

STANDARD PLAN:

GROSS INSULATED WALL AREA = 218.8m

GROSS WINDOW AREA = 23.4m

PERCENT GLASS TO WALL AREA = 10.7%

STANDARD ((WOBB)) PLAN:

GROSS INSULATED WALL AREA = 263.8m

GROSS WINDOW AREA = 34m

PERCENT GLASS TO WALL AREA = 12.9%

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  
AB – 5" ALUMINUM BAND  
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  
VEC – VERTICAL EXTERIOR CORNER

LOT XXXX

DATE XX/XX/XX

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FLOORS CONT  
TENDER 2017

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GENERAL NOTES:

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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.
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2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY



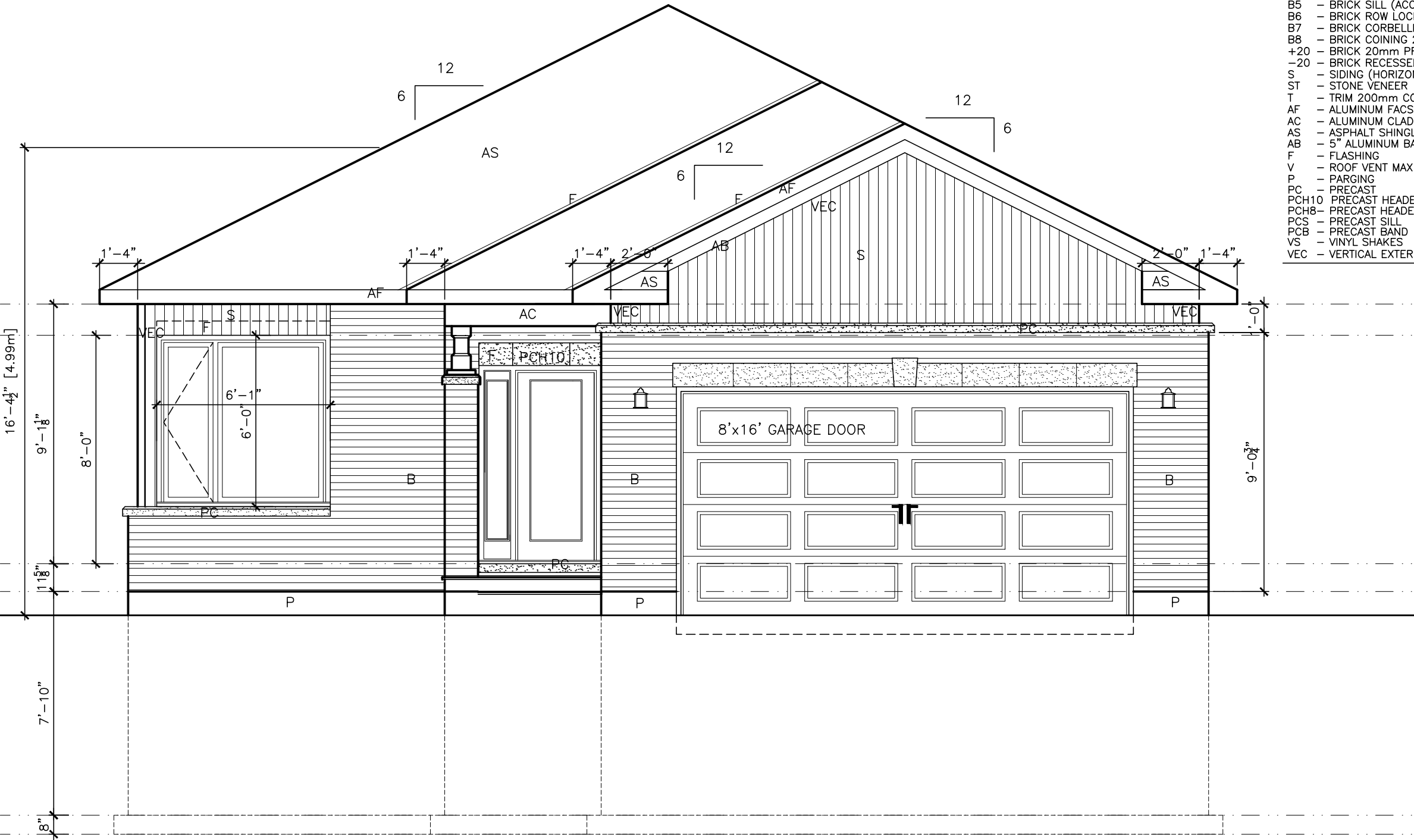
TITLE: Front Elevation 'A'

ACAD FILE: SCALE: 1/4" = 1'-0"

1020 - The Morgan 2012 Footprint (STANDARD DRAWINGS) DWG. A-1



Front Elevation 'A'



Front Elevation 'B'

- EXTERIOR FINISH LEGEND
- B - BRICK (MAIN)
  - B1 - BRICK SOLDIER COURSE (ACCENT)
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LOT XXxx

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NO	DESCRIPTION	DATE	BY

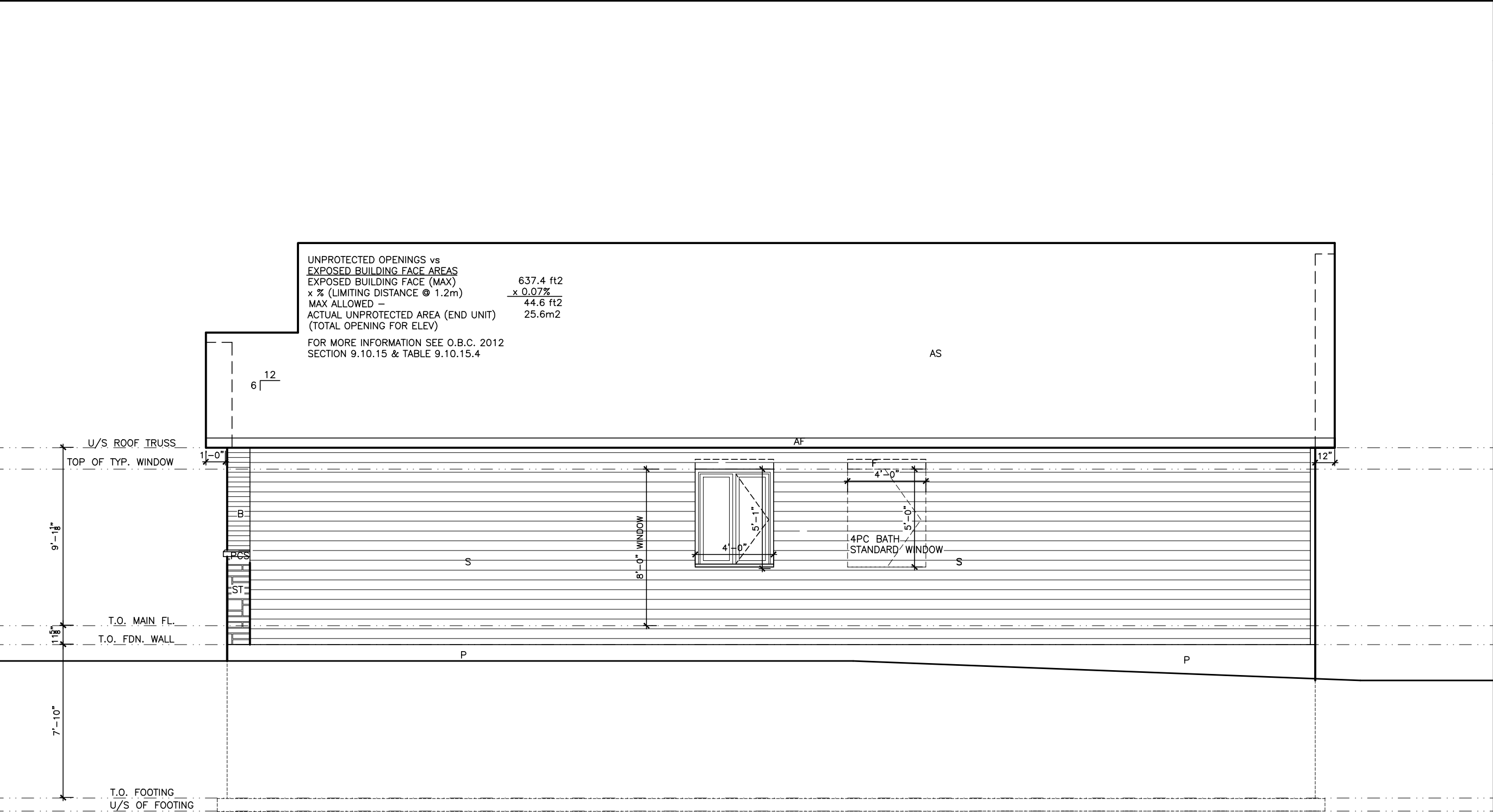


TITLE: Front Elevation 'B'

ACAD FILE: SCALE: 1/4" = 1'-0"

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)  
DWG. A-1b





 GARAGE SIDE ELEVATION A

LOT **XXxx**

DATE **XX/XX/XX**

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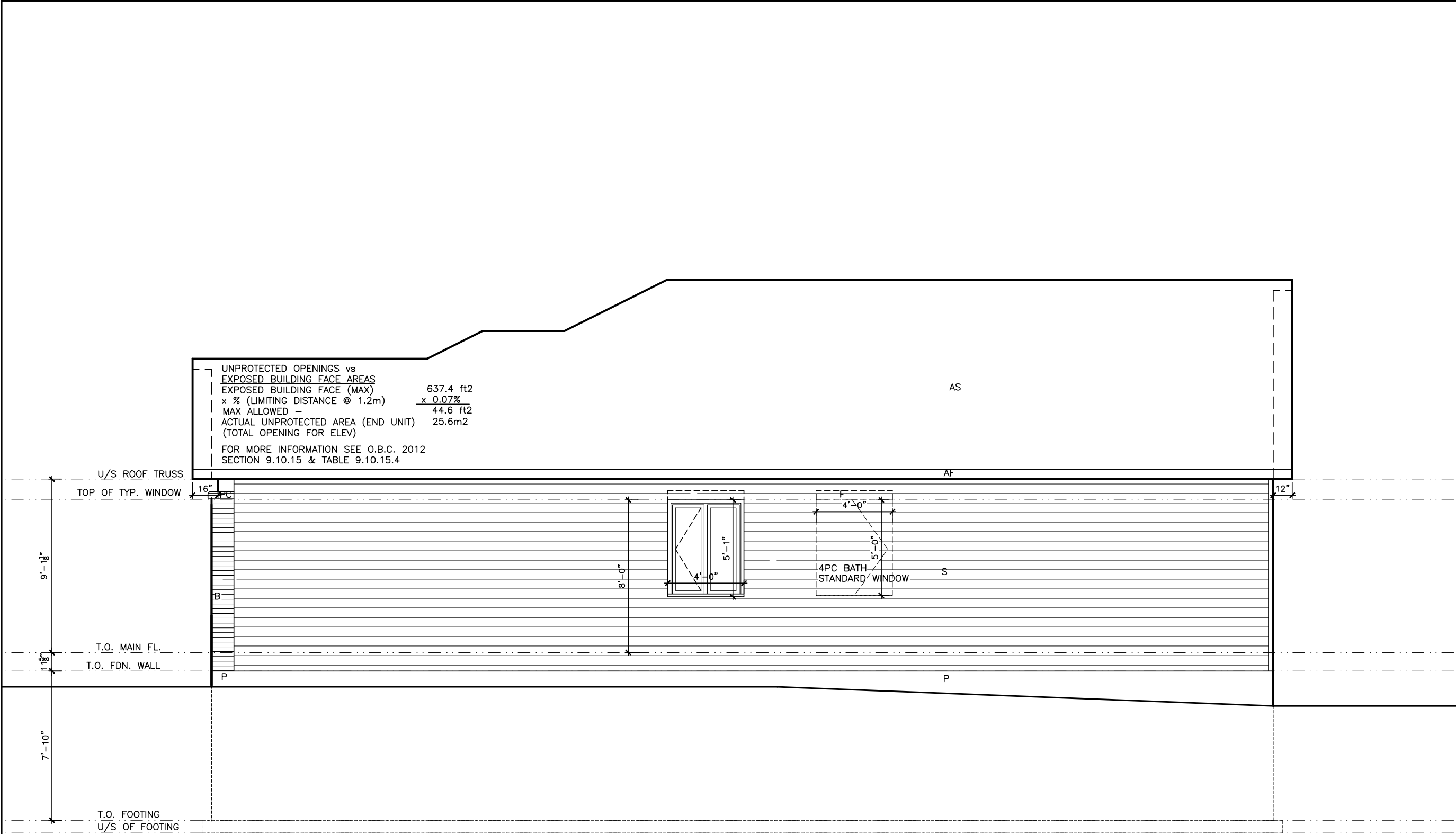
TITLE:  
**GARAGE SIDE ELEVATION A**


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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG.  
**A-3**





 GARAGE SIDE ELEVATION B

LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT **TENDER 2017**

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**2012 OBC DRAWINGS**

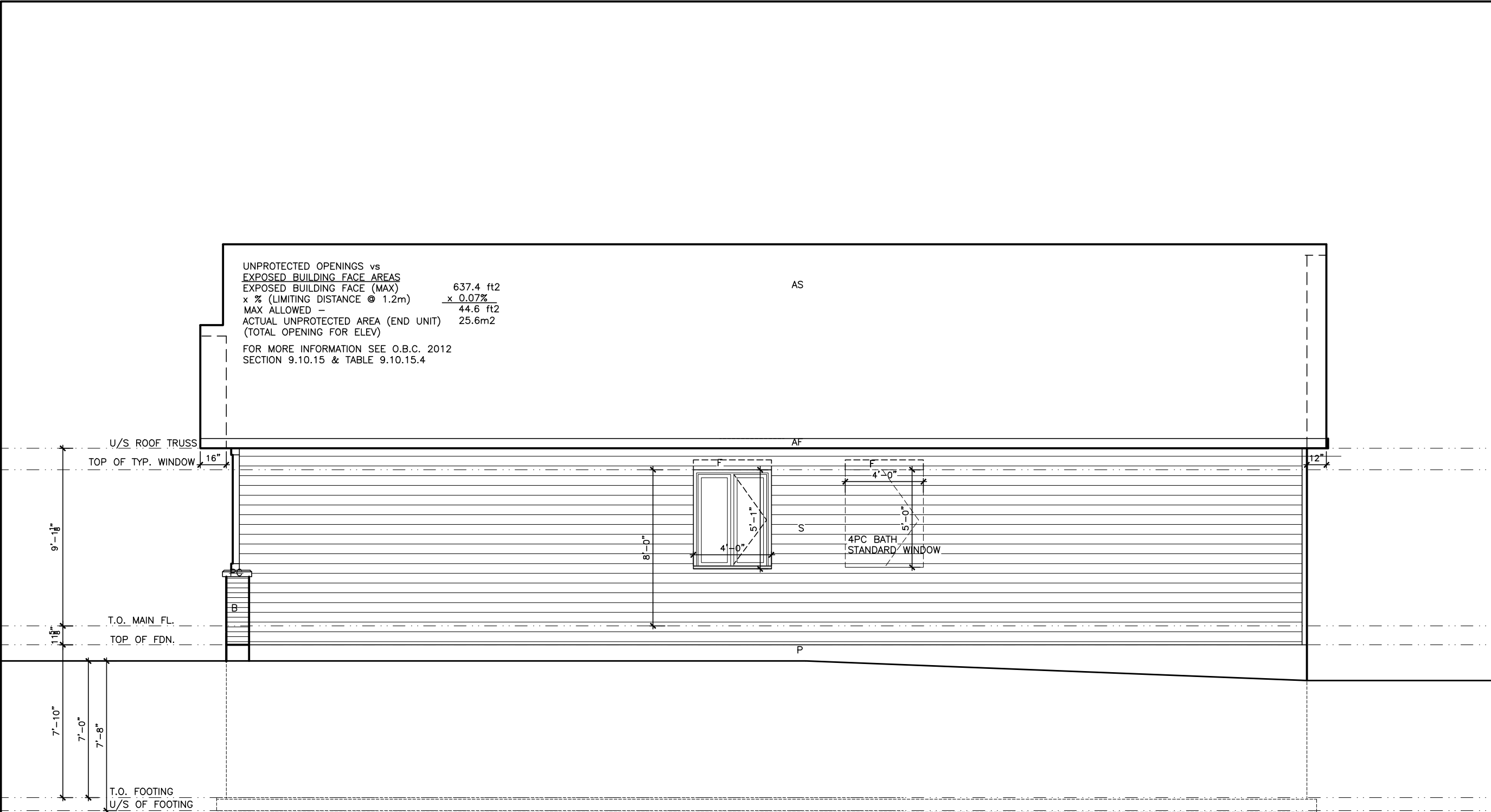
1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY




TITLE: **GARAGE SIDE ELEVATION B**

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)  
DWG. **A-3b**



 GARAGE SIDE ELEVATION C

LOT XXxx

DATE XX/XX/XX

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NO.	DESCRIPTION	DATE BY

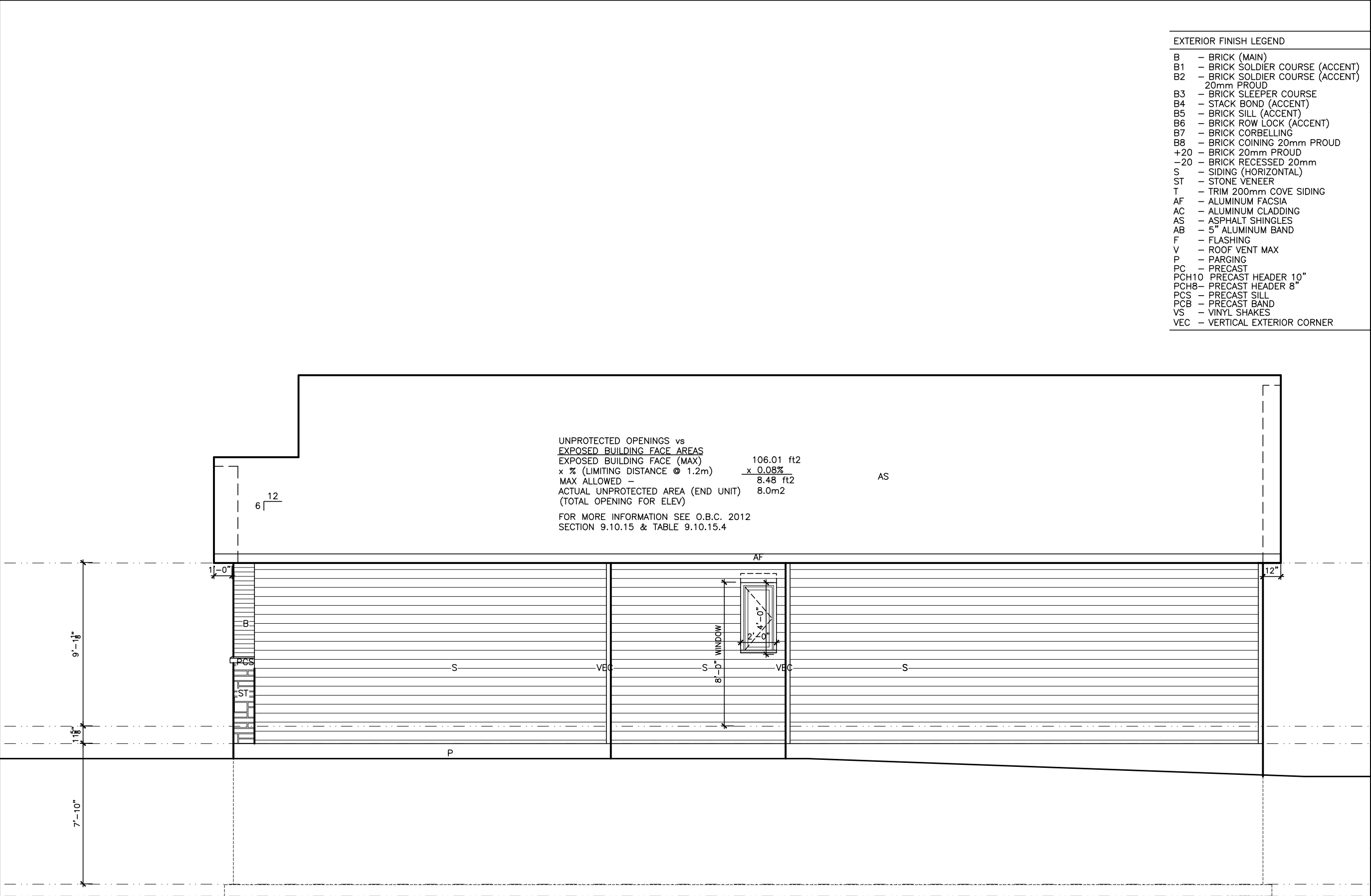


TITLE:  
GARAGE SIDE ELEVATION C

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

1020 - The Morgan  
2012 Footprint  
( STANDARD DRAWINGS)

DWG.  
A-3c



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NO	DESCRIPTION	DATE	BY



TITLE: Garage Side Elevation 'A' Reduced Side Yard Bed 2

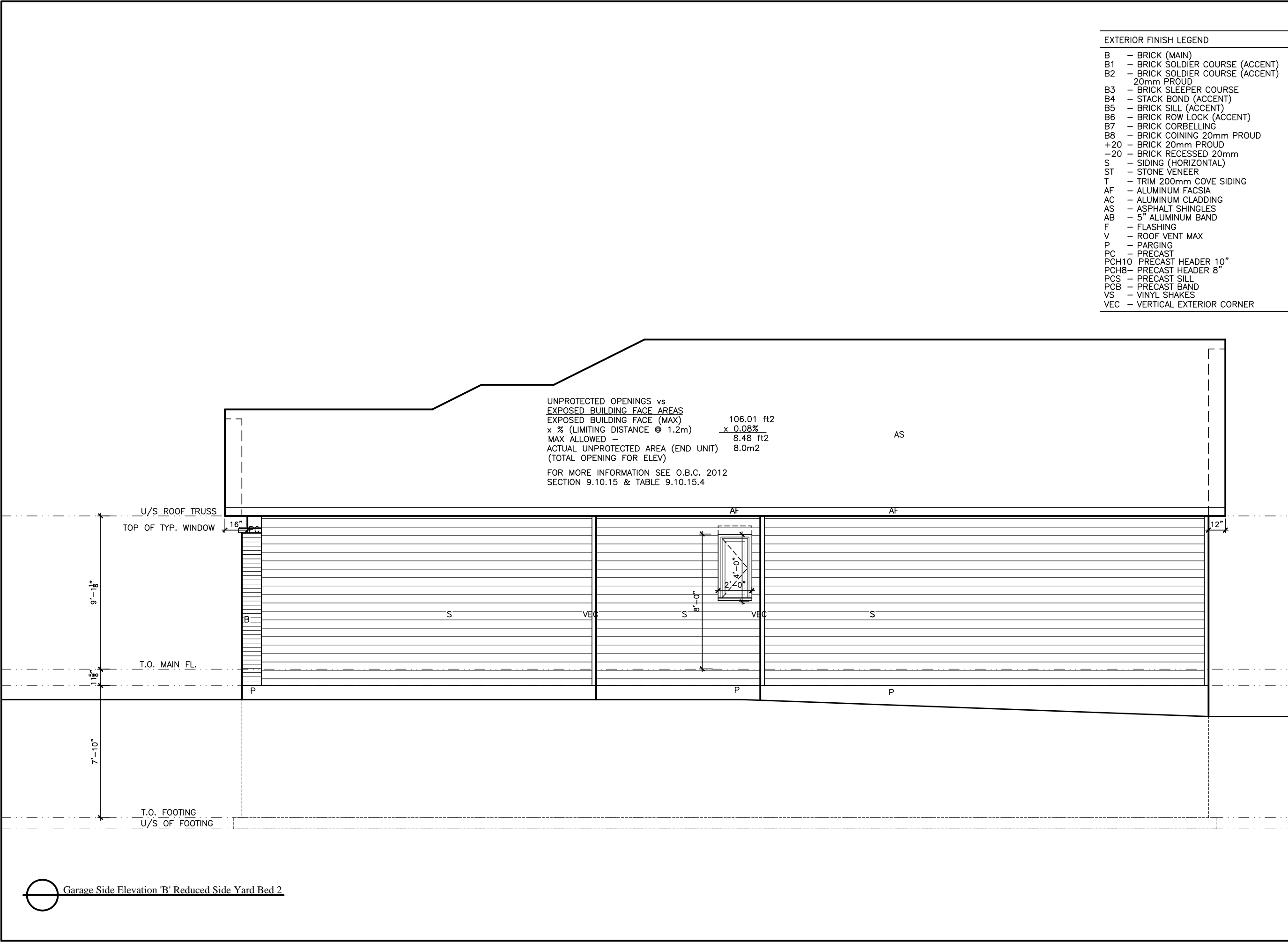
ACAD FILE: SCALE: 3/16" = 1'-0"

DWG.

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

A-3d

Garage Side Elevation 'A' Reduced Side Yard Bed 2



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 FACSIA
AC	– ALUMINUM CLADDING
AS	– ASPHALT SHINGLES
AB	– 5" ALUMINUM BAND
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
VEC	– VERTICAL EXTERIOR CORNER

LOT

XXxx

DATE

XX/XX/XX

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TENDER 2017

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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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2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15
NO	DESCRIPTION	DATE BY



TITLE:

GARAGE SIDE ELEVATION - B  
REDUCED SIDE YARD BED 2

ACAD FILE:

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG.  
  
A-3e

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT  
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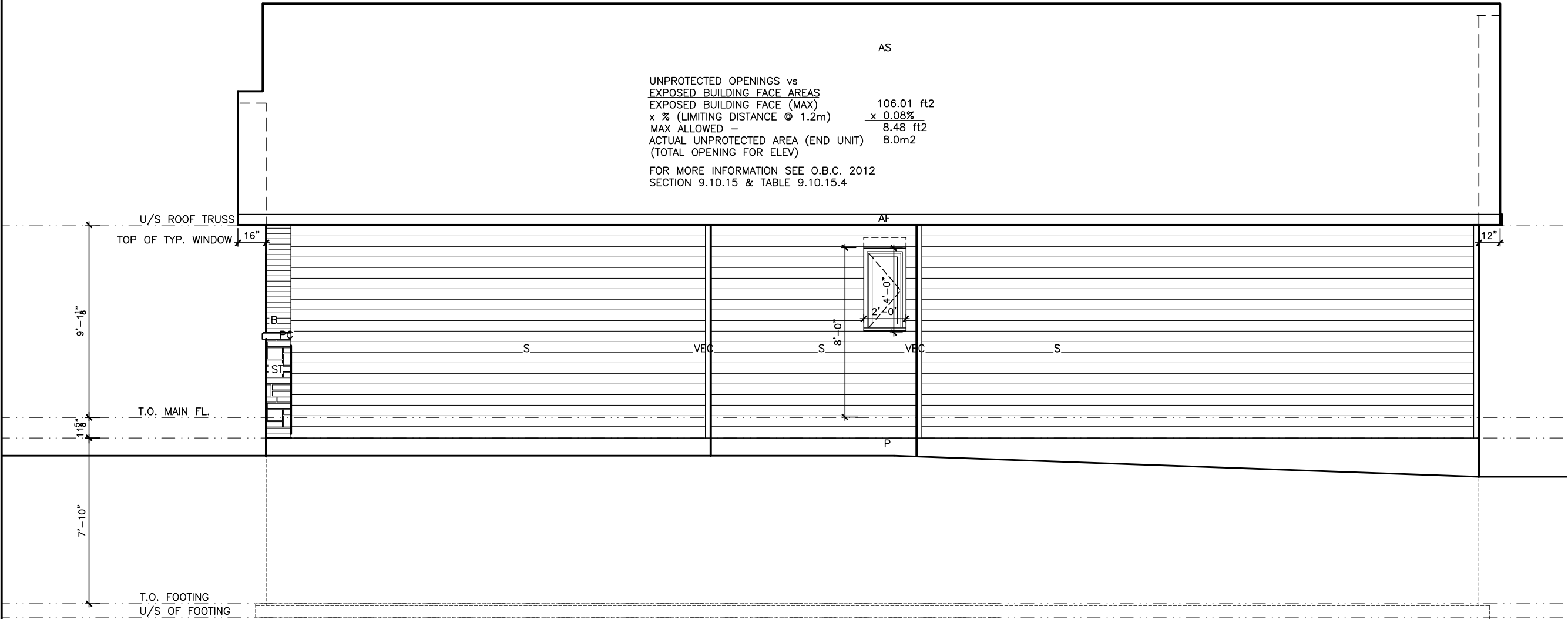
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EXTERIOR FINISH LEGEND

- 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 FACSIA  
AC - ALUMINUM CLADDING  
AS - ASPHALT SHINGLES  
AB - 5" ALUMINUM BAND  
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  
VEC - VERTICAL EXTERIOR CORNER

UNPROTECTED OPENINGS vs  
EXPOSED BUILDING FACE AREAS  
EXPOSED BUILDING FACE (MAX)  
x % (LIMITING DISTANCE @ 1.2m) 106.01 ft2  
MAX ALLOWED - x 0.08% 8.48 ft2  
ACTUAL UNPROTECTED AREA (END UNIT) 8.0m2  
(TOTAL OPENING FOR ELEV)

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



Garage Side Elevation 'C' Reduced Side Yard Bed 2

2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY

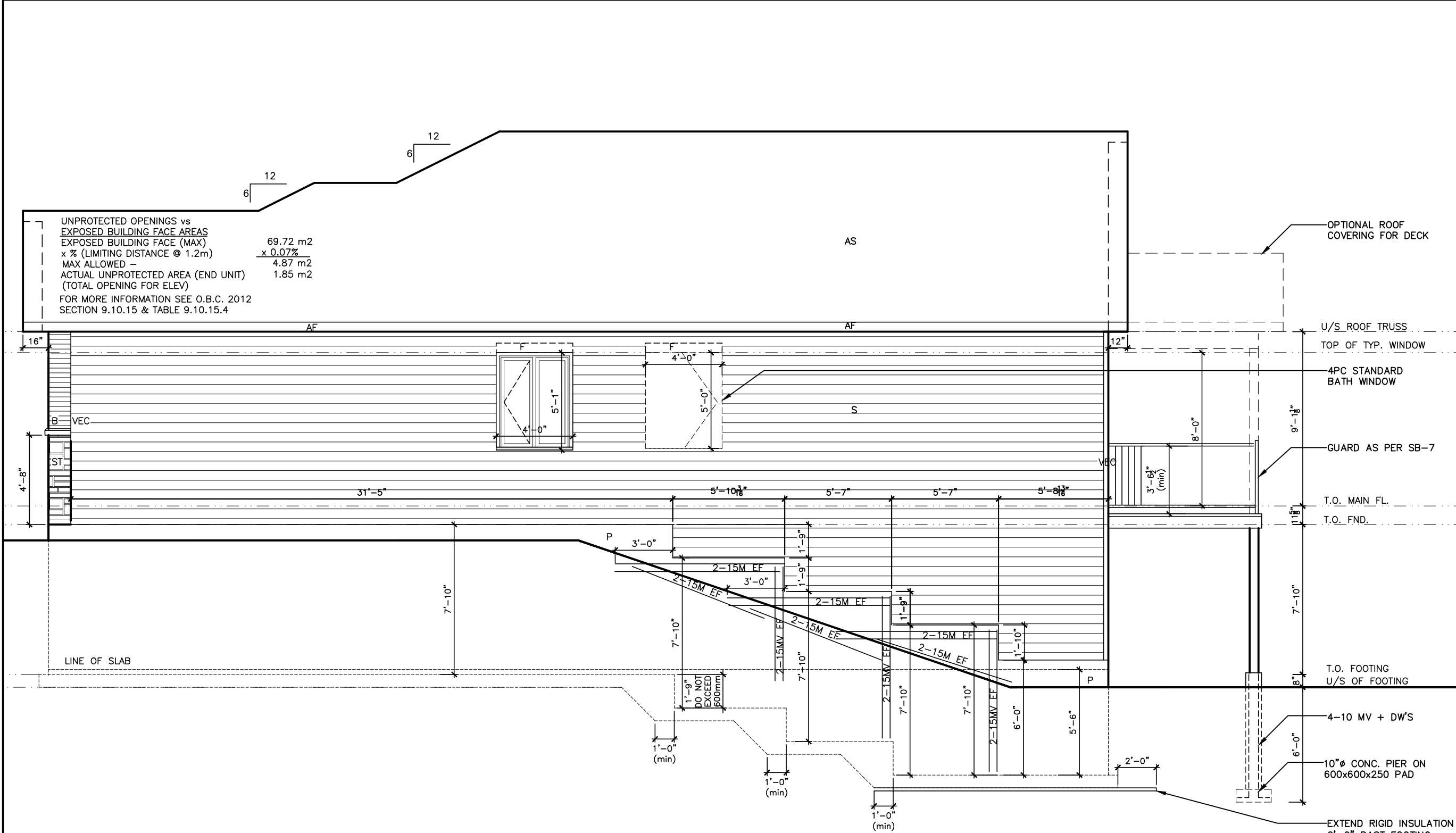


TITLE: GARAGE SIDE ELEVATION - 'C'  
REDUCED SIDE YARD BED 2

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)  
A-3f





 GARAGE SIDE ELEVATION B - WALK OUT

LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT

**TENDER 2017**

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  - B2 - BRICK SOLDIER COURSE (ACCENT) 20mm PROUD
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  - 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
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  - S - SIDING (HORIZONTAL)
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  - AB - 5" ALUMINUM BAND
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  - V - ROOF VENT MAX
  - P - PARING
  - PC - PRECAST
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  - PCS - PRECAST SILL
  - PCB - PRECAST BAND
  - VS - VINYL SHAKES
  - VEC - VERTICAL EXTERIOR CORNER

**2012 OBC DRAWINGS**

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY



TITLE:  
**GARAGE SIDE ELEVATION B**

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)  
DWG. A-3h

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FLOORS CONT

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  - PCH8 - PRECAST HEADER 8"
  - PCS - PRECAST SILL
  - PCB - PRECAST BAND
  - VS - VINYL SHAKES
  - VEC - VERTICAL EXTERIOR CORNER

**2012 OBC DRAWINGS**

1.	AS PER STRUCTURAL	27/05/15	SI
NO.	DESCRIPTION	DATE	BY



TITLE: **GARAGE SIDE ELEVATION C WALK OUT BASEMENT**

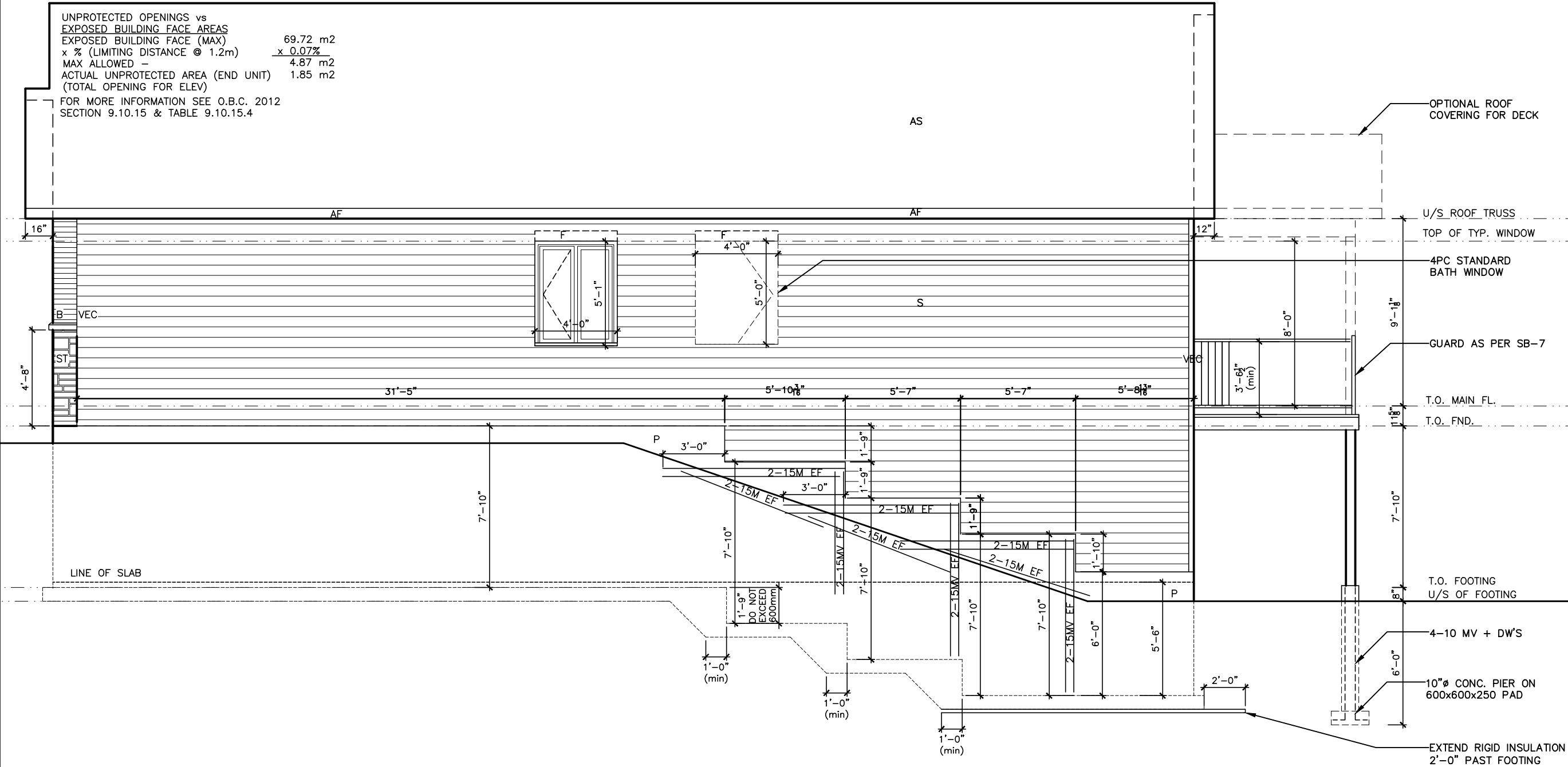
ACAD FILE: SCALE: 3/16" = 1'-0"

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG. **A-3i**

UNPROTECTED OPENINGS vs  
EXPOSED BUILDING FACE AREAS  
EXPOSED BUILDING FACE (MAX) 69.72 m2  
x % (LIMITING DISTANCE @ 1.2m) x 0.07%  
MAX ALLOWED - 4.87 m2  
ACTUAL UNPROTECTED AREA (END UNIT) 1.85 m2  
(TOTAL OPENING FOR ELEV)

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



**GARAGE SIDE ELEVATION C - WALK OUT**



LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT **TENDER 2017**

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**2012 OBC DRAWINGS**

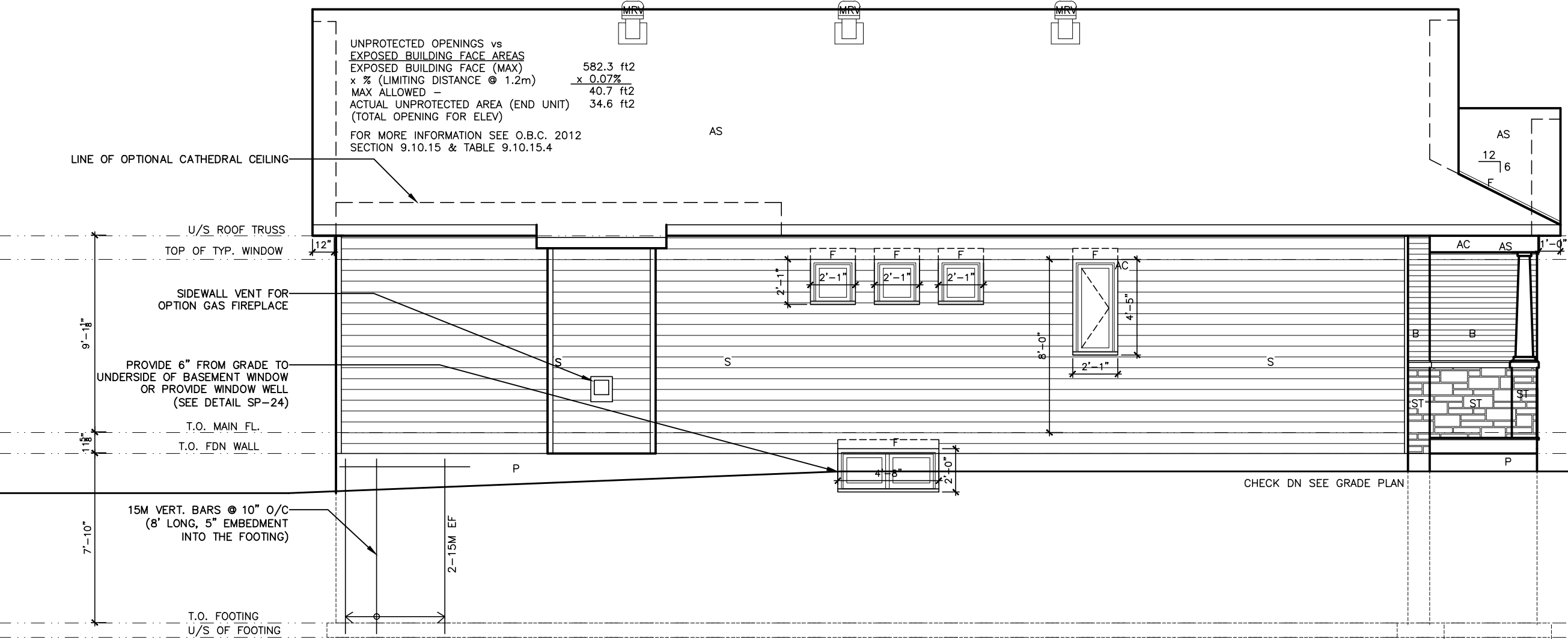
1.	AS PER STRUCTURAL	27/05/15
NO	DESCRIPTION	DATE BY



TITLE: **LEFT SIDE ELEVATION A**

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)  
DWG. **A-4**



**LEFT SIDE ELEVATION A**

LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT

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**2012 OBC DRAWINGS**

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY

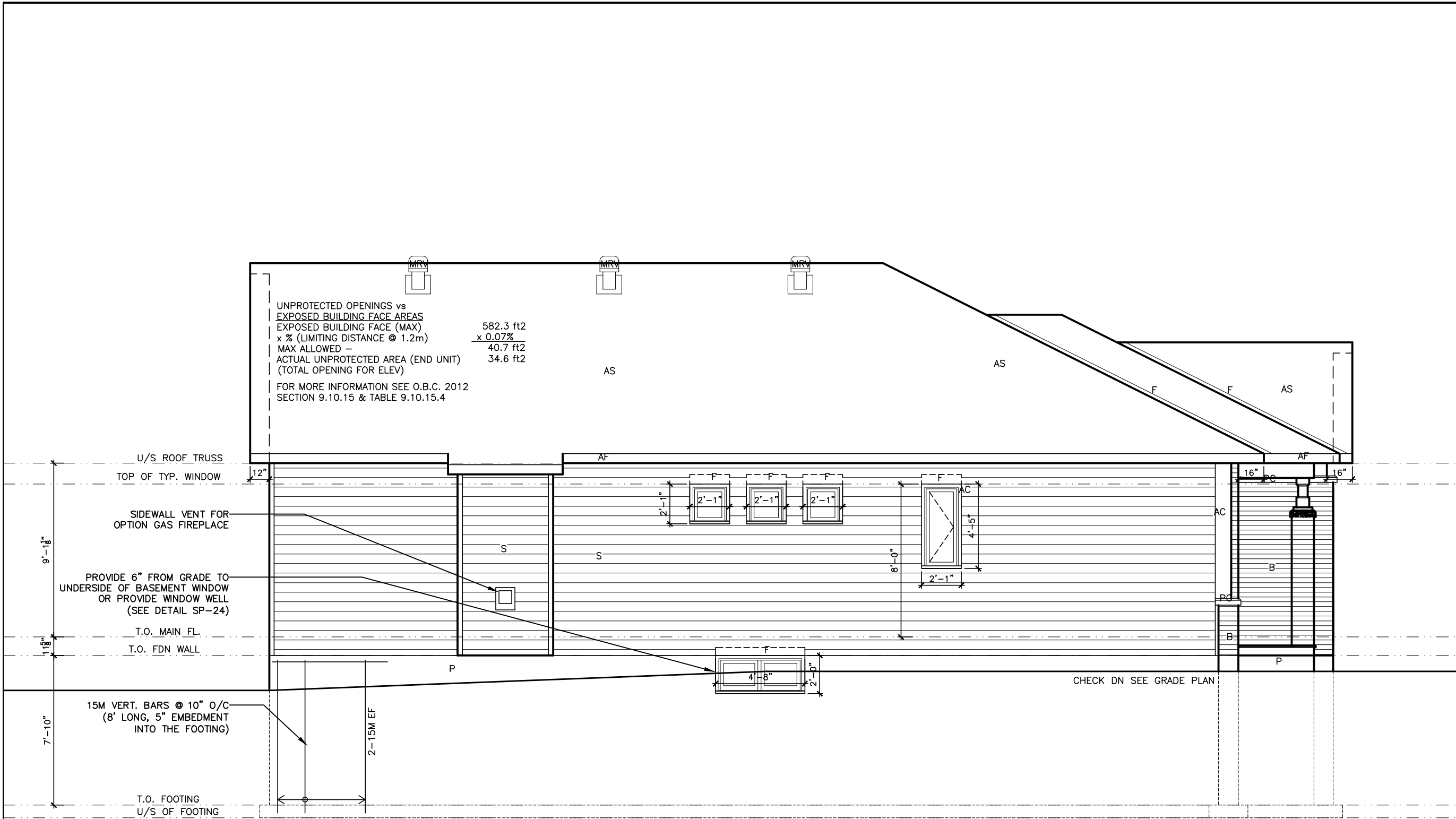


TITLE: **LEFT SIDE ELEVATION B**

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG. **A-4b**



**HOUSE SIDE ELEVATION B**

LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT

**TENDER 2017**

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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 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 FACSLA  
AC – ALUMINUM CLADDING  
AS – ASPHALT SHINGLES  
AB – 5" ALUMINUM BAND  
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  
VEC – VERTICAL EXTERIOR CORNER

**2012 OBC DRAWINGS**

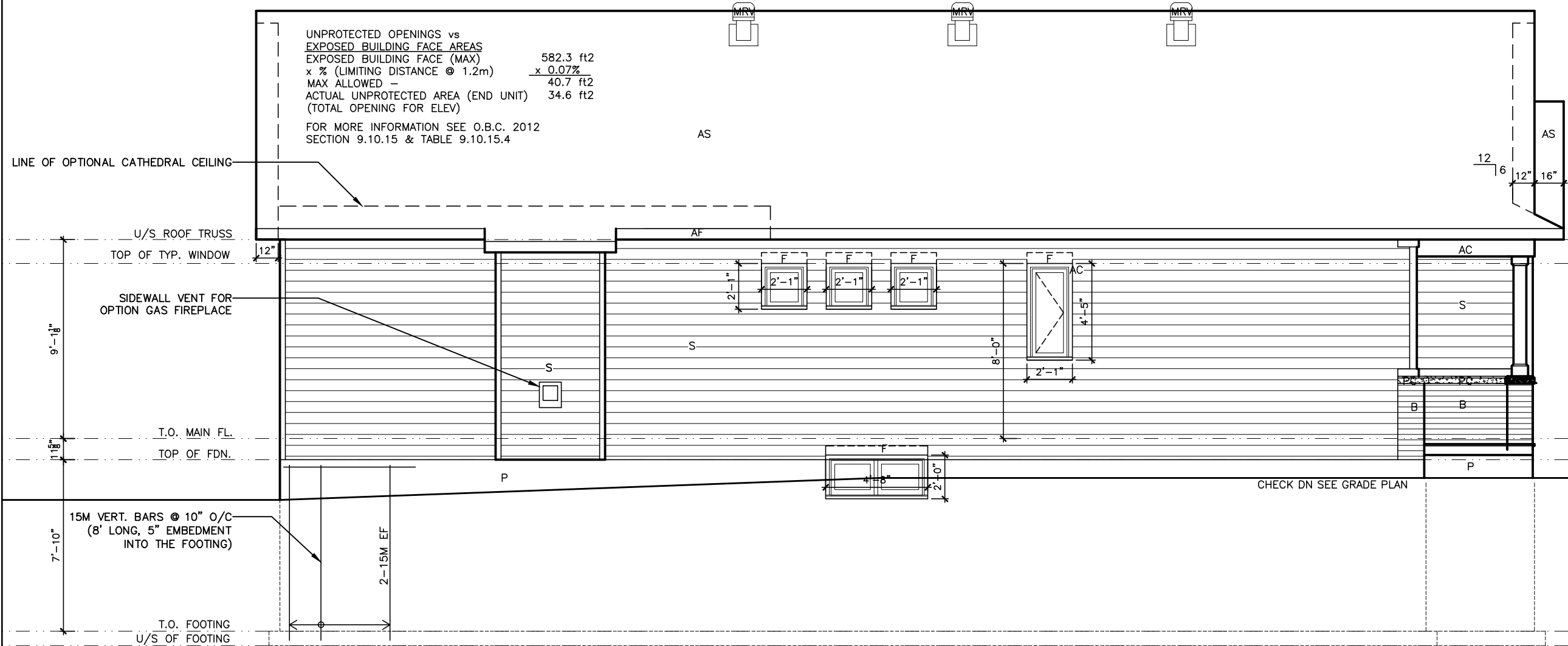
1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY



TITLE:  
**LEFT SIDE ELEVATION C**

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)  
DWG.  
**A-4c**



**HOUSE SIDE ELEVATION C**

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

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  - 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
  - AB - 5" ALUMINUM BAND
  - F - FLASHING
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  - PCH8- - PRECAST HEADER 8"
  - PCS - PRECAST SILL
  - PCB - PRECAST BAND
  - VS - VINYL SHAKES
  - VEC - VERTICAL EXTERIOR CORNER

2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY

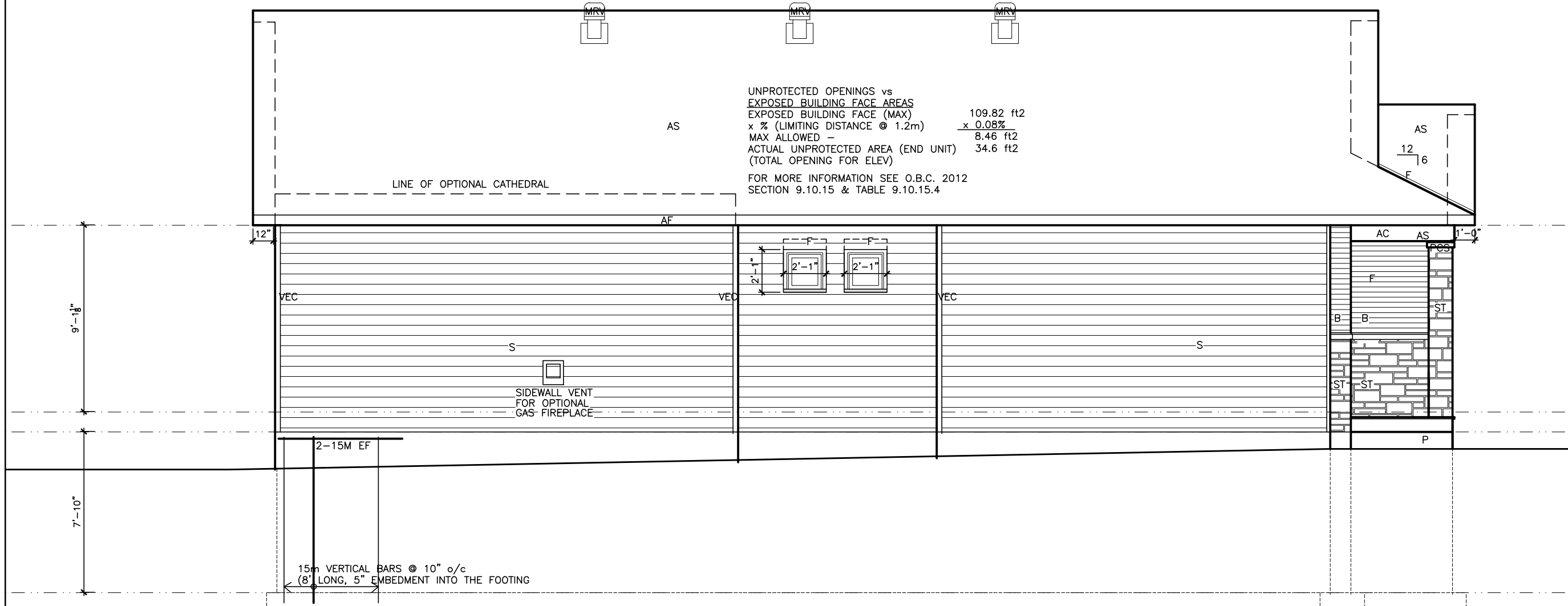


TITLE: House Side Elevation 'A'  
Reduced Side Yard Dining

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG. A-4d



House Side Elevation 'A' Reduced Side Yard Dining

## 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 FACSLIA
AC	— ALUMINUM CLADDING
AS	— ASPHALT SHINGLES
AB	— 5" ALUMINUM BAND
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
VEC	— VERTICAL EXTERIOR CORNER

LOT	XXxx
DATE	XX/XX/XX
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TENDER 2017	

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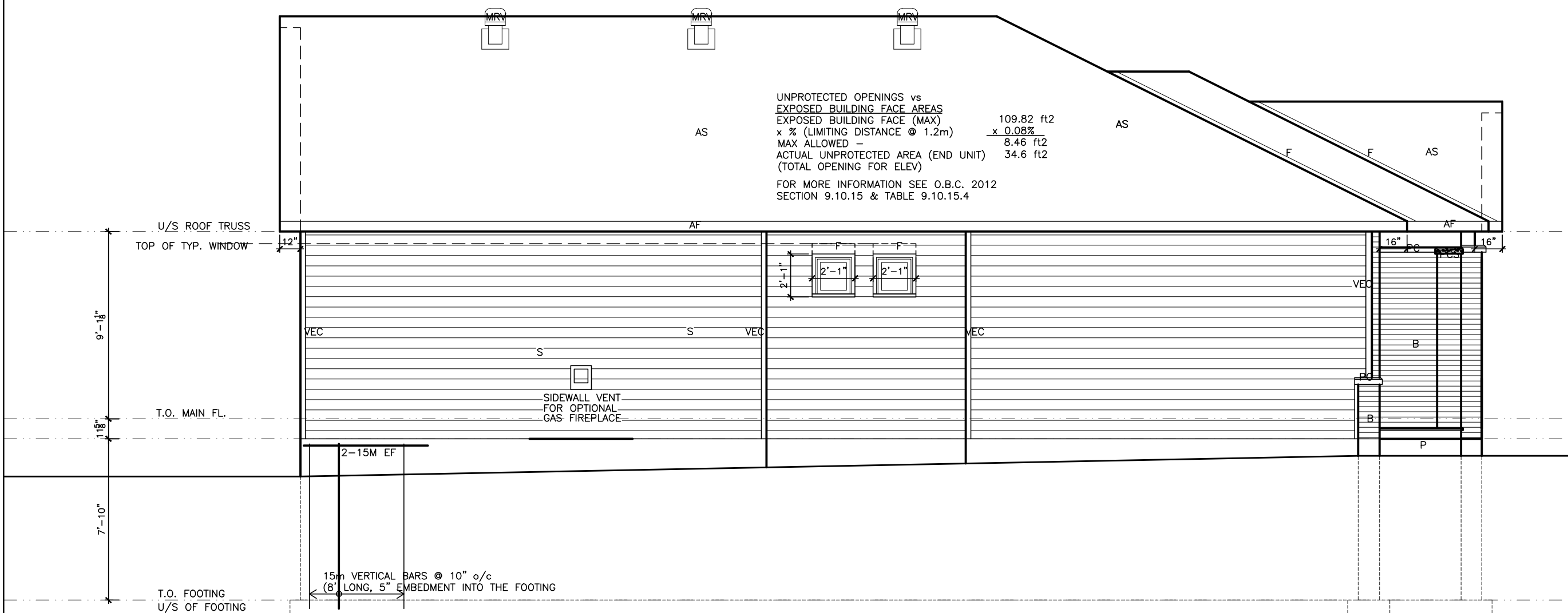
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House Side Elevation 'B' Reduced Side Yard Dining

2012 OBC DRAWINGS			
1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY
 <b>Valecraft</b> <b>Homes Ltd.</b>			
TITLE: House Side Elevation 'B' Reduced Side Yard Dining			
ACAD FILE:		SCALE: 3/16" = 1'-0"	
1020 - The Morgan 2012 Footprint (STANDARD DRAWINGS)		DWG.  A-4e	

EXTERIOR FINISH LEGEND

- B – BRICK (MAIN)  
B1 – BRICK SOLDIER COURSE (ACCENT)  
B2 – BRICK SOLDIER COURSE (ACCENT)  
20mm PROUD  
B3 – BRICK SLEEPER COURSE  
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B5 – BRICK SILL (ACCENT)  
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LOT XXxx

DATE XX/XX/XX

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FLOORS CONT  
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2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY

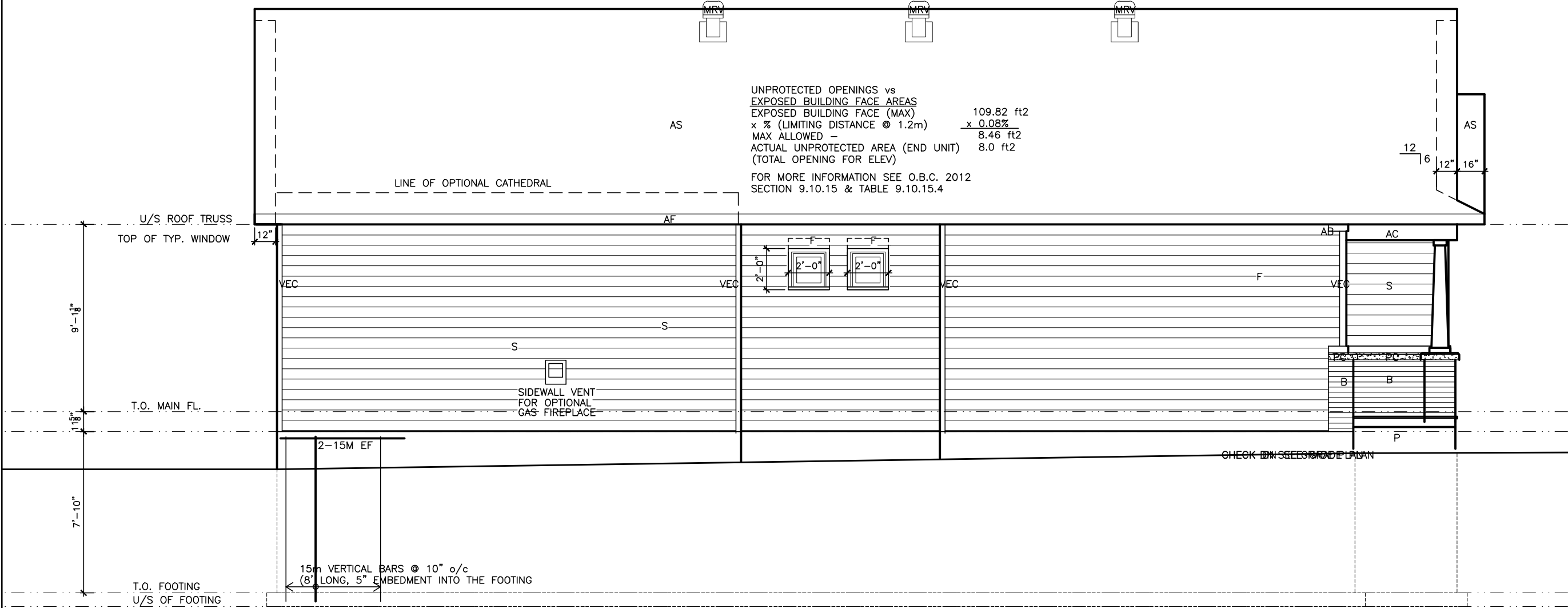


TITLE: House Side Elevation 'C'  
Reduced Side Yard Dining

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)  
DWG. A-4f

UNPROTECTED OPENINGS vs  
EXPOSED BUILDING FACE AREAS  
EXPOSED BUILDING FACE (MAX) 109.82 ft2  
x % (LIMITING DISTANCE @ 1.2m) x 0.08%  
MAX ALLOWED – 8.46 ft2  
ACTUAL UNPROTECTED AREA (END UNIT) 8.0 ft2  
(TOTAL OPENING FOR ELEV)  
FOR MORE INFORMATION SEE O.B.C. 2012  
SECTION 9.10.15 & TABLE 9.10.15.4



House Side Elevation 'C' Reduced Side Yard Dining

1020 - The Morgan 2012 Footprint (STANDARD DRAWINGS)	DWG.  A-4g
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DATE           XX/XX/XX          

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FLOORS CONT

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- B1 - BRICK SOLDIER COURSE (ACCENT)
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- 20mm PROUD
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## 2012 OBC DRAWINGS

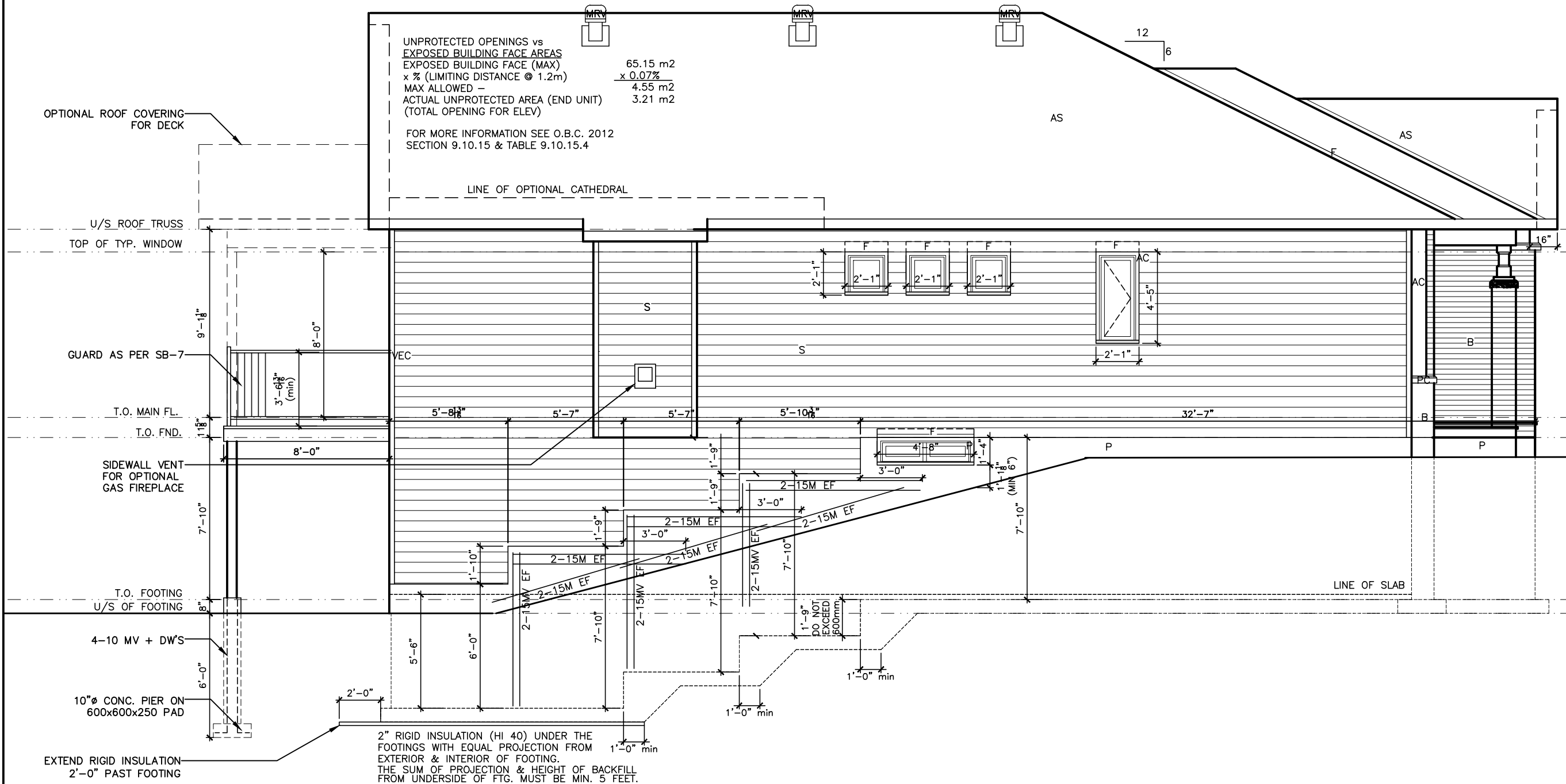
1.	AS PER STRUCTURAL	27/05/15
NO	DESCRIPTION	DATE
		BY



**TITLE: LEFT SIDE ELEVATION B  
WALK OUT BASEMENT**

ACAD FILE:	SCALE: 3/16" = 1'-0"
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2020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

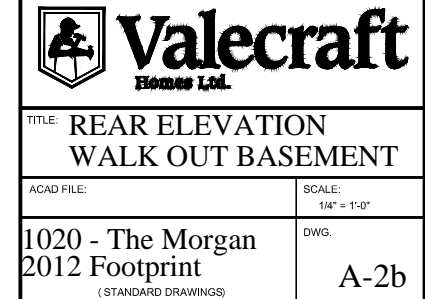


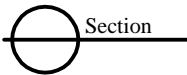
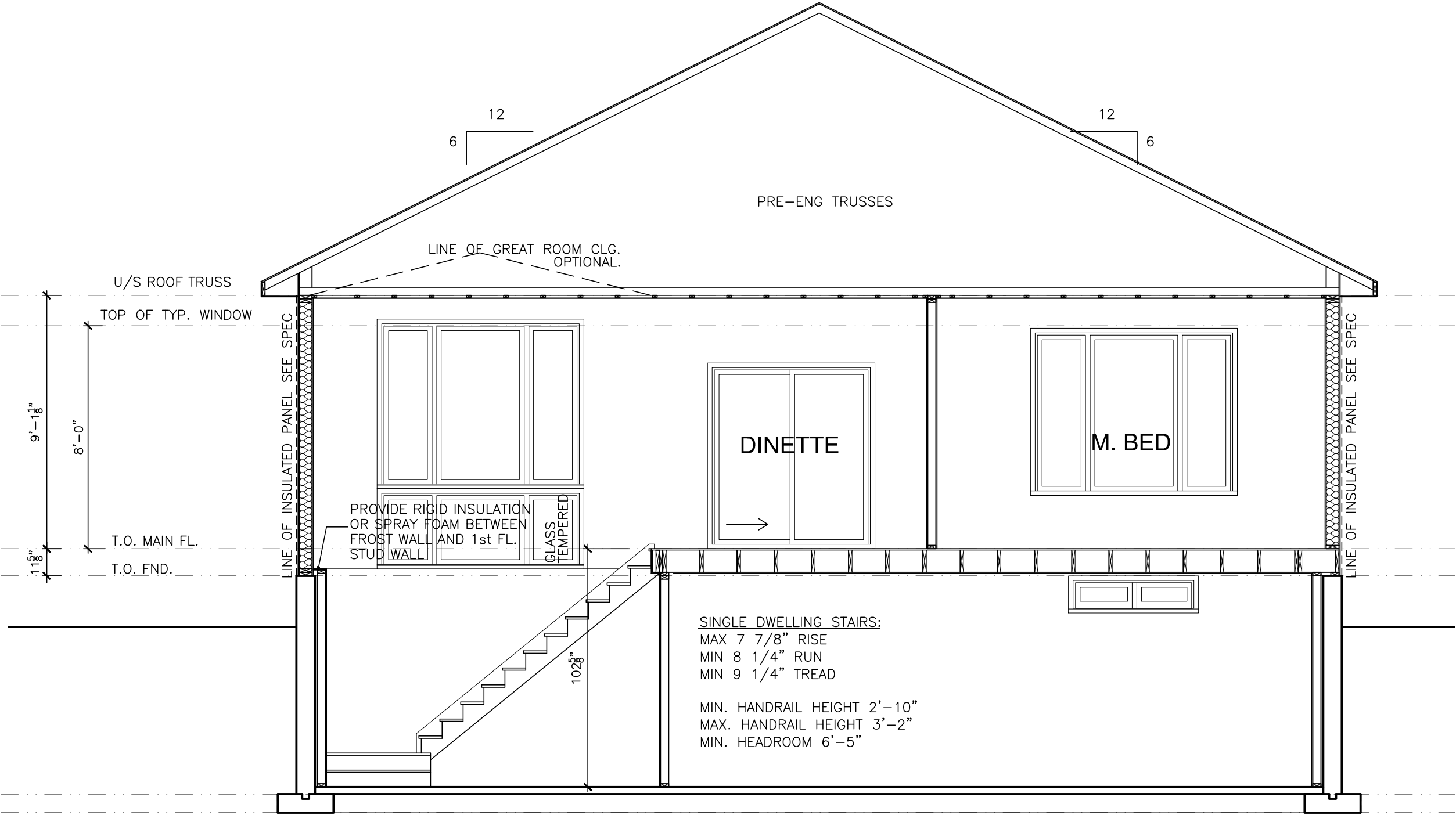
HOUSE SIDE ELEVATION B - WALK OUT











LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT **TENDER 2017**

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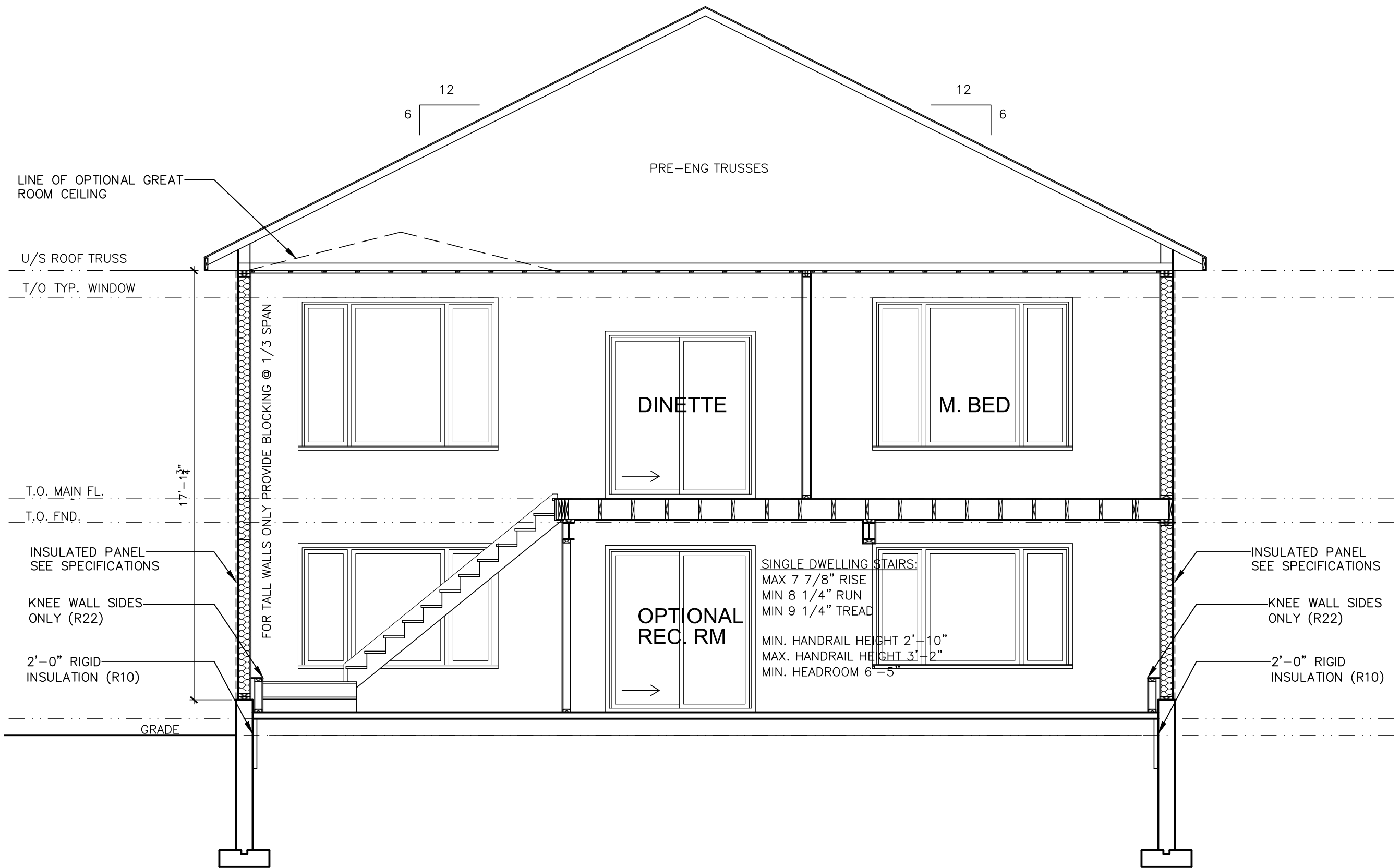
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2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY



TITLE: <b>SECTION</b>	
ACAD FILE:	SCALE: 1/4" = 1'-0"
1020- The 2012 Footprint (STANDARD DRAWINGS)	DWG. <b>A-5</b>



SECTION - WALK OUT

LOT XXxx

DATE XX/XX/XX

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TENDER 2017

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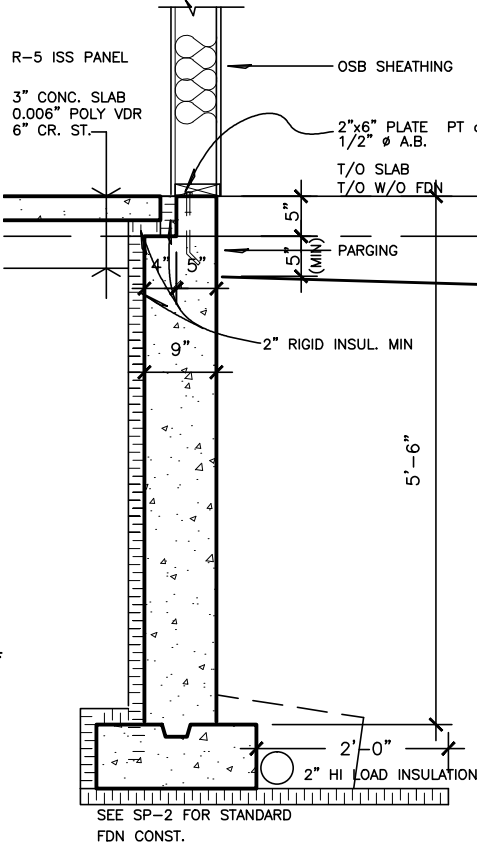
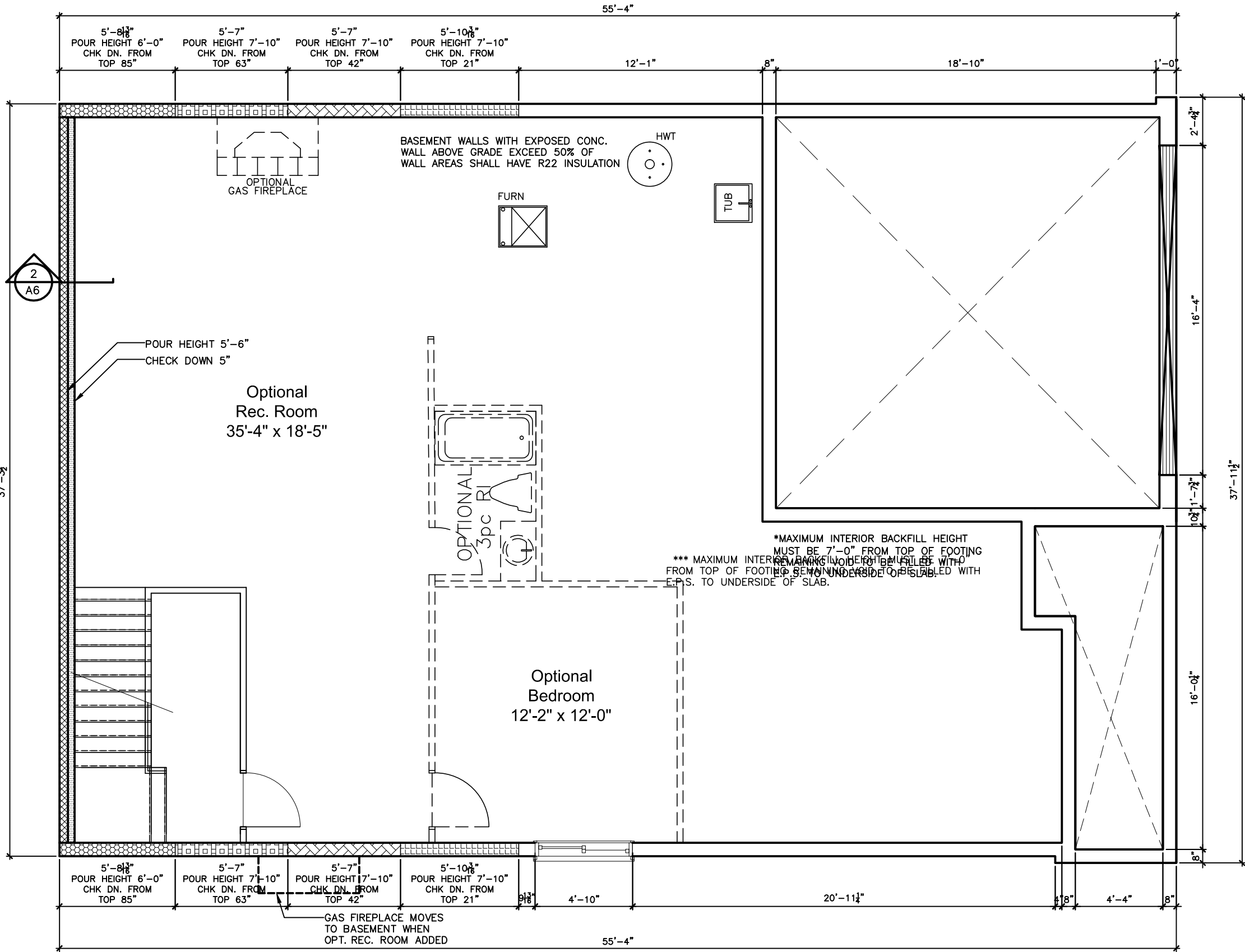
2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY



TITLE: SECTION - WALK OUT

ACAD FILE:	SCALE: 1/4" = 1'-0"
1020- The Morgan 2012 Footprint (STANDARD DRAWINGS)	DWG. A-5b



2 FTG DETAIL

SCALE: 3/32" = 1'-0"

FOUNDATION AND FOOTING PLAN

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
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  - 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 2.0e
  - L7 - (3) 45x240 LVL 2.0e
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  - P2 - (2) 38x89 or (2) 38x140
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  - P6 - (6) 38x89 or (6) 38x140
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  - P15 - HSS 76.2x76.2x4.78 + 100x180x12 T&B PL.
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  - (\*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)
- ALL FOOTINGS 600x200 DP. UNLESS NOTED
- SOIL: 100 KPA

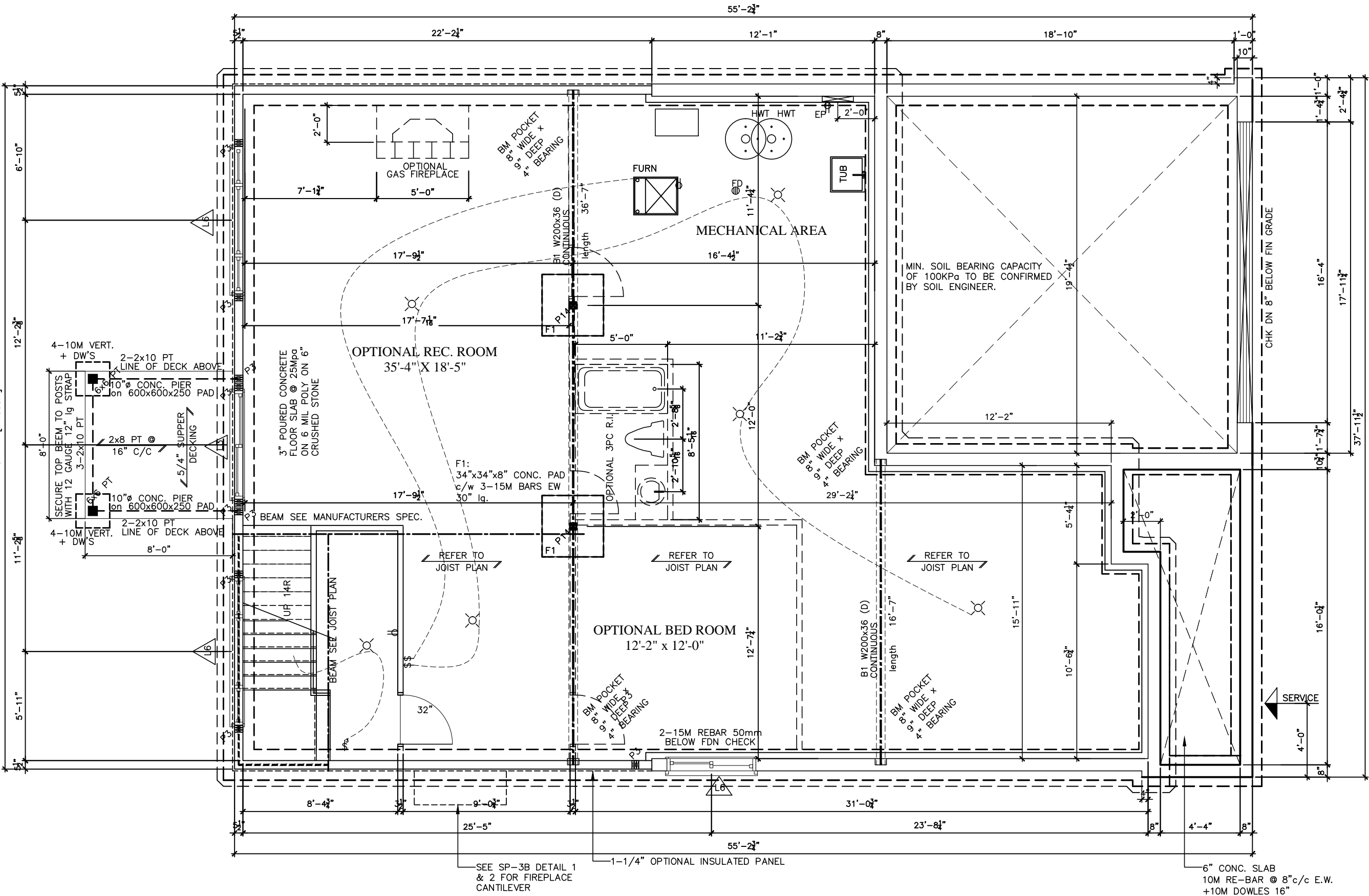
2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	BASEMENT ELECTRICAL ADDED	29/10/15	SI
1.	AS PER STRUCTURAL	27/05/15	SI



FOOTING PLAN

ACAD FILE:	SCALE: 3/16" = 1'-0"
1020 - The Morgan 2012 Footprint (STANDARD DRAWINGS)	DWG. A-6f



FOUNDATION PLAN WALK OUT

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

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2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	BASEMENT ELECTRICAL ADDED	29/10/15	SI
1.	AS PER STRUCTURAL	27/05/15	SI



TITLE: FOUNDATION PLAN  
ELEVATION - A & C

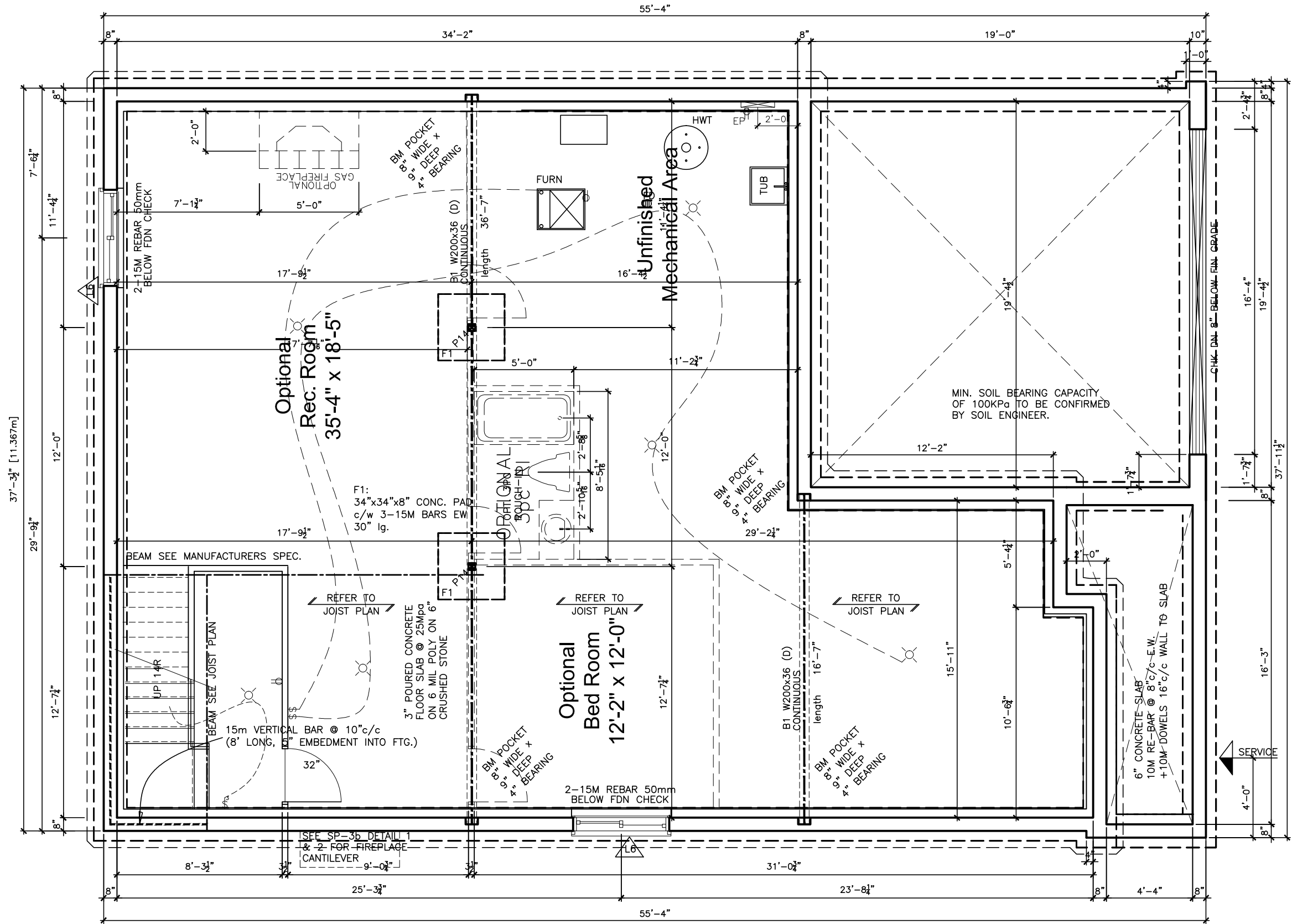
ACAD FILE: SCALE: 3/16" = 1'-0"

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

A-6e



FOUNDATION PLAN ELEVATION A & C



LOT XXXX

DATE XX/XX/XX

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NO	DESCRIPTION	DATE	BY
2.	BASEMENT ELECTRICAL ADDED	29/10/15	SI
1.	AS PER STRUCTURAL	27/05/15	SI



TITLE: FOUNDATION PLAN  
ELEVATION - A & C

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG. A-6



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2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY

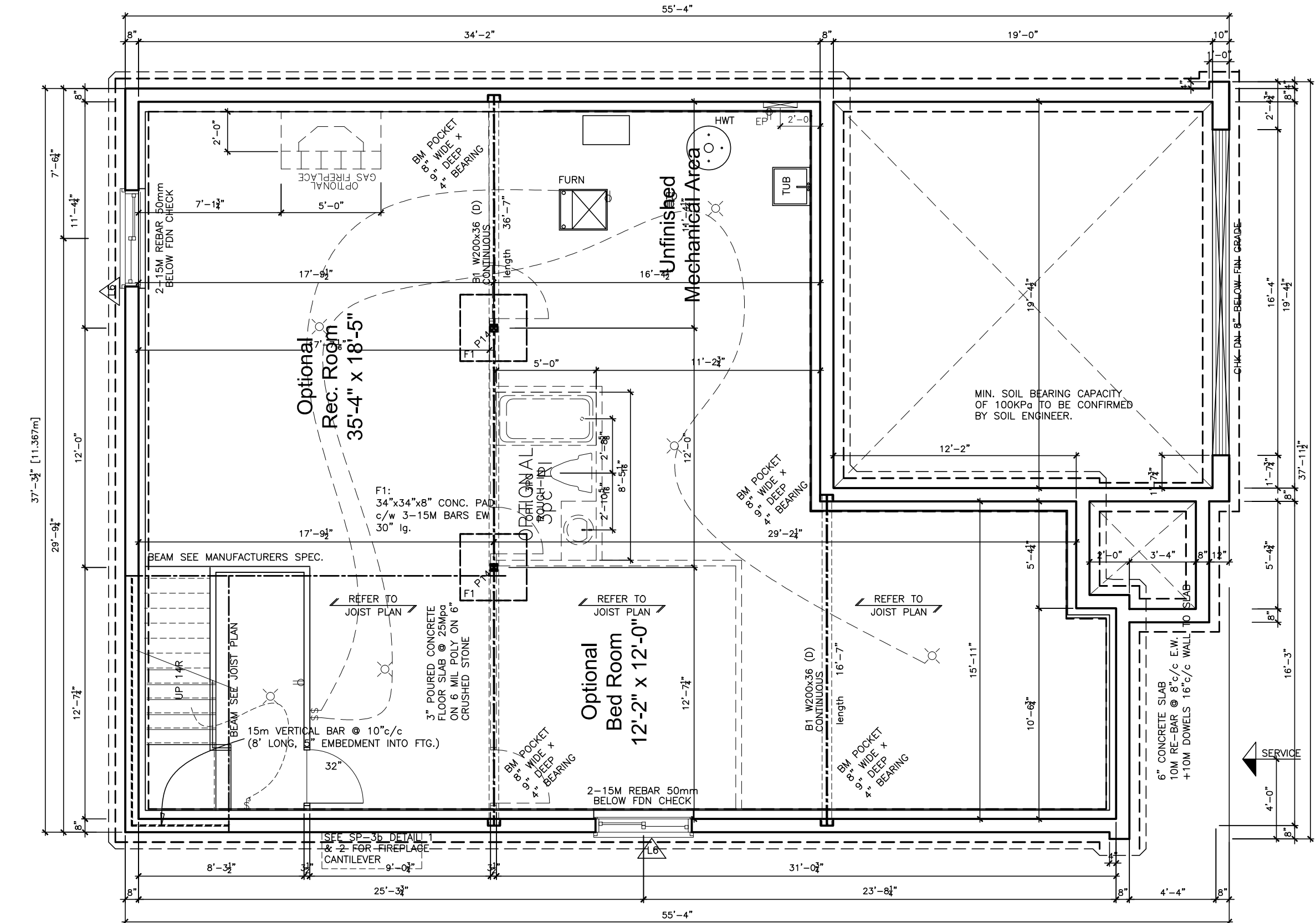


TITLE: Foundation Plan Elevation 'B'

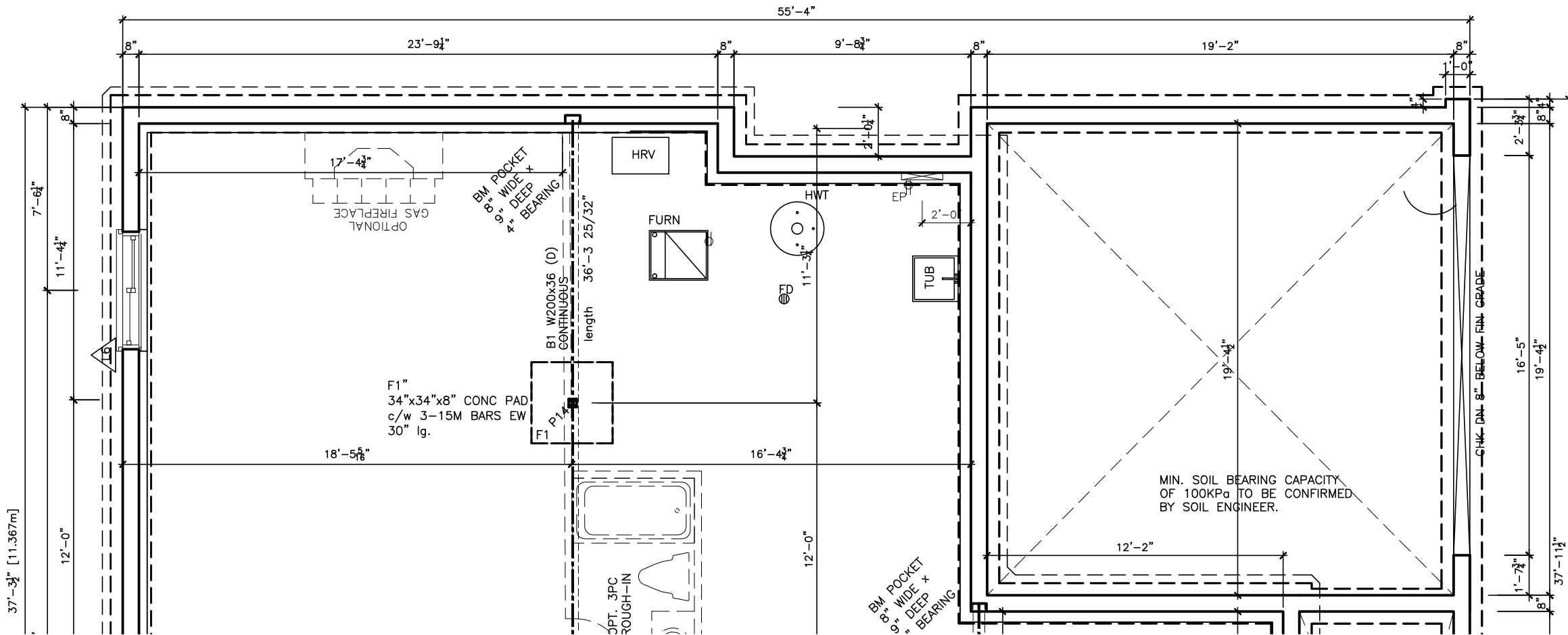
ACAD FILE: SCALE: 3/16" = 1'-0"

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG. A-6b



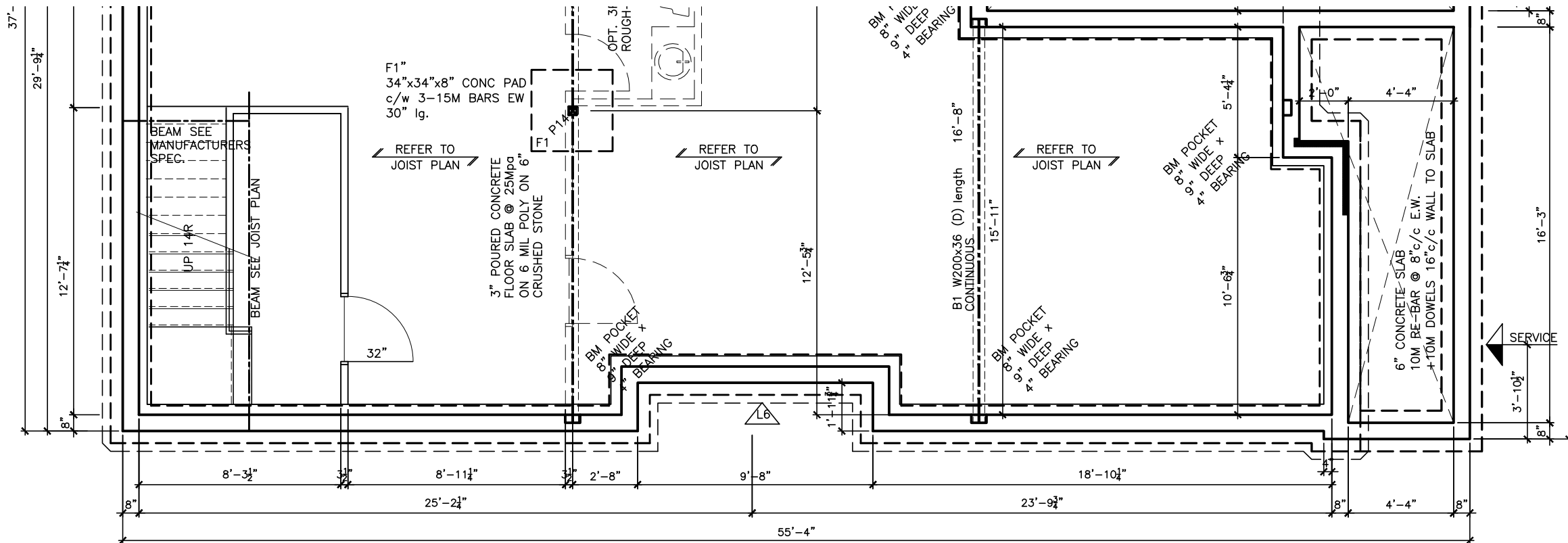
Foundation Plan Elevation 'B'



F1 34"x34"x8"DP  
4-15Mb w/  
3" CONC. COVER  
PAD FTG. 25Mpa

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

Basement Plan Bedroom 2 Reduced (Reduced Side Yards) Elevation 'A' & 'C'



Basement Plan Dining Room Reduced (Reduced Side Yards) Elevation 'A' & 'C'

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 - (2)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 2.0e
  - L7 - (3)45x240 LVL 2.0e
- 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

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY



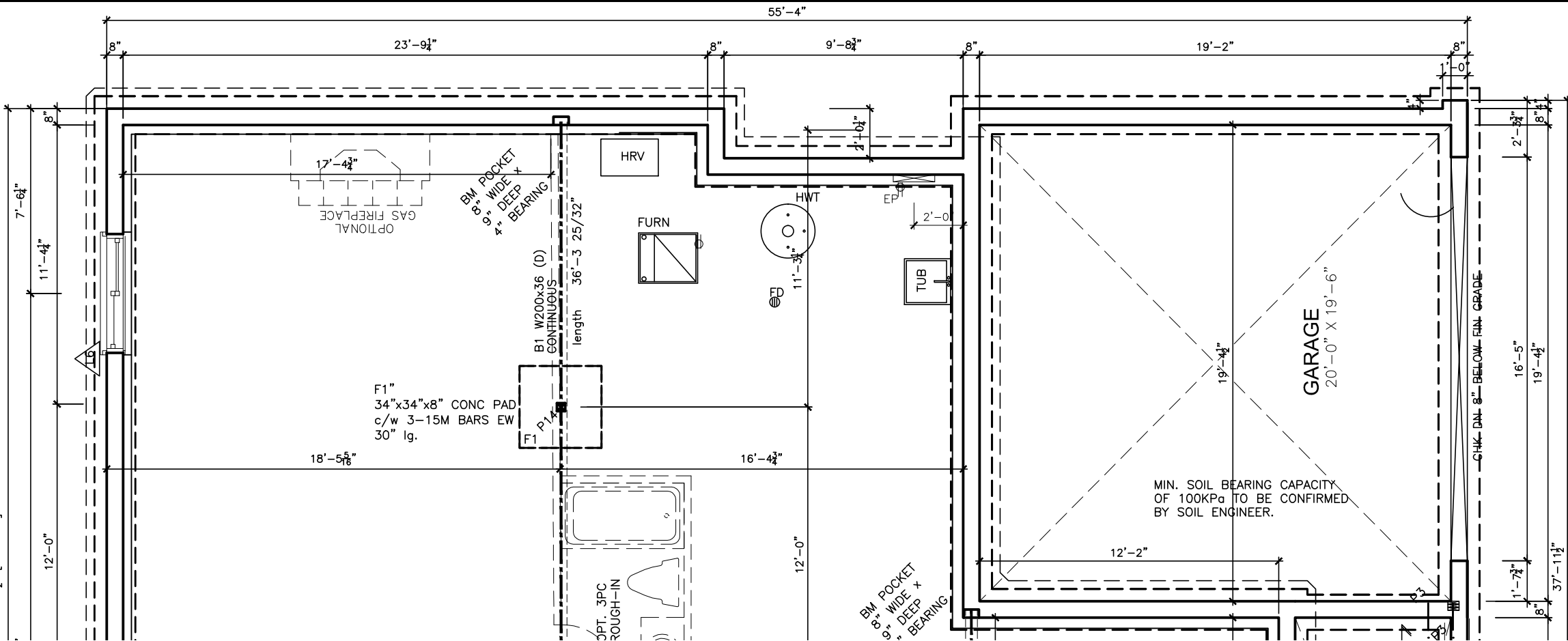
TITLE:

FOUNDATION PLAN (reduced side yards)  
ELEVATION A&C

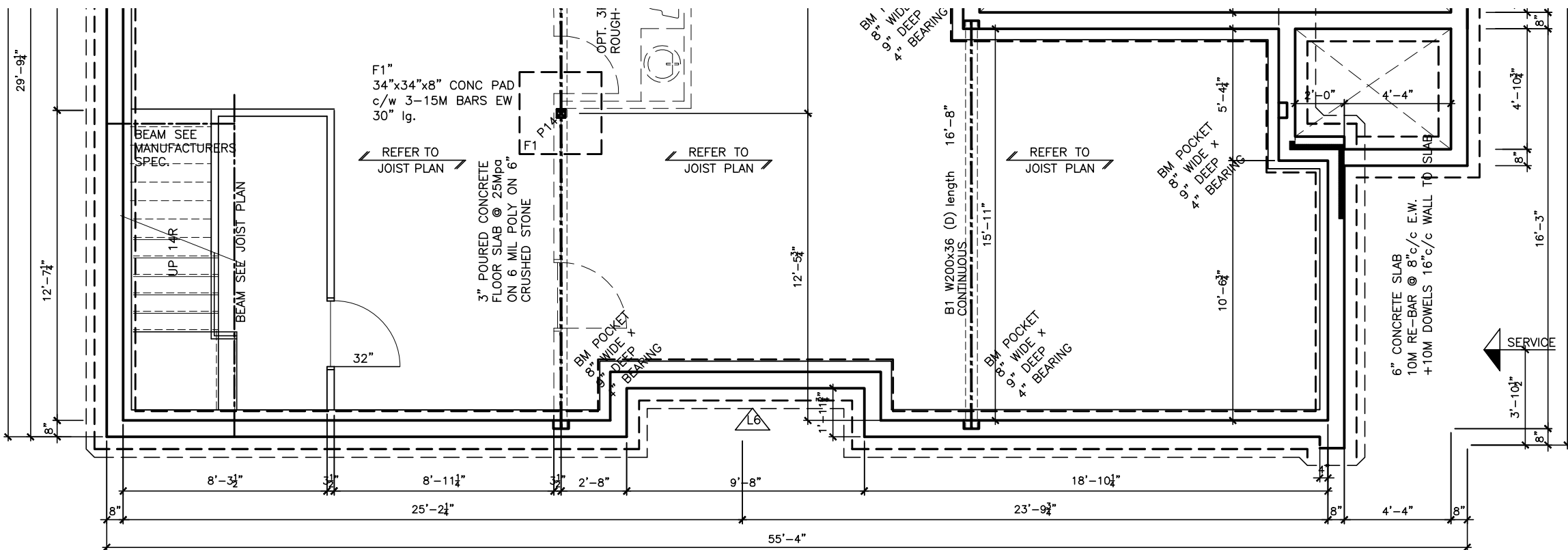
ACAD FILE: SCALE: 3/16" = 1'-0"

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG. A-6c



Basement Plan Bedroom 2 Reduced (Reduced Side Yards) Elevation 'B'



Basement Plan Dining Room Reduced (Reduced Side Yards) Elevation 'B'

LOT XXxx

DATE XX/XX/XX

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TENDER 2017

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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 EQUIPPED WITH SHOWER.

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STRUCTURAL FRAMING SCHEDULE

- STEEL UNTEL
- S1 - L 90x90x8
  - S2 - L 90x90x8
  - S3 - L 100x90x8
  - S4 - L 125x90x8
  - S5 - L 125x90x10
  - S6 - L 200x100x12
  - S7 - L 150x100x10 (200mm BEARING)
- WOOD UNTEL
- 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)38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
  - L6 - (2)45x240 LVL 2.0e
  - L7 - (3)45x240 LVL 2.0e
- 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

1.	AS PER STRUCTURAL	27/05/15	SI
NQ	DESCRIPTION	DATE	BY



TITLE:  
FOUNDATION PLAN (reduced side yards)  
ELEVATION B

ACAD FILE:	SCALE: 3/16" = 1'-0"
1020 - The Morgan 2012 Footprint (STANDARD DRAWINGS)	DWG. A-6d

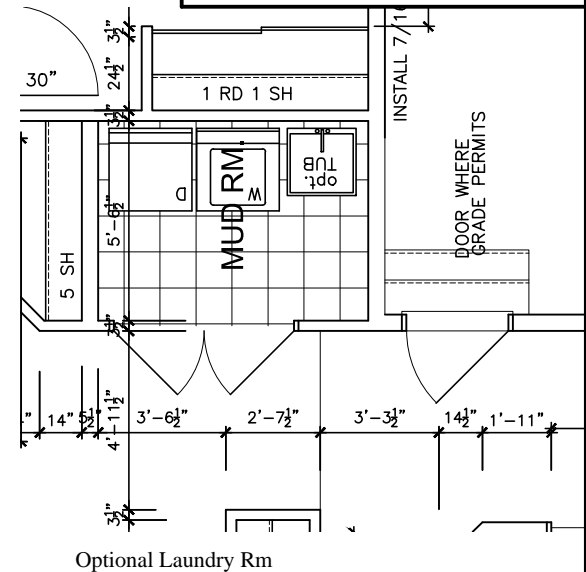
LOT XXXX

DATE XX/XX/XX

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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



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)38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
L6	= (2)45x240 LVL 2.0e
L7	= (3)45x240 LVL 2.0e
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 + 100x180x12 PL 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

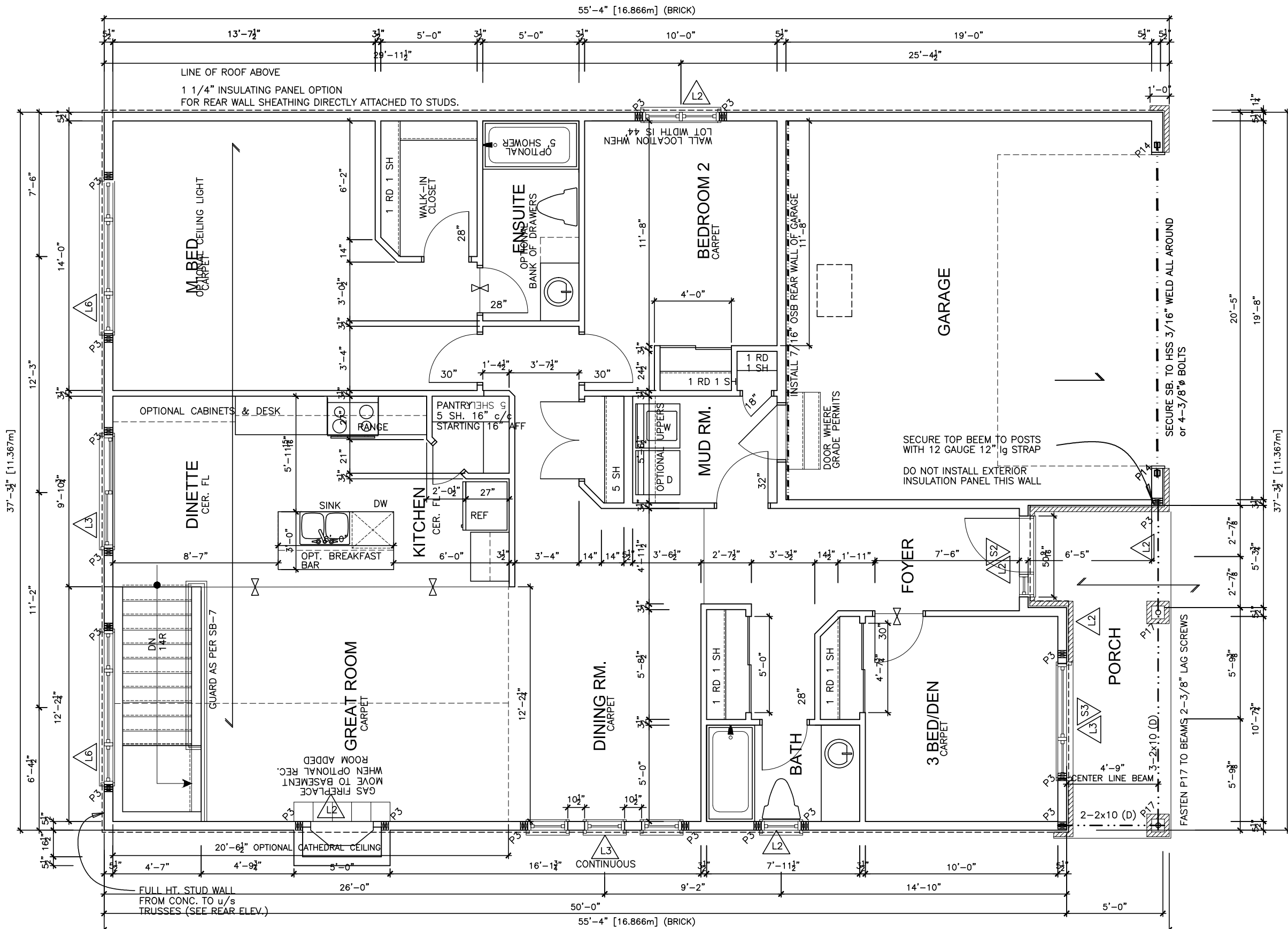
NO	DESCRIPTION	DATE	BY
2.	BACK WALL STAIR RAILING REMOVED	23/09/15	SI
1.	AS PER STRUCTURAL	27/05/15	SI



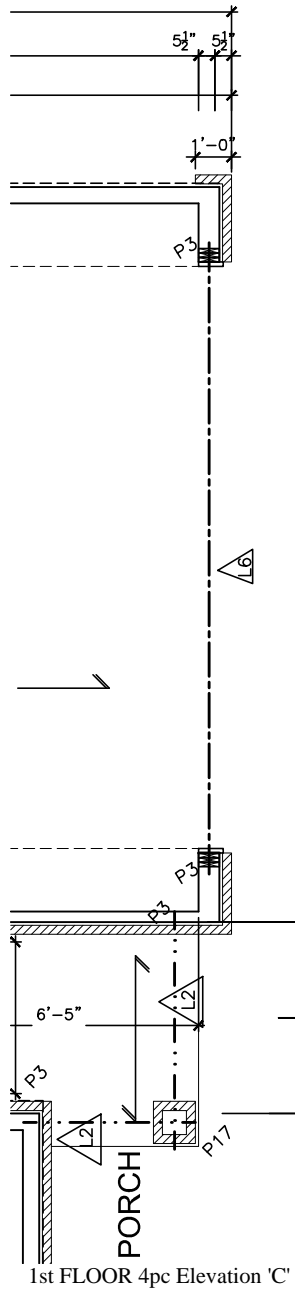
TITLE:  
1st Floor 3pc Elevation 'A' & 'B'

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)  
DWG. A-7



1st Floor 3pc Elevation 'A' & 'B'



1st FLOOR 4pc Elevation A

LOT\_\_\_\_\_XXxx

DATE           XX/XX/XX          

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FLOORS CONT

**TENDER 2017**

## TENDER 2017

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- \* TRANSFER TO POST TENSIONING BED ON CONCRETE FOUNDATION OR STEEL BEAM WITH SOLID BLOCKING ELEVATION DIMENSION OF SUPPORTING MEMBER.
- \* WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY 0.15% Cu.
- \* IF SHOWER DIFFERS FROM SHOWN PROVIDE GYPCRETE AROUND TUB 3 SIDES. PROVIDE WATERPROOF WALL FINISH 5" ABOVE FLOOR IN SHOWER STALLS, PROVIDE WATERPROOF WALL FINISH 3" - 11" ABOVE STALLS OF BATHTUBS EQUIPPED WITH SHOWER.

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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  
1.1 (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 LVL 2.0e
- L7 - (3) 45x240 LVL 2.0e

## POSTS

- P1 - 75# STEEL TELEPOST  
P2 - (2) 38x89 or (2) 38x140  
P3 - (3) 38x89 or (3) 38x140  
P4 - (3) 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

2.	BACK WALL STAIR RAILING REMOVED	23/09/15	SI
1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY

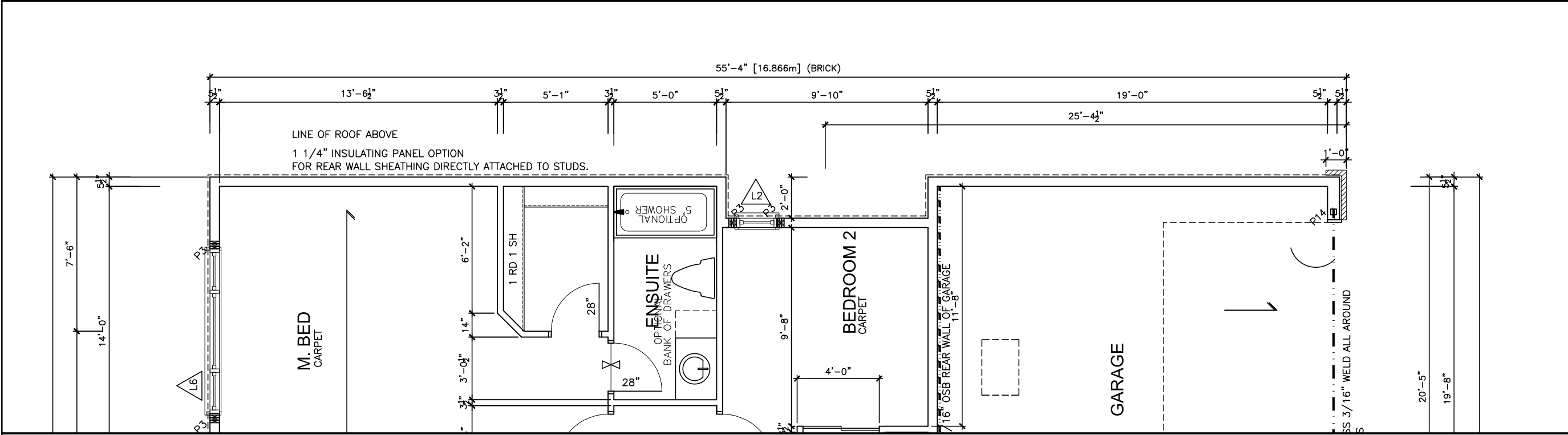


TITLE: 1st FLOOR 4pc Elev A&C

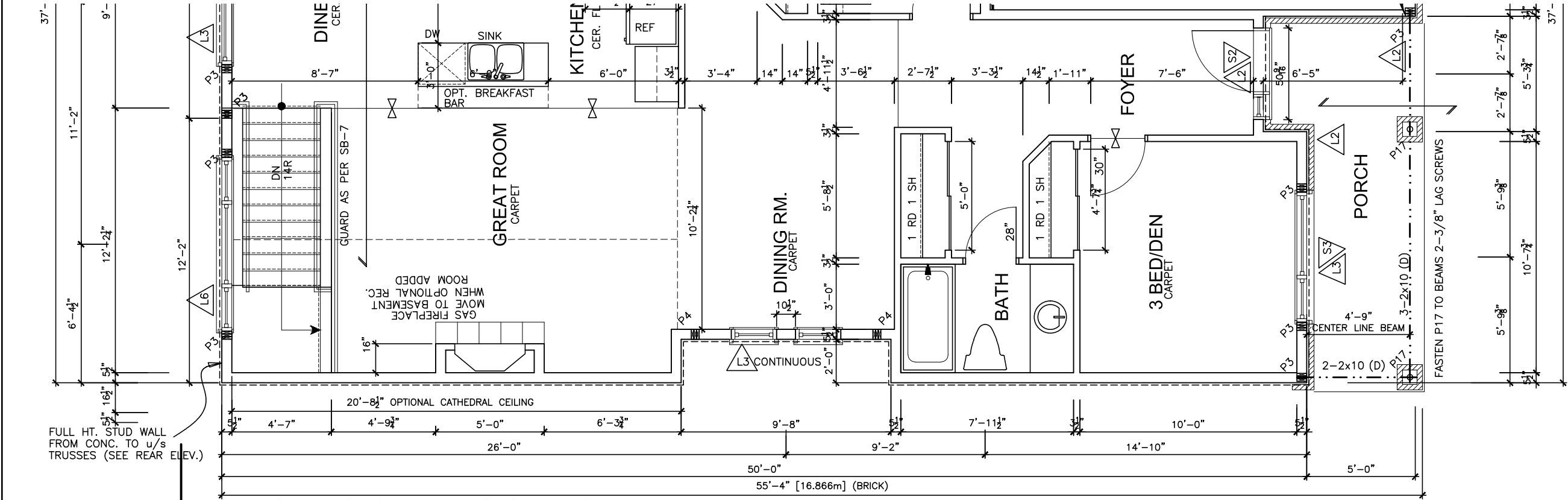
ACAD FILE:	SCALE: 3/16" = 1'-0"
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1020 - The Morgan  
2012 Footprint  
( STANDARD DRAWINGS )





REDUCED BEDROOM 2 WHEN REDUCED SIDE YARDS (SEE A-7e FOR 4pc OPTION)



REDUCED DINING ROOM WHEN REDUCED SIDE YARDS

LOT XXXX

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

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  - 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 2.0e
  - L7 - (3)45x240 LVL 2.0e
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  - 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.
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  - P17 - HSS 73 O.D. x4.8 + 100x180x12PL B PL.
- (\*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)
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2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
1.	AS PER STRUCTURAL	27/05/15	SI

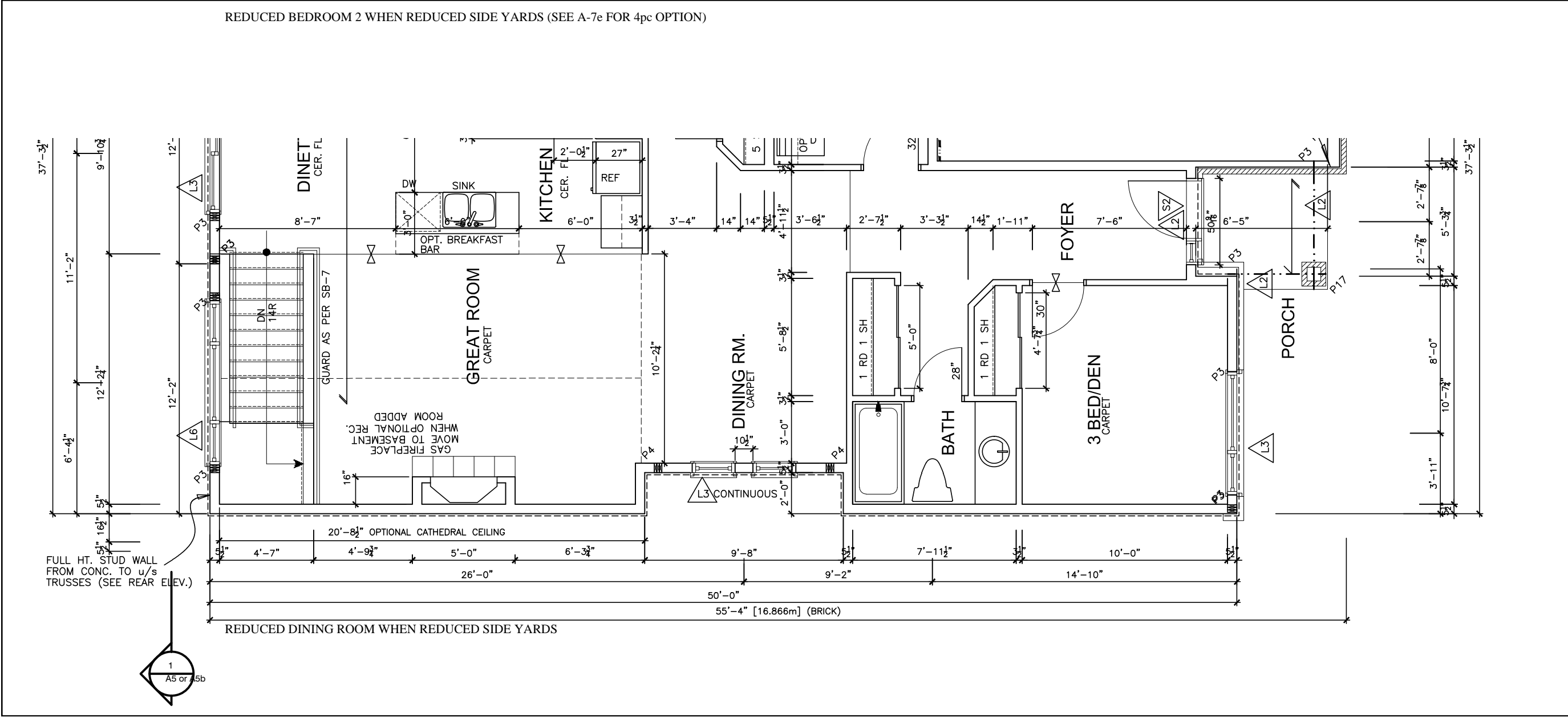
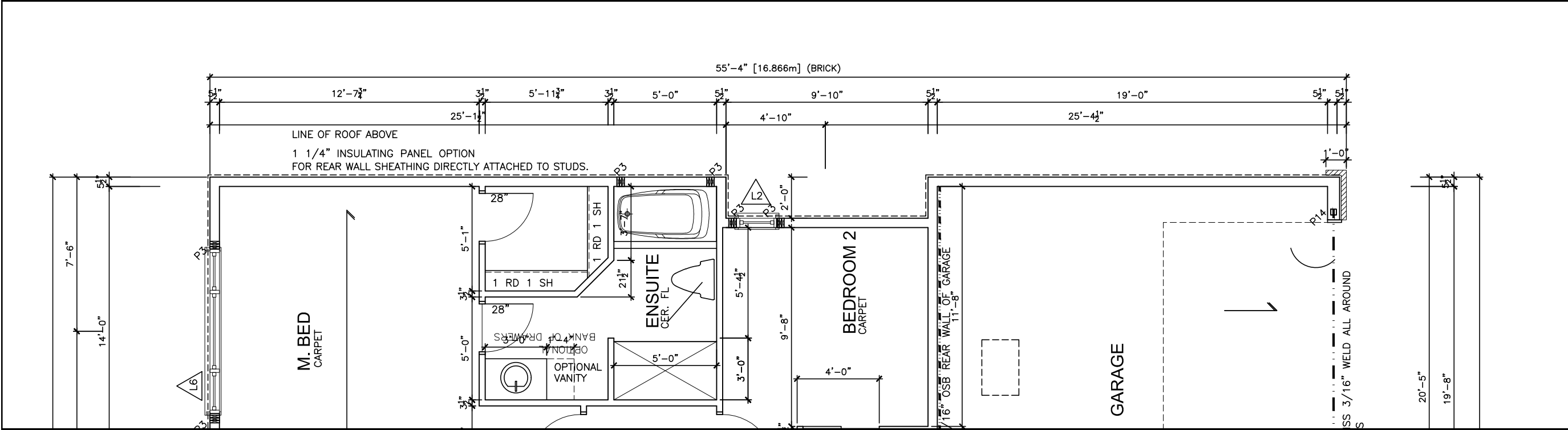


TITLE: 1st FLOOR 3pc Elev  
REDUCED SIDE YARDS A&C

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG. A-7d



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

L5 - (3)38x286 w/ 2-12.7 PLYWOOD SPACER

L6 - (2)45x240 LVL 2.0e

L7 - (3)45x240 LVL 2.0e

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

1.	AS PER STRUCTURAL	27/05/15
NO	DESCRIPTION	DATE BY

Valecraft

Homes Ltd.

TITLE:

1st FLOOR 3pc Elev

REDUCED SIDE YARDS B & 4PC

ACAD FILE:

SCALE:

3/16" = 1'-0"

1020 - The Morgan

2012 Footprint

( STANDARD DRAWINGS)

DWG.

A-7e



LOT XXxx

DATE XX/XX/XX

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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:

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- WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY 0.15mm POLY.
- IF SHOWER DIFFERS FROM SHOWN PROVIDE GYPCRETE 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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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 2.0e
  - L7 - (3) 45x240 LVL 2.0e
- 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 + 100x180x12 PL B PL. + 130x160x10 T PL (\*)
  - (\*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)
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SOIL: 100 KPA

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
1.	AS PER STRUCTURAL	27/05/15	SI

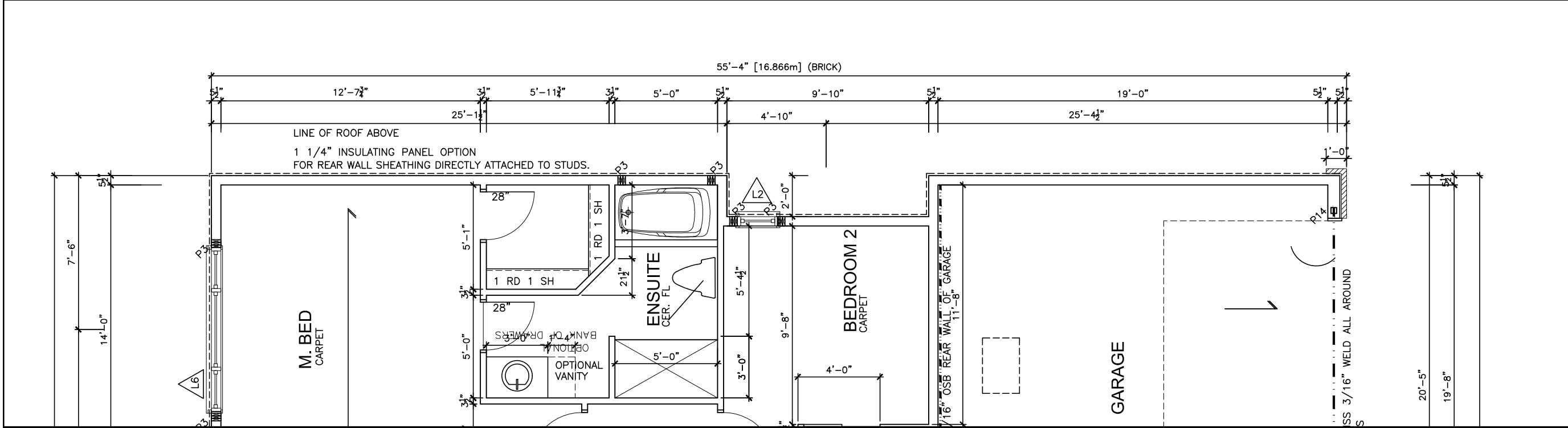


TITLE: 1st FLOOR 3pc Elev  
REDUCED SIDE YARDS B & 4PC

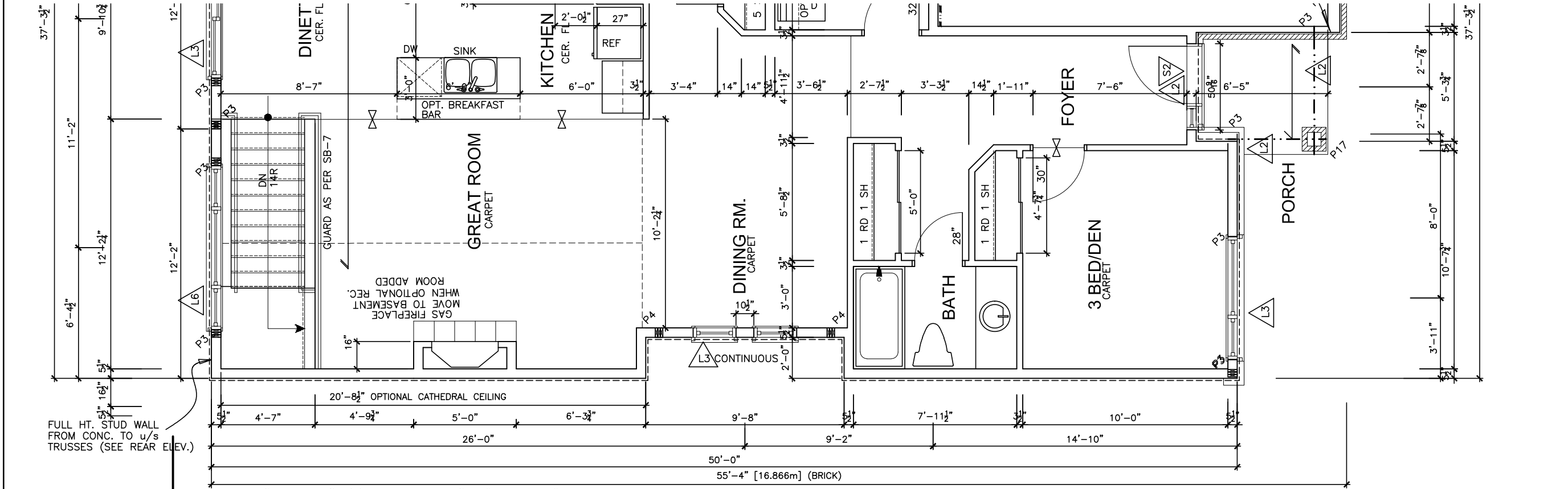
ACAD FILE: SCALE: 3/16" = 1'-0"

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG. A-7e



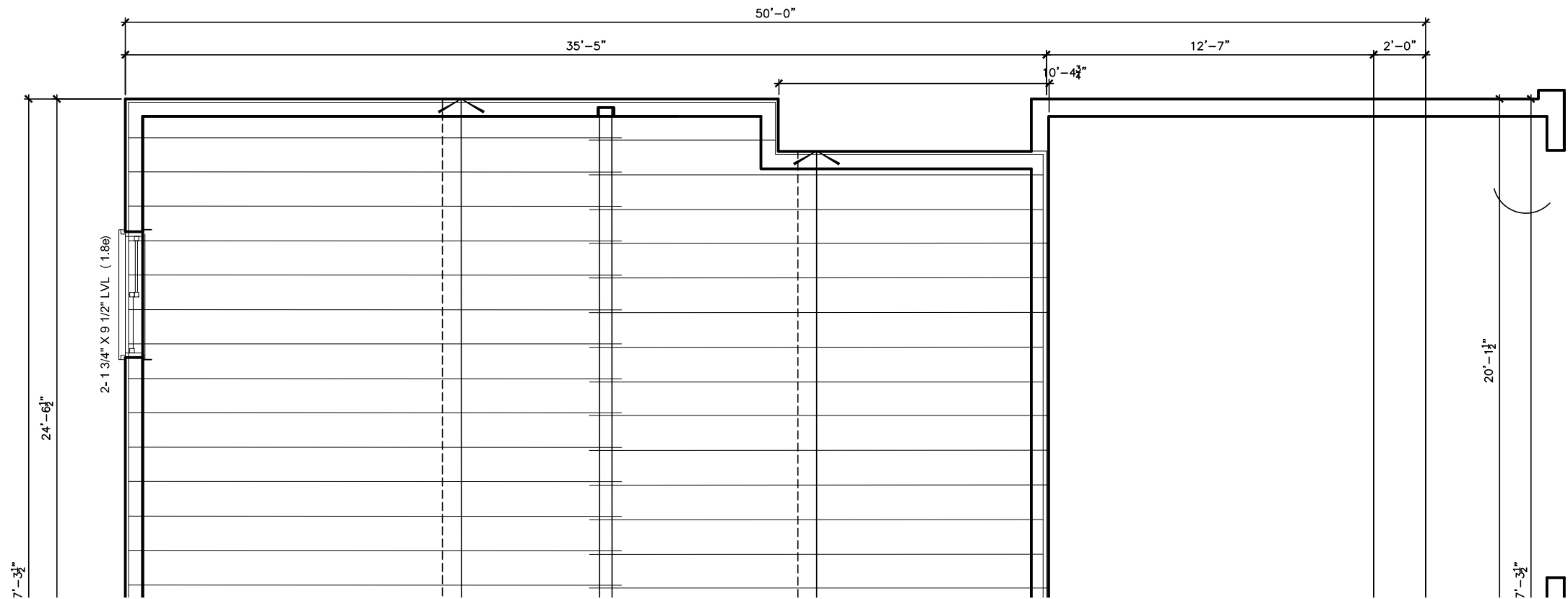
REDUCED BEDROOM 2 WHEN REDUCED SIDE YARDS (SEE A-7e FOR 4pc OPTION)



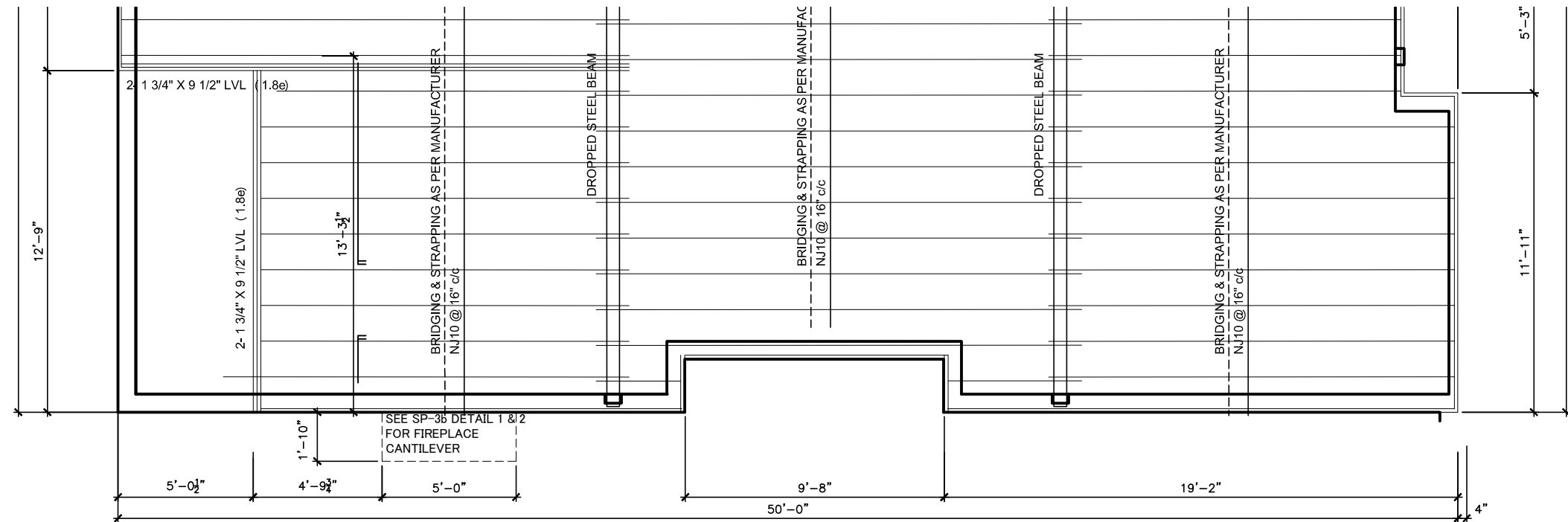
REDUCED DINING ROOM WHEN REDUCED SIDE YARDS







Optional Reduced Bedroom 2 When 2' Side Yard



Optional Reduced Dining When 2' Side Yard

LOT

XXxx

DATE

XX/XX/XX

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FLOORS CONT

TENDER 2017

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2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15	SI
NO	DESCRIPTION	DATE	BY

Valecraft  
Homes Ltd.

TITLE:

Joist Plan - Reduced Side Yards

ACAD FILE:

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG.  
J-1b

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FLOORS CONT

**TENDER 2017**

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2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	27/05/15	SI
NO.	DESCRIPTION	DATE	BY

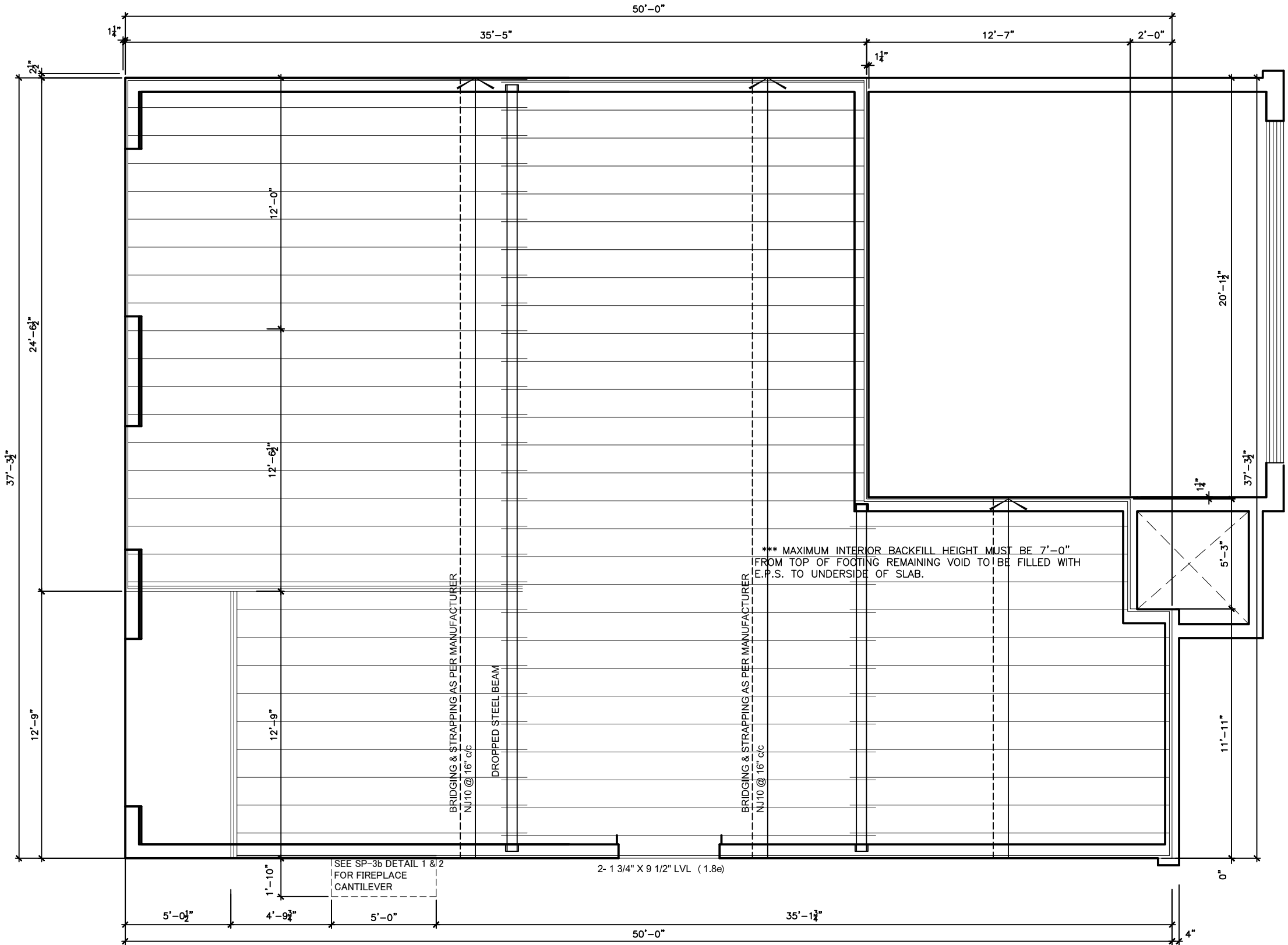



TITLE: **FIRST FLOOR JOIST PLAN  
WALK OUT BASEMENT**

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG. **J-1b**



 **FIRST FLOOR JOIST PLAN - WALK OUT**

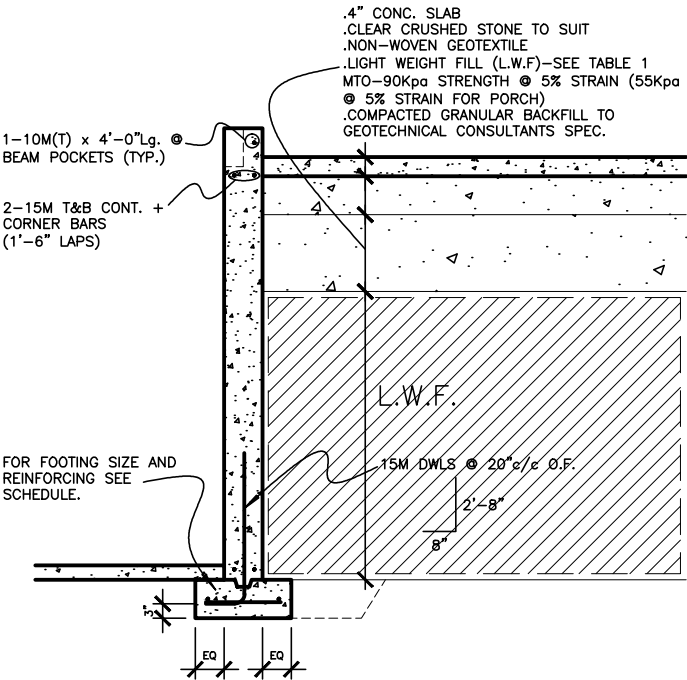
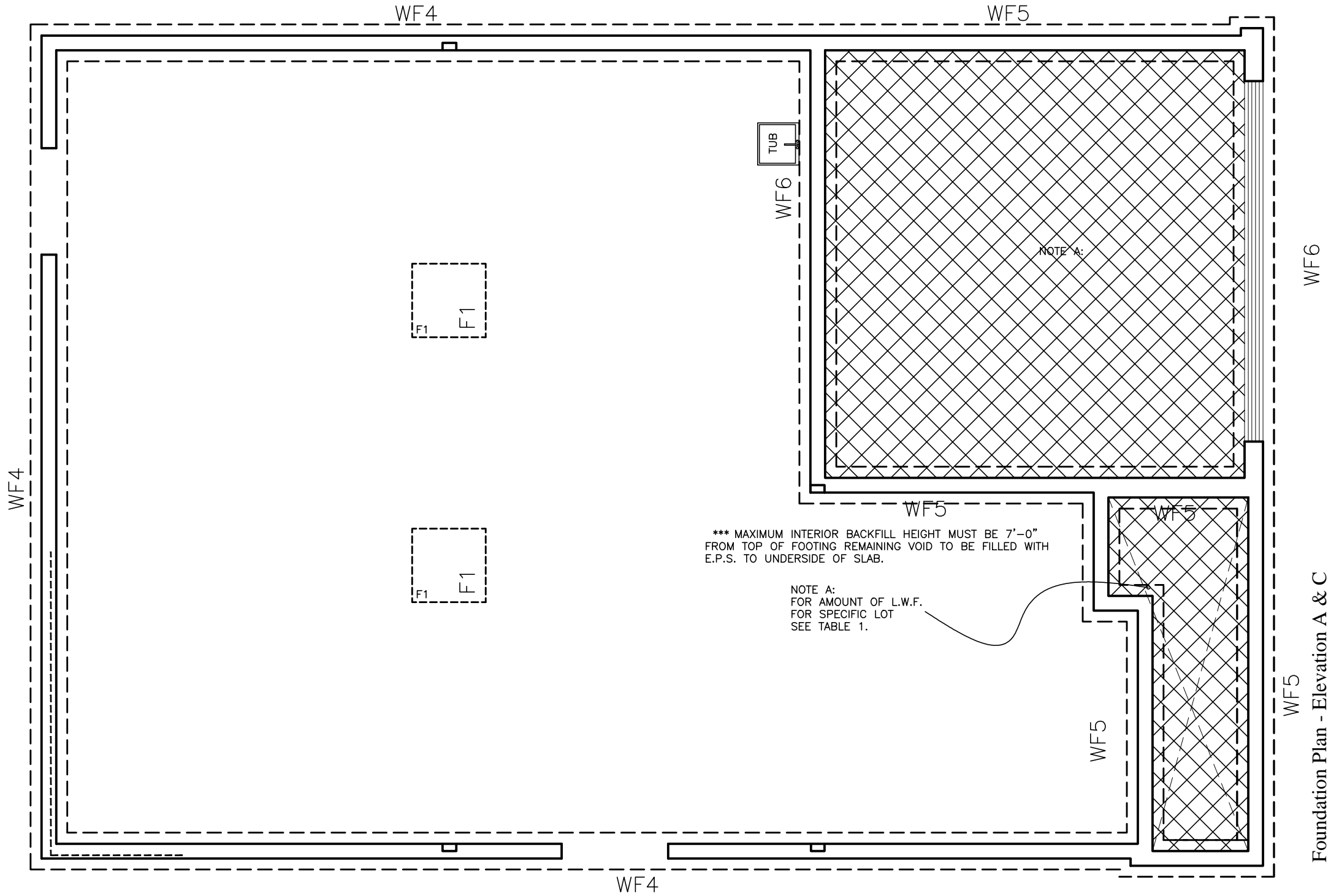
LOT            **XXxx**

DATE            **XX/XX/XX**

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FLOORS CONT

**TENDER 2017**

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FOUNDATION PLAN WALK OUT

2012 OBC DRAWINGS

1.	AS PER STRUCTURAL	11/14/16 SI
NO	DESCRIPTION	DATE BY

**Valecraft**  
Homes Ltd.

TITLE: CLASS "D" SOILS

ACAD FILE:

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

1020 - The Morgan  
2012 Footprint  
(STANDARD DRAWINGS)

DWG.  
A-6e