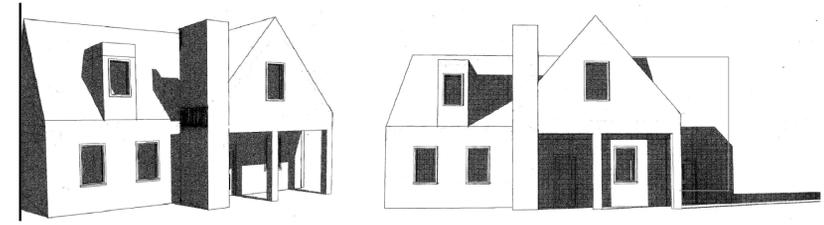


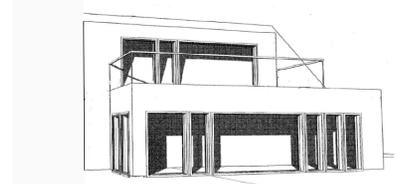
EXISTING VIEW FROM LOWER SPRING STREET



PROPOSED 3D VIEWS FROM LOWER SPRING ST



EXISTING VIEW FROM LAKE ERIE



PROPOSED 3D VIEW FROM LAKE ERIE

**PROPOSED SITE PLAN (R1 ZONE)**  
Topographic Data taken from SLOPE REVIEW BY LDS CONSULTANTS (JUNE 15, 2022)

	ZONING DATA	
	ALLOWED / REQ.	PROPOSED
LOT AREA (R1/OS3/DBS)	12,920 sq.ft. (1,200.68 sq.m.)	
MIN LOT DEPTH	100' (30.48 m)	266'-8" (81.28 m)
MIN LOT FRONTAGE	40' (12.19 m)	54' (16.46 m)
MIN FLOOR AREA	750 sq.ft. (69.68 sq.m.)	1,990 sq.ft. (184.87 sq.m.)
EXISTING GFA		1,172 sq.ft. (108.88 sq.m.)
PROPOSED 2nd FLOOR GFA		818 sq.ft. (75.99 sq.m.)
MAX FLOOR AREA RATIO	40% of Lot Area (480.10 sq.m.)	1,990 sq.ft. (184.87 sq.m.) = 14%
MAX LOT COVERAGE	25% (285.97 sq.m.)	1,792 sq.ft. (166.47 sq.m.) = 14%
EXISTING GARDEN SHED		80 sq.ft. (7.43 sq.m.)
EXISTING DECKS		433 sq.ft. (40.23 sq.m.)
RENOVATED DWELLING		1,172 sq.ft. (108.88 sq.m.)
PROPOSED FRONT PORCH		106.66 sq. ft (9.91 sq.m.)
<b>SETBACKS</b>		
REAR (lake side)	25' (Equal to main bldg height)	89'-7" (27.31 m)
FRONT (driveway side)	25' (7.62 m)	50'-6" (15.39 m)
WEST SIDE	6' (1.82 m)	7'-4" (2.24 M)
EAST SIDE	10' (3.04 m)	2' (.610 m) Existing non-conforming
MAX LOT BUILDING HEIGHT	2 Storeys	2 Storeys = 25' (7.62 m)
PARKING	1.5 spaces	1.5 spaces

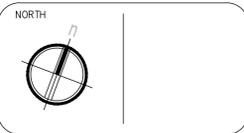
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REV.	DESCRIPTION	DATE
3	Revised for Minor Variance	11/01/26
2	Revised for Pre-Consult	11/29/25
1	Presubmittal	11/14/25

**GENERAL NOTES**

- LIST OF DRAWINGS
- SP1 Site Plans
  - AD.1 Architectural Specifications
  - A1.1 Foundation Plan + Demolition Plan
  - A1.3 Ground Floor Plan + Second Floor Plan
  - A1.4 Roof Plans
  - A2.1 Elevations
  - A2.2 Elevations
  - A3.1 Sections
  - A3.2 Sections

- LEGEND**
- 244.54 SURVEYED SPOT ELEVATION TAKEN FROM TOPOGRAPHIC SURVEY BY CSS INC (25/01/24)
  - 244.54 NEW SPOT ELEVATION TO SUIT SCOPE OF WORK
  - EXISTING 3-SEASON BUILDING TO BE CONVERTED TO 4-SEASON
  - EXISTING NEIGHBOURING BLDG
  - PROPOSED ADDITION



**STUDIO C2**

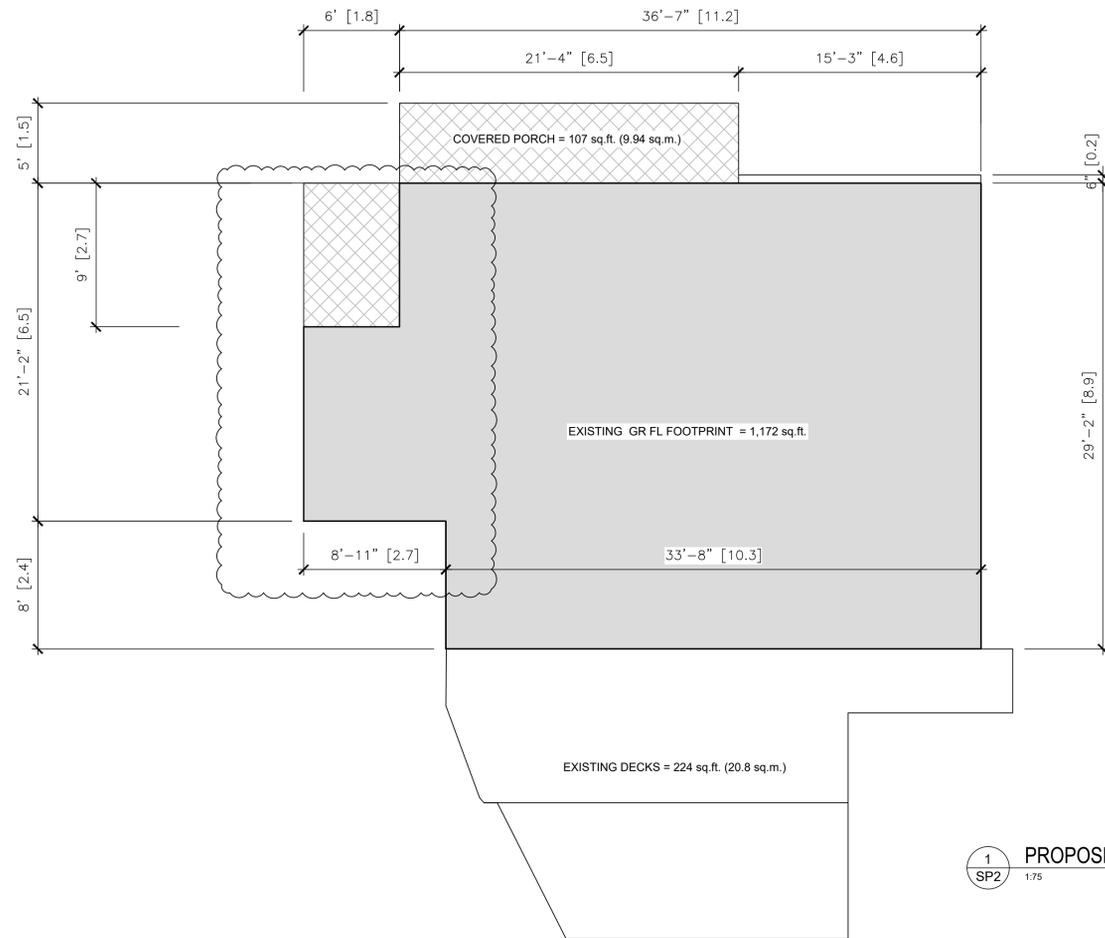
t: 416.524-3880 e: studioc2@gmail.com

CLIENT  
**MACLEAN RESIDENCE**  
510 LOWER SPRING STREET  
PORT STANLEY, ON

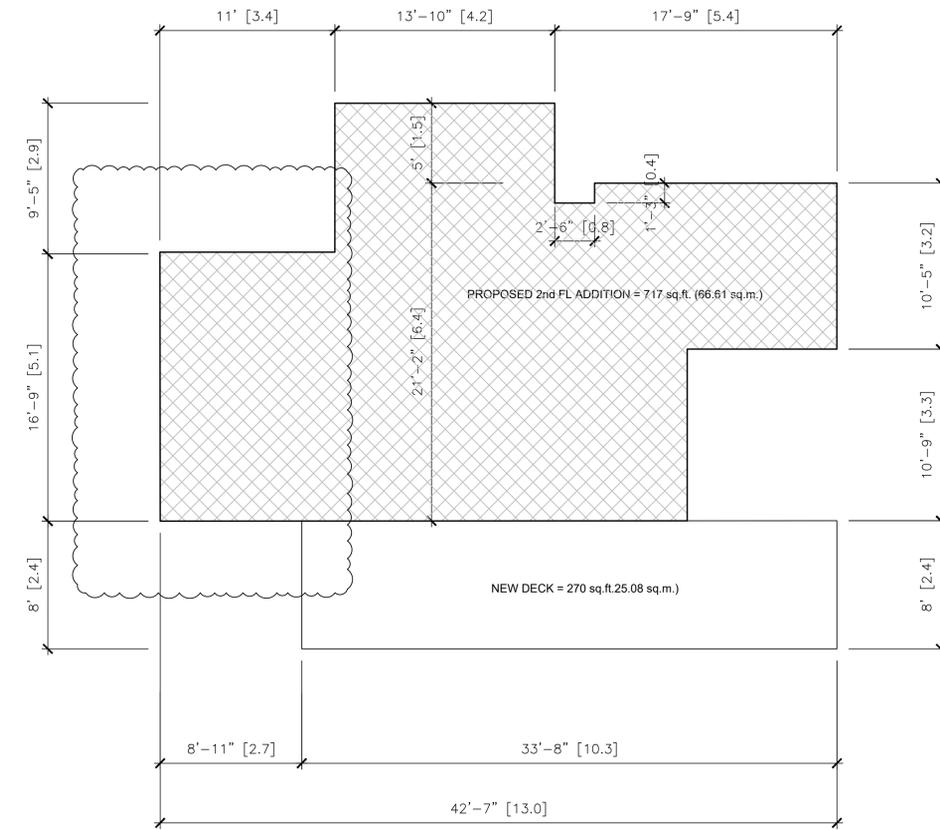
PROJECT  
**Proposed Additions & Renovations**

TITLE  
**SITE PLANS**

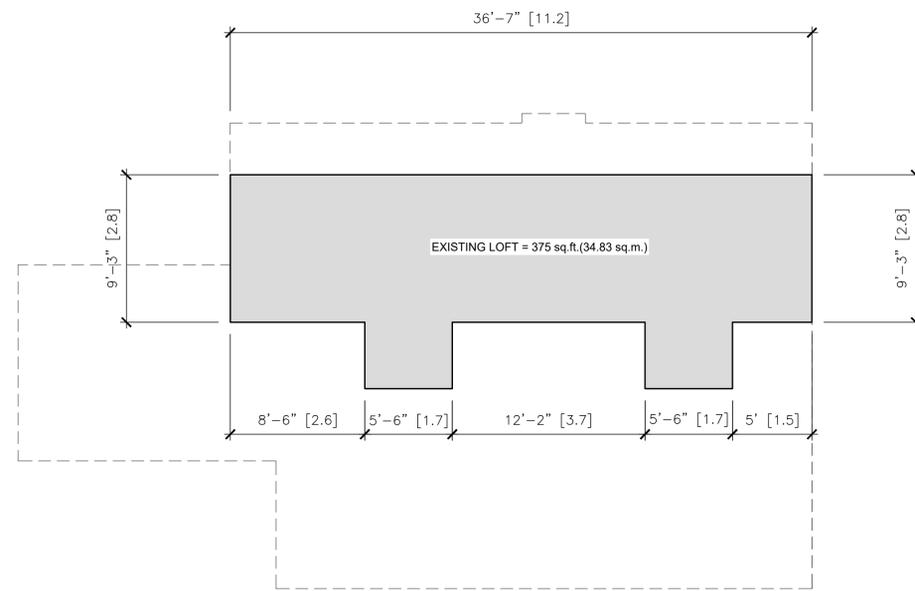
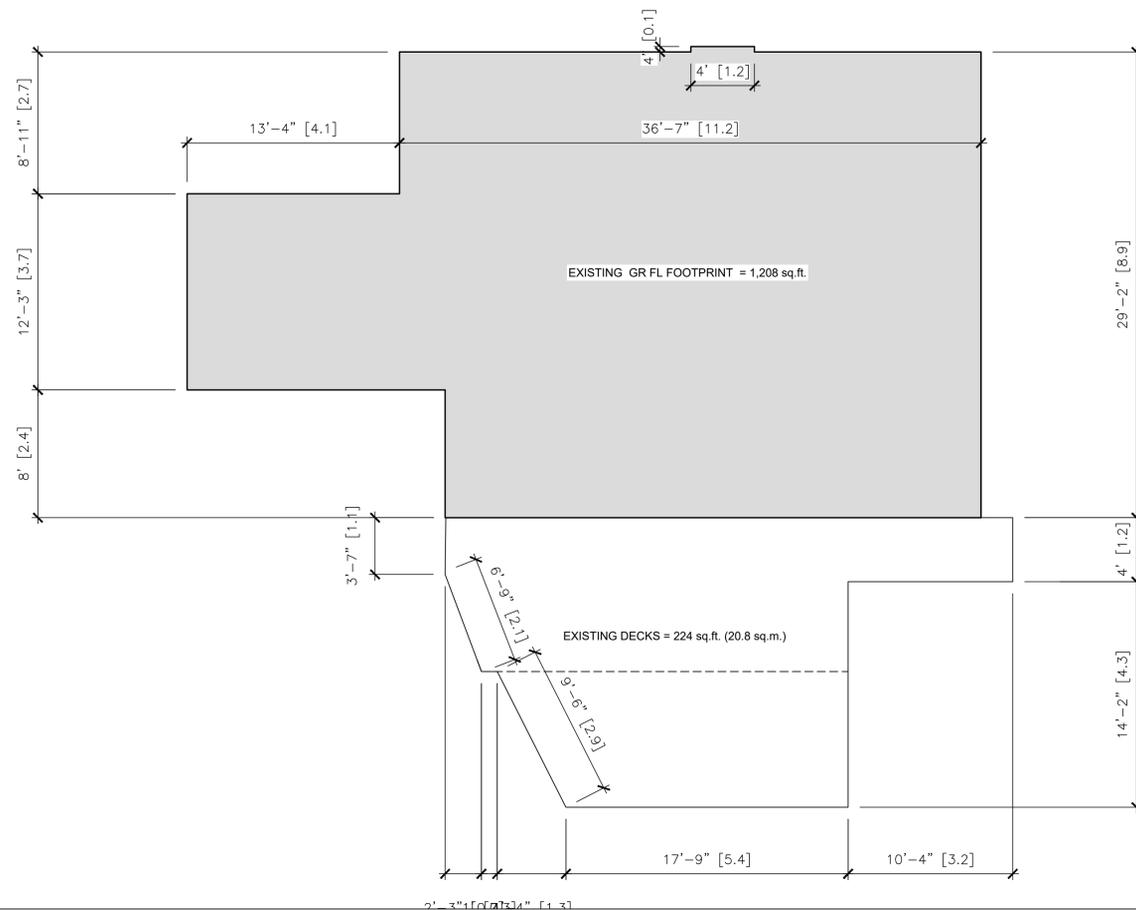
CHECKED BY	DATE
ARC	11/04/2025
ACAD	11/04/2025
PROJECT No.	PAGE No.
2516	SP1



1 PROPOSED AREA CALCULATIONS  
SP2 1/75



2 EXISTING AREA CALCULATIONS  
SP2 1/75



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REV.	DESCRIPTION	DATE
3	Revised for Minor Variance	11/01/26
2	Revised for Pre-Consult	11/29/25
1	Presconsultation	11/14/25

**GENERAL NOTES**

**LEGEND**

244.54 SURVEYED SPOT ELEVATION TAKEN FROM TOPOGRAPHIC SURVEY BY CSS INC (25/01/24)

244.54 NEW SPOT ELEVATION TO SUIT SCOPE OF WORK

EXISTING 3-SEASON BUILDING TO BE CONVERTED TO 4-SEASON

EXISTING NEIGHBOURING BLDG

PROPOSED ADDITION



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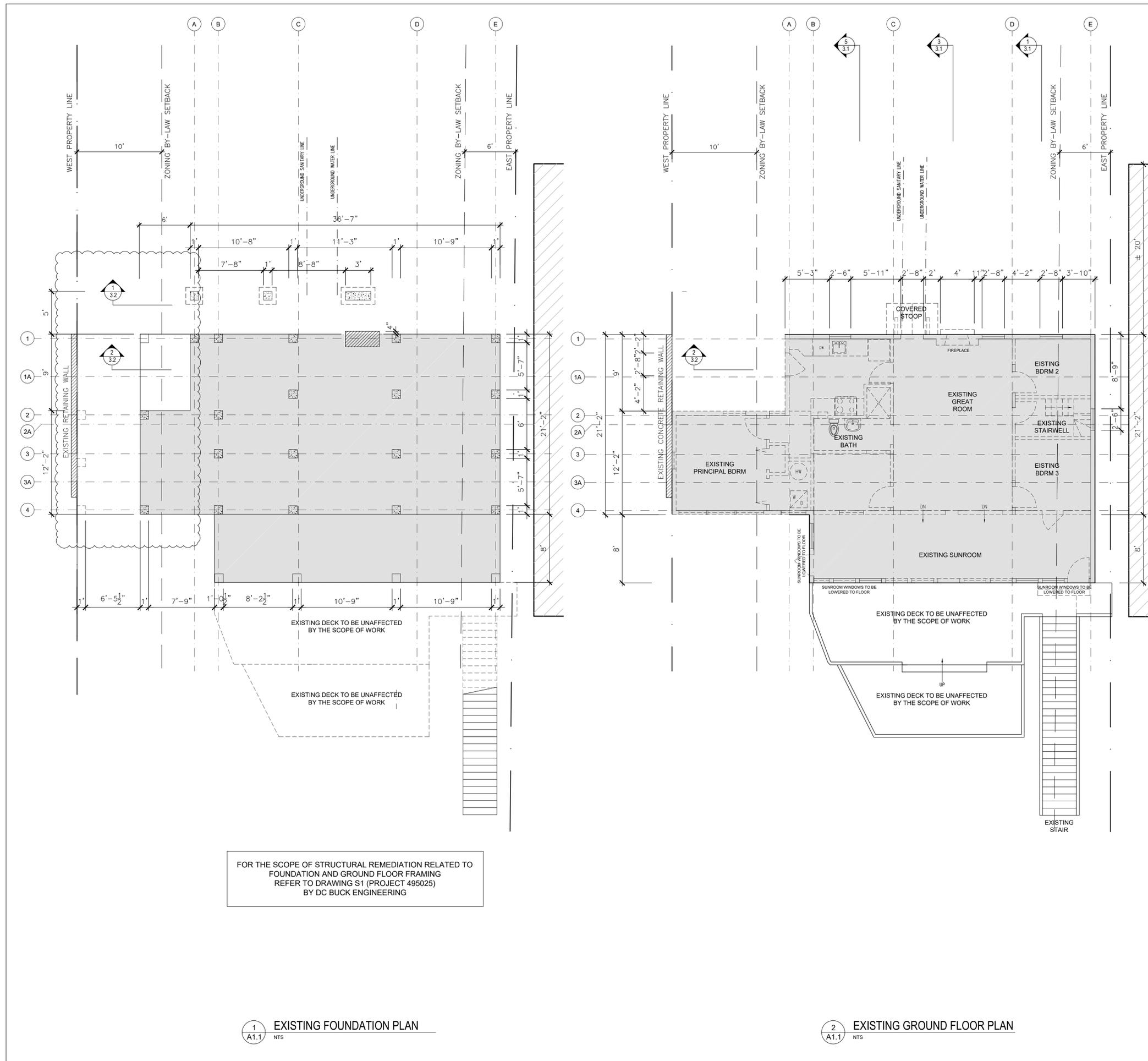
CLIENT

PROJECT  
Proposed Additions & Renovations

TITLE  
SITE PLANS

CHECKED BY	DATE	
CRC		
DRAWN BY	SCALE	NOTED
ACAD		
PROJECT No.	PAGE No.	
		SP2





FOR THE SCOPE OF STRUCTURAL REMEDIATION RELATED TO FOUNDATION AND GROUND FLOOR FRAMING REFER TO DRAWING S1 (PROJECT 495025) BY DC BUCK ENGINEERING

1 EXISTING FOUNDATION PLAN  
A1.1 NTS

2 EXISTING GROUND FLOOR PLAN  
A1.1 NTS

FLOORS

- FL1 EXISTING SUSPENDED GROUND FLOOR (R31)  
REMOVE EXISTING WOOD DECKING TO EXPOSE FLOOR JOISTS  
INSTALL PRESSURE TREATED WOOD CLEATS AND PLYWOOD AT UNDERSIDE  
NEW 2-PART CLOSED CELL SPRAY FOAM INSULATION IN JOIST CAVITIES (R31)  
FLOOR JOIST RETROFIT AND REPAIR - AS PER STRUCTURAL BRIDGING OR BLOCKING AS REQUIRED  
NEW 3/4" T&G PLYWOOD SUBFLOOR (GLUED AND SCREWED)  
NEW FINISH FLOOR
- FL2 EXISTING SUSPENDED SUNROOM FLOOR (R31)  
REMOVE EXISTING WOOD DECKING TO EXPOSE FLOOR JOISTS  
REMOVE EXISTING SUNKEN WOOD FLOOR JOISTS  
NEW FLOOR JOIST SYSTEM FLUSH WITH FL1 - AS PER STRUCTURAL  
INSTALL PRESSURE TREATED WOOD CLEATS AND PLYWOOD AT UNDERSIDE  
NEW 2-PART CLOSED CELL SPRAY FOAM INSULATION IN JOIST CAVITIES (R31)  
NEW 3/4" T&G PLYWOOD SUBFLOOR (GLUED AND SCREWED)  
NEW FINISH FLOOR
- FL3 EXISTING SUSPENDED SECOND FLOOR  
REMOVE EXISTING WOOD DECKING TO EXPOSE FLOOR JOISTS  
FLOOR JOIST RETROFIT AND REPAIR - AS PER STRUCTURAL BRIDGING OR BLOCKING AS REQUIRED  
NEW 3/4" T&G PLYWOOD SUBFLOOR (GLUED AND SCREWED)  
NEW FINISH FLOOR
- FL4 NEW SUSPENDED ADDITION FLOOR (R31)  
NEW FLOOR JOIST SYSTEM FLUSH WITH FL1 - AS PER STRUCTURAL  
INSTALL PRESSURE TREATED WOOD CLEATS AND PLYWOOD AT UNDERSIDE  
NEW 2-PART CLOSED CELL SPRAY FOAM INSULATION IN JOIST CAVITIES (R31)  
NEW 3/4" T&G PLYWOOD SUBFLOOR (GLUED AND SCREWED)  
NEW FINISH FLOOR
- FL5 COVERED PORCH DECK FLOOR (FLUSH WITH FL1)  
5/4" PRESSURE TREATED WOOD DECK BOARDS  
PRESSURE TREATED WOOD JOISTS - AS PER STRUCTURAL  
PRESSURE TREATED WOOD BEAMS - AS PER STRUCTURAL
- FL6 NEW SUSPENDED FLOOR OVER COVERED PORCH W/ DROP CEILING (R31)  
FINISH FLOOR  
3/4" T&G PLYWOOD SUBFLOOR (GLUED AND SCREWED)  
FLOOR JOIST SYSTEM FLUSH WITH FL3 - AS PER STRUCTURAL  
3/4" PLYWOOD AT UNDERSIDE TO CREATE PLUMBING CHASE ABOVE  
SUSPENDED 2X10 CEILING JOIST SYSTEM AT UNDERSIDE OF PLYWOOD  
2-PART CLOSED CELL SPRAY FOAM INSULATION IN CLG JOIST CAVITIES (R31)  
AND AROUND PERIMETER OF DROP CEILING CAVITY  
BREATHABLE AIR BARRIER  
NEW PREFINISHED WOOD CEILING FINISH
- FL7 FLOOR BRACING IN THERMAL CHIMNEY  
PRESSURE TREATED WOOD JOISTS - AS PER STRUCTURAL  
PRESSURE TREATED WOOD BEAMS - AS PER STRUCTURAL
- FL8 SUSPENDED SECOND FLOOR UNDER UNINSULATED ATTIC FLOOR  
AS PER ASSEMBLY FL3  
BREATHABLE AIR BARRIER  
2-PART CLOSED CELL SPRAY FOAM INSULATION IN CLG JOIST CAVITIES (R31)

LANDSCAPE

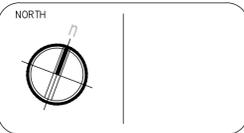
- L1 EXTERIOR CONCRETE STEPS AND LANDING  
STONE STEPS  
6" RISE/12" TREADS  
6" GRANULAR 'A' COMPACTED TO 98% SPD
- L2 RESERVED
- L3 RESERVED
- L4 EXISTING DECK  
EXISTING WOOD FLOOR + SUBSTRUCTURE TO REMAIN UNALTERED
- L5 EXISTING DECK HANDRAILS + GUARDS  
EXISTING WOOD HANDRAILS + GUARDS TO REMAIN UNALTERED
- L6 EXISTING STEPS TO LOWER LEVEL OF SITE  
EXISTING WOOD STAIR, HANDRAILS + GUARD TO REMAIN UNALTERED

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3	Revised for Minor Variance	11/01/26
2	Revised for Pre-Consult	11/29/25
1	Presconsultation	11/14/25

GENERAL NOTES

- LEGEND
- XX CONSTN ASSEMBLY REFER TO DRAWING A1.2
  - EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE DEMOLISHED
  - EXISTING BUILDING FOOTPRINT TO REMAIN
  - EXISTING CONCRETE PIER FTG TO REMAIN
  - EXISTING STORM WATER FLOWS UNDER STILTED BLDG TO REMAIN



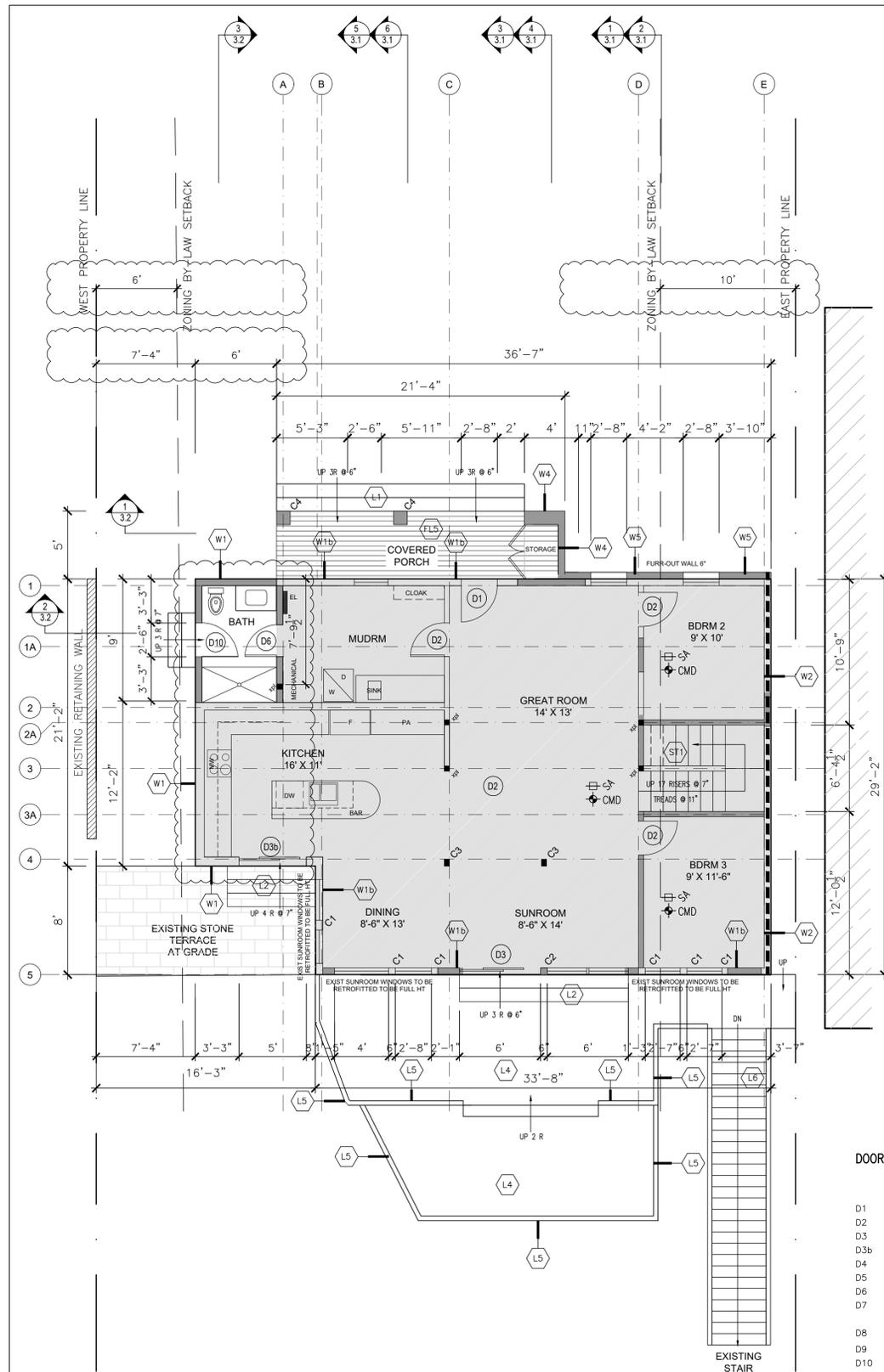
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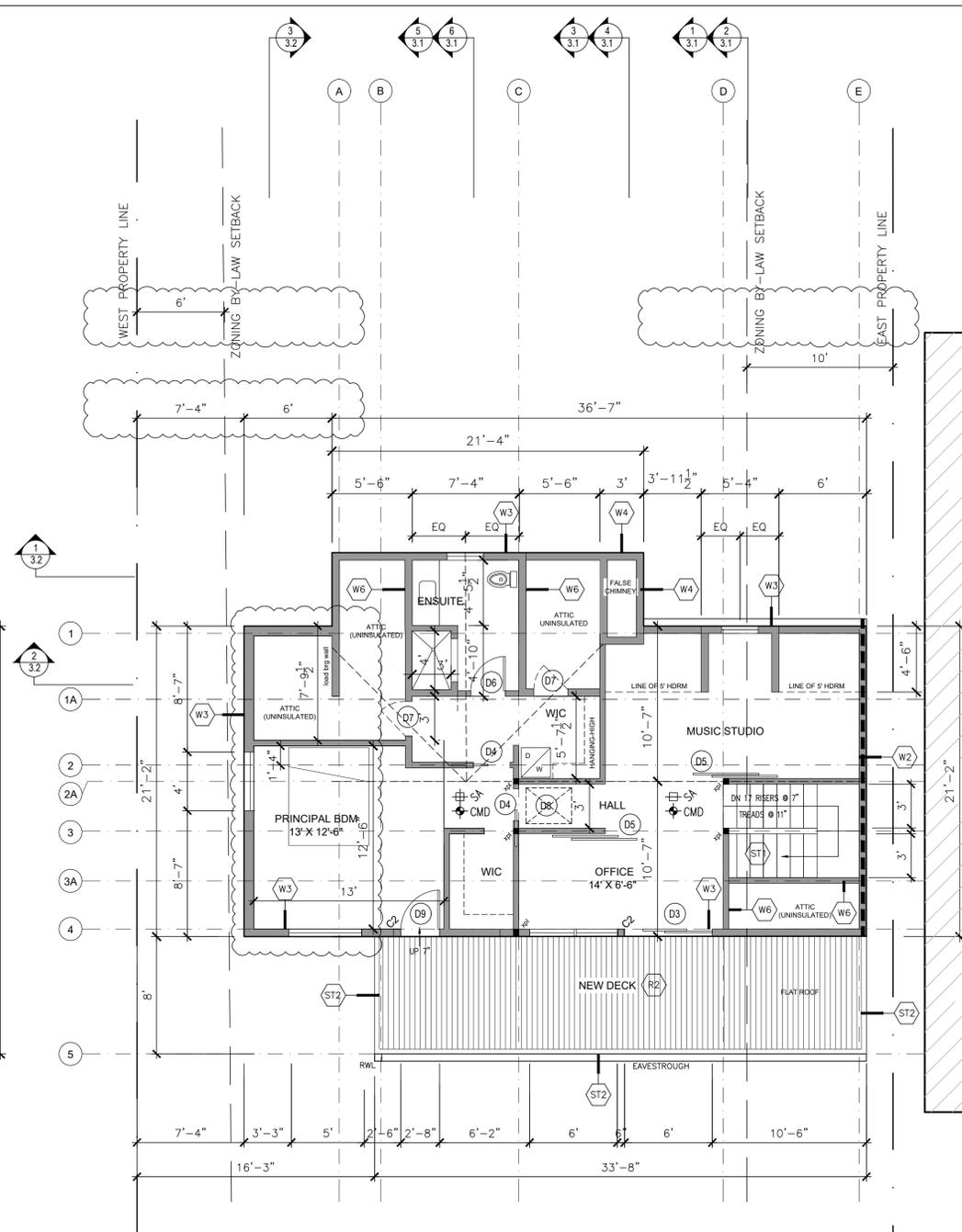
PROJECT  
Proposed Additions & Renovations

TITLE  
FOUNDATION PLAN +  
DEMOLITION PLAN

CHECKED BY	DATE
CRG	11/04/2025
DRAWN BY	SCALE
ACAD	3/16"=1'-0"
PROJECT No.	PAGE No.
2516	A1.1



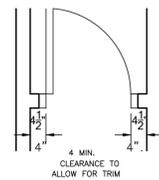
1  
A1.2  
EXISTING GROUND FLOOR ALTERATIONS  
NTS



2  
A1.2  
PROPOSED SECOND FLOOR ADDITION  
3/16"=1'-0"

**DOOR SCHEDULE**

- D1 30" X 82" STEEL INSULATED W/ 12" TRANSOM (FULLY GLAZED/THIN PROFILE FRAME)
- D2 EXISTING 30" X 80" WOOD DOORS TO BE RE-USED
- D3 72" X 82" SLIDING DOOR (HIN PROFILE FRAME)
- D3b 60" X 82" SLIDING DOOR (HIN PROFILE FRAME)
- D4 30" X 80" POCKET DOOR
- D5 2-48" X 80" BYPASS SLIDING DOORS
- D6 28" X 80"
- D7 28" X 36" ATTIC ACCESS HATCH IN WALL W/ WEATHERSTRIPPING & R22 RIGID INSULATION BACKING
- D8 22" X 28" ATTIC ACCESS HATCH IN CEILING
- D9 32" X 82" STEEL INSULATED (FULLY GLAZED/THIN PROFILE FRAME)
- D10 30" X 82" STEEL INSULATED (FULLY GLAZED/THIN PROFILE FRAME)



**COLUMNS**

- C1 PREFINISHED METAL CLADDING TO MATCH WINDOWS EXISTING WOOD POST BY STRUCTURAL
- C2 PREFINISHED METAL CLADDING TO MATCH WINDOWS WOOD POST BY STRUCTURAL
- C3 5/8" BAL TIC BIRCH CLADDING WOOD POST BY STRUCTURAL
- C4 PREFINISHED WOOD CLADDING ON PT WOOD FURRING (12" X 12" FINISHED) WOOD POST (PRESSURE TREATED) BY STRUCTURAL

**STAIRS AND RAILINGS**

- ST1 GROUND TO 2ND FLOOR RISE AND RUN AS PER DRAWINGS HANDRAIL ONE SIDE TO BE 36" ABOVE NOSING GUARDS AT LANDING / FLAT SURFACES TO BE 42" AFF VERTICAL PICKETS AT 4" O/C
- ST2 EXTERIOR GUARD (REFER TO DETAIL 6/A2.2) PF ALUM RAILING SYSTEM PF ALUM VERTICAL PICKETS @ 4" O/C MATERIALS AND INSTALLATION AS PER MFR SPECIFICATIONS

**TYPICAL CONSTRUCTION ASSEMBLIES**

**EXTERIOR WALLS**

- W1 EXISTING EXTERIOR WALL (R22 + R5)  
PREFINISHED STEEL SIDING (NON-COMBUSTIBLE)  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS  
3/4" WOOD STRAPPING @ 2'-0" O/C  
ROCKWOOL Comfortboard 80 RAINSCREEN INSULATION (R 5)  
BREATHABLE AIR BARRIER  
EXISTING 1/2" PLYWOOD SHEATHING  
EXISTING 2X4 @ 16" O.C. SPF#2 WOOD STUDS  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R22)  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)
- W1b EXISTING EXTERIOR WALL (R22 + R5)  
PREFINISHED WOOD SLAT SIDING (NON-COMBUSTIBLE)  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS  
3/4" WOOD STRAPPING @ 2'-0" O/C  
ROCKWOOL Comfortboard 80 RAINSCREEN INSULATION (R 5)  
BREATHABLE AIR BARRIER  
EXISTING 1/2" PLYWOOD SHEATHING  
EXISTING 2X4 @ 16" O.C. SPF#2 WOOD STUDS  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R22)  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)
- W2 NEW EXTERIOR SIDING WALL (1 HR FRR) (R22 + R5)  
PREFINISHED STEEL SIDING (NON-COMBUSTIBLE)  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS  
3/4" WOOD STRAPPING @ 2'-0" O/C  
ROCKWOOL Comfortboard 80 RAINSCREEN INSULATION (R 5)  
BREATHABLE AIR BARRIER  
5/8" DENSGLOSS FIRECURARD SHEATHING (NON-COMBUSTIBLE)  
OVER EXISTING 1/2 PLYWOOD SHEATHING  
EXISTING 2X4 @ 16" O.C. SPF#2 WOOD STUDS  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R22)  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)  
WHERE EXPOSED TO INTERIOR SPACE
- W2b NEW EXTERIOR GABLE END (1 HR FRR) (R22 + R5)  
PREFINISHED STEEL SIDING (NON-COMBUSTIBLE)  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS  
3/4" WOOD STRAPPING @ 2'-0" O/C  
ROCKWOOL Comfortboard 80 RAINSCREEN INSULATION (R 5)  
BREATHABLE AIR BARRIER  
5/8" DENSGLOSS FIRECURARD SHEATHING (NON-COMBUSTIBLE)  
OVER EXISTING 1/2 PLYWOOD SHEATHING  
EXISTING 2X4 @ 16" O.C. SPF#2 WOOD STUDS  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R22)  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)  
WHERE EXPOSED TO INTERIOR SPACE
- W3 NEW EXTERIOR SIDING WALL (R22 + R5)  
PREFINISHED STEEL SIDING (NON-COMBUSTIBLE)  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS  
3/4" WOOD STRAPPING @ 2'-0" O/C  
ROCKWOOL Comfortboard 80 RAINSCREEN INSULATION (R 5)  
BREATHABLE AIR BARRIER  
5/8" DENSGLOSS FIRECURARD SHEATHING (NON-COMBUSTIBLE)  
OVER EXISTING 1/2 PLYWOOD SHEATHING  
EXISTING 2X4 @ 16" O.C. SPF#2 WOOD STUDS  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R22)  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)  
WHERE EXPOSED TO INTERIOR SPACE
- W4 NEW THERMAL CHIMNEY SIDING WALL (R22 + R5)  
THIN FACED STONE CLADDING (NON-COMBUSTIBLE)  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS  
3/4" CEMENT BOARD  
BREATHABLE AIR BARRIER  
1/2" PLYWOOD SHEATHING  
2X6 @ 16" O.C. SPF#2 WOOD STUDS
- W5 RESERVED
- W6 RESERVED
- W6 NEW INTERIOR ATTIC KNEEWALL (R22)  
1/2" PLYWOOD SHEATHING  
2X6 @ 16" O.C. SPF#2 WOOD STUDS  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R22)  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)
- W7 NEW EXTERIOR GABLE END (R22 + R5)  
PREFINISHED STEEL SIDING (NON-COMBUSTIBLE)  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS  
3/4" WOOD STRAPPING @ 2'-0" O/C  
ROCKWOOL Comfortboard 80 RAINSCREEN INSULATION (R 5)  
BREATHABLE AIR BARRIER  
5/8" DENSGLOSS FIRECURARD SHEATHING (NON-COMBUSTIBLE)  
OVER EXISTING 1/2 PLYWOOD SHEATHING  
EXISTING 2X4 @ 16" O.C. SPF#2 WOOD STUDS  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R22)  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)  
WHERE EXPOSED TO INTERIOR SPACE
- W6b NEW EXTERIOR ATTIC KNEEWALL (R22)  
PREFINISHED METAL SIDING (NON-COMBUSTIBLE)  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS  
5/8" WOOD STRAPPING @ 2'-0" O/C  
ROCKWOOL Comfortboard 80 RAINSCREEN INSULATION (R 5)  
BREATHABLE AIR BARRIER  
1/2" PLYWOOD SHEATHING  
2X6 @ 16" O.C. SPF#2 WOOD STUDS

**INTERIOR WALLS**

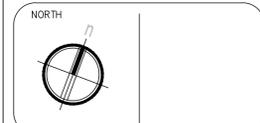
- P1 EXISTING PARTITION WALLS (TYP. UNLESS NOTED OTHERWISE)  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)  
EXISTING 2 x 4 @ 16" O.C.  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)  
WHERE EXPOSED TO INTERIOR SPACE
- P2 NEW PARTITION WALLS (TYP. UNLESS NOTED OTHERWISE)  
1/2" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)  
2 x 4 @ 16" O.C.  
5/8" BAL TIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)  
WHERE EXPOSED TO INTERIOR SPACE

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3	Revised for Minor Variance	11/01/26
2	Revised for Pre-Consult	11/29/25
1	Presconsultation	11/14/25
REV.	DESCRIPTION	DATE

**GENERAL NOTES**

- LEGEND**
- XX CONSTN ASSEMBLY REFER TO DRAWING A1.2
  - ☼ SMOKE ALARM
  - ☼ CMD Co2 ALARM
  - EXISTING GR FL FOOTPRINT CONVERTED TO 4-SEASON INTERIOR SPACES
  - EXISTING WALL
  - NEW WALL
  - NEW COMPOSITE DECKING
  - NEW 4-SEASON CONDITIONED 2nd FL INTERIOR SPACES AREA = 796 sq.ft. (73.94 sq.m.)
  - 1 HOUR FIRE RATED WALL



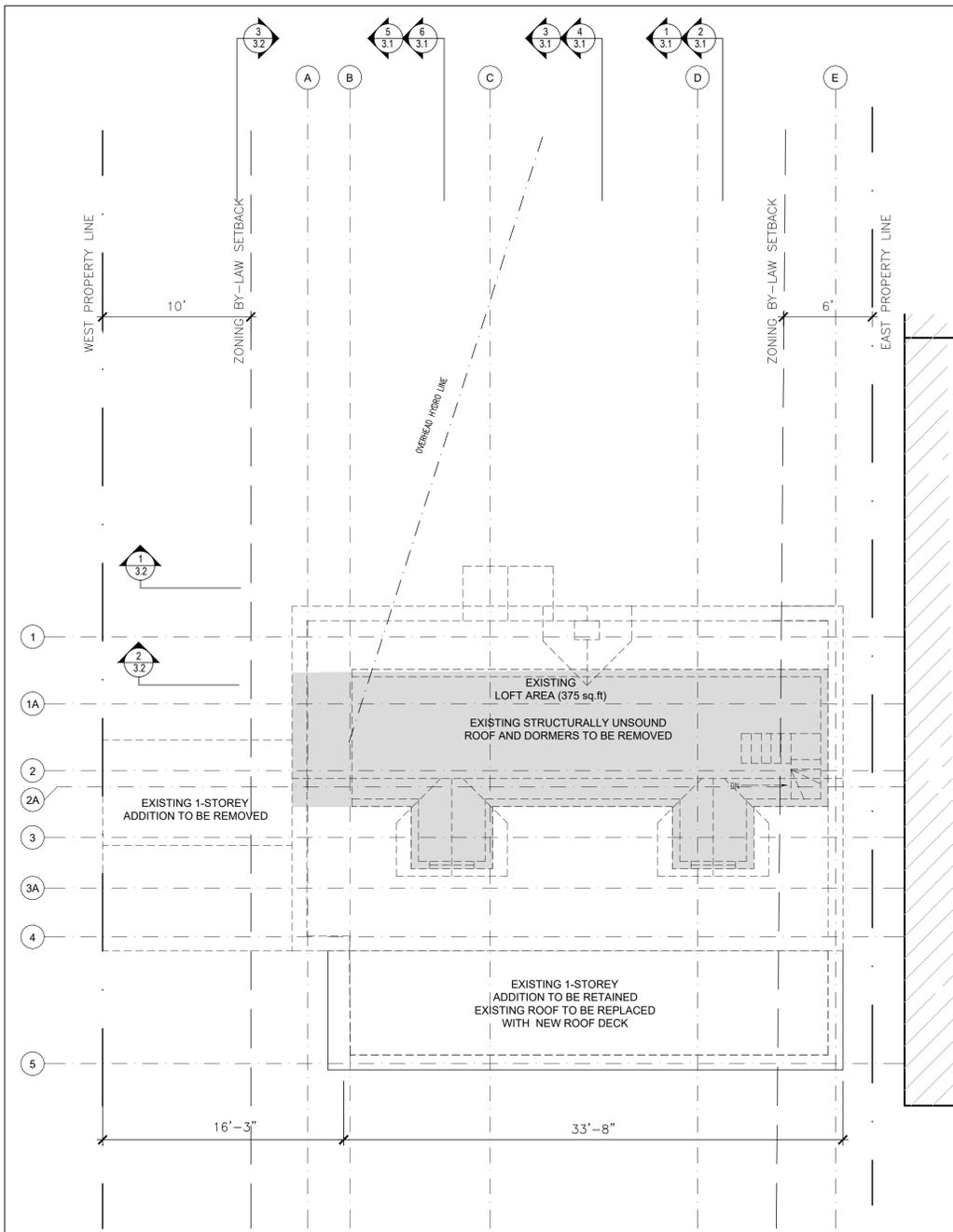
**STUDIO C2**  
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**CLIENT**  
MACLEAN RESIDENCE  
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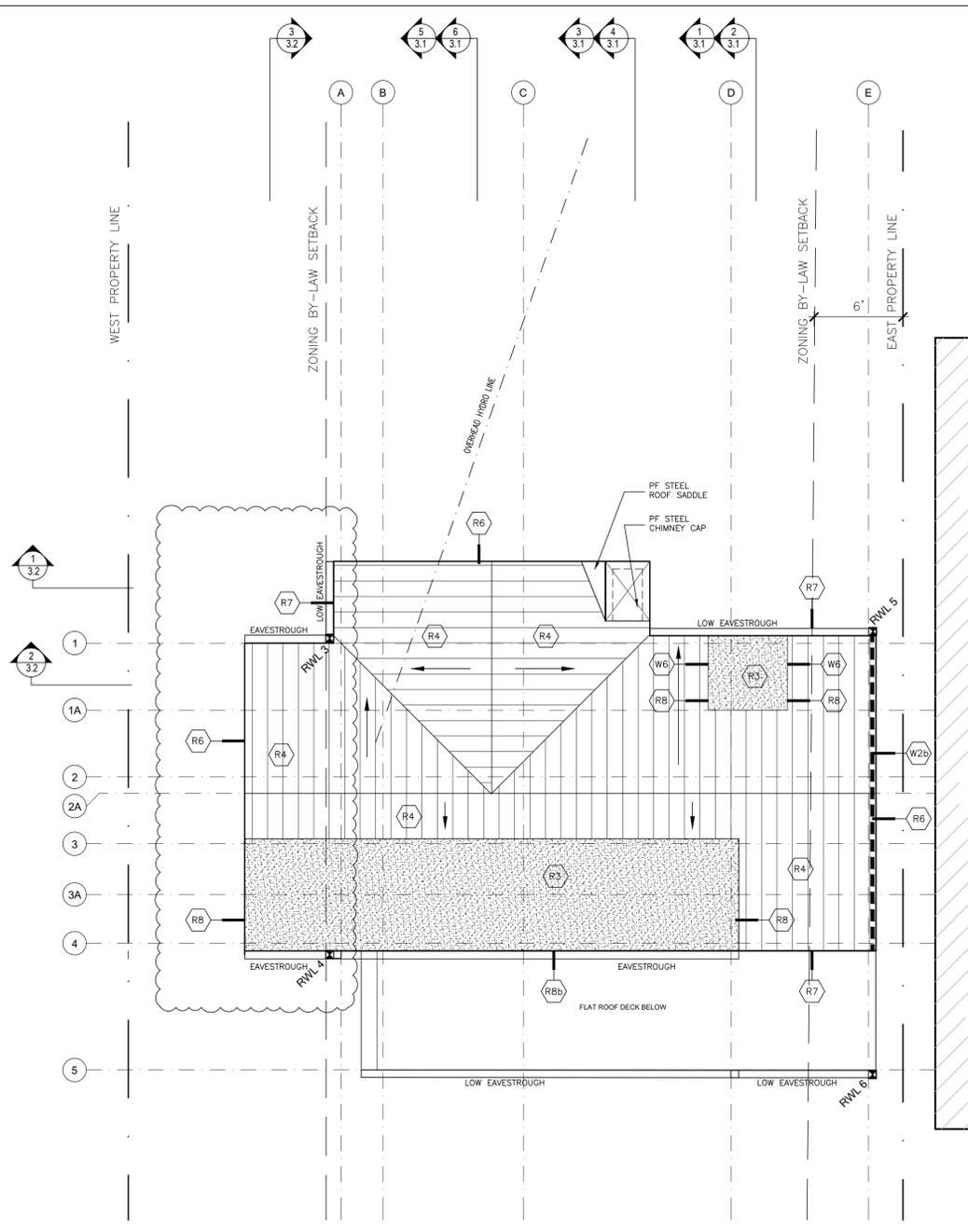
**PROJECT**  
Proposed Additions & Renovations

**TITLE**  
GROUND FLOOR PLAN +  
SECOND FLOOR PLAN

CHECKED BY	ARC	DATE	11/04/2025
DRAWN BY	ACAD	SCALE	3/16"=1'-0"
PROJECT No.	2516	PAGE No.	A1.2



1  
A1.3  
NTS  
EXISTING ROOF PLAN



1  
A1.3  
NTS  
PROPOSED ROOF PLAN

TYPICAL CONSTRUCTION ASSEMBLIES

ROOFS

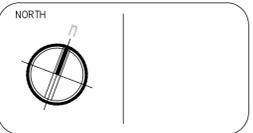
- R1 EXISTING VAULTED SLOPING ROOF REMEDIATED (R31 HOT ROOF)  
STANDING SEAM STEEL ROOF  
2X4 WOOD STRAPPING  
POLYMER SURFACE UNDERLAYMENT (OR EQUAL)  
3/4" PLYWOOD SHEATHING  
EXISTING ROOF JOISTS - REFER TO STRUCTURAL  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R31)  
3/4" BALTIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)
- R2 SUNROOM ROOF DECK (R31 HOT ROOF)  
  
COMPOSITE DECKING  
INSTALL AS PER MANUFACTURER SPECIFICATIONS  
TAPERED PRESSURE TREATED STRAPPING  
2-PLY MODIFIED FLAT ROOF MEMBRANE  
FULLY ADHERED  
EXTEND MEMBRANE UP VERTICAL SURFACES AND UNDER DOOR SILLS  
ROOF JOISTS - REFER TO STRUCTURAL  
1% SLOPE TO DRAIN  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R31)  
3/4" BALTIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)
- R3 TYPICAL FLAT DORMER ROOF (R31 HOT ROOF)  
2-PLY MODIFIED FLAT ROOF MEMBRANE  
FULLY ADHERED  
EXTEND MEMBRANE 36" UP SLOPING ROOFS  
1% SLOPE TO DRAIN  
PF METAL GRAVEL STOP PERIMETER FLASHING (2" W/ SCUPPER DRAIN AS PER  
3/4" PLYWOOD SHEATHING (SCREWED)  
ROOF JOISTS - REFER TO STRUCTURAL  
1% SLOPE TO DRAIN  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R31)  
3/4" BALTIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)
- R4 TYPICAL VAULTED SLOPING ROOF (R31 HOT ROOF)  
STANDING SEAM STEEL ROOF  
2X4 WOOD STRAPPING  
POLYMER SURFACE UNDERLAYMENT (OR EQUAL)  
3/4" PLYWOOD SHEATHING  
ROOF JOISTS - REFER TO STRUCTURAL  
2-PART CLOSED CELL SPRAY FOAM INSULATION (R31)  
3/4" BALTIC BIRCH PLYWOOD (CLEAR URETHANE FINISH)
- R5 RESERVED  
RESERVED
- R6 ZERO OVERHANG GABLE END (REFER TO DETAIL 5/A3.2)  
PF ALUM FASCIA ON 2 X 8 FASCIA BOARD (2" VERTICAL FACE)
- R7 ZERO OVERHANG ROOF EAVE (REFER TO DETAIL 7/A3.2)  
PF ALUM ON 2 X 8 FASCIA BOARD  
PF ALUM EAVESTROUGH AND DOWNSPOUTS
- R8 FLAT ROOF EGDE (REFER TO DETAIL 6/A3.2)  
PF ALUM GRAVEL STOP FLASHING (2" VERTICAL FACE)
- R9 CHIMNEY CAP  
PF ALUM CHIMNEY CAP (2" VERTICAL FACE)  
3/4" PLYWOOD SHEATHING  
ROOF JOISTS - REFER TO STRUCTURAL

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REV.	DESCRIPTION	DATE
3	Revised for Minor Variance	11/01/26
2	Revised for Pre-Consult	11/29/25
1	Presubmittal	11/14/25

GENERAL NOTES

- LEGEND
- XX CONSTN ASSEMBLY REFER TO DRAWING A1.2
  - EXISTING LOFT FOOTPRINT
  - NEW STANDING SEAM STEEL ROOF
  - 1 HOUR FIRE RATED WALL
  - NEW FLAT ROOF MEMBRANE SLOPE 1% TO DRAIN
  - RWL 2 EXISTING RAIN WATER LEADER LOCATION - REPLACE WITH NEW CONNECT TO EXISTING BELOW GRADE PVC DRAINAGE SYSTEM
  - RWL NEW RAIN WATER LEADER CONNECTED TO EXISTING PVC DRAINAGE SYSTEM AT RAIN WATER LEADER (RWL 3)



**STUDIO C2**  
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CLIENT  
MACLEAN RESIDENCE  
510 LOWER SPRING STREET  
PORT STANLEY, ON

PROJECT  
Proposed Additions & Renovations

TITLE  
ROOF PLANS

CHECKED BY	CRG	DATE	11/04/2025
DRAWN BY	ACAD	SCALE	3/16"=1'-0"
PROJECT No.	2516	PAGE No.	A1.3

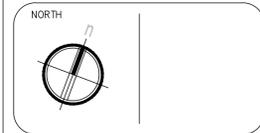
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1	Presconsultation	11/14/25

**GENERAL NOTES**

**LEGEND**

	PREFINISHED STEEL SIDING
	SLATTED WOOD SIDING
	EXISTING TO BE DEMOLISHED



**STUDIO C2**

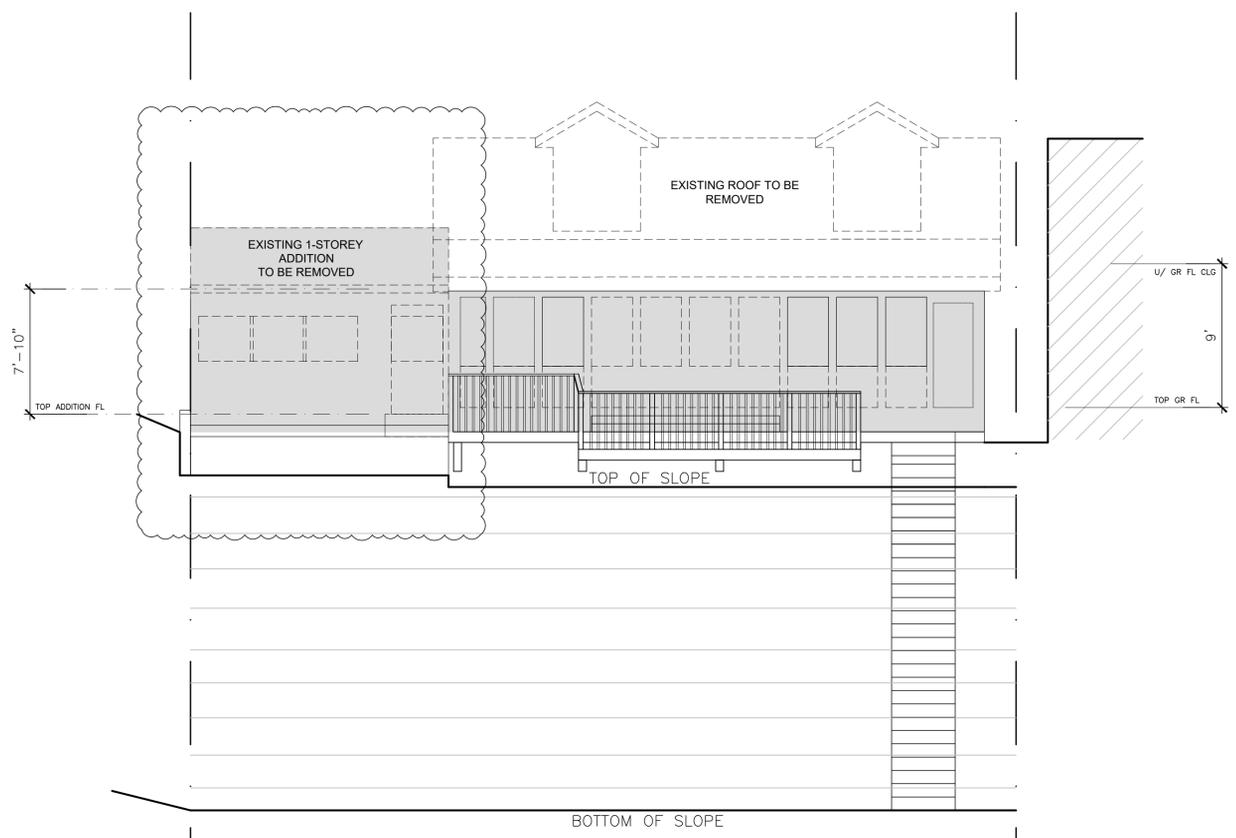
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CLIENT  
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 510 LOWER SPRING STREET  
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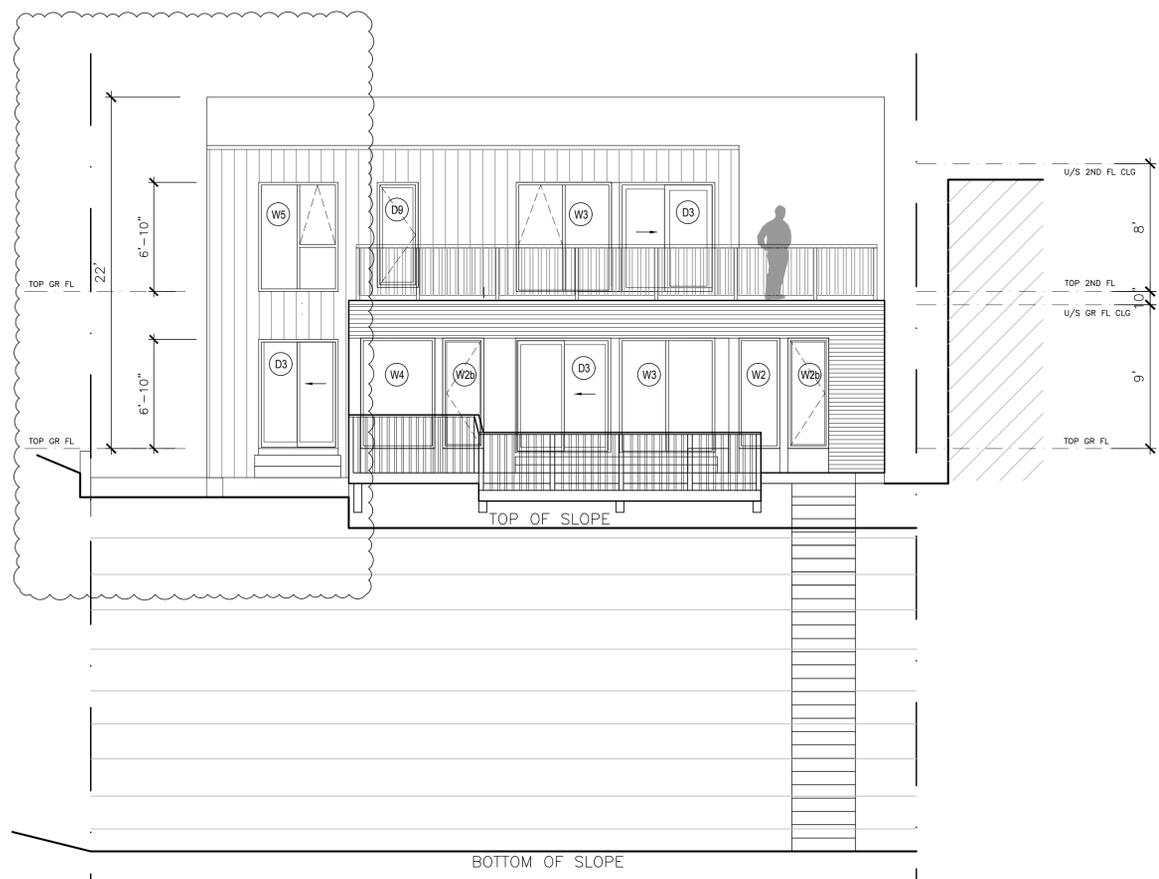
PROJECT  
**Proposed Additions & Renovations**

TITLE  
**ELEVATIONS**

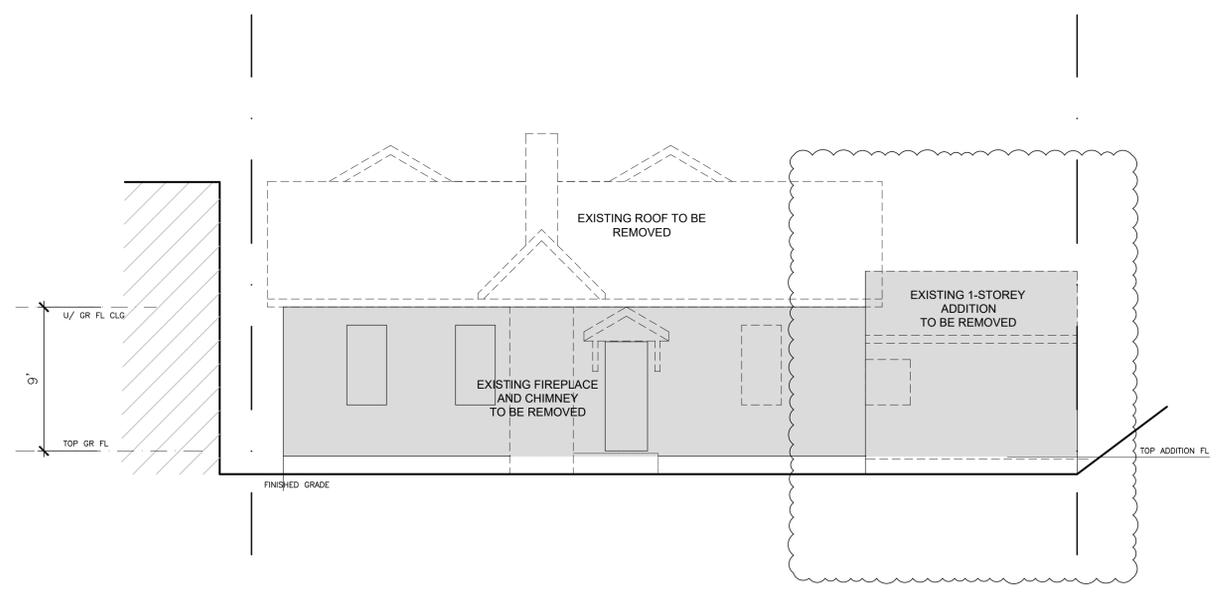
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DRAWN BY	ACAD	SCALE	3/16"=1'-0"
PROJECT No.	2516	PAGE No.	A2.1



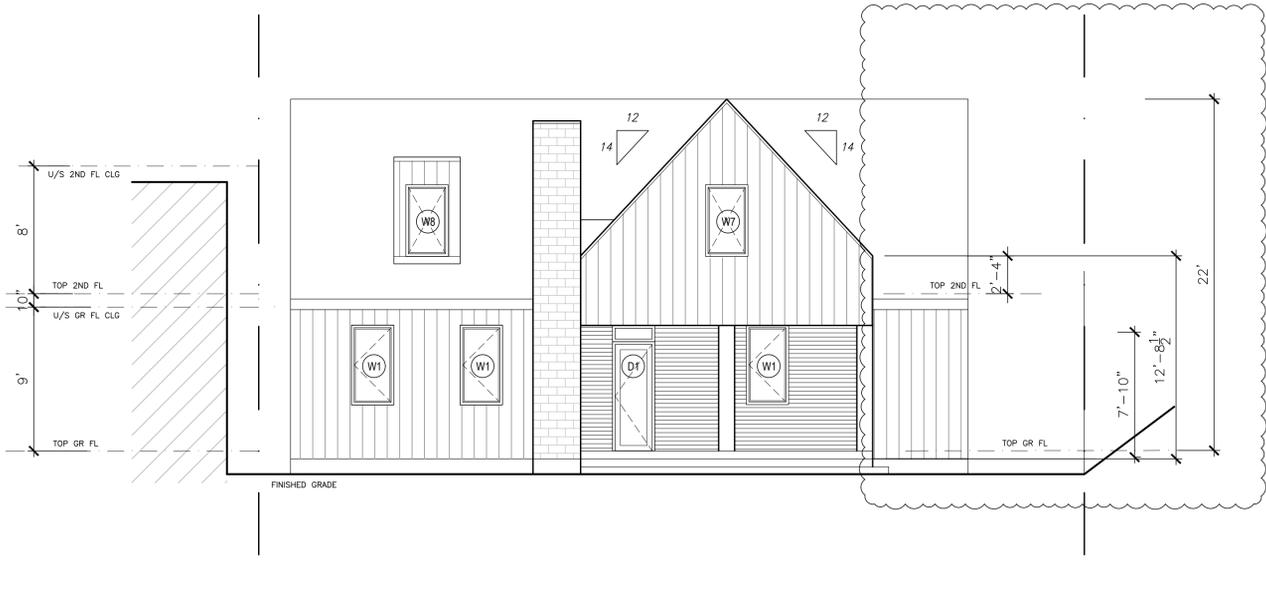
**1** EXISTING REAR (SOUTH) ELEVATION  
 A2.1 3/16"=1'-0"



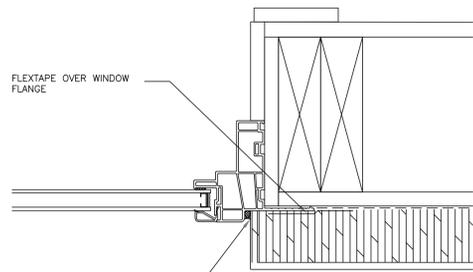
**2** PROPOSED REAR (SOUTH) ELEVATION  
 A2.1 3/16"=1'-0"



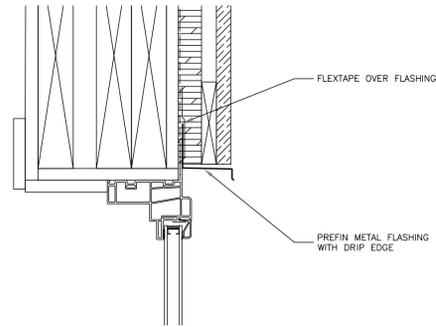
**3** EXISTING FRONT (NORTH) ELEVATION  
 A2.1 3/16"=1'-0"



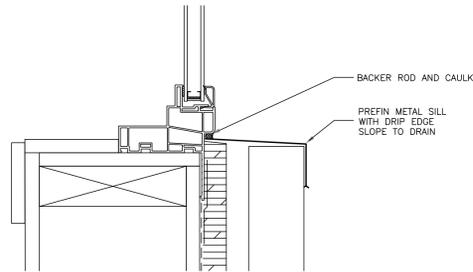
**4** PROPOSED FRONT (NORTH) ELEVATION  
 A2.1 3/16"=1'-0"



DOOR / WINDOW JAMB (TYP.)

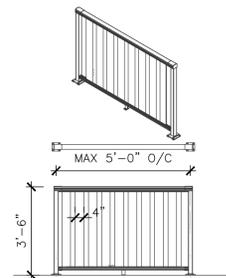


DOOR / WINDOW HEAD (TYP.)



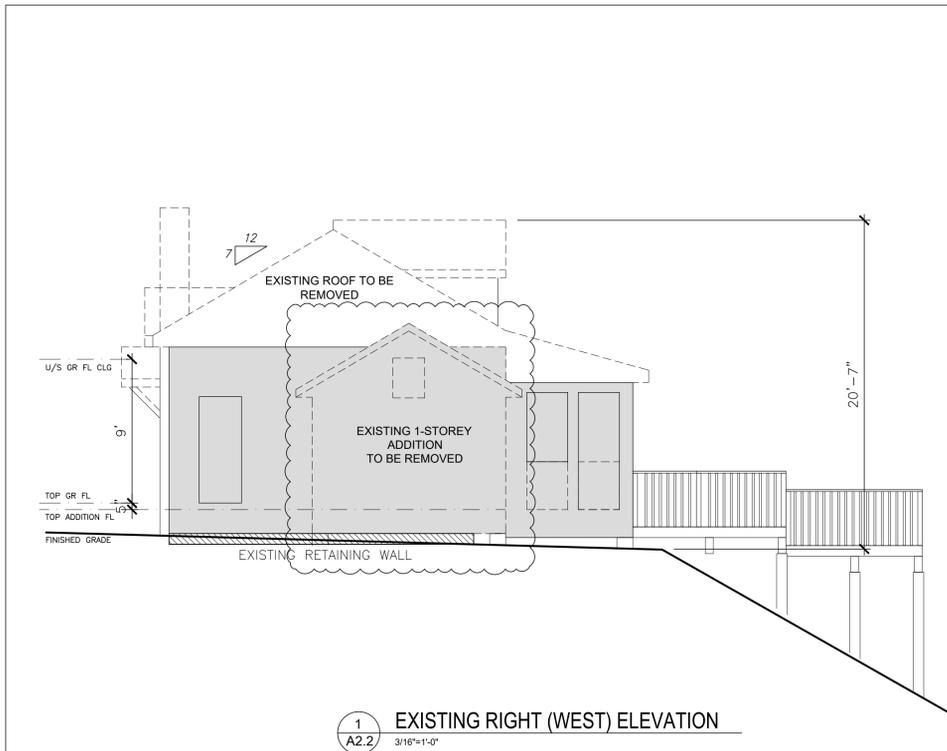
WINDOW SILL (TYP.)

5 A2.2 NTS EXTERIOR FENESTRATION CONDITIONS

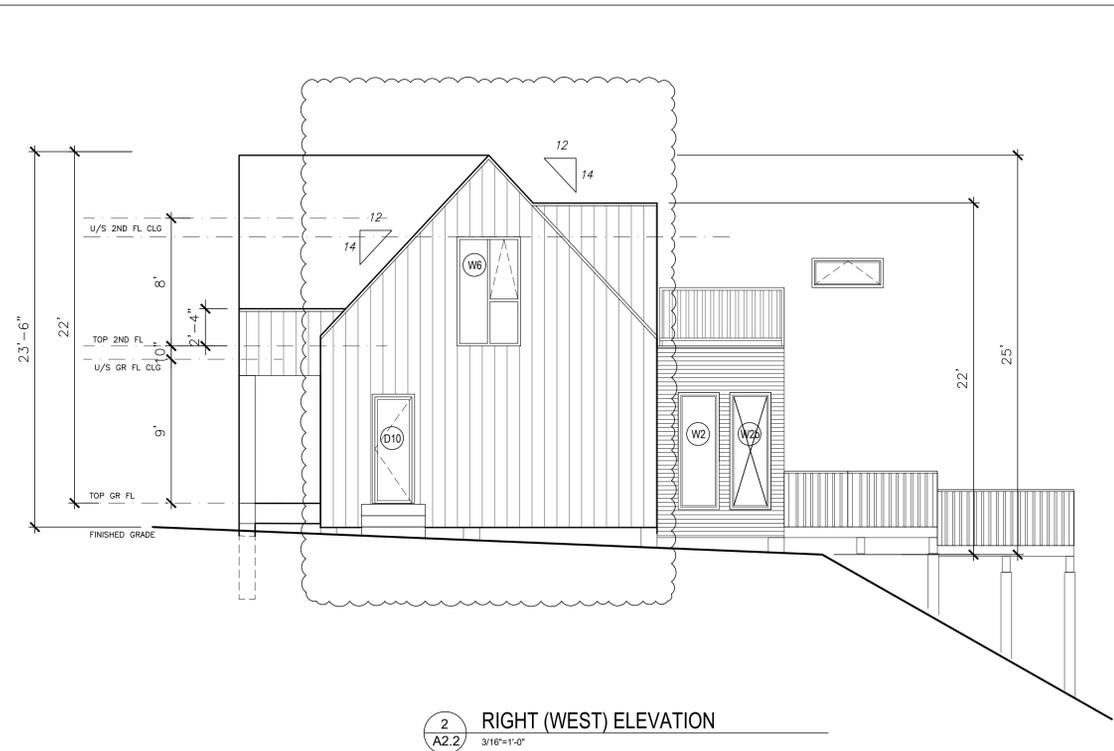


EXTERIOR RAILINGS  
 Product: Peak Railblazer Aluminum Railing System (OR EQUAL)  
 Manufacturer: Peak Products Manufacturing Inc. (OR EQUAL)  
 Material resistances determined in accordance with CAN/CSA S157-17  
 Strength in Aluminum Design.  
 Complete Peak® RailBlazers® Aluminum Railing System required

6 A2.2 NTS EXTERIOR DECK RAILING (GUARD)



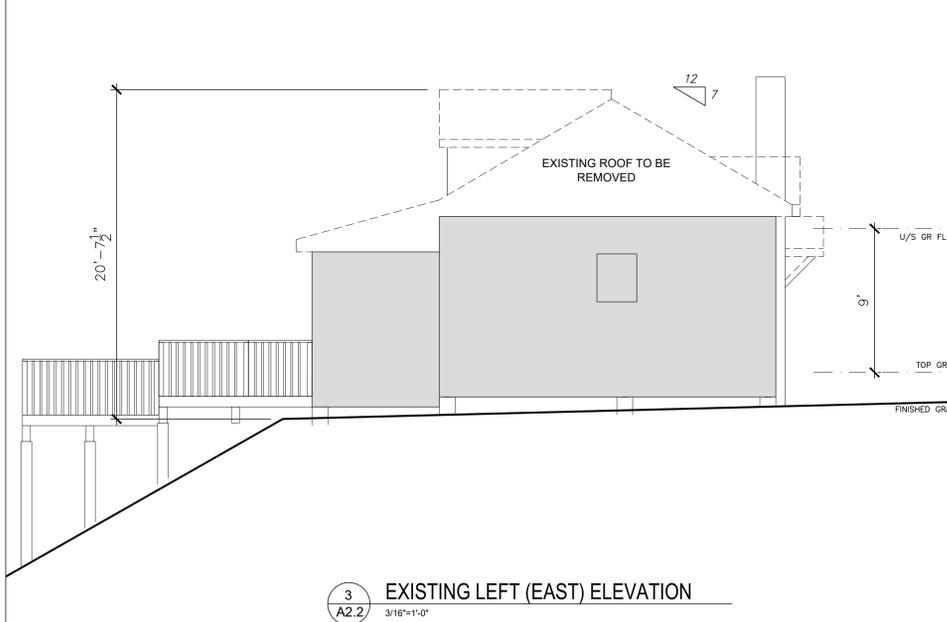
1 A2.2 3/16"=1'-0" EXISTING RIGHT (WEST) ELEVATION



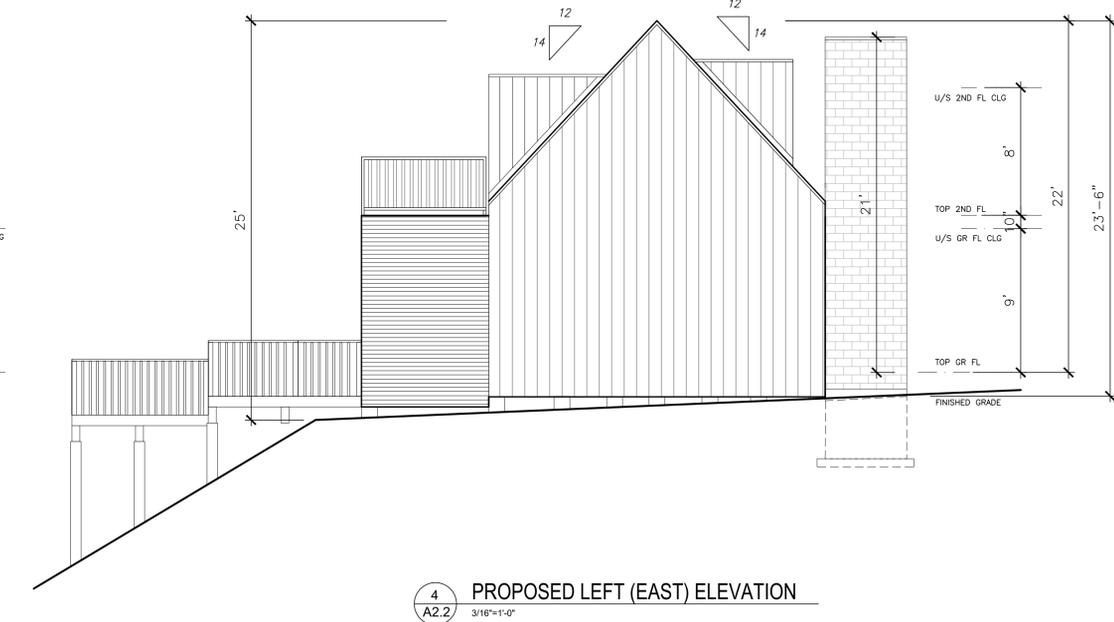
2 A2.2 3/16"=1'-0" RIGHT (WEST) ELEVATION

WINDOW SCHEDULE (wxh)  
 REFER TO ELEVATIONS FOR OPERATOR

W1	34" X 60" CASEMENT (REPLACEMENT WINDOW IN EXISTING OPENING)
W2	31" X 82" FIXED (EXISTING OPENING EXTENDED TO FLOOR)
W2b	31" X 82" CASEMENT (EXISTING OPENING EXTENDED TO FLOOR)
W3	72" X 82" FIXED
W4	48" X 82" FIXED
W5	60" X 82" FIXED + AWNING
W6	48" X 82" FIXED + AWNING
W7	32" X 56" CASEMENT
W8	32" X 56" CASEMENT



3 A2.2 3/16"=1'-0" EXISTING LEFT (EAST) ELEVATION



4 A2.2 3/16"=1'-0" PROPOSED LEFT (EAST) ELEVATION

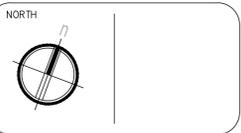
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1	Presconsultation	11/14/25

GENERAL NOTES

LEGEND

	PREFINISHED STEEL SIDING
	SLATTED WOOD SIDING
	EXISTING TO BE DEMOLISHED



**STUDIO C2**

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 Proposed Additions & Renovations

TITLE  
 ELEVATIONS

CHECKED BY	CRG	DATE	11/04/2025
DRAWN BY	ACAD	SCALE	3/16"=1'-0"
PROJECT No.	2516	PAGE No.	A2.2

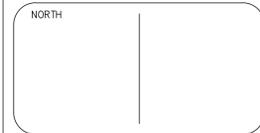


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**GENERAL NOTES**

- LEGEND**
- XX CONSTN ASSEMBLY REFER TO DRAWING A1.2
  - EXISTING BUILDING FOOTPRINT TO REMAIN



**STUDIO C2**

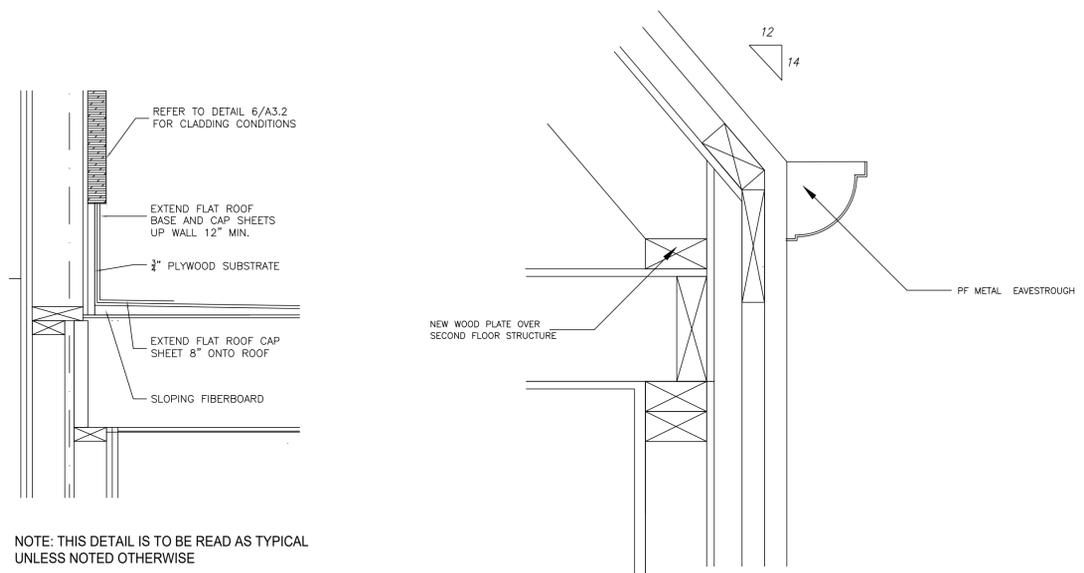
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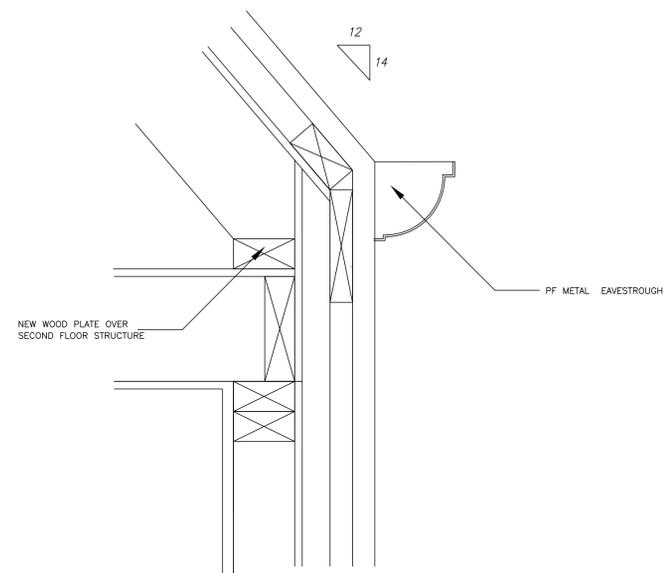
TITLE  
**SECTIONS**

CHECKED BY	ERC	DATE	11/04/2025
DRAWN BY	ACAD	SCALE	3/16"=1'-0"
PROJECT No.	2516	PAGE No.	A3.2

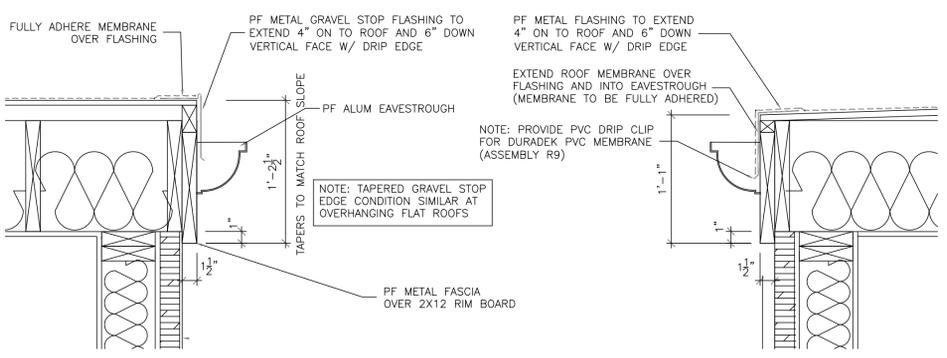


NOTE: THIS DETAIL IS TO BE READ AS TYPICAL UNLESS NOTED OTHERWISE

**4**  
 A3.2 NTS  
**FLAT ROOF TO WALL INTERFACE**



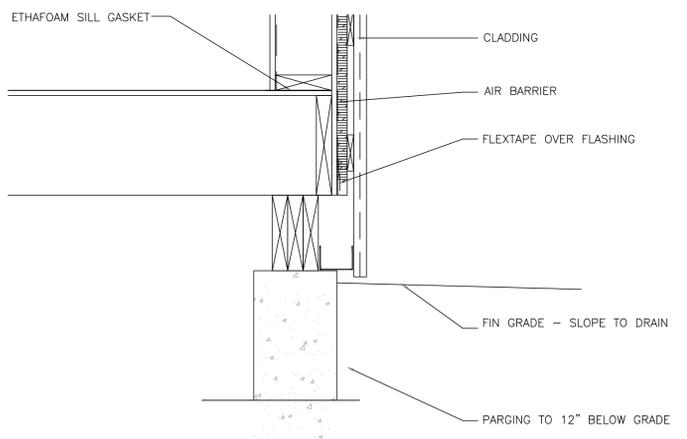
**5**  
 A3.2 NTS  
**ZERO-OVERHANG EAVE**



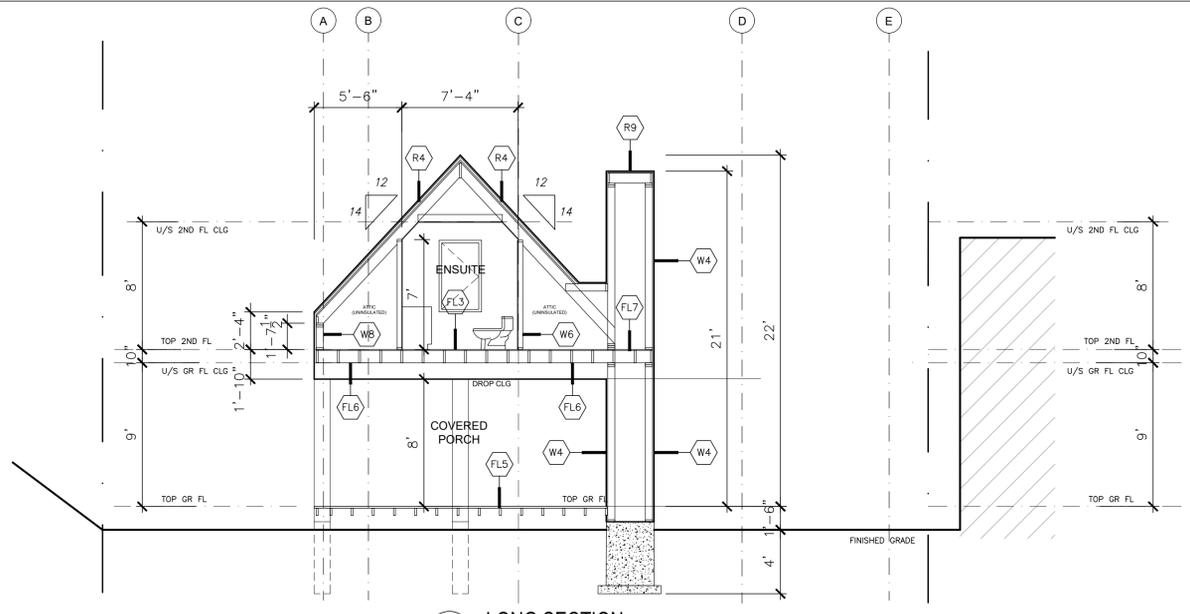
**A TAPERED EAVE SIDE CONDITION**

**B LOW END CONDITION**

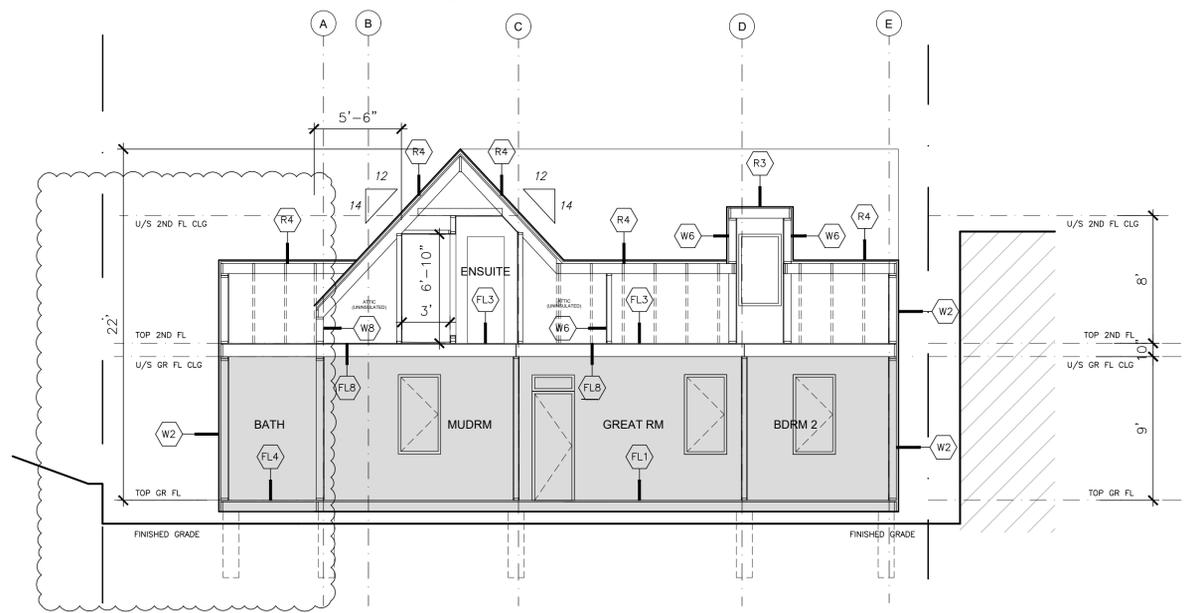
**6**  
 A3.2 NTS  
**FLAT ROOF EAVE CONDITIONS**



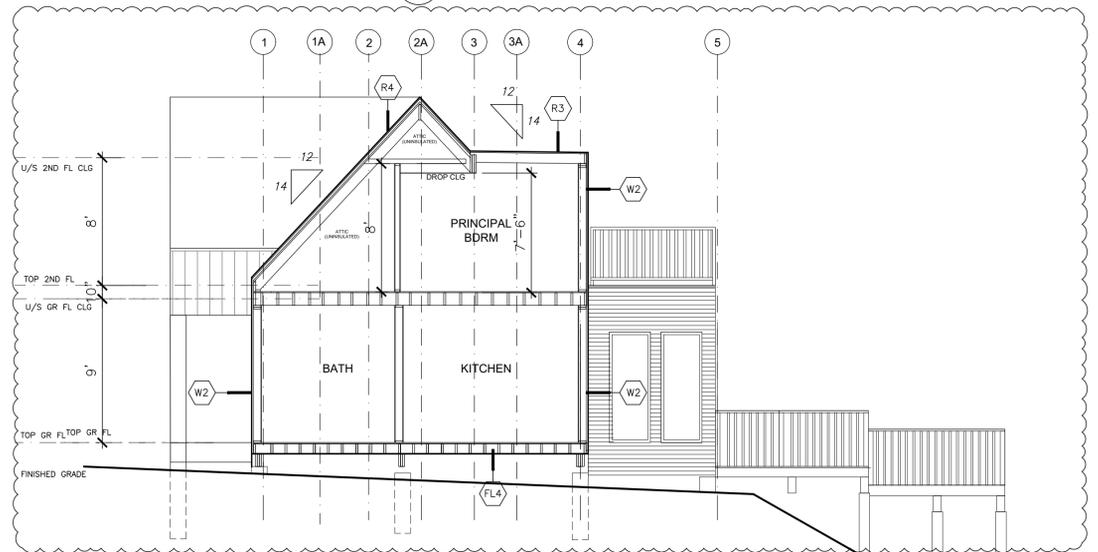
**7**  
 A3.2 NTS  
**EXTERIOR WALL BASE GR FL**



**1**  
 A3.2  
 3/16"=1'-0"  
**LONG SECTION**



**2**  
 A3.2  
 3/16"=1'-0"  
**LONG SECTION**



**3**  
 A3.2  
 3/16"=1'-0"  
**CROSS SECTION**