

NORTHGLEN

40' PRODUCT - 9'-0" CEILING

TOWN OF CLARINGTON

PROJECT NO. 2008-65

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

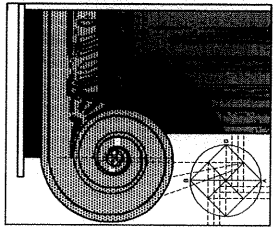
Unit to be constructed following SB-12 (2.1.1) Compliance package 'D',
Unless the requirements of performance compliance are met as outlined
in SB-12 (2.1.2)

Gross area of peripheral walls:
Gross area of openings Std. 2nd:

Elev. 'A'
2870.99 SF
331.28 SF
11.54% Ratio

Gross area of peripheral walls:
Gross area of openings Opt. 2nd:

2870.99 SF
319.64 SF
11.13% Ratio



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

LIST OF DRAWINGS

DWG NAME	DWG No.	DWG NAME	DWG No.	DWG No.	DWG No.
AREAS AND REVISIONS	1	SECTION 'A'- 'A' & ROOF PLAN	10		
CONSTRUCTION NOTES	2	SECTION 'E'- 'E'	11		
BASEMENT PLAN	3	ELECTRICAL PLANS	12		
GROUND FLOOR PLAN	4				
SECOND FLOOR PLAN	5				
OPTIONAL SECOND FLOOR PLAN	5A				
FRONT ELEVATION	6				
LEFT SIDE ELEVATION	7				
RIGHT SIDE ELEVATION	8				
REAR ELEVATION	9				

REVISIONS

10	ISSUED TO CLIENT	NOV. 4, 2015	TB
9	REPLACE BLACK GLASS WITH DECOR. LOUVRE ON FRONT ELEVATION	OCT. 21/15	TB
8	REVISED WIDTH OF BASEMENT PLAN TO MATCH GROUND FLOOR. ADJUSTED JOIST SPACING - ISSUED TO CLIENT	SEPT. 2/14	TB
7	ADDED STANDARD SECOND FLOOR PLAN AND REVISED SECTIONS TO MATCH	JULY 7/14	TB
6	ISSUED TO CLIENT FOR PERMIT	JUNE 26/14	TB
5	UPDATED TO 2012 OBC - ISSUED TO P. ENG.	JUNE 24/14	TB
4	UPDATED TO 2012 OBC - ISSUED TO CLIENT FOR TRUSSES	JUNE 17/14	TB
3	ISSUED TO CLIENT FOR PERMIT	OCT. 11/13	TB
2	ISSUED FOR ENGINEERING	OCT. 7/13	TB
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	SEPT. 16/13	TB
No.	DESCRIPTION	DATE	BY

AREAS

NO. OF AREAS		FINISHED BASEMENT LANDING AREA		ELEVATION 'A'	
				M ²	FT ²
				-	-
		GROUND FLOOR AREA		108.69	1170
		SECOND FLOOR AREA		124.67	1342
		TOTAL FLOOR AREA		233.36	2512
		OPEN AREA (NOT INCL. IN TOTAL AREA)		0.46	5
		COVERAGE (NOT INCLUDING PORCH)		144.92	1560
		COVERAGE (INCLUDING PORCH)		157.93	1700

Client	Project	
DELPAK/ HIGHCASTLE HOMES	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
NORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 CORNER 9-0' CEILINGS	I, Stephen P. Kennedy have reviewed and take responsibility for this design. Signature _____ BCIN 23411 Date: _____	Project No. 2008-65 Drawing No. 1 OF 12
ELEVATION 'A' CORNER	THE DALTON	

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 STRUCTURE

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 (3") O.C. HORIZ. 600 mm (24") 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 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 8.61 (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")
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 DAMPPROOFING 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

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.

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 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

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/GSA-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 @ 305 mm (12") 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) X (3) (40) 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) (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

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/PIT ARTICLE 9.14.5.2)

ALL TO HAVE MIN. YIELD OF 350 mpa.

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 360 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 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")

2 - INSULATED MIN RSI 0.7, (R4)

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

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

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

8 - 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.

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

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

11 - INSULATED MIN RSI 0.7, (R4)

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

13 - INSULATED MIN. RSI 0.7, (R4)

14 - 36" X 80" 2 PANEL SLIDING DOORS

15 - 48" X 80" 2 PANEL SLIDING DOORS

16 - 60" X 80" 2 PANEL SLIDING DOORS

17 - 72" X 80" 2 PANEL SLIDING DOORS

18 - 84" X 80" 2 PANEL SLIDING DOORS

19 - 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 DUPLX OUTLET (12" HIGH)
2 DUPLX OUTLET (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)

FG FIXED GLASS
FA FLAT ARCH
GT. ORDER TRUSS
DT. DOUBLE TRUSS
DJ. DOUBLE JOIST
TL. TRIPLE JOIST
CLASS 'B' VENT
EXHAUST VENT
SB SOLID WOOD BEARING
PL POINT LOAD
A-F ABOVE FINISHED FLOOR
T.O.S. TOP OF STEEL
FD FLOOR DRAIN
HB HOSE BIB
P.T. PRESSURE TREATED LUMBER
L.V.L. LAMINATED VENEER LUMBER
M.C. MEDICINE CABINET
SA SMOKE ALARM (INTERCONNECTED)
CO CARBON MONOXIDE ALARM
C CABLE JACK
T TELEPHONE JACK

Client
Delpark/ Highcastle Homes

Project
Horthglen Municipality of Clarington 40-6 Corner 9-0' Ceilings

Sheet Title
CONSTRUCTION NOTES

Scale
3/16" = 1'-0"

Date
JULY 2013

Drawn by
BC

Checked by
TB

THE DALTON

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

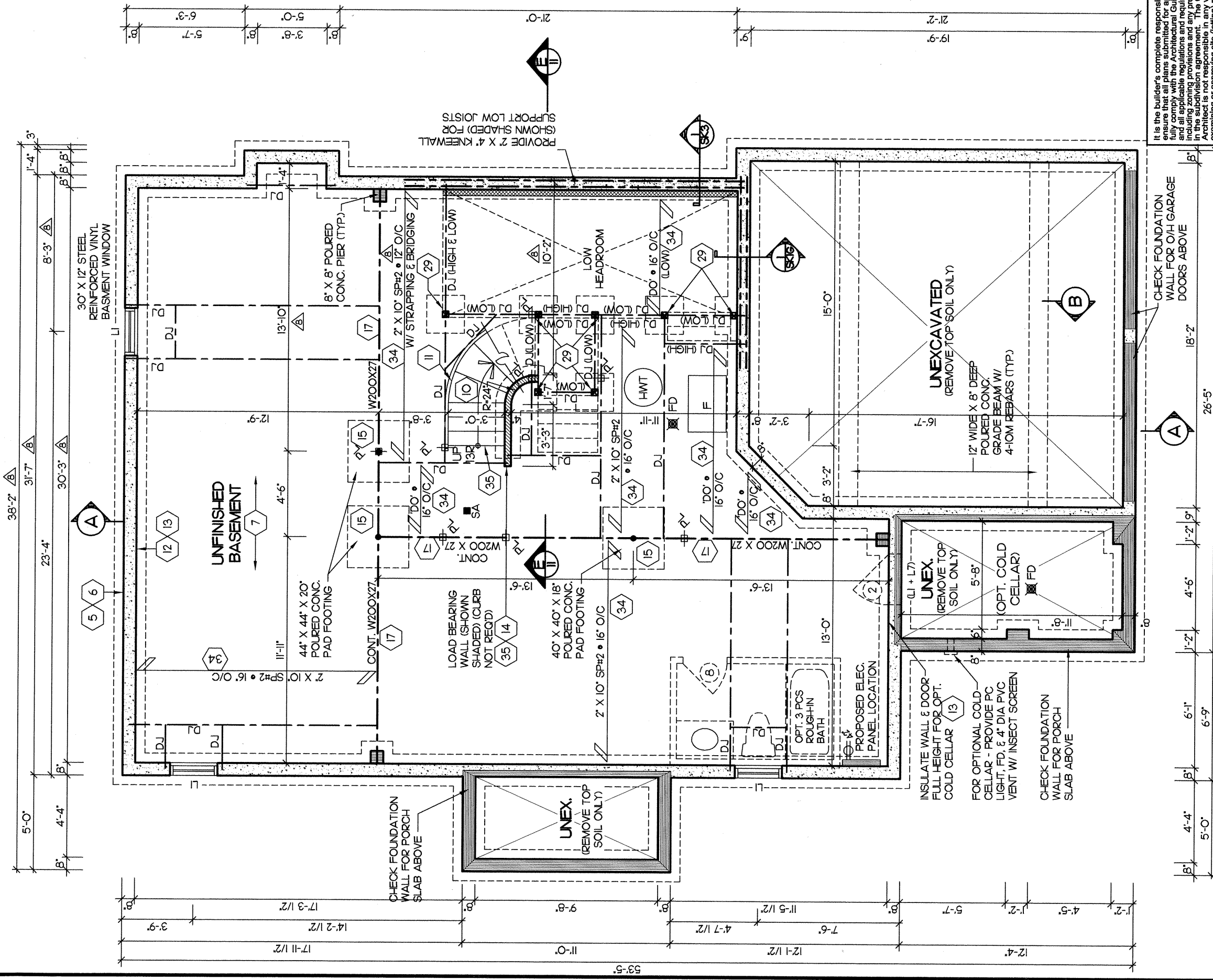
Project No.
Cassidy & Co.
ARCHITECTURAL TECHNOLOGISTS

2008-65

Drawing No.
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

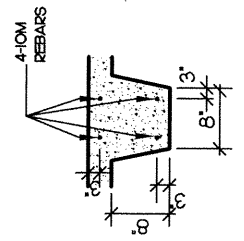
2 OF 12



It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and all applicable zoning 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 (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.

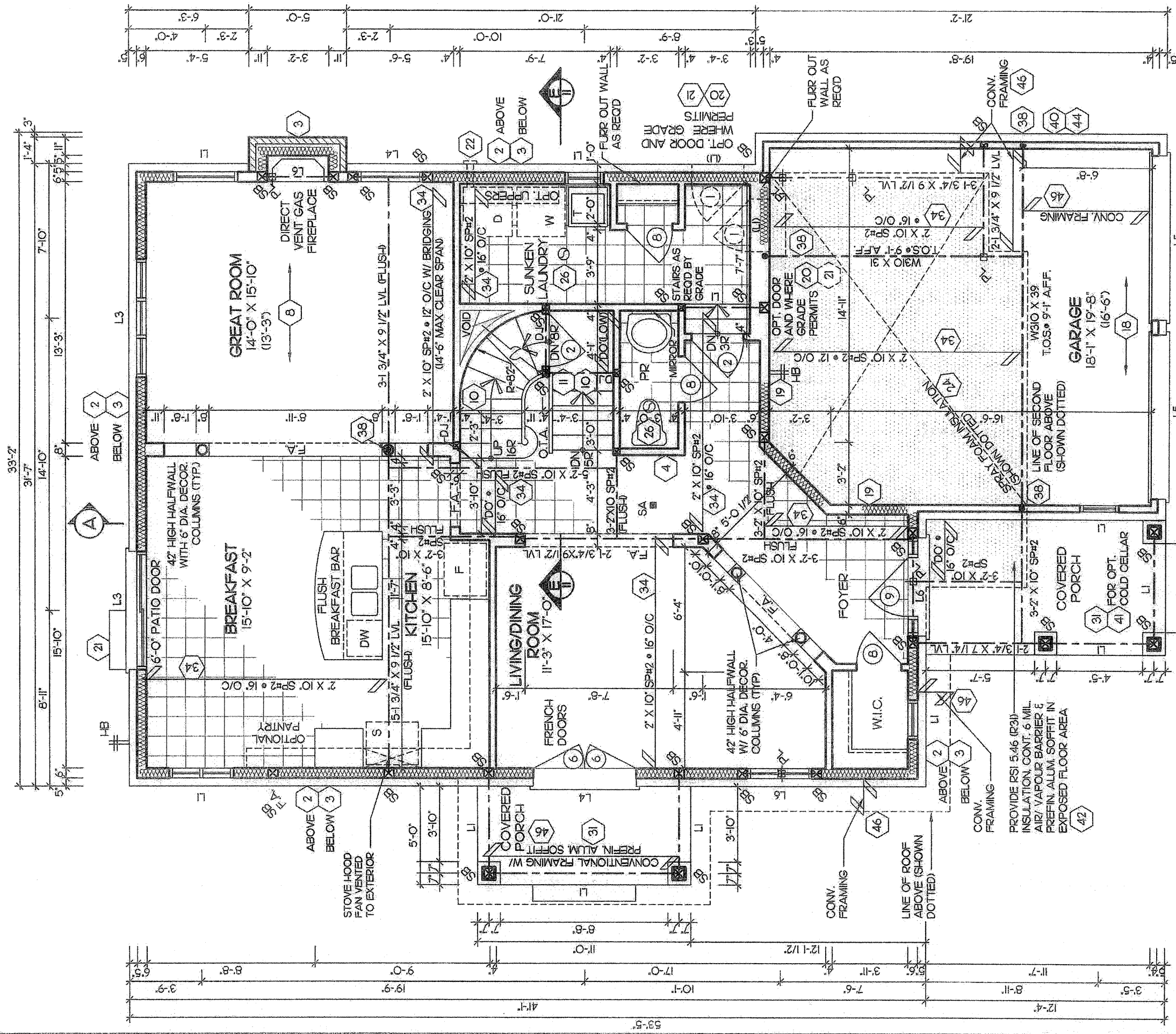
- PROVIDE SOLID BLOCKING BETWEEN TOP OF STEEL BEAM OR WOOD BEAM AND FLOOR ABOVE WHERE POINT LOAD OCCURS
- FLOOR JOISTS TO BE SPACED • 12" O/C UNDER CERAMIC TILED AREAS & OVAL TUBS
- PROVIDE 1/2" BRICK/STONE OVERHANG OVER FOUNDATION WALL



(B) GRADE BEAM DETAIL
NTS

REVISD WIDTH OF BASEMENT PLAN TO MATCH GROUND FLOOR.
ADJUSTED JOIST SPACING - ISSUED TO CLIENT

Client DELPAK/ HIGHCASTLE HOMES	Sheet Title BASEMENT PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. FIRM BCIN 28461		Project No. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	SEPT. 2/14	TB
		Scale 3/16" = 1'-0"		Project No. 2008-65		
Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 CORNER 9'-0" CEILINGS	Date JULY 2013	Drawn by BC	Project No. 2008-65			
		Checked by TB	Drawing No. 3 OF 12			
ELEVATION 'A' CORNER		Signature Stephen P. Kennedy have reviewed and take responsibility for this design.		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		
THE DALTON		BCIN 23411 Date: NOV 04 2015				

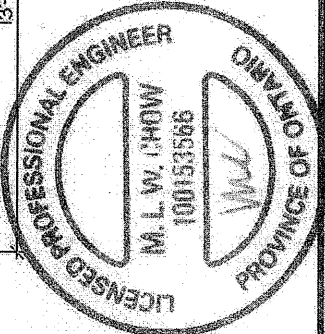


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ARCHITECTURAL REVIEW APPROVAL
JUN 26 2014
John G. Williams Limited, Architect

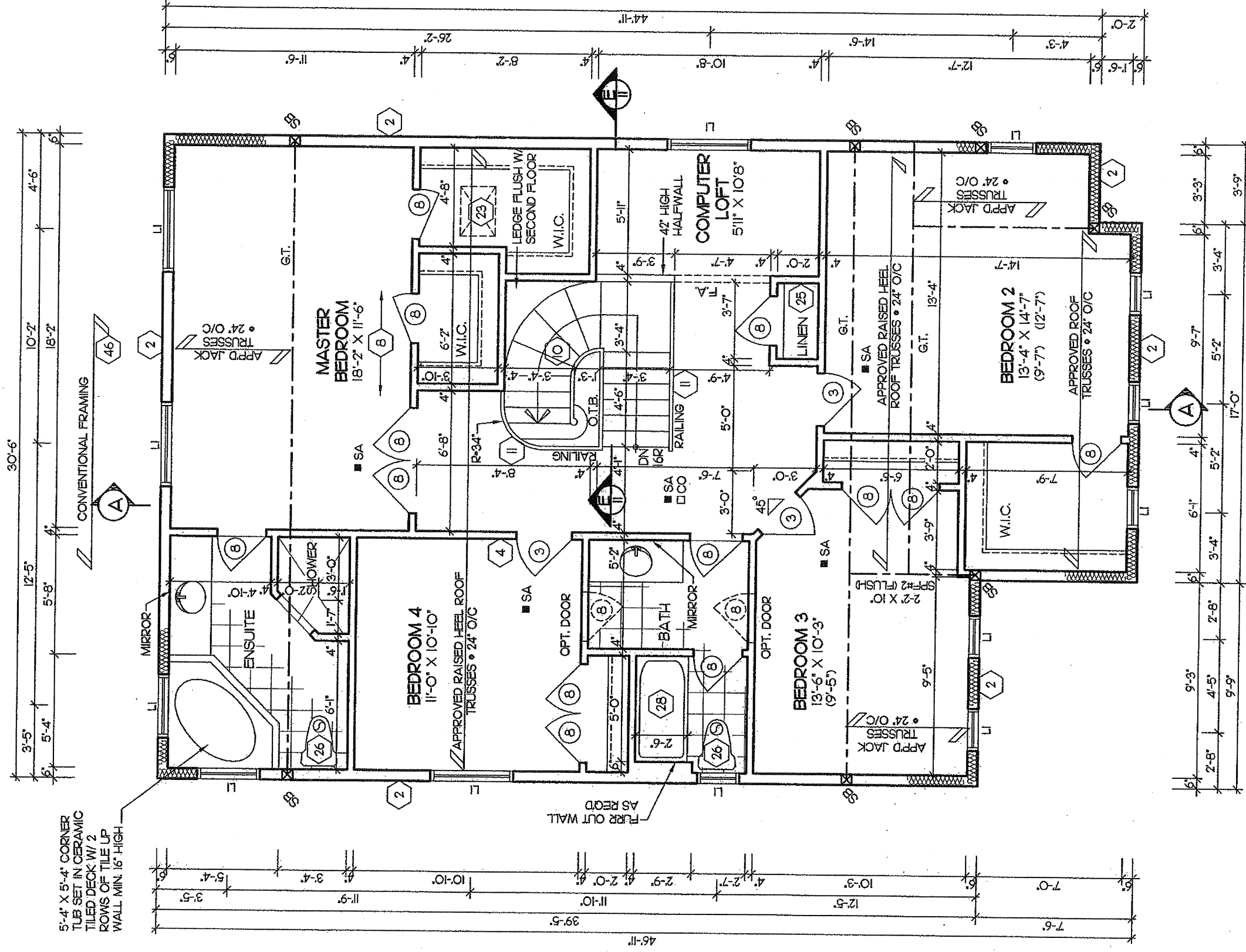
JUN 25 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



PROVIDE 1/2" BRICK/STONE OVERHANG OVER FOUNDATION WALL

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

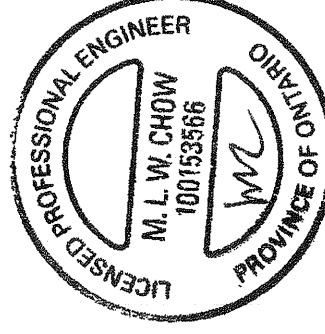
Client	Delpark/ Highcastle Homes		Project	HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 CORNER 9-0" CEILINGS		ELEVATION 'A' CORNER				
Sheet Title	GROUND FLOOR PLAN		Registered Person:	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No.	2008-65			
Scale	3/16" = 1'-0"	Drawn by	BC	Reviewed and take responsibility for this design.	Signature	Stephen P. Kennedy		Drawing No.	4 OF 12	
Date	JULY 2013	Checked by	TB	Date:	JUN 26 2014	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269				
THE DALTON										



5'-4" X 5'-4" CORNER
TUB SET IN CERAMIC
TILED DECK W/ 2
ROWS OF TILE UP
WALL MIN 16" HIGH

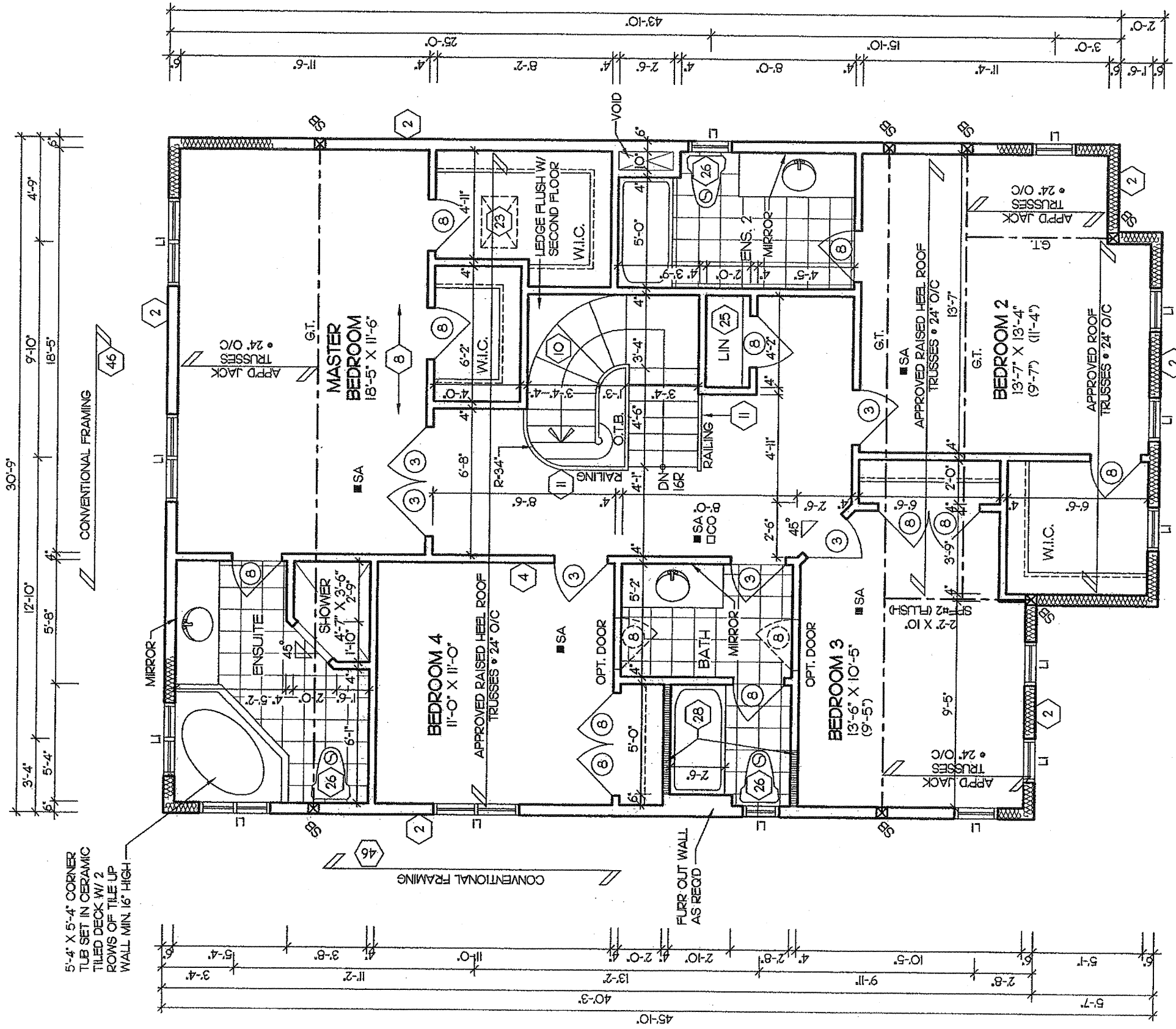
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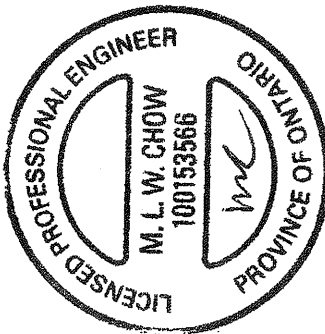


JUL 03 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

Client: Delpark/ Highcastle Homes	Project: HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9'-0" CEILINGS	Sheet Title SECOND FLOOR PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65	TB
ELEVATION 'A'		Scale 3/16" = 1'-0"	I. Stephen P. Kennedy have reviewed and take responsibility for this design. Signature BCIN 23411 Date: JULY 7, 2014	ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	5 OF 12



5'-4" X 5'-4" CORNER
TUB SET IN CERAMIC
TILED DECK W/ 2
ROWS OF TILE UP
WALL MIN. 16" HIGH

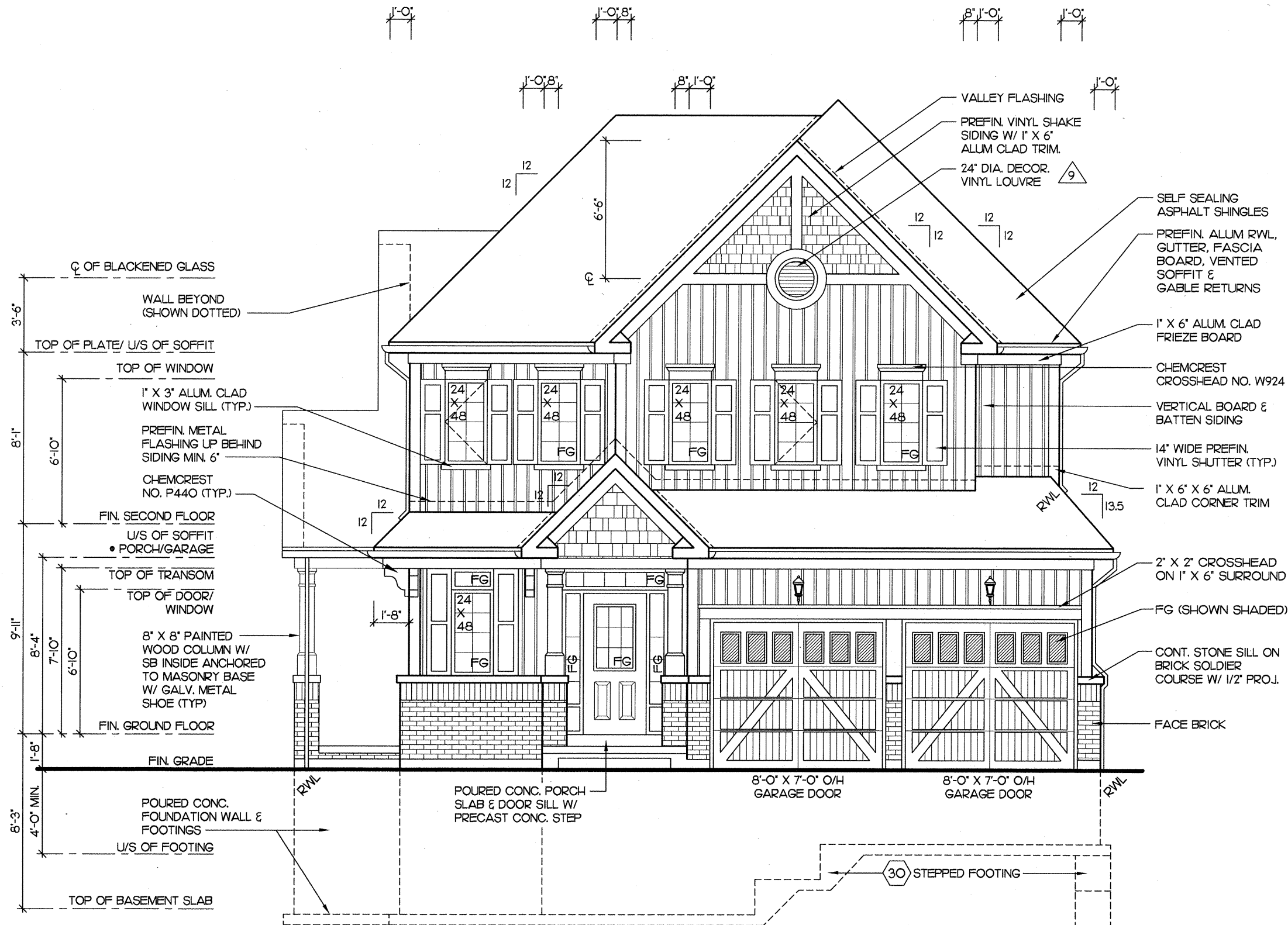


JUL 03 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

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Client		DELPARK/ HIGHCASTLE HOMES		Sheet Title	OPTIONAL SECOND FLOOR PLAN		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65		JULY 7/14		TB
Project		HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 CORNER 9'-0" CEILINGS		Scale	3/16" = 1'-0"	Drawn by	BC	I, <u>Stephen P. Kennedy</u> have reviewed and take responsibility for this design. Signature <u>[Signature]</u>	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	ARCHITECTURAL TECHNOLOGISTS	Drawing No.	5A OF 12	
				Date	JULY 2013	Checked by	TB						
		ELEVATION 'A' CORNER		THE DALTON				BCIN 23411	Date: JULY 7, 2014	PH (905) 619-1270 FAX (905) 619-1269			

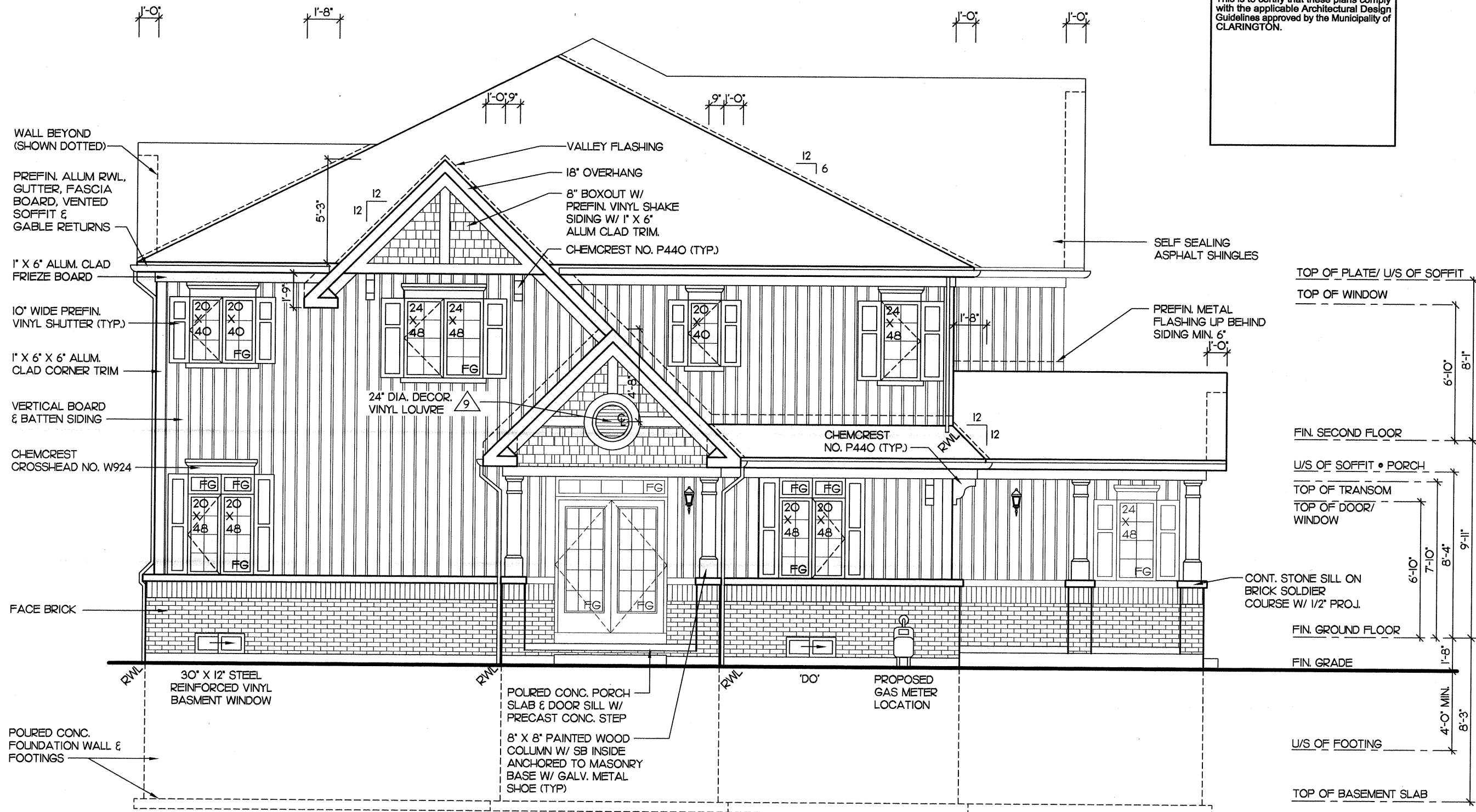


FRONT ELEVATION

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Client	Delpark/ Highcastle Homes	Project	Horthglen Municipality of Clarington 40-6 Corner 9'-0" Ceilings	Elevation 'A' Corner
Sheet Title	FRONT ELEVATION	Scale	3/16" = 1'-0"	Date
Drawn by	BC	Checked by	TB	
THE DALTON				
Registered Person	D.W. Cassidy & Co. Architectural Technologists FIRM BCIN 28461	Signature	Stephen P. Kennedy	Date: NOV 04 2015
Project No.	2008-65	Drawing No.	6 OF 12	
Architectural Technologists	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269			



LEFT SIDE ELEVATION

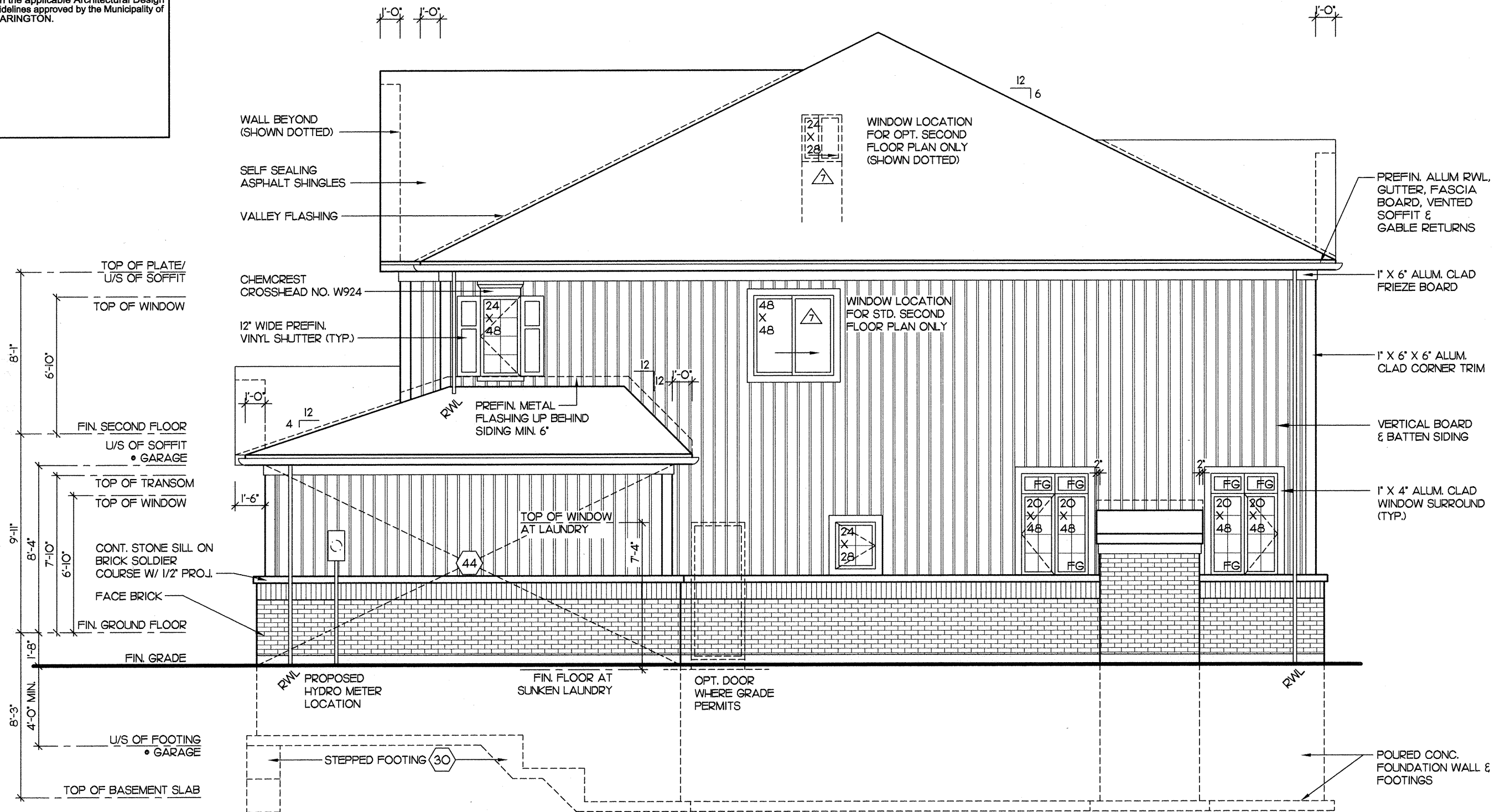
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Client	Delpark/ Highcastle Homes	Project	HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 CORNER 9'-0" CEILINGS	ELEVATION 'A' CORNER
Sheet Title	LEFT SIDE ELEVATION	OCT. 21/15	REPLACE BLACK GLASS WITH 24" DIA. DECOR. LOUVRE	TB
Scale	3/16" = 1'-0"	REGISTERED PERSON:	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	9
Date	JULY 2013	Drawn by	BC	TB
Checked by	THE DALTON	Signature	Stephen P. Kennedy	Date: NOV. 4, 2015
Project No.	2008-65	Reviewed and take responsibility for this design.	have	BCIN 23411
Drawing No.	7 OF 12	Firm	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	Date: NOV. 4, 2015
Address	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	Phone	PH (905) 619-1270	Fax
Fax	FAX (905) 619-1269			

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RIGHT SIDE ELEVATION

SPATIALS:	
WALL AREA =	972.10 S.F.
LIMITING DISTANCE =	3'-11" • 7%
MAX. ALLOWABLE OPENINGS =	68.05 S.F.
PROPOSED OPENINGS FOR STD =	45.93 S.F. (GLASS AREA)
PROPOSED OPENINGS FOR OPT =	35.76 S.F. (GLASS AREA)

Client	Project	Project No.	Drawing No.
Delpark/ Highcastle Homes	Horthglen Municipality of Clarington 40-6 Corner 9'-0" Ceilings	2008-65	8 OF 12
Sheet Title	RIGHT SIDE ELEVATION	REGISTERED PERSON:	Project No.
Scale	3/16" = 1'-0"	D.W. Cassidy & Co. Architectural Technologists	2008-65
Date	JULY 2013	FIRM BCIN 28461	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Drawn by	BC	Stephen P. Kennedy	PH (905) 619-1270 FAX (905) 619-1269
Checked by	TB	have reviewed and take responsibility for this design.	
THE DALTON	ELEVATION 'A' CORNER	Signature	DATE: JULY 7, 2014

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ARCHITECTURAL REVIEW & APPROVAL

JUN 26 2014

John G. Williams Limited, Architect

Project No.

2008-65

Drawing No.

9 OF 12

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

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

REAR ELEVATION

Sheet Title

Client
DELPARK/ HIGHCASTLE HOMES

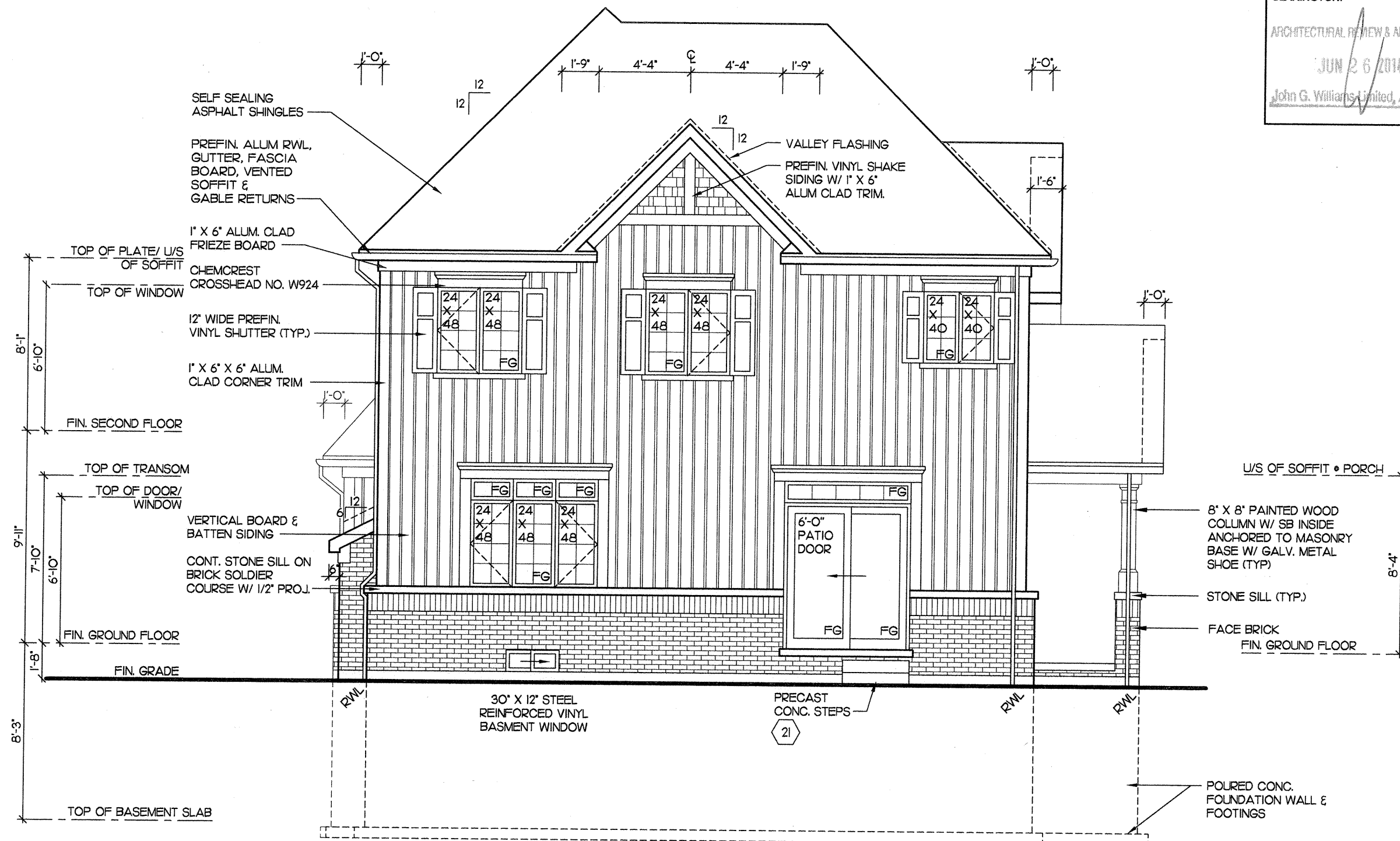
Project
HORTHGLEN
MUNICIPALITY OF CLARINGTON
40-6 CORNER
9-0' CEILINGS

ELEVATION 'A' CORNER

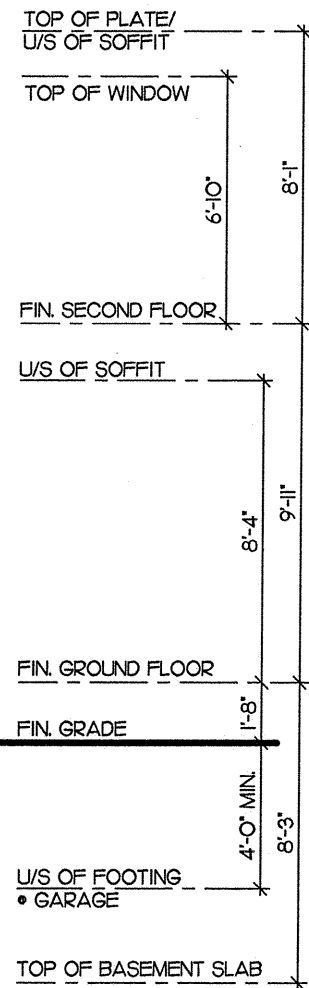
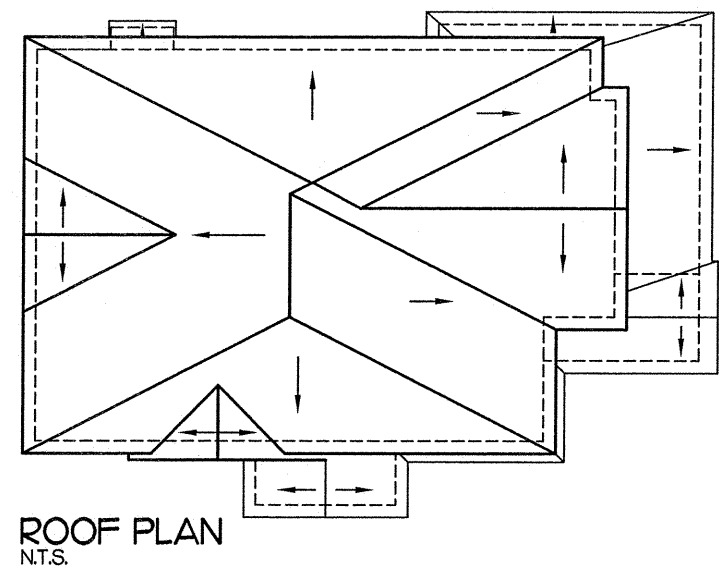
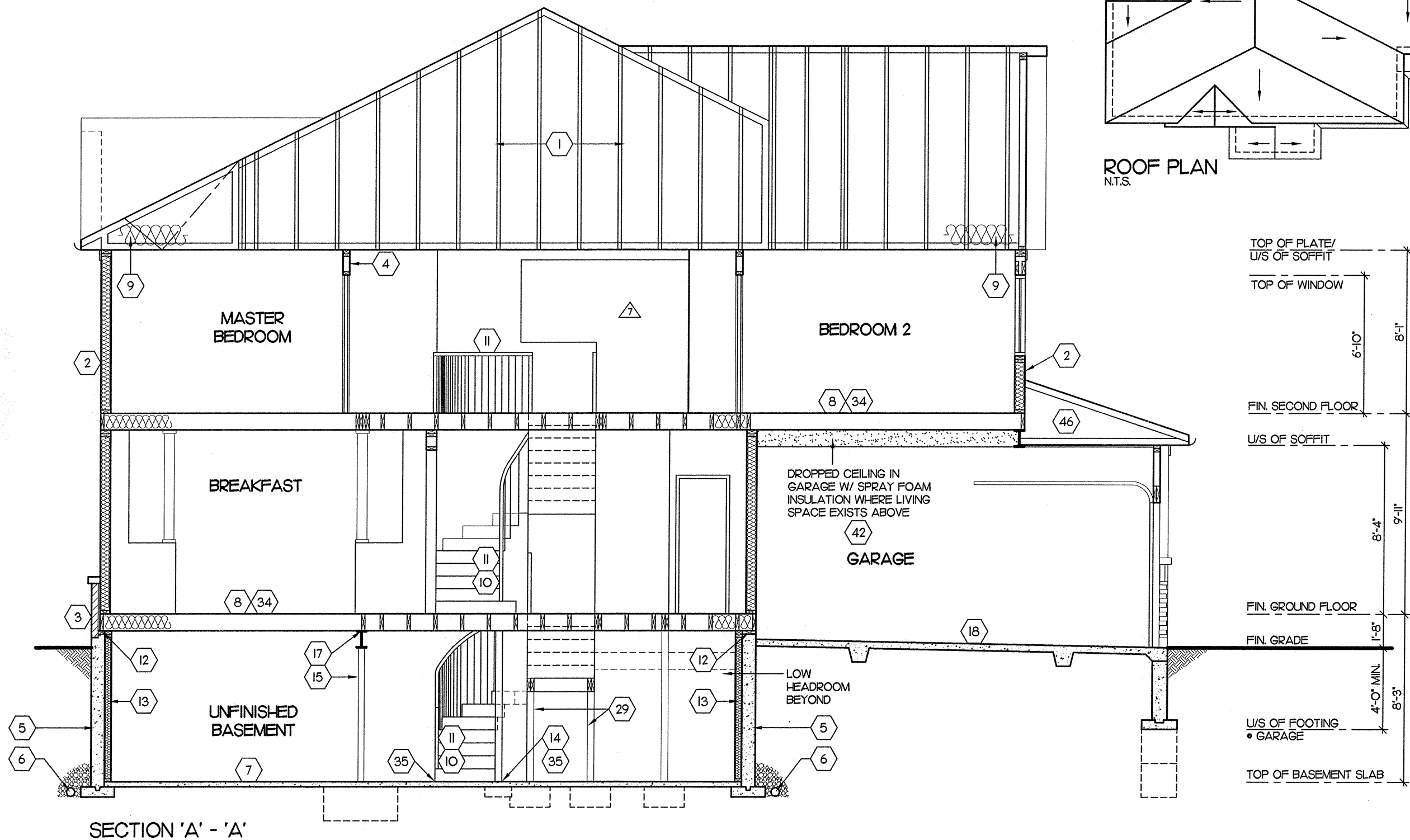
Scale
3/16" = 1'-0"

Date
JULY 2013

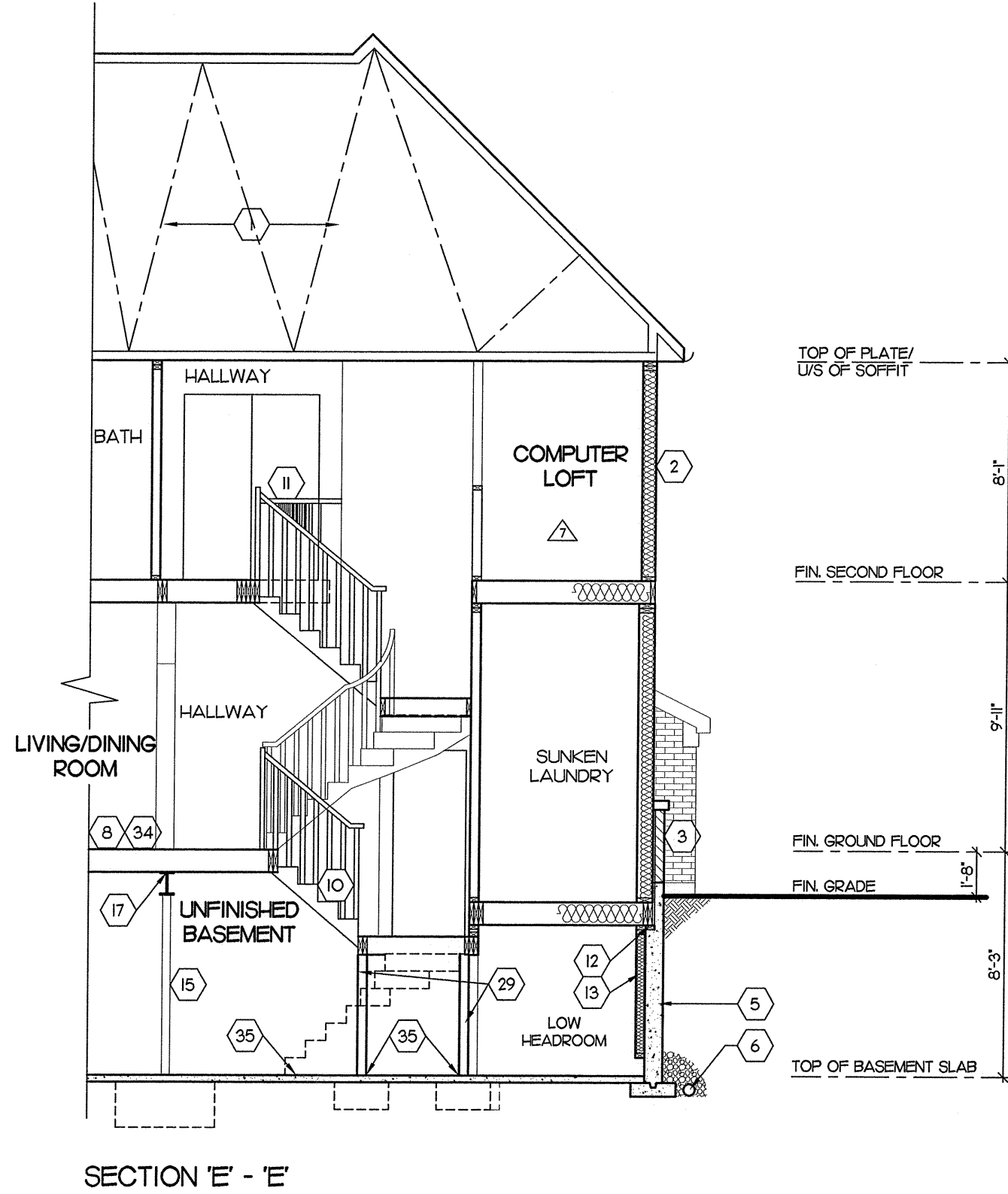
THE DALTON



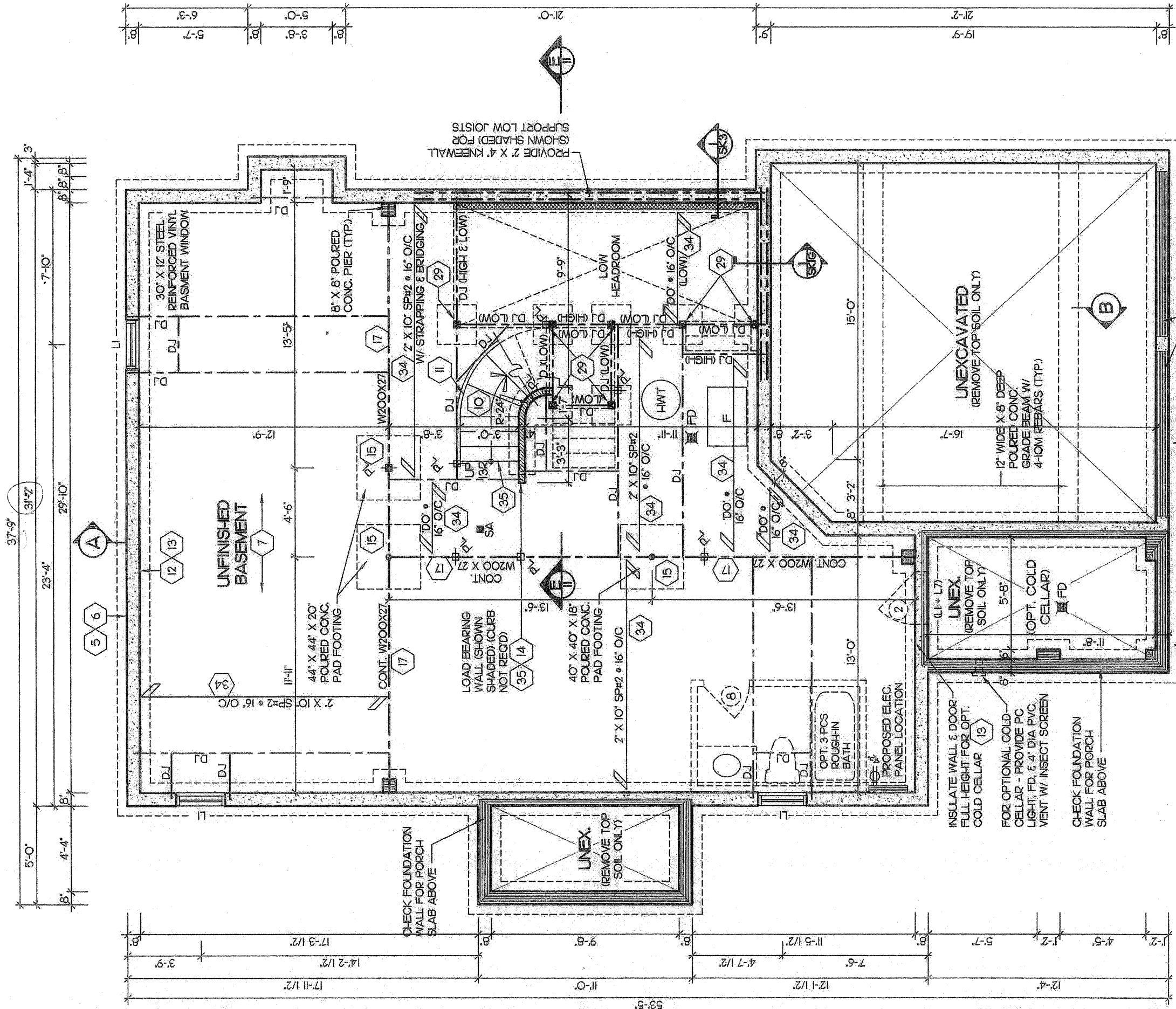
REAR ELEVATION



Client DELPARK/ HIGHCASTLE HOMES	Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 CORNER 9-0' CEILINGS	Sheet Title SECTION 'A' - 'A' & ROOF PLAN	7	ADDED STANDARD SECOND FLOOR PLAN AND REVISED SECTIONS TO MATCH	JULY 7/14	TB
Project No. 2008-65	Project No. 2008-65	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65	Project No. 2008-65	Project No. 2008-65	Project No. 2008-65
Drawing No. 10 OF 12	Drawing No. 10 OF 12	Stephen P. Kennedy have reviewed and take responsibility for this design. Signature	Drawing No. 10 OF 12	Drawing No. 10 OF 12	Drawing No. 10 OF 12	Drawing No. 10 OF 12
60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	Date: JULY 7, 2014	PH (905) 619-1270 FAX (905) 619-1269	PH (905) 619-1270 FAX (905) 619-1269	PH (905) 619-1270 FAX (905) 619-1269	PH (905) 619-1270 FAX (905) 619-1269
ELEVATION 'A' CORNER	ELEVATION 'A' CORNER	THE DALTON	ELEVATION 'A' CORNER	ELEVATION 'A' CORNER	ELEVATION 'A' CORNER	ELEVATION 'A' CORNER



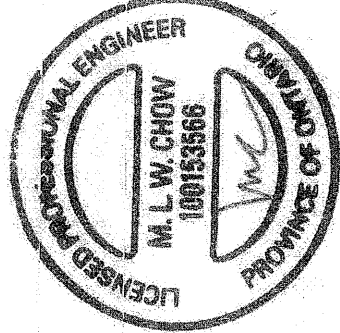
Client		Sheet Title		7		ADDED STANDARD SECOND FLOOR PLAN AND REVISED SECTIONS TO MATCH		JULY 7/14		TB	
DELPARK/ HIGHCASTLE HOMES		SECTION 'E'-E'		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS		Project No. 2008-65			
Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 CORNER 9'-0" CEILINGS		Scale 3/16" = 1'-0"		I <u>Stephen P. Kennedy</u> have		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3		Drawing No. 11 OF 12			
		Date JULY 2013		reviewed and take responsibility for this design.							
		Checked by TB		Signature <u>[Signature]</u>							
ELEVATION 'A' CORNER		THE DALTON		BCIN <u>23411</u> Date: <u>JULY 7, 2014</u>		PH (905) 619-1270 FAX (905) 619-1269					



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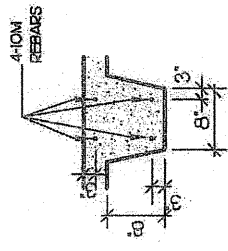
ARCHITECTURAL REVIEW & APPROVAL
JUN 26 2014
John G. Williams Limited, Architect



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

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

PROVIDE 1/2" BRICK/STONE OVERHANG OVER FOUNDATION WALL



GRADE BEAM DETAIL
NTS

Client DELPAK/ HIGHCASTLE HOMES	Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 CORNER 9'-0" CEILINGS	Project No. 2008-65	Drawing No. 3 OF 12
Sheet Title BASEMENT PLAN	Scale 3/16" = 1'-0"	Registered Person D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
Date JULY 2013	Drawn by BC	Reviewed and take responsibility for this design. Stephen P. Kennedy	PH (905) 619-1270 FAX (905) 619-1269
ELEVATION 'A' CORNER		Date JUN 26 2014	BCIN 23411

SUPERSEDED