A-2).  
PITCHED ROOF.  
 - 3.35 m AT BACK.  
 - 2.74 m AT FRONT.

NOTE: ○  
 GUTTERS AND  
 DOWNSPOUTS WILL  
 BE PROVIDED FOR  
 DRAINAGE.

MINIMUM FRONT YARD DEPTH.

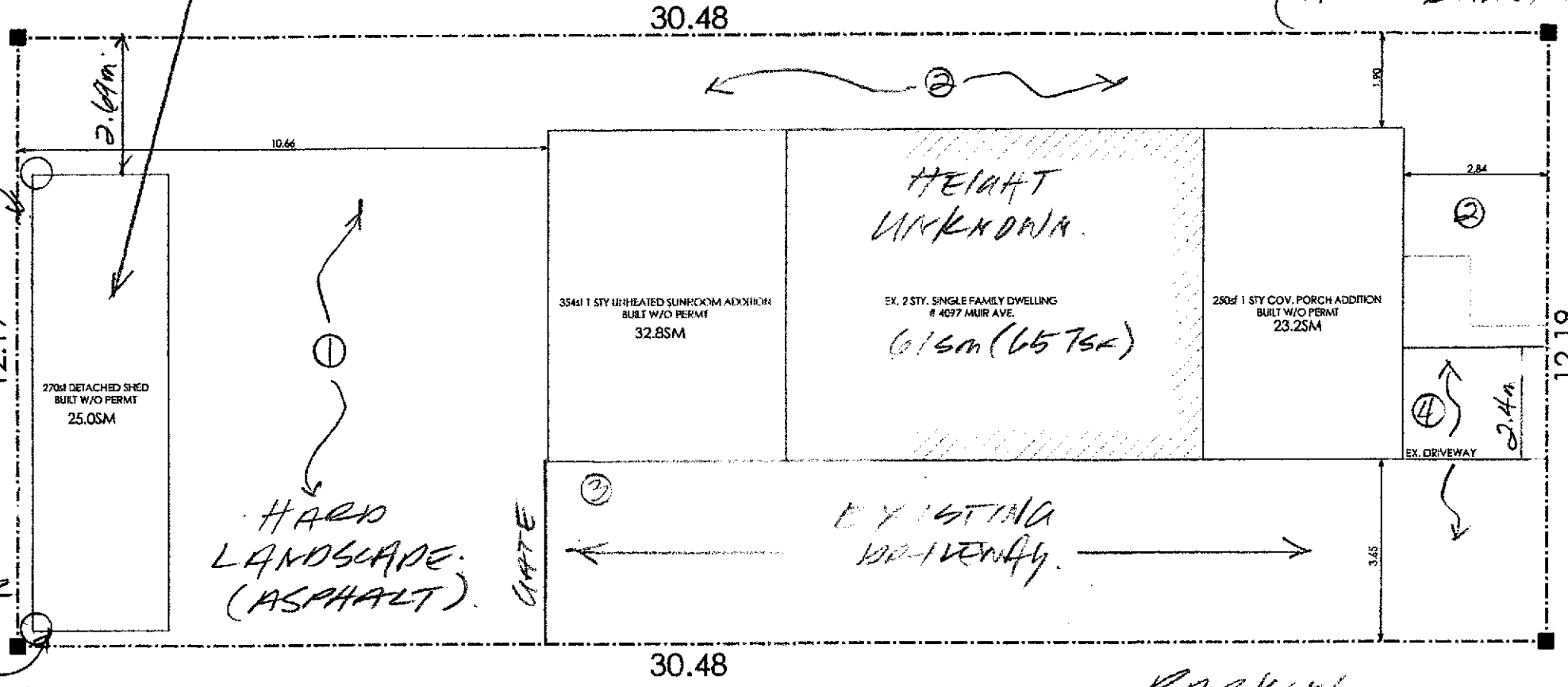
- RIGHT NEIGHBOUR  
(FRONT ENCLOSURE) 1.93m.
- LEFT NEIGHBOUR  
(COVERED PORCH) 6.19m.

AVERAGE =  $1.93 + 6.19 = 8.12m$   
 $8.12 \div 2 = 4.06m$

(NOTE: DIMENSIONS TAKEN  
 FROM THE  
 MAIN  
 DWELLING)

REAR YARD  
 SETBACK IS  
 0.30m TO THE  
 EXTERIOR WALL  
 AND 0.10m TO  
 THE EAVES  
 AND GUTTER.

SIDE YARD  
 SETBACK.  
 0.56 TO EXTERIOR  
 WALL AND 0.30m  
 TO EAVES AND  
 GUTTER.



SITE PLAN  
 SCALE: 1" = 10'-0"

LOT COVERAGE

$25.0 + 32.8 + 61 + 23.2 = 142sm$   
 $142 \div 371.6 = 38.2\%$

LANDSCAPED AREA

① 46sm (HARD LANDSCAPE)  
 ② 39.64sm (SOFT LANDSCAPE)  
 $46 + 39.64 = 85.64sm$   
 $85.64 \div 371.6 = 23\%$

PARKING

③ AREA =  $17 \times 3.65 = 62.05sm$   
 ④ AREA =  $2.4 \times 2.84 = 6.82sm$   
 $62.05 + 6.82 = 68.87sm$   
 $68.87 \div 371.6 = 18.5\%$



**TBP G**

220 BROAD STREET EAST  
 DUNNVILLE, ON, M1A 1G2  
 289.309.4442  
 INFO@THEBUILDINGPERMITGUY.CA

THE UNDERSIGNED HAS THE REVIEWED AND TAKES  
 RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS  
 AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO  
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QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN  
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 BUILDING CODE

JOHN BARNHART 41773  
 THE BUILDING PERMIT GUY 103582  
 P. ENG. REG. NO.

**BACANI**

ADDITION & RENOVATION

4077 MUIR AVENUE, NIAGARA FALLS, ON.

DESIGNED BY:  
 J. BARNHART

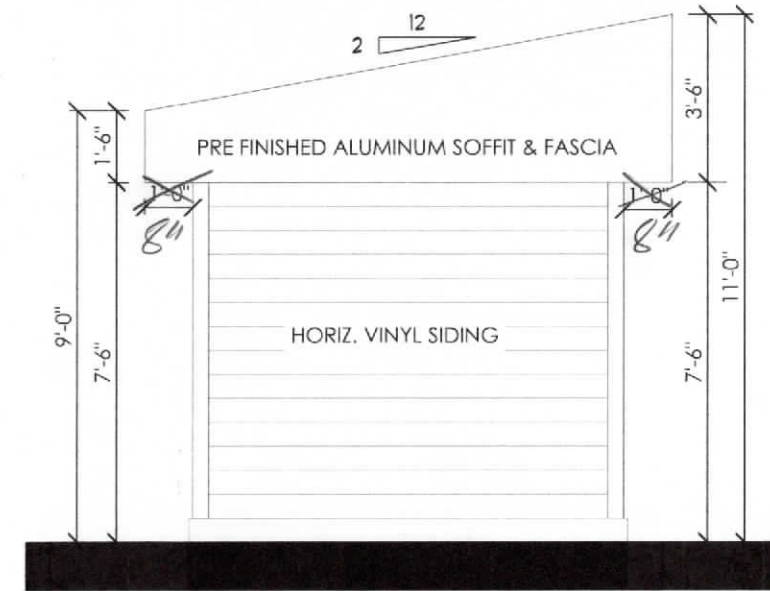
**S-1**

THE BUILDING PERMIT GUY DESIGN AND DRAFTING



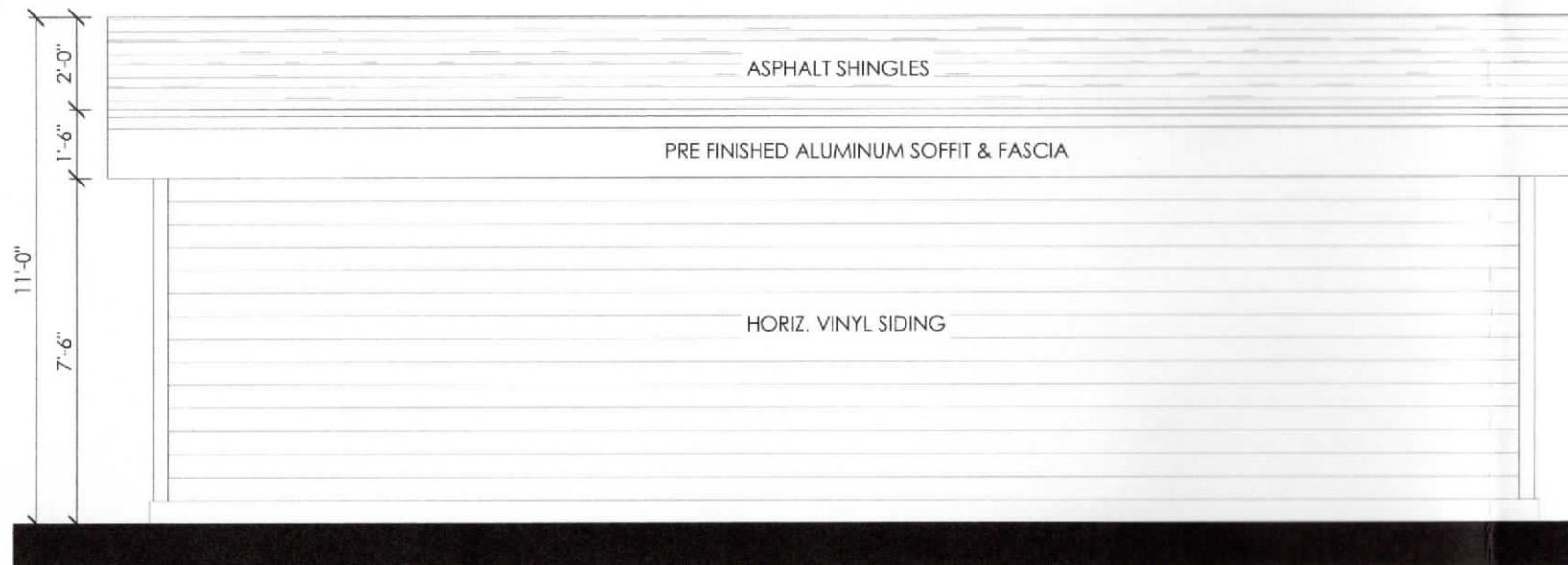
**SHED FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



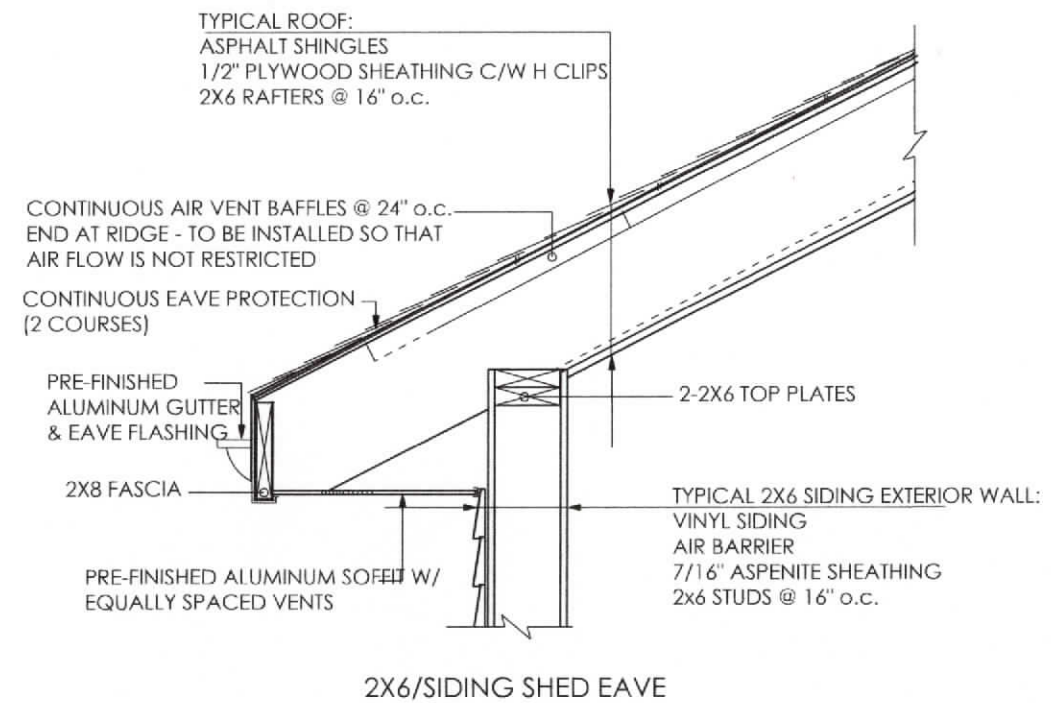
**SHED LEFT ELEVATION**

SCALE: 1/4" = 1'-0"



**SHED REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**TBPG**  
 DRAFTING & DESIGN

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QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C. 3.2.5.1. OF THE 2012 ONTARIO BUILDING CODE.  
 JOHN BARNHART 41772

THE BUILDING PERMIT GUY  
 TIRY NAME 103382 BCIN

**BACANI**  
 ADDITION & RENOVATION

4097 MUIR AVENUE, NIAGARA FALLS, ON.

THE BUILDING PERMIT GUY DESIGN AND DRAFTING

DRAWN BY: J. BARNHART

**G-2**