

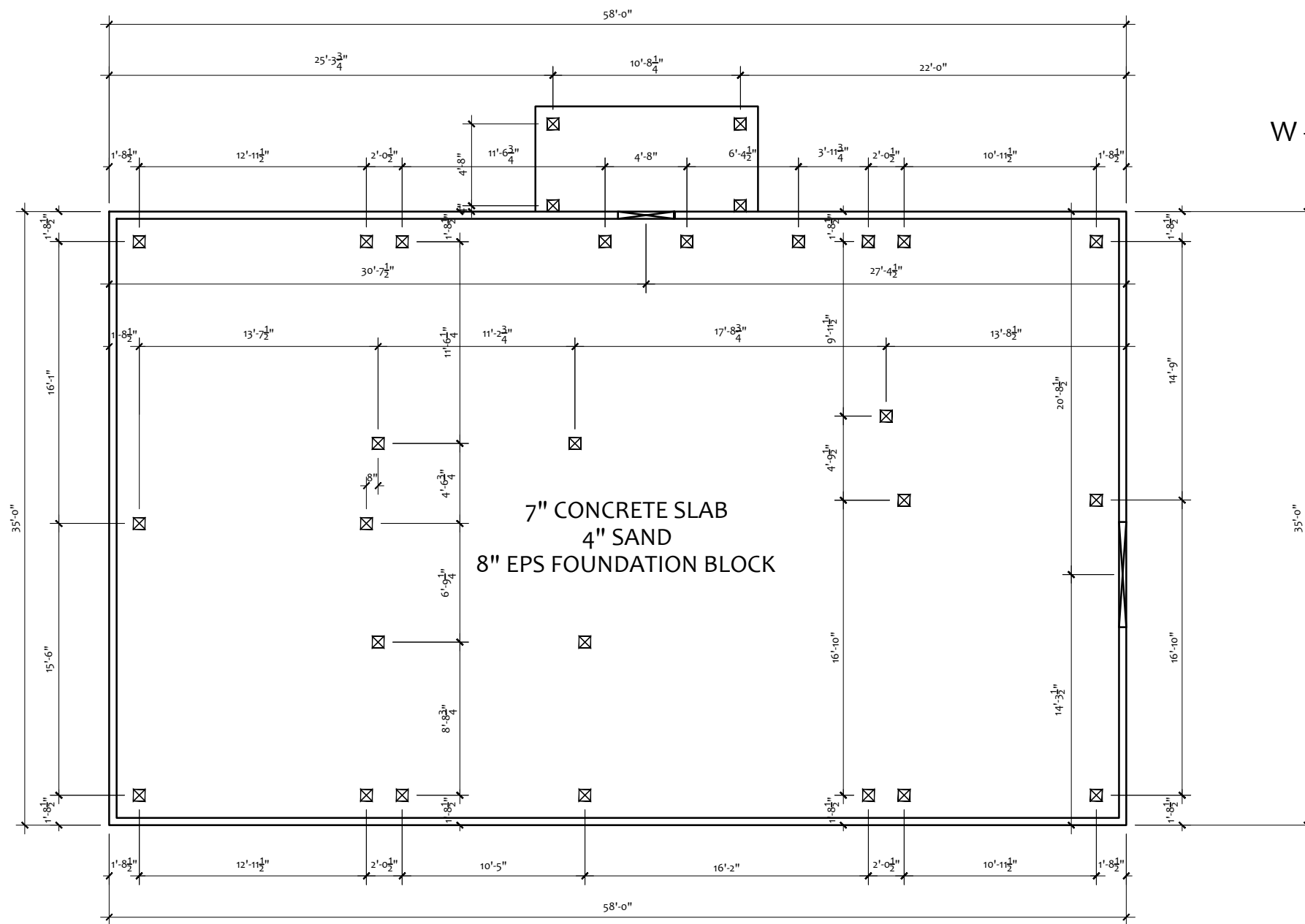


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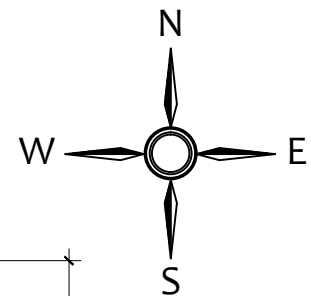
- A1- FOUNDATION FLOOR PLAN
- A2 -GROUND FLOOR PLAN
- A3 -SECOND FLOOR PLAN
- A4 -FRONT & REAR ELEVATIONS
- A5 -RIGHT & LEFT SIDE ELEVATIONS
- A6-CROSS SECTIONS/ DETAILS
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- E2- SECOND FLOOR ELECTRICAL PLAN

TRILLIUM MODEL- LIBBY'S ROAD MCNABB-BRAESIDE ONTARIO





FOUNDATION FLOOR PLAN



- GENERAL NOTES:**
1. ALL CONSTRUCTION TO CONFORM TO MOST RECENT O.B.C.
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 4. DIMENSIONS SHOWN ARE TO FACE OF ROUGH FRAMING
 5. ALL BEAMS ARE TO BE #2 OR BETTER DRY SPRUCE UNLESS NOTED OTHERWISE
 7. THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS IN WIDTH OF THE SUPPORTED MEMBER
 8. FINAL GRADE MAY ALTER NUMBER OR RISERS AND EXTERIOR APPEARANCE
 9. INSTALL ELECTRICAL OUTLETS AND LIGHT FIXTURE'S AS PER THE ELECTRICAL CODE
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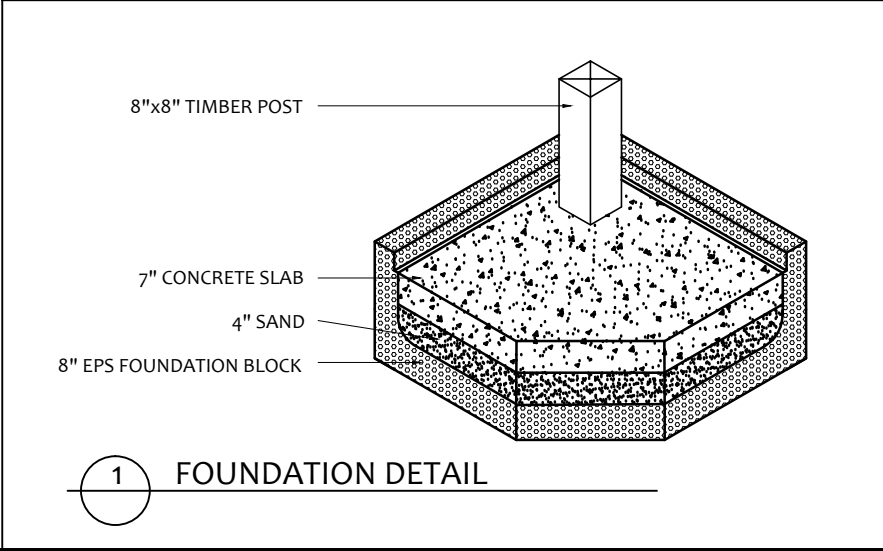
FINISHED AREA:

GROUND FLOOR:	2030 sq.ft.
SECOND FLOOR:	1162 sq.ft.
TOTAL :	3192 sq.ft.
OPEN TO BELOW:	112 sq.ft.

- LEGEND:**
- WARM AIR SUPPLY
 - WARM AIR SUPPLY (CEILING)
 - WARM AIR SUPPLY (KICK PLATE)
 - FRESH AIR INTAKE
 - FLOOR DRAIN
 - SOIL STACK
 - HOSE BIB
 - ATTIC ACCESS -1'7-3/4" x 2'4"


- STRUCTURAL LEGEND:**
- P2 -2-2x6 Post, 2-2x4 Post
 - P3 -3-2x6 Post, 3-2x4 Post
 - P4 -6x6 PT Post
 - P5 -8x8 PT Post
 - BBO -Beam Supplied by Floor Supplier
 - L2 -2-2x10
 - L3 -3-2x10
 - B1 4-PLY 1-3/4"x9-1/4" 2.0E LVL -3100 Fb
 - B2 5-PLY 1-3/4"x9-1/4" 2.0E LVL 3100 Fb
 - B3 3-PLY 1-3/4"x16" 2.0E LVL 3100Fb
 - B4 3-PLY 1-3/4"x14" 2.0E LVL 3100Fb
 - P1 LIGHT DUTY ADJ. POST RED JACK BY USP.
 - F1 EXISTING 36"x36"x12" FOOTING
 - F2 EXISTING 54"x54"x12" FOOTING
 - Pfa POINT FROM ABOVE

**** FOR JOIST LAYOUT AND NOTES, REFER TO MANUFACTURER SHOP DRAWINGS OR ENGINEERS DRAWINGS ****



1 FOUNDATION DETAIL

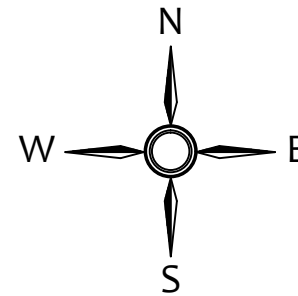
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TRILLIUM MODEL- LIBBY'S ROAD

DRWG.NAME: FOUNDATION PLAN/ DETAILS

SCALE: 1/8" = 1'0" (11x17)



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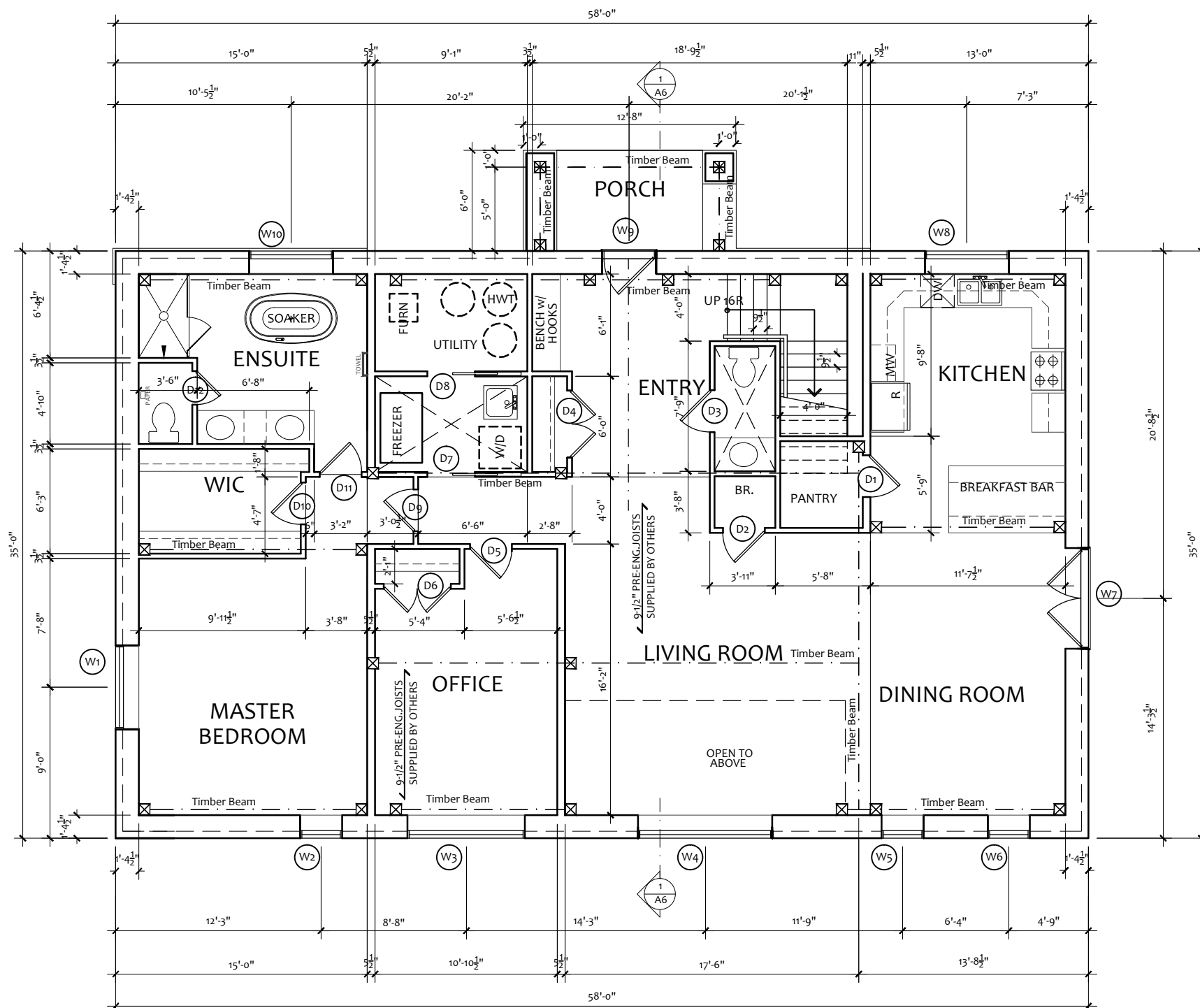
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- FLOOR DRAIN
- SOIL STACK
- HOSE BIB
- ATTIC ACCESS -1'7-3/4" x 2'4"

STRUCTURAL LEGEND:

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GROUND FLOOR PLAN

**** REFER TO A7 DRAWING FOR ALL TIMBER BEAM LOCATIONS ****

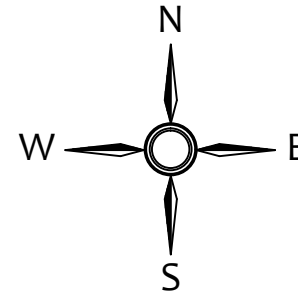
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TRILLIUM MODEL- LIBBY'S ROAD

DRWG.NAME: GROUND FLOOR PLAN

SCALE: 1/8" = 1'0" (11x17)



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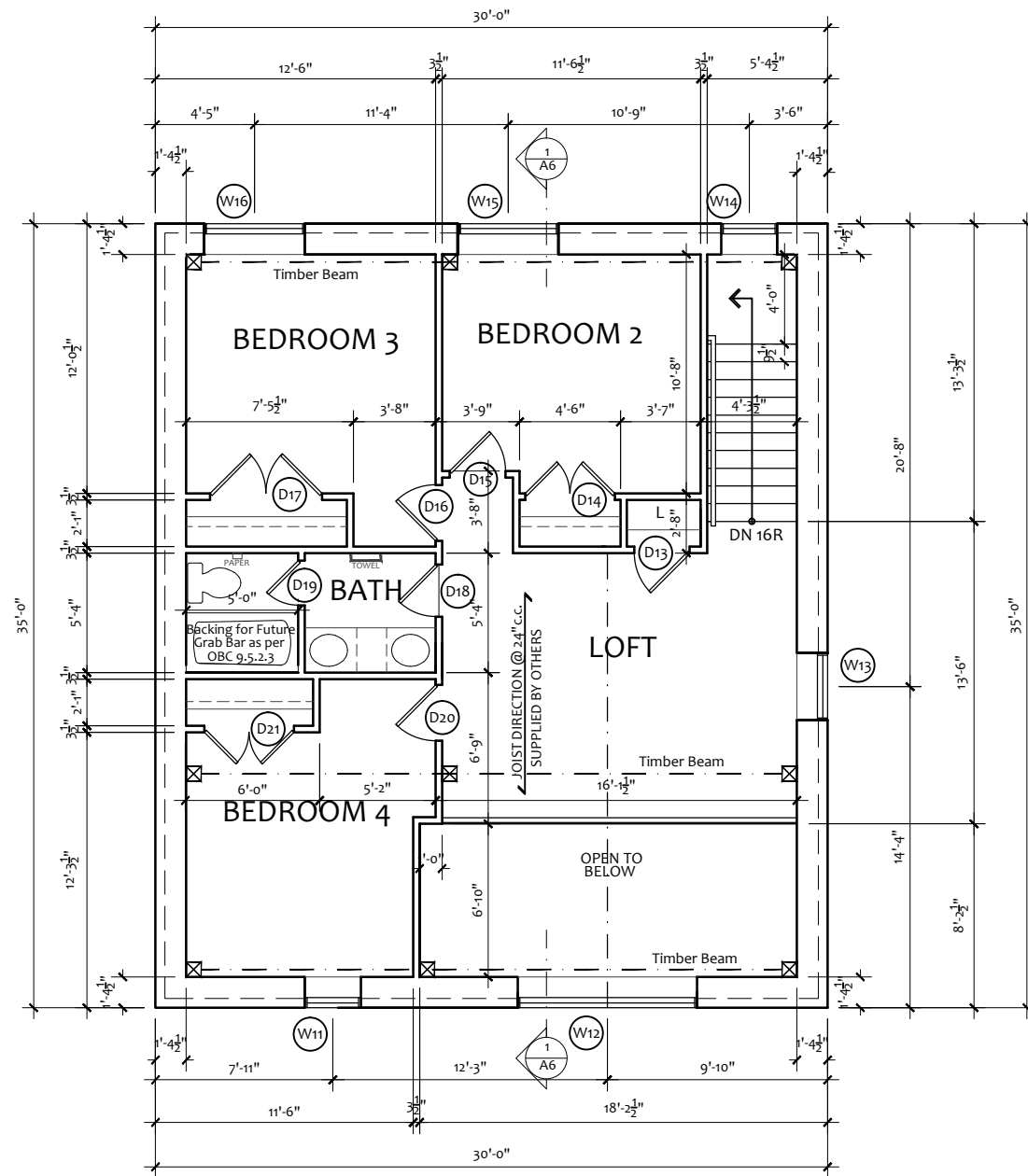
LEGEND:

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- WARM AIR SUPPLY (KICK PLATE)
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- FLOOR DRAIN
- SOIL STACK
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SECOND FLOOR PLAN

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**** REFER TO A7 DRAWING FOR ALL TIMBER BEAM LOCATIONS ****



TRILLIUM MODEL- LIBBY'S ROAD

DRWG.NAME: SECOND FLOOR PLAN

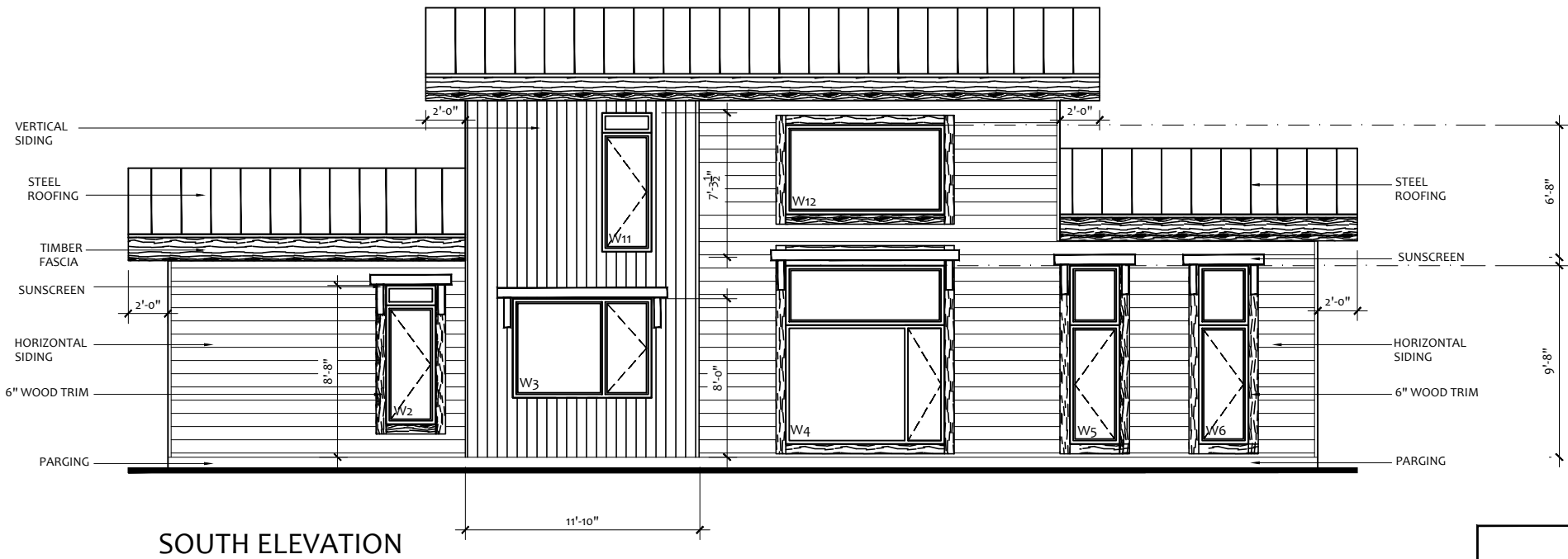
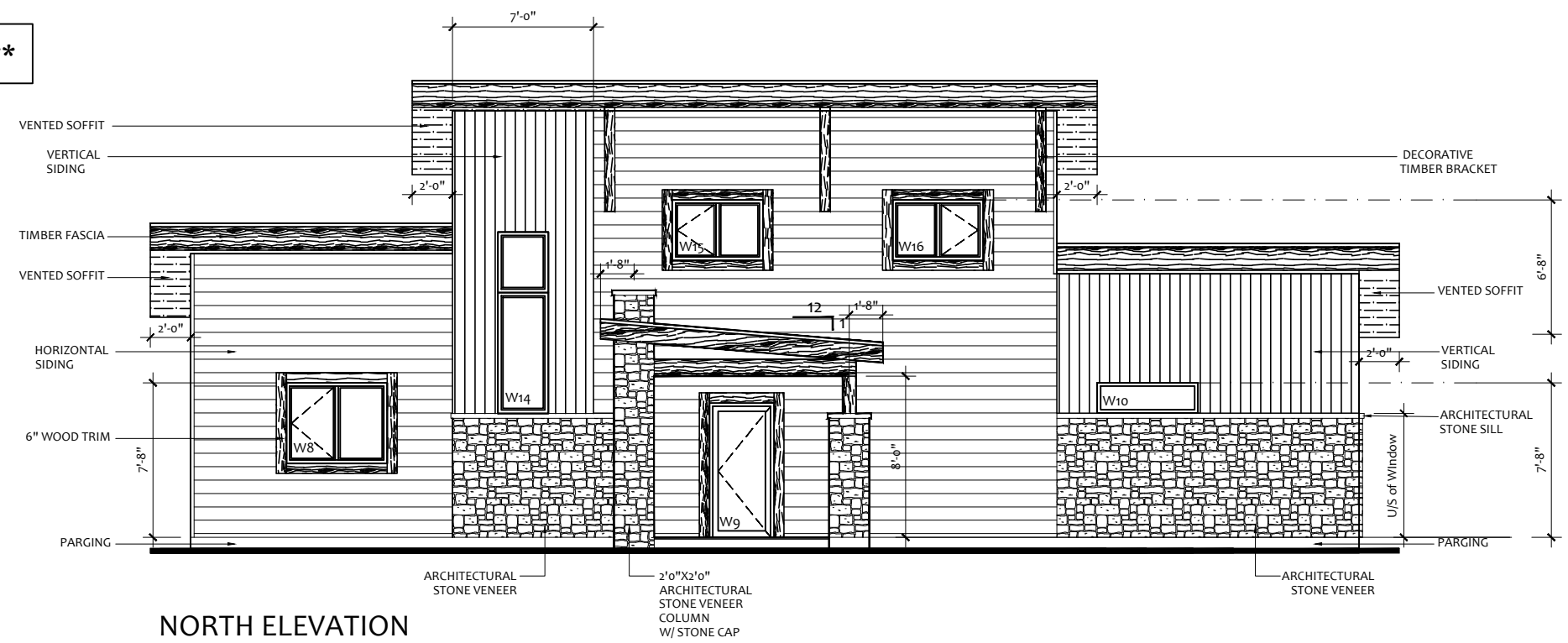
SCALE: 1/8" = 1'0" (11x17)

**** ALL FASCIA BOARD 12" TIMBER ****

**** ALL ROOF OVERHANG DIMENSIONS ARE FROM FRAMING ****

Energy Efficiency Design Summary

TOTAL AREA OF EXPOSED BUILDING FACE: 3342.86 sq.ft.
 AREA OF WINDOW GLAZING: 358.00 sq.ft.
 PERCENTAGE: 10.7%



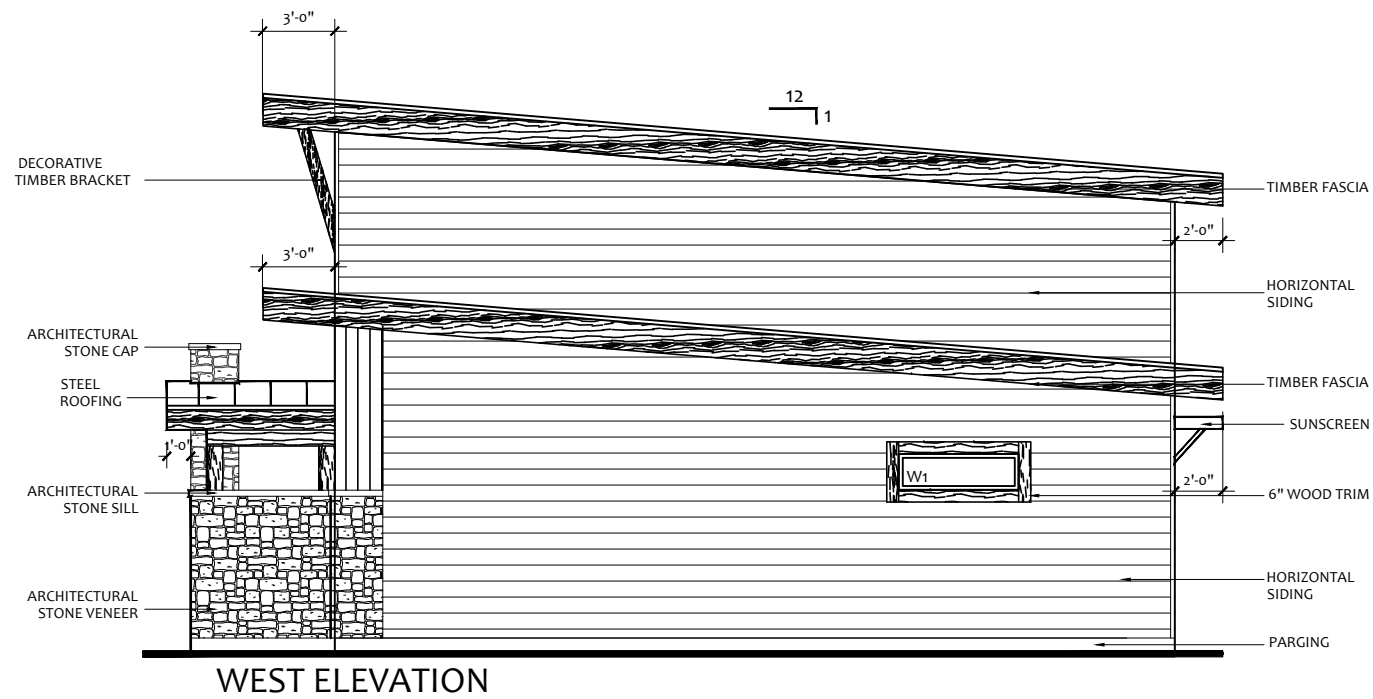
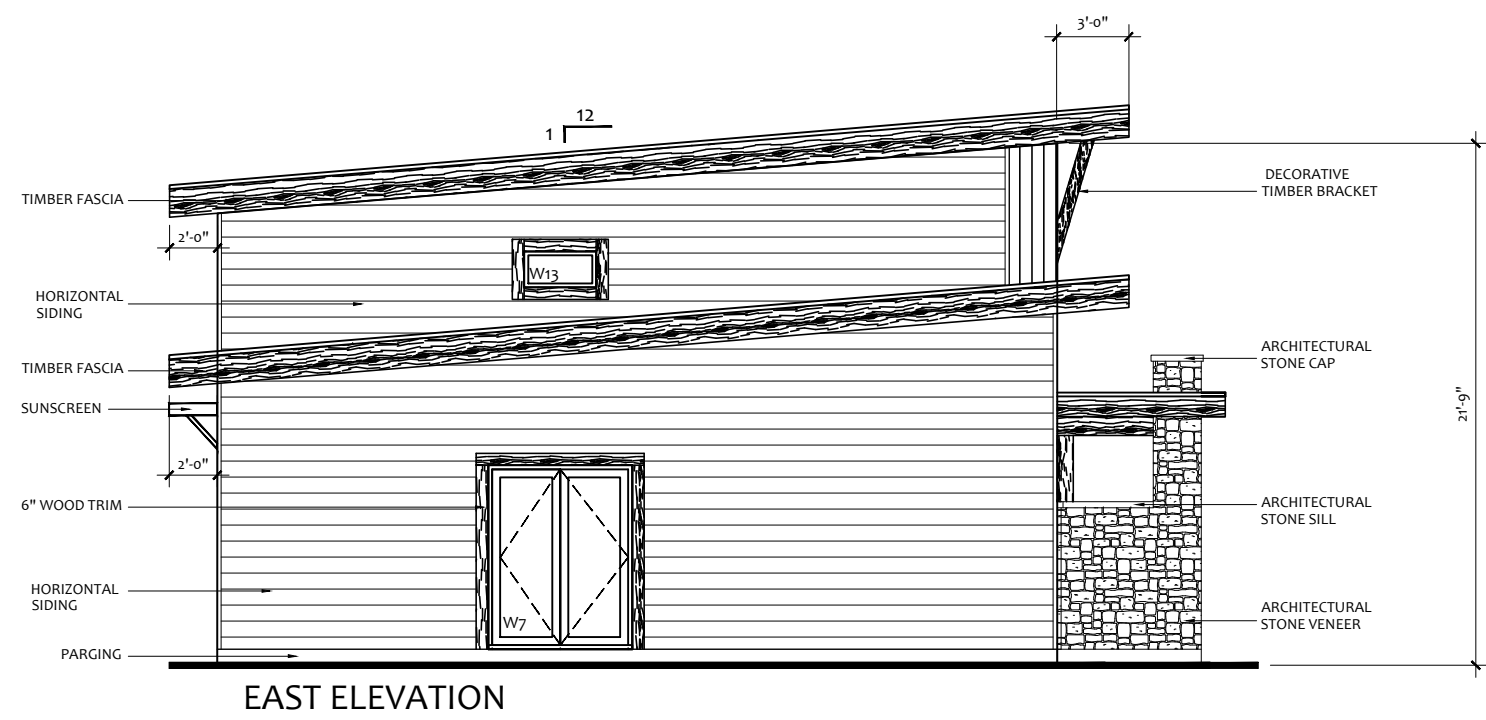
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TRILLIUM MODEL- LIBBY'S ROAD
 DRWG.NAME: NORTH & EAST ELEVATION
 SCALE: 1/8" = 1'0" (11x17)


A4

**** ALL FASCIA BOARD 12" TIMBER ****

**** ALL ROOF OVERHANG DIMENSIONS ARE FROM FRAMING ****



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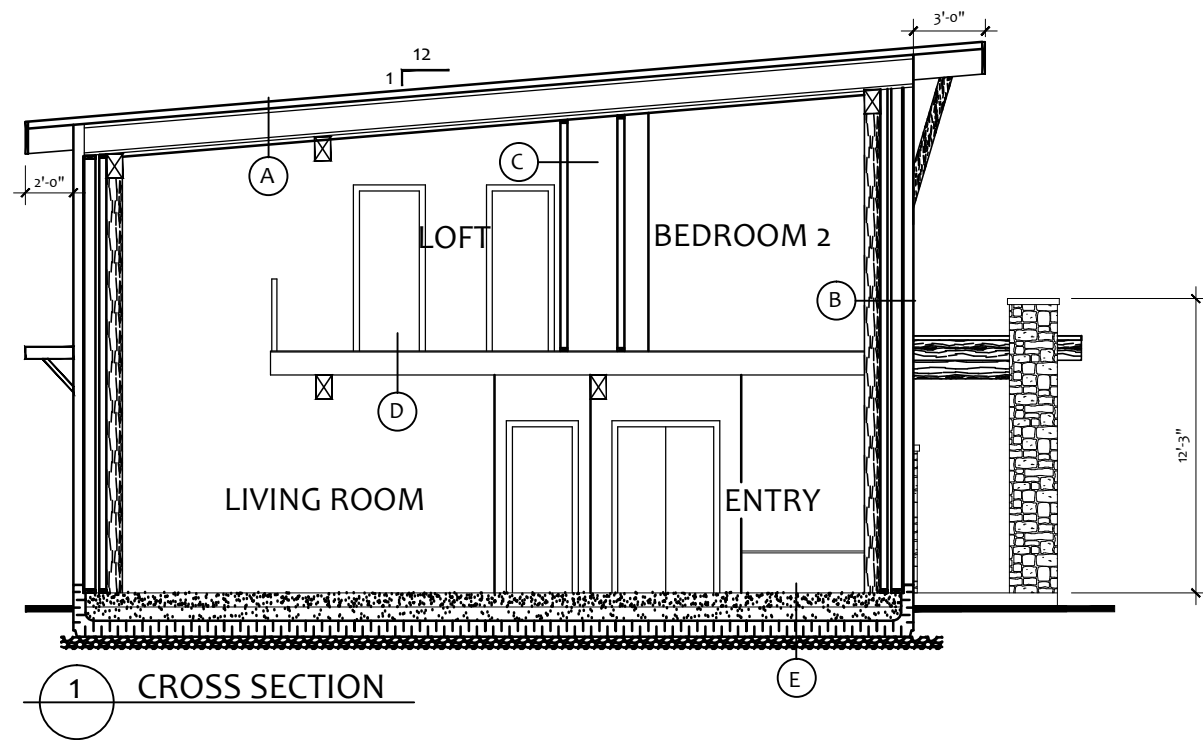


TRILLIUM MODEL- LIBBY'S ROAD

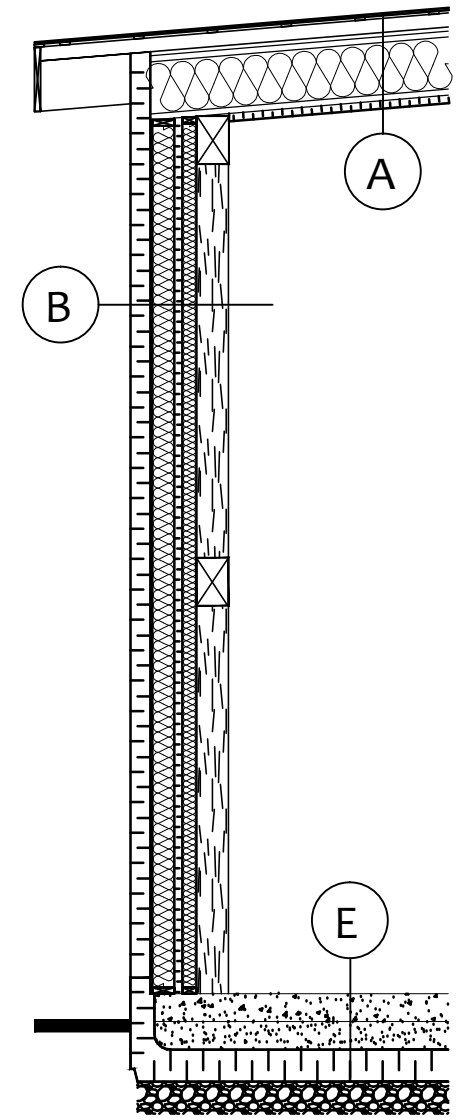
DRWG.NAME: SOUTH & WEST ELEVATIONS

SCALE: 1/8" = 1'0" (11x17)

A5



1 CROSS SECTION



CONSTRUCTION NOTES:

A - ROOF

- GALVANIZED STEEL ROOFING
- 1/3" STRAPPING @ 24" O.C.
- 2X4 WOOD STUDS @ 24" O.C.
- ICE & WATER SHIELD
- 7/16" OSB SHEATHING
- PRE-ENGINEERED JOISTS SPACED AS PER SUPPLIERS LAYOUT
- BATT INSULATION
- 2" EPS BOARD
- 1/3" STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD

B - EXTERIOR WALLS

- EXTERIOR FINISH AS SPECIFIED
- AIR BARRIER
- 5" EPS PANEL
- 1/3" STRAPPING @ 24" O.C.
- 7/16" OSB SHEATHING
- 2X6 WOOD STUDS @ 24" O.C.
- 2" EPS BOARD
- 2X4 WOODS STUDS @ 24" O.C.
- 1/2 GYPSUM BOARD

C - INTERIOR PARTITION WALLS

- 1/2" GYPSUM BOARD
- 2X4 STUDS @ 24" O/C , UNLESS NOTED OTHERWISE
- 1/2" GYPSUM BOARD

D - SECOND FLOOR

- FINISHED FLOOR AS SPECIFIED
- ENGINEERED JOISTS SPACED AS PER SUPPLIER'S LAYOUT
- BEAMS AND POSTS AS PER FLOOR PLANS-(APPROVED BY ENGINEER, FLOOR SUPPLIER)

E - GROUND SLAB

- 7" CONCRETE SLAB W/ REINFORCING
- 7" SAND
- 8" EPS FOOTING DETAIL
- 6" GRANULAR FILL

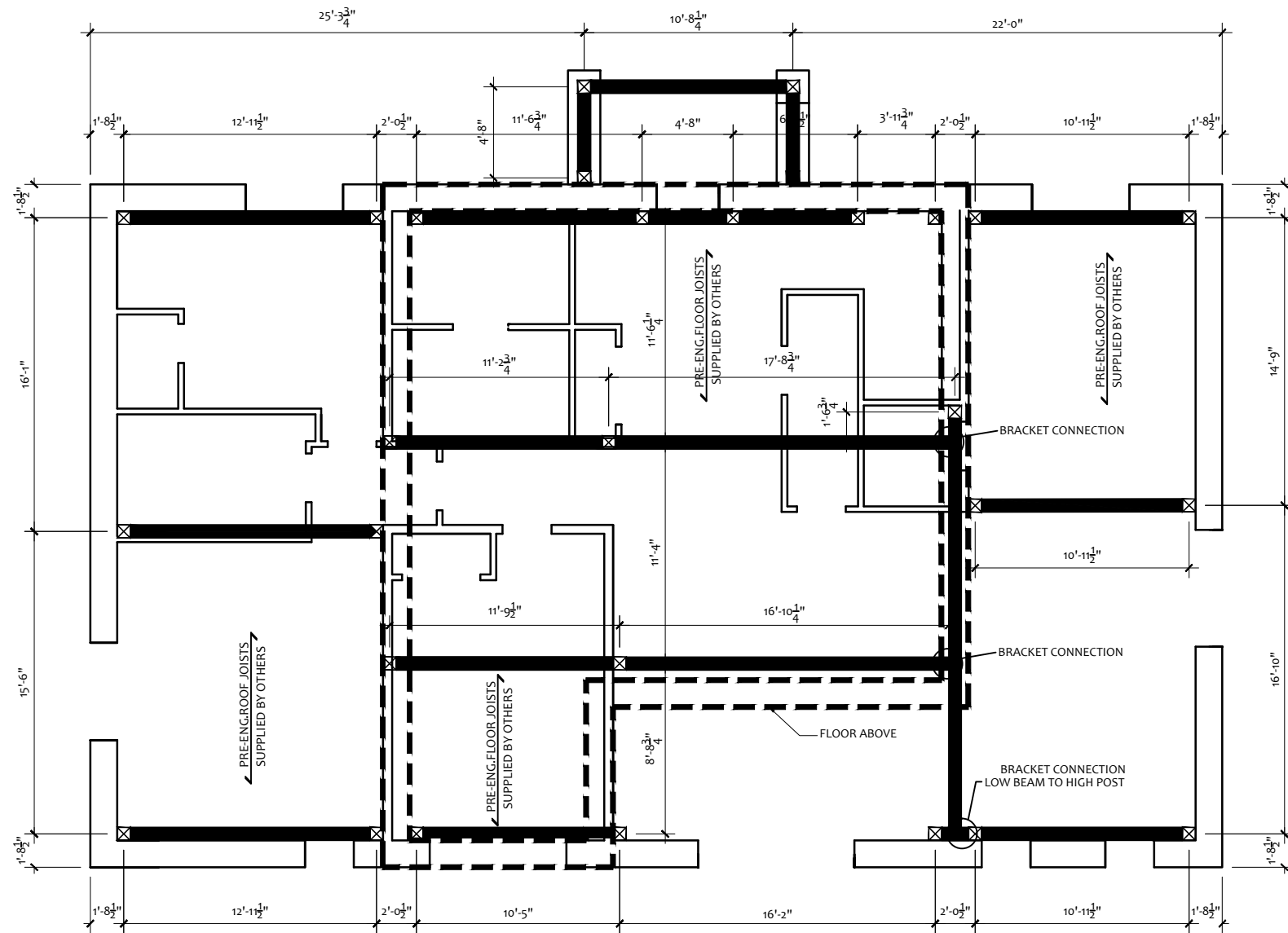
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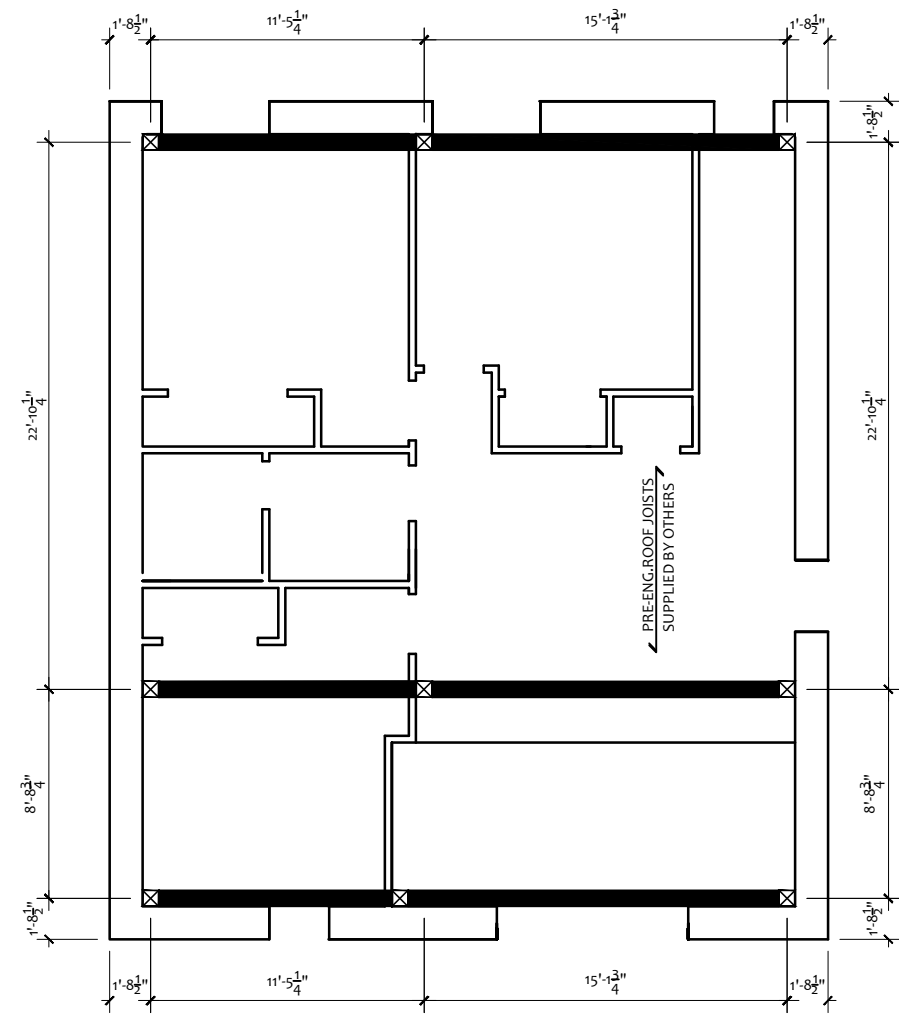
TRILLIUM MODEL- LIBBY'S ROAD

DRWG.NAME: CROSS SECTION/ WALL DETAIL

SCALE: 1/8" = 1'0" (11x17)



GROUND FLOOR TIMBER PLAN



SECOND FLOOR TIMBER PLAN

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TRILLIUM MODEL- LIBBY'S ROAD

DRWG.NAME: GROUND/ SECOND FLOOR TIMBER PLAN

SCALE: 1/8" = 1'0" (11x17)

INTERIOR DOOR SCHEDULE

NUMBER	LOCATION	SIZE	SWING
D1	PANTRY	30"x6'8"	RIGHT HINGE
D2	BROOM CLOSET	30"x6'8"	RIGHT HINGE
D3	POWDER ROOM	30"x6'8"	LEFT HINGE
D4	ENTRY- CLOSET	2-24"x6'8"	LEFT/ RIGHT HINGE
D5	OFFICE	30"x6'8"	RIGHT HINGE
D6	OFFICE- CLOSET	2-24"x6'8"	LEFT/ RIGHT HINGE
D7	LAUNDRY ROOM	34"x6'8"	POCKET DOOR
D8	UTILITY	34"x6'8"	POCKET DOOR
D9	MASTER BEDROOM	30"x6'8"	LEFT HINGE
D10	MASTER BEDROOM- WIC	30"x6'8"	RIGHT HINGE
D11	ENSUITE	30"x6'8"	LEFT HINGE
D12	ENSUITE-WATER CLOSET	24"x6'8"	RIGHT HINGE
D13	LOFT CLOSET	30"x6'8"	RIGHT HINGE
D14	BEDROOM 2- CLOSET	2-24"x6'8"	LEFT/ RIGHT HINGE
D15	BEDROOM 2	30"x6'8"	LEFT HINGE
D16	BEDROOM 3	30"x6'8"	LEFT HINGE
D17	BEDROOM 3- CLOSET	2-30"x6'8"	LEFT/ RIGHT HINGE
D18	BATHROOM	28"x6'8"	RIGHT HINGE
D19	BATHROOM (2)	24"x6'8"	RIGHT HINGE
D20	BEDROOM 4	30"x6'8"	RIGHT HINGE
D21	BEDROOM- CLOSET	2-24"x6'8"	LEFT/ RIGHT HINGE

EXTERIOR DOOR/ WINDOW SCHEDULE

NUMBER	LOCATION	SIZE	TYPE
W1	MASTER BEDROOM (1)	60"x18"	FIXED
W2	MASTER BEDROOM (2)	30"x72"+ 30"x12" Transom	CASEMENT
W3	OFFICE	84"x60"	CASEMENT
W4	LIVING ROOM	96"x72"+96"x36" Transom	CASEMENT
W5	DINING ROOM (3)	30"x72"+30"x36" Transom	CASEMENT
W6	DINING ROOM (2)	30"x72"+30"x36" Transom	CASEMENT
W7	DINING ROOM (1)	72"x88" Terrace Doors	LEFT/RIGHT HINGE
W8	KITCHEN	60"x48"	CASEMENT
W9	FRONT DOOR	36"x88"	LEFT HINGE
W10	ENSUITE	60"x18"	FIXED
W11	BEDROOM 4	30"x72"+30"x12" Transom	CASEMENT
W12	OPEN TO BELOW	96"x54"	FIXED
W13	LOFT	36"x18"	FIXED
W14	2ND FLR. STAIRWELL	30"x72"+30"x36" Transom	FIXED
W15	BEDROOM 2	54"x36"	CASEMENT
W16	BEDROOM 3	54"x36"	CASEMENT

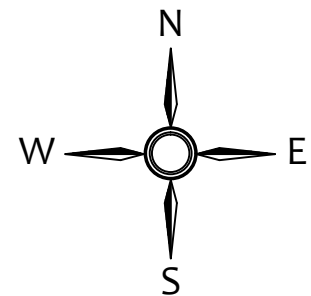
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TRILLIUM MODEL- LIBBY'S ROAD

DRWG.NAME: WINDOW/ DOOR SCHEDULE

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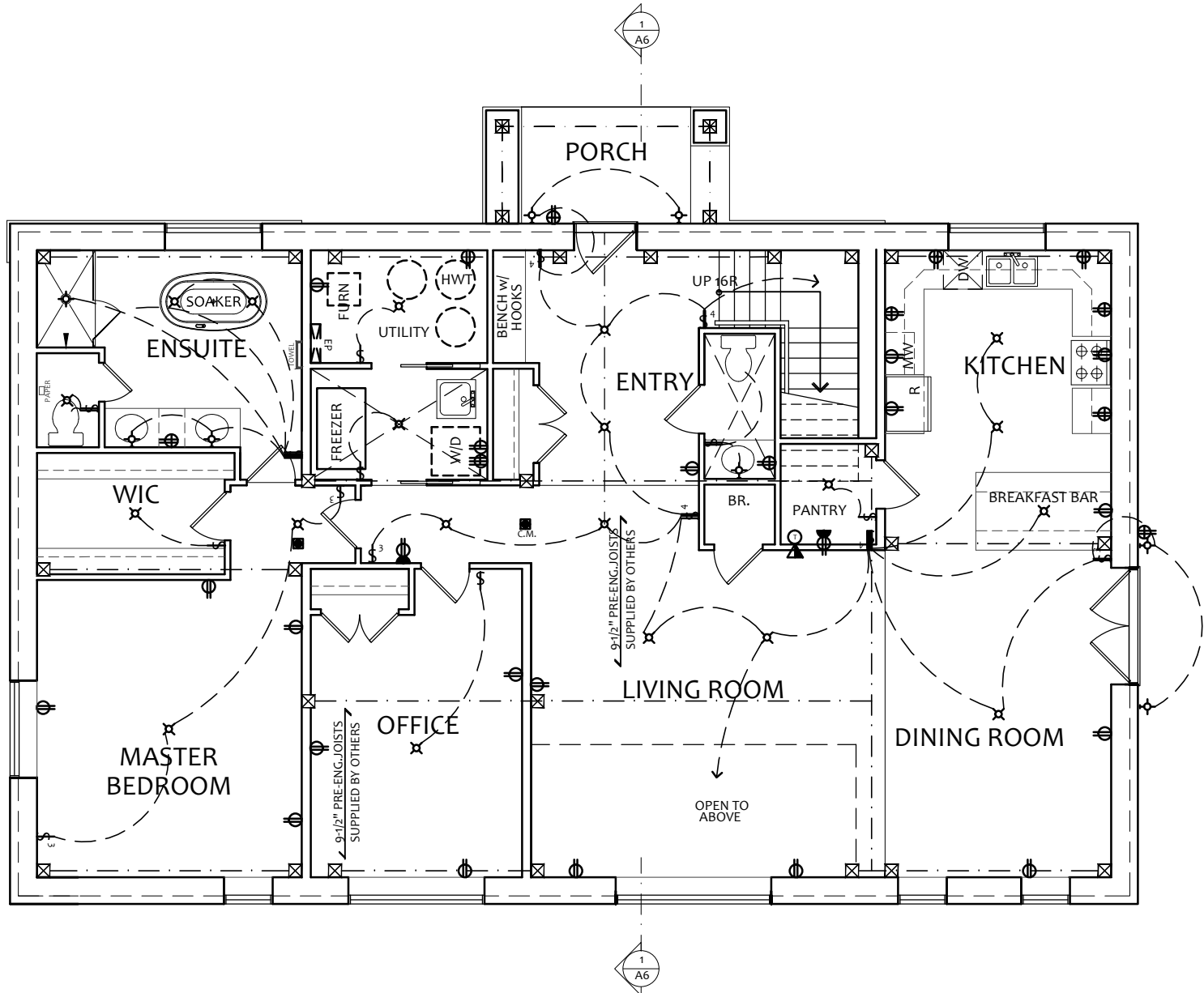
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 - FLOOR DRAIN
 - SOIL STACK
 - HOSE BIB
 - ATTIC ACCESS -1'7-3/4" x 2'4"

- ELECTRICAL LEGEND:**
- | | |
|--------------------------|--------------------|
| ELECTRICAL PANEL | SINGLE POLE SWITCH |
| SMOKE ALARM | 3-WAY SWITCH |
| CARBON MONOXIDE DETECTOR | 4-WAY SWITCH |
| CEILING LIGHT FIXTURE | DUPLEX RECEPTACLE |
| WALL LIGHT FIXTURE | 220V RECEPTACLE |
| CENTRAL VAC OUTLET | GFCI RECEPTACLE |
| MECHANICAL EXHAUST FAN | THERMOSTAT |
| | DOOR CHIME |

ALL ELECTRICAL INSTALLATION TO CONFORM TO MOST RECENT ELECTRICAL CODE

CABLE HOOKUP, TELEPHONE JACK LOCATIONS TO BE DETERMINED WITH CLIENT SITE VISIT



GROUND FLOOR PLAN

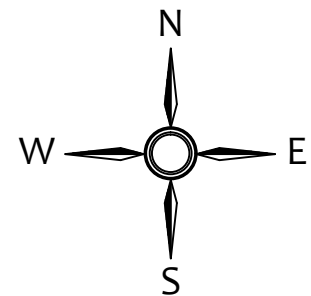
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TRILLIUM MODEL- LIBBY'S ROAD

DRWG.NAME: GROUND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'0" (11x17)

E1



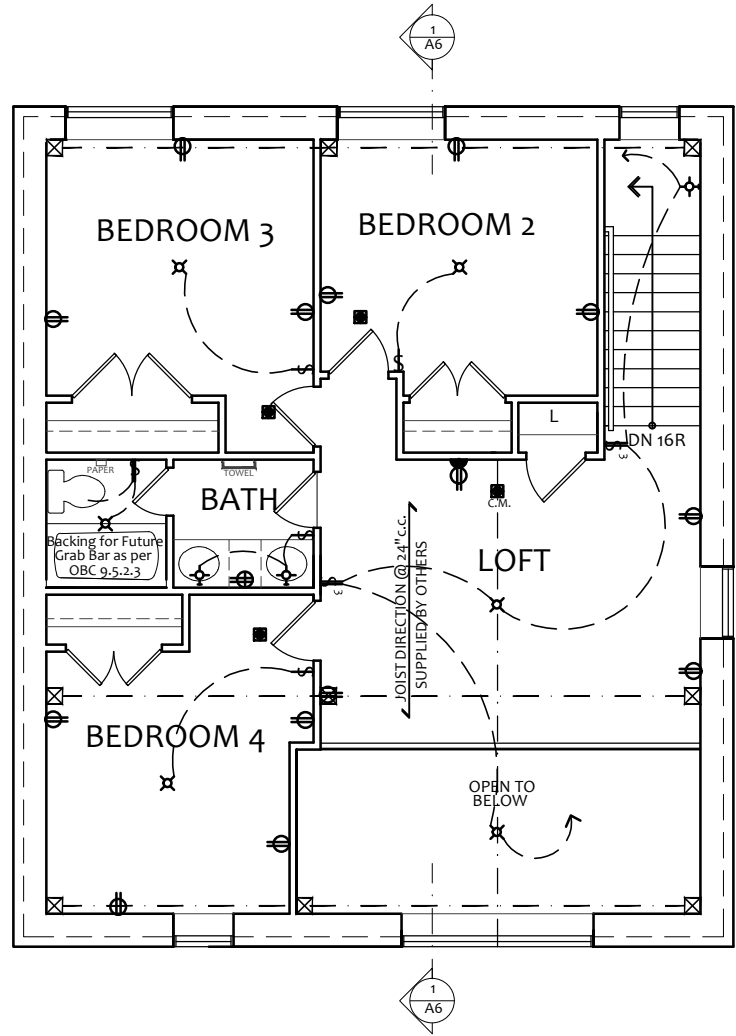
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SECOND FLOOR PLAN

ELECTRICAL LEGEND:

	ELECTRICAL PANEL		SINGLE POLE SWITCH
	SMOKE ALARM		3-WAY SWITCH
	CARBON MONOXIDE DETECTOR		4-WAY SWITCH
	CEILING LIGHT FIXTURE		DUPLEX RECEPTACLE
	WALL LIGHT FIXTURE		220V RECEPTACLE
	CENTRAL VAC OUTLET		GFCI RECEPTACLE
	MECANICAL EXHAUST FAN		THERMOSTAT
			DOOR CHIME

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