

NORTHGLEN

40' LOT PRODUCT - 9'-0" CEILINGS

MUNICIPALITY OF CLARINGTON

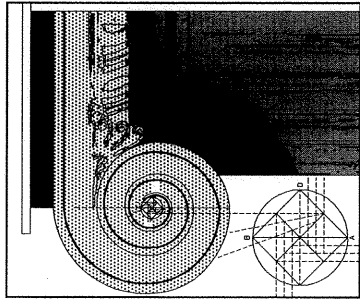
PROJECT NO. 2008-65

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 'b',
Unless the requirements of performance compliance are met as outlined
in SB-12 (2.1.2)

Elev. 'b'

Gross area of peripheral walls: 2562.18 SF
Gross area of openings: 289.64 SF
11.30% Ratio



CASSIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

No.	DESCRIPTION	DATE	BY	AREAS & REVISIONS			ELEV. 'B' CORNER
				NOV. 4, 2015	TB	TB	
9	ISSUED TO CLIENT						M ² FT ²
8	REPLACE BLACK GLASS WITH DECOR. LOUVRES - FRONT AND SIDE ELEVATIONS	OCT. 21, 2015	TB				8166 879
7	ISSUED TO CLIENT FOR PERMIT	JUNE 26, 2014	TB				95.59 1029
6	ISSUED TO P. ENG.	JUNE 24, 2014	TB				177.25 1908
5	UPDATED FOR 2012 OBC AND ISSUED TO CLIENT FOR TRUSSES	JUNE 17, 2014	TB				
4	ADDED FIRE RATING NOTE TO GARAGE AND ISSUED TO CLIENT	NOV. 20, 2013	TB				
3	ISSUED TO CLIENT FOR PERMIT	OCT. 11, 2013	TB				
2	ISSUED FOR ENGINEERING	OCT. 7, 2013	TB				204 22
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	SEPT. 16, 2013	TB				134.61 1449
				COVERED (INCLUDING PORCH)			119.75 1289
				COVERED (NOT INCLUDING PORCH)			

Client

Delpark/ Highcastle Homes

Project

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-2 CORNER
9'-0" CEILINGS

Sheet Title

AREAS & REVISIONS

Scale

3/16" = 1'-0"

Date

AUGUST 2013

Drawn by

BM/CP

Checked by

TB

THE ASHBY

REGISTERED PERSON

D.W. CASSIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

FIRM BCIN 28461

I

STEPHEN P. KENNEDY

have

reviewed and take responsibility for this design.

Signature

BCIN

23411

Date:

NOV 04 2015

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.

1 OF 11

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED
2012 O.B.C. 0. REG. 332/12 (REVISED 7 JANUARY 2014)
R-VALUES BASED ON COMPLIANCE PACKAGE D
ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C.) REGULATIONS.

1 ROOF CONSTRUCTION

ASPHALT CHIMES, 9.5 mm (3/8") PLYWOOD SHEATHING WITH "H" CUPS. 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. PROVIDE WEEP HOLES @ 800 mm (30") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150 mm (6") BEHIND SHEATHING PAPER MIN. 150 mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.

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 WEEDING 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") TAG 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. GUARD @ INT. LANDING/FLOOR/STAIR..... = 900 (2'-11")
HANDRAIL @ INT. STAIR MIN..... = 865 (2'-10")
HANDRAIL @ INT. STAIR 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 MIN..... = 865 (2'-10")
HANDRAIL @ EXT. STAIR MAX..... = 965 (3'-2")
WOOD PICKETS MAX. 100 mm (4") BETWEEN

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.

15 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 GROUTED 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

MAX. UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)

23 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.

24 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.

25 LINEN CLOSET

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

26 MECHANICAL VENTING

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

27 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.

28 GRAB BAR

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

29 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. 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 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.

32 RESERVED

33 PARTY WALLS

RESERVED

34 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.

35 FOOD 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 DAMPPROOFING BETWEEN WOOD AND CONCRETE.

36 BLOCK VENEER WALL

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

37 RESERVED

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 RESERVED

39 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

40 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.

42 EXPOSED FLOOR

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

43 2 STOREY WALLS - DOUBLE VOLUME

2-38 x 140 (2'-2" x 6") SPR. # 2 CONTINUOUS STUDS @ 200 mm (8") O.C. FROM SILL PLATE TO TOP PLATE & WOOD GRTS @ 1200 mm (3'-11") O.C. VERTICALLY.

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)(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.

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)(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.

46 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 BE 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.

47 SUMP PUMP/PTT ARTICLE 9.14.5.2)

48 HOLLOW STEEL SECTIONS (H.S.S.)

ALL TO HAVE MIN. YIELD OF 350 mpa.

ADDITIONAL NOTES

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

DOOR SCHEDULE

MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE WITHOUT KEY.

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

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

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

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

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

7 - 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.

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

9 - EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4")

10 - INSULATED MIN RSI 0.7, (R4)

11 - EXTERIOR DOOR 1070 x 2440 x 45 (3'6" x 8'0" x 1 3/4")

12 - INSULATED MIN. RSI 0.7, (R4)

13 - 36" X 80" 2 PANEL SLIDING DOORS

14 - 48" X 80" 2 PANEL SLIDING DOORS

15 - 60" X 80" 2 PANEL SLIDING DOORS

16 - 72" X 80" 2 PANEL SLIDING DOORS

17 - 84" X 80" 2 PANEL SLIDING DOORS

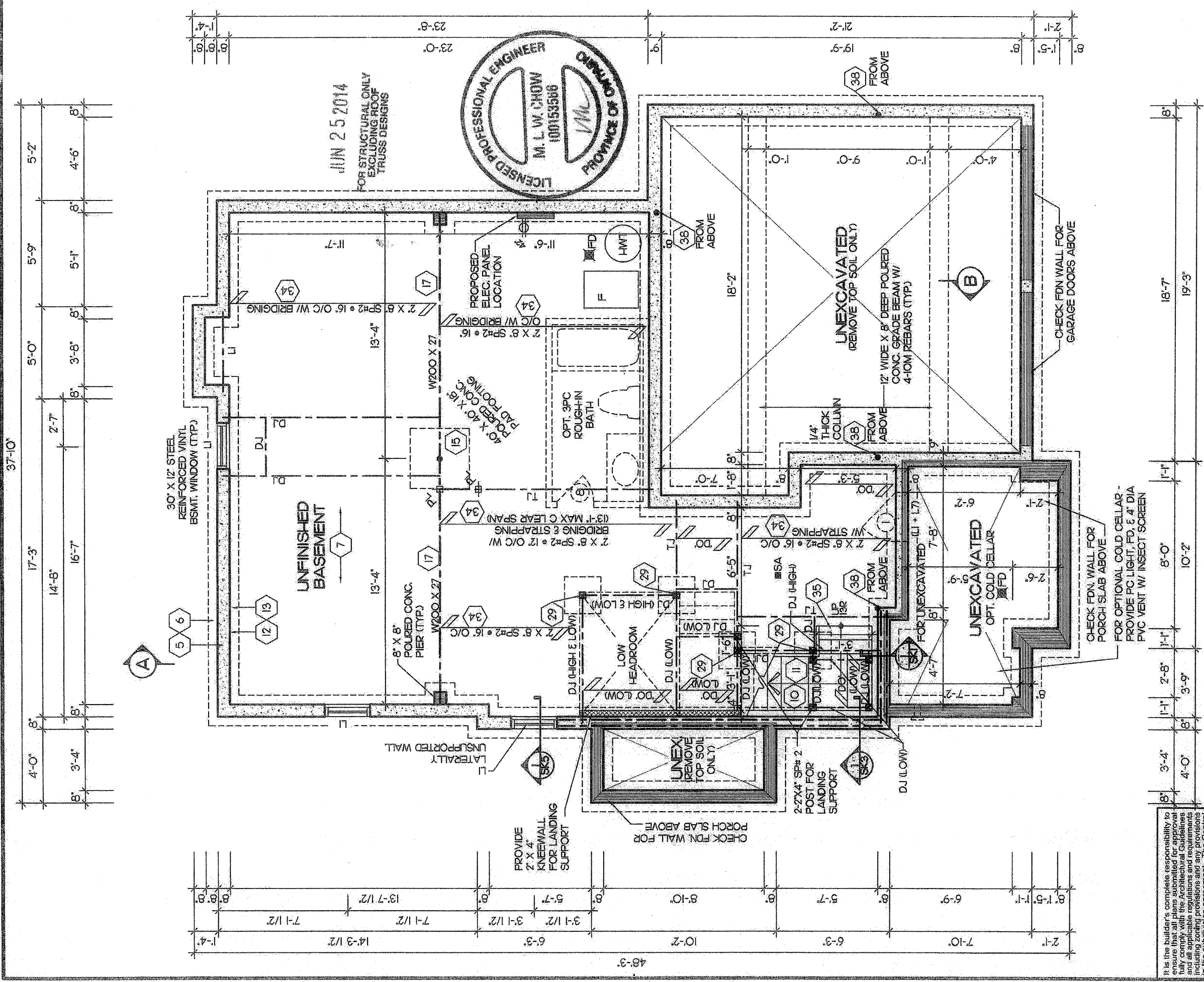
18 - 96" X 80" 2 PANEL SLIDING DOORS

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 1/4 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)
ALL LVL'S TO BE E 2.0
ALL STRUCTURAL STEEL TO BE G40.21 GRADE .350W

LEGEND

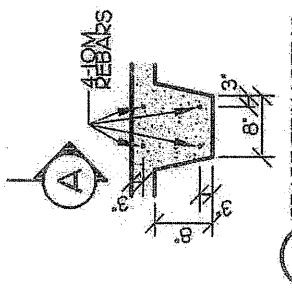
1 DUPLICATION (12" HIGH)
2 DUPLICATION (HEIGHT AS NOTED)
3 WEATHERPROOF DUPLEX OUTLET
4 HEAVY DUTY OUTLET
5 LIGHT FIXTURE (CEILING)
6 LIGHT FIXTURE (PULL CHAIN)
7 LIGHT FIXTURE (WALL MOUNTED)
8 LIGHT FIXTURE (POT LIGHT)
9 SWITCH
10 SWITCH (3 WAY)
11 SOLID WOOD BEARING
12 POINT LOAD
13 ABOVE FINISHED FLOOR
14 TOP OF STEEL
15 FLOOR DRAIN
16 HOSE BIB
17 PRESSURE TREATED LUMBER
18 LAMINATED VENEER LUMBER
19 M.C. MEDICINE CABINET
20 SMOKE ALARM (INTERCONNECTED)
21 CABLE JACK
22 TELEPHONE JACK
23 FIXED GLASS
24 FLAT ARCH
25 GIRDER TRUSS
26 DOUBLE TRUSS
27 DOUBLE JOIST
28 TRIPLE JOIST
29 CLASS 'B' VENT
30 EXHAUST VENT



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 any provisions including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (tolling) 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.

ARCHITECTURAL REVIEW & APPROVAL
JUN 2 2014
John G. Williams Limited, Architect

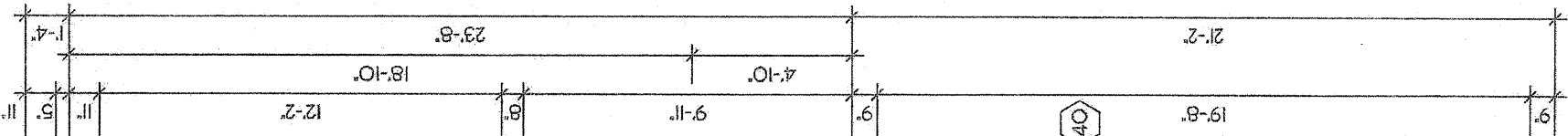


PROVIDE SOLID BLOCKING BETWEEN TOP OF STEEL BEAM OR WOOD BEAM & FLOOR ABOVE WHERE POINT LOAD OCCURS

FLOOR JOISTS TO BE SPACED 12\"/>

NOTE: PROVIDE 1/2\"/>

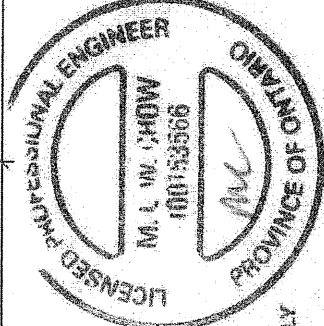
Client DELPARK/ HIGHCASTLE HOMES	Sheet Title BASEMENT PLAN		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65
	Scale 3/16" = 1'-0"	Drawn by BM/CP/JRC		
Project NORTHGLEEN MUNICIPALITY OF CLARINGTON UNIT 40-2 CORNER 9'-0" CEILINGS	Date AUGUST 2013	Checked by TB	I <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design. Signature <u></u> BCIN <u>23411</u> Date: <u>JUN 26 2014</u>	Drawing No. 3 OF 11
	THE ASHBY			
ELEVATION 'B' CORNER			CASSIDY & CO., ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	



~~TECHNICAL REVIEW & APPROVAL~~
~~DATE: 6/2/2006~~

252014

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



FLOOR JOISTS TO BE
SPACED 12" O/C BELOW OVAL
TUBS & TILED AREAS

Diagram illustrating the cross-section of a floor joist assembly with the following components and specifications:

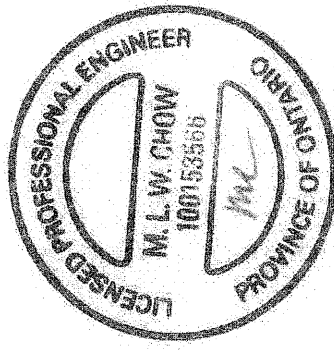
- FLOOR JOISTS AS PER WORKING DRAWINGS
- SUBFLOOR AS PER WORKING DRAWINGS
- WHEN SPACE ABOVE BEAMS IS 1/2" OR GREATER PROVIDE 1/2" LONG WOOD CROSS SUPPORT
- JOIST HANGERS NAILED TO JOISTS & WOOD BLOCKING
- 1/2" DIA. LAG BOLTS @ 600 O/C MAX.
- SOLID WOOD BLOCKING
- STEEL BEAM AS PER WORKING DRAWINGS
- 1/4" AIR SPACE
- 5/8" GIPSUM BOARD

© FLUSH STEEL BEAM CONNECTION

PH (905) 619-1270



John G. Williams Limited, Architects



JUN 25 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

Project NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-2 CORNER
9'-0" CEILINGS

ELEVATION 'B' CORNER

Scale 3/16" = 1'-0"	Drawn by BM/CP/JRC
Date: AUGUST 2013	Checked by TP

THE ASHBY

FIRM BCIN 28461

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

Signature *M. J. [illegible]* Date: JUN 26 2014

CASSIDY & CO.,
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

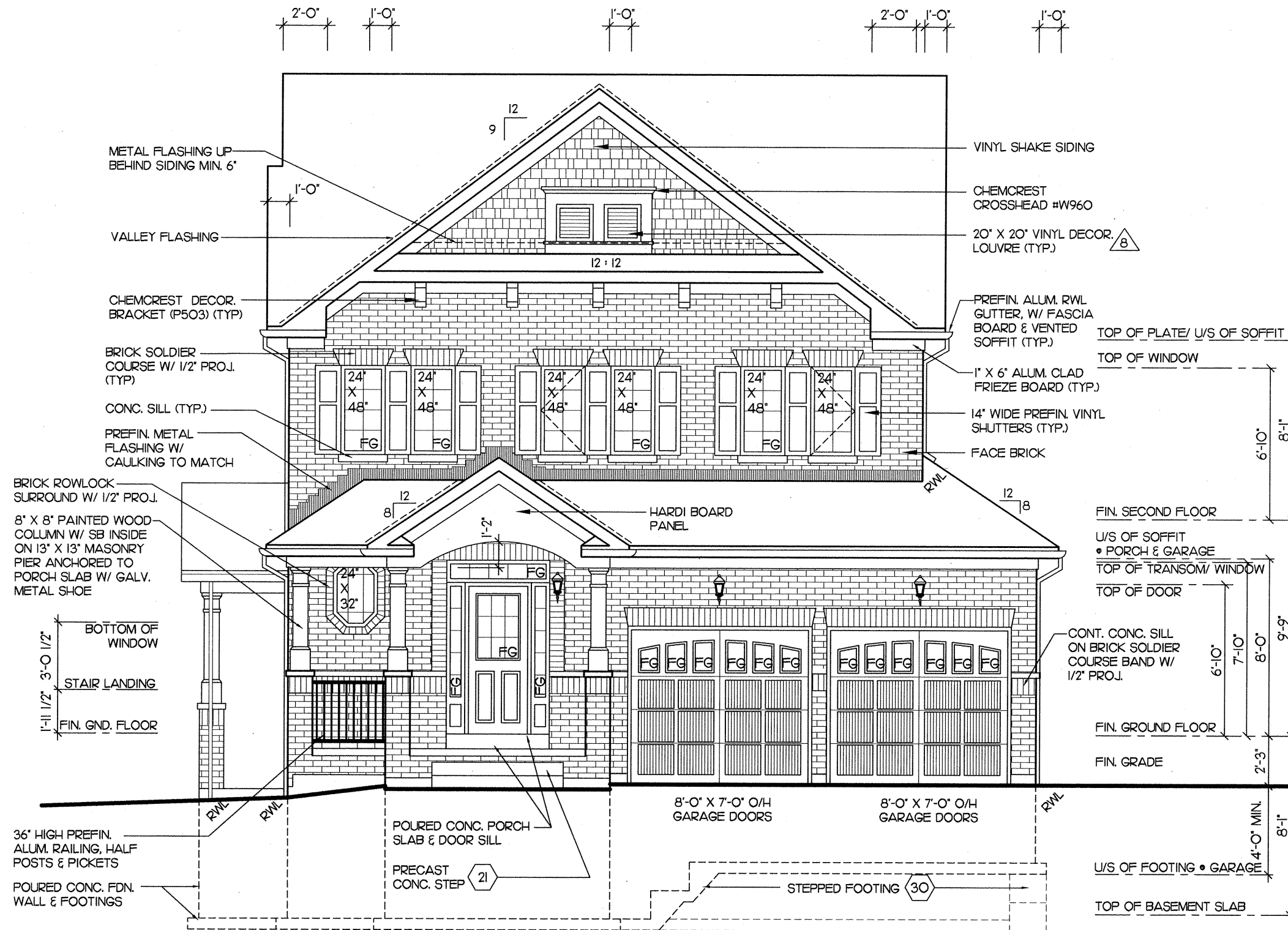
Project No.	Project Name	Project Description	Project Status	Project Manager	Project Start Date	Project End Date	Project Budget	Project Actual Cost	Project Variance	Project Risk	Project Impact	Project Lessons Learned
1	Project A	Project A Description	Project A Status	Project A Manager	Project A Start Date	Project A End Date	Project A Budget	Project A Actual Cost	Project A Variance	Project A Risk	Project A Impact	Project A Lessons Learned
2	Project B	Project B Description	Project B Status	Project B Manager	Project B Start Date	Project B End Date	Project B Budget	Project B Actual Cost	Project B Variance	Project B Risk	Project B Impact	Project B Lessons Learned
3	Project C	Project C Description	Project C Status	Project C Manager	Project C Start Date	Project C End Date	Project C Budget	Project C Actual Cost	Project C Variance	Project C Risk	Project C Impact	Project C Lessons Learned
4	Project D	Project D Description	Project D Status	Project D Manager	Project D Start Date	Project D End Date	Project D Budget	Project D Actual Cost	Project D Variance	Project D Risk	Project D Impact	Project D Lessons Learned
5	Project E	Project E Description	Project E Status	Project E Manager	Project E Start Date	Project E End Date	Project E Budget	Project E Actual Cost	Project E Variance	Project E Risk	Project E Impact	Project E Lessons Learned
6	Project F	Project F Description	Project F Status	Project F Manager	Project F Start Date	Project F End Date	Project F Budget	Project F Actual Cost	Project F Variance	Project F Risk	Project F Impact	Project F Lessons Learned
7	Project G	Project G Description	Project G Status	Project G Manager	Project G Start Date	Project G End Date	Project G Budget	Project G Actual Cost	Project G Variance	Project G Risk	Project G Impact	Project G Lessons Learned
8	Project H	Project H Description	Project H Status	Project H Manager	Project H Start Date	Project H End Date	Project H Budget	Project H Actual Cost	Project H Variance	Project H Risk	Project H Impact	Project H Lessons Learned
9	Project I	Project I Description	Project I Status	Project I Manager	Project I Start Date	Project I End Date	Project I Budget	Project I Actual Cost	Project I Variance	Project I Risk	Project I Impact	Project I Lessons Learned
10	Project J	Project J Description	Project J Status	Project J Manager	Project J Start Date	Project J End Date	Project J Budget	Project J Actual Cost	Project J Variance	Project J Risk	Project J Impact	Project J Lessons Learned

2008-65

Drawing	No
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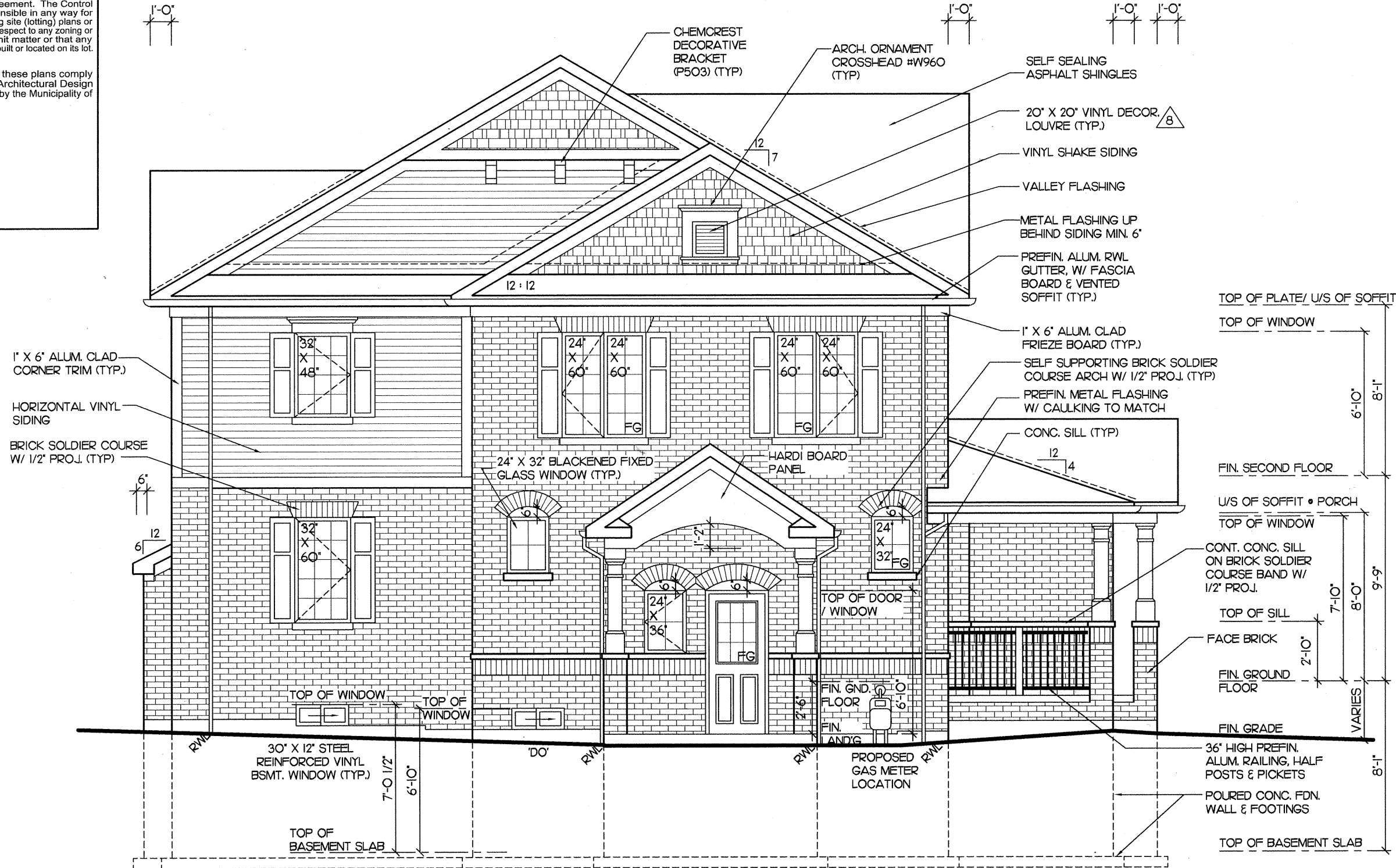
1105

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



Client DELPARK/ HIGHCASTLE HOMES		Sheet Title FRONT ELEVATION & ROOF PLAN		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		8		REPLACE BLACK GLASS WITH 20" X 20" DECOR. LOUVRE		OCT. 21/15		TB	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-2 CORNER 9'-0" CEILINGS		Scale 3/16" = 1'-0"		Drawn by BM/CP/JRC		I STEPHEN P. KENNEDY have		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3		Project No. 2008-65			
		Date AUGUST 2013		Checked by TB		reviewed and take responsibility for this design.				Drawing No.			
ELEVATION 'B' CORNER				THE ASHBY		Signature 				PH (905) 619-1270 FAX (905) 619-1269		6 OF 11	
						BCIN 23411 Date: NOV 04 2015							

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



Client DELPARK/ HIGHCASTLE HOMES		Sheet Title LEFT SIDE ELEVATION		Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		8 REPLACE BLACK GLASS WITH 20" X 20" DECOR. LOUVER		Project No. 2008-65		TB	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-2 CORNER 9'-0" CEILINGS		Scale 3/16" = 1'-0"		Drawn by BM/CP/JRC		I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature  BCIN 23411 Date: NOV 04 2015		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		Drawing No. 7 OF 11	
		Date AUGUST 2013		Checked by TB							
ELEVATION 'B' CORNER		THE ASHBY									

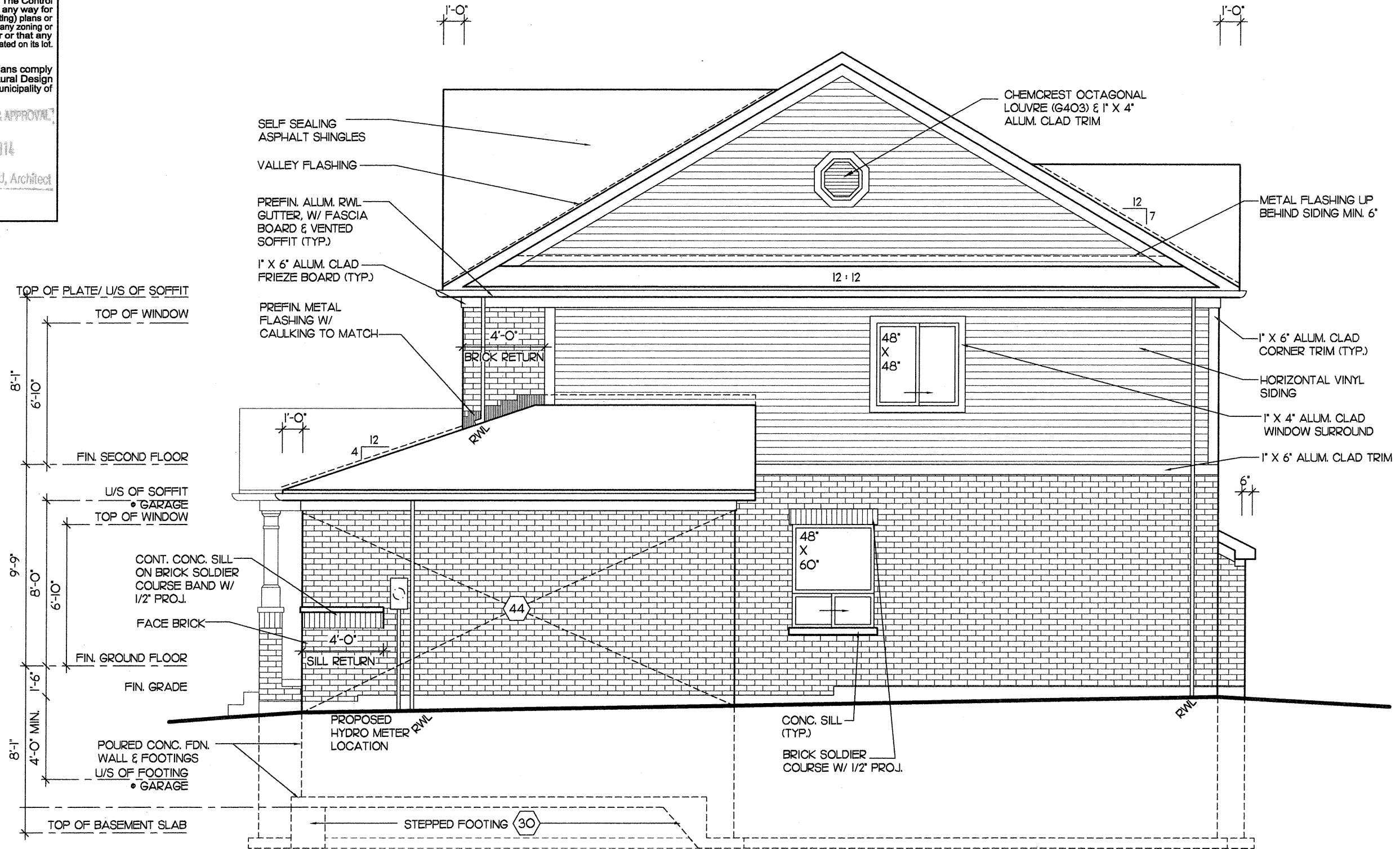
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

ARCHITECTURAL REVIEW & APPROVAL

JUN 26 2014

John G. Williams Limited, Architect



SPATIAL CALCULATIONS

WALL AREA:	789.74 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	55.28 SF
OPENINGS PROVIDED:	36.00 SF

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

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

Signature
Date: **JUNE 26, 2014**
BCIN **23411**

Sheet Title
RIGHT SIDE ELEVATION

Scale
3/16" = 1'-0"

Drawn by
BM/CP/JRC

Checked by
TB

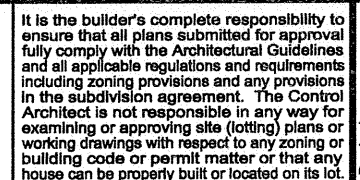
Date
AUGUST 2013

THE ASHBY

Client
DELPARK/ HIGHCASTLE HOMES

Project
**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-2 CORNER
9'-0" CEILINGS**

ELEVATION 'B' CORNER



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

ARCHITECTURAL REVIEW & APPROVAL:

1. *Quercus*
 2. *Pinus*
 3. *Juniperus*
 4. *Thuja*
 5. *Abies*
 6. *Larix*
 7. *Podocarpus*
 8. *Sequoia*
 9. *Taxus*
 10. *Juniperus*
 11. *Thuja*
 12. *Abies*
 13. *Larix*
 14. *Podocarpus*
 15. *Sequoia*
 16. *Taxus*
 17. *Juniperus*
 18. *Thuja*
 19. *Abies*
 20. *Larix*
 21. *Podocarpus*
 22. *Sequoia*
 23. *Taxus*
 24. *Juniperus*
 25. *Thuja*
 26. *Abies*
 27. *Larix*
 28. *Podocarpus*
 29. *Sequoia*
 30. *Taxus*
 31. *Juniperus*
 32. *Thuja*
 33. *Abies*
 34. *Larix*
 35. *Podocarpus*
 36. *Sequoia*
 37. *Taxus*
 38. *Juniperus*
 39. *Thuja*
 40. *Abies*
 41. *Larix*
 42. *Podocarpus*
 43. *Sequoia*
 44. *Taxus*
 45. *Juniperus*
 46. *Thuja*
 47. *Abies*
 48. *Larix*
 49. *Podocarpus*
 50. *Sequoia*
 51. *Taxus*
 52. *Juniperus*
 53. *Thuja*
 54. *Abies*
 55. *Larix*
 56. *Podocarpus*
 57. *Sequoia*
 58. *Taxus*
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 60. *Thuja*
 61. *Abies*
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 63. *Podocarpus*
 64. *Sequoia*
 65. *Taxus*
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 84. *Podocarpus*
 85. *Sequoia*
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 88. *Thuja*
 89. *Abies*
 90. *Larix*
 91. *Podocarpus*
 92. *Sequoia*
 93. *Taxus*
 94. *Juniperus*
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 98. *Podocarpus*
 99. *Sequoia*
 100. *Taxus*

John G. Williams Limited, Architect

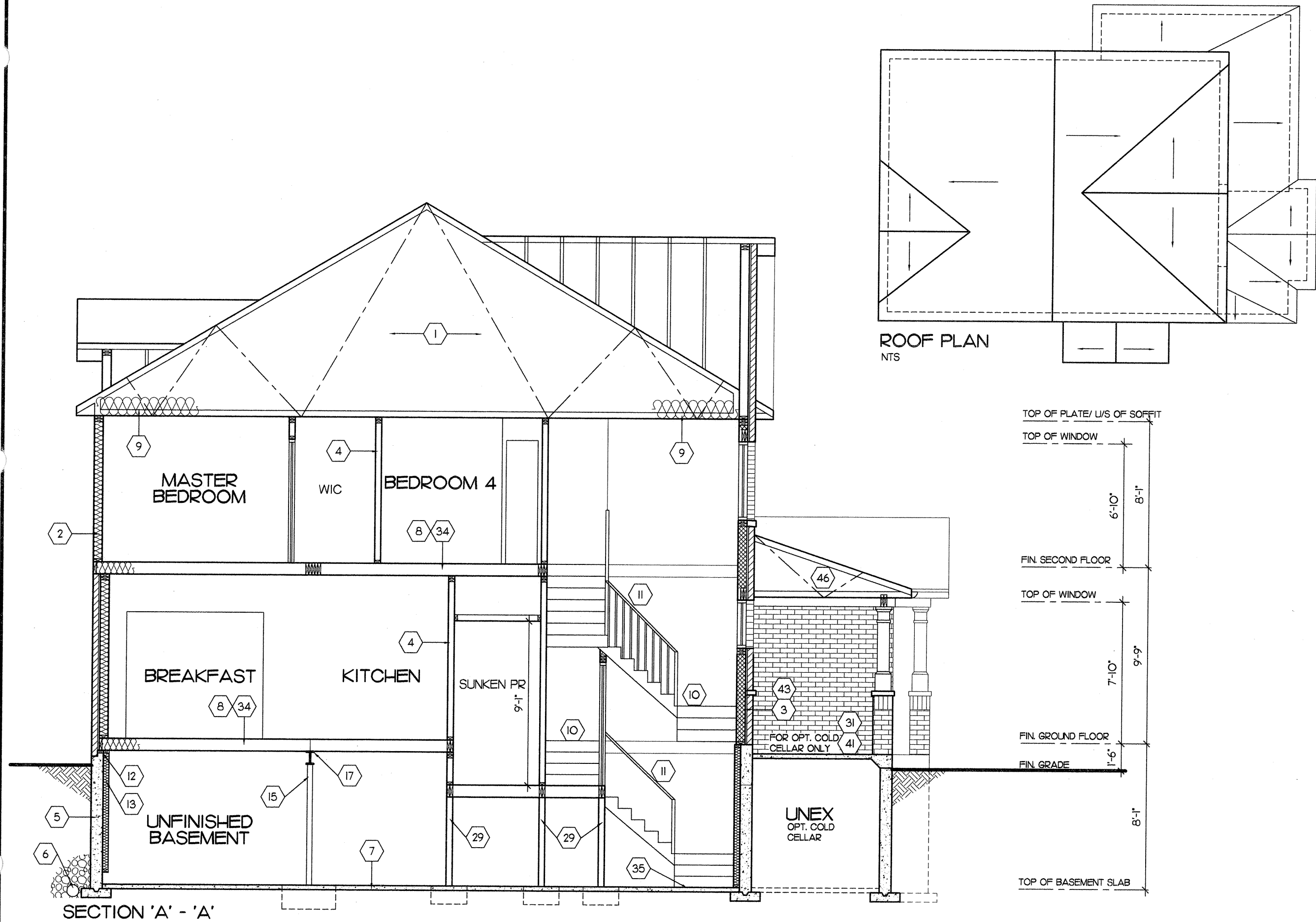
CASSIDY & CO., ARCHITECTURAL TECHNOLOGISTS	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	PH (905) 619-1270 FAX (905) 619-1269
Project No.	2008-65	Drawing No.
9 OF 11		

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

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

Signature  _____
BCIN **23411** Date: **JUNE 26, 2014**

Client	Delpark/ Highcastle Homes		
Project	Northglenn Municipality of Clarington Unit 40-2 Corner 9'-0" Ceilings		
Sheet Title	Rear Elevation		
Scale	3/16" = 1'-0"	Drawn by	BM/CP/JRC
Date	August 2013	Checked by	TB
	Elevation 'B' Corner		
	The Ashby		



Client DELPAK/ HIGHCASTLE HOMES	SECTION 'A' - 'A'		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65
	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-2 CORNER 9'-0" CEILINGS		I <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design. Signature: <u>[Signature]</u> BCIN <u>23411</u> Date: <u>JUNE 26, 2014</u>		
Project ELEVATION 'B'	Scale 3/16" = 1'-0"		Drawn by BM/CP/JRC	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Drawing No. 10 OF 11
	Date AUGUST 2013		Checked by TB		
THE ASHBY					

