



KLEINBURG CROWN

LOT 92 "THE OPAL" 60-1 LOFT W/ ELEVATOR ELEVATION 'E'

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED
2012 OBC O. REG. 332/12 (REVISED 16 JANUARY 2017)
ALL CONSTRUCTION PRACTICES TO COMPLY WITH ONTARIO BUILDING CODE (O.B.C.) REGULATIONS

- 1 ROOF CONSTRUCTION
2 FRAME WALL CONSTRUCTION
2A STUCCO (EIFS) WALL CONSTRUCTION
3 BRICK VENEER CONSTRUCTION
4 INTERIOR STUD PARTITIONS
5 FOUNDATION WALL
6 100 MM (4") DIA. DRAINAGE PIPE, 150 MM (6") CRUSHED STONE OVER AND AROUND ALL DRAINAGE PIPE
7 75 MM (3") 20 MPA, (2500 PSI) CONC. SLAB WITH DAMP PROOFING ON 125 MM (5") CRUSHED STONE ON COMPACTED FILL.
8 FIN. FLOOR ON 19mm (3/4") 17&G SUBFLOOR ON WOOD FLOOR JOISTS. MIN. 15.9mm (5/8") PANEL TYPE UNDERLAY UNDER CERAMIC TILE.
9 WITH ATTIC-RSI 10.56 (R60) W/OUT ATTIC-RSI 5.46 (R31) ROOF INSULATION AND 6 MIL AIR/VAPOUR BARRIER, 15.9 MM (5/8") INT. DRYWALL FINISH.
10 ALL STAIRS (EXTERIOR & INTERIOR)
11 GUARDS/HANDRAILS

- 13 PROVIDE 0.7 KG/M2 (NO. 15) BLDG. PAPER BETWEEN FOUNDATION WALL AND INSULATION.
14 BEARING STUD PARTITION
15 STEEL PIPE COLUMN / FOOTING
15A STEEL PIPE COLUMN / FOOTING
15B STEEL PIPE COLUMN / FOOTING
16 BEAM POCKET.
17 19mm x 89mm (1 x 4) BOTH SIDES OF STEEL BEAM.
18 100 MM (4") CONC. SLAB SLOPE TO FLOOR DRAINS. CONC. STRG. 32 MPA, (4650 PSI) WITH 5-% AIR ENTRAINMENT, MOISTURE BARRIER OR 6" CRUSHED STONE FILL BENEATH SLAB TO BE COMPACTED TO PROVIDE UNIFORM SUPPORT.
19 15.9 MM (5/8") GYPSUM BD. ON WALLS AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) BATT INSULATION IN WALLS. RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT & VAPOUR PROOF. 6 MIL AIR / VAPOUR BARRIER ON WARM SIDE.
20 DOOR GASPROOFED WITH SELF CLOSER AND WEATHER STRIPPING.
21 PRECAST CONCRETE STEP.
22 CAPPED DRYVER VENT. MAX. UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)
23 ATTIC ACCESS HATCH 545mm x 700mm (22" x 28") WITH WEATHER STRIPPING AND INSULATED.
24 TOP OF FIREPLACE CHIMNEYS SHALL BE 900mm (2'-11") ABOVE HIGHEST AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 600mm (23 1/8") ABOVE ROOF SURFACE OR STRUCTURE (INCLUDING ADJACENT BUILDINGS) WITHIN A HORIZONTAL DISTANCE OF 300mm (9'-10") FROM THE CHIMNEY. MAX. HEIGHT OF UNSUPPORTED CHIMNEY IS 3600mm (11'-10") ABOVE LAST POINT OF LATERAL SUPPORT.
25 LINEN CLOSET 4 SHELVES MIN. 350mm (1'-2") DEEP.
26 ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
27 JOISTS, BEAMS & TRUSSES TO BE STAGGERED & FIRECAT AT PARTY WALL OR FIREWALL. MIN. 100mm (4") SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END-TO-END CONDITION.

- 28 U.L.C. RATED CLASS 'B' VENT. HEIGHT SHALL BE IN ACCORDANCE WITH ONTARIO GAS UTILIZATION CODE.
29 140mm x 140mm (6 x 6) WOOD COL. OR BUILT-UP WD. COL. ON METAL BASE SHOE AND 12.7mm (1/2") DIA. BOLT, 610mm x 610mm x 200mm (24" x 24" x 8") CONC. FTG.
30 STEP FOOTINGS: HORIZONTAL STEP = 600mm (23 5/8") MIN. VERTICAL STEP = 600mm (23 5/8") MAX. FOR FIRM SOILS & 400mm FOR SAND & GRAVEL.
31 MIN. 75mm (3") CONCRETE SLAB-ON-GRADE ON 125mm (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. STR. 32 MPa (4650 psi) AND WITH 5-% AIR ENTRAINMENT. 75mm (3") MIN. SLAB BEARING @ PERIMETER.
32 PROVIDE 200mm (8") DEEP SOLID MASONRY UNDER ALL BEAMS.
33 MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK OR SHEATHING & CAULKED MIN. 1 HOUR FIRE RATING. PROVIDE SMOKE TIGHT JOINT
34 ALL JOISTS TO BE BRIDGED WITH 38mm x 38mm (2 x 2) CROSS BRIDGING OR SOLID BLOCKING AT 2100mm (7'-0") TOP AND BOTTOM PLATE ON 1070mm x 1070mm X 460mm CURB OR 350mm x 150mm (14" x 6") CONC. FOOTING.
35 WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150mm (6") ABOVE GROUND OR SLAB, PROVIDE 1 MIL POLYETHYLENE FILM OR No. 50 (45lb) ROLL ROOFING DAMP-PROOFING BETWEEN WOOD AND CONCRETE.
36 BLOCK VENEER WALL
37 COMBUSTION AIR SUPPLY TO FIREPLACE MIN. 100mm (4") DIA. INSULATED NON-COMBUSTIBLE DUCT WITH OPERABLE DAMPER AND INSECT SCREEN 50mm (2") CLEARANCE TO COMBUSTIBLES.
38 STEEL PIPE COLUMN -NON-ADJUSTABLE
38A STEEL PIPE COLUMN -NON-ADJUSTABLE
39 LATERAL SUPPORT OF MASONRY WALL
40 GARAGE WALLS
40A GARAGE WALLS
40B GARAGE WALLS

- 41 PORCH SLAB - 5"
41A PORCH SLAB - 6"
42 EXPOSED FLOOR
43 2 STOREY WALLS - DOUBLE VOLUME
43A 2 STOREY WALLS - DOUBLE VOLUME
43B 2 STOREY WALLS - DOUBLE VOLUME
43C 2 STOREY WALLS - DOUBLE VOLUME
43D 2 STOREY WALLS - DOUBLE VOLUME
44 EXTERIOR WALL LESS THAN 1.2 M TO PROPERTY LINE (45 MINUTE F.R.R.)
45 EXTERIOR NON-COMBUSTIBLE CLAD WALL LESS THAN 0.6 M TO PROPERTY LINE (45 MINUTE F.R.R.)
46 CONVENTIONAL ROOF FRAMING
47 COLD CELLAR
48 OVAL TUB AS SHOWN-1530mm (5'-0") x 1070mm (3'-6") OR 1530mm (5'-0") x 1530mm (5'-0") CORNER TUB ON CERAMIC TILE DECK W/ 2 ROWS OF TILE ON WALL AROUND DECK MINIMUM 400mm (1'-4") HIGH
49 140mm X 140mm (6 X 6) PRESSURE TREATED WOOD POST WITH GALVANIZED METAL CAP ANCHORED TO BEAM ABOVE AND GALVANIZED METAL SHOE ANCHORED TO PORCH SLAB OR MASONRY PER BELOW
50 PROVIDE A DRAIN WATER HEAT RECOVERY UNIT CONNECTED TO AT LEAST 2 SHOWERS AS PER SB 12 3.1.1.12

LIST OF DRAWINGS

Table listing drawing items: 1 CONSTRUCTION NOTES, AREAS; 2 FOUNDATION & BASEMENT PLAN ELEVATION 'E'; 3 GROUND FLOOR & SECOND FLOOR PLAN ELEVATION 'E'; 4 LOFT PLAN, FRONT & REAR ELEVATIONS - ELEVATION 'E'; 5 LEFT & RIGHT ELEVATIONS - ELEVATION 'E'; 6 SECTIONS 'A-A', SECTION 'B-B' & ROOF PLAN; 7/D1 TYPICAL WALL SECTIONS & DETAILS; 8/D2 DETAILS.

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

BEDROOM WINDOWS
AT LEAST ONE WINDOW PER FLR. TO HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 M2 (3.8 SQ. FT.) WITH NO DIMENSION LESS THAN 300MM (1'5") EXCEPT FOR BASEMENT AREAS, THE ABOVE NOTED WINDOW SHALL HAVE A MAX. SILL HEIGHT OF 1000MM (3'-3") ABOVE FIN. FLOOR & 700MM (23'-0") ABOVE ADJACENT GROUND LEVEL.

EGRESS WINDOW (THIRD FLOOR)
AT LEAST ONE WINDOW TO HAVE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 1000MM (3'-3") IN HEIGHT & 500MM (21'-58") IN WIDTH. SILL HEIGHT OF 1000MM (3'-3") ABOVE FIN. FLOOR & 700MM (23'-0") ABOVE ADJACENT GROUND LEVEL.

SOIL GAS CONTROL
THE 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

INTEL / 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 236 ..... (2 - 2 X 10) SPR. #2
L4 ..... 2 - 38 X 236 ..... (2 - 2 X 12) SPR. #2
L5 ..... 2 - 38 X 288 ..... (2 - 2 X 12) SPR. #2
L6 ..... 90 X 90 X 8.0 ..... (3 1/2 X 3 1/2 X 1/4 L)
L7 ..... 100 X 90 X 8.0 ..... (4 X 3 1/2 X 5/16 L)
L8 ..... 90 X 90 X 8.0 ..... (3 1/2 X 3 1/2 X 5/16 L)
L9 ..... 100 X 90 X 8.0 ..... (4 X 3 1/2 X 5/16 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)
L13 ..... 180 X 100 X 10.0 ..... (7 X 4 X 3/8 L)

LVL SCHEDULE
LVL1 ..... 2 - 45 X 184 1.9E ..... (2 - 3 1/4" X 1 1/4")
LVL2 ..... 3 - 45 X 184 1.9E ..... (3 - 3 1/4" X 1 1/4")
LVL3 ..... 2 - 45 X 236 1.9E ..... (2 - 1 3/4" X 9 1/4")
LVL4 ..... 3 - 45 X 236 1.9E ..... (3 - 1 3/4" X 9 1/4")
LVL5 ..... 3 - 45 X 300 1.9E ..... (2 - 1 3/4" X 11 3/4")
LVL6 ..... 3 - 45 X 300 1.9E ..... (3 - 1 3/4" X 11 3/4")

SB-12 PRESCRIPTIVE ENERGY EFFICIENCY DESIGN MATRIX Zone 1 - OBC Table 3.1.1.2.A
COMPLIANCE PACKAGE A1

Table with columns: SPACED HEATING FUEL, BUILDING COMPONENT, AREAS & COVERAGES, GLASS / WALL AREA RATIOS, and DRAWING INFORMATION.

DOOR SCHEDULE
MAIN ENTRANCE DOOR TO BE OPENABLE FROM INSIDE WITHOUT KEY. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING

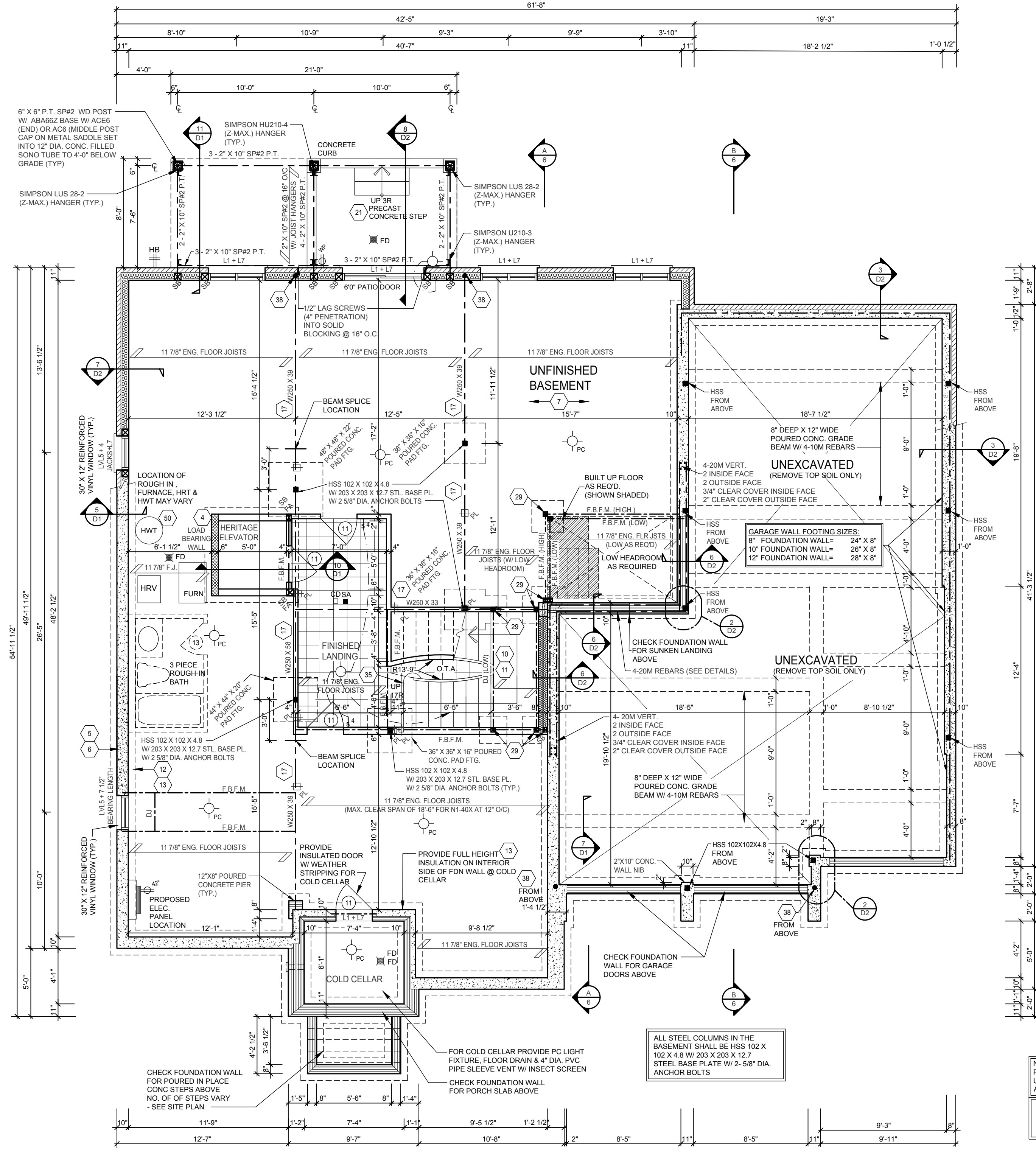
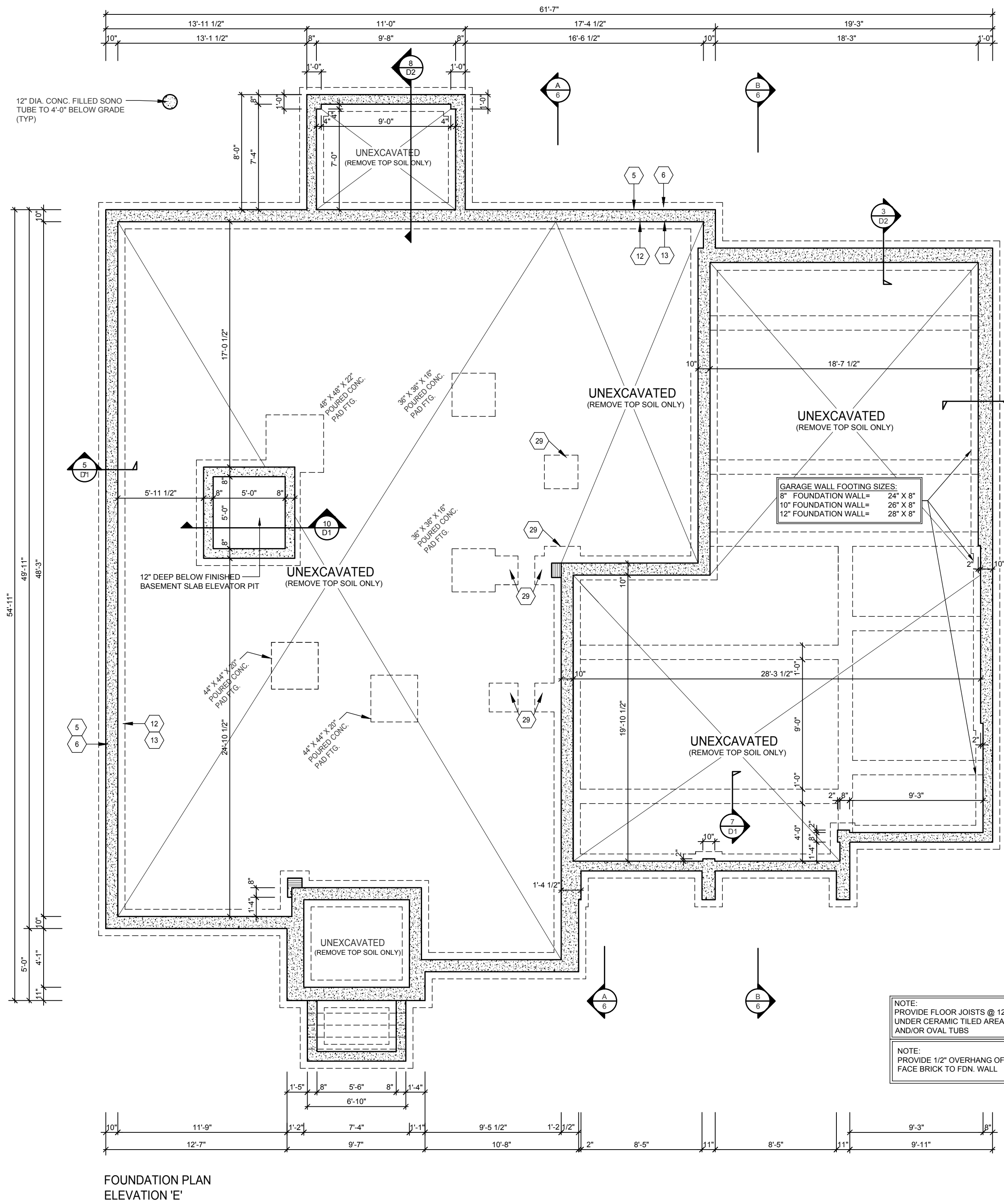
- 1 -EXTERIOR DOOR 915 X 2430 X 45 (30" X 80" X 1 3/4") INSULATED MIN. RSI 0.7, (R4)
2 -EXTERIOR DOOR 815 X 2430 X 45 (26" X 80" X 1 3/4") INSULATED MIN. RSI 0.7 (R4)
3 -EXTERIOR FRENCH OR GARDEN DOOR 915 X 2430 X 45 (30" X 80" X 1 3/4") INSULATED MIN. RSI 0.7, (R4)
4 -EXTERIOR FRENCH OR GARDEN DOOR 815 X 2430 X 45 (26" X 80" X 1 3/4") INSULATED MIN. RSI 0.7, (R4)
5 -EXTERIOR FRENCH OR GARDEN DOOR 815 X 2030 X 45 (26" X 68" X 1 3/4") INSULATED MIN. RSI 0.7, (R4)
6 -DOOR 815 X 2430 X 35 (26" X 80" X 1 3/8")
7 -DOOR 760 X 2430 X 35 (26" X 80" X 1 3/8")
8 -DOOR 710 X 2430 X 35 (24" X 80" X 1 3/8")
9 -DOOR 610 X 2430 X 35 (20" X 80" X 1 3/8")
10 -DOOR 460 X 2430 X 35 (16" X 80" X 1 3/8")
11 -DOOR 815 X 2030 X 35 (26" X 70" X 1 3/8")
12 -DOOR 760 X 2030 X 35 (26" X 70" X 1 3/8")
13 -DOOR 710 X 2030 X 35 (24" X 70" X 1 3/8")
14 -DOOR 610 X 2030 X 35 (20" X 70" X 1 3/8")
15 -DOOR 460 X 2030 X 35 (16" X 70" X 1 3/8")

Table with 3 columns: Description, Date, By. Includes entries for control architect, permit review, back-check review, preliminary review, and design review.

LEGEND
CLASS 'B' VENT
EXHAUST VENT
DUPLEX OUTLET (300MM HIGH)
DUPLEX OUTLET (HOT AS NOTED)
WEATHERPROOF DUPLEX OUTLET
HEAVY DUTY OUTLET
FLOOR DRAIN
HOB BISS
LIGHT FIXTURE (CEILING)
LIGHT FIXTURE (PULL CHAIN)
LIGHT FIXTURE (WALL MOUNTED)
LIGHT FIXTURE (POT LIGHT)
SWITCH
SWITCH (3 WAY)
SB SOLID WOOD BEARING
SMOKE ALARM (INTERCONNECTED)
CARBON MONOXIDE ALARM
AFF = ABOVE FINISHED FLOOR
D.B.F. = DROPPED BEAM BY FLR MANUF.
DI = DOUBLE JOIST
DT = DOUBLE TRUSS
FA = FLAT RAFT
F.B.M. = FLUSH BEAM BY FLR MANUF.
F.B.R.M. = FLUSH BEAM BY ROOF MANUF.
FG = FIXED GLASS
GT = GIRDEN TRUSS
LVL = LAMINATED VENEER LUMBER
P.T. = PRESSURE TREATED LUMBER
SJ = SINGLE JOIST
TJ = TRIPLE JOIST
U.O.S. = UNDERSIDE OF STEEL

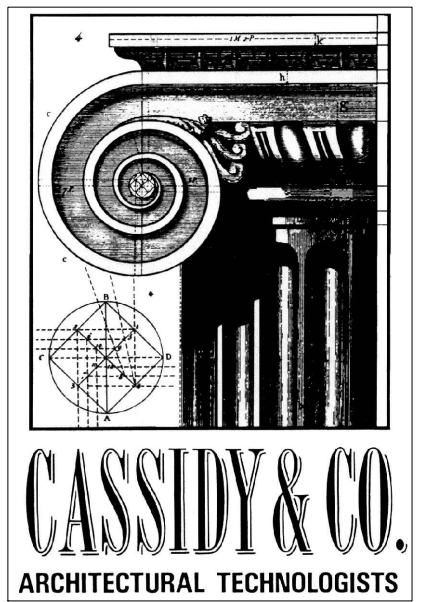
Registration and contact information for Cassidy & Co. Architectural Technologists, including address (60 Randall Drive, Suite 11, Ajax, Ontario), phone (905) 619-1270, fax (905) 619-1269, and project name SKY HOMES.

Table with 3 columns: Description, Date, By. Includes entries for control architect, permit review, back-check review, preliminary review, and design review.



4	ISSUED TO CONTROL ARCHITECT AND P. ENG. FOR STAMP.	JUNE 13, 2017	AS
3	ISSUED TO CLIENT FOR PERMIT BACK-CHECK REVIEW.	JUNE 12, 2017	AS
2	ISSUED TO P. ENG FOR PRELIMINARY REVIEW.	JUNE 7, 2017	AS
1	ISSUED FOR PRELIMINARY FLOORS, TRUSSES & HVAC DESIGN. ISSUED TO P. ENG FOR FOUNDATION DESIGN.	MAY 24, 2017	AS

REGISTERED PERSON:  
**D.W. CASSIDY & CO.**  
 ARCHITECTURAL TECHNOLOGISTS  
 1 STEPHEN P. KENNEDY HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN.  
 DATE: JUNE 13, 2017  
 SIGNATURE: \_\_\_\_\_ BCIN: 23411



**CASSIDY & CO.**  
 ARCHITECTURAL TECHNOLOGISTS  
 60 RANDALL DRIVE  
 SUITE 11  
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 FAX (905) 619-1269

Client Name: **SKY HOMES**  
 Project Name: **KLEINBURG CROWN CITY OF VAUGHAN LOT 92 "THE OPAL" 60-1 LOFT ELEV. 'E' W/ ELEVATOR**

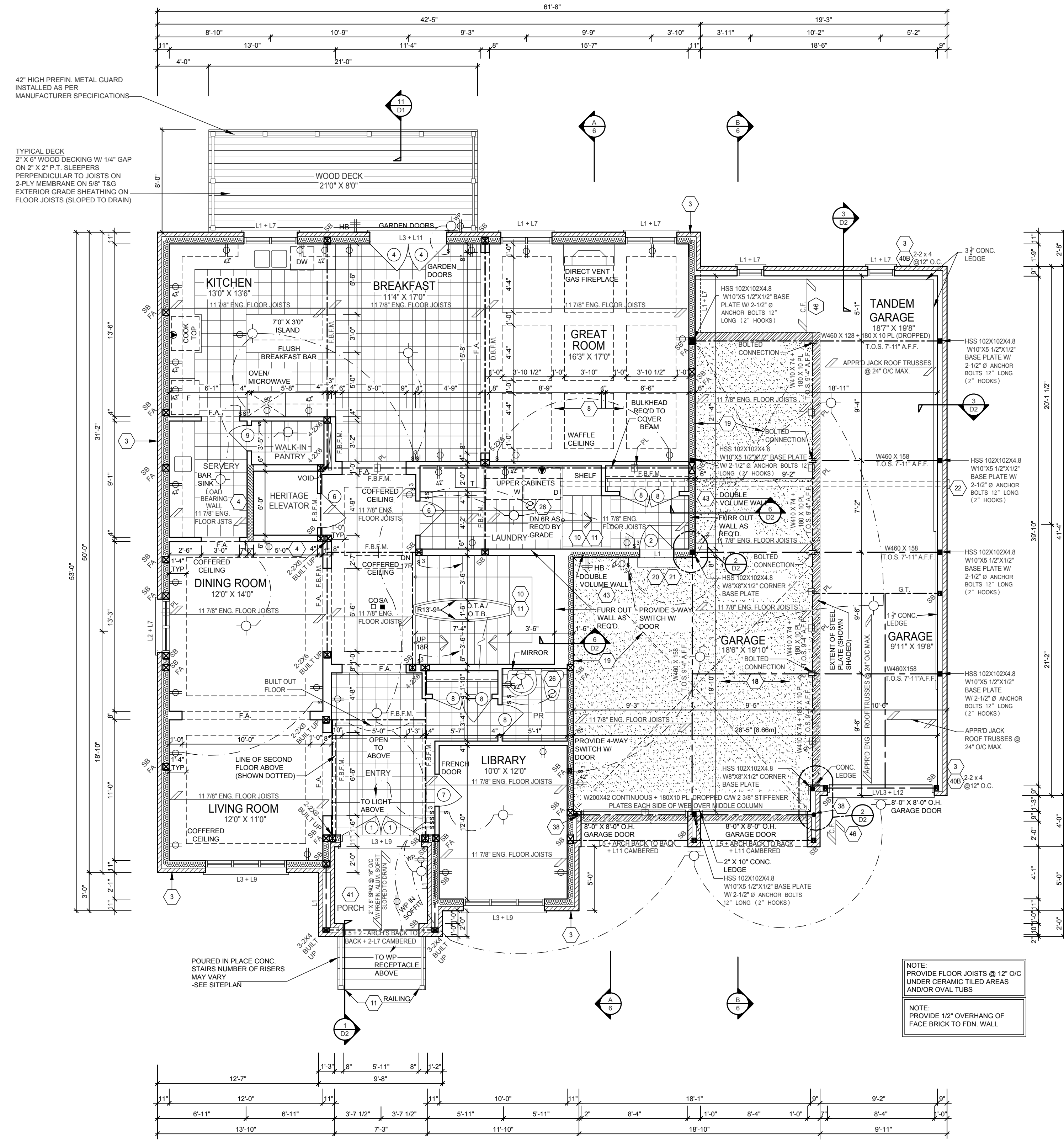
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Drawn by: **RSP** Checked by: **AS** Date: **MAY 2017**

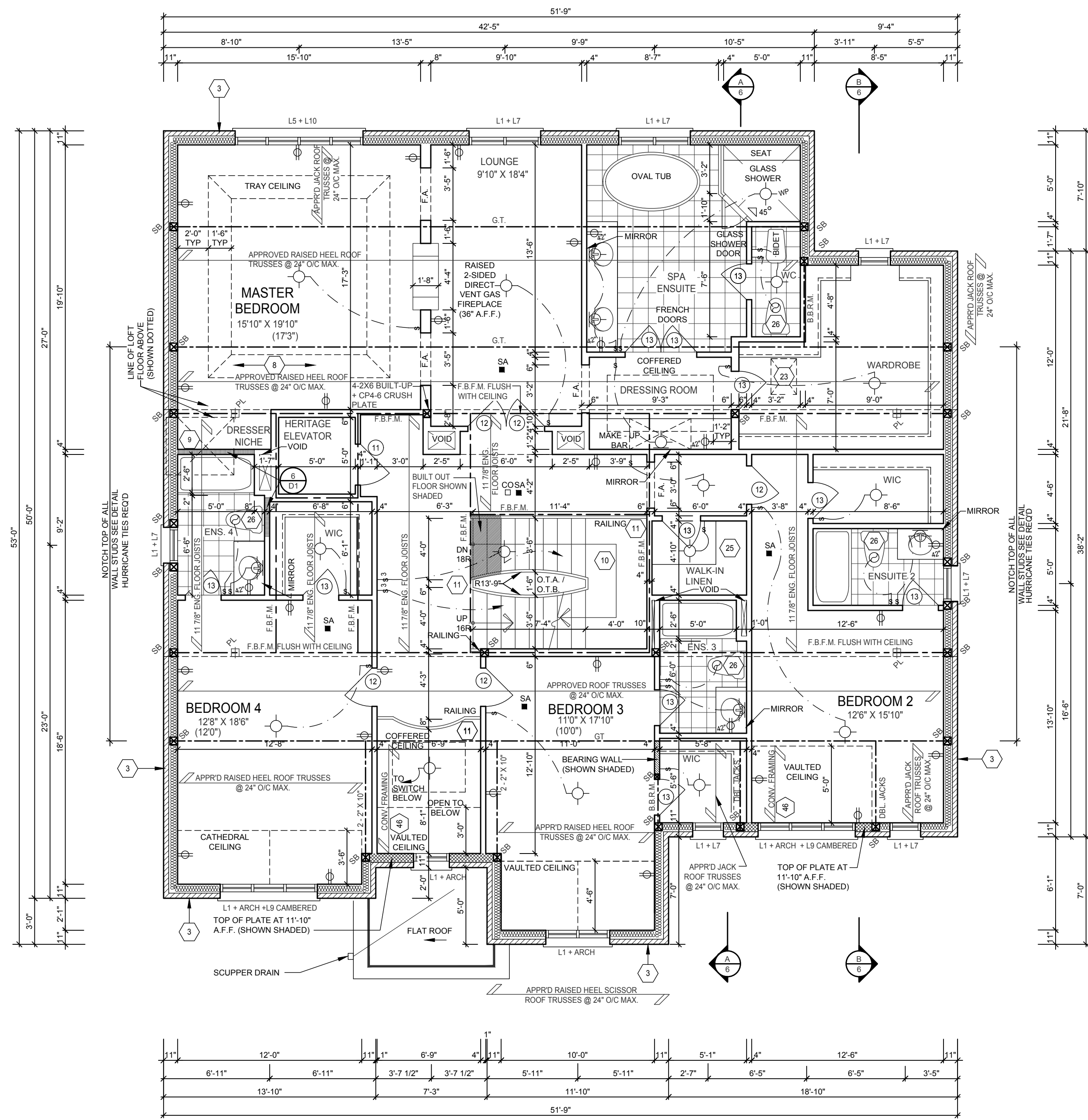
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Project No. **2012-29**





GROUND FLOOR PLAN ELEVATION 'E'

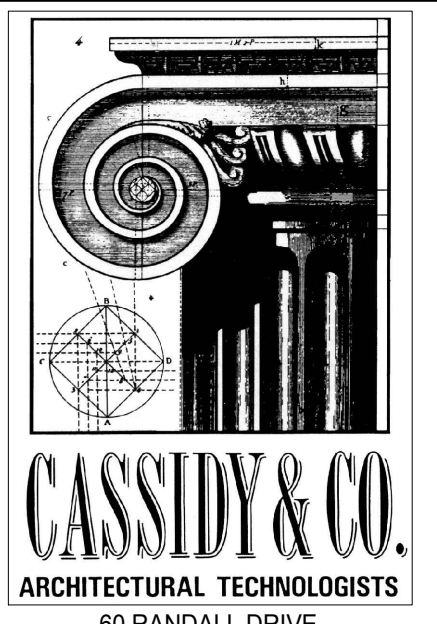


SECOND FLOOR PLAN ELEVATION 'E'

Description	Date	By
ISSUED TO CONTROL ARCHITECT AND P. ENG. FOR STAMP.	JUNE 13, 2017	AS
ISSUED TO CLIENT FOR PERMIT		
ISSUED TO P. ENG. FOR BACK-CHECK REVIEW.	JUNE 12, 2017	AS
ISSUED TO P. ENG. FOR PRELIMINARY REVIEW.	JUNE 7, 2017	AS
ISSUED FOR PRELIMINARY FLOORS, TRUSSES & HVAC DESIGN. ISSUED TO P. ENG. FOR FOUNDATION DESIGN.	MAY 24, 2017	AS

**REGISTERED PERSON:**  
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 1 STEPHEN P. KENNEDY HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN. DATE: JUNE 13, 2017

SIGNATURE: BCIN: 23411



60 RANDALL DRIVE  
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Client Name: SKY HOMES

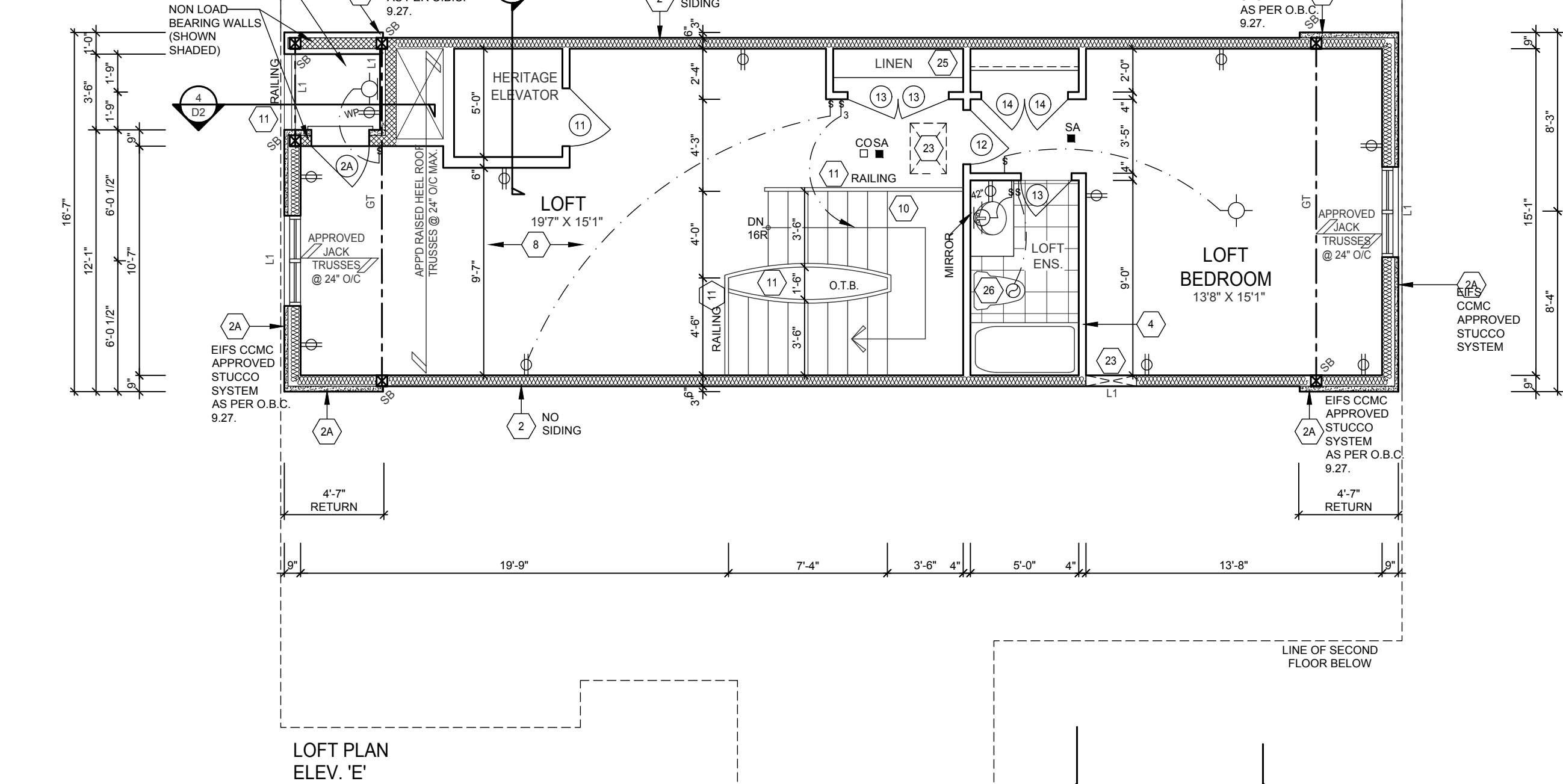
Project Name: KLEINBURG CROWN CITY OF VAUGHAN LOT 92 "THE OPAL" 60-1 LOFT ELEV. 'E' W/ ELEVATOR

Sheet Title: GROUND FLOOR & SECOND FLOOR PLAN

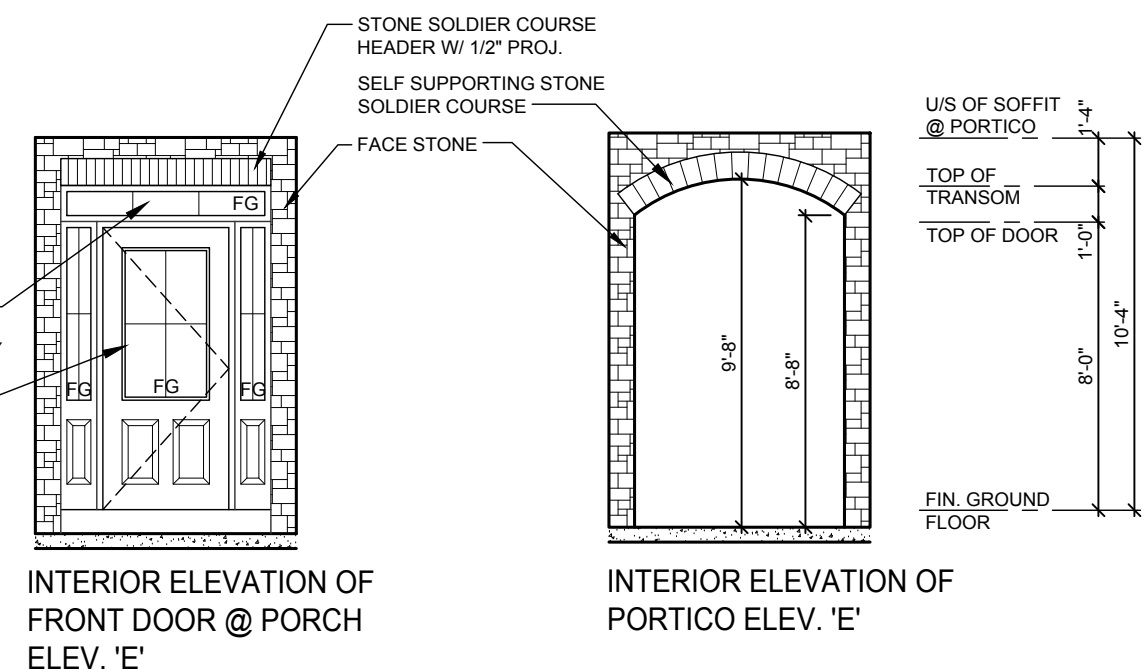
Drawn by: RSP  
 Checked by: AS  
 Date: MAY 2017

Scale: 3/16" = 1'-0"  
 Project No.: 2012-29  
 Drawing No.: 3 OF 8

TYPICAL BALCONY  
2" X 6" CEDAR DECKING W/ 1/8" GAP ON 2" X 2" P.T.  
SLEEPERS PARALLEL TO JOISTS ON 2-PLY  
MEMBRANE ON 5/8" T&G EXTERIOR GRADE  
SHEATHING ON FLOOR JOISTS (SLOPED TO DRAIN)  
-SEE DETAIL



LOFT PLAN  
ELEV. 'E'

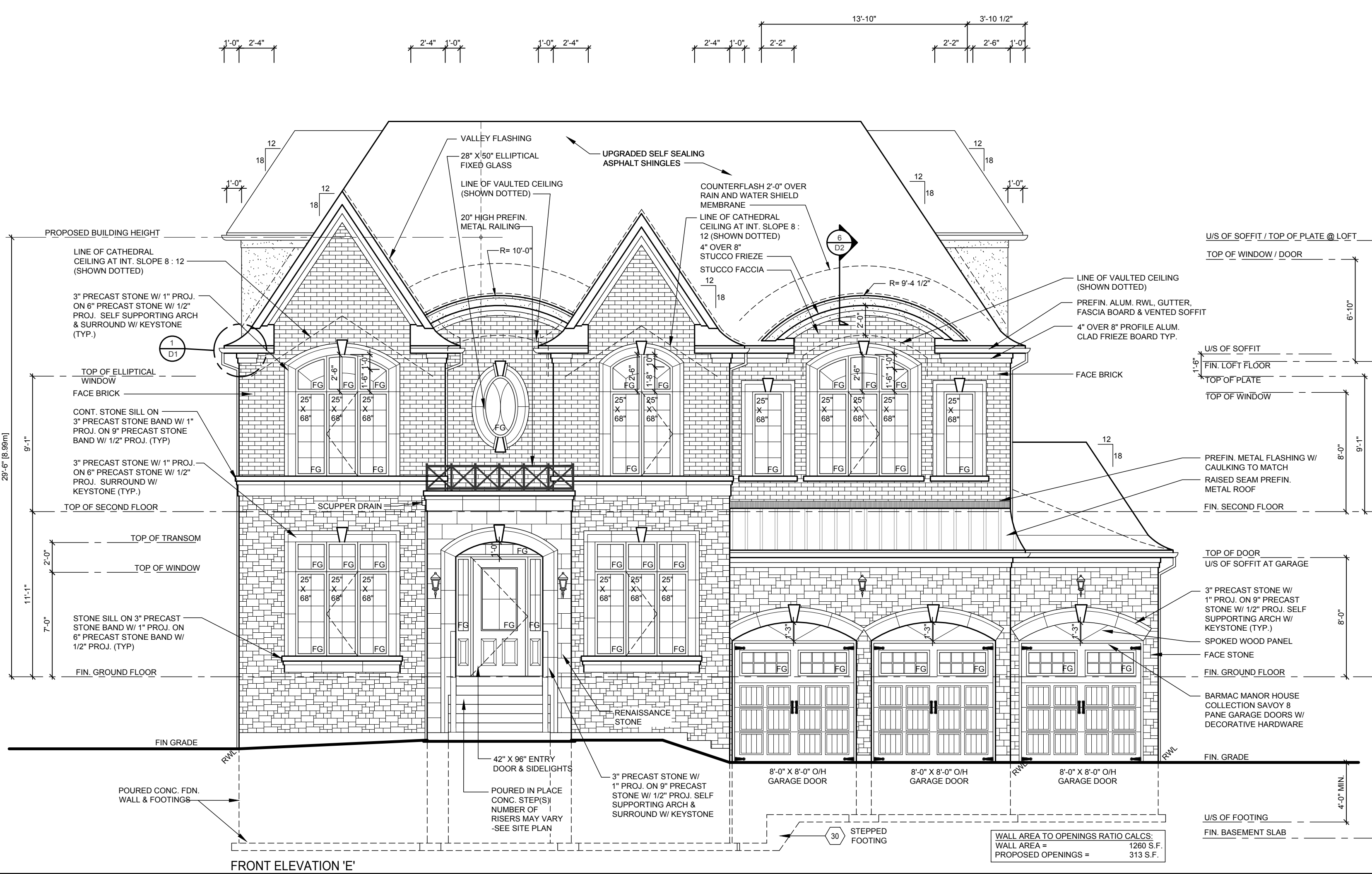


INTERIOR ELEVATION OF  
FRONT DOOR @ PORCH  
ELEV. 'E'

INTERIOR ELEVATION OF  
PORTICO ELEV. 'E'



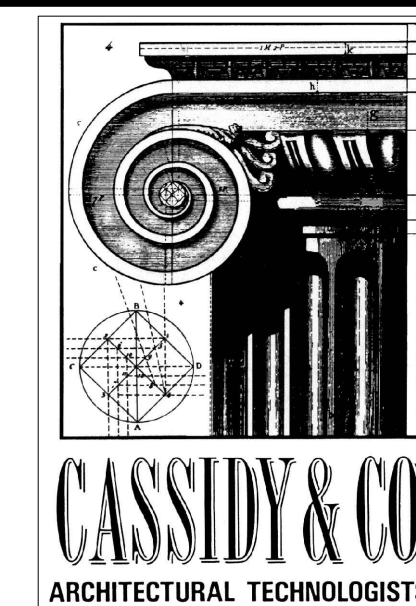
REAR ELEVATION 'E'



FRONT ELEVATION 'E'

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4	ISSUED TO CONTROL ARCHITECT AND P. ENG. FOR STAMP.	JUNE 13, 2017	AS
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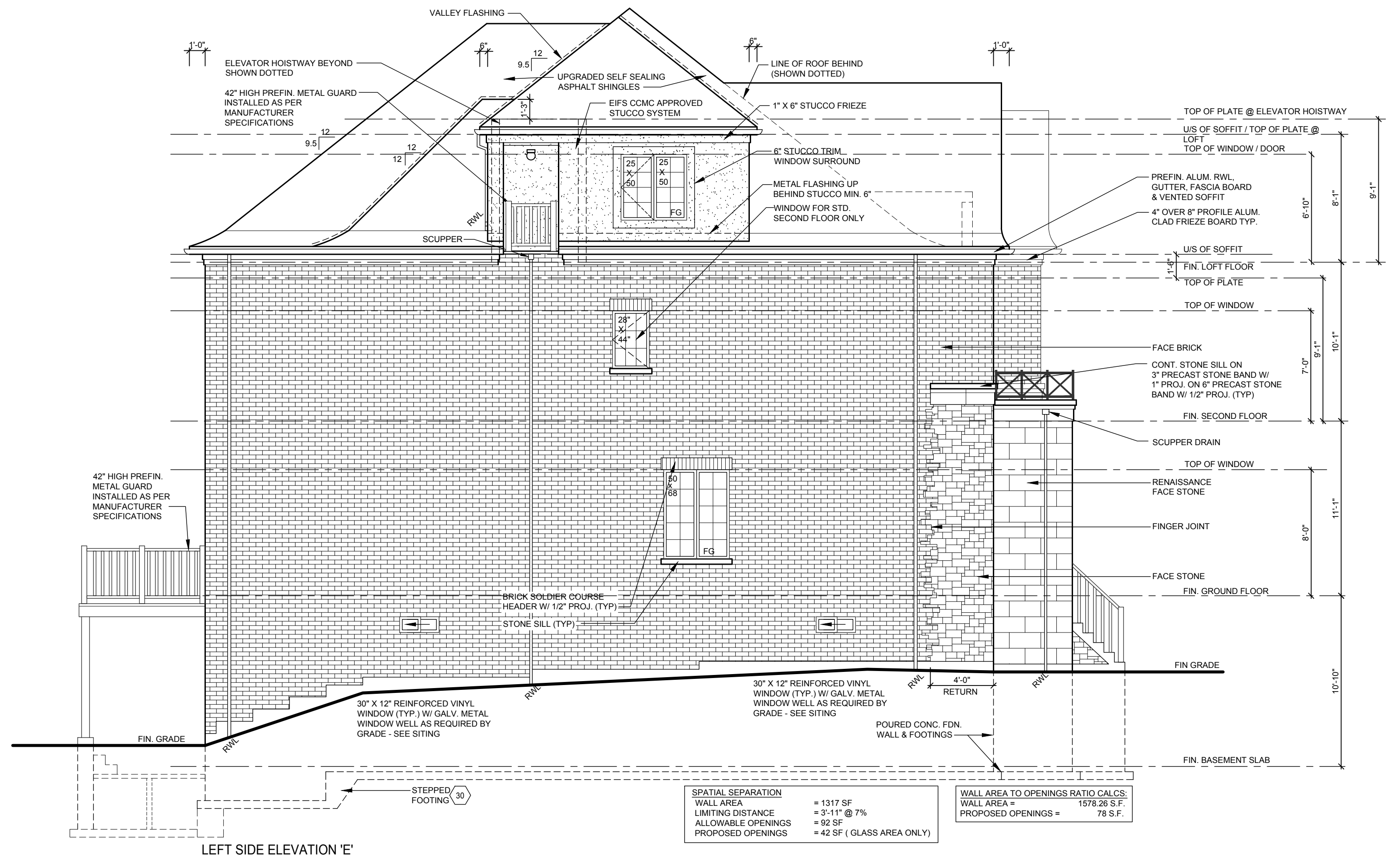
60 RANDALL DRIVE  
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Client Name	SKY HOMES		
Project Name	KLEINBURG CROWN CITY OF VAUGHAN LOT 92 "THE OPAL" 60-1 LOFT ELEV. 'E' W/ ELEVATOR		
Sheet Title	LOFT PLAN, FRONT & REAR ELEVATIONS		
Drawn by:	RSP	Checked by:	AS
Date:	MAY 2017		
Scale:	3/16" = 1'-0"		Drawing No.
Project No.	2012-29		4 OF 8



SPATIAL SEPARATION	
WALL AREA	= 1457 SF
LIMITING DISTANCE	= 3'-11" @ 7%
ALLOWABLE OPENINGS	= 102 SF
PROPOSED OPENINGS	= 20 SF (GLASS AREA ONLY)

WALL AREA TO OPENINGS RATIO CALCS.	
WALL AREA	= 1623.49 S.F.
PROPOSED OPENINGS	= 27 S.F.

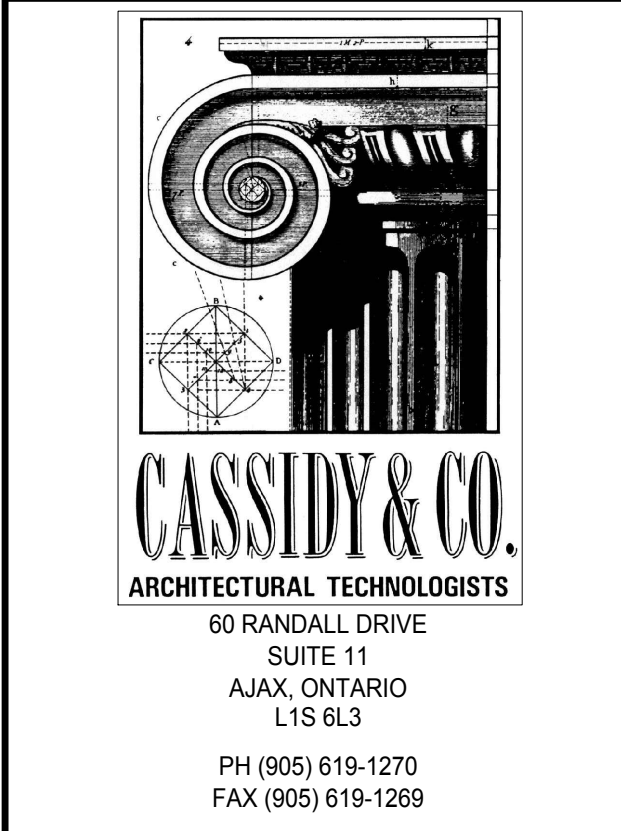


SPATIAL SEPARATION	
WALL AREA	= 1317 SF
LIMITING DISTANCE	= 3'-11" @ 7%
ALLOWABLE OPENINGS	= 52 SF
PROPOSED OPENINGS	= 42 SF (GLASS AREA ONLY)

WALL AREA TO OPENINGS RATIO CALCS.	
WALL AREA	= 1578.26 S.F.
PROPOSED OPENINGS	= 78 S.F.

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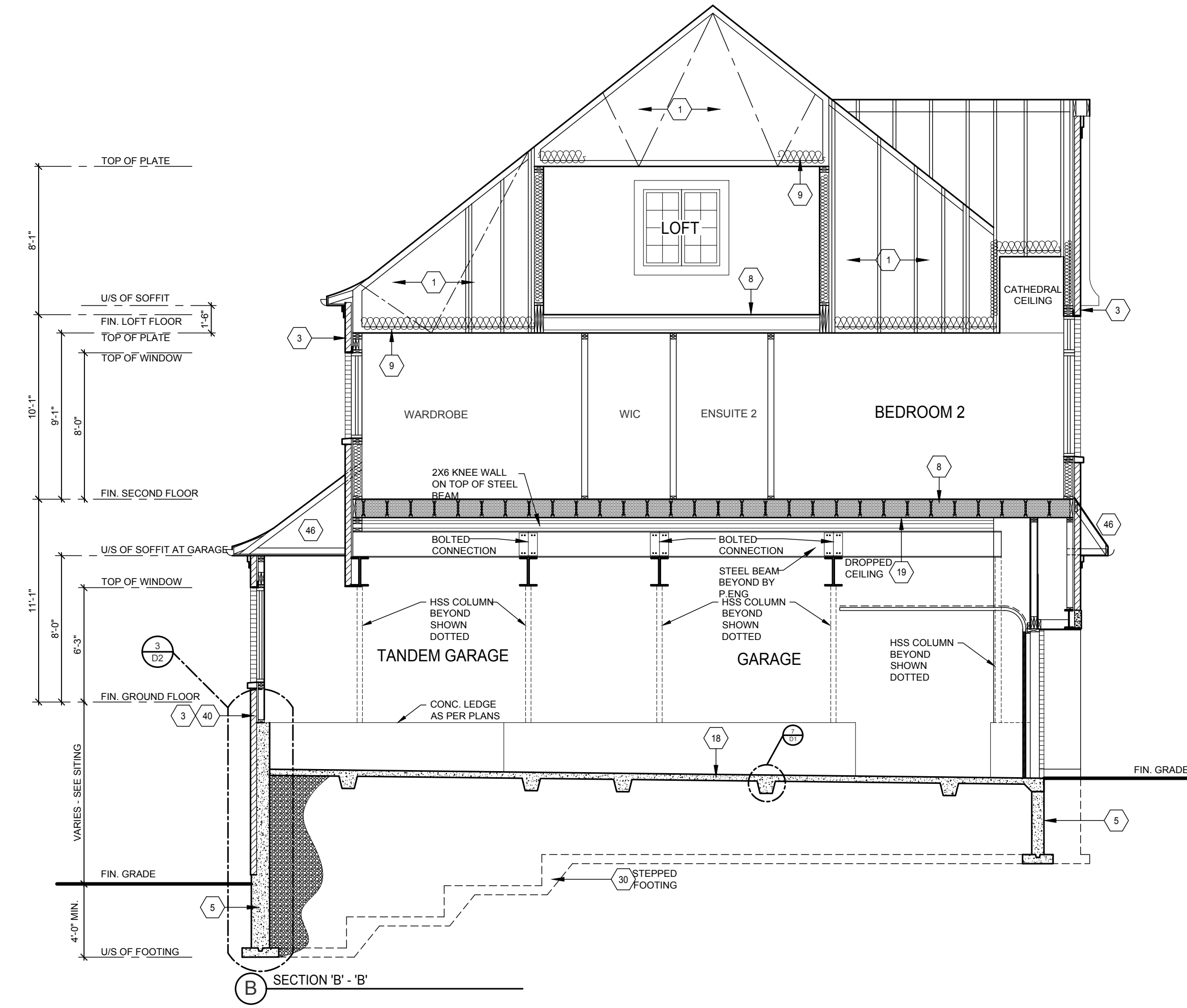
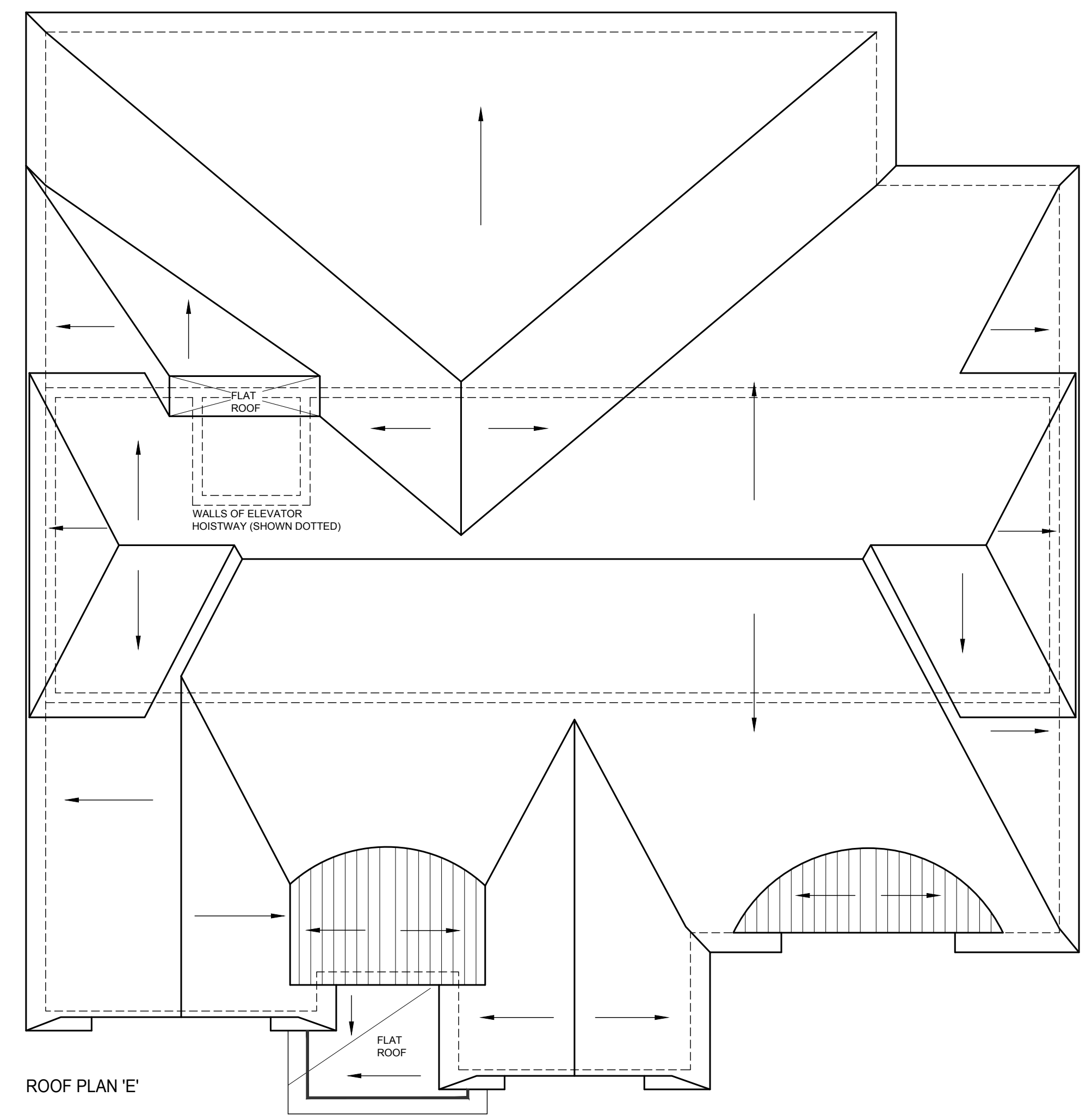
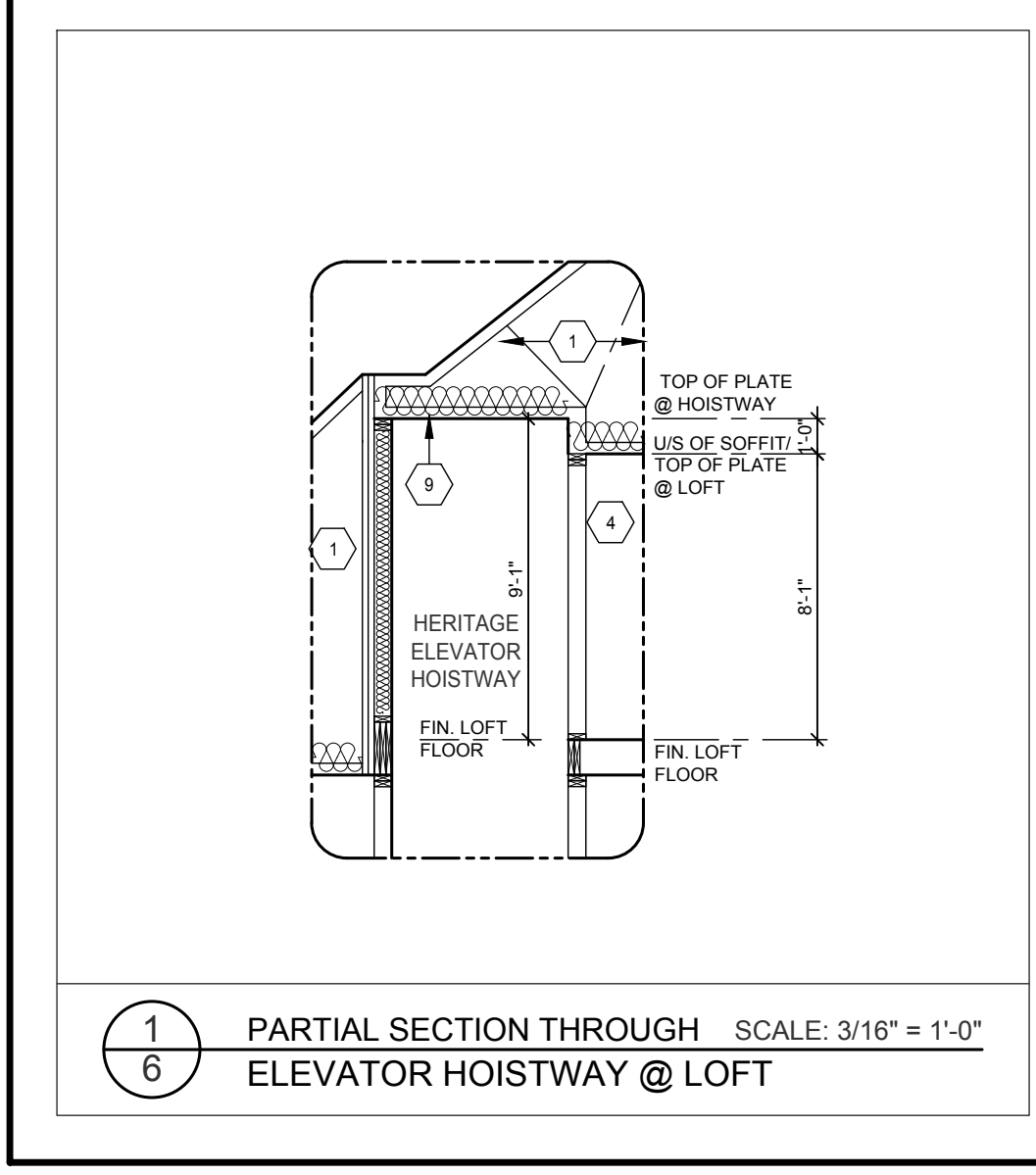
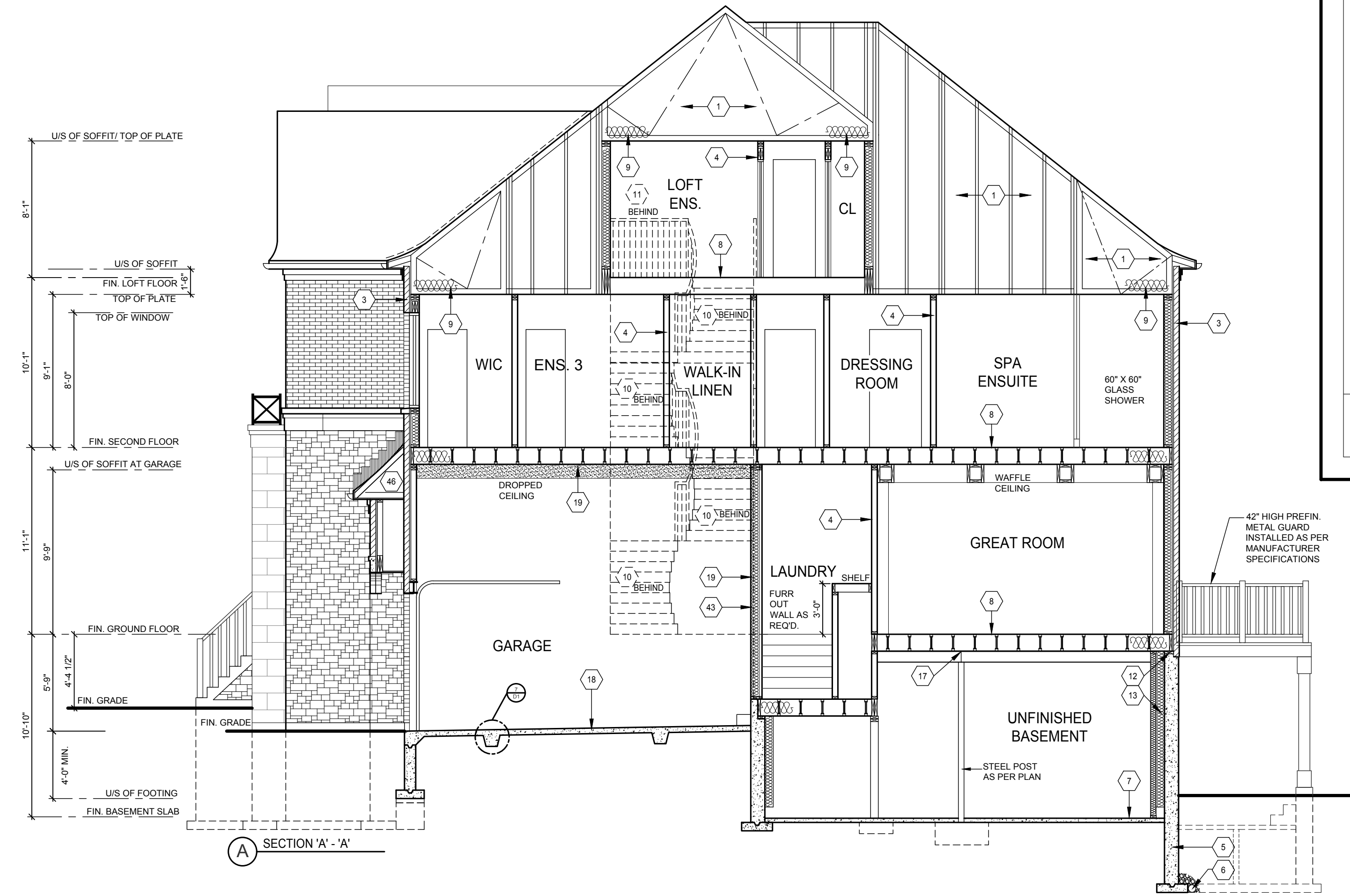
Client Name: SKY HOMES  
 Project Name: KLEINBURG CROWN CITY OF VAUGHAN LOT 92 "THE OPAL" 60-1 LOFT ELEV. 'E' W/ ELEVATOR

Sheet Title: LEFT & RIGHT SIDE ELEVATIONS

Drawn by:	Checked by:	Date:
RSP	AS	MAY 2017

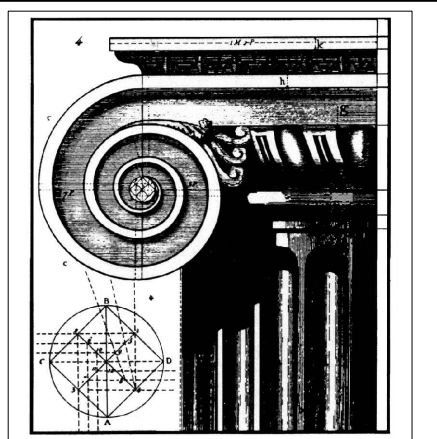
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Project No.:	2012-29	5 OF 8





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**CASSIDY & CO.**  
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 FAX (905) 619-1269

Client Name: **SKY HOMES**

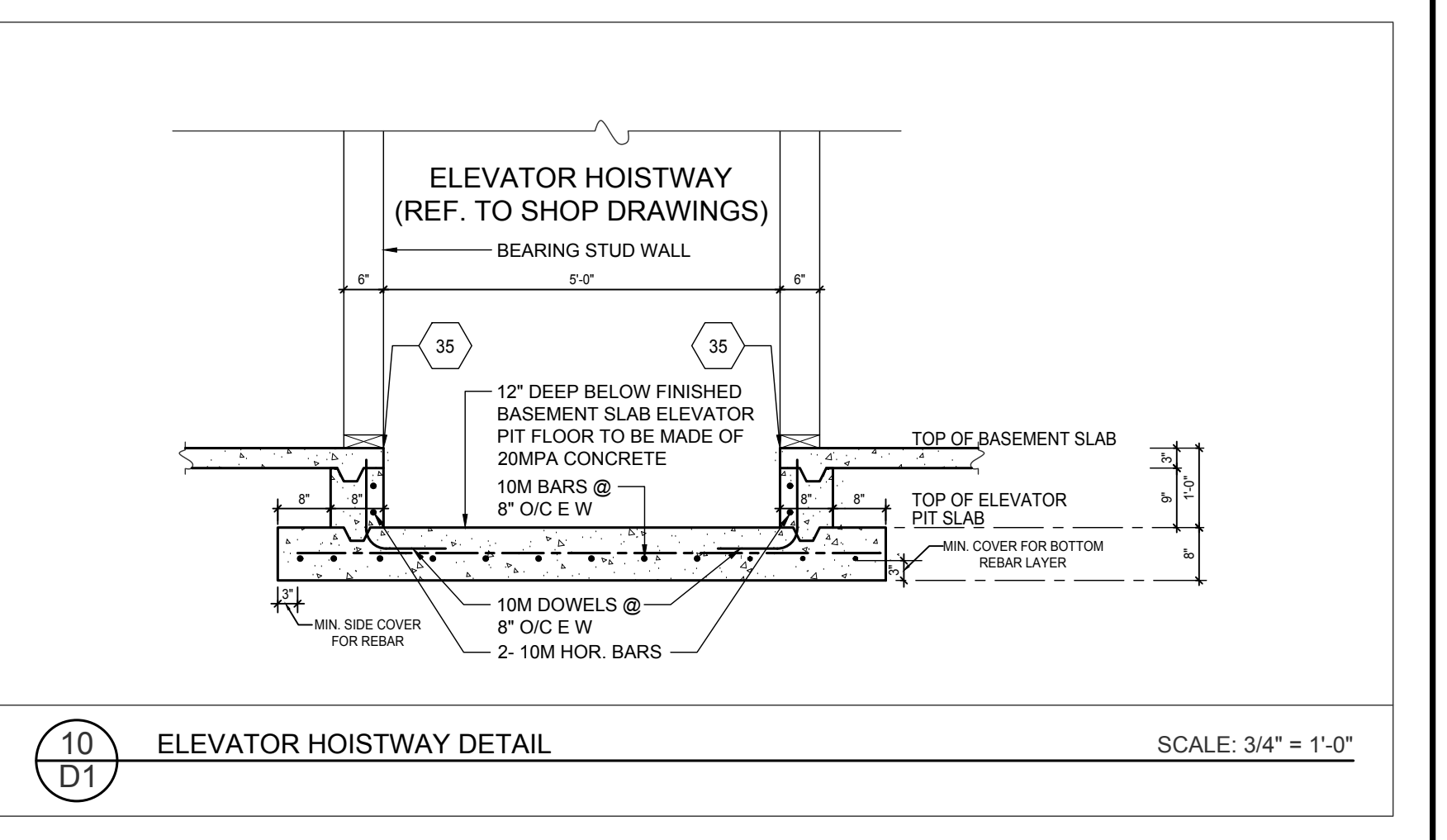
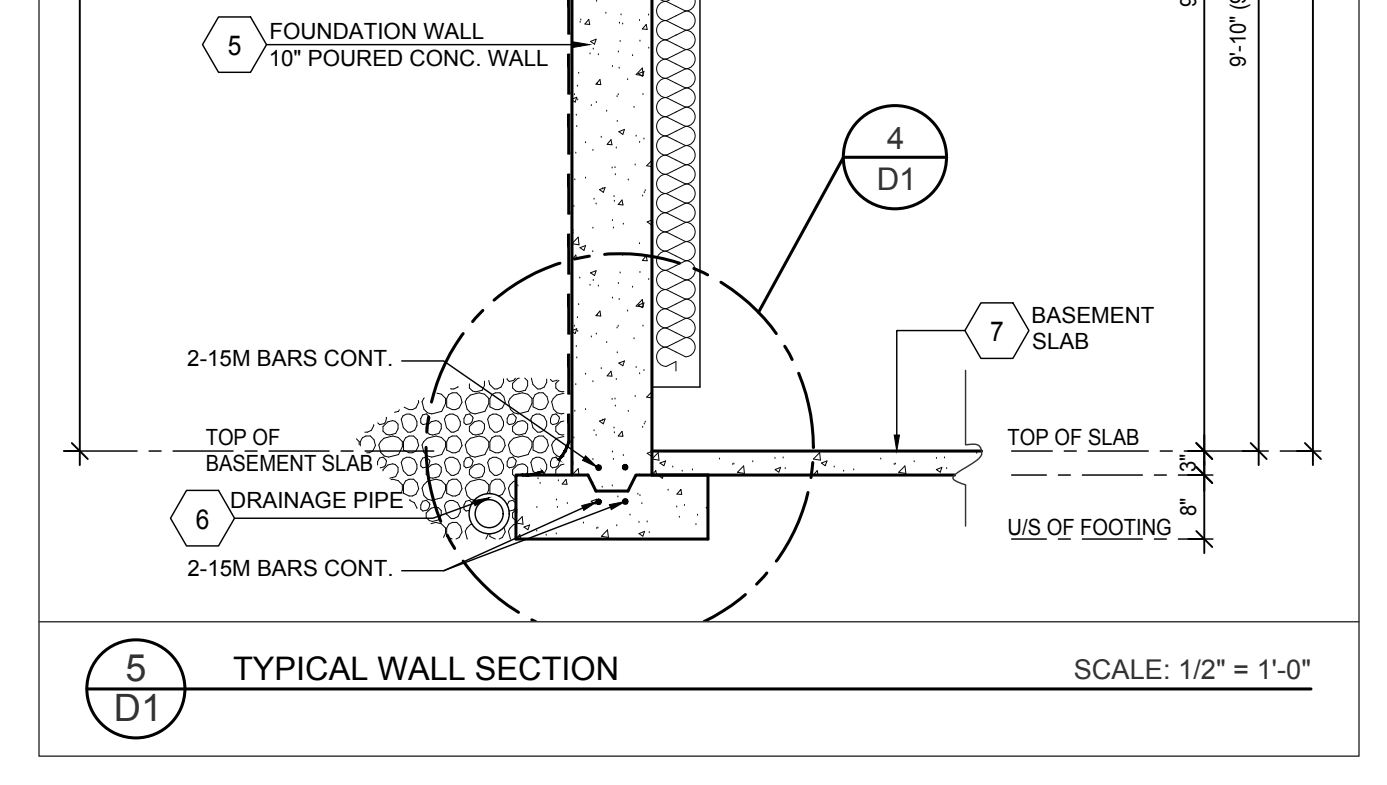
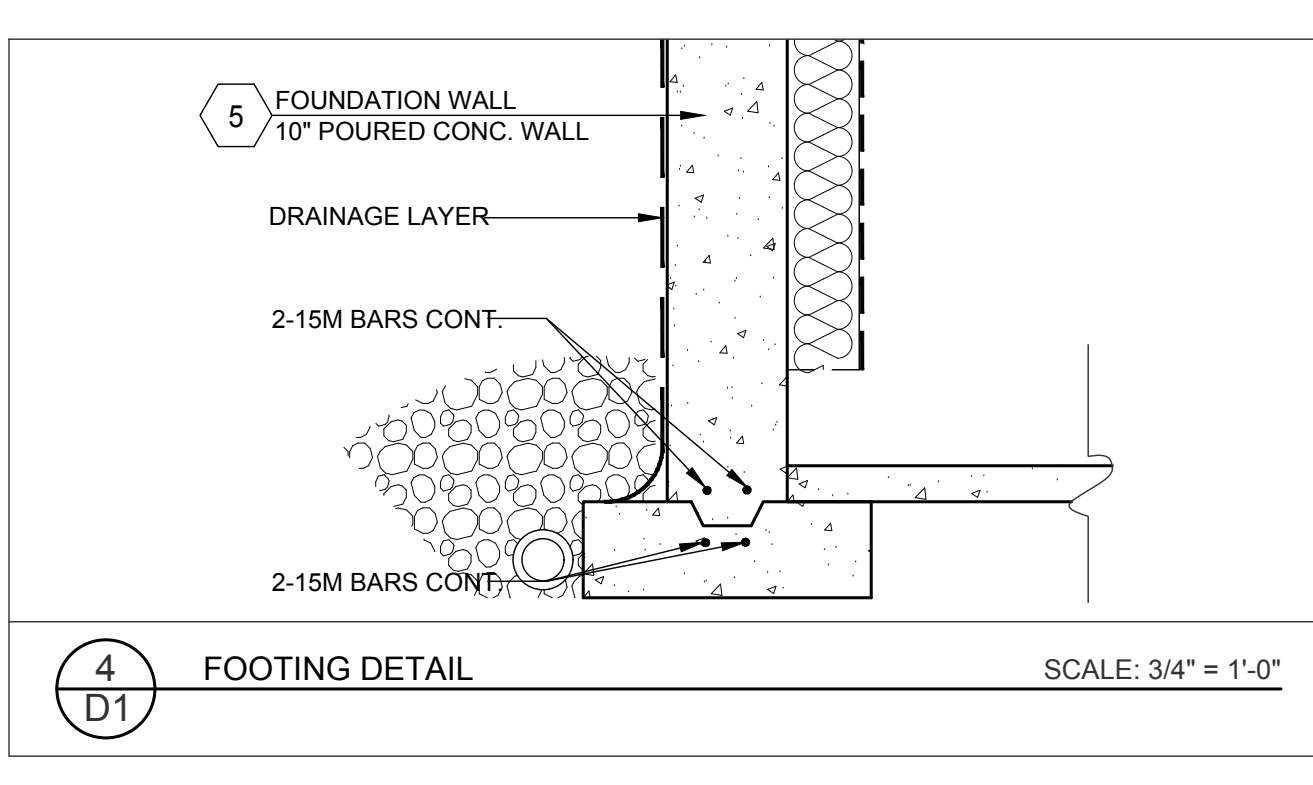
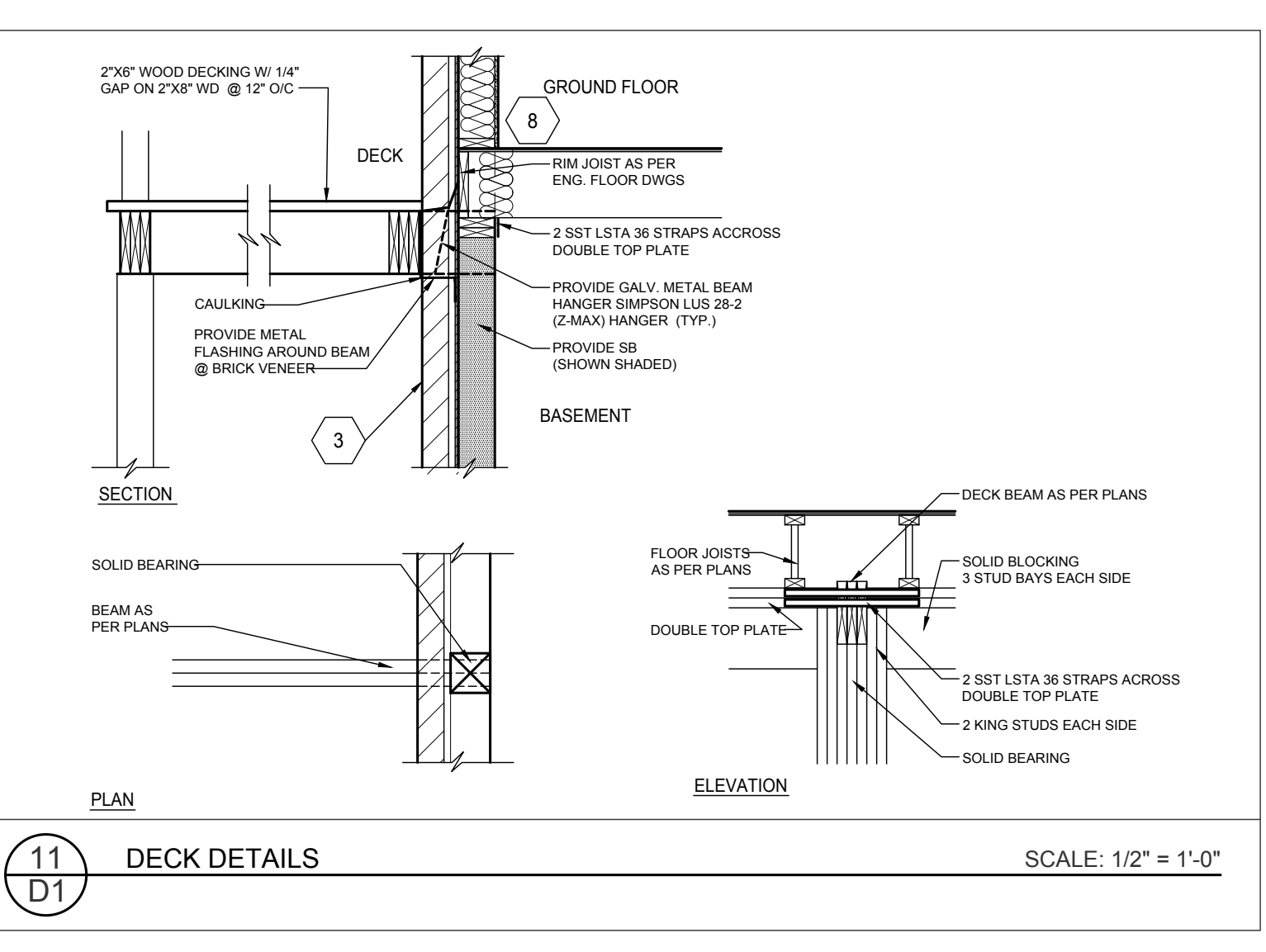
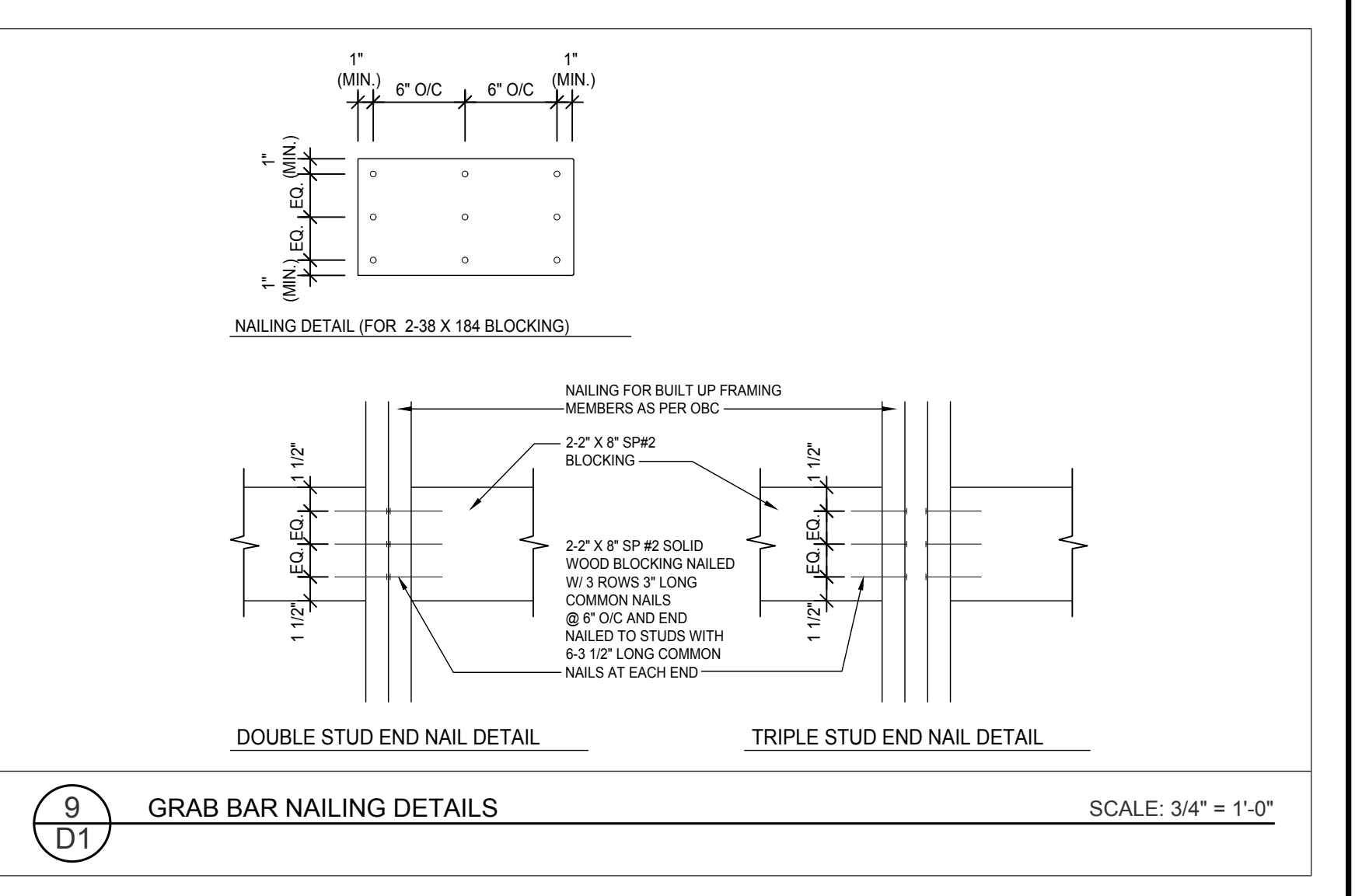
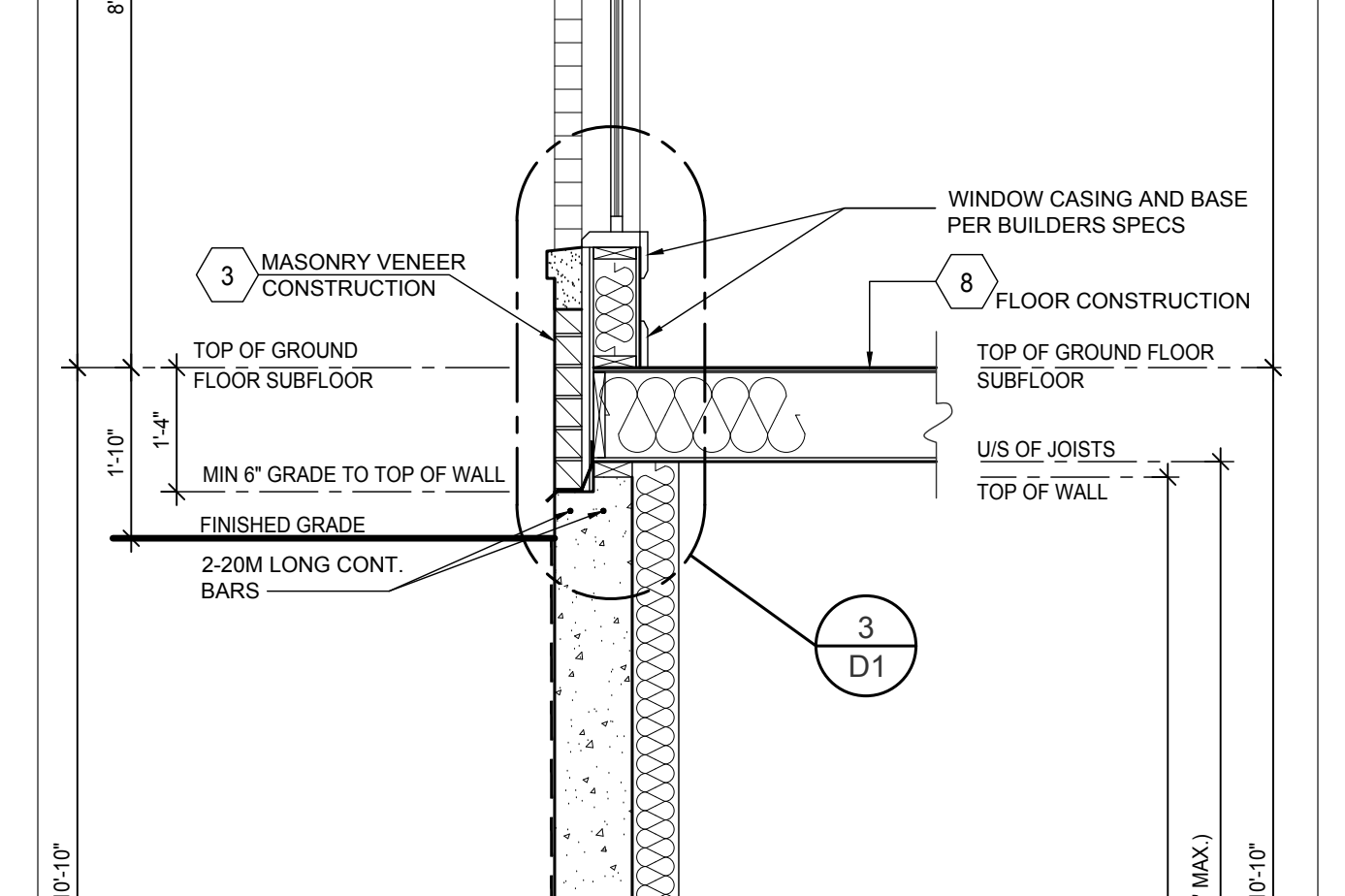
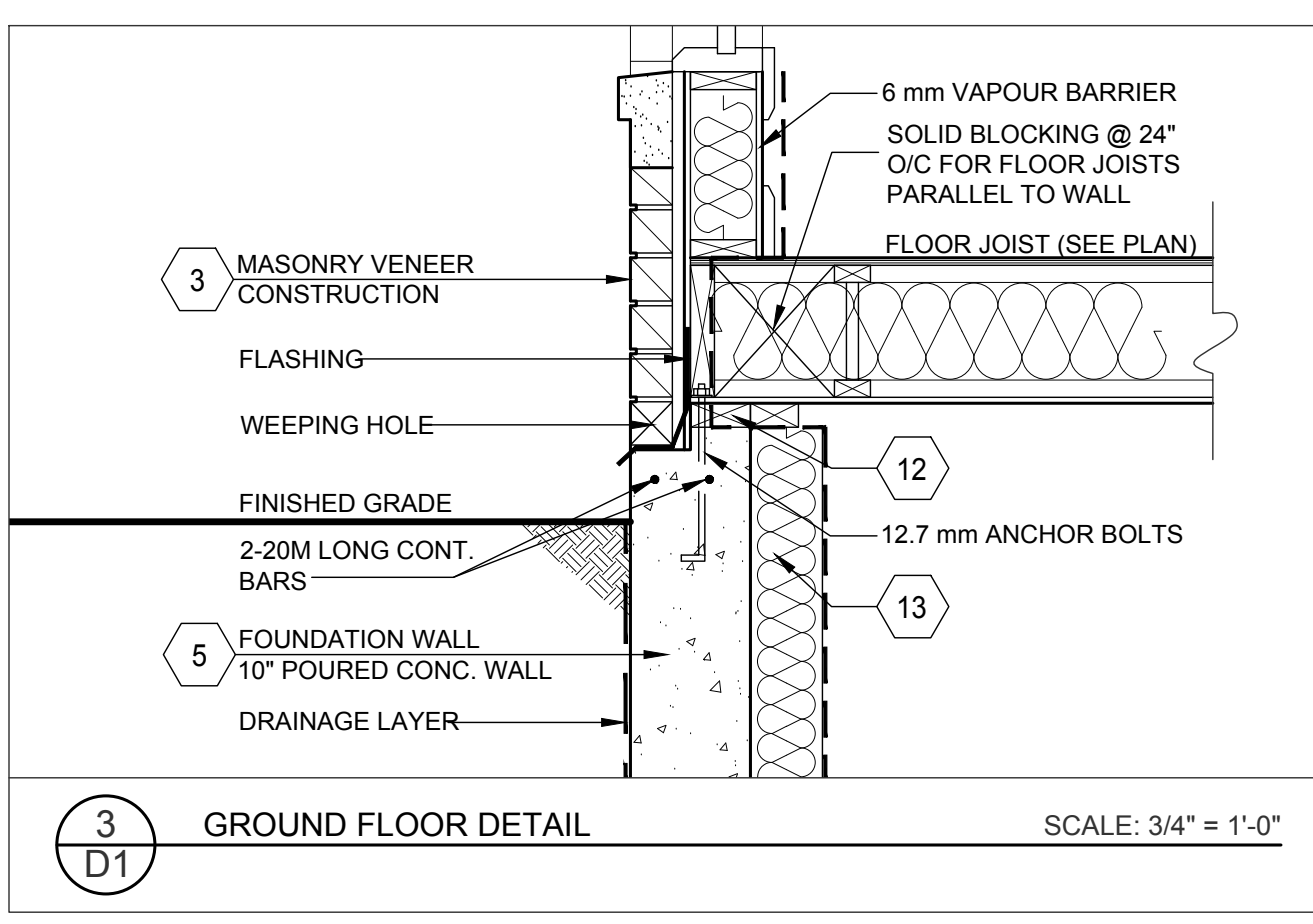
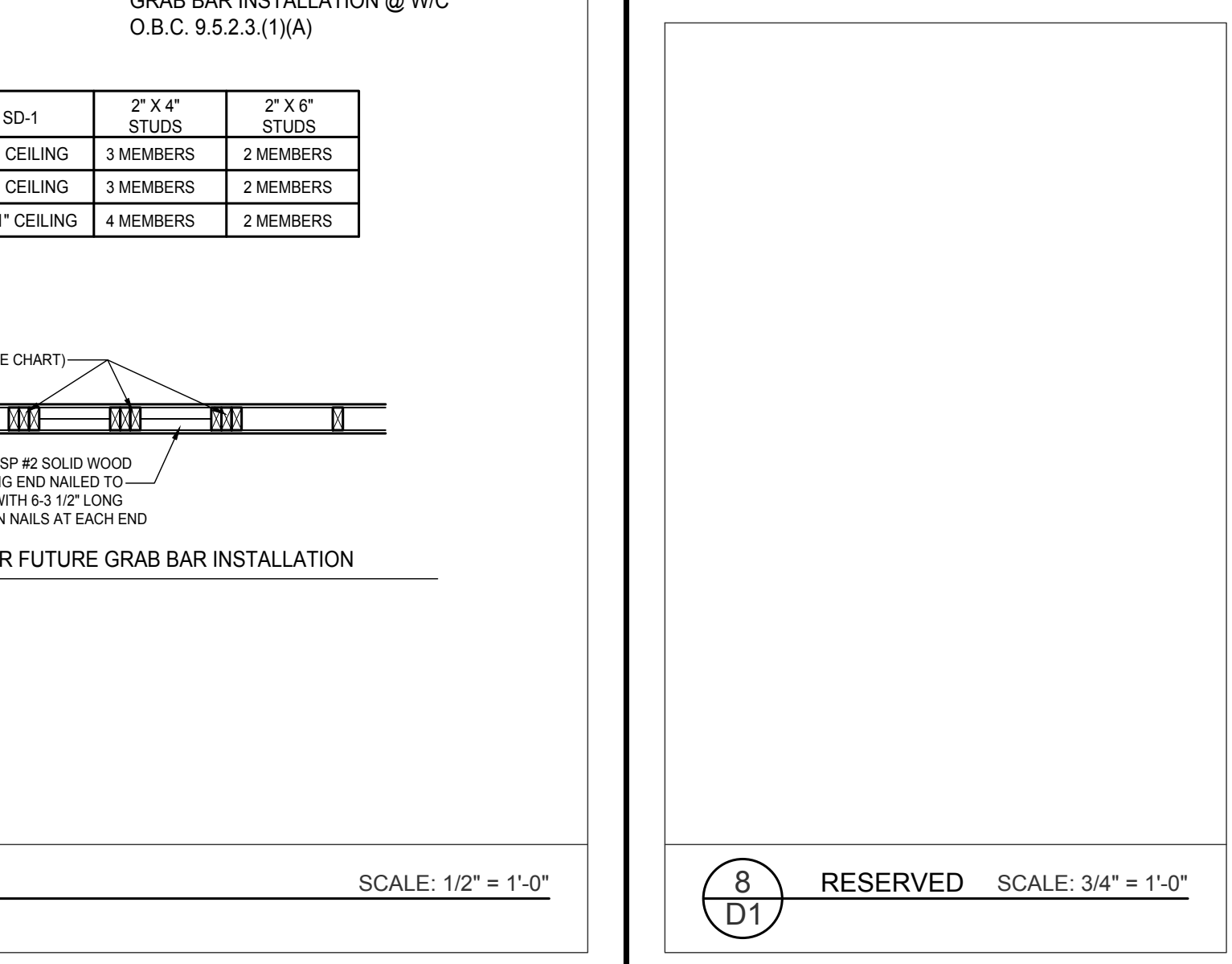
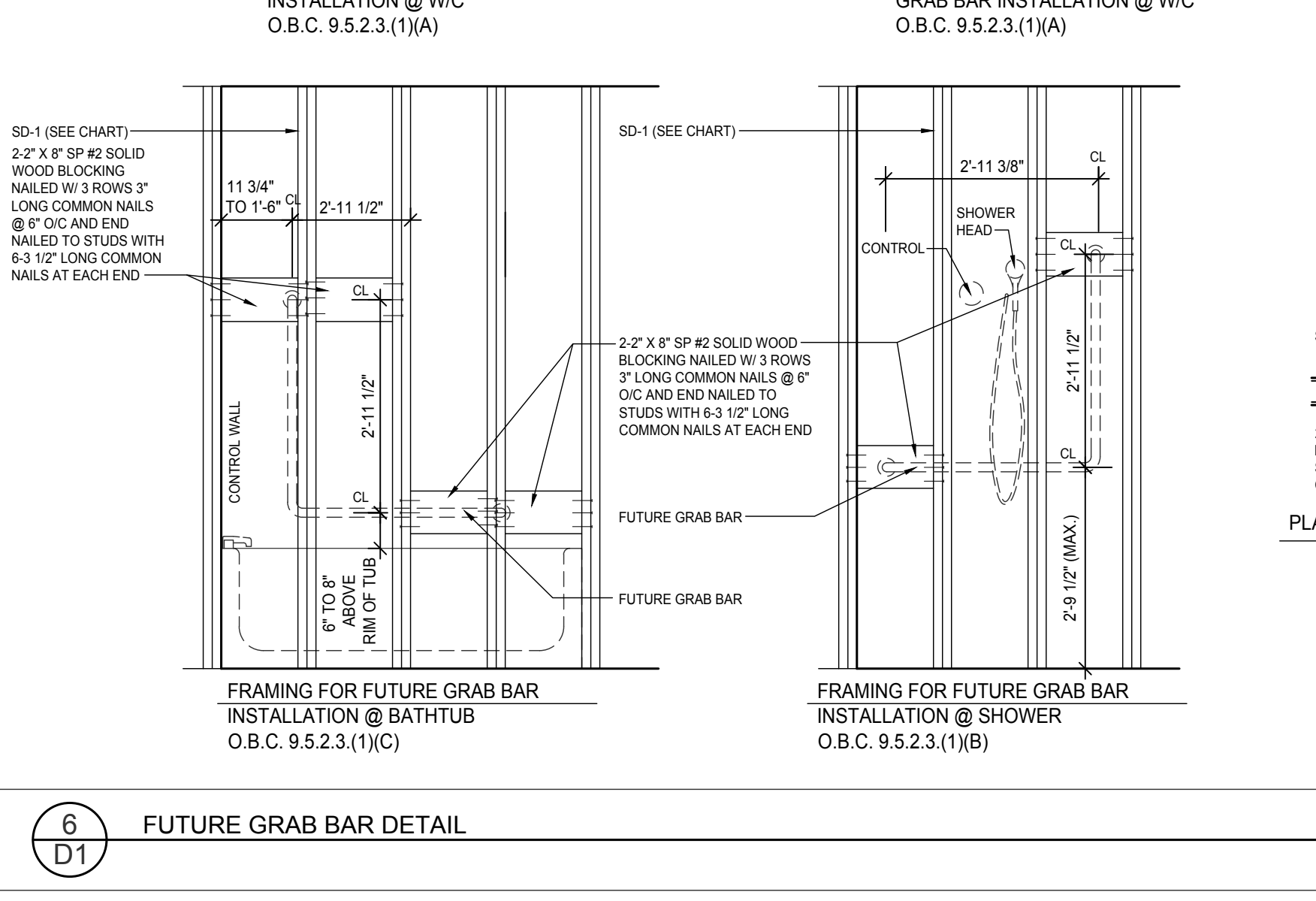
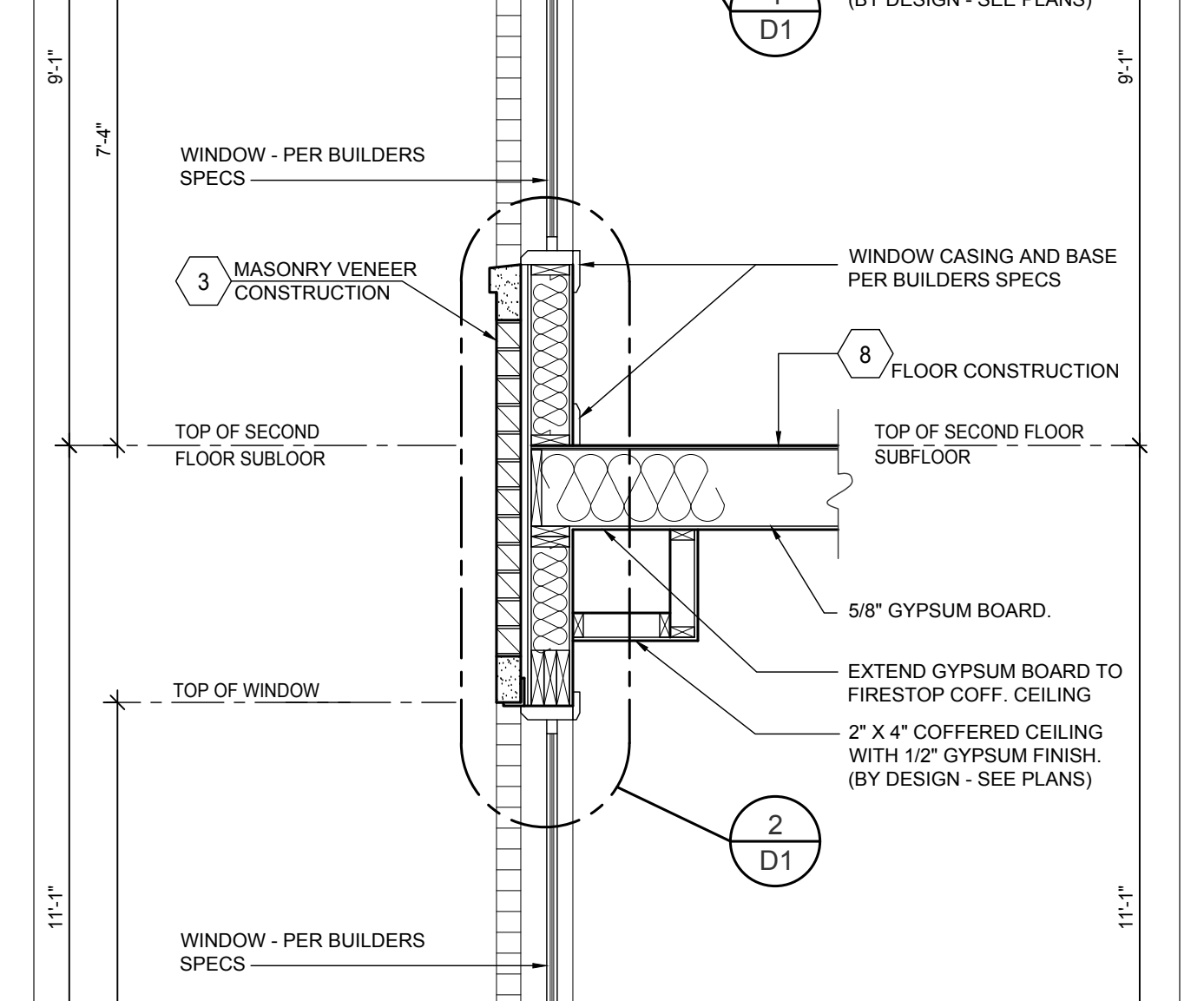
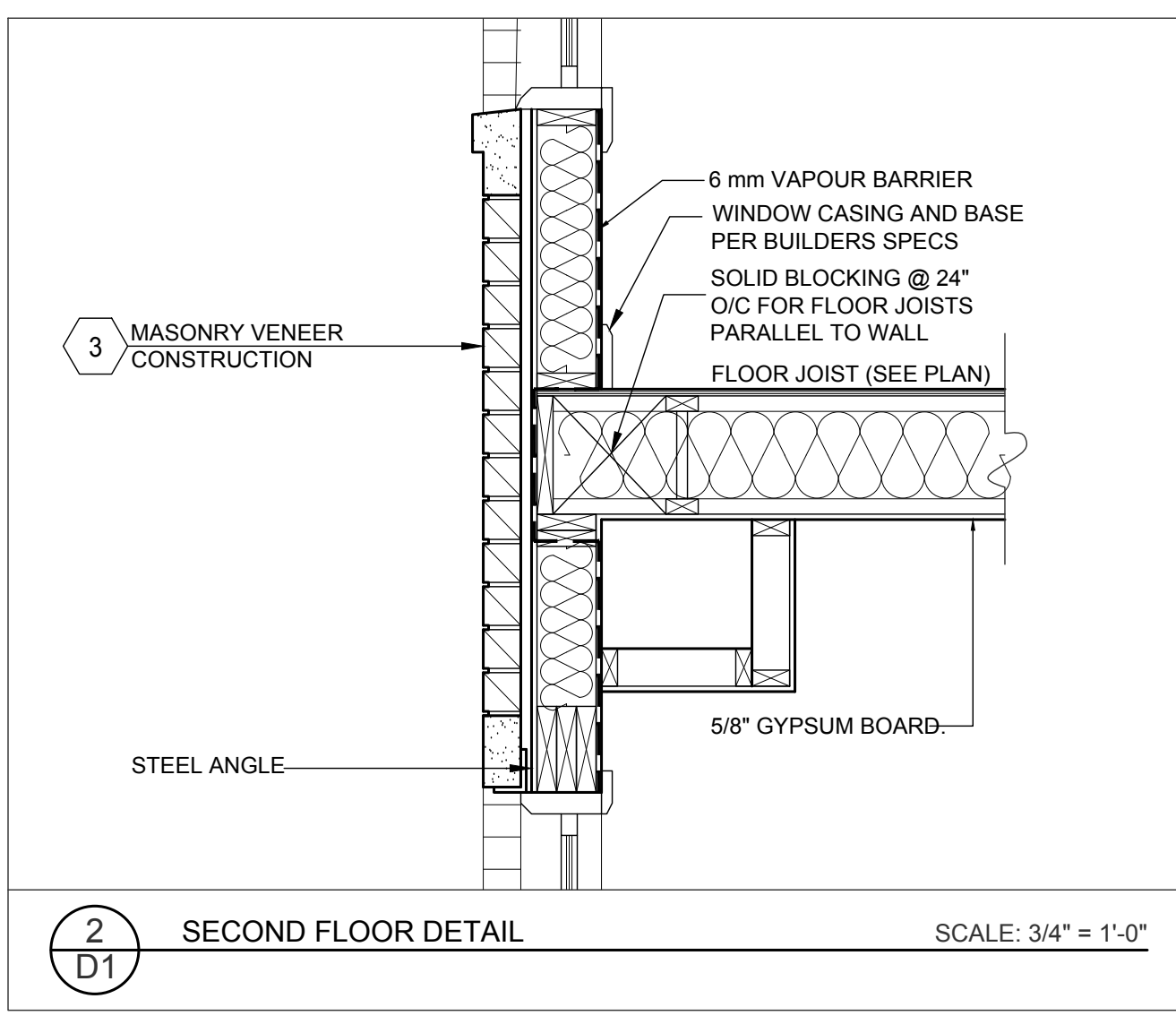
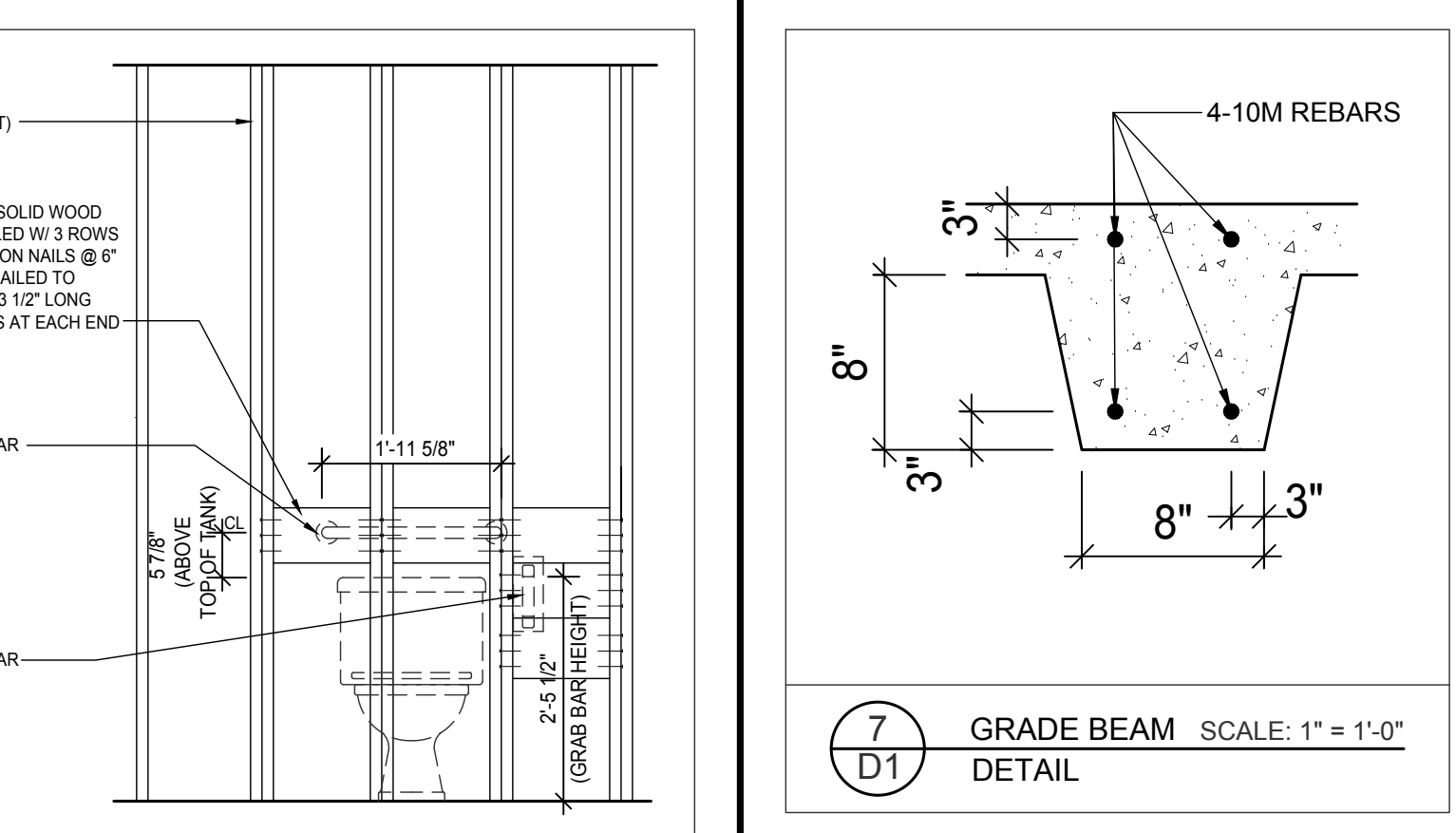
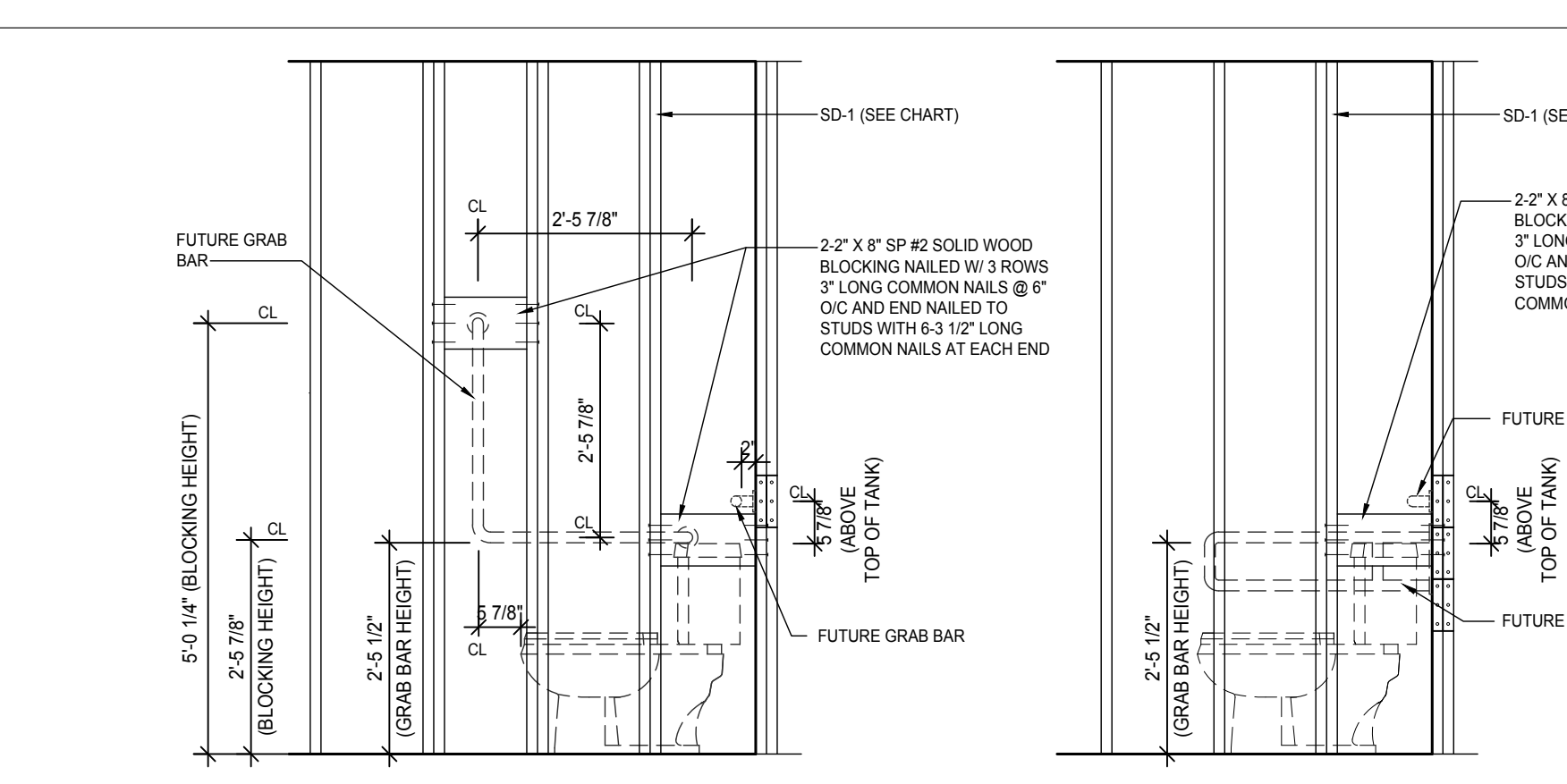
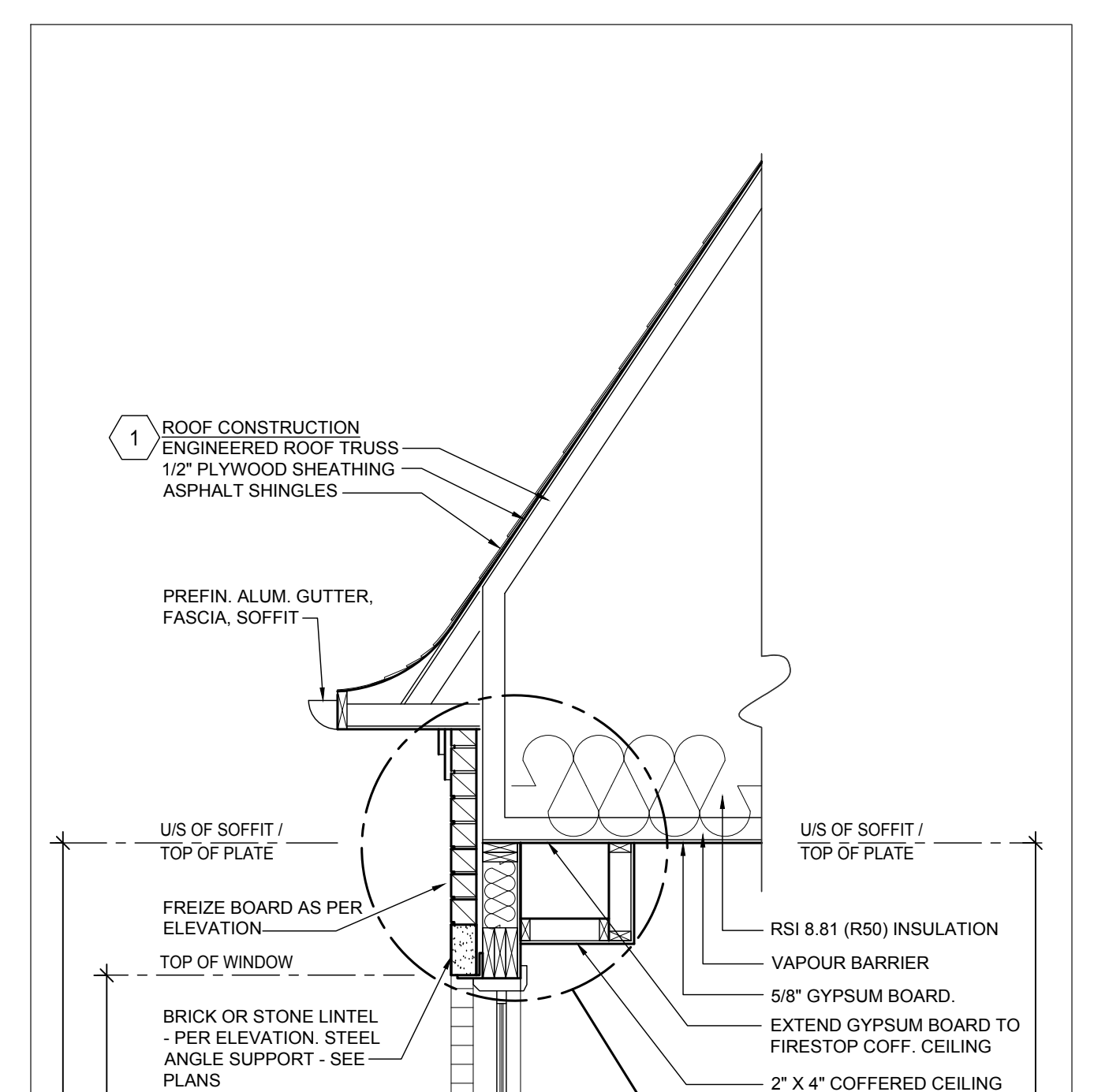
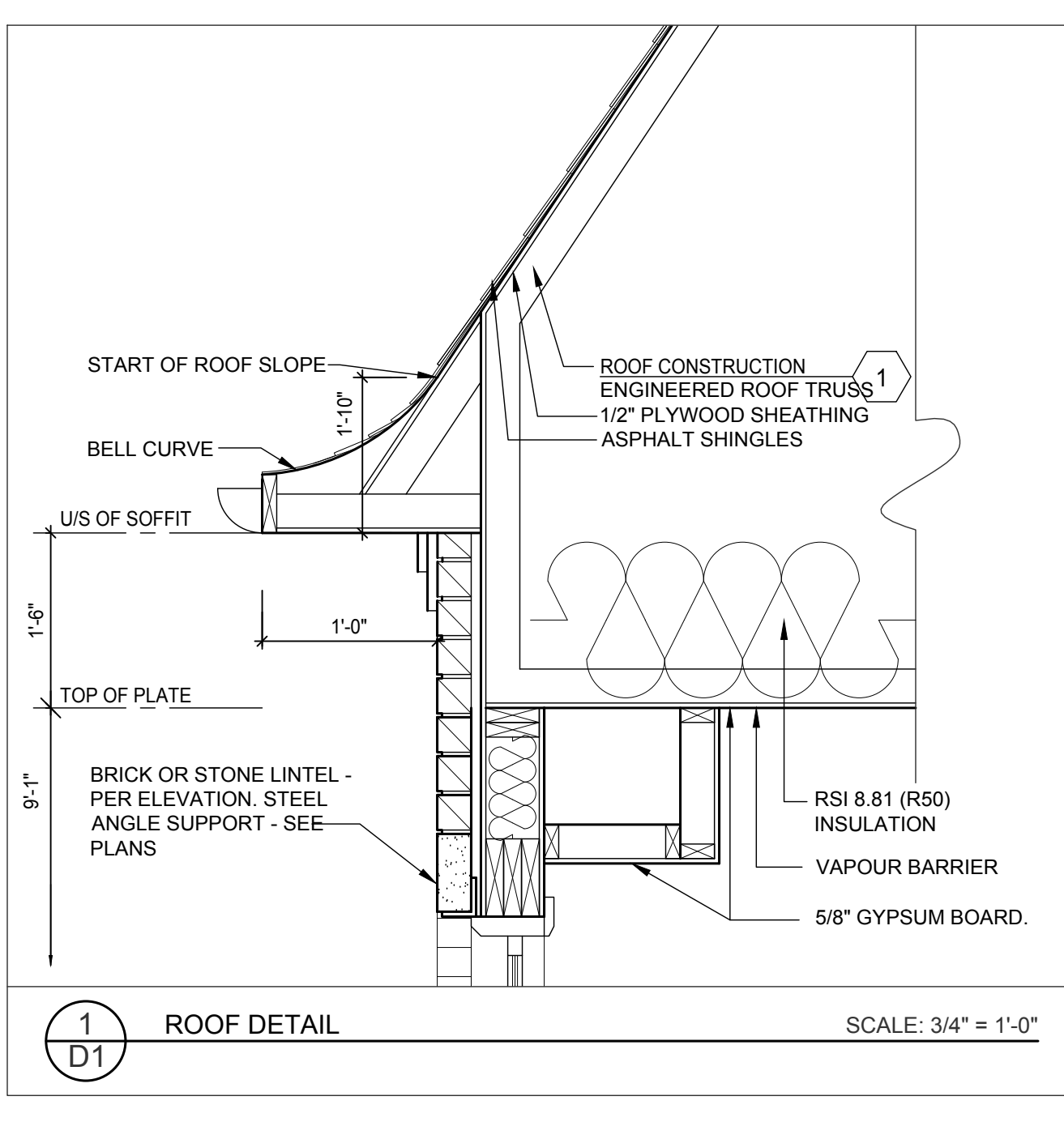
Project Name: **KLEINBURG CROWN CITY OF VAUGHAN LOT 92 "THE OPAL" 60-1 LOFT ELEV. 'E' W/ ELEVATOR**

Sheet Title: **SECTIONS 'A'-A', SECTION 'B'-B' & ROOF PLAN**

Drawn by: **RSP** Checked by: **AS** Date: **MAY 2017**

Scale: **3/16" = 1'-0"** Drawing No.: **6 OF 8**

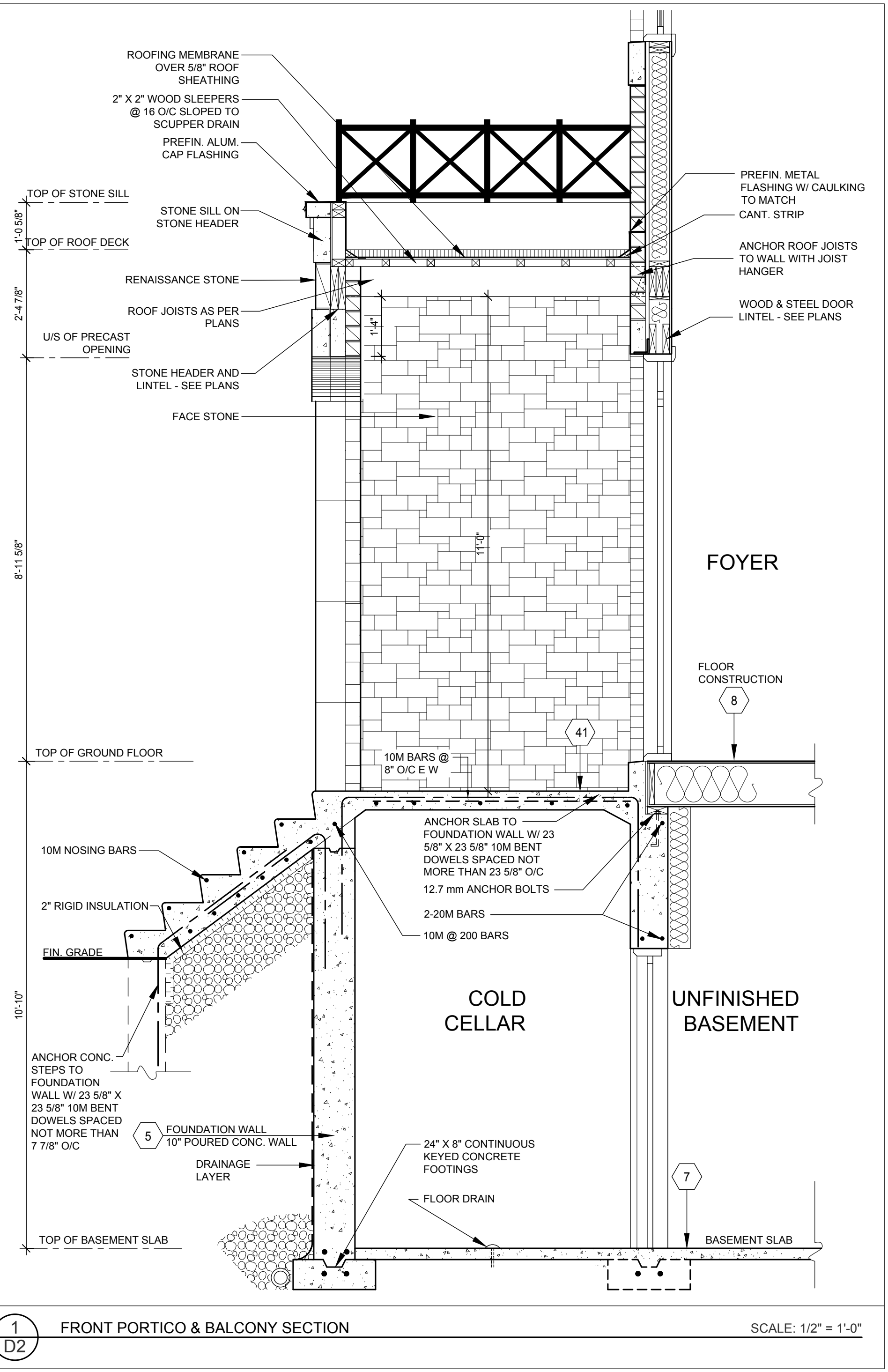
Project No.: **2012-29**



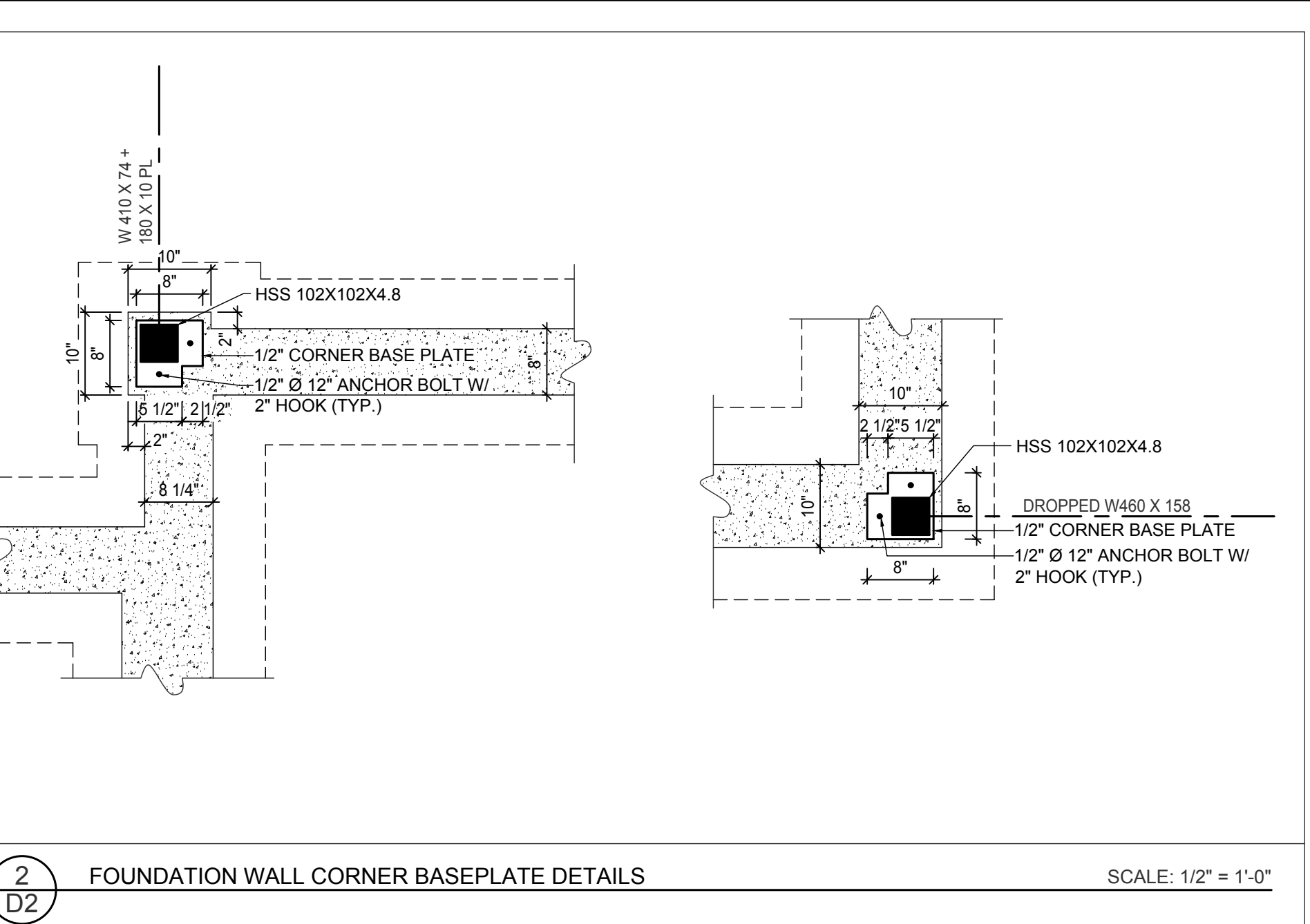
4	ISSUED TO CONTROL ARCHITECT AND P. ENG. FOR STAMP.	JUNE 13, 2017	AS
3	ISSUED TO CLIENT FOR PERMIT BACK-CHECK REVIEW.	JUNE 12, 2017	AS
2	ISSUED TO P. ENG. FOR PRELIMINARY REVIEW.	JUNE 7, 2017	AS
1	ISSUED FOR PRELIMINARY FLOORS, TRUSSES & HVAC DESIGN. ISSUED TO P. ENG. FOR FOUNDATION DESIGN.	MAY 24, 2017	AS

REGISTERED PERSON:  
D.W. CASSIDY & CO.  
ARCHITECTURAL TECHNOLOGISTS  
1 STEPHEN P. KENNEDY HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN.  
DATE: JUNE 13, 2017  
SIGNATURE: BCIN: 23411

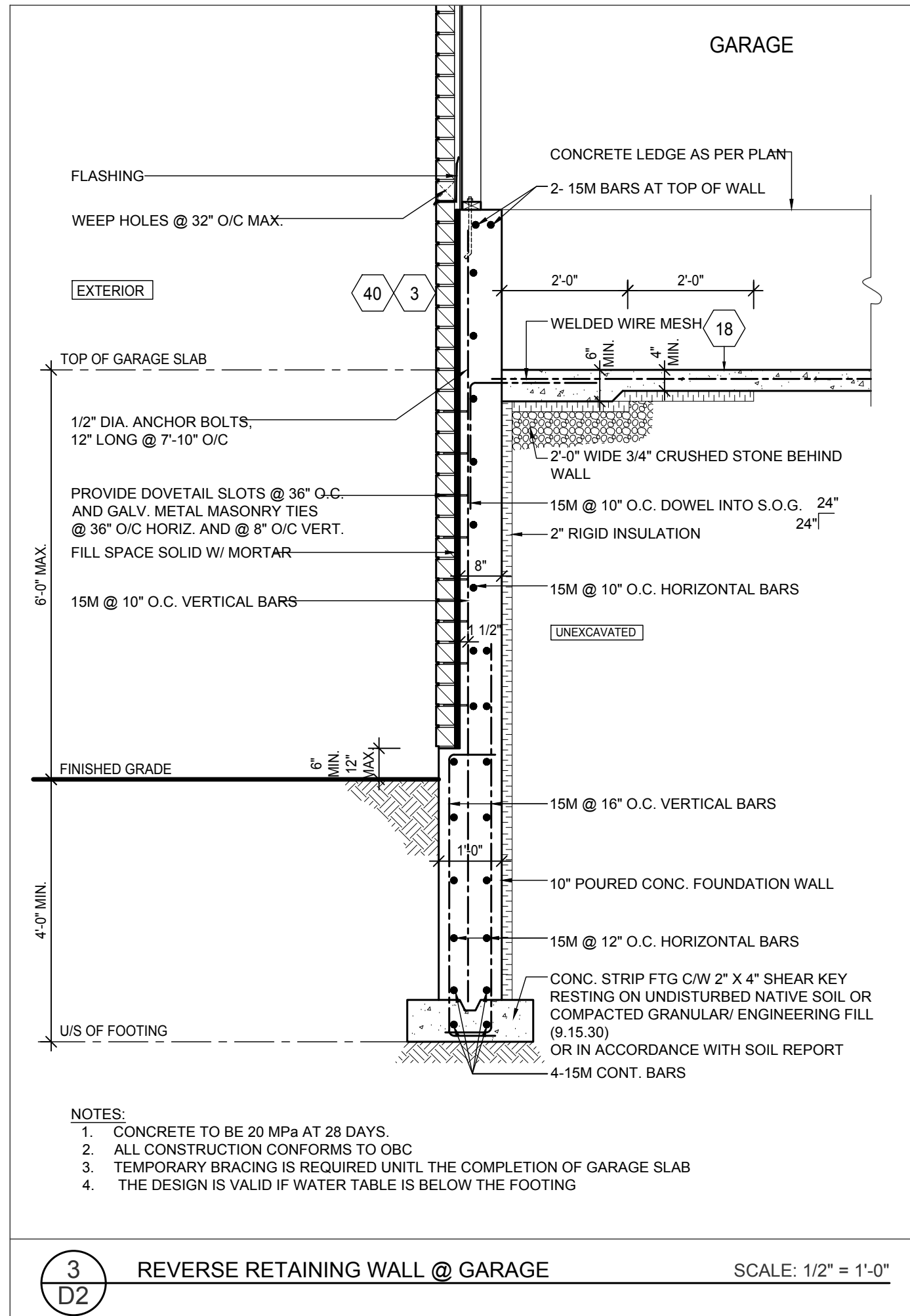
Client Name: SKY HOMES  
Project Name: KLEINBURG CROWN CITY OF VAUGHAN LOT 92 "THE OPAL" 60-1 LOFT ELEV. 'E' W/ ELEVATOR  
Sheet Title: TYPICAL WALL SECTIONS & DETAILS  
Drawn by: RSP  
Checked by: AS  
Date: MAY 2017  
Scale: AS NOTED  
Project No.: 2012-29  
Drawing No.: 7 OF 8  
D1



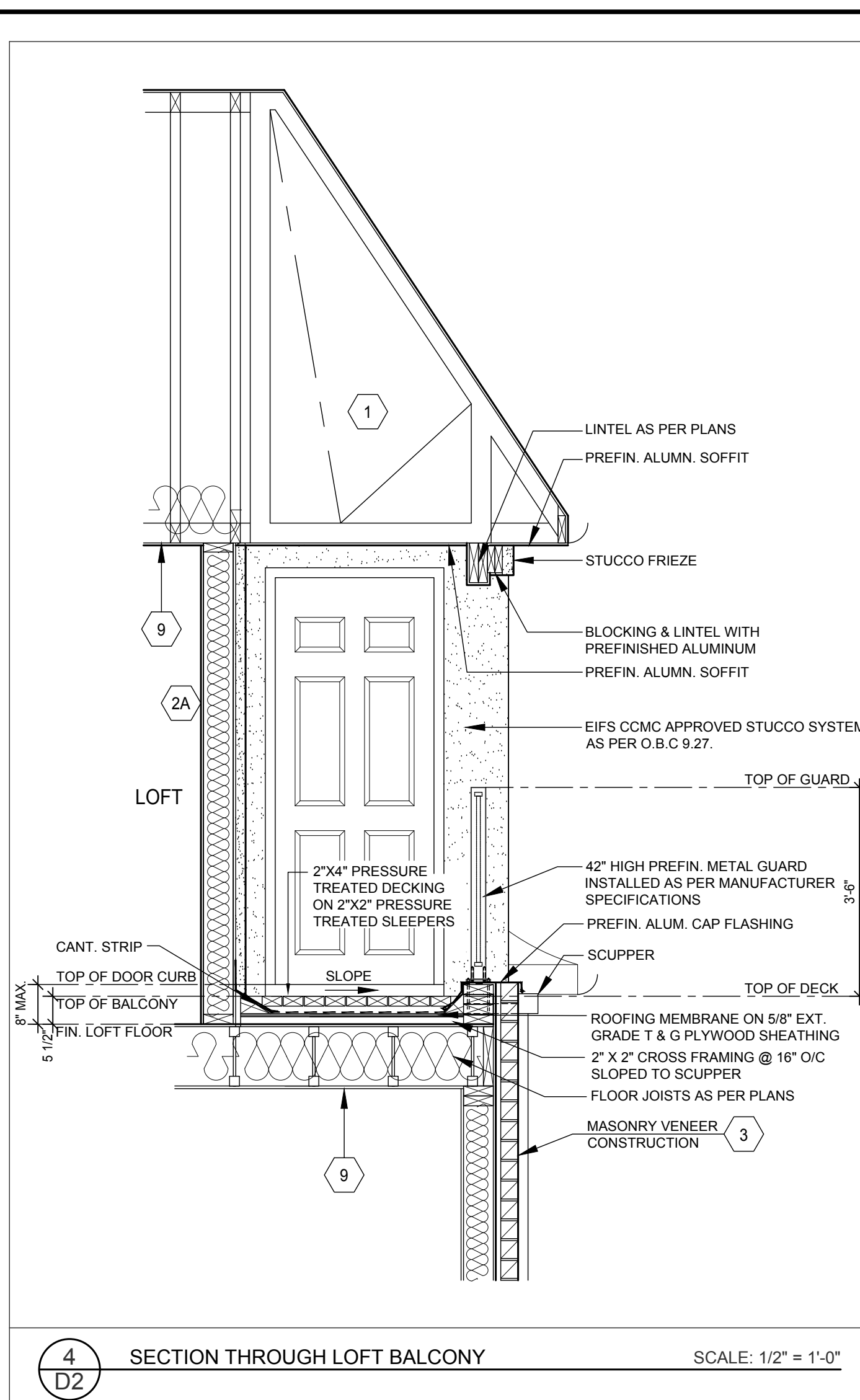
**1** FRONT PORTICO & BALCONY SECTION  
SCALE: 1/2" = 1'-0"



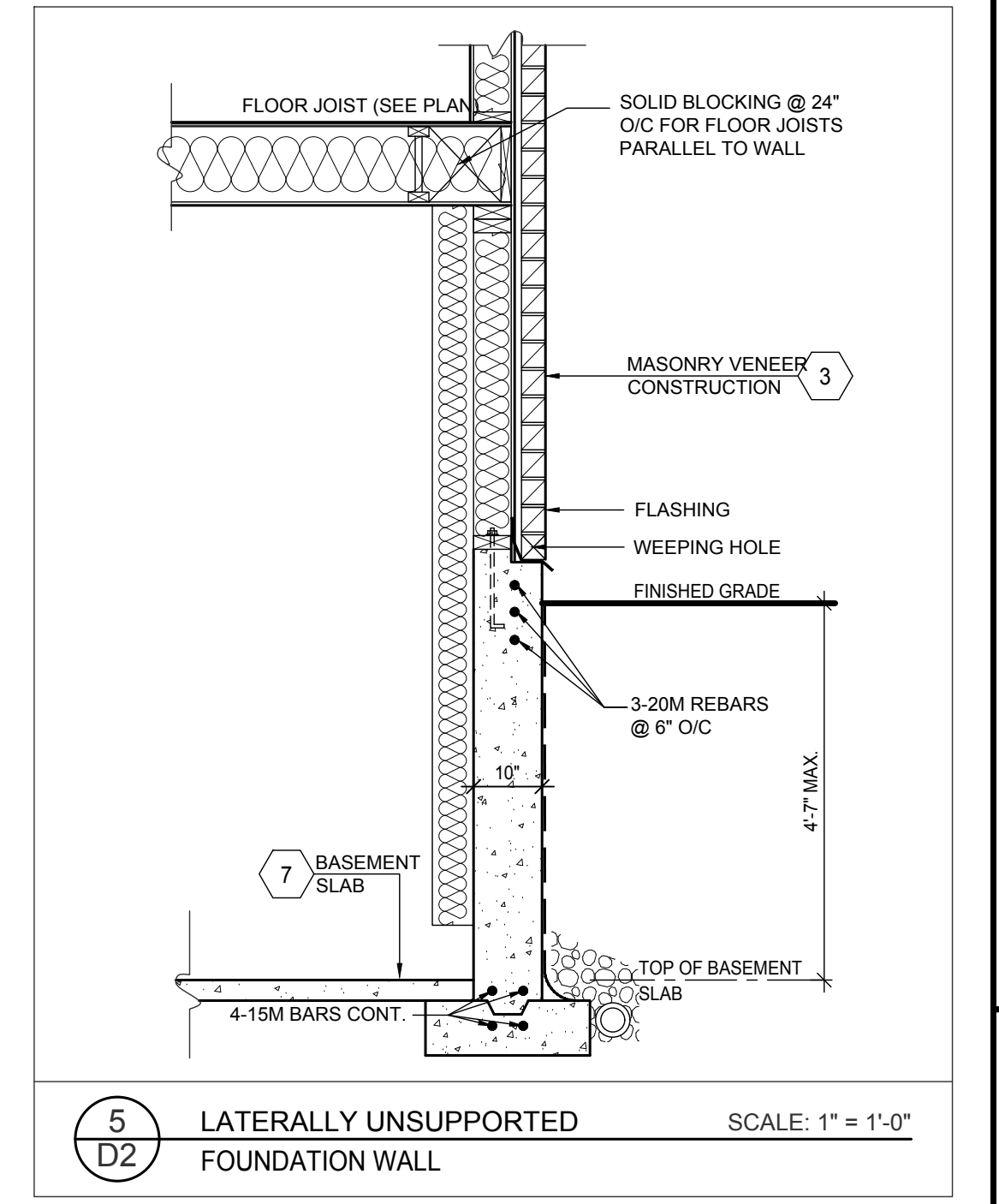
**2** FOUNDATION WALL CORNER BASEPLATE DETAILS  
SCALE: 1/2" = 1'-0"



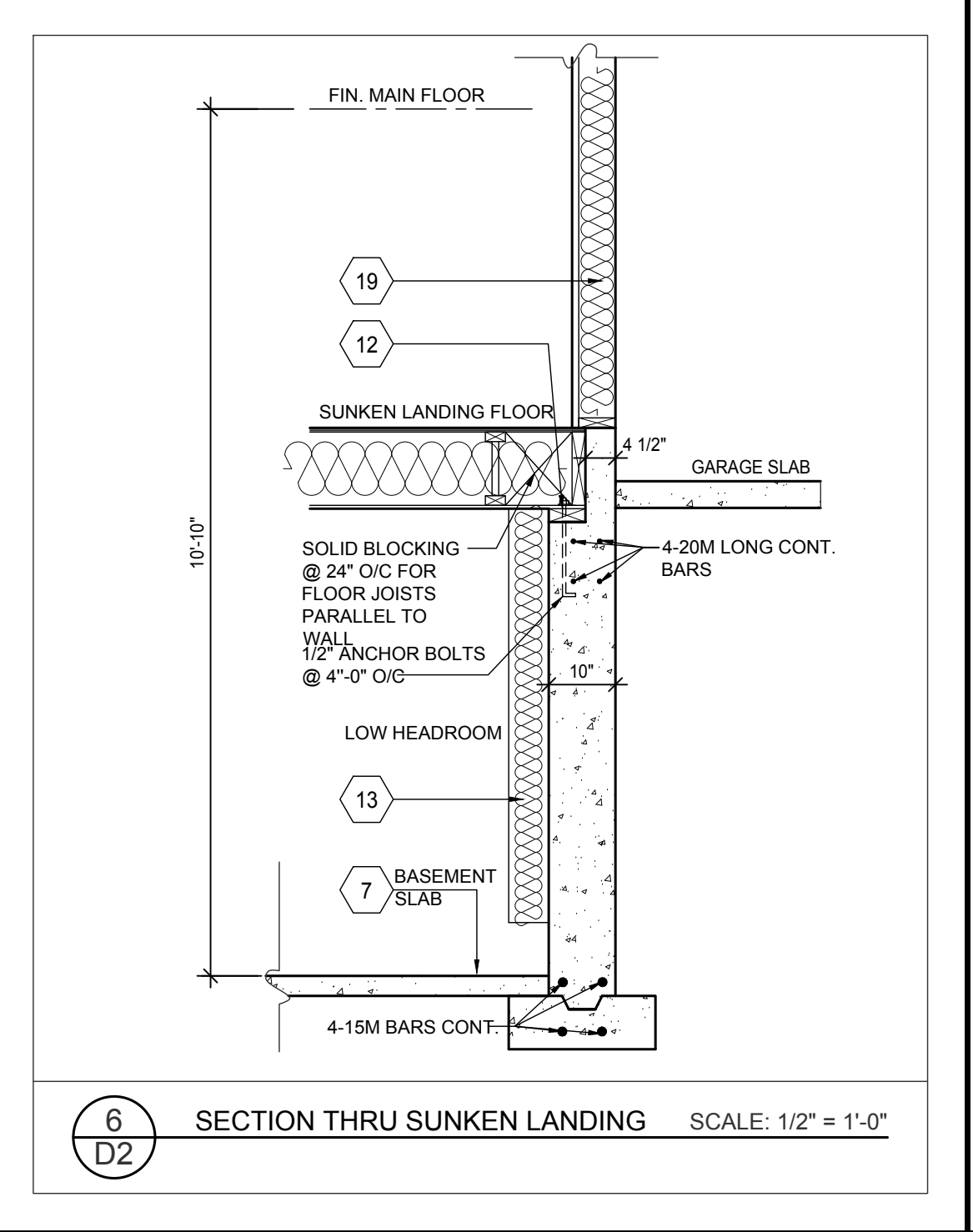
**3** REVERSE RETAINING WALL @ GARAGE  
SCALE: 1/2" = 1'-0"



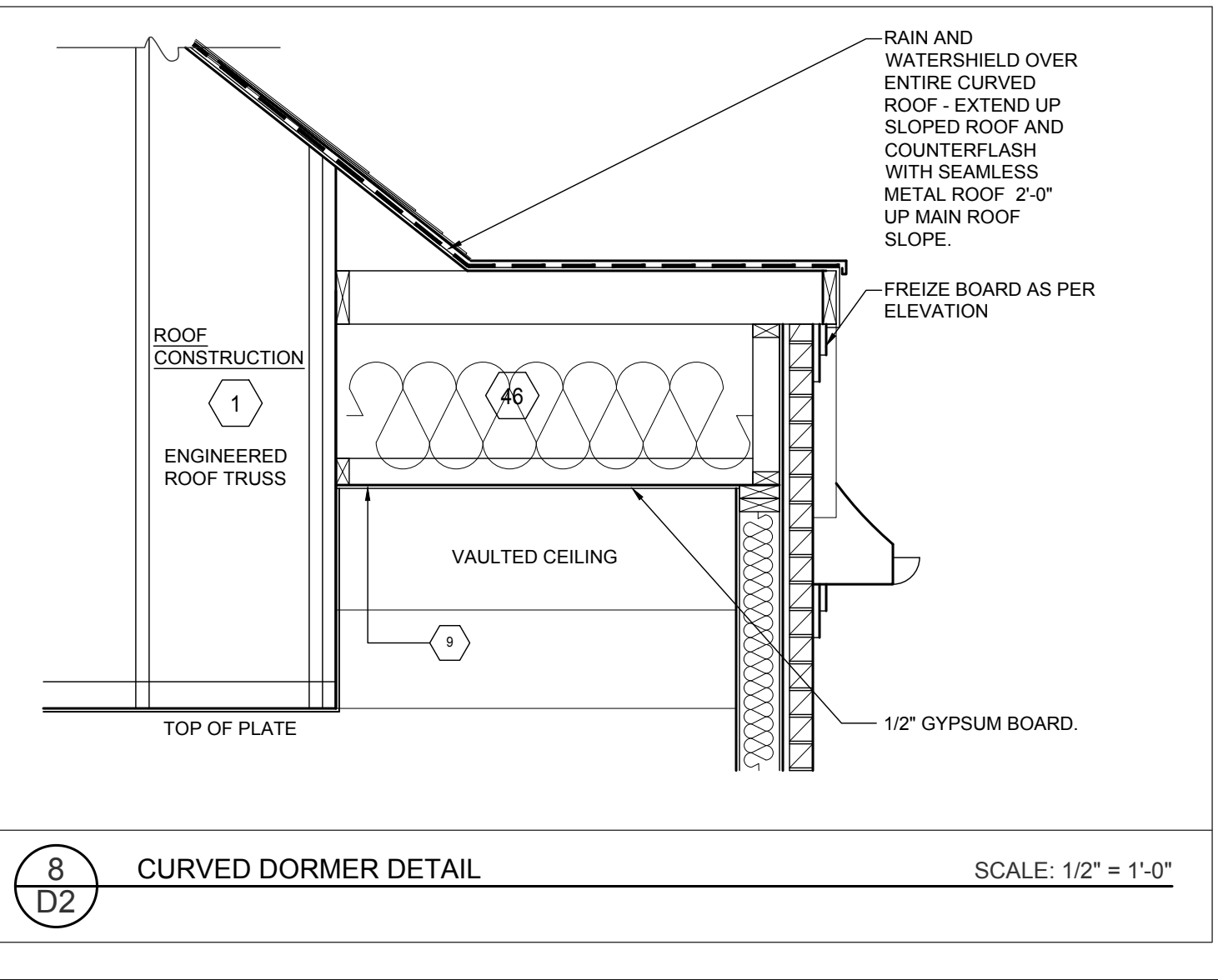
**4** SECTION THROUGH LOFT BALCONY  
SCALE: 1/2" = 1'-0"



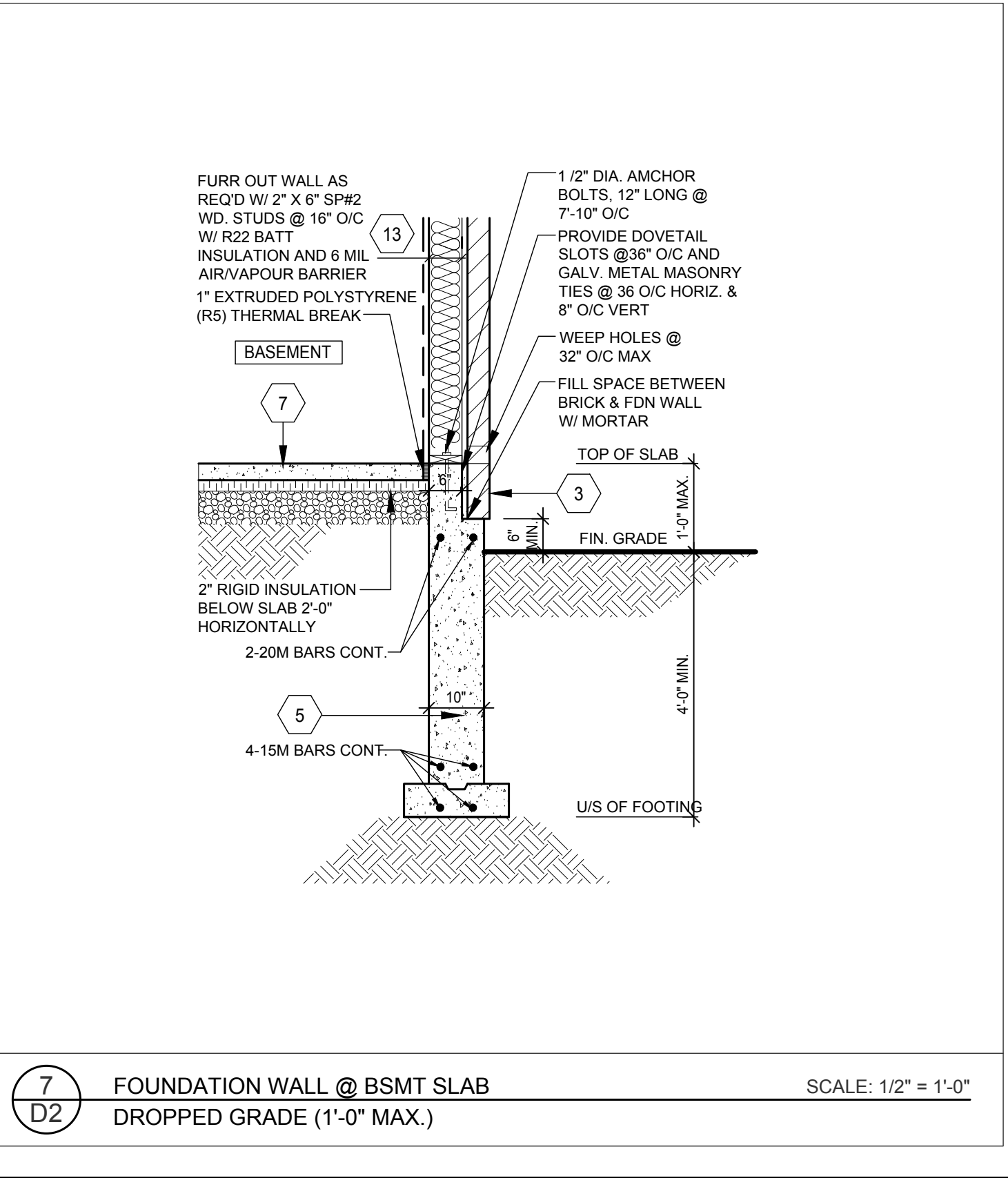
**5** LATERALLY UNSUPPORTED FOUNDATION WALL  
SCALE: 1" = 1'-0"



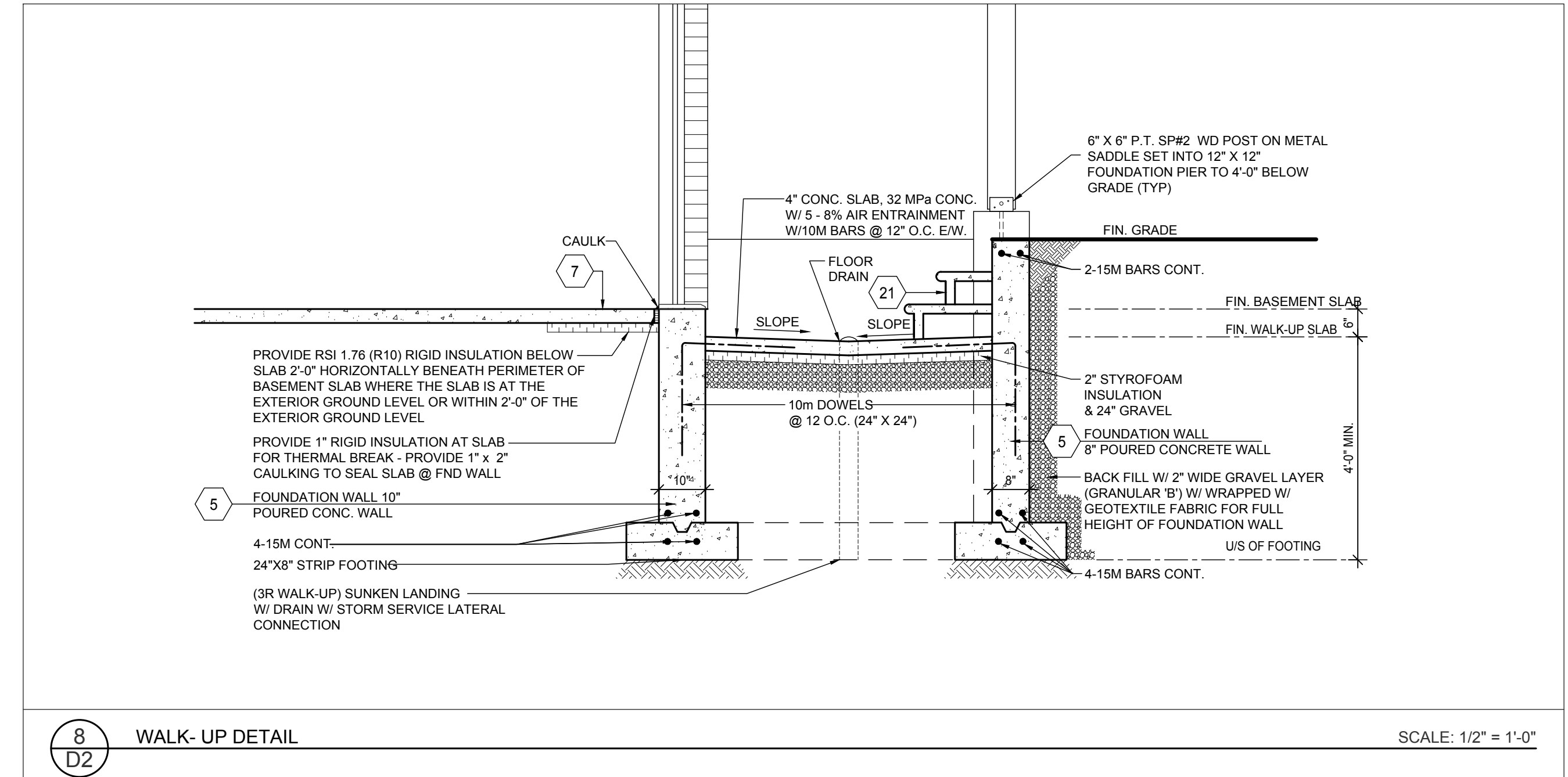
**6** SECTION THRU SUNKEN LANDING  
SCALE: 1/2" = 1'-0"



**8** CURVED DORMER DETAIL  
SCALE: 1/2" = 1'-0"



**7** FOUNDATION WALL @ BSMT SLAB DROPPED GRADE (1'-0" MAX.)  
SCALE: 1/2" = 1'-0"



**8** WALK-UP DETAIL  
SCALE: 1/2" = 1'-0"

#	Description	Date	By
4	ISSUED TO CONTROL ARCHITECT AND P. ENG. FOR STAMP.	JUNE 13, 2017	AS
3	ISSUED TO CLIENT FOR PERMIT BACK-CHECK REVIEW.	JUNE 12, 2017	AS
2	ISSUED TO P. ENG. FOR PRELIMINARY REVIEW.	JUNE 7, 2017	AS
1	ISSUED FOR PRELIMINARY FLOORS, TRUSSES & HVAC DESIGN. ISSUED TO P. ENG. FOR FOUNDATION DESIGN.	MAY 24, 2017	AS

REGISTERED PERSON:  
D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS  
1 STEPHEN P. KENNEDY HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN. DATE: JUNE 13, 2017  
SIGNATURE: BCIN: 23411

**CASSIDY & CO.**  
ARCHITECTURAL TECHNOLOGISTS  
60 RANDALL DRIVE  
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Client Name	SKY HOMES		
Project Name	KLEINBURG CROWN CITY OF VAUGHAN LOT 92 "THE OPAL" 60-1 LOFT ELEV. 'E' W/ ELEVATOR		
Sheet Title	DETAILS		
Drawn by:	RSP	Checked by:	AS
Date:	MAY 2017		
Scale:	AS NOTED	Drawing No:	8 OF 8
Project No.:	2012-29		D2