



NORTHGLEN

40' LOT PRODUCT - 9'-0" CEILINGS

MUNICIPALITY OF CLARINGTON

PROJECT NO. 2008-65

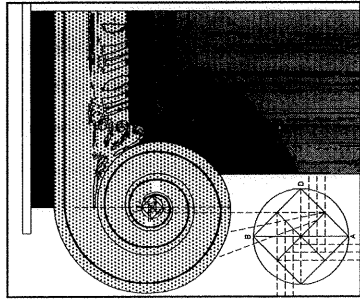
Energy Efficiency Compliance Calculations:
As per OBC SB-12 2.1.1.1 (Based on highest ratio scenario)

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:
Gross area of openings:

Elev. 'A'

3006.18 SF
248.01 SF
8.25% Ratio Δ



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

12	REPLACE BLACK GLASS WITH DECOR. LOUVRES ON FRONT ELEV.	NOV. 9, 2015	TB	
11	REVISED FOR DOUBLE VOLUME WALL. REVISED WINDOW IN DINING ROOM AS PER TOWN & RE-ISSUED TO CLIENT FOR PERMIT	AUG. 26, 2014	TB	
10	ISSUED TO CLIENT FOR PERMIT	JULY 25, 2014	TB	
9	ADDED SUNKEN LAUNDRY OPTION - UPDATED FOR 2012 OBC - ISSUED TO P. ENG.	JULY 16, 2014	TB	
8	REVISED TO COMPLIANCE PACKAGE D & ISSUED FOR PERMIT	APRIL 30, 2013	PS	
7	GARAGE DOOR HEIGHT REVISED FROM 8'-0"-7'-0" ON FRONT ELEVATION - RAILING MATERIAL REVISED - RE-ISSUED TO CLIENT FOR REVIEW	DEC. 17, 2012	PS	
6	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 08, 2012	PS	
5	ISSUED TO P. ENG. FOR FINAL STRUCTURAL CHECK	MARCH 23, 2012	PS	
4	ISSUED FOR STRUCTURAL REVIEW	JAN. 18/2012	PS	
3	ADDED MASONRY PLINTH AROUND GROUND FLOOR PERIMETER- RE-ISSUED TO CLIENT FOR COORDINATION	AUG. 4 /2011	PS	
2	RE-ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	JUNE 13/2011	PS	
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03/2011	PS	
No.	DESCRIPTION	DATE	BY	

AREAS	ELEVATION 'A'	
	M ²	FT ²
GROUND FLOOR AREA	136.66	1471
LOFT FLOOR AREA	58.53	630
FINISHED BASEMENT AREA	790	85
TOTAL FLOOR AREA	203.09	2186
OPEN AREA (NOT INCL. IN TOTAL AREA)	13.56	146
COVERAGE (INCLUDING PORCH)	179.40	1931
COVERAGE (NOT INCLUDING PORCH)	171.13	1842

Client

DELPAK/ HIGHCASTLE HOMES

Project

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-1
9'-0" CEILINGS

Elevation

ELEVATION 'A'

Sheet Title

AREAS & REVISIONS

Scale

N.T.S.

Date

DEC 2012

Drawn by

KQ/CP

Checked by

KC

Project

THE LINCOLN

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: NOV. 9, 2015

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

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

Project No.

2008-65

Drawing No.

1 OF 11

CONSTRUCTION NOTES

2012 O.B.C. O. REG. 332/12 (REVISED 7 JANUARY 2014)
UNLESS OTHERWISE NOTED
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.

ROOF CONSTRUCTION

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

FRAME WALL CONSTRUCTION (2" x 6" STUDS)

2 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.

BRICK VENEER CONSTRUCTION (2" x 6" STUDS)

3 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.

INTERIOR STUD PARTITIONS

4 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.

FOUNDATION WALL

5 200 mm (8") POURED CONC. FOUNDATION WALL WITH 15 Mpa (2200 psi) CONC. OR 20 Mpa (2900 psi) CONC. WHERE STEEL REINFORCING IS SPECIFIED AND BITUMINOUS DAMP PROOFING, 19 mm (3/4") MINERAL FIBRE INSULATION WITH DENSITY OF 57 KG/M3 MIN. OR EQUIVALENT DRAINAGE LAYER, 480 mm x 155 mm (19" x 6") OR 600 mm x 200 mm (24" x 8") FOR PARTY WALLS. CONTINUOUS KEVED CONC. FTG OR AS PER SOIL REPORT. BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL.

WEEPING TILE

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

BASEMENT SLAB

7 80 mm (3") 20 Mpa. (2900 psi) CONC. SLAB ON 100 mm (4") CRUSHED STONE WITH DAMP PROOFING.

FINISHED FLOOR

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

ROOF INSULATION

9 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

ALL STAIRS/EXTERIOR STAIRS

10 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..... = 150 (5 7/8")
MIN. RUN..... = 200 (7 7/8")
MIN. AVERAGE RUN..... = 200 (7 7/8")

GUARDRAIL / HANDRAIL

11 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

SILL PLATE

12 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.

BLANKET INSULATION

13 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.

BEARING STUD PARTITION

14 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

15 (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

16 BEAM TO BE GROUDED IN.

BEAM BLOCKING

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

GARAGE SLAB

18 100 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

19 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

20 PROVIDE SELF CLOSER AND WEATHER STRIPPING.

PRECAST CONCRETE STEP

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

ATTIC ACCESS HATCH

23 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

24 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

25 4 SHELVES MIN. 350 mm (1'-2") DEEP.

MECHANICAL VENTING

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

FIREWALL SEPARATION

27 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

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

WOOD COLUMN

29 140 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

30 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

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

RESERVED

PARTY WALLS

RESERVED

BRIDGING

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

WOOD PROTECTION

35 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

36 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

38 (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

40 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

41 125 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

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

2 STOREY WALLS - DOUBLE VOLUME

43 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.)

44 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.)

45 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

46 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)

RESERVED

HOLLOW STEEL SECTIONS (H.S.S.)

48 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 (28" x 68" x 1 3/4")
INSULATED MIN RSI 0.7, (R4)

2 -DOOR 815 x 2030 x 35 (28" x 68" x 1 3/8")

3 -DOOR 760 x 2030 x 35 (26" x 68" x 1 3/8")

4 -DOOR 610 x 2030 x 35 (20" x 68" x 1 3/8")

5 -DOOR 460 x 2030 x 35 (16" x 68" x 1 3/8")

6 -EXTERIOR FRENCH OR GARDEN DOOR 815 x 2030 x 45 (28" x 68" x 1 3/4")

7 -DOOR 815 x 2030 x 45 (28" x 68" 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 (24" x 68" 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

INTEL/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 1/4 L)
L8.....90 x 90 x 6.0.....(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

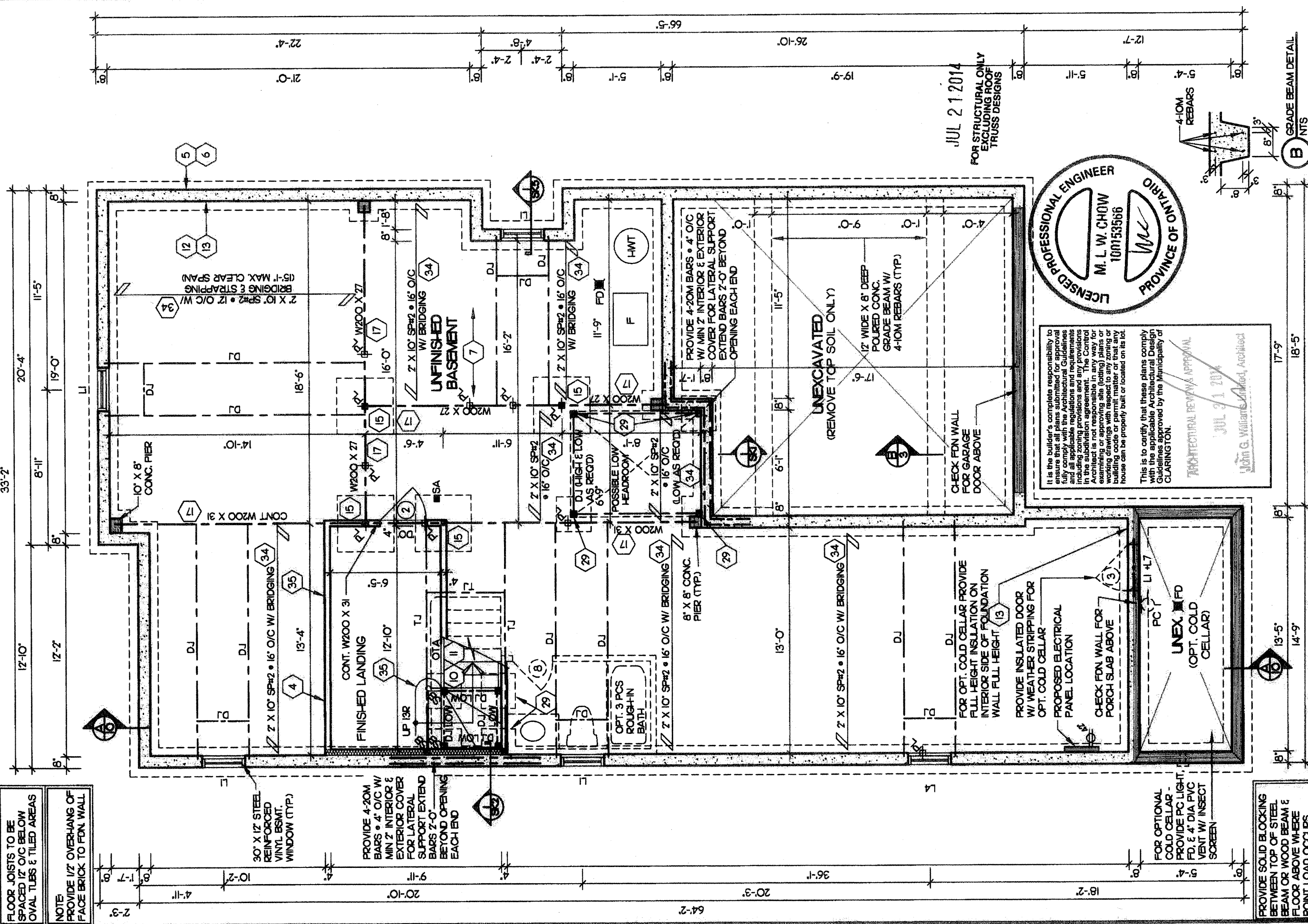
ALL STRUCTURAL STEEL TO BE G40.21 GRADE .350W

LEGEND

1 DUPLX OUTLET (12" HIGH)
2 DUPLX OUTLET (HEIGHT AS NOTED)
3 WEATHERPROOF DUPLX OUTLET
4 HEAVY DUTY OUTLET
5 LIGHT FIXTURE (CEILING)
6 LIGHT FIXTURE (PULL CHAIN)
7 LIGHT FIXTURE (WALL MOUNTED)
8 LIGHT FIXTURE (POT LIGHT)
9 SWITCH
10 SWITCH (3 WAY)
SB 1 SOLID WOOD BEARING
PL 1 PL-POINT LOAD
A.F.F. ABOVE FINISHED FLOOR
T.O.S. TOP OF STEEL
FD 1 FLOOR DRAIN
HB 1 HOSE BIB
P.T. PRESSURE TREATED LUMBER
LVL. LAMINATED VENEER LUMBER
M.C. MEDICINE CABINET
SA 1 SMOKE ALARM (INTERCONNECTED)
CO 1 CARBON MONOXIDE ALARM
CABLE JACK
1 TELEPHONE JACK
FG FIXED GLASS
FA FLAT ARCH
GT. GROSS TRUSS
DT. DOUBLE TRUSS
DJ. DOUBLE JOIST
TL. TRIPLE JOIST
1 CLASS 'B' VENT
2 EXHAUST VENT

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

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



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

FOR OPTIONAL COLD CELLAR - PROVIDE PC LIGHT, FD, & 4" DIA PVC VENT W/ INSECT SCREEN

FOR OPT. COLD CELLAR PROVIDE FULL HEIGHT INSULATION ON INTERIOR SIDE OF FOUNDATION WALL FULL HEIGHT

PROVIDE INSULATED DOOR W/ WEATHER STRIPPING FOR OPT. COLD CELLAR

PROPOSED ELECTRICAL PANEL LOCATION

CHECK FDN WALL FOR PORCH SLAB ABOVE

UNEX. FD (OPT. COLD CELLAR)

2" X 10" SP#2 • 16" O/C W/ BRIDGING

OPT. 3 PCS ROUGH-IN BATH

2" X 10" SP#2 • 16" O/C W/ BRIDGING

2" X 10" SP#2 • 16" O/C W/ BRIDGING

2" X 10" SP#2 • 16" O/C W/ BRIDGING

2" X 10" SP#2 • 16" O/C W/ BRIDGING

2" X 10" SP#2 • 16" O/C W/ BRIDGING

2" X 10" SP#2 • 16" O/C W/ BRIDGING

2" X 10" SP#2 • 16" O/C W/ BRIDGING

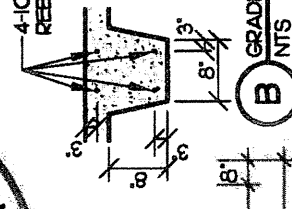
It is the builder's complete responsibility to fully review these plans and specifications and to comply with the applicable Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Architect is not responsible in any 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
JUL 21 2014
John G. Williams, Architect

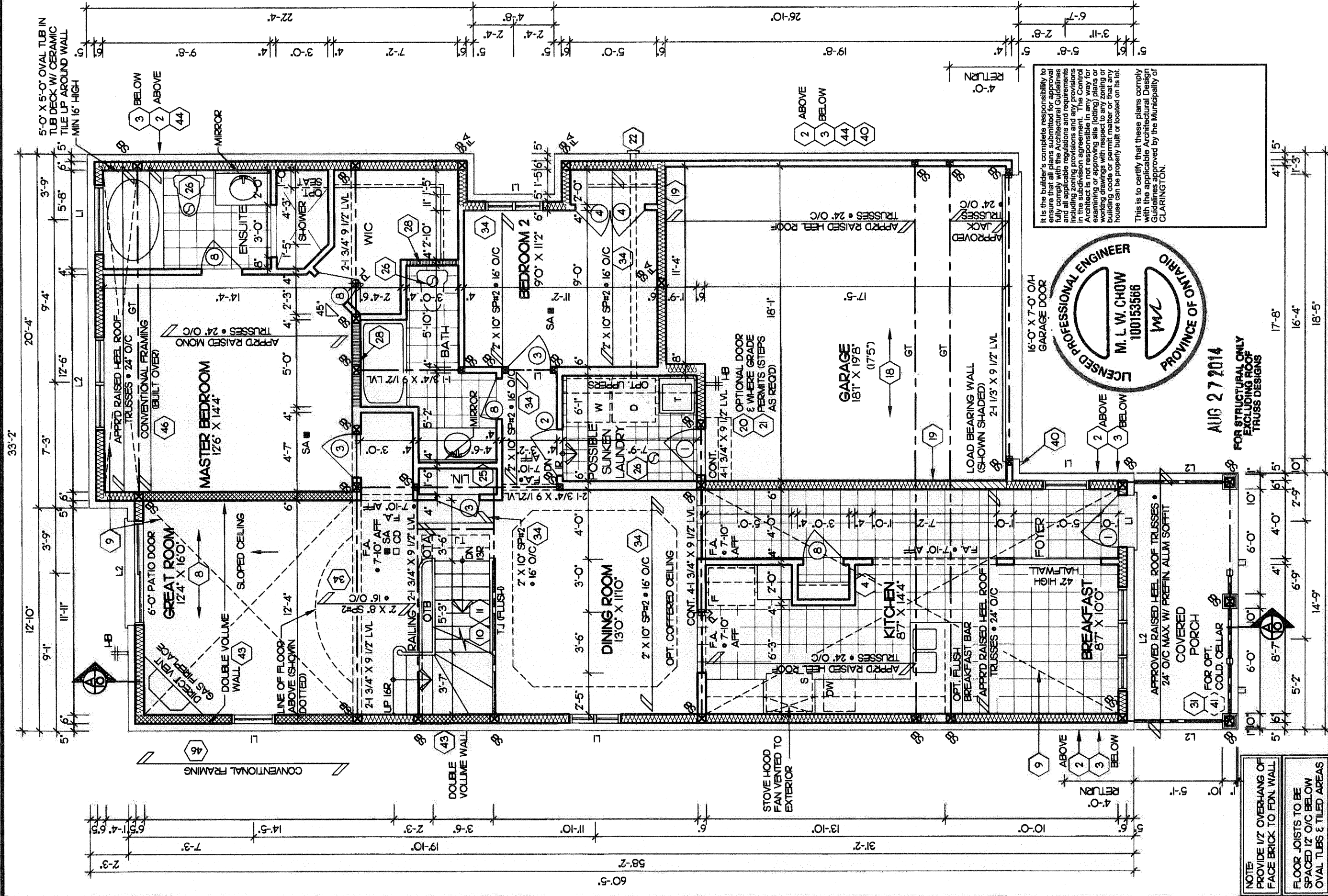
LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
101153566
PROVINCE OF ONTARIO

JUL 21 2014
FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS



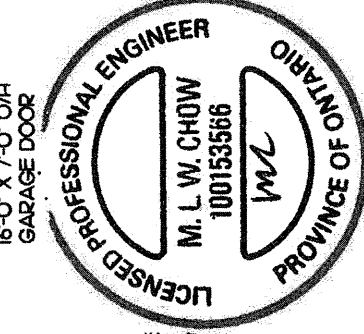
GRADE BEAM DETAIL
NTS

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title BASEMENT PLAN	REGISTERED PERSON D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65
Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS	Scale 3/16" = 1'-0"	Drawn by KQ/CP	Project No. 2008-65
ELEVATION 'A'	Date JUNE 2012	Checked by KC	Project No. 2008-65
		Signature STEPHEN P. KENNEDY	Project No. 2008-65
		Date JUL 25 2014	Project No. 2008-65
		BCIN 23411	Project No. 2008-65
		Architectural Technologists CASSIDY & CO.	Project No. 2008-65
		60 RANDALL DRIVE SUITE 11 AUX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Project No. 2008-65
		3 OF 11	Project No. 2008-65



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 Authority reserves the right to refuse to issue a permit or approve any (existing) 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.

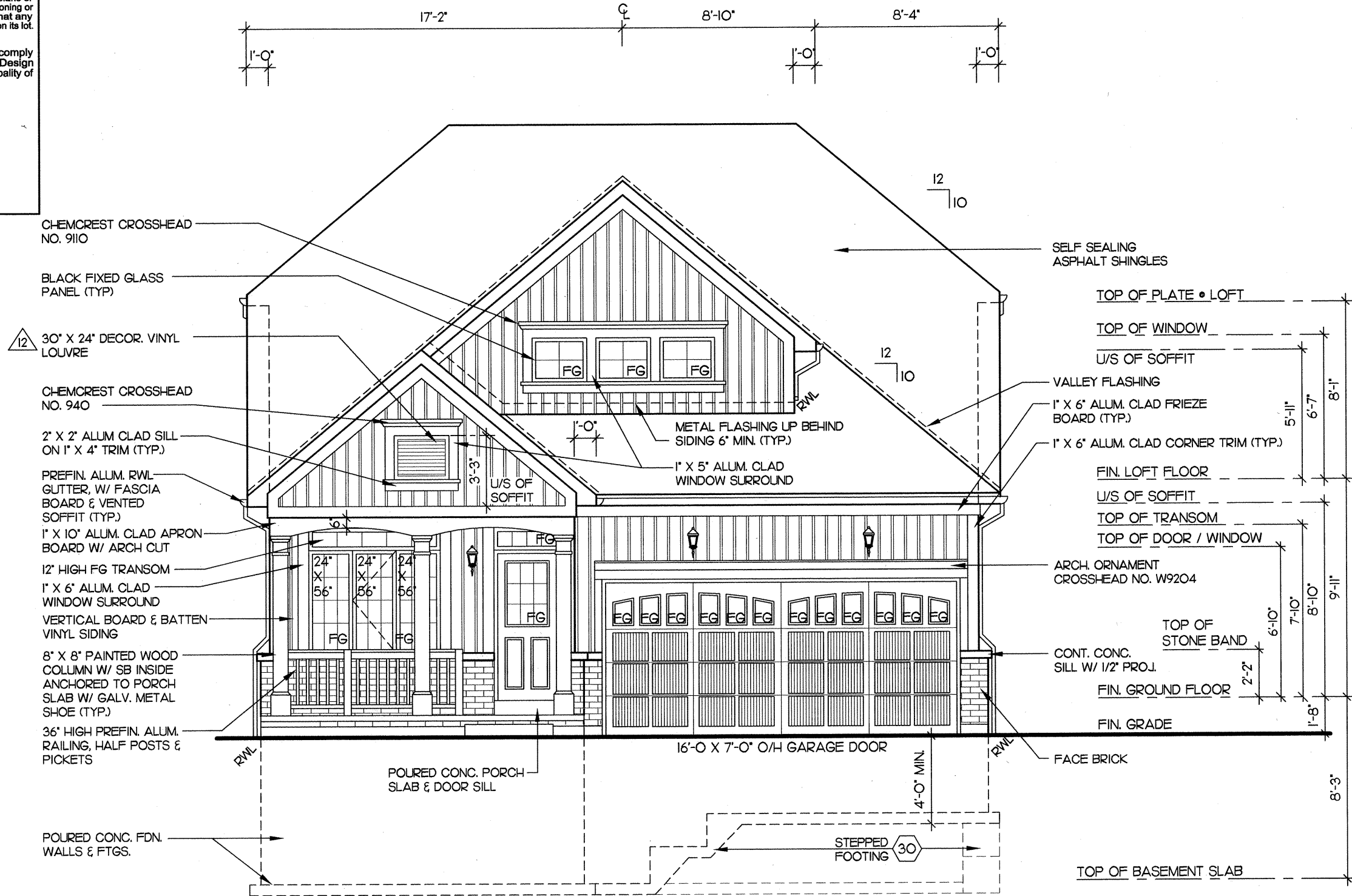


FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

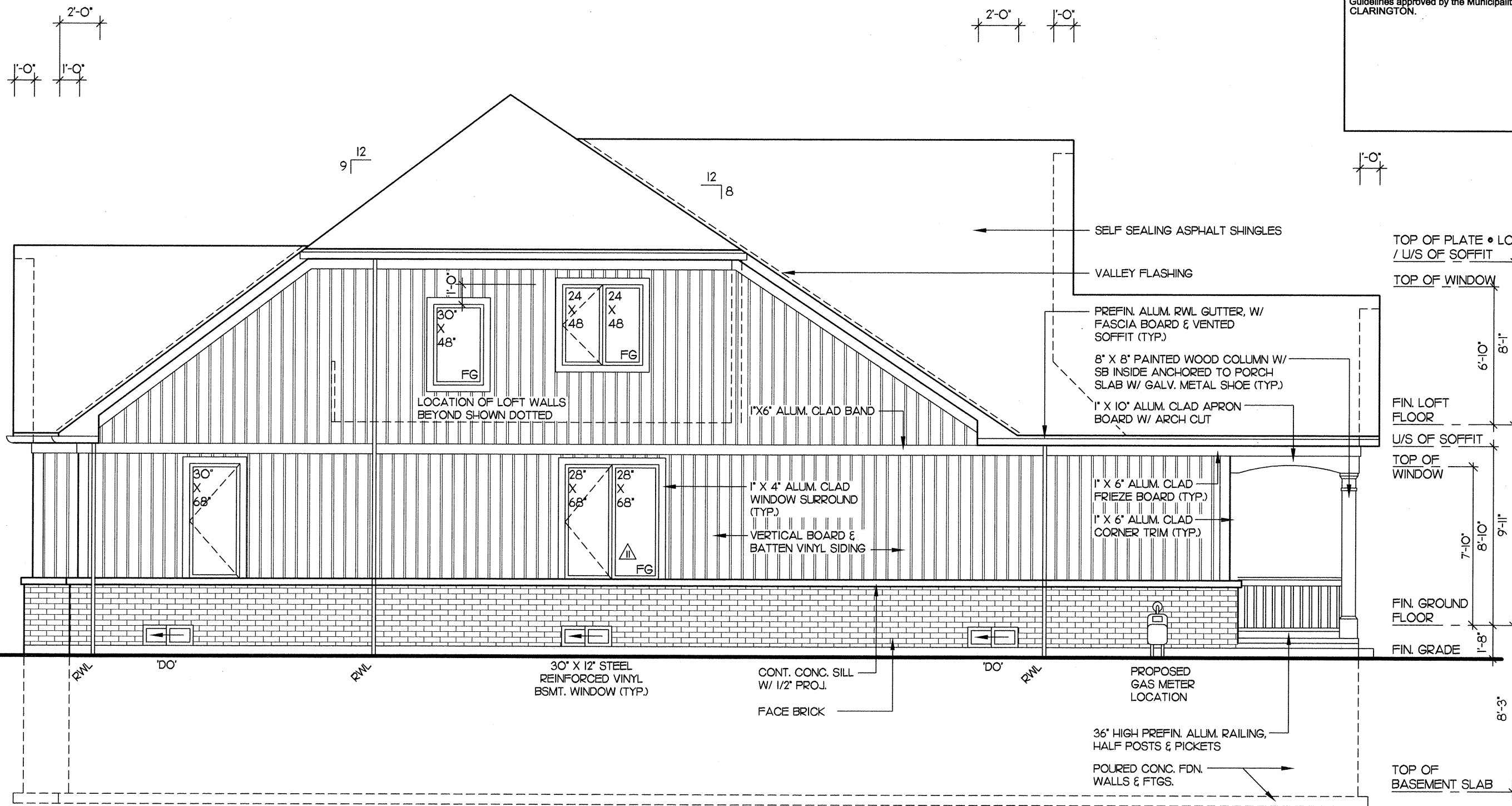
Client		Project No.		Drawing No.			
Delpark/ Highcastle Homes		2008-65		4 OF 11			
Project		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS					
NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3					
ELEVATION 'A'		PH (905) 619-1270 FAX (905) 619-1269					
Sheet Title		GROUND FLOOR PLAN					
Scale		3/16" = 1'-0"					
Date		JUNE 2012					
Drawn by		KG/CP					
Checked by		KC					
Registered Person		D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461					
Reviewed and take responsibility for this design.		STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature 					
Date		BCIN 23411 Date: AUG. 26, 2014					
THE LINCOLN"							

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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Client	Delpark/ Highcastle Homes		Sheet Title	FRONT ELEVATION		Scale	3/16" = 1'-0"	Drawn by	KQ/CP	Date	DEC 2012	Checked by	KC	Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS		Project No.	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Registered Person: D.W. Cassidy & Co. Architectural Technologists	STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	Signature	PH (905) 619-1270 FAX (905) 619-1269	Drawing No.	6 OF 11	Project No.	2008-65	NOV. 9/15	TB																						
	ELEVATION 'A'			"THE LINCOLN"			DEC 2012		KC		NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS		D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		STEPHEN P. KENNEDY have reviewed and take responsibility for this design.			Signature												PH (905) 619-1270 FAX (905) 619-1269		Drawing No.		6 OF 11		Project No.		2008-65		NOV. 9/15		TB									
Project		ELEVATION 'A'		"THE LINCOLN"		DEC 2012		KC		NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS		D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		Signature		PH (905) 619-1270 FAX (905) 619-1269		Drawing No.		6 OF 11		Project No.		2008-65		NOV. 9/15		TB																					
Client		Delpark/ Highcastle Homes		Sheet Title		FRONT ELEVATION		Scale		3/16" = 1'-0"		Drawn by		KQ/CP		Date		DEC 2012		Checked by		KC		Project		NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS		Project No.		D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Registered Person: D.W. Cassidy & Co. Architectural Technologists		STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		Signature		PH (905) 619-1270 FAX (905) 619-1269		Drawing No.		6 OF 11		Project No.		2008-65		NOV. 9/15		TB	



SPATIAL CALCULATIONS

WALL AREA:	856.73 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	59.91 SF
OPENINGS PROVIDED:	55.74 SF (GLASS AREA ONLY)

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

Project No. 2008-65

Drawing No. 7 OF 11

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

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

Signature: [Signature]

BCIN 23411 Date: AUG. 26, 2014

LEFT SIDE ELEVATION

Scale 3/16" = 1'-0"

Drawn by KQ/CP

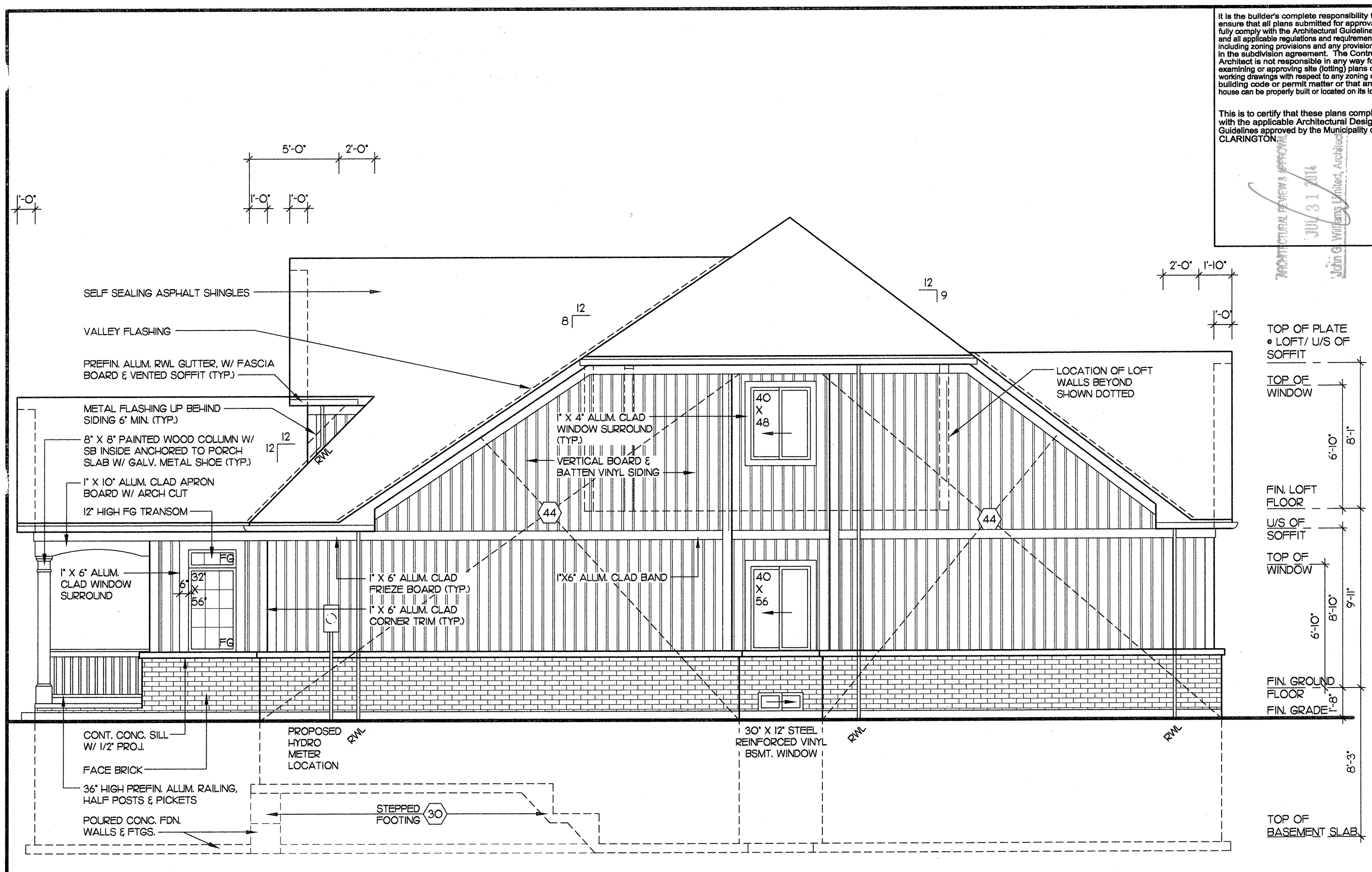
Checked by KC

Date DEC 2012

Client Title DELPARK/ HIGHCASTLE HOMES

Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS

ELEVATION 'A'



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ARCHITECTURAL REVIEW & APPROVAL
JUL 31 2014
John G. Williams Limited, Architect

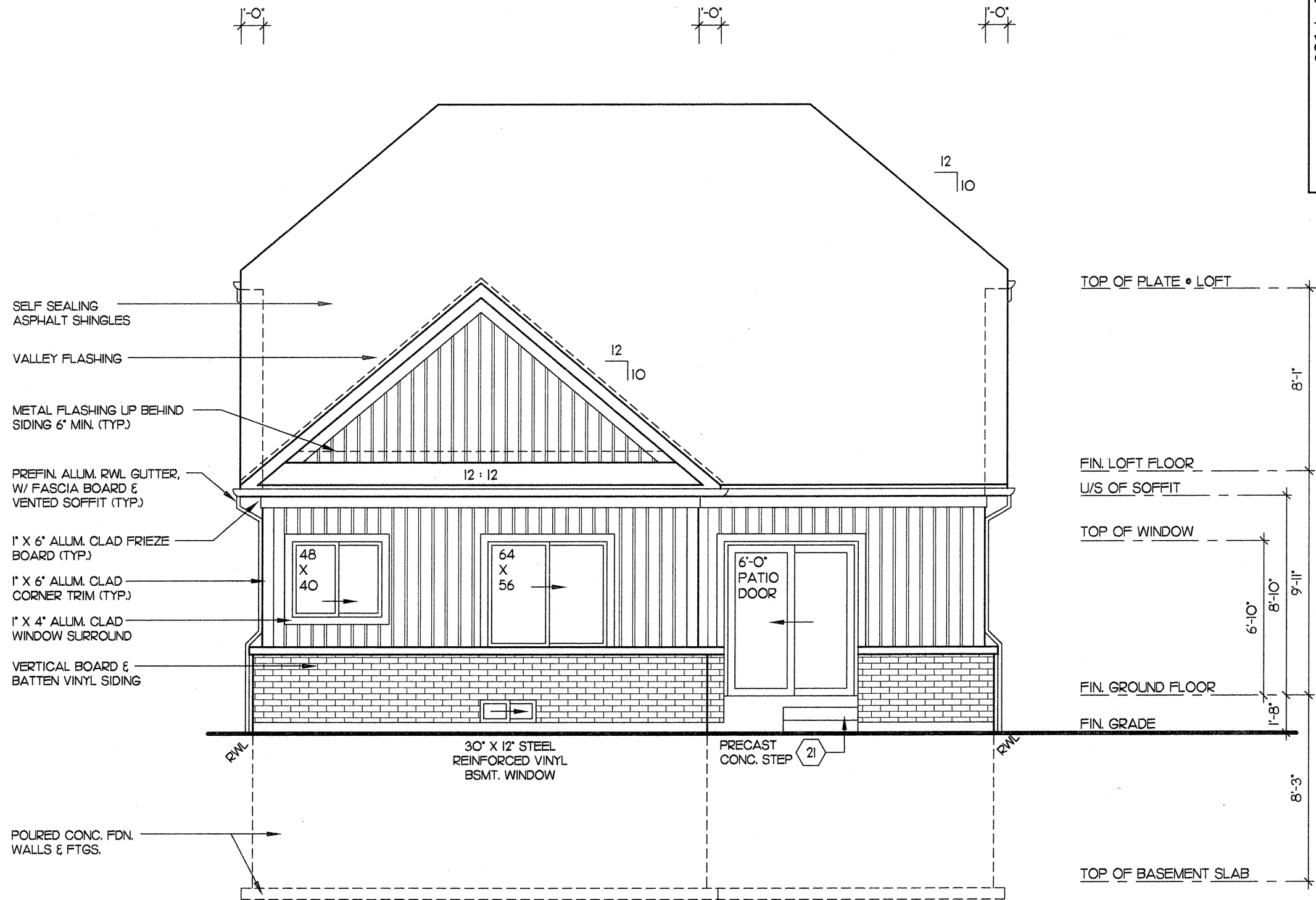
Project No. 2008-65
Drawing No. 8 OF 11
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.
Signature: [Signature]
BCIN 23411 Date: JULY 25, 2014

Sheet Title: RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"
Date: DEC 2012
Drawn by: KQ/CP
Checked by: KC
"THE LINCOLN"

Client: DELPARK/ HIGHCASLE HOMES
Project: NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS
ELEVATION 'A'

SPATIAL CALCULATIONS	
WALL AREA:	804.44 SF
LIMITING DISTANCE:	3'-11" @ 7%
ALLOWABLE OPENINGS:	56.31 SF
OPENINGS PROVIDED:	32.72 SF (GLASS AREA ONLY)



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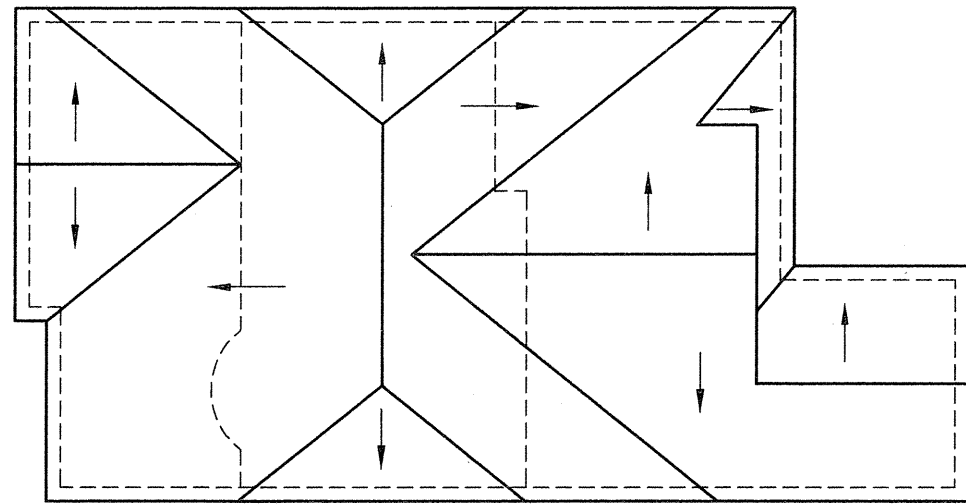
Project No. 2008-65
Drawing No. 9 OF 11

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

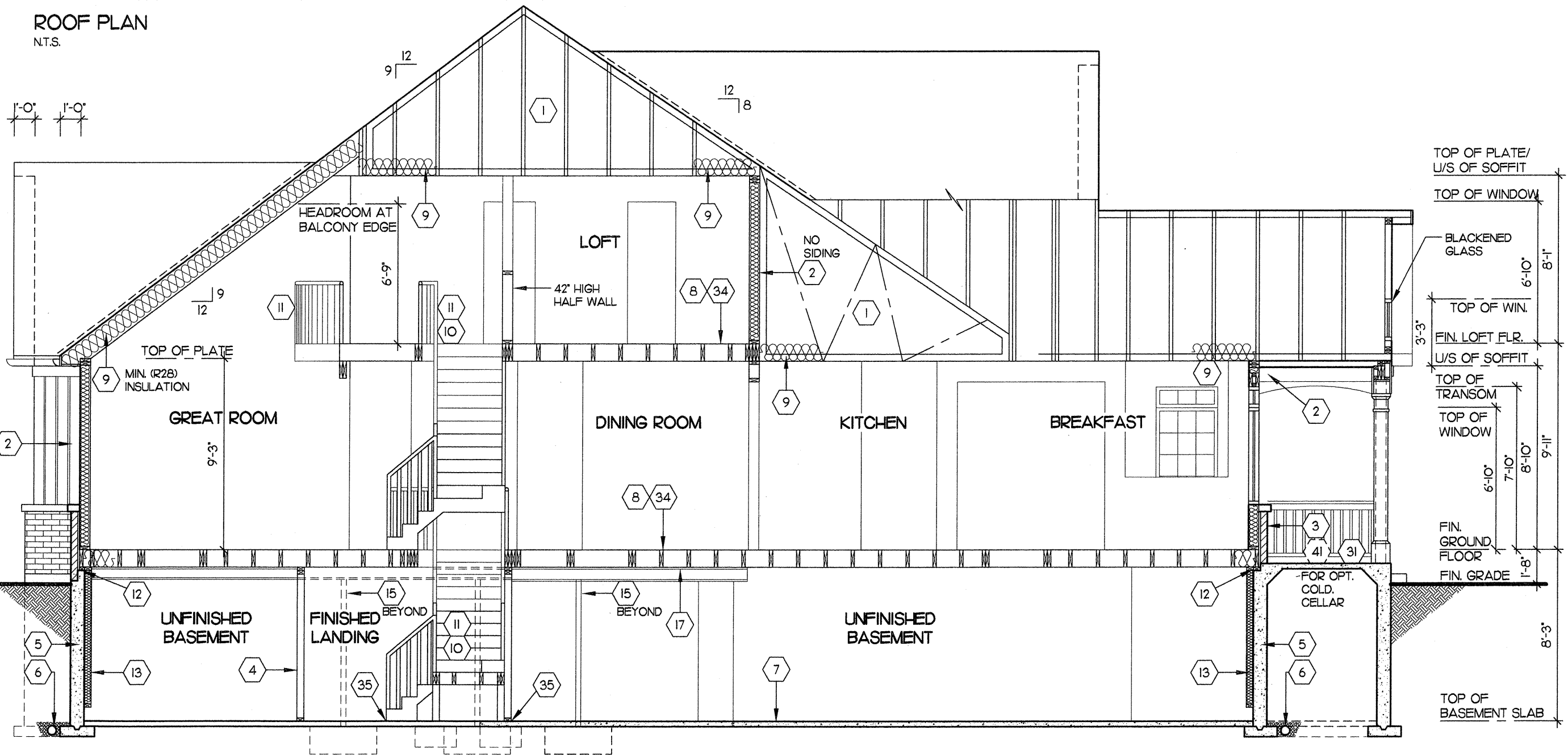
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.
Signature Date: JUL 25 2014
BCIN 23411

Sheet Title: REAR ELEVATION
Scale: 3/16" = 1'-0"
Date: JUNE 2012
Drawn by: KQ/CP
Checked by: KC
THE LINCOLN

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS
ELEVATION 'A'

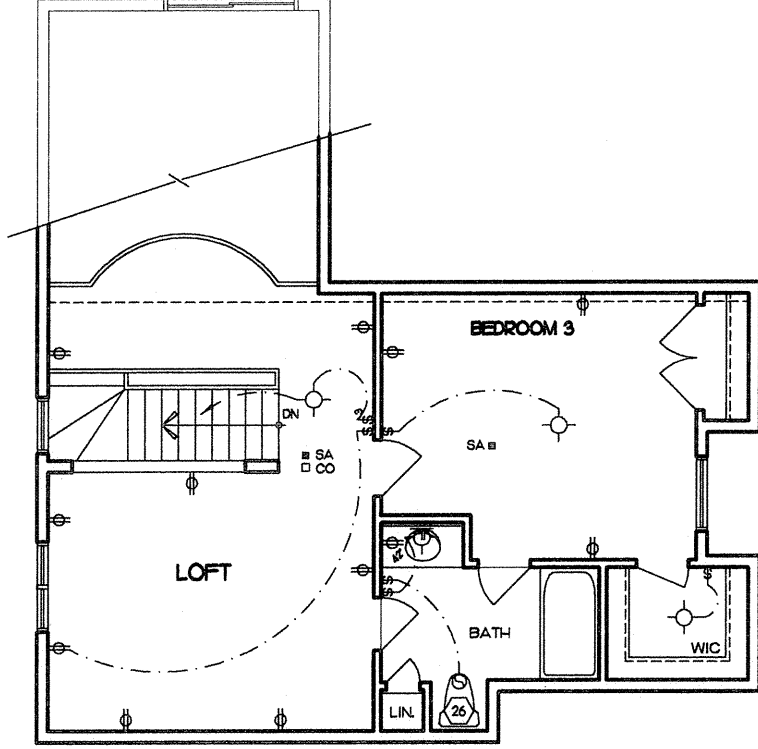
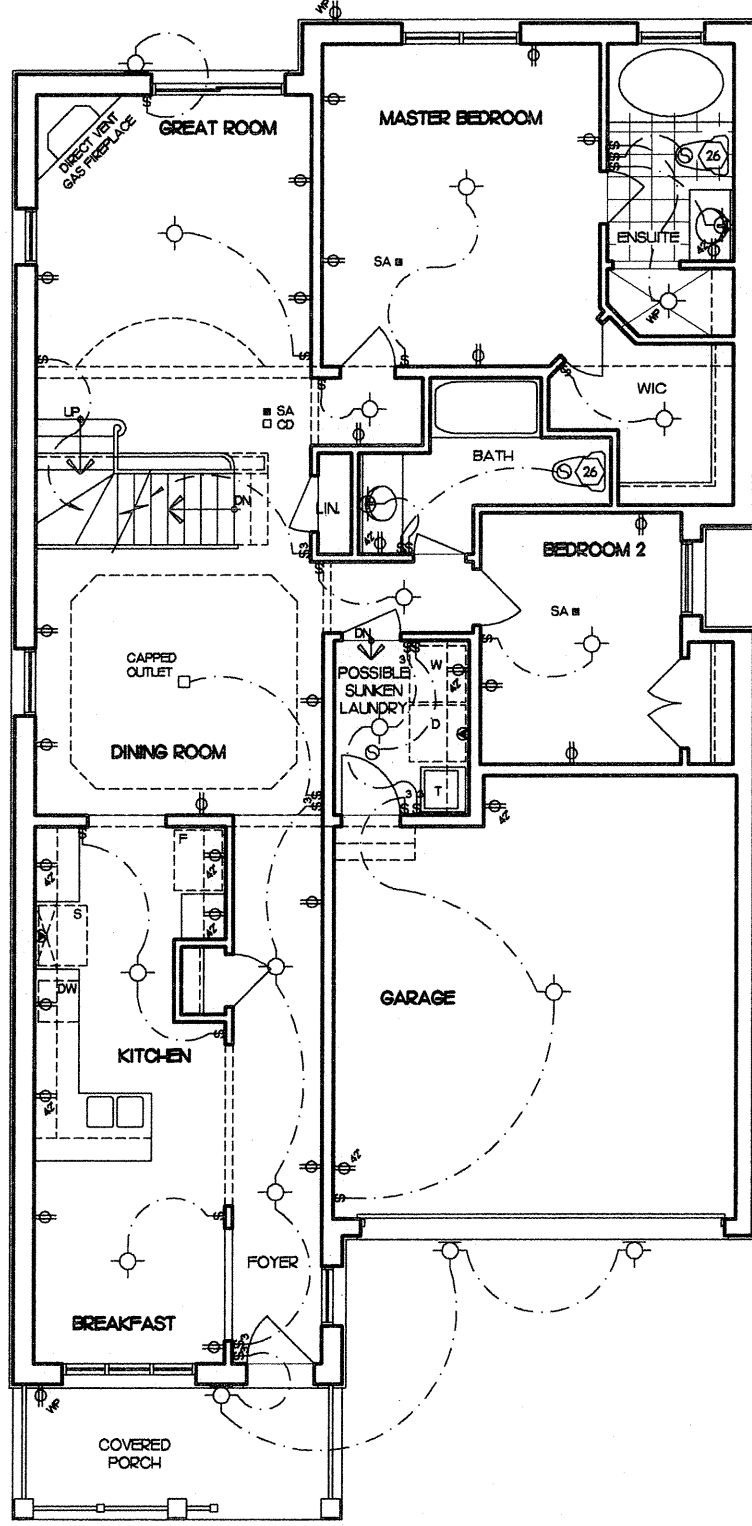
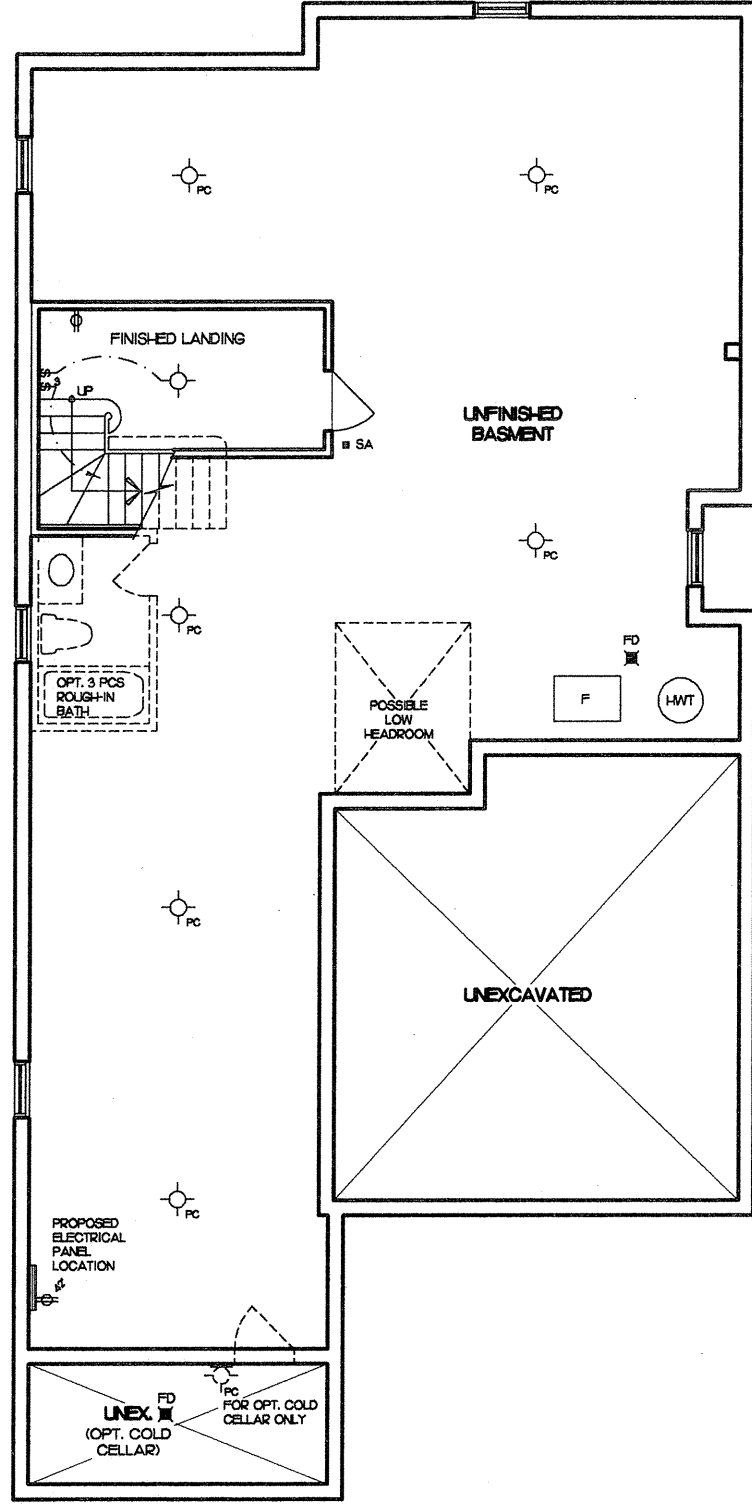


ROOF PLAN
N.T.S.



SECTION 'A' - 'A'

Project No. 2008-65		Drawing No. 10 OF 11	
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		STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature: [Signature] BCIN 23411 Date: JULY 25, 2014	
Client DELPAK/ HIGHCASTLE HOMES		Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS	
Sheet Title SECTION 'A' - 'A' & ROOF PLAN		Scale 3/16" = 1'-0" Date JUNE 2012 Drawn by KQ/CP Checked by KC ELEVATION 'A'	



Client DELPARK/ HIGHCASTLE HOMES		Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-1 9'-0" CEILINGS		Project No. 2008-65		Drawing No. 11 OF 11	
Sheet Title ELECTRICAL PLANS		Scale N.T.S.		Drawn by KQ/CP		Project 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 KC		Registered PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		PH (905) 619-1270 FAX (905) 619-1269	
ELEVATION 'A'		"THE LINCOLN"		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	
				Signature 		BCIN 23411 Date: JULY 25, 2014	