

40' LOT PRODUCT - 9'-0" CEILING

Gross area of peripheral walls:	2801.89 SF
Gross area of openings:	262.15 SF
	9.36% Ratio
<u>Elev. 'A'</u>	

LIST OF DRAWINGS									
DWG NAME	DWG No.	DWG NAME	DWG No.	DWG NAME	DWG No.	DWG No.			
AREAS AND REVISIONS	1	ELECTRICAL PLANS	11						
CONSTRUCTION NOTES	2								
BASEMENT PLAN	3								
GROUND FLOOR PLAN	4								
SECOND FLOOR PLAN	5								
FRONT ELEVATION	6								
LEFT SIDE ELEVATION	7								
RIGHT SIDE ELEVATION	8								
REAR ELEVATION	9								
SECTION 'A'- 'A' & ROOF PLANS	10								
II	ISSUED TO CLIENT	NOV. 4, 2015	TB	AREAS					
IO	REPLACE BLACK GLASS WITH DECOR. LOUVER ON FRONT ELEVATION	OCT. 21, 2015	TB						
9	REVISED FOR 2012 OBC - ISSUED TO CLIENT	JUNE 5, 2014	TB						
8	UPDATED FRAMING • STAIR & REISSUED TO CLIENT	OCT. 11, 2013	TB						
7	REVISED TO COMPLIANCE PACKAGE D & ISSUED FOR PERMIT	APRIL 30, 2013	PS						
6	GARAGE DOOR HEIGHT REVISED FROM 8'-0"-7'-0" ON FRONT ELEVATION - RAILING MATERIAL REVISED - RE-ISSUED TO CLIENT FOR REVIEW	DEC. 17, 2012	PS						
5	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 08, 2012	PS						
4	ISSUED TO P. ENG. FOR FINAL STRUCTURAL CHECK.	MARCH 23, 2012	PS						
3	ISSUED FOR STRUCTURAL REVIEW	JAN. 18/2012	PS						
2	ADDED MASONRY PLINTH AROUND GROUND FLOOR PERIMETER- RE-ISSUED TO CLIENT FOR CO-ORDINATION	AUG. 4 /11	PS						
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03/11	PS						
No.	DESCRIPTION	DATE	BY						
				OPEN AREA (NOT INCL. IN TOTAL AREA)					
				COVERAGE (INCLUDING PORCH)					
				COVERAGE (NOT INCLUDING PORCH)					
				GROUND FLOOR AREA					
				SECOND FLOOR AREA					
				TOTAL FLOOR AREA					

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED
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
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. 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 WEAPING TILE

100 mm (4") DIA. WEAPING 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 GAIL
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.....	= 860 (2'-10")
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) = 900 (2'-11")
GUARD/HANDRAIL @ EXT. LANDING..... = 865 (2'-10")
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 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

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

22 CAPPED DRYER VENT (WITH METAL INSECT SCREEN)

0.32m2 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 ATTIC ACCESS HATCH

0.32m2 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 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
DAMP-PROOFING 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

40 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

41 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-FINISHED 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
GIRTS @ 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) 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 CONSTRUCTIBLE 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) & (3) 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
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/PIT 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 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.

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")
INSULATED MIN RSI 0.7, (R4)

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

M1 - 36" x 80" 2 PANEL SLIDING DOORS

M2 - 48" x 80" 2 PANEL SLIDING DOORS

M3 - 60" x 80" 2 PANEL SLIDING DOORS

M4 - 72" x 80" 2 PANEL SLIDING DOORS

M5 - 84" x 80" 2 PANEL SLIDING DOORS

M6 - 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 C40.21 GRADE 350W

LEGEND

Φ DUPLEX OUTLET (12" HIGH)

Φ DUPLEX OUTLET (HEIGHT AS NOTED)

Φ WEATHERPROOF DUPLEX OUTLET

Φ HEAVY DUTY OUTLET

Φ LIGHT FIXTURE (CEILING)

Φ LIGHT FIXTURE (PULL CHAIN)

Φ LIGHT FIXTURE (WALL MOUNTED)

Φ LIGHT FIXTURE (ROT LIGHT)

\$ SWITCH

\$ SWITCH (3 WAY)

SB Φ SOLID WOOD BEARING

PL-Φ POINT LOAD

A.F.F. ABOVE FINISHED FLOOR

T.O.S. TOP OF STEEL

FD Φ FLOOR DRAIN

HB Φ HOSE BIB

P.T. PRESSURE TREATED LUMBER

LVL LAMINATED VENEER LUMBER

SA █ SMOKE ALARM (INTERCONNECTED)

CO █ CARBON MONOXIDE ALARM

█ CABLE JACK

█ TELEPHONE JACK

Client

DELPAK/ HIGHCASTLE HOMES

Project

NORTHGLENN
MUNICIPALITY OF CLARINGTON
UNIT 40-3
9'-0" CEILING
ELEVATION 'A'

Sheet

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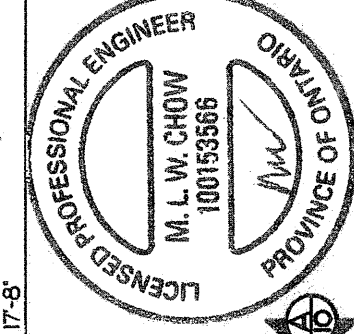
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building codes, with the exception of any building codes, permit materials or that a 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.

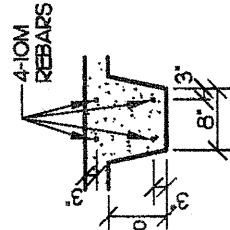
ARCHITECTURAL REVIEW & APPROVAL

JUN 16 2014

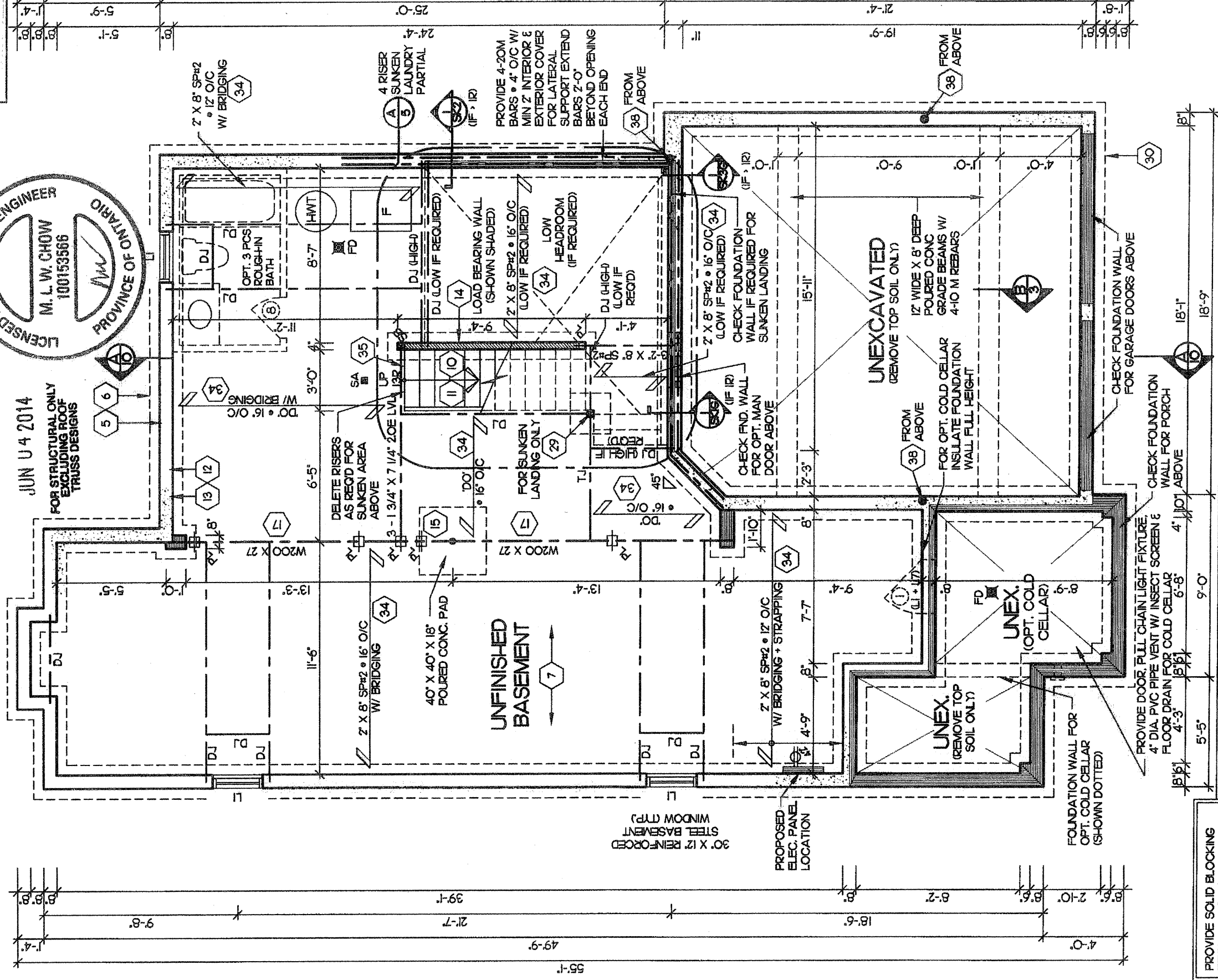
John G. Williams Limited, Architect



JUN U 4 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



B NTS
GRADE BEAM DETAIL

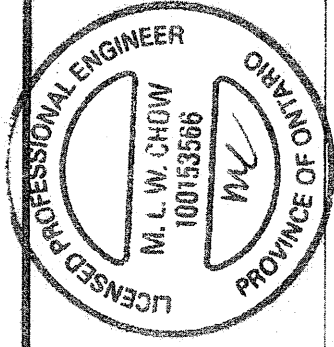


PROVIDE SOLID BLOCKING BETWEEN TOP OF STEEL BEAM OR WOOD BEAM & FLOOR ABOVE WHERE POINT LOAD OCCURS

NOTE: PROVIDE 1/2" OVERHANG OF FACE BRICK TO FDN. WALL

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

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title BASEMENT PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. FIRM BCIN 28461		Project No. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Project 2008-65
		have STEPHEN P. KENNEDY reviewed and take responsibility for this design. Signature BCIN 23411 Date: JUNE 5, 2014			
Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING	Scale 3/16" = 1'-0"	Drawn by TW/CP			
	Date JUNE 2012	Checked by KR			
ELEVATION 'A'		THE NOTTINGHAM			



JUN 04 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
33 PRUSS DESIGNS

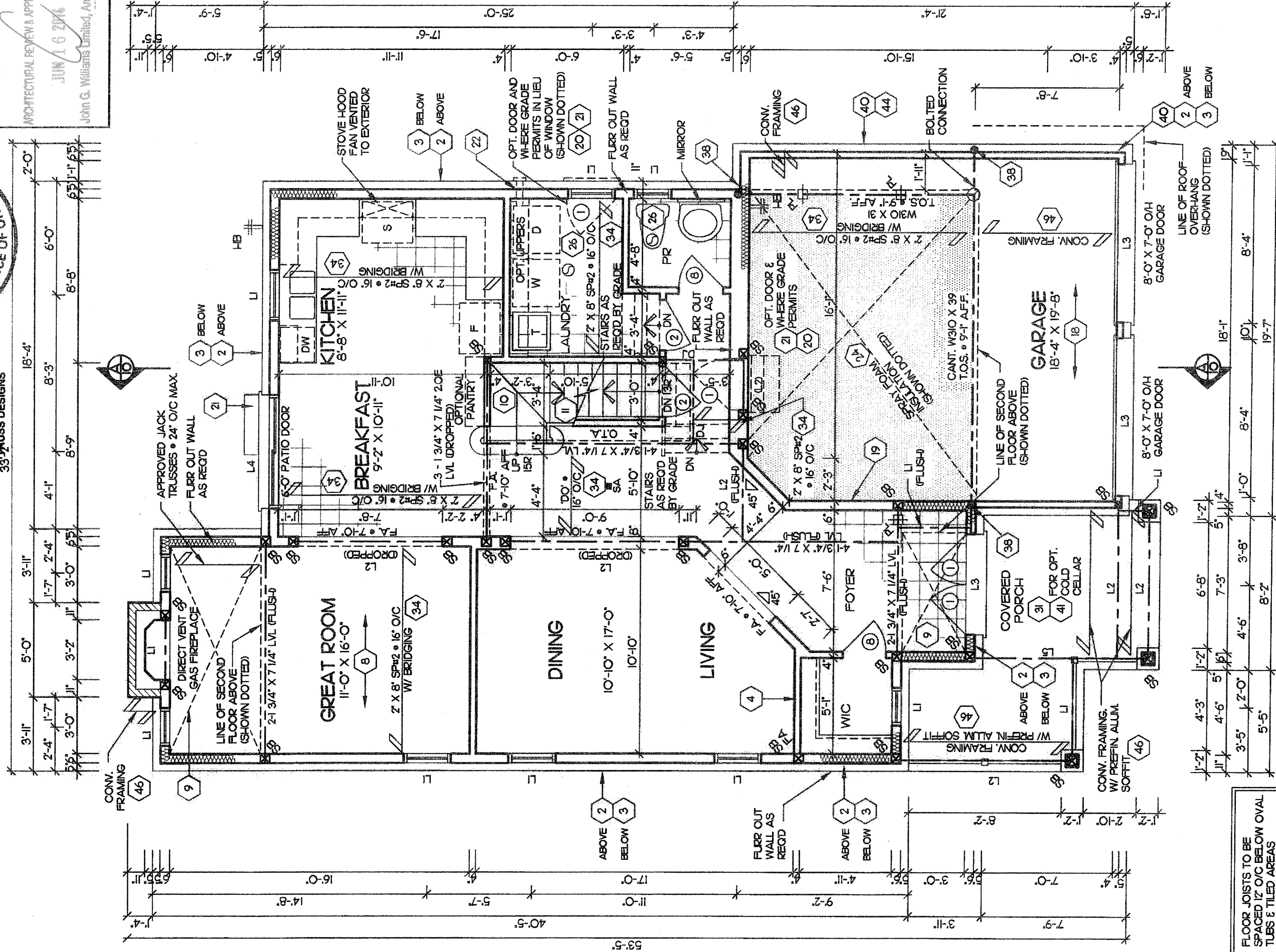
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 16 2014

John G. Williams Limited, Architect



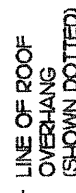
FLOOR JOISTS TO BE
SPACED 12" O/C BELOW OVAL
TUBS & TILED AREAS

Client	Delpark/ Highcastle Homes		Sheet Title	GROUND FLOOR PLAN		REGISTERED PERSON	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		OCT. 11, 2013		Project No.	2008-65	
Project	NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING		Scale	3/16" = 1'-0"	Drawn by	TM/COP	I have reviewed and take responsibility for this design.		OCT. 11, 2013		ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		
	ELEVATION 'A'		Date	JUNE 2012	Checked by	KR	Signature		DATE: JUNE 5, 2014		4 OF 11		

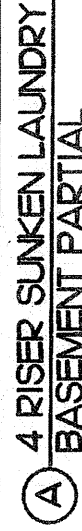
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARKINGTON

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John C. Williams Limited, Architects



A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" on the left and "PROVINCE OF ONTARIO" on the right. The center of the seal features the name "M. L. W. CHOW" and the license number "100153566" in a bold, sans-serif font. To the right of the text is a stylized signature.



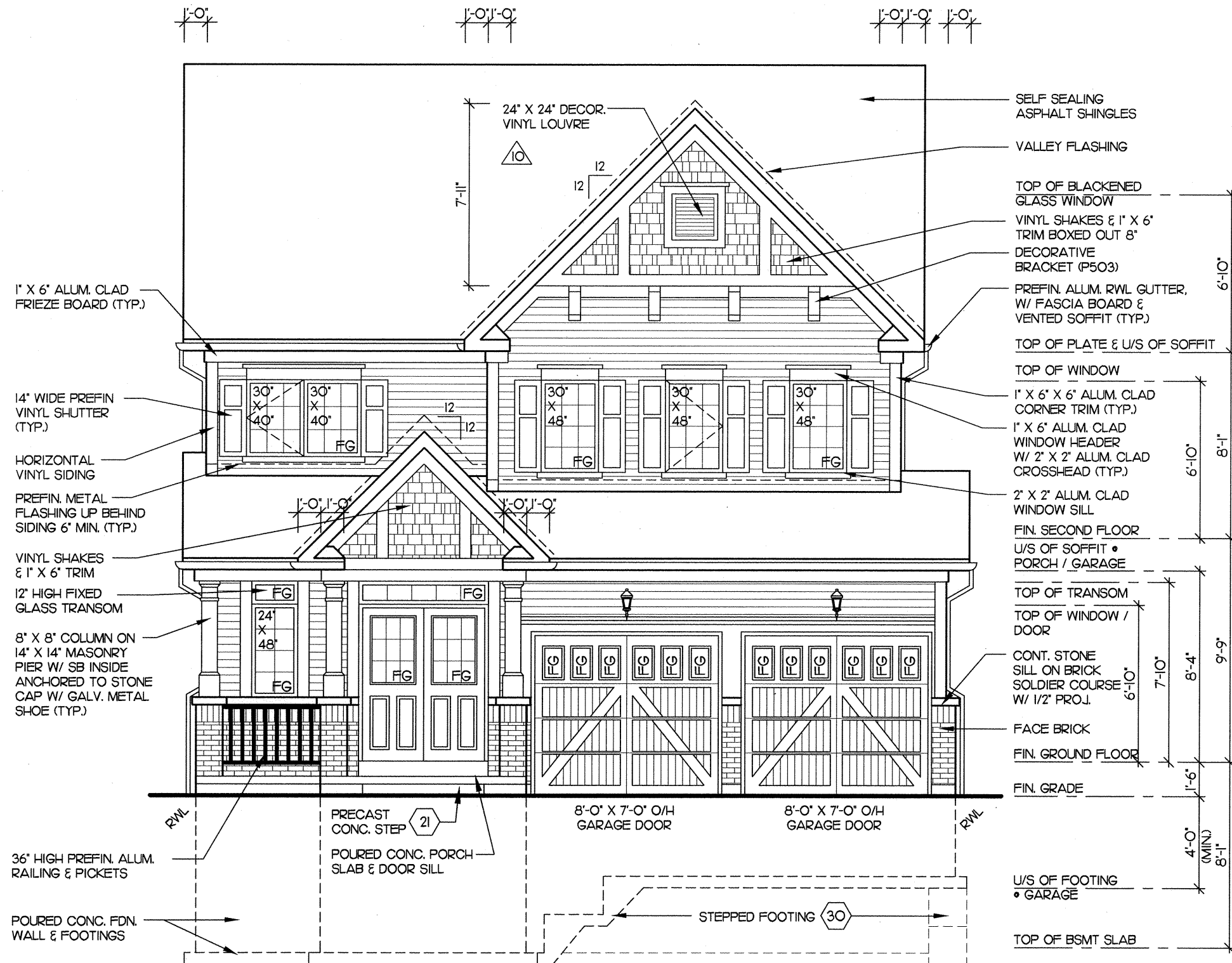
Project NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-3
9'-0" CEILING

BCIN 23411 Date: JUNE 5, 2014

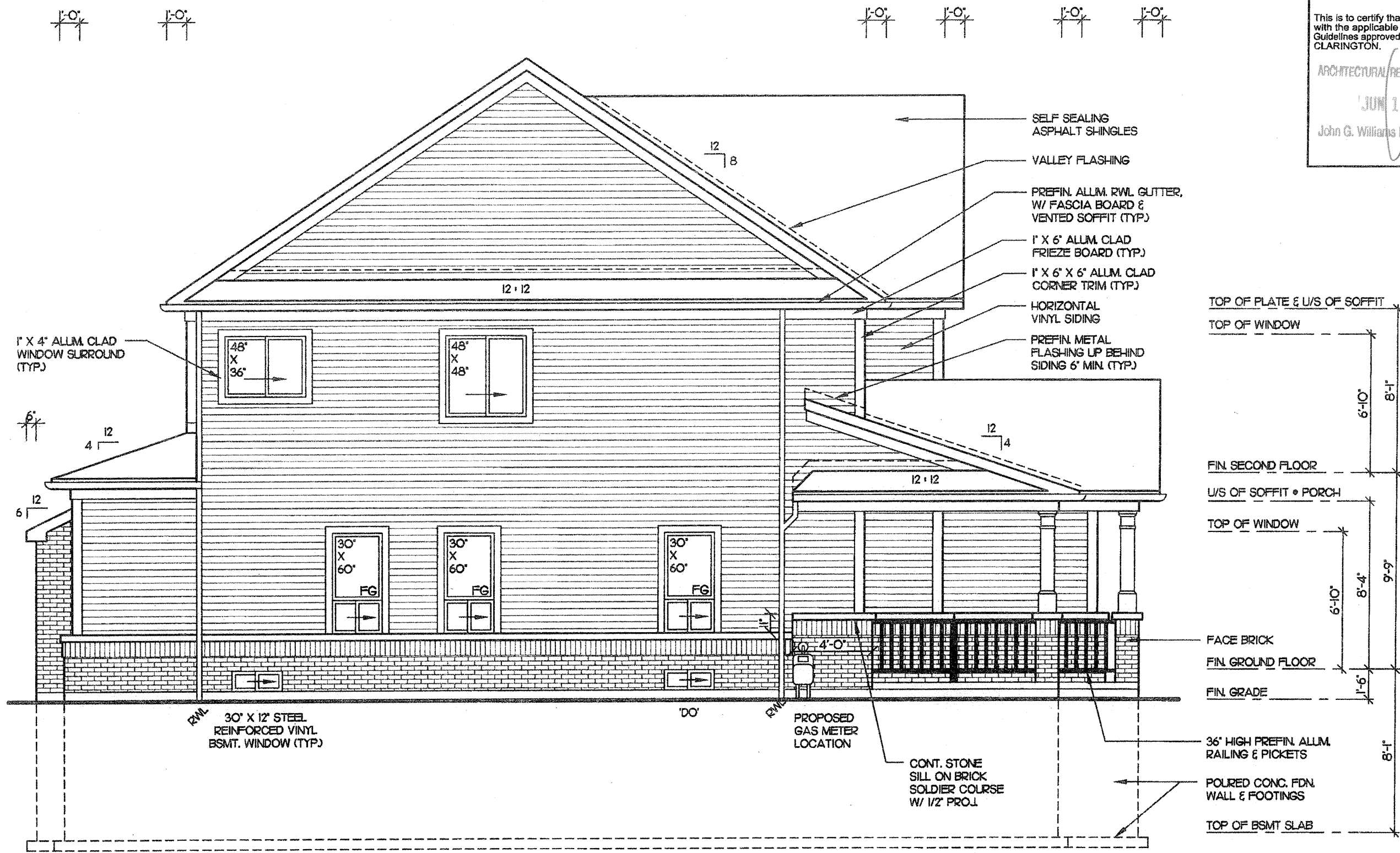
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

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	Scale 3/16" = 1'-0"		Drawn by TM/CP	Project No. 2008-65	OCT. 21/15	TB			
		Date DEC 2012	Checked by KR							
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING		Elevation ELEVATION 'A'			Project No. 2008-65					
Client DELPARK/ HIGHCASTLE HOMES		Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP	Project No. 2008-65	OCT. 21/15	TB	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING		Elevation ELEVATION 'A'		Date DEC 2012	Checked by KR					
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: NOV 04 2015 BCIN 23411		Project No. 2008-65			OCT. 21/15	TB
Sheet Title FRONT ELEVATION				Scale 3/16" = 1'-0"		Drawn by TM/CP				
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
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Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
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Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-65			OCT. 21/15	TB
Client DELPARK/ HIGHCASTLE HOMES				Sheet Title FRONT ELEVATION		Scale 3/16" = 1'-0"		Drawn by TM/CP		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING				Elevation ELEVATION 'A'		Project No. 2008-6				



SPATIAL CALCULATIONS:	
WALL AREA -	796.76 S.F.
LIMITING DISTANCE -	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS -	55.77 S.F.
PROPOSED OPENINGS -	55.51 S.F. (GLASS AREA)

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ARCHITECTURAL REVIEW & APPROVAL
JUN 16 2014
John G. Williams Limited, Architect

Project No. 2008-65
Drawing No. 7 OF 11

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 8L3
PH (905) 619-1270
FAX (905) 619-1269

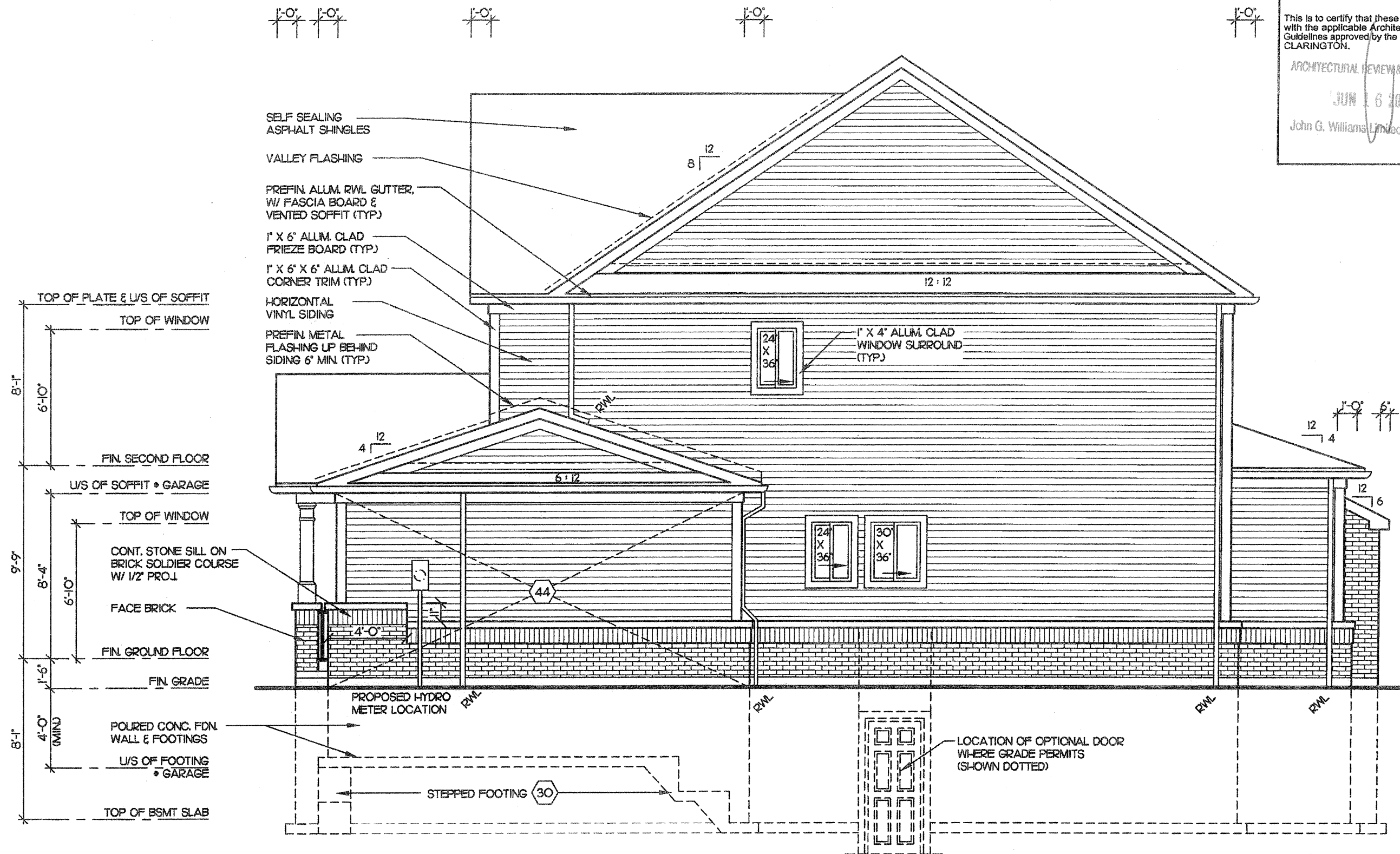
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

STEPHEN P. KENNEDY have reviewed and take responsibility for this design.
Signature
BCIN 23411 Date: JUNE 5, 2014

LEFT SIDE ELEVATION

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING ELEVATION 'A'

Scale: 3/16" = 1'-0"
Date: DEC 2012
Drawn by: TW/CP
Checked by: KR
THE NOTTINGHAM



SPATIAL CALCULATIONS:	
WALL AREA =	809.21 S.F.
LIMITING DISTANCE =	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS =	56.64 S.F.
PROPOSED OPENINGS =	18.83 S.F.

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ARCHITECTURAL REVIEW & APPROVAL

JUN 16 2014

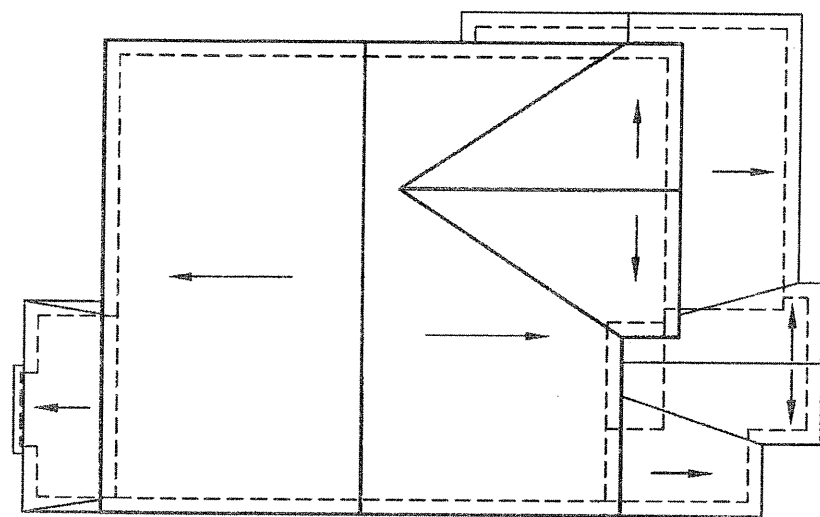
John G. Williams Limited, Architect

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

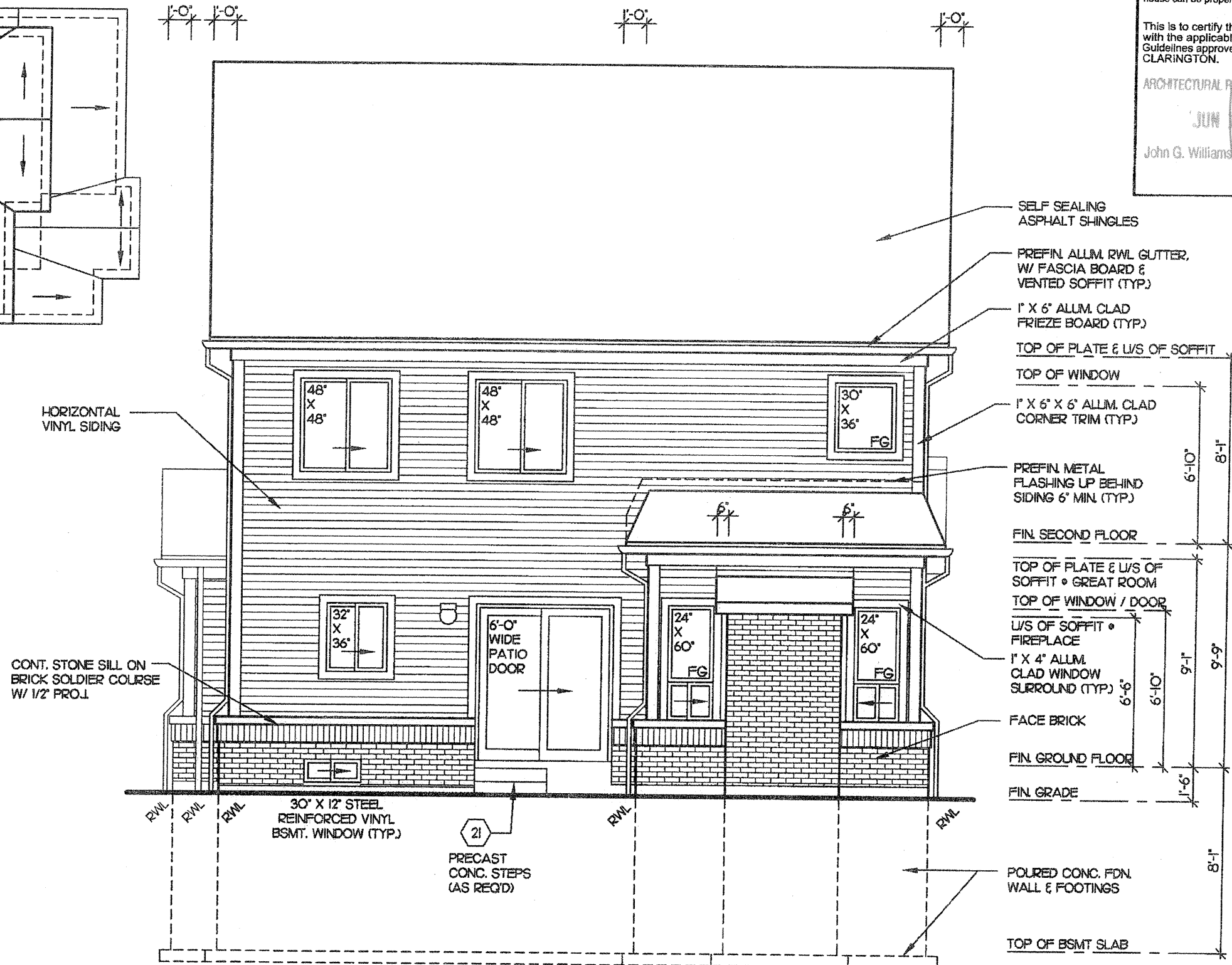
REGISTERED PERSON:	D.W. CASSIDY & CO.
FIRM BCIN	28461
have reviewed and take responsibility for this design.	STEPHEN P. KENNEDY
Signature	_____
BCIN	23411
Date:	JUNE 5, 2014

Sheet Title	RIGHT SIDE ELEVATION
Scale	3/16" = 1'-0"
Date	JUNE 2012
Drawn by	TW/CP
Checked by	KR
THE NOTTINGHAM	

Client	Delpark/ Highcastle Homes
Project	NORTHGLEEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING
Elevation	'A'



ROOF PLAN
N.T.S.



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ARCHITECTURAL REVIEW & APPROVAL

JUN 16 2014

John G. Williams Limited, Architect

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 take responsibility for this design.

Signature: [Signature] Date: JUNE 5, 2014

BCIN 23411

REAR ELEVATION & ROOF PLAN

Drawn by: TM/CP

Checked by: KR

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

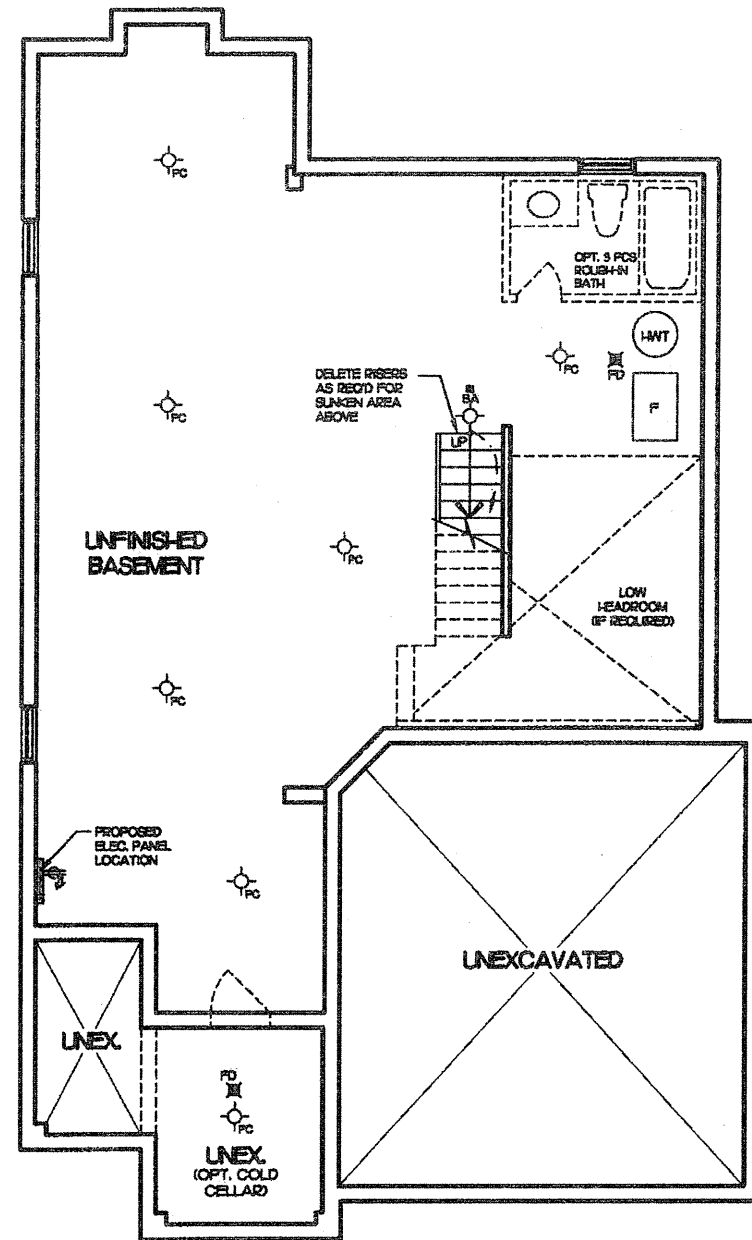
Date: JUNE 2012

"THE NOTTINGHAM"

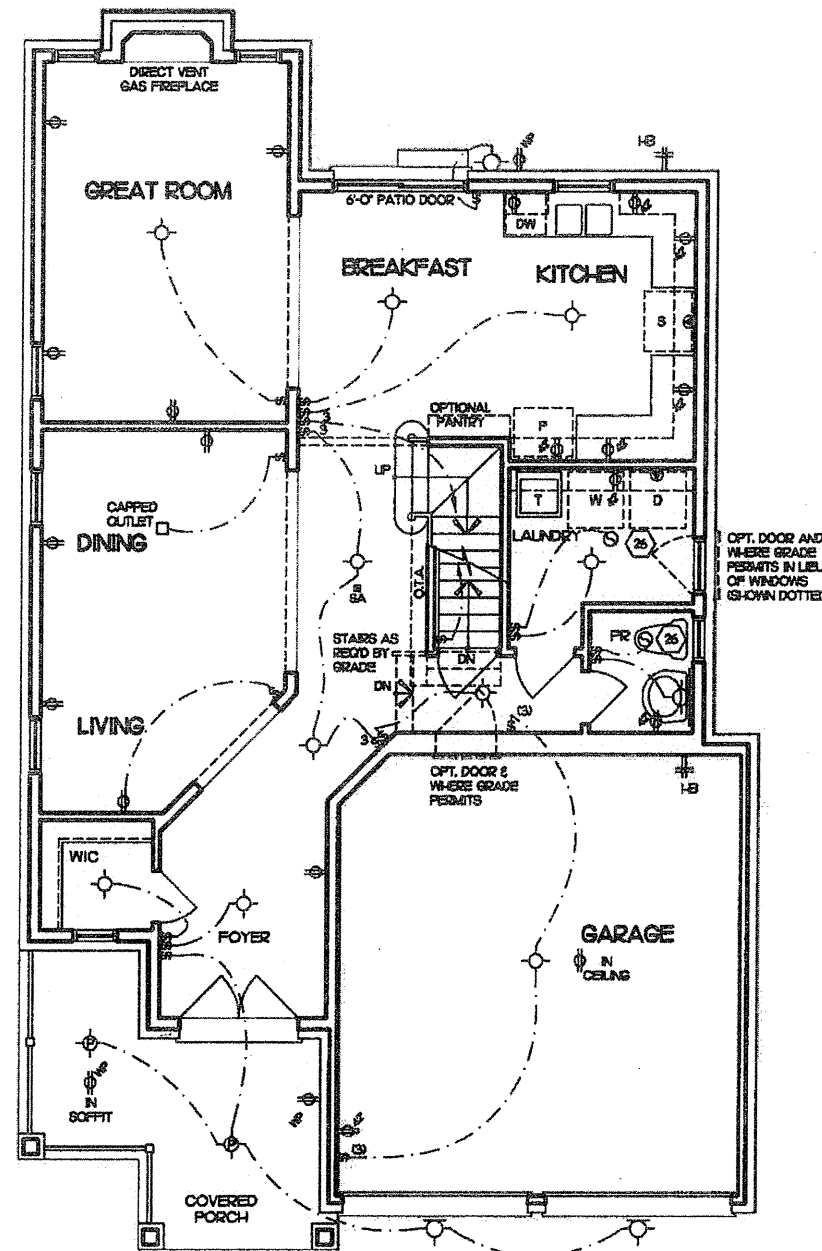
Client: DELPARK/ HIGHCASTLE HOMES

Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING

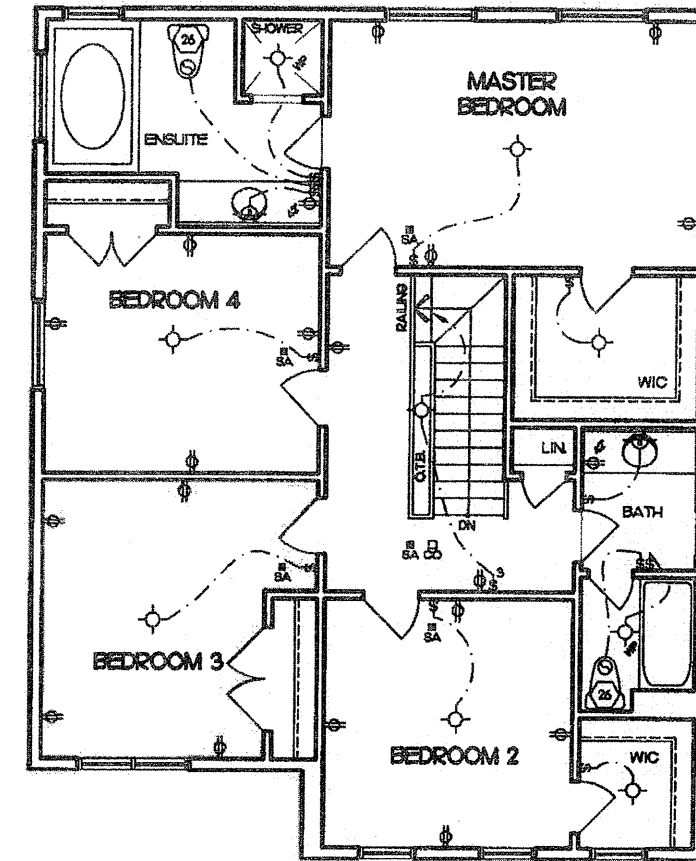
ELEVATION 'A'



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

Client DELPARK/ HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING	Sheet Title ELECTRICAL PLANS	Registered Person: D.W. CASSIDY & CO. FIRM BCIN 28461		Project No. 2008-65
			Architectural Technologists CASSIDY & CO. 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		
Scale N.T.S.			Drawn by TW/COP	Drawing No. 11 OF 11	
Date JUNE 2012			Checked by KR	Project 2008-65	
Elevation 'A'			The Nottinghams		
Northglen Municipality of Clarington Unit 40-3 9'-0" Ceiling			Registered Person: D.W. CASSIDY & CO. FIRM BCIN 28461		
Elevation 'A'			Architectural Technologists CASSIDY & CO. 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		
Northglen Municipality of Clarington Unit 40-3 9'-0" Ceiling			Registered Person: D.W. CASSIDY & CO. FIRM BCIN 28461		
Elevation 'A'			Architectural Technologists CASSIDY & CO. 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		