



NORTHGLEN

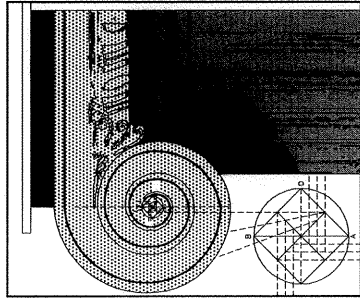
10.0M (33') LOT PRODUCT - 8'-0" CEILINGS

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)

DELPARK HOMES ONLY	
Gross area of peripheral walls:	Elev. 'B'
Gross area of openings:	3047.41 SF
Gross area of openings w/opt. fin. bsmt.:	278.11 SF = 9.13% Ratio
	281.68 SF = 9.24% Ratio
HIGHCASTLE HOMES ONLY	
Gross area of peripheral walls:	Elev. 'B'
Gross area of openings:	3047.41 SF
Gross area of openings w/opt. fin. bsmt.:	270.56 SF = 8.88% Ratio
	276.18 SF = 9.06% Ratio



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

No.	DESCRIPTION	DATE	BY	NOV. 4, 2015		TB	ELEVATION 'B'
				NOV. 4, 2015	TB		M ² FT ²
13	ISSUED TO CLIENT			NOV. 4, 2015	TB		
12	REPLACE BLACK GLASS WITH DECOR. LOUVER ON FRONT ELEVATION			OCT. 21, 2015	TB		
11	UPDATED FOR 2012 OBC. AND ISSUED TO CLIENT			JAN. 20, 2015	TB		
10	CLARIFIED STAIRS FOR OUTDOOR PARKING SPACE			NOV. 26, 2013	PK		
9	ADDED SHEET 8A AND 10A WITH REVISED BASEMENT WINDOW HEIGHT TO 24" FOR HIGH-CASTLE HOMES ONLY - ISSUED TO CLIENT			NOV. 8, 2013	TB		
8	ADDED EGRESS WINDOW TO OPT. BDRM 4 IN BSMT AS PER TOWN COMMENTS. REVISED LINTEL IN DINING ROOM AS PER P. ENG. AND ISSUED TO CLIENT			OCT. 24, 2013	TB		
7	REVISED COMPLIANCE PACKAGE FROM J TO D & ISSUED FOR PERMIT			APRIL 03, 2013	PS		
6	ISSUED TO CLIENT			JUNE 01, 2012	PS		
5	ISSUED TO P. ENG FOR FINAL STRUCTURAL CHECK			MAR. 29, 2012	PS		
4	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW			FEB. 01, 2012	PS		
3	REVISED PORCH TO ALIGN FLUSH WITH GARAGE WALL BY DROPPING U/S OF SOFFIT AND DECREASING THE ROOF O/H TO 6'			SEPT. 20/11	PS		
2	RE-ISSUED FOR CLIENT REVIEW			JULY 29/11	PS		
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN			MAY 03/11	PS		
FIN. BASEMENT AREA							418 45
OPT. FINISHED BASEMENT AREA							5416 583
GROUND FLOOR AREA							9457 1018
SECOND FLOOR AREA							7627 821
TOTAL FLOOR AREA							17502 1884
TOTAL FLOOR AREA W/ OPT. FINISHED BASEMENT							22500 2422
OPEN AREA (NOT INCL. IN TOTAL AREA)							1895 204
COVERAGE (INCLUDING PORCH & DECK & OPT. STAIR)							11854 1276
COVERAGE (NOT INCLUDING PORCH)							10071 1084

Client Project	DELPARK/ HIGHCASTLE HOMES		AREAS & REVISIONS		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		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	
	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS		Scale N.T.S.	Drawn by GI	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		Signature [Signature] BCIN 23411 Date: _____		Drawing No. 1 OF 12	
ELEVATION 'B'		'SHERBOURNE'		Date APRIL 2013	Checked by BM					

CONSTRUCTION NOTES

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

1 ROOF CONSTRUCTION

ASPHALT SHINGLES, 9.5 mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. ENGINEERED APPROVED WOOD ROOF TRUSSES @ 610 mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND MIN. 900 mm (2'-11") UP ROOF SURFACE TO LINE NOT LESS THAN 300 mm (12") BEYOND INNER FACE OF EXTERIOR WALL. 38 mm x 89 mm (2" x 4") TRUSS BRACING @ 2130 mm (7'-0") O.C. @ BOTTOM CHORD, PREFIN. ALUM. EAVES TROUGH ON PREFIN. ALUM. CLAD FASCIA BOARD & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

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 & 6 mil. AIR/VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH.

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 @ 406 mm (16") O.C. HORIZ. 600 mm (24") O.C. VERTICAL, 0.7 kg/s.m. (No. 15) BUILDING PAPER, 12.7 mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., RSI 4.23 (R24) HIGH DENSITY BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800 mm (30") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150 mm (6") BEHIND SHEATHING PAPER MIN. 150 mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.

4 INTERIOR STUD PARTITIONS

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

5 FOUNDATION WALL

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

6 WEEPING TILE

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

7 BASEMENT SLAB

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

8 FINISHED FLOOR

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

9 ROOF INSULATION

RSI 8.81 (R50) FOR ROOF WITH ATTIC OR RSI 5.46 (R31) ROOF INSULATION FOR ROOF W/OUT ATTIC AND 6MIL AIR/VAPOUR BARRIER, 15.9MM (5/8") INT. DRYWALL FINISH

10 ALL STAIRS/EXTERIOR STAIRS

MIN. RISE.....	=	200 (7 7/8")
MIN. RISE.....	=	125 (4 7/8")
MIN. 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")

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 DAMPROOFING MATERIAL, 12.7 mm (1/2") DIA. ANCHOR BOLTS @ 2400 mm (7'-10") O.C. ON 100 mm (4") HIGH CONC. CURB ON 350 mm x 150 mm (14" x 6") CONC. FOOTING.

PIPE COLUMN

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

BEAM POCKET

BEAM TO BE GROUDED IN.

BEAM BLOCKING

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

GARAGE SLAB

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

GARAGE SEPARATION - WALLS

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

GAS PROOFED DOOR

PROVIDE SELF CLOSER AND WEATHER STRIPPING.

PRECAST CONCRETE STEP

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

ATTIC ACCESS HATCH

0.32sm WITH NO DIMENSION LESS THAN 545mm, OR, 500 mm x 700 mm (20" x 28") WITH HIGH DENSITY WEATHER STRIPPING AND INSULATED. HEIGHT IN ATTIC/ROOF SPACE TO BE NOT LESS THAN 600 mm (2'-0") ABOVE ACCESS HATCH.

GARAGE SEPARATION - CEILING

12.7 mm (1/2") GYPSUM BD. ON CEILING BETWEEN HOUSE AND GARAGE. RSI 5.46 (R31) FOAM INSULATION. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

LINEN CLOSET

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

MECHANICAL VENTING

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

FIREWALL SEPARATION

JOISTS, BEAMS & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL OR FIREWALL. MIN. 100 mm (4") SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END-TO-END CONDITION.

GRAB BAR

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

WOOD COLUMN

140 mm x 140 mm (6" x 6") WOOD COL. OR BUILT-UP WD. COL. ON METAL BASE SHOE AND 12.7 mm (1/2") DIA. BOLT, 610 mm x 610 mm x 300 mm (24" x 24" x 12") CONC. FTG.

STEP FOOTINGS

HORIZONTAL STEP = 600 mm (23 5/8") MIN.
VERTICAL STEP = 600 mm (23 5/8") MAX.
FOR FIRM SOILS & 400 mm FOR SAND & GRAVEL.

PORCH SLAB

MIN. 75 mm (3") CONCRETE SLAB-ON-GRADE ON 125 mm (5") CRUSHED STONE, REINFORCED WITH 6 x 6-W2.9 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.

PARTY WALLS

RESERVED

BRIDGING

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

WOOD PROTECTION

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

BLACK VENEER WALL

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

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.

GARAGE WALLS

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

PORCH SLAB WITH OPTIONAL COLD CELLAR

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

EXPPOSED FLOOR

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

2 STOREY WALLS - DOUBLE VOLUME

2-38 x 140 (2'-2" x 6") SPR. # 2 CONTINUOUS STUDS @ 200 mm (8") O.C. FROM SILL PLATE TO TOP PLATE & WOOD GIRTS @ 1200 mm (3'-11") O.C. VERTICALLY.

EXTERIOR WALL LESS THAN 1.2 M TO PROPERTY LINE

(45 MIN. F.R.R.)

BRICK VENEER WALL OR FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES 2 & 3 EXCEPT AS PER THE FOLLOWING NOTES. INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

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

FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES 2 & 3 EXCEPT AS PER THE FOLLOWING NOTES. PROVIDE 12.7 mm (1/2") GYPSUM EXT. SHEATHING, INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

CONVENTIONAL ROOF FRAMING

38 mm x 140 mm (2" x 6") SPR. RAFTERS @ 406 mm (16") O.C. MAX., 38 mm x 184 mm (2" x 8") RIDGE BD., HIP & VALLEY RAFTERS 38 mm x 89 mm (2" x 4") COLLAR TIES @ MIDSPAN. CEILING JOISTS TO BE 38 mm x 89 mm (2" x 4") @ 406 mm (16") O.C. FOR A MAX. 2430 mm (8'-0") SPAN & 38 mm 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.

SDMP PUMP/PTI

ARTICLE 9.14.5.2)

HOLLOW STEEL SECTIONS (H.S.S.)

ALL TO HAVE MIN. YIELD OF 350 mpa.

ADDITIONAL NOTES

FOOTINGS

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

BEDROOM WINDOWS

AT LEAST ONE WINDOW PER FLOOR. TO HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 m2 (3.8 sq. ft.) WITH NO DIMENSION LESS THAN 380 mm (15"). EXCEPT FOR BASEMENT AREAS, THE ABOVE NOTED WINDOW SHALL HAVE A MAX. SILL HEIGHT OF 1000 mm (3'-3") ABOVE FINISHED FLOOR.

EGRESS WINDOW (THIRD FLOOR)

AT LEAST ONE WINDOW TO HAVE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 1000 mm (3'-3") IN HEIGHT & 550 mm (21-5/8") IN WIDTH. SILL HEIGHT OF 1000 mm (3'-3") ABOVE FINISHED FLOOR & 7000 mm (23'-0") ABOVE ADJACENT GROUND LEVEL.

SOIL GAS CONTROL

BUILDING CONSTRUCTION IS TO CONFORM WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) FOR SOIL GAS CONTROL AS PER SUBSECTION 9.13.4.

DOOR SCHEDULE

MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE WITHOUT KEY.

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 6.0.....(3 1/2 x 3 1/2 x 1/4 L)

L8.....90 x 90 x 8.0.....(4 x 3 1/2 x 1/4 L)

L9.....100 x 90 x 6.0.....(5 x 3 1/2 x 5/16 L)

L10.....125 x 90 x 8.0.....(5 x 3 1/2 x 3/8 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)	L.V.L.	LAMINATED VENEER LUMBER
Ø	SWITCH	SA	SMOKE ALARM (INTERCONNECTED)
Ø	SWITCH (3 WAY)	CO	CARBON MONOXIDE ALARM
Ø		CB	CABLE JACK
Ø		TE	TELEPHONE JACK

Client
DELPARK/ HIGHCASTLE HOMES

Project
NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS

Scale
N.T.S.

Date
APRIL 2013

Drawn by
GI

Checked by
BM

Signature
'SHERBOURNE'

BCIN
23411

Date:
JAN 15 2015

have
STEPHEN P. KENNEDY

reviewed and take responsibility for this design.

REGISTERED PERSON:
D.W. CASSIDY & CO.

ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

PROJECT NO.
2008-65

Drawing No.
2 OF 12

Project No.
2008-65

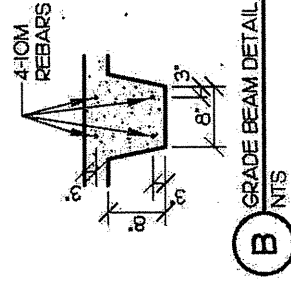
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE SUITE 11 AUAJ, ONTARIO L1S 6L3

PH (905) 619-1270

FAX (905) 619-1269

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

**FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS**



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

3 OF 12

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

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

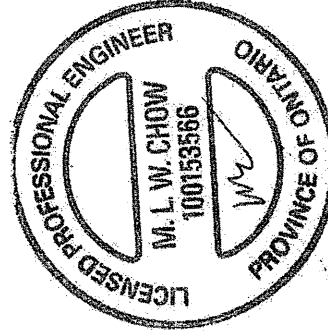
FLOOR JOISTS TO BE SPACED 12" O/C BELOW OVAL TUBS & TILED AREAS

WOOD FRAME KNEEWALL W/ 2 FLOORS SUPPORTED BRICK CONDITION (3B) AS PER NOTE 3 W/ 2X4" SP#2 @ 12" O/C

ENSURE MIN. R19 INSUL. FOR WALL AREA ABOVE GRADE / FOUNDATION KNEEWALL

JAN 13 2015

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



PROPOSED ELECTRICAL
PANEL LOCATION

PROVIDE 2X4" SP#2 @ 12"
O/C KNEEWALL ABOVE
PORCH FDN. FOR SUPPORT
OF GROUND FLOOR ABOVE

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 27 2015

John G. Williams Limited, Architect

Client
Delpark/ Highcastle Homes

Project

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-6
8'-0" CEILINGS

ELEVATION 'B'

BASEMENT PLAN

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
GI

Checked by
BM

'SHERBOURNE'

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 15 2015**

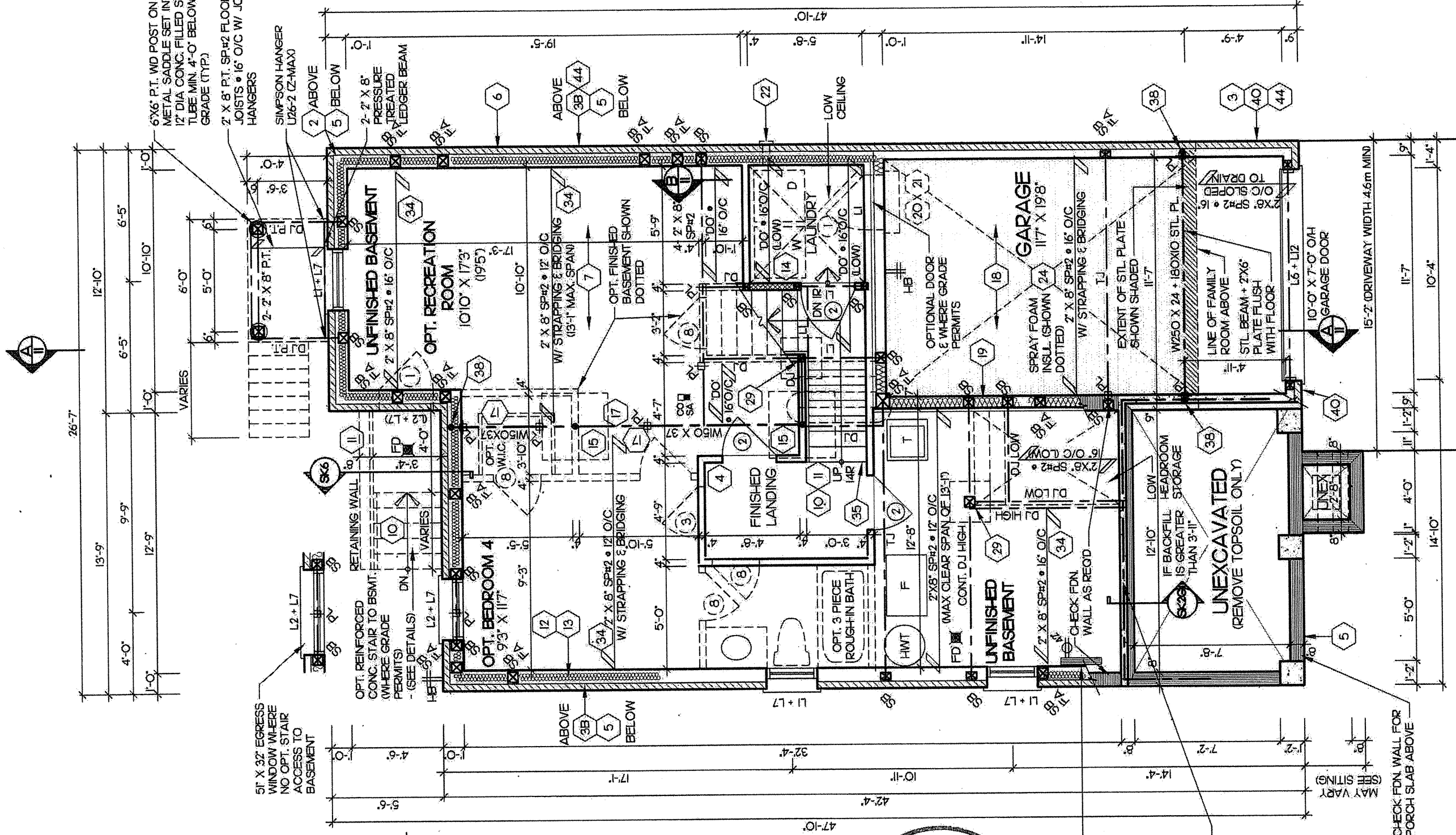
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

Project No.
2008-65

Drawing No.
4 OF 12



Technical drawing of a fireplace assembly. Dimensions include 5'-4" (total height), 11'-9" (height to top of mantel), 8'-5" (height to top of fireplace opening), 11" (height of base), and L3 + L7 (width of mantel). Components labeled include CANT. 2'X8", 5/8" #2 x 16" O/C (screws), L3 CANT, L7 CANT, and DIRECT VENT GAS FIREPLACE.

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

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

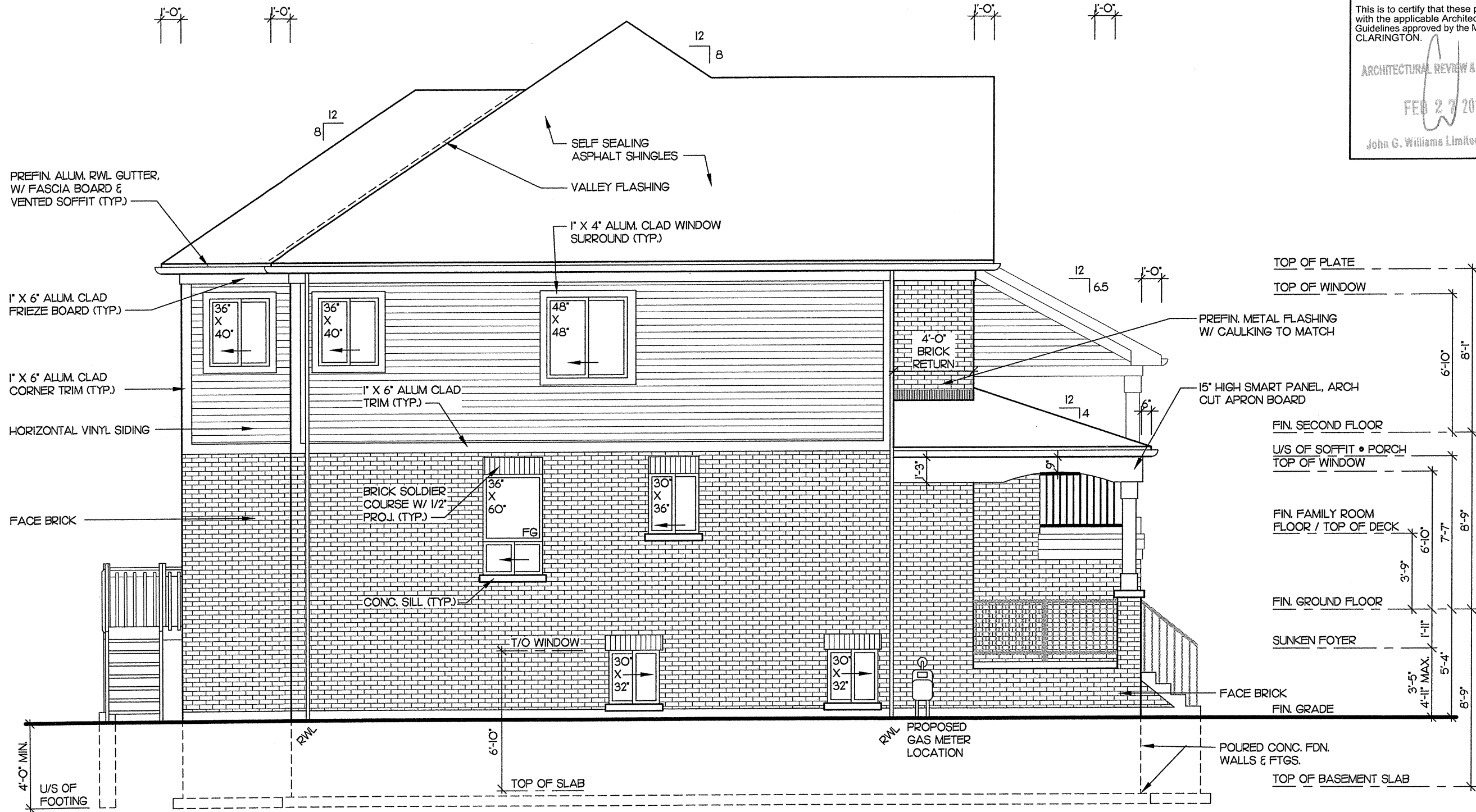


PH (905) 619-1270
FAX (905) 619-1269

2008-65

Drawing
No.

5 OF 12



LEFT SIDE ELEVATION
FOR DELPARK HOMES

SPATIAL CALCULATIONS FOR DELPARK HOMES	
WALL AREA:	799.84 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	56.00 SF
OPENINGS PROVIDED:	53.81 SF (GLASS AREA ONLY)

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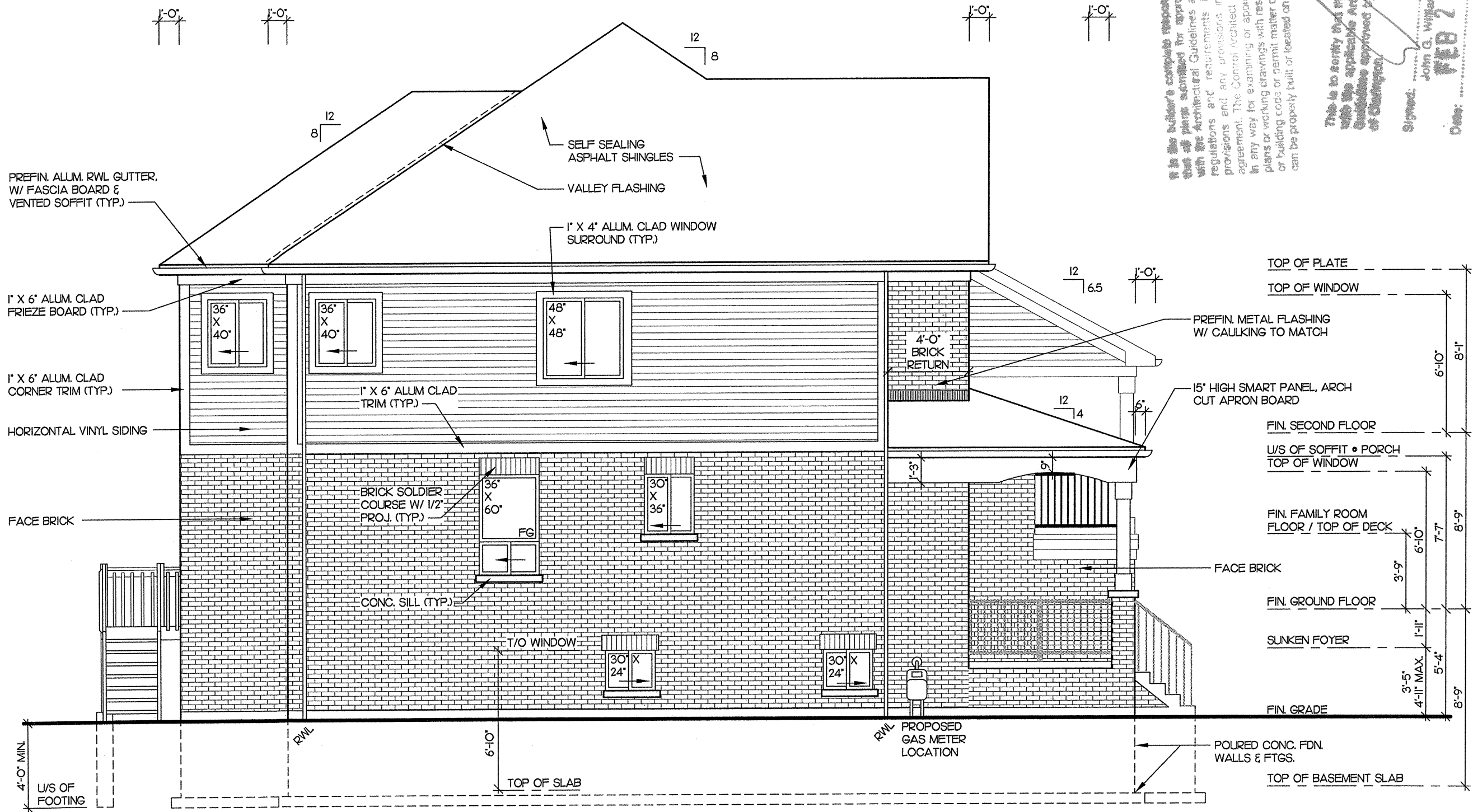
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

FEB 27 2015

John G. Williams Limited, Architect

Client	DELPARK/ HIGHCASTLE HOMES		Sheet Title	LEFT SIDE ELEVATION (DELPARK HOMES ONLY)		Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	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	NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS		Scale	3/16" = 1'-0"	Drawn by	GI	I, <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design. Signature <u>[Signature]</u> BCIN <u>23411</u> Date: <u>JAN 20 2015</u>	Drawing No.
			Date	JUNE 2012	Checked by	BM		
ELEVATION 'B'				"SHERBOURNE"				



LEFT SIDE ELEVATION
FOR HIGHCASTLE HOMES

SPATIAL CALCULATIONS FOR HIGHCASTLE HOMES	
WALL AREA:	874.61 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	61.22 SF
OPENINGS PROVIDED:	45.45 SF (GLASS AREA ONLY)

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

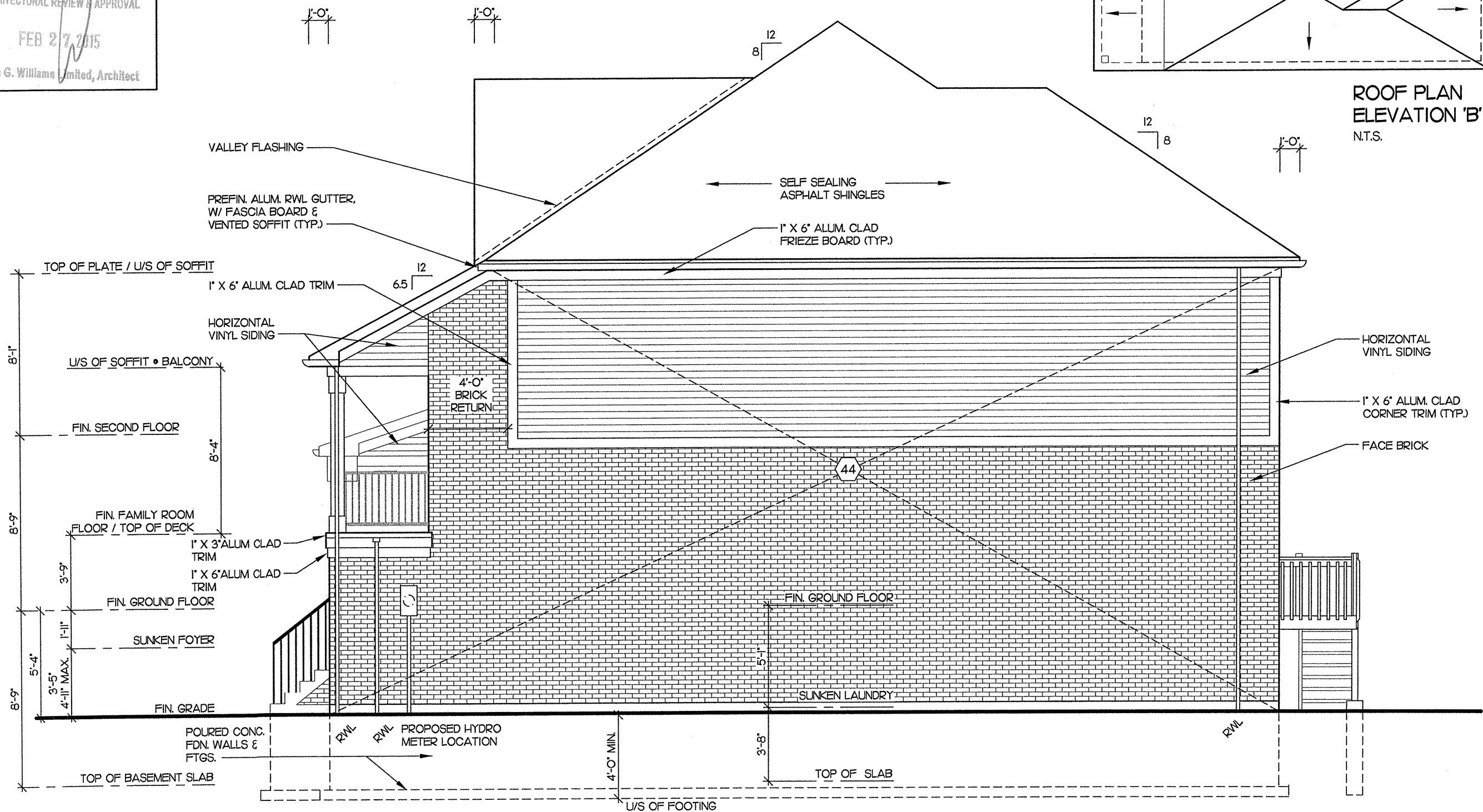
Signed: *John G. Williams* Architect
Date: **FEB 27 2015**

Client DELPARK/ HIGHCASTLE HOMES	Project No. 2008-65		Drawing No. 8A OF 12
	Project CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS	Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		have reviewed and taken responsibility for this design. Signature: <i>Stephen P. Kennedy</i> Date: JAN 20 2015
	Registered Person: STEPHEN P. KENNEDY FIRM BCIN 28461		Date: JAN 20 2015
Sheet Title LEFT SIDE ELEVATION (HIGHCASTLE HOMES ONLY)		Scale 3/16" = 1'-0"	Drawn by GI
Date JUNE 2012		Checked by BM	
Elevation 'B'		'SHERBOURNE'	

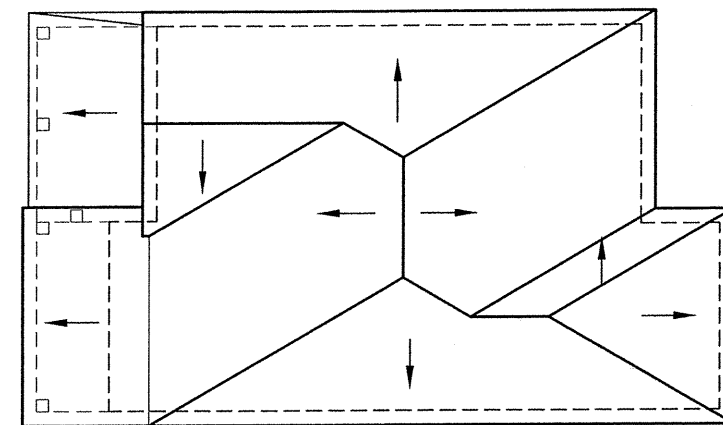
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

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John G. Williams Limited, Architects



RIGHT SIDE ELEVATION 'B'



ROOF PLAN
ELEVATION 'B'
N.T.S.

Client DELPARK/ HIGHCASTLE HOMES		Sheet Title RIGHT SIDE ELEVATION & ROOF PLAN		Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS		Scale 3/16" = 1'-0"		Drawn by GI		Project No. 2008-65	
ELEVATION 'B'		Date JUNE 2012		Checked by BM		Project No. 2008-65	
ELEVATION 'B'		Date JUNE 2012		Checked by BM		Project No. 2008-65	

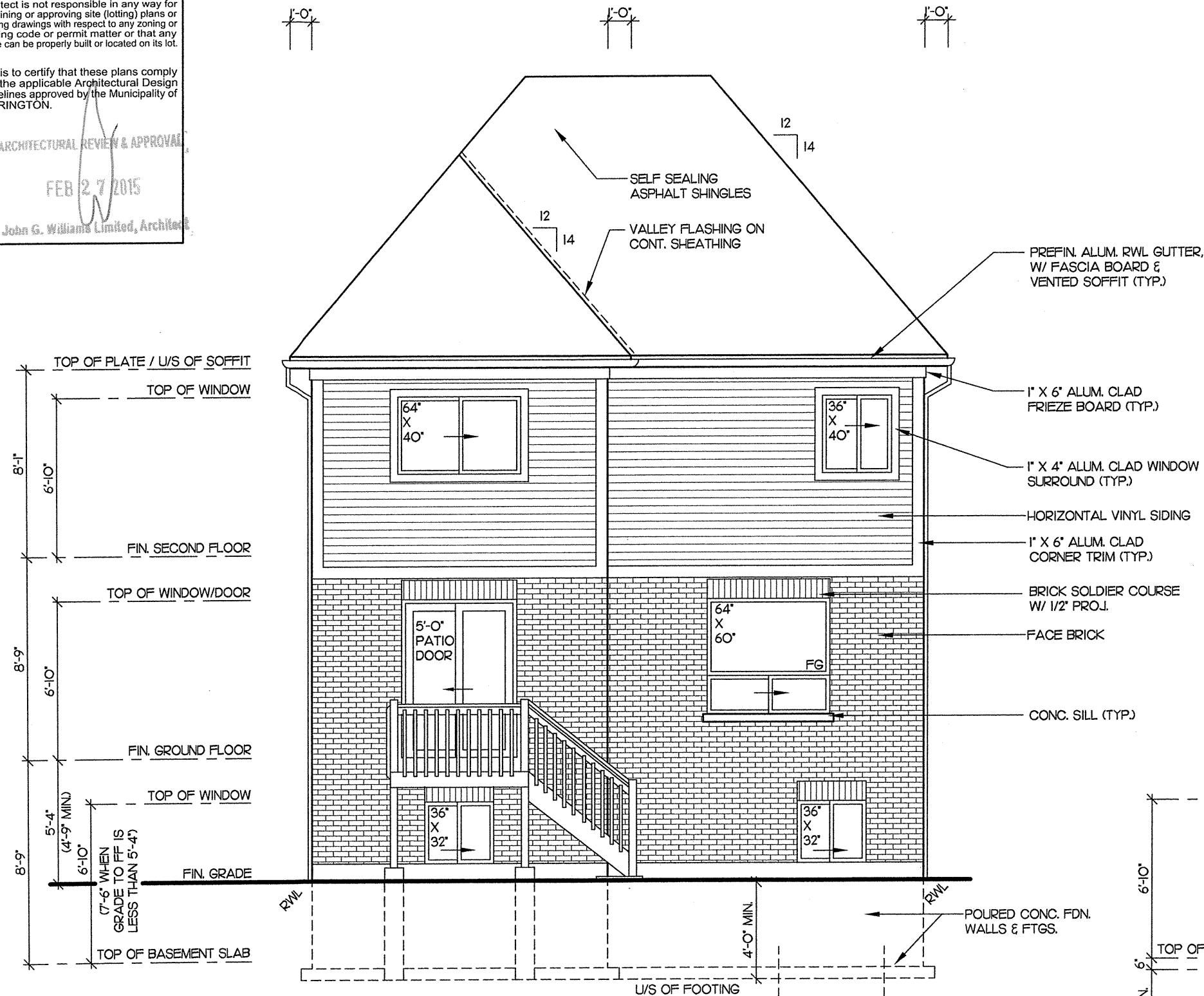
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ARCHITECTURAL REVIEW & APPROVAL

FEB 27 2015

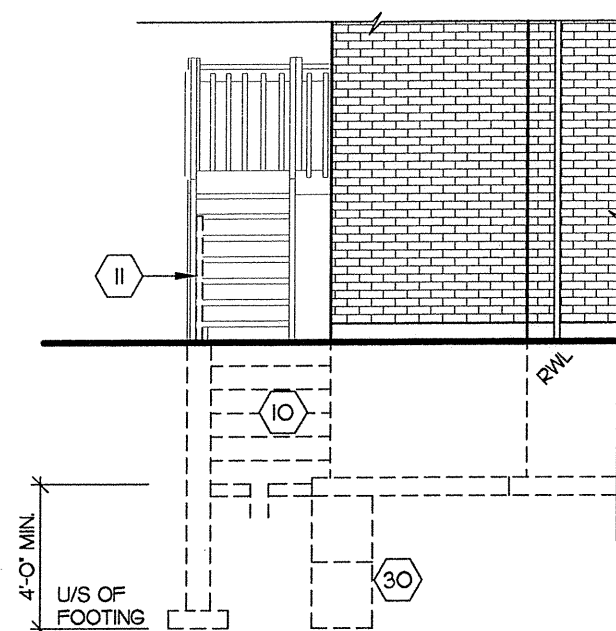
John G. Williams Limited, Architect



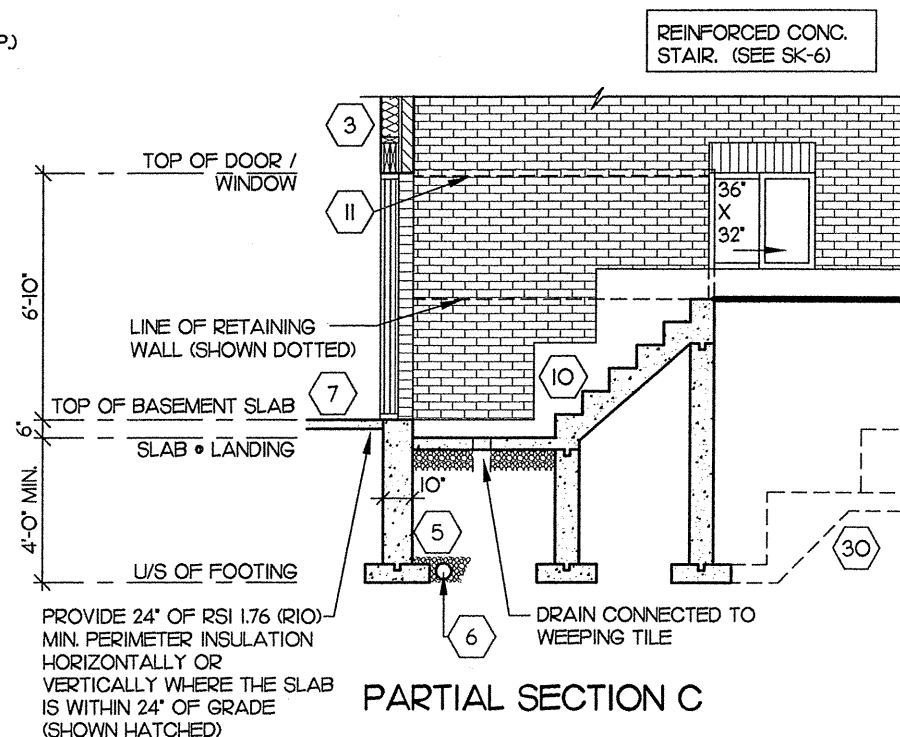
REAR ELEVATION 'B'
FOR DELPARK HOMES

TYPICAL RAILING:
3'-6" HIGH PAINTED WD. RAILING W/
2"X4" TOP & BOTTOM RAILS & 2"X2"
PICKETS • 4" O/C MAX. SPACING W/
4"X4" WD. POSTS (INSTALLED AS PER
O.B.C. SUPPLEMENTARY STANDARDS
SECTION SB-7)

FOR OPT. FIN. BSMT.
55" X 30" STEEL REINFORCED VINYL
BSMT. WINDOW W/ 67" WIDE GALV.
METAL WINDOW WELL DRAINED TO
WEEPING TILE AS REQ'D BY GRADE &
WHERE NO WALK-UP IS PROVIDED



PARTIAL LEFT SIDE ELEVATION



PARTIAL SECTION C

Project No.	2008-65	Project Title			Client	Delpark/Highcastle Homes
Drawing No.	10 OF 12	Registered Person:			Scale	3/16" = 1'-0"
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461			Drawn by	GI
		STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature: _____ BCIN 23411 Date: JAN 20 2015			Checked by	BM
NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS		ELEVATION 'B'			Date	
		"SHERBOURNE"			JUNE 2012	

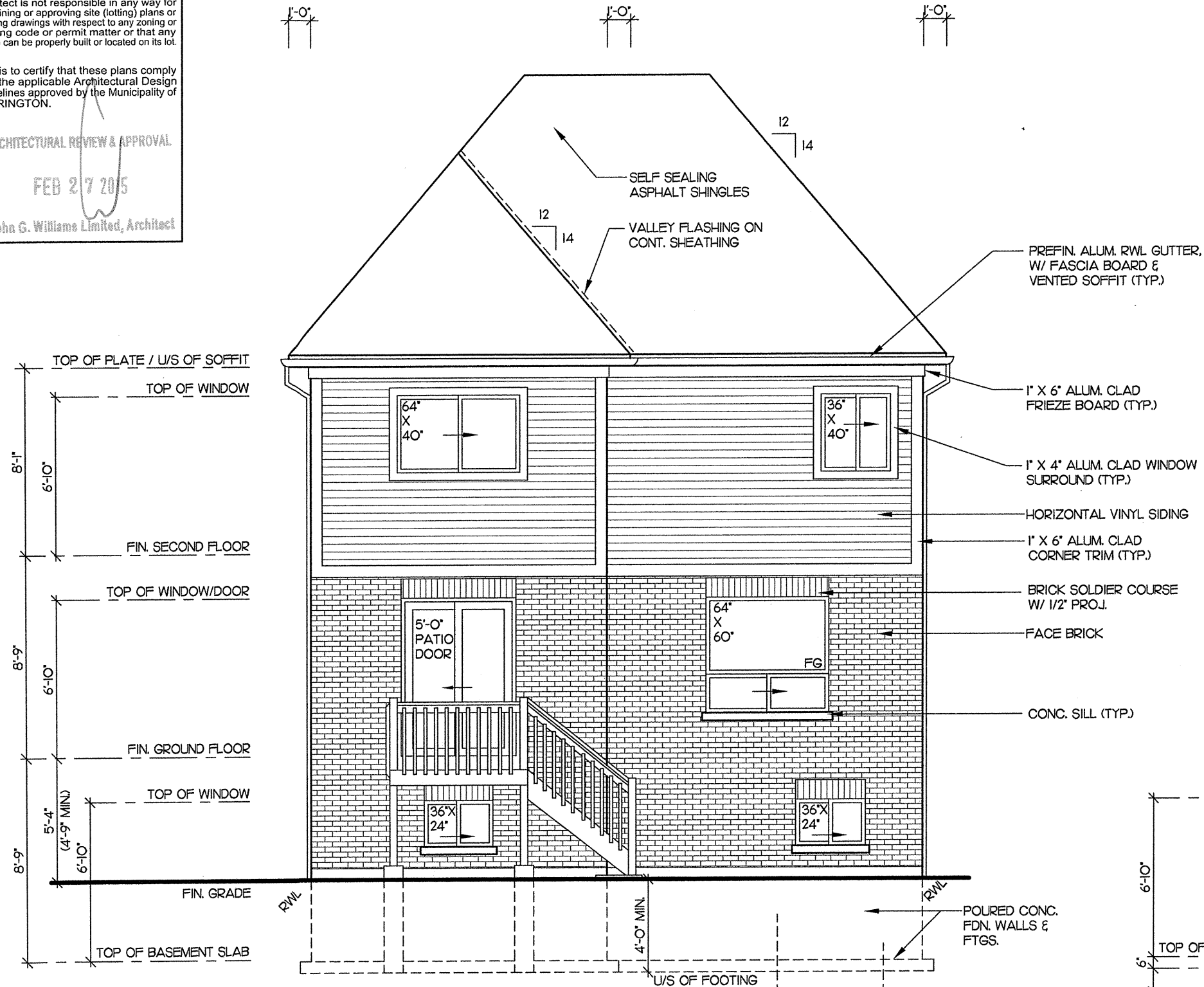
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ARCHITECTURAL REVIEW & APPROVAL

FEB 27 2015

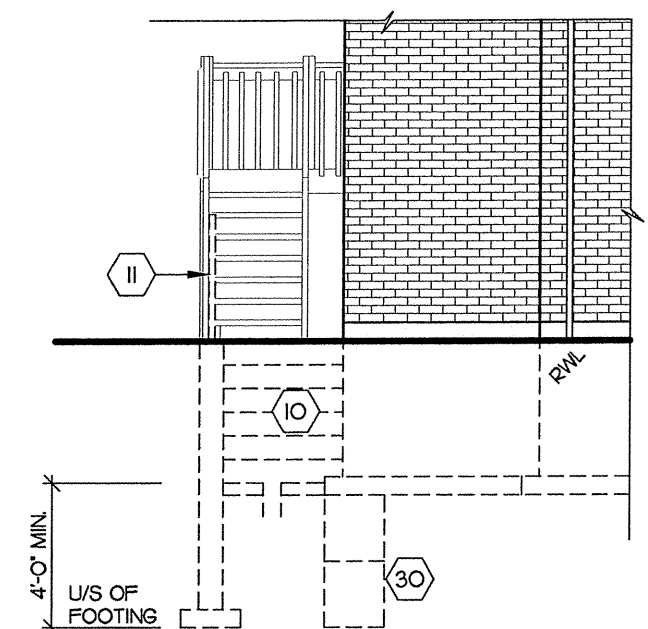
John G. Williams Limited, Architect



REAR ELEVATION 'B'
FOR HIGHCASTLE HOMES

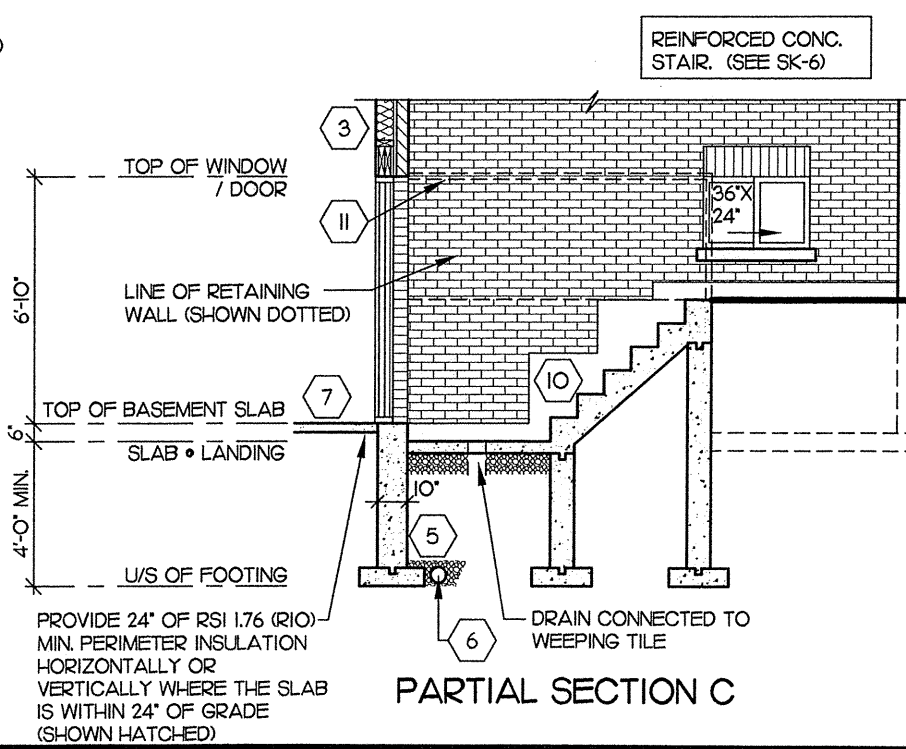
TYPICAL RAILING:
3'-6" HIGH PAINTED WD. RAILING W/
2"x4" TOP & BOTTOM RAILS & 2"x2"
PICKETS • 4" O/C MAX. SPACING W/
4"x4" WD. POSTS (INSTALLED AS PER
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SECTION SB-7)

FOR OPT. FIN. BSMT.
55" X 30" STEEL REINFORCED VINYL
BSMT. WINDOW W/ 67" WIDE GALV.
METAL WINDOW WELL DRAINED TO
WEEPING TILE AS REQ'D BY GRADE &
WHERE NO WALK-UP IS PROVIDED



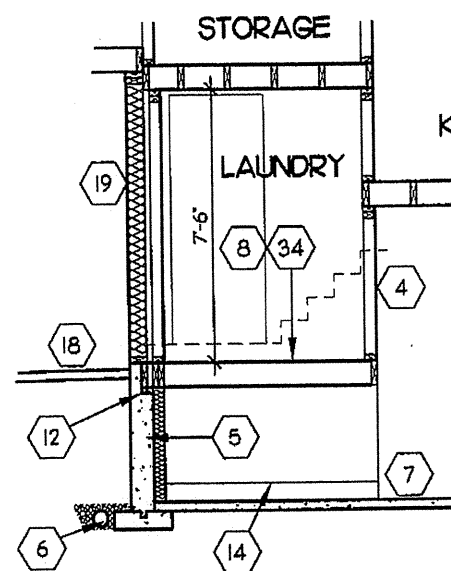
PARTIAL LEFT SIDE ELEVATION

WALK-OUT BASEMENT SB-12 2.I.I.I.I.I
PROVIDE RSI 3.87 (R22) MINIMUM IN WALLS CONTAINING
THE DOOR OPENING AND ANY BASEMENT WALL THAT
HAS AN EXPOSED WALL AREA ABOVE THE GROUND
LEVEL EXCEEDING 50% OF THAT WALL AREA

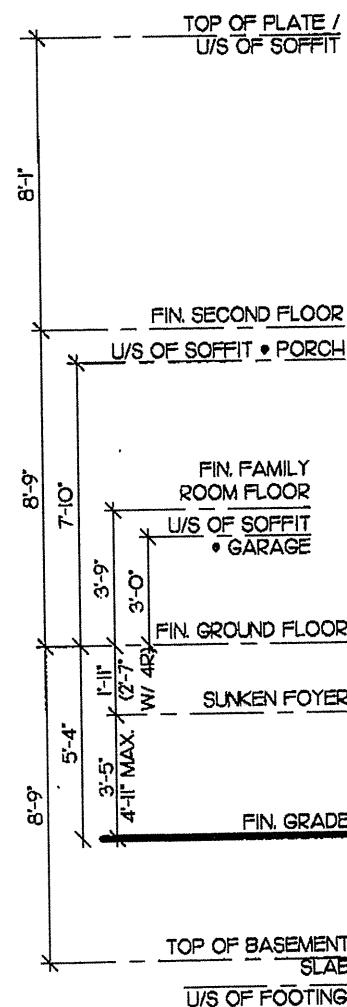


PARTIAL SECTION C

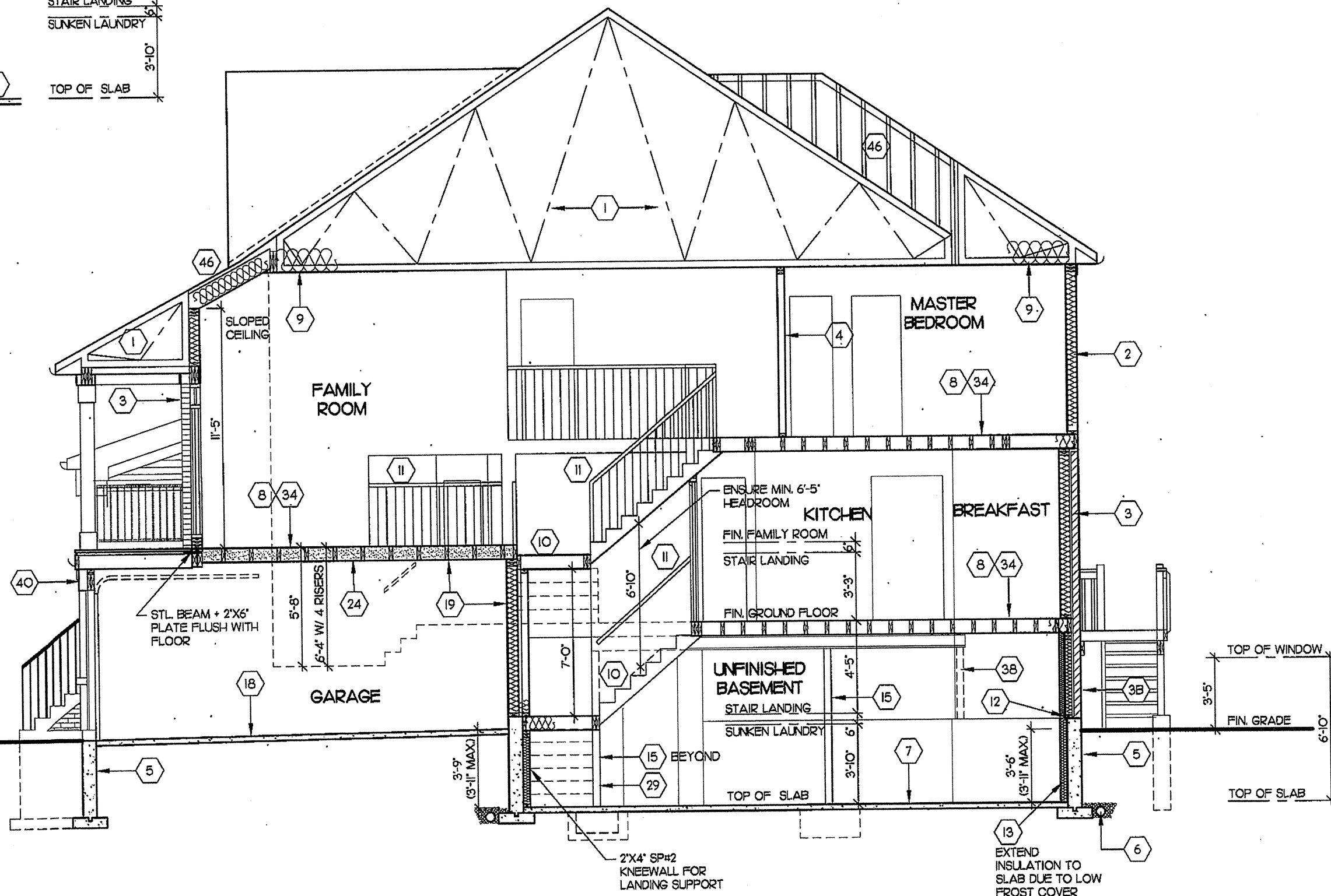
Client DELPAK/ HIGHCASTLE HOMES	Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS	ELEVATION 'B'	Sheet Title REAR ELEVATION & PARTIAL LEFT SIDE ELEV. (HIGHCASTLE HOMES ONLY)	Scale 3/16" = 1'-0"	Date OCT. 2013	Drawn by G/PS	Checked by BM	Date JAN 20 2015	Signature <i>[Signature]</i>	Reviewed and have responsibility for this design. <i>[Signature]</i>	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65	Drawing No. IOA OF 12
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269													



PARTIAL SECTION B
• SUNKEN LAUNDRY



SECTION A-A

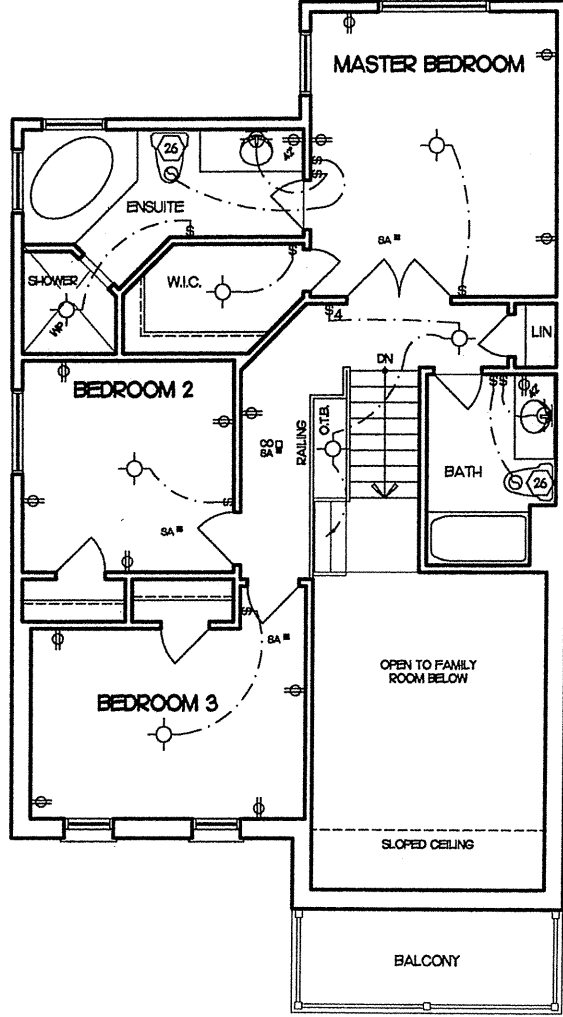
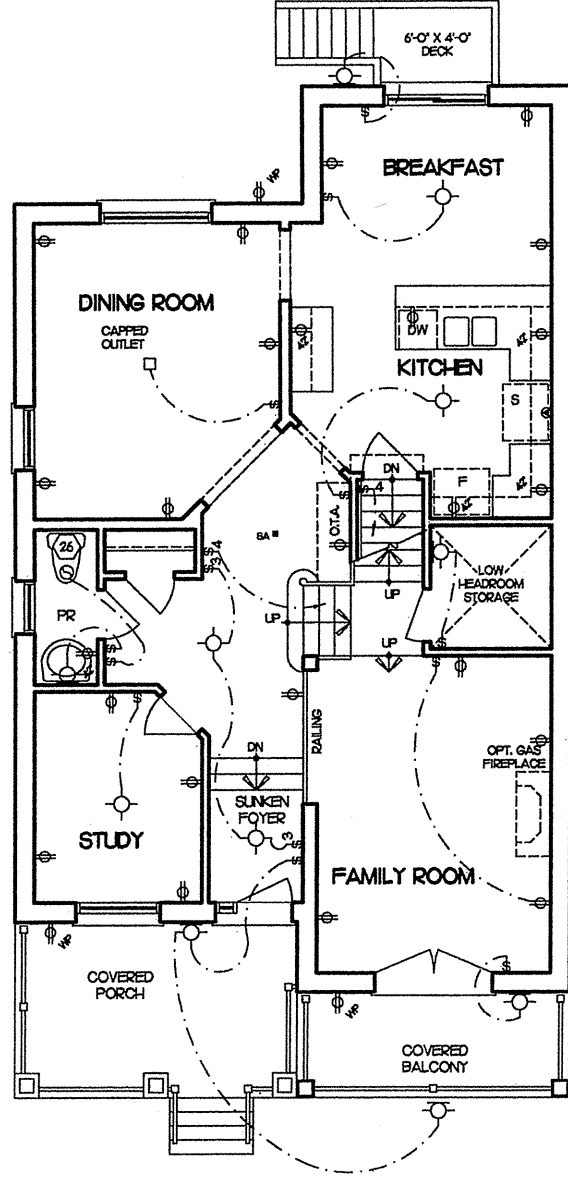
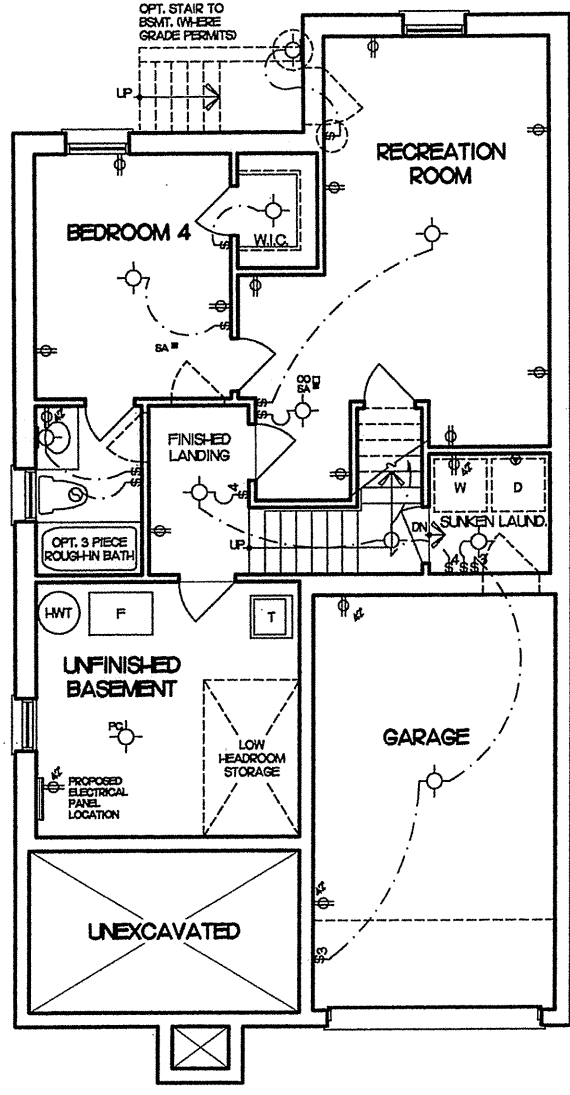
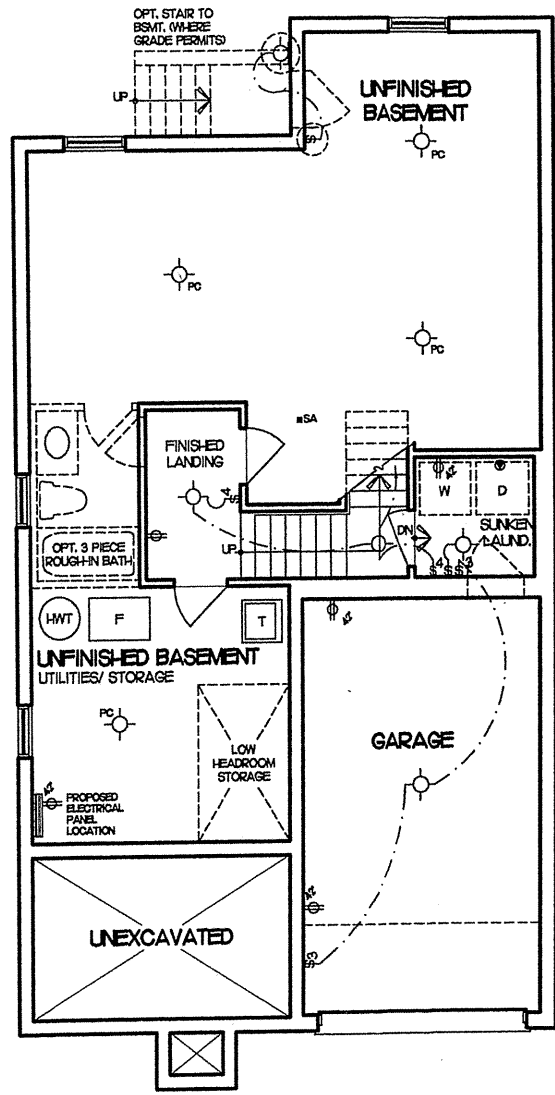


WOOD FRAME KNEEWALL W/
2 FLOORS SUPPORTED BRICK
CONDITION, 3B

AS PER NOTE 3 W/ 2'X4"
SP#2 • 12" O/C

ENSURE MIN. R19 INSUL FOR
WALL AREA ABOVE GRADE /
FOUNDATION KNEEWALL

Client	DELPAK/ HIGHCATTLE HOMES		Project		Project No. 2008-65		Drawing No. 11 OF 12	
	NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS		ELEVATION 'B'		ARCHITECTURAL TECHNOLOGISTS		CASSIDY & CO.	
Sheet Title	SECTION 'A'-A		REGISTERED PERSON:		D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature	
	Scale 3/16" = 1'-0"		Drawn by GI		Date JUNE 2012		Date: JAN 15 2015	
Project	NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS		ELEVATION 'B'		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3		PH (905) 619-1270 FAX (905) 619-1269	
	ELEVATION 'B'		SHERBOURNE		BCIN 23411		JAN 15 2015	



Client DELPARK/ HIGHCASTLE HOMES	Project No. 2008-65		Drawing No. 12 OF 12	
	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS		Project CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
Sheet Title ELEVATION 'B'	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: JAN 15 2015 BCIN 23411	
	Electrical Plans Scale N.T.S. Date JUNE 2012		Drawn by GI Checked by BM "SHERBOURNE"	