



33' LOT PRODUCT - 8'-0" CEILINGS

This technical drawing illustrates a spiral staircase. The main part of the image shows a perspective view of the spiral, with a circular cross-section diagram to the right. The cross-section diagram shows a circle with a square inscribed inside it, and lines connecting the corners of the square to the center, forming a star-like pattern. The drawing is a black and white line drawing with a grid background.

Gross area of peripheral walls:	2012.59 SF
Gross area of openings:	168.56 SF
	8.38% Ratio

								ELEVATION 'B'	
8	UPDATED DRAWING FOR 2012 O.B.C.			JAN. 31, 2014	TB	M ² FT ²			
7	REVISED BEAM SUPPORT IN GARAGE TO STEEL. POSTS, REISSUED TO CLIENT			OCT. 11, 2013	TB	5630 606			
6	REVISED COMPLIANCE PACKAGE FROM J TO D & ISSUED FOR PERMIT			APRIL 03, 2013	PS	6447 694			
5	ISSUED TO CLIENT				PS	- -			
4	ISSUED TO P. ENG FOR FINAL STRUCTURAL CHECK			MAR. 29, 2012	PS	120.77 1300			
3	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW			FEB. 01, 2012	PS	- -			
2	RE-ISSUED FOR CLIENT REVIEW			JULY /11	PS	- -			
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN			MAY 03/11	PS	9123 982			
No.	DESCRIPTION			DATE	BY	8203 883			
Client		Sheet Title		AREAS & REVISIONS		Project No.			
Delpark/ Highcastle Homes						2008-65			
Project		Scale		Drawn by		ARCHITECTURAL TECHNOLOGISTS			
NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS		3/16" = 1'-0"		PS		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3			
ELEVATION 'B'		Date		Checked by		PH (905) 619-1270 FAX (905) 619-1269			
		APRIL 2013		LM		I OF 11			
				"THE RYEDALE"		I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature			
						BCIN 23411 Date: JAN. 31, 2014			
						REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461			
						OPEN AREA (NOT INCL. IN TOTAL AREA) COVERAGE (INCLUDING PORCH) COVERAGE (NOT INCLUDING PORCH)			
						TOTAL FLOOR AREA W/ OPT. SECOND FLOOR PLAN			
						TOTAL FLOOR AREA			
						OPT. SECOND FLOOR AREA			
						SECOND FLOOR AREA			
						GROUND FLOOR AREA			
						AREAS			

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 (2") 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 KEVED 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. GUARD @ INT. LANDING/FLOOR/STAIR..... = 900 (2'-11") HANDRAIL @ INT. STAIR MIN..... = 865 (2'-10") HANDRAIL @ EXT. 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 GARAGE 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

22 CAPPED DRYER VENT (WITH METAL INSECT SCREEN)

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

23 ATTIC ACCESS HATCH

0.32m 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 PARTYWALLS

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. STRAPPING SHALL BE 19 mm x 84 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 DAMPROOFING 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., DELETED INSULATION, 6 mil AIR/VAPOUR BARRIER & DRYWALL

41 PORCH SLAB WITH OPTIONAL COLD CELAR

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) (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 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")

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 -36" X 80" 2 PANEL SLIDING DOORS

13 -48" X 80" 2 PANEL SLIDING DOORS

14 -60" X 80" 2 PANEL SLIDING DOORS

15 -72" X 80" 2 PANEL SLIDING DOORS

16 -84" X 80" 2 PANEL SLIDING DOORS

17 -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.....(4 x 3 1/2 x 1/4 L)
L9.....100 x 90 x 6.0.....(4 x 3 1/2 x 5/16 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) SB 2 SOLID WOOD BEARING
2 DUPLX OUTLET (HEIGHT AS NOTED) PL 3 POINT LOAD
3 WEATHERPROOF DUPLEX OUTLET A.F.F. ABOVE FINISHED FLOOR
4 HEAVY DUTY OUTLET T.O.S. TOP OF STEEL
5 LIGHT FIXTURE (CEILING) FD 6 FLOOR DRAIN
6 LIGHT FIXTURE (PULL CHAIN) HB 7 HOSE BIB
7 LIGHT FIXTURE (WALL MOUNTED) P.T. PRESSURE TREATED LUMBER
8 LIGHT FIXTURE (POT LIGHT) L.V.L. LAMINATED VENEER LUMBER
9 SWITCH SA 10 SMOKE ALARM (INTERCONNECTED)
10 SWITCH (3 WAY) CO 11 CARBON MONOXIDE ALARM
12 TELEPHONE JACK

Client
Project
DELPAK/ HIGHCASTLE HOMES

AREAS & REVISIONS

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: JAN. 31, 2014

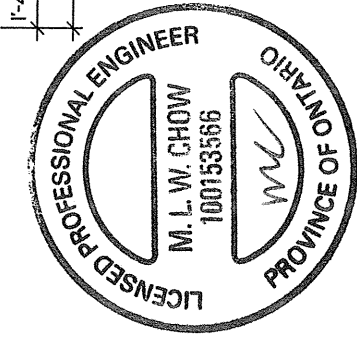
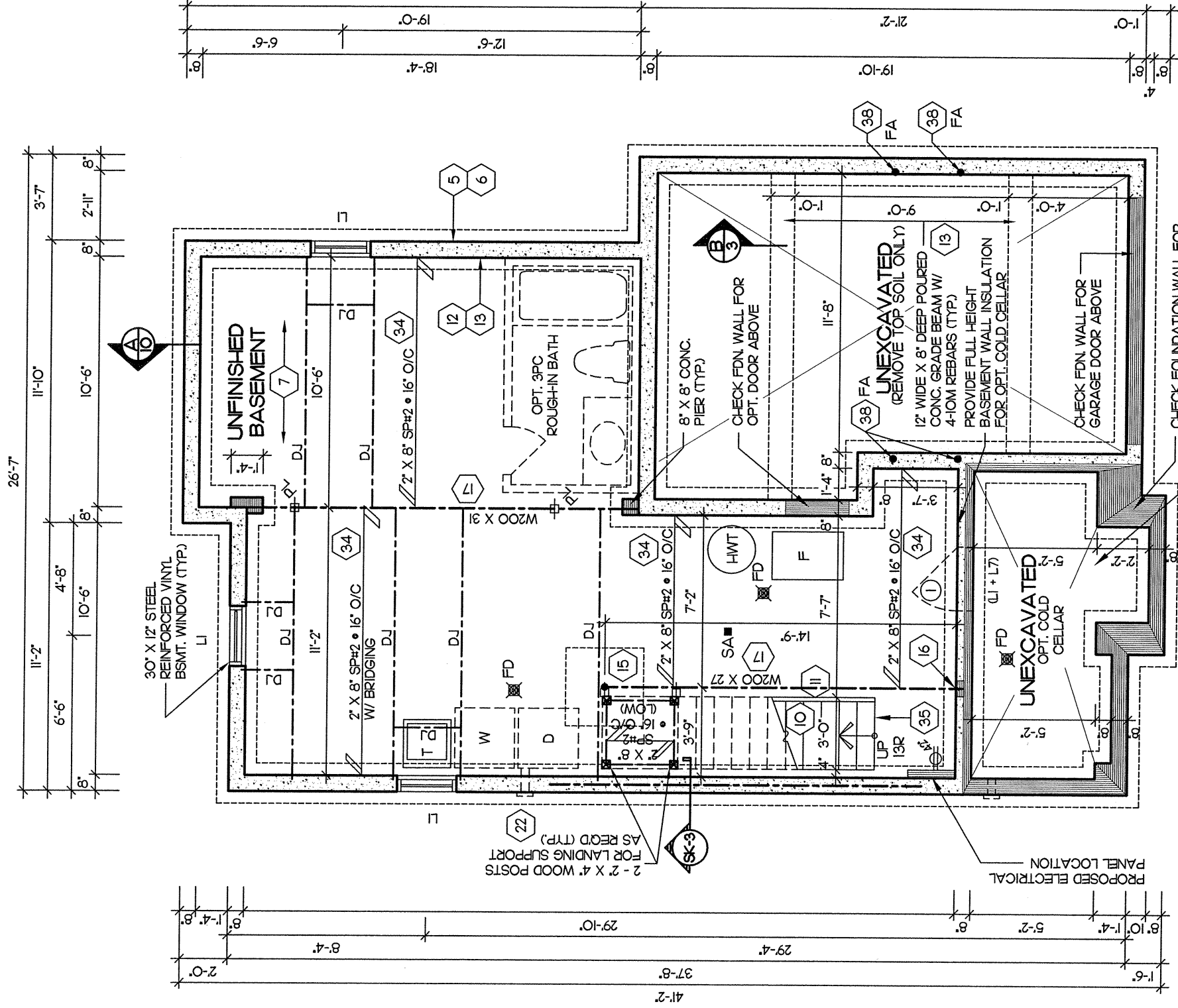
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

PH (905) 619-1270
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Project No.
2008-65

Drawing No.
2 OF 11

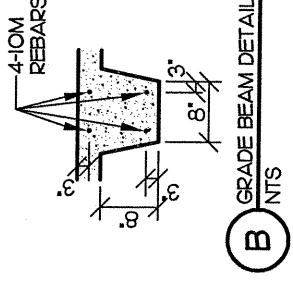


CCQ 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

PROVIDE SOLID BLOCKING BETWEEN TOP
OF STEEL BEAM OR WOOD BEAM AND
FLOOR ABOVE WHEN POINT LOADS OCCUR

PROVIDE 1/2" OVERHANG OF
FACE BRICK TO
FOUNDATION WALL

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



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 for providing any advice with respect to any zoning or building codes or regulations that may apply to a house can be properly built or located on its lot.

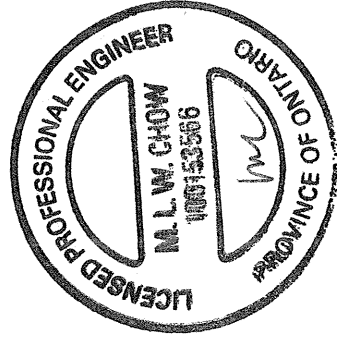
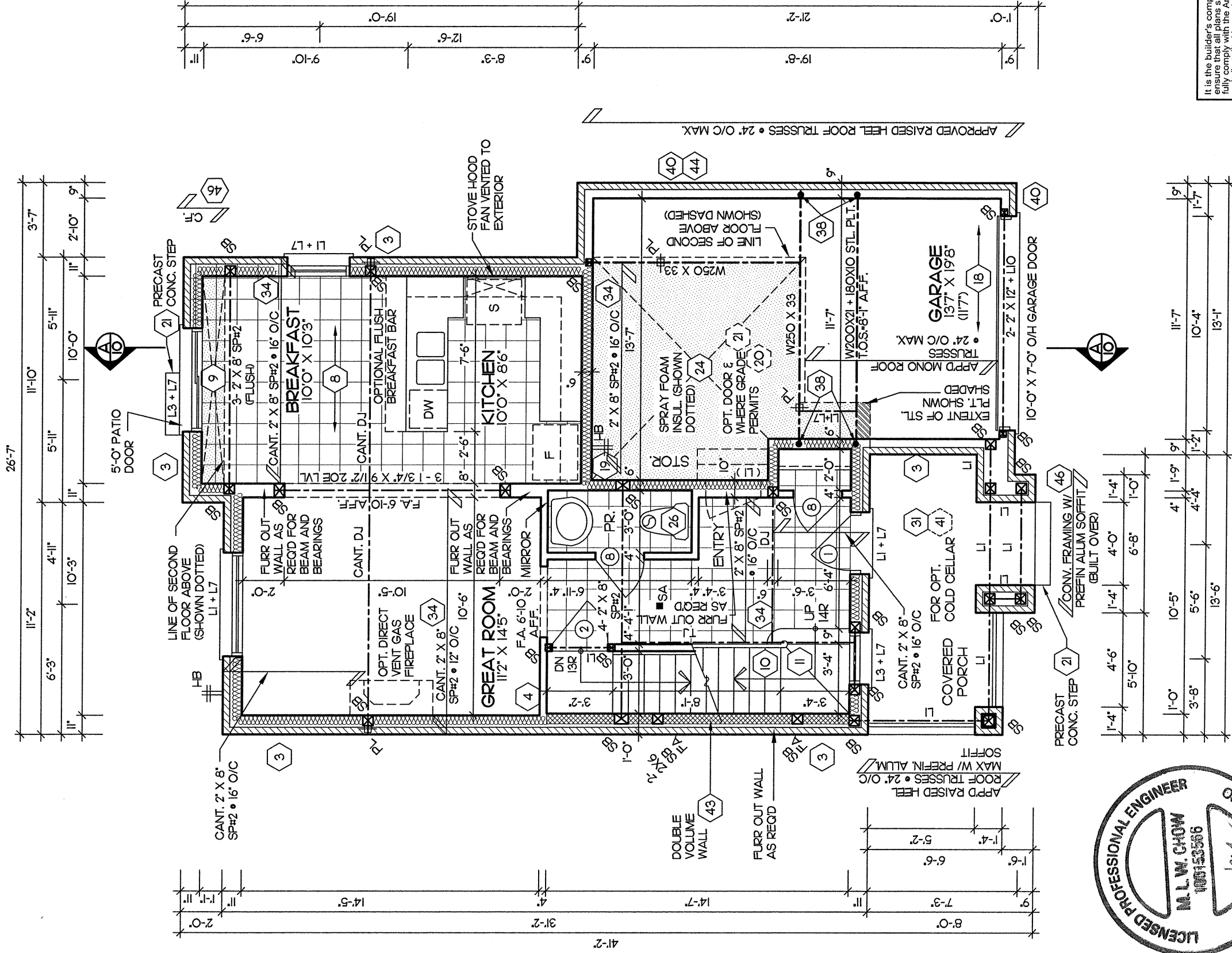
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

FEB 20 2014

John Williams Limited, Architect

Client		Project	
Delpark/ Highcastle Homes		Project No. 2008-65	
Northglen Municipality of Clarington Unit 33-1 8'-0" Ceilings		Architectural Technologists 60 Randall Drive Suite 11 Ajax, Ontario L1S 6L3	
Elevation 'B'		Drawing No. 3 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.	
Scale 3/16" = 1'-0"		Signature	
Date JUNE 2012		BCIN 23411 Date: JAN. 31, 2014	
Title BASEMENT PLAN		Drawn by PS	
		Checked by LM	
		THE RYEDALE	



FFR 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

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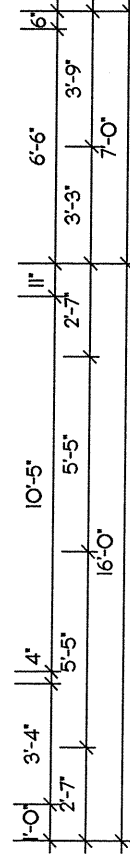
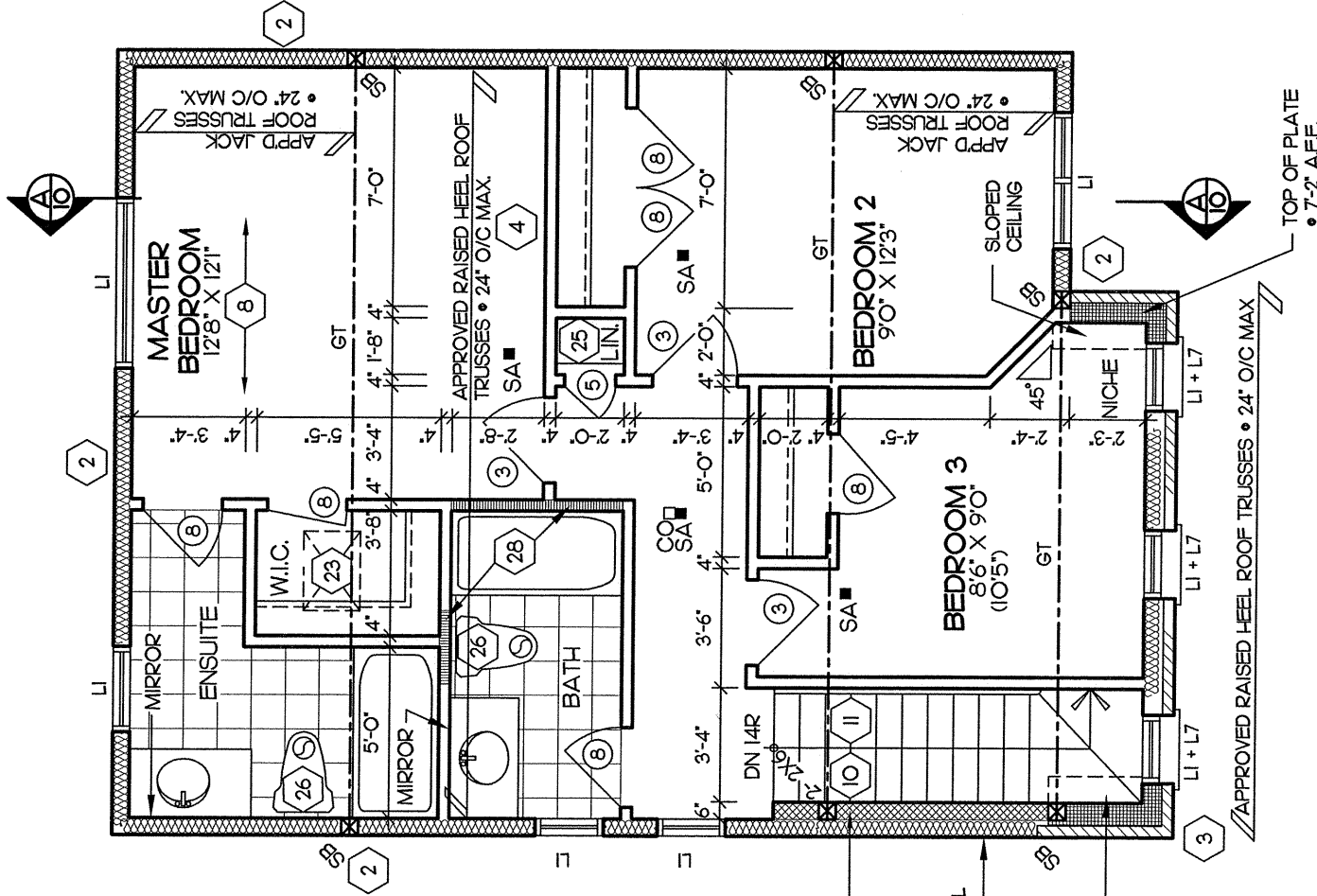
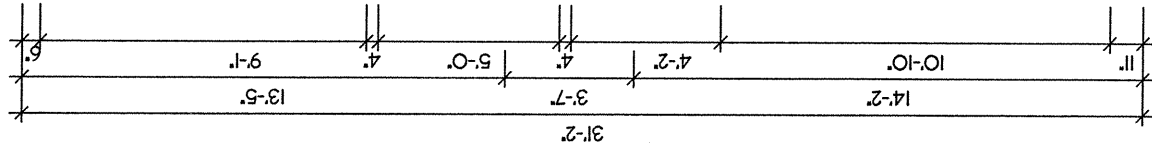
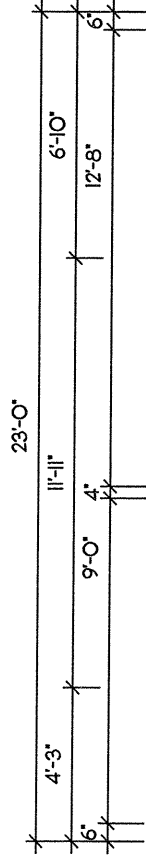
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2014

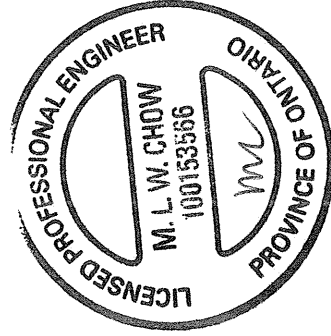
John LeMay Limited, Architect

Client DELPARK/ HIGHCASTLE HOMES	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 PS		
Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS	Date JUNE 2012	Checked by LM	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature  BCIN 23411 Date: JAN. 31, 2014	Drawing No. 4 OF 11
	'THE RYEDALE'			
ELEVATION 'B'			CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	



SEP 07 2014

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



Client
DELPARK/ HIGHCATTLE HOMES

Project
NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-1
8'-0" CEILINGS

ELEVATION 'B'

Sheet
Title
SECOND FLOOR PLAN

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
PS

Checked by
LM

THE RYEDALE'

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: **JAN. 31, 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.
5 OF 11

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ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2014

John G. Williams Limited, Architect

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ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2016

John G. Williams Limited, Architect

Project No. 2008-65

Drawing No. 6 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

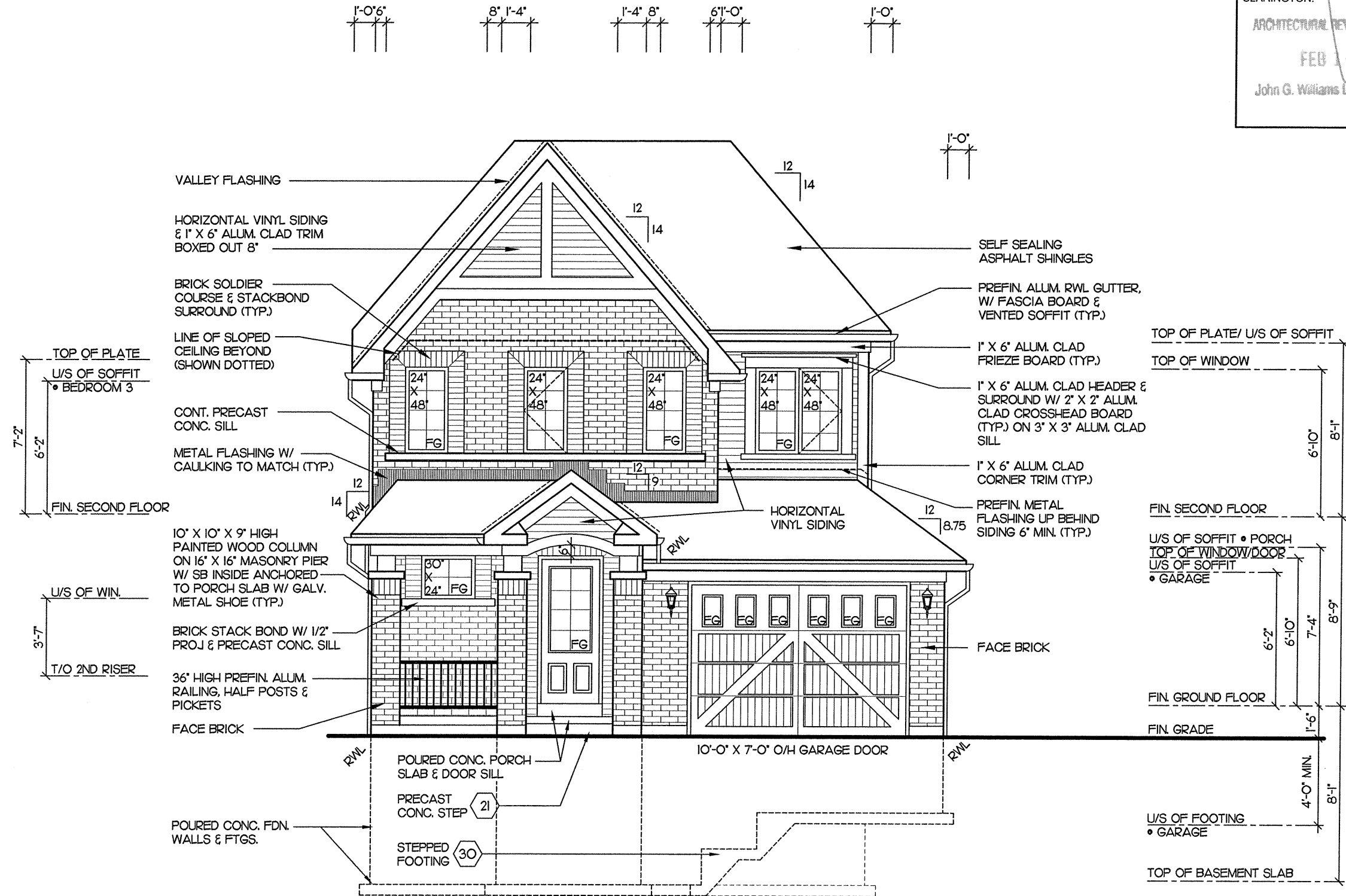
STEPHEN P. KENNEDY
have reviewed and take responsibility for this design.
Signature
BCIN 23411 Date: JAN. 31, 2014

Sheet Title
FRONT ELEVATION

Scale 3/16" = 1'-0"
Date JUNE 2012
Drawn by PS
Checked by LM

Client
DELPARK/ HIGHCASTLE HOMES

Project
NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-1
8'-0" CEILINGS
ELEVATION 'B'



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

SEP 10 2004

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

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

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

Signature [Signature] BCIN 23411 Date: JAN. 31, 2014

BCIN _____ Date: **JAN. 31, 2014**

Sheet
Title

Scale	3/16" = 1'-0"	Drawn by	PS
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Date	JUNE 2012	Checked by	LM
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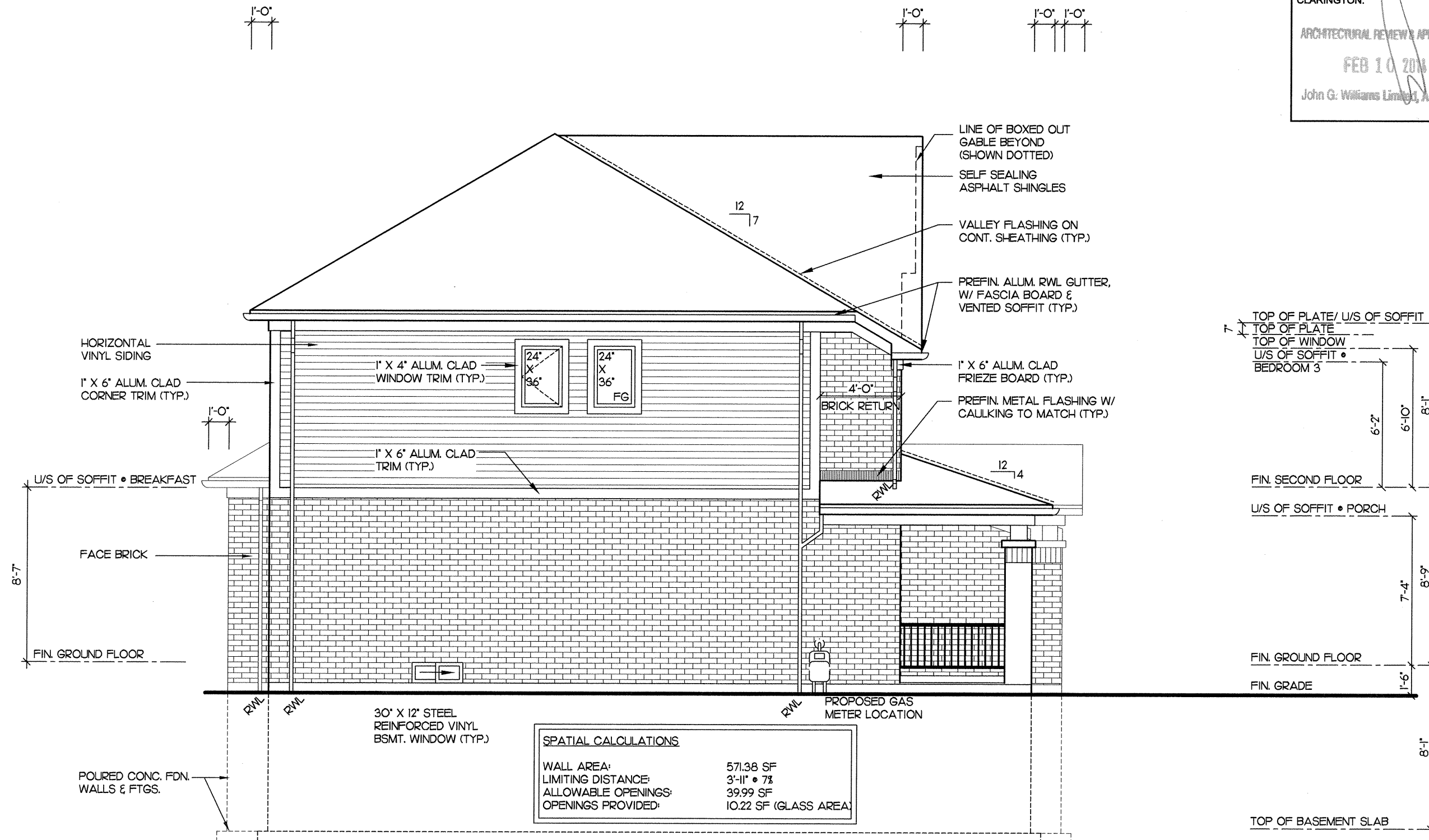
ELEVATION 'B'

Client

Project

**NORTHGLENN
MUNICIPALITY
UNIT 33-1
8'-0" CEILINGS**

ELEVATION 'B'



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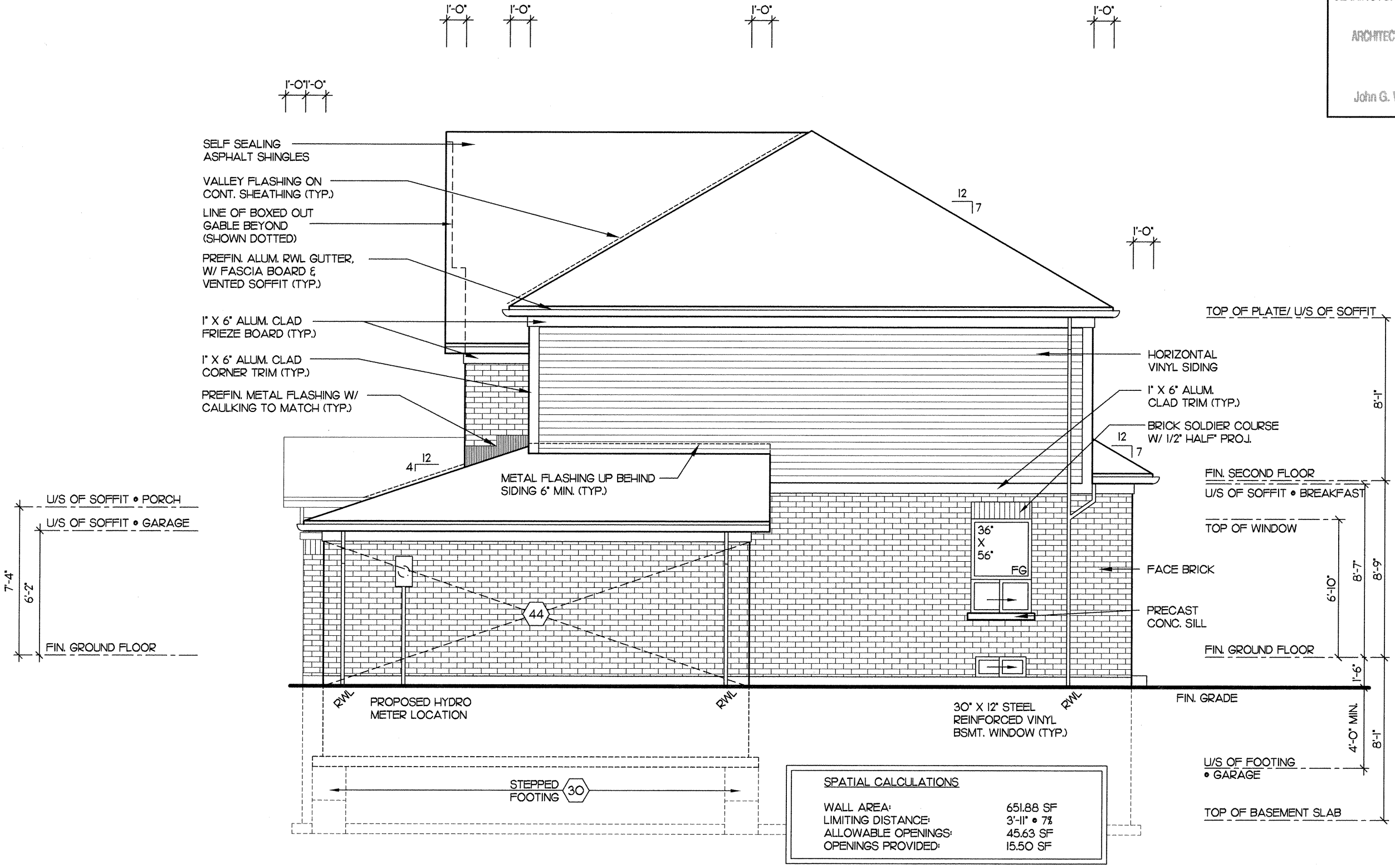
ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams (Sealed), Architect

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

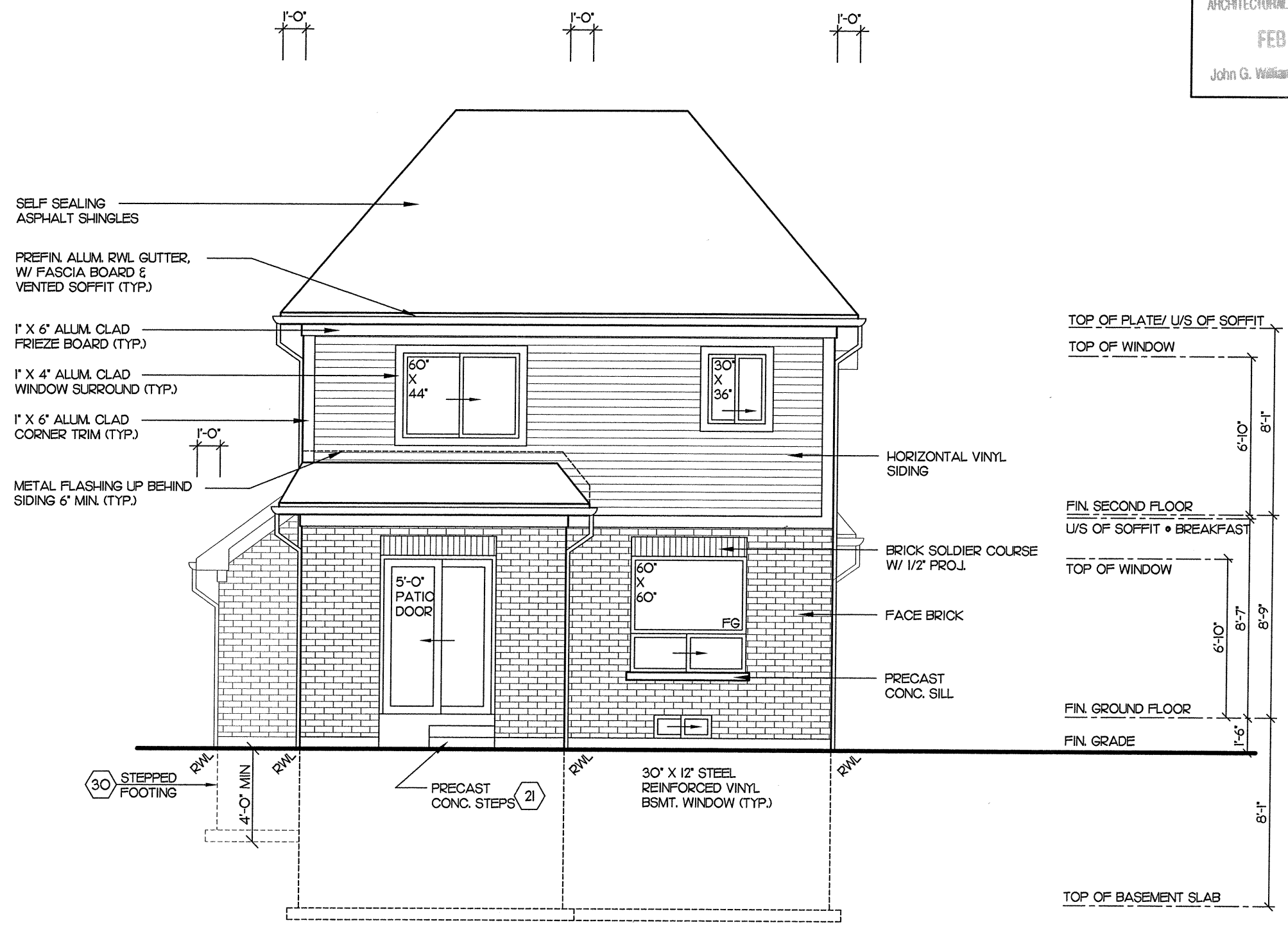
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.
Signature: [Signature]
BCIN 23411 Date: JAN. 31, 2014

Sheet Title: RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"
Date: JUNE 2012
Drawn by: PS
Checked by: LM

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS
ELEVATION 'B'



SPATIAL CALCULATIONS	
WALL AREA:	651.88 SF
LIMITING DISTANCE:	3'-11" @ 7%
ALLOWABLE OPENINGS:	45.63 SF
OPENINGS PROVIDED:	15.50 SF

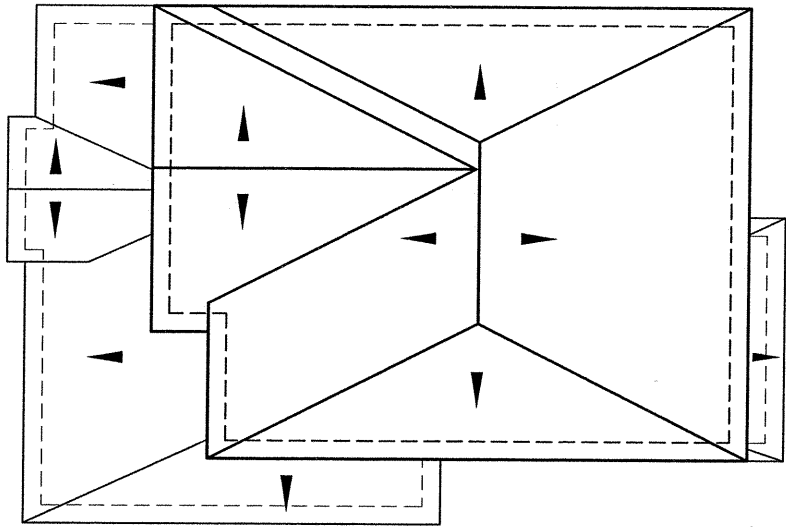


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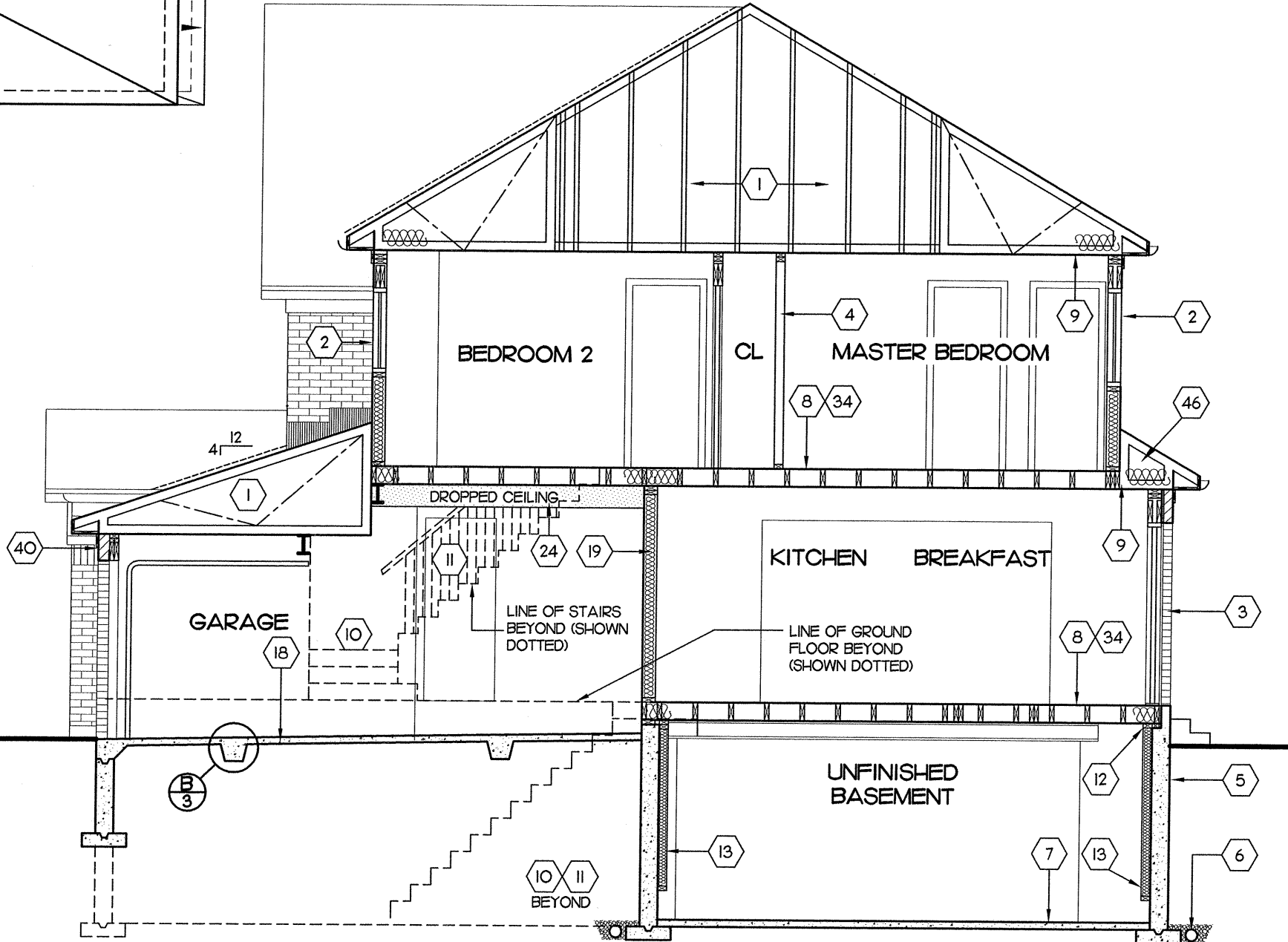
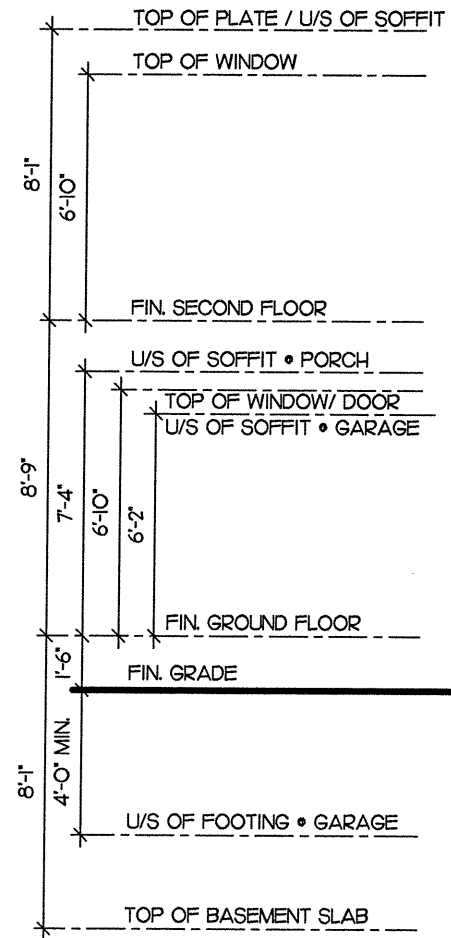
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ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect

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		I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature BCIN 23411 Date: JAN 31, 2014	
Sheet Title REAR ELEVATION		Scale 3/16" = 1'-0" Drawn by PS Date JUNE 2012 Checked by LM	
Client DELPARK/ HIGHCASTLE HOMES		Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS	
ELEVATION 'B'		THE RYEDALE	

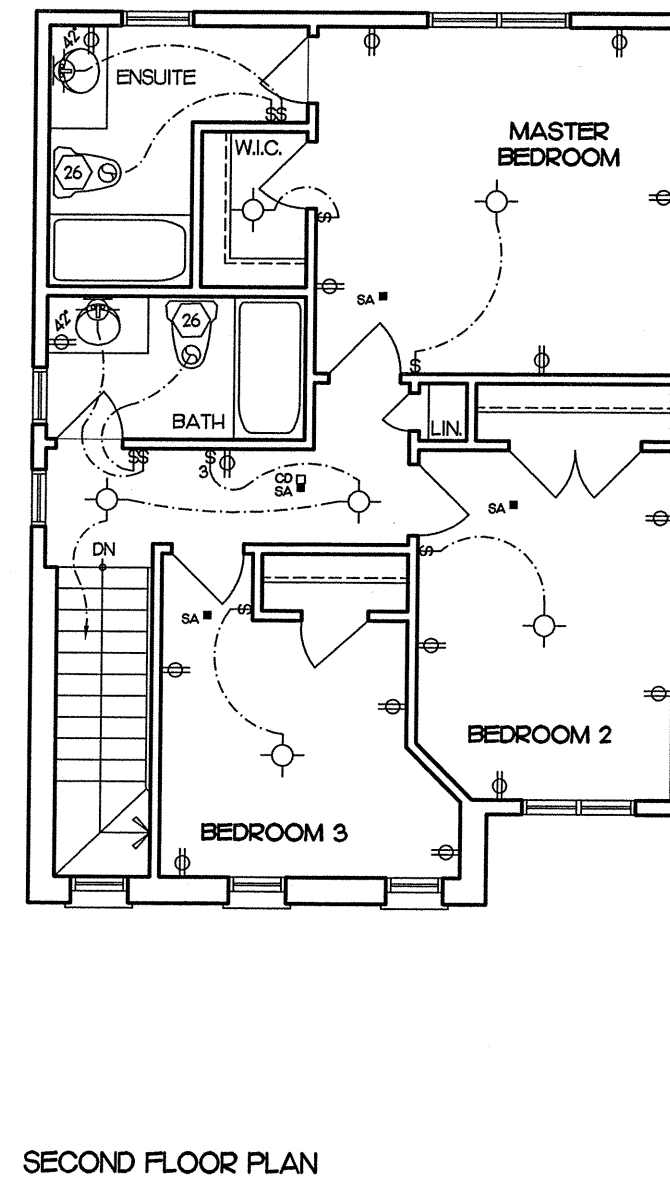
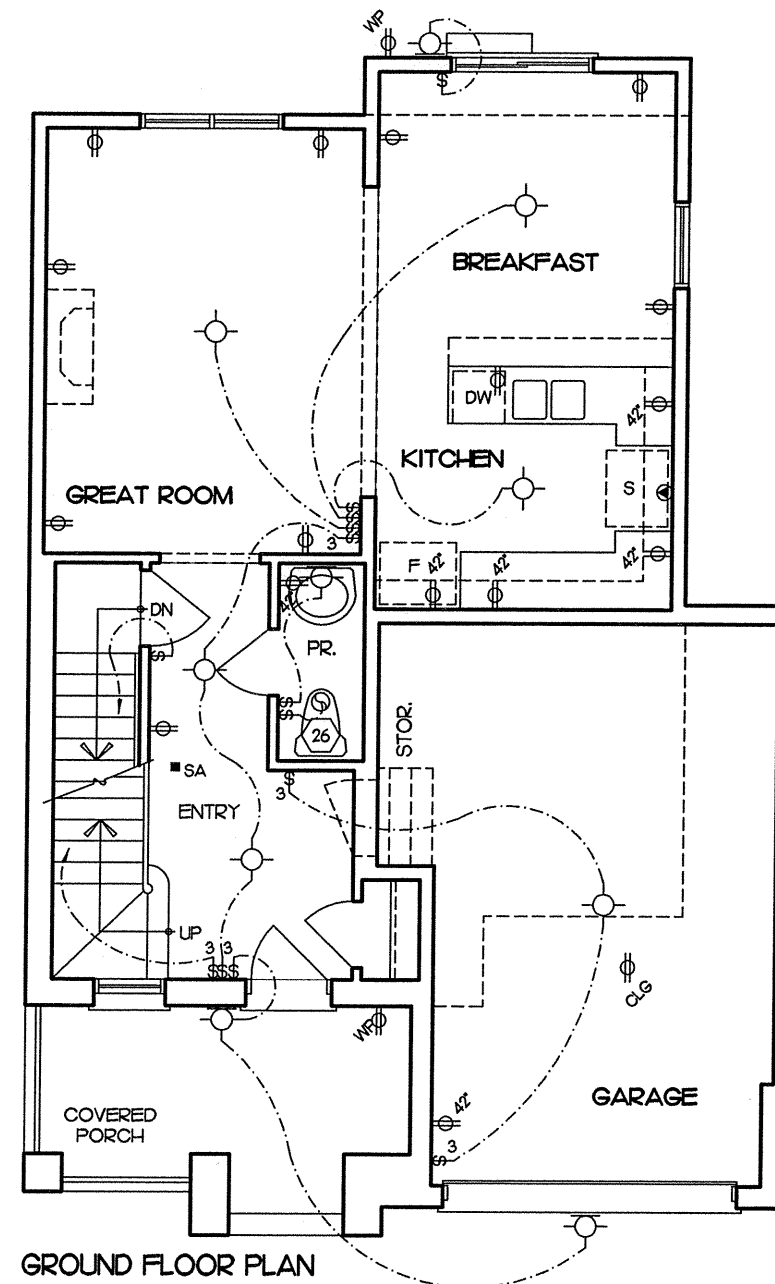
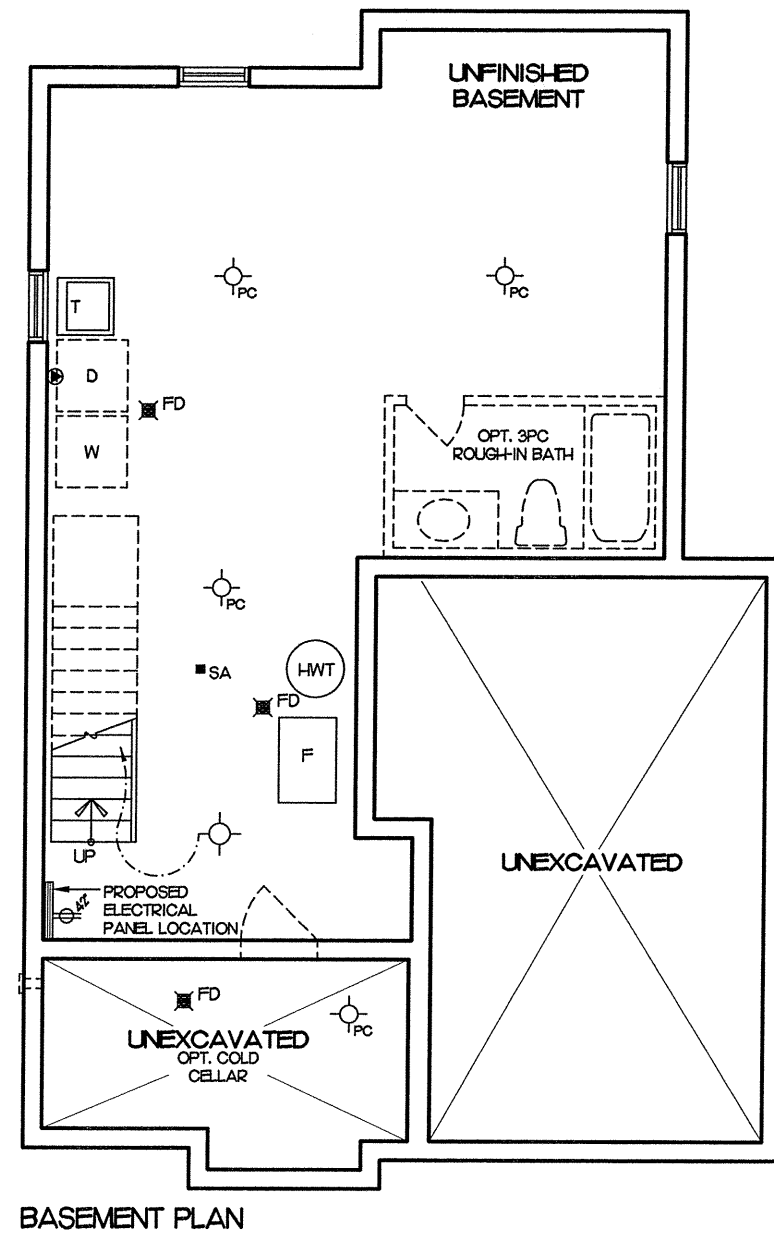


ROOF PLAN
N.T.S.



SECTION 'A' - 'A'

Client DELPARK/ HIGHCASTLE HOMES		Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS		Project No. 2008-65		Drawing No. 10 OF 11	
ELEVATION 'B'		SECTION 'A' - 'A' & ROOF PLAN		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269			
		Scale 3/16" = 1'-0"		Drawn by PS		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	
		Date JUNE 2012		Checked by LM		I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	
						Signature  BCIN 23411 Date: JAN. 31, 2014	



Client Delpark/ Highcastle Homes		Sheet Title ELECTRICAL PLANS		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		PROJECT NO. 2008-65	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS		Scale 3/16" = 1'-0"		I STEPHEN P. KENNEDY have		DRAWING NO. 11 OF 11	
		Drawn by PS		reviewed and take responsibility for this design.		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	
		Date JUNE 2012		Signature 		PH (905) 619-1270 FAX (905) 619-1269	
ELEVATION 'B'		"THE RYEDALE"		BCIN 23411 Date: JAN. 31, 2014			