



NORTHGLEN

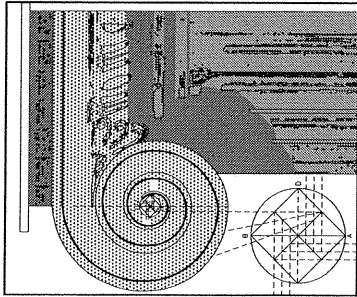
33' LOT PRODUCT - 8'-0" CEILINGS

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)

Elev. 'A'	Elev. 'A'
Std. Plan	Opt. Plan
Gross area of peripheral walls:	2552.00 SF
Gross area of openings:	210.20 SF
	8.24% Ratio
	2552.00 SF
	219.78 SF
	8.61% Ratio



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

Client		Project		ELEVATION 'A'	
DELPAK/ HIGHCASTLE HOMES		NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS		ELEVATION 'A'	
Sheet Title		Areas & Revisions		Registered Person:	
Scale		N.T.S.		D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	
Date		APRIL 2013		I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	
BY		DATE		Signature	
DESCRIPTION		DATE		BCIN	
1 ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN		MAY 03/11		23411	
2 ADDED MASONRY PLINTH AROUND THE GROUND FLOOR PERIMETER - RE-ISSUED TO CLIENT FOR COORDINATION		JULY /11		JAN 31, 2014	
3 REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW		FEB. 01, 2012			
4 ISSUED TO P. ENG FOR FINAL STRUCTURAL CHECK		MAR. 29, 2012			
5 ISSUED TO CLIENT		JUNE 2, 2012			
6 REVISED COMPLIANCE PACKAGE FROM J TO D & ISSUED FOR PERMIT		APRIL 03, 2013			
7 UPDATED FOR 2012 OBC.		JAN 31, 2014			
No.		DATE		ELEVATION 'A'	
1		MAY 03/11		O	
2		JULY /11		O	
3		FEB. 01, 2012		115.94	
4		MAR. 29, 2012		1248	
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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.

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 (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

MIN. RISE..... = 200 (7 7/8")
MAX. RISE..... = 125 (4 7/8")
MIN. RUN..... = 355 (1'-2")
MAX. RUN..... = 210 (8 1/4")
MIN. TREAD..... = 355 (1'-2")
MAX. 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 @ EXT. 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 GROUTED IN.

BEAM BRACING

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

GARAGE SLAB

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

GARAGE SEPARATION - WALLS

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

GAS PROOFED DOOR

PROVIDE SELF CLOSER AND WEATHER STRIPPING.

PRECAST CONCRETE STEP

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

ATTIC ACCESS HATCH

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

GARAGE SEPARATION - CEILING

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

LINEN CLOSET

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

MECHANICAL VENTING

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

FIREWALL SEPARATION

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

GRAB BAR

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

WOOD COLUMN

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

STEP FOOTINGS

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

PORCH SLAB

MIN. 75 mm (3") CONCRETE SLAB-ON-GRADE ON 125 mm (5") CRUSHED STONE, REINFORCED WITH 6 x 6-W2.9 x W2.9 MESH AND SUCH REINFORCEMENT SHALL BE LOCATED NEAR MID-DEPTH OF SLAB. CONC. STRG. 32 Mpa (4650 psi) AND WITH 5 - 8% AIR ENTRAINMENT. 75 mm (3") MIN. SLAB BEARING @ 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. 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.

RESERVED

STEEL PIPE COLUMN - NON ADJUSTABLE

(ASTM) A53 GRADE 'B' STEEL GRADE 90 mm (3 1/2") DIA. WITH 4.76 mm (3/16") WALL THICKNESS NON-ADJUSTABLE PIPE COLUMN WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM. BASE PLATE 120 mm x 250 mm x 9.5 mm (5" x 10" x 3/8") STEEL PLATE w/2-12 mm DIA. x 300 mm LONG AND 50 mm HOOK (2 1/2" x 12" x 2") WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.

RESERVED

GARAGE WALLS

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

PORCH SLAB WITH OPTIONAL COLD CELLAR

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

EXPPOSED FLOOR

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

2 STOREY WALLS - DOUBLE VOLUME

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

EXTERIOR WALL LESS THAN 1.2 M TO PROPERTY LINE (45 MIN. F.R.R.)

BRICK VENEER WALL OR FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES (2)(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.

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

FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES (2)(40) EXCEPT AS PER THE FOLLOWING NOTES. PROVIDE 12.7 mm (1/2") GYPSUM EXT. SHEATHING, INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

CONVENTIONAL ROOF FRAMING

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

SUMP PUMP/PIT 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")

M1 -INSULATED MIN. RSI 0.7, (R4)

M2 -36" X 80" 2 PANEL SLIDING DOORS

M3 -48" X 80" 2 PANEL SLIDING DOORS

M4 -60" X 80" 2 PANEL SLIDING DOORS

M5 -72" X 80" 2 PANEL SLIDING DOORS

M6 -84" X 80" 2 PANEL SLIDING DOORS

M9 -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

1. DUPLEX OUTLET (12" HIGH) SB 2. SOLID WOOD BEARING
3. DUPLEX OUTLET (HEIGHT AS NOTED) PL 4. POINT LOAD
5. WEATHERPROOF DUPLEX OUTLET A.F.F. ABOVE FINISHED FLOOR
6. HEAVY DUTY OUTLET T.O.S. TOP OF STEEL
7. LIGHT FIXTURE (CEILING) FD 8. FLOOR DRAIN
9. LIGHT FIXTURE (PULL CHAIN) HB 10. HOSE BIB
10. LIGHT FIXTURE (WALL MOUNTED) L.V.L. LAMINATED VENEER LUMBER
11. LIGHT FIXTURE (POT LIGHT) SA 12. SMOKE ALARM (INTERCONNECTED)
13. SWITCH CO 14. CARBON MONOXIDE ALARM
15. SWITCH (3 WAY) 16. TELEPHONE JACK

Client

DELPAK/ HIGHCASTLE HOMES

Project

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-7
8'-0" CEILINGS

ELEVATION 'A'

Sheet

Title

CONSTRUCTION NOTES

Scale

N.T.S.

Date

APRIL 2013

"THE FONTHILL"

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

Project No.

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

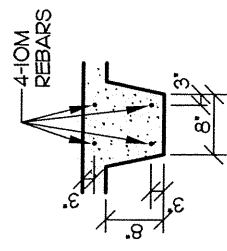
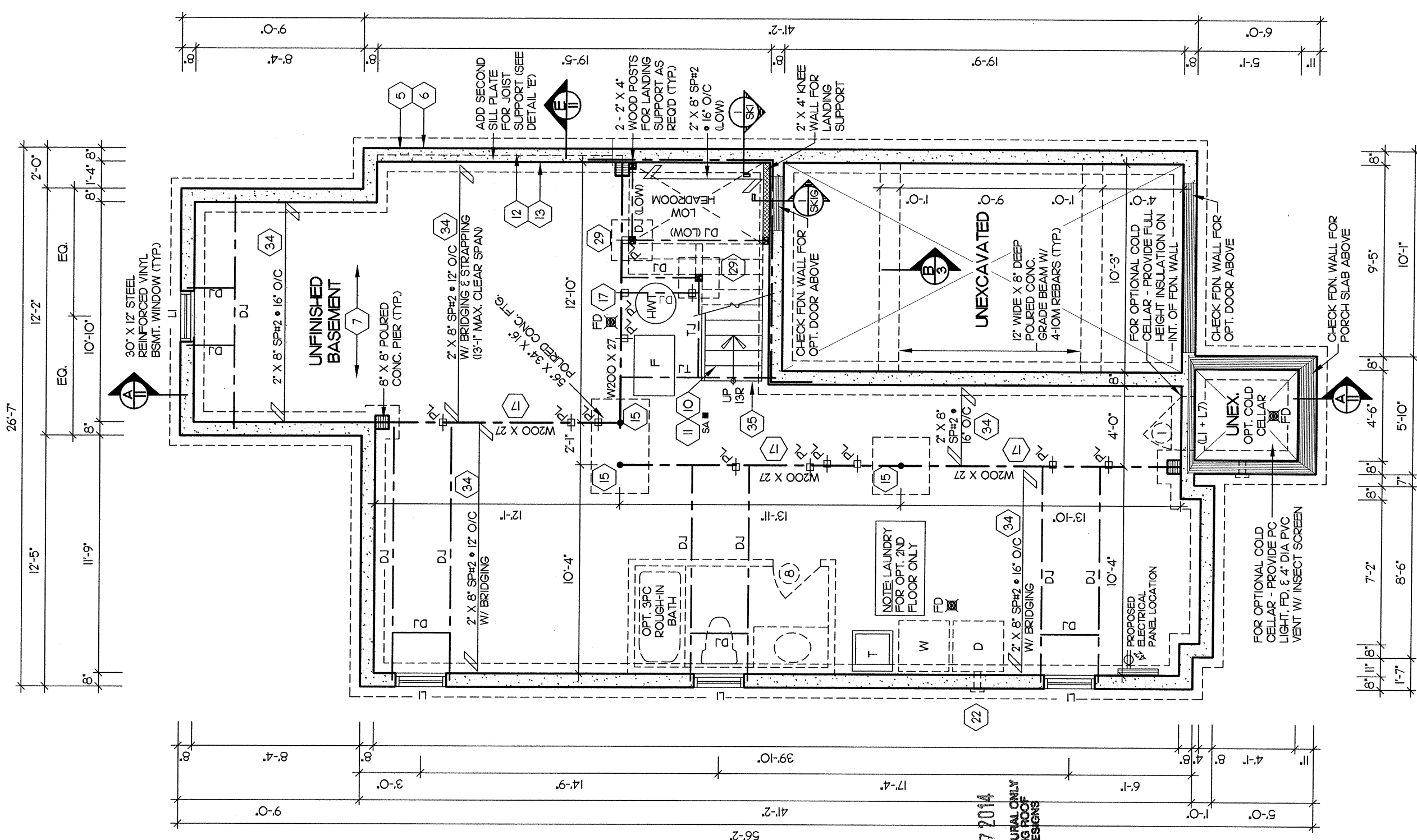
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

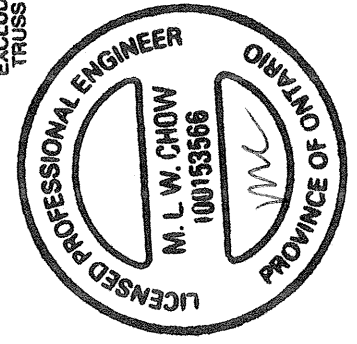
2008-65

Drawing No.

2 OF 12



(B) GRADE BEAM DETAIL
NTS
FEB 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



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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 10 2014

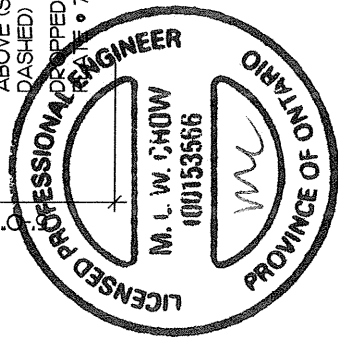
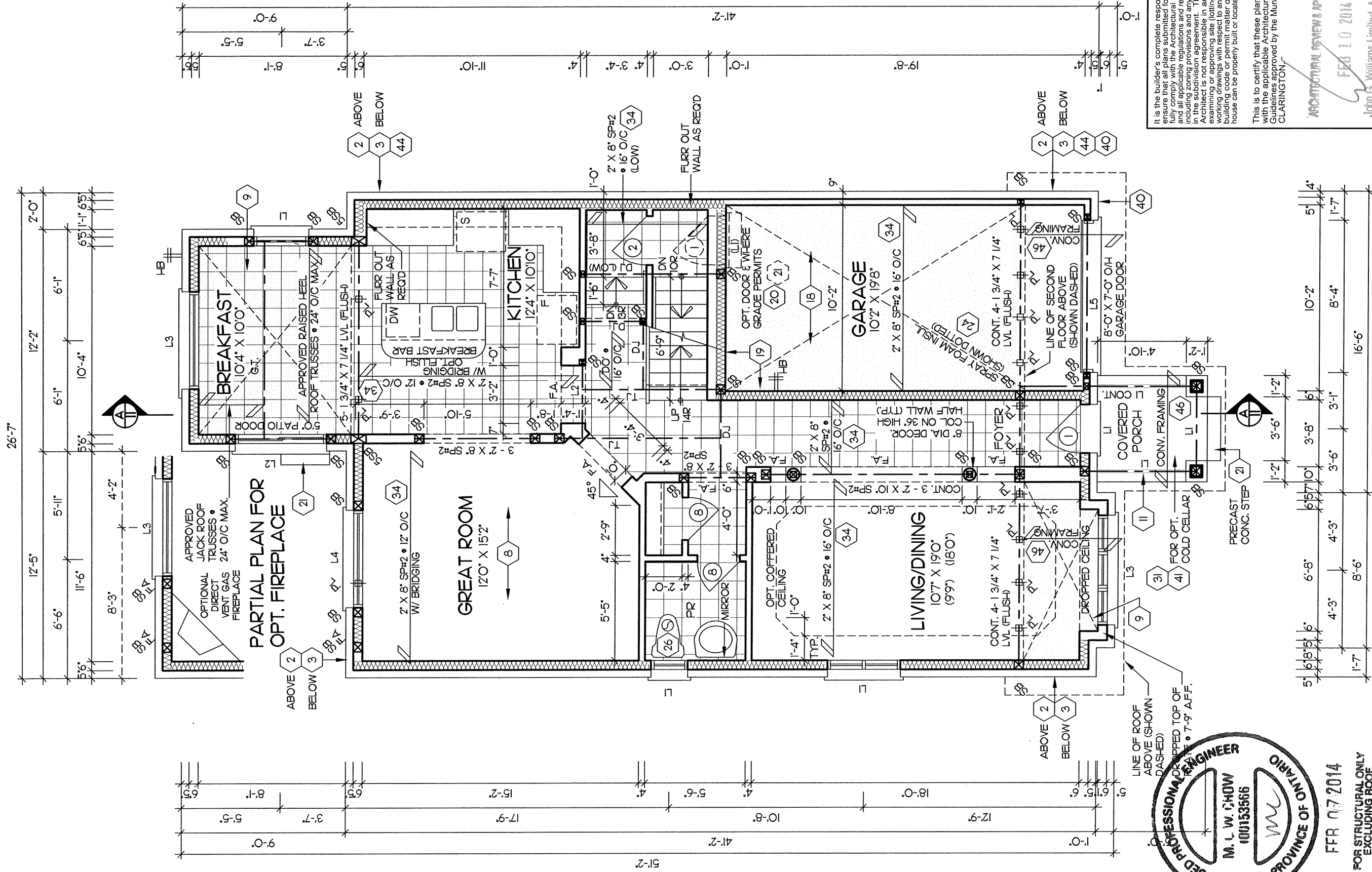
John G. Williams Limited, Architect

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

Client	DELPAK/ HIGHCASTLE HOMES		Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS		Project No.	CASIDY & CO. ARCHITECTURAL TECHNOLOGISTS		Drawing No.	2008-65	
	ELEVATION 'A'										
Project	BASEMENT PLAN		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3		PH (905) 619-1270 FAX (905) 619-1269		
	Scale 3/16" = 1'-0"		Drawn by LY/AA		Signature: 		BCIN 23411		Date: JAN. 31, 2014		
Date JUNE 2012		Checked by AMM		THE FONTHILL"						3 OF 12	



FFR 07 2014

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

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ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2014

John G. Williams Limited, Architect

Client
Delpark/ Highcastle Homes

Project
NORTHGLENN
MUNICIPALITY OF CLARINGTON
UNIT 33-7
8'-0" CEILINGS
ELEVATION 'A'

Sheet
Title
GROUND FLOOR PLAN

Scale
3/16" = 1'-0"

Drawn by
LY/AA

Date
JUNE 2012

Checked by
AMM

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**

Project
No.
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

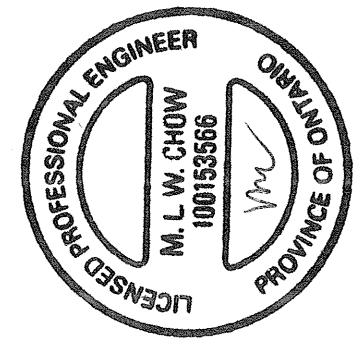
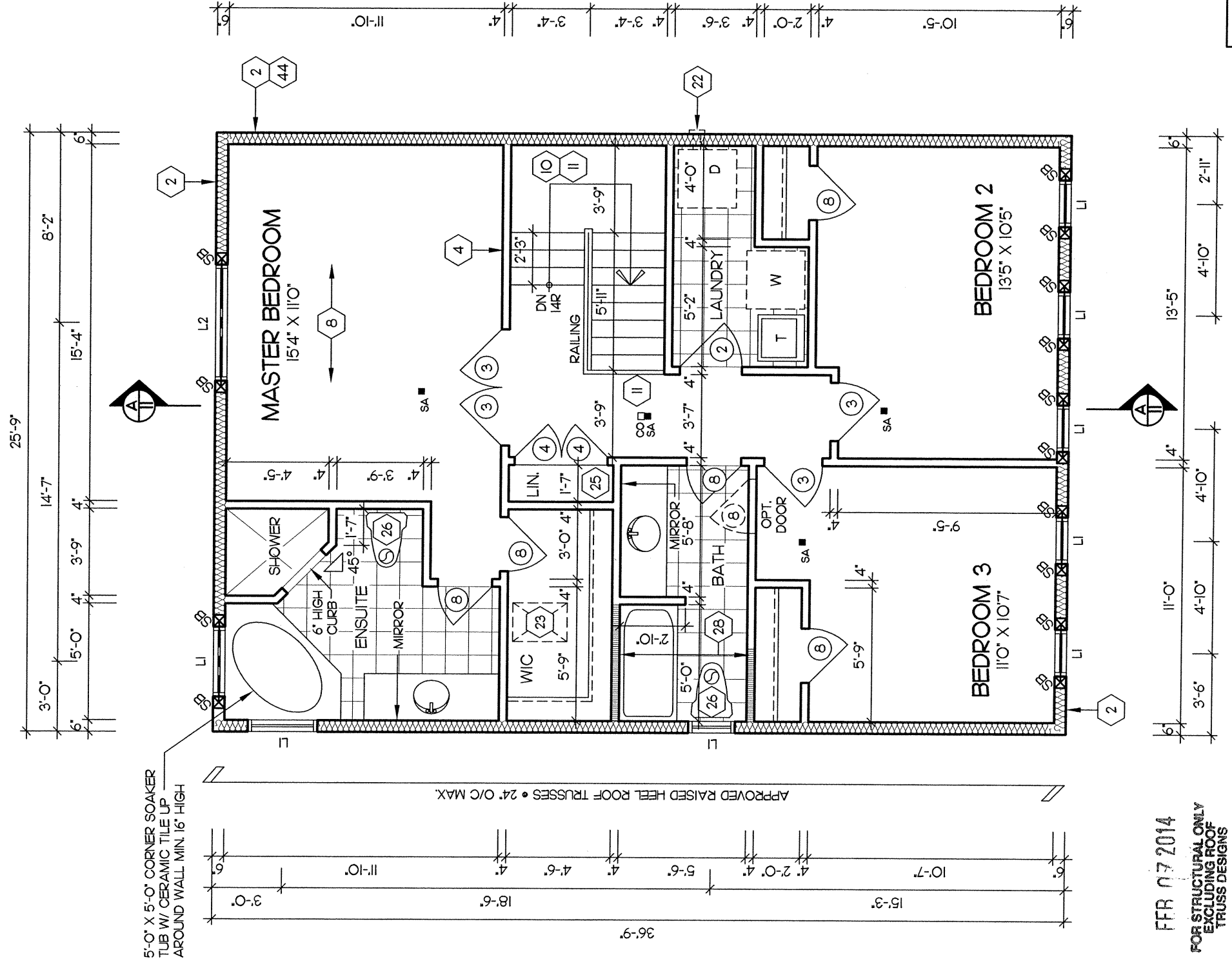
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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2008-65

Drawing
No.

4 OF 12



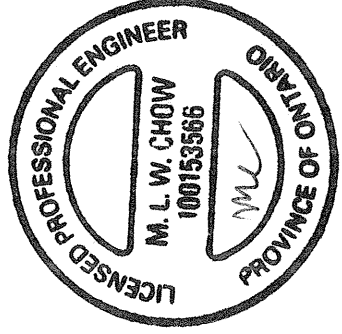
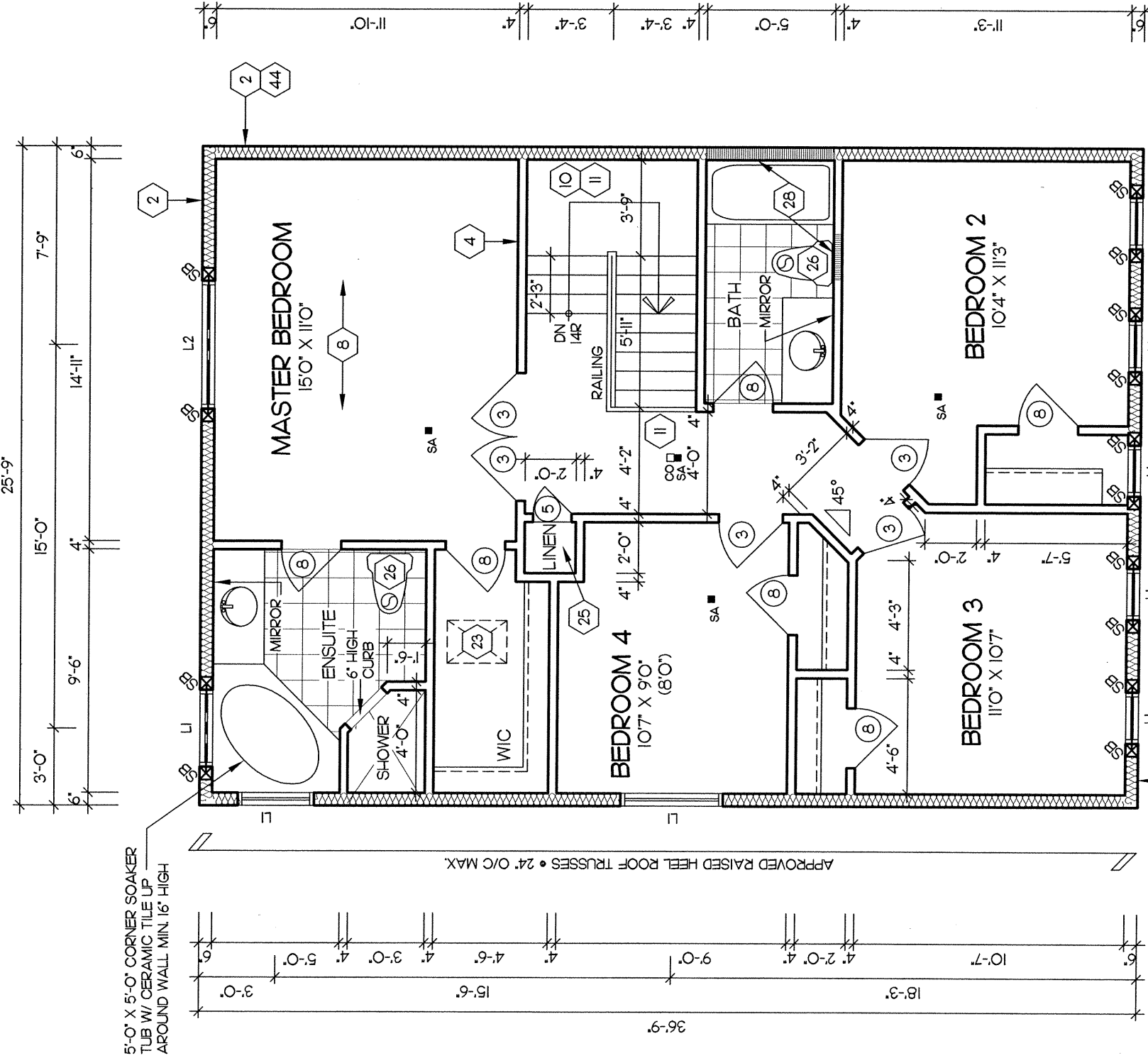
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ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John C. Williams Limited, Architect

Client DELPARK/ HIGHCASTLE HOMES		Sheet Title SECOND FLOOR PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8-O" CEILINGS			I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature  BCIN 23411 Date: JAN. 31, 2014		
ELEVATION 'A'		Scale 3/16" = 1'-0" Date JUNE 2012	Drawn by LY/AA Checked by AMM	ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
		"THE FONTHILL"		Drawing No. 5 OF 12	



FEB 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

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ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title OPT. SECOND FLOOR PLAN	REGISTERED PERSON D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
		Scale 3/16" = 1'-0"		Drawing No. 6 OF 12	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS	Date JUNE 2012	Drawn by LY/AA	Checked by AMM	ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
				Project CASSIDY & CO.	
ELEVATION 'A'		Signature <i>[Signature]</i> STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		Date JAN. 31, 2014	

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ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect

Project No.

2008-65

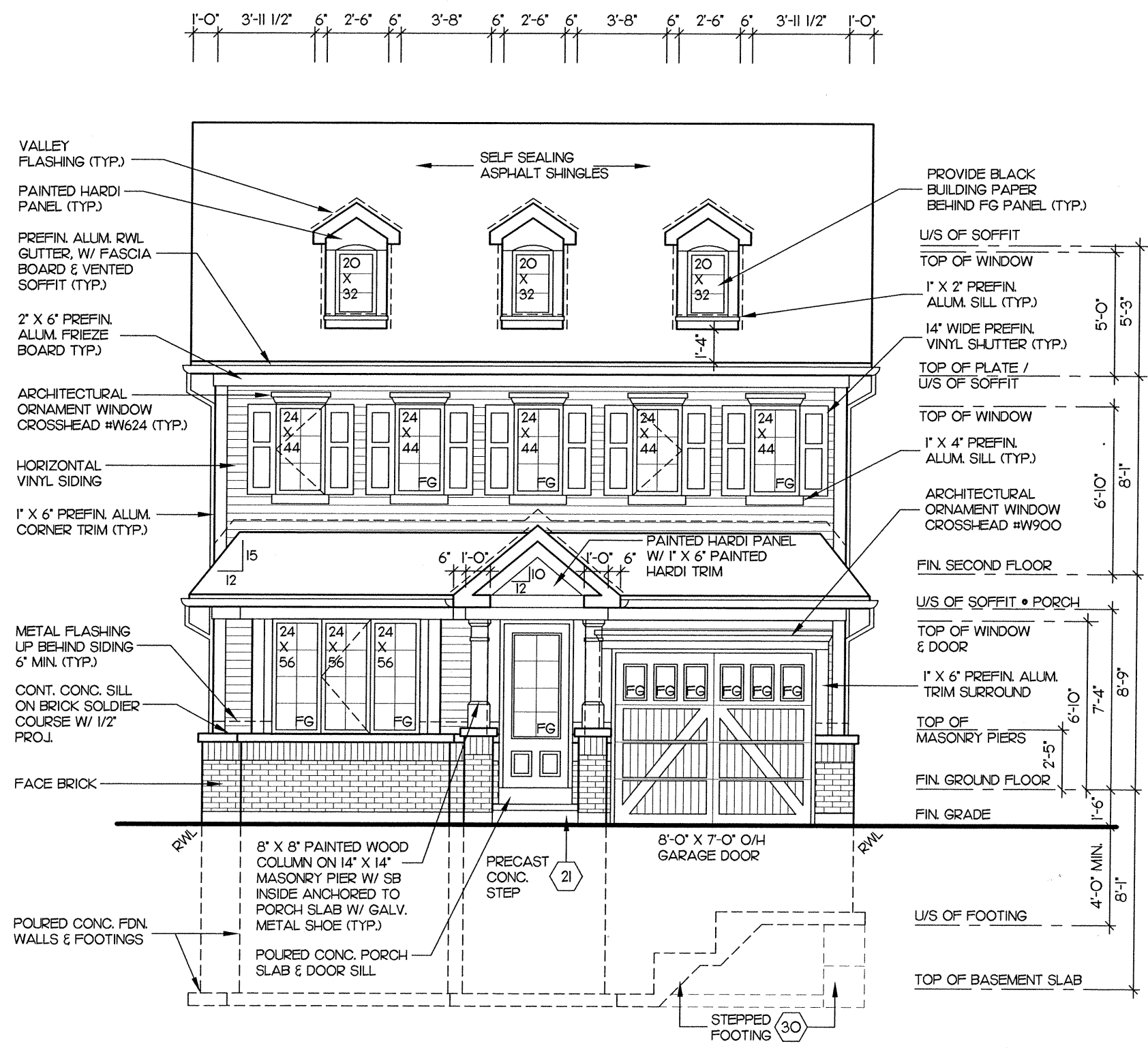
Drawing No.

7 OF 12

CASIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

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



REGISTERED PERSON:

D.W. CASIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

FIRM BCIN 28461

have

STEPHEN P. KENNEDY

reviewed and take responsibility for this design.

Signature

BCIN 23411

Date: JAN. 31, 2014

Client

DELPAK/ HIGHCASTLE HOMES

Project

NORTHGLEEN
MUNICIPALITY OF CLARINGTON
UNIT 33-7
8'-0" CEILINGS

Sheet Title

FRONT ELEVATION

Scale

3/16" = 1'-0"

Date

JUNE 2012

Drawn by

LY/AA

Checked by

AMM

"THE FONTHILL"

ELEVATION 'A'

ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect

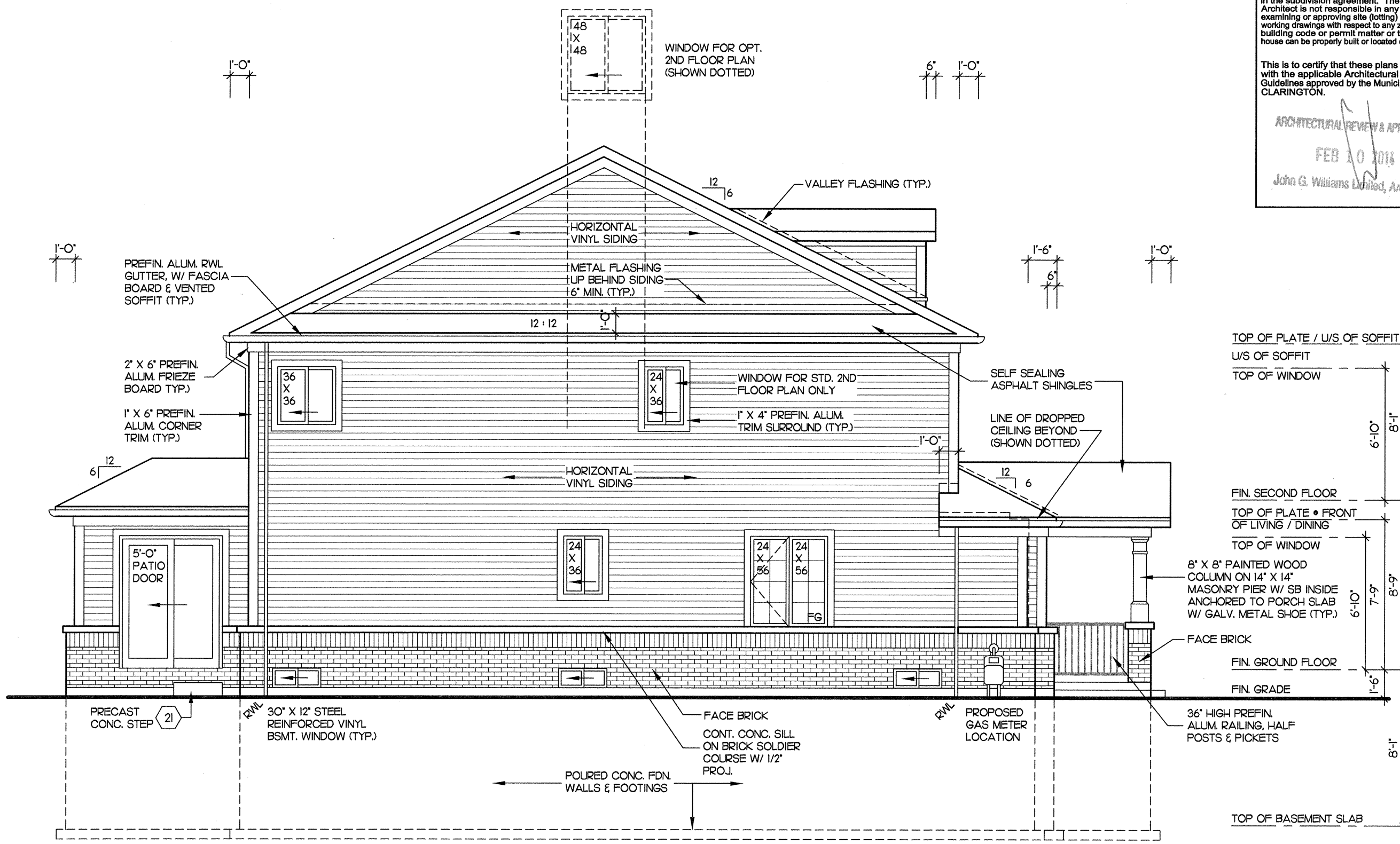
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

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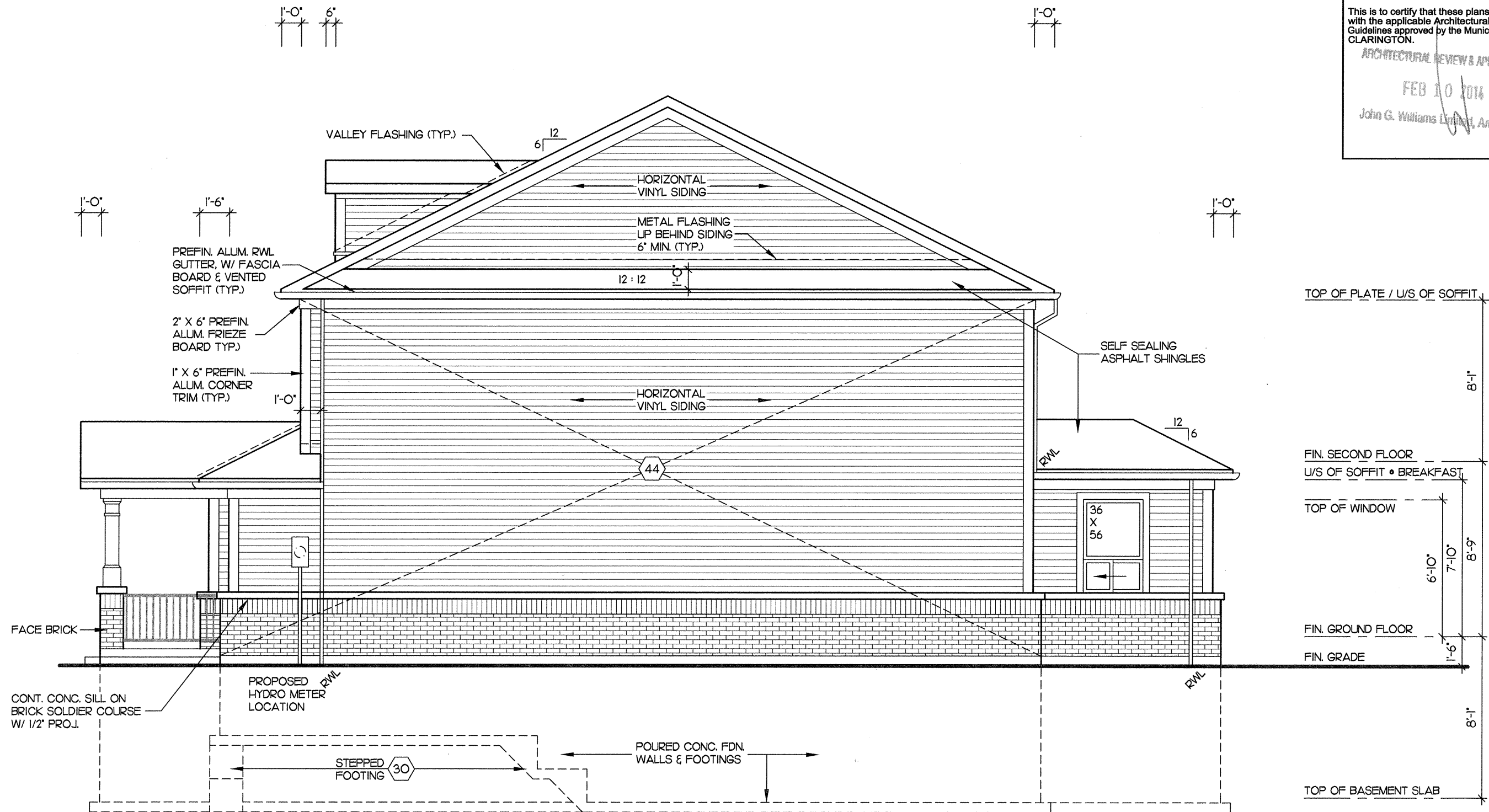
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Date	JUNE 2012	Checked by	AMM
"THE FONTHILL"			

Client	DELPARK/ HIGHCASTLE HOMES
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS
	ELEVATION 'A'



<u>SPATIAL CALCULATIONS</u>	
WALL AREA:	84.00 SF
LIMITING DISTANCE:	13'-1" • 96%
ALLOWABLE OPENINGS:	80.64 SF
OPENINGS PROVIDED:	34.17 SF

<u>SPATIAL CALCULATIONS</u>	
WALL AREA:	720.14 SF
LIMITING DISTANCE:	3'-11" @ 7%
ALLOWABLE OPENINGS:	50.40 SF
OPENINGS PROVIDED:	34.54 SF (GLASS AREA)
OPTIONAL SECOND FLOOR:	43.67 SF (GLASS AREA)



SPATIAL CALCULATIONS

WALL AREA:	804.53 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	56.31 SF
OPENINGS PROVIDED:	14.00 SF

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ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2014

John G. Williams Limited, 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 _____ Date: JAN. 31, 2014
BCIN 23411

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS
ELEVATION 'A'
Sheet Title: RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"
Date: JUNE 2012
Drawn by: LY/AA
Checked by: AMM
THE FONTHILL

ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect

CASSIDY & CO
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

PH (905) 619-1270
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Drawing
No.

10 OF 12

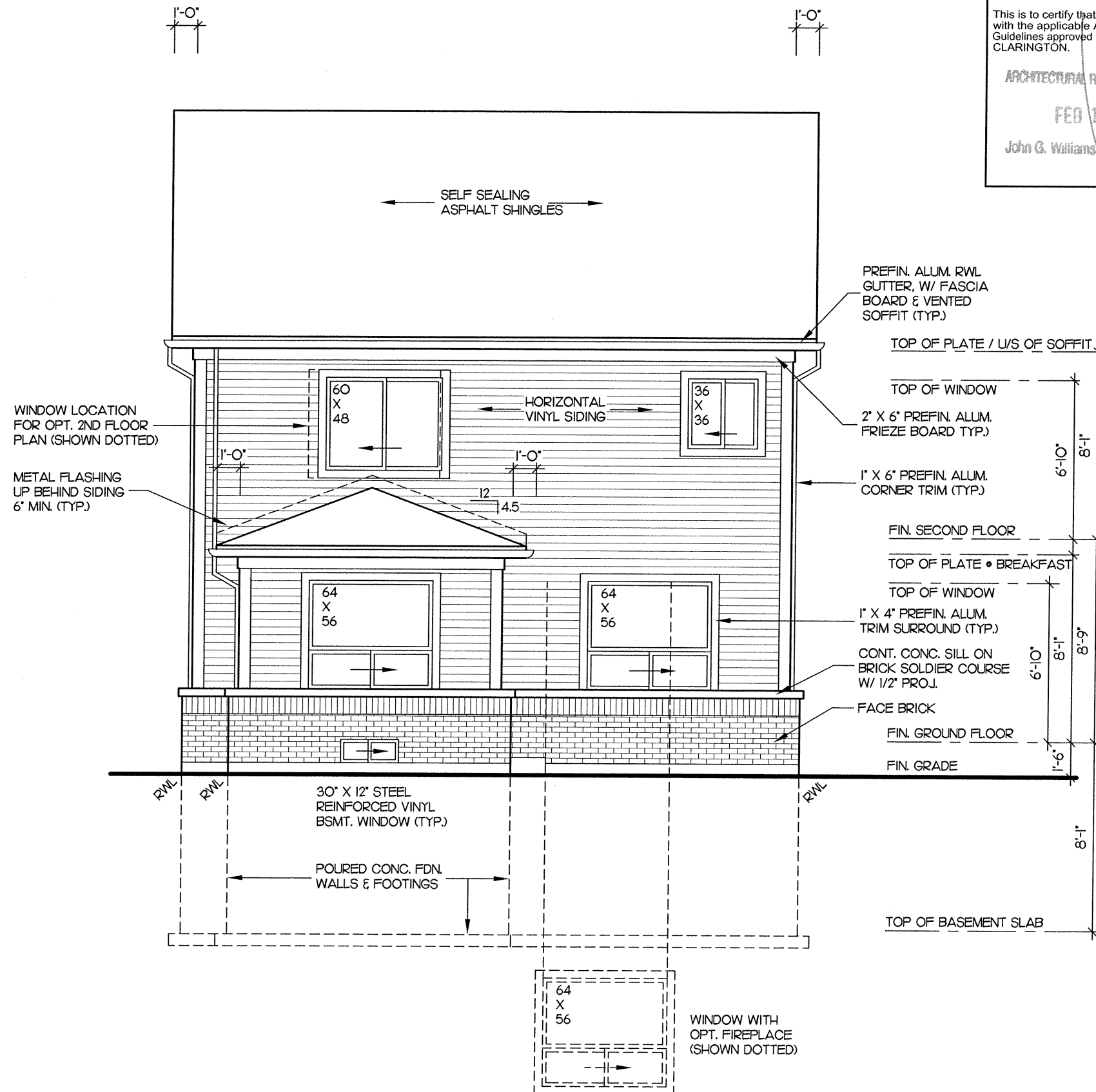
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

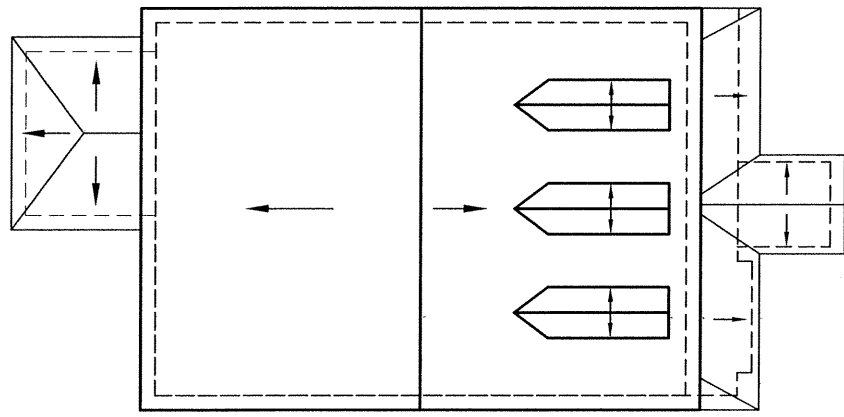
I, **STEPHEN P. KENNEDY** have
reviewed and take responsibility for this design.

Signature [Signature]
BCIN **23411** Date: **JAN. 31, 2014**

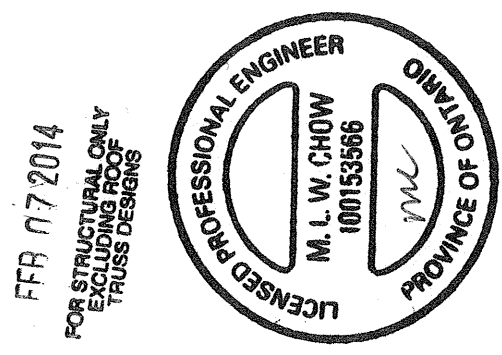
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Date	JUNE 2012	Checked by	AMM
"THE FONTHILL"			

client	DELPARK/ HIGHCASTLE HOMES
project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS
	ELEVATION 'A'

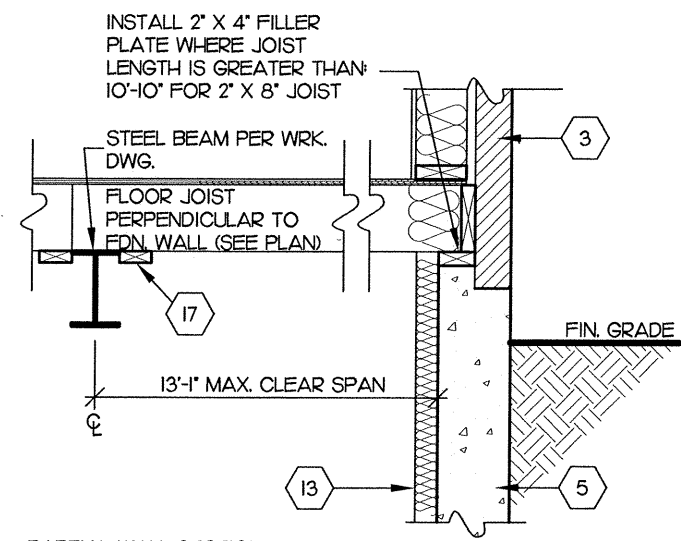




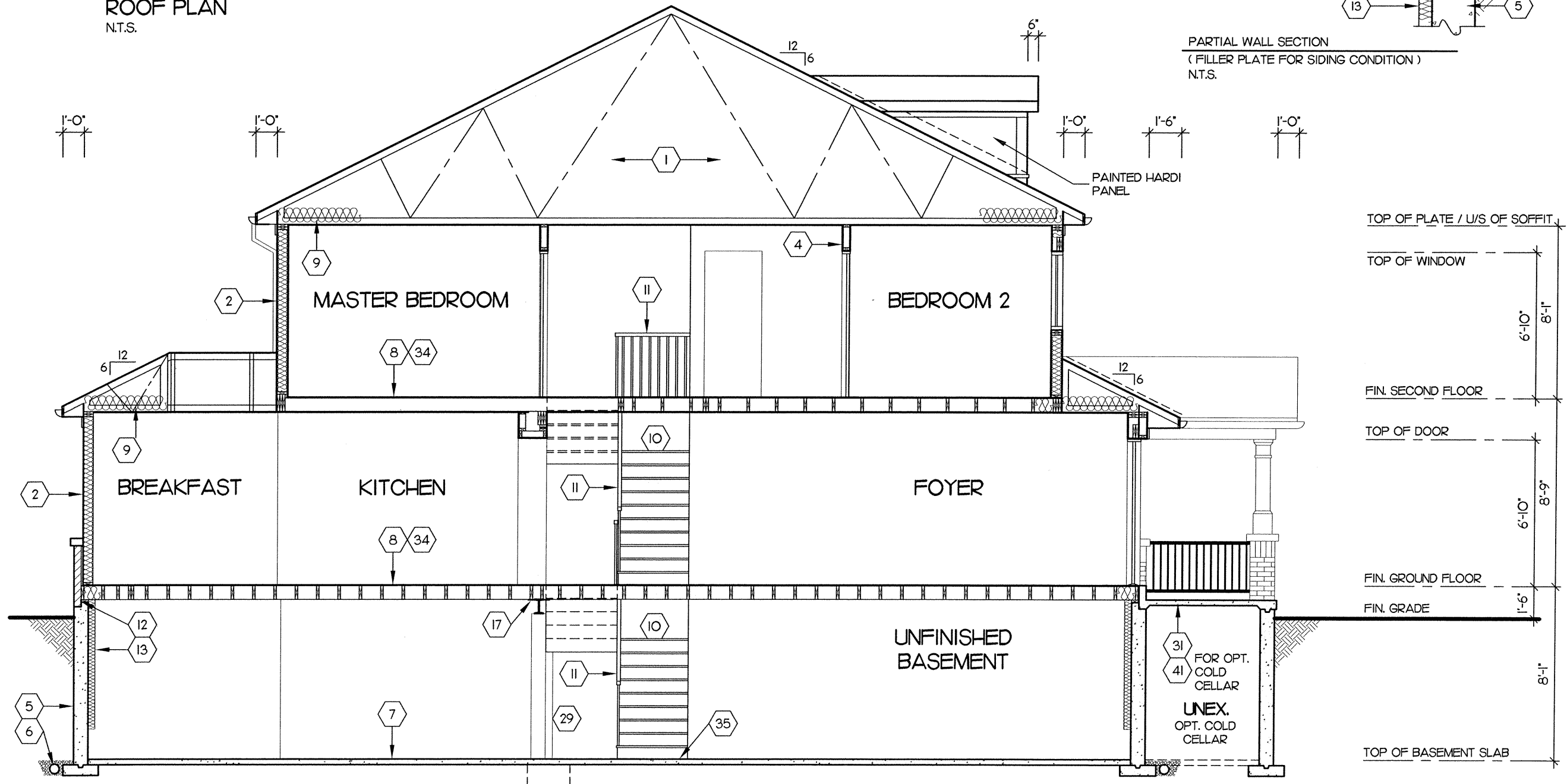
ROOF PLAN
N.T.S.



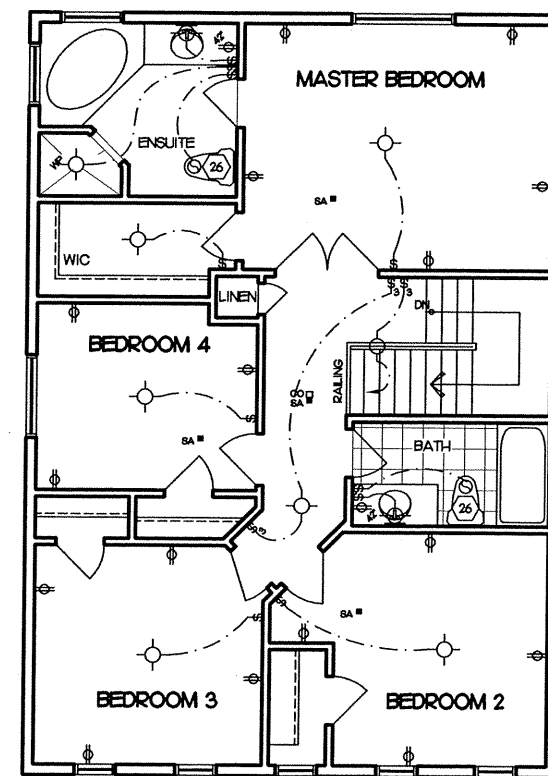
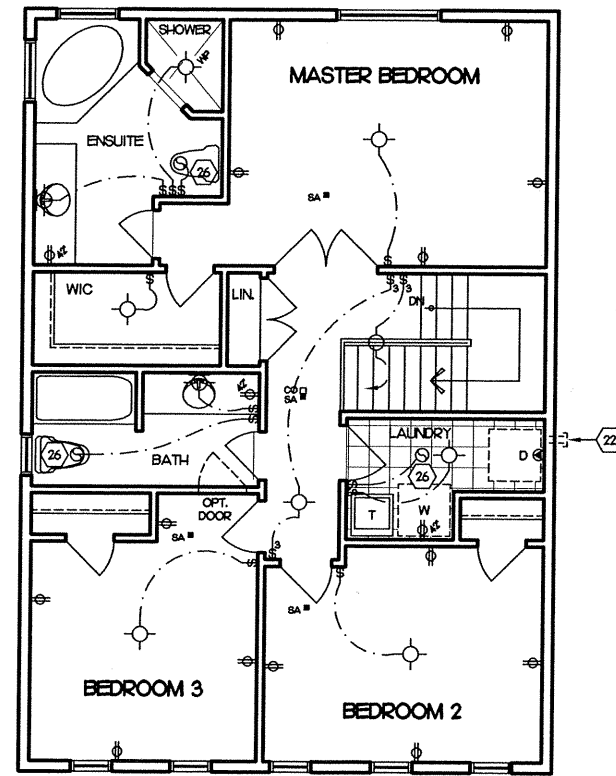
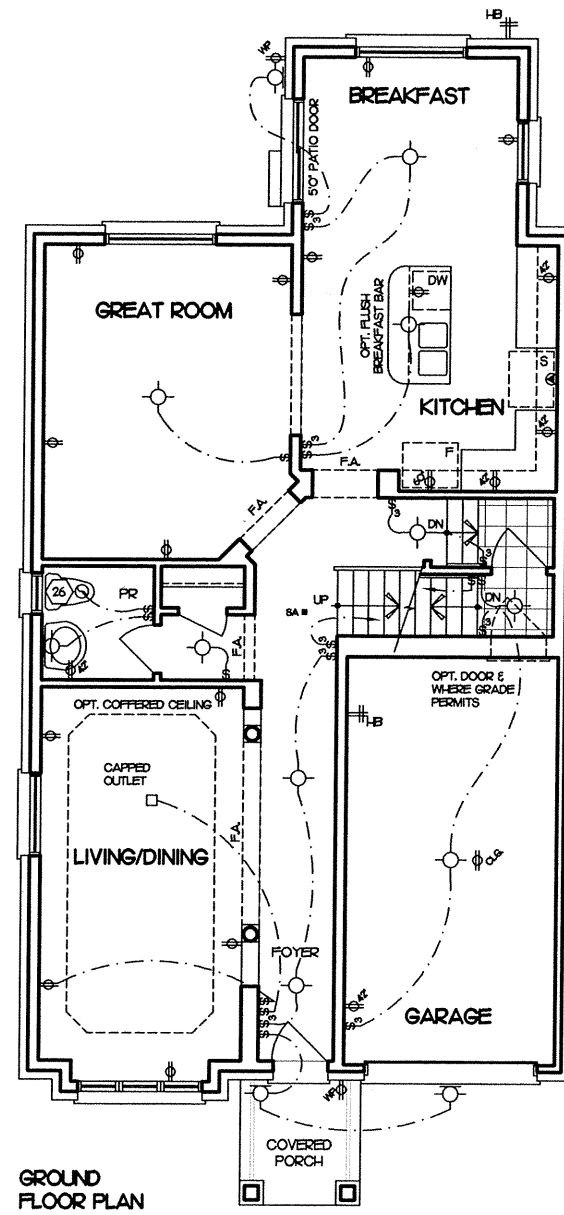
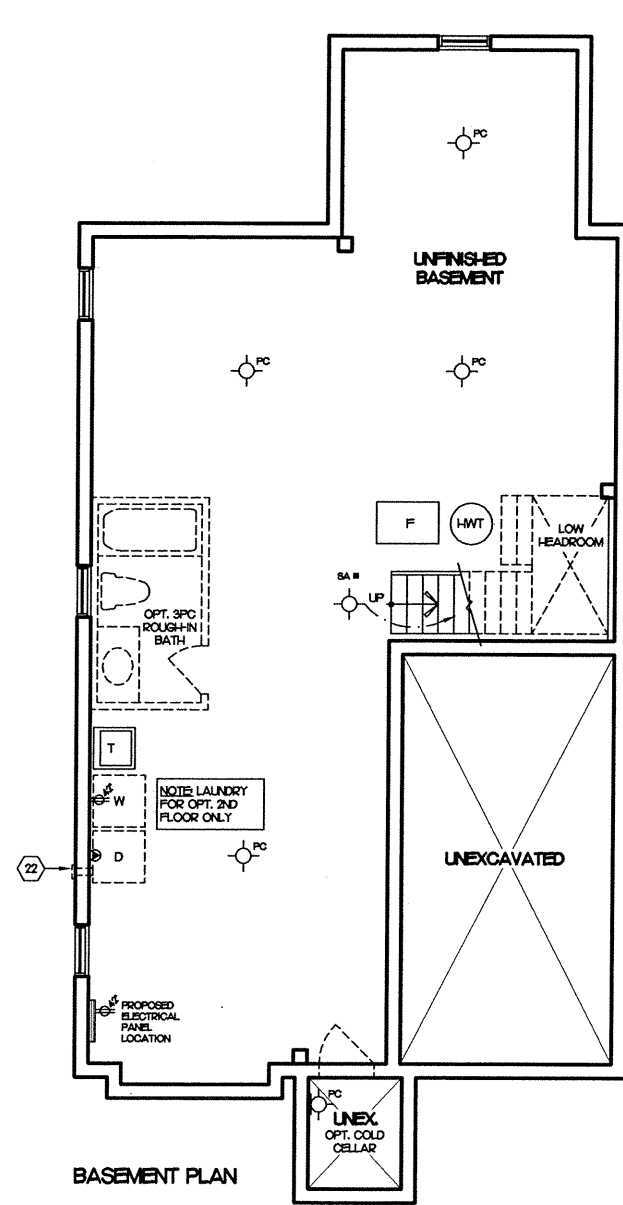
FFR 07/2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



PARTIAL WALL SECTION
(FILLER PLATE FOR SIDING CONDITION)
N.T.S.



Client DELPARK/ HIGHCASTLE HOMES	Project No. 2008-65		Drawing No. 11 OF 12	
	Project 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: JAN. 31, 2014	
	Sheet Title SECTION 'A-A' & ROOF PLAN		Scale 3/16" = 1'-0"	Drawn by LY/AA
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS	Date JUNE 2012		Checked by AMM	
	Elevation 'A'		THE FONTHILL	



Client

Client
DELPARK/ HIGHCASTLE HOMES

Project

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-7
8'-0" CEILINGS

ELEVATION 'A'

Sheet
Title

ELECTRICAL PLANS

Scale

NT.S.

Drawn by
LY/AA

Date: _____

JUNE 2012^e

Checked by

Checked by
AMM

"THE FONTHILL."

REGISTERED PERSON.

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: JAN. 31, 2014

Project No.	Project Name	Project Description	Project Status	Project Manager	Project Start Date	Project End Date	Project Budget	Project Actual Cost	Project Variance	Project Risk	Project Impact
1	Project A	Project A Description	Project A Status	Project A Manager	Project A Start Date	Project A End Date	Project A Budget	Project A Actual Cost	Project A Variance	Project A Risk	Project A Impact
2	Project B	Project B Description	Project B Status	Project B Manager	Project B Start Date	Project B End Date	Project B Budget	Project B Actual Cost	Project B Variance	Project B Risk	Project B Impact
3	Project C	Project C Description	Project C Status	Project C Manager	Project C Start Date	Project C End Date	Project C Budget	Project C Actual Cost	Project C Variance	Project C Risk	Project C Impact
4	Project D	Project D Description	Project D Status	Project D Manager	Project D Start Date	Project D End Date	Project D Budget	Project D Actual Cost	Project D Variance	Project D Risk	Project D Impact
5	Project E	Project E Description	Project E Status	Project E Manager	Project E Start Date	Project E End Date	Project E Budget	Project E Actual Cost	Project E Variance	Project E Risk	Project E Impact
6	Project F	Project F Description	Project F Status	Project F Manager	Project F Start Date	Project F End Date	Project F Budget	Project F Actual Cost	Project F Variance	Project F Risk	Project F Impact
7	Project G	Project G Description	Project G Status	Project G Manager	Project G Start Date	Project G End Date	Project G Budget	Project G Actual Cost	Project G Variance	Project G Risk	Project G Impact
8	Project H	Project H Description	Project H Status	Project H Manager	Project H Start Date	Project H End Date	Project H Budget	Project H Actual Cost	Project H Variance	Project H Risk	Project H Impact
9	Project I	Project I Description	Project I Status	Project I Manager	Project I Start Date	Project I End Date	Project I Budget	Project I Actual Cost	Project I Variance	Project I Risk	Project I Impact
10	Project J	Project J Description	Project J Status	Project J Manager	Project J Start Date	Project J End Date	Project J Budget	Project J Actual Cost	Project J Variance	Project J Risk	Project J Impact

CASSIDY & CO.

2008-65

Drawing
No.

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

12 OF 12

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