



NORTHGLEN

33' LOT PRODUCT - 8'-0" CEILINGS

MUNICIPALITY OF CLARINGTON

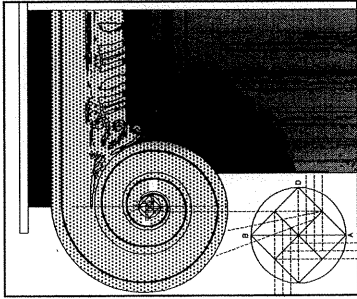
PROJECT NO. 2008-65

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

Unit to be constructed following SB-12 (2.1.1) Compliance package 'D',
Unless the requirements of performance compliance are met as outlined
in SB-12 (2.1.2)

Gross area of peripheral walls: 2001.66 SF
Gross area of openings: 164.37 SF
8.21% Ratio

Elev. 'A'



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

No.	DESCRIPTION	DATE	BY	NOV. 4, 2015		TB	AREAS	ELEVATION 'A'	
				NOV. 4, 2015	TB			M ²	FT ²
10	REPLACE BLACK GLASS WITH HARDIE PANEL ON FRONT ELEVATION			OCT. 21, 2015	TB			56.21	605
9	REVISED TO SHOW LANDING & STEPS IN GARAGE AS PER TOWN			AUG. 26, 2014	TB			64.57	695
8	UPDATED DRAWING FOR 2012 O.B.C.			JAN. 31, 2014	TB			-	-
7	REVISED BEAM SUPPORT IN GARAGE TO STEEL POSTS, REISSUED TO CLIENT			OCT. 11, 2013	TB			120.77	1300
6	REVISED COMPLIANCE PACKAGE FROM J TO D & ISSUED FOR PERMIT			APRIL 03, 2013	PS			-	-
5	ISSUED TO CLIENT				PS			-	-
4	ISSUED TO P. ENG FOR FINAL STRUCTURAL CHECK			MAR. 29, 2012	PS			-	-
3	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW			FEB. 01, 2012	PS			-	-
2	ADDED MASONRY PLINTH AROUND THE GROUND FLOOR PERIMETER - RE-ISSUED TO CLIENT FOR COORDINATION			JULY 29 /11	PS			90.86	978
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN			MAY 03/11	PS			82.03	883
COVERAGE (INCLUDING PORCH)		DATE		BY		COVERAGE (NOT INCLUDING PORCH)			
Client		Project		Registered Person:		Project No.			
Delpark/ Highcastle Homes		Northglen Municipality of Clarington Unit 33-1 8'-0" Ceilings		D.W. Cassidy & Co. Architectural Technologists Firm BCIN 28461		Cassidy & Co. Architectural Technologists			
Project		Elevation 'A'		I Stephen P. Kennedy have reviewed and take responsibility for this design. Signature: [Signature] BCIN 23411 Date: NOV 04 2015		60 Randall Drive Suite 11 Ajax, Ontario L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269			
				Areas & Revisions		Drawing No. 2008-65			
				Scale 3/16" = 1'-0"		1 OF 11			
				Date APRIL 2013					
				Drawn by PS/AA					
				Checked by LM					
				THE RYEDALE					

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 THROUGH ON PREFIN. ALUM. CLAD FASCIA BOARD & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2" X 6" STUDS)

SIDING AS PER ELEVATION, 0.7 kg/s.m. (No. 15) BLDG PAPER, 12.7 mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., RSI 4.23 (R24) HIGH DENSITY BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2" X 6" STUDS)

90 mm (4") OR 75 mm (3") FACE BRICK, 25 mm (1") AIR SPACE, 22 mm x 180 mm x 0.76 mm (7/8" x 7" x 22 ga.) GALV. METAL TIES @ 400 mm (16") O.C. HORIZ. 600 mm (24") O.C. VERTICAL, 0.7 kg/s.m. (No. 15) BUILDING PAPER, 12.7 mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., RSI 4.23 (R24) HIGH DENSITY BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800 mm (30") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150 mm (6") BEHIND SHEATHING PAPER MIN. 150 mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.

4 INTERIOR STUD PARTITIONS

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

5 FOUNDATION WALL

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

6 WEEPING TILE

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

7 BASEMENT SLAB

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

8 FINISHED FLOOR

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

9 ROOF INSULATION

RSI 8.81 (R50) FOR ROOF WITH ATTIC OR RSI 5.46 (R31) ROOF INSULATION FOR ROOF W/OUT ATTIC AND 6MIL AIR/VAPOUR BARRIER, 15.9MM (5/8") INT. DRYWALL FINISH

10 ALL STAIRS/EXTERIOR STAIRS

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

11 GUARDRAIL / HANDRAIL

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

12 SILL PLATE

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

13 BLANKET INSULATION

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

14 BEARING STUD PARTITION

38 mm x 89 mm (2" x 4") OR 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., (AS PER WORKING DRAWINGS) WITH 2 TOP PLATES AND SINGLE SILL PLATE TO MATCH STUD WIDTH ON DAMPROOFING MATERIAL, 12.7 mm (1/2") DIA. ANCHOR BOLTS @ 2400 mm (7'-10") O.C. ON 100 mm (4") HIGH CONC. CURB ON 350 mm x 150 mm (14" x 6") CONC. FOOTING.

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.

BEAM POCKET

BEAM TO BE GROUTED IN.

BEAM BLOCKING

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

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.

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.

GAS PROOFED DOOR

PROVIDE SELF CLOSER AND WEATHER STRIPPING.

PRECAST CONCRETE STEP

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

ATTIC ACCESS HATCH

0.32sm WITH NO DIMENSION LESS THAN 545mm, OR, 500 mm x 700 mm (20" x 28") WITH HIGH DENSITY WEATHER STRIPPING AND INSULATED. HEIGHT IN ATTIC/ROOF SPACE TO BE NOT LESS THAN 600 mm (2'-0") ABOVE ACCESS HATCH.

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.

LINEN CLOSET

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

MECHANICAL VENTING

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

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.

GRAB BAR

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

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.

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.

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.

RESERVED

PARTY WALLS

RESERVED

BRIDGING

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

WOOD PROTECTION

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

BLOCK VENEER WALL

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

(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

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

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

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

2 STOREY WALLS - DOUBLE VOLUME

2-38 x 140 (2'-2" x 6") SPR. # 2 CONTINUOUS STUDS @ 200 mm (8") O.C. FROM SILL PLATE TO TOP PLATE & WOOD GIRTS @ 1200 mm (3'-11") O.C. VERTICALLY.

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

BRICK VENEER WALL OR FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES 2 & 3 40 EXCEPT AS PER THE FOLLOWING NOTES. INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

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 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

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

47

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")

2 - INSULATED MIN. RSI 0.7, (R4)

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

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

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

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

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

8 - 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.

9 - DOOR 710 x 2030 x 35 (2'4" x 6'8" x 1 3/8")

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

11 - INSULATED MIN. RSI 0.7, (R4)

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

13 - INSULATED MIN. RSI 0.7, (R4)

14 - 36" X 80" 2 PANEL SLIDING DOORS

15 - 48" X 80" 2 PANEL SLIDING DOORS

16 - 60" X 80" 2 PANEL SLIDING DOORS

17 - 72" X 80" 2 PANEL SLIDING DOORS

18 - 84" X 80" 2 PANEL SLIDING DOORS

19 - 96" X 80" 2 PANEL SLIDING DOORS

LINTEL/BEAM SCHEDULE

1 - 2 - 38 x 184.....(2 - 2 x 8) SPR. #2

2 - 3 - 38 x 184.....(3 - 2 x 10) SPR. #2

3 - 3 - 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 C40.21 GRADE 350W

LEGEND

DUPLUX OUTLET (12" HIGH) SB ☒ SOLID WOOD BEARING
DUPLUX OUTLET (HEIGHT AS NOTED) PL ☒ POINT LOAD
WEATHERPROOF DUPLUX OUTLET AFF. ABOVE FINISHED FLOOR
HEAVY DUTY OUTLET T.O.S. TOP OF STEEL
LIGHT FIXTURE (CEILING) FD ☒ FLOOR DRAIN
LIGHT FIXTURE (PULL CHAM) HB ☒ HOSE BIB
LIGHT FIXTURE (WALL MOUNTED) LVL LAMINATED VENEER LUMBER
LIGHT FIXTURE (POT LIGHT) M.C. MEDICINE CABINET
SMOKE ALARM (INTERCONNECTED) SA ☒ SMOKE ALARM (INTERCONNECTED)
CABLE JACK CO ☒ CARBON MONOXIDE ALARM
TELEPHONE JACK ☒ TELEPHONE JACK

Client
Delpark/ Highcastle Homes

Project
Northglen Municipality of Clarington Unit 33-1 8-O' Ceilings

Elevation 'A'

AREAS & REVISIONS

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
PS/AA

Checked by
LM

"THE RYEDALE"

REGISTERED PERSON
D.W. Cassidy & Co.
Architectural Technologists
FIRM BCIN 28461

I, STEPHEN P. KENNEDY have

reviewed and take responsibility for this design.

Signature

BCIN 23411 Date: JAN. 31, 2014

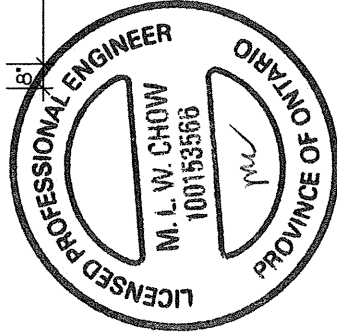
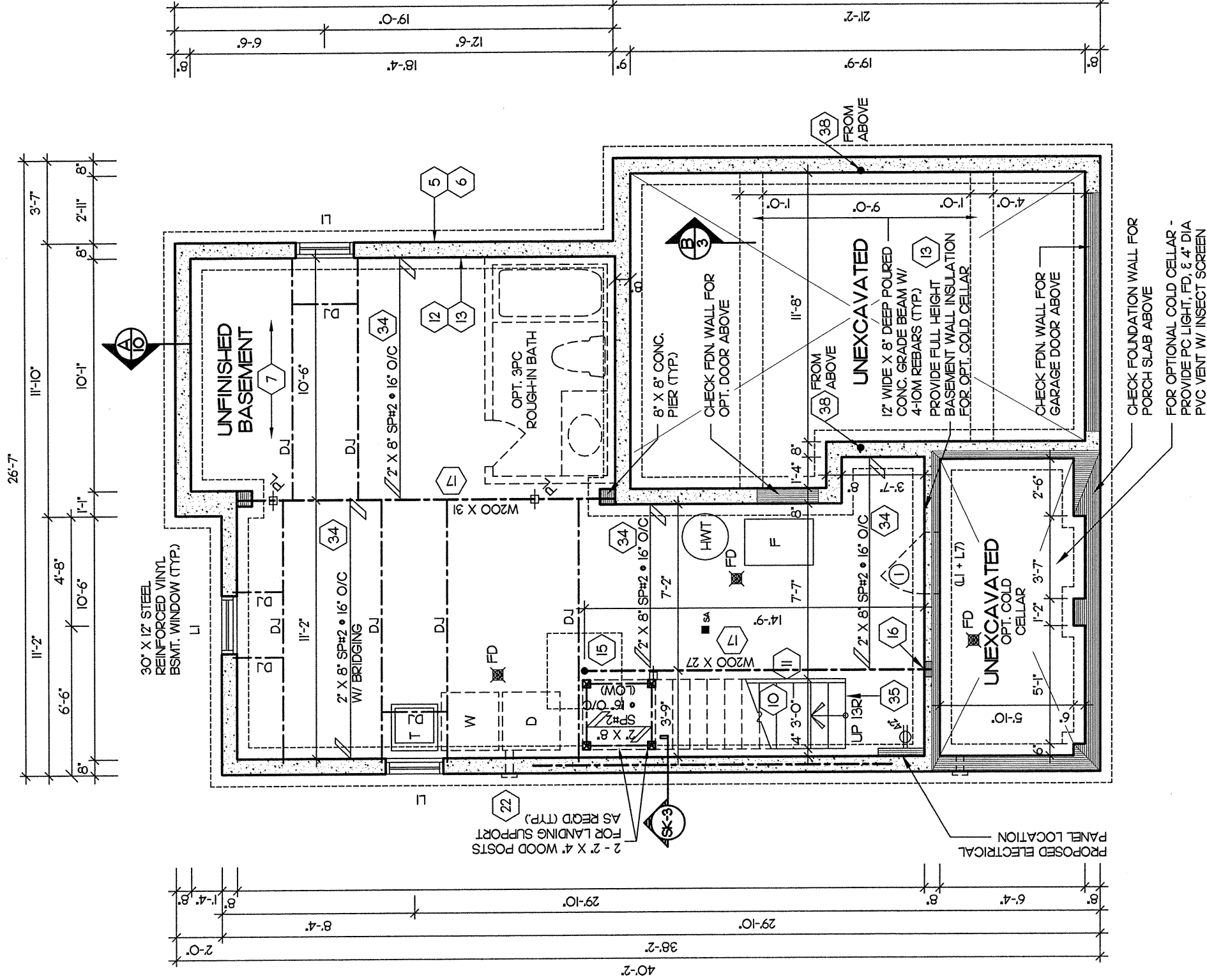
Project No.
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

2008-65

60 RANDALL DRIVE
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2 OF 11

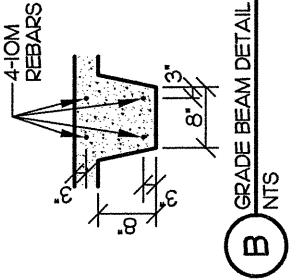


FFR 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

PROVIDE SOLID BLOCKING BETWEEN TOP
OF STEEL BEAM OR WOOD BEAM AND
FLOOR ABOVE WHEN POINT LOADS OCCUR

PROVIDE 1/2" OVERHANG OF
FACE BRICK TO
FOUNDATION WALL

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

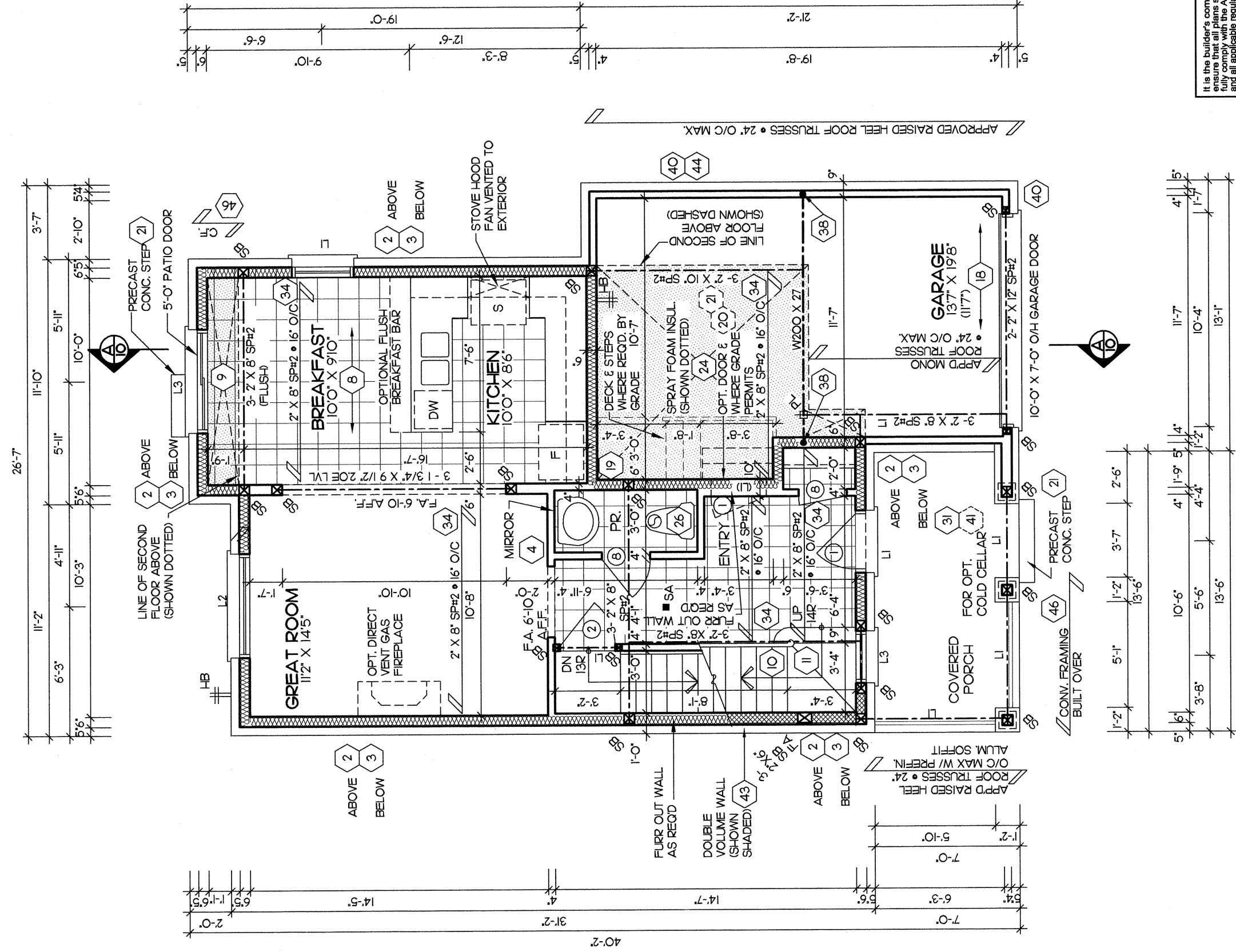


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for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

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

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

Client		Project No.		Project No.	
Delpark/ Highcastle Homes		2008-65		2008-65	
Northglen Municipality of Clarington Unit 33-1 8'-0" Ceilings		Architectural Technologists		Drawing No.	
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Date		JUNE 2012		Date: JAN. 31, 2014	
Sheet Title		BASEMENT PLAN		Registered Person	
M. L. W. Chow		D.W. Cassidy & Co. Architectural Technologists		Firm BCIN 28461	
Drawn by PS/AA		Stephen P. Kennedy		have reviewed and take responsibility for this design.	
Checked by LM		Signature		BCIN 23411	
THE RYEDALE		Date: JAN. 31, 2014		Date: JAN. 31, 2014	

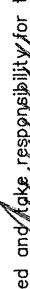


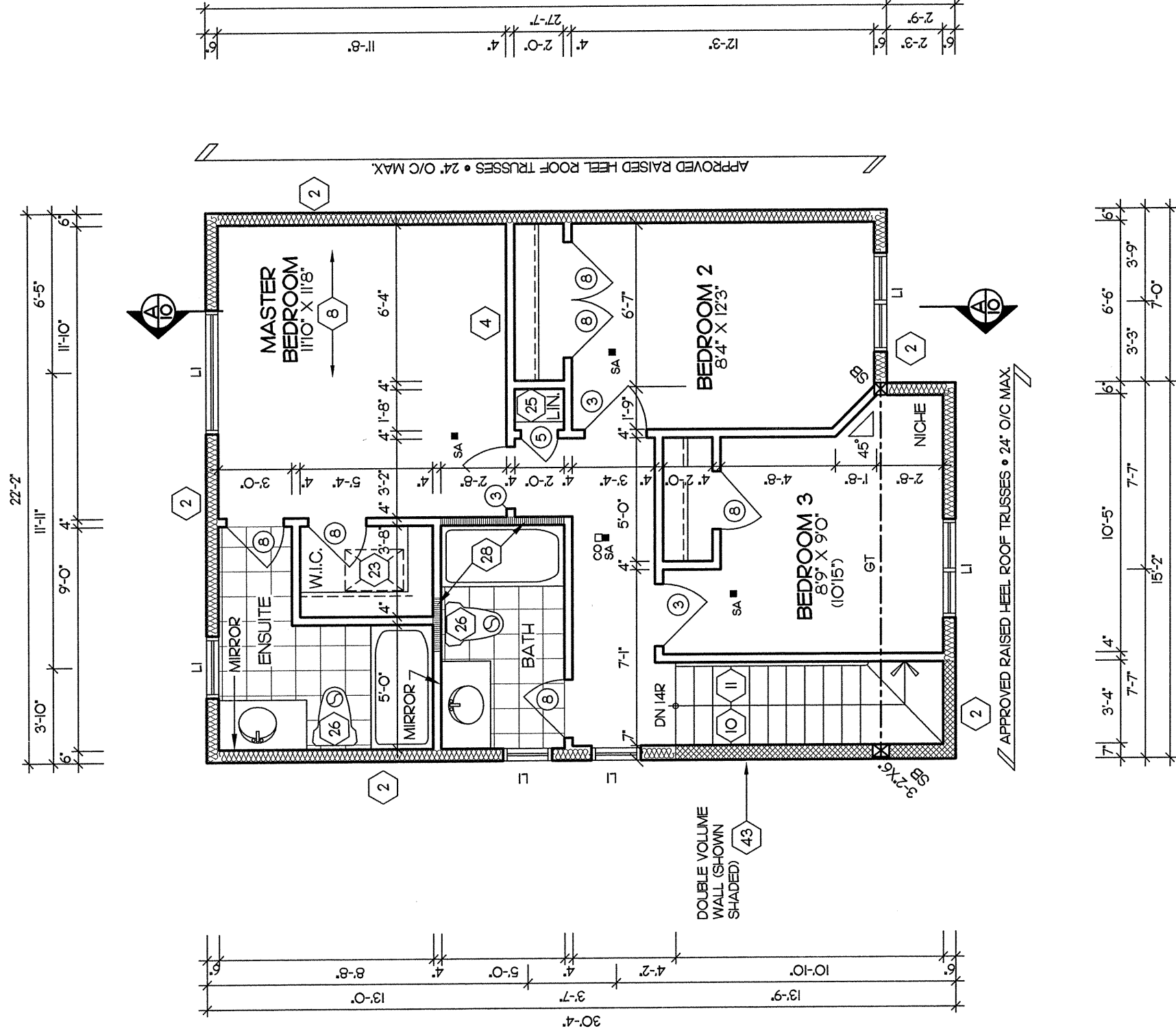
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

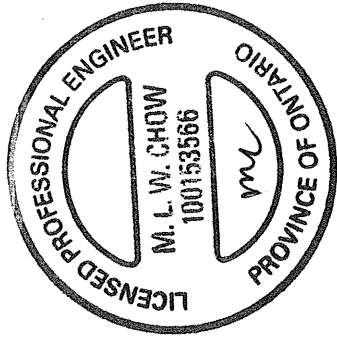
PROVIDE 1/2" OVERHANG OF FACE BRICK TO FOUNDATION WALL

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

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title GROUND FLOOR PLAN		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 2008-65	
	Scale 3/16" = 1'-0"				Drawing No. 4 OF 11
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS	Drawn by PS/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature 	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		
	Date JUNE 2012				
ELEVATION 'A'	"THE RYEDALE"				



FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



Client
DELPARK/ HIGHCATTLE HOMES

Project
**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-1
8'-0" CEILINGS**

ELEVATION 'A'

Sheet
Title
SECOND FLOOR PLAN

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
PS/AA

Checked by
LM

"THE RYEDALE"

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

I **STEPHEN P. KENNEDY** have
reviewed and taken responsibility for this design.
Signature
BCIN **23411** Date: **JAN. 31, 2014**

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

Project
No.
2008-65

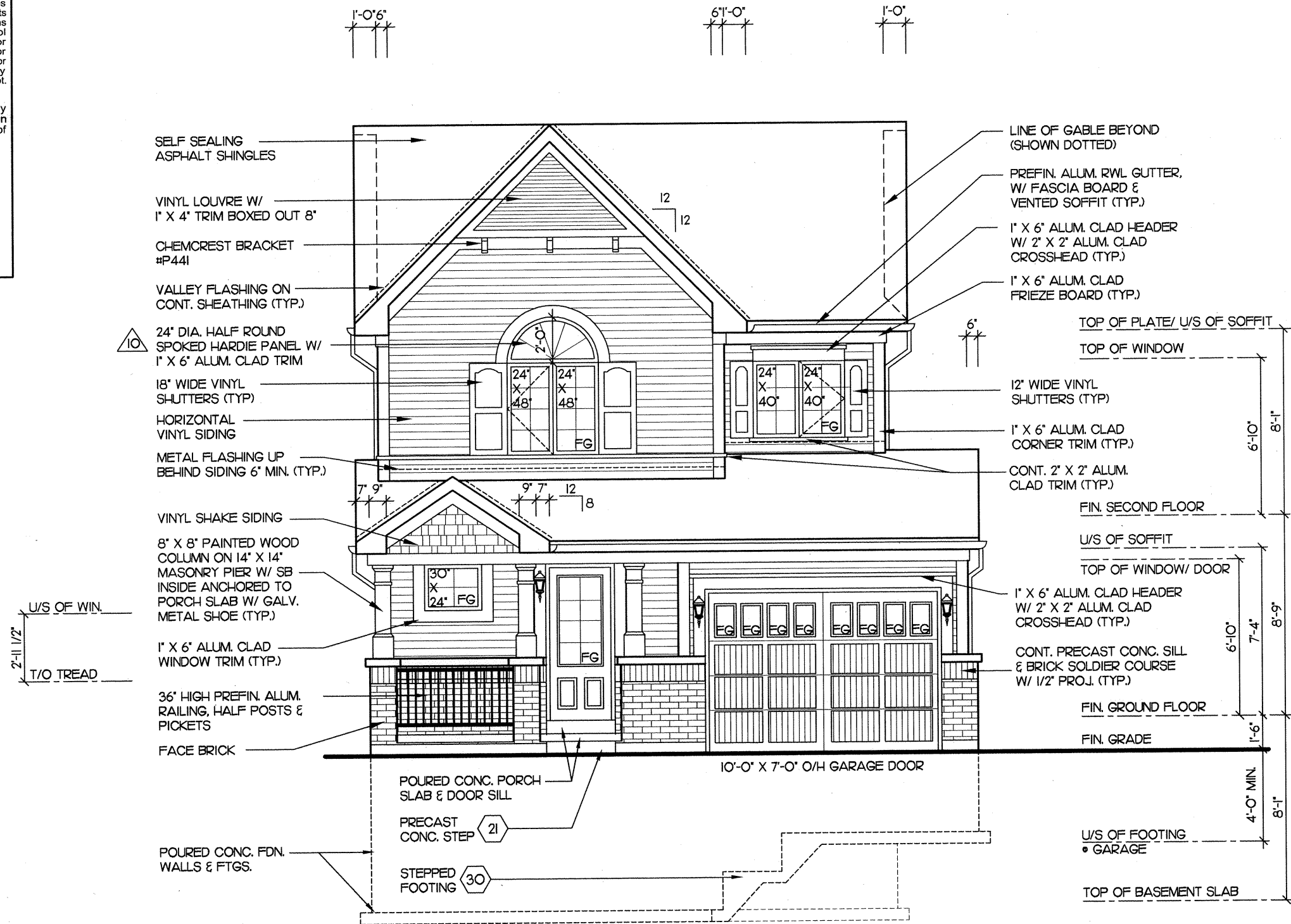
Drawing
No.
5 OF 11

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 building drawings with respect to any zoning or building code requirements. The Control Architect's house can be properly built or located on its lot.

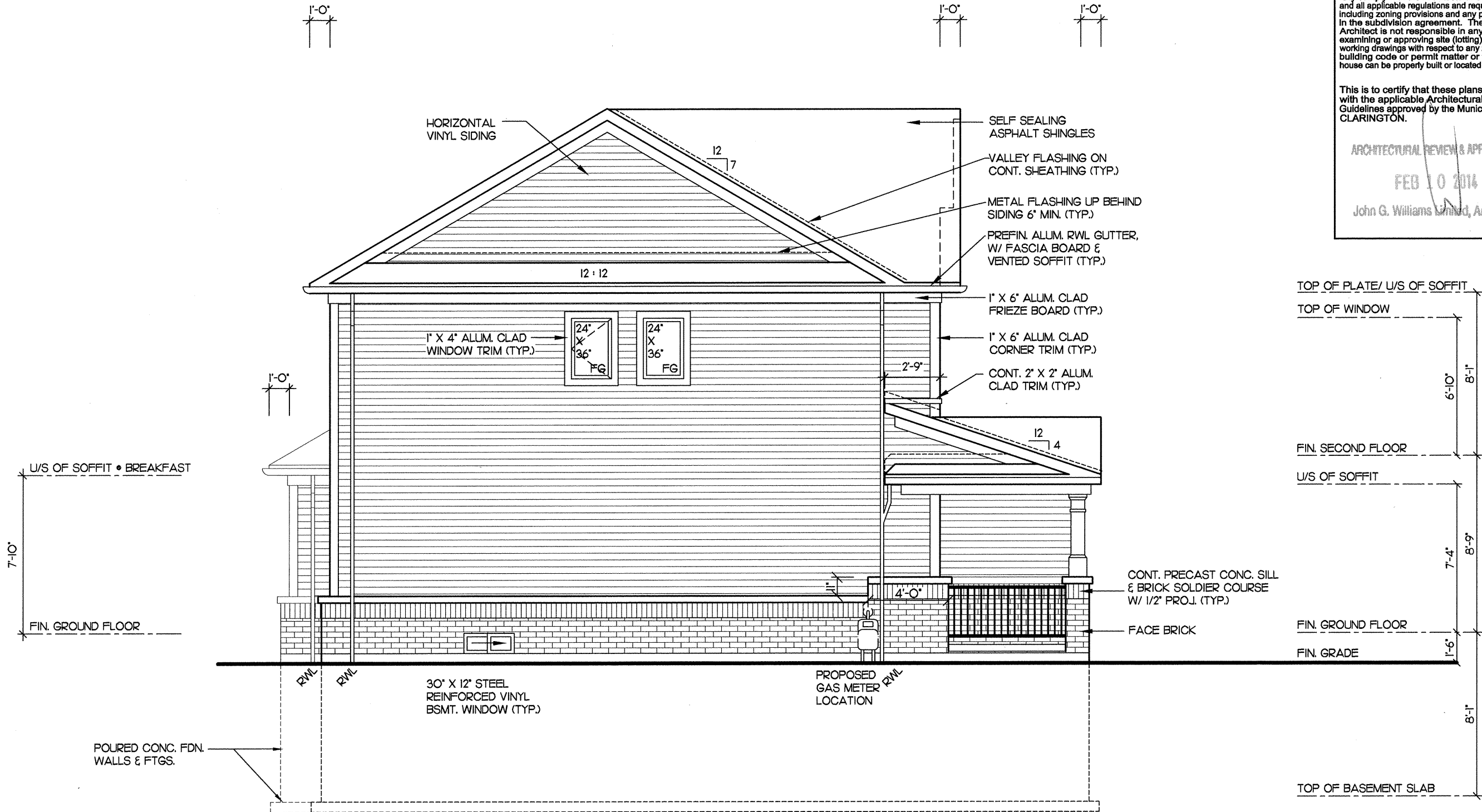
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
Long Williams Limited, Architect

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



Client DELPARK/ HIGHCASTLE HOMES	Sheet Title FRONT ELEVATION	Scale 3/16" = 1'-0"		Drawn by PS/AA	Project Title NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS	Project No. 2008-65	OCT. 21/15	T5
		Date JUNE 2012	Checked by LM					
ELEVATION 'A'		*THE RYEDALE*			REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65	OCT. 21/15	T5



SPATIAL CALCULATIONS	
WALL AREA:	559.40 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	39.15 SF
OPENINGS PROVIDED:	10.22 SF (GLASS AREA)

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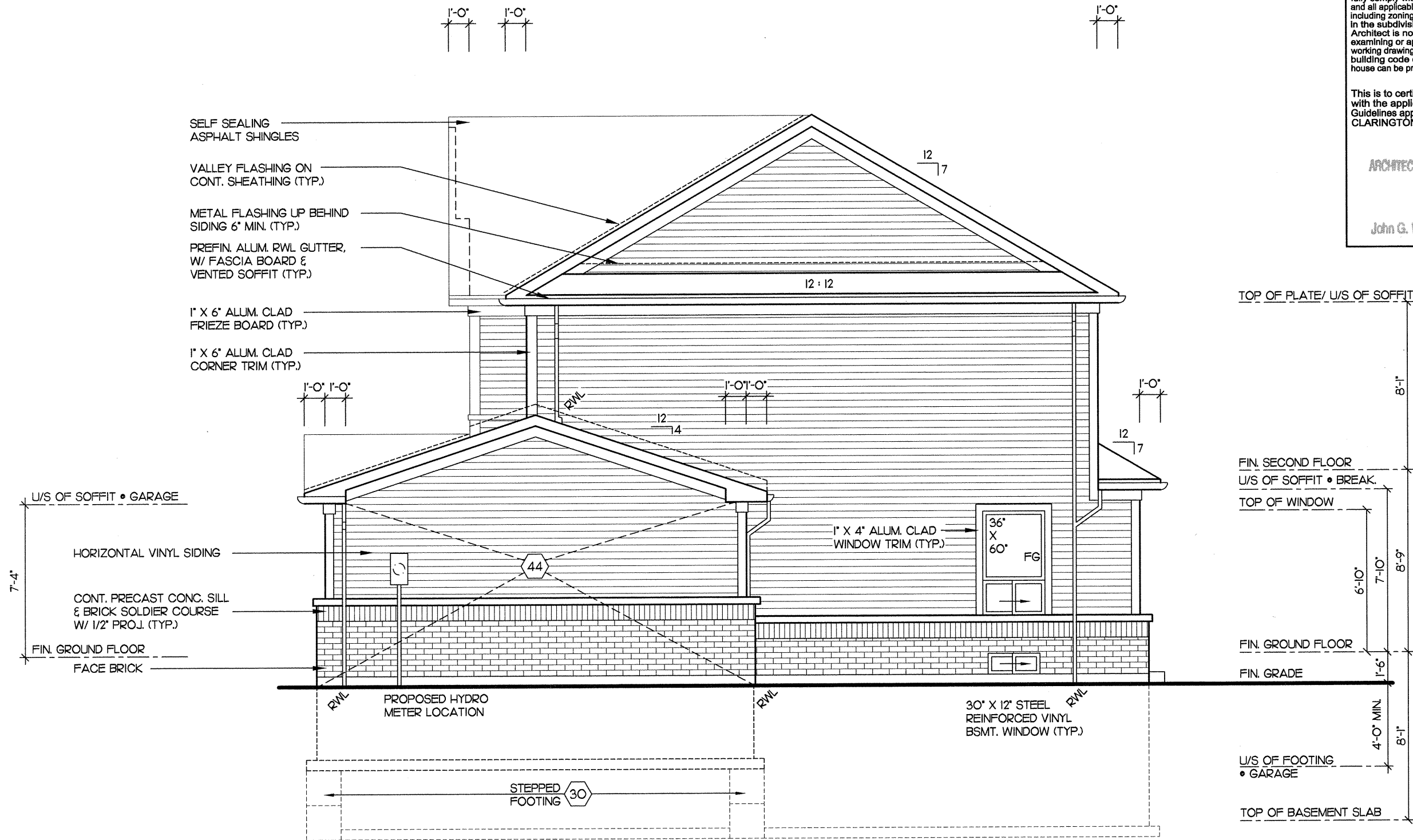
ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect

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
BCIN 23411 Date: JAN. 31, 2014

Sheet Title: LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"
Date: JUNE 2012
Drawn by: PS/AA
Checked by: LM
"THE RYDEALE"

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS
ELEVATION 'A'

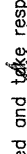


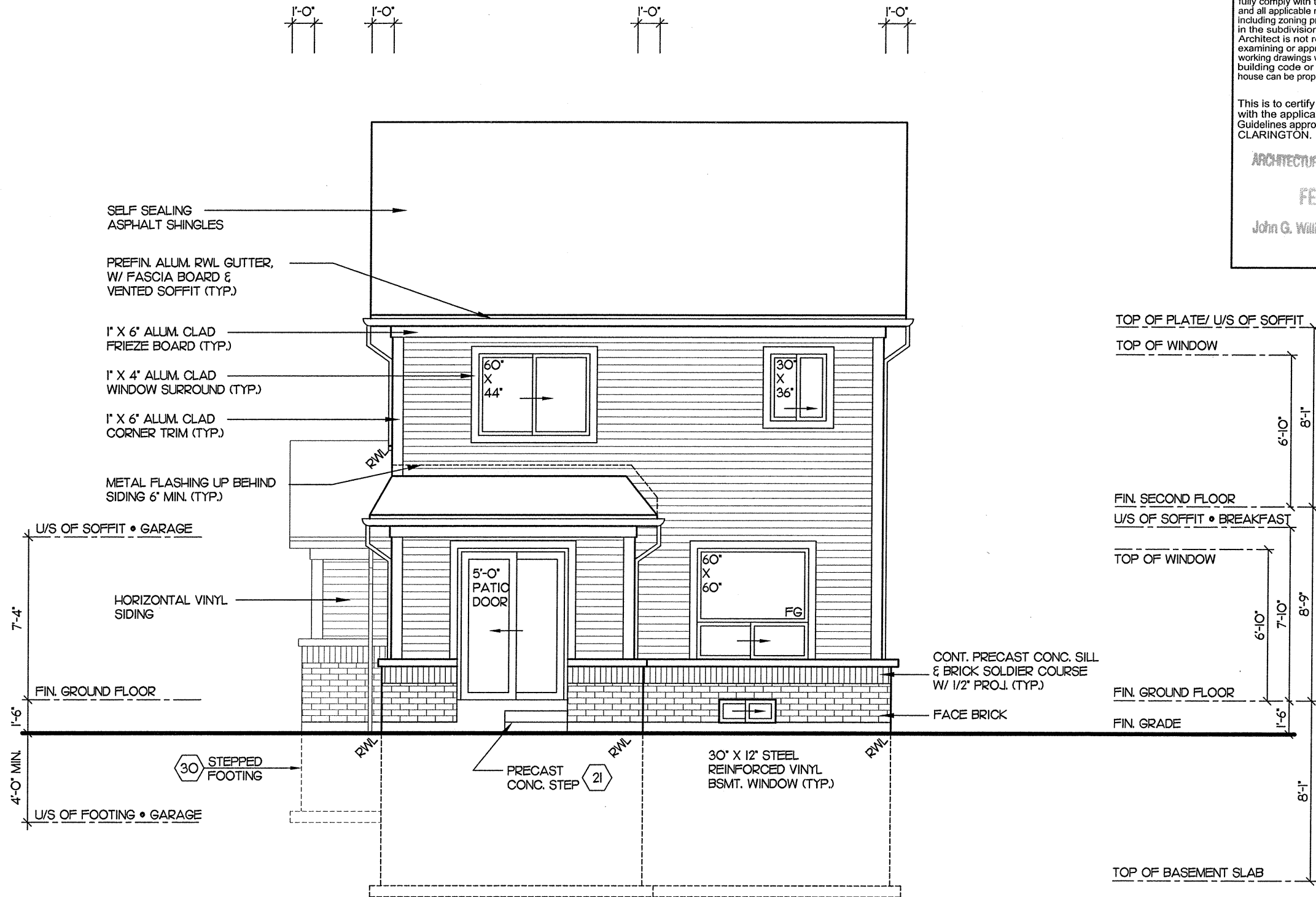
SPATIAL CALCULATIONS	
WALL AREA:	639.90 SF
LIMITING DISTANCE:	3'-11" @ 7%
ALLOWABLE OPENINGS:	44.79 SF
OPENINGS PROVIDED:	15.50 SF

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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
FEB 10 2014
John G. Williams Limited, Architect

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title RIGHT SIDE ELEVATION		Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65
			I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature  Date: JAN. 31, 2014 BCIN 23411		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS	Scale 3/16" = 1'-0"	Drawn by PS/AA	Drawing No. 8 OF 11		
	Date JUNE 2012	Checked by LM			
ELEVATION 'A'	'THE RYEDALE'		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		



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

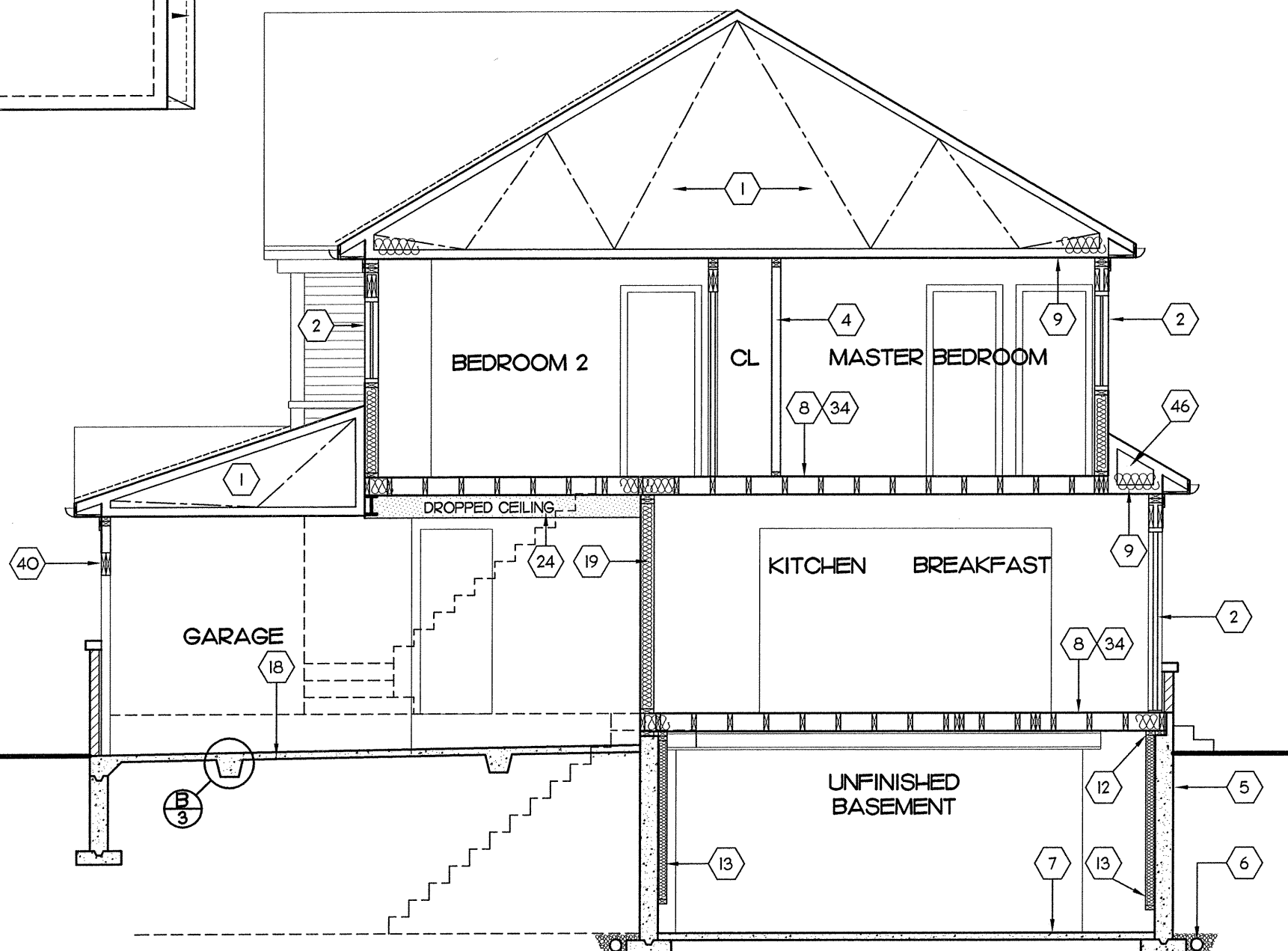
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2014

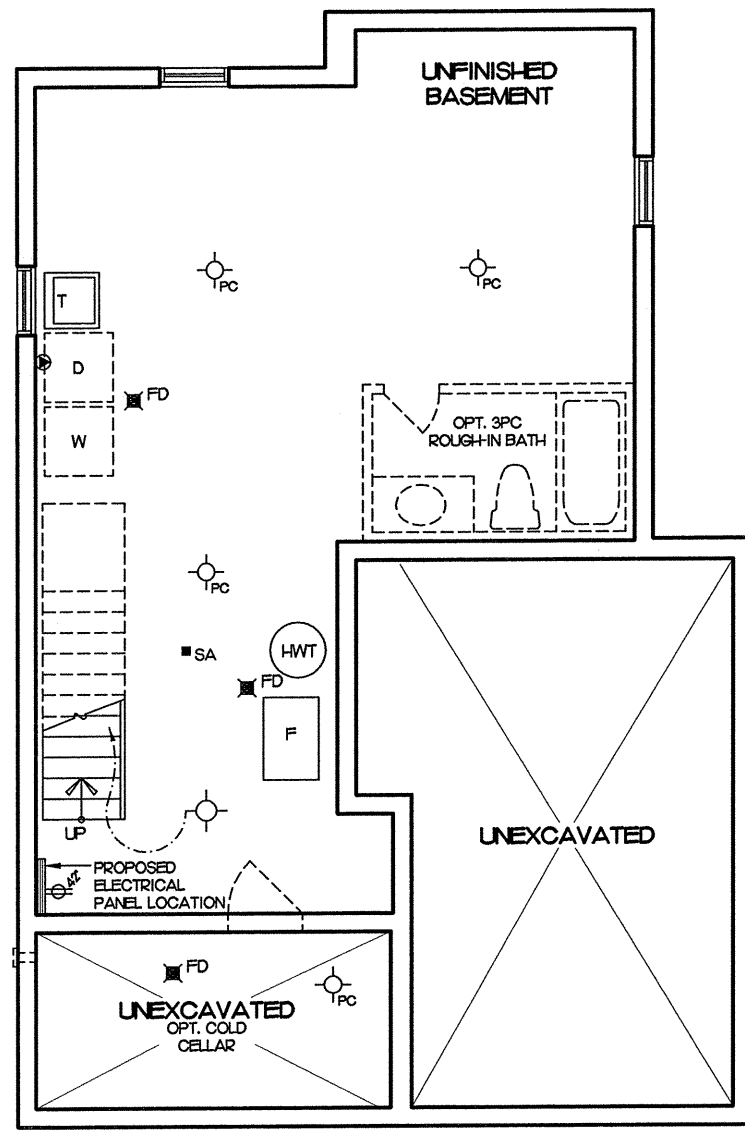
John G. Williams Limited, Architect

Client Delpark/ Highcastle Homes	Project No. 2008-65		Drawing No. 9 OF 11	
	Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS		Project 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
Sheet Title REAR ELEVATION	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	
	Scale 3/16" = 1'-0"		Date JUNE 2012	
Project ELEVATION 'A'	Drawn by PS/AA		Checked by LM	
	Date JUNE 2012		Signature Date: JAN. 31, 2014	

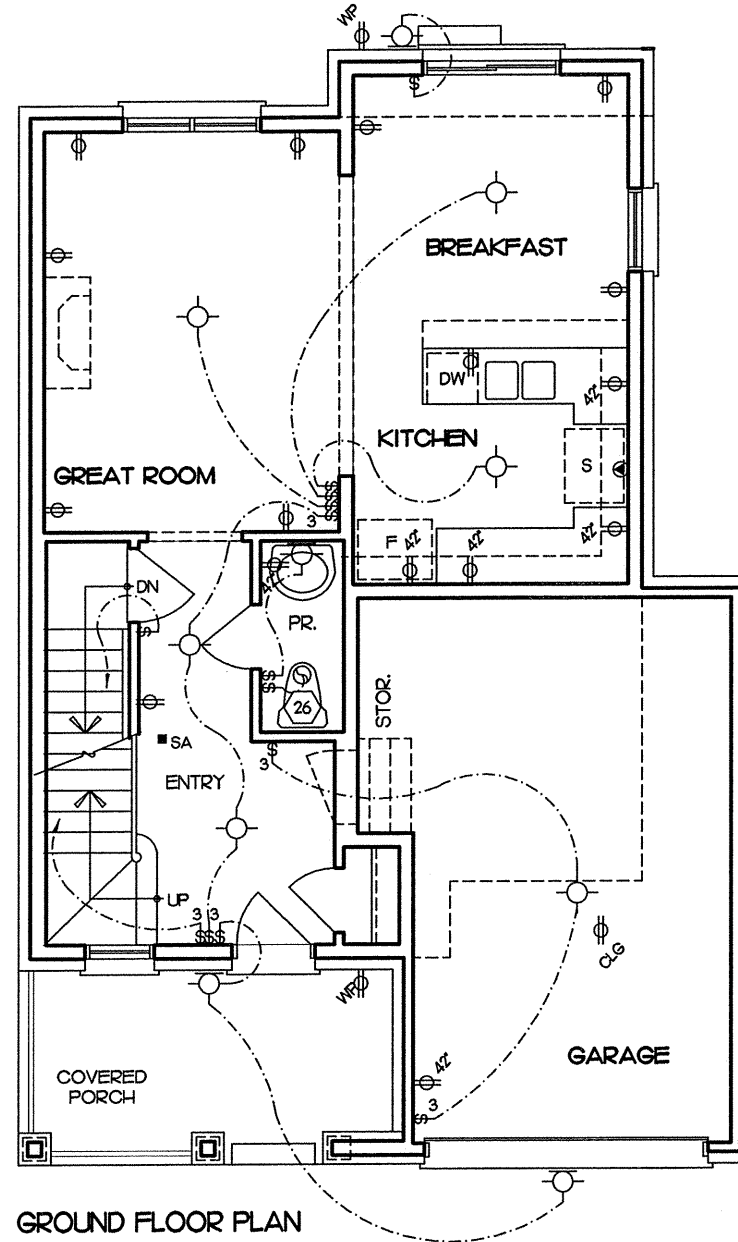


SECTION 'A' - 'A'

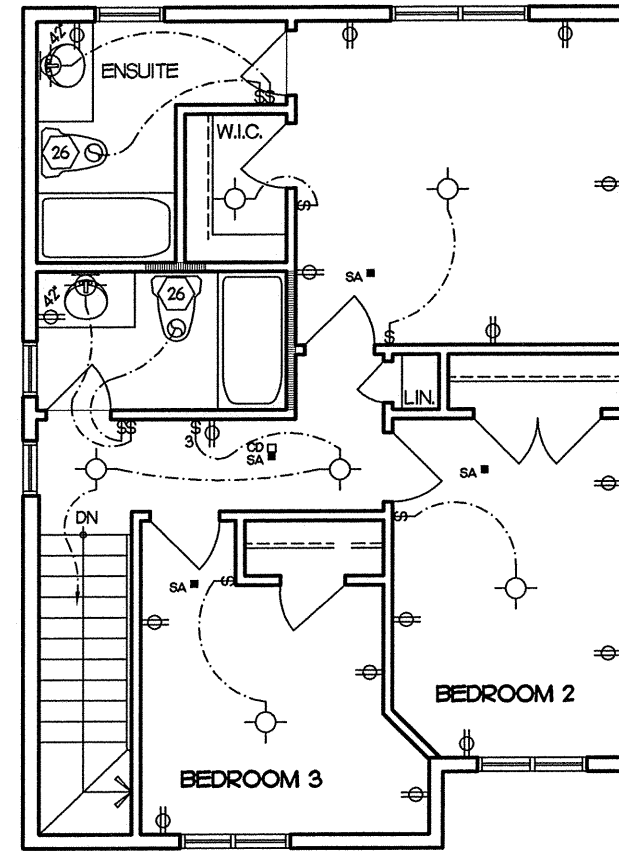
Client DELPARK/ HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS	Sheet Title SECTION 'A' - 'A' & ROOF PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65
		Scale 3/16" = 1'-0"	Drawn by PS/AA	Drawing No. 10 OF 11	
		Date JUNE 2012	Checked by LM		
		"THE RYEDALE"			
ELEVATION 'A'		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269			
I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature  BCIN 23411 Date: JAN. 31, 2014					



BASEMENT PLAN

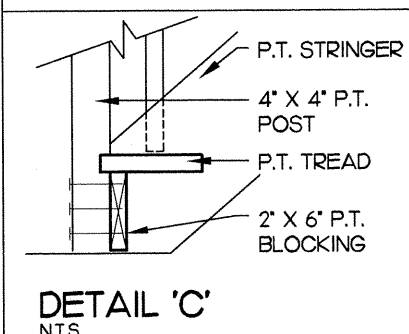
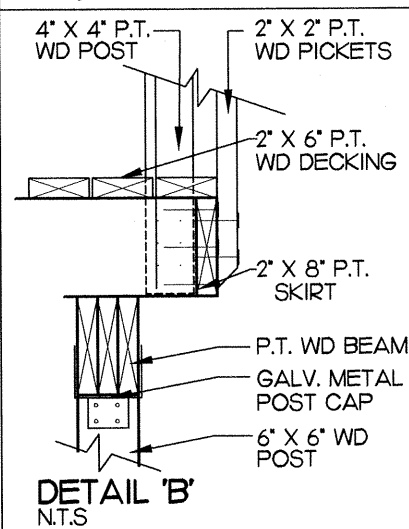
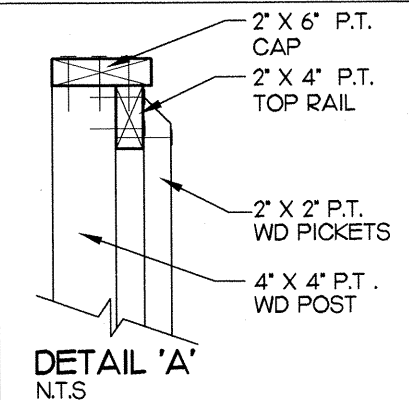
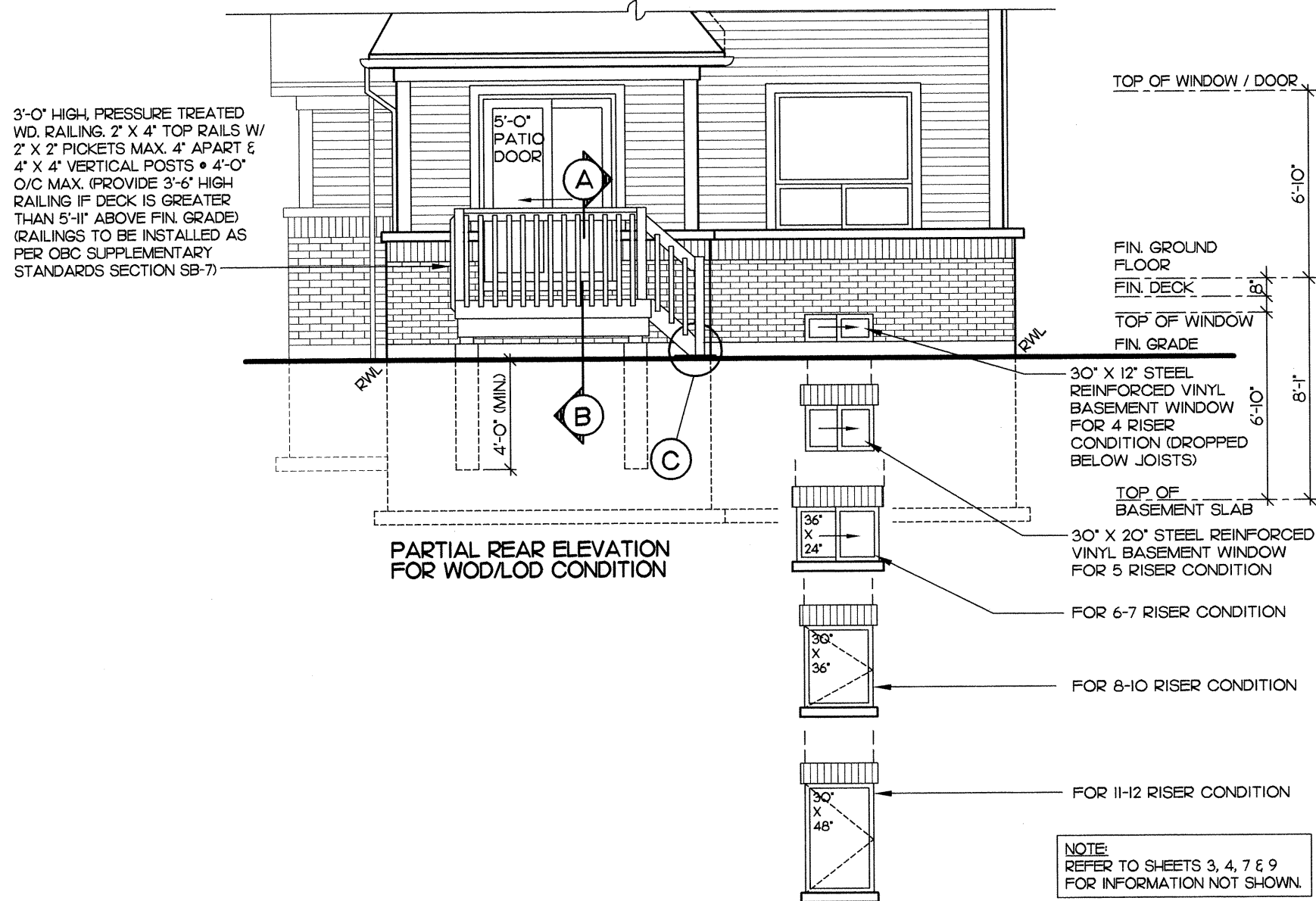
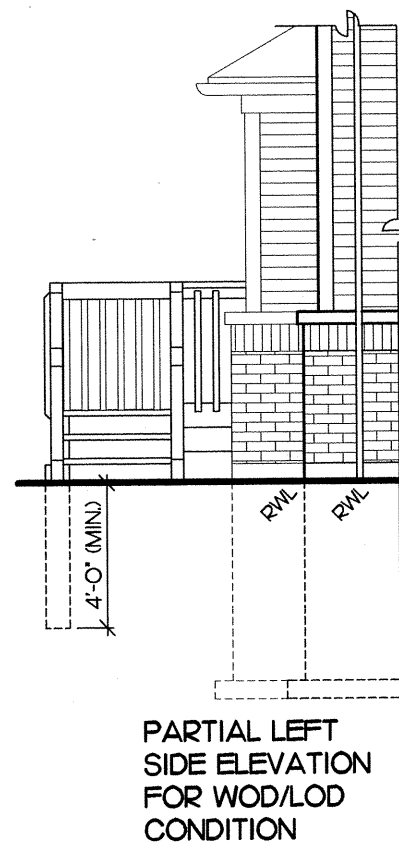
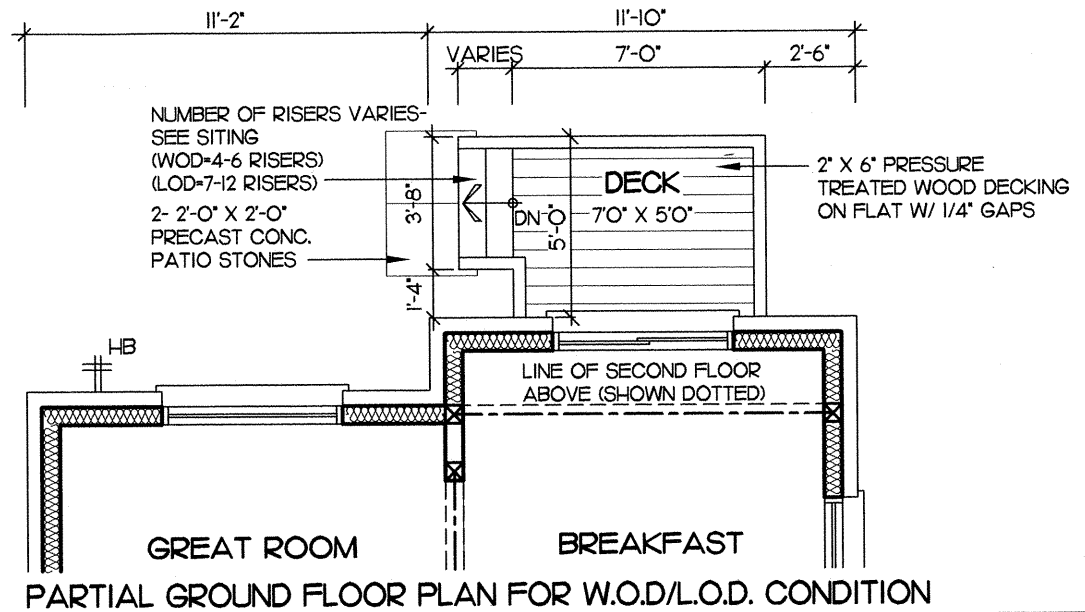
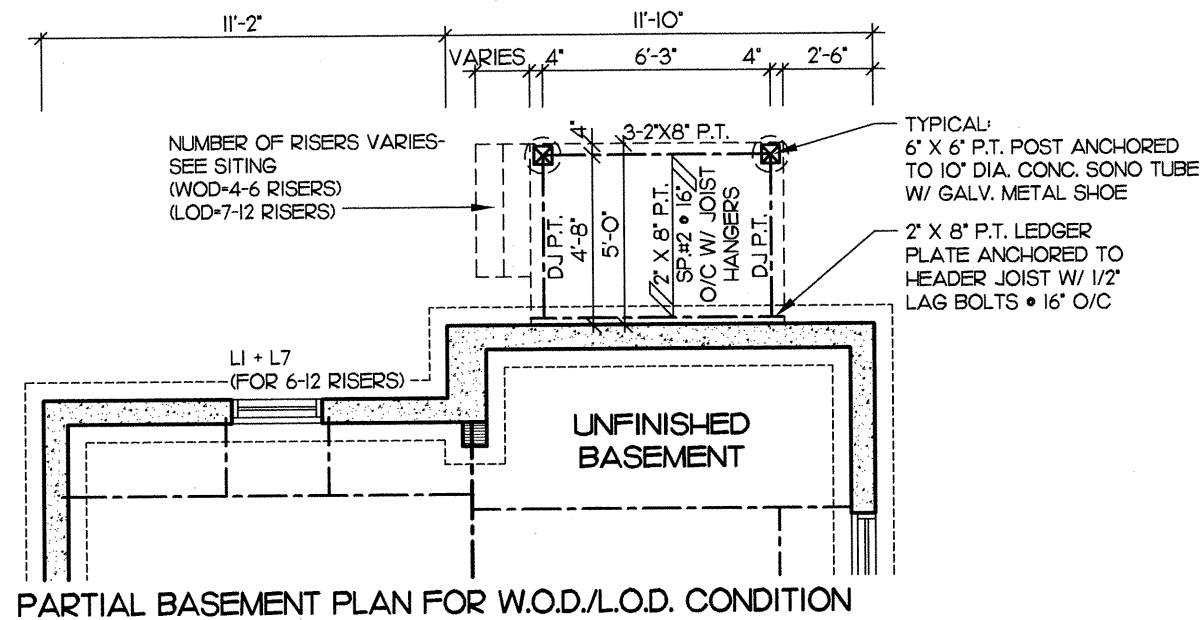


GROUND FLOOR PLAN



SECOND FLOOR PLAN

Client Delpark/ Highcastle Homes		Sheet Title ELECTRICAL PLANS		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-1 8'-0" CEILINGS		Scale 3/16" = 1'-0"		Drawn by PS/AA		ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
		Date JUNE 2012		Checked by LM			
		ELEVATION 'A'		I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature  BCIN 23411 Date: JAN. 31, 2014			
						Drawing No. 11 OF 11	



Project No.	2008-65		Drawing No.		IIA OF II	
	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] Date: SEPT. 3, 2014	
Sheet Title	WALK OUT DECK/ LOOK OUT DECK DETAILS & PARTIAL PLANS		Drawn by TB		Checked by PK	
	Scale 3/16" = 1'-0"		Date JULY 2014		BCIN 23411	
Client	DELPARK/ HIGHCASTLE HOMES		NORTHGLENN MUNICIPALITY OF CLARINGTON		ELEVATION 'A'	
	Project		33-1 8'-0" CEILINGS			