

NORTHGLEN

40' LOT PRODUCT - 9'-0" CEILINGS

MUNICIPALITY OF CLARINGTON

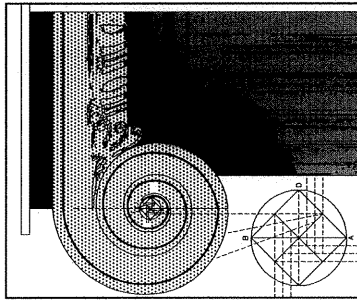
PROJECT NO. 2008-65

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

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

Gross area of peripheral walls: 3026.68 SF
Gross area of openings: 255.30 SF
8.43% Ratio

Elev. 'A'



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

13	ISSUED TO CLIENT	NOV. 4, 2015	TB	AREAS	GROUND FLOOR AREA	107.77	1160	ELEVATION 'A'
12	REPLACED BLACK GLASS WITH DECOR. LOUVRES ON FRONT ELEV.	OCT. 21, 2015	TB					
11	ISSUED TO CLIENT FOR PERMIT	JUNE 26, 2014	TB					
10	REVISED FOR 2012 OBC - ISSUED TO P. ENG FOR STAMPING	JUNE 23, 2014	TB					
9	ADDED BASEMENT WINDOW FOR ROUGH-IN ON LEFT SIDE ELEVATION & OPT. DOOR AT LAUNDRY ON RIGHT SIDE ELEVATION	OCT. 15, 2013	TB					
8	REVISED TO COMPLIANCE PACKAGE D & ISSUED FOR PERMIT	APRIL 30, 2013	PS					
7	GARAGE DOOR HEIGHT REVISED FROM 8'-0"-7'-0" ON FRONT ELEVATION - RAILING MATERIAL REVISED - RE-ISSUED TO CLIENT FOR REVIEW	DEC. 17, 2012	PS					
6	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 08, 2012	PS					
5	ISSUED TO P. ENG. FOR FINAL STRUCTURAL CHECK.	MARCH 23, 2012	PS					
4	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW	JAN 16, 2012	PS					
3	ISSUED FOR CONSTRUCTION	SEPT /11	PS	NOT INCLUDING OPEN AREAS	TOTAL FLOOR AREA	235.98	2540	
2	ADDED MASONRY PLINTH AROUND GROUND FLOOR PERIMETER- REISSUED 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	COVERAGE (NOT INCLUDING PORCH)	143.72	1547		

Client

DELPAK/ HIGHCASTLE HOMES

Project

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-8
9'-0" CEILINGS
ELEVATION 'A'

Sheet Title

AREAS & REVISIONS

Scale

3/16" = 1'-0"

Date

DEC 2012

Drawn by

AL/CP

Checked by

BM

WINDSOR

REGISTERED PERSON:

D.W. CASSIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

FIRM BCIN 28461

I

STEPHEN P. KENNEDY

have

reviewed and take responsibility for this design.

Signature

NOV 04 2015

Date:

BCIN

23411

Project No.

CASSIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

2008-65

Drawing No.

1 OF 11

CONSTRUCTION NOTES

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 DENSITY BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENER CONSTRUCTION (2" X 6" STUDS)

90 mm (4") OR 75 mm (3") FACE BRICK, 25 mm (1") AIR SPACE, 22 mm x 180 mm x 0.76 mm (7/8" x 7" x 22 ga.) GALV. METAL TIES @ 400 mm (16") O.C. HORIZ. 600 mm (24") O.C. VERTICAL, 0.7 kg/s.m. (No. 15) BUILDING PAPER, 12.7 mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., RSI 4.23 (R24) HIGH DENSITY BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800 mm (30") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150 mm (6") BEHIND SHEATHING PAPER MIN. 150 mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.

4 INTERIOR STUD PARTITIONS

12.7 mm (1/2") INT. DRYWALL ON BOTH SIDES (FOR FIN. AREAS), 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH. LOAD BEARING WALL: 38 mm x 89 mm (2" x 4") OR 38 mm x 140 mm (2" x 6") @ 406 mm (16") O.C. NON-LOAD BEARING WALL: 38 mm x 89 mm (2" x 4") @ 610 mm (2'-0") O.C.

5 FOUNDATION WALL

200 mm (8") POURED CONC. FOUNDATION WALL WITH 15 Mpa (2200 psi) CONC. OR 20 Mpa (2900 psi) CONC. WHERE STEEL REINFORCING IS SPECIFIED AND BITUMINOUS DAMP PROOFING, 19 mm (3/4") MINERAL FIBRE INSULATION WITH DENSITY OF 57 KG/M3 MIN. OR EQUIVALENT DRAINAGE LAYER, 480 mm x 155 mm (19" x 6") OR 600 mm x 200 mm (24" x 8") FOR PARTY WALLS CONTINUOUS KEYED CONC. FTG OR AS PER SOIL REPORT. BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL.

6 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..... = 205 (7 7/8")
MIN. RISE..... = 125 (4 7/8")
MAX. RUN..... = 225 (8 7/8")
MIN. RUN..... = 355 (1'-2")
MAX. TREAD..... = 210 (8 1/4")
MIN. TREAD..... = 355 (1'-2")
MAX. NOSING..... = 235 (9 1/4")
MIN. NOSING..... = 25 (1")
MIN. HEADROOM..... = 1950 (6'-5")
MIN. WIDTH..... = 850 (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) = 900 (2'-11")
GUARD/HANDRAIL @ EXT. LANDING..... = 865 (2'-10")
HANDRAIL @ EXT. STAIR MIN..... = 865 (2'-10")
HANDRAIL @ EXT. STAIR MAX..... = 965 (3'-2")
WOOD PICKETS MAX. 100 mm (4") BETWEEN

12 SILL PLATE

38 mm x 89 mm (2" x 4") SILL PLATE WITH 12.7 mm (1/2") DIA. ANCHOR BOLTS 300 mm (12") LONG MIN. 100 mm (4") IN CONC. @ 2400 mm (7'-10") O.C. CONTINUOUS CAULKING OR 1" MINERAL WOOL BETWEEN SILL PLATE, AIR BARRIER AND CONCRETE WALL.

13 BLANKET INSULATION

RSI 3.52 (R20) BLANKET INSULATION W/ 6 MIL. AIR/ VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING) OR 1/2" AIR SPACE, RSI 3.52 (R20) INSULATION WITH 38 x 89 (2" x 4") @ 610mm (2'-0") O.C. WOOD STRAPPING AND 6 mil. AIR/VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING). CONTINUITY OF AIR BARRIER SYSTEM TO EXTEND THROUGHOUT THE BASEMENT INSULATION TO EXTEND DOWN FROM THE SUBFLOOR TO THE FIN. BASEMENT SLAB , PROVIDE 0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL & INSULATION.

14 BEARING STUD PARTITION

38 mm x 89 mm (2" x 4") OR 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., (AS PER WORKING DRAWINGS) WITH 2 TOP PLATES AND SINGLE SILL PLATE TO MATCH STUD WIDTH ON DAMPPROOFING MATERIAL, 12.7 mm (1/2") DIA. ANCHOR BOLTS @ 2400 mm (7'-10") O.C. ON 100 mm (4") HIGH CONC. CURB ON 350 mm x 150 mm (14" x 6") CONC. FOOTING.

15 PIPE COLUMN

(ASTM) A53 GRADE 'B' 90 mm (3 1/2") PIPE COLUMN, 870 mm x 870 mm x 410 mm (34" x 34" x 16") CONC. FTG. 15 Mpa. (2200 psi) CONC. STRG. WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM PLATE. FOOTING SIZE MAY VARY - SEE PLANS.

16 BEAM POCKET

BEAM TO BE GROUTED IN.

17 BEAM BLOCKING

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

18 GARAGE SLAB

100 mm (4") CONC. SLAB SLOPE TO FRONT. CONC. STRG. 32 Mpa. (4650 psi) WITH 5-8% AIR ENTRAINMENT. FILL BENEATH SLAB TO BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

19 GARAGE SEPARATION - WALLS

12.7 mm (1/2") GYPSUM BD. ON WALLS BETWEEN HOUSE AND GARAGE. RSI 4.23 (R24) HIGH DENSITY BATT INSULATION IN WALLS. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

20 GAS PROOFED DOOR

PROVIDE SELF CLOSER AND WEATHER STRIPPING.

21 PRECAST CONCRETE STEP

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

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 PARTY WALLS

RESERVED

34 BRIDGING

ALL JOISTS TO BE GLUED AND BRIDGED WITH 38 mm x 38 mm (2" x 2") CROSS BRIDGING OR SOLID BLOCKING @ 2100 mm (7'-0") O.C. MAX. WHERE SPECIFIED. STRAPPING SHALL BE 19 mm x 64 mm (1" x 3") SPACED @ 2100 mm (7'-0") O.C. WHERE SPECIFIED. PROVIDE SOLID BLOCKING @ 1200 mm (3'-11") MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS.

35 WOOD PROTECTION

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 mm (6") ABOVE GROUND OR SLAB, PROVIDE 6 mil POLYETHYLENE FILM OR No. 50 (45 lb) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

36 BLOCK VENER 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. STEEL PLATE 120 mm x 250 mm (5" x 10" x 3/8") BASE PLATE w/2-12 mm DIA. x 300 mm LONG AND 50 mm HOOK (2 1/2" x 12" x 2") WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.

39 RESERVED

40 GARAGE WALLS

SAME AS NOTE No. 2 & 3 WITH THE FOLLOWING EXCEPTIONS:
STUDS TO BE 38 mm x 89 mm (2" x 4") @ 406 mm (16") O.C., DELETE INSULATION, 6 mil AIR/VAPOUR BARRIER & DRYWALL

41 PORCH SLAB WITH OPTIONAL COLD CELLAR

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

42 EXPOSED FLOOR

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

43 2 STOREY WALLS - DOUBLE VOLUME

2-38 x 140 (2'-2" x 6") SPR. # 2 CONTINUOUS STUDS @ 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 VENER 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/PTI ARTICLE 9.14.5.2)

ALL TO HAVE MIN. YIELD OF 350 mpa.

48 HOLLOW STEEL SECTIONS (H.S.S.)

ALL TO HAVE MIN. YIELD OF 350 mpa.

ADDITIONAL NOTES

FOOTINGS

ALL FOOTINGS TO REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. CAPABLE OF SUSTAINING 150 kPa

BEDROOM WINDOWS

AT LEAST ONE WINDOW PER FLOOR. TO HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 m2 (3.8 sq. ft.) WITH NO DIMENSION LESS THAN 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 480 x 2030 x 35 (1'6" x 6'8" x 1 3/8")

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

7 - DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") SOLID CORE WOOD DOOR W/20 MIN. FIRE PROTECTION RATING OR EQUAL AND 38 mm (1 1/2") THICK WOOD FRAME. PROVIDE SELF CLOSING DEVICE.

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

9 - EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4")
INSULATED MIN RSI 0.7, (R4)

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

M1 -36" X 80" 2 PANEL SLIDING DOORS

M2 -48" X 80" 2 PANEL SLIDING DOORS

M3 -60" X 80" 2 PANEL SLIDING DOORS

M4 -72" X 80" 2 PANEL SLIDING DOORS

M5 -84" X 80" 2 PANEL SLIDING DOORS

M6 -96" X 80" 2 PANEL SLIDING DOORS

LINTEL/BEAM SCHEDULE

L1.....2 - 38 x 184.....(2 - 2 x 8) SPR. #2
L2.....3 - 38 x 184.....(3 - 2 x 8) SPR. #2
L3.....2 - 38 x 235.....(2 - 2 x 10) SPR. #2
L4.....3 - 38 x 235.....(3 - 2 x 10) SPR. #2
L5.....2 - 38 x 286.....(2 - 2 x 12) SPR. #2
L6.....3 - 38 x 286.....(3 - 2 x 12) SPR. #2
L7.....90 x 90 x 6.0.....(3 1/2 x 3 1/2 x 1/4 L)
L8.....90 x 90 x 8.0.....(3 1/2 x 3 1/2 x 5/16 L)
L9.....100 x 90 x 6.0.....(4 x 3 1/2 x 1/4 L)
L10.....125 x 90 x 8.0.....(5 x 3 1/2 x 5/16 L)
L11.....125 x 90 x 10.0.....(5 x 3 1/2 x 3/8 L)
L12.....150 x 100 x 10.0.....(6 x 4 x 3/8 L)
ALL LVL'S TO BE E 2.0
ALL STRUCTURAL STEEL TO BE G40.21 GRADE .350W

LEGEND

Ø DUPLEX OUTLET (12" HIGH)
Ø DUPLEX OUTLET (HEIGHT AS NOTED)
Ø WEATHERPROOF DUPLEX OUTLET
Ø HEAVY DUTY OUTLET
Ø LIGHT FIXTURE (CEILING)
Ø LIGHT FIXTURE (PULL CHAIN)
Ø LIGHT FIXTURE (WALL MOUNTED)
Ø LIGHT FIXTURE (POT LIGHT)
\$ SWITCH
\$ SWITCH (3 WAY)
SB ☒ SOLID WOOD BEARING
PL ☒ POINT LOAD
A.F.F. ABOVE FINISHED FLOOR
T.O.S. TOP OF STEEL
FD ☒ FLOOR DRAIN
HB ☒ HOSE BIB
P.T. PRESSURE TREATED LUMBER
LVL. LAMINATED VENEER LUMBER
M.C. MEDICINE CABINET
SA ☒ SMOKE ALARM (INTERCONNECTED)
CO ☒ CARBON MONOXIDE ALARM
☒ CABLE JACK
☒ TELEPHONE JACK
FG FIXED GLASS
FA FLAT ARCH
GT. GIRDER TRUSS
DT. DOUBLE TRUSS
DJ. DOUBLE JOIST
TL. TRIPLE JOIST
CL. CLASS 'B' VENT
EX. EXHAUST VENT

Client
Delpark/ Highcastle Homes

Project
NORTHGLENN
MUNICIPALITY OF CLARINGTON
UNIT 40-8
9-0" CEILINGS
ELEVATION 'A'

Sheet
Title
CONSTRUCTION NOTES

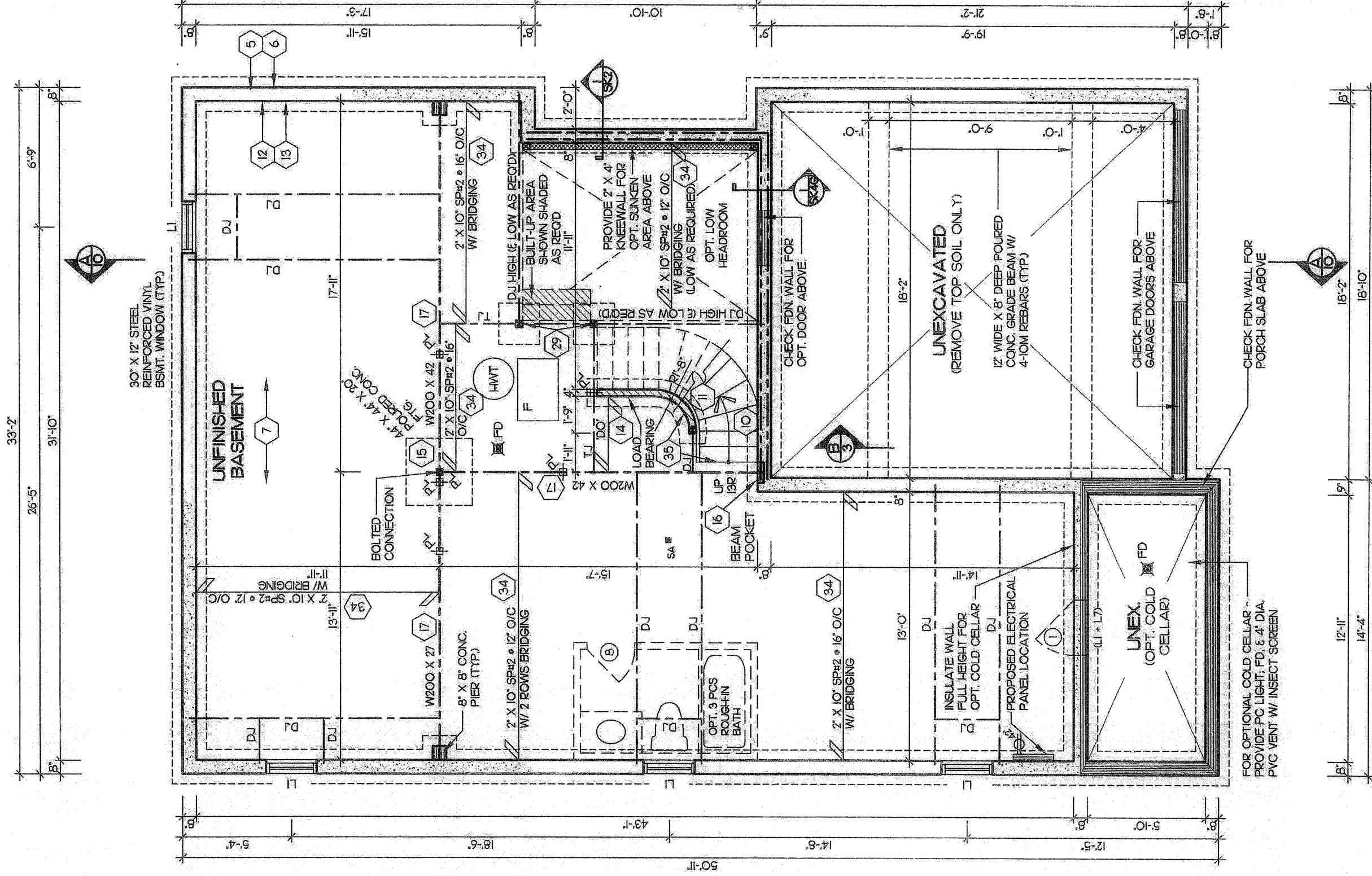
Scale
3/16" = 1'-0"
Date
JUNE 2012
Drawn by
AL/CP
Checked by
BM
WINDSOR

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

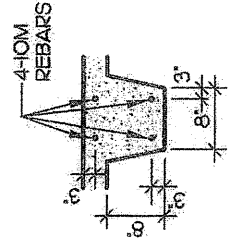
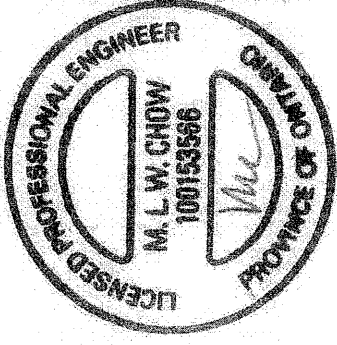
I, STEPHEN P. KENNEDY have
reviewed and ~~take~~ responsibility for this design.
Signature [Signature]
BCIN 23411 Date: JUN 2 6 2014

Project
No.
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
2008-65

Drawing
No.
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269
2 OF 11



JUN 23 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



(B) GRADE BEAM DETAIL
NTS

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

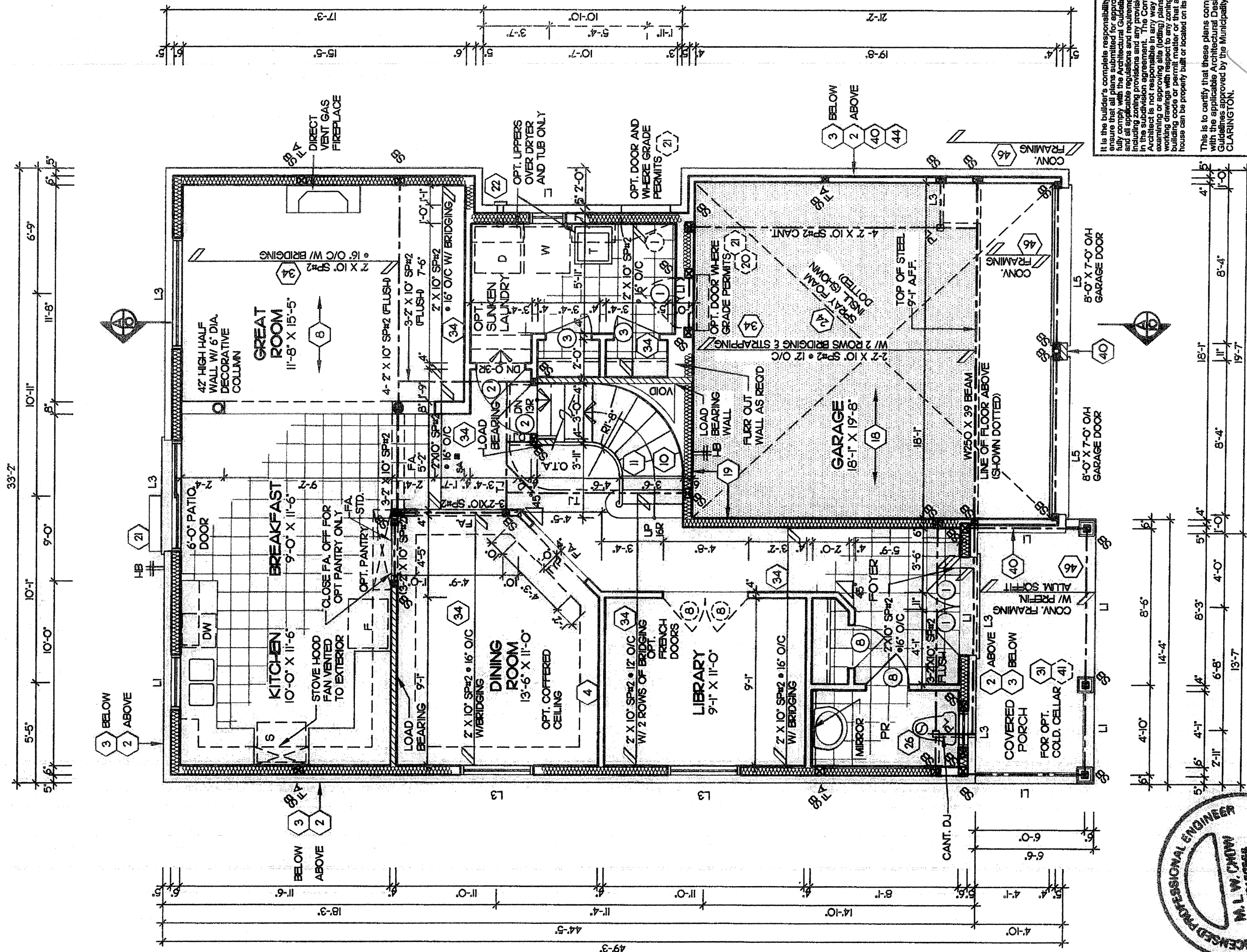
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

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 AND
FLOOR ABOVE WHERE POINT
LOADS OCCUR

Client	DELPAK/ HIGHCATTLE HOMES		Sheet Title	BASEMENT PLAN ELEVATION 'A'		REGISTERED PERSON:	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No.	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
Project	NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS		Scale	3/16" = 1'-0"	Drawn by	AL/CP	I	STEPHEN P. KENNEDY	2008-65	Drawing No.	
	ELEVATION 'A'		Date	JUNE 2012	Checked by	BM	reviewed and take responsibility for this design.			3 OF 11	
							Signature	BCIN 23411			
								Date: JUN 26 2014			



It is the builder's complete responsibility to ensure that all plans submitted for approval are in full compliance with the applicable building codes and all applicable regulations and provisions in the subdivision agreement. The Contractor is not responsible in any way for examining or approving any (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.

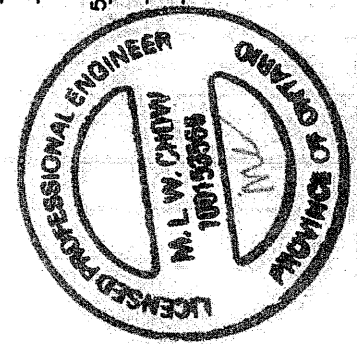
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

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

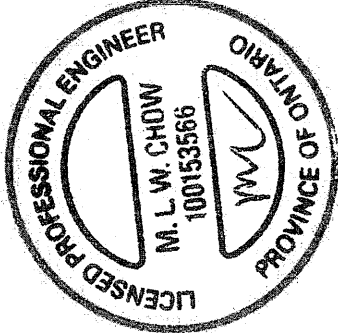
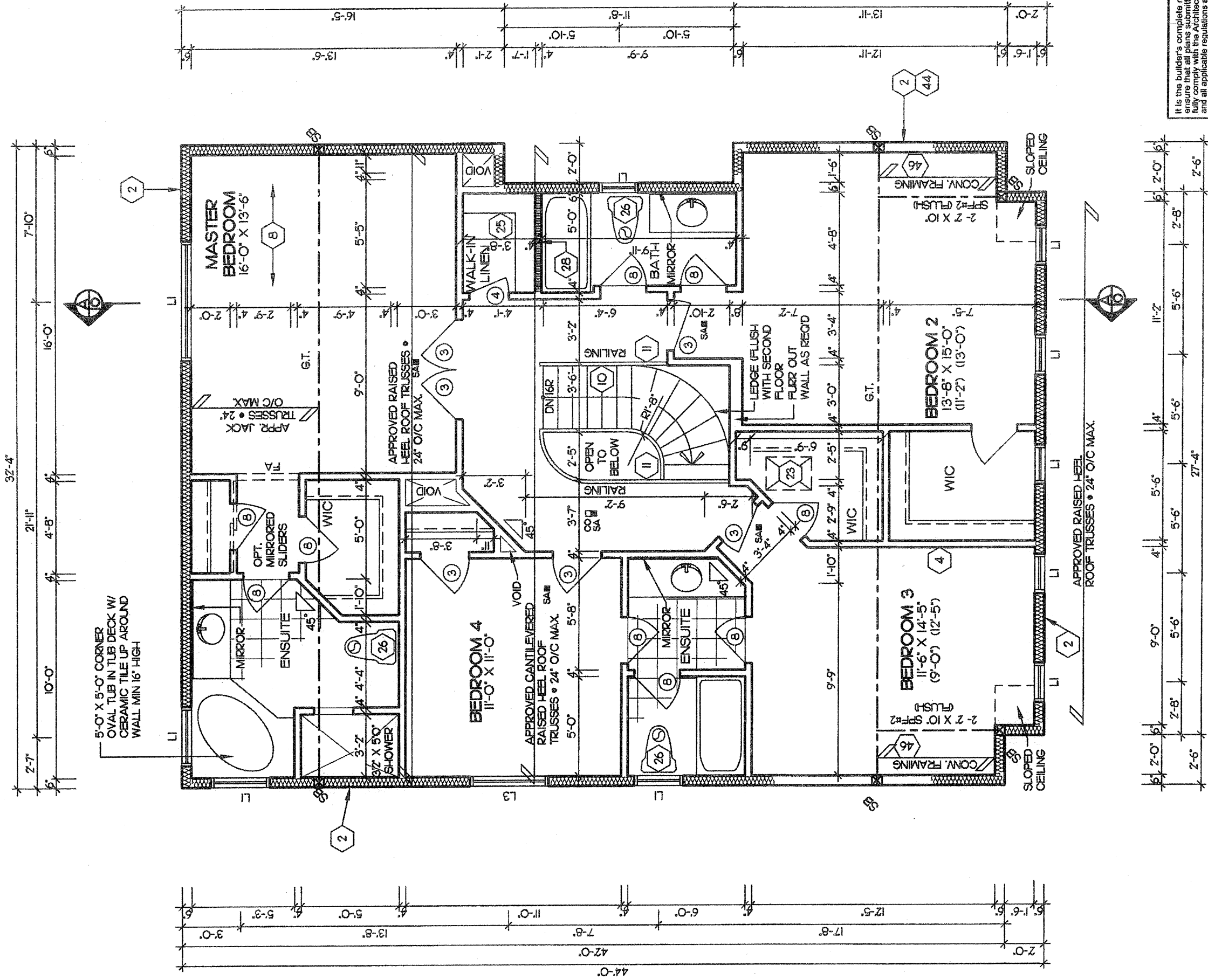
FLOOR JOISTS TO BE SPACED 12" O/C BELOW OVAL TUBS & TILED AREAS

JUN 23 2014

FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS



Client	DELPARK/ HIGHCASTLE HOMES		Registered Person	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No.	2008-65	
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS		Drawn by	AL/CP		Drawing No.	4 OF 11	
	ELEVATION 'A'		Date	JUNE 2012				
			Checked by	EM				
			Signature	STEPHEN P. KENNEDY				
			reviewed and took responsibility for this design.					
			BCIN	23411		Date:	JUN 26 2014	
				WINDSOR				
							60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	



JUN 23 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

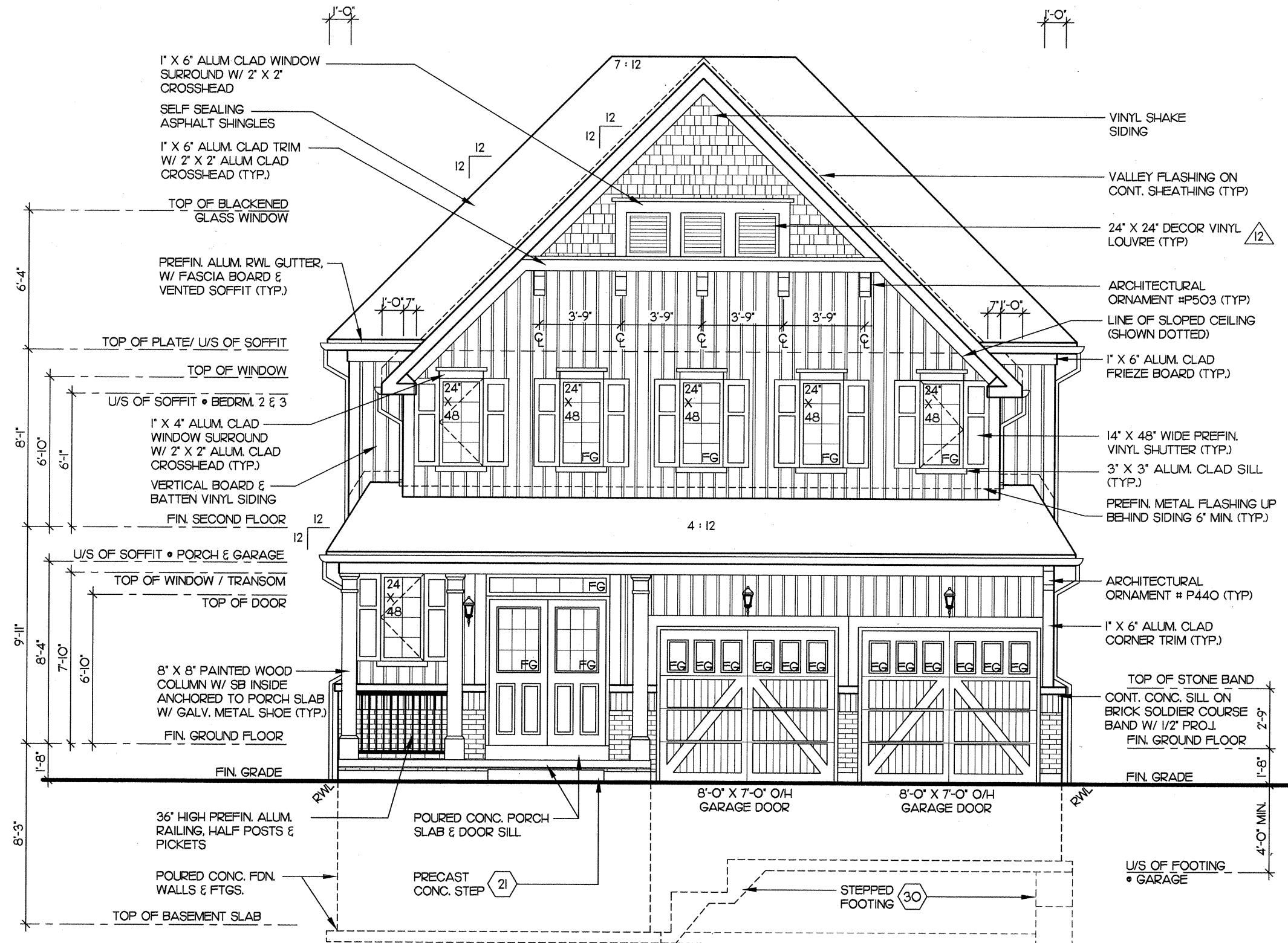
It is the builder's complete responsibility to ensure that all construction complies with the applicable regulations and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining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

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

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

Client DELPAK/ HIGHCASTLE HOMES	REVISED SA/CO LOCATIONS AS PER CBC	APR. 24, 2014	TB
	Sheet Title SECOND FLOOR PLAN ELEVATION 'A'		
Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS ELEVATION 'A'	Scale 3/16" = 1'-0"	Drawn by AL/CP	Date JUNE 2012
	Checked by BM	WINDSOR	
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: JUN 26 2014	
Project No. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS		2008-65	
Drawing No. 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3		5 OF 11	

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

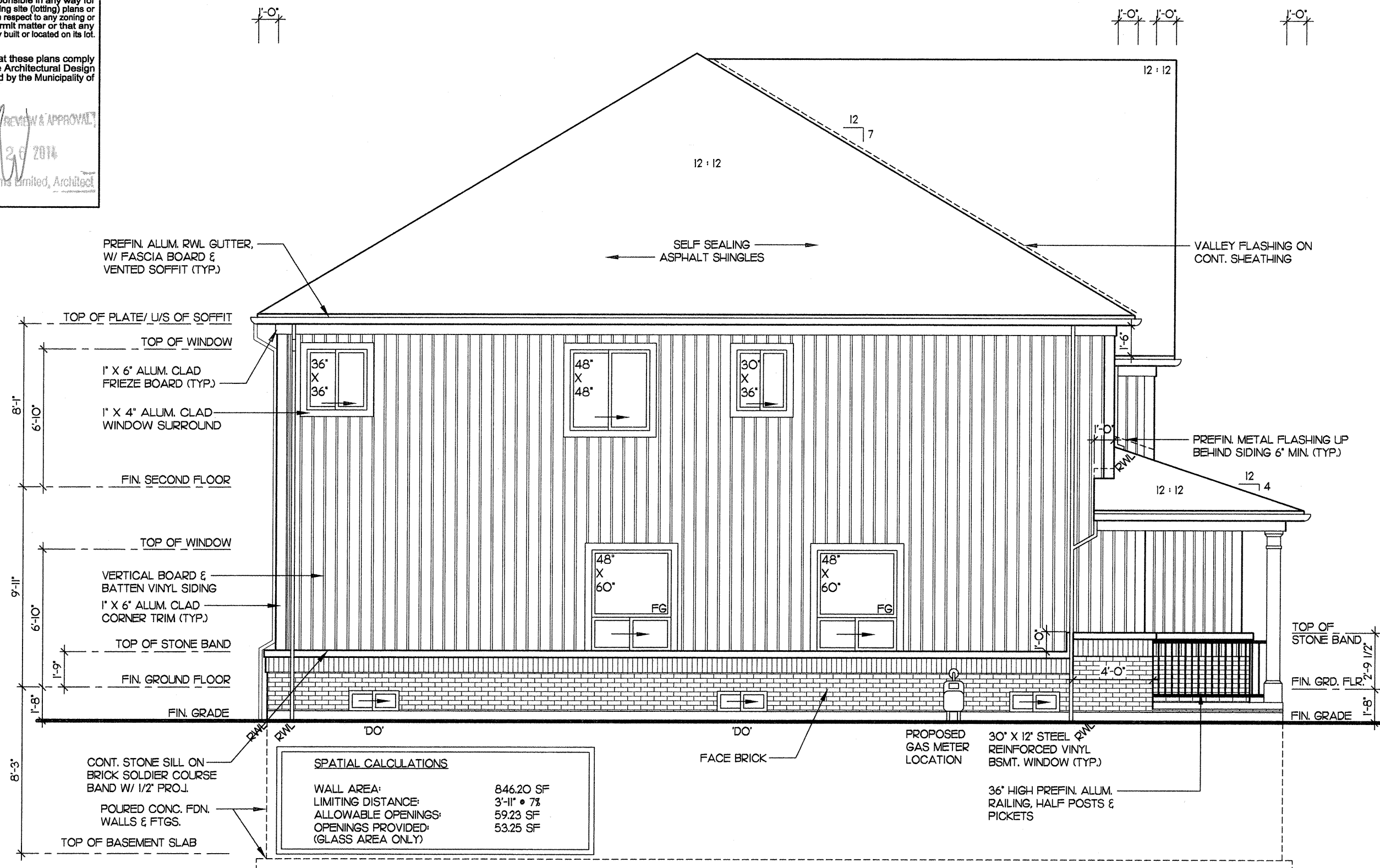


Client DELPARK/ HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS	Sheet Title FRONT ELEVATION 'A'	Scale 3/16" = 1'-0"		Drawn by AL/CP	Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	REPLACE BLACK GLASS WITH 24" X 24" DECOR LOUVRE	I2	OCT. 2/15	TB
			Date DEC 2012	Checked by BM						
			WINDSOR							
ELEVATION 'A'		PROJECT NO. 2008-65								
		DRAWING NO. 6 OF 11								

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

26

John C. Williams Limited, Architects



Client DELPARK/ HIGHCASTLE HOMES		Sheet Title LEFT SIDE ELEVATION 'A'		Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS		Scale 3/16" = 1'-0"	Drawn by AL/CP	STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature <i>[Signature]</i> BCIN 23411 Date: JUNE 26, 2014		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
		Date DEC 2012	Checked by BM				
		WINDSOR					
ELEVATION 'A'						Drawing No. 7 OF 11	
						Project No.	

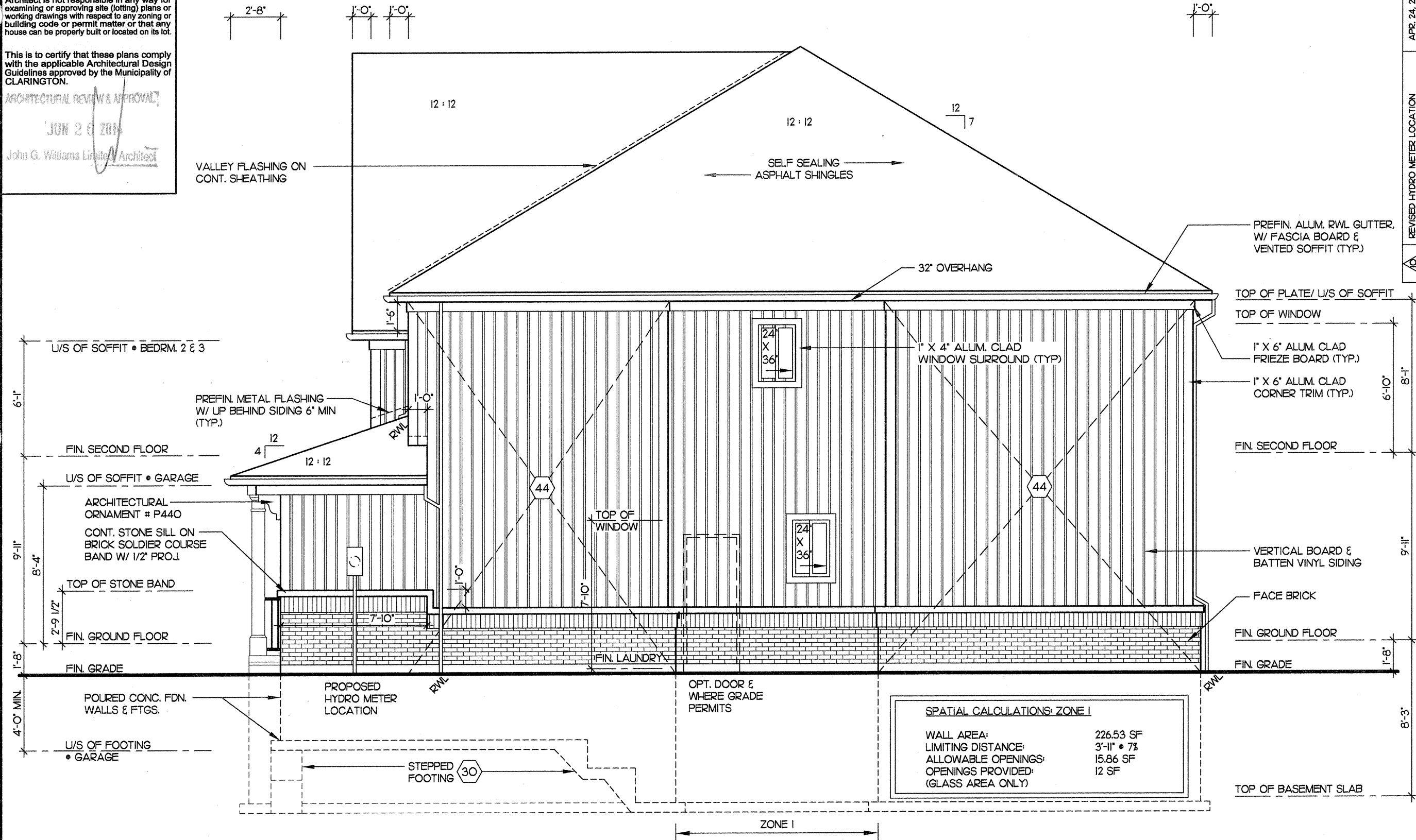
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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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ARCHITECTURAL REVIEW & APPROVAL

JUN 26 2014

John G. Williams Limited Architect



REVISD HYDRO METER LOCATION

TB

APR 24, 2014

ADDED OPT. DOOR AT LAUNDRY

9

TB

OCT. 15, 2013

Project No.

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

2008-65

Drawing No.

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

8 OF 11

REGISTERED PERSON:

D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

FIRM BCIN 28461

STEPHEN P. KENNEDY

have

reviewed and take responsibility for this design.

Signature

BCIN

23411

Date:

JUNE 26, 2014

Sheet Title

RIGHT SIDE ELEVATION 'A'

Client
Delpark/ Highcastle Homes

Project
NORTHGLENN
MUNICIPALITY OF CLARINGTON
UNIT 40-8
9'-0" CEILINGS

Drawn by

AL/CP

Checked by

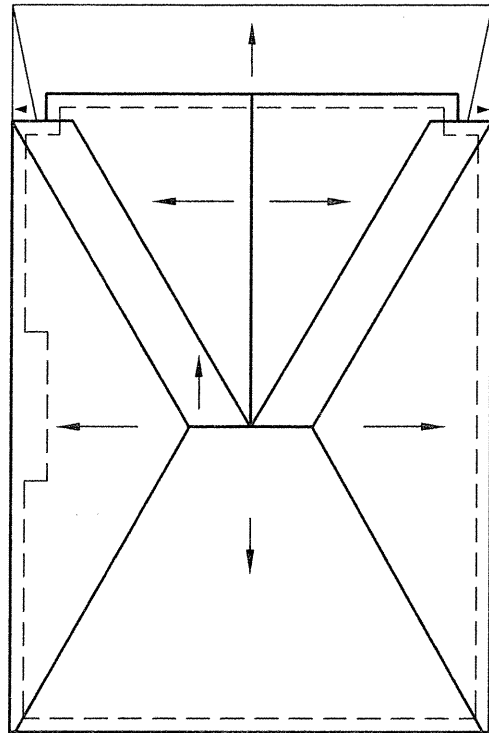
BM

Date

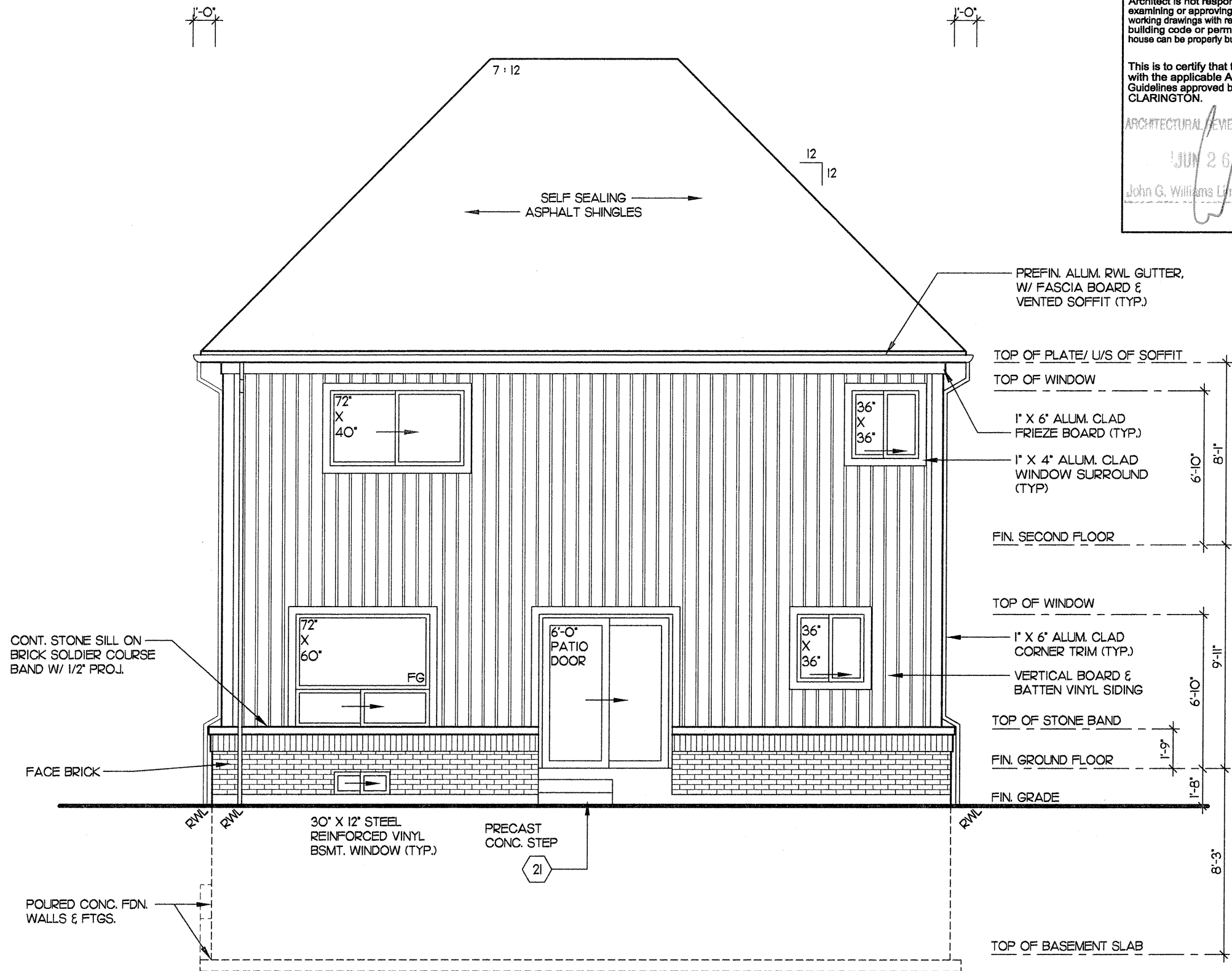
JUNE 2012

WINDSOR

ELEVATION 'A'



ROOF PLAN
N.T.S.



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ARCHITECTURAL REVIEW & APPROVAL

JUN 26 2014

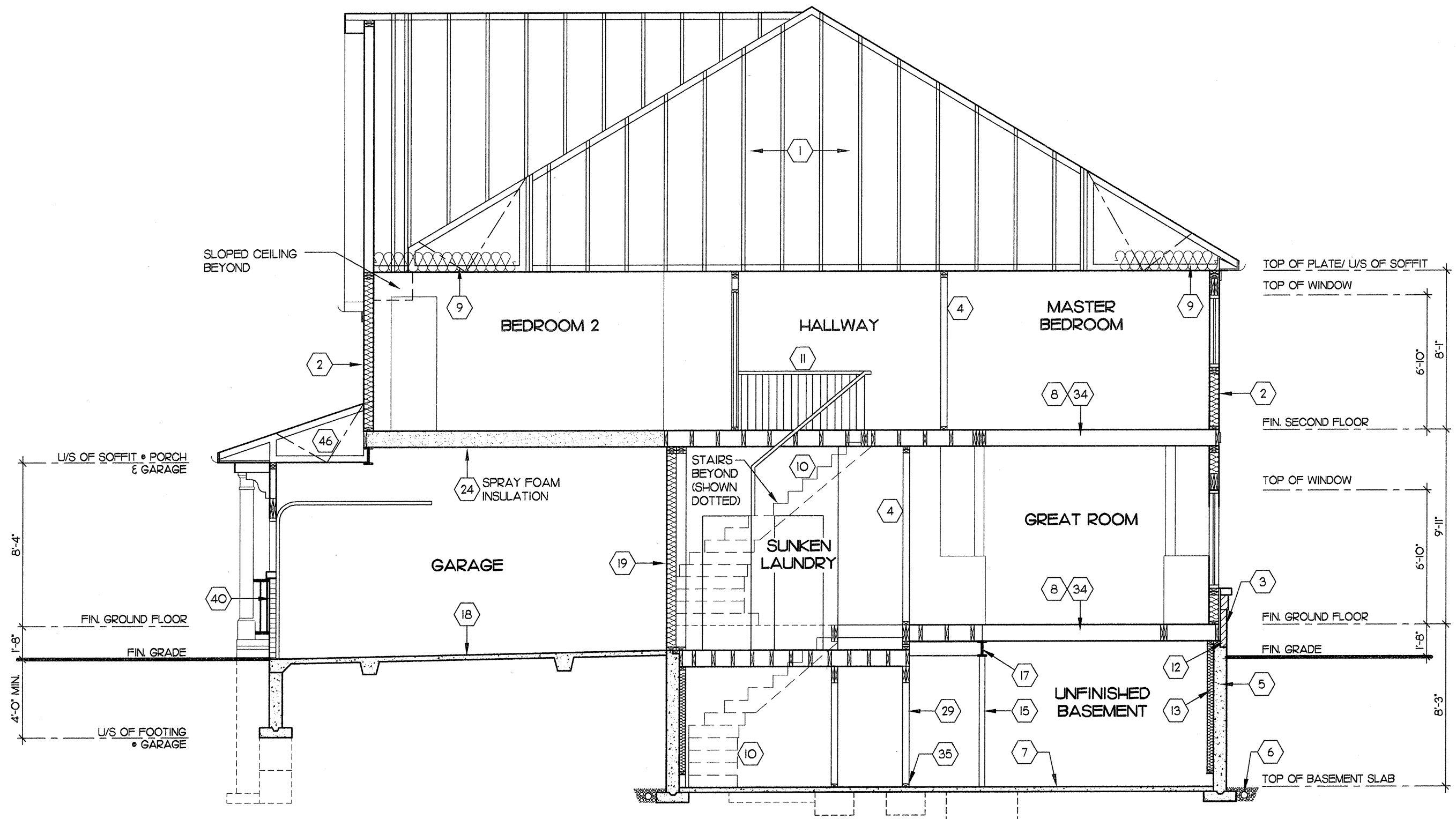
John G. Williams Limited, Architect

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

REGISTERED PERSON:
D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
STEPHEN P. KENNEDY have reviewed and taken responsibility for this design.
Signature Date: JUN 26 2014
BCIN 23411

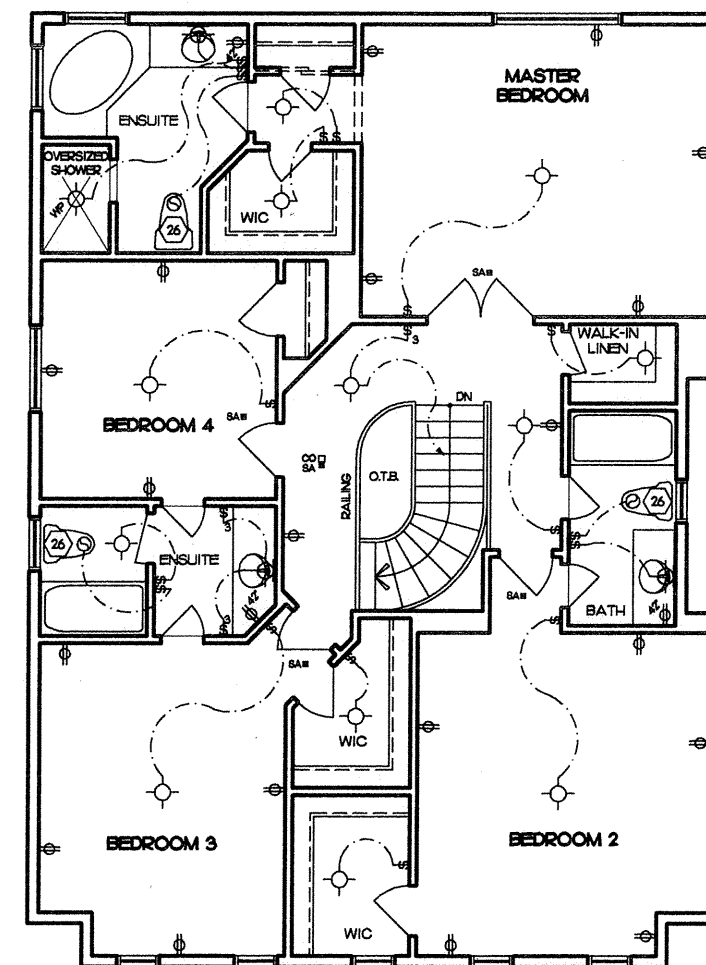
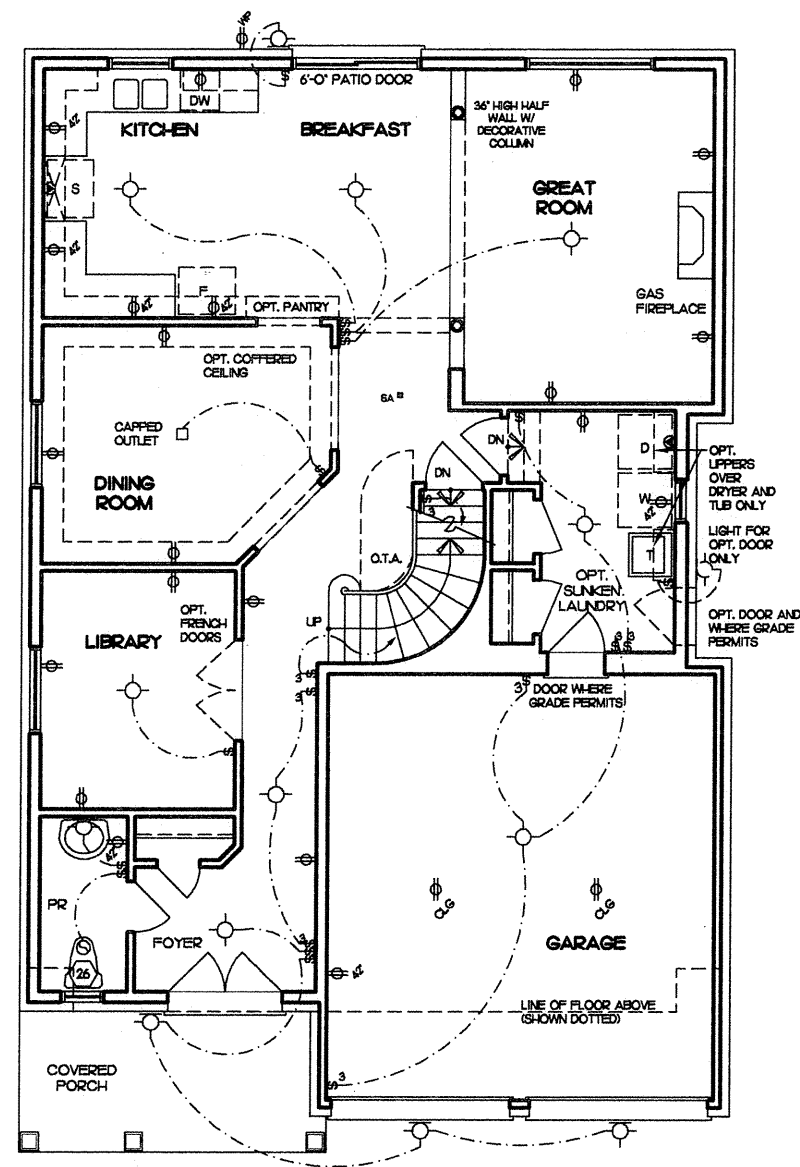
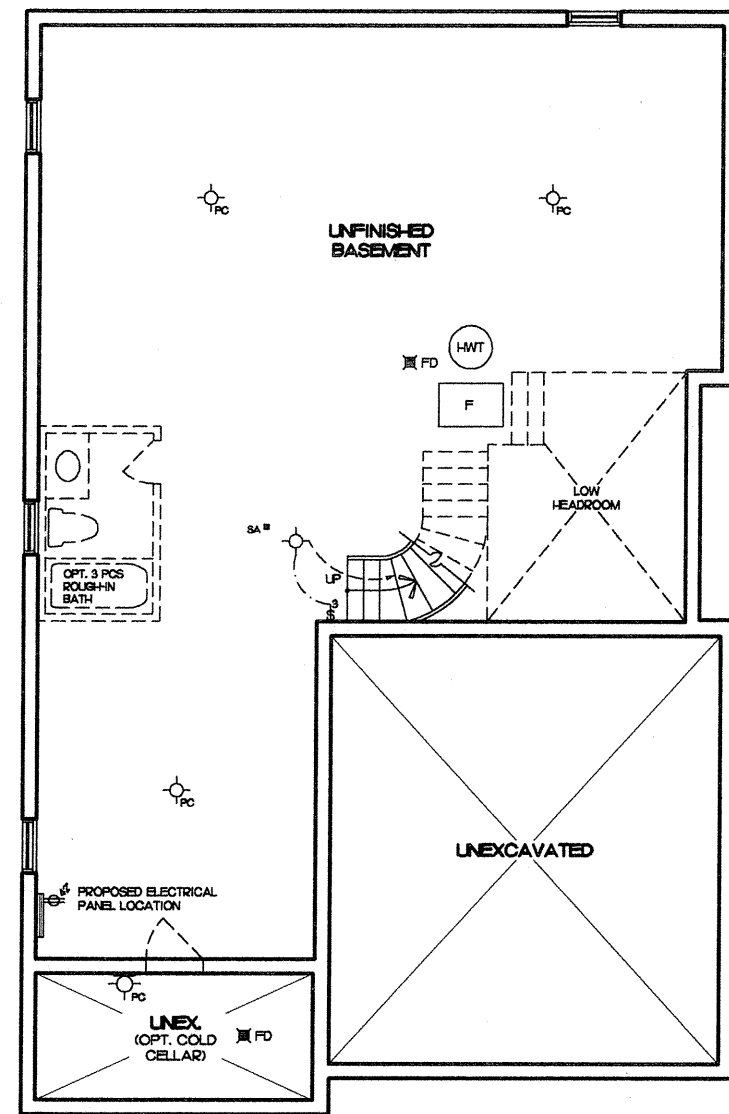
Sheet Title: REAR ELEVATION 'A' & ROOF PLAN
Scale: 3/16" = 1'-0"
Date: JUNE 2012
Drawn by: AL/CP
Checked by: BM
WINDSOR

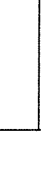
Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS
ELEVATION 'A'



SECTION 'A' - 'A'

Project No. 2008-65		Drawing No. 10 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: _____ Date: JUN 26 2014 BCIN 23411	
Client: DEL PARK / HIGHCASTLE HOMES Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS		Section: 'A' - 'A' Scale: 3/16" = 1'-0" Date: JUNE 2012 Drawn by: AL/CP Checked by: BM WINDSOR	
ELEVATION 'A'		WINDSOR	



	REVISED SA/CO LOCATIONS AS PER CBC	APR. 24, 2014	TB
	Sheet Title		
Client	Delpark/ Highcastle Homes		
	Project		
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS		
	ELEVATION 'A'		
ELECTRICAL PLANS		Scale	N.T.S.
		Drawn by	AL/CP
		Date	JUNE 2012
		Checked by	BM
		WINDSOR	
REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	
		Signature  Date: JUN 26 2014	
		BCIN	23411
PROJECT NO. 2008-65		DRAWING NO. 11 OF 11	
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269			