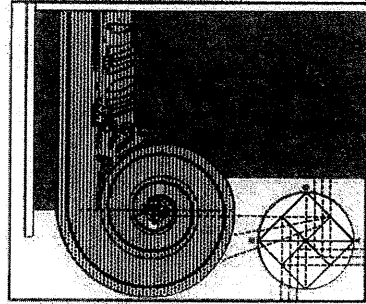


NORTHGLEN

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: 2562.23 SF
Gross area of openings: 227.32 SF
8.87% Ratio

Elev. 'A'

No.	DESCRIPTION	DATE	BY	AREAS & REVISIONS		ELEVATION 'A'
				JUNE 5, 2014	TB	
9	REVISED FOR 2012 OBC - ISSUED TO CLIENT			JUNE 5, 2014	TB	M ²
8	CLARIFIED BEAM ON GROUND FLOOR, ADDED DETAIL AND ISSUED TO CLIENT			OCT. 11, 2013	TB	FT ²
7	REVISED TO COMPLIANCE PACKAGE D & ISSUED FOR PERMIT			APRIL 30, 2013	PS	86.55
6	RAILING MATERIAL REVISED - RE-ISSUED TO CLIENT FOR REVIEW			DEC. 17, 2012	PS	89.74
5	ISSUED FOR PERMIT & CONSTRUCTION			JUNE 08, 2012	PS	966
4	ISSUED TO P. ENG. FOR FINAL STRUCTURAL CHECK			MARCH 23, 2012	PS	171.87
3	ISSUED FOR STRUCTURAL REVIEW			JAN. 19, 2012	PS	
2	ADDED MASONRY PLUMB AROUND GROUND FLOOR PERIMETER- REISSUED TO CLIENT FOR COORDINATION			AUG. 4, 2011	PS	
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN			MAY 03, 2011	PS	
				OPEN AREA (NOT INCL. IN TOTAL AREA)		159
				COVERAGE (INCLUDING PORCH)		127.46
				COVERAGE (NOT INCLUDING PORCH)		193.29
				GROUND FLOOR AREA		86.55
				SECOND FLOOR AREA		89.74
				TOTAL FLOOR AREA		171.87
				OPEN AREA (NOT INCL. IN TOTAL AREA)		159
				COVERAGE (INCLUDING PORCH)		127.46
				COVERAGE (NOT INCLUDING PORCH)		193.29

Client		Project	
DEL PARK/ HIGHCASTLE HOMES		NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-2 9'-0" CEILINGS	
Project		Project No.	
NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-2 9'-0" CEILINGS		2008-65	
ELEVATION 'A'		D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	
Scale 3/16" = 1'-0"		I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	
Date DEC 2012		Signature	
THE ASHBY		BCIN 23411 Date: JUNE 5, 2014	
		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
		Drawing No. 1 OF 11	

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 VENER 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 500 mm x 200 mm (24" x 8") FOR EXTERIOR 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 8.61 (R50) FOR ROOF WITH ATTIC OR RSI 5.46 (R31) ROOF INSULATION FOR ROOF W/OUT ATTIC AND 5MIL AIR/VAPOUR BARRIER, 15.9MM (5/8") INT. DRYWALL FINISH

10 ALL STAIRS/EXTERIOR STAIRS

MIN. RISE..... = 200 (7 7/8")
MAX. RISE..... = 125 (4 7/8")
MIN. RUN..... = 353 (1'-2")
MAX. RUN..... = 210 (8 1/4")
MIN. TREAD..... = 355 (1'-2")
MAX. TREAD..... = 235 (9 1/4")
MIN. NOSING..... = 25 (1")
MIN. HEADROOM..... = 1950 (6'-5")
MIN. WIDTH..... = 860 (2'-10")
MIN. RUN..... = 150 (5 7/8")
MIN. AVERAGE RUN..... = 200 (7 7/8")

11 GUARDRAIL / HANDRAIL

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

12 SILL PLATE

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

13 BLANKET INSULATION

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

14 BEARING STUD PARTITION

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

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

23 ATTIC ACCESS HATCH

0.32sqm 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 PARTIAL WALLS

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 VENER 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 VENER 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 0.8 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)
- 11 - 36" X 80" 2 PANEL SLIDING DOORS
- 12 - 48" X 80" 2 PANEL SLIDING DOORS
- 13 - 60" X 80" 2 PANEL SLIDING DOORS
- 14 - 72" X 80" 2 PANEL SLIDING DOORS
- 15 - 84" X 80" 2 PANEL SLIDING DOORS
- 16 - 96" X 80" 2 PANEL SLIDING DOORS

INTEL/BEAM SCHEDULE

- 1 - 2 - 38 x 184.....(2 - 2 x 8) SPR. #2
- 2 - 3 - 38 x 184.....(3 - 2 x 8) SPR. #2
- 3 - 2 - 38 x 235.....(2 - 2 x 10) SPR. #2
- 4 - 3 - 38 x 235.....(3 - 2 x 10) SPR. #2
- 5 - 2 - 38 x 286.....(2 - 2 x 12) SPR. #2
- 6 - 3 - 38 x 286.....(3 - 2 x 12) SPR. #2
- 7 - 90 x 90 x 6.0.....(3 1/2 x 3 1/2 x 1/4 L)
- 8 - 90 x 90 x 8.0.....(3 1/2 x 3 1/2 x 5/16 L)
- 9 - 100 x 90 x 6.0.....(4 x 3 1/2 x 1/4 L)
- 10 - 125 x 90 x 8.0.....(5 x 3 1/2 x 5/16 L)
- 11 - 125 x 90 x 10.0.....(5 x 3 1/2 x 3/8 L)
- 12 - 150 x 100 x 10.0.....(6 x 4 x 3/8 L)

ALL LVL'S TO BE E 2.0
ALL STRUCTURAL STEEL TO BE G40.21 GRADE 350W

LEGEND

- 1 DUPLEX OUTLET (12" HIGH)
- 2 DUPLEX OUTLET (HEIGHT AS NOTED)
- 3 WEATHERPROOF DUPLEX OUTLET
- 4 T.O.S. TOP OF STEEL
- 5 HEAVY DUTY OUTLET
- 6 LIGHT FIXTURE (CEILING)
- 7 LIGHT FIXTURE (PULL CHAIN)
- 8 LIGHT FIXTURE (WALL MOUNTED)
- 9 LIGHT FIXTURE (POT LIGHT)
- 10 SWITCH
- 11 SWITCH (3 WAY)
- 12 SOLID WOOD BEARING
- 13 POINT LOAD
- 14 ABOVE FINISHED FLOOR
- 15 FLOOR DRAIN
- 16 HOSE BIB
- 17 PRESSURE TREATED LUMBER
- 18 LAMINATED VENEER LUMBER
- 19 MEDICINE CABINET
- 20 SMOKE ALARM (INTERCONNECTED)
- 21 CARBON MONOXIDE ALARM
- 22 CABLE JACK
- 23 TELEPHONE JACK
- 24 FIXED GLASS
- 25 FLAT ARCH
- 26 GUTTER TRUSS
- 27 DOUBLE TRUSS
- 28 DOUBLE JOIST
- 29 TRIPLE JOIST
- 30 CLASS 'B' VENT
- 31 EXHAUST VENT

Client
DEL PARK / HIGHCASTLE HOMES

Project
NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-2 9-0" CEILINGS

Elevation 'A'

Sheet Title
CONSTRUCTION NOTES

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
BM/CP

Checked by
TB

THE AS-BY

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: **JUNE 5, 2014**

Project No.
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS

2008-65

Drawing No.
60 RANDALL DRIVE SUITE 11
AJAX, ONTARIO L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

2 OF 11

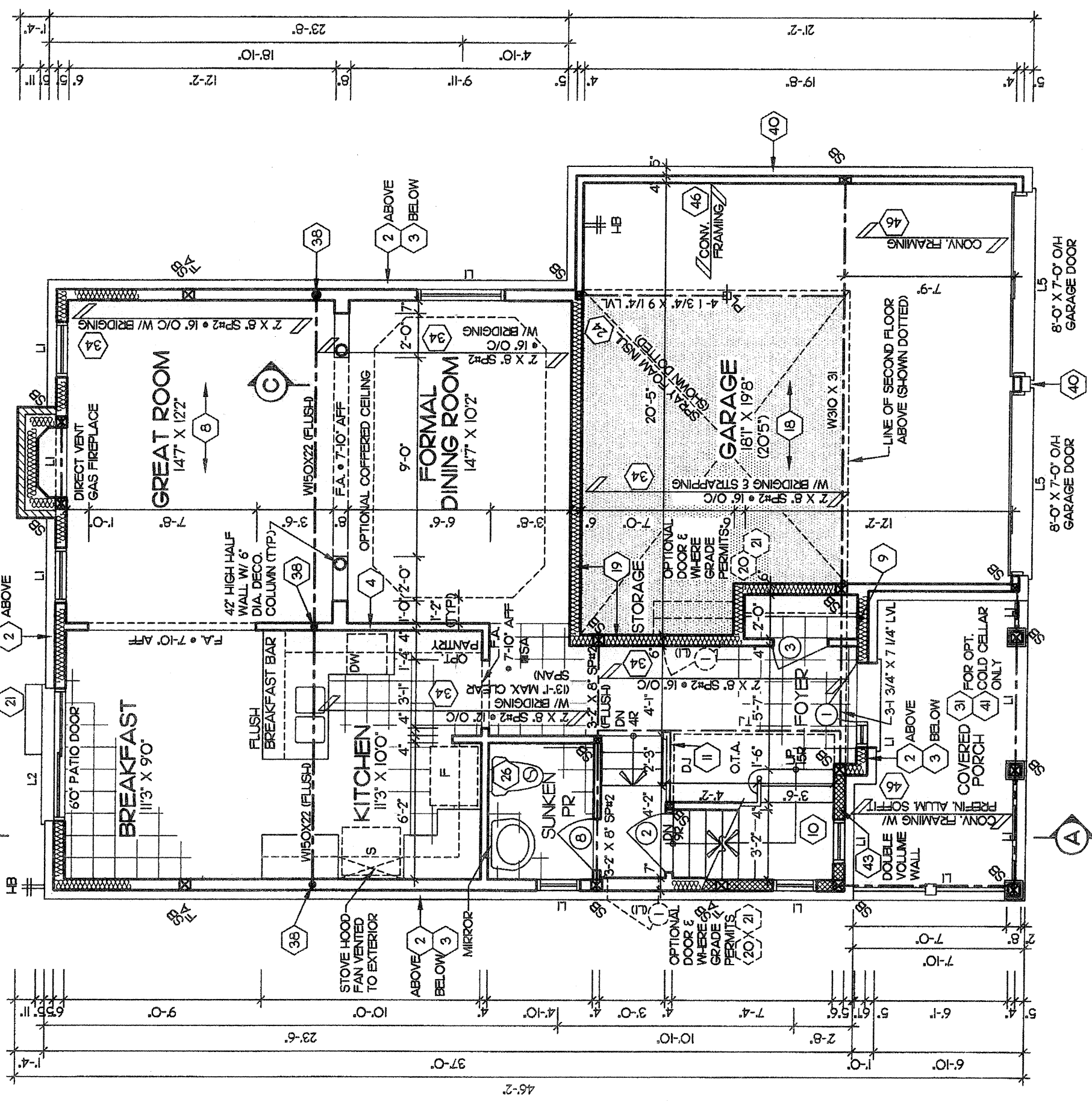
John G. Williams Limited, Architect

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

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2016

John G. Williams Limited, Architect



**FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS**

A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" on the left and "PROVINCE OF ONTARIO" on the right. In the center, the name "M. L. W. CHOW" and the license number "100153556" are printed. A stylized signature "MLW" is also present in the center.

FLUSH STEEL BEAM CONNECTION

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

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

**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-2
9'-0" CEILINGS**

GROUND FLOOR PLAN

Checked by

**REGISTERED PERSON:
D.W. CASSIDY & CO.**

STEPHEN P. KENNEDY

Signature _____

CASSIDY & CO
ARCHITECTURAL TECHNOLOGISTS

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

704

704

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

John C. Wares Limited, Acc.

A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The outer ring of the seal contains the text "LICENSED PROFESSIONAL ENGINEER" on the left and "PROVINCE OF ONTARIO" on the right. In the center of the seal, the name "M. L. W. CHOW" is printed above the license number "100153566". To the right of the license number is a stylized signature, possibly "MLW".

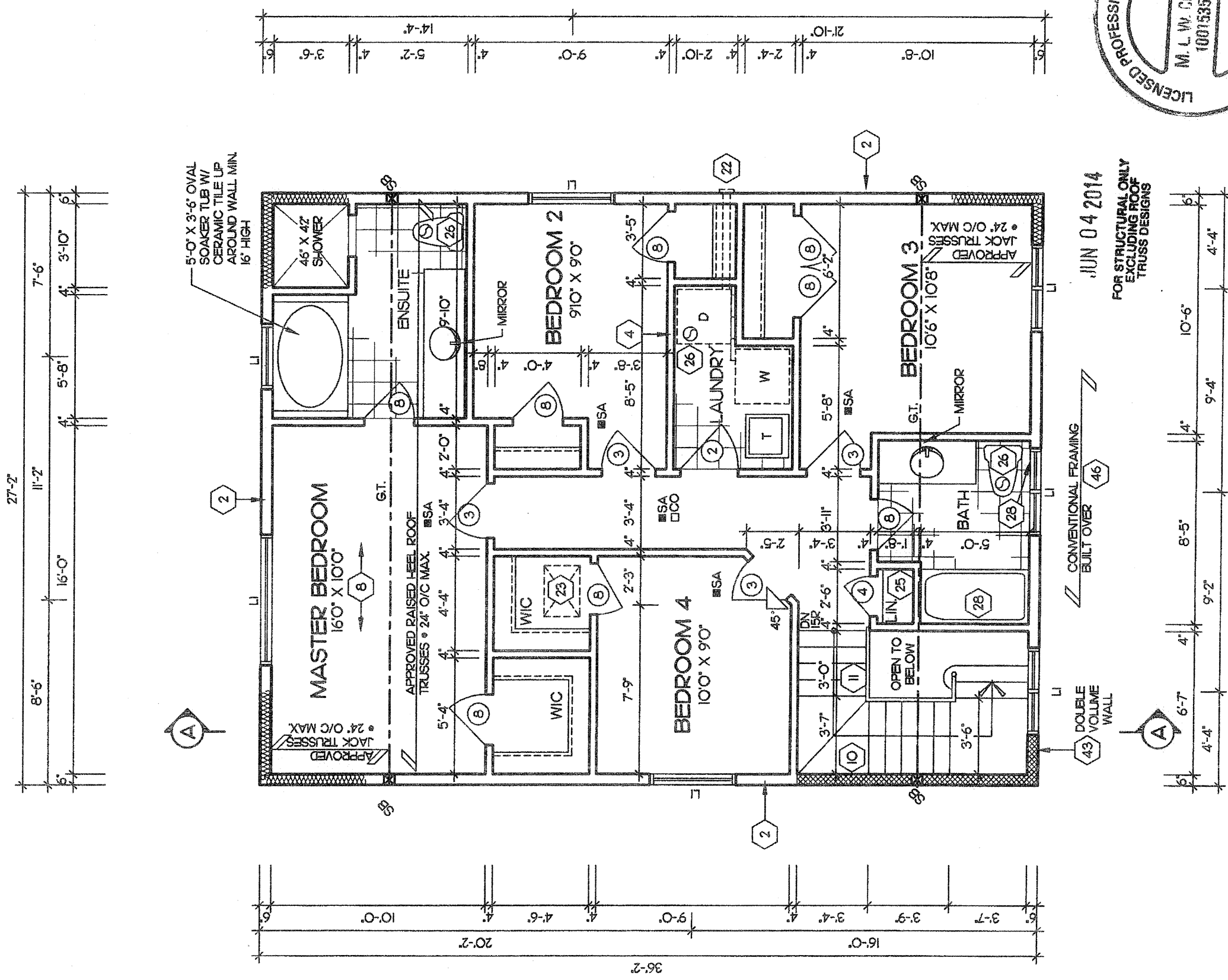
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3	PH (905) 619-1270 FAX (905) 619-1269
Project No.	2008-65	Drawing No.
5 OF 11		

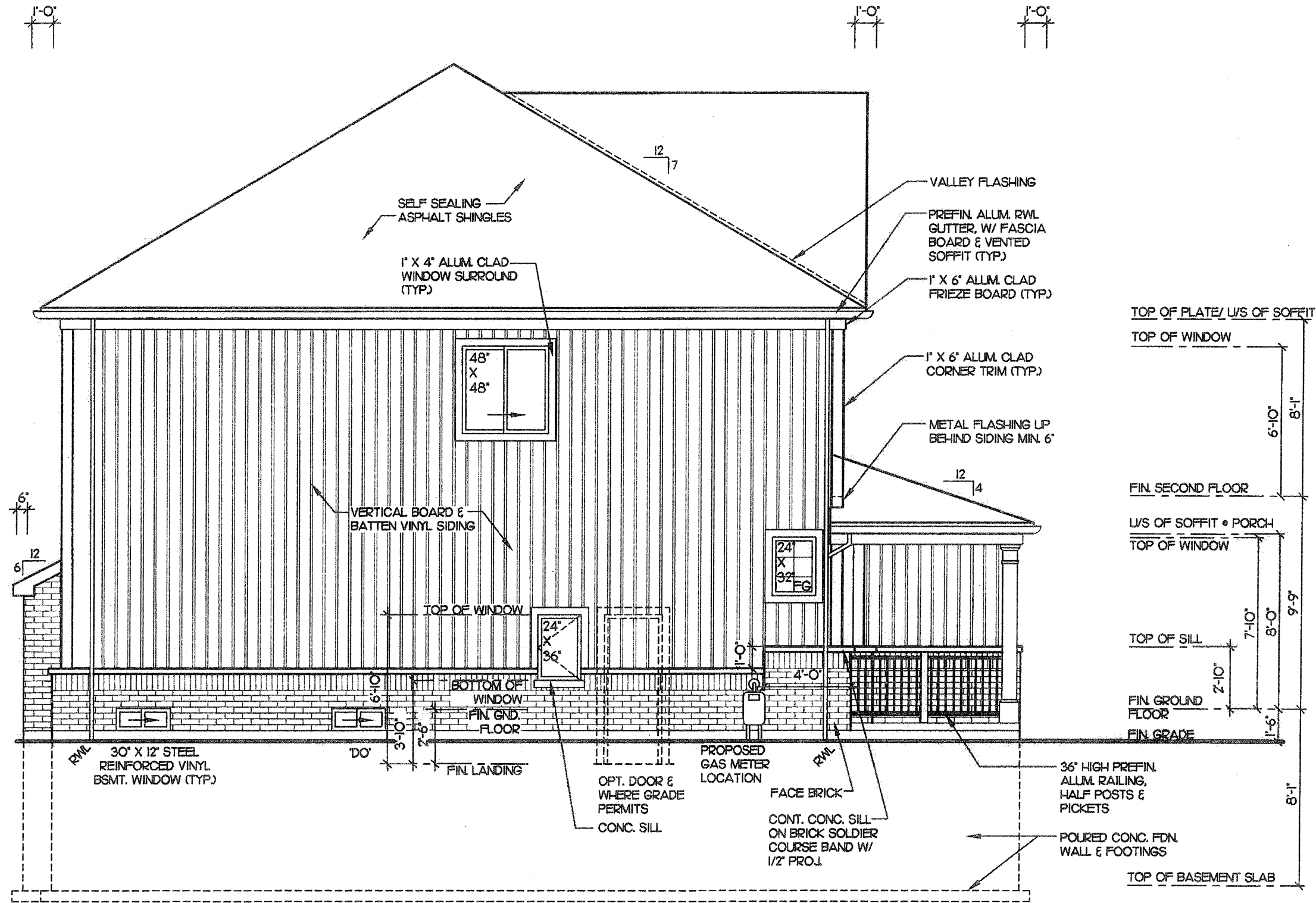
REGISTERED PERSON
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCN 28461

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

Signature [Signature]
BCN 23411 Date: JUNE 5, 2014

Client DEL PARK/ HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-2 9'-0" CEILINGS	Sheet Title SECOND FLOOR PLAN
		Scale 3/16" = 1'-0"
		Drawn by BW/CP
		Date JUNE 2012
		Checked by TB
ELEVATION 'A'		THE ASHBY





SPATIAL CALCULATIONS	
WALL AREA:	702.41 SF
LIMITING DISTANCE:	3'-11" @ 7%
ALLOWABLE OPENINGS:	49.16 SF
OPENINGS PROVIDED:	24.89 SF (GLASS AREA ONLY)
OPENINGS PROVIDED:	42.11 SF (GLASS AREA ONLY)
W/ OPT. DOOR	

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

JUN 16 2014

John G. Williams Limited, Architect

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

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

Signature: [Signature] Date: JUNE 5, 2014

BCIN 23411

Client: DELPARK/ HIGHCASTLE HOMES

Project: NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-2 9'-0" CEILINGS

ELEVATION 'A'

Sheet Title: LEFT SIDE ELEVATION

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

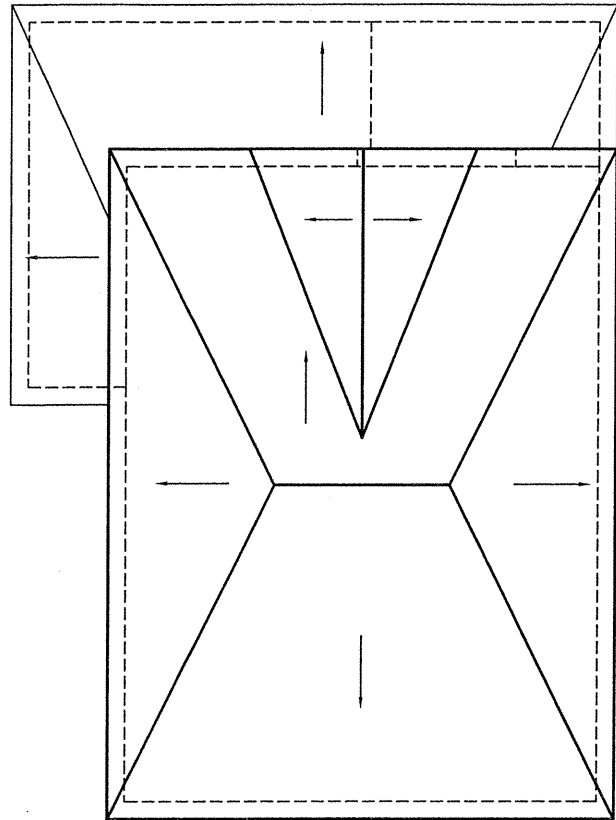
Date: DEC 2012

Drawn by: BM/CP

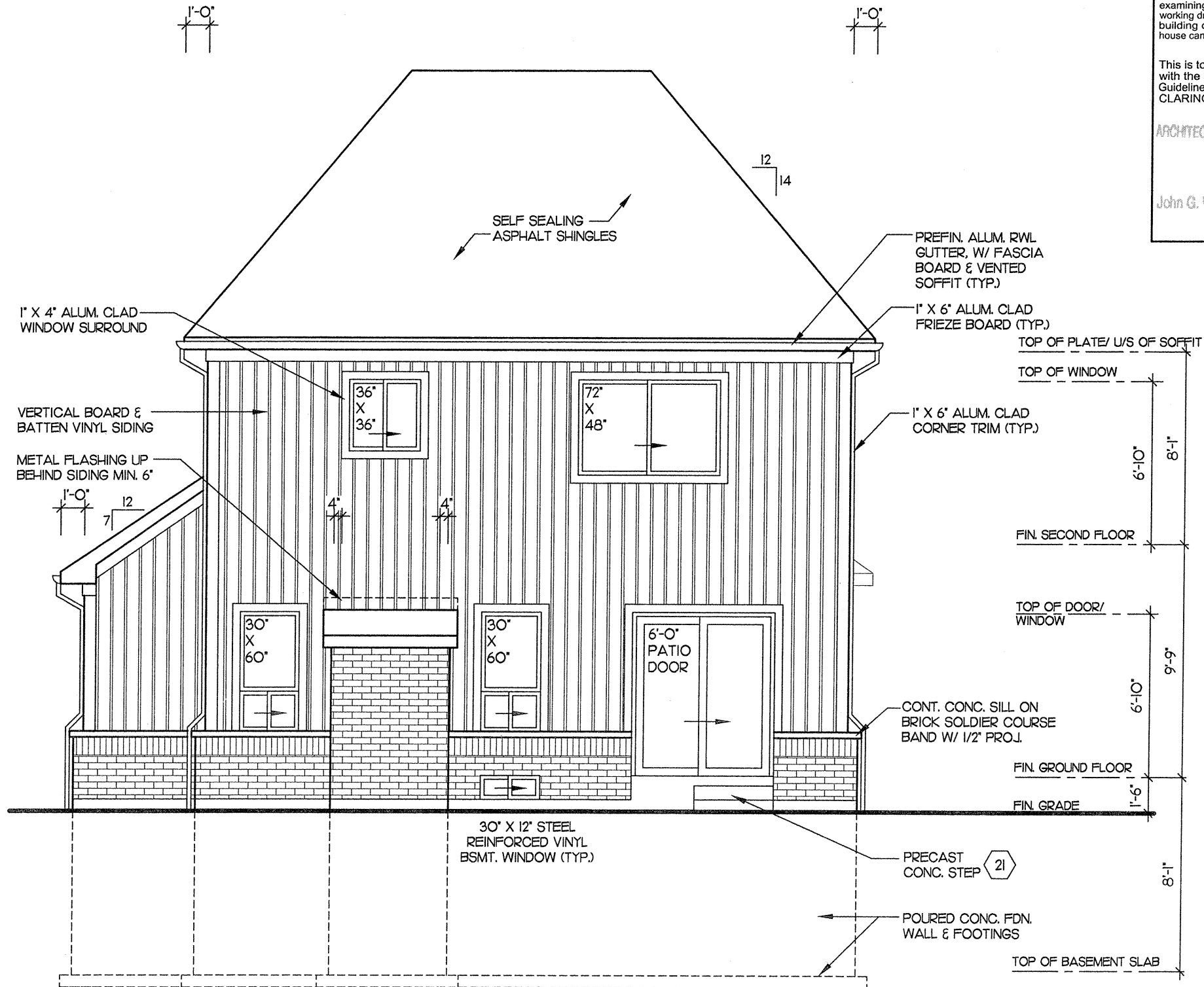
Checked by: TB

THE ASHBY

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title RIGHT SIDE ELEVATION	Scale 3/16" = 1'-0"	Drawn by EM/CP	Date JUNE 2012	Checked by TB	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: JUNE 5, 2014	OCT. 15, 2013 8 ADDED NOTE 44 TO GARAGE WALL	Project No. 2008-65	Drawing No. 8 OF 11
ELEVATION 'A'										



ROOF PLAN
N.T.S.

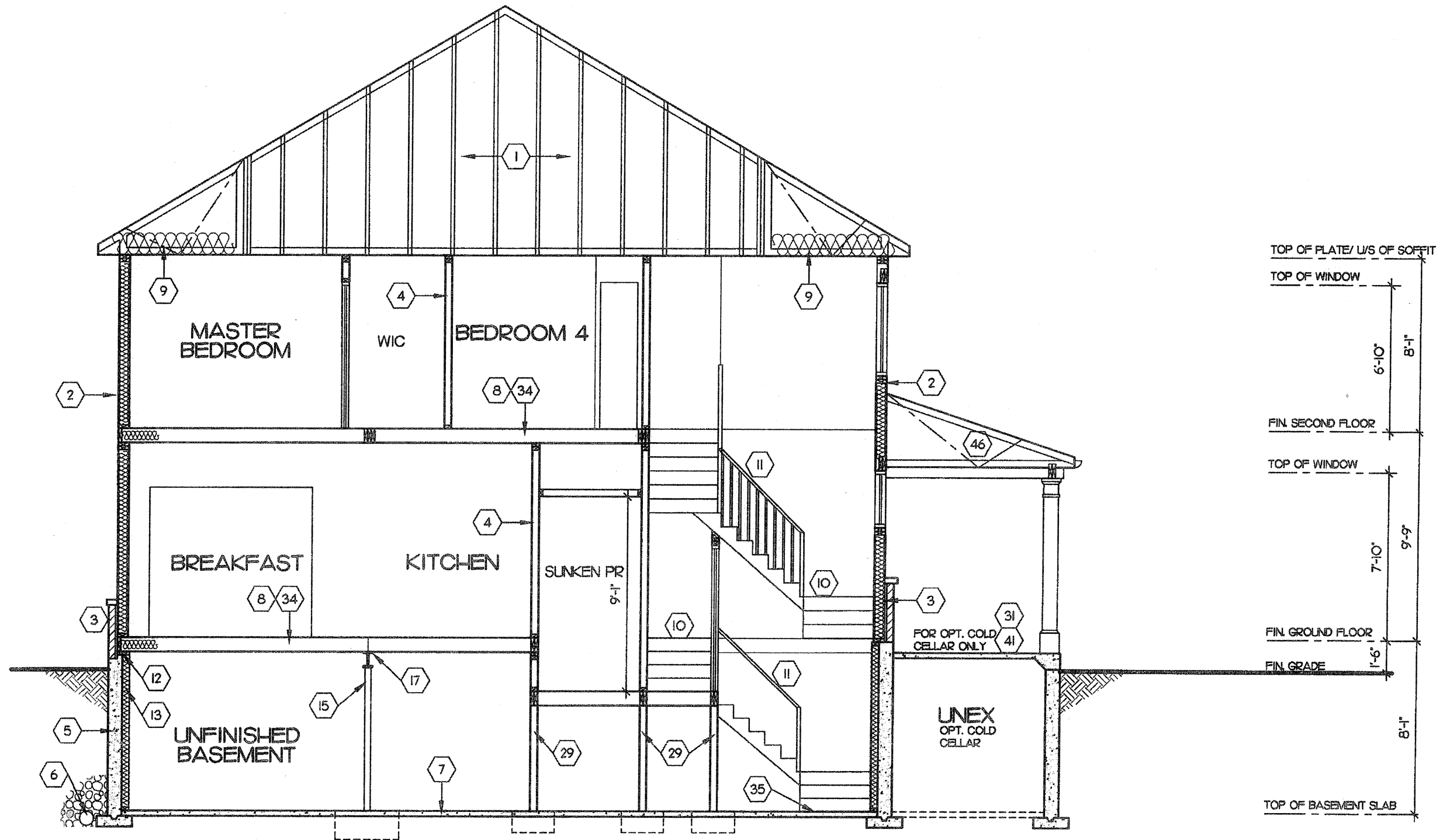


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

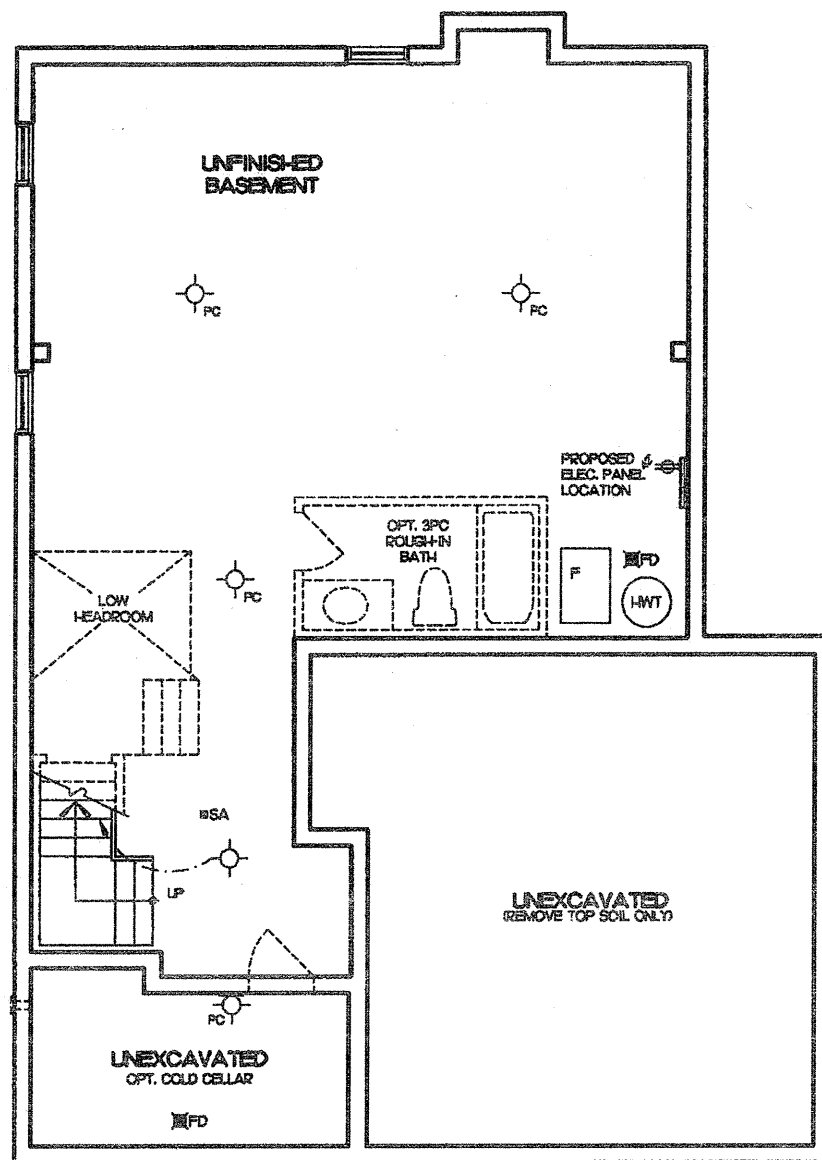
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL
JUN 16 2014
John G. Williams Limited, Architect

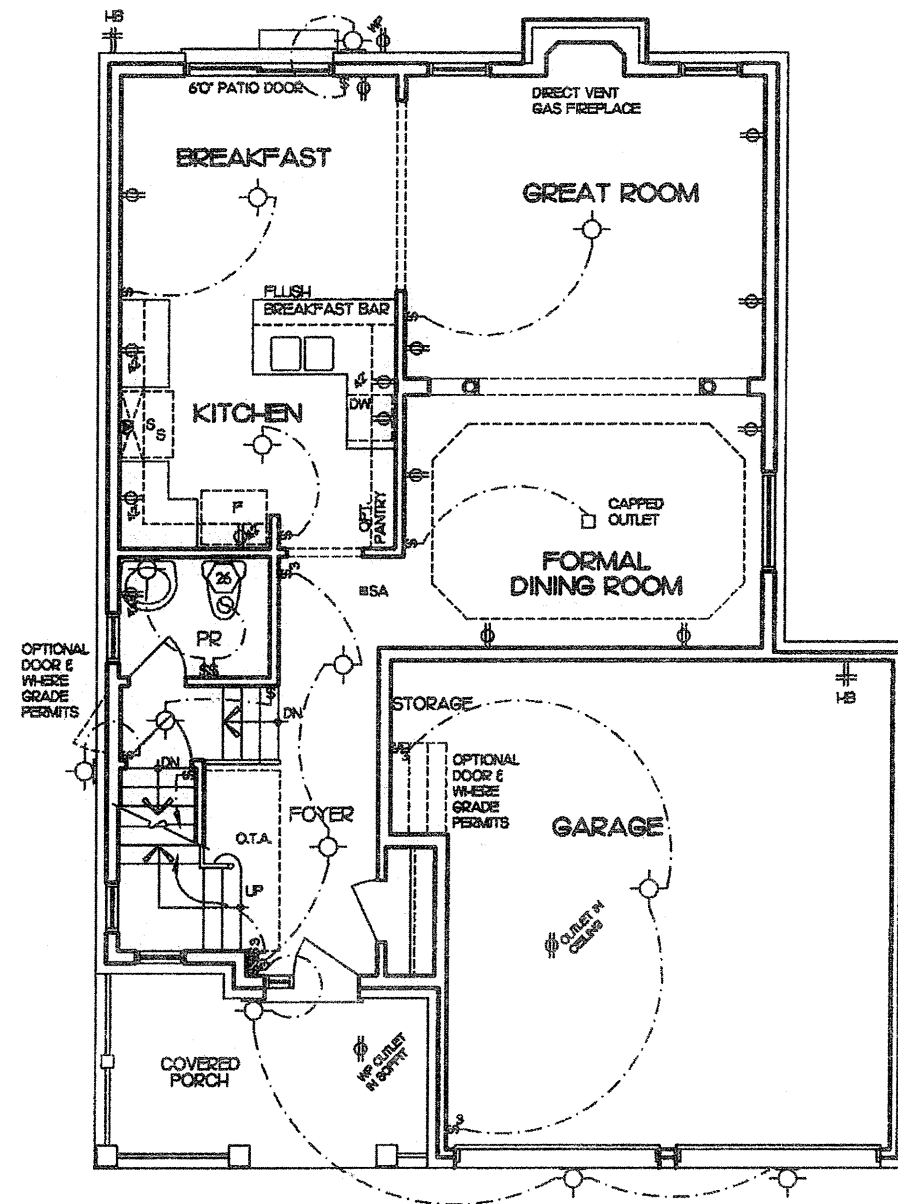
Client Project	DEL PARK / HIGHCASTLE HOMES NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-2 9'-0" CEILINGS ELEVATION 'A'	Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65	Drawing No. 9 OF 11
Scale Date	3/16" = 1'-0" JUNE 2012	Drawn by Checked by TB	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65
THE ASHBY		STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature BCIN 23411 Date: JUNE 5, 2014	ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Drawing No. 9 OF 11



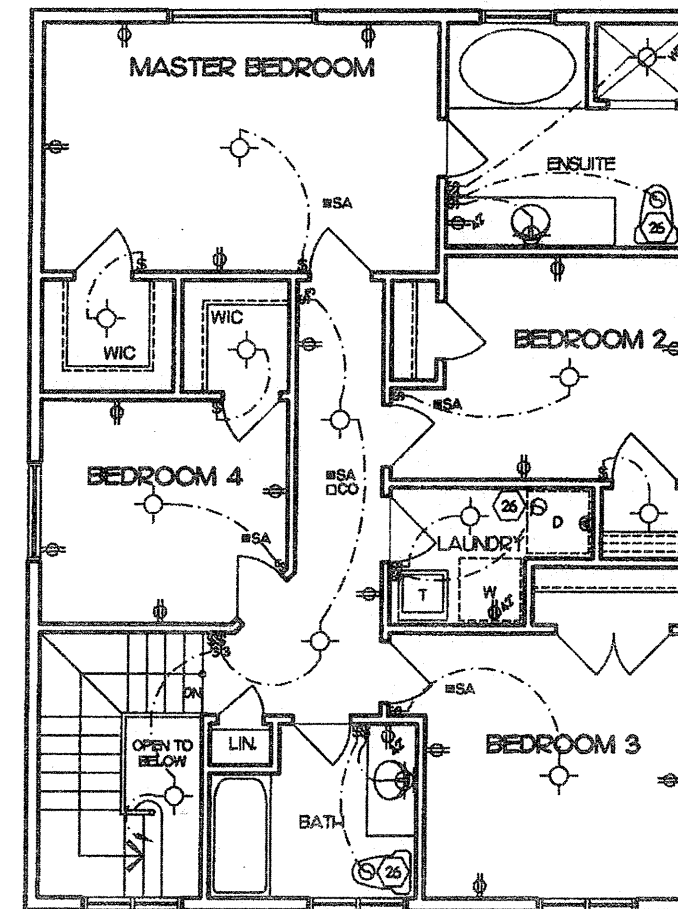
Client DELPARK/ HIGHCASTLE HOMES	Project NORTHGLEEN MUNICIPALITY OF CLARINGTON UNIT 40-2 9'-0" CEILINGS	Sheet Title ELEVATION 'A'	Section 'A' - 'A'	Registered Person D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
				Drawn by BM/CP		Drawing No. 10 OF 11	
Date JUNE 2012				Scale 3/16" = 1'-0"		Project CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
Checked by TB				Reviewed and take responsibility for this design. Signature STEPHEN P. KENNEDY		Drawing 10 OF 11	
Date JUNE 5, 2014				Date JUNE 5, 2014		Drawing 10 OF 11	



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

Client DELPARK/ HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON 40-2 9'-0" CEILINGS	Project No. 2008-65	Drawing No. 11 OF 11	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Sheet Title ELECTRICAL PLANS	Scale N.T.S.	Drawn by BM/CP	Date JUNE 2012	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: JUNE 5, 2014