

LOT XXxx XX/XX/XX

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TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE

RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO,

DATE

- GENERAL NOTES:

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 TRANSFER ALL POST LOADS ABOVE TO CONCRETE FOUNDATION OF STREET HOMES ABOVE TO CONCRETE FOUNDATION OF STREET HOMES ABOVE TO CONCRETE POUNDATION OF STREET HOMES ABOVE TO 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 FALLS, PROVIDE WATERPROOF WALL FINISH 3'-11" ABOVE RIM OF BATHTUBS EQUIPED WITH SHOWER.

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

EXTERIOR FINISH LEGEND BRICK (MAIN) BRICK SOLDIER COURSE (ACCENT) BRICK SOLDIER COURSE (ACCENT) DRICK SOLDIER COURSE SEEPER COURSE B2 - BRICK SOLDIER COURSE (ACCEN 20mm PROUD) B3 - BRICK SLEEPER COURSE B4 - STACK BOND (ACCENT) B5 - BRICK SILL (ACCENT) B6 - BRICK SILL (ACCENT) B7 - BRICK CORBELLING B8 - BRICK CORBELLING -20 - BRICK COINING 20mm PROUD -20 - BRICK COESSED 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

2012 OBC DRAWINGS

4.	ISSUED FOR 2016 TENDER	01/01/16	
3.	REAR ELEVATION FOR END UNIT ADDED	16/03/15	ş
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	5
NO	DESCRIPTION	DATE	Ε
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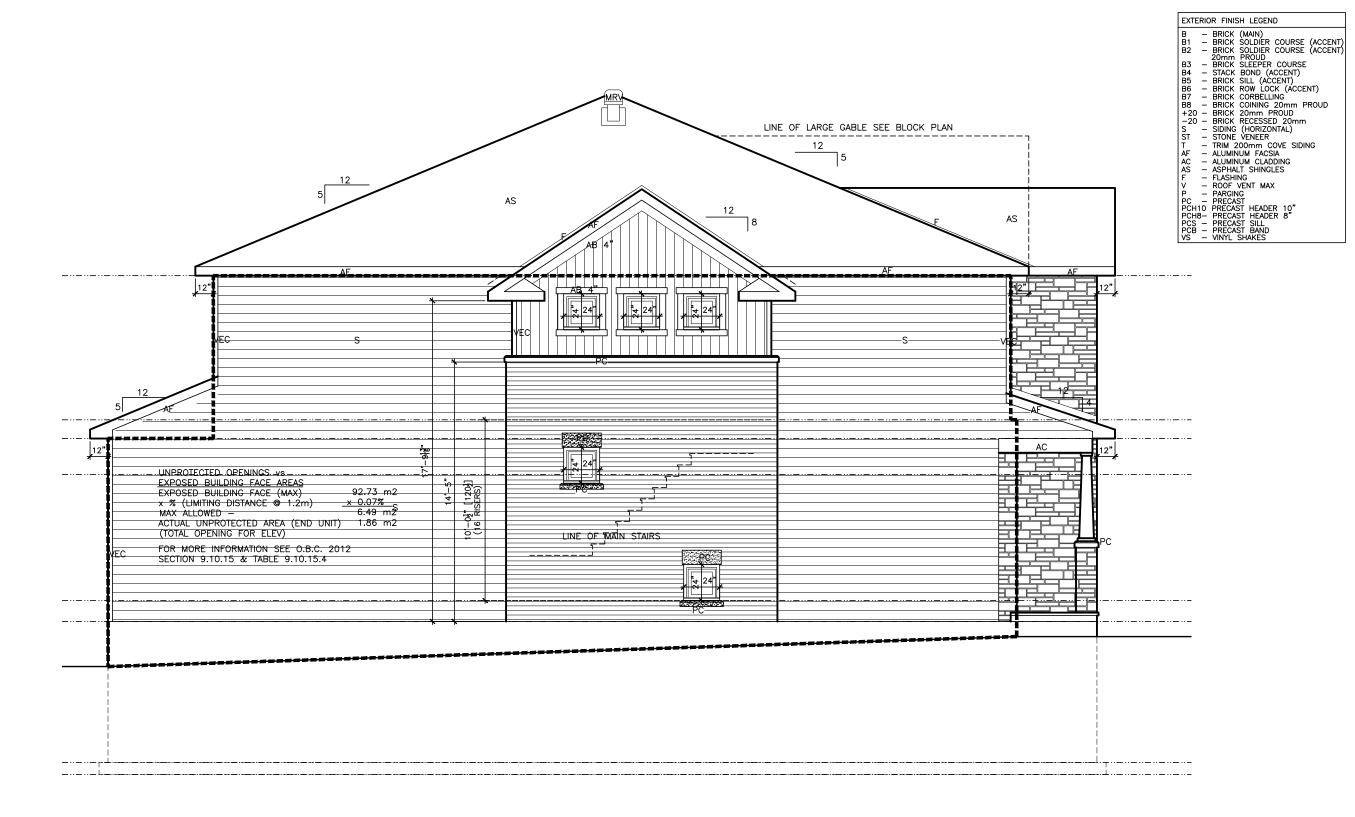


REAR

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

110 - The Thomas 2012 Footprint

A-2



LOT

XX/XX/XX

XXxx

DATE

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2012 OBC DRAWINGS

4.	ISSUED FOR 2016 TENDER	01/01/16	
3.	ISSUED FOR PERMIT	27/01/15	"
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	**
NO	DESCRIPTION	DATE	Е



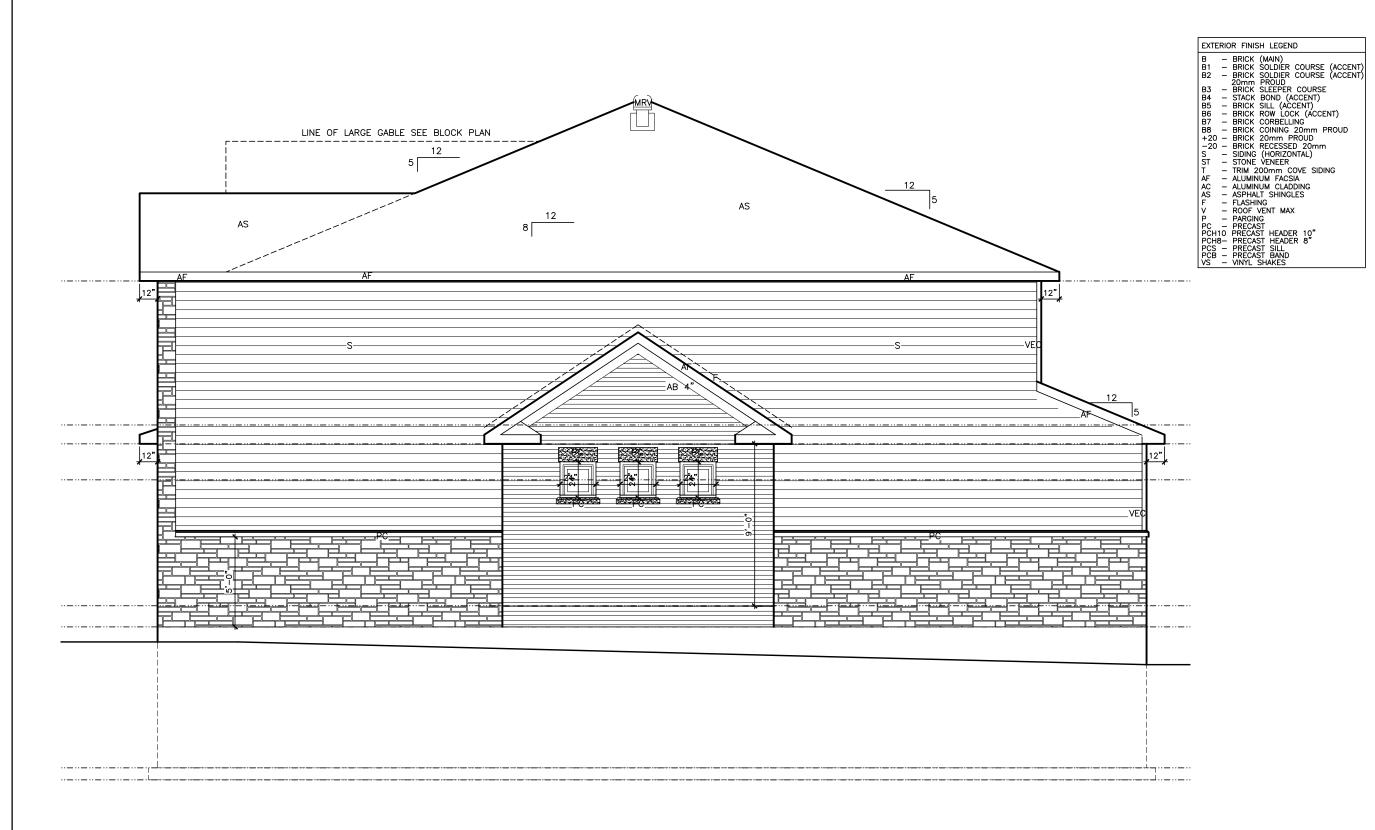
SIDE HOUSE ELEVATION "A"

110 - The Thomas

2012 Footprint

A-3

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



XXxx LOT

DATE

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1.	STANDARD DRAWINGS	27/05/14	**
NO	DESCRIPTION	DATE	Ε



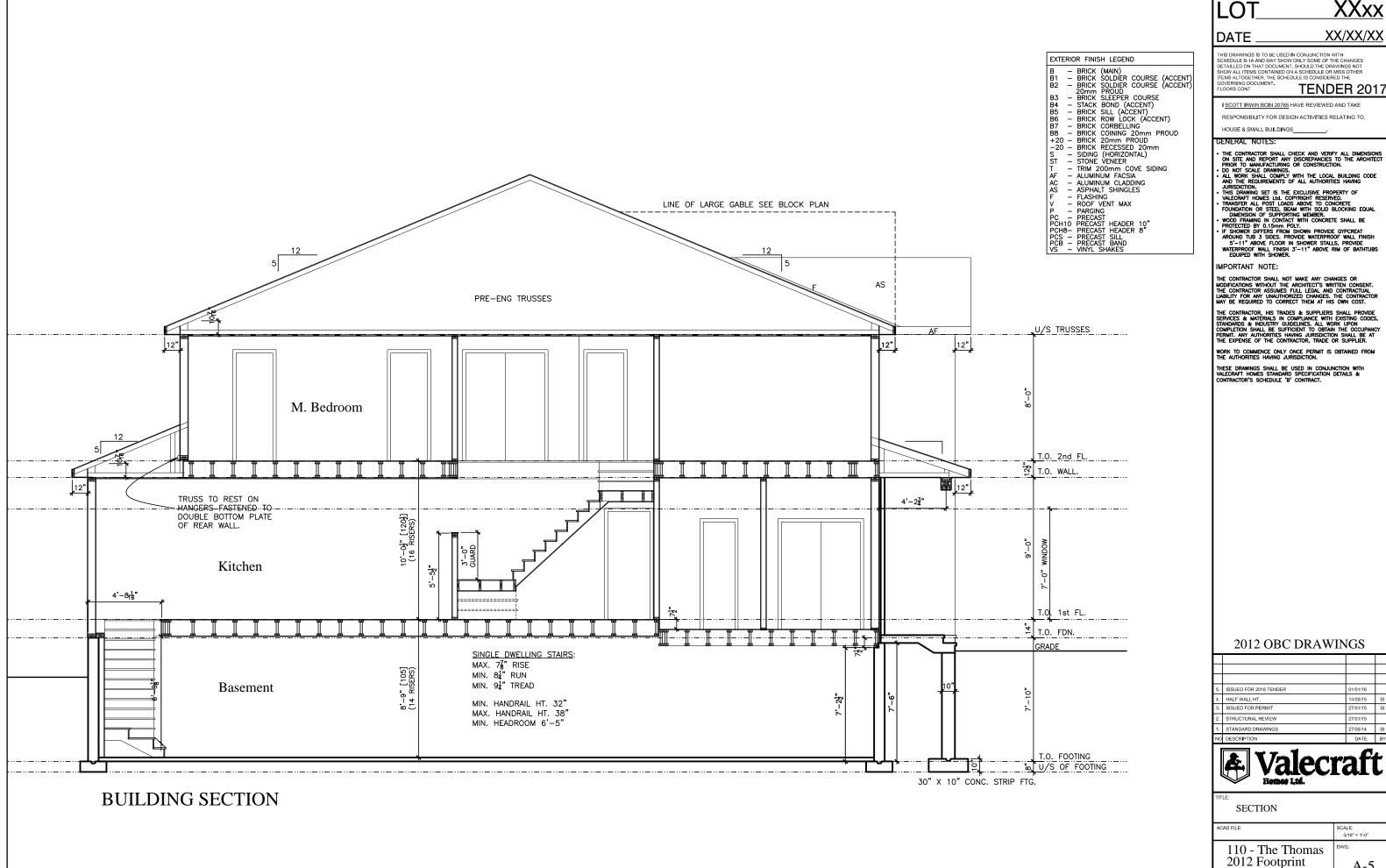
SIDE GARAGE ELEVATION "A"

110 - The Thomas

2012 Footprint

A-4

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



XXxx LOT

	2012 02 0 2 1 1 1 1 1 1 1 0 2		
5.	ISSUED FOR 2016 TENDER	01/01/16	
4.	HALF WALL HT.	14/05/15	SI
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	S
NO	DESCRIPTION	DATE	BY



A-5

CONCRETE DENSITY = 24 KN/M^3

110 - MID UNIT

FOUNDATION WALL 1		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	4.23
	FOUNDATION WALL	11.70
	*FOOTING	_
LIVE LOAD	STRUCTURAL	1.83
	SNOW	1.31
		19.07

FOUNDATION WALL 3			STRIP WEIGHT (KN/M)
	DEAD LOAD	STRUCTURAL	6.25
		FOUNDATION WALL	11.70
		*FOOTING	-
	LIVE LOAD	STRUCTURAL	6.55
		SNOW	15.15
			39.66

STRIP WEIGHT

(KN/M)

17.49

FOUNDATION WALL 5		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	14.99
LIVE LOAD	FOUNDATION WALL	11.70
	*FOOTING	_
	STRUCTURAL	2.90
	SNOW	16.13
		45.72

FOUNDATION WALL 7		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	7.68
	FOUNDATION WALL	11.70
	*FOOTING	_
LIVE LOAD	STRUCTURAL	11.58
	SNOW	11.19
		42.15

FOUNDATION WALL 9		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	4.40
	FOUNDATION WALL	11.70
	*FOOTING	_
LIVE LOAD	STRUCTURAL	2.90
	SNOW	14.87
•		33.87

FOUNDATION WALL 11			STRIP WEIGHT (KN/M)
	DEAD LOAD	STRUCTURAL	1.00
		FOUNDATION WALL	11.70
		*FOOTING	ı
	LIVE LOAD	STRUCTURAL	1.91
		SNOW	1.57
ľ			16.19

1.00	HOUSE &	SMALL BU	JILDINGS
11.70	*F00	TING ((8" THICK)
_	STR	RIP.	STRIP
1.91	WID (mr		WEIGHT (kn/m)
1.57	500		2.4

LOT

DATE

600

900

1000

1100

1200

1300

1400

1500

1600

1700

1800 1900

2000

2100

2200

2300

2400

2500

2600

2700

2800

2900

3000

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TENDER 20

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

2.88

4.32

4.80

5.28

5.76

6.24

6.72

7.20

7.68

8.16 8.64

9.12

9.6

10.08

10.56

11.04

11.52

12

12.48

12.96

13.44

13.92

14.4

XXxx

XX/XX/XX

TENDER 2017

FOUNDATION WALL 2	STRIP WEIGHT (KN/M)	
DEAD LOAD	STRUCTURAL	8.44
	FOUNDATION	11.70

WALL 2		(KN/M)
DEAD LOAD	STRUCTURAL	8.44
	FOUNDATION WALL	11.70
	*FOOTING	ı
LIVE LOAD	STRUCTURAL	12.34
	SNOW	6.13
		38.62

	WALL	11.70
	*FOOTING	ı
LIVE LOAD	STRUCTURAL	0.46
	SNOW	1.57

STRUCTURAL

FOUNDATION

DEAD LOAD

WALL 4

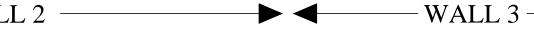
FOUNDATION WALL 6		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	17.29
	FOUNDATION WALL	11.70
	*FOOTING	ı
LIVE LOAD	STRUCTURAL	3.39
	SNOW	11.66
		44.04

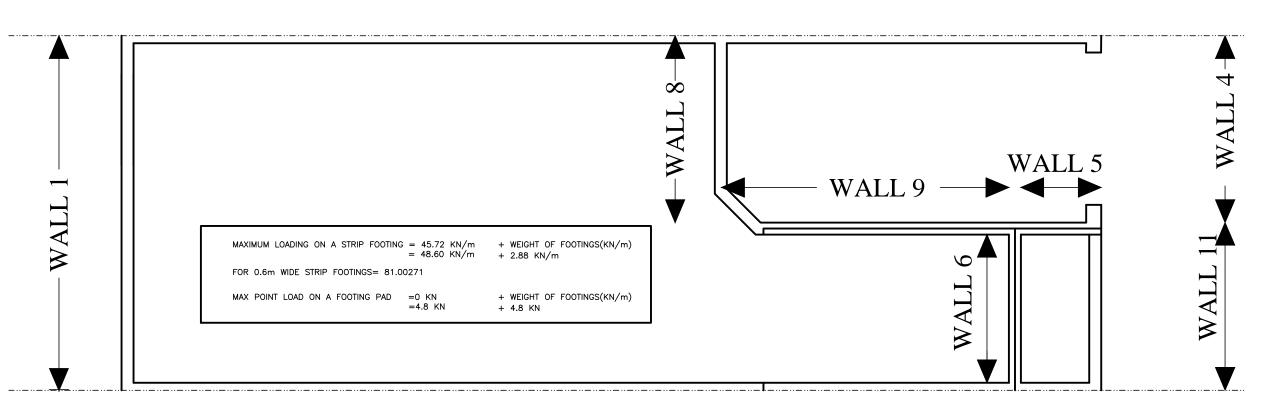
FOUNDATION WALL 8		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	3.30
	FOUNDATION WALL	11.70
	*FOOTING	-
LIVE LOAD	STRUCTURAL	0.00
	SNOW	0.00
		15.01

	FOUNDATION WALL 10		STRIP WEIGHT (KN/M)
	DEAD LOAD	STRUCTURAL	13.90
		FOUNDATION WALL	11.70
		*FOOTING	_
	LIVE LOAD	STRUCTURAL	0.00
		SNOW	1.26
•			26.86



——— WALL 7 —





110 - The Thomas

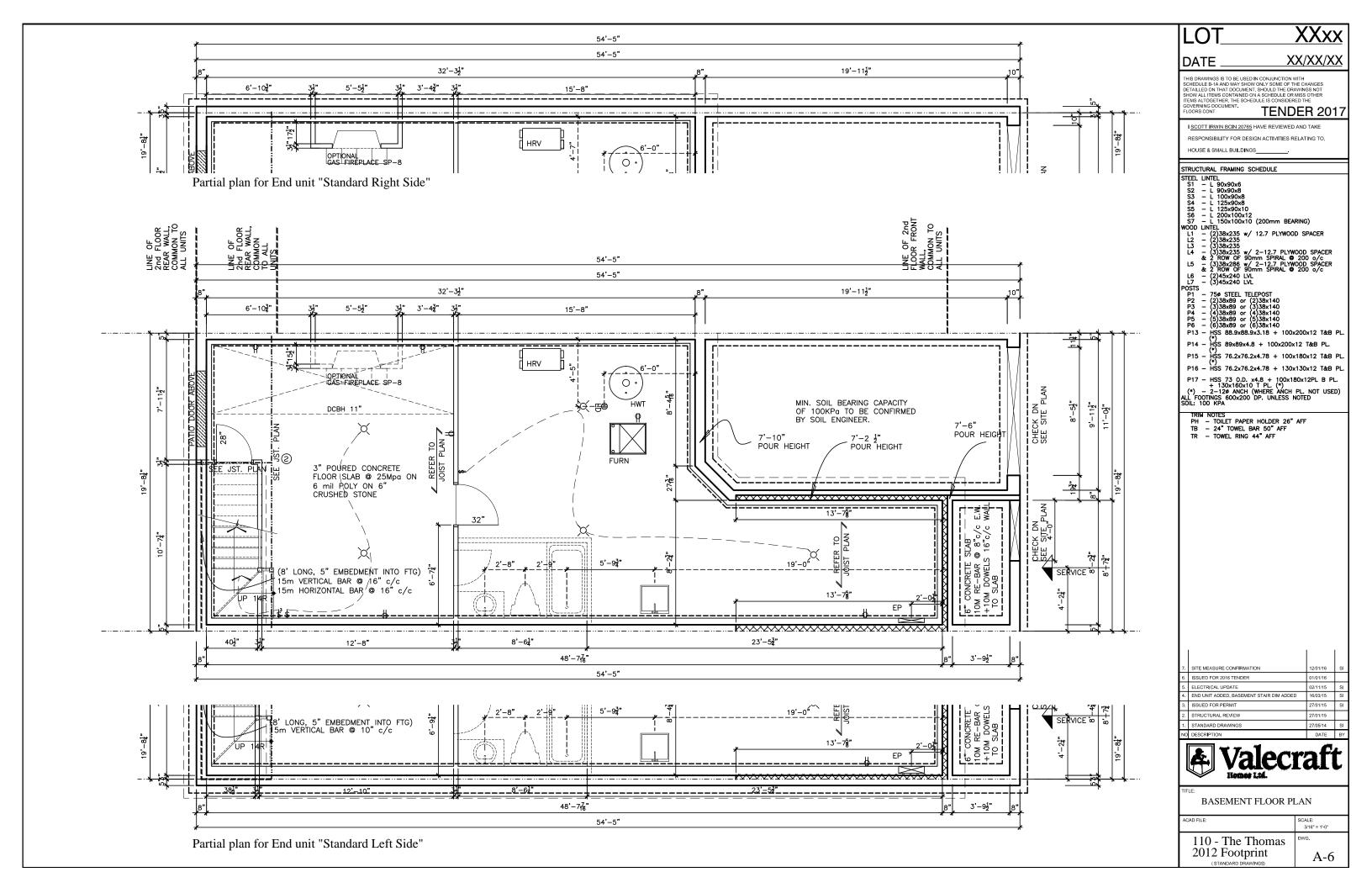
SF2

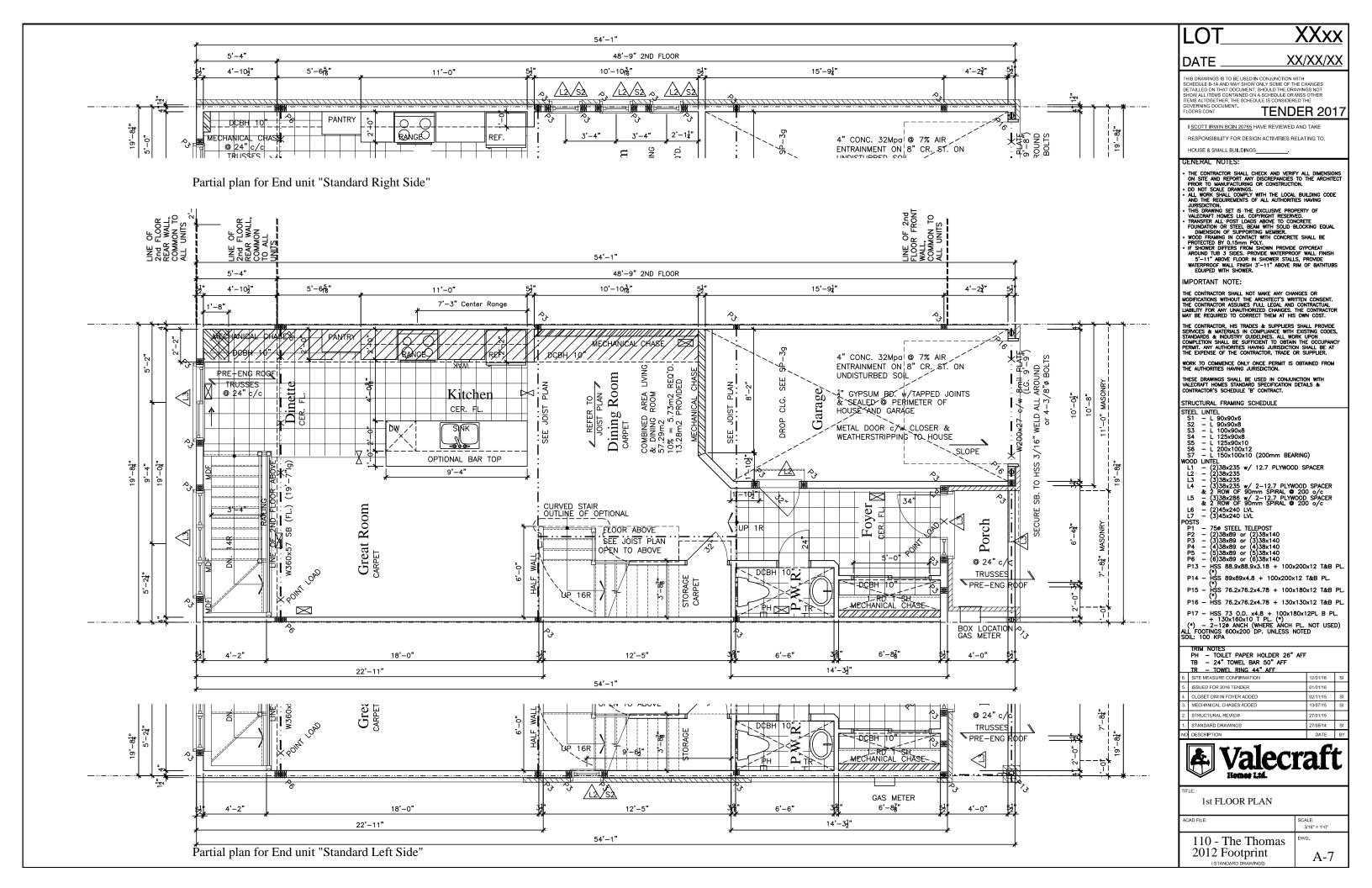
WALL 10

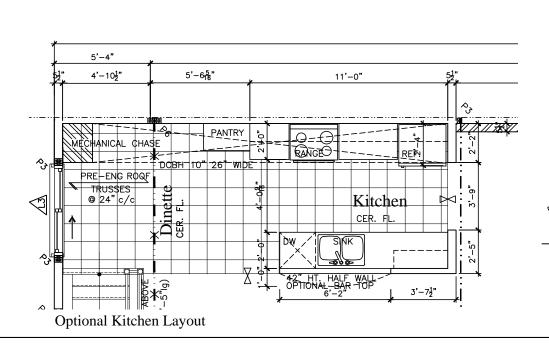
2012 OBC DRAWINGS

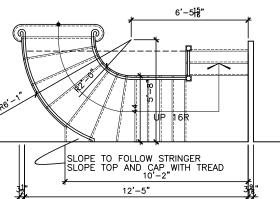
THE FOOTING/FOUNDATION LOADING MODEL 110 - The Thomas STANDARD UNIT SCALE: 3/16" = 1'-0"

2012 Footprint









Optional Curved Stair To 2nd Floor

XXxx LOT

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STRUCTURAL FRAMING SCHEDULE

- & 2 ROW OF 90mm SPIRAL L6 (2)45x240 LVL L7 (3)45x240 LVL POSTS P1 75ø STEEL TELEPOST P2 (2)35x89 or (2)38x140 P3 (3)35x89 or (3)38x140 P4 (4)33x89 or (4)38x140 P5 (5)36x89 or (5)38x140 P6 (6)36x89 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 0.D. x4.8 + 100x180x12PL B PL. + 130x160x10 T PL. (*) (*) 2-12ø ANCH (WHERE ANCH PL. NOT USED) ALL FOOTINGS 600x200 DP. UNLESS NOTED SOIL: 100 KPA

TRIM NOTES

- PH TOILET PAPER HOLDER 26" AFF TB 24" TOWEL BAR 50" AFF TR - TOWEL RING 44" AFF

2012 OBC DRAWINGS

	2012 OBC DRAWIN	iO5	
3.	ISSUED FOR 2016 TENDER	01/01/16	
2.	FRAME CHECK NOTES	02/07/15	S
1.	PAGE ADDED DUE TO END UNIT REVISION	27/01/15	SI
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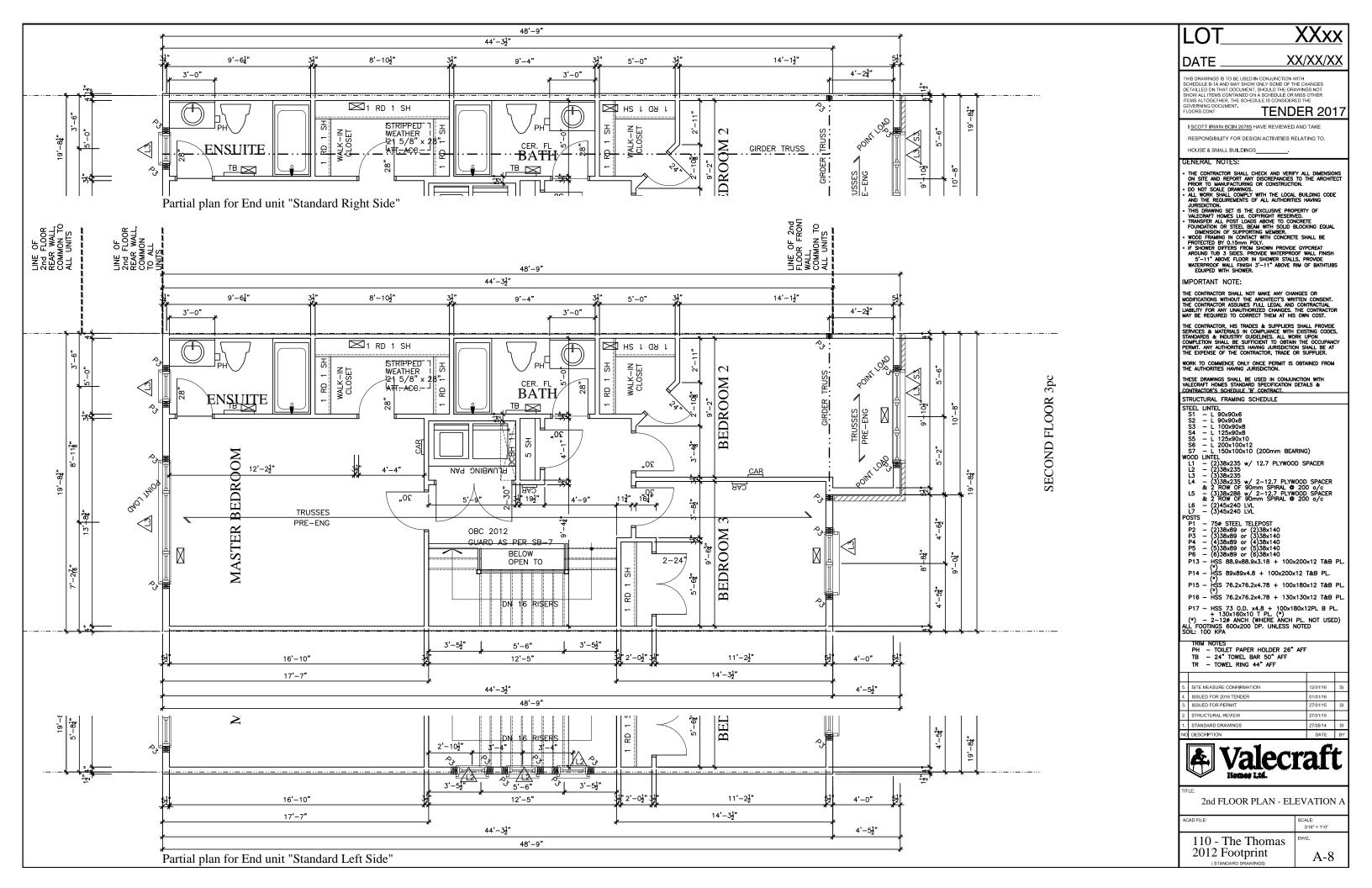


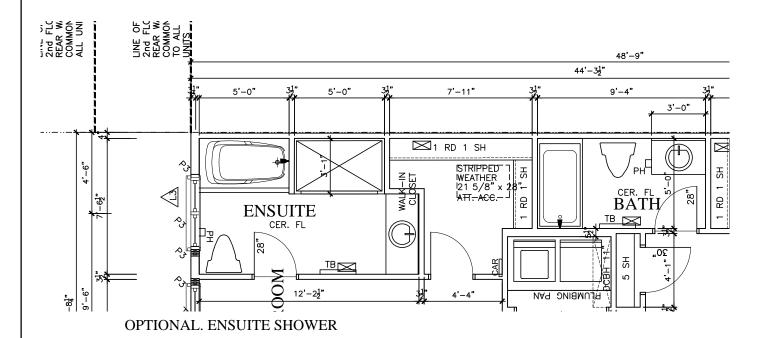
1st FLOOR PLAN-MISC

110 - The Thomas 2012 Footprint

A-7b

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





STRUCTURAL FRAMING SCHEDULE

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL

\$1 - L 90x90x6

\$2 - L 90x90x8

\$3 - L 100x90x8

\$4 - L 125x90x8

\$5 - L 125x90x10

\$6 - L 200x100x12

\$7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL

\$1 - (2)38x235 w/ 12.7 PLYWOOD SPACER

\$2 - (2)38x235

\$2 - (3)38x235

\$3 - (3)38x235 w/ 2-12.7 PLYWOOD SPACER

\$4 2 ROW OF 90mm SPIRAL \$200 o/c

\$5 - (3)38x286 w/ 2-12.7 PLYWOOD SPACER

\$6 2 ROW OF 90mm SPIRAL \$200 o/c

L6 - (2)45x240 LVL L7 - (3)45x240 LVL

LO - (2/18/240 LVL L7 - (3/48/240 LVL) POSTS P1 - 75¢ STEEL TELEPOST P2 - (2)38/89 or (2)38/140 P3 - (3)38/89 or (3)38/140 P4 - (4)38/89 or (4)38/140 P5 - (5)38/89 or (5)38/140 P6 - (6)38/89 or (6)38/140 P13 - HSS 88.9/88.9/3.18 + 100/200/12 T&B PL. P14 - HSS 89/89/4.8 + 100/200/12 T&B PL. P15 - HSS 78.276.2/4.78 + 130/130/12 T&B PL. P16 - HSS 78.276.2/4.78 + 130/130/12 T&B PL.

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TRIM NOTES
PH — TOILET PAPER HOLDER 26" AFF

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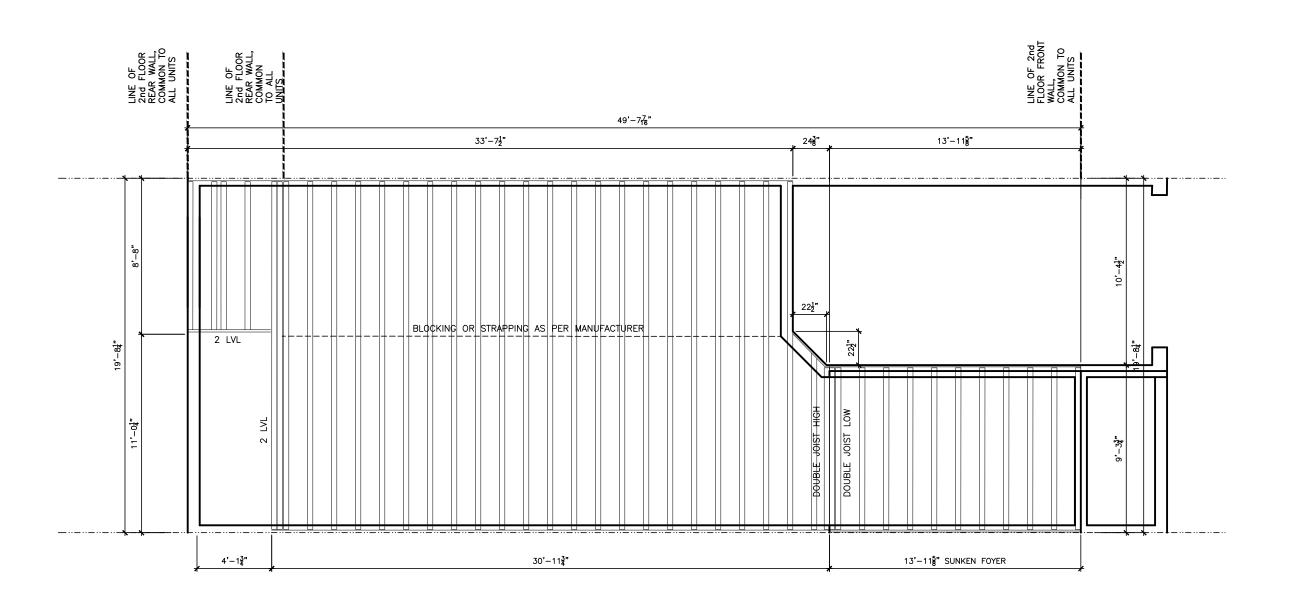
2nd FLOOR PLAN - MISC

110 - The Thomas

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

A-8b

2012 Footprint



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XX/XX/XX DATE

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 PROFECTED BY 0.15 FINE ROLLY.

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2012 OBC DRAWINGS

ISSUED FOR 2016 TENDER 01/01/16 ISSUED FOR PERMIT STRUCTURAL REVIEW 1. STANDARD DRAWINGS 27/05/14 SI



P13 - (5)369 of (6)36140 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 0.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

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
S1 - L 90x90x8
S2 - L 100x90x8
S3 - L 100x90x8
S5 - L 125x90x10
S6 - L 205x100x12
S7 - L 150x100x12
S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
L1 - (2)38x235 w/ 12.7 PLYWOOD SPACER
L2 - (2)38x235
L3 - (3)38x235 w/ 2-12.7 PLYWOOD SPACER
L3 - (3)38x235 w/ 2-12.7 PLYWOOD SPACER
L4 - (3)38x235 w/ 2-12.7 PLYWOOD SPACER
L5 - (3)38x235
L4 - (3)38x235
L5 - (3)38x235
L6 - (2)45x240 LVL
DOSTS
P1 - 75ø STEEL TELEPOST
P2 - (2)38x89 or (2)38x140
P3 - (3)38x89 or (4)38x140
P4 - (4)38x89 or (4)38x140
P5 - (5)38x89 or (6)38x140
P6 - (6)38x89 or (6)38x140
P6 - (6)38x89 or (6)38x140
P1 - HSS 88.9x88.9x3.18 + 100x200x12 T&B F

TRIM NOIES
PH — TOILET PAPER HOLDER 26" AFF
TB — 24" TOWEL BAR 50" AFF
TR — TOWEL RING 44" AFF

STRUCTURAL FRAMING SCHEDULE

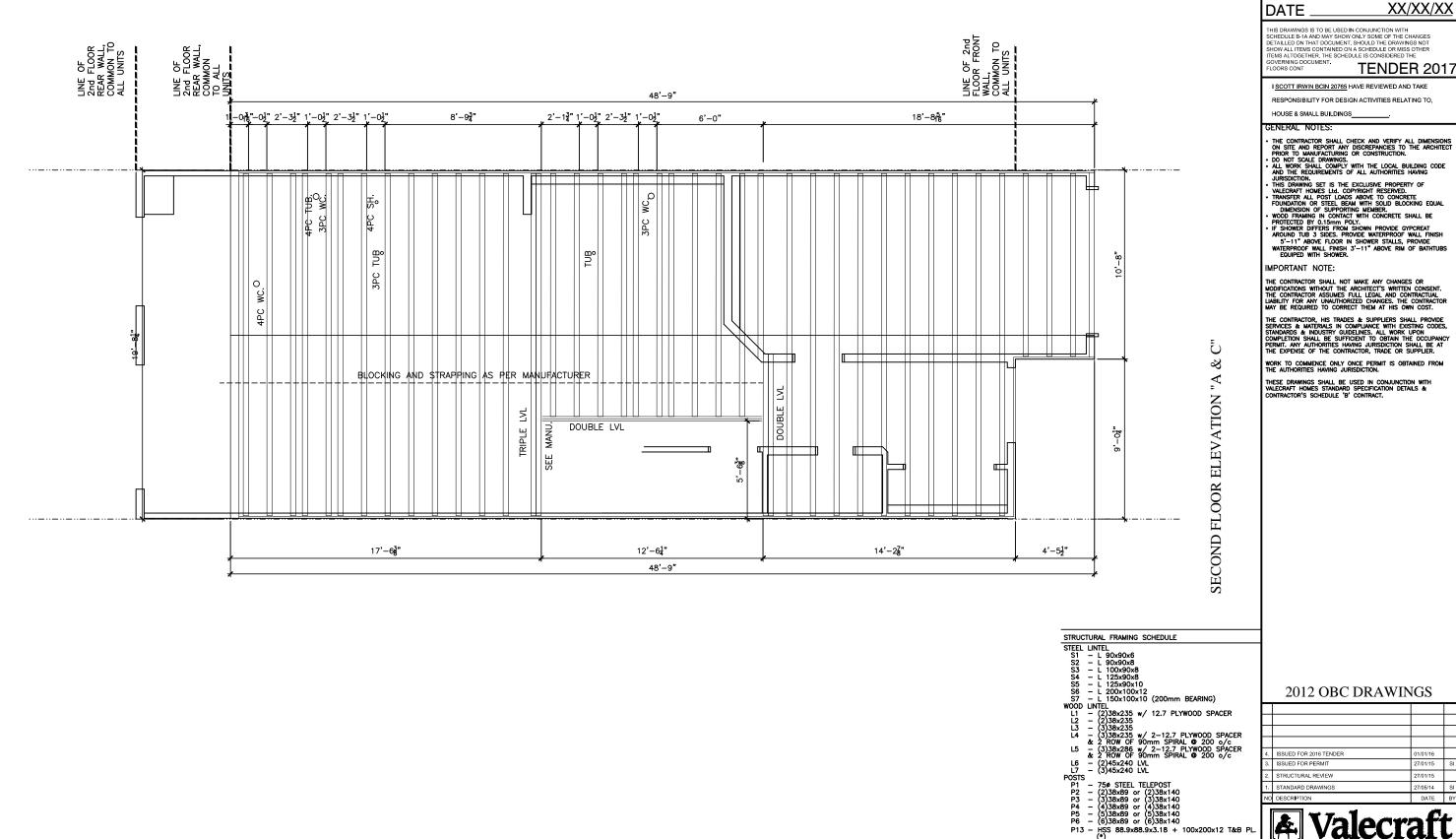
TRIM NOTES

1st FLOOR JOIST PLAN

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

110 - The Thomas 2012 Footprint

J-1



XXxx

LOT

4.	ISSUED FOR 2016 TENDER	01/01/16	
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI
NO	DESCRIPTION	DATE	BY



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

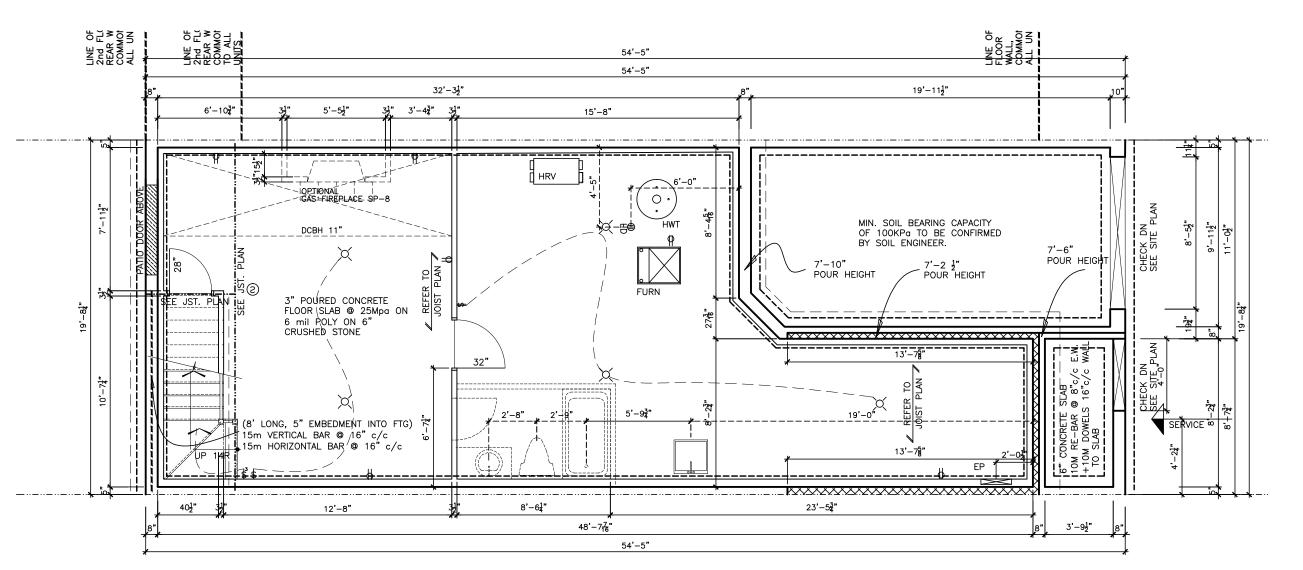
TRIM NOTES
PH — TOILET PAPER HOLDER 26" AFF
TB — 24" TOWEL BAR 50" AFF
TR — TOWEL RING 44" AFF

2nd FLOOR JOIST PLAN - ELEVA & C

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

110 - The Thomas 2012 Footprint

J-2



XXxx LOT XX/XX/XX

DATE

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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.

 DO NOT SCALE DRAWINGS.
 ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING

- AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

 THIS DRAWING SET IS THE EXCLUSIVE PROPERTY OF VALEGRAF HOMES LIA. COPYRIGHT RESERVED.

 TRANSFER ALL POST LOADS ABOVE TO CONCRETE FOUNDATION OR STEEL BEAM WITH SOLD BLOCKING EQUAL DIBLOSKING OF STEAM WITH SOLD BLOCKING EQUAL DIBLOSKING OF STEAM WITH CONCRETE SHALL BE PROPERTIES WITH CONCRETE SHALL BE PROPERTIES 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 EQUIPED WITH SHOWER.

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2012 OBC DRAWINGS

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	4.	ISSUED FOR 2016 TENDER	01/01/16	
٦ĺ	3.	ISSUED FOR PERMIT	27/01/15	SI
П	2.	STRUCTURAL REVIEW	27/05/14	
Ш	1.	STANDARD DRAWINGS	27/01/15	SI
Ш	NO	DESCRIPTION	DATE	BY
П	Г		<i>*</i> ***.	

Valecraft
Homes Ltd.

Wall mounted light fixture Carbon Monoxide detector interconnected with smoke alarms

Standard telephone jack

Cable television outlet.

Ceiling light fixture Pull Chain

Electrical panel

Mechanical vent

Dryer

Washer

Thermostat

Smoke Alarm c/w visual signalling component interconnected with carbon monoxide detectors.

Central vacuum location (Optional)

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Duplex Outlet (G.F.I. in all bathrooms)

Duplex Outlet (Upper half switched)

Weather proof Duplex Outlet

Double gang 3 way switch

220 V Outlet

Split Duplex Outlet

Single pole switch

Double gang switch

Triple gang switch

Ceiling light fixture

Standard pot light

3 way switch

4 way switch

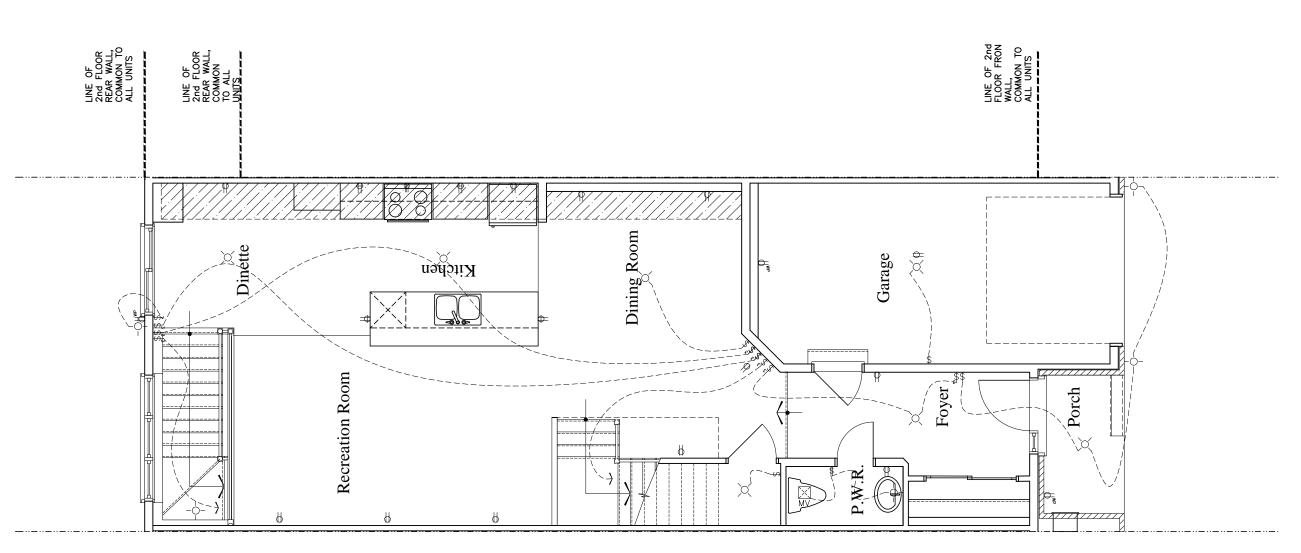
Furnace switch

BASEMENT FLOOR PLAN

CALE: 3/16" = 1'-0" 110 - The Thomas

2012 Footprint

A-6



LOT XXxx XX/XX/XX DATE

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TENDER 2017

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 TRANSFER ALL POST LOADS ABOVE TO CONCRETE FOUNDATION OR STELL BEAM WITH SOLUD BLOCKING EQUAL DIMENSION OF SUPPORTING MEMBER.

 WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY 0.15 mm 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 EQUIPED WITH SHOWER.

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2012 OBC DRAWINGS

5.	ISSUED FOR 2016 TENDER	01/01/16		
4.	ELECTRICAL UPDATE	02/11/15	SI	
3.	ISSUED FOR PERMIT	27/01/15	SI	
2.	STRUCTURAL REVIEW	27/01/15		
1.	STANDARD DRAWINGS	27/05/14	SI	
NO	DESCRIPTION	DATE	BY	
_		. 644		



Wall mounted light fixture

Electrical panel

Dryer

Washer

Thermostat

Mechanical vent

Standard telephone jack

Cable television outlet.

Ceiling light fixture Pull Chain

CMD

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wall mounted light fixture Carbon Monoxide detector interconnected with smoke alarms Smoke Alarm c/w visual signalling component interconnected with carbon monoxide detectors.

Central vacuum location (Optional)

Duplex Outlet (G.F.I. in all bathrooms)

Duplex Outlet (Upper half switched)

220 V Outlet

3 way switch

4 way switch

Furnace switch

Split Duplex Outlet Weather proof Duplex Outlet

Single pole switch

Double gang switch

Double gang 3 way switch

Triple gang switch

Ceiling light fixture

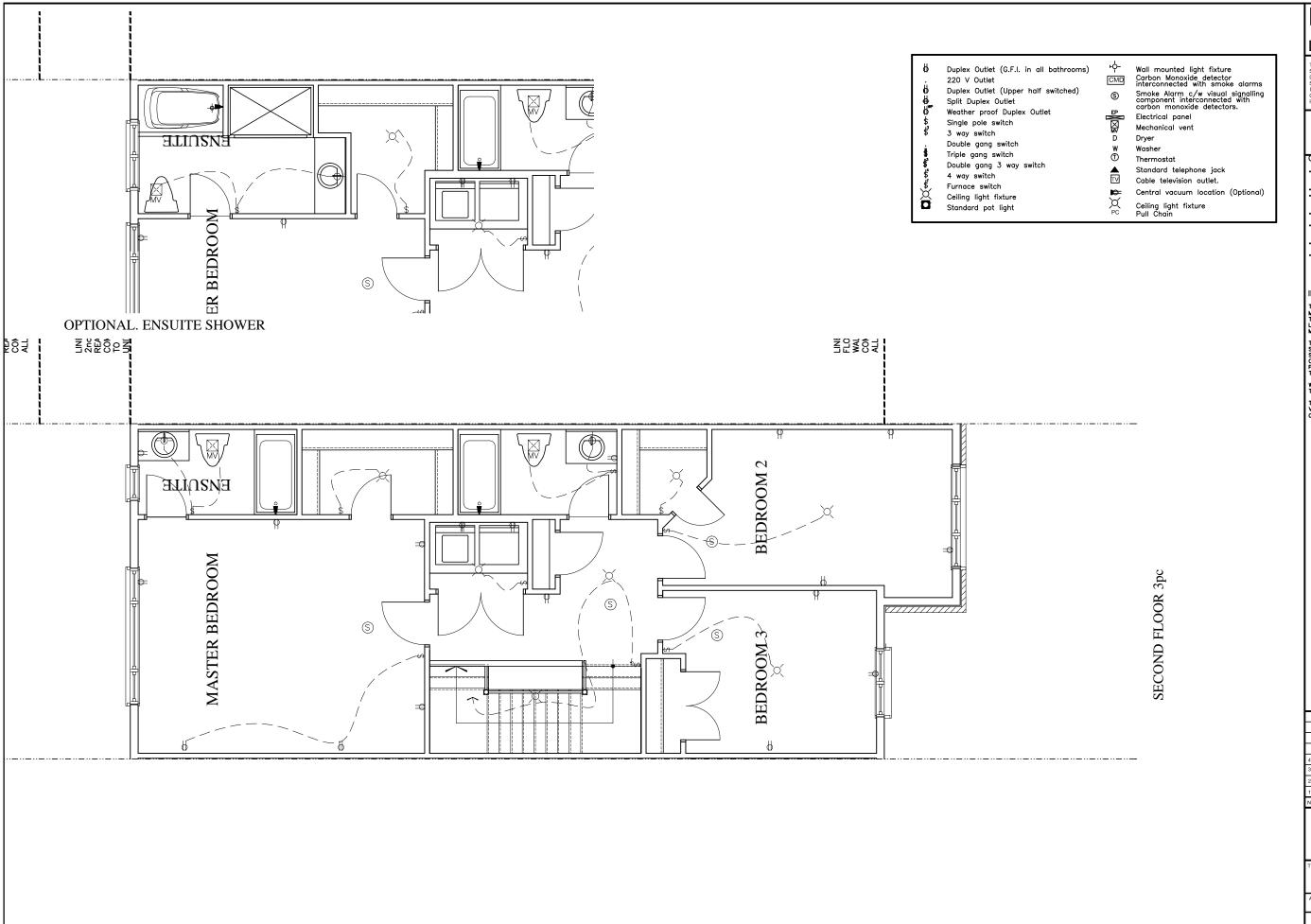
Standard pot light

1st FLOOR HYDRO PLAN

SCALE: 3/16" = 1'-0" 110 - The Thomas

2012 Footprint

E-1



LOT XXxx XX/XX/XX

DATE

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TENDER 200 **TENDER 2017**

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2012 OBC DRAWINGS

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4.	ISSUED FOR 2016 TENDER	01/01/16	Г
3.	ISSUED FOR PERMIT	27/01/15	-
2.	STRUCTURAL REVIEW	27/01/15	Г
1.	STANDARD DRAWINGS	27/05/14	
NO	DESCRIPTION	DATE	П



2nd FLOOR HYDRO PLAN

110 - The Thomas

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

2012 Footprint

E-2