

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC.

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHEED TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SURFACES WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2).

2. FRAME WALL CONSTRUCTION (2"x6") (REFER TO B.O.P. FORM)

SDMC, HARDE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION. 19x43 (1"x3") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 406mm (16") O.C. (FOR MAX. HEIGHT 3000mm (9'-10")) OR 38x140 (2"x6") STUDS @ 406mm (16") O.C. (FOR MAX. HEIGHT 3.6M (11'-10")) WITH APPROVED DIAGONAL WALL BRACING. 13mm (1/2") INTERIOR DRYWALL FINISH. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SOING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2B. FRAME WALL CONSTRUCTION - GARAGE WALLS

SDMC AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 406mm (16") O.C. (FOR MAX. HEIGHT 3000mm (9'-10")) OR 38x140 (2"x6") STUDS @ 406mm (16") O.C. (FOR MAX. HEIGHT 3.6M (11'-10")) WITH APPROVED DIAGONAL WALL BRACING. 13mm (1/2") INTERIOR DRYWALL FINISH. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SOING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. STUCCO WALL CONSTRUCTION (2"x6") (REFER TO B.O.P. FORM)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE, APPROVED SHEATHING PAPER, MINIMUM RSL 0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 406mm (16") O.C. FILLED WITH MIN. RSL 3.52 (R20) BATT INSUL. TOTAL MIN. RSL 4.4 (R-25), APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2D. STUCCO WALL CONSTRUCTION - GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE, APPROVED SHEATHING PAPER, MINIMUM RSL 0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 406mm (16") O.C. FILLED WITH MIN. RSL 3.52 (R20) BATT INSUL. TOTAL MIN. RSL 4.4 (R-25), APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

3. BRICK VENEER CONSTRUCTION (2"x6") (REFER TO B.O.P. FORM)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL APPROVED SHEATHING PAPER, MIN. RSL 0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 406mm (16") O.C. FILLED WITH MIN. RSL 3.52 (R20) BATT INSULATION, TOTAL MIN. RSL 4.4 (R-25), APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3B. BRICK VENEER CONSTRUCTION - GARAGE WALLS

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL APPROVED SHEATHING PAPER, MIN. RSL 0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 406mm (16") O.C. FILLED WITH MIN. RSL 3.52 (R20) BATT INSULATION, TOTAL MIN. RSL 4.4 (R-25), APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 406mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

FOUNDATION WALL FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))

200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYS CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

B. FOUNDATION WALLS OR 2"x8" / 2"x10" FLOOR JOISTS

20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS. 24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERING JOISTS OVER 16' SPANS

24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL

24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS.

30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS.

(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES AND SEMIS, TO BE VERIFIED ON SITE.

STRIP FOOTINGS - FOR TOWNHOUSES

FOR STRIP FOOTINGS SEE REFER TO BLOCK FOUNDATION PLAN.

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR TOWNHOUSES, TO BE VERIFIED ON SITE.

-MAXIMUM FLOOR LIVE LOAD OF 2.4KPa (50psf) PER FLOOR.

-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3

100mm (4") DIA. FOUNDATION DRAINAGE LIKE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

BASEMENT SLAB OBC 9.3.1.6 (1)(b), 9.16.4.5 (1), 9.25.3.3 (1)(a)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER B.O.P. FORM WHERE REQUIRED.

ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

WOOD SUBFLOORS (SEE OBC 9.23.14 & 9.30.2.1)

-15mm (5/8") MIN. T & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR.

16mm (5/8") TAG SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR.

16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION.

6mm (1/4") PANEL-TYPE UNDERLAYER UNDER RESILIENT & PARQUET FLOORING.

ATIC INSULATION (REFER TO B.O.P. FORM)

RSL 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 15mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSL 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

ALL STAIRS/EXTERIOR STAIRS - OBC 9.8 -

UNIFORM RISE

-5mm (1/4") MAX. BETWEEN ADJACENT TREADS OR LANDINGS

-10mm (1/2") MAX. BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7'-7 7/8")

MIN. RUN = 210 (6'-11")

MIN. TREAD = 235 (9'-1 1/4")

MAX. NOSING = 25 (1")

MIN. HEADROOM = 1950 (6'-5")

RAIL @ LANDING = 900 (2'-11")

RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")

MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS

MIN. RUN = 150 (6")

MIN. AV. RUN = 200 (8")

HANDRAILS - OBC 9.8.7 -

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.8 -

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS - OBC 9.8.8

900mm (3') HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-10"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-10").

SILL PLATE ANCHORAGE

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CAULKING OR 75 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL.

USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (REFER TO B.O.P. FORM)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. FOUNDATION WALL INSULATION SHALL BE MINIMUM RSL 3.52 (R20). INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING.

BASEMENT BEARING STUD PARTITION

38x89/140 (2"x4"/6") STUDS @ 406mm (16") O.C. 38x89/140 (2"x4"/6") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONCRETE @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONCRETE CURB ON 305x155 (12"x6") FOR 2x4 STUDWALL OR 400x155 (16"x6") FOR 2x6 STUD WALL. CONCRETE FOOTING, ADD HORIZONTAL BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE OBC 9.17.3)

89mm (3-1/2") DIA x 4.78mm (0.188") STEEL COLUMN WITH 150x150x9.5 (6"x6"x3/8") STEEL TOP & BOTTOM PLATE.

STEEL COLUMN (SEE OBC 9.17.3)

90mm (3-1/2") DIA x 4.78mm (0.188") STEEL COLUMN WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-32x3.75 (1 1/4"x 1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SDS 6.35x38 (1/4"x 1 1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE PLASTER

BEAM POCKET OR 200x200 (8"x8") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3.(3c))

GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

INTERIOR GARAGE WALLS & CEILINGS (REFER TO B.O.P. FORM)

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN WALLS AND GARAGE. WALL INSULATION - RSL 3.52 (R20) BATT+ RSL 0.88 (R5) CONTINUOUS RIGID INSUL. CEILING INSUL. - RSL 5.46 (R31). TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.

DRYER VENT (OBC 6.2.3.8 (7), 6.2.4.1 (1) & 6.2.4.1 (1))

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

INSULATED ATTIC ACCESS (OBC 9.19.2.1)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21-1/2"x27-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSL 3.52 (R20) RIGID INSULATION BACKING.

PRELACE CHIMNEYS - OBC 9.21 -

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

LINE CLOSETS

4 SHELVES MIN. 350mm (14") DEEP.

MECHANICAL EXHAUST

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.3.5 & 9.32.3.10.

STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.2.4.2.(2).

GLASS 'B' VENT

U.L.C. RATED GLASS 'B' VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

BASEMENT WOOD POST (OBC 9.17.4)

3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 406x406x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

STEPPED FOOTINGS (OBC 9.15.3.9)

MIN. HORIZ. STEP = 600mm (24").

MAX. VERT. STEP = 600mm (24").

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9W2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. UNDER SLAB INSULATION AS PER B.O.P. FORM WHERE REQUIRED.

ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

DIRECT VENTING GAS FURNACE VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT GAS (R-10) VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)

ALL CONVENTIONAL FRAMED FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4.)

REFER TO FLOOR LAYOUTS FOR ENGINEERED FLOOR JOISTS.

EXPOSED BUILDING FACE - OBC 9.10.15

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

COLD CELLAR PORCH SLAB (OBC 9.39.1)

FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 600x600 (23 5/8"x 23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE MIN 75mm (3") BEARING ON FDN. WALLS. PROVIDE (W1) LINTELS OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

BRICK CHECK

THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SHALL WITH MORTAR.

CONVENTIONAL ROOF FRAMING (2.0KPa SNOW LOAD)

38x140 (2"x6") RAFTERS @ 406mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 406mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 406 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 610mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

TWO STOREY VOLUME SPACES

-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 5.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 305mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 406 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES & 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GILDED AT TOP, BOTTOM PLATES AND HEADERS.

EXPOSED FLOOR TO EXTERIOR (REFER TO B.O.P. FORM)

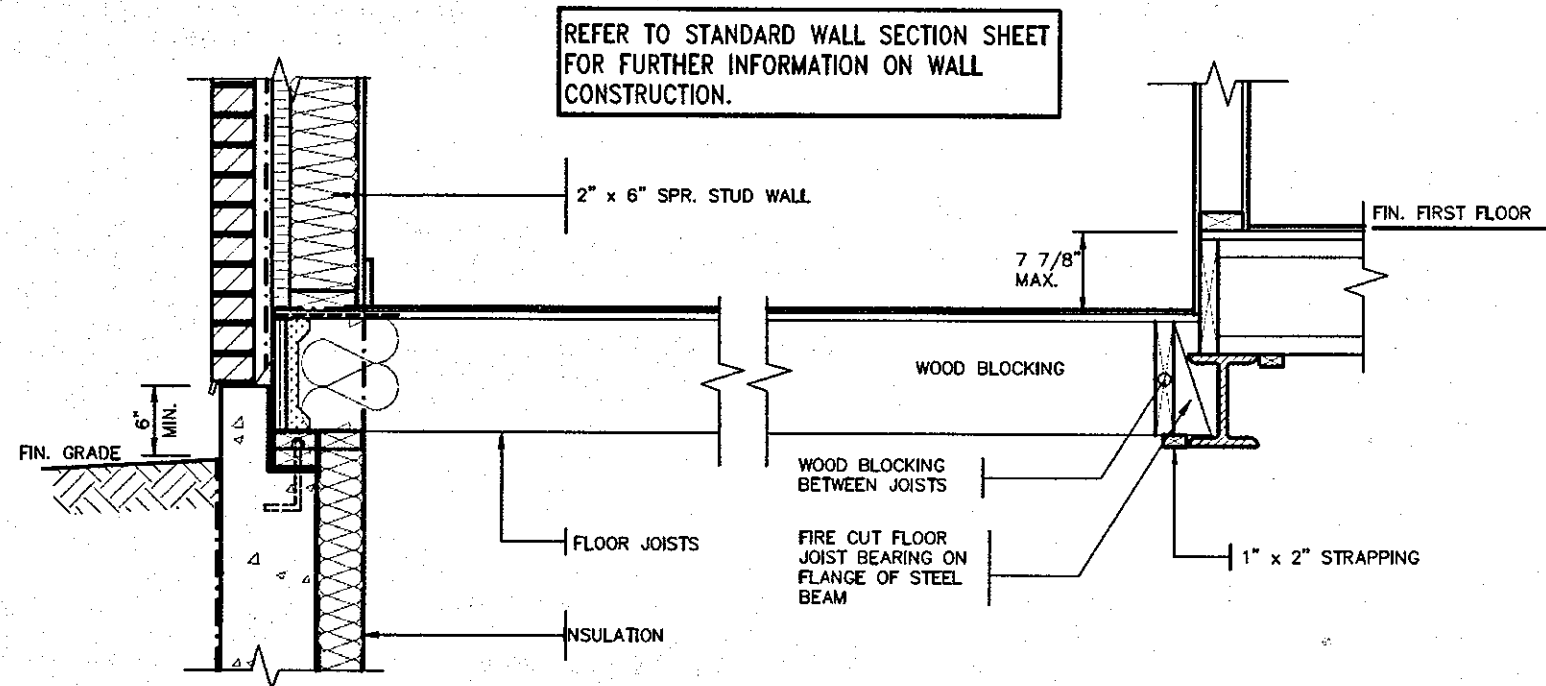
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

PARTYWALLS

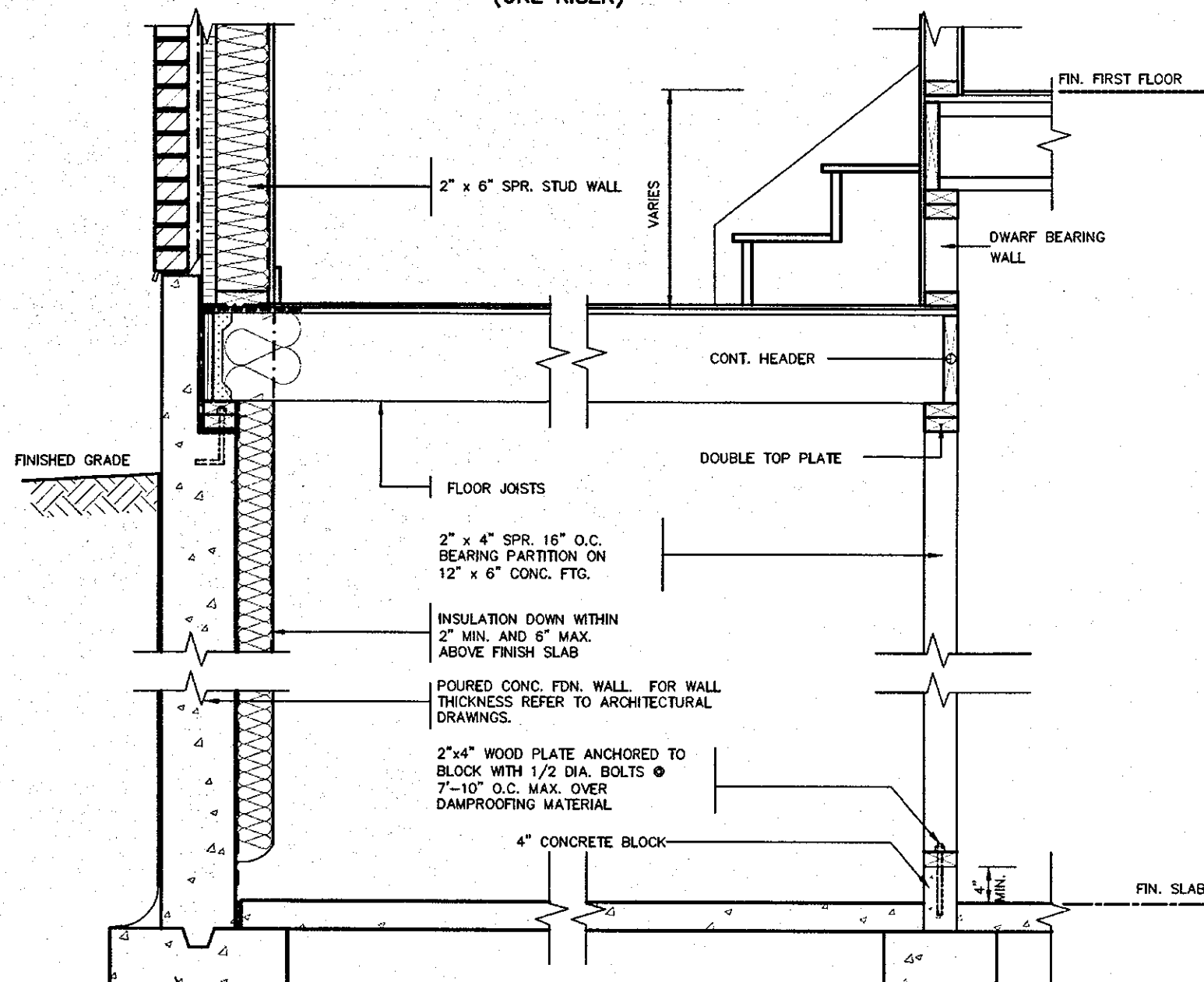
TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS

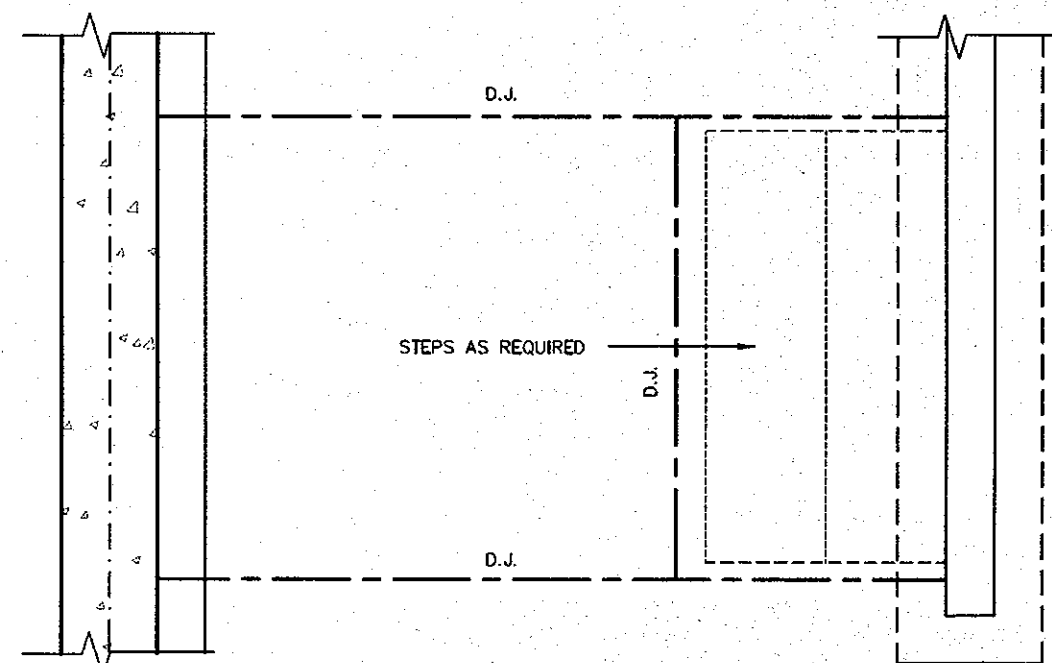
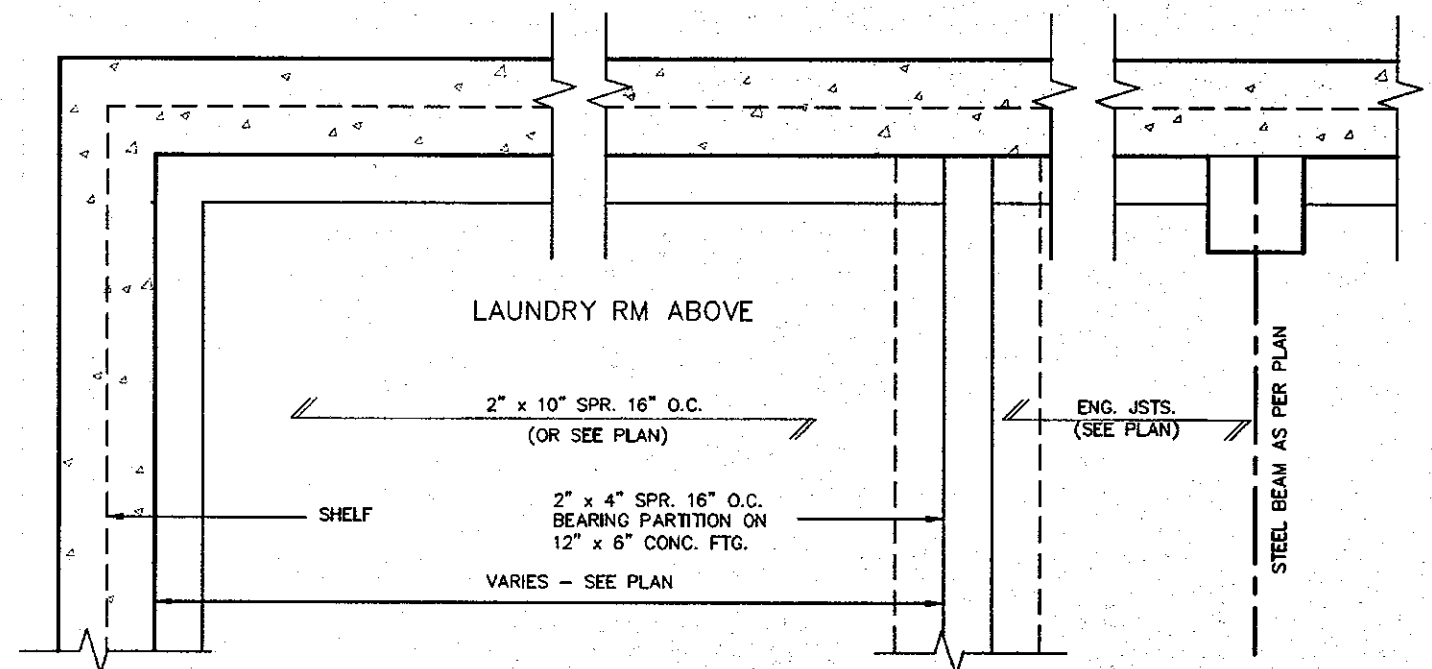
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140



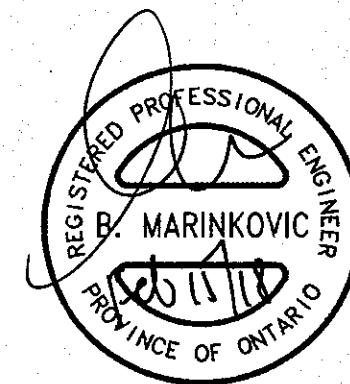
DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY/ENTRY
(MORE THAN ONE RISER)



PARTIAL FOUNDATION PLAN



STRUDET INC.
FOR STRUCTURE ONLY

FEB 15 2018

2012 CODE
ENERGY STAR

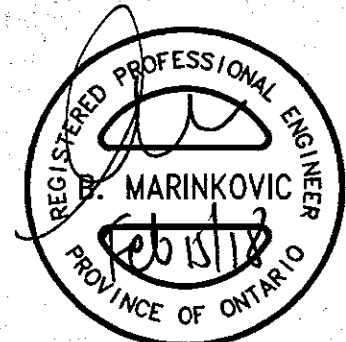
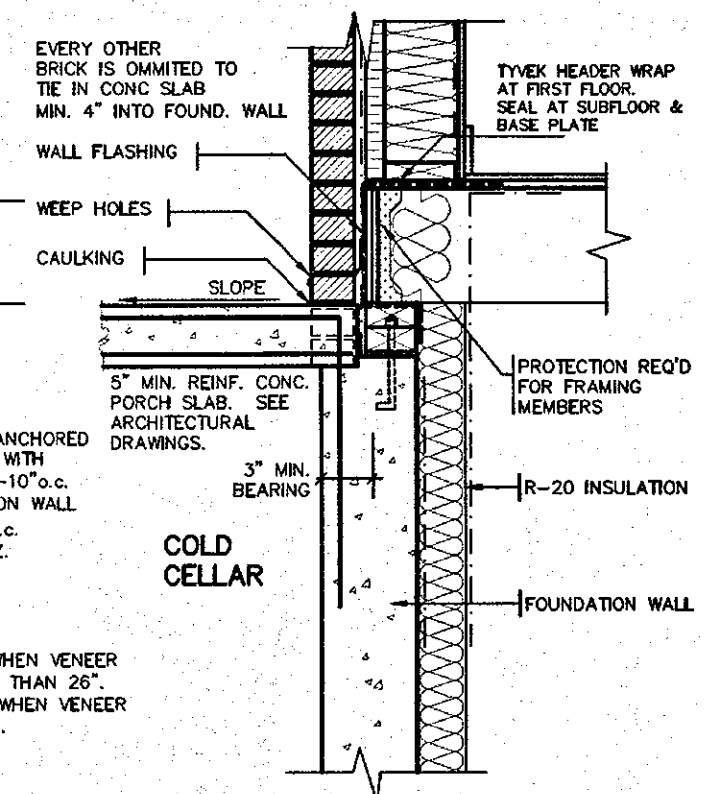
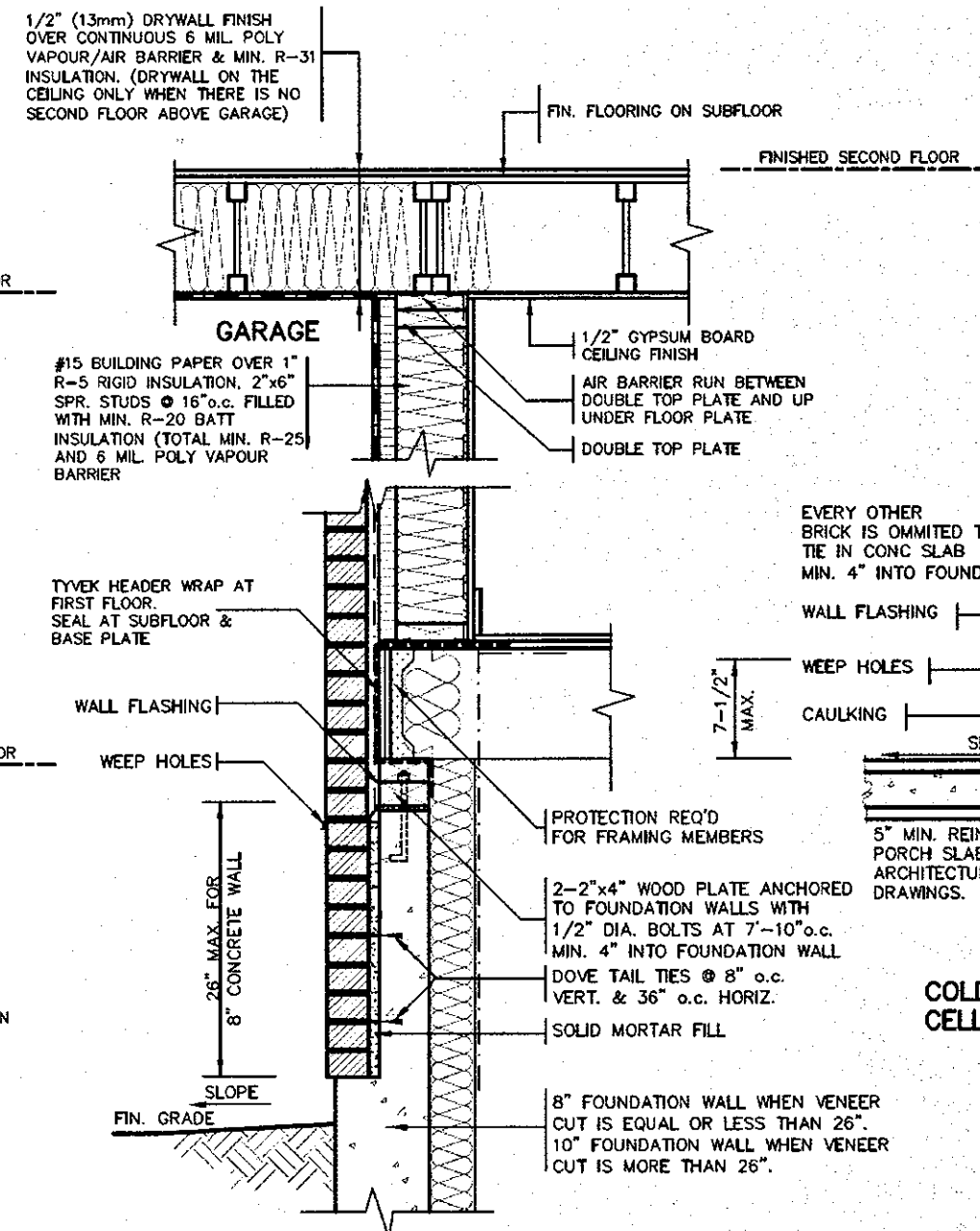
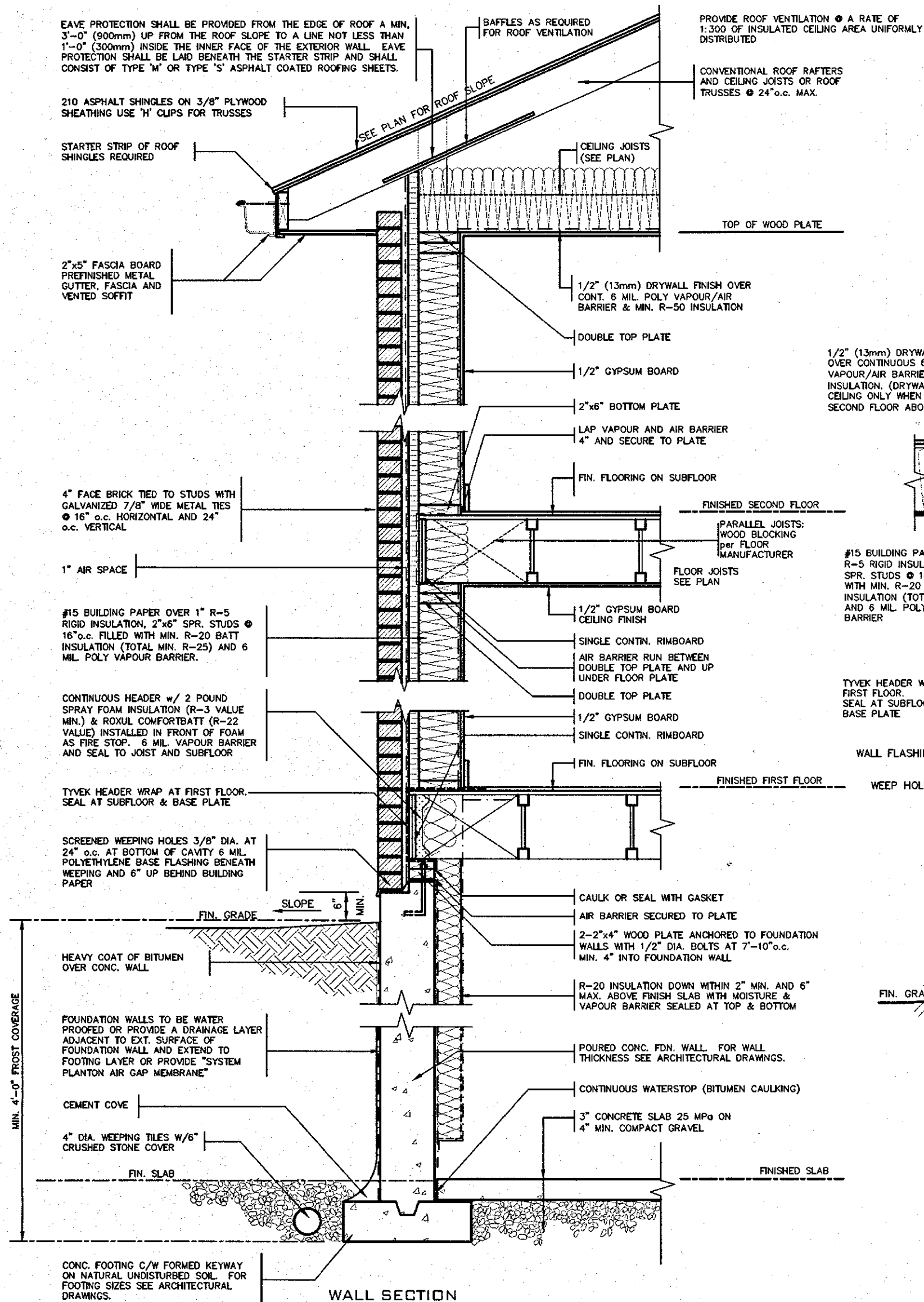
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Richard Vink
6.				signature
5.				24488
4.				BCR
3.				name
2.				VA3 Design Inc.
1.				42658
ISSUED FOR PERMIT.	NOV. 10/17	GW		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
no.	description	date	by	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name	SECONDINO VALES ESTATES INC. EAST GWILLIMBURY	project no.	17030
date	OCT. 2017	drawing no.	2
drawn by	GW	checked by	
scale	Not to Scale		
file name	17030-GP-STD_DETAILS_ES127		
created	H:\ARCHITECTURE\2017\17030-GP-STD_DETAILS_ES127.dwg		
file	Nov 13 2017 - 10:30 AM		

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



STRUDET INC.
FOR STRUCTURE ONLY

FEB 15 2018

2012 CODE
ENERGY STAR

9					
8					
7					
6					
5					
4					
3					
2					
1	ISSUED FOR PERMIT	NOV. 10/17	GW		
no.	description	date	by		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Richard Vink 24488

name

registration information

VAS Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VAS DESIGN

300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.			
project name	SECONDO VALES ESTATES INC. EAST GWILLIMBURY	municipality	
date	OCT. 2017	checked by	scale
drawn by	GW	Not to Scale	17030-GP-STD_DETAILS_ES127
project no.		17030	
drawing no.		3	

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



2012 CODE ENERGY STAR

All drawings, specifications, related documents and design are the copyright property of V&J DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&J DESIGN's written permission.

2" x 2" PICKETS CHAMFERED AT BOTTOM WITH 2" x 6" TOP CAP AND 2" x 4" TOP RAIL (REFER TO DETAIL 1)

3'-6" HIGH WOOD RAILING IF DECK FLOOR IS MORE THAN 5'-11" ABOVE GRADE AND 3'-0" HIGH WOOD RAILING IF DECK IS LESS THAN 5'-11" ABOVE GRADE

MAX. 4" OPENING BETWEEN PICKETS

5/4 x 6 PRESSURE TREATED DECKING WITH 1/4" GAP

WB1 RIM JOISTS (PRESSURE TREATED)

GUARDS FOR STAIRS SHALL NOT BE LESS THAN 2'-11" HIGH MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS

9 1/4" MIN. 14" MAX.

4 7/8" MIN. 7 7/8" MAX.

2" x 4" WOOD BLOCKING @ 4'-0" O.C. MIN. BETWEEN STRINGERS

2" x 12" STRINGER

PRECAST CONCRETE SLAB

(CORROSION RESISTANT) SIMPSON STRONG-TIE COLUMN BASE, 1/2" DIA. ANCHOR BOLT.

12" CONC. PIER

WOOD DECK SECTION WITH BRICK VENEER

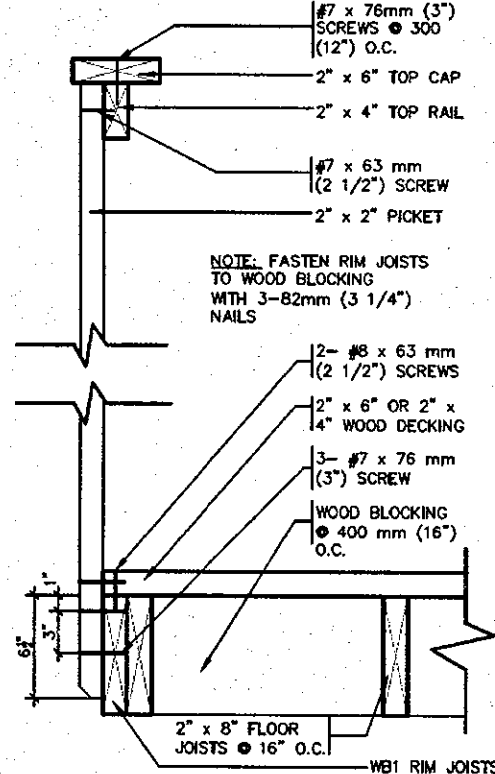
SCALE: 1/2" = 1'-0"

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

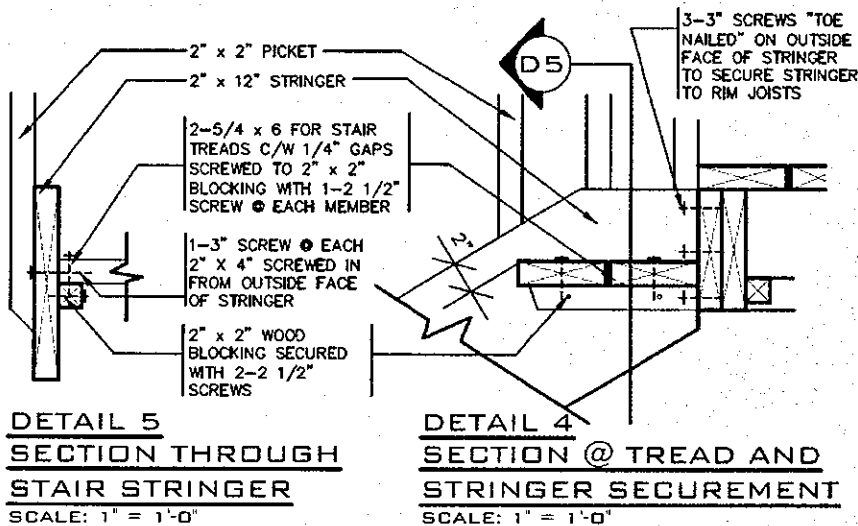
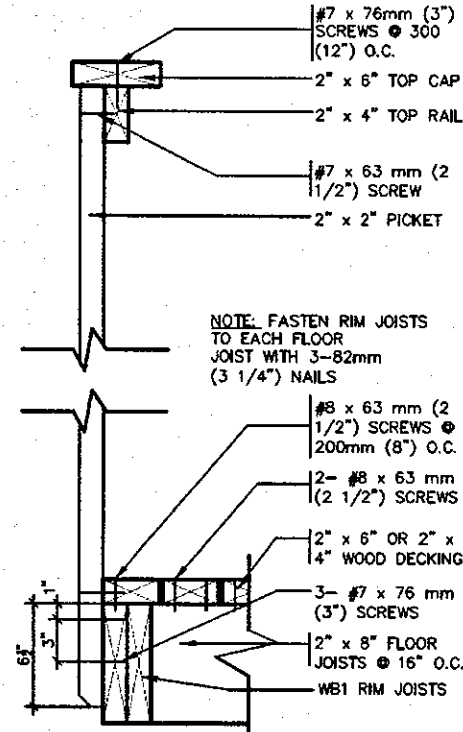
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"



DETAIL 5

SECTION THROUGH STAIR STRINGER

SCALE: 1" = 1'-0"

DETAIL 4

SECTION @ TREAD AND STRINGER SECUREMENT

SCALE: 1" = 1'-0"

GENERAL NOTES

1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPA (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WB1 = 2- 2 x 8 (PRESSURE TREATED)
WB3 = 2- 2 x 10 (PRESSURE TREATED)
5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



STRUDET INC.
FOR STRUCTURE ONLY

FEB 15 2018

2012 CODE
ENERGY STAR

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				Qualification Information
7.				Richard Vink 24488
6.				Signature
5.				Registration Information
4.				VAS Design Inc. 42658
3.				
2.				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	ISSUED FOR PERMIT.	NOV. 10/17	CW	
no.	description	date	by	

VAS DESIGN
300A Wilson Avenue
Toronto ON M4H 1S8
416.630.2255 f 416.630.4782
vasdesign.com

Greenpark

project name	SECONDO VALES ESTATES INC. EAST GWILLIMBURY	project no.	17030
date	OCT. 2017	drawing no.	5
drawn by	CW	checked by	As Shown
scale	17030-GP-STD_DETAILS_ES127	file name	17030-GP-STD_DETAILS_ES127
path	C:\Users\VALESM\OneDrive\Documents\17030-GP-STD_DETAILS_ES127.dwg	print name	17030-GP-STD_DETAILS_ES127
print date	Nov 10 2017	print time	10:50 AM

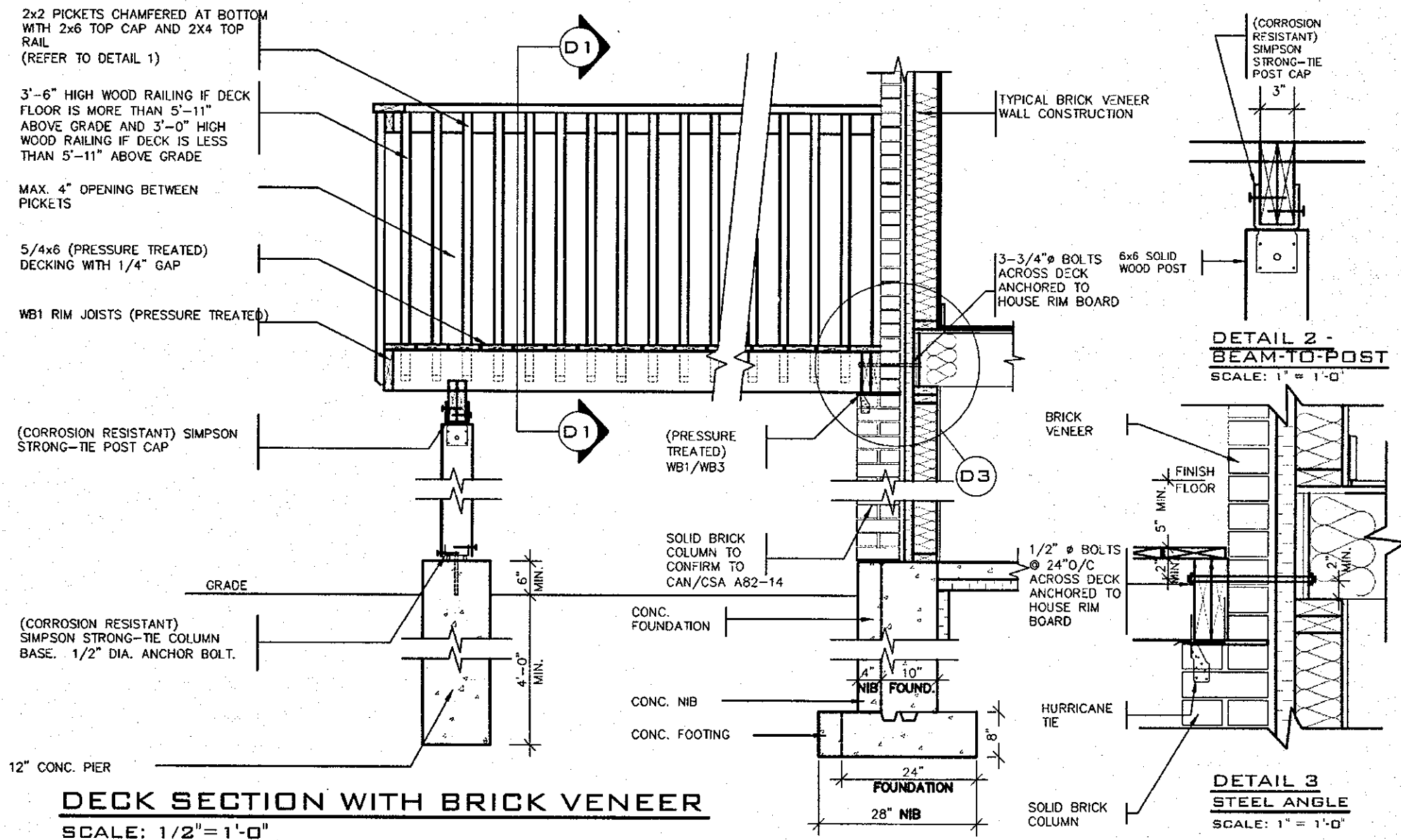
All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



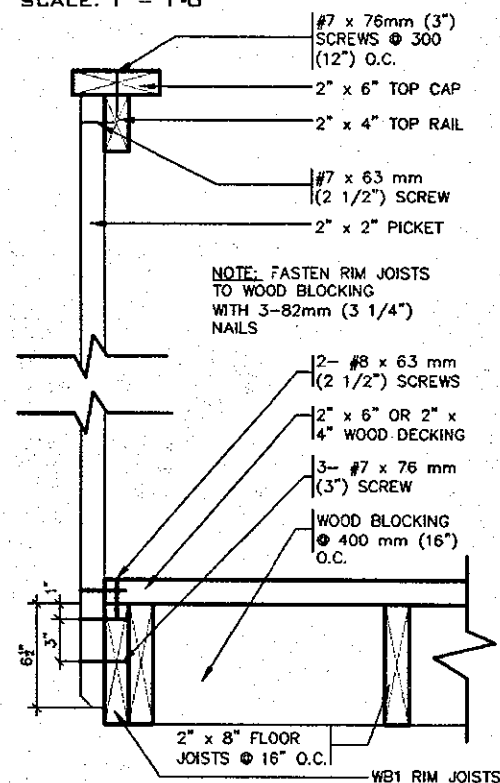
2012 CODE ENERGY STAR

[illegible]

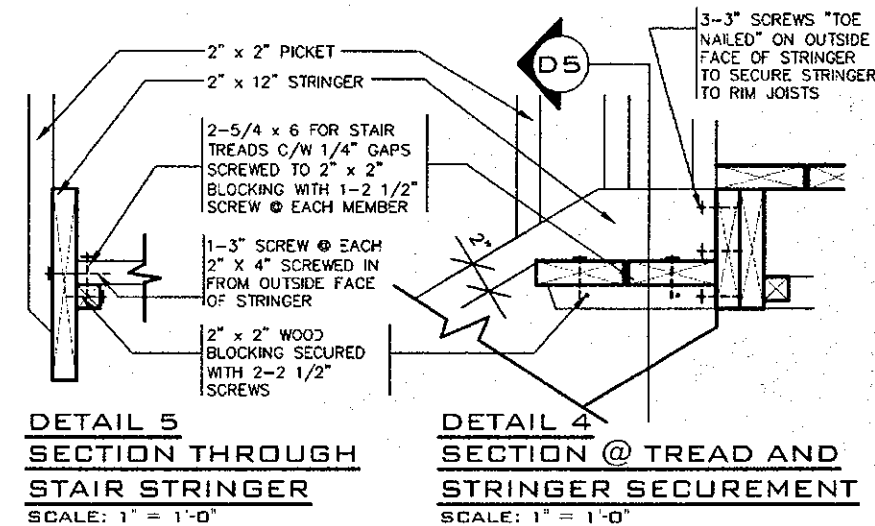
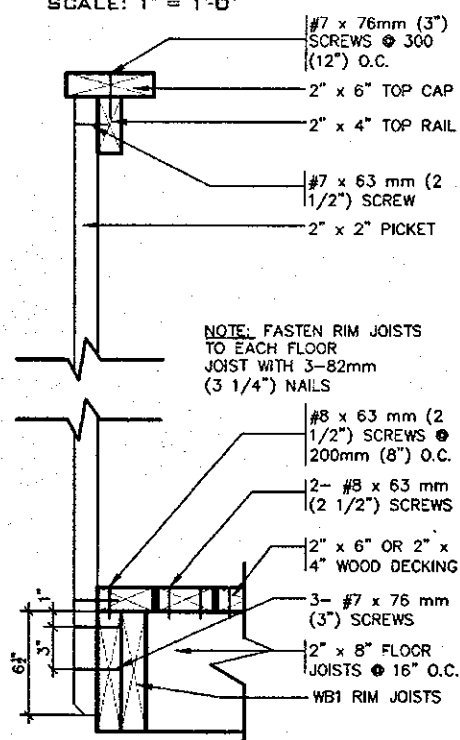
All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



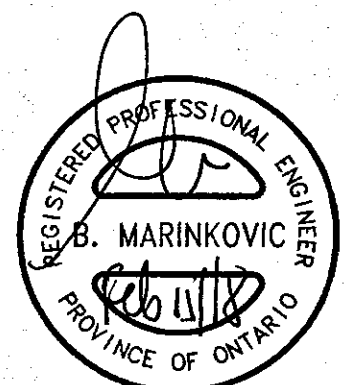
DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



DETAIL 2
GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



- GENERAL NOTES**
- BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPA (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
 - MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
 - ALL NAILS AND SCREWS TO BE GALVANIZED.
 - WB1 = 2- 2 x 8 (PRESSURE TREATED)
WB3 = 2- 2 x 10 (PRESSURE TREATED)
 - WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



STRUDET INC.
FOR STRUCTURE ONLY

FEB 15 2018

2012 CODE
ENERGY STAR

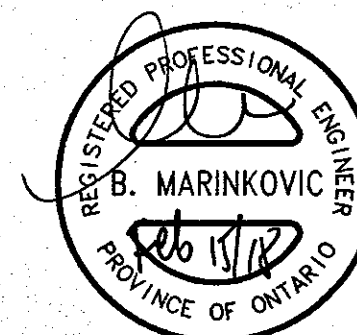
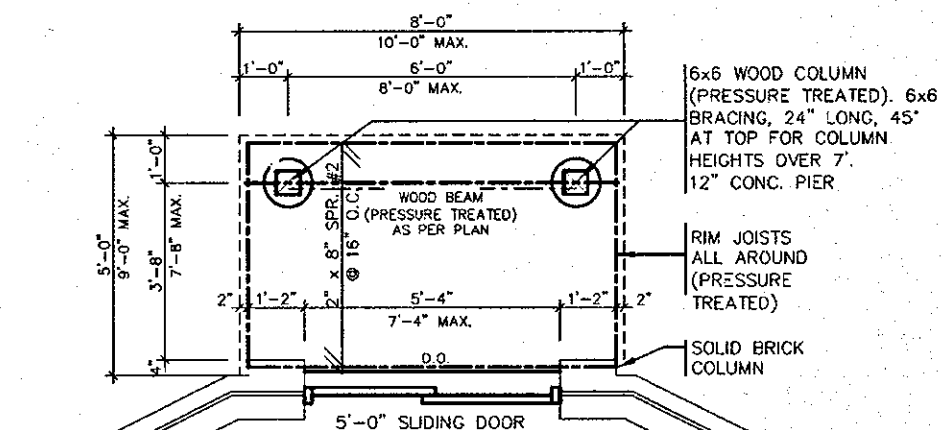
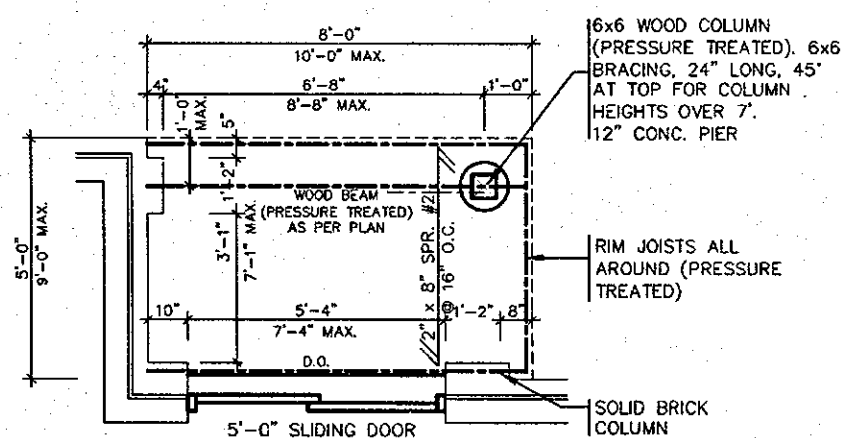
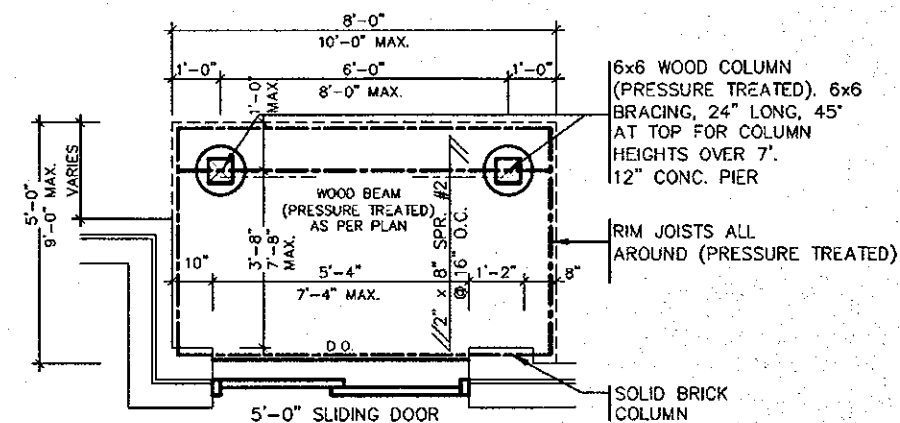
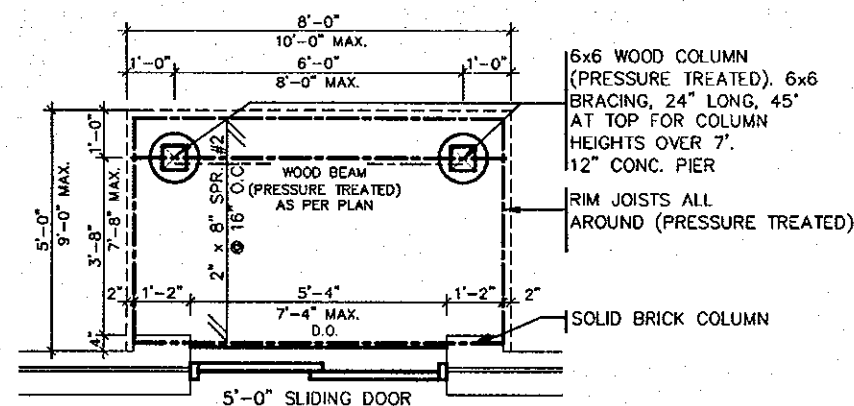
9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Richard Vink 24488
6				signature
5				name
4				registration information
3				VA3 Design Inc. 42658
2				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUED FOR PERMIT.	NOV. 10/17	GW	
no.	description	date	by	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name	SECONDO VALES ESTATES INC. EAST GWILLIMBURY	municipality		project no.	17030
date	OCT. 2017	checked by	scale	drawing no.	5-3
drawn by	GW	As Shown			
title	WOOD DECK -WALK-OUT CONDITION				
file name	17030-GP-STD_DETAILS_ES127				
date	OCT. 2017	checked by	scale		

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



STRUDET INC.
FOR STRUCTURE ONLY

FEB 15 2018

2012 CODE
ENERGY STAR

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8				qualification information	
7				Richard Vink	24488
6				signature	BCIN
5				name	
4				registration information	42658
3				VA3 Design Inc.	
2				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	
1	ISSUED FOR PERMIT.	NOV. 10/17	GW		
no.	description	date	by		



3004 Wilson Avenue
Toronto ON M4H 1S8
t 416.630.2255 f 416.630.4782
va3design.com



project name
SECONDO VALES ESTATES INC. EAST GWILLIMBURY

date
OCT. 2017

drawn by
GW

checked by
As Shown

scale
17030-GP-STD_DETAILS_ES127

date
Nov 28 2017 - 1:35 PM

project no.
1703

drawing no.
5-4

DETAIL 1.

W8
TO
W8
CONNECTION

SECTION 1-1

DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

SECTION 1-1

DETAIL 3.

W10
TO
W10
CONNECTION

SECTION 1-1

DETAIL 4.

W10
TO
W12
CONNECTION

SECTION 1-1

DETAIL 5.

W12
TO
W12
CONNECTION

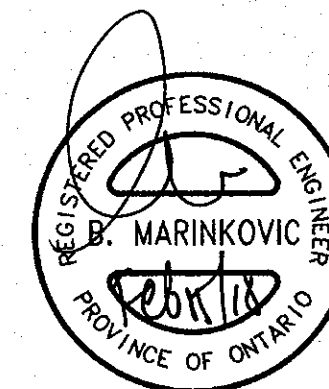
SECTION 1-1

PLAN VIEW

ALL BEAM SIZES — SECTION 1-1

FEB 15 2018

5 2018 2012 CODE
ENERGY STAR



STRUDET INC.
FOR STRUCTURE ONLY

DETAIL 6.

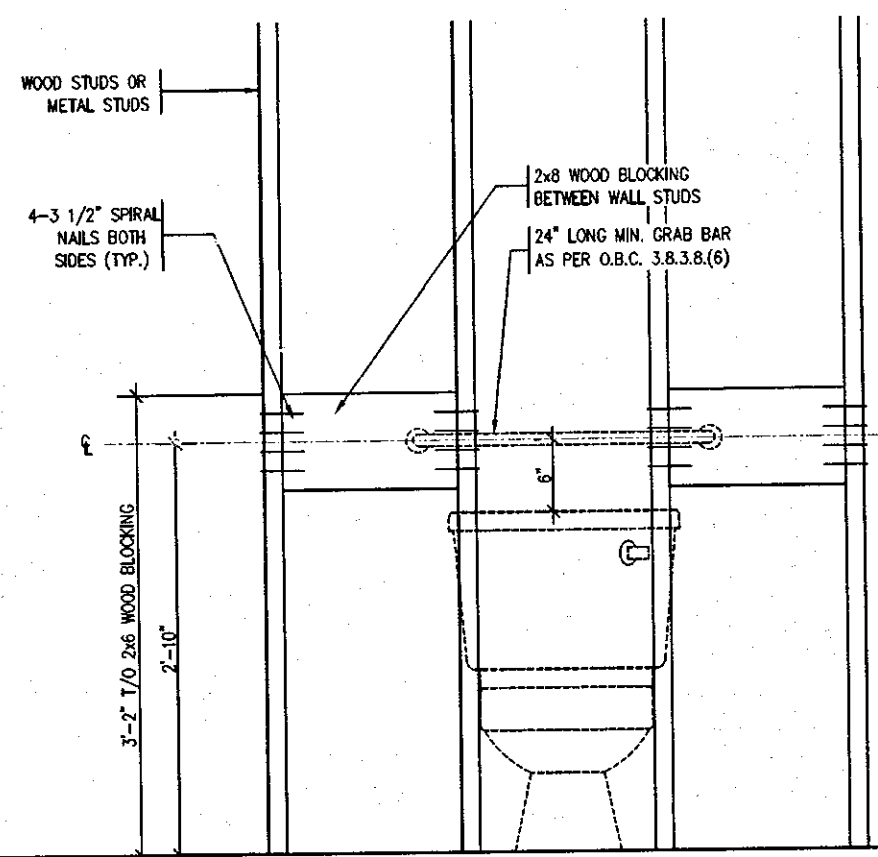
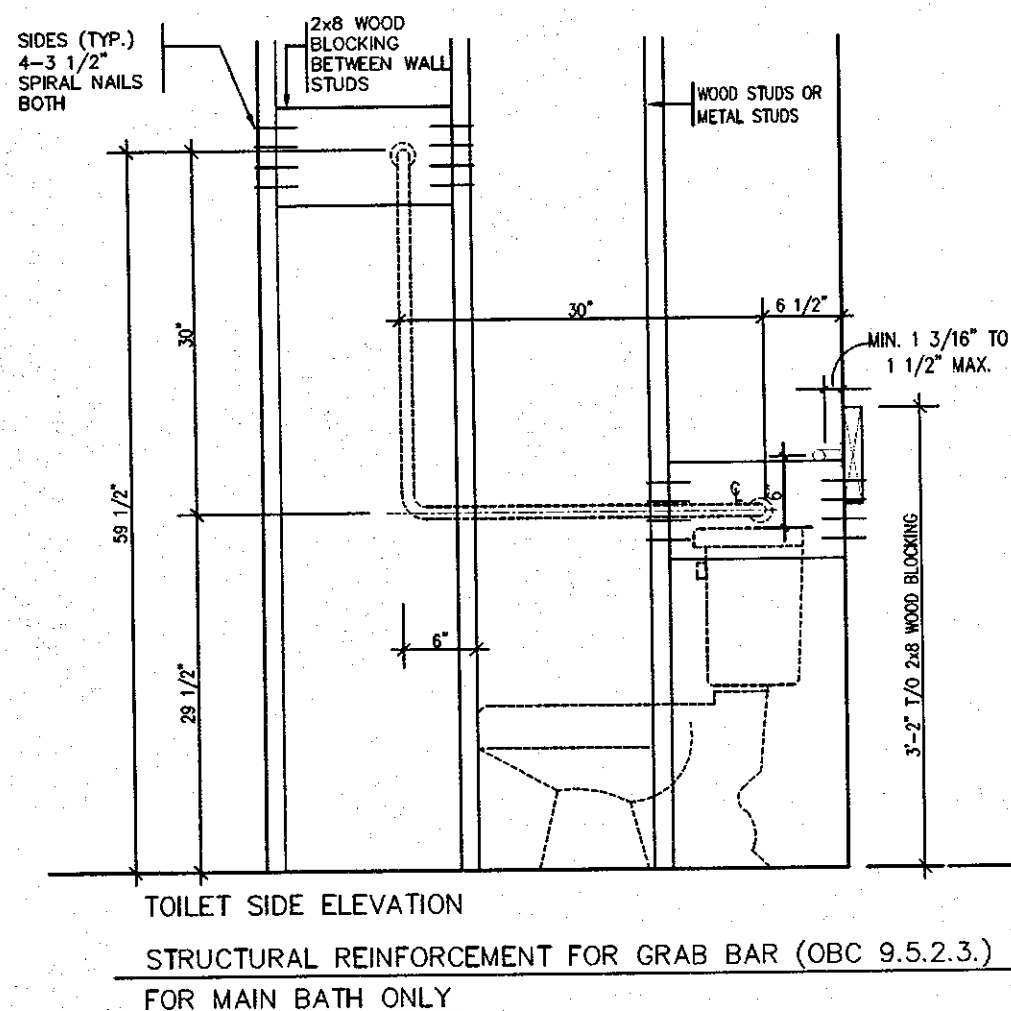
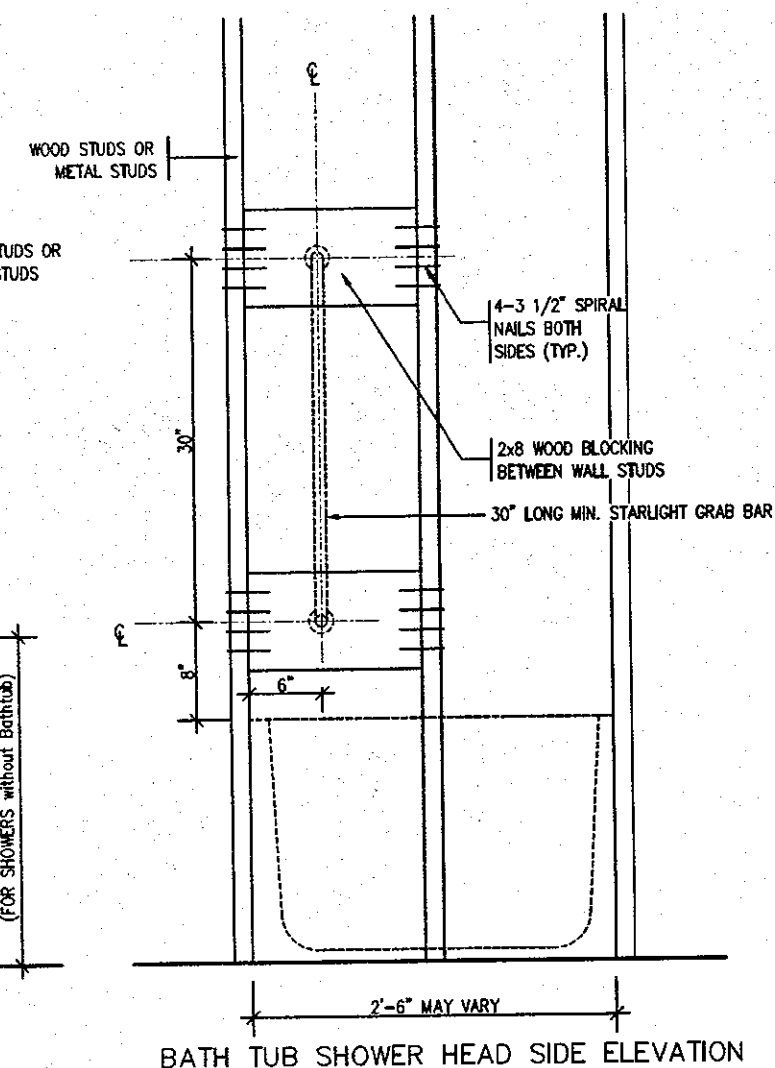
ANGLE
TO
BEAM
CONNECTION

9		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8		-	-	
7		-	-	qualification information
6		-	-	Richard Vink 244B
5		-	-	name 90
4		-	-	registration information signature
3		-	-	VAS Design Inc. 4265
2		-	-	
1	ISSUED FOR PERMIT.	NOV. 10/17	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings not to be scaled.
no.	description	date	by	



project name	SECOND0 VALES ESTATES INC. EAST GWILLIMBURY		municipality
date	OCT. 2017		
drawn by		checked by	scale
GW		-	Not to Scale
file name		17030-SP-STD_DETAILS_ES127	
C:\P1G - H:\ARCHIVE\WORKING\2017\17030 STD DETAILS\17030-SP-STD_DETAILS_ES127.dwg - Fri Nov 10 2017 - 10:51 AM			

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



STRUDET INC.
FOR STRUCTURE ONLY

FEB 15 2018

2012 CODE ENERGY STAR

9				The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8				qualification information	
7				Richard Vink	24488
6				signature	BCIN
5				name	
4				registration information	42658
3				VAS Design Inc.	
2				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled	
1	ISSUED FOR PERMIT.	NOV. 10/17	GW		
no.	description	date	by		



**300A Wilson Avenue
Toronto ON M4M 1S8
t 416.630.2255 / 416.630.4782
vo@design.com**

Greenpark.

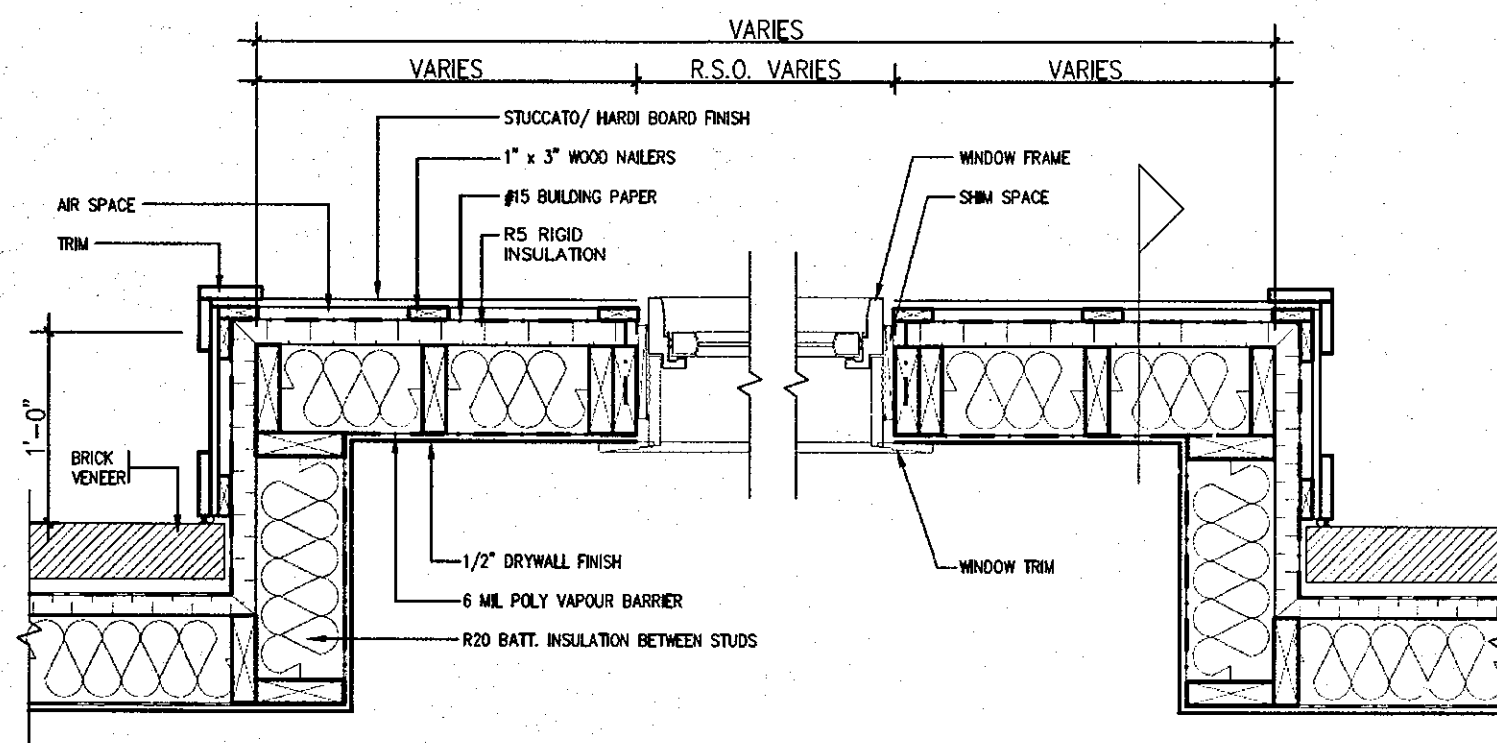
project name: **SECONDO VALES ESTATES INC. EAST GWILLIMBURY** municipality: **17030**

date: **OCT. 2017** scale: **STUD WALL REINFORCEMENT** file name: **17030-GP-STD_DETAILS_ES127**

drawn by: **GW** checked by: **GW** Not to Scale

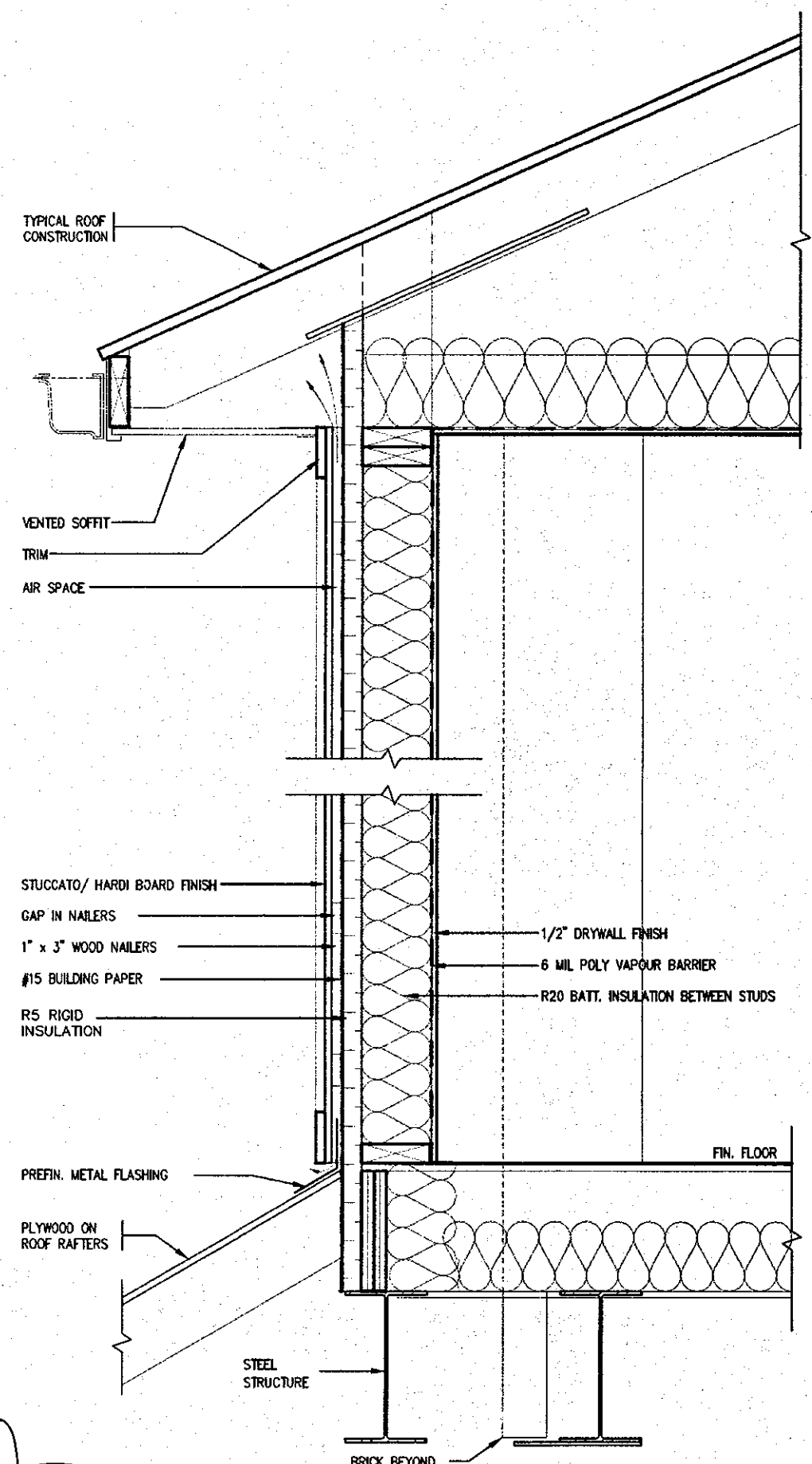
DATE: **11 NOVEMBER 2017 11:12AM GMT-05:00** FILE: **17030-GP-STD_DETAILS_ES127.dwg** - FR - **Nov 10 2017 - 10:51 AM**

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

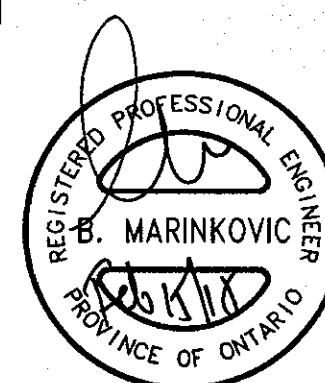


PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION



STRUDET INC.
FOR STRUCTURE ONLY

FEB 15 2018

2012 CODE
ENERGY STAR

9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

