



NORTHGLEN

33' LOT PRODUCT - 8'-0" CEILINGS

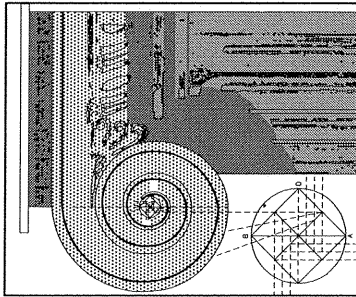
MUNICIPALITY OF CLARINGTON
PROJECT NO. 2008-65

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)

Gross area of peripheral walls: 2578.04 SF
Gross area of openings: 226.90 SF
8.70% Ratio

Elev. 'B' Std. Plan 2578.04 SF
Elev. 'B' Opt. Plan 236.48 SF
9.17% Ratio



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

No.		DESCRIPTION		DATE		BY		ELEVATION 'B'	
8		UPDATED FOR 2012 O.B.C.		JAN. 31, 2014		TB		M 2 FT 2	
7		MODIFIED PORCH TO MEET PARKING SPACE REQUIREMENTS		NOV. 27, 2013		TB		9113 981	
6		REVISED COMPLIANCE PACKAGE FROM J TO D & ISSUED FOR PERMIT		APRIL 03, 2013		PS		93.92 1011	
5		ISSUED TO CLIENT		JAN. 31, 2014		PS		93.92 1011	
4		ISSUED TO P. ENG FOR FINAL STRUCTURAL CHECK		MAR. 29, 2012		PS		185.05 1992	
3		REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW		FEB. 01, 2012		PS			
2		RE-ISSUED FOR CLIENT REVIEW		JULY /11		PS		O O	
1		ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN		MAY 03/11		PS		120.40 1296	
No.		DESCRIPTION		DATE		BY		III.86 1204	
Client		DELPAK/ HIGHCASTLE HOMES		Sheet Title		AREAS & REVISIONS		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	
Project		NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS		Scale N.T.S.		Drawn by LY		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	
		ELEVATION 'B'		Date APRIL 2013		Checked by AMM		I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature BCIN 23411 Date: JAN. 31, 2014	
								Project No. 2008-65 Drawing No. 1 OF 12 PH (905) 619-1270 FAX (905) 619-1269	

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED
2012 O.B.C. OR 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

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")

11 GUARDRAIL / HANDRAIL

ALL GUARDS AND HANDRAILS ARE TO COMPLY WITH THE REQUIREMENTS OF THE O.B.C. SUBSECTION 9.8.7 AND 9.8.8.
GUARD @ INT. LANDING/FLOOR/STAIR..... = 900 (2'-11")
HANDRAIL @ INT. STAIR MIN..... = 865 (2'-10")
HANDRAIL @ INT. STAIR MAX..... = 965 (3'-2")
GUARD/HANDRAIL @ EXT. LANDING..... = 1070 (3'-6")
(GREATER THAN 1800 ABOVE FIN GRADE)
GUARD/HANDRAIL @ EXT. LANDING..... = 900 (2'-11")
HANDRAIL @ EXT. STAIR MIN..... = 865 (2'-10")
HANDRAIL @ EXT. STAIR MAX..... = 965 (3'-2")
WOOD PICKETS MAX. 100 mm (4") BETWEEN

12 SILL PLATE

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

13 BLANKET INSULATION

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

14 BEARING STUD PARTITION

38 mm x 89 mm (2" x 4") OR 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., (AS PER WORKING DRAWINGS) WITH 2 TOP PLATES AND SINGLE SILL PLATE TO MATCH STUD WIDTH ON 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.

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

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

22 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.

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 PARTYWALLS

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. 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 DAMPROOFING BETWEEN WOOD AND CONCRETE.

36 BLOCK VENEER WALL

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

37 RESERVED

38 STEEL PIPE COLUMN - NON ADJUSTABLE

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

39 RESERVED

40 GARAGE WALLS

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

41 PORCH SLAB WITH OPTIONAL COLD CELLAR

125 mm (5") POURED CONC. 32 Mpa. (4650 psi) PORCH SLAB WITH 5 - 8% AIR ENTRAINMENT AND 10M REBARS @ 200 mm (7 7/8") EACH WAY WITH MIN. 30 mm CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION, 75 mm (3") MIN. SLAB BEARING, 10M DOWELS 600 mm X 600 mm (24" X 24") @ 600 mm (2'-0") O.C. AROUND PERIMETER. REINFORCING STEEL GRADE 400-CAN/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 @ 200 mm (8") O.C. FROM SILL PLATE TO TOP PLATE & WOOD GIRT @ 1200 mm (3'-11") O.C. VERTICALLY.

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

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

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) 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.

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/PIT ARTICLE 9.14.5.2)

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

ALL TO HAVE MIN. YIELD OF 350 mpa.

ADDITIONAL NOTES

FOOTINGS

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

BEDROOM WINDOWS

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

EGRESS WINDOW (THIRD FLOOR)

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

SOIL GAS CONTROL

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

DOOR SCHEDULE

MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE WITHOUT KEY.

1 -EXTERIOR DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)

2 -DOOR 815 x 2030 x 35 (2'8" x 6'8" x 1 3/8")

3 -DOOR 760 x 2030 x 35 (2'6" x 6'8" x 1 3/8")

4 -DOOR 610 x 2030 x 35 (2'0" x 6'8" x 1 3/8")

5 -DOOR 460 x 2030 x 35 (1'6" x 6'8" x 1 3/8")

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

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

8 (1 1/2") THICK WOOD FRAME. PROVIDE SELF EQUALING DEVICE.

9 -EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4")

10 INSULATED MIN RSI 0.7, (R4)

11 -EXTERIOR DOOR 1070 X 2440 X 45 (3'6" x 8'0" X 1 3/4")

12 INSULATED MIN. RSI 0.7, (R4)

13 -36" X 80" 2 PANEL SLIDING DOORS

14 -48" X 80" 2 PANEL SLIDING DOORS

15 -60" X 80" 2 PANEL SLIDING DOORS

16 -72" X 80" 2 PANEL SLIDING DOORS

17 -84" X 80" 2 PANEL SLIDING DOORS

18 -96" X 80" 2 PANEL SLIDING DOORS

LINTEL/BREAM 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 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 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 ☒ SOLID WOOD BEARING
2. DUPLEX OUTLET (HEIGHT AS NOTED) PL ☒ POINT LOAD
3. WEATHERPROOF DUPLEX OUTLET A.F.F. ABOVE FINISHED FLOOR
4. HEAVY DUTY OUTLET FD ☒ FLOOR DRAIN
5. LIGHT FIXTURE (CEILING) HB ☒ HOSE BIB
6. LIGHT FIXTURE (PULL CHAIN) P.T.I. PRESSURE TREATED LUMBER
7. LIGHT FIXTURE (WALL MOUNTED) LVL. LAMINATED VENEER LUMBER
8. LIGHT FIXTURE (POOT LIGHT) SA ☒ SMOKE ALARM (INTERCONNECTED)
9. SWITCH CO ☒ CARBON MONOXIDE ALARM
10. SWITCH (3 WAY) ☒ CABLE JACK
11. TELEPHONE JACK

Client

DELPAK/ HIGHCASTLE HOMES

Sheet Title

CONSTRUCTION NOTES

REGISTERED PERSON:

D.W. CASSIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

FIRM BCIN 28461

I STEPHEN P. KENNEDY have

reviewed and take responsibility for this design.

Signature Stephen P. Kennedy

BCIN 23411 Date: JAN. 31, 2014

"THE FONTHILL"

ELEVATION 'B'

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

Project No.

CASIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE

SUITE 11

AJAX, ONTARIO

L1S 6L3

PH (905) 619-1270

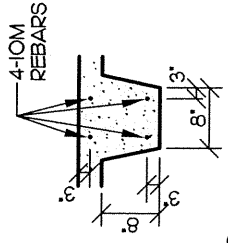
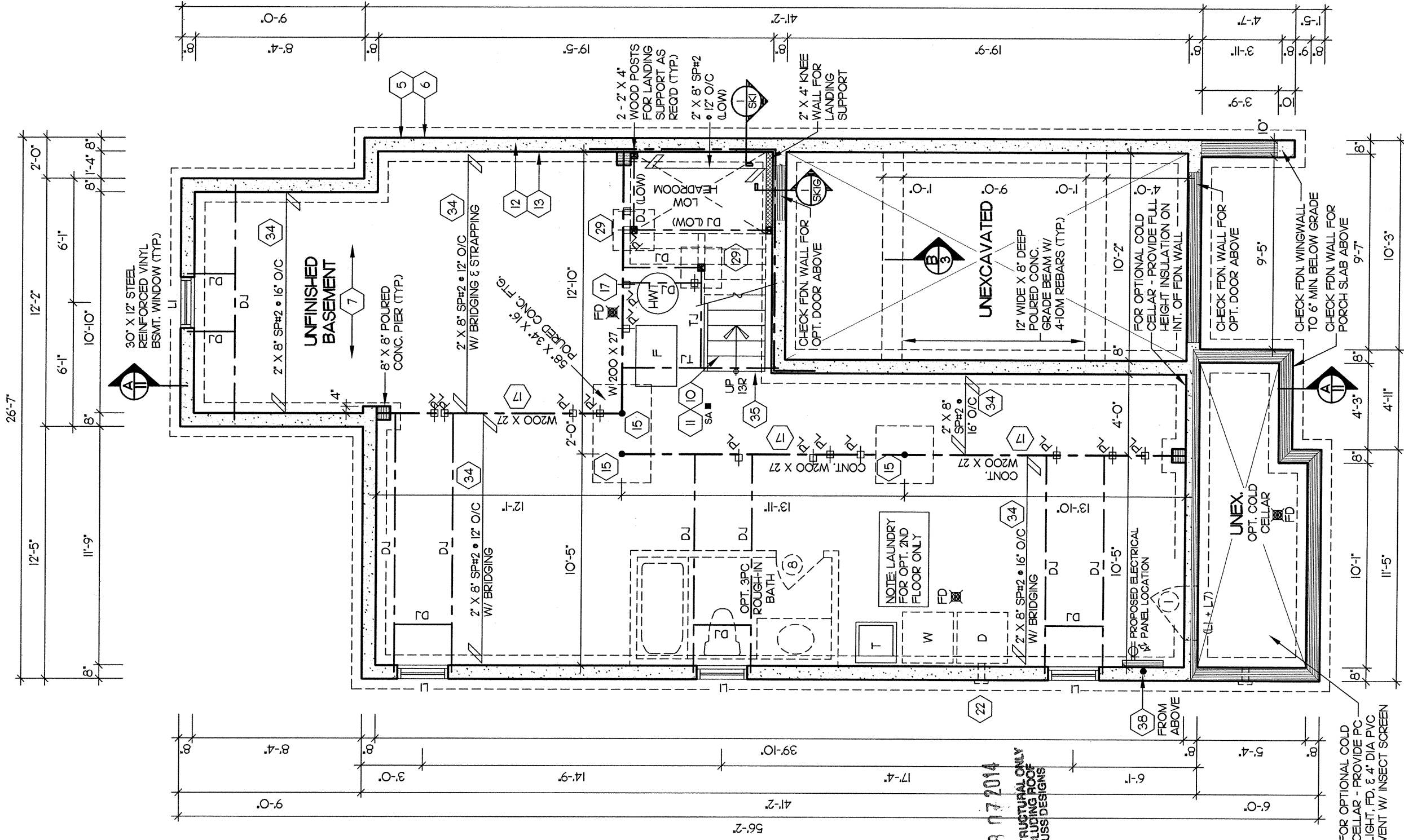
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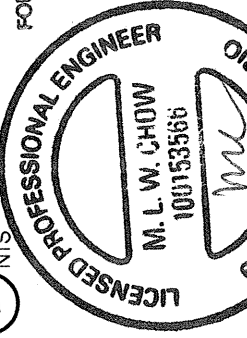
2008-65

Drawing No.

2 OF 12



B GRADE BEAM DETAIL
NTS
FFR 17 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



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 Officer is not responsible in any way for existing drawings with respect to building 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.

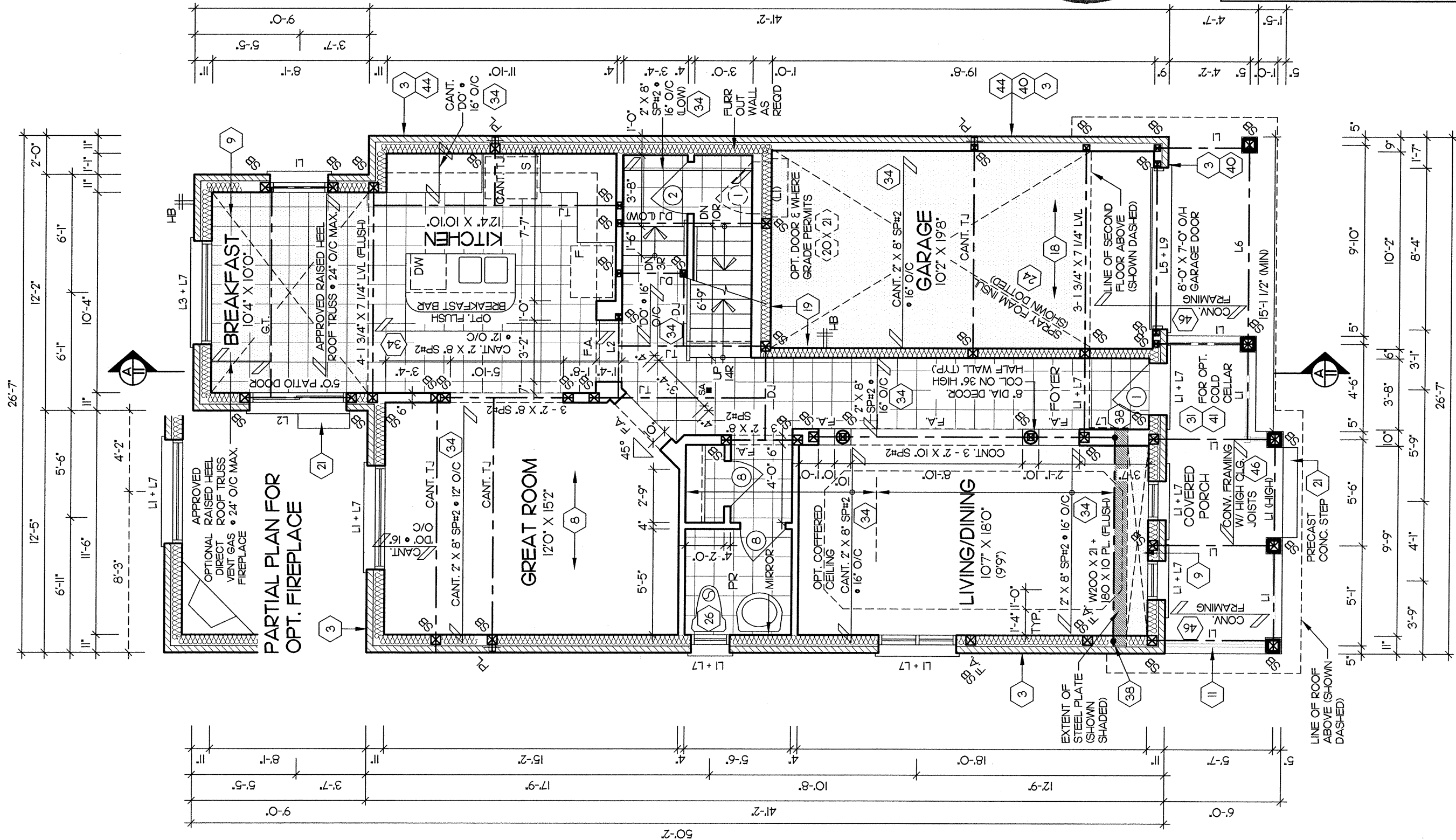
ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams, Architect

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

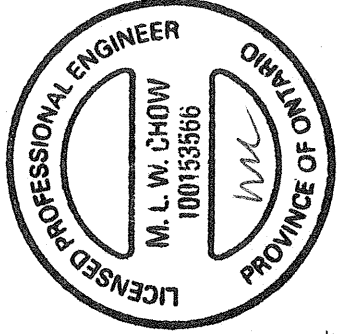
FLOOR JOISTS TO BE SPACED 12" O/C BELOW OVAL TUBS & TILED AREAS

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

Client DELPARK/ HIGHCASTLE HOMES	Project Title 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. Signature 	Project No. 2008-65
	Scale 3/16" = 1'-0" Date JUNE 2012				
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS	Drawn by LY Checked by AMM		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Drawing No. 3 OF 12	
	"THE FONTHILL"				
ELEVATION 'B'					



FEB 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

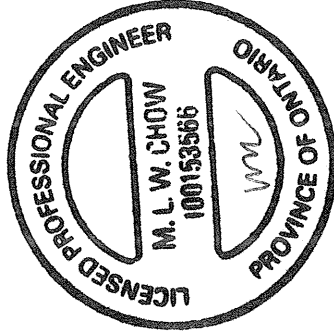
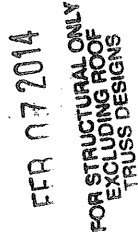


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

Client DELPARK/ HIGHCASTLE HOMES		Sheet Title GROUND 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'-0" CEILINGS		Scale 3/16" = 1'-0"	Drawn by LY	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature 		Drawing No. 4 OF 12	
		Date JUNE 2012	Checked by AMM				
ELEVATION 'B'		"THE FONTHILL"		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	



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

ARCHITECTURAL REVIEW & APPROVAL

RECEIVED

100% Satisfaction Guarantee

Client
DELPARK/ HIGHCASTLE HOMES

SECOND FLOOR PLAN

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

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

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

8'-0" CEILINGS	JUNE 2012	A
ELEVATION 'B'	"THE FONTHILL"	

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

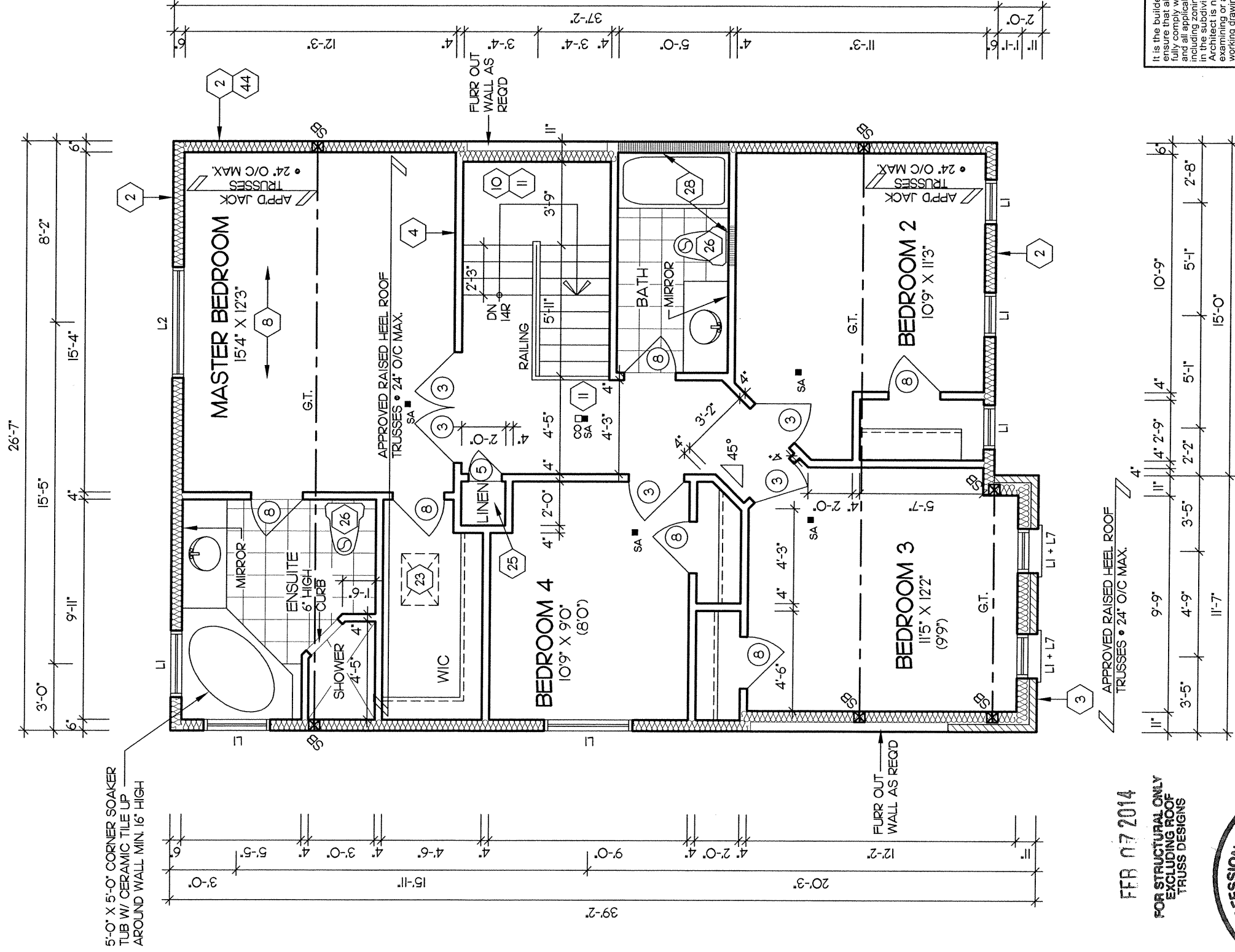
Draw No.	
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ELEVATION 'B'

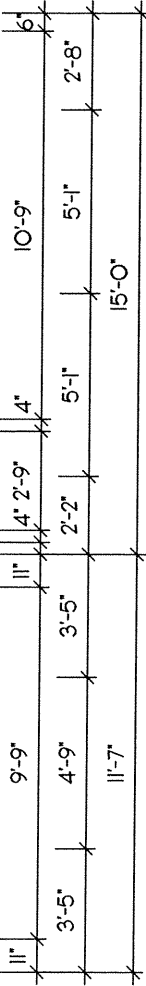
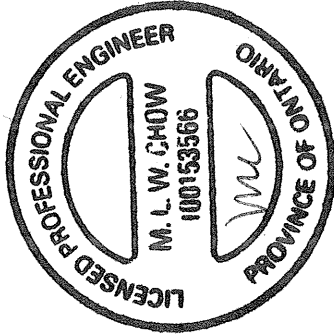
BCIN 23411 Date: JAN. 31, 2014

5 OF 12

LIS 6L3
PH (905) 619-1270
FAX (905) 619-1269



FEB 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



APPROVED RAISED HEEL ROOF
TRUSSES • 24" O/C MAX.

APPROVED RAISED HEEL ROOF
TRUSSES • 24" O/C MAX.

It is the builder's complete responsibility to ensure all construction complies with the approved plans 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

FEB 20 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
		I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature 		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS	Scale 3/16" = 1'-0"	Drawn by LY	ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Drawing No. 6 OF 12
	Date JUNE 2012	Checked by AMM		
ELEVATION 'B'		"THE FONTHILL"		

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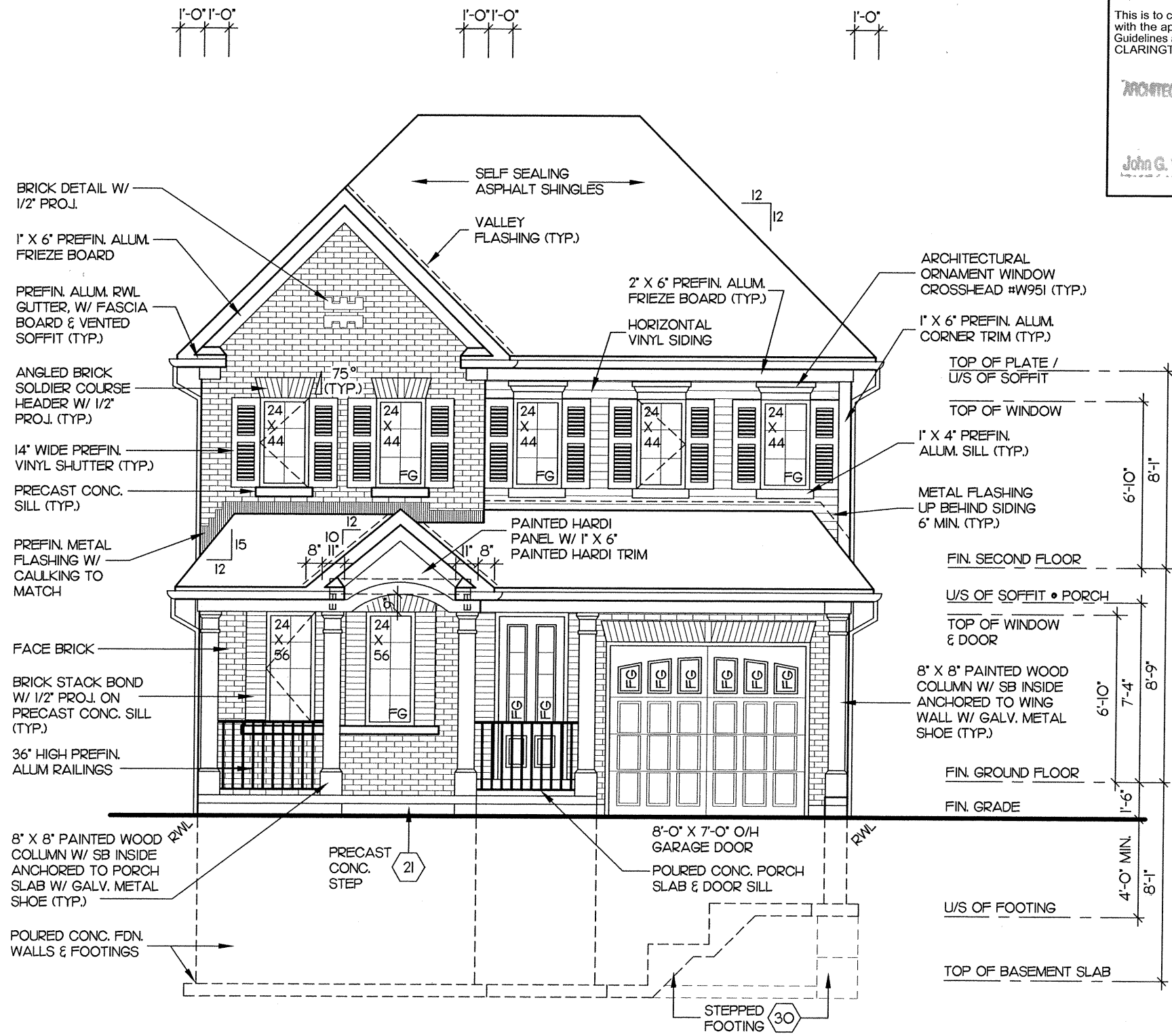
ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited Architect

Project No. 2008-65
Drawing No. 7 OF 12
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

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

Sheet Title
FRONT ELEVATION
Scale 3/16" = 1'-0"
Date JUNE 2012
Drawn by LY
Checked by AMM
"THE FONTHILL"

Client
Delpark/ Highcastle Homes
Project
NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-7
8'-0" CEILINGS
ELEVATION 'B'



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

Drawing
No. 8 OF 12

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**

LEFT SIDE ELEVATION

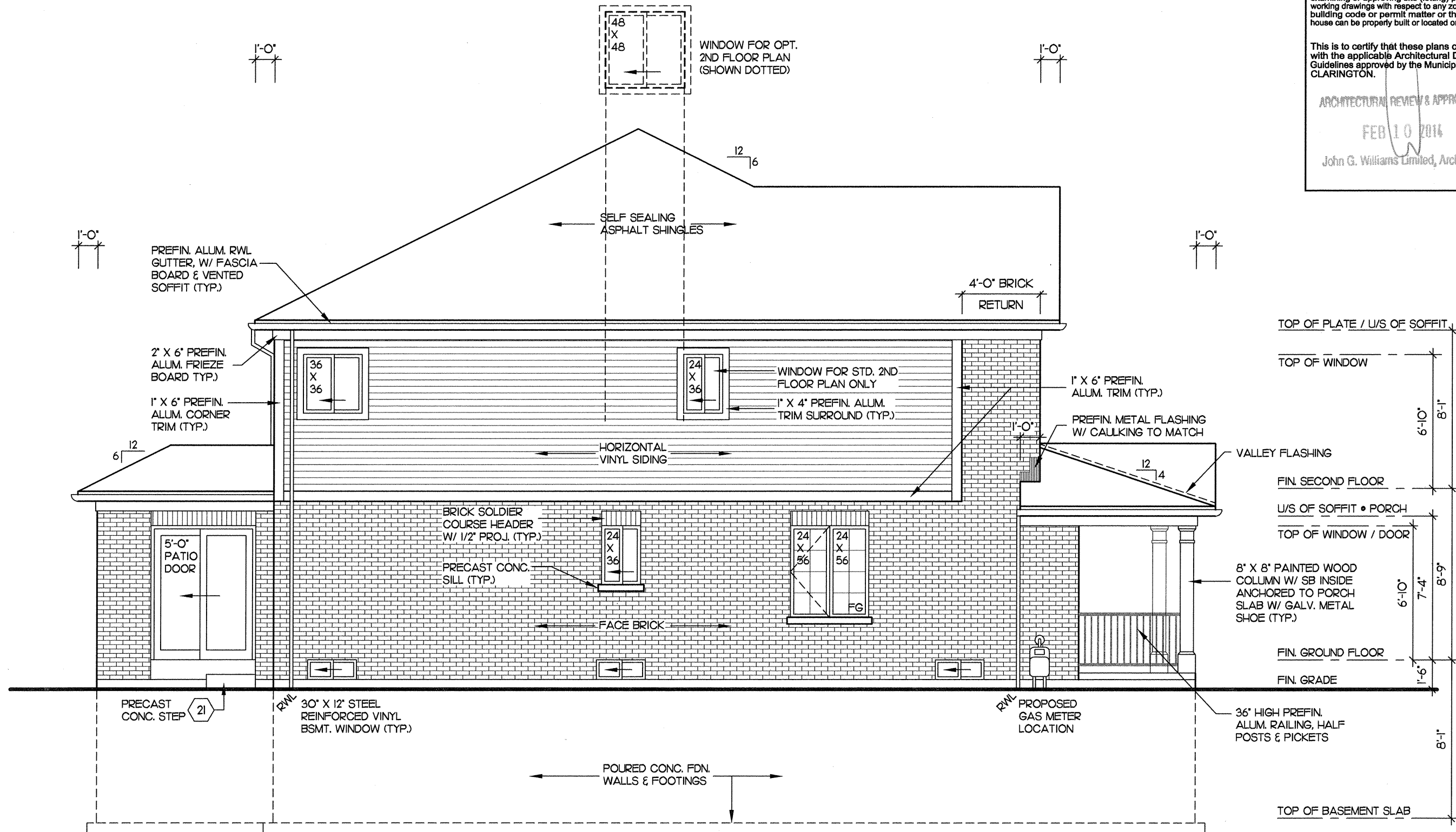
Scale 3/16" = 1'-0"	Drawn by LY
Date JUNE 2012	Checked by AMM

"THE FONTHILL"

object

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

ELEVATION 'B'



WALL AREA:	86.25 SF
LIMITING DISTANCE:	13'-1" • 96%
ALLOWABLE OPENINGS:	82.80 SF
OPENINGS PROVIDED:	34.17 SF

WALL AREA:	737.22 SF
LIMITING DISTANCE:	3'-11" • 7½
ALLOWABLE OPENINGS:	51.60 SF
OPENINGS PROVIDED:	34.54 SF (GLASS AREA)
OPTIONAL SECOND FLOOR:	43.67 SF (GLASS AREA)

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

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 12

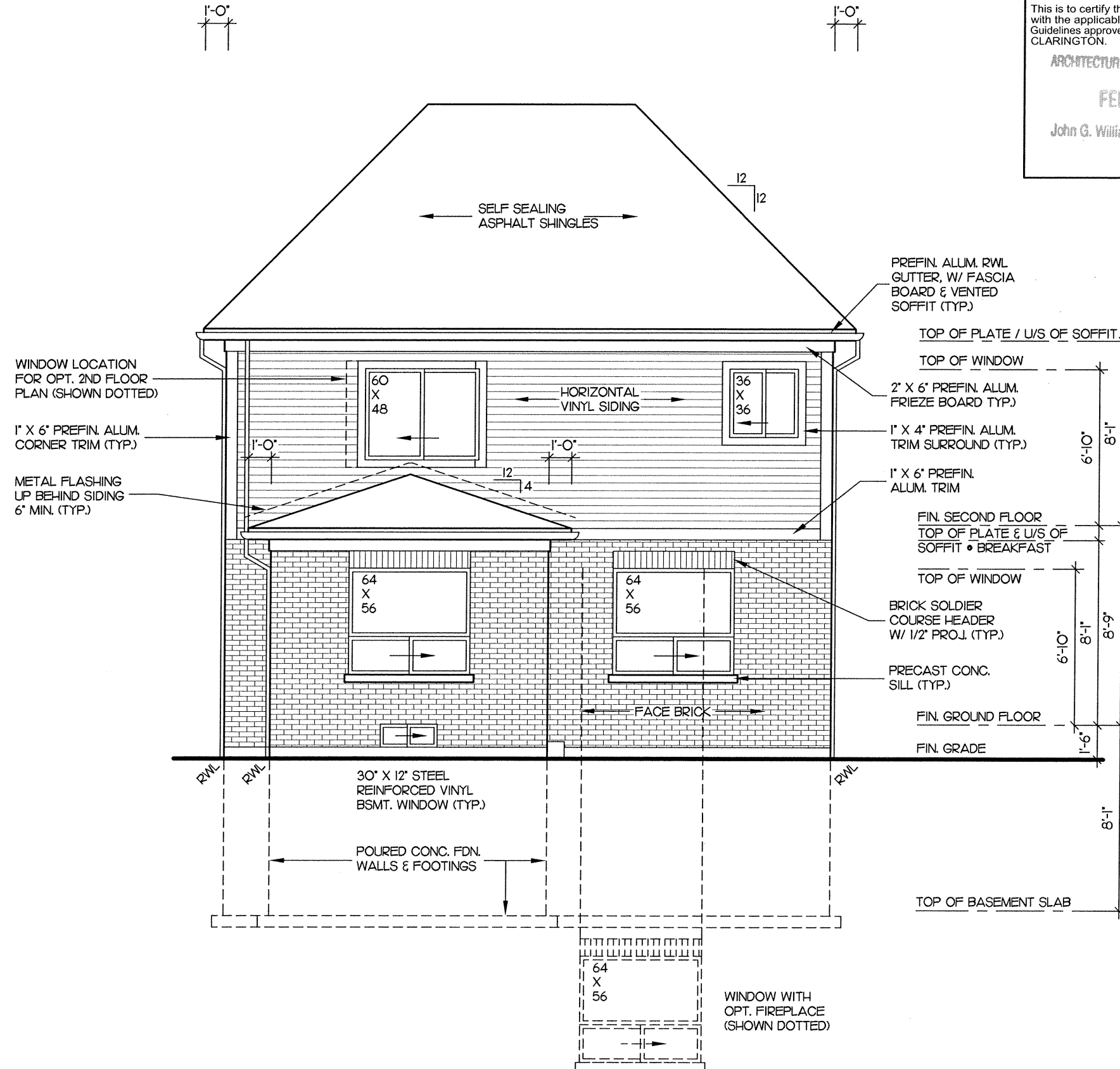
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

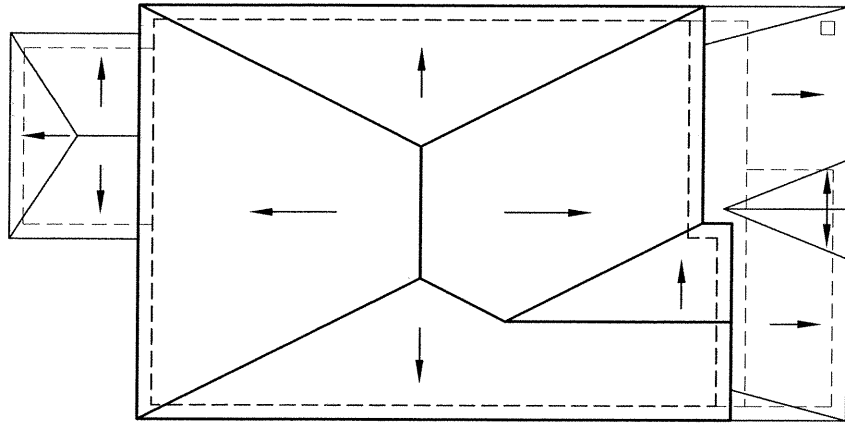
I, **STEPHEN P. KENNEDY** have
reviewed and take responsibility for this design.

Signature  _____

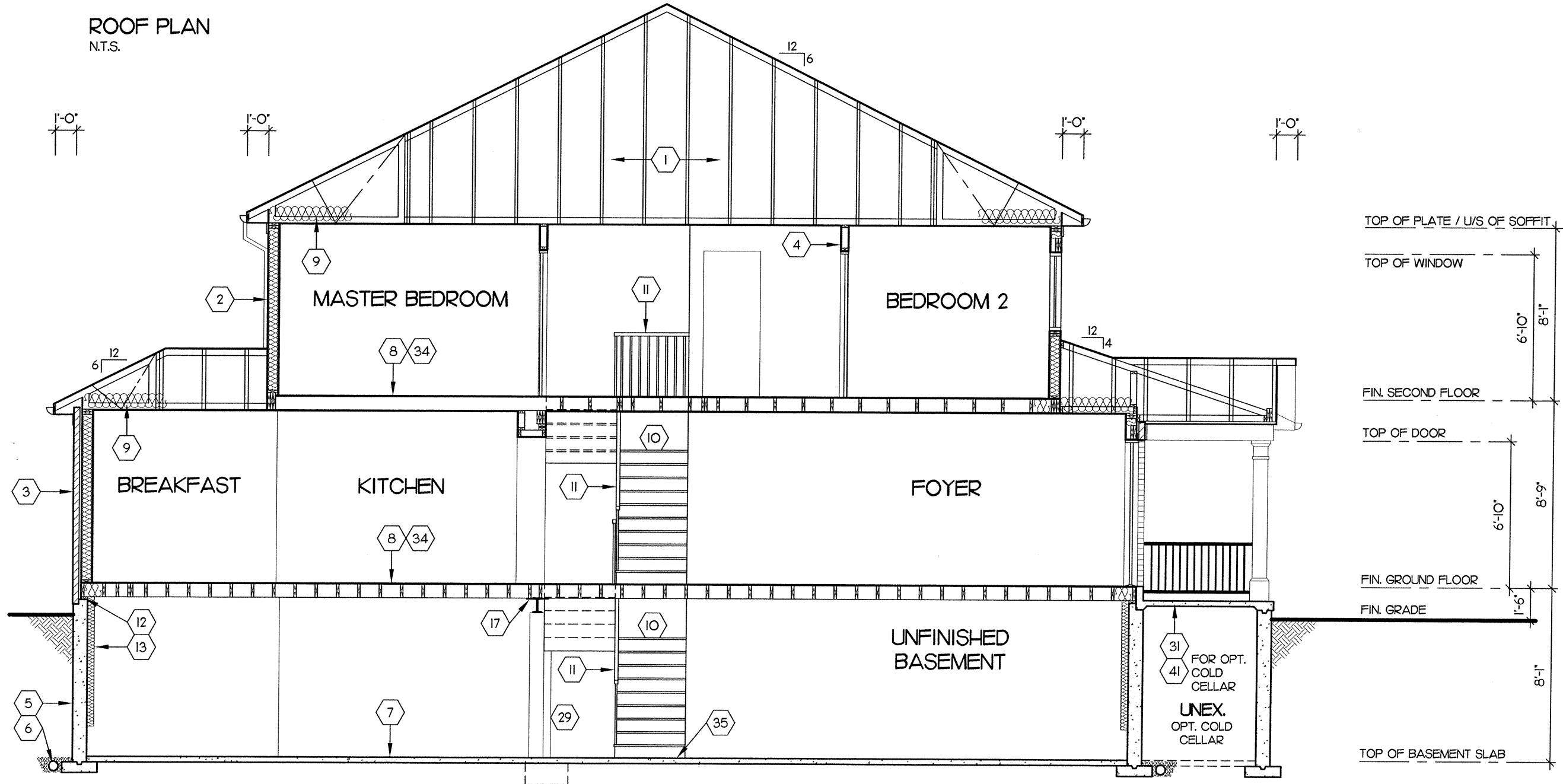
BCIN **23411** Date: **JAN. 31, 2014**

DELPARK/ HIGHCASTLE HOMES Project	REAR ELEVATION		
NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS	Scale	3/16" = 1'-0"	Drawn by LY
	Date	JUNE 2012	Checked by AMM
	ELEVATION 'B' "THE FONTHILL"		





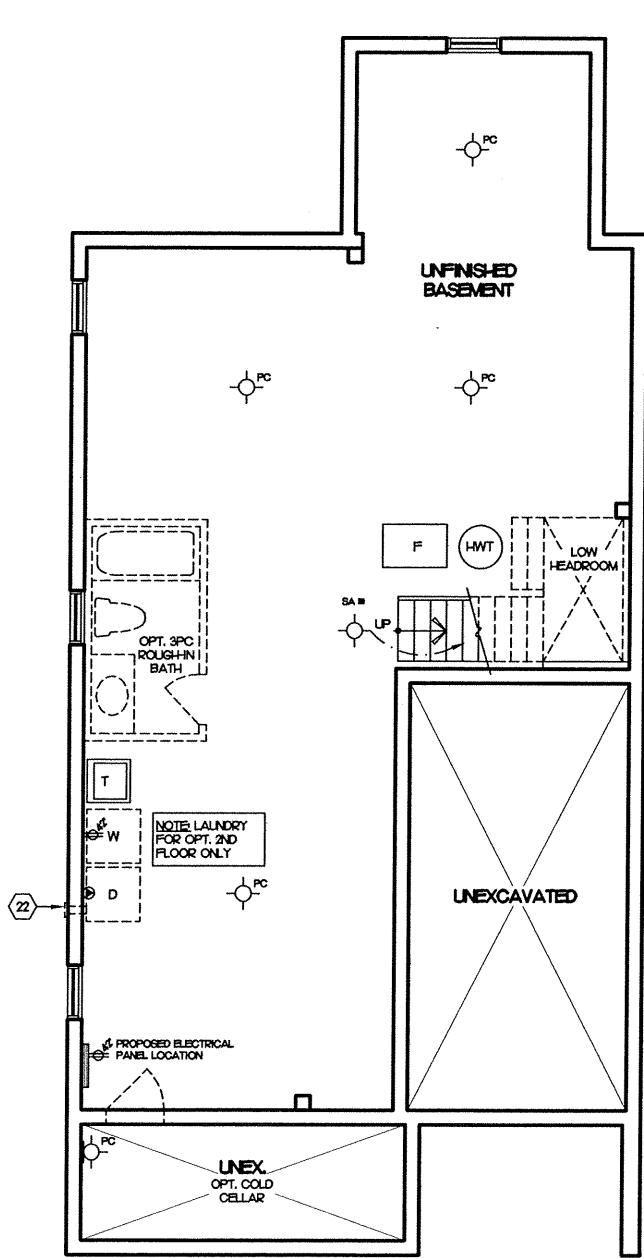
ROOF PLAN
N.T.S.



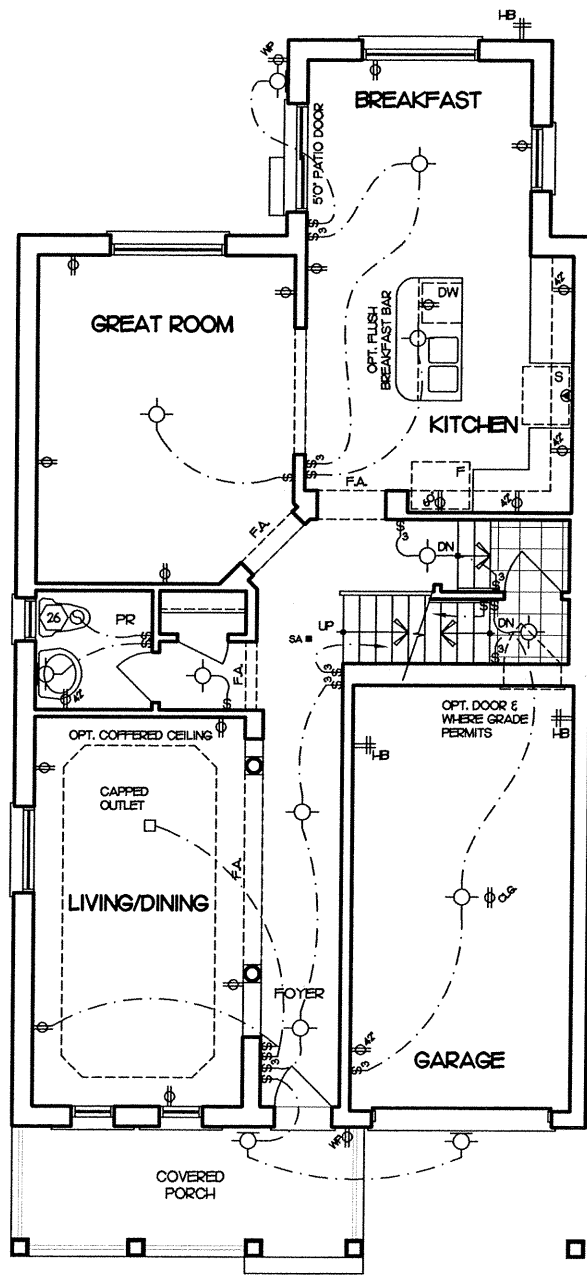
TOP OF PLATE / U/S OF SOFFIT
TOP OF WINDOW
FIN. SECOND FLOOR
TOP OF DOOR
FIN. GROUND FLOOR
FIN. GRADE
TOP OF BASEMENT SLAB

8'-1"
6'-10"
8'-9"
6'-10"
1'-6"
8'-1"

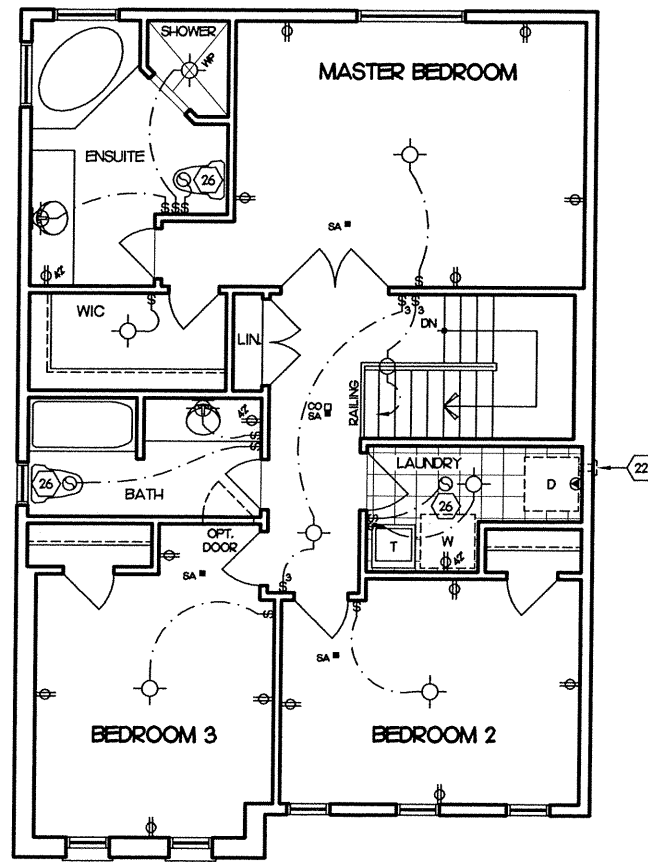
Client DELPARK/ HIGCASTLE HOMES	Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS	Sheet Title SECTION 'A-A' & ROOF PLAN	Scale 3/16" = 1'-0"	Drawn by LY	Registered Person D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65	Drawing No. 11 OF 12
			Date JUNE 2012	Checked by AMM			
ELEVATION 'B'		THE FONTHILL		Date: JAN. 31, 2014		PH (905) 619-1270 FAX (905) 619-1269	



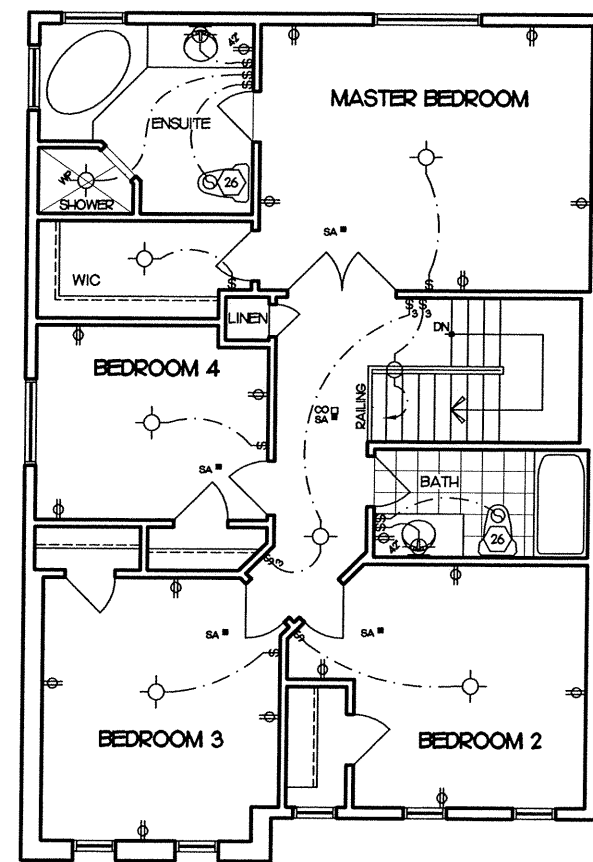
BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



OPT. SECOND FLOOR PLAN

Client Delpark/ Highcastle Homes		Sheet Title ELECTRICAL PLANS		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-7 8'-0" CEILINGS		Scale N.T.S.		Drawn by LY		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
		Date JUNE 2012		Checked by AMM			
		ELEVATION 'B'		"THE FONTHILL"			
				I, <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design. Signature <u></u> BCIN <u>23411</u> Date: <u>JAN. 31, 2014</u>		Drawing No. 12 OF 12	