NORTHGLEN

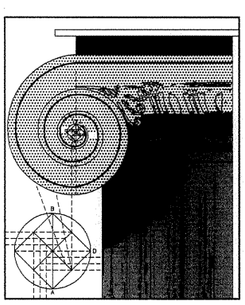
40' LOT PRODUCT - 9'-0" CEILINGS

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)

	Elev. 'A'
Gross area of peripheral walls:	3056.12 SF
Gross area of openings:	412.94 SF
	13.51% Ratio
	Elev. 'A'
Gross area of peripheral walls for WOD:	3426.62 SF
Gross area of openings for WOD:	420.01 SF
	12.26% Ratio
	Elev. 'A'
Gross area of peripheral walls for WOB:	3415.53 SF
Gross area of openings for WOB:	480.41 SF
	14.14% Ratio



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No.	DESCRIPTION	DATE	BY
14	ISSUED TO CLIENT	NOV. 4, 2015	TB
13	REPLACE BLACK GLASS WITH DECOR. LOUVRE	OCT. 21, 2015	TB
12	ADDED WOB DETAIL AND ISSUED TO CLIENT ONLY	SEPT. 15, 2014	TB
11	ISSUED TO CLIENT FOR PERMIT	JULY 25, 2014	TB
10	REVISED SUNKEN AREAS TO BE OPTIONAL ADDED WALK-OUT DECK DETAIL SHEET 13A	JULY 21, 2014	TB
9	UPDATED FOR 2012 O.B.C.	JAN. 31, 2014	TB
8	REVISED TO COMPLIANCE PACKAGE D & ISSUED FOR PERMIT	APRIL 30, 2013	PS
7	GARAGE DOOR HEIGHT REVISED FROM 8'-0"-7'-0" ON FRONT ELEVATION - RAILING MATERIAL REVISED - RE-ISSUED TO CLIENT FOR REVIEW	DEC. 17, 2012	PS
6	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 08, 2012	PS
5	ISSUED TO P. ENG. FOR FINAL STRUCTURAL CHECK	MARCH 23, 2012	PS
4	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW	JAN. 24, 2012	PS
3	ADDED MASONRY PLINTH AROUND GROUND FLOOR PERIMETER- RE-ISSUED TO CLIENT FOR CO-ORDINATION	JULY /2011	PS
2	FIREPLACE UPDATE AS PER SPECS RECIEVED BY CLIENT	AUG. 4 /11	PS
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03/11	PS

AREAS		ELEVATION 'A' M²	ELEVATION 'A' FT²
NOT INCLUDING OPEN AREAS	GROUND FLOOR AREA	108.23	1165
	SECOND FLOOR AREA	118.08	1271
	OPT. SECOND FLOOR AREA	117.89	1269
	TOTAL FLOOR AREA	226.31	2436
	TOTAL FLOOR AREA W/ OPT. SECOND FLOOR PLAN	226.12	2434
OPEN AREA (NOT INCL. IN TOTAL AREA)		0.84	9
COVERAGE (INCLUDING PORCH)		161.46	1738
COVERAGE (NOT INCLUDING PORCH)		147.15	1584

Client: DELPARK/ HIGHCASTLE HOMES

Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-5 CORNER
9'-0" CEILINGS

ELEVATION 'A'

Sheet Title: AREAS & REVISIONS

Scale: N.T.S.

Drawn by: SC/AA

Date: DEC 2012

Checked by: KR/TB

"THE SUTTON"

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 04 2015

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Project No.: 2008-65

Drawing No.: 1 OF 13

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED
2012 O.B.C. 0. 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 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 (GREATER THAN 1800 ABOVE FIN GRADE)	=	1070	(3'-6")
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**

22. **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. **PARTYWALLS**
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. 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 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)(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 0.6 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)

M1. -36" X 80" 2 PANEL SLIDING DOORS
M2. -48" X 80" 2 PANEL SLIDING DOORS
M3. -60" X 80" 2 PANEL SLIDING DOORS
M4. -72" X 80" 2 PANEL SLIDING DOORS
M5. -84" X 80" 2 PANEL SLIDING DOORS
M6. -96" X 80" 2 PANEL SLIDING DOORS

LINTEL/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 8.0.....(3 1/2 x 3 1/2 x 5/16 L)
L9.....100 x 90 x 6.0.....(4 x 3 1/2 x 1/4 L)
L10....125 x 90 x 8.0.....(5 x 3 1/2 x 5/16 L)
L11....125 x 90 x 10.0.....(5 x 3 1/2 x 3/8 L)
L12....150 x 100 x 10.0....(6 x 4 x 3/8 L)

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

LEGEND

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

Client	DELPARK/ HIGHCASTLE HOMES	Sheet Title	CONSTRUCTION NOTES
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-5 CORNER 9'-0" CEILINGS	Scale	N.T.S.
		Drawn by	SC/AA
		Date	JUNE 2012
		Checked by	KR/TB
	ELEVATION 'A'		"THE SUTTON"

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

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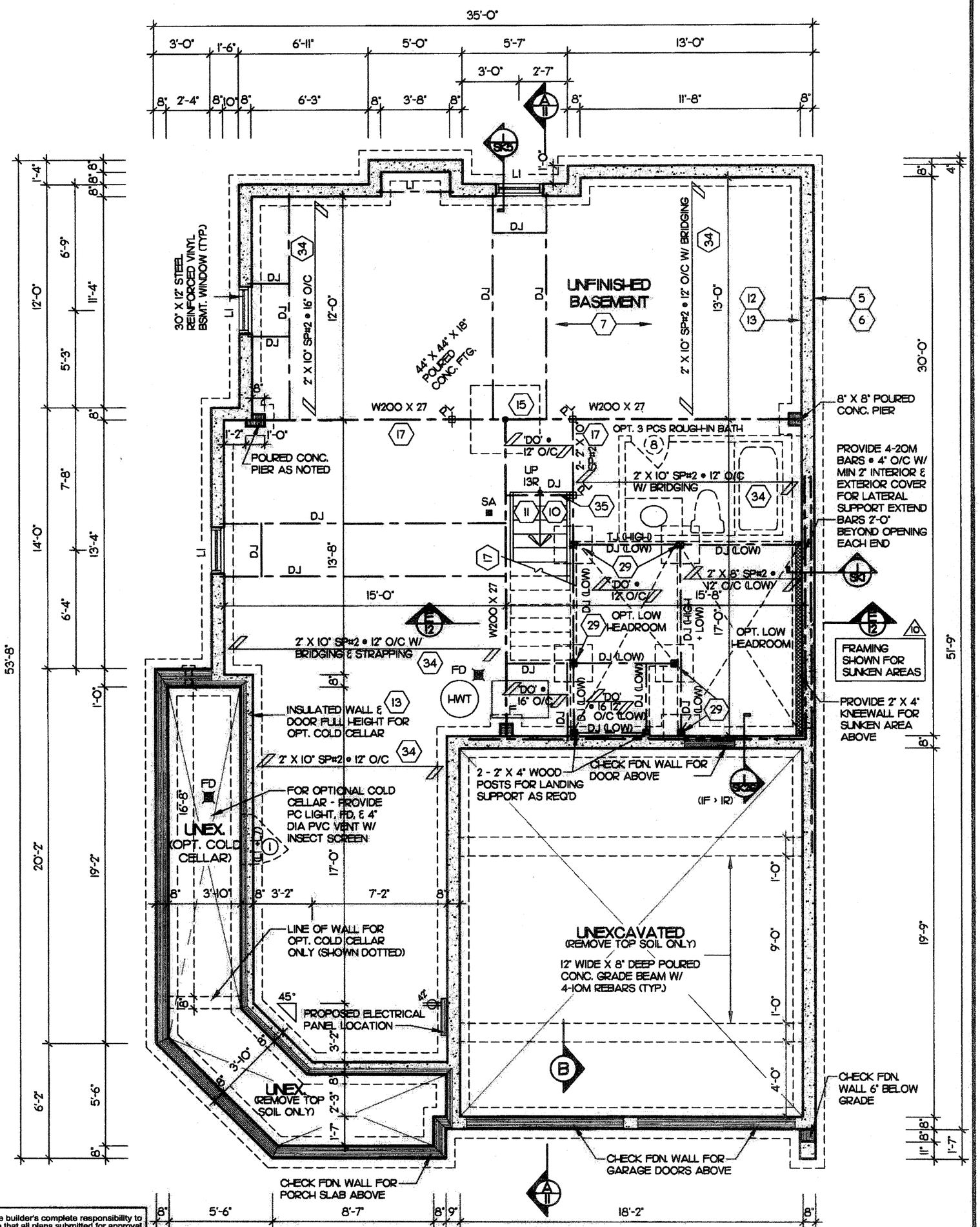
Project No. 2008-65
Drawing No. 2 OF 13



4-10M REBARS

B GRADE BEAM DETAIL
NTS

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

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

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

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

LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
100153566
PROVINCE OF ONTARIO

JUL 24 2014
FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

10	REVISED SUNKEN AREAS TO BE OPTIONAL	JULY 21, 2014	TB

Client: DELPARK/ HIGHCASTLE HOMES

Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-5 CORNER
9'-0" CEILINGS

ELEVATION 'A'

Sheet Title: BASEMENT PLAN

Scale: 3/16" = 1'-0"
Drawn by: SC/AA
Date: JUNE 2012
Checked by: KR/TB

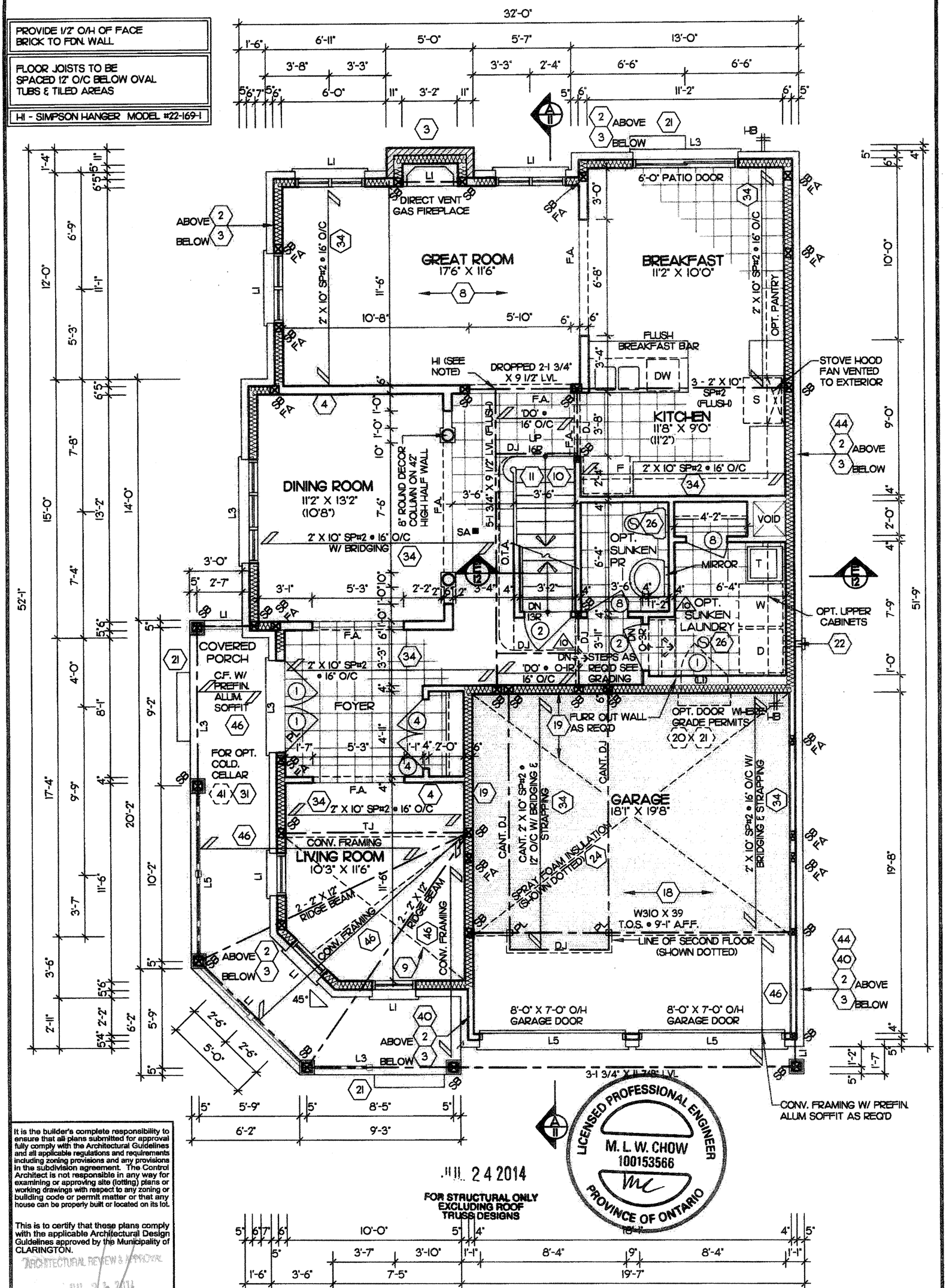
"THE SUTTON"

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: JUL 25 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. 3 OF 13



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ARCHITECTURAL REVIEW & APPROVAL
JUL 31 2014

JUL 24 2014
FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
100153566
PROVINCE OF ONTARIO

10	REVISED SUNKEN AREAS TO BE OPTIONAL	JULY 21, 2014	TB

Client: DELPARK/ HIGHCASTLE HOMES

Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-5 CORNER
9'-0" CEILINGS

ELEVATION 'A'

Sheet Title: GROUND FLOOR PLAN

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

Drawn by: SC/AA

Date: JUNE 2012

Checked by: KR/TB

"THE SUTTON"

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

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

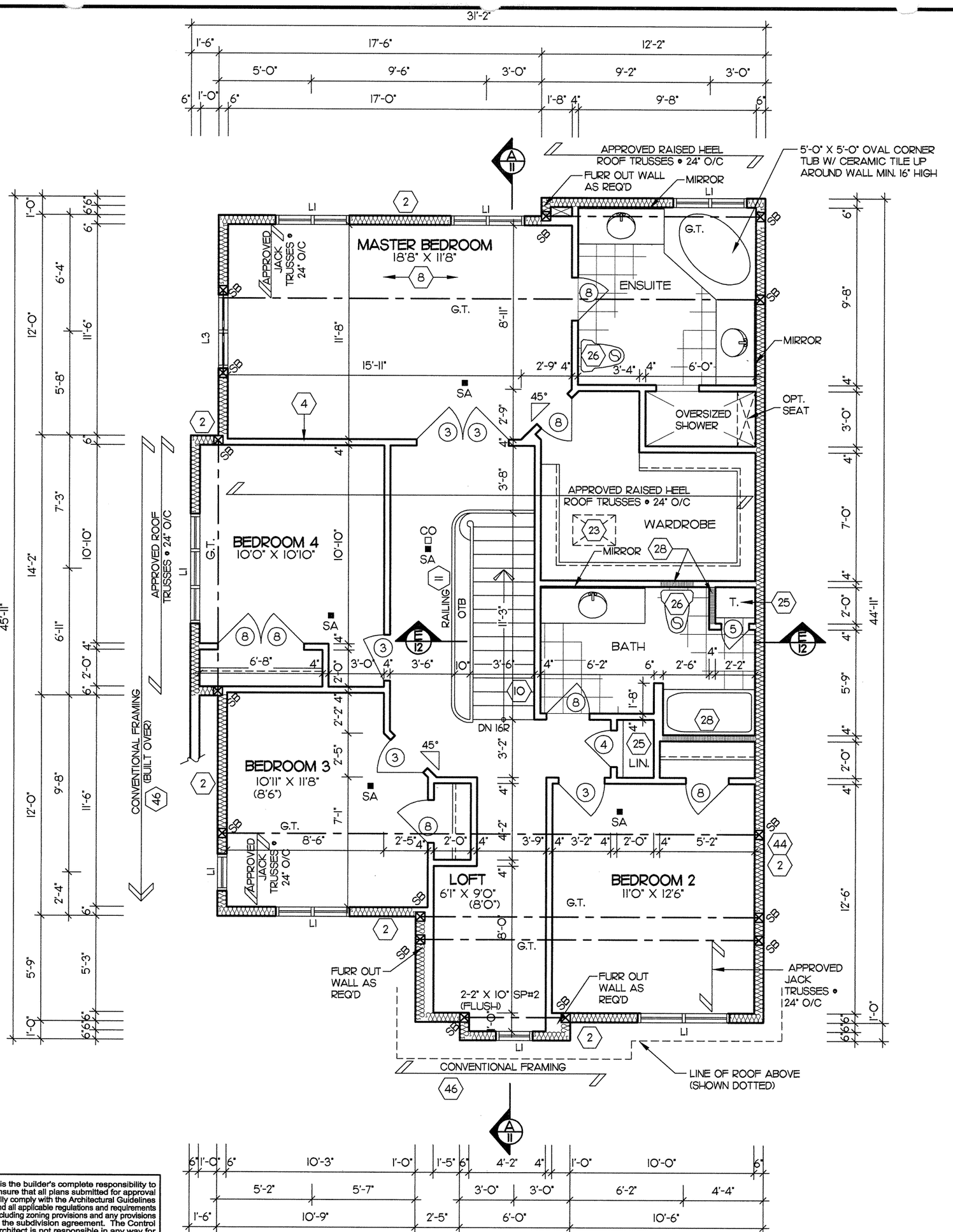
Signature

BCIN 23411 Date: JUL 25 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. 4 OF 13



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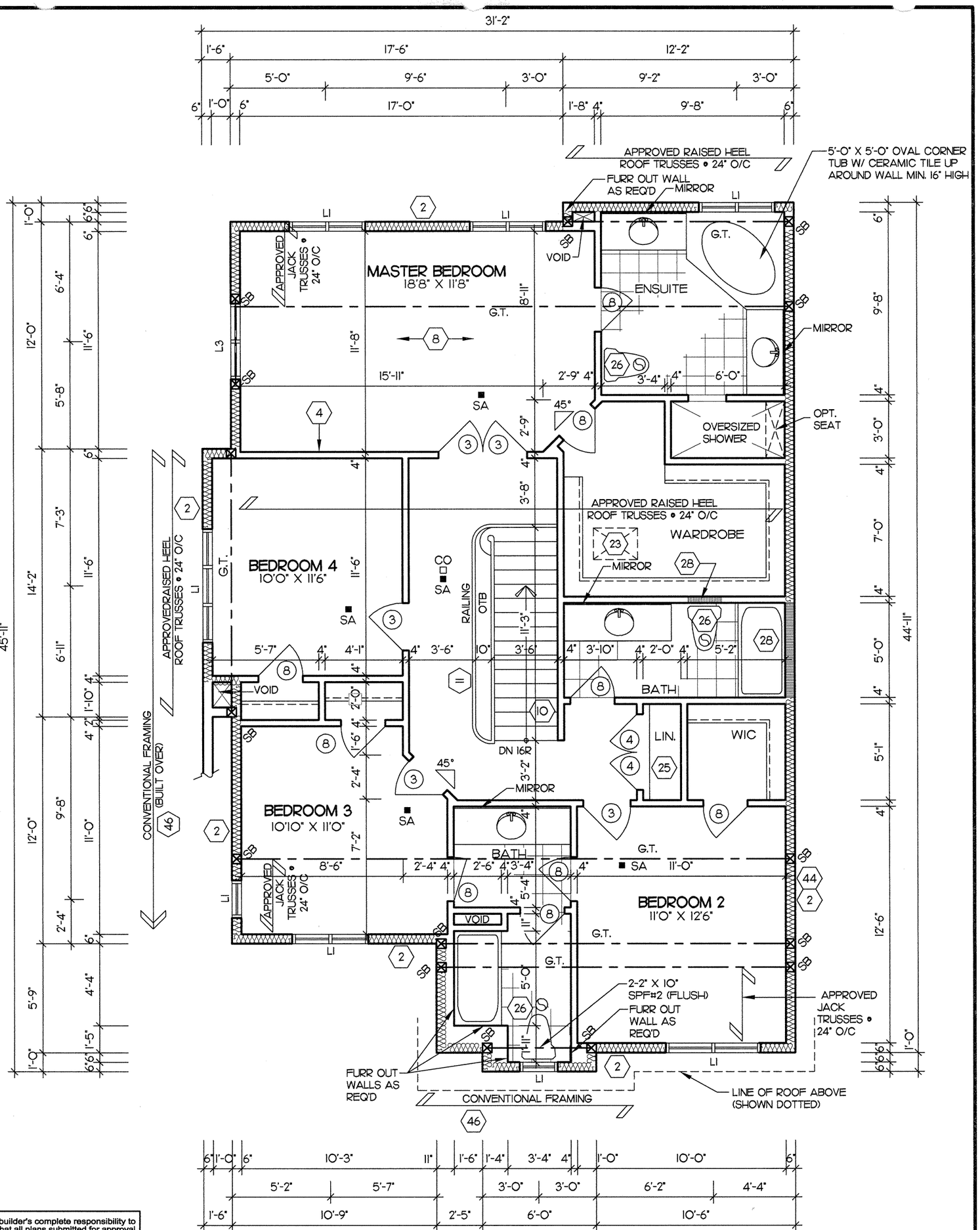
ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
100153566
PROVINCE OF ONTARIO

FEB 07 2014
FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: SECOND FLOOR PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-5 CORNER 9'-0" CEILINGS	Scale: 3/16" = 1'-0" Drawn by: SC/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature	Project No.: 2008-65
ELEVATION 'A'	Date: JUNE 2012 Checked by: KR/TB "THE SUTTON"	BCIN 23411 Date: JAN. 31, 2014	Drawing No.: 5 OF 13



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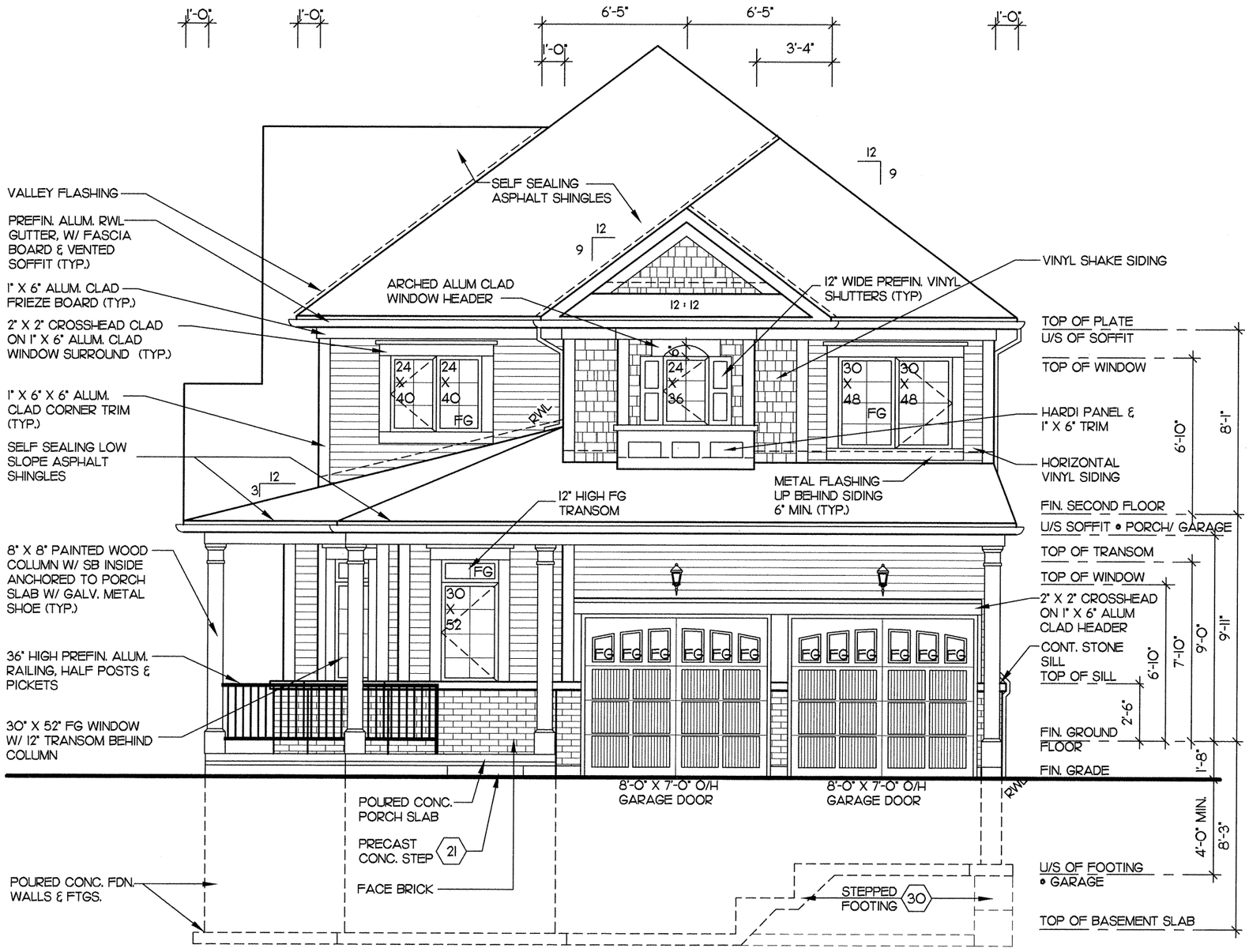
ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architec

LICENSED PROFESSIONAL ENGINEER
M. L. W. CHOW
100153566
PROVINCE OF ONTARIO

FEB 07 2014
FOR STRUCTURAL ONLY EXCLUDING ROOF TRUSS DESIGNS

Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: OPT. SECOND FLOOR PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-5 CORNER 9'-0" CEILINGS	Scale: 3/16" = 1'-0" / Drawn by: SC/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	Project No.: 2008-65
	Date: JUNE 2012 / Checked by: KR/TB	Signature	Drawing No.: 6 OF 13
ELEVATION 'A'	"THE SUTTON"	BCIN 23411 Date: JAN. 31, 2014	



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

Project No. 2008-65

Drawing No. 7 OF 13

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

Client DELPARK/ HIGHCASTLE HOMES

Project NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-5 CORNER
9'-0" CEILINGS

Sheet Title FRONT ELEVATION

Scale 3/16" = 1'-0"

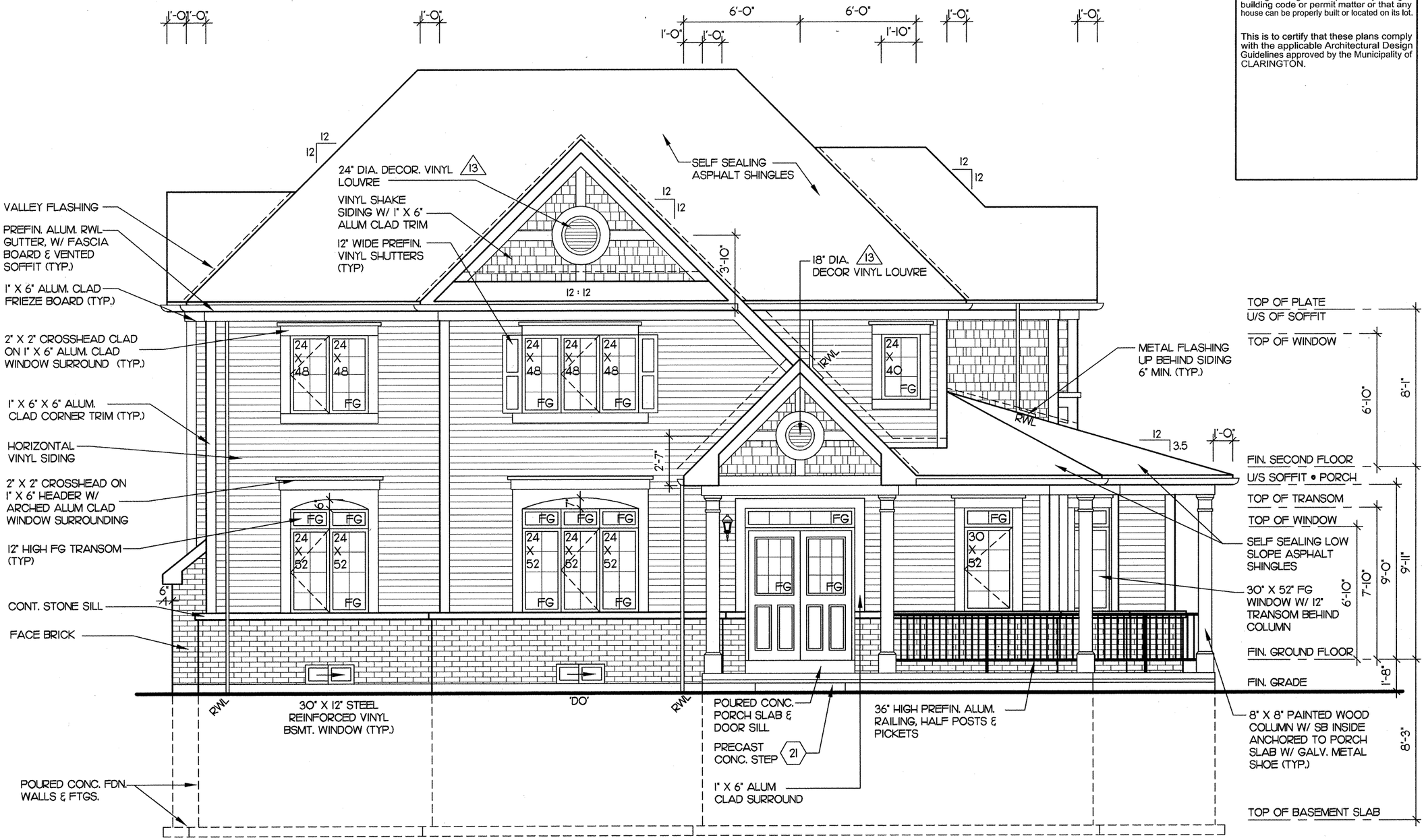
Drawn by SC/AA

Date DEC 2012

Checked by KR/TB

"THE SUTTON"

ELEVATION 'A'



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13	REPLACE BLACK GLASS WITH DECOR. LOUVRES	OCT. 21/15 TB

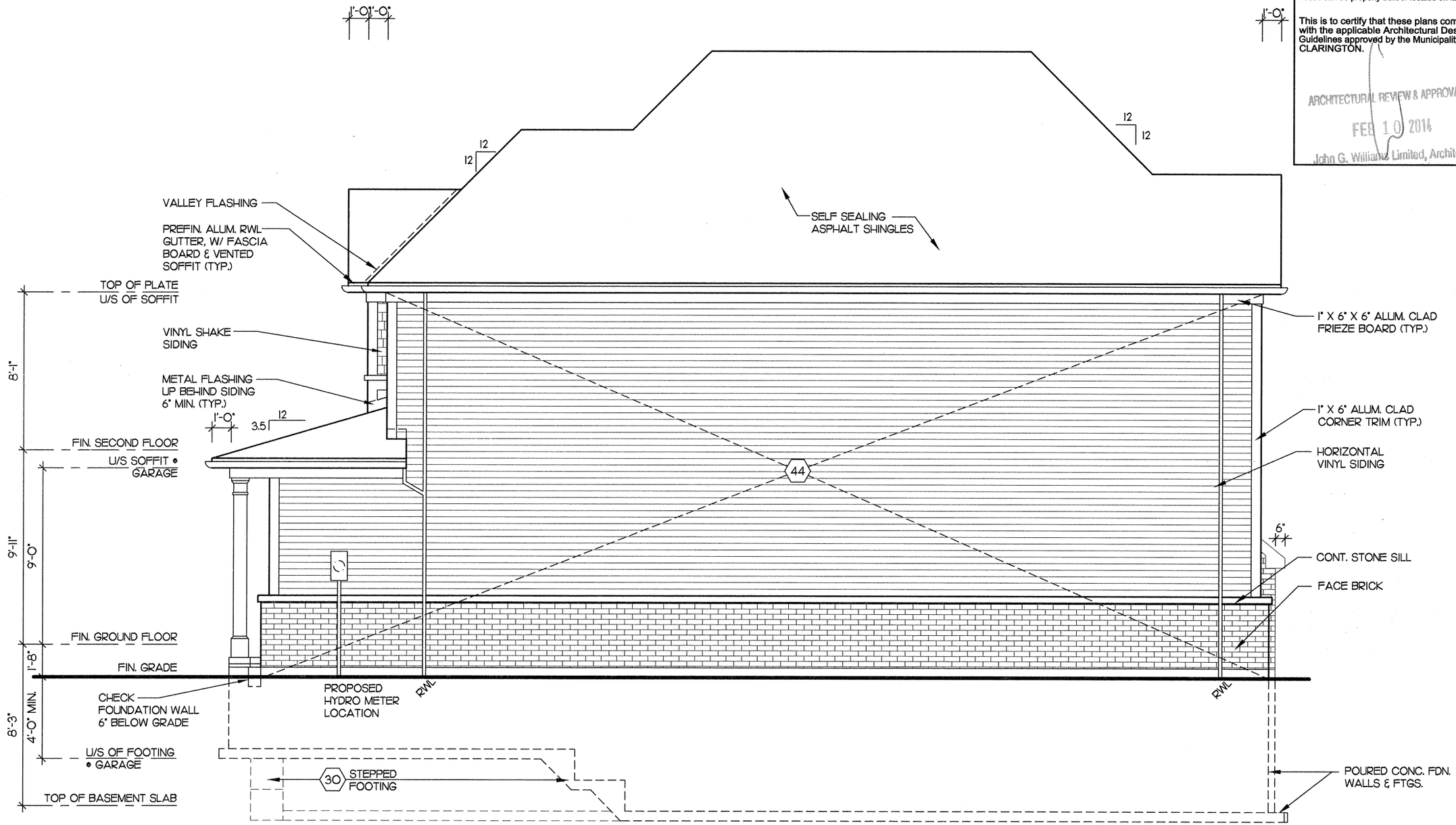
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

Project No. 2008-65
Drawing No. 8 OF 13

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:

Sheet Title: LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"
Drawn by: SC/AA
Checked by: KR/TB
Date: DEC 2012
"THE SUTTON"

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-5 CORNER
9'-0" CEILINGS
ELEVATION 'A'



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

Project No. 2008-65

Drawing No. 9 OF 13

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: RIGHT SIDE ELEVATION

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

Drawn by: SC/AA

Date: JUNE 2012

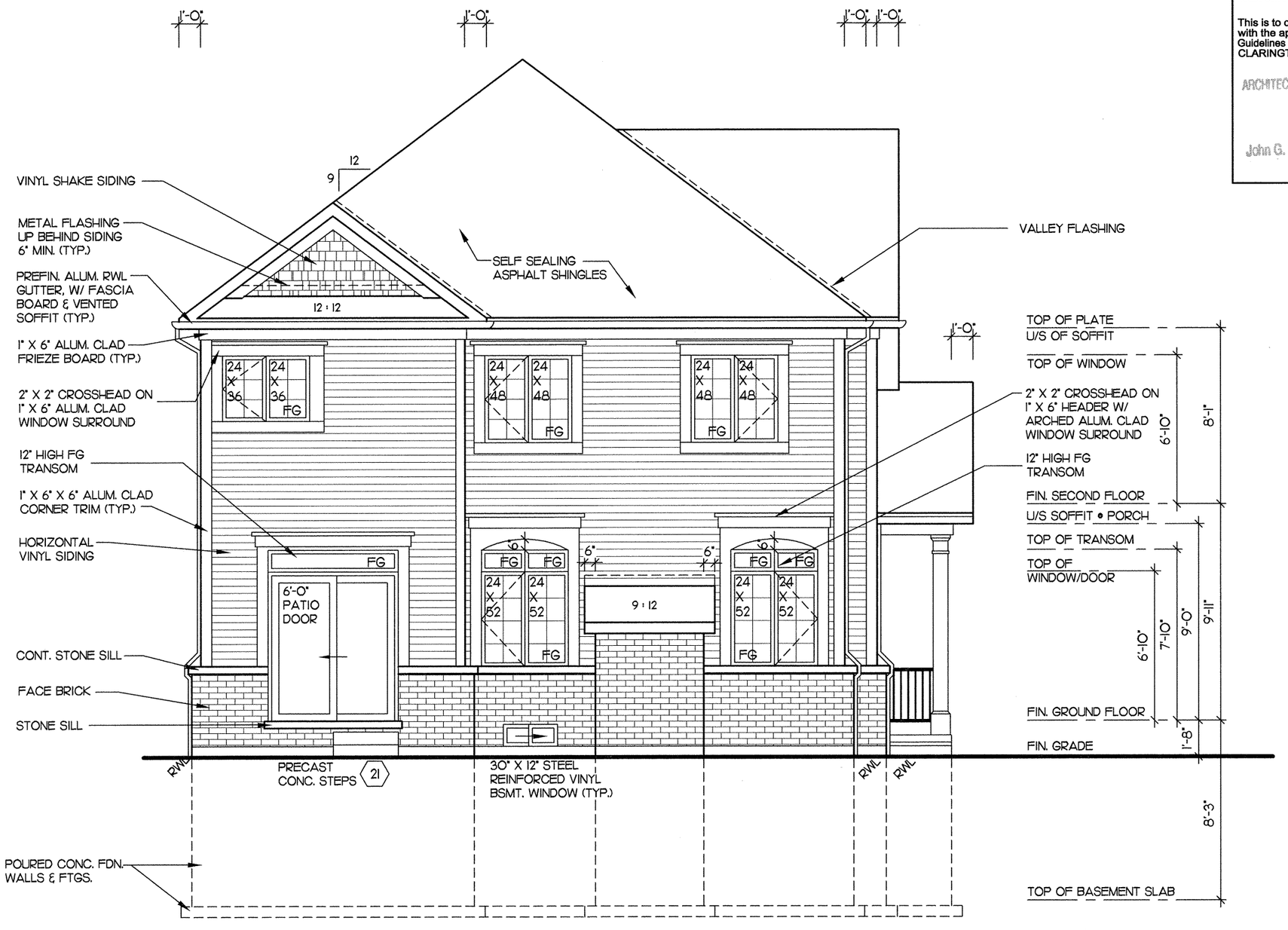
Checked by: KR/TB

"THE SUTTON"

Client: DELPARK/ HIGHCASTLE HOMES

Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-5 CORNER
9'-0" CEILINGS

ELEVATION 'A'



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

Project No. 2008-65

Drawing No. 10 OF 13

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

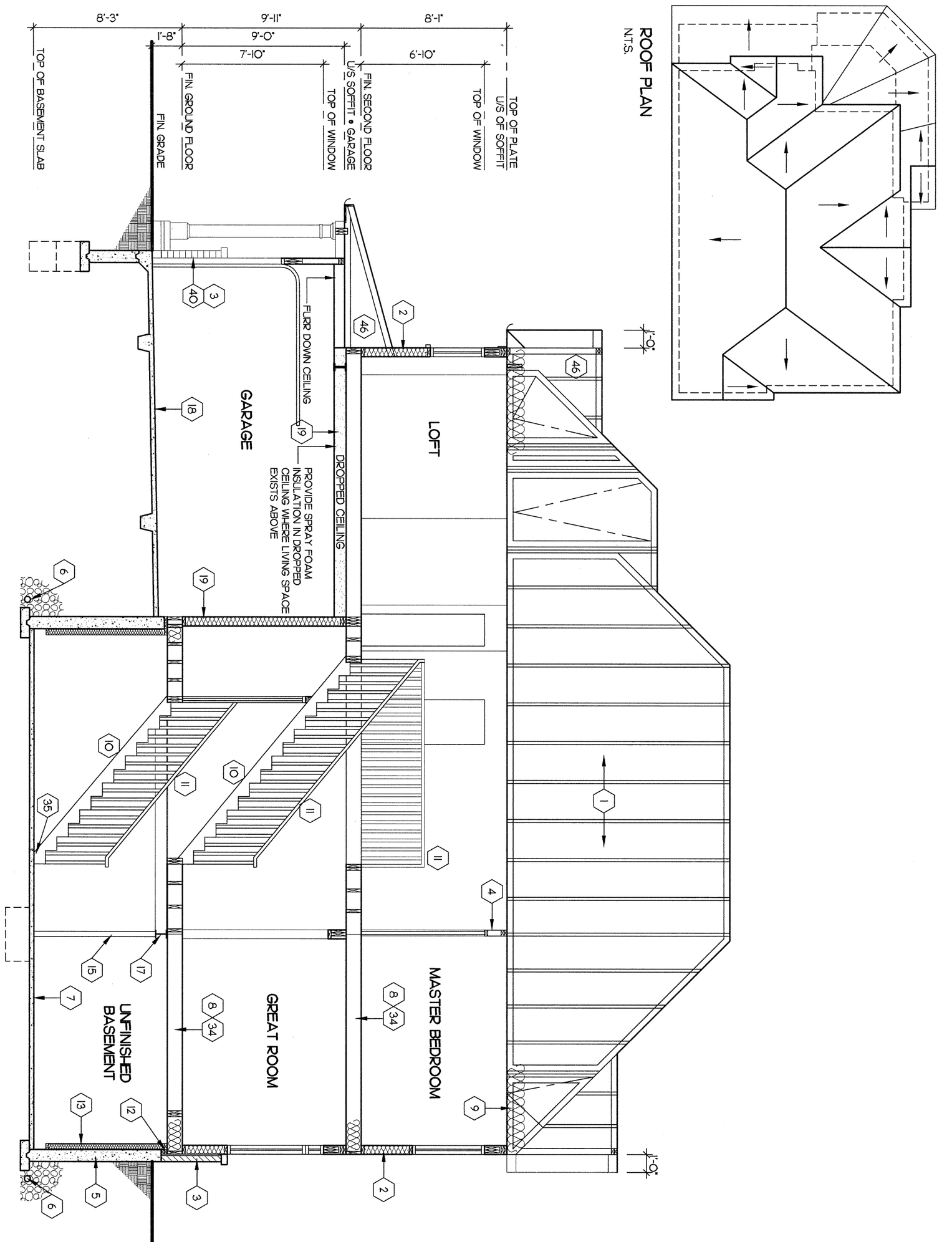
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.
Signature
BCIN 23411 Date: JAN. 31, 2014

Sheet Title: REAR ELEVATION
Scale: 3/16" = 1'-0"
Drawn by: SC/AA
Date: JUNE 2012
Checked by: KR/TB
"THE SUTTON"

Client: DELPARK/ HIGHCASTLE HOMES

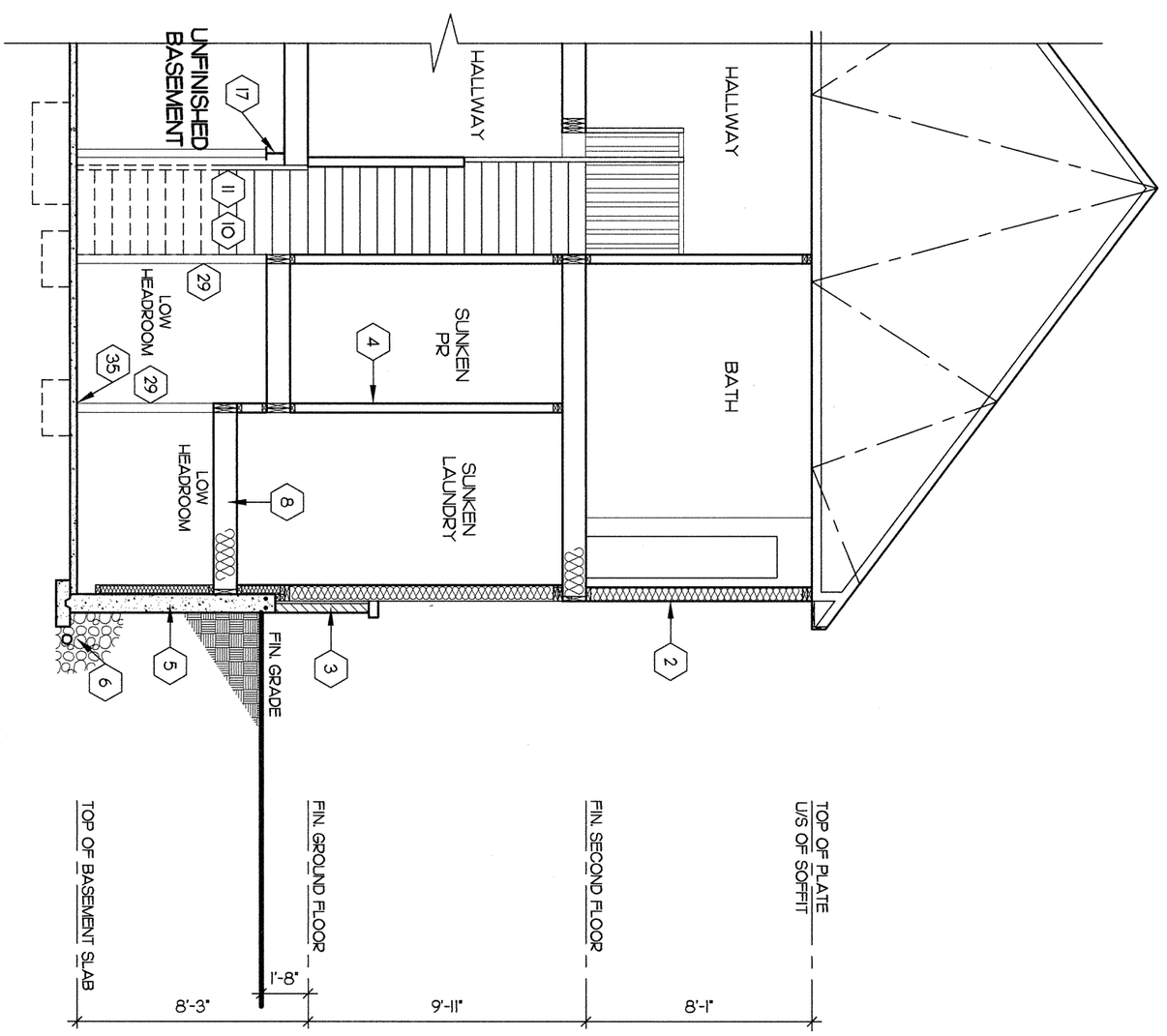
Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-5 CORNER
9'-0" CEILINGS

ELEVATION 'A'

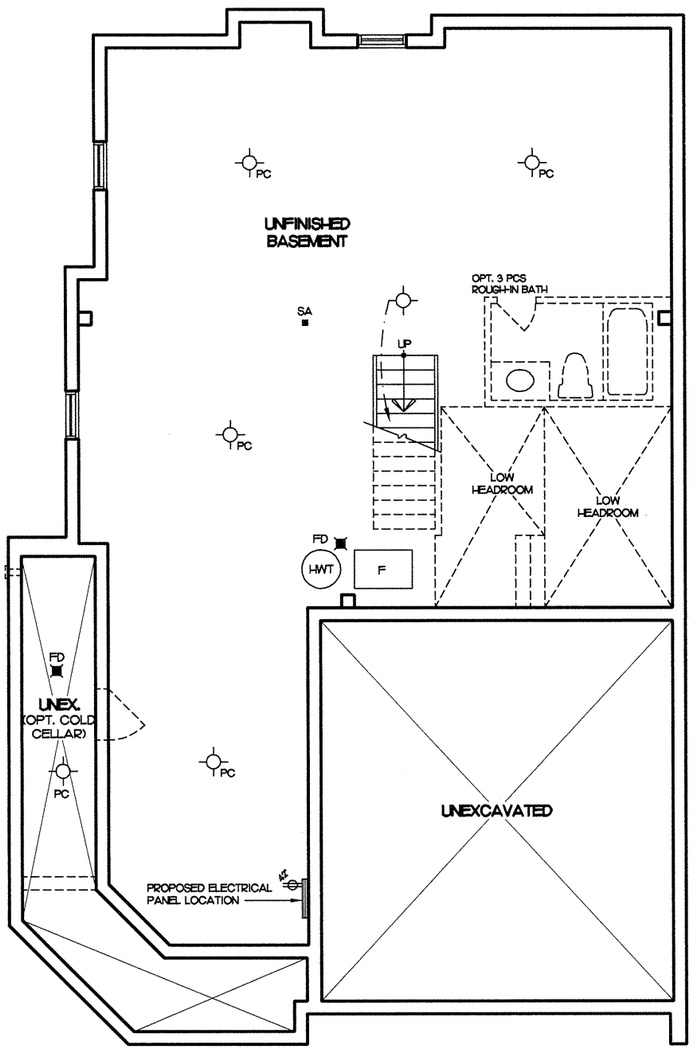


ROOF PLAN
N.T.S.

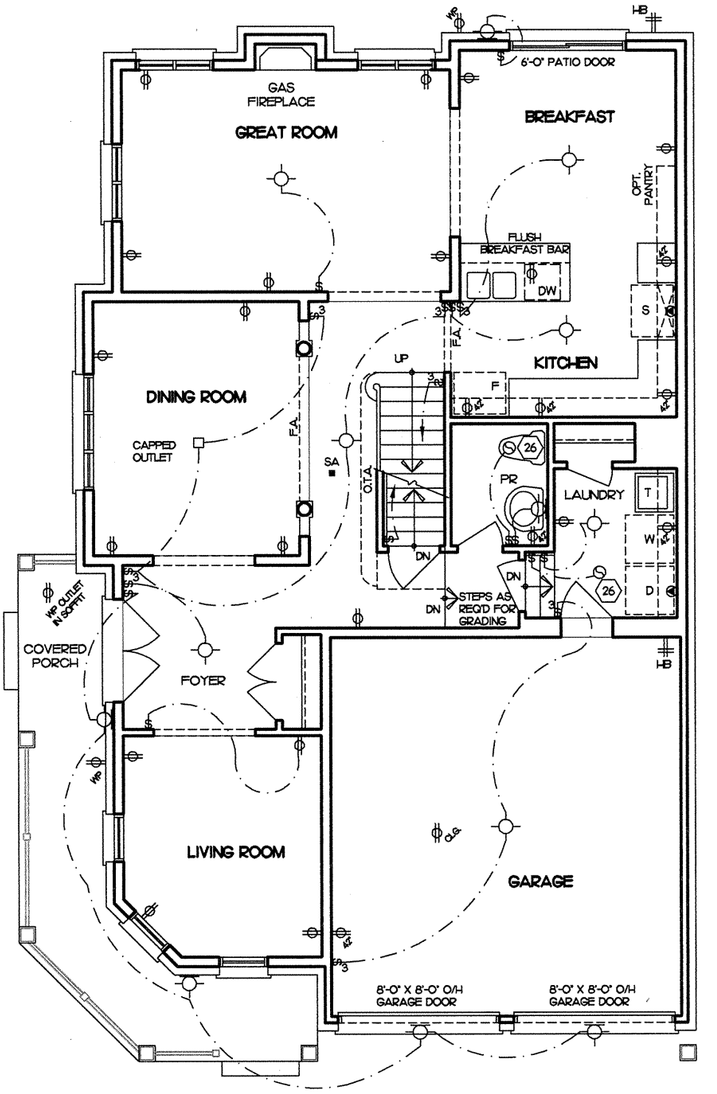
Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: SECTION 'A'-'A' & ROOF PLAN	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-5 CORNER 9'-0" CEILINGS	Scale: 3/16" = 1'-0" / Drawn by: SC/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
ELEVATION 'A'	Date: JUNE 2012 / Checked by: KR/TB	Signature	PH (905) 619-1270 FAX (905) 619-1269
	"THE SUTTON"	BCIN 23411 Date: JAN. 31, 2014	Project No. 2008-65 / Drawing No. 11 OF 13



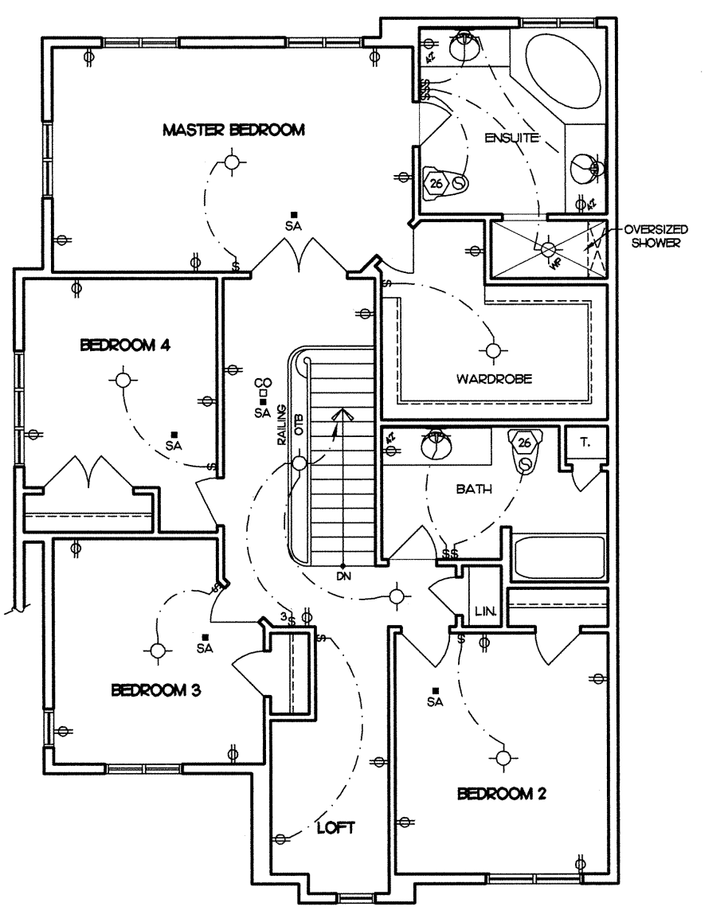
Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: SECTION 'E' - 'E'	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-5 CORNER 9'-0" CEILINGS	Scale: 3/16" = 1'-0" / Drawn by: CP	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.	60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3
	Date: JUNE 2012 / Checked by: KR/TB	Signature	PH (905) 619-1270 FAX (905) 619-1269
ELEVATION 'A'	"THE SUTTON"	BCIN 23411 Date: JAN. 31, 2014	Project No. 2008-65 / Drawing No. 12 OF 13



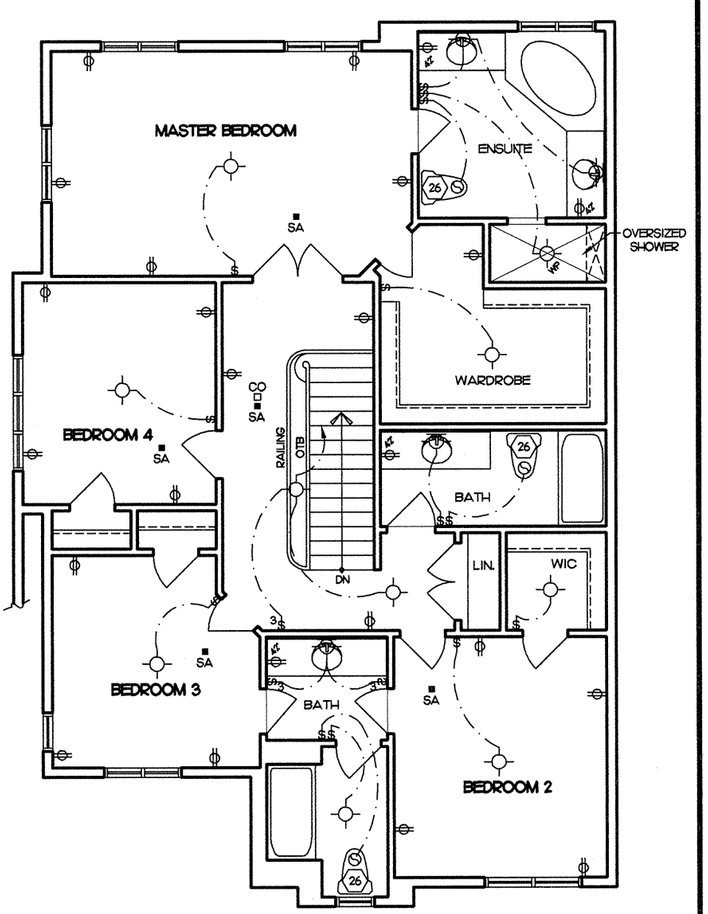
BASEMENT PLAN



GROUND FLOOR PLAN

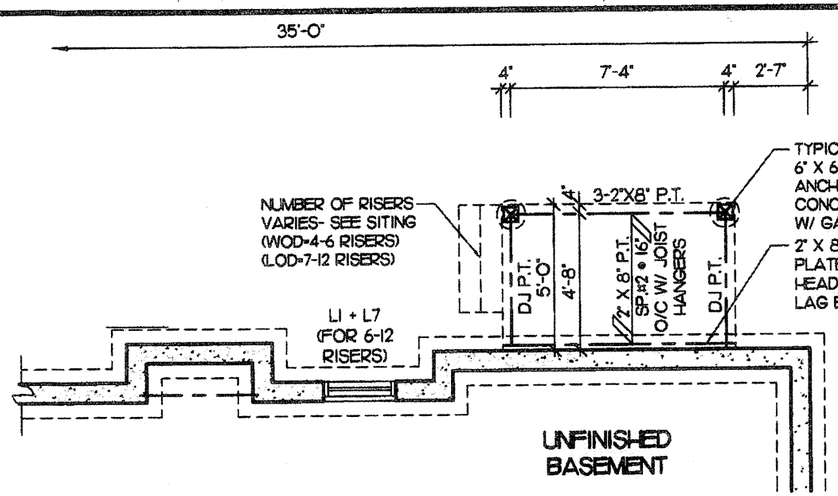


SECOND FLOOR PLAN

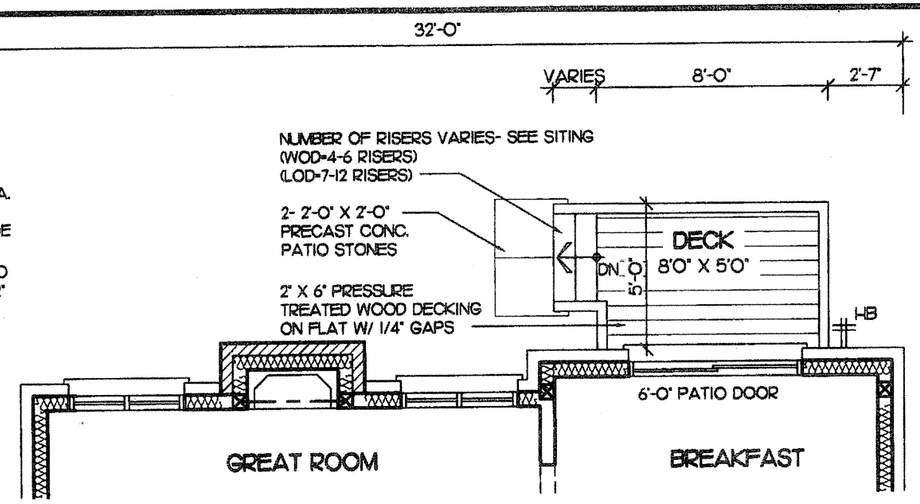


OPT. SECOND FLOOR PLAN

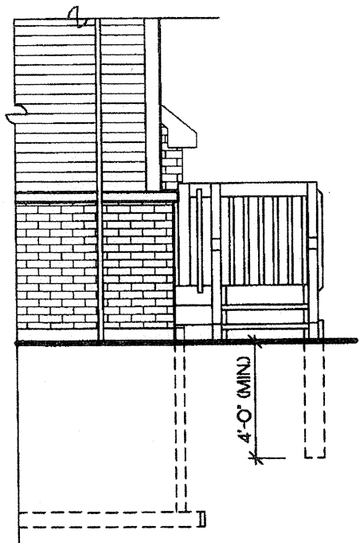
Client: DELPARK/ HIGHCASTLE HOMES	Sheet Title: ELECTRICAL PLANS	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-5 CORNER 9'-0" CEILINGS	Scale: N.T.S. / Drawn by: SC/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature	Project No.: 2008-65
	Date: JUNE 2011 / Checked by: KR/TB	BCIN 23411 Date: JAN. 31, 2014	Drawing No.: 13 OF 13
ELEVATION 'A'	"THE SUTTON"		



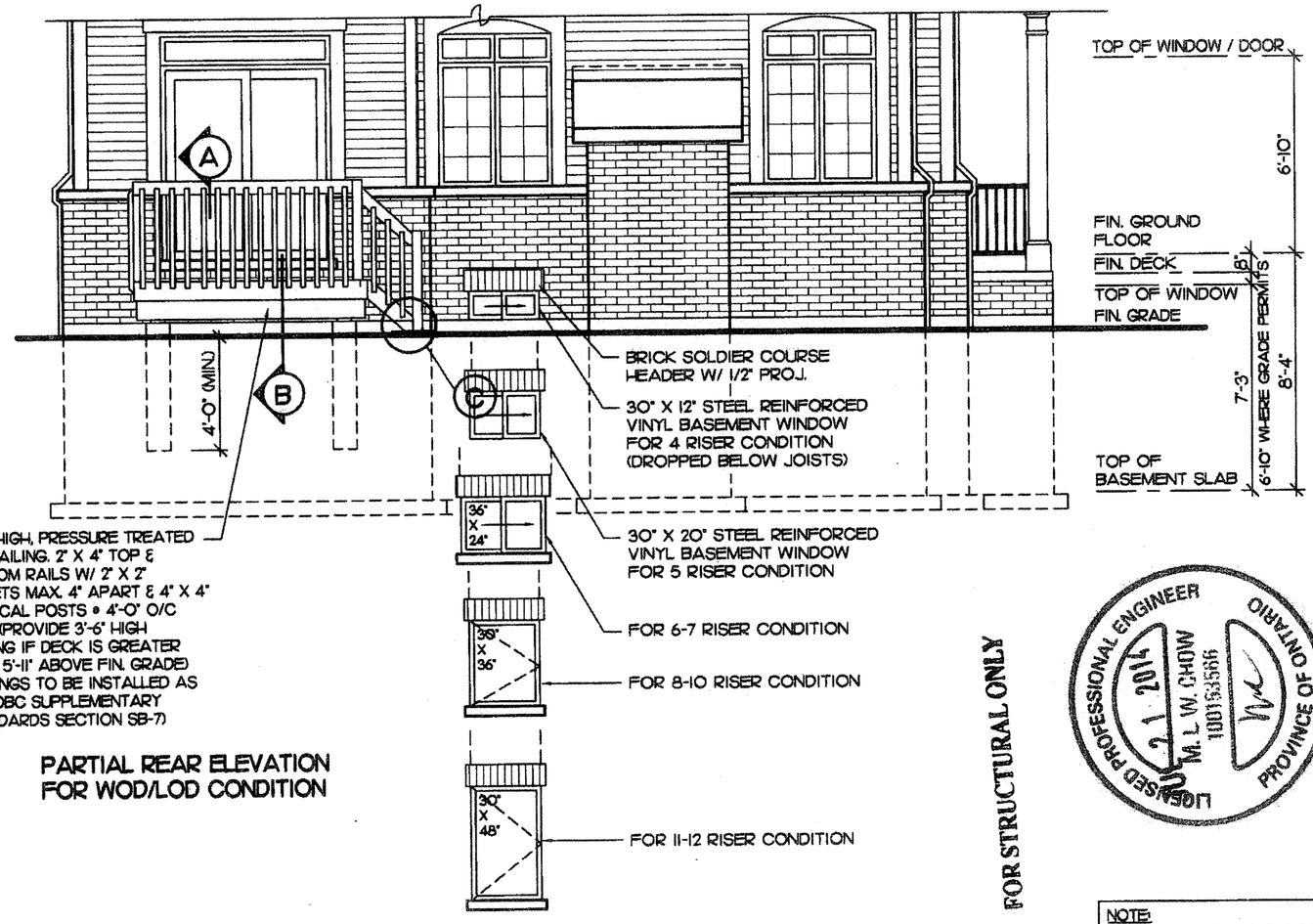
PARTIAL BASEMENT PLAN FOR W.O.D./L.O.D. CONDITION



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



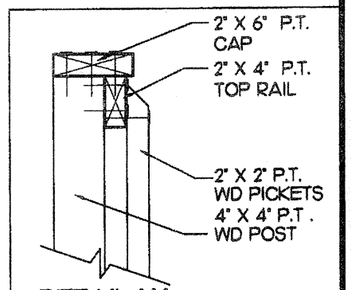
PARTIAL RIGHT SIDE ELEVATION FOR WOD/LOD CONDITION



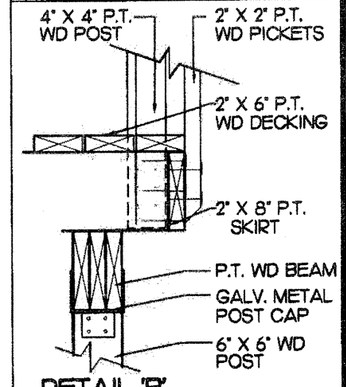
PARTIAL REAR ELEVATION FOR WOD/LOD CONDITION

FOR STRUCTURAL ONLY

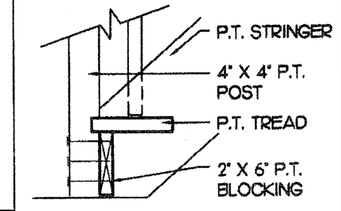
NOTE: REFER TO PAGES 2, 3, 9 & 10 FOR INFORMATION NOT SHOWN.



DETAIL 'A'
N.T.S



DETAIL 'B'
N.T.S



DETAIL 'C'
N.T.S

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

Project No. 2008-65
Drawing No. 13A OF 13

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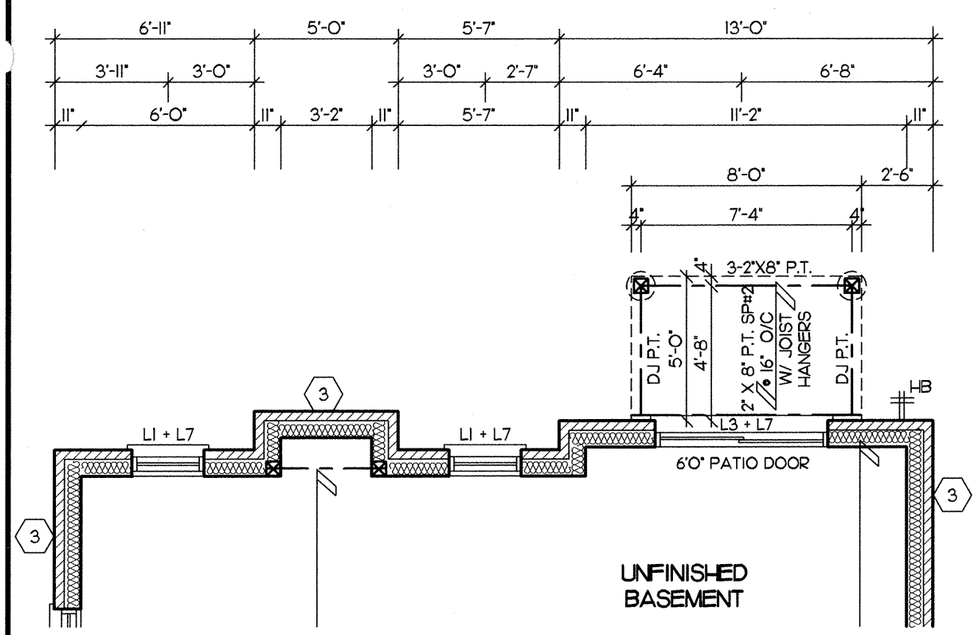
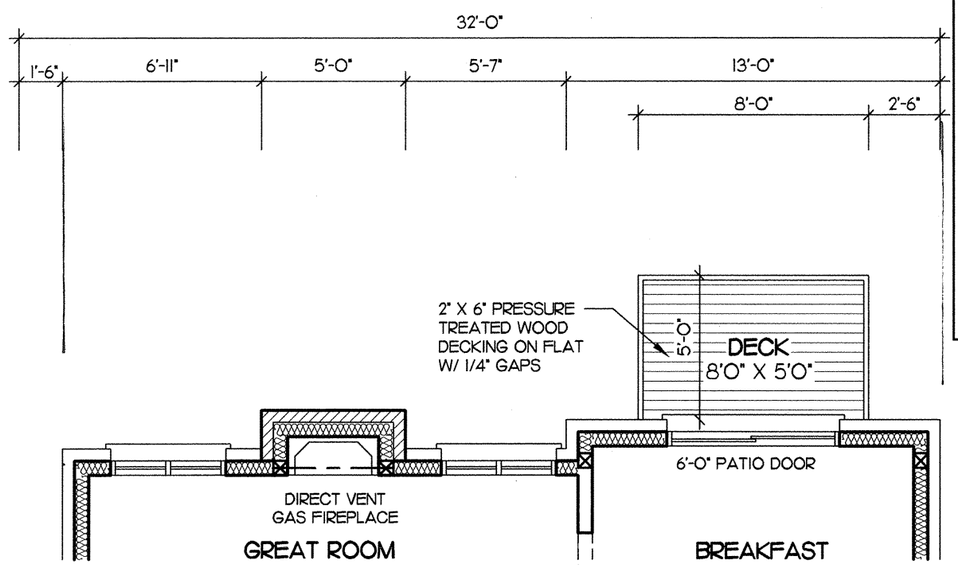
FAX (905) 619-1269

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: JUL 25 2014

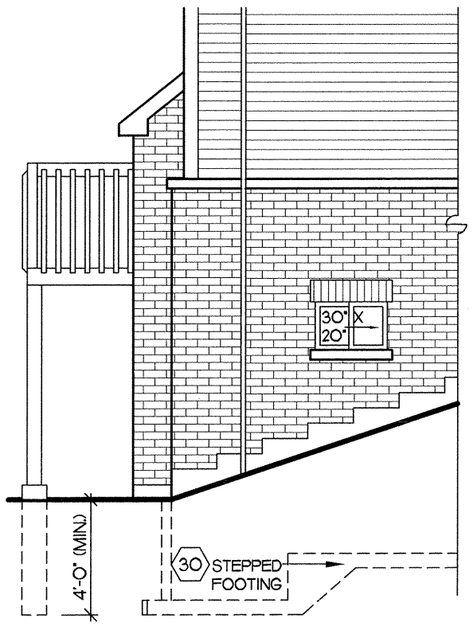
Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-5 CORNER 9'-0" CEILINGS
Sheet Title: WALK-OUT DECK / LOOK-OUT DECK DETAILS
Scale: 3/16" = 1'-0"
Drawn by: TB
Checked by: PK
Date: JULY 2014
THE SUTTON
ELEVATION 'A'



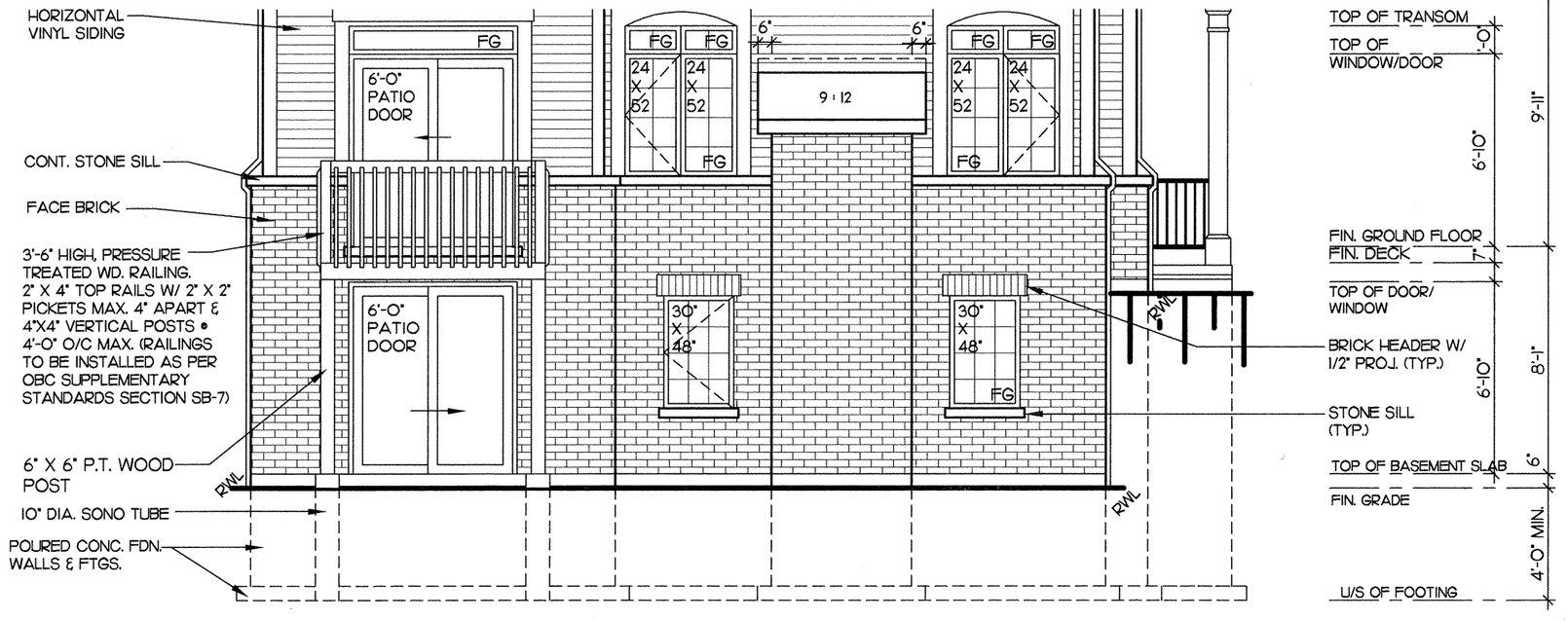
PARTIAL BASEMENT PLAN FOR UPGRADED REAR WOB CONDITION



PARTIAL GROUND FLOOR PLAN FOR UPGRADED REAR WOB CONDITION



PARTIAL LEFT SIDE ELEVATION FOR UPGRADED REAR WOB CONDITION



UPGRADED REAR ELEVATION FOR WOB CONDITION

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 No. 13B OF 13

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
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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 04 2015

Sheet Title: REAR ELEVATION

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

Drawn by: SC/AA

Checked by: KR/TB

Date: SEPT. 2014

"THE SUTTON"

Client: DELPARK/ HIGHCASTLE HOMES

Project: NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-5 CORNER
9'-0" CEILINGS

ELEVATION 'A'