

**** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM ****

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

- 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 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARGING
- PC - PARGING
- PC10 - PRECAST HEADER 10"
- PC8 - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

REV-3	AS PER STRUCTURAL	12/14/18	VH
REV-2	AS PER STRUCTURAL	06/27/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON
NO.	DESCRIPTION	DATE	BY

FRONT ELEVATION 'A'

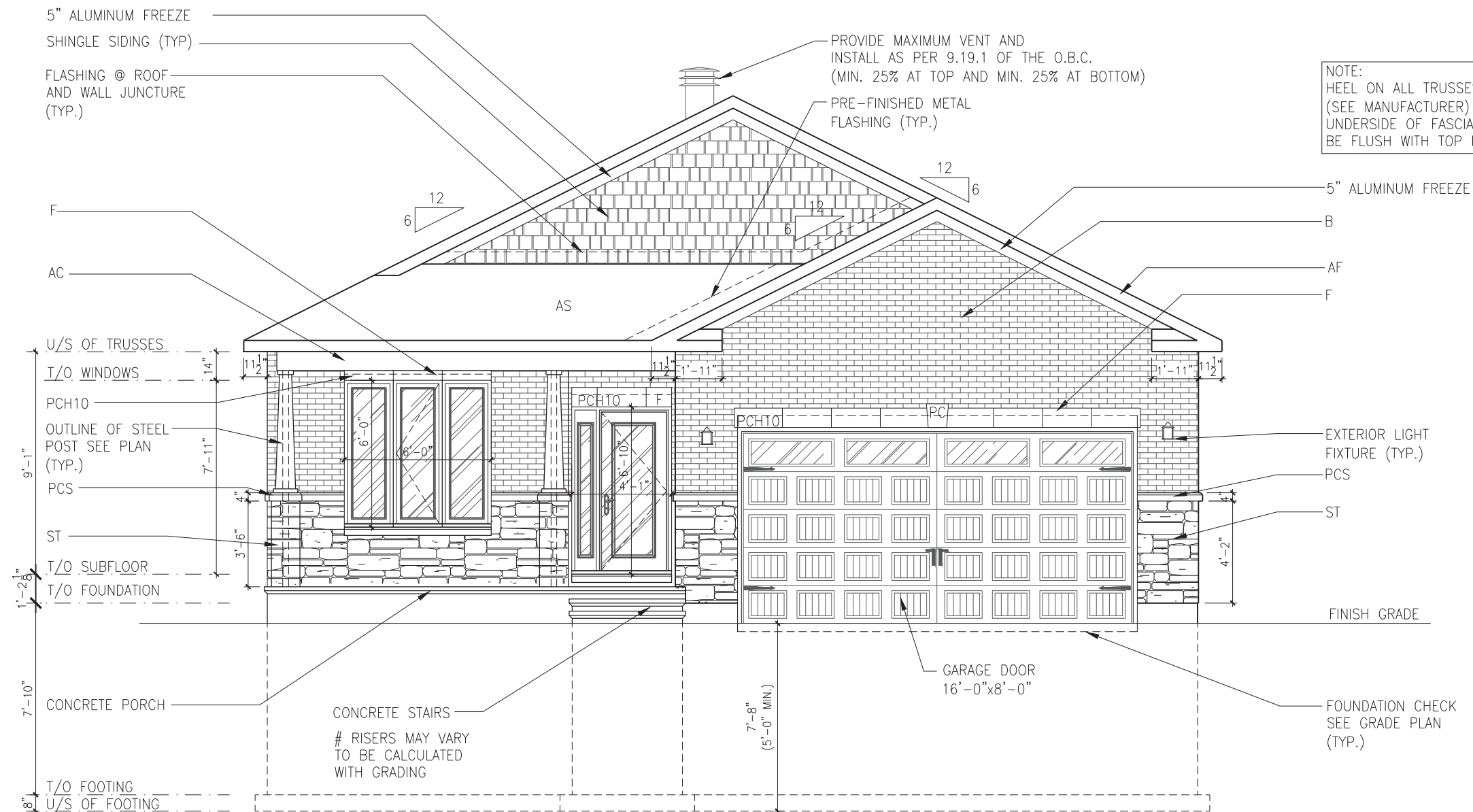
1020 - THE MORGAN
2018 FOOTPRINT
 (STANDARD DRAWINGS)

STANDARD PLAN WITH WALK-OUT BASEMENT:

GROSS INSULATED = 234.5 M. SQ.
WALL AREA

GROSS WINDOW = 30.27 M. SQ.
AREA

PERCENT GLASS TO WALL AREA = 12.9%



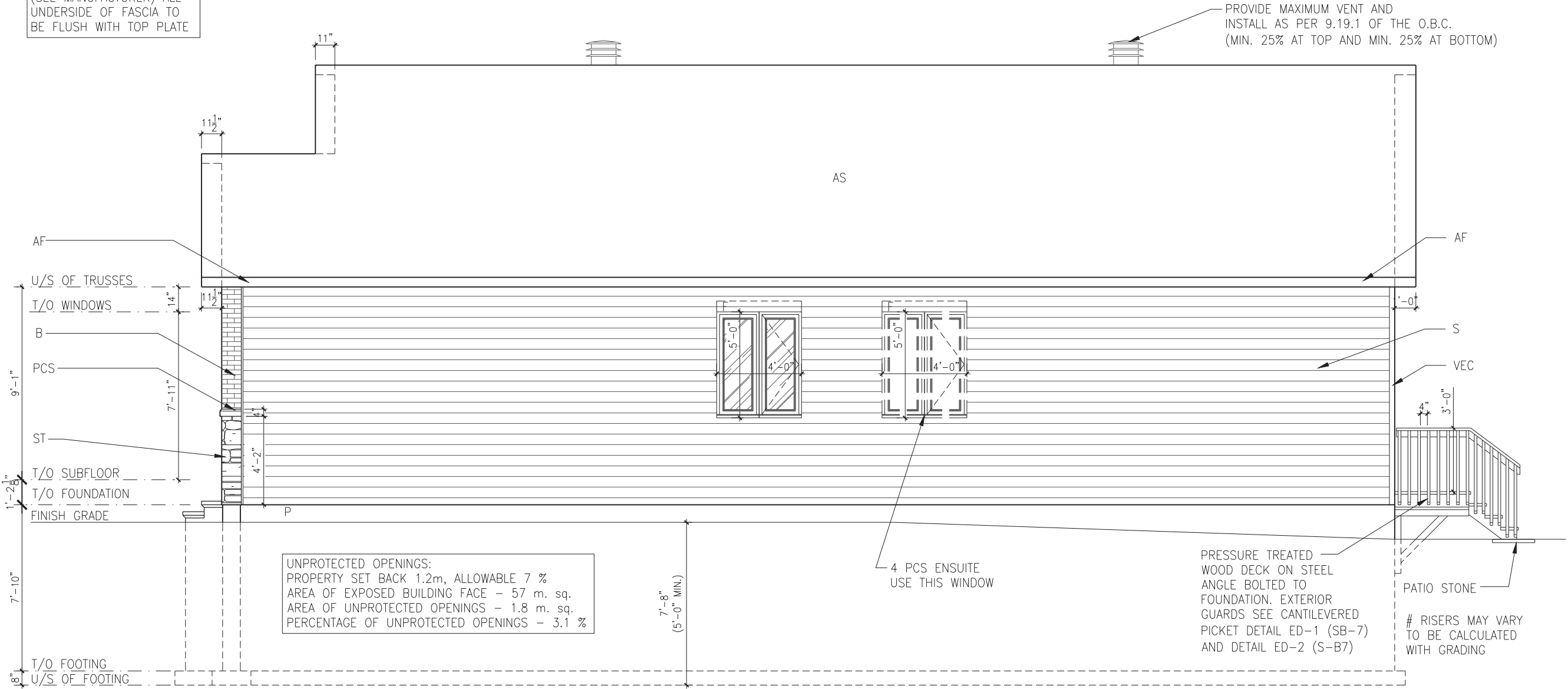
NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

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

SHEET:

A.1a

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



ELEVATION A - RIGHT

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

LOT: XXXX
DATE: XX/XX/XXXX



I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR
VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS
AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

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REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON	

DRAWING:

RIGHT ELEVATION 'A'

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.2a


Valecraft
Homes Ltd.

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(STANDARD DRAWINGS)

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A.2a

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

— PROVIDE MAXIMUM VENT AND
INSTALL AS PER 9.19.1 OF THE O.B.C.
(MIN. 25% AT TOP AND MIN. 25% AT BOTTOM)

4 PCS ENSUITE
USE THIS WINDOW

PRESSURE TREATED —
WOOD DECK ON STEEL
ANGLE BOLTED TO
FOUNDATION. EXTERIOR
GUARDS SEE CANTILEVERED
PICKET DETAIL ED-1 (SB-7)
AND DETAIL ED-2 (S-B7)

PATIO STONE —

RISERS MAY VARY
TO BE CALCULATED
WITH GRADING

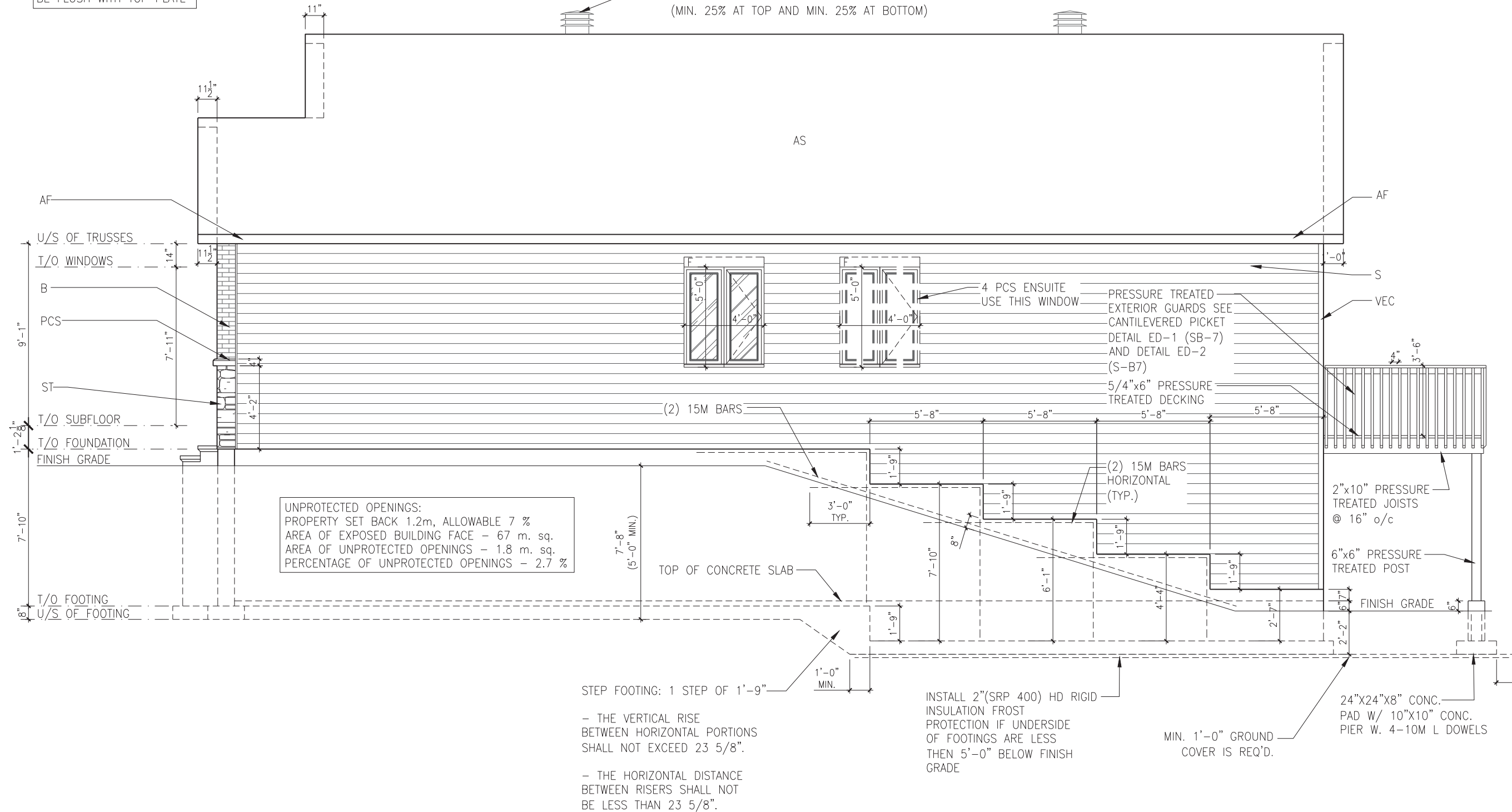
UNPROTECTED OPENINGS:	
PROPERTY SET BACK 1.2m,	ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE	– 57 m. sq.
AREA OF UNPROTECTED OPENINGS	– 1.8 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS	– 3.1 %

ELEVATION A - RIGHT REDUCED

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

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

LOT: _____ **XXXX**
DATE: _____ **XX/XX/XXXX**



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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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DRAWING: **WALK-OUT BASEMENT
RIGHT ELEVATION 'A'**

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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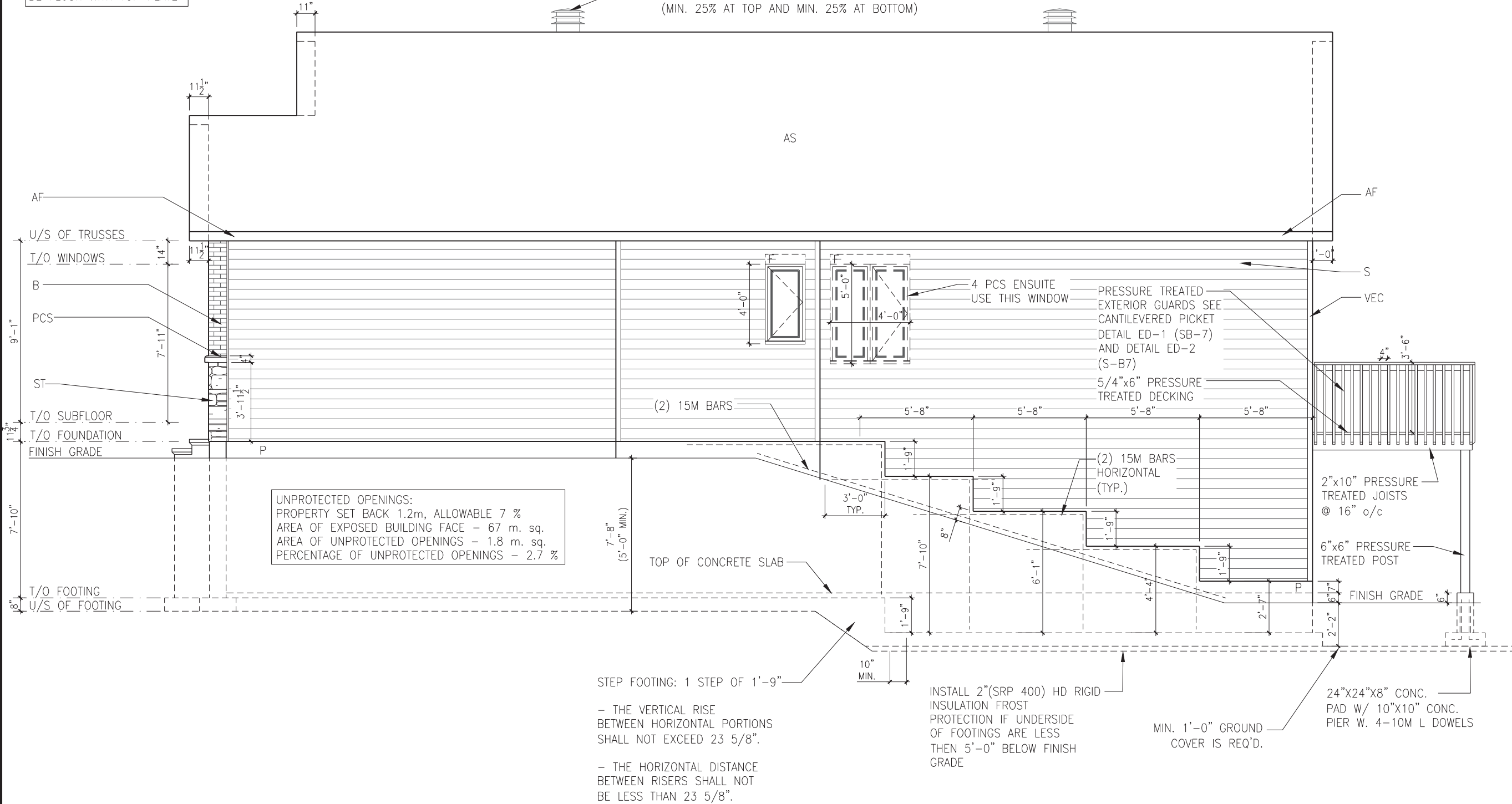
1020 - THE MORGAN 2018 FOOTPRINT

SHEET:

A.2a

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NO.	DESCRIPTION	DATE	BY

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RIGHT ELEVATION 'A' REDUCED

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1020 - THE MORGAN 2018 FOOTPRINT

A.2a

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PRE-FINISHED
METAL FLASHING

OUTLINE OF STEEL
POST SEE PLAN
(TYP.)

CONCRETE PORCH
AND STAIRS

PROVIDE G.I. METAL AREAWAY
2" ABOVE FINISHED GRADE &
DRAIN TO WEEPER TILE.
INSURE A CLEAR DISTANCE
OF 22" FROM BUILDING FACE
TO INSIDE OF WINDOW WELL.
(TYP.) (SEE DETAIL SP-24)

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE - 52 m. sq.
AREA OF UNPROTECTED OPENINGS - 2.27 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 4.3 %

OUTLINE OF OPTIONAL
3/12 CATHEDRAL
CEILING

AF

U/S OF TRUSSES

T/O WINDOWS

S

GAS FIREPLACE
VENT

VEC

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

REINFORCED WALL:
-15M VERTICAL BARS @ 10" o/c
-15M DOWEL BARS IN FOOTING
10" HORIZONTAL x 24" VERTICAL
@ 10" o/c

ELEVATION A - LEFT

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

LOT: XXXX

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LEFT ELEVATION 'A'

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1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.3a

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AF

U/S OF TRUSSES

T/O WINDOWS

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PCS

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CONCRETE PORCH
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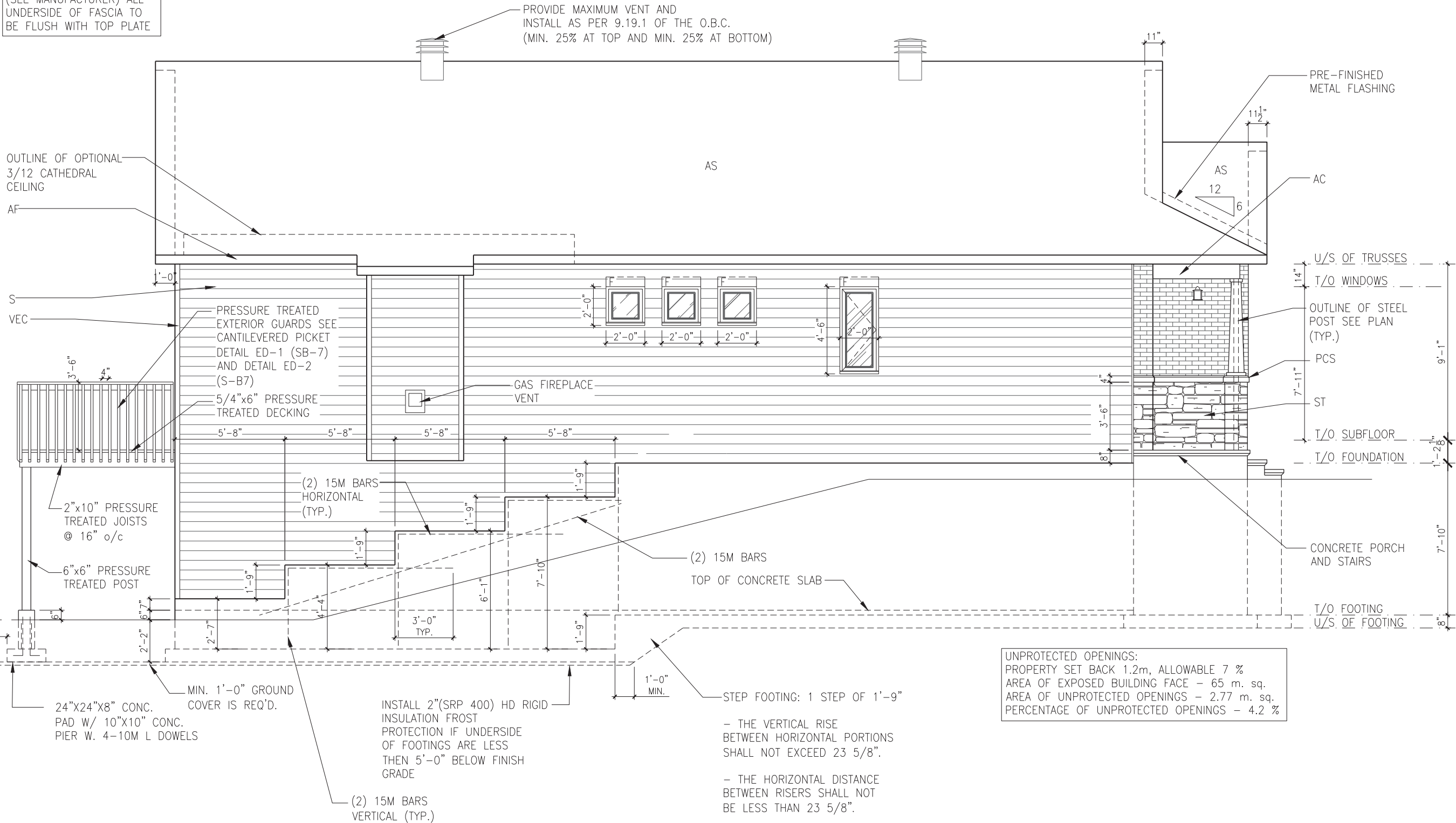
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BE FLUSH WITH TOP PLATE



WALK-OUT BASEMENT - ELEVATION A - LEFT

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

LOT: XXXX

DATE: XX/XX/XXXX



Valecraft
Homes Ltd.

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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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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
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- S - SIDING (HORIZONTAL)
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2012 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-3	AS PER STRUCTURAL	12/14/18	VH
REV-2	AS PER STRUCTURAL	06/27/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: WALK-OUT BASEMENT LEFT ELEVATION 'A'

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

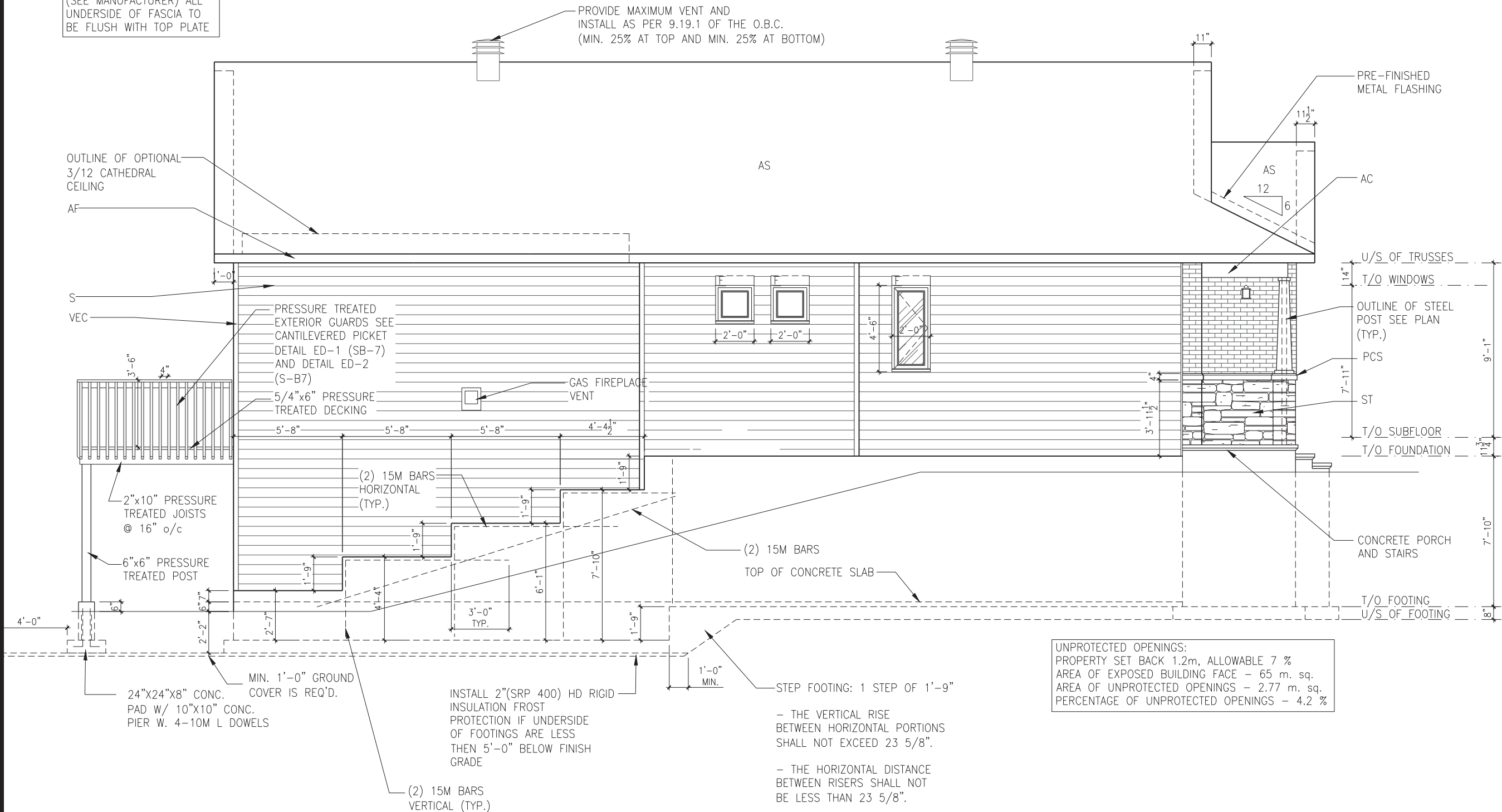
1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.3a

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE - 65 m. sq.
AREA OF UNPROTECTED OPENINGS - 2.77 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 4.2 %

WALK-OUT BASEMENT - ELEVATION A - LEFT REDUCED

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

LOT: XXXX

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DRAWING: WALK-OUT BASEMENT LEFT ELEVATION 'A' REDUCED

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.3a

STANDARD PLAN:

GROSS INSULATED = 188.6 M. SQ.
WALL AREA

GROSS WINDOW = 23.4 M. SQ.
AREA

PERCENT GLASS TO WALL AREA = 12.4%

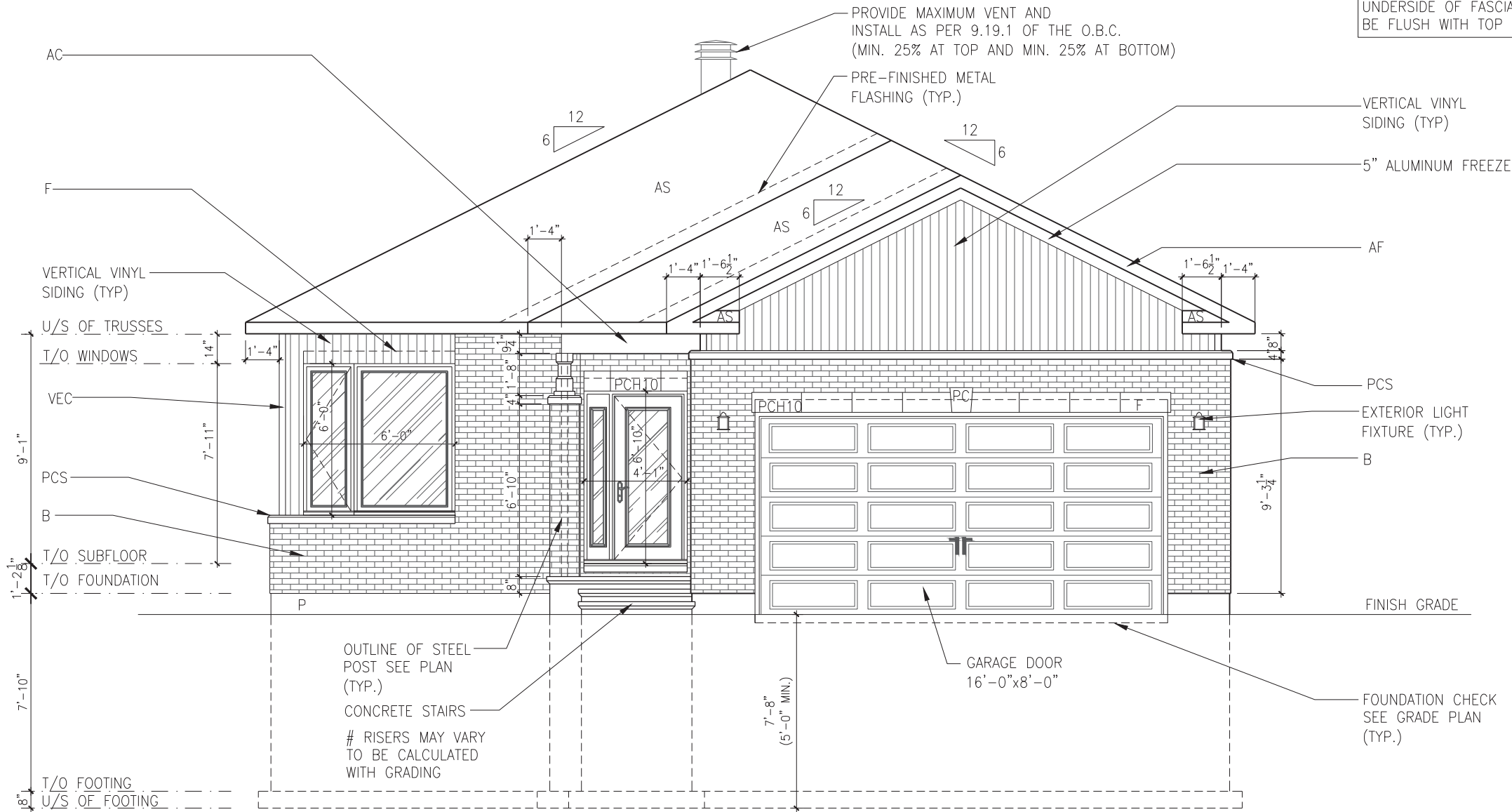
STANDARD PLAN WITH WALK-OUT BASEMENT:

GROSS INSULATED = 234.5 M. SQ.
WALL AREA

GROSS WINDOW = 30.27 M. SQ.
AREA

PERCENT GLASS TO WALL AREA = 12.9%

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



LOT: XXXX
DATE: XX/XX/XXXX



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DRAWING:

FRONT ELEVATION 'B'

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

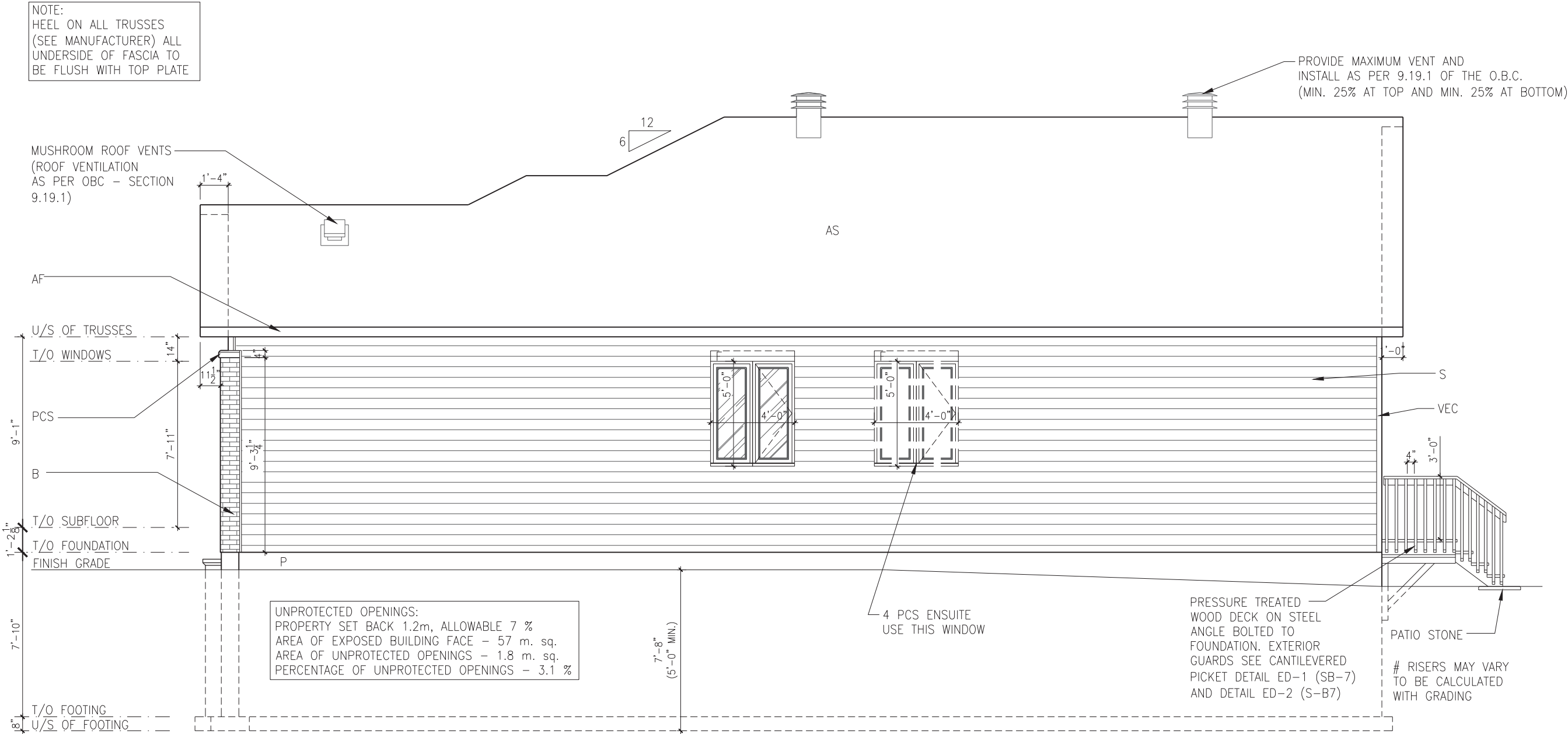
A.1b

ELEVATION B - FRONT

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

ELEVATION B - RIGHT

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



LOT: XXXX
DATE: XX/XX/XXXX



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DRAWING:

RIGHT ELEVATION 'B'

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

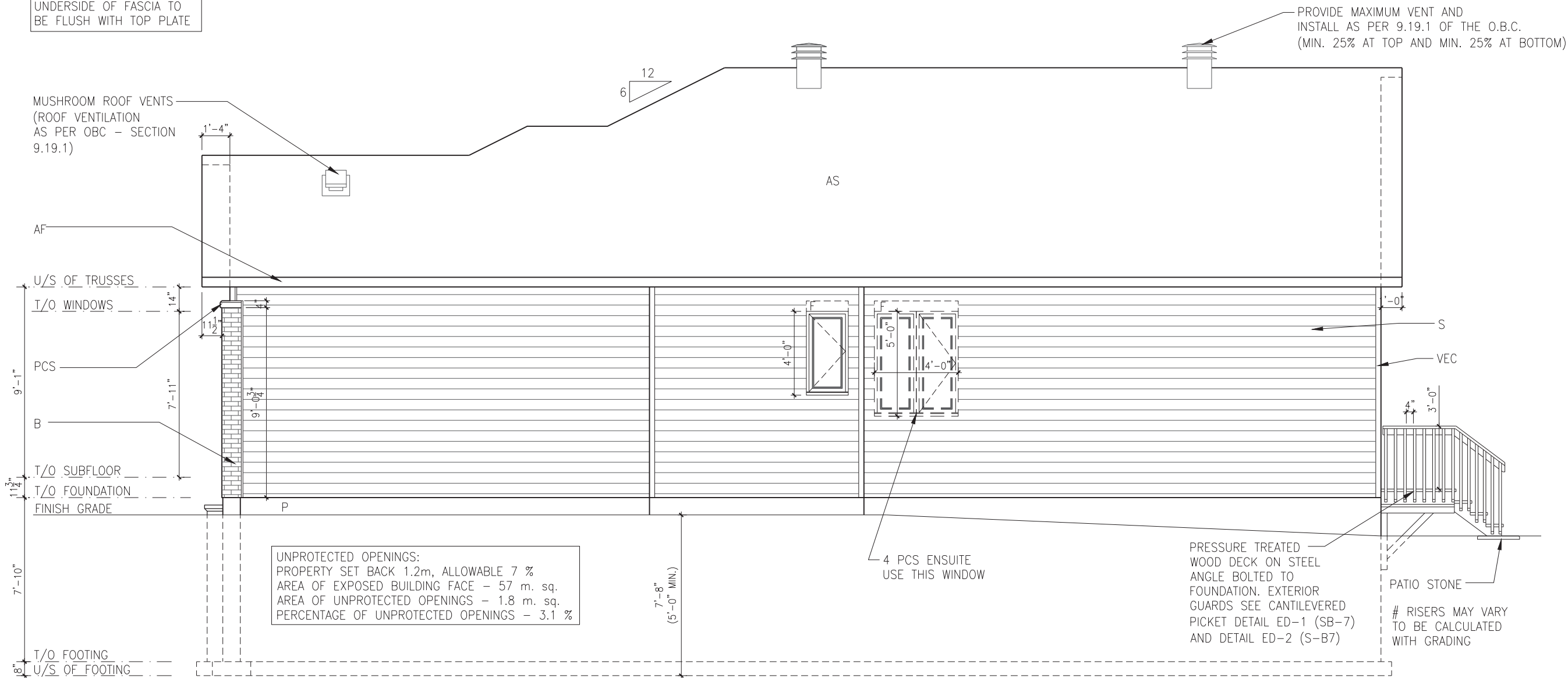
1020 - THE MORGAN
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(STANDARD DRAWINGS)

SHEET:

A.2b

NOTE:
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UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



ELEVATION B - RIGHT REDUCED

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

LOT: XXXX
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1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.2b

NOTE:
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(SEE MANUFACTURER) ALL
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BE FLUSH WITH TOP PLATE

MUSHROOM ROOF VENTS
(ROOF VENTILATION
AS PER OBC - SECTION
9.19.1)

AF—

U/S OF TRUSSES

T/O WINDOWS _____

PCS-

B —

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

— PROVIDE MAXIMUM VENT AND
INSTALL AS PER 9.19.1 OF THE O.B.C.
(MIN. 25% AT TOP AND MIN. 25% AT BOTTOM)

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE - 67 m. sq.
AREA OF UNPROTECTED OPENINGS - 1.8 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 2.7 %

STEP FOOTING: 1 STEP OF 1'-9"

- THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 23 5/8".
- THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 23 5/8".

INSTALL 2" (SRP 400) HD RIGID-
INSULATION FROST
PROTECTION IF UNDERSIDE
OF FOOTINGS ARE LESS
THEN 5'-0" BELOW FINISH
GRADE

MIN. 1'-0" GROUND
COVER IS REQ'D.

24"x24"x8" CONC. _____
 PAD W/ 10"x10" CONC. _____
 PIER W. 4-10M L DOWELS _____

WALK-OUT BASEMENT - ELEVATION B - RIGHT

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

LOT: _____ **XXXX**
DATE: _____ **XX/XX/XXXX**



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NO.	DESCRIPTION	DATE	BY

DRAWING: **WALK-OUT BASEMENT
RIGHT ELEVATION 'B'**

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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1020 - THE MORGAN 2018 FOOTPRINT

SHEET:

A.2b



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RIGHT ELEVATION 'B' REDUCED

ADDRESS:XX	SCALE:3/16" = 1'-0"	DATE:XX/XX/XXXX
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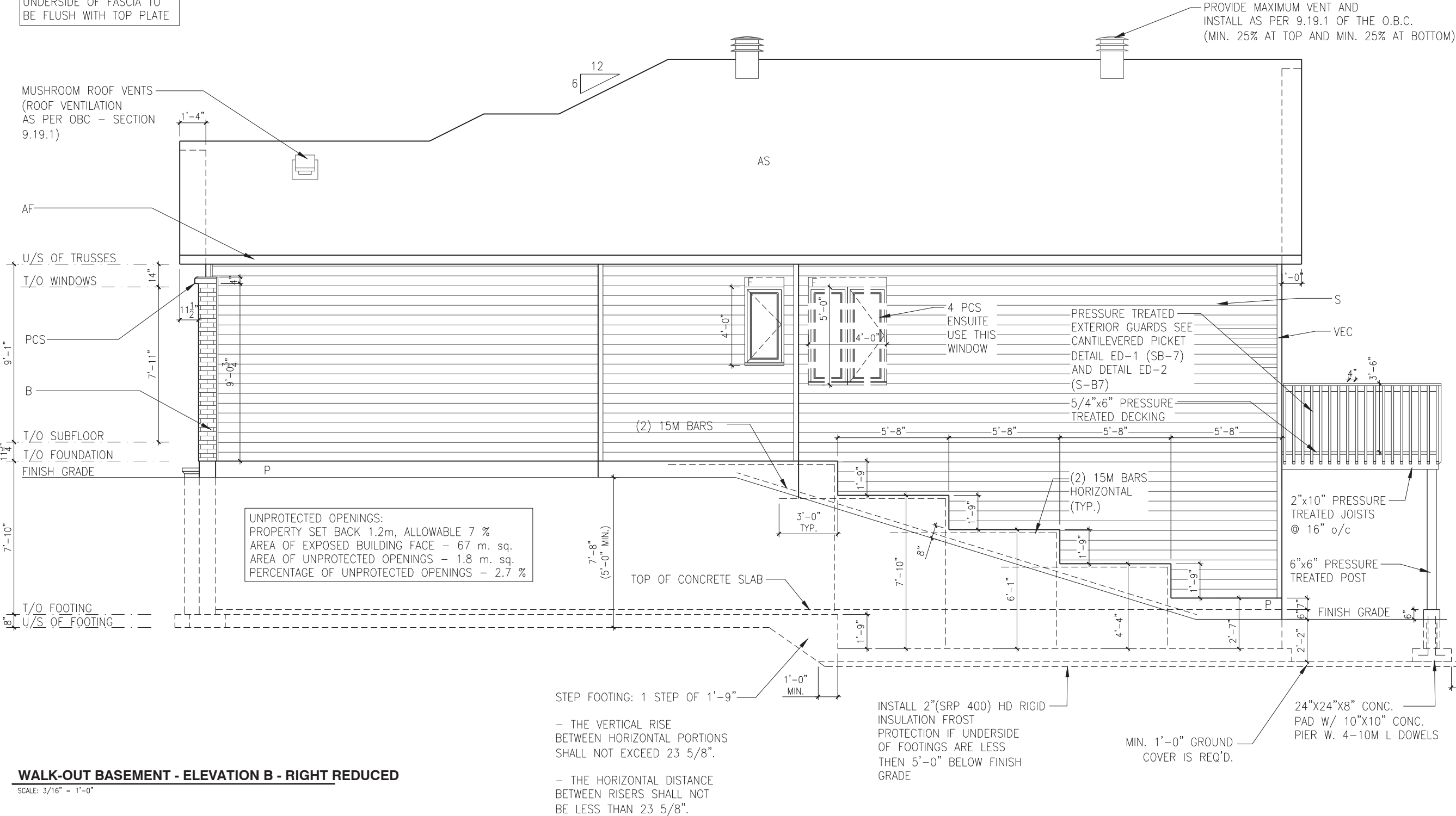
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(STANDARD DRAWINGS)

SHEET:

A.2b

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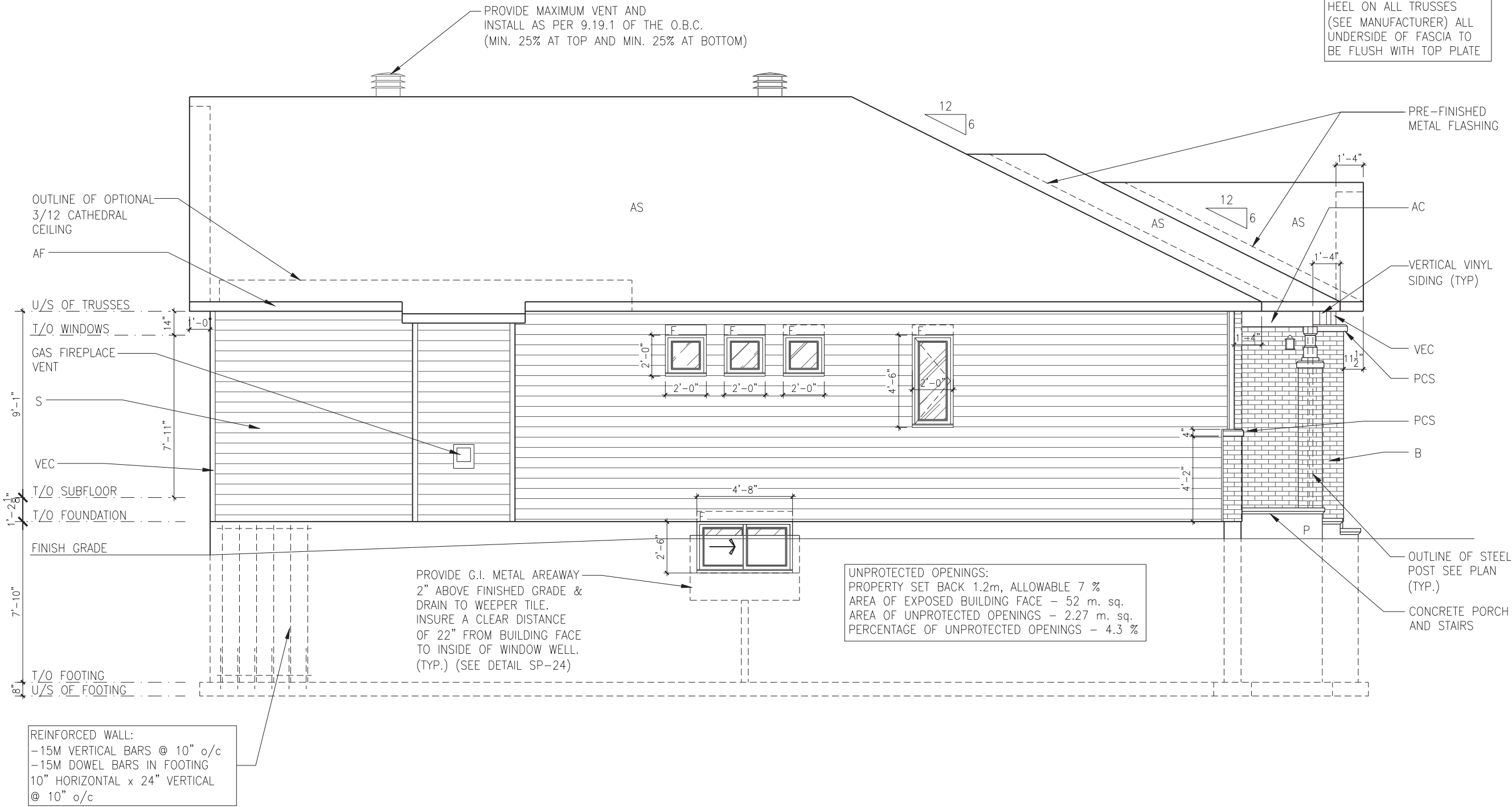


WALK-OUT BASEMENT - ELEVATION B - RIGHT REDUCED

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

ELEVATION B - LEFT

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



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2012 O.B.C. DRAWINGS

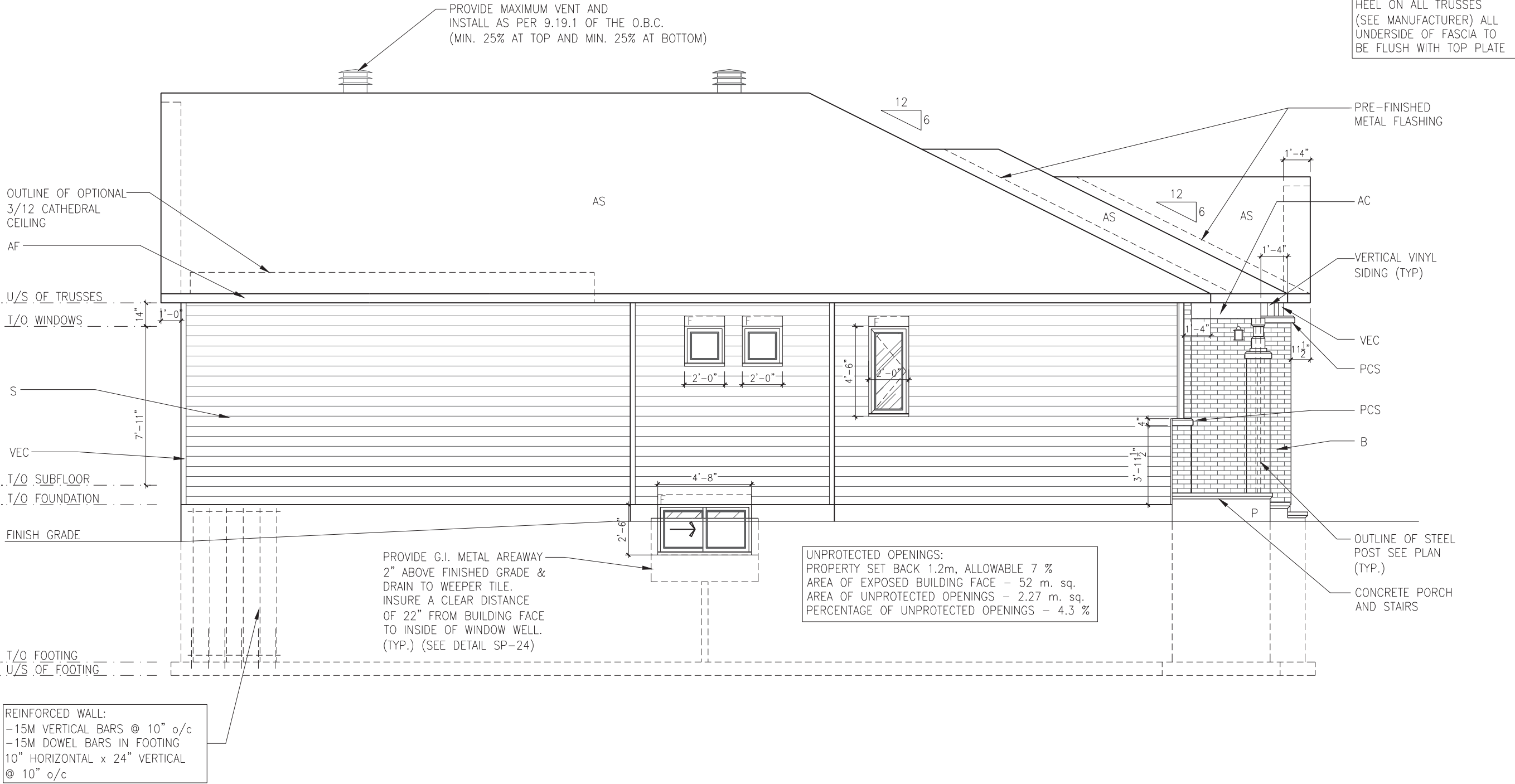
REV	DESCRIPTION	DATE	BY
REV-3	AS PER STRUCTURAL	12/14/18	VH
REV-2	AS PER STRUCTURAL	06/27/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON
NO.	DESCRIPTION	DATE	BY

LEFT ELEVATION 'B'

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN
2018 FOOTPRINT
(STANDARD DRAWINGS)

SHEET: A.3b



NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

LOT: XXXX
DATE: XX/XX/XXXX



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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

REV-3	AS PER STRUCTURAL	12/14/18	VH
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NO.	DESCRIPTION	DATE	BY

DRAWING:
LEFT ELEVATION 'B' REDUCED

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

**1020 - THE MORGAN
2018 FOOTPRINT**

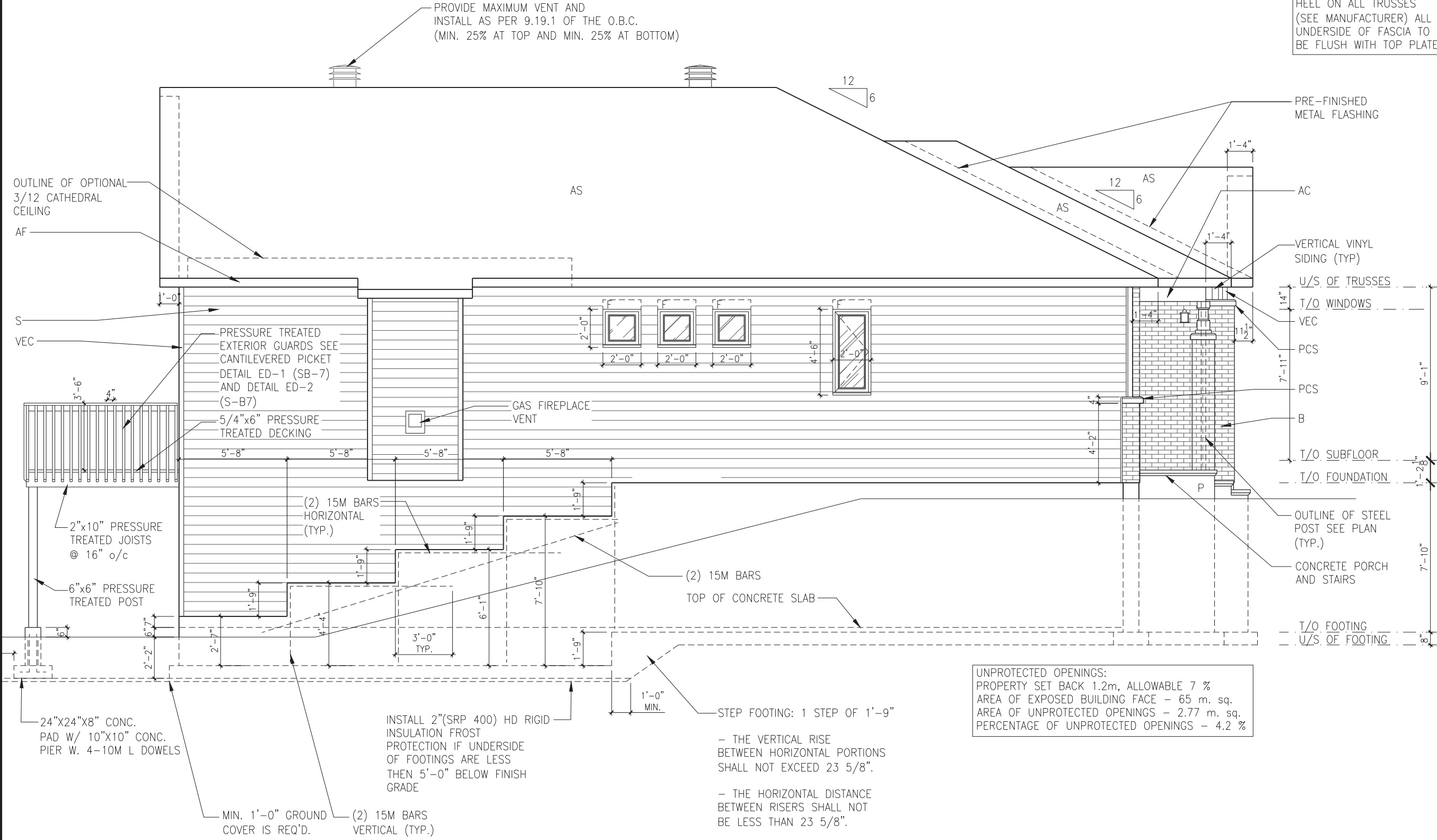
(STANDARD DRAWINGS)

SHEET:

A.3b

ELEVATION B - LEFT REDUCED

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



NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

LOT: XXXX
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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING: **WALK-OUT BASEMENT
LEFT ELEVATION 'B'**

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

**1020 - THE MORGAN
2018 FOOTPRINT** SHEET: **A.3b**
(STANDARD DRAWINGS)



Valecraft
Homes Ltd.

- PERSONAL BCIN #19896
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(STANDARD DRAWINGS)

SHEET:
A.3b

NOTE:
HEEL ON ALL TRUSSES
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BE FLUSH WITH TOP PLATE

<p>UNPROTECTED OPENINGS: PROPERTY SET BACK 1.2m, ALLOWABLE 7 % AREA OF EXPOSED BUILDING FACE – 65 m. sq. AREA OF UNPROTECTED OPENINGS – 2.77 m. sq. PERCENTAGE OF UNPROTECTED OPENINGS – 4.2 %</p>
--

—STEP FOOTING: 1 STEP OF 1'–9"

– THE VERTICAL RISE
BETWEEN HORIZONTAL PORTIONS
SHALL NOT EXCEED 23 5/8".

– THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 23 5/8".

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

STANDARD PLAN:

GROSS INSULATED = 188.6 M. SQ.
WALL AREA

GROSS WINDOW = 23.4 M. SQ.
AREA

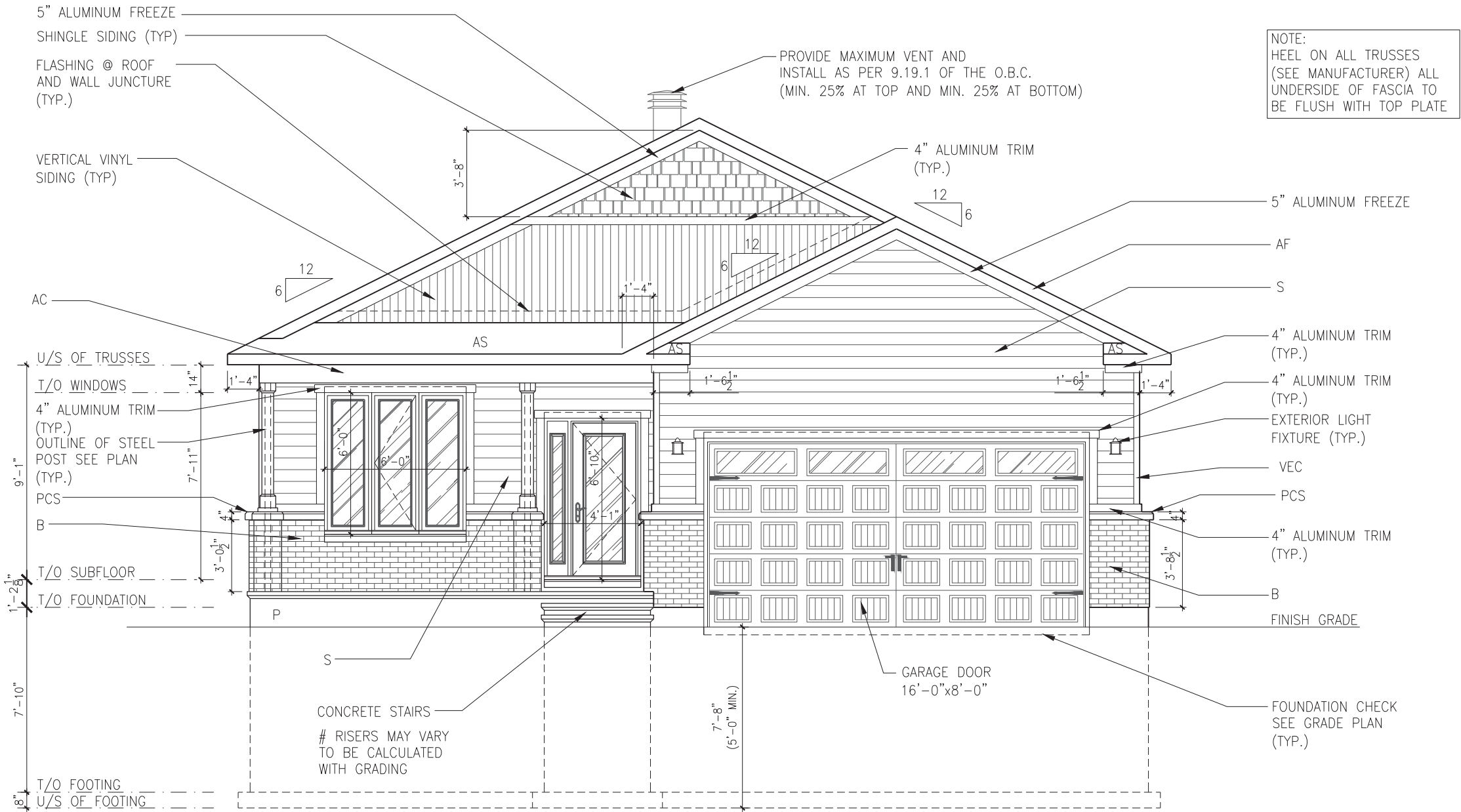
PERCENT GLASS TO WALL AREA = 12.4%

STANDARD PLAN WITH WALK-OUT BASEMENT:

GROSS INSULATED = 234.5 M. SQ.
WALL AREA

GROSS WINDOW = 30.27 M. SQ.
AREA

PERCENT GLASS TO WALL AREA = 12.9%



ELEVATION C - FRONT

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

LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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DRAWING:

FRONT ELEVATION 'C'

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN
2018 FOOTPRINT

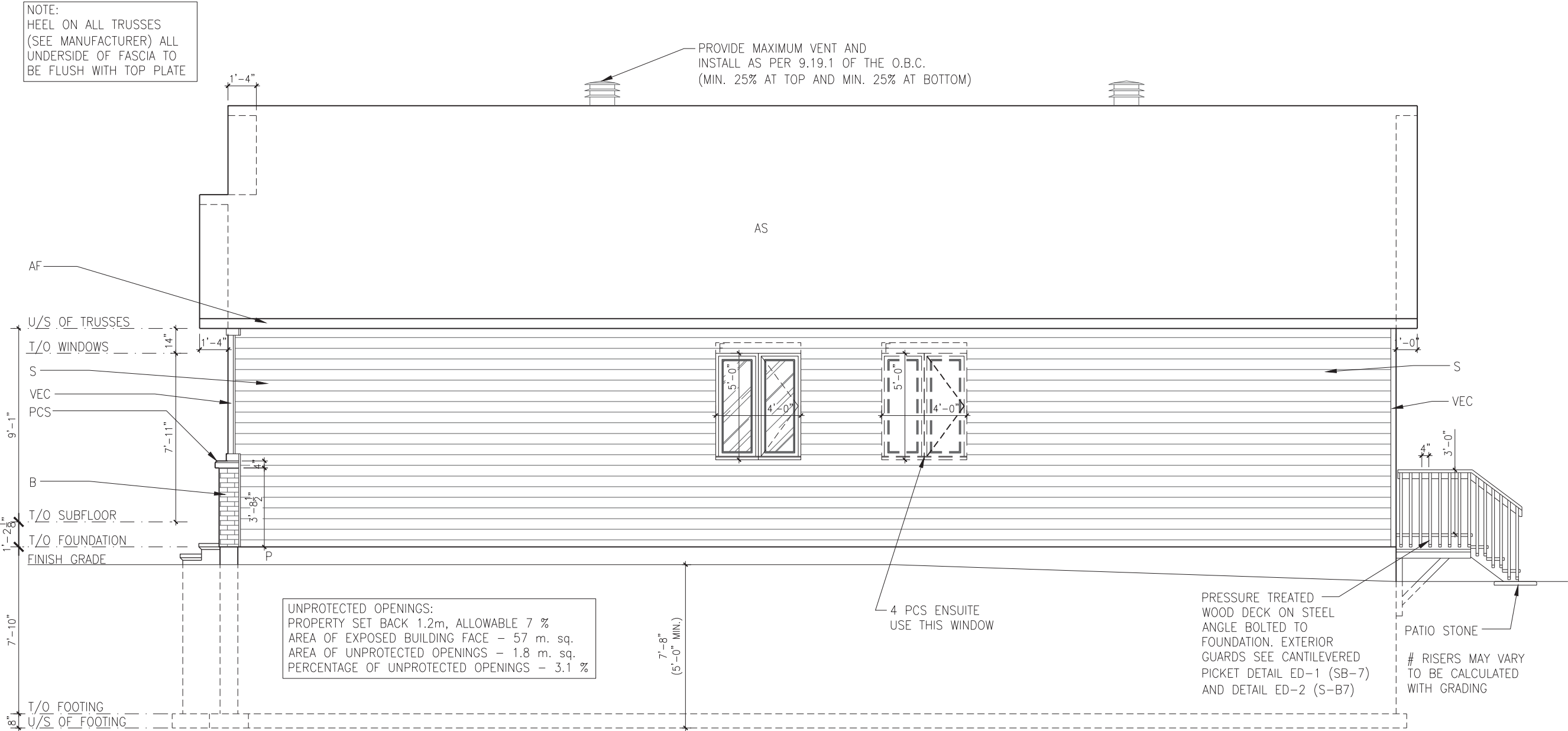
(STANDARD DRAWINGS)

SHEET:

A.1c

ELEVATION C - RIGHT

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



LOT: XXXX
DATE: XX/XX/XXXX



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DRAWING:

RIGHT ELEVATION 'C'

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1020 - THE MORGAN
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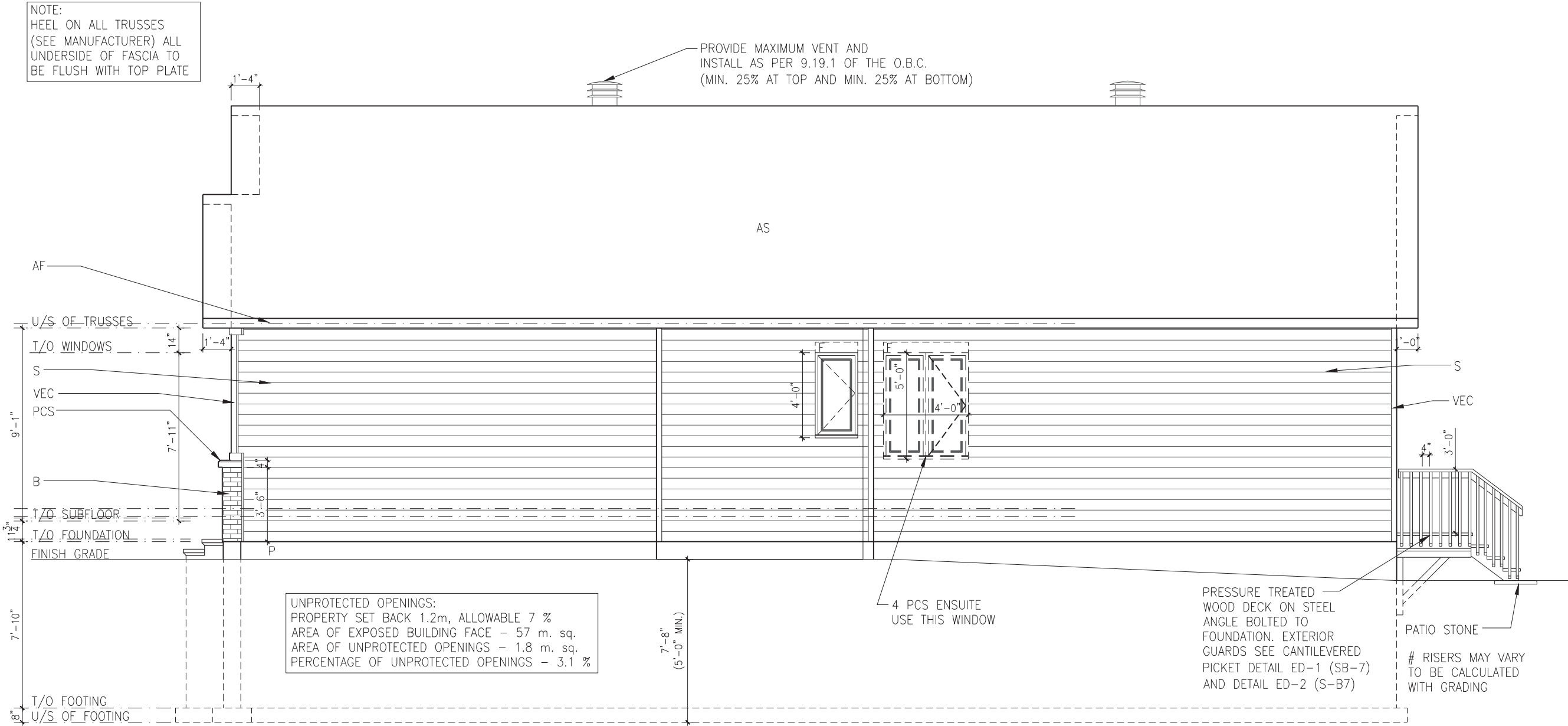
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SHEET:

A.2c

ELEVATION C - RIGHT REDUCED

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1020 - THE MORGAN
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SHEET:

A.2c

[illegible]

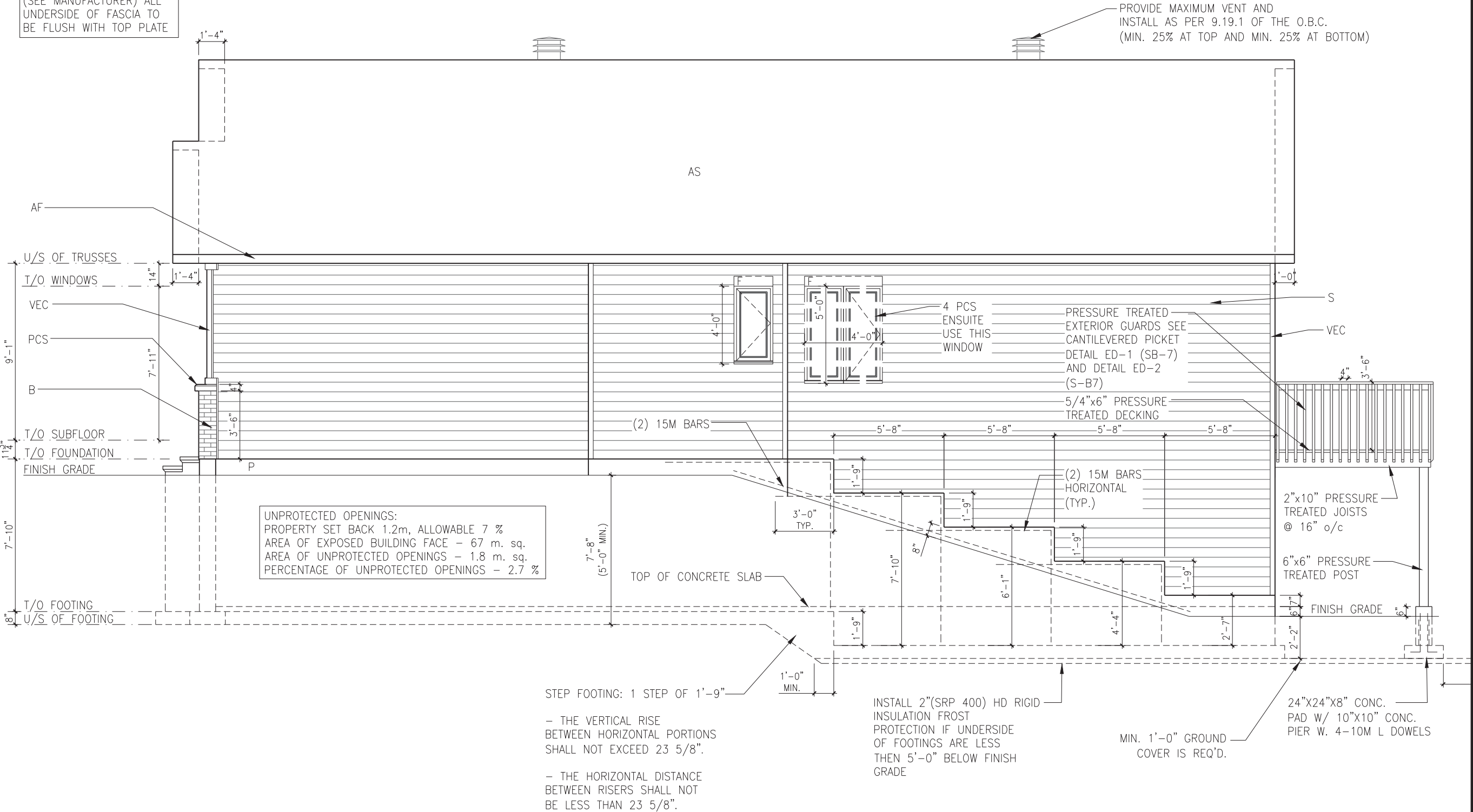
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WALK-OUT BASEMENT - ELEVATION C - RIGHT REDUCED

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

LOT: XXXX
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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 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARGING
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- PCH10 - PRECAST HEADER 10"
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2012 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-3	AS PER STRUCTURAL	12/14/18	VH
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NO.	DESCRIPTION	DATE	BY

DRAWING: WALK-OUT BASEMENT
RIGHT ELEVATION 'C' REDUCED

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

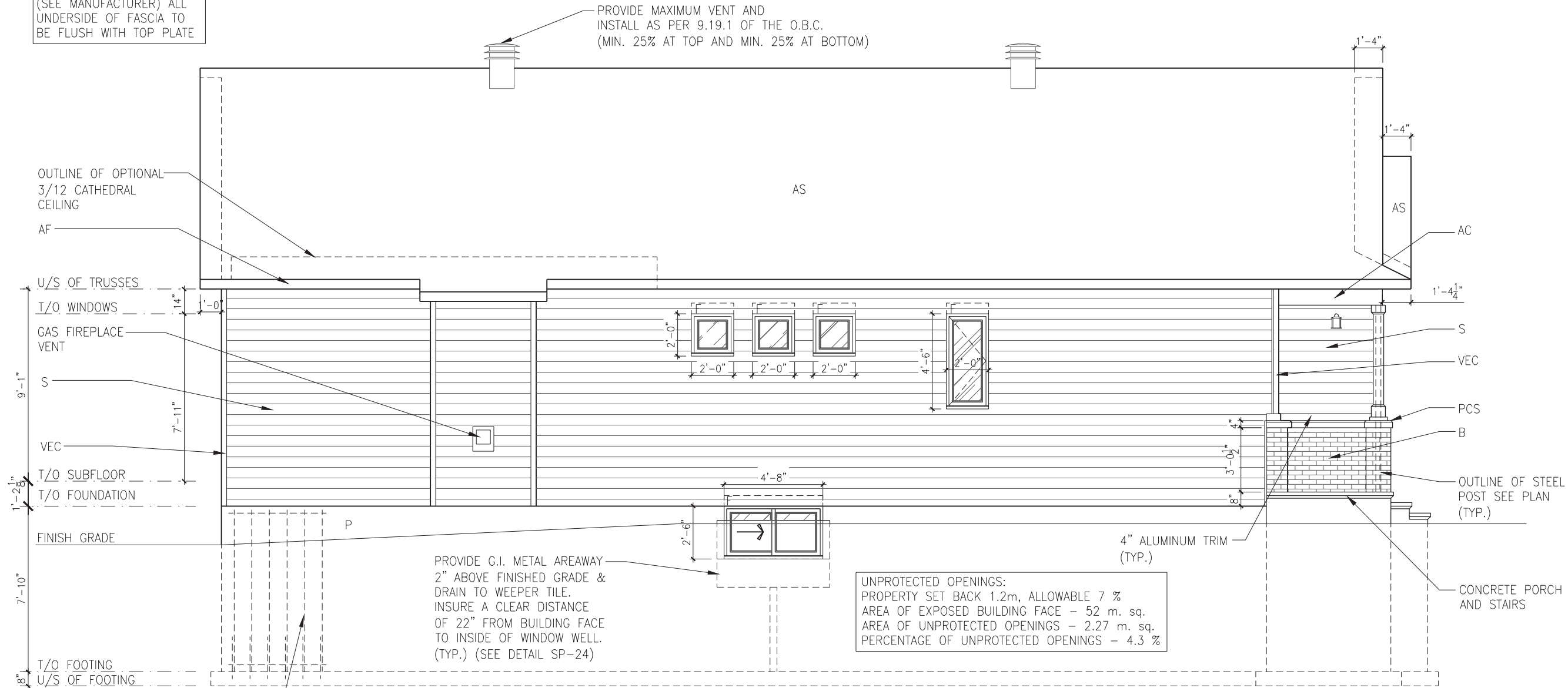
1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.2c

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



REINFORCED WALL:
-15M VERTICAL BARS @ 10" o/c
-15M DOWEL BARS IN FOOTING
10" HORIZONTAL x 24" VERTICAL
@ 10" o/c

ELEVATION C - LEFT

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

LOT: XXXX
DATE: XX/XX/XXXX



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DRAWING:

LEFT ELEVATION 'C'

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

**1020 - THE MORGAN
2018 FOOTPRINT**

(STANDARD DRAWINGS)

SHEET:

A.3c

NOTE:
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(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

PROVIDE MAXIMUM VENT AND
INSTALL AS PER 9.19.1 OF THE O.B.C.
(MIN. 25% AT TOP AND MIN. 25% AT BOTTOM)

OUTLINE OF OPTIONAL
3/12 CATHEDRAL
CEILING

AF

U/S OF TRUSSES

T/O WINDOWS

S

VEC

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

REINFORCED WALL:
-15M VERTICAL BARS @ 10" o/c
-15M DOWEL BARS IN FOOTING
10" HORIZONTAL x 24" VERTICAL
@ 10" o/c

PROVIDE G.I. METAL AREAWAY
2" ABOVE FINISHED GRADE &
DRAIN TO WEEPER TILE.
INSURE A CLEAR DISTANCE
OF 22" FROM BUILDING FACE
TO INSIDE OF WINDOW WELL.
(TYP.) (SEE DETAIL SP-24)

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE - 52 m. sq.
AREA OF UNPROTECTED OPENINGS - 2.27 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 4.3 %

4" ALUMINUM TRIM
(TYP.)

CONCRETE PORCH
AND STAIRS

LOT: XXXX

DATE: XX/XX/XXXX



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**1020 - THE MORGAN
2018 FOOTPRINT**

(STANDARD DRAWINGS)

SHEET:

A.3c

ELEVATION C - LEFT REDUCED

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

NOTE:
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S

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PRESSURE TREATED
EXTERIOR GUARDS SEE
CANTILEVERED PICKET
DETAIL ED-1 (SB-7)
AND DETAIL ED-2
(S-B7)

5/4"x6" PRESSURE
TREATED DECKING

2"x10" PRESSURE
TREATED JOISTS
@ 16" o/c

6"x6" PRESSURE
TREATED POST

24"x24"x8" CONC.
PAD W/ 10"x10" CONC.
PIER W. 4-10M L DOWELS

MIN. 1'-0" GROUND
COVER IS REQ'D.

INSTALL 2"(SRP 400) HD RIGID
INSULATION FROST
PROTECTION IF UNDERSIDE
OF FOOTINGS ARE LESS
THEN 5'-0" BELOW FINISH
GRADE

(2) 15M BARS
VERTICAL (TYP.)

GAS FIREPLACE
VENT

(2) 15M BARS
HORIZONTAL
(TYP.)

(2) 15M BARS

TOP OF CONCRETE SLAB

STEP FOOTING: 1 STEP OF 1'-9"

- THE VERTICAL RISE
BETWEEN HORIZONTAL PORTIONS
SHALL NOT EXCEED 23 5/8".

- THE HORIZONTAL DISTANCE
BETWEEN RISERS SHALL NOT
BE LESS THAN 23 5/8".

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE - 65 m. sq.
AREA OF UNPROTECTED OPENINGS - 2.77 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 4.2 %

WALK-OUT BASEMENT - ELEVATION C - LEFT

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

LOT: XXXX

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1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.3c

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OUTLINE OF OPTIONAL
3/12 CATHEDRAL
CEILING

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VEC

PRESSURE TREATED
EXTERIOR GUARDS SEE
CANTILEVERED PICKET
DETAIL ED-1 (SB-7)
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5/4"x6" PRESSURE
TREATED DECKING

2"x10" PRESSURE
TREATED JOISTS
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24"x24"x8" CONC.
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WALK-OUT BASEMENT - ELEVATION C - LEFT REDUCED

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

LOT: XXXX

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1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.3c

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(MIN. 25% AT TOP AND MIN. 25% AT BOTTOM)

VERTICAL VINYL
SIDING (TYP)

OPTIONAL TRANSOM
OVER PATIO DOOR

OUTLINE OF OPTIONAL
3/12 CATHEDRAL CEILING

S

VEC

TEMPERED GLASS

(2) 15M HORIZONTAL BARS

OUTLINE OF BASEMENT
STAIRS

(2) 15M HORIZONTAL BARS

PRESSURE TREATED
WOOD DECK ON STEEL
ANGLE BOLTED TO
FOUNDATION. EXTERIOR
GUARDS SEE CANTILEVERED
PICKET DETAIL ED-1 (SB-7)
AND DETAIL ED-2 (S-B7)

RISERS MAY VARY
TO BE CALCULATED
WITH GRADING

REINFORCED WALL:
-15M VERTICAL BARS @ 10" o/c
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DRAWING:
REAR ELEVATION 'A, B, C'

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX SHEET:

**1020 - THE MORGAN
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(STANDARD DRAWINGS)

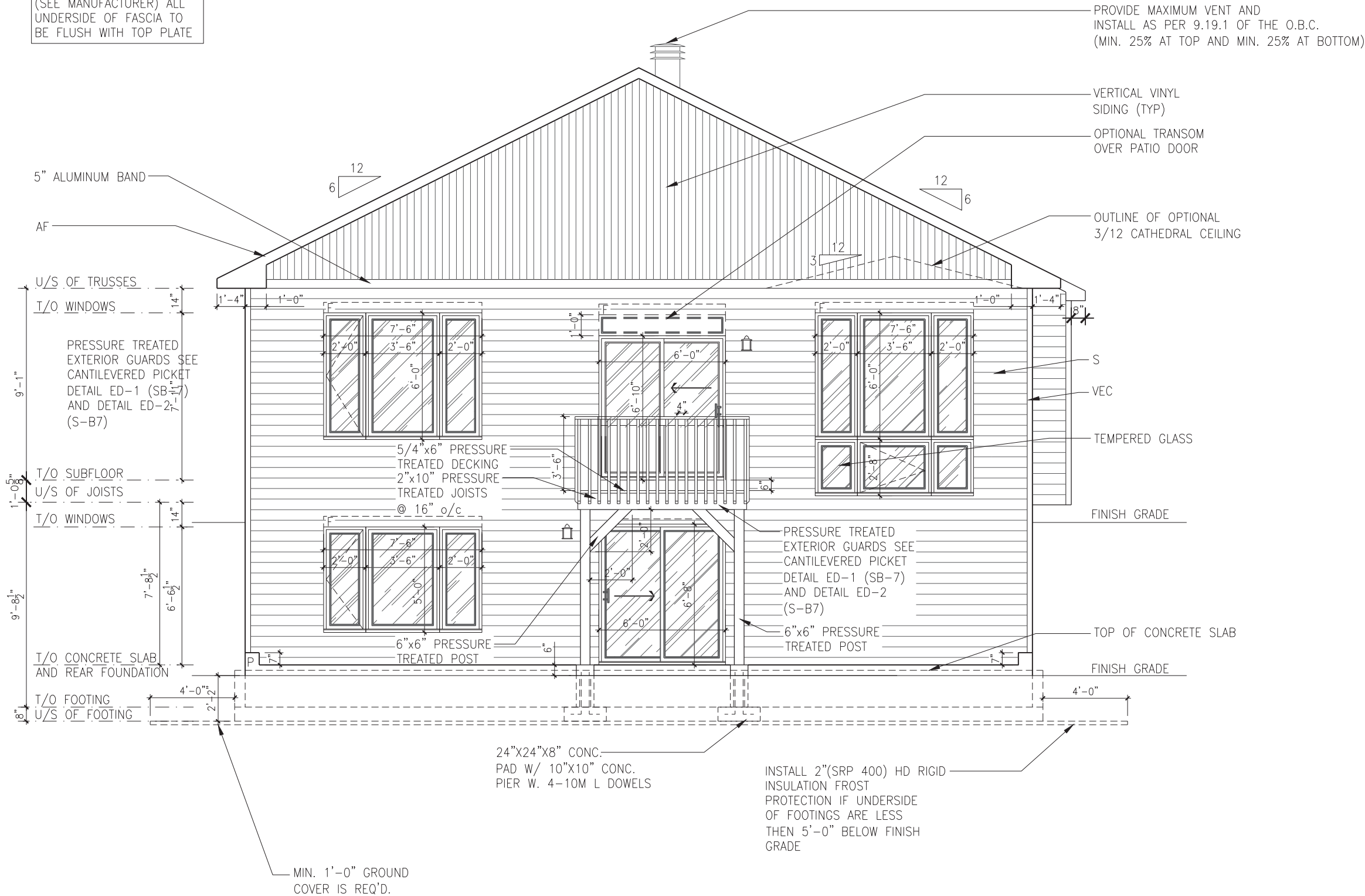
SHEET:

A.4a

ELEVATION A, B, C - REAR

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

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EXTERIOR FINISH LEGEND:

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT) + 20mm PROUD
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- B4 - STACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
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- B7 - BRICK CORBELLING
- B8 - BRICK COINING 20mm PROUD
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- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
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- AC - ALUMINUM CLADDING
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- AS - ASPHALT SHINGLES
- F - FLASHING
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- P - PARGING
- PC - PARGING
- PCH10 - PRECAST HEADER 10"
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- PCB - PRECAST BAND
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2012 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-3	AS PER STRUCTURAL	12/14/18	VH
REV-2	AS PER STRUCTURAL	06/27/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **WALK-OUT BASEMENT
REAR ELEVATION 'A, B, C'**

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

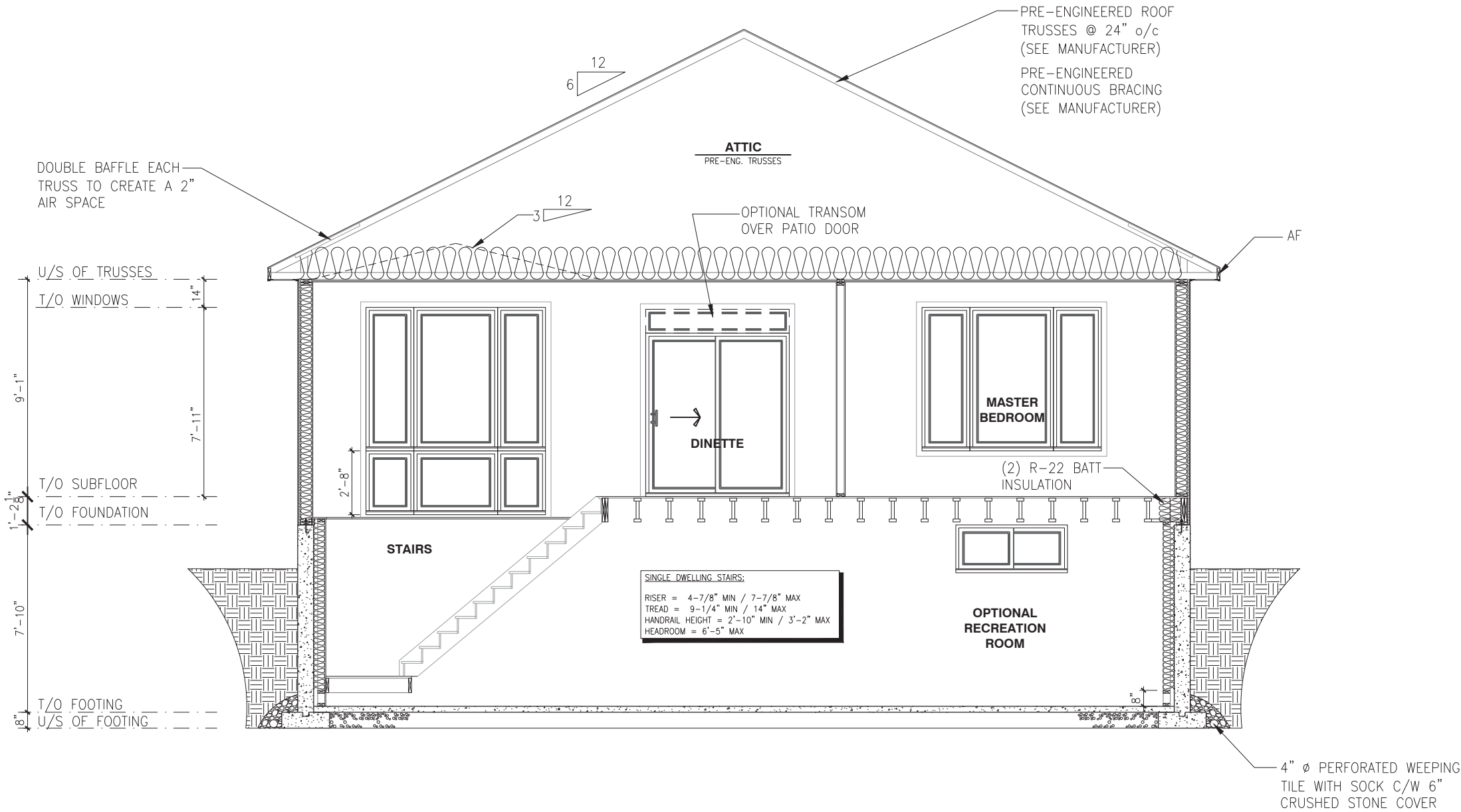
A.4a

WALK-OUT BASEMENT - ELEVATION A, B, C - REAR

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

ELEVATION A, B, C - BUILDING SECTION

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



LOT: XXXX
DATE: XX/XX/XXXX



I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

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2012 O.B.C. DRAWINGS

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BUILDING SECTION

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

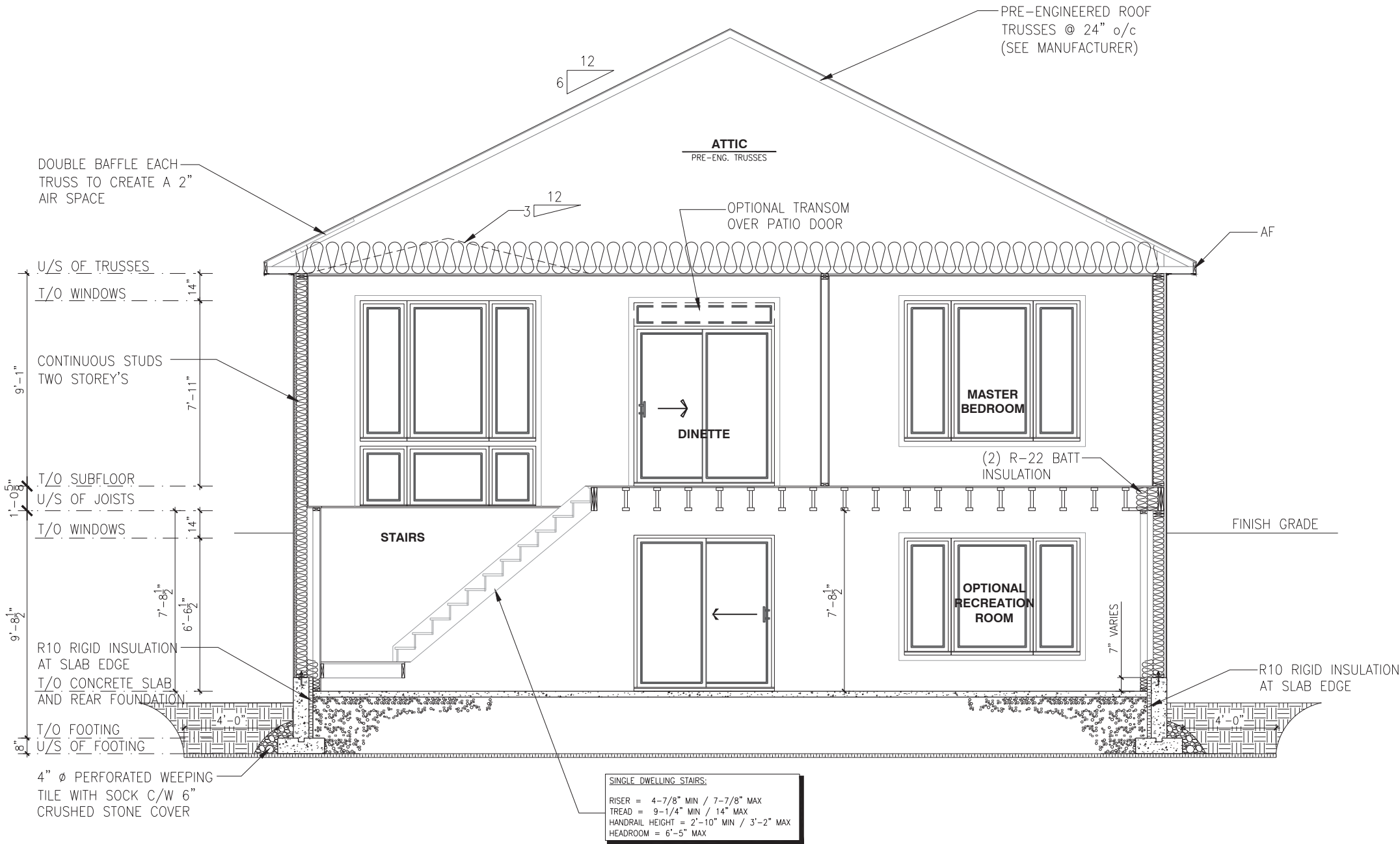
1020 - THE MORGAN
2018 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A.5

WALK-OUT BASEMENT - ELEVATION A, B, C - BUILDING SECTION

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



LOT: XXXX
DATE: XX/XX/XXXX



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DRAWING: WALK-OUT BASEMENT BUILDING SECTION

ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.5