

LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT

I SCOTT IRWIN BCIN 2076520765 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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 - 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 EQUIPED 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 FACSIA
AC	- ALUMINUM CLADDING
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARCING
PC	- PRECAST
PCH10	- PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

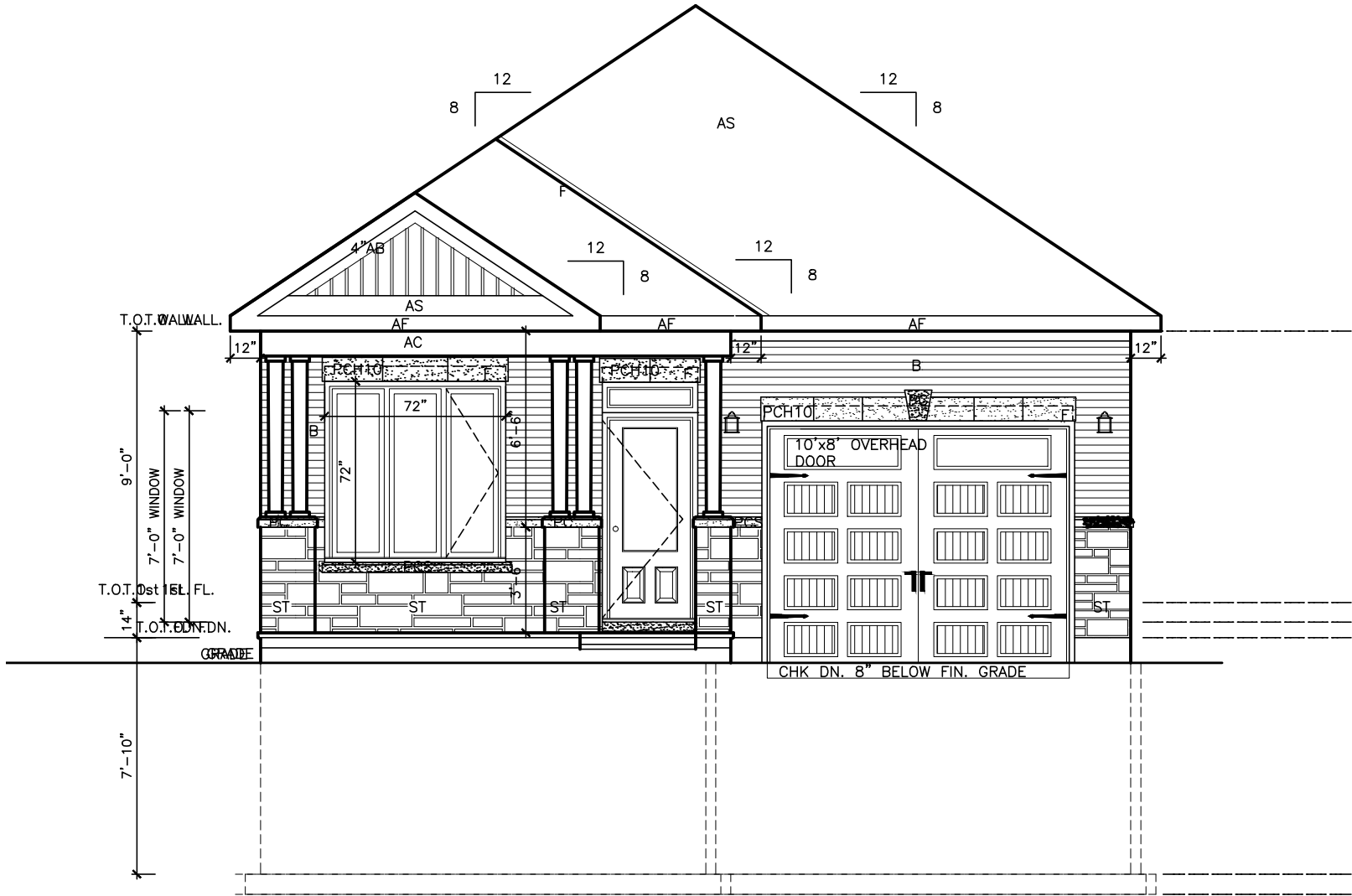
2012 OBC DRAWINGS

5.	SWITCHED ELEV A AND B	01/12/17	SI
4.	STRUCTURAL REVIEW	01/02/17	VH
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



TITLE: FRONT ELEVATION "A"

ACAD FILE:	804 - The Manning	SCALE:	3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)		DWG.	A-1



FRONT ELEVATION 'A'

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B6	- BRICK ROW LOCK (ACCENT)
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B8	- BRICK COINING 20mm PROUD
+20	- BRICK 20mm PROUD
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PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

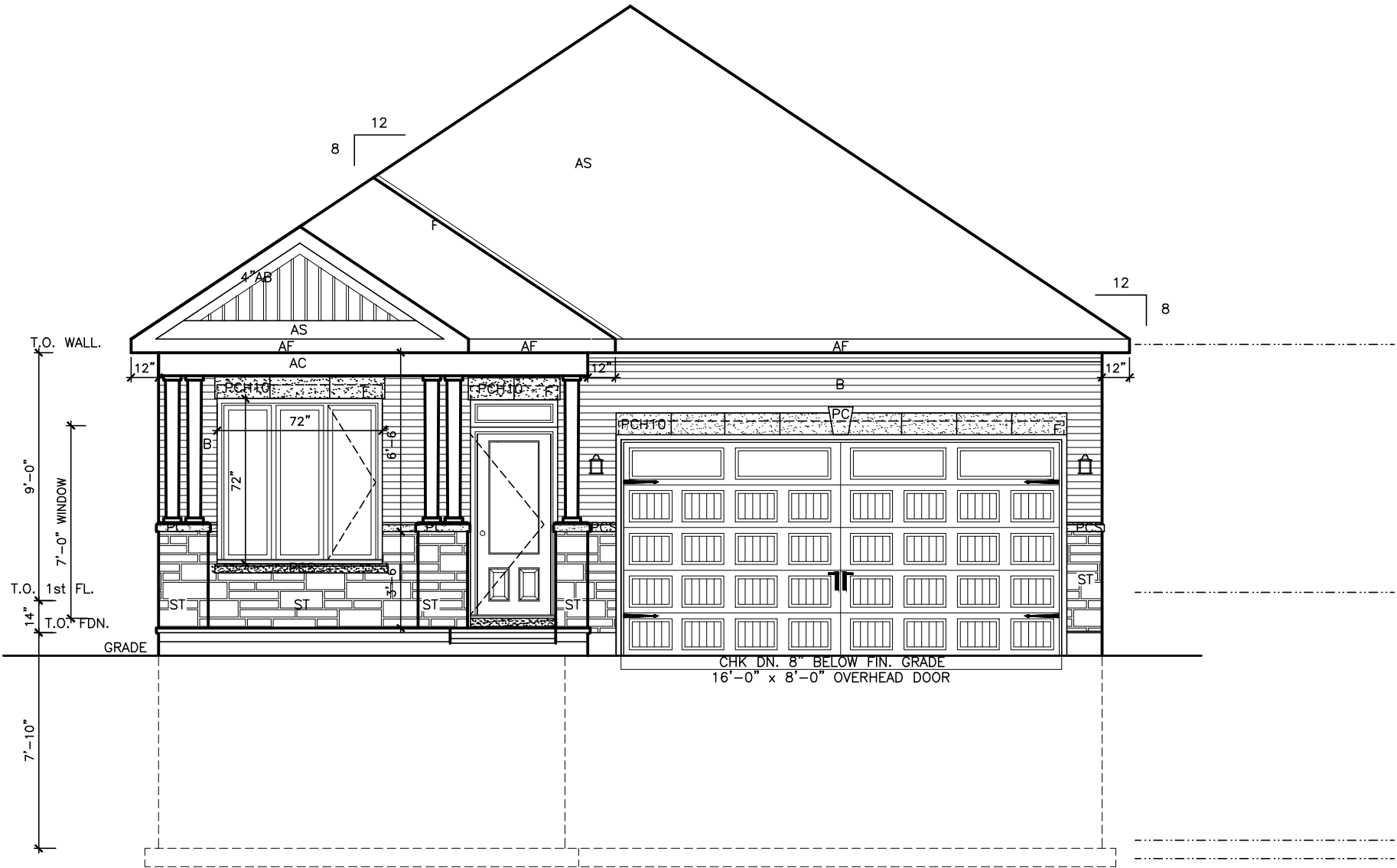
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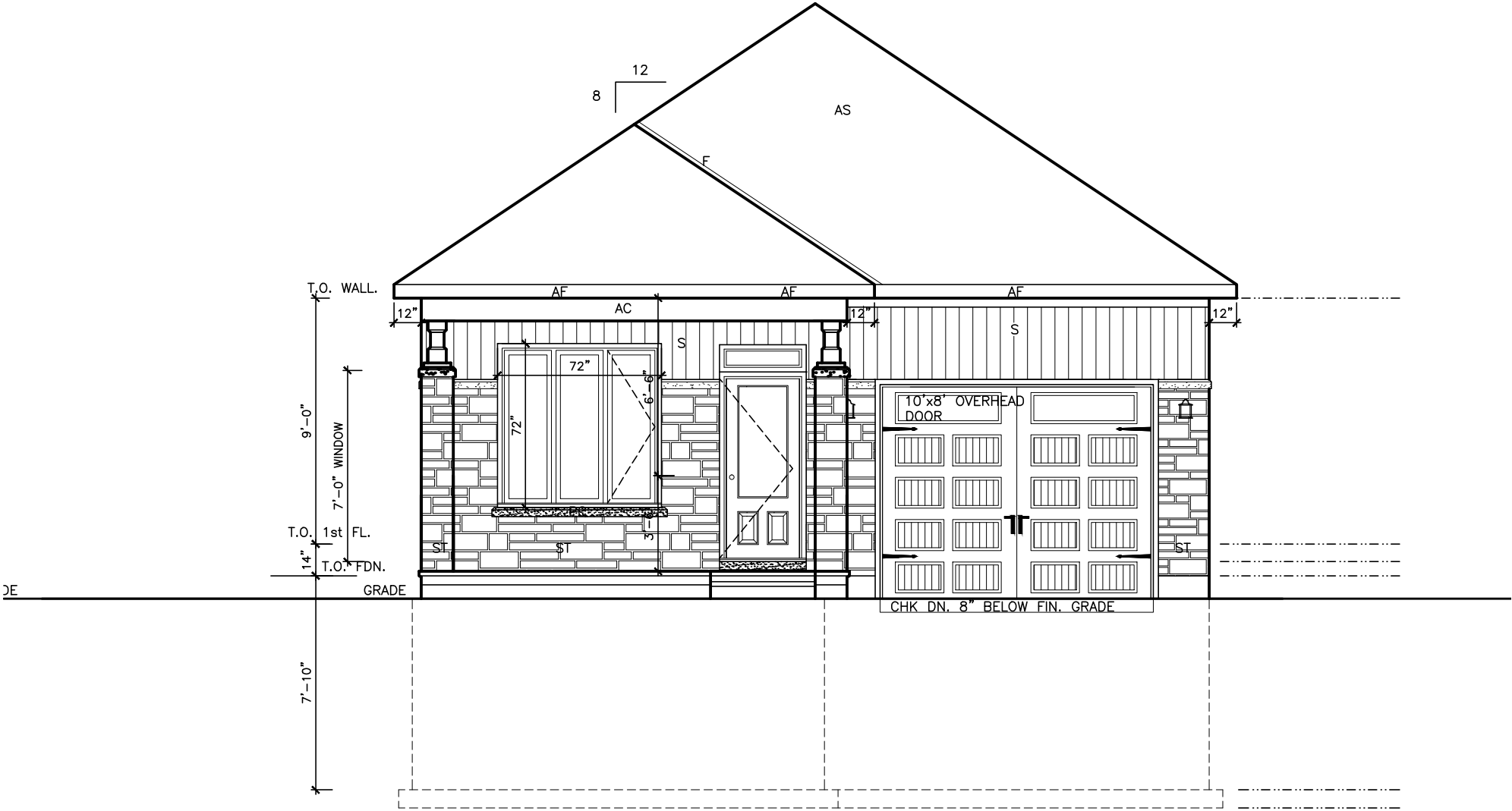
TITLE: FRONT ELEVATION "A"

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning 2012 Footprint (STANDARD DRAWINGS) DWG. A-1B



FRONT ELEVATION 'A' - EXTENDED GARAGE



FRONT ELEVATION 'B'

LOT XXxx

DATE XX/XX/XX

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B4	- BRICK SLEEPER COURSE
B5	- BRICK SLEEPER COURSE
B6	- BRICK ROW LOCK (ACCENT)
B7	- BRICK CORBELLING
B8	- BRICK CORBELLING
+20	- BRICK 20mm PROUD
-20	- BRICK RECESSED 20mm
S	- SIDING (HORIZONTAL)
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2012 OBC DRAWINGS

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NO DESCRIPTION		DATE	BY



TITLE: FRONT ELEVATION "B"	
ACAD FILE: 804 - The Manning	SCALE: 3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)	DWG. A-1C

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2012 OBC DRAWINGS

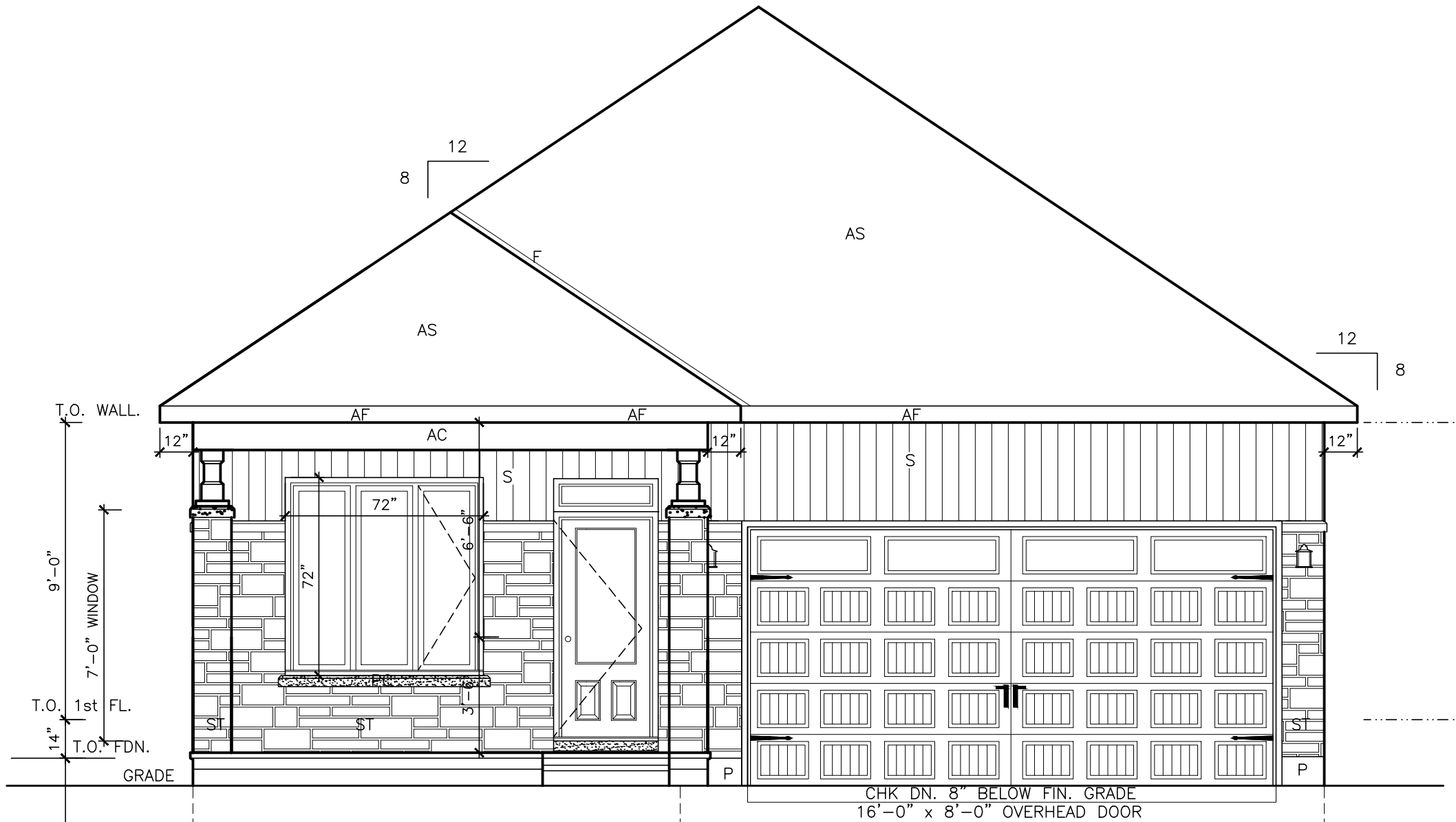
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TITLE: FRONT ELEVATION "B"
W/ EXT. GARAGE

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning
2012 Footprint
(STANDARD DRAWINGS)
DWG. A-1D



FRONT ELEVATION 'B' - EXTENDED GARAGE

LOT **XXxx**

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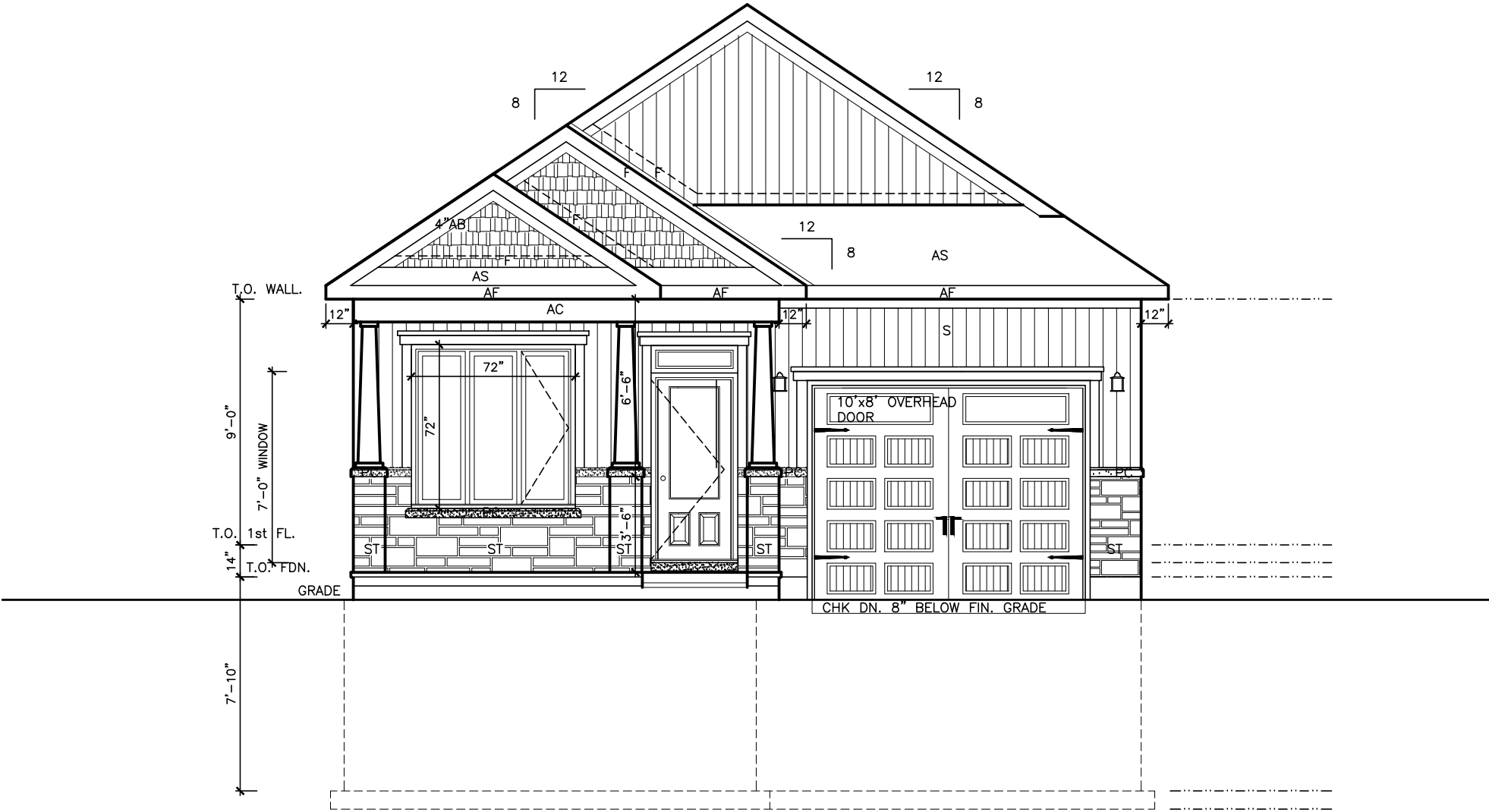
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TITLE:
FRONT ELEVATION "C"

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning
2012 Footprint
(STANDARD DRAWINGS)
DWG. **A-1E**



FRONT ELEVATION 'C'

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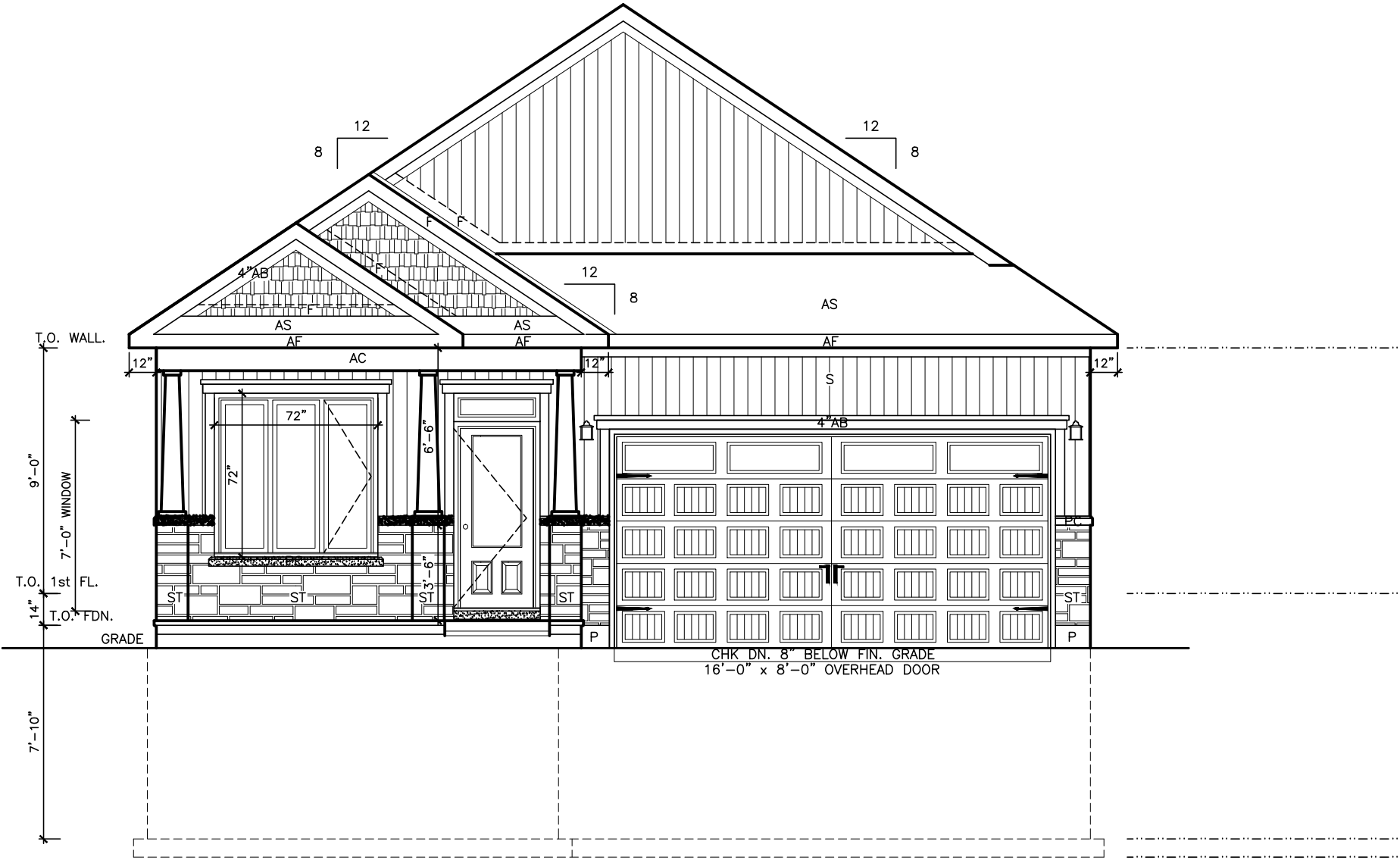
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W/ EXTENDED GARAGE

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(STANDARD DRAWINGS)
A-1F



FRONT ELEVATION 'C' WITH EXTENDED GARAGE

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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 EQUIPED 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 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

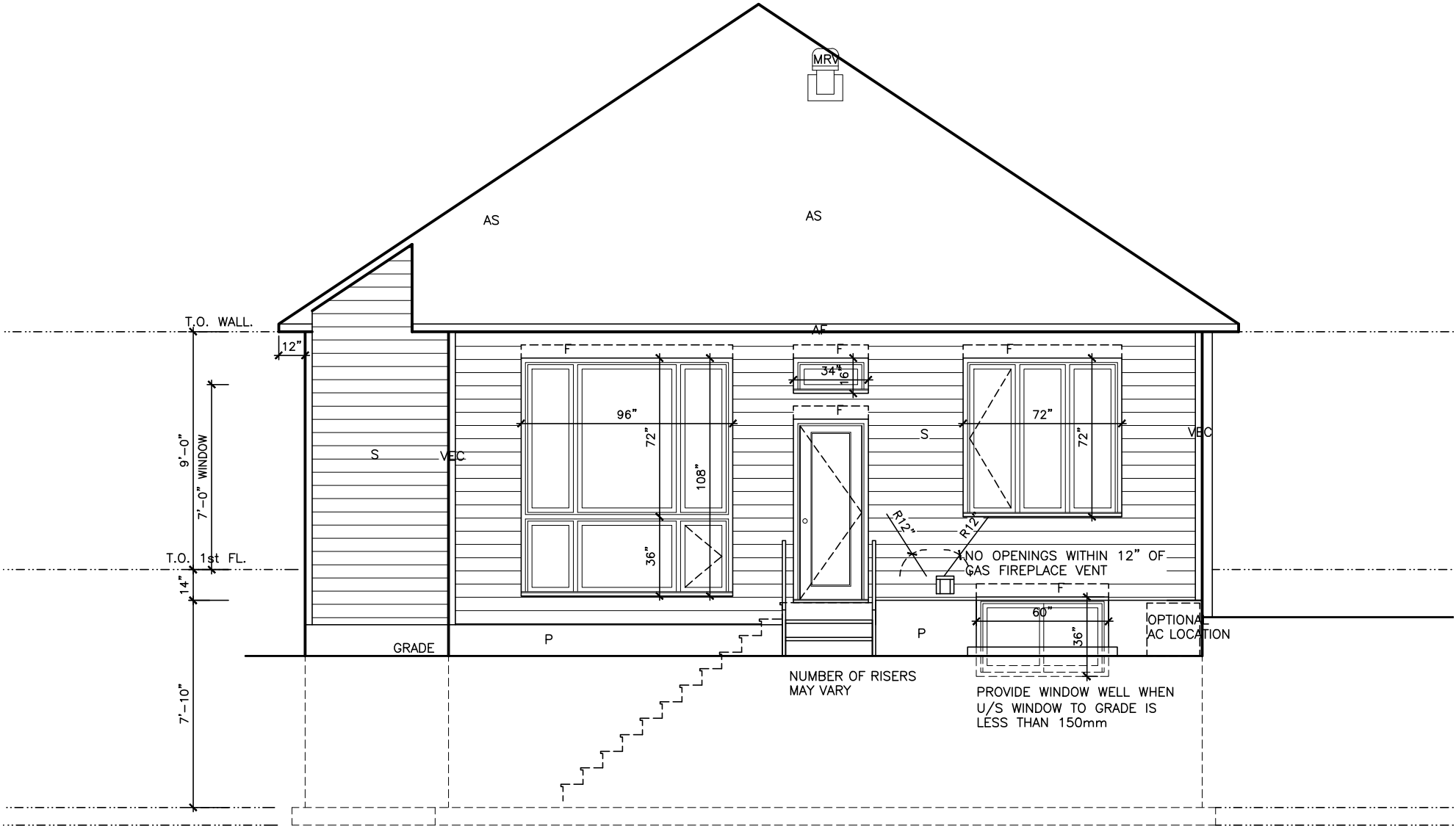
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI
NO. DESCRIPTION		DATE	BY



TITLE: REAR ELEVATION W/ EXTENDED GARAGE

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning 2012 Footprint (STANDARD DRAWINGS) DWG. A-2B



REAR ELEVATION WITH EXTENDED GARAGE

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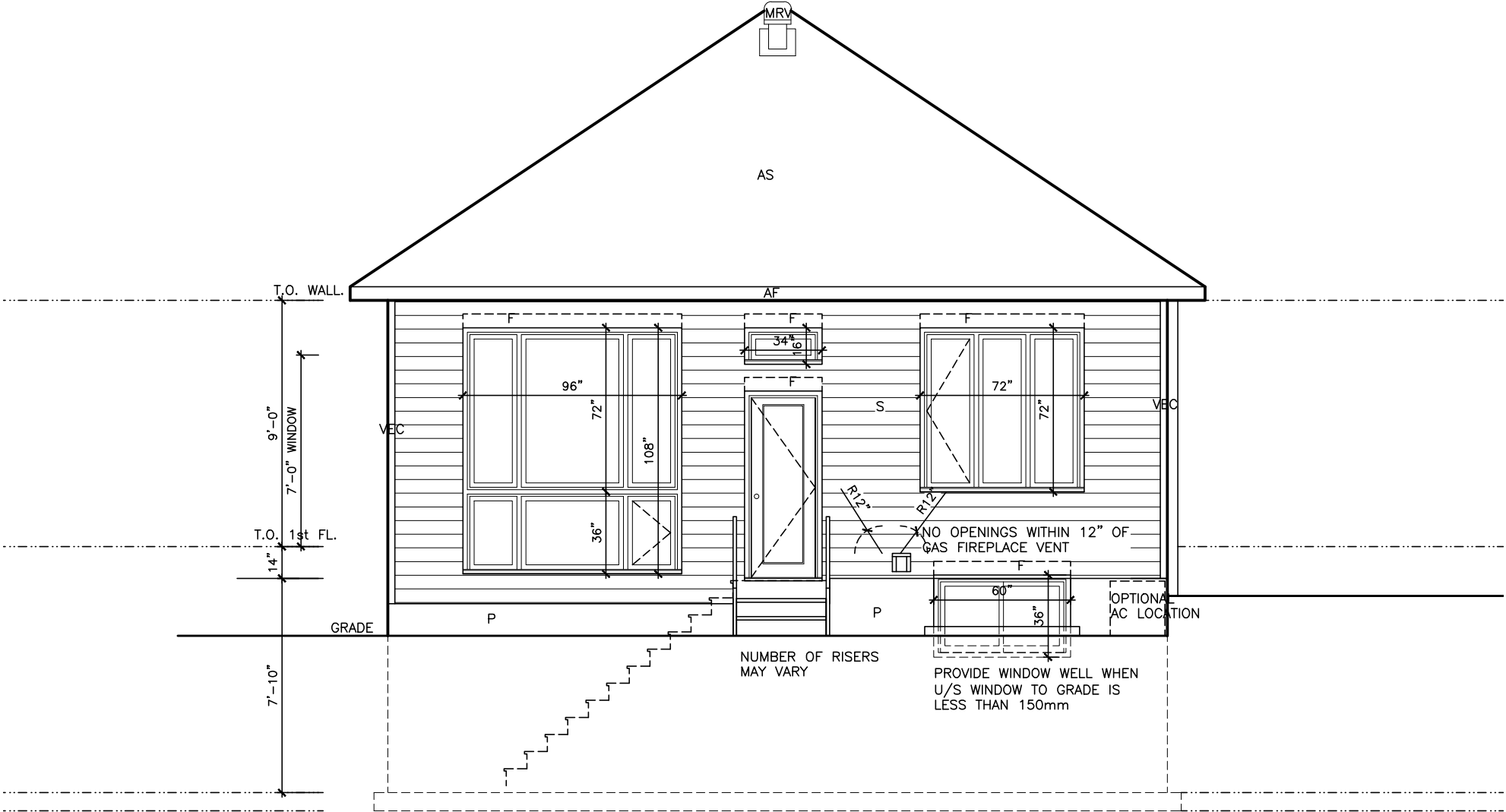
EXTERIOR FINISH LEGEND	
B	- BRICK (MAIN)
B1	- BRICK SOLDIER COURSE (ACCENT)
B2	- BRICK SOLDIER COURSE (ACCENT)
B3	- BRICK SLEEPER COURSE
B4	- STACK BOND (ACCENT)
B5	- BRICK SILL (ACCENT)
B6	- BRICK ROW LOCK (ACCENT)
B7	- BRICK CORBELLING
B8	- BRICK COINING 20mm PROUD
+20	- BRICK 20mm PROUD
-20	- BRICK RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
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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

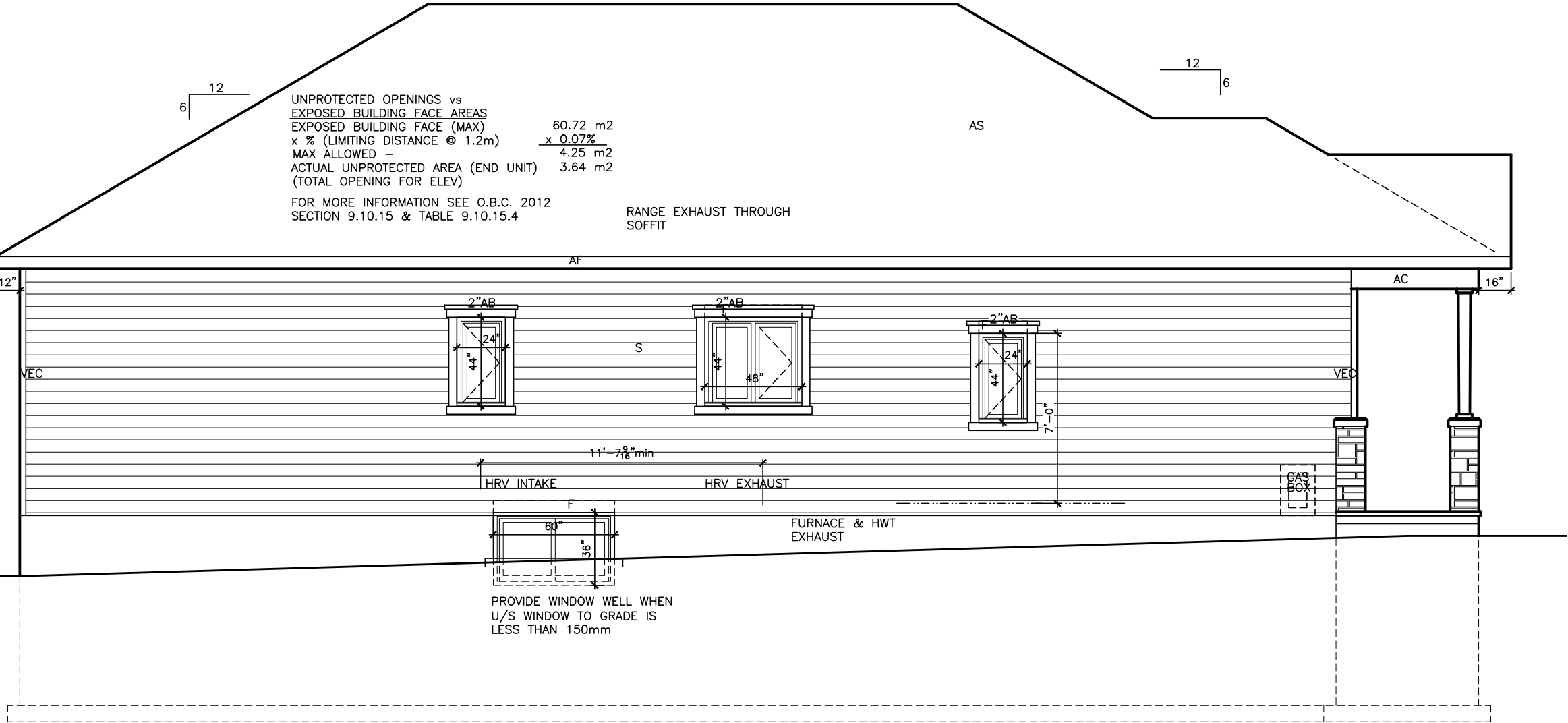
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI
NO DESCRIPTION		DATE	BY



TITLE: REAR ELEVATION	
ACAD FILE: 804 - The Manning	SCALE: 3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)	DWG. A-2



REAR ELEVATION



 SIDE ELEVATION - HOUSE 'A'

LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT

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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
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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

5.	SWITCHED ELEV A AND B	01/12/17	SI
4.	STRUCTURAL REVIEW	01/02/17	VH
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



TITLE: SIDE HOUSE ELEVATION "A"

ACAD FILE: 804 - The Manning	SCALE: 3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)	DWG. A-3

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

2012 OBC DRAWINGS

5.			
4.	STRUCTURAL REVIEW	01/02/17	VH
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



TITLE: SIDE GARAGE ELEVATION "C" W/ EXT. GARAGE

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning 2012 Footprint (STANDARD DRAWINGS) DWG. A-4F

UNPROTECTED OPENINGS vs
EXPOSED BUILDING FACE AREAS
EXPOSED BUILDING FACE (MAX)
x % (LIMITING DISTANCE @ 1.2m) 60.72 m2
MAX ALLOWED - x 0.07% 4.25 m2
ACTUAL UNPROTECTED AREA (END UNIT) 0.00 m2
(TOTAL OPENING FOR ELEV)

FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.15 & TABLE 9.10.15.4

SIDE ELEVATION - HOUSE 'C' W/ EXTENDED GARAGE

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PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

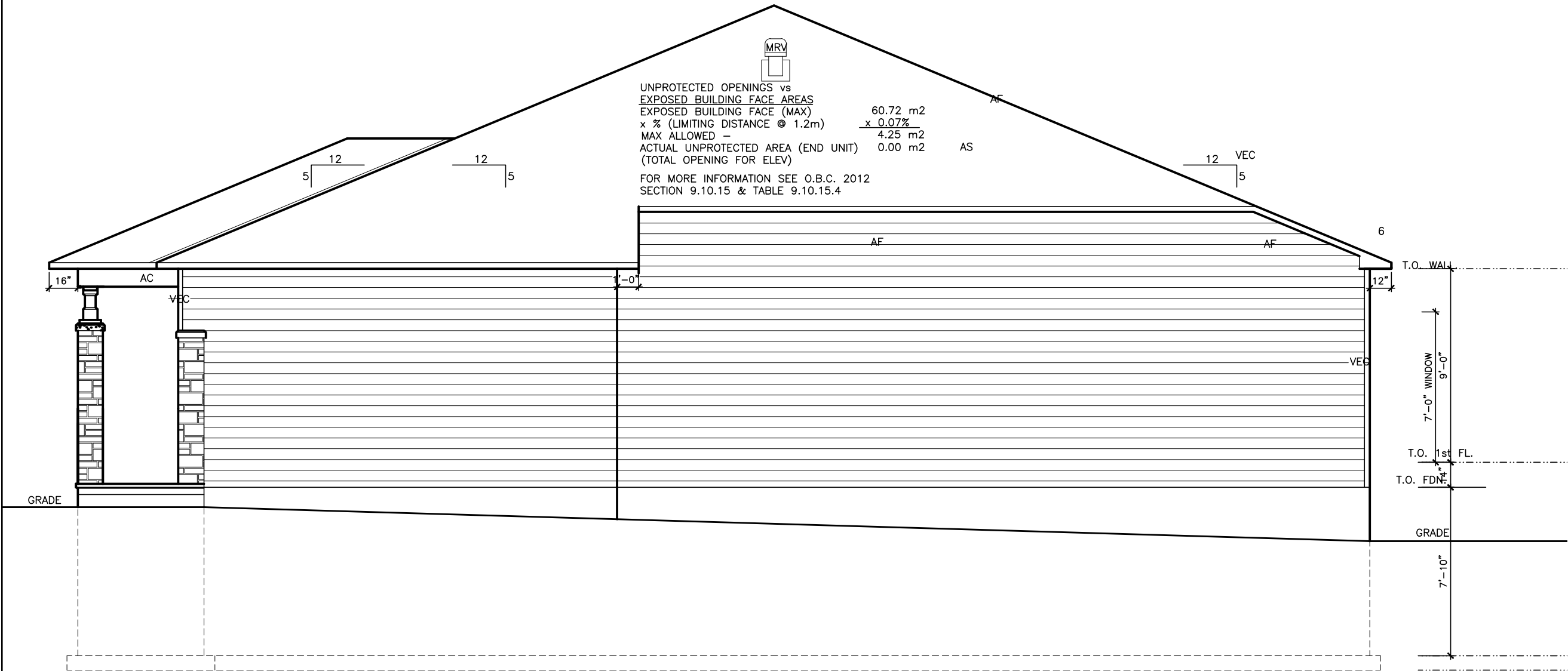
5.			
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI
NO.	DESCRIPTION	DATE	BY



TITLE: SIDE GARAGE ELEVATION "B" W/ EXT. GARAGE

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning 2012 Footprint (STANDARD DRAWINGS) DWG. A-4E



SIDE ELEVATION - HOUSE 'B' W/ EXTENDED GARAGE

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VS	- VINYL SHAKES

2012 OBC DRAWINGS

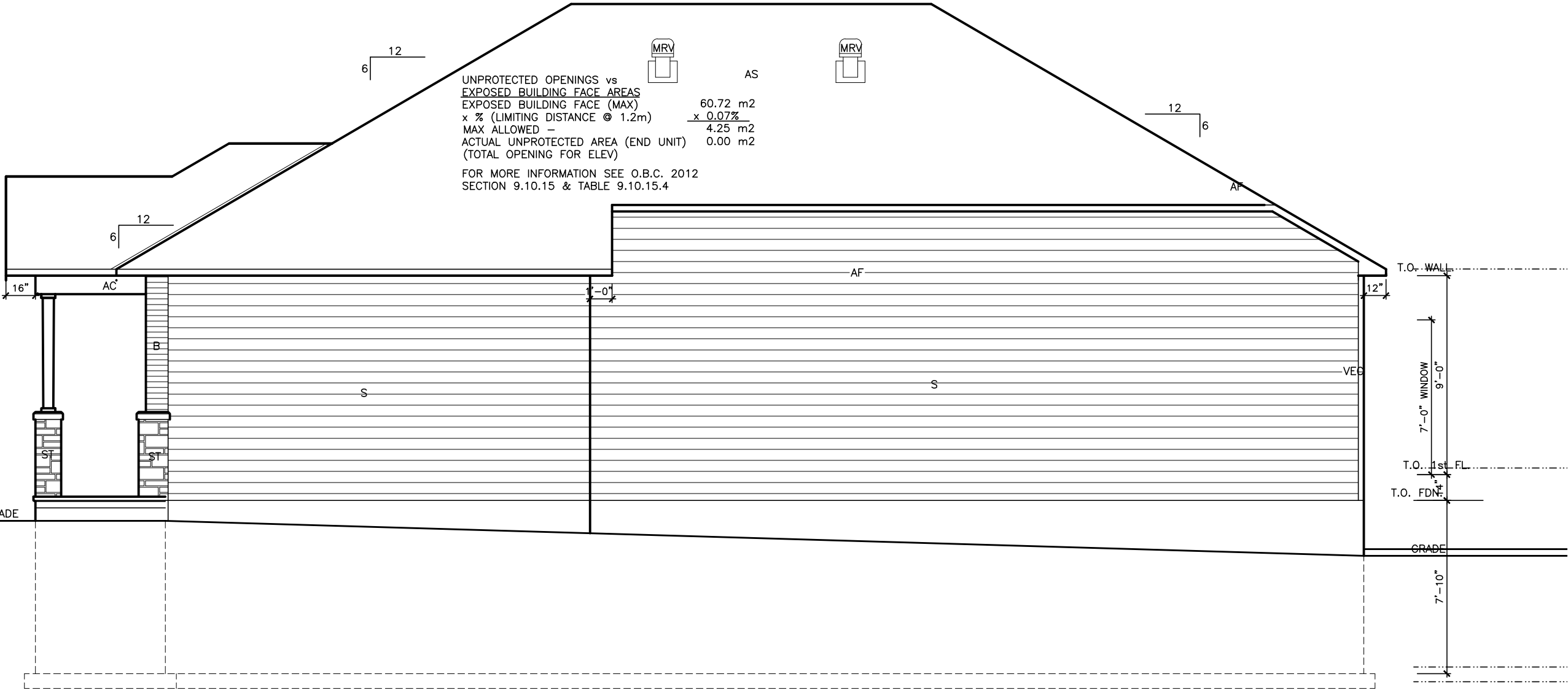
5.			
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI
NO. DESCRIPTION		DATE	BY



TITLE: SIDE GARAGE ELEVATION "A" W/ EXT. GARAGE

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning 2012 Footprint (STANDARD DRAWINGS) DWG. A-4D



UNPROTECTED OPENINGS vs	AS
EXPOSED BUILDING FACE AREAS	
EXPOSED BUILDING FACE (MAX)	60.72 m2
x % (LIMITING DISTANCE @ 1.2m)	x 0.07%
MAX ALLOWED -	4.25 m2
ACTUAL UNPROTECTED AREA (END UNIT)	0.00 m2
(TOTAL OPENING FOR ELEV)	

FOR MORE INFORMATION SEE O.B.C. 2012 SECTION 9.10.15 & TABLE 9.10.15.4

SIDE ELEVATION - HOUSE 'A' W/ EXTENDED GARAGE

LOT XXxx

DATE XX/XX/XX

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 - 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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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

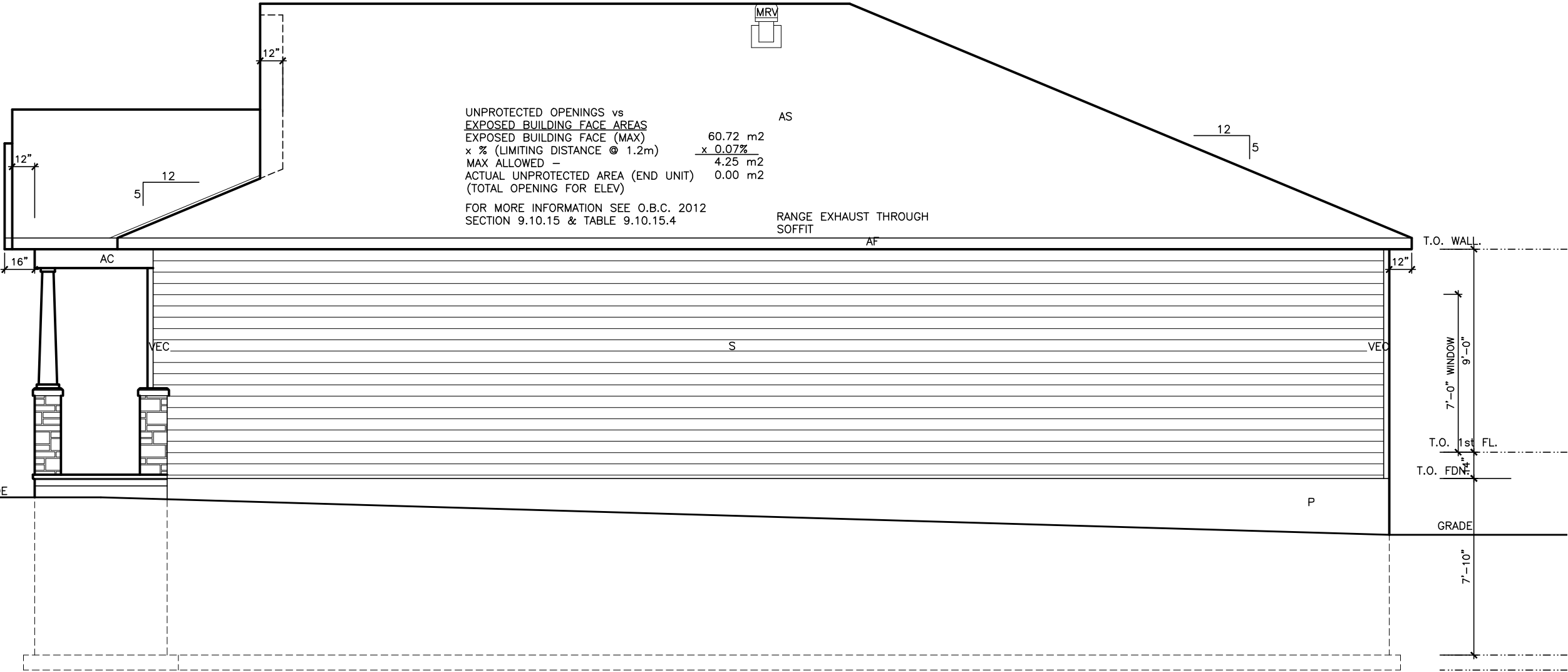
5.			
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI
NO. DESCRIPTION		DATE	BY



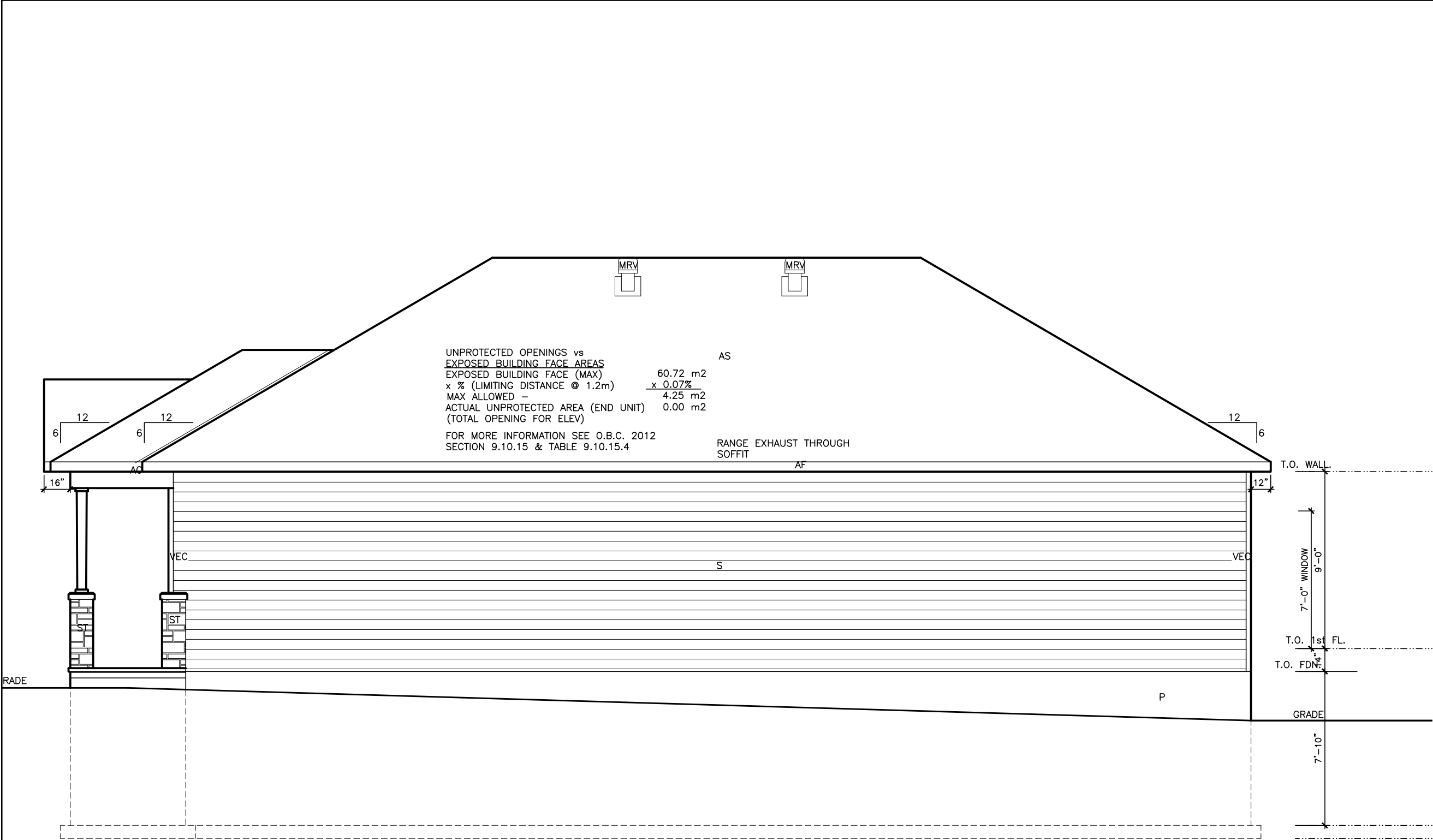
TITLE: SIDE GARAGE ELEVATION "C"


ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning 2012 Footprint (STANDARD DRAWINGS) DWG. A-4C



SIDE ELEVATION - HOUSE 'C'



 SIDE ELEVATION - HOUSE 'A'

LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT

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B	- BRICK (MAIN)
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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
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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

5.			
4.	STRUCTURAL REVIEW	01/02/17	VH
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



TITLE: SIDE GARAGE ELEVATION "A"

ACAD FILE: 804 - The Manning	SCALE: 3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)	DWG. A-4

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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
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ST	-	STONE VENEER
T	-	TRIM 200mm COVE SIDING
AF	-	ALUMINUM FASCIA
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

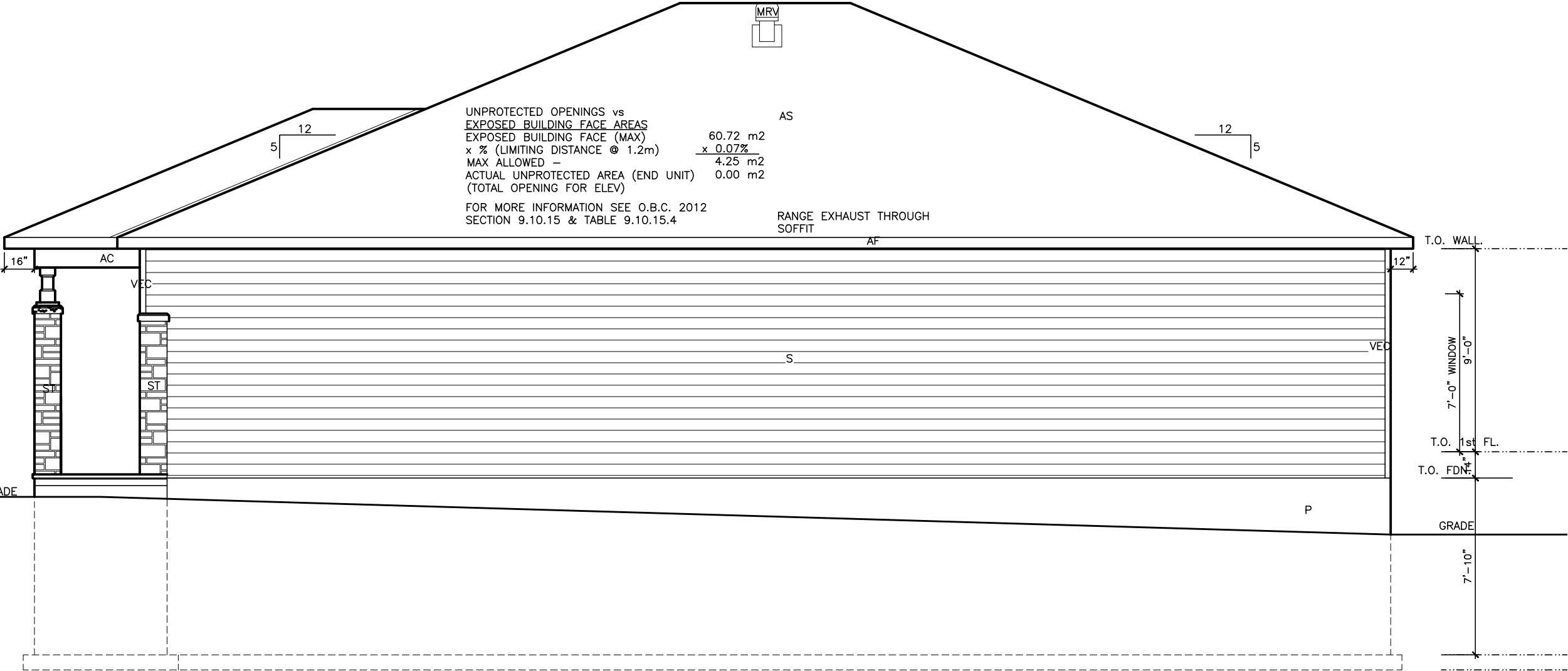
5.			
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI
NO. DESCRIPTION		DATE	BY



TITLE: SIDE GARAGE ELEVATION "B"

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning 2012 Footprint (STANDARD DRAWINGS) DWG. A-4B



SIDE ELEVATION - HOUSE 'B'

LOT XXxx

DATE XX/XX/XX

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- 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 FASCIA
- 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

5.			
4.	STRUCTURAL REVIEW	01/02/17	VH
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

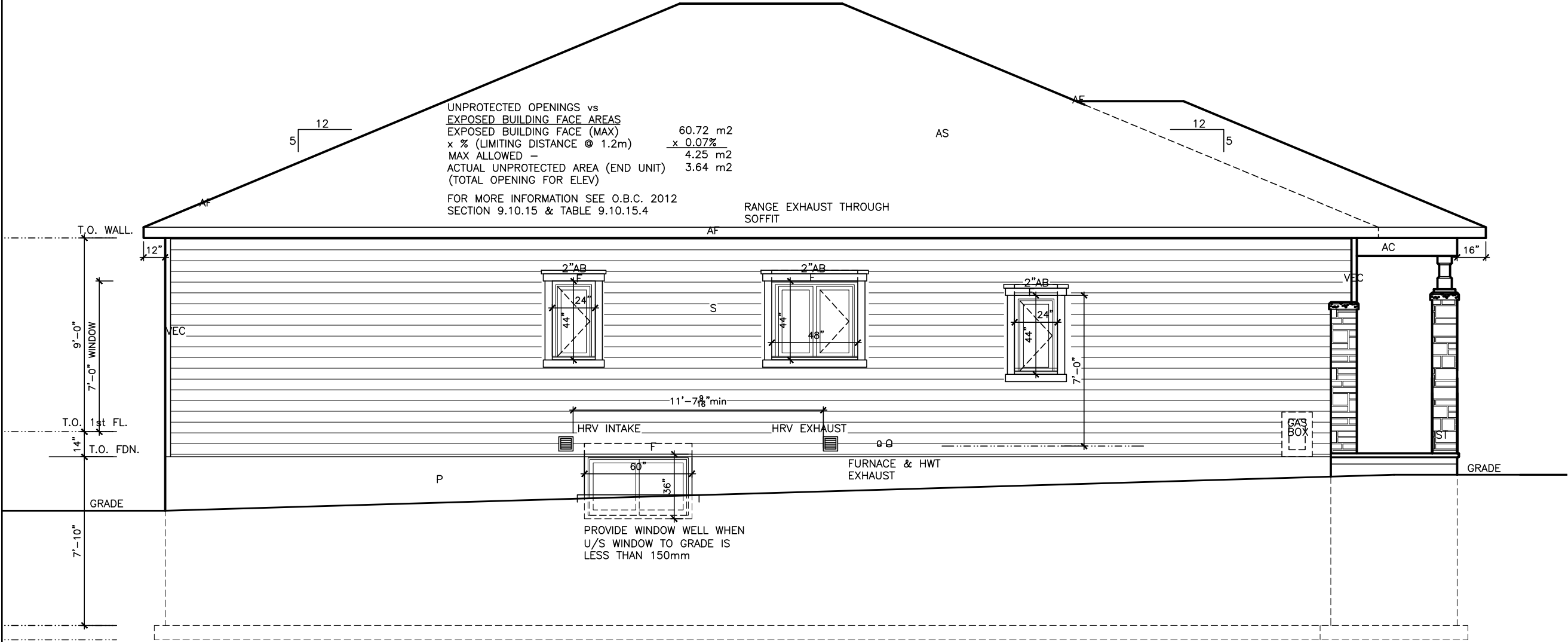


TITLE: SIDE HOUSE ELEVATION "B"

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning 2012 Footprint (STANDARD DRAWINGS) DWG. A-3B

SIDE ELEVATION - HOUSE 'B'



LOT XXxx

DATE XX/XX/XX

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PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

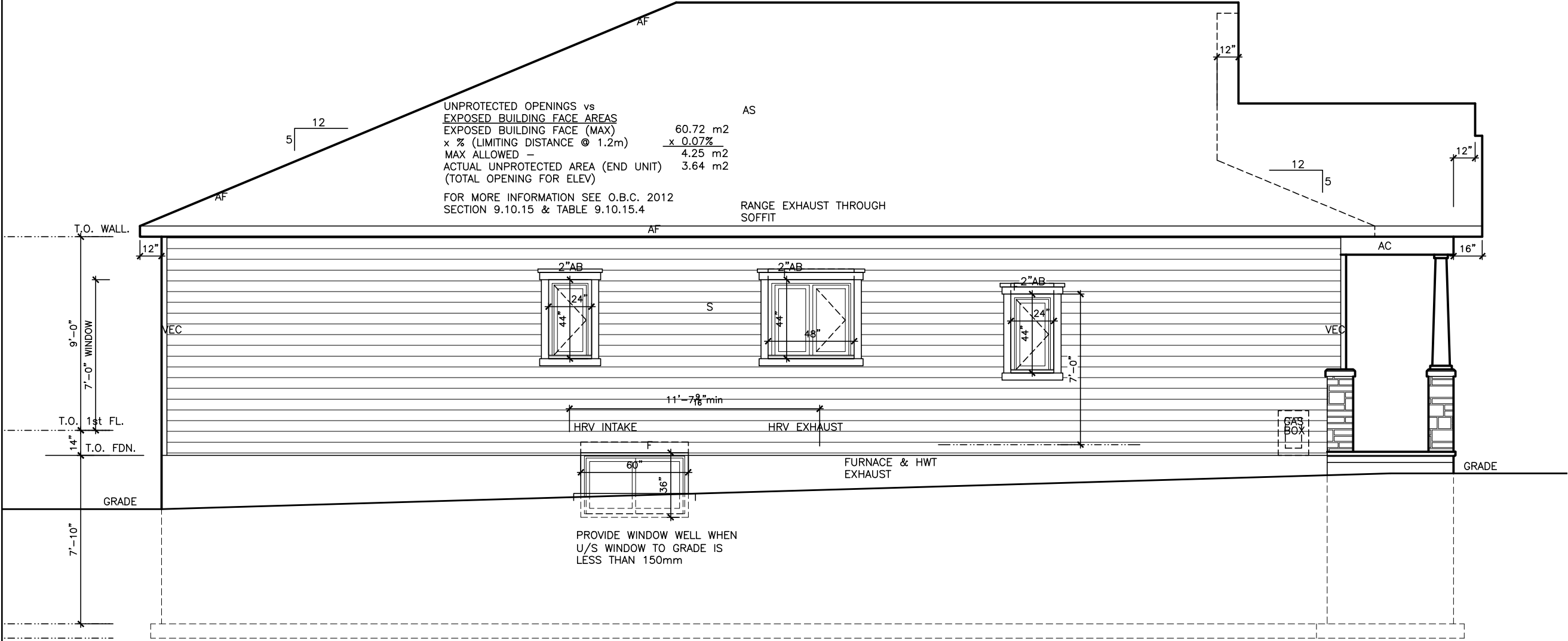
5.			
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI
NO. DESCRIPTION		DATE	BY

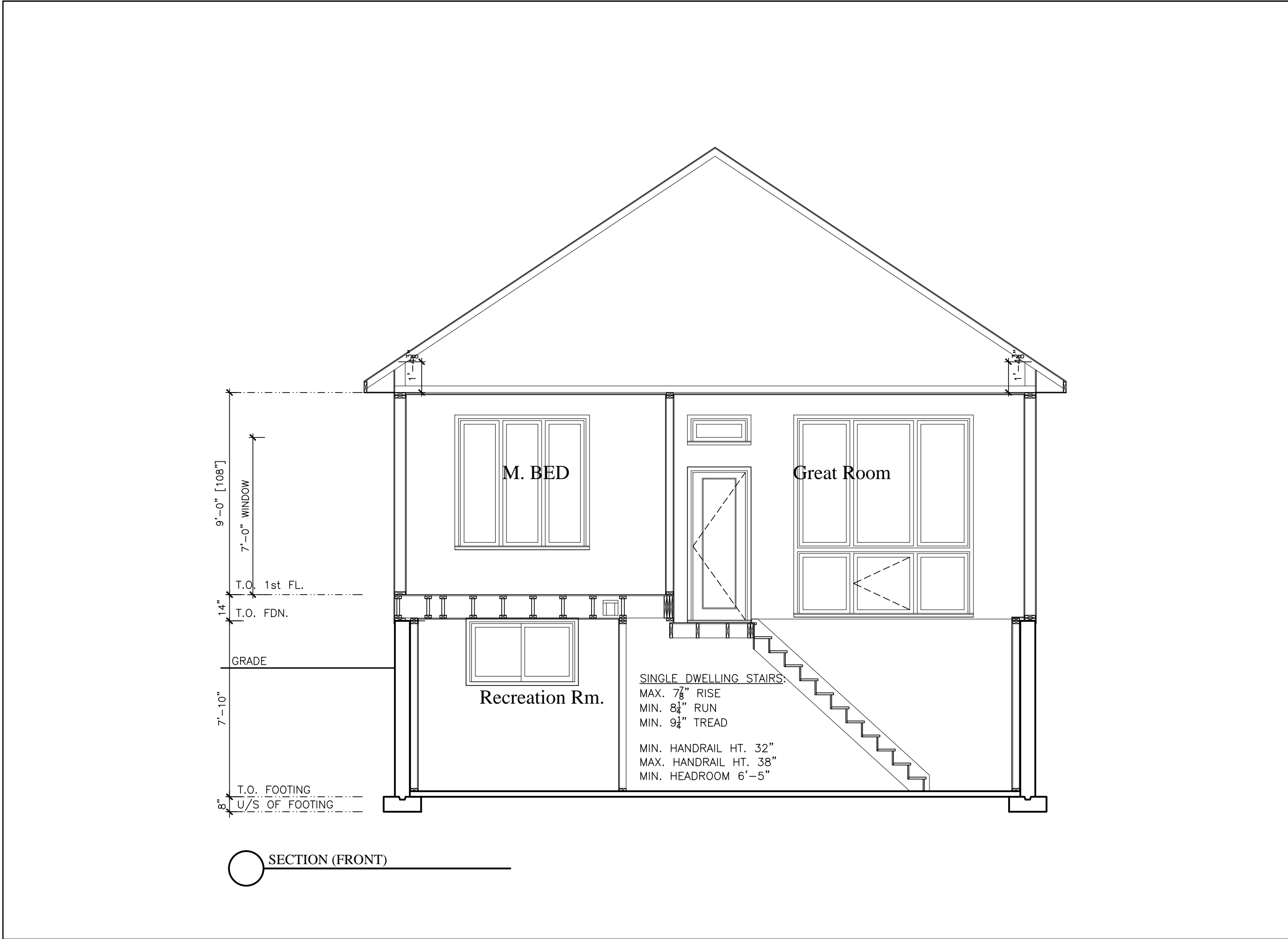


TITLE: SIDE HOUSE ELEVATION "C"

ACAD FILE: 804 - The Manning	SCALE: 3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)	DWG. A-3C

SIDE ELEVATION - HOUSE 'C'





LOT

XXxx

DATE

XX/XX/XX

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PCH8	PRECAST HEADER 8"
PCS	PRECAST SILL
PCB	PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

4.	STRUCTURAL REVIEW	01/02/17	VH
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

Valecraft

Homes Ltd.

TITLE:

SECTION

ACAD FILE:

804 - The Manning

SCALE:

3/16" = 1'-0"

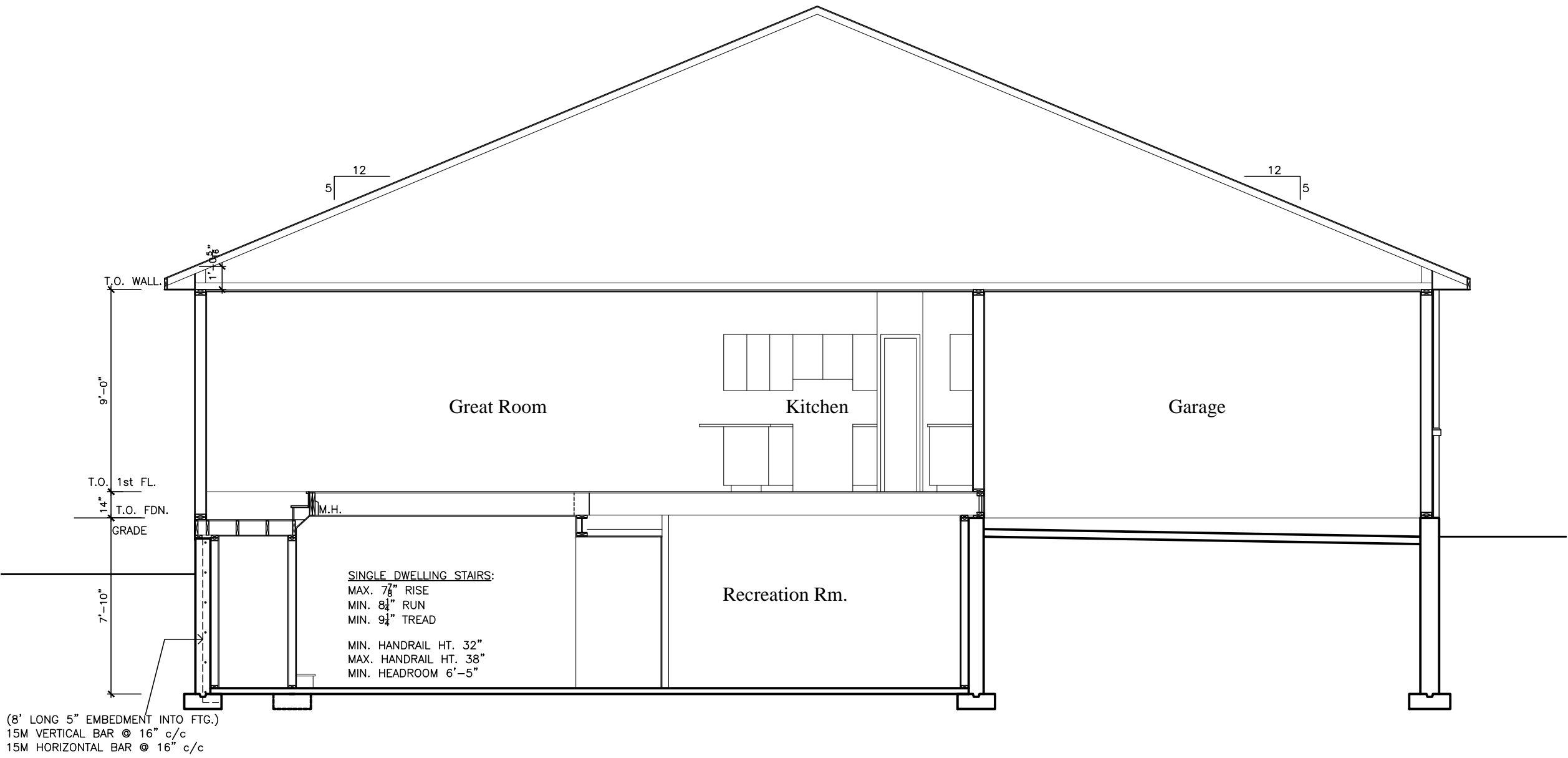
804 - The Manning

2012 Footprint

(STANDARD DRAWINGS)

DWG.

A-5



SECTION (SIDE)

LOT XXxx

DATE XX/XX/XX

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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

4.	STRUCTURAL REVIEW	01/02/17	VH
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



TITLE: SECTION (SIDE)	
ACAD FILE: 804 - The Manning	SCALE: 3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)	DWG. A-5b

F1 - 4'-0" x 4'-0" x 10' DP
4-15M(B) x 3'-6" LG E.W.
F2 - 2'-0" x 2'-0" x 8'-0" DP.

LOT **XXxx**
DATE **XX/XX/XX**

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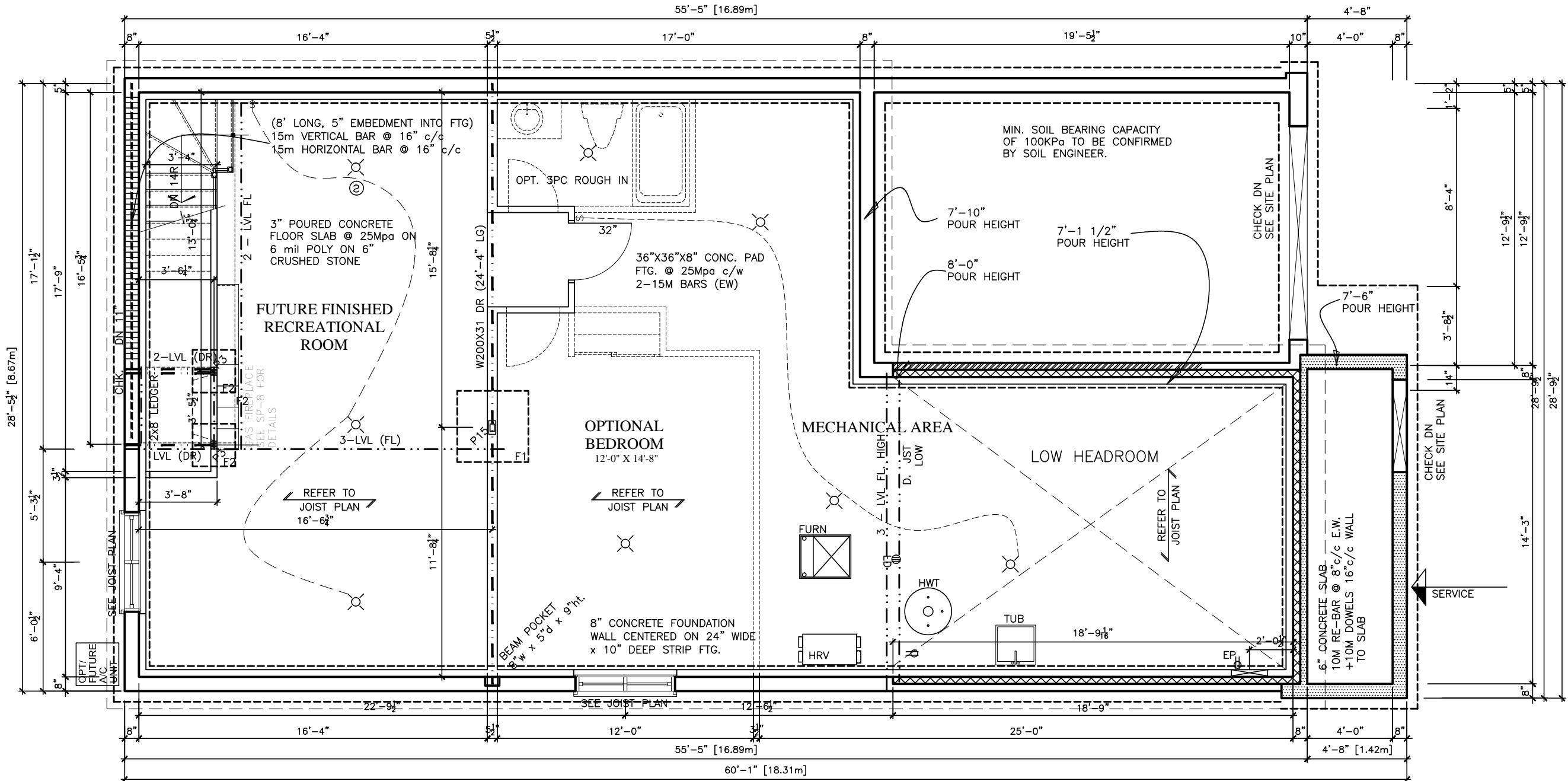
- STRUCTURAL FRAMING SCHEDULE
- STEEL LINTEL
- S1 - L 90x90x6
 - S2 - L 90x90x8
 - S3 - L 100x90x8
 - S4 - L 125x90x8
 - S5 - L 125x90x10
 - S6 - L 200x100x12
 - S7 - L 150x100x10 (200mm BEARING)
- WOOD LINTEL
- L1 - (2)38x235 w/ 12.7 PLYWOOD SPACER
 - L2 - (2)38x235
 - L3 - (3)38x235
 - L4 - (3)38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 c/c
 - L5 - (3)38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 c/c
 - L6 - (2)45x240 LVL 1.8e
 - L7 - (3)45x240 LVL 1.8e
- 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.
- (*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)
ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

2012 OBC DRAWINGS

4.	STRUCTURAL REVIEW	01/02/17	V/H
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



TITLE: BASEMENT FLOOR PLAN	
ACAD FILE: 804 - The Manning	SCALE: 3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)	DWG. A-6



F1 - 4'-0" x 4'-0" x 10' DP
4-15M(B) x 3'-6" LG E.W.
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LOT **XXxx**
DATE **XX/XX/XX**

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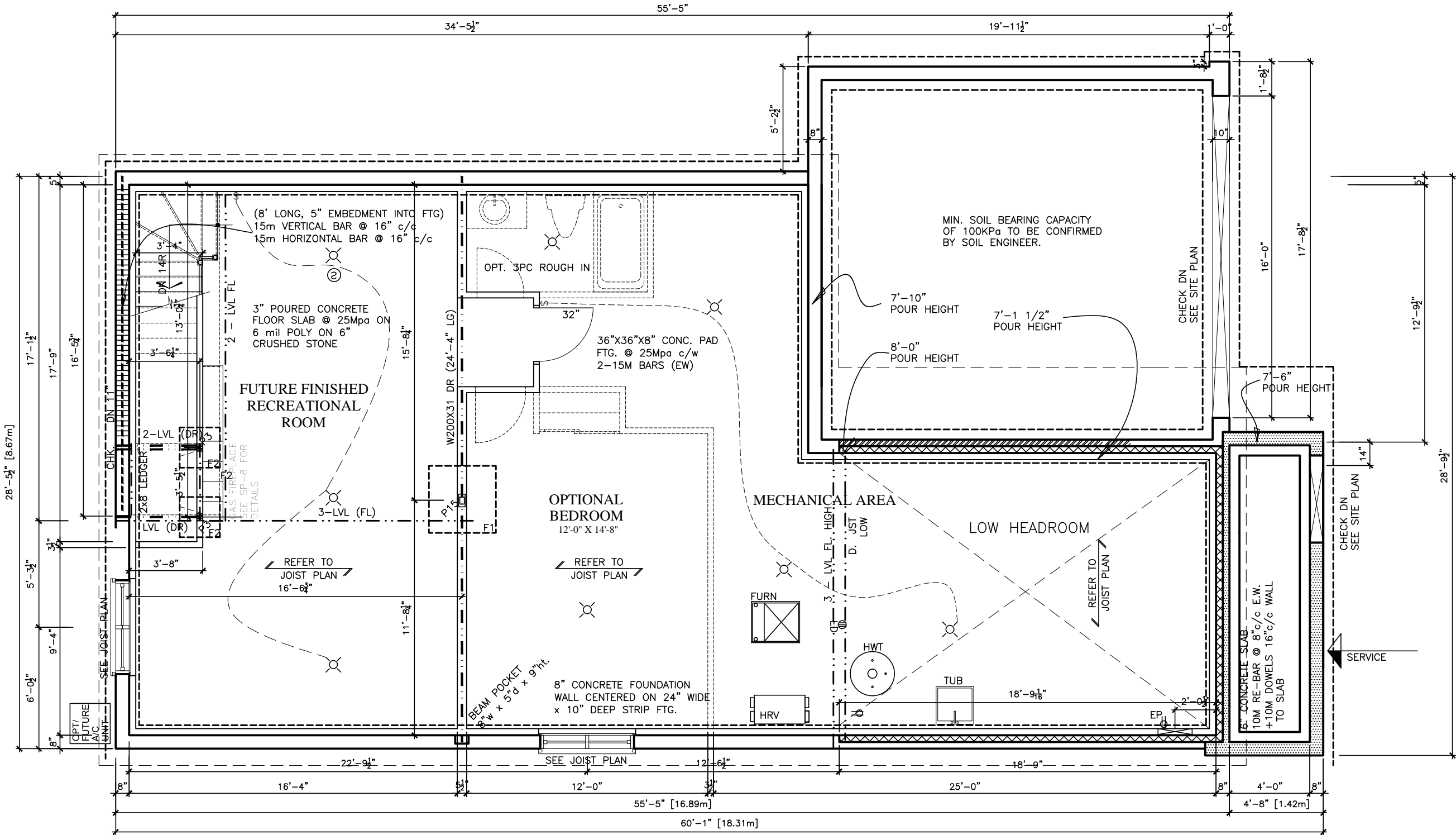
STRUCTURAL FRAMING SCHEDULE		
STEEL LINTEL		
S1	-	L 90x90x6
S2	-	L 90x90x8
S3	-	L 100x90x8
S4	-	L 125x90x8
S5	-	L 125x90x10
S6	-	L 200x100x12
S7	-	L 150x100x10 (200mm BEARING)
WOOD LINTEL		
L1	-	(2)38x235 w/ 12.7 PLYWOOD SPACER
L2	-	(2)38x235
L3	-	(3)38x235
L4	-	(3)38x235 w/ 2-12.7 PLYWOOD SPACER
L5	-	(3)38x286 w/ 2-12.7 PLYWOOD SPACER
L6	-	(2)45x240 LVL 1.8e
L7	-	(3)45x240 LVL 1.8e
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.
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ALL FOOTINGS 600x200 DP. UNLESS NOTED		
SOIL: 100 KPA		

2012 OBC DRAWINGS

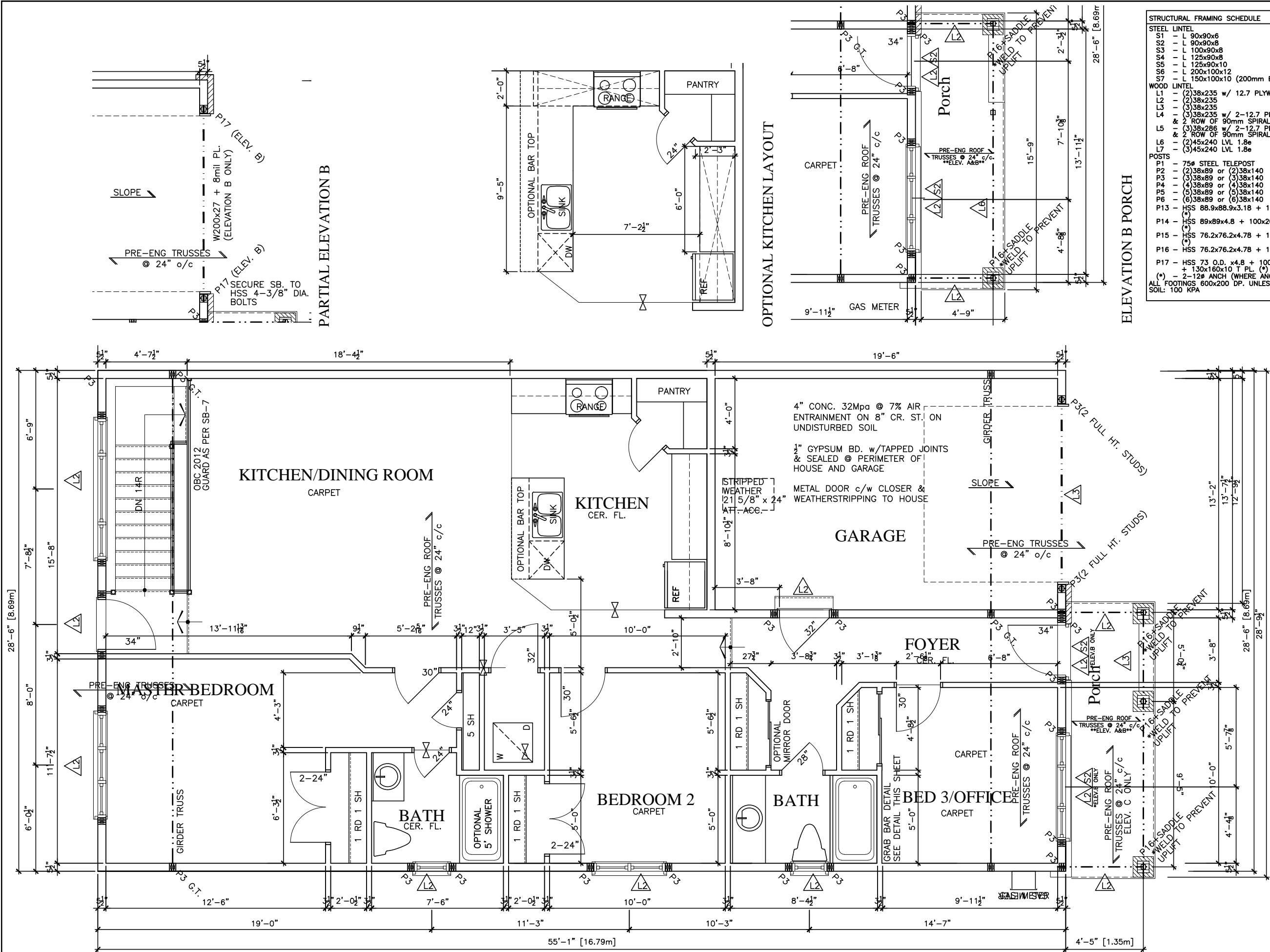
NO.	DESCRIPTION	DATE	BY
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI



TITLE: BASEMENT FLOOR PLAN		
ACAD FILE: 804 - The Manning		SCALE: 3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)		DWG. A-6B



FOUNDATION PLAN - WITH LARGE GARAGE



LOT XXXX

DATE XX/XX/XX

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2012 OBC DRAWINGS

NO.	DESCRIPTION	DATE	BY
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI

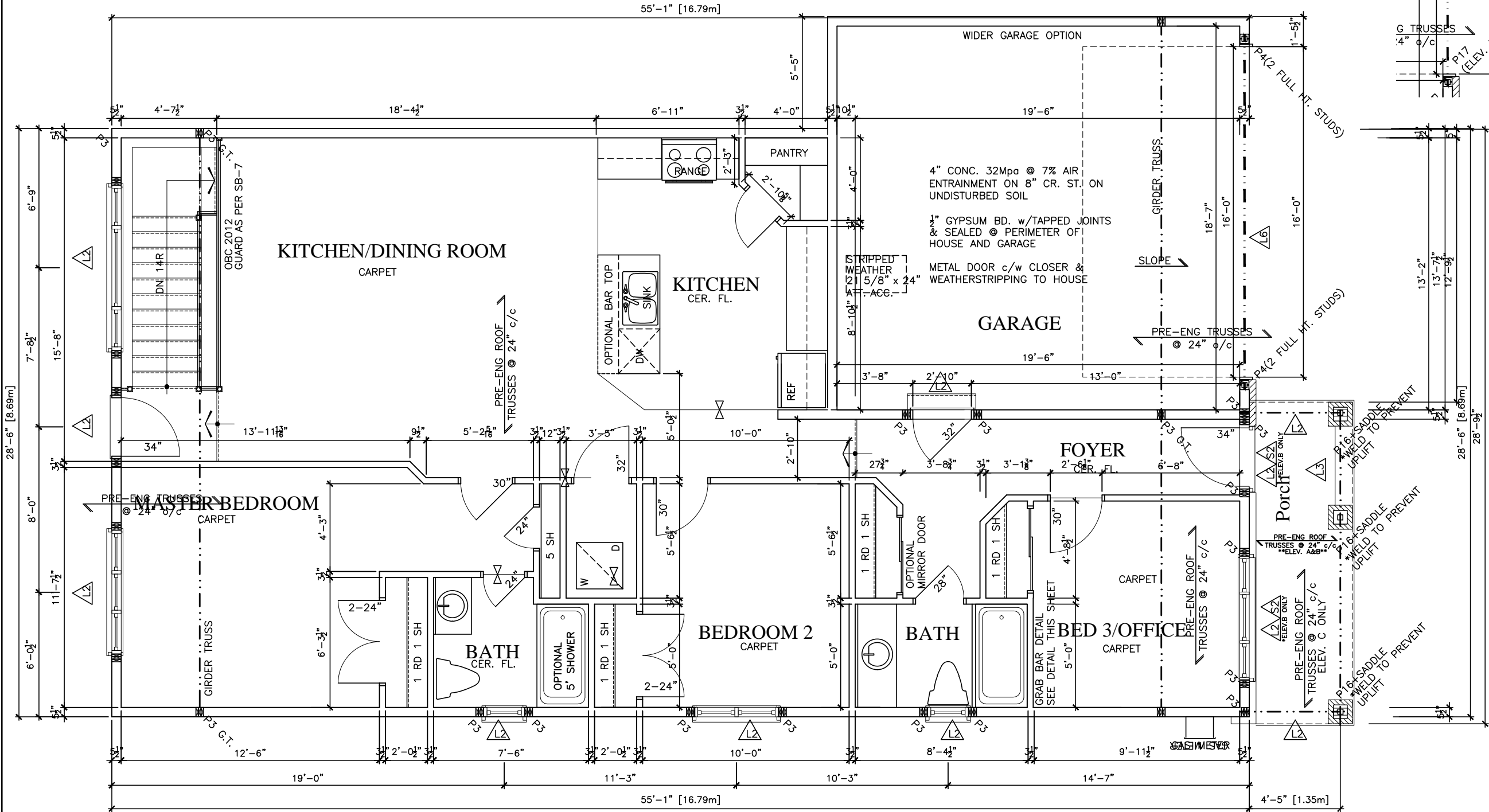
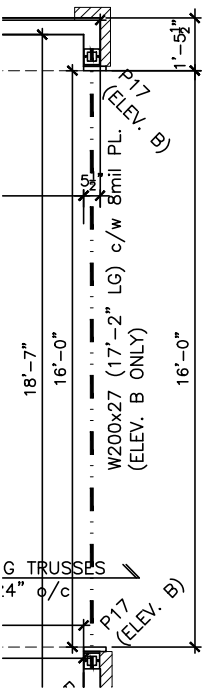


TITLE: 1st FLOOR PLAN - 3 BED

ACAD FILE: 804 - The Manning SCALE: 3/16" = 1'-0"

804 - The Manning 2012 Footprint (STANDARD DRAWINGS) DWG. A-7

PARTIAL PLAN ELEVATION 'B' @ EXT. GARAGE



FIRST FLOOR PLAN ELEV. A & C - 3 BED OPT. WITH EXT. GARAGE

LOT **XXxx**
DATE **XX/XX/XX**

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- 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
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 - L6 - (2)45x240 LVL 1.8e
 - L7 - (3)45x240 LVL 1.8e
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 - P2 - (2)38x89 or (2)38x140
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 - 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)
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SOIL: 100 KPA

2012 OBC DRAWINGS

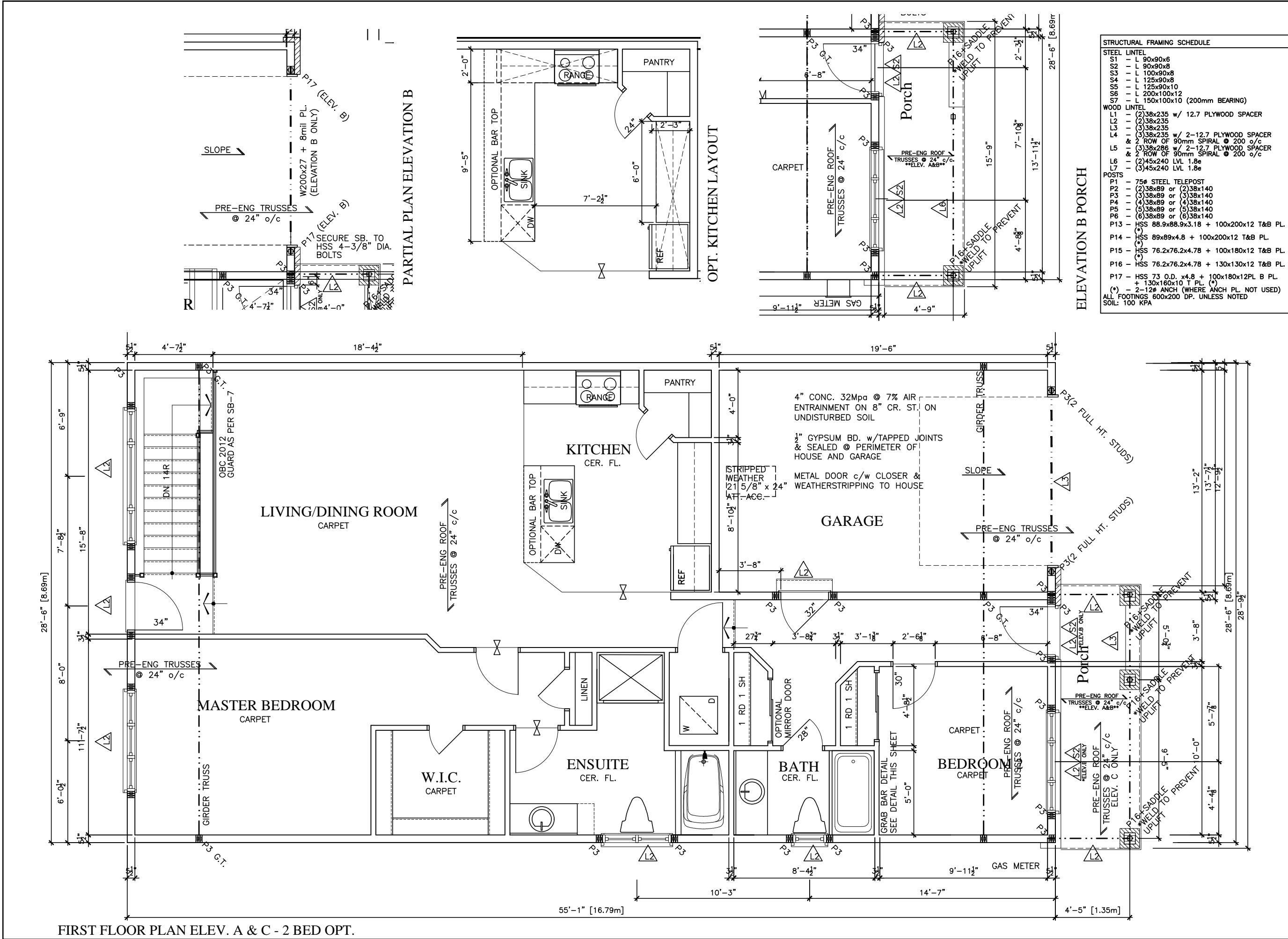
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1.	STANDARD DRAWINGS	27/05/14	SI



TITLE:
1st FLOOR PLAN - 3 BED

ACAD FILE: 804 - The Manning
SCALE: 3/16" = 1'-0"

804 - The Manning
2012 Footprint
(STANDARD DRAWINGS)
A-7B



LOT

XXxx

DATE

XX/XX/XX

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HOUSE & SMALL BUILDINGS

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2012 OBC DRAWINGS

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Valecraft

Homes Ltd.

TITLE:

1st FLOOR PLAN - 2 BED

ACAD FILE:

804 - The Manning

SCALE:

3/16" = 1'-0"

DWG.

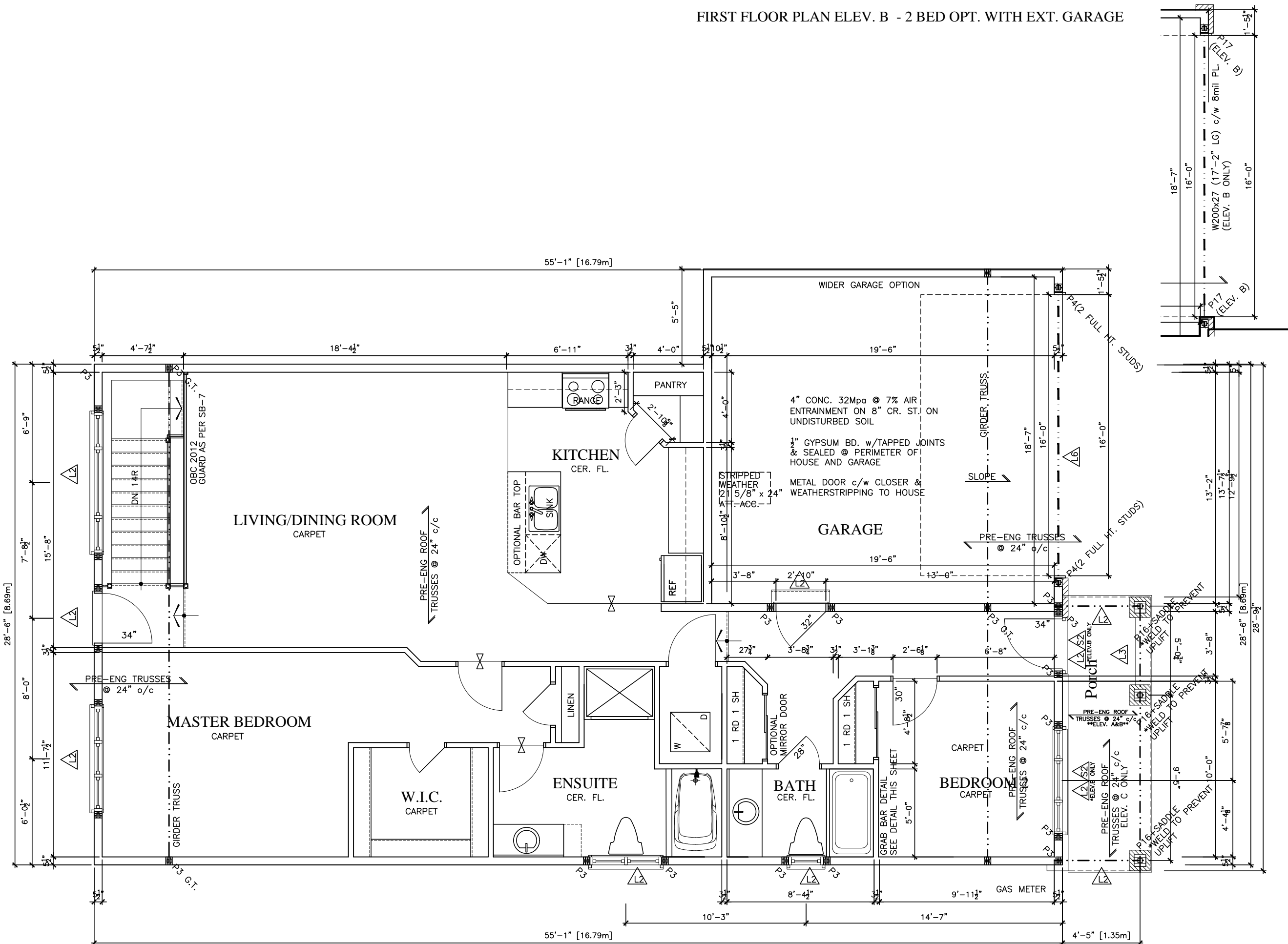
A-7C

804 - The Manning

2012 Footprint

(STANDARD DRAWINGS)

FIRST FLOOR PLAN ELEV. B - 2 BED OPT. WITH EXT. GARAGE



FIRST FLOOR PLAN ELEV. A & C - 2 BED OPT. WITH EXT. GARAGE

LOT **XXxx**
DATE **XX/XX/XX**

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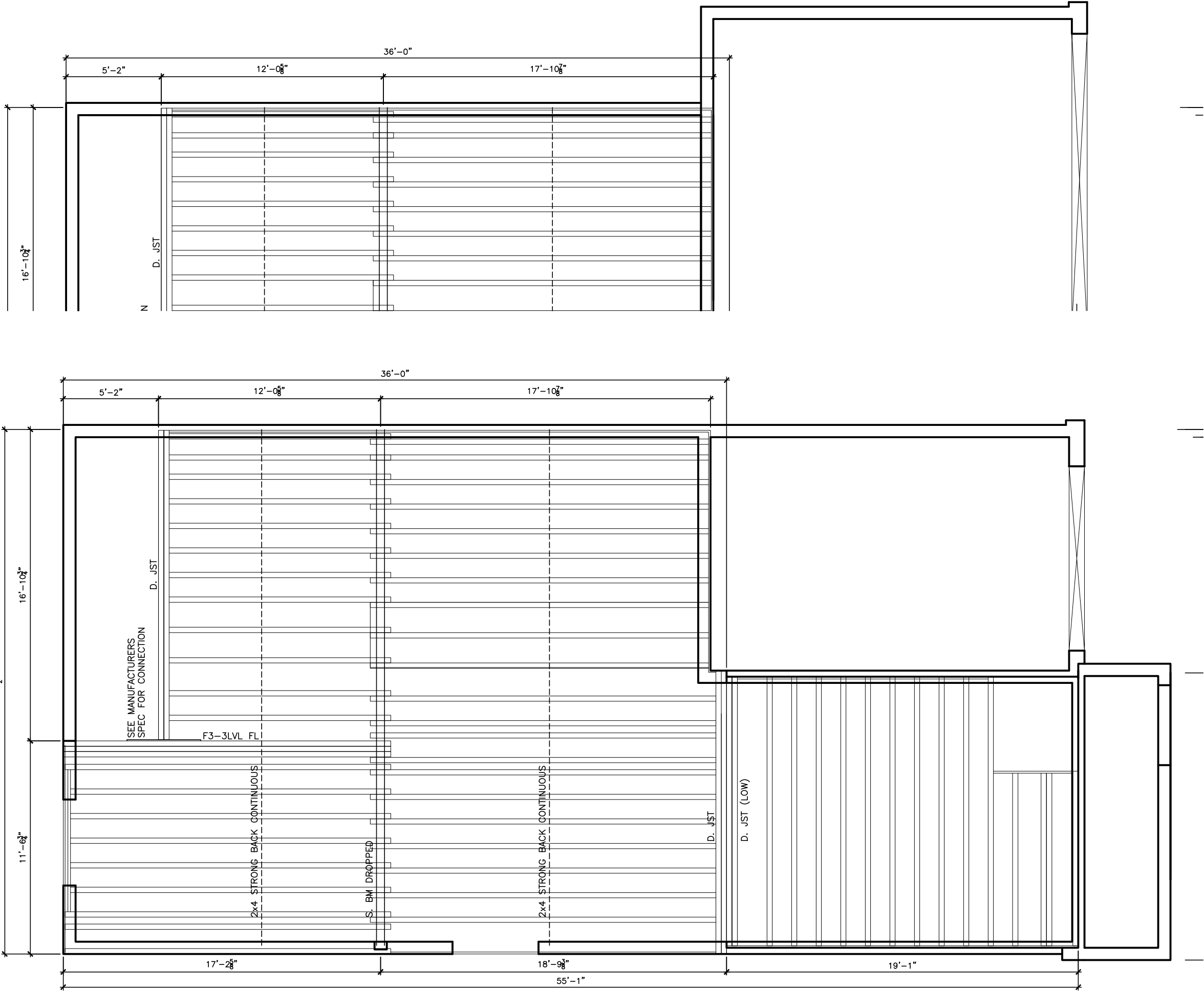
- STRUCTURAL FRAMING SCHEDULE
- STEEL LINTEL
- S1 - L 90x90x6
 - S2 - L 90x90x8
 - S3 - L 100x90x8
 - S4 - L 125x90x8
 - S5 - L 125x90x10
 - S6 - L 200x100x12
 - S7 - L 150x100x10 (200mm BEARING)
- WOOD LINTEL
- L1 - (2)38x235 w/ 12.7 PLYWOOD SPACER
 - L2 - (2)38x235
 - L3 - (3)38x235
 - L4 - (3)38x235 w/ 2-12.7 PLYWOOD SPACER
 - L5 - (3)38x286 w/ 2-12.7 PLYWOOD SPACER
 - L6 - (2)45x240 LVL 1.8e
 - L7 - (3)45x240 LVL 1.8e
- 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

2012 OBC DRAWINGS

NO.	DESCRIPTION	DATE	BY
4.	STRUCTURAL REVIEW	01/02/17	VH
3.	ISSUED FOR PERMIT	27/01/15	SI
2.	STRUCTURAL REVIEW	27/01/15	
1.	STANDARD DRAWINGS	27/05/14	SI



TITLE: 1st FLOOR PLAN - 2 BED		
ACAD FILE: 804 - The Manning	SCALE: 3/16" = 1'-0"	
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)	DWG. A-7D	



FIRST FLOOR WIDE GARAGE JOIST PLAN

FIRST FLOOR JOIST PLAN

LOT

XXxx

DATE

XX/XX/XX

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FLOORS CONT

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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 LVL 1.8e

L7

-

(3)45x240 LVL 1.8e

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

2012 OBC DRAWINGS

4.	STRUCTURAL REVIEW	01/02/17	VH
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

Valecraft

Homes Ltd.

TITLE:

1st FLOOR JOIST PLAN

ACAD FILE:

804 - The Manning

SCALE:

3/16" = 1'-0"

804 - The Manning
2012 Footprint
(STANDARD DRAWINGS)

DWG.

J-1

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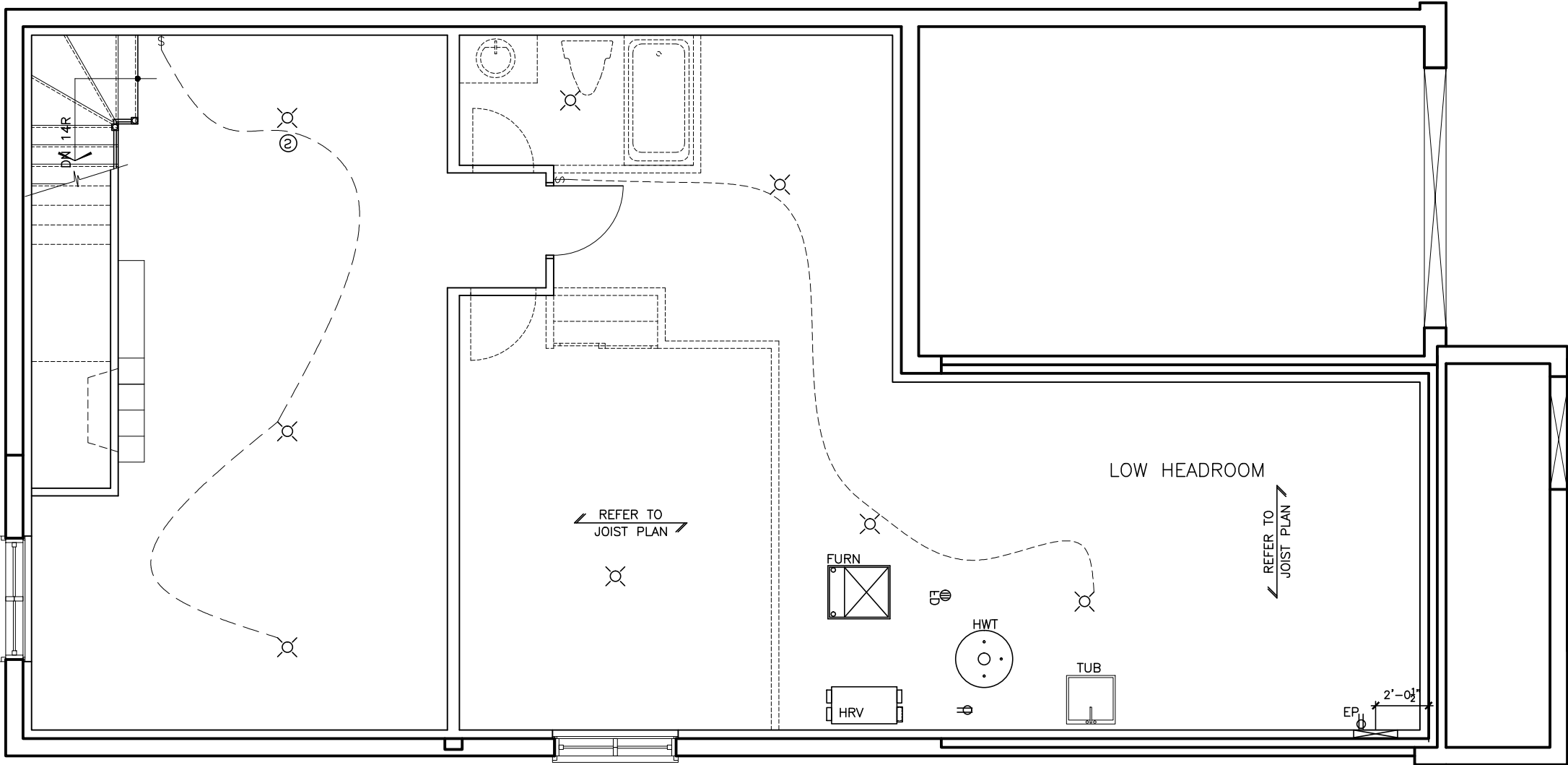
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ELECTRICAL BASEMENT FLOOR PLAN

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

2012 OBC DRAWINGS

4.	STRUCTURAL REVIEW	01/02/17	VH
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



TITLE:
ELECTRICAL BASEMENT FLOOR

ACAD FILE: 804 - The Manning	SCALE: 3/16" = 1'-0"
804 - The Manning 2012 Footprint (STANDARD DRAWINGS)	DWG. E-1

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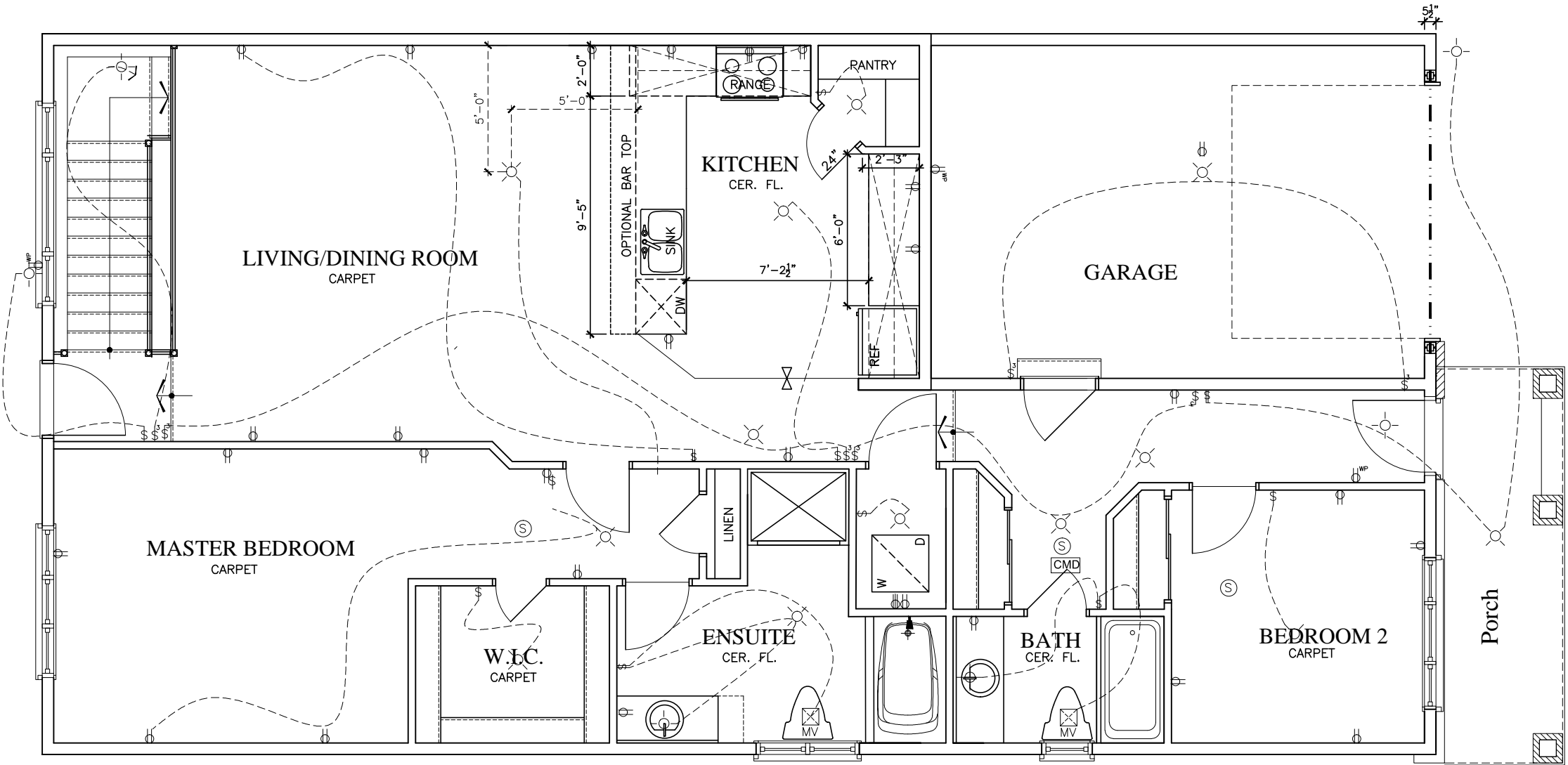
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ELECTRICAL FIRST FLOOR - 2 BED OPT.

- | | | | |
|--|---|--|---|
| | 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 | | |

2012 OBC DRAWINGS

4.	STRUCTURAL REVIEW	01/02/17	VH
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



TITLE:
1st FLOOR 2 BED PLAN

ACAD FILE: 804 - The Manning
SCALE: 3/16" = 1'-0"

804 - The Manning
2012 Footprint
(STANDARD DRAWINGS)
DWG. E-2

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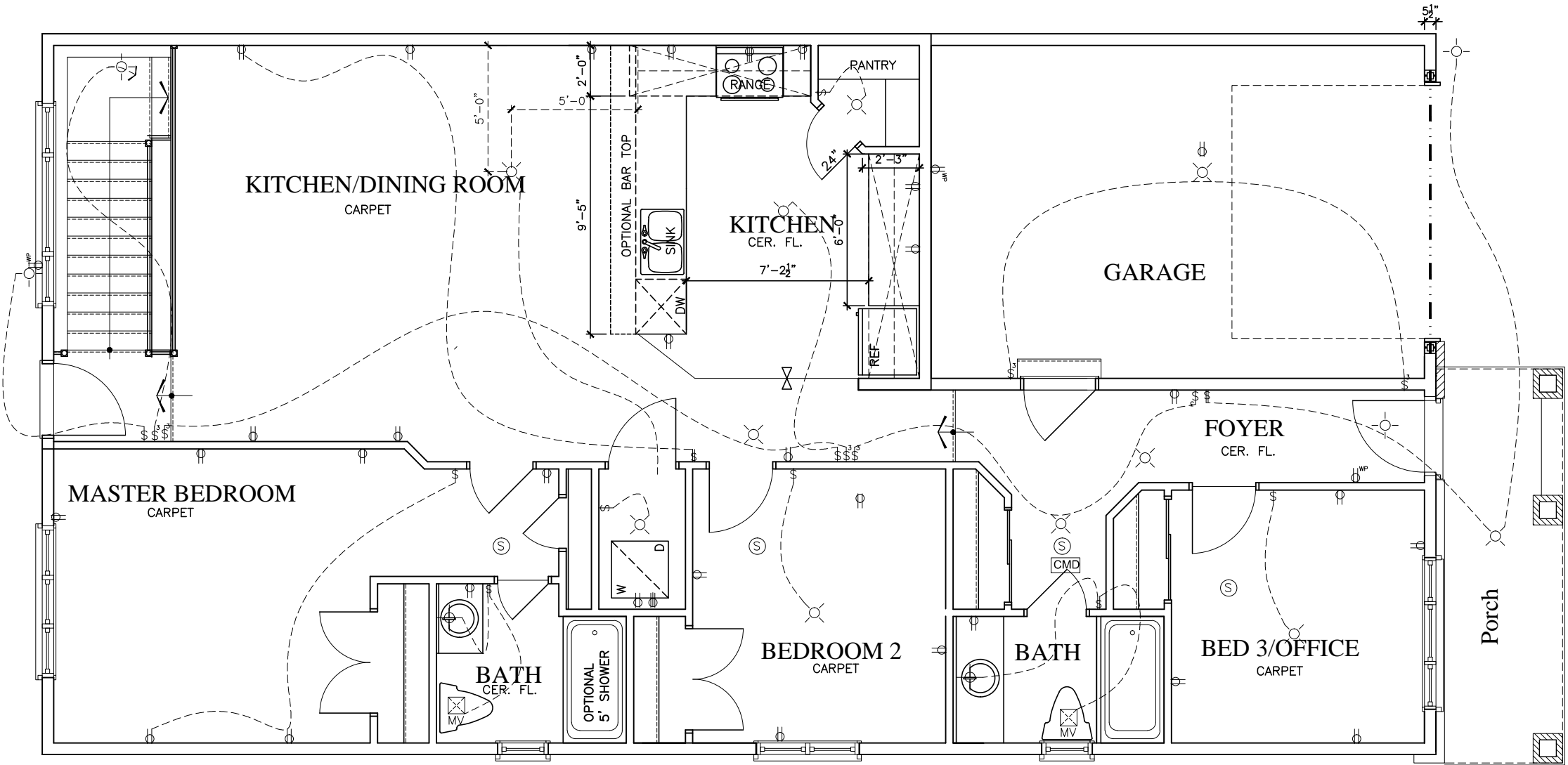
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ELECTRICAL FIRST FLOOR - 3 BED OPT.

- | | | | |
|--|---|--|---|
| | 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 | | |

2012 OBC DRAWINGS

4.	STRUCTURAL REVIEW	01/02/17	VH
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



TITLE:
1st FLOOR 3 BED PLAN

ACAD FILE: 804 - The Manning
SCALE: 3/16" = 1'-0"

804 - The Manning
2012 Footprint
(STANDARD DRAWINGS)
DWG. E-3