

40' LOT PRODUCT - 9'-0" CEILINGS

<u>Energy Efficiency Compliance Calculations:</u>	
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)	
<u>Elev. 'B'</u>	
Gross area of peripheral walls:	3156.93 SF
Gross area of openings (Std. 2nd Fl.):	388.75 SF
	12.31% Ratio
Gross area of peripheral walls:	3156.93 SF
Gross area of openings (Opt. 2nd Fl.):	387.37 SF
	12.27% Ratio

[illegible]

CONSTRUCTION NOTES

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

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.

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.

WEEPING TILE

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

BASEMENT SLAB

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

FINISHED FLOOR

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

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

ALL STAIRS/EXTERIOR STAIRS

MAX. RISE..... = 200 (7 7/8")
MIN. RISE..... = 125 (4 7/8")
MAX. RUN..... = 355 (1'-2")
MIN. RUN..... = 210 (6 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..... = 150 (5 7/8")
MIN. RUN..... = 200 (7 7/8")
MIN. AVERAGE RUN..... = 200 (7 7/8")

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

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.

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.

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.

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.

BEAM POCKET

BEAM TO BE GROUDED IN.

BEAM BLOCKING

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

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.

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.

GAS PROOFED DOOR

PROVIDE SELF CLOSER AND WEATHER STRIPPING.

PRECAST CONCRETE STEP

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

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.

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.

LINEN CLOSET

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

MECHANICAL VENTING

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

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.

GRAB BAR

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

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.

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.

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 @ PERMETER.

RESERVED

PARTY WALLS

RESERVED

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.

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.

BLOCK VENEER WALL

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

RESERVED

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.

RESERVED

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

PORCH SLAB WITH OPTIONAL COLD CELLAR

125 mm (5") POURED CONC. 32 Mpa. (4650 psi) PORCH SLAB WITH 5 - 8% AIR ENTRAINMENT AND 10M REBARS @ 200 mm (7 7/8") EACH WAY WITH MIN. 30 mm CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION, 75 mm (3") MIN. SLAB BEARING, 10M DOWELS 600 mm x 600 mm (24" x 24") @ 600 mm (2'-0") O.C. AROUND PERIMETER. REINFORCING STEEL GRADE 400--CAN/CSA-G30.18-M.

EXPPOSED FLOOR

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

2 STOREY WALLS - DOUBLE VOLUME

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

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) & (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.

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.

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 (1 1/2") 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.

SUMP PUMP/PT ARTICLE 9.14.5.2)

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.

- EXTERIOR DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)
- DOOR 815 x 2030 x 35 (2'8" x 6'8" x 1 3/8")
- DOOR 760 x 2030 x 35 (2'6" x 6'8" x 1 3/8")
- DOOR 610 x 2030 x 35 (2'0" x 6'8" x 1 3/8")
- DOOR 460 x 2030 x 35 (1'6" x 6'8" x 1 3/8")
- EXTERIOR FRENCH OR GARDEN DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")
- DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") SOLID CORE WOOD DOOR W/20 MIN. FIRE PROTECTION RATING OR EQUAL AND 38 mm (1 1/2") THICK WOOD FRAME. PROVIDE SELF CLOSING DEVICE.
- DOOR 710 x 2030 x 35 (2'4" x 6'8" x 1 3/8")
- EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)
- EXTERIOR DOOR 1070 x 2440 x 45 (3'6" x 8'0" x 1 3/4")
- 36" X 80" 2 PANEL SLIDING DOORS
- 48" X 80" 2 PANEL SLIDING DOORS
- 60" X 80" 2 PANEL SLIDING DOORS
- 72" X 80" 2 PANEL SLIDING DOORS
- 84" X 80" 2 PANEL SLIDING DOORS
- 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)

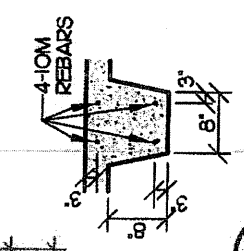
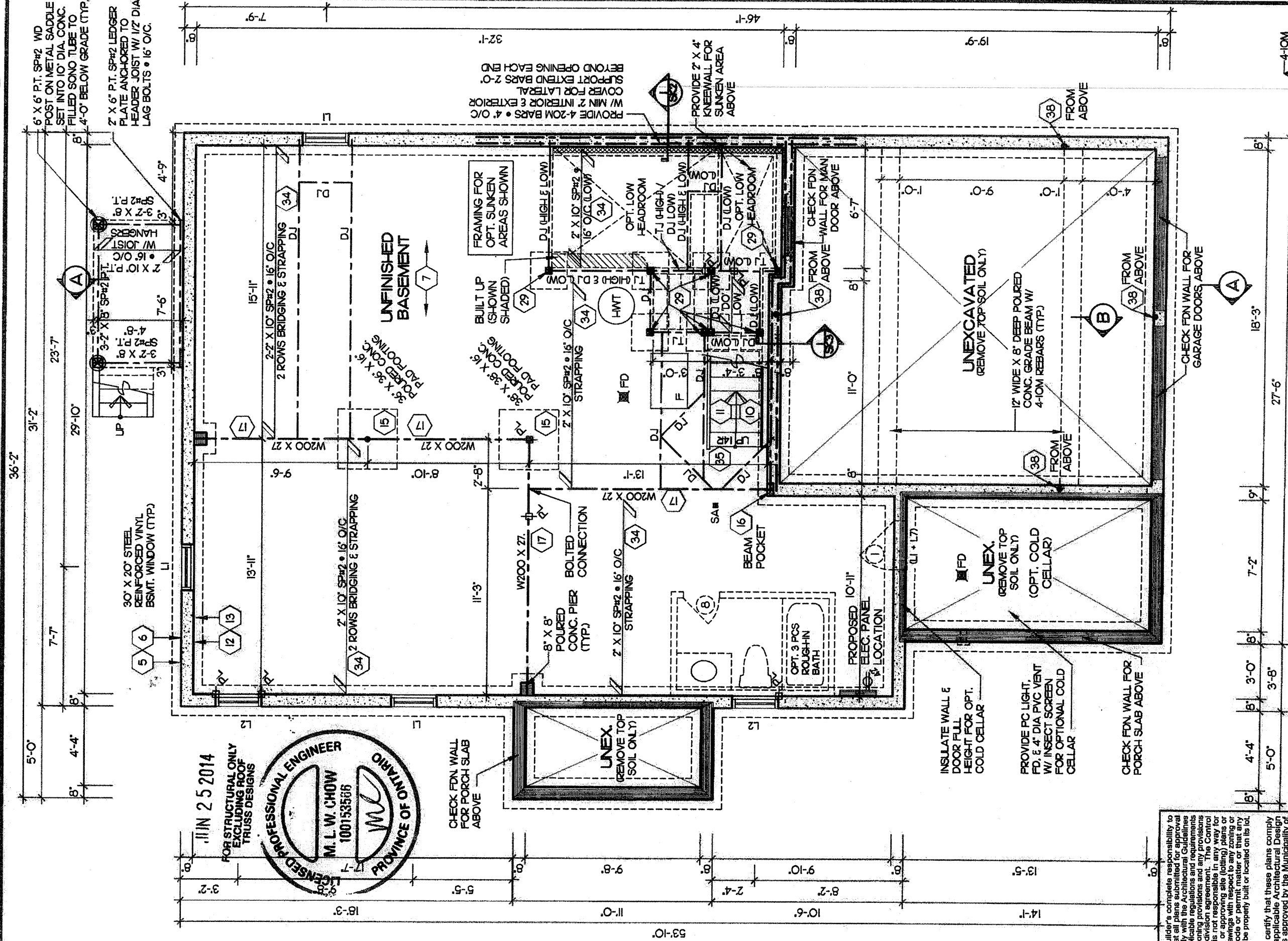
ALL LVL'S TO BE E 2.0

ALL STRUCTURAL STEEL TO BE G40.21 GRADE 350W

LEGEND

- ⌀ DUPLEX OUTLET (12" HIGH) SB ☒ SOLID WOOD BEARING
⌀* DUPLEX OUTLET (HEIGHT AS NOTED) PL ☒ POINT LOAD
⌀* WEATHERPROOF DUPLEX OUTLET A.F.F. ABOVE FINISHED FLOOR
⊗ HEAVY DUTY OUTLET T.O.S. TOP OF STEEL
⊗ LIGHT FIXTURE (CEILING) FD ☒ FLOOR DRAIN
⊗ LIGHT FIXTURE (PULL CHAIN) HB ☒ HOSE BIB
⊗ LIGHT FIXTURE (WALL MOUNTED) L.V.L. LAMINATED VENEER LUMBER
⊗ LIGHT FIXTURE (POT LIGHT) M.C. MEDICINE CABINET
\$ SWITCH SA ☒ SMOKE ALARM (INTERCONNECTED)
\$ SWITCH (3 WAY) CO ☒ CARBON MONOXIDE ALARM
☐ CABLE JACK
☐ TELEPHONE JACK

Client	Delpark/ Highcastle Homes		Sheet Title	CONSTRUCTION NOTES		REGISTERED PERSON: D.W. Cassidy & Co. Architectural Technologists Firm BCIN 28461		Project No.	2008-65
	Northglen Municipality of Clarington Unit 40-7 Corner 9'-0" Ceilings			Scale 3/16" = 1'-0"		Drawn by BC			
Project	Elevation 'B' Corner		Date	AUG. 2013	Checked by	TB	I, <u>Stephen P. Kennedy</u> have reviewed and take responsibility for this design.	60 Randall Drive Suite 11 Ajax, Ontario L1S 6L3	
			THE Carlisle		Signature 		BCIN	23411	Date: JUNE 26, 2014
								Cassidy & Co. Architectural Technologists	
								PH (905) 619-1270 FAX (905) 619-1269	
								2 OF 17	



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

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

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 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.

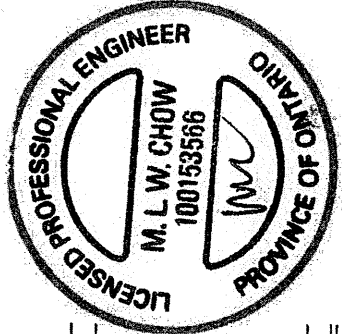
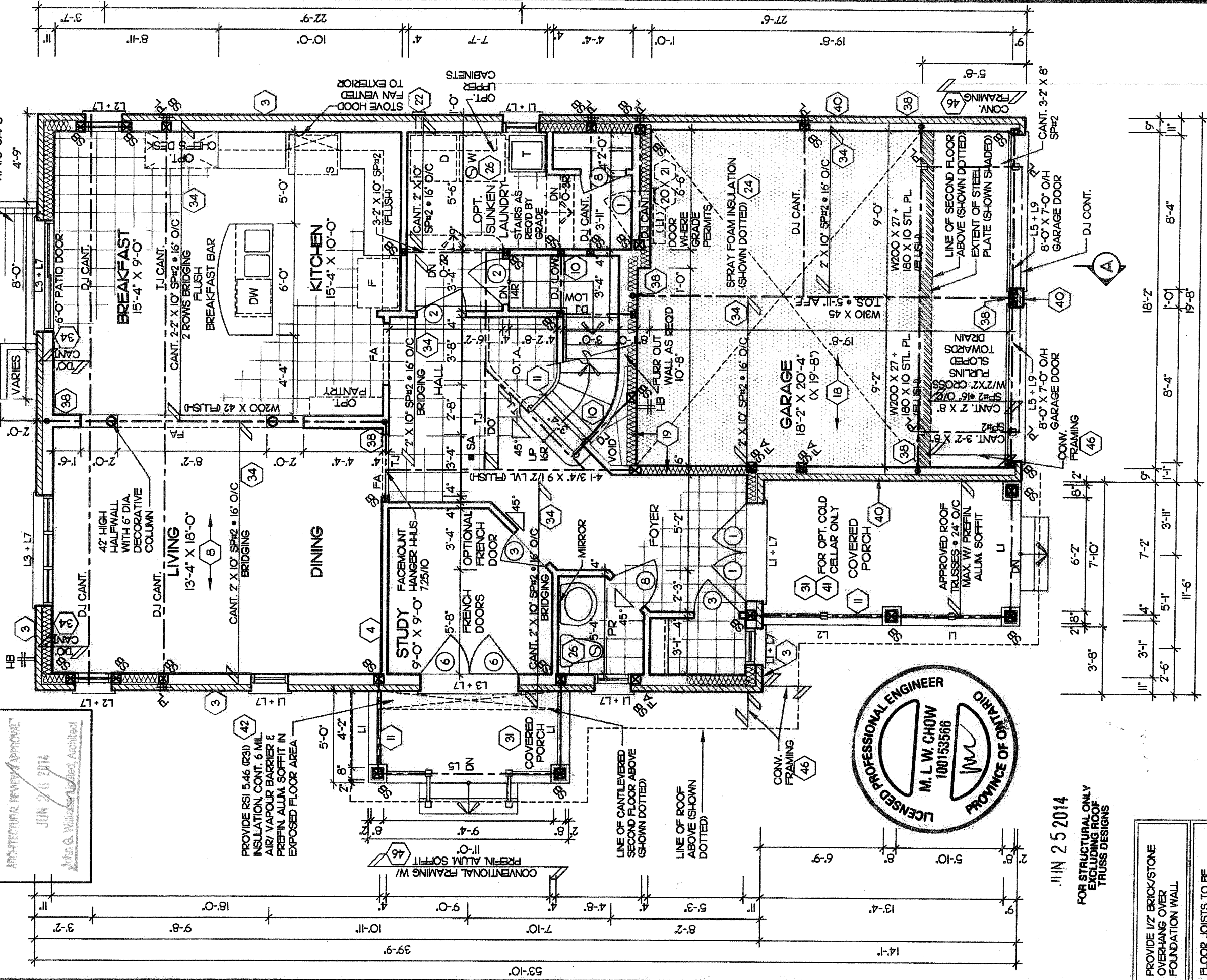
ARCHITECTURAL REVIEW & APPROVAL
JUN 26 2014
John G. Wilton Limited, Architect

Client	Delpark/ Highcastle Homes		Sheet Title	BASEMENT PLAN		REGISTERED PERSON	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No.	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 2008-65	
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS		Scale	3/16" = 1'-0"	Drawn by	BC	Reviewed and take responsibility for this design.	have	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		
	ELEVATION B' CORNER		Date	AUG. 2013	Checked by	TB	Signature		3 OF 17		
			THE CARLISLE			BCIN	23411	Date	JUNE 26, 2014		

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

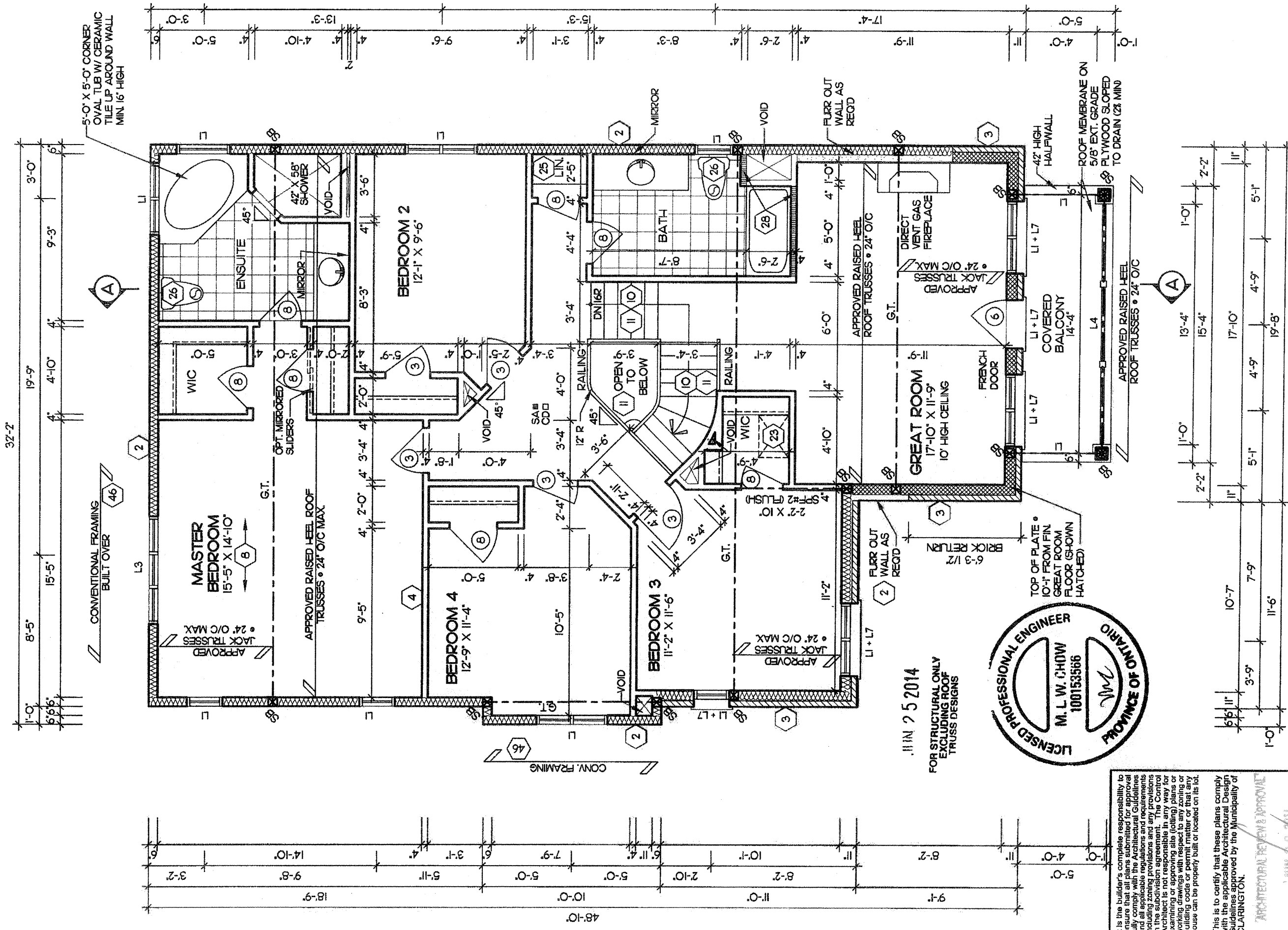


JUN 25 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

PROVIDE 1/2 BRICK/STONE
OVERHANG OVER
FOUNDATION WALL

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

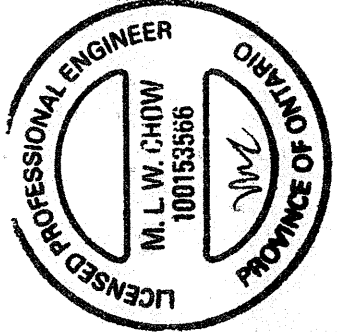
Client	DEL PARK/ HIGHCASTLE HOMES		Sheet Title	GROUND FLOOR PLAN		REGISTERED PERSON	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No.	2008-65	
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS		Scale	3/16" = 1'-0"	Drawn by	BC	Signature	STEPHEN P. KENNEDY	Project	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	
	ELEVATION 'B' CORNER		Date	AUG. 2013	Checked by	TB	Signature	STEPHEN P. KENNEDY	Drawing No.	4 OF 17	
							reviewed and take responsibility for this design.	have		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
							BCN	23411	Date:	JUNE 26, 2014	



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 but not limited to the provisions in the Subdivision Act, 1990, and the Planning Act, 1990. The Architect is not responsible for any errors or omissions in the drawings or for any violations of the building codes 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, Architect

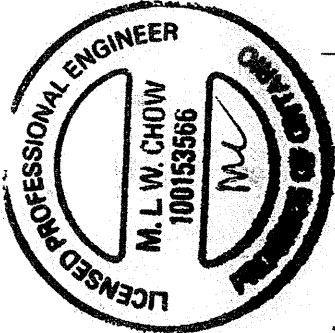


JUN 25 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title SECOND 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		Drawing No. 5 OF 17
Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9-0' CEILINGS	Date AUG. 2013	Reviewed and take responsibility for this design. Signature <i>Stephen P. Kennedy</i> have STEPHEN P. KENNEDY ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		Project No. 2008-65
		Date JUNE 26, 2014		
ELEVATION 'B' CORNER	THE CARLISLE		Project No. 2008-65	

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

W



**FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS**

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

DELPARK/ HIGHCASTLE HOMES

**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-7 CORNER
9'-0" CEILINGS**

GROUND FLOOR PLAN

Drawn by

Checked by

THE CAPITALIST

D.W. CASSIDY & CO.

STEPHEN P. KENNEDY

reviewed and take responsibility for this design.

Signature

23A11

CASSIDY & CO
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE

SUITE 11
AJAX, ONTARIO
L1S 6L3

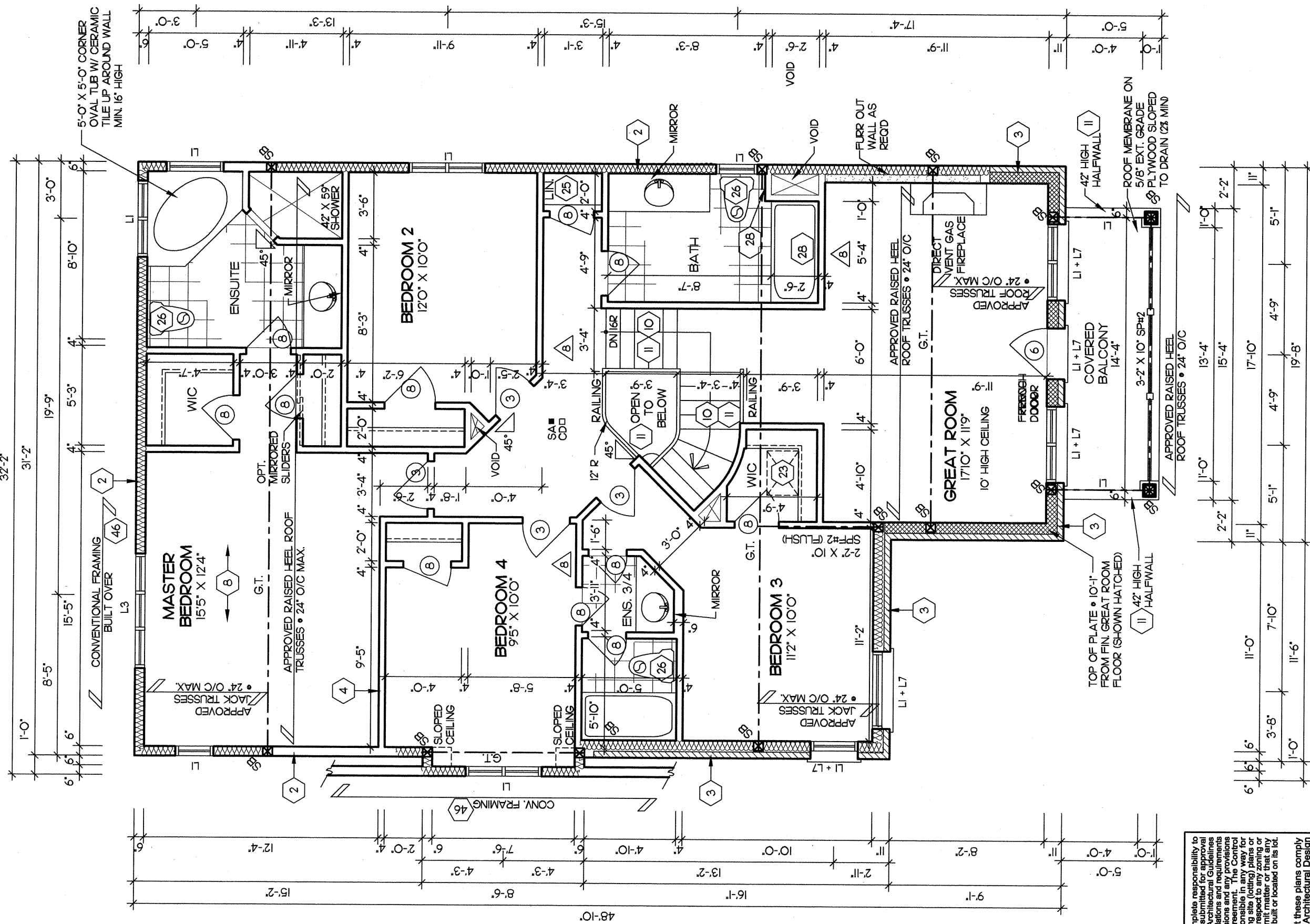
PH (905) 619-1270
FAX (905) 619-1269

Project No.

2008-65

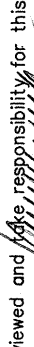
Drawing
No.

7017

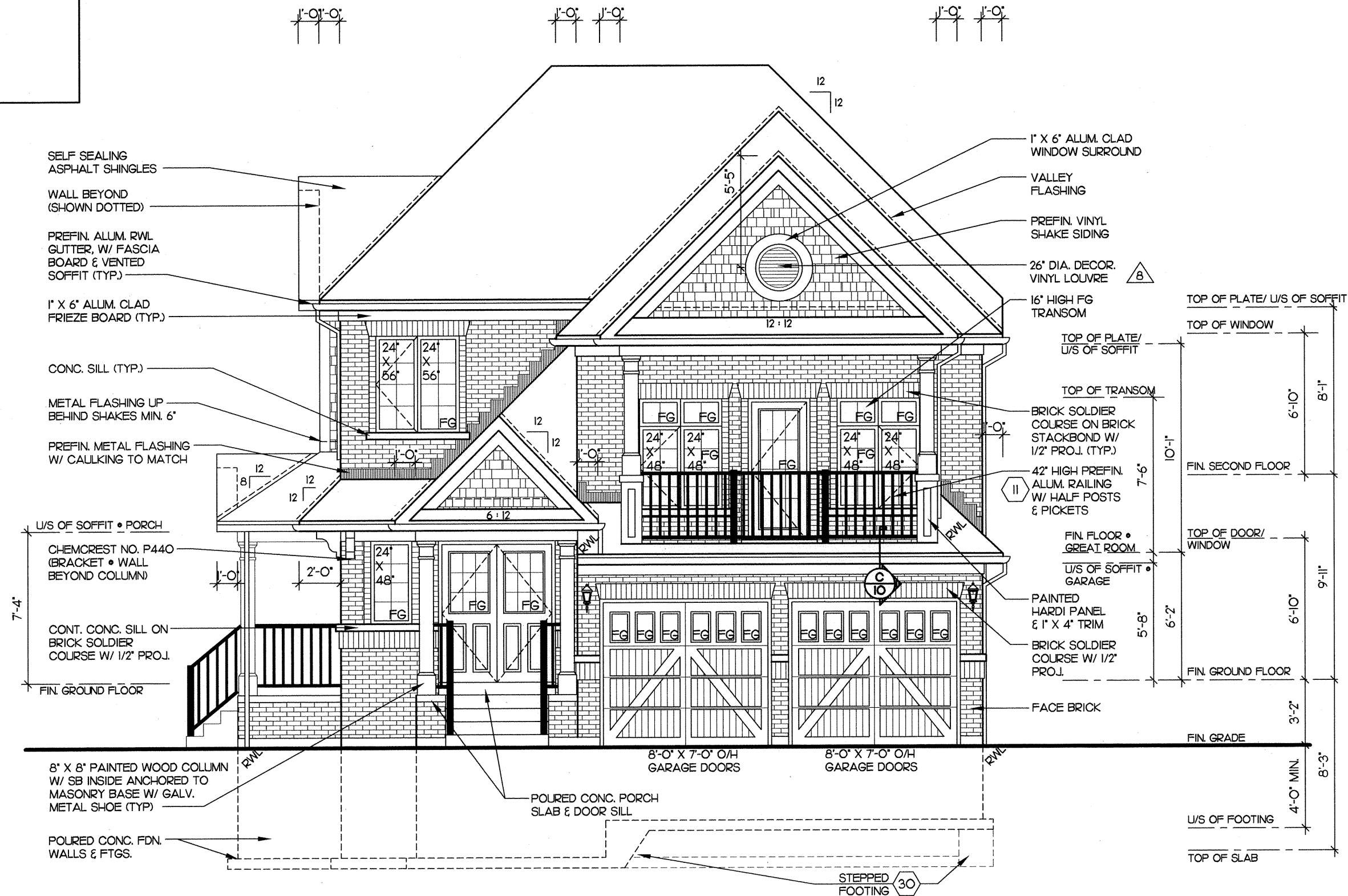


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Client DELPARK/ HIGHCASTLE HOMES	Sheet Title OPTIONAL SECOND FLOOR PLAN		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN : 28461		Project No. CASSIDY & CO. 2008-65
	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS		I STEPHEN P. KENNEDY have reviewed and /take responsibility for this design. Signature  Date: NOV. 4, 2015 BCIN 23411		
Project ELEVATION 'B' CORNER	Scale 3/16" = 1'-0"	Drawn by BM/TB	Architectural Technologists 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3		
	Date MARCH 2014	Checked by PK	PH (905) 619-1270 FAX (905) 619-1269		
		THE CARLISLE			

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



NOV. 2/15 TB

REPLACE BLACK GLASS WITH 26" DECOR. LOUVRE

88

REGISTERED PERSON:

**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: NOV. 4, 2015

DEL PARK/ HIGHCASTLE HOMES

object

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-7 CORNER
9'-0" CEILINGS

ELEVATION 'B' CORNER

FRONT ELEVATION

Drawn by

e

Checked by _____

2012

THE CARLISLE

ARCHITECTURAL REVIEW & APPROVAL
JUN 26 2014
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

Drawing
No.

10 OF 17

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**

LEFT SIDE ELEVATION

Scale	3/16" = 1'-0"	Drawn by	BC
Date	AUG. 2013	Checked by	TB

Client
DELPARK/ HIGHCASTLE HOMES

**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-7 CORNER
9'-0" CEILINGS**

ELEVATION 'B' CORNER



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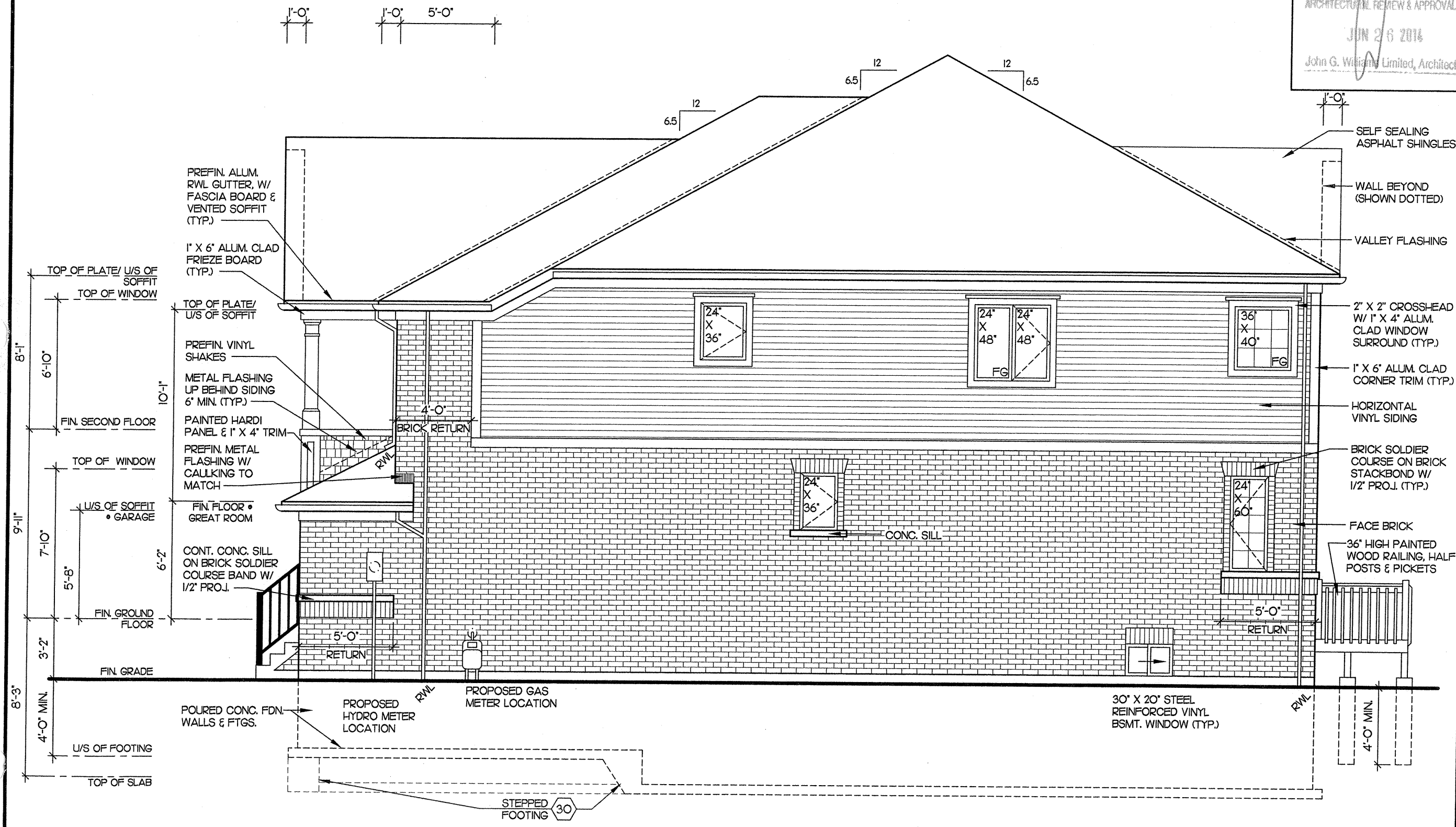
ARCHITECTURAL REVIEW & APPROVAL,
JUN 26 2014
John G. Williams Limited, Architect

Project No. 2008-65
Drawing No. II OF 17
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: JUNE 26, 2014

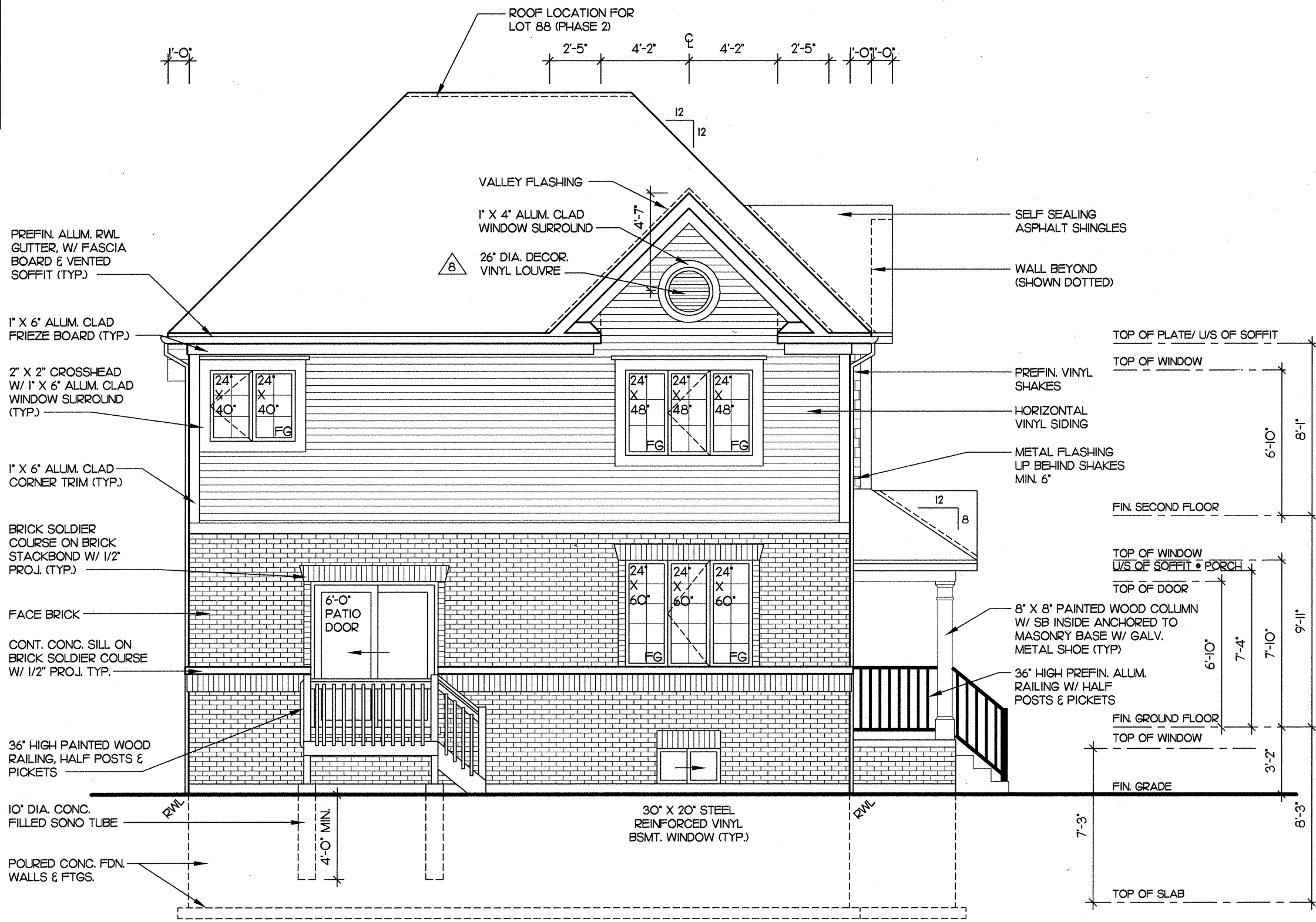
Sheet Title: RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"
Date: AUG. 2013
Drawn by: BC
Checked by: TB
THE CARLISLE

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS
ELEVATION 'B' CORNER



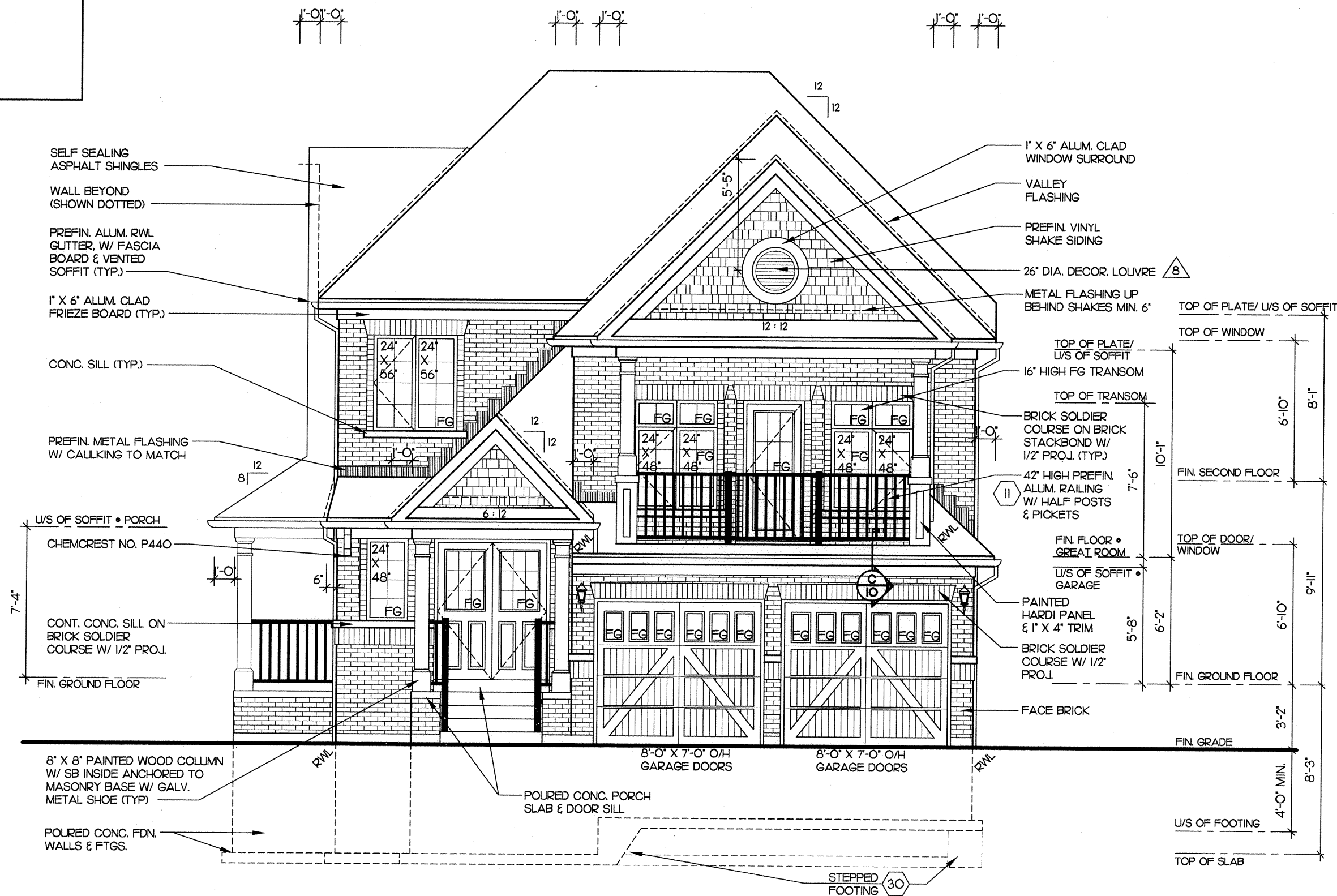
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Client	Delpark/ Highcastle Homes		NOV. 2/15	TB
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS		Project No. 2008-65	
Sheet Title	REAR ELEVATION		Drawing No. 12 OF 17	
Scale	3/16" = 1'-0"	Drawn by BC	ARCHITECTURAL TECHNOLOGISTS	
Date	AUG. 2013	Checked by TB	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	
THE CARLISLE		PH (905) 619-1270 FAX (905) 619-1269		
ELEVATION 'B' CORNER		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: NOV. 4, 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 FRONT ELEVATION FOR OPTIONAL SECOND FLOOR PLAN		8		REPLACE BLACK GLASS WITH 25" DECOR. LOUVRE.		Project No. 2008-65		Nov. 2/15		TB	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS		Scale 3/16" = 1'-0"		Drawn by BC		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS		Drawing No. 13 OF 17			
Date AUG. 2013		Checked by TB		I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.				60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3					
Signature 		BCIN 23411		Date: NOV. 2, 2015				PH (905) 619-1270 FAX (905) 619-1259					
ELEVATION 'B' CORNER		THE CARLISLE											

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

Project No. 2008-65
Drawing No. 14 OF 17

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**

Sheet Title
LEFT SIDE ELEVATION FOR OPTIONAL SECOND FLOOR PLAN

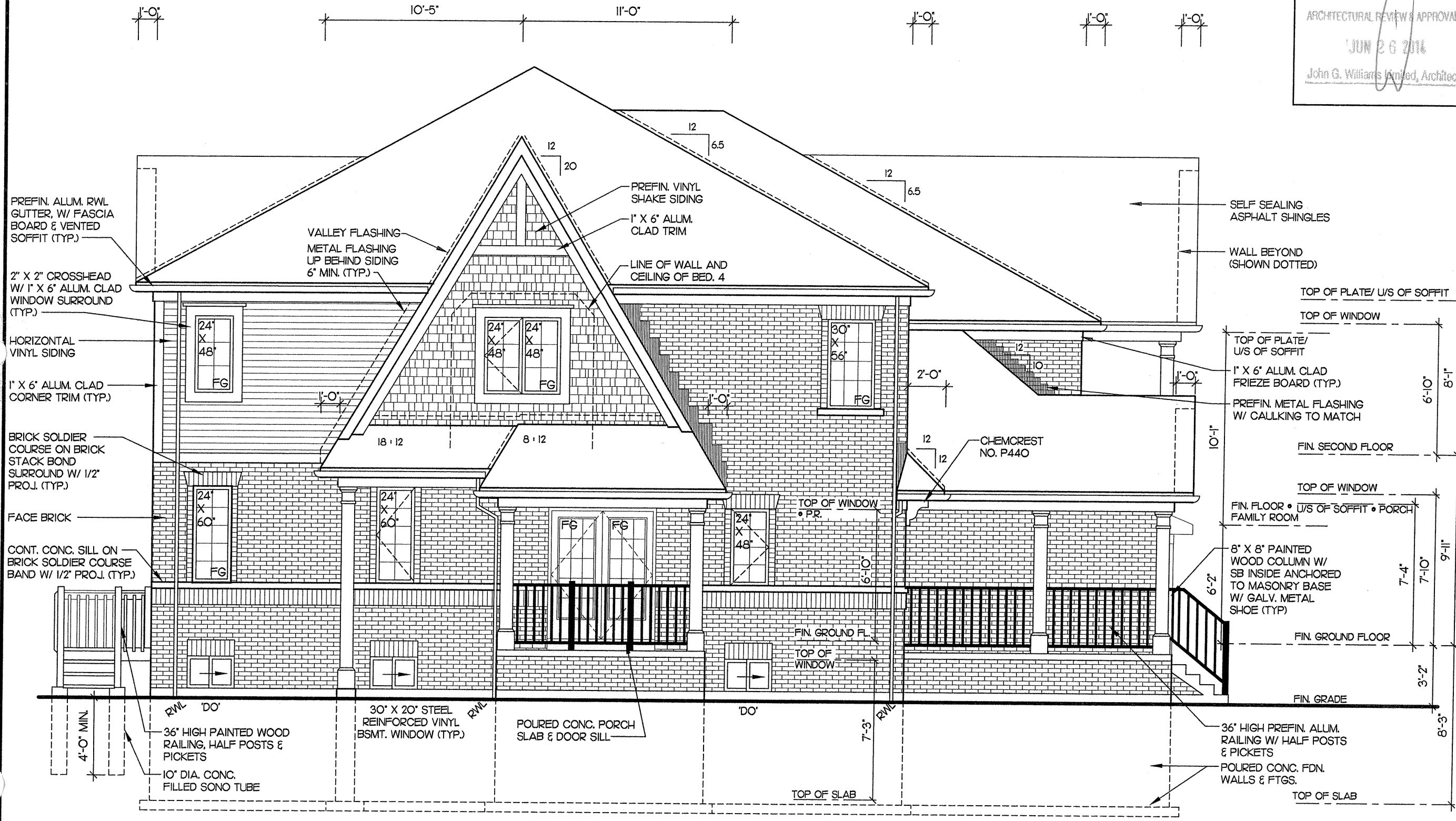
Scale 3/16" = 1'-0"
Drawn by TB
Date AUG. 2013
Checked by PK

THE CARLISLE

Client
DELPAK/ HIGHCASTLE HOMES

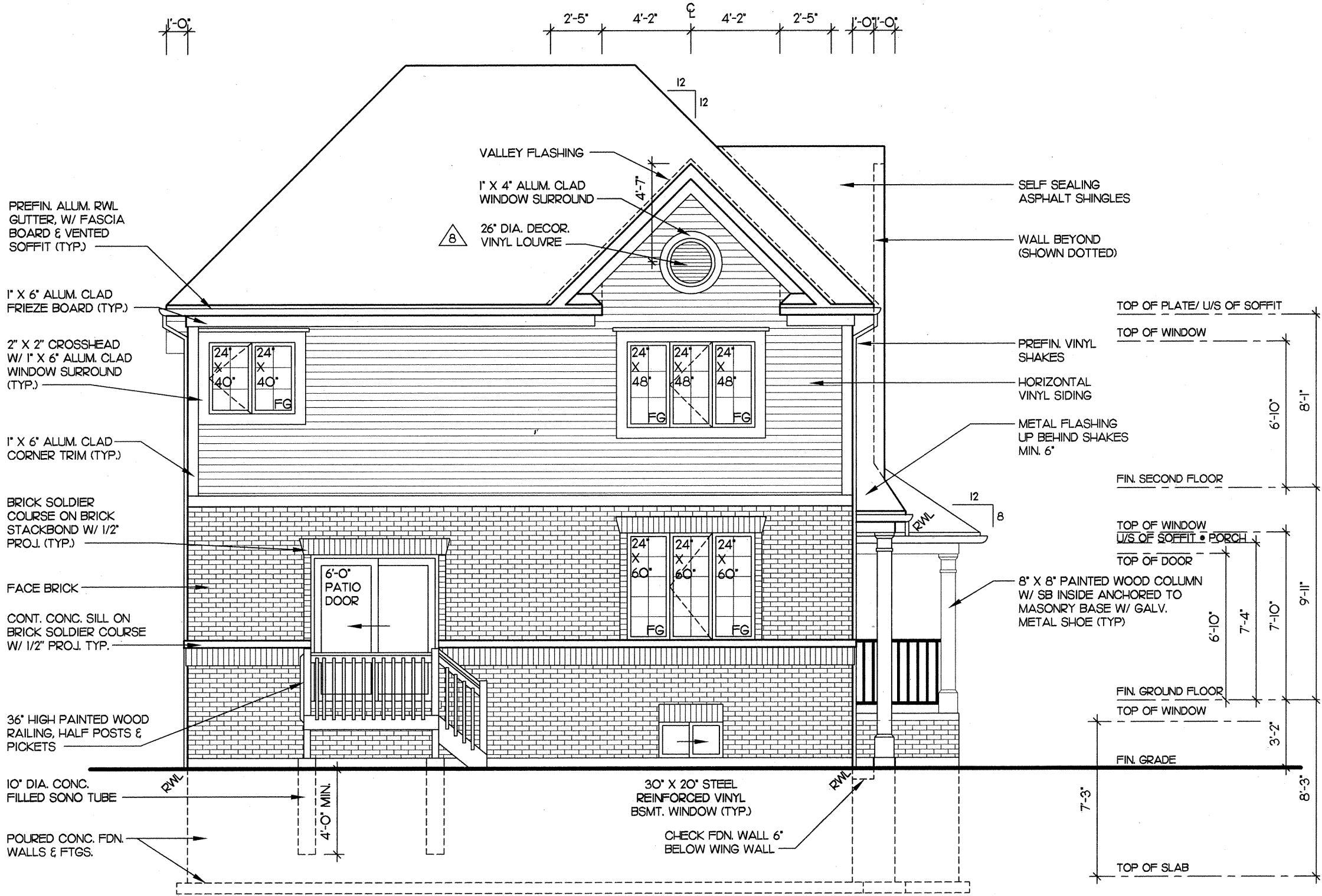
Project
NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS

ELEVATION 'B' CORNER

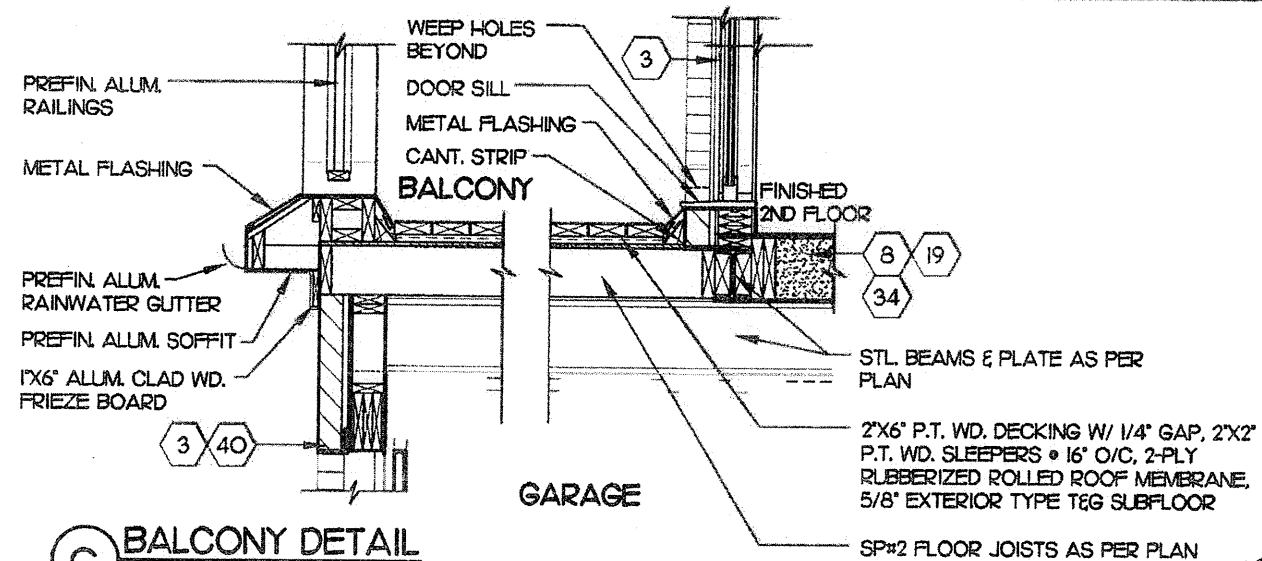


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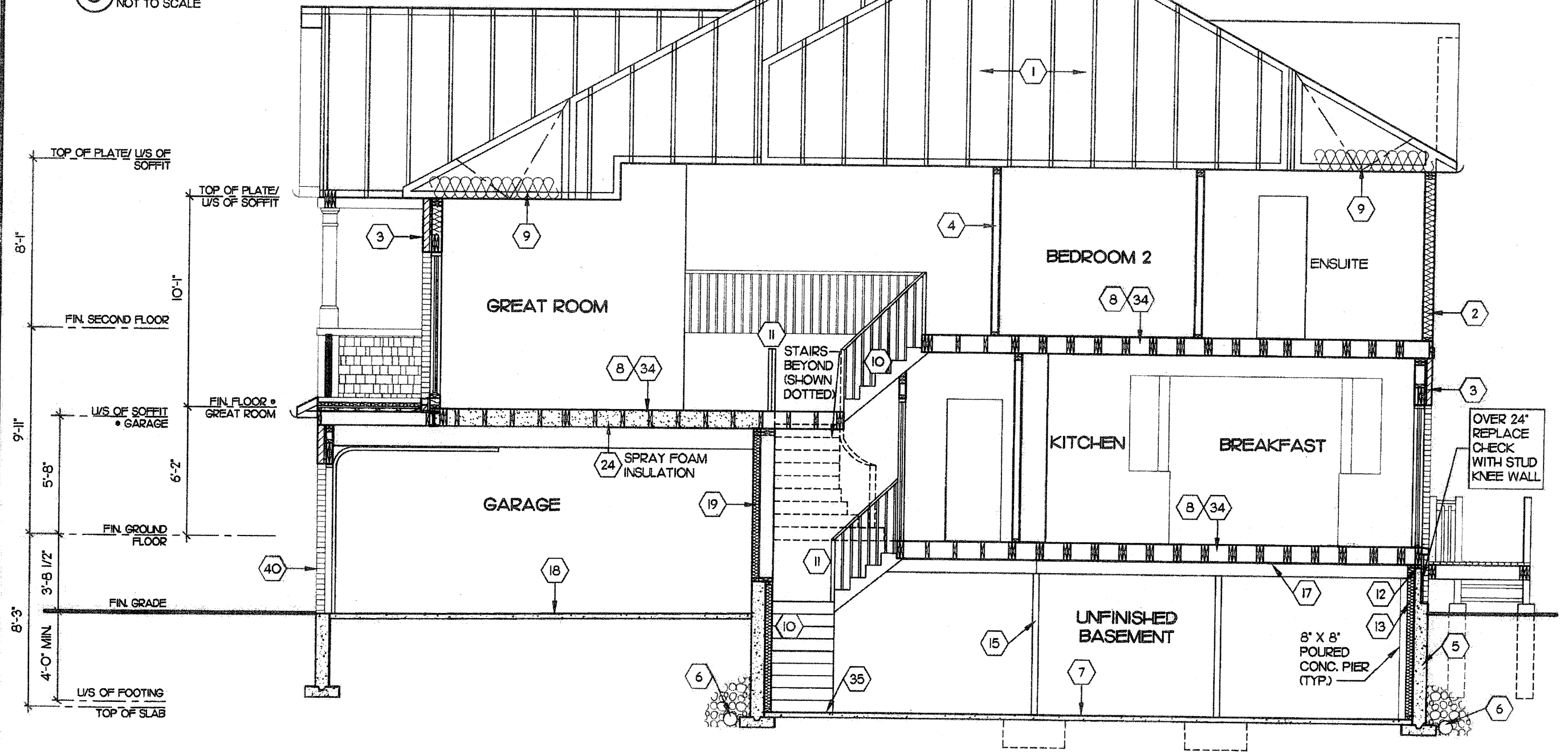
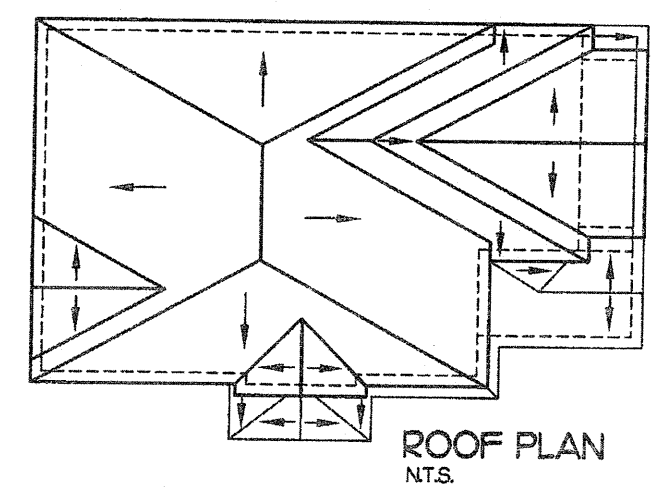
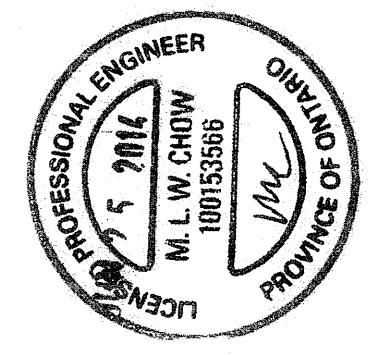
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Client DELPARK/ HIGHCASTLE HOMES		Sheet Title REAR ELEVATION FOR OPTIONAL SECOND FLOOR PLAN		8		REPLACE BLACK GLASS WITH 26" DECOR. LOUVRE.		NOV. 2/15		TB	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS		Scale 3/16" = 1'-0"		Drawn by BC		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65			
		Date AUG. 2013		Checked by TB		I <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design.		Drawing No.			
ELEVATION 'B' CORNER		THE CARLISLE				Signature  BCIN 23411 Date: NOV. 2, 2015		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		15 OF 17	

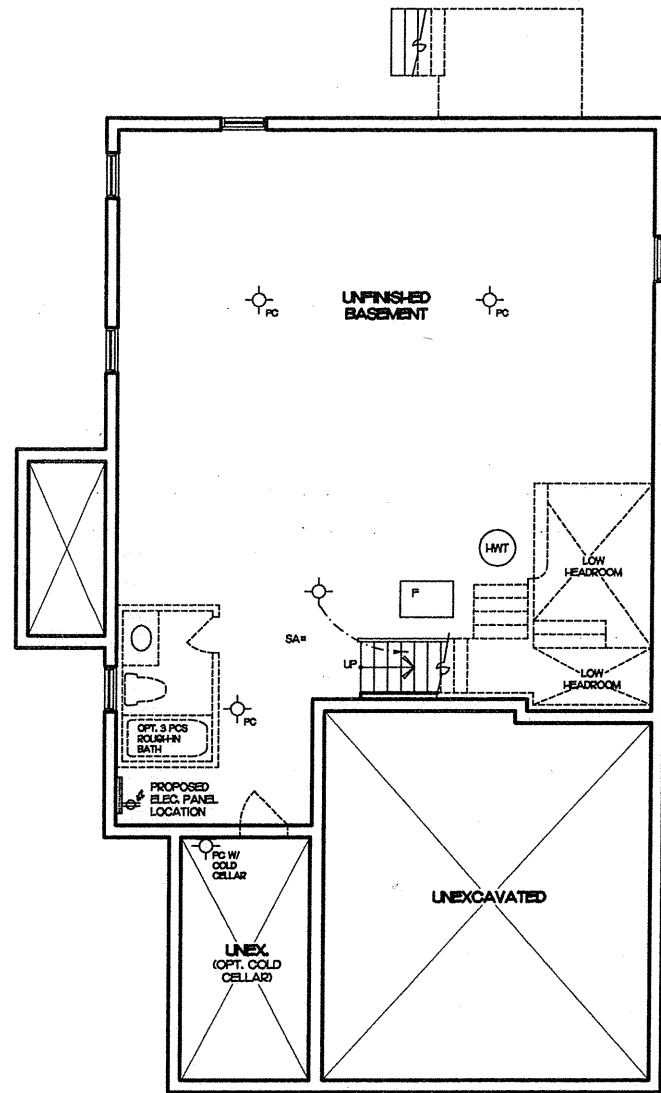


FOR STRUCTURAL ONLY



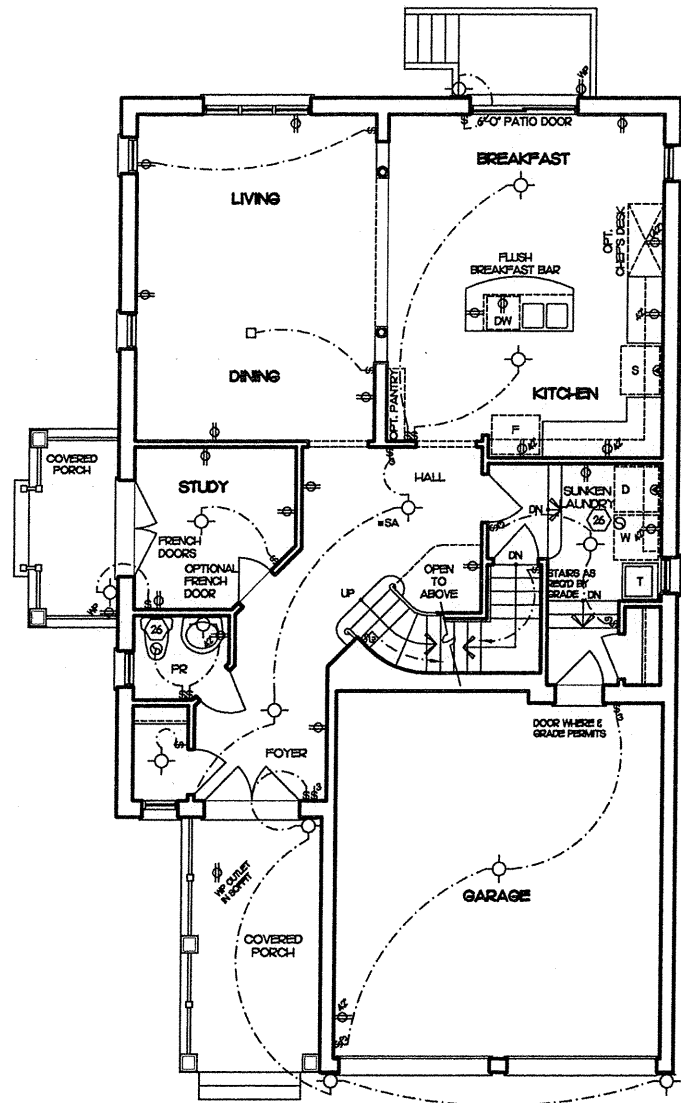
SECTION 'A' - 'A'

Client DELPARK/ HIGHCASTLE HOMES	Project No. 2008-65		Drawing No. 16 OF 17	
	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS		Architectural Technologists CASSIDY & CO. 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	
Section Title SECTION 'A' - 'A' ROOF PLAN		Scale 3/16" = 1'-0"	Drawn by BC	Checked by TB
Date AUG. 2013		THE CARLSLE ELEVATION 'B' CORNER		



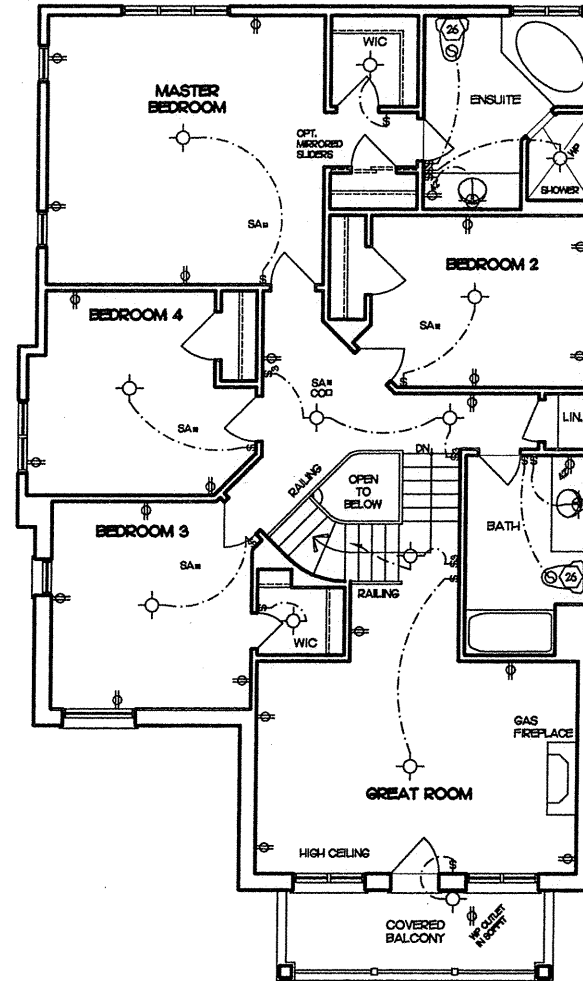
BASEMENT PLAN

PROVIDE SIMILAR LAYOUT FOR
GROUND FLOOR WITH OPTIONAL
SECOND FLOOR PLAN

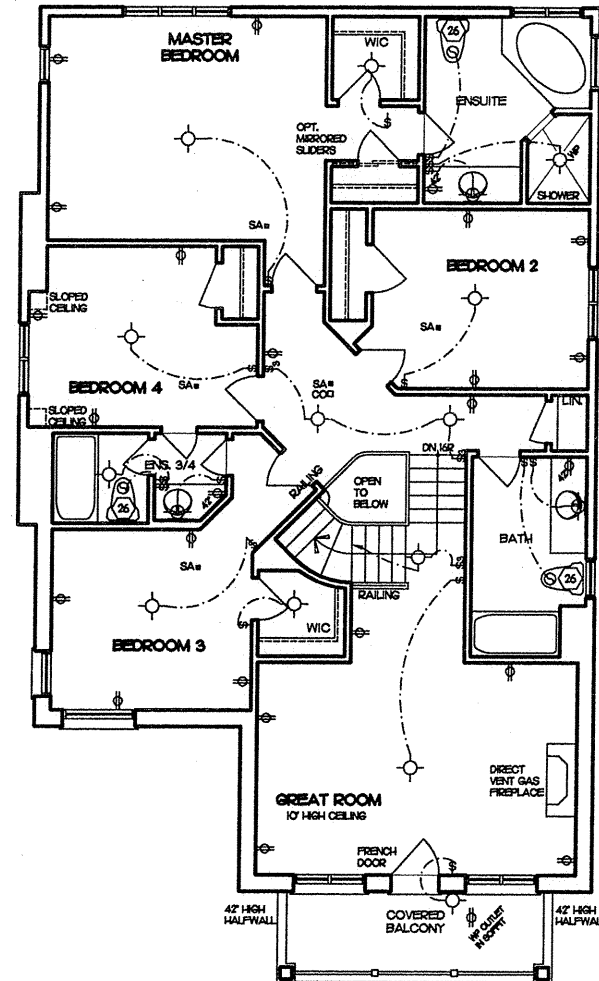


GROUND FLOOR PLAN

PROVIDE SIMILAR LAYOUT FOR
GROUND FLOOR WITH OPTIONAL
SECOND FLOOR PLAN



SECOND FLOOR PLAN



OPTIONAL SECOND FLOOR PLAN

Client		DELPAK/ HIGHCASTLE HOMES		Project		NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 CORNER 9'-0" CEILINGS		ELEVATION 'B' CORNER	
Sheet Title		ELECTRICAL PLANS		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		I <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design.		ARCHITECTURAL TECHNOLOGISTS	
Scale		N.T.S.		Drawn by		BC		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	
Date		AUG 2013		Checked by		TB		PH (905) 619-1270 FAX (905) 619-1269	
		THE CARLISLE		Signature 		BCIN 23411		Date: JUNE 26, 2014	
								Project No. 2008-65	
								Drawing No. 17 OF 17	