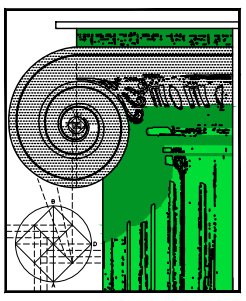
DELPARK HOMES

Your Future™

36-3 Elevation A
Two Storey
9' Ground Floor



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

COMPLIANCE PACKAGE

J

SPACE HEATING FUEL

- [x] GAS
- [ ] OIL
- [ ] ELECTRIC
- [ ] PROPANE
- [ ] EARTH
- [ ] SOLID FUEL

BUILDING COMPONENT	REQUIRED	PROPOSED
INSULATION - RSI (R)		
Ceiling w/ Attic Space	8.81 (R50)	8.81 (R50)
Ceiling w/o Attic Space	5.46 (R31)	5.46 (R31)
Ceiling @ interior side of ext. wall (eaves) & above attic hatch	3.52 (R20)	3.52 (R20)
Exposed Floor	5.46 (R31)	5.46 (R31)
Walls Above Grade	3.87 (R22)	3.87 (R22)
Basement Walls	2.11 (R12)	2.11 (R12)
(>600mm) Below Grade Slab	-	-
Heated Slab	1.76 (R10)	1.76 (R10)
Edge of Below Grade Slab (≤600mm) Below Grade	1.76 (R10)	1.76 (R10)

	REQUIRED	PROPOSED
WINDOWS & DOORS (MAX. U - Value)		
Windows / Glass Doors	1.80	1.80
Skylights	-	-
APPLIANCE EFFICIENCY		
Space Heating Eqpt. (AFUE %)	94	94
HRV Efficiency (%)	60	60
DHW Heater (EF)	0.67	0.67

GLAZING AREA CALCULATION

AS PER OBC SB-12 2.1.1.1.(7),(8),(9),(10).

UNIT TO BE CONSTRUCTED FOLLOWING SB-12 (2.1.1.2.A) COMPLIANCE PACKAGE 'J', UNLESS THE REQUIREMENTS OF PERFORMANCE COMPLIANCE ARE MET AS OUTLINED IN SB-12 (2.1.2)

	Elevation A	
	Glazing	Walls
	ft^2	ft^2
FRONT	67.82	581.75
LEFT SIDE	86.20	911.17
RIGHT SIDE	0.00	911.17
REAR	158.57	581.75
reserved		
TOTAL (ft^2)	312.59	2985.84
TOTAL (m^2)	29.04	277.39
RATIO OF GLAZING TO WALLS	**10.5%**	

FLOOR AREAS

	Elevation A	
	m^2	ft^2
GROUND FLOOR AREA	100.52	1082
Open Area (not included)	0.00	0
SECOND FLOOR AREA	124.03	1335
Open Area (not included)	0.46	5
FINISHED BASEMENT FLOOR AREA	0.00	0
TOTAL FLOOR AREA	**224.55**	**2417**
Optional Ground Floor Add	0.00	0
Optional Second Floor Add	0.00	0
Optional Finished Basement Add	0.00	0
Optional Fireplace Add	0.65	7
COVERAGE		
MAIN BUILDING	**137.96**	**1485**
Optional Fireplace Add	0.65	7
Rear Deck Add (for WOD, SWO, WOB) Add	3.25	35
Front Porch (Not included in coverage)	5.85	63

LEGEND

- SB — SOLID WOOD BEARING
- SB FA — SOLID WOOD BEARING FROM ABOVE
- PL — POINT LOAD
- SJ — SINGLE JOIST
- DJ — DOUBLE JOIST
- TJ — TRIPLE JOIST
- DBFM — DROPPED BEAM BY FLOOR MANUF.
- FBFM — FLUSH BEAM BY FLOOR MANUF.
- FBRM — FLUSH BEAM BY ROOF MANUF.
- GT — GIRDER TRUSS
- RT — ROOF TRUSSES
- CF — CONVENTIONAL ROOF FRAMING (46)
- LVL — LAMINATED VENEER LUMBER
- PT — PRESSURE TREATED LUMBER
- TOS — TOP OF STEEL
- UOS — UNDERSIDE OF STEEL
- AFF — ABOVE FINISHED FLOOR
- LUO — LATERALLY UNSUPPORTED OPENING
- FG — FIXED GLASS
- FA — FLAT ARCH
- FROM ABOVE
- (#) — REVISION LABEL

- CLASS 'B' VENT
- EXHAUST VENT
- DUPLEX OUTLET (300mm HIGH)
- 42" — DUPLEX OUTLET (HGT AS NOTED)
- WP — WEATHERPROOF DUPLEX OUTLET
- HEAVY DUTY OUTLET
- FD — FLOOR DRAIN
- HB — HOSE BIB
- LIGHT FIXTURE (CEILING)
- PC — LIGHT FIXTURE (PULL CHAIN)
- LIGHT FIXTURE (WALL MOUNTED)
- P — LIGHT FIXTURE (POT LIGHT)
- SWITCH
- 3 — SWITCH (3 WAY)
- SA — SMOKE ALARM (INTERCONNECTED) INTERCONNECTED W/ BATTERY BACK-UP, TO COMPLY WITH OBC ARTICLE 9.10.19.1(2)
- CO — CARBON MONOXIDE ALARM

- BUILT UP FLOOR
- DOUBLE VOLUME WALL
- DROPPED / RAISED TOP OF PLATE
- LOAD BEARING WALL
- EXPOSED FLOOR INSULATION
- FURRED OUT WALL

REVISIONS

No.	DESCRIPTION	YYYY-MM-DD	BY
2	Issued to client for pricing, HVAC and truss design	2016-03-31	TB
1	All frieze boards on walls facing non-public exposure were removed, refer to Letter of Understanding from Cassidy & Co. to MBTW Architect, dated Oct. 20, 2015	2015-10-20	TB

Client: DELPARK HOMES

Project: THE BROOK, CITY OF OSHAWA

Model / Unit: 36-3 Elevation A (Two Storey)

Sheet Title: REVISION NOTES & STATISTICS

Scale: 3/16" = 1'-0"

Drawn by: TB

Date: FEB. 2016

Checked by: JB

CEDAR 3

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have reviewed and take responsibility for this design.

Signature _____

BCIN _____ Date: _____

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
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Project No. 2015-17

Drawing Number A1

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED
2012 O.B.C. 0. REG. 332/12 (REVISED 3 JAN. 2015)

ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C) REGULATIONS.

ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL.

1 ROOF CONSTRUCTION
ASPHALT SHINGLES, 9.5mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. ENGINEERED APPROVED WOOD ROOF TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND MIN. 900mm (2'-11") UP ROOF SURFACE TO LINE NOT LESS THAN 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. 38mm x 89mm (2" x 4") TRUSS BRACING @ 2130mm (7'-0") O.C. @ BOTTOM CHORD. PREFIN. ALUM. EAVES TROUGH ON PREFIN. ALUM. CLAD FASCIA BOARD & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2" X 6" STUDS)
SIDING AS PER ELEVATION, 0.7 kg/s.m. (No. 15) BLDG PAPER, 12.7mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38mm x 140mm (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2" X 6" STUDS)
90mm (4") OR 75mm (3") FACE BRICK, 25mm (1") AIR SPACE, 22mm x 180mm x 0.76mm (7/8" x 7" x 22 ga.) GALV. METAL TIES @ 400mm (16") O.C. HORIZ. 600mm (24") O.C. VERTICAL, 0.7 kg/s.m. (No. 15) BUILDING PAPER, 12.7mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38mm x 140mm (2" x 6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (31.5") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND SHEATHING PAPER MIN. 150mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.

4 INTERIOR STUD PARTITIONS
12.7mm (1/2") INT. DRYWALL ON BOTH SIDES (FOR FIN. AREAS), 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.
LOAD BEARING WALL: 38mm x 89mm (2" x 4") OR 38mm x 140mm (2" x 6") @ 406mm (16") O.C.
NON-LOAD BEARING WALL: 38mm x 89mm (2" x 4") @ 610 mm (2'-0") O.C.

5 FOUNDATION WALL
200mm (8") POURED CONC. FOUNDATION WALL WITH 15 Mpa (2200 psi) CONC. AND BITUMINOUS DAMP PROOFING, OPTIONAL 19mm (3/4") MINERAL FIBRE INSULATION WITH DENSITY OF 57 kg/m3 MIN. OR EQUIVALENT DRAINAGE LAYER. 480mm x 155 mm (19"x6") OR 600mm x 200mm (24"x8") FOR PARTY WALLS CONTINUOUS KEYED CONC. FTG OR AS PER SOIL REPORT. BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL.

6 100 mm (4") DIA. WEEPING TILE, 150 mm (6") CRUSHED STONE OVER AND AROUND ALL WEEPING TILES.

7 80 mm (3") 20 Mpa. (2900 psi) CONC. SLAB ON 100 mm (4") CRUSHED STONE WITH DAMP PROOFING, 25 Mpa (3600 psi) CONC. WITHOUT DAMP PROOFING

8 FIN. FLOOR ON 15.9 mm (5/8") T&G SUBFLOOR ON ENGINEERED WD. FLOOR JOISTS. SEE MANUF DRAWINGS.
(SEE ARTICLE 9.30.6. FOR CERAMIC TILE)

9 WITH ATTIC-RSI 8.81(R50) W/OUT ATTIC-RSI 5.46(R31) ROOF INSULATION AND 6 mil AIR/VAPOUR BARRIER, 15.9 mm (5/8") INT. DRYWALL FINISH.

10 ALL STAIRS / EXTERIOR STAIRS

MAX. RISE.....	=	200 (7 7/8")
MIN. RISE.....	=	125 (4 7/8")
MAX. RUN.....	=	355 (1'-2")
MIN. RUN.....	=	210 (8 1/4")
MAX. TREAD.....	=	355 (1'-2")
MIN. TREAD.....	=	235 (9 1/4")
MAX. NOSING.....	=	25 (1")
MIN. HEADROOM.....	=	1950 (6'-5")
MIN. WIDTH.....	=	860 (2'-10")
FOR CURVED STAIRS.....		
MIN. RUN.....	=	150 (5 7/8")
MIN. AVERAGE RUN.....	=	200 (7 7/8")

11 GUARDRAIL / HANDRAIL
ALL GUARDS AND HANDRAILS ARE TO COMPLY WITH THE REQUIREMENTS OF THE O.B.C. SUBSECTION 9.8.7 AND 9.8.8.

GUARD @ INT. LANDING OR FLOORS.....	=	900 (2'-11")
HANDRAIL @ INT. STAIR/RAMP MIN.....	=	865 (2'-10")
HANDRAIL @ INT. STAIR/RAMP MAX.....	=	965 (3'-2")
GUARD/HANDRAIL @ EXT. LANDING.....	=	1070 (3'-6")
(GREATER THAN 1800 ABOVE FIN GRADE)		
GUARD/HANDRAIL @ EXT. LANDING.....	=	900 (2'-11")
HANDRAIL @ EXT. STAIR/RAMP MIN.....	=	865 (2'-10")
HANDRAIL @ EXT. STAIR/RAMP MAX.....	=	965 (3'-2")

WOOD PICKETS MAX. 100 mm (4") BETWEEN

12 38 mm x 89 mm (2" x 4") SILL PLATE WITH 12.7 mm (1/2") DIA. ANCHOR BOLTS 300 mm (12") LONG MIN. 100 mm (4") IN CONC. @ 2400 mm (7'-10") O.C. CONTINUOUS CAULKING OR 1" MINERAL WOOL BETWEEN SILL PLATE, AIR BARRIER AND CONCRETE WALL.

13 RSI 2.11 (R12) BLANKET INSULATION W/ 6 mil. AIR/VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING) OR
RSI 2.11 (R12) INSULATION WITH 38mm x 89mm (2"x4") @ 610 mm (2'-0") O.C. WOOD STRAPPING W/ 6 mil. AIR/VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING)
TO 200mm (7 7/8") ABOVE FINISHED FLOOR OF BSMT. PROVIDE 0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL AND INSUL.

14 BEARING STUD PARTITION
38mm x 89mm (2" x 4") OR 38mm X 140mm (2" x 6") STUDS @ 406mm (16") O.C., (AS PER WORKING DRAWINGS) WITH 2 TOP PLATES AND SINGLE SILL PLATE TO MATCH STUD WIDTH ON DAMPPROOFING MATERIAL, 12.7mm (1/2") DIA. ANCHOR BOLTS @ 2400mm (7'-10") 0.C. ON 100mm (4") HIGH CONC. CURB ON 350mm x 150mm (14" x 6") CONC. FOOTING.

15 (ASTM) A53 GRADE 'B' 90 mm (3 1/2") PIPE COLUMN, 870 mm x 870 mm x 410 mm (34" x 34" x 16") CONC. FTG. 15 Mpa. (2200 psi) CONC. STRG. WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM PLATE. FOOTING SIZE MAY VARY - SEE PLANS.

16 BEAM POCKET.

17 19 mm x 89 mm (1" x 4") BOTH SIDES OF STEEL BEAM.

18 100 mm (4") CONC. SLAB SLOPE TO FRONT. CONC. STRG. 32 Mpa. (4650 psi) WITH 5-8% AIR ENTRAINMENT. FILL BENEATH SLAB TO BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

19 12.7 mm (1/2") GYPSUM BD. ON WALLS AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) BATT INSULATION IN WALLS, RSI 5.46 (R31) IN CEILING. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOUR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

20 DOOR GAS PROOFED WITH SELF CLOSER AND WEATHER STRIPPING.

21 PRECAST CONCRETE STEP.

22 CAPPED DRYER VENT.
MAX. UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)

23 ATTIC ACCESS HATCH 0.32m² WITH NO DIMENSION LESS THAN 545mm OR 500mm x 700mm (20" x 28") WITH WEATHER STRIPPING AND INSULATED.

24 TOP OF FIREPLACE CHIMNEYS SHALL BE 900mm (2'-11") ABOVE HIGHEST AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 600mm (23 5/8") ABOVE ROOF SURFACE OR STRUCTURE (INCLUDING ADJACENT BUILDINGS) WITHIN A HORIZONTAL DISTANCE OF 3000mm (9'-10") FROM THE CHIMNEY. MAX. HEIGHT OF UNSUPPORTED CHIMNEY IS 3600mm (11'-10") ABOVE LAST POINT OF LATERAL SUPPORT.

25 LINEN CLOSET 4 SHELVES MIN. 350 mm (1'-2") DEEP.

26 ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27 JOISTS, BEAMS & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL OR FIREWALL. MIN. 100 mm (4") SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END-TO-END CONDITION.

28 ADD GRAB BAR REINFORCEMENT IN STUD WALL FOR MAIN BATHROOM AS PER ARTICLE 9.5.2.3.

29 140 mm x 140 mm (6" x 6") WOOD COL. OR BUILT-UP WD. COL. ON METAL BASE SHOE AND 12.7 mm (1/2") DIA. BOLT, 610 mm x 610 mm x 300 mm (24" x 24" x 12") CONC. FTG.

30 STEP FOOTINGS:
HORIZONTAL STEP = 600 mm (23 5/8") MIN.
VERTICAL STEP = 600 mm (23 5/8") MAX. FOR FIRM SOILS & 400 mm FOR SAND & GRAVEL.

31 MIN. 75 mm (3") CONCRETE SLAB-ON-GRADE ON 125 mm (5") CRUSHED STONE, REINFORCED WITH 6 x 6-W2.9 x W2.9 MESH AND SUCH REINFORCEMENT SHALL BE LOCATED NEAR MID-DEPTH OF SLAB. CONC. STRG. 32 Mpa (4650 psi) AND WITH 5 - 8% AIR ENTRAINMENT. 75 mm (3") MIN. SLAB BEARING @ PERIMETER.

32 PROVIDE 200 mm (8") DEEP SOLID MASONRY UNDER ALL BEAMS.

33 MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK OR SHEATHING & CAULKED MIN. 1 HOUR FIRE RATING. PROVIDE SMOKE TIGHT JOINT

34 ALL JOISTS TO BE BRIDGED WITH 38mm x 38mm (2"x2") CROSS BRIDGING OR SOLID BLOCKING @ 2100 mm (7'-0") O.C. MAX. WHERE SPECIFIED. STRAPPING SHALL BE 19mm x 64mm (1"x3") SPACED @ 2100mm (7'-0") O.C. WHERE SPECIFIED. PROVIDE SOLID BLOCKING @ 1200mm (3'-11") MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS.

35 WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 mm (6") ABOVE GROUND OR SLAB, PROVIDE 6 mil POLYETHYLENE FILM OR No. 50 (45 lb) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

36 BLOCK VENEER WALL
100 mm (4") CONCRETE BLOCK TO SUPPORT BRICK ABOVE. AIR SPACE, METAL TIES, BLDG. PAPER ETC... AS PER NOTE 3 EXCEPT NO WEEP HOLES.

37 PROVIDE HEAT TRAPS AND PIPE INSULATION FOR HOT WATER TANK AS PER O.B.C. 12.3.1.1.4

38 STEEL PIPE COLUMN - NON ADJUSTABLE
(ASTM) A53 GRADE 'B' STEEL GRADE 90 mm (3 1/2") DIA. WITH 4.76 mm (3/16") WALL THICKNESS NON-ADJUSTABLE PIPE COLUMN WITH 150 mm x 150 mm X 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM. BASE PLATE 120 mm x 250 mm x 9.5 mm (5" x 10" x 3/8") STEEL PLATE w/2-12 mm DIA. x 300 mm LONG AND 50 mm HOOK (2 1/2" x 12" x 2") WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.

39 LATERAL SUPPORT OF MASONRY WALL
BOTTOM OF ROOF JOIST AND BOTTOM OF FLOOR JOIST TO BE STRAPPED TO PARTY WALL AT MAX. INTERVALS OF 2000 mm (6'-7") WITH 40 mm x 4.76 mm (1 9/16" x 3/16") THICK CORROSION RESISTANT STRAPS. FOR FLOOR JOIST PARALLEL TO PARTY WALL EXTEND STRAPS ACROSS BOTTOM OF AT LEAST 3 JOISTS.

40 GARAGE WALLS
SAME AS NOTE No. 2 & 3 WITH THE FOLLOWING EXCEPTIONS: STUDS TO BE 38mm x 89mm (2" x 4") @ 406mm (16") O.C. AND DELETE INSULATION, 6 mil AIR/VAPOUR BARRIER & DRYWALL

41 125mm (5") POURED CONC. 32 Mpa. (4650 psi) PORCH SLAB WITH 5 - 8% AIR ENTRAINMENT AND 10M REBARS @ 200mm (7 7/8") EACHWAY WITH MIN. 30mm CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION, 75mm (3") MIN. SLAB BEARING, 10M DOWELS 600mm x 600mm (24" x 24") @ 600mm (2'-0") O.C. AROUND PERIMETER. REINFORCING STEEL GRADE 400-CAN/CSA-G30.18-M.
2.5m (8'-2 13/32") MAX CLEARSPAN IN THE SHORTEST DIMENSION

42 RSI 5.46 (R31) BATT INSULATION, 6 mil AIR/VAPOUR BARRIER & DRAFTSTOP WITH PREFINISHED ALUMINUM SOFFIT TO EXPOSED FLOOR ABOVE.

43 2 STOREY WALLS - DOUBLE VOLUME
2 - 38mm x 140mm (2 - 2" x 6") SPR. # 2 CONTINUOUS STUDS @ 305mm (12") O.C. FROM SILL PLATE TO TOP PLATE & WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY.

43A RESERVED

44 EXTERIOR WALL
LESS THAN 1.2 M TO PROPERTY LINE (45 MIN. F.R.R.)
BRICK VENEER WALL OR FRAME WALL CONSTRUCTION
CONSTRUCTION OF WALLS AS PER NOTES 2 3 40 EXCEPT AS PER THE FOLLOWING NOTES. INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1mm OF THICKNESS AND 12.7mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

45 EXTERIOR COMBUSTIBLE CLAD WALLS
LESS THAN 0.6 M TO PROPERTY LINE (45 MIN. F.R.R.)
FRAME WALL CONSTRUCTION
CONSTRUCTION OF WALLS AS PER NOTES 2 40 EXCEPT AS PER THE FOLLOWING NOTES. PROVIDE 12.7 mm (1/2") GYPSUM EXT. SHEATHING, INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

46 CONVENTIONAL ROOF FRAMING
38mm x 140mm (2"x6") SPR. RAFTERS @ 400 mm (16") O.C.,
38mm x 184mm (2"x8") RIDGE BD., HIP & VALLEY RAFTERS
38mm x 89mm (2"x4") COLLAR TIES @ MIDSPAN. CEILING JOISTS TO BE 38mm x 89mm (2"x4") @ 406mm (16") O.C. FOR A MAX. 2430mm (8'-0") SPAN & 38mm x 140mm (2"x6") @ 406mm (16") O.C. FOR A MAX. 4450 mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38mm x 89mm (2"x4") @ 610mm (24") O.C. W/ A 38mm x 89mm (2"x4") COLLAR TIES AS REQUIRED FOR STABILITY.

47 SUMP PUMP MOTOR & PIT AS PER ARTICLE 9.14.5.2.

FOOTINGS
ALL FOOTINGS TO REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. CAPABLE OF SUSTAINING 150 kPa

BEDROOM WINDOWS
AT LEAST ONE WINDOW PER FLOOR. TO HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 m2 (3.8 sq. ft.) WITH NO DIMENSION LESS THAN 380 mm (15"). EXCEPT FOR BASEMENT AREAS, THE ABOVE NOTED WINDOW SHALL HAVE A MAX. SILL HEIGHT OF 1000 mm (3'-3") ABOVE FINISHED FLOOR.

EGRESS WINDOW (THIRD FLOOR)
AT LEAST ONE WINDOW TO HAVE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 1000 mm (3'-3") IN HEIGHT & 550 mm (21-5/8") IN WIDTH. SILL HEIGHT OF 1000 mm (3'-3") ABOVE FINISHED FLOOR & 7000 mm (23'-0") ABOVE ADJACENT GROUND LEVEL.

SOIL GAS CONTROL
BUILDING CONSTRUCTION IS TO CONFORM WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) FOR SOIL GAS CONTROL AS PER SUBSECTION 9.13.4.

ALL STRUCTURAL STEEL TO BE G40.21 GRADE 350W,
ALL HSS SECTIONS TO HAVE MIN. YIELD OF 350 mpa. ALL STRUCTURAL STEEL BEAMS TO BE G40.21 GRADE 350W

STRUCTURAL COLUMN SCHEDULE

C1..... ADJUSTABLE PIPE COLUMN
(CSA) G40.21 350W CLASS 'C' STEEL 90 mm (3 1/2") x 5 mm (3/16") THICK PIPE COLUMN, WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM PLATES

C2..... NON-ADJUSTABLE PIPE COLUMN
(CSA) G40.21 350W CLASS 'C' STEEL 90 mm (3 1/2") x 5 mm (3/16") THICK PIPE COLUMN WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP PLATE AND 100 mm x 100 mm x 9.5 mm (4" x 4" x 3/8") BOTTOM PLATE. 120 mm x 250 mm x 9.5 mm (5" x 10" x 3/8") STEEL BASE PLATE w/ 2 - 12 mm DIA. x 300 mm LONG x 50 HOOK (2 1/2" x 12" x 2") ANCHORS WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.

C3..... RESERVED

C4A... 4" x 4" SP#2 PRESSURE TREATED WD POST

C4B... 6" x 6" SP#2 PRESSURE TREATED WD POST

C5..... COLUMN WRAP AS PER ELEVATION W/ 6"X6" SP#2 CONT. SB INSIDE, ANCHORED TO PORCH SLAB W/ GALV. METAL SHOE AND WD. BEAM ABOVE W/ SIMPSON CONNECTORS

C6..... LOAD BEARING FIBREGLASS COLUMNS AS PER ELEVATION (SEE MANUF. SPECS. FOR CONNECTIONS TOP & BOTTOM)

PAD FOOTING SCHEDULE

ALL FOOTINGS TO REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. CAPABLE OF SUSTAINING 150 kPa

FOOTINGS TO BE 15 Mpa. (2200 psi) UNLESS NOTED OTHERWISE

F1.... 610 mm x 610 mm x 300 mm (24" x 24" x 12")

F2.... 915 mm x 915 mm x 410 mm (36" x 36" x 16")

F3.... 1020 mm x 1020 mm x 460 mm (40" x 40" x 18")

F4.... 1100 mm x 1100 mm x 500 mm (44" x 44" x 20")

F5.... RESERVED

LINTEL / BEAM SCHEDULE

L1 ..... 2 - 38 x 184 ..... (2 - 2 x 8) SPR. #2
L2 ..... 3 - 38 x 184 ..... (3 - 2 x 8) SPR. #2
L3 ..... 2 - 38 x 235 ..... (2 - 2 x 10) SPR. #2
L4 ..... 3 - 38 x 235 ..... (3 - 2 x 10) SPR. #2
L5 ..... 2 - 38 x 286 ..... (2 - 2 x 12) SPR. #2
L6 ..... 3 - 38 x 286 ..... (3 - 2 x 12) SPR. #2

L7 ..... 89 x 89 x 6.4 ..... (3 1/2 x 3 1/2 x 1/4 L)
L8 ..... 89 x 89 x 7.9 ..... (3 1/2 x 3 1/2 x 5/16 L)
L9 ..... 102 x 89 x 7.9 ..... (4 x 3 1/2 x 5/16 L)
L10 ... 127 x 89 x 7.9 ..... (5 x 3 1/2 x 5/16 L)
L11 ... 127 x 89 x 11.0 .... (5 x 3 1/2 x 3/8 L)
L12 ... 152 x 102 x 11.0 .. (6 x 4 x 3/8 L)
L13 ... 178 x 102 x 11.0 .. (7 x 4 x 3/8 L)

LVL SCHEDULE

LVL1 ..... 1 - 45 x 184 2.0E .....(1 - 1 3/4" x 7 1/4")
LVL2 ..... 2 - 45 x 184 2.0E .....(2 - 1 3/4" x 7 1/4")
LVL3 ..... 3 - 45 x 184 2.0E .....(3 - 1 3/4" x 7 1/4")
LVL4 ..... 1 - 45 x 235 2.0E .....(1 - 1 3/4" x 9 1/2")
LVL5 ..... 2 - 45 x 235 2.0E .....(2 - 1 3/4" x 9 1/2")
LVL6 ..... 3 - 45 x 235 2.0E .....(3 - 1 3/4" x 9 1/2")
LVL7 ..... 1 - 45 x 300 2.0E .....(1 - 1 3/4" x 11 3/4")
LVL8 ..... 2 - 45 x 300 2.0E .....(2 - 1 3/4" x 11 3/4")
LVL9 ..... 3 - 45 x 300 2.0E .....(3 - 1 3/4" x 11 3/4")

JOIST SCHEDULE

FJ1..... 9 1/2" ENG. FLOOR JOISTS
FJ2..... 11 7/8" ENG. FLOOR JOISTS
FJ3..... RESERVED
FJ8..... 2"X8" SP#2 FLOOR JOISTS
FJ10.... 2"X10" SP#2 FLOOR JOISTS
FJ12.... 2"X12" SP#2 FLOOR JOISTS

DOOR SCHEDULE

MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE WITHOUT KEY. MAIN ENTRANCE TO HAVE A DOOR VIEWER OR TRANSPARENT DOOR GLAZING, OR A SIDELIGHT AS PER O.B.C. 9.7.2.(2)

#A -A SUFFIX DENOTES 2430 (8'-0") HIGH DOOR

1 -EXTERIOR DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)

2 -DOOR 910 x 2030 x 35 (3'0" x 6'8" x 1 3/8")

3 -DOOR 815 x 2030 x 35 (2'8" x 6'8" x 1 3/8")

4 -DOOR 760 x 2030 x 35 (2'6" x 6'8" x 1 3/8")

5 -DOOR 710 x 2030 x 35 (2'4" x 6'8" x 1 3/8")

6 -DOOR 610 x 2030 x 35 (2'0" x 6'8" x 1 3/8")

7 -DOOR 460 x 2030 x 35 (1'6" x 6'8" x 1 3/8")

8 -EXTERIOR FRENCH OR GARDEN DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")

9 -EXTERIOR HOLLOW METAL DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")

10 -DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") SOLID CORE WOOD DOOR W/20 MIN. FIRE PROTECTION RATING OR EQUAL AND 38 (1 1/2") THICK WOOD FRAME. PROVIDE SELF CLOSING DEVICE.

11 -EXTERIOR DOOR 860 x 2030 x 45 (2'10" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)

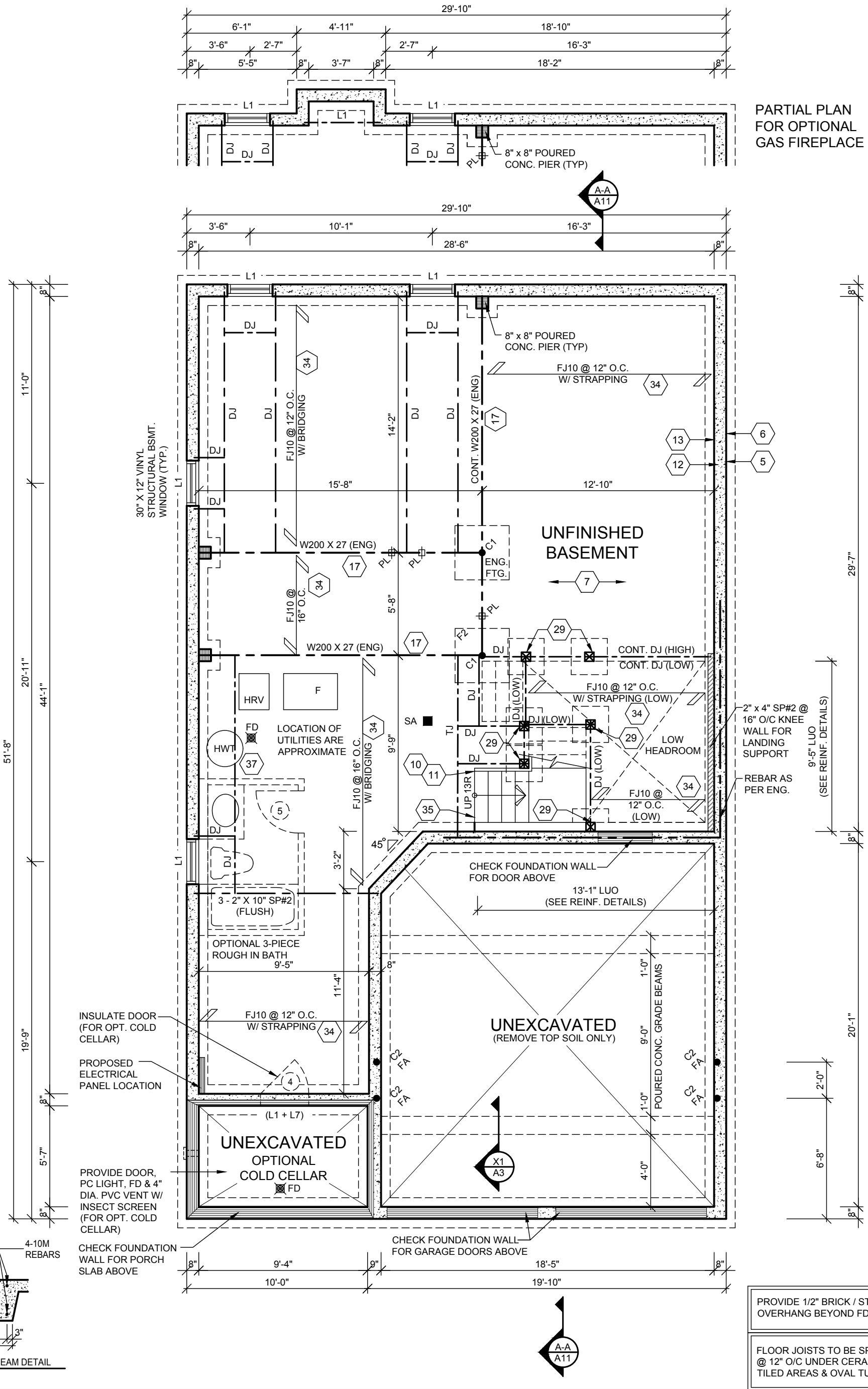
12 -EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)

13 -EXTERIOR DOOR 1070 x 2030 x 45 (3'6" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)

Client: DELPARK HOMES	Sheet Title: CONSTRUCTION NOTES & SCHEDULES	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation A (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		

Project No. 2015-17

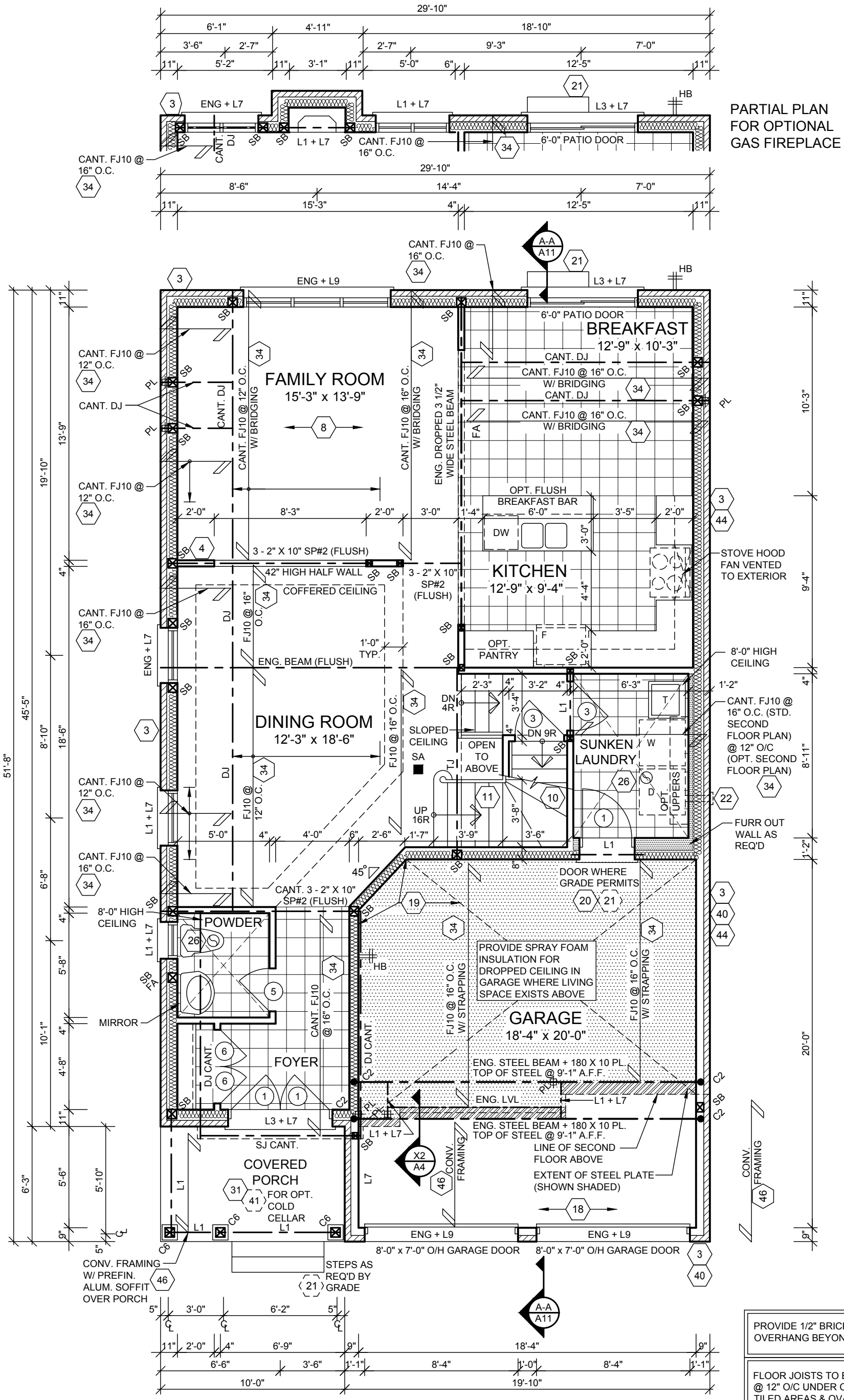
Drawing Number A2



PROVIDE 1/2" BRICK / STONE OVERHANG BEYOND FDN WALL

FLOOR JOISTS TO BE SPACED @ 12" O/C UNDER CERAMIC TILED AREAS & OVAL TUBS

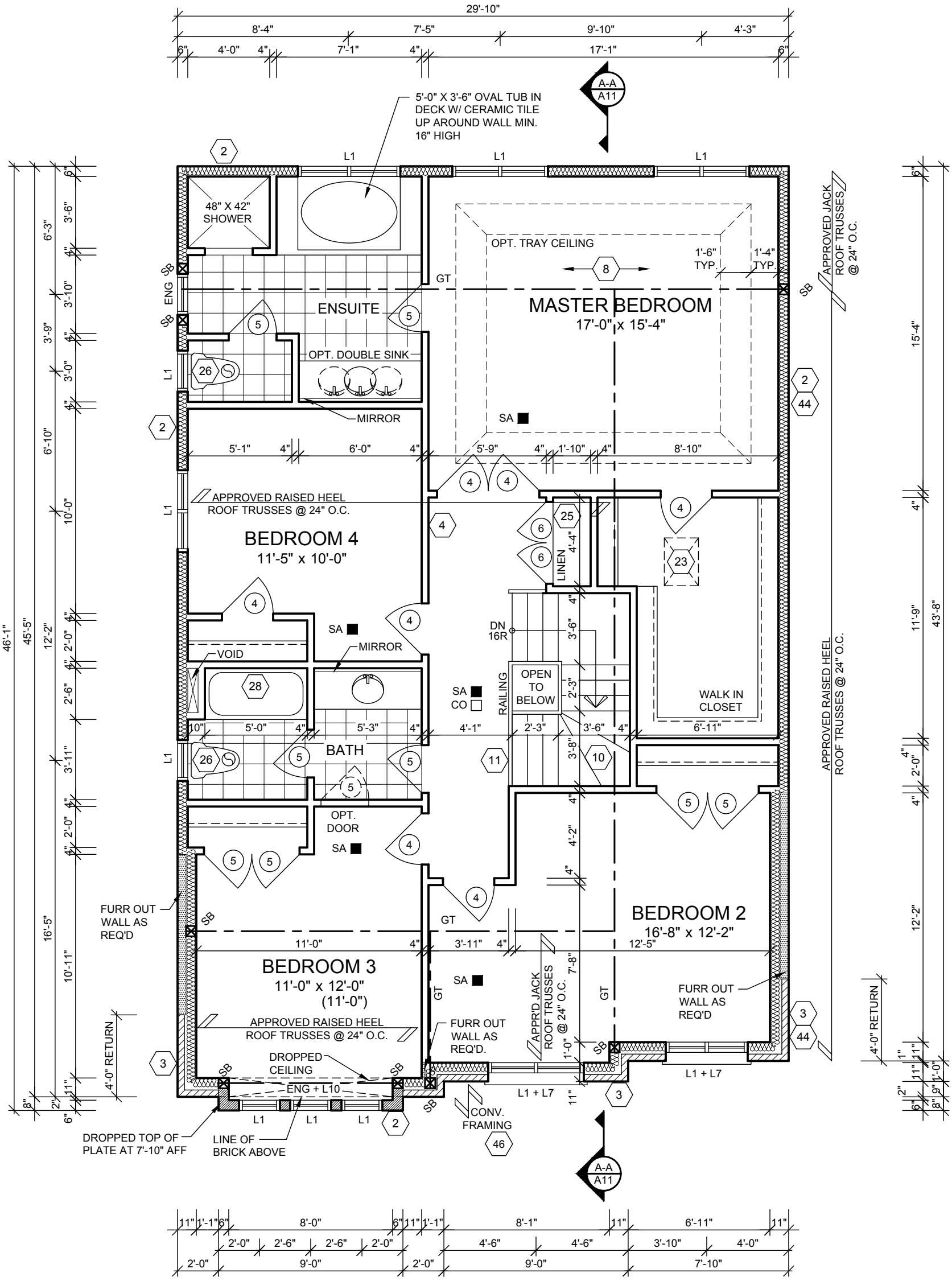
Client: DELPARK HOMES	Sheet Title: BASEMENT PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation A (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		Project No. 2015-17 / Drawing Number A3



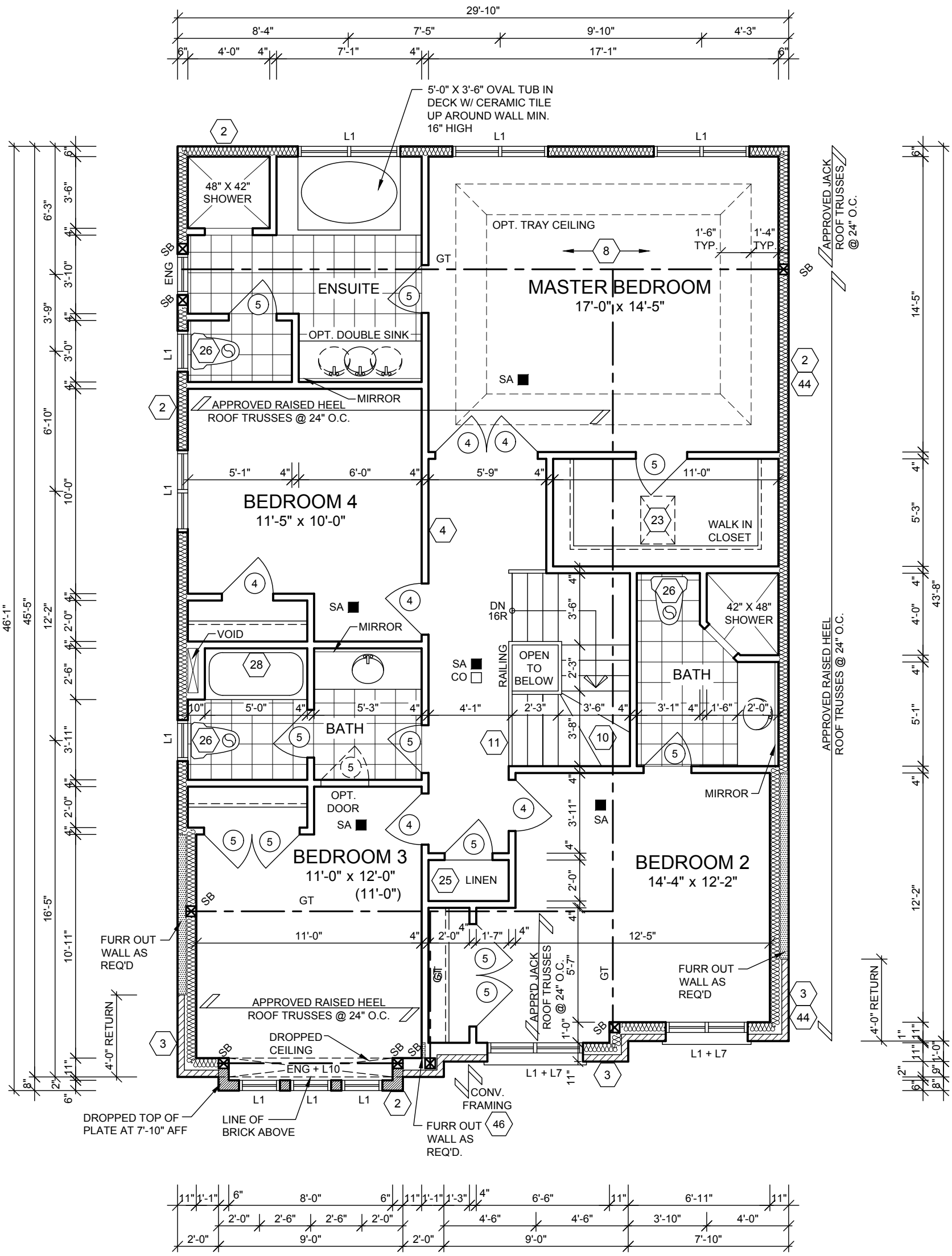
PROVIDE 1/2" BRICK / STONE OVERHANG BEYOND FDN WALL

FLOOR JOISTS TO BE SPACED @ 12" O/C UNDER CERAMIC TILED AREAS & OVAL TUBS

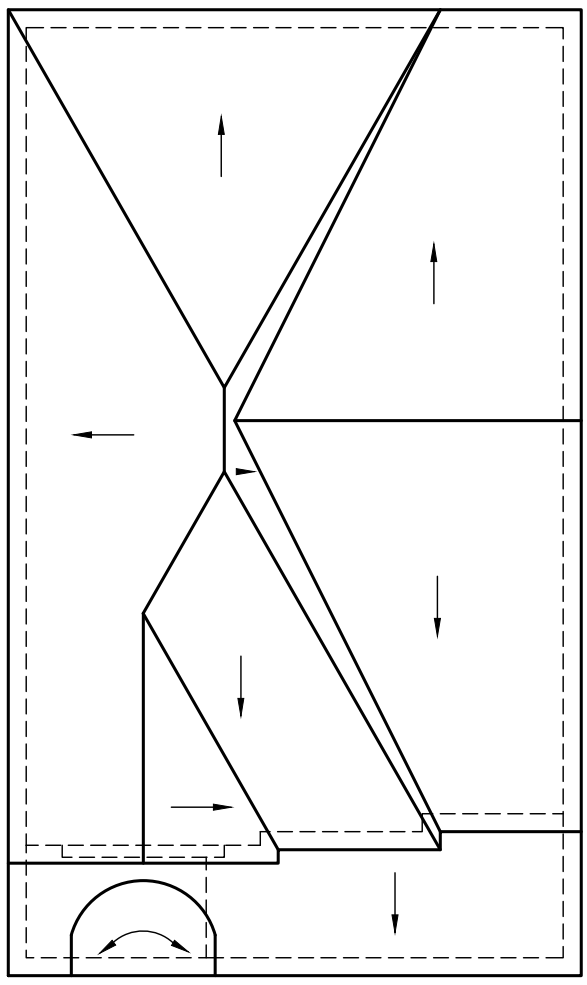
Client: DELPARK HOMES	Sheet Title: GROUND FLOOR PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation A (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		Project No. 2015-17 / Drawing Number A4



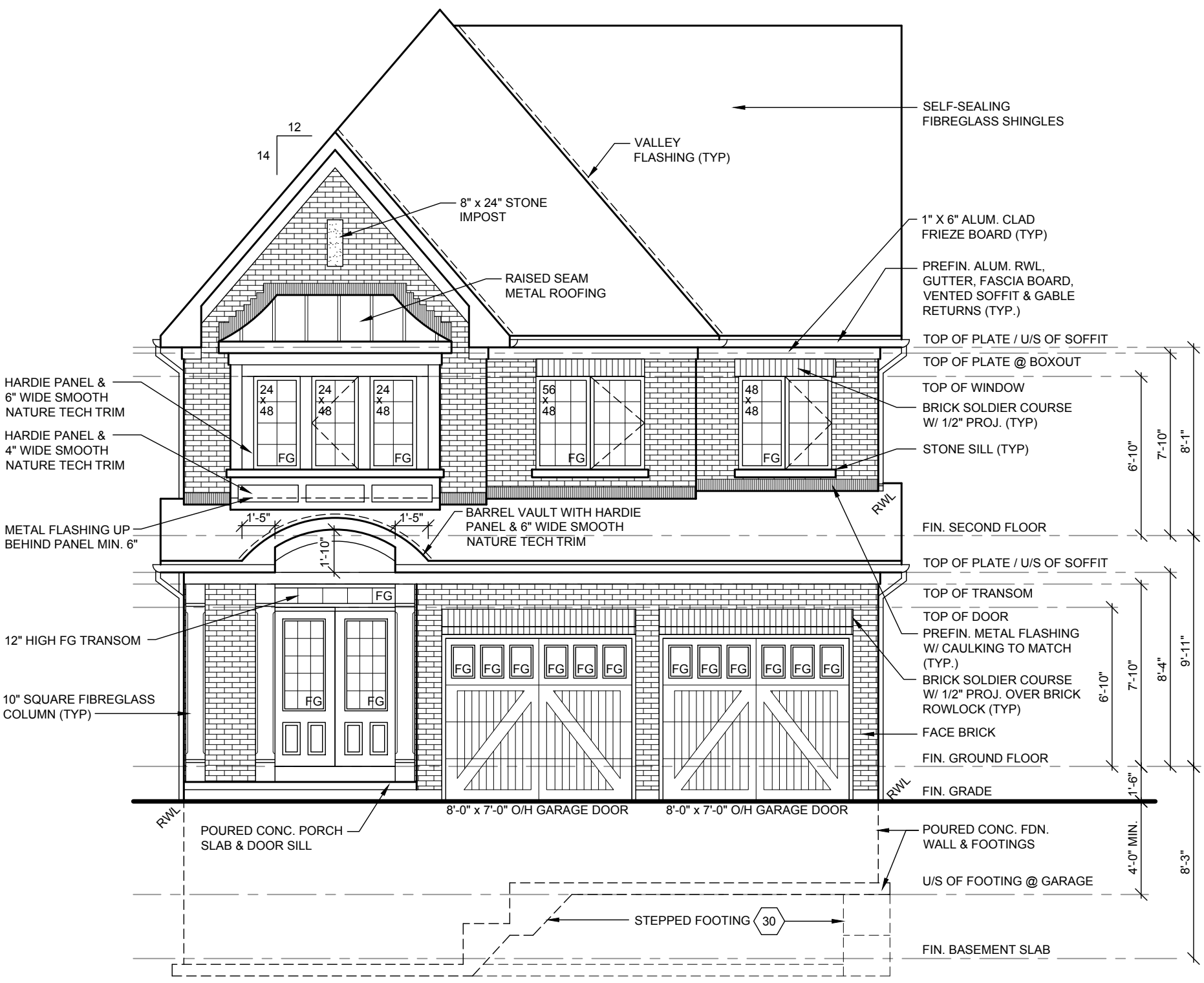
Client DELPARK HOMES	Sheet Title SECOND FLOOR PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461 I _____ have reviewed and take responsibility for this design. Signature _____ BCIN _____ Date: _____	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project THE BROOK CITY OF OSHAWA	Scale 3/16" = 1'-0" / Drawn by TB		Project No. 2015-17
Model / Unit 36-3 Elevation A (Two Storey)	Date FEB. 2016 / Checked by JB CEDAR 3		Drawing Number A5



Client: DELPARK HOMES	Sheet Title: OPTIONAL SECOND FLOOR PLAN W/ BEDROOM 2 ENSUITE	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation A (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		Project No. 2015-17 / Drawing Number A6



ROOF PLAN
NTS

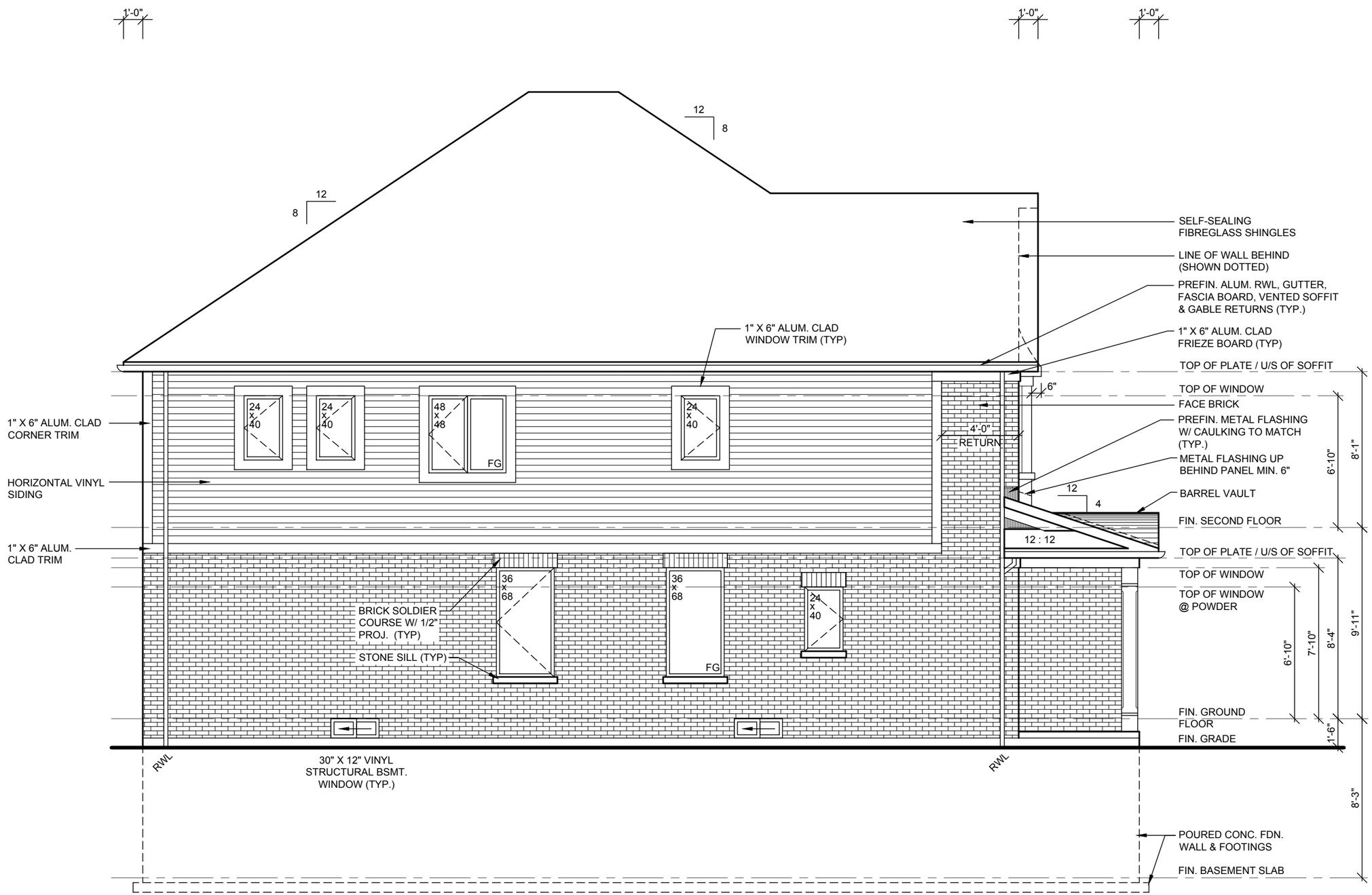


FRONT ELEVATION

Client: DELPARK HOMES	Sheet Title: FRONT ELEVATION & ROOF PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation A (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		

Project No. 2015-17

Drawing Number A7



SPATIALS:

WALL AREA =	950.23 S.F.
LIMITING DISTANCE =	4'-0" @ 7%
MAX. ALLOWABLE OPENINGS =	66.51 S.F.
PROPOSED OPENINGS =	54.40 S.F. (GLASS AREA ONLY)

Project No. 2015-17

Drawing Number A8

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have reviewed and take responsibility for this design.

Signature _____ Date: _____
BCIN _____

Sheet Title: LEFT SIDE ELEVATION

Drawn by: TB

Checked by: JB

Scale: 3/16" = 1'-0"

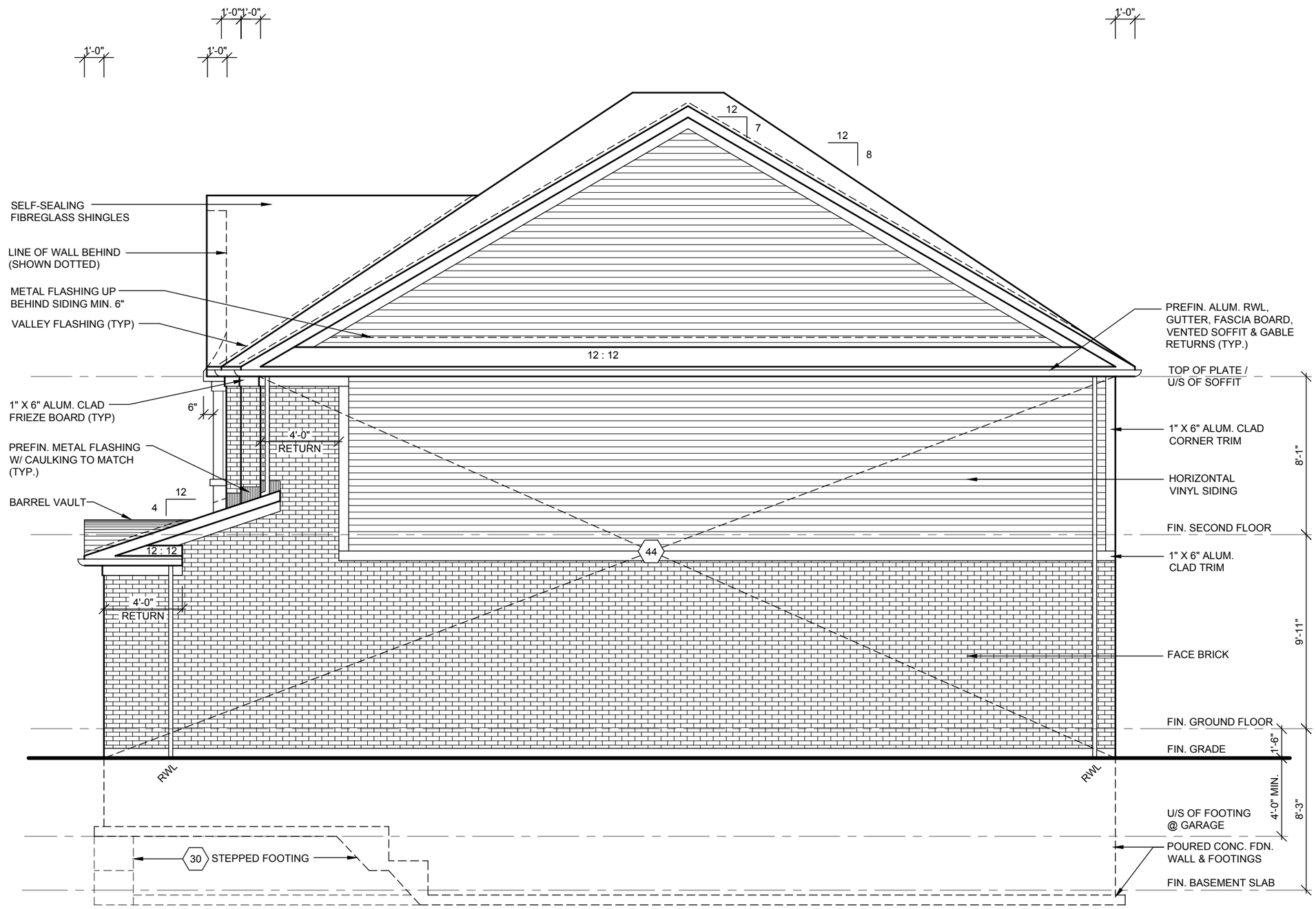
Date: FEB. 2016

CEDAR 3

Client: DELPARK HOMES

Project: THE BROOK
CITY OF OSHAWA

Model / Unit: 36-3 Elevation A (Two Storey)



Project No. 2015-17

Drawing Number A9

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have reviewed and take responsibility for this design.

Signature _____ Date: _____
BCIN _____

Sheet Title: RIGHT SIDE ELEVATION

Drawn by: TB

Checked by: JB

Scale: 3/16" = 1'-0"

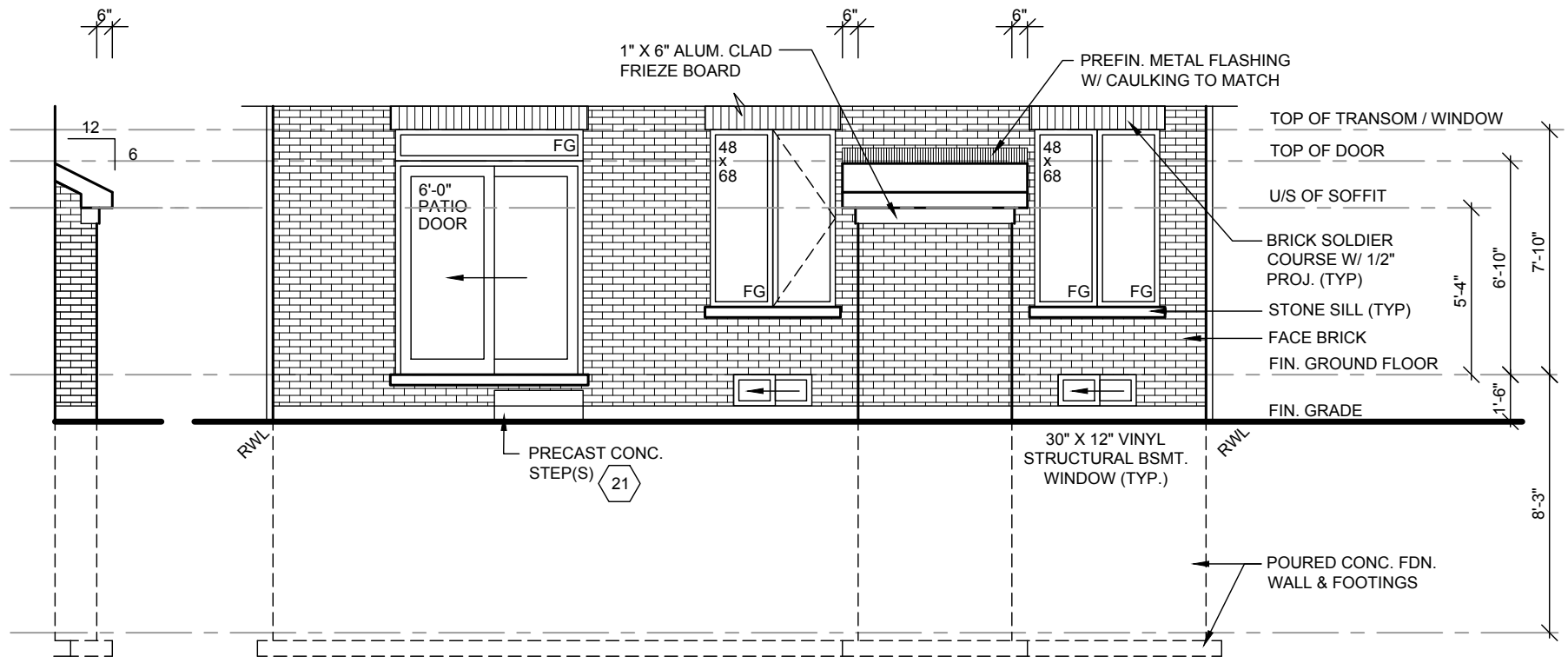
Date: FEB. 2016

CEDAR 3

Client: DELPARK HOMES

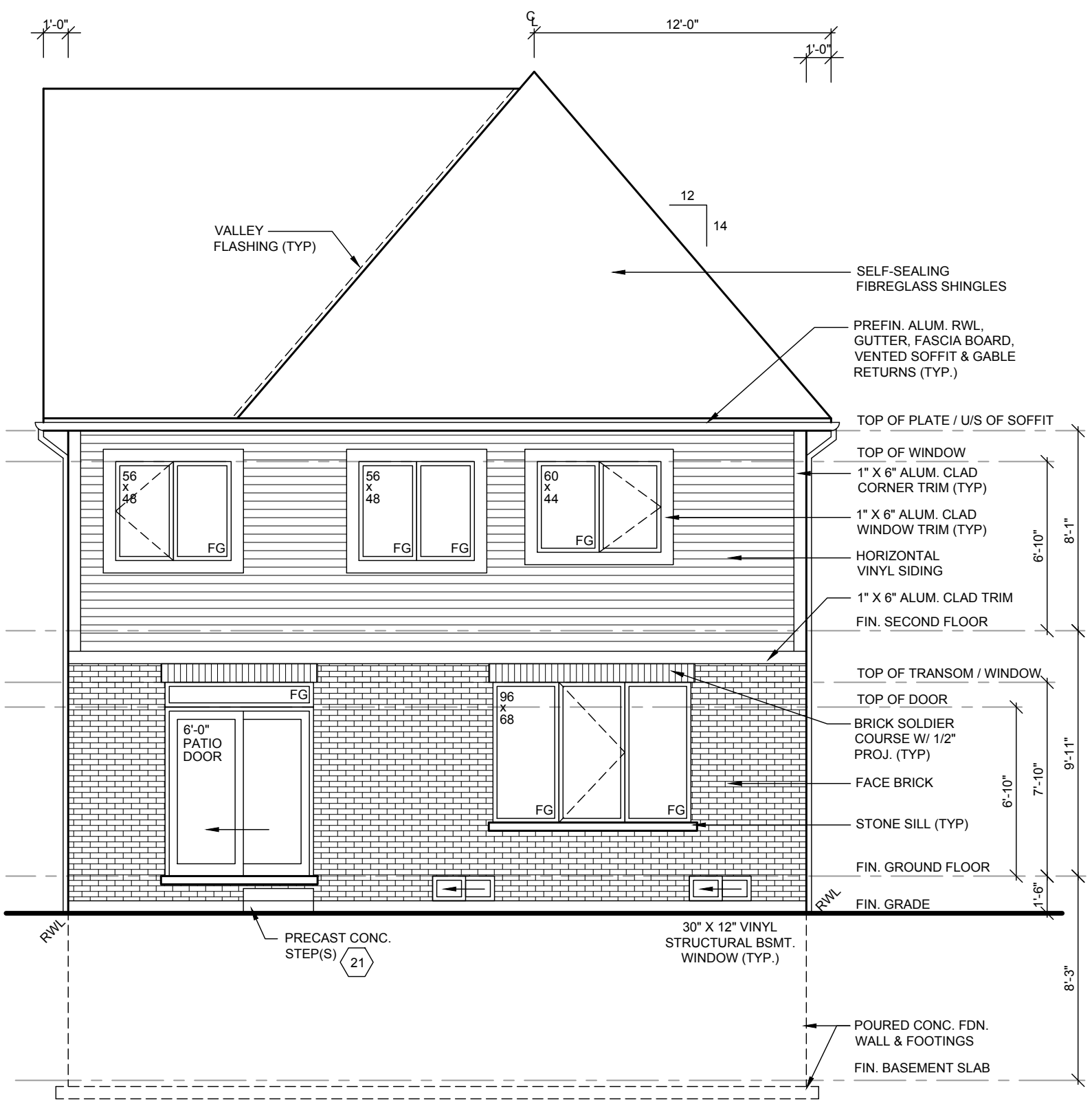
Project: THE BROOK
CITY OF OSHAWA

Model / Unit: 36-3 Elevation A (Two Storey)



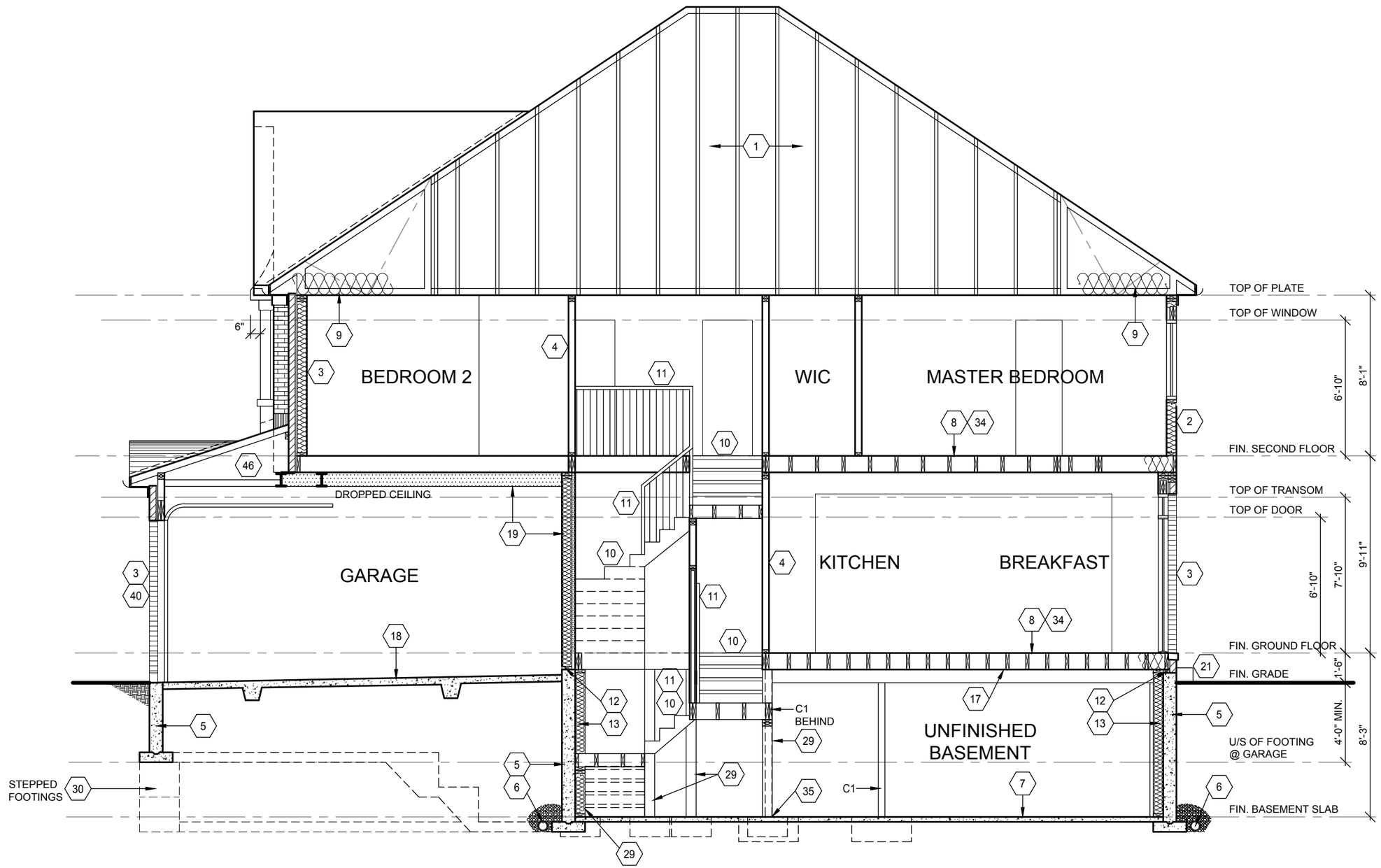
PARTIAL SIDE ELEVATION FOR OPTIONAL FIREPLACE

PARTIAL REAR ELEVATION FOR OPTIONAL FIREPLACE



REAR ELEVATION

Client DELPARK HOMES	Sheet Title REAR ELEVATION & PARTIAL REAR ELEVATION WITH OPTIONAL FIREPLACE	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461 I _____ have reviewed and take responsibility for this design. Signature _____ BCIN _____ Date: _____	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB		Project No. 2015-17
Model / Unit 36-3 Elevation A (Two Storey)	Date: FEB. 2016 / Checked by: JB CEDAR 3		Drawing Number A10



Project No. 2015-17

Drawing Number A11

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have reviewed and take responsibility for this design.

Signature _____
BCIN _____ Date: _____

Sheet Title: SECTION 'A' - 'A'

Drawn by: TB

Checked by: JB

Scale: 3/16" = 1'-0"

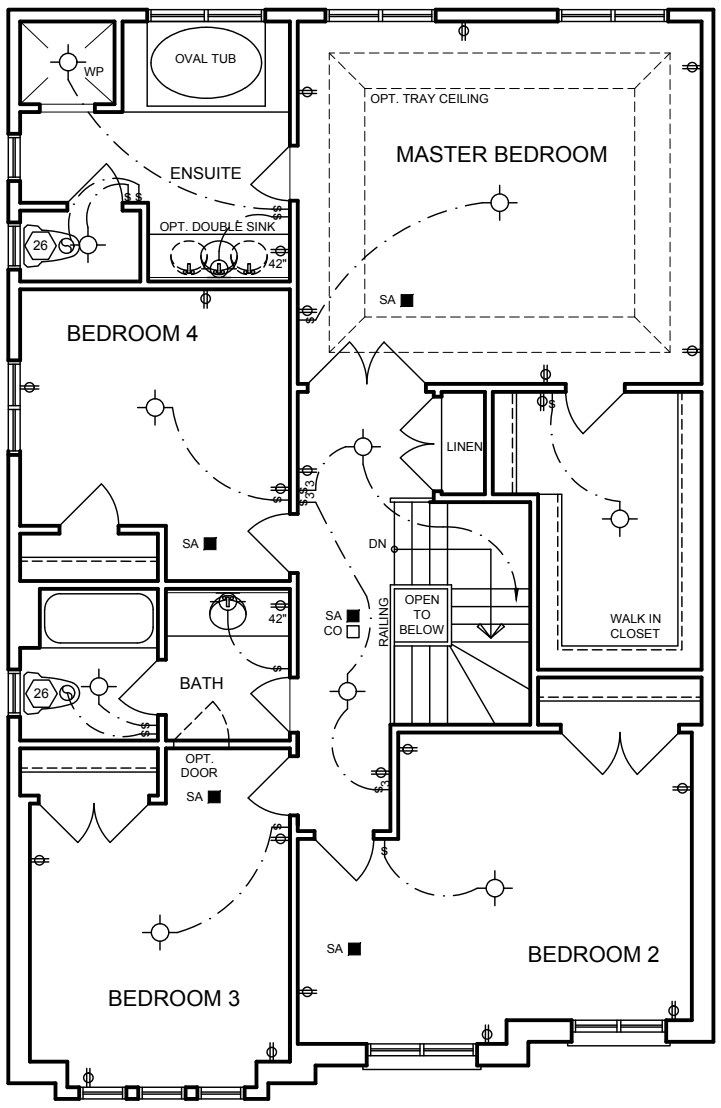
Date: FEB. 2016

CEDAR 3

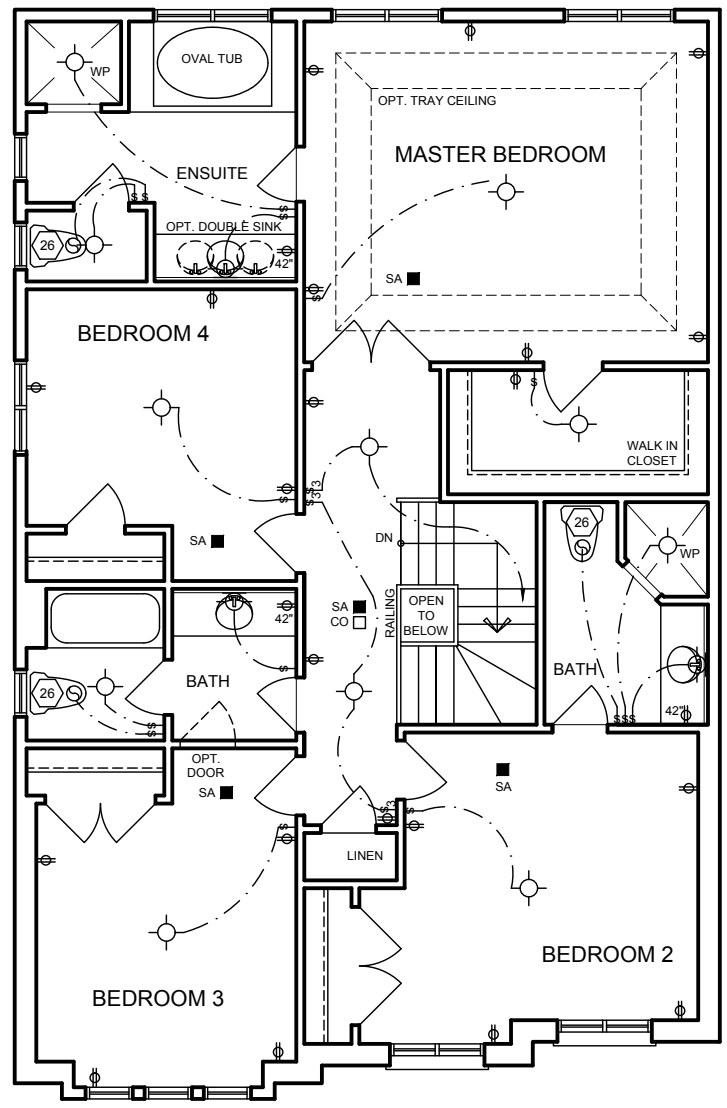
Client: DELPARK HOMES

Project: THE BROOK
CITY OF OSHAWA

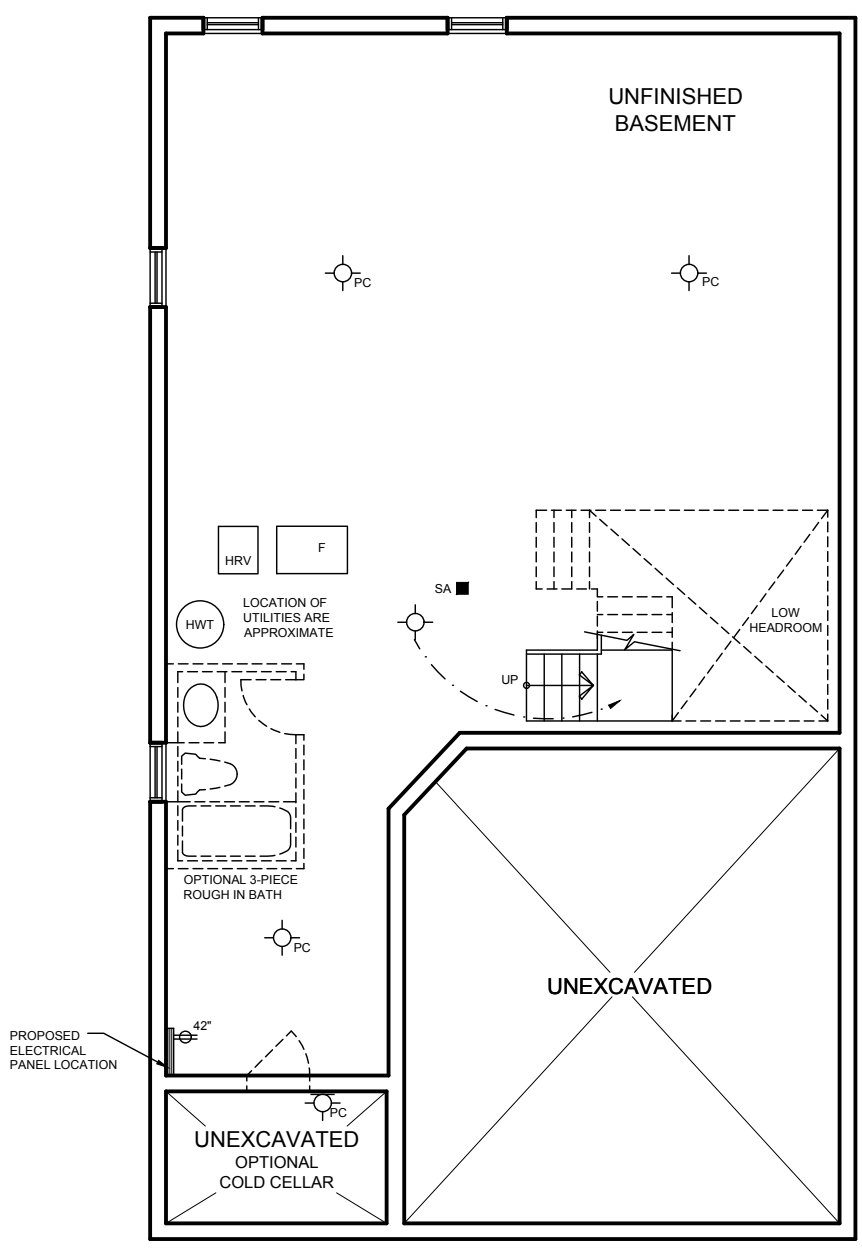
Model / Unit: 36-3 Elevation A (Two Storey)



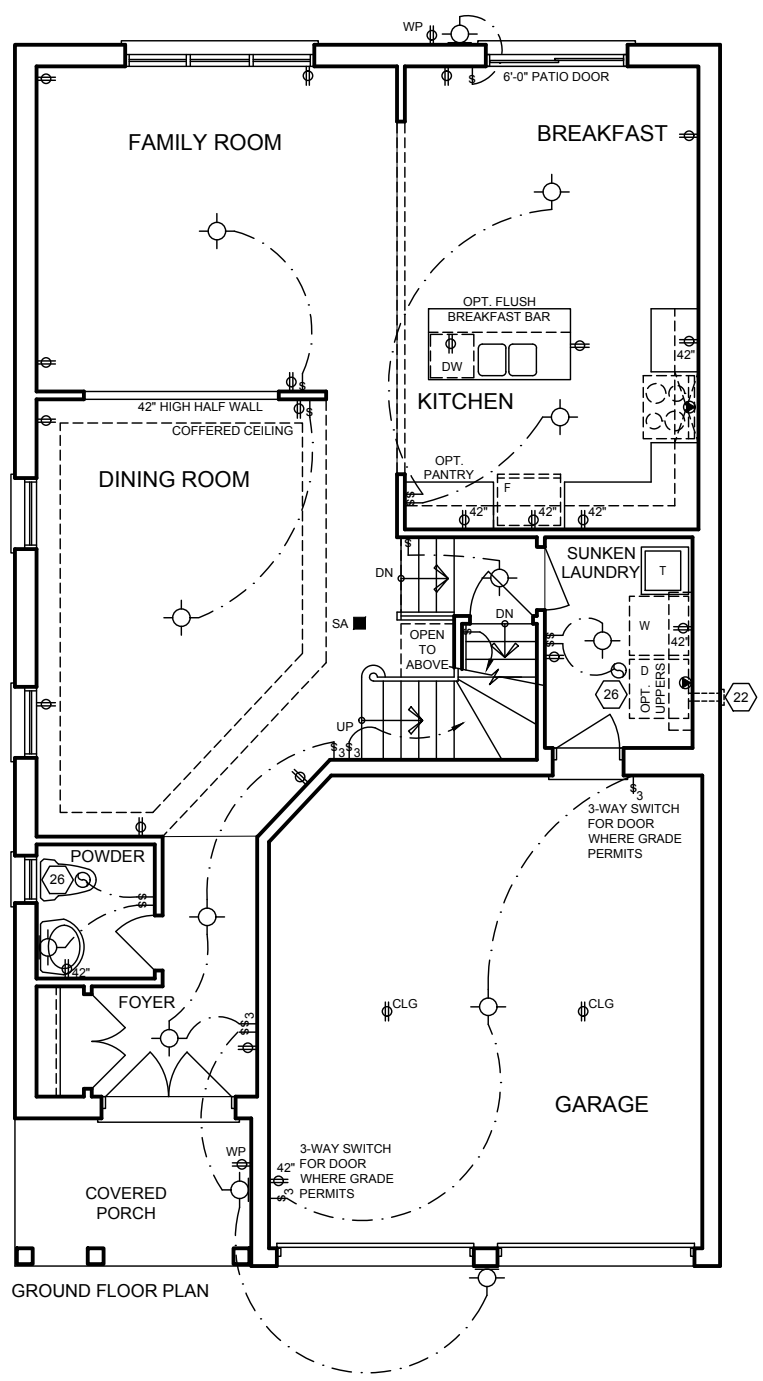
SECOND FLOOR PLAN



OPTIONAL SECOND FLOOR PLAN
WITH BEDROOM 2 ENSUITE



BASEMENT PLAN



GROUND FLOOR PLAN

Client DELPARK HOMES	Sheet Title ELECTRICAL PLANS	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project THE BROOK CITY OF OSHAWA	Scale 3/16" = 1'-0" / Drawn by TB	I _____ have reviewed and take responsibility for this design.	Project No. 2015-17
Model / Unit 36-3 Elevation A (Two Storey)	Date FEB. 2016 / Checked by JB	Signature _____ BCIN _____ Date: _____	Drawing Number A12
	CEDAR 3		

DELPARK HOMES

Your Future™

36-3 Elevations B & C
Two Storey
9' Ground Floor

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

COMPLIANCE PACKAGE

J

SPACE HEATING FUEL

- [x] GAS
- [ ] OIL
- [ ] ELECTRIC
- [ ] PROPANE
- [ ] EARTH
- [ ] SOLID FUEL

BUILDING COMPONENT	REQUIRED	PROPOSED
INSULATION - RSI (R)		
Ceiling w/ Attic Space	8.81 (R50)	8.81 (R50)
Ceiling w/o Attic Space	5.46 (R31)	5.46 (R31)
Ceiling @ interior side of ext. wall (eaves) & above attic hatch	3.52 (R20)	3.52 (R20)
Exposed Floor	5.46 (R31)	5.46 (R31)
Walls Above Grade	3.87 (R22)	3.87 (R22)
Basement Walls	2.11 (R12)	2.11 (R12)
(>600mm) Below Grade Slab	-	-
Heated Slab	1.76 (R10)	1.76 (R10)
Edge of Below Grade Slab (≤600mm) Below Grade	1.76 (R10)	1.76 (R10)

	REQUIRED	PROPOSED
WINDOWS & DOORS (MAX. U - Value)		
Windows / Glass Doors	1.80	1.80
Skylights	-	-
APPLIANCE EFFICIENCY		
Space Heating Eqpt. (AFUE %)	94	94
HRV Efficiency (%)	60	60
DHW Heater (EF)	0.67	0.67

GLAZING AREA CALCULATION

AS PER OBC SB-12 2.1.1.1.(7),(8),(9),(10).

UNIT TO BE CONSTRUCTED FOLLOWING SB-12 (2.1.1.2.A) COMPLIANCE PACKAGE 'J', UNLESS THE REQUIREMENTS OF PERFORMANCE COMPLIANCE ARE MET AS OUTLINED IN SB-12 (2.1.2)

	Elevation B		Elevation C	
	Glazing	Walls	Glazing	Walls
	ft^2	ft^2	ft^2	ft^2
FRONT	70.50	591.08	72.20	615.50
LEFT SIDE	86.20	890.50	86.20	890.50
RIGHT SIDE	0.00	890.50	0.00	890.50
REAR	158.57	581.75	158.57	581.75
reserved				
TOTAL (ft^2)	315.27	2953.83	316.97	2978.25
TOTAL (m^2)	29.29	274.42	29.45	276.69
RATIO OF GLAZING TO WALLS	**10.7%**		**10.6%**	

FLOOR AREAS

	Elevation B		Elevation C	
	m^2	ft^2	m^2	ft^2
GROUND FLOOR AREA	100.71	1084	100.71	1084
Open Area (not included)	0.00	0	0.00	0
SECOND FLOOR AREA	124.03	1335	123.56	1330
Open Area (not included)	0.46	5	0.46	5
FINISHED BASEMENT FLOOR AREA	0.00	0	0.00	0
TOTAL FLOOR AREA	**224.73**	**2419**	**224.27**	**2414**
Optional Ground Floor Add	0.00	0	0.00	0
Optional Second Floor Add	0.00	0	0.00	0
Optional Finished Basement Add	0.00	0	0.00	0
Optional Fireplace Add	0.65	7	0.65	7
COVERAGE				
MAIN BUILDING	**137.78**	**1483**	**137.68**	**1482**
Optional Fireplace Add	0.65	7	0.65	7
Rear Deck Add (for WOD, SWO, WOB) Add	3.25	35	3.25	35
Front Porch (Not included in coverage)	7.25	78	5.39	58

LEGEND

- SB — SOLID WOOD BEARING
- SB FA — SOLID WOOD BEARING FROM ABOVE
- PL — POINT LOAD
- SJ — SINGLE JOIST
- DJ — DOUBLE JOIST
- TJ — TRIPLE JOIST
- DBFM — DROPPED BEAM BY FLOOR MANUF.
- FBFM — FLUSH BEAM BY FLOOR MANUF.
- FBRM — FLUSH BEAM BY ROOF MANUF.
- GT — GIRDER TRUSS
- RT — ROOF TRUSSES
- CF — CONVENTIONAL ROOF FRAMING (46)
- LVL — LAMINATED VENEER LUMBER
- PT — PRESSURE TREATED LUMBER
- TOS — TOP OF STEEL
- UOS — UNDERSIDE OF STEEL
- AFF — ABOVE FINISHED FLOOR
- LUO — LATERALLY UNSUPPORTED OPENING
- FG — FIXED GLASS
- FA — FLAT ARCH
- FA — FROM ABOVE
- # — REVISION LABEL
- CLASS 'B' VENT
- EXHAUST VENT
- DUPLEX OUTLET (300mm HIGH)
- 42" — DUPLEX OUTLET (HGT AS NOTED)
- WP — WEATHERPROOF DUPLEX OUTLET
- HEAVY DUTY OUTLET
- FD — FLOOR DRAIN
- HB — HOSE BIB
- LIGHT FIXTURE (CEILING)
- PC — LIGHT FIXTURE (PULL CHAIN)
- LIGHT FIXTURE (WALL MOUNTED)
- P — LIGHT FIXTURE (POT LIGHT)
- SWITCH
- 3 — SWITCH (3 WAY)
- SA — SMOKE ALARM (INTERCONNECTED) INTERCONNECTED W/ BATTERY BACK-UP, TO COMPLY WITH OBC ARTICLE 9.10.19.1(2)
- CO — CARBON MONOXIDE ALARM
- BUILT UP FLOOR
- LOAD BEARING WALL
- DOUBLE VOLUME WALL
- EXPOSED FLOOR INSULATION
- DROPPED / RAISED TOP OF PLATE
- FURRED OUT WALL

REVISIONS

No.	DESCRIPTION	YYYY-MM-DD	BY
2	Released for pricing, HVAC and Trusses	2016-03-31	TB
1	All frieze boards on walls facing non-public exposure were removed, refer to Letter of Understanding from Cassidy & Co. to MBTW Architect, dated Oct. 20, 2015	2015-10-20	TB

Client: DELPARK HOMES

Project: THE BROOK, CITY OF OSHAWA

Model / Unit: 36-3 Elevation B & C (Two Storey)

Sheet Title: REVISION NOTES & STATISTICS

Scale: 3/16" = 1'-0"

Drawn by: TB

Date: FEB. 2016

Checked by: JB

CEDAR 3

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have reviewed and take responsibility for this design.

Signature _____

BCIN _____ Date: _____

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

Project No. 2015-17

Drawing Number A1

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED
2012 O.B.C. 0. REG. 332/12 (REVISED 3 JAN. 2015)

ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C) REGULATIONS.

ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL.

1 ROOF CONSTRUCTION
ASPHALT SHINGLES, 9.5mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. ENGINEERED APPROVED WOOD ROOF TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND MIN. 900mm (2'-11") UP ROOF SURFACE TO LINE NOT LESS THAN 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. 38mm x 89mm (2" x 4") TRUSS BRACING @ 2130mm (7'-0") O.C. @ BOTTOM CHORD. PREFIN. ALUM. EAVES TROUGH ON PREFIN. ALUM. CLAD FASCIA BOARD & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2" X 6" STUDS)
SIDING AS PER ELEVATION, 0.7 kg/s.m. (No. 15) BLDG PAPER, 12.7mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38mm x 140mm (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2" X 6" STUDS)
90mm (4") OR 75mm (3") FACE BRICK, 25mm (1") AIR SPACE, 22mm x 180mm x 0.76mm (7/8" x 7" x 22 ga.) GALV. METAL TIES @ 400mm (16") O.C. HORIZ. 600mm (24") O.C. VERTICAL, 0.7 kg/s.m. (No. 15) BUILDING PAPER, 12.7mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38mm x 140mm (2" x 6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (31.5") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND SHEATHING PAPER MIN. 150mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.

4 INTERIOR STUD PARTITIONS
12.7mm (1/2") INT. DRYWALL ON BOTH SIDES (FOR FIN. AREAS), 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.
LOAD BEARING WALL: 38mm x 89mm (2" x 4") OR 38mm x 140mm (2" x 6") @ 406mm (16") O.C.
NON-LOAD BEARING WALL: 38mm x 89mm (2" x 4") @ 610 mm (2'-0") O.C.

5 FOUNDATION WALL
200mm (8") POURED CONC. FOUNDATION WALL WITH 15 Mpa (2200 psi) CONC. AND BITUMINOUS DAMP PROOFING, OPTIONAL 19mm (3/4") MINERAL FIBRE INSULATION WITH DENSITY OF 57 kg/m3 MIN. OR EQUIVALENT DRAINAGE LAYER. 480mm x 155 mm (19"x6") OR 600mm x 200mm (24"x8") FOR PARTY WALLS CONTINUOUS KEYED CONC. FTG OR AS PER SOIL REPORT. BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL.

6 100 mm (4") DIA. WEEPING TILE, 150 mm (6") CRUSHED STONE OVER AND AROUND ALL WEEPING TILES.

7 80 mm (3") 20 Mpa. (2900 psi) CONC. SLAB ON 100 mm (4") CRUSHED STONE WITH DAMP PROOFING, 25 Mpa (3600 psi) CONC. WITHOUT DAMP PROOFING

8 FIN. FLOOR ON 15.9 mm (5/8") T&G SUBFLOOR ON ENGINEERED WD. FLOOR JOISTS. SEE MANUF DRAWINGS.
(SEE ARTICLE 9.30.6. FOR CERAMIC TILE)

9 WITH ATTIC-RSI 8.81(R50) W/OUT ATTIC-RSI 5.46(R31) ROOF INSULATION AND 6 mil AIR/VAPOUR BARRIER, 15.9 mm (5/8") INT. DRYWALL FINISH.

10 ALL STAIRS / EXTERIOR STAIRS

MAX. RISE.....	=	200 (7 7/8")
MIN. RISE.....	=	125 (4 7/8")
MAX. RUN.....	=	355 (1'-2")
MIN. RUN.....	=	210 (8 1/4")
MAX. TREAD.....	=	355 (1'-2")
MIN. TREAD.....	=	235 (9 1/4")
MAX. NOSING.....	=	25 (1")
MIN. HEADROOM.....	=	1950 (6'-5")
MIN. WIDTH.....	=	860 (2'-10")
FOR CURVED STAIRS.....		
MIN. RUN.....	=	150 (5 7/8")
MIN. AVERAGE RUN.....	=	200 (7 7/8")

11 GUARDRAIL / HANDRAIL
ALL GUARDS AND HANDRAILS ARE TO COMPLY WITH THE REQUIREMENTS OF THE O.B.C. SUBSECTION 9.8.7 AND 9.8.8.

GUARD @ INT. LANDING OR FLOORS.....	=	900 (2'-11")
HANDRAIL @ INT. STAIR/RAMP MIN.....	=	865 (2'-10")
HANDRAIL @ INT. STAIR/RAMP MAX.....	=	965 (3'-2")
GUARD/HANDRAIL @ EXT. LANDING.....	=	1070 (3'-6")
(GREATER THAN 1800 ABOVE FIN GRADE)		
GUARD/HANDRAIL @ EXT. LANDING.....	=	900 (2'-11")
HANDRAIL @ EXT. STAIR/RAMP MIN.....	=	865 (2'-10")
HANDRAIL @ EXT. STAIR/RAMP MAX.....	=	965 (3'-2")

WOOD PICKETS MAX. 100 mm (4") BETWEEN

12 38 mm x 89 mm (2" x 4") SILL PLATE WITH 12.7 mm (1/2") DIA. ANCHOR BOLTS 300 mm (12") LONG MIN. 100 mm (4") IN CONC. @ 2400 mm (7'-10") O.C. CONTINUOUS CAULKING OR 1" MINERAL WOOL BETWEEN SILL PLATE, AIR BARRIER AND CONCRETE WALL.

13 RSI 2.11 (R12) BLANKET INSULATION W/ 6 mil. AIR/VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING) OR
RSI 2.11 (R12) INSULATION WITH 38mm x 89mm (2"x4") @ 610 mm (2'-0") O.C. WOOD STRAPPING W/ 6 mil. AIR/VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING)
TO 200mm (7 7/8") ABOVE FINISHED FLOOR OF BSMT. PROVIDE 0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL AND INSUL.

14 BEARING STUD PARTITION
38mm x 89mm (2" x 4") OR 38mm X 140mm (2" x 6") STUDS @ 406mm (16") O.C., (AS PER WORKING DRAWINGS) WITH 2 TOP PLATES AND SINGLE SILL PLATE TO MATCH STUD WIDTH ON DAMPPROOFING MATERIAL, 12.7mm (1/2") DIA. ANCHOR BOLTS @ 2400mm (7'-10") 0.C. ON 100mm (4") HIGH CONC. CURB ON 350mm x 150mm (14" x 6") CONC. FOOTING.

15 (ASTM) A53 GRADE 'B' 90 mm (3 1/2") PIPE COLUMN, 870 mm x 870 mm x 410 mm (34" x 34" x 16") CONC. FTG. 15 Mpa. (2200 psi) CONC. STRG. WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM PLATE. FOOTING SIZE MAY VARY - SEE PLANS.

16 BEAM POCKET.

17 19 mm x 89 mm (1" x 4") BOTH SIDES OF STEEL BEAM.

18 100 mm (4") CONC. SLAB SLOPE TO FRONT. CONC. STRG. 32 Mpa. (4650 psi) WITH 5-8% AIR ENTRAINMENT. FILL BENEATH SLAB TO BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

19 12.7 mm (1/2") GYPSUM BD. ON WALLS AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) BATT INSULATION IN WALLS, RSI 5.46 (R31) IN CEILING. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOUR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

20 DOOR GAS PROOFED WITH SELF CLOSER AND WEATHER STRIPPING.

21 PRECAST CONCRETE STEP.

22 CAPPED DRYER VENT.
MAX. UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)

23 ATTIC ACCESS HATCH 0.32m² WITH NO DIMENSION LESS THAN 545mm OR 500mm x 700mm (20" x 28") WITH WEATHER STRIPPING AND INSULATED.

24 TOP OF FIREPLACE CHIMNEYS SHALL BE 900mm (2'-11") ABOVE HIGHEST AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 600mm (23 5/8") ABOVE ROOF SURFACE OR STRUCTURE (INCLUDING ADJACENT BUILDINGS) WITHIN A HORIZONTAL DISTANCE OF 3000mm (9'-10") FROM THE CHIMNEY. MAX. HEIGHT OF UNSUPPORTED CHIMNEY IS 3600mm (11'-10") ABOVE LAST POINT OF LATERAL SUPPORT.

25 LINEN CLOSET 4 SHELVES MIN. 350 mm (1'-2") DEEP.

26 ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27 JOISTS, BEAMS & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL OR FIREWALL. MIN. 100 mm (4") SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END-TO-END CONDITION.

28 ADD GRAB BAR REINFORCEMENT IN STUD WALL FOR MAIN BATHROOM AS PER ARTICLE 9.5.2.3.

29 140 mm x 140 mm (6" x 6") WOOD COL. OR BUILT-UP WD. COL. ON METAL BASE SHOE AND 12.7 mm (1/2") DIA. BOLT, 610 mm x 610 mm x 300 mm (24" x 24" x 12") CONC. FTG.

30 STEP FOOTINGS:
HORIZONTAL STEP = 600 mm (23 5/8") MIN.
VERTICAL STEP = 600 mm (23 5/8") MAX. FOR FIRM SOILS & 400 mm FOR SAND & GRAVEL.

31 MIN. 75 mm (3") CONCRETE SLAB-ON-GRADE ON 125 mm (5") CRUSHED STONE, REINFORCED WITH 6 x 6-W2.9 x W2.9 MESH AND SUCH REINFORCEMENT SHALL BE LOCATED NEAR MID-DEPTH OF SLAB. CONC. STRG. 32 Mpa (4650 psi) AND WITH 5 - 8% AIR ENTRAINMENT. 75 mm (3") MIN. SLAB BEARING @ PERIMETER.

32 PROVIDE 200 mm (8") DEEP SOLID MASONRY UNDER ALL BEAMS.

33 MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK OR SHEATHING & CAULKED MIN. 1 HOUR FIRE RATING. PROVIDE SMOKE TIGHT JOINT

34 ALL JOISTS TO BE BRIDGED WITH 38mm x 38mm (2"x2") CROSS BRIDGING OR SOLID BLOCKING @ 2100 mm (7'-0") O.C. MAX. WHERE SPECIFIED. STRAPPING SHALL BE 19mm x 64mm (1"x3") SPACED @ 2100mm (7'-0") O.C. WHERE SPECIFIED. PROVIDE SOLID BLOCKING @ 1200mm (3'-11") MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS.

35 WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 mm (6") ABOVE GROUND OR SLAB, PROVIDE 6 mil POLYETHYLENE FILM OR No. 50 (45 lb) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

36 BLOCK VENEER WALL
100 mm (4") CONCRETE BLOCK TO SUPPORT BRICK ABOVE. AIR SPACE, METAL TIES, BLDG. PAPER ETC... AS PER NOTE 3 EXCEPT NO WEEP HOLES.

37 PROVIDE HEAT TRAPS AND PIPE INSULATION FOR HOT WATER TANK AS PER O.B.C. 12.3.1.1.4

38 STEEL PIPE COLUMN - NON ADJUSTABLE
(ASTM) A53 GRADE 'B' STEEL GRADE 90 mm (3 1/2") DIA. WITH 4.76 mm (3/16") WALL THICKNESS NON-ADJUSTABLE PIPE COLUMN WITH 150 mm x 150 mm X 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM. BASE PLATE 120 mm x 250 mm x 9.5 mm (5" x 10" x 3/8") STEEL PLATE w/2-12 mm DIA. x 300 mm LONG AND 50 mm HOOK (2 1/2" x 12" x 2") WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.

39 LATERAL SUPPORT OF MASONRY WALL
BOTTOM OF ROOF JOIST AND BOTTOM OF FLOOR JOIST TO BE STRAPPED TO PARTY WALL AT MAX. INTERVALS OF 2000 mm (6'-7") WITH 40 mm x 4.76 mm (1 9/16" x 3/16") THICK CORROSION RESISTANT STRAPS. FOR FLOOR JOIST PARALLEL TO PARTY WALL EXTEND STRAPS ACROSS BOTTOM OF AT LEAST 3 JOISTS.

40 GARAGE WALLS
SAME AS NOTE No. 2 & 3 WITH THE FOLLOWING EXCEPTIONS: STUDS TO BE 38mm x 89mm (2" x 4") @ 406mm (16") O.C. AND DELETE INSULATION, 6 mil AIR/VAPOUR BARRIER & DRYWALL

41 125mm (5") POURED CONC. 32 Mpa. (4650 psi) PORCH SLAB WITH 5 - 8% AIR ENTRAINMENT AND 10M REBARS @ 200mm (7 7/8") EACHWAY WITH MIN. 30mm CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION, 75mm (3") MIN. SLAB BEARING, 10M DOWELS 600mm x 600mm (24" x 24") @ 600mm (2'-0") O.C. AROUND PERIMETER. REINFORCING STEEL GRADE 400-CAN/CSA-G30.18-M.
2.5m (8'-2 13/32") MAX CLEARSPAN IN THE SHORTEST DIMENSION

42 RSI 5.46 (R31) BATT INSULATION, 6 mil AIR/VAPOUR BARRIER & DRAFTSTOP WITH PREFINISHED ALUMINUM SOFFIT TO EXPOSED FLOOR ABOVE.

43 2 STOREY WALLS - DOUBLE VOLUME
2 - 38mm x 140mm (2 - 2" x 6") SPR. # 2 CONTINUOUS STUDS @ 305mm (12") O.C. FROM SILL PLATE TO TOP PLATE & WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY.

43A RESERVED

44 EXTERIOR WALL
LESS THAN 1.2 M TO PROPERTY LINE (45 MIN. F.R.R.)
BRICK VENEER WALL OR FRAME WALL CONSTRUCTION
CONSTRUCTION OF WALLS AS PER NOTES 2 3 40 EXCEPT AS PER THE FOLLOWING NOTES. INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1mm OF THICKNESS AND 12.7mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

45 EXTERIOR COMBUSTIBLE CLAD WALLS
LESS THAN 0.6 M TO PROPERTY LINE (45 MIN. F.R.R.)
FRAME WALL CONSTRUCTION
CONSTRUCTION OF WALLS AS PER NOTES 2 40 EXCEPT AS PER THE FOLLOWING NOTES. PROVIDE 12.7 mm (1/2") GYPSUM EXT. SHEATHING, INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

46 CONVENTIONAL ROOF FRAMING
38mm x 140mm (2"x6") SPR. RAFTERS @ 400 mm (16") O.C.,
38mm x 184mm (2"x8") RIDGE BD., HIP & VALLEY RAFTERS
38mm x 89mm (2"x4") COLLAR TIES @ MIDSPAN. CEILING JOISTS TO BE 38mm x 89mm (2"x4") @ 406mm (16") O.C. FOR A MAX. 2430mm (8'-0") SPAN & 38mm x 140mm (2"x6") @ 406mm (16") O.C. FOR A MAX. 4450 mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38mm x 89mm (2"x4") @ 610mm (24") O.C. W/ A 38mm x 89mm (2"x4") COLLAR TIES AS REQUIRED FOR STABILITY.

47 SUMP PUMP MOTOR & PIT AS PER ARTICLE 9.14.5.2.

FOOTINGS
ALL FOOTINGS TO REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. CAPABLE OF SUSTAINING 150 kPa

BEDROOM WINDOWS
AT LEAST ONE WINDOW PER FLOOR. TO HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 m2 (3.8 sq. ft.) WITH NO DIMENSION LESS THAN 380 mm (15"). EXCEPT FOR BASEMENT AREAS, THE ABOVE NOTED WINDOW SHALL HAVE A MAX. SILL HEIGHT OF 1000 mm (3'-3") ABOVE FINISHED FLOOR.

EGRESS WINDOW (THIRD FLOOR)
AT LEAST ONE WINDOW TO HAVE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 1000 mm (3'-3") IN HEIGHT & 550 mm (21-5/8") IN WIDTH. SILL HEIGHT OF 1000 mm (3'-3") ABOVE FINISHED FLOOR & 7000 mm (23'-0") ABOVE ADJACENT GROUND LEVEL.

SOIL GAS CONTROL
BUILDING CONSTRUCTION IS TO CONFORM WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) FOR SOIL GAS CONTROL AS PER SUBSECTION 9.13.4.

ALL STRUCTURAL STEEL TO BE G40.21 GRADE 350W,
ALL HSS SECTIONS TO HAVE MIN. YIELD OF 350 mpa. ALL STRUCTURAL STEEL BEAMS TO BE G40.21 GRADE 350W

STRUCTURAL COLUMN SCHEDULE

C1..... ADJUSTABLE PIPE COLUMN
(CSA) G40.21 350W CLASS 'C' STEEL 90 mm (3 1/2") x 5 mm (3/16") THICK PIPE COLUMN, WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM PLATES

C2..... NON-ADJUSTABLE PIPE COLUMN
(CSA) G40.21 350W CLASS 'C' STEEL 90 mm (3 1/2") x 5 mm (3/16") THICK PIPE COLUMN WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP PLATE AND 100 mm x 100 mm x 9.5 mm (4" x 4" x 3/8") BOTTOM PLATE. 120 mm x 250 mm x 9.5 mm (5" x 10" x 3/8") STEEL BASE PLATE w/ 2 - 12 mm DIA. x 300 mm LONG x 50 HOOK (2 1/2" x 12" x 2") ANCHORS WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.

C3..... RESERVED

C4A... 4" x 4" SP#2 PRESSURE TREATED WD POST

C4B... 6" x 6" SP#2 PRESSURE TREATED WD POST

C5..... COLUMN WRAP AS PER ELEVATION W/ 6"X6" SP#2 CONT. SB INSIDE, ANCHORED TO PORCH SLAB W/ GALV. METAL SHOE AND WD. BEAM ABOVE W/ SIMPSON CONNECTORS

C6..... LOAD BEARING FIBREGLASS COLUMNS AS PER ELEVATION (SEE MANUF. SPECS. FOR CONNECTIONS TOP & BOTTOM)

PAD FOOTING SCHEDULE

ALL FOOTINGS TO REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. CAPABLE OF SUSTAINING 150 kPa

FOOTINGS TO BE 15 Mpa. (2200 psi) UNLESS NOTED OTHERWISE

F1.... 610 mm x 610 mm x 300 mm (24" x 24" x 12")

F2.... 915 mm x 915 mm x 410 mm (36" x 36" x 16")

F3.... 1020 mm x 1020 mm x 460 mm (40" x 40" x 18")

F4.... 1100 mm x 1100 mm x 500 mm (44" x 44" x 20")

F5.... RESERVED

LINTEL / BEAM SCHEDULE

L1 ..... 2 - 38 x 184 ..... (2 - 2 x 8) SPR. #2
L2 ..... 3 - 38 x 184 ..... (3 - 2 x 8) SPR. #2
L3 ..... 2 - 38 x 235 ..... (2 - 2 x 10) SPR. #2
L4 ..... 3 - 38 x 235 ..... (3 - 2 x 10) SPR. #2
L5 ..... 2 - 38 x 286 ..... (2 - 2 x 12) SPR. #2
L6 ..... 3 - 38 x 286 ..... (3 - 2 x 12) SPR. #2

L7 ..... 89 x 89 x 6.4 ..... (3 1/2 x 3 1/2 x 1/4 L)
L8 ..... 89 x 89 x 7.9 ..... (3 1/2 x 3 1/2 x 5/16 L)
L9 ..... 102 x 89 x 7.9 ..... (4 x 3 1/2 x 5/16 L)
L10 ... 127 x 89 x 7.9 ..... (5 x 3 1/2 x 5/16 L)
L11 ... 127 x 89 x 11.0 .... (5 x 3 1/2 x 3/8 L)
L12 ... 152 x 102 x 11.0 .. (6 x 4 x 3/8 L)
L13 ... 178 x 102 x 11.0 .. (7 x 4 x 3/8 L)

LVL SCHEDULE

LVL1 ..... 1 - 45 x 184 2.0E .....(1 - 1 3/4" x 7 1/4")
LVL2 ..... 2 - 45 x 184 2.0E .....(2 - 1 3/4" x 7 1/4")
LVL3 ..... 3 - 45 x 184 2.0E .....(3 - 1 3/4" x 7 1/4")
LVL4 ..... 1 - 45 x 235 2.0E .....(1 - 1 3/4" x 9 1/2")
LVL5 ..... 2 - 45 x 235 2.0E .....(2 - 1 3/4" x 9 1/2")
LVL6 ..... 3 - 45 x 235 2.0E .....(3 - 1 3/4" x 9 1/2")
LVL7 ..... 1 - 45 x 300 2.0E .....(1 - 1 3/4" x 11 3/4")
LVL8 ..... 2 - 45 x 300 2.0E .....(2 - 1 3/4" x 11 3/4")
LVL9 ..... 3 - 45 x 300 2.0E .....(3 - 1 3/4" x 11 3/4")

JOIST SCHEDULE

FJ1..... 9 1/2" ENG. FLOOR JOISTS
FJ2..... 11 7/8" ENG. FLOOR JOISTS
FJ3..... RESERVED
FJ8..... 2"X8" SP#2 FLOOR JOISTS
FJ10.... 2"X10" SP#2 FLOOR JOISTS
FJ12.... 2"X12" SP#2 FLOOR JOISTS

DOOR SCHEDULE

MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE WITHOUT KEY. MAIN ENTRANCE TO HAVE A DOOR VIEWER OR TRANSPARENT DOOR GLAZING, OR A SIDELIGHT AS PER O.B.C. 9.7.2.(2)

#A -A SUFFIX DENOTES 2430 (8'-0") HIGH DOOR

1 -EXTERIOR DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)

2 -DOOR 910 x 2030 x 35 (3'0" x 6'8" x 1 3/8")

3 -DOOR 815 x 2030 x 35 (2'8" x 6'8" x 1 3/8")

4 -DOOR 760 x 2030 x 35 (2'6" x 6'8" x 1 3/8")

5 -DOOR 710 x 2030 x 35 (2'4" x 6'8" x 1 3/8")

6 -DOOR 610 x 2030 x 35 (2'0" x 6'8" x 1 3/8")

7 -DOOR 460 x 2030 x 35 (1'6" x 6'8" x 1 3/8")

8 -EXTERIOR FRENCH OR GARDEN DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")

9 -EXTERIOR HOLLOW METAL DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")

10 -DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") SOLID CORE WOOD DOOR W/20 MIN. FIRE PROTECTION RATING OR EQUAL AND 38 (1 1/2") THICK WOOD FRAME. PROVIDE SELF CLOSING DEVICE.

11 -EXTERIOR DOOR 860 x 2030 x 45 (2'10" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)

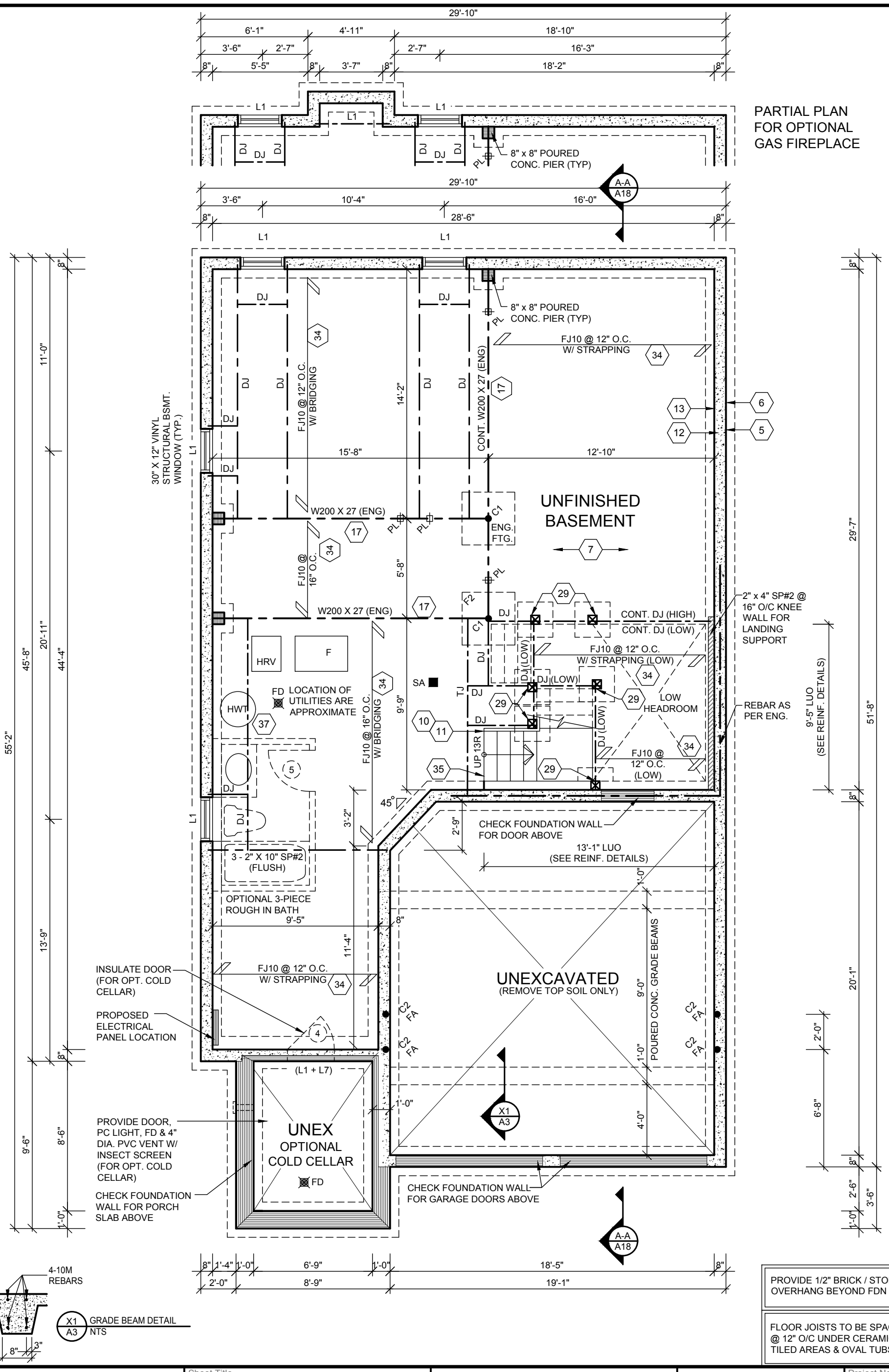
12 -EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)

13 -EXTERIOR DOOR 1070 x 2030 x 45 (3'6" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)

Client: DELPARK HOMES	Sheet Title: CONSTRUCTION NOTES & SCHEDULES	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3	BCIN _____ Date: _____	

Project No. 2015-17

Drawing Number A2



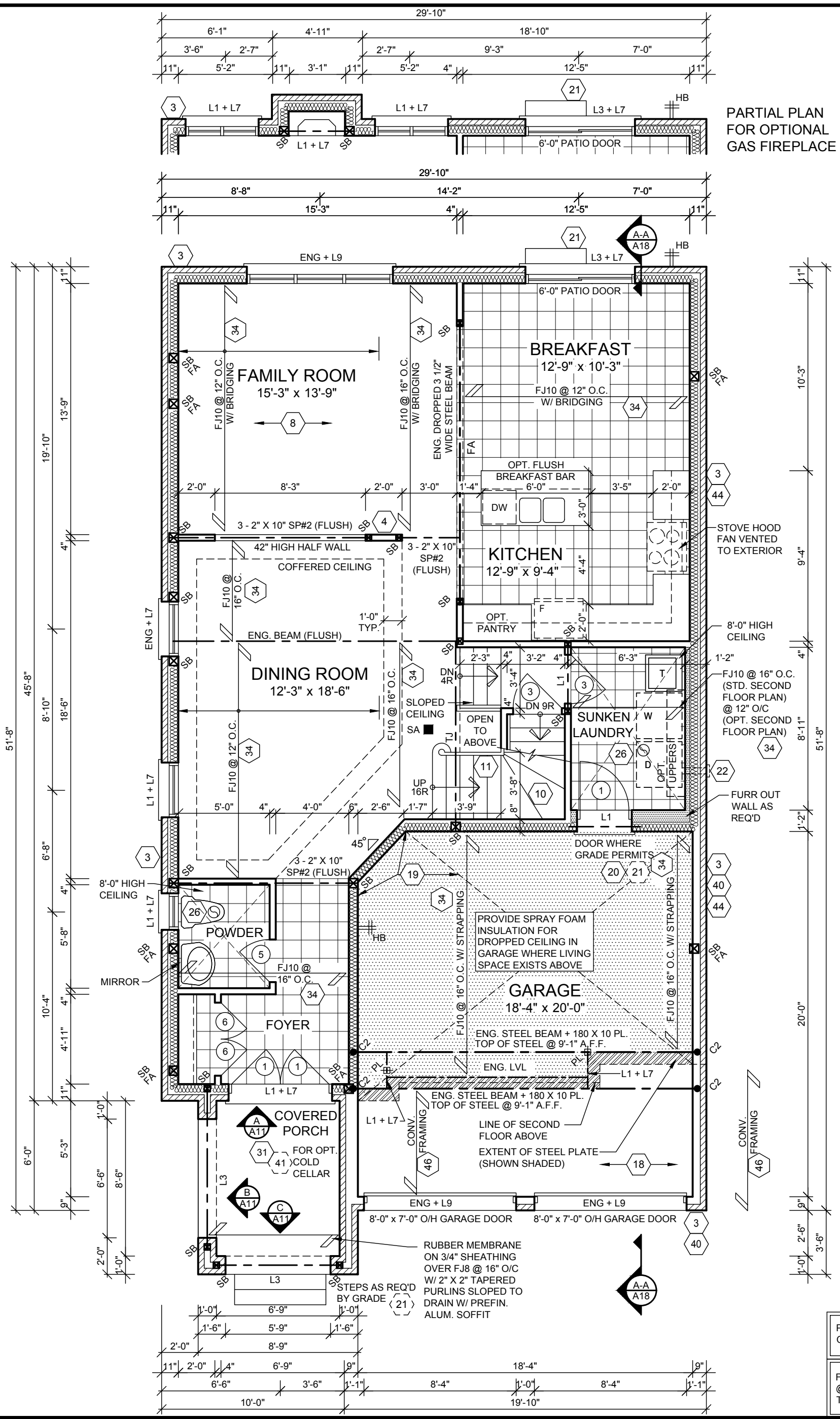
PROVIDE 1/2" BRICK / STONE OVERHANG BEYOND FDN WALL

FLOOR JOISTS TO BE SPACED @ 12" O/C UNDER CERAMIC TILED AREAS & OVAL TUBS

Client: DELPARK HOMES	Sheet Title: BASEMENT PLAN ELEVATION B	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		

Project No. 2015-17

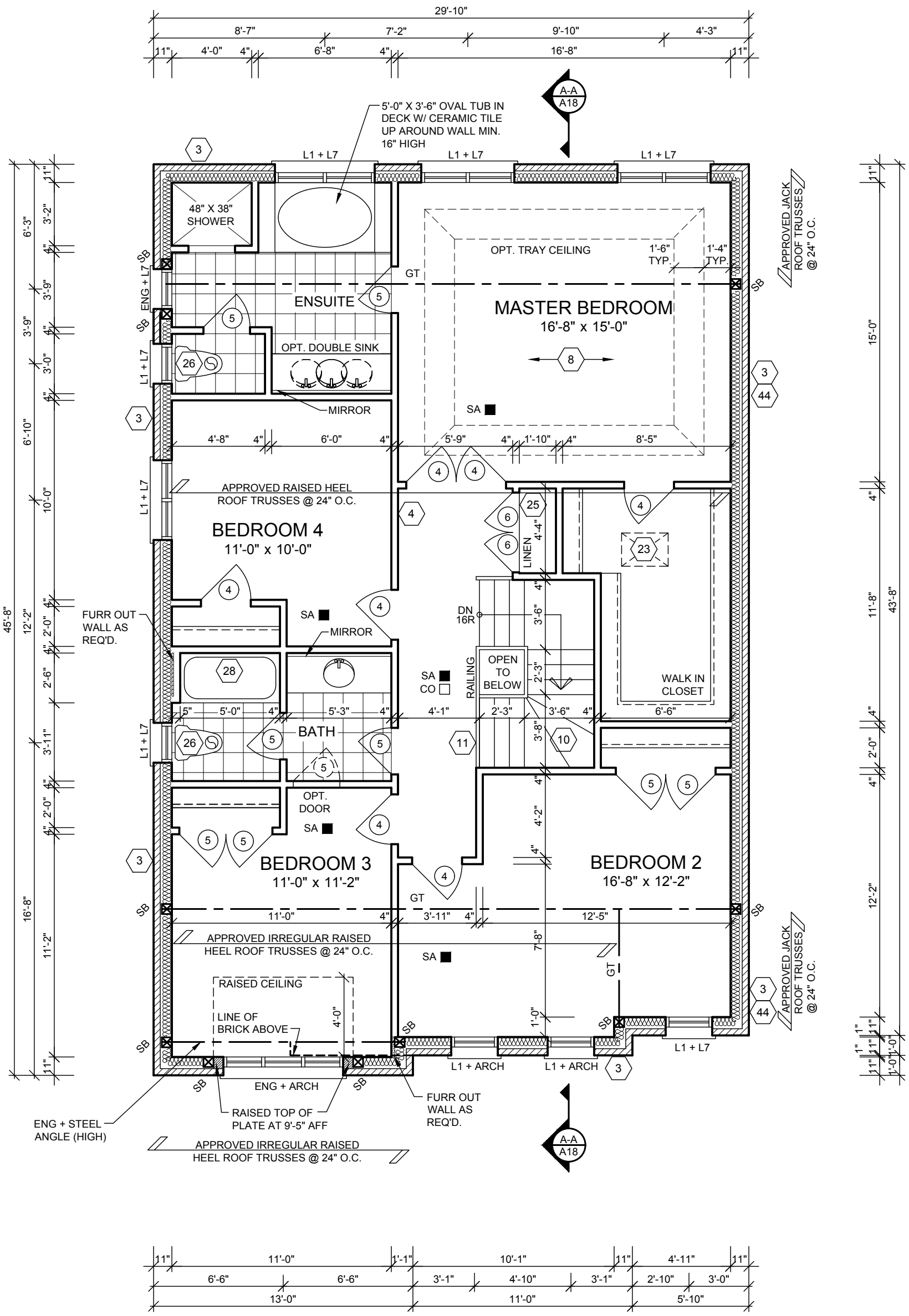
Drawing Number A3



PROVIDE 1/2" BRICK / STONE OVERHANG BEYOND FDN WALL

FLOOR JOISTS TO BE SPACED @ 12" O/C UNDER CERAMIC TILED AREAS & OVAL TUBS

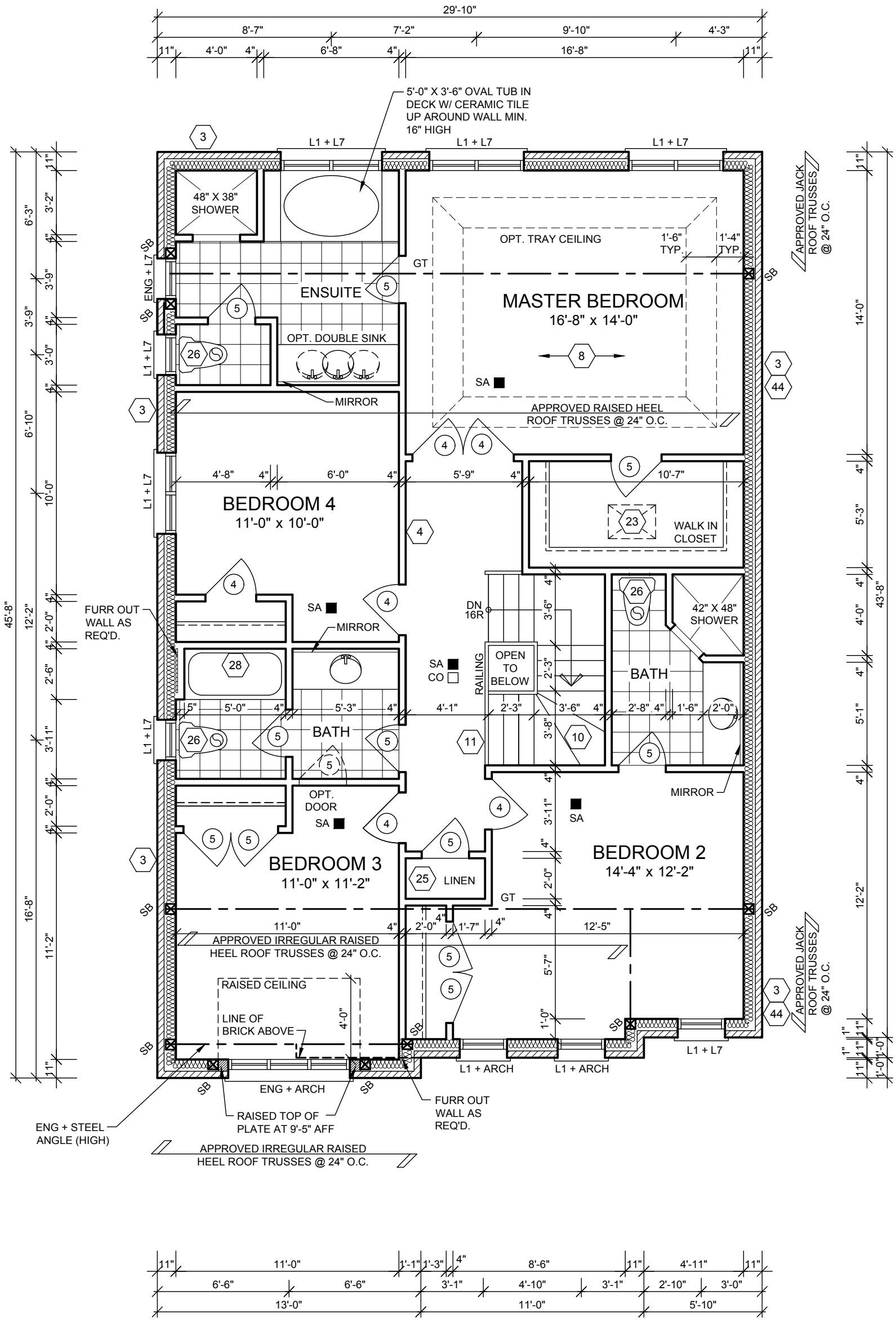
Client: DELPARK HOMES	Sheet Title: GROUND FLOOR PLAN ELEVATION B	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		Project No. 2015-17 / Drawing Number A4



Client DELPARK HOMES	Sheet Title SECOND FLOOR PLAN ELEVATION B	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		

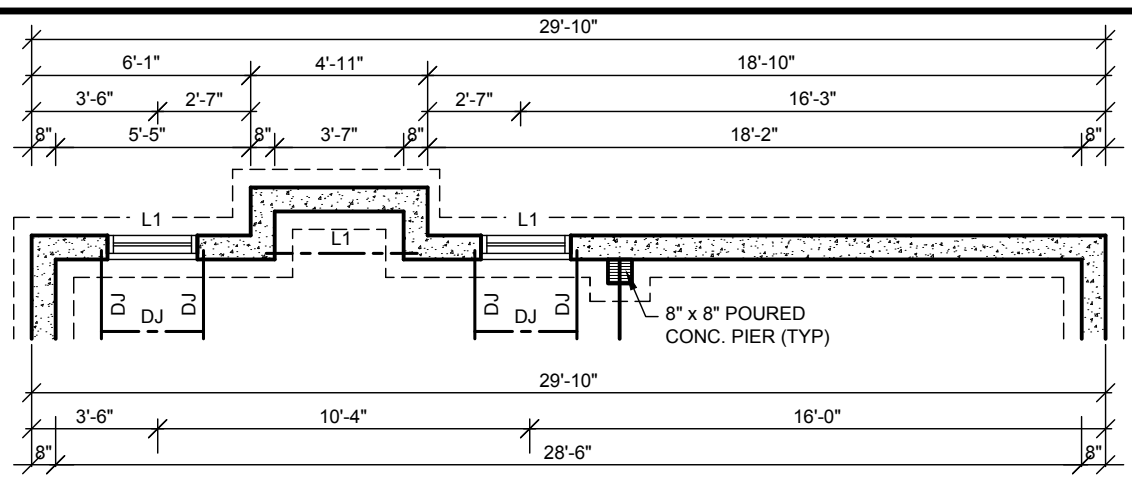
Project No. 2015-17

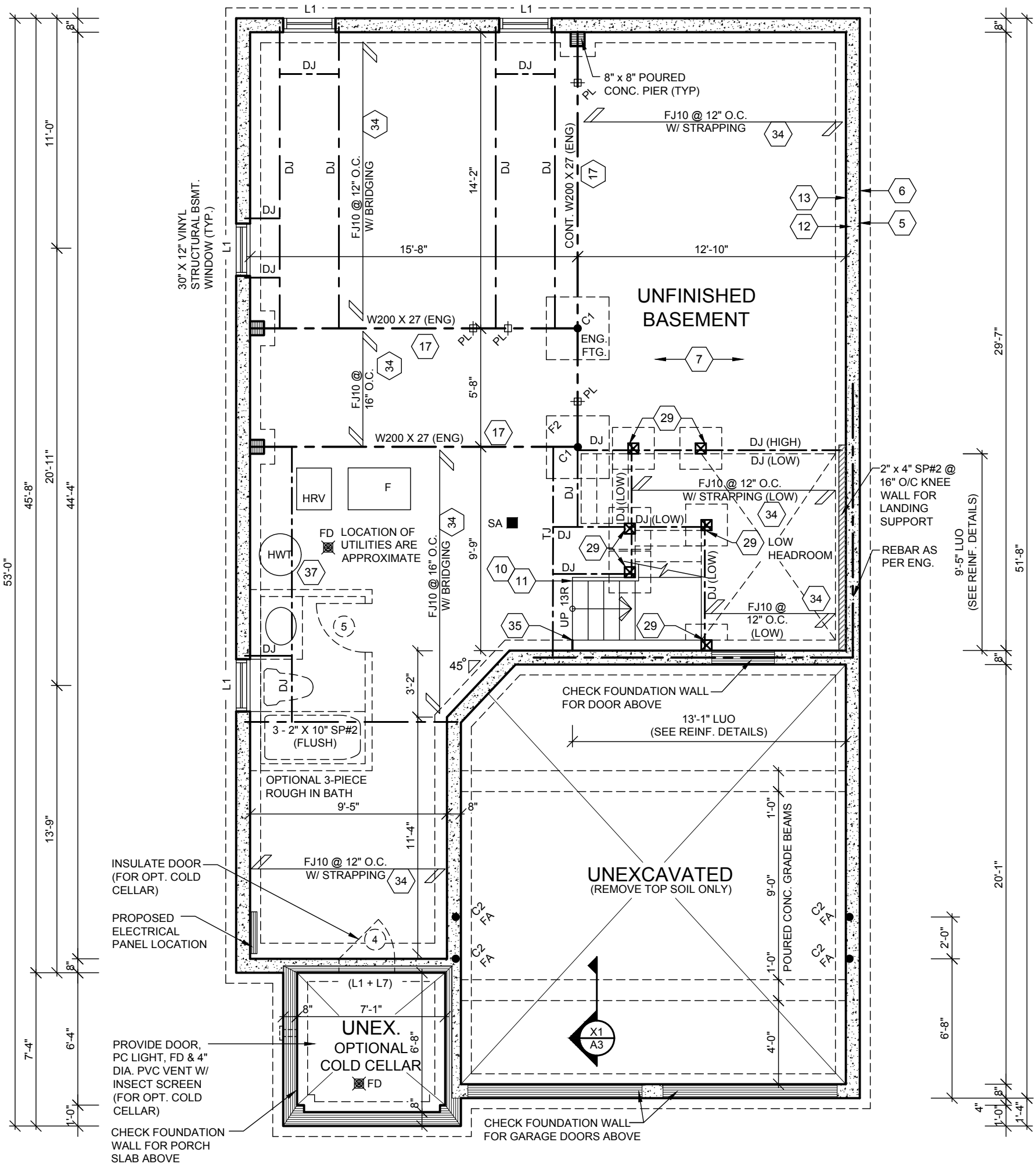
Drawing Number A5



Client DELPARK HOMES	Sheet Title OPTIONAL SECOND FLOOR PLAN ELEVATION B	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461 I _____ have reviewed and take responsibility for this design. Signature _____ BCIN _____ Date: _____	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project THE BROOK CITY OF OSHAWA	Scale 3/16" = 1'-0" / Drawn by TB		Project No. 2015-17
Model / Unit 36-3 Elevation B & C (Two Storey)	Date FEB. 2016 / Checked by JB CEDAR 3		Drawing Number A6

PARTIAL PLAN
FOR OPTIONAL
GAS FIREPLACE





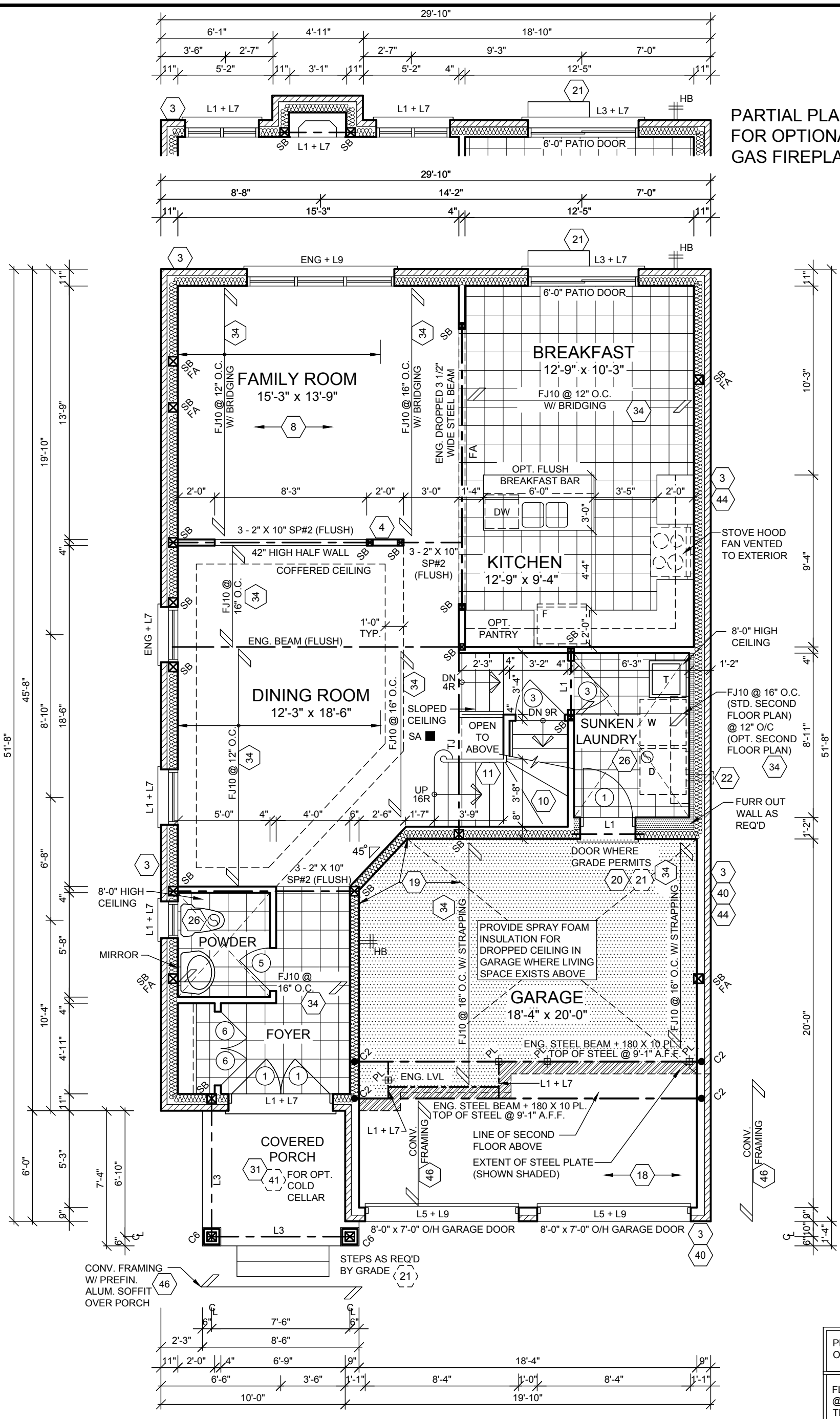
PROVIDE 1/2" BRICK / STONE OVERHANG BEYOND FDN WALL

FLOOR JOISTS TO BE SPACED @ 12" O/C UNDER CERAMIC TILED AREAS & OVAL TUBS

Client: DELPARK HOMES	Sheet Title: BASEMENT PLAN ELEVATION C	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		

Project No. 2015-17

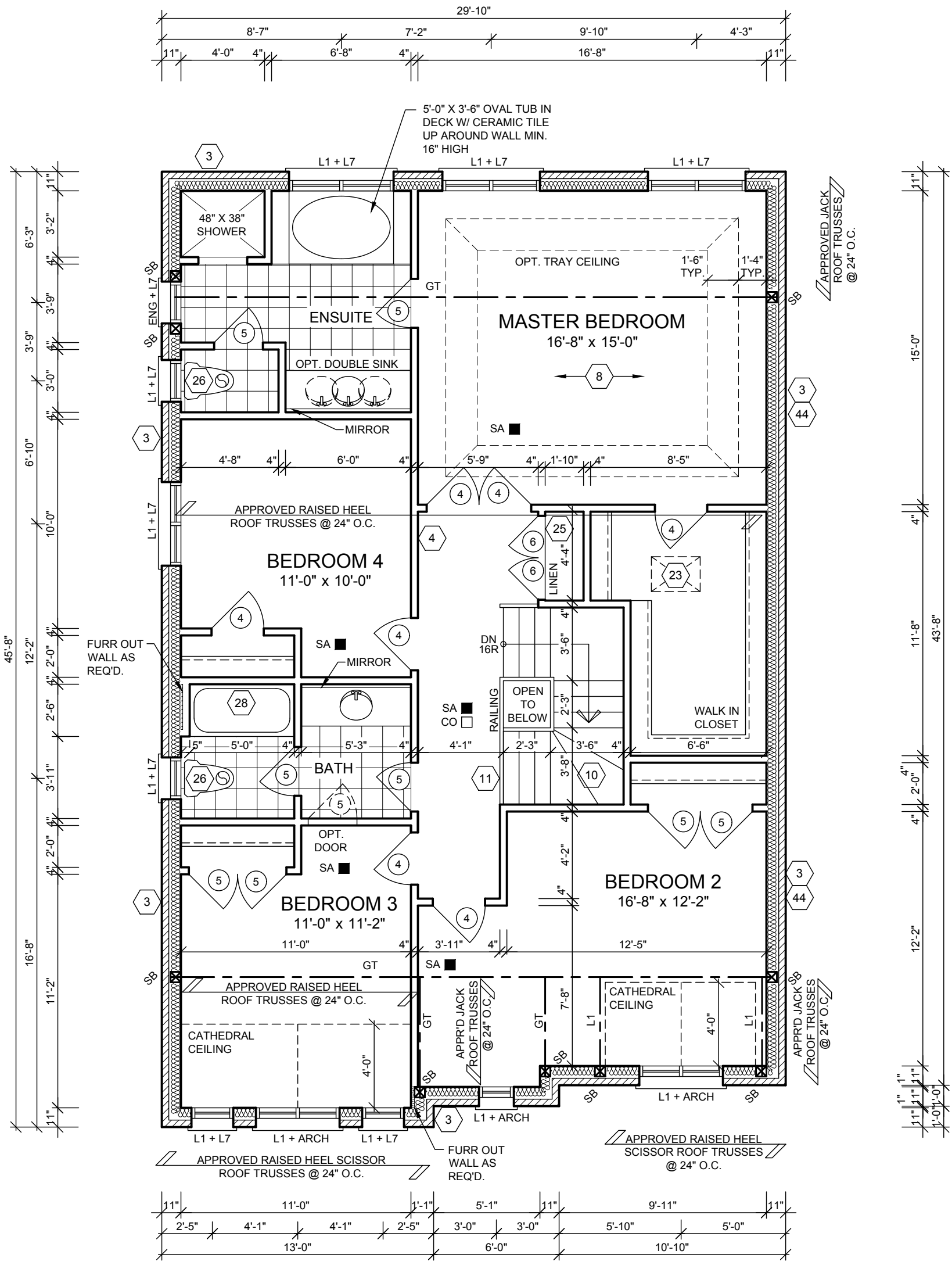
Drawing Number A7



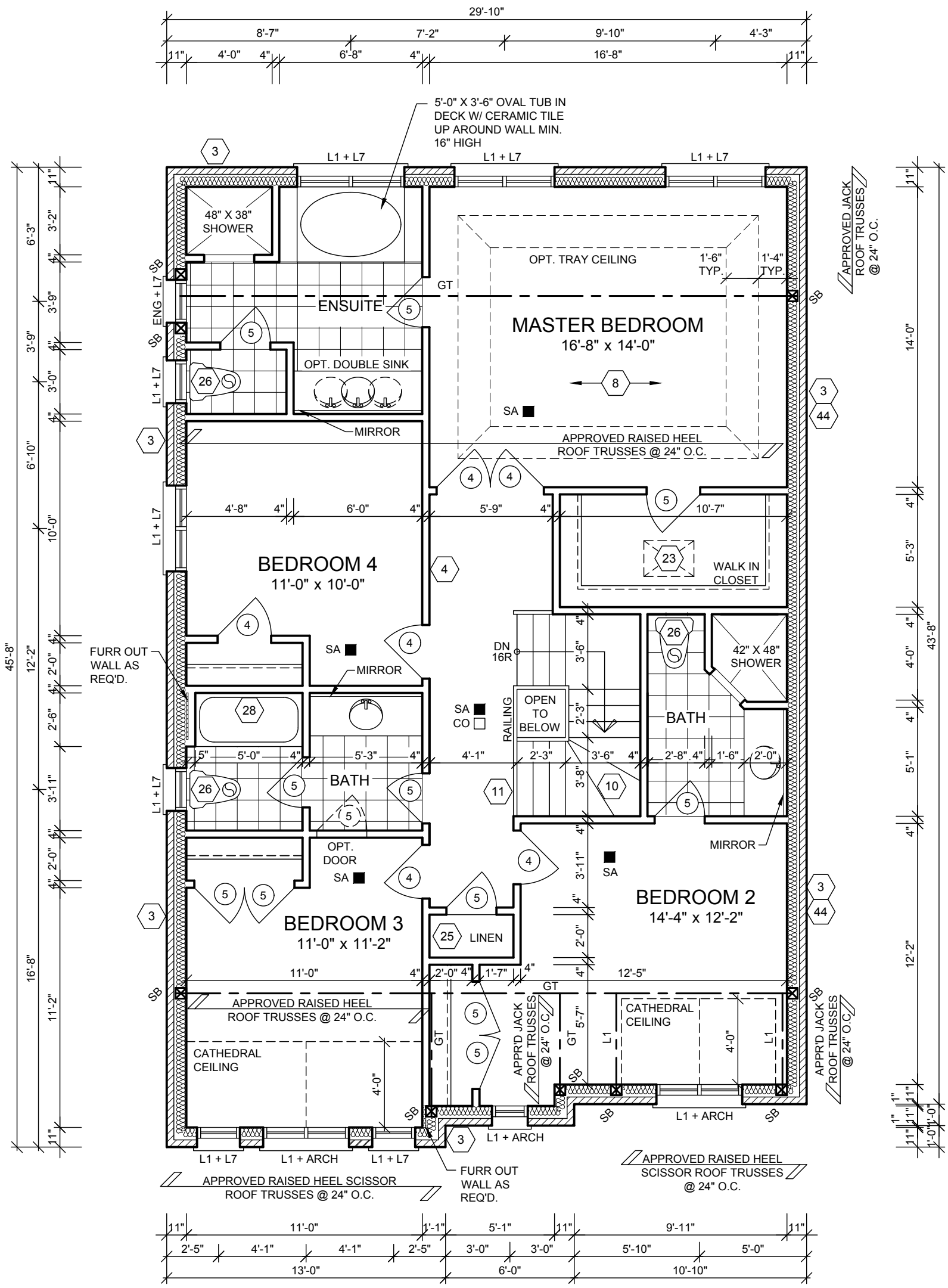
PROVIDE 1/2" BRICK / STONE OVERHANG BEYOND FDN WALL

FLOOR JOISTS TO BE SPACED @ 12" O/C UNDER CERAMIC TILED AREAS & OVAL TUBS

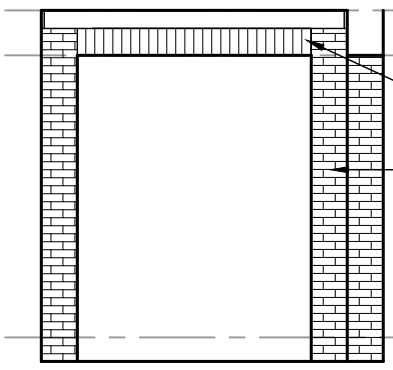
Client: DELPARK HOMES	Sheet Title: GROUND FLOOR PLAN ELEVATION C	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		Project No. 2015-17 / Drawing Number A8



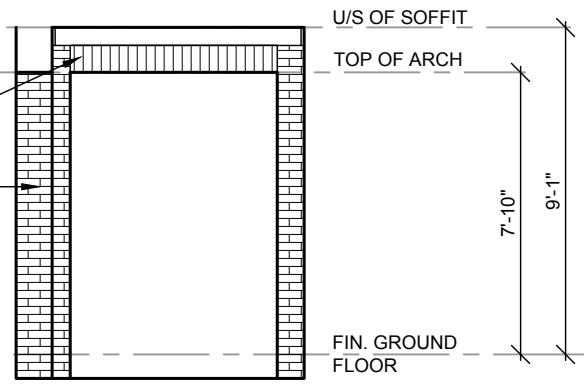
Client DELPARK HOMES	Sheet Title SECOND FLOOR PLAN ELEVATION C	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	Project No. 2015-17
Project THE BROOK CITY OF OSHAWA	Scale 3/16" = 1'-0" / Drawn by TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	Drawing Number
Model / Unit 36-3 Elevation B & C (Two Storey)	Date FEB. 2016 / Checked by JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269	A9
	CEDAR 3			



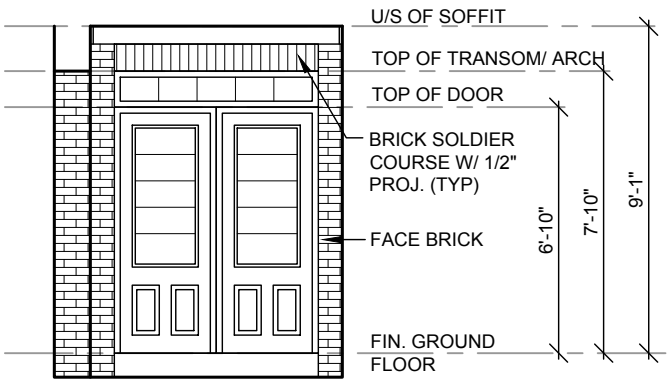
Client DELPARK HOMES	Sheet Title OPTIONAL SECOND FLOOR PLAN ELEVATION C	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461 I _____ have reviewed and take responsibility for this design. Signature _____ BCIN _____ Date: _____	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB		Project No. 2015-17
Model / Unit 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 / Checked by: JB CEDAR 3		Drawing Number A10



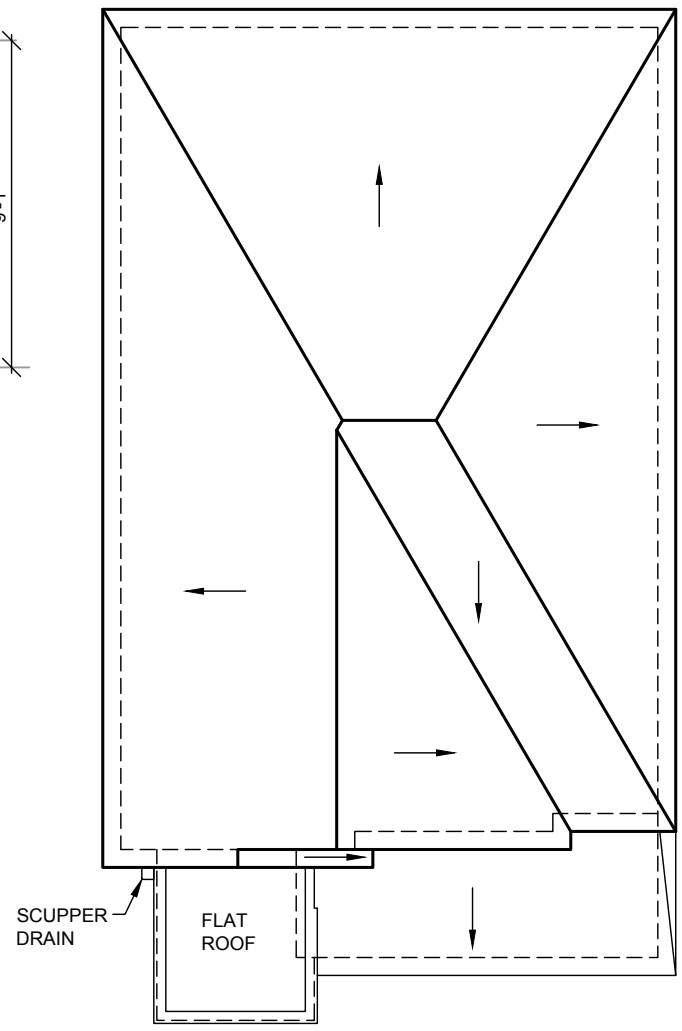
B A11 PARTIAL ELEVATION AT PORCH



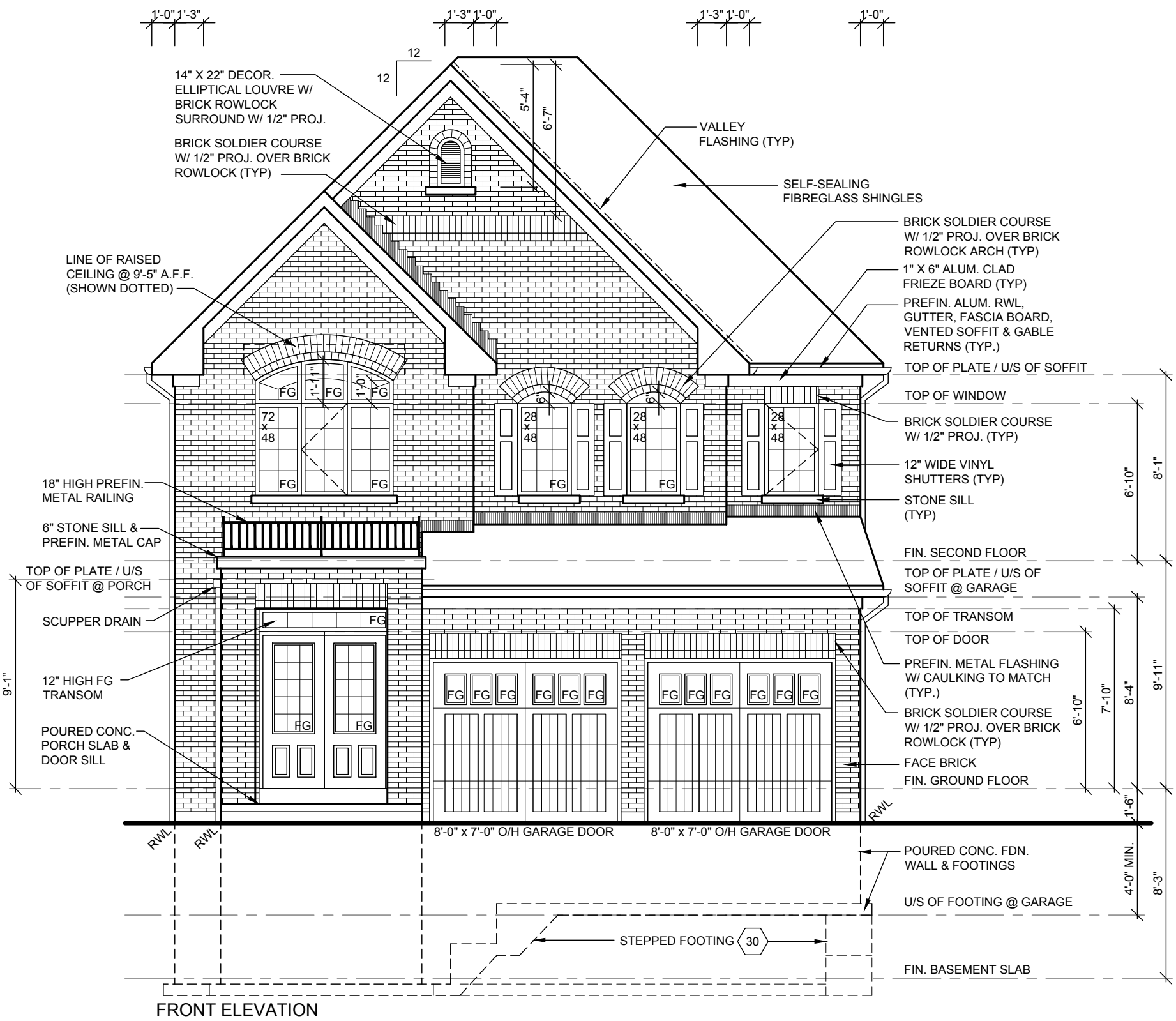
C A11 PARTIAL ELEVATION AT PORCH



A A11 PARTIAL ELEVATION AT PORCH



ROOF PLAN
NTS

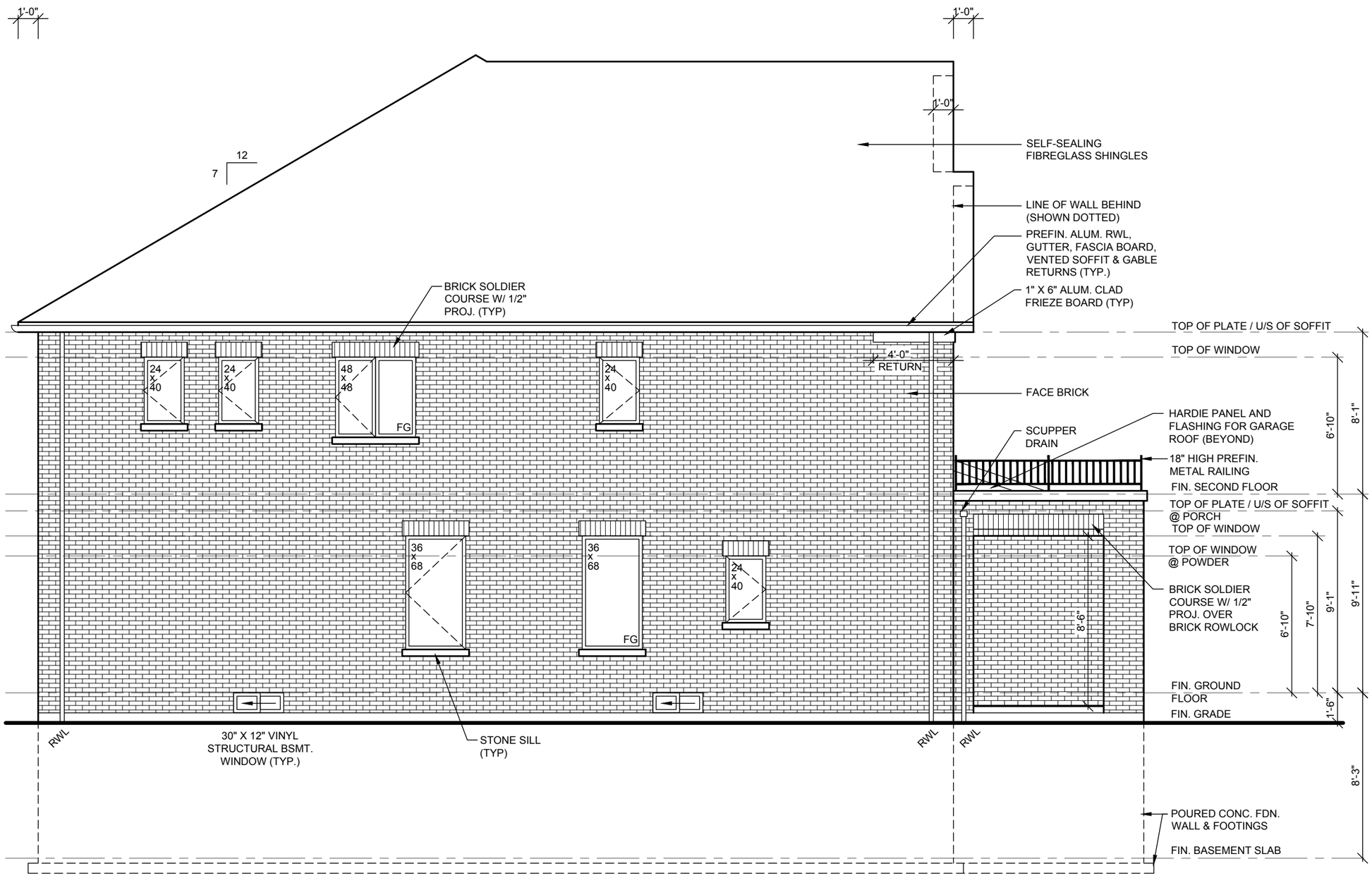


FRONT ELEVATION

Client: DELPARK HOMES	Sheet Title: FRONT ELEVATION B, PARTIAL INTERIOR PORCH ELEVATIONS & ROOF PLAN B	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3	BCIN _____ Date: _____	

Project No. 2015-17

Drawing Number A11



SPATIALS:

WALL AREA =	949.50 S.F.
LIMITING DISTANCE =	4'-0" @ 7%
MAX. ALLOWABLE OPENINGS =	66.46 S.F.
PROPOSED OPENINGS =	54.40 S.F. (GLASS AREA ONLY)

Project No. 2015-17

Drawing Number A12

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have reviewed and take responsibility for this design.

Signature _____ Date: _____
BCIN _____

Sheet Title: LEFT SIDE ELEVATION B

Scale: 3/16" = 1'-0"

Drawn by: TB

Checked by: JB

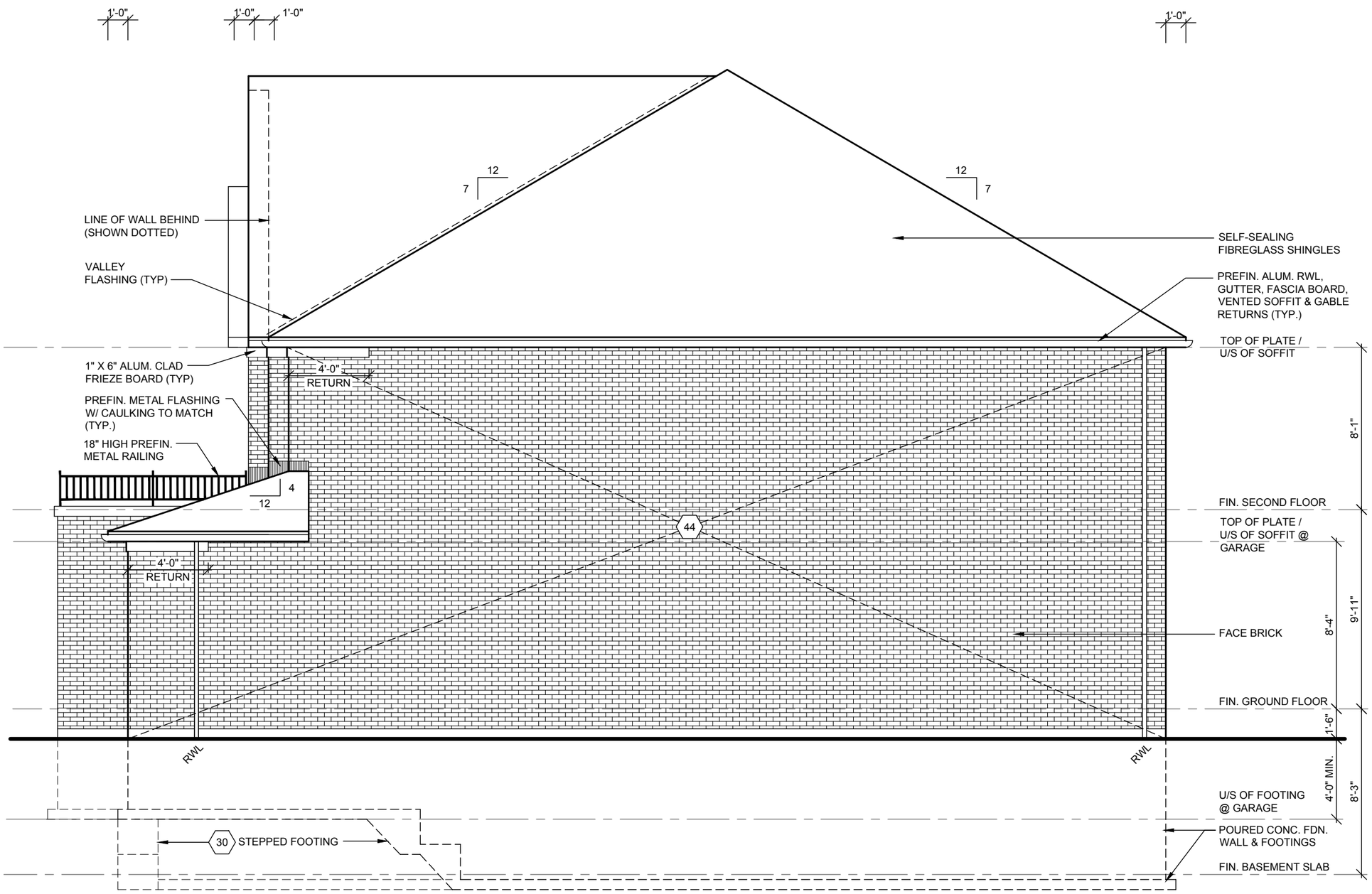
Date: FEB. 2016

CEDAR 3

Client: DELPARK HOMES

Project: THE BROOK
CITY OF OSHAWA

Model / Unit: 36-3 Elevation B & C (Two Storey)



Project No. 2015-17

Drawing Number A13

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have
reviewed and take responsibility for this design.

Signature _____ Date: _____
BCIN _____

Sheet Title: RIGHT SIDE ELEVATION B

Scale: 3/16" = 1'-0"

Drawn by: TB

Checked by: JB

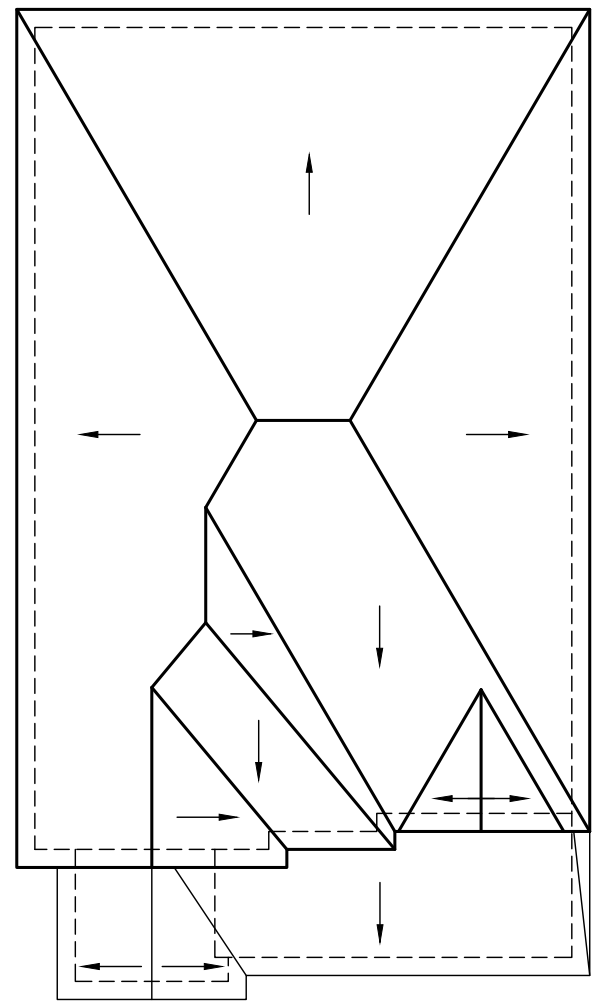
Date: FEB. 2016

CEDAR 3

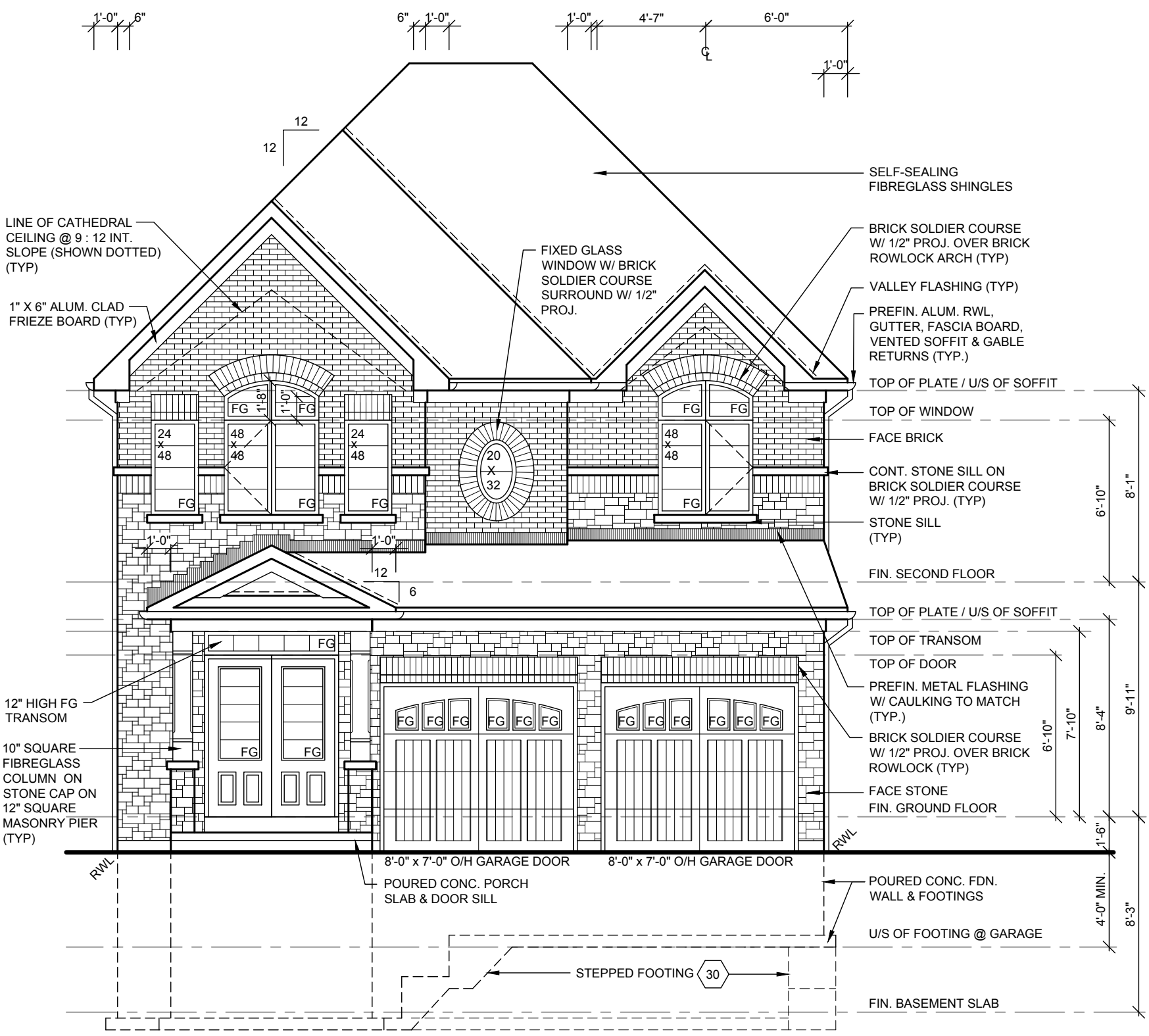
Client: DELPARK HOMES

Project: THE BROOK
CITY OF OSHAWA

Model / Unit: 36-3 Elevation B & C (Two Storey)



ROOF PLAN
NTS

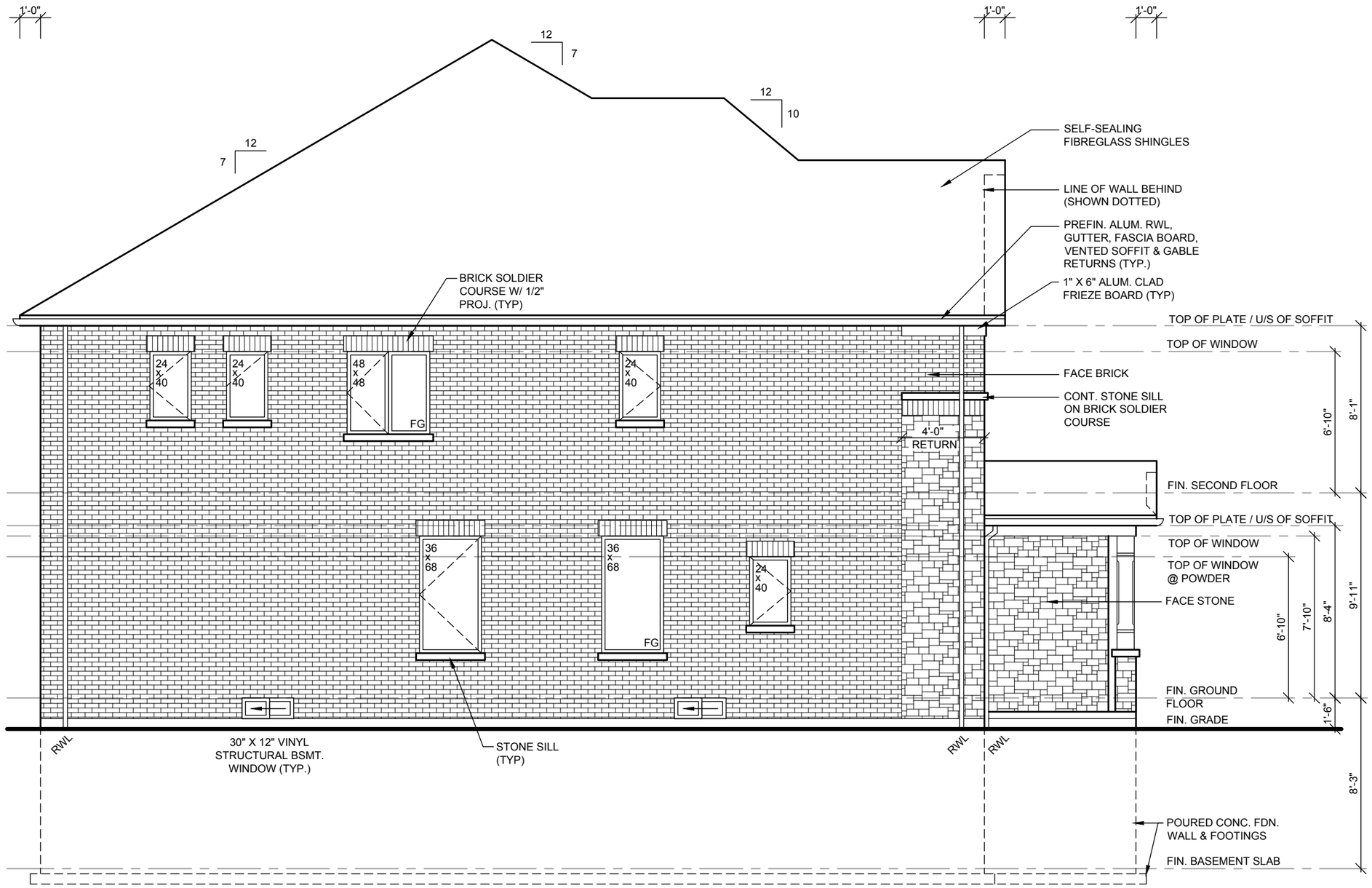


FRONT ELEVATION

Client: DELPARK HOMES	Sheet Title: FRONT ELEVATION C & ROOF PLAN C	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB	I _____ have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Model / Unit: 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 / Checked by: JB	Signature _____ BCIN _____ Date: _____	PH (905) 619-1270 FAX (905) 619-1269
	CEDAR 3		

Project No. 2015-17

Drawing Number A14



SPATIALS:

WALL AREA =	949.50 S.F.
LIMITING DISTANCE =	4'-0" @ 7%
MAX. ALLOWABLE OPENINGS =	66.46 S.F.
PROPOSED OPENINGS =	54.40 S.F.

Project No. 2015-17

Drawing Number A15

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have
reviewed and take responsibility for this design.

Signature _____
BCIN _____ Date: _____

Sheet Title: LEFT SIDE ELEVATION C

Scale: 3/16" = 1'-0"

Drawn by: TB

Checked by: JB

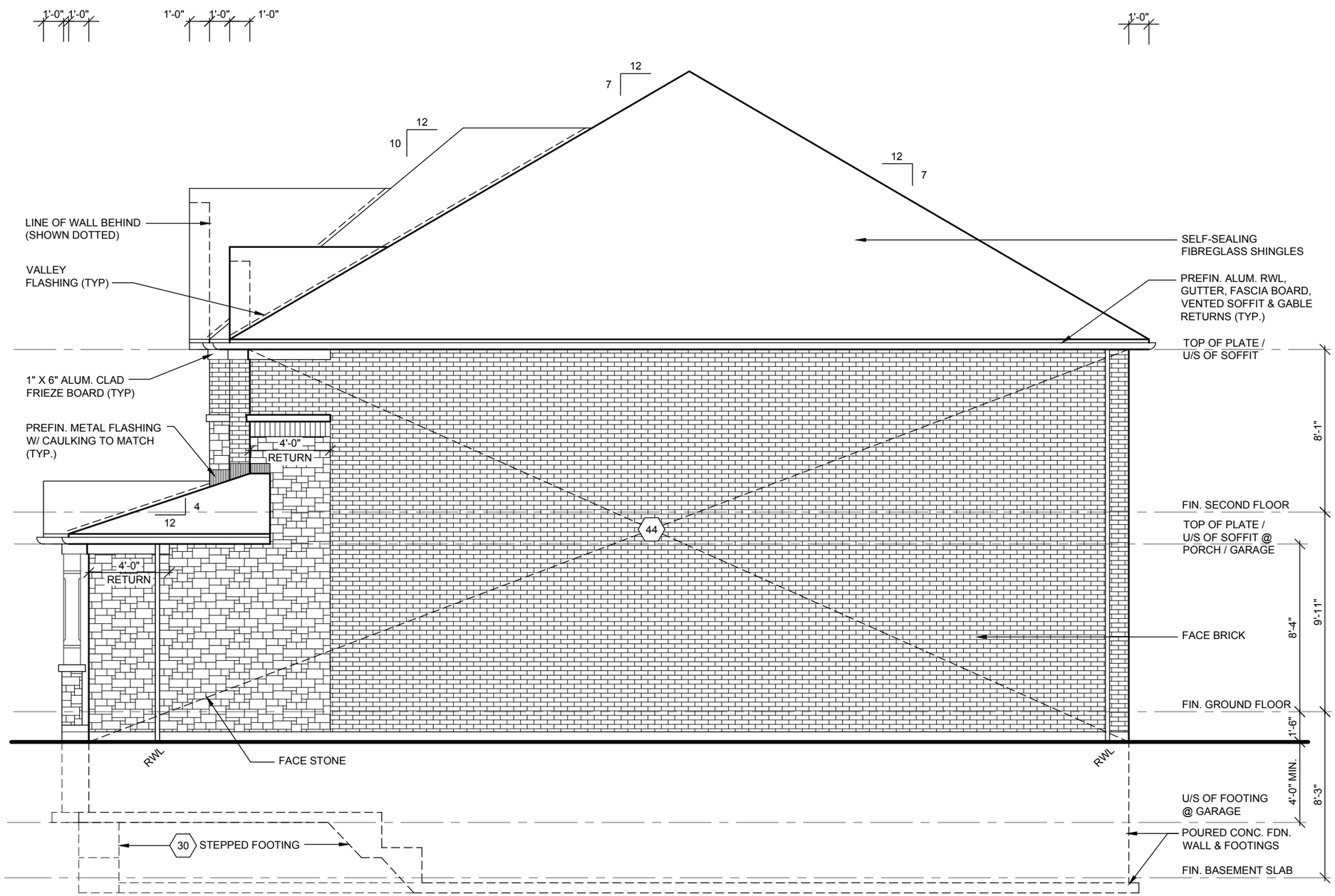
Date: FEB. 2016

CEDAR 3

Client: DELPARK HOMES

Project: THE BROOK
CITY OF OSHAWA

Model / Unit: 36-3 Elevation B & C (Two Storey)



Project No. 2015-17

Drawing Number A16

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have reviewed and take responsibility for this design.

Signature _____ Date: _____
BCIN _____

Sheet Title: RIGHT SIDE ELEVATION C

Scale: 3/16" = 1'-0"

Drawn by: TB

Checked by: JB

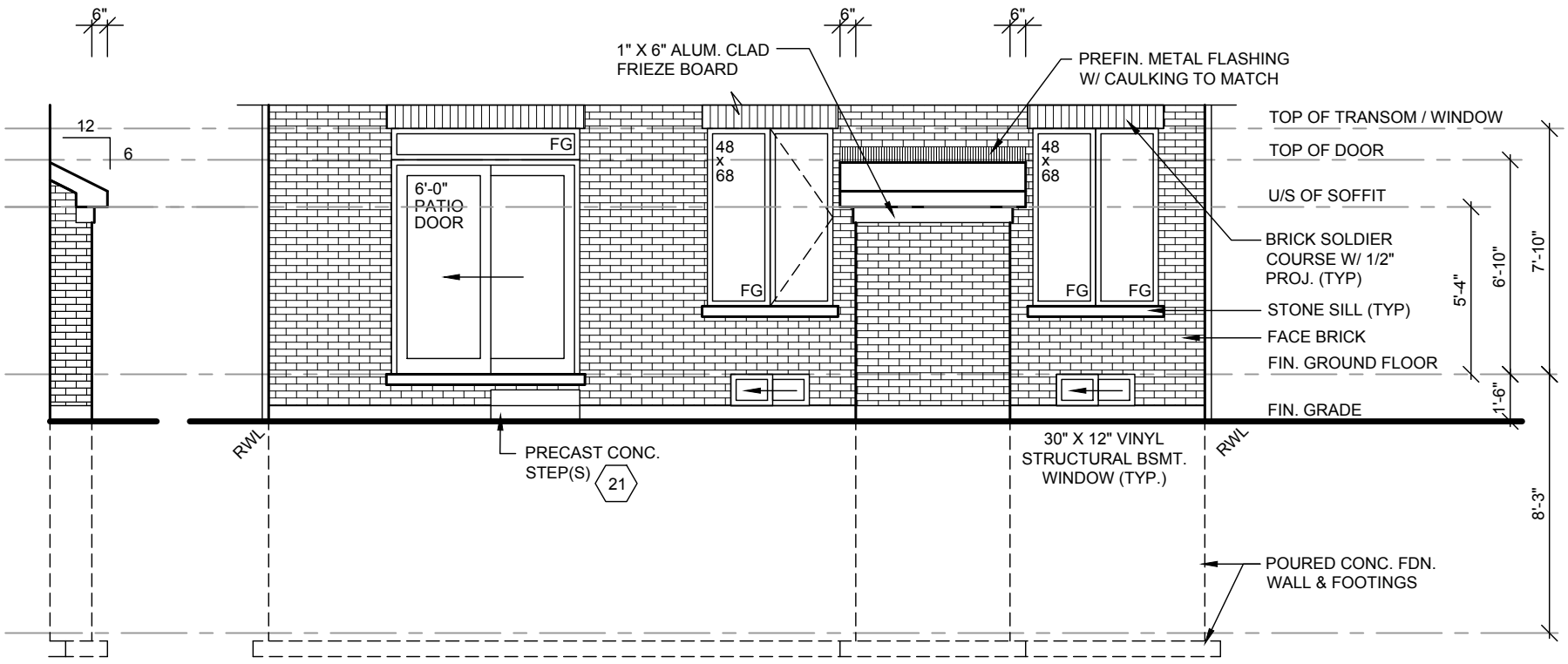
Date: FEB. 2016

CEDAR 3

Client: DELPARK HOMES

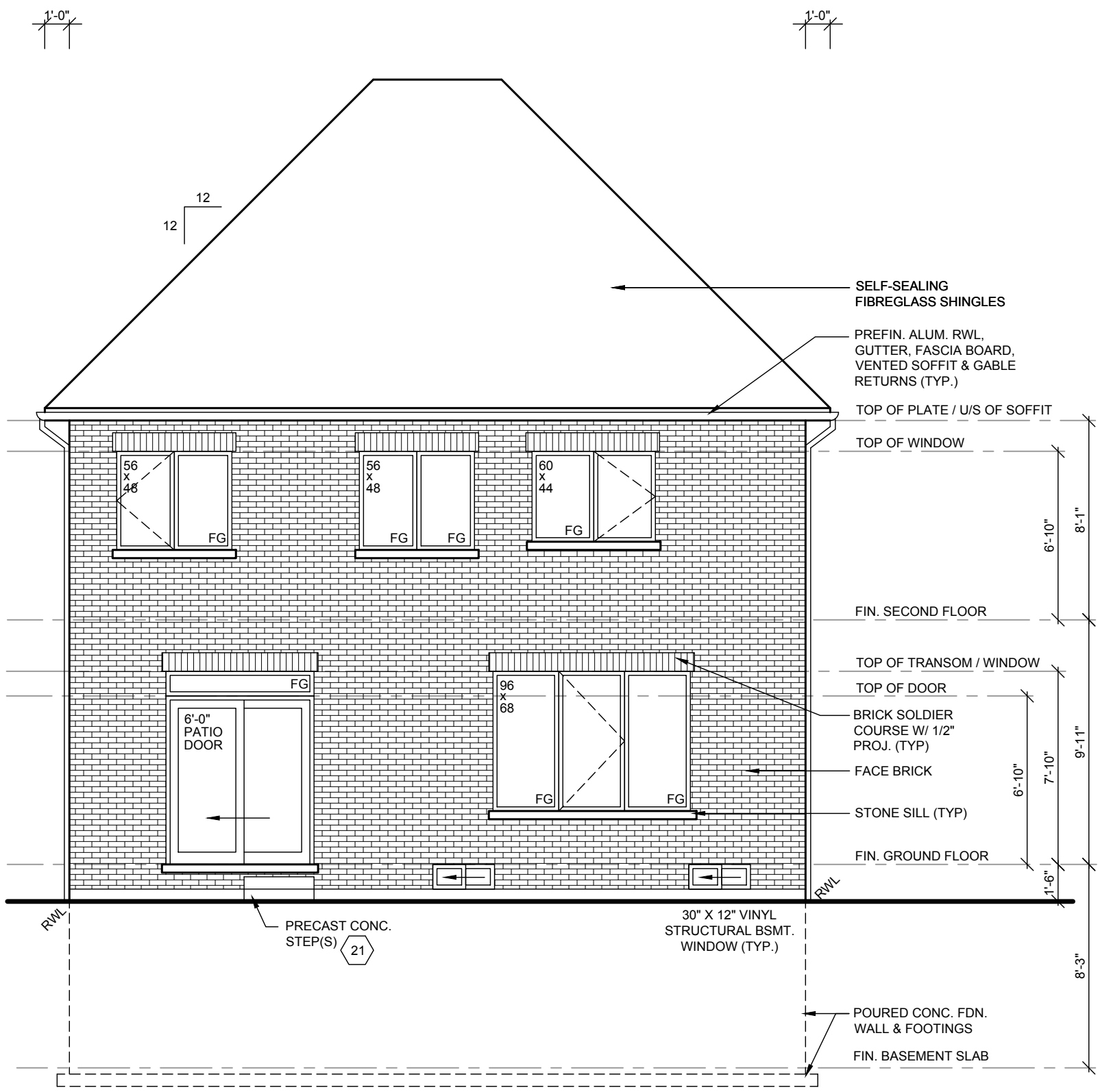
Project: THE BROOK
CITY OF OSHAWA

Model / Unit: 36-3 Elevation B & C (Two Storey)



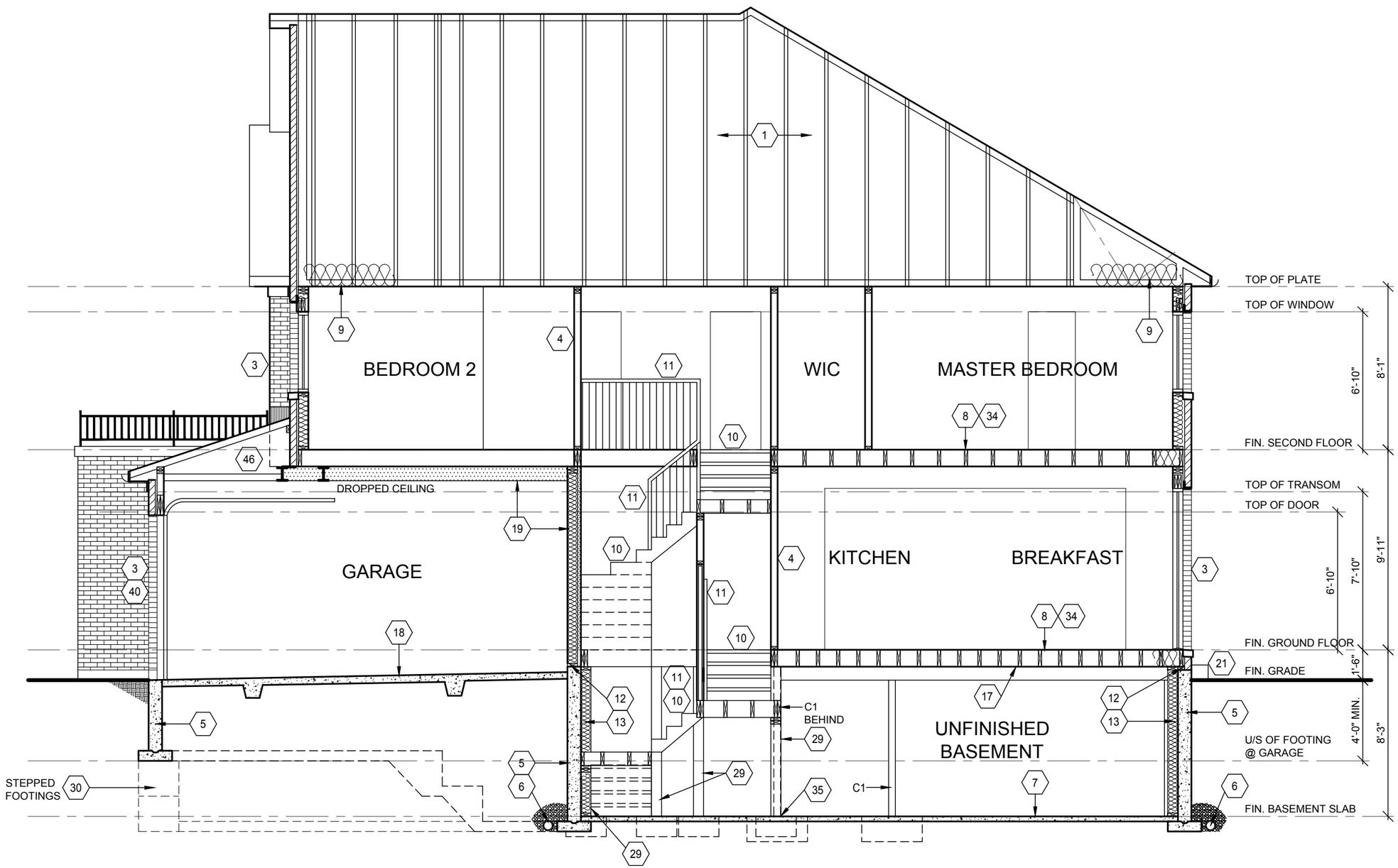
PARTIAL SIDE ELEVATION FOR OPTIONAL FIREPLACE

PARTIAL REAR ELEVATION FOR OPTIONAL FIREPLACE



REAR ELEVATION

Client DELPARK HOMES	Sheet Title REAR ELEVATION & PARTIAL REAR ELEVATION WITH OPTIONAL FIREPLACE	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461 I _____ have reviewed and take responsibility for this design. Signature _____ BCIN _____ Date: _____	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project THE BROOK CITY OF OSHAWA	Scale 3/16" = 1'-0" / Drawn by TB		Project No. 2015-17
Model / Unit 36-3 Elevation B & C (Two Storey)	Date FEB. 2016 / Checked by JB CEDAR 3		Drawing Number A17



Project No. 2015-17

Drawing Number A18

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I _____ have reviewed and take responsibility for this design.

Signature _____ Date: _____
BCIN _____

Sheet Title: SECTION 'A' - 'A'

Scale: 3/16" = 1'-0"

Drawn by: TB

Checked by: JB

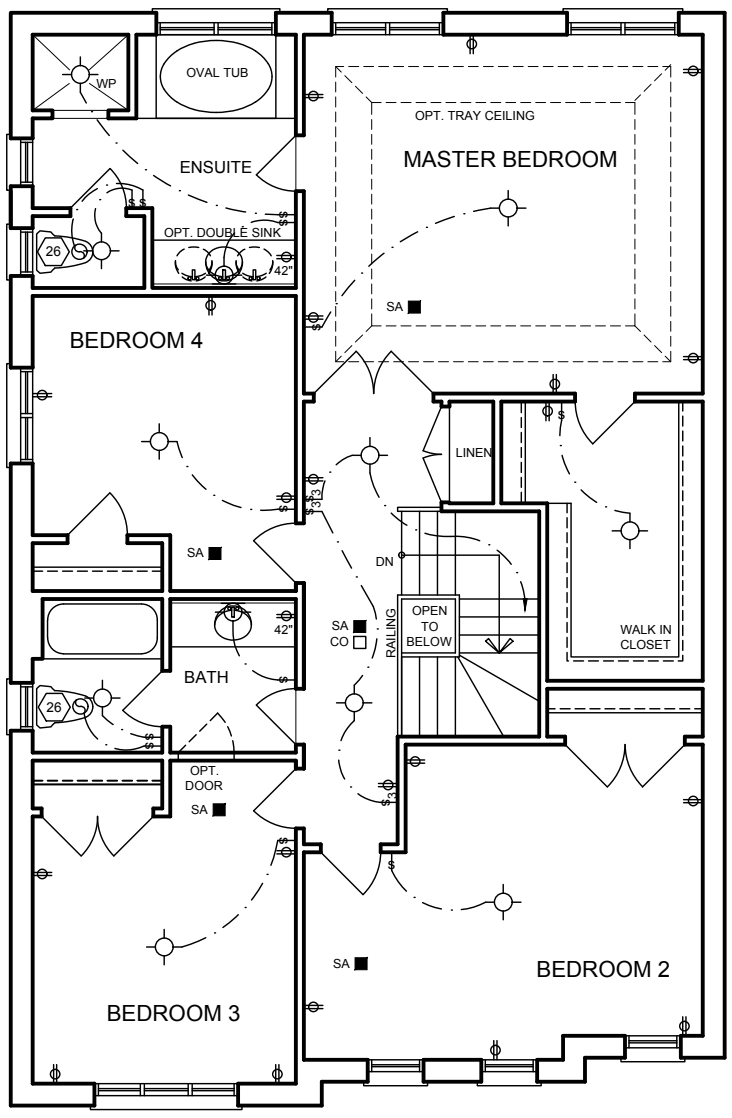
Date: FEB. 2016

CEDAR 3

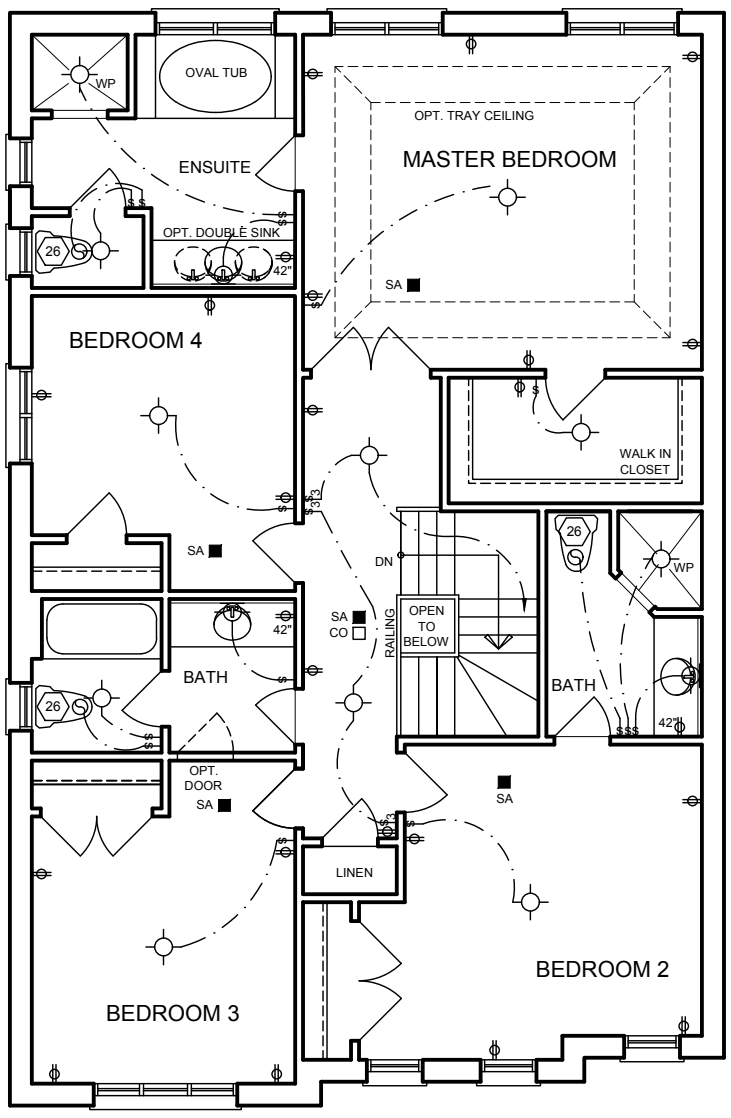
Client: DELPARK HOMES

Project: THE BROOK
CITY OF OSHAWA

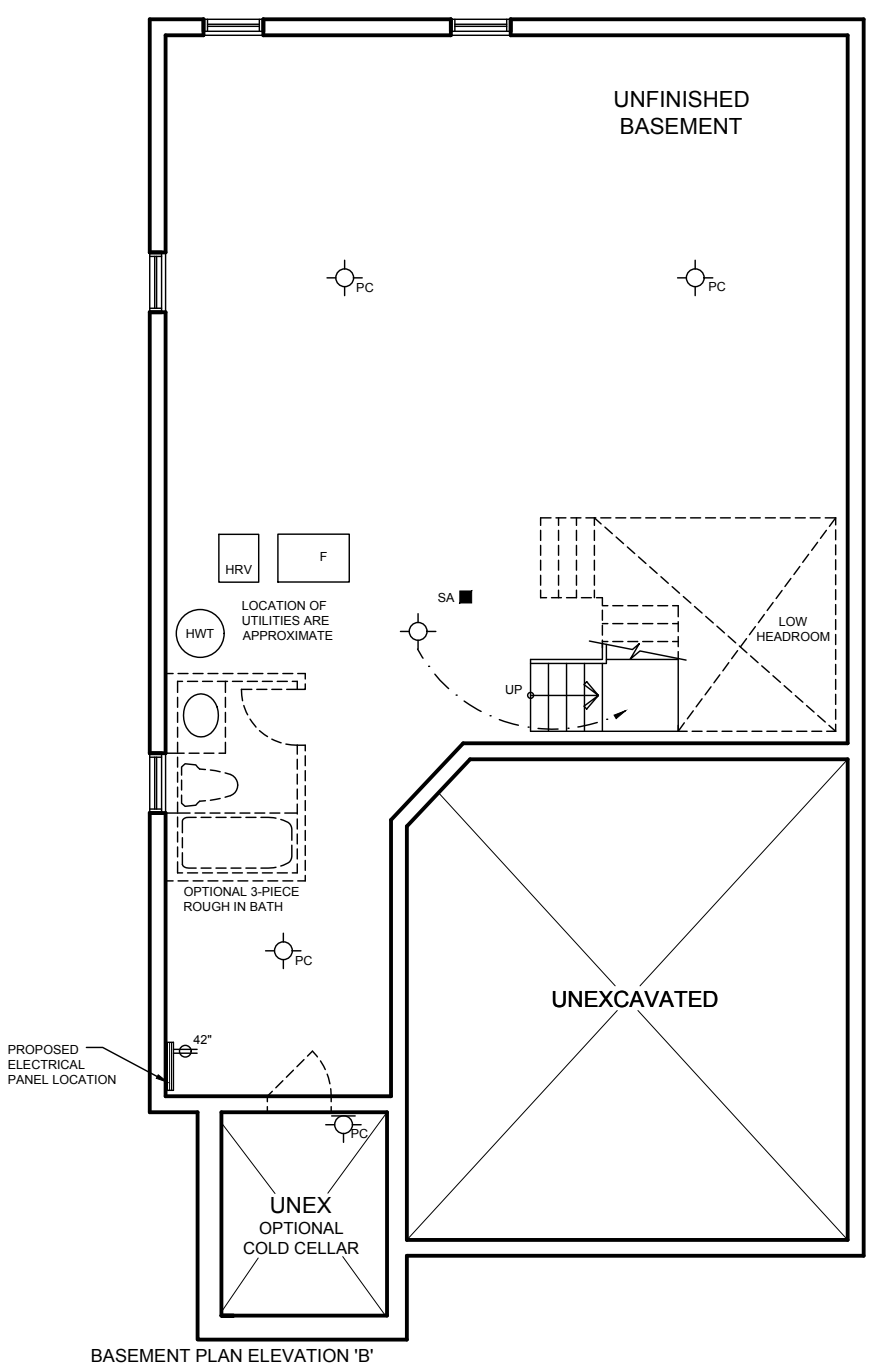
Model / Unit: 36-3 Elevation B & C (Two Storey)



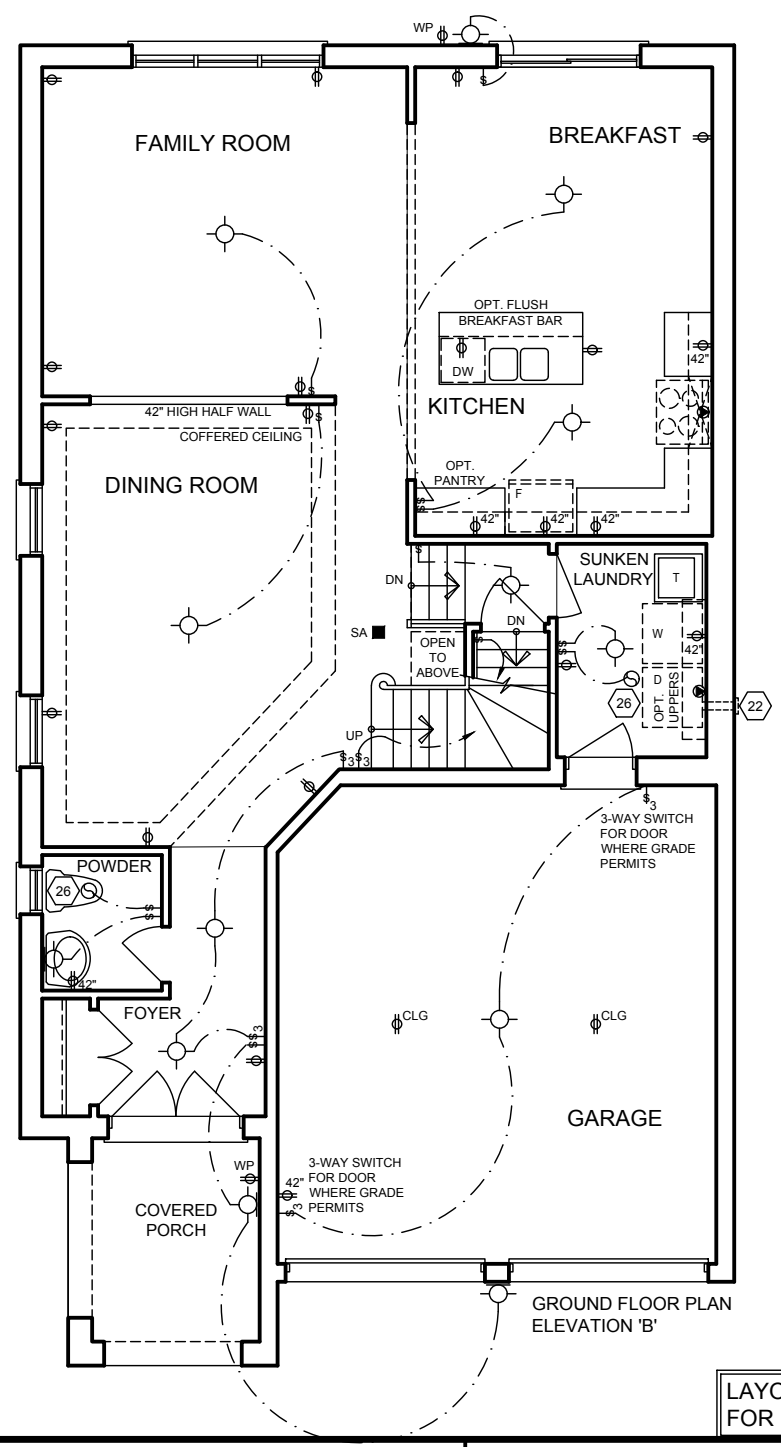
SECOND FLOOR PLAN
ELEVATION 'B'



OPTIONAL SECOND FLOOR PLAN
WITH BEDROOM 2 ENSUITE
ELEVATION 'B'



BASEMENT PLAN ELEVATION 'B'



GROUND FLOOR PLAN
ELEVATION 'B'

LAYOUT IS SIMILAR
FOR ELEVATION 'C'

Client DELPARK HOMES	Sheet Title ELECTRICAL PLANS	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461 I _____ have reviewed and take responsibility for this design. Signature _____ BCIN _____ Date: _____	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project THE BROOK CITY OF OSHAWA	Scale: 3/16" = 1'-0" / Drawn by: TB		Project No. 2015-17
Model / Unit 36-3 Elevation B & C (Two Storey)	Date: FEB. 2016 / Checked by: JB CEDAR 3		Drawing Number A19