



**ANDRE GODIN DESIGN**  
EXCEPTIONAL HOMES

September 6, 2022

**280 Thorold Road renovation and addition**

The objective for this project is to extend the home with areas to better suit the needs of the owners and their family while maintaining the heritage aspect and character of the existing structure.

The main building will be preserved except for replacing the composite cladding with wood horizontal siding, replacing windows and composite front door with a wood unit. The windows are not original, the muntin bars are between the glass and have an aluminum storm panel with screens in front of them. A new veranda will be added to enhance the front entrance complete with wood columns and wood frieze board. The main area will be reconfigured to accommodate an addition at the rear for a new kitchen, eating area, pantry and main staircase. The second floor above this area will also be extended, following the same footprint, to allow a master bedroom suite and access to main staircase.

The existing wing on the east side (Springfield Road) will be raised 2 feet to achieve even floors with the main house. The existing gable, feature stone wall/pillar, windows and dormers will be maintained. The existing garage will be converted into living space and the existing carport will be removed to make room for an entrance to a mudroom. This area will also be expanded towards the south to accommodate a guest suite along with an entrance to a new double car attached garage. The space over these areas will be modified for bedrooms, closets and bathroom. The new garage with a flat roof will be clad with the same wood siding as the home with added wood frieze board and trim. The carriage style overhead garage doors will be painted wood.

The existing sunroom and porch on the west wing (Montagu Place) will be removed and will be replaced with a one storey addition to accommodate a great room, sunroom and covered terrace. The front of this addition will have a gable to balance with the east wing and will be clad with horizontal wood siding and framed wood panels below.

The roofing for the new additions will be architectural asphalt shingles to match existing. All windows throughout will have simulated divided lites. The horizontal wood siding will be consistent throughout for all the new construction and will be enhanced with crown mouldings, accent trims and frieze boards. The new sunroom will be finished with half pillars, a freize board, framed wood panels and a stone clad base. A swimming pool is proposed on the west side complete with hot tub and pool house. The pool house will be clad with the same wood siding and trim as the proposed addition. The yard with extensive soft landscaping will be maintained and enhanced with added native trees, shrubs and flower beds. The asphalt on the existing driveway leading to the garage will be replaced with pavers and the driveway on Thorold will be reduced in size.