

NORTHGLEN

40' LOT PRODUCT - 9'-0" CEILING

MUNICIPALITY OF CLARINGTON

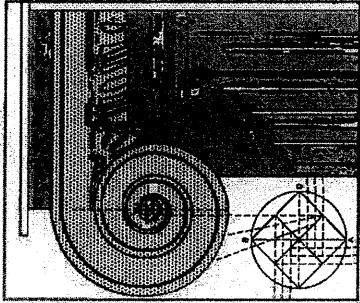
PROJECT NO. 2008-65

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 'b'.
Unless the requirements of performance compliance are met as outlined
in SB-12 (2.1.2)

Gross area of peripheral walls:
Gross area of openings:

Elev. 'B'
2850.76 SF
264.62 SF
9.26% Ratio



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

No.	DESCRIPTION	DATE	BY	REVISIONS	DELPAK/ HIGHCASTLE HOMES NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING ELEVATION 'B'	AREAS		ELEVATION 'B'	
						OPEN AREA (NOT INCL. IN TOTAL AREA)	COVERED (NOT INCLUDING PORCH)	M ²	FT ²
9	REVISED FOR 2012 OBC - ISSUED TO CLIENT	JUNE 5, 2014	TB						
8	UPDATED FRAMING • STAIR & REISSUED TO CLIENT	OCT. 11, 2013	TB						
7	REVISED TO COMPLIANCE PACKAGE D & ISSUED FOR PERMIT	APRIL 30, 2013	PS						
6	GARAGE DOOR HEIGHT REVISED FROM 8'-0"-7'-0" ON FRONT ELEVATION - RAILING MATERIAL REVISED - RE-ISSUED TO CLIENT FOR REVIEW	DEC. 17, 2012	PS						
5	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 08, 2012	PS						
4	ISSUED TO P. ENG. FOR FINAL STRUCTURAL CHECK	MARCH 23, 2012	PS						
3	ISSUED FOR STRUCTURAL REVIEW	JAN. 18/2012	PS						
2	FIREPLACE UPDATE AS PER SPEC'S RECD FROM CLIENTS	AUG. 4 /11	PS						
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03/11	PS						
	DESCRIPTION	DATE	BY						

CONSTRUCTION NOTES

2012 O.B.C. 0. REG. 332/12 (REVISED 7 JANUARY 2014)
UNLESS OTHERWISE NOTED
R-VALUES BASED ON COMPLIANCE PACKAGE D
ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL.
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C.) REGULATIONS.

1 ROOF CONSTRUCTION

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

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

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

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

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

4 INTERIOR STUD PARTITIONS

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

5 FOUNDATION WALL

200 mm (8") POURED CONC. FOUNDATION WALL WITH 15 Mpa (2200 psi) CONC. OR 20 Mpa (2900 psi) CONC. WHERE STEEL REINFORCING IS SPECIFIED AND BITUMINOUS DAMP PROOFING, 19 mm (3/4") MINERAL FIBRE INSULATION WITH DENSITY OF 57 KG/M3 MIN. OR EQUIVALENT DRAINAGE LAYER, 480 mm x 155 mm (19" x 6") OR 600 mm x 200 mm (24" x 8") FOR PARTY WALLS CONTIGUOUS KEVED 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")
GUARD/HANDRAIL @ EXT. LANDING..... = 900 (2'-11")
GUARD/HANDRAIL @ EXT. LANDING..... = 865 (2'-10")
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.

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 BRACING

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

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

24 GARAGE SEPARATION - CEILING

12.7 mm (1/2") GYPSUM BD. ON CEILING BETWEEN HOUSE AND GARAGE. RSI 5.46 (R31) FOAM INSULATION. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

25 LINEN CLOSET

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

26 MECHANICAL VENTING

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

27 FIREWALL SEPARATION

JOISTS, BEAMS & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL OR FIREWALL. MIN. 100 mm (4") SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END-TO-END CONDITION.

28 GRAB BAR

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

29 WOOD COLUMN

140 mm x 140 mm (6" x 6") WOOD COL. OR BUILT-UP WD. COL. ON METAL BASE SHOE AND 12.7 mm (1/2") DIA. BOLT, 610 mm x 610 mm x 300 mm (24" x 24" x 12") CONC. FTG.

30 STEP FOOTINGS

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

31 PORCH SLAB

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

32 RESERVED

33 PARTY 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 DAMPROOFING BETWEEN WOOD AND CONCRETE.

36 BLOCK VENEER WALL

SAME AS NOTE 3 WITH THE FOLLOWING EXCEPTIONS:
100mm (4") CONCRETE BLOCK INSTEAD OF FACE BRICK AND NO WEEP HOLES.

37 RESERVED

38 STEEL PIPE COLUMN - NON ADJUSTABLE

(ASTM) A53 GRADE 'B' STEEL GRADE 90 mm (3 1/2") DIA. WITH 4.76 mm (3/16") WALL THICKNESS NON-ADJUSTABLE PIPE COLUMN WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM. BASE PLATE 120 mm x 250 mm x 9.5 mm (5" x 10" x 3/8") STEEL PLATE W/2-12 mm DIA. x 300 mm LONG AND 50 mm HOOK (2 1/2" x 12" x 2") WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.

39 RESERVED

40 GARAGE WALLS

SAME AS NOTE NO. 2 & 3 WITH THE FOLLOWING EXCEPTIONS:
STUDS TO BE 38 mm x 89 mm (2" x 4") @ 406 mm (16") O.C. DELETE INSULATION, 6 mil AIR/VAPOUR BARRIER & DRYWALL

41 PORCH SLAB WITH OPTIONAL COLD CELLAR

125 mm (5") POURED CONC. 32 Mpa. (4650 psi) PORCH SLAB WITH 5 - 8% AIR ENTRAINMENT AND 10M REBARS @ 200 mm (7 7/8") EACH WAY WITH MIN. 30 mm CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION, 75 mm (3") MIN. SLAB BEARING, 10M DOWELS 600 mm x 600 mm (24" x 24") @ 600 mm (2'-0") O.C. AROUND PERIMETER. REINFORCING STEEL GRADE 400-CAN/CSA-G30.18-M.

42 EXPOSED FLOOR

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

43 2 STOREY WALLS - DOUBLE VOLUME

2-38 x 140 (2'-2" x 6") SPR. # 2 CONTINUOUS STUDS @ 305 mm (12") O.C. FROM SILL PLATE TO TOP PLATE & WOOD GIRTS @ 1200 mm (3'-11") O.C. VERTICALLY.

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

BRICK VENEER WALL OR FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES (2) & (4) 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 0.9 M TO PROPERTY LINE (45 MIN. F.R.R.)

FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES (2) & (4) 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/PTI 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")

10 - INSULATED MIN RSI 0.7, (R4)

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

12 - 36" x 80" 2 PANEL SLIDING DOORS

13 - 48" x 80" 2 PANEL SLIDING DOORS

14 - 60" x 80" 2 PANEL SLIDING DOORS

15 - 72" x 80" 2 PANEL SLIDING DOORS

16 - 84" x 80" 2 PANEL SLIDING DOORS

17 - 96" x 80" 2 PANEL SLIDING DOORS

LINEN/BEAM SCHEDULE

L1.....2 - 38 x 184.....(2 - 2 x 8) SPR. #2

L2.....3 - 38 x 184.....(3 - 2 x 8) SPR. #2

L3.....2 - 38 x 235.....(2 - 2 x 10) SPR. #2

L4.....3 - 38 x 235.....(3 - 2 x 10) SPR. #2

L5.....2 - 38 x 286.....(2 - 2 x 12) SPR. #2

L6.....3 - 38 x 286.....(3 - 2 x 12) SPR. #2

L7.....90 x 90 x 6.0.....(3 1/2 x 3 1/2 x 1/4 L)

L8.....90 x 90 x 6.0.....(4 x 3 1/2 x 1/4 L)

L9.....100 x 90 x 6.0.....(5 x 3 1/2 x 5/16 L)

L10.....125 x 90 x 8.0.....(5 x 3 1/2 x 5/16 L)

L11.....125 x 90 x 10.0.....(5 x 3 1/2 x 3/8 L)

L12.....150 x 100 x 10.0.....(6 x 4 x 3/8 L)

ALL LVL'S TO BE E 2.0

ALL STRUCTURAL STEEL TO BE G40.21 GRADE 350W

LEGEND

1. DUPLEX OUTLET (12" HIGH) SB 2. SOLID WOOD BEARING
2. DUPLEX OUTLET (HEIGHT AS NOTED) PL 3. POINT LOAD
4. WEATHERPROOF DUPLEX OUTLET A.F.F. ABOVE FINISHED FLOOR
5. HEAVY DUTY OUTLET T.O.S. TOP OF STEEL
6. LIGHT FIXTURE (CEILING) FD 7. FLOOR DRAIN
8. LIGHT FIXTURE (PULL CHAIN) P.T. 9. HOSE BIB
9. LIGHT FIXTURE (WALL MOUNTED) L.V.L. 10. LAMINATED VENEER LUMBER
10. LIGHT FIXTURE (POT LIGHT) M.C. 11. MEDICINE CABINET
11. SWITCH SA 12. SMOKE ALARM (INTERCONNECTED)
12. SWITCH 3 WAY CO 13. CARBON MONOXIDE ALARM
13. CABLE JACK
14. TELEPHONE JACK

Client

Delpark/ Highcastle Homes

Sheet

Title

CONSTRUCTION NOTES

Project

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-3
9'-0" CEILING

Scale

N.T.S.

Drawn by

TM

Date

JUNE 2012

Checked by

KR

Signature

reviewed and take responsibility for this design.

BCIN

23411

STEPHEN P. KENNEDY

have

REGISTERED PERSON

D.W. CASSIDY & CO.

ARCHITECTURAL TECHNOLOGISTS

FIRM BCIN 28461

60 RANDALL DRIVE

SUITE 11

AJAX, ONTARIO

L1S 6L3

PH (905) 619-1270

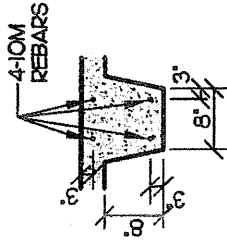
FAX (905) 619-1269

Project No.

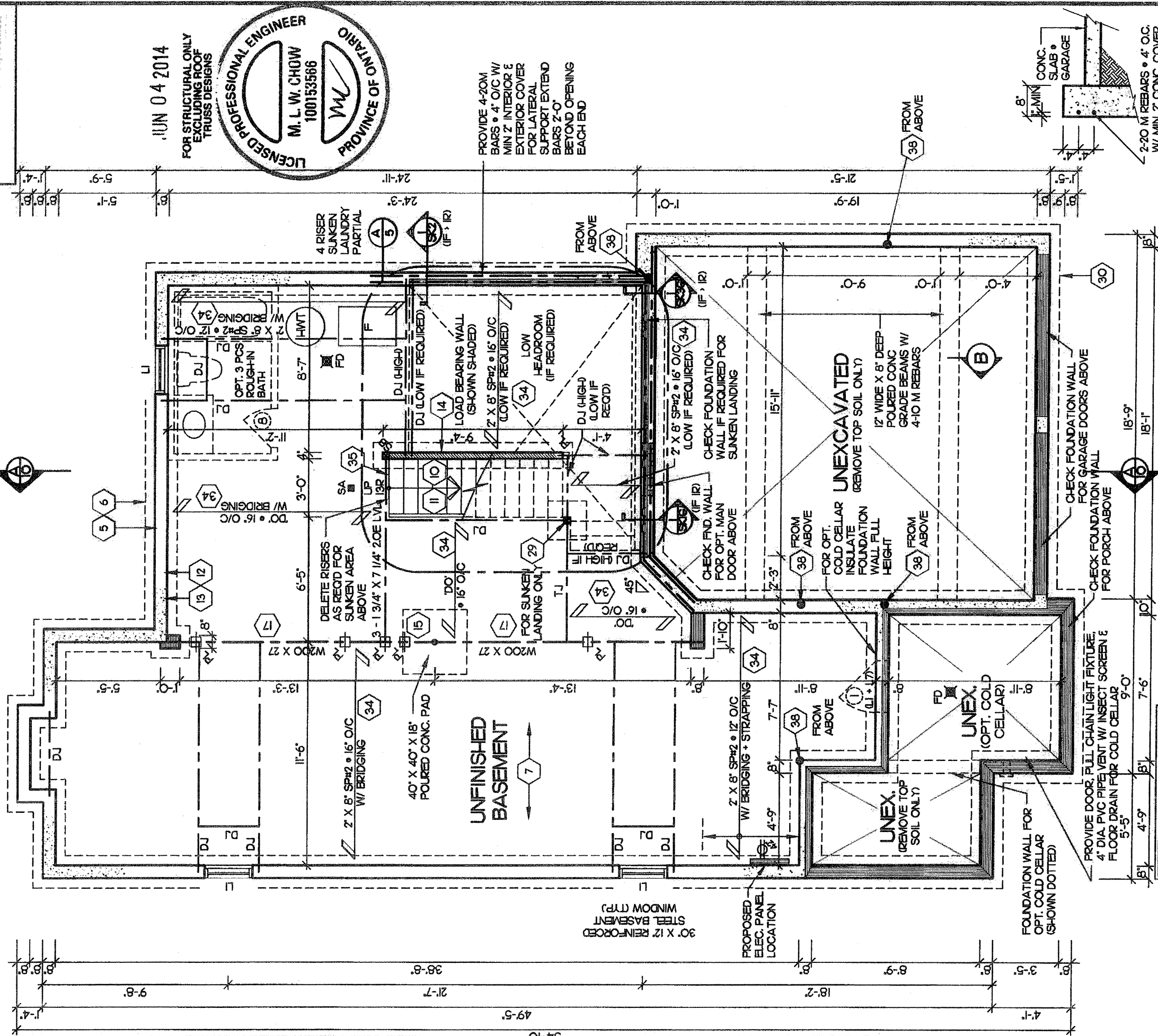
2008-65

Drawing No.

2 OF 11



B GRADE BEAM DETAIL
NTS



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

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

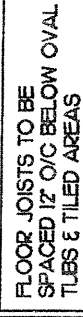
NOTE: PROVIDE 1/2" OVERHANG OF FACE BRICK TO FDN. WALL

Client DELPAK/ HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING	Scale 3/16" = 1'-0"	Date JUNE 2012	Drawn by TM	Checked by KR	Sheet Title THE NOTTINGHAM	Registered Person: D.W. CASSIDY & CO. FIRM BCIN 28461		Project No. 2008-65	
							Architectural Technologists STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature: _____ Date: JUNE 5, 2014 BCIN 23411		Architectural Technologists CASSIDY & CO. 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
ELEVATION 'B'							Project No. 2008-65		Drawing No. 3 OF 11	

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



John C. Williams Limited, Architects



Project NORTHGLENN
MUNICIPALITY OF CLARINGTON
UNIT 40-3
9'-0" CEILING

Scale	3/16" = 1'-0"	Drawn by	TM
Date	JUNE 2012	Checked by	

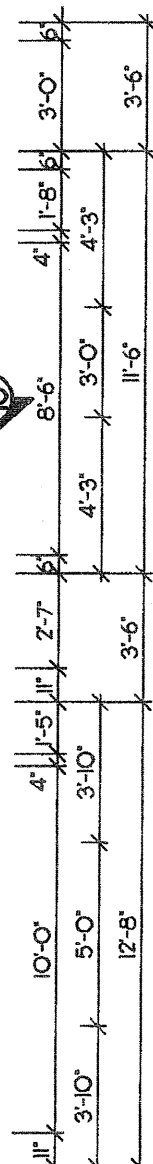
I, **STEPHEN P. KENNEDY** have
reviewed and take responsibility for this design.

Signature 

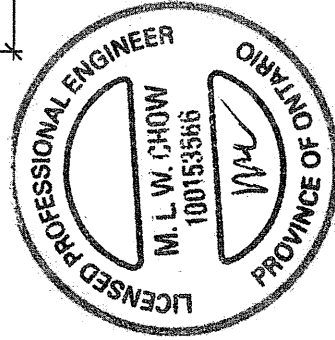
UPDATED FRAMING • STAIR	OCT. 11, 2013	Project No.	2008-65
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		Drawing No.	4 OF 11

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

John G. Williams Limited, Architects



**FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS**



ELEVATION B

Scale	3/16" = 1'-0"	Drawn by	TM
Date	JUNE 2012	Checked by	LS

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**

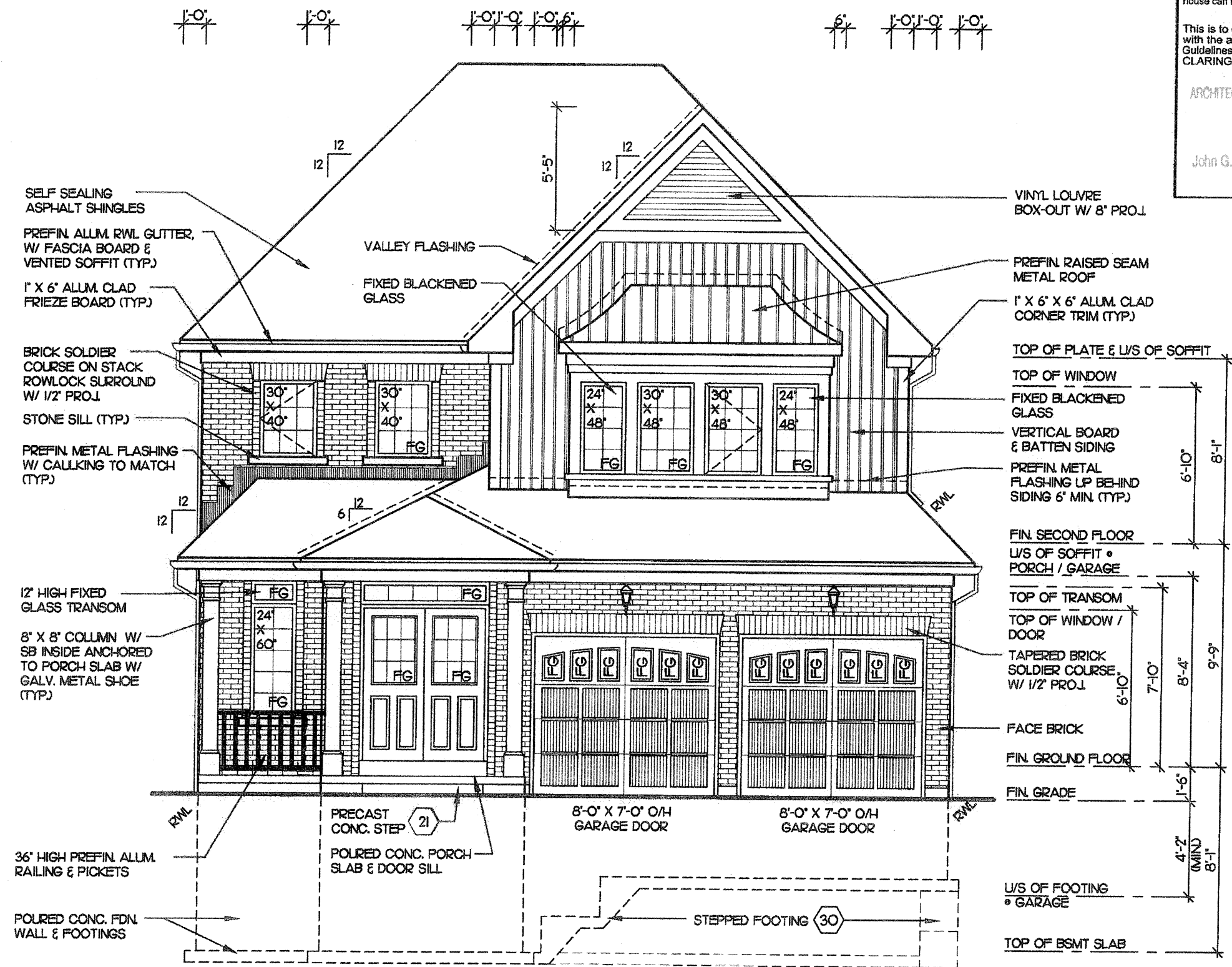
CASSIDY & CO
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

2008-65

440



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

Project No. 2008-65

Drawing No. 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: JUNE 5, 2014

Sheet Title: FRONT ELEVATION

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

Date: DEC 2012

Drawn by: TM

Checked by: KR

Client: DELPARK/ HIGHCASTLE HOMES

Project: NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING

ELEVATION 'B'

THE NOTTINGHAM

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ARCHITECTURAL REVIEW & APPROVAL

JUN 1 9 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: **JUNE 5, 2014**

LEFT SIDE ELEVATION

Scale

3/16" = 1'-0"

Date

DEC 2012

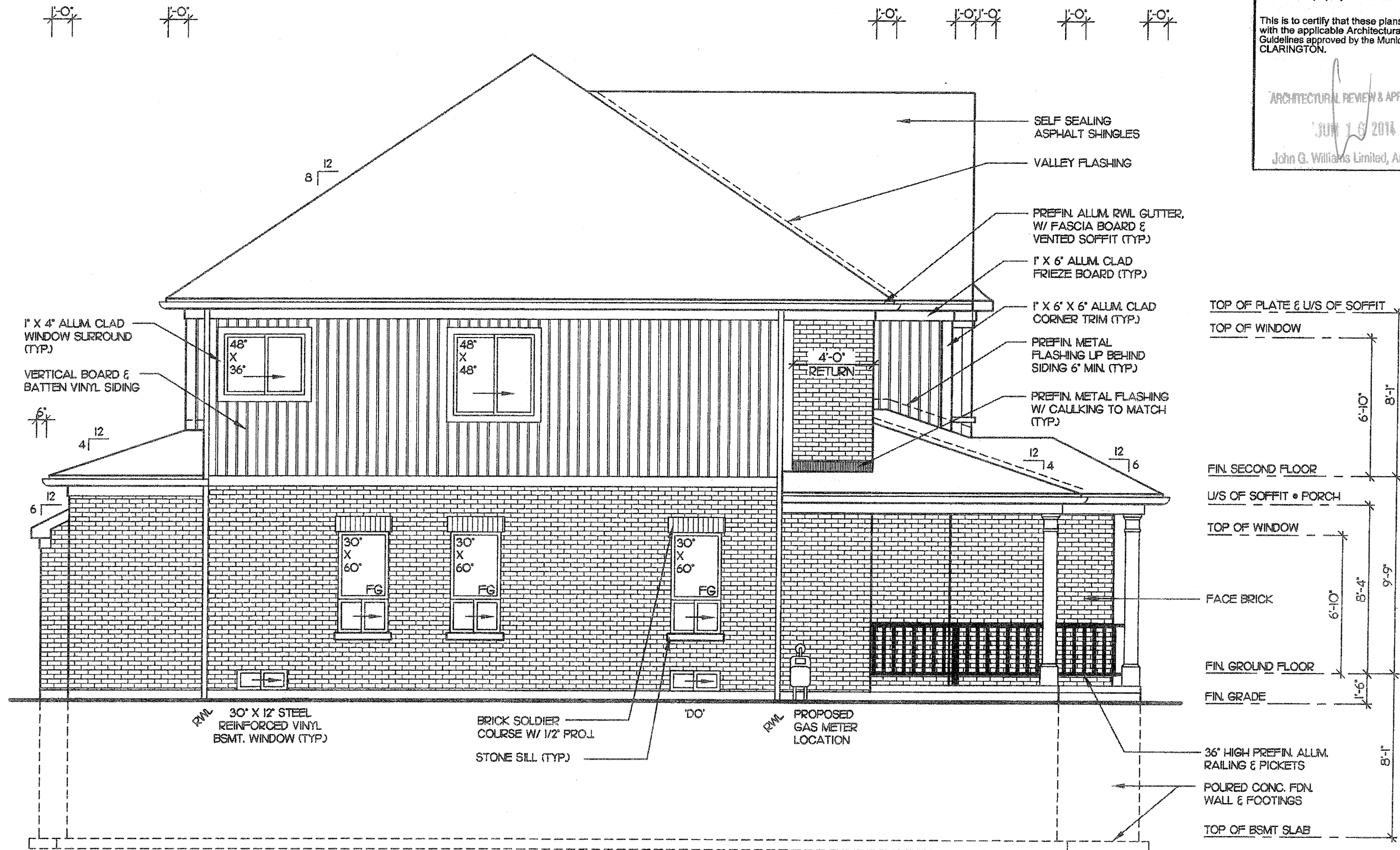
THE NOTTINGHAM

Client
DEL PARK / HIGHCASTLE HOMES

Project

NORTHGLENN
MUNICIPALITY OF CLARINGTON
UNIT 40-3
9'-0" CEILING

ELEVATION 'B'



SPATIAL CALCULATIONS:	
WALL AREA =	798.74 S.F.
LIMITING DISTANCE =	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS =	55.91 S.F.
PROPOSED OPENINGS =	55.51 S.F. (GLASS AREA)

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

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John G. Williams Limited, Architect

Project No.	2008-65
Drawing No.	8 OF 11

CASIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

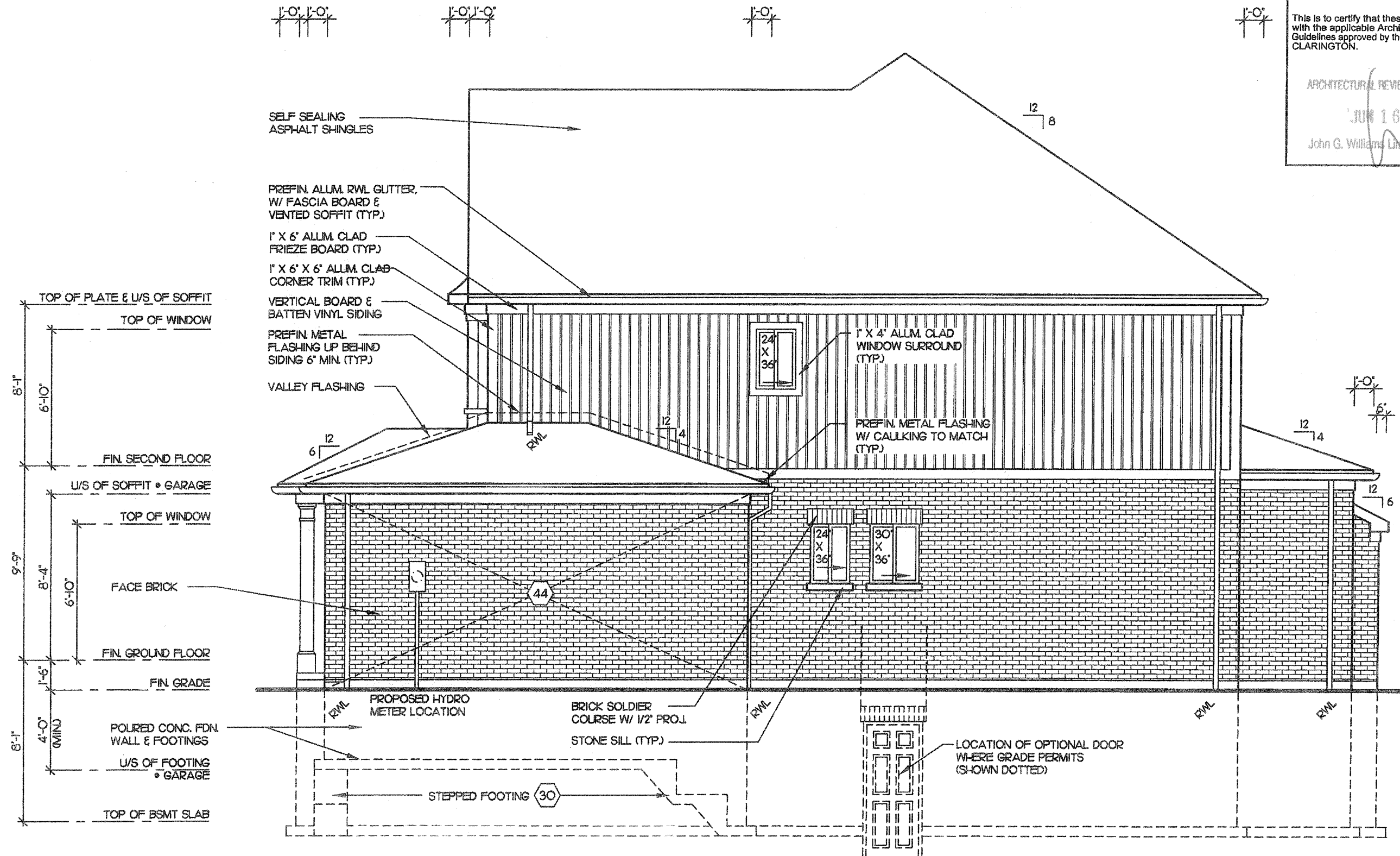
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

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

Signature: 
BCIN 23411 Date: JUNE 5, 2014

Sheet Title	RIGHT SIDE ELEVATION		
Scale	3/16" = 1'-0"	Drawn by	TM
Date	JUNE 2012	Checked by	KR
"THE NOTTINGHAM"			

DEL PARK/ HIGH-CASTLE HOMES	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING	ELEVATION 'B'
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<u>SPATIAL CALCULATIONS:</u>	
WALL AREA =	823.34 S.F.
LIMITING DISTANCE =	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS =	57.63 S.F.
PROPOSED OPENINGS =	19.50 S.F.

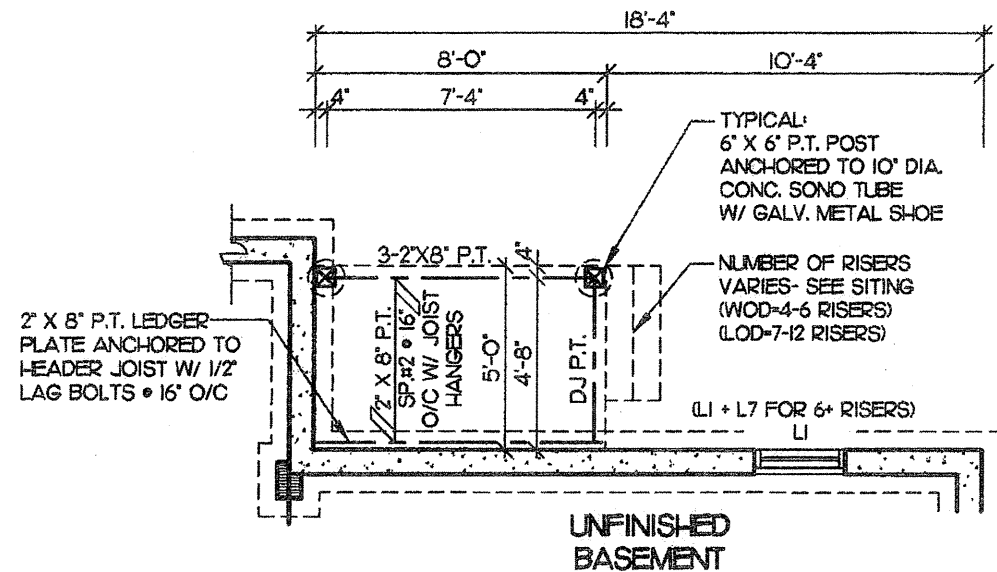
STONE SILL (TYP)

[illegible]

TOP OF BSMT SLAB

John G. Williams Limited, Architect

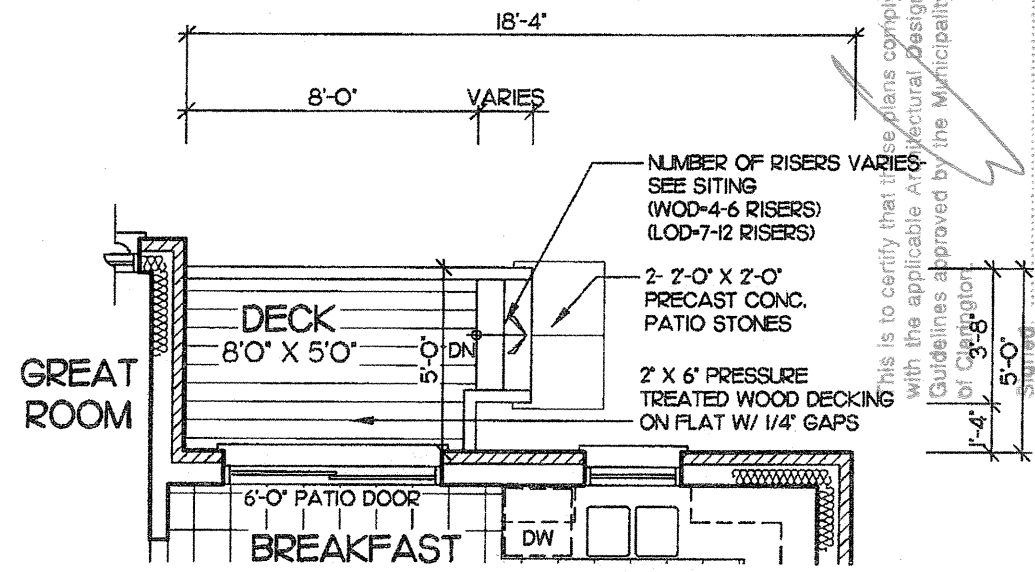
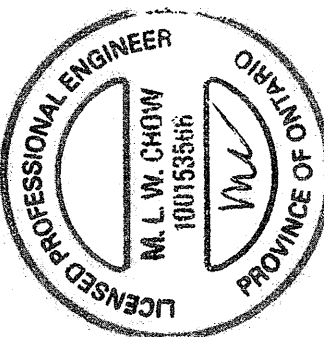
DEL PARK/ HIGHCASTLE HOMES	Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING ELEVATION 'B'
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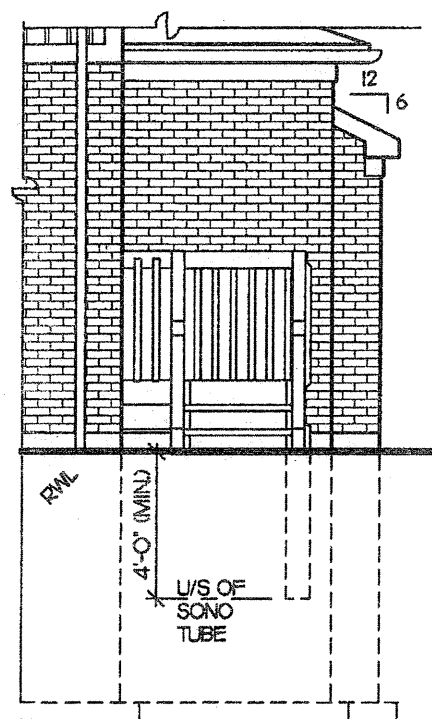
PARTIAL BASEMENT PLAN FOR W.O.D./L.O.D. CONDITION

JUN 04 2014

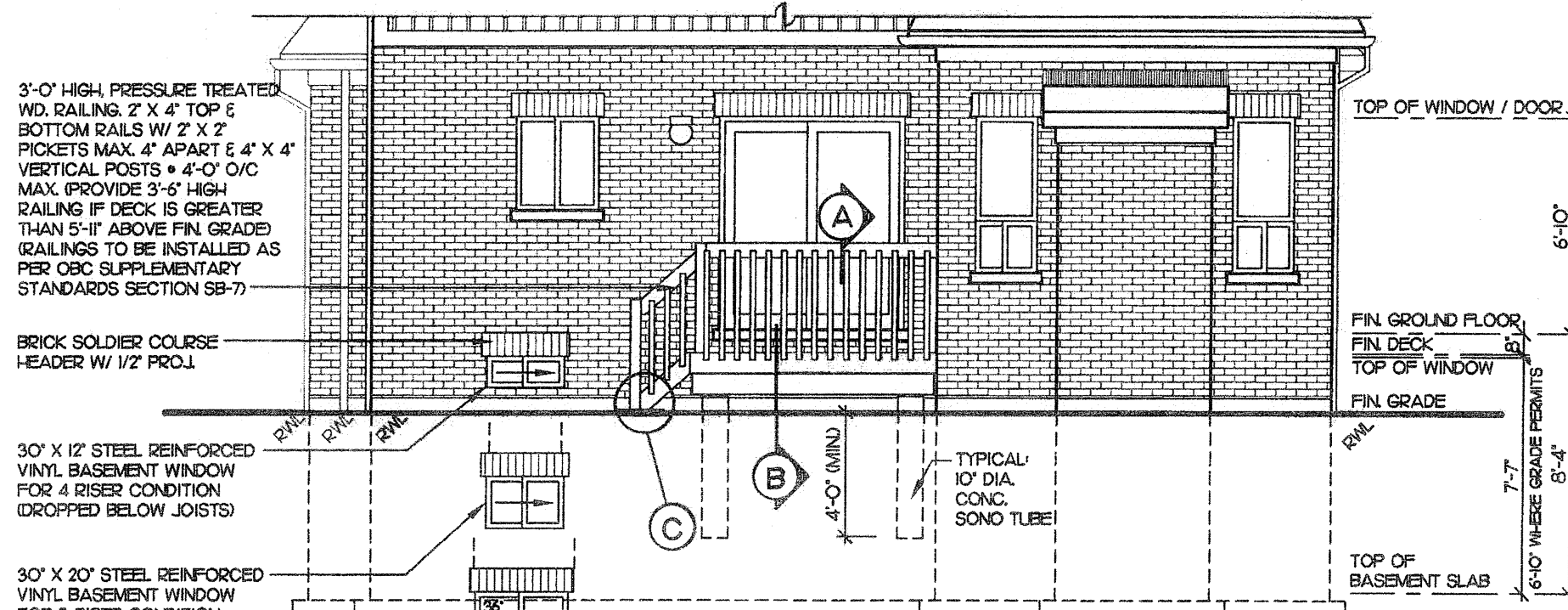
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



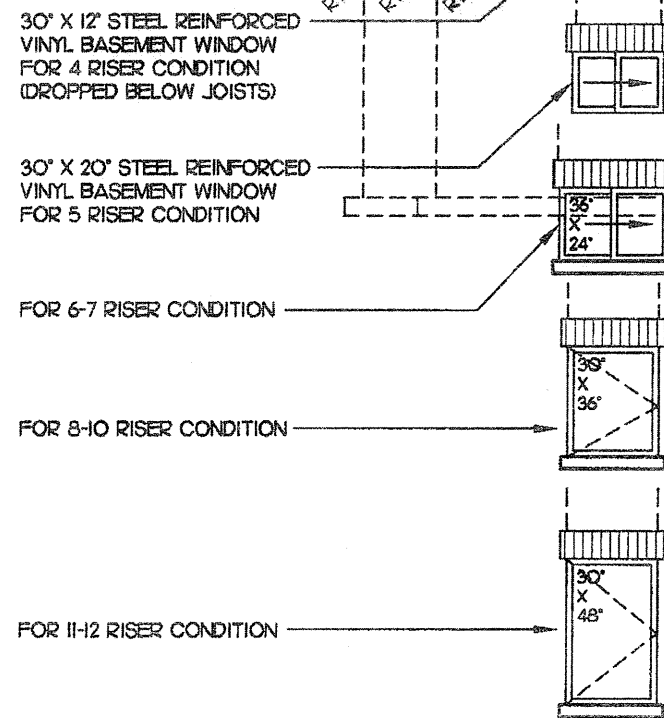
PARTIAL GROUND FLOOR PLAN FOR W.O.D./L.O.D. CONDITION



PARTIAL RIGHT
SIDE ELEVATION



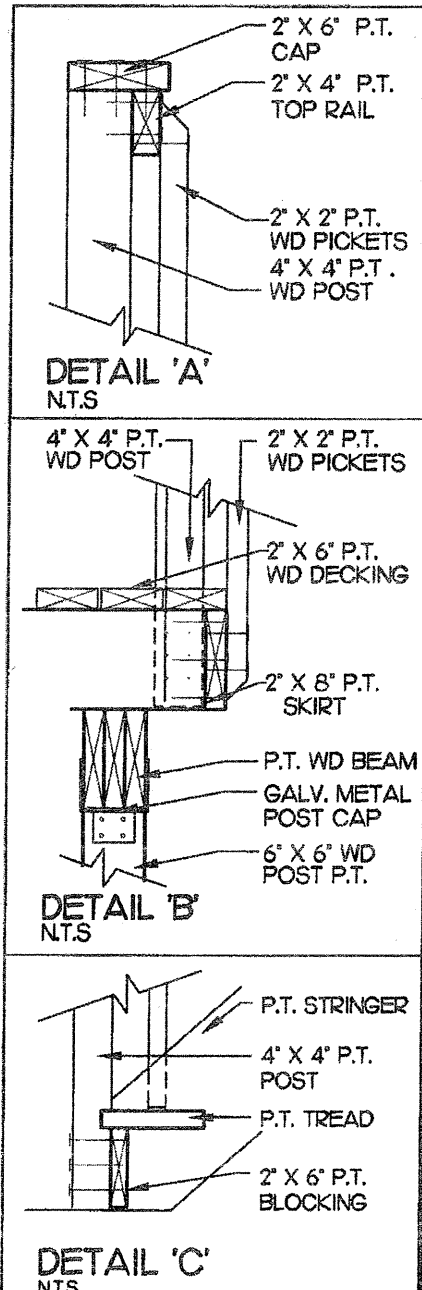
PARTIAL REAR ELEVATION



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NOTE:
30" DEEP WINDOW MAY NOT BE POSSIBLE DUE TO SITE SPECIFIC GRADING. BUILDER TO CONFIRM ON-SITE

NOTE:
REFER TO WORKING DRAWINGS FOR INFORMATION NOT SHOWN.



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

STEPHEN P. KENNEDY
have reviewed and taken responsibility for this design.
Signature: [Signature]
BCIN 23411 Date: JUNE 5, 2014

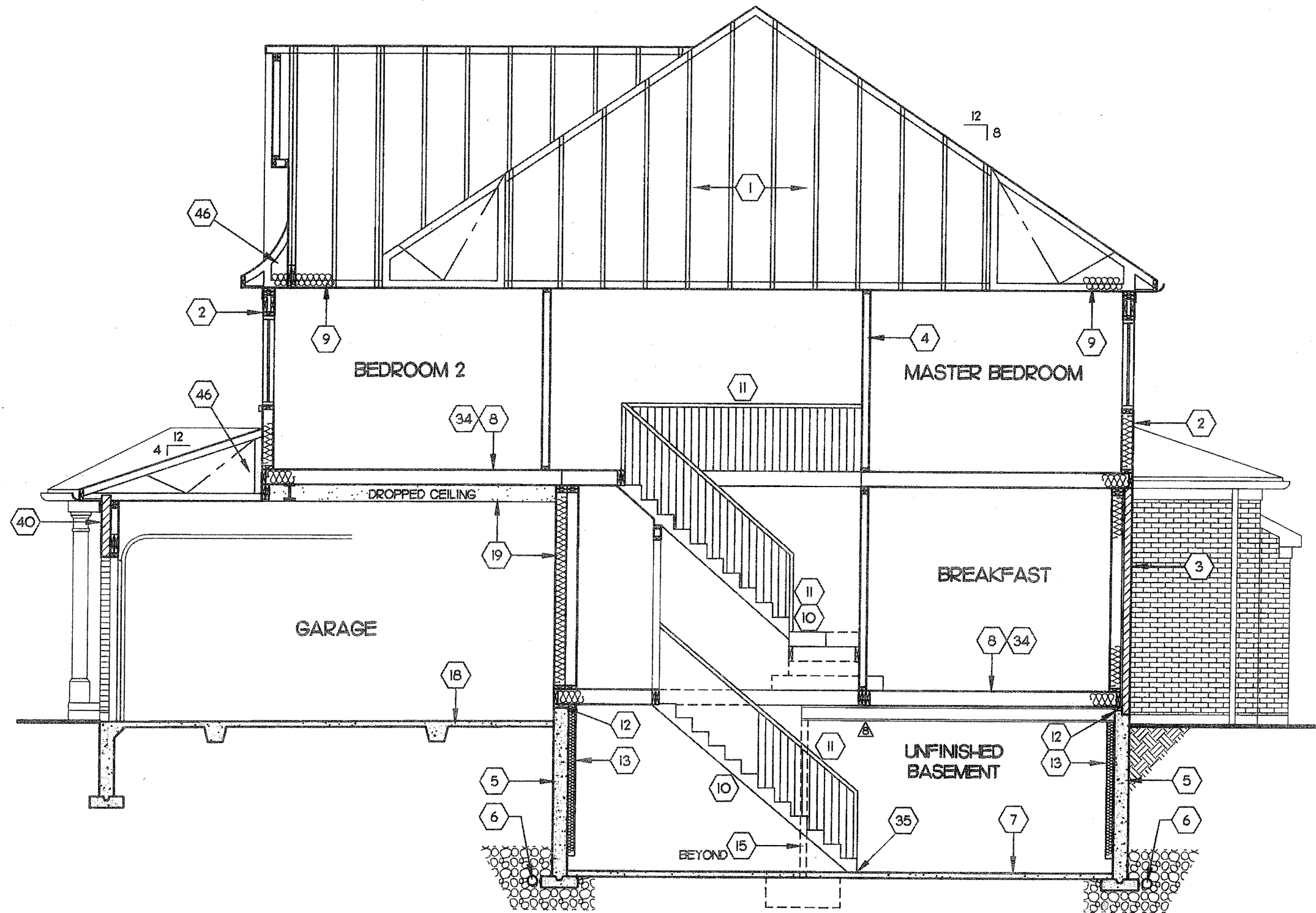
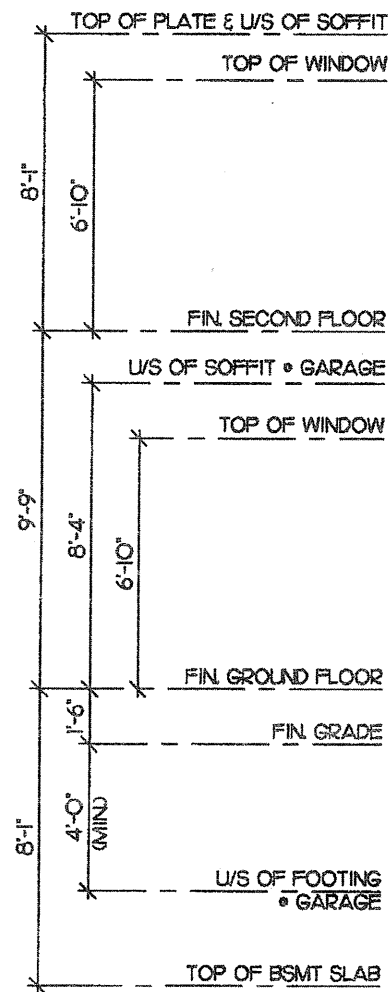
WALK OUT DECK/
LOOK OUT DECK
DETAILS & PARTIAL PLANS
Scale: 3/16" = 1'-0"
Drawn by: TB
Checked by: AL
Date: OCT. 2013

DEL PARK/ HIGHCASTLE HOMES
NORTHGLENN
MUNICIPALITY OF CLARINGTON
UNIT 40-3
9'-0" CEILINGS
ELEVATION 'B'

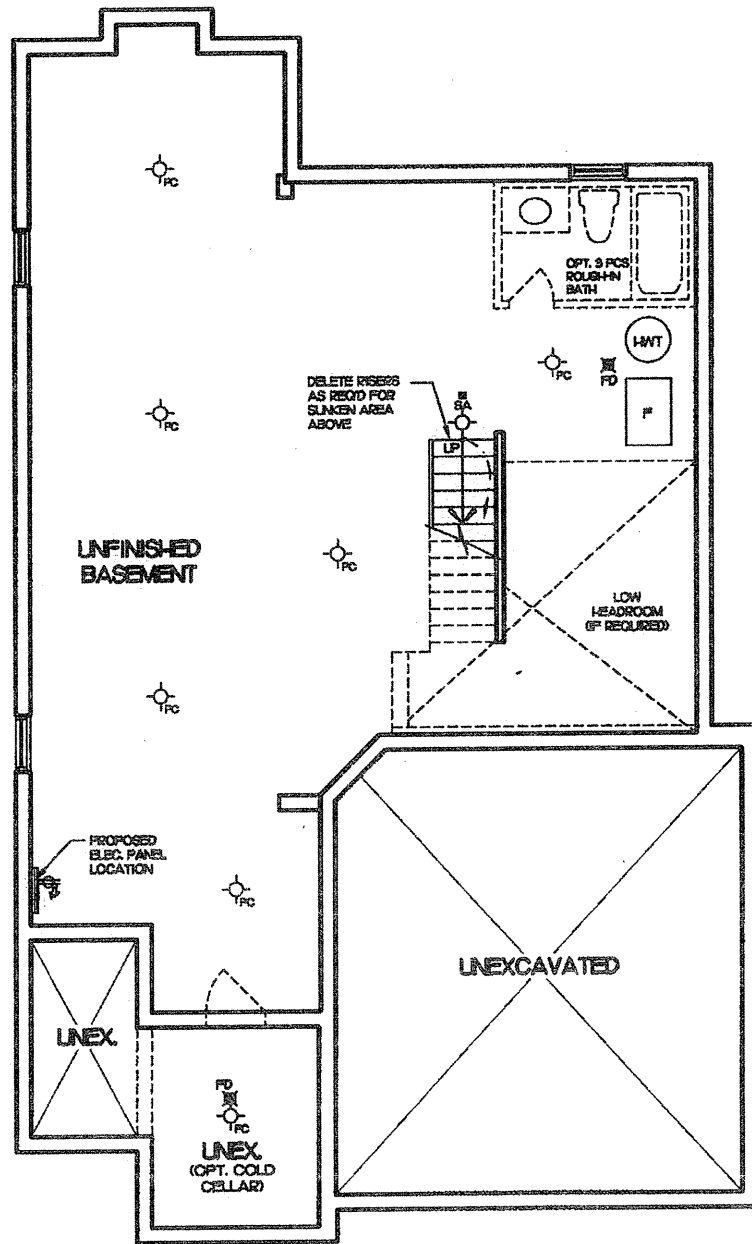
Project No. 2008-65
Drawing No. 9A OF 11
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

Date: JUN 16 2014

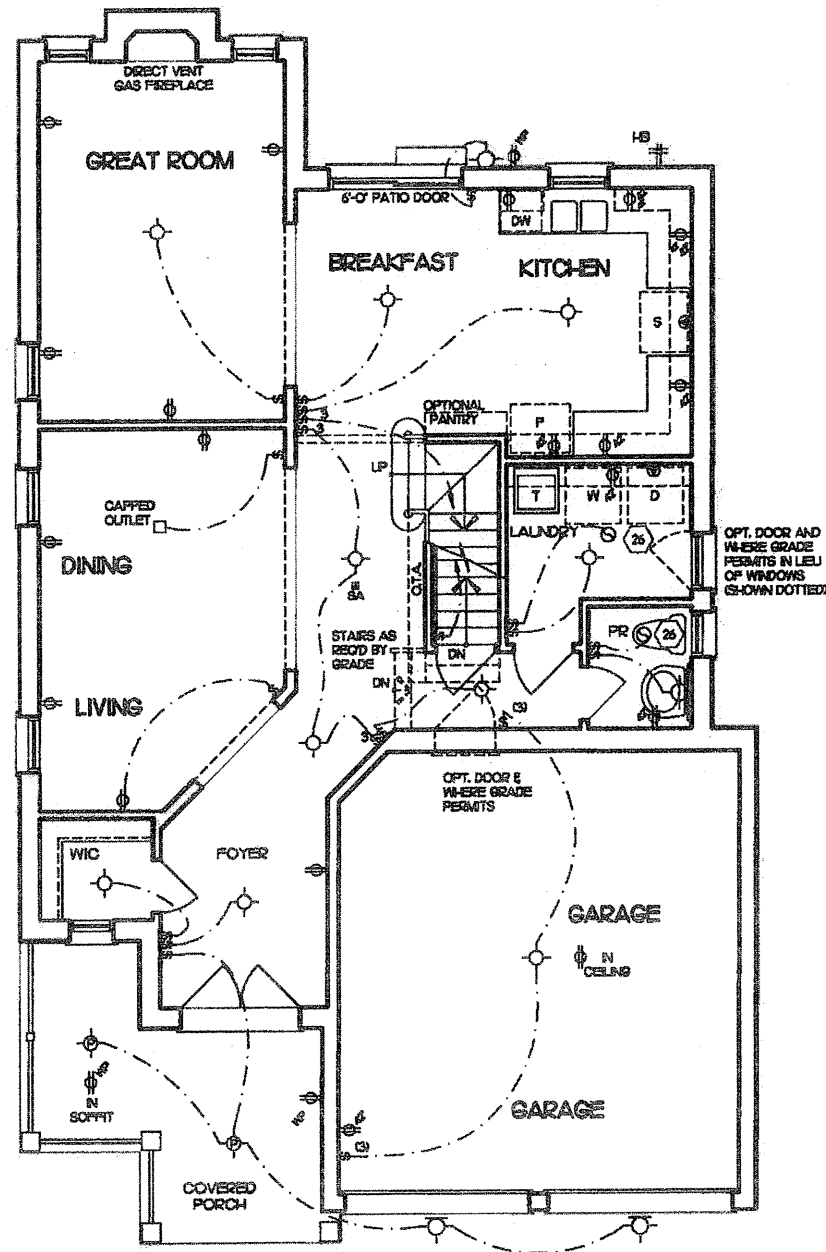
John G. Williams Ltd., Architect



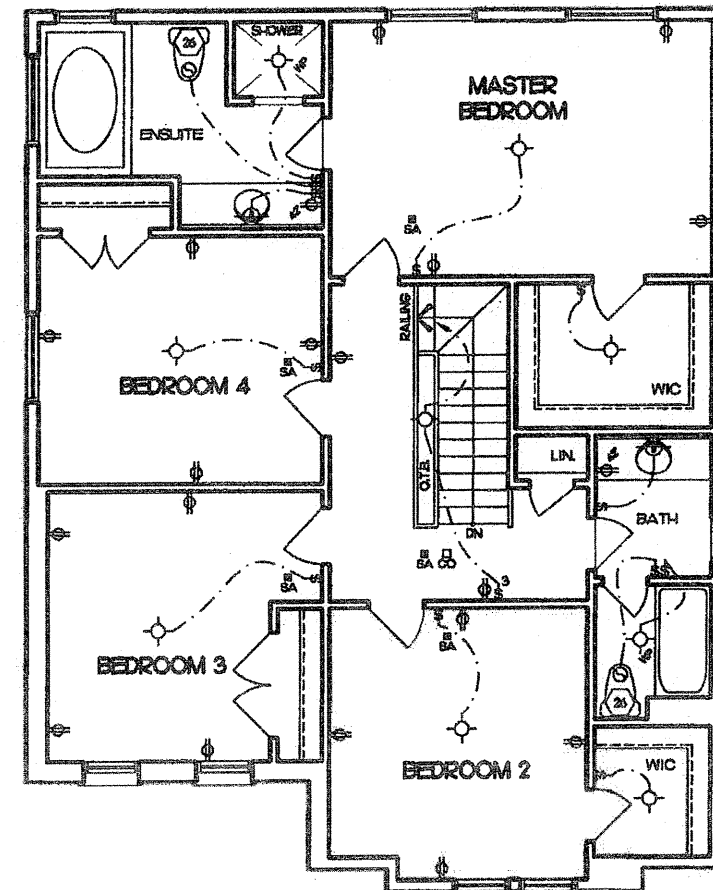
Client		OCT. 11, 2013		TB	
Delpark/ Highcastle Homes		UPDATED FRAMING • STAIR		8	
Project		Project No.		2008-65	
NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-3 9'-0" CEILING		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		I <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design.	
ELEVATION 'B'		Scale 3/16" = 1'-0"		Drawn by TM	
		Date JUNE 2012		Checked by KR	
		THE NOTTINGHAM		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.		10 OF 11	



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 40-3 9'-0" CEILING		Scale N.T.S.	Drawn by TM	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		Drawing No. 11 OF 11	
Date JUNE 2012		Checked by KR		Signature 		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
ELEVATION 'B'		THE NOTTINGHAM		BCIN 23411 Date: JUNE 5, 2014			