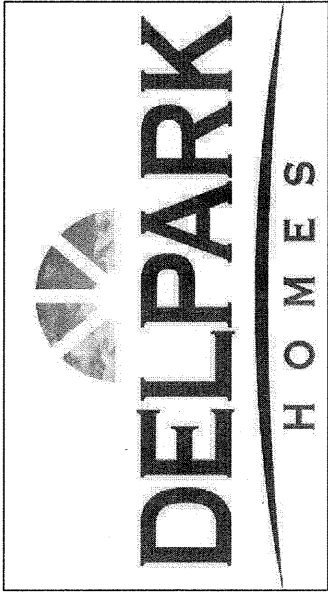


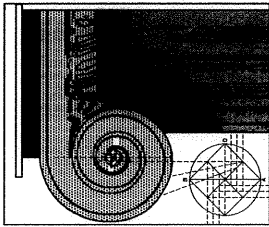


NORTHGLEN

33' PRODUCT - 8'-0" CEILING

TOWN OF CLARINGTON

PROJECT NO. 2008-65



CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

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: 2230.86 SF
Gross area of openings: 200.26 SF
Elev. 'A': 8.98% Ratio

LIST OF DRAWINGS

DWG NAME	DWG No.	DWG NAME	DWG No.	DWG No.
AREAS AND REVISIONS	1	SECTION 'A'- 'A' & ROOF PLANS	11	
CONSTRUCTION NOTES	2	ELECTRICAL PLANS	12	
BASEMENT PLAN	3	WALK OUT DECK/ LOOK OUT DECK DETAILS	12A	
GROUND FLOOR PLAN	4			
SECOND FLOOR PLAN	5			
OPT. SECOND FLOOR PLAN	6			
FRONT ELEVATION	7			
LEFT SIDE ELEVATION	8			
RIGHT SIDE ELEVATION	9			
REAR ELEVATION	10			

REVISIONS

13	ISSUED TO CLIENT	NOV. 4, 2015	TB
12	REPLACE BLACK GLASS WITH DECOR. LOUVER ON FRONT ELEVATION	OCT. 21, 2015	TB
11	REVISED TO SHOW LANDING & STEPS IN GARAGE AS PER TOWN	AUG. 26, 2014	TB
10	ADDED WOD/ LOD DETAILS - SHEET 12A	JULY 21, 2014	TB
9	UPDATED FOR 2012 O.B.C.	JAN. 31, 2014	TB
8	ISSUED TO CLIENT FOR PERMIT	OCT. 11, 2013	TB
7	ADDED PAGE 9A FOR LOT 99 AS PER A/C COMMENTS & REISSUED FOR ENG.	SEPT. 20, 2013	TB
6	REVISED COMPLIANCE PACKAGE FROM J TO D & ISSUED FOR PERMIT	APRIL 03, 2013	PS
5	ISSUED TO CLIENT		PS
4	ISSUED TO P. ENG FOR FINAL STRUCTURAL CHECK	MAR. 29, 2012	PS
3	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW	FEB. 01, 2012	PS
2	ADDED MASONRY PLINTH AROUND THE GROUND FLOOR PERIMETER - RE-ISSUED TO CLIENT FOR COORDINATION	JULY 29, 2011	PS
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03, 2011	PS
No.	DESCRIPTION	DATE	BY

AREAS

FINISHED BASEMENT LANDING AREA		ELEVATION 'A'
GROUND FLOOR AREA	66.79	M ²
SECOND FLOOR AREA	73.76	FT ²
OPT. SECOND FLOOR AREA	73.76	
TOTAL FLOOR AREA	140.56	
OPT. TOTAL FLOOR AREA	140.56	
OPEN AREA (NOT INCL. IN TOTAL AREA)	-	
COVERAGE (NOT INCLUDING PORCH)		
COVERAGE (INCLUDING PORCH)		
91.79		
97.54		

Client
DELPAK/ HIGHCASTLE HOMES

Sheet Title
AREAS & REVISIONS

Project
NORTHGLEN
MUNICIPALITY OF CLARINGTON
33-3
8'-0" CEILINGS

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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60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
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Project No.
2008-65

Drawing No.
1 OF 12

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 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

MIN. RISE..... = 200 (7 7/8")
MAX. RISE..... = 125 (4 7/8")
MIN. RUN..... = 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") (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 INSULATION.

14 BEARING STUD PARTITION

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

15 PIPE COLUMN

(ASTM) A53 GRADE "B" 90 mm (3 1/2") PIPE COLUMN, 870 mm x 870 mm x 410 mm (34" x 34" x 16") CONC. FTG. 15 Mpa. (2200 psi) CONC. STRG. WITH 150 mm x 150 mm x 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM PLATE. FOOTING SIZE MAY VARY - SEE PLANS.

16 BEAM POCKET

BEAM TO BE GROUTED IN.

17 BEAM 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 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. 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 BLACK 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

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) (4) EXCEPT AS PER THE FOLLOWING NOTES. INSULATION WITH A MASS OF 0.032 kg/s.m. PER 1 mm OF THICKNESS AND 12.7 mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

45 EXTERIOR COMBUSTIBLE CLAD WALLS LESS THAN 0.6 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.

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 & 700 mm (23'-0") ABOVE ADJACENT GROUND LEVEL.

SOIL GAS CONTROL

BUILDING CONSTRUCTION IS TO CONFORM WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) FOR SOIL GAS CONTROL AS PER SUBSECTION 9.13.4.

DOOR SCHEDULE

MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE WITHOUT KEY.

- 1 - EXTERIOR DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")
- 2 - INSULATED MIN RSI 0.7, (R4)
- 3 - DOOR 815 x 2030 x 35 (2'8" x 6'8" x 1 3/8")
- 4 - DOOR 760 x 2030 x 35 (2'6" x 6'8" x 1 3/8")
- 5 - DOOR 610 x 2030 x 35 (2'0" x 6'8" x 1 3/8")
- 6 - DOOR 460 x 2030 x 35 (1'6" x 6'8" x 1 3/8")
- 7 - EXTERIOR FRENCH OR GARDEN DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")
- 8 - DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") SOLID CORE WOOD DOOR W/20 MIN. FIRE PROTECTION RATING OR EQUAL AND 38 mm (1 1/2") THICK WOOD FRAME. PROVIDE SELF CLOSING DEVICE.
- 9 - DOOR 710 x 2030 x 35 (2'4" x 6'8" x 1 3/8")
- 10 - EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4") INSULATED MIN RSI 0.7, (R4)
- 11 - EXTERIOR DOOR 1070 X 2440 X 45 (3'6" x 8'0" x 1 3/4") INSULATED MIN. RSI 0.7, (R4)
- 12 - 36" X 80" 2 PANEL SLIDING DOORS
- 13 - 48" X 80" 2 PANEL SLIDING DOORS
- 14 - 60" X 80" 2 PANEL SLIDING DOORS
- 15 - 72" X 80" 2 PANEL SLIDING DOORS
- 16 - 84" X 80" 2 PANEL SLIDING DOORS
- 17 - 96" X 80" 2 PANEL SLIDING DOORS

LINTEL/BREAM 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..... (4 x 3 1/2 x 1/4 L)
- 9..... 100 x 90 x 6.0..... (4 x 3 1/2 x 5/16 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 G40.21 GRADE 350W

LEGEND

- 1 DUPLX OUTLET (12" HIGH)
- 2 DUPLX OUTLET (HEIGHT AS NOTED)
- 3 WEATHERPROOF DUPLEX OUTLET
- 4 T.O.S. TOP OF STEEL
- 5 HEAVY DUTY OUTLET
- 6 LIGHT FIXTURE (CEILING)
- 7 LIGHT FIXTURE (PULL CHAIN)
- 8 LIGHT FIXTURE (WALL MOUNTED)
- 9 LIGHT FIXTURE (POT LIGHT)
- 10 SWITCH
- 11 SWITCH (3 WAY)
- 12 SOLID WOOD BEARING
- 13 POINT LOAD
- 14 ABOVE FINISHED FLOOR
- 15 FLOOR DRAIN
- 16 HOSE BIB
- 17 PRESSURE TREATED LUMBER
- 18 LAMINATED VENEER LUMBER
- 19 MEDICINE CABINET
- 20 SMOKE ALARM (INTERCONNECTED)
- 21 CARBON MONOXIDE ALARM
- 22 CABLE JACK
- 23 TELEPHONE JACK
- 24 FIXED GLASS
- 25 FLAT ARCH
- 26 GUTTER TRUSS
- 27 DOUBLE TRUSS
- 28 DOUBLE JOIST
- 29 TRIPLE JOIST
- 30 CLASS 'B' VENT
- 31 EXHAUST VENT

Client
Delpark/ Highcastle Homes

Project
NORTHGLEN MUNICIPALITY OF CLARINGTON 33-3 8'-0" CEILINGS

ELEVATION 'A'

Sheet Title
CONSTRUCTION NOTES

Scale
3/16" = 1'-0"

Date
APRIL 2013

Drawn by
KR/AA

Checked by
TB

THE DAVENPORT

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

I, STEPHEN P. KENNEDY have

reviewed and take responsibility for this design.

Signature

BCIN 23411 Date: JAN. 31, 2014

Project No.
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
2008-65

60 RANDALL DRIVE
SUITE 11
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2 OF 12

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



John G. Wikstrom Limited, Actuated

DELPARK/ HIGHCASTLE HOMES

project
NORTHGLEN
MUNICIPALITY OF CLARINGTON
33-3
8'-0" CEILINGS

ELEVATION 'A'

Scale	3/16" = 1'-0"	Drawn by	KR/AA
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Date	11 JUNE 2012
Checked by	

D.W. CASSIDY & CO.

STEPHEN P. KENNEDY

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

Signature

BCIN 23411 Date: **JAN. 31, 2014**

ARCHITECTURAL TECHNOLOGISTS

0 RANDALL DRIVE
SUITE 11

AJAX, ONTARIO

PH (905) 619-1270
EAV (905) 619 1260

2008-65

Drawing	
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3 OF 12

A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" on the left and "PROVINCE OF ONTARIO" on the right. In the center, the name "M. L. W. CHOW" and the license number "100153566" are printed. A stylized signature is also present on the right side of the seal.

FFR 07 2014

GRADE BEAM DETAIL

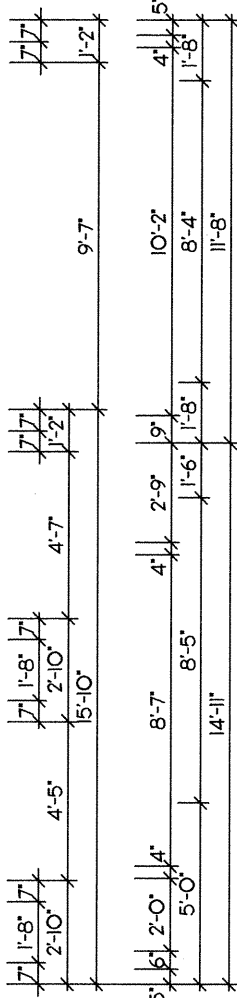
FLOOR JOISTS TO BE SPACED
• 12" O/C UNDER CERAMIC
TILED AREAS & OVAL TUBS

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

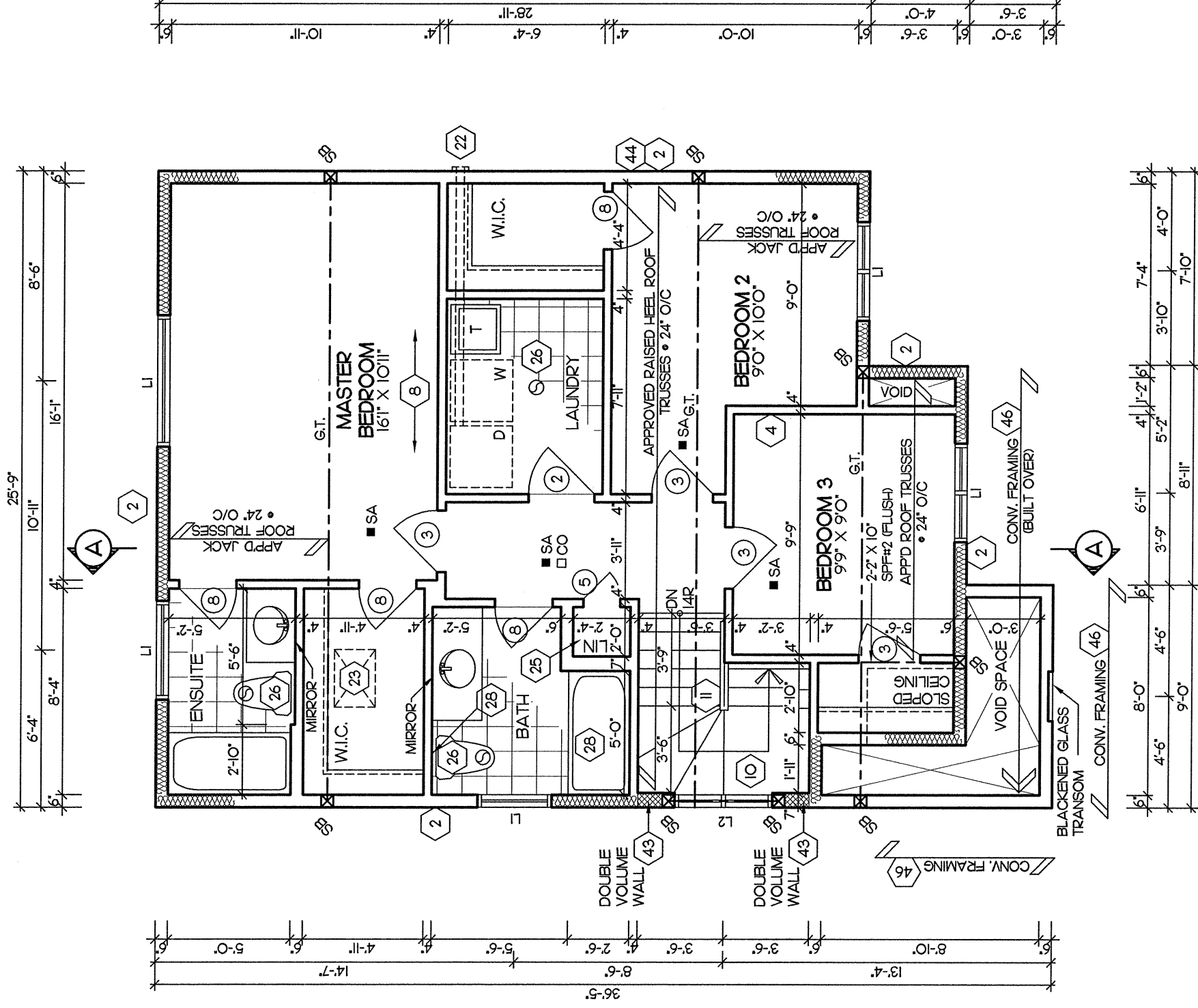
PROVIDE SOLID BLOCKING
BETWEEN TOP OF STEEL
BEAM OR WOOD BEAM AND
FLOOR ABOVE WHEN POINT
LOADS OCCUR

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

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

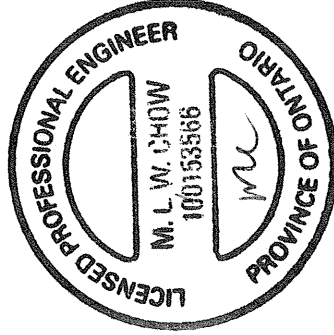


4 OF 12



FFR 07 2014

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



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ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2014

John G. Williams Limited, Architect

Client
DELPARK/ HIGHCASTLE HOMES

Project
NORTHGLEN
MUNICIPALITY OF CLARINGTON
33-3
8'-0" CEILINGS

ELEVATION 'A'

Sheet
Title
SECOND FLOOR PLAN

Scale
3/16" = 1'-0"

Drawn by
KR/AA

Date
JUNE 2012

Checked by
TB

THE DAVENPORT

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

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

Project
No.
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3

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

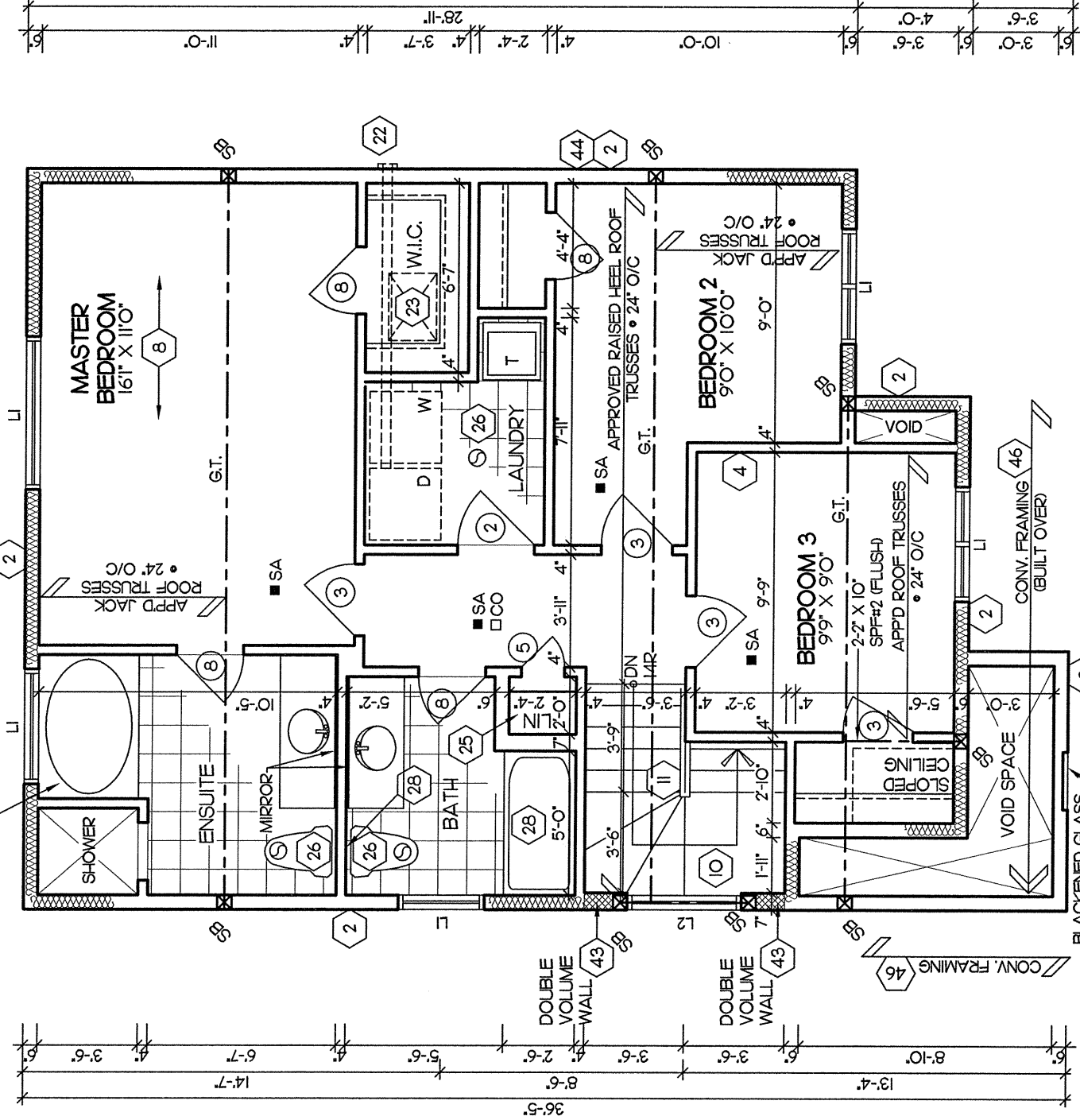
2008-65

Drawing
No.

5 OF 12

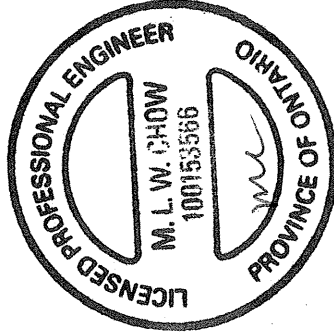
25'-9"
10'-11"
8'-6"
6'-4"
3'-0"
5'-0"
16'-1"
6'-1"

5'-0" X 3'-6" TUB SET IN
CERAMIC TILED DECK
W/ 2 ROWS OF TILE UP
WALL MIN. 16" HIGH



25'-9"
10'-11"
8'-6"
6'-4"
3'-0"
5'-0"
16'-1"
6'-1"

FEB 07 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



It is the builder's complete responsibility to ensure that all construction complies with the applicable Building Code 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.

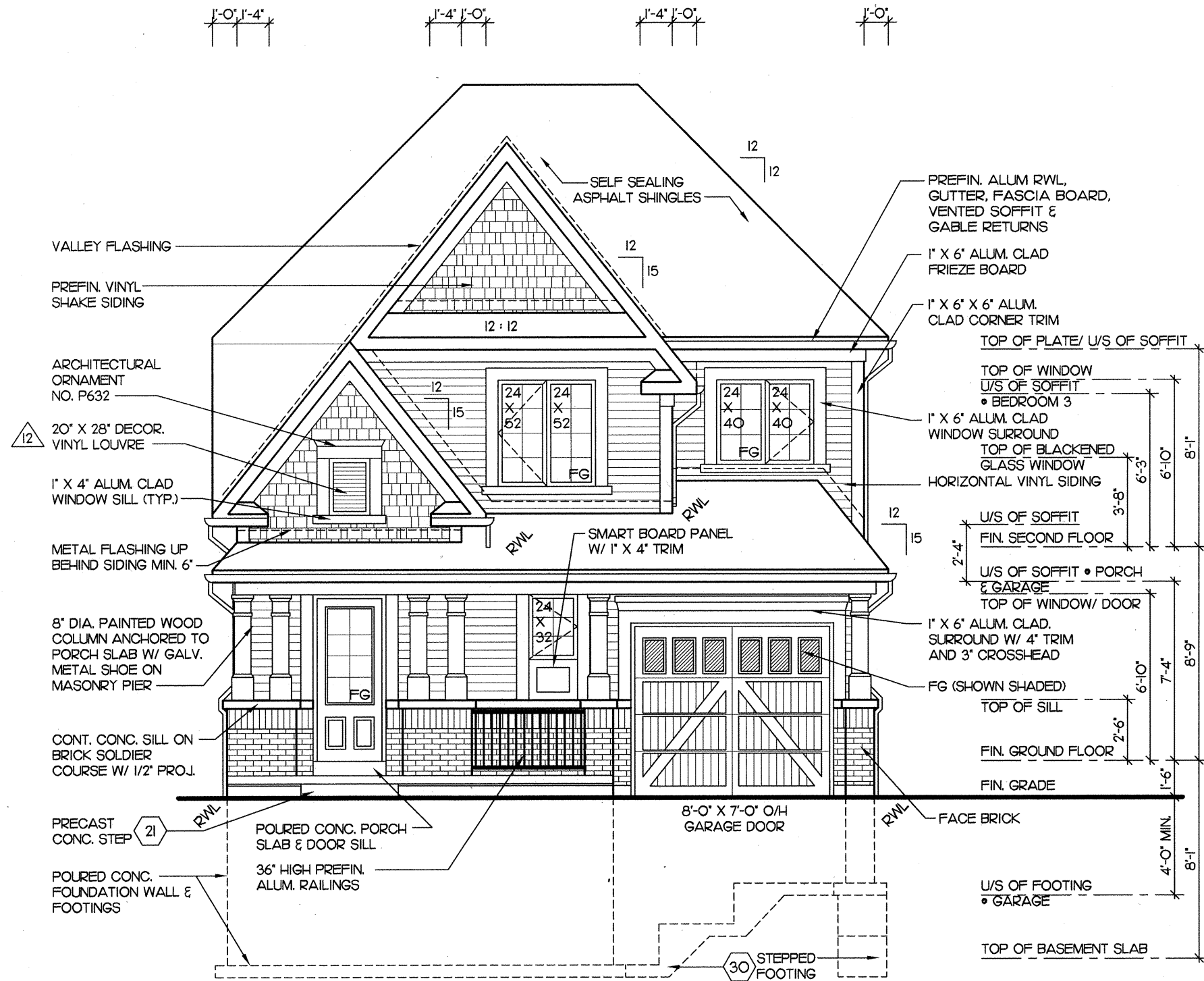
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2014

John Williams Limited, Architect

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title OPT. SEC. 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		
Project NORTHGLEN MUNICIPALITY OF CLARINGTON 33-3 8'-0" CEILINGS	Date JUNE 2012	Checked by TB	I STEPHEN P. KENNEDY have reviewed and taken responsibility for this design. Signature  BCIN 23411 Date: JAN. 31, 2014	
	THE DAVENPORT			
ELEVATION 'A'			CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	Drawing No. 6 OF 12



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. 7 OF 12	
Project Name: DELPARK/ HIGHCASTLE HOMES		Project Address: NORTHGLEN MUNICIPALITY OF CLARINGTON 33-3 8'-0" CEILINGS	
Client: DELPARK/ HIGHCASTLE HOMES		Elevation: ELEVATION 'A'	
Registered Person: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Registered Person: STEPHEN P. KENNEDY have reviewed and take responsibility for this design. Signature: [Signature] Date: NOV 04 2015 BCIN 23441	
Front Elevation		Scale: 3/16" = 1'-0"	
Drawn by: KR/AA		Checked by: TB	
Date: JUNE 2012		Date: JUNE 2012	
Sheet Title: FRONT ELEVATION		Sheet Title: THE DAVENPORT	

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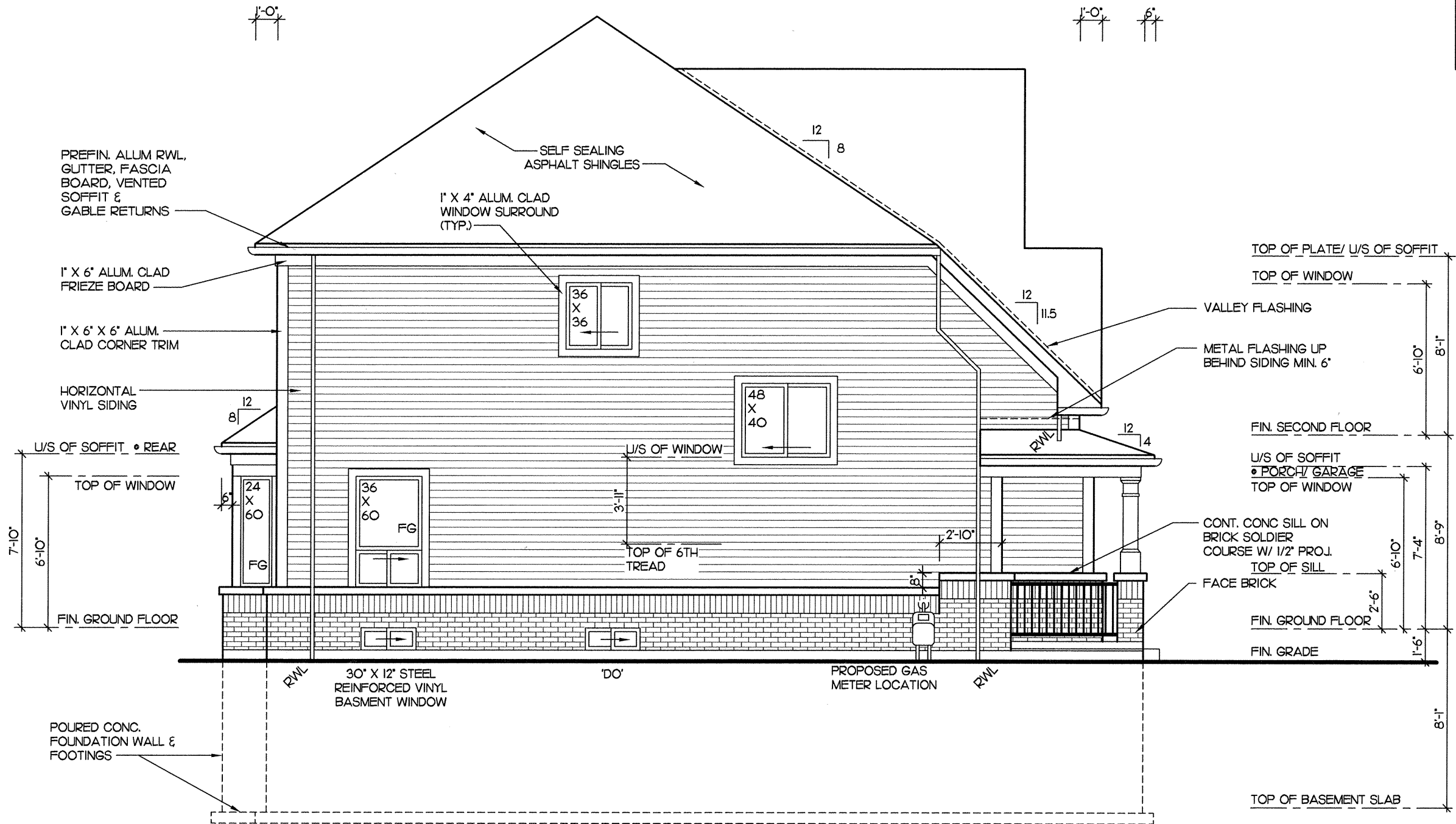
ARCHITECTURAL REVIEW & APPROVAL
FEB 10 2014
John G. Williams Limited, Architect

Project No. 2008-65
Drawing No. 8 OF 12
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
L1S 6L3
PH (905) 619-1270
FAX (905) 619-1269

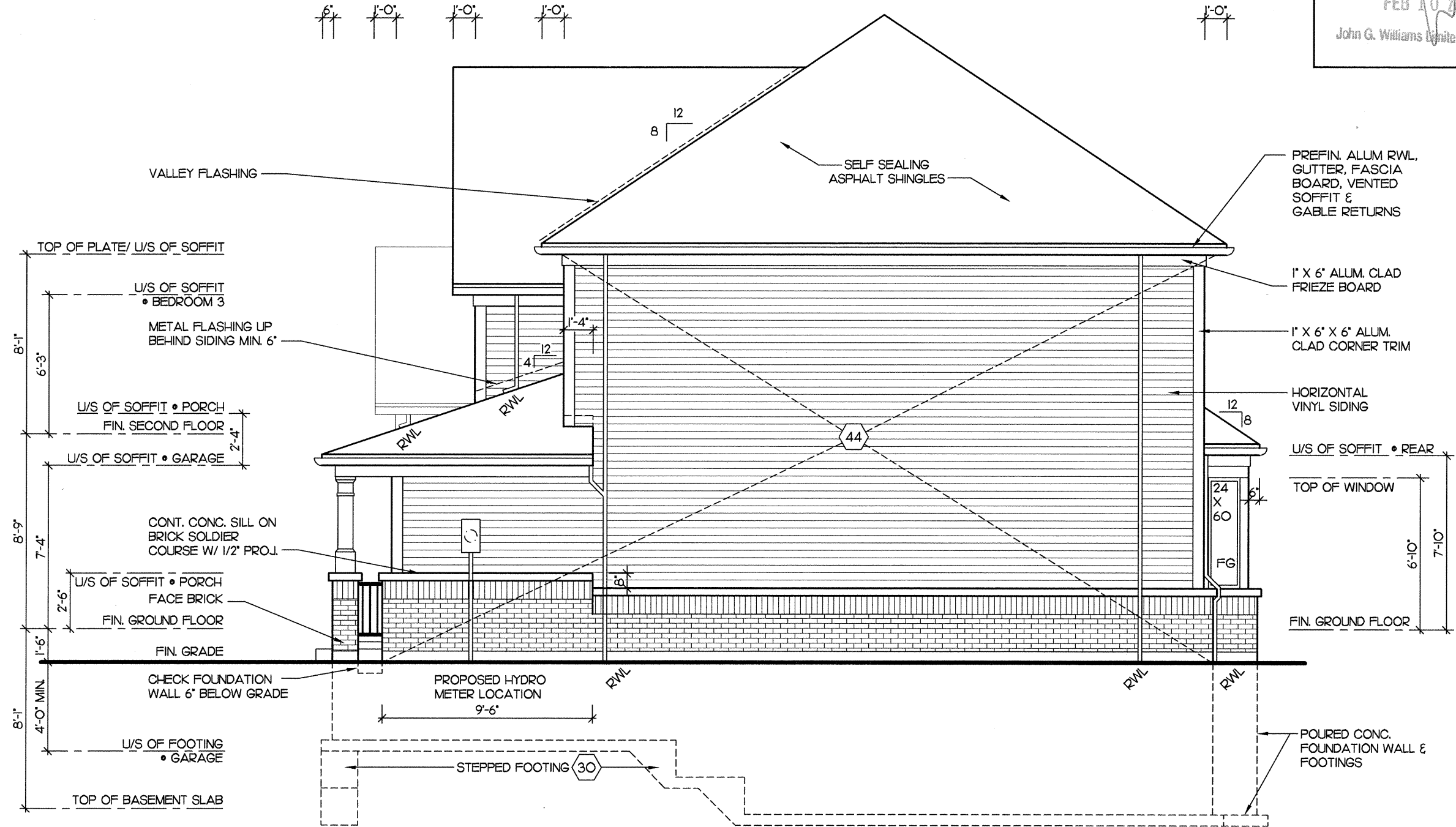
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
I, STEPHEN P. KENNEDY have reviewed and take responsibility for this design.
Signature
BCIN 23411 Date: JAN. 31, 2014

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

Client
Delpark/ Highcastle Homes
Project
NORTHGLENN
MUNICIPALITY OF CLARINGTON
33-3
8'-0" CEILINGS
ELEVATION 'A'



SPATIALS:	
WALL AREA =	608.62 S.F.
LIMITING DISTANCE =	3'-11\"
MAX. ALLOWABLE OPENINGS =	42.60 S.F.
PROPOSED OPENINGS =	29.68 S.F. (GLASS AREA)



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

Project No.	2008-65	Drawing No.	9 OF 12
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 have reviewed and take responsibility for this design. Signature: <i>[Signature]</i> BCIN 23411	Date: JAN. 31, 2014

Client DELPARK/ HIGHCASTLE HOMES	Project NORTHGLEN MUNICIPALITY OF CLARINGTON 33-3 8'-0" CEILINGS	Sheet Title RIGHT SIDE ELEVATION		Scale 3/16" = 1'-0"	Drawn by KR/AA	Checked by TB	Date JUNE 2012	THE DAVENPORT	ELEVATION 'A'

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

Project No.	2008-65
	Drawing No.

10 OF 12

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

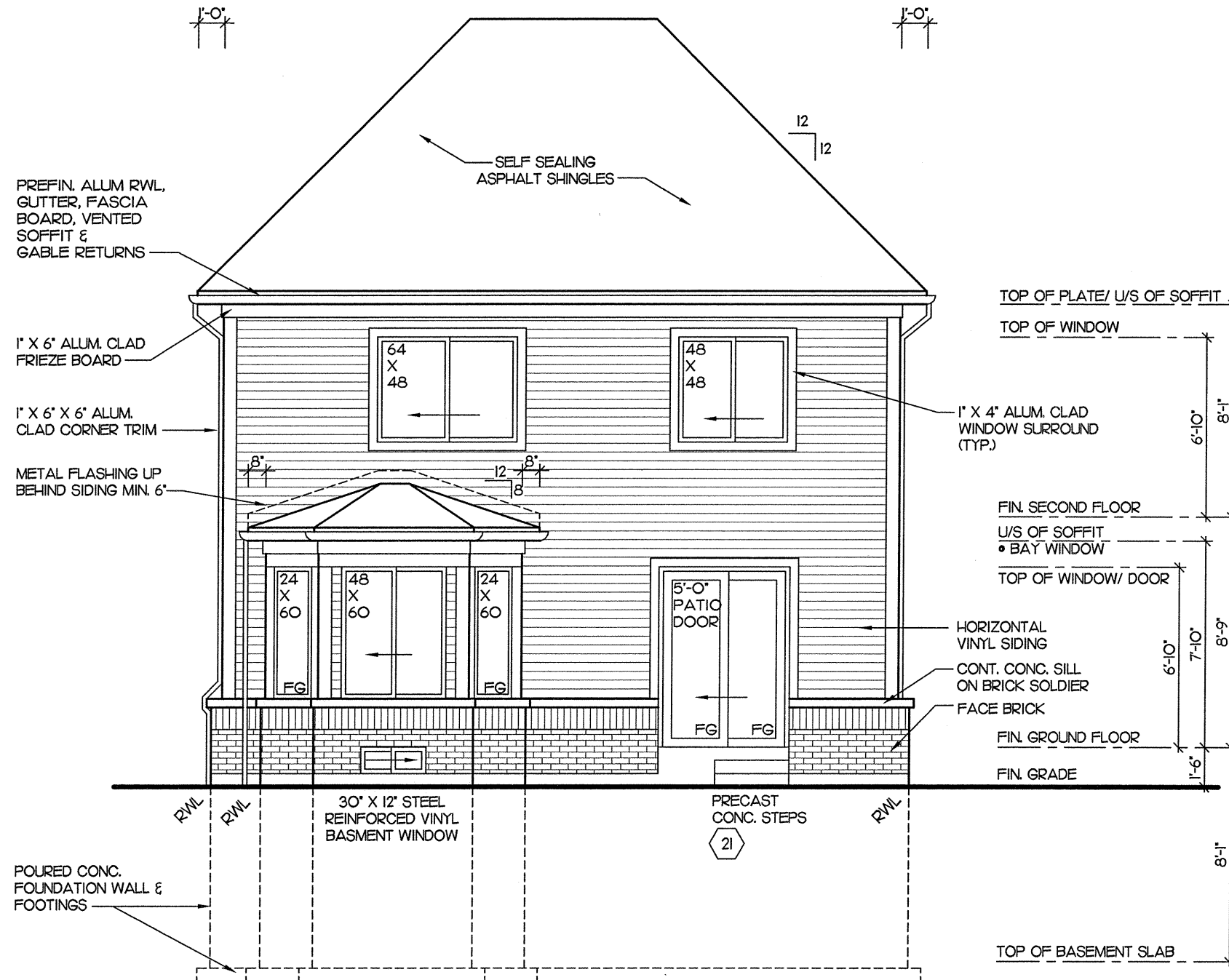
REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

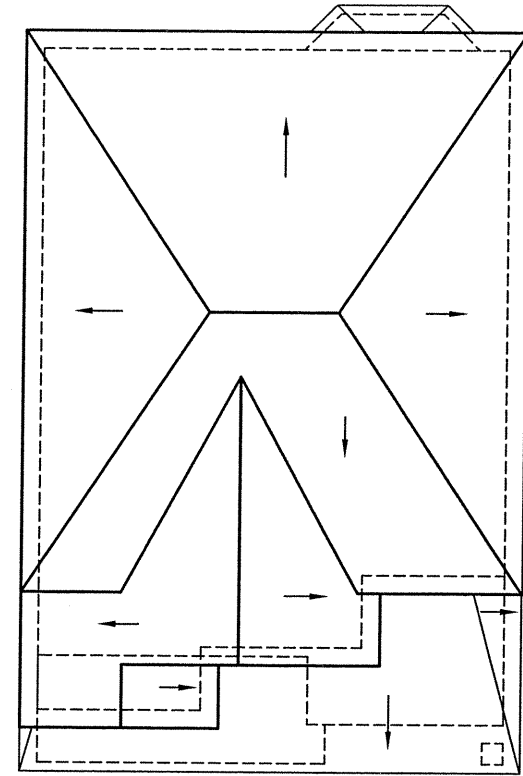
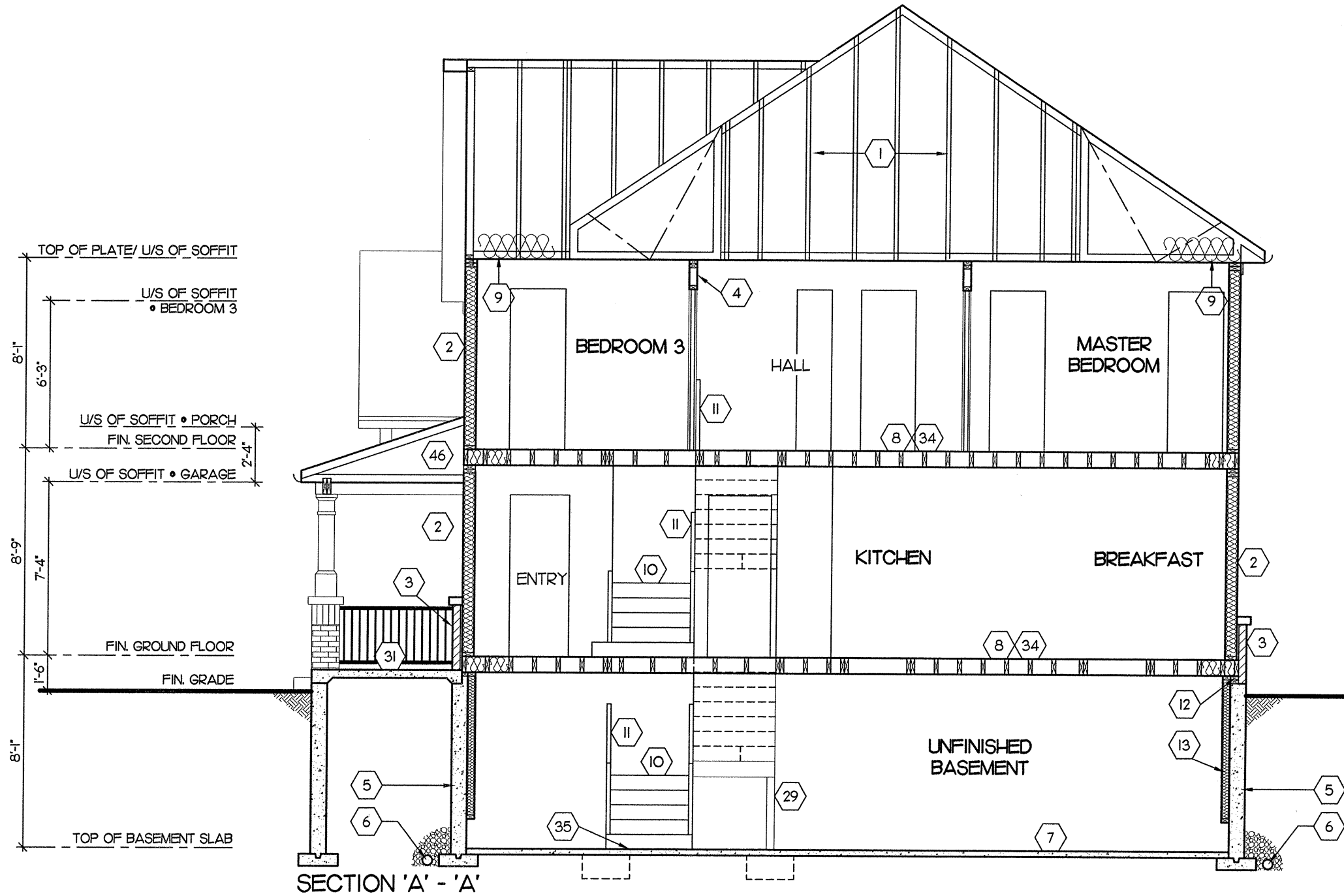
I, **STEPHEN P. KENNEDY** have
reviewed and take responsibility for this design.

Signature  BCIN **23411** Date: **JAN. 31, 2014**

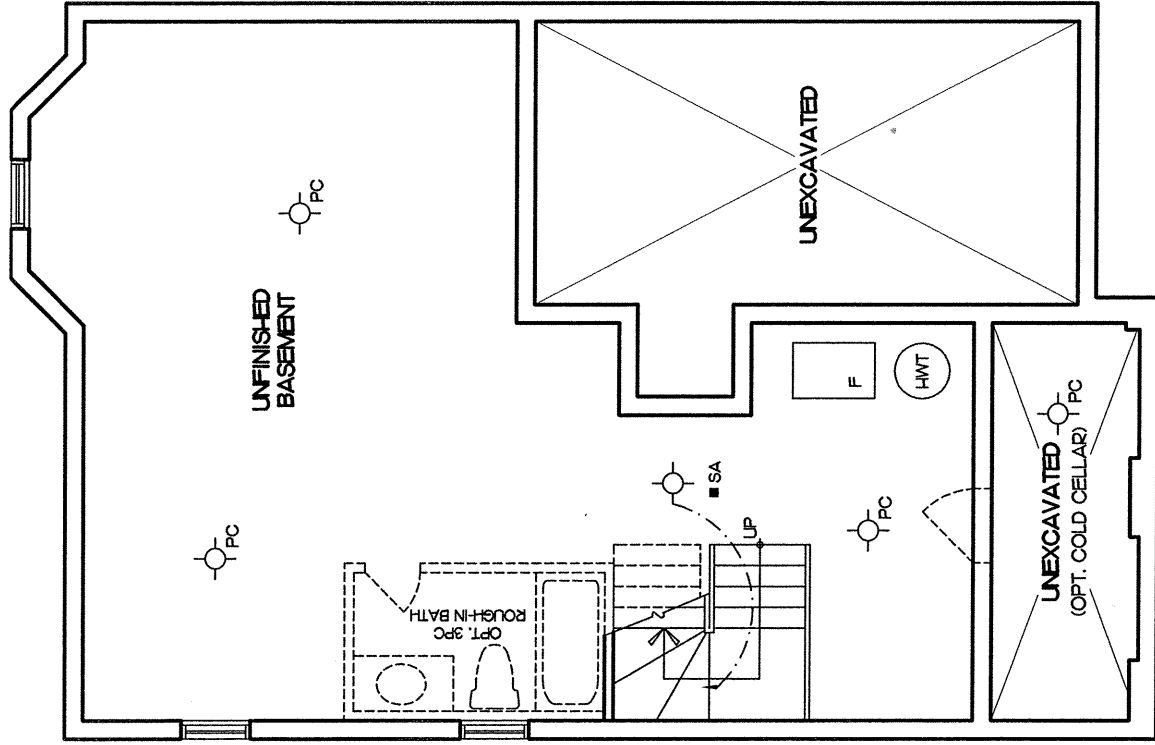
Sheet Title	REAR ELEVATION		
Scale	3/16" = 1'-0"	Drawn by	KR/AA
Date	JUNE 2012	Checked by	TB
THE DAVENPORT			

DELPARK/ HIGHCASTLE HOMES	Project
NORTHGLEN MUNICIPALITY OF CLARINGTON 33-3 8'-0" CEILINGS	ELEVATION 'A'

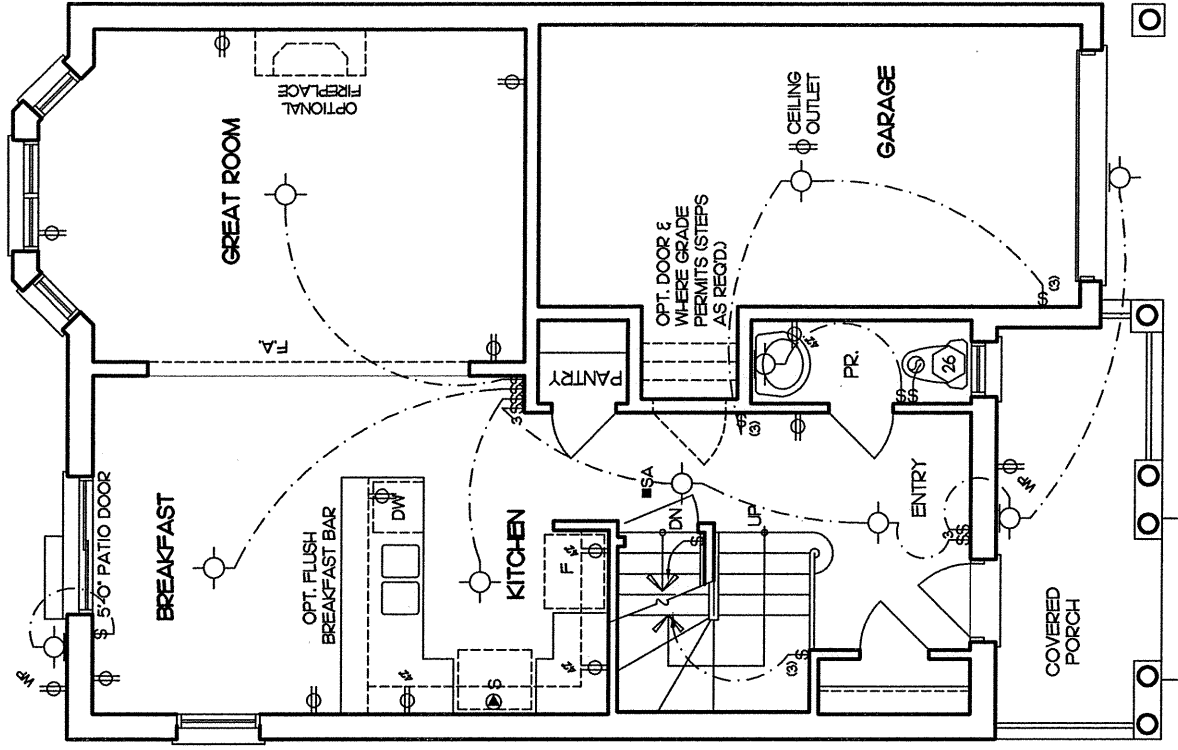




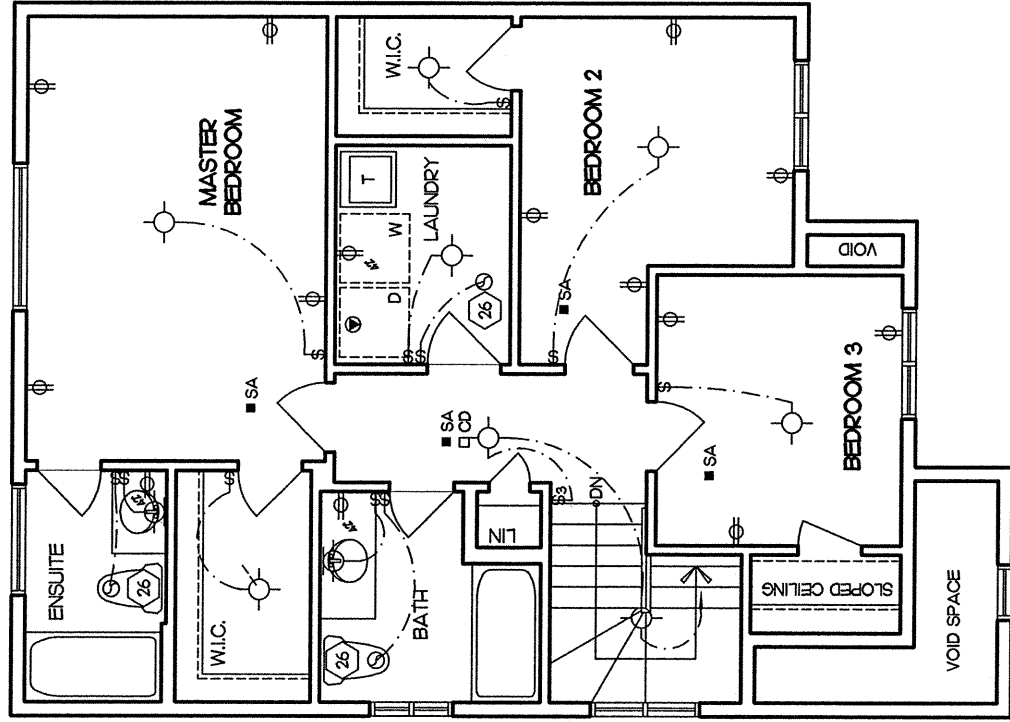
Client DELPARK/ HIGHCASTLE HOMES	Sheet Title SECTION 'A' - 'A' & ROOF PLAN	Registered Person D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	Project No. 2008-65
Project NORTHGLEN MUNICIPALITY OF CLARINGTON 33-3 8'-0" CEILINGS	Scale 3/16" = 1'-0" Date JUNE 2012	Drawn by KR/AA Checked by TB	Architectural Technologists CASSIDY & CO. 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269
ELEVATION 'A'	THE DAVENPORT	Reviewed and take responsibility for this design. Signature STEPHEN P. KENNEDY BCIN 23411	Drawing No. 11 OF 12 Date JAN. 31, 2014



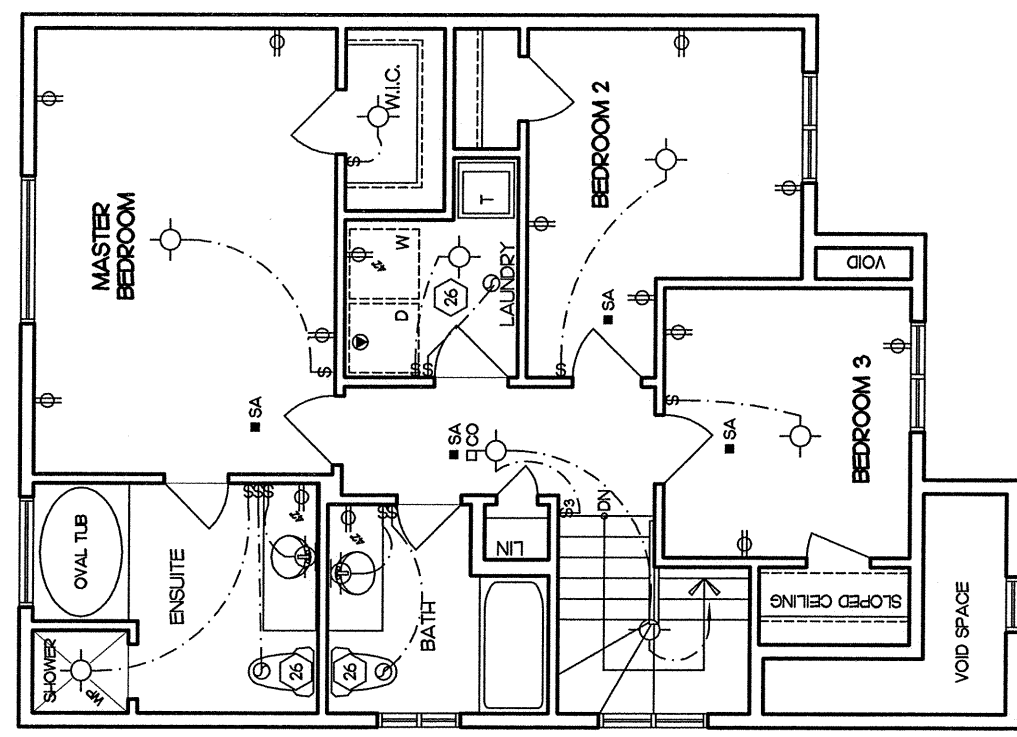
BASEMENT PLAN



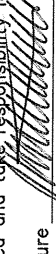
GROUND FLOOR PLAN

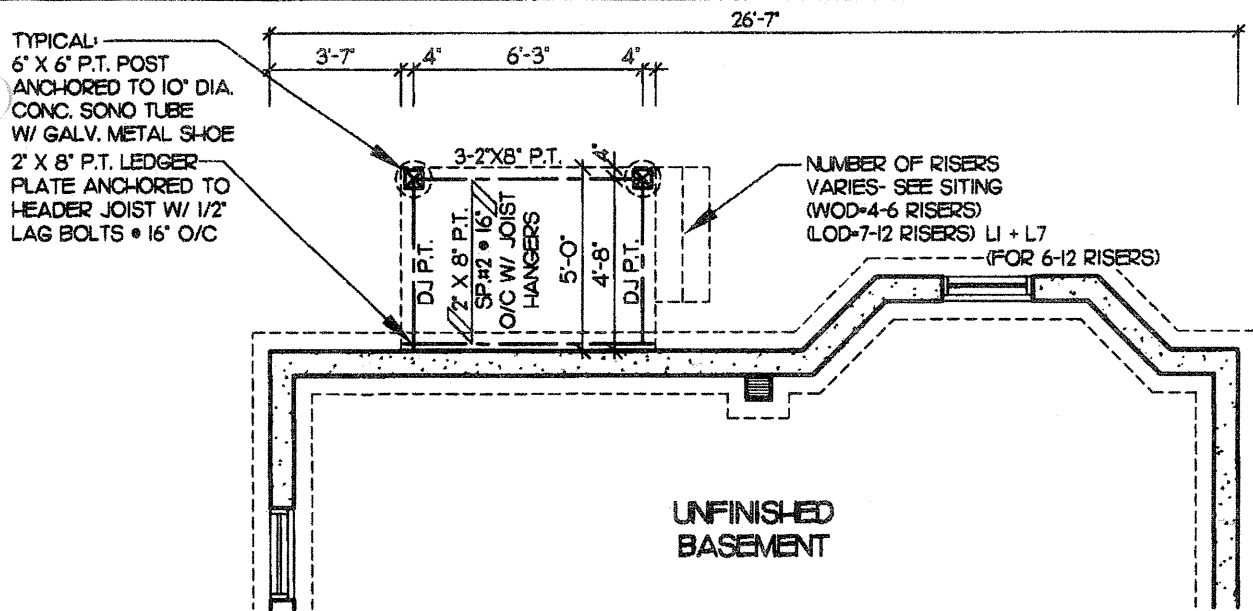


STANDARD SECOND FLOOR PLAN

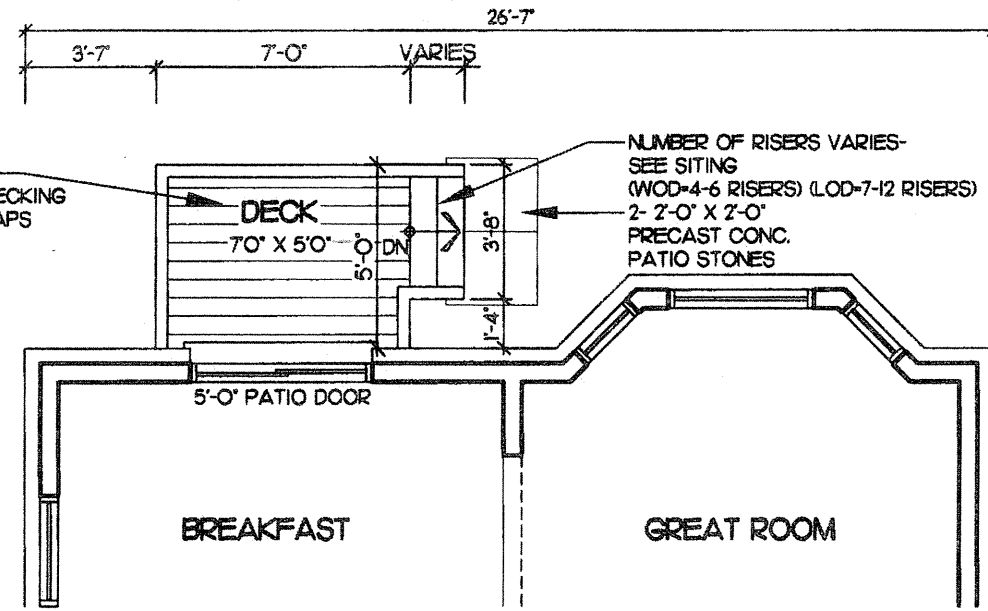


SECOND FLOOR PLAN
W/ OPT. 4 PIECE ENSUITE

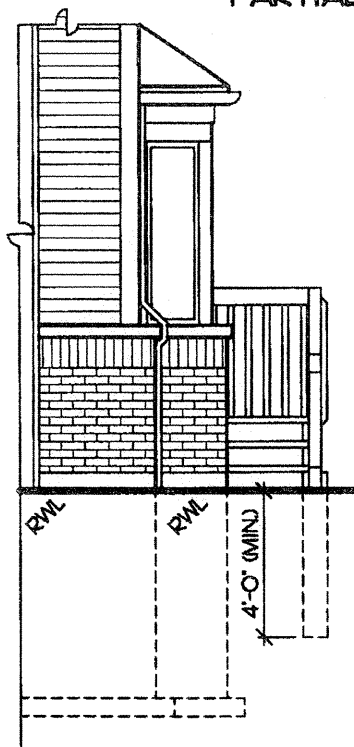
Client DELPARK/ HIGHCASTLE HOMES		Sheet Title ELECTRICAL PLANS		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		PROJECT NO. 2008-65
Project NORTHGLEN MUNICIPALITY OF CLARINGTON 33-3 8'-0" CEILINGS		Scale N.T.S.	Drawn by KR/AA	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		
Project ELEVATION 'A'		Date JUNE 2012	Checked by TB	Signature 		DRAWING NO. 12 OF 12
		THE DAVENPORT		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		



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 W.O.D./L.O.D. CONDITION

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)

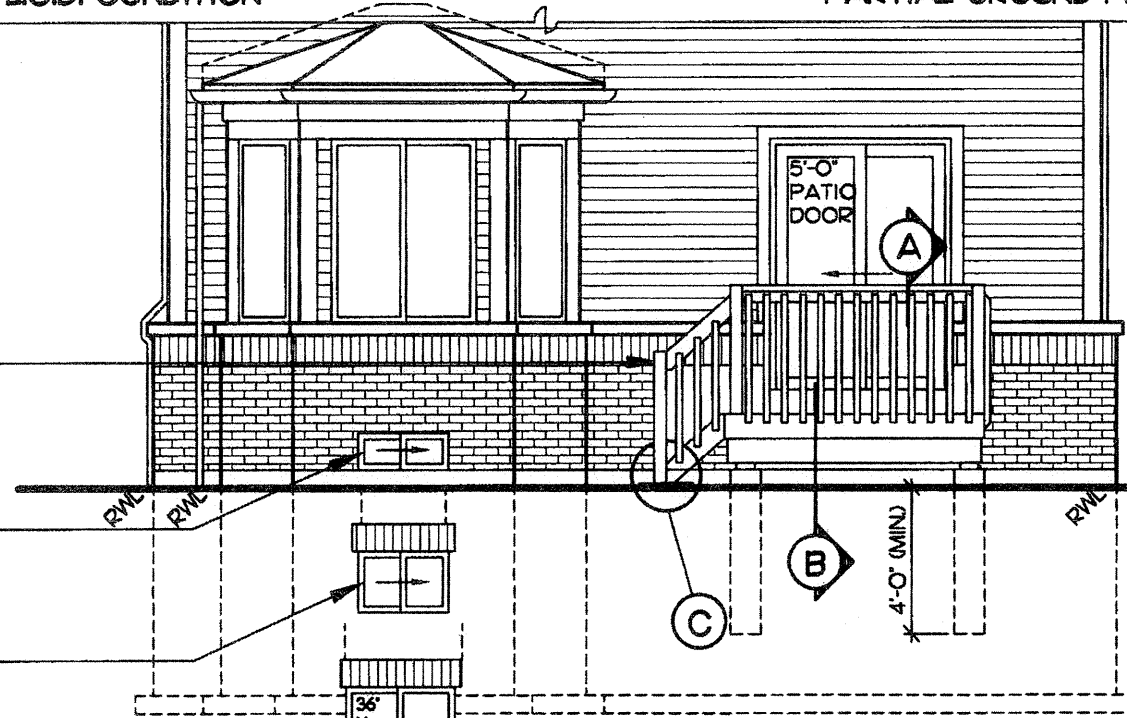
30" X 12" STEEL REINFORCED VINYL BASEMENT WINDOW FOR 4 RISER CONDITION (DROPPED BELOW JOISTS)

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 FOR W.O.D./L.O.D. CONDITION

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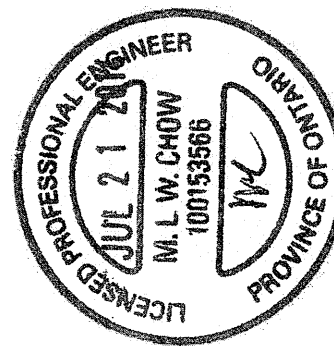
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

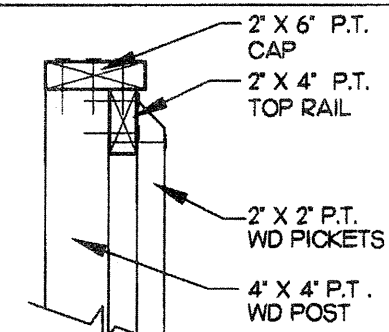
JUL 23 2014

John G. Williams Limited, Architect

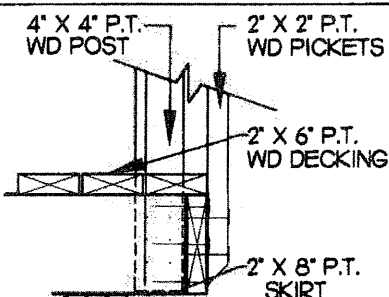
FOR STRUCTURAL ONLY



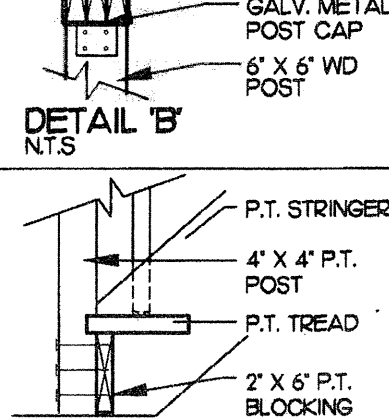
NOTE: REFER TO SHEETS 3, 4, 9 & 10 FOR INFORMATION NOT SHOWN.



DETAIL 'A' N.T.S.



DETAIL 'B' N.T.S.



DETAIL 'C' N.T.S.

Project No.	2008-65	Drawing No.	12A OF 12
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	have reviewed and take responsibility for this design.	Date: JUL 21 2014
WALK OUT DECK/ LOOK OUT DECK DETAILS & PARTIAL PLANS Scale 3/16" = 1'-0" Drawn by KH Checked by TB Date JULY 2014 THE DAVENPORT		Client DELPARK/ HIGHCASTLE HOMES Project NORTHGLEN MUNICIPALITY OF CLARINGTON 33-3 8'-0" CEILINGS ELEVATION 'A'	