



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.

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

Scott Groen
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



3D VIEW
SCALE :

GARAGE ADDITION

J & R VANTOL
7857 EASTVIEW RD
GUELPH, ON

CLIENT

A0

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

GARAGE ADDITION

J & R VANTOL
7857 EASTVIEW RD
GUELPH, ON

CLIENT

A1



T.O. DORMER WALL
16' - 10 5/8"

T.O. KNEE WALL
14' - 10 5/8"

T.O. ADD. 2ND FLR
8' - 10 5/8"

T.O. ADD 1ST WALL
7' - 8"

T.O. 1ST FLR
0' - 0"

T.O. MUDROOM FLR
-0' - 7"

T.O. FND WALL
-1' - 0"

T.O. GARAGE FLOOR
-1' - 10"

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FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
BCIN: 43607



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

GARAGE ADDITION

J & R VANTOL
7857 EASTVIEW RD
GUELPH, ON

CLIENT

A2



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BCIN: 43607



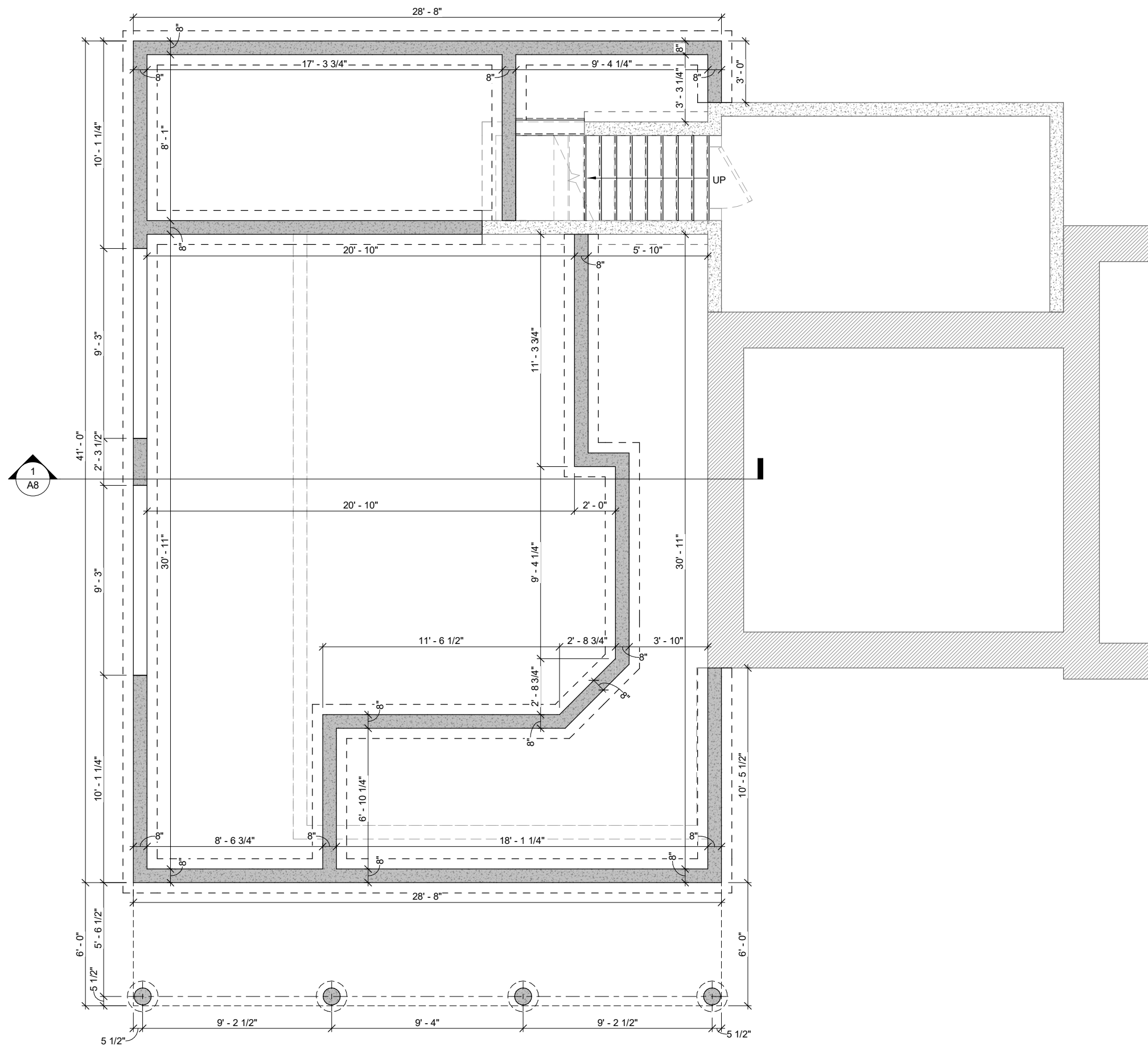
RIGHT ELEVATION
SCALE : 3/16" = 1'-0"

GARAGE ADDITION

J & R VANTOL
7857 EASTVIEW RD
GUELPH, ON

CLIENT

A3



GENERAL NOTES:

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Scott Groen
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BCIN: 38749

REGISTRATION INFORMATION
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BCIN: 43607



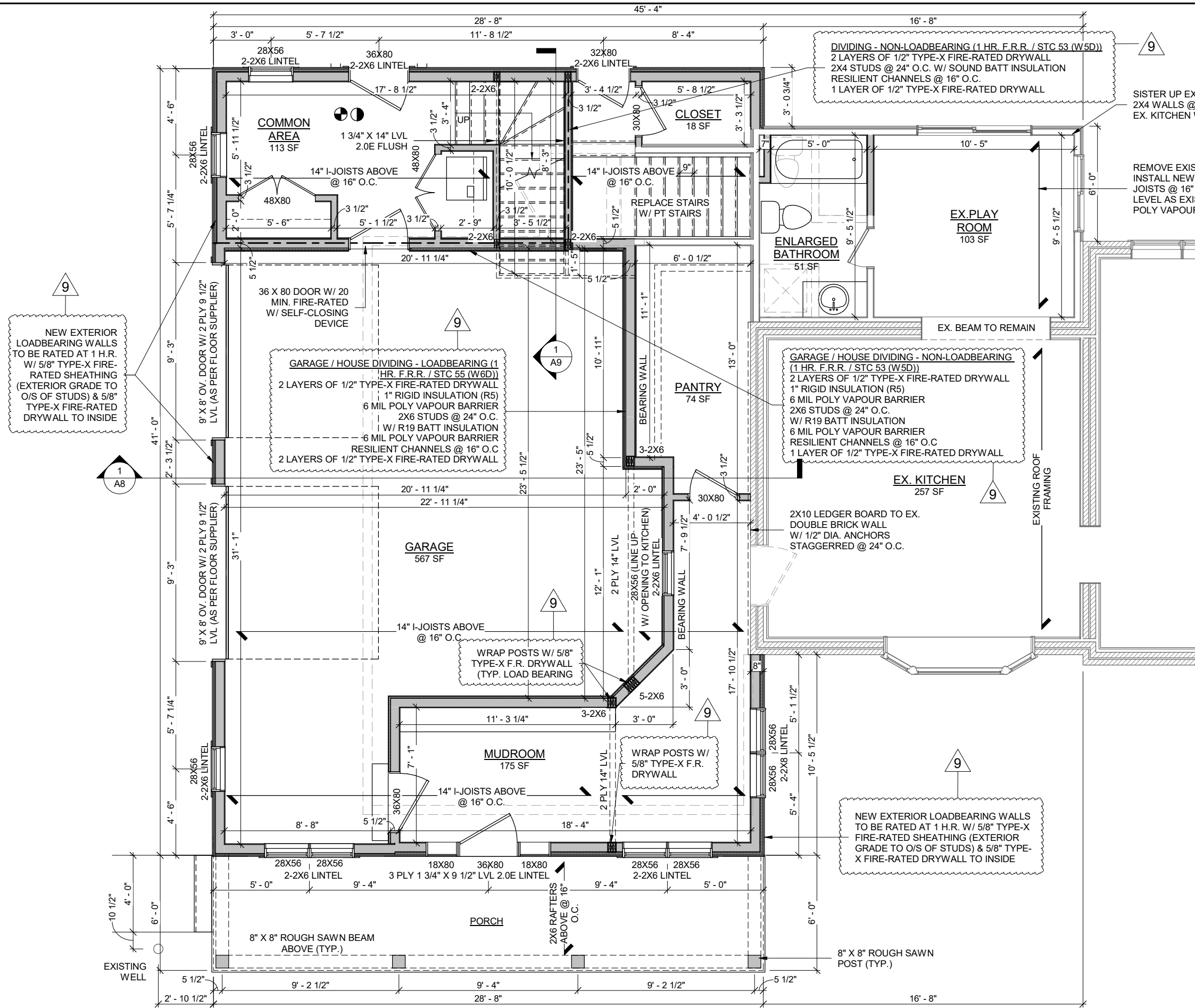
FOUNDATION PLAN
SCALE : 3/16" = 1'-0"

GARAGE ADDITION

J & R VANTOL
7857 EASTVIEW RD
GUELPH, ON

CLIENT

A4



GENERAL NOTES:

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PLAN LEGEND

- INTERCONNECTED SMOKE ALARM C/W VISUAL SIGNALING COMPONENT
- CARBON MONOXIDE ALARM
- DIRECT VENTED EXHAUST FAN
- INDICATES 45 MIN. FIRE-RATED DIVISION WALLS

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
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NAME: SCOTT GROEN
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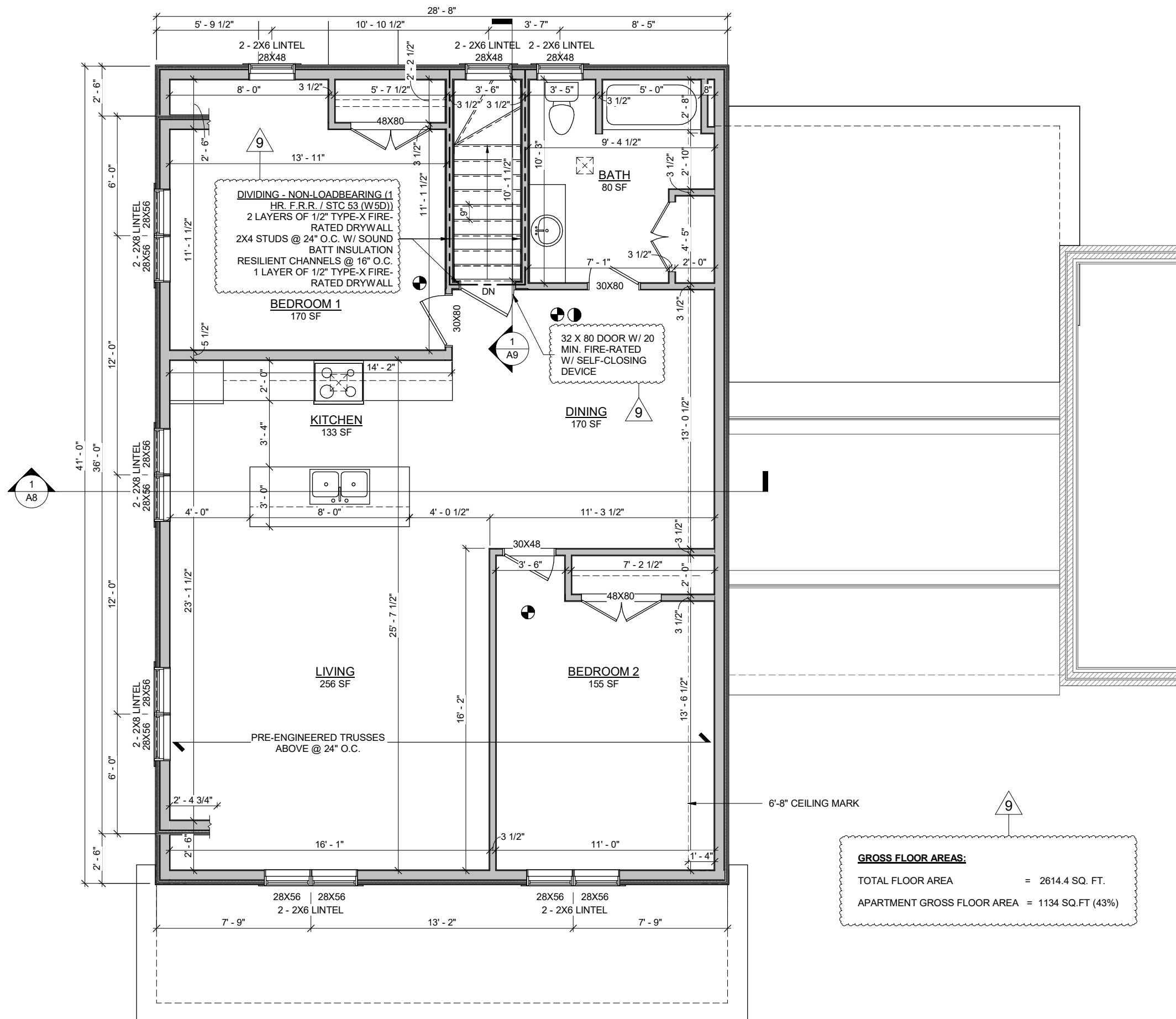
FIRST FLOOR PLAN
 SCALE : 3/16" = 1'-0"

GARAGE ADDITION

J & R VANTOL
 7857 EASTVIEW RD
 GUELPH, ON

CLIENT

A5



GENERAL NOTES:

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- PLAN LEGEND**
- INTERCONNECTED SMOKE ALARM C/W VISUAL SIGNALING COMPONENT
 - CARBON MONOXIDE ALARM
 - DIRECT VENTED EXHAUST FAN
 - INDICATES 45 MIN. FIRE-RATED DIVISION WALLS

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

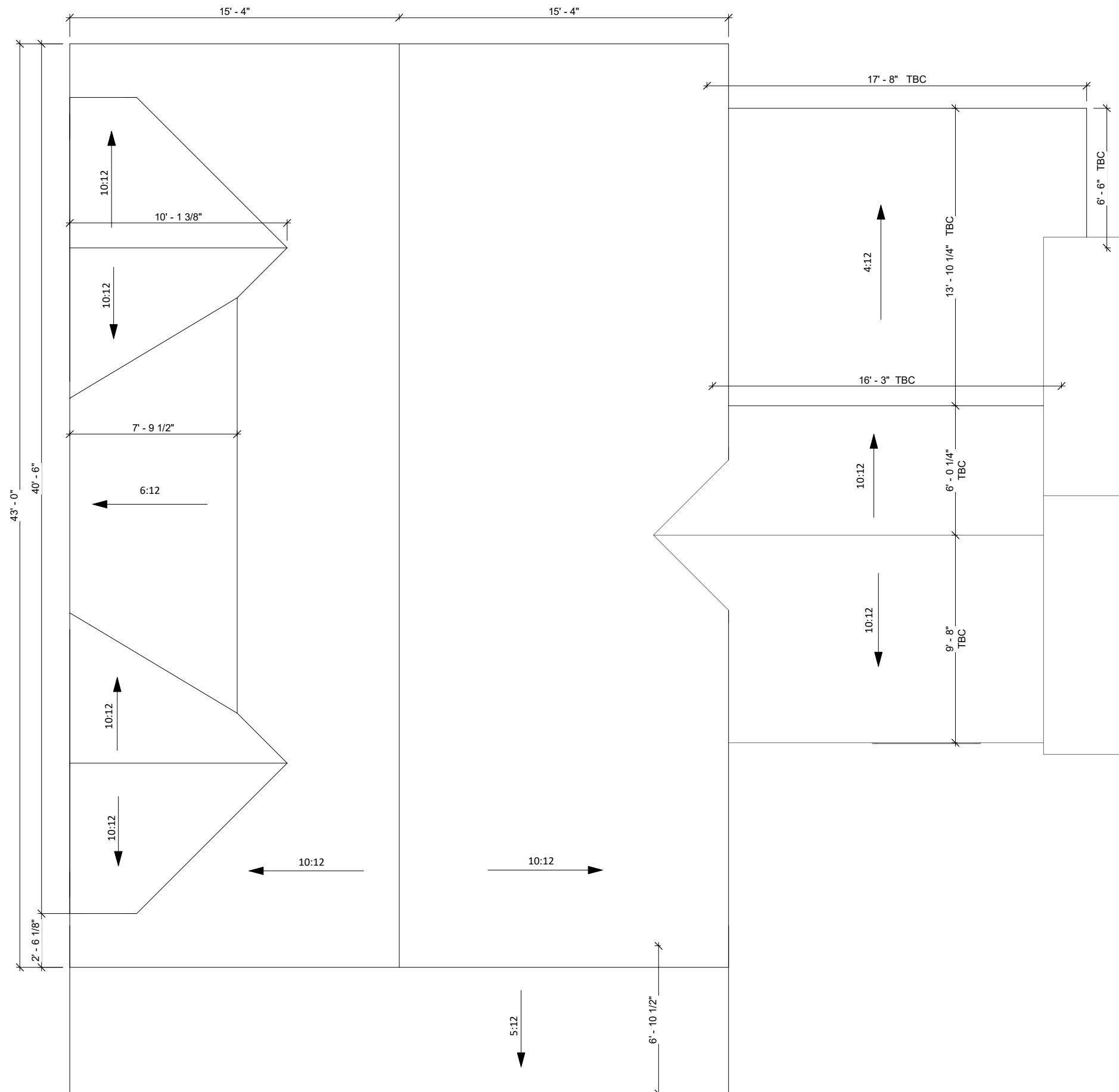
GARAGE ADDITION

J & R VANTOL
 7857 EASTVIEW RD
 GUELPH, ON

CLIENT
A6

GROSS FLOOR AREAS:

TOTAL FLOOR AREA = 2614.4 SQ. FT.
 APARTMENT GROSS FLOOR AREA = 1134 SQ.FT (43%)



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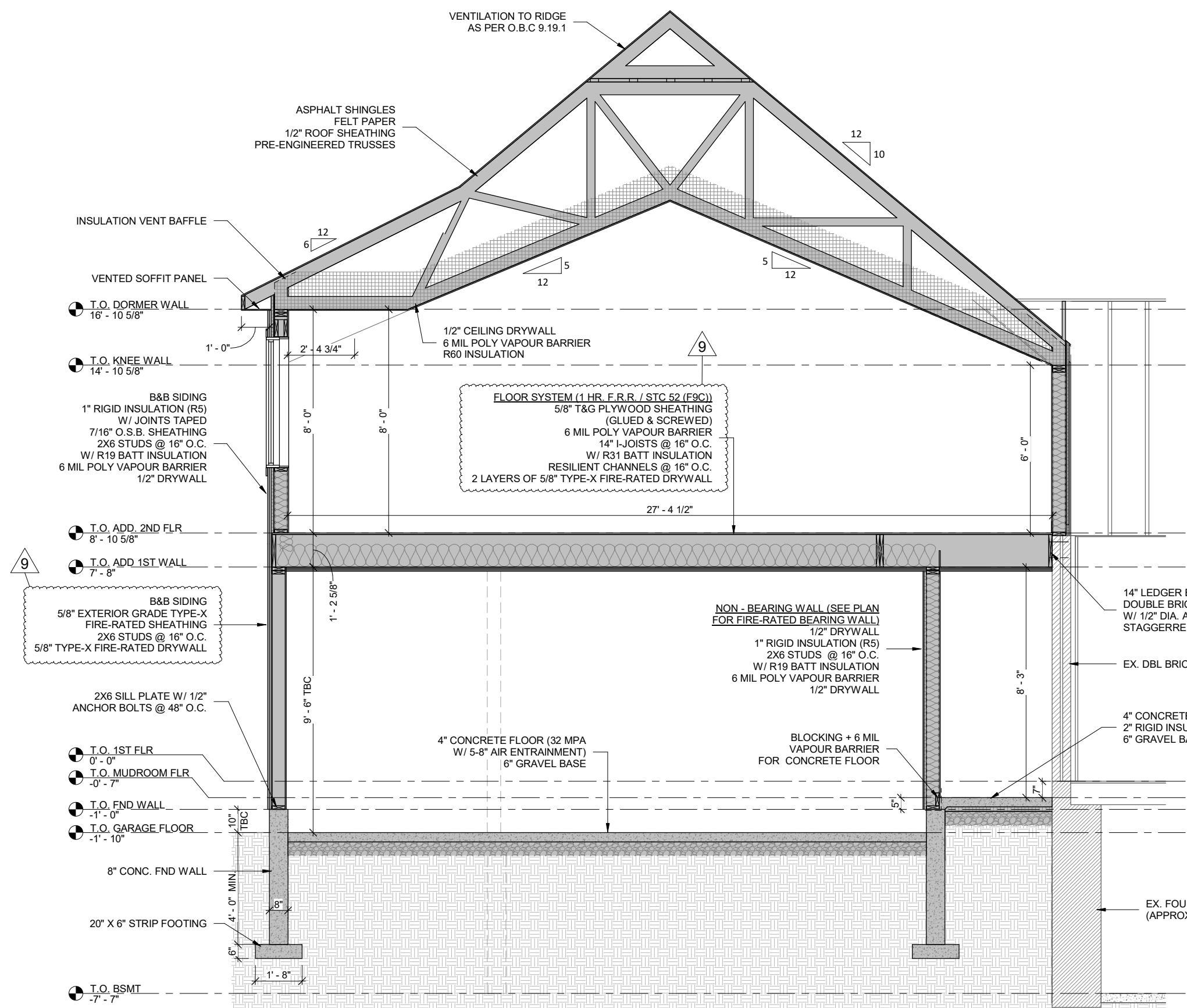
ROOF PLAN
 SCALE : 3/16" = 1'-0"

GARAGE ADDITION

J & R VANTOL
 7857 EASTVIEW RD
 GUELPH, ON

CLIENT

A7



ASPHALT SHINGLES
FELT PAPER
1/2" ROOF SHEATHING
PRE-ENGINEERED TRUSSES

VENTILATION TO RIDGE
AS PER O.B.C 9.19.1

INSULATION VENT BAFFLE

VENTED SOFFIT PANEL

T.O. DORMER WALL
16' - 10 5/8"

T.O. KNEE WALL
14' - 10 5/8"

B&B SIDING
1" RIGID INSULATION (R5)
W/ JOINTS TAPED
7/16" O.S.B. SHEATHING
2X6 STUDS @ 16" O.C.
W/ R19 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL

FLOOR SYSTEM (1 HR. F.R.R. / STC 52 (F9C))
5/8" T&G PLYWOOD SHEATHING
(GLUED & SCREWED)
6 MIL POLY VAPOUR BARRIER
14" I-JOISTS @ 16" O.C.
W/ R31 BATT INSULATION
RESILIENT CHANNELS @ 16" O.C.
2 LAYERS OF 5/8" TYPE-X FIRE-RATED DRYWALL

T.O. ADD. 2ND FLR
8' - 10 5/8"

T.O. ADD 1ST WALL
7' - 8"

B&B SIDING
5/8" EXTERIOR GRADE TYPE-X
FIRE-RATED SHEATHING
2X6 STUDS @ 16" O.C.
5/8" TYPE-X FIRE-RATED DRYWALL

**NON-BEARING WALL (SEE PLAN
FOR FIRE-RATED BEARING WALL)**
1/2" DRYWALL
1" RIGID INSULATION (R5)
2X6 STUDS @ 16" O.C.
W/ R19 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL

14" LEDGER BOARD TO EX.
DOUBLE BRICK WALL
W/ 1/2" DIA. ANCHORS
STAGGERED @ 24" O.C.

EX. DBL BRICK WALL

4" CONCRETE FLOOR
2" RIGID INSULATION (R10)
6" GRAVEL BASE

2X6 SILL PLATE W/ 1/2"
ANCHOR BOLTS @ 48" O.C.

T.O. 1ST FLR
0' - 0"

T.O. MUDROOM FLR
-0' - 7"

T.O. FND WALL
-1' - 0"

T.O. GARAGE FLOOR
-1' - 10"

8" CONC. FND WALL

20" X 6" STRIP FOOTING

T.O. BSMT
-7' - 7"

EX. FOUNDATION WALL
(APPROX. 21" THICK)

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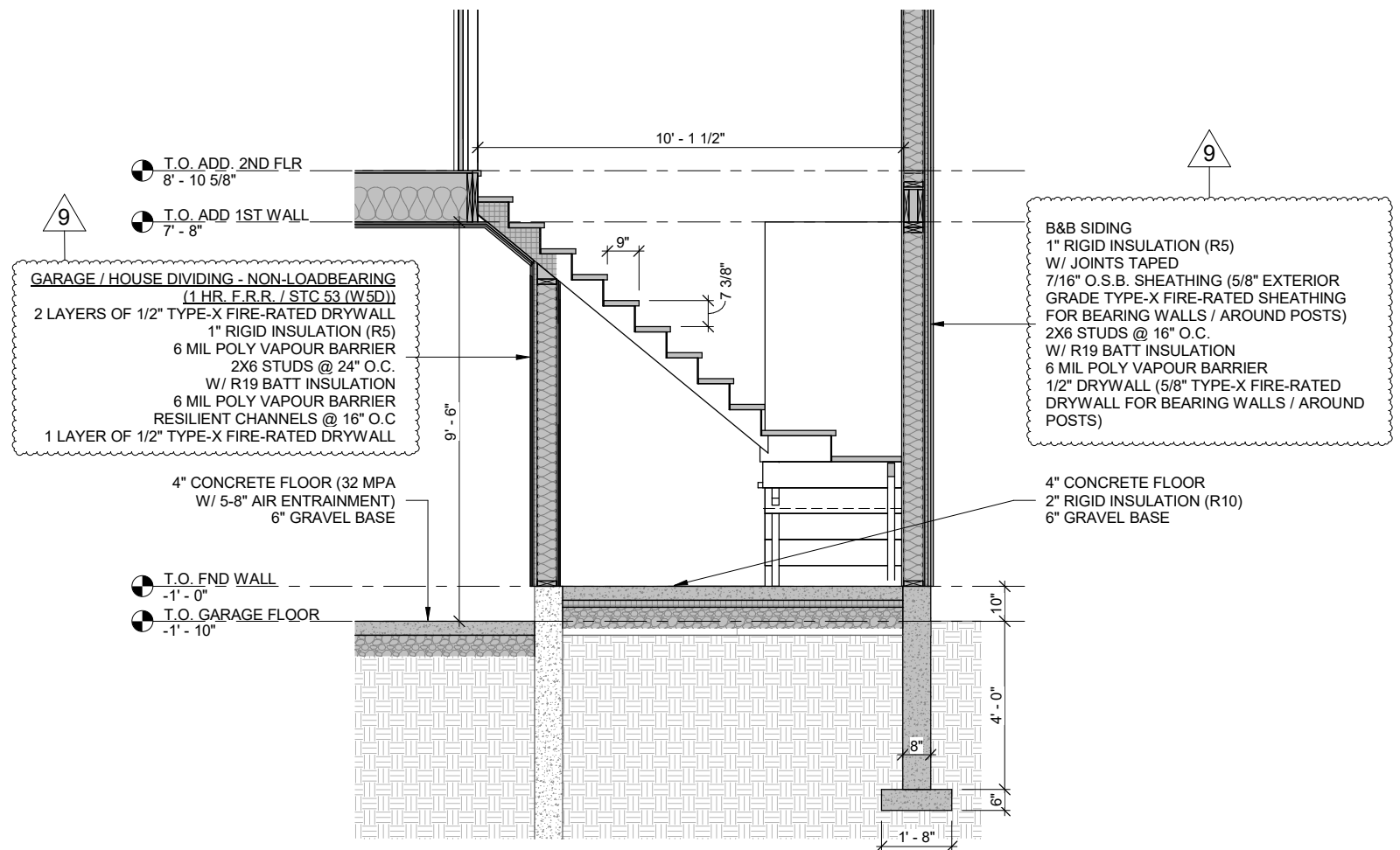
BUILDING SECTION
SCALE : 1/4" = 1'-0"

GARAGE ADDITION

J & R VANTOL
7857 EASTVIEW RD
GUELPH, ON

CLIENT

A8



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

GARAGE ADDITION

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 GUELPH, ON

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