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FLOORS CONT TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS

- GENERAL NOTES:
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO MANUFACTURING OR CONSTRUCTION.
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 - TRANSFER ALL POST LOADS ABOVE TO CONCRETE FOUNDATION OR STEEL BEAM WITH SOLID BLOCKING EQUAL DIMENSION OF SUPPORTING MEMBER.
 - WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY 0.15mm POLY.
 - IF SHOWER DIFFERS FROM SHOWN PROVIDE GYPCREAT AROUND TUB 3 SIDES. PROVIDE WATERPROOF WALL FINISH 5'-11" ABOVE FLOOR IN SHOWER STALLS, PROVIDE WATERPROOF WALL FINISH 3'-11" ABOVE RIM OF BATHTUBS EQUIPPED WITH SHOWER.

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EXTERIOR FINISH LEGEND	
B	BRICK (MAIN)
B1	BRICK SOLDIER COURSE (ACCENT)
B2	BRICK SOLDIER COURSE (ACCENT)
B3	BRICK SLEEPER COURSE
B4	STACK BOND (ACCENT)
B5	BRICK SILL (ACCENT)
B6	BRICK ROW LOCK (ACCENT)
B7	BRICK CORBELLING
B8	BRICK COINING 20mm PROUD
+20	BRICK 20mm PROUD
-20	BRICK RECESSED 20mm
S	SIDING (HORIZONTAL)
ST	STONE VENEER
T	TRIM 200mm COVE SIDING
AF	ALUMINUM FACSLA
AC	ALUMINUM CLADDING
AS	ASPHALT SHINGLES
F	FLASHING
V	ROOF VENT MAX
P	PARGING
PC	PRECAST
PCH10	PRECAST HEADER 10"
PCH8	PRECAST HEADER 8"
PCS	PRECAST SILL
PCB	PRECAST BAND
VS	VINYL SHAKES

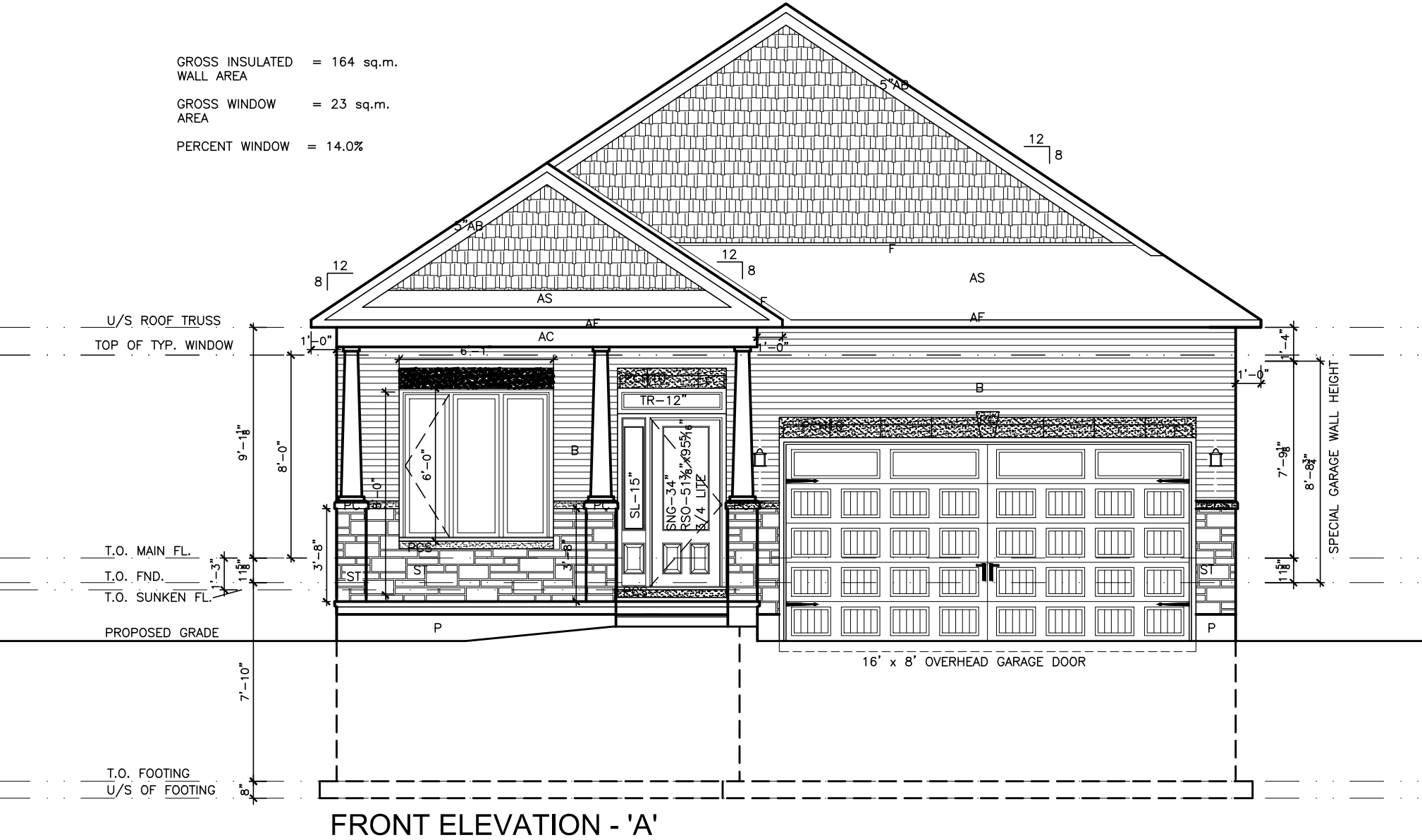
2012 OBC DRAWINGS

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE:	
FRONT ELEVATION	
ACAD FILE:	SCALE:
	3/16" = 1'-0"
1015 - The Murry 2016 Footprint (STANDARD DRAWINGS)	DWG. A-1

GROSS INSULATED WALL AREA = 164 sq.m.
GROSS WINDOW AREA = 23 sq.m.
PERCENT WINDOW = 14.0%



LOT XXxx

DATE XX/XX/XX

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TENDER 2017

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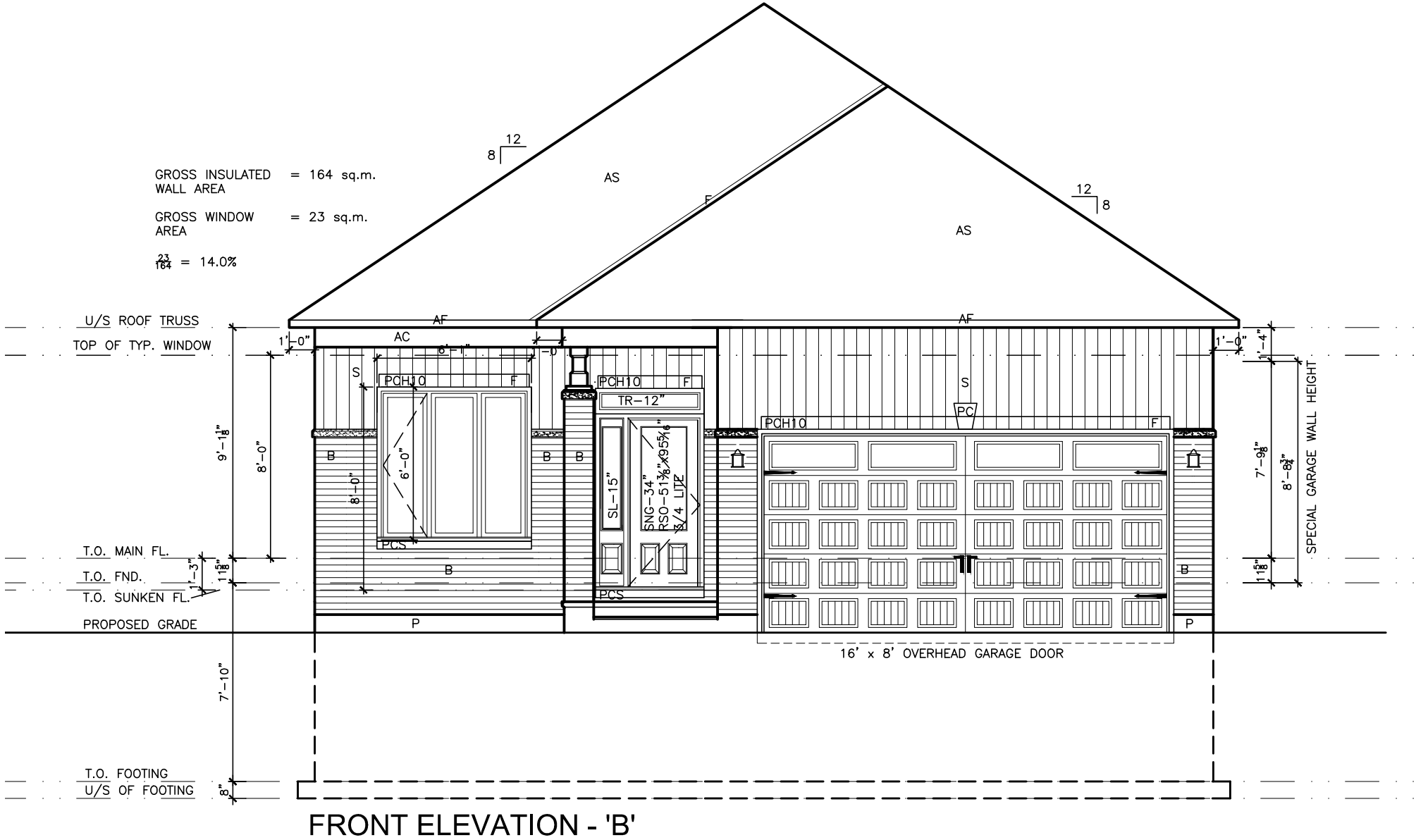
EXTERIOR FINISH LEGEND	
B	- BRICK (MAIN)
B1	- BRICK SOLDIER COURSE (ACCENT)
B2	- BRICK SOLDIER COURSE (ACCENT) 20mm PROUD
B3	- BRICK SLEEPER COURSE
B4	- STACK BOND (ACCENT)
B5	- BRICK SILL (ACCENT)
B6	- BRICK ROW LOCK (ACCENT)
B7	- BRICK CORBELLING
B8	- BRICK COINING 20mm PROUD
+20	- BRICK 20mm PROUD
-20	- BRICK RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACIA
AC	- ALUMINUM CLADDING
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	- PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

3.			
2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE: FRONT ELEVATION - 'B'	
ACAD FILE:	SCALE: 3/16" = 1'-0"
1015 - The Murry 2016 Footprint (STANDARD DRAWINGS)	DWG. A-1B



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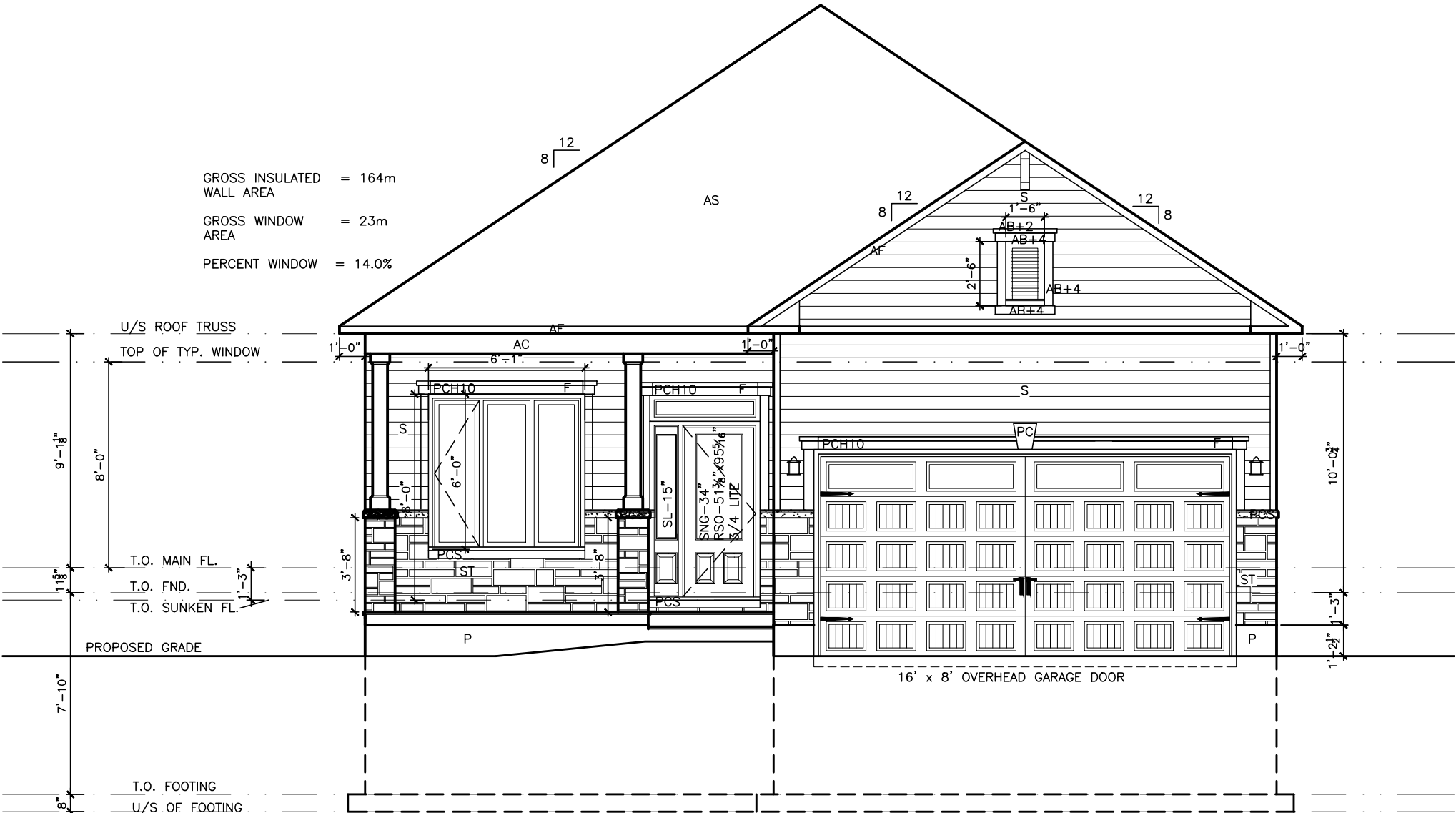
EXTERIOR FINISH LEGEND	
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+20	– BRICK 20mm PROUD
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S	– SIDING (HORIZONTAL)
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T	– TRIM 200mm COVE SIDING
AF	– ALUMINUM FACIA
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F	– FLASHING
V	– ROOF VENT MAX
P	– PARGING
PC	– PRECAST
PCH10	– PRECAST HEADER 10"
PCH8	– PRECAST HEADER 8"
PCS	– PRECAST SILL
PCB	– PRECAST BAND
VS	– VINYL SHAKES

2012 OBC DRAWINGS

1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE: FRONT ELEVATION - 'C'	
ACAD FILE:	SCALE: 3/16" = 1'-0"
1015 - The Murry 2016 Footprint (STANDARD DRAWINGS)	DWG. A-1b



FRONT ELEVATION - 'C'

GROSS INSULATED = 164m
WALL AREA

GROSS WINDOW = 23m
AREA

PERCENT WINDOW = 14.0%

LOT **XXxx**

DATE **XX/XX/XX**

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B4	- STACK BOND (ACCENT)
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PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

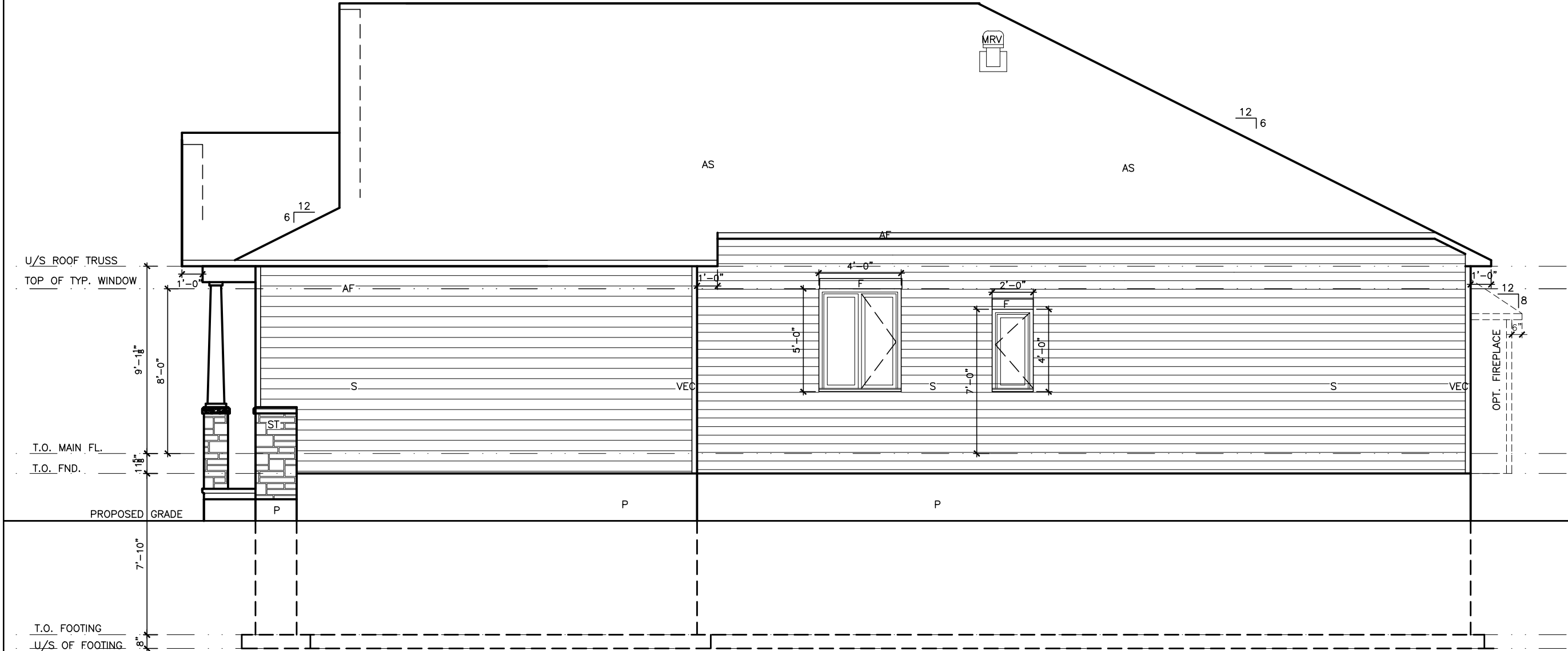
2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE: **GARAGE SIDE ELEVATION - 'A'**

ACAD FILE: SCALE: 3/16" = 1'-0"

1015 - The Murry 2016 Footprint (STANDARD DRAWINGS) DWG. **A-3**



GARAGE SIDE ELEVATION - 'A'

LOT_____XXxx

DATE XX/XX/XX

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CONTRACTOR'S SCHEDULE 'B' CONTRACT.

EXTERIOR FINISH LEGEND

- B1 - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORBELLING
- B8 - BRICK COINING 20mm PROUD
- +20 - BRICK 20mm PROUD
- 20 - BRICK RECESSED 20mm
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 20mm COVE SIDING
- AF - ALUMINUM FACSIM
- AC - ALUMINUM CLADDING
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT MAX
- P - PARING
- PC - PRECAST
- PC10 - PRECAST HEADER 10"
- PC8 - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES

2012 OBC DRAWINGS

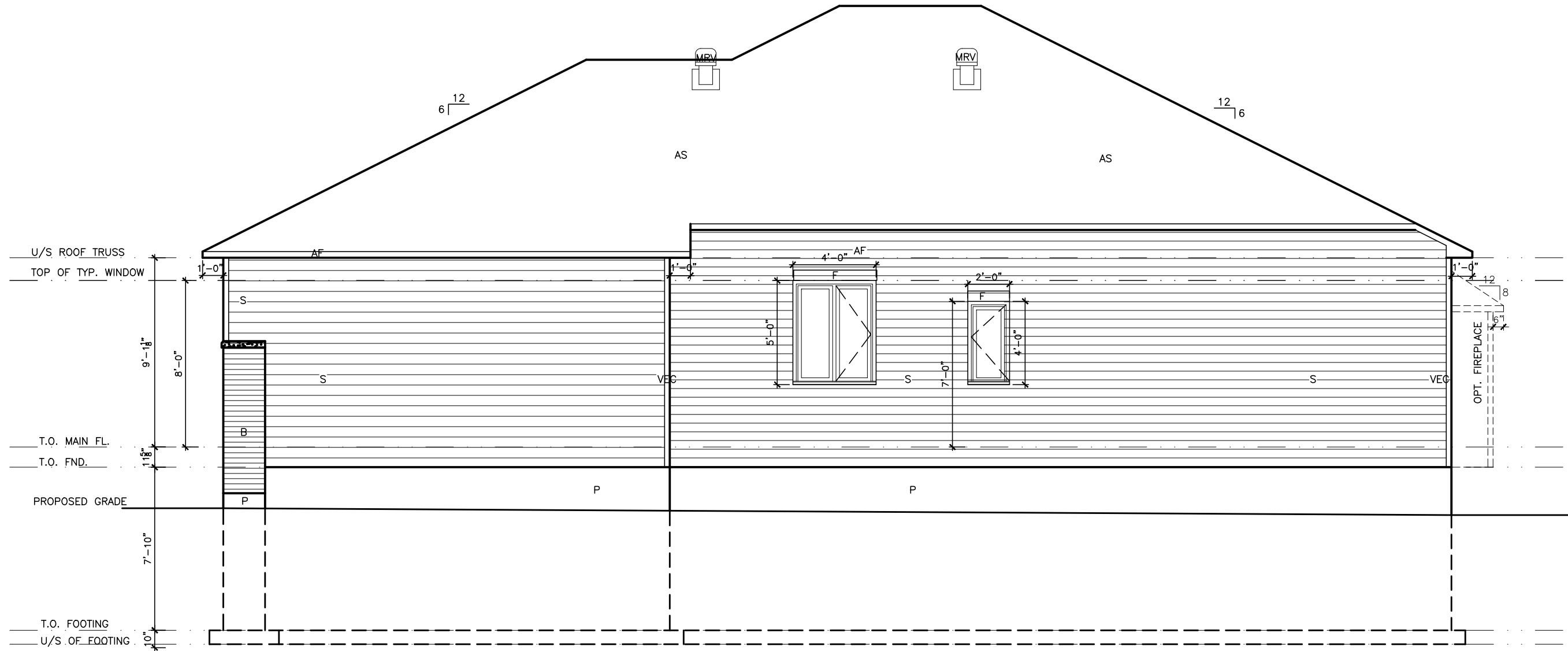
1.			
2.	AS PER STRUCTURAL		
3.	STANDARD DRAWINGS	11/28/16	V
4.	DESCRIPTION	DATE	BY



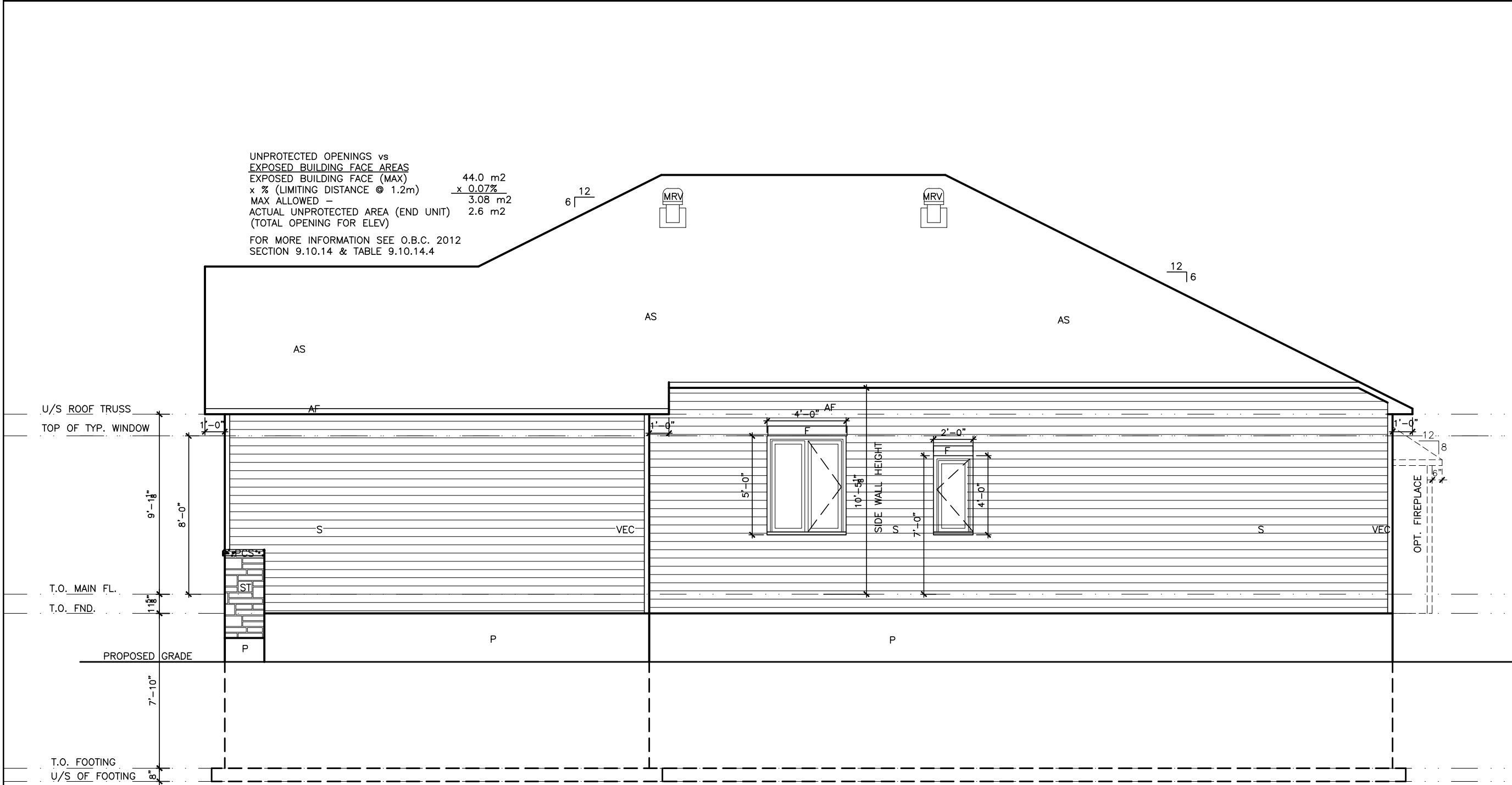
TITLE: GARAGE SIDE ELEVATION - 'B'

ACAD FILE:	SCALE: 3/16" = 1'-0"
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1015 - The Murry 2016 Footprint



GARAGE SIDE ELEVATION - 'B'



GARAGE SIDE ELEVATION - 'C'

LOT XXxx

DATE XX/XX/XX

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PCH10	- PRECAST HEADER 10"
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PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE: GARAGE SIDE ELEVATION - 'C'

ACAD FILE: SCALE: 3/16" = 1'-0"

1015 - The Murry
2016 Footprint
(STANDARD DRAWINGS)
DWG. A-3C

LOT XXxx

DATE XX/XX/XX

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WORK TO COMMENCE ONLY ONCE PERMIT IS OBTAINED FROM THE AUTHORITIES HAVING JURISDICTION.

THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH VALECRAFT HOMES STANDARD SPECIFICATION DETAILS & CONTRACTOR'S SCHEDULE 'B' CONTRACT.

EXTERIOR FINISH LEGEND	
B	- BRICK (MAIN)
B1	- BRICK SOLDIER COURSE (ACCENT)
B2	- BRICK SOLDIER COURSE (ACCENT) 20mm PROUD
B3	- BRICK SLEEPER COURSE
B4	- STACK BOND (ACCENT)
B5	- BRICK SILL (ACCENT)
B6	- BRICK ROW LOCK (ACCENT)
B7	- BRICK CORBELLING
B8	- BRICK COINING 20mm PROUD
+20	- BRICK 20mm PROUD
-20	- BRICK RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACIA
AC	- ALUMINUM CLADDING
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	- PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

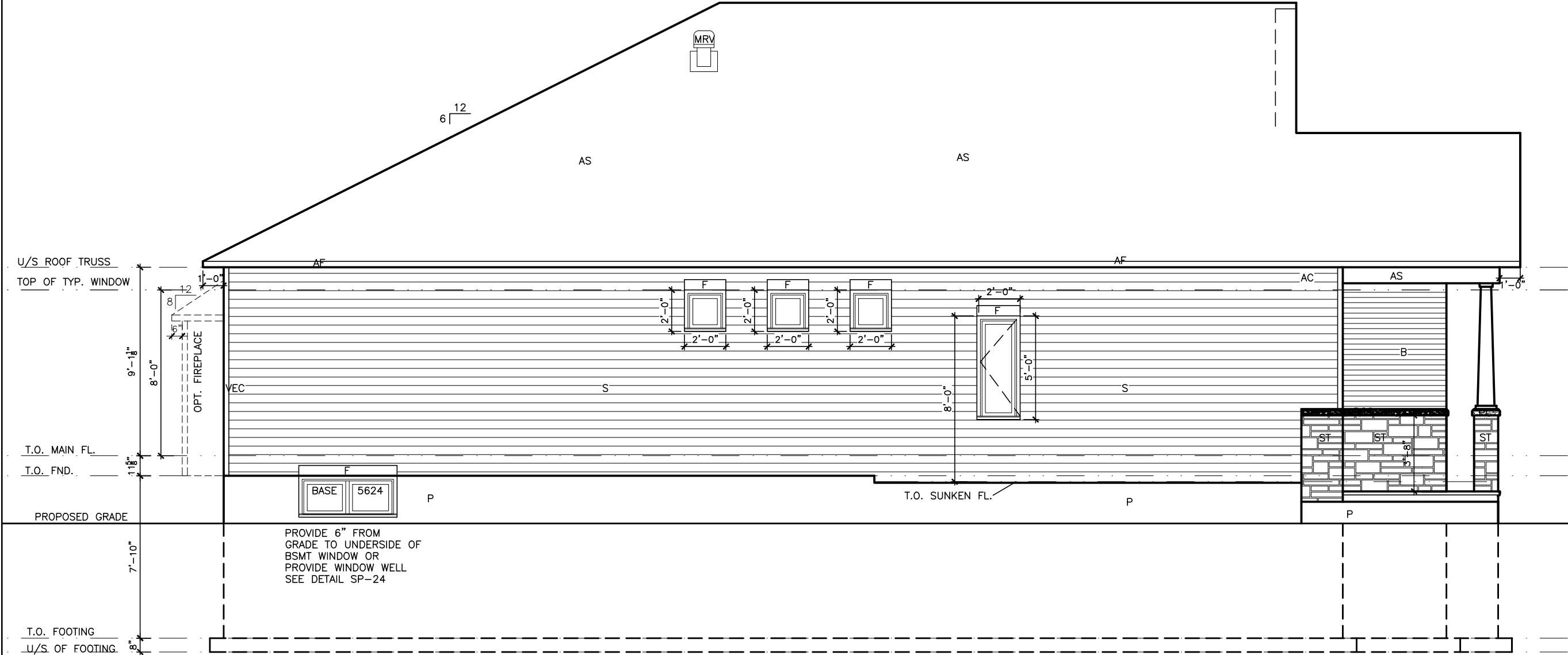
2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE: HOUSE SIDE ELEVATION - 'A'

ACAD FILE: SCALE: 3/16" = 1'-0"

1015 - The Murry 2016 Footprint (STANDARD DRAWINGS) DWG. A-4



LEFT SIDE ELEVATION - 'A'

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH
SCHEDULE B-1A AND MAY SHOW ONLY SOME OF THE CHANGES
DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT
SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER
ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE
GOVERNING DOCUMENT.
FLOORS CONT
TENDER 2017

- GENERAL NOTES:
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 - DO NOT SCALE DRAWINGS.
 - ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
 - THIS DRAWING SET IS THE EXCLUSIVE PROPERTY OF VALECRAFT HOMES Ltd. COPYRIGHT RESERVED.
 - TRANSFER ALL POST LOADS ABOVE TO CONCRETE FOUNDATION OR STEEL BEAM WITH SOLID BLOCKING EQUAL DIMENSION OF SUPPORTING MEMBER.
 - WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY 0.15mm POLY.
 - IF SHOWER DIFFERS FROM SHOWN PROVIDE GYPCREAT AROUND TUB 3 SIDES. PROVIDE WATERPROOF WALL FINISH 5'-11" ABOVE FLOOR IN SHOWER STALLS, PROVIDE WATERPROOF WALL FINISH 3'-11" ABOVE RIM OF BATHTUBS EQUIPPED WITH SHOWER.

IMPORTANT NOTE:

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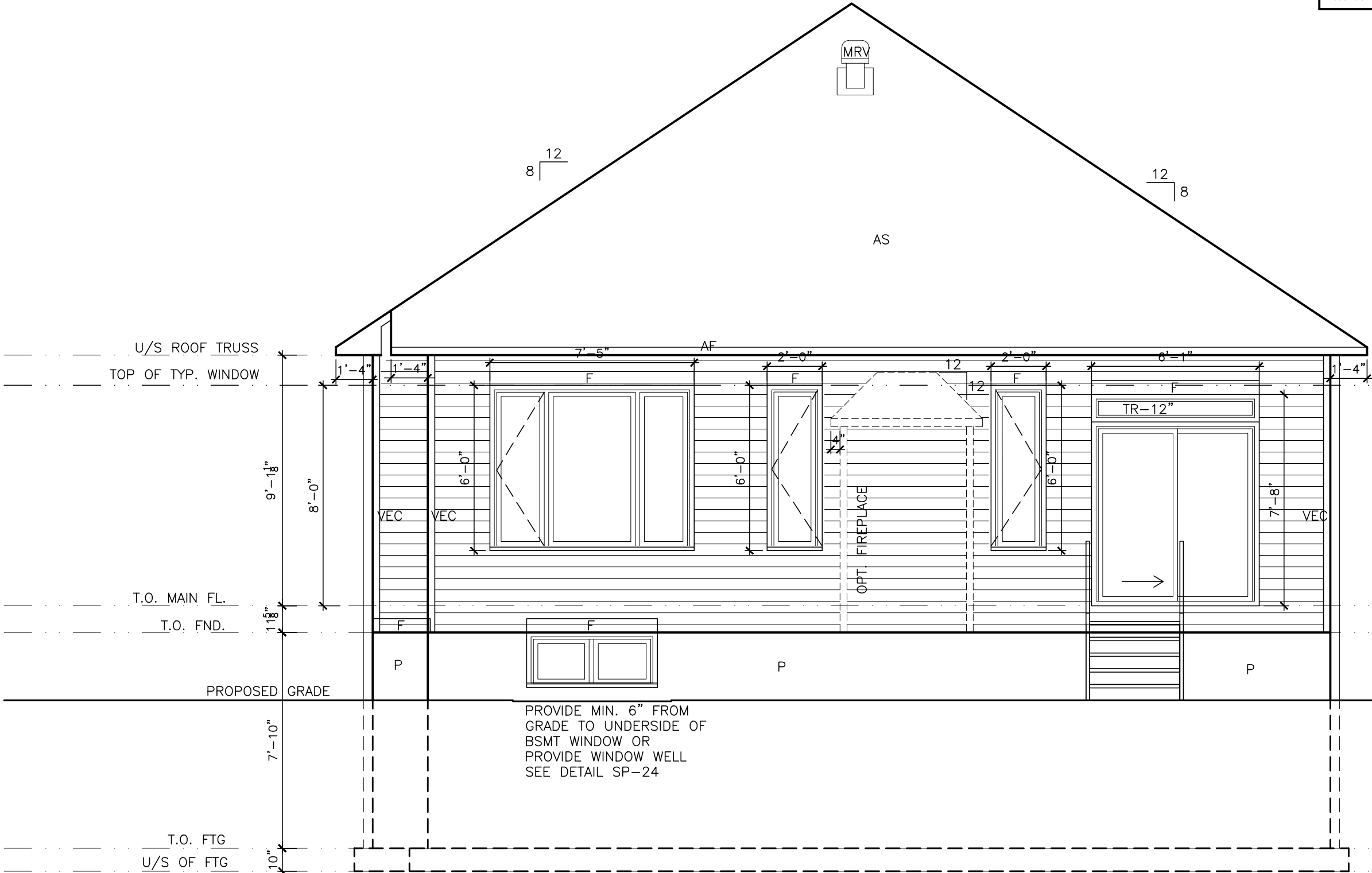
EXTERIOR FINISH LEGEND	
B	- BRICK (MAIN)
B1	- BRICK SOLDIER COURSE (ACCENT)
B2	- BRICK SOLDIER COURSE (ACCENT)
B3	- BRICK SLEEPER COURSE
B4	- STACK BOND (ACCENT)
B5	- BRICK SILL (ACCENT)
B6	- BRICK ROW LOCK (ACCENT)
B7	- BRICK CORBELLING
B8	- BRICK COINING 20mm PROUD
+20	- BRICK 20mm PROUD
-20	- BRICK RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	- PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE:	
REAR ELEVATION - 'A'	
ACAD FILE:	SCALE: 3/16" = 1'-0"
1015 - The Murry 2016 Footprint (STANDARD DRAWINGS)	DWG. A-2



REAR ELEVATION

LOT **XXxx**

DATE **XX/XX/XX**

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS .

- GENERAL NOTES:**
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO MANUFACTURING OR CONSTRUCTION.
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 - THIS DRAWING SET IS THE EXCLUSIVE PROPERTY OF VALECRAFT HOMES Ltd. COPYRIGHT RESERVED.
 - TRANSFER ALL POST LOADS ABOVE TO CONCRETE FOUNDATION OR STEEL BEAM WITH SOLID BLOCKING EQUAL DIMENSION OF SUPPORTING MEMBER.
 - WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY 0.15mm POLY.
 - IF SHOWER DIFFERS FROM SHOWN PROVIDE GYPCREAT AROUND TUB 3 SIDES. PROVIDE WATERPROOF WALL FINISH 5'-11" ABOVE FLOOR IN SHOWER STALLS, PROVIDE WATERPROOF WALL FINISH 3'-11" ABOVE RIM OF BATHTUBS EQUIPPED WITH SHOWER.

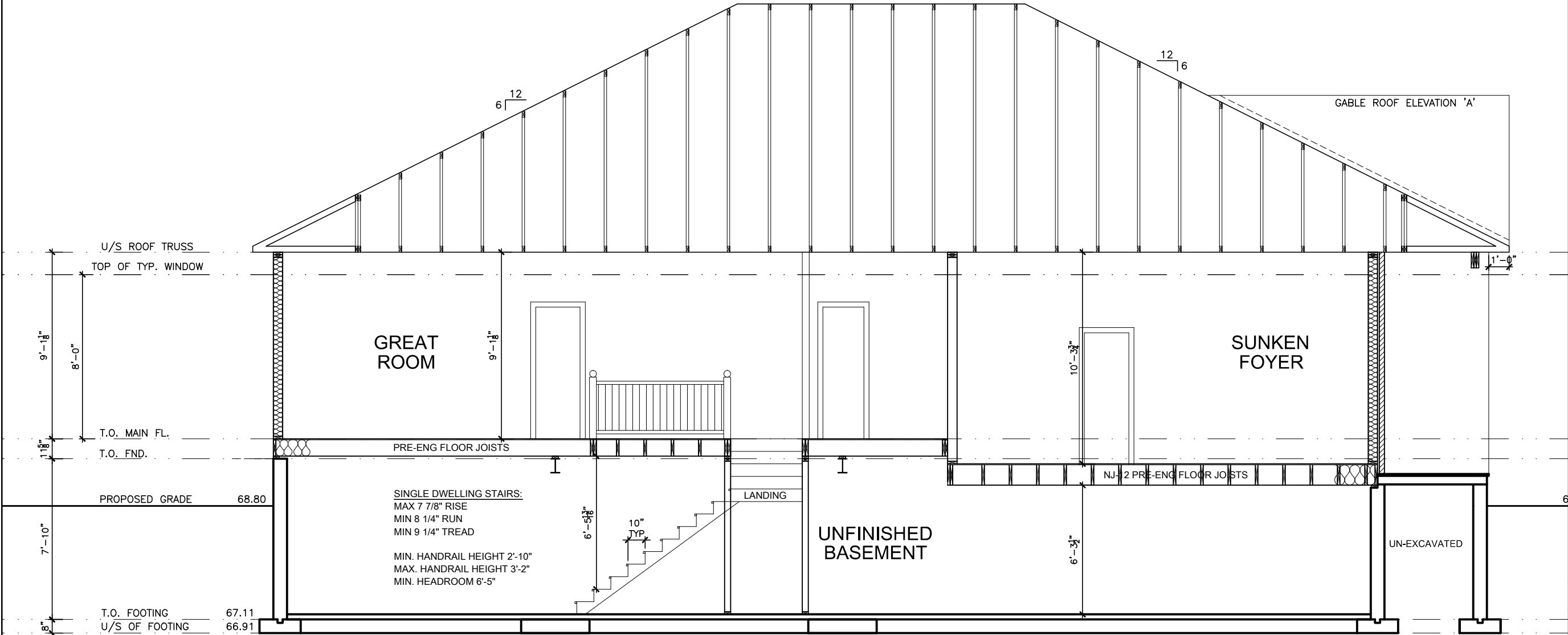
IMPORTANT NOTE:

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BUILDING SECTION

2012 OBC DRAWINGS

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY

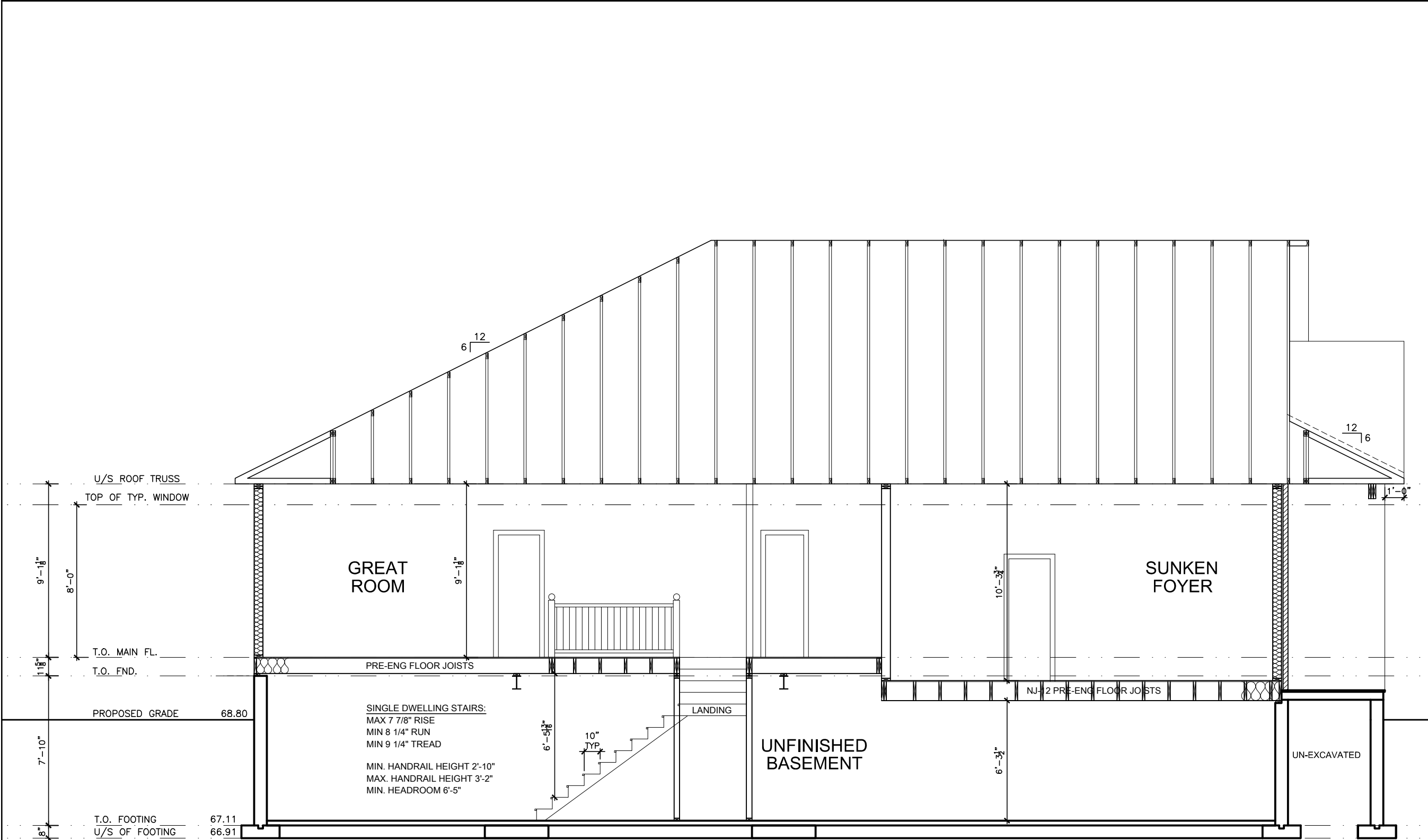


TITLE:
BUILDING SECTION ELEV. 'A' & 'B'

ACAD FILE: SCALE:
3/16" = 1'-0"

**1015 - The Murry
2016 Footprint**
(STANDARD DRAWINGS)

DWG.
A-5



BUILDING SECTION

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS _____.

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2012 OBC DRAWINGS

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE: BUILDING SECTION ELEV. 'C'	
ACAD FILE:	SCALE: 3/16" = 1'-0"
1015 - The Murry 2016 Footprint (STANDARD DRAWINGS)	DWG. A-5B

F1 40"x40"x8"DP
3-15Mb w/
3" CONC. COVER
PAD FTG. 25Mpa

F2 2-P2 ON
24"x24"x8"DP
PAD FTG. 25Mpa

LOT_____XXxx

DATE XX/XX/XX

2012 OBC DRAWINGS

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FLOORS CONT

TENDER 2017

GENERAL NOTES:

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- * TRANSFER ALL POST TENSIONING AND ALL STAINLESS STEEL FOUNDATION OR STEEL BEAM WITH SOLID BLOCKING ELEVATION DIMENSION OF SUPPORTING MEMBER.
- * WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY D.O.T. PROTECTANT.
- * IF SHOWER TUBS FROM SHOWN PROVIDE GYPCRAFT ABOVE DIFERS 3 SIDES. PROVIDE WATERPROOF WALL FINISH 5" ABOVE TUBS.
- * PROVIDE WATERPROOF WALL FINISH 3" ABOVE RIM OF BATHTUBS EQUIPPED WITH SHOWER.

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VALECRAFT HOMES STANDARD SPECIFICATION DETAILS &
CONTRACTOR'S SCHEDULE 'B' CONTRACT.

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL

- S1 - L 90x90x6
S2 - L 90x90x8
S3 - L 100x90x8
S4 - L 125x90x8
S5 - L 125x90x10
S6 - L 200x100x12
S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
L4 (C)

- | | | | |
|----|------------|-------------|--------------------------|
| L1 | - | (2)38x235 | w/ 12.7 PLYWOOD SPACER |
| L2 | - | (2)38x235 | |
| L3 | - | (3)38x235 | |
| L4 | - | (3)38x235 | w/ 2-12.7 PLYWOOD SPACER |
| | & 2 ROW OF | 90mm SPIRAL | ⊗ 200 o/c |
| L5 | - | (3)38x286 | w/ 2-12.7 PLYWOOD SPACER |
| | & 2 ROW OF | 90mm SPIRAL | ⊗ 200 o/c |
| L6 | - | (2)45x240 | M.L |
| L7 | - | (3)45x240 | M.L |

POSTS
B1

- P1 - 75' SHEL TELFLOPS
P2 - (2)3x8x9 or (2)3x8x140
P3 - (3)3x8x9 or (3)3x8x140
P4 - (4)3x8x9 or (4)3x8x140
P5 - (5)3x8x9 or (5)3x8x140
P6 - (6)3x8x9 or (6)3x8x140
P13 - HSS 88.9x88.9x3.18 + 100x200x12 T&B PL.
P14 - HSS 89x89x4.8 + 100x200x12 T&B PL.
P15 - HSS 76.2x76.2x4.78 + 100x180x12 T&B PL.
P16 - HSS 76.2x76.2x4.78 + 130x130x12 T&B PL.
P17 - HSS 73 O.D. x4.8 + 100x180x12PL B PL.
+ 130x130x12 PL
(*) - 2" ANCH (WHERE ANCH. NOT USED)
ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VP
NO	DESCRIPTION	DATE	BY



TITLE: FOUNDATION PLAN

ACAD FILE:	SCALE: 3/16" = 1'-0"
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1015 - The Murry
2016 Footprint
(STANDARD DRAWINGS)

GENERAL NOTES:

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- WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY 0.15mm POLY.
- IF SHOWER DIFFERS FROM SHOWN PROVIDE GYPCREAT AROUND TUB 3 SIDES. PROVIDE WATERPROOF WALL FINISH 5'-11" ABOVE FLOOR IN SHOWER STALLS; PROVIDE WATERPROOF WALL FINISH 3'-11" ABOVE RIM OF BATHTUBS EQUIPPED WITH SHOWER.

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STRUCTURAL FRAMING SCHEDULE

- STEEL LINTEL**
- S1 - L 90x90x6
 - S2 - L 90x90x8
 - S3 - L 100x90x8
 - S4 - L 125x90x8
 - S5 - L 125x90x10
 - S6 - L 200x100x12
 - S7 - L 150x100x10 (200mm BEARING)
- WOOD LINTEL**
- L1 - (2)38x235 w/ 12.7 PLYWOOD SPACER
 - L2 - (2)38x235
 - L3 - (3)38x235
 - L4 - (3)38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
 - L5 - (3)38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
 - L6 - (2)45x240 M.L
 - L7 - (3)45x240 M.L
- POSTS**
- P1 - 75# STEEL TELEPOST
 - P2 - (2)38x89 or (2)38x140
 - P3 - (3)38x89 or (3)38x140
 - P4 - (4)38x89 or (4)38x140
 - P5 - (5)38x89 or (5)38x140
 - P6 - (6)38x89 or (6)38x140
 - P13 - HSS 88.9x88.9x3.18 + 100x200x12 T&B PL.
 - P14 - HSS 89x89x4.8 + 100x200x12 T&B PL.
 - P15 - HSS 76.2x76.2x4.78 + 100x180x12 T&B PL.
 - P16 - HSS 76.2x76.2x4.78 + 130x130x12 T&B PL.
 - P17 - HSS 73 O.D. x4.8 + 100x180x12PL B PL. + 130x160x10 T PL. (*)
 - (*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)
- ALL FOOTINGS: 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

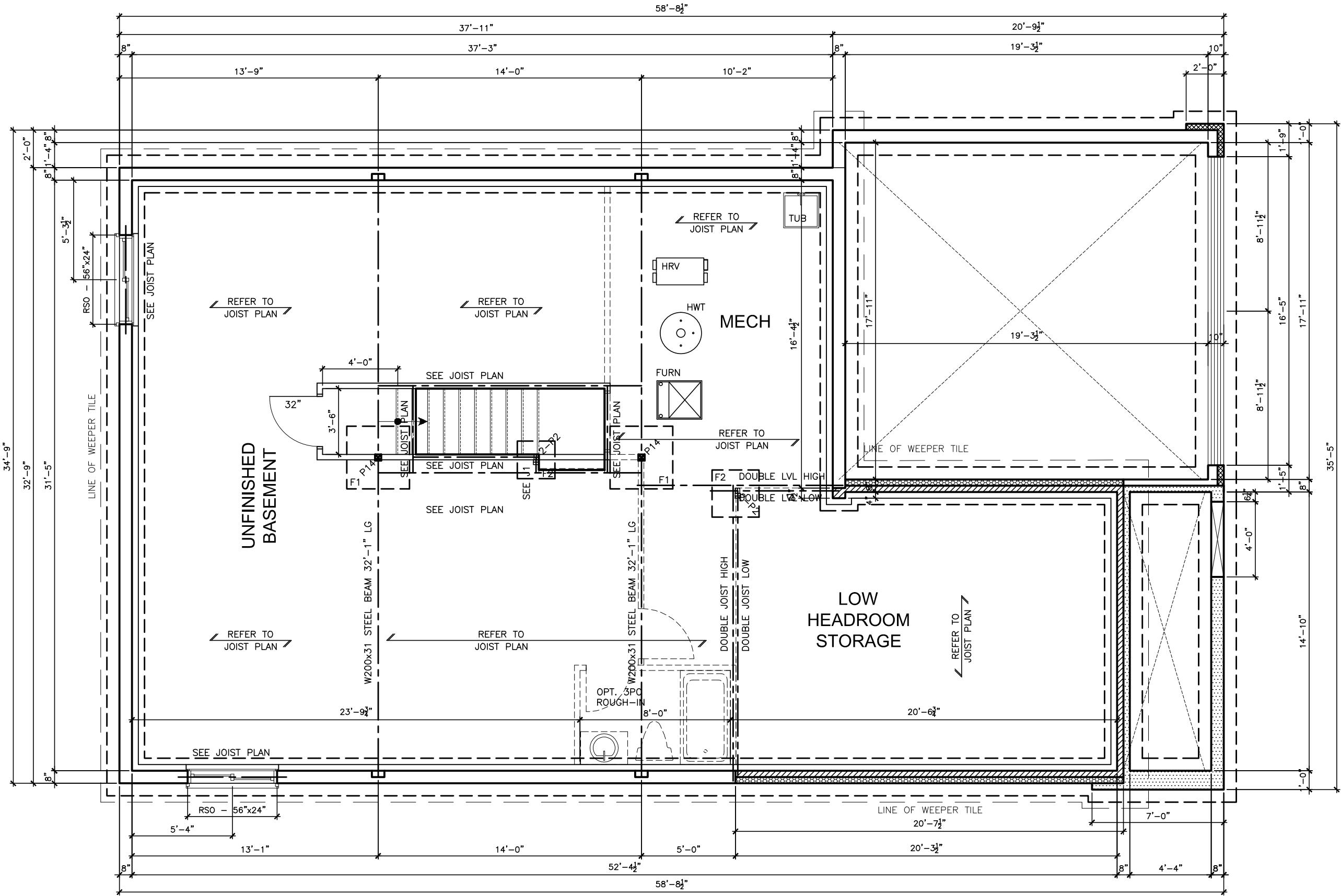
2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE: BASEMENT PLAN

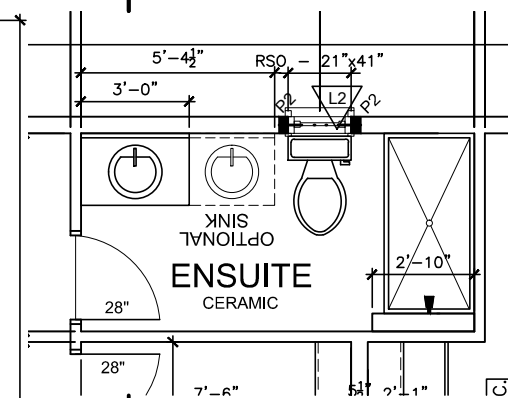
ACAD FILE:	SCALE: 3/16" = 1'-0"
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1015 - The Murry 2016 Footprint (STANDARD DRAWINGS)	DWG. A-6
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F1 40"x40"x8"DP
3" 15MB w/
3" CONC. COVER
PAD FTG. 25Mpa

F2 2-P2 ON
24"x24"x8"DP
PAD FTG. 25Mpa



NOTE:

1. WOOD FRAMING IN CONTACT WITH CONC. SHALL BE PROTECTED BY 0.15mm POLY
2. TRANSFER ALL POST LOADS ABOVE TO CONC. OR STEEL BM. WITH SOLID BLOCKING EQUAL DIMENSION OF SUPPORTING MEMBER.

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL

S1 - L 90x90x6
S2 - L 90x90x8
S3 - L 100x90x8
S4 - L 125x90x8
S5 - L 125x90x10
S6 - L 200x100x12
S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL

L1 - (2)38x235 w/ 12.7 PLYWOOD SPACER
L2 - (2)38x235
L3 - (3)38x235
L4 - (3)38x235 w/ 2-12.7 PLYWOOD SPACER
& 2 ROW OF 90mm SPIRAL @ 200 o/c
L5 - (3)38x286 w/ 2-12.7 PLYWOOD SPACER
& 2 ROW OF 90mm SPIRAL @ 200 o/c
L6 - (2)45x240 M.L.
L7 - (3)45x240 M.L.

POSTS

P1 - 75# STEEL TELEPOST
P2 - (2)38x89 or (2)38x140
P3 - (3)38x89 or (3)38x140
P4 - (4)38x89 or (4)38x140
P5 - (5)38x89 or (5)38x140
P6 - (6)38x89 or (6)38x140
P13 - HSS 88.9x88.9x3.18 + 100x200x12 T&B PL.
(*)
P14 - HSS 89.8x89.4 + 100x200x12 T&B PL.
(*)
P15 - HSS 76.2x76.2x4.78 + 100x180x12 T&B PL.
(*)
P16 - HSS 76.2x76.2x4.78 + 130x130x12 T&B PL.
P17 - HSS 73.0 d. 0.4 xL + 100x180x12PL B PL.
+ 130x180x10 T PL (*)
(*) - 2-12" ANCH (WHERE ANCH PL. NOT USED)

ALL FOOTINGS 600x200 DP. UNLESS NOTED

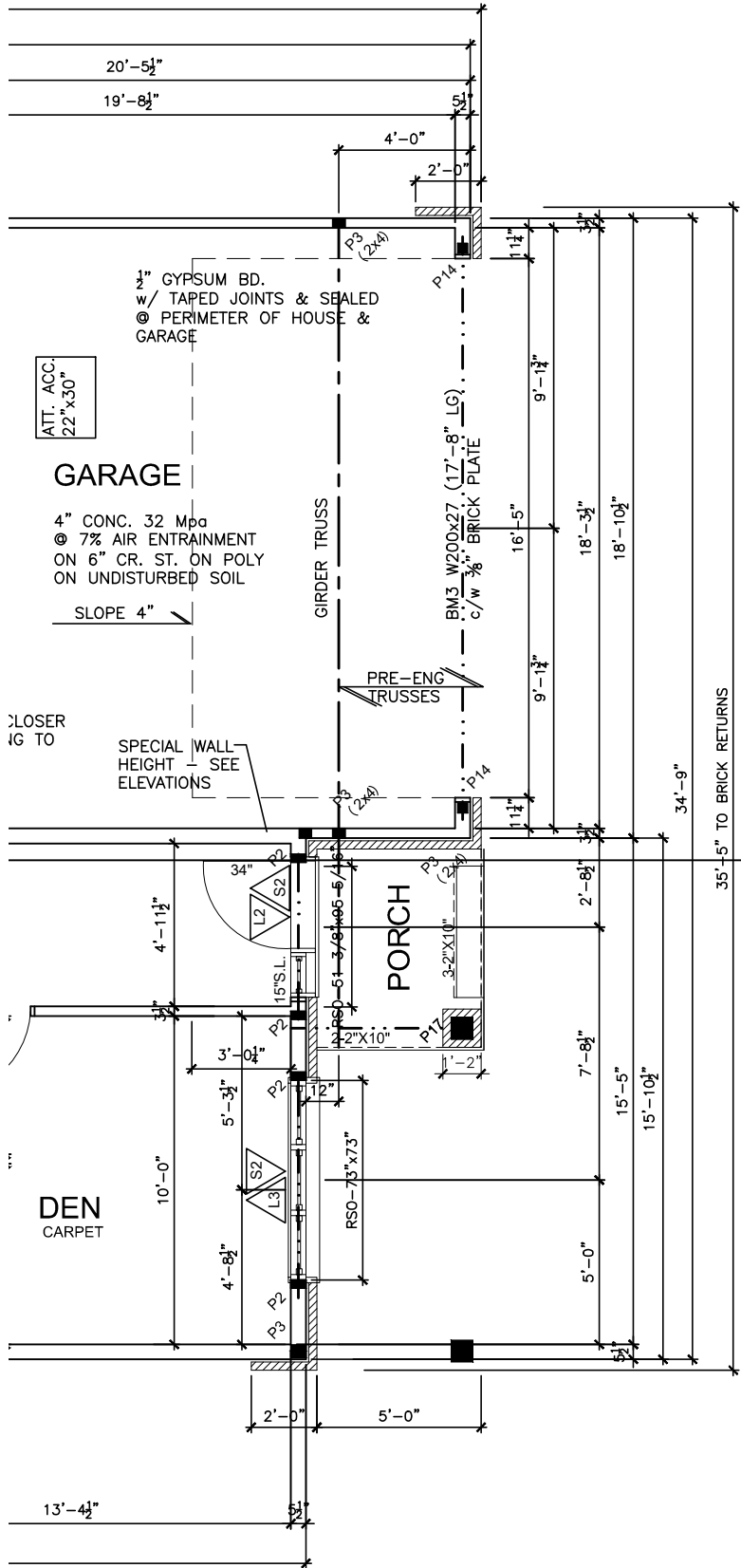
SOL: 100 KPA

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VF
NO	DESCRIPTION	DATE	BY

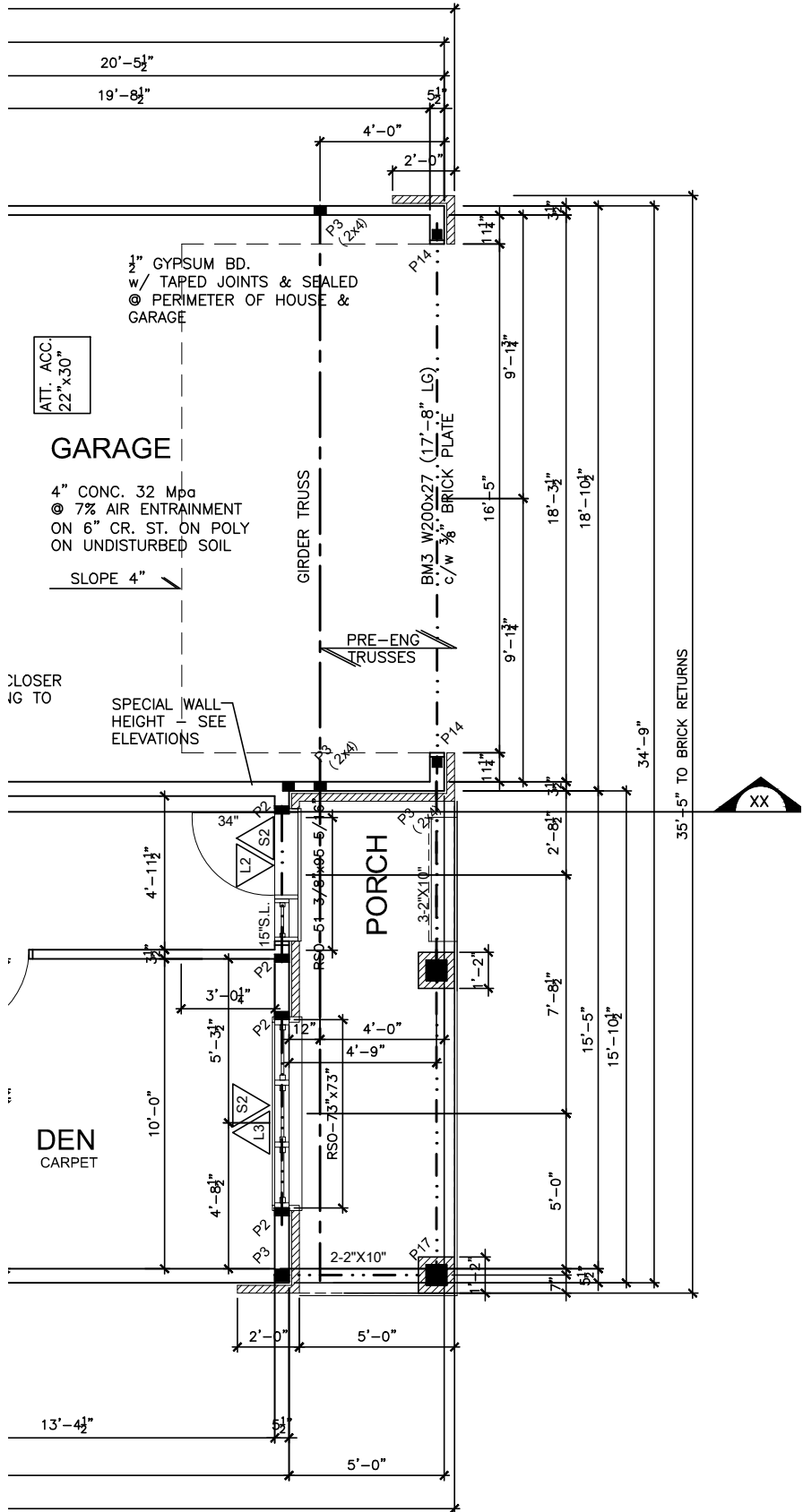


TITLE:
GROUND FLOOR PLAN - ELEV. A

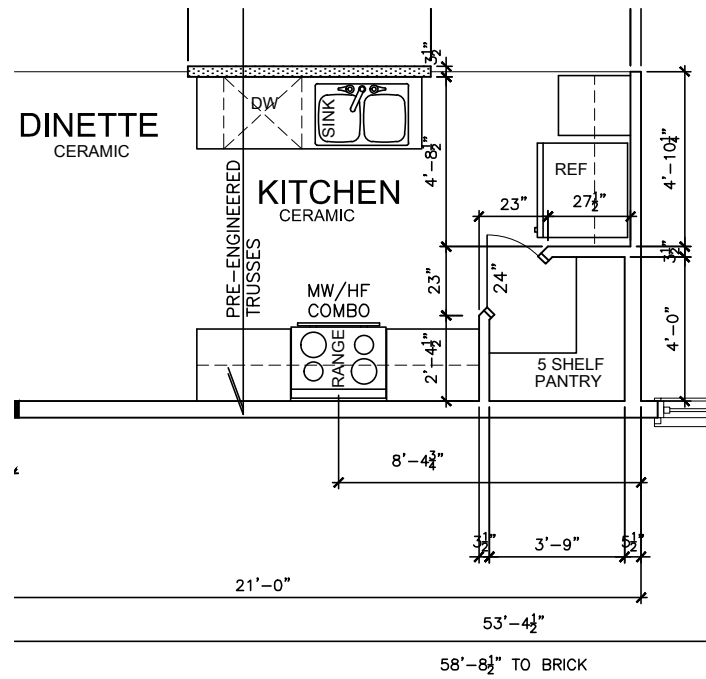
ACAD FILE:	SCALE: 3/16" = 1'-0"
1015 - The Murry 2016 Footprint (STANDARD DRAWINGS)	DWG. A-7



PARTIAL GROUND FLOOR PLAN ELEVATION 'B'



PARTIAL GROUND FLOOR PLAN ELEVATION 'C'



PARTIAL GROUND FLOOR PLAN OPTIONAL CORNER PANTRY

LOT XXXX

DATE XX/XX/XX

2012 OBC DRAWINGS

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TENDER 2017

SCHEDULE B-1A NOTES:

NOTE:
1. WOOD FRAMING IN CONTACT WITH CONC. SHALL BE PROTECTED BY 0.15mm POLY.
2. TRANSFER ALL POST LOADS ABOVE TO CONC. OR STEEL BM. WITH SOLID BLOCKING EQUAL DIMENSION OF SUPPORTING MEMBER.

STRUCTURAL FRAMING SCHEDULE	
STEEL LINTEL	
S1	- L 90x90x6
S2	- L 90x90x8
S3	- L 100x90x8
S4	- L 125x90x8
S5	- L 125x90x10
S6	- L 200x100x12
S7	- L 150x100x10 (200mm BEARING)
WOOD LINTEL	
L1	- (2)38x235 w/ 12.7 PLYWOOD SPACER
L2	- (2)38x235
L3	- (3)38x235
L4	- (3)38x235 w/ 2-12.7 PLYWOOD SPACER
L5	- (3)38x286 w/ 2-12.7 PLYWOOD SPACER
L6	- (2)45x240 M.L.
L7	- (3)45x240 M.L.
POSTS	
P1	- 75# STEEL TELEPOST
P2	- (2)38x89 or (2)38x140
P3	- (3)38x89 or (3)38x140
P4	- (4)38x89 or (4)38x140
P5	- (5)38x89 or (5)38x140
P6	- (6)38x89 or (6)38x140
P13	- HSS 88.9x88.9x3.18 + 100x200x12 T&B PL.
P14	- HSS 89x89x4.8 + 100x200x12 T&B PL.
P15	- HSS 76.2x76.2x4.78 + 100x180x12 T&B PL.
P16	- HSS 76.2x76.2x4.78 + 130x130x12 T&B PL.
P17	- HSS 73 O.D. x4.8 + 100x180x12PL B PL.
+ 130x160x10 T PL (*)	
(*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)	
ALL FOOTINGS 600x200 DP. UNLESS NOTED	
SOIL: 100 KPA	

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO.	DESCRIPTION	DATE	BY

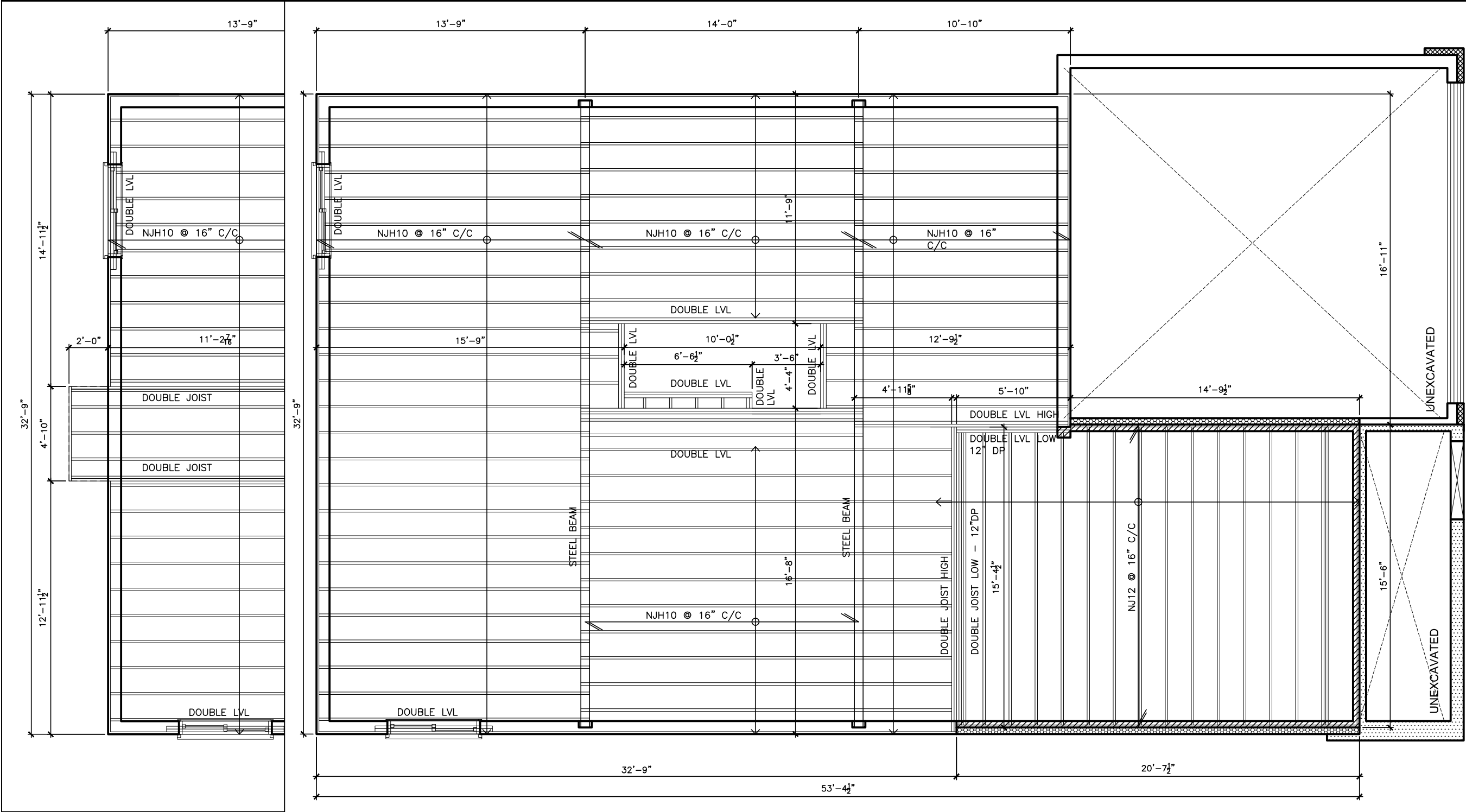


TITLE: GROUND FLOOR PLAN OPTIONS

ACAD FILE:	SCALE: 3/16" = 1'-0"
DWG.	

1015 - The Murry
2016 Footprint
(STANDARD DRAWINGS)

A-7b



LOT **XXxx**
DATE **XX/XX/XX**
2012 OBC DRAWINGS
THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.
FLOORS CONT
TENDER 2017

GENERAL NOTES:

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- DO NOT SCALE DRAWINGS.
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- THIS DRAWING SET IS THE EXCLUSIVE PROPERTY OF VALECRAFT HOMES LTD. COPYRIGHT RESERVED.
- TRANSFER ALL POST LOADS ABOVE TO CONCRETE FOUNDATION OR STEEL BEAM WITH SOLID BLOCKING EQUAL DIMENSION OF SUPPORTING MEMBER.
- WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY 0.15mm POLY.
- IF SHOWER DIFFERS FROM SHOWN PROVIDE GYPCREAT AROUND TUB 3 SIDES. PROVIDE WATERPROOF WALL FINISH 5'-11" ABOVE FLOOR IN SHOWER STALLS, PROVIDE WATERPROOF WALL FINISH 3'-11" ABOVE RIM OF BATHTUBS EQUIPPED WITH SHOWER.

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STRUCTURAL FRAMING SCHEDULE			
STEEL LINTEL			
S1	-	L 90x90x6	
S2	-	L 90x90x8	
S3	-	L 100x90x8	
S4	-	L 125x90x8	
S5	-	L 125x90x10	
S6	-	L 200x100x12	
S7	-	L 150x100x10 (200mm BEARING)	
WOOD LINTEL			
L1	-	(2)38x235 w/ 12.7 PLYWOOD SPACER	
L2	-	(2)38x235	
L3	-	(3)38x235	
L4	-	(3)38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c	
L5	-	(3)38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c	
L6	-	(2)45x240 M.L	
L7	-	(3)45x240 M.L	
POSTS			
P1	-	75# STEEL TELEPOST	
P2	-	(2)38x89 or (2)38x140	
P3	-	(3)38x89 or (3)38x140	
P4	-	(4)38x89 or (4)38x140	
P5	-	(5)38x89 or (5)38x140	
P6	-	(6)38x89 or (6)38x140	
P13	-	HSS 88.9x88.9x3.18 + 100x200x12 T&B PL.	
P14	-	HSS 89x89x4.8 + 100x200x12 T&B PL.	
P15	-	HSS 76.2x76.2x4.78 + 100x180x12 T&B PL.	
P16	-	HSS 76.2x76.2x4.78 + 130x130x12 T&B PL.	
P17	-	HSS 73 O.D. x4.8 + 100x180x12PL B PL. + 130x160x10 T PL. (*)	
(*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)			
ALL FOOTINGS: 600x200 DP. UNLESS NOTED			
SOIL: 100 KPA			

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY

TITLE:
1ST FLOOR JOIST PLAN

ACAD FILE:
1015 - The Murry 2016 Footprint
(STANDARD DRAWINGS)

SCALE:
3/16" = 1'-0"
DWG:
J-1

- NOTE:
- 1.ALL JOISTS TO BE NJH10 @ 405 C/C UNLESS NOTED OTHERWISE AND DRAWINGS
 - 2.JOIST DESIGN TO MEET REQUIREMENT OF O.B.C. 2012 FOR VIBRATION CRITERIA
 - 3.INSTALLATION OF JOIST TO BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ERECTION DETAILS
 - 4.FASTEN ALL D.J. AND T.J. WITH 90mm NAILS @ 200 C/C TOP AND BOTTOM CHORDS ON ALTERNATIVE SIDES
 - 5.FASTEN 2 PLY LVL WITH 2 ROWS OF 90mm NAILS @ 200 C/C ATTACH THIRD PLY WITH 2 ROWS OF 90mm NAILS @ 150 C/C
 - 6.PROVIDE SOLID BLOCKING UNDER ALL POSTS - BLOCKING TO MATCH SIZE OF POST
 - 7.PROVIDE SOLID BLOCKING @ 400 C/C UNDER ALL NON LOADING BEARING PARTITION PARALLEL TO JOISTS

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS _____.

LOT XXxx

DATE XX/XX/XX

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TENDER 2017

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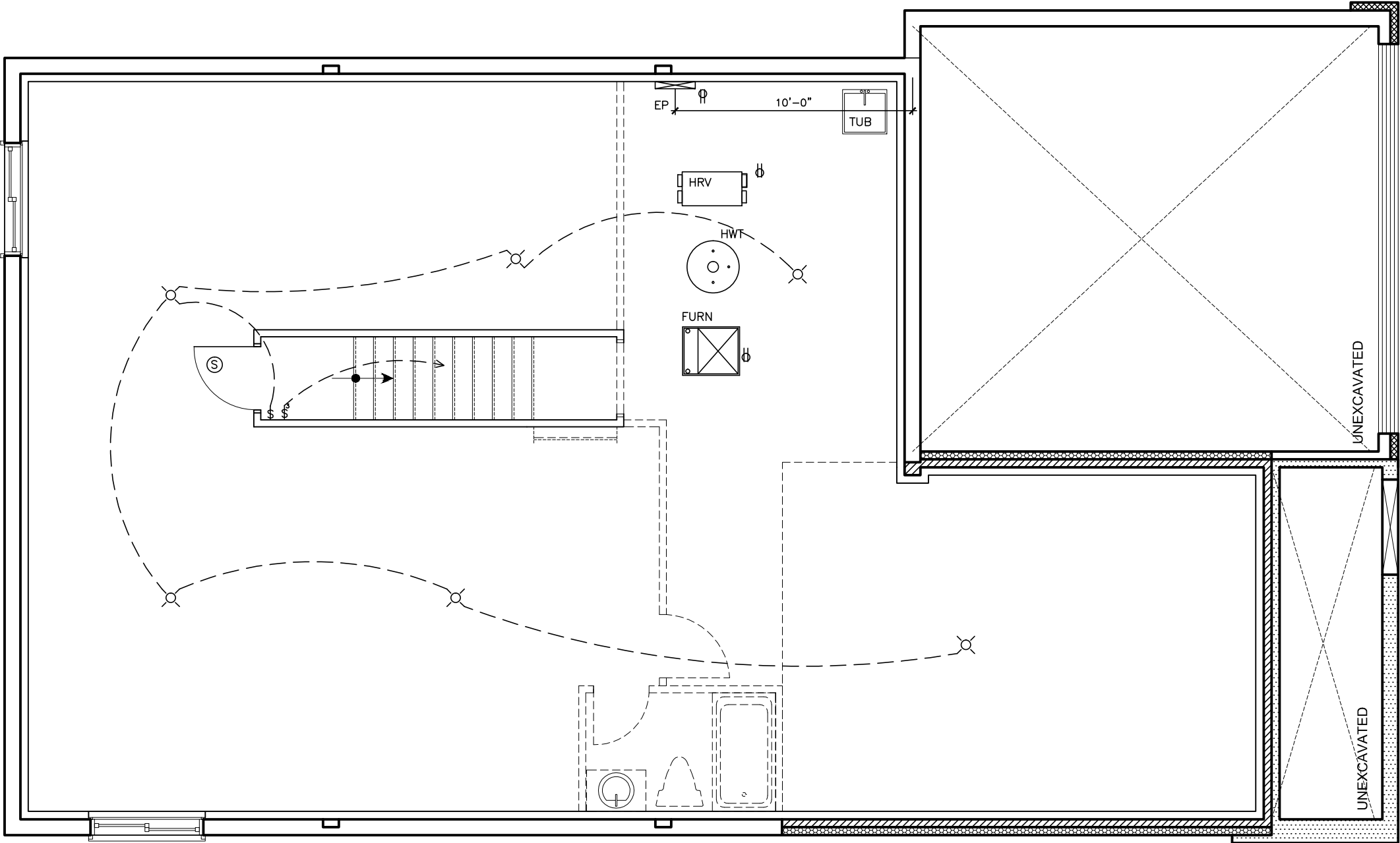
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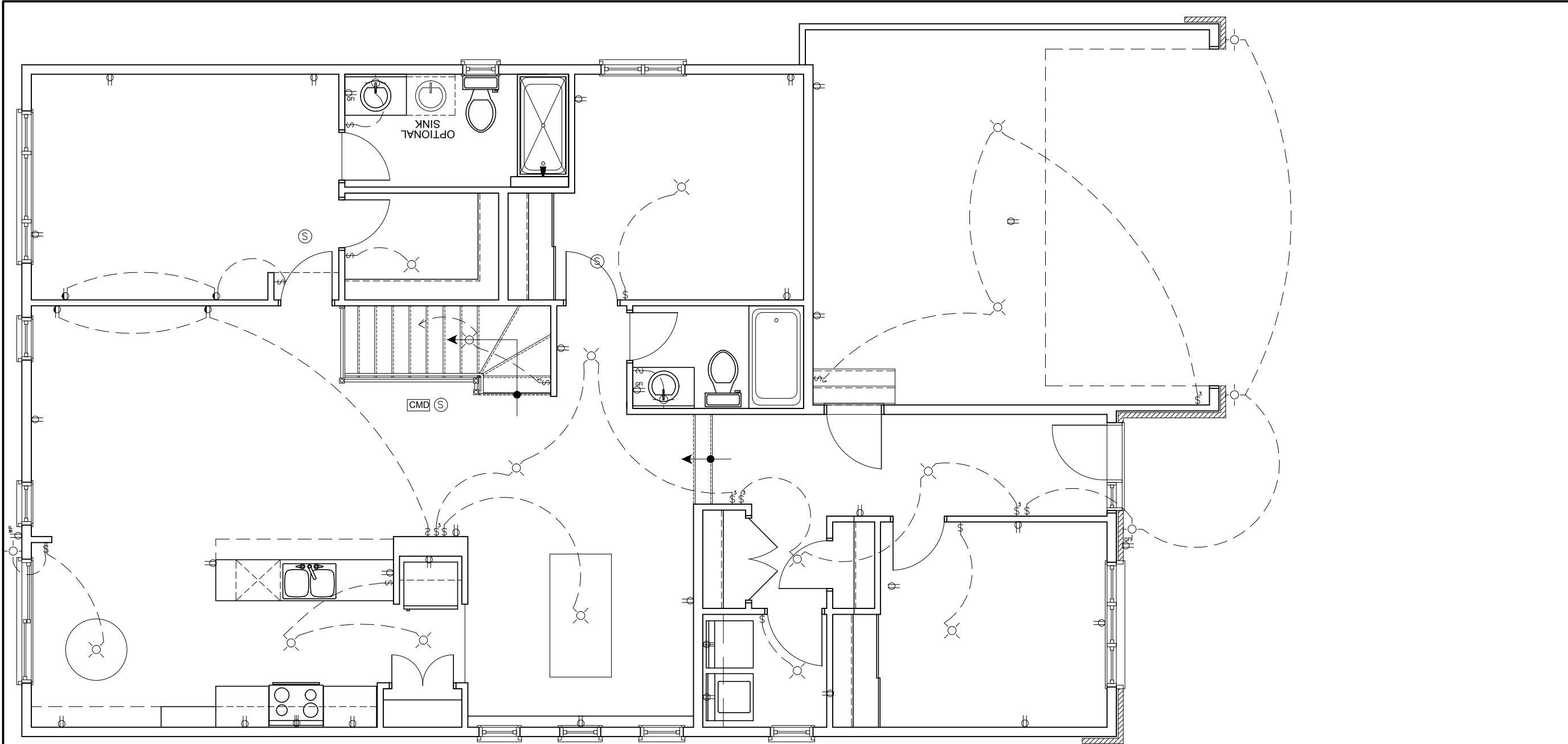


- | | | | |
|--|---|--|---|
| | Duplex Outlet (G.F.I. in all bathrooms) | | Wall mounted light fixture |
| | 220 V Outlet | | Carbon Monoxide detector interconnected with smoke alarms |
| | Duplex Outlet (Upper half switched) | | Carbon Monoxide detector interconnected with smoke alarms |
| | Split Duplex Outlet | | Electrical panel |
| | Weather proof Duplex Outlet | | Mechanical vent |
| | Single pole switch | | Dryer |
| | 3 way switch | | Washer |
| | Double gang switch | | Thermostat |
| | Triple gang switch | | Standard telephone jack |
| | Double gang 3 way switch | | Cable television outlet. |
| | 4 way switch | | Central vacuum location (Optional) |
| | Furnace switch | | Ceiling light fixture |
| | Ceiling light fixture | | Pull Chain |
| | Standard pot light | | |

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY



TITLE: ELECTRICAL PLAN			
ACAD FILE:	725_MASTER.DWG	SCALE:	3/16" = 1'-0"
1015 - The Murry 2016 Footprint (STANDARD DRAWINGS)		DWG.	E1



GROUND FLOOR ELECTRICAL PLAN

LOT

XXxx

DATE

XX/XX/XX

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FLOORS CONT

TENDER 2017

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STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL

- S1 - L 90x90x6
- S2 - L 90x90x8
- S3 - L 100x90x8
- S4 - L 125x90x8
- S5 - L 125x90x10
- S6 - L 200x100x12
- S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL

- L1 - (2)38x235 w/ 12.7 PLYWOOD SPACER
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- L4 - (3)38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
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- L6 - (2)45x240 M.L
- L7 - (3)45x240 M.L

POSTS

- P1 - 75# STEEL TELEPOST
- P2 - (2)38x89 or (2)38x140
- P3 - (3)38x89 or (3)38x140
- P4 - (4)38x89 or (4)38x140
- P5 - (5)38x89 or (5)38x140
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- P13 - HSS 88.9x88.9x3.18 + 100x200x12 T&B PL
- P14 - HSS 89x89x4.8 + 100x200x12 T&B PL
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(*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)

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SOIL: 100 KPA

2.	AS PER STRUCTURAL		
1.	STANDARD DRAWINGS	11/28/16	VH
NO	DESCRIPTION	DATE	BY

TITLE:

GROUND FLOOR ELECTRICAL PLAN

ACAD FILE:

SCALE:

3/16" = 1'-0"

DWG.

1015 - The Murry
2016 Footprint
(STANDARD DRAWINGS)

E-2