

40' LOT PRODUCT - 9'-0" CEILINGS

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)

II			
Gross area of peripheral walls:	Elev. 'B'	Elev. 'B' LOD (7 RISERS)	
	3077.08 SF	3141.13 SF	
Gross area of openings:	271.31 SF	281.51 SF	
	8.82% Ratio	8.96% Ratio	

AREAS		ELEVATION 'B'	
		M ²	FT ²
NOT INCLUDING OPEN AREAS			
GROUND FLOOR AREA		107.48	1157
SECOND FLOOR AREA		133.68	1439
TOTAL FLOOR AREA		241.17	2596
OPEN AREA (NOT INCL. IN TOTAL AREA)		1.11	12
COVERAGE (INCLUDING PORCH)		151.90	1635
COVERAGE (NOT INCLUDING PORCH)		143.72	1547

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title AREAS & REVISIONS	REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65
		I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS	Scale 3/16" = 1'-0"	Drawn by AL	Signature  BCIN 23411 Date: JUNE 26, 2014	Drawing No. 1 OF 11
	Date DEC 2012	Checked by BM		
ELEVATION 'B'	WINDSOR			

CONSTRUCTION NOTES

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

1 ROOF CONSTRUCTION

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

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

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

3 BRICK 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 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..... = 150 (5 7/8")
MIN. RUN..... = 200 (7 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 GROUNDED IN.

17 BEAM BLOCKING

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

18 GARAGE SLAB

100 mm (4") CONC. SLAB SLOPE TO FRONT. CONC. STRG. 32 Mpa. (4650 psi) WITH 5-8% AIR ENTRAINMENT. FILL BENEATH SLAB TO BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

19 GARAGE SEPARATION - WALLS

12.7 mm (1/2") GYPSUM BD. ON WALLS BETWEEN HOUSE AND GARAGE. RSI 4.23 (R24) HIGH DENSITY BATT INSULATION IN WALLS. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

20 GAS PROOFED DOOR

PROVIDE SELF CLOSER AND WEATHER STRIPPING.

21 PRECAST CONCRETE STEP

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

23 ATTIC ACCESS HATCH

0.32sm 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-630.18-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/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 360 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 (28" x 68" x 1 3/4") INSULATED MIN RSI 0.7; (R4)

2 - DOOR 815 x 2030 x 35 (28" x 68" x 1 3/8")

3 - DOOR 760 x 2030 x 35 (26" x 68" x 1 3/8")

4 - DOOR 610 x 2030 x 35 (20" x 68" x 1 3/8")

5 - DOOR 460 x 2030 x 35 (16" x 68" x 1 3/8")

6 - EXTERIOR FRENCH OR GARDEN DOOR 815 x 2030 x 45 (28" x 68" x 1 3/4")

7 - DOOR 815 x 2030 x 45 (28" x 68" 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 (24" x 68" 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 (36" x 80" x 1 3/4") INSULATED MIN. RSI 0.7; (R4)

11 - 36" X 80" 2 PANEL SLIDING DOORS

12 - 48" X 80" 2 PANEL SLIDING DOORS

13 - 60" X 80" 2 PANEL SLIDING DOORS

14 - 72" X 80" 2 PANEL SLIDING DOORS

15 - 84" X 80" 2 PANEL SLIDING DOORS

16 - 96" X 80" 2 PANEL SLIDING DOORS

INTEL/BEAM SCHEDULE

L1.....2 - 38 x 184.....(2 - 2 x 8) SPR. #2
L2.....2 - 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 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
☐ CABLE JACK
☐ TELEPHONE JACK

FG FIXED GLASS
FA FLAT ARCH
GT GRIDER TRUSS
DT. DOUBLE TRUSS
DJ. DOUBLE JOIST
TL. TRIPLE JOIST
⊗ CLASS 'B' VENT
⊗ EXHAUST VENT

Client
DELPARK/ HIGHCASTLE HOMES

Project
**NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 40-8
9-O" CEILINGS**

ELEVATION 'B'

Sheet
Title
CONSTRUCTION NOTES

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
AL

Checked by
BM

WINDSOR

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: **JUN 26 2014**

CASIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

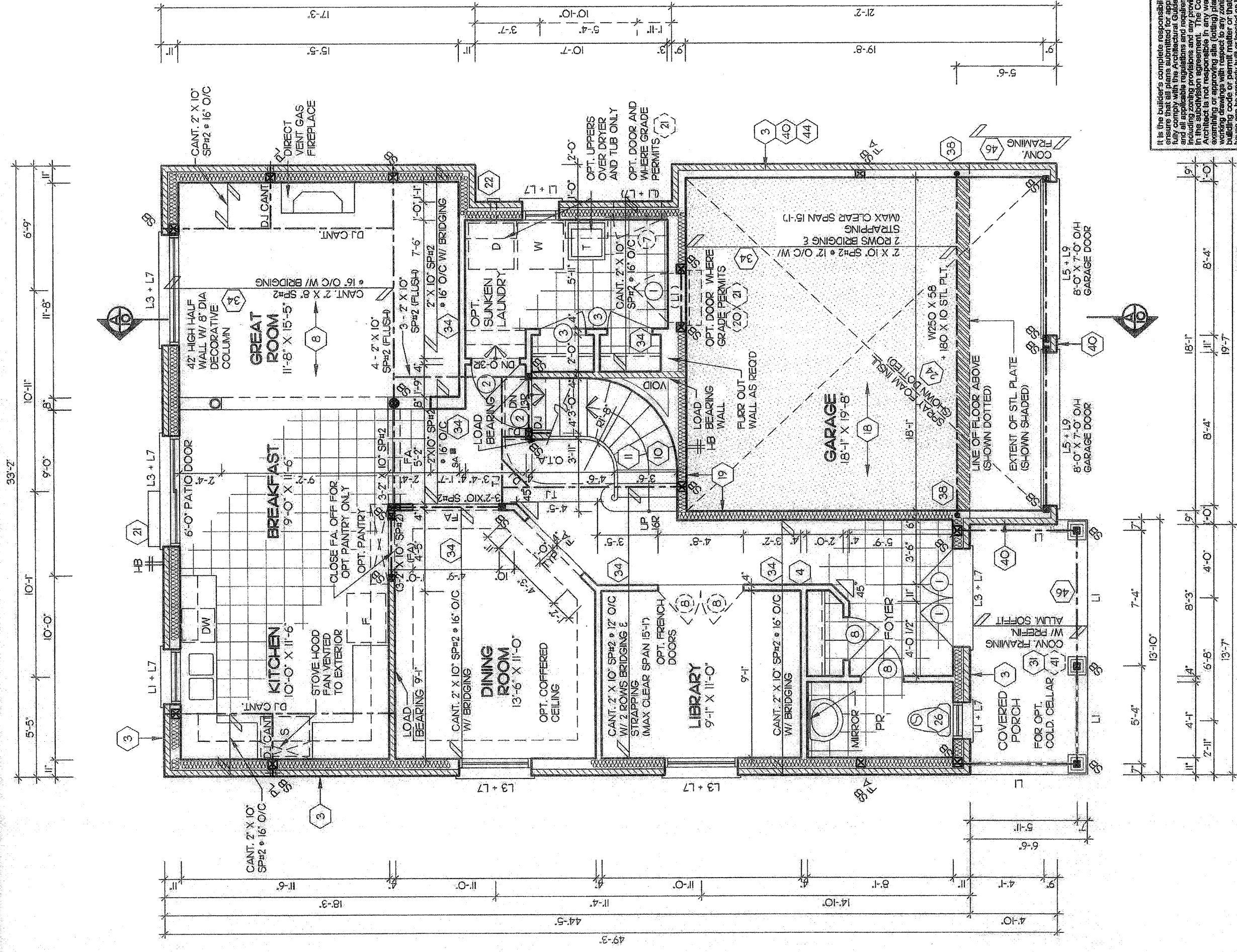
PH (905) 619-1270
FAX (905) 619-1269

Project
No.

2008-65

Drawing
No.

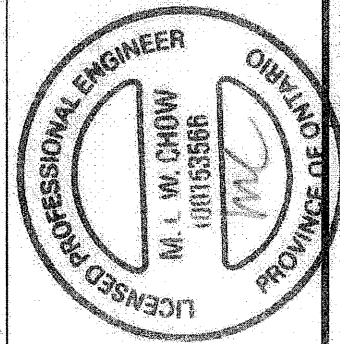
2 OF 11



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

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

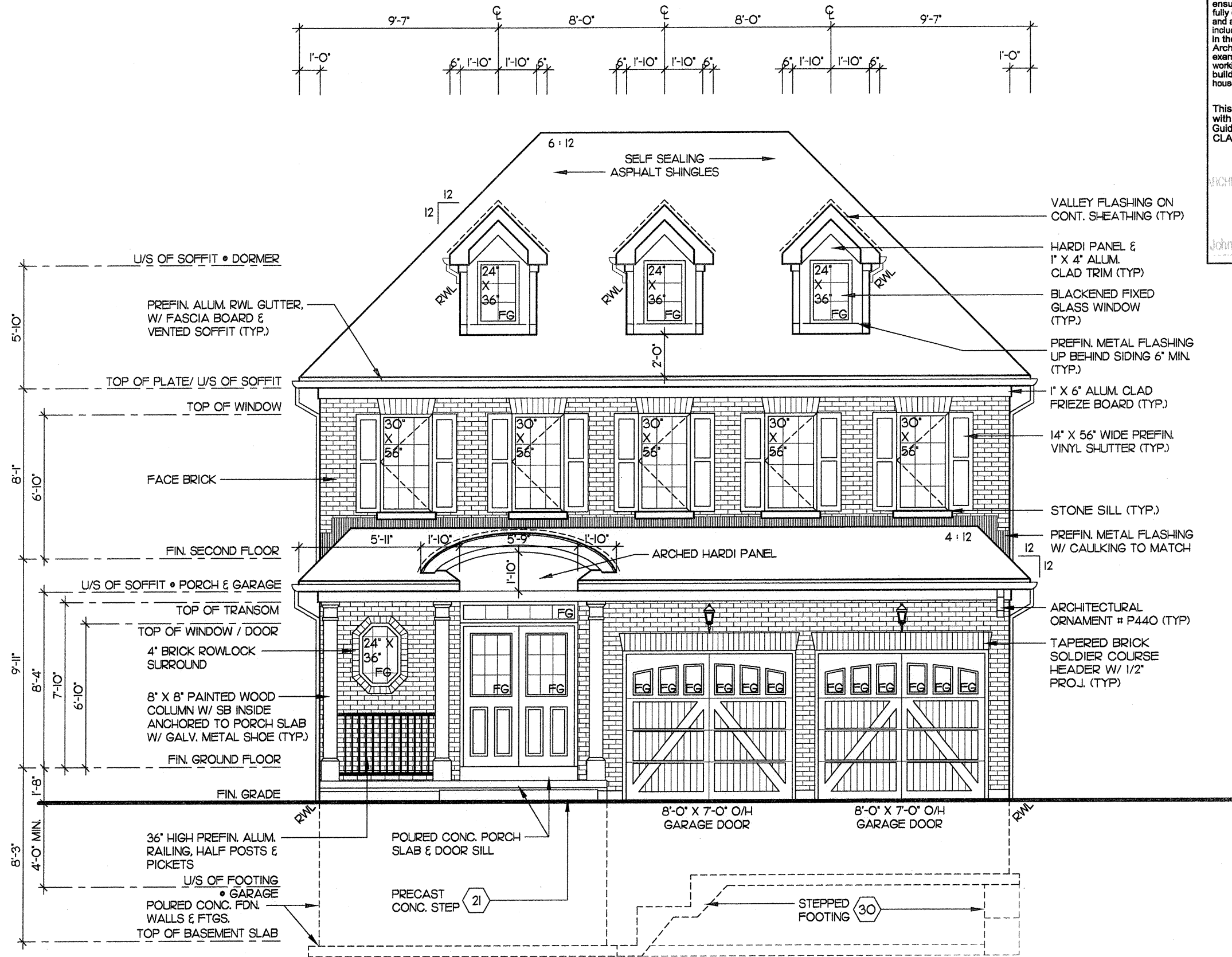
ARCHITECTURAL REVIEW / APPROVAL
JUN 26 2014
John G. Williams Limited, Architect



JUN 25 2014

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

Client	Delpark/ Highcastle Homes			Project No.	2008-65		
Project	NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS			Drawing No.	4 OF 11		
Sheet Title	GROUND FLOOR PLAN ELEVATION 'B'			Registered Person	D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		
Scale	3/16" = 1'-0"			Drawn by	AL		
Date	JUNE 2012			Checked by	BM		
	WINDSOR			Reviewed and take responsibility for this design.	STEPHEN P. KENNEDY have		
				Signature	[Signature]		
				BCIN	23411 Date: JUN 26 2014		



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

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

ARCHITECTURAL REVIEW & APPROVAL

JUN 26 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 BCIN 28461
STEPHEN P. KENNEDY
have reviewed and take responsibility for this design.
Signature
Date: JUN 26 2014
BCIN 23411

Sheet Title: FRONT ELEVATION 'B'
Scale: 3/16" = 1'-0"
Date: DEC 2012
Drawn by: AL
Checked by: BM
WINDSOR

Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS
ELEVATION 'B'

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

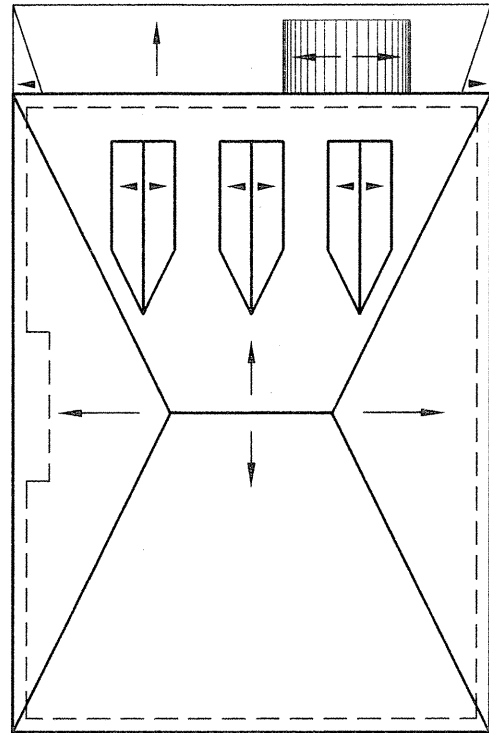
[illegible]

John G. Williams Limited, Architects

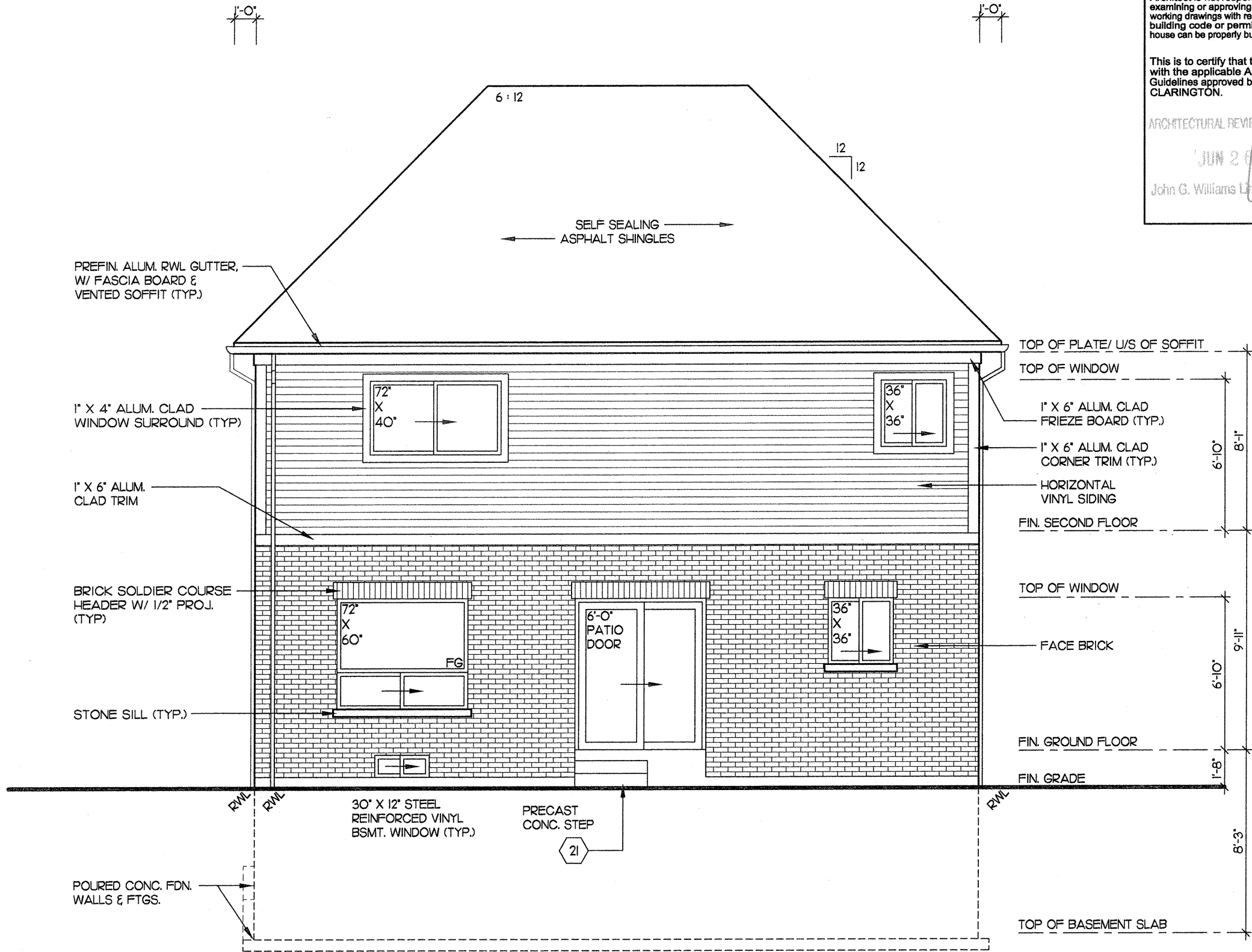


WALL AREA:	873.54 SF
LIMITING DISTANCE:	3'-11" @ 7%
ALLOWABLE OPENINGS:	61.14 SF
OPENINGS PROVIDED:	53.25 SF

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title LEFT SIDE ELEVATION 'B'	Scale 3/16" = 1'-0"	Drawn by AL	Date DEC 2012	Checked by BM	Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS	Project No. 2008-65	Project No. 7 OF 11
Project ELEVATION 'B'							CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Drawing No.



ROOF PLAN
N.T.S.



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

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

ARCHITECTURAL REVIEW & APPROVAL

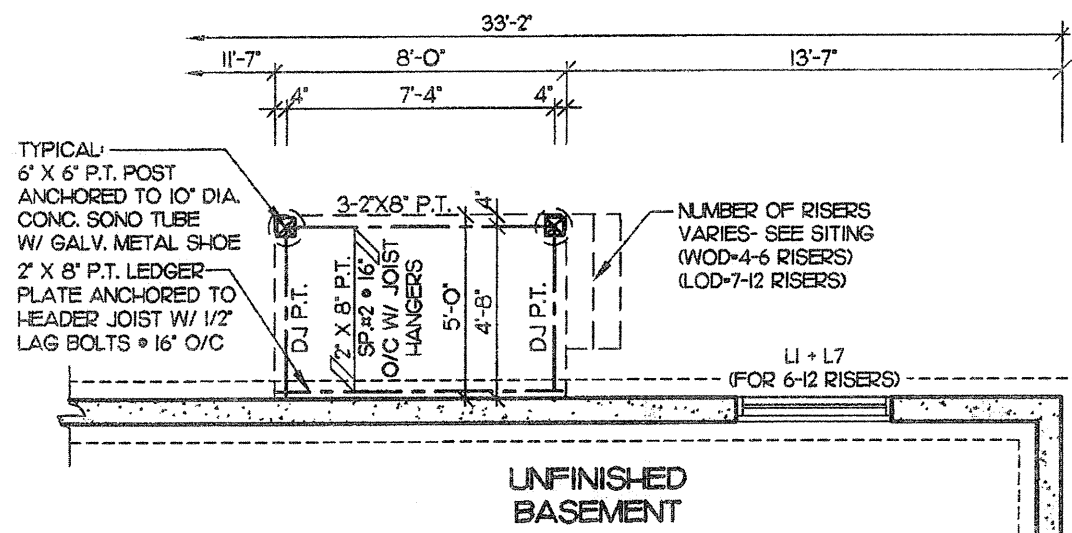
JUN 26 2014
John G. Williams Limited, Architect

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

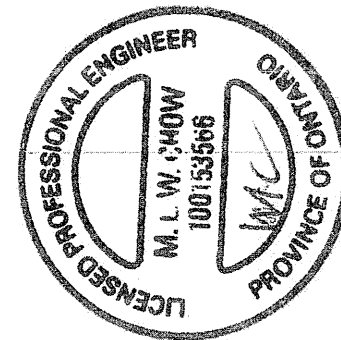
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
STEPHEN P. KENNEDY have reviewed and take responsibility for this design.
Signature Date: JUN 26 2014
BCIN 23411

Sheet Title: REAR ELEVATION 'B' & ROOF PLAN
Scale: 3/16" = 1'-0"
Date: JUNE 2012
Drawn by: AL
Checked by: BM
WINDSOR

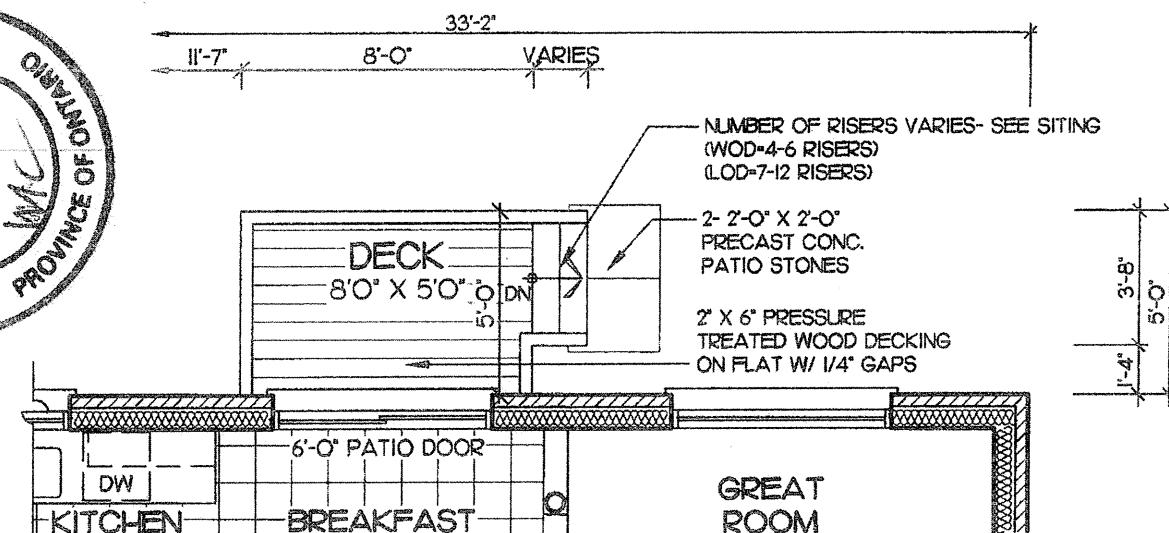
Client: DELPARK/ HIGHCASTLE HOMES
Project: NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS
ELEVATION 'B'



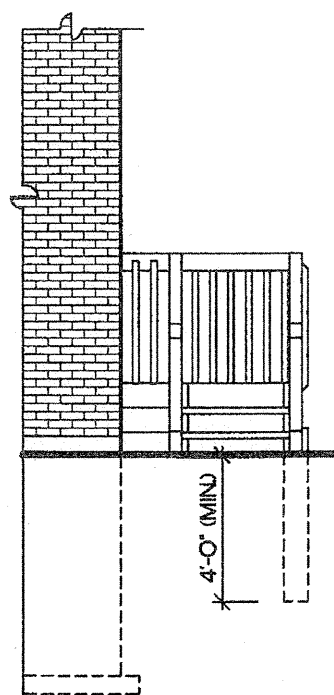
PARTIAL BASEMENT PLAN FOR W.O.D./L.O.D. CONDITION



JUN 23 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



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



PARTIAL RIGHT
SIDE ELEVATION

3'-0" HIGH, PRESSURE TREATED
WD. RAILING, 2' X 4" TOP &
BOTTOM RAILS W/ 2' X 2"
PICKETS MAX. 4' APART & 4' X 4"
VERTICAL POSTS @ 4'-0" O/C
MAX. (PROVIDE 3'-6" HIGH
RAILING IF DECK IS GREATER
THAN 5'-11" ABOVE FIN. GRADE)
(RAILINGS TO BE INSTALLED AS
PER OBC SUPPLEMENTARY
STANDARDS SECTION SB-7)

BRICK SOLDIER COURSE
HEADER W/ 1/2" PROJ.

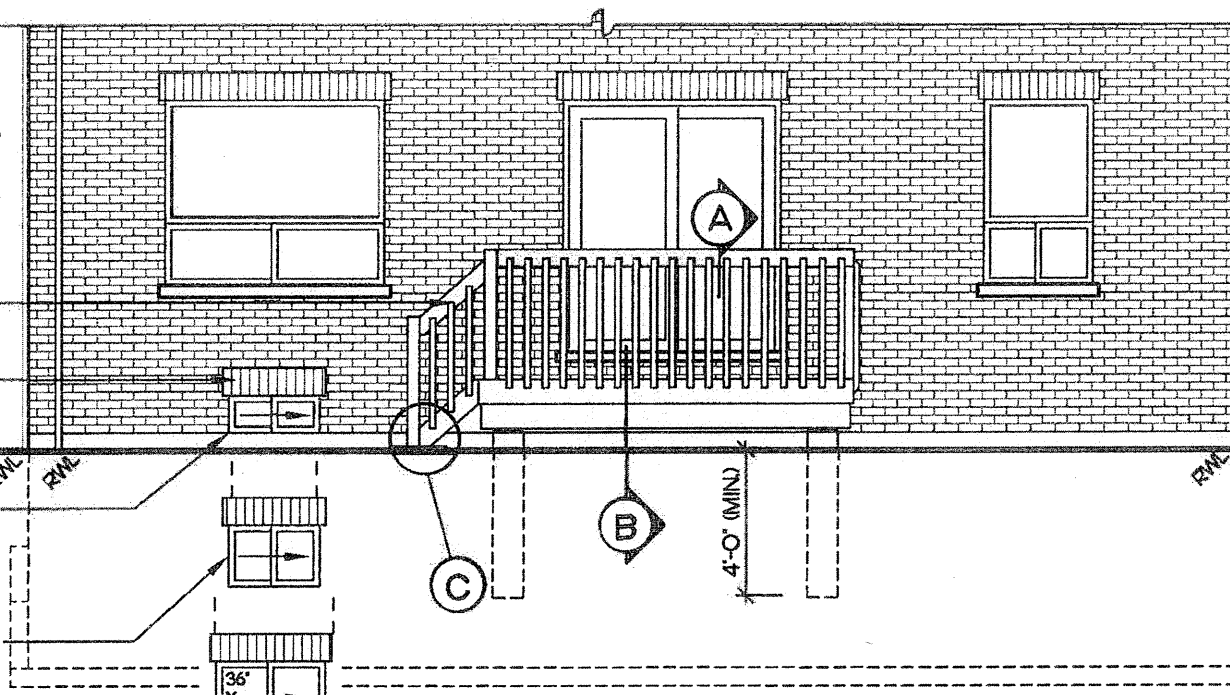
30" X 12" STEEL REINFORCED
VINYL BASEMENT WINDOW
FOR 4 RISER CONDITION
(DROPPED BELOW JOISTS)

30" X 20" STEEL REINFORCED
VINYL BASEMENT WINDOW
FOR 5 RISER CONDITION

FOR 6-7 RISER CONDITION

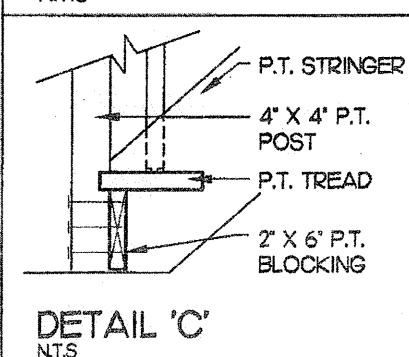
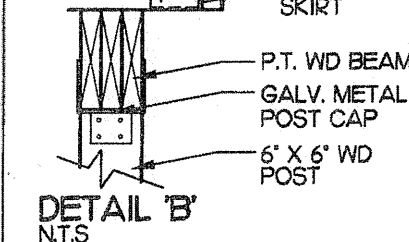
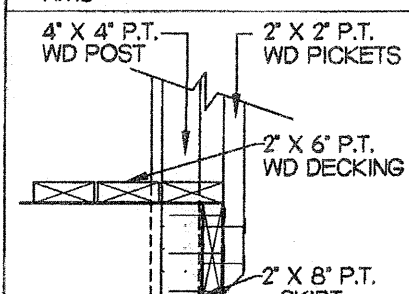
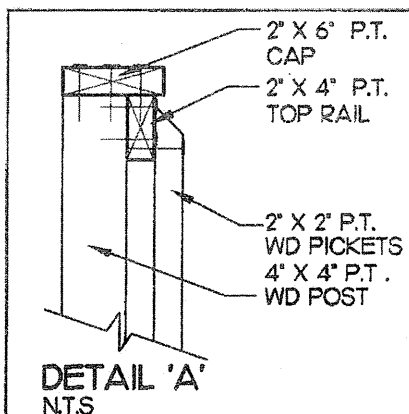
FOR 8-10 RISER CONDITION

FOR 11-12 RISER CONDITION



PARTIAL REAR ELEVATION

TOP OF WINDOW / DOOR
6'-10"
FIN. GROUND
FLOOR
FIN. DECK
TOP OF WINDOW
FIN. GRADE
7'-7"
8'-4"
TOP OF
BASEMENT SLAB
6'-10" WHERE GRADE PERMITS



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

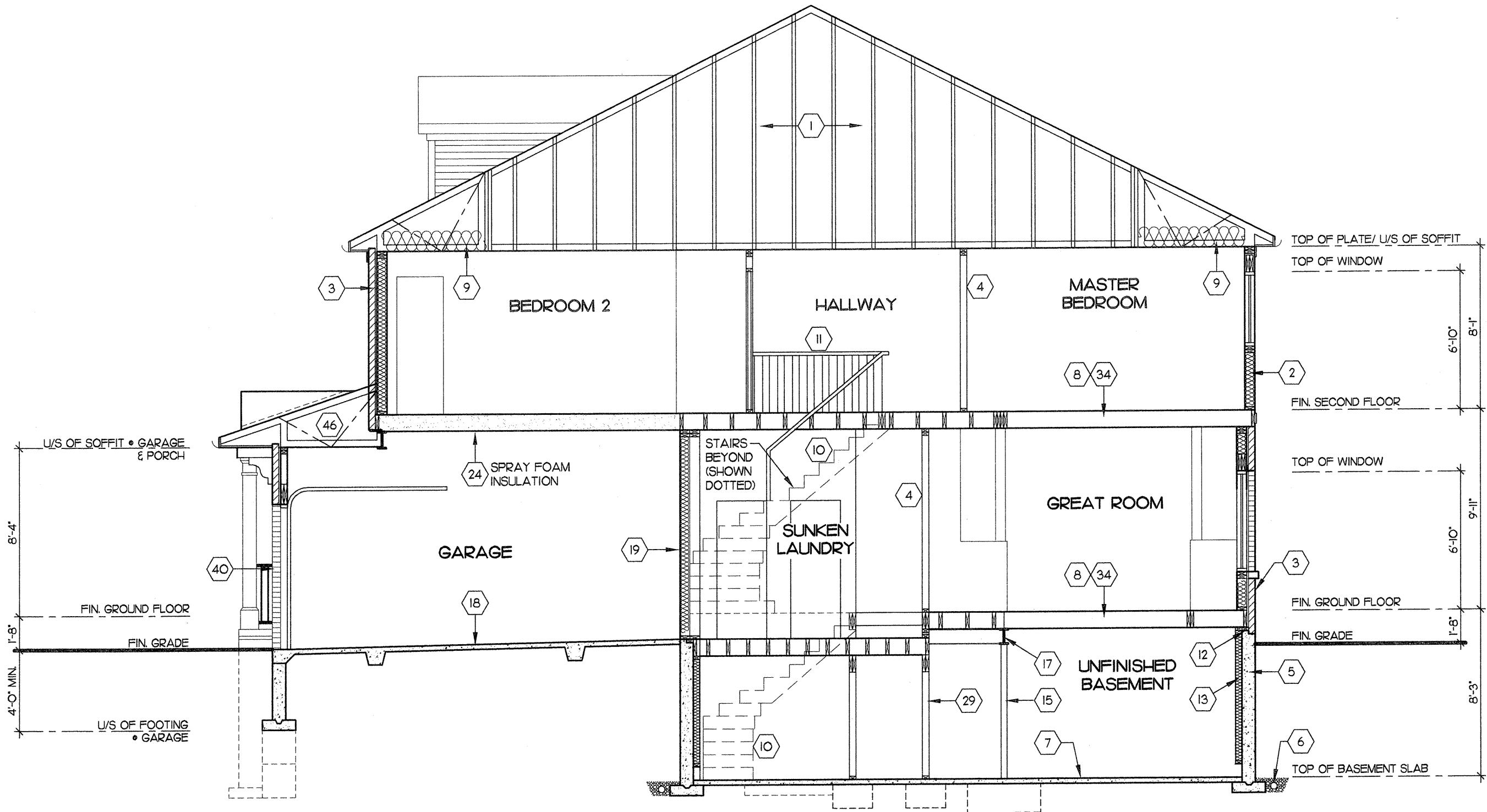
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL
JUN 26 2014
John G. Williams Limited, Architect

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.

Project No.	2008-65	Drawing No.	9A OF 11
Client	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 BCIN 23411 Date: JUN 26 2014		
Sheet Title	WALK OUT DECK/ LOOK OUT DECK DETAILS & PARTIAL PLANS Scale 3/16" = 1'-0" Date JUN 2012 Drawn by KQ/KK Checked by PS WINDSOR		
Project	NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS ELEVATION 'B'		



SECTION 'A' - 'A'

Client DELPARK/ HIGHCASTLE HOMES		Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 40-8 9'-0" CEILINGS		Project No. 2008-65		Drawing No. 10 OF 11	
Project ELEVATION 'B'		Project CASSIDY & CO., ARCHITECTURAL TECHNOLOGISTS		PH (905) 619-1270 FAX (905) 619-1269			
Sheet Title SECTION 'A' - 'A'		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.			
Scale 3/16" = 1'-0"		Drawn by AL		Signature 			
Date JUNE 2012		Checked by BM		BCIN 23411 Date: JUN 26 2014			
		WINDSOR					

