

CONSTRUCTION  
NORTH

No.	Date:	Issue/Revision	By:
4	MAY 29/23	ISSUED FOR HERITAGE REVIEW	AB
3	MAY 11/23	RE-ISSUED FOR CLIENT FILE	MB
2	JAN 09/23	ISSUED FOR CLIENT FILE	NK
1	JAN 09/23	ISSUED FOR DC REVIEW	NK

Note:  
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Ministry of Municipal Affairs and Housing  
QUALIFICATION INFORMATION  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

*David Carrothers*

DAVID CARROTHERS 25336  
CARROTHERS AND ASSOCIATES INC. 39432



**CARROTHERS ASSOCIATES**

ARCHITECTURAL DESIGN + INTERIORS

505 YORK BOULEVARD - UNIT 3  
HAMILTON ONTARIO L8R 3K4  
TEL: 905-574-1504  
www.carrothersandassociates.com

Project Name:  
**PETERS RESIDENCE**  
NEW CUSTOM SINGLE  
FAMILY DWELLING  
36 BAY STREET  
MISSISSAUGA, ON. L5H 1C3

Sheet Title:  
**STREETSCAPE**  
**(BAY STREET)**

Drawn By: AB/MB Checked By: DC

Scale: 1/8"=1'-0"

Date: MAY 2023

Project No. 2022-91

**A1**



EXISTING  
42 BAY STREET



EXISTING  
36 BAY STREET

**EXISTING STREETSCAPE**  
**(ALONG BAY STREET)**

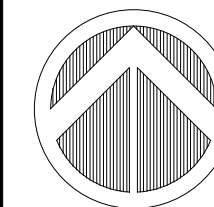


EXISTING  
42 BAY STREET



PROPOSED  
36 BAY STREET

**PROPOSED STREETSCAPE**  
**(ALONG BAY STREET)**



CONSTRUCTION  
NORTH

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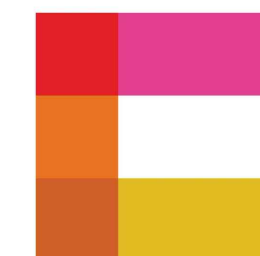
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MISSISSAUGA, ON. L5H 1C3

Sheet Title:  
**STREETSCAPE  
(JOHN STREET SOUTH)**

Drawn By: AB/MB Checked By: DC

Scale: 1/8"=1'-0"

Date: MAY 2023

Project No. 2022-91

**A2**



EXISTING  
36 BAY STREET



EXISTING  
28 JOHN STREET SOUTH

**EXISTING STREETSCAPE  
(ALONG JOHN STREET SOUTH)**



PROPOSED  
36 BAY STREET



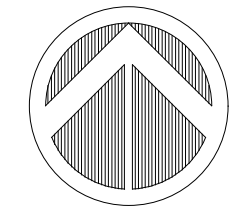
EXISTING  
28 JOHN STREET SOUTH

**PROPOSED STREETSCAPE  
(ALONG JOHN STREET SOUTH)**

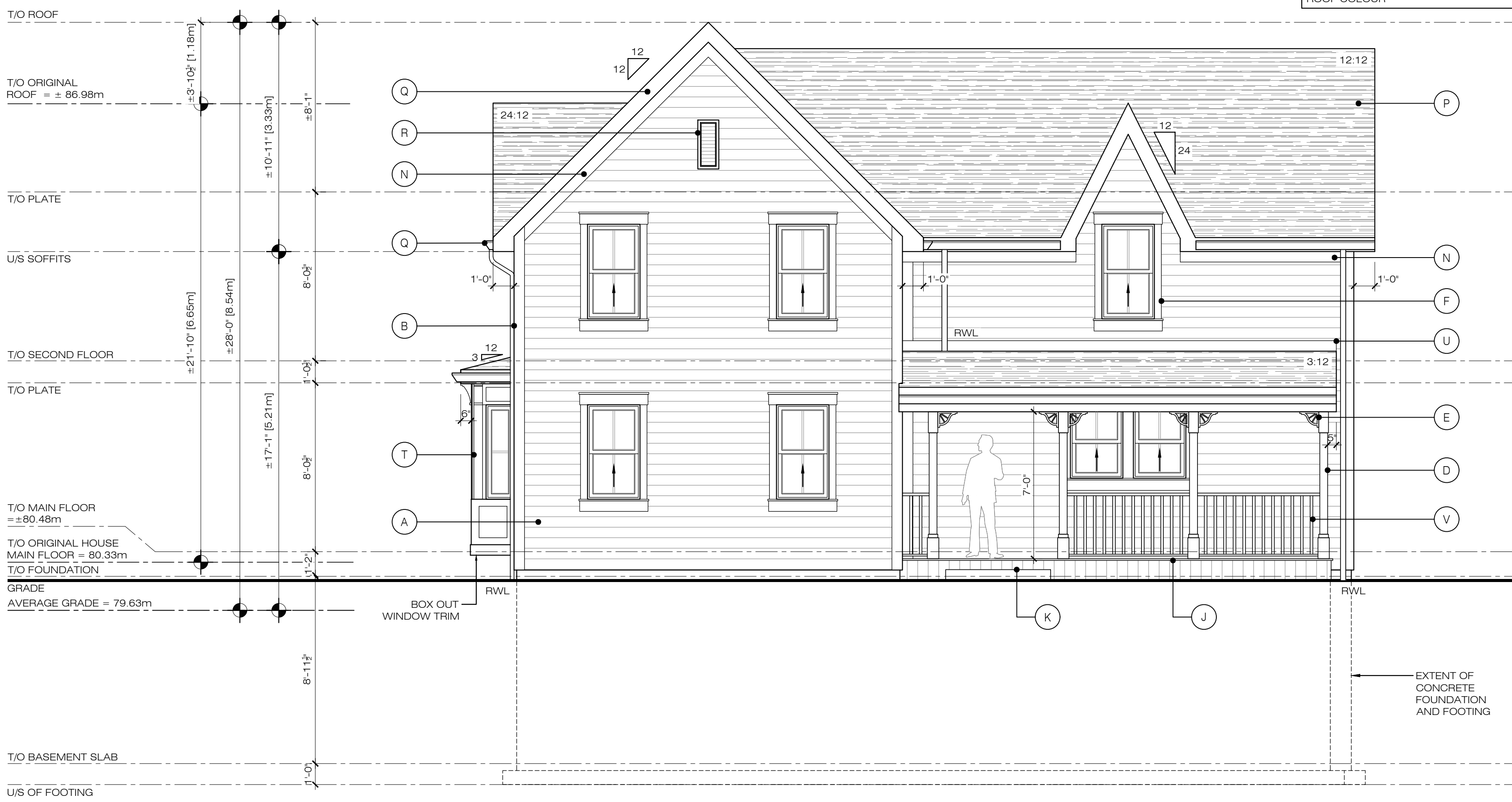
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ROOF VALLEY FLASHING: ALL FLASHING TO BE PREFINISHED ALUMINUM AND MATCH ROOF COLOUR



CONSTRUCTION NORTH



FRONT ELEVATION

EXTERIOR FINISH SCHEDULE: (AS REQUIRED)

EXTERIOR PRODUCTS	MODEL & MATERIAL NO.	COLOUR	MANUFACTURER	EXTERIOR PRODUCTS	MODEL & MATERIAL NO.	COLOUR	MANUFACTURER
(A) ENGINEERED HORIZONTAL WOOD SIDING	6" ENGINEERED WOOD SIDING OR APPROVED EQUIVALENT	COLOUR: SAGE	MAIBEC (OR APPROVED EQUIVALENT)	(L) EXTERIOR LIGHT	ALUMINUM OR LEAD COATED COPPER	COLOUR: BLACK	TBD
(B) 6" ENGINEERED WOOD CORNER TRIM	6" ENGINEERED WOOD CORNER TRIM OR APPROVED EQUIVALENT	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)	(M) ENGINEERED WOOD SHAKES	ENGINEERED WOOD SHAKES OR APPROVED EQUIVALENT	COLOUR: SAGE	MAIBEC (OR APPROVED EQUIVALENT)
(C) ENGINEERED WOOD DOOR/ WINDOW TRIM	ENGINEERED WOOD TRIM OR APPROVED EQUIVALENT	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)	(N) 6" ENGINEERED WOOD / PVC FASCIA TRIM BOARD	SIZE: TBD	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)
(D) WOOD/PVC CLAD PORCH COLUMN	TBD	COLOUR: CREAM	TBD	(P) ASPHALT SHINGLES	TBD	COLOUR: GREY	TBD
(E) DECORATIVE WOOD/PVC BRACKET	TBD	COLOUR: CREAM	TBD	(Q) ALUMINUM FASCIA, EAVES, AND DOWNSPOUTS	TBD	COLOUR: CREAM	TBD
(F) EXTERIOR WINDOWS	WOOD/ALUMINUM FRAME (REFER TO WINDOW SCHEDULE)	COLOUR: CREAM	TBD	(R) 12"x28" WOOD / PVC VENTING LOUVRE	TBD	COLOUR: CREAM	TBD
(G) EXTERIOR DOORS	WOOD DOOR w/ ALUMINUM/WOOD FRAME (REFER TO DOOR SCHEDULE)	COLOUR: CREAM	TBD	(S) ENGINEERED WOOD DECK (OR APPROVED EQUIVALENT)	TBD	COLOUR: NATURAL	TBD
(H) PRECAST CONCRETE DOOR SILL (OR APPROVED EQUIVALENT)	4" TALL SMOOTH PROFILE (LIMESTONE)	COLOUR: NATURAL FINISH: SMOOTH	TBD	(T) WOOD CLAD / PVC TRIM BAY WINDOW	TBD	COLOUR: CREAM	TBD
(J) POURED CONCRETE PORCH SLAB	6" ENGINEERED WOOD CLADDED	COLOUR: NATURAL	TBD	(U) 6" WOOD / PVC TRIM	TBD	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)
(K) LANDSCAPE STEPS	PRECAST CONCRETE (OR APPROVED EQUIVALENT)	COLOUR: NATURAL	TBD	(V) WOOD GUARD RAIL	TBD	COLOUR: CREAM	TBD

ALL COLOURS TO BE CONFIRMED AND APPROVED BY THE DESIGNER AT THE SHOP DRAWING STAGE AND BEFORE ANY ORDERING OF MATERIAL. APPROVED EQUIVALENT OPTIONS OF COLOUR AND MATERIALS TO BE CONSIDERED

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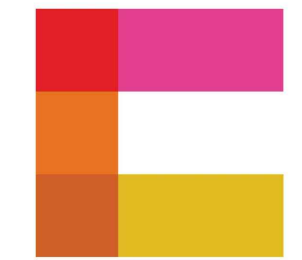
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Project Name:  
**PETERS RESIDENCE**  
NEW CUSTOM SINGLE FAMILY DWELLING  
36 BAY STREET  
MISSISSAUGA, ON. L5H 1C3

Sheet Title:  
**FRONT ELEVATION**

Drawn By: AB/MB Checked By: DC

Scale: 1/4"=1'-0"

Date: MAY 2023

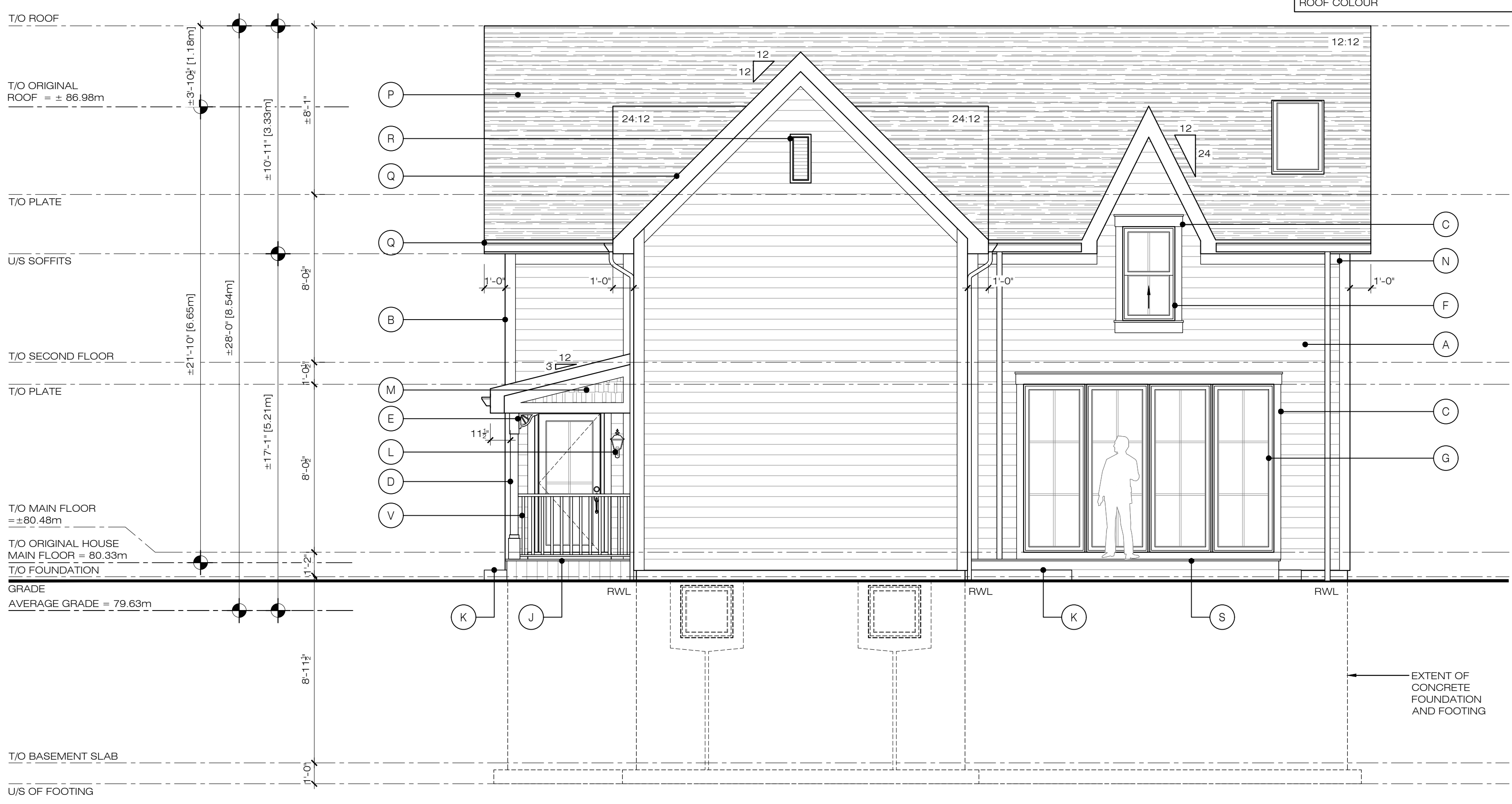
Project No. 2022-91

**A3**

NOTE: ALL EXTERIOR GRADING AT TIME OF HERITAGE SUBMISSION TO STILL BE FINALIZED.

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ROOF VALLEY FLASHING: ALL FLASHING TO BE PREFINISHED ALUMINUM AND MATCH ROOF COLOUR



**RIGHT SIDE ELEVATION**

**EXTERIOR FINISH SCHEDULE: (AS REQUIRED)**

EXTERIOR PRODUCTS	MODEL & MATERIAL NO.	COLOUR	MANUFACTURER	EXTERIOR PRODUCTS	MODEL & MATERIAL NO.	COLOUR	MANUFACTURER
(A) ENGINEERED HORIZONTAL WOOD SIDING	6" ENGINEERED WOOD SIDING OR APPROVED EQUIVALENT	COLOUR: SAGE	MAIBEC (OR APPROVED EQUIVALENT)	(L) EXTERIOR LIGHT	ALUMINUM OR LEAD COATED COPPER	COLOUR: BLACK	TBD
(B) 6" ENGINEERED WOOD CORNER TRIM	6" ENGINEERED WOOD CORNER TRIM OR APPROVED EQUIVALENT	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)	(M) ENGINEERED WOOD SHAKES	ENGINEERED WOOD SHAKES OR APPROVED EQUIVALENT	COLOUR: SAGE	MAIBEC (OR APPROVED EQUIVALENT)
(C) ENGINEERED WOOD DOOR/ WINDOW TRIM	ENGINEERED WOOD TRIM OR APPROVED EQUIVALENT	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)	(N) 6" ENGINEERED WOOD / PVC FASCIA TRIM BOARD	SIZE: TBD	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)
(D) WOOD/PVC CLAD PORCH COLUMN	TBD	COLOUR: CREAM	TBD	(P) ASPHALT SHINGLES	TBD	COLOUR: GREY	TBD
(E) DECORATIVE WOOD/PVC BRACKET	TBD	COLOUR: CREAM	TBD	(Q) ALUMINUM FASCIA, EAVES, AND DOWNSPOUTS	TBD	COLOUR: CREAM	TBD
(F) EXTERIOR WINDOWS	WOOD/ALUMINUM FRAME (REFER TO WINDOW SCHEDULE)	COLOUR: CREAM	TBD	(R) 12"x28" WOOD / PVC VENTING LOUVRE	TBD	COLOUR: CREAM	TBD
(G) EXTERIOR DOORS	WOOD DOOR w/ ALUMINUM/WOOD FRAME (REFER TO DOOR SCHEDULE)	COLOUR: CREAM	TBD	(S) ENGINEERED WOOD DECK (OR APPROVED EQUIVALENT)	TBD	COLOUR: NATURAL	TBD
(H) PRECAST CONCRETE DOOR SILL (OR APPROVED EQUIVALENT)	4" TALL SMOOTH PROFILE (LIMESTONE)	COLOUR: NATURAL FINISH: SMOOTH	TBD	(T) WOOD CLAD / PVC TRIM BAY WINDOW	TBD	COLOUR: CREAM	TBD
(J) POURED CONCRETE PORCH SLAB	6" ENGINEERED WOOD CLADDED	COLOUR: NATURAL	TBD	(U) 6" WOOD / PVC TRIM	TBD	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)
(K) LANDSCAPE STEPS	PRECAST CONCRETE (OR APPROVED EQUIVALENT)	COLOUR: NATURAL	TBD	(V) WOOD GUARD RAIL	TBD	COLOUR: CREAM	TBD

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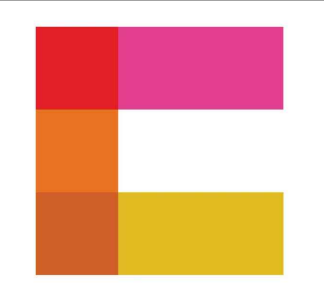
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Project Name:  
**PETERS RESIDENCE**  
NEW CUSTOM SINGLE FAMILY DWELLING  
36 BAY STREET  
MISSISSAUGA, ON. L5H 1C3

Sheet Title:  
**RIGHT SIDE ELEVATION**

Drawn By: AB/MB Checked By: DC

Scale: 1/4" = 1'-0"

Date: MAY 2023

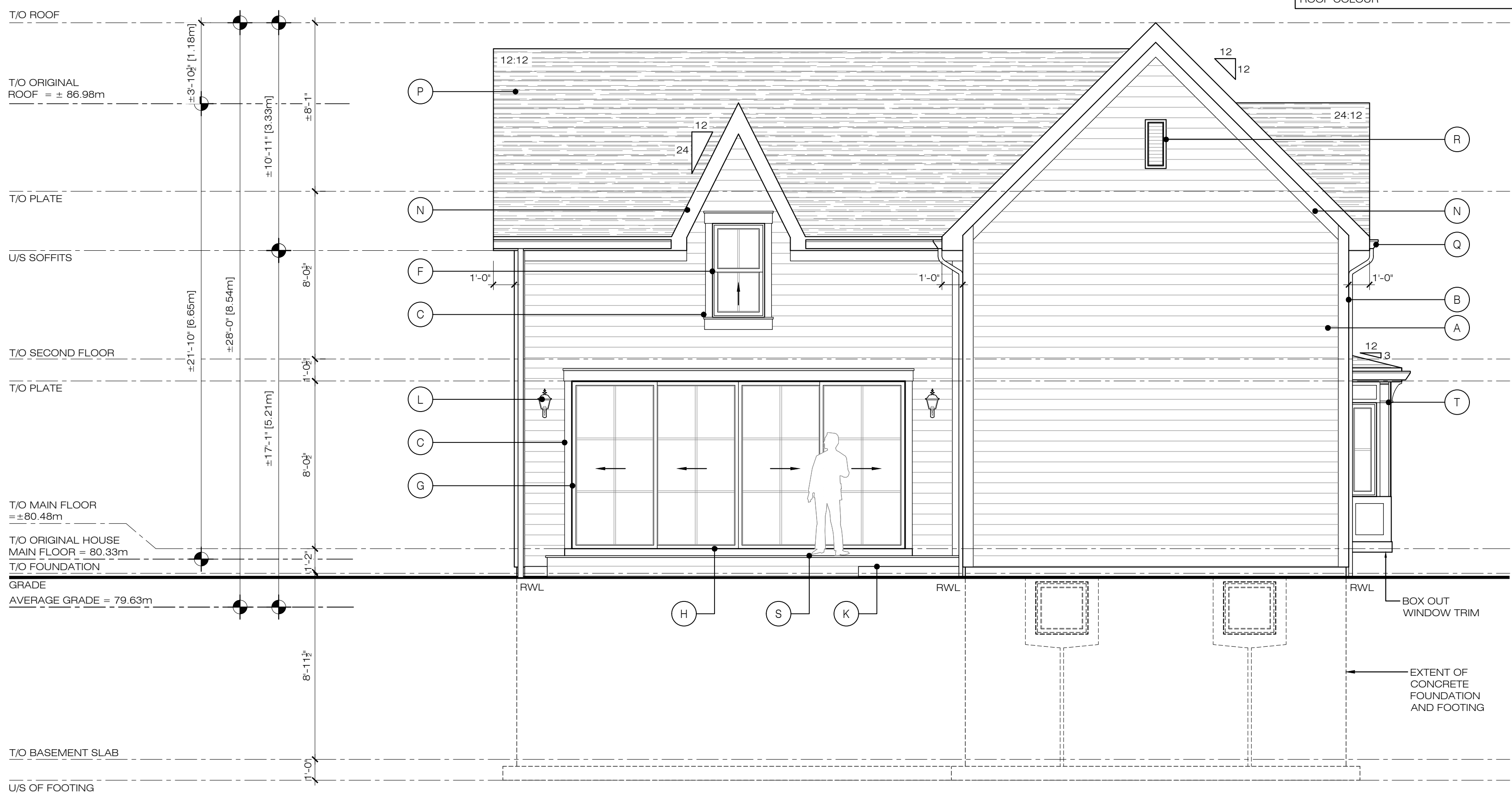
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**A4**

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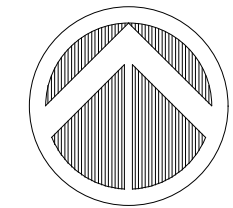


**REAR ELEVATION**

**EXTERIOR FINISH SCHEDULE: (AS REQUIRED)**

EXTERIOR PRODUCTS	MODEL & MATERIAL NO.	COLOUR	MANUFACTURER	EXTERIOR PRODUCTS	MODEL & MATERIAL NO.	COLOUR	MANUFACTURER
(A) ENGINEERED HORIZONTAL WOOD SIDING	6" ENGINEERED WOOD SIDING OR APPROVED EQUIVALENT	COLOUR: SAGE	MAIBEC (OR APPROVED EQUIVALENT)	(L) EXTERIOR LIGHT	ALUMINUM OR LEAD COATED COPPER	COLOUR: BLACK	TBD
(B) 6" ENGINEERED WOOD CORNER TRIM	6" ENGINEERED WOOD CORNER TRIM OR APPROVED EQUIVALENT	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)	(M) ENGINEERED WOOD SHAKES	ENGINEERED WOOD SHAKES OR APPROVED EQUIVALENT	COLOUR: SAGE	MAIBEC (OR APPROVED EQUIVALENT)
(C) ENGINEERED WOOD DOOR/ WINDOW TRIM	ENGINEERED WOOD TRIM OR APPROVED EQUIVALENT	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)	(N) 6" ENGINEERED WOOD / PVC FASCIA TRIM BOARD	SIZE: TBD	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)
(D) WOOD/PVC CLAD PORCH COLUMN	TBD	COLOUR: CREAM	TBD	(P) ASPHALT SHINGLES	TBD	COLOUR: GREY	TBD
(E) DECORATIVE WOOD/PVC BRACKET	TBD	COLOUR: CREAM	TBD	(Q) ALUMINUM FASCIA, EAVES, AND DOWNSPOUTS	TBD	COLOUR: CREAM	TBD
(F) EXTERIOR WINDOWS	WOOD/ALUMINUM FRAME (REFER TO WINDOW SCHEDULE)	COLOUR: CREAM	TBD	(R) 12"x28" WOOD / PVC VENTING LOUVRE	TBD	COLOUR: CREAM	TBD
(G) EXTERIOR DOORS	WOOD DOOR w/ ALUMINUM/WOOD FRAME (REFER TO DOOR SCHEDULE)	COLOUR: CREAM	TBD	(S) ENGINEERED WOOD DECK (OR APPROVED EQUIVALENT)	TBD	COLOUR: NATURAL	TBD
(H) PRECAST CONCRETE DOOR SILL (OR APPROVED EQUIVALENT)	4" TALL SMOOTH PROFILE (LIMESTONE)	COLOUR: NATURAL FINISH: SMOOTH	TBD	(T) WOOD CLAD / PVC TRIM BAY WINDOW	TBD	COLOUR: CREAM	TBD
(J) POURED CONCRETE PORCH SLAB	6" ENGINEERED WOOD CLADDED	COLOUR: NATURAL	TBD	(U) 6" WOOD / PVC TRIM	TBD	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)
(K) LANDSCAPE STEPS	PRECAST CONCRETE (OR APPROVED EQUIVALENT)	COLOUR: NATURAL	TBD	(V) WOOD GUARD RAIL	TBD	COLOUR: CREAM	TBD

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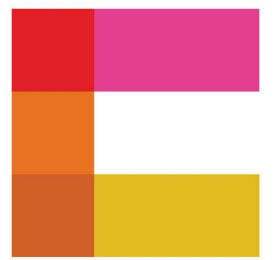
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Drawn By: AB/MB Checked By: DC

Scale: 1/4"=1'-0"

Date: MAY 2023

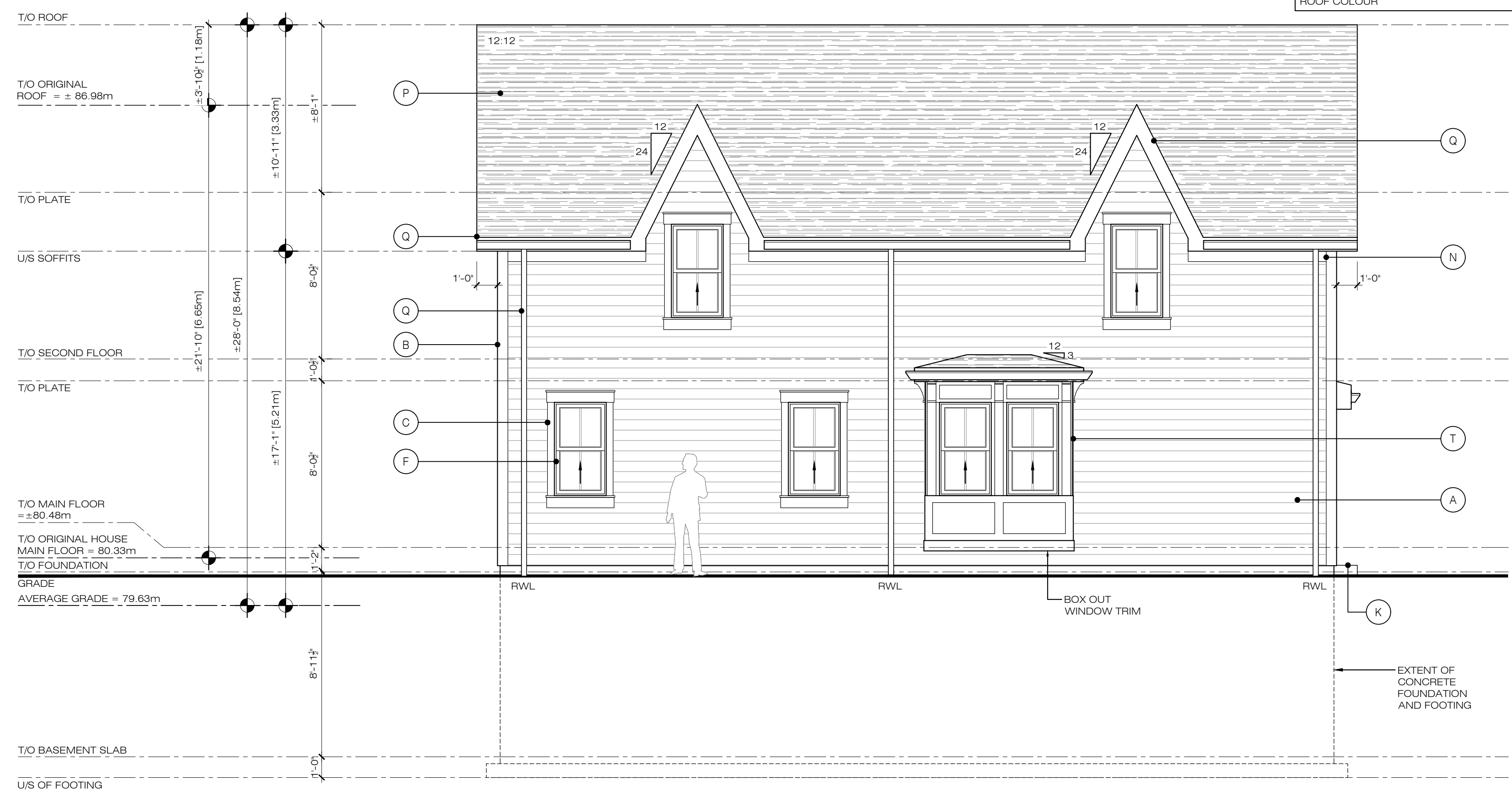
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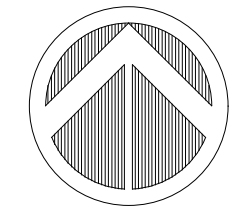


LEFT SIDE ELEVATION

EXTERIOR FINISH SCHEDULE: (AS REQUIRED)

EXTERIOR PRODUCTS	MODEL & MATERIAL NO.	COLOUR	MANUFACTURER	EXTERIOR PRODUCTS	MODEL & MATERIAL NO.	COLOUR	MANUFACTURER
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(B) 6" ENGINEERED WOOD CORNER TRIM	6" ENGINEERED WOOD CORNER TRIM OR APPROVED EQUIVALENT	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)	(M) ENGINEERED WOOD SHAKES	ENGINEERED WOOD SHAKES OR APPROVED EQUIVALENT	COLOUR: SAGE	MAIBEC (OR APPROVED EQUIVALENT)
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(E) DECORATIVE WOOD/PVC BRACKET	TBD	COLOUR: CREAM	TBD	(Q) ALUMINUM FASCIA, EAVES, AND DOWNSPOUTS	TBD	COLOUR: CREAM	TBD
(F) EXTERIOR WINDOWS	WOOD/ALUMINUM FRAME (REFER TO WINDOW SCHEDULE)	COLOUR: CREAM	TBD	(R) 12"x28" WOOD / PVC VENTING LOUVRE	TBD	COLOUR: CREAM	TBD
(G) EXTERIOR DOORS	WOOD DOOR w/ ALUMINUM/WOOD FRAME (REFER TO DOOR SCHEDULE)	COLOUR: CREAM	TBD	(S) ENGINEERED WOOD DECK (OR APPROVED EQUIVALENT)	TBD	COLOUR: NATURAL	TBD
(H) PRECAST CONCRETE DOOR SILL (OR APPROVED EQUIVALENT)	4" TALL SMOOTH PROFILE (LIMESTONE)	COLOUR: NATURAL FINISH: SMOOTH	TBD	(T) WOOD CLAD / PVC TRIM BAY WINDOW	TBD	COLOUR: CREAM	TBD
(J) POURED CONCRETE PORCH SLAB	6" ENGINEERED WOOD CLADDED	COLOUR: NATURAL	TBD	(U) 6" WOOD / PVC TRIM	TBD	COLOUR: CREAM	MAIBEC (OR APPROVED EQUIVALENT)
(K) LANDSCAPE STEPS	PRECAST CONCRETE (OR APPROVED EQUIVALENT)	COLOUR: NATURAL	TBD	(V) WOOD GUARD RAIL	TBD	COLOUR: CREAM	TBD

ALL COLOURS TO BE CONFIRMED AND APPROVED BY THE DESIGNER AT THE SHOP DRAWING STAGE AND BEFORE ANY ORDERING OF MATERIAL. APPROVED EQUIVALENT OPTIONS OF COLOUR AND MATERIALS TO BE CONSIDERED



CONSTRUCTION NORTH

No.	Date:	Issue/Revision	By:
4	MAY 29/23	ISSUED FOR HERITAGE REVIEW	AB
3	MAY 11/23	RE-ISSUED FOR CLIENT FILE	MB
2	JAN 09/23	ISSUED FOR CLIENT FILE	NK
1	JAN 09/23	ISSUED FOR DC REVIEW	NK

Note: ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF CARROTHERS AND ASSOCIATES INC.

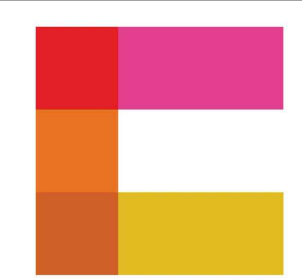
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

*David Carrothers*

DAVID CARROTHERS 25336  
CARROTHERS AND ASSOCIATES INC. 39432



**CARROTHERS ASSOCIATES**  
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Project Name:  
**PETERS RESIDENCE**  
NEW CUSTOM SINGLE FAMILY DWELLING  
36 BAY STREET  
MISSISSAUGA, ON. L5H 1C3

Sheet Title:  
**LEFT SIDE ELEVATION**

Drawn By: AB/MB Checked By: DC

Scale: 1/4"=1'-0"

Date: MAY 2023

Project No. 2022-91

**A6**