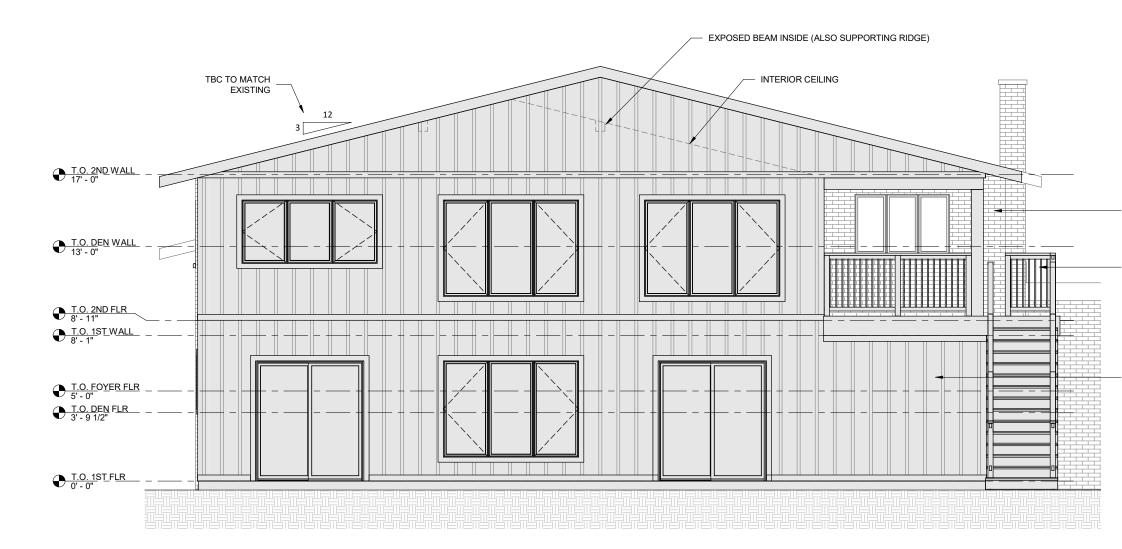
## FLOOR AREAS:

EXISTING BASEMENT AREA	= 1437 SQ. FT.
EXISTING FIRST FLOOR AREA	= 1429 SQ. FT.
EXISTING SECOND FLOOR AREA	= 659 SQ. FT.
ADDITION BASEMENT AREA	= 662 SQ. FT.
ADDITION FIRST FLOOR AREA	= 662 SQ. FT.
ADDITION FIRST FLOOR AREA	= 526 SQ. FT.
TOTAL FINISHED AREA	= 5375 SQ. FT.

APARTMENT FLOOR AREA (ENTIRE 2ND FLR) = 1185 SQ.FT (22%)



GENERAL NOTES:

1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES

2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

	VERSIONS		
#	DATE	DESCRIPTION	
0	11-29-2021	EXISTING PLAN	
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EXISTING BRICK DWELLING BEYOND

GUARD RAIL AS PER O.B.C. 9.8. & SB-7 (MIN. 42" HIGH)

ADDITION W/ VINYL SIDING

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

> NAME: SCOTT GROEN BCIN: 38749

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607



REAR ELEVATION SCALE : 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES GUELPH / ERAMOSA, ON

CLIENT

A1



1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES

2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

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> NAME: SCOTT GROEN BCIN: 38749

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607

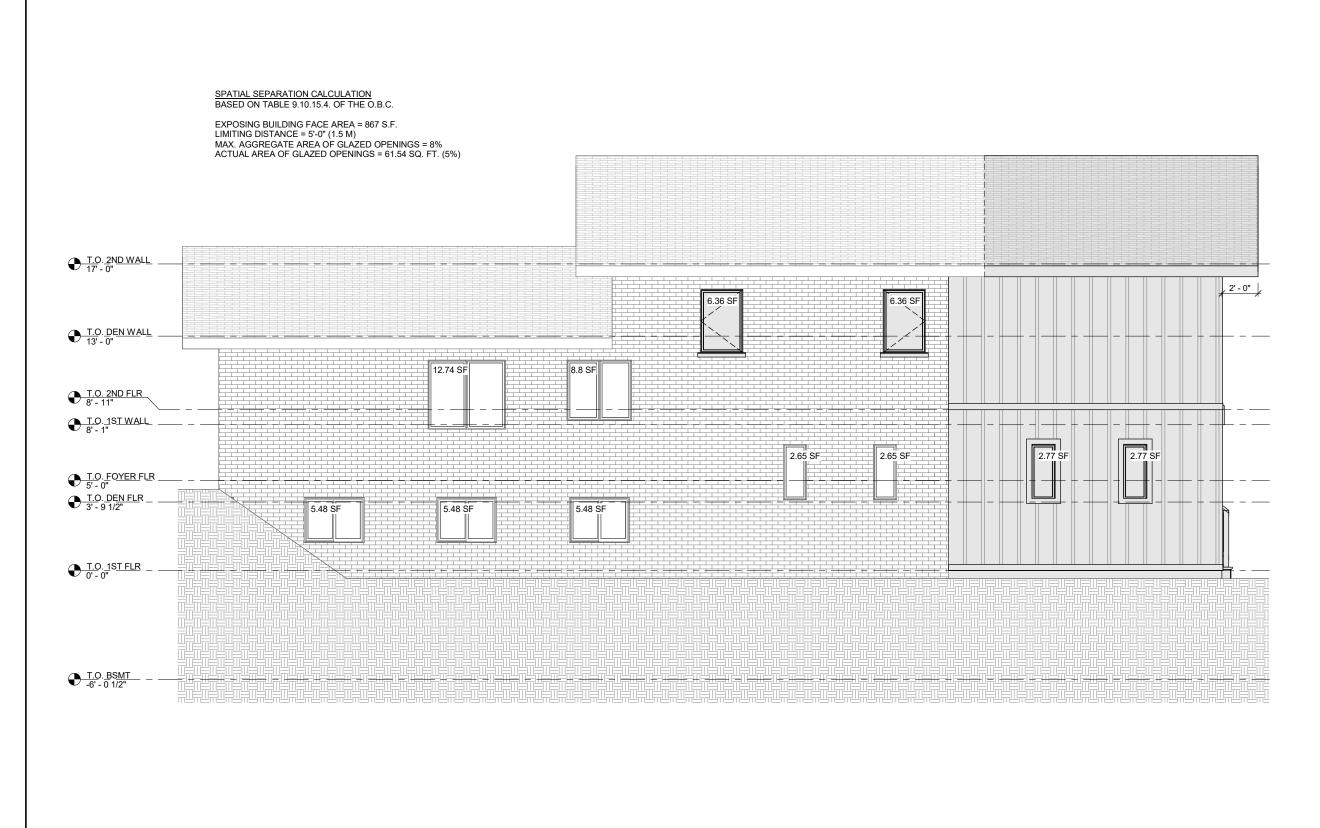


LEFT ELEVATIONS SCALE : 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES GUELPH / ERAMOSA, ON

CLIENT

A2



1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES

2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

	VERSIONS		
#	DATE	DESCRIPTION	
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2	12-8-2021	DESIGN REVISION	
3	12-11-2021	DESIGN REVISION	

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

> NAME: SCOTT GROEN BCIN: 38749

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607



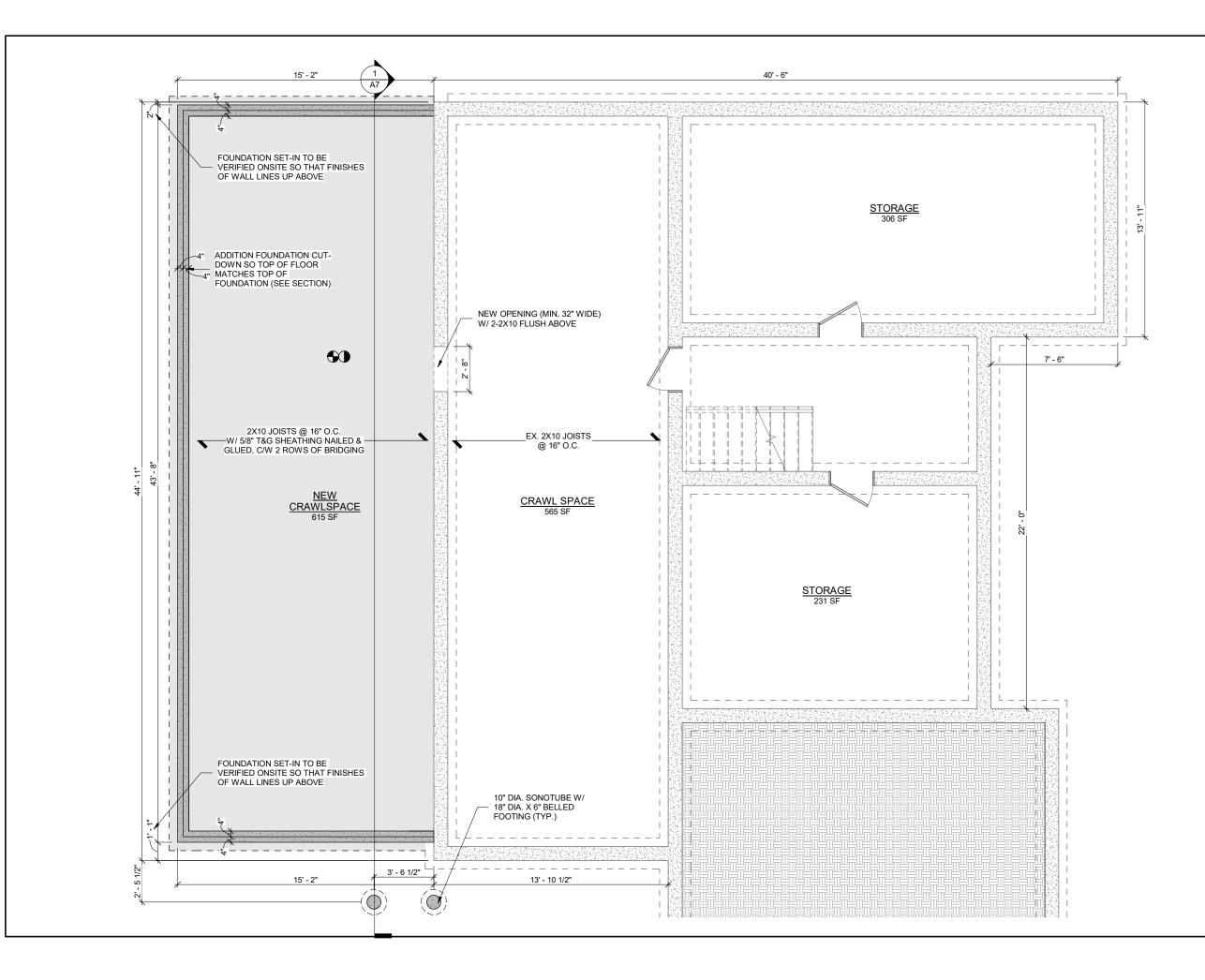
RIGHT ELEVATION SCALE : 3/16" = 1'-0"

ANDREW & LISA

KEATING

HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES GUELPH / ERAMOSA, ON

> CILENT CLIENT



1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES

2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

VERSIONS		
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12-8-2021	DESIGN REVISION	
12-11-2021	DESIGN REVISION	
	11-29-2021 12-1-2021 12-8-2021	

PLAN LEGEND



C/W VISUAL SIGNALING COMPONENT

INTERCONNECTED SMOKE ALARM

CARBON MONOXIDE ALARM

DIRECT VENTED EXHAUST FAN

NEW WALL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

> NAME: SCOTT GROEN BCIN: 38749

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607

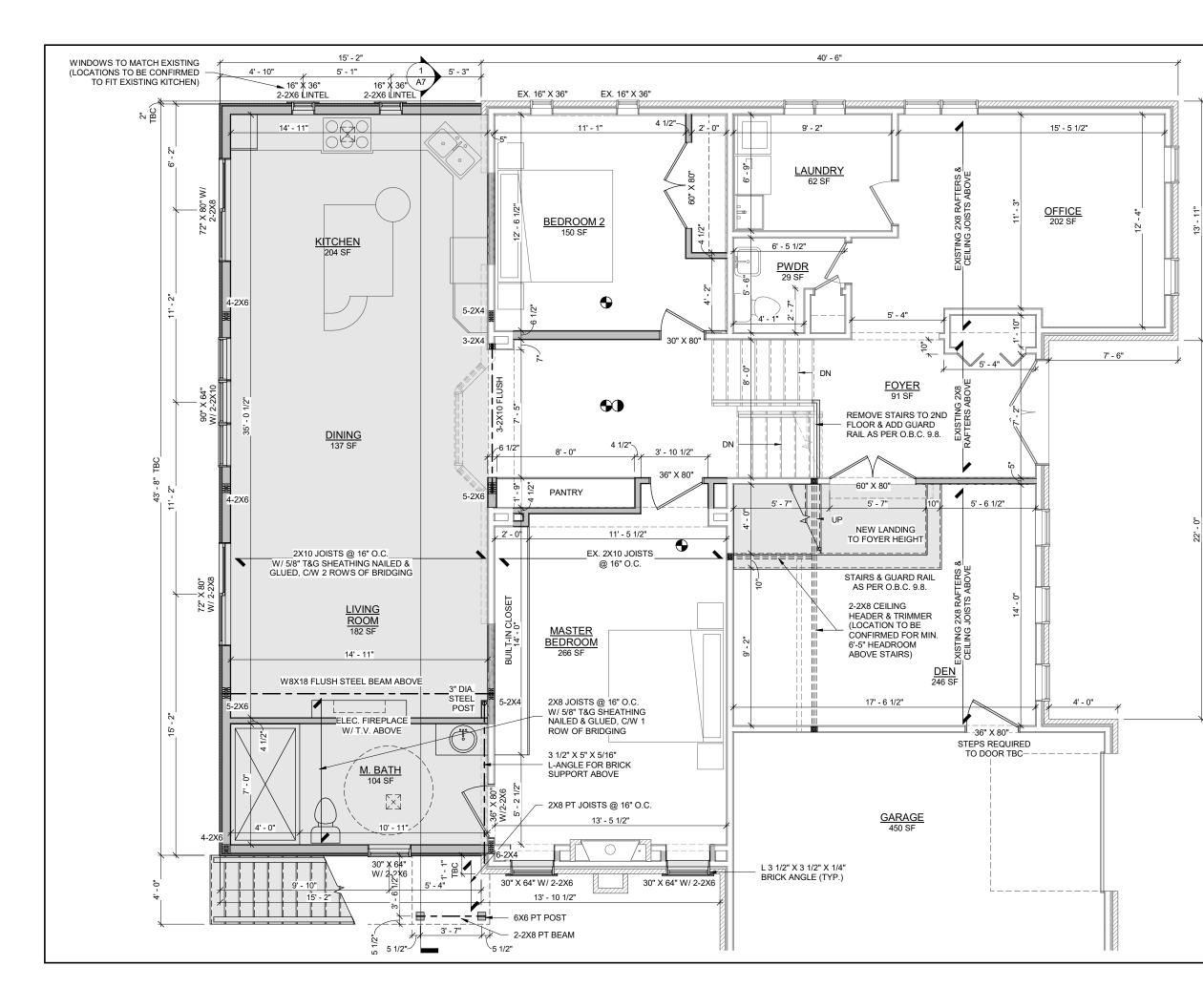


BASEMENT PLAN SCALE : 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES GUELPH / ERAMOSA, ON

CLIENT

A4



1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES

2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

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3	12-11-2021	DESIGN REVISION

PLAN LEGEND



INTERCONNECTED SMOKE ALARM C/W VISUAL SIGNALING COMPONENT

CARBON MONOXIDE ALARM

DIRECT VENTED EXHAUST FAN

NEW WALL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

> NAME: SCOTT GROEN BCIN: 38749

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607

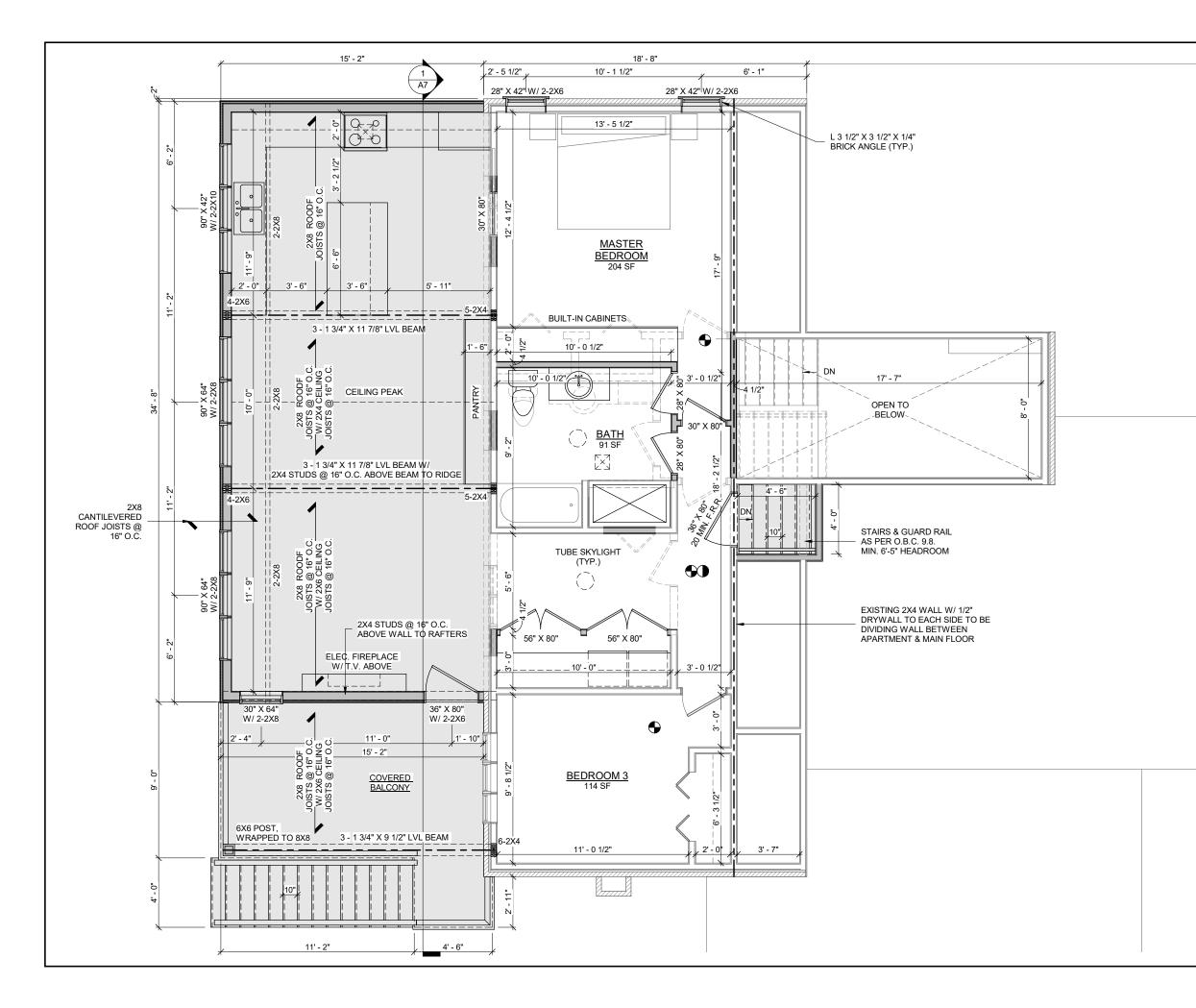


FIRST FLOOR SCALE : 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES GUELPH / ERAMOSA, ON

CLIENT

A5



1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES

2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

	VERSIONS
DATE	DESCRIPTION
11-29-2021	EXISTING PLAN
12-1-2021	INITIAL DESIGN
12-8-2021	DESIGN REVISION
12-11-2021	DESIGN REVISION
	11-29-2021 12-1-2021 12-8-2021

PLAN LEGEND



INTERCONNECTED SMOKE ALARM C/W VISUAL SIGNALING COMPONENT CARBON MONOXIDE ALARM

DIRECT VENTED EXHAUST FAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

> NAME: SCOTT GROEN BCIN: 38749

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607

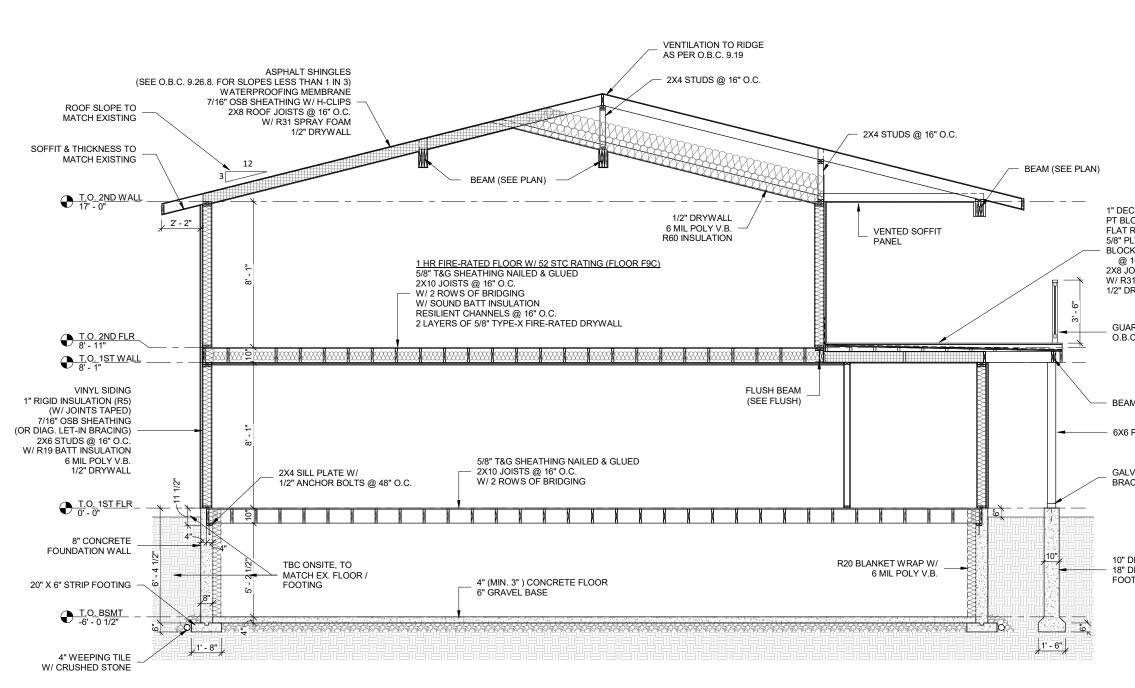


SECOND FLOOR SCALE : 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES GUELPH / ERAMOSA, ON

CLIENT

A6



CK BOARDS   CK BOARDS   OCK BOARDS		GENERAL NOTES:			
CK BOARDS   OCK BOARDS   OCKING @ 16" O.C., SLOPED   SOCHING @ 16" O.C., SLOPED   NOOFING MEMBRANE   UWOOD SHEATHING   KINO TO CREATE SLOPE   16" OC. (2%)   OISTS @ 16" O.C., SLOPED   NOOFING MEMBRANE   UWOOD SHEATHING   KINO TO CREATE SLOPE   16" OC. (2%)   OUSTS @ 16" O.C., 31 SPRAY FOAM   RRYWALL   RRD RAIL AS PER   C. 93. & SB-7   PT POST   V, SADDLE   CKET   DIA. SONOTUBE W/		BY THE CON & PRODUCTI SUCH AS PR THE DESIGN MAJOR DISC	TRACTOR PRIOR TO ON OF PREFABRICA E-ENGINEERED WO ER MUST BE NOTIFI REPANCIES BEFOR	D CONSTRUCTION ATED PRODUCTS DOD TRUSSES. IED OF ANY	N
CK BOARDS   1 124-2021   1 121-2021		LATEST VER			
0 11/24-2021 EXISTING PLAN   1 12/1-2021 INITIAL DESIGN   2 12/2-2021 DESIGN REVISION   3 12/11-2021 DESIGN REVISION   3 11/2 REVENDENCIDENT REVISION   11/12/12/12 DESIGN REVISION REVENDENCIDENT REVISION   11/12/12/12 REVENDENCIDENT REVISION REVENDENCIDENT REVISION   11/12 REVENDENCIDENCIDENCIDENCIDENCIDENCIDENCIDEN		VERSIONS			
1 12-12-2021 INITIAL DESIGN   2 12-2-2021 DESIGN REVISION   3 12-11-2021 DESIGN REVISION   0 SCK BOARDS SCK BOARDS   0 OCKING @ 16" O.C., SLOPED ROPENSIBILITY FOR THIS DESIGN, AND TAKES   RD RAIL AS PER PESPONSIBILITY FOR THIS DESIGN, AND TAKES   SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGN REV   NY WALL RESPONSIBILITY FOR THIS DESIGN, AND TAKES   M (SEE PLAN) PT POST SET OUT IN THE ONTARIO BUILDING CODE   V. SADDLE QUALIFICATION INFORMATION REQUERED UNLESS DESIGN IS EXEMPTI UNDER   SA. SONOTUBE W/ SA. SO'S TELED REGISTRATION INFORMATION   DA. SONOTUBE W/ SA. SO'S TELED SECTION   SA. X 6" BELLED SECTION SECTION   SECTION SECTION SECTION   SECTION SECTION / RENOVATIONS		# DATE	DESCRIPTION		-
2 12-82-2021 DESIGN REVISION   3 12-11-2021 DESIGN REVISION   4 REPROMISION REPROMISION   11 SET OL CROWN RESPONSIBILITY FOR THIS DESIGN, AND TAKES   11 SET OUT IN THE COMPACTION AND TAKES SET OUT IN THE OUTATION AND TAKES   11 SET OUT IN THE OWNERS THE REQUIREMENTS SET OUT IN THE OWNERS CODE TO BE A   12 DESIGN REVERT UNDER 3.2.5.1. OF THE BUILDING CODE   13 12.1. OF THE BUILDING CODE 3.2.4.1. OF THE BUILDING CODE   14 REQUIRED UNLESS DESIGN REVERT UNDER 3.2.4.1. OF THE BUILDING CODE   15 SECTION INFORMATION REQUIRED UNLESS DESIGN REVERT UNDER   16 <td></td> <td></td> <td></td> <td></td> <td></td>					
3 12-11-2021 DESIGN REVISION   4 DESIGN REMERANCE DESIGN REVISION   10 DESIGN REVISION AND RESTS THE REGUIREMENTS   3 12-11-01 NAME: SCOTT GROEN   11 DESIGN REVISION DESIGN REVERNATION   12 DESIGN REVISION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER   3 2.4.1. OF THE BUILDING CODE 3.2.4.1. OF THE BUILDING CODE   3 2.4.1. OF THE BUILDING CODE 3.2.4.1. OF THE BUILDING CODE   3 2.4		-			_
CK BOARDS OCKING @ 16" O. C., SLOPED ROOFING MEMBRANE LIVWOOD SHEATHING KING TO CREATE SLOPE 16" O. C. (2%) OISTS @ 16" O. C. 11 SPRAY FOAM RYWALL RD RAIL AS PER C. 9.8. & SB-7 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE OUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER OUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE NAME: SCOTT GROEN BCIN: 38749 DIA. SONOTUBE W/ DA. SONOTUBE					-
OCKING @ 16" O.C., SLOPED   ROOFING MEMBRANE   LIVWOOD SHEATHING   KING TO CREATE SLOPE   16" O.C. (2%)   DISTS @ 16" O.C.   if SPRAY FOAM   RYWALL   RD RAIL AS PER   C. 9.8. & SB-7   M (SEE PLAN)   PT POST   V. SADDLE   CKET   DIAL SONOTUBE W/   DIAL SONOTUBE					
OCKING @ 16" O.C., SLOPED   RODFING MEMBRANE   LWWOOD SHEATHING   KING TO CREATE SLOPE   16" O.C. (2%)   JI SPRAY FOAM   RYWALL   NRD RAIL AS PER   C. 9.8. & SB-7   M (SEE PLAN)   PT POST   V. SADDLE   CKET   DIA. SONOTUBE W/   DIA. SONOTUBE					
AC. 9.8. & SB-7   Image: the state of the stat	OCKING @ 16" O.C., SLOPED ROOFING MEMBRANE LYWOOD SHEATHING KING TO CREATE SLOPE 16" O.C. (2%) OISTS @ 16" O.C. 31 SPRAY FOAM				
RESPONSIBILITY FOR THIS DESIGN, AND HAS THE   QUALIFICATIONS AND MEETS THE REQUIREMENTS   SET OUT IN THE ONTARIO BUILDING CODE TO BE A   DESIGNER   QUALIFICATION INFORMATION   REQUIRED UNLESS DESIGN IS EXEMPT UNDER   3.2.5.1. OF THE BUILDING CODE   NAME: SCOTT GROEN   BCIN: 38749   REQUIRED UNLESS DESIGN IS EXEMPT UNDER   BCIN: 38749   REQUIRED UNLESS DESIGN IS EXEMPT UNDER   3.2.4.1. OF THE BUILDING CODE   FIRM NAME: GROEN DESIGN & DRAFTING SERVICES   BCIN: 43607   DIA. SONOTUBE W/					
PT POST REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE NAME: SCOTT GROEN BCIN: 38749 REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607 CROEN DESIGN & DRAFTING BERVICES SECTION SCALE : 3/16" = 1'-0" HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES	M (SEE PLAN)	RESPONSIBIL QUALIFICATIO	ITY FOR THIS DESIG NS AND MEETS THE IE ONTARIO BUILDIN	N, AND HAS THE REQUIREMENTS	S
CKET BCIN: 38749 BCIN: 38749 REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607 CROCHN DESIGN & DRAFTING SERVICES SECTION SCALE : 3/16" = 1'-0" HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES	PT POST	REQUIRED U	JNLESS DESIGN IS E	EXEMPT UNDER	
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BCIN: 43607 BELLED DIA X 6" BELLED DITING BELLED DITING BECTION SCALE : 3/16" = 1'-0" HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES		REQUIRED L	JNLESS DESIGN IS E	EXEMPT UNDER	
CROENDESIGN		FIRM NAME: GF		AFTING SERVICE	s
SCALE : 3/16" = 1'-0" HOUSE ADDITION / RENOVATIONS PROJECT ADDRESS: 53 ERAMOSA CRES					
PROJECT ADDRESS: 53 ERAMOSA CRES					
		PROJECT AD	DRESS: 53 ERAMOS		\$
ANDREW & LISA KEATING A7					,