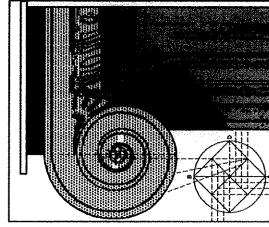


Energy Efficiency Compliance Calculations:
As per OBC SB-12 2.1.1.1 (Based on highest ratio scenario)
Unit to be constructed following SB-12 (2.1.1) Compliance package 'D',
Unless the requirements of performance compliance are met as outlined
in SB-12 (2.1.2)

Gross area of peripheral walls:
Gross area of openings:

Elev. 'A'

Gross area of peripheral walls for WOB:
Gross area of openings for WOB:



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

DWG NAME	DWG No.	DWG NAME	DWG No.	DWG NAME	DWG No.
AREAS AND REVISIONS	1	RIGHT SIDE ELEVATION	9		
CONSTRUCTION NOTES	2	REAR ELEVATION	10		
BASEMENT PLAN	3	REAR ELEVATION FOR UPGRADED WALK-OUT BASEMENT	10A		
GROUND FLOOR PLAN	4	SECTION 'A'-'A' & ROOF PLANS	11		
SECOND FLOOR PLAN	5	SECTION 'E'-'E'	12		
OPTIONAL SECOND FLOOR PLAN	6	ELECTRICAL PLANS	13		
PARTIAL PLANS FOR WALK-OUT BASEMENT	6A				
FRONT ELEVATION	7				
LEFT SIDE ELEVATION	8				
LEFT SIDE ELEVATION FOR WALK-OUT BASEMENT	8A				

14	ISSUED TO CLIENT		NOV. 4, 2015	TB
13	REPLACE FIXED GLASS WITH DECOR. LOUVER ON FRONT ELEVATION		OCT. 21, 2015	TB
12	ADDED SHEETS 6A, 8A AND 10A FOR WALK-OUT BASEMENT CONDITION		JULY 29, 2014	TB
11	UPDATED FOR 2014 O.B.C.		FEB. 3, 2014	TB
10	ISSUED TO CLIENT FOR FINAL		NOV. 11, 2013	TB
9	ISSUED TO P. ENG. FOR STRUCTURAL REVIEW		NOV. 06, 2013	TB
8	REDUCED LENGTH AND WIDTH TO COMPLY WITH COVERAGE - RE-ISSUED TO CLIENT FOR HVAC AND TRUSSES		OCT. 29/2013	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 - 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	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW		JAN. 25, 2012	PS
2	ADDED MASONRY PLINTH AROUND GROUND FLOOR PERIMETER - RE-ISSUED TO CLIENT FOR COORDINATION		AUG. 4/11	PS
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN		MAY 03/11	PS
No.	DESCRIPTION		DATE	BY

NOT INCLUDING OPEN AREAS	FINISHED BASEMENT LANDING AREA	-	-
	GROUND FLOOR AREA	105.44	1135
	SECOND FLOOR AREA	124.95	1345
	OPTIONAL SECOND FLOOR AREA	124.95	1345
	TOTAL FLOOR AREA	230.39	2480
	OPEN AREA (NOT INCL. IN TOTAL AREA)	0.46	5
	COVERAGE (NOT INCLUDING PORCH)	143.99	1550
	COVERAGE (INCLUDING PORCH)	151.89	1635

ient
DELPARK/ HIGHCASTLE HOMES

**NORTHGLEN
MUNICIPALITY OF CLARINGTON
40-6
9'-0" CEILINGS**

ELEVATION 'A'

AREAS & REVISIONS

Scale	3/16" = 1'-0"	Drawn by	KR/AA
Date	NOV. 2013	Checked by	TB

THE DALTON

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

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

Drawing No.	
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Drawing No.	
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PH (905) 619-1270
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1013

CONSTRUCTION NOTES

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

1 ROOF CONSTRUCTION

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

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

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

3 BRICK 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. EXTERIOR, 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. PROMIE 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 GROUDED 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

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

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.

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.

BLACK VENEER WALL

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

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.

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.

EXPOSED 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 @ 305 mm (12") 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) (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.

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) (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.

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)

FOOTINGS

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

HOLLOW STEEL SECTIONS (H.S.S.)

ALL TO HAVE MIN. YIELD OF 350 mpa.

ADDITIONAL NOTES

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.

- EXTERIOR DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)
- DOOR 815 x 2030 x 35 (2'8" x 6'8" x 1 3/8")
- DOOR 760 x 2030 x 35 (2'6" x 6'8" x 1 3/8")
- DOOR 610 x 2030 x 35 (2'0" x 6'8" x 1 3/8")
- DOOR 460 x 2030 x 35 (1'6" x 6'8" x 1 3/8")
- EXTERIOR FRENCH OR GARDEN DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")
- 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.
- DOOR 710 x 2030 x 35 (2'4" x 6'8" x 1 3/8")
- EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)
- EXTERIOR DOOR 1070 X 2440 X 45 (3'6" x 8'0" x 1 3/4") INSULATED MIN. RSI 0.7, (R4)
- 36" x 80" 2 PANEL SLIDING DOORS
- 48" x 80" 2 PANEL SLIDING DOORS
- 60" x 80" 2 PANEL SLIDING DOORS
- 72" x 80" 2 PANEL SLIDING DOORS
- 84" x 80" 2 PANEL SLIDING DOORS
- 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 8) SPR. #2
- 3.....2 - 38 x 235.....(2 - 2 x 10) SPR. #2
- 4.....3 - 38 x 235.....(3 - 2 x 10) SPR. #2
- 5.....2 - 38 x 286.....(2 - 2 x 12) SPR. #2
- 6.....3 - 38 x 286.....(3 - 2 x 12) SPR. #2
- 7.....90 x 90 x 6.0.....(3 1/2 x 3 1/2 x 1/4 L)
- 8.....90 x 90 x 8.0.....(3 1/2 x 3 1/2 x 5/16 L)
- 9.....100 x 90 x 6.0.....(4 x 3 1/2 x 1/4 L)
- 10.....125 x 90 x 8.0.....(5 x 3 1/2 x 5/16 L)
- 11.....125 x 90 x 10.0.....(5 x 3 1/2 x 3/8 L)
- 12.....150 x 100 x 10.0.....(6 x 4 x 3/8 L)

ALL LVL'S TO BE E 2.0

ALL STRUCTURAL STEEL TO BE C40.21 GRADE 350W

LEGEND

- 1 DUPLX OUTLET (12" HIGH)
- 2 DUPLX OUTLET (HEIGHT AS NOTED)
- 3 WEATHERPROOF DUPLX OUTLET
- 4 HEAVY DUTY OUTLET
- 5 LIGHT FIXTURE (CEILING)
- 6 LIGHT FIXTURE (PULL CHAIN)
- 7 LIGHT FIXTURE (WALL MOUNTED)
- 8 LIGHT FIXTURE (POT LIGHT)
- 9 SWITCH
- 10 SWITCH (3 WAY)
- 11 SOLID WOOD BEARING
- 12 POINT LOAD
- 13 ABOVE FINISHED FLOOR
- 14 TOP OF STEEL
- 15 FLOOR DRAIN
- 16 HOSE BIB
- 17 PRESSURE TREATED LUMBER
- 18 LAMINATED VENEER LUMBER
- 19 SMOKE ALARM (INTERCONNECTED)
- 20 CARBON MONOXIDE ALARM
- 21 CABLE JACK
- 22 TELEPHONE JACK
- 23 FIXED GLASS
- 24 FLAT ARCH
- 25 GUTTER TRUSS
- 26 DOUBLE TRUSS
- 27 TRIPLE JOIST
- 28 CLASS 'B' VENT
- 29 EXHAUST VENT

Client
Delpark/ Highcastle Homes

Project
HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9-O" CEILINGS

ELEVATION 'A'

Sheet Title
CONSTRUCTION NOTES

Scale
3/16" = 1'-0"

Date
NOV. 2013

Drawn by
KR/AA

Checked by
TB

THE DALTON

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: FEB. 3, 2014

Project No.
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

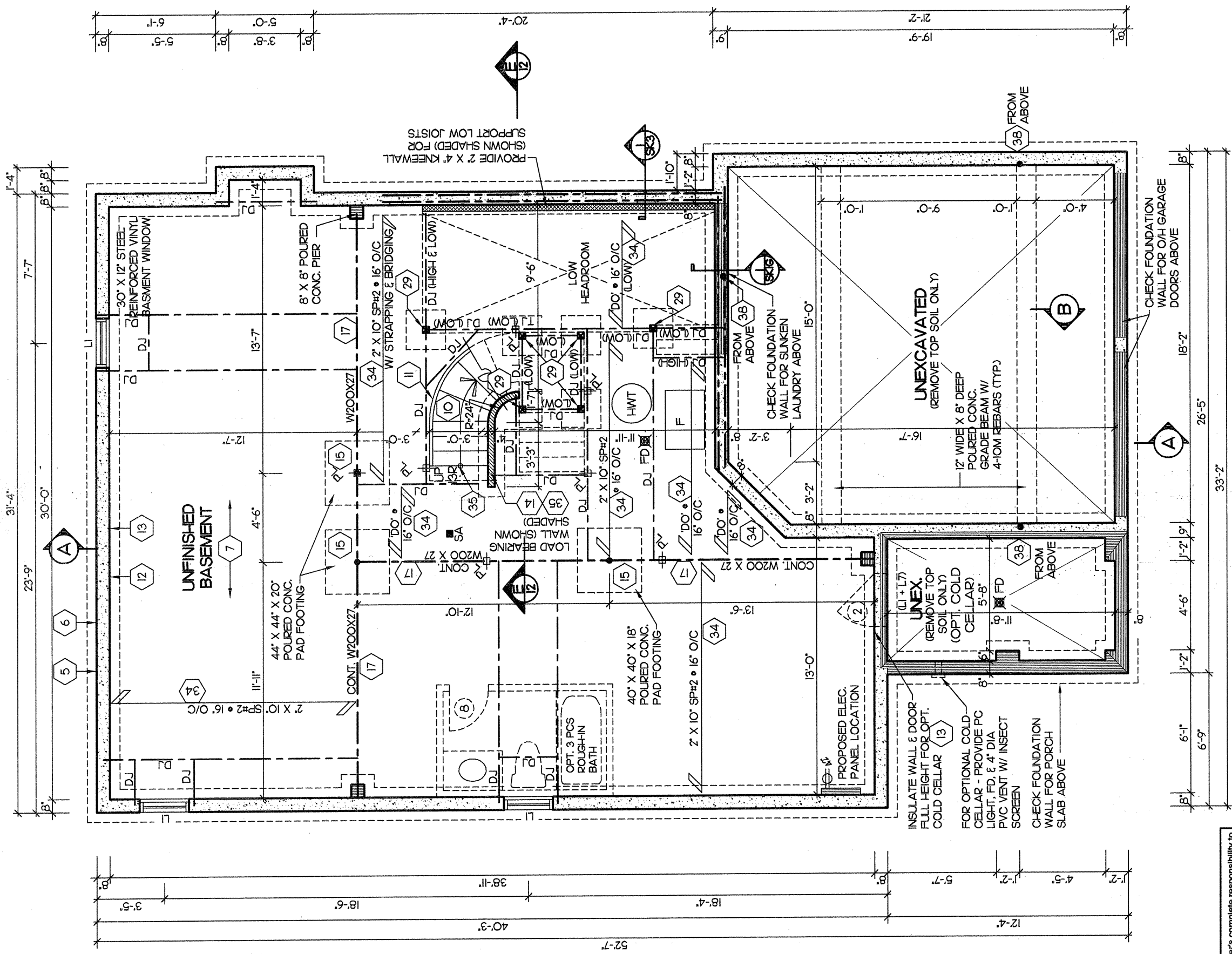
2008-65

60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3

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

Drawing No.

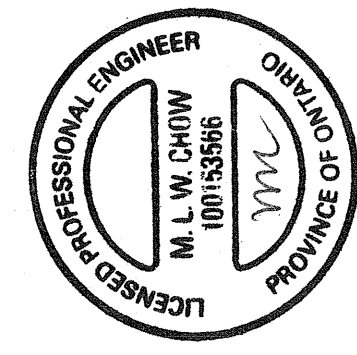
2 OF 13



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 for any way 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

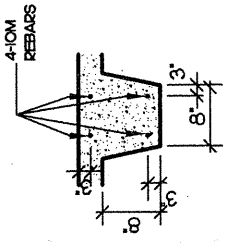


FEB 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

PROVIDE SOLID BLOCKING BETWEEN TOP OF STEEL BEAM OR WOOD BEAM AND FLOOR ABOVE WERE POINT LOAD OCCURS

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

PROVIDE 1/2" BRICK/STONE OVERHANG OVER FOUNDATION WALL



GRADE BEAM DETAIL
B NTS

Client
DEL PARK / HIGHCASTLE HOMES

Project
HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9'-0" CEILINGS

Elevation 'A'

Sheet Title
BASEMENT PLAN

Scale
3/16" = 1'-0"

Date
NOV. 2013

Drawn by
KR/AA

Checked by
TB

THE DALTON

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

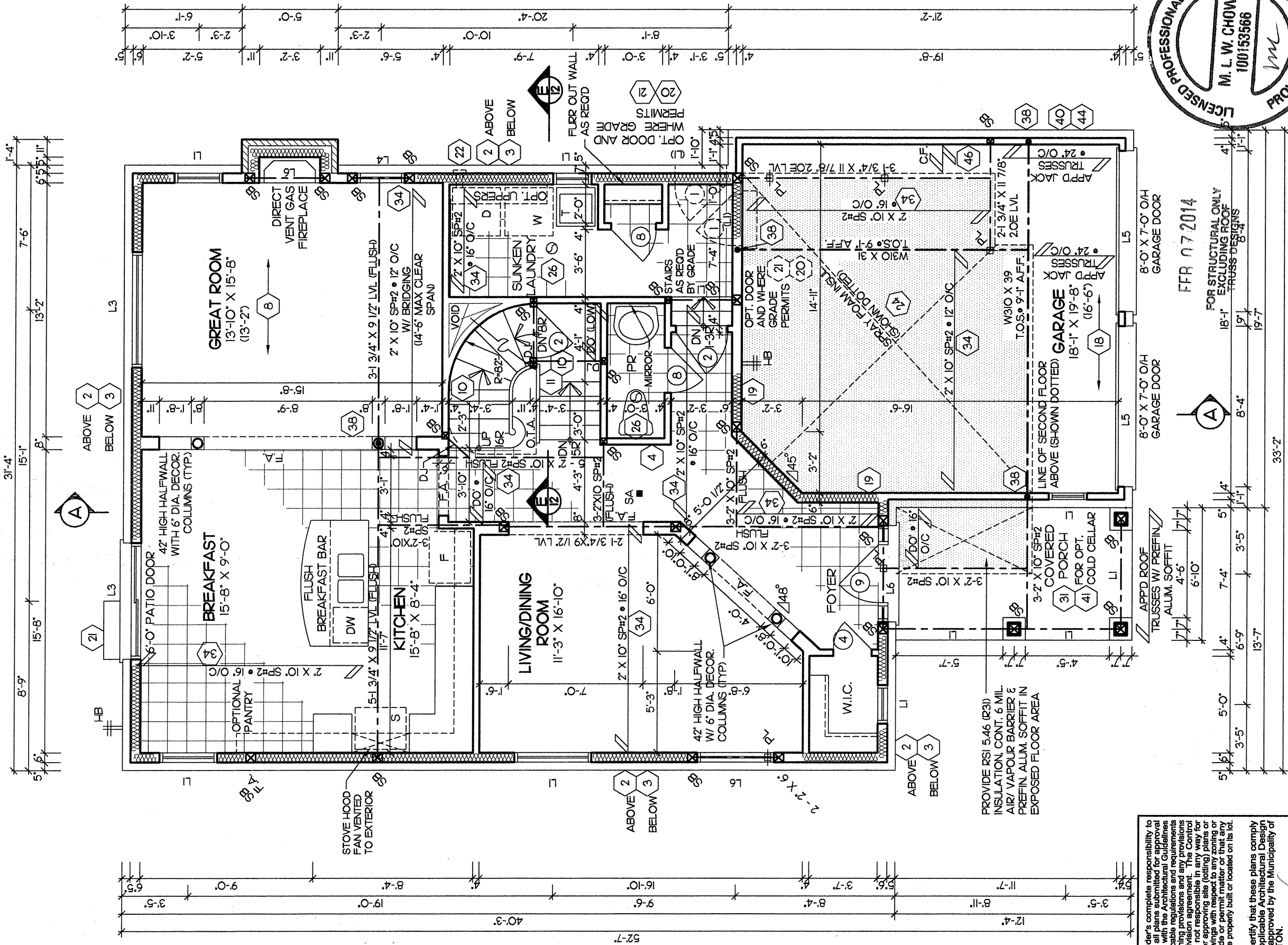
Stephen P. Kennedy have reviewed and take responsibility for this design.

Signature
BCIN **23411** Date: **FEB. 3, 2014**

Project No.
2008-65

Drawing No.
3 OF 13

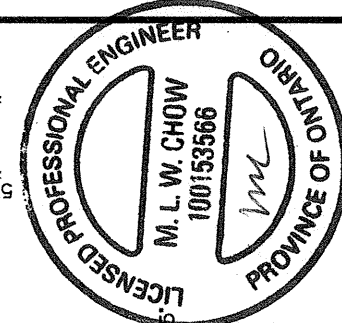
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269



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.

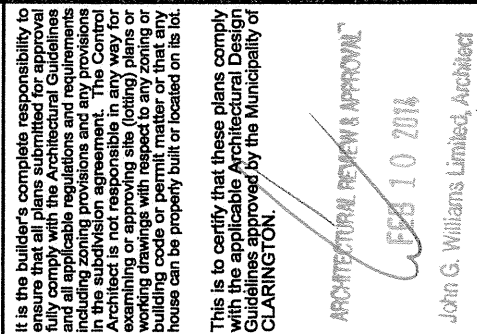
ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect



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

PROVIDE 1/2" BRICK/STONE
OVERHANG OVER
FOUNDATION WALL

Client DELPARK/ HIGHCASTLE HOMES		Sheet Title GROUND FLOOR PLAN		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9'-0" CEILINGS		Scale 3/16" = 1'-0"		Drawn by KR/AA		ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
		Date NOV. 2013		Checked by TB			
		THE DALTON					
ELEVATION 'A'				Signature  I, Stephen P. Kennedy have reviewed and take responsibility for this design.		Drawing No. 4 OF 13	
				BCIN 23411 Date: FEB. 3, 2014			



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~~ARCHITECTURAL REVIEW & APPROVAL~~

John G. Williams Limited, Architect

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

Project
No. 2008-65

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

I, **Stephen P. Kennedy** have
reviewed and take responsibility for this design.
Signature *Stephen P. Kennedy*

BCIN 23411 Date: **FEB. 3, 2014**

Sheet
Title

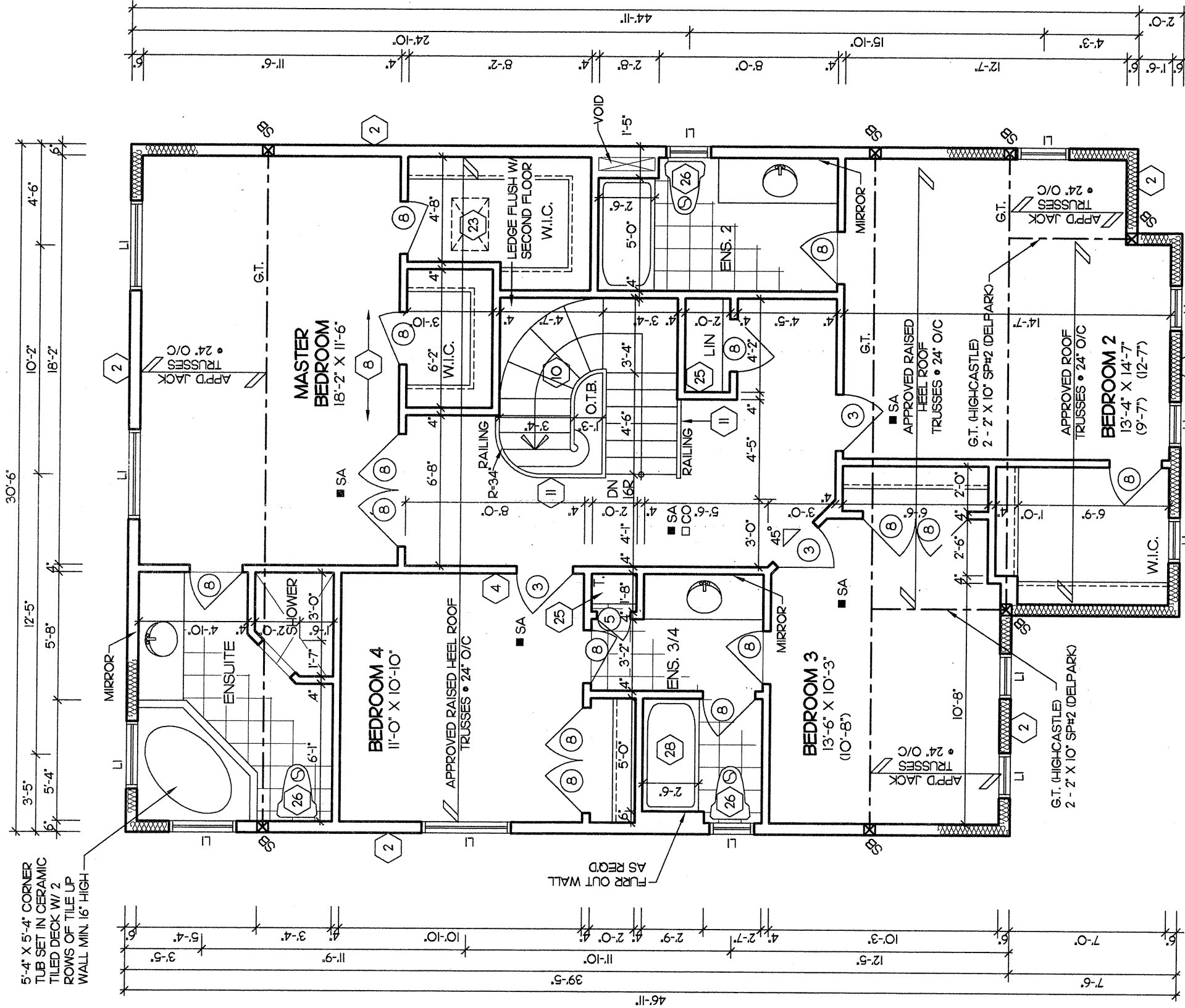
Scale 3/16" = 1'-0"	Drawn by KR/AA
Date NOV. 2013	Checked by TB

THE DALTON

Client	DELPARK/ HIGHCASTLE HOMES
Project	

**HORTHGLEN
MUNICIPALITY OF CLARINGTON
40-6
9'-0" CEILINGS**

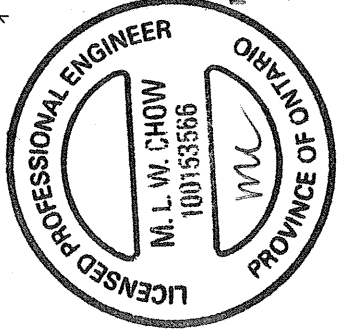
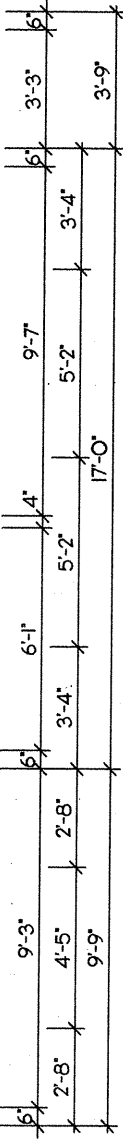
ELEVATION 'A'



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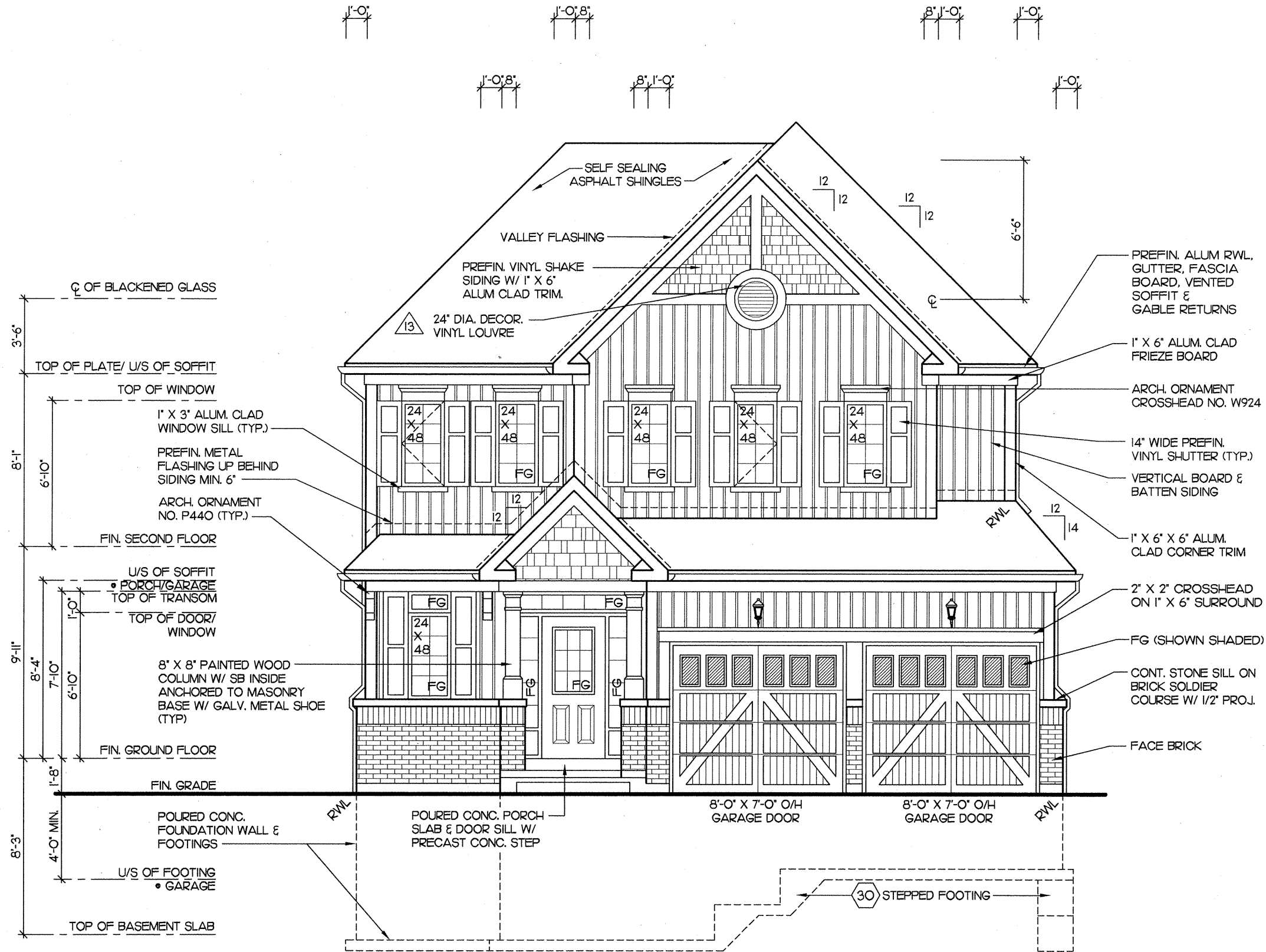
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ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect



FEB 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title OPTIONAL SECOND FLOOR PLAN		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65
	Scale 3/16" = 1'-0"	Drawn by KR/AA	I, Stephen P. Kennedy have reviewed and take responsibility for this design. Signature  BCIN 23411 Date: FEB. 3, 2014		
	Date NOV. 2013	Checked by TB			
Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9'-0" CEILINGS		THE DALTON		Drawing No. 6 OF 13	
ELEVATION 'A'		CASSIDY & CO., ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269			



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Client DELPAK/ HIGHCASTLE HOMES	Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9'-0" CEILINGS	Elevation 'A'	Scale 3/16" = 1'-0"	Date NOV. 2013	Drawn by KR/AA	Checked by TB	Sheet Title FRONT ELEVATION	REGISTERED PERSON: D.W. CASSIDY & CO. FIRM BCIN 28461	REPLACE BLACK GLASS WITH 24" DIA. DECOR. LOUVRE	OCT. 2/15	TB
								have Stephen P. Kennedy reviewed and taken responsibility for this design. Signature BCIN 23411	Project No. 2008-65	Drawing No. 7 OF 13	

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

Date: **NOV 04 2015**

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

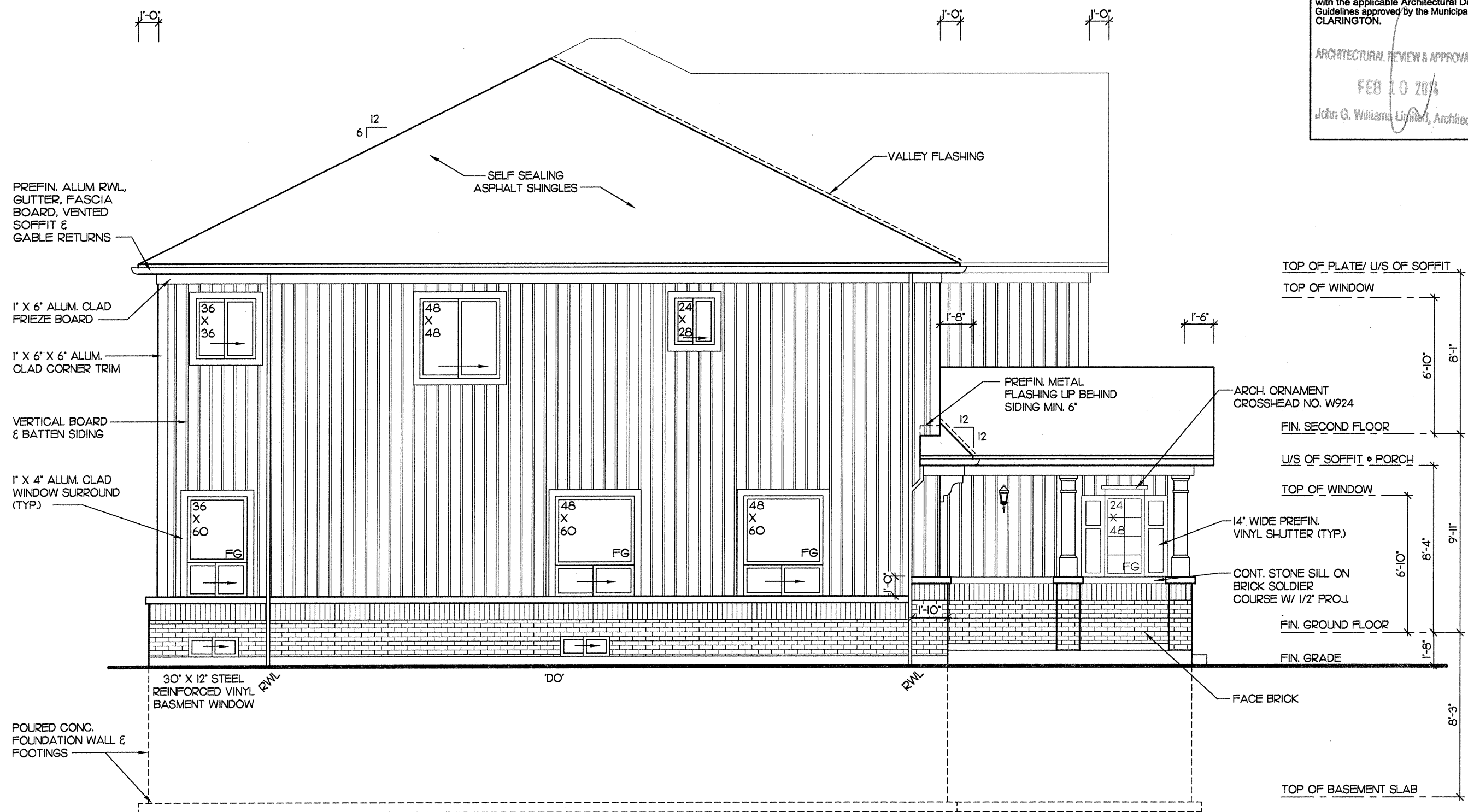
Project No. 2008-65
Drawing No. 8 OF 13

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

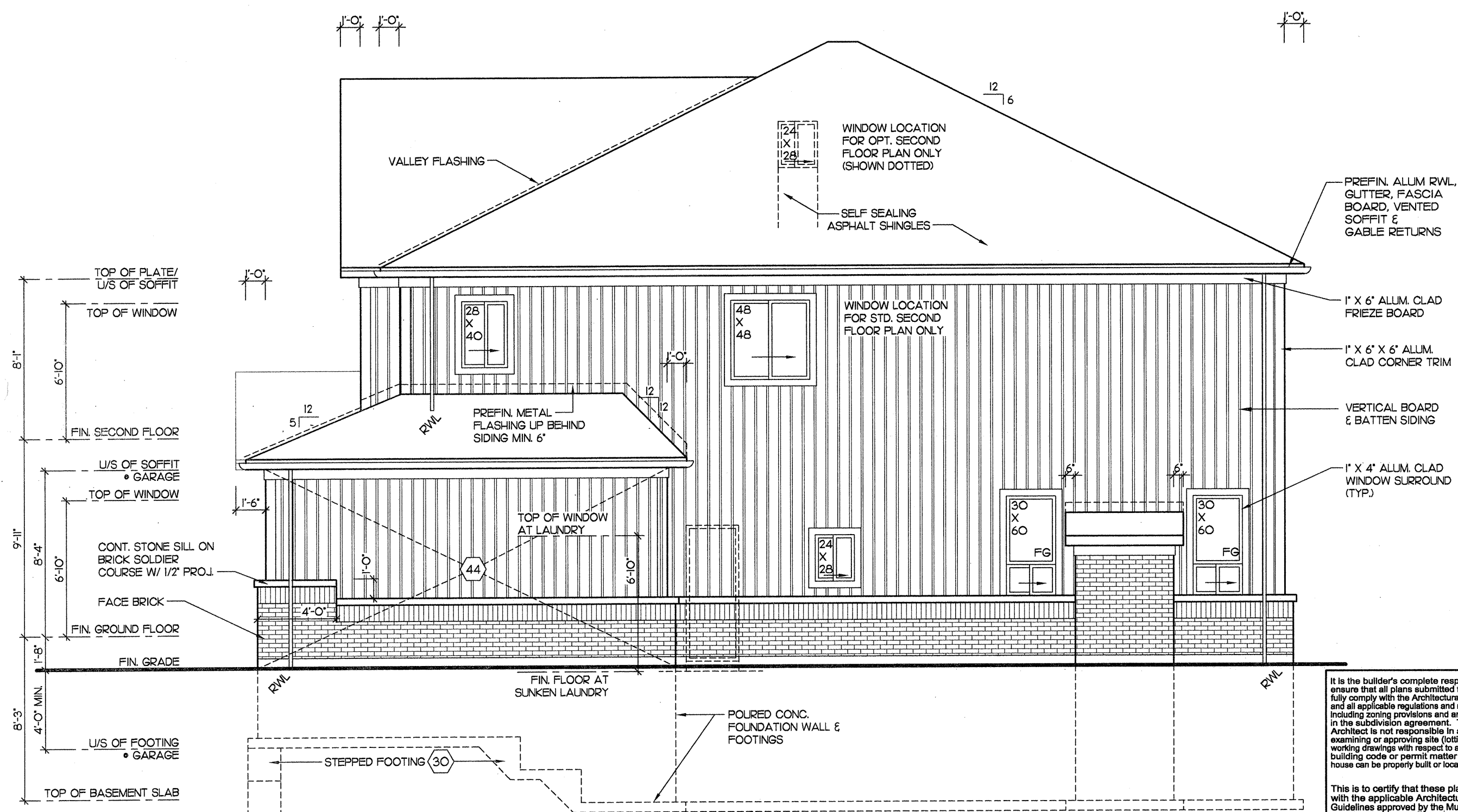
REGISTERED PERSON
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
I, Stephen P. Kennedy have reviewed and take responsibility for this design.
Signature
BCIN 23411 Date: FEB. 3, 2014

Sheet Title
LEFT SIDE ELEVATION
Scale 3/16" = 1'-0"
Drawn by KR/AA
Date NOV. 2013
Checked by TB
THE DALTON

Client
DELPAK/ HIGHCATTLE HOMES
Project
HORTHGLEN
MUNICIPALITY OF CLARINGTON
40-6
9'-0" CEILINGS
ELEVATION 'A'



SPATIALS:	
WALL AREA =	974.27 S.F.
LIMITING DISTANCE =	3'-11" • 7/8
MAX. ALLOWABLE OPENINGS =	68.20 S.F.
PROPOSED OPENINGS =	65.21 S.F. (GLASS AREA)



8'-1" TOP OF PLATE/ U/S OF SOFFIT
6'-10" TOP OF WINDOW
FIN. SECOND FLOOR
9'-11" U/S OF SOFFIT • GARAGE
8'-4" TOP OF WINDOW
6'-10" CONT. STONE SILL ON BRICK SOLDIER COURSE W/ 1/2" PROJ.
FACE BRICK
FIN. GROUND FLOOR
1'-8" FIN. GRADE
8'-3" U/S OF FOOTING • GARAGE
4'-0" MIN. TOP OF BASEMENT SLAB

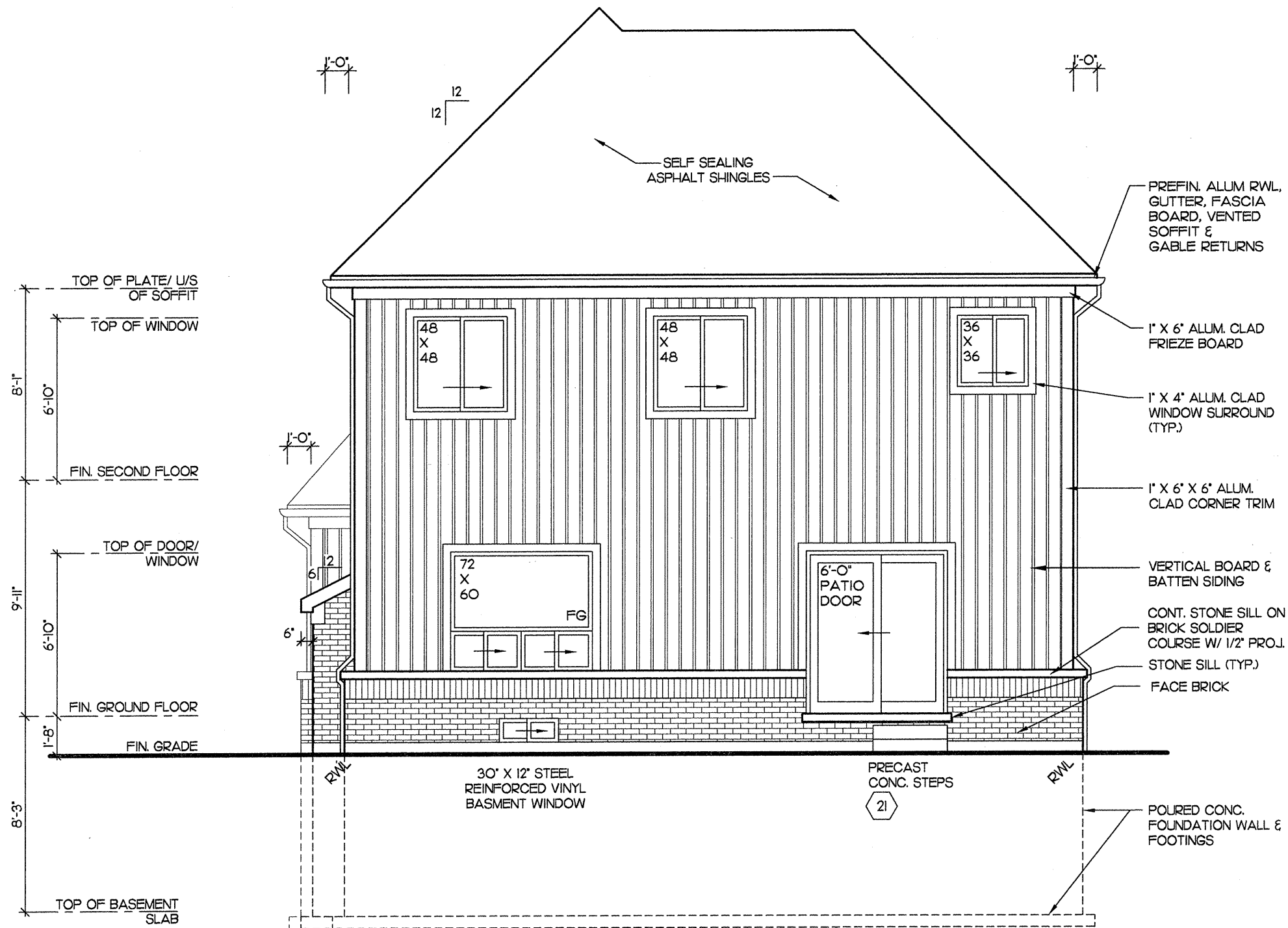
SPATIALS:	
WALL AREA =	974.29 S.F.
LIMITING DISTANCE =	3'-11" • 7%
MAX. ALLOWABLE OPENINGS =	68.20 S.F.
PROPOSED OPENINGS FOR STD =	37.08 S.F. (GLASS AREA)
PROPOSED OPENINGS FOR OPT =	27.60 S.F. (GLASS AREA)

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

Client DELPAK/ HIGHCASTLE HOMES	Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9'-0" CEILINGS	ELEVATION 'A'	Scale 3/16" = 1'-0"	Date NOV. 2013	Drawn by KR/AA	Checked by TB	Sheet Title RIGHT SIDE ELEVATION	REGISTERED PERSON D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN : 28461	I, Stephen P. Kennedy have reviewed and take responsibility for this design. Signature _____ Date: FEB. 3, 2014 BCIN 23411	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											



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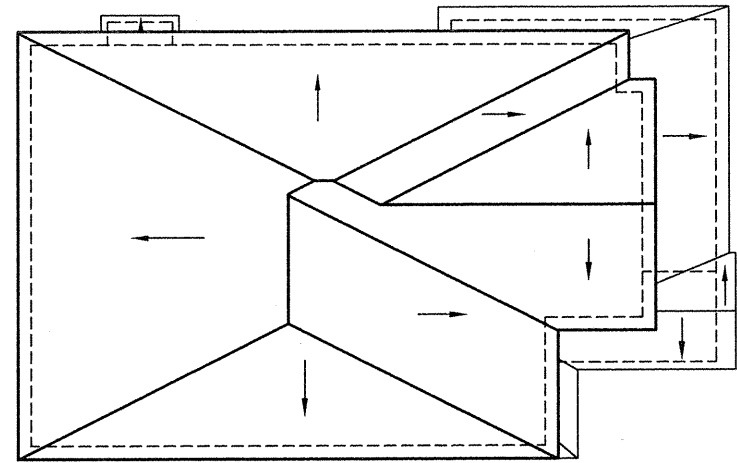
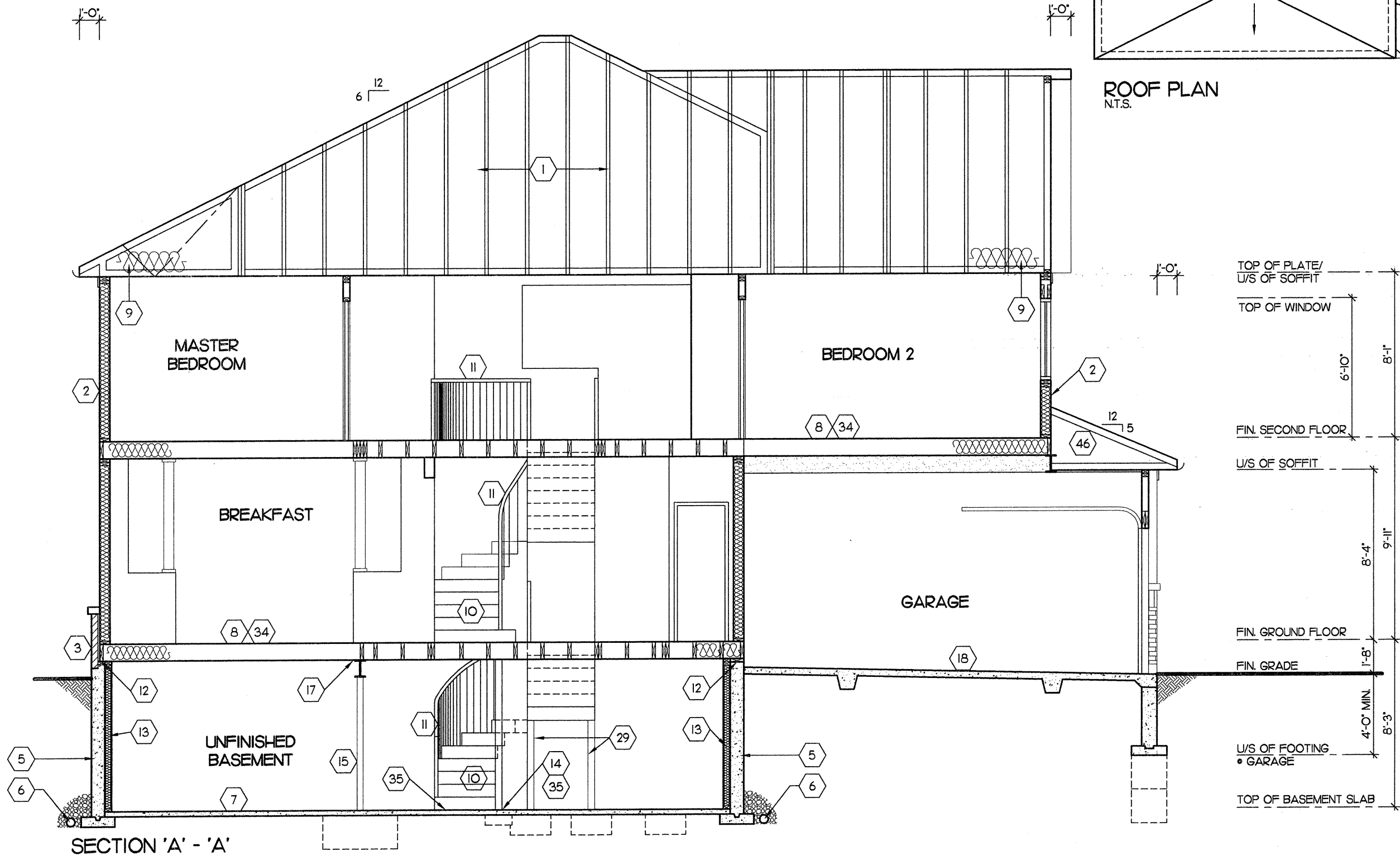
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2014

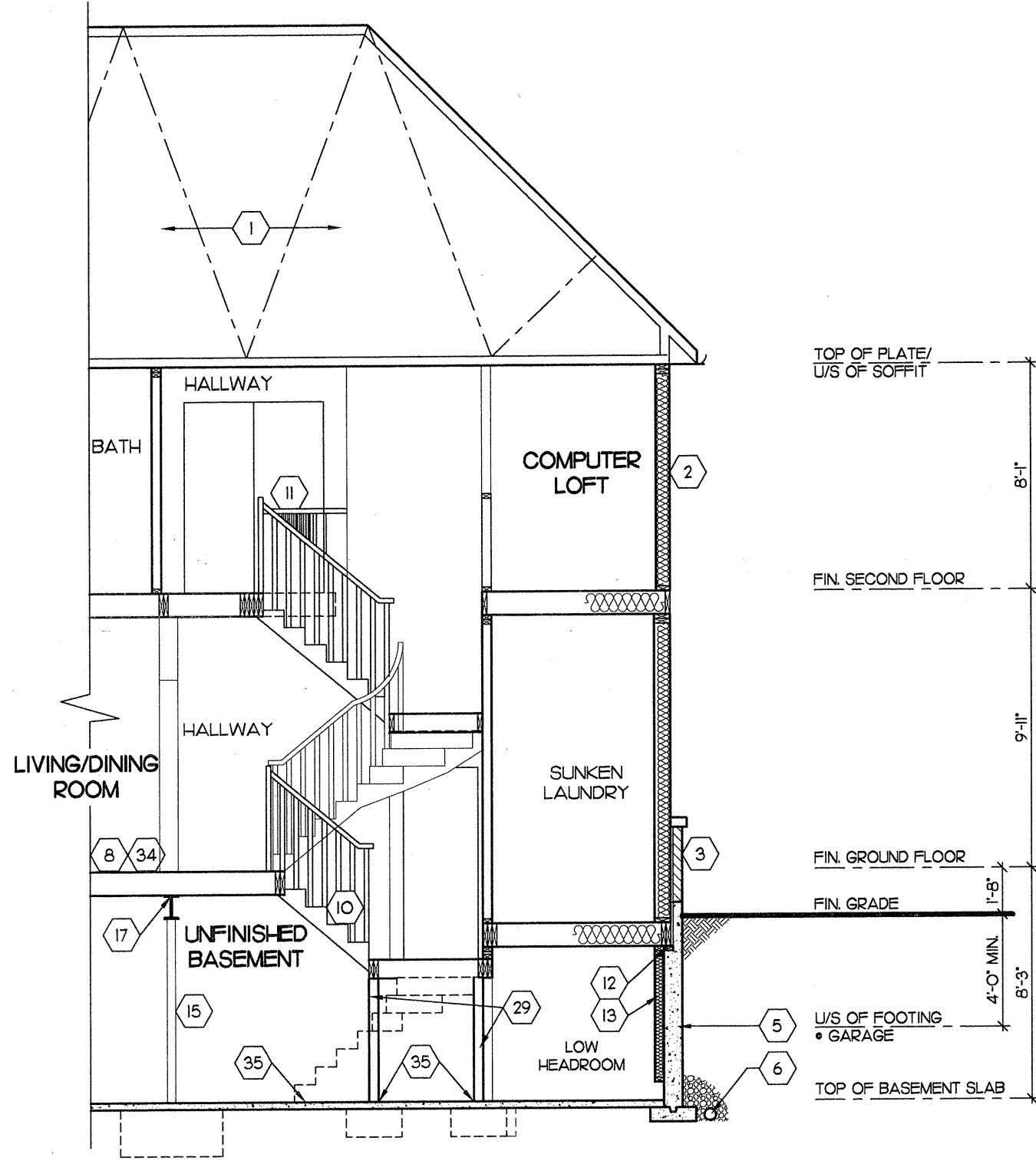
John G. Williams Limited, Architect

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		Stephen P. Kennedy have reviewed and take responsibility for this design. Signature: <i>[Signature]</i> BCIN 23411 Date: FEB. 3, 2014	
Sheet Title: REAR ELEVATION		Drawn by: KR/AA Checked by: TB Date: NOV. 2013	
Client: DELPARK/ HIGHCASTLE HOMES		Project: HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9'-0" CEILINGS	
Scale: 3/16" = 1'-0"		ELEVATION 'A'	

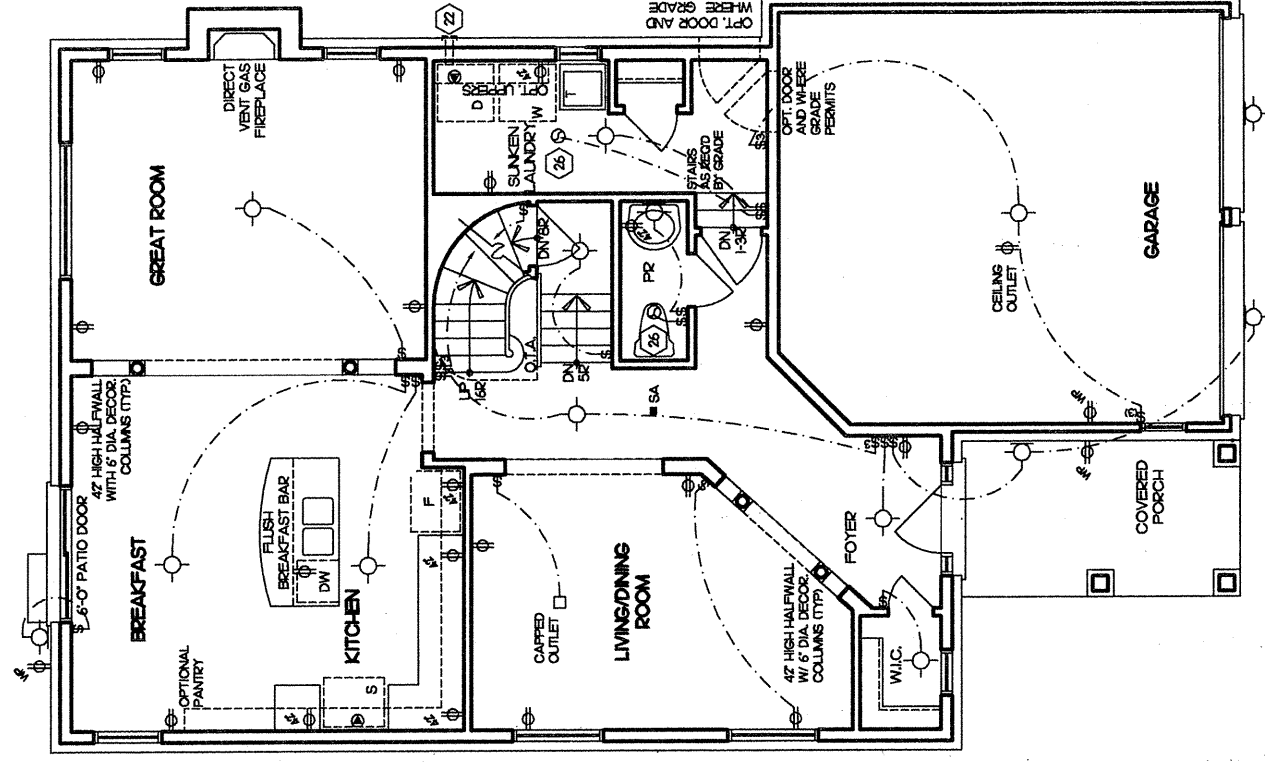
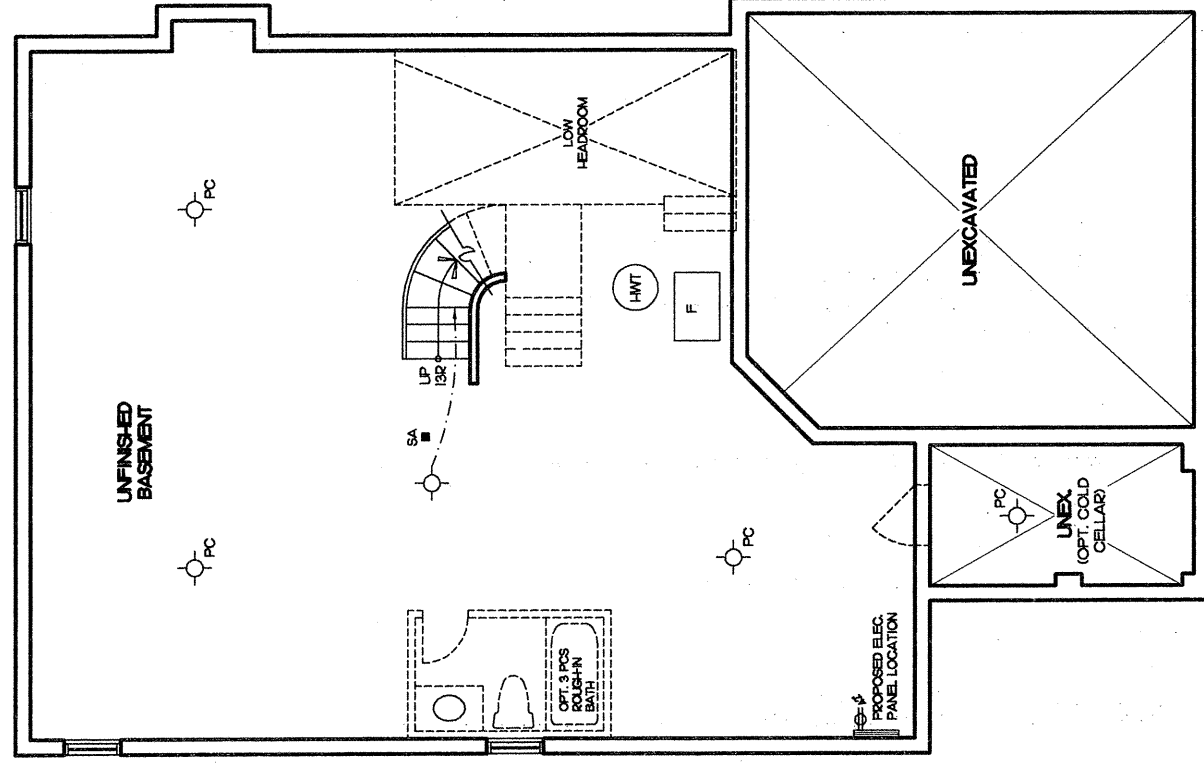
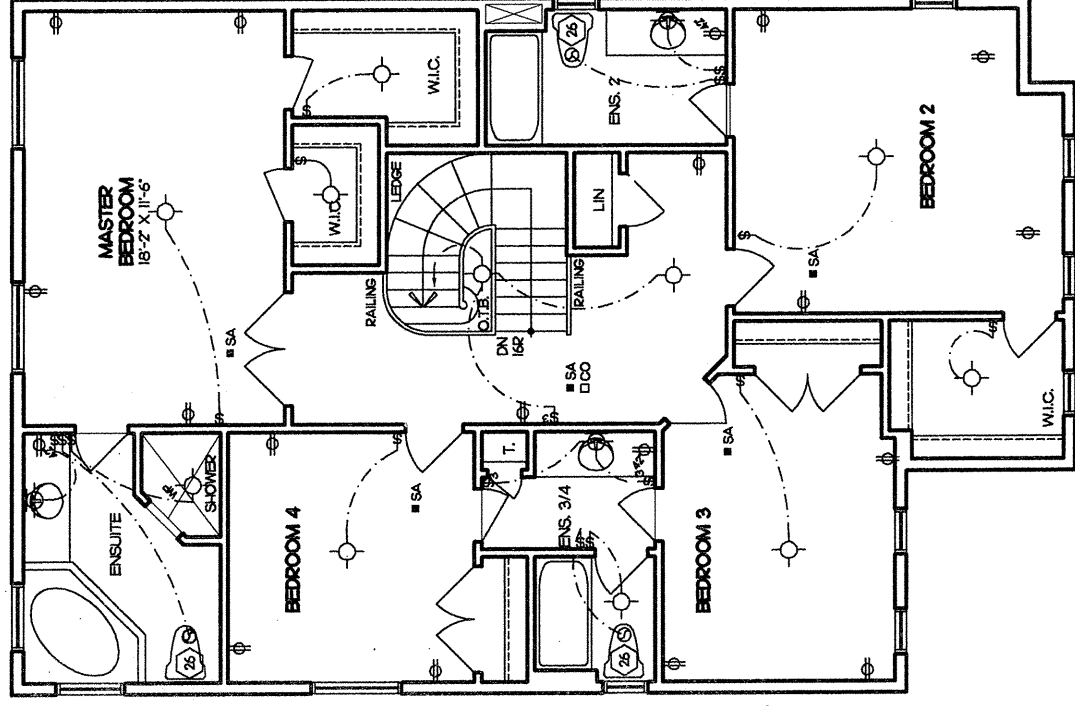
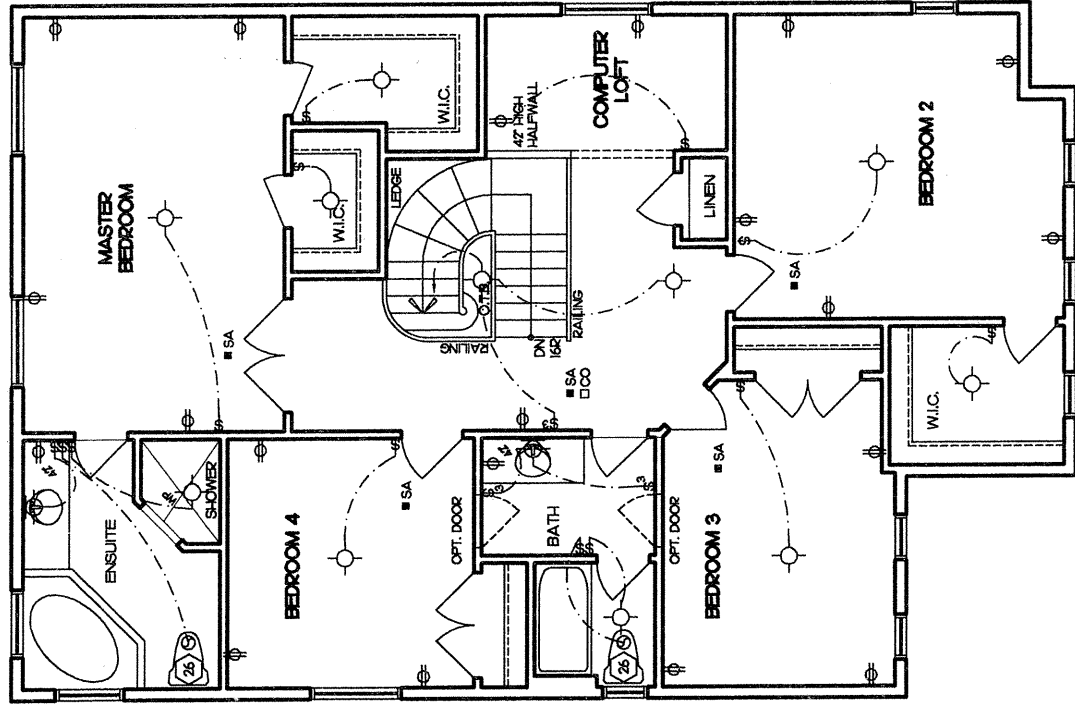


ROOF PLAN
N.T.S.

Client DELPARK/ HIGHCASTLE HOMES		Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9'-0" CEILINGS		Project No. 2008-65		Drawing No. 11 OF 13	
Sheet Title SECTION 'A' - 'A' & ROOF PLAN		Scale 3/16" = 1'-0"		Project CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS		60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
Project ELEVATION 'A'		Date NOV. 2013		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	
		Drawn by KR/AA		I Stephen P. Kennedy have			
		Checked by TB		reviewed and take responsibility for this design.			
				Signature 			
				BCIN 23411 Date: FEB. 3, 2014			



Client Delpark/ Highcastle Homes		Sheet Title SECTION 'E-E'		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 No. 2008-65	
Project HORTHGLEN MUNICIPALITY OF CLARINGTON 40-6 9'-0" CEILINGS ELEVATION 'A'		Scale 3/16" = 1'-0"		Drawn by KR/AA		I, Stephen P. Kennedy have reviewed and take responsibility for this design. Signature 		Drawing No. 12 OF 13	
		Date JUNE 2012		Checked by TB					
				THE DALTON		BCIN 23411 Date: FEB. 3, 2014			



Client
DELPAK/ HIGHCASTLE HOMES

Project
HORTHGLEN
MUNICIPALITY OF CLARINGTON
40-6
9'-0" CEILINGS

ELEVATION 'A'

Sheet
Title
ELECTRICAL PLANS

Scale
N.T.S.

Date
JUNE 2012

THE DALTON

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: **FEB. 3, 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.
13 OF 13