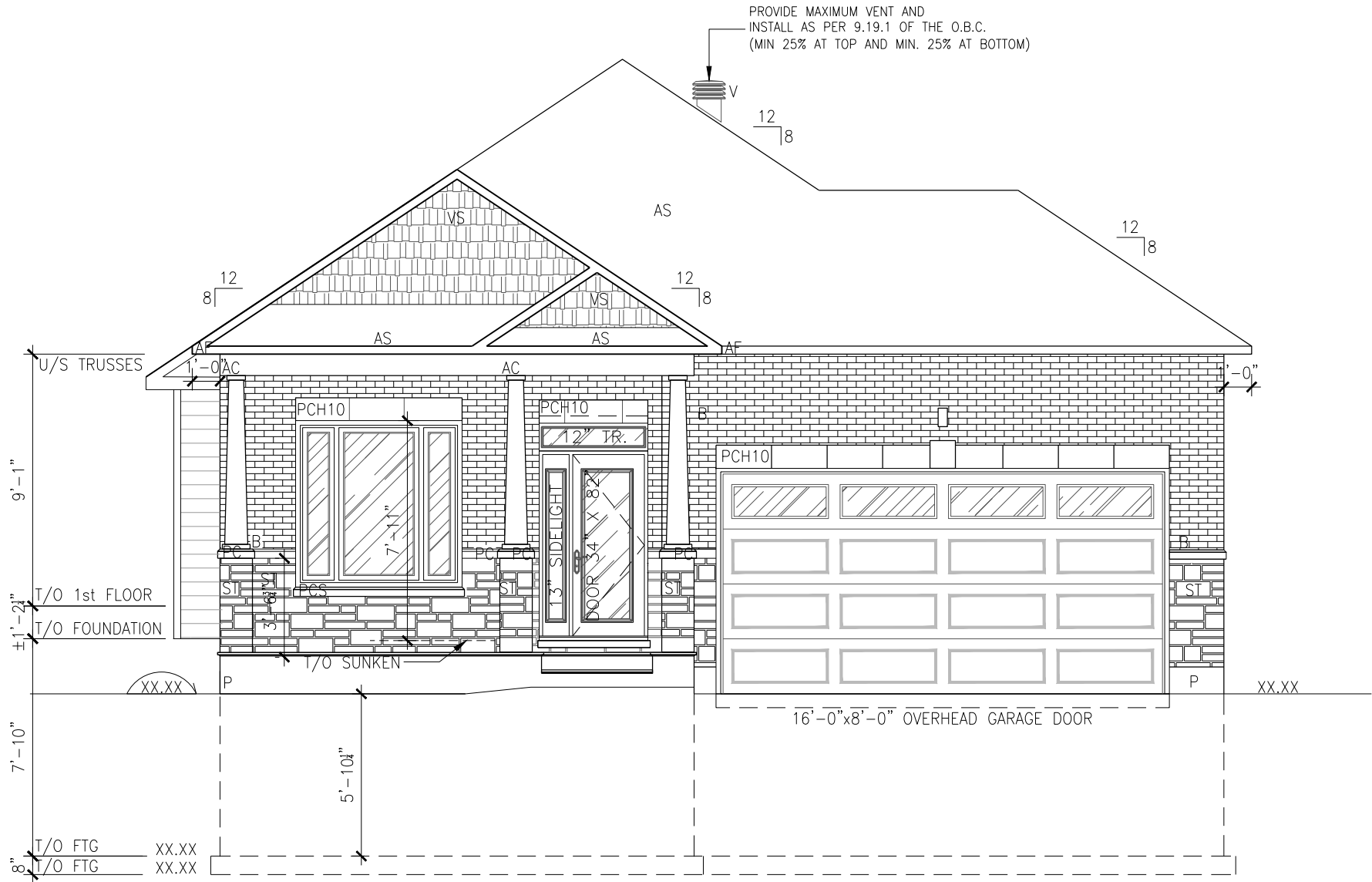


ELEVATION A - FRONT - w/ EXTENDED GARAGE

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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EXTERIOR FINISH LEGEND:

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- B1 - BRICK SOLDIER COURSE (ACCENT)
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- + 20mm PROUD
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- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
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- F - FLASHING
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- PC - PARGING
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- KC - KAY CAN WOOD SIDING (7 1/4" LAP)
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2012 O.B.C. DRAWINGS

REV	NO.	DESCRIPTION	DATE	BY
REV-4	OPEN STAIR TO BSMT - STRUCTURAL	06/13/19	VH	
REV-3	EXTENDED GARAGE	03/14/19	AB	
REV-2	AS PER STRUCTURAL	07/25/18	VH	
REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD	

DRAWING: ELEVATION A - FRONT -
EXTENDED GARAGE

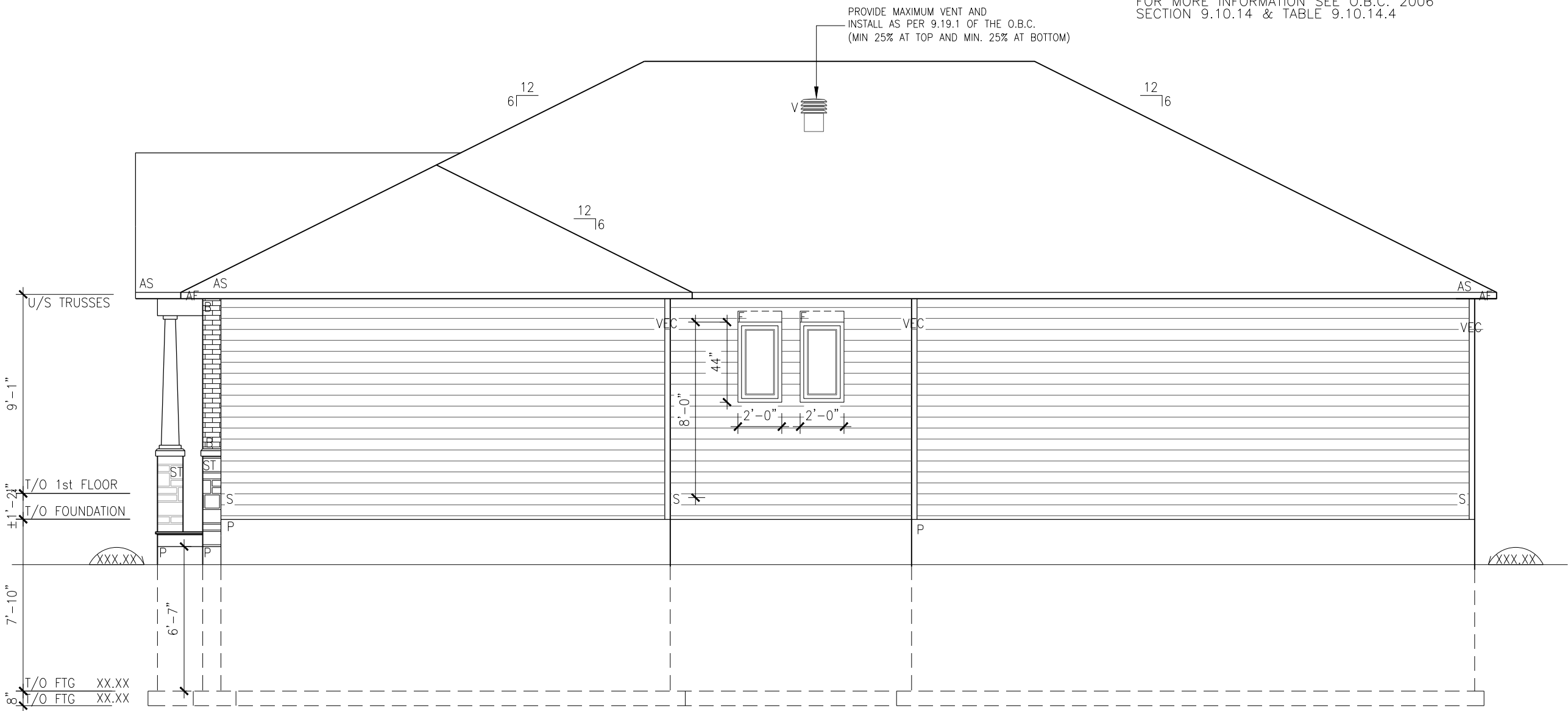
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

801 - THE SHARPLEY
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A1d



ELEVATION A - RIGHT (SUNKEN) - w/ EXTENDED GARAGE

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

LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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REV-3	EXTENDED GARAGE	03/14/19	AB
REV-2	AS PER STRUCTURAL	07/25/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD
NO.	DESCRIPTION	DATE	BY

DRAWING: ELEVATION A - RIGHT
EXTENDED GARAGE

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

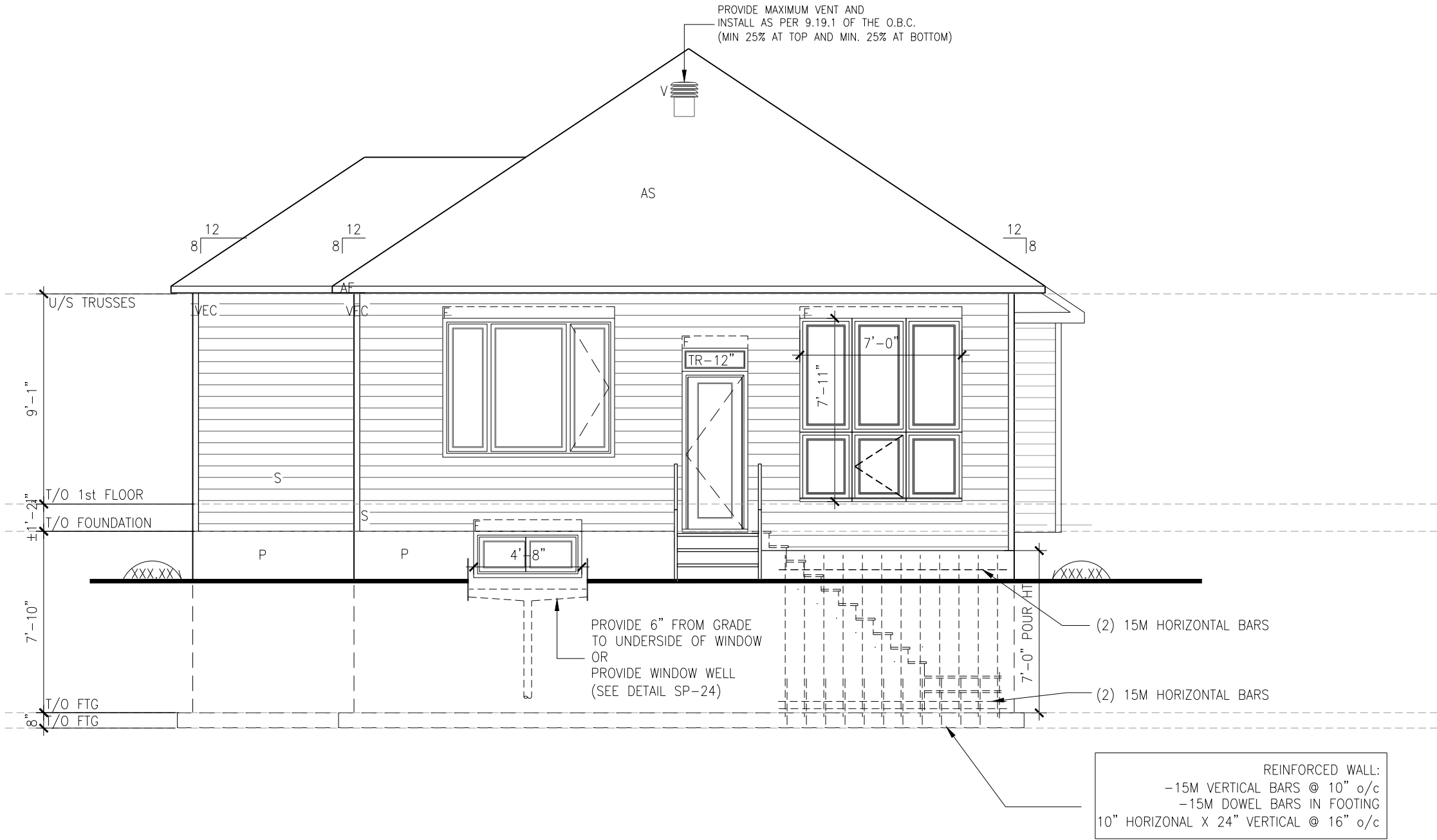
801 - THE SHARPLEY
2018 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A2d

ELEVATION A - REAR - EXTENDED GARAGE

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



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DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

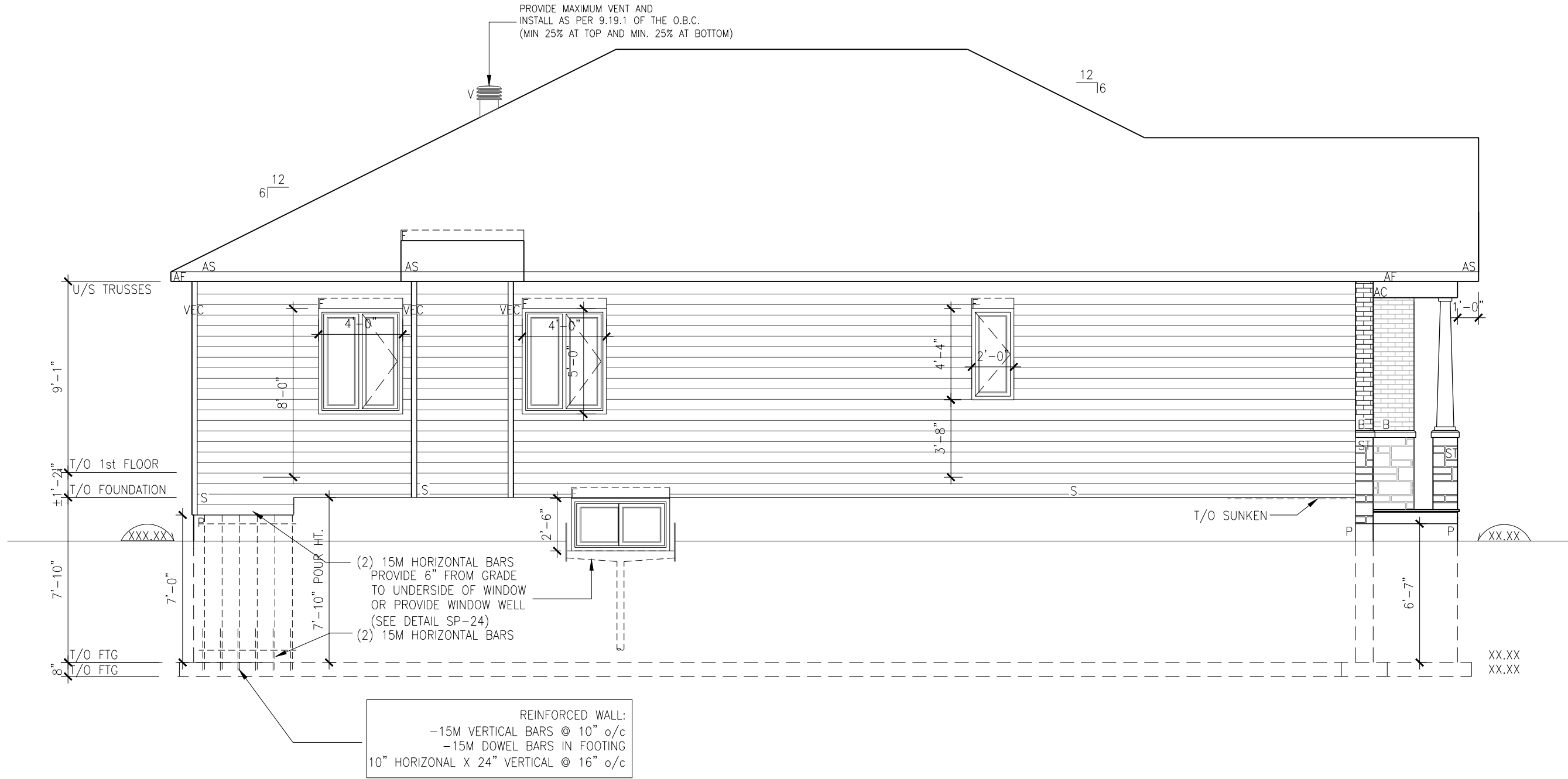
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DRAWING: ELEVATION A - REAR
EXTENDED GARAGE

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

801 - THE SHARPLEY
2018 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A3d



ELEVATION A - LEFT - EXTENDED GARAGE

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

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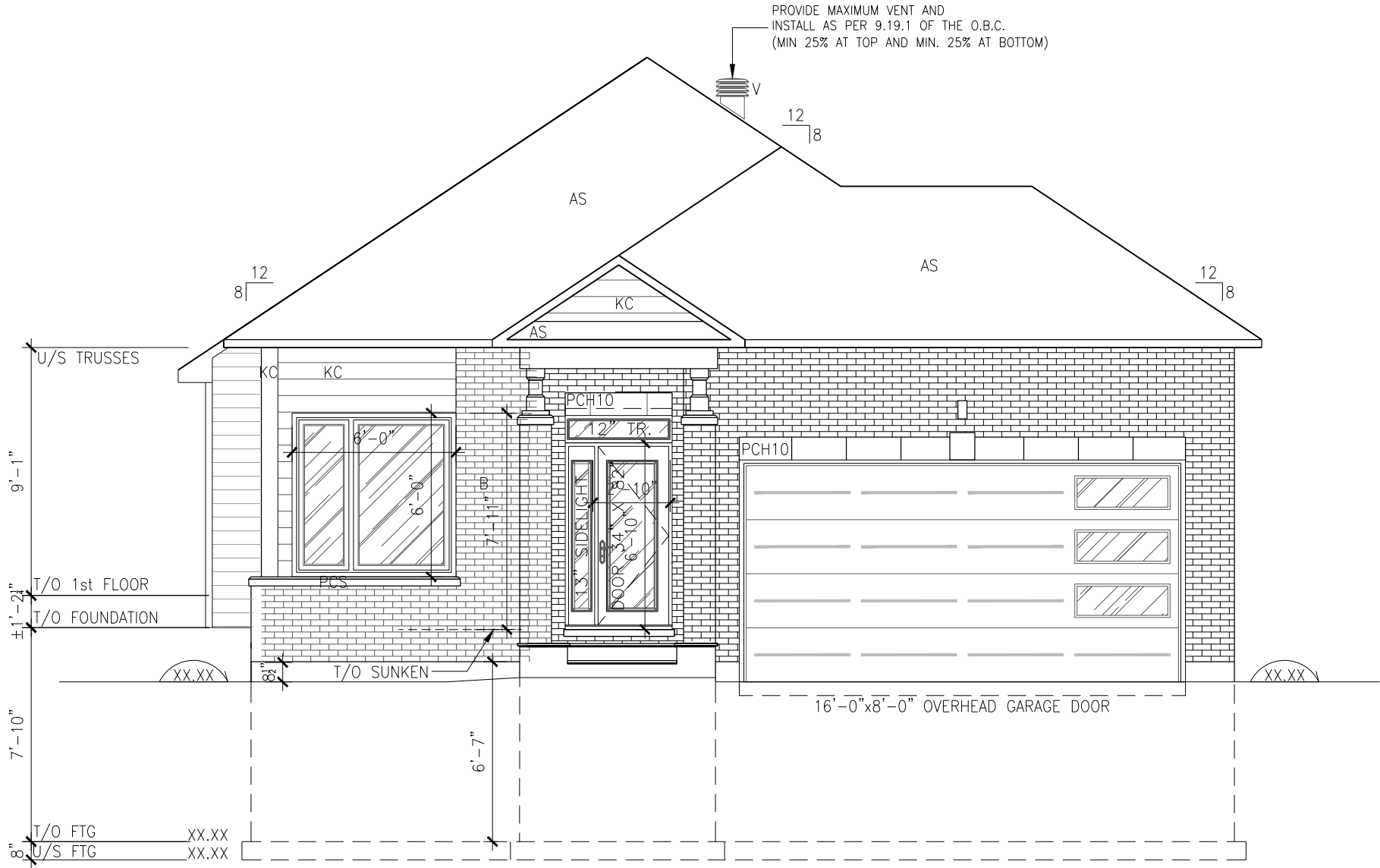
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REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD	
NO.	DESCRIPTION	DATE	BY	
DRAWING: ELEVATION A - LEFT EXTENDED GARAGE				
ADDRESS: XX		SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX	
801 - THE SHARPLEY 2018 FOOTPRINT				A4d
(STANDARD DRAWINGS)				

ELEVATION B - FRONT - EXTENDED GARAGE

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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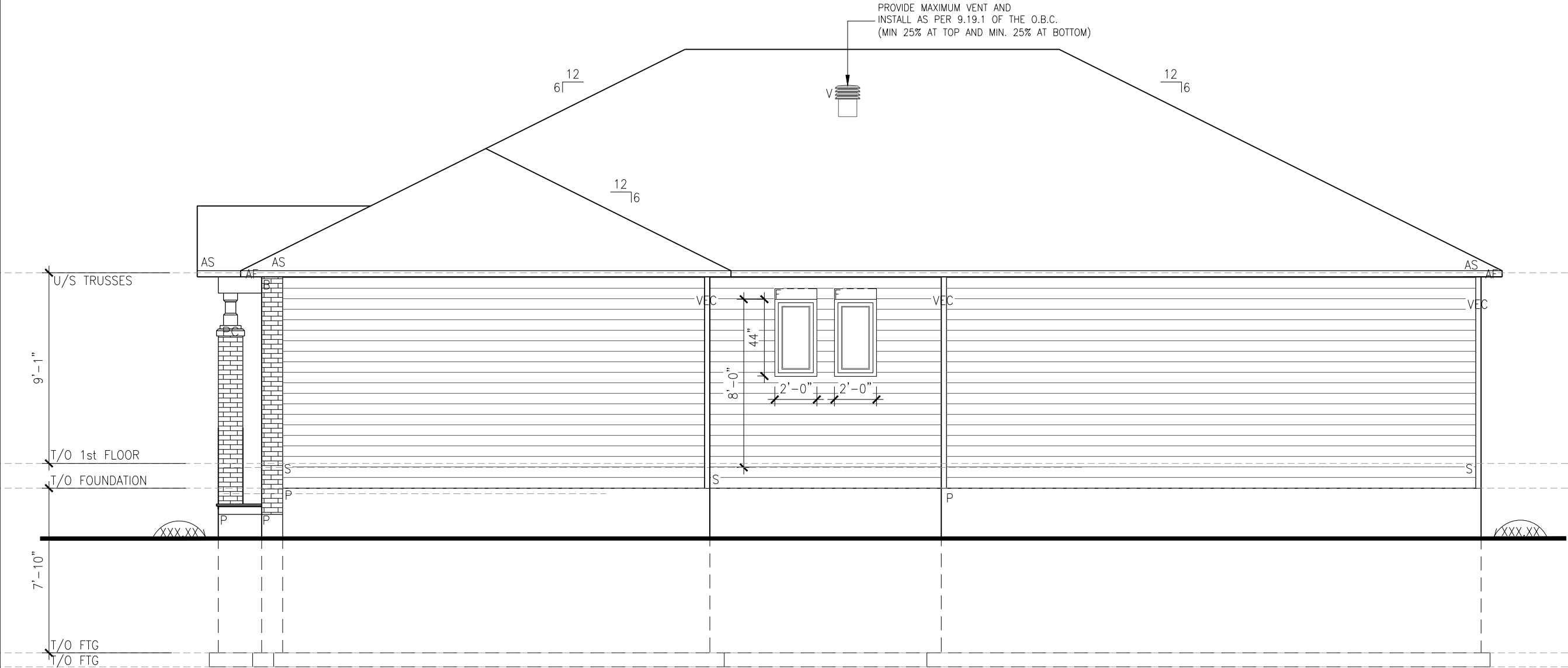
DRAWING: ELEVATION B - FRONT - EXTENDED GARAGE

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

801 - THE SHARPLEY
2018 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A1e



ELEVATION B - RIGHT (SUNKEN) - EXTENDED GARAGE

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

LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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DRAWING: ELEVATION B - RIGHT
EXTENDED GARAGE

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

801 - THE SHARPLEY
2018 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A2e



Valecraft
Homes (2019) Limited

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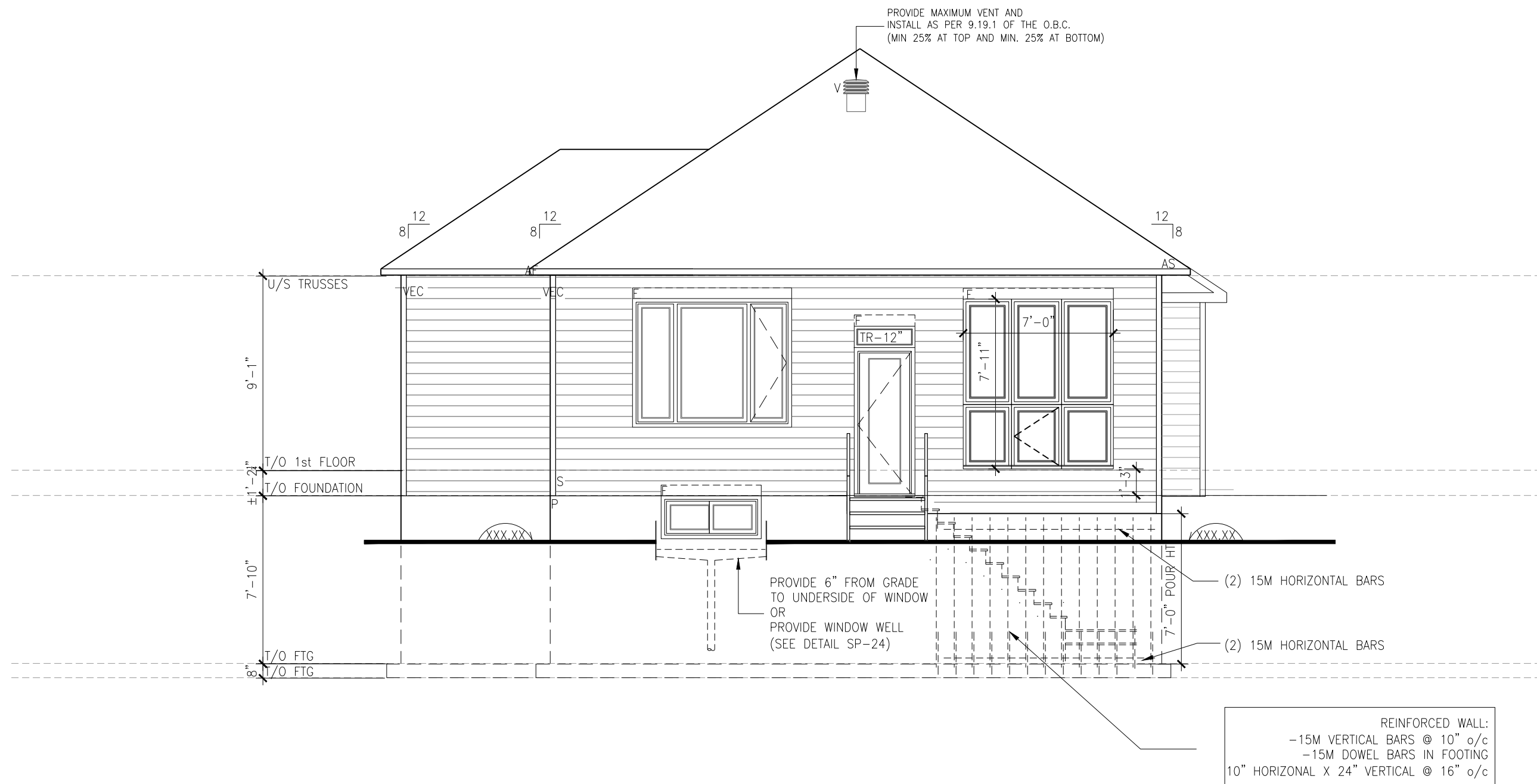
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NO.	DESCRIPTION	DATE	BY

DRAWING: **ELEVATION B - REAR -
EXTENDED GARAGE**

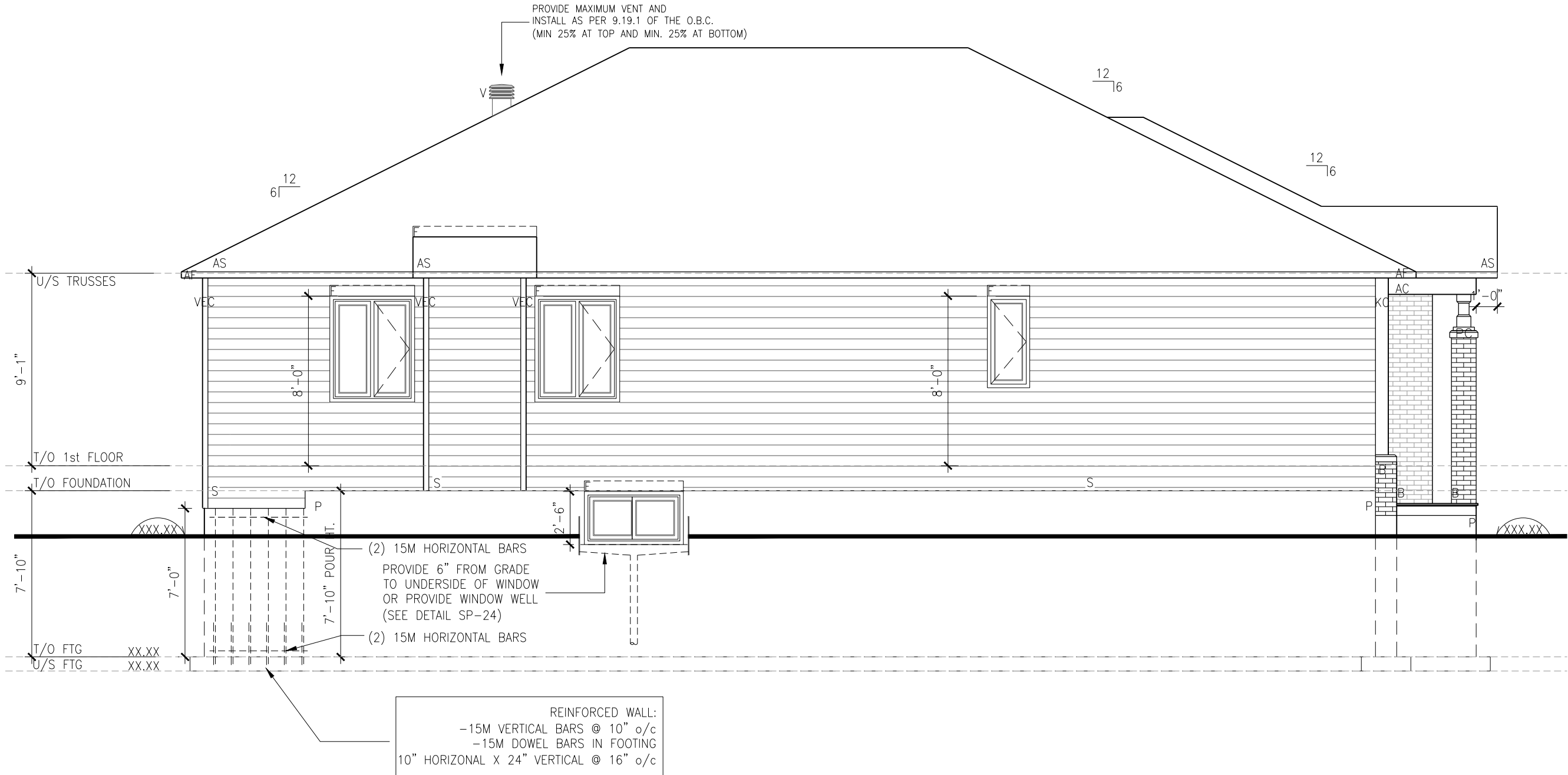
ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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801 - THE SHARPLEY
2018 FOOTPRINT
(STANDARD DRAWINGS)



ELEVATION B - REAR - EXTENDED GARAGE

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



ELEVATION B - LEFT - EXTENDED GARAGE

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

LOT: XXXX

DATE: XX/XX/XXXX



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- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARING
- PC - PARING
- PCH10 - PRECAST HEADER 10"
- PCH8 - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)
- KC - KAY CAN WOOD SIDING (7 1/4" LAP)
- SV - SIDING (VERTICAL)

2012 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-4	OPEN STAIR TO BSMT - STRUCTURAL	06/13/19	VH
REV-3	EXTENDED GARAGE	03/14/19	AB
REV-2	AS PER STRUCTURAL	07/25/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD
NO.	DESCRIPTION	DATE	BY

DRAWING: ELEVATION B - LEFT
EXTENDED GARAGE

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

801 - THE SHARPLEY
2018 FOOTPRINT

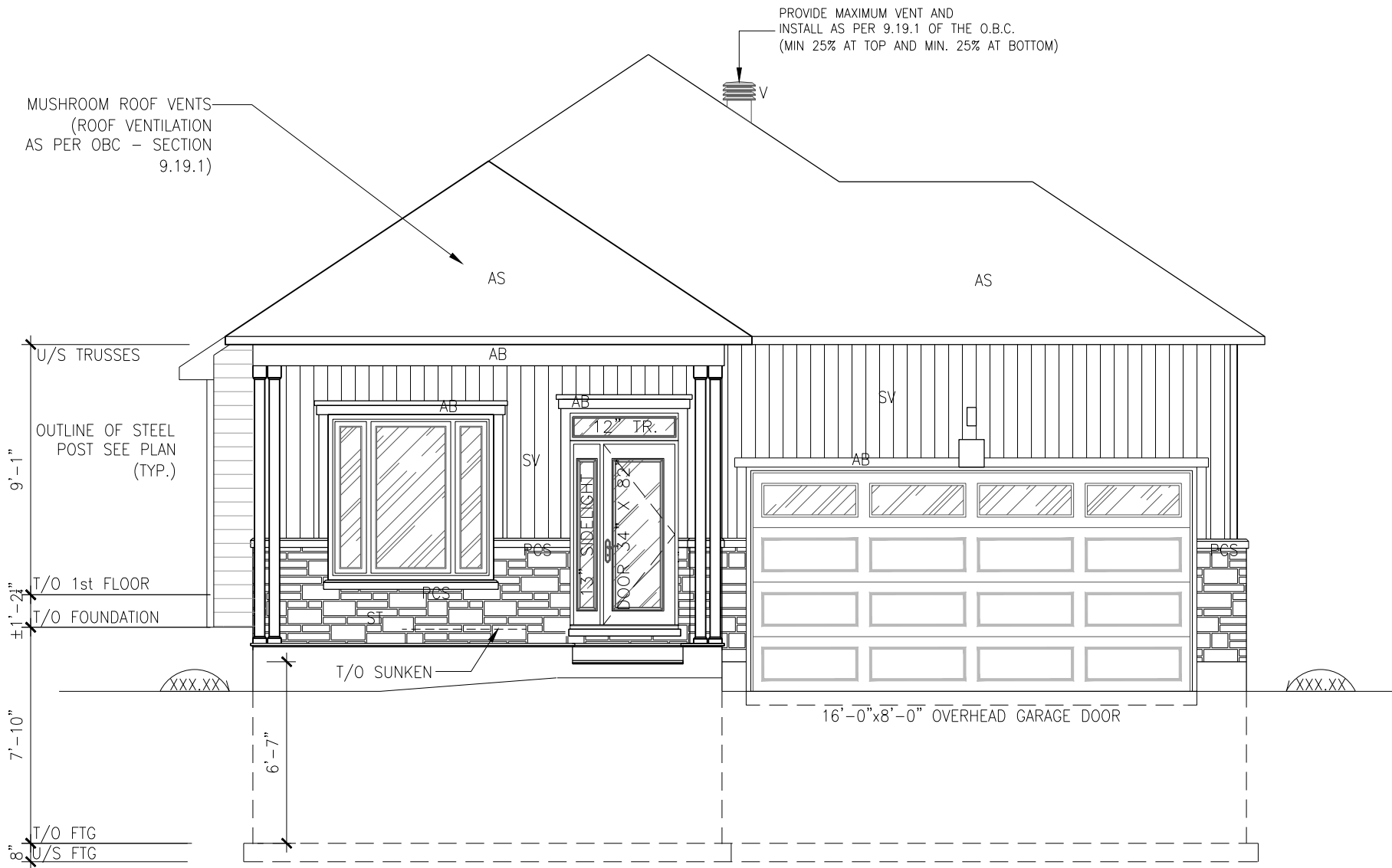
(STANDARD DRAWINGS)

SHEET:

A4e

ELEVATION C - FRONT EXTENDED GARAGE

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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- EXTERIOR FINISH LEGEND:
- B - BRICK (MAIN)
 - B1 - BRICK SOLDIER COURSE (ACCENT)
 - B2 - BRICK SOLDIER COURSE (ACCENT)
 - + 20mm PROUD
 - B3 - BRICK SLEEPER COURSE
 - B4 - STACK BOND (ACCENT)
 - B5 - BRICK SILL (ACCENT)
 - B6 - BRICK ROW LOCK (ACCENT)
 - B7 - BRICK CORBELLING
 - B8 - BRICK COINING 20mm PROUD
 - +20 - BRICK 20mm PROUD
 - 20 - BRICK 20mm RECESSED
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2012 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-4	OPEN STAIR TO BSMT - STRUCTURAL	06/13/19	VH
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NO.	DESCRIPTION	DATE	BY

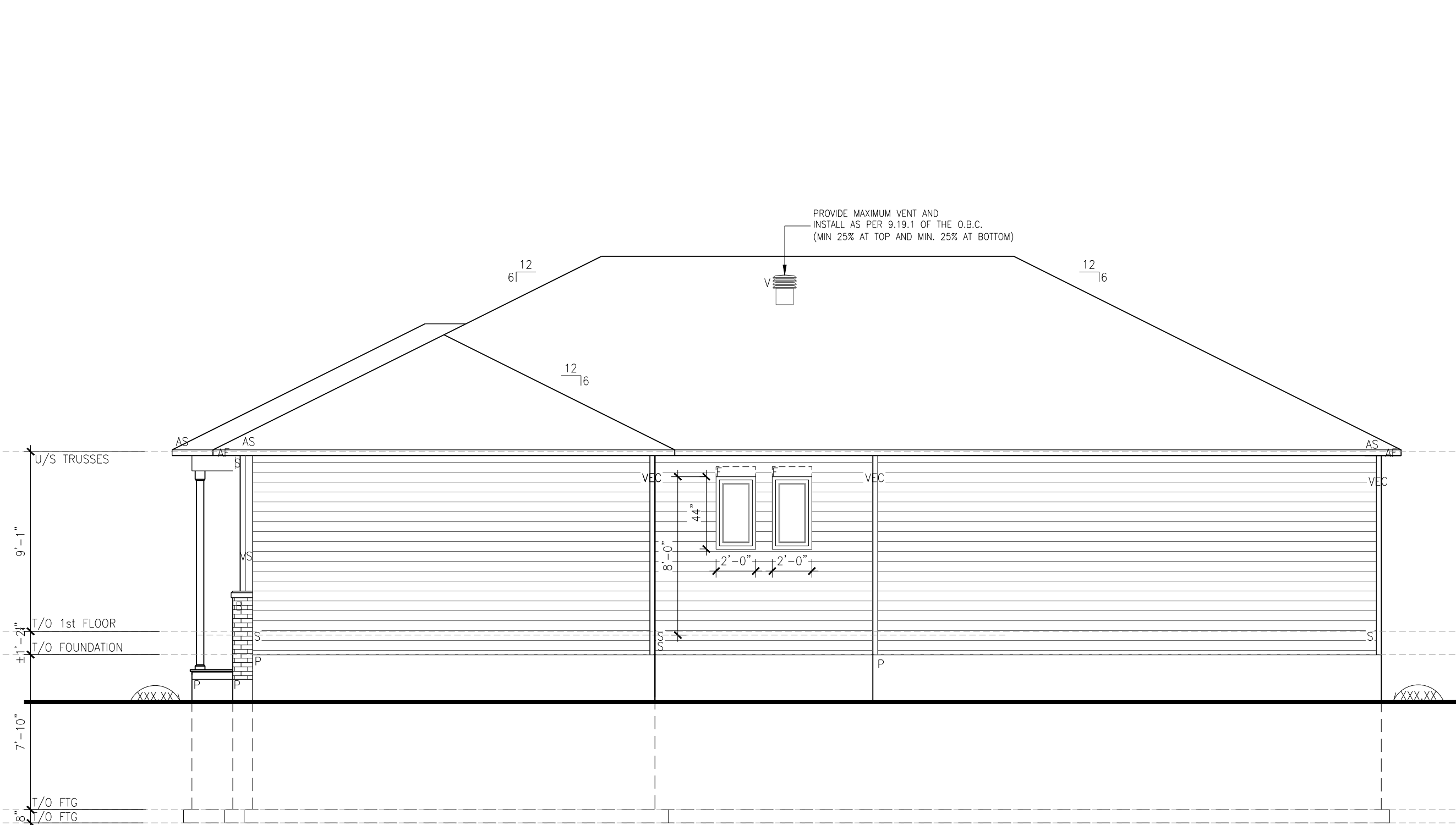
DRAWING: ELEVATION C - FRONT
EXTENDED GARAGE

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

801 - THE SHARPLEY
2018 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A1f



ELEVATION C - RIGHT - EXTENDED GARAGE
SCALE: 3/16" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING: **ELEVATION C - RIGHT
EXTENDED GARAGE**

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

**801 - THE SHARPLEY
2018 FOOTPRINT**
(STANDARD DRAWINGS)

A2f



Valecraft
Homes (2019) Limited

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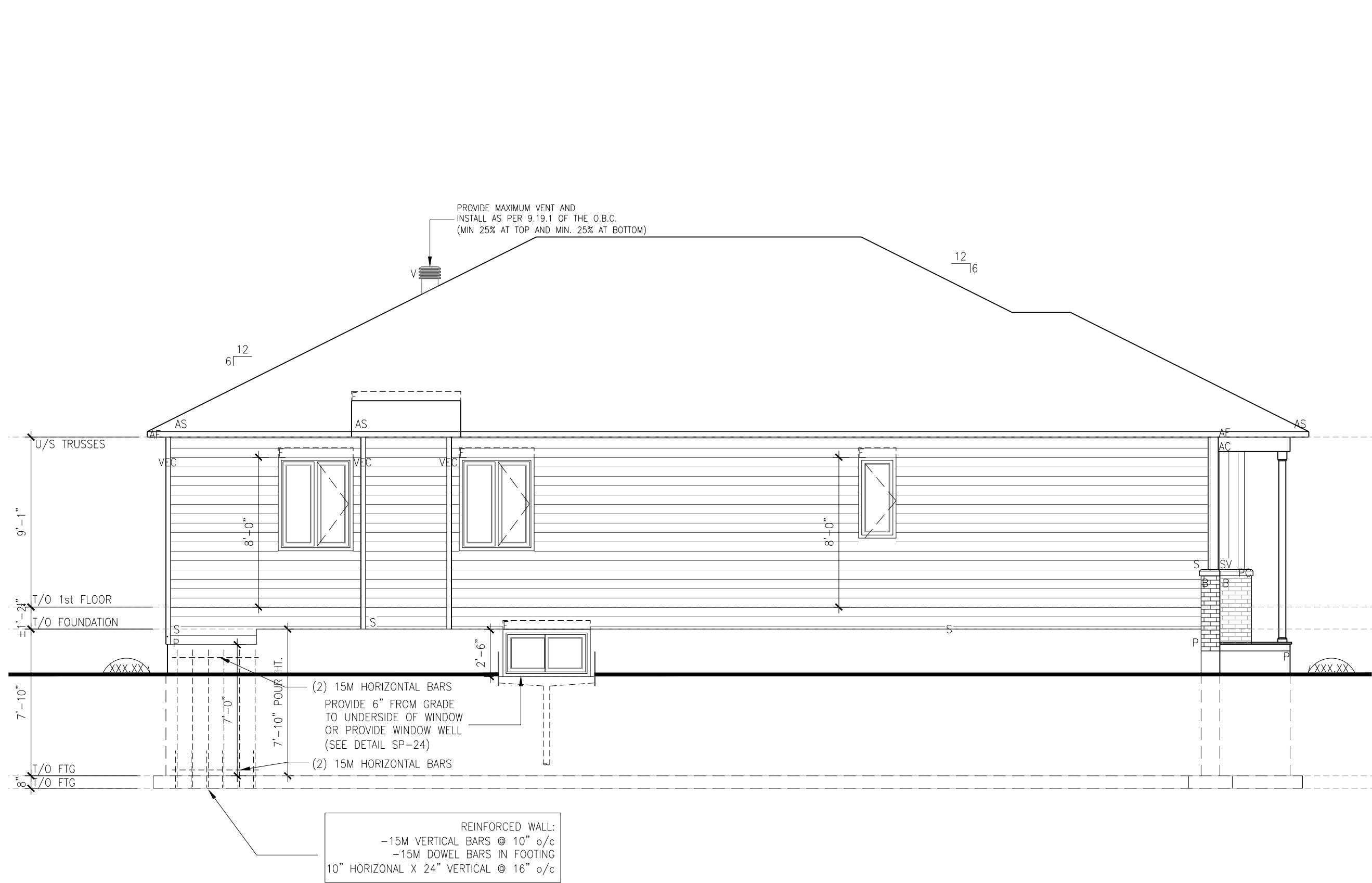
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- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARGING
- PC - PARGING
- PC10H - PRECAST HEADER 10"
- PC8H - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)
- KC - KAY CAN WOOD SIDING (74" LAP)
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REV-4	OPEN STAIR TO BSMT – STRUCTURAL	06/13/19	VH
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NO.	DESCRIPTION	DATE	BY

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

801 - THE SHARPLEY
2018 FOOTPRINT
(STANDARD DRAWINGS)





ELEVATION C - LEFT - EXTENDED GARAGE

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

LOT: XXXX

DATE: XX/XX/XXXX



Valecraft
Homes (2019) Limited

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2012 O.B.C. DRAWINGS

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

DRAWING:

ELEVATION C - LEFT

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

801 - THE SHARPLEY
2018 FOOTPRINT

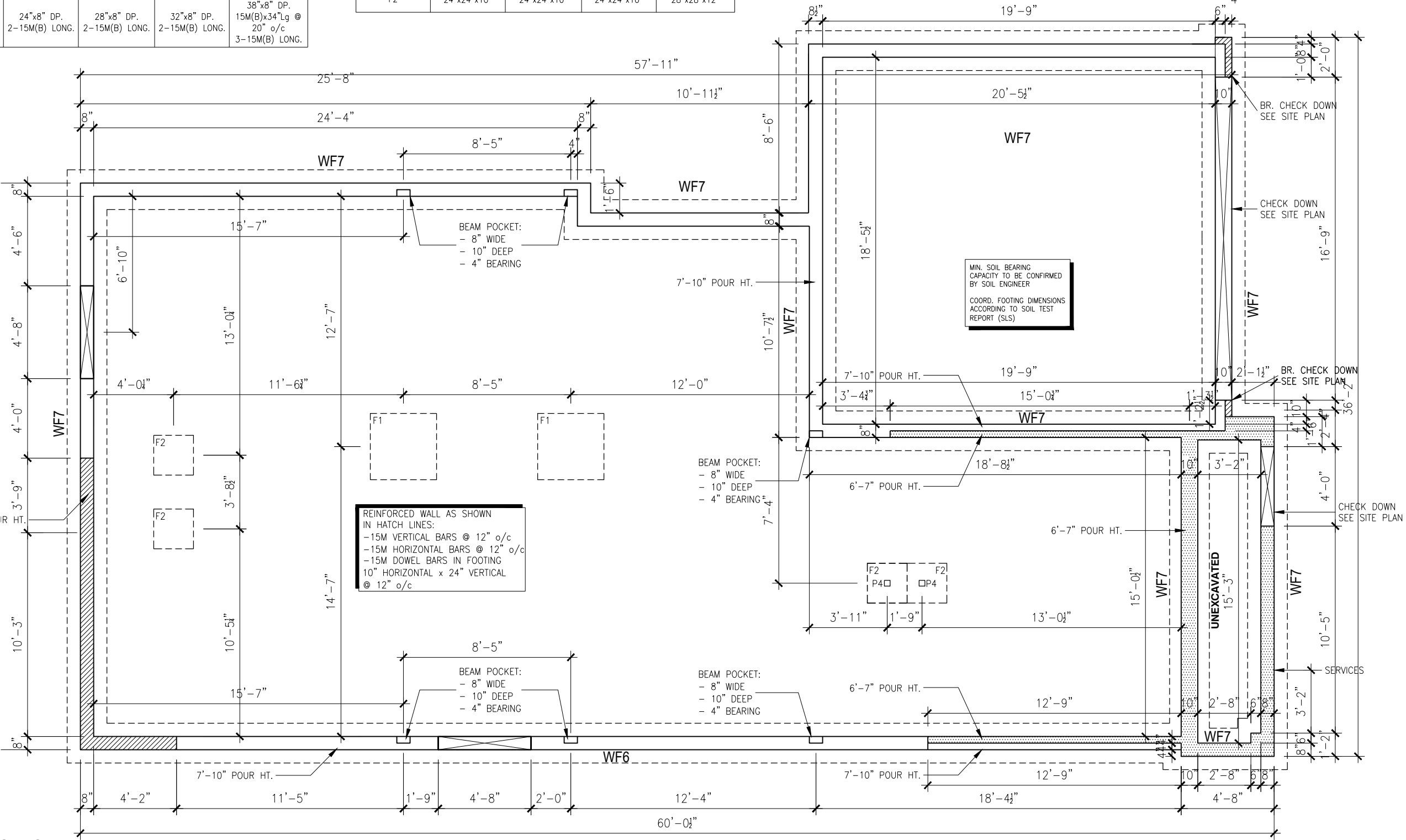
(STANDARD DRAWINGS)

SHEET:

A4f

FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa
WF1	30"x8" DP. 2-15M(B) LONG.	36"x8" DP. 15M(B)x32"Lg @ 20" o/c 3-15M(B) LONG.	40"x8" DP. 15M(B)x36"Lg @ 20" o/c 3-15M(B) LONG.	48"x8" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.
WF2	28"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.	38"x8" DP. 15M(B)x34"Lg @ 20" o/c 3-15M(B) LONG.	46"x8" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.
WF3	26"x8" DP. 2-15M(B) LONG.	30"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.	42"x8" DP. 15M(B)x38"Lg @ 20" o/c 3-15M(B) LONG.
WF4	24"x8" DP. 2-15M(B) LONG.	28"x8" DP. 2-15M(B) LONG.	32"x8" DP. 2-15M(B) LONG.	38"x8" DP. 15M(B)x34"Lg @ 20" o/c 3-15M(B) LONG.

WF5	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	26"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.
WF6	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	30"x8" DP. 2-15M(B) LONG.
WF7	20"x8" DP. 2-15M(B) LONG.	20"x8" DP. 2-15M(B) LONG.	20"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.
PAD FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
PAD FOOTINGS	100KPa	85KPa	75KPa	60KPa
F1	36"x36"x10" DP. 3-15M(B)x30" LG. E.W.	38"x38"x10" DP. 3-15M(B)x32" LG. E.W.	42"x42"x10" DP. 3-15M(B)x36" LG. E.W.	48"x48"x10" DP. 4-15M(B)x42" LG. E.W.
F2	24"x24"x10"	24"x24"x10"	24"x24"x10"	28"x28"x12"



PLAN - FOOTING
ELEVATION A & C - SUNKEN OPT - EXTENDED GARAGE
SCALE: 3/16" = 1'-0"

LOT:XXXX

DATE:XX/XX/XXXX

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- BEARING STRATA TO BE INSPECTED AND THE BEARING VALUE AND UNDER SIDE OF FOOTING (USF) ELEVATION CONFIRMED BY GEOTECHNICAL CONSULTANT AT TIME OF EXCAVATION;

- THICKNESS OF L.W.F. IS SPECIFIED ON DRAWINGS. THICKNESS OF L.W.F. AT GARAGES, PORCHES AND PLACEMENT OF L.W.F. AT OTHER AREAS, IF REQUIRED, TO BE CONFIRMED AS PER GEOTECHNICAL CONSULTANTS RECOMMENDATIONS AT THE TIME OF EXCAVATION;

- FOR ALLOWABLE BEARING VALUES OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS;

- CONCRETE STRENGTH @ 28 DAYS FOR FOOTINGS AND WALL = 20MPa AND CONCRETE FOR FOUNDATION WALLS SHOULD HAVE 6% (±1%) AIR ENTRAINMENT;

- REINFORCING STEEL SHALL COMPLY TO G30.18 GRADE 400;

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FOUNDATION PLAN FOR THE SPECIFIC MODEL AND ARCHITECTURAL SPECIFICATION.

2012 O.B.C. DRAWINGS

REV-4	OPEN STAIR TO BSMT - STRUCTURAL	06/13/19	VH
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NO.	DESCRIPTION	DATE	BY

DRAWING:FOOTING PLAN

ELEV A - EXTENDED GARAGE

ADDRESS:XX

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

DATE:XX/XX/XXXX

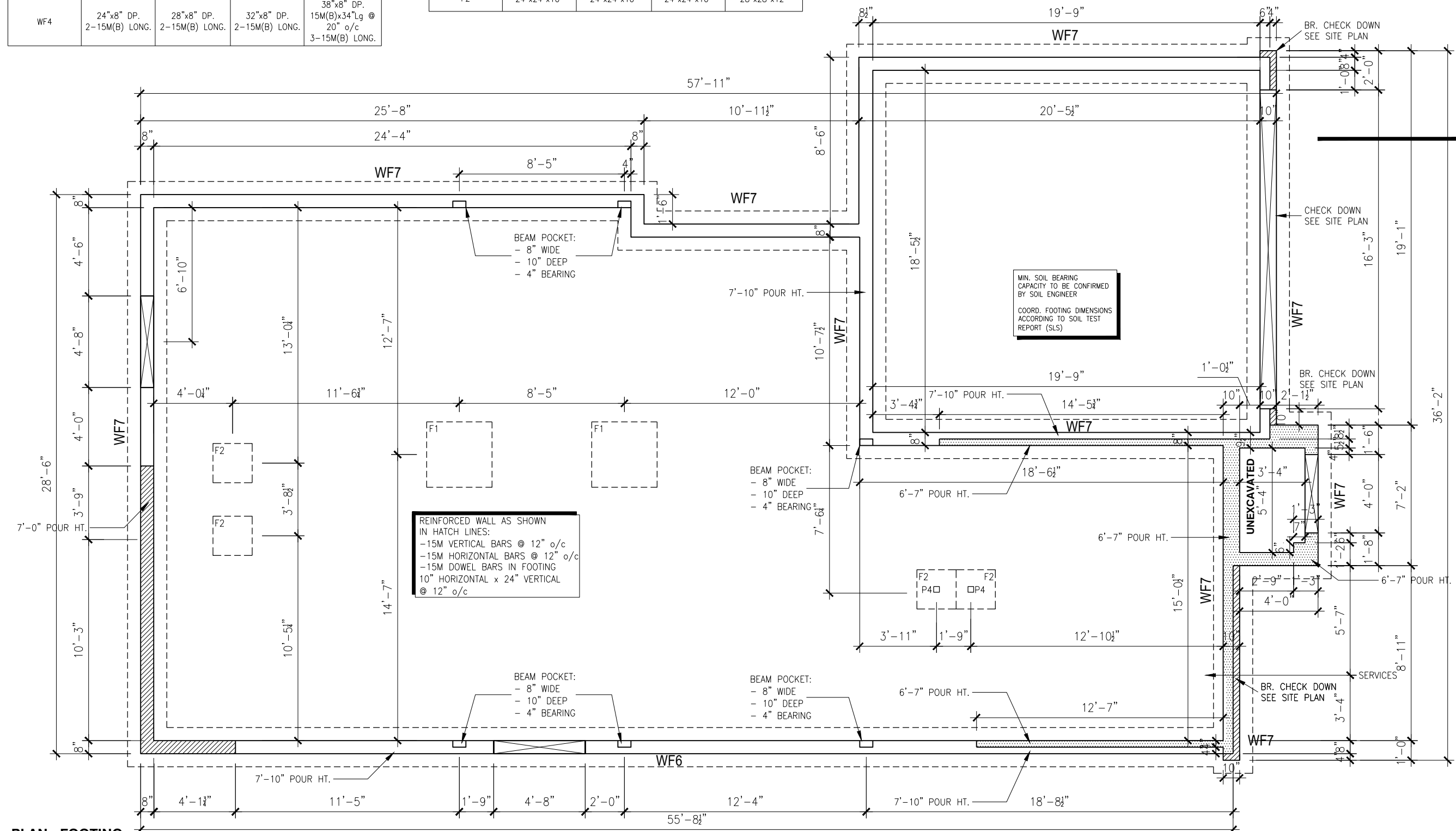
801 - THE SHARPLEY
2018 FOOTPRINT

STANDARD DRAWINGS

A5c

FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa
WF1	30"x8" DP. 2-15M(B) LONG.	36"x8" DP. 15M(B)x32"Lg @ 20" o/c 3-15M(B) LONG.	40"x8" DP. 15M(B)x36"Lg @ 20" o/c 3-15M(B) LONG.	48"x8" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.
WF2	28"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.	38"x8" DP. 15M(B)x34"Lg @ 20" o/c 3-15M(B) LONG.	46"x8" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.
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WF5	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	26"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.
WF6	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	30"x8" DP. 2-15M(B) LONG.
WF7	20"x8" DP. 2-15M(B) LONG.	20"x8" DP. 2-15M(B) LONG.	20"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.
PAD FOOTING SCHEDULE				
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F2	24"x24"x10"	24"x24"x10"	24"x24"x10"	28"x28"x12"



PLAN - FOOTING 

ELEVATION B - SUNKEN OPT - EXTENDED GARAGE

LOT: XXXX
DATE: XX/XX/XXXX

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Homes (2019) Limited

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- BEARING STRATA TO BE INSPECTED AND THE BEARING VALUE AND UNDER SIDE OF FOOTING (USF) ELEVATION CONFIRMED BY GEOTECHNICAL CONSULTANT AT TIME OF EXCAVATION;
- THICKNESS OF L.W.F. IS SPECIFIED ON DRAWINGS, THICKNESS OF L.W.F. AT GARAGES, PORCHES AND PLACEMENT OF L.W.F. AT OTHER AREAS, IF REQUIRED, TO BE CONFIRMED AS PER GEOTECHNICAL CONSULTANTS RECOMMENDATIONS AT THE TIME OF EXCAVATION;
- FOR ALLOWABLE BEARING VALUES OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS;
- CONCRETE STRENGTH @ 28 DAYS FOR FOOTINGS AND WALL = 20MPa and CONCRETE FOR FOUNDATION WALLS SHOULD HAVE 6% ($\pm 1\%$) AIR ENTRAINMENT
- REINFORCING STEEL SHALL COMPLY TO G30.18 GRADE 400;
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FOUNDATION PLAN FOR THE SPECIFIC MODEL AND ARCHITECTURAL SPECIFICATION

2012 O.B.C. DRAWINGS

REV-4	OPEN STAIR TO BSMT - STRUCTURAL	06/13/19	VH	
REV-3	EXTENDED GARAGE	03/14/19	AB	
REV-2	AS PER STRUCTURAL	07/25/18	VH	
REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD	
NO.	DESCRIPTION	DATE	BY	

DRAWING: **FOOTING PLAN**
ELEV B - EXTENDED GARAGE

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

**801 - THE SHARPLEY
2018 FOOTPRINT**

SHEET:
A5d

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)

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.

LOT: XXXX

DATE: XX/XX/XXXX



Valecraft
Homes (2019) Limited

I, DAN 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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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
- P1o = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK

POST BY USP

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- P5 = 5-2x4 OR 5-2x6

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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. (*)

- 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;
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- 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

REV	DESCRIPTION	DATE	BY
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NO.	DESCRIPTION	DATE	BY

DRAWING

FOUNDATION PLAN - SUNKEN
EXTENDED GARAGE

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

801 - THE SHARPLEY
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A6c

PLAN - FOUNDATION - ELEVATION A & C (SUNKEN) - EXTENDED GARAGE

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

BASEMENT NOTE:

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- 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;

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LOT: XXXX

DATE: XX/XX/XXXX

Valecraft Homes (2019) Limited

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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

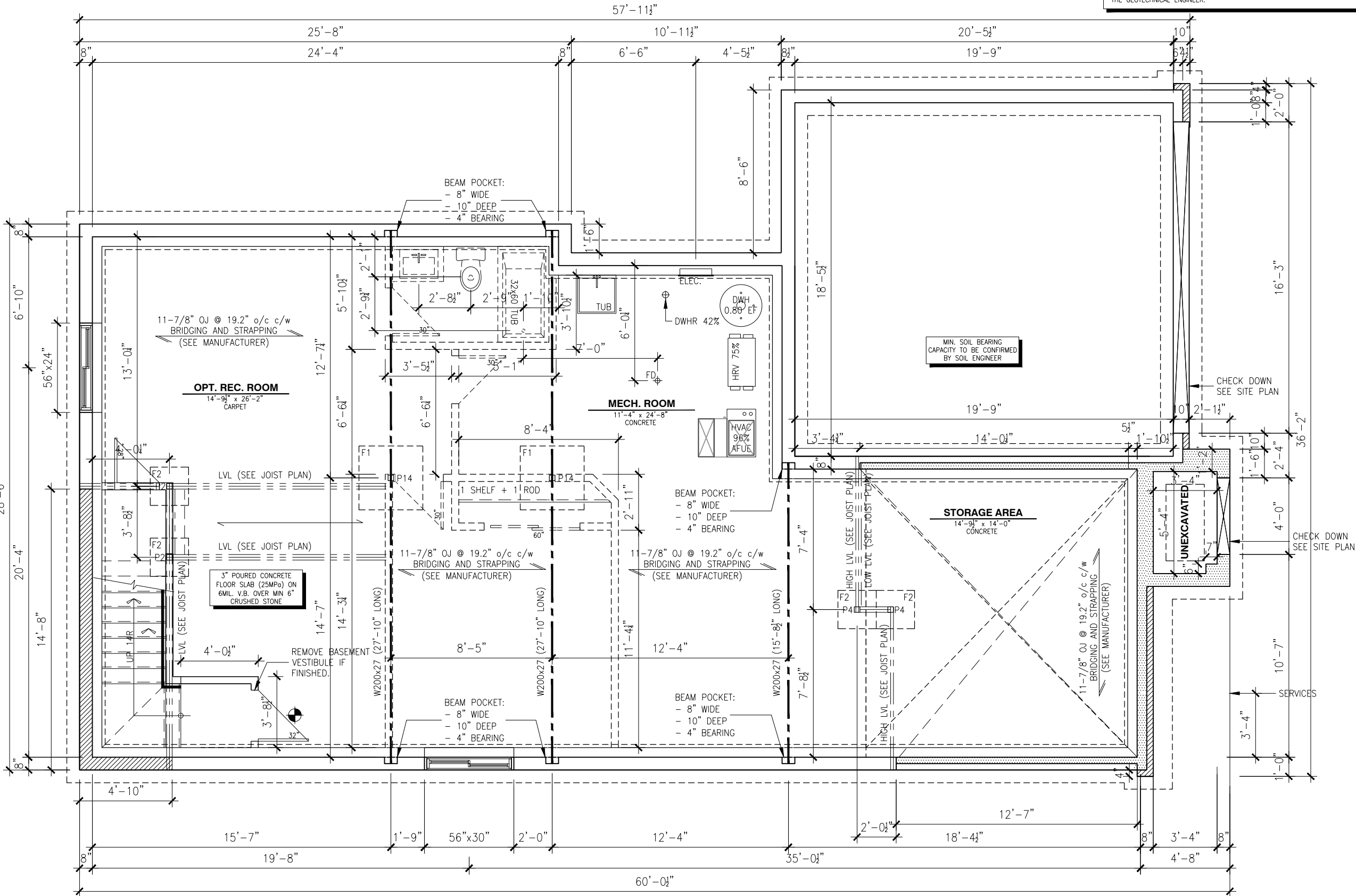
FOUNDATION PLAN - STANDARD EXTENDED GARAGE

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

801 - THE SHARPLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A6d



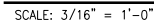
PLAN - FOUNDATION - ELEVATION B (SUNKEN) EXTENDED GARAGE

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

- MAXIMUM 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.

- COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

- 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%.



A7d

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 900mm (36");

– 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";

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NOTES:

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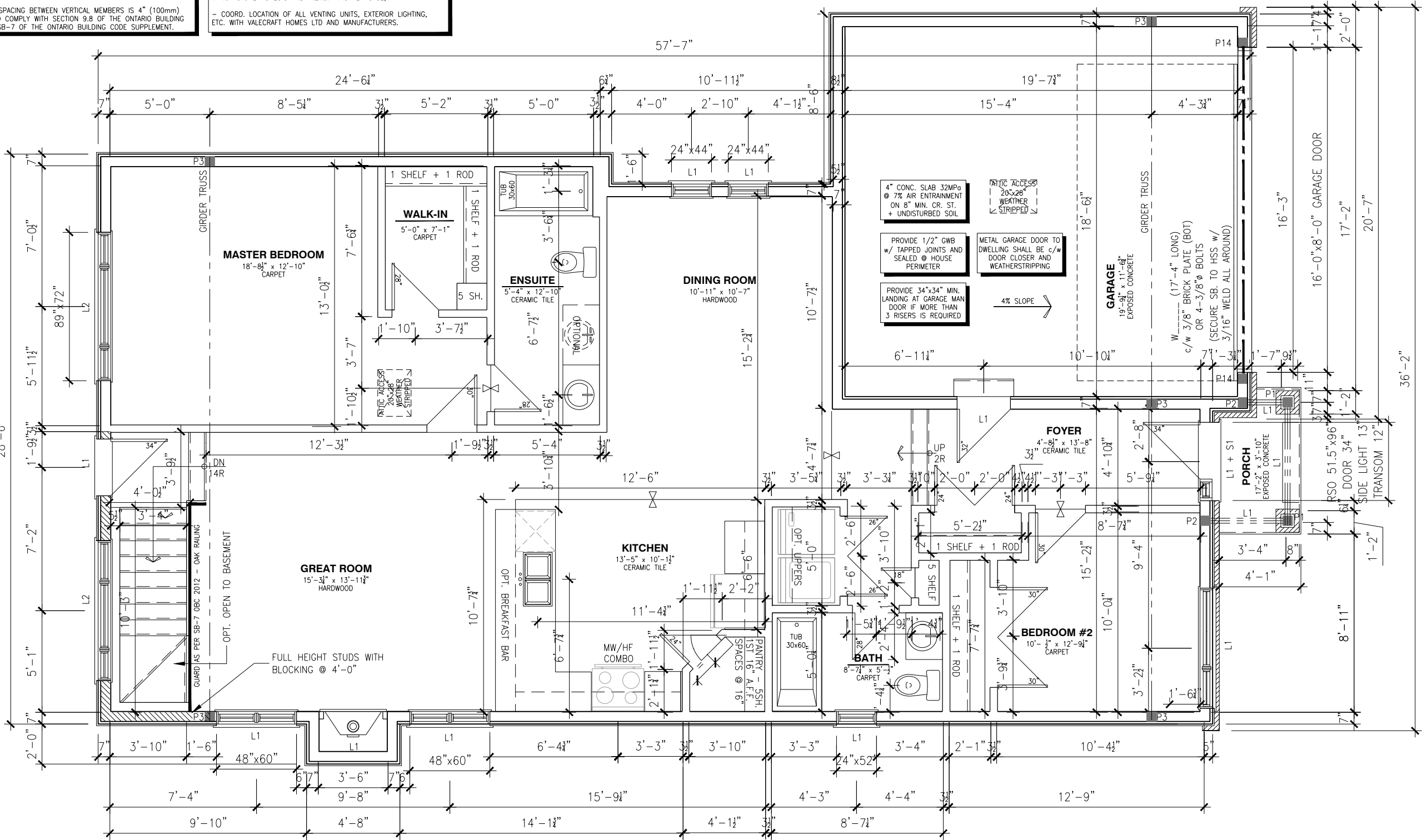
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PLAN - GROUND FLOOR - ELEVATION B (SUNKEN) - EXTENDED GARAGE

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

LOT: XXXX

DATE: XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - SUNKEN -

EXTENDED GARAGE

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

801 - THE SHARPLEY
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A7e

STAIRS AND RAILINGS:

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RUN: MIN 210mm (8 1/4") - MAX 355mm (14")
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LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

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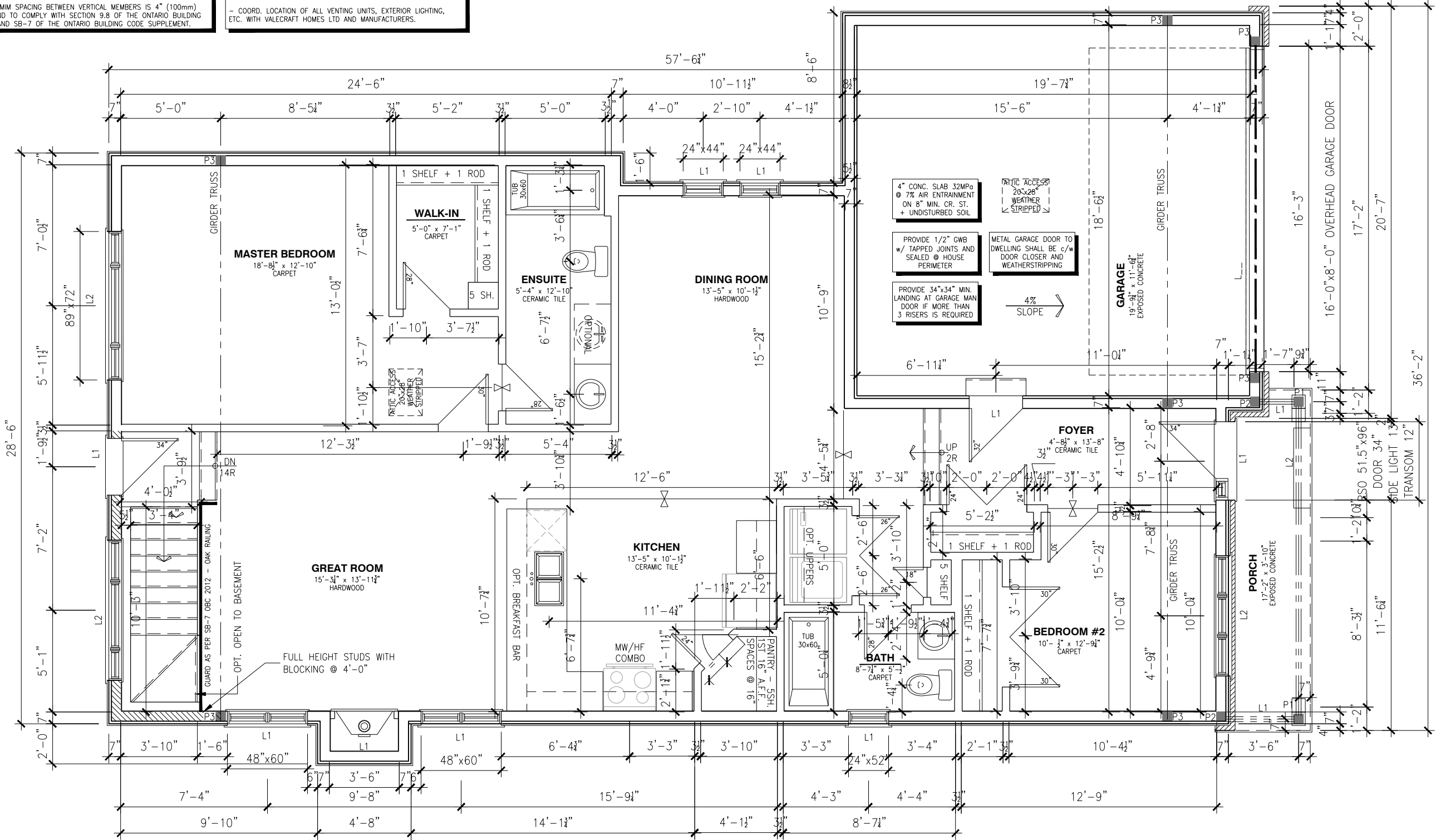
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PLAN - GROUND FLOOR - ELEVATION C (SUNKEN) - EXTENDED GARAGE

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

LOT: XXXX
DATE: XX/XX/XXXX

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Homes (2019) Limited

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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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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
P1o = 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:

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☐ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-4	OPEN STAIR TO BSMT - STRUCTURAL	06/13/19	VH
REV-3	EXTENDED GARAGE	03/14/19	AB
REV-2	AS PER STRUCTURAL	07/25/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD
NO.	DESCRIPTION	DATE	BY

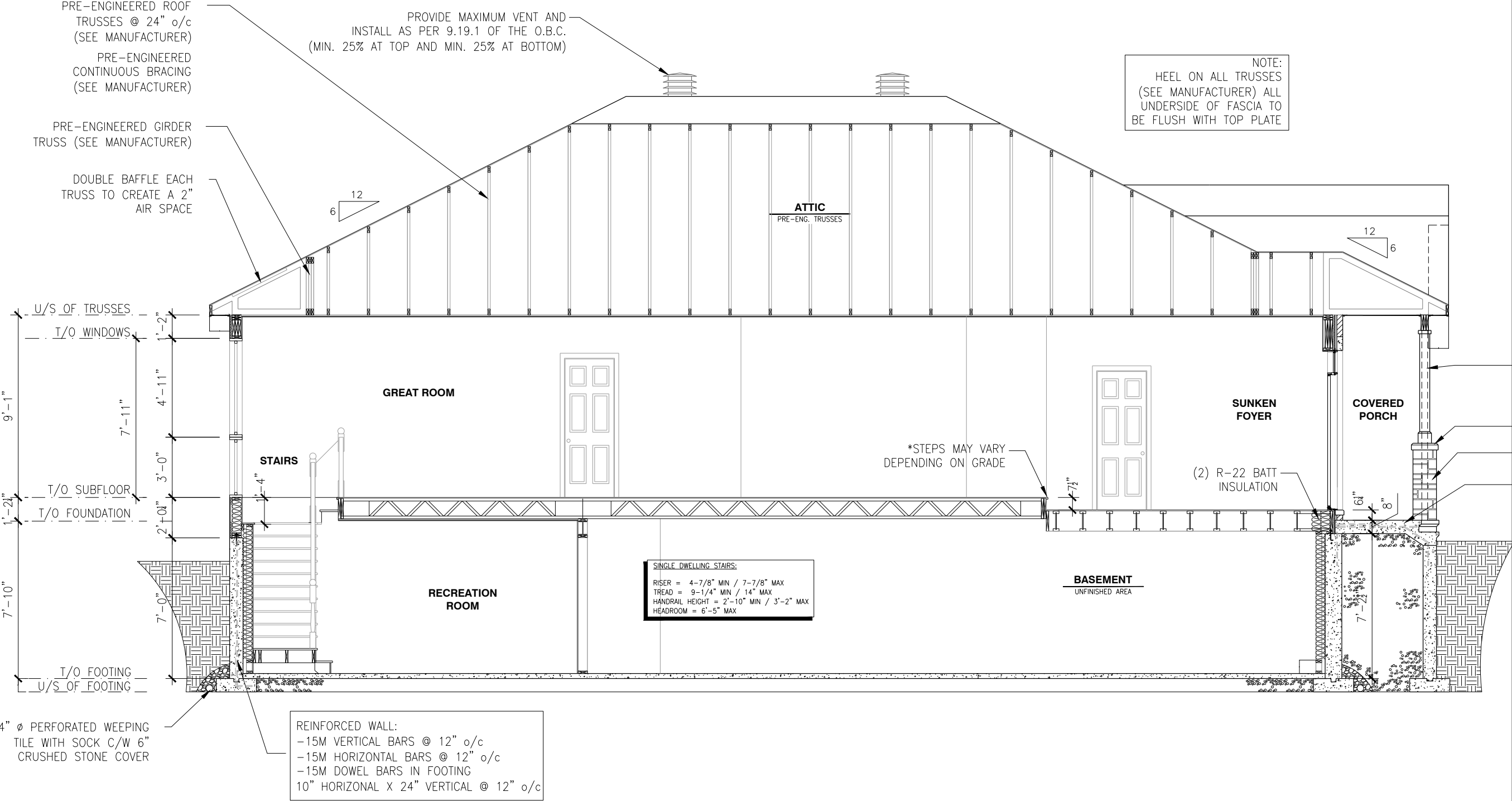
GROUND FLOOR - SUNKEN - EXTENDED GARAGE

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

801 - THE SHARPLEY
2018 FOOTPRINT

SHEET: **A7f**

(STANDARD DRAWINGS)



BUILDING SECTION - ELEVATION A/B/C (SIM)

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

LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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- PERSONAL BCIN #19896
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NO.	DESCRIPTION	DATE	BY

DRAWING: SECTION AND DETAILS

ADDRESS: XX SCALE: AS INDICATED DATE: XX/XX/XXXX

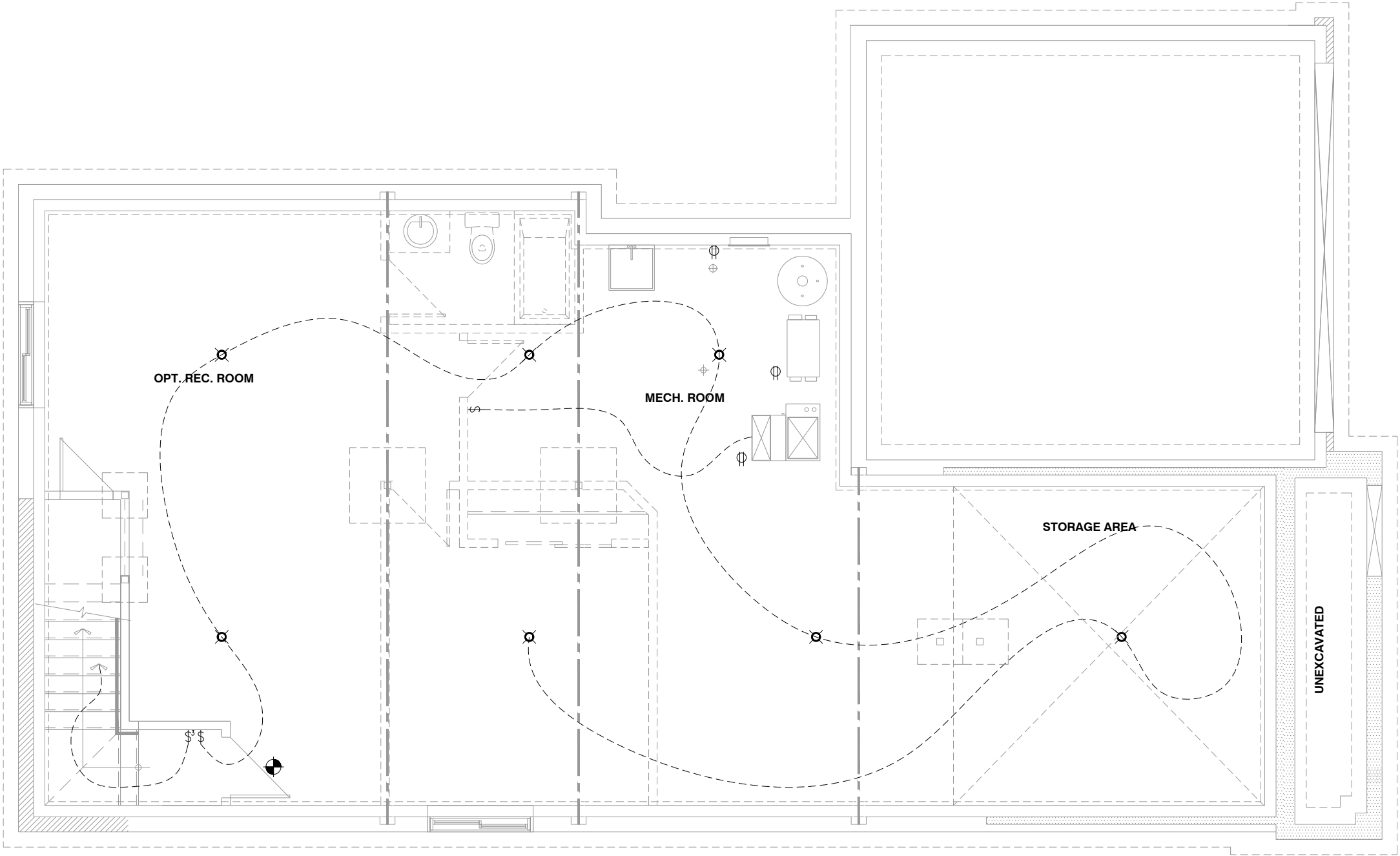
801 - THE SHARPLEY
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET: A10

PLAN - ELECTRICAL
FOUNDATION - ELEVATION A/B/C (SUNKEN)

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



LOT: XXXX
DATE: XX/XX/XXXX



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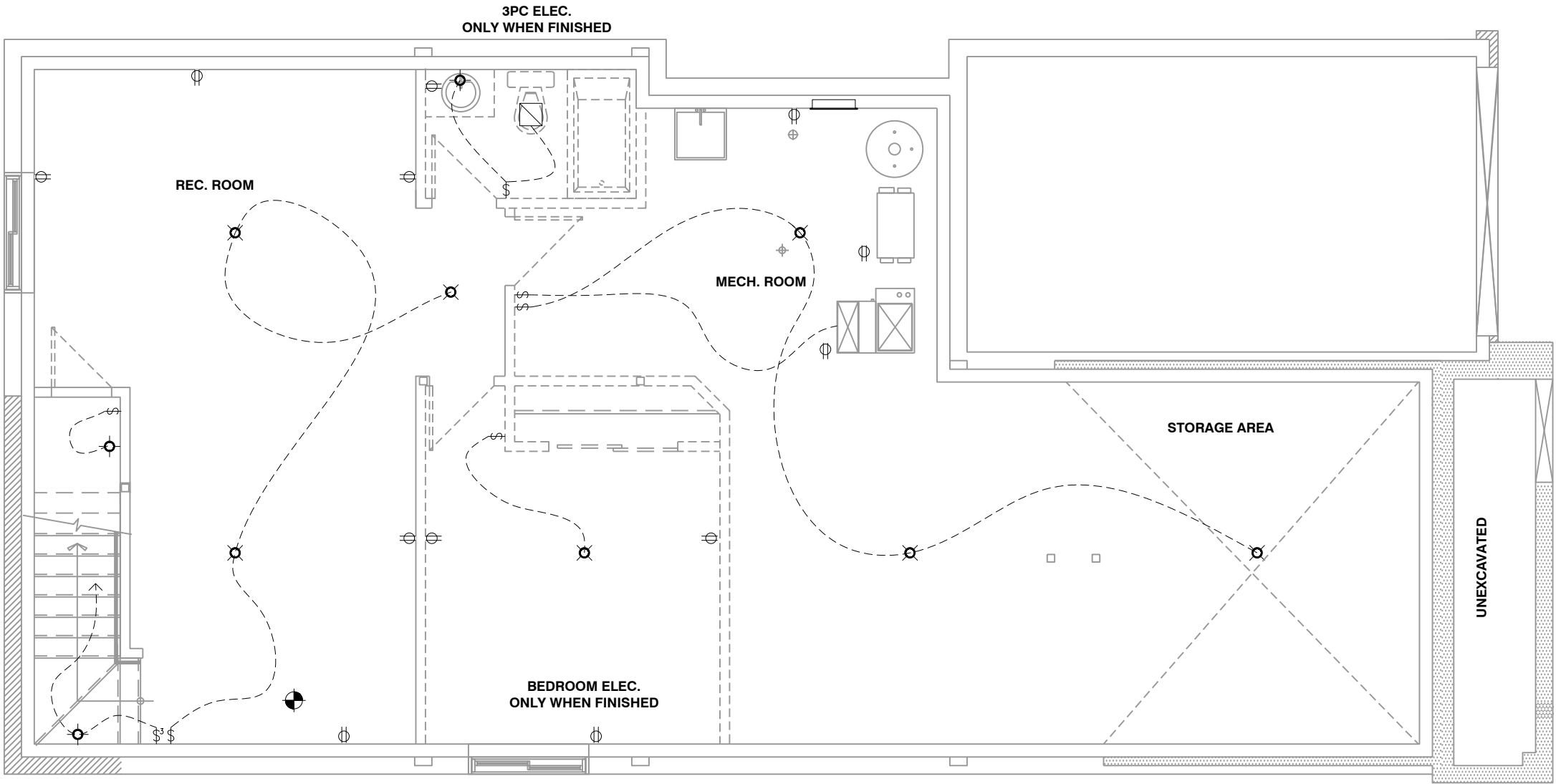
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2012 O.B.C. DRAWINGS			
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REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD
NO.	DESCRIPTION	DATE	BY
DRAWING: ELECTRICAL			
FOUNDATION PLAN - SUNKEN			
ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX	SHEET:
801 - THE SHARPLEY 2018 FOOTPRINT (STANDARD DRAWINGS)			E1b

PLAN - ELECTRICAL
FOUNDATION - ELEVATION A/B/C (STANDARD)

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



LOT: XXXX
DATE: XX/XX/XXXX



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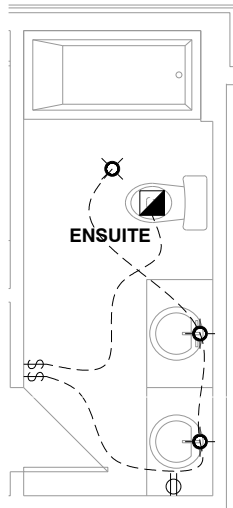
ELECTRICAL
FOUNDATION PLAN - STANDARD

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

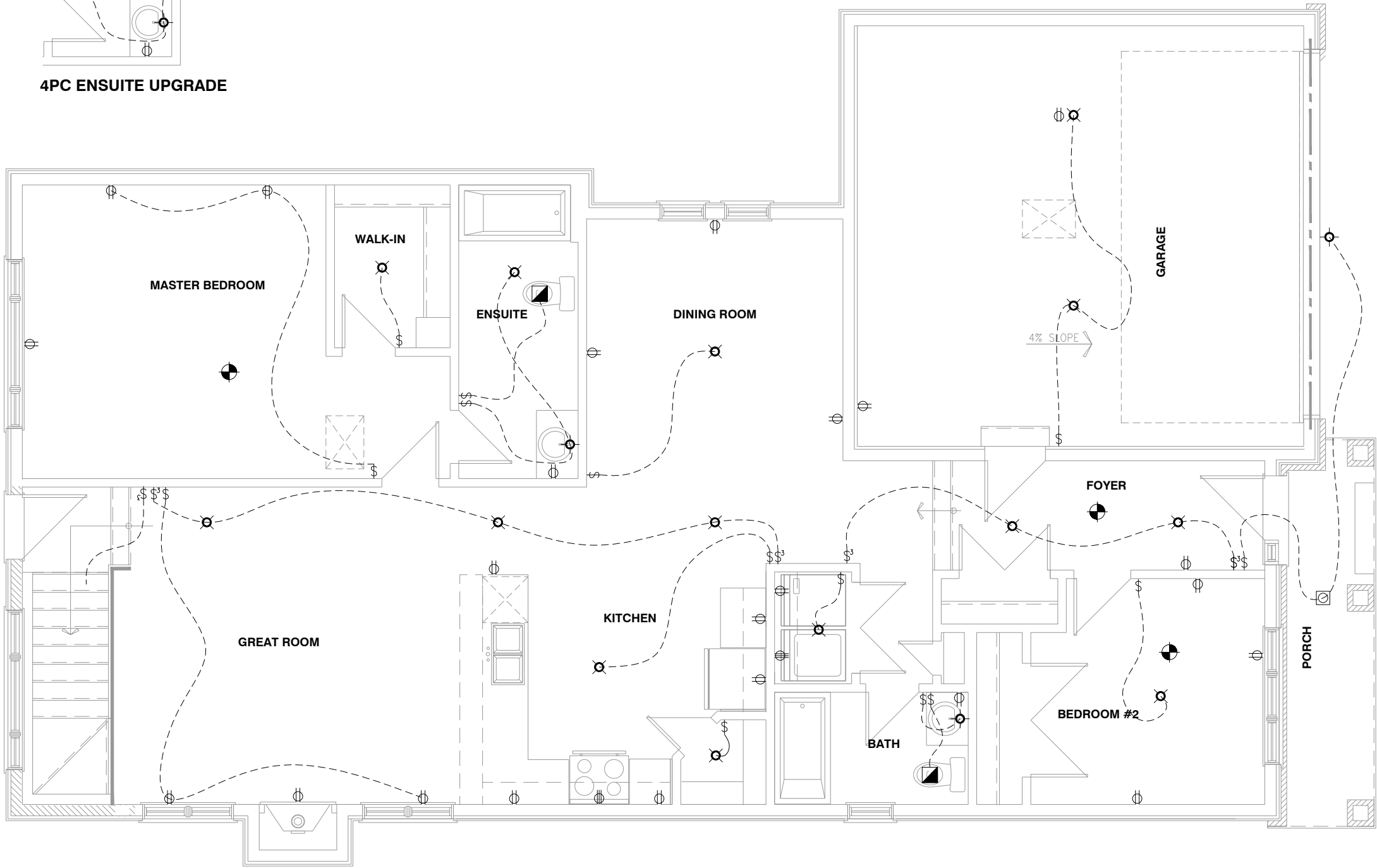
801 - THE SHARPLEY
2018 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

E1a



4PC ENSUITE UPGRADE



PLAN - ELECTRICAL
GROUND FLOOR - ELEVATION A & C

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

LOT: XXXX
DATE: XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL
GROUND FLOOR - STANDARD

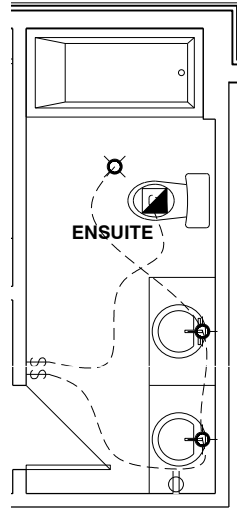
ADDRESS:	SCALE:	DATE:
XX	3/16" = 1'-0"	XX/XX/XXXX

801 - THE SHARPLEY
2018 FOOTPRINT

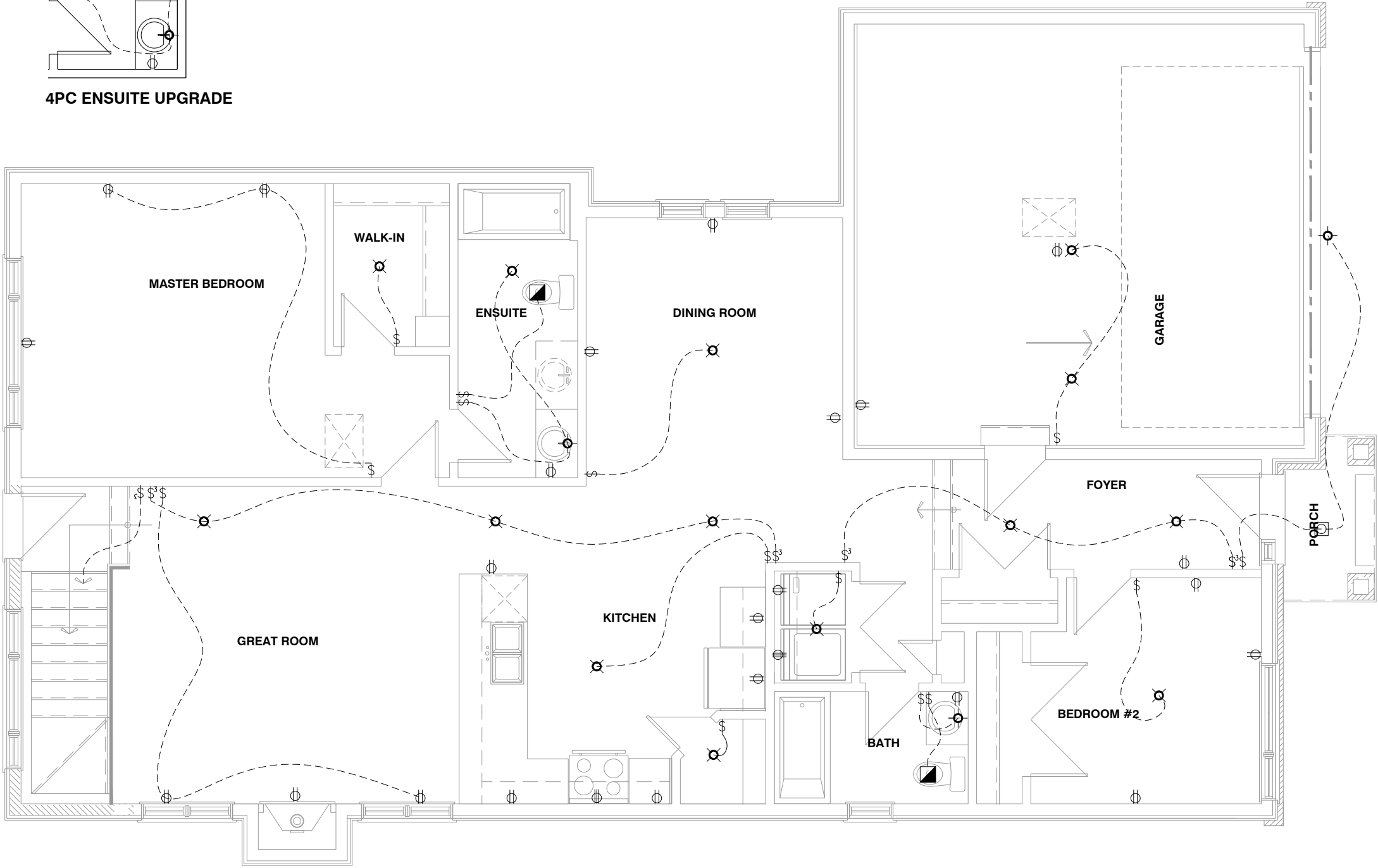
(STANDARD DRAWINGS)

SHEET:

E2a



4PC ENSUITE UPGRADE



PLAN - ELECTRICAL
GROUND FLOOR - ELEVATION B

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

LOT: XXXX
DATE: XX/XX/XXXX



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DRAWING: ELECTRICAL
GROUND FLOOR - SUNKEN

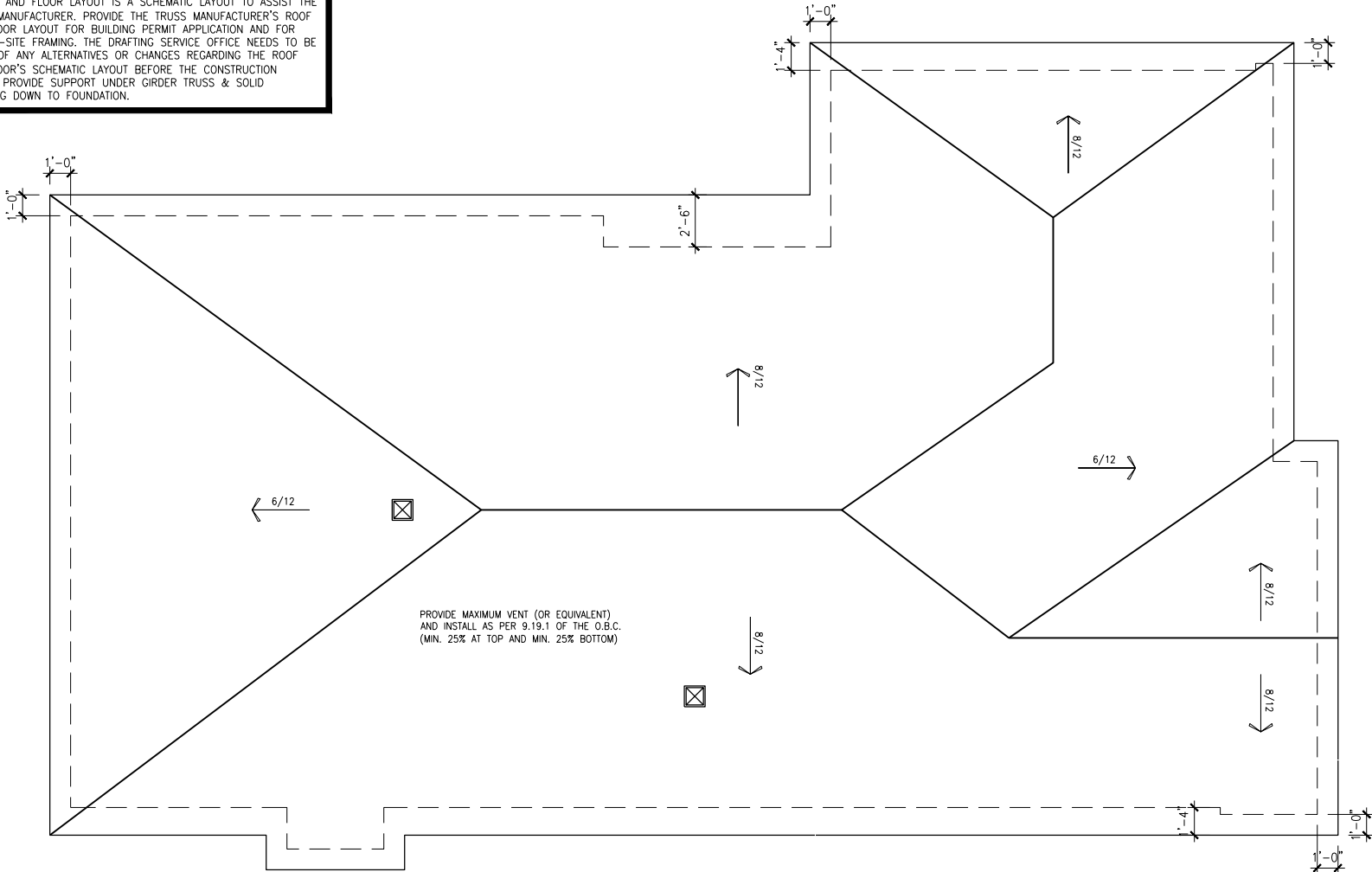
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801 - THE SHARPLEY
2018 FOOTPRINT
(STANDARD DRAWINGS)

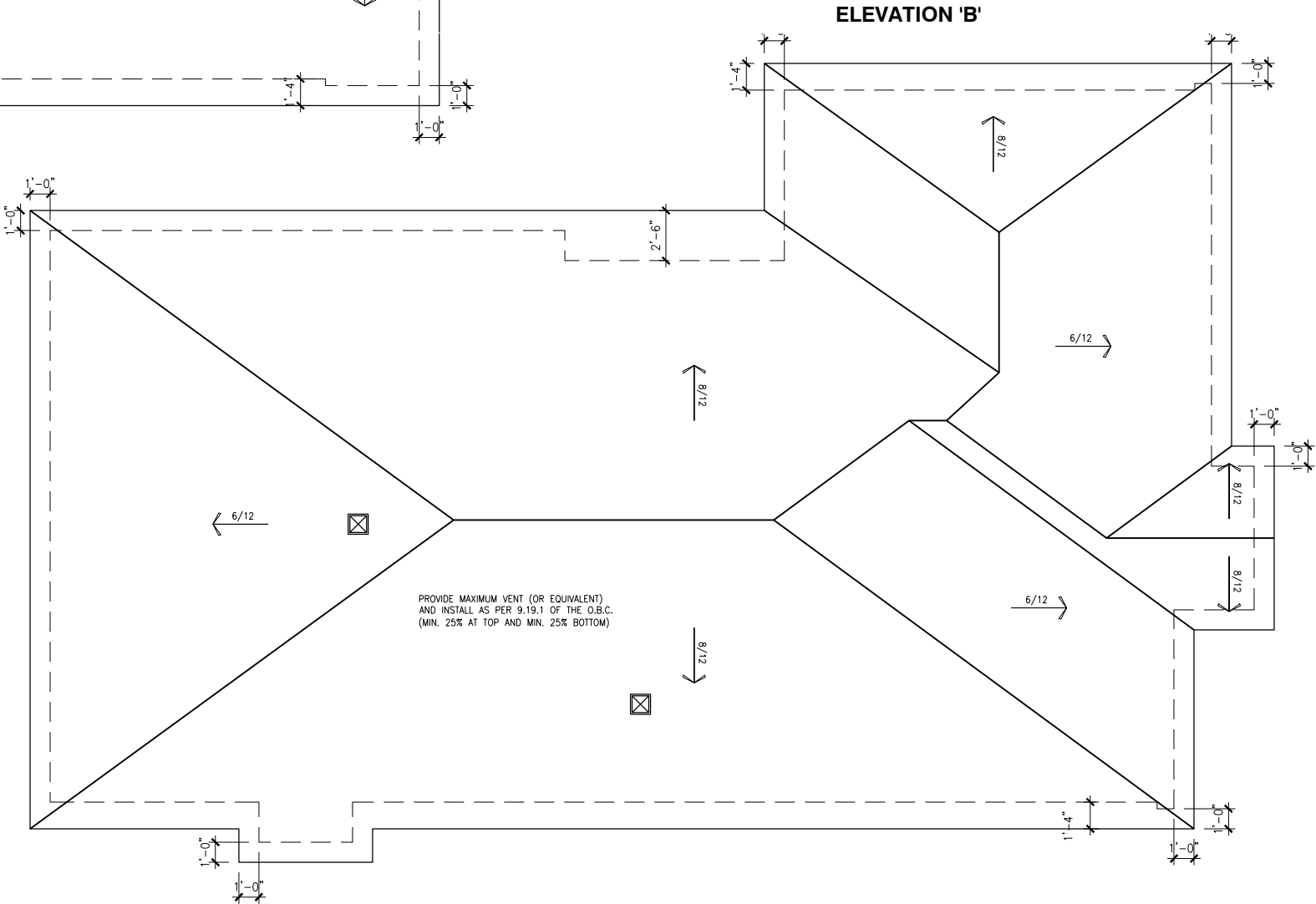
SHEET:
E2a

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.



ELEVATION 'A'



ELEVATION 'B'

ROOF LAYOUTS

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

LOT: XXXX
DATE: XX/XX/XXXX



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ROOF LAYOUTS

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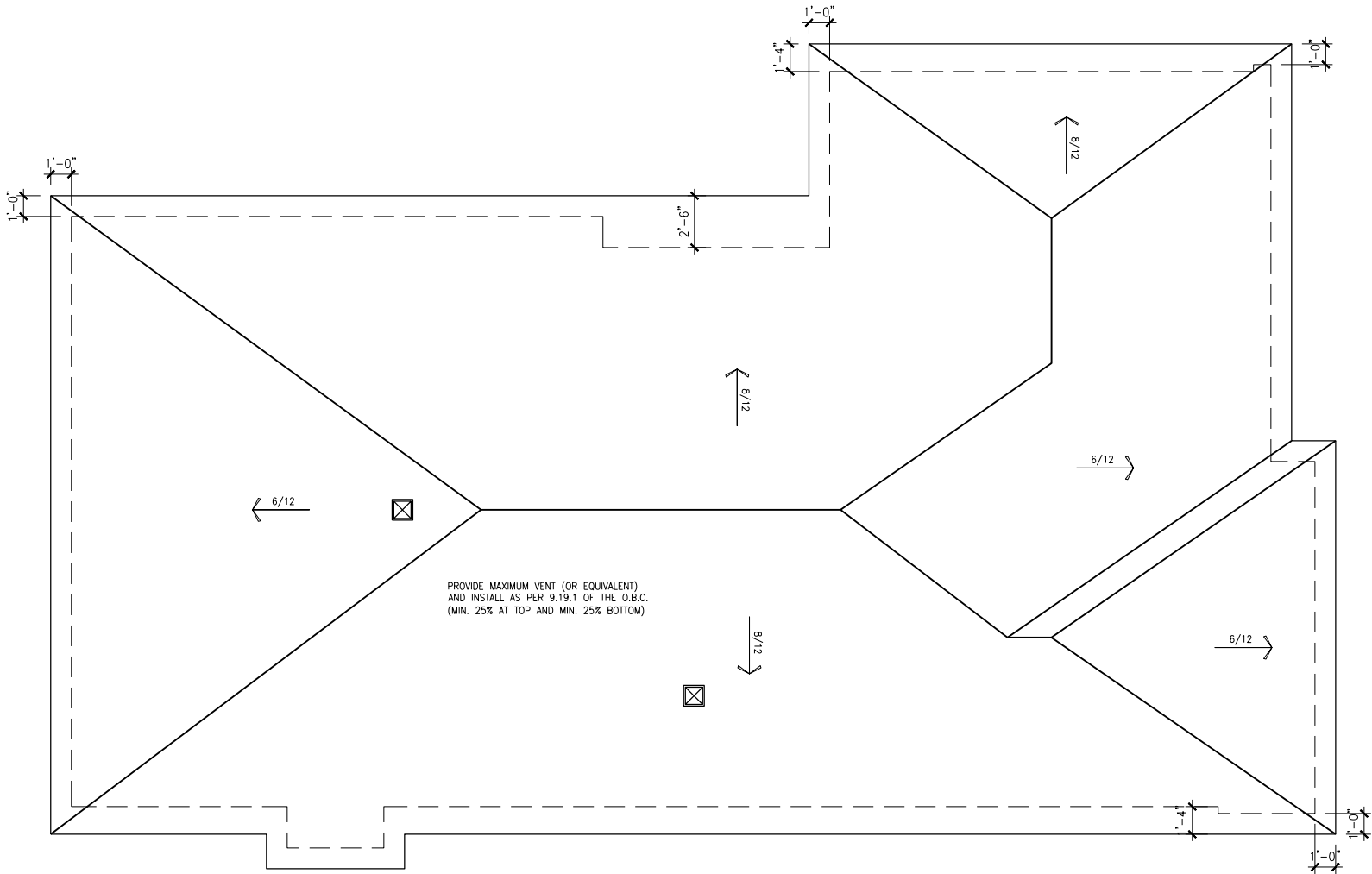
(STANDARD DRAWINGS)

SHEET:

R-1a

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ELEVATION 'C'

ROOF LAYOUTS

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

LOT: XXXX
DATE: XX/XX/XXXX



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SHEET:

R-1a