

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 .

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	- PARING
PC	- PRECAST
PCH10	- PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

3.	ISSUED FOR 2016 TENDER	01/01/16
2.	AS PER STRUCTURAL	09/12/15
1.	STANDARD DRAWINGS	14/09/15 SI
NO	DESCRIPTION	DATE BY



TITLE: FRONT ELEVATION

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

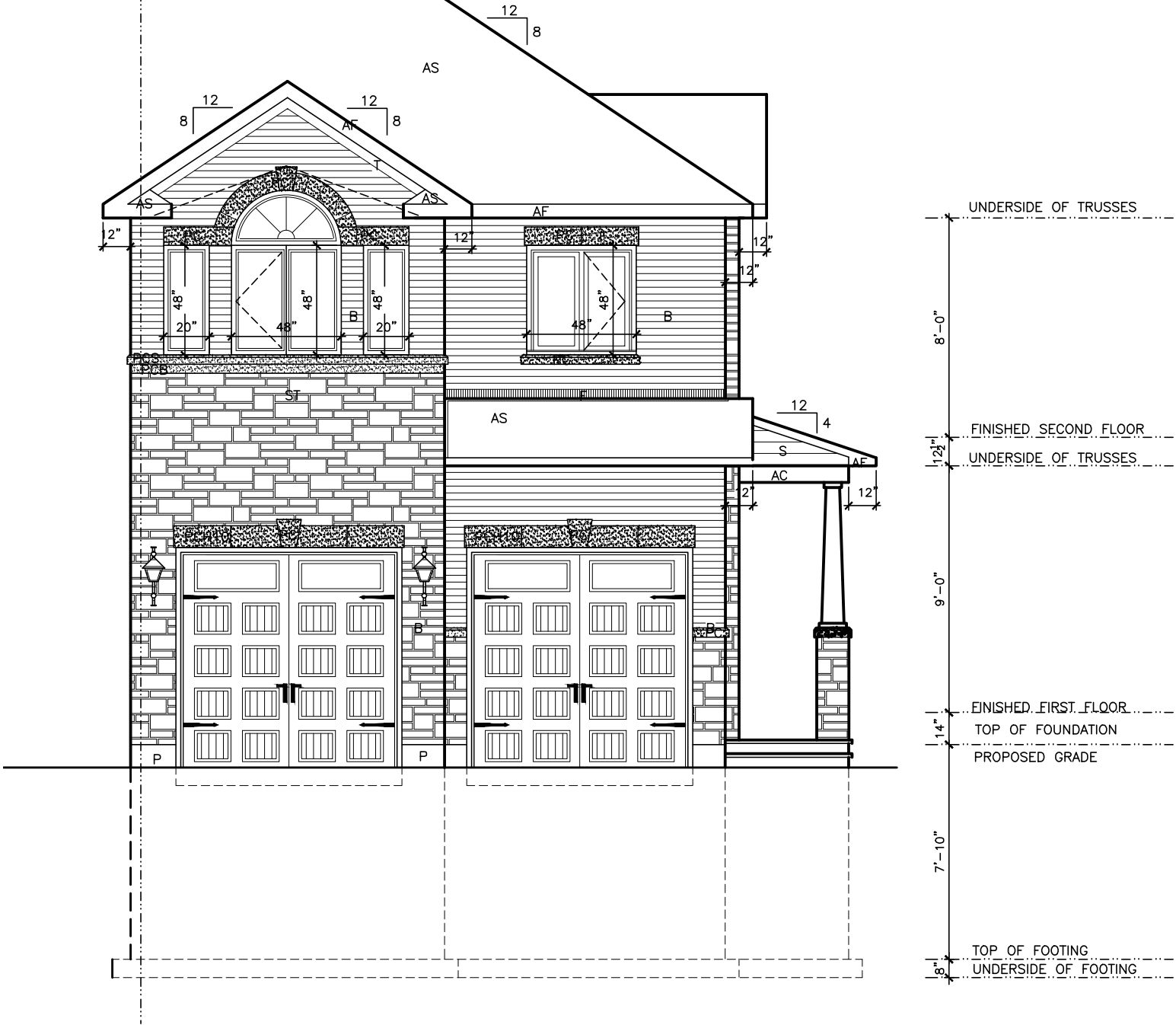
170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-1

ENERGY EFFICIENCY CALCULATION

TOTAL GROSS WALL AREA: 184.52m2
TOTAL GROSS WINDOW AREA: 14.25m2

PERCENT WINDOW: 7.72%



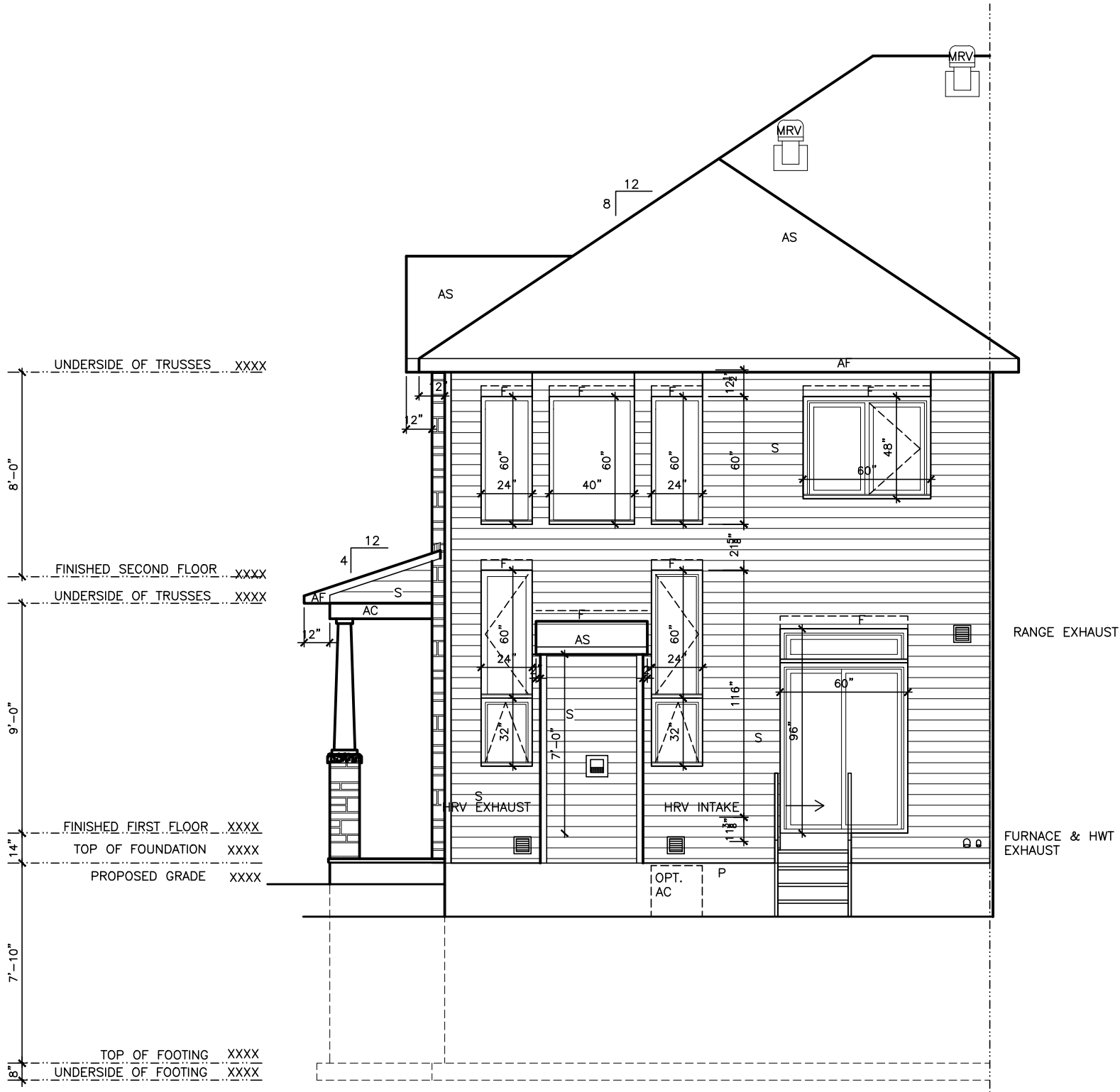
LOT_____XXxx

DATE_____XX/XX/XX

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FLOORS CONT
TENDER 2017

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

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
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PC	- PRECAST
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PCB	- PRECAST BAND
VS	- VINYL SHAKES



2012 OBC DRAWINGS

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1.	STANDARD DRAWINGS	14/09/15 SI
NO.	DESCRIPTION	DATE BY



TITLE: REAR

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

170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)
A-2

LOT **XXxx**

DATE **XX/XX/XX**

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TENDER 2017

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

EXTERIOR FINISH LEGEND	
B	- BRICK (MAIN)
B1	- BRICK SOLDIER COURSE (ACCENT)
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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
-20	- BRICK RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSLIA
AC	- ALUMINUM CLADDING
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARING
PC	- PRECAST
PCH10	- PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS

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TITLE: **SIDE GARAGE ELEVATION**

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

170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)

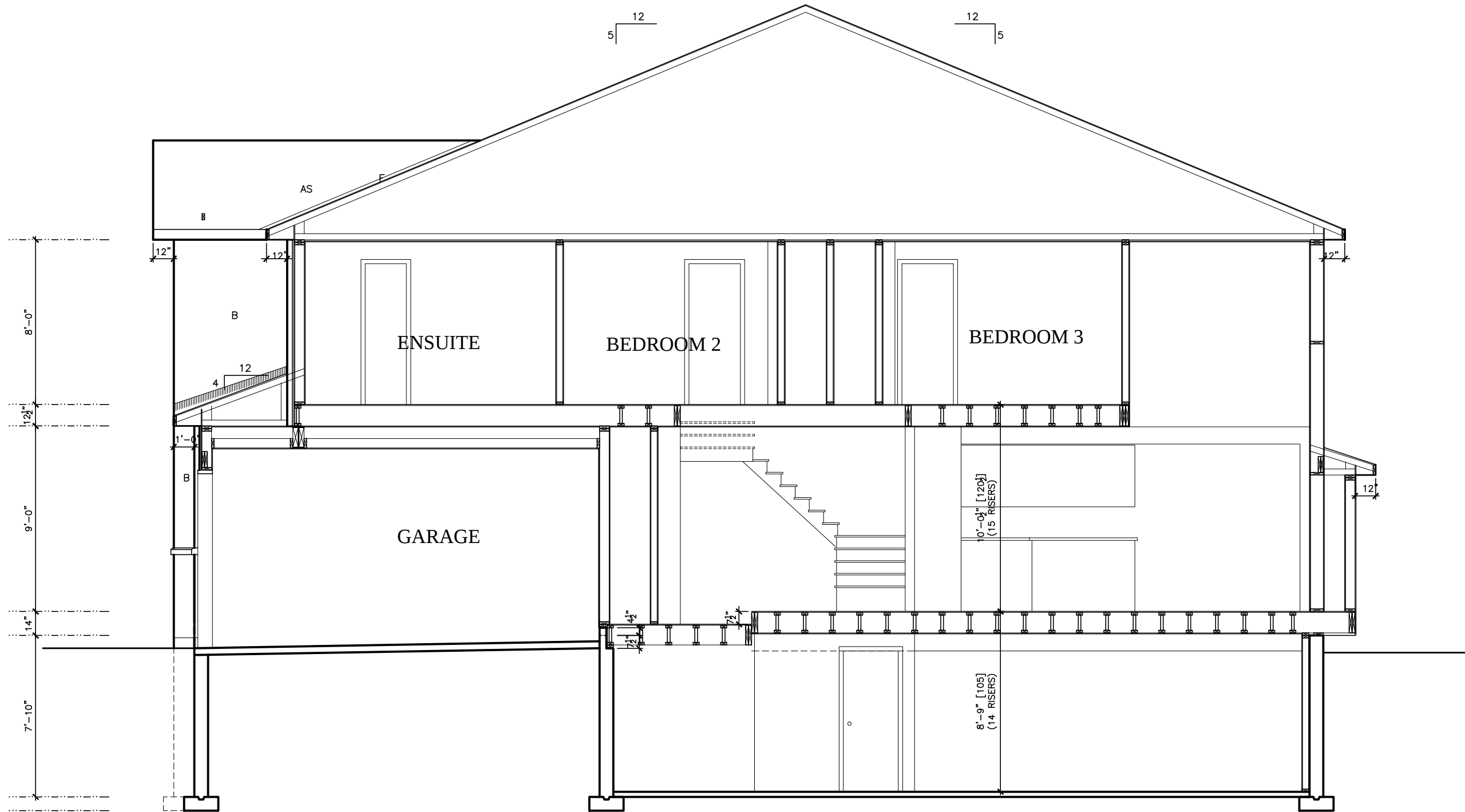
A-3



UNPROTECTED OPENINGS vs
EXPOSED BUILDING FACE AREAS
EXPOSED BUILDING FACE (MAX)
x % (LIMITING DISTANCE @ 1.2m)
MAX ALLOWED - LEFT ELEV
ACTUAL UNPROTECTED AREA (END UNIT)
(TOTAL OPENING FOR ELEV)
FOR MORE INFORMATION SEE O.B.C.2006
SECTION 9.10.14 & TABLE 9.10.14.4

774.55 SQFT.
x 0.07%
54.22 SQFT.
8.56 SQFT.

PROVIDE MIN. 8" FROM GRADE
TO UNDERSIDE OF BASEMENT
WINDOW OR PROVIDE WINDOW
WELL



BUILDING SECTION A

LOT _____ XXxx

DATE _____ XX/XX/XX

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FLOORS CONT

TENDER 2017

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

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

2012 OBC DRAWINGS

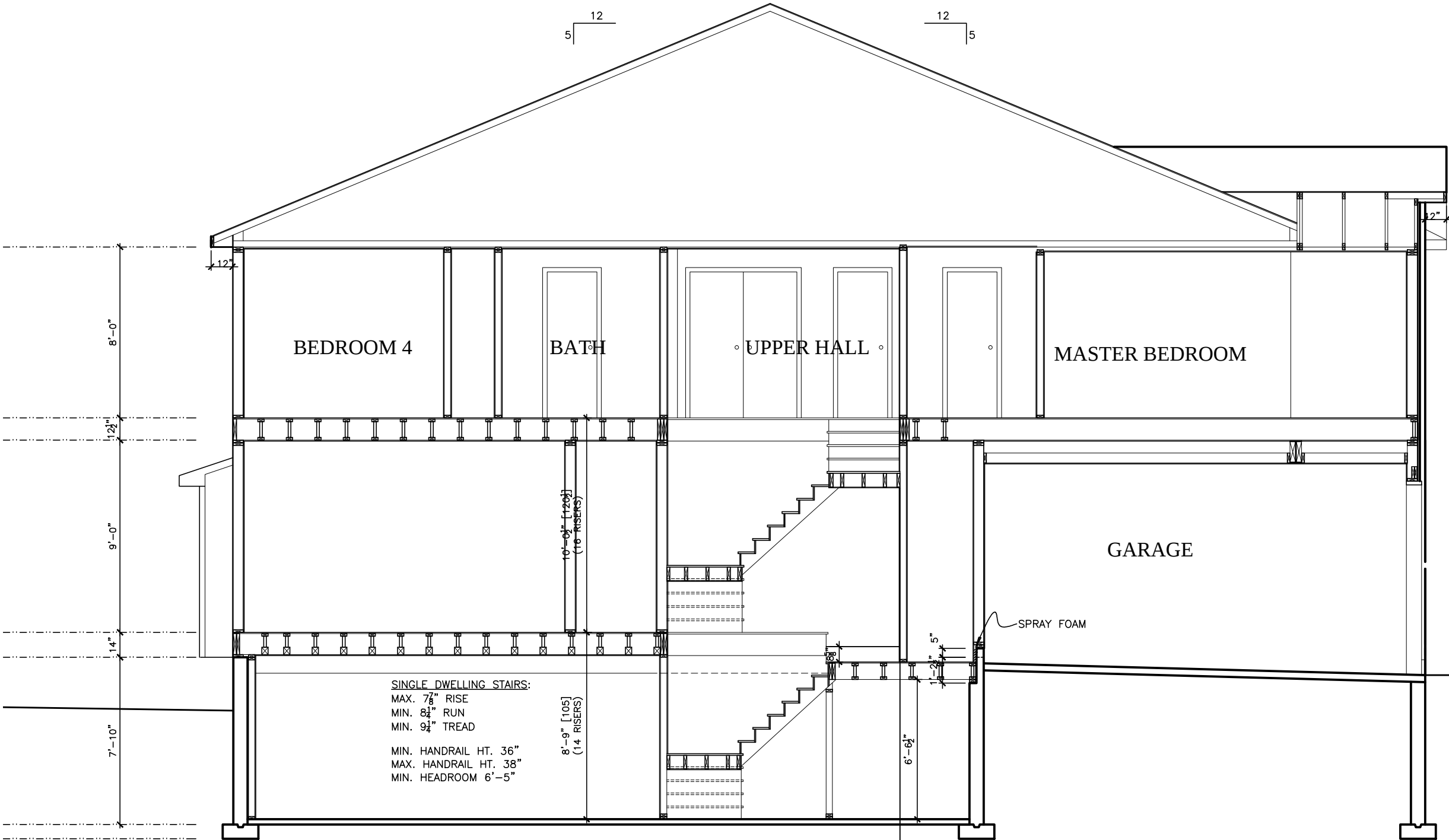
3.	ISSUED FOR 2016 TENDER	01/01/16	
2.	AS PER STRUCTURAL	9/12/15	
1.	STANDARD DRAWINGS	14/09/15	SI
NO.	DESCRIPTION	DATE	BY



TITLE: SECTION

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

170-The Bassett 2012 Footprint (STANDARD DRAWINGS) DWG. A-4



BUILDING SECTION B

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

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	- PARING
PC	- PRECAST
PCH10	- PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES

2012 OBC DRAWINGS			
3.	ISSUED FOR 2016 TENDER	01/01/16	
2.	AS PER STRUCTURAL	9/12/15	
1.	STANDARD DRAWINGS	14/09/15	SI
NO.	DESCRIPTION	DATE	BY



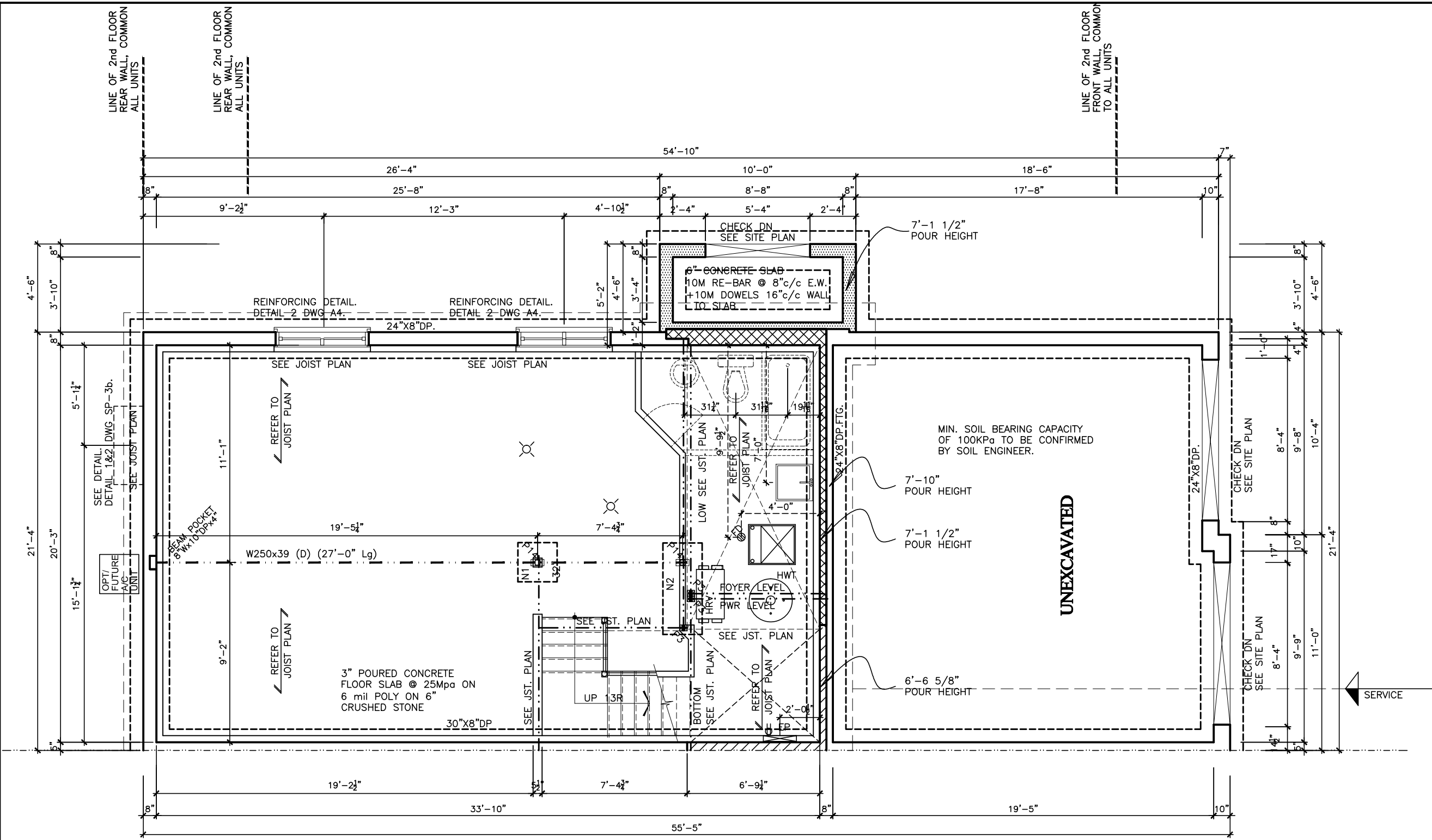
TITLE: **SIDE HOUSE ELEVATION**

ACAD FILE:

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

170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)

DWG. **A-4b**



LOT **XXxx**

DATE **XX/XX/XX**

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TENDER 2017

I **SCOTT IRWIN BCIN** 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 - (5)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.
 - (*) - 2-12x160x10 T PL
 - (*) - 2-12x ANCH (WHERE ANCH PL. NOT USED)
- ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

N1. 24"x24"x10"
N2. 4'-6"x24"x10"
2-15M LONGITUDINAL BARS

2012 OBC DRAWINGS

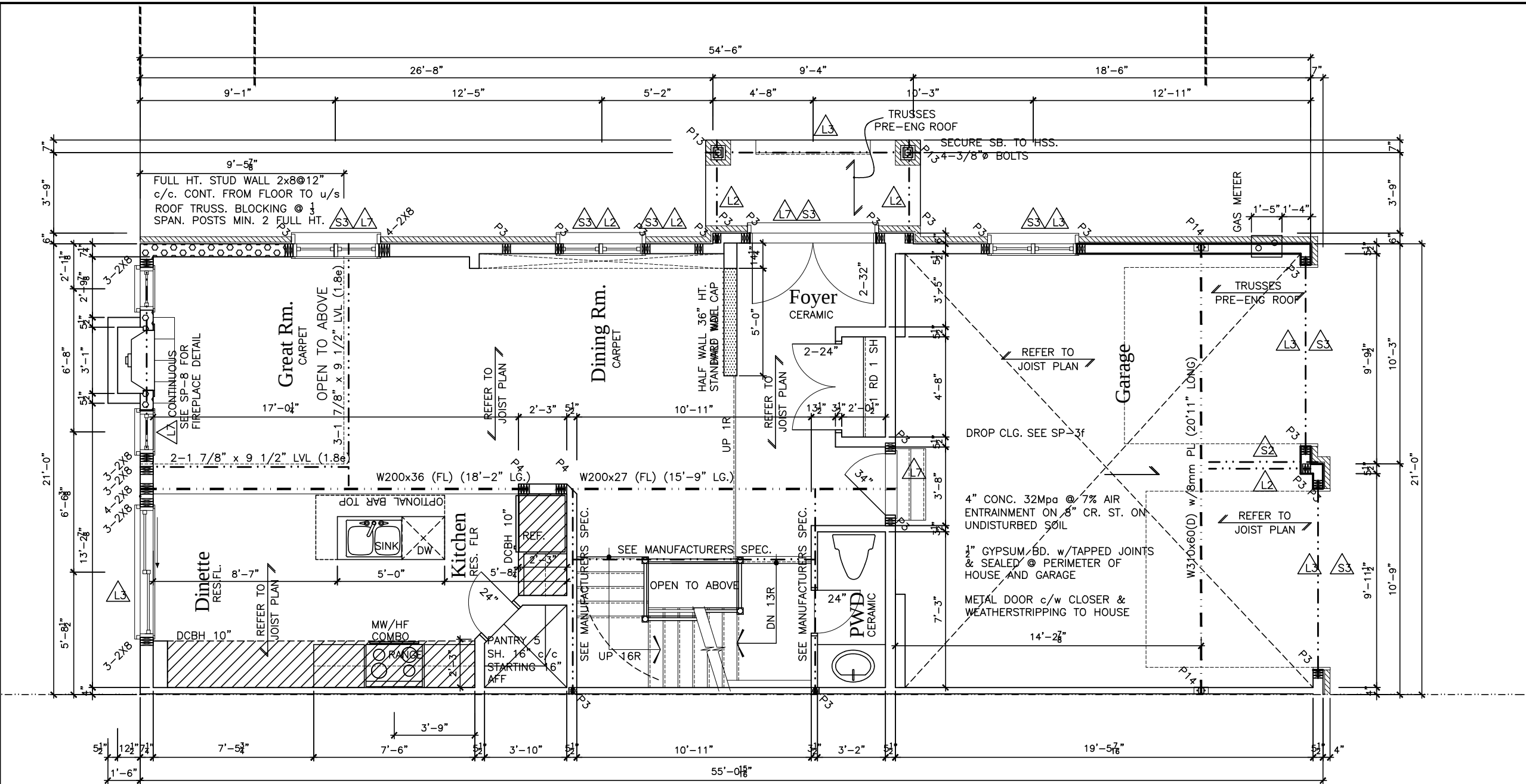
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TITLE: **BASEMENT FLOOR PLAN**

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

170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)
A-5



LOT **XXxx**
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TENDER 2017

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. (*)
P18	- 2-12x160x10 T PL (*)
P19	- 2-12x160x10 T PL (*)
ALL FOOTINGS 600x200 DP. UNLESS NOTED	
SOIL: 100 KPA	

2012 OBC DRAWINGS

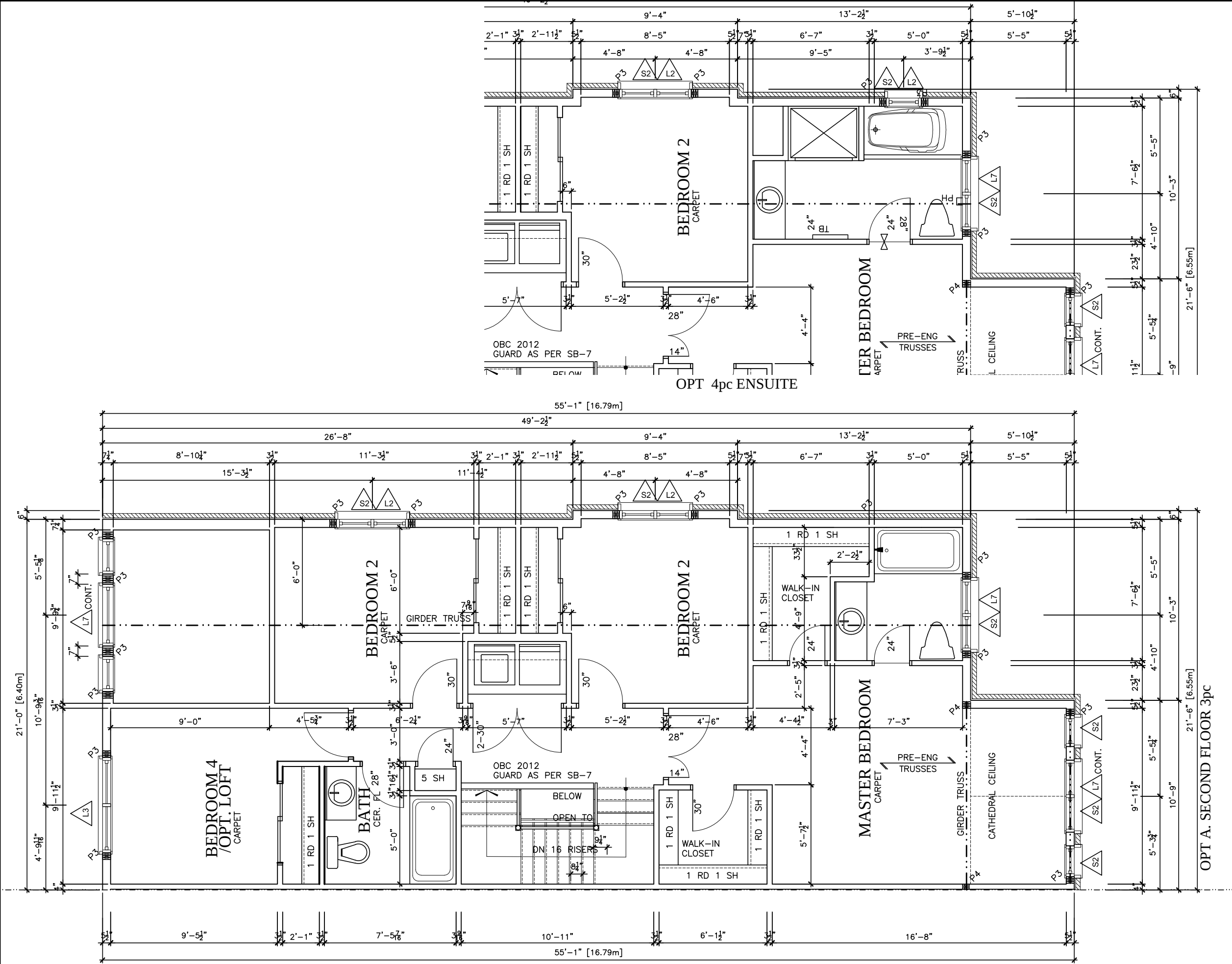
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1.	STANDARD DRAWINGS	14/09/15 SI
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TITLE:
1st FLOOR PLAN-Opt A

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

DWG.
170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)
A-6



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TENDER 2017

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

2012 OBC DRAWINGS			
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NO.	DESCRIPTION	DATE	BY



Valecraft
Home Ltd.

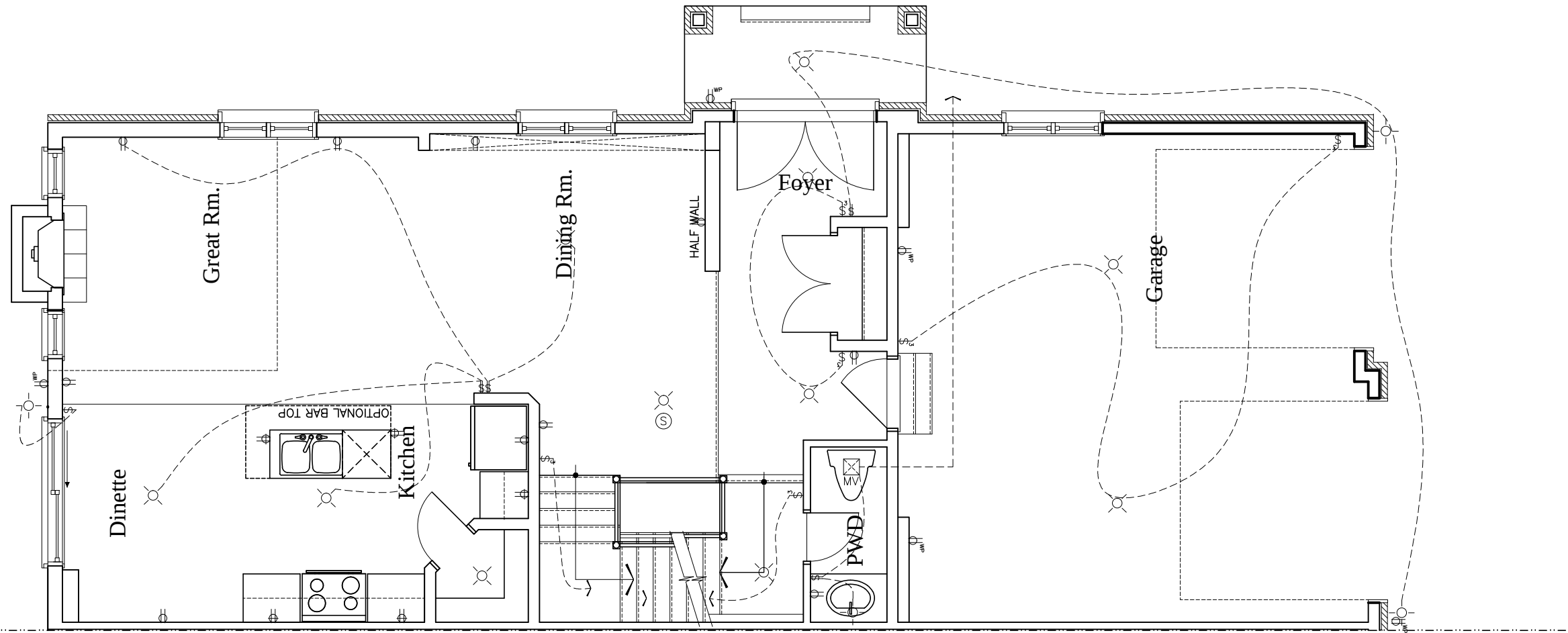
TITLE:
2nd FLOOR PLAN

ACAD FILE:
170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)

SCALE:
3/16" = 1'-0"
DWG.
A-7

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FLOORS CONT

TENDER 2017



- 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
- Electrical panel
- Mechanical vent
- Dryer
- Washer
- Thermostat
- Standard telephone jack
- Cable television outlet
- Central vacuum location (Optional)
- Ceiling light fixture Pull Chain

2012 OBC DRAWINGS

3.	ISSUED FOR 2016 TENDER	01/01/16	
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TITLE: 1st FLOOR ELECTRICAL PLAN

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

170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)

DWG. E-1

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

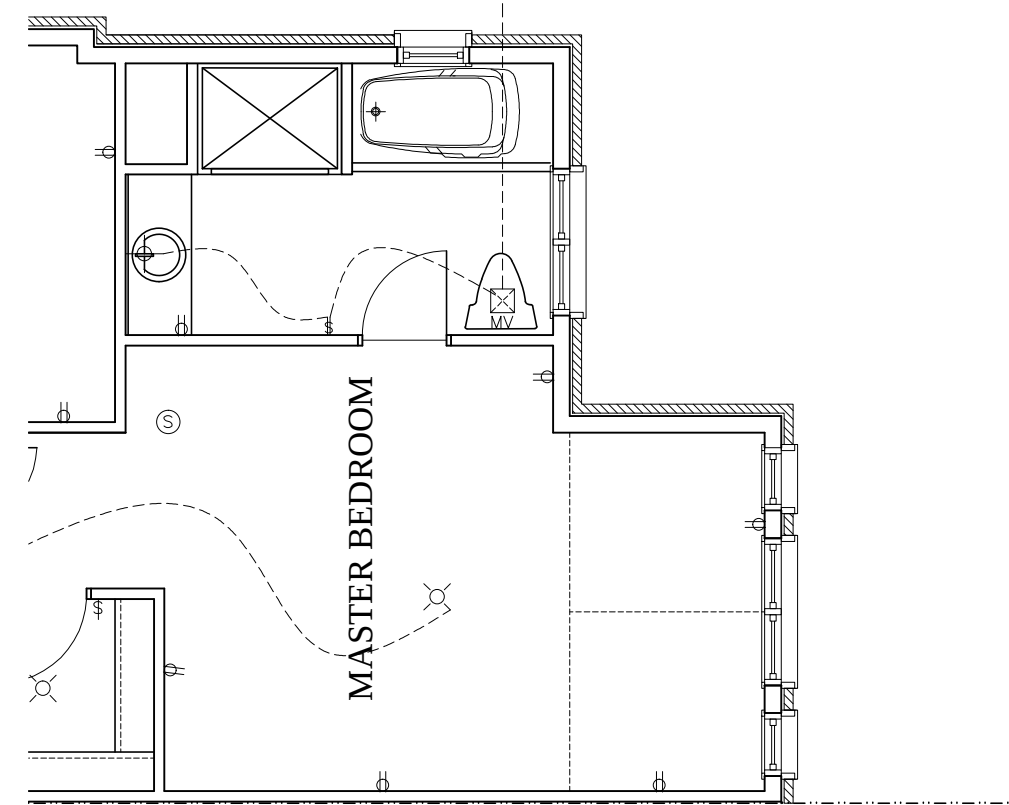
Standard telephone jack

Cable television outlet.

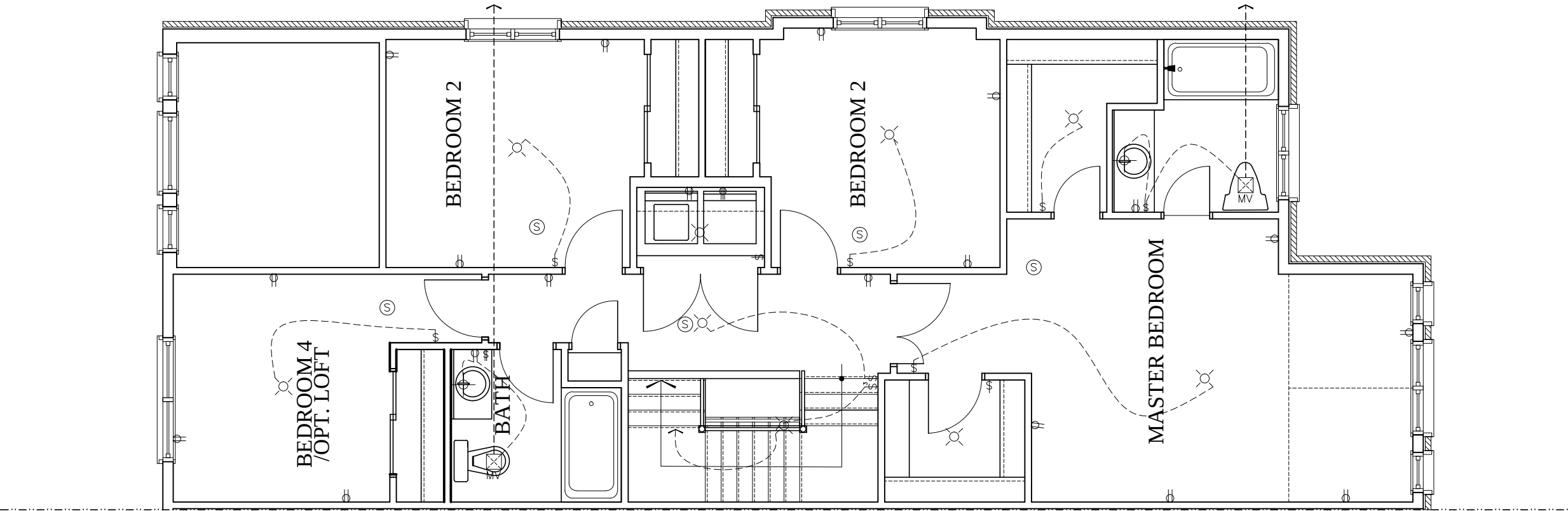
Central vacuum location (Optional)

Ceiling light fixture

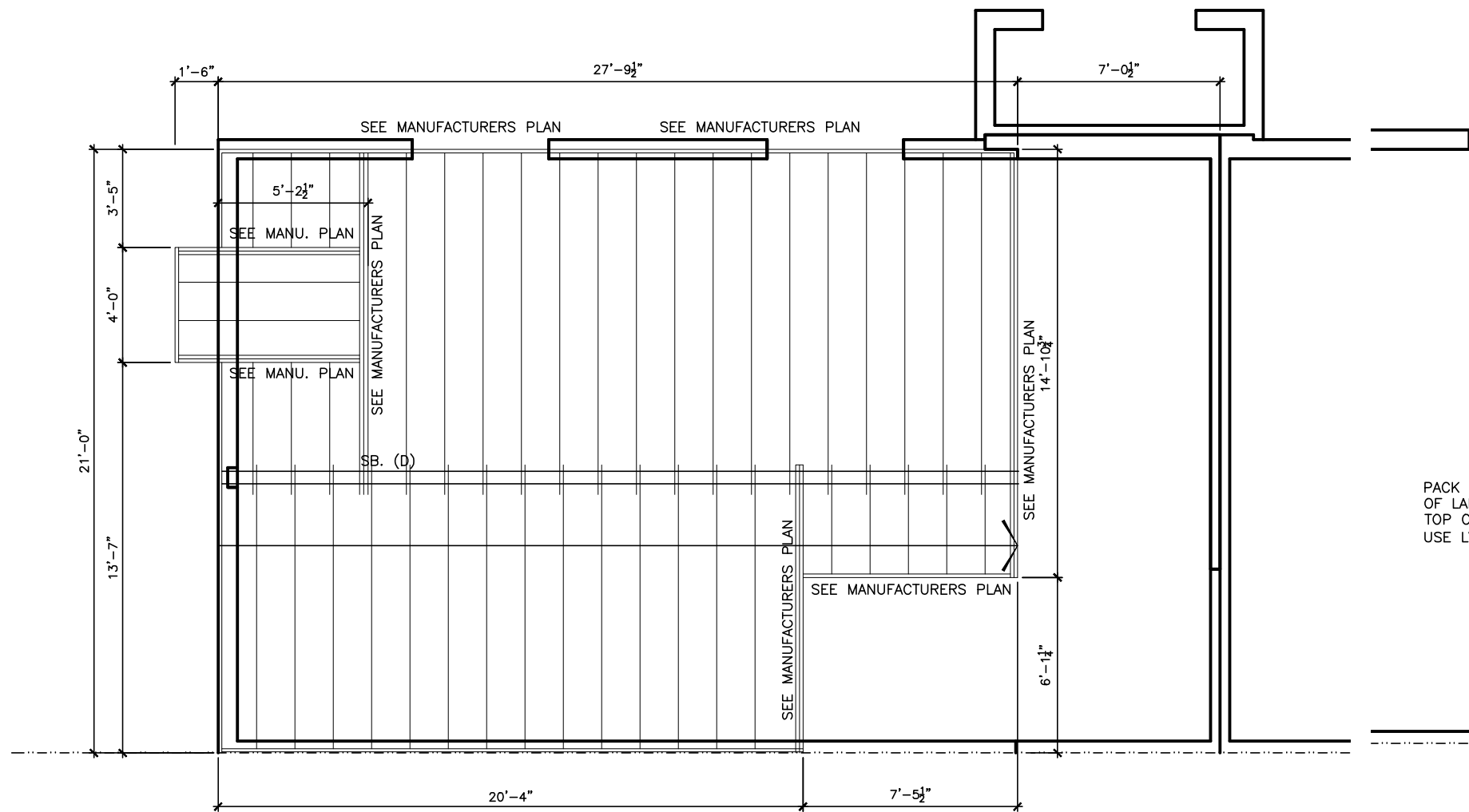
Pull Chain



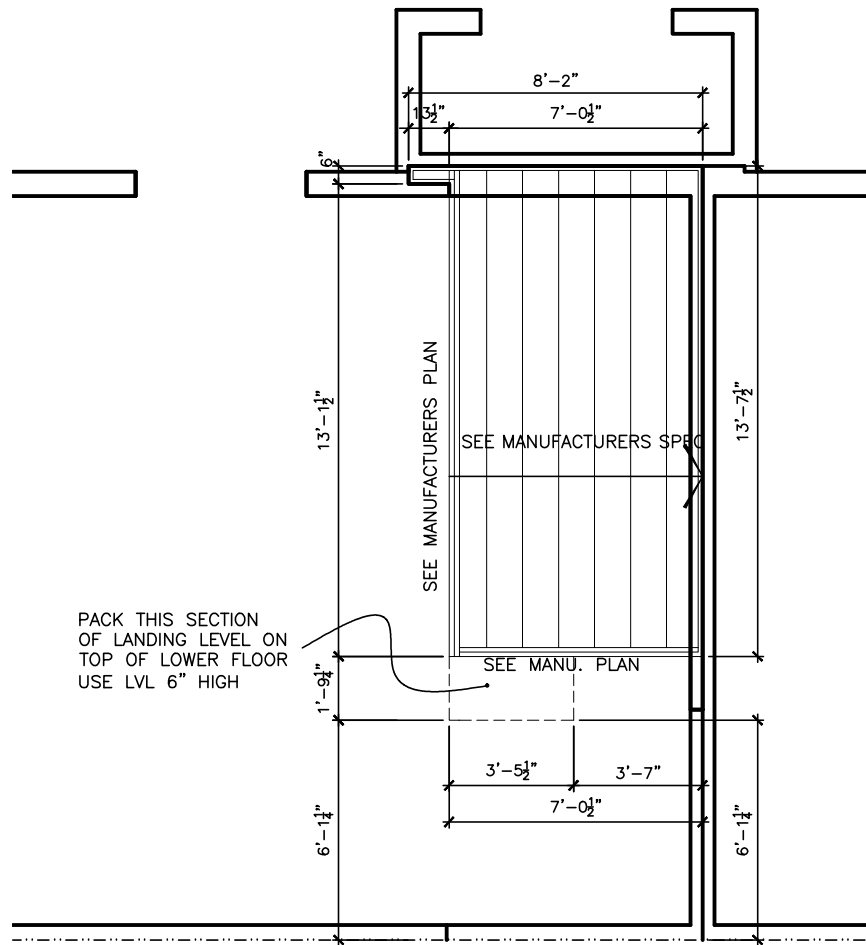
OPT 4pc ENSUITE



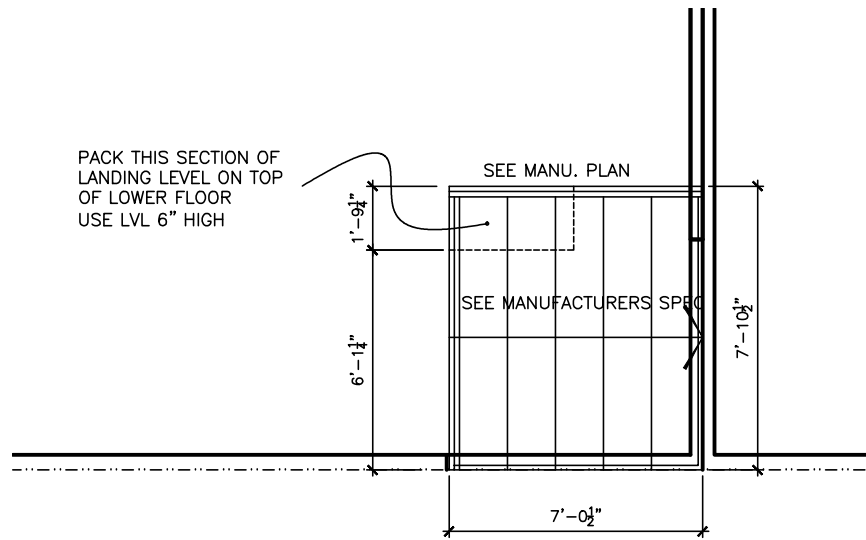
OPT A. SECOND FLOOR 3pc



JOIST PLAN 1st FLOOR



JOIST PLAN SUNKEN FOYER



JOIST PLAN POWDER ROOM

LOT **XXxx**

DATE **XX/XX/XX**

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FLOORS CONT

TENDER 2017

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

3.	ISSUED FOR 2016 TENDER	01/01/16	
2.	AS PER STRUCTURAL	9/12/15	
1.	STANDARD DRAWINGS	14/09/15	SI
NO.	DESCRIPTION	DATE	BY

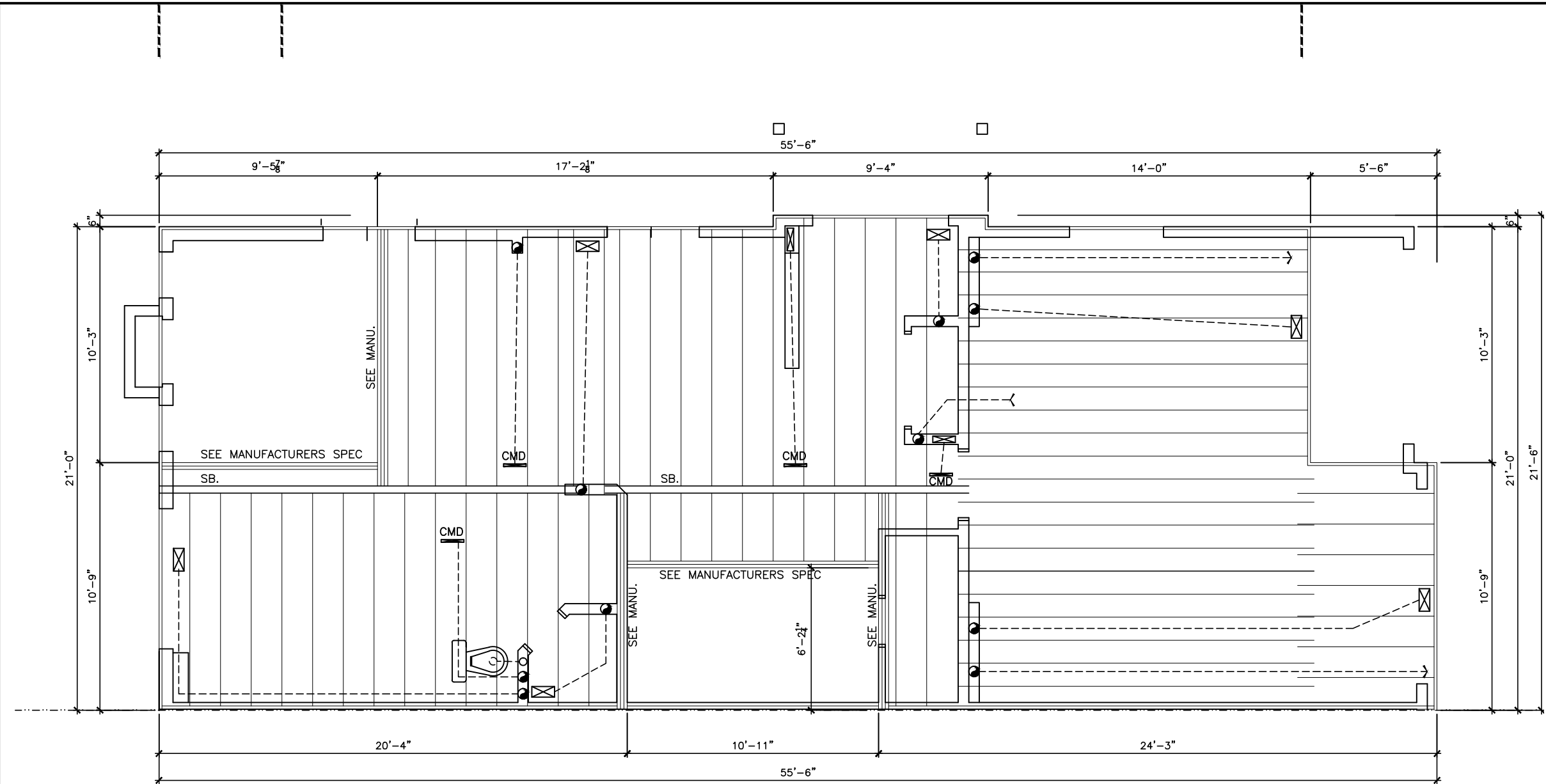


TITLE:
1st FLOOR JOIST PLAN

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

170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)

DWG.
J-1



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

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. (*)

(*)

- 12# ANCH (WHERE ANCH PL. NOT USED)

ALL FOOTINGS

600x200 DP. UNLESS NOTED

SOIL:

100 KPA

2012 OBC DRAWINGS

3.	ISSUED FOR 2016 TENDER	01/01/16	
2.	AS PER STRUCTURAL	9/12/15	
1.	STANDARD DRAWINGS	14/09/15	SI
NO.	DESCRIPTION	DATE	BY



TITLE:

2nd FLOOR JOIST PLAN

ACAD FILE:

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

170-The Bassett
2012 Footprint
(STANDARD DRAWINGS)

DWG.

J-2