



# NORTHGLEN

10.0M (33') LOT PRODUCT - 9'-0" CEILING  
FOR LOT 103

MUNICIPALITY OF CLARINGTON  
PROJECT NO. 2008-65

#### Energy Efficiency Compliance Calculations:

As per OBC SB-12 2.1.1.1 (Based on highest ratio scenario)

Unit to be constructed following SB-12 (2.1.1) Compliance package 'D',  
Unless the requirements of performance compliance are met as outlined  
in SB-12 (2.1.2)

#### DELPARK HOMES ONLY

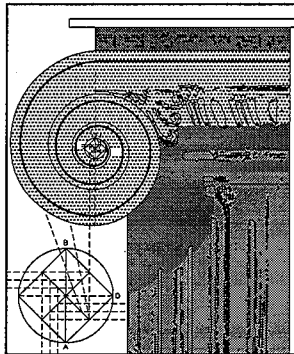
Elev. 'B'

Gross area of peripheral walls: 3047.41 SF  
Gross area of openings: 278.11 SF = 9.13% Ratio  
Gross area of openings w/opt. fin. bsmt.: 281.68 SF = 9.24% Ratio

#### HIGHCASTLE HOMES ONLY

Elev. 'B'

Gross area of peripheral walls: 3047.41 SF  
Gross area of openings: 270.56 SF = 8.88% Ratio  
Gross area of openings w/opt. fin. bsmt.: 276.18 SF = 9.06% Ratio



**CASSIDY & CO.**  
ARCHITECTURAL TECHNOLOGISTS

No.	DESCRIPTION	DATE	BY
14	MODIFIED FOR LOT 103 & RE-ISSUED TO ENGINEER THEN CLIENT	MAY 9, 2016	PK
13	ISSUED TO CLIENT	NOV. 4, 2015	TB
12	REPLACE BLACK GLASS WITH DECOR. LOUVRE ON FRONT ELEVATION	OCT. 21, 2015	TB
11	UPDATED FOR 2012 O.B.C. AND ISSUED TO CLIENT	JAN. 20, 2015	TB
10	CLARIFIED STAIRS FOR OUTDOOR PARKING SPACE	NOV. 26, 2013	PK
9	ADDED SHEET 8A AND 10A WITH REVISED BASEMENT WINDOW HEIGHT TO 24' FOR HIGHCASTLE HOMES ONLY - ISSUED TO CLIENT	NOV. 8, 2013	TB
8	ADDED EGRESS WINDOW TO OPT. BORM 4 IN BSMT AS PER TOWN COMMENTS, REVISED LINTEL IN DINING ROOM AS PER P. ENG. AND ISSUED TO CLIENT	OCT. 24, 2013	TB
7	REVISED COMPLIANCE PACKAGE FROM J TO D & ISSUED FOR PERMIT	APRIL 03, 2013	PS
6	ISSUED TO CLIENT	JUNE 01, 2012	PS
5	ISSUED TO P. ENG FOR FINAL STRUCTURAL CHECK	MAR. 29, 2012	PS
4	REVISED ROOF STRUCTURE/ ISSUED FOR STRUCTURAL REVIEW	FEB. 01, 2012	PS
3	REVISED PORCH TO ALIGN FLUSH WITH GARAGE WALL BY DROPPING U/S OF SOFFIT AND DECREASING THE ROOF O/H TO 6'	SEPT. 20/11	PS
2	RE-ISSUED FOR CLIENT REVIEW	JULY 29/11	PS
1	ISSUED FOR CLIENT REVIEW, PRICING & ROOF TRUSS DESIGN	MAY 03/11	PS

AREAS		ELEVATION 'B'	
		M <sup>2</sup>	FT <sup>2</sup>
NOT INCLUDING OPEN AREAS	FIN. BASEMENT AREA	418	45
	OPT. FINISHED BASEMENT AREA	5416	583
	GROUND FLOOR AREA	9457	1018
	SECOND FLOOR AREA	7627	821
	TOTAL FLOOR AREA	17502	1884
	TOTAL FLOOR AREA W/ OPT. FINISHED BASEMENT	22500	2422
OPEN AREA (NOT INCL. IN TOTAL AREA)		1895	204
COVERAGE (INCLUDING PORCH & DECK & OPT. STAIR)		11854	1276
COVERAGE (NOT INCLUDING PORCH)		10071	1084

Client	DELPARK/ HIGHCASTLE HOMES
Project	NORTHGLEN MUNICIPALITY OF CLARINGTON UNIT 33-6 9'-0" CEILING
	ELEVATAION 'B' - LOT 103

Sheet Title	AREAS & REVISIONS	
Scale	N.T.S.	Drawn by GI
Date	APRIL 2013	Checked by BM
	"SHERBOURNE"	

REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461	I <b>STEPHEN P. KENNEDY</b> have reviewed and take responsibility for this design.
Signature	
BCIN	23411
Date:	MAY 9, 2016

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.	1 OF 12

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED  
2012 O.B.C. 0. REG. 332/12 AS AMENDED (REVISED 1 JANUARY 2015)  
R-VALUES BASED ON COMPLIANCE PACKAGE D  
ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL.  
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C.) REGULATIONS.

1 ROOF CONSTRUCTION

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

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

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

3 BRICK VENEER CONSTRUCTION (2" X 6" STUDS)

90 mm (4") OR 75 mm (3") FACE BRICK, 25 mm (1") AIR SPACE, 22 mm x 180 mm x 0.76 mm (7/8" x 7" x 22 ga.) GALV. METAL TIES @ 400 mm (16") O.C. HORIZ. 600 mm (24") O.C. VERTICAL, 0.7 kg/s.m. (No. 15) BUILDING PAPER, 12.7 mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38 mm x 140 mm (2" x 6") STUDS @ 406 mm (16") O.C., RSI 4.23 (R24) HIGH DENSITY BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800 mm (30") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150 mm (6") BEHIND SHEATHING PAPER MIN. 150 mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.

4 INTERIOR STUD PARTITIONS

12.7 mm (1/2") INT. DRYWALL ON BOTH SIDES (FOR FIN. AREAS). 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH. LOAD BEARING WALL: 38 mm x 89 mm (2" x 4") OR 38 mm x 140 mm (2" x 6") @ 406 mm (16") O.C. NON-LOAD BEARING WALL: 38 mm x 89 mm (2" x 4") @ 610 mm (2'-0") O.C.

5 FOUNDATION WALL

200 mm (8") POURED CONC. FOUNDATION WALL WITH 15 Mpa (2200 psi) CONC. OR 20 Mpa (2900 psi) CONC. WHERE STEEL REINFORCING IS SPECIFIED AND BITUMINOUS DAMP PROOFING, 19 mm (3/4") MINERAL FIBRE INSULATION WITH DENSITY OF 57 KG/M3 MIN. OR EQUIVALENT DRAINAGE LAYER. 480 mm x 155 mm (19" x 6") OR 600 mm x 200 mm (24" x 8") FOR PARTY WALLS CONTINUOUS KEYED CONC. FTG OR AS PER SOIL REPORT. BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL.

6 WEEPING TILE

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

7 BASEMENT SLAB

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

8 FINISHED FLOOR

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

9 ROOF INSULATION

RSI 8.81 (R50) FOR ROOF WITH ATTIC OR RSI 5.46 (R31) ROOF INSULATION FOR ROOF W/OUT ATTIC AND 6MIL AIR/VAPOUR BARRIER, 15.9MM (5/8") INT. DRYWALL FINISH

10 ALL STAIRS/EXTERIOR STAIRS

MAX. RISE..... = 200 (7 7/8")  
MIN. RISE..... = 125 (4 7/8")  
MAX. RUN..... = 355 (1'-2")  
MIN. RUN..... = 210 (8 1/4")  
MAX. TREAD..... = 355 (1'-2")  
MIN. TREAD..... = 235 (9 1/4")  
MAX. NOSING..... = 25 (1")  
MIN. HEADROOM..... = 1950 (6'-5")  
MIN. WIDTH..... = 860 (2'-10")  
FOR CURVED STAIRS.....  
MIN. RUN..... = 150 (5 7/8")  
MIN. AVERAGE RUN..... = 200 (7 7/8")

11 GUARDRAIL / HANDRAIL

ALL GUARDS AND HANDRAILS ARE TO COMPLY WITH THE REQUIREMENTS OF THE O.B.C. SUBSECTION 9.8.7 AND 9.8.8.  
GUARD @ INT. LANDING/FLOOR/STAIR..... = 900 (2'-11")  
HANDRAIL @ INT. STAIR MIN..... = 865 (2'-10")  
HANDRAIL @ INT. STAIR MAX..... = 965 (3'-2")  
GUARD/HANDRAIL @ EXT. LANDING..... = 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 DAMPPROOFING MATERIAL, 12.7 mm (1/2") DIA. ANCHOR BOLTS @ 2400 mm (7'-10") O.C. ON 100 mm (4") HIGH CONC. CURB ON 350 mm x 150 mm (14" x 6") CONC. FOOTING.

15 PIPE COLUMN

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

16 BEAM POCKET

BEAM TO BE GROUTED IN.

17 BEAM BLOCKING

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

18 GARAGE SLAB

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

19 GARAGE SEPARATION - WALLS

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

20 GAS PROOFED DOOR

PROVIDE SELF CLOSER AND WEATHER STRIPPING.

21 PRECAST CONCRETE STEP

22 CAPPED DRYER VENT (WITH METAL INSECT SCREEN)

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

23 ATTIC ACCESS HATCH

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

24 GARAGE SEPARATION - CEILING

12.7 mm (1/2") GYPSUM BD. ON CEILING BETWEEN HOUSE AND GARAGE. RSI 5.46 (R31) FOAM INSULATION. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

25 LINEN CLOSET

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

26 MECHANICAL VENTING

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

27 FIREWALL SEPARATION

JOISTS, BEAMS & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL OR FIREWALL. MIN. 100 mm (4") SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END-TO-END CONDITION.

28 GRAB BAR

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

29 WOOD COLUMN

140 mm x 140 mm (6" x 6") WOOD COL. OR BUILT-UP WD. COL. ON METAL BASE SHOE AND 12.7 mm (1/2") DIA. BOLT, 610 mm x 610 mm x 300 mm (24" x 24" x 12") CONC. FTG.

30 STEP FOOTINGS

HORIZONTAL STEP = 600 mm (23 5/8") MIN.  
VERTICAL STEP = 600 mm (23 5/8") MAX.  
FOR FIRM SOILS & 400 mm FOR SAND & GRAVEL.

31 PORCH SLAB

MIN. 75 mm (3") CONCRETE SLAB-ON-GRADE ON 125 mm (5") CRUSHED STONE, REINFORCED WITH 6 x 6-W2.9 x W2.9 MESH AND SUCH REINFORCEMENT SHALL BE LOCATED NEAR MID-DEPTH OF SLAB. CONC. STRG. 32 Mpa (4650 psi) AND WITH 5 - 8% AIR ENTRAINMENT. 75 mm (3") MIN. SLAB BEARING @ PERIMETER.

32 RESERVED

33 PARTYWALLS

RESERVED

34 BRIDGING

ALL JOISTS TO BE GLUED AND BRIDGED WITH 38 mm x 38 mm (2" x 2") CROSS BRIDGING OR SOLID BLOCKING @ 2100 mm (7'-0") O.C. MAX. 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 DAMPPROOFING BETWEEN WOOD AND CONCRETE.

36 BLOCK VENEER WALL

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

37 RESERVED

38 STEEL PIPE COLUMN - NON ADJUSTABLE

(ASTM) A53 GRADE 'B' STEEL GRADE 90 mm (3 1/2") DIA. WITH 4.76 mm (3/16") WALL THICKNESS NON-ADJUSTABLE PIPE COLUMN WITH 150 mm x 150 mm X 9.5 mm (6" x 6" x 3/8") TOP AND BOTTOM. BASE PLATE 120 mm x 250 mm x 9.5 mm (5" x 10" x 3/8") STEEL PLATE w/2-12 mm DIA. x 300 mm LONG AND 50 mm HOOK (2 1/2" x 12" x 2") WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.

39 RESERVED

40 GARAGE WALLS

SAME AS NOTE 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 @ 200 mm (8") 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 & 7000 mm (23'-0") ABOVE ADJACENT GROUND LEVEL.

SOIL GAS CONTROL

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

DOOR SCHEDULE

MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE WITHOUT KEY.

- 1 -EXTERIOR DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")  
INSULATED MIN RSI 0.7, (R4)  
2 -DOOR 815 x 2030 x 35 (2'8" x 6'8" x 1 3/8")  
3 -DOOR 760 x 2030 x 35 (2'6" x 6'8" x 1 3/8")  
4 -DOOR 610 x 2030 x 35 (2'0" x 6'8" x 1 3/8")  
5 -DOOR 460 x 2030 x 35 (1'6" x 6'8" x 1 3/8")  
6 -EXTERIOR FRENCH OR GARDEN DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")  
7 -DOOR 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4") SOLID CORE WOOD DOOR W/20 MIN. FIRE PROTECTION RATING OR EQUAL AND 38 mm (1 1/2") THICK WOOD FRAME. PROVIDE SELF CLOSING DEVICE.  
8 -DOOR 710 x 2030 x 35 (2'4" x 6'8" x 1 3/8")  
9 -EXTERIOR DOOR 910 x 2030 x 45 (3'0" x 6'8" x 1 3/4")  
INSULATED MIN RSI 0.7, (R4)  
10 -EXTERIOR DOOR 1070 X 2440 X 45 (3'6" x 8'0" X 1 3/4")  
INSULATED MIN. RSI 0.7, (R4)  
M1 -36" X 80" 2 PANEL SLIDING DOORS  
M2 -48" X 80" 2 PANEL SLIDING DOORS  
M3 -60" X 80" 2 PANEL SLIDING DOORS  
M4 -72" X 80" 2 PANEL SLIDING DOORS  
M5 -84" X 80" 2 PANEL SLIDING DOORS  
M6 -96" X 80" 2 PANEL SLIDING DOORS

LINTEL/BEAM SCHEDULE

L1.....2 - 38 x 184.....(2 - 2 x 8) SPR. #2  
L2.....3 - 38 x 184.....(3 - 2 x 8) SPR. #2  
L3.....2 - 38 x 235.....(2 - 2 x 10) SPR. #2  
L4.....3 - 38 x 235.....(3 - 2 x 10) SPR. #2  
L5.....2 - 38 x 286.....(2 - 2 x 12) SPR. #2  
L6.....3 - 38 x 286.....(3 - 2 x 12) SPR. #2  
L7.....90 x 90 x 6.0.....(3 1/2 x 3 1/2 x 1/4 L)  
L8.....90 x 90 x 8.0.....(3 1/2 x 3 1/2 x 5/16 L)  
L9.....100 x 90 x 6.0.....(4 x 3 1/2 x 1/4 L)  
L10.....125 x 90 x 8.0.....(5 x 3 1/2 x 5/16 L)  
L11.....125 x 90 x 10.0.....(5 x 3 1/2 x 3/8 L)  
L12.....150 x 100 x 10.0.....(6 x 4 x 3/8 L)  
ALL LVL'S TO BE E 2.0  
ALL STRUCTURAL STEEL TO BE G40.21 GRADE 350W

LEGEND

- 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)  
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, TO COMPLY WITH OBC ARTICLE 9.10.19.1(2))  
CO ☐ CARBON MONOXIDE ALARM  
C ☐ CABLE JACK  
T ☐ TELEPHONE JACK  
FG ☐ FIXED GLASS  
FA ☐ FLAT ARCH  
GT. ☐ GIRDER TRUSS  
DT. ☐ DOUBLE TRUSS  
DJ. ☐ DOUBLE JOIST  
TJ. ☐ TRIPLE JOIST  
C ☐ CLASS 'B' VENT  
E ☐ EXHAUST VENT

Client  
DELPARK/ HIGHCASTLE HOMES

Project  
NORTHGLEN  
MUNICIPALITY OF CLARINGTON  
UNIT 33-6  
9'-0" CEILING

ELEVATAION 'B' - LOT IO3

Sheet  
Title  
CONSTRUCTION NOTES

Scale  
N.T.S.  
Date  
APRIL 2013  
Drawn by  
GI  
Checked by  
BM

"SHERBOURNE"

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

I STEPHEN P. KENNEDY have

reviewed and take responsibility for this design.

Signature [Signature]

BCIN 23411 Date: MAY 9, 2016

CASSIDY & CO.  
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE  
SUITE 11  
AJAX, ONTARIO  
L1S 6L3

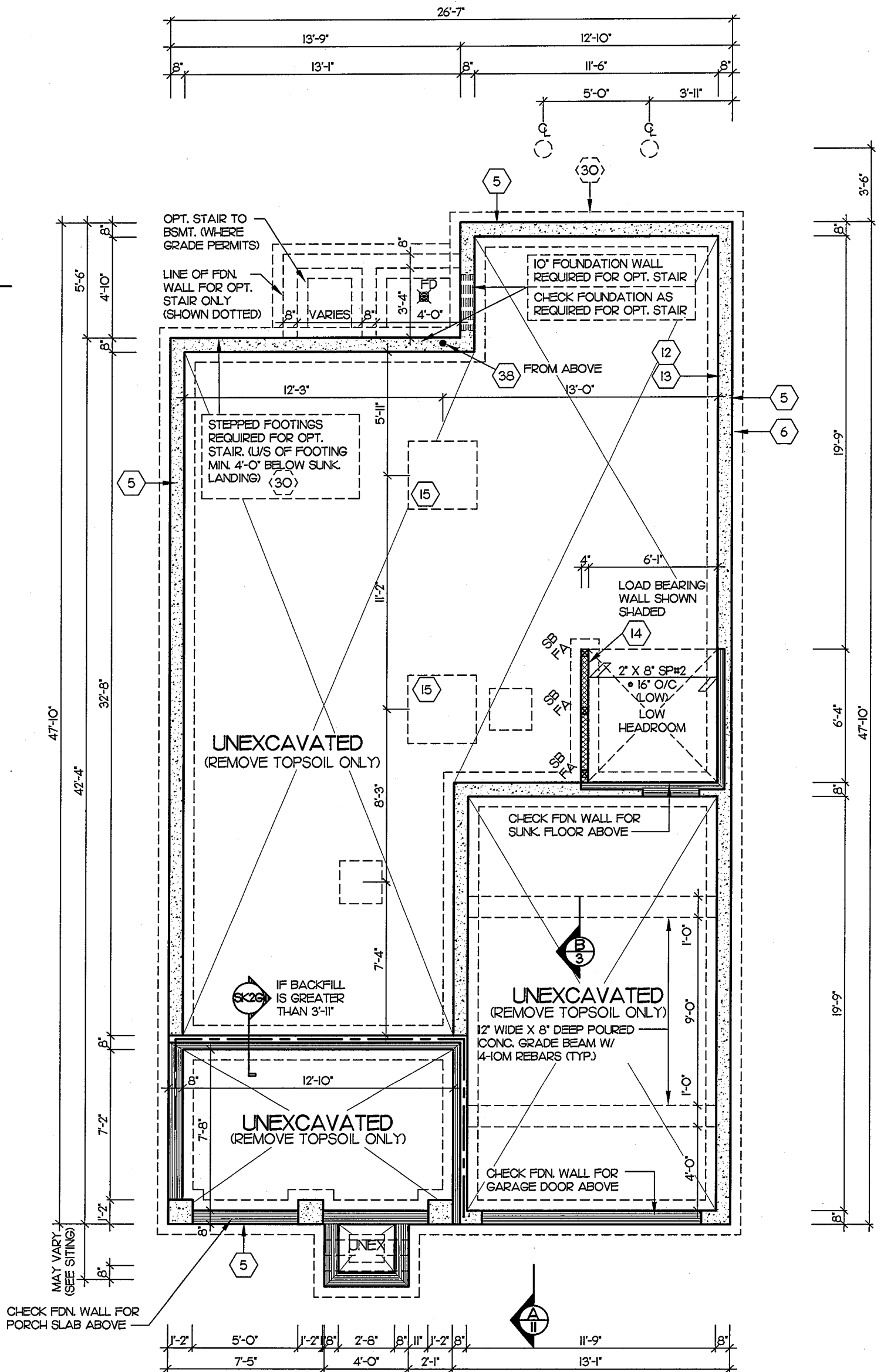
PH (905) 619-1270  
FAX (905) 619-1269

Project  
No.  
2008-65

Drawing  
No.  
2 OF 12

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



Client  
**DELPARK/ HIGHCASTLE HOMES**

Project  
**NORTHGLEN  
MUNICIPALITY OF CLARINGTON  
UNIT 33-6  
9'-0" CEILING**

**ELEVATION 'B' - LOT 103**

Sheet  
Title  
**FOUNDATION PLAN**

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

Date  
**JUNE 2012**

Drawn by  
**GI**

Checked by  
**BM**

**"SHERBOURNE"**

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: **MAY 9, 2016**

**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 12**



ENSURE MIN. R24 INSUL FOR  
WALL AREA ABOVE GRADE /  
FOUNDATION KNEEWALL



4 OF 12

# PARTIAL PLAN W/ OPT. FIREPLACE

DIRECT VENT GAS  
FIREPLACE

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

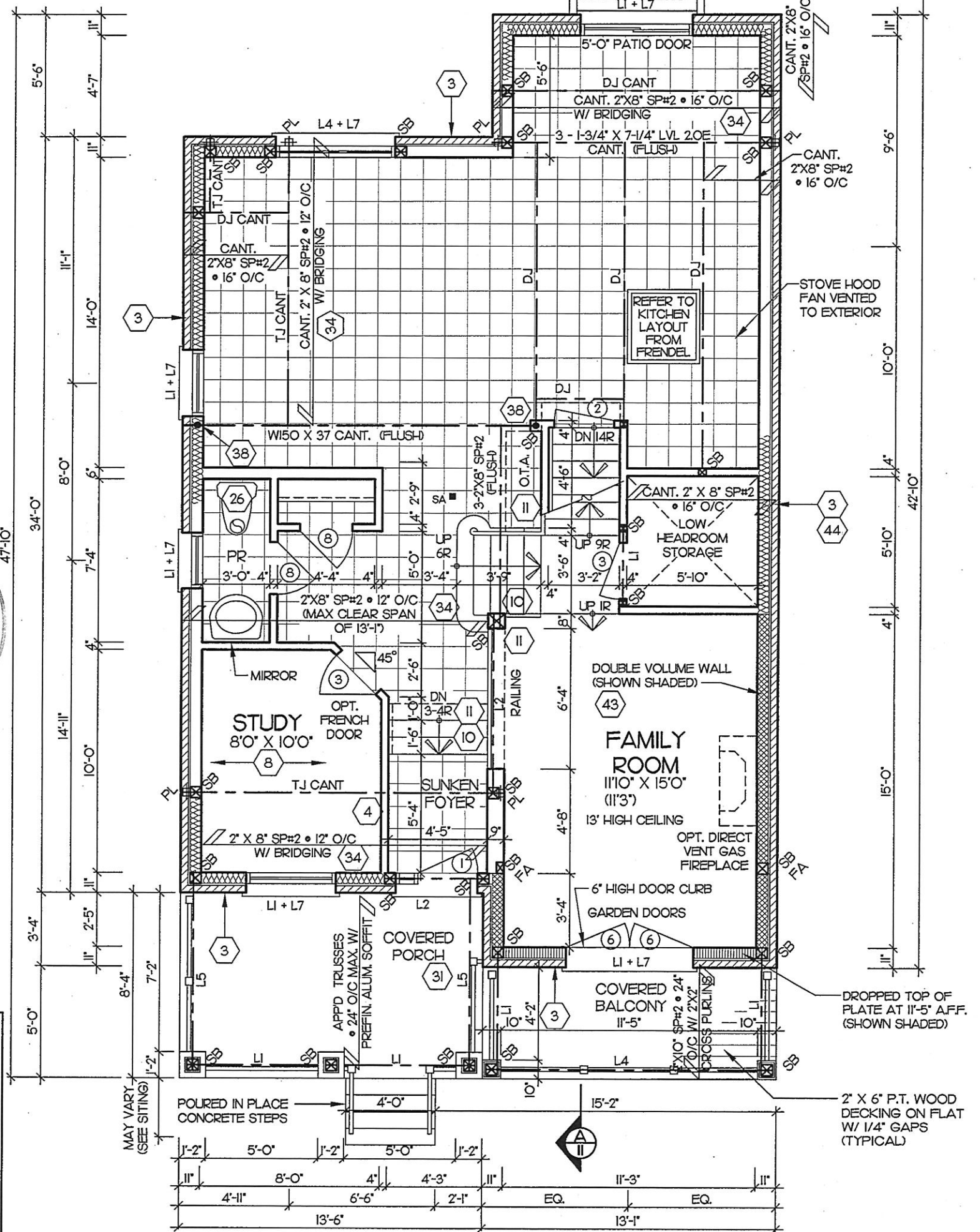


MAY 09 2016

FOR STRUCTURAL ONLY  
EXCLUDING ROOF  
TRUSS DESIGNS

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.



Client  
**DELPARK/ HIGHCASTLE HOMES**

Project  
**NORTHGLEN  
MUNICIPALITY OF CLARINGTON  
UNIT 33-6  
9'-0" CEILING**

**ELEVATION 'B' - LOT 103**

Sheet  
Title  
**GROUND FLOOR PLAN**

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

Date  
**JUNE 2012**

Drawn by  
**GI**

Checked by  
**BM**

**"SHERBOURNE"**

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: **MAY 9, 2016**

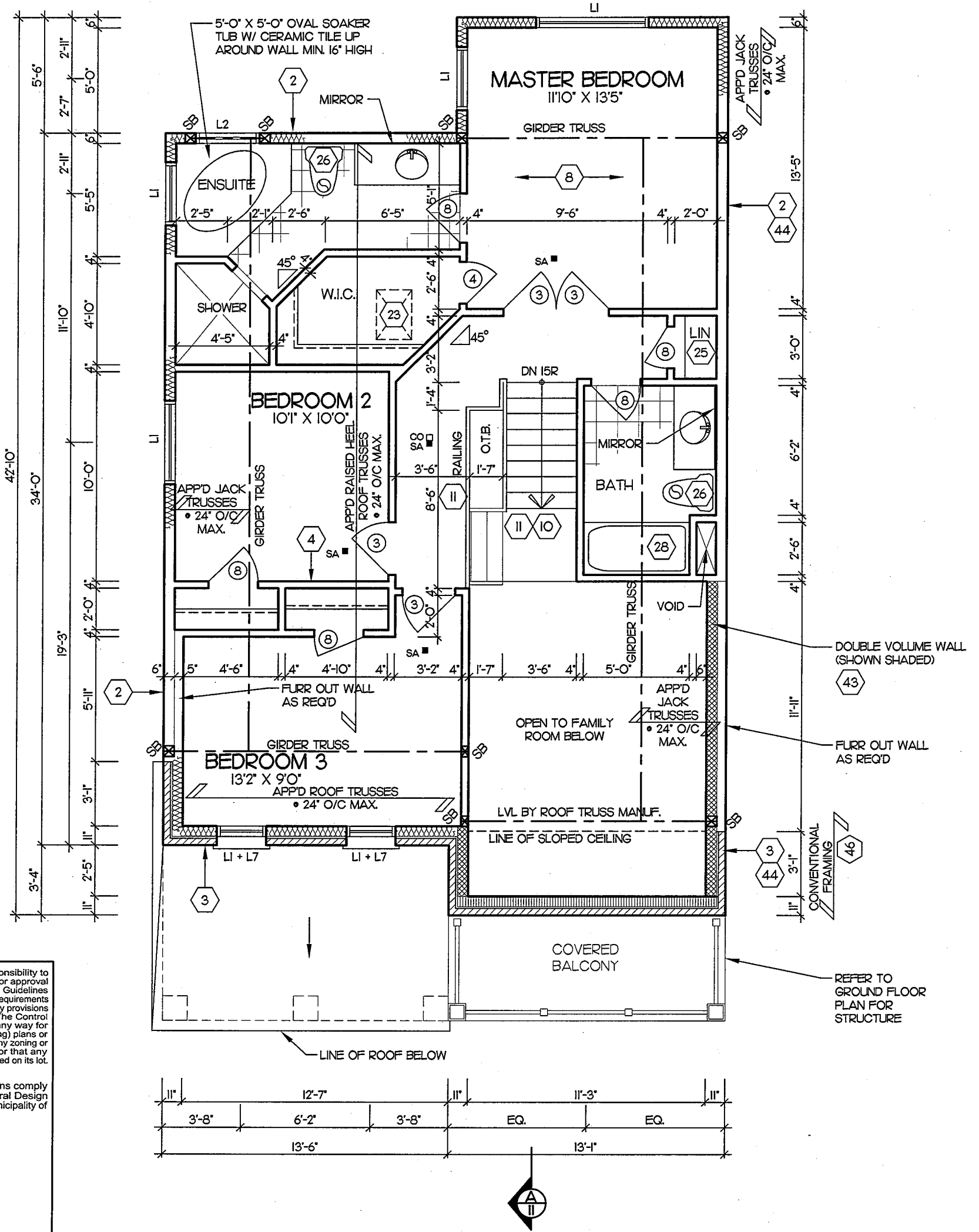
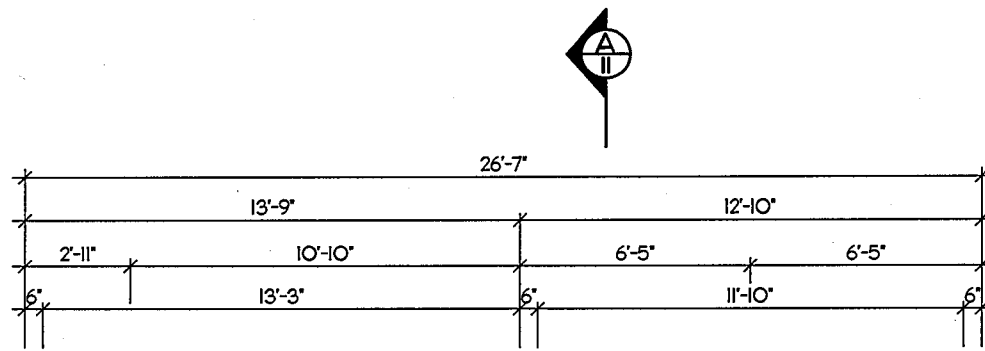
**CASSIDY & CO.**  
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE  
SUITE 11  
AJAX, ONTARIO  
L1S 6L3

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

Project  
No.  
**2008-65**

Drawing  
No.  
**5 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.

Client  
**DELPARK/ HIGHCASTLE HOMES**

Project  
**NORTHGLEN  
MUNICIPALITY OF CLARINGTON  
UNIT 33-6  
9'-0" CEILING**

**ELEVATAION 'B' - LOT 103**

Sheet  
Title  
**SECOND FLOOR PLAN**

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

Date  
**JUNE 2012**

Drawn by  
**GI**

Checked by  
**BM**

**"SHERBOURNE"**

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: **MAY 9, 2016**

**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**

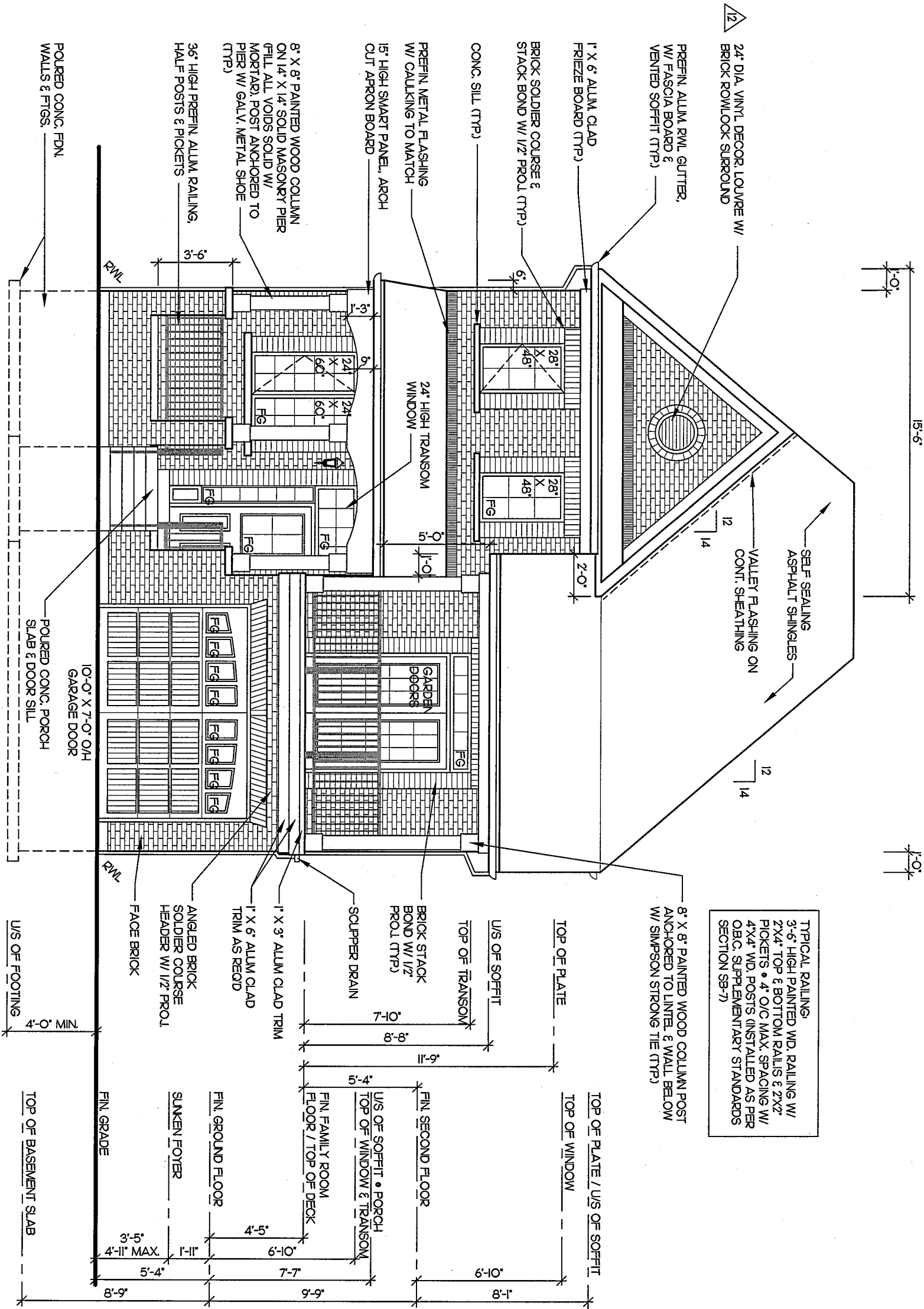
Drawing  
No.  
**6 OF 12**



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 but not limited to those set out in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building 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.

## FRONT ELEVATION



12 REPLACE BLACK GLASS WITH 24" DIA. DECOR. LOUVRE OCT. 21/15 TB

Client  
DELPARK/ HIGHCASTLE HOMES

Project  
NORTHGLEN  
MUNICIPALITY OF CLARINGTON  
UNIT 33-6  
9'-0" CEILING

ELEVATION 'B' - LOT 103

Sheet  
Title  
FRONT ELEVATION

Scale  
3/16" = 1'-0"

Date  
JUNE 2012

Drawn by  
GI

Checked by  
BM

"SHERBOURNE"

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: **MAY 9, 2016**

**CASSIDY & CO.**  
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE  
SUITE 11  
AJAX, ONTARIO  
L1S 6L3

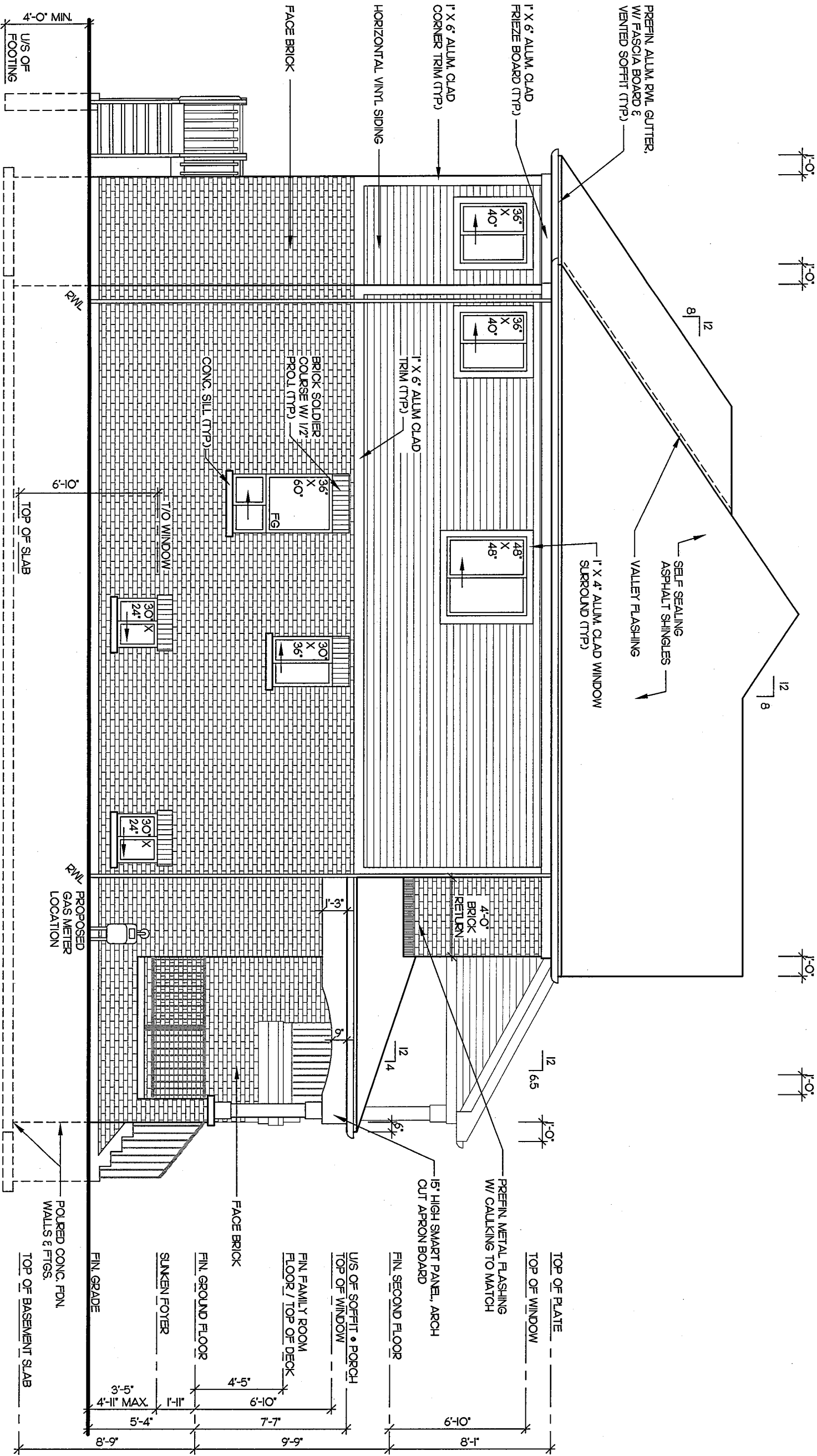
PH (905) 619-1270  
FAX (905) 619-1269

Project  
No.  
2008-65

Drawing  
No.  
7 OF 12

# LEFT SIDE ELEVATION FOR HIGHCASTLE HOMES

SPATIAL CALCULATIONS FOR HIGHCASTLE HOMES	
WALL AREA:	914.68 SF
LIMITING DISTANCE:	3'-11" • 7%
ALLOWABLE OPENINGS:	64.02 SF
OPENINGS PROVIDED:	45.45 SF (GLASS AREA ONLY)



Client  
**DELPARK/ HIGHCASTLE HOMES**

Project  
**NORTHGLEN  
MUNICIPALITY OF CLARINGTON  
UNIT 33-6  
9'-0" CEILING**

**ELEVATION 'B' - LOT 103**

Sheet Title  
**LEFT SIDE ELEVATION  
(HIGHCASTLE HOMES ONLY)**

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

Date  
**JUNE 2012**

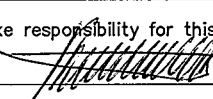
Drawn by  
**GI**

Checked by  
**BM**

**"SHERBOURNE"**

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: **MAY 9, 2016**

**CASSIDY & CO.**  
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE  
SUITE 11  
AJAX, ONTARIO  
L1S 6L3

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

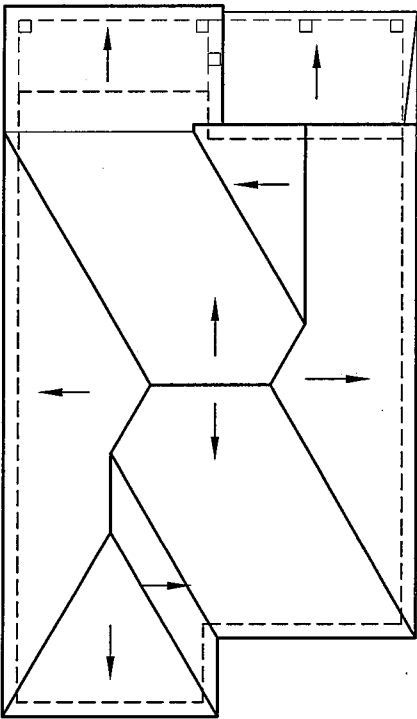
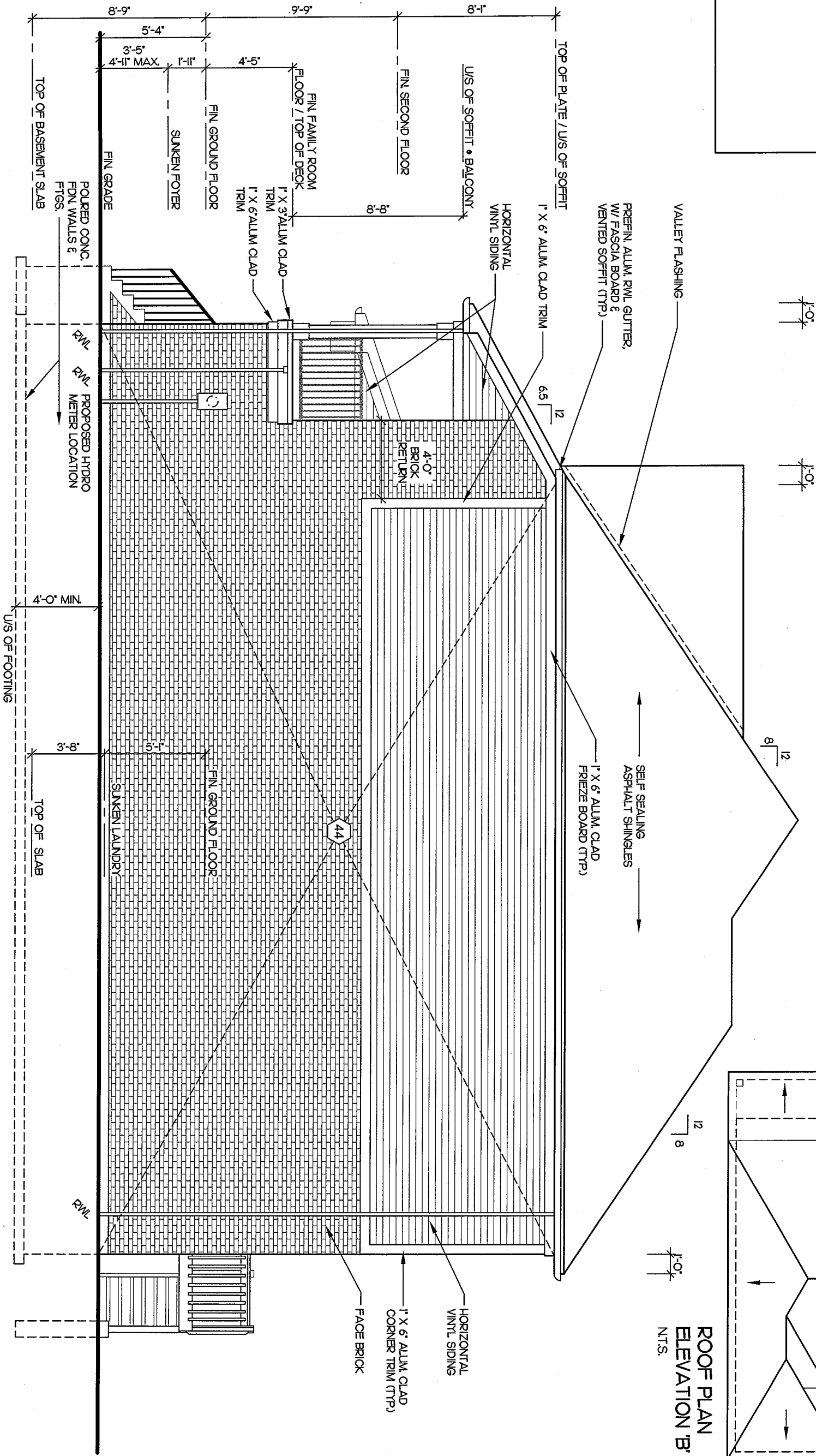
Project No.  
**2008-65**

Drawing No.  
**8A 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 but not limited to the provisions of the Subdivision Act, 1988, and the Control of Buildings Act, 1993. The Architect is not responsible in any way for examining or approving site (lotting) plans or building 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.

RIGHT SIDE ELEVATION 'B'



Client  
**DELPARK/ HIGHCASTLE HOMES**

Project  
**NORTHGLEN  
MUNICIPALITY OF CLARINGTON  
UNIT 33-6  
9'-0" CEILING**

**ELEVATION 'B' - LOT 103**

Sheet  
Title  
**RIGHT SIDE ELEVATION  
& ROOF PLAN**

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

Date  
**JUNE 2012**

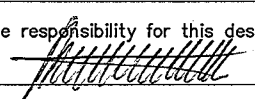
Drawn by  
**GI**

Checked by  
**BM**

**"SHERBOURNE"**

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: **MAY 9, 2016**

**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.  
**9 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 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.

1'-0"

1'-0"

1'-0"

SELF SEALING  
ASPHALT SHINGLES  
VALLEY FLASHING ON  
CONT. SHEATHING

PREFIN. ALUM. RVL. GUTTER,  
W/ FASCIA BOARD &  
VENTED SOFFIT (TYP.)

1" X 6" ALUM. CLAD  
FRIEZE BOARD (TYP.)

1" X 4" ALUM. CLAD WINDOW  
SURROUND (TYP.)

HORIZONTAL VINYL SIDING  
1" X 6" ALUM. CLAD  
CORNER TRIM (TYP.)

BRICK SOLDIER COURSE  
W/ 1/2" PROL.  
FACE BRICK

CONC. SILL (TYP.)

POURED CONC.  
FDN. WALLS &  
FTGS.

U/S OF FOOTING

TOP OF BASEMENT SLAB

FIN. GRADE

RWL

TOP OF WINDOW

FIN. GROUND FLOOR

TOP OF WINDOW/DOOR

FIN. SECOND FLOOR

TOP OF PLATE / U/S OF SOFFIT  
TOP OF WINDOW

REAR ELEVATION 'B'  
FOR HIGHCASTLE HOMES

TYPICAL RAILING:  
3'-6" HIGH PAINTED WD. RAILING W/  
2"x4" TOP & BOTTOM RAILS & 2"x2"  
PICKETS • 4" O/C MAX. SPACING W/  
4"x4" WD. POSTS (INSTALLED AS PER  
O.B.C. SUPPLEMENTARY STANDARDS  
SECTION SB-7)

FOR OPT. FIN. BSMT.  
1.55' X 30" STEEL REINFORCED VINYL  
BSMT. WINDOW W/ 6" WIDE GALV.  
METAL WINDOW WELL DRAINED TO  
WEERING TILE AS REQD BY GRADE &  
WHERE NO WALK-UP IS PROVIDED

PARTIAL LEFT SIDE ELEVATION

4'-0" MIN.  
U/S OF  
FOOTING

RWL

WALK-OUT BASEMENT SB-12 2111(K1)  
PROVIDE RSI 4.23 (R24) MINIMUM IN WALLS CONTAINING  
THE DOOR OPENING AND ANY BASEMENT WALL THAT  
HAS AN EXPOSED WALL AREA ABOVE THE GROUND  
LEVEL EXCEEDING 50% OF THAT WALL AREA

REINFORCED CONC.  
STAIR (SEE SK-6)

LINE OF RETAINING  
WALL (SHOWN DOTTED)

TOP OF WINDOW  
/ DOOR

TOP OF BASEMENT SLAB

U/S OF FOOTING

PROVIDE 24" OF RSI 1.76 (R10)  
MIN. PERIMETER INSULATION  
HORIZONTALLY OR  
VERTICALLY WHERE THE SLAB  
IS WITHIN 24" OF GRADE  
(SHOWN HATCHED)

PARTIAL SECTION C

Client  
**DELPARK/ HIGHCASTLE HOMES**

Project  
**NORTHGLEN  
MUNICIPALITY OF CLARINGTON  
UNIT 33-6  
9'-0" CEILING**

**ELEVATAION 'B' - LOT 103**

Sheet  
Title  
**REAR ELEVATION &  
PARTIAL LEFT SIDE ELEV.  
(HIGHCASTLE HOMES ONLY)**

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

Date  
**OCT. 2013**

Drawn by  
**G/PS**

Checked by  
**BM**

**"SHERBOURNE"**

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

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

Signature  
*[Signature]*

BCIN **23411** Date: **MAY 9, 2016**

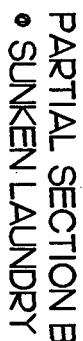
**CASSIDY & CO.**  
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE  
SUITE 11  
AJAX, ONTARIO  
L1S 6L3

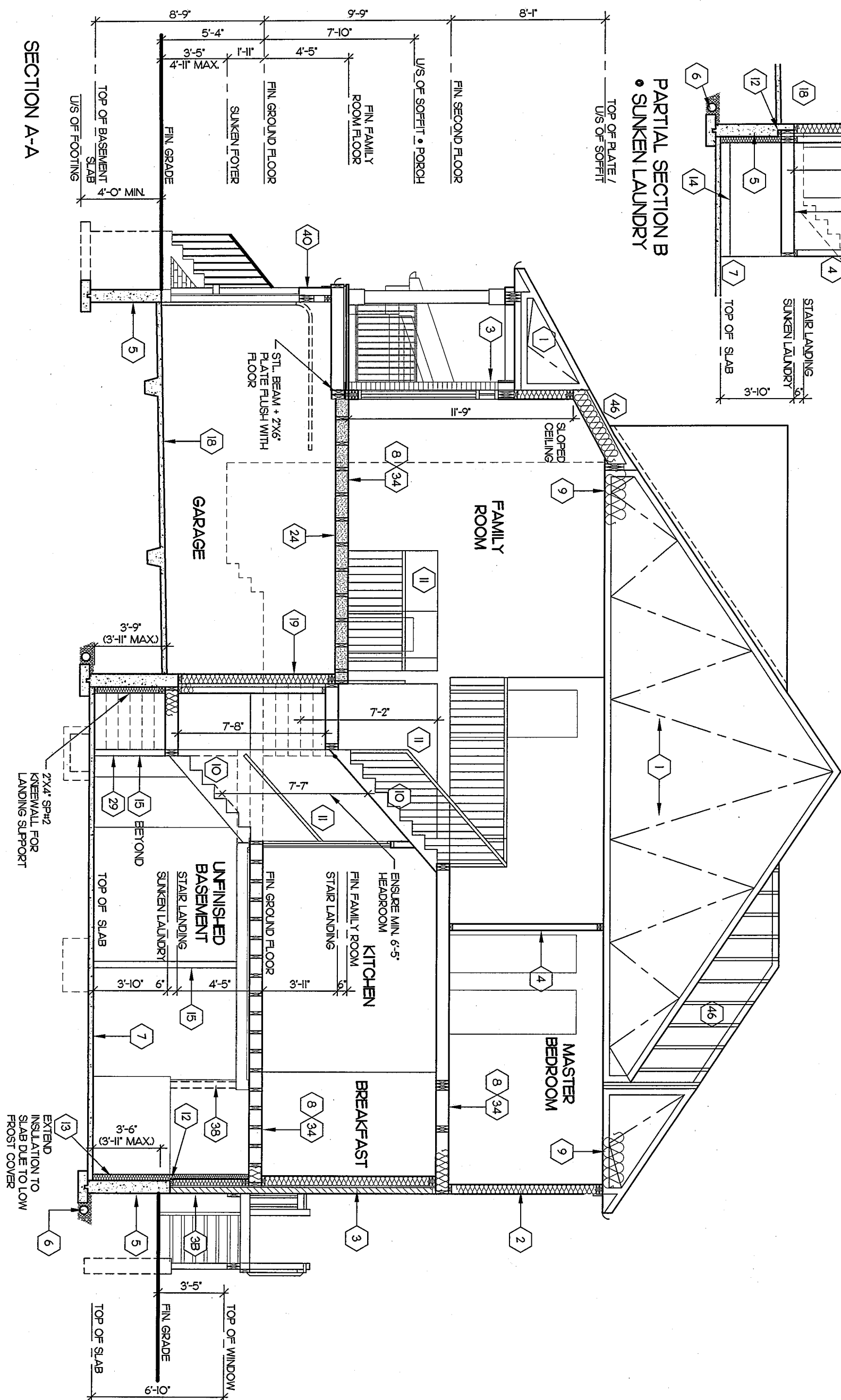
PH (905) 619-1270  
FAX (905) 619-1269

Project  
No.  
**2008-65**

Drawing  
No.  
**IOA OF 12**



## SECTION A-A



WOOD FRAME KNEEWALL W/  
2 FLOORS SUPPORTED BRICK  
CONDITION, (3B)

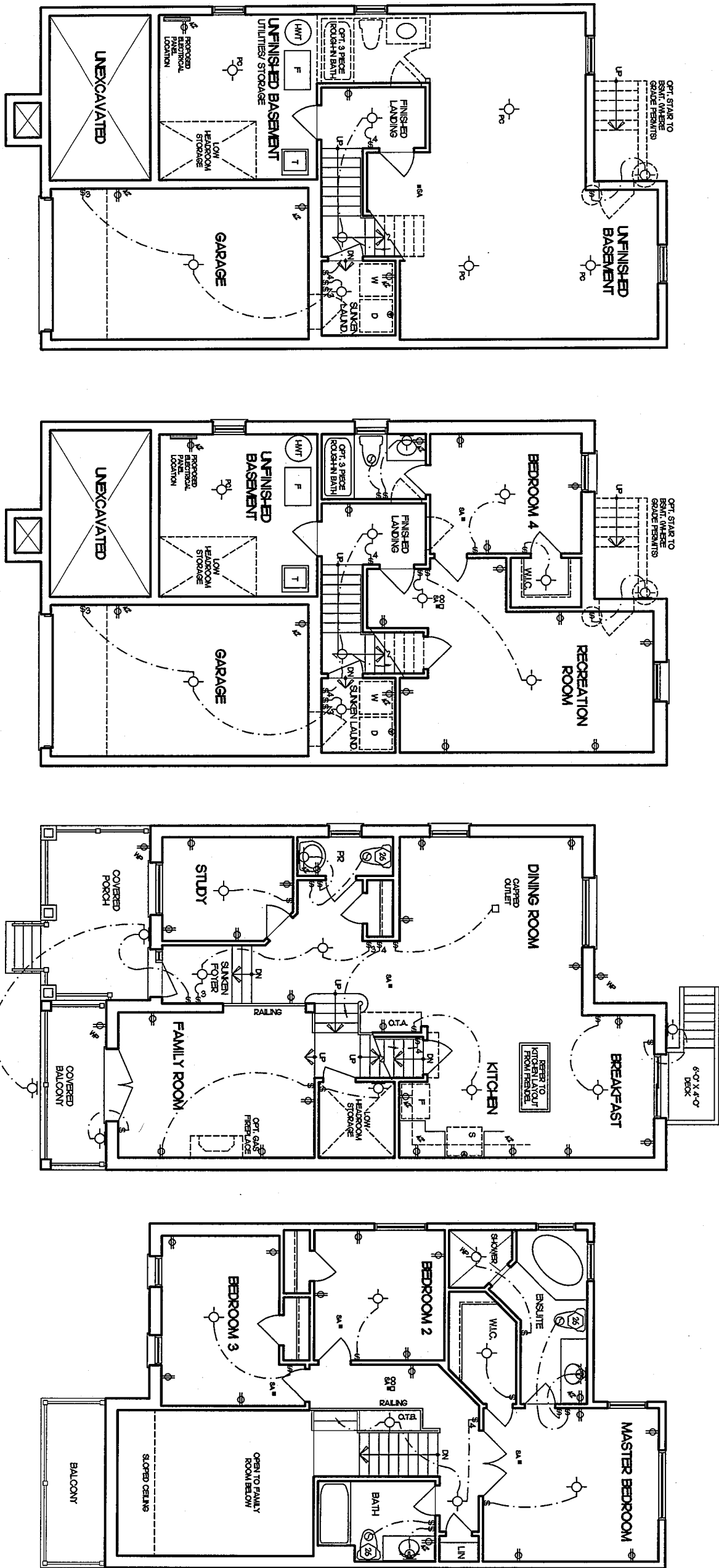
AS PER NOTE 3 W/ 2'X4"  
SP#2 @ 12" O/C

ENSURE MIN R24 INSUL FOR  
WALL AREA ABOVE GRADE /  
FOUNDATION KNEEWALL

ELEVATION 'B' - LOT 103

"SHERBOURNE"

11 OF 12



Client  
DELPARK/ HIGHCASTLE HOMES

Project  
NORTHGLEN  
MUNICIPALITY OF CLARINGTON  
UNIT 33-6  
9'-0" CEILING

ELEVATAION 'B' - LOT 103

Sheet  
Title  
ELECTRICAL PLANS

Scale  
N.T.S.  
Date  
JUNE 2012

Drawn by  
GI  
Checked by  
BM

"SHERBOURNE"

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: MAY 9, 2016

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.  
12 OF 12