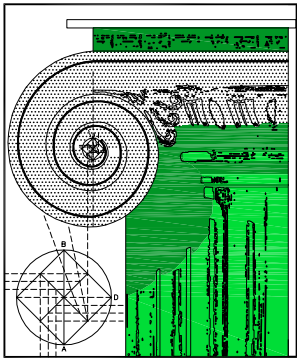




NORTHGLEN
33' LOT PRODUCT - 8'-0" CEILINGS

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)

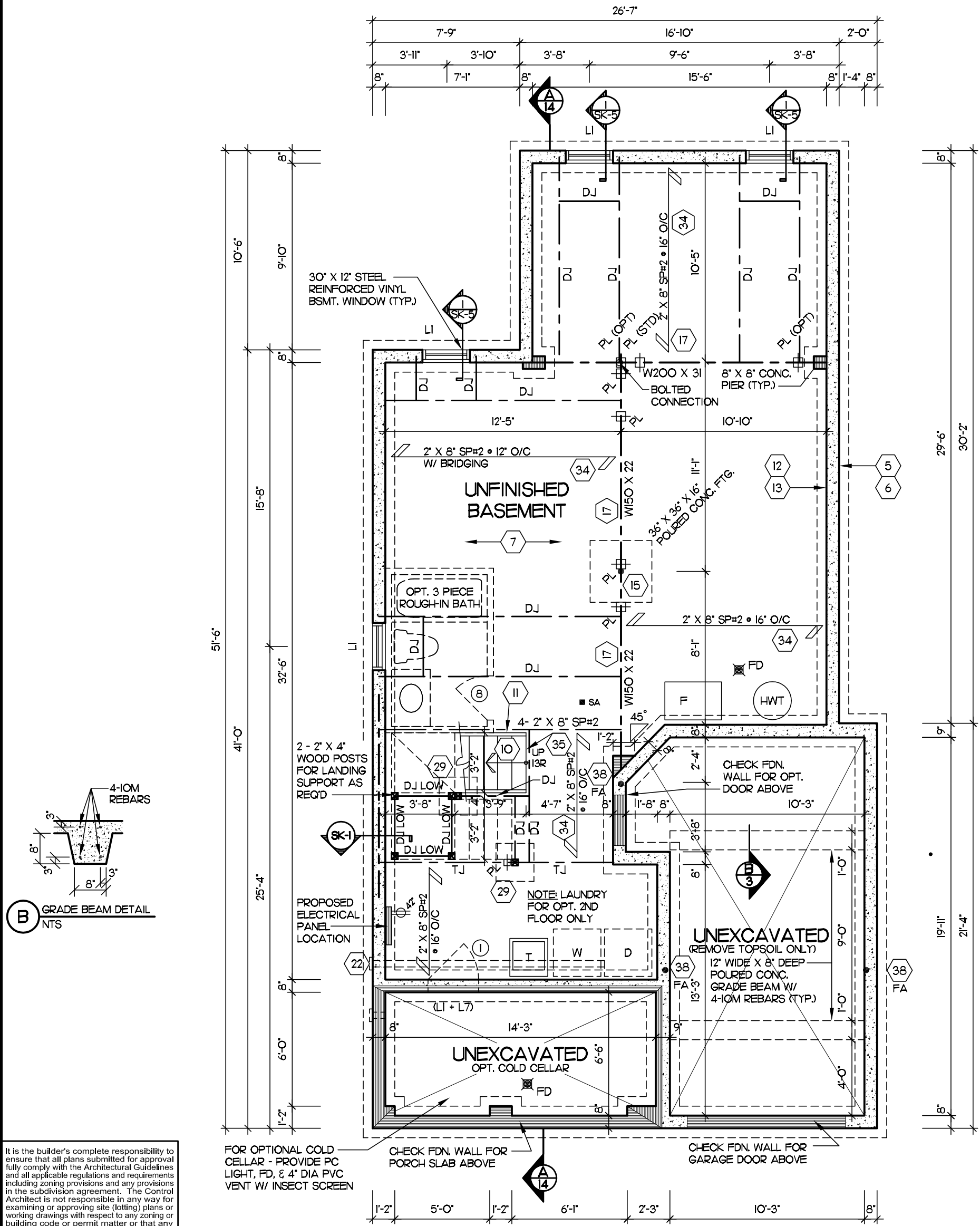
	Elev. 'A' Std. Plan	Elev. 'A' Opt. Plan
Gross area of peripheral walls:	2291.06 SF	2474.80 SF
Gross area of openings:	270.53 SF 11.81% Ratio	273.10 SF 10.49% Ratio
Gross area of peripheral walls:	2291.06 SF	2474.80 SF
Gross area of openings with FP:	276.09 SF 12.05% Ratio	278.66 SF 11.56% Ratio

No.	DESCRIPTION	DATE	BY	AREAS		ELEVATION 'A'	
						M ²	FT ²
8	UPDATED DRAWING FOR 2012 O.B.C.	JAN. 31, 2014	TB	NOT INCLUDING OPEN AREAS	GROUND FLOOR AREA	81.47	877
7	PG 5, ADDED PARTIAL PLANS TO ACCOMODATE 4-5 RISERS AT THE GARAGE	NOV. 27, 2013	TB		SECOND FLOOR AREA	72.55	781
6	REVISED COMPLIANCE PACKAGE FROM J TO D & ISSUED FOR PERMIT	APRIL 03, 2013	PS		OPT. SECOND FLOOR AREA	88.16	949
5	ISSUED TO CLIENT		PS		TOTAL FLOOR AREA	154.03	1658
4	ISSUED TO P. ENG FOR FINAL STRUCTURAL CHECK	MAR. 29, 2012	PS		TOTAL FLOOR AREA W/ OPT. SECOND FLOOR PLAN	169.64	1826
3	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW	FEB. 01, 2012	PS		OPEN AREA (NOT INCL. IN TOTAL AREA)	0	0
2	ADDED MASONRY PLINTH AROUND THE GROUND FLOOR PERIMETER - RE-ISSUED TO CLIENT FOR COORDINATION	JULY /11	PS		COVERAGE (INCLUDING PORCH)	114.08	1228
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03/11	PS		COVERAGE (NOT INCLUDING PORCH)	104.14	1121

Client DELPARK/ HIGHCASTLE HOMES		Sheet Title AREAS & REVISIONS		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461 I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature _____ BCIN 23411 Date: JAN. 31, 2014		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		Project No. 2008-65	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS								Drawing No. 1 OF 15	
		Scale N.T.S.						Drawn by EK/AA	
		Date APRIL 2013						Checked by LM	
ELEVATION 'A'		"THE ASTLEY"							

<div>CONSTRUCTION NOTES</div> <div>UNLESS OTHERWISE NOTED</div> <div>2012 O.B.C. O. REG. 332/12 (REVISED 7 JANUARY 2014)</div> <div>R-VALUES BASED ON COMPLIANCE PACKAGE D</div> <div>ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL.</div> <div>ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C) REGULATIONS.</div> <div><div>1</div><div>ROOF CONSTRUCTION</div><div>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.</div></div> <div><div>2</div><div>FRAME WALL CONSTRUCTION (2" x 6" STUDS)</div><div>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.</div></div> <div><div>3</div><div>BRICK VENEER CONSTRUCTION (2" x 6" STUDS)</div><div>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.</div></div> <div><div>4</div><div>INTERIOR STUD PARTITIONS</div><div>12.7 mm (1/2") INT. DRYWALL ON BOTH SIDES (FOR FIN. AREAS), 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WDT. 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.</div></div> <div><div>5</div><div>FOUNDATION WALL</div><div>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.</div></div> <div><div>6</div><div>WEEPING TILE</div><div>100 mm (4") DIA. WEEPING TILE, TOP AND SIDES OF DRAINAGE TILE TO COVERED WITH MINIMUM 150 mm (6") CRUSHED STONE.</div></div> <div><div>7</div><div>BASEMENT SLAB</div><div>80 mm (3") 20 Mpa. (2900 psi) CONC. SLAB ON 100 mm (4") CRUSHED STONE WITH DAMP PROOFING.</div></div> <div><div>8</div><div>FINISHED FLOOR</div><div>ON 15.9 mm (5/8") T&G SUBFLOOR ON WOOD FLOOR JOISTS (ARTICLE 9.30.6 FOR CERAMIC TILE)</div></div> <div><div>9</div><div>ROOF INSULATION</div><div>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</div></div> <div><div>10</div><div>ALL STAIRS/EXTERIOR STAIRS</div><div>MAX. RISE..... = 200 (7 7/8") MIN. RISE..... = 125 (4 7/8") MAX. RUN..... = 355 (1'-2") MIN. RUN..... = 210 (8 1/4") MAX. TREAD..... = 355 (1'-2") MIN. TREAD..... = 235 (9 1/4") MAX. NOSING..... = 25 (1") MIN. HEADROOM..... = 1950 (6'-5") MIN. WIDTH..... = 860 (2'-10") FOR CURVED STAIRS..... MIN. RUN..... = 150 (5 7/8") MIN. AVERAGE RUN..... = 200 (7 7/8")</div></div> <div><div>11</div><div>GUARDRAIL / HANDRAIL</div><div>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</div></div> <div><div>12</div><div>SILL PLATE</div><div>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.</div></div> <div><div>13</div><div>BLANKET INSULATION</div><div>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.</div></div> <div><div>14</div><div>BEARING STUD PARTITION</div><div>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.</div></div> <div><div>15</div><div>PIPE COLUMN</div><div>(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.</div></div> <div><div>16</div><div>BEAM POCKET</div><div>BEAM TO BE GROUTED IN.</div></div> <div><div>17</div><div>BEAM BLOCKING</div><div>19 mm x 89 mm (1" x 4") BOTH SIDES OF STEEL BEAM.</div></div> <div><div>18</div><div>GARAGE SLAB</div><div>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.</div></div> <div><div>19</div><div>GARAGE SEPARATION - WALLS</div><div>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.</div></div> <div><div>20</div><div>GAS PROOFED DOOR</div><div>PROVIDE SELF CLOSER AND WEATHER STRIPPING.</div></div> <div><div>21</div><div>PRECAST CONCRETE STEP</div><div></div></div> <div><div>22</div><div>CAPPED DRYER VENT (WITH METAL INSECT SCREEN)</div><div>MAX. UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)</div></div> <div><div>23</div><div>ATTIC ACCESS HATCH</div><div>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.</div></div> <div><div>24</div><div>GARAGE SEPARATION - CEILING</div><div>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.</div></div> <div><div>25</div><div>LINEN CLOSET</div><div>4 SHELVES MIN. 350 mm (1'-2") DEEP.</div></div> <div><div>26</div><div>MECHANICAL VENTING</div><div>ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.</div></div> <div><div>27</div><div>FIREWALL SEPARATION</div><div>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.</div></div> <div><div>28</div><div>GRAB BAR</div><div>ADD GRAB BAR REINFORCEMENT IN STUD WALL FOR MAIN BATHROOM AS PER ARTICLE 9.5.2.3.</div></div> <div><div>29</div><div>WOOD COLUMN</div><div>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.</div></div> <div><div>30</div><div>STEP FOOTINGS</div><div>HORIZONTAL STEP = 600 mm (23 5/8") MIN. VERTICAL STEP = 600 mm (23 5/8") MAX. FOR FIRM SOILS & 400 mm FOR SAND & GRAVEL.</div></div> <div><div>31</div><div>PORCH SLAB</div><div>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.</div></div> <div><div>32</div><div>RESERVED</div><div></div></div> <div><div>33</div><div>PARTYWALLS</div><div>RESERVED</div></div> <div><div>34</div><div>BRIDGING</div><div>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.</div></div> <div><div>35</div><div>WOOD PROTECTION</div><div>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.</div></div> <div><div>36</div><div>BLOCK VENEER WALL</div><div>SAME AS NOTE 3 WITH THE FOLLOWING EXCEPTIONS: 100mm (4") CONCRETE BLOCK INSTEAD OF FACE BRICK AND NO WEEP HOLES.</div></div> <div><div>37</div><div>RESERVED</div><div></div></div> <div><div>38</div><div>STEEL PIPE COLUMN - NON ADJUSTABLE</div><div>(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.</div></div> <div><div>39</div><div>RESERVED</div><div></div></div> <div><div>40</div><div>GARAGE WALLS</div><div>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</div></div> <div><div>41</div><div>PORCH SLAB WITH OPTIONAL COLD CELLAR</div><div>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.</div></div> <div><div>42</div><div>EXPOSED FLOOR</div><div>RSI 5.46 (R31) FOAM INSULATION, & DRAFTSTOP WITH PRE-FINISHED ALUMINUM SOFFIT TO EXPOSED FLOOR ABOVE.</div></div> <div><div>43</div><div>2 STOREY WALLS - DOUBLE VOLUME</div><div>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.</div></div> <div><div>44</div><div>EXTERIOR WALL LESS THAN 1.2 M TO PROPERTY LINE (45 MIN. F.R.R.)</div><div>BRICK VENEER WALL OR FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES 2 & 3 & 40 EXCEPT AS PER THE FOLLOWING NOTES. INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.</div></div> <div><div>45</div><div>EXTERIOR COMBUSTIBLE CLAD WALLS LESS THAN 0.6 M TO PROPERTY LINE (45 MIN. F.R.R.)</div><div>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.</div></div> <div><div>46</div><div>CONVENTIONAL ROOF FRAMING</div><div>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.</div></div> <div><div>47</div><div>SUMP PUMP/PIT</div><div>ARTICLE 9.14.5.2)</div></div> <div><div>48</div><div>HOLLOW STEEL SECTIONS (H.S.S.)</div><div>ALL TO HAVE MIN. YIELD OF 350 mpa.</div></div> <div><div>CONVENTIONAL ROOF FRAMING</div><div>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.</div></div> <div><div>ALL LVL'S TO BE E 2.0</div><div>ALL STRUCTURAL STEEL TO BE G40.21 GRADE 350W</div></div> <div><div>LEGEND</div><div><div><div>Ⓛ</div><div>DUPLEX OUTLET (12" HIGH)</div></div><div><div>Ⓛ*</div><div>DUPLEX OUTLET (HEIGHT AS NOTED)</div></div><div><div>Ⓛ*</div><div>WEATHERPROOF DUPLEX OUTLET</div></div><div><div>Ⓛ</div><div>HEAVY DUTY OUTLET</div></div><div><div>Ⓛ</div><div>LIGHT FIXTURE (CEILING)</div></div><div><div>Ⓛ</div><div>LIGHT FIXTURE (PULL CHAIN)</div></div><div><div>Ⓛ</div><div>LIGHT FIXTURE (WALL MOUNTED)</div></div><div><div>Ⓛ</div><div>LIGHT FIXTURE (POT LIGHT)</div></div><div><div>Ⓛ</div><div>SWITCH</div></div><div><div>Ⓛ</div><div>SWITCH (3 WAY)</div></div></div><div><div><div>SB</div><div><input checked="" type="checkbox"/> SOLID WOOD BEARING</div></div><div><div>PL</div><div><input checked="" type="checkbox"/> POINT LOAD</div></div><div><div>A.F.F.</div><div>ABOVE FINISHED FLOOR</div></div><div><div>T.O.S.</div><div>TOP OF STEEL</div></div><div><div>FD</div><div><input checked="" type="checkbox"/> FLOOR DRAIN</div></div><div><div>HB</div><div><input checked="" type="checkbox"/> HOSE BIB</div></div><div><div>P.T.</div><div>PRESSURE TREATED LUMBER</div></div><div><div>LVL.</div><div>LAMINATED VENEER LUMBER</div></div><div><div>M.C.</div><div>MEDICINE CABINET</div></div><div><div>SA</div><div><input checked="" type="checkbox"/> SMOKE ALARM (INTERCONNECTED)</div></div><div><div>CO</div><div><input type="checkbox"/> CARBON MONOXIDE ALARM</div></div><div><div></div><div><input type="checkbox"/> CABLE JACK</div></div><div><div></div><div><input type="checkbox"/> TELEPHONE JACK</div></div></div><div><div><div>FG</div><div>FIXED GLASS</div></div><div><div>FA</div><div>FLAT ARCH</div></div><div><div>GT.</div><div>GIRDER TRUSS</div></div><div><div>DT.</div><div>DOUBLE TRUSS</div></div><div><div>DJ.</div><div>DOUBLE JOIST</div></div><div><div>T.J.</div><div>TRIPLE JOIST</div></div><div><div>Ⓛ</div><div>CLASS 'B' VENT</div></div><div><div>Ⓛ</div><div>EXHAUST VENT</div></div></div></div>
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Client	DELPARK/ HIGHCASTLE HOMES		Sheet Title	CONSTRUCTION NOTES		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 _____ BCIN <u>23411</u> Date: <u>JAN. 31, 2014</u>	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			
	Project			Scale	Drawn by								
	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS			N.T.S.	EK/AA								
	ELEVATION 'A'			Date	Checked by								
				APRIL 2013	LM					Drawing No. 2 OF 15			



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.

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 33-4 8'-0" CEILINGS
ELEVATION 'A'	

Sheet Title	BASEMENT PLAN	
Scale	3/16" = 1'-0"	Drawn by EK/AA
Date	JUNE 2012	Checked by LM
	'THE ASTLEY'	

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

CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Project No. 2008-65
	Drawing No. 3 OF 15

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

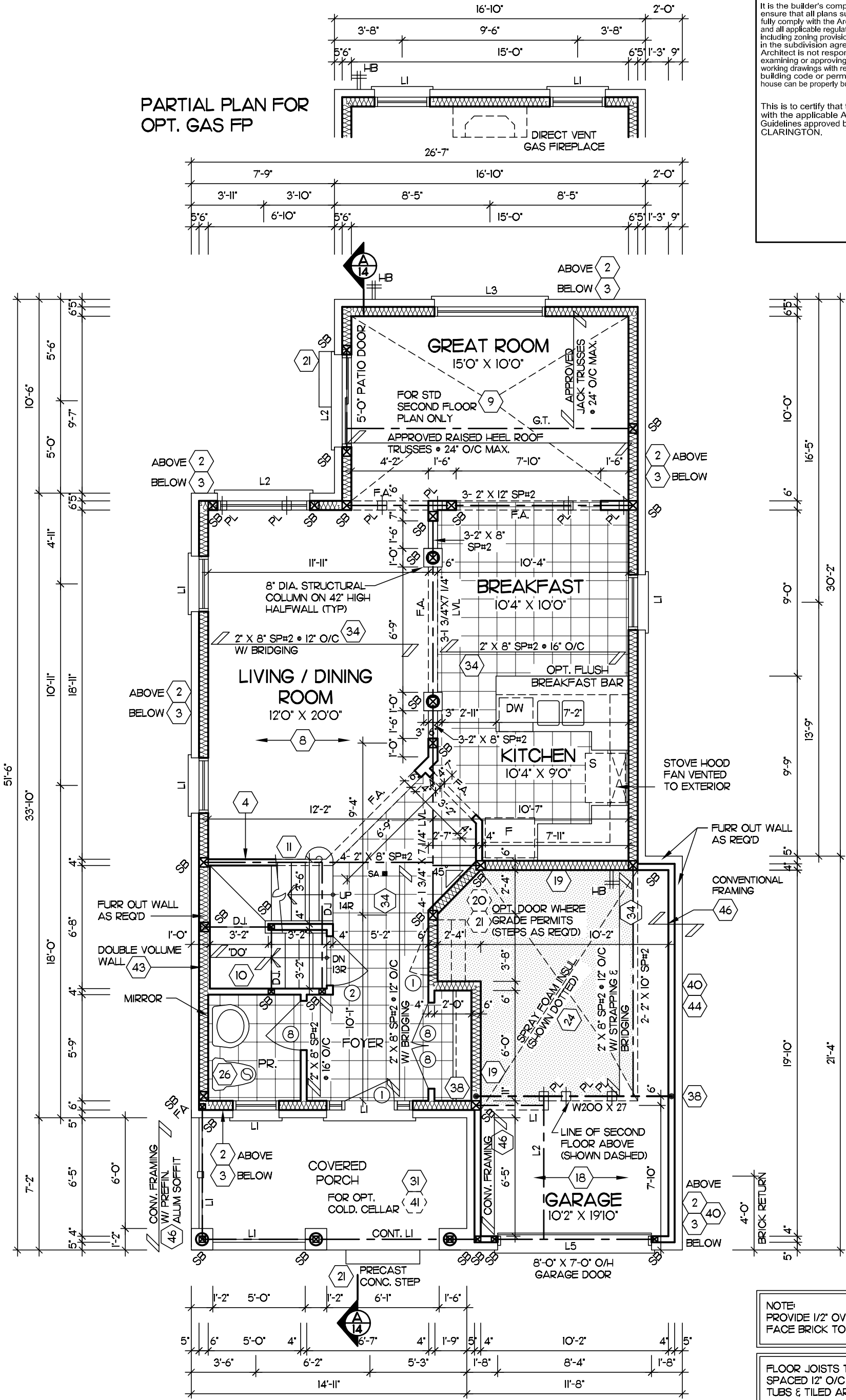
FLOOR JOISTS TO BE
SPACED 12" O/C BELOW OVAL
TUBS & TILED AREAS

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

PARTIAL PLAN FOR
OPT. GAS FP

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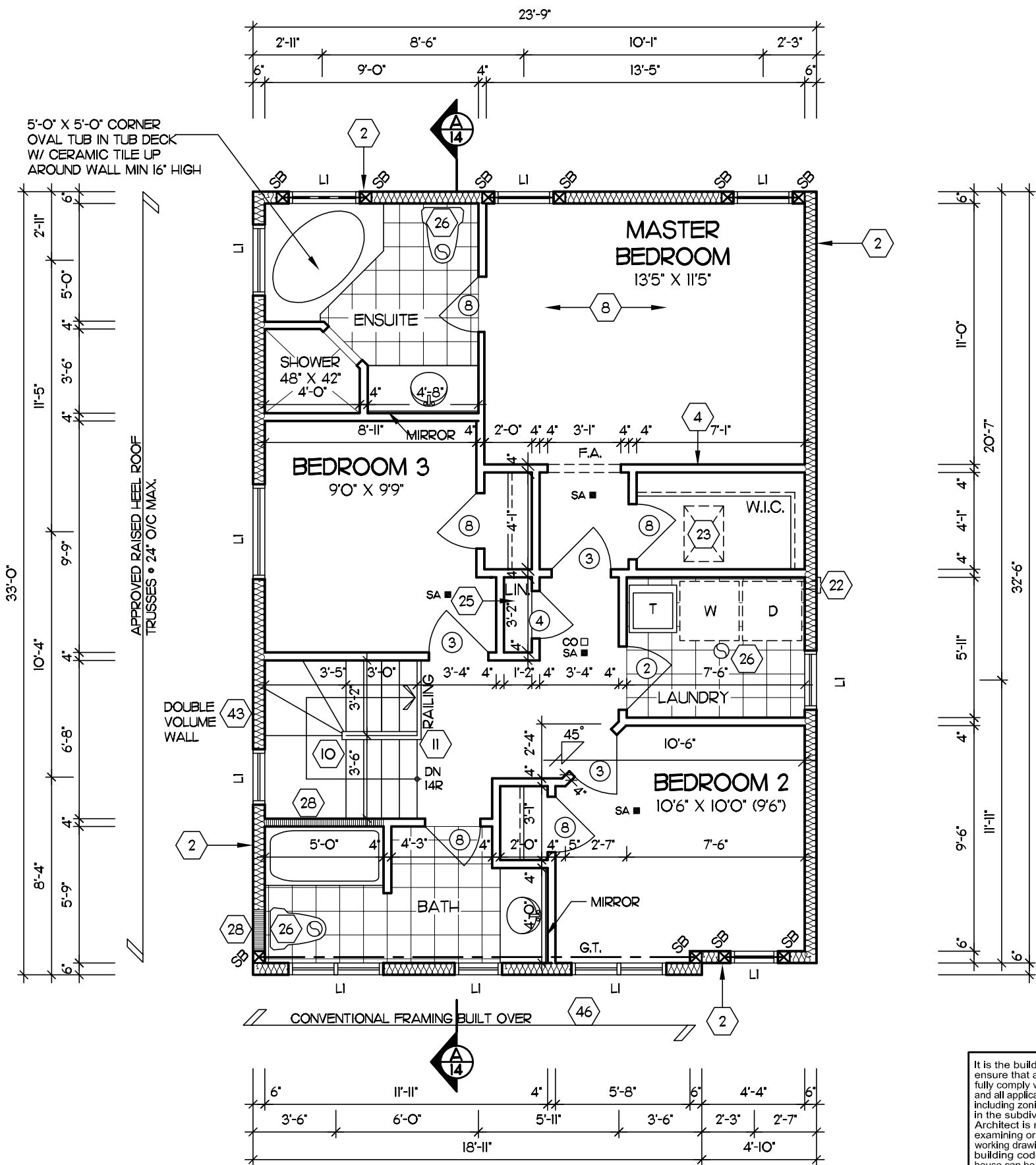


<div>Client</div> <div>DELPARK/ HIGHCASTLE HOMES</div> <div>Project</div> <div>NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS</div> <div>ELEVATION 'A'</div>	<div>Sheet Title</div> <div>GROUND FLOOR PLAN</div> <div>Scale</div> <div>3/16" = 1'-0"</div> <div>Drawn by</div> <div>EK/AA</div> <div>Date</div> <div>JUNE 2012</div> <div>Checked by</div> <div>LM</div> <div>"THE ASTLEY"</div>	<div>REGISTERED PERSON:</div> <div>D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS</div> <div>FIRM BCIN 28461</div> <div>I STEPHEN P. KENNEDY have</div> <div>reviewed and take responsibility for this design.</div> <div>Signature</div> <div>BCIN 23411 Date: JAN. 31, 2014</div>	<div>CASSIDY & CO.</div> <div>ARCHITECTURAL TECHNOLOGISTS</div> <div>60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3</div> <div>PH (905) 619-1270 FAX (905) 619-1269</div>	<div>Project No.</div> <div>2008-65</div> <div>Drawing No.</div> <div>4 OF 15</div>
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Client DELPARK/ HIGHCASTLE HOMES	Sheet Title PARTIAL GND FL. FOR OPT. 2ND. FL. & PARTIAL PLANS FOR 4 & 5 RISERS TO GARAGE	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	 <p>60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3</p> <p>PH (905) 619-1270 FAX (905) 619-1269</p>	Project No. 2008-65
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS	Scale 3/16" = 1'-0"	Drawn by EK/AA/TB		Drawing No. 5 OF 15
	Date JUNE 2012	Checked by LM/PK		
ELEVATION 'A'	"THE ASTLEY"			
		I <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design. Signature _____ BCIN <u>23411</u> Date: <u>JAN. 31, 2014</u>		



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Client
DELPARK/ HIGHCASTLE HOMES

Project
**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-4
8'-0" CEILINGS**

ELEVATION 'A'

Sheet
Title
SECOND FLOOR PLAN

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
EK/AA

Checked by
LM

"THE ASTLEY"

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

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

Signature _____

BCIN **23411** Date: **JAN. 31, 2014**

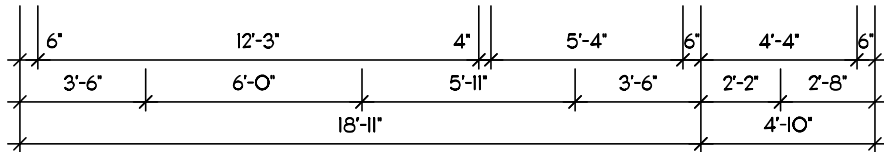
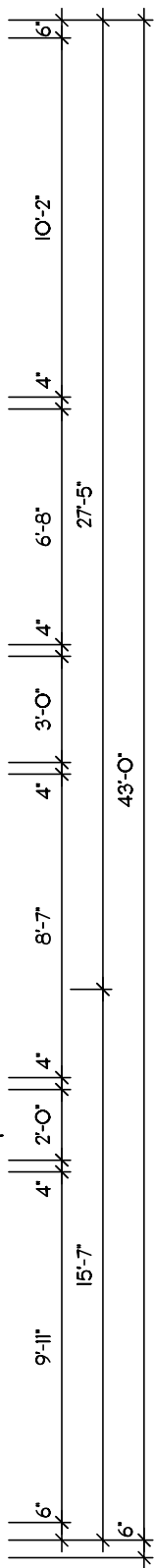
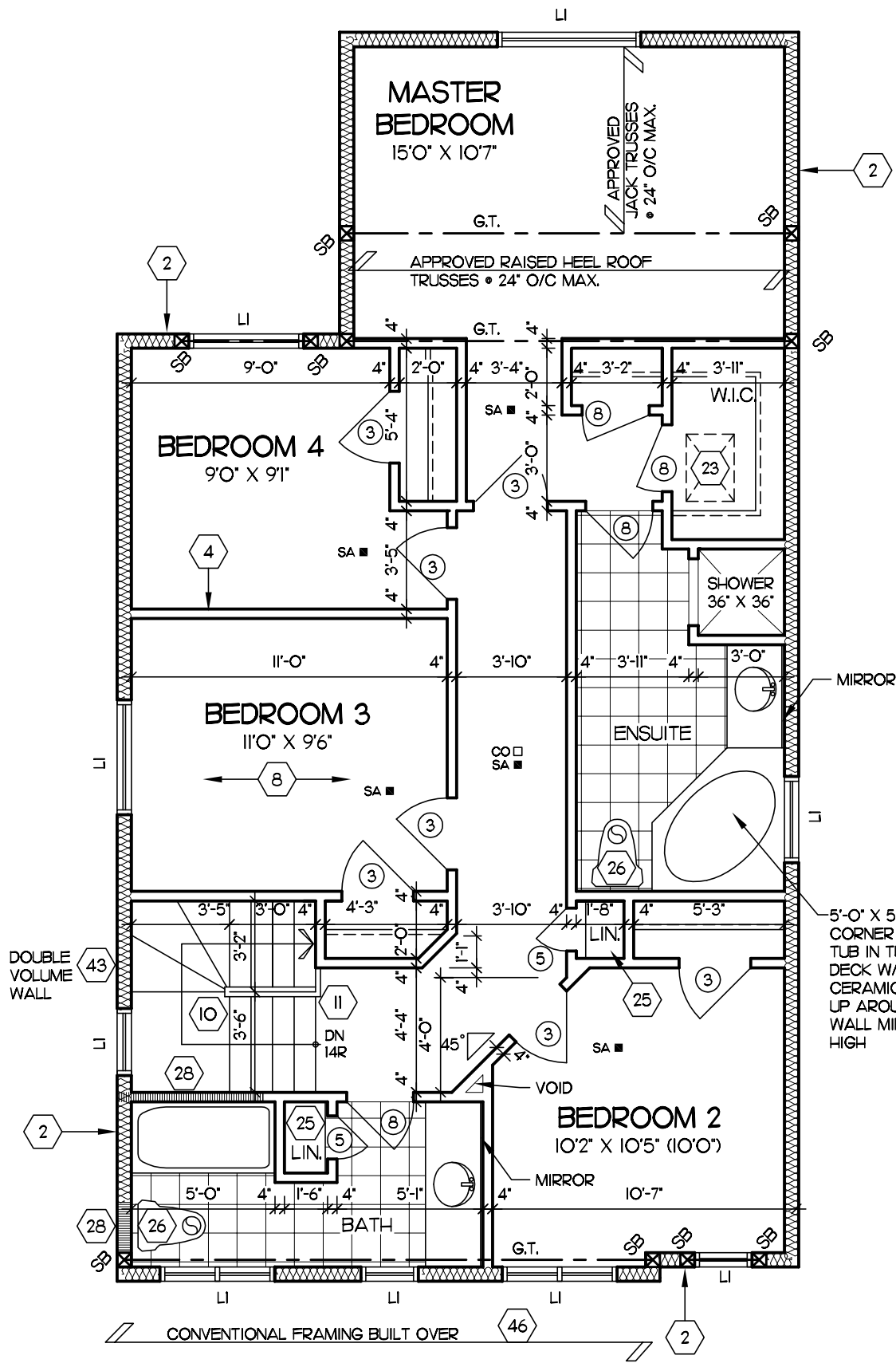
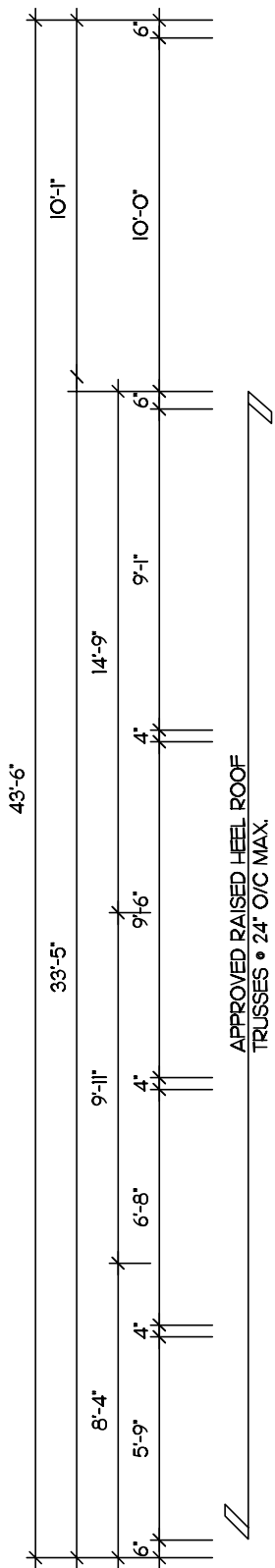
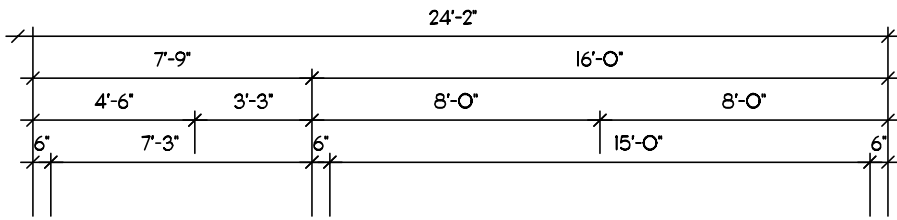
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

Project
No.
2008-65

Drawing
No.
6 OF 15



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Client
DELPARK/ HIGHCASTLE HOMES

Project
**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-4
8'-0" CEILINGS**

ELEVATION 'A'

Sheet
Title
**OPTIONAL
SECOND FLOOR PLAN**

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
EK/AA

Checked by
LM

"THE ASTLEY"

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

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

Signature _____

BCIN **23411** Date: **JAN. 31, 2014**

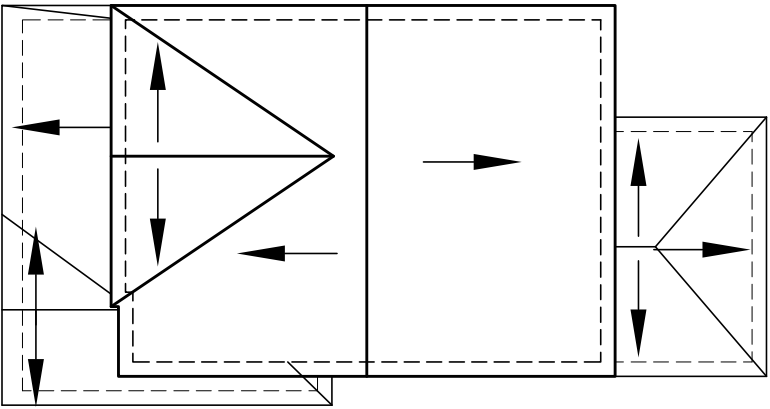
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

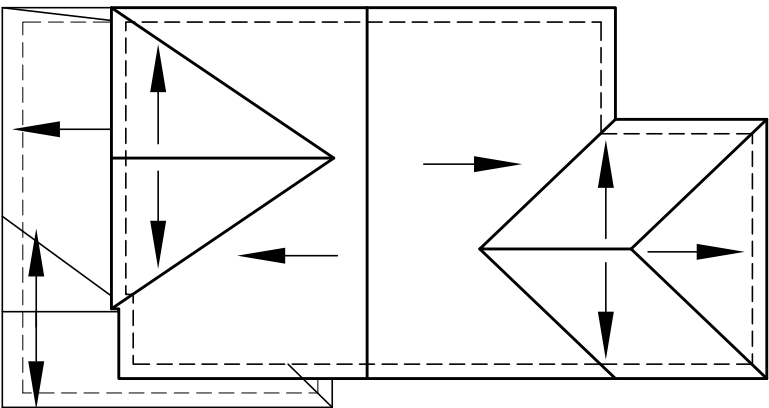
PH (905) 619-1270
FAX (905) 619-1269

Project
No.
2008-65

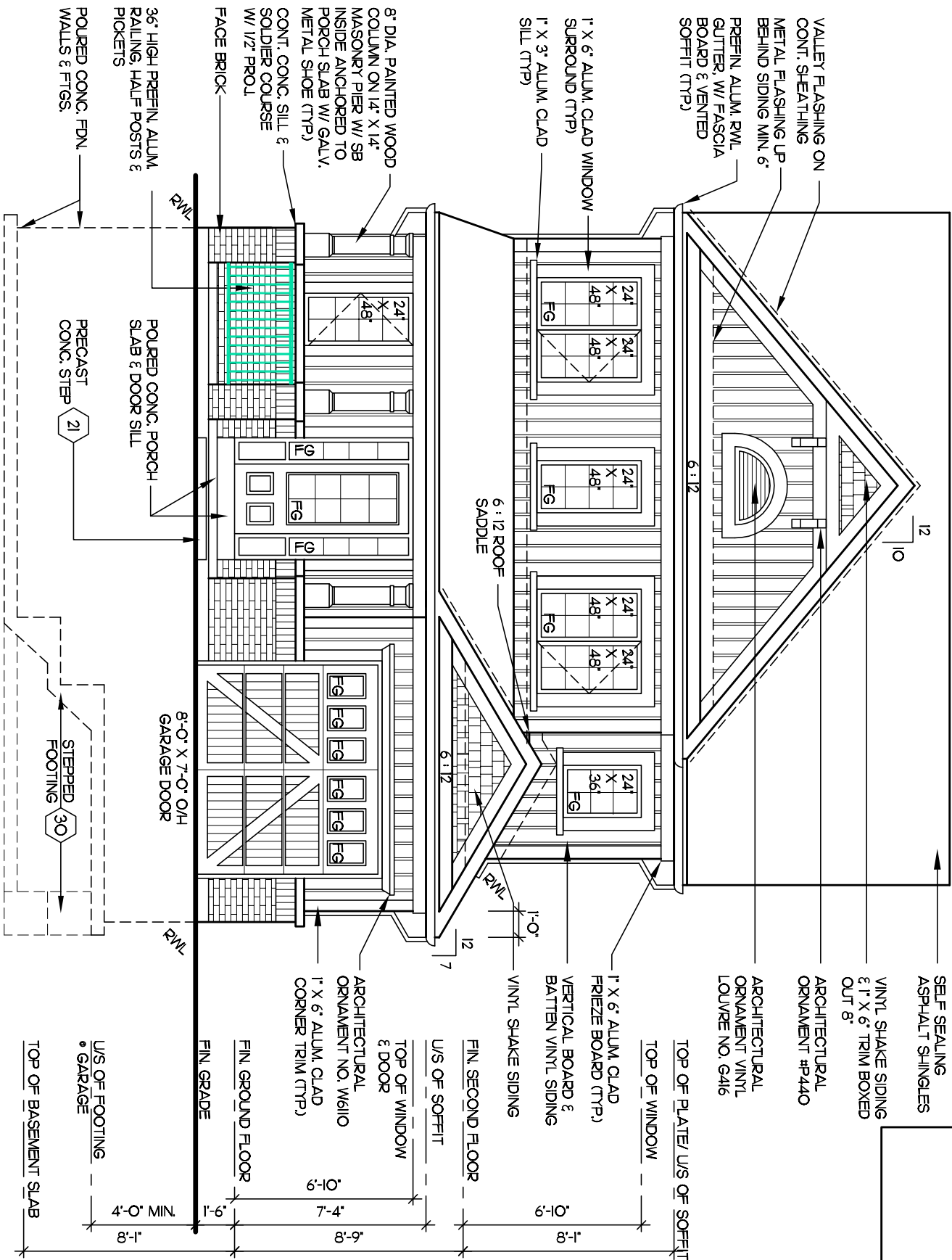
Drawing
No.
7 OF 15



ROOF PLAN 'A' W/
STD. SECOND FLOOR
N.T.S.



ROOF PLAN 'A' W/
OPT. SECOND FLOOR
N.T.S.



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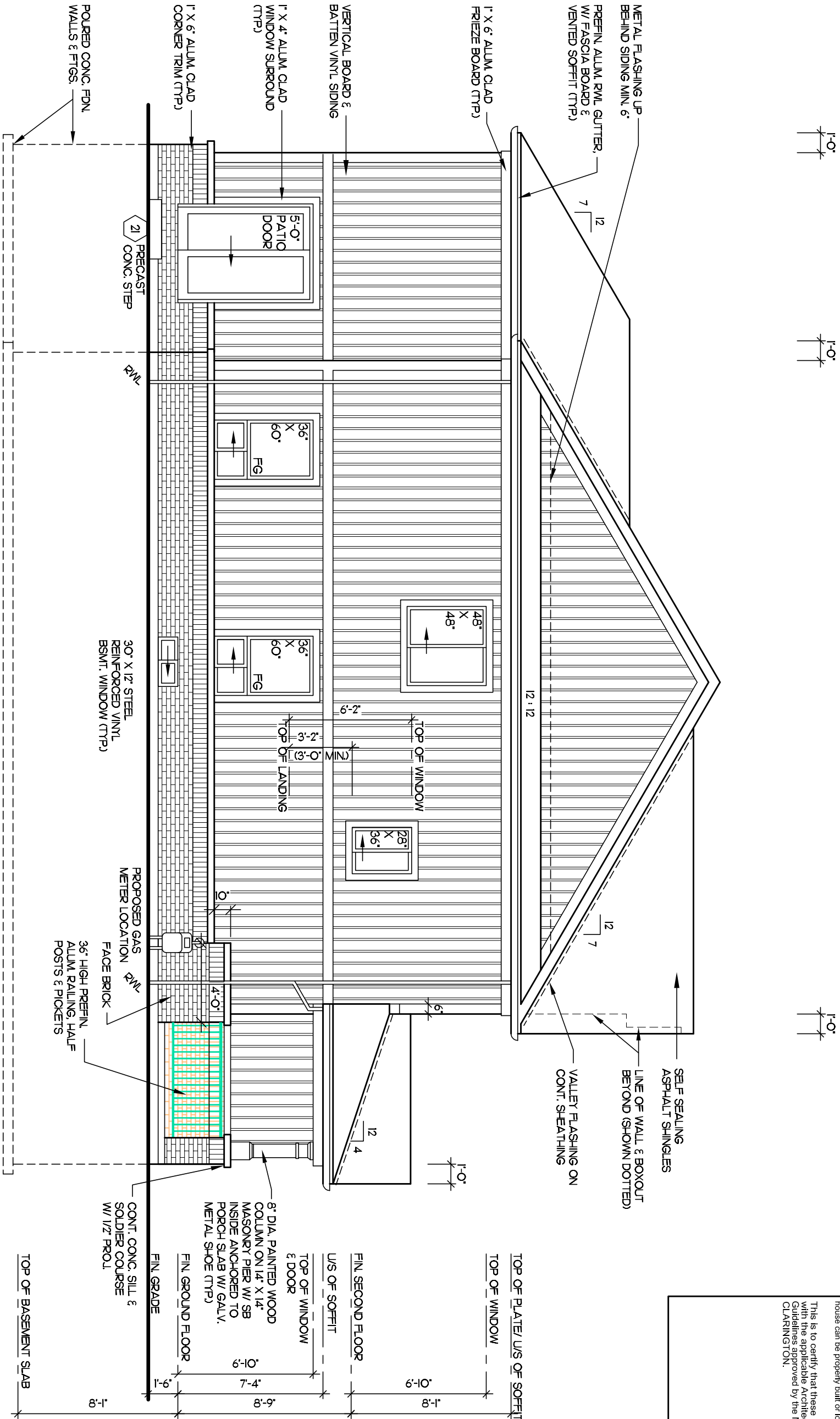
Client	DELPARK/ HIGHCASTLE HOMES
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS
	ELEVATION 'A'

Sheet Title	FRONT ELEVATION & ROOF PLANS	
Scale	3/16" = 1'-0"	Drawn by EK/AA
Date	JUNE 2012	Checked by LM
	"THE ASTLEY"	

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

CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
PH (905) 619-1270 FAX (905) 619-1269

Project No.	2008-65
Drawing No.	8 OF 15



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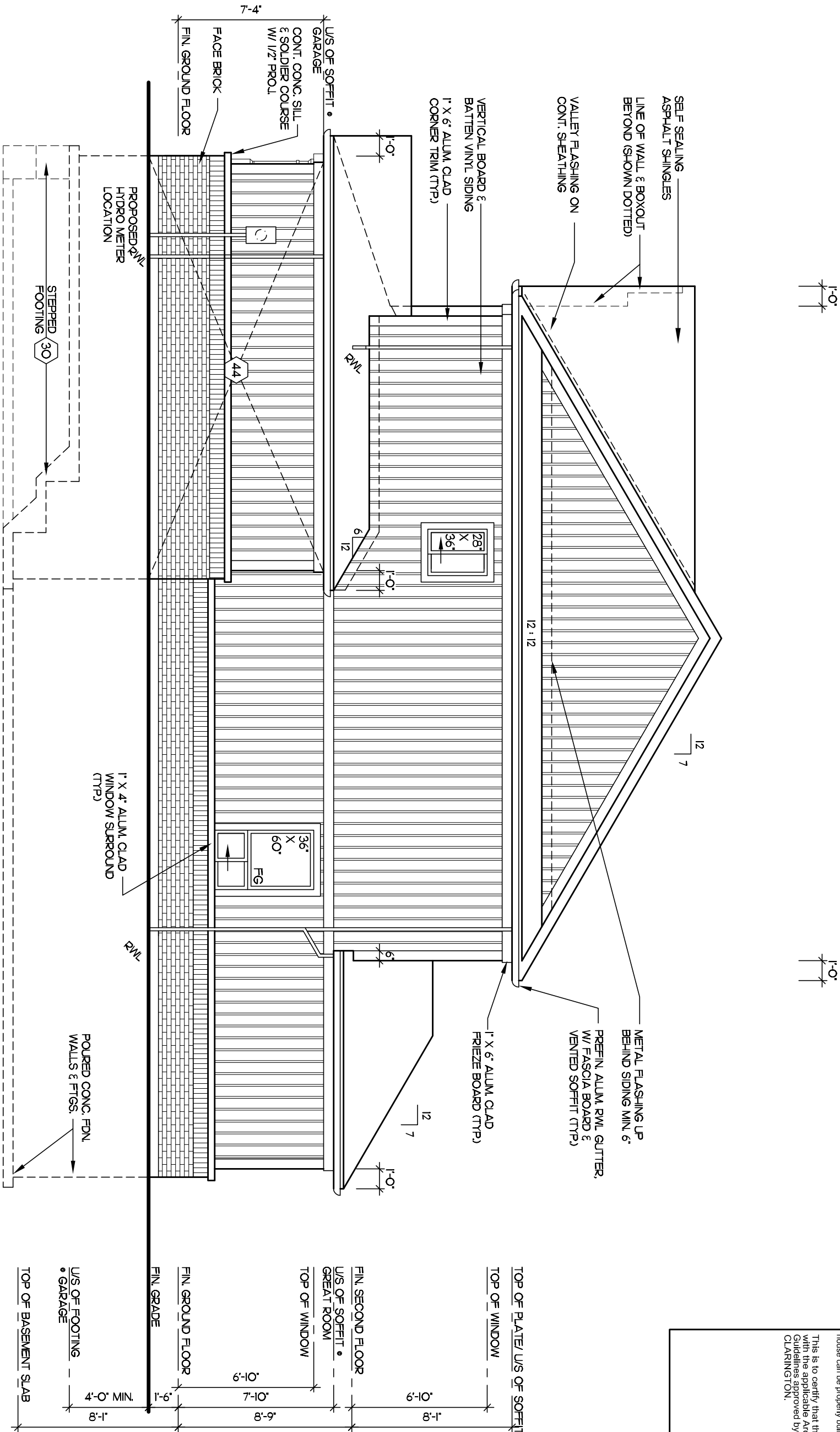
Client	DELPARK/ HIGHCASTLE HOMES		
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS		
	ELEVATION 'A'		

Sheet Title	LEFT SIDE ELEVATION W/ OPT. SECOND FLOOR PLAN		
Scale	3/16" = 1'-0"	Drawn by	EK/AA
Date	JUNE 2012	Checked by	LM
"THE ASTLEY"			

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

CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	
60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	
PH (905) 619-1270 FAX (905) 619-1269	

Project No.	2008-65
Drawing No.	10 OF 15

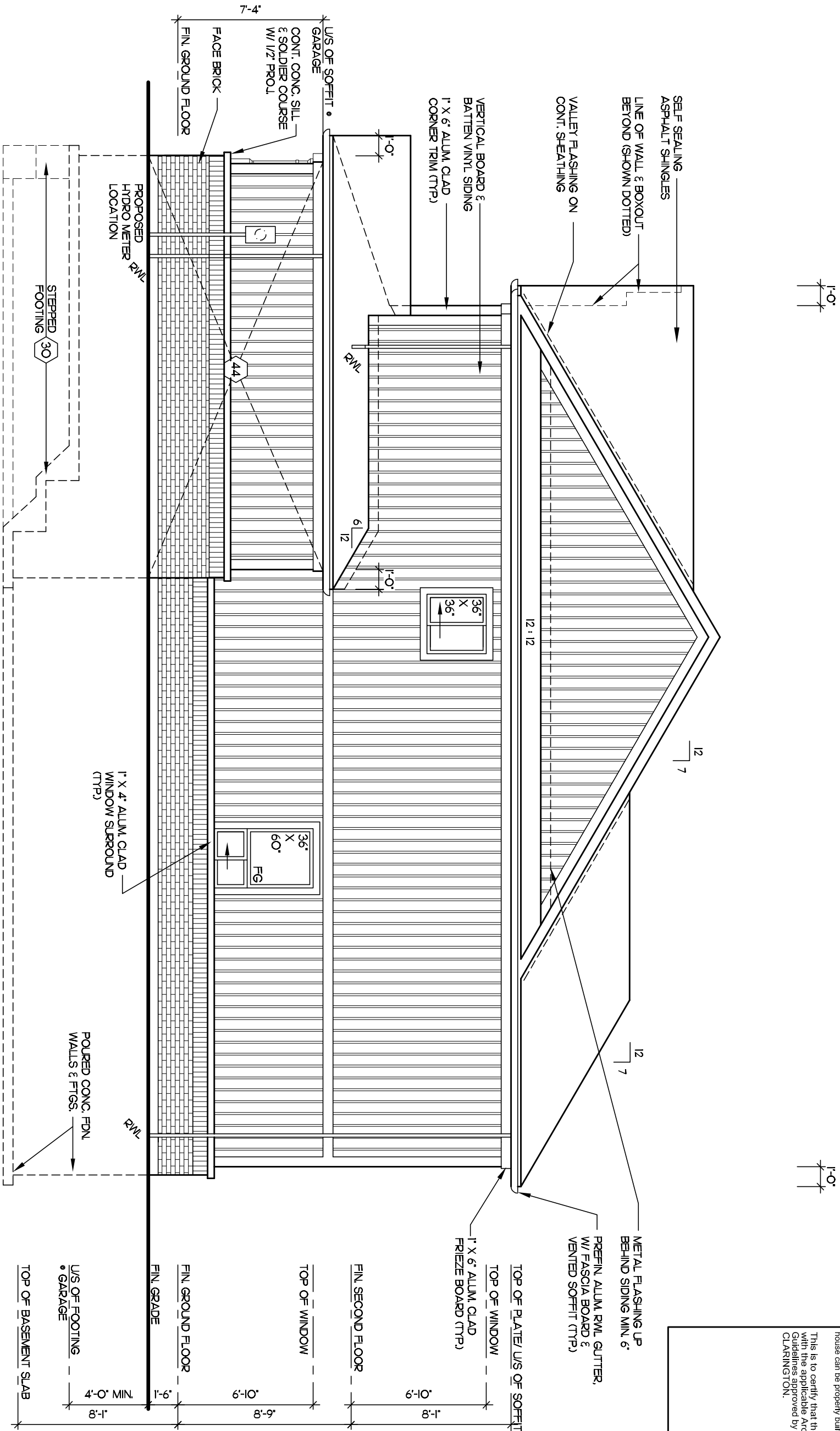


SPATIAL CALCULATIONS	
WALL AREA:	764.67 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	53.48 SF
OPENINGS PROVIDED:	12.76 SF

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Client DELPARK/ HIGHCASTLE HOMES	Sheet Title RIGHT SIDE ELEVATION		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 _____ BCIN <u>23411</u> Date: <u>JAN. 31, 2014</u>	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
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS	Scale 3/16" = 1'-0"	Drawn by EK/AA			Drawing No. 11 OF 15
	Date JUNE 2012	Checked by LM			
ELEVATION 'A'	"THE ASTLEY"				



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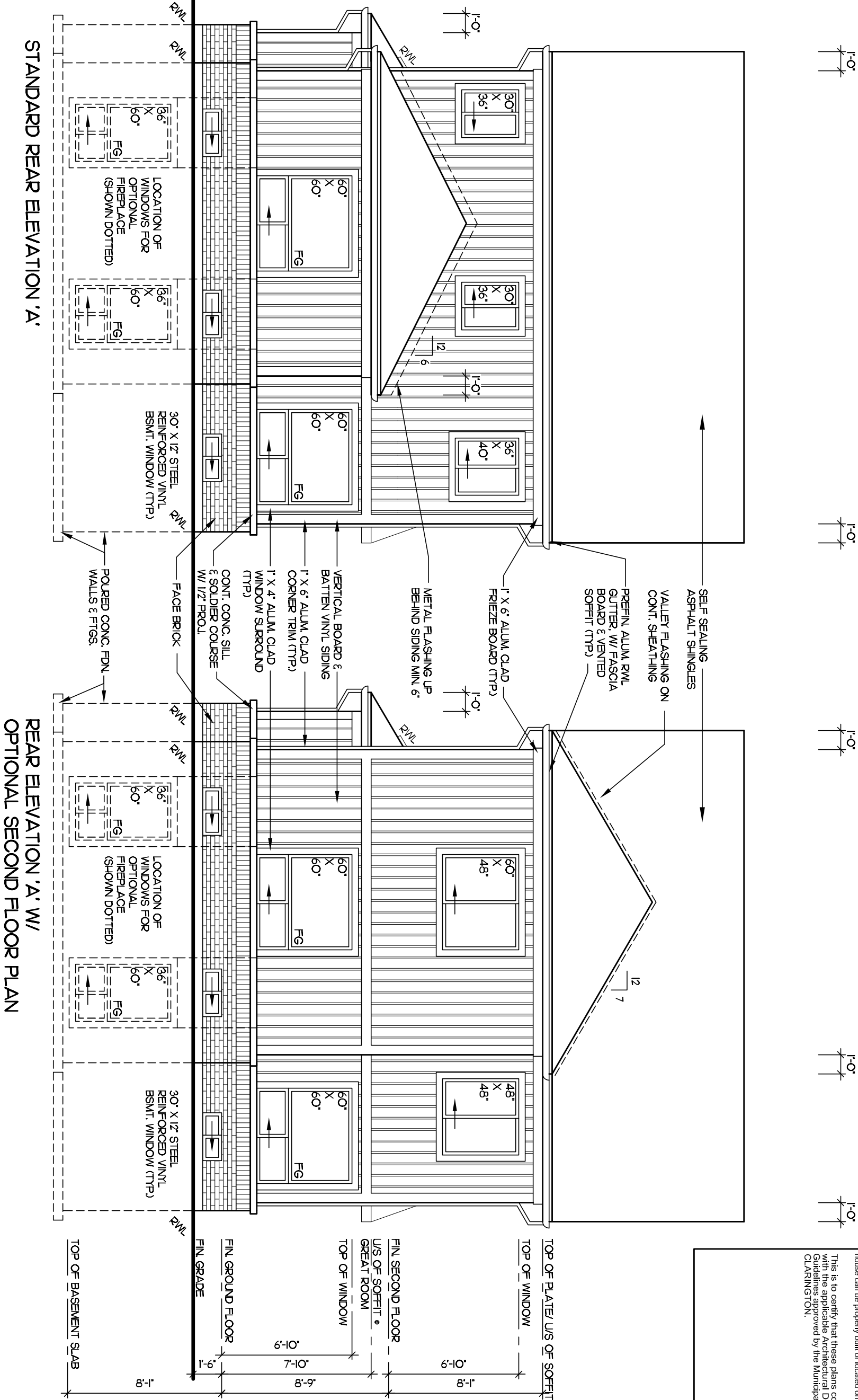
Client	DELPARK/ HIGHCASTLE HOMES		
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS		
	ELEVATION 'A'		

Sheet Title	RIGHT SIDE ELEVATION W/ OPT. SECOND FLOOR PLAN		
Scale	3/16" = 1'-0"	Drawn by	EK/AA
Date	JUNE 2012	Checked by	LM
"THE ASTLEY"			

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

CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
	PH (905) 619-1270 FAX (905) 619-1269

Project No.	2008-65
Drawing No.	12 OF 15



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Client
DELPARK/ HIGHCASTLE HOMES

Project
**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-4
8'-0" CEILINGS**

ELEVATION 'A'

Sheet
Title
REAR ELEVATIONS

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
EK/AA

Checked by
LM

"THE ASTLEY"

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

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

Signature _____
BCIN **23411** Date: **JAN. 31, 2014**

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

Project
No.
2008-65

Drawing
No.
13 OF 15

