

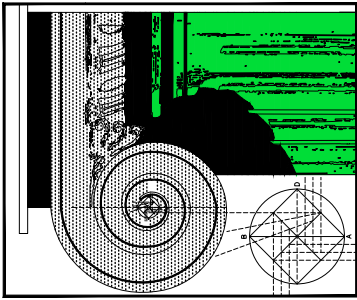


NORTHGLEN

40' LOT PRODUCT - 9'-0" CEILINGS

MUNICIPALITY OF CLARINGTON

PROJECT NO. 2008-65



CASSIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

SHEET

TABLE OF CONTENTS

6	FRONT ELEVATION & ROOF PLAN	11	ELECTRICAL PLANS
5	SECOND FLOOR PLAN	10	SECTION A - A
4A	PARTIAL PLANS FOR SUNKEN FOYER	9B	WALK-OUT DECK DETAILS, PLANS & ELEV.
4	GROUND FLOOR PLAN	9A	UPGRADED REAR PLANS AND ELEV.
3	BASEMENT PLAN	9	REAR ELEVATION & SECTION B - B
2	CONSTRUCTION NOTES	8	RIGHT SIDE ELEVATION
1	AREAS & REVISIONS	7	LEFT SIDE ELEVATION

REVISIONS

8	ISSUED SHEET 9C TO P. ENG FOR STRUCTURAL REVIEW	APRIL 18/18	TB
7	REISSUED SHEETS 7 & 8 AND ISSUED SHEETS 4A, 9A & 9B FOR STAMPING, PERMIT & CONSTRUCTION	NOV. 15/17	TB
6	ISSUED SHEET 4A, 9A AND 9B TO P. ENG FOR STRUCTURAL REVIEW	OCT. 19/17	TB
5	ADDED SUNKEN FOYER (SHEET 4A), REAR UPGRADE CONDITION (SHEET 9A) & WALK-OUT DECK CONDITION (SHEET 9B) - ISSUED TO CLIENT	OCT. 19/17	TB
4	ISSUED TO P. ENG. AND ARCHITECTURAL CONTROL FOR STAMPING, ISSUED TO CLIENT FOR PERMIT	SEPT. 8/17	TB
3	REVISED AS PER ENG. FLOOR LAYOUT & RE-ISSUED TO P. ENG. & CLIENT	JULY 28/17	TB
2	ISSUED TO P. ENG. FOR STRUCTURAL REVIEW	JULY 27/17	TB
1	ISSUED FOR CLIENT REVIEW, PRICING, FLOOR & ROOF TRUSS DESIGN	JUNE 21/17	TB

1	ISSUED FOR CLIENT REVIEW, PRICING, FLOOR & ROOF TRUSS DESIGN		JUNE 21/17	TB
NO.	DESCRIPTION		DATE	BY
Client HIGHCASTLE HOMES			Sheet Title AREAS & REVISIONS	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON 40-9 9'-0" CEILINGS				
Model / Unit ELEVATION 'B'				
			Scale 3/16" = 1'-0"	Drawn by PF
			Date JUNE 2017	Checked by TB
			STAFFORD	

ENERGY EFFICIENCY COMPLIANCE CALCULATIONS:
AS PER OBC SB-12 3.1.1.1.(7),(8),(9),(10). (BASED ON HIGHEST RATIO SCENARIO)

UNIT TO BE CONSTRUCTED FOLLOWING SB-12 (3.1.1.2.A) COMPLIANCE PACKAGE 'A1', UNLESS THE REQUIREMENTS OF PERFORMANCE COMPLIANCE ARE MET AS OUTLINED IN SB-12 (3.1.1.2)

ELEV. 'A'
STD. PLAN

GROSS AREA OF PERIPHERAL WALLS: 2438.67 SF
GROSS AREA OF OPENINGS: 359.58 SF
10.5% RATIO

AREAS		ELEVATION 'A'	
		M ²	FT ²
NOT INCLUDING OPEN AREAS	GROUND FLOOR AREA	116.69	1256
	OPEN AREA (NOT INCL. IN TOTAL AREA)	0	0
	SECOND FLOOR AREA	152.64	1643
	OPEN AREA (NOT INCL. IN TOTAL AREA)	0	0
	TOTAL FLOOR AREA	269.33	2899

COVERAGE (INCLUDING PORCH)	149.75	1612
COVERAGE (NOT INCLUDING PORCH)	141.12	1519

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: _____	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 Number	
1 OF 11	

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED
2012 O.B.C. 0. REG. 332/12 (REVISED 19 MAY, 2017)
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C.) REGULATIONS.
ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL.

SB-12.3.1.1.2. A - COMPLIANCE PACKAGE 'A1'

ROOF CONSTRUCTION

ASPHALT SHINGLES, 9mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS.
ENGINEERED APPROVED WOOD ROOF TRUSSES @ 610mm (24") O.C.
MAX. APPROVED EAVES PROTECTION TO EXTEND MIN. 900mm (3'-0") UP
ROOF SURFACE TO LINE NOT LESS THAN 300mm (1'-0") BEYOND INNER
FACE OF EXTERIOR WALL. 38mm x 89mm (2" x 4") TRUSSES BRACING @
2130mm (7'-0") O.C. @ BOTTOM CHORD. PREFIN. ALUM. EAVES TROUGH
ON PREFIN. ALUM. CLAD FASCIA BOARD & VENTED SOFFIT. ATTIC
VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

FRAME WALL CONSTRUCTION (2" X 6" STUDS)
SIDING AS PER ELEVATION, 0.7 kg/s.m. (No. 15) BLDG PAPER, 12.7mm
(1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED),
38mm x 140mm (2" x 6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22)
BATT INSULATION AND 6 mil. AIRVAPOUR BARRIER, 12.7mm (1/2")
INT. DRYWALL FINISH.

BRICK VENEER CONSTRUCTION (2" X 6" STUDS)
90mm (4") OR 75mm (3") FACE BRICK, 25mm (1") AIR SPACE, 22mm x
180mm x 0.76mm (7/8" x 7/8" x 22 ga.) GALV. METAL TIES @ 400mm (16")
O.C. HORIZ. 600mm (24") O.C. VERTICAL, 0.7 kg/s.m. (No. 15) BUILDING
PAPER, 12.7mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS
OTHERWISE SPECIFIED), 38mm x 140mm (2" x 6") STUDS @ 406mm (16")
O.C., RSI 3.87 (R22) BATT INSULATION AND 6 mil. AIRVAPOUR BARRIER,
12.7mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm
(31.5") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS.
PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND SHEATHING.
PAPER MIN. 150mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.

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

FOUNDATION WALL
200mm (8") POURED CONC. FOUNDATION WALL WITH 15 Mpa (2200 psi)
CONC. AND BITUMINOUS DAMP PROOFING, OPTIONAL 19mm (3/4")
MINERAL FIBRE INSULATION WITH DENSITY OF 57 kg/m³ MIN. OR
EQUIVALENT DRAINAGE LAYER. 480mm x 155mm (19" x 6") CONTINUOUS
KEYED CONC. FTG (BEARING ON 150 kPa SOIL) OR AS PER STRUCTURAL ENGINEER.

100 mm (4") DIA. WEEPING TILE, 150 mm (6") CRUSHED STONE OVER
AND AROUND ALL WEEPING TILES.
80 mm (3") 20 Mpa. (2900 psi) CONC. BASEMENT SLAB ON 100 mm (4")
CRUSHED STONE WITH DAMP PROOFING, 25 Mpa (3600 psi) CONC.
WITHOUT DAMP PROOFING

FIN. FLOOR ON 15.9 mm (5/8") T&G SUBFLOOR ON CONVENTIONAL WOOD
FLOOR JOISTS. (SEE ATTACH 9.30.6. FOR CERAMIC TILE)

WITH ATTIC - RSI 10.56 (R60) W/ OUT ATTIC - RSI 5.46 (R31) ROOF
INSULATION AND 6 mil AIRVAPOUR BARRIER, 15.9 mm (5/8") INT.
DRYWALL FINISH.

ALL STAIRS / EXTERIOR STAIRS

MAX. RISE..... = 200 (7 7/8")
MIN. RISE..... = 125 (4 7/8")
MAX. RUN..... = 355 (1'-2")
MIN. RUN..... = 210 (6 1/4")
MAX. TREAD..... = 355 (1'-2")
MIN. TREAD..... = 235 (9 1/4")
MAX. NOSING..... = 25 (1")
MIN. HEADROOM..... = 1950 (6'-5")
MIN. WIDTH..... = 860 (2'-10")
FOR CURVED STAIRS.....
MIN. RUN..... = 150 (5 7/8")
MIN. AVERAGE RUN..... = 200 (7 7/8")

GUARDRAIL / HANDRAIL

ALL GUARDS AND HANDRAILS ARE TO COMPLY WITH THE
REQUIREMENTS OF THE O.B.C. SUBSECTION 9.8.7 AND 9.8.8.

GUARD @ INT. LANDING OR FLOORS..... = 900 (2'-11")
HANDRAIL @ INT. STAIR/RAMP MIN..... = 865 (2'-10")
GUARD/HANDRAIL @ INT. STAIR/RAMP MAX..... = 965 (3'-2")
GUARD/HANDRAIL @ EXT. LANDING..... = 1070 (3'-6")
(GREATER THAN 1'800 ABOVE FIN GRADE)
GUARD/HANDRAIL @ EXT. LANDING..... = 900 (2'-11")
HANDRAIL @ EXT. STAIR/RAMP MIN..... = 865 (2'-10")
HANDRAIL @ EXT. STAIR/RAMP MAX..... = 965 (3'-2")
WOOD PICKETS MAX. 100 mm (4") BETWEEN

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") EMBEDDED IN CONC. @
1200 mm (4'-0") O.C. CONTINUOUS CAULKING OR 1" MINERAL WOOL
BETWEEN SILL PLATE, AIR BARRIER AND CONCRETE WALL.

RSI 3.52 G (R20) BLANKET INSULATION W/ 38mm x 89mm (2" x 4")
@ 610 mm (2'-0") O.C. WOOD STRAPPING. &
RSI 1.76 G (R10) XPS RIGID / CLOSED CELL (2LB) SPRAY FOAM /
BLANKET INSULATION ON INSIDE FACE OF CONC. FOUNDATION +
(R12) BATT INSULATION W/ 38mm x 89mm (2" x 4") @ 610 mm
(2'-0") O.C. WOOD STRAPPING.
• INSULATION TO EXTEND FROM U/S OF SUBFLOOR TO NOT
MORE THAN 200mm (7 7/8") ABOVE SLAB.
• 0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL
AND INSUL.
• 6 mil. AIRVAPOUR BARRIER (MAX. 150 FLAME SPREAD
RATING) ON WARM SIDE (ENSURE NO AIR SPACE BETWEEN
INSULATION & VAPOUR BARRIER, CONTINUITY OF AIR
BARRIER SYSTEM TO EXTEND THROUGHOUT THE BASEMENT
• G DENOTES CONTINUOUS INSULATION

BEARING STUD PARTITION

38mm x 89mm (2" x 4") OR 38mm x 140mm (2" x 6") STUDS @ 406mm (16")
O.C., (AS PER WORKING DRAWINGS) WITH 2 TOP PLATES AND SINGLE
SILL PLATE TO MATCH STUD WIDTH ON DAMPPROOFING MATERIAL,
12.7mm (1/2") DIA. ANCHOR BOLTS @ 2400mm (7'-10") O.C. ON 100mm (4")
HIGH CONC. CURB ON 350mm x 150mm (14" x 6") CONC. FOOTING.
PROPOSED ELECTRICAL PANEL LOCATION (LOCATION MAY VARY).
• PROVIDE SUPPORT WALL ON INSIDE FACE OF ci BEHIND ELECTRICAL
PANEL.
• BEAM POCKET.

19 mm x 89 mm (1" x 4") BOTH SIDES OF STEEL BEAM.
100 mm (4") CONC. GARAGE SLAB SLOPE TO FRONT. CONC. STRG. 32 Mpa.
(4650 psi) WITH 5.9% AIR ENTRAINMENT. MIN. 4" OF COURSE GRANULAR
MATERIAL SUBGRADE

12.7 mm (1/2") GYPSUM BD. ON WALLS AND CEILING BETWEEN HOUSE
AND GARAGE. RSI 3.87 (R22) BATT INSULATION IN WALLS, RSI 5.46
(R31) IN CEILING. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOUR
PROOF 6 mil AIRVAPOUR BARRIER ON WARM SIDE.

DOOR GAS PROOFED WITH SELF CLOSER AND WEATHER STRIPPING.

PRECAST CONCRETE STEP
CAPPED DRYER VENT.
MAX. UNPROTECTED OPENING AREA OF 130 cm² (20 sq. in.)
ATTIC ACCESS HATCH 0.32m² WITH NO DIMENSION LESS THAN
545mm OR 500mm x 700mm (20" x 28") WITH WEATHER STRIPPING
AND INSULATED.

RESERVED
LINEN CLOSET 4 SHELVES MIN. 350 mm (1'-2") DEEP.
ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED TO
PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
RESERVED
ADD GRAB BAR REINFORCEMENT IN STUD WALL FOR MAIN BATHROOM
AS PER ARTICLE 9.5.2.3.

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. OR AS NOTED.

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

MIN. 75 mm (3") CONCRETE PORCH SLAB-ON-GRADE ON 125 mm (5")
CRUSHED STONE, REINFORCED WITH 6 x 6-M2.9 x M2.9 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
RESERVED
ALL JOISTS TO BE BRIDGED WITH 38mm x 38mm (2" x 2") CROSS
BRIDGING OR SOLID BLOCKING @ 2100 mm (7'-0") O.C. MAX. WHERE
SPECIFIED. STRAPPING SHALL BE 19mm x 89mm (1" x 4") SPACED @
2100mm (7'-0") O.C. WHERE SPECIFIED. PROVIDE SOLID BLOCKING @
1200mm (3'-11") MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS.

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.

BLOCK VENEER WALL
100 mm (4") CONCRETE BLOCK TO SUPPORT BRICK ABOVE. AIR
SPACE, METAL TIES, BLDG. PAPER ETC., AS PER NOTE 3 EXCEPT
NO WEEP HOLES.

PROVIDE HEAT TRAPS AND PIPE INSULATION FOR HOT WATER
TANK AS PER O.B.C. 12.3.1.1.4

PROVIDE A DRAIN WATER HEAT RECOVERY UNIT CONNECTED TO AT
LEAST 2 SHOWERS AS PER SB-12.3.1.1.2

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

125mm (5") POURED CONC. 32 Mpa. (4650 psi) PORCH SLAB WITH 5 - 8%
AIR ENTRAINMENT AND 10M REBARS @ 200mm (7 7/8") EACHWAY WITH
FIRST LAYER OF BARS, AND THE SECOND LAYER OF THE SLAB TO THE
MIN. 30mm (1") CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE
75mm (3") MIN. SLAB BEARING, 10M DOWELS 600mm x 600mm (23 5/8" x 23
5/8") @ 600mm (23 5/8") O.C. AROUND PERIMETER, REINFORCING STEEL
GRADE 400-CAN/COSA-G30.18 M
2.5m (8'-2 1/2") MAX. CLEARSPAN IN THE SHORTEST DIMENSION

RSI 5.46 (R31) BATT INSULATION, 6 mil AIRVAPOUR BARRIER
& DRAFTSTOP WITH PREFINISHED ALUMINUM SOFFIT TO EXPOSED
FLOOR ABOVE.

2 STOREY WALLS - DOUBLE VOLUME
2 - 38mm x 140mm (2 - 2" x 6") SPR. #2 CONTINUOUS STUDS @ 305mm
(12") O.C. FROM SILL PLATE TO TOP PLATE & WOOD JOISTS @ 1200mm
(3'-11") O.C. VERTICALLY. WALL CONSTRUCTION SHALL CONFORM TO
OBC 9.23.10.1(2)

EXTERIOR WALL
LESS THAN 1.2 M TO PROPERTY LINE (45 MIN. F.R.R.)
BRICK VENEER WALL OR FRAME WALL CONSTRUCTION
CONSTRUCTION OF WALLS AS PER NOTES (2) & (3) EXCEPT AS PER
THE FOLLOWING NOTES. INSULATION WITH A MASS OF 0.032 kg/s.m. PER
1mm OF THICKNESS AND 12.7mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

EXTERIOR COMBUSTIBLE CLAD WALLS
LESS THAN 0.6 M TO PROPERTY LINE (45 MIN. F.R.R.)
FRAME WALL CONSTRUCTION
CONSTRUCTION OF WALLS AS PER NOTES (2) & (3) EXCEPT AS PER
THE FOLLOWING NOTES. PROVIDE 12.7 mm (1/2") GYPSUM EXT.
SHEATHING, INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm OF
THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

CONVENTIONAL ROOF FRAMING
38mm x 140mm (2" x 6") SPR. RAFTERS @ 400 mm (16") O.C.,
38mm x 184mm (2" x 8") RIDGE BD., HIP & VALLEY RAFTERS
38mm x 89mm (2" x 4") COLLAR TIES @ MIDSPAN. CEILING JOISTS TO
BE 38mm x 89mm (2" x 4") @ 408mm (16") O.C. FOR A MAX. 2430mm
(8'-0") SPAN & 38mm x 140mm (2" x 6") @ 408mm (16") O.C. FOR A
MAX. 4450 mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE
38mm x 89mm (2" x 4") @ 610mm (24") O.C. W/ A 38mm x 89mm (2" x 4")
COLLAR TIES AS REQUIRED FOR STABILITY.

SUMP PUMP MOTOR & PIT AS PER ARTICLE 9.14.5.2.

PROFESSIONAL ENGINEER
M.A. SAMUELS
100054544
SEP 11 2017
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY

SOIL CAPACITY

SOIL TO HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 150 kPa

FOOTINGS

ALL FOOTINGS TO REST ON UNDISTURBED SOIL, ROCK OR
COMPACTED GRANULAR FILL. CAPABLE OF SUSTAINING 150 kPa
WINDOWS / DOORS / SKYLIGHTS
ALL WINDOWS, DOORS AND SKYLIGHTS ARE TO COMPLY WITH
OBC DIV. 'B', PART 9, SECTION 9.7.4

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.

FOOTINGS

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

DOOR SCHEDULE

MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE
WITHOUT KEY, MAIN ENTRANCE TO HAVE A DOOR
VIEWER OR TRANSPARENT DOOR GLAZING, OR A
SIDELIGHT AS PER O.B.C. 9.7.2.(2)

- 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 (28" x 68" x 1 3/8")
- 4 DOOR 610 x 2030 x 35 (2'0" x 68" x 1 3/8")
- 5 DOOR 460 x 2030 x 35 (1'-5" 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 CORE WOOD DOOR W/20 MIN. FIRE PROTECTION
RATING OR EQUAL AND 38 mm (1 1/2") THICK WOOD
FRAME. PROVIDE SELF CLOSING DEVICE. DOOR 460
x 2030 x 35 (16" x 68" x 1 3/8")
- 8 DOOR 710 x 2030 x 35 (2'4" x 68" x 1 3/8")
- 9 EXTERIOR HOLLOW METAL DOOR
815 x 2030 x 45 (28" x 68" x 1 3/4")
- 9 EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 68" x 1 3/4")
INSULATED MIN RSI 0.7, (R4)
- 10 EXTERIOR DOOR 1070 x 2030 x 45 (3'6" x 68" x 1 3/4")
INSULATED MIN RSI 0.7, (R4)

LINTEL / BEAM SCHEDULE ALL LVLS TO BE E20

- 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 89 x 89 x 6.4 (3 1/2 x 3 1/2 x 1/4 L)
- L8 89 x 89 x 7.9 (3 1/2 x 3 1/2 x 5/16 L)
- L9 102 x 89 x 7.9 (4 x 3 1/2 x 5/16 L)
- L10 127 x 89 x 7.9 (5 x 3 1/2 x 5/16 L)
- L11 127 x 89 x 11.0 (5 x 3 1/2 x 3/8 L)
- L12 152 x 102 x 11.0 (6 x 4 x 3/8 L)
- L13 178 x 102 x 11.0 (7 x 4 x 3/8 L)

STRUCTURAL COLUMN SCHEDULE

- C1A. NON-ADJUSTABLE PIPE COLUMN
(CSA) G40.21 350W CLASS 'C' STEEL 90 mm (3 1/2") x 5 mm
(3/16") THICK PIPE COLUMN, WITH 150 mm x 150 mm x 9.5 mm
(6" x 6" x 3/8") TOP AND BOTTOM PLATES
- C1B. NON-ADJUSTABLE PIPE COLUMN
(CSA) G40.21 350W CLASS 'C' STEEL 90 mm (3 1/2") x 5 mm
(3/16") THICK PIPE COLUMN WITH 150 mm x 150 mm x 9.5 mm
(6" x 6" x 3/8") TOP PLATE AND 100 mm x 100 mm x 9.5 mm (4"
x 4" x 3/8") BOTTOM PLATE. 120 mm x 250 mm x 9.5 mm (5"
x 10" x 3/8") STEEL BASE PLATE WITH 2 - 12 mm DIA. x 300 mm
LONG x 50 HOOK (2 1/2" x 12" x 2") ANCHORS WELDED TO
EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.
- C2A. NON-ADJUSTABLE PIPE COLUMN
(HSS 89 mm x 89 mm X 6.3 mm (3 1/2" X 3 1/2" X 1/4") STEEL
COLUMN, WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP
AND BOTTOM PLATES
- C2B. NON-ADJUSTABLE PIPE COLUMN
(CSA) G40.21 350W CLASS 'C' STEEL
HSS 89 mm X 89 mm X 6.3 mm (3 1/2" X 3 1/2" X 1/4") STEEL
COLUMN WITH 150 mm X 150 mm x 9.5 mm (6" X 6" X 3/8")
TOP PLATE AND 100 mm x 100 mm x 9.5 mm (4" x 4" x 3/8")
BOTTOM PLATE. 120 mm x 250 mm x 9.5 mm (5" x 10" x 3/8")
STEEL BASE PLATE WITH 2 - 12 mm DIA. x 300 mm LONG x 50
HOOK (2 1/2" x 12" x 2") ANCHORS WELDED TO EACH END.
WELD PIPE COLUMN TO BASE PLATE ON SITE.

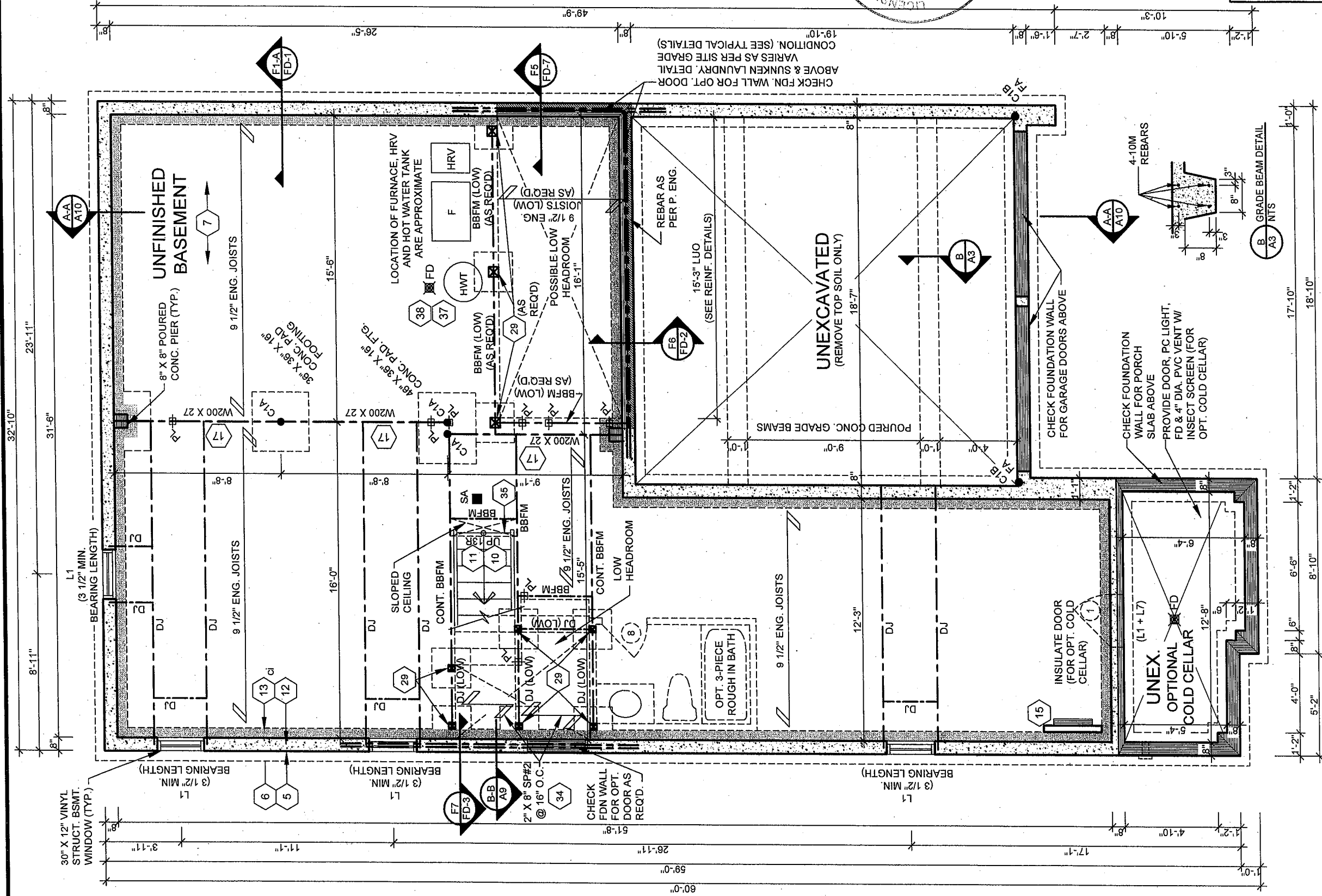
ALL STRUCTURAL STEEL TO BE G40.21 GRADE 350W, ALL
HSS SECTIONS TO HAVE MIN. YIELD OF 350 mpa. ALL
STRUCTURAL STEEL BEAMS TO BE G40.21 GRADE 350W

LEGEND

1	DUPLEX OUTLET (12" HIGH)	2	SOLID WOOD BEARING	3	FIXED GLASS
4	DUPLEX OUTLET (HEIGHT AS NOTED)	5	POINT LOAD	6	FLAT ARCH
7	WEATHERPROOF DUPLEX OUTLET	8	AFR ABOVE FINISHED FLOOR	9	FROM ABOVE
10	TOE TOP OF STEEL	11	GT GIRDER TRUSS	12	DT DOUBLE TRUSS
13	HEAVY DUTY OUTLET	14	FD FLOOR DRAIN	15	DJ DOUBLE JOIST
16	LIGHT FIXTURE (CEILING)	17	HB HOSE BIB	18	TJ TRIPLE JOIST
19	LIGHT FIXTURE (PULL CHAIN)	20	PT PRESSURE TREATED LUMBER	21	CLASS 'B' VENT
22	LIGHT FIXTURE (WALL MOUNTED)	23	LVL LAMINATED VENEER LUMBER	24	EXHAUST VENT
25	LIGHT FIXTURE (POT LIGHT)	26	M.C. MEDICINE CABINET		
27	SWITCH	28	SMOKE ALARM		
29	SWITCH (3 WAY)	29	SA (INTERCONNECTED, W/ BATTERY BACK UP) PER OBC 9.10.13.1(2)		
30	REVISION LABEL	31	CO CARBON MONOXIDE ALARM (INTERCONNECTED)		

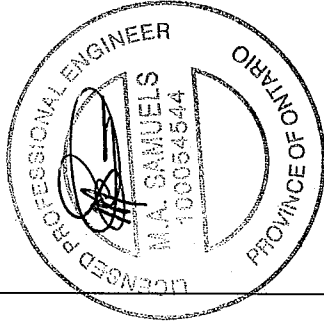
CONTINUOUS INSULATION(G)
(SHADED AREA DENOTES EXTENT OF WHERE REQUIRED WITHIN THE WALL ASSEMBLY)
• THIS AREA IS TO BE CLEAR OF STRUCTURAL MEMBERS, PLUMBING, DUCTING etc. THAT
WOULD CREATE A THERMAL BRIDGE.
• SERVICE OPENINGS & FASTENERS ARE PERMITTED WITHIN THIS SPACE. COMPRESSIONS
SUCH AS BLANKET FASTENERS ARE PERMITTED (SEE APPENDIX OF SB-12)

Client HIGHCASTLE HOMES	Sheet Title CONSTRUCTION NOTES	REGISTERED PERSON D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65
Project NORTHGLEN MUNICIPALITY OF CLARINGTON	Scale 3/16" = 1'-0"	Drawn by PF	Drawing Number 2 OF 11
40-9 9-0" CEILINGS	Date JUNE 2017	Checked by TB	
Model / Unit ELEVATION 'B'	STAFFORD	Signature <i>Stephen P. Kennedy</i> Date: SEPT. 8, 2017	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269



NOTE:
ALL WINDOW LINTELS TO HAVE
3 1/2" MIN. BEARING LENGTH

PROVIDE 1/2" BRICK / STONE
OVERHANG BEYOND FDN WALL



SEP 11 2017
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

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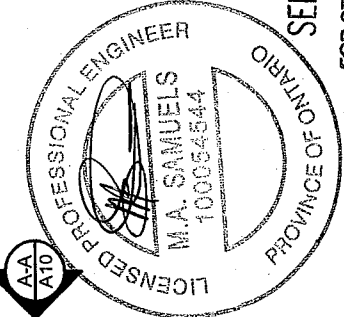
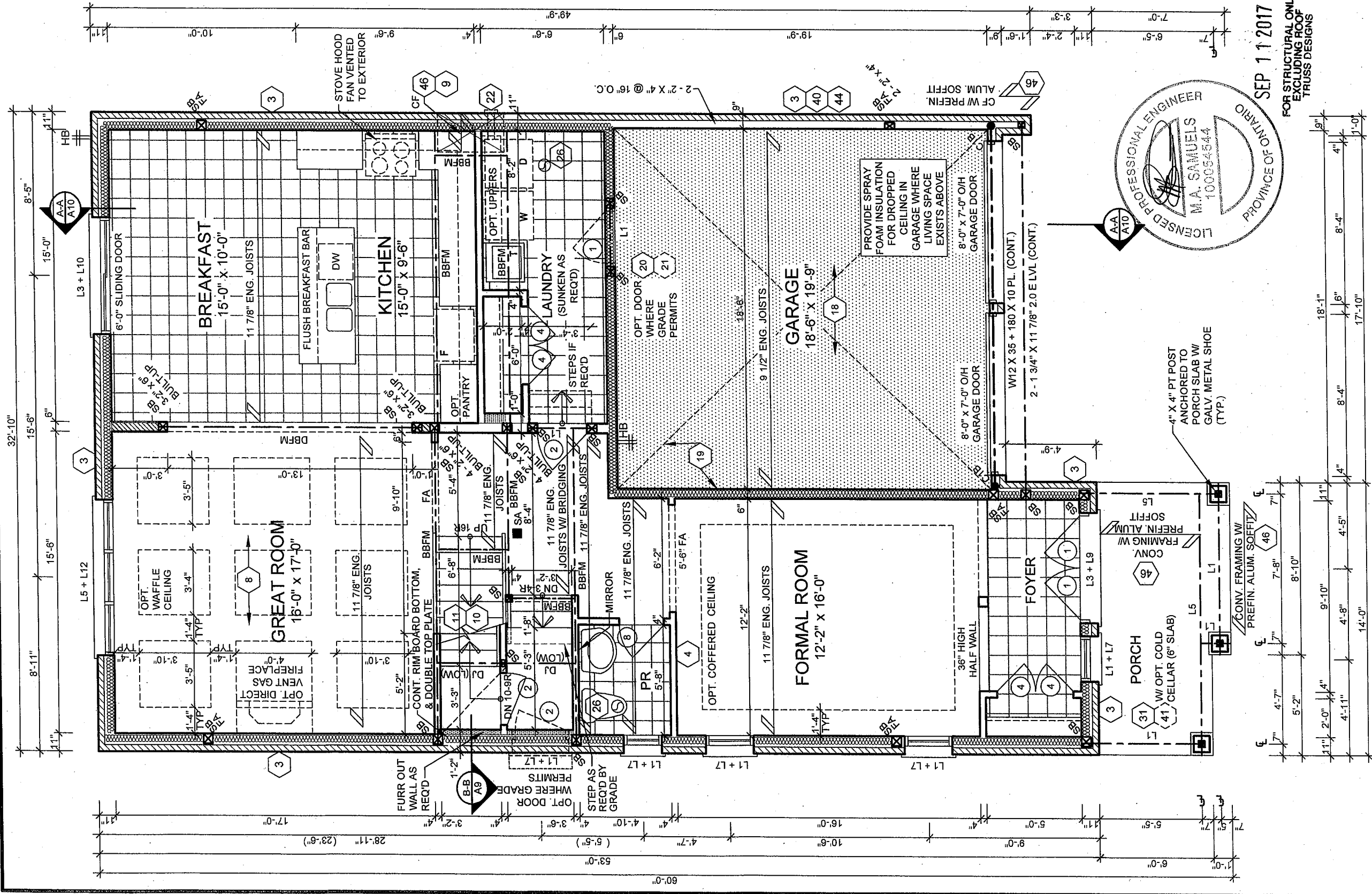
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

SEP 18 2017

John G. Williams Limited, Architect

Client HIGHCASTLE HOMES		Sheet Title BASEMENT PLAN ELEVATION B		REGISTERED PERSON D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON 40-9 9'-0" CEILINGS		Scale 3/16" = 1'-0"		Drawn by PF		Drawing Number 3 OF 11	
		Date JUNE 2017		Checked by TB		PH (905) 619-1270 FAX (905) 619-1269	
Model / Unit		STAFFORD		Signature 		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	
				I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.			
				BCIN 23411 Date: SEPT. 8, 2017			



SEP 11 2017
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

PROVIDE 1/2" BRICK / STONE
OVERHANG BEYOND FDN WALL

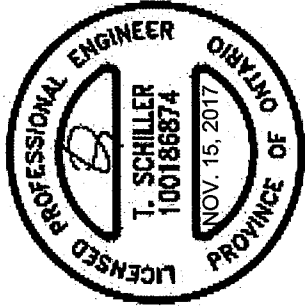
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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.

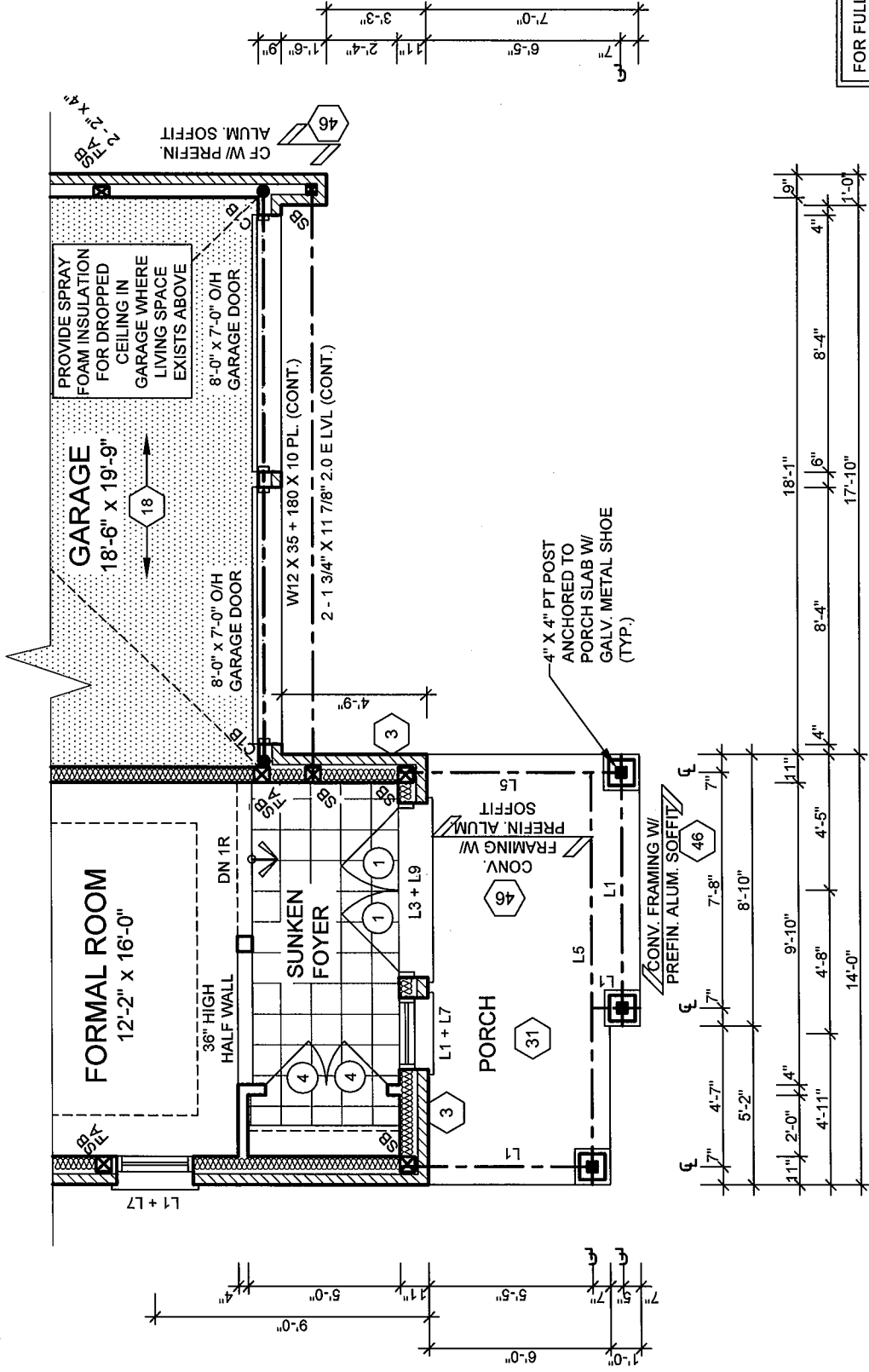
ARCHITECTURAL REVIEW & APPROVAL
SEP 10 2017

John G. Williams Limited, Architect

Client HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON 40-9 9'-0" CEILINGS	Model / Unit ELEVATION 'B'	Sheet Title GROUND FLOOR PLAN ELEVATION B	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
			Scale 3/16" = 1'-0"	Drawn by PF	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		
Date JUNE 2017		Checked by TB	Signature <i>Stephen P. Kennedy</i> STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		Drawing Number 4 OF 11		
STAFFORD		BCIN 23411		Date SEPT. 8, 2017			



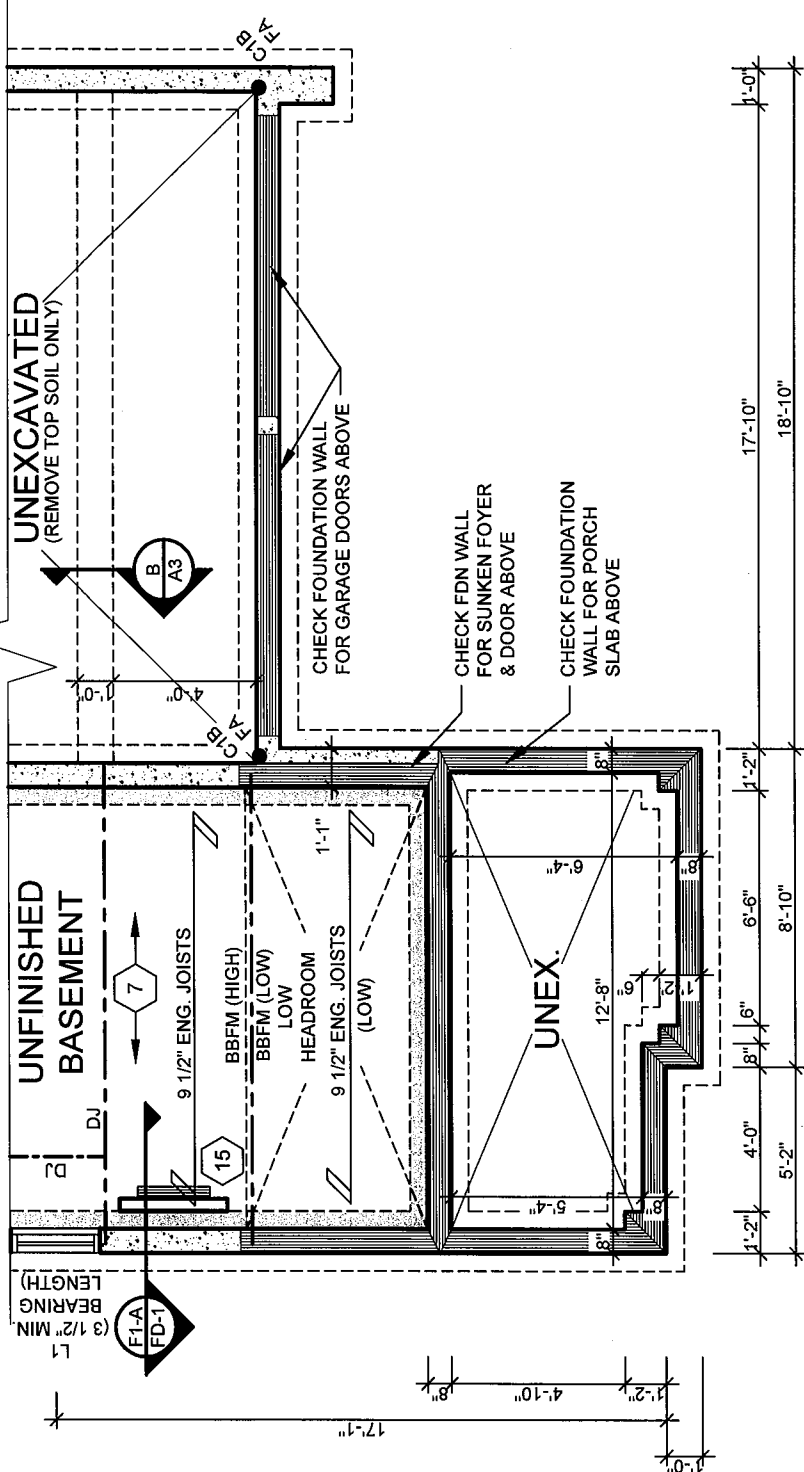
FOR STRUCTURAL ONLY:
EXCLUDING ROOF TRUSS
DESIGN BY OTHERS



PARTIAL GROUND FLOOR
PLAN FOR SUNKEN FOYER

FOR FULL NOTES AND
DIMENSIONS NOT SHOWN,
SEE SHEETS 3 & 4 OF 11

FOR SUNKEN FOYER, DROP
PORCH, AND ROOF OF PORCH
& GARAGE BY 8" (190MM)



PARTIAL BASEMENT PLAN
FOR SUNKEN FOYER

NOTE:
ALL WINDOW LINTELS TO HAVE
3 1/2" MIN. BEARING LENGTH

PROVIDE 1/2" BRICK / STONE
OVERHANG BEYOND FDN WALL

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 supervision agreement. The Control of the building is the responsibility of the owner, architect, engineer, contractor, and any other person or entity involved in the building process. The architect, engineer, contractor, and any other person or entity involved in the building process shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect, engineer, contractor, and any other person or entity involved in the building process shall be responsible for ensuring that the building is constructed in accordance with the approved plans and specifications.

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

ARCHITECTURAL REVIEW & APPROVAL

NOV 16 2017

John G. Williams Limited, Architect

Client
HIGHCASTLE HOMES

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

Model / Unit
ELEVATION 'B'

Sheet Title
PARTIAL GROUND FLOOR &
BASEMENT PLANS FOR
SUNKEN FOYER

Scale
3/16" = 1'-0"

Date
JUNE 2017

Drawn by
SF

Checked by
TB/CV

STAFFORD

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. 15, 2017**

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE

SUITE 11

AJAX, ONTARIO

L1S 6L3

PH (905) 619-1270

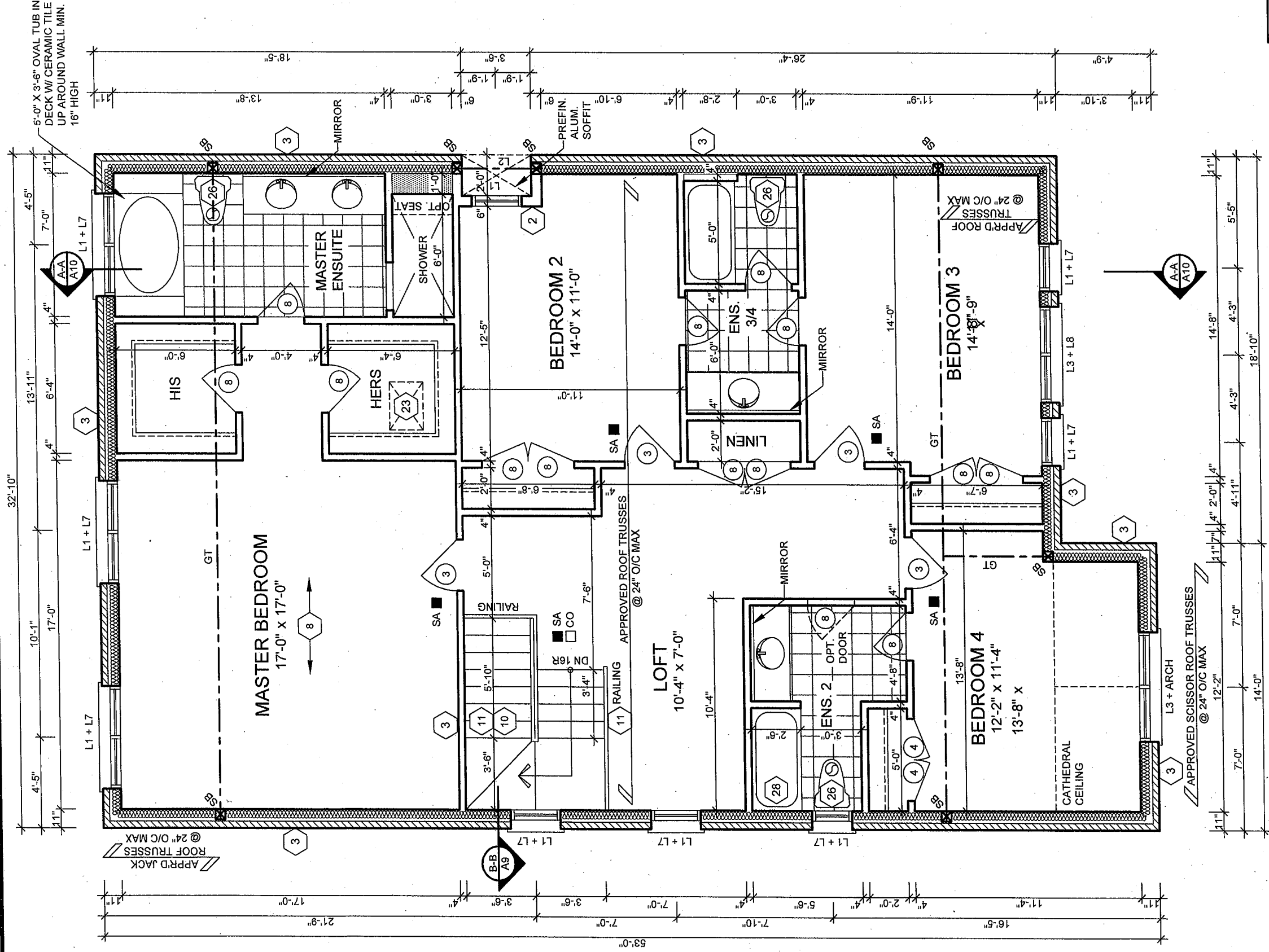
FAX (905) 619-1269

Project No.

2008-65

Drawing Number

4A OF 11



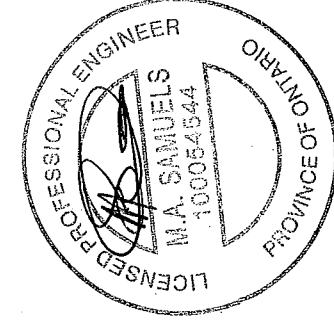
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or performance requirements. A house can be properly built or located on its lot.

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ARCHITECTURAL REVIEW & APPROVAL

SEP 13 2017

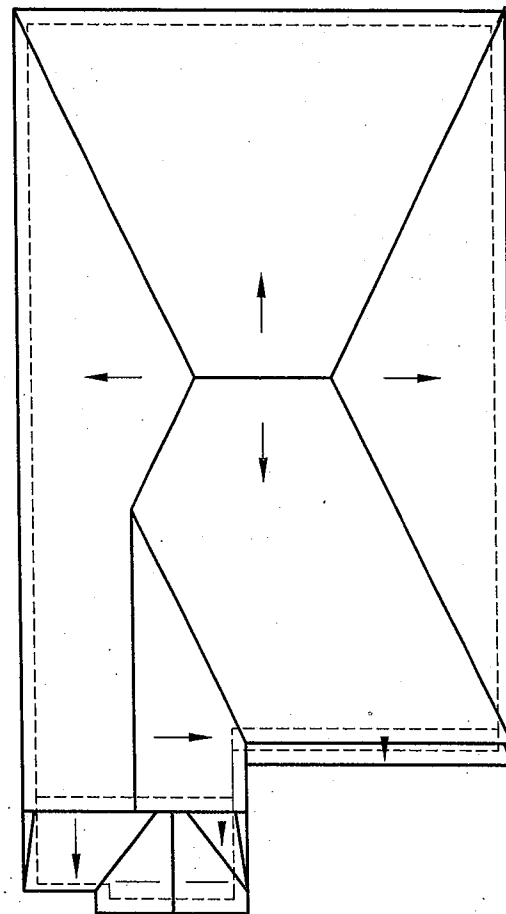
John C. Williams Limited, Architect



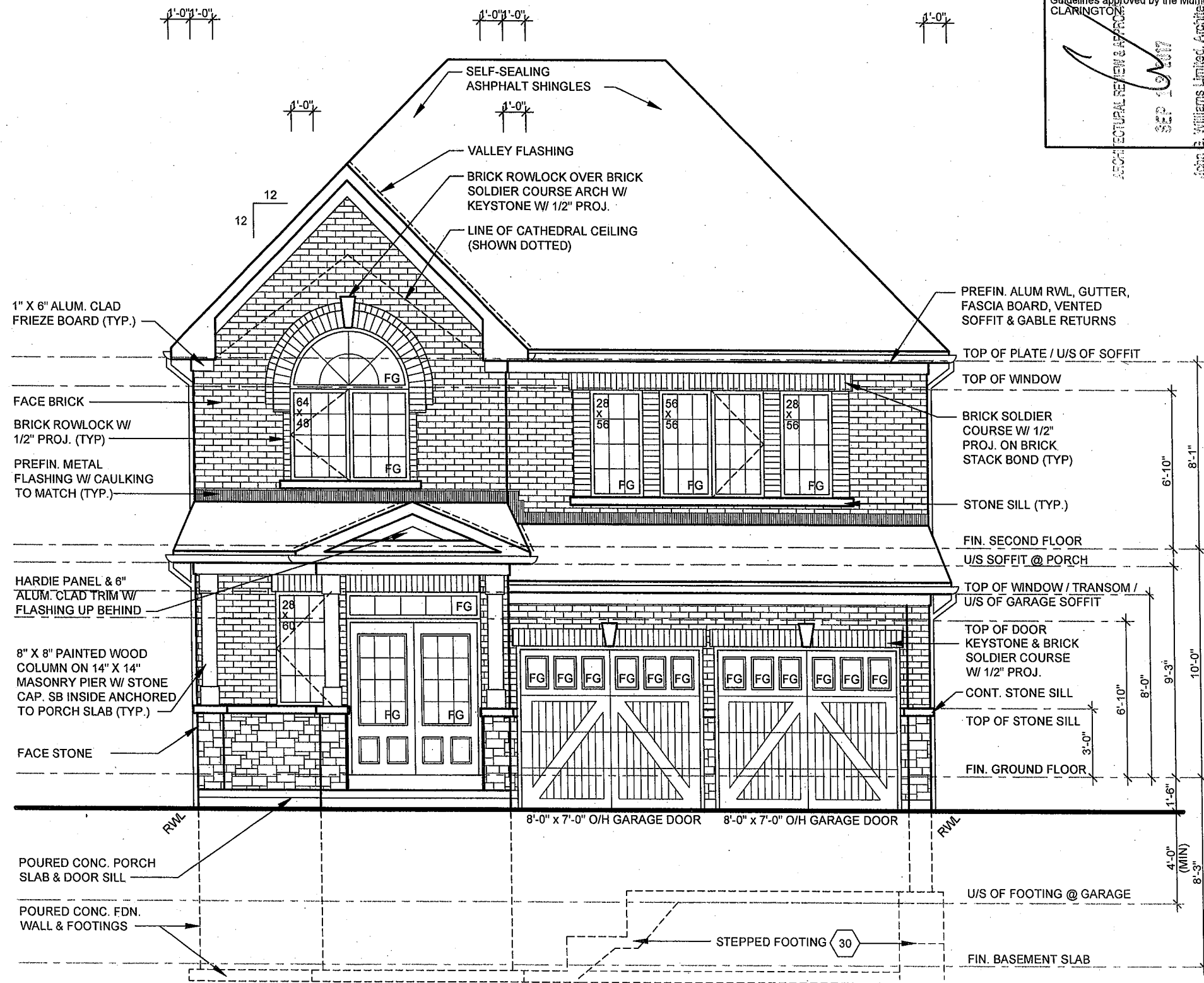
SEP 11 2017

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

Client: HIGHCASTLE HOMES Project: NORTHGLEN MUNICIPALITY OF CLARINGTON 40-9 9'-0" CEILINGS Model / Unit: ELEVATION 'B'	Sheet Title: SECOND FLOOR PLAN ELEVATION B Scale: 3/16" = 1'-0" Date: JUNE 2017 Drawn by: PF Checked by: TB Stafford	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: SEPT. 8, 2017	Project No.: 2008-65 CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269 Drawing Number: 5 OF 11
--	---	---	---



ROOF PLAN
ELEVATION B
N.T.S.



FRONT ELEVATION B

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ARCHITECTURAL REVIEW & APPROVAL
SEP 16 2017
John E. Williams Limited, Architect

Project No. 2008-65
Drawing Number 6 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 BCN 28461

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

Signature: *[Signature]*
BCN 23411 Date: **SEPT. 8, 2017**

Sheet Title
**FRONT ELEVATION B
& ROOF PLAN B**

Scale 3/16" = 1'-0"
Date: **JUNE 2017**

Drawn by PF
Checked by TB

STAFFORD

Client
HIGHCASTLE HOMES

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

Model / Unit
ELEVATION 'B'

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ARCHITECTURAL REVIEW & APPROVAL

NOV 16 2017

John G. Williams Limited, Architect

Project No. 2008-65

Drawing Number 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

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

Signature: *[Signature]* Date: **NOV. 15, 2017**
BCIN 23411

Sheet Title
LEFT SIDE ELEVATION B

Scale **3/16" = 1'-0"** Drawn by **PF** Checked by **TB**

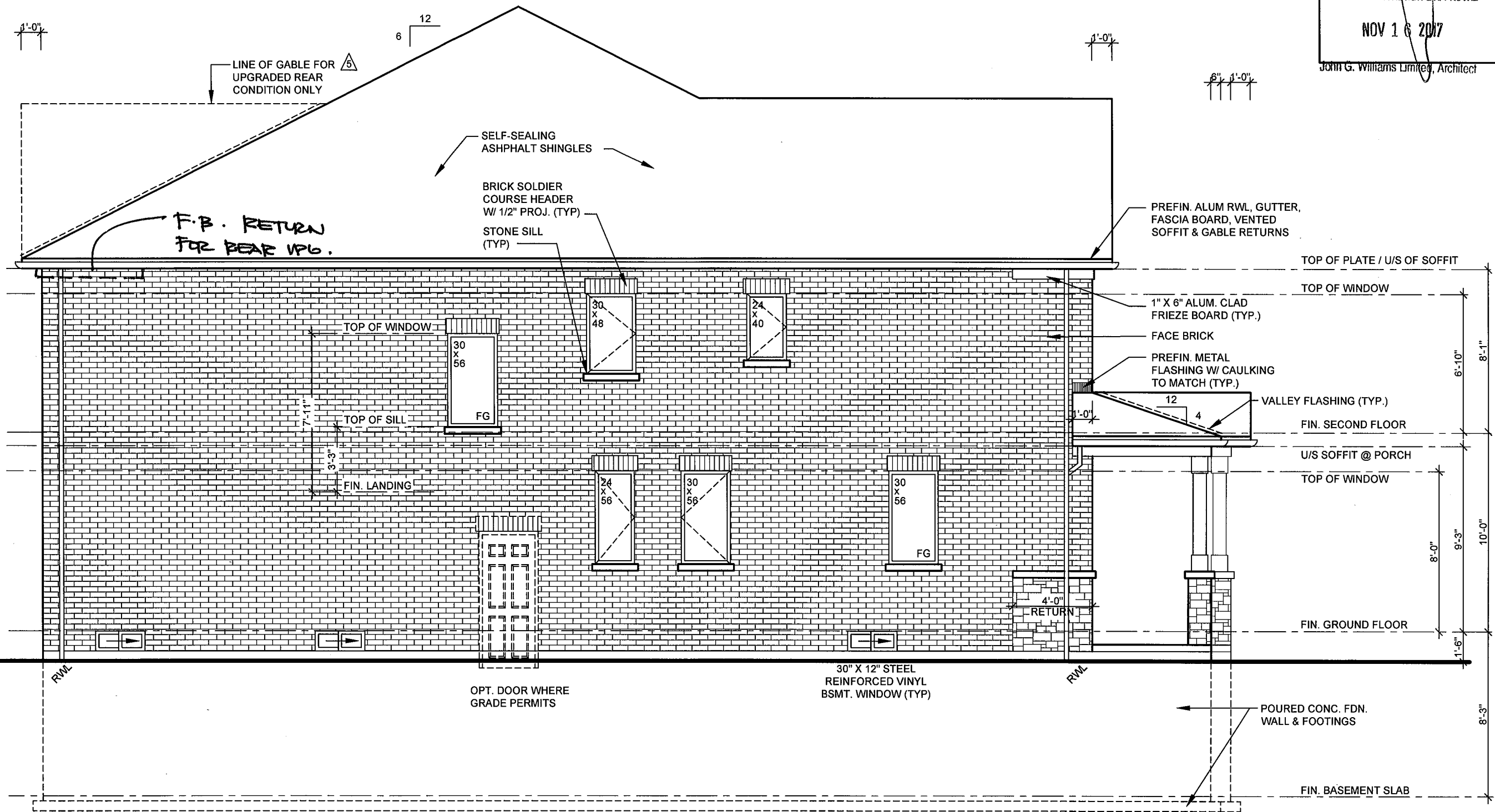
Date **JUNE 2017**

STAFFORD

Client
HIGHCASTLE HOMES

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

Model / Unit
ELEVATION 'B'



SPATIALS:
WALL AREA = 1033.50 S.F.
LIMITING DISTANCE = 3'-11\"/>



ADDED LINE OF GABLE FOR UPGRADED REAR CONDITION ONLY

OCT. 19/17

TB

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ARCHITECTURAL REVIEW & APPROVAL

NOV 16 2017
John G. Williams Limited, Architect

Project No.
2008-65

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

Drawing Number
8 OF 11

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 taken responsibility for this design.
Signature: *[Signature]*
BCIN **23411** Date: **NOV. 15, 2017**

Client
HIGHCASTLE HOMES

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

Model / Unit
ELEVATION 'B'

Sheet Title
RIGHT SIDE ELEVATION B

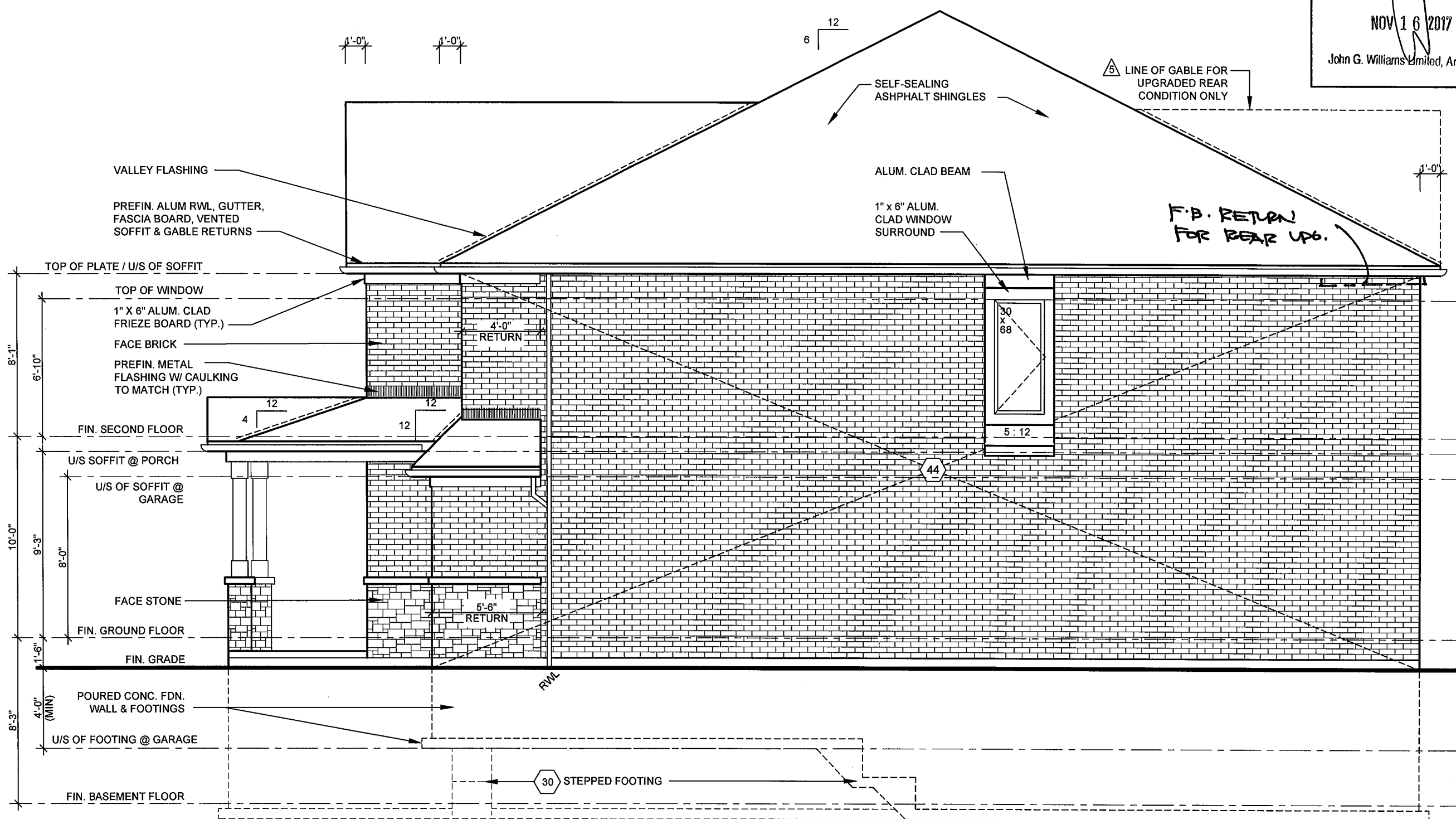
Scale
3/16" = 1'-0"

Date
JUNE 2017

Drawn by
PF

Checked by
TB

STAFFORD



SPATIALS:	
WALL AREA =	955.12 S.F.
LIMITING DISTANCE =	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS =	66.85 S.F.
PROPOSED OPENINGS =	10.20 S.F. (GLASS AREA ONLY)

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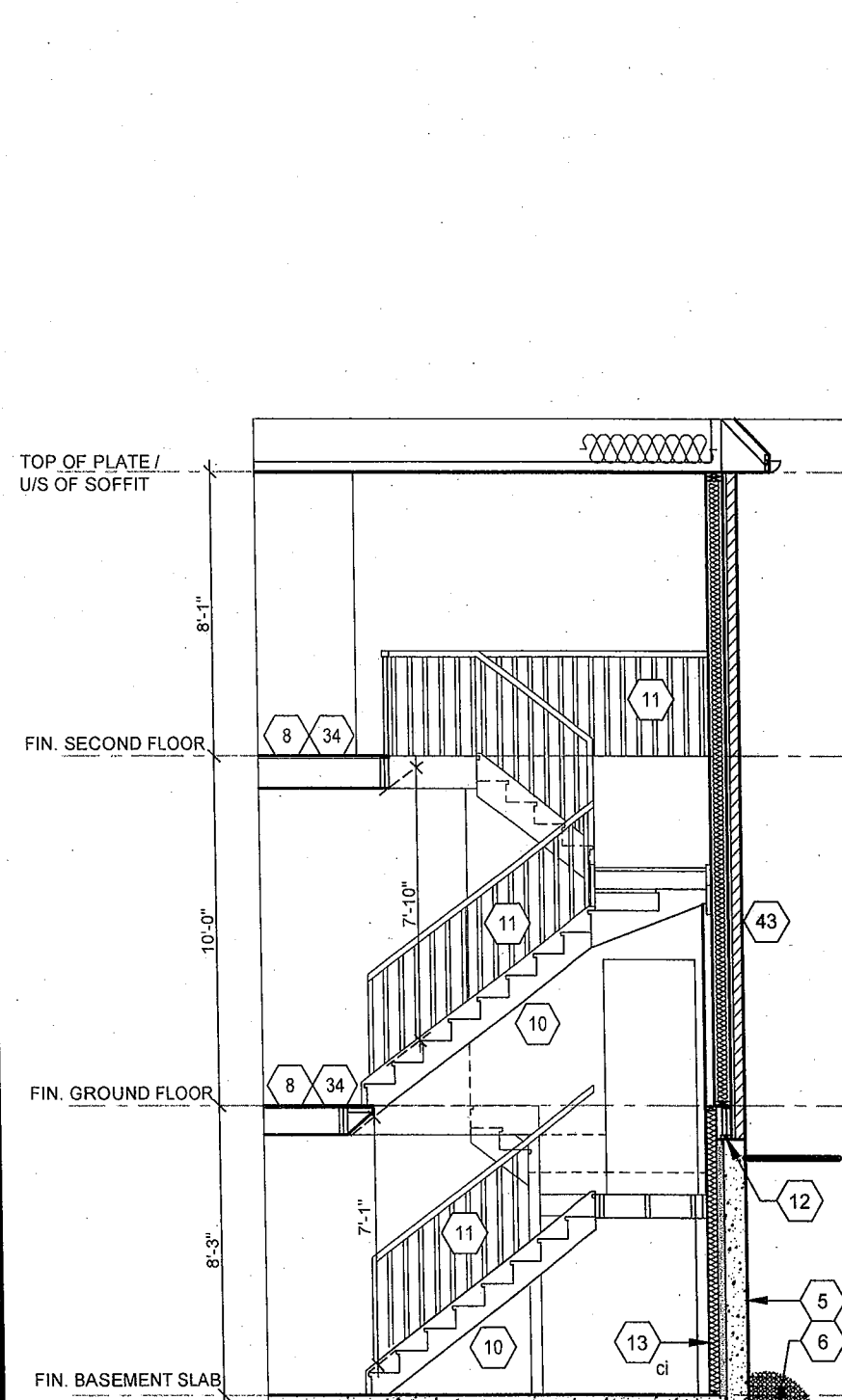
ARCHITECTURAL REVIEW & APPROVAL
SEP 13 2017
John C. Williams, Architect

Project No. 2008-65
Drawing Number 9 OF 11
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

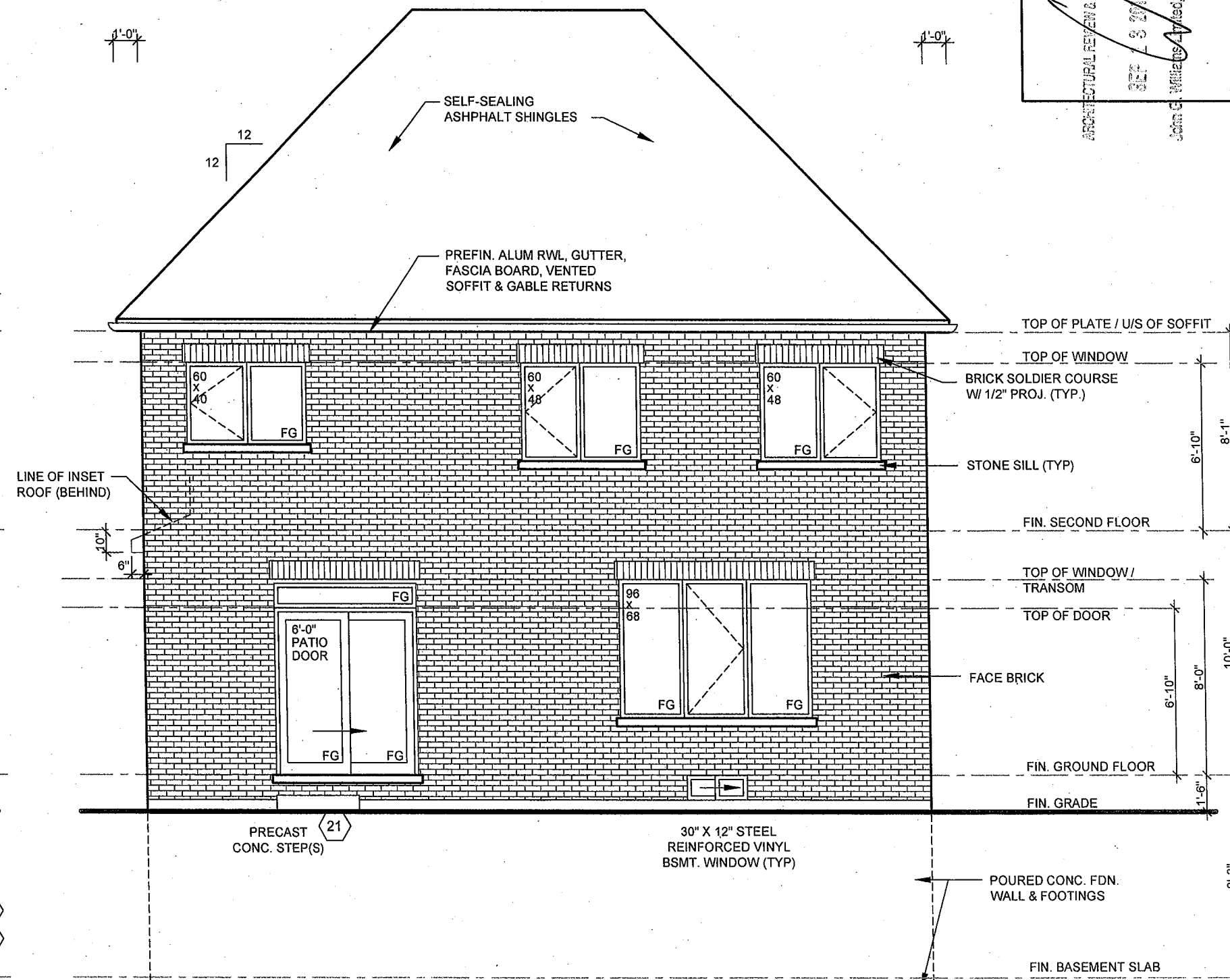
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.
Signature: [Signature]
Date: SEPT. 8, 2017
BCIN 23411

Sheet Title
REAR ELEVATION B &
SECTION 'B-B'
Scale 3/16" = 1'-0"
Drawn by PF
Checked by TB
Date JUNE 2017

Client
HIGHCASTLE HOMES
Project
NORTHGLEN
MUNICIPALITY OF CLARINGTON
40-9
9'-0" CEILINGS
Model / Unit
ELEVATION 'B'



SECTION 'B-B'



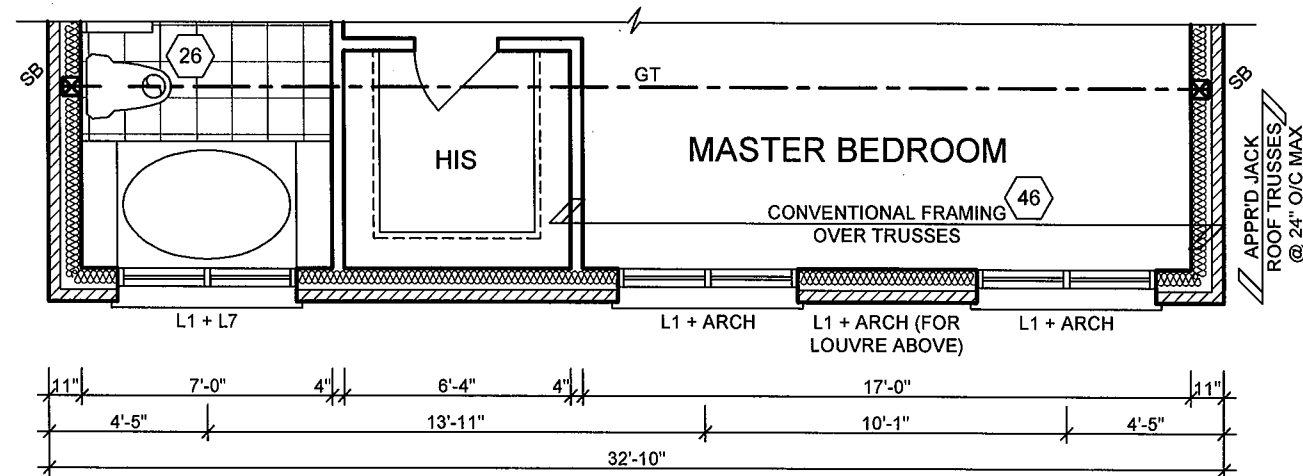
REAR ELEVATION 'B'



FOR STRUCTURAL ONLY:
EXCLUDING ROOF TRUSS
DESIGN BY OTHERS

PARTIAL SECOND
FLOOR PLAN W/
UPGRADED REAR
ELEVATION 'B'
3/16" = 1'-0"

FOR COMPLETE
DIMENSIONS &
NOTES REFER TO
PAGE 9 OF 11



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ARCHITECTURAL REVIEW & APPROVAL

NOV 16 2017

John G. Williams Limited, Architect

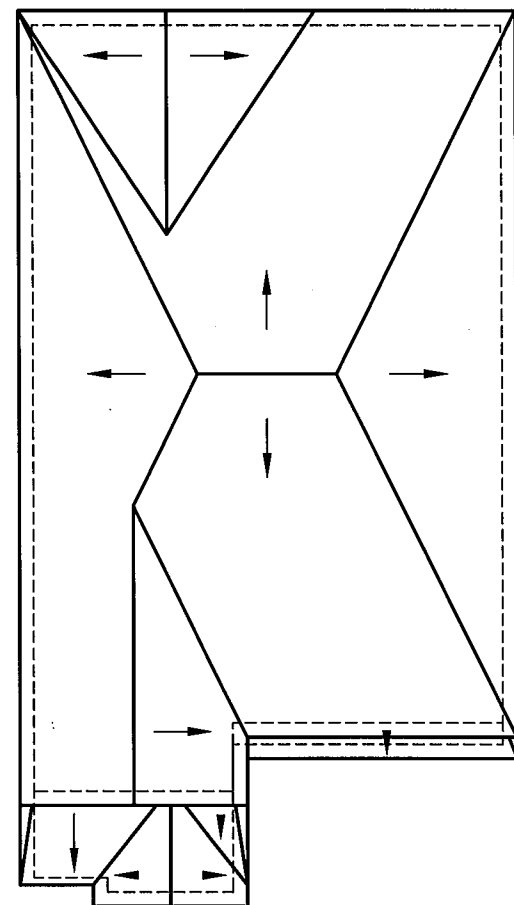
Project No
2008-65
Drawing Number
9A OF 11
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

REGISTERED PERSON
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
STEPHEN P. KENNEDY
have
reviewed and take responsibility for this design.
Signature
BCIN 23411 Date: NOV. 15, 2017

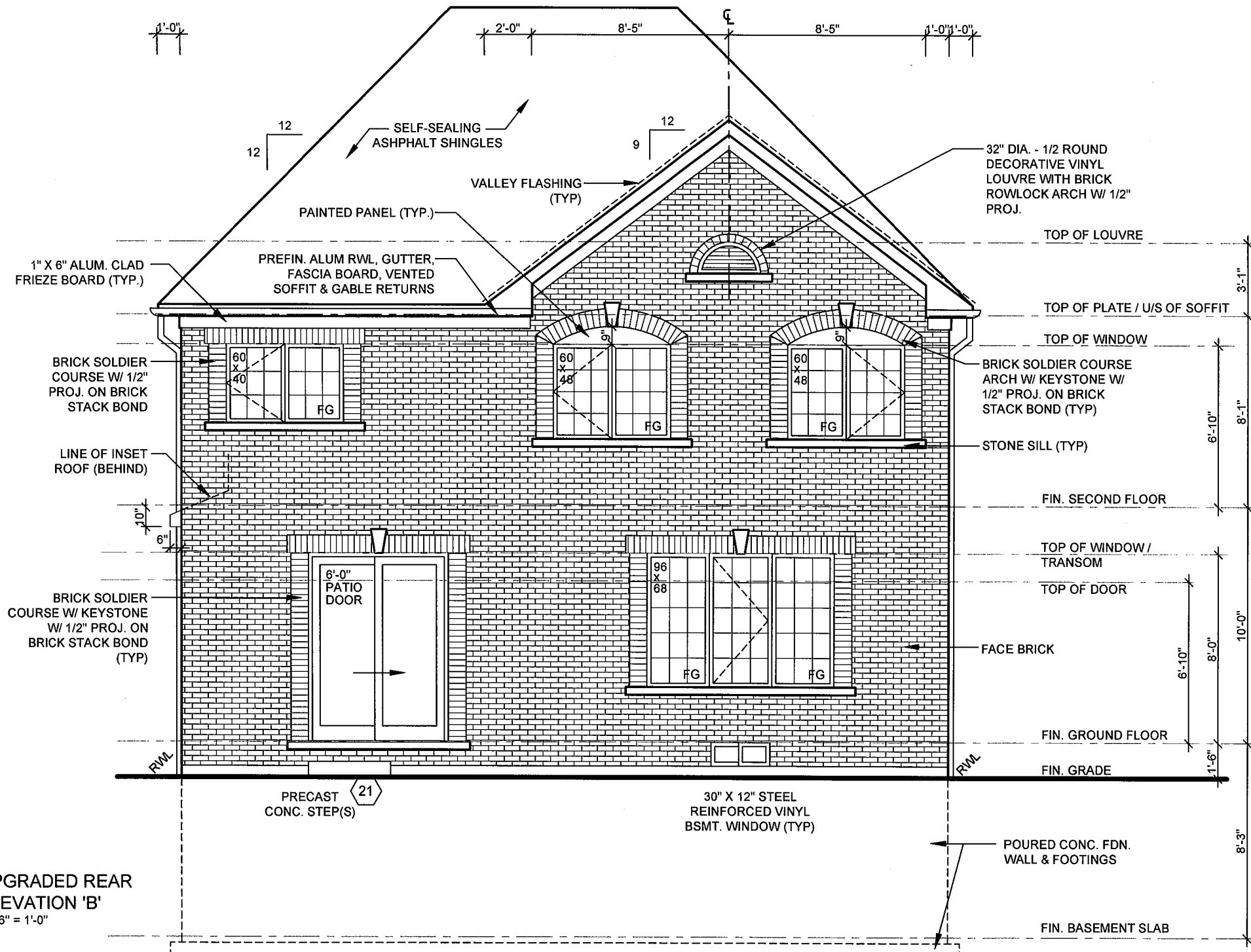
Sheet Title
REAR ELEVATION, PARTIAL
SECOND FLOOR & ROOF PLANS
UPGRADED ELEVATION B
Scale
SCALE
Date
JUNE 2017
Drawn by
PF/JI
Checked by
TB/CV
STAFFORD

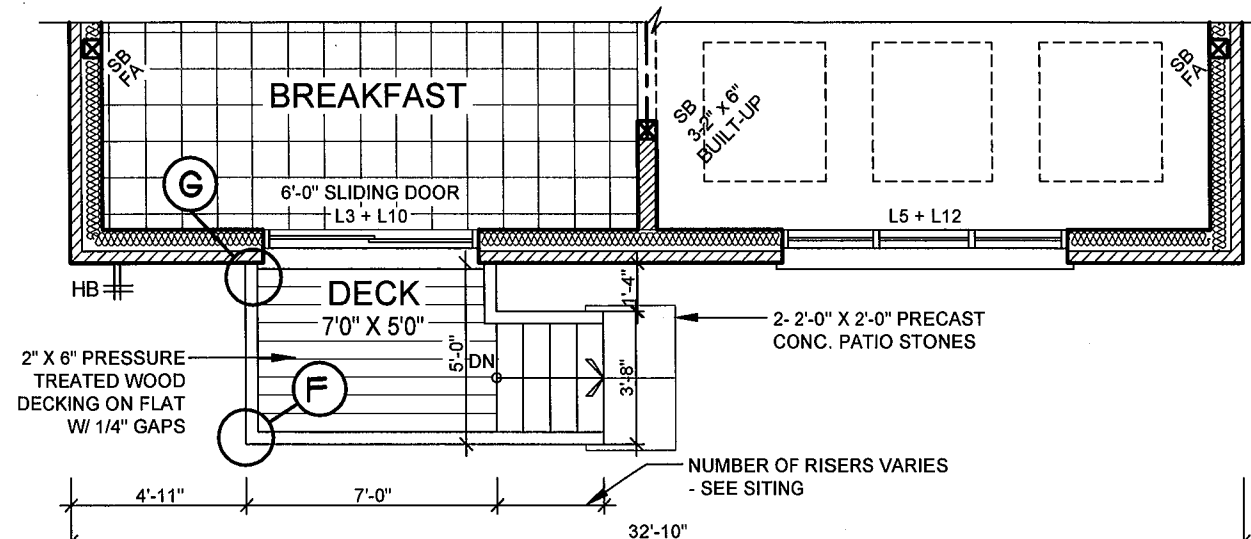
Client
HIGHCASTLE HOMES
Project
NORTHGLENN
MUNICIPALITY OF CLARINGTON
40-9
9'-0" CEILINGS
Model / Unit
ELEVATION 'B'



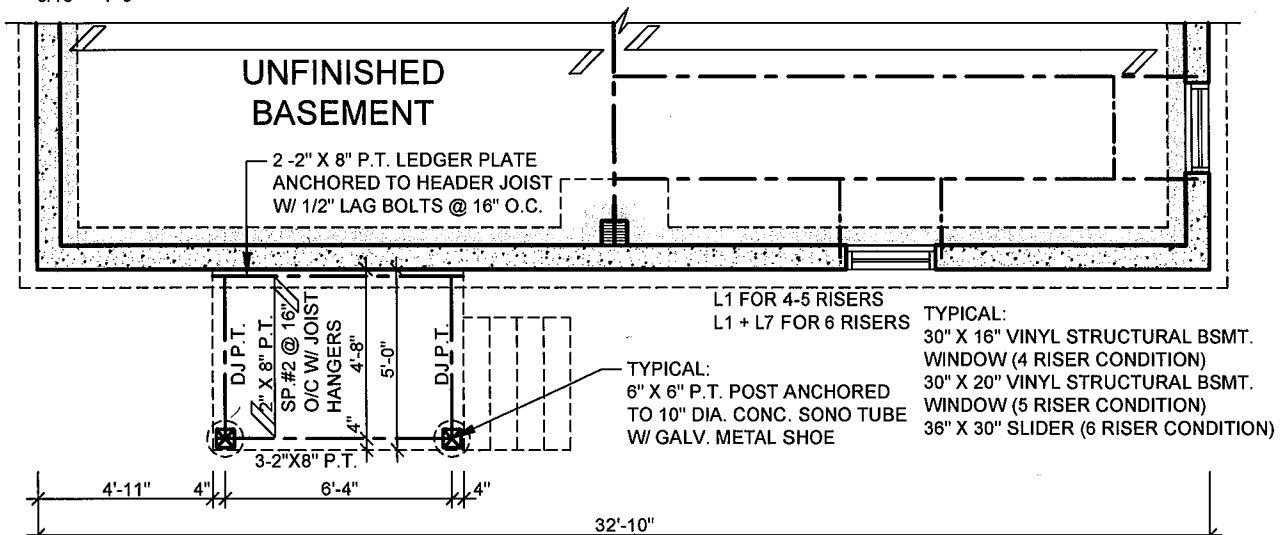
ROOF PLAN
W/ UPGRADED REAR
ELEVATION B
N.T.S.

UPGRADED REAR
ELEVATION 'B'
3/16" = 1'-0"

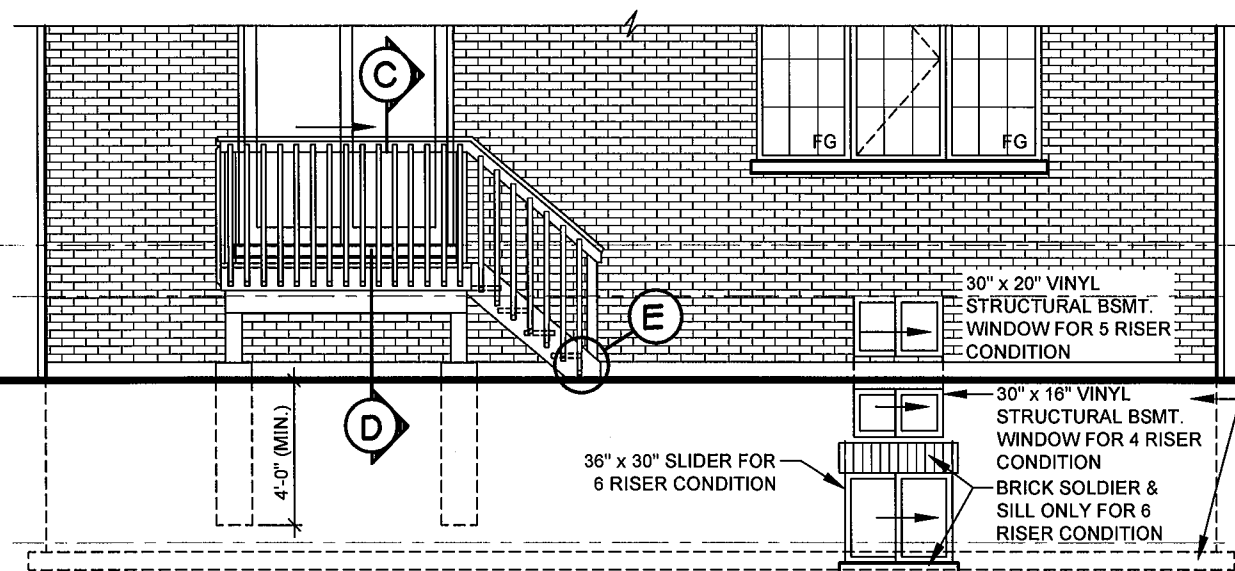




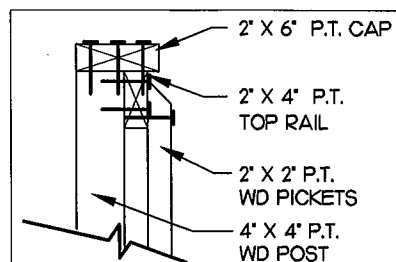
PARTIAL GROUND FLOOR ELEV. FOR WALK-OUT DECK
3/16" = 1'-0"



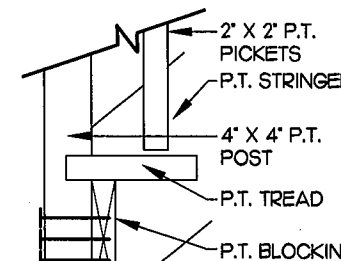
PARTIAL BASEMENT FLOOR ELEV. FOR WALK-OUT DECK
3/16" = 1'-0"



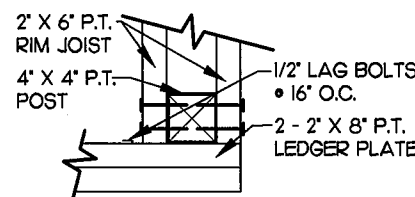
PARTIAL REAR ELEVATION FOR WALK-OUT DECK
3/16" = 1'-0"



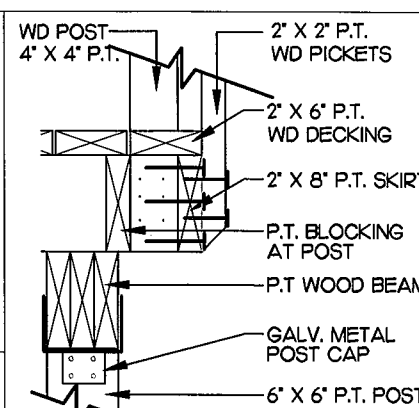
DECK RAILING DETAIL
NTS



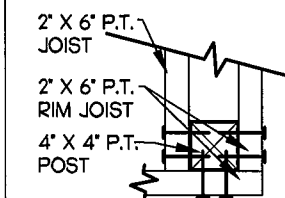
DECK STAIR DETAIL
NTS



POST ABOVE WOOD BEAM AT WALL
NTS

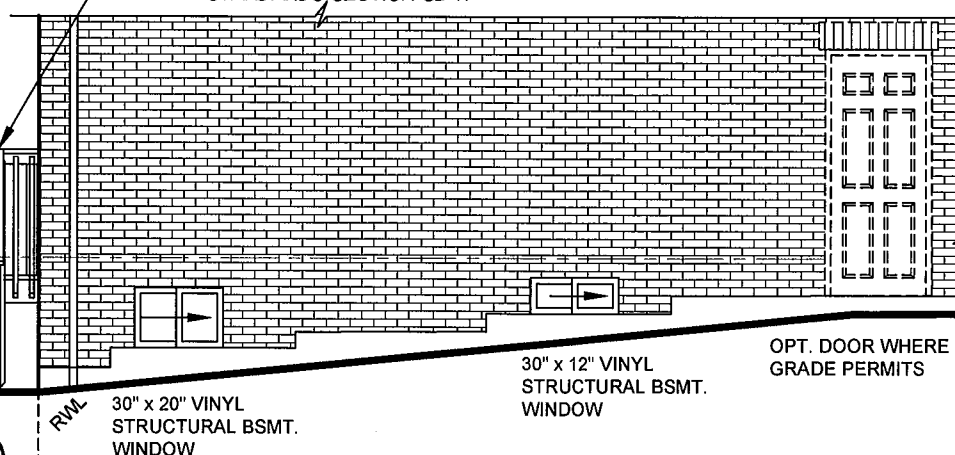


DECK FLOOR DETAIL
NTS



POST ABOVE WOOD BEAM AT CORNER
NTS

3'-0" HIGH, PRESSURE TREATED WD. RAILING.
2' X 4" TOP & BOTTOM RAILS W/ 2' X 2" PICKETS MAX. 4' APART & 4' X 4" VERTICAL POSTS @ 4'-0" O/C MAX. (RAILINGS TO BE INSTALLED AS PER OBC SUPPLEMENTARY STANDARDS SECTION SB-7)



PARTIAL LEFT ELEVATION FOR WALK-OUT DECK
3/16" = 1'-0"

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ARCHITECTURAL REVIEW & APPROVAL

NOV 16 2017

John G. Williams Limited, Architect



FOR STRUCTURAL ONLY:
EXCLUDING ROOF TRUSS
DESIGN BY OTHERS

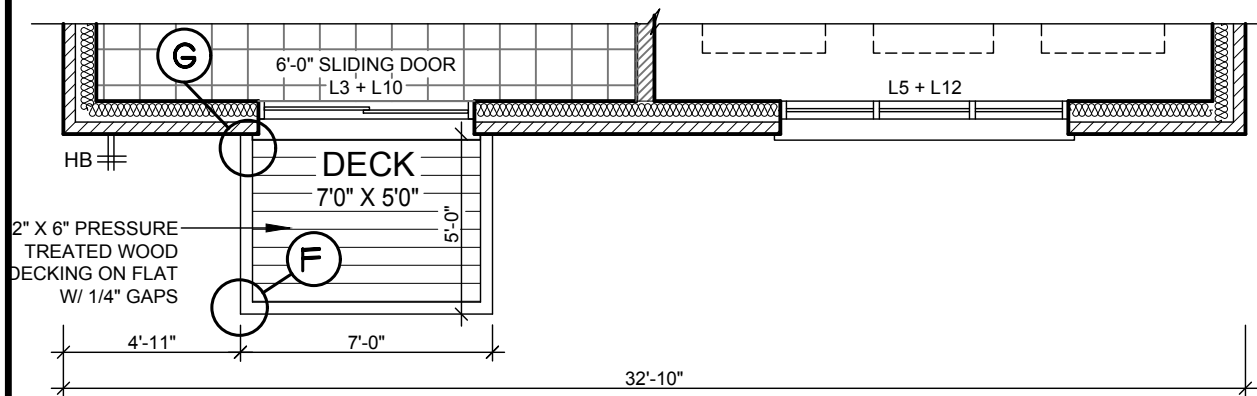
Project No. 2008-65
Drawing Number 9B OF 11

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

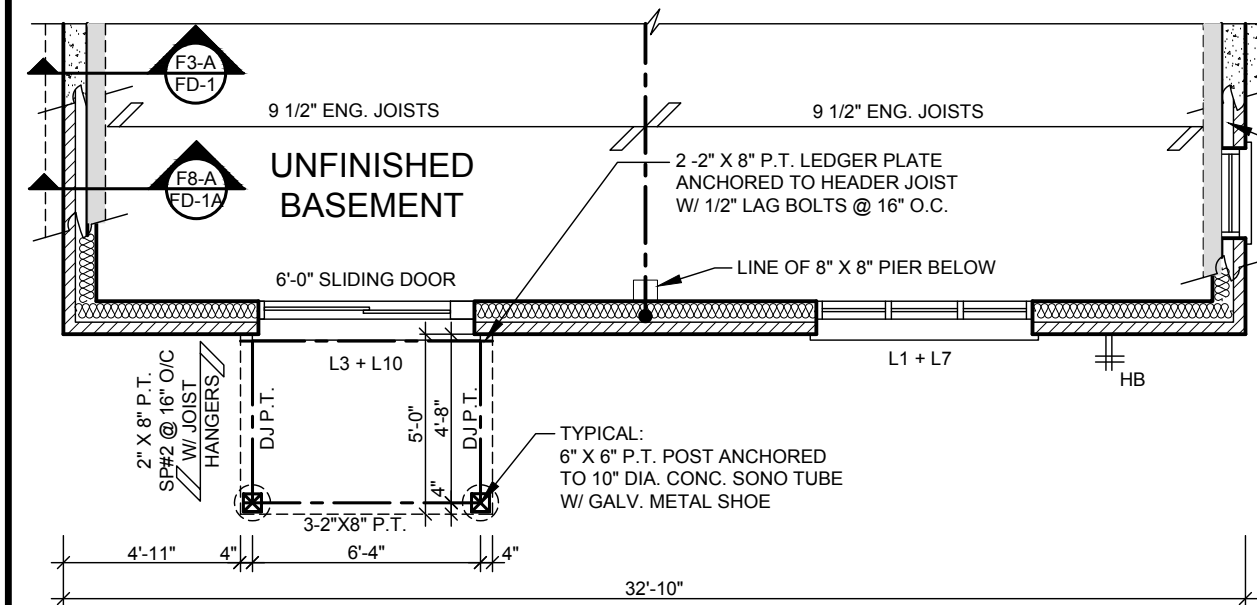
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
STEPHEN P. KENNEDY
have reviewed and take responsibility for this design.
Signature
BCIN 23411 Date: NOV. 15, 2017

Client: HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON
40-9
9'-0" CEILINGS
Model / Unit: ELEVATION 'B'

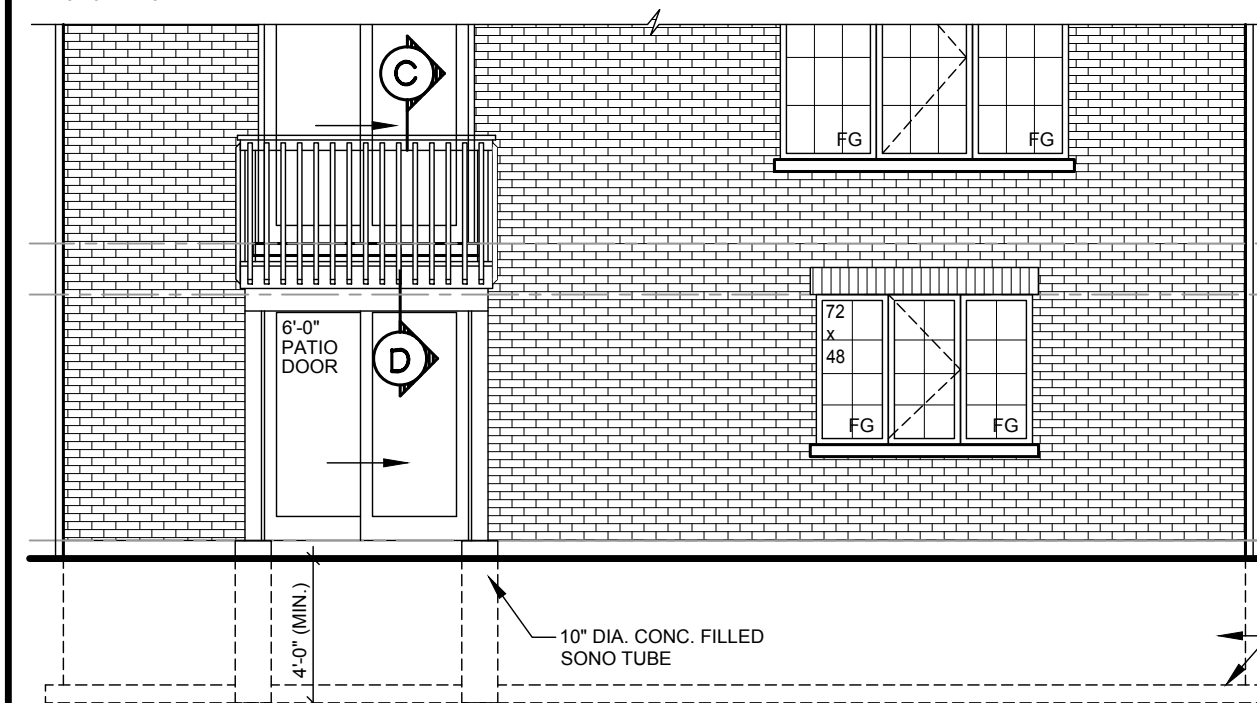
Sheet Title: WALK-OUT DECK DETAILS & PARTIAL PLANS & ELEVATIONS
Scale: SCALE
Date: JUNE 2017
Drawn by: PF/JI
Checked by: TB/CV
STAFFORD



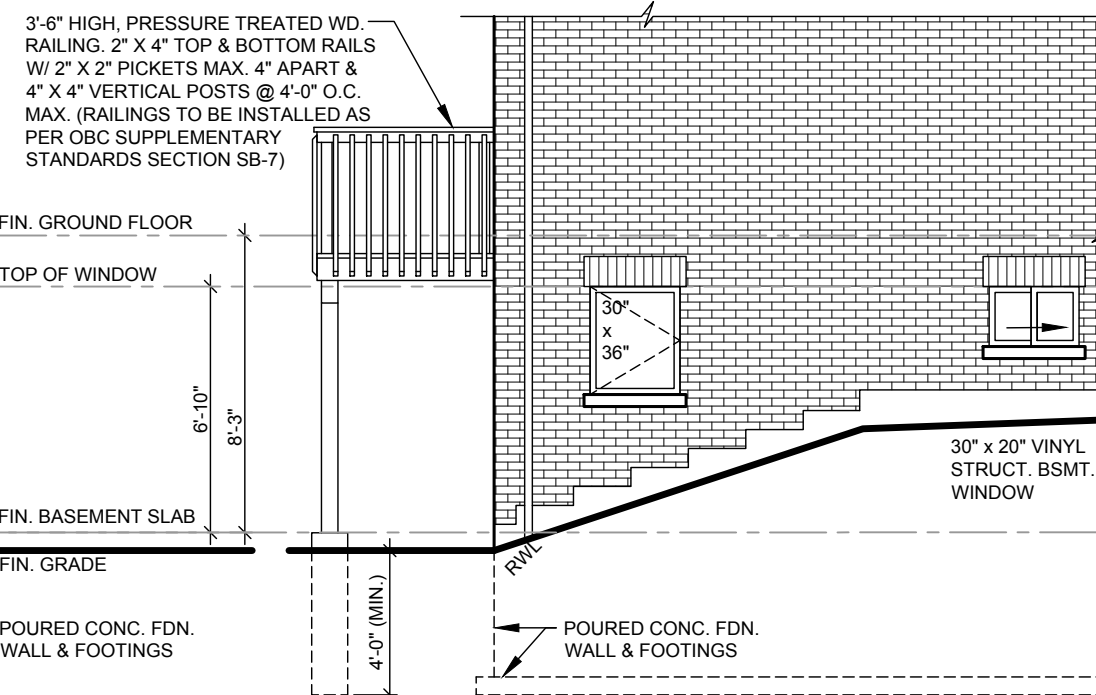
PARTIAL GROUND FLOOR FOR WALK-OUT BASEMENT
3/16" = 1'-0"



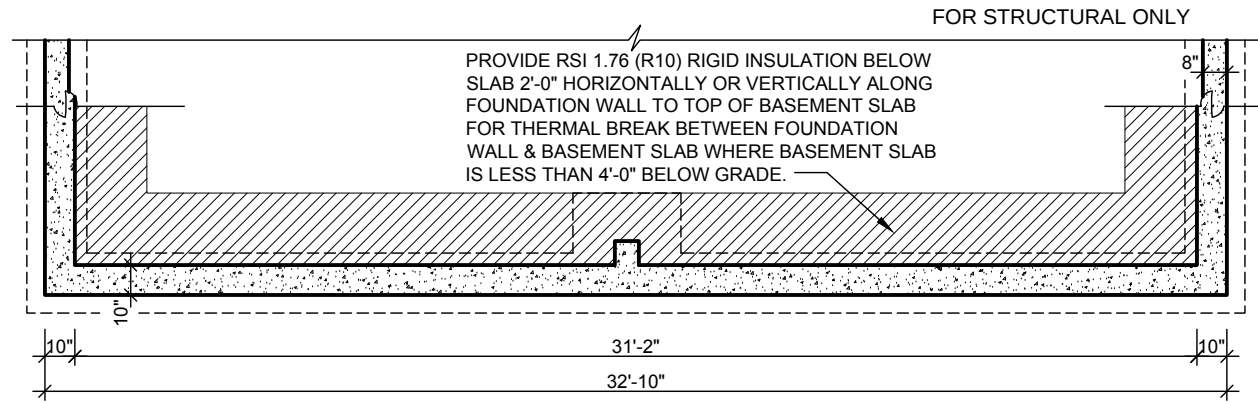
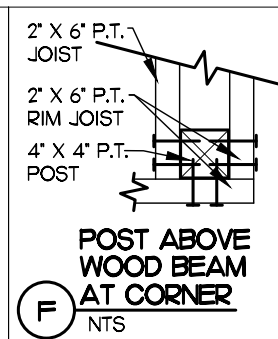
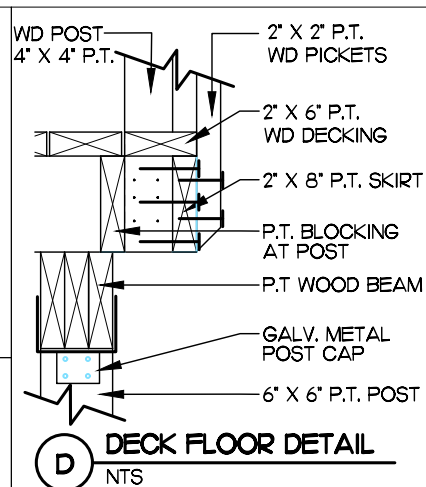
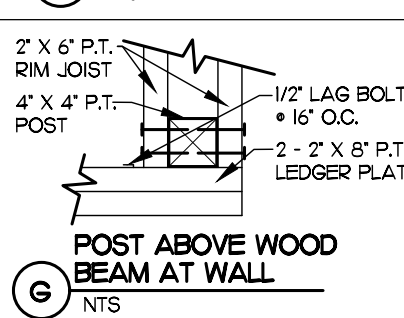
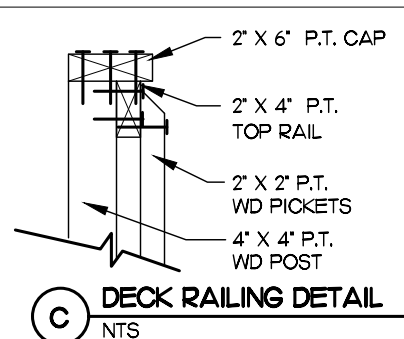
PARTIAL BASEMENT FLOOR FOR WALK-OUT BASEMENT
3/16" = 1'-0"



PARTIAL REAR ELEVATION FOR WALK-OUT BASEMENT
3/16" = 1'-0"



PARTIAL LEFT ELEVATION FOR WALK-OUT BASEMENT
3/16" = 1'-0"



PARTIAL FOUNDATION PLAN FOR WALK-OUT BASEMENT
3/16" = 1'-0"

FOUNDATION WALLS FOR WOB GRADE CONDITION TO BE 10" FOR WALL AREAS WHERE FINISHED GRADE IS GREATER THAN OR EQUAL TO 6" BELOW BASEMENT SLAB

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.

Project No. 2008-65		Drawing Number 9C 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 BCIN 23411 Date: _____	
Sheet Title WALK-OUT BASEMENT DETAILS & PARTIAL PLANS & ELEVATIONS		Scale PF/JI	TB/CV
Scale SCALE		Date APRIL 2018	STAFFORD
Client HIGHCASTLE HOMES		Project NORTHGLEN MUNICIPALITY OF CLARINGTON 40-9 9'-0" CEILINGS	
Model / Unit ELEVATION 'B'			

