



33' LOT PRODUCT - 8'-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 'D',
Unless the requirements of performance compliance are met as outlined
in SB-12 (2.1.2)

	<u>Elev. 'B'</u>	<u>Elev. 'B'</u>
	<u>Std. Plan</u>	<u>Opt. Plan</u>
Gross area of peripheral walls:	2370.02 SF	2543.27 SF
Gross area of openings:	259.30 SF	259.01 SF
	10.94% Ratio	10.18% Ratio
Gross area of peripheral walls:	2370.02 SF	2543.27 SF
Gross area of openings with FP:	264.80 SF	264.51 SF
	11.17% Ratio	10.40% Ratio

12	ISSUED TO CLIENT	NOV. 4, 2015	TB	AREAS	ELEVATION 'A'		
11	REPLACE BLACK GLASS WITH HARDIE PANEL ON FRONT ELEVATION	OCT. 21, 2015	TB			M ²	FT ²
10	UPDATED EEDS FOR ELEV. 'B'	JULY 03, 2014	EO				
9	UPDATED FOR 2012 O.B.C.	JAN. 31, 2014	TB				
8	PG. 5 SENT TO CLIENT FOR FINAL	OCT. 11, 2013	TB		GROUND FLOOR AREA	8147	877
7	PG 5, ADDED PARTIAL PLANS TO ACCOMMODATE 4-5 RISERS AT THE GARAGE	AUGUST 6, 2013	JB		SECOND FLOOR AREA	7720	831
6	REVISED COMPLIANCE PACKAGE FROM JTD & ISSUED FOR PERMIT	APRIL 03, 2013	PS		OPT. SECOND FLOOR AREA	9364	1008
5	ISSUED TO CLIENT		PS		TOTAL FLOOR AREA	15867	1708
4	ISSUED TO P. ENG FOR FINAL STRUCTURAL CHECK	MAR. 29, 2012	PS		TOTAL FLOOR AREA W/ OPT. SECOND FLOOR PLAN	17511	1885
3	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW	FEB. 01, 2012	PS				
2	RE-ISSUED FOR CLIENT REVIEW	JULY /11	PS	OPEN AREA (NOT INCL. IN TOTAL AREA)	O	O	
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03/11	PS	COVERAGE (INCLUDING PORCH)	114.08	1228	
No.	DESCRIPTION	DATE	BY	COVERAGE (NOT INCLUDING PORCH)	104.14	1121	

Client DELPARK/ HIGHCASTLE HOMES	Sheet Title AREAS & REVISIONS	Scale N.T.S.	Drawn by EK	Date APRIL 2013	Checked by LM	Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS	Project No. 2008-65	Drawing No.	1 OF 15
Elevation 'B'	"THE ASTLEY"					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
						I, <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design.			
						Signature 			
						BCIN <u>23411</u> Date: NOV 04 2015			

CONSTRUCTION NOTES

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

ROOF CONSTRUCTION

1 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.

FRAME WALL CONSTRUCTION (2" x 6" STUDS)

2 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.

BRICK VENEER CONSTRUCTION (2" x 6" STUDS)

3 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.

INTERIOR STUD PARTITIONS

4 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.

FOUNDATION WALL

5 200 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.

WEEPING TILE

6 100 mm (4") DIA. WEEPING TILE, TOP AND SIDES OF DRAINAGE TILE TO COVERED WITH MINIMUM 150 mm (6") CRUSHED STONE.

BASEMENT SLAB

7 80 mm (3") 20 Mpa. (2900 psi) CONC. SLAB ON 100 mm (4") CRUSHED STONE WITH DAMP PROOFING.

FINISHED FLOOR

8 ON 15.9 mm (5/8") T&G SUBFLOOR ON WOOD FLOOR JOISTS (ARTICLE 9.30.6 FOR CERAMIC TILE)

ROOF INSULATION

9 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

ALL STAIRS/EXTERIOR STAIRS

10 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")

GUARDRAIL / HANDRAIL

11 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..... = 885 (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

SILL PLATE

12 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.

BLANKET INSULATION

13 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.

BEARING STUD PARTITION

14 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.

PIPE COLUMN

15 (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

16 BEAM TO BE GROUTED IN.

BEAM BLOCKING

17 19 mm x 89 mm (1" x 4") BOTH SIDES OF STEEL BEAM.

GARAGE SLAB

18 100 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

19 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

20 PROVIDE SELF CLOSER AND WEATHER STRIPPING.

PRECAST CONCRETE STEP

21 MAX. UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)

ATTIC ACCESS HATCH

22 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.

GARAGE SEPARATION - CEILING

24 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

25 4 SHELVES MIN. 350 mm (1'-2") DEEP.

MECHANICAL VENTING

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

FIREWALL SEPARATION

27 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

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

WOOD COLUMN

29 140 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

30 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

31 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.

RESERVED

PARTY WALLS

32 RESERVED

RESERVED

RESERVED

BRIDGING

34 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

35 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.

BLACK VENEER WALL

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

RESERVED

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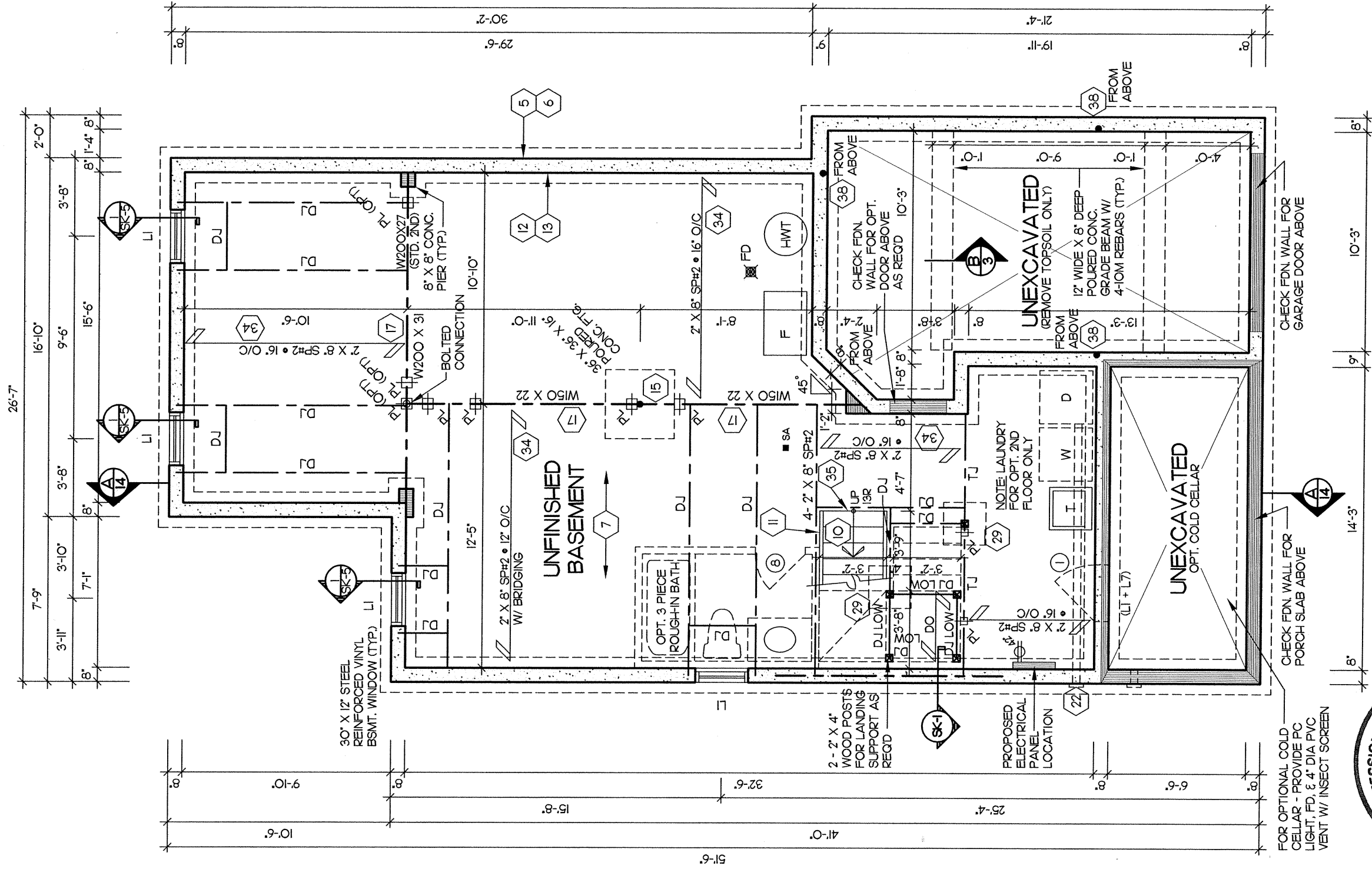
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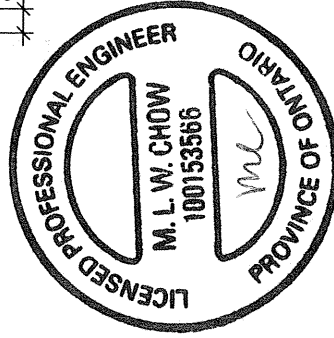
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or zoning or any other regulations or zoning or building code or permit requirements. The 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 &
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

Client
Project
Delpark/ Highcastle Homes

NORTHGLEN
MUNICIPALITY OF CLARINGTON
UNIT 33-4
8'-0" CEILINGS

ELEVATION 'B'

BASEMENT PLAN

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

'THE ASTLEY'

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

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 15

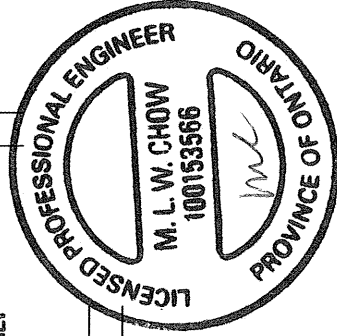
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PARTIAL PLAN FOR
OPT. GAS FP

26'-7" GAS FIREPLACE

FEB 07 2014

FOR STRUCTURAL ONLY
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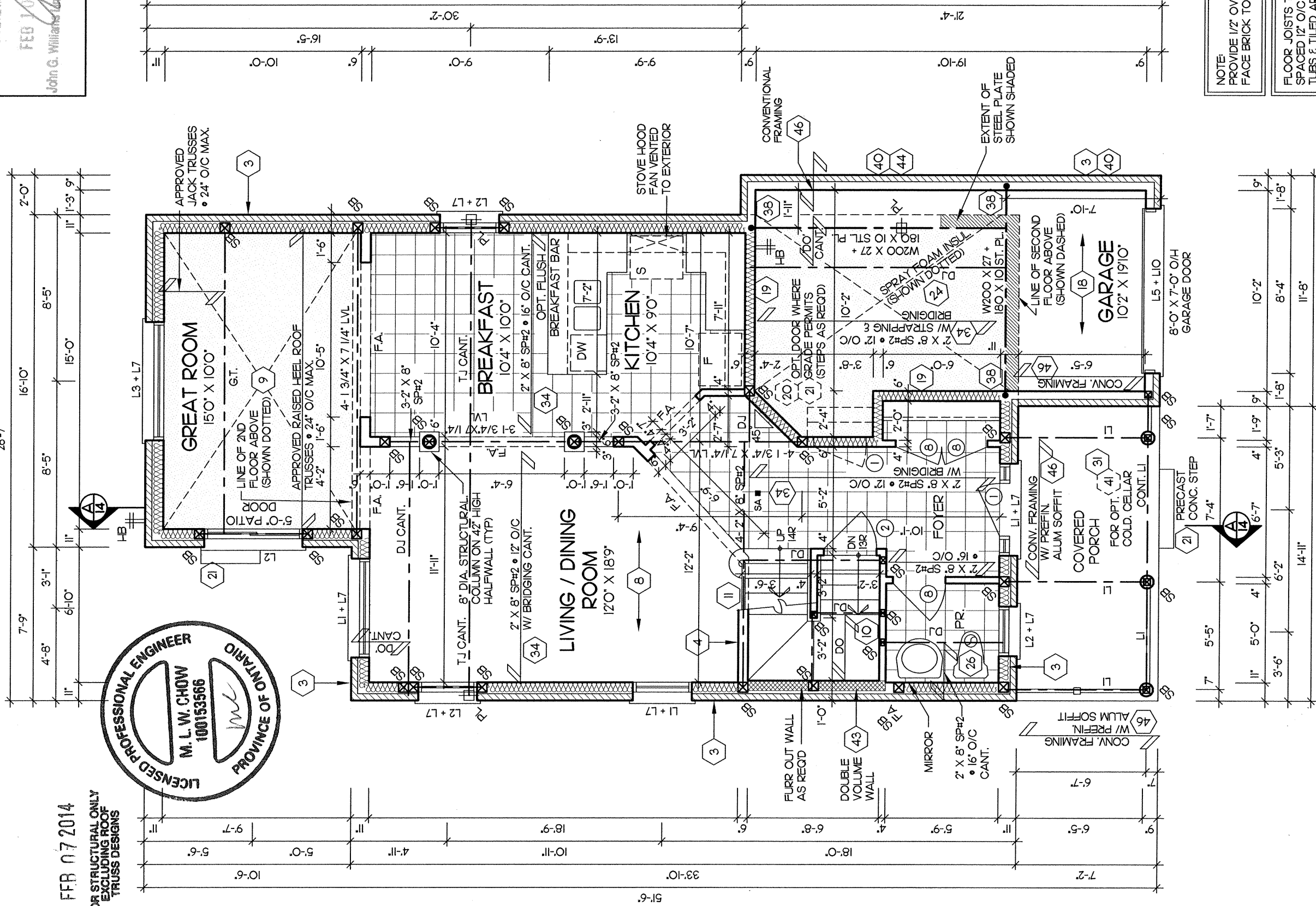


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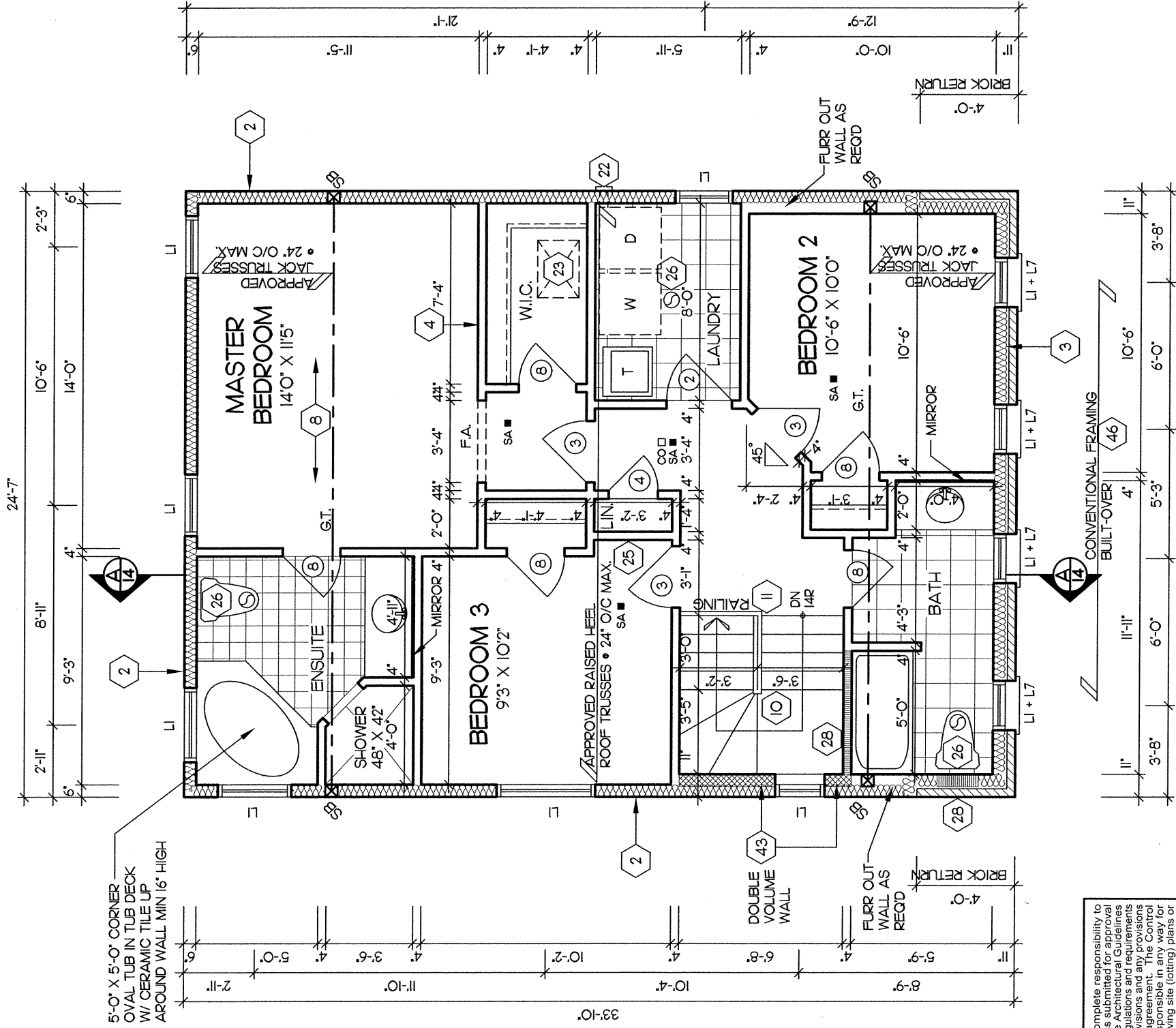
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Client	DELPARK/ HIGHCASTLE HOMES		
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS		
Sheet Title	GROUND FLOOR PLAN		
Scale	3/16" = 1'-0"	Drawn by	EK
Date	JUNE 2012	Checked by	LM
Elevation 'B'	'THE ASTLEY'		

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

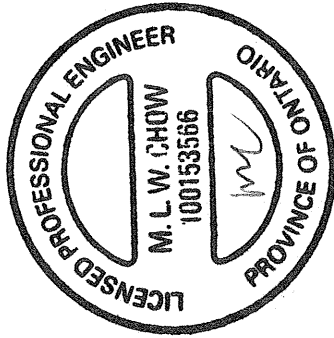
CASSIDY & CO., ARCHITECTURAL TECHNOLOGISTS		Project No.	2008-65
60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3		Drawing No.	4 OF 15
PH (905) 619-1270 FAX (905) 619-1269			



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



FEB 07 2014
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TRUSS DESIGNS

Client
DELPAK/ HIGHCASTLE HOMES

Project
**NORTHGLENN
MUNICIPALITY OF CLARINGTON
UNIT 33-4
8'-0" CEILINGS**

ELEVATION 'B'

Sheet
Title
SECOND FLOOR PLAN

Scale
3/16" = 1'-0"

Date
JUNE 2012

Drawn by
EK

Checked by
LM

'THE ASTLEY'

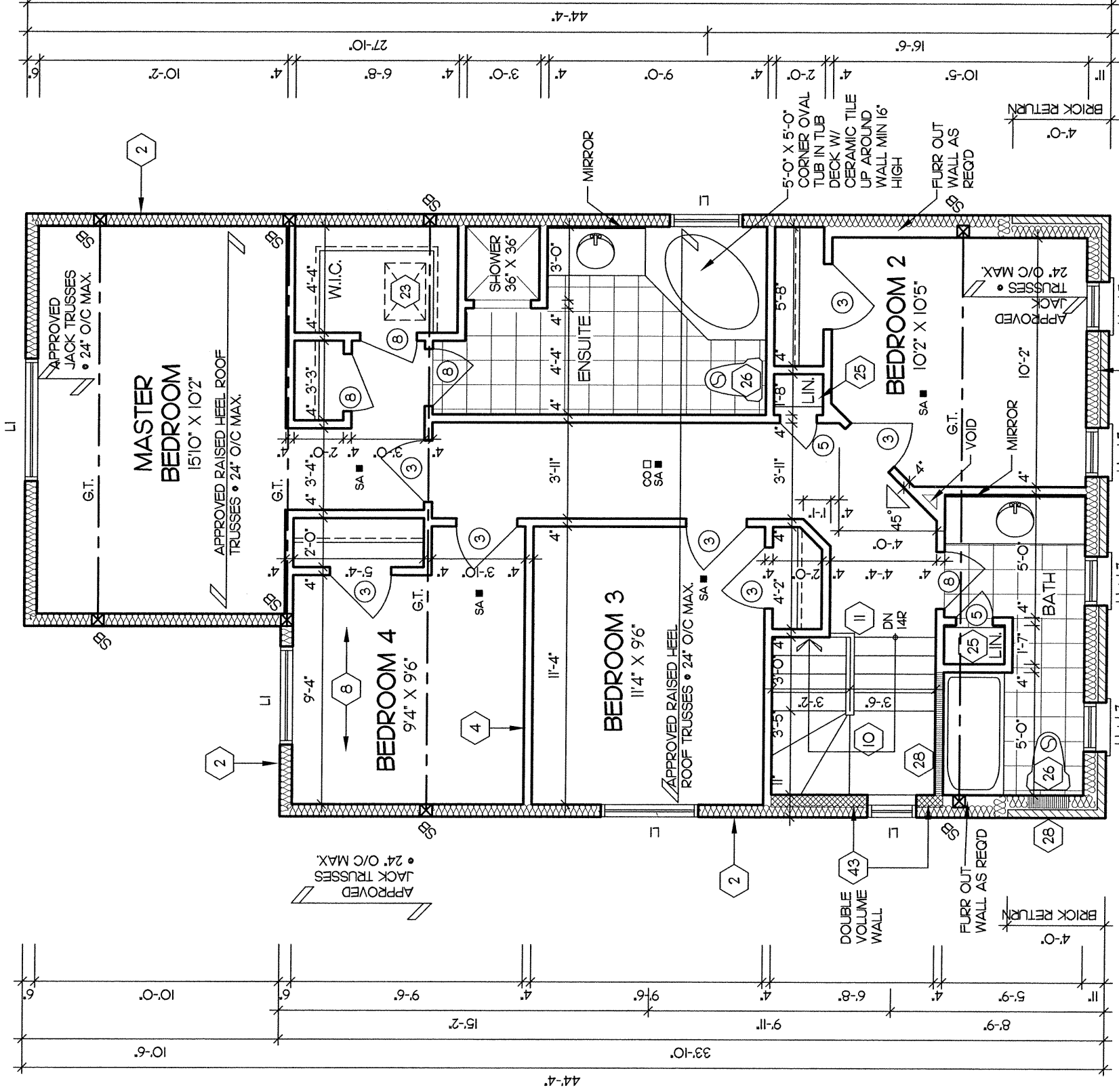
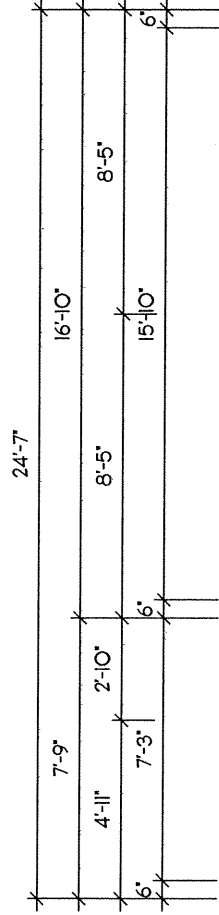
REGISTERED PERSON:
**D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS**
FIRM BCIN 28461

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

CASSIDY & CO.
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60 RANDALL DRIVE
SUITE 11
AJAX, ONTARIO
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Project
No. **2008-65**

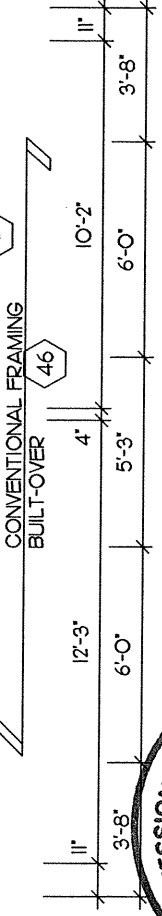
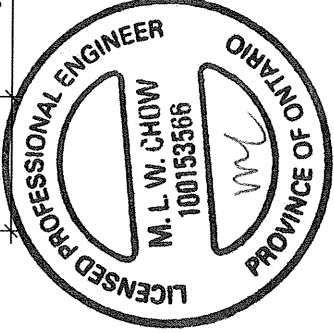
Drawing
No. **6 OF 15**



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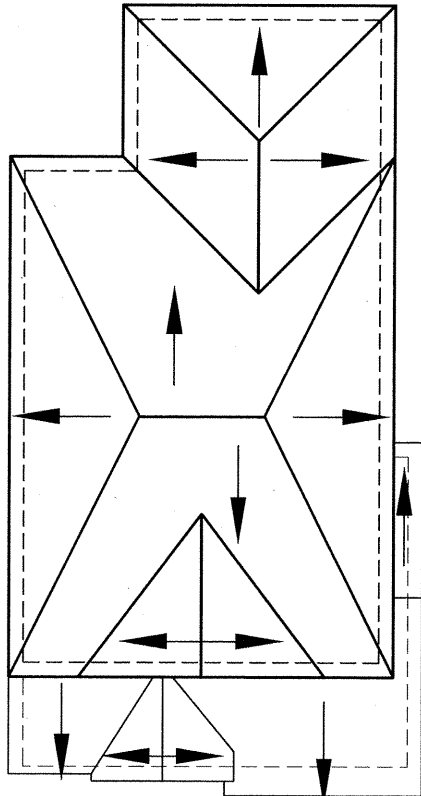


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TRUSS DESIGNS

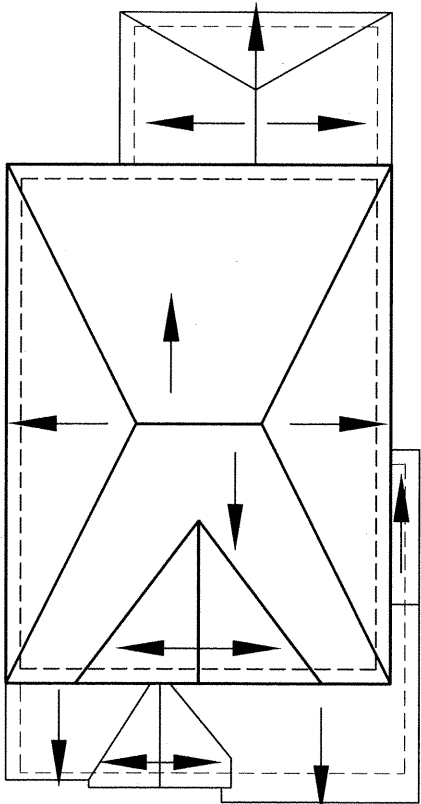
Client DELPAK/ HIGHCASTLE HOMES		Sheet Title OPTIONAL SECOND FLOOR PLAN		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461		Project No. 2008-65	
Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS		Scale 3/16" = 1'-0"	Drawn by EK	I STEPHEN P. KENNEDY have reviewed and take responsibility for this design.		ARCHITECTURAL TECHNOLOGISTS CASSIDY & CO. 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
Date JUNE 2012		Checked by LM		Signature <i>[Signature]</i>		Drawing No. 7 OF 15	
ELEVATION 'B'		Date JAN. 31, 2014		BCIN 23411			

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.

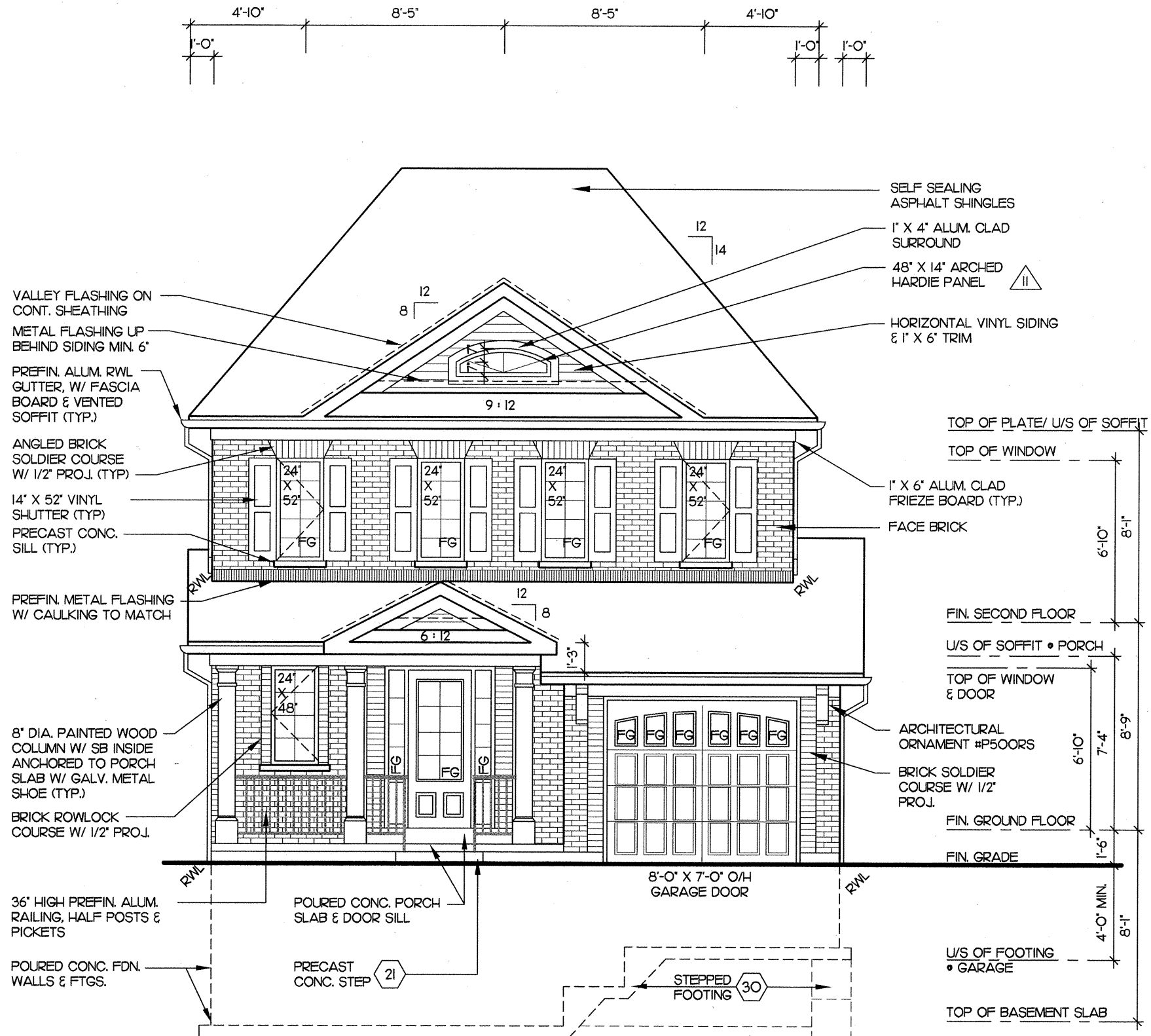
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.



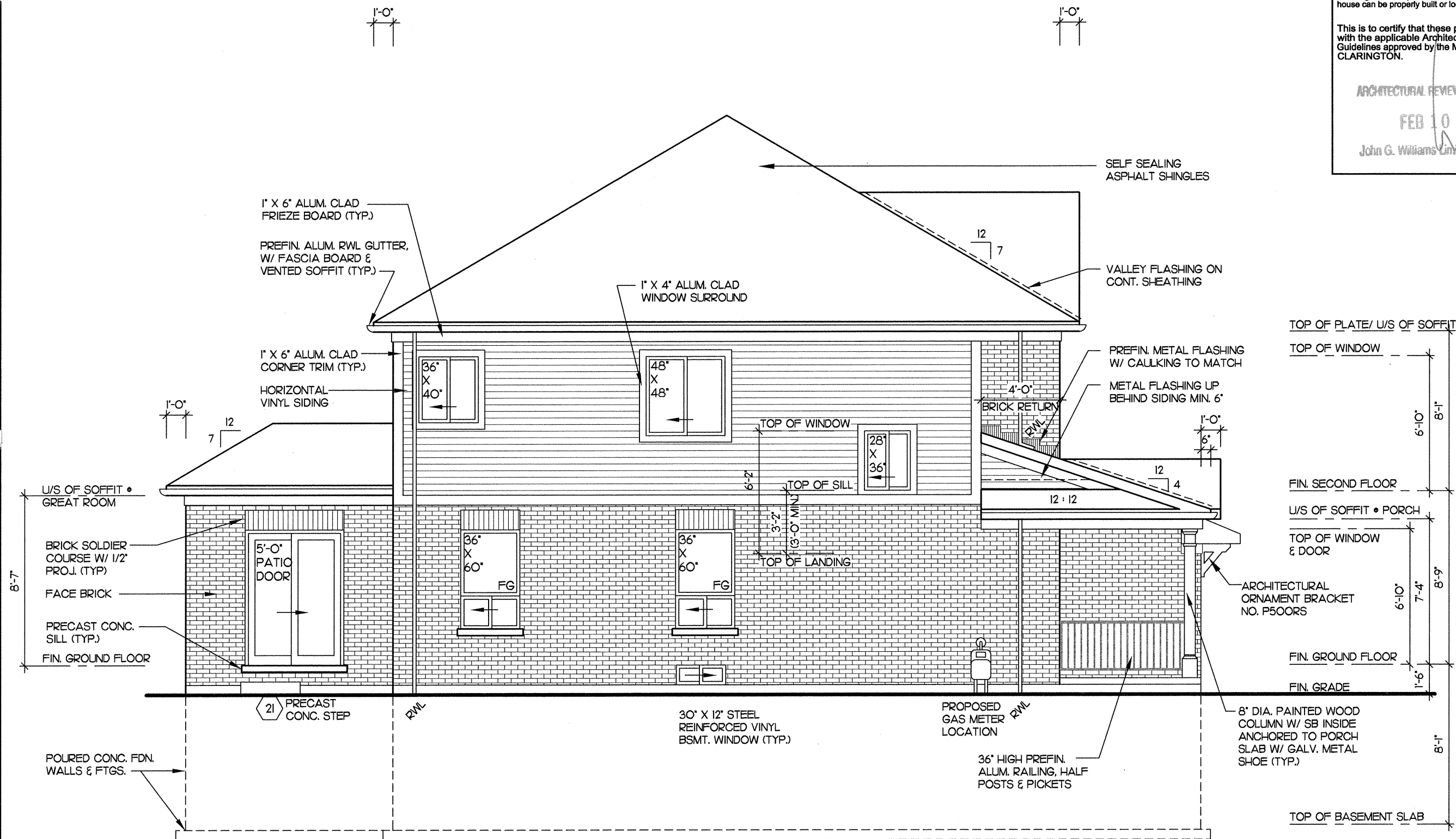
ROOF PLAN 'B' W/
OPT. SECOND FLOOR
N.T.S.



ROOF PLAN 'B' W/
STD. SECOND FLOOR
N.T.S.



Client	DEL PARK/ HIGCASTLE HOMES	Project	NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS	ELEVATION 'B'
Sheet Title	FRONT ELEVATION & ROOF PLANS			
Scale	3/16" = 1'-0"	Drawn by	EK	
Date	JUNE 2012	Checked by	LM	
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 BCIN 23411 Date: NOV 04 2015			
Project No.	2008-65		Drawing No. 8 OF 15	
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269				



SPATIAL CALCULATIONS

WALL AREA: 105.87 SF
 LIMITING DISTANCE: 9'-10" • 55%
 ALLOWABLE OPENINGS: 58.22 SF
 OPENINGS PROVIDED: 34.16 SF

SPATIAL CALCULATIONS

WALL AREA: 683.58 SF
 LIMITING DISTANCE: 3'-11" • 7%
 ALLOWABLE OPENINGS: 47.85 SF
 OPENINGS PROVIDED: 44.42 SF (GLASS AREA ONLY)

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

Project No. 2008-65
 Drawing No. 9 OF 15
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"**
 Date: **JUNE 2012**
 Drawn by: **EK**
 Checked by: **LM**
 Designer: **'THE ASTLEY'**

Client: **DELPARK/ HIGHCASTLE HOMES**
 Project: **NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS**
 ELEVATION 'B'

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ARCHITECTURAL REVIEW & APPROVAL

FEB 10 2014

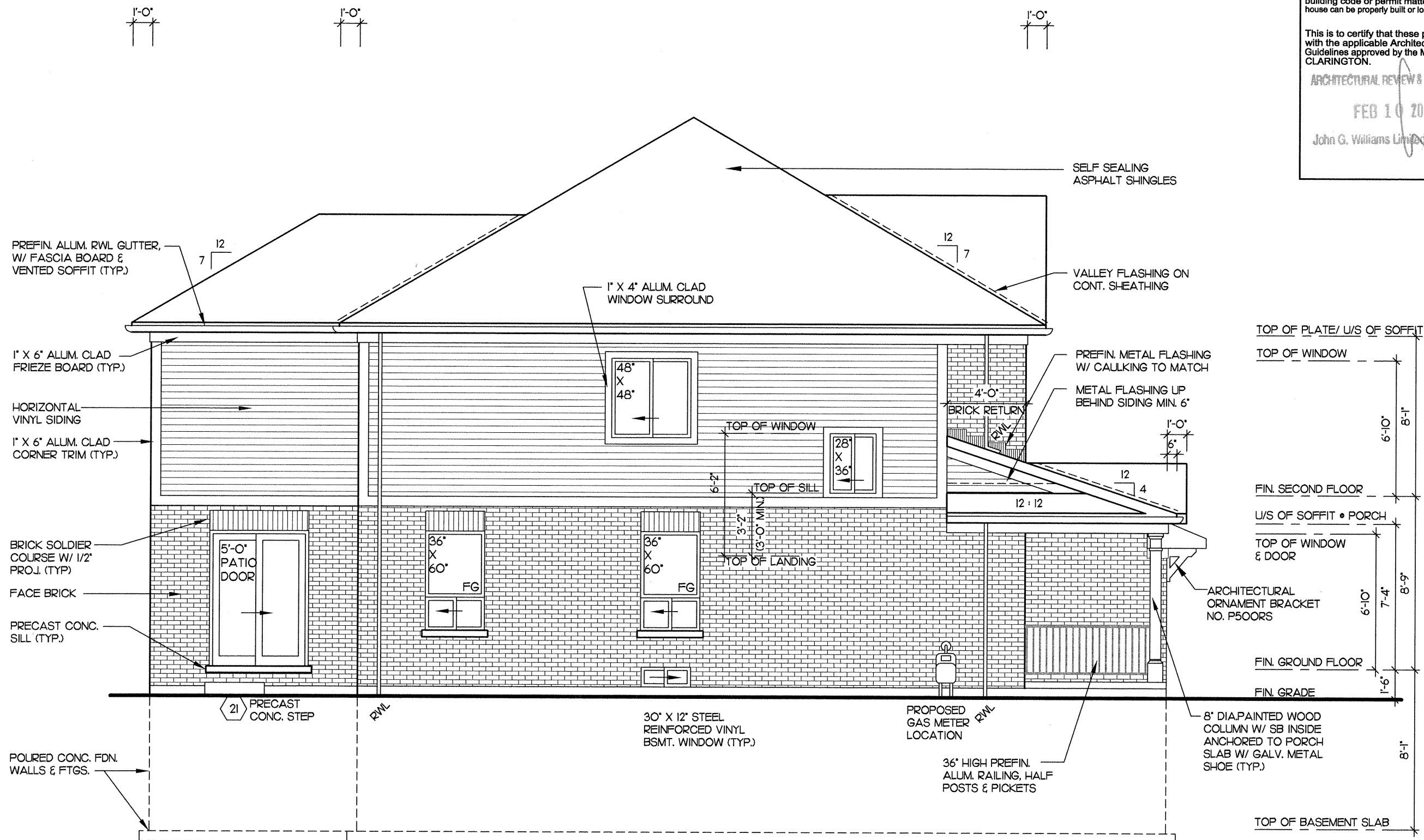
John G. Williams Limited Architect

Project No. 2008-65
Drawing No. 10 OF 15
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: JAN. 31, 2014

Sheet Title
LEFT SIDE ELEVATION W/
OPT. SECOND FLOOR PLAN
Scale 3/16" = 1'-0"
Date JUNE 2012
Drawn by EK
Checked by LM
"THE ASTLEY"

Client
Delpark/ Highcastle Homes
Project
NORTHGLENN
MUNICIPALITY OF CLARINGTON
UNIT 33-4
8'-0" CEILINGS
ELEVATION 'B'

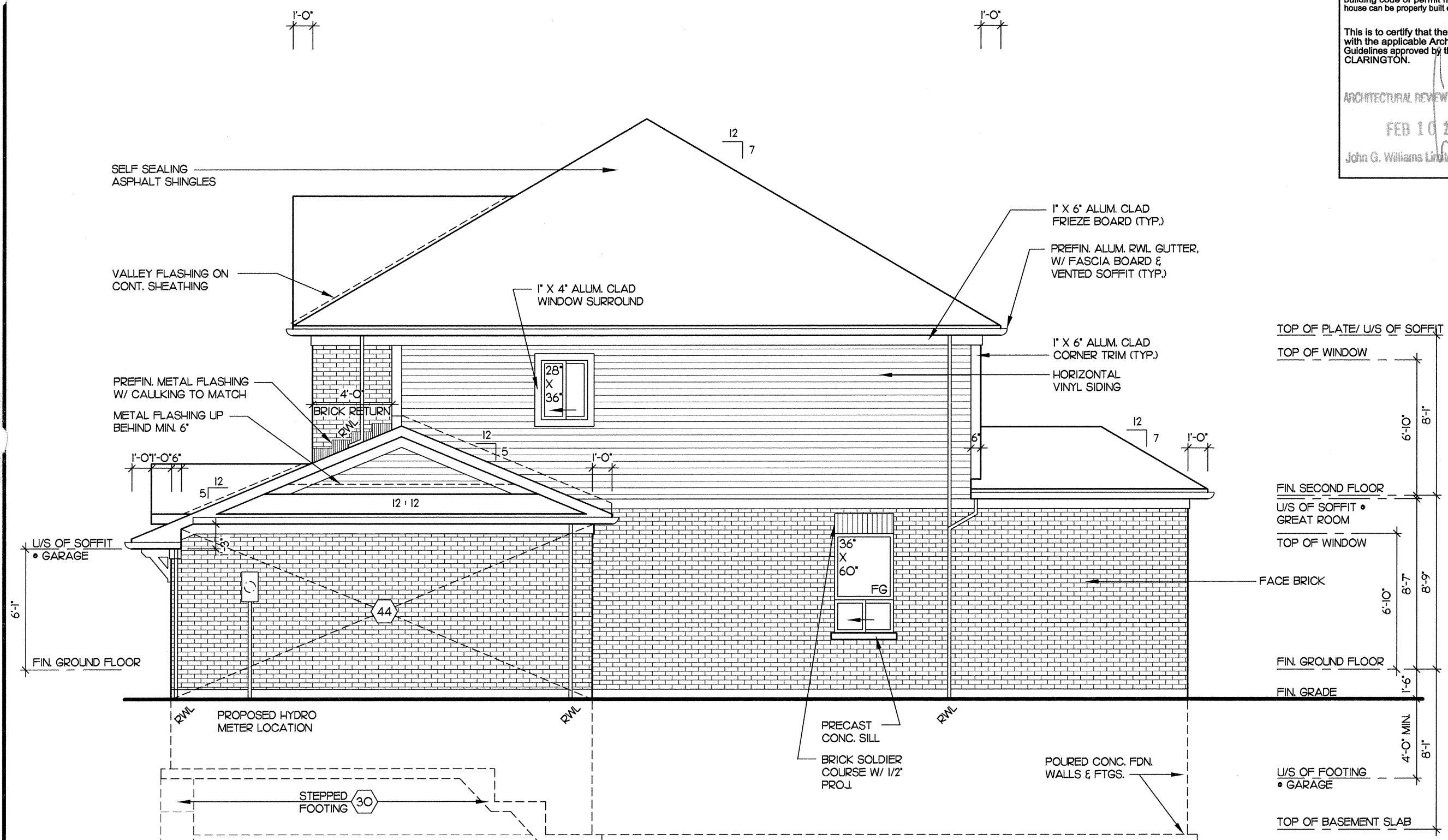


SPATIAL CALCULATIONS

WALL AREA: 192.49 SF
LIMITING DISTANCE: 9'-10" • 30%
ALLOWABLE OPENINGS: 57.74 SF
OPENINGS PROVIDED: 34.16 SF

SPATIAL CALCULATIONS

WALL AREA: 683.58 SF
LIMITING DISTANCE: 3'-11" • 7%
ALLOWABLE OPENINGS: 47.85 SF
OPENINGS PROVIDED: 38.15 SF (GLASS AREA ONLY)



SPATIAL CALCULATIONS	
WALL AREA:	789.45 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	55.26 SF
OPENINGS PROVIDED:	12.76 SF

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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

Client Delpark/ Highcastle Homes	Project No. 2008-65		Drawing No. 11 OF 15	
	Project NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS		ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
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: JAN. 31, 2014 BCIN /23411	
	Scale 3/16" = 1'-0"	Drawn by EK	Checked by LM	Date JUNE 2012
ELEVATION 'B'		'THE ASTLEY'		

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

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

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

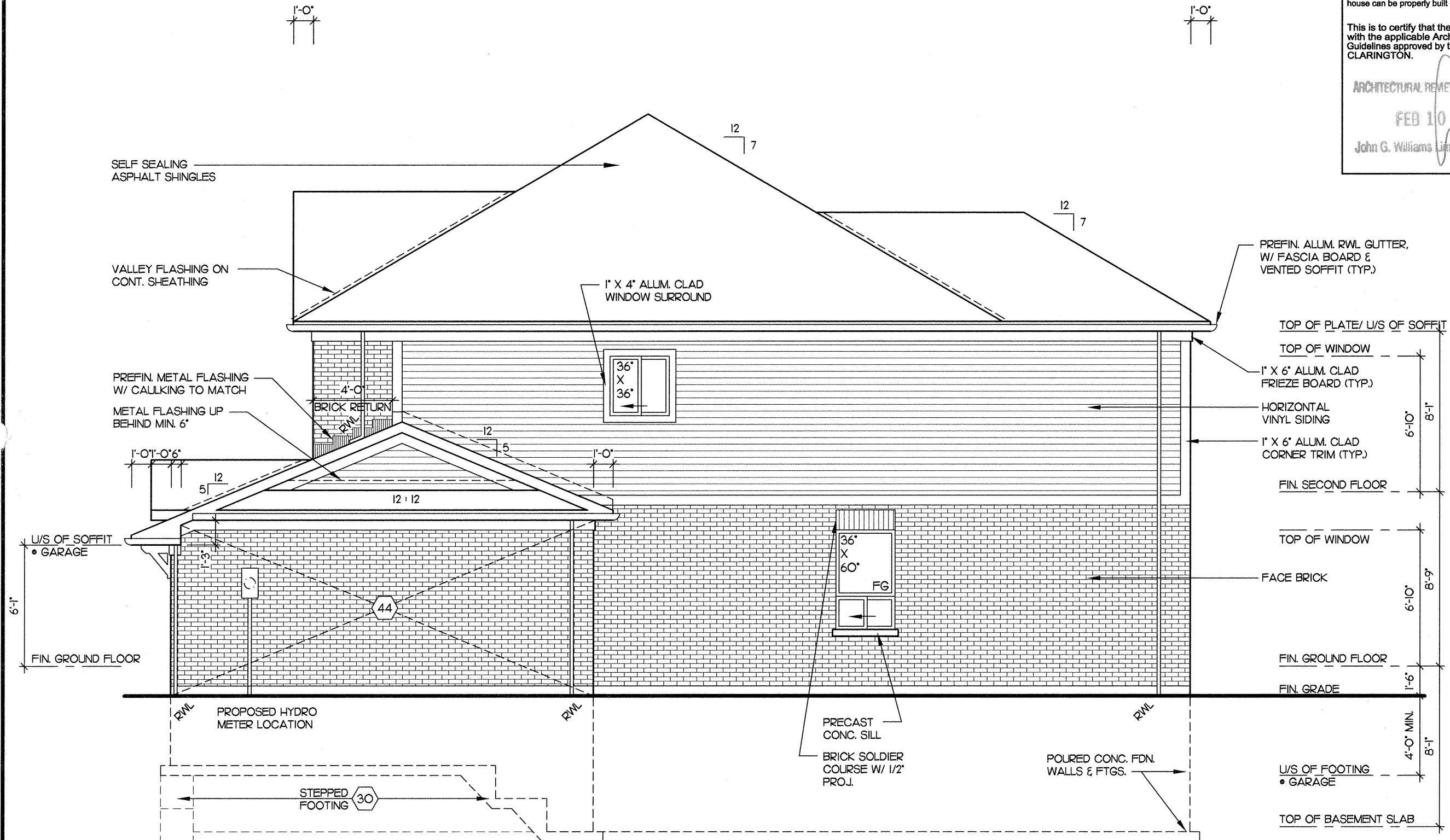
Signature [Signature] BCIN 23411 Date: JAN. 31, 2014

3/16" - 1'-0"	EK
Date " " " "	Checked by

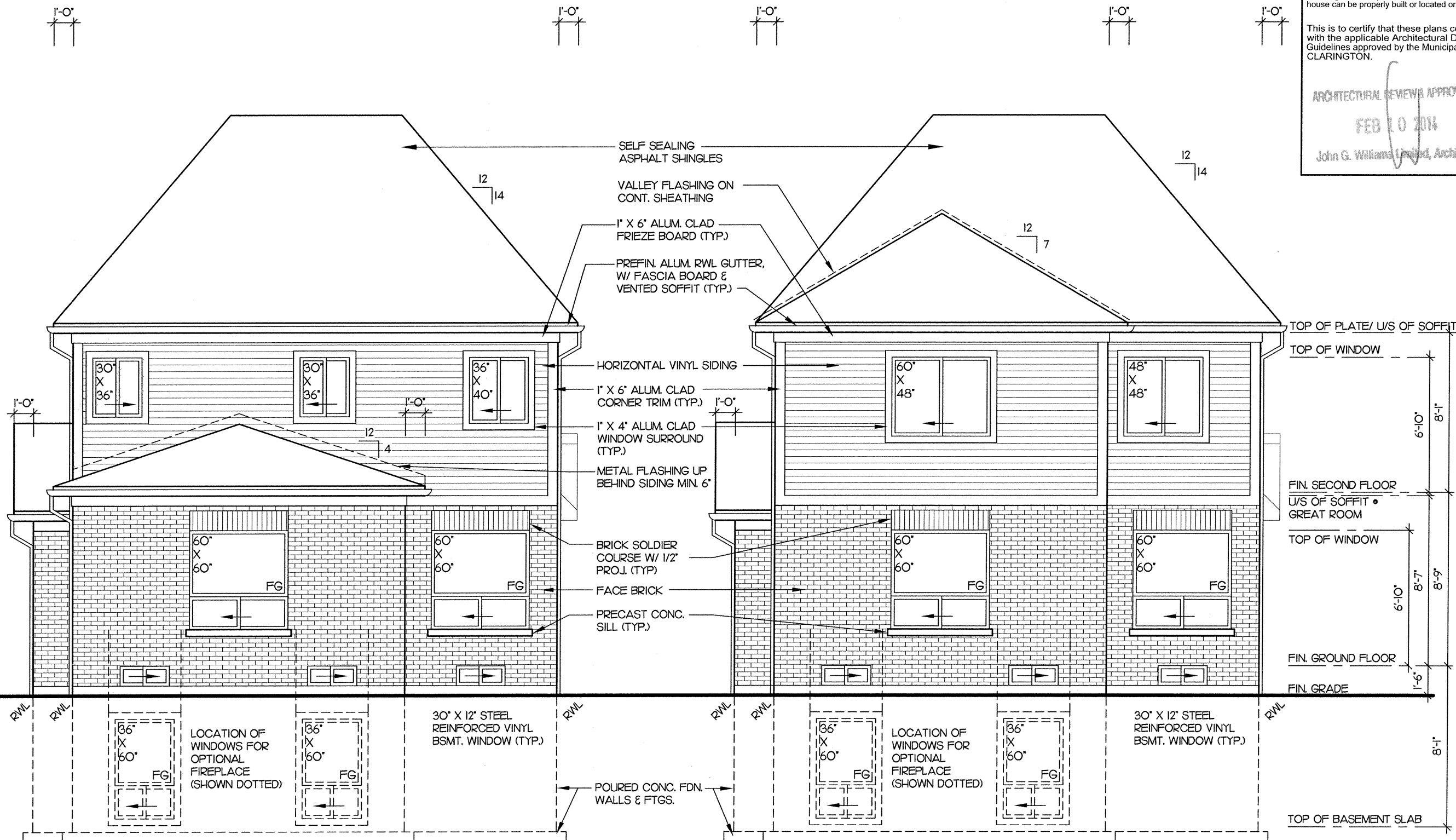
MUNICIPALITY OF CLARINGTON
UNIT 33-4
8' 0" CEILING

"THE ASTLEY"

ELEVATION 'B'



WALL AREA:	876.07 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	61.32 SF
OPENINGS PROVIDED:	16.89 SF



STANDARD REAR ELEVATION 'B'

REAR ELEVATION 'B' W/
OPTIONAL SECOND FLOOR PLAN

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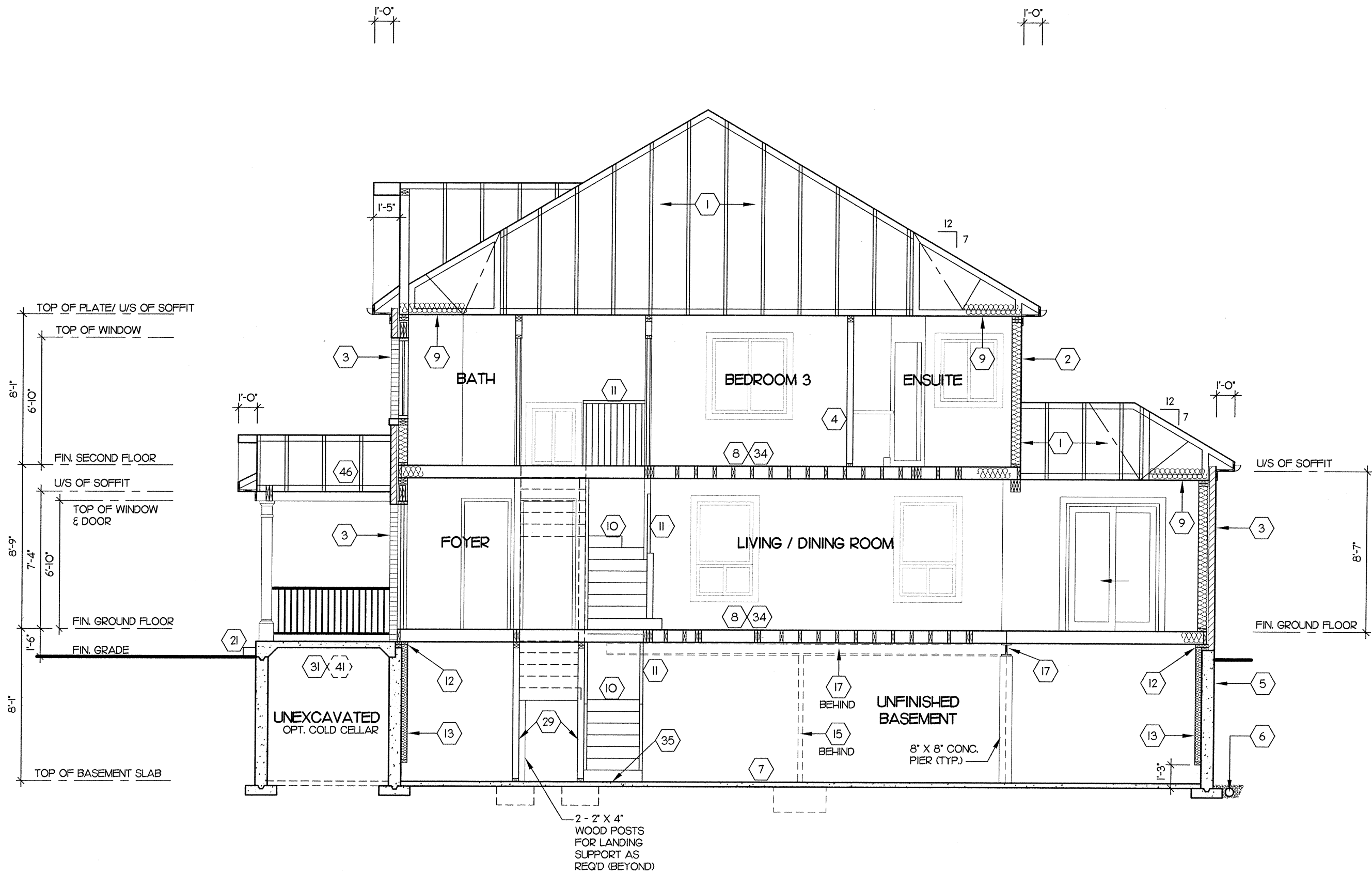
ARCHITECTURAL REVIEW APPROVAL
FEB 10 2014
John G. Williams Limited, Architect

Project No.	2008-65	Drawing No.	13 OF 15
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269			

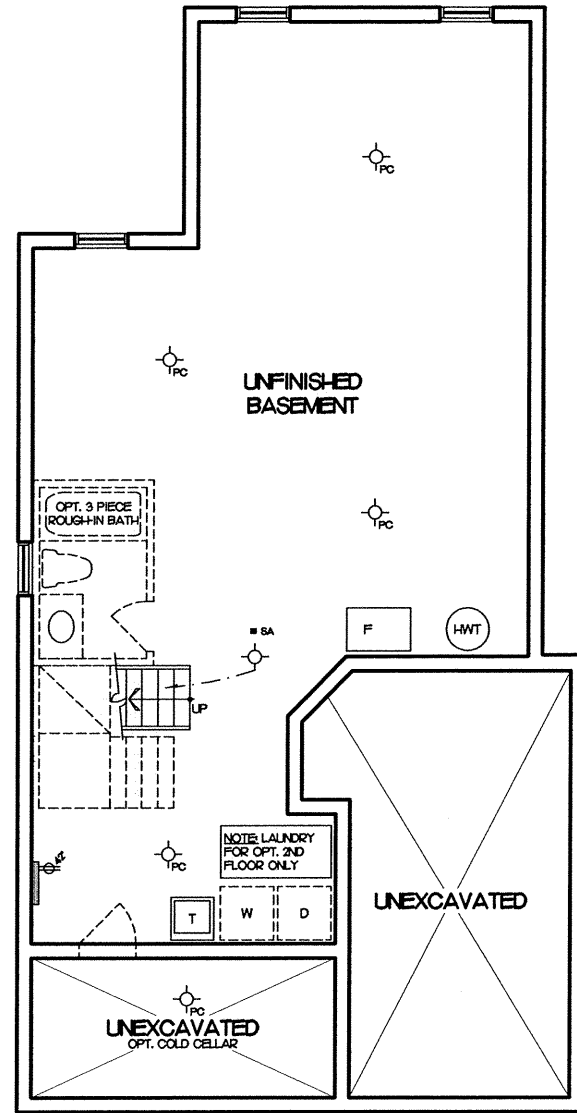
REGISTERED PERSON	have	Date:	JAN. 31, 2014
D.W. CASSIDY & CO.	STEPHEN P. KENNEDY	Signature	
ARCHITECTURAL TECHNOLOGISTS	reviewed and take responsibility for this design.	BCIN	23411
FIRM BCIN 28461			

Sheet Title	REAR ELEVATIONS		
	Scale	3/16" = 1'-0"	
	Date	JUNE 2012	
Drawn by	EK	Checked by	LM
		"THE ASTLEY"	

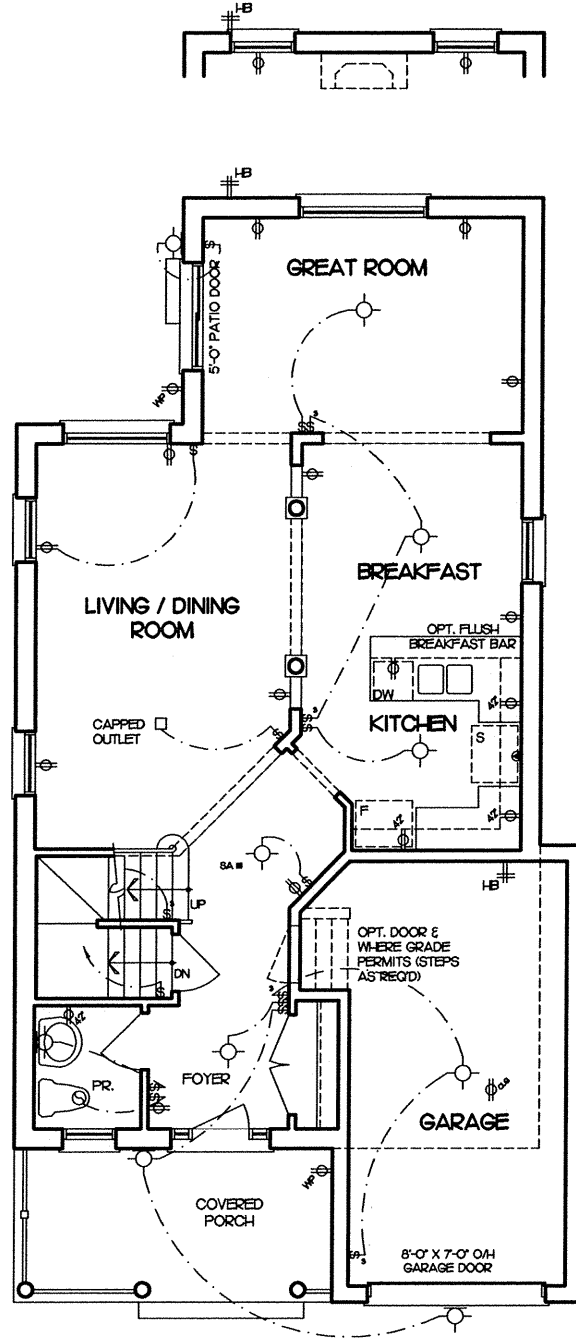
Client	Delpark/ Highcastle Homes
Project	NORTHGLENN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS
Elevation	ELEVATION 'B'



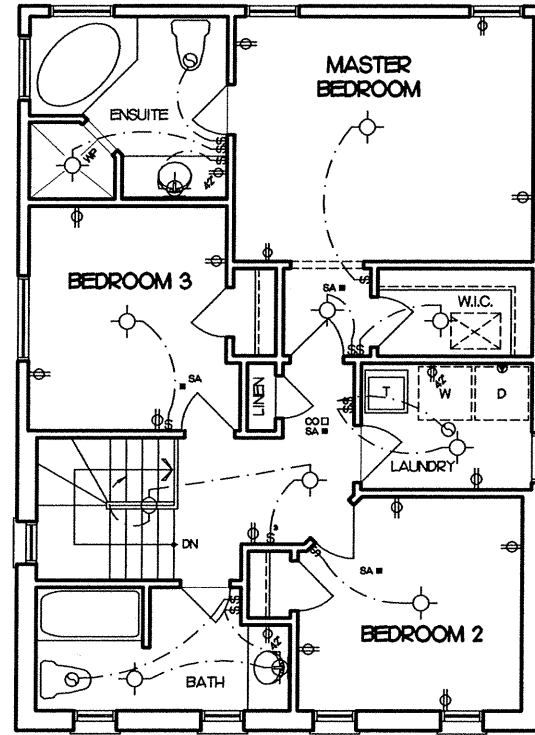
Client DELPARK/ HIGHCASTLE HOMES		Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS		Project ELEVATION 'B'	
Sheet Title SECTION 'A' - 'A'		Scale 3/16" = 1'-0"		Drawn by EK	
Date JUNE 2012		Checked by LM		Date JUNE 2012	
ELEVATION 'B'		THE ASTLEY		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461 I <u>STEPHEN P. KENNEDY</u> have reviewed and take responsibility for this design. Signature <u>[Signature]</u> Date <u>Jan 31, 2014</u> BCIN <u>23411</u>	
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. 14 OF 15	



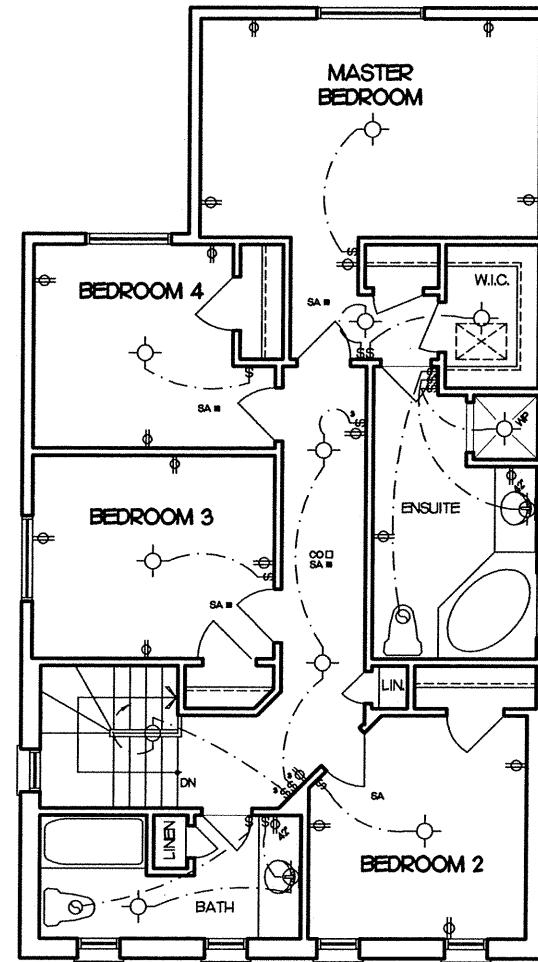
BASEMENT PLAN 'B'



GROUND FLOOR PLAN 'B'



SECOND FLOOR PLAN
ELEVATION 'B'



OPTIONAL 4 BEDROOM
SECOND FLOOR PLAN
ELEVATION 'B'

Client DELPARK/ HIGHCASTLE HOMES		Project NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-4 8'-0" CEILINGS		Project No. 2008-65	
ELEVATION 'B'		ELECTRICAL PLANS		REGISTERED PERSON, D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	
Scale		N.T.S.	Drawn by EK	I <u>STEPHEN P. KENNEDY</u> have reviewed and taken responsibility for this design.	
Date		JUNE 2012	Checked by LM	Signature 	
		"THE ASTLEY"		BCIN <u>23411</u> Date: <u>JAN. 31, 2014</u>	
				CASSIDY & CO., ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269	
				Drawing No. 15 OF 15	