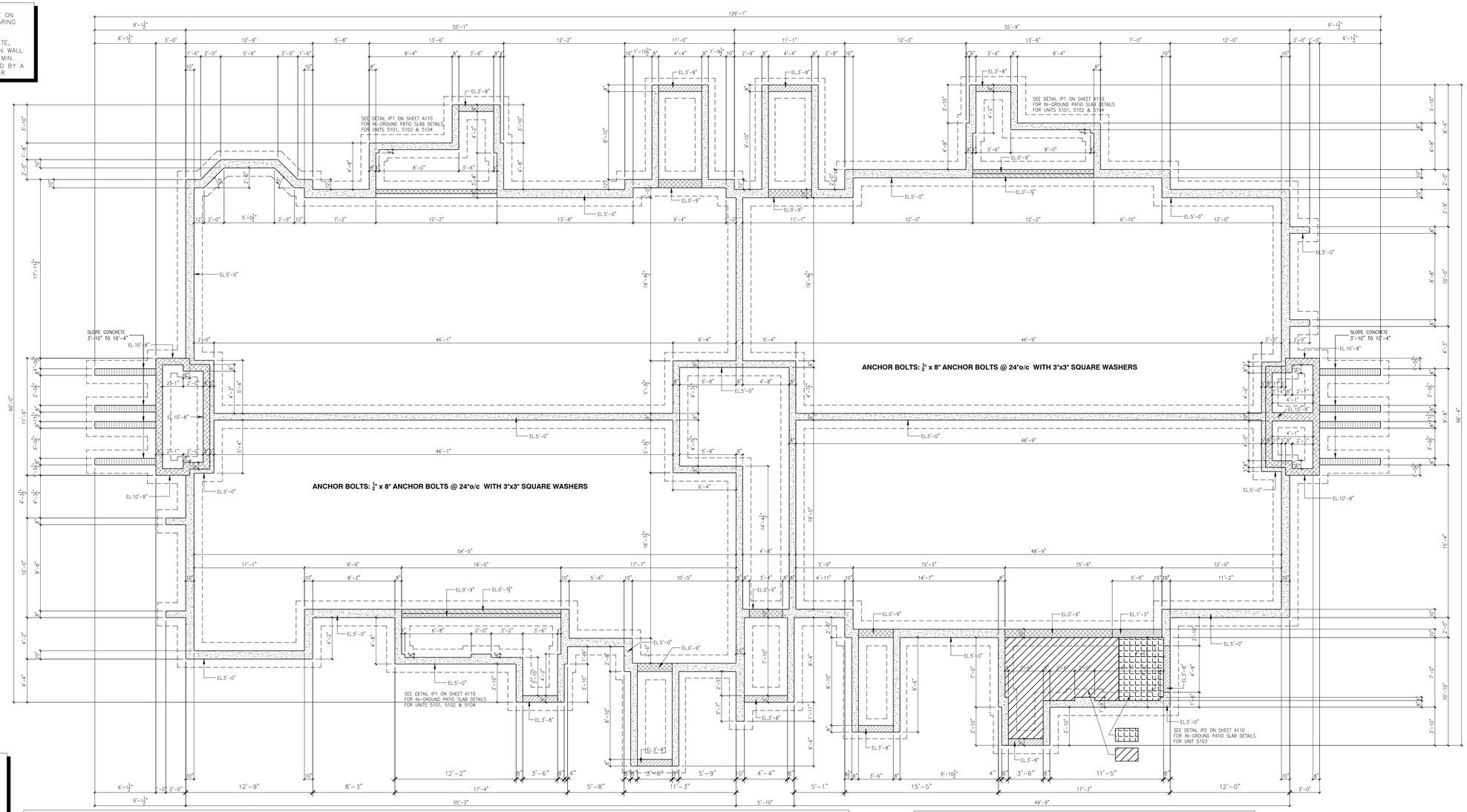
NOTE:
BASE FOOTINGS TO BE PLACED BELOW FROST LINE ON NATIVE UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 100KPa, COORD. ON SITE.

WHERE FROST LINE DEPTH IS NOT POSSIBLE ON SITE, PROVIDE MIN. 2" RIGID INSULATION ON FOUNDATION WALL DOWN VERTICALLY MIN. 2'-0" AND HORIZONTALLY MIN. 3'-0" ON GRADE, COORD. ON SITE. TO BE VERIFIED BY A GEOTECHNICAL ENGINEER OR STRUCTURAL ENGINEER.



BASEMENT WALL FOOTING DIMENSIONS:

- 8" WALL =24"x10" FOOTING c/w 2-15M CONTINUOUS REBAR

  IF 75kPa - FOOTINGS ARE TO BE 36" WIDE w/ 3-15M CONTINUOUS REBAR

- 10" or 12" =30"x10" (@ 100 kPa) FOOTING c/w WALL 3-15M CONTINUOUS REBAR

  IF 75kPa - FOOTINGS ARE TO BE 36" WIDE w/ 3-15M CONTINUOUS REBAR

** ALL FOOTINGS ARE TO BE c/w:
1-15M TRANSVERSE BAR @ 24"o/c
1-15M 8"x36" "L" SHAPE DWL @ 24" o/c
2" CONCRETE COVER REQUIRED

BASEMENT COLUMN PAD DIMENSIONS:

** N/A **

NOTES:
- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGHT OF 3000 P.S.I. (21MPa) AT 28 DAYS;

- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION (PROPOSED AT 5'-0", SEE LOCAL AUTHORITIES);

- FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE AND FULLY NAILED AND ANCHORED;

- FOOTINGS DIMENSIONS ARE BASED ON A SOIL BEARING CAPACITY OF 100KPa, SEE GEOTECHNICAL REPORT

ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTES:
- FINISH FLOORING IN BATHROOMS, KITCHENS, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

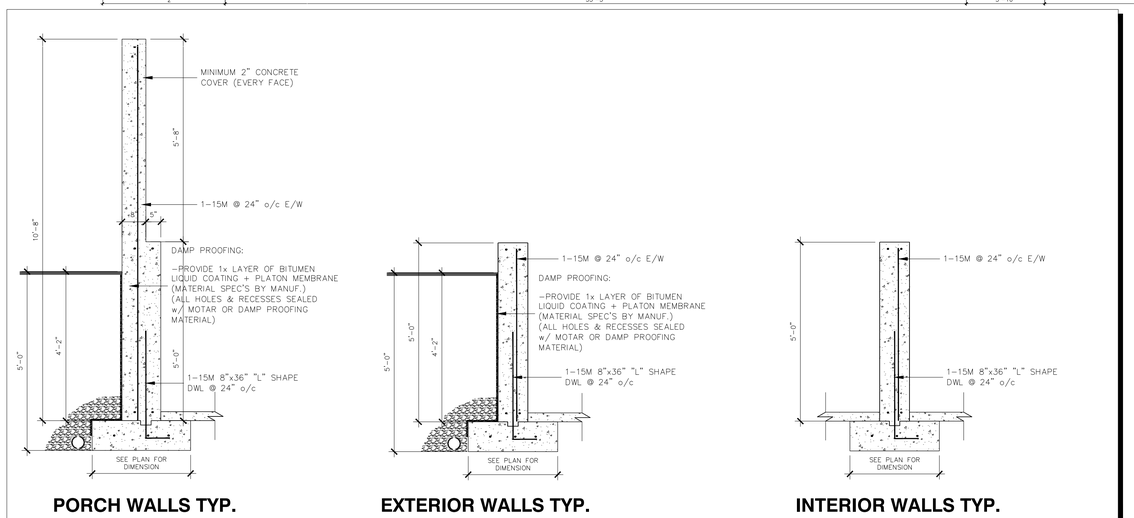
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012

BASEMENT NOTE:

- IF A ROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH 9.7.1.3.:

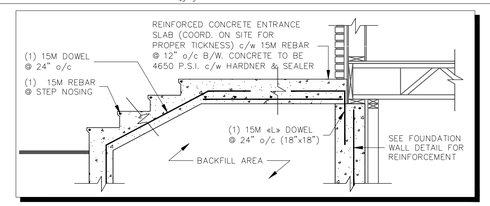
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTISE WINDOW THAT:

A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND
B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.38m2 (3.8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)



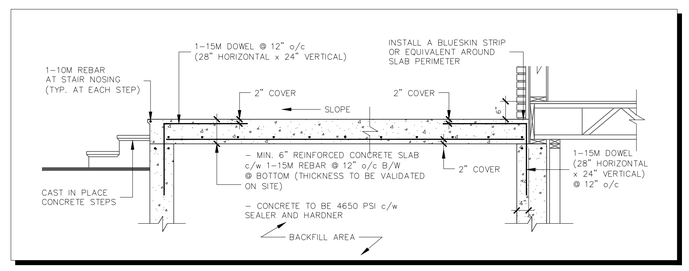
WALL REBAR DETAIL

SCALE: 1/2" = 1'-0"



CONCRETE PORCH DETAIL

SCALE: 1/2" = 1'-0"



FRONT/SIDE ENTRANCE CONCRETE SLAB

SCALE: 1/2" = 1'-0"

BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABCTS 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.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 125x90x10
S6 = L 200x100x12
S7 = L 150x100x16 (8" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 2-2x12 + P2 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9K) + P2 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9K) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x100x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 130x130x12 BOTTOM PL + 130x130x10 TOP PL (*)
(*) = 2-1/2# ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD
(EX. P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
  - SHALL HAVE A VISUAL SIGNALING DEVICE;
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
  - SHALL BE PROVIDED WITH A BACKUP BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

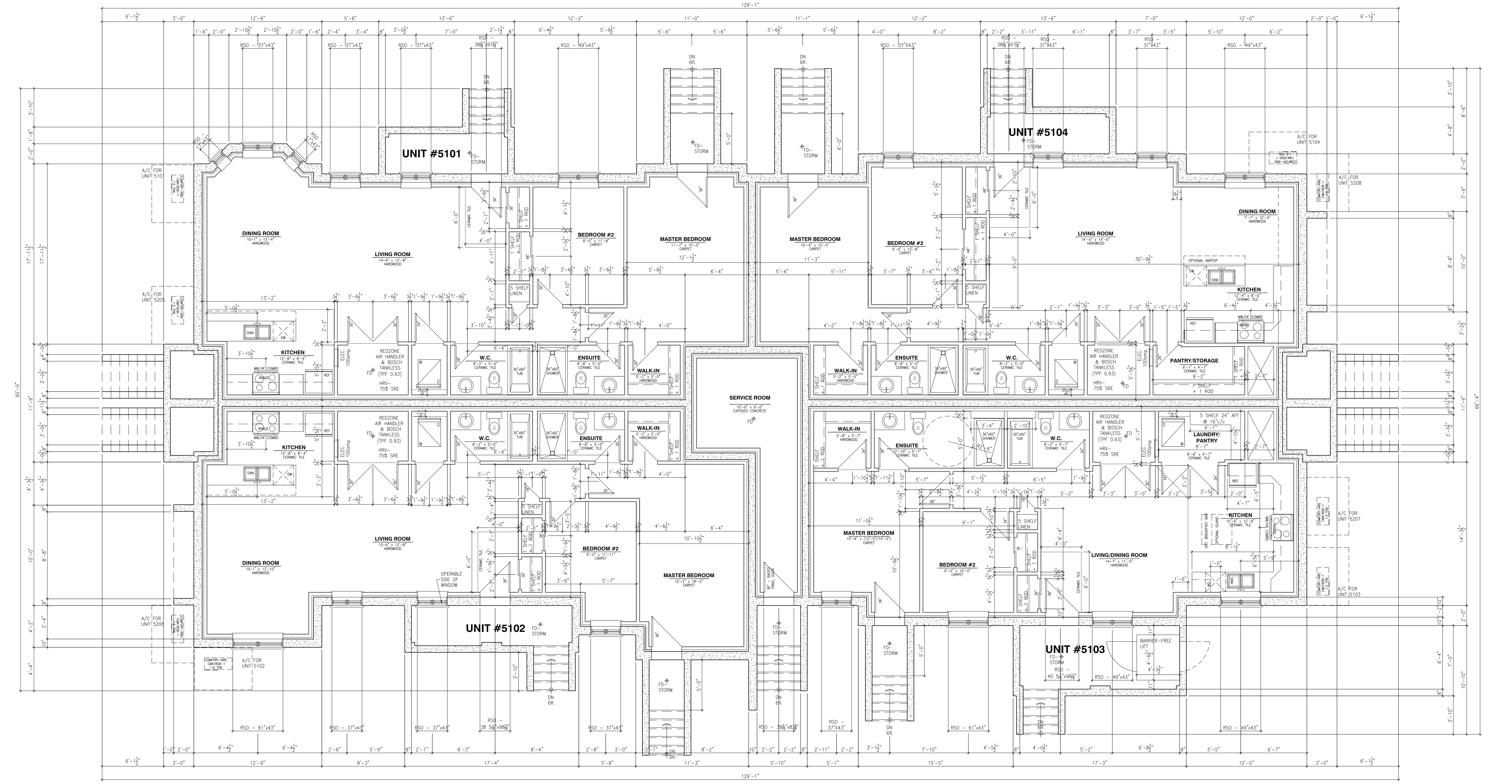
REV.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MKO
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MKO
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MKO
NO.	DESCRIPTION	DATE	BY

DRAWING: **FOUNDATION PLAN**

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

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A101**



FIRE RATING NOTES:

1. DUCTS THAT CONNECT 2 FIRE COMPARTMENTS OR PENETRATE AN ASSEMBLY REQUIRED TO BE A FIRE SEPARATION WITH A FIRE RESISTANCE RATING SHALL BE EQUIPPED WITH A FIRE DAMPER;
2. PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION;
3. WHERE FIRE STOPS ARE PIERCED BY PIPES, DUCTS OR OTHER ELEMENTS, THE EFFECTIVENESS OF THE FIRE STOPS SHALL BE MAINTAINED AROUND SUCH ELEMENTS

** EVERY FIRE DOOR AND WINDOW SHALL BE INSTALLED IN CONFORMANCE WITH CHAPTERS 2 TO 14 OF NFPA 80 «FIRE DOORS AND WINDOWS» AND WHERE REQUIRED TO HAVE A FIRE-PROTECTION RATING. IT SHALL HAVE LABELS OR CLASSIFICATION MARKS TO IDENTIFY THE TESTING LABORATORY.

DOORS AND WINDOWS NOTES:

- ALL EXTERIOR DOORS ARE TO BE INSULATED (GLASS MAX U-VALUE 1.6)
- ALL EXTERIOR WINDOWS ARE TO BE AS PER MANUF. SPEC'S (ER 25)

- ALL INTERIOR DOORS ARE TO BE WIDTH (SEE PLAN) x 80" HIGH - COLONIAL
- ALL EXTERIOR DOORS ARE TO BE WIDTH (SEE PLAN) x 80" HIGH
- ALL EXTERIOR WINDOWS ARE TO BE WIDTH (SEE PLAN) x HEIGHT (SEE PLAN)

** ALL DOORS AND WINDOWS ARE TO BE VALIDATED ** WITH CLIENT AND MANUF.

CODES AND STANDARDS:

- AT THE TIME OF PREPARATION, THIS PLAN WA DRAWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMENDEMENTS ARE INCORPORATED IN THE CONSTRUCTION;
- ALL WORK SHALL CONFORM TO BYLAWS, ORDINANCES AND REGULATIONS;
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATIONS, DIMENSIONS, AND SPECIFICATIONS ON THESE PLANS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS;
- ALL WORKMANSHIP IS TO BE OF STANDARD EQUAL IN ALL RESPECTS TO GOOD PRACTICE;
- ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY. CHANGES SHALL BE SUBMITTED TO MUNICIPALITY FOR APPROVAL PRIOR FOR THE CHANGES TO BE MADE;
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS SHALL NOT ALLOW TO EXCEED THE DESIGN LOADINGS;
- THE BUILDER IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO THE COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS;
- THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITTING OF THE HOUSE ON THE PROPERTY;
- THE OWNER/BUILDER TO SUPPLY ALL MISSING DIMENSIONS ON SITE PLAN, ALSO ELEVATIONS OF LOT, LEGAL DESCRIPTION, NORTH DIRECTION AND MAIN STREETS;
- THE OWNER/BUILDER TO BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST PENETRATION, WATER TABLE OR BURIED STRUCTURES, LOCATION OF SERVICES, ETC...

CARPENTRY:

- FRAMING LUMBER SHALL BE NUMBER TWO(2) OR BETTER UNLESS OTHERWISE SPECIFIED ON THE PLANS;
- JOISTS ARE TO BE DOUBLED UNDER PARALLEL PARTITIONS;
- JOISTS SHALL BE PLACE TO ACCOMMODATE HEATING AND PLUMBING, ETC...;
- OWNER/BUILDER TO OBTAIN SHOP DRAWINGS FROM MANUFACTURER OF ROOF TRUSSES;
- FLOOR AND ROOF JOIST SPANS OF MORE THAN 7'-0" SHALL BE BRIDGED AT MIDSPAN OR AT 7'-0" o.c. MAXIMUM UNLESS SHEATING OR STRAPPED BOTH SIDES WITH WOOD;
- BRIDGING SHALL BE 2x2 DIAGONAL TYPE WHEREVER POSSIBLE;
- PLATES ARE TO BE ABCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS @ 6'-0" MAX.
- FLUSH FRAMED WOOD MEMBERS SHALL BE ANCHORED WITH JOIST HANGERS UNLESS OTHERWISE SPECIFIED.

ROOFING:

- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO THE ONTARIO BUILDING CODE.

SHEET METAL:

- ALL REQUIRED FLASHINGS TO BE 28GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED.

PLUMBING:

- PROVIDE AND INSTALL PLUMBING AND FIXTURES AS INDICATED ON PLANS ACCORDING TO THE LOCAL PLUMBING CODES AND CONFORMING TO 9.31., PART 9 AND PART 7 OF THE ONTARIO BUILDING CODE.

INSULATION /VENTILATION:

- MINIMUM INSULATION REQUIREMENTS: REFER TO THE ENERGY EFFICIENCY DESIGN SUMMARY (EEDS FORM);
- CEILING INSULATION MAY BE LOOSE FILL TYPE OR BATT TYPE FOR WALLS;
- WALLS AND CEILINGS BETWEEN RESIDENCE AND ATTACHED GARAGE SHALL BE INSULATED;
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF VENTS OR EQUALLY DISTRIBUTED AT THE TOP OF ROOF SPACE AND SOFFITS AS SHOWN ON ELEVATION DRAWINGS;
- ALL VENTILATION OF ROOF SPACES SHALL CONFORM TO THE ONTARIO BUILDING CODE (MIN. 1/300).

MISCELLANEOUS:

- CAULK OVER AND AROUND ALL EXTERIOR OPENING USING NON-HARDENING CAULKING COMPOUND;
- FLASH CHANGES OF MATERIALS ON EXTERIOR WALLS;
- FLASH OVER ALL EXTERIOR OPENINGS;
- ALL SIDING TO BE A MINIMUM OF 8" (200mm) ABOVE FINISHES GRADE;
- ALL BALCONY RAILINGS TO BE 3'-6" (1070mm) IN HEIGHT MAX. SPACING BETWEEN VERTICAL MEMBERS IS 4" MIN. (100mm) AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT;
- FLOOR FINISHES, BATHROOM VANITIES, BACKSPLASH AND KITCHEN CABINETS TO MEET SPECIFICATIONS OF OWNER/BUILDER;
- COAT AND CLOTHES CLOSET SHALL HAVE AT LEAST ONE ROD + SHELF. LINEN CLOSET SHALL HAVE ADJUSTABLE SHELVES WHEREVER POSSIBLE. BROOM CLOSET SHALL HAVE ONE SHELF;
- CERAMIC AND PLASTIC TILE INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING.

GLASS / WINDOWS:

- ALL WINDOWS SIZEZ ARE SPECIFIED ON PLANS AS ROUGH DIMENSIONS;
- GLASS SIDING PATIO DOORS ARE TO BE OF TEMPERED GLASS TO CONFORM TO 9.6.5.5., 9.7.1.7., 9.7.2.1. AND 9.7.6. OF THE ONTARIO BUILDING CODE.

ABOVE GRADE MASONRY:

- ALL ABOVE GRADE MASONRY IS TO CONFORM TO SECTION 9.20 OF THE ONTARIO BUILDING CODE;
- AT BRICK VENEER COUNTERFLASHING SHALL BE INSTALL UP TO 8" (200mm) BEHIND THE BUILDING FELT AND BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN;
- PROVIDE WEEPHOLES AT MAX 31"o/c;
- BRICK VENEER TIE SPACING TO BE AT MAXIMUM HORIZONTAL SPACING OF 16" (400mm) AND A MAXIMUM VERTICAL SPACING OF 24" (600mm) OR A MAXIMUM HORIZONTAL SPACING OF 24" (600mm) AND A MAXIMUM VERTICAL SPACING OF 20" (500mm) TO COINCIDE WITH WALL STUD SPACING;
- BRICK TIES TO CONFORM TO TABLE 9.20.9.5. OF THE ONTARIO BUILDING CODE.

NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE LESS THAN 42%.

STAIRS AND RAILINGS:

- RISERS AND TREADS TO BE UNIFORM:

RISE: MIN 125mm (4 7/8") - MAX 200mm (7 7/8")
RUN: MIN 210mm (8 1/4") - MAX 355mm (14")
TREAD: MIN 235mm (9 1/4") - MAX 355mm (14")
WIDTH: MIN 860mm (2'-10")
HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

- HANDRAILS: MIN 860mm (34") - MAX 965mm (38");

- GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN ELEVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6" (1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11";

- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";

- INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IN HEIGHT;

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

NOTES:
- FINISH FLOORING IN BATHROOMS, KITCHENS, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012

ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTE:
WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH CLIENT AND MANUF.

NOTE:
COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER AND P.ENG. IN OTHER CASE.

NOTE:
COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.

BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S 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.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 125x90x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
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 BOTTOM PL. + 130x160x10 TOP PL. (*)
(*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD
(EX. P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

= SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
- CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAD
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MAD
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAD

DRAWING:
BASEMENT FLOOR LAYOUT

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

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

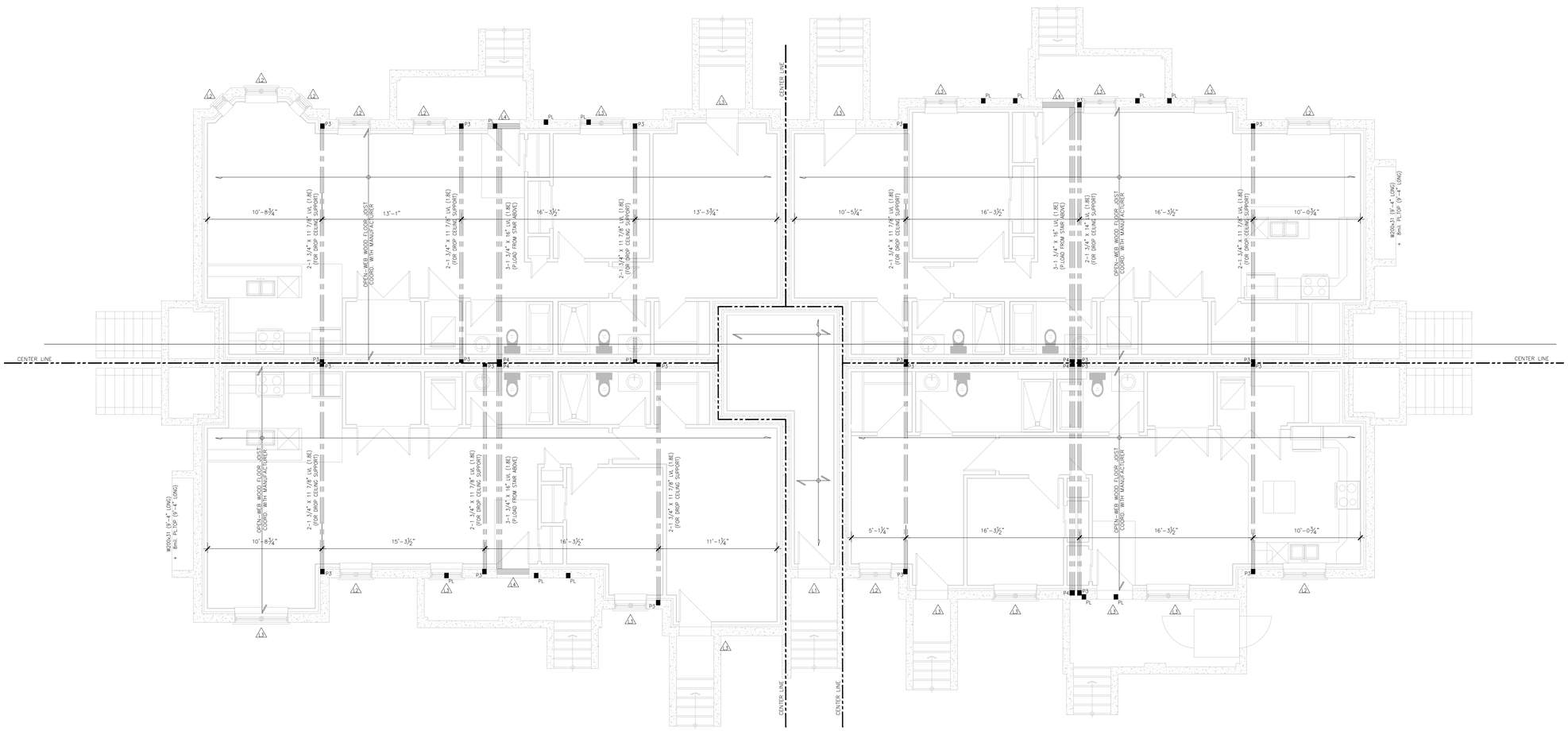
SHEET: **A102**

ROOF AND FLOOR LAYOUT NOTES:

– ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON–SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTE:
COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER AND P.ENG. IN OTHER CASE.

NOTE:
COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B–1A AND ANY ABCTS 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.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 125x125x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

L1 = 2–2x10 + P2 ON BOTH SIDES
L2 = 3–2x10 + P3 ON BOTH SIDES
L3 = 2–1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3–1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY LCP
P2 = 2–2x4 OR 2–2x6
P3 = 3–2x4 OR 3–2x6
P4 = 4–2x4 OR 4–2x6
P5 = 5–2x4 OR 5–2x6
P6 = 6–2x4 OR 6–2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*)
P15 = HSS 76.2x76.2x4.78 + 100x150x12 T&B PL. (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
P17 = HSS 76.2x76.2x4.78 + 130x130x12 BOTTOM PL. + 130x150x10 TOP PL. (*)
(*) = 2–1/2 ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD
(EX. P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

– SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
– SHALL HAVE A VISUAL SIGNALING DEVICE;
– ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
– ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
– SHALL HAVE A BATTERY BACKUP OR BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
– CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

– PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

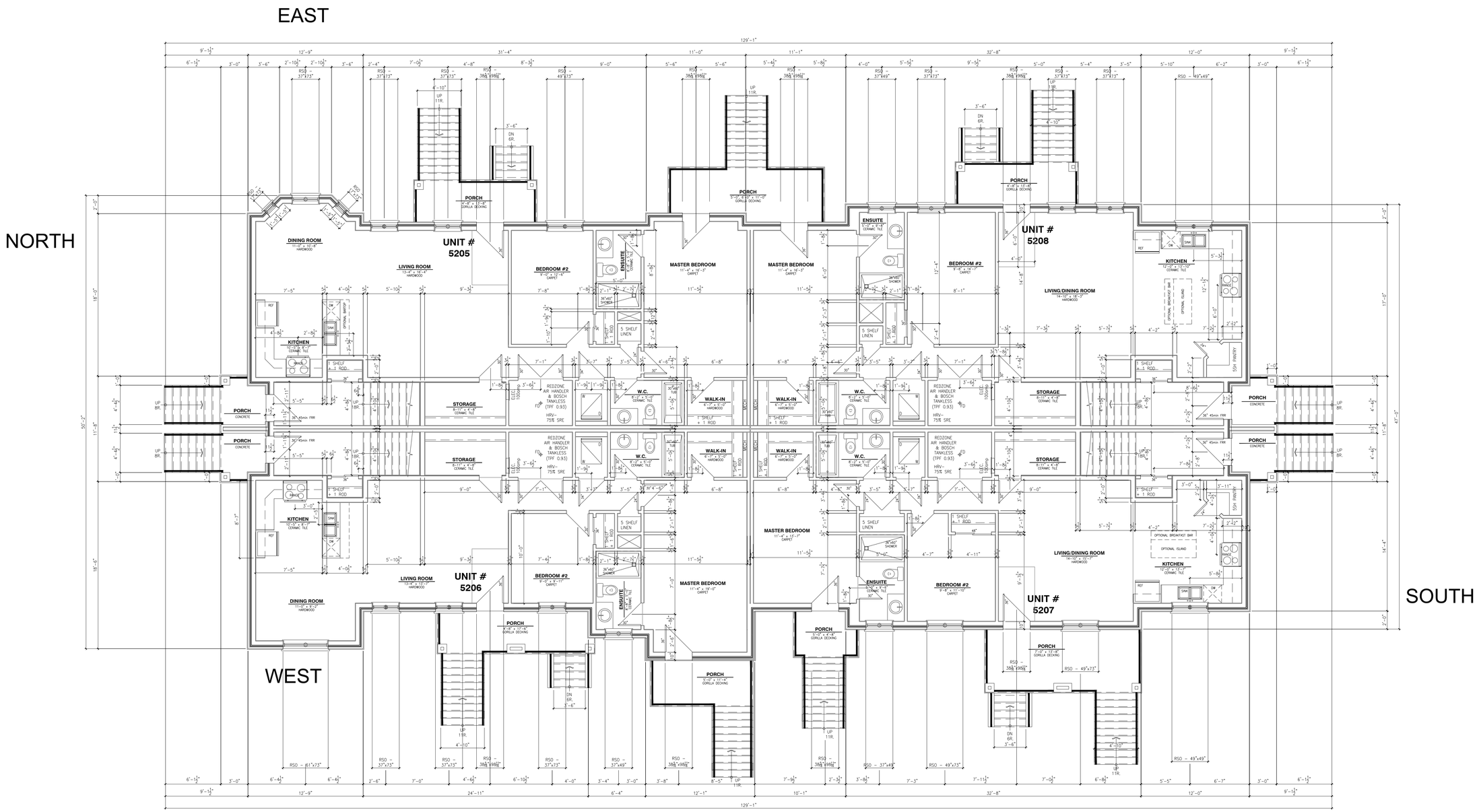
NO.	DESCRIPTION	DATE	BY
REV–6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV–5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV–4	AS PER STRUCTURAL	06/03/2019	AB
REV–3	ISSUED FOR TENDER	07/09/2018	MAG
REV–2	NEW STANDARD DRWG MODIFICATION	07/09/2018	MAG
REV–1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAG

DRAWING: **BASEMENT/GROUND FLOOR STRUCTURE**

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

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A103**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABCTS 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 DETAILED THEREIN, THE SCHEDULE IS CONSIDERED THE CONFORMING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x6
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 125x125x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9K) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9K) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x150x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 130x130x12 BOTTOM PL
+ 130x150x10 TOP PL (*)
(*) = 2-1/2# ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL ADJ c/w STUD
(EX: P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
  - SHALL HAVE A VISUAL SIGNALING DEVICE;
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
  - ARE REQUIRED TO BE PROVIDED WITH A BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

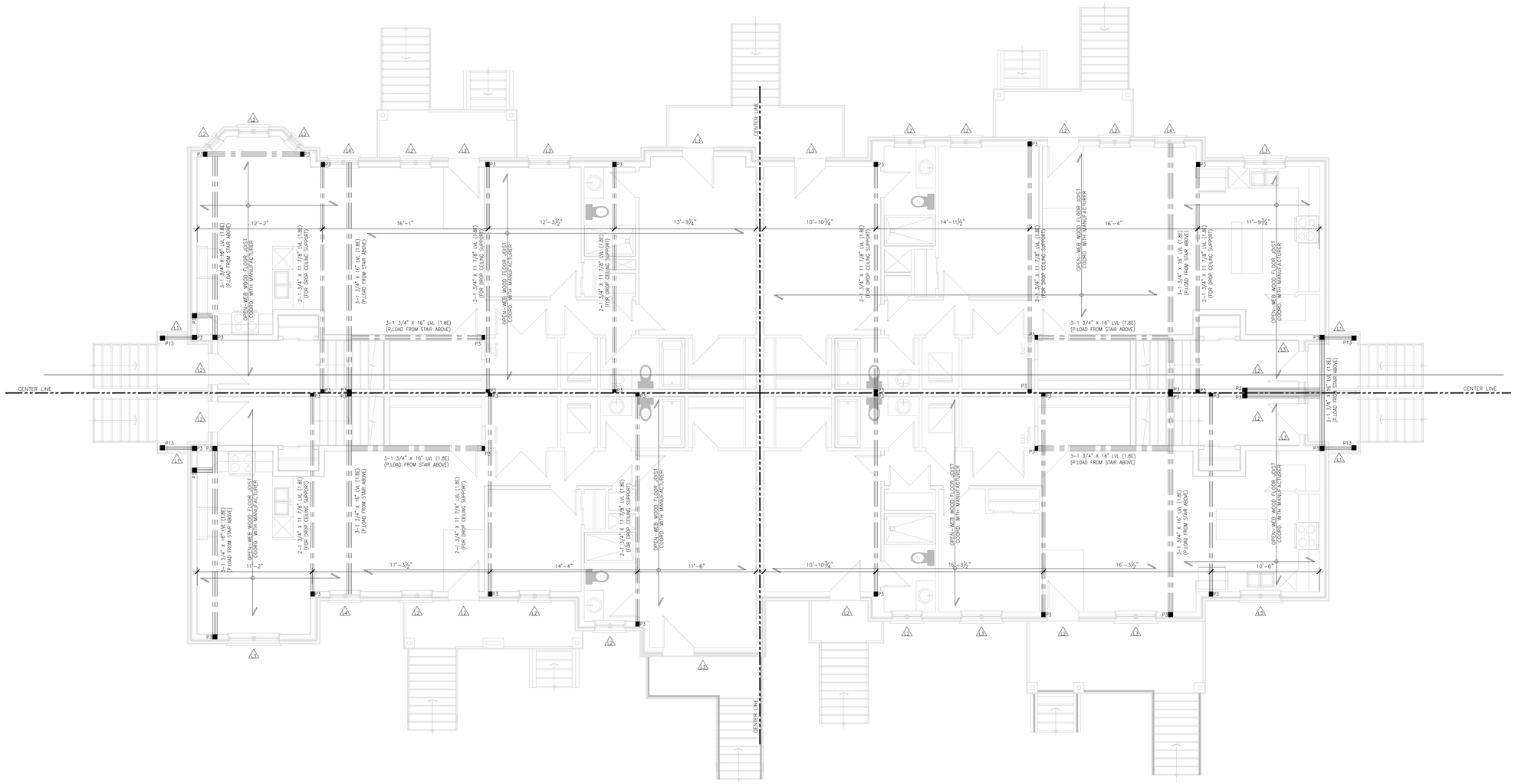
NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MHO
REV-2	NEW STANDARD DRWG MODIFICATION	07/09/2018	MHO
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MHO

DRAWING:
GROUND FLOOR LAYOUT

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

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A104**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABCTS 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 MENTIONED, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 125x90x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x150x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 130x130x12 BOTTOM PL + 130x130x10 TOP PL (*)
(*) = 2-1/2# ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD
(EX: P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
  - SHALL HAVE A VISUAL SIGNALING DEVICE;
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
  - SHALL HAVE A SECONDARY POWER SUPPLY BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

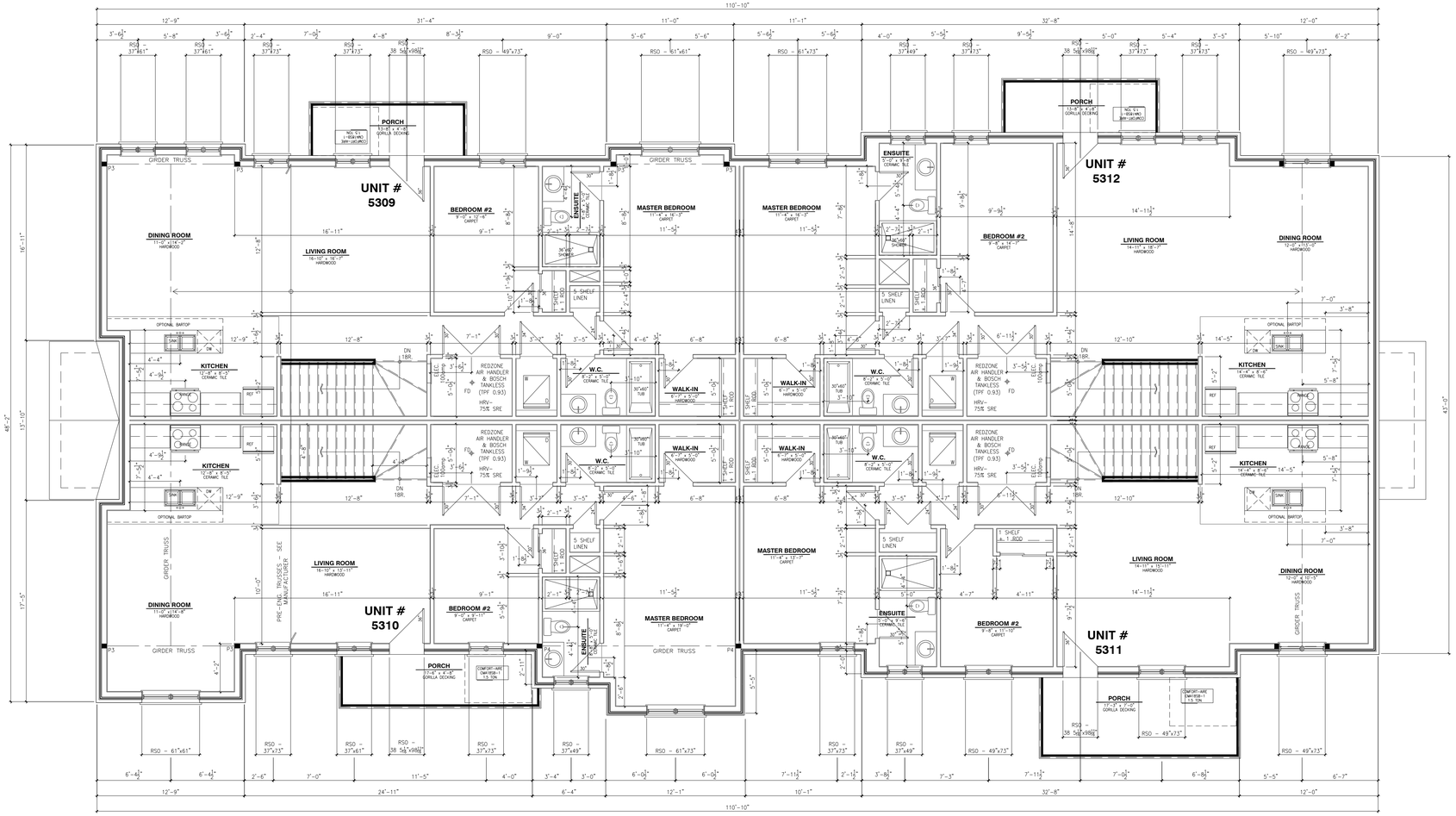
NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANUARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2019	MHO
REV-2	NEW STANDARD DRWG MODIFICATION	07/09/2019	MHO
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2019	MHO

DRAWING: **GROUND / SECOND FLOOR STRUCTURE**

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

5000 SERIES - DEERFIELD CONDOS
(TENDERED DRAWINGS)

SHEET: **A105**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABC'S 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.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 125x125x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 2-2x12 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9E) + P5 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x150x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 130x130x12 BOTTOM PL + 130x130x10 TOP PL (*)
(*) = 2-1/2# ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD
(EX: P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
  - SHALL HAVE A VISUAL SIGNALING DEVICE;
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
  - ARE TO BE PROVIDED WITH A BACKUP BATTERY AS AN ALTERNATE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

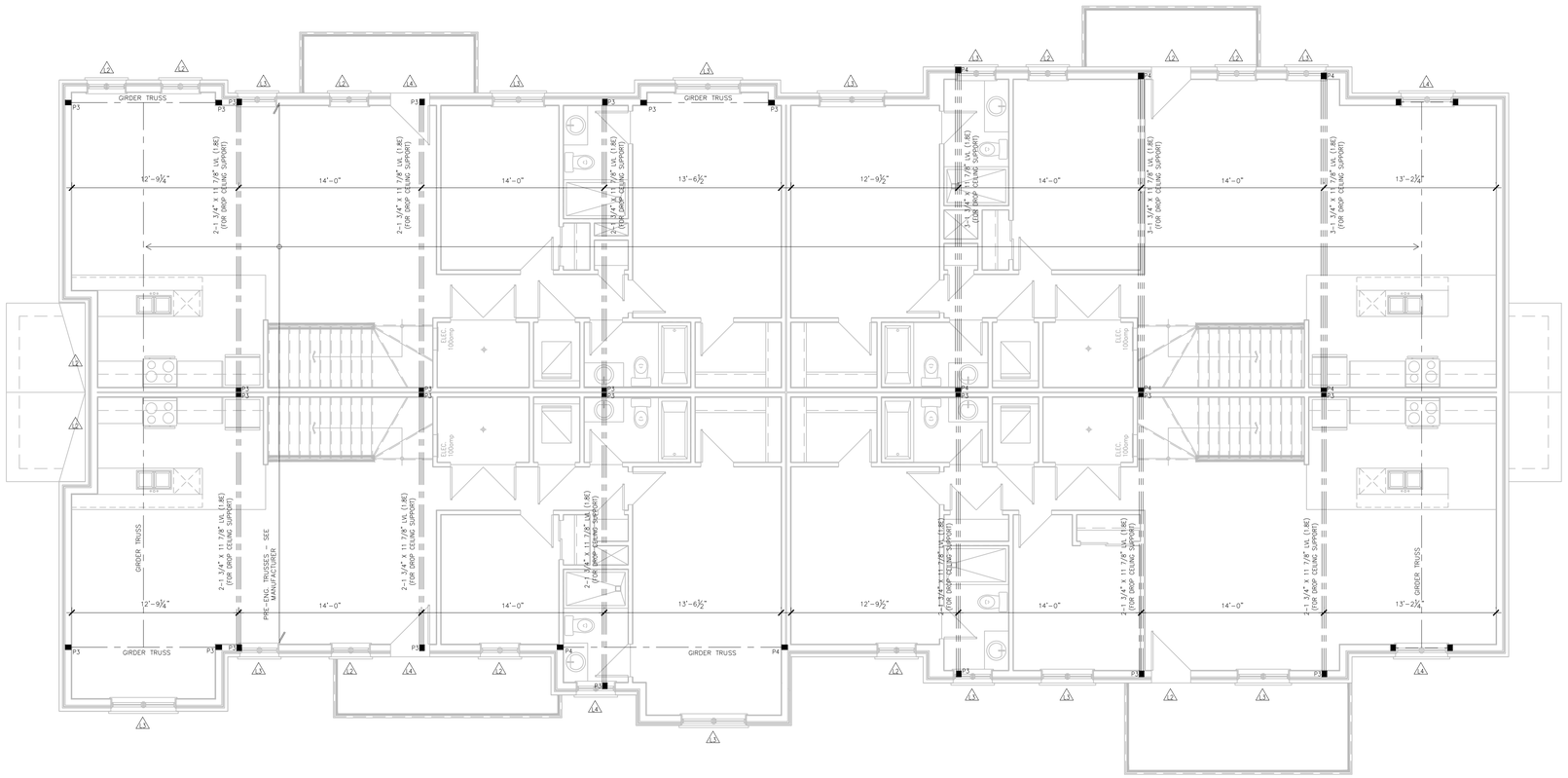
NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUES FOR TENDER	07/09/2018	MHO
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MHO
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MHO

DRAWING:
SECOND FLOOR LAYOUT

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

5000 SERIES - DEERFIELD CONDOS
(CONDAVO DRAWINGS)

SHEET: **A106**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABCTS 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 ASSOCIATED WITH, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 125x125x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x150x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 150x150x12 BOTTOM PL; + 130x150x10 TOP PL (*)
(*) = 2-1/2" ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD
(EX. P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
  - SHALL HAVE A VISUAL SIGNALING DEVICE;
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
  - SHALL HAVE A BACKUP POWER SUPPLY BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAG
REV-2	NEW STANDARD DRWG MODIFICATION	07/09/2018	MAG
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAG

DRAWING:
SECOND / ROOF STRUCTURE

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

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

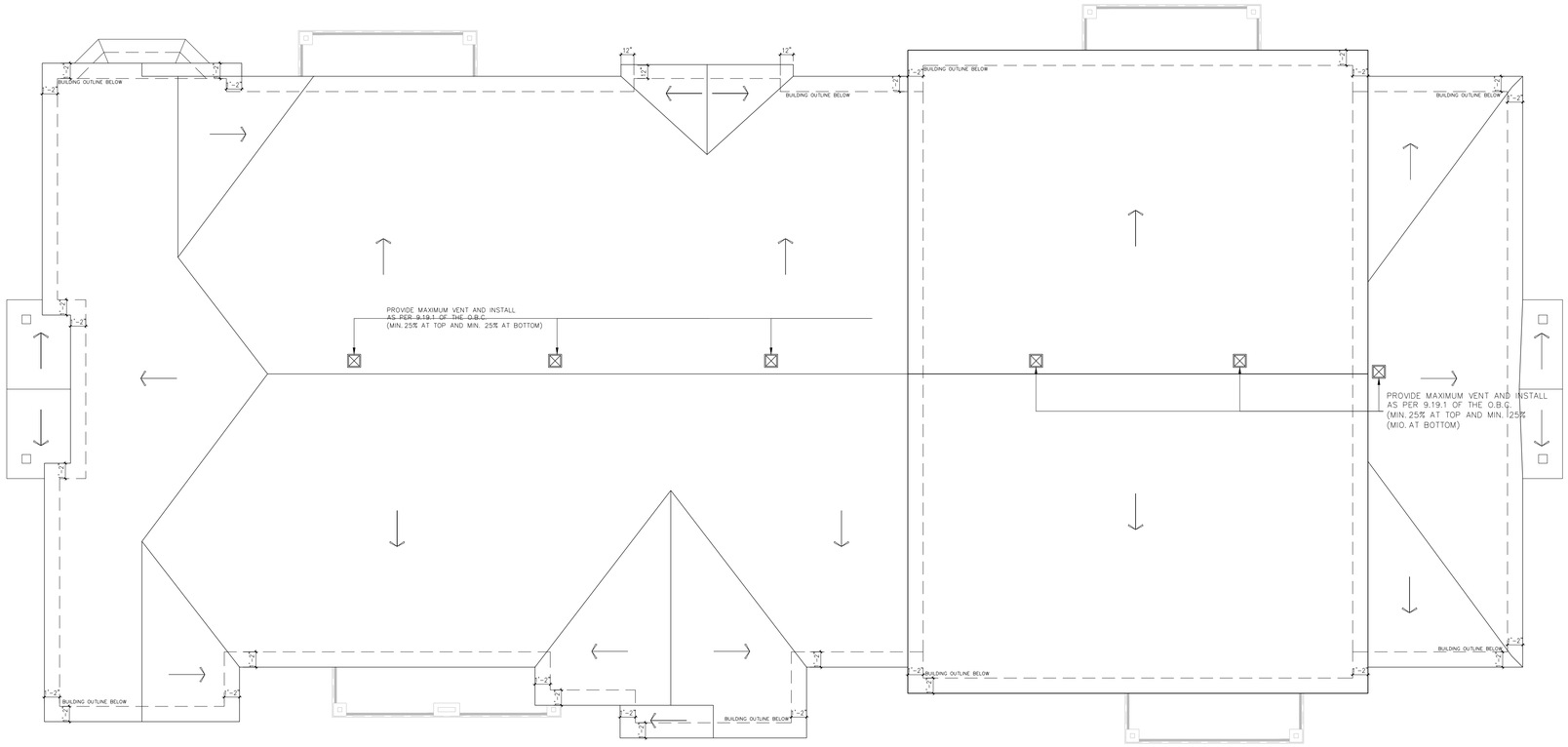
SHEET: **A106a**

ROOF AND FLOOR LAYOUT NOTES:

– ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON–SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS. PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTE:
COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER AND P.ENG. IN OTHER CASE.

NOTE:
COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B–1A AND ANY ABC'S 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 ASSOCIATED WITH THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x6
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 200x90x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

L1 = 2–2x10 + P2 ON BOTH SIDES
L2 = 2–2x12 + P3 ON BOTH SIDES
L3 = 2–1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3–1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY LCP
P2 = 2–2x4 OR 2–2x6
P3 = 3–2x4 OR 3–2x6
P4 = 4–2x4 OR 4–2x6
P5 = 5–2x4 OR 5–2x6
P6 = 6–2x4 OR 6–2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x100x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 150x150x12 BOTTOM PL + 130x130x10 TOP PL (*)
(*) = 2–12# ANCH. (WHERE ANCH. PL NOT USED)

* POST ARE ALL JACK c/w STUD
EX. P2 = 1 JACK + 1 STUD
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

– SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
– SHALL HAVE A VISUAL SIGNALING DEVICE;
– ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
– ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
– SHALL HAVE A BATTERY BACKUP OR A BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
– CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION:	DATE:	BY:
REV–6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV–5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV–4	AS PER STRUCTURAL	06/03/2019	AB
REV–3	ISSUED FOR TENDER	07/09/2018	MKO
REV–2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MKO
REV–1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MKO

DRAWING: **ROOF PLAN/LAYOUT**

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

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A107**

NOTE:
COORD. ALL MAN DOORS AND WINDOWS WITH CLIENT. REFER TO CHOSEN OPTIONS FOR PROPER ROUGH OPENING WIDTHS

NOTE:
COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.

SOUTH

BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABCTS 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 ASSOCIATED WITH THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

2012 O.B.C. DRAWINGS

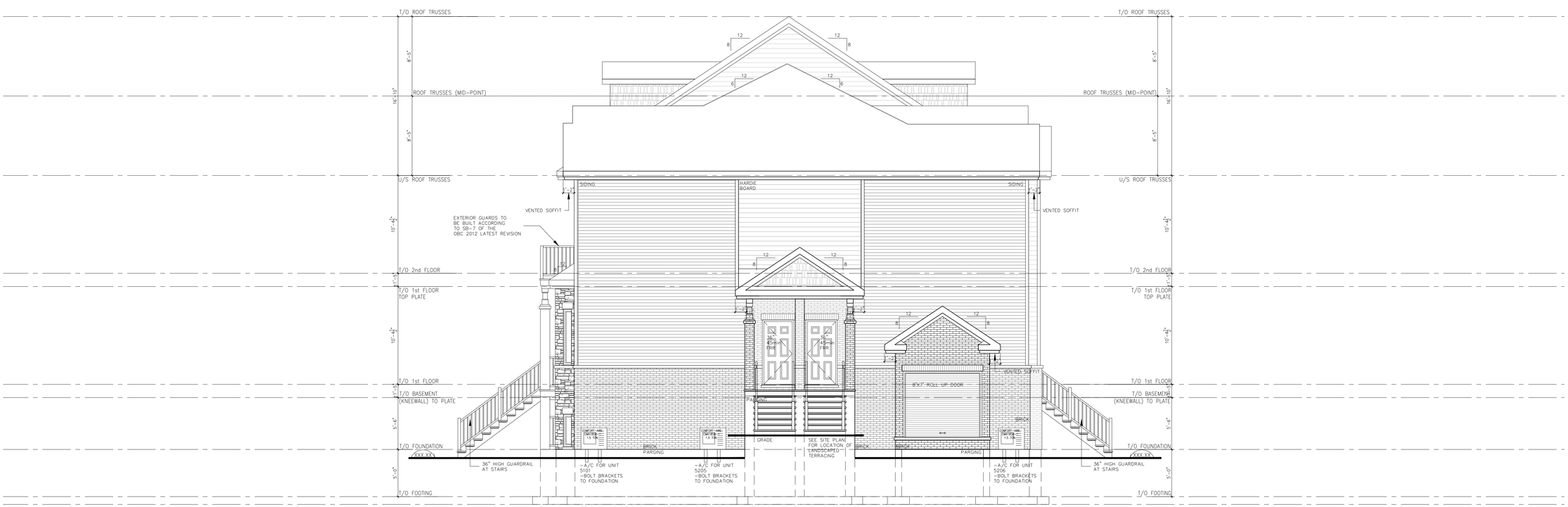
NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS.	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MKO
REV-2	NEW STANDARD DRWG MODIFICATION.	07/08/2018	MKO
REV-1	NEW STANDARD DRWG MODIFICATION.	06/25/2018	MKO

DRAWING: **ELEVATIONS**

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

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A108**



NORTH

BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABCTS 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 ASSOCIATED WITH, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAG
REV-2	NEW STANDARD DRWG MODIFICATION	07/06/2018	MAG
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAG

DRAWING: **ELEVATIONS**

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

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A109**

ROOF AND FLOOR LAYOUT NOTES:

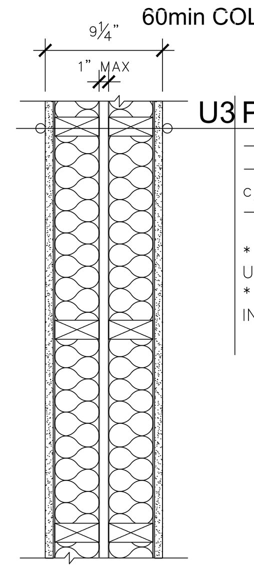
- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTE:
PROVIDE MINIMIM 2 ROWS OF "ICE AND WATER SHIELD MEMBRANE" AT ALL ROOF PERIMETER AND AT ALL ROOF VALLEY'S. ALL VALLEY'S TO BE COMPLETED WITH FLAT STOCK SHEET METAL.

NOTE:
COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER AND P.ENG. IN OTHER CASE.

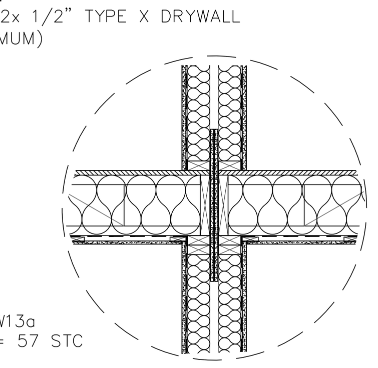
NOTE:
COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.

60min COLUMN RATING



U3 PARTY WALL - W13a - 60 MIN. F.R.R.
- 5/8" PAINTED, TYPE X DRYWALL
- 2 ROWS 2x4 @ 16" o/c ON SEPARATE PLATES (1" APART) c/w BATT INSULATION (R-12) ON EACH SIDE
- 5/8" PAINTED, TYPE X DRYWALL

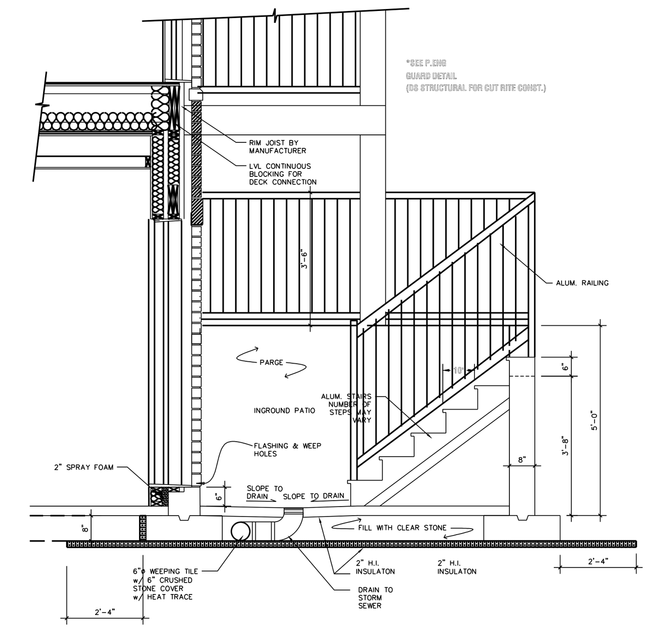
* WALL TO BE CONSTRUCTED FROM FOUNDATION WALL TO THE UNDERSIDE OF THE ROOF TRUSSES.
* AT FLOOR RIMBOARDS, PROVIDE 2x 1/2" TYPE X DRYWALL IN 1" AIR SPACE (2'-0" WIDE MINIMUM)



** SB-3 WALL = W13a
** STC PROVIDED = 57 STC

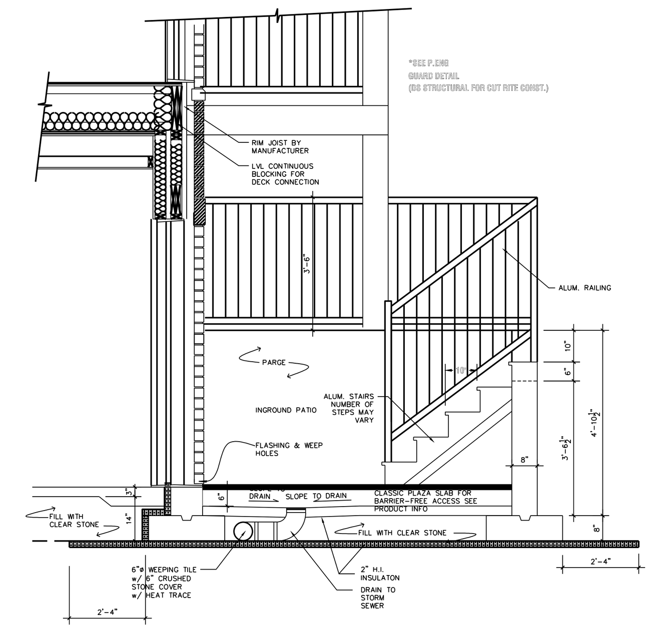
U3 - INTERIOR WALL FIRE WALL CONSTRUCTION

SCALE: 1" = 1'-0"



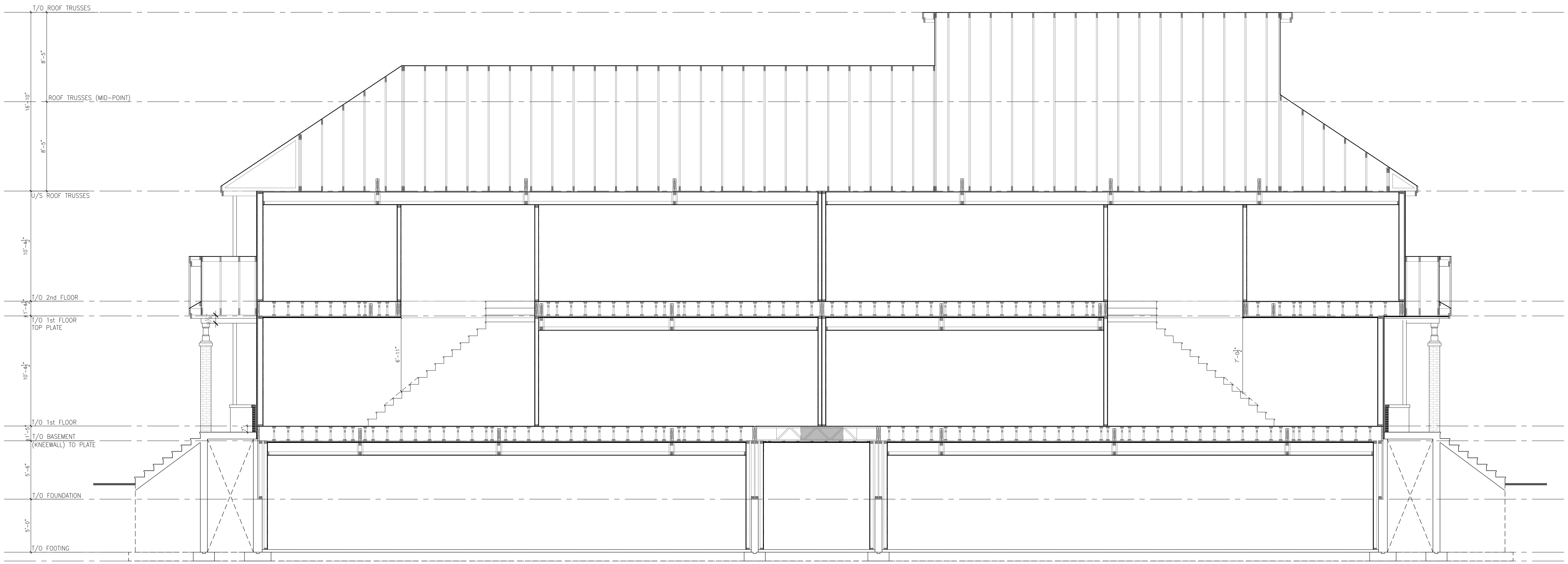
IP1 INGROUND PATIO @ UNITS 5101, 5102 & 5104

A110 SCALE: 1/4" = 1'-0"

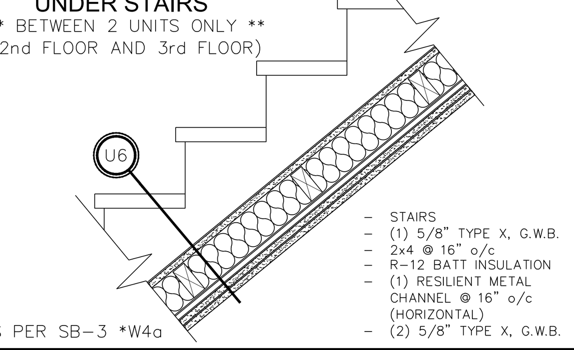


IP2 INGROUND PATIO @ UNITS 5103 (BARRIER FREE)

A110 SCALE: 1/4" = 1'-0"



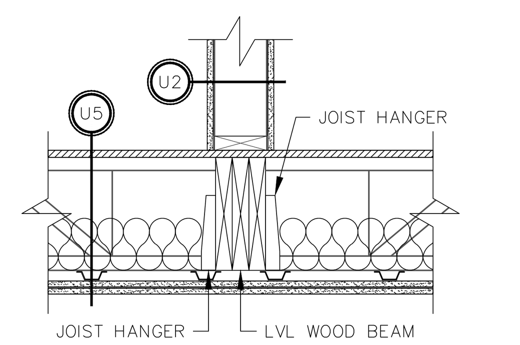
60min FIRE SEPERATION UNDER STAIRS
** BETWEEN 2 UNITS ONLY **
(2nd FLOOR AND 3rd FLOOR)



AS PER SB-3 *W4a

STAIR DETAIL - 60min FRR

SCALE: 3/4" = 1'-0"



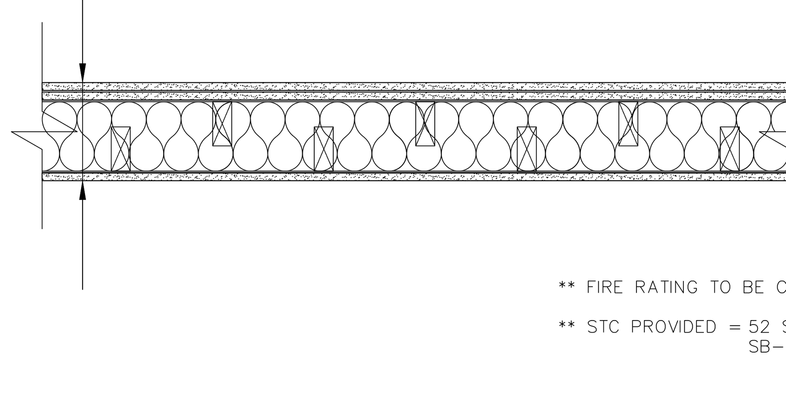
DETAIL - FLUSH BEAM

SCALE: 3/4" = 1'-0"

FIRE SEPARATION - INTERIOR WALL (60min FRR)

- (2) 5/8" TYPE X, G.W.B.
- TWO ROWS OF 2x4 @ 16" o/c STAGGERED ON COMMON 2x6 PLATE
- ABSORPTIVE MATERIAL IN BOTH CAVITY (R12)
- (1) 5/8" TYPE X, G.W.B.

60 MIN. AS PER SB-3 W8a COMPOSITION



** FIRE RATING TO BE CONTINUOUS

** STC PROVIDED = 52 STC AS PER SB-3 W8a COMPOSITION

U4 - FIRE SEPARATION INTERIOR WALL BETWEEN UNITS

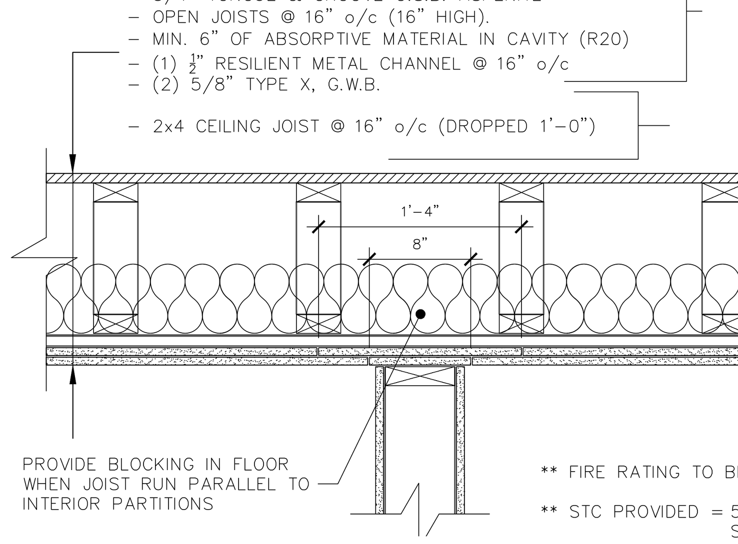
SCALE: 1" = 1'-0"

FIRE SEPARATION FLOOR (60min FRR)

- FLOOR COVERING
- 3/4" TONGUE & GROOVE O.S.B. ASPENITE
- OPEN JOISTS @ 16" o/c (16" HIGH).
- MIN. 6" OF ABSORPTIVE MATERIAL IN CAVITY (R20)
- (1) ½" RESILIENT METAL CHANNEL @ 16" o/c
- (2) 5/8" TYPE X, G.W.B.

60 MIN. AS PER SB-3 F28c COMPOSITION

- 2x4 CEILING JOIST @ 16" o/c (DROPPED 1'-0")



PROVIDE BLOCKING IN FLOOR WHEN JOIST RUN PARALLEL TO INTERIOR PARTITIONS

** FIRE RATING TO BE CONTINUOUS

** STC PROVIDED = 54 STC AS PER SB-3 F28c COMPOSITION

U5 - FLOOR SEPARATION - BETWEEN UNITS

SCALE: 1" = 1'-0"

R1 ROOF - SB3 R1 45min FRR
- ASPHALT SINGLES (30 YEARS) c/w EAVE PROTECTION
- #15 ASPHALT SATURATED FELT
- 1/2" T&G ROOF SHEETING c/w "H" CLIPS
- PRE-FAB. ROOF TRUSSES, INSTALLED AT 24"o/c
- BLOWN INSULATION (R-60)
- 6 MIL. VAPOUR BARRIER
- 1x4" WOOD FURRING @ 16" o/c
- 5/8" TYPE 'X' DRYWALL
- 12" DROPPED CEILING - SEE DROPPED CEILING DETAIL
- 1/2" PAINTED REGULAR DRYWALL

R2 ROOF
- ASPHALT SINGLES (30 YEARS) c/w EAVE PROTECTION
- #15 ASPHALT SATURATED FELT
- 7/16" T&G ROOF SHEETING c/w "H" CLIPS
- PRE-FAB. ROOF TRUSSES, INSTALLED AT 24"o/c
- VENTED ALUMINIUM SOFFIT

i1 INTERIOR WALL - 2x4
- 1/2" PAINTED REGULAR DRYWALL
- 2x4 @ 16" o/c c/w SOUND INSULATION (COORD. THE NEED WITH CLIENT)
- 1/2" PAINTED REGULAR DRYWALL

* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

i2 INTERIOR WALL - 2x6
- 1/2" PAINTED REGULAR DRYWALL
- 2x6 @ 16" o/c c/w SOUND INSULATION (COORD. THE NEED WITH CLIENT)
- 1/2" PAINTED REGULAR DRYWALL

* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

F1 BASEMENT FLOOR SLAB
- 3" CONCRETE FLOOR SLAB AND 6 MIL. V-B.
- 2" (R10) RIGID INSULATION (BASEMENT ENTRANCE)
- 10" OF 7/8" MINUS MATERIAL
- UNDISTURBED SOIL OR COMPACTED SOIL TO 95% PROCTOR

* SOIL TO BE 75kPa, PROVIDE SOIL TEST REPORT

F2 FLOOR - HOUSE/EXTERIOR
- 3/8" UNDERLAY FOR CERAMIC
- 3/4" FLOOR SHEETING (APSENITE)
- 6 MIL. VAPOUR BARRIER
- OPEN-WEB WOOD JOIST 16" HIGH @ 16" o/c NAILED AND GLUED c/w MID-SPAN BRIDGING
* LIVE LOAD 40 * DEAD LOAD 15
- BATT INSULATION (R40)
- 7/16" EXTERIOR SHEETING (ASPENITE)
- 5/8" EXTERIOR FIRE RATED G.W.B. (DENS GLASS)
- TYP. TYVEK OR EQUIVALENT, c/w SEALED JOINTS WITH PROPER TAPE
- UN-VENTED ALUMINUM SOFFIT

S1 SILL PLATE
- 2x6 SILL PLATE c/w SILL GASKET
- 1/2" DIA. ANCHOR BOLTS @ 72" o/c MAX.

E5 FOUNDATION WALL - BETWEEN UNIT
- 5/8" PAINTED, TYPE X, DRYWALL
- 2x4 @ 16" o/c c/w BATT INSULATION (R-20)
- 10" POURED CONCRETE FOUNDATION WALL
- 2x4 @ 16" o/c c/w BATT INSULATION (R-20)
- 5/8" PAINTED, TYPE X, DRYWALL

E1 EXTERIOR FOUNDATION WALL
- PARGING (SAND FINISH) ABOVE GRADE
- 8", 10" OR 12" POURED CONCRETE FOUND. WALL

E2 EXTERIOR FOUNDATION WALL
- PARGING (SAND FINISH) ABOVE GRADE
- DRAINAGE LAYER, TYP. DELTA-MS OR EQUIVALENT
- 2 COATS OF DAMPROOFING BELOW GRADE
- 8", 10" OR 12" POURED CONCRETE FOUNDATION WALL
- 2x4 @ 16" o/c c/w R-12 BATT INSULATION & 2" CLOSED CELL SPRAY FOAM
- 5/8" PAINTED, TYPE X, DRYWALL

* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

E3 EXTERIOR FINISH - STONE/BRICK
- STONE/BRICK, COORD. COLOR WITH CLIENT
- 1'' AIR SPACE c/w WEEPHOLES @ 2'-7'' o/c MAX.
- TYP. TYVEK OR EQUIVALENT, c/w SEALED JOINTS WITH PROPER TAPE
- R5.6 WALL SHEETING = 1-9/16" THICKNESS (R-5) (7/16" ASPENITE + 1-1/8" RIGID INSULATION)
- 2x6 @ 16" o/c c/w BATT INSULATION (R-20)
- 6 MIL. VAPOUR BARRIER
- 5/8" PAINTED, TYPE X, DRYWALL

* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

E4 EXTERIOR FINISH - SIDING/CANEXEL
- EXTERIOR HORIZONTAL SIDING c/w PROPER FURRING AS PER MANUFACTURER (SEE LOCATION ON ELEVATIONS)
- TYP. TYVEK OR EQUIVALENT, c/w SEALED JOINTS WITH PROPER TAPE
- R5.6 WALL SHEETING = 1-9/16" THICKNESS (R-5) (7/16" ASPENITE + 1-1/8" RIGID INSULATION)
- 2x6 @ 16" o/c c/w BATT INSULATION (R-20)
- 6 MIL. VAPOUR BARRIER
- 5/8" PAINTED, TYPE X, DRYWALL

* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

U1 INTERIOR WALL - 2x4
- ½" DRYWALL
- 2x4 @ 16" o/c
- ½" PAINTED DRYWALL

* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

U2 INTERIOR WALL - 2x6
- ½" DRYWALL
- 2x6 @ 16" o/c
- ½" DRYWALL

* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

U3 PARTY WALL - W13a - 60 MIN. F.R.R.
- 5/8" PAINTED, TYPE X DRYWALL
- 2x4 @ 16" o/c ON SEPARATE PLATES (1" APART) c/w BATT INSULATION (R-12)
- 5/8" TYPE X DRYWALL
- 2x4 @ 16" o/c ON SEPARATE PLATES (1" APART) c/w BATT INSULATION (R-12)
- 5/8" PAINTED, TYPE X DRYWALL

* WALL TO BE CONSTRUCTED FROM FOUNDATION WALL TO THE UNDERSIDE OF THE ROOF TRUSSES.
* AT FLOOR RIMBOARDS, PROVIDE 2x 1/2" TYPE X DRYWALL IN 1" AIR SPACE (2'-0" WIDE MINIMUM)

U4 INTERIOR WALL - FIRE SEPARATION
SEE DETAIL ON DRAWING A-110 OF A-110

U5 INTERIOR FLOOR - GENERAL
SEE DETAIL ON DRAWING A-110 OF A-110

U6 INTERIOR - STAIRS
SEE DETAIL ON DRAWING A-110 OF A-110

BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S 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.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 125x90x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
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 BOTTOM PL. + 130x160x10 TOP PL. (*)
(*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD
(EX. P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

= SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
- CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

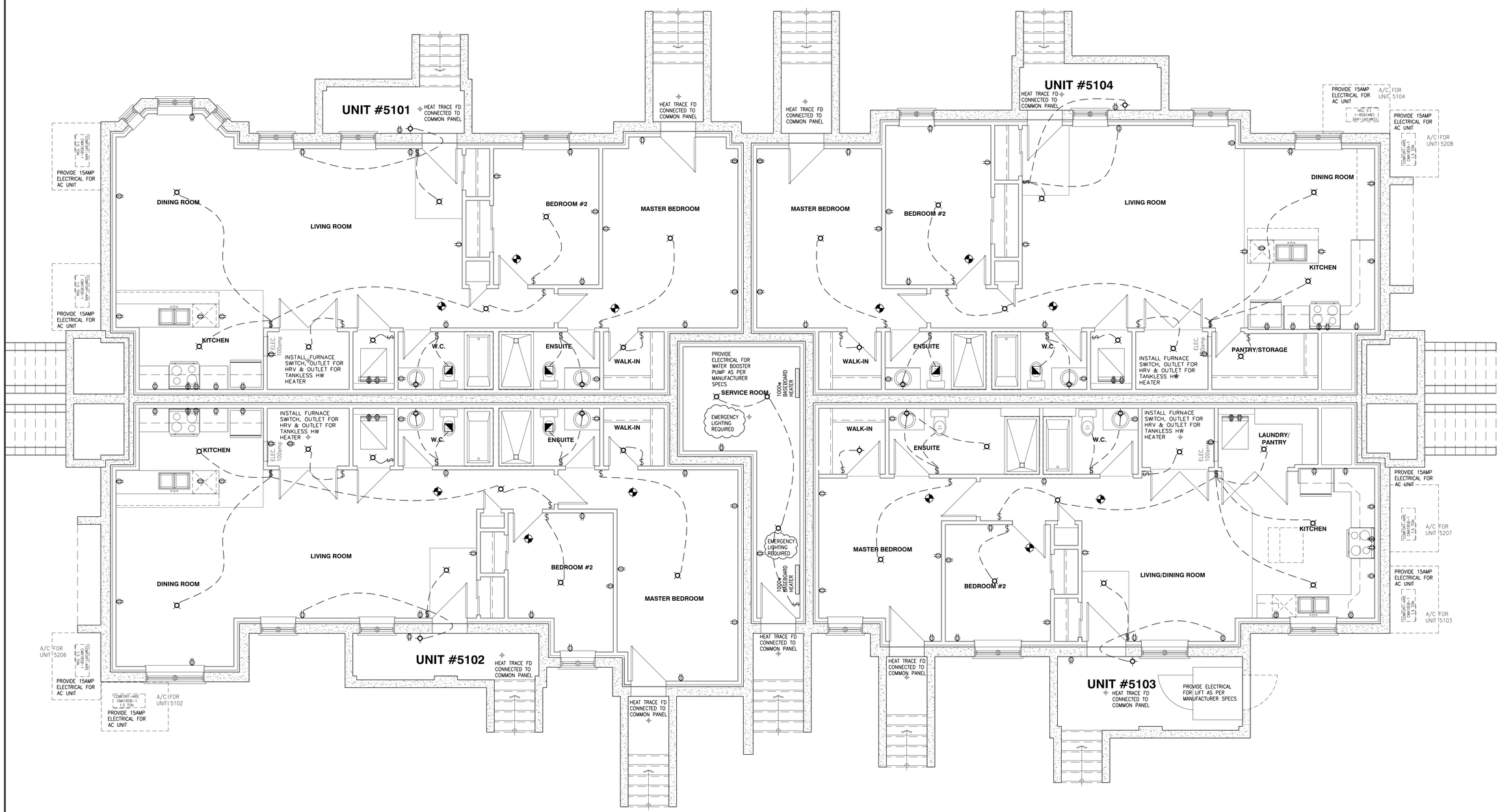
NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAD
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MAD
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAD

DRAWING: **INFORMATION - PROJECT**

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

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A110**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABCTS 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 ASSOCIATED WITH, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE.
  - ALL ALARMS TO BE AUDIBLE SIGNALING DEVICE;
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
  - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING ENERGY TO THE ALARM FOR 7 DAYS UNDER NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- PROVIDE MECHANICAL EXHAUST TO OUTSIDE
- ELECTRICAL RECEPTACLE – INSTALL GFCI WHERE REQUIRED
- STANDARD CEILING MOUNTED LIGHT FIXTURE
- STANDARD WALL MOUNTED LIGHT FIXTURE
- SINGLE GANG SWITCH
- DOUBLE GANG SWITCH
- TRIPLE GANG SWITCH

2012 O.B.C. DRAWINGS

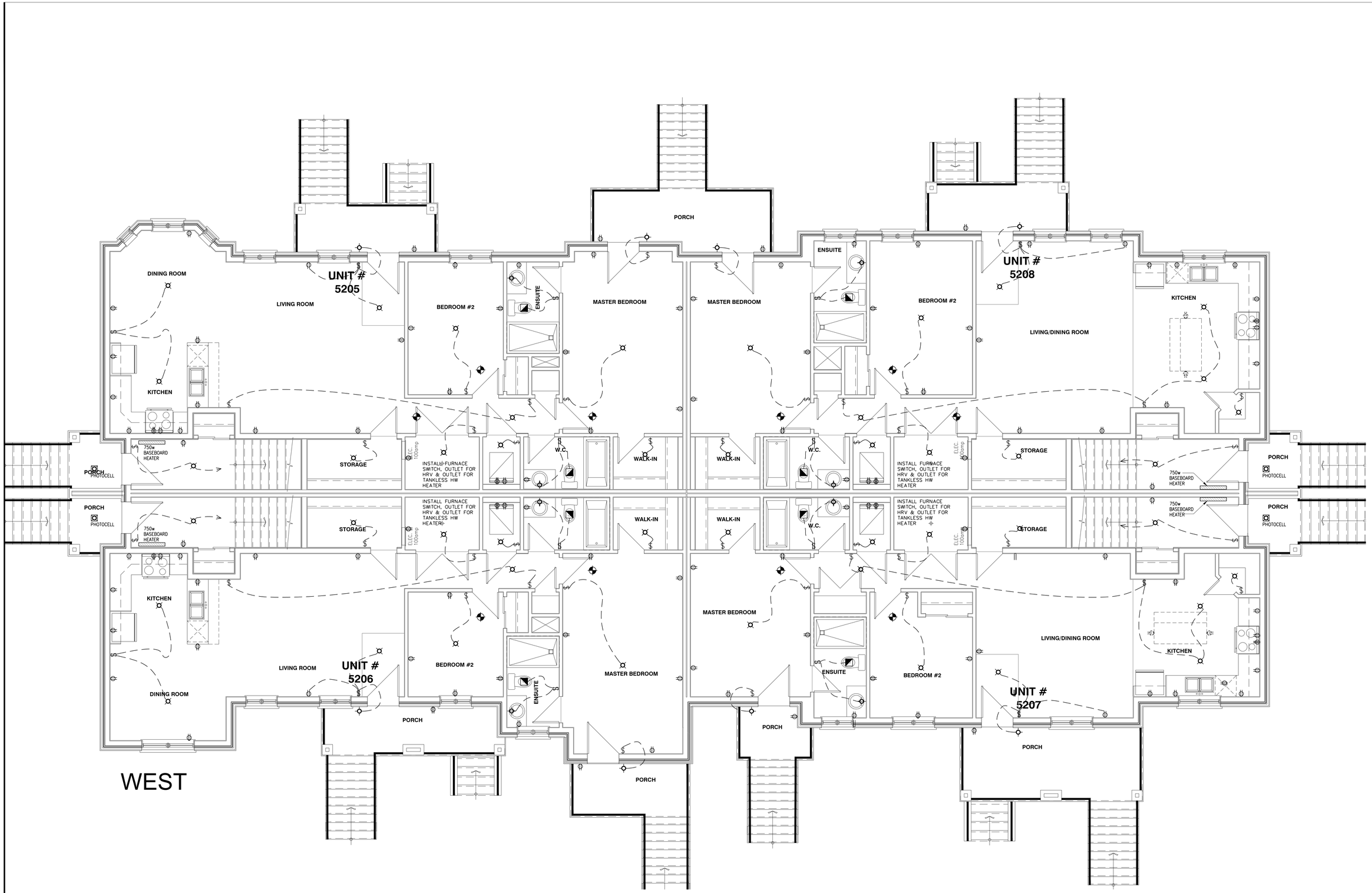
NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MKO
REV-2	NEW STANDARD DRWG MODIFICATION.	07/08/2018	MKO
REV-1	NEW STANDARD DRWG MODIFICATION.	06/25/2018	MKO

DRAWING: **BASEMENT FLOOR ELECTRICAL**

ADDRESS: XX | SCALE: 1/4" = 1'-0" | DATE: XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **E1**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABCTS 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 DESCRIBED, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE, REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE.
  - ALL ALARMS TO BE (SIGNALING DEVICE).
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY.
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT.
  - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING ENERGY FOR AT LEAST 7 DAYS IN STANDBY CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- PROVIDE MECHANICAL EXHAUST TO OUTSIDE
- ELECTRICAL RECEPTACLE – INSTALL GFCI WHERE REQUIRED
- STANDARD CEILING MOUNTED LIGHT FIXTURE
- STANDARD WALL MOUNTED LIGHT FIXTURE
- SINGLE GANG SWITCH
- DOUBLE GANG SWITCH
- TRIPLE GANG SWITCH

2012 O.B.C. DRAWINGS

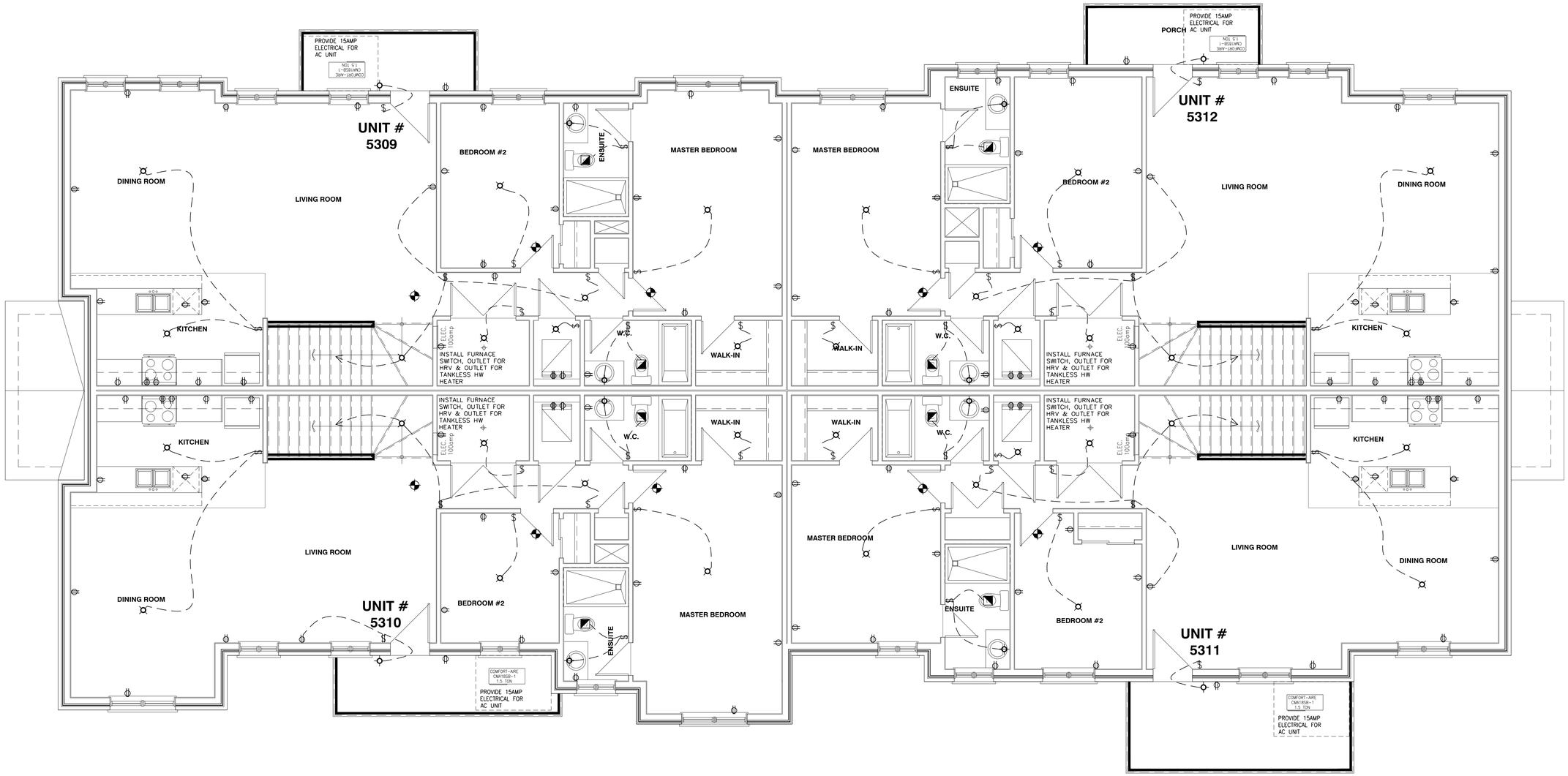
NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MKG
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MKG
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MKG

DRAWING:
GROUND FLOOR ELECTRICAL

ADDRESS:	SCALE:	DATE:
XX	1/4" = 1'-0"	XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **E2**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABC'S 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 ASSOCIATED WITH, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
  - SHALL HAVE A VISUAL SIGNALING DEVICE;
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
  - SHALL BE PROVIDED WITH ELECTRICAL POWER AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- PROVIDE MECHANICAL EXHAUST TO OUTSIDE
- ELECTRICAL RECEPTACLE – INSTALL GFCI WHERE REQUIRED
- STANDARD CEILING MOUNTED LIGHT FIXTURE
- STANDARD WALL MOUNTED LIGHT FIXTURE
- SINGLE GANG SWITCH
- DOUBLE GANG SWITCH
- TRIPLE GANG SWITCH

2012 O.B.C. DRAWINGS

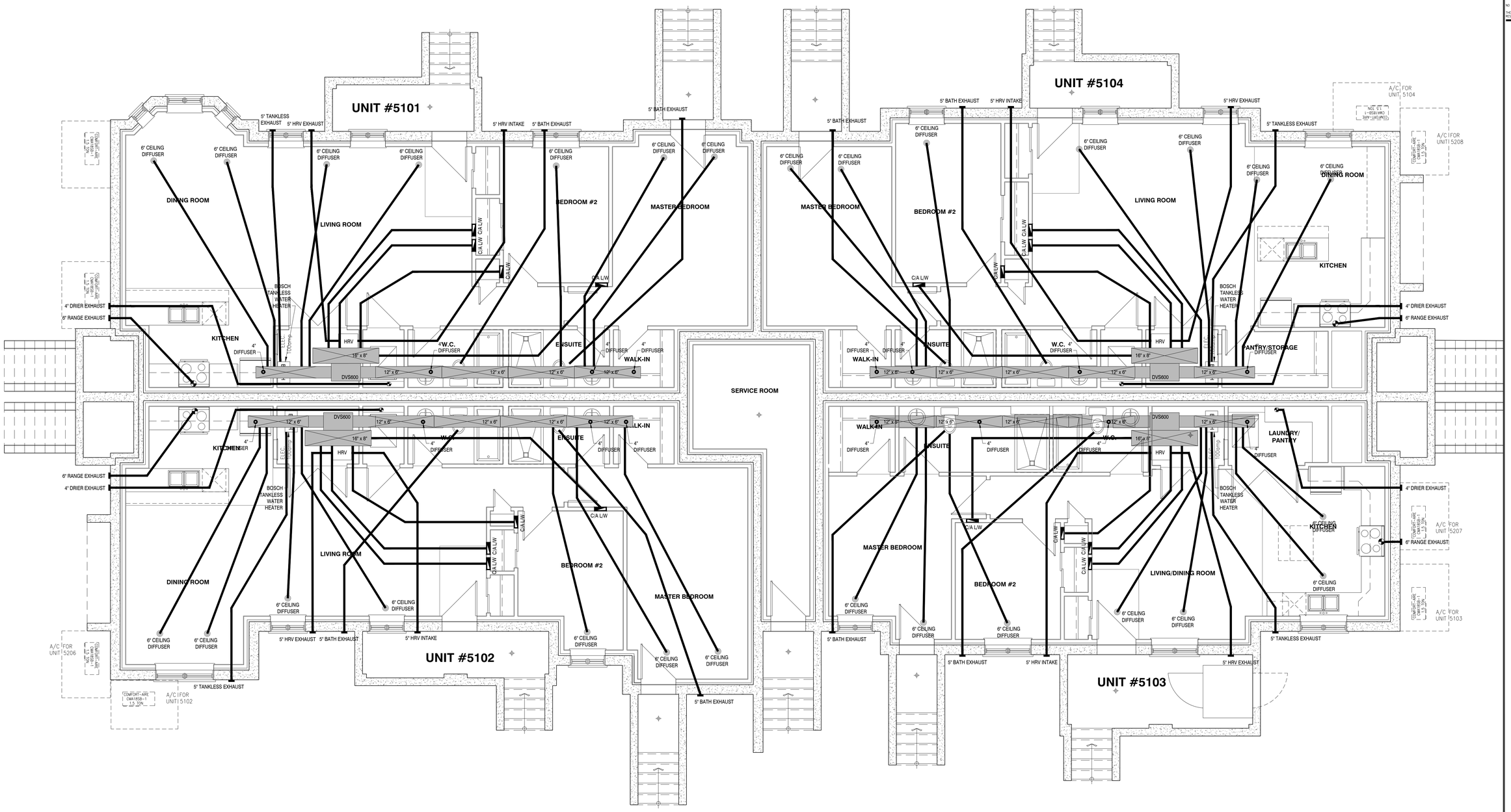
NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANGARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MHO
REV-2	NEW STANDARD DPMC MODIFICATION	07/09/2018	MHO
REV-1	NEW STANDARD DPMC MODIFICATION	06/25/2018	MHO

DRAWING:
SECOND FLOOR ELECTRICAL

ADDRESS:	SCALE:	DATE:
XX	1/4" = 1'-0"	XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(TENDERED DRAWINGS)

SHEET: **E3**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABC'S 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 ENTIRELY WITHIN THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

2012 O.B.C. DRAWINGS

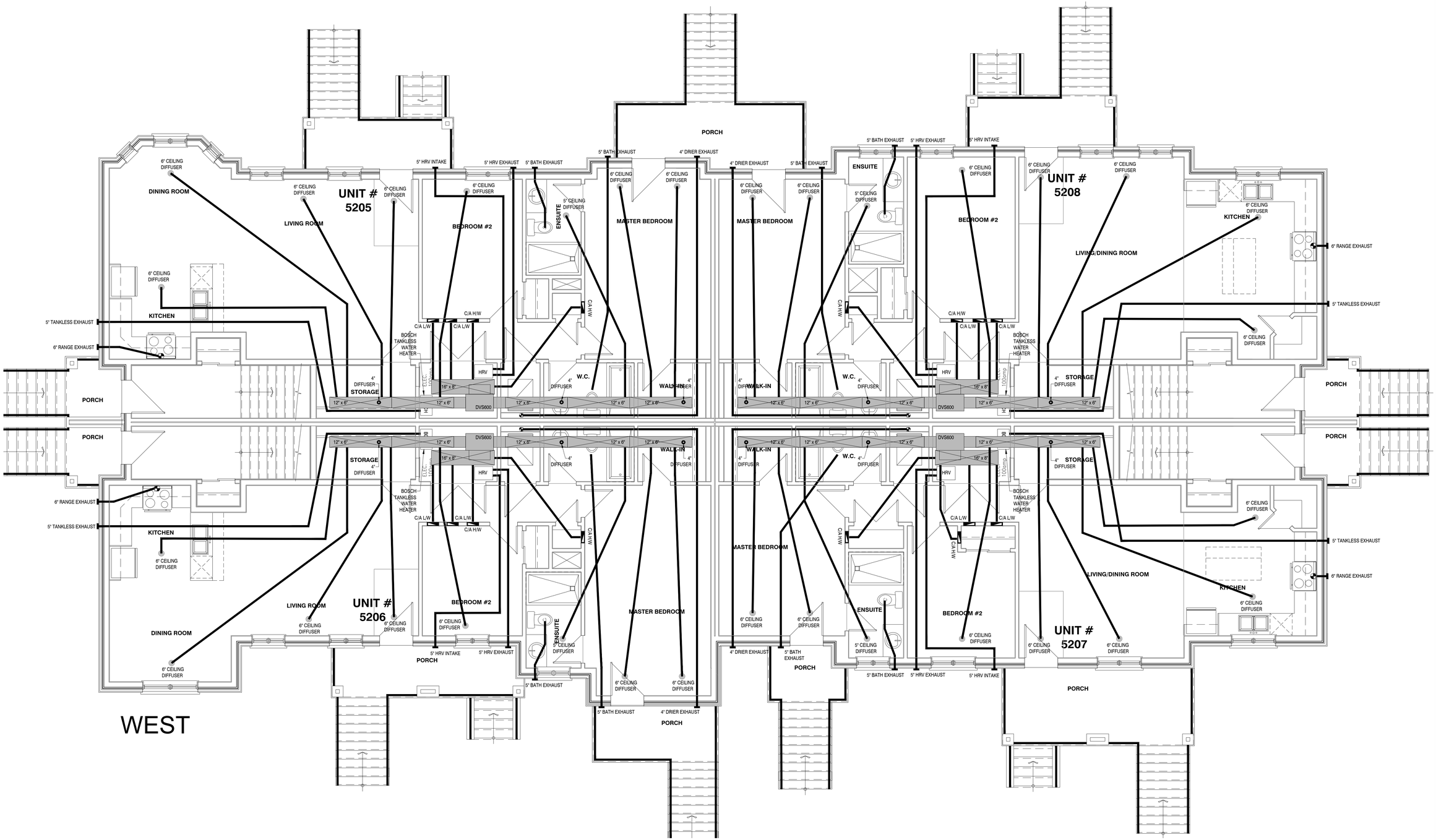
No.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/10/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MKO
REV-2	NEW STANDARD DRWG MODIFICATION	07/09/2018	MKO
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MKO

DRAWING: **BASEMENT FLOOR MECHANICAL**

ADDRESS:	SCALE:	DATE:
XX	1/4" = 1'-0"	XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **M1**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABC'S 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 ELSEWHERE, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE, REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

2012 O.B.C. DRAWINGS

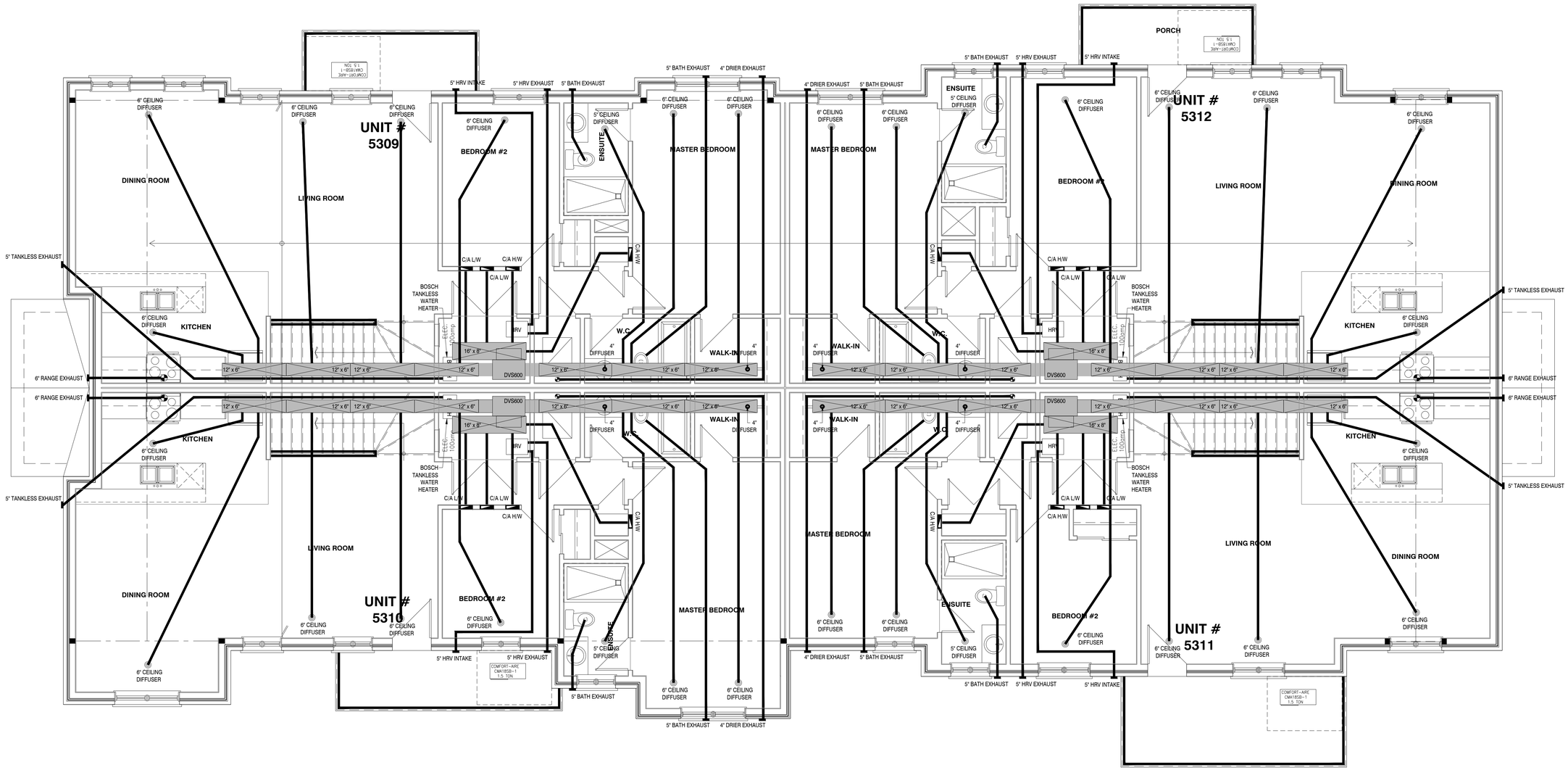
NO.	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MKG
REV-2	NEW STANDARD DRWG. MODIFICATION	07/09/2018	MKG
REV-1	NEW STANDARD DRWG. MODIFICATION	06/25/2018	MKG

DRAWING:
GROUND FLOOR ELECTRICAL

ADDRESS:	SCALE:	DATE:
xx	1/4" = 1'-0"	XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **E2**



BLOCK: XXXX
DATE: XX/XX/XXXX

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY ABCTS 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 ASSOCIATED WITH, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

2012 O.B.C. DRAWINGS

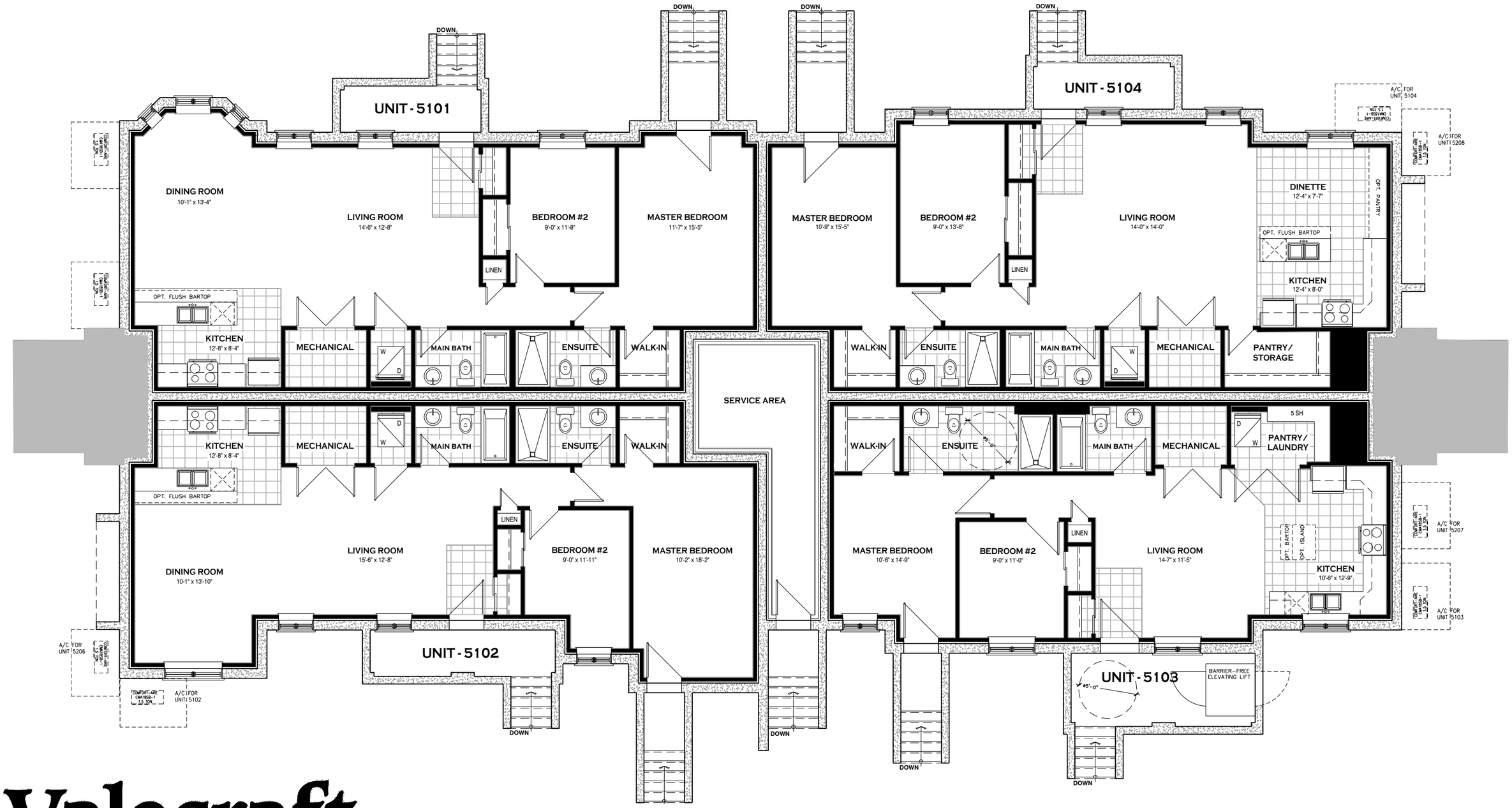
NO	DESCRIPTION	DATE	BY
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MWCAWDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAD
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MAD
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAD

DRAWING:
SECOND FLOOR ELECTRICAL

ADDRESS:	SCALE:	DATE:
XX	1/4" = 1'-0"	XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **E3**



Valecraft

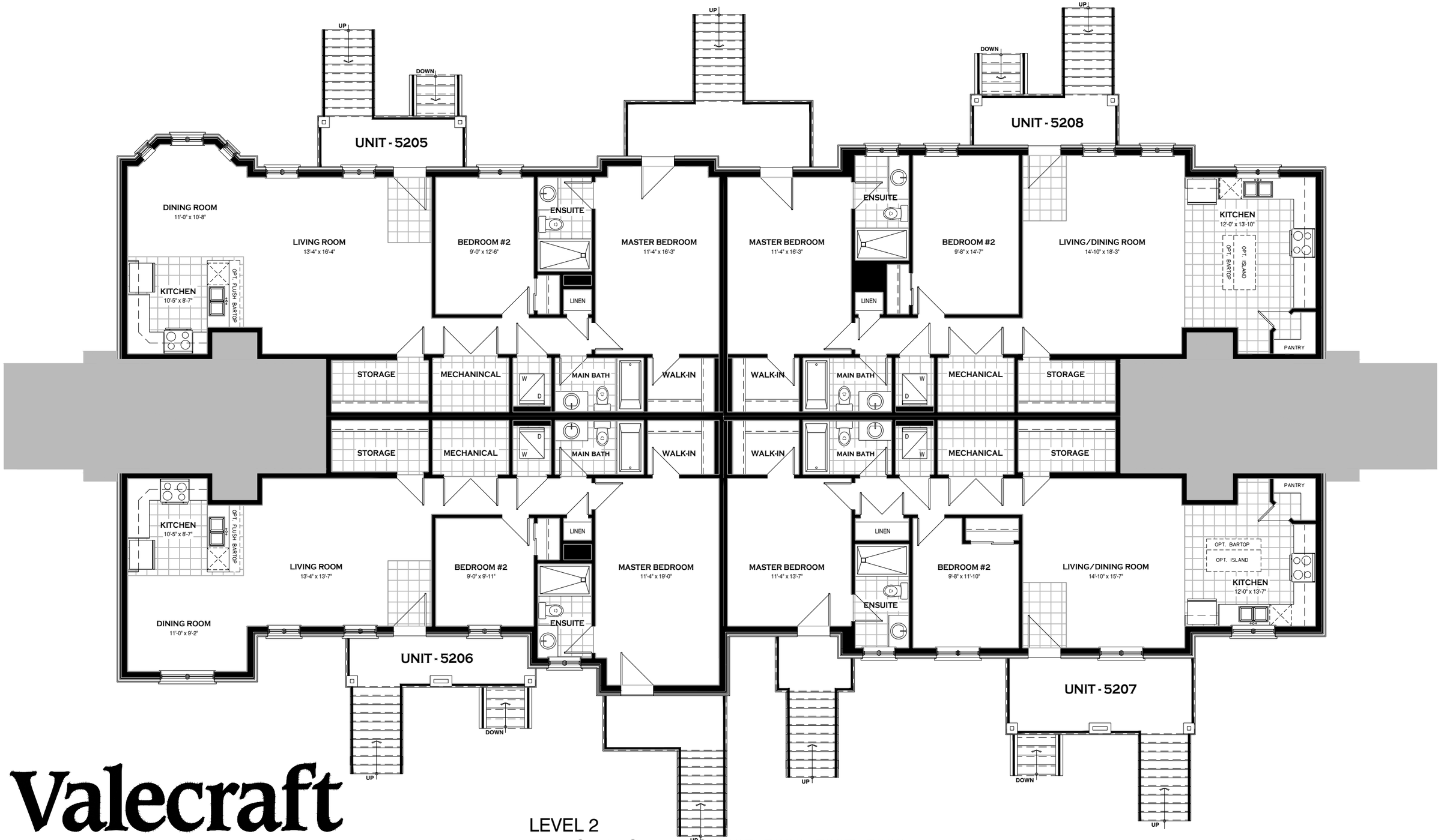
Homes Ltd.

LEVEL 1

5000 SERIES - UNITS 5101, 5102, 5103, 5104

All dimensions are approximate
Exterior illustrations are artist concepts only and may not be as shown.
E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
NOTE * : Number of steps varies due to site grading.

E. & O.E. 10/23/19



Valecraft

Homes Ltd.

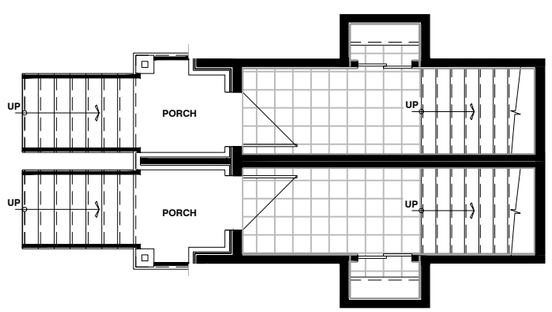
LEVEL 2

5000 SERIES - UNITS 5205, 5206, 5207, 5208

All dimensions are approximate
Exterior illustrations are artist concepts only and may not be as shown.
E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
NOTE * : Number of steps varies due to site grading.

E. & O.E. 10/23/19

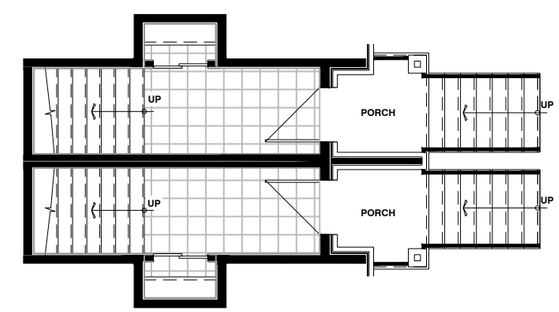
5000 SERIES - UNITS 5309, 5310, 5311, 5312
LEVEL 3



ENTRANCE TO UNIT

Valecraft

Homes Ltd.



ENTRANCE TO UNIT

All dimensions are approximate
Exterior illustrations are artist concepts only and may not be as shown.
E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
NOTE * : Number of steps varies due to site grading.

E. & O.E. 10/23/19