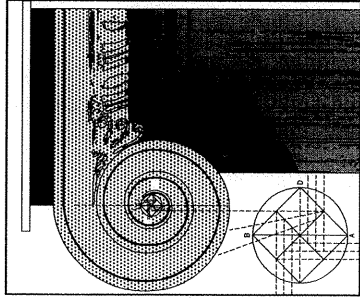




NORTHGLEN

40' LOT PRODUCT - 9'-0" CEILINGS

MUNICIPALITY OF CLARINGTON
PROJECT NO. 2008-65



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

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:

Elev. 'A'
3139.74 SF
325.42 SF
10.36% Ratio

Elev. 'B'
3462.60 SF
374.21 SF
10.80% Ratio

LIST OF DRAWINGS

DWG NAME	DWG No.	DWG NAME	DWG No.	DWG No.
AREAS AND REVISIONS				
CONSTRUCTION NOTES				
BASEMENT PLAN				
GROUND FLOOR PLAN				
SECOND FLOOR PLAN				
OPTIONAL SECOND FLOOR PLAN				
PARTIAL PLANS FOR WALK-OUT BASEMENT				
FRONT ELEVATION				
LEFT SIDE ELEVATION				
LEFT SIDE ELEVATION FOR WALK-OUT BASEMENT				

13	ISSUED TO CLIENT	NOV. 4, 2015	TB	
12	REPLACED BLACK GLASS WITH DECOR. LOUVER ON FRONT ELEVATION	OCT. 21, 2015	TB	
11	REVISED DECK SIZE, REVISED AREAS TO INCLUDE DECK IN COVERAGE, AND ISSUED TO CLIENT	FEB. 17, 2015	TB	
10	ADDED SHEETS 6A, 8A AND 10A FOR WALK-OUT BASEMENT CONDITION	JULY 29, 2014	TB	
9	UPDATED FOR 2012 OBC - ISSUED TO P. ENG. FOR STAMPING	JULY 8, 2014	TB	
8	ADDED OPT. DOOR TO LEFT SIDE ELEVATION AS PER TOWN COMMENTS AND REDUCED PR WINDOW ON LEFT SIDE ELEVATION	OCT. 17, 2013	TB	
7	REVISED TO COMPLIANCE PACKAGE D & ISSUED FOR PERMIT	APRIL 30, 2013	PS	
6	RAILING MATERIAL REVISED - RE-ISSUED TO CLIENT FOR REVIEW	DEC. 17, 2012	PS	
5	ISSUED FOR PERMIT & CONSTRUCTION		PS	
4	ISSUED TO P. ENG. FOR FINAL STRUCTURAL CHECK.	MARCH 23, 2012	PS	
3	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW	JAN. 16, 2012	PS	
2	ADDED MASONRY PLINTH AROUND GROUND FLOOR PERIMETER - RE-ISSUED TO CLIENT FOR COORDINATION	AUG. 4/11	PS	
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03/11	PS	
No.	DESCRIPTION	DATE	BY	

AREAS

GROUND FLOOR AREA	103.21	III
SECOND FLOOR AREA	130.71	1457
TOTAL FLOOR AREA	233.92	2568
OPEN AREA (NOT INCL. IN TOTAL AREA)	130	14
COVERAGE WITH DECK (INCLUDING PORCH)	156.07	1680
COVERAGE WITH DECK (NOT INCLUDING PORCH)	143.97	1550

Client DELPAK/ HIGHCASTLE HOMES	Sheet Title AREAS & REVISIONS	Project No. 2008-65
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 9'-0" CEILINGS	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. Signature <u>[Signature]</u> Date: <u>NOV 04 2015</u> BCIN <u>23411</u>	Project No. 2008-65 Drawing No. I OF 12
ELEVATION 'A'	THE CARLISLE	

CONSTRUCTION NOTES

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

1 ROOF CONSTRUCTION

ASPHALT 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 (6") 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.....	=	150 (5 7/8")
MIN. RUN.....	=	200 (7 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.

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

22 CAPPED DRYER VENT (WITH METAL INSECT SCREEN)

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

23 ATTIC ACCESS HATCH

0.32sqm 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 PARTIAL 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/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) & (4) EXCEPT AS PER
THE FOLLOWING NOTES. INSULATION WITH A MASS OF 0.032 kg/s.m.
PER 1 mm OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL
FINISH.

45 EXTERIOR COMBUSTIBLE CLAD WALLS LESS THAN 0.6 M TO PROPERTY LINE (45 MIN. F.R.R.)

FRAME WALL CONSTRUCTION
CONSTRUCTION OF WALLS AS PER NOTES (2) & (4) EXCEPT AS PER
THE FOLLOWING NOTES. PROVIDE 12.7 mm (1/2") GYPSUM EXT.
SHEATHING, INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm
OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

46 CONVENTIONAL ROOF FRAMING

38 mm x 140 mm (2" x 6") SPR. RAFTERS @ 406 mm (16") O.C. MAX.,
38 mm x 184 mm (2" x 8") RIDGE BD., HIP & VALLEY RAFTERS
BE 38 mm x 89 mm (2" x 4") COLLAR TIES @ MIDSPAN. CEILING JOISTS TO
BE 38 mm x 89 mm (2" x 4") @ 406 mm (16") O.C. FOR A MAX. 2430
mm (8'-0") SPAN & 38 mm x 140 mm (2" x 6") @ 406 mm (16") O.C.
FOR A MAX. 4450 mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO
BE 38 mm x 89 (2" x 4") @ 610 mm (24") O.C. W/ A 38 mm x 89
mm (2" x 4") COLLAR TIES AS REQUIRED FOR STABILITY.

47 SUMP PUMP/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)

⑪ -36" x 80" 2 PANEL SLIDING DOORS

⑫ -48" x 80" 2 PANEL SLIDING DOORS

⑬ -60" x 80" 2 PANEL SLIDING DOORS

⑭ -72" x 80" 2 PANEL SLIDING DOORS

⑮ -84" x 80" 2 PANEL SLIDING DOORS

⑯ -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 8.0.....(3 1/2 x 3 1/2 x 1/4 L)
L8.....90 x 90 x 8.0.....(4 x 3 1/2 x 5/16 L)
L9.....100 x 90 x 8.0.....(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

Ø	DUPLEX OUTLET (12" HIGH)	SB	SOLID WOOD BEARING
Ø	DUPLEX OUTLET (HEIGHT AS NOTED)	PL	POINT LOAD
Ø	WEATHERPROOF DUPLEX OUTLET	A.F.F.	ABOVE FINISHED FLOOR
Ø	HEAVY DUTY OUTLET	T.O.S.	TOP OF STEEL
Ø	LIGHT FIXTURE (CEILING)	FD	FLOOR DRAIN
Ø	LIGHT FIXTURE (PULL CHAIN)	HB	HOSE BIB
Ø	LIGHT FIXTURE (WALL MOUNTED)	P.T.	PRESSURE TREATED LUMBER
Ø	LIGHT FIXTURE (POT LIGHT)	LVL	LAMINATED VENEER LUMBER
Ø	SWITCH	SA	SMOKE ALARM (INTERCONNECTED)
Ø	SWITCH (3 WAY)	CO	CARBON MONOXIDE ALARM
Ø		C	CABLE JACK
Ø		T	TELEPHONE JACK

Client
DELPARK/ HIGHCASTLE HOMES

Project

**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-7
9-O' CEILINGS**

ELEVATION 'A'

CONSTRUCTION NOTES

Scale
3/16" = 1'-0"

Date
JUNE 2012

THE CARLSLE

REGISTERED PERSON:

D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I **STEPHEN P. KENNEDY** have

reviewed and taken responsibility for this design.

Signature

BCIN **23411** Date: **AUG 05 2014**

Project No.

2008-65

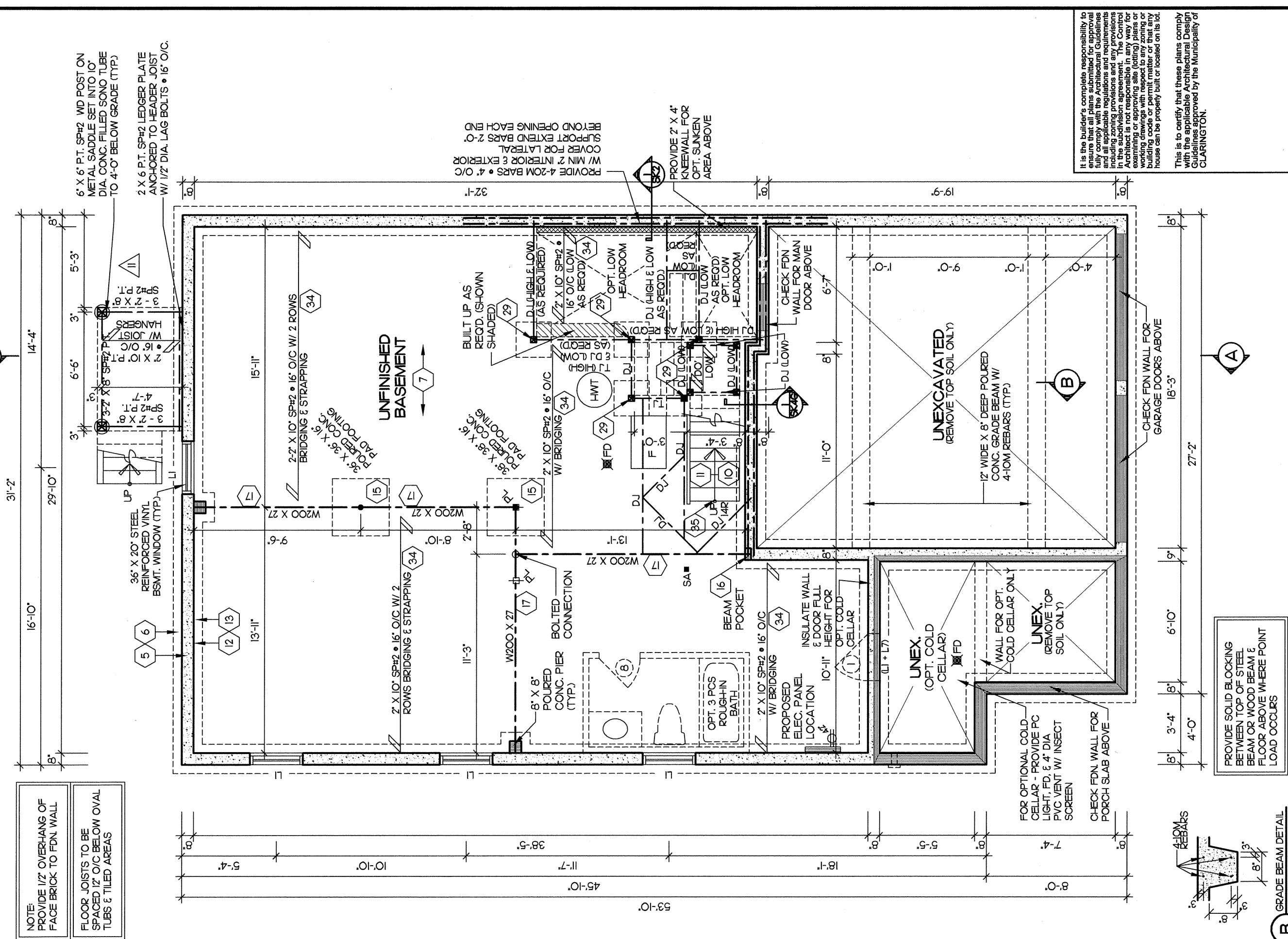
Drawing No.

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

PH (905) 6

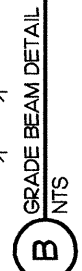
NOTE: PROVIDE 1/2" OVERHANG OF FACE BRICK TO FDN. WALL

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

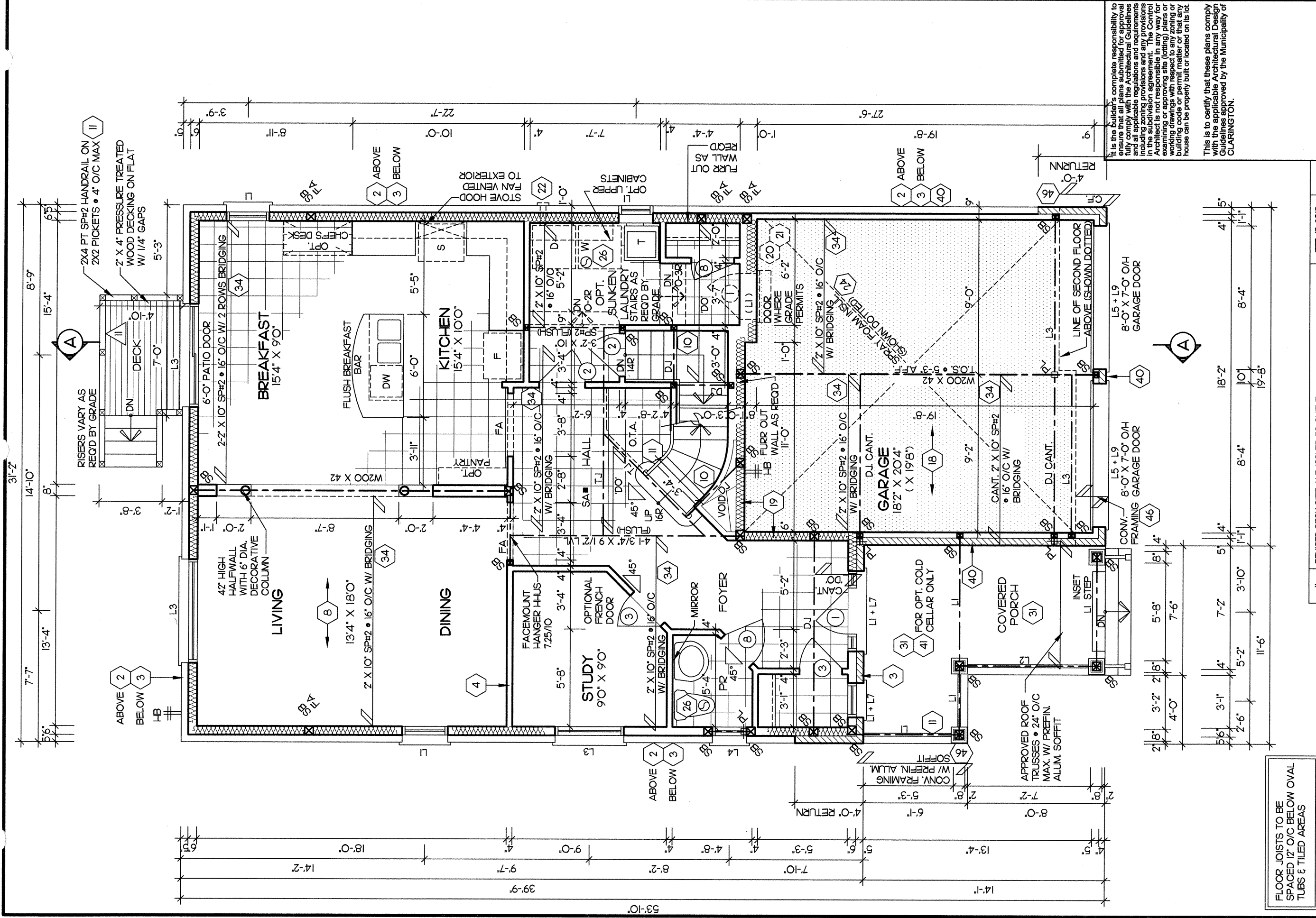


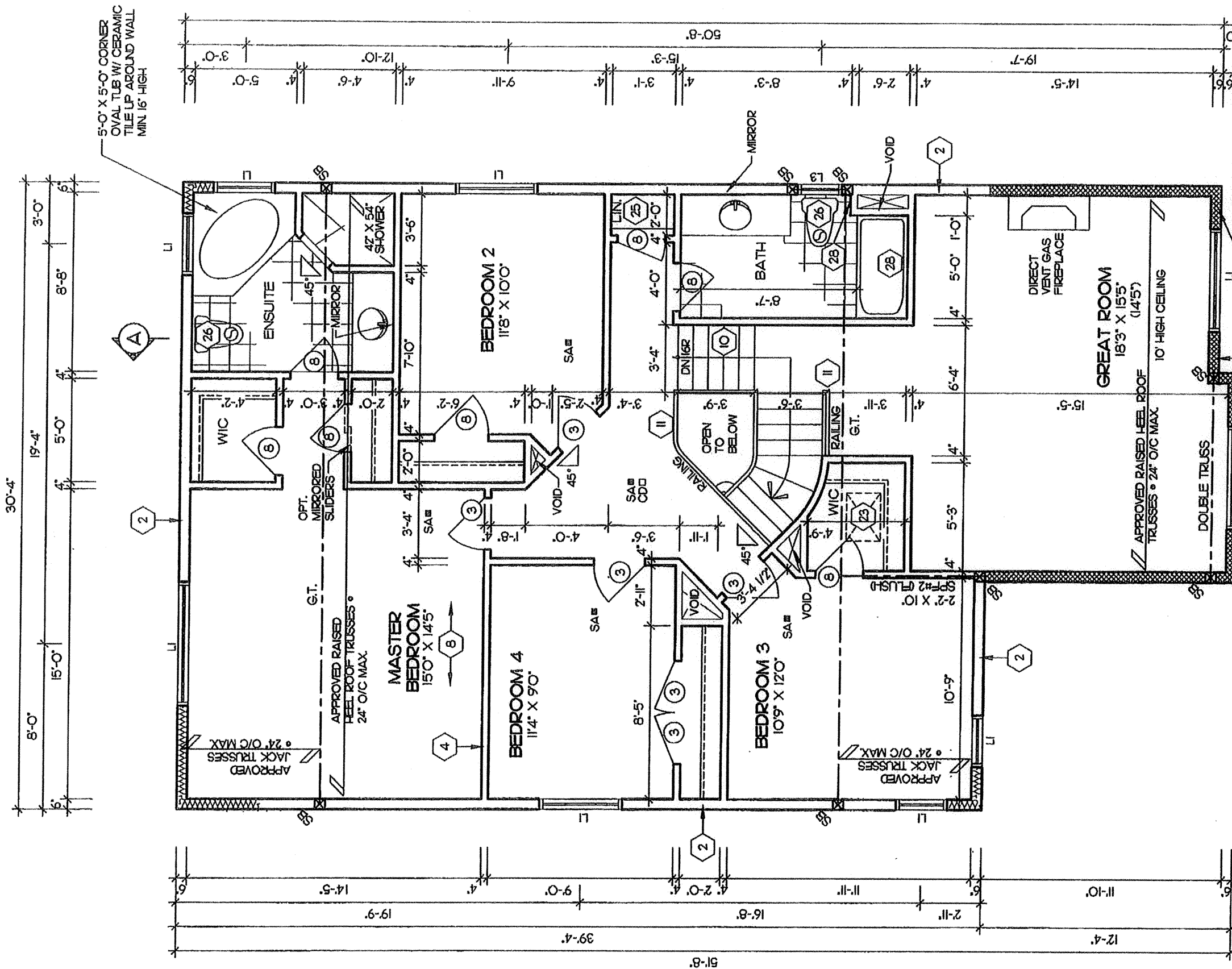
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and any provisions including zoning provisions and any provisions of the Building Code. The contractor shall obtain all necessary permits and approvals from the appropriate authorities before commencing work. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities before commencing work. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities before commencing work.

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



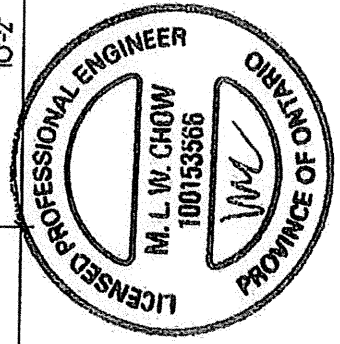
Client		Sheet Title		Revised Deck Size and Issued to Client		Registered Person		Project No.	
Delpark/ Highcastle Homes		Basement Plan		II		D.W. Cassidy & Co. Architectural Technologists Firm BCIN 28461		2008-65	
Northglen Municipality of Clarington Unit 40-7 9-0' Ceilings		Scale	3/16" = 1'-0"	Drawn by	BM/AA	Stephen P. Kennedy Reviewed and taken responsibility for this design. Signature		60 Randall Drive Suite 11 Ajax, Ontario L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
		Date	JUNE 2012	Checked by	PS				
		The Carlisle							
Elevation 'A'		Date: FEB. 17, 2015		Date: FEB. 17, 2015				3 OF 12	





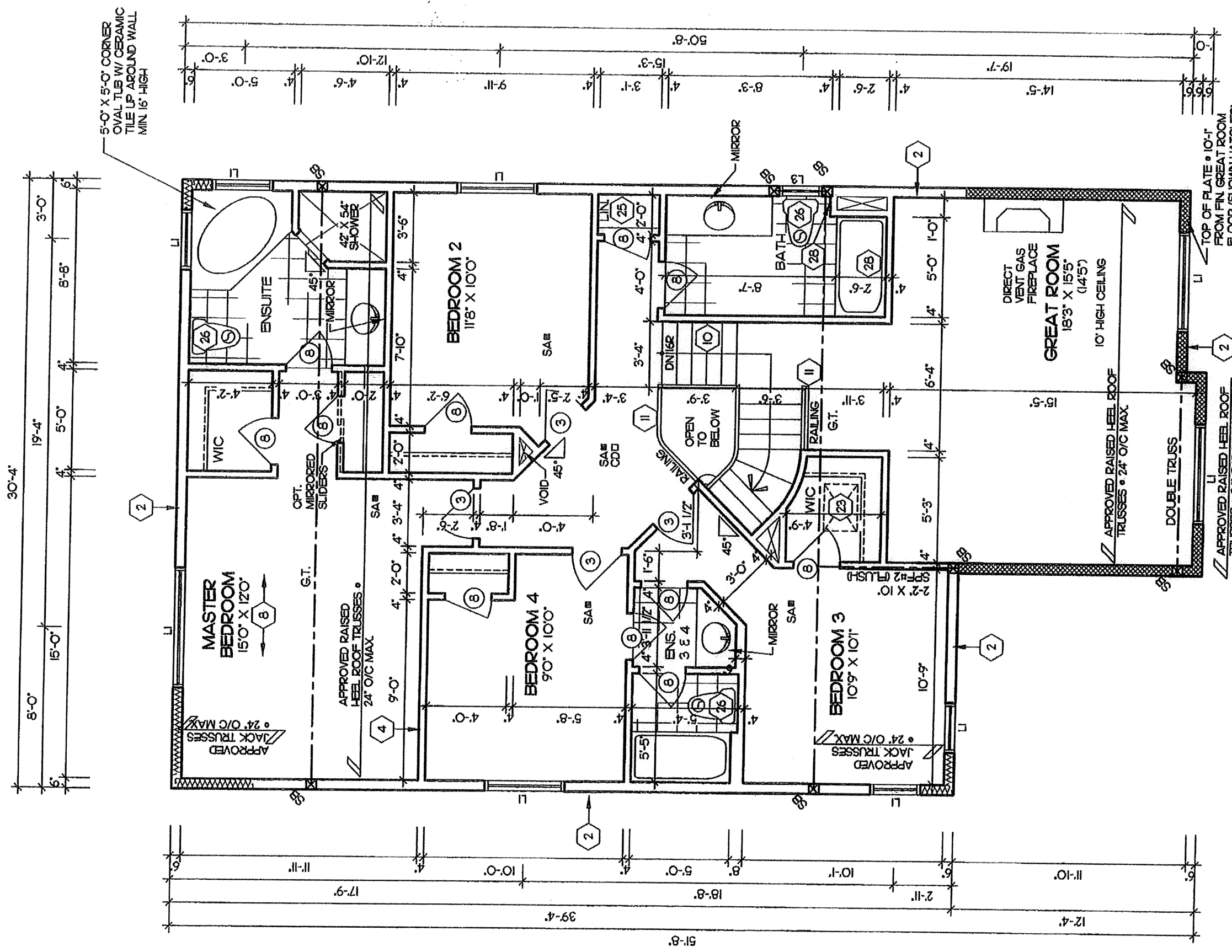
It is the builder's complete responsibility to ensure that all plans and specifications are fully compliant with the applicable building codes and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor is not responsible 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.



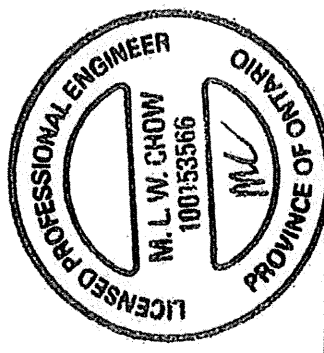
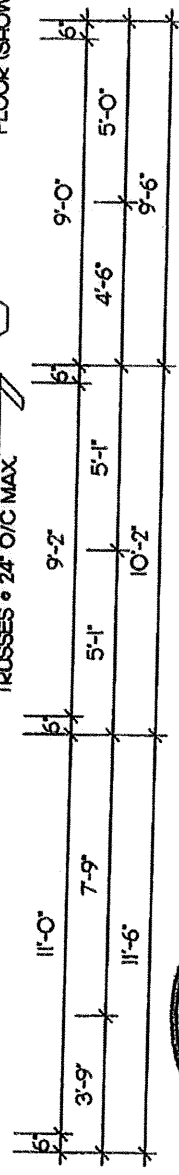
JUN 10 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title SECOND FLOOR PLAN	REGISTERED PERSON D.W. CASSIDY & CO. FIRM BCIN 28461	Project No. 2008-65
		Drawn by BM/AA	Drawing No. 5 OF 12
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 9'-0" CEILINGS	Date JUNE 2012	Reviewed and taken responsibility for this design. Signature STEPHEN P. KENNEDY have	Architectural Technologists CASSIDY & CO. 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
	Checked by PS	Date AUG 05 2014	
ELEVATION 'A'			



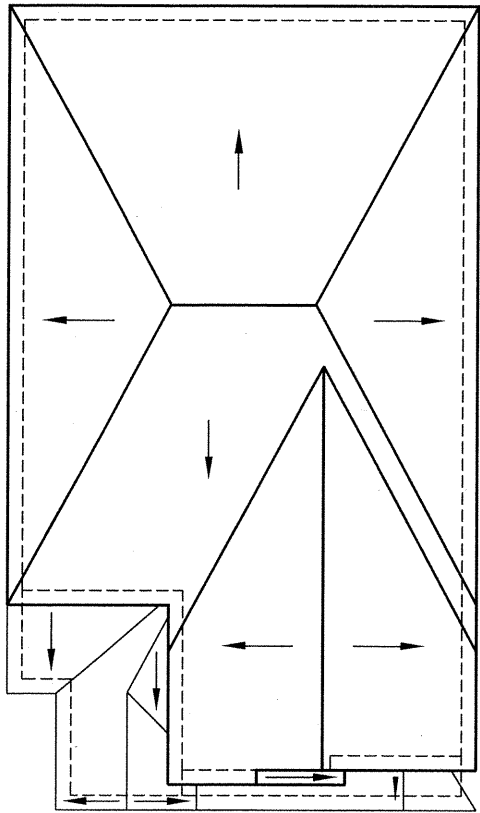
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any (felling) plans or 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.

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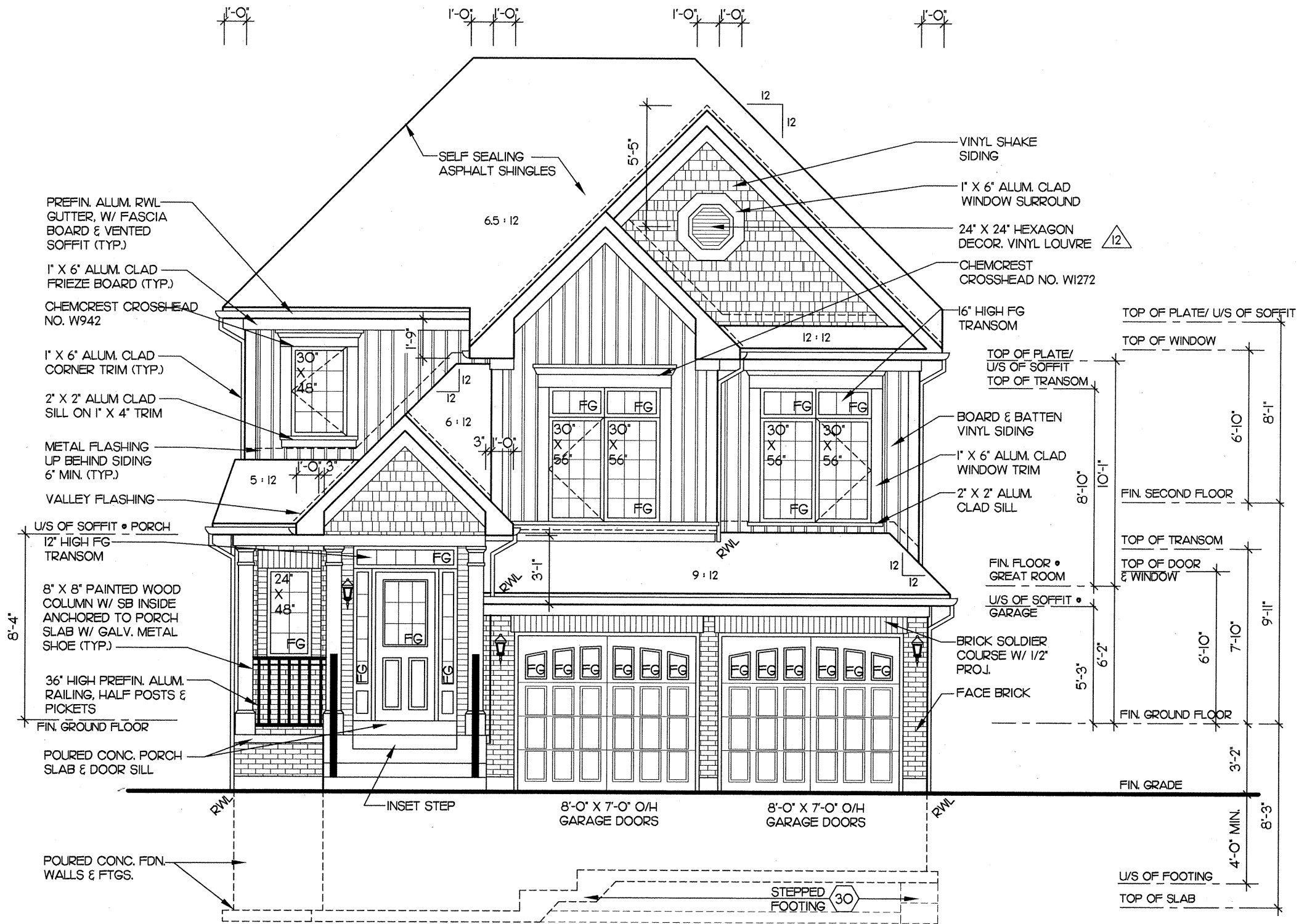


11/11/2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

Client DELPAK/ HIGHCASTLE HOMES	Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-7 9'-0" CEILINGS	ELEVATION 'A'	Registered Person: D.W. CASSIDY & CO. FIRM BCIN 28461		Project No. 2008-65
			Architectural Technologists 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3		Drawing No. 6 OF 12
Scale 3/16" = 1'-0"			Drawn by BM/AA		
Date JUNE 2012			Checked by PS		
THE CARLISLE			Date: AUG 05 2014		



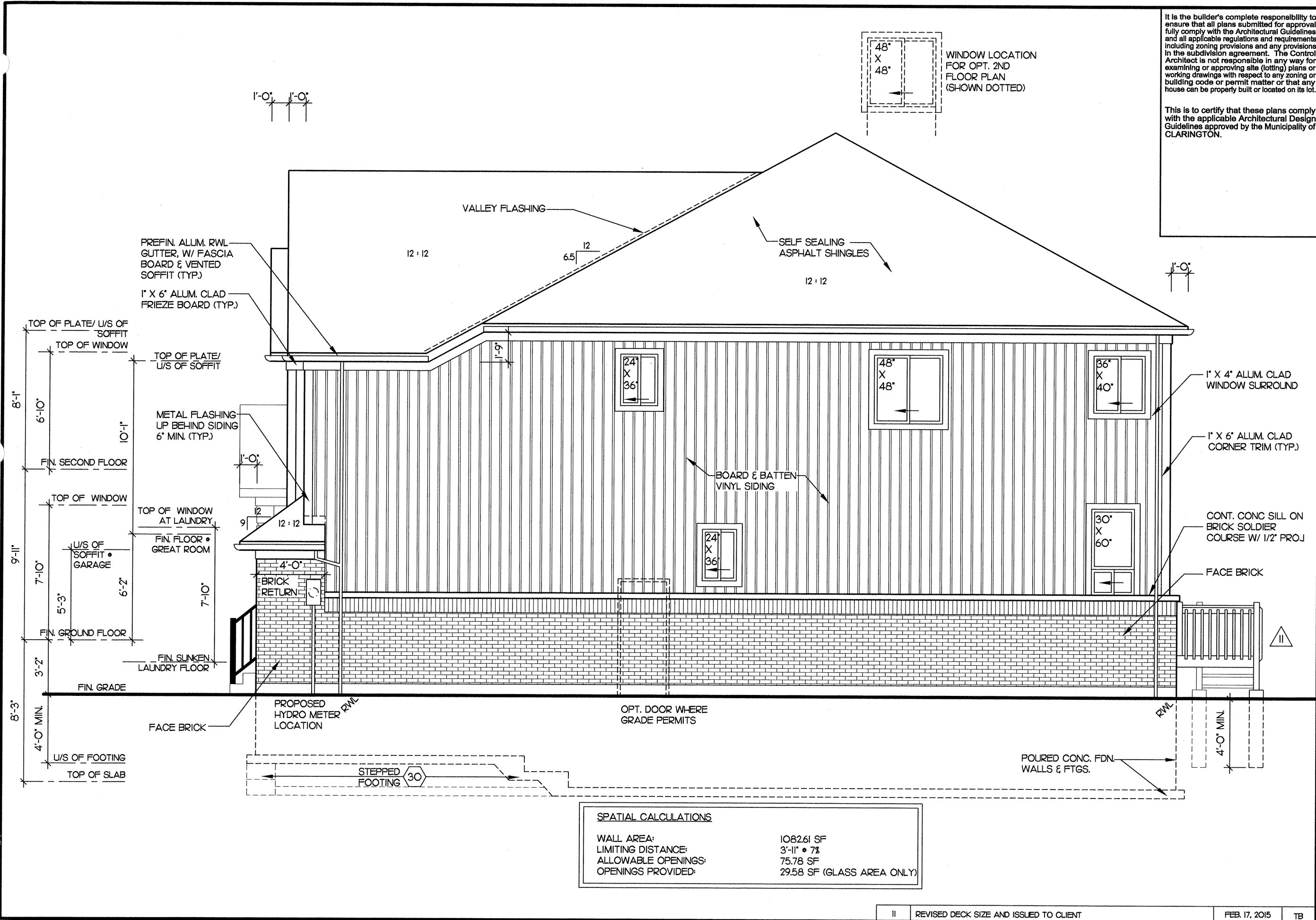
ROOF PLAN
N.T.S.



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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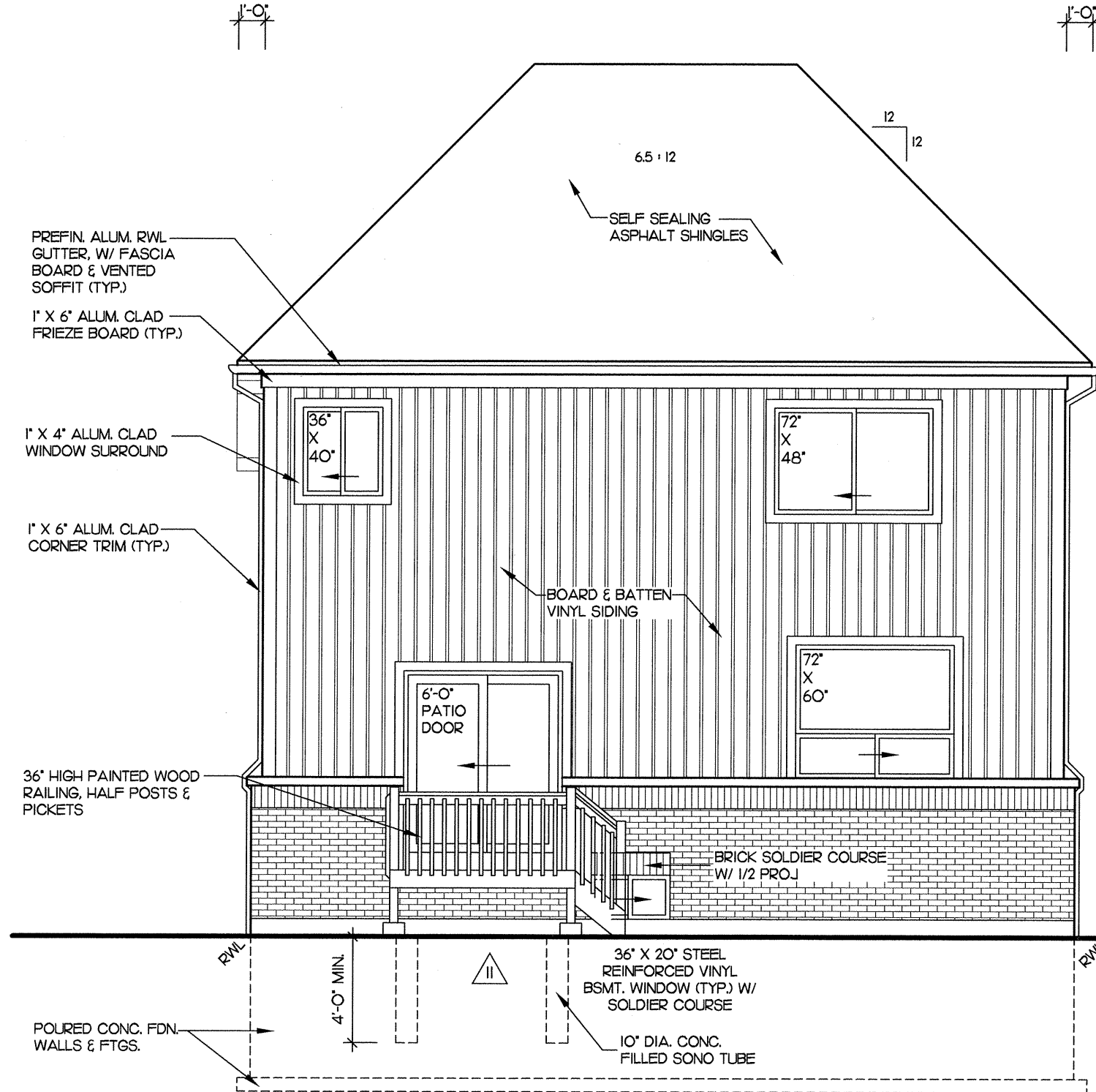
Client	DEL PARK / HIGHCASTLE HOMES	Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 9'-0" CEILINGS	ELEVATION 'A'
Sheet Title	FRONT ELEVATION & ROOF PLAN			
Scale	3/16" = 1'-0"	Drawn by	BM/AA'	
Date	DEC 2012	Checked by	PS	
Registered Person	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461			
Registered Person	STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature BCIN 23411 Date: NOV 04 2015			
Project No.	2008-65			
Drawing No.	7 OF 12			
Architectural Technologists	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269			
OCT. 21/15	REPLACE BLACK GLASS WITH DECORATIVE LOUVRE			
TB				



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

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		
have reviewed and take responsibility for this design.	STEPHEN P. KENNEDY Signature BCIN 23411		
Date:	FEB. 17, 2015		
Client	DELPAK/ HIGHCASTLE HOMES		
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 9'-0" CEILINGS		
Sheet Title	RIGHT SIDE ELEVATION		
Scale	3/16" = 1'-0"	Drawn by	BM/AA
Date	JUNE 2012	Checked by	PS
Elevation	THE CARLSLE		



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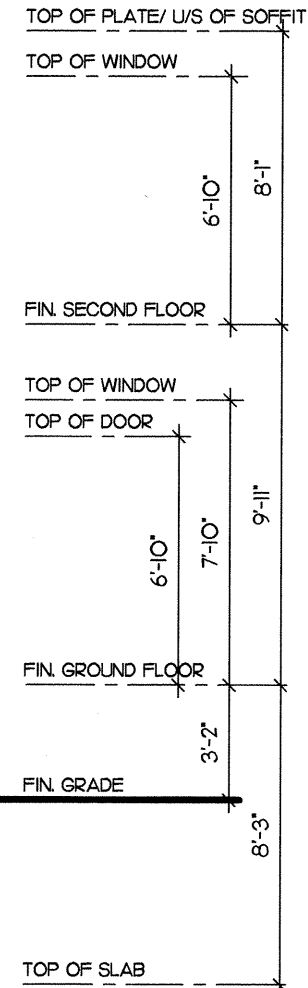
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

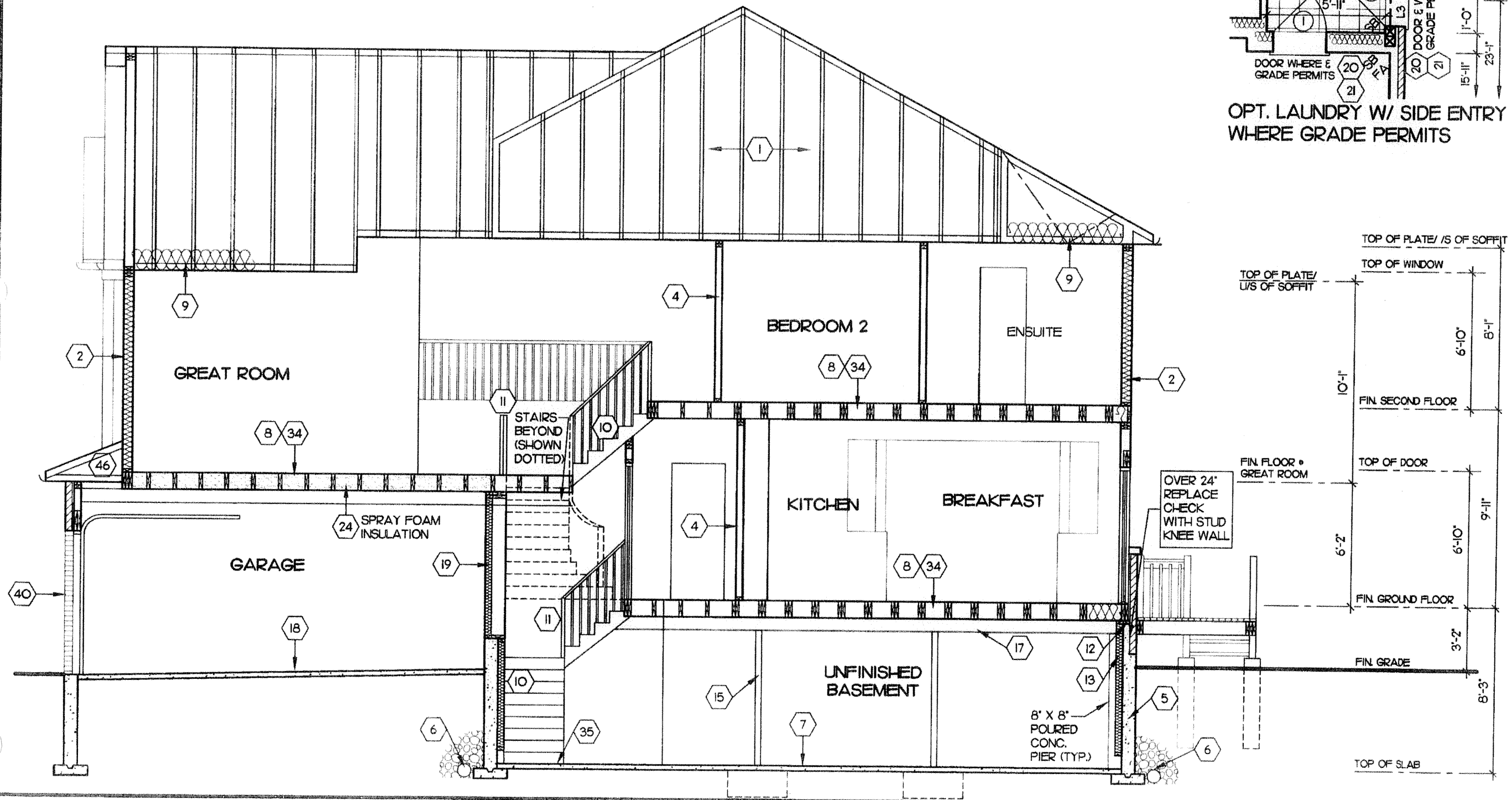
Project No.	2008-65
Drawing No.	10 OF 12
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	

REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature: <i>[Signature]</i> BCIN /23411 Date: FEB. 17, 2015
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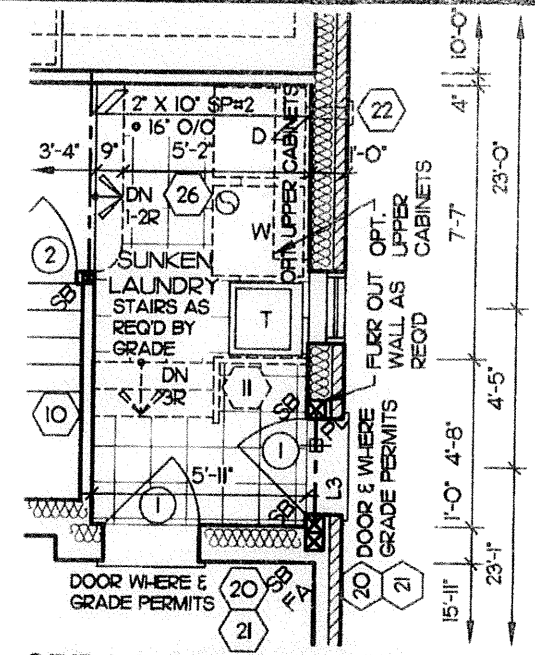
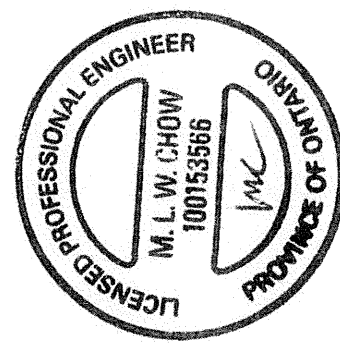
REAR ELEVATION Scale: 3/16" = 1'-0" Date: JUNE 2012	Drawn by: BM/AA Checked by: PS THE CARLISLE
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Client: DELPARK/ HIGHCASTLE HOMES Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 9'-0" CEILINGS ELEVATION 'A'

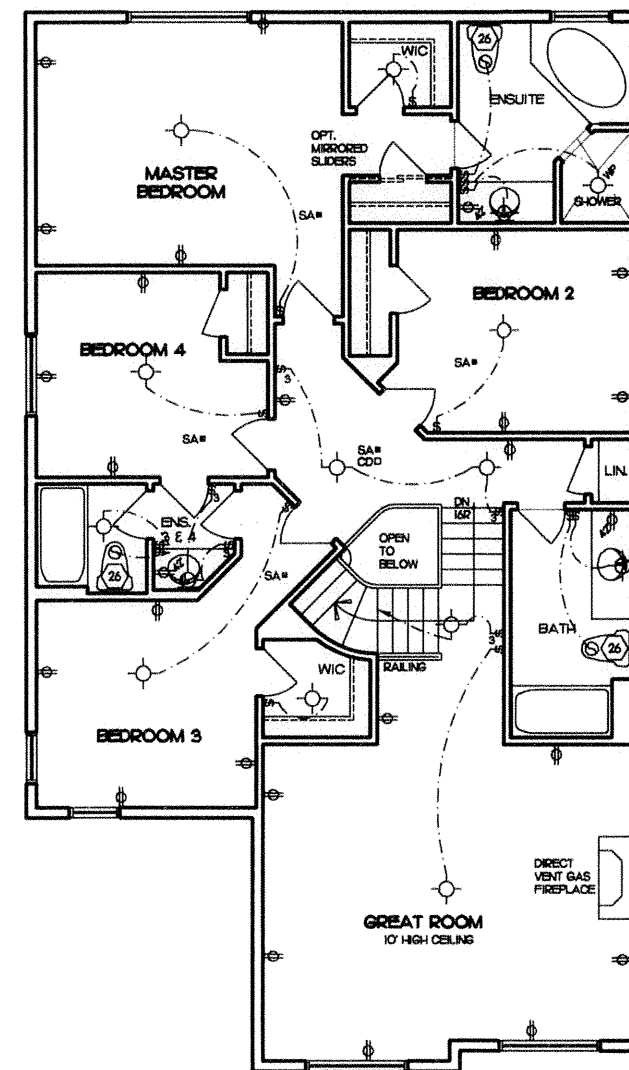
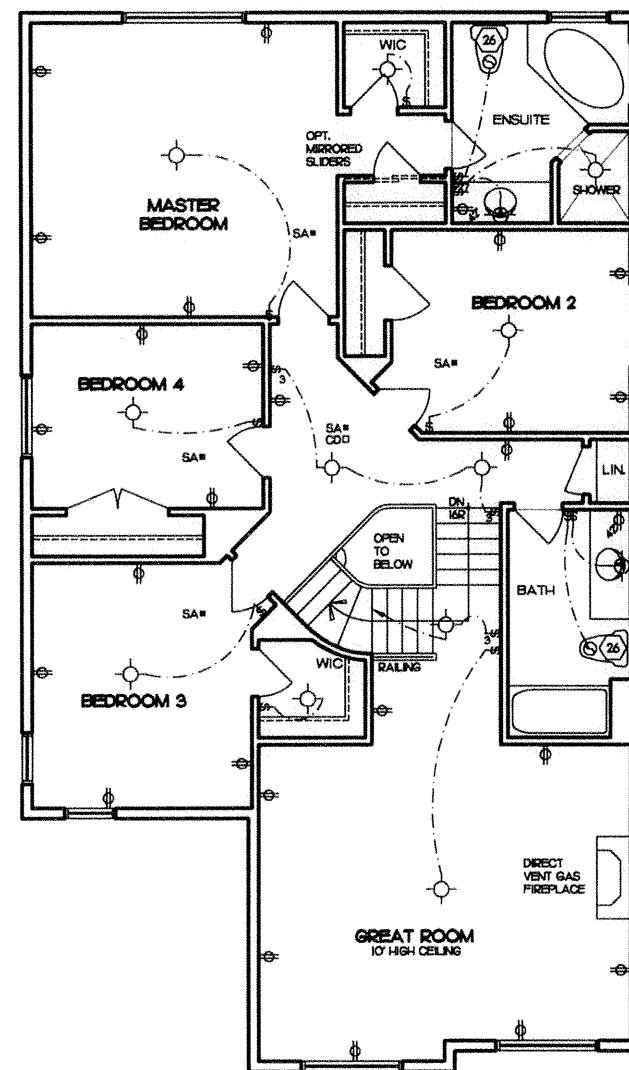
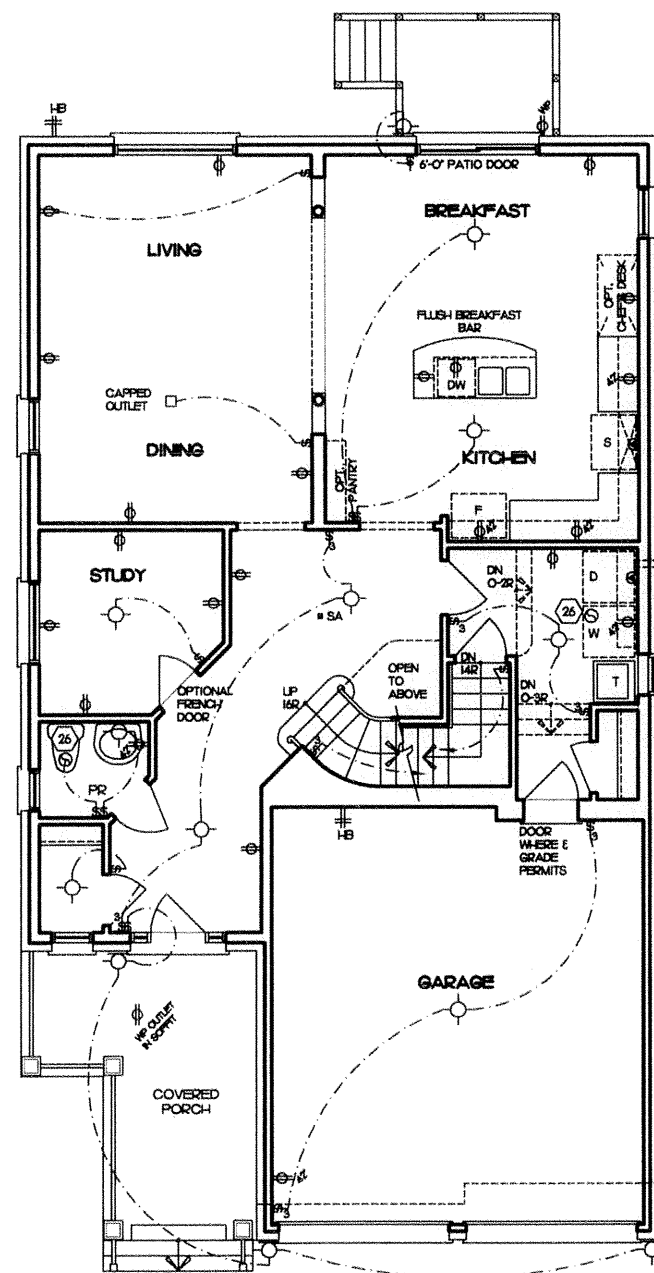
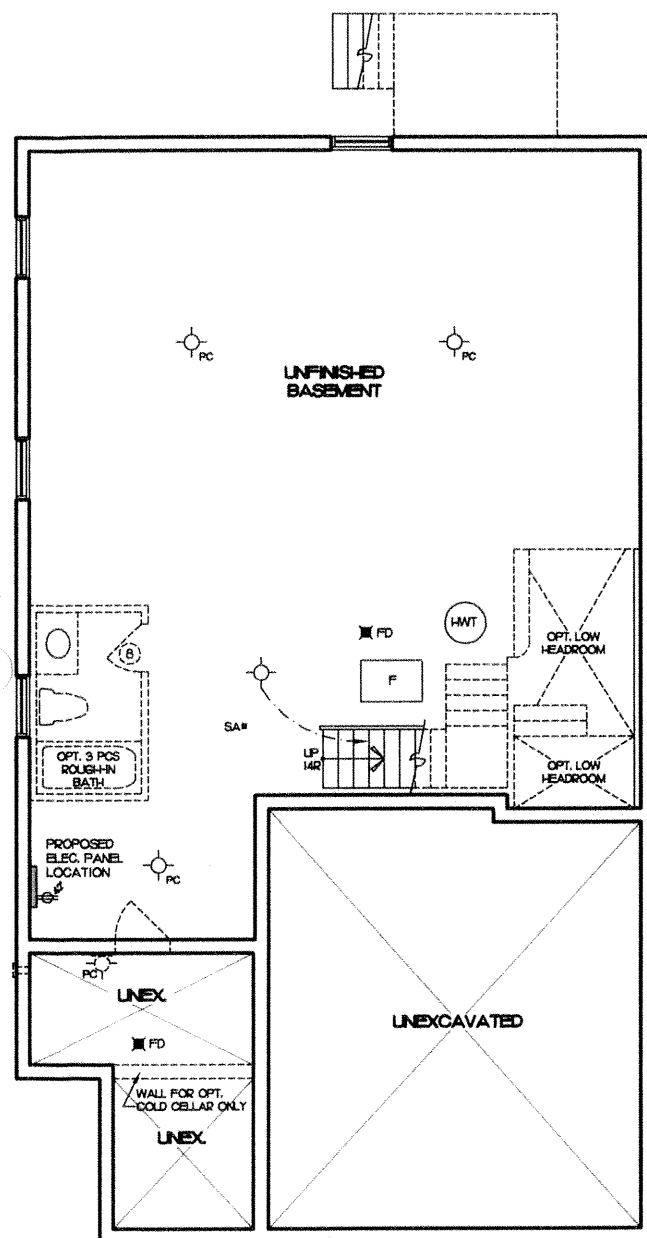




10 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



Client DEL PARK / HIGHCASTLE HOMES		Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-7 9'-0" CEILINGS		ELEVATION 'A'	
Sheet Title SECTION 'A' - 'A'		Scale 3/16" = 1'-0"	Drawn by BM/AA	THE CARLISLE	
		Date JUNE 2012	Checked by PS		
REGISTERED PERSON D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		have STEPHEN P. KENNEDY reviewed and take responsibility for this design. Signature: _____ BCIN 23411		Date: AUG 05 2014	
Project No. CASSIDY & CO.		Architectural Technologists 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3		Project No. 2008-65	
		Drawing No. 11 OF 12		PH (905) 619-1270 FAX (905) 619-1269	



Client

ent
DELPARK/ HIGHCASTLE HOMES

Sheet	Title
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Sheet	Title
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ELECTRICAL PLANS

REGISTERED PERSON:

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

FIRM BCIN 28461

FIRM BCIN 28461

STEPHEN P. KENNEDY have

STEPHEN P. KENNEDY

reviewed and take responsibility for this design.

Signature

BCIN 23411

Date:

AUG. 05 2014

Project
No.Project
No.

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE

SUITE 11
AJAX, ONTARIO

L1S 6L3

L1S 6L3

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

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

Project No. 200

1

Drawing
No.

2

ject
NORTHGLENN
MUNICIPALITY OF CLARINGTON
40-7
9'-0" CEILINGS

NORTHGLEN

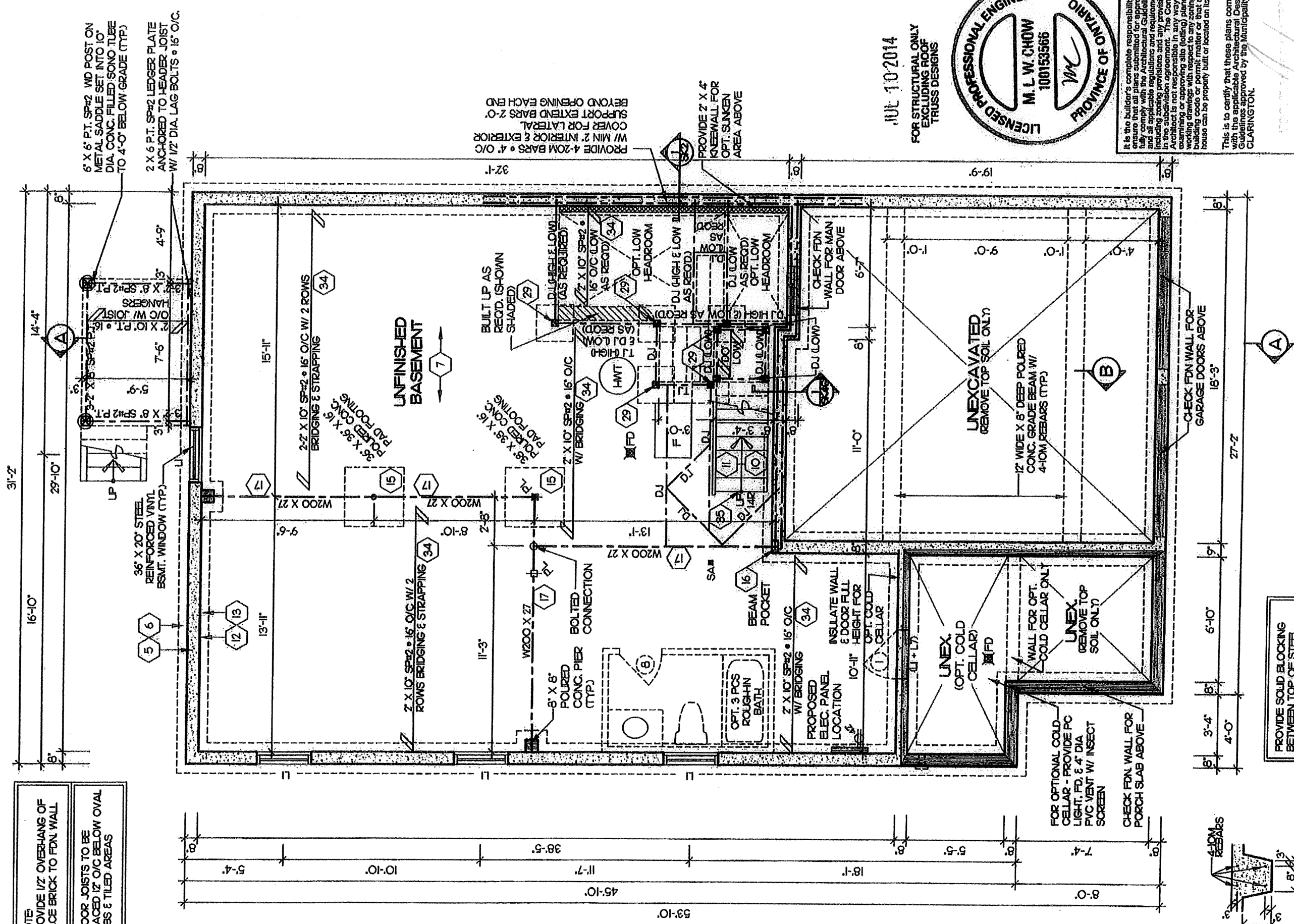
MUNICIPALITY OF CLARINGTON
40-7

9'-0" CEILINGS

ELEVATION 'A'

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

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



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

(B) GRADE BEAM DETAIL
NTS

Client
DEL PARK / HIGHCASTLE HOMES

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

ELEVATION 'A'

Sheet
Title
BASEMENT PLAN

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
BM/AA

Checked by
PS

THE CARLISLE

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 **AUG 05 2014**

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L5
PH (905) 619-1270
FAX (905) 619-1269

Project No.
2008-65

Drawing No.
3 OF 12

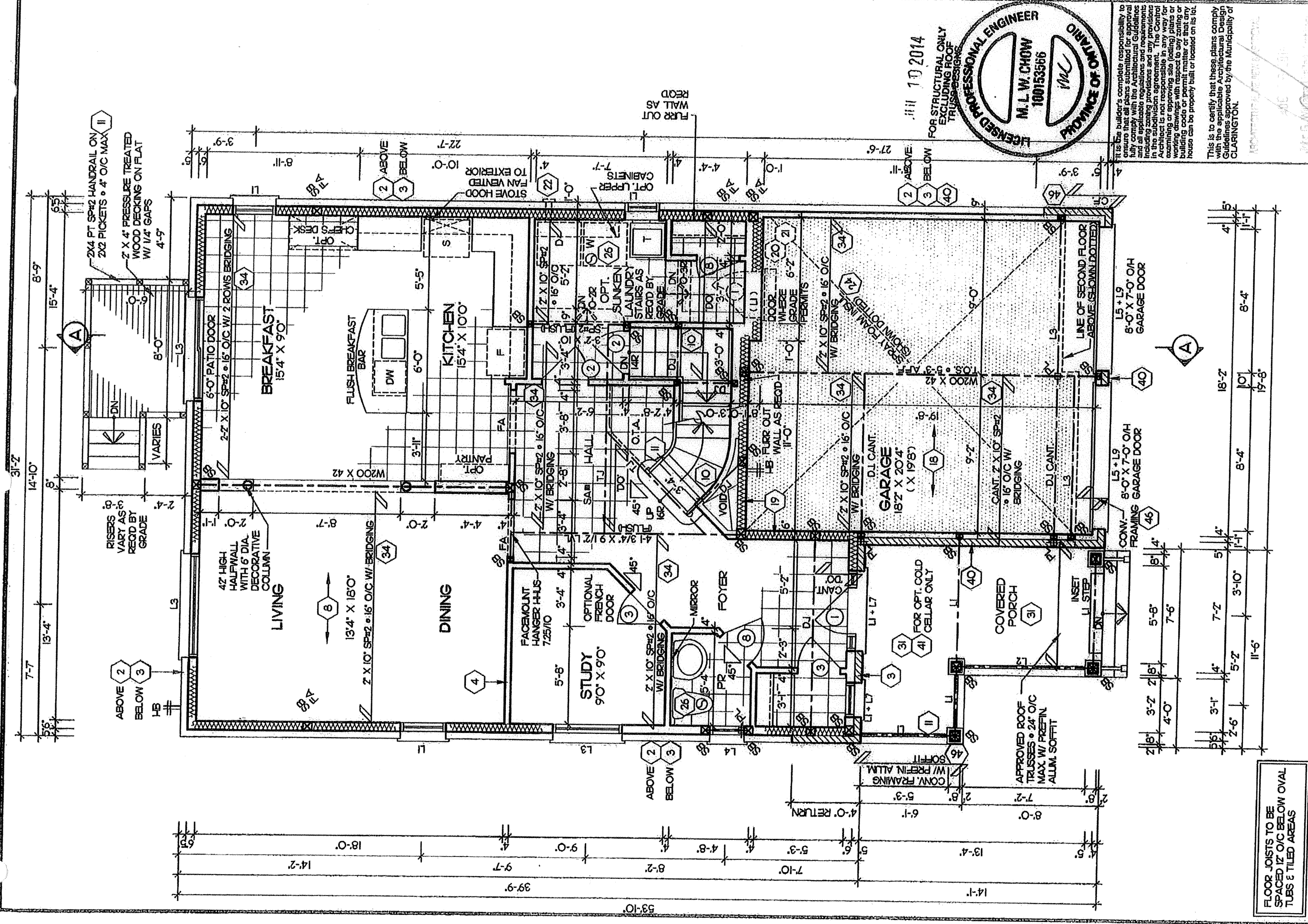
JUL 10 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

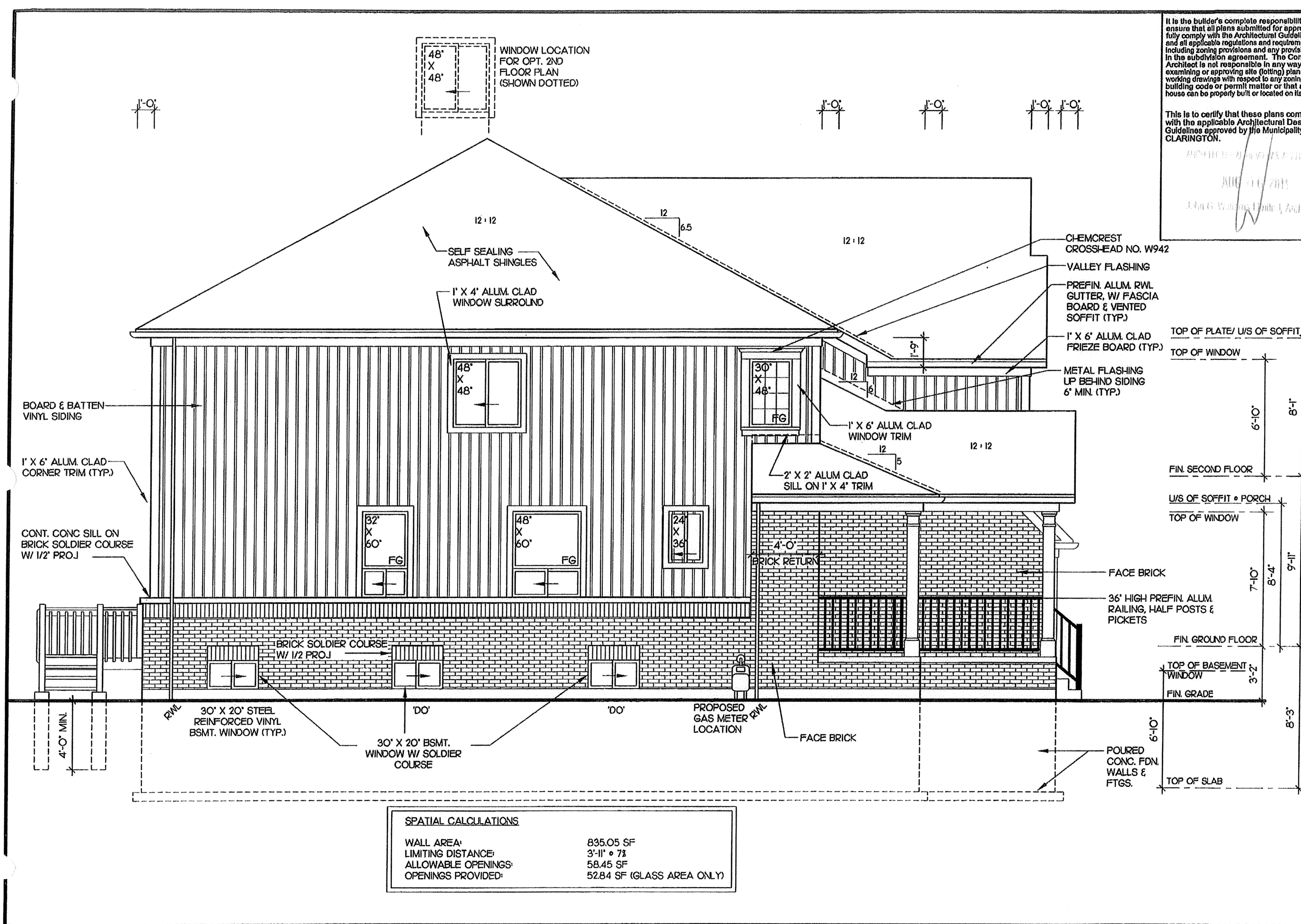
LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
100153566
PROVINCE OF ONTARIO

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SUPERSEDED FEB. 17/18





SPATIAL CALCULATIONS	
WALL AREA:	835.05 SF
LIMITING DISTANCE:	3'-11" ± 7%
ALLOWABLE OPENINGS:	58.45 SF
OPENINGS PROVIDED:	52.84 SF (GLASS AREA ONLY)

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ARCHITECT: D.W. CASSIDY & CO.
DATE: AUG 05 2014
J. G. W. (Signature)

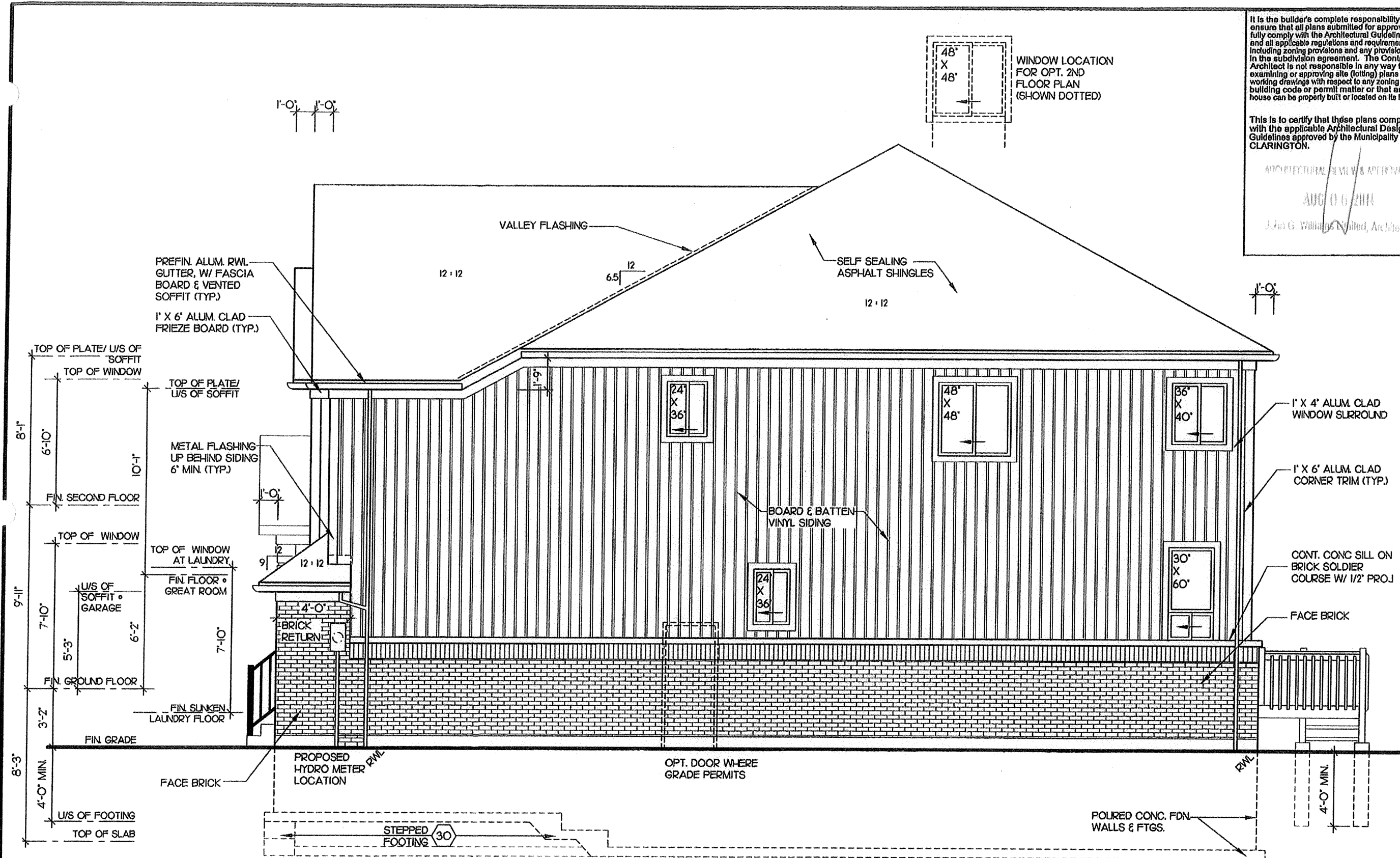
Project No. 2008-65
Drawing No. 8 OF 12
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
STEPHEN P. KENNEDY
have reviewed and take responsibility for this design.
Signature: [Signature]
Date: AUG 05 2014
BCIN 23411

LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"
Date: DEC 2012
Drawn by: BM/AA
Checked by: PS
THE CARLISLE

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

SUPERCEDED FEB. 17 / 15



SPATIAL CALCULATIONS	
WALL AREA:	1082.61 SF
LIMITING DISTANCE:	3'-11" @ 7%
ALLOWABLE OPENINGS:	75.78 SF
OPENINGS PROVIDED:	29.58 SF (GLASS AREA ONLY)

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ARCHITECTURAL REVIEW & APPROVAL
AUG 06 2014
J. G. Williams, Licensed Architect

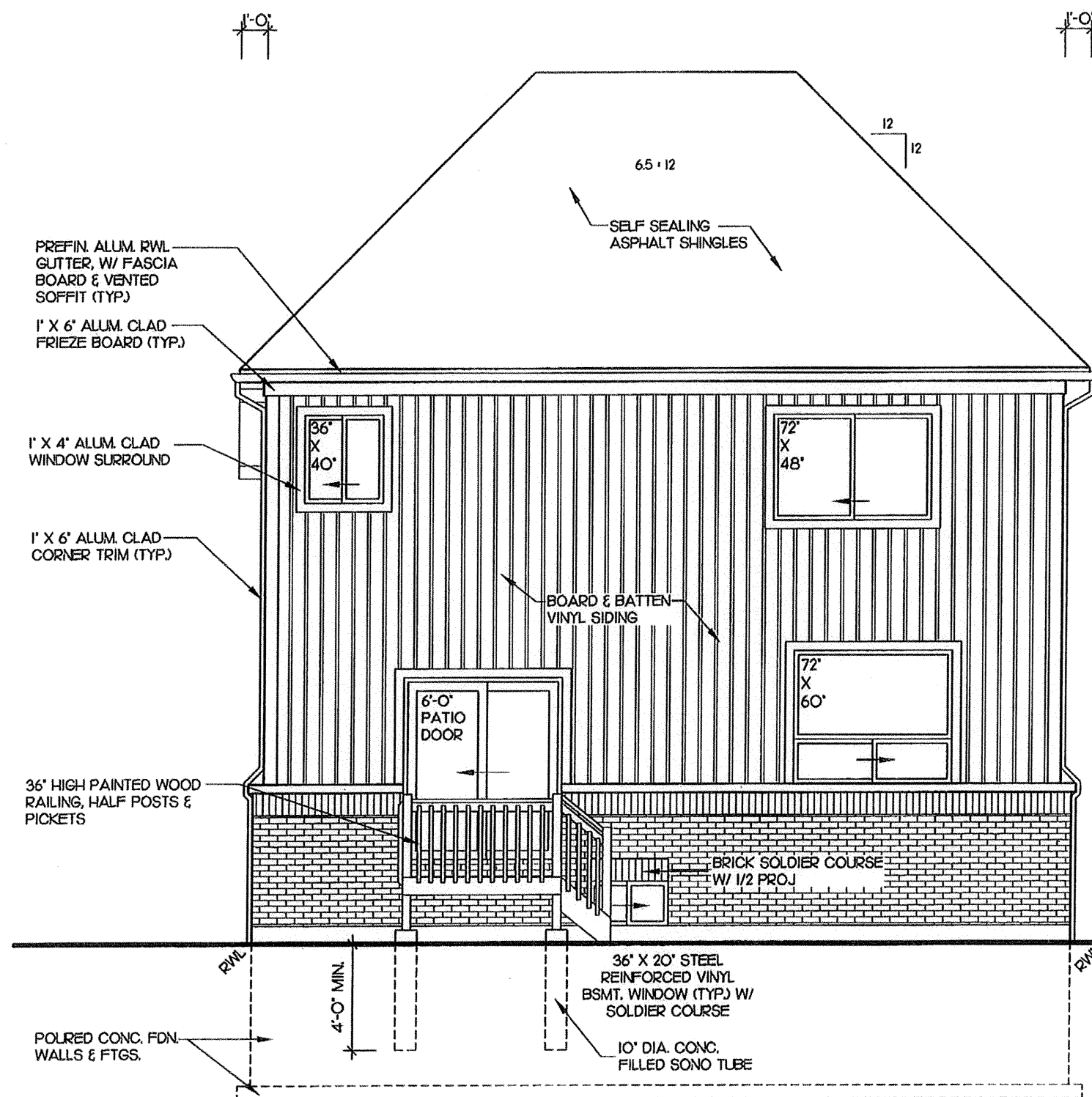
Project No. 2008-65
Drawing No. 9 OF 12
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

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: AUG 05 2014

Sheet Title
RIGHT SIDE ELEVATION
Scale
3/16" = 1'-0"
Date
JUNE 2012
Drawn by
BM/AA
Checked by
PS
THE CARLISLE

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

SUBMITTED FEB. 17 / 15

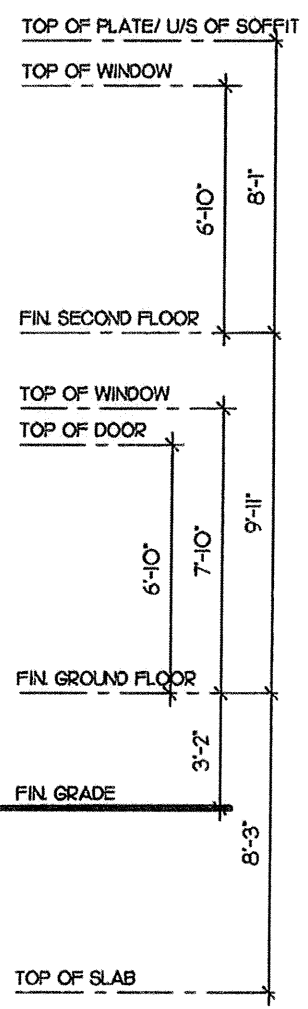


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ARCHITECTURAL REVIEW & APPROVAL
AUG 06 2014
J. L. G. Williams United, Architect

Project No. 2008-65
Drawing No. 10 OF 12
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269



Client DELPARK/ HIGHCASTLE HOMES	Sheet Title REAR ELEVATION			REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	
	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-7 9'-0" CEILINGS	Scale 3/16" = 1'-0"	Drawn by BM/AA		I <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design.
		Date JUNE 2012	Checked by PS		
ELEVATION 'A'	THE CARLISLE			BCIN <u>23411</u> Date: <u>AUG. 05 2014</u>	

SUPERCEDED FEB. 17/15