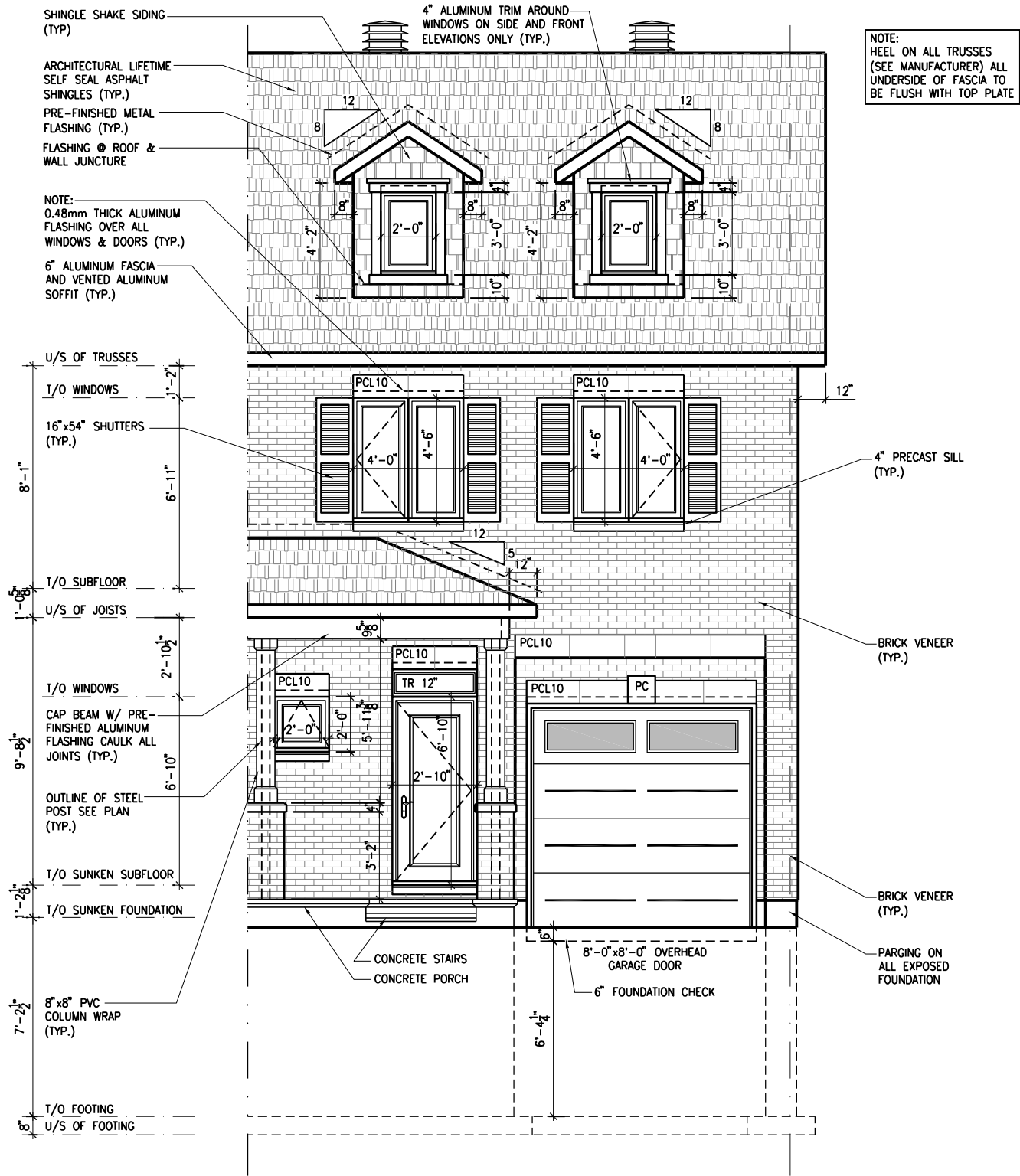




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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

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PC - PRECAST KEYSTONE
PCL10 - 10" PRECAST LINTEL

2012 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-4	NEW STANDARD DRWG MODIFICATION	01/01/2021	DOYON
REV-3	AS PER STRUCTURAL REVIEW	02/06/2019	VH
REV-2	AS PER STRUCTURAL REVIEW	11/07/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	11/13/2017	MAD

DRAWING:

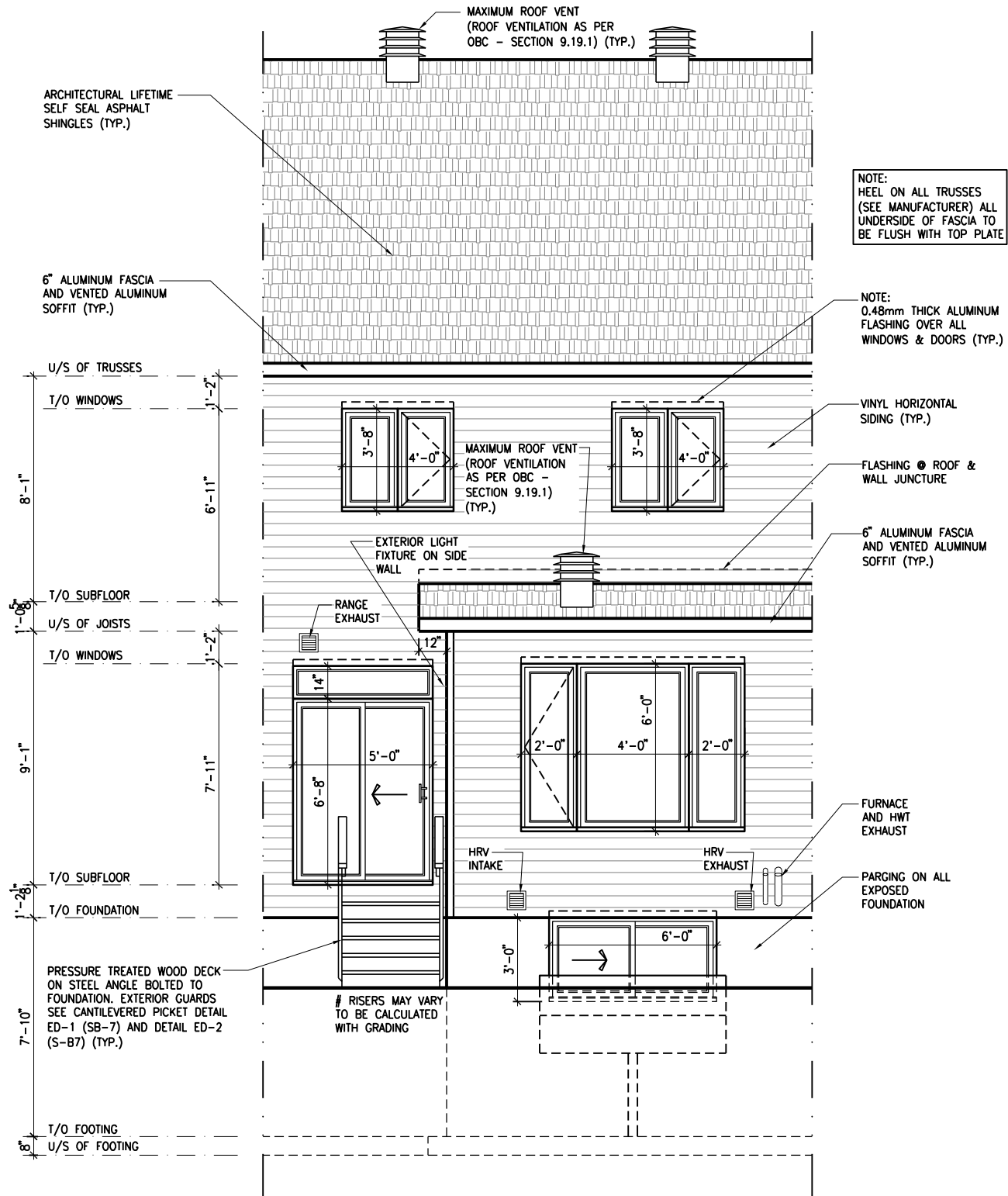
FRONT ELEVATION

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

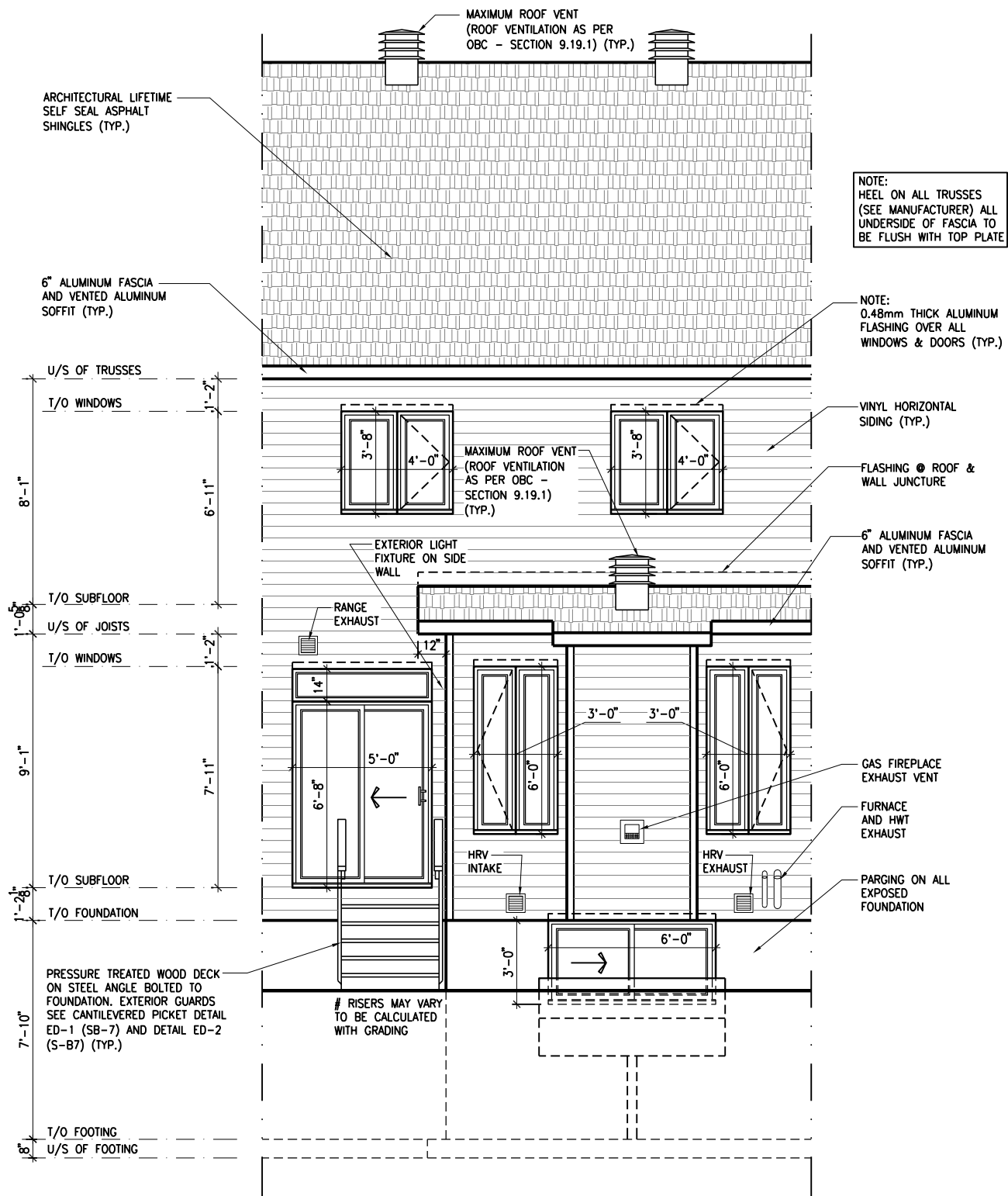
160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A.1



1
A.2a REAR ELEVATION
SCALE: 3/16" = 1'-0"



2
A.2a REAR ELEVATION WITH OPTIONAL GAS FIREPLACE
SCALE: 3/16" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX



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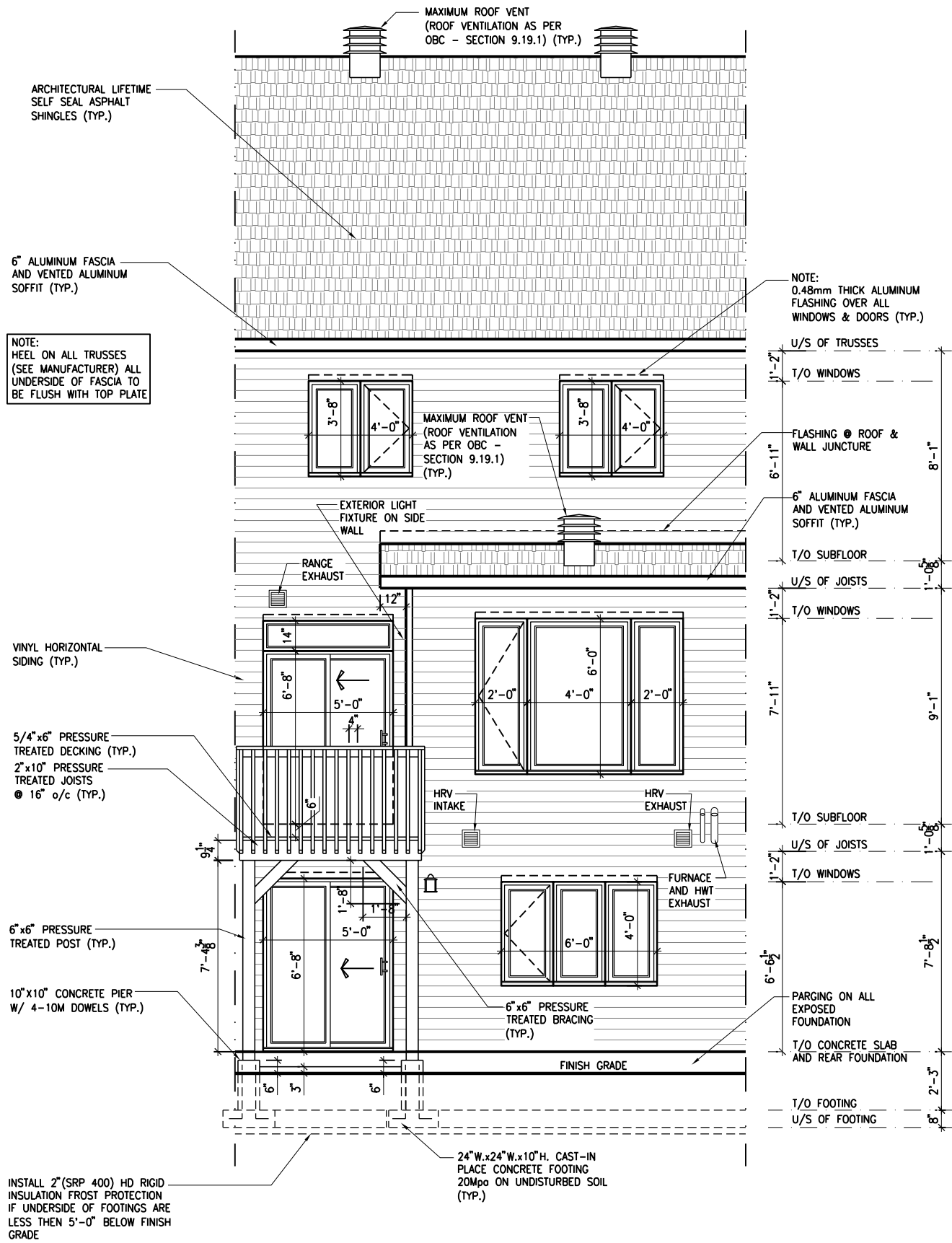
DRAWING:

REAR ELEVATION

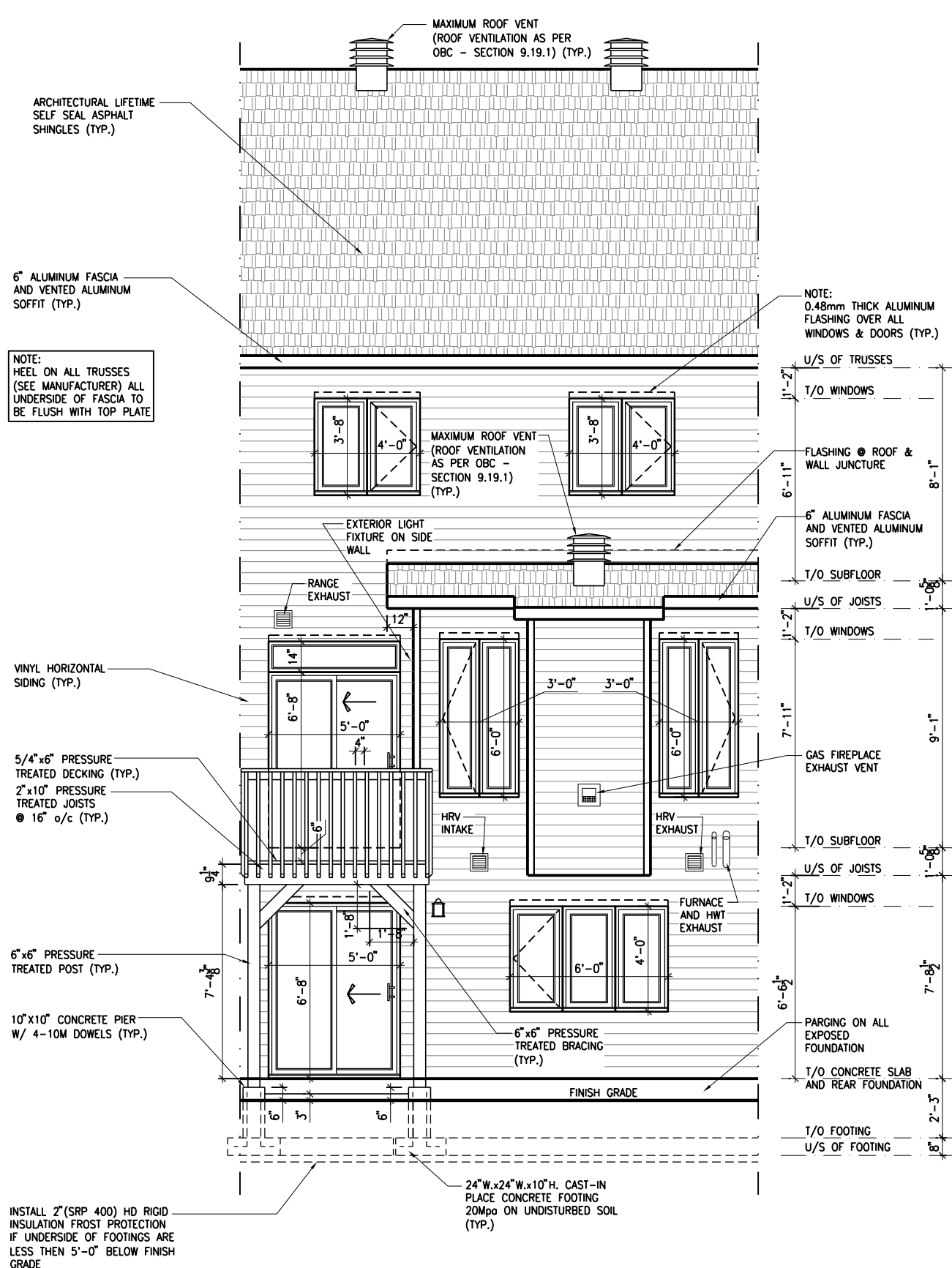
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.2a



1
A.2b REAR ELEVATION - WALKOUT
SCALE: 3/16" = 1'-0"



2
A.2b REAR ELEVATION W/ OPTIONAL GAS FIREPLACE - WALKOUT
SCALE: 3/16" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

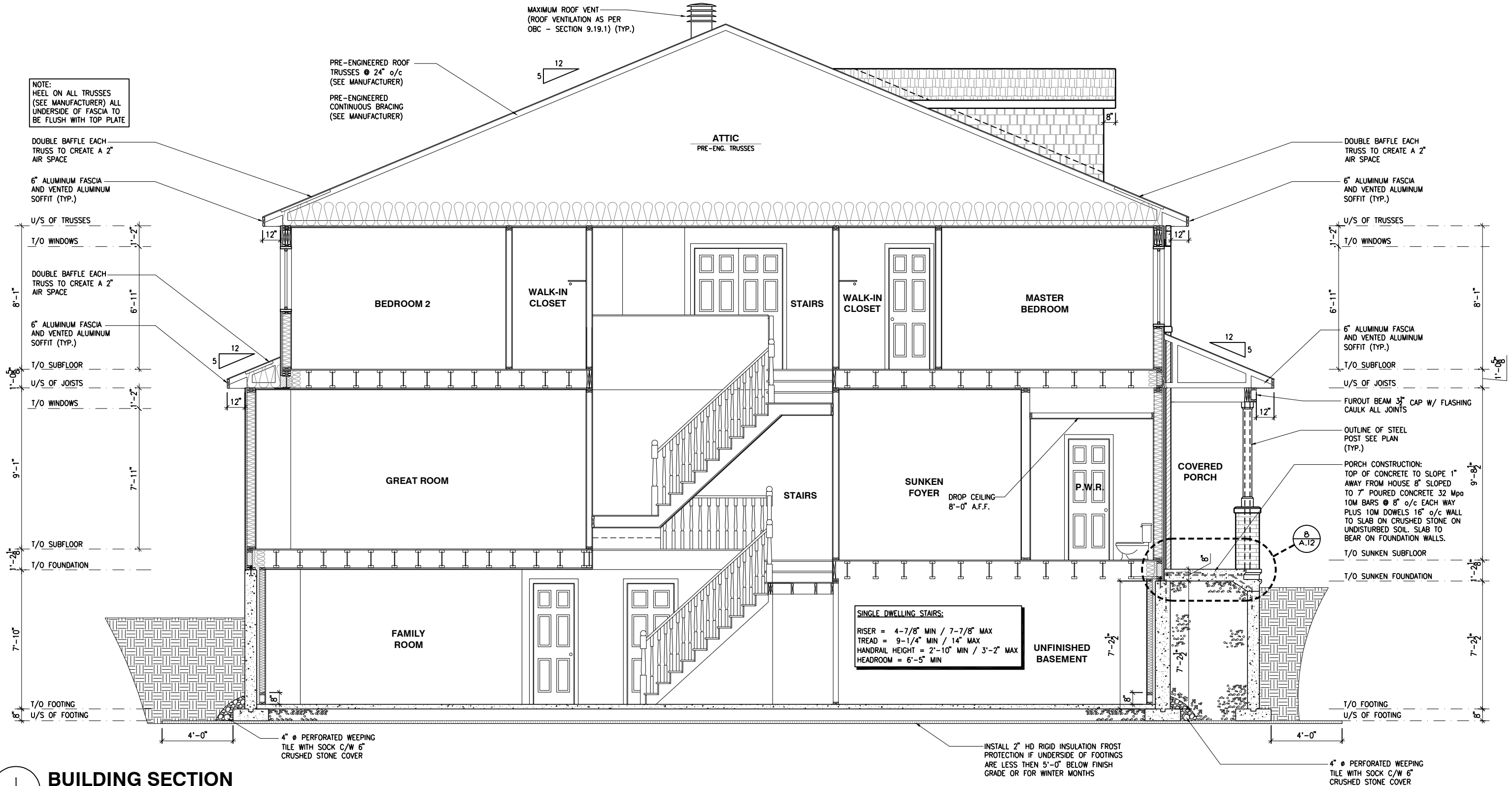
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NO.	DESCRIPTION	DATE	BY

DRAWING: REAR ELEVATION
WALKOUT

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

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.2b



BUILDING SECTION
A.3a
SCALE: 3/16" = 1'-0"

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



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NO.	DESCRIPTION	DATE	BY

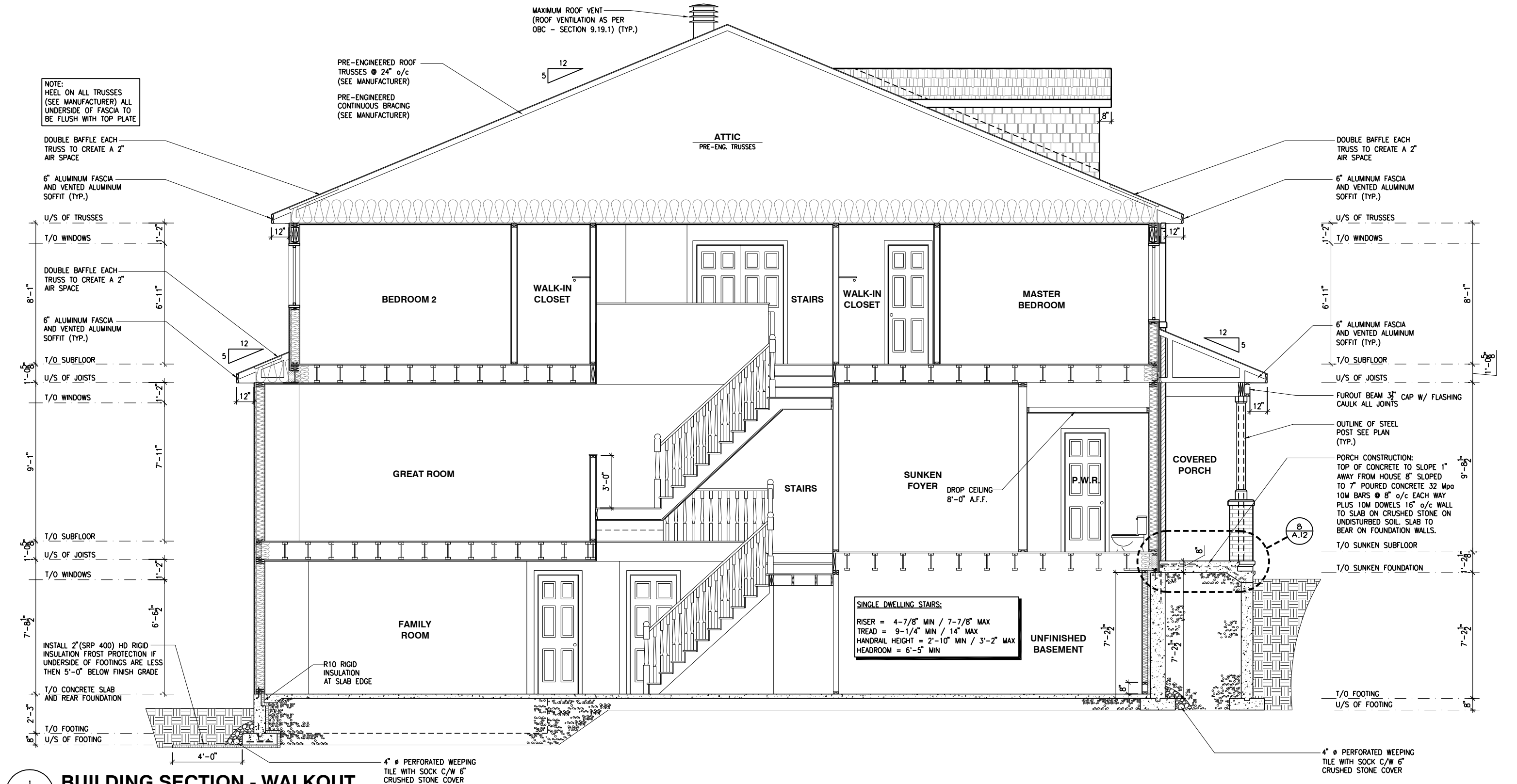
2012 O.B.C. DRAWINGS

DRAWING: **BUILDING SECTION**

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

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

A.3a



BUILDING SECTION - WALKOUT
SCALE: 3/16" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX

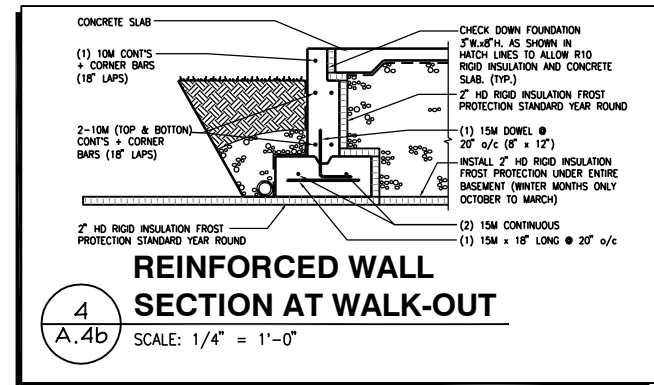
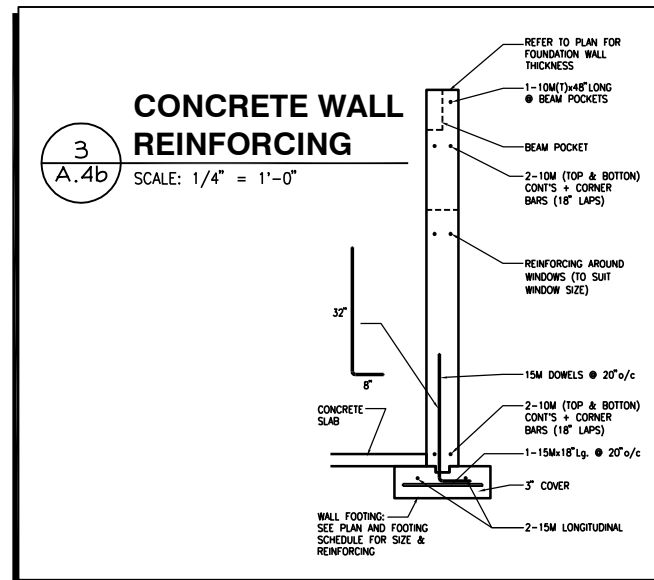
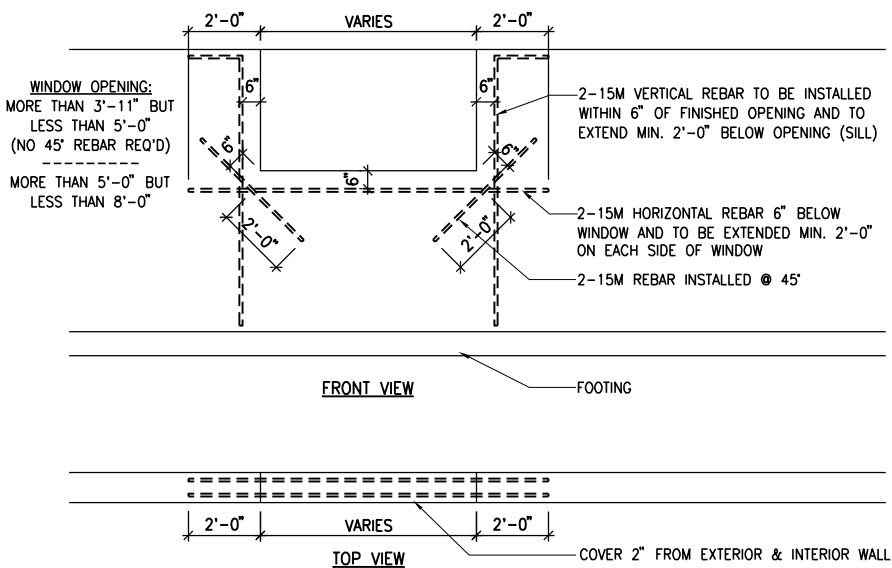


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NO.	DESCRIPTION	DATE	BY

2012 O.B.C. DRAWINGS		
DRAWING: BUILDING SECTION WALKOUT		
ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
160 - THE STANLEY 2020 FOOTPRINT		SHEET: A.3b
(STANDARD DRAWINGS)		

FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
WALL FOOTINGS	100Kpa	85KPa	75KPa	60KPa
WF1	30"W. x 8"H. 2-15M LONGITUDINAL BARS	36"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	40"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	48"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF2	28"W. x 8"H. 2-15M LONGITUDINAL BARS	34"W. x 8"H. 2-15M LONGITUDINAL BARS	38"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	46"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF3	26"W. x 8"H. 2-15M LONGITUDINAL BARS	30"W. x 8"H. 2-15M LONGITUDINAL BARS	34"W. x 8"H. 2-15M LONGITUDINAL BARS	42"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 38" LONG @ 20" o/c 3-15M LONGITUDINAL BARS
WF4	24"W. x 8"H. 2-15M LONGITUDINAL BARS	28"W. x 8"H. 2-15M LONGITUDINAL BARS	32"W. x 8"H. 2-15M LONGITUDINAL BARS	38"x8" DP. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS
WF5	24"W. x 8"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 2-15M LONGITUDINAL BARS	26"W. x 8"H. 2-15M LONGITUDINAL BARS	34"x8" DP. 2-15M LONGITUDINAL BARS
WF6	24"W. x 8"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 2-15M LONGITUDINAL BARS	30"x8" DP. 2-15M LONGITUDINAL BARS
WF7	20"W. x 8"H. 2-15M LONGITUDINAL BARS	20"W. x 8"H. 2-15M LONGITUDINAL BARS	20"W. x 8"H. 2-15M LONGITUDINAL BARS	24"x8" DP. 2-15M LONGITUDINAL BARS
PAD FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
POST FOOTINGS	100KPa	85KPa	75KPa	60KPa
F1	36"W.x36"W.x10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	38"W.x38"W.x10"H. 3-15M LONGITUDINAL BARS x 32" LONG EACH WAY	40"W.x40"W.x10"H. 3-15M LONGITUDINAL BARS x 34" LONG EACH WAY	44"W.x44"W.x10"H. 3-15M LONGITUDINAL BARS x 38" LONG EACH WAY
F2	24"W. x 24"W. x 10"H.	24"W. x 24"W. x 10"H.	24"W. x 24"W. x 10"H.	28"W. x 28"W. x 12"H.



LOT: **XXXX**

DATE: **XX/XX/XXXX**

 **Valecraft**
Homes Ltd.

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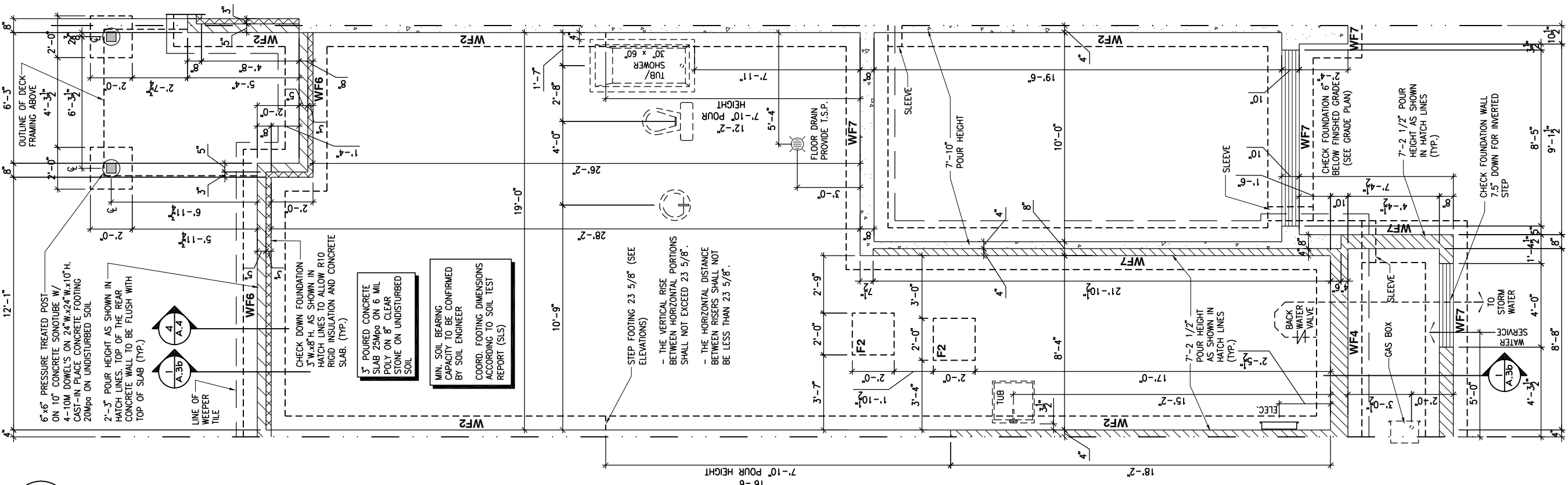
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FOOTING PLAN - WALKOUT

2012 O.B.C. DRAWINGS			
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NO.	DESCRIPTION	DATE	BY

DRAWING: **FOOTING PLAN
WALKOUT**

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

**160 - THE STANLEY
2020 FOOTPRINT**
 (STANDARD DRAWINGS)

SHEET:
A.4b

FLOOR FRAMING:

- F1 11 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c c/w STRAPPING UNLESS OTHERWISE NOTED (SEE MANUFACTURER)
- F2 2" x 8" JOIST @ 16" o/c UNLESS OTHERWISE NOTED
- F3 2" x 8" PRESSURE TREATED JOIST @ 16" o/c UNLESS OTHERWISE NOTED
- S1 REFER TO FLOOR JOIST LAYOUT SHOP DRAWINGS FOR ALL TRIMMER AND HEADER JOISTS AT FLOOR OPENING (UNLESS OTHERWISE NOTED)

GENERAL NOTES:

- 1- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
- 2- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- 3- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

WALK-OUT DECK FRAMING NOTES:

- 1 2"x10" SOLID BLOCKING AT LEDGER NAILED TO RIM BOARD AND TOP PLATES. INSTALL AT THE SAME TIME AS COMFORT BOARD AND INSTALL TYVEK HOMEWRAP OR EQUIVALENT CONTINUOUS OVER SOLID BLOCKING
- 2 2"x10" PRESSURE TREATED LEDGER. FASTEN TOP THROUGH 2"x10" SOLID BLOCKING AND RIM BOARD. FASTEN BOTTOM THROUGH 2"x10" SOLID BLOCKING AND TOP PLATES WITH 3/8" x 6" LAG SCREWS AND WASHERS @ 16" o/c
- 3 RIM BOARD 2"x10" PRESSURE TREATED TO CANTILEVER POSTS 1 1/2" ALL AROUND
- 4 2"x10" PRESSURE TREATED JOISTS @ 16" o/c
- 5 3-2"x10" PRESSURE TREATED (FLUSH)
- 6 JOIST HANGERS AT EVERY JOIST CONNECTION

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

- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION;
- 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 COMPLETED AND FULLY NAILED AND ANCHORED;
- FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEOTECHNICAL ENGINEER.

BASEMENT NOTE:

- IF A BEDROOM 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 OUTSIDE 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)

LOT: XXXX
DATE: XX/XX/XXXX



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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
P10 = 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. (*)
- (*) = 2-12# 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;
- 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

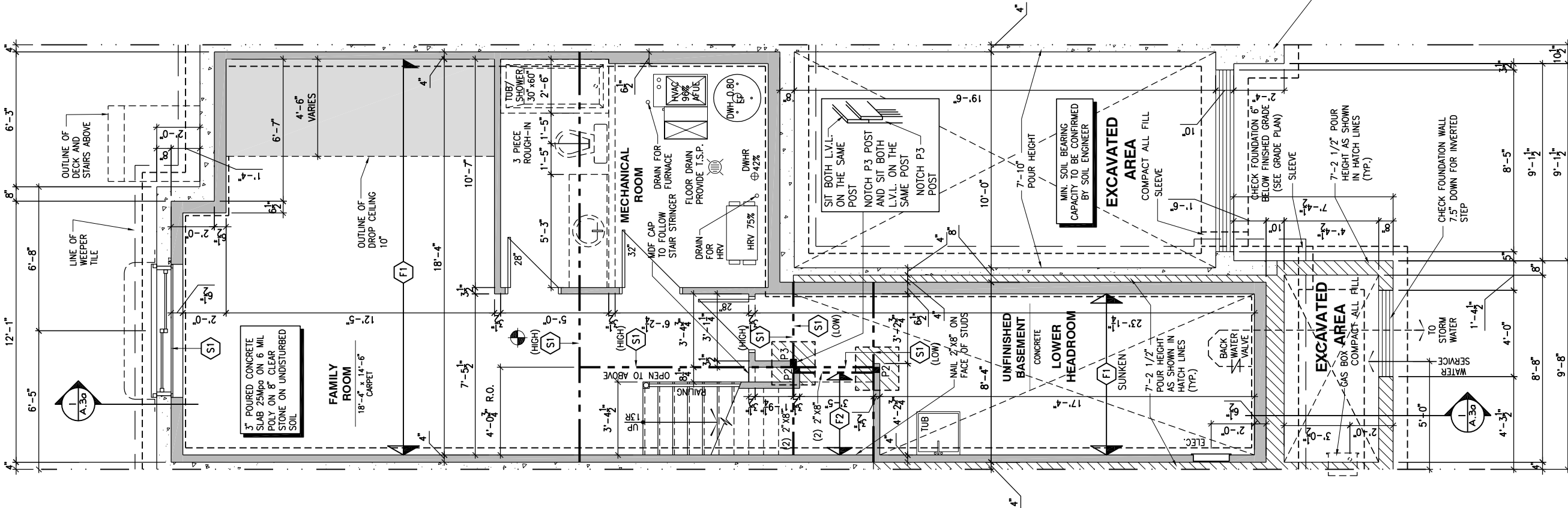
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DRAWING: BASEMENT FLOOR PLAN
2x6 FROST WALL

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

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.5a



1 BASEMENT FLOOR PLAN - 2x6 FROST WALL
A.5a SCALE: 3/16" = 1'-0"

FLOOR FRAMING:

- F1 1 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c c/w STRAPPING UNLESS OTHERWISE NOTED (SEE MANUFACTURER)
- F2 2" x 8" JOIST @ 16" o/c UNLESS OTHERWISE NOTED
- F3 2" x 8" PRESSURE TREATED JOIST @ 16" o/c UNLESS OTHERWISE NOTED
- S1 REFER TO FLOOR JOIST LAYOUT SHOP DRAWINGS FOR ALL TRIMMER AND HEADER JOISTS AT FLOOR OPENING (UNLESS OTHERWISE NOTED)

GENERAL NOTES:

- 1- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
- 2- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- 3- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

WALK-OUT DECK FRAMING NOTES:

- 1 2"x10" SOLID BLOCKING AT LEDGER NAILED TO RIM BOARD AND TOP PLATES. INSTALL AT THE SAME TIME AS COMFORT BOARD AND INSTALL TYVEK HOMEWRAP OR EQUIVALENT CONTINUOUS OVER SOLID BLOCKING
- 2 2"x10" PRESSURE TREATED LEDGER. FASTEN TOP THROUGH 2"x10" SOLID BLOCKING AND RIM BOARD. FASTEN BOTTOM THROUGH 2"x10" SOLID BLOCKING AND TOP PLATES WITH 3/8" x 6" LAG SCREWS AND WASHERS @ 16" o/c
- 3 RIM BOARD 2"x10" PRESSURE TREATED TO CANTILEVER POSTS 1 1/2" ALL AROUND
- 4 2"x10" PRESSURE TREATED JOISTS @ 16" o/c
- 5 3-2"x10" PRESSURE TREATED (FLUSH)
- 6 JOIST HANGERS AT EVERY JOIST CONNECTION

NOTES:

- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. (21MPa) AT 28 DAYS;
- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINMENT & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION;
- 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 COMPLETED AND FULLY NAILED AND ANCHORED;
- FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEOTECHNICAL ENGINEER.

BASEMENT NOTE:

- IF A BEDROOM 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 OUTSIDE 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)

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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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
P10 = 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. (+)
- (+) = 2-12# ANCH. (WHERE ANCH. PL. NOT USED)

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 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

REV	NO.	DESCRIPTION	DATE	BY
REV-4	NEW STANDARD DRWG MODIFICATION	01/01/2021	DOYON	
REV-3	AS PER STRUCTURAL REVIEW	02/06/2019	VH	
REV-2	AS PER STRUCTURAL REVIEW	11/07/2018	VH	
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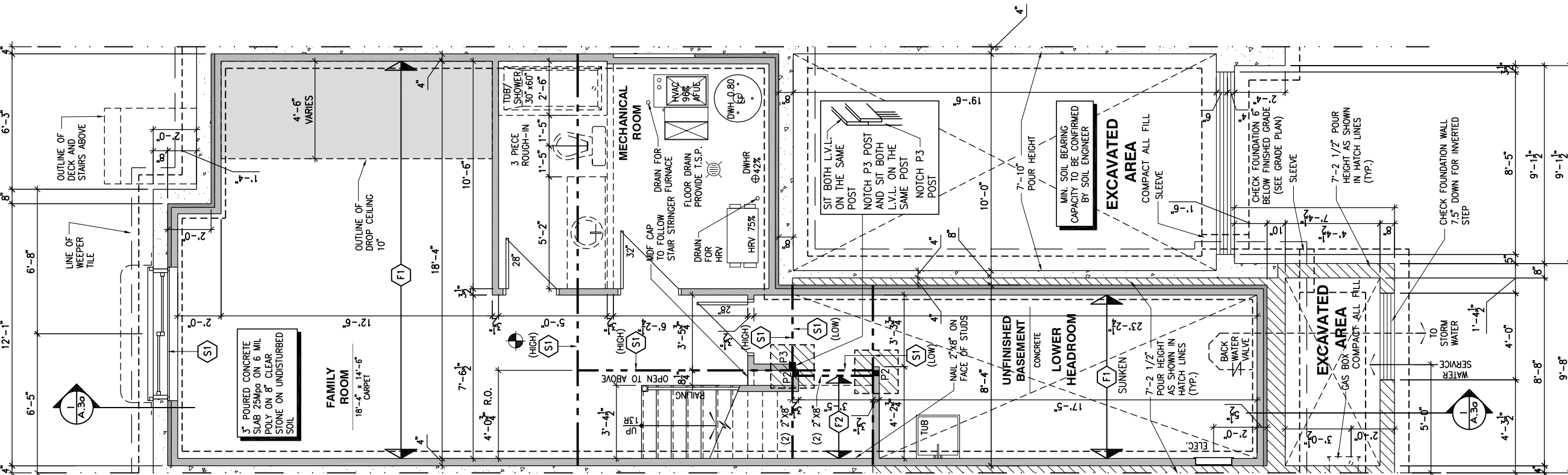
DRAWING: BASEMENT FLOOR PLAN
ENERGY STAR

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

160 - THE STANLEY
2020 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:
A.5b



1
A.5b
BASEMENT FLOOR PLAN - ENERGY STAR - SPRAY FOAM AND 2x4 FROST WALL

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

- FLOOR FRAMING:
- F1 11 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c c/w STRAPPING UNLESS OTHERWISE NOTED (SEE MANUFACTURER)
 - F2 2" x 8" JOIST @ 16" o/c UNLESS OTHERWISE NOTED
 - F3 2" x 8" PRESSURE TREATED JOIST @ 16" o/c UNLESS OTHERWISE NOTED
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LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes Ltd.

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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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 - 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. (*)
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 - (*) = 2-12# ANCH. (WHERE ANCH. PL. NOT USED)
- * POST ARE ALL JACK C/W STUD (EX. P2 = 1 JACK + 1 STUD)
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- ☐ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

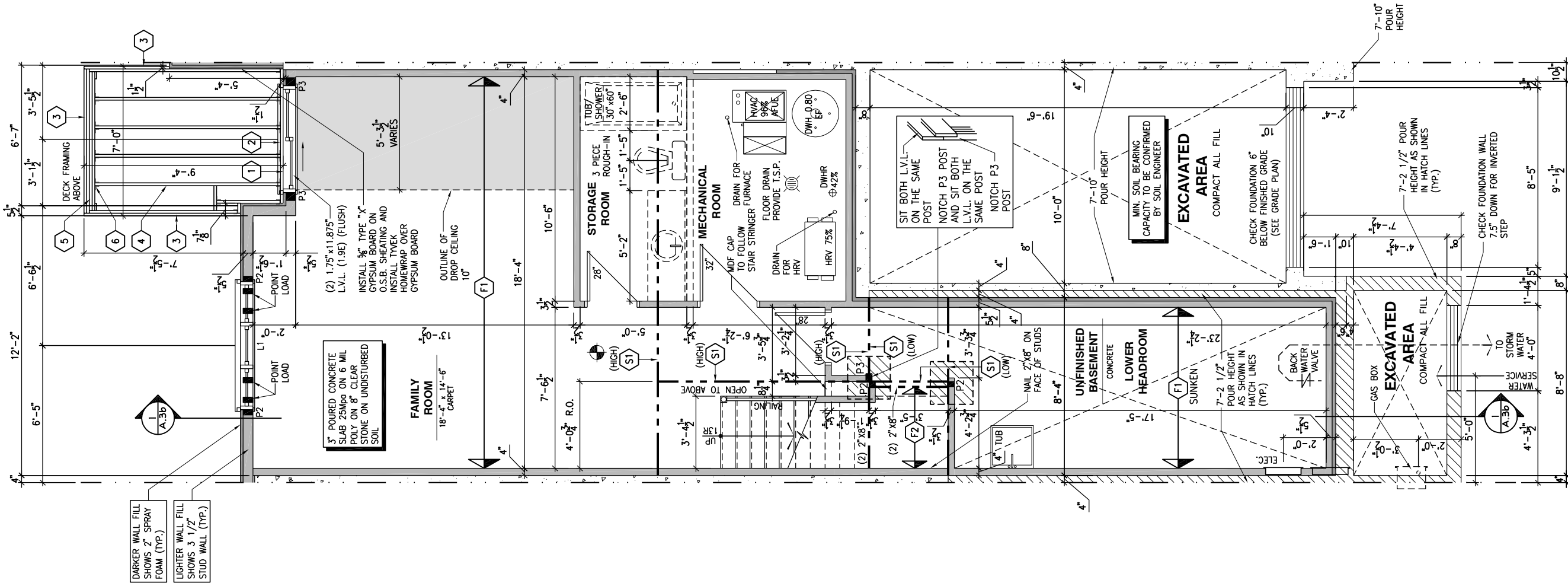
REV	DESCRIPTION	DATE	BY
REV-4	NEW STANDARD DRWG MODIFICATION	01/01/2021	DOYON
REV-3	AS PER STRUCTURAL REVIEW	02/06/2019	VH
REV-2	AS PER STRUCTURAL REVIEW	11/07/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	11/13/2017	MAD
NO.	DESCRIPTION	DATE	BY

DRAWING: **BASEMENT FLOOR PLAN WALKOUT**

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

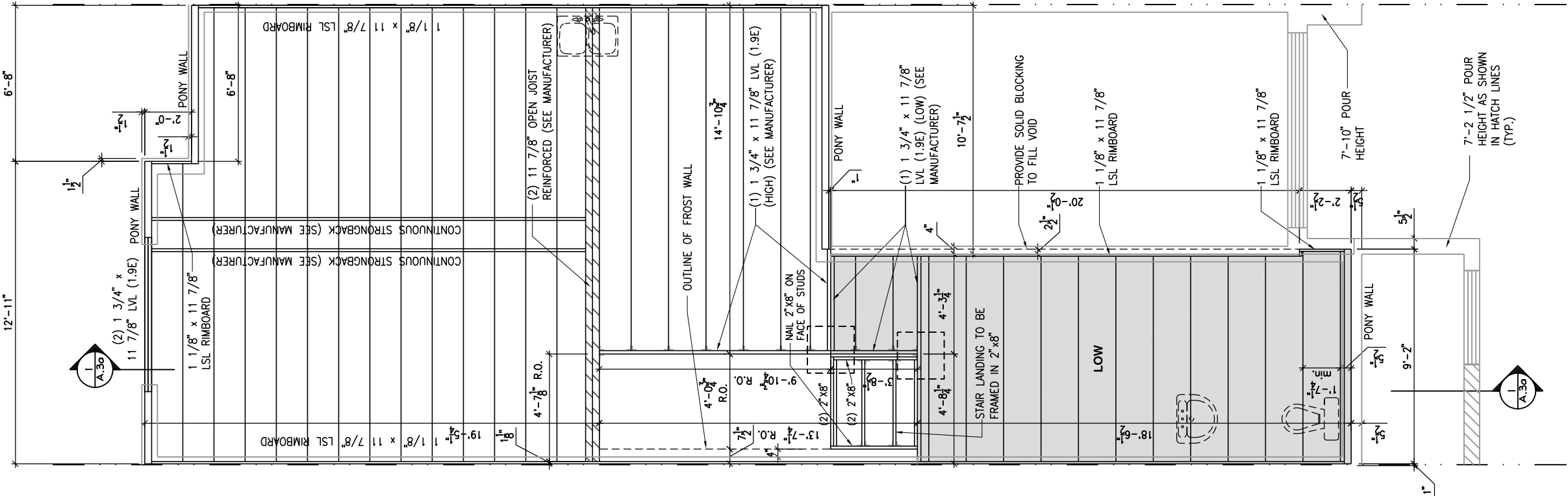
160 - THE STANLEY 2020 FOOTPRINT (STANDARD DRAWINGS)

SHEET: **A.5c**



GROUND FLOOR - FLOOR JOIST FRAMING PLAN - STANDARD KITCHEN

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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2012 O.B.C. DRAWINGS

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REV-1	NEW STANDARD DRWG MODIFICATION	11/13/2017	MAD
NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - FLOOR JOIST FRAMING PLAN

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

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.6a



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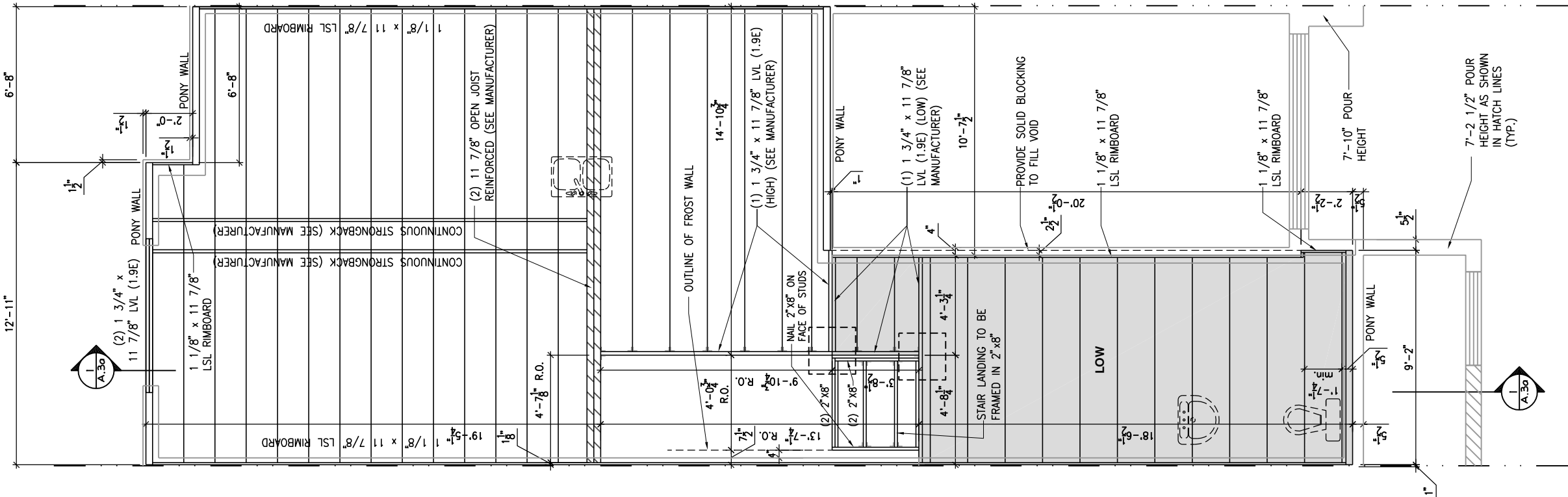
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1
A.6b

GROUND FLOOR - FLOOR JOIST FRAMING PLAN - OPTIONAL KITCHEN 1 AND 2

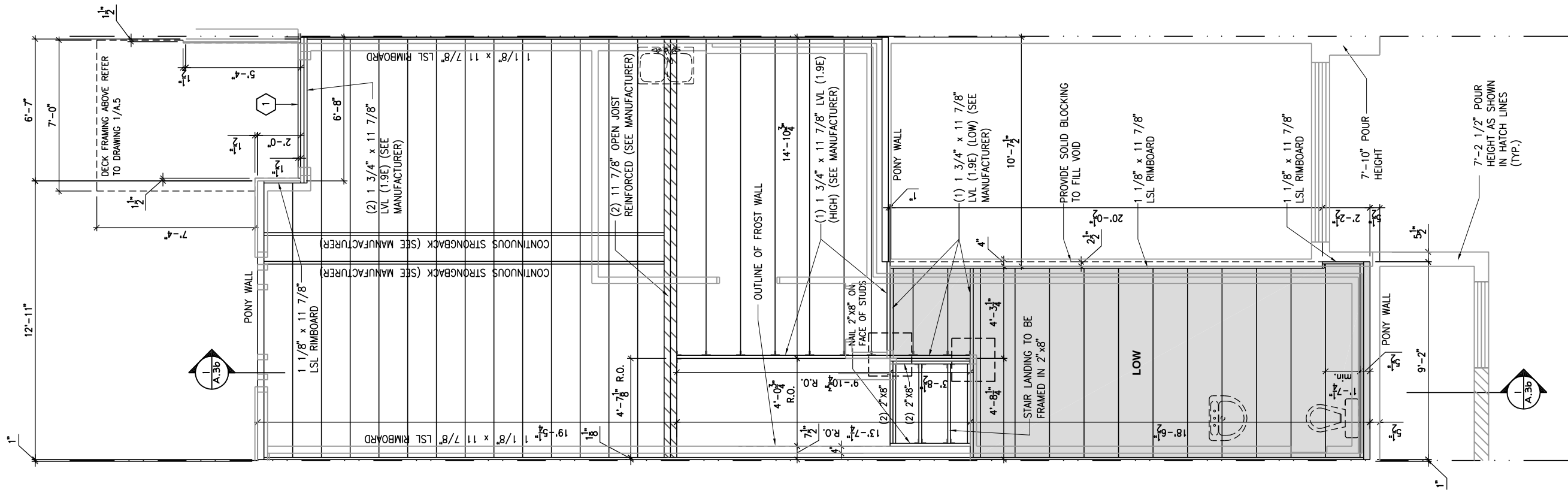
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DRAWING: **GROUND FLOOR - FLOOR JOIST FRAMING PLAN**

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



1

2"x10" SOLID BLOCKING AT LEDGER NAILED TO RIM BOARD AND TOP PLATES. INSTALL AT THE SAME TIME AS COMFORT BOARD AND INSTALL TYVEK HOMEWRAP OR EQUIVALENT CONTINUOUS OVER SOLID BLOCKING

LOT: XXXX
DATE: XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - FLOOR
JOIST FRAMING PLAN - WALKOUT

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

160 - THE STANLEY
2020 FOOTPRINT

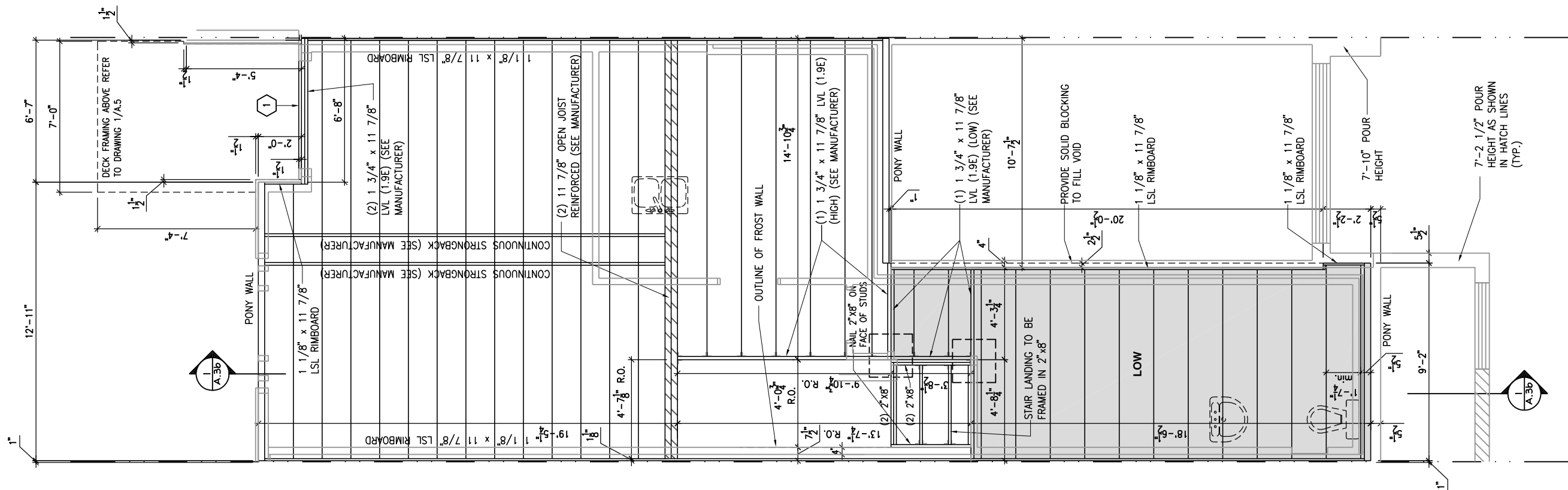
(STANDARD DRAWINGS)

SHEET:

A.6c

GROUND FLOOR - FLOOR JOIST FRAMING PLAN - WALKOUT - STANDARD KITCHEN

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



1 2"x10" SOLID BLOCKING AT LEDGER NAILED TO RIM BOARD AND TOP PLATES. INSTALL AT THE SAME TIME AS COMFORT BOARD AND INSTALL TYVEK HOMEWRAP OR EQUIVALENT CONTINUOUS OVER SOLID BLOCKING

1 A.6d GROUND FLOOR - FLOOR JOIST FRAMING PLAN - WALKOUT - OPTIONAL KITCHEN 1 AND 2 SCALE: 3/16" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX
Valecraft Homes Ltd.

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DRAWING: GROUND FLOOR - FLOOR JOIST FRAMING PLAN - WALKOUT

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

160 - THE STANLEY 2020 FOOTPRINT (STANDARD DRAWINGS) SHEET: A.6d

FLOOR FRAMING:

- F1 11 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c
c/w STRAPPING UNLESS OTHERWISE NOTED (SEE
MANUFACTURER)
- F2 2" x 8" JOIST @ 16" o/c UNLESS OTHERWISE NOTED
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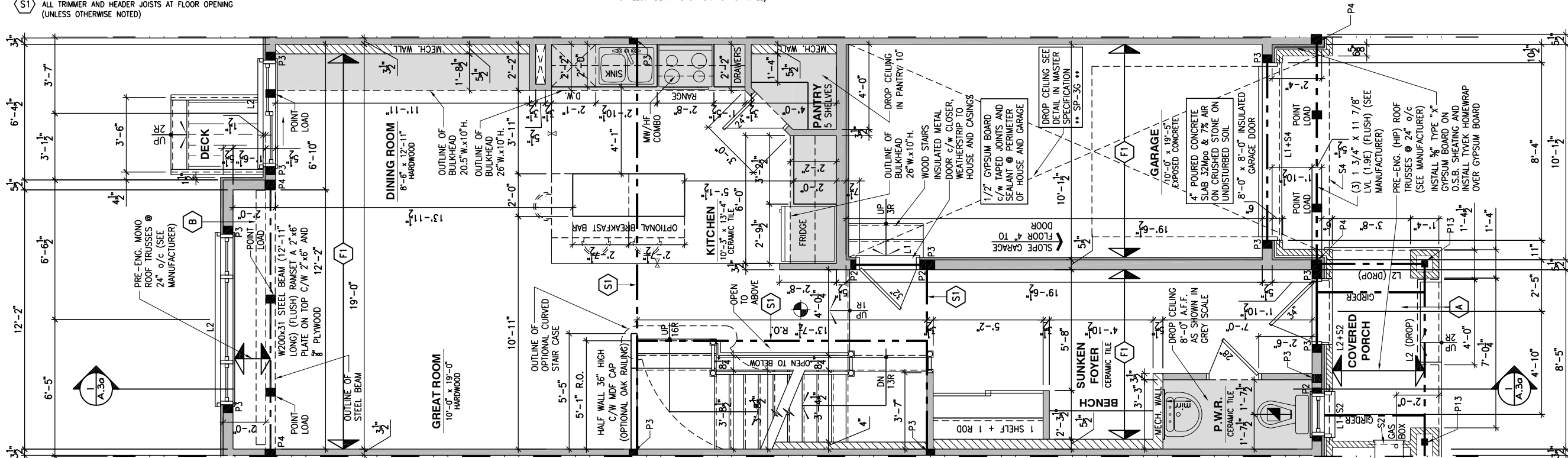
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TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

PORCH CONSTRUCTION:

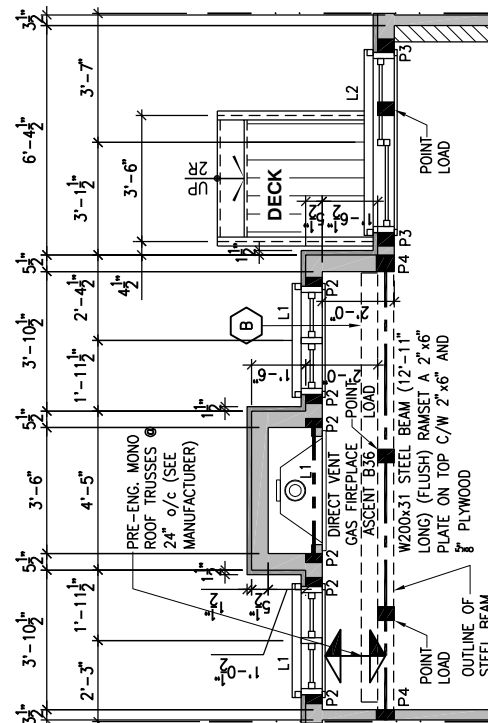
TOP OF CONCRETE TO SLOPE 1" AWAY FROM HOUSE
8" SLOPED TO 7" POURED CONCRETE 32 Mpa 10M
BARS @ 8" o/c EACH WAY PLUS 10M DOWELS 16" o/c
WALL TO SLAB ON CLEAR STONE ON UNDISTURBED
SOIL. SLAB TO BEAR ON FOUNDATION WALLS.

PROVIDE A 10 1/2" x 3/8" STEEL PLATE (5 1/2"
OVERHANG PASS EXTERIOR STUD FACE) WITH FULL
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WELD AT 6" SPACING AT BOTTOM OF FLANGE.
(STOP STEEL PLATE 6" SHORT AT BOTH ENDS OF BEAM
TO ALLOW BEAM TO SIT ON TOP OF WALL)



GROUND FLOOR PLAN - STANDARD KITCHEN

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



OPTIONAL GAS FIREPLACE

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

LOT: XXXX

DATE: XX/XX/XXXX

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- PERSONAL BCIN #19896
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LINTEL TABLE:

- L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
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POST TABLE:

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DRAWING: GROUND FLOOR PLAN
STANDARD KITCHEN

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

160 - THE STANLEY
2020 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.7a

FLOOR FRAMING:

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c/w STRAPPING UNLESS OTHERWISE NOTED (SEE
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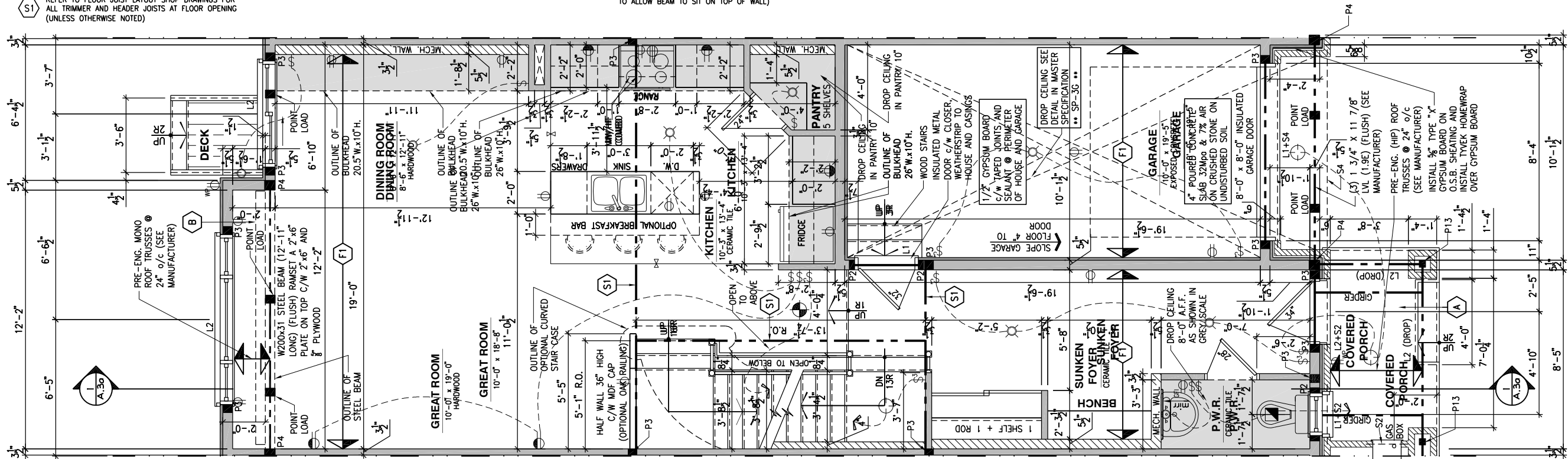
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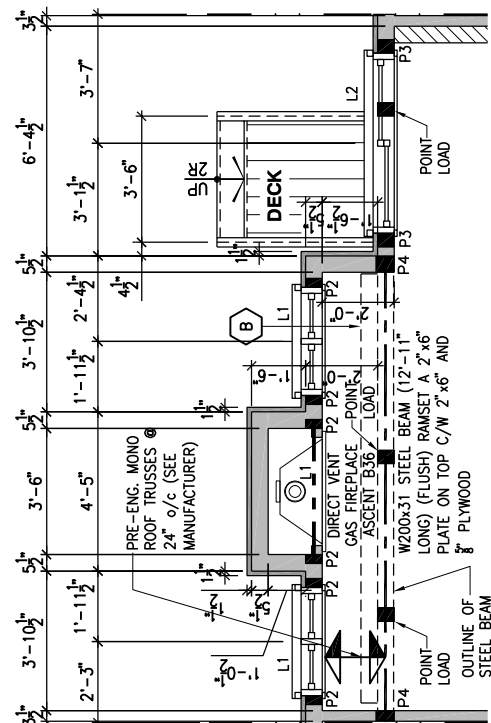
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GROUND FLOOR PLAN - OPTIONAL KITCHEN #1

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



OPTIONAL GAS FIREPLACE

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

LOT: XXXX

DATE: XX/XX/XXXX

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**GROUND FLOOR PLAN
OPTIONAL KITCHEN #1**

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

160 - THE STANLEY
2020 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.7b

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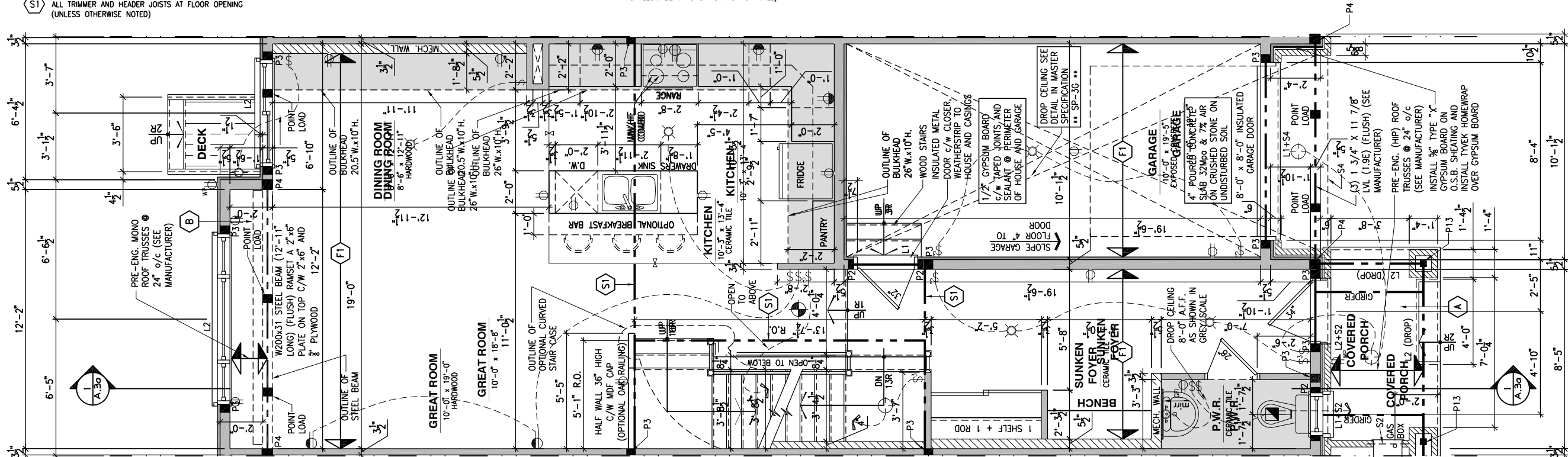
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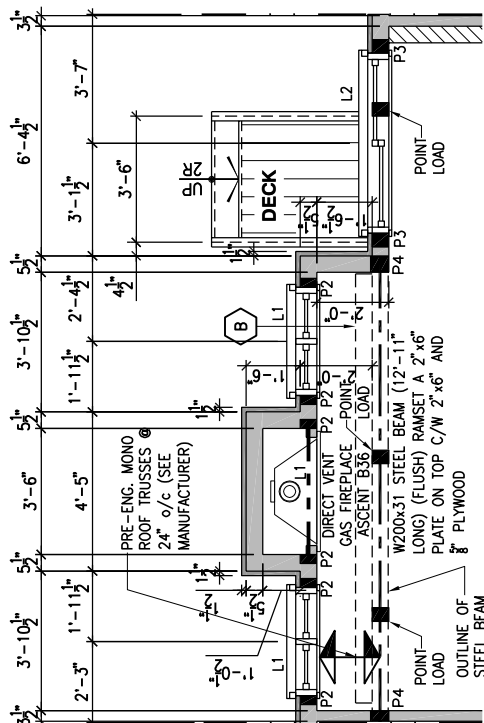
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GROUND FLOOR PLAN - OPTIONAL KITCHEN #2

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



OPTIONAL GAS FIREPLACE

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

LOT: XXXX

DATE: XX/XX/XXXX

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**GROUND FLOOR PLAN
OPTIONAL KITCHEN #2**

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

160 - THE STANLEY
2020 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.7c

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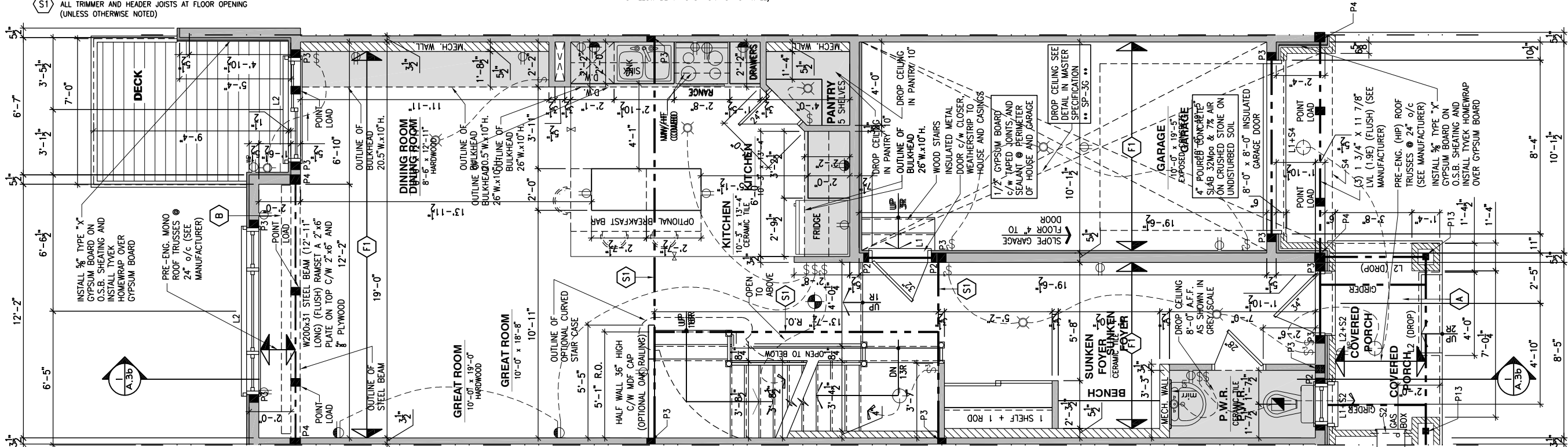
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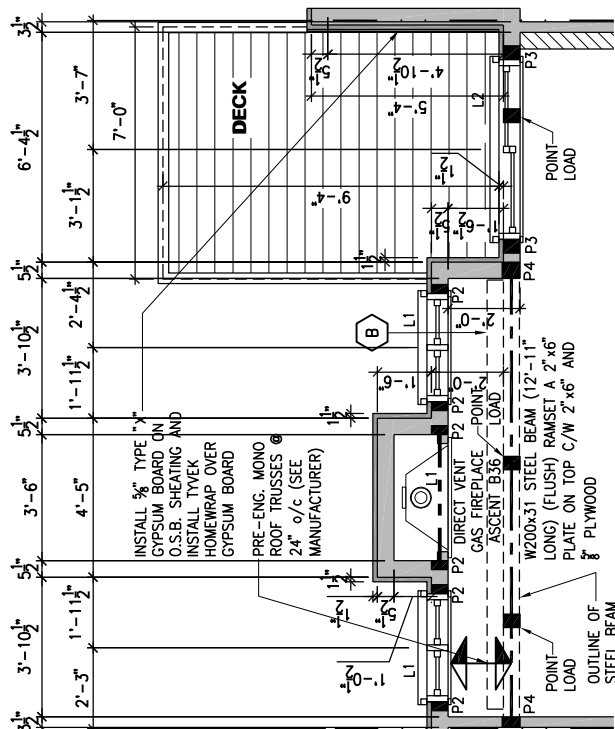
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GROUND FLOOR PLAN - STANDARD KITCHEN - WALKOUT

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OPTIONAL GAS FIREPLACE

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

LOT: XXXX

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DRAWING: GROUND FLOOR - WALKOUT
STANDARD KITCHEN

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

160 - THE STANLEY
2020 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.7d

FLOOR FRAMING:

- F1 11 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c
c/w STRAPPING UNLESS OTHERWISE NOTED (SEE
MANUFACTURER)
- F2 2" x 8" JOIST @ 16" o/c UNLESS OTHERWISE NOTED
- F3 2" x 8" PRESSURE TREATED JOIST @ 16" o/c
UNLESS OTHERWISE NOTED
- S1 REFER TO FLOOR JOIST LAYOUT SHOP DRAWINGS FOR
ALL TRIMMER AND HEADER JOISTS AT FLOOR OPENING
(UNLESS OTHERWISE NOTED)

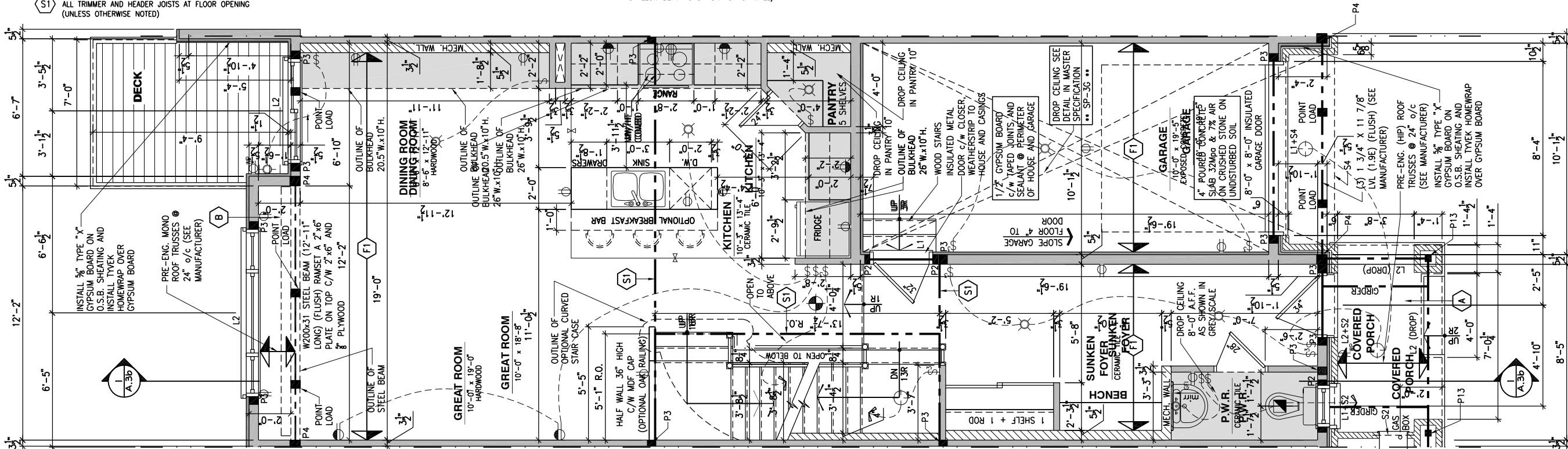
GENERAL NOTES:

- 1- ALL POINT LOADS TO BE BLOCKED DOWN TO THE
FOUNDATION WALL OR SUPPORTING MEMBER
- 2- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- 3- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER
TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

PORCH CONSTRUCTION:

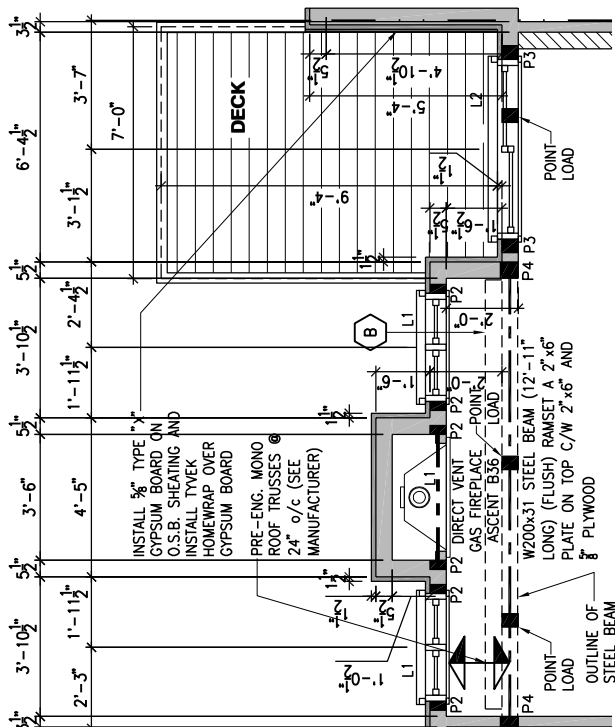
TOP OF CONCRETE TO SLOPE 1" AWAY FROM HOUSE
8" SLOPED TO 7" POURED CONCRETE 32 Mpa 10M
BARS @ 8" o/c EACH WAY PLUS 10M DOWELS 16" o/c
WALL TO SLAB ON CLEAR STONE ON UNDISTURBED
SOIL. SLAB TO BEAR ON FOUNDATION WALLS.

PROVIDE A 10 1/2" x 3/8" STEEL PLATE (5 1/2"
OVERHANG PASS EXTERIOR STUD FACE) WITH FULL
1/4" FILLET WELD TO FLANGE AT TOP AND 1" STITCH
WELD AT 6" SPACING AT BOTTOM OF FLANGE.
(STOP STEEL PLATE 6" SHORT AT BOTH ENDS OF BEAM
TO ALLOW BEAM TO SIT ON TOP OF WALL)



GROUND FLOOR PLAN - OPTIONAL KITCHEN #1 - WALKOUT

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



OPTIONAL GAS FIREPLACE

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

LOT: XXXX

DATE: XX/XX/XXXX



Valecraft
Homes Ltd.

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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RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

STEEL LINTEL:

- S1 = L 90x90x6
- S2 = 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
- P10 = 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. (*)
- (*) = 2-12# ANCH. (WHERE ANCH. PL. NOT USED)

- POST ARE ALL JACK C/W STUD
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- 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-4	NEW STANDARD DRWG MODIFICATION	01/01/2021	DOYON
REV-3	AS PER STRUCTURAL REVIEW	02/06/2019	VH
REV-2	AS PER STRUCTURAL REVIEW	11/07/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	11/13/2017	MAD
NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - WALKOUT OPTIONAL KITCHEN #1

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

160 - THE STANLEY
2020 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.7e

FLOOR FRAMING:

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- F3 2" x 8" PRESSURE TREATED JOIST @ 16" o/c
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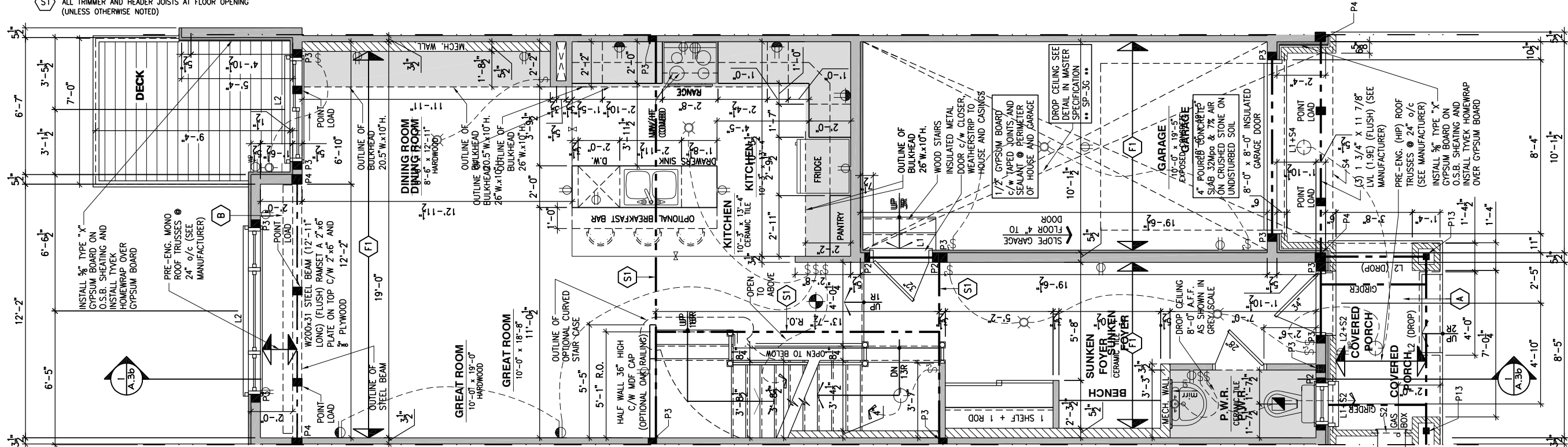
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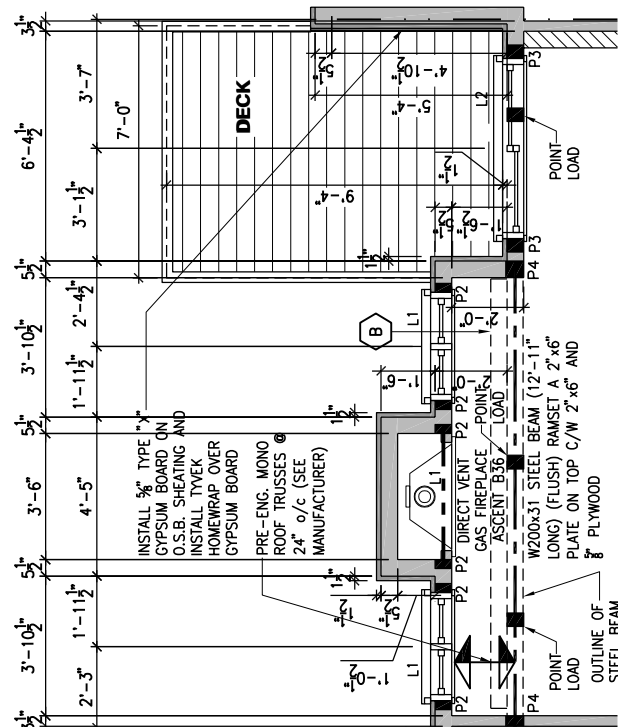
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WALL TO SLAB ON CLEAR STONE ON UNDISTURBED
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PROVIDE A 10 1/2" x 3/8" STEEL PLATE (5 1/2"
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GROUND FLOOR PLAN - OPTIONAL KITCHEN #2 - WALKOUT

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



OPTIONAL GAS FIREPLACE

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

LOT: XXXX

DATE: XX/XX/XXXX

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Homes Ltd.

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REV-1	NEW STANDARD DRWG MODIFICATION	11/13/2017	MAD
NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - WALKOUT
OPTIONAL KITCHEN #2

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

160 - THE STANLEY
2020 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.7f


Valecraft
Homes Ltd.

- PERSONAL BCIN #19896
- TARIFF REGISTRATION NUMBER #611

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NO.	DESCRIPTION	DATE	BY

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

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SECOND FLOOR - FLOOR JOIST FRAMING PLAN - OPTIONAL 4 PC ENSUITE

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

N/A

LOT:XXXX

DATE:XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

DRAWING:SECOND FLOOR - FLOOR JOIST FRAMING PLAN

ADDRESS:xxSCALE:3/16" = 1'-0"DATE:xx/xx/xxxx

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.8b

LOT: XXXX
DATE: XX/XX/XXXX



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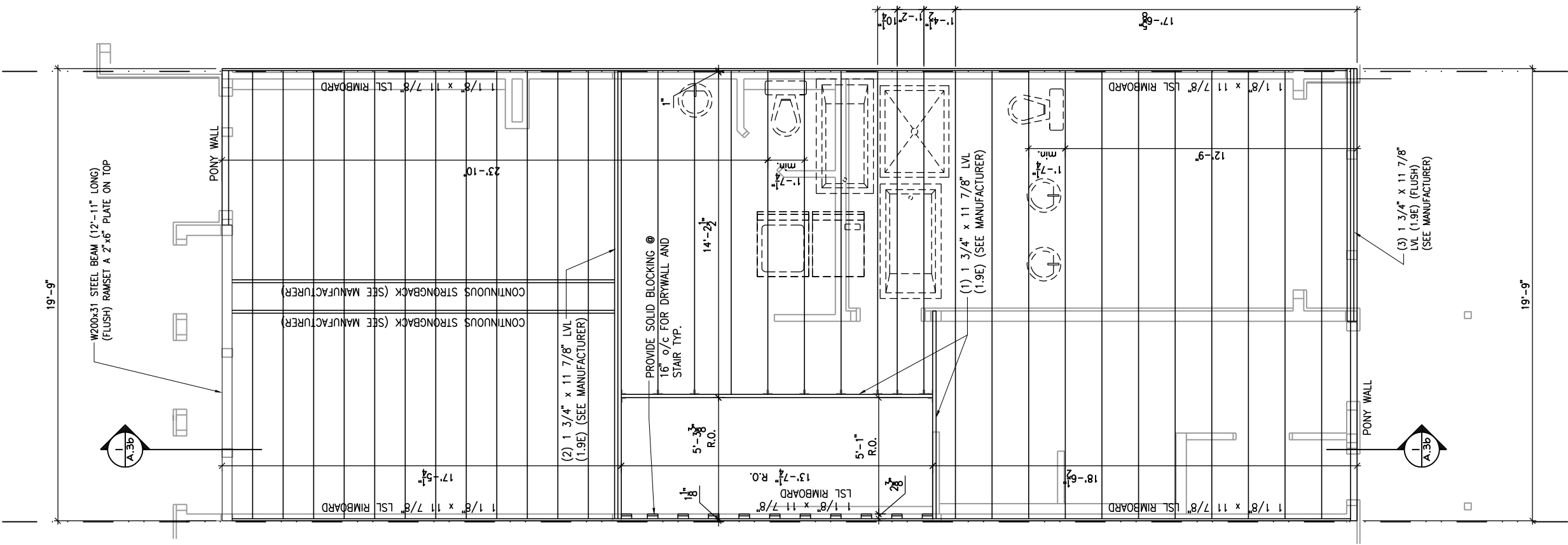
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1
A.8c
SECOND FLOOR - FLOOR JOIST FRAMING PLAN - OPTIONAL 5 PC ENSUITE
SCALE: 3/16" = 1'-0"

2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

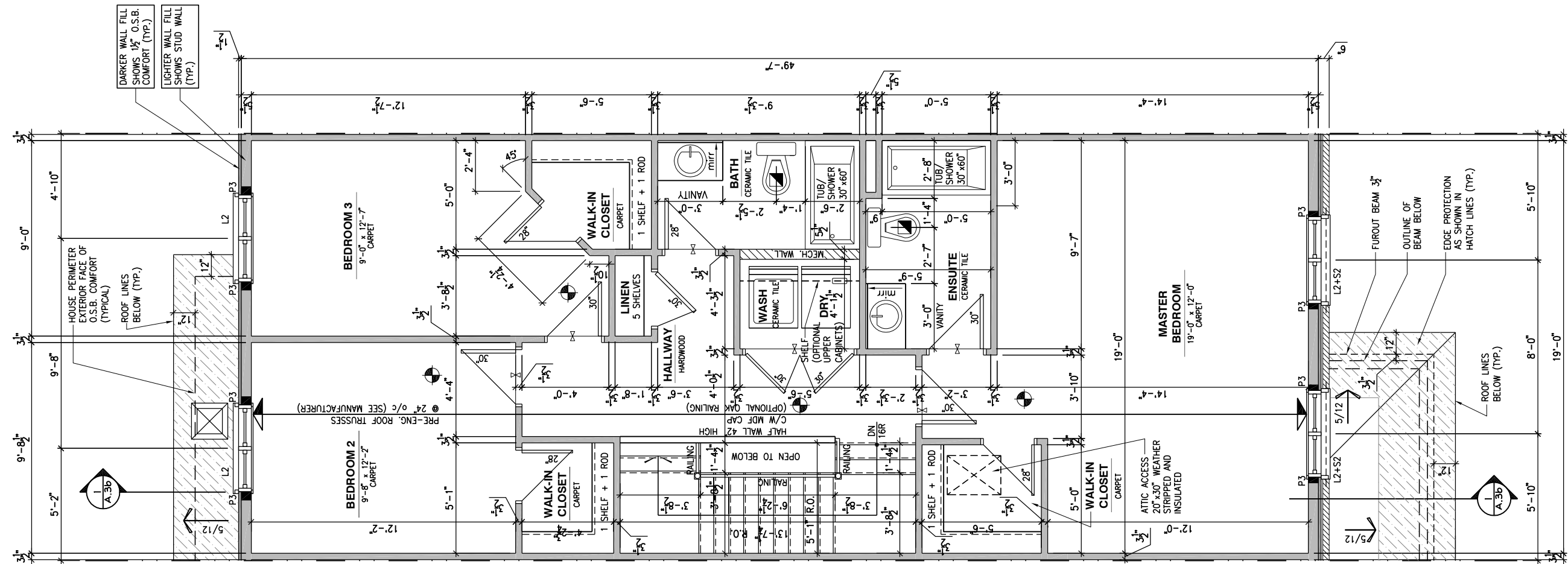
DRAWING: SECOND FLOOR - FLOOR JOIST FRAMING PLAN

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

160 - THE STANLEY 2020 FOOTPRINT (STANDARD DRAWINGS) | SHEET: A.8c

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A.9a

SECOND FLOOR PLAN - STANDARD ENSUITE

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

LOT: XXXX
DATE: XX/XX/XXXX



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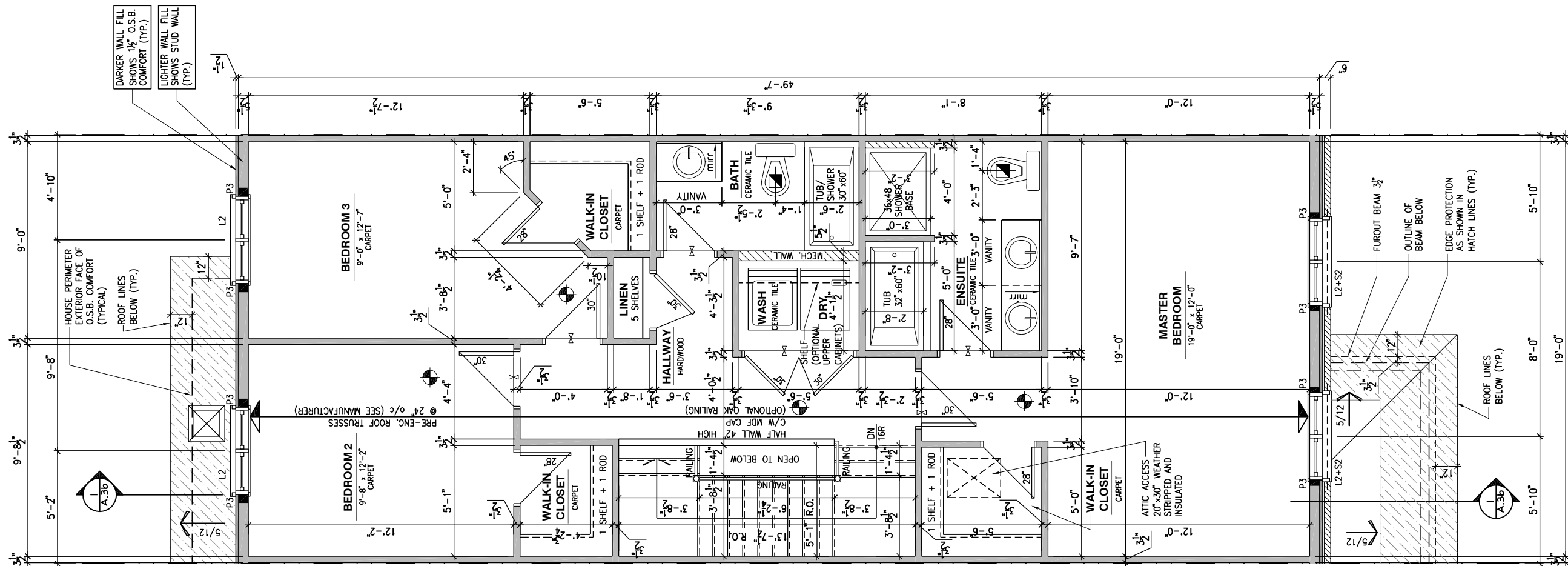
SECOND FLOOR PLAN
STANDARD ENSUITE

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

160 - THE STANLEY
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SHEET:
A.9a

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SECOND FLOOR PLAN - OPTIONAL 5 PC ENSUITE

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

DATE: XX/XX/XXXX 

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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
P10 = 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 8x8x.988x3.18 + 100x200x12 T&B PL
P14 = HSS 89x89.4x8 + 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.x.8 + 100x180x12 BOTTOM PL
+ 130x160x10 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:
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 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

 = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

REV-4	NEW STANDARD DRWG MODIFICATION	01/01/2021	DOYON
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REV-1	NEW STANDARD DRWG MODIFICATION	11/13/2017	MAD
NO.	DESCRIPTION	DATE	BY

**DRAWING: SECOND FLOOR PLAN
OPTIONAL 5 PC ENSUITE**

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

160 - THE STANLEY 2020 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.9b

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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NO.	DESCRIPTION	DATE	BY

ROOF PLAN

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.10

LOT: XXXX
DATE: XX/XX/XXXX



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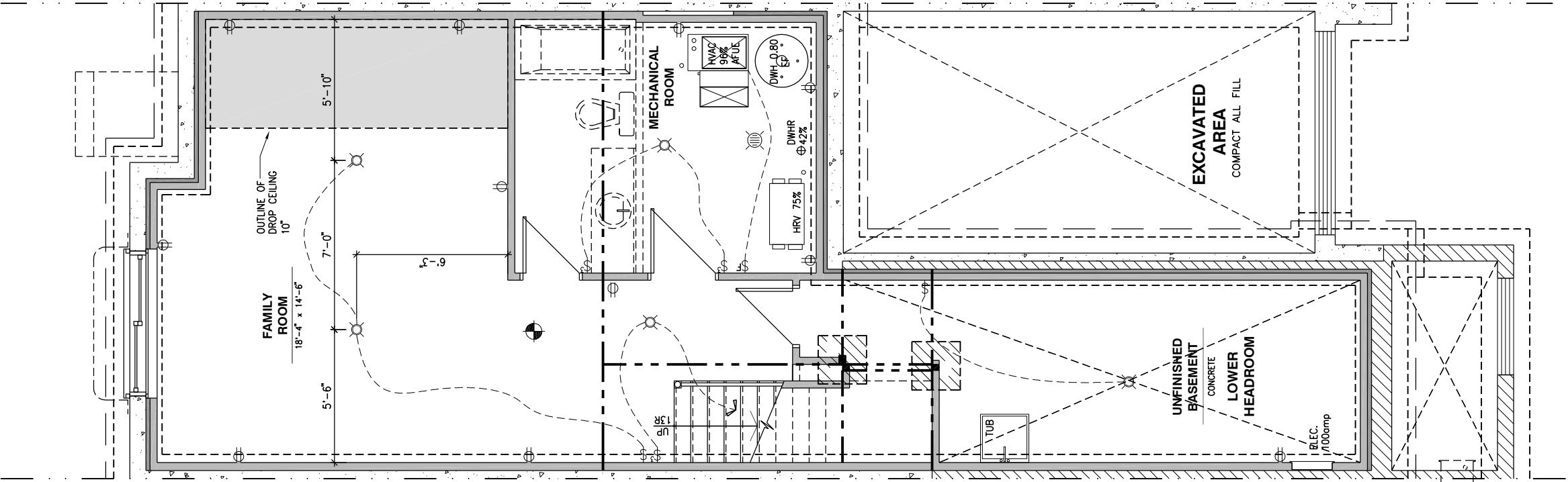
2012 O.B.C. DRAWINGS

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DRAWING: ELECTRICAL PLAN BASEMENT

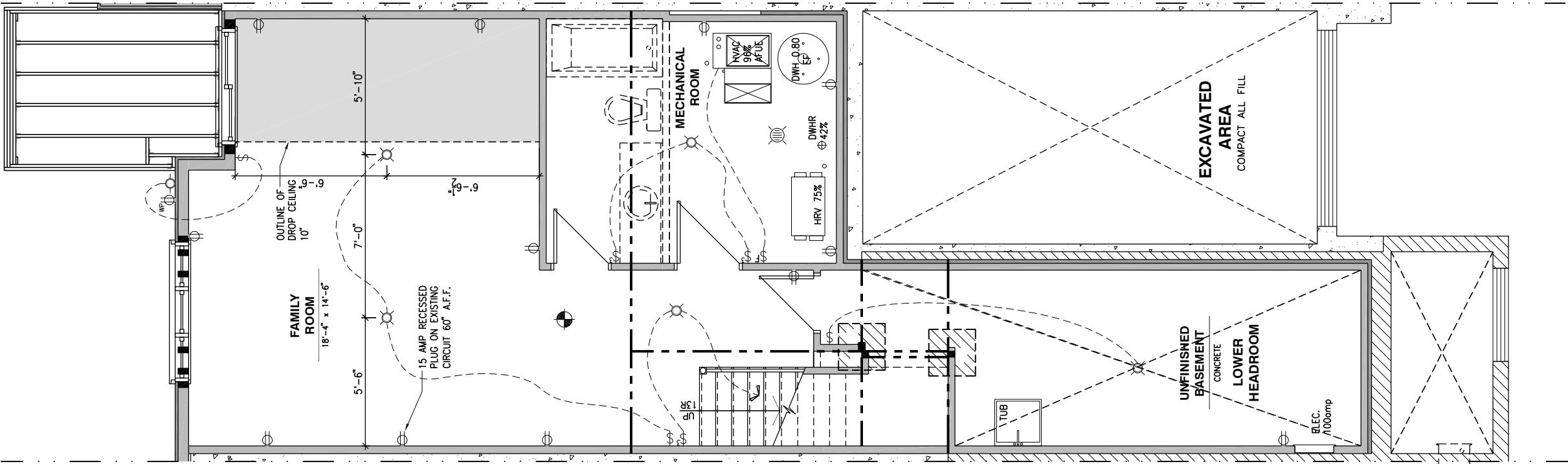
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

160 - THE STANLEY 2020 FOOTPRINT (STANDARD DRAWINGS) SHEET: E.1a



ELECTRICAL PLAN - BASEMENT - WALKOUT

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



LOT: XXXX
DATE: XX/XX/XXXX



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ELECTRICAL PLAN
BASEMENT - WALKOUT

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

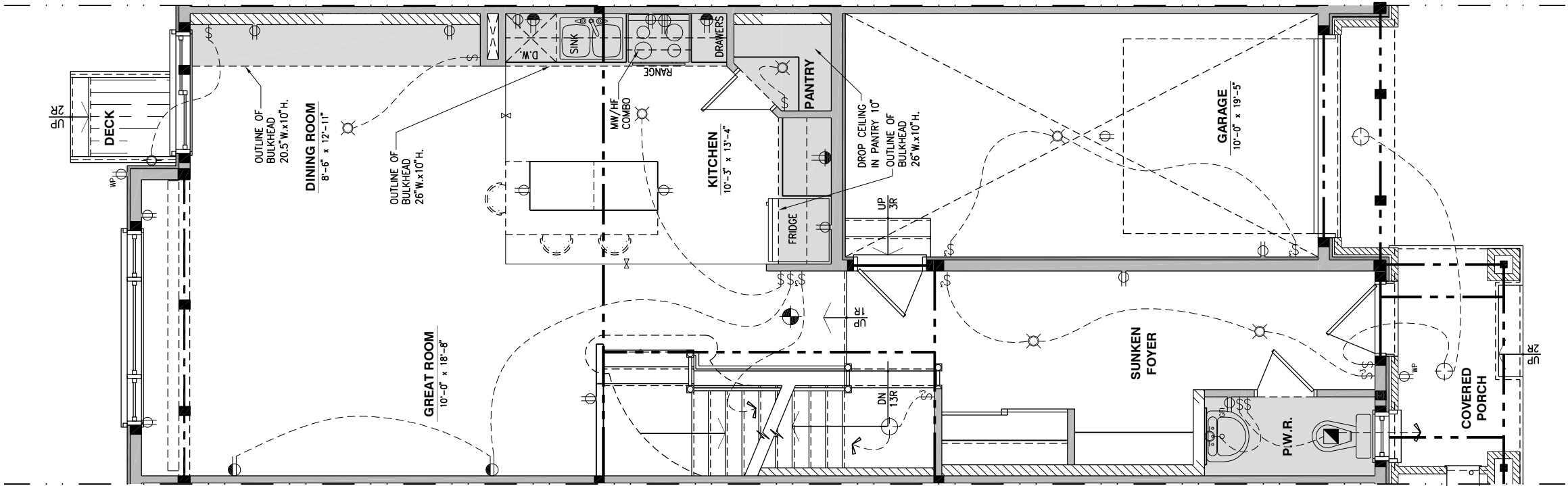
160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

E.1b

ELECTRICAL PLAN - GROUND FLOOR - STANDARD KITCHEN

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



LOT: XXXX
DATE: XX/XX/XXXX



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DRAWING: ELECTRICAL PLAN
GROUND FLOOR

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

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
E.2a

LOT: XXXX
DATE: XX/XX/XXXX



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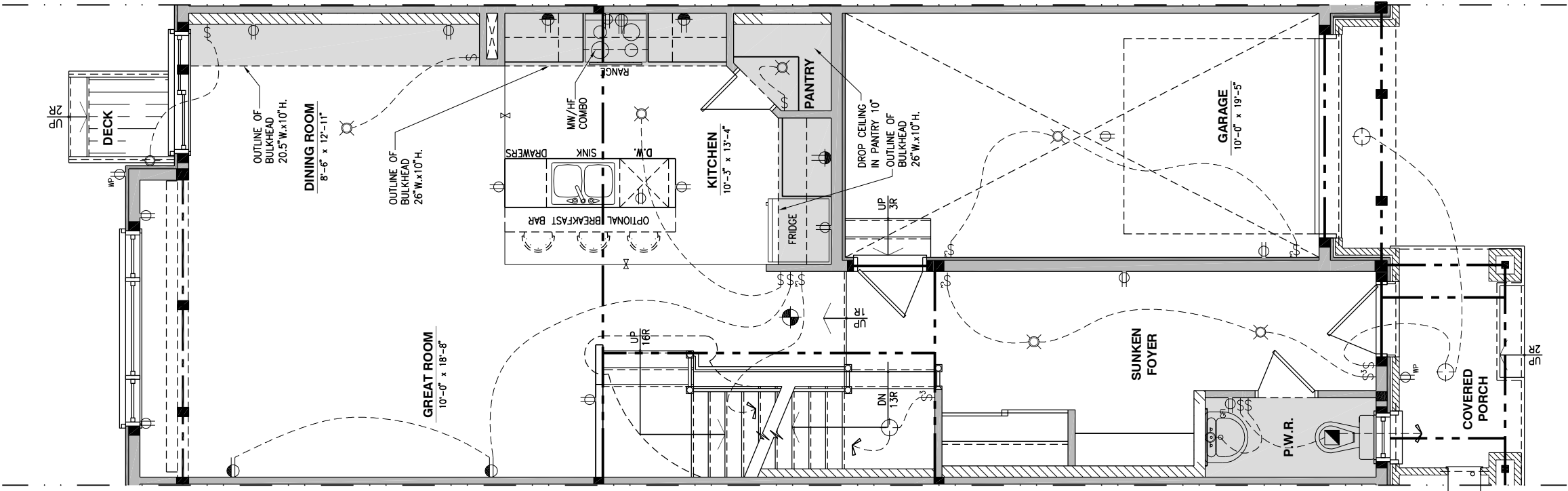
DRAWING: ELECTRICAL PLAN
GROUND FLOOR

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

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

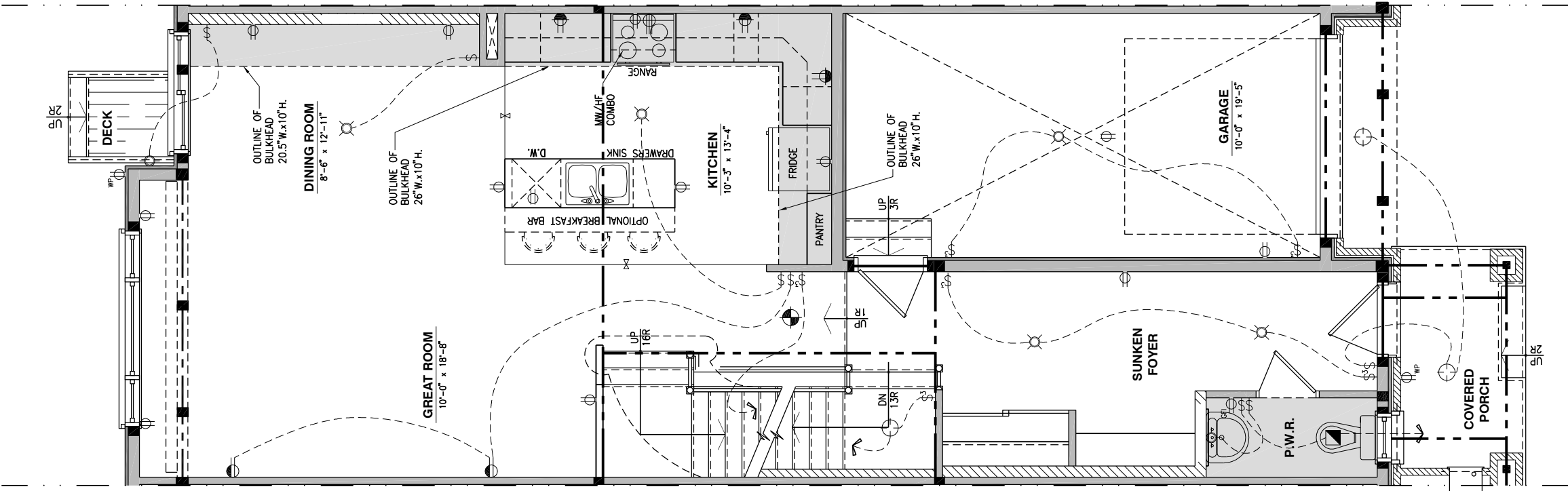
SHEET:

E.2b



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 2

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



LOT: XXXX
DATE: XX/XX/XXXX



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DRAWING: ELECTRICAL PLAN
GROUND FLOOR

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

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

E.2c



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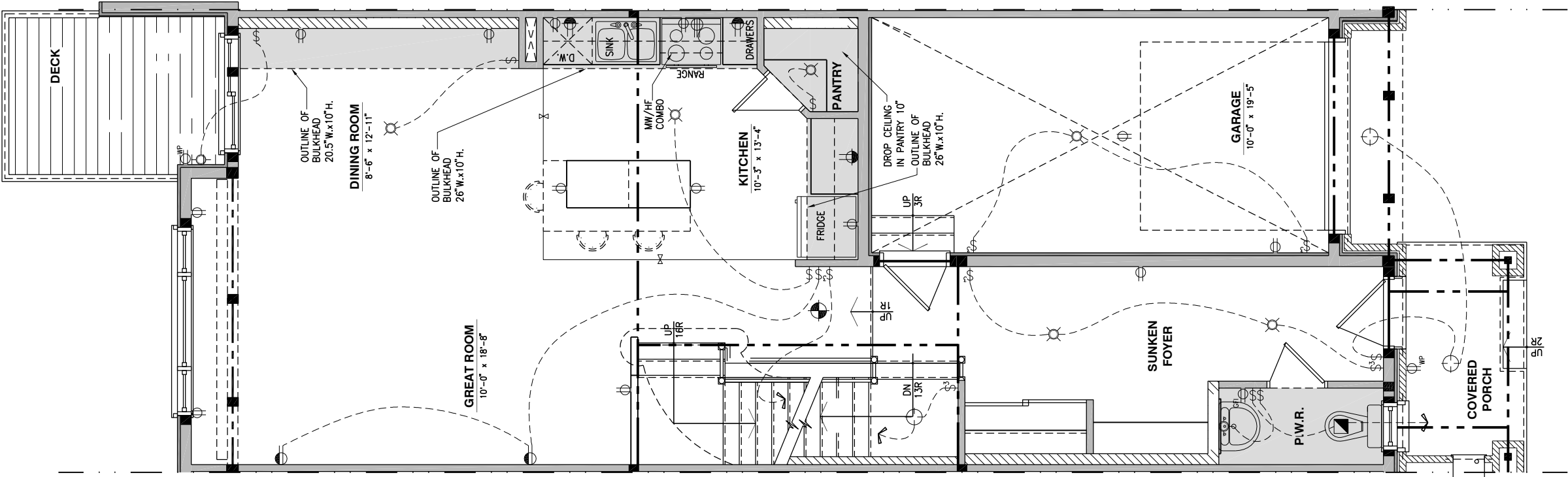
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NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL PLAN
GROUND FLOOR

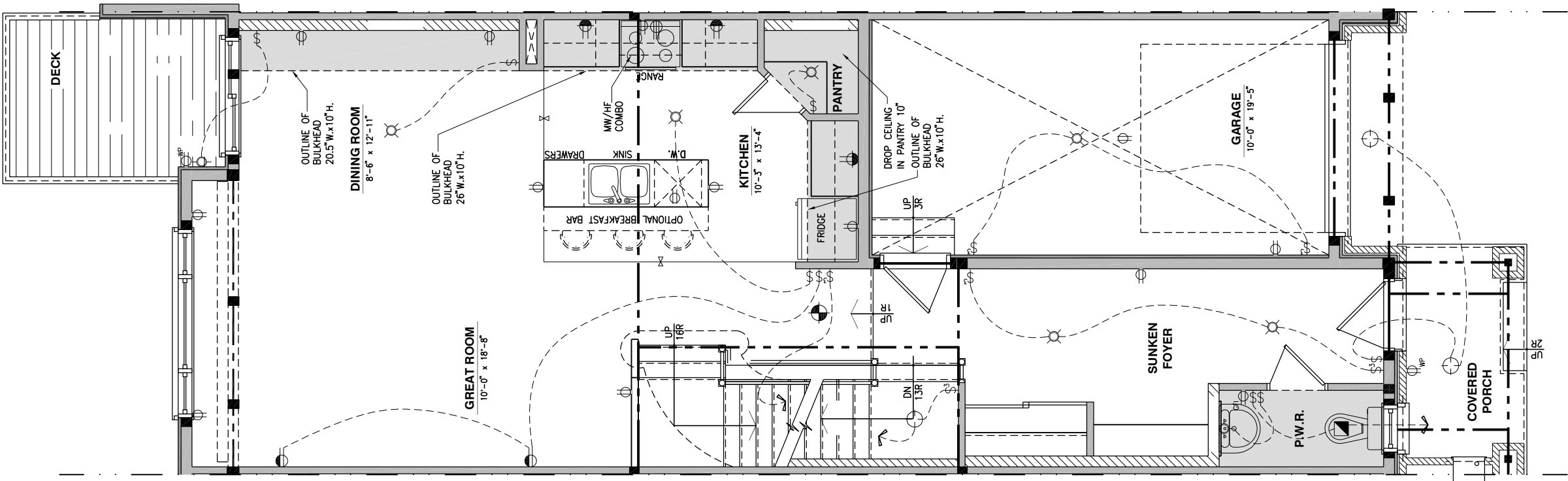
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160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
E.2d

ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 1 - WALKOUT

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



LOT: XXXX
DATE: XX/XX/XXXX



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- \$ 4 WAY SWITCH
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- \$FP FIREPLACE SWITCH
- ⊕ DUPLEX OUTLET (12" HIGH)
- ⊕ DUPLEX OUTLET (UPPER HALF SWITCH)
- ⊕GF1 GROUND FAULT INTERVOLT
- ⊕WP WEATHER PROOF DUPLEX OUTLET
- ⊕ SPLIT OUTLET
- ⊕ 220 VOLT OUTLET
- ⊕ WALL MOUNTED LIGHT FIXTURE
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2012 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-4	NEW STANDARD DRWG MODIFICATION	01/01/2021	DOYON
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REV-1	NEW STANDARD DRWG MODIFICATION	11/13/2017	MAD

DRAWING: ELECTRICAL PLAN
GROUND FLOOR

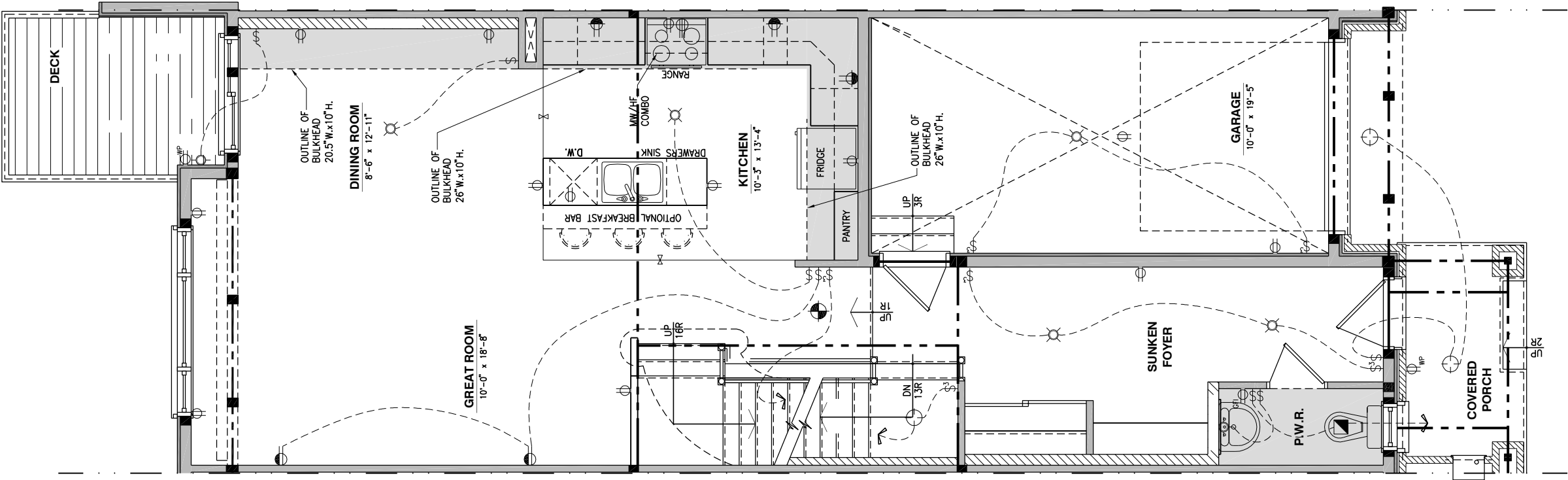
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
E.2e

ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 2 - WALKOUT

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



LOT: XXXX
DATE: XX/XX/XXXX



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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

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NO.	DESCRIPTION	DATE	BY

ELECTRICAL PLAN
GROUND FLOOR

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

160 - THE STANLEY
2020 FOOTPRINT

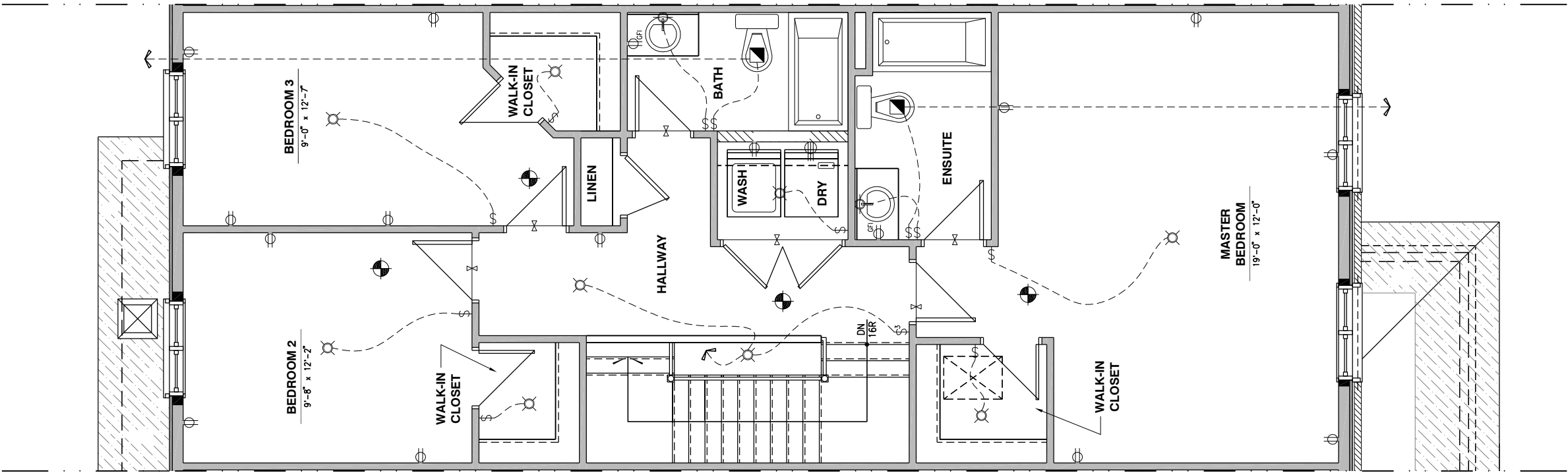
(STANDARD DRAWINGS)

SHEET:

E.2f

ELECTRICAL PLAN - SECOND FLOOR - STANDARD ENSUITE

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



LOT: XXXX
DATE: XX/XX/XXXX



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DRAWING: ELECTRICAL PLAN
SECOND FLOOR

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

160 - THE STANLEY
2020 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

E.3a



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160 - THE STANLEY
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SHEET:
E.3b

