NORTHGLEN

33' LOT PRODUCT - 8'-0" CEILINGS

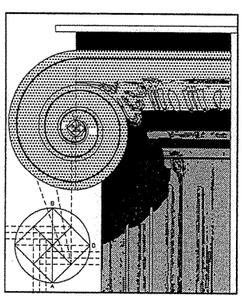
MUNICIPALITY OF CLARINGTON
PROJECT NO. 2008-65

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)

DELPARK HOMES ONLY	Elev. 'A'	
Gross area of peripheral walls:	3024.01 SF	
Gross area of openings:	255.29 SF =	8.44% Ratio
Gross area of openings w/opt. fin. bsmt.:	267.84 SF =	8.86% Ratio

HIGHCASTLE HOMES ONLY	Elev. 'A'	
Gross area of peripheral walls:	3024.01 SF	
Gross area of openings:	248.41 SF =	8.21% Ratio
Gross area of openings w/opt. fin. bsmt.:	260.96 SF =	8.23% Ratio



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

No.	DESCRIPTION	DATE	BY
11	UPDATED FOR 2012 O.B.C. 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 HIGHCASTLE HOMES ONLY - ISSUED TO CLIENT	NOV. 11, 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		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	ADDED MASONRY PLINTH AROUND GROUND FLOOR PERIMETER - RE-ISSUED TO CLIENT FOR COORDINATION	JULY 29/11	PS
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03/11	PS

AREAS		ELEVATION 'A' M²	ELEVATION 'A' FT²
NOT INCLUDING OPEN AREAS	FIN. BASEMENT AREA	4.18	45
	OPT. FINISHED BASEMENT AREA	54.16	583
	GROUND FLOOR AREA	94.57	1018
	SECOND FLOOR AREA	71.44	769
	TOTAL FLOOR AREA	170.19	1832
	TOTAL FLOOR AREA W/ OPT. FINISHED BASEMENT	220.18	2370
OPEN AREA (NOT INCL. IN TOTAL AREA)		18.21	196
COVERAGE (INCLUDING PORCH & DECK & OPT. STAIR)		117.24	1262
COVERAGE (NOT INCLUDING PORCH)		100.71	1084

Client: DELPARK/ HIGHCASTLE HOMES

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

ELEVATION 'A'

Sheet Title: AREAS & REVISIONS

Scale: N.T.S.
Drawn by: GI/AA
Date: APRIL 2013
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. 20, 2015

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Project No. 2008-65

Drawing No. 1 OF 12

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

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 (GREATER THAN 1800 ABOVE FIN GRADE)	=	1070	(3'-6")
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 DAMPPROOFING MATERIAL, 12.7 mm (1/2") DIA. ANCHOR BOLTS @ 2400 mm (7'-10") O.C. ON 100 mm (4") HIGH CONC. CURB ON 350 mm x 150 mm (14" x 6") CONC. FOOTING.

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

16 BEAM POCKET
BEAM TO BE GROUTED IN.

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

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

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

20 GAS PROOFED DOOR
PROVIDE SELF CLOSER AND WEATHER STRIPPING.

21 PRECAST CONCRETE STEP

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

23 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. WHERE SPECIFIED. STRAPPING SHALL BE 19 mm x 64 mm (1" x 3") SPACED @ 2100 mm (7'-0") O.C. WHERE SPECIFIED. PROVIDE SOLID BLOCKING @ 1200 mm (3'-11") MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS.

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

36 BLOCK 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 @ 305 mm (12") O.C. FROM SILL PLATE TO TOP PLATE & WOOD GIRTS @ 1200 mm (3'-11") O.C. VERTICALLY.

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

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 (1 1/2") THICK WOOD FRAME. PROVIDE SELF CLOSING DEVICE.
8 -DOOR 710 x 2030 x 35 (2'4" x 6'8" x 1 3/8")
9 -EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)
10 -EXTERIOR DOOR 1070 X 2440 X 45 (3'6" x 8'0" X 1 3/4") INSULATED MIN. RSI 0.7, (R4)
M1 -36" X 80" 2 PANEL SLIDING DOORS
M2 -48" X 80" 2 PANEL SLIDING DOORS
M3 -60" X 80" 2 PANEL SLIDING DOORS
M4 -72" X 80" 2 PANEL SLIDING DOORS
M5 -84" X 80" 2 PANEL SLIDING DOORS
M6 -96" X 80" 2 PANEL SLIDING DOORS

LINTEL/BEAM SCHEDULE

L1	2 - 38 x 184 (2 - 2 x 8) SPR. #2
L2	3 - 38 x 184 (3 - 2 x 8) SPR. #2
L3	2 - 38 x 235 (2 - 2 x 10) SPR. #2
L4	3 - 38 x 235 (3 - 2 x 10) SPR. #2
L5	2 - 38 x 286 (2 - 2 x 12) SPR. #2
L6	3 - 38 x 286 (3 - 2 x 12) SPR. #2
L7	90 x 90 x 6.0 (3 1/2 x 3 1/2 x 1/4 L)
L8	90 x 90 x 8.0 (3 1/2 x 3 1/2 x 5/16 L)
L9	100 x 90 x 6.0 (4 x 3 1/2 x 1/4 L)
L10	125 x 90 x 8.0 (5 x 3 1/2 x 5/16 L)
L11	125 x 90 x 10.0 (5 x 3 1/2 x 3/8 L)
L12	150 x 100 x 10.0 (6 x 4 x 3/8 L)

ALL LVL'S TO BE E 2.0

ALL STRUCTURAL STEEL TO BE G40.21 GRADE 350W

LEGEND

DUPLEX OUTLET (12" HIGH)
DUPLEX OUTLET (HEIGHT AS NOTED)
WEATHERPROOF DUPLEX OUTLET
HEAVY DUTY OUTLET
LIGHT FIXTURE (CEILING)
LIGHT FIXTURE (PULL CHAIN)
LIGHT FIXTURE (WALL MOUNTED)
LIGHT FIXTURE (POT LIGHT)
SWITCH
SWITCH (3 WAY)

SB SOLID WOOD BEARING
PL POINT LOAD
A.F.F. ABOVE FINISHED FLOOR
T.O.S. TOP OF STEEL
FD FLOOR DRAIN
HB HOSE BIB
P.T. PRESSURE TREATED LUMBER
LVL. LAMINATED VENEER LUMBER
M.C. MEDICINE CABINET
SA SMOKE ALARM (INTERCONNECTED)
CO CARBON MONOXIDE ALARM
C CABLE JACK
T TELEPHONE JACK

FG FIXED GLASS
FA FLAT ARCH
GT. GIRDER TRUSS
DT. DOUBLE TRUSS
DJ. DOUBLE JOIST
TJ. TRIPLE JOIST
CLASS 'B' VENT
EXHAUST VENT

Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: CONSTRUCTION NOTES		
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS	Scale: N.T.S.	Drawn by: GI/AA	
	Date: APRIL 2013	Checked by: BM	
ELEVATION 'A'	"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

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Project No. 2008-65
Drawing No. 2 OF 12

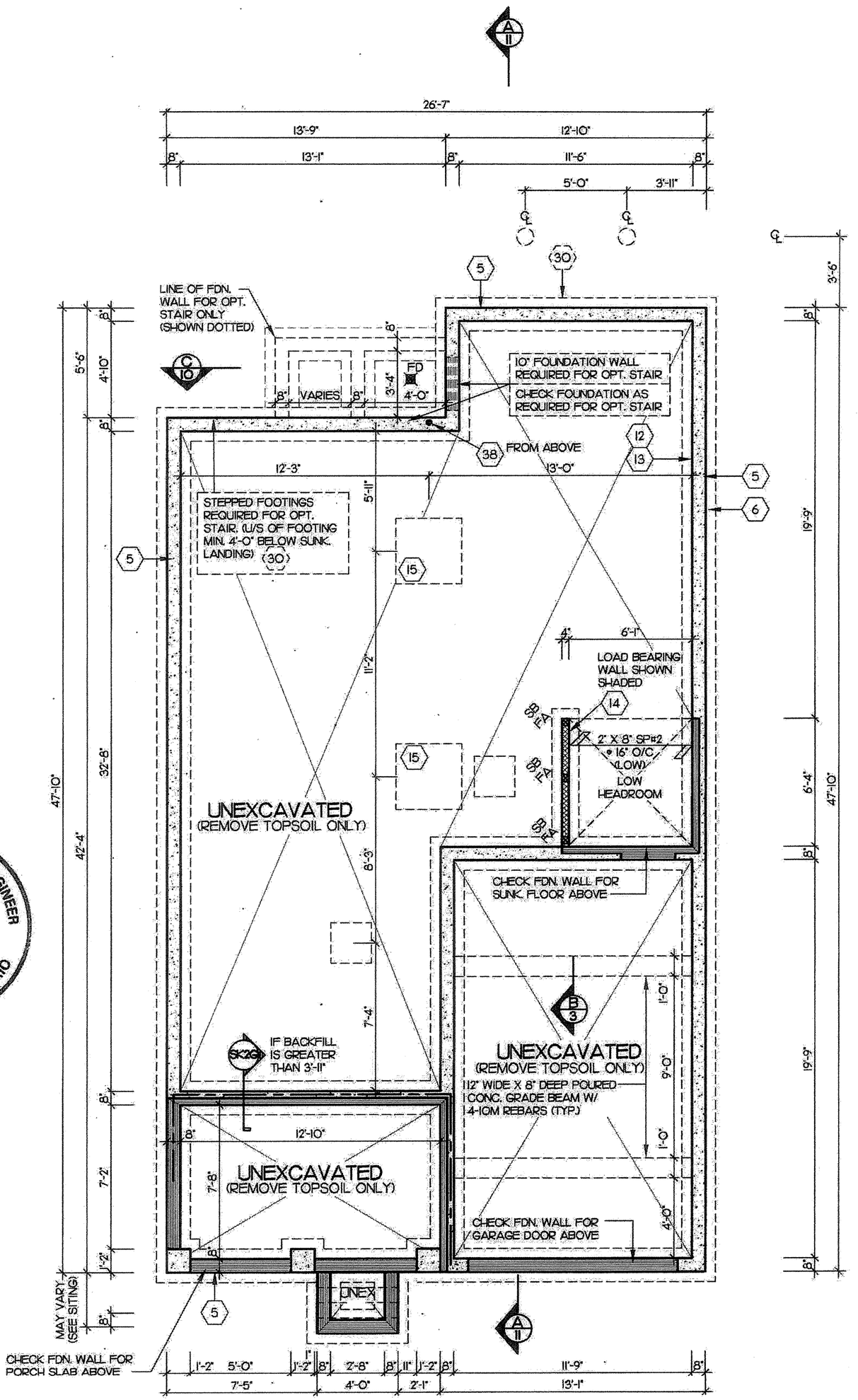
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 2 7 2015

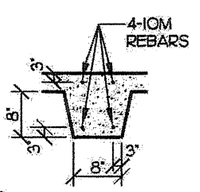
John G. Williams Limited, Architect



JAN 13 2015

FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
100153566
PROVINCE OF ONTARIO



B GRADE BEAM DETAIL
NTS

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

Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: FOUNDATION PLAN	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: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS	Scale: 3/16" = 1'-0" / Drawn by: GI/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	Project No. 2008-65
	Date: JUNE 2012 / Checked by: BM	Signature / BCIN 23411 Date: JAN 1 5 2015	Drawing No. 3 OF 12
ELEVATION 'A'	"SHERBOURNE"		

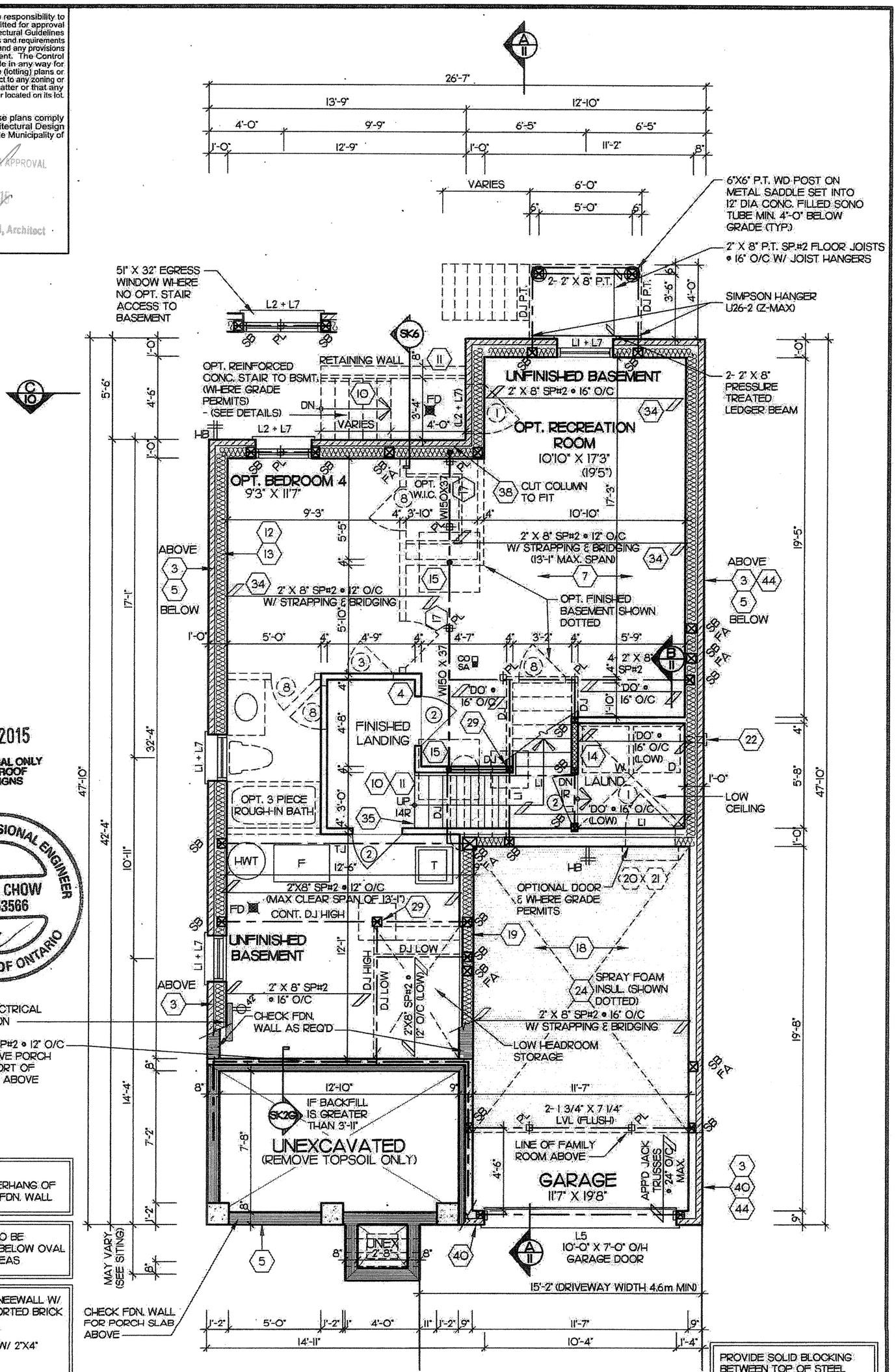
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 27 2015

John G. Williams Limited, Architect



JAN 13 2015

FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
100153566
PROVINCE OF ONTARIO

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/ 2"X4" SP#2 @ 12" O/C

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

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

Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: BASEMENT PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS	Scale: 3/16" = 1'-0" / Drawn by: GI/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
	Date: JUNE 2012 / Checked by: BM	Signature / BCIN 23411 Date: JAN 15 2015	PH (905) 619-1270 FAX (905) 619-1269
ELEVATION 'A'	"SHERBOURNE"		

Project No. 2008-65

Drawing No. 4 OF 12

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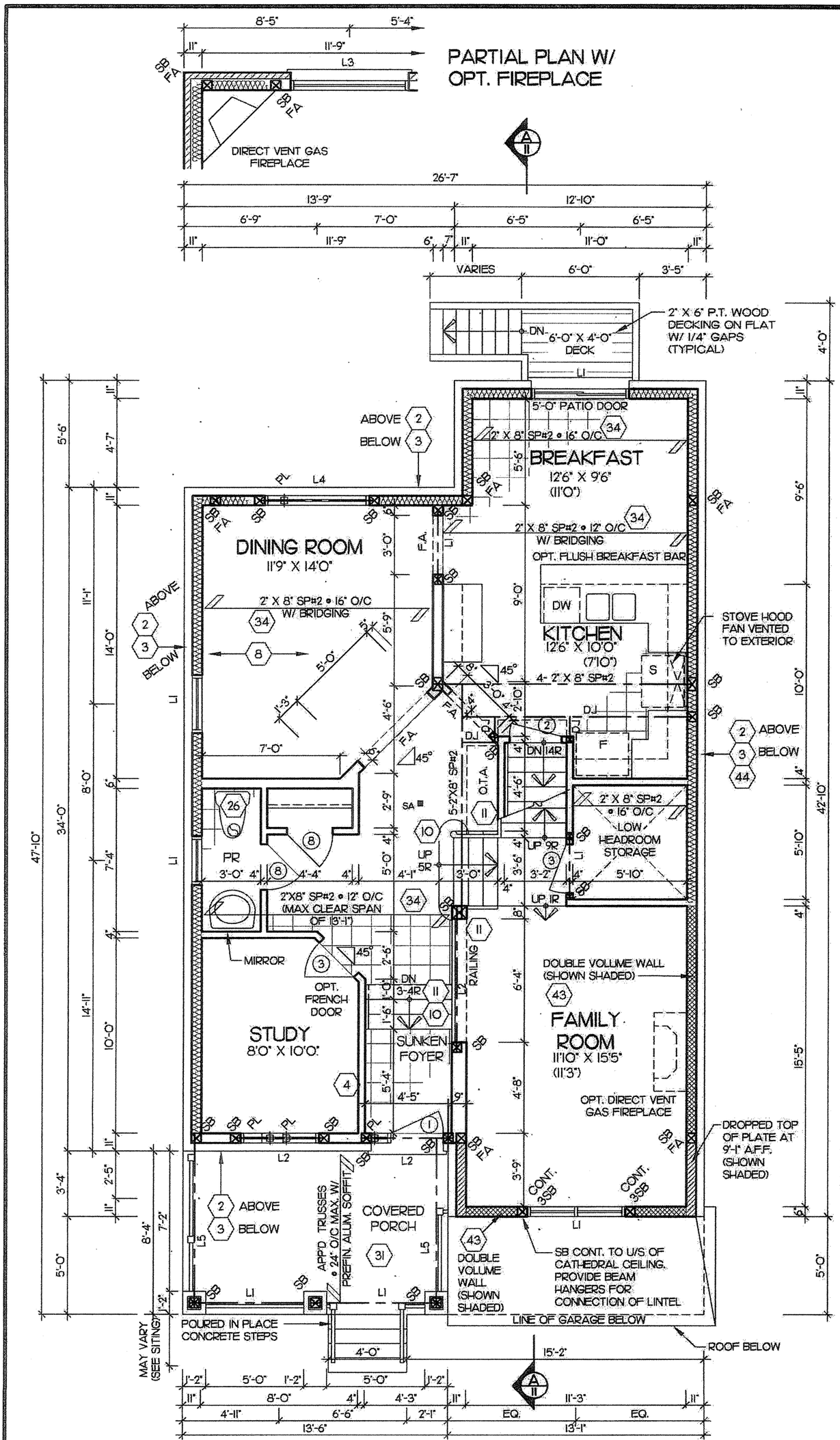
ARCHITECTURAL REVIEW & APPROVAL
FEB 27 2015
John G. Williams Limited, Architect



JAN 13 2015
FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
100153566
PROVINCE OF ONTARIO

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

Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: GROUND FLOOR PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS	Scale: 3/16" = 1'-0" / Drawn by: GI/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
	Date: JUNE 2012 / Checked by: BM	Signature: BCIN 23411 Date: JAN 15 2015	PH (905) 619-1270 FAX (905) 619-1269
ELEVATION 'A'	"SHERBOURNE"		Project No. 2008-65 / Drawing No. 5 OF 12

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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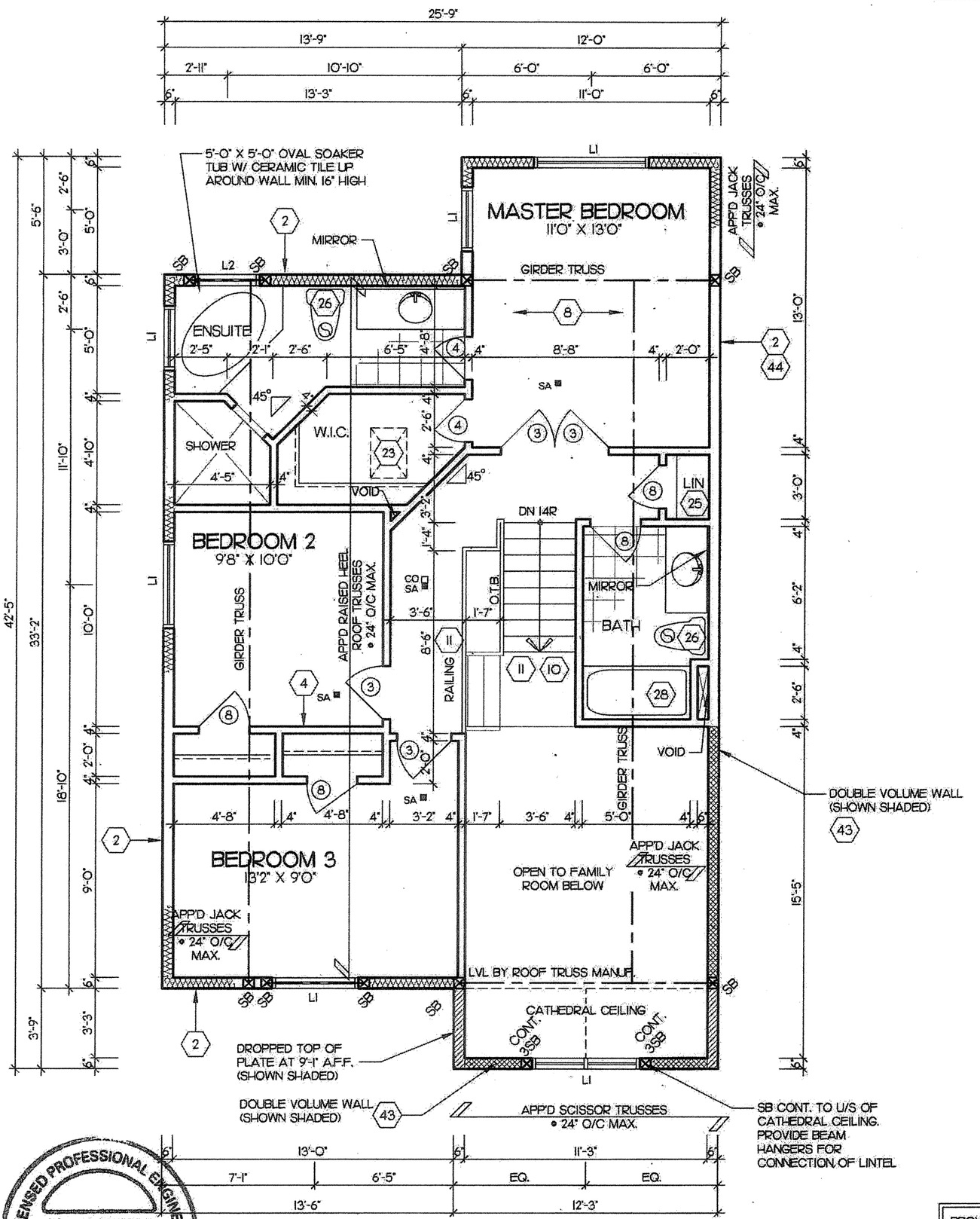
ARCHITECTURAL REVIEW & APPROVAL

FEB 27 2015

John G. Williams Limited, Architect



LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
100153566
PROVINCE OF ONTARIO

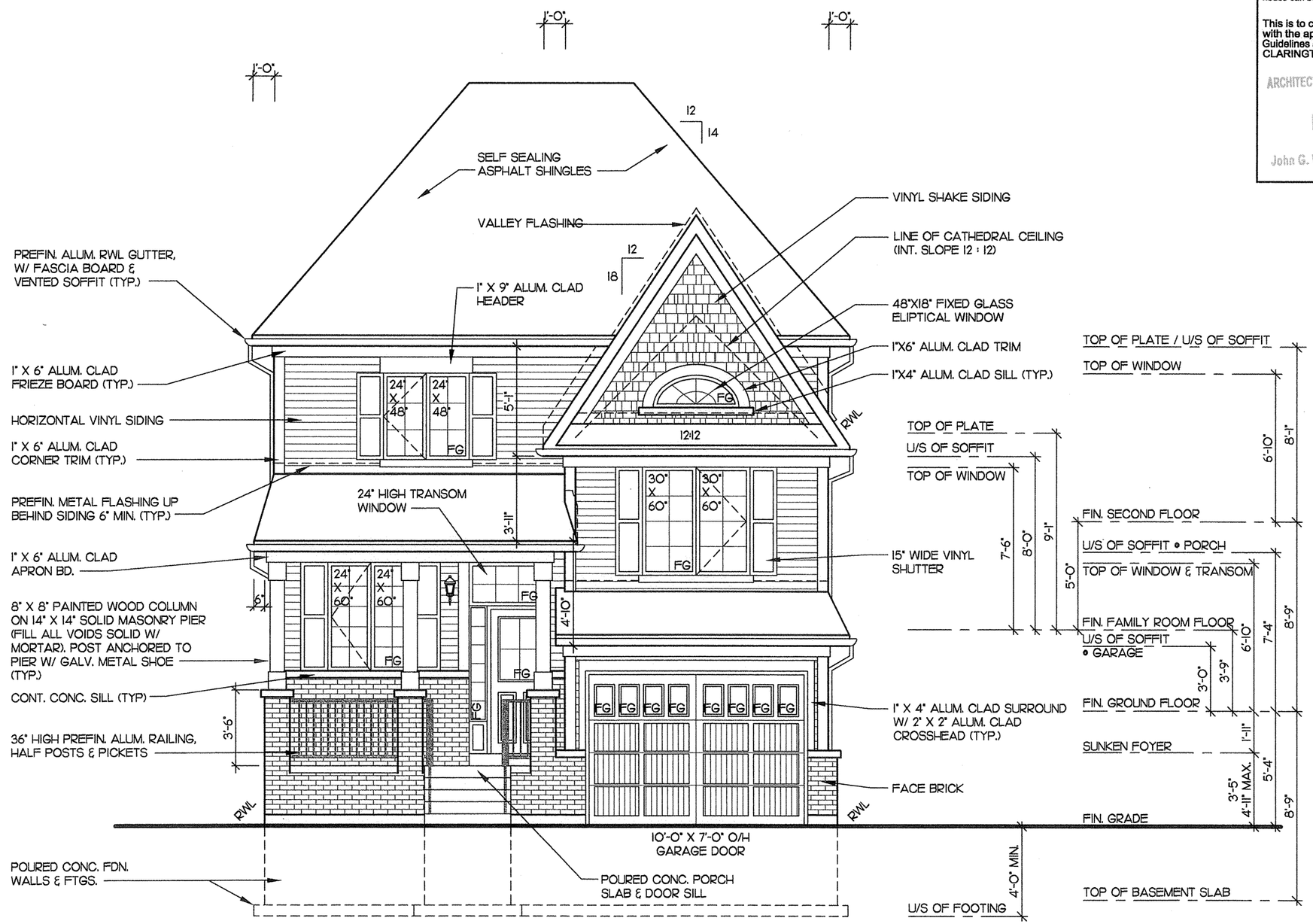
JAN 13 2015

FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

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

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

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



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ARCHITECTURAL REVIEW & APPROVAL
FEB 27 2015
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 15 2015

Sheet Title: FRONT ELEVATION

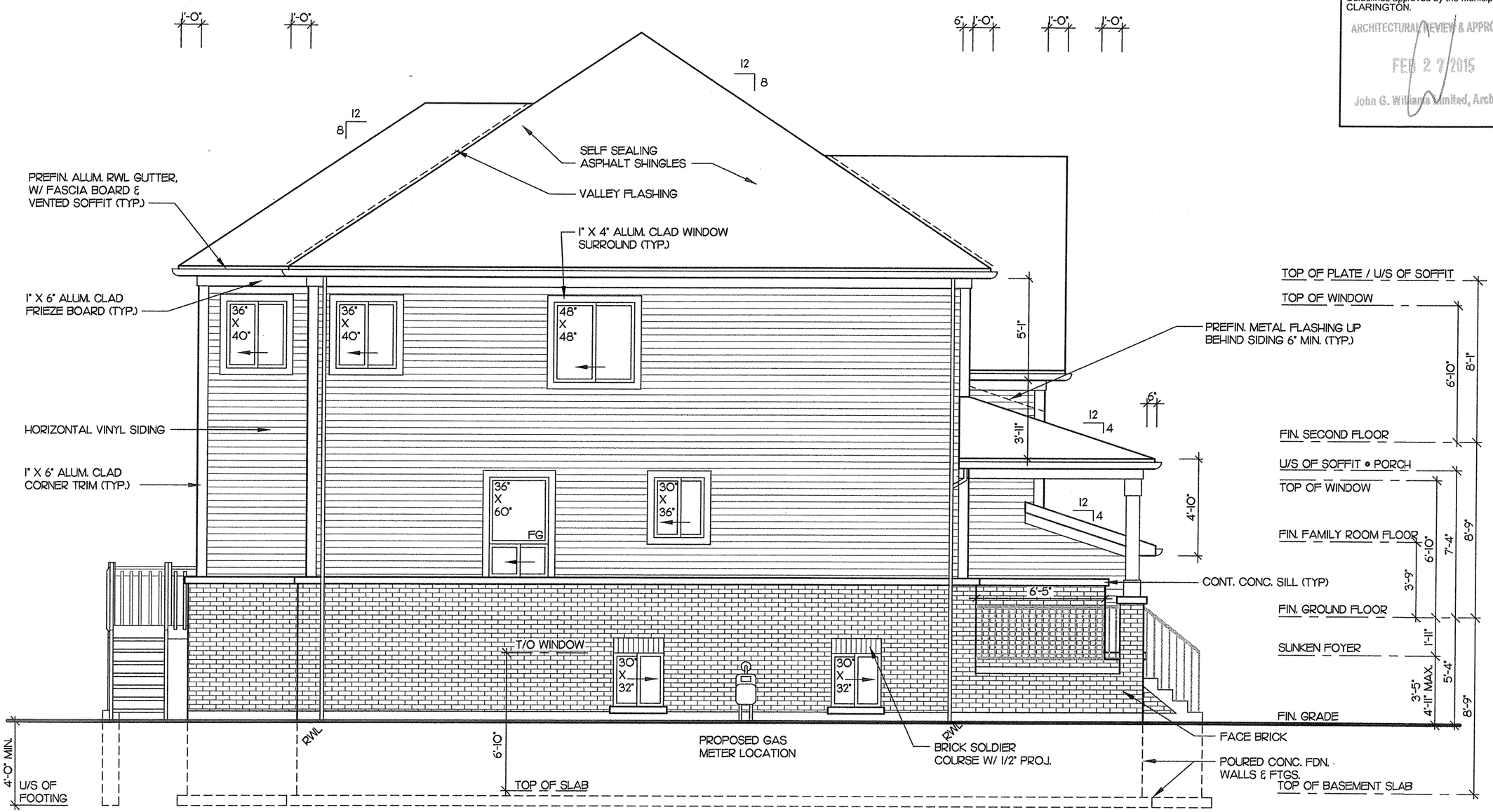
Scale: 3/16" = 1'-0"
Drawn by: GI/AA
Date: JUNE 2012
Checked by: BM

"SHERBOURNE"

Client: DELPARK/ HIGHCASTLE HOMES

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

ELEVATION 'A'



LEFT SIDE ELEVATION
FOR DELPARK HOMES

SPATIAL CALCULATIONS

WALL AREA:	863.08 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	60.41 SF
OPENINGS PROVIDED:	53.81 SF (GLASS AREA ONLY)

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ARCHITECTURAL REVIEW & APPROVAL
FEB 27 2015
John G. Williams Limited, Architect

Project No. 2008-65

Drawing No. 8 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:

Sheet Title: LEFT SIDE ELEVATION (DELPARK HOMES ONLY)

Scale: 3/16" = 1'-0"

Drawn by: GI/AA

Checked by: BM

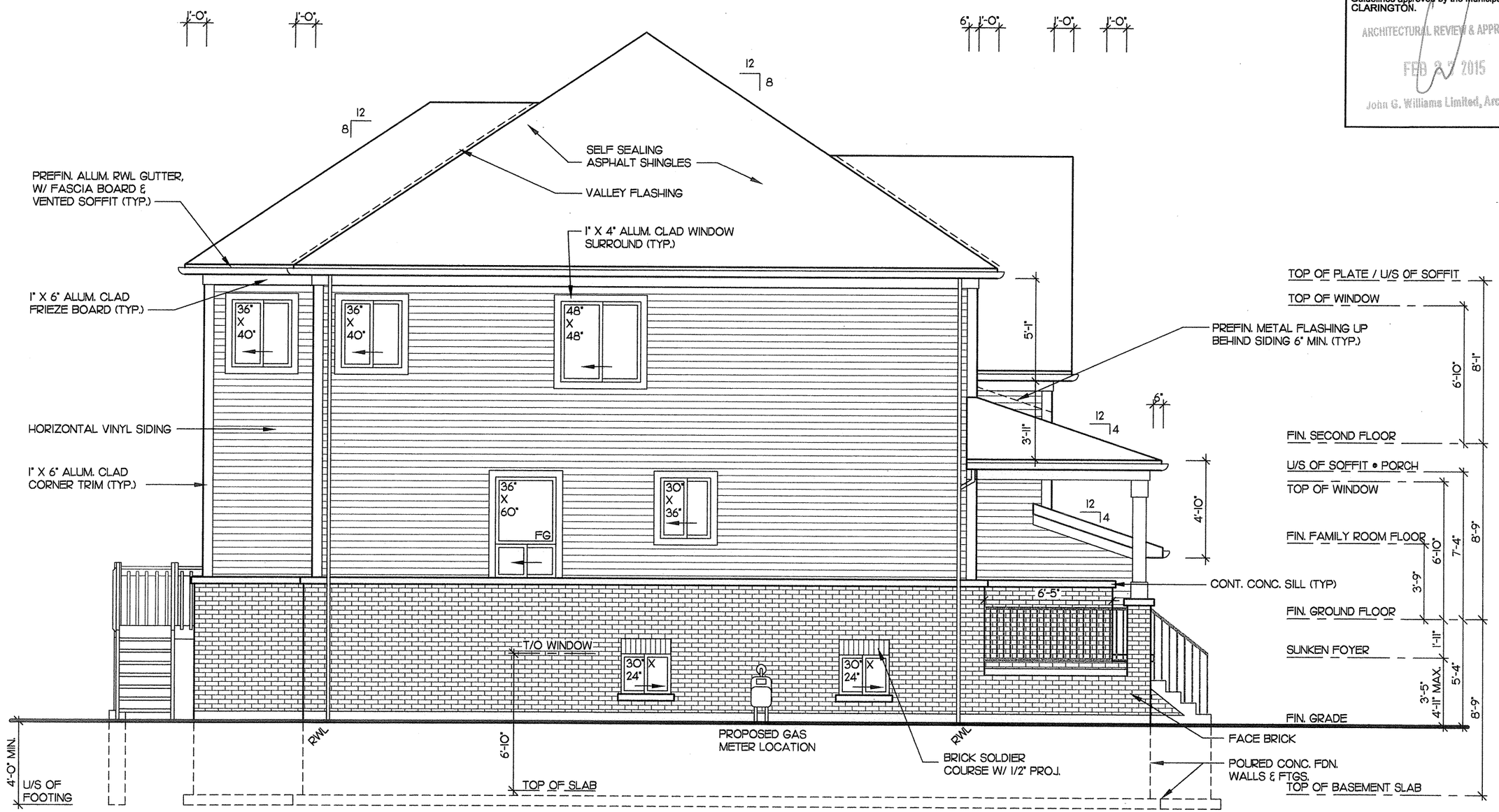
Date: JUNE 2012

"SHERBOURNE"

Client: DELPARK/ HIGHCASTLE HOMES

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

ELEVATION 'A'



LEFT SIDE ELEVATION
FOR HIGHCASTLE HOMES

SPATIAL CALCULATIONS

WALL AREA:	863.08 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	60.41 SF
OPENINGS PROVIDED:	45.45 SF (GLASS AREA ONLY)

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ARCHITECTURAL REVIEW & APPROVAL
FEB 2 2 2015
John G. Williams Limited, Architect

Project No. 2008-65

Drawing No. 8A 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 15 2015

Sheet Title: LEFT SIDE ELEVATION (HIGHCASTLE HOMES ONLY)

Scale: 3/16" = 1'-0"

Drawn by: GI/AA

Date: JUNE 2012

Checked by: BM

Client: DELPARK/ HIGHCASTLE HOMES

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

"SHERBOURNE"

ELEVATION 'A'

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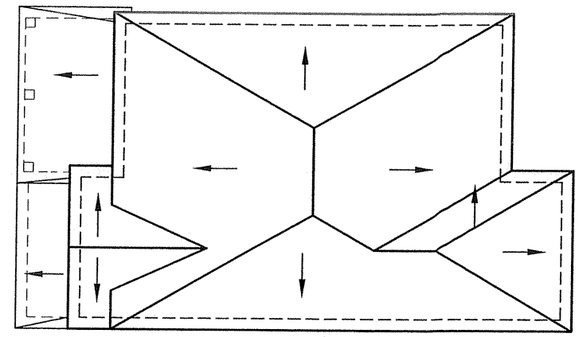
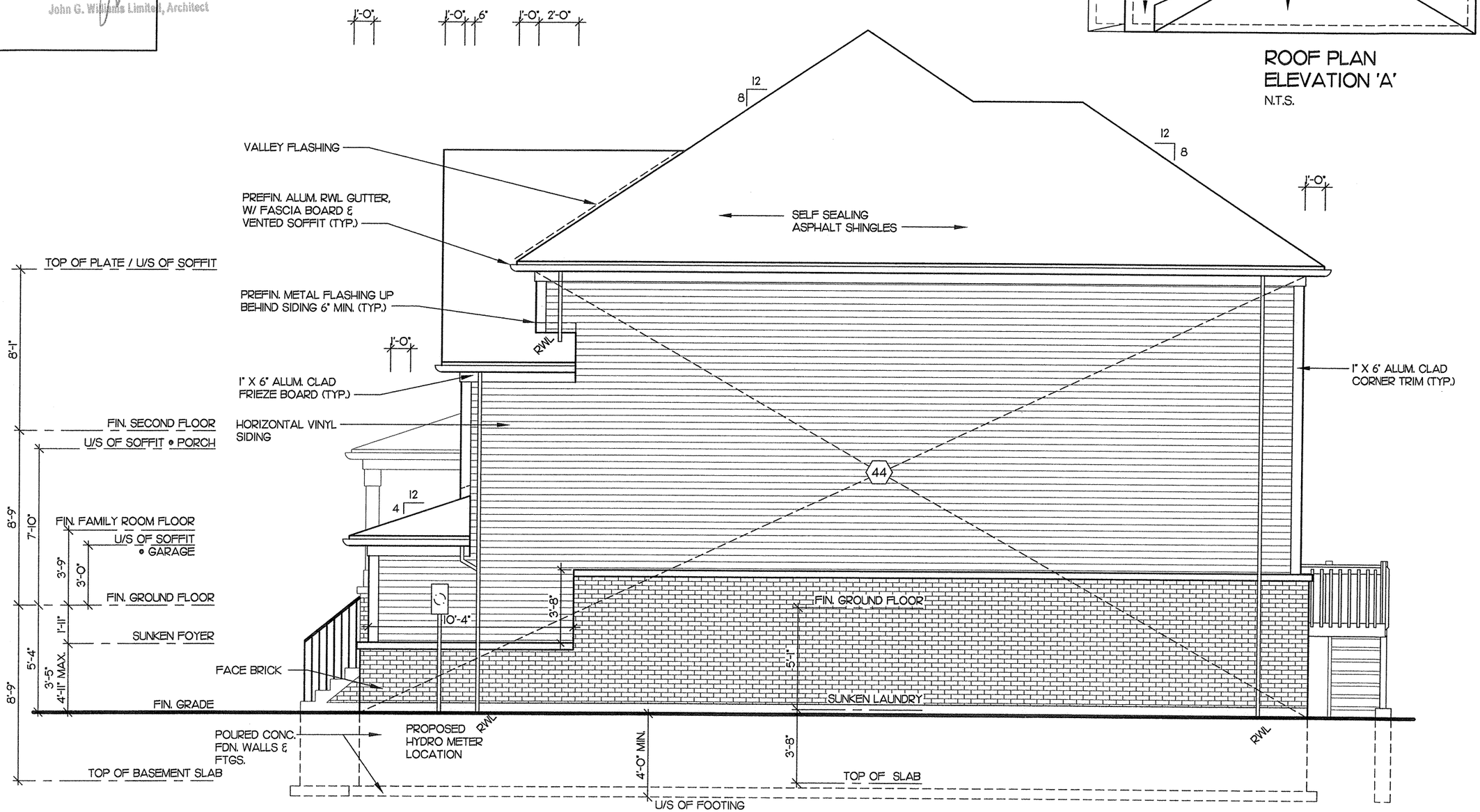
ARCHITECTURAL REVIEW & APPROVAL
FEB 27 2015
John G. Williams Limited, Architect



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



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. 9 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 15 2015

Sheet Title: RIGHT SIDE ELEVATION & ROOF PLAN

Scale: 3/16" = 1'-0"

Drawn by: GI/AA

Checked by: BM

Date: JUNE 2012

"SHERBOURNE"

Client: DELPARK/ HIGHCASTLE HOMES

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

ELEVATION 'A'

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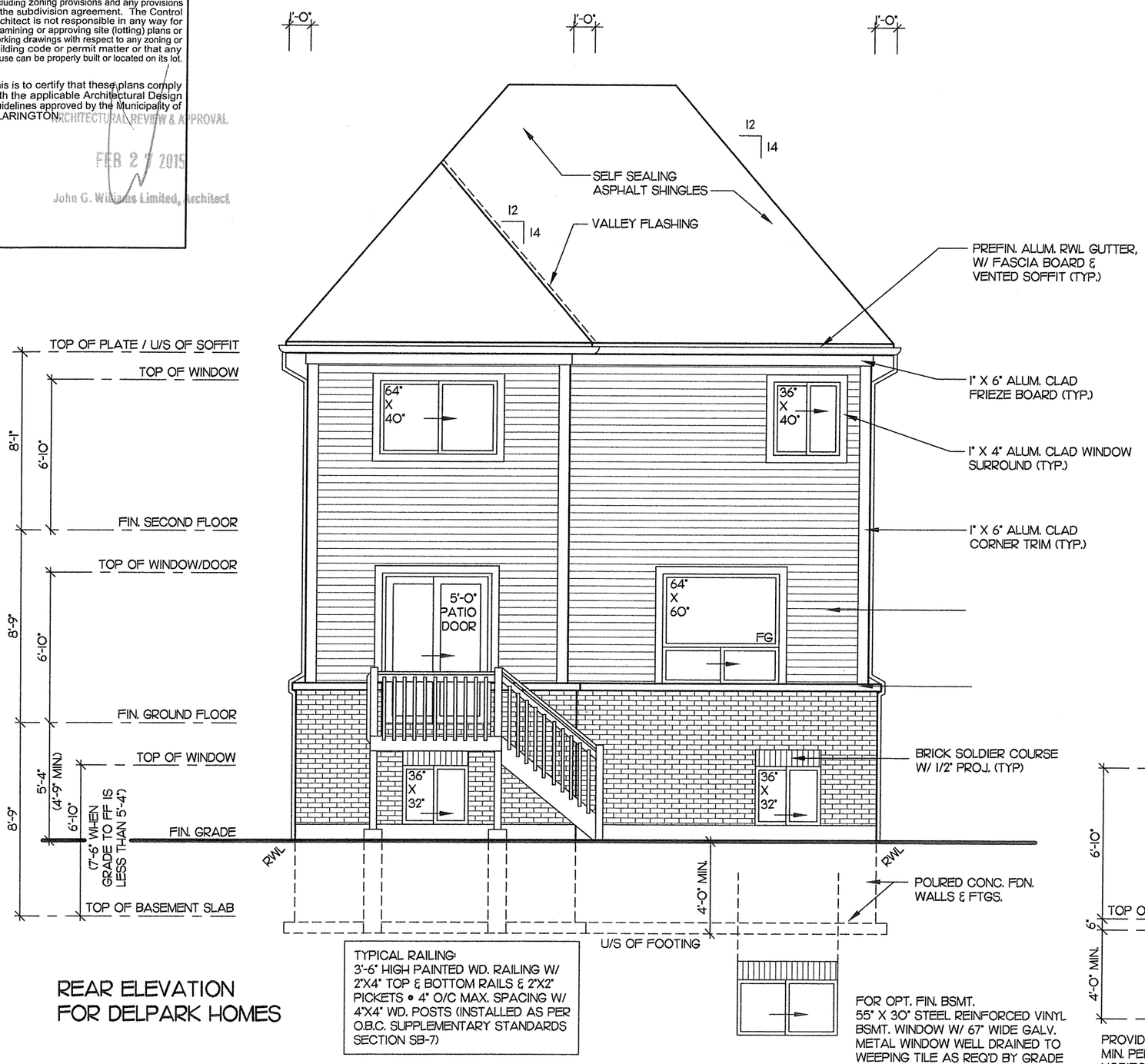
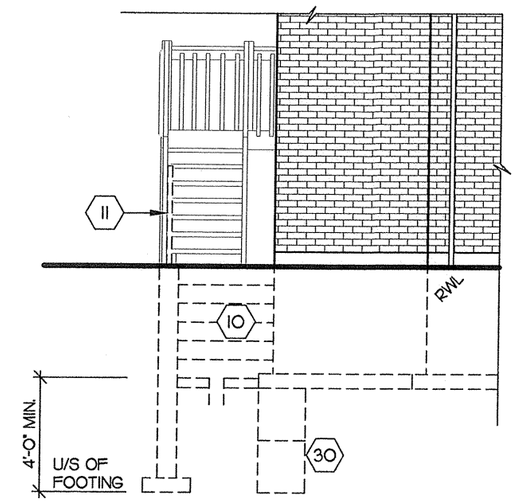
ARCHITECTURAL REVIEW & APPROVAL
FEB 27 2015
John G. Williams Limited, Architect



REAR ELEVATION
FOR DELPARK HOMES

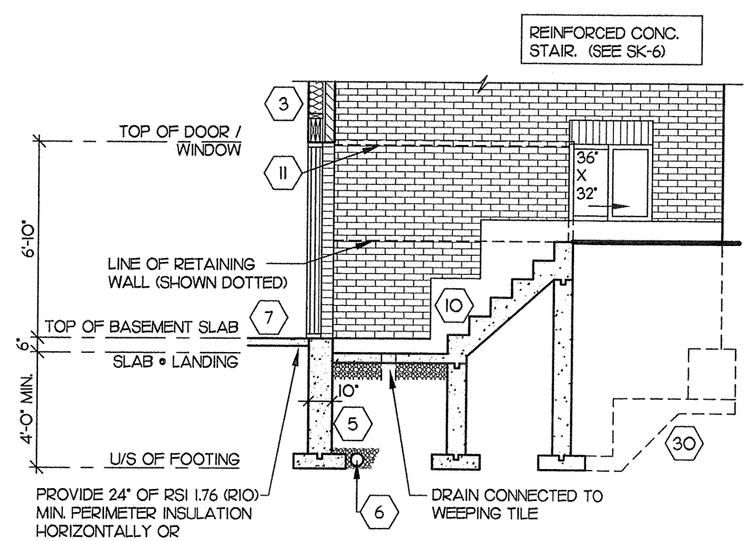
TYPICAL RAILING:
3'-6" HIGH PAINTED WD. RAILING W/ 2"X4" TOP & BOTTOM RAILS & 2"X2" PICKETS • 4" O/C MAX. SPACING W/ 4"X4" WD. POSTS (INSTALLED AS PER O.B.C. SUPPLEMENTARY STANDARDS SECTION SB-7)

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

WALK-OUT BASEMENT SB-12 2.1.1.1.(1)
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

Project No. 2008-65
Drawing No. 10 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 15 2015

Sheet Title: REAR ELEVATION & PARTIAL LEFT SIDE ELEV. (DELPARK HOMES ONLY)
Scale: 3/16" = 1'-0"
Drawn by: GI/AA
Checked by: BM
Date: JUNE 2012
"SHERBOURNE"

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-6
8'-0" CEILINGS
ELEVATION 'A'

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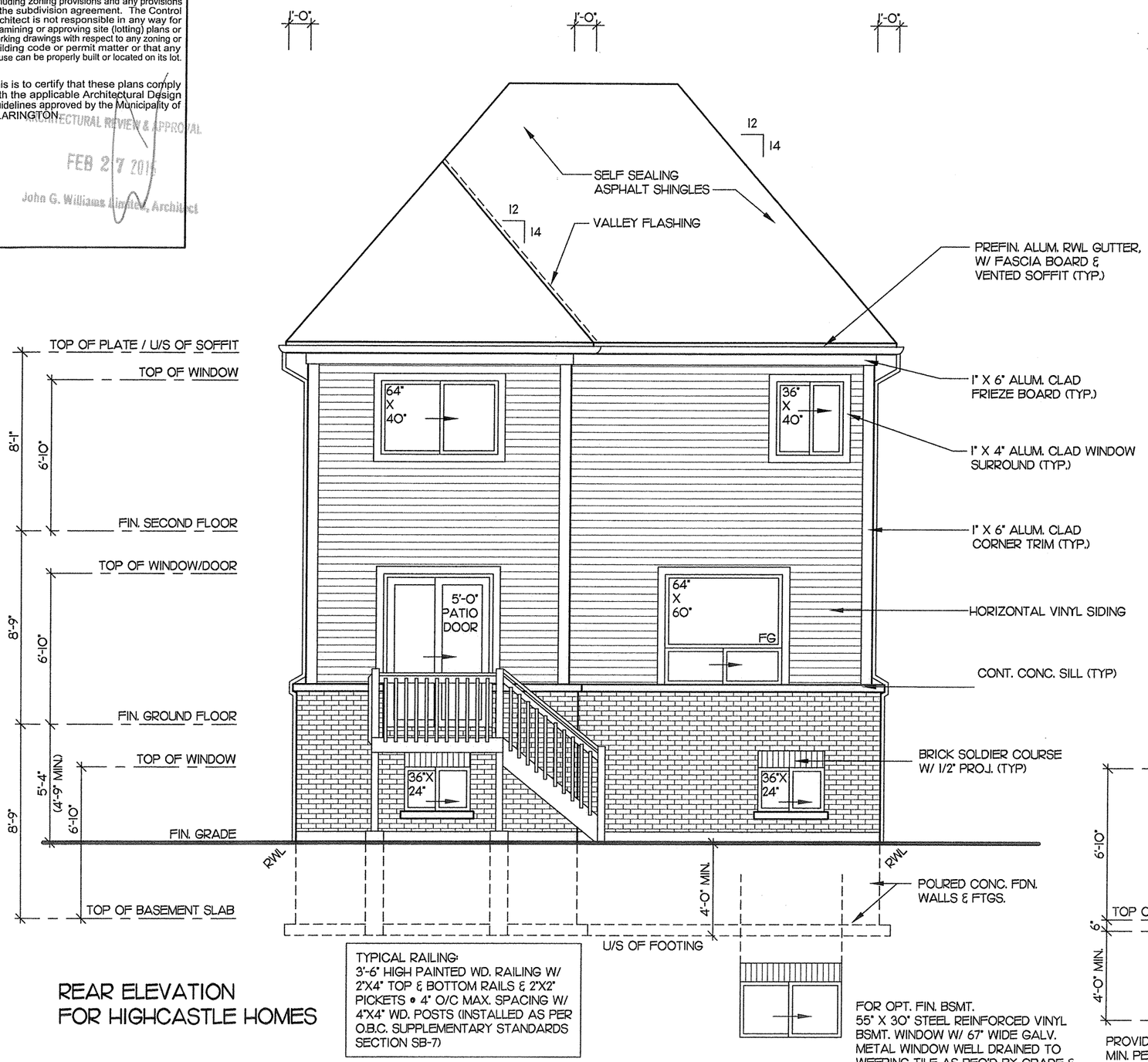
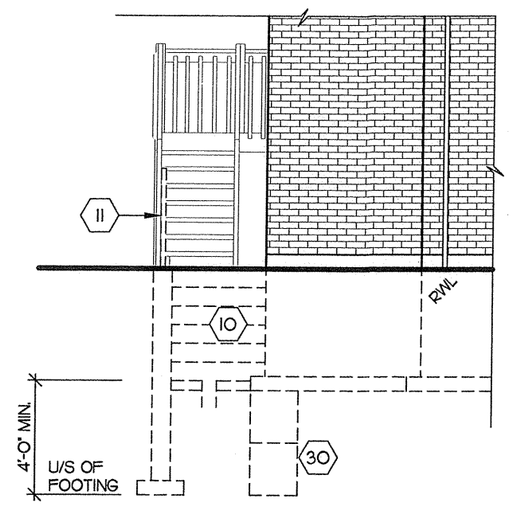
ARCHITECTURAL REVIEW & APPROVAL
FEB 27 2015
John G. Williams Limited, Architect



REAR ELEVATION
FOR HIGHCASTLE HOMES

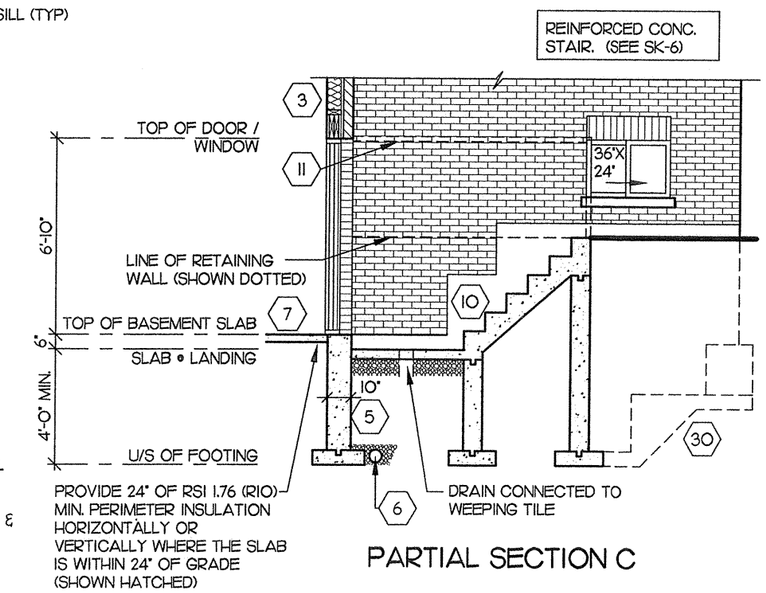
TYPICAL RAILING:
3'-6" HIGH PAINTED WD. RAILING W/ 2"X4" TOP & BOTTOM RAILS & 2"X2" PICKETS @ 4" O/C MAX. SPACING W/ 4"X4" WD. POSTS (INSTALLED AS PER O.B.C. SUPPLEMENTARY STANDARDS SECTION SB-7)

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

WALK-OUT BASEMENT SB-12 2.1.1.1.(1)
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

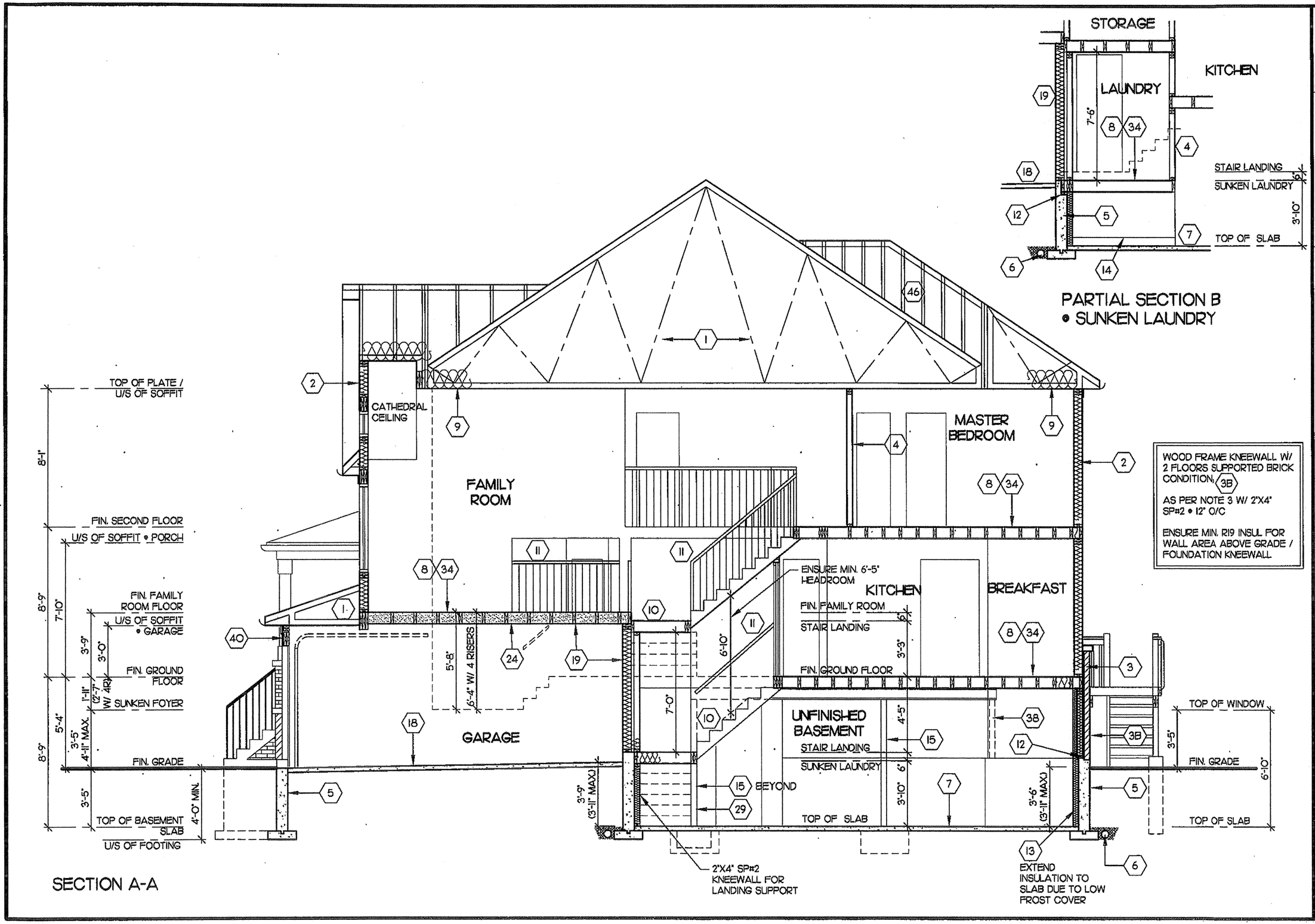
Project No. 2008-65
Drawing No. 10A OF 12

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 15 2015

Sheet Title: REAR ELEVATION & PARTIAL LEFT SIDE ELEV. (HIGHCASTLE HOMES ONLY)
Scale: 3/16" = 1'-0"
Drawn by: GI/AA
Checked by: BM
Date: JUNE 2012
"SHERBOURNE"

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-6
8'-0" CEILINGS
ELEVATION 'A'



Project No. 2008-65

Drawing No. 11 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 15 2015

Sheet Title: SECTION 'A'-'A'

Scale: 3/16" = 1'-0"

Drawn by: GI/AA

Checked by: BM

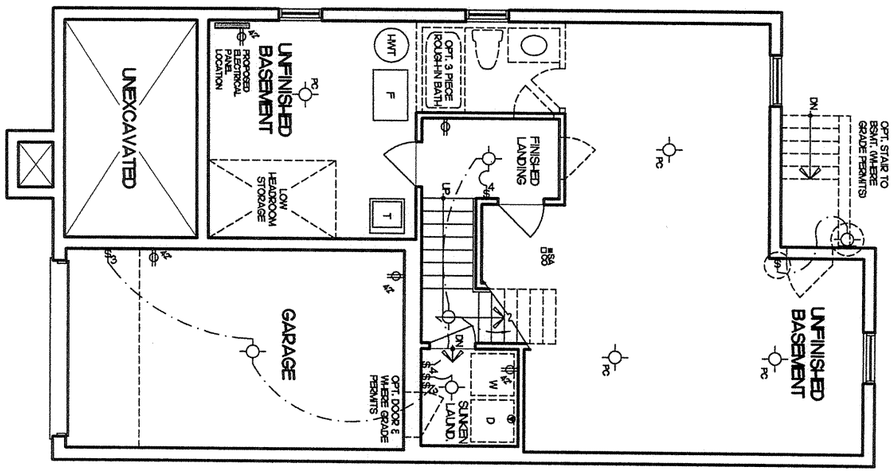
Date: JUNE 2012

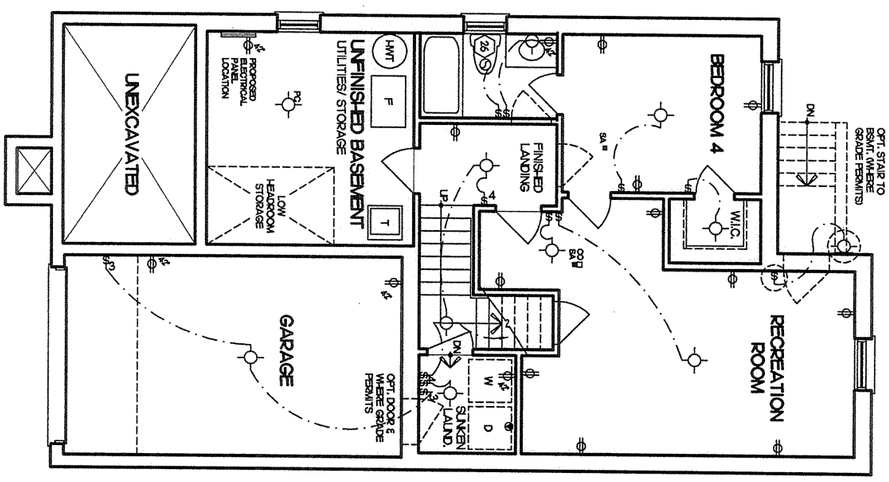
"SHERBOURNE"

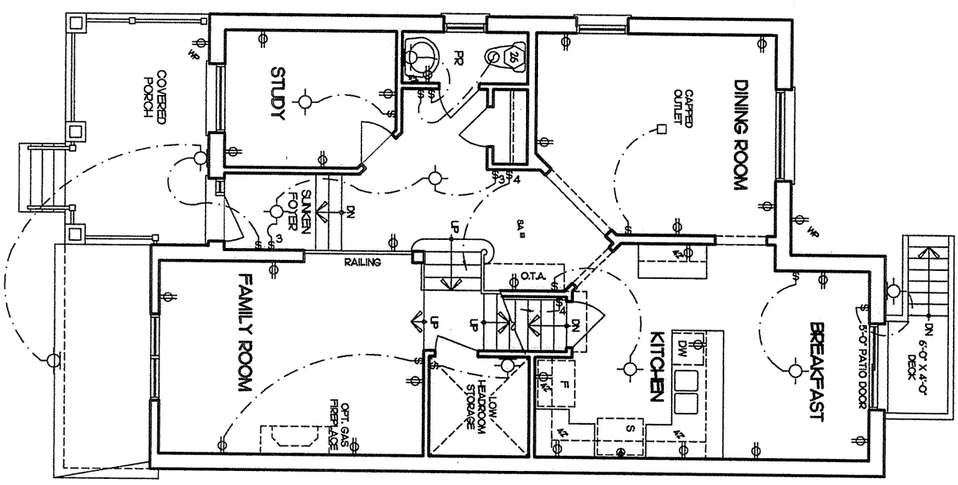
Client: DELPARK/ HIGHCASTLE HOMES

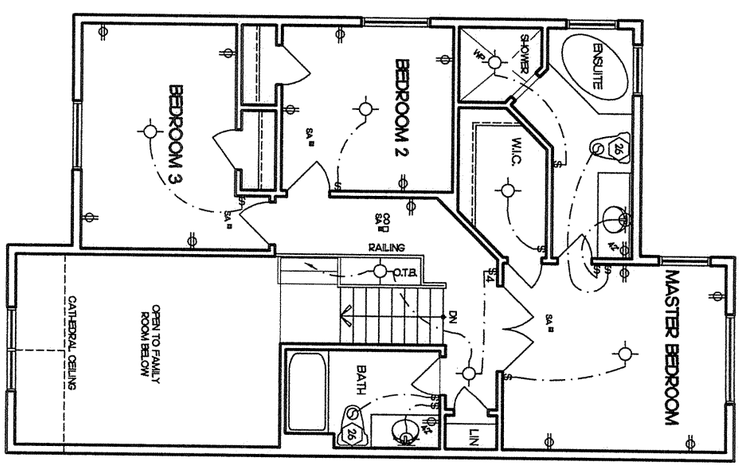
Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-6
8'-0" CEILINGS

ELEVATION 'A'









Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: ELECTRICAL PLANS	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: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 8'-0" CEILINGS	Scale: N.T.S. / Drawn by: GI/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	Project No. 2008-65
	Date: JUNE 2012 / Checked by: BM	Signature / BCIN 23411 Date: JAN 15 2015	Drawing No. 12 OF 12
ELEVATION 'A'	"SHERBOURNE"		