

CONSTRUCTION NOTES (unless otherwise noted)

All construction to comply with these plans and specifications and to the Ontario Building Code (current edition) and to all other applicable codes and authorities having jurisdiction. These requirements are to be considered minimum standard.

1A

TRUSS ROOF CONSTRUCTION

Pre-Finished Aluminum roof sheathing (Install as per manufacturers specifications / as per elevations). 1/2" spruce ply exterior sheathing with "H" clips. Approved pre-engineered wood trusses @ 1'-4" o/c. max. (trusses to be installed as per manufacturers specifications) Approved eaves protection to extend 3'-0" from edge of roof and min. 1'-0" beyond inner face of exterior wall. Pre-finished aluminum eaves-through, fascia (as per elevations), vented soffit and RWL. Attic ventilation 1:300 of insulated ceiling with 50% at eaves. Roof insulation min. R-31 batt insulation and approved vapour barrier at sloped ceilings c/w min. 3" air space between u/s deck and top of insulation. Attic insulation R-60 and approved vapour barrier. 5/8" int. drywall finish or approved equal.

1B

CONVENTIONAL ROOF CONSTRUCTION

Min. No. #300 Asphalt shingles (as per elevations). 1/2" spruce ply exterior sheathing. Min. 2" x spruce rafters @ 1'-4" o/c. (see plan for rafter size). Approved eaves protection to extend 3'-0" from edge of roof and min 1'-0" beyond inner face of exterior wall. Pre-finished aluminum eaves-through, fascia (as per elevations), vented soffit, and RWL. Attic ventilation 1:300 of insulated ceiling with 50% at eaves. (pre-finished aluminum ridge vent at sloped ceiling as required). Roof insulation min. Site Installed R-31 spray foam insulation and approved vapour barrier at sloped ceilings. 1/2" int drywall finish or approved equal. Horizontal ceiling as required 2" x spruce ceiling joists @ 1'-4" o/c. (see plan for ceiling joist size and connection details). Flat ceiling insulation, min. R-60 batt insulation and approved vapour barrier. 1/2" int drywall finish or approved equal.

2A

Existing Wall, Floor, Ceiling or Roof structure to remain. Contractor to refurbish existing structural components, as required, to maintain the original performance level. (Modify as per plan)

2B

Existing walls to be removed. Contractor to provide temporary bracing as required prior to demolition

2C

FRAME WALL CONSTRUCTION (2"x6")

Exterior siding or other as per elevations. (horizontal wood siding c/w 1"x3"vertical spruce strapping @ 1'-4" o/c, vertical wood siding c/w 1"x3" horizontal spruce strapping @ 2'-0" o/c). 1" Thk (R5) Extruded Polystyrene Insulation. Typar air barrier or equal c/w pre-finished aluminum drip at siding/foundation wall junction (typ.). 1/2" spruce ply exterior sheathing. 2"x6" spruce studs @ 1'-4" o/c. (provide 2"x6" plates; 2-top, 1 bottom). R-19 batt insulation and approved vapour barrier. 1/2" drywall finish or approved equal. NOTE: For two story volume spaces from 10'-0" to 18'-0" max. high walls provide 2-2"x6" spruce studs @ 1'-4" o/c. c/w 1/2" spruce ply sheathing. Provide 2"x6" solid wood blocking @ 4'-0" o/c vertically. NOTE: Omit 3/4" thick spruce strapping where vinyl siding is used.

2D

FRAME WALL CONSTRUCTION (2"x4")

Exterior siding or other as per elevations. (horizontal wood siding c/w 1"x3"vertical spruce strapping @ 1'-4" o/c, vertical wood siding c/w 1"x3" horizontal spruce strapping @ 2'-0" o/c). Approved sheathing paper c/w pre-finished aluminum drip at siding/foundation wall junction. 1/2" spruce ply exterior sheathing. 2"x4" spruce studs @ 1'-4" o/c. (provide 2"x4" plates; 2-top, 1 bottom).

2E

4" MASONARY VENEER CONSTRUCTION (2"x6")

4" masonry veneer (as per elevations). 1" air space. 7/8"x7"x0.03" galvanized metal ties @ 1'-4" o/c horizontal and 2'-0" o/c vertical. Typar air barrier c/w bottom course flashing up min 6" behind air barrier. Provide weep holes @ 2'-8" o/c. bottom course and over openings. 1/2" spruce ply exterior sheathing. 2"x6" spruce studs @ 1'-4" o/c.

(provide 2"x6" plates; 2-top, 1-bottom). R-24 batt insultaion and approved vapour barrier. 1/2" drywall finish or approved equal. NOTE: For two story volume spaces from 10'-0" to 18'-0" max. high walls provide 2-2"x6" spruce studs @ 1'-0" o/c. c/w 1/2" spruce ply sheathing. Provide 2"x6" solid wood blocking @ 4'-0" o/c vertically.

2F

4" MASONARY VENEER CONSTRUCTION (2"x4")

4" masonry veneer (as per elevations). 1" air space. 7/8"x7"x0.03" galvanized metal ties @ 1'-4" o/c horizontal and 2'-0" o/c vertical. Approved sheathing paper c/w bottom course flashing up min. 6" behind sheathing paper. Provide weep holes @ 2'-8" o/c bottom course and over openings. 1/2" spruce ply exterior sheathing. 2"x4" spruce studs @ 1'-4" o/c. (provide 2"x4" plates; 2-top, 1-bottom).

3A

INTERIOR STUD BEARING PARTITIONS

For bearing partitions 2"x4" spruce studs @ 1'-4" o/c for 2 storeys and 1'-0" o/c for 3 storeys. (provide 2"x4" plates; 2-top, 1-bottom. c/w 2"x4" spruce blocking @ 4'-0" o/c horizontal). 1/2" drywall finish each side. NOTE: 2"x6" spruce studs @ 1'-4" o/c partitions where noted on plan.

3B

INTERIOR STUD NON-BEARING PARTITIONS

2"x4" spruce studs @ 1'-4" o/c. c/w. 1/2" drywall finish each side. Provide 2"x6" studs @ 1'-4" o/c. c/w. 1/2" drywall finish each side where noted plan. (for all partitions provide full width plates; 2-top, 1-bottom).

4A

FOUNDATION WALL/FOOTING CONSTRUCTION-(see O.B.C. 9.15.3, and 9.15.4)

Approved continous drainage layer. 2" Thk (R-10) Extruded Polystyrene Insulation. Bitumen damproofing. Continous poured concrete foundation wall (25Mpa) c/w Steel reinforcing as per note. (foundation plan for wall thickness). #15 felt building paper moisture barrier. 2"x4" spruce studs @ 1'-4" o/c floor to ceiling (bottom plate c/w damproofing material). R-12 batt insulation c/w approved poly vapour barrier. 2"x6" sill plate c/w 1/2" dia. x 8" long. Anchor bolts @ min 7'-10" o/c (foam gasket or caulking between sill plate and top of foundation wall. Use non-shrink grout to level sill plate when required). 8"thick continous strip, keyed concrete footing set on natural undisturbed soil or compacted engineered fill with min bearing capacity of 3000 psf. or greater. (see foundation plan for footing width). Footings c/w 2-15mm bar set in line with outside face of foundation wall above and up 2" from u/s of footing. 4" dia weeping tile set in min 8" layer crushed drain rock over and around weeping tile. NOTE: Foundation wall c/w 15mm bar @1'-4" o/c ea. way.

4B

FOUNDATION WALL/FOOTING CONSTRUCTION-(see O.B.C. 9.15.3, and 9.15.4)

Continous poured concrete foundation wall (25Mpa) c/w Steel Reinforcing as per note. (see foundation plan for wall thickness). Granular fill as required on both sides of foundation wall, compacted as required. 8" thick continous strip concrete footing set on natural undisturbed soil or compacted engineered fill with min. bearing capacity of 3000 psf. or greater. (see foundation plan for footing width). Footing c/w 2-15 mm bar set in line with outside face of foundation wall above and up 2" from u/s of footing. Note: Foundation wall c/w 15m bar @ 1'-0" o/c ea. way.

4C

BEAM POCKET OR 12"x8" poured concrete nib walls. Min 3/2" end bearing

4D

STEP FOOTING CONSTRUCTION-(see O.B.C. 9.15.3,8)

Min horizontal step 2'-0". Max. vertical step 2'-0" for still soil and 1'-4" for sand and gravel.

4E

INTERIOR WOOD FRAMED BEARING WALLS AT FOUNDATION

2"x10" spruce studs @ 1'-4" o/c. (provide 2"x10" plates; 2-top, 1-bottom, 2"x10" spruce blocking @ 4'-0" o/c horizontal). Stud wall set on 1 course 10" thick unit block masonry c/w 1/2" dia. x 8" long anchor bolts @ min 7'-10" o/c max. (Damproofing material between masonry and bottom plate. Fill block cavities with concrete). 8" thick x 1'-10" wide continous strip concrete concrete footing set on natural undisturbed or compacted engineered fill with min. bearing capacity of 3000 psf. Footing c/w 2-10mm bar set in line with outside face of block above abd up 2" from u/s footing.

4F

1"x3" spruce strapping on both sides of steel beam.

5A

SUBFLOOR, JOISTS, STRAPPING AND BRIDGING

Min. 3/4" T&G spruce ply subfloor. 2" x spruce floor joists as required. (see plan for joist size and spacing). (NOTE: For pre-engineered joist sytems install as per manufacturers specifications). Solid bridging @ 4'-0" o/c. max. All joists to be strapped with 1"x3" spruce @ 6'-11" o/c. unless a panel type ceiling finish is applied. Install approved meat joist hangers as required. See Plan for SB-3 fire separation assembly Requirements . Absorbive material to be 3.5" thick. rock slag mineral wool.

5B

Exposed floor to exterior provide R-31 batt insulation and approved vapour barrier. Continous air barrier, pre-finished aluminum soffit, unless otherwise noted on plan.

6A

BASEMENT SLAB-(see O.B.C. 9.16)

4" 25 Mpa concrete slab on min. 4" thick layer course clean granular fill. Granular fill beneath this layer must be well compacted.

6B

GARAGE, EXTERIOR SLABS

5" (32Mpa / with fibre) concrete slab with 5-8% air entrainment on 6" thick layer 3/4" clear washed stone. Slab reinforced with 15mm bar @ 1'-0" Ea. way placed at mid-depth of slab. Compacted native sub-base. Slope slab as shown.

6C

COLD CELLAR PORCH SLAB

For max. 9'-0" porch depth 5" 32Mpa concrete slab with 5-8% air entrainment. Reinforced with 10mm bars @ 1'-0" ea. way in bottom third of slab. 2'-0" x 2'-0" dowles @ 2'-0" o/c anchored in perimeter foundation walls. Sloped slab min. 1% to exterior

7

ALL STAIRS/EXTERIOR STAIRS-(see O.B.C. 9.8)

Max. rise 7-7/8", Min. run 8-1/4", Min. tread 9-1/4", Max. nosing 1", Min. headroom 6'-5", Rail @ landing 2'-11", Rail @ stair 2'-8", Min. stair width 2'-10", FOR CURVED STAIRS: Min. run 6", Min. average run 8". HANDRAILS AND GUARDS: Provide pickets spaced 4" max. between pickets. Interior guards up 2'-11" min. Exterior guards up 2'-11" min. Above 5'-11" above ground level guards to be up 3'-6" min.

8

5/8" gypsum drywall on wall and ceiling between house and garage. R-24 insulation in walls, R-31 in ceiling. Tape and seal all joints gas tight.

9

Door and frame gas-proofed. Door equiped with self closing device and weather stripping

10

Precast concrete step or pressure treated wood step. Max rise 7-7/8", Min tread 9-1/4". (typ.)

11

Capped dryer exhaust vented to exterior

12

Attic access hatch 1'-8" x 2'-4" with weather stripping. R-24 rigid insulation backing

13

FIREPLACE AND CHIMNEY CONSTRUCTION-(see O.B.C. 9.21, and 9.22.)

Top of fireplace chimney shall be 3'-0" above the highest point at which it comes in contact with the roof and 2'-0" above the roof surface within a horizontal distance of 10'-0" from the chimney.

14

Linen closet, 4 shelves min. 14" deep.

15

Mechanical exhaust fan, vented to exterior, to provide 1 air change per hour.

16

EXPOSED BUILDING FACE-(see O.B.C. 9.10.14)

Exterior walls to have a fire resistance rating of not less than 45 min. where limiting distance less than 3'-11". Where the limiting distance is less than 1'-11" the exposing face shall be clad in non-combustable material. Max. percentage of unprotected openings as per Table O.B.C. 9.10.14.A.

17

SMOKE ALARM-(see O.B.C. 9.10.19.3)

All required smoke alarm and visual devices to be installed as per O.B.C. 9.10.19.3. Install minimum 1 alarm and visual device on each storey including basements and 1 alarm and visual device per sleeping area plus minimum 1 alarm and visual device per hallway servicing sleeping areas. Alarms to be connected to an electric circuit and interconnected to activate all alarms if 1 sounds.

18

CARBON MONOXIDE DETECTOR-(see O.B.C. 9.33.4)

All carbon monoxide detector alarm requirements to be installed as per O.B.C. 9.33.4.. Carbon monoxide detector alarms to be connected to an electric circuit and interconnected to activate all alarms if 1 sounds.

19

MAIN BATH SOLID BLOCKING REQUIREMENT (see O.B.C. 9.5.2.3)

Provide Solid wood blocking to accomodate future W/C and Shower support bars as per O.B.C. 9.5.2.3. For W/C grab bar blocking install as per O.B.C. 3.8.3.8(1) (d). For Shower grab bar blocking install as per O.B.C. 3.8.3.13. (1) (f)

20

REQUIRED EXIT SIGNS (see O.B.C. 9.9.10.)

21

LIGHTING (see O.B.C. 9.9.11.)

WINDOWS:

- MINIMUM BEDROOM WINDOW-(see O.B.C. 9.7.1.3)At least one bedroom window on a given floor is to have a min. 0.35m2 unobstructed glazed or openable area with min. clear width 1'-3"
- WINDOW GUARDS-(see O.B.C. 9.7.1.6, and 9.8.8.) A guard or a window with a maximum restricted opening width of 4" is required where the top of the window sill is located less than 1'-6" above fin. floor and the distance from the fin. floor to the adjacent grade is greater than 5'-11".
- WINDOW IN EXIT STAIRWAYS-(see O.B.C. 9.7.5.2.) Windows in exit stairways that extend to less than 3'-6" above the landing shall be protected be barriers or railings located 3'-6" above such landings.

Mechanical ventilation is required to provide 0.3 air changes per hour averaged over 24 hours. See Mechanical drawings for all Heating, Ventilation, and Air-conditioning requirements

All roof overhangs to be 1'-4" unless otherwise noted on EXTERIOR ELEVATIONS

AREA CALCULATIONS:

GENERAL NOTES

CONTRACTOR MUST VERIFY ALL DRAWINGS, DETAILS, SPECIFICATIONS, AND JOB SITE DIMENSIONS AND REPORT ANY DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF SCOTT RUSHLOW ASSOCIATES LTD.

STRUCTURAL ENGINEER:

- All Footings, Columns, Beams, Floor Joists, Rafters, Lintels and Connections to be designed by a qualified Structural Engineer licenced in the Province of Ontario.

LUMBER:

- All lumber shall be spruce no.2 grade or better, unless otherwise noted.
- Studs shall be stud grade spruce, unless otherwise noted
- Lumber exposed to the exterior to be spruce no.2 or better, pressure treated or cedar, unless otherwise noted
- All laminated veneer lumber (L.V.L.) beams, girder trusses, and metal hanger connections supporting floor and roof framing to be designed and certified by truss manufacturer and Structural Engineer.
- All L.V.L beams shall be 2.oE WS Micro-lam L.V.L. (Fb=2800psi. min.) or better by WEYERHAEUSER. Built-up L.V.L. beams to be connected as per manufacturers specifications. T.J.L joists shall denote wood "I" joists manufactured by WAYERHAEUSER. L.V.L. beams and T.J.L joist framed to the side of another wood member shal be supported by approved metal hangers.
- Wood framing not treated with a wood preservative, in contact with concrete shall be separated from the concrete by at least 2mil. Polyethylene film or other damproofing material, except where the wood member is at least 6" above the ground.
- All lintels to be 2-2"x10" spruce c/w 2-2"x6" spruce posts each end unless otherwise noted on plan

STRUCTURAL STEEL:

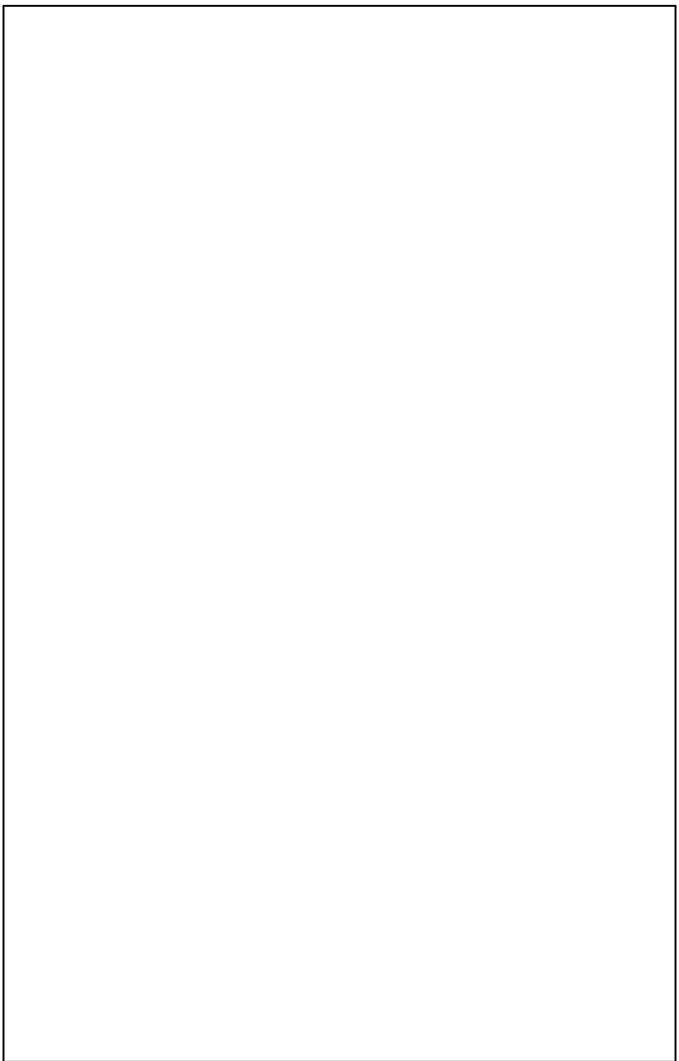
- All structural steel shall be fabricated and erected to the requirements of CSA Standard CAN3-S16.1-M84
- All structural steel shall be CSA G40.21-M-300 and 350W for H.S.S. Class H.
- Welding shall conform to the requirements of CSA-W59, and shall be undertaken by a fabricator approved by the Canadian Welding Bureau to the requirements of W47 Canadian Welding Standard.

CONCRETE:

- Cast in place concrete construction shall conform to the requirements of CSA Standard CAN3-A23.1-m84
- All concrete shall have a minimum compressive strength of 25 Mpa at 28 days unless otherwise noted on plan.
- Provide 5-8% air entrainment for all concrete exposed to exterior.
- All reinforcing steel to be deformed bars conforming to CSA G30.12-M Grade 400.
- Cold weather concrete construction shall conform to CSA Standard CSA-A23.1-M84. Provide temporary enclosure and heating as required.

MASONARY:

- Masonry construction shall conform to CSA Standard CAN3-A371-M84.
- All plain and reinforced masonry shall conform to CAN3-A165 Series-M85 for concrete masonry units, and CAN/CSA-A82.1-M87 for burned clay brick units
- All concrete blocks shall have a minimum ultimate compressive strength of 22 Mpa on net area.
- Mortar for all masonry walls shall be Type "S" as defined in CSA Standard A179-M1976.
- Concrete block wall shall be reinforced horizontally with Standard Blok-Lok @ 1'-4" o/c vertically as per manufacturers specifications
- Reinforced masonry shall be grouted with 20Mpa concrete, 3/8" aggregate (pea gravel) and 8" slump



DETAIL NUMBER

DRAWING NUMBER

Notes	Construction Notes/Drawing Schedule
SP1	Site Plan
A1	Exterior Elevations
A2	Exterior Elevations
A3	Ground Floor Plan
A4	Second Floor Plan
A5	Lot Cross Section, South Perspective
A6	
A7	
A8	
A9	
A10	

3	Issued for Client Review	31 / 03 / 2024
2	Issued for Client Review	27 / 03 / 2024
1	Issued for Client Review	10 / 07 / 2023

No.	Description	Date
	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		
Scott Rushlow		29726
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
Scott Rushlow Associates Ltd		35924
FIRM		BCIN

SCOTT RUSHLOW

associates Ltd

111-111 Upper Duke Cres Markham ON L6G 0C8 905 852 5595

PROJECT

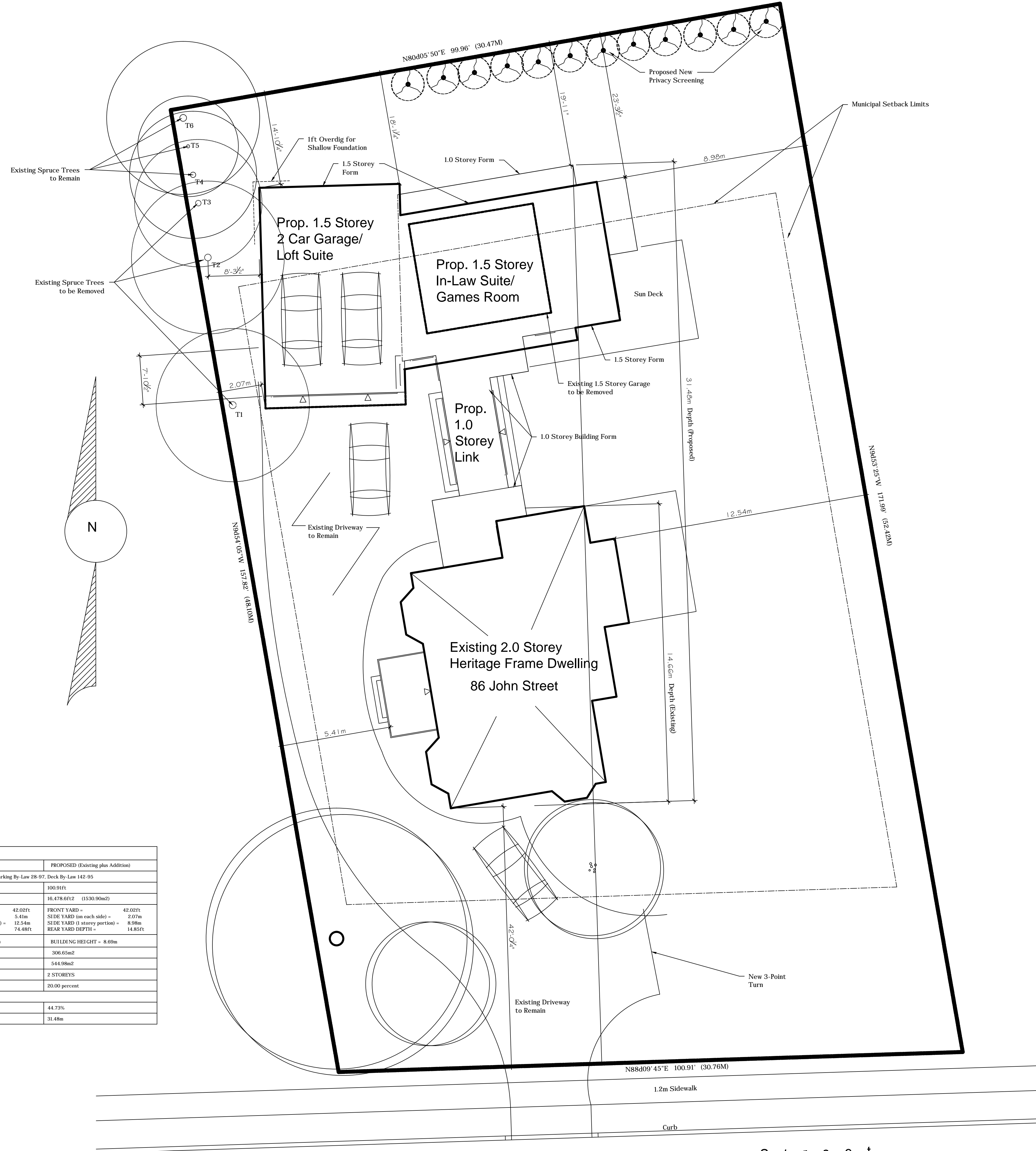
Capelli / Simmons
Residence
86 John Street
Markham, Ontario
(Part of Lot 30, Concession 1)

DRAWING TITLE

Drawing Schedule Construction Notes Plot Plan

Scale:	¼"=1'-0"	DRAWING NO.
Date:	Mar. 31, 2024	
Job No.		
Drawn By:	S.R.	
Checked By:		

Notes



Tree Schedule		
TREE NUMBER	CALLIPER (Dia.)	Min Tree Protection Zone
T1	0.54m	3.6m
T2	0.51m	3.6m
T3	0.43m	3.0m
T4	0.41m	3.0m
T5	0.24m	2.4m
T6	0.52m	3.6m

Site Statistics			
	BY-LAW	EXISTING	PROPOSED (Existing plus Addition)
1. ZONING	R2-Second Density Single Family Residential under By-Law 2237 as amended, Parking By-Law 28-97, Deck By-Law 142-95		
2. LOT AREA (min)	490.0ft	100.91ft	100.91ft
3. LOT AREA (min)	9,750.0ft ²	16,478.6ft ² (1530.90m ²)	16,478.6ft ² (1530.90m ²)
4. SETBACKS (min)	FRONT YARD = 27.0ft SIDE YARD (on each side) = 1.8m SIDE YARD (1 storey portion) = 1.2m REAR YARD = 30.0ft	FRONT YARD = 42.02ft SIDE YARD (on each side) = 5.4m SIDE YARD (1 storey portion) = 12.54m REAR YARD DEPTH = 74.48ft	FRONT YARD = 42.02ft SIDE YARD (on each side) = 2.07m SIDE YARD (1 storey portion) = 8.98m REAR YARD DEPTH = 14.85ft
5. BUILDING HEIGHT (max)	9.8m	BUILDING HEIGHT = 8.60m	BUILDING HEIGHT = 8.69m
6. BUILDING AREA	N/A	117.29m ²	306.65m ²
6. GROSS BUILDING AREA	402.06m ²	204.06m ²	544.98m ²
7. NUM. OF STOREYS (max)	2 STOREYS	2 STOREYS	2 STOREYS
8. LOT COVERAGE (max)	33-1/3 percent	7.71 percent	20.00 percent
9. NET LOT AREA:	9,750ft ² - [(16,478.6ft ² - 9,750ft ²) / 2] = 13,114.3 ft ² Net Lot Area		
10. FLOOR AREA RATIO (max)	33% of NET LOT AREA = 4,327.72ft ² (max)	402.06m ² (max)	44.73%
11. DEPTH (max)	16.8m 2 Storey / 18.9m with Conditions	14.66m	31.48m

Proposed Site Plan 1.11c

Scale: 1:100

DETAIL NUMBER
DRAWING NUMBER

No.	Description	Date
3	Issued for Client Review	31 / 03 / 2024
2	Issued for Client Review	27 / 03 / 2024
1	Issued for Client Review	12 / 10 / 2023

No.	Description	Date
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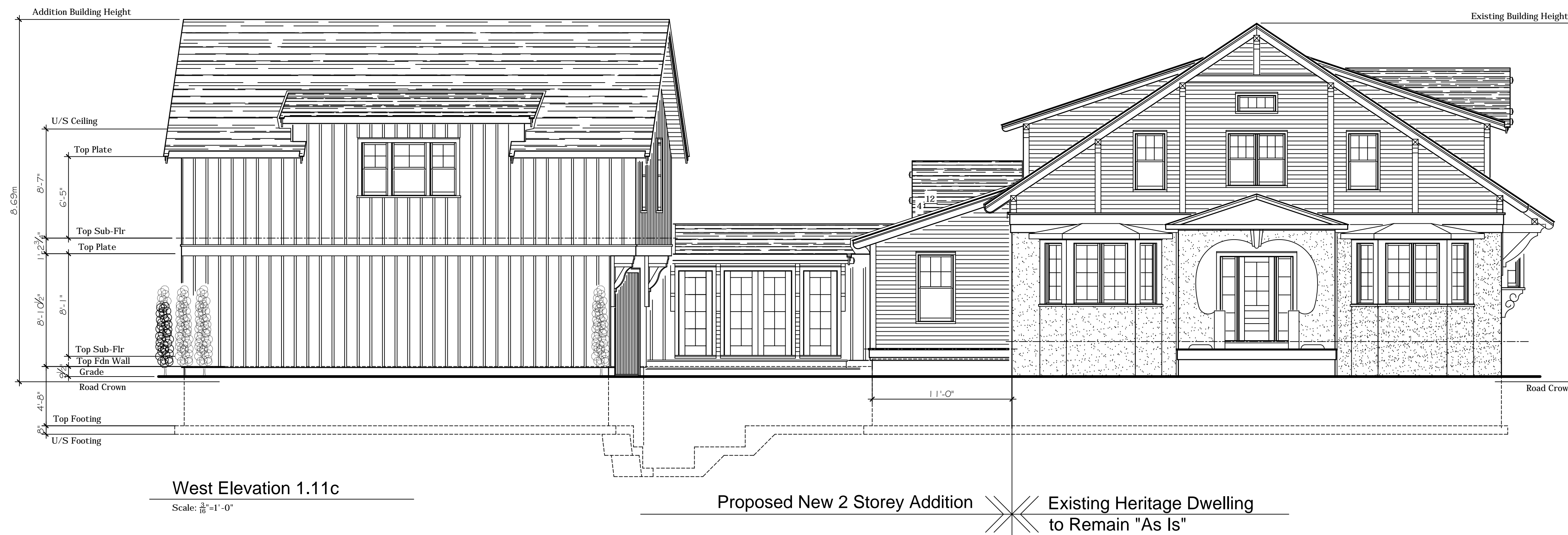
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associates Ltd
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Capelli / Simmons
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Site Plan

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Date:	Mar. 31, 2024		
Job No.			
Drawn By:	S.R.		
Checked By:			



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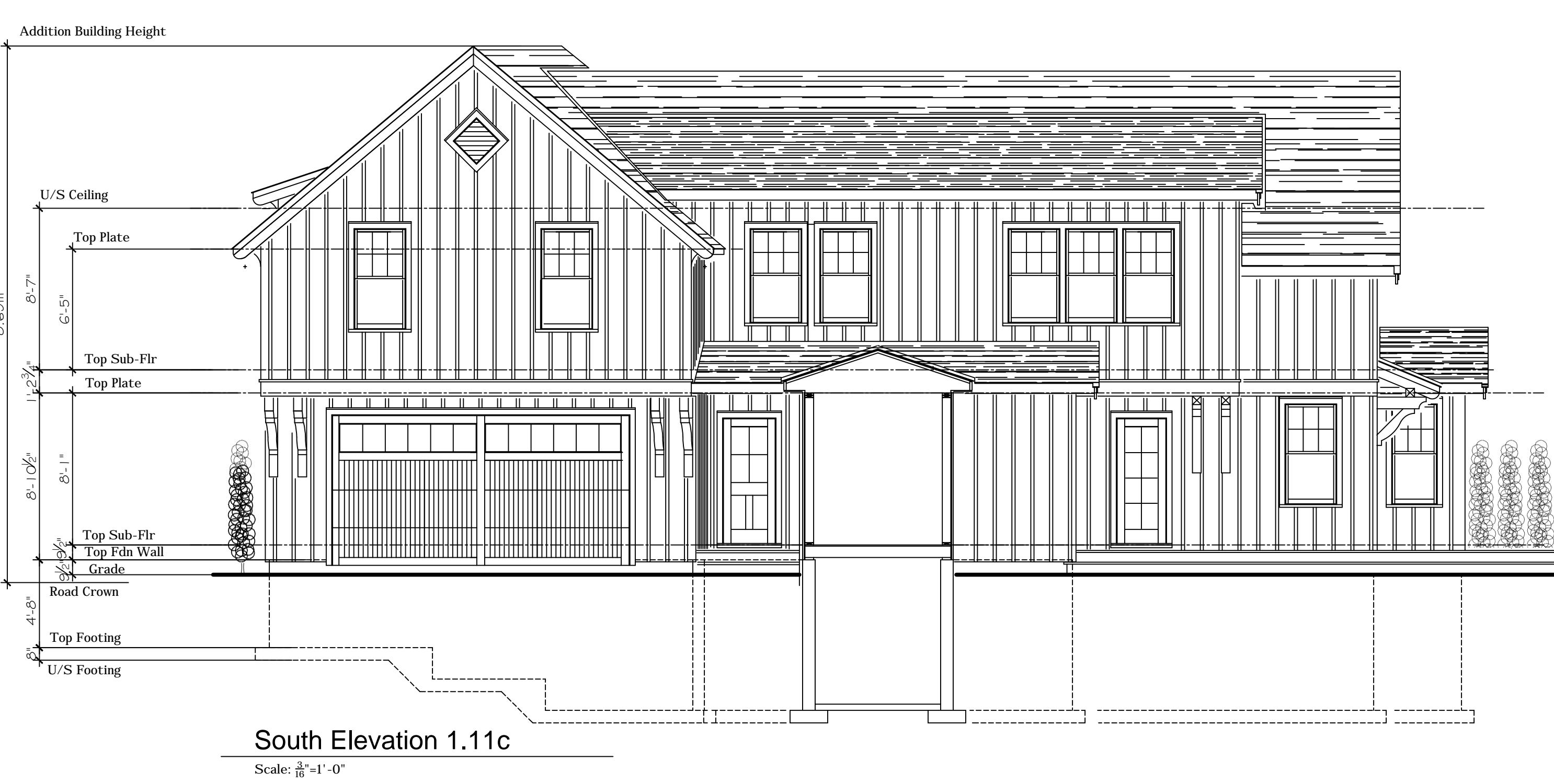
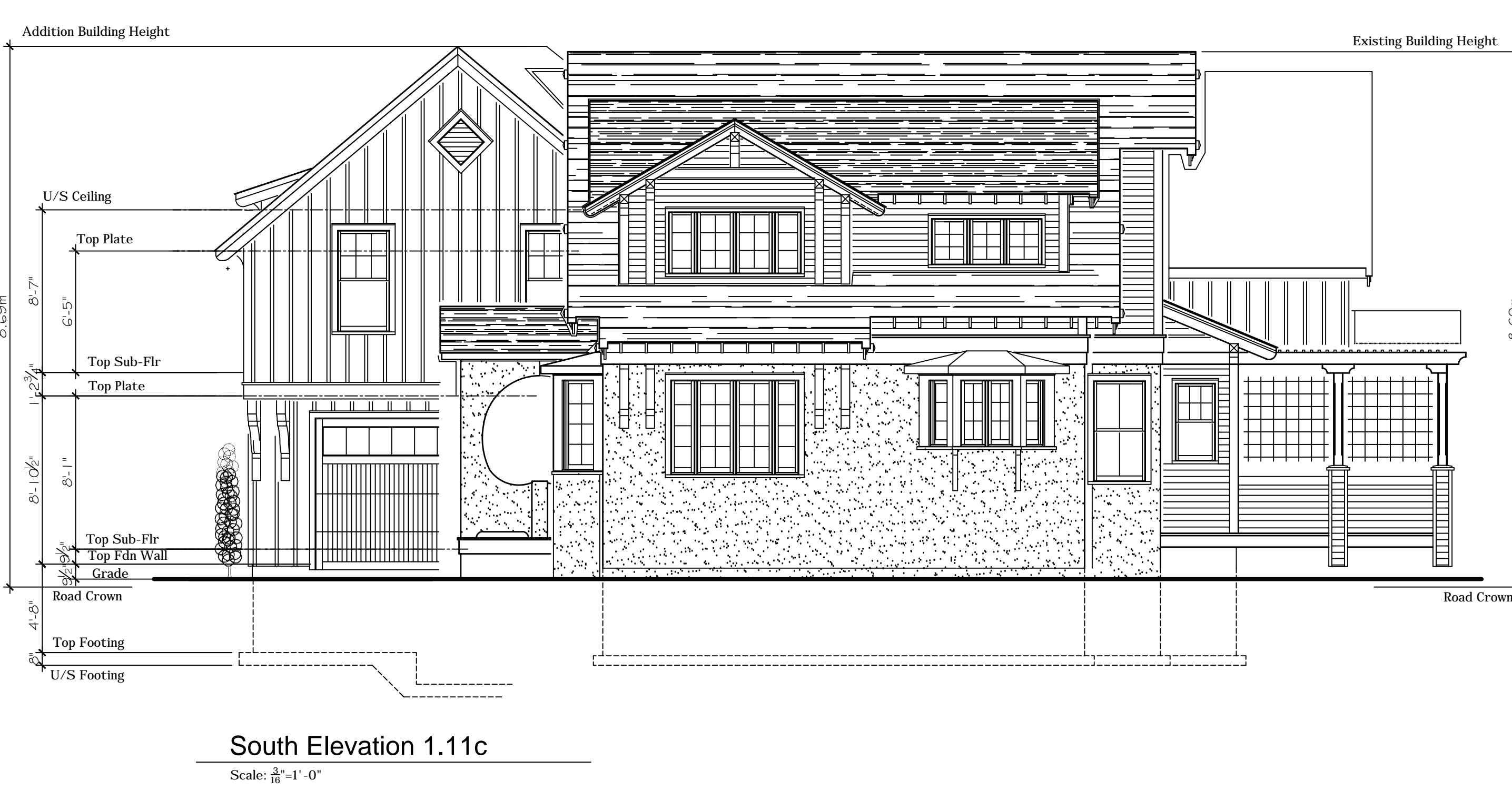
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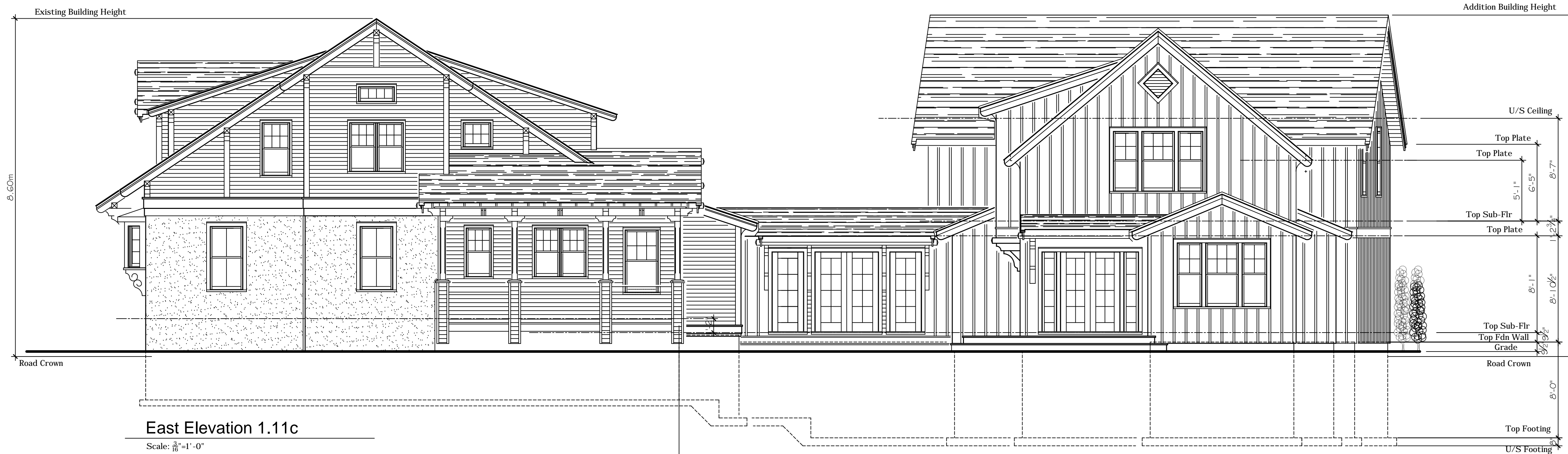
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Exterior Elevations 1.11c

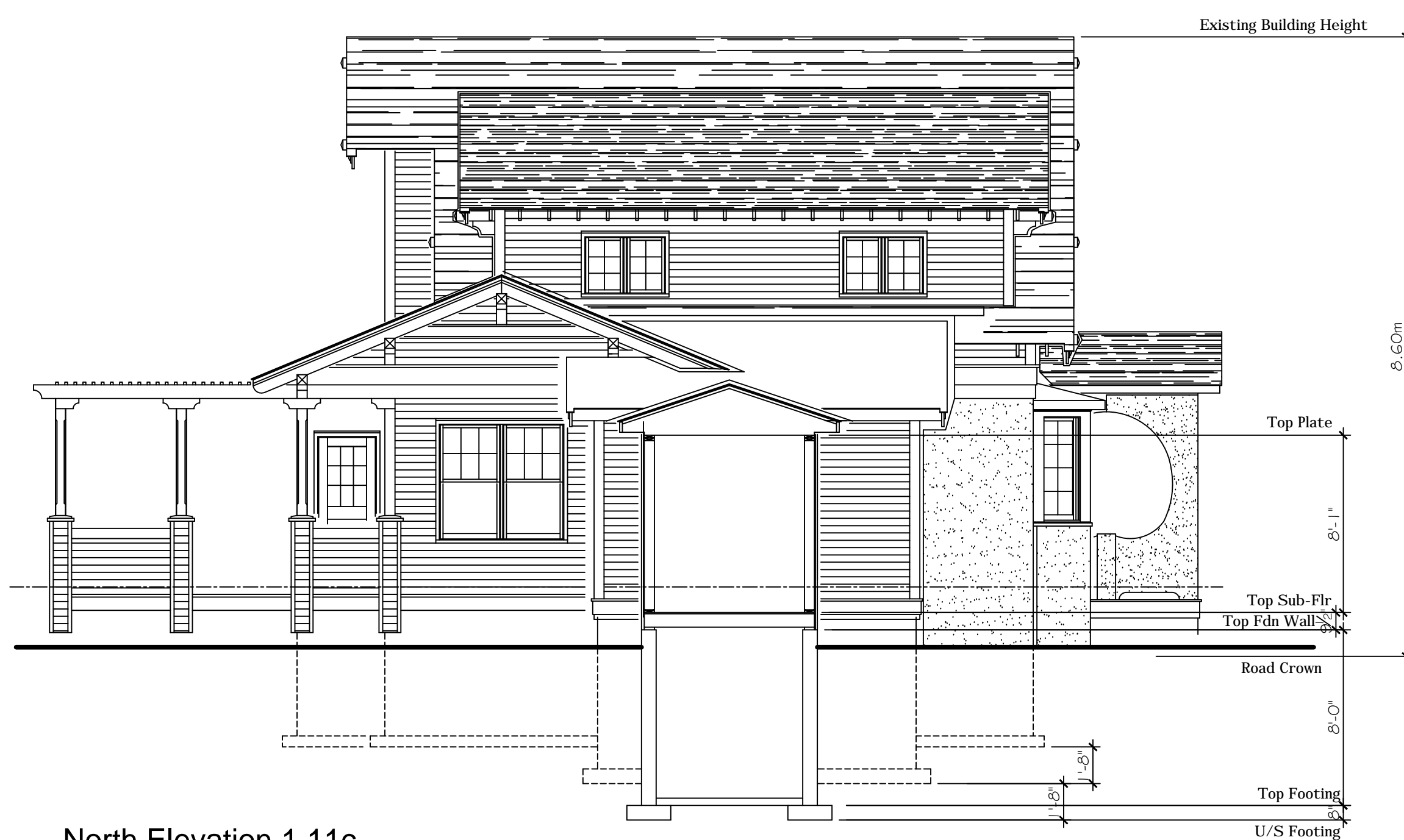
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Date: Mar. 31, 2024	A1
Job No.	
Drawn By: S.R.	
Checked By:	



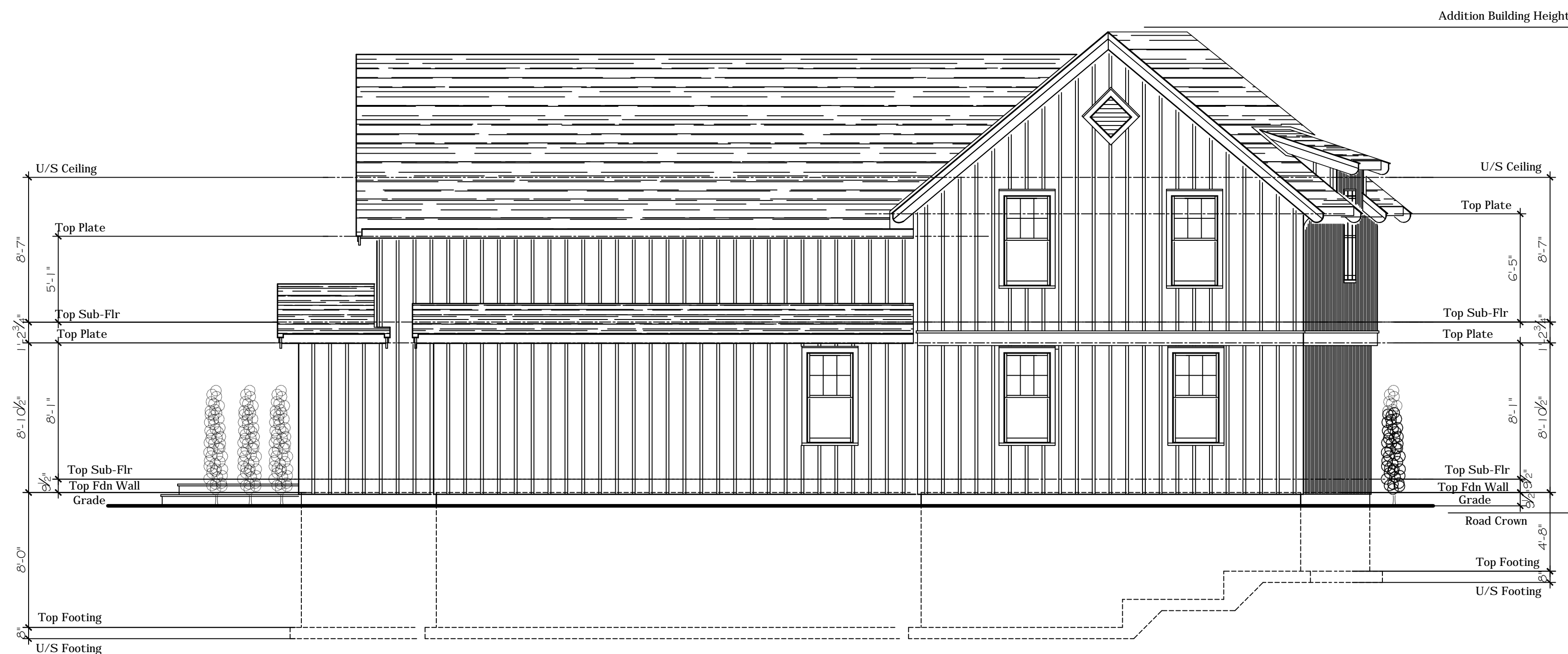


East Elevation 1.11c
Scale: $\frac{3}{16}''=1'-0''$

Existing Heritage Dwelling
to Remain "As Is" ✕ Proposed New 2 Storey Addition



North Elevation 1.11c
Scale: $\frac{3}{16}''=1'-0''$



North Elevation 1.11c
Scale: $\frac{3}{16}''=1'-0''$

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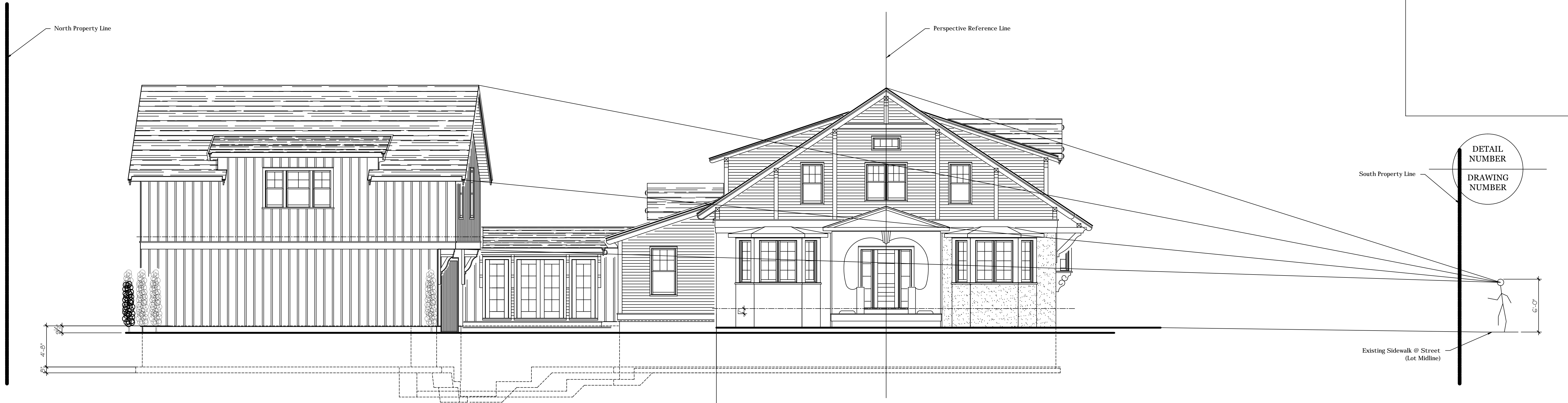
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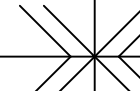
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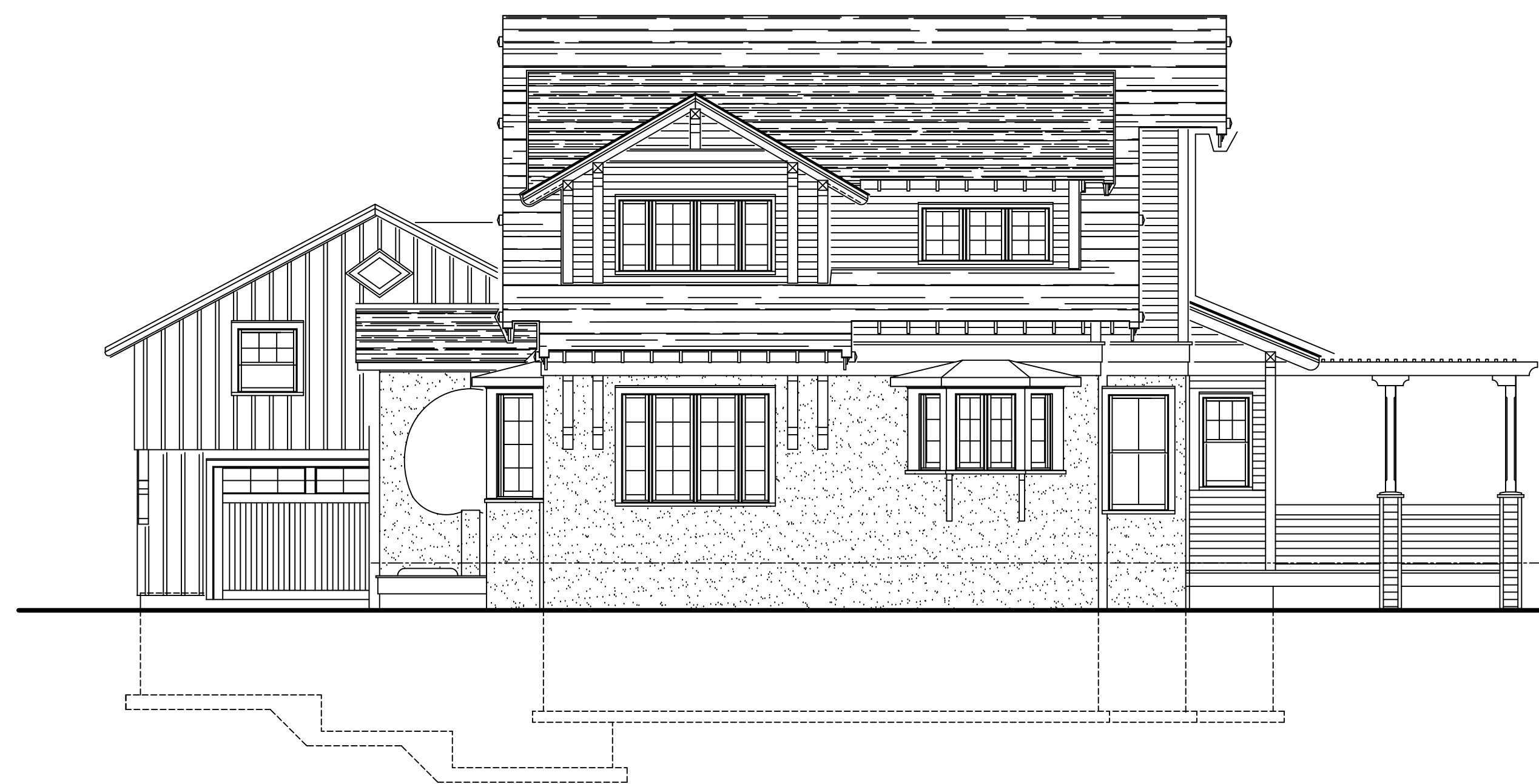
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Date: Mar. 31, 2024	A2
Job No.	
Drawn By: S.R.	
Checked By:	



Lot Cross Section 1.11c

Scale: $\frac{3}{16}''=1'-0''$

Proposed New 2 Storey Addition  Existing Heritage Dwelling to Remain "As Is"



South Elevation Perspective 1.11c

Scale: $\frac{3}{16}''=1'-0''$

DETAIL NUMBER
DRAWING NUMBER

No.	Description	Date
3	Issued for Client Review	31 / 03 / 2024
2	Issued for Client Review	27 / 03 / 2024
1	Issued for Client Review	16 / 03 / 2024

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

Scott Rushlow	29726
NAME	SIGNATURE
BCIN	

REGISTRATION INFORMATION

Scott Rushlow Associates Ltd	35924
FIRM	BCIN

SCOTT RUSHLOW
associates Ltd

111-111 Upper Duke Cres Markham ON L6G 0C8 905 852 5595

PROJECT

Capelli / Simmons
Residence
86 John Street
Markham, Ontario
(Part of Lot 30, Concession 1)

DRAWING TITLE

Lot Cross Section 1.11c
South Perspective 1.11c

Scale: $\frac{3}{16}''=1'-0''$	DRAWING NO.
Date: Mar. 31, 2024	A5
Job No.	
Drawn By: S.R.	
Checked By:	