



NORTHGLEN

40' LOT PRODUCT - 9'-0" CEILINGS

MUNICIPALITY OF CLARINGTON

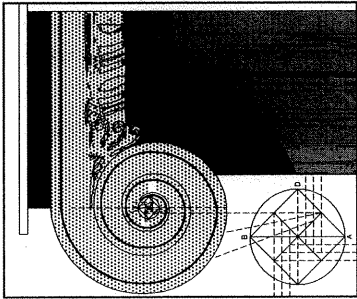
PROJECT NO. 2008-65

Energy Efficiency Compliance Calculations:
As per OBC SB-12 2.1.1.1 (Based on highest ratio scenario)

Unit to be constructed following SB-12 (2.1.1) Compliance package 'D',
Unless the requirements of performance compliance are met as outlined
in SB-12 (2.1.2)

Gross area of peripheral walls:
Gross area of openings:

Elev. 'B'
3023.78 SF
217.06 SF
7.18% Ratio



CASSIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

No.	DESCRIPTION	DATE	BY	AREAS & REVISIONS		NOV. 9, 2015	TB	AREAS	ELEVATION 'A'	
11	REPLACE BLACK GLASS WITH DECOR. LOUVRES ON FRONT ELEV.								M ²	FT ²
10	REVISED FOR DOUBLE VOLUME WALL, REVISED WINDOW IN DINING ROOM AS PER TOWN & RE-ISSUED TO CLIENT FOR PERMIT					AUG. 26, 2014	TB		136.65	1471
9	ISSUED TO CLIENT FOR PERMIT					JULY 25, 2014	TB		60.20	648
8	ADDED POSSIBLE SUNKEN LAUNDRY OPTION - UPDATED FOR 2012 O.B.C. & ISSUED TO P. ENG.					JULY 16, 2014	TB		7.71	83
7	REVISED TO COMPLIANCE PACKAGE D & ISSUED FOR PERMIT					APRIL 30, 2013	PS	GROUND FLOOR AREA	204.56	2202
6	GARAGE DOOR HEIGHT REVISED FROM 8'-0" - 7'-0" ON FRONT ELEVATION - RE-ISSUED TO CLIENT FOR REVIEW					DEC. 17/2012	PS	LOFT FLOOR AREA		
5	ISSUED FOR PERMIT & CONSTRUCTION					JUNE 8, 2012	PS	FINISHED BASEMENT		
4	ISSUED TO P. ENG. FOR FINAL STRUCTURAL CHECK					MARCH 23, 2012	PS	TOTAL FLOOR AREA		
3	ISSUED FOR STRUCTURAL REVIEW					JAN. 18/2012	PS			
2	RE-ISSUED TO CLIENT FOR REVIEW					JULY 29/2011	PS	OPEN AREA (NOT INCL. IN TOTAL AREA)	13.47	145
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN					MAY 03/2011	PS	COVERAGE (INCLUDING PORCH)	177.17	1907
No.	DESCRIPTION	DATE	BY	COVERAGE (NOT INCLUDING PORCH)					171.87	1850

Client

DELPAK/ HIGHCASTLE HOMES

Project

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-1
9'-0" CEILINGS
ELEVATION 'B'

Sheet Title

AREAS & REVISIONS

Scale

N.T.S.

Date

DEC 2012

Drawn by

KQ

Checked by

KC

"THE LINCOLN"

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

STEPHEN P. KENNEDY

have reviewed and take responsibility for this design.

Signature

BCIN 23411 Date: NOV. 9, 2015

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
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Project No.

2008-65

Drawing No.

1 OF 11

CONSTRUCTION NOTES

2012 O.B.C. O. REG. 332/12 (REVISED 7 JANUARY 2014)

R-VALUES BASED ON COMPLIANCE PACKAGE D

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

15

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

1 **ROOF CONSTRUCTION**
ASPHALT SHINGLES, 9.5 mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. ENGINEERED APPROVED WOOD ROOF TRUSSES @ 610 mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND MIN. 900 mm (2'-11") UP ROOF SURFACE TO LINE NOT LESS THAN 300 mm (12") BEYOND INNER FACE OF EXTERIOR WALL. 38 mm x 89 mm (2" x 4") TRUSS BRACING @ 2130 mm (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, 12.7 mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., RSI 4.23 (R24) HIGH DENSITY BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH.

3 **BRICK VENEER CONSTRUCTION (2" x 6" STUDS)**
90 mm (4") OR 75 mm (3") FACE BRICK, 25 mm (1") AIR SPACE, 22 mm x 180 mm x 0.76 mm (7/8" x 7" x 22 ga.) GALV. METAL TIES @ 400 mm (16") O.C. HORIZ. 600 mm (24") O.C. VERTICAL, 0.7 kg/s.m. (No. 15) BUILDING PAPER, 12.7 mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., RSI 4.23 (R24) HIGH DENSITY BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH.

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

5 **FOUNDATION WALL**
200 mm (8") POURED CONC. FOUNDATION WALL WITH 15 Mpa (2200 psi) CONC. OR 20 Mpa (2900 psi) CONC. WHERE STEEL REINFORCING IS SPECIFIED AND BITUMINOUS DAMP PROOFING, 19 mm (3/4") MINERAL FIBRE INSULATION WITH DENSITY OF 57 KG/M3 MIN. OR EQUIVALENT DRAINAGE LAYER. 480 mm x 155 mm (19" x 6") OR 600 mm x 200 mm (24" x 8") FOR PARTY WALLS CONTINUOUS KEYED CONC. FTG OR AS PER SOIL REPORT. BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL.

6 **WEEPING TILE**
100 mm (4") DIA. WEEPING TILE, TOP AND SIDES OF DRAINAGE TILE TO COVERED WITH MINIMUM 150 mm (6") CRUSHED STONE.

7 **BASEMENT SLAB**
80 mm (3") 20 Mpa. (2900 psi) CONC. SLAB ON 100 mm (4") CRUSHED STONE WITH DAMP PROOFING.

8 **FINISHED FLOOR**
ON 15.9 mm (5/8") T&G SUBFLOOR ON WOOD FLOOR JOISTS (ARTICLE 9.30.6 FOR CERAMIC TILE)

9 **ROOF INSULATION**
RSI 8.81 (R50) FOR ROOF WITH ATTIC OR RSI 5.46 (R31) ROOF INSULATION FOR ROOF W/OUT ATTIC AND 6MIL AIR/VAPOUR BARRIER, 15.9MM (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.

12 **SILL PLATE**
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 **BLANKET INSULATION**
RSI 3.52 (R20) BLANKET INSULATION W/ 6 MIL. AIR/ VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING) OR 1/2" AIR SPACE. RSI 3.52 (R20) INSULATION WITH 38 x 89 (2" x 4") @ 610mm (2'-0") O.C. WOOD STRAPPING AND 6 mil. AIR/VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING). CONTINUITY OF AIR BARRIER SYSTEM TO EXTEND THROUGHOUT THE BASEMENT INSULATION TO EXTEND DOWN FROM THE SUBFLOOR TO THE FIN. BASEMENT SLAB. PROVIDE 0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL & INSULATION.

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

PIPE COLUMN

(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**
BEAM TO BE GROUDED IN.

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

18 **GARAGE SLAB**
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 **GARAGE SEPARATION - WALLS**
12.7 mm (1/2") GYPSUM BD. ON WALLS BETWEEN HOUSE AND GARAGE. RSI 4.23 (R24) HIGH DENSITY BATT INSULATION IN WALLS. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

20 **GAS PROOFED DOOR**
PROVIDE SELF CLOSER AND WEATHER STRIPPING.

21 **PRECAST CONCRETE STEP**
CAPPED DRYER VENT (WITH METAL INSECT SCREEN) MAX. UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)

22 **ATTIC ACCESS HATCH**
0.32sm WITH NO DIMENSION LESS THAN 545mm, OR, 500 mm x 700 mm (20" x 28") WITH HIGH DENSITY WEATHER STRIPPING AND INSULATED. HEIGHT IN ATTIC/ROOF SPACE TO BE NOT LESS THAN 600 mm (2'-0") ABOVE ACCESS HATCH.

23 **GARAGE SEPARATION - CEILING**
12.7 mm (1/2") GYPSUM BD. ON CEILING BETWEEN HOUSE AND GARAGE. RSI 5.46 (R31) FOAM INSULATION. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

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

25 **MECHANICAL VENTING**
ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

26 **FIREWALL SEPARATION**
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.

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

28 **WOOD COLUMN**
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. BOL.T. 610 mm x 610 mm x 300 mm (24" x 24" x 12") CONC. FTG.

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

30 **PORCH SLAB**
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.

31 **PARTY WALLS**
RESERVED

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

33 **WOOD PROTECTION**
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 DAMPROOFING BETWEEN WOOD AND CONCRETE.

34 **BLACK VENEER WALL**
SAME AS NOTE (3) WITH THE FOLLOWING EXCEPTIONS: 100mm (4") CONCRETE BLOCK INSTEAD OF FACE BRICK AND NO WEEP HOLES.

35 **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.

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

37 **PORCH SLAB WITH OPTIONAL COLD CELLAR**
125 mm (5") POURED CONC. 32 Mpa. (4650 psi) PORCH SLAB WITH 5 - 8% AIR ENTRAINMENT AND 10M REBARS @ 200 mm (7 7/8") EACH WAY WITH MIN. 30 mm 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, 75 mm (3") MIN. SLAB BEARING, 10M DOWELS 600 mm x 600 mm (24" x 24") @ 600 mm (2'-0") O.C. AROUND PERIMETER. REINFORCING STEEL GRADE 400-CAN/CSA-G30.18-M.

EXPPOSED FLOOR

RSI 5.46 (R31) FOAM INSULATION, & DRAFTSTOP WITH PRE-FINISHED ALUMINUM SOFFIT TO EXPOSED FLOOR ABOVE.

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

3 **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) & (4) EXCEPT AS PER THE FOLLOWING NOTES. 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.

4 **EXTERIOR COMBUSTIBLE CIAD WALLS LESS THAN 0.6 M TO PROPERTY LINE (45 MIN. F.R.R.)**
FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES (2) & (4) 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.

5 **CONVENTIONAL ROOF FRAMING**
38 mm x 140 mm (2" x 6") SPR. RAFTERS @ 406 mm (16") O.C. MAX., 38 mm x 184 mm (2" x 8") RIDGE BD., HIP & VALLEY RAFTERS 38 mm x 89 mm (2" x 4") COLLAR TIES @ MIDSPAN. CEILING JOISTS TO BE 38 mm x 89 mm (2" x 4") @ 406 mm (16") O.C. FOR A MAX. 2430 mm (8'-0") SPAN & 38 mm x 140 mm (2" x 6") @ 406 mm (16") O.C. FOR A MAX. 4450 mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38 mm x 89 (2" x 4") @ 610 mm (24") O.C. W/ A 38 mm x 89 mm (2" x 4") COLLAR TIES AS REQUIRED FOR STABILITY.

6 **SUMP PUMP/PIT ARTICLE 9.14.5.2)**
ALL FOOTINGS TO REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. CAPABLE OF SUSTAINING 150 kPa

7 **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.

8 **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.

9 **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.

10 **DOOR SCHEDULE**
MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE WITHOUT KEY.

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

12 **DOOR 815 x 2030 x 35 (2'8" x 6'8" x 1 3/8")**
DOOR 760 x 2030 x 35 (2'6" x 6'8" x 1 3/8")

13 **DOOR 610 x 2030 x 35 (2'0" x 6'8" x 1 3/8")**
DOOR 460 x 2030 x 35 (1'6" x 6'8" x 1 3/8")

14 **EXTERIOR FRENCH OR GARDEN DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")**
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 mm (1 1/2") THICK WOOD FRAME. PROVIDE SELF CLOSING DEVICE.

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

16 **EXTERIOR DOOR 1070 x 2440 x 45 (3'6" x 8'0" x 1 3/4")**
INSULATED MIN. RSI 0.7, (R4)

17 **-36" X 80" 2 PANEL SLIDING DOORS**
-48" X 80" 2 PANEL SLIDING DOORS

18 **-60" X 80" 2 PANEL SLIDING DOORS**
-72" X 80" 2 PANEL SLIDING DOORS

19 **-84" X 80" 2 PANEL SLIDING DOORS**
-96" X 80" 2 PANEL SLIDING DOORS

20 **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.....90 x 90 x 6.0.....(3 1/2 x 3 1/2 x 1 1/4 L)
L8.....90 x 90 x 8.0.....(3 1/2 x 3 1/2 x 5/16 L)
L9.....100 x 90 x 6.0.....(4 x 3 1/2 x 1/4 L)
L10.....125 x 90 x 8.0.....(5 x 3 1/2 x 5/16 L)
L11.....125 x 90 x 10.0.....(5 x 3 1/2 x 3/8 L)
L12.....150 x 100 x 10.0.....(6 x 4 x 3/8 L)

21 **ALL LVL'S TO BE E 2.0**
ALL STRUCTURAL STEEL TO BE G40.21 GRADE .350W

22 **LEGEND**
DUPLX OUTLET (12" HIGH) SB ☒ SOLID WOOD BEARING
DUPLX OUTLET (HEIGHT AS NOTED) PL ☒ POINT LOAD
WEATHERPROOF DUPLEX OUTLET A.F.F. ABOVE FINISHED FLOOR
HEAVY DUTY OUTLET T.O.S. TOP OF STEEL
LIGHT FIXTURE (CEILING) FD ☒ FLOOR DRAIN
LIGHT FIXTURE (PULL CHAM) HB ☒ HOSE BIB
LIGHT FIXTURE (WALL MOUNTED) P.T. PRESSURE TREATED LUMBER
LIGHT FIXTURE (POT LIGHT) LVL. LAMINATED VENEER LUMBER
SWITCH M.C. MEDICINE CABINET
SWITCH (3 WAY) SA ☒ SMOKE ALARM (INTERCONNECTED)
CABLE JACK CO ☒ CARBON MONOXIDE ALARM
TELEPHONE JACK ☒

23 **FIXED GLASS**
FLAT ARCH
GRIDER TRUSS
DOUBLE TRUSS
DOUBLE JOIST
TRIPLE JOIST
CLASS 'B' VENT
EXHAUST VENT

24 **PROJECT**
No. 2008-65

25 **ARCHITECTURAL TECHNOLOGISTS**
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

27 **STEPHEN P. KENNEDY**
have reviewed and take responsibility for this design.
Signature
BCIN 23411 Date: JULY 25, 2014

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

29 **2 OF 11**

30 **ELEVATION 'B'**

31 **NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9-O" CEILINGS**

32 **DELPAK/ HIGHCASTLE HOMES**

33 **CONSTRUCTION NOTES**

34 **Scale**
N.T.S.

35 **Date**
JUNE 2012

36 **Drawn by**
KQ

37 **Checked by**
KC

38 **"THE LINCOLN"**

39 **Client**
Sheet Title

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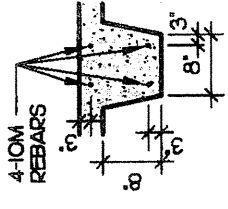
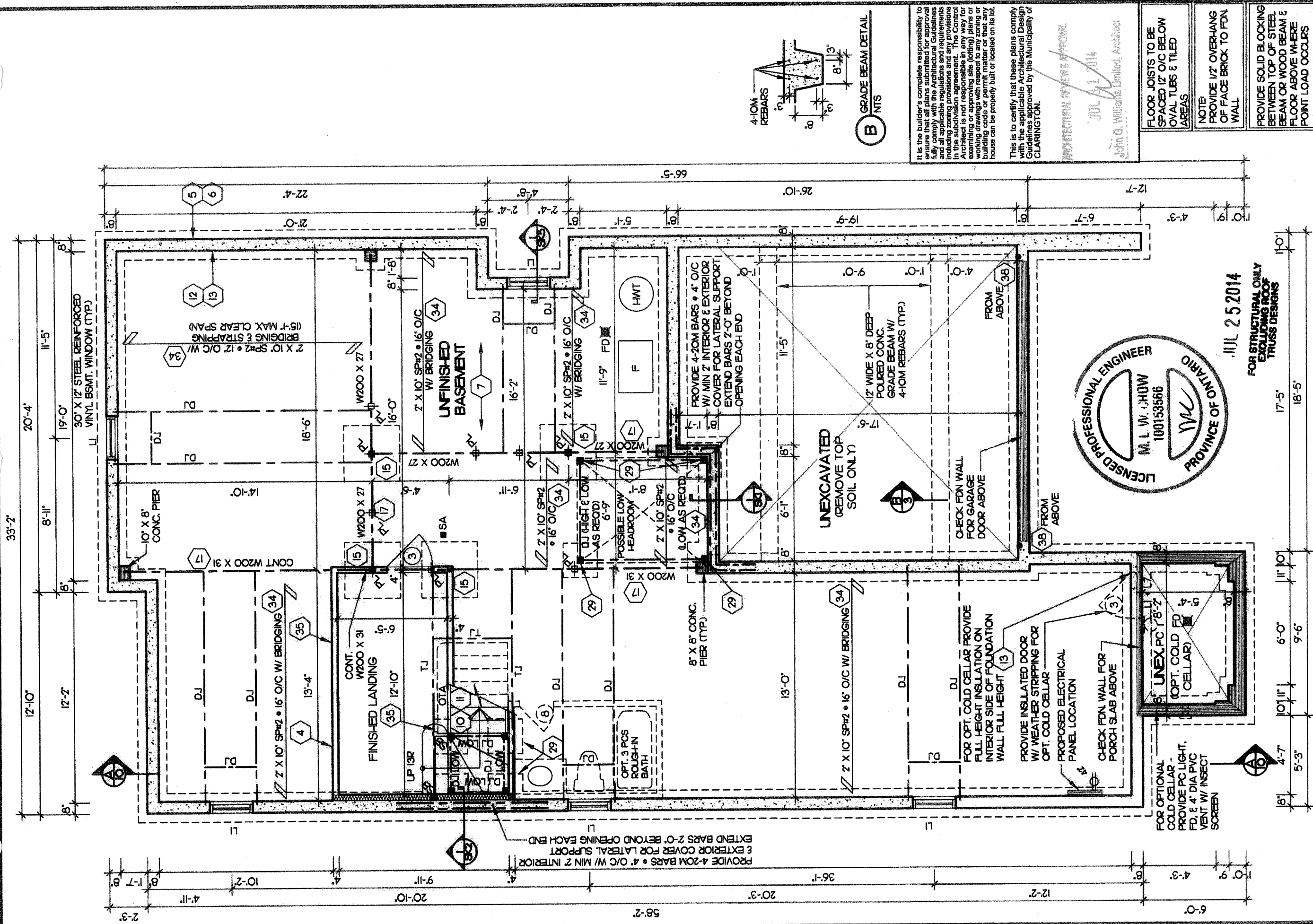
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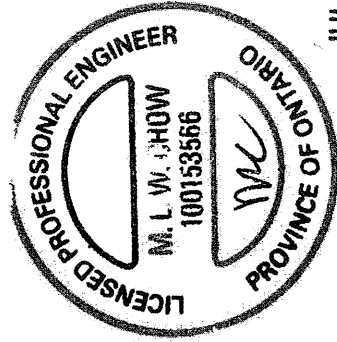


(B) GRADE BEAM DETAIL
NTS

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions of the subdivision agreement. It is the responsibility of the architect to ensure that the plans submitted for approval are in accordance with the applicable zoning and subdivision regulations. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL
JUL 11 2014
John G. Williams Limited, Architect

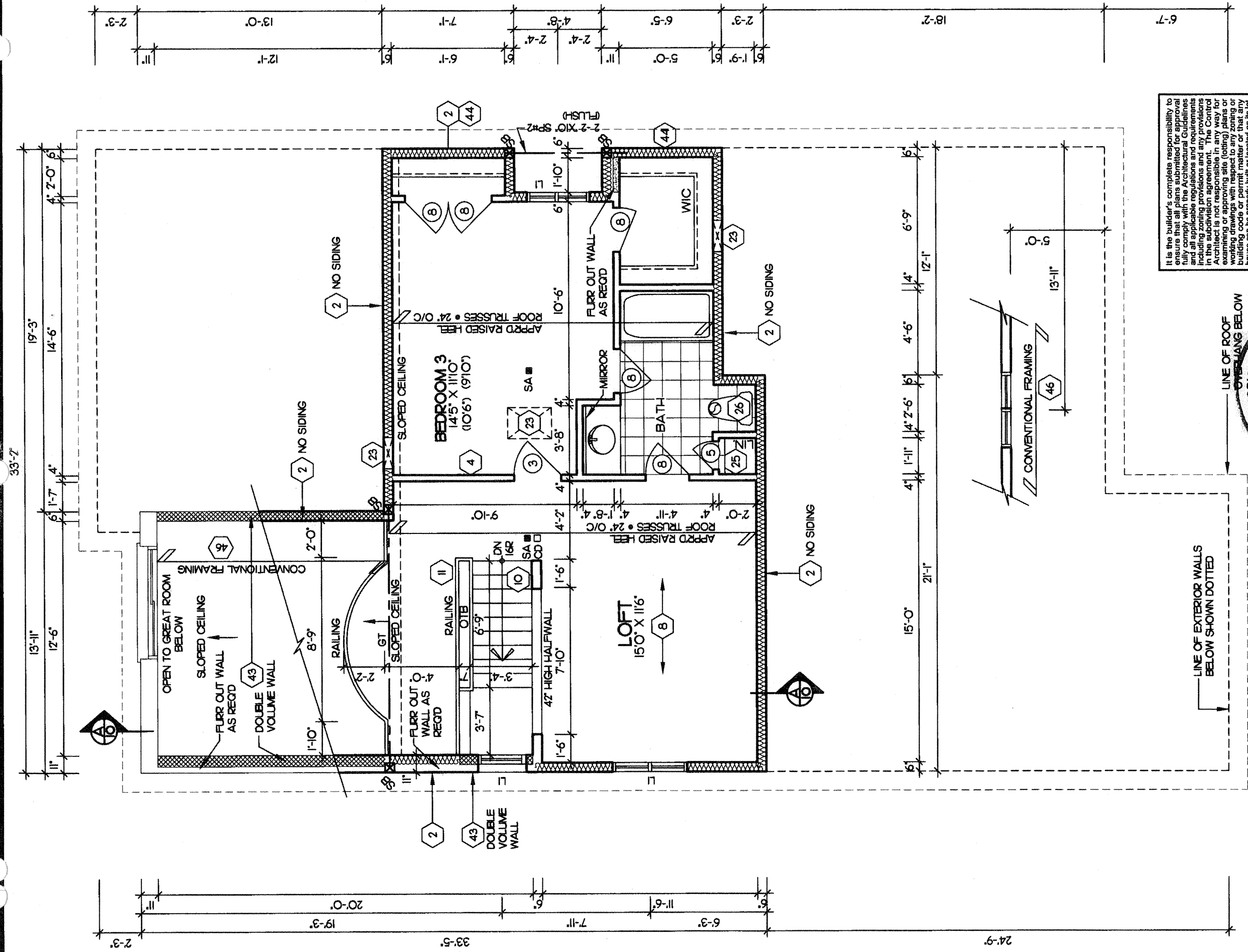
FLOOR JOISTS TO BE SPACED 12" O/C BELOW OVAL TUBS & TILED AREAS
NOTE: PROVIDE 1/2" OVERHANG OF FACE BRICK TO FDN WALL
PROVIDE SOLID BLOCKING BETWEEN TOP OF STEEL BEAM OR WOOD BEAM & FLOOR ABOVE WHERE POINT LOAD OCCURS



JUL 25 2014

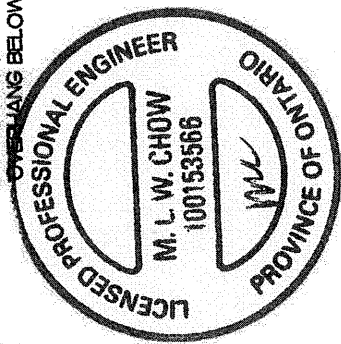
FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

Client DELPARK/ HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 401 9'-0" CEILINGS		Project ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Project No. 2008-65
	Project ELEVATION 'B'			
Sheet Title BASEMENT PLAN		Scale 3/16" = 1'-0"	Drawn by KG	REGISTERED PERSON D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461 I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature  STEPHEN P. KENNEDY BCIN 23411 Date: JUL 25 2014
Date JUNE 2012		Checked by KC	THE LINCOLN	



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.



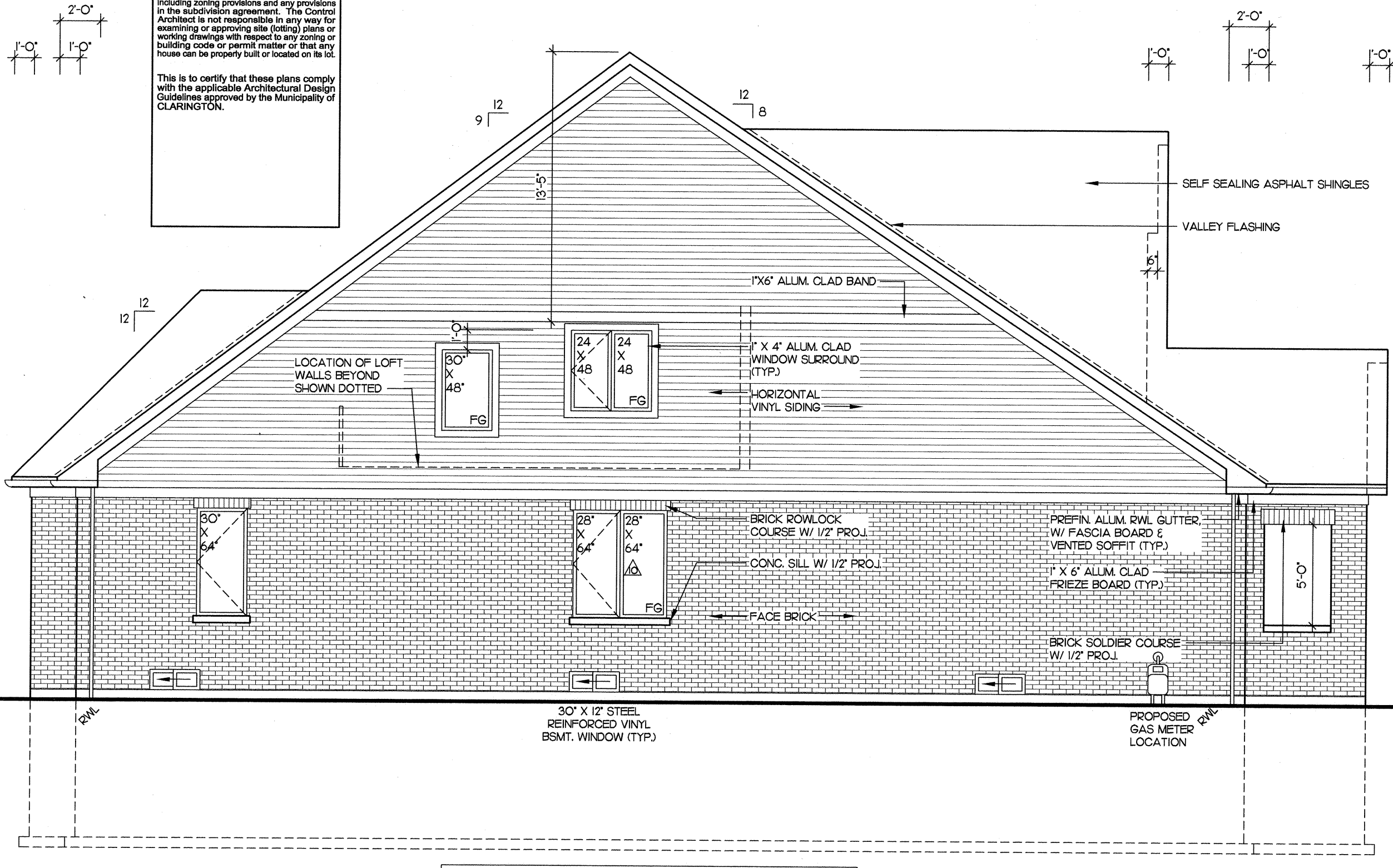
APR 27 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

Client DELPARK/ HIGHCASTLE HOMES	Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS	Sheet Title SECOND FLOOR PLAN	Scale 3/16" = 1'-0"		Drawn by KG
			Date JUNE 2012	Checked by KC	
ELEVATION 'B'		THE LINCOLN'			

REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature <i>Stephen P. Kennedy</i> BCIN 23411 Date: AUG 26 2014
--	--	--

Project No. 2008-65	Drawing No. 5 OF 11
----------------------------------	----------------------------------

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

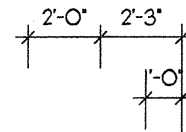
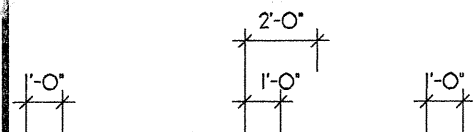


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SPATIAL CALCULATIONS	
WALL AREA:	859.08 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	60.14 SF
OPENINGS PROVIDED:	49.88 SF (GLASS AREA ONLY)

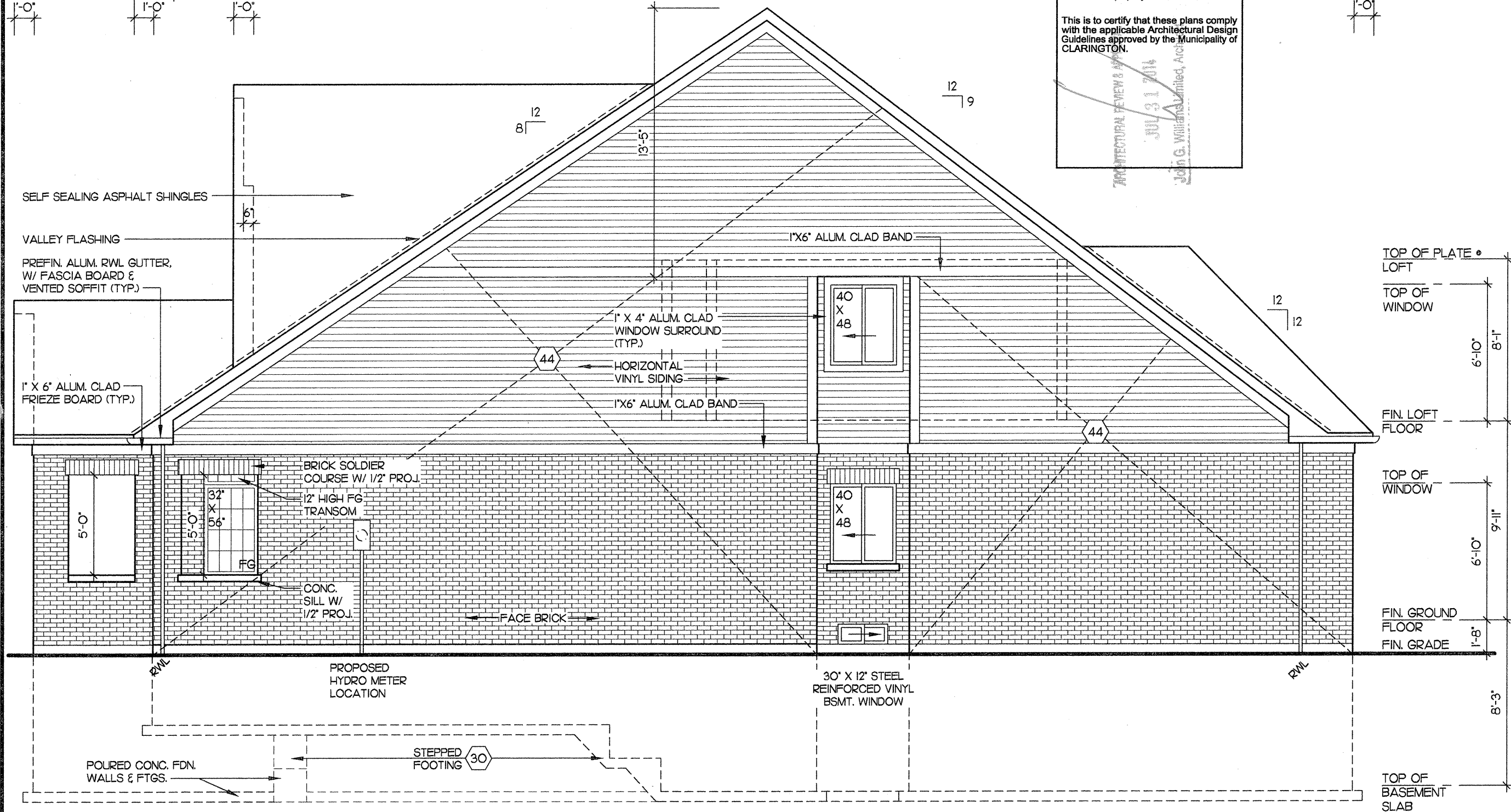
Client Project	DELPAK/ HIGHCASTLE HOMES		NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS		ELEVATION 'B'
	Sheet Title LEFT SIDE ELEVATION				
Scale	3/16" = 1'-0"		Drawn by	KQ	Date
	JUNE 2012		Checked by	KC	
Project No.	2008-65		ARCHITECTURAL TECHNOLOGISTS		Drawing No.
	CASSIDY & CO.		ARCHITECTURAL TECHNOLOGISTS		
60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269			7 OF 11		
REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461			STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature: [Signature] Date: AUG. 26, 2014 BCIN 23411		



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ARCHITECTURAL REVIEW & APPROVAL
JUL 31 2014
John G. Williams Limited, Architect



SPATIAL CALCULATIONS	
WALL AREA:	811.21 SF
LIMITING DISTANCE:	3'-11" • 7 1/2
ALLOWABLE OPENINGS:	56.78 SF
OPENINGS PROVIDED:	32.72 SF (GLASS AREA ONLY)

Project No.

2008-65

Drawing No.

8 OF 11

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

STEPHEN P. KENNEDY

have

reviewed and take responsibility for this design.

Signature

BOIN

Date:

JULY 25, 2014

Sheet Title

RIGHT SIDE ELEVATION

Scale

3/16" = 1'-0"

Drawn by

KQ

Checked by

KC

Date

JUNE 2012

"THE LINCOLN"

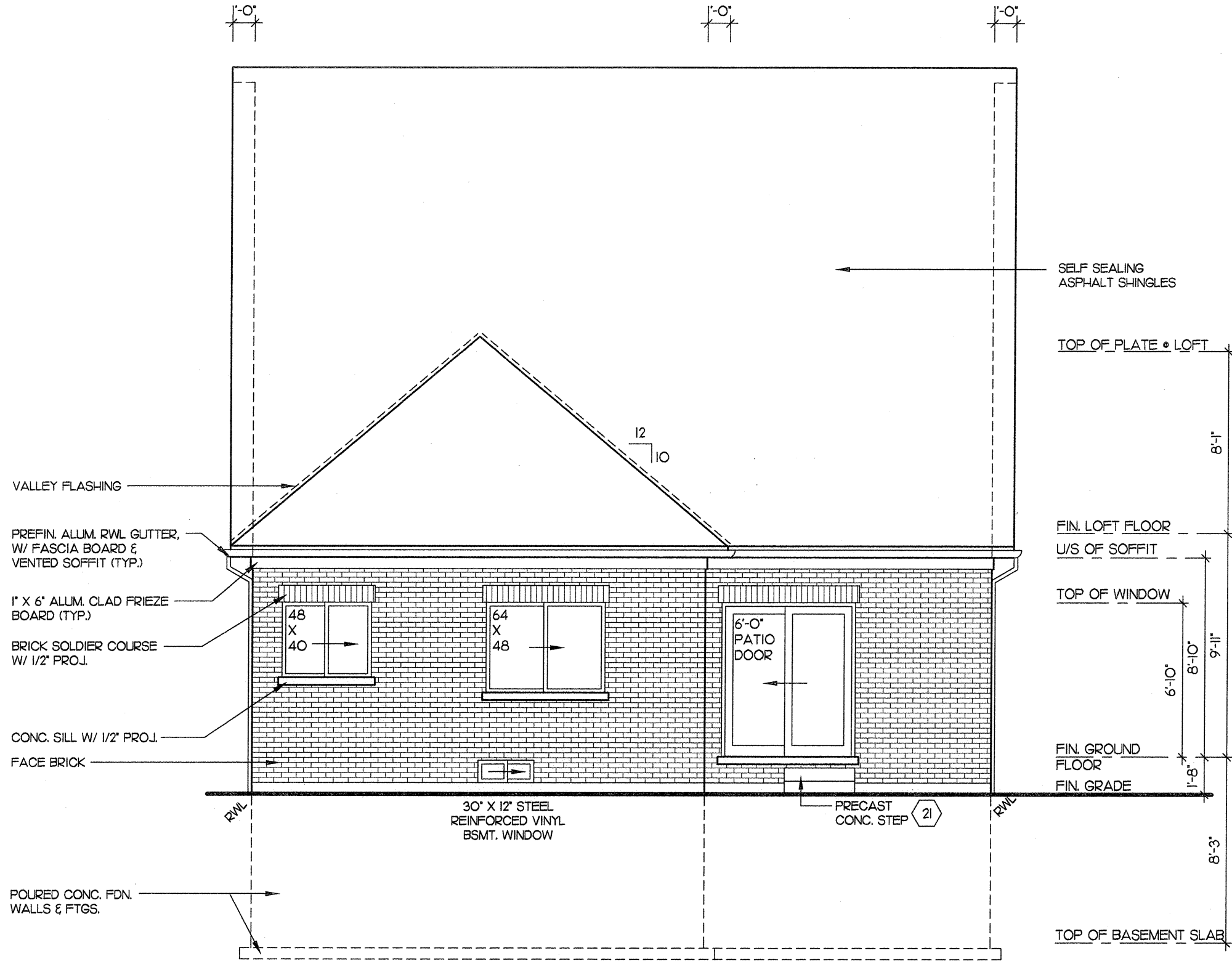
Client

DELPARK/ HIGHCASTLE HOMES

Project

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-1
9'-0" CEILINGS

ELEVATION 'B'

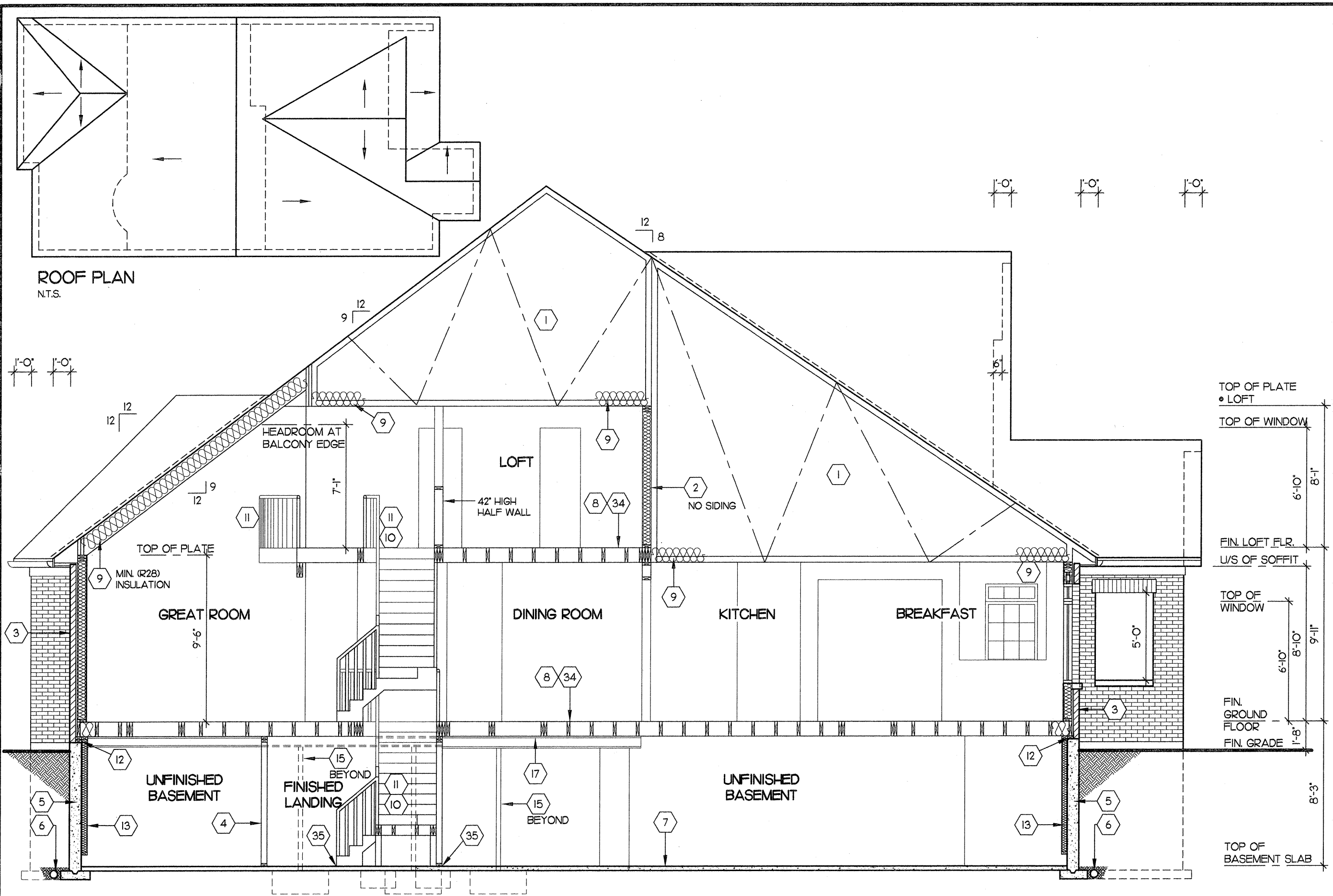


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ARCHITECTURAL DESIGN & CONSTRUCTION
JUL 31 2014
J. G. Williams Limited, Inc.

Project No. 2008-65		Drawing No. 9 OF 11	
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	STEPHEN P. KENNEDY have reviewed and taken responsibility for this design. Signature	BCIN 23411	Date: JULY 25, 2014
REAR ELEVATION		Scale 3/16" = 1'-0"	Drawn by KQ
Client Title DELPARK/ HIGHCASTLE HOMES		Date JUNE 2012	Checked by KC
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS		ELEVATION 'B'	

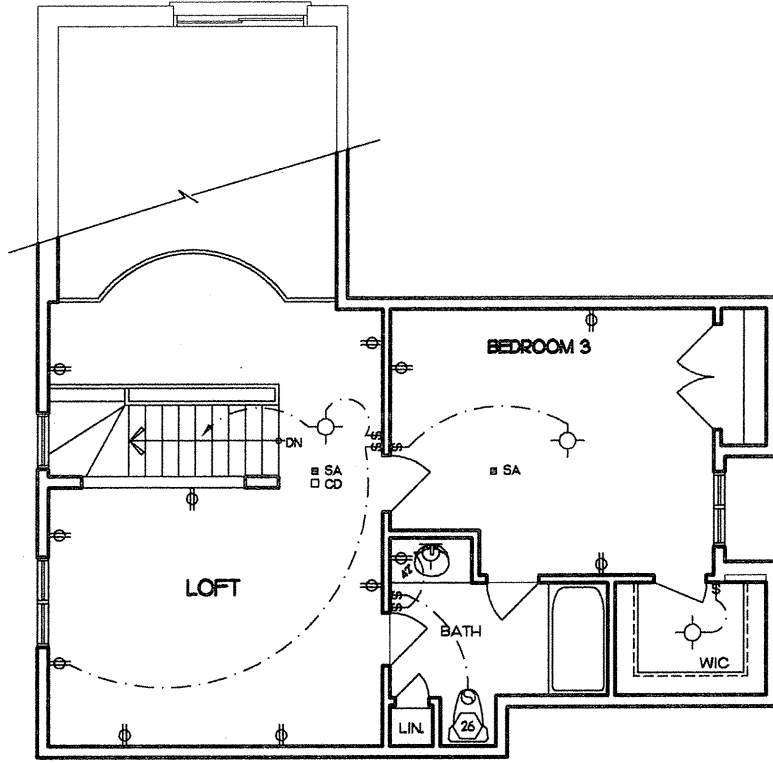
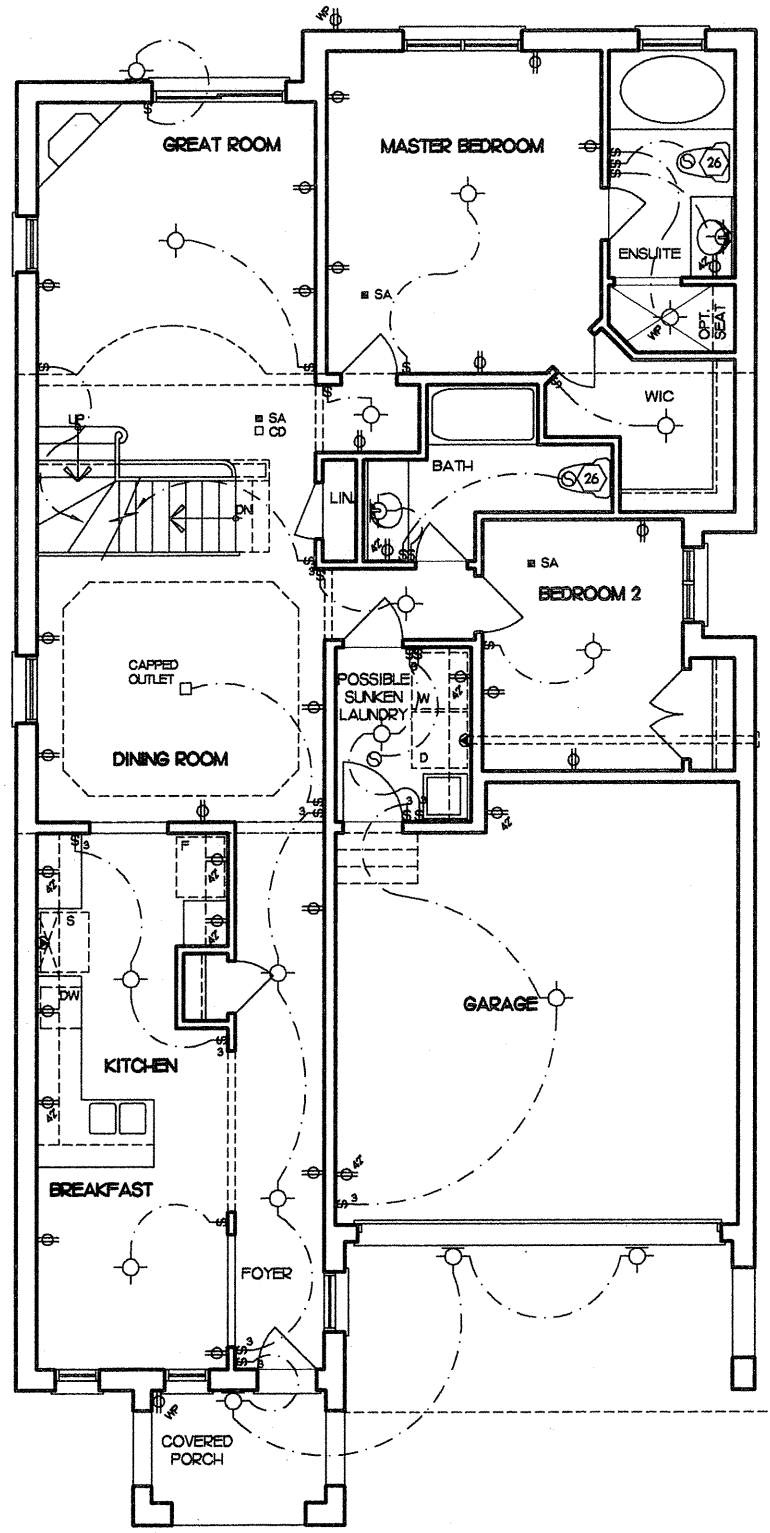
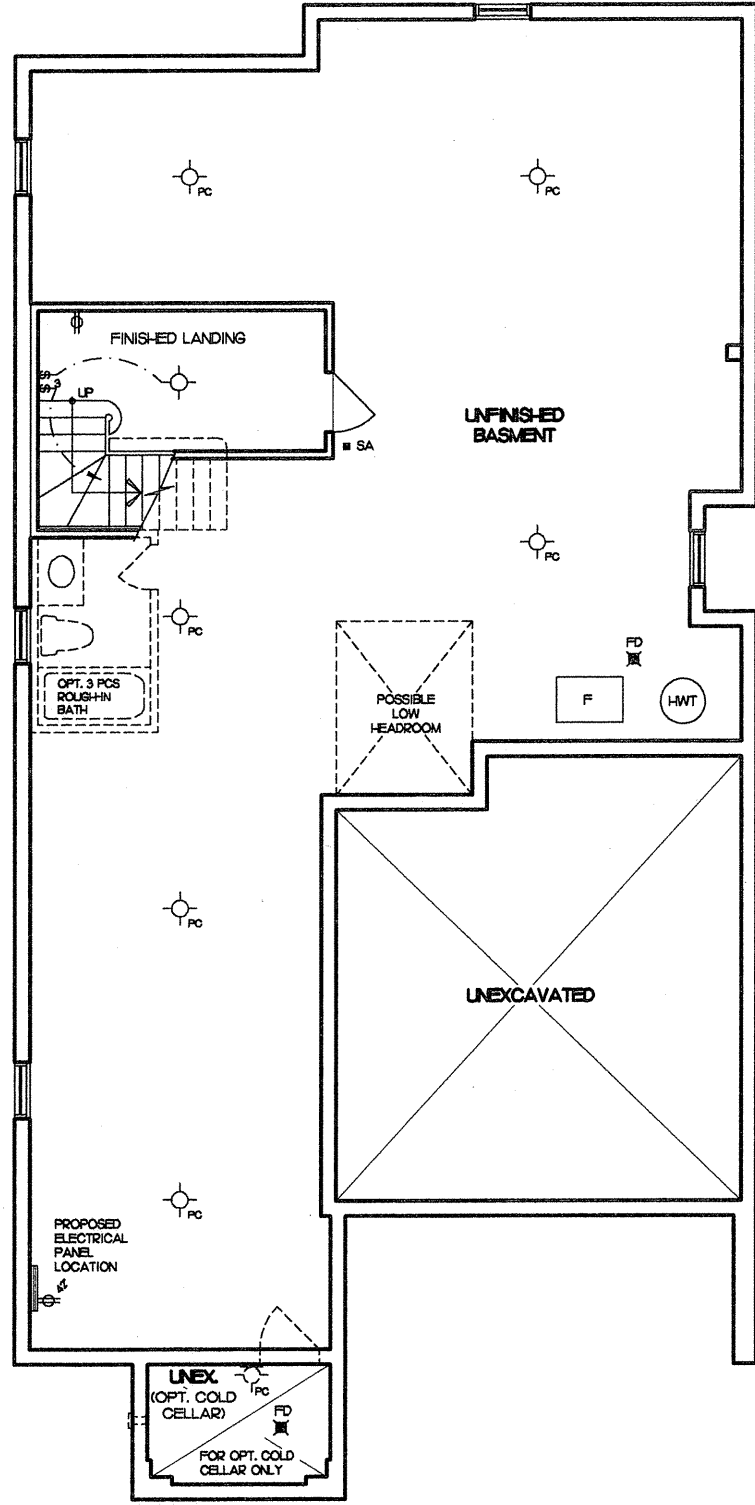


ROOF PLAN
N.T.S.

SECTION 'A' - 'A'

TOP OF PLATE
• LOFT
TOP OF WINDOW
6'-10" 8'-1"
FIN. LOFT FLR.
U/S OF SOFFIT
TOP OF WINDOW
6'-10" 8'-10" 9'-11"
FIN. GROUND
FLOOR
FIN. GRADE
1'-8"
TOP OF
BASEMENT SLAB
8'-3"

Client DELPARK/ HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS	ELEVATION 'B'	Sheet Title SECTION 'A' - 'A' & ROOF PLAN	Scale 3/16" = 1'-0"	Date JUNE 2012	Drawn by KQ	Checked by KC	Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	have STEPHEN P. KENNEDY reviewed and take responsibility for this design. Signature: _____ BCIN 23411	Date: JULY 25, 2014	Project No. 2008-65	Drawing No. 10 OF 11
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269												



Client
DELPARK/ HIGHCASTLE HOMES

Project
**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-1
9'-0" CEILINGS**

ELEVATION 'B'

Sheet
Title
ELECTRICAL PLANS

Scale
N.T.S.

Date
JUNE 2012

Drawn by
KQ

Checked by
KC

THE LINCOLN

REGISTERED PERSON
D.W. CASSIDY & CO.
FIRM BCIN 28461

I, **STEPHEN P. KENNEDY** have
reviewed and take responsibility for this design.

Signature
[Signature]

BCIN **23411** Date: **JULY 25, 2014**

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

Project
No.
2008-65

Drawing
No.
11 OF 11