

- NOTES:
1. ALL DIMENSIONS @ EXTERIOR WALLS TAKEN TO THE FACE OF FOUNDATION WALL
 2. ALL INTERIOR WALL DIMENSIONS ARE TAKEN TO THE INTERIOR FACE OF FOUNDATION WALL
 3. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (4'-0" BELOW FINISHED GRADE) (TYP.)
 4. FRAMING CONTRACTOR TO VERIFY THAT ALL POINT LOADS FROM ABOVE ARE CARRIED TO FOUNDATIONS / FOOTINGS (TYP.)

FOUNDATION PLAN
1/4" = 1'-0"

<p>FW1 TYPICAL FOUNDATION WALL</p> <p>WALL DESCRIPTION 8" POURED CONCRETE FOUNDATION WALL POURED ON 20"x6" POURED CONC. FOOTING ON UNDISTURBED SOIL</p> <p>PLAN VIEW</p>	<p>W1 EXTERIOR WALL WITH STONE VENEER</p> <p>WALL DESCRIPTION 3.5" STONE VENEER c/w MASONRY TIES (24" HORIZ. & 18" VERT.) 1" AIR SPACE CONT. TYVEK AIR BARRIER 7/16" O.S.B. EXTERIOR GRADE SHEATHING 2" x 6" WOOD STUDS @ 16" o/c R-24 BATT INSULATION 6 MILL POLY V.B. 1/2" GYPSUM BOARD</p> <p>PLAN VIEW</p>	<p>W2 EXTERIOR WALL WITH VINYL SIDING</p> <p>WALL DESCRIPTION VERTICAL BOARD AND BATTEN VINYL SIDING CONT. TYVEK AIR BARRIER 2" x 6" WOOD STUDS @ 16" o/c 7/16" O.S.B. EXTERIOR GRADE SHEATHING R-24 BATT INSULATION 6 MILL POLY V.B. 1/2" GYPSUM BOARD</p> <p>PLAN VIEW</p>	<p>W3 INTERIOR 2x6 PARTITION WALL</p> <p>WALL DESCRIPTION 1/2" GYPSUM BOARD (TAPED AND SEALED ON GARAGE SIDE) TYVEK BUILDING PAPER (COLD SIDE) 7/16" O.S.B. EXTERIOR GRADE SHEATHING R-24 BATT INSULATION 2" x 6" WOOD STUDS @ 16" o/c 6 MILL POLY V.B. (WARM SIDE) 1/2" GYPSUM BOARD</p> <p>PLAN VIEW</p>
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W1g DENOTES WALLS IN GARAGES TO BE FRAMED WITH 2x4 STUDS

W2g DENOTES WALLS IN GARAGES TO BE FRAMED WITH 2x4 STUDS

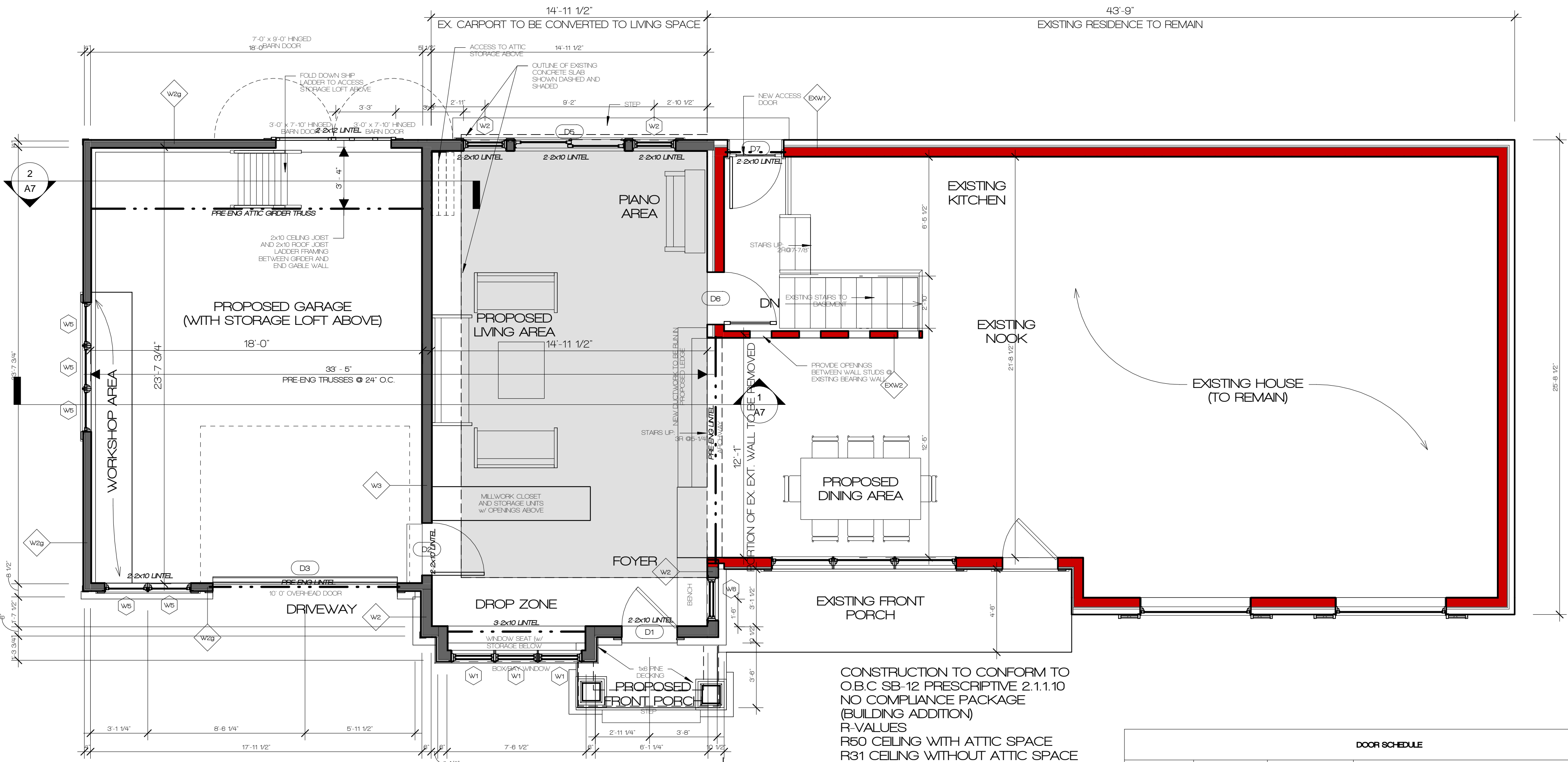
<p>EXW1 EXISTING EXTERIOR WALL</p> <p>WALL DESCRIPTION EX. BRICK VENEER EX. SHEATHING EX. 2x4 WOOD STUDS EX. INSULATION & V.B. EX. WALL FINISH</p> <p>PLAN VIEW</p>	<p>EXW2 EXISTING INTERIOR WALL</p> <p>WALL DESCRIPTION EX. GYP. BD. FINISH EX. 2x4 WOOD STUDS EX. GYP. BD. FINISH</p> <p>PLAN VIEW</p>	<p>EXW3 EXISTING FOUNDATION WALL</p> <p>WALL DESCRIPTION EX. WATERPROOFING EX. 8" CONCRETE FOUNDATION WALL EX. 2x4 WOOD STUDS EX. INSULATION & V.B.</p> <p>PLAN VIEW</p>
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STRUCTURAL STAMP PROVIDED FOR LEDGER DESIGN AND FOUNDATION CONNECTION DESIGN

TREFZ RESIDENCE
PROPOSED ADDITION TO EXISTING RESIDENCE
84 RICHELIEU DRIVE | ST. CATHARINES | ONTARIO

SHEET TITLE FOUNDATION PLAN	
DATE:	MARCH 14 2016
SCALE:	AS SHOWN
A1	



MAIN FLOOR PLAN
1/4" = 1'-0"

PROPOSED GROUND FLOOR ADDITION AREA = 435 SQUARE FEET

CONSTRUCTION TO CONFORM TO
O.B.C. SB-12 PRESCRIPTIVE 2.1.1.10
NO COMPLIANCE PACKAGE
(BUILDING ADDITION)
R-VALUES
R50 CEILING WITH ATTIC SPACE
R31 CEILING WITHOUT ATTIC SPACE
R31 EXPOSED FLOOR
R24 WALLS ABOVE GRADE
R20 BASEMENT WALLS
1.8u VALUE WINDOWS
2.8u VALUE SKYLIGHTS

DOOR SCHEDULE			
Door Tag	Width	Height	Comments
D1	3'-0"	6'-8"	EXTERIOR DOOR w/ 1/4 LITE
D2	2'-10"	6'-8"	GARAGE ACCESS MAN DOOR w/ SMOKE TIGHT AND WEATHER TIGHT SEAL c/w SELF CLOSING DEVICE
D3	10'-0"	8'-6"	OVER-HEAD GARAGE DOOR w/ OVER-HEAD POWER DOOR OPERATOR
D5	6'-0"	6'-8"	SLIDING PATIO DOOR
D6	2'-10"	6'-8"	INTERIOR DOOR w/ GLASS PANEL TO SUIT EXISTING DOOR OPENING, SITE CONFIRM MEASUREMENTS AS REQUIRED
D7	3'-0"	6'-8"	NEW EXTERIOR DOOR w/ GLASS PANEL AND WEATHER TIGHT SEAL
EX1	3'-0"	6'-8"	EXISTING FRONT DOOR

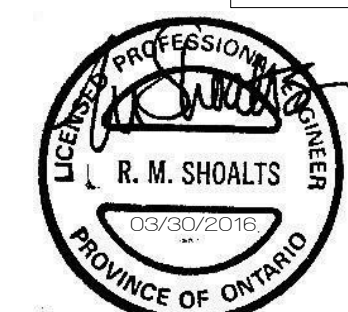
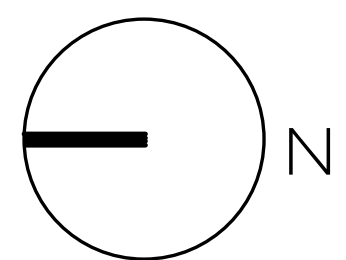
WINDOW SCHEDULE				
WINDOW TAG	WINDOW SIZE		HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT		
W1	2'-5"	5'-6"	9'-0"	DOUBLE HUNG WINDOW
W2	2'-4"	5'-2"	6'-8"	DOUBLE HUNG WINDOW
W3	2'-4"	5'-0"	7'-3"	DOUBLE HUNG WINDOW
W4	2'-0"	3'-10"	6'-8"	DOUBLE HUNG WINDOW
W5	2'-4"	2'-4"	9'-0"	AWNING WINDOW
W6	2'-4"	5'-2"	8'-0"	DOUBLE HUNG WINDOW

1. ALL WINDOWS TO HAVE LOW-E TINTING
2. ALLOW FOR A MINIMUM OF AN ONE QUARTER INCH (1/4") GAP BETWEEN WINDOW UNIT AND WALL FRAMING. THE MINIMUM ROUGH SIZE OPENING (R.S.O.) IS TO BE AS REQUIRED BY WINDOW MANUF.

EW1 TYPICAL FOUNDATION WALL	W1 EXTERIOR WALL WITH STONE VENEER	W2 EXTERIOR WALL WITH VINYL SIDING	W3 INTERIOR 2x6 PARTITION WALL
<p>WALL DESCRIPTION</p> <p>8" POURED CONCRETE FOUNDATION WALL POURED ON 20"x8" POURED CONC. FOOTING ON UNDISTURBED SOIL</p> <p>PLAN VIEW</p>	<p>WALL DESCRIPTION</p> <p>3/5" STONE VENEER c/w MASONRY TIES (24" HORIZ & 16" VERT) 1" AIR SPACE CONT. TYVEK AIR BARRIER 7/16" O.S.B. EXTERIOR GRADE SHEATHING 2" x 6" WOOD STUDS @ 16" o/c R-24 BATT INSULATION 6 MILL POLY V.B. 1/2" GYPSUM BOARD</p> <p>PLAN VIEW</p>	<p>WALL DESCRIPTION</p> <p>VERTICAL BOARD AND BATTEN VINYL SIDING CONT. TYVEK AIR BARRIER 2" x 6" WOOD STUDS @ 16" o/c 7/16" O.S.B. EXTERIOR GRADE SHEATHING R-24 BATT INSULATION 6 MILL POLY V.B. 1/2" GYPSUM BOARD</p> <p>PLAN VIEW</p>	<p>WALL DESCRIPTION</p> <p>1/2" GYPSUM BOARD (TAPED AND SEALED ON GARAGE SIDE) TYVEK BUILDING PAPER (COLD SIDE) R-24 BATT INSULATION 2" x 6" WOOD STUDS @ 16" o/c 6 MILL POLY V.B. (WARM SIDE) 1/2" GYPSUM BOARD</p> <p>PLAN VIEW</p>

W1g DENOTES WALLS IN GARAGES TO BE FRAMED WITH 2x4 STUDS
W2g DENOTES WALLS IN GARAGES TO BE FRAMED WITH 2x4 STUDS

EXW1 EXISTING EXTERIOR WALL	EXW2 EXISTING INTERIOR WALL	EXW3 EXISTING FOUNDATION WALL
<p>WALL DESCRIPTION</p> <p>EX BRICK VENEER EX SHEATHING EX 2x4 WOOD STUDS EX INSULATION & V.B. EX WALL FINISH</p> <p>PLAN VIEW</p>	<p>WALL DESCRIPTION</p> <p>EX GYP. BD. FINISH EX 2x4 WOOD STUDS EX GYP. BD. FINISH</p> <p>PLAN VIEW</p>	<p>WALL DESCRIPTION</p> <p>EX WATERPROOFING EX 8" CONCRETE FOUNDATION WALL EX 2x4 WOOD STUDS EX INSULATION & V.B.</p> <p>PLAN VIEW</p>

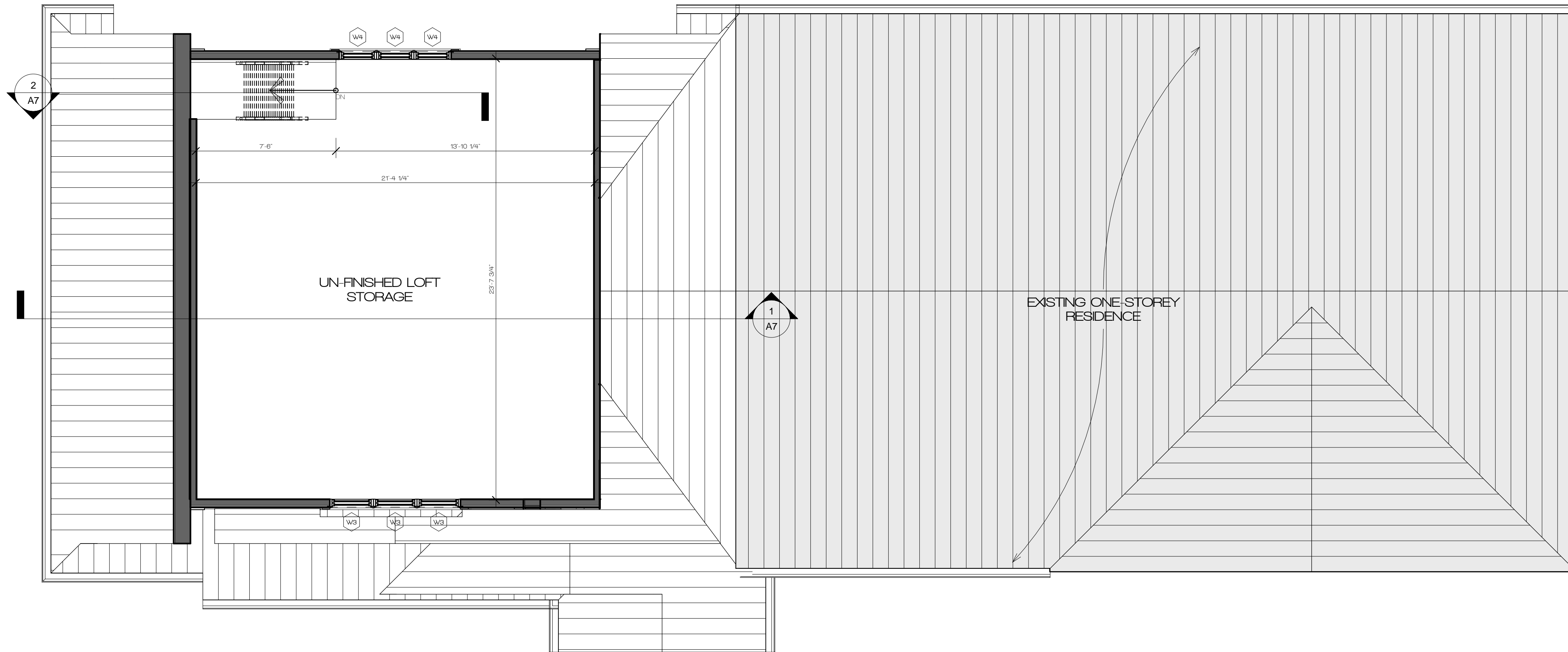


STRUCTURAL STAMP PROVIDED FOR LEDGER DESIGN AND FOUNDATION CONNECTION DESIGN

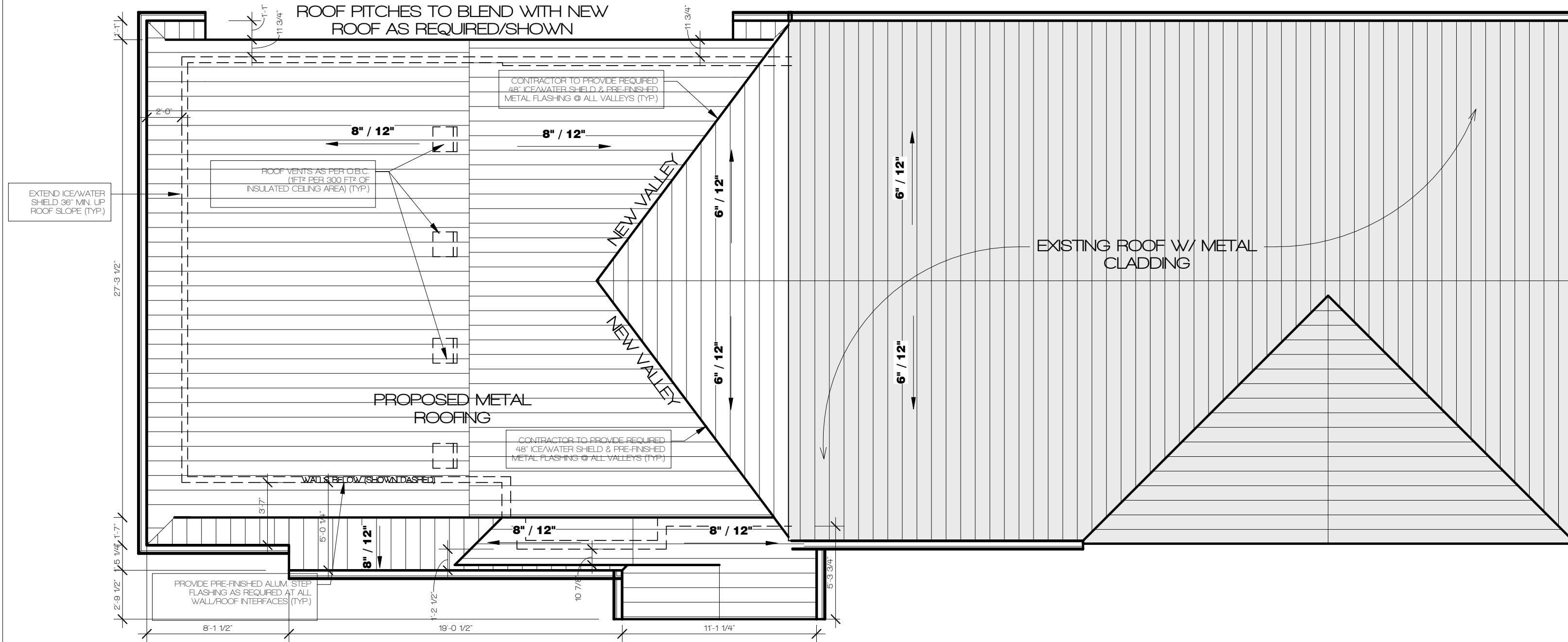
TREFZ RESIDENCE
PROPOSED ADDITION
TO EXISTING RESIDENCE

84 RICHELIEU DRIVE | ST. CATHARINES | ONTARIO

SHEET TITLE MAIN FLOOR PLAN	
DATE:	MARCH 14 2016
SCALE:	AS SHOWN
A2	



NOTE: SITE VERIFY ALL EXISTING ROOF PITCHES TO BLEND WITH NEW ROOF AS REQUIRED/SHOWN

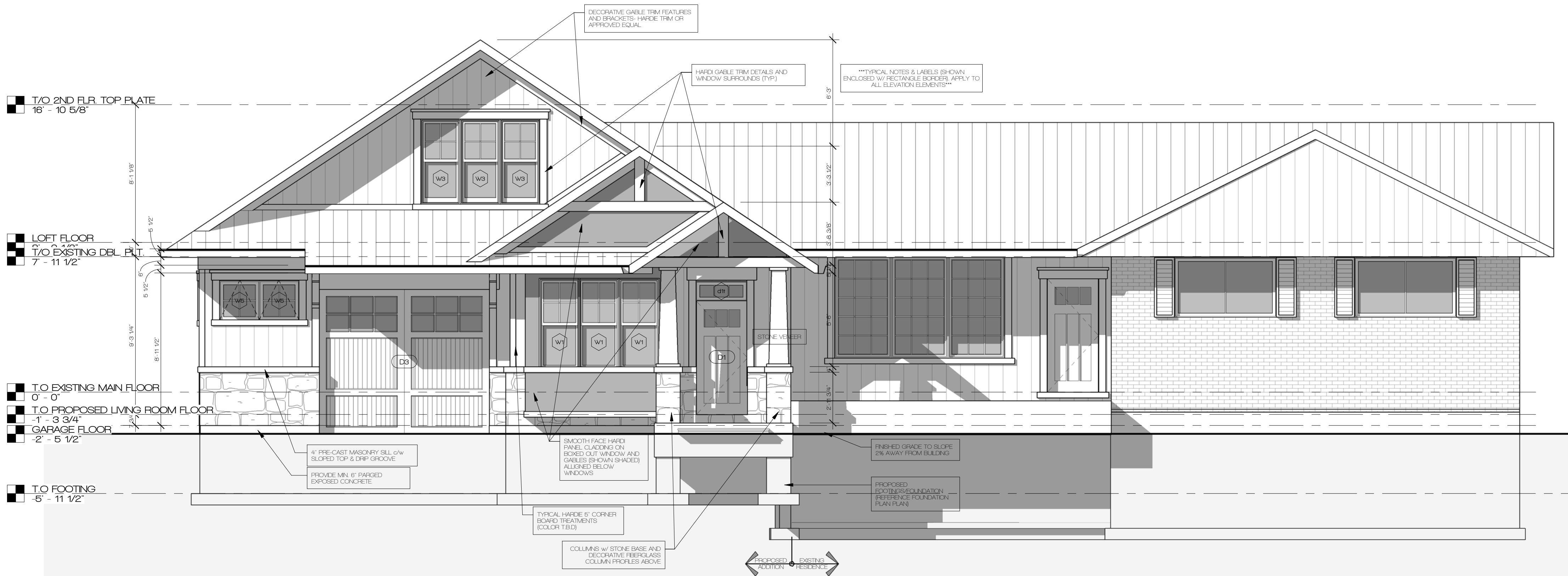


TREFZ RESIDENCE
PROPOSED ADDITION
TO EXISTING RESIDENCE

84 RICHELIEU DRIVE | ST. CATHARINES | ONTARIO

SHEET TITLE LOFT FLOOR PLAN & ROOF	
DATE:	MARCH 14 2016
SCALE:	AS SHOWN
A3	

ROOF
 3/16" = 1'-0"



FRONT (WEST) ELEVATION
1/4" = 1'-0"



TREFZ RESIDENCE
PROPOSED ADDITION
TO EXISTING RESIDENCE

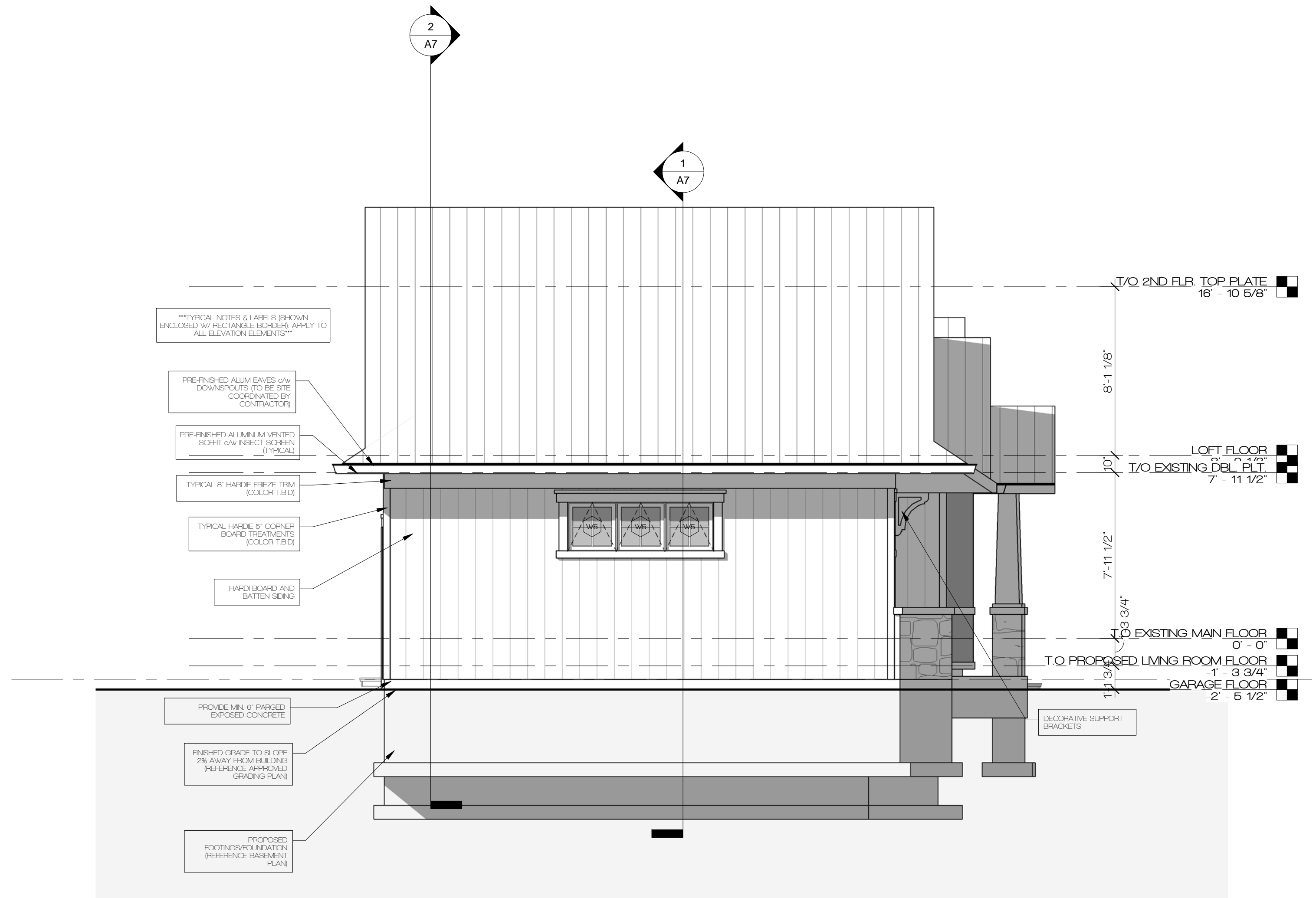
84 RICHELIEU DRIVE | ST. CATHARINES | ONTARIO

SHEET TITLE
FRONT ELEVATION AND
PERSPECTIVES

DATE: MARCH 14 2016

SCALE: AS SHOWN

A4



LEFT SIDE (NORTH) ELEVATION
1/4" = 1'-0"

TREFZ RESIDENCE
PROPOSED ADDITION
TO EXISTING RESIDENCE

84 RICHELIEU DRIVE | ST. CATHARINES | ONTARIO

SHEET TITLE
LEFT SIDE ELEVATION
AND PERSPECTIVES

DATE: MARCH 14 2016

SCALE: AS SHOWN

A5

T/O 2ND FLR. TOP PLATE
16' - 10 5/8"

LOFT FLOOR
8' - 9 1/2"

T/O EXISTING DBL. PLT.
7' - 11 1/2"

T/O PROPOSED LIVING ROOM FLOOR
-1' - 3 3/4"
GARAGE FLOOR
-2' - 5 1/2"

T/O FOOTING
-5' - 11 1/2"

EXISTING REAR ELEVATION TO REMAIN

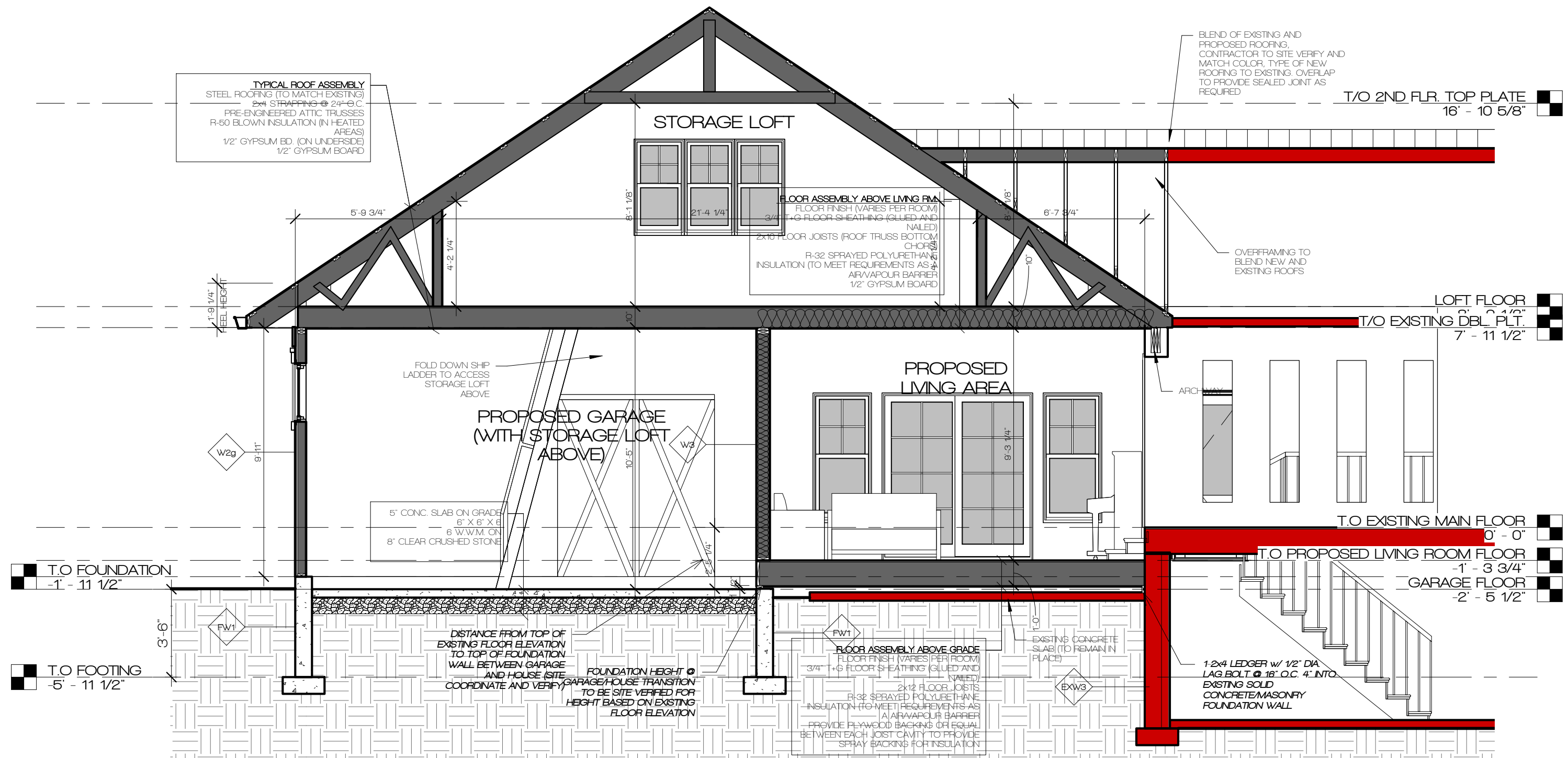
REAR (EAST) ELEVATION)
1/4" = 1'-0"



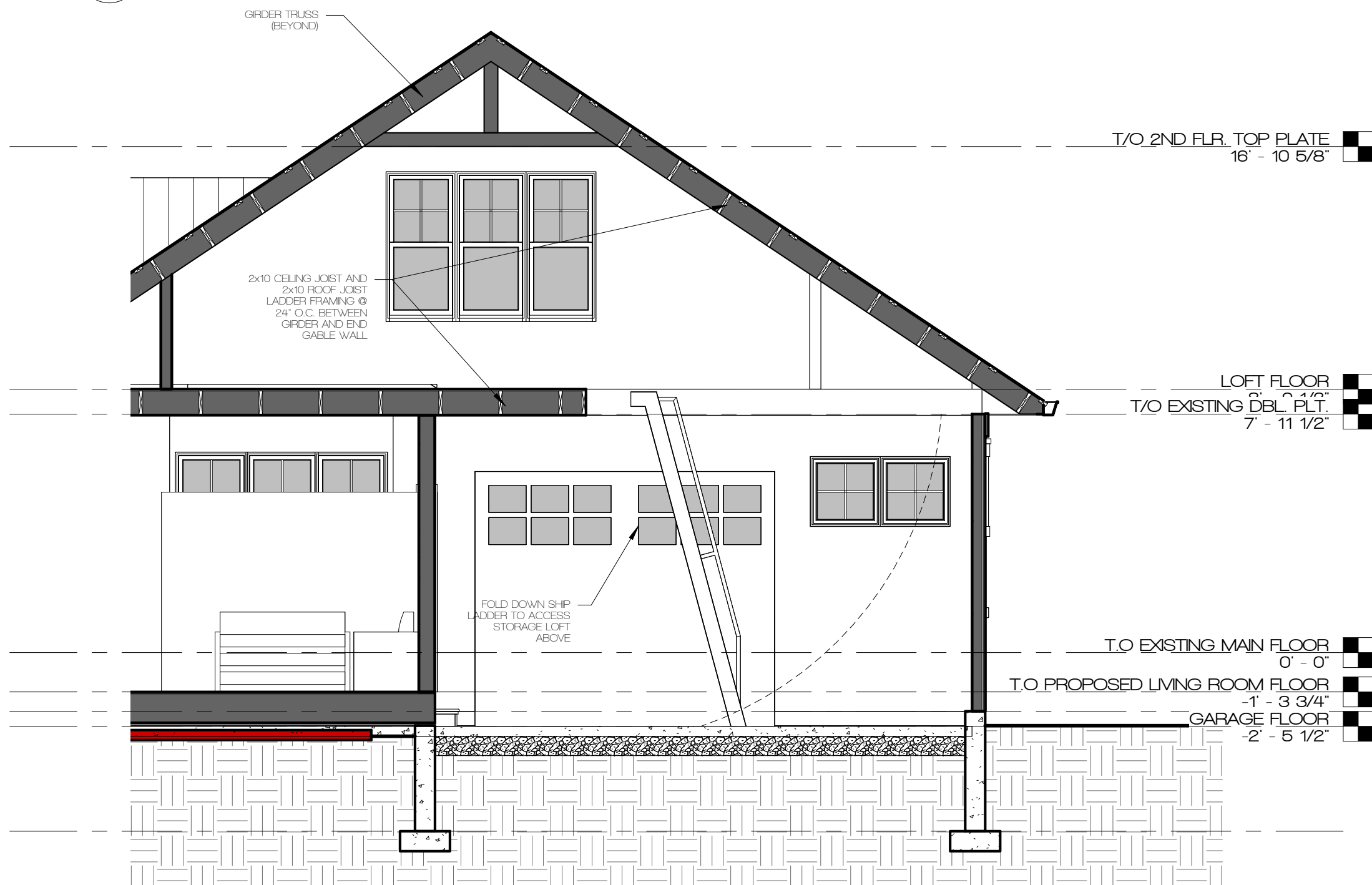
TREFZ RESIDENCE
PROPOSED ADDITION
TO EXISTING RESIDENCE

84 RICHELIEU DRIVE | ST. CATHARINES | ONTARIO

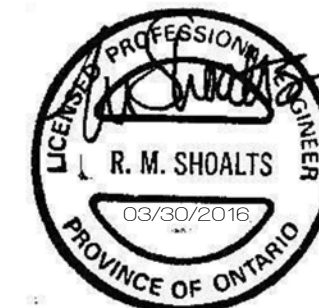
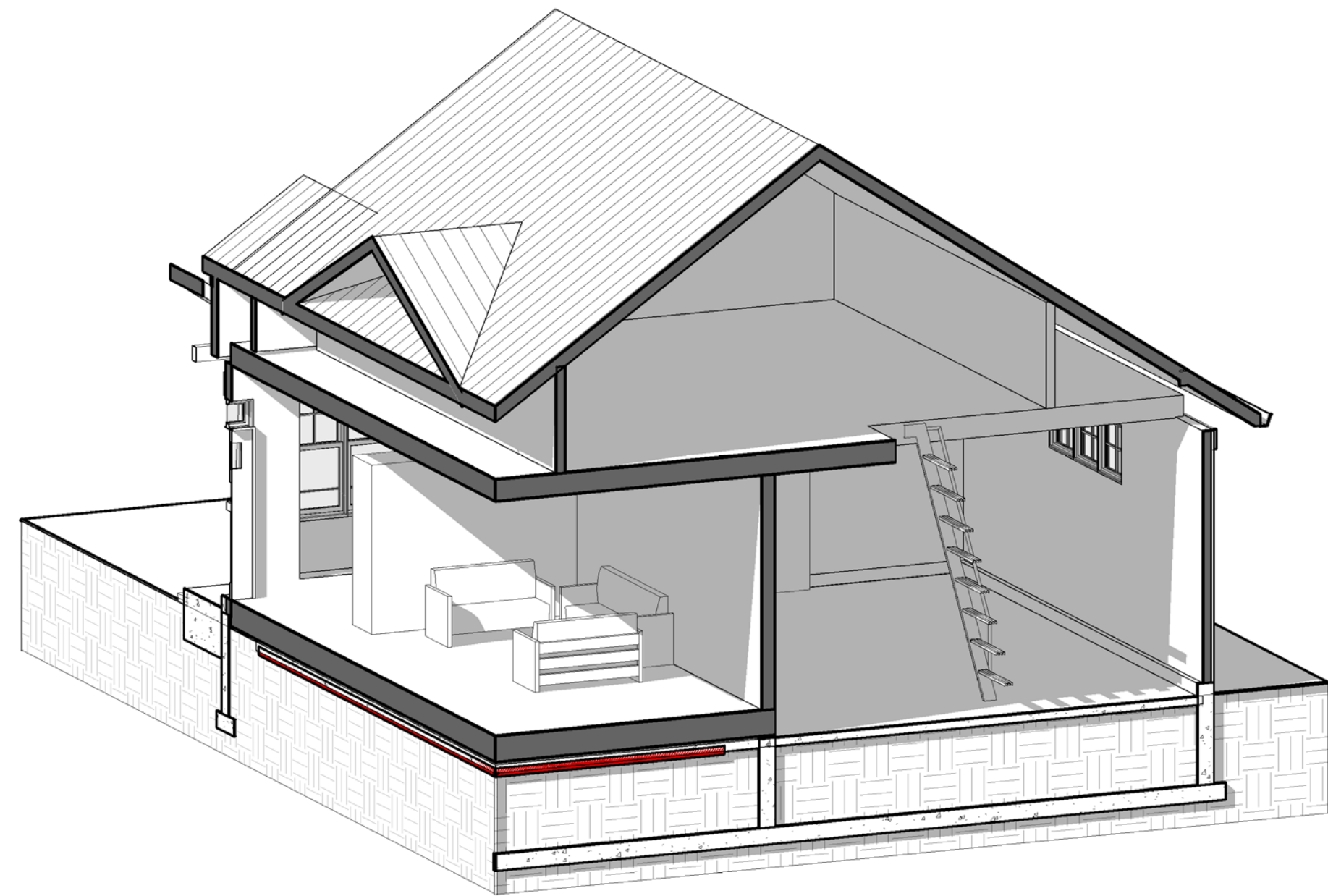
SHEET TITLE REAR ELEVATION AND PERSPECTIVE	
DATE:	MARCH 14 2016
SCALE:	AS SHOWN
A6	



1 LIVING AND GARAGE SECTION
 A7 1/4" - 1'-0"



2 CROSS SECTION 2
 A7 1/4" - 1'-0"



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SHEET TITLE CROSS SECTIONS	
DATE:	MARCH 14 2016
SCALE:	AS SHOWN
A7	