

DATE XX/XX/XX

TENDER 2017

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WOOD TRIMMER CORNER IN SHOWER STALLS; PROVIDE WATERPROOF W/ FINISH 3"-11" ABOVE RIM OF BATHTUBS PROTECTED BY 0.15mm POLY.

IF SHOWER DIVIDERS FROM SHOWN PROVIDED GYPCCRET AROUND TUB 3 SIDES; PROVIDE WATERPROOF WALL FINISH 8'-11" ABOVE RIM OF BATHTUBS

WATERPROOF WALL FINISH 3'-11" ABOVE RIM OF BATHTUBS EQUIPPED WITH SHOWER.

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

2012 OBC DRAWINGS

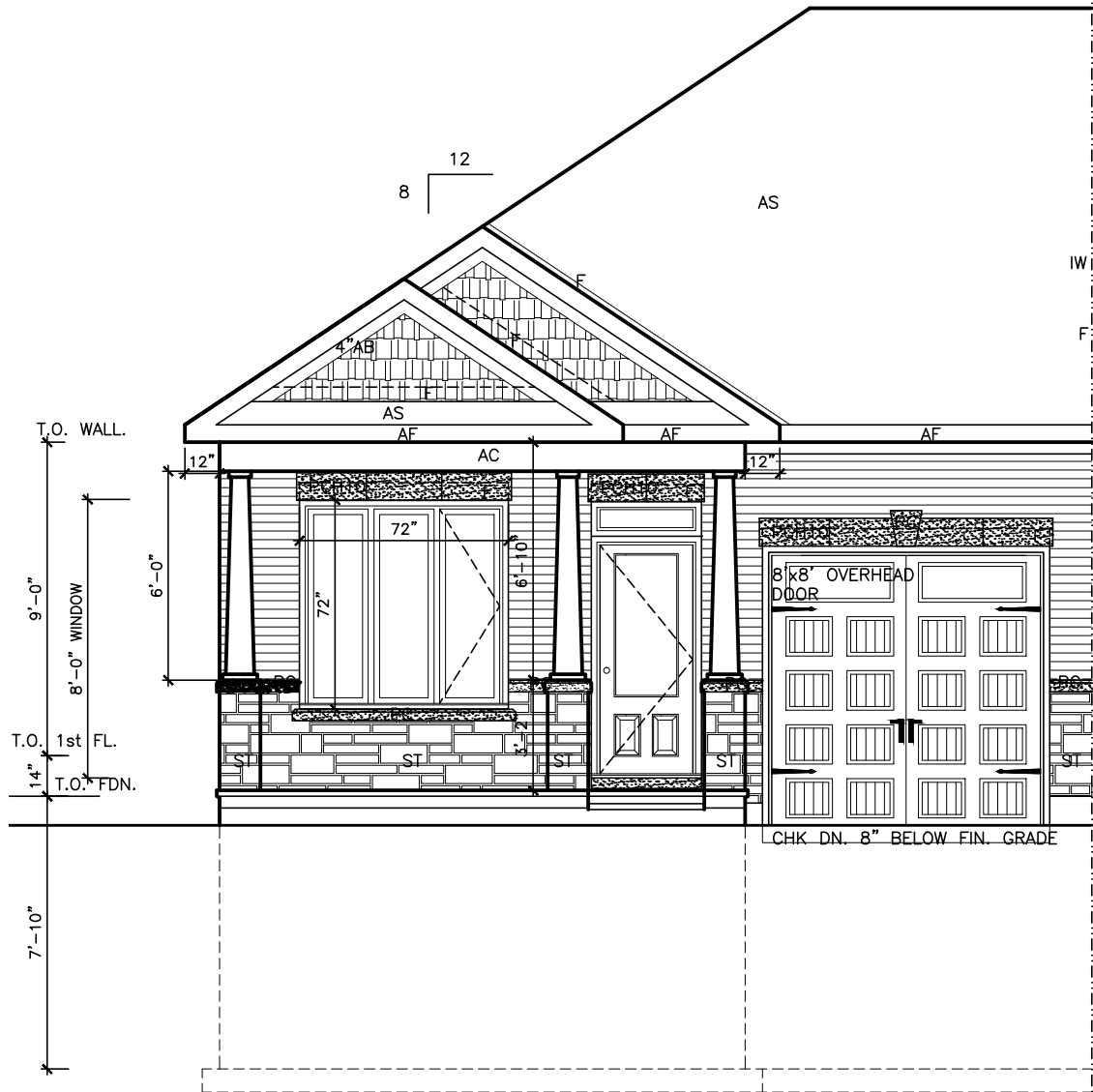
5.	ISSUED FOR 2016 TENDER	01/01/16	
6.	ISSUED FOR PERMIT	27/01/15	SI
7.	STRUCTURAL REVIEW	27/01/15	
8.	STANDARD DRAWINGS	27/05/14	SI
9.	DESCRIPTION	DATE	BY



TITLE: FRONT ELEVATION "A"

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



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 FACSIMA
AC	ALUMINUM CLADDING
AS	ASPHALT SHINGLES
F	FLASHING
V	ROOF VENT MAX
P	PARCHING
PC	PRECAST
PC10	PRECAST HEADER 10"
PC8	PRECAST HEADER 8"
PCH	PRECAST SILL
PCB	PRECAST BAND
VS	VINYL SHAKES

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FLOORS CONT: TENDER 2017

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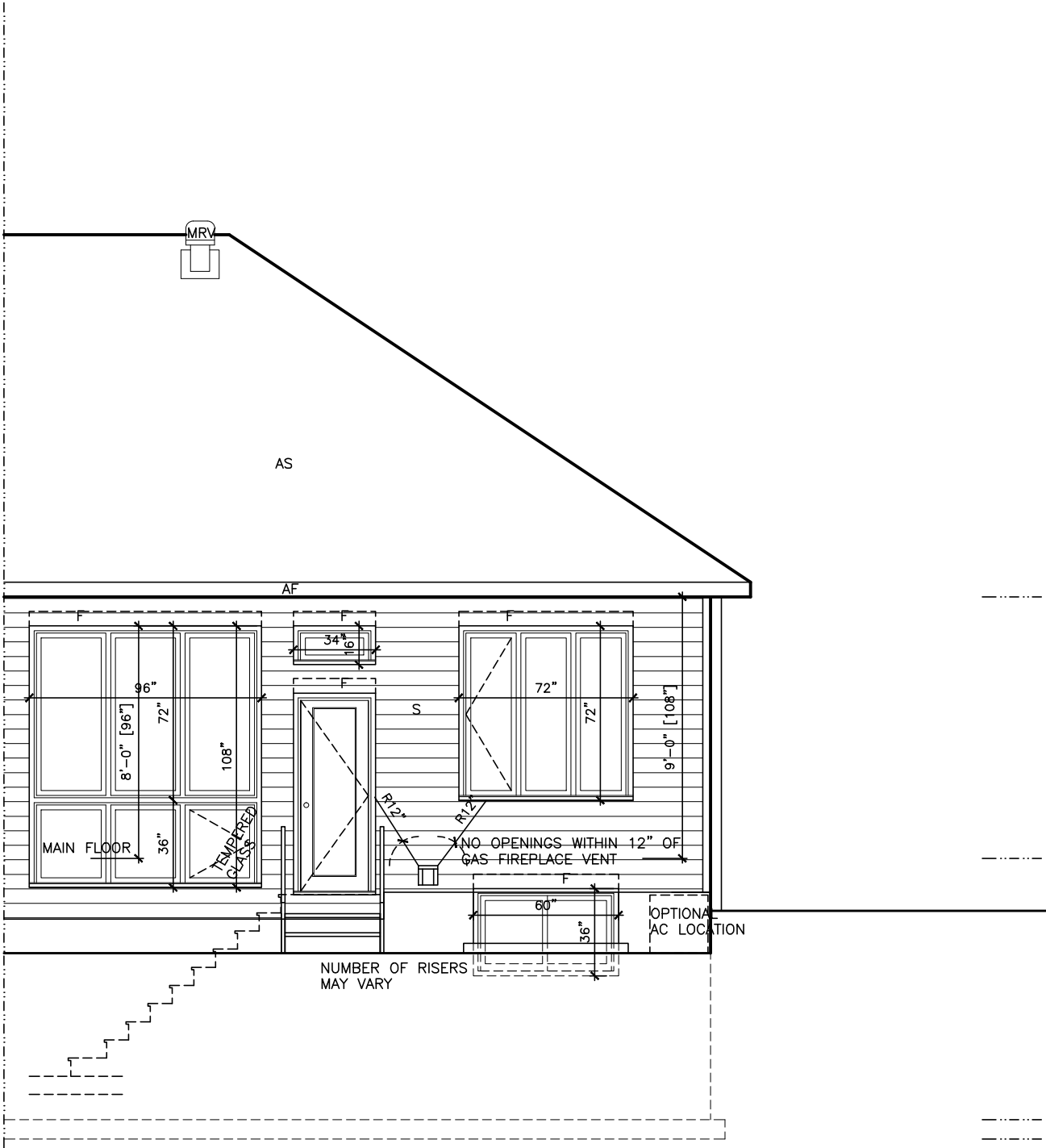
2012 OBC DRAWINGS

5.	ISSUED FOR 2016 TENDER	01/01/16
4.	WINDOW HT, REAR DIM ADDED	14/05/15 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



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

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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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



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2012 OBC DRAWINGS

6.	ISSUED FOR 2016 TENDER	01/01/16	
5.	GAS METER LOCATED ON PORCH	29/04/15	SI
4.	UPO ADDED	27/01/15	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



TITLE: **SIDE HOUSE ELEVATION "A"**

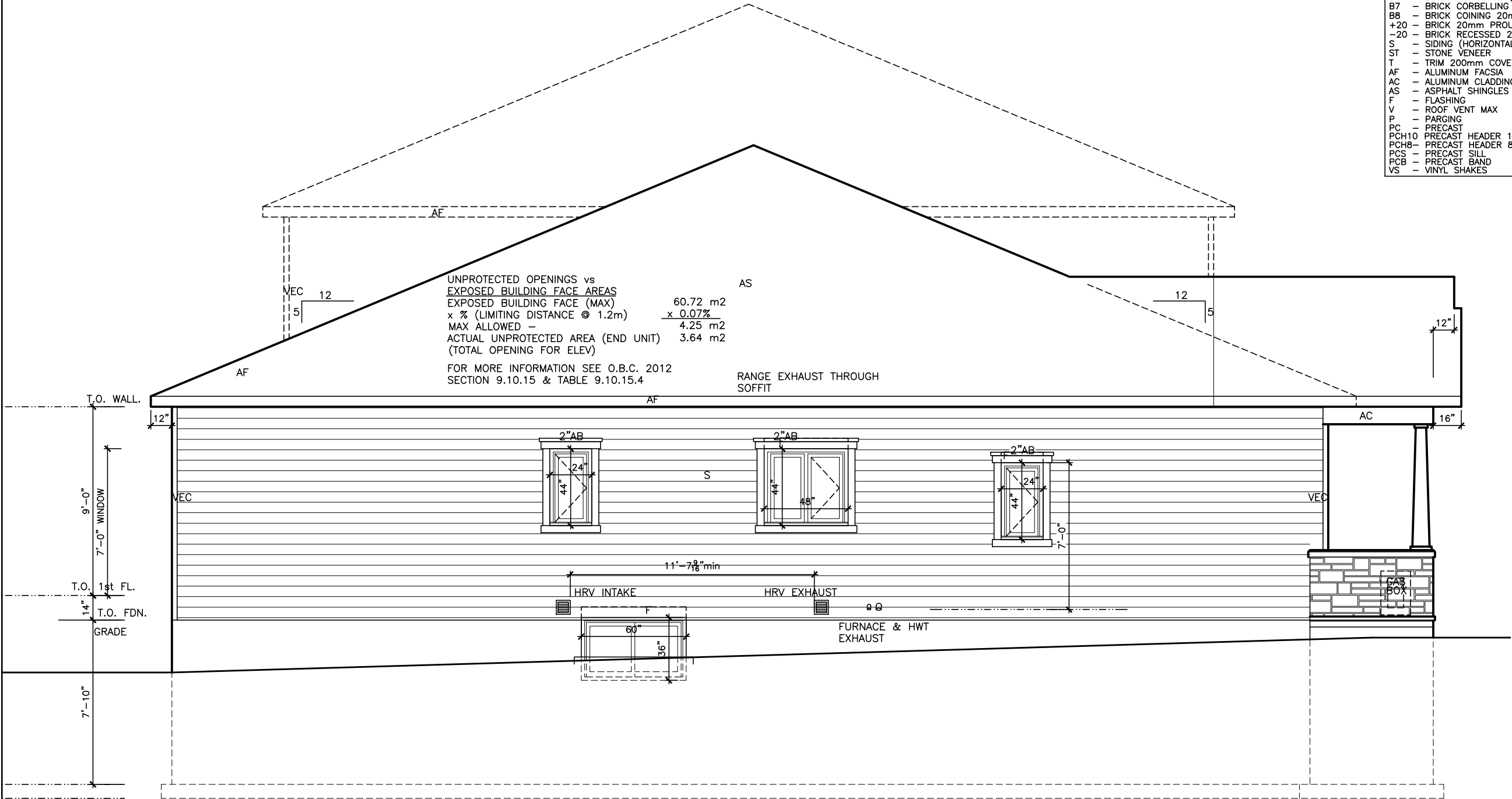
ACAD FILE: SCALE: 3/16" = 1'-0"

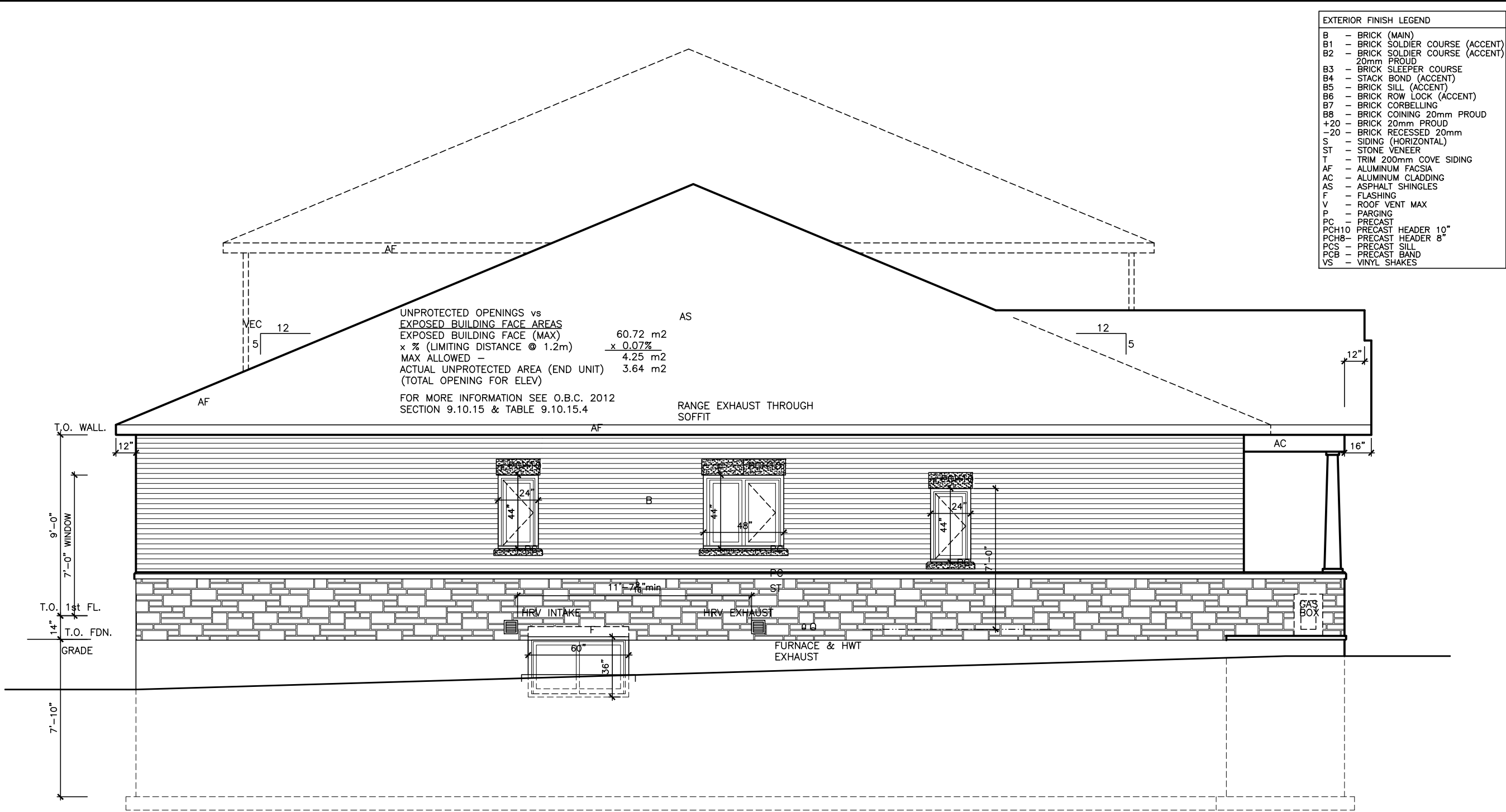
105 - The Mann
2012 Footprint
(STANDARD DRAWINGS)
DWG. **A-3**

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

UNPROTECTED OPENINGS vs
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) 3.64 m2
(TOTAL OPENING FOR ELEV)
FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.15 & TABLE 9.10.15.4

RANGE EXHAUST THROUGH
SOFFIT





Block B Side Elevation

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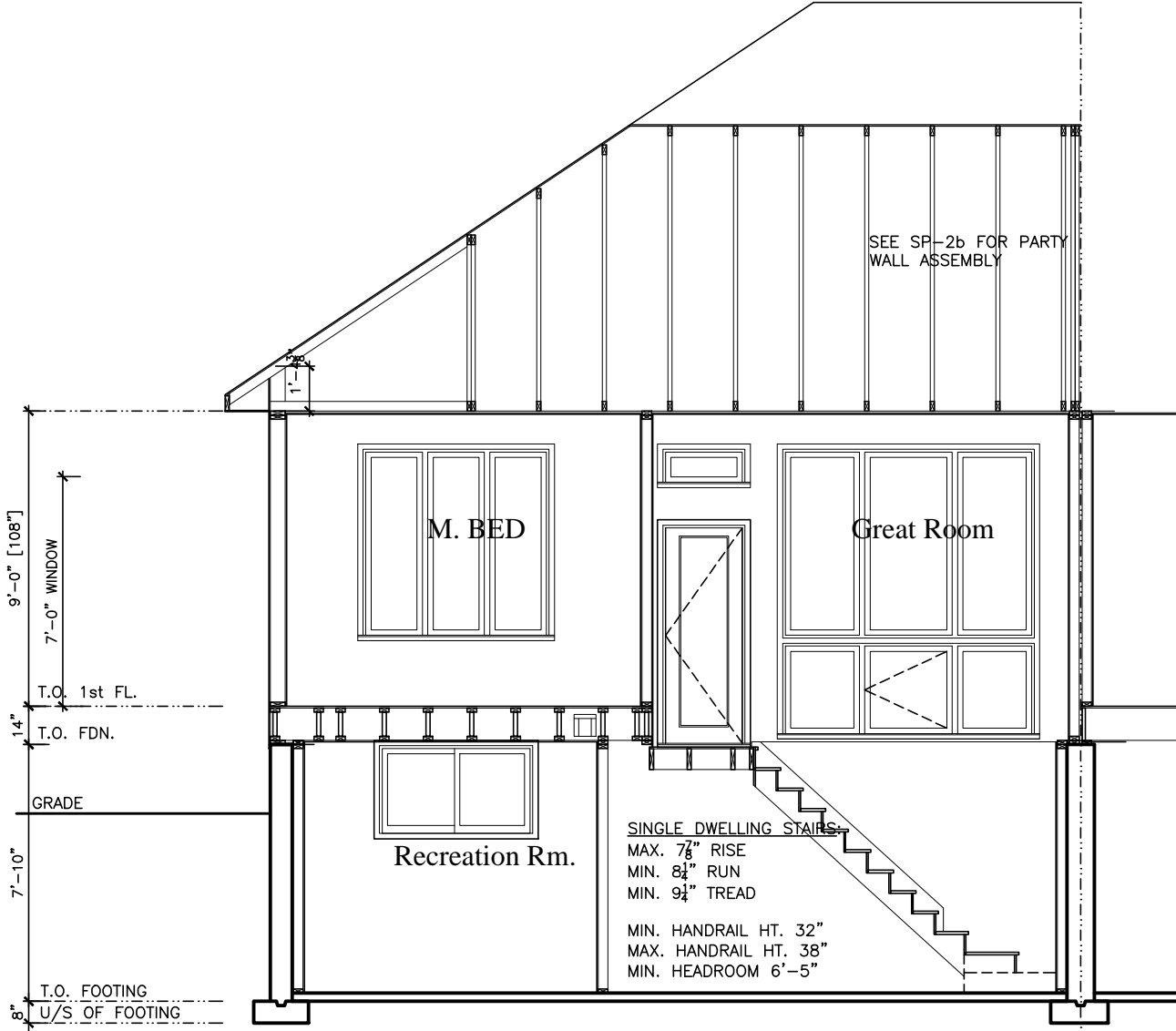
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TITLE: SIDE HOUSE ELEVATION "A"
BRICK SIDE YARD

ACAD FILE: 105 - The Mann
2012 Footprint
(STANDARD DRAWINGS)

SCALE: 3/16" = 1'-0"
DWG. A-3b



BUILDING SECTION

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Valecraft
Homes Ltd.

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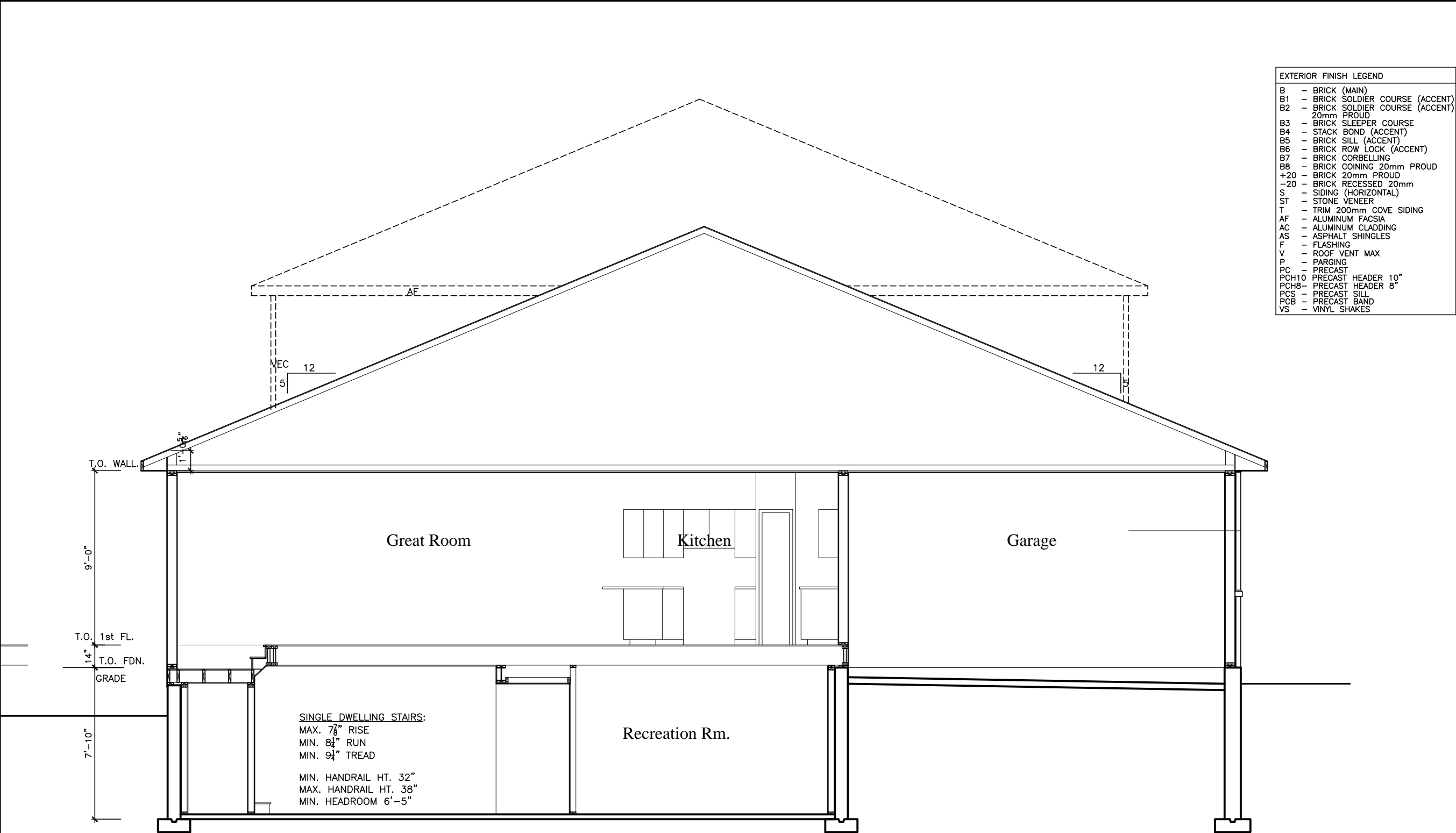
SECTION

ACAD FILE:

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

105 - The Mann
2012 Footprint
(STANDARD DRAWINGS)

DWG.
A-4



EXTERIOR FINISH LEGEND	
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1.	SECTION ADDED	27/01/15	SI
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Valecraft
Homes Ltd.

TITLE:

LONGITUDINAL SECTION

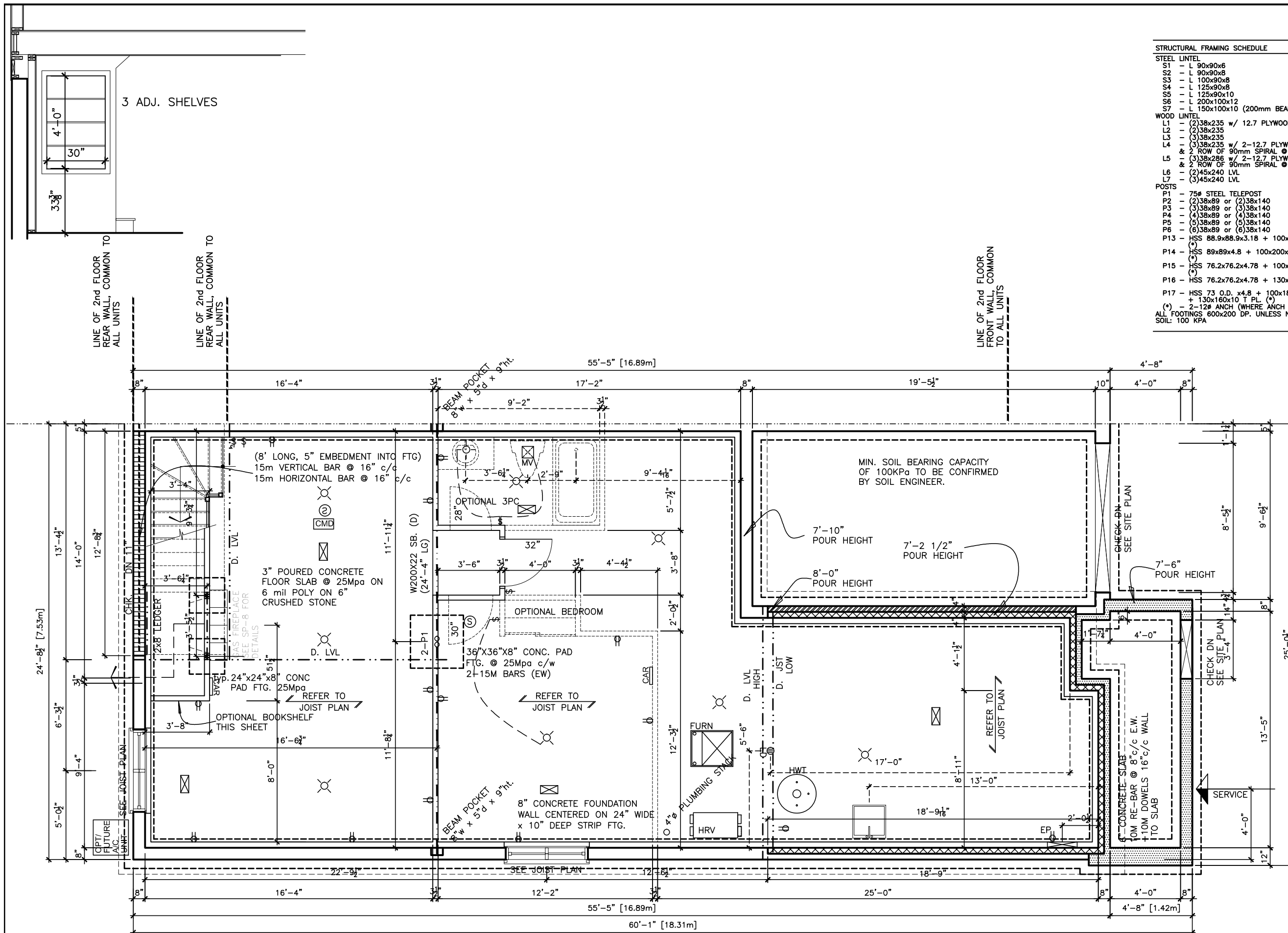
ACAD FILE:

SCALE:

105 - The Mann
2012 Footprint
(STANDARD DRAWINGS)

DWG.

A-4b



STRUCTURAL FRAMING SCHEDULE

STEEL	
S1	- L 90x90x6
S2	- L 90x90x8
S3	- L 100x90x8
S4	- L 125x90x8
S5	- L 125x90x10
S6	- L 200x100x12
S7	- L 150x100x10 (200mm BEARING)
WOOD	
L1	- (2)38x235 w/ 12.7 PLYWOOD SPACER
L2	- (2)38x235
L3	- (2)38x235
L4	- (2)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
L7	- (3)45x240 LVL
POSTS	
P1	- 75# STEEL TELEPOST
P2	- (2)38x89 or (2)38x140
P3	- (2)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 76.2x76.2x4.8 + 100x180x12 T&B PL.
P16	- HSS 76.2x76.2x4.8 + 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	

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

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.
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- THIS DRAWING SET IS THE EXCLUSIVE PROPERTY OF VALECFART HOMES LLC. COPYRIGHT RESERVED.
- TRANSFORMER POSTS 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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WORK TO COMMENCE ONLY ONCE PERMIT IS OBTAINED FROM THE AUTHORITIES HAVING JURISDICTION.

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

2012 OBC DRAWINGS			
8.	SITE MEASURE CONFIRMATION	12/01/16	SI
7.	ISSUED FOR 2016 TENDER	01/01/16	SI
6.	ELECTRICAL UPDATE	02/11/15	SI
5.	PLUMBING STACK SHOWN ON PLAN NOT IN BED RM	02/07/15	SI
4.	BEAM POCKET @ PARTY WALL ADDED	14/05/15	SI
3.	ISSUED FOR PERMIT	18/03/15	SI
2.	STRUCTURAL REVIEW	27/01/15	SI
1.	STANDARD DRAWINGS	27/05/14	SI
NO	DESCRIPTION	DATE	BY

 Valecraft Homes Ltd.	
TITLE: BASEMENT FLOOR PLAN	
ACAD FILE:	SCALE: 3/16" = 1'-0"
105 - The Mann 2012 Footprint (STANDARD DRAWINGS)	DWG. A-5

CONCRETE DENSITY = 24 KN/M^3

105 – MID UNIT

FOUNDATION WALL 1		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	7.73
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	8.97
	SNOW	14.41
		42.82

FOUNDATION WALL 2		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	4.47
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	7.24
	SNOW	0.00
		23.42

FOUNDATION WALL 3		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	3.60
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	4.92
	SNOW	0.00
		20.22

FOUNDATION WALL 4		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	6.49
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	9.86
	SNOW	6.01
		34.07

FOUNDATION WALL 5		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	9.42
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	2.82
	SNOW	6.01
		29.96

FOUNDATION WALL 6		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	1.10
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	1.91
	SNOW	2.10
		16.81

FOUNDATION WALL 7		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	12.49
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	6.80
	SNOW	14.41
		45.40

FOUNDATION WALL 8		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	8.30
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	2.61
	SNOW	0.00
		22.61

FOUNDATION WALL 9		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	12.81
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	5.00
	SNOW	18.03
		47.54

FOUNDATION WALL 10		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	4.47
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	6.37
	SNOW	1.83
		24.38

FOUNDATION WALL 11		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	3.40
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	1.67
	SNOW	6.01
		22.79

FOUNDATION WALL 12		STRIP WEIGHT (KN/M)
DEAD LOAD	STRUCTURAL	11.32
	FOUNDATION WALL	11.70
	*FOOTING	–
LIVE LOAD	STRUCTURAL	4.00
	SNOW	14.43
		41.45

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 _____.

*FOOTING (8" THICK)	
STRIP WIDTH (mm)	STRIP WEIGHT (kn/m)
500	2.4
600	2.88
900	4.32
1000	4.80
1100	5.28
1200	5.76
1300	6.24
1400	6.72
1500	7.20
1600	7.68
1700	8.16
1800	8.64
1900	9.12
2000	9.6
2100	10.08
2200	10.56
2300	11.04
2400	11.52
2500	12
2600	12.48
2700	12.96
2800	13.44
2900	13.92
3000	14.4

PAD FOOTING (8" THICK)	
PAD SIZE (mmXmm)	WEIGHT (KN)
PAD1	52.0

2012 OBC DRAWINGS

1.	STANDARD DRAWINGS	27/05/14	SI
NO	DESCRIPTION	DATE	BY

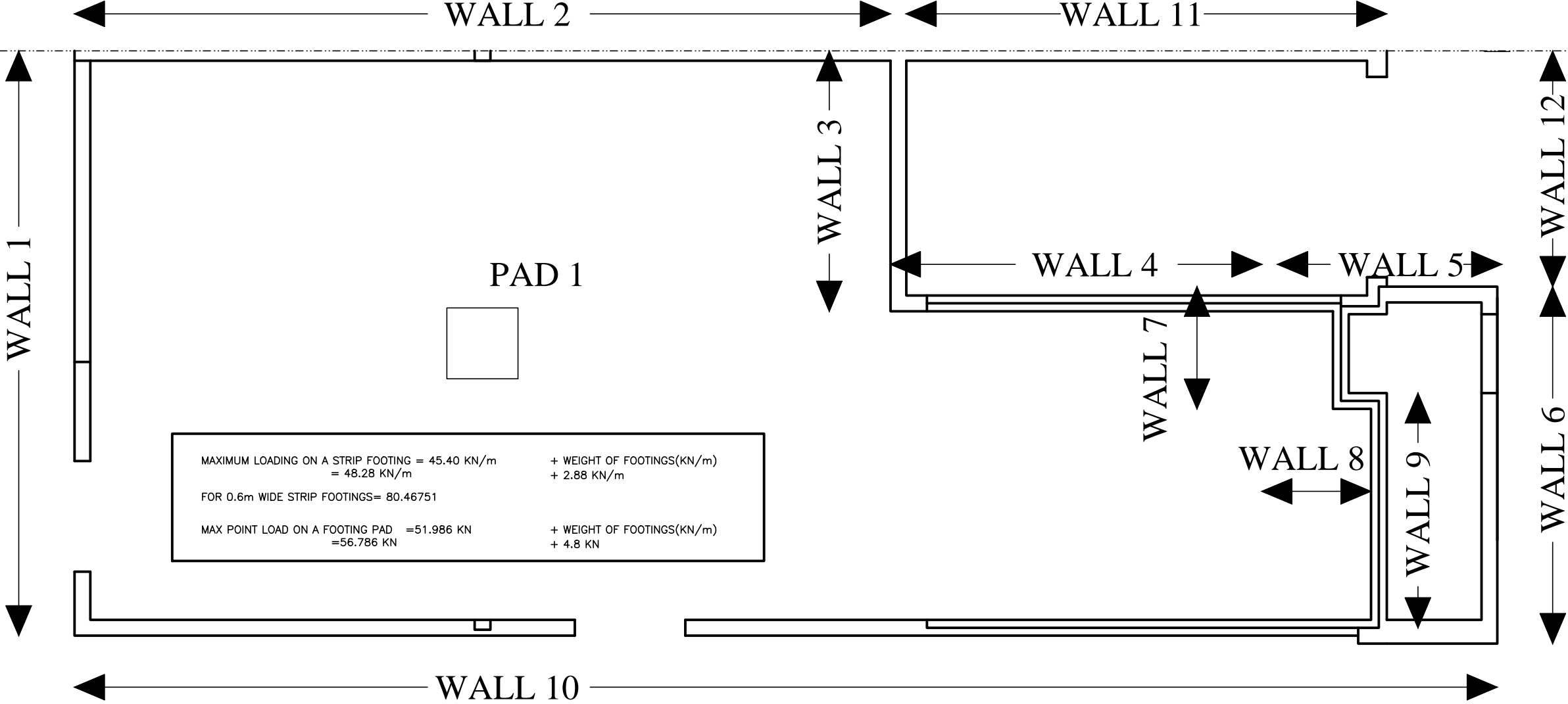


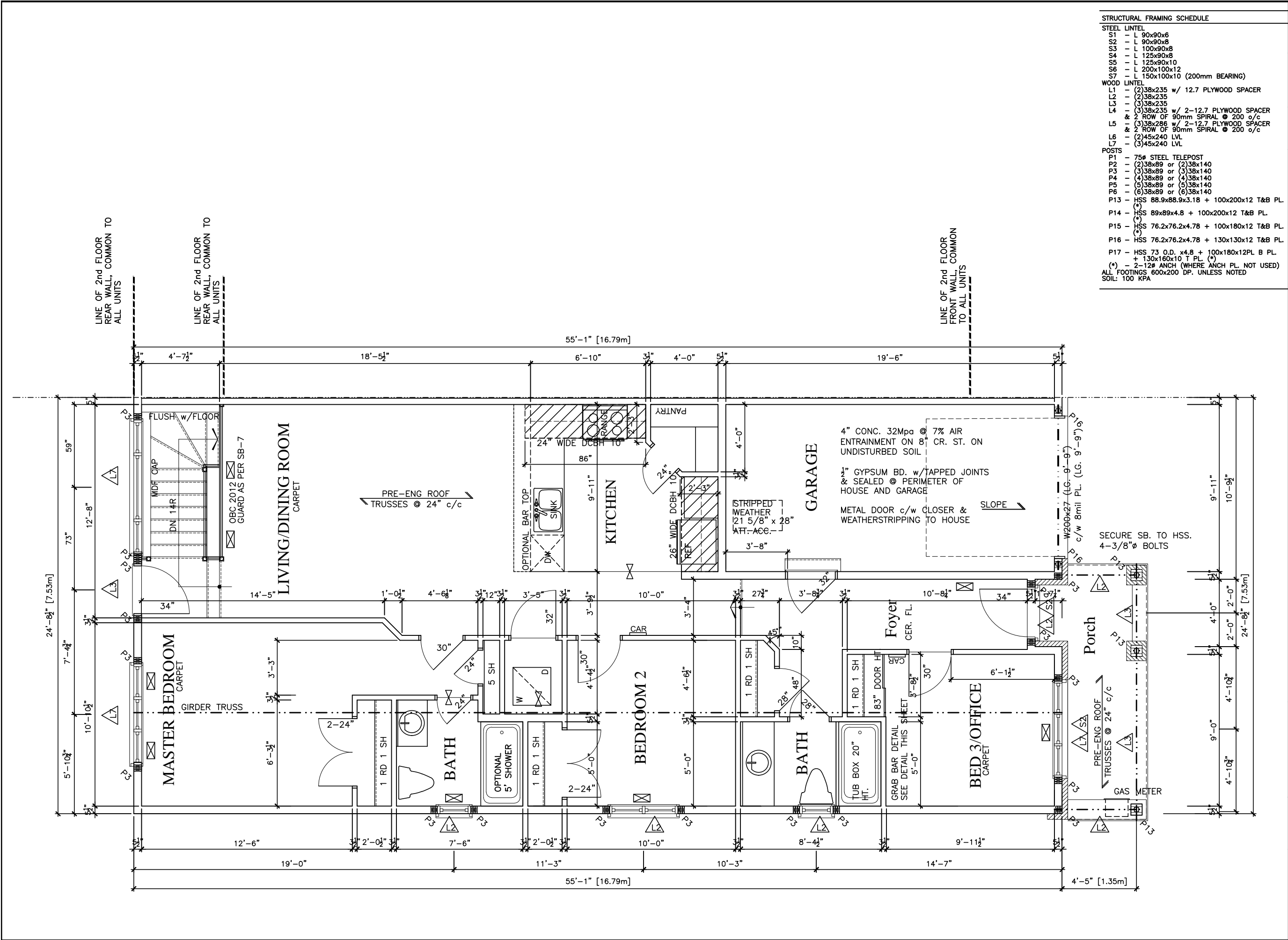
TITLE: FOOTING/FOUNDATION LOADING
MODEL 105 - The Mann
STANDARD UNIT

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

105 - The Mann
2012 Footprint
(STANDARD DRAWINGS)
DWG. SF2

MAXIMUM LOADING ON A STRIP FOOTING = 45.40 KN/m + WEIGHT OF FOOTINGS(KN/m)
= 48.28 KN/m + 2.88 KN/m
FOR 0.6m WIDE STRIP FOOTINGS= 80.46751
MAX POINT LOAD ON A FOOTING PAD =51.986 KN + WEIGHT OF FOOTINGS(KN/m)
=56.786 KN + 4.8 KN





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	= & 2 ROW OF 90mm SPIRAL @ 200 o/c
L6	= & 2 ROW OF 90mm SPIRAL @ 200 o/c
L7	= (2)45x240 LVL
L8	= (3)45x240 LVL
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
ALL FOOTINGS 600x200 DP. UNLESS NOTED	
SOIL: 100 KPA	

LOT **XXxx**

DATE **XX/XX/XX**

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TENDER 2017

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

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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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2012 OBC DRAWINGS

7.	SITE MEASURE CONFIRMATION	12/01/16	SI
6.	ISSUED FOR 2016 TENDER	01/01/16	
4.	LAUNDRY WALL MADE THICKER BEHIND UNITS	13/07/15	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

TITLE:
1st FLOOR PLAN

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

THIS DRAWING 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.

TENDER 2017

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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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2012 OBC DRAWINGS

8.	SITE MEASURE CONFIRMATION	12/01/16	SI
7.	ISSUED FOR 2016 TENDER	01/01/16	
6.	WALL BEHIND LAUNDRY TO BE 2X6	13/07/15	SI
5.	FRAME WALK NOTES	02/07/15	SI
4.	GAS METER	29/04/15	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



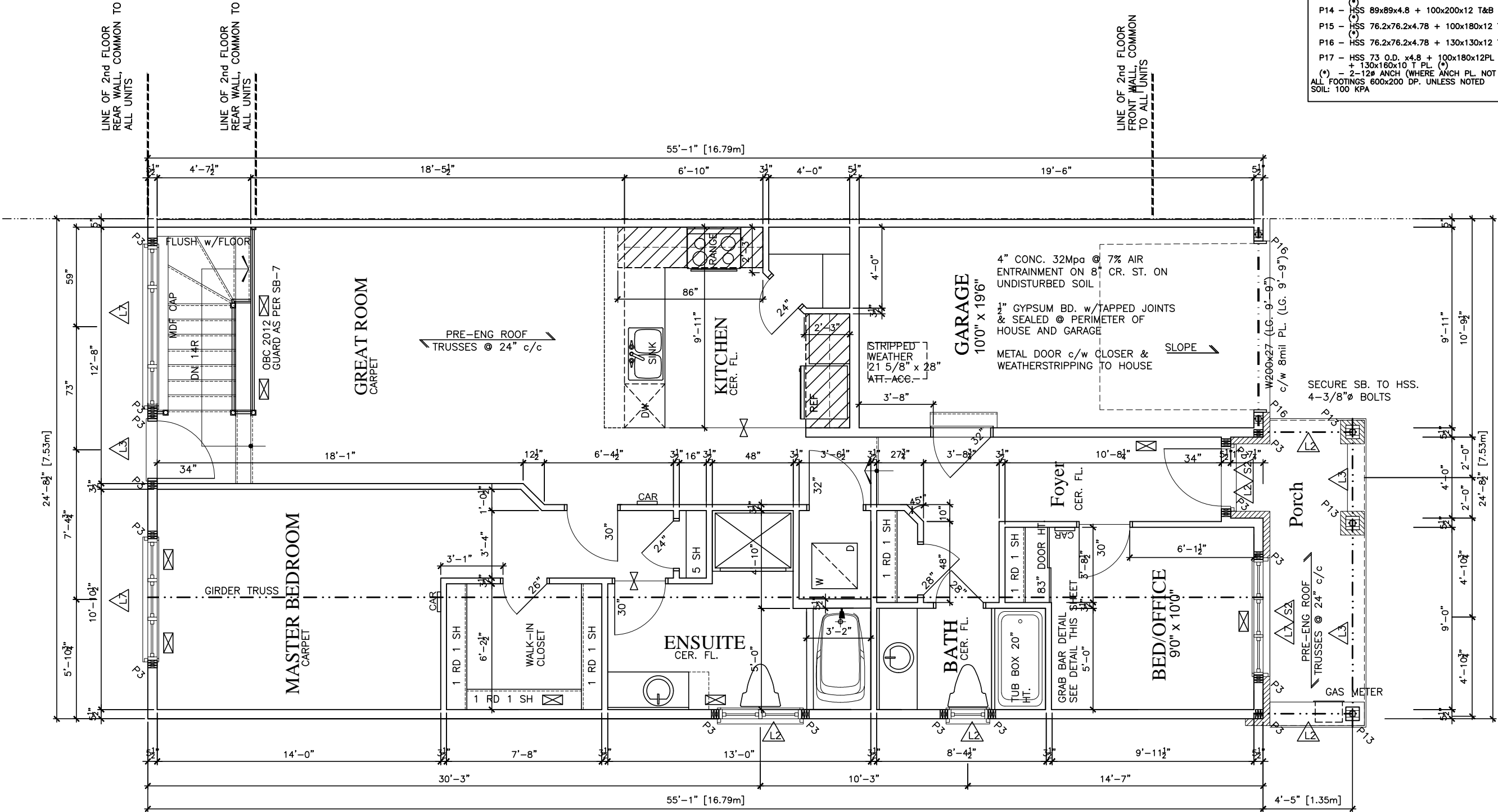
TITLE: 1st FLOOR PLAN

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

105 - The Mann
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-6b

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	- & 2 ROW OF 90mm SPIRAL @ 200 o/c
L6	- (3)38x286 w/ 2-12.7 PLYWOOD SPACER
L7	- & 2 ROW OF 90mm SPIRAL @ 200 o/c
L8	- (2)45x240 LVL
L9	- (3)45x240 LVL
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	



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 _____.

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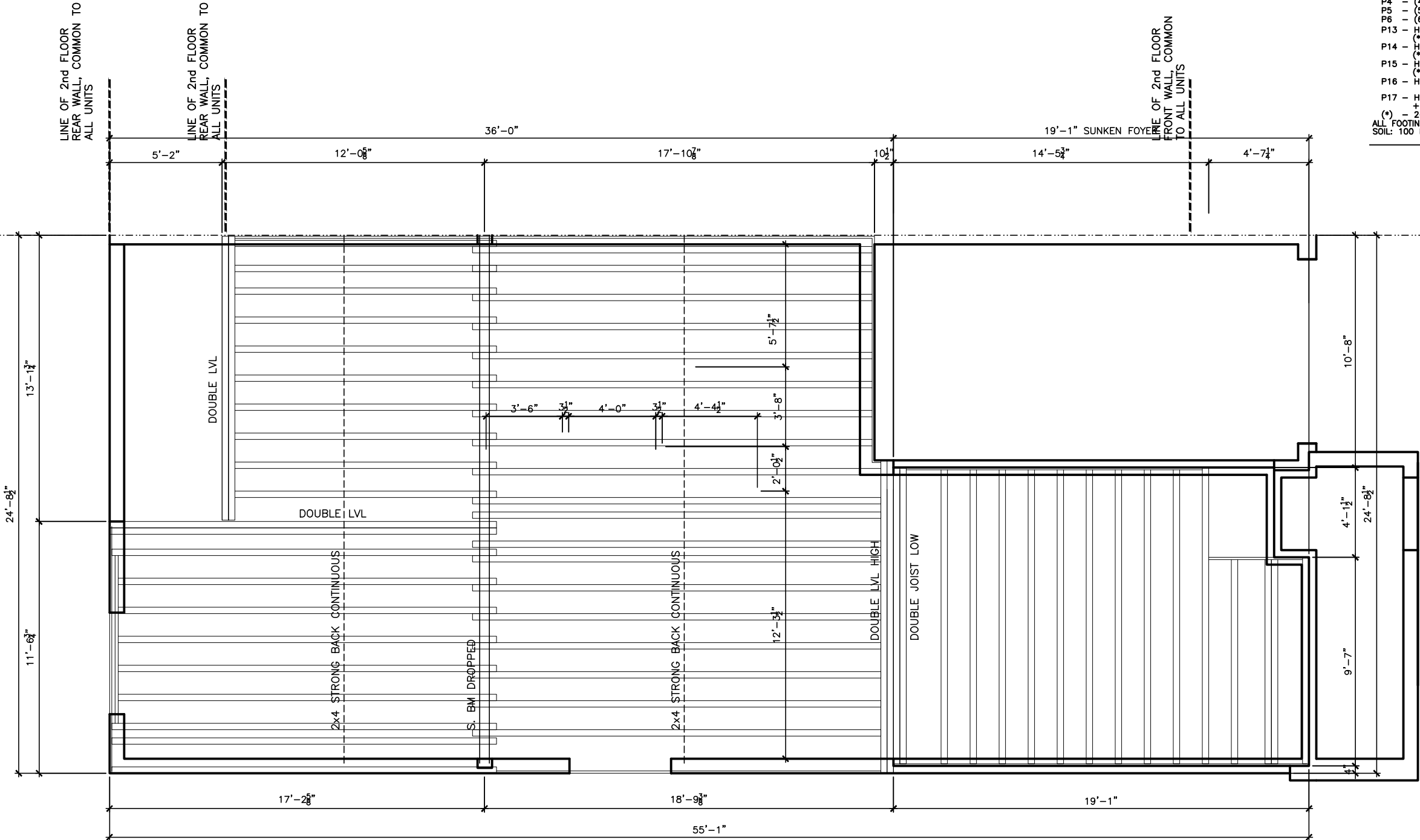
THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH VALECRAFT HOMES STANDARD SPECIFICATION DETAILS & CONTRACTOR'S SCHEDULE 'B' CONTRACT.

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
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
L7 - (3)45x240 LVL

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.	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



TITLE:
1st FLOOR JOIST PLAN

ACAD FILE:
105 - The Mann
2012 Footprint
(STANDARD DRAWINGS)

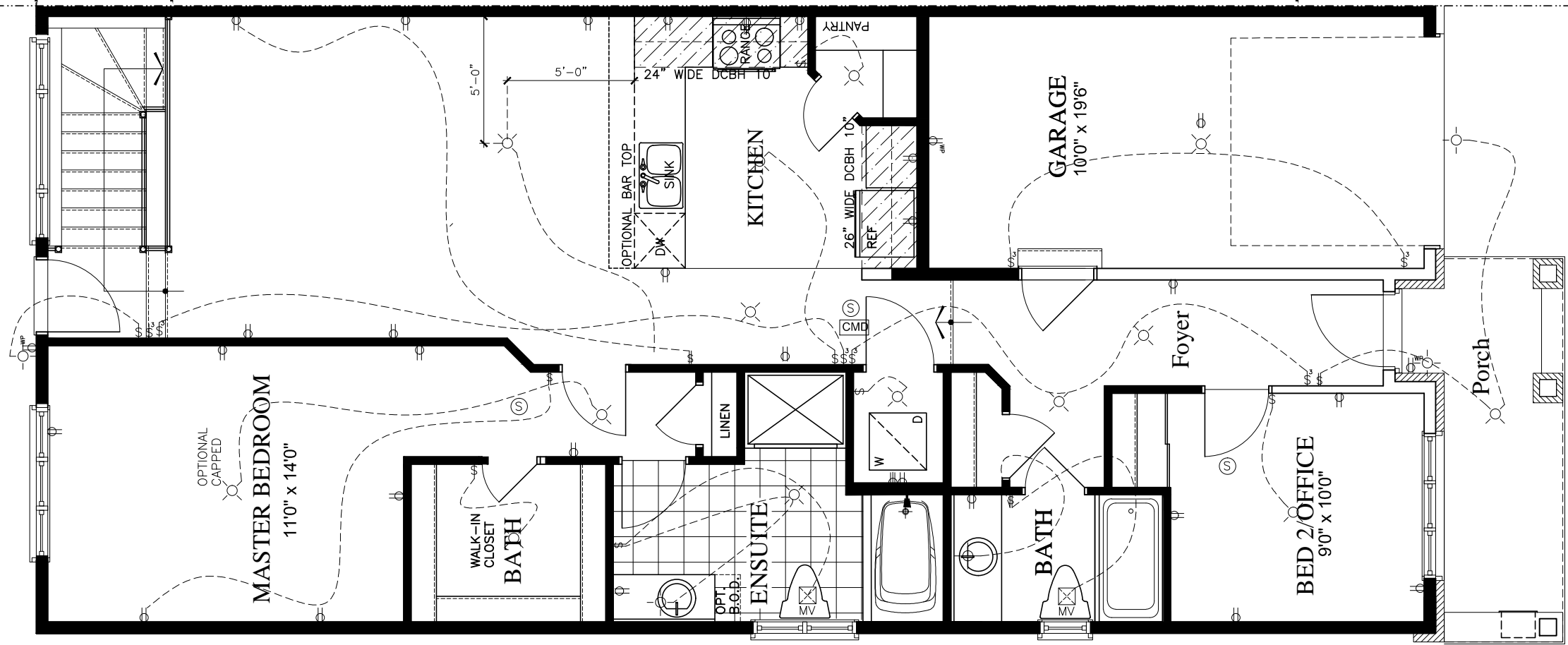
SCALE:
3/16" = 1'-0"

DWG.
J-1

LINE OF 2nd FLOOR
REAR WALL, COMMON TO
ALL UNITS

LINE OF 2nd FLOOR
REAR WALL, COMMON TO
ALL UNITS

LINE OF 2nd FLOOR
FRONT WALL, COMMON
TO ALL UNITS



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

220 V Outlet

Duplex Outlet (Upper half switched)

Split Duplex Outlet

Weather proof Duplex Outlet

Single pole switch

3 way switch

Double gang switch

Triple gang switch

Double gang 3 way switch

4 way switch

Furnace switch

Ceiling light fixture

Standard pot light

Wall mounted light fixture

Carbon Monoxide detector interconnected with smoke alarms

Carbon Monoxide detector interconnected with smoke alarms

Electrical panel

Mechanical vent

Dryer

Washer

Thermostat

Standard telephone jack

Cable television outlet

Central vacuum location (Optional)

Ceiling light fixture

Pull Chain

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:**
- 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 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:

THE CONTRACTOR SHALL NOT MAKE ANY CHANGES OR MODIFICATIONS WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR ASSUMES FULL LEGAL AND CONTRACTUAL LIABILITY FOR ANY UNAUTHORIZED CHANGES. THE CONTRACTOR MAY BE REQUIRED TO CORRECT THEM AT HIS OWN COST.

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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

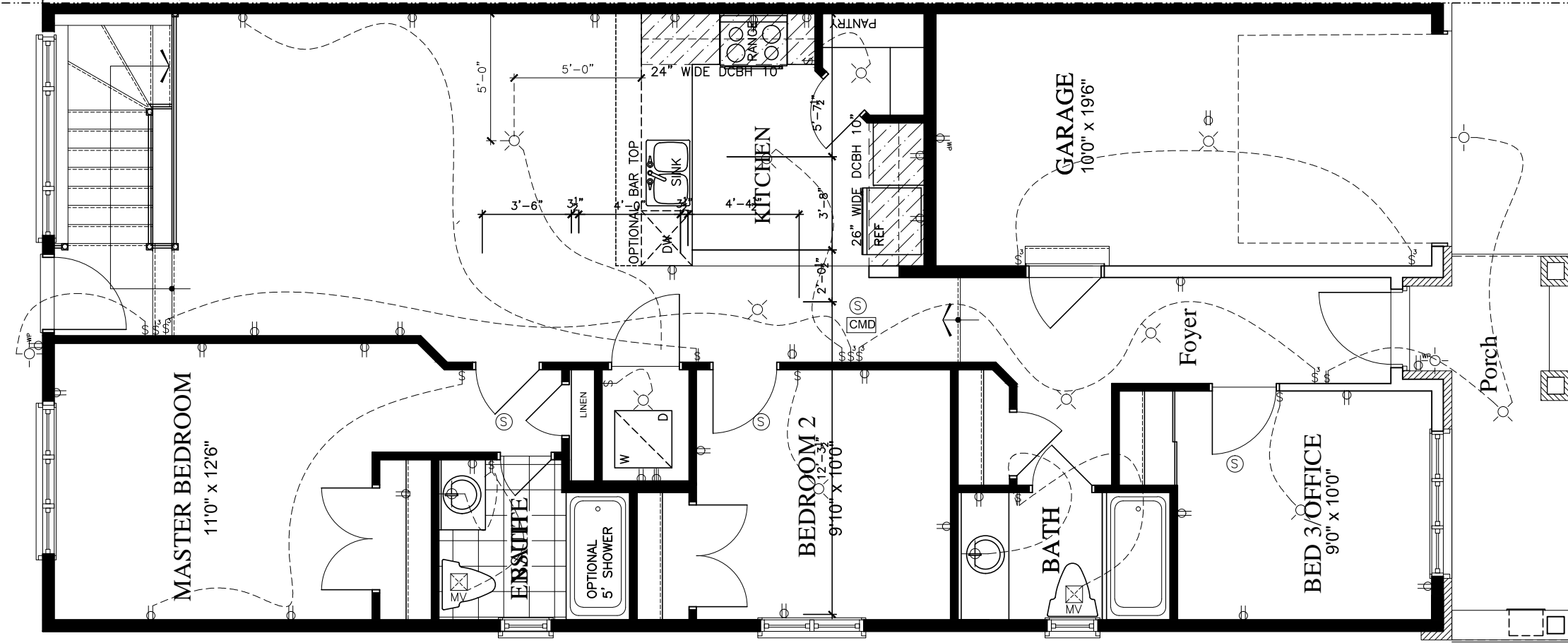


TITLE: 1st FLOOR 2 BED PLAN	
ACAD FILE:	SCALE: 3/16" = 1'-0"
105 - The Mann 2012 Footprint (STANDARD DRAWINGS)	DWG. E-2

LINE OF 2nd FLOOR
REAR WALL, COMMON TO
ALL UNITS

LINE OF 2nd FLOOR
REAR WALL, COMMON TO
ALL UNITS

LINE OF 2nd FLOOR
FRONT WALL, COMMON
TO ALL UNITS



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

220 V Outlet

Duplex Outlet (Upper half switched)

Split Duplex Outlet

Weather proof Duplex Outlet

Single pole switch

3 way switch

Double gang switch

Triple gang switch

Double gang 3 way switch

4 way switch

Furnace switch

Ceiling light fixture

Standard pot light
- Wall mounted light fixture

Carbon Monoxide detector interconnected with smoke alarms

Carbon Monoxide detector interconnected with smoke alarms

Electrical panel

Mechanical vent

Dryer

Washer

Thermostat

Standard telephone jack

Cable television outlet.

Central vacuum location (Optional)

Ceiling light fixture

Pull Chain

LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT

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TITLE:
1st FLOOR 3 BED PLAN

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

105 - The Mann
2012 Footprint
(STANDARD DRAWINGS)

DWG.
E-1