

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 SECOND 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
1	12-1-2021	INITIAL DESIGN
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



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

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

ANDREW & LISA
 KEATING

CLIENT

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

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PROJECT ADDRESS: 53 ERAMOSA CRES
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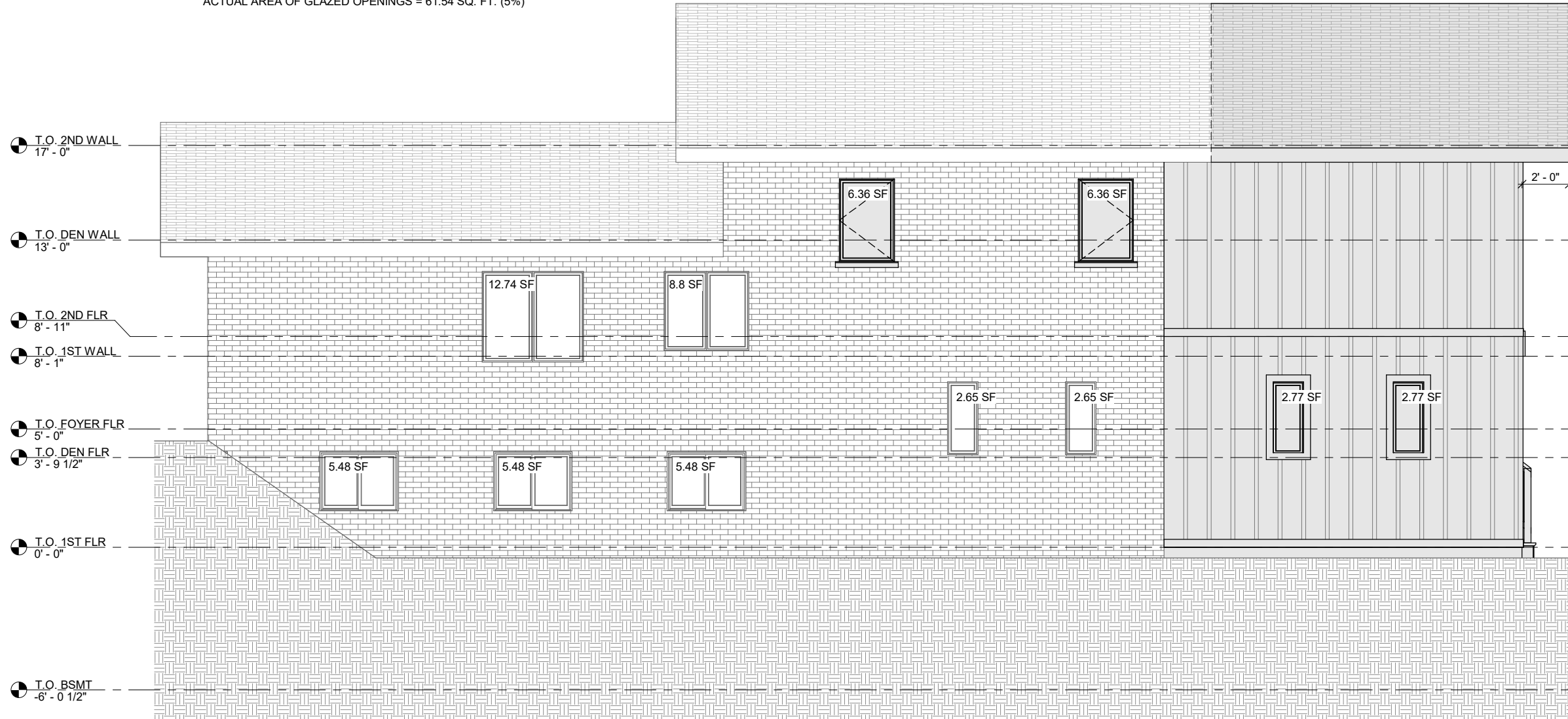
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SPATIAL SEPARATION CALCULATION
 BASED ON TABLE 9.10.15.4. OF THE O.B.C.

EXPOSING BUILDING FACE AREA = 867 S.F.
 LIMITING DISTANCE = 5'-0" (1.5 M)
 MAX. AGGREGATE AREA OF GLAZED OPENINGS = 8%
 ACTUAL AREA OF GLAZED OPENINGS = 61.54 SQ. FT. (5%)



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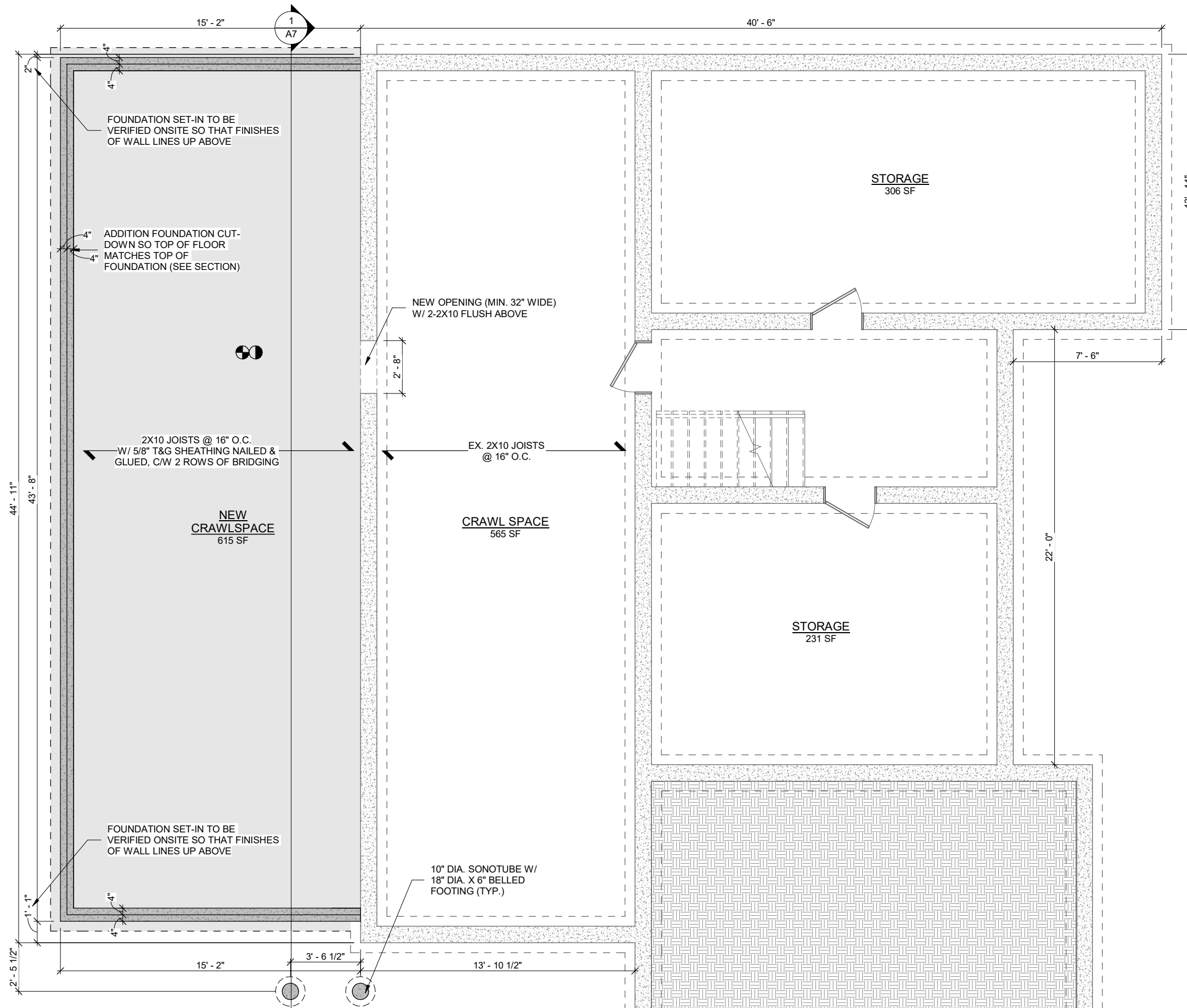
RIGHT ELEVATION
 SCALE : 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS
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PLAN LEGEND

- INTERCONNECTED SMOKE ALARM
C/W VISUAL SIGNALING COMPONENT
- CARBON MONOXIDE ALARM
- DIRECT VENTED EXHAUST FAN
- NEW WALL

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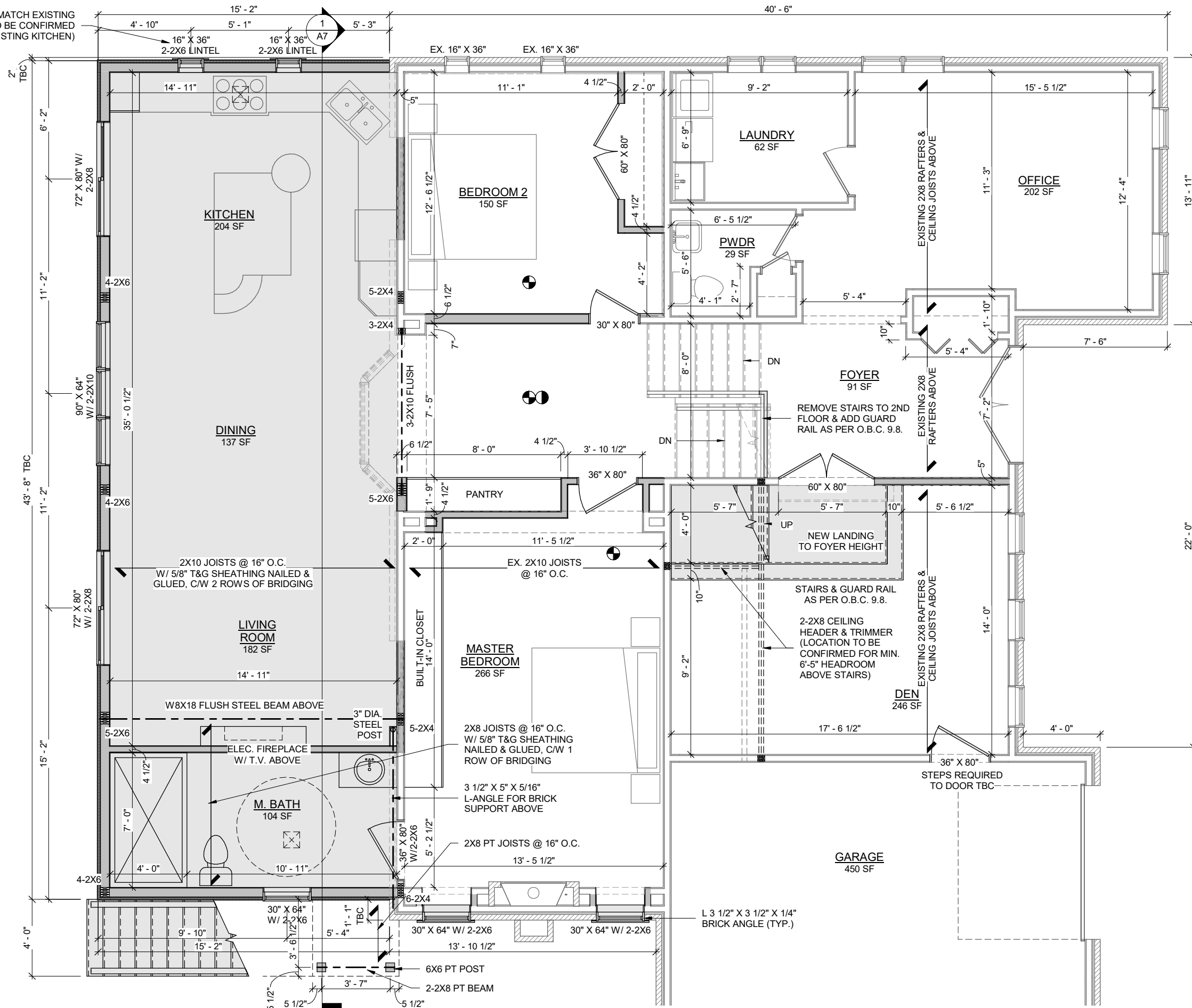


BASEMENT PLAN
SCALE : 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS
PROJECT ADDRESS: 53 ERAMOSA CRES
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WINDOWS TO MATCH EXISTING (LOCATIONS TO BE CONFIRMED TO FIT EXISTING KITCHEN)



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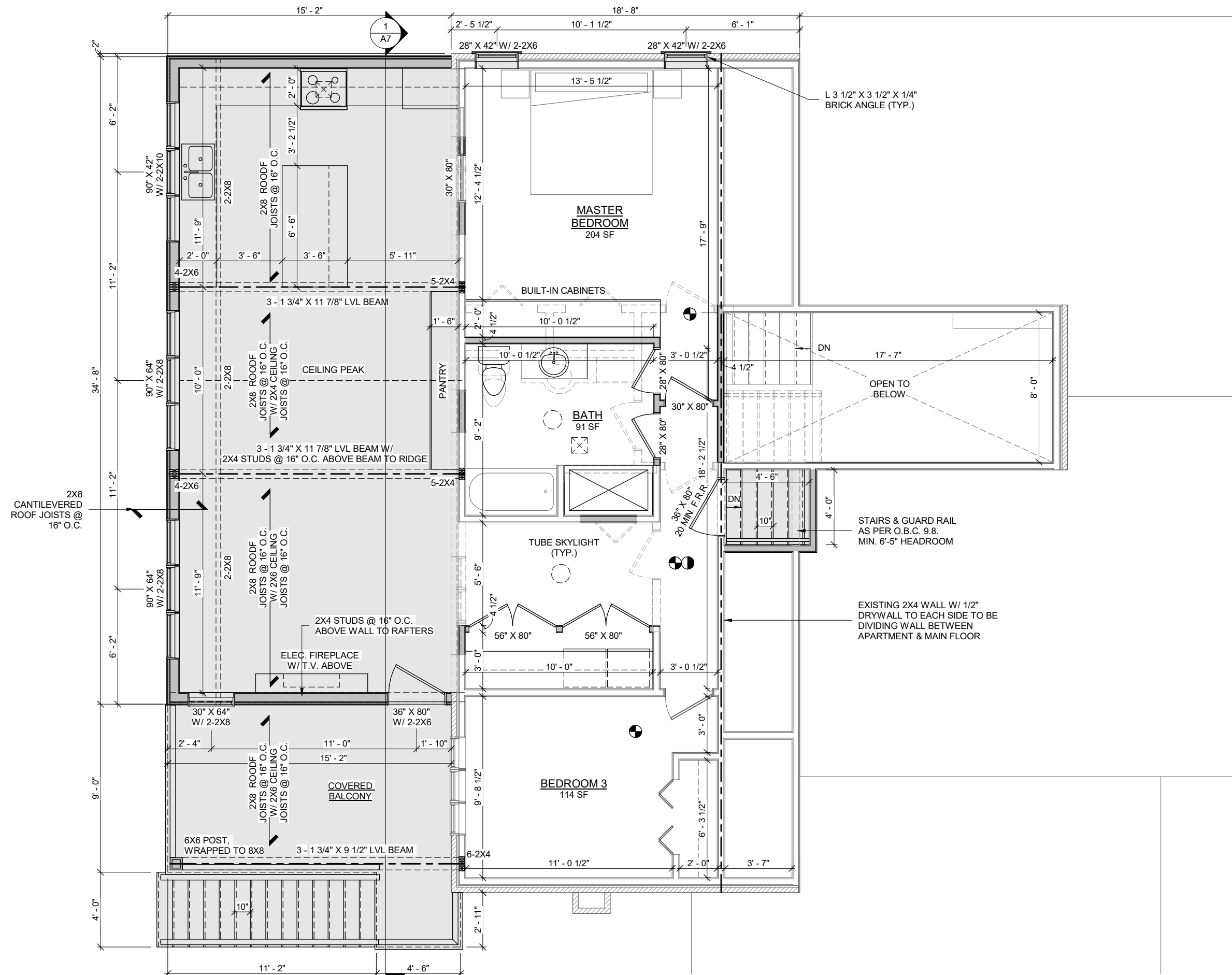
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FIRST FLOOR
SCALE : 3/16" = 1'-0"

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

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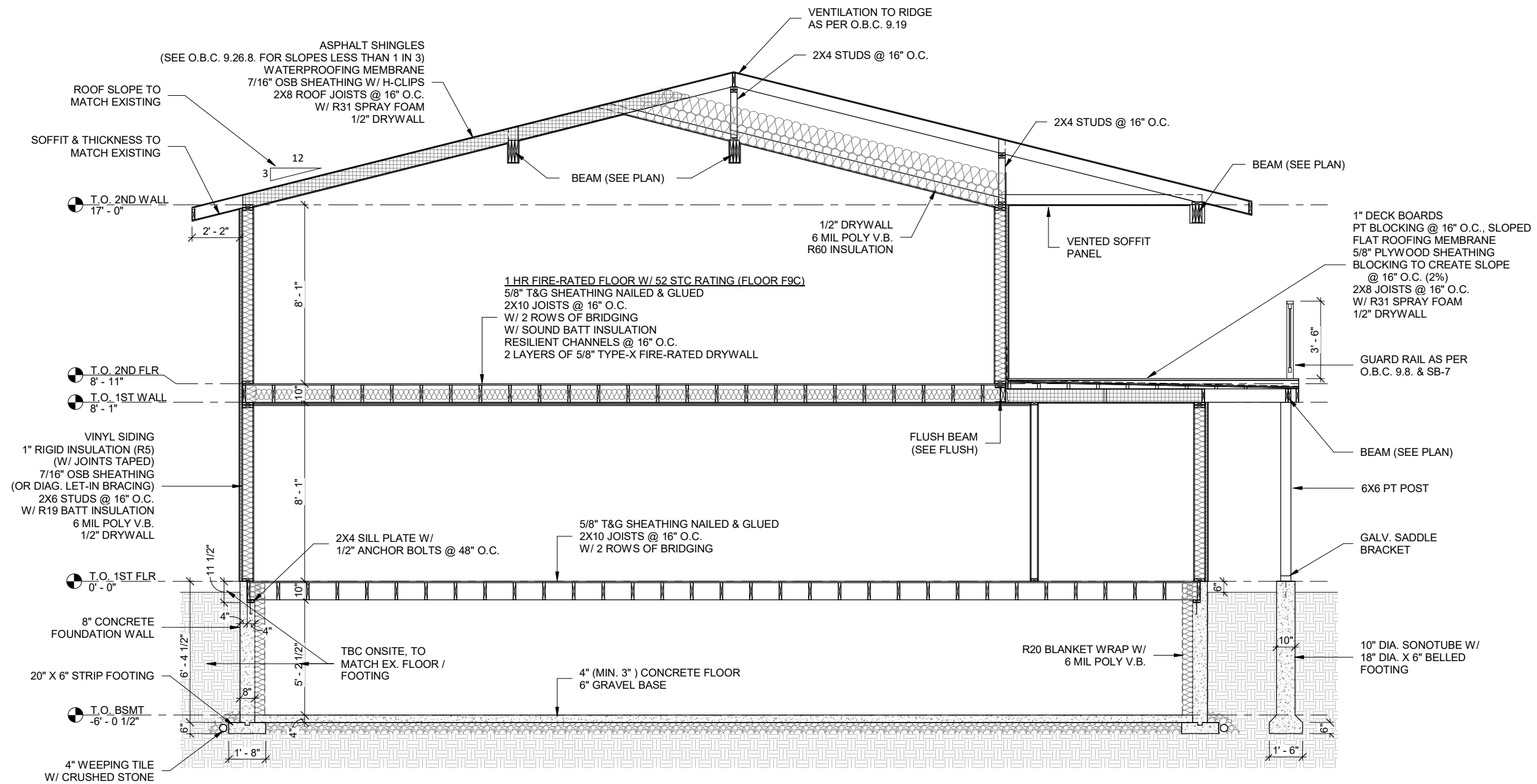
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