

### FRONT ELEVATION

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

LOT:



XXXX

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I<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

#### EXTERIOR FINISH LEGEND:

- BRICK (MAIN) - BRICK SOLDIER COURSE (ACCENT)

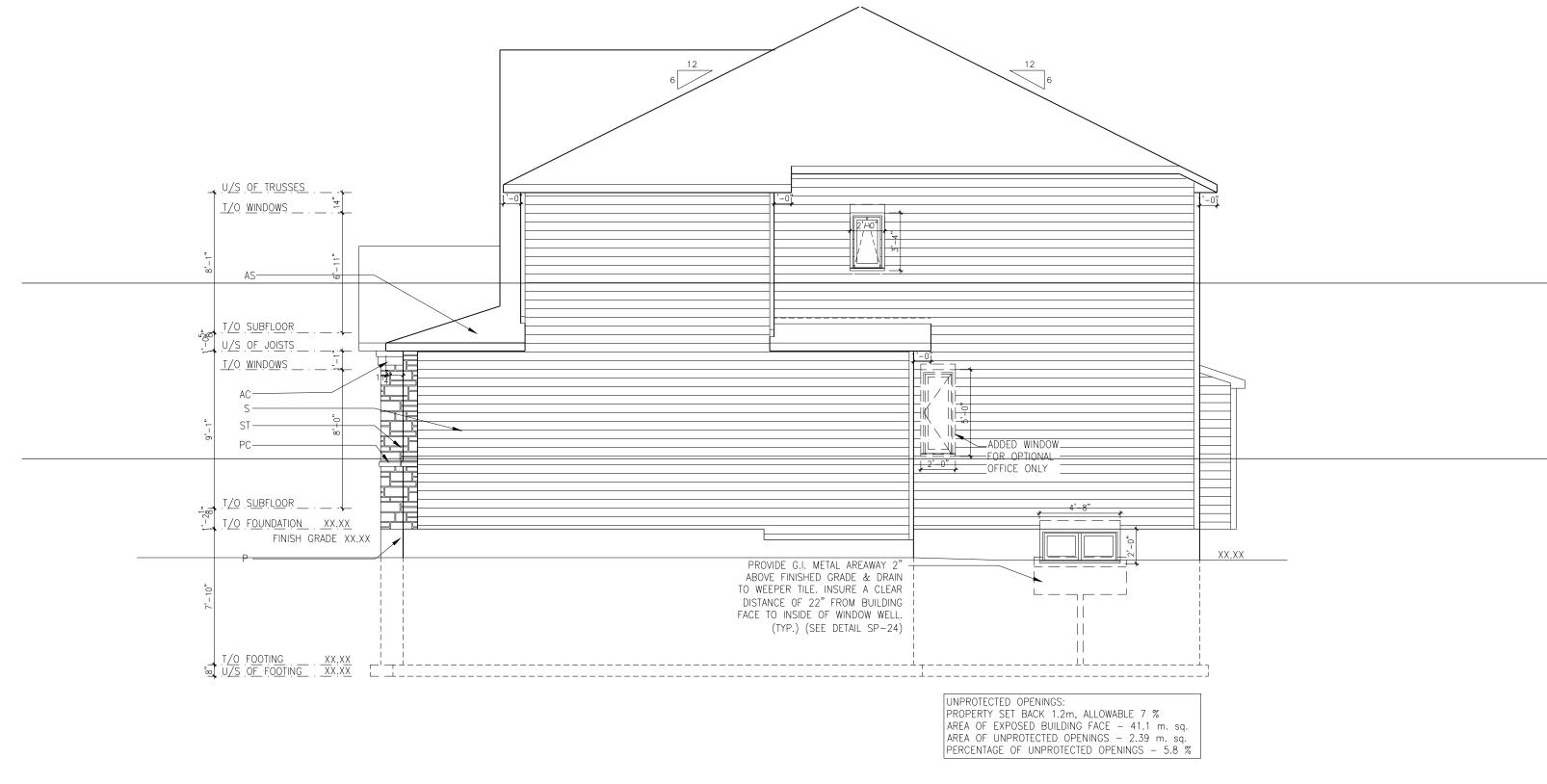
- SIDING (HORIZONTAL)
- STONE VENEER
- TRIM 200mm COVE SIDING
- ALUMINUM FASCIA
- ALUMINUM CLAB DIND
- 48" ALUMINUM CLAB DIND
- ASPHALT SHINGLES
- FLASHING
- ROOF VENT (MAXIMUM)
- PARGING
- PAGRING

PARGINGPARGING PCH10 - PRECAST HEADER 10"

PCH8 - PRECAST HEADER 8" PCS - PRECAST SILL PCB - PRECAST BAND VS - VINYL SHAKES VEC - SIDING (VERTICAL CORNER)

# 2012 O.B.C. DRAWINGS **FRONT ELEVATION** | SCALE: | DATE: | XX/XX/XXXX

1046 - THE HAZELWOOD 2018 FOOTPRINT A1a



RIGHT ELEVATION

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

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

EXTERIOR FINISH LEGEND:

B - BRICK (MAIN)
B1 - BRICK SOLDIER COURSE (ACCENT)
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+ 20mm PROUD
B3 - BRICK SLEEPER COURSE
B4 - STACK BOND (ACCENT)
B5 - BRICK SILL (ACCENT)
B6 - BRICK ROW LOCK (ACCENT)
B7 - BRICK CORBELLING
B8 - BRICK CONBIG 20mm PROUD
+20 - BRICK 20mm PROUD
-20 - BRICK 20mm RECESSED

- SIDING (HORIZONTAL)

- STONE VENEER
- TRIM 2000mm COVE SIDING

- ALUMINUM FASCIA

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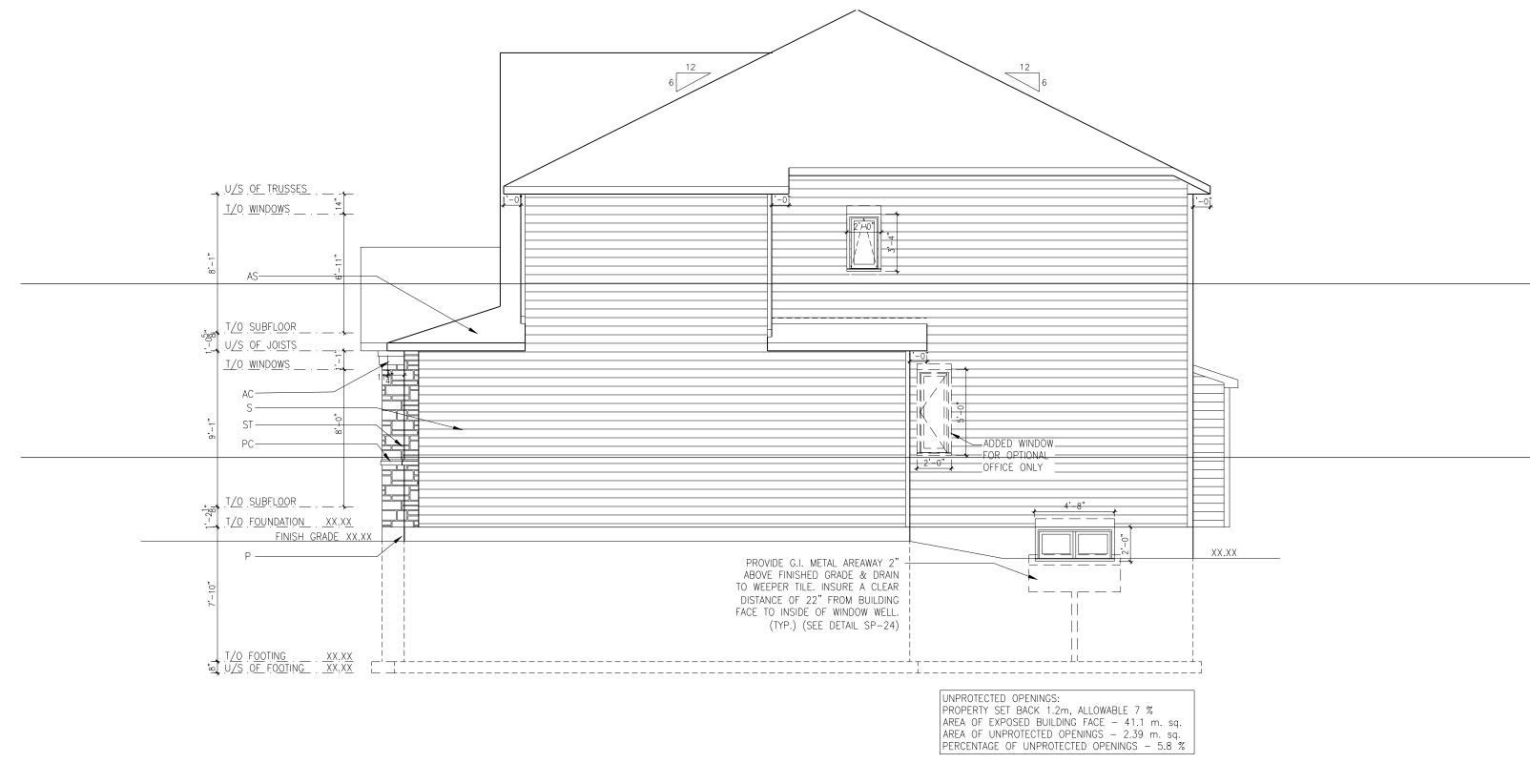
# 2012 O.B.C. DRAWINGS

**SUNKEN RIGHT ELEVATION** | SCALE: | DATE: | XX/XX/XXXX

1046 - THE HAZELWOOD 2018 FOOTPRINT

(STANDARD DRAWINGS)

A2a



RIGHT ELEVATION



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I - SIDING (HORIZONTAL)
IT - STONE VENEER
- TRIM ZOOMM COVE SIDING
F - ALUMINUM FASCIA
C - ALUMINUM CLADDING
B - 48" ALUMINUM BAND
S - ASPHALT SHINGLES
- FLASHING
- FLOOF VENT (MAXIMUM)
- PARGINE -

PCH10 - PRECAST HEADER 10"

PARGINGPARGING

PCH8 - PRECAST HEADER 8" PCS - PRECAST SILL PCB - PRECAST BAND VS - VINYL SHAKES

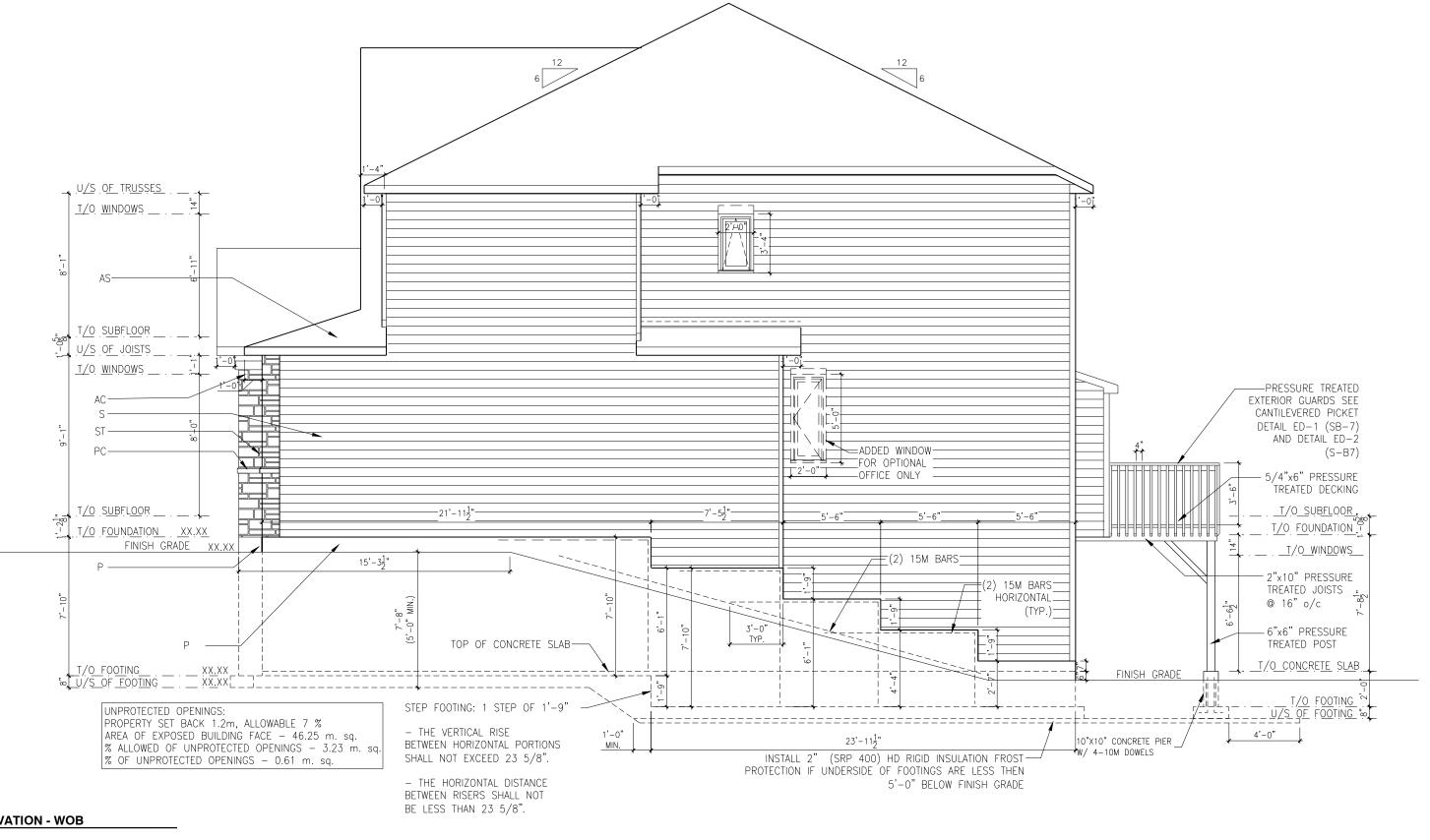
VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS **RIGHT ELEVATION** | SCALE: | DATE: | XX/XX/XXXX

A2a

1046 - THE HAZELWOOD

2018 FOOTPRINT (STANDARD DRAWINGS)



**RIGHT ELEVATION - WOB** 

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- BRICK SOLDIER COURSE (ACCENT) + 20mm PROUD - BRICK SLEEPER COURSE - STACK BOND (ACCENT)

- Siding (Horizontal)
- Stone Veneer
- Trim 200mm Cove Siding
- Aluminum Fascia
- Aluminum Cladding

- 48" ALUMINUM BAND - ASPHALT SHINGLES - FLASHING - ROOF VENT (MAXIMUM)

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

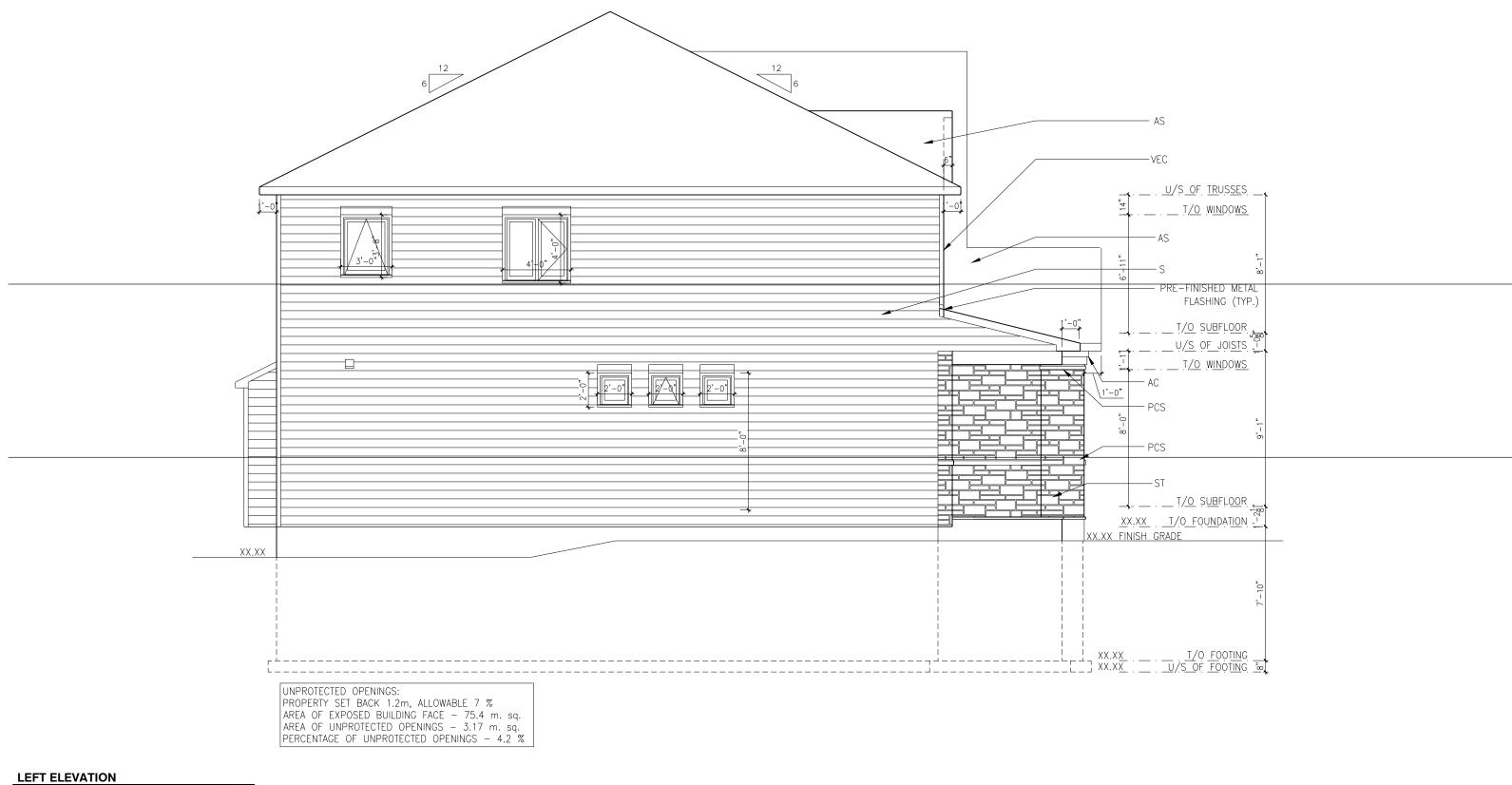
VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS **RIGHT ELEVATION WOB** | SCALE: | DATE: | XX/XX/XXXX

1046 - THE HAZELWOOD 2018 FOOTPRINT

(STANDARD DRAWINGS)

A2a



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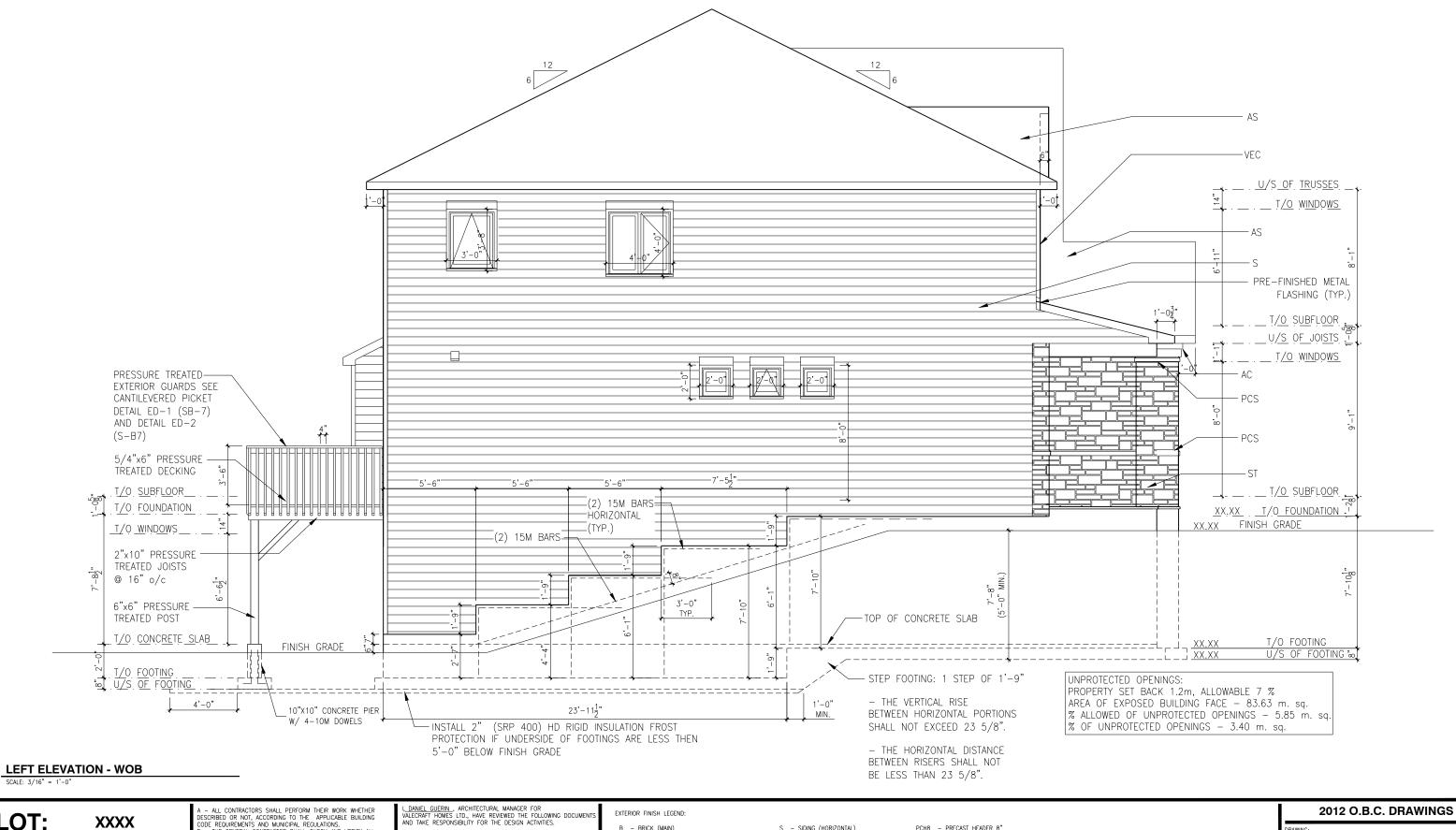
- ALUMINUM SAND

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- FLASHING
- ROOF VENT (MAXIMUM)
- PARGING

PARGINGPARGING

PCH8 - PRECAST HEADER 8" PCS - PRECAST SILL PCB - PRECAST BAND VS - VINYL SHAKES VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS **LEFT ELEVATION** | SCALE: | DATE: | XX/XX/XXXX 1046 - THE HAZELWOOD 2018 FOOTPRINT A3a (STANDARD DRAWINGS)



LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes Lot.

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S - SIDING (HORIZONTAL)
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T - TRIM 200mm COVE SIDING
AF - ALUMINUM FASCIA
C - ALUMINUM CLADDING
AB - 48" ALUMINUM BAND

PCH10 - PRECAST HEADER 10"

AB – 48" ALUMINUM BAND AS – ASPHALT SHINGLES F – FLASHING V – ROOF VENT (MAXIMUM) P – PARGING PC – PARGING PCH8 - PRECAST HEADER 8"
PCS - PRECAST SILL
PCB - PRECAST BAND
S - VINYL SHAKES
VEC - SIDING (VERTICAL CORNER)

DRAWING:

LEFT ELEVATION WOB

ADDRESS:

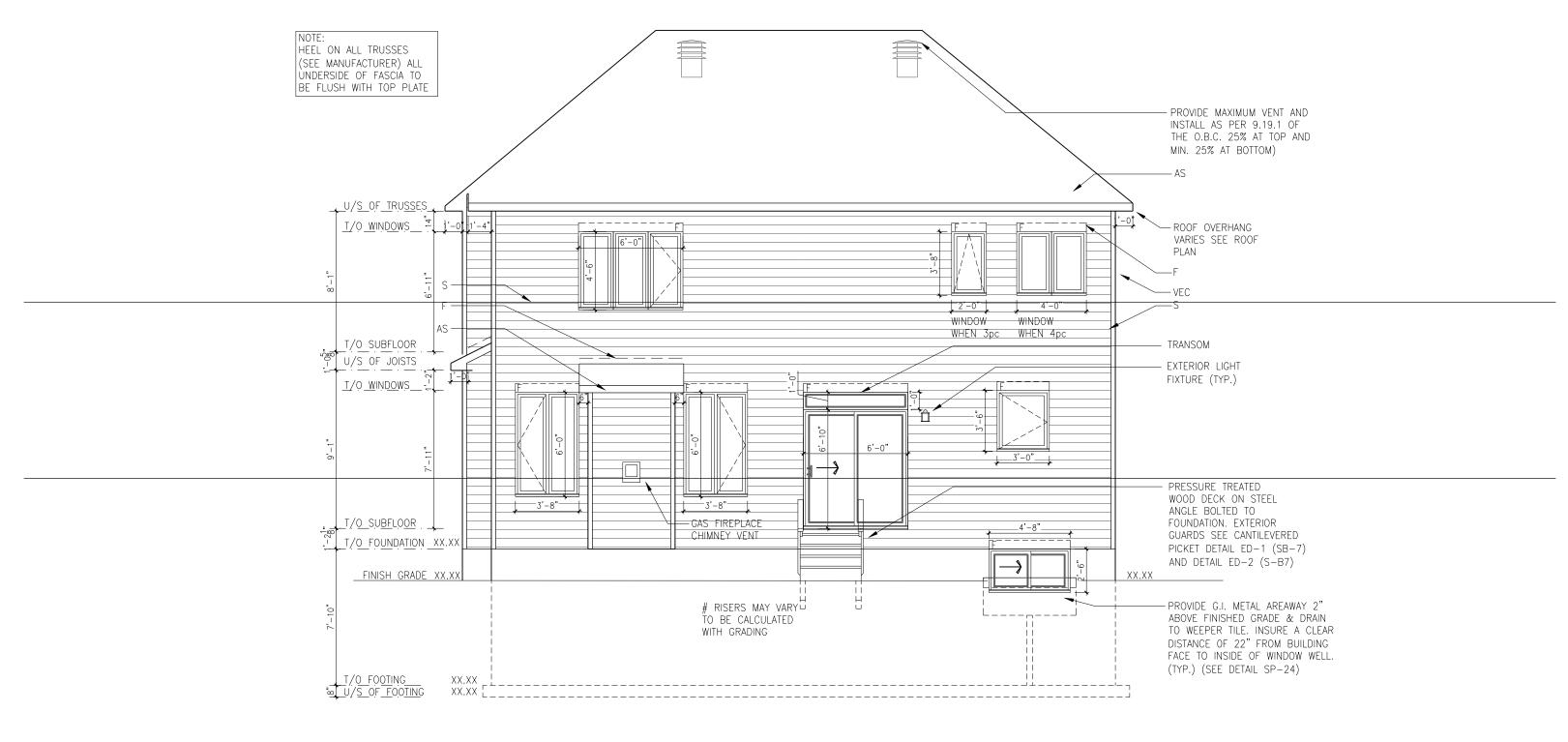
XX | SCALE:

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

XX/XX/XXXXX

A3a

1046 - THE HAZELWOOD 2018 FOOTPRINT





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2012 O.B.C. DRAWINGS

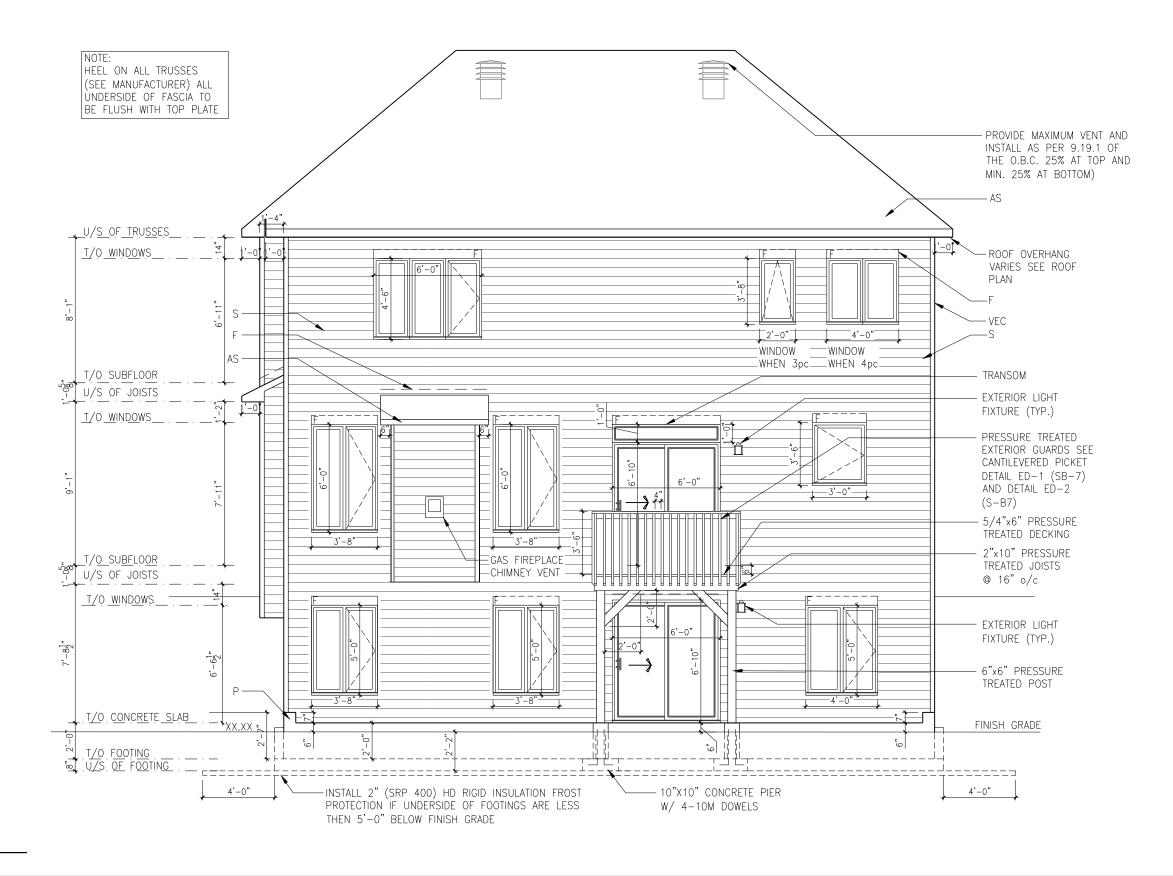
**REAR ELEVATION** 

1046 - THE HAZELWOOD 2018 FOOTPRINT

(STANDARD DRAWINGS)

A4a

| SCALE: | DATE: | XX/XX/XXXX



**REAR ELEVATION - WOB** 

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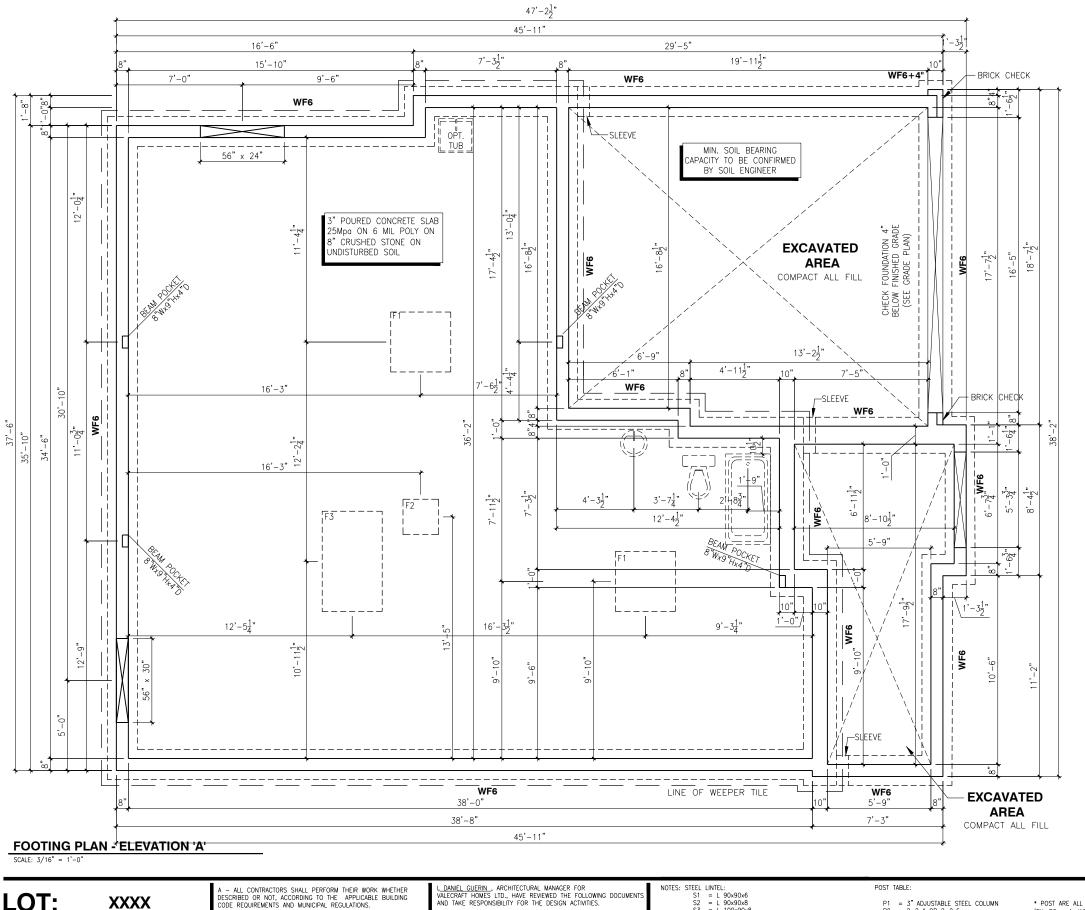
VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS **REAR ELEVATION WOB** | SCALE: | DATE: | XX/XX/XXXX

1046 - THE HAZELWOOD

2018 FOOTPRINT (STANDARD DRAWINGS)

A4a





- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGT 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 SUB FLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;
- FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEO-TECHNICAL ENGINEER.

- 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 TO REACH 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
- CAPABON, MONOYING ALARM ASO, DEFOLIPED

- 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 OUTISE
- A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND
- B) PROVIDES AN INDIVIDUAL UNORSTRUCTED OPEN
- PORTION HAVING A MINIMUM AREA OF 0,38m2 (3,8 SF.)
  WITH NO DIMENSIONS LESS THAN 380mm (15IN)

## 2012 O.B.C. DRAWINGS

A5a

## **FOOTING PLAN**

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

1046 - THE HAZELWOOD 2018 FOOTPRINT

STANDARD DRAWINGS

= L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8

= L 125x90x10 = L 200x100x12

S7 = L 150x100x10 (8" BEARING) LINTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

\* UNLESS OTHERWISE NOTED + 130x160x10 TOP PL. (\*)

\* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE (\*) = 2-120 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"

Valecraft

XX/XX/XXXX

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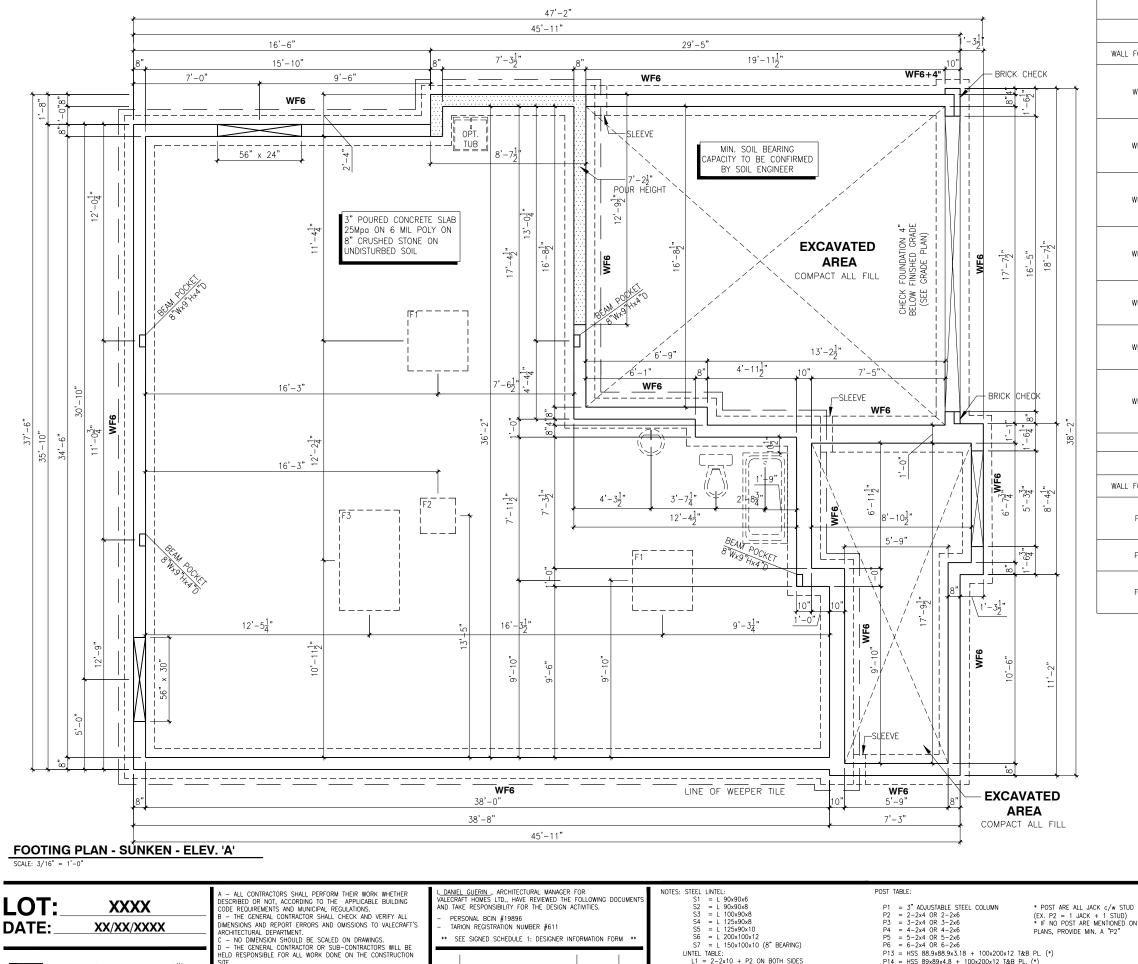
L3 = 2-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES \* UNLESS OTHERWISE NOTED REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VE

PLANS, I 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 0.D.x4.8 + 100x180x12 BOTTOM PL.

P1 = 3" ADJUSTABLE STEEL COLUMN P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6 P4 = 4-2x4 OR 4-2x6

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

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE





 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 SUB FLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;

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
- CAPPON MOMONIFER ADM ADM APPLATE IN SO PETUIPED.

FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEO-TECHNICAL ENGINEER.

- 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 OUTISE

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 SF.)
WITH NO DIMENSIONS LESS THAN 380mm (15IN)

### 2012 O.B.C. DRAWINGS

A5a

**SUNKEN FOOTING PLAN** 

3/16" = 1'-0" XX/XX/XXXX

1046 - THE HAZELWOOD

2018 FOOTPRINT

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



XX/XX/XXXX

DATE:

SILE.

- 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 IOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER TEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611 SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

. 125x90x8 = L 125x90x10= L 200x100x12 S7 = L 150x100x10 (8" BEARING) LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES  $L3 = 2-1.75 \times 9.5$  LVL (1.8E) + P3 ON BOTH SIDES  $L4 = 3-1.75 \times 9.5$  LVL (1.8E) + P3 ON BOTH SIDES

\* UNLESS OTHERWISE NOTED 

\* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE 

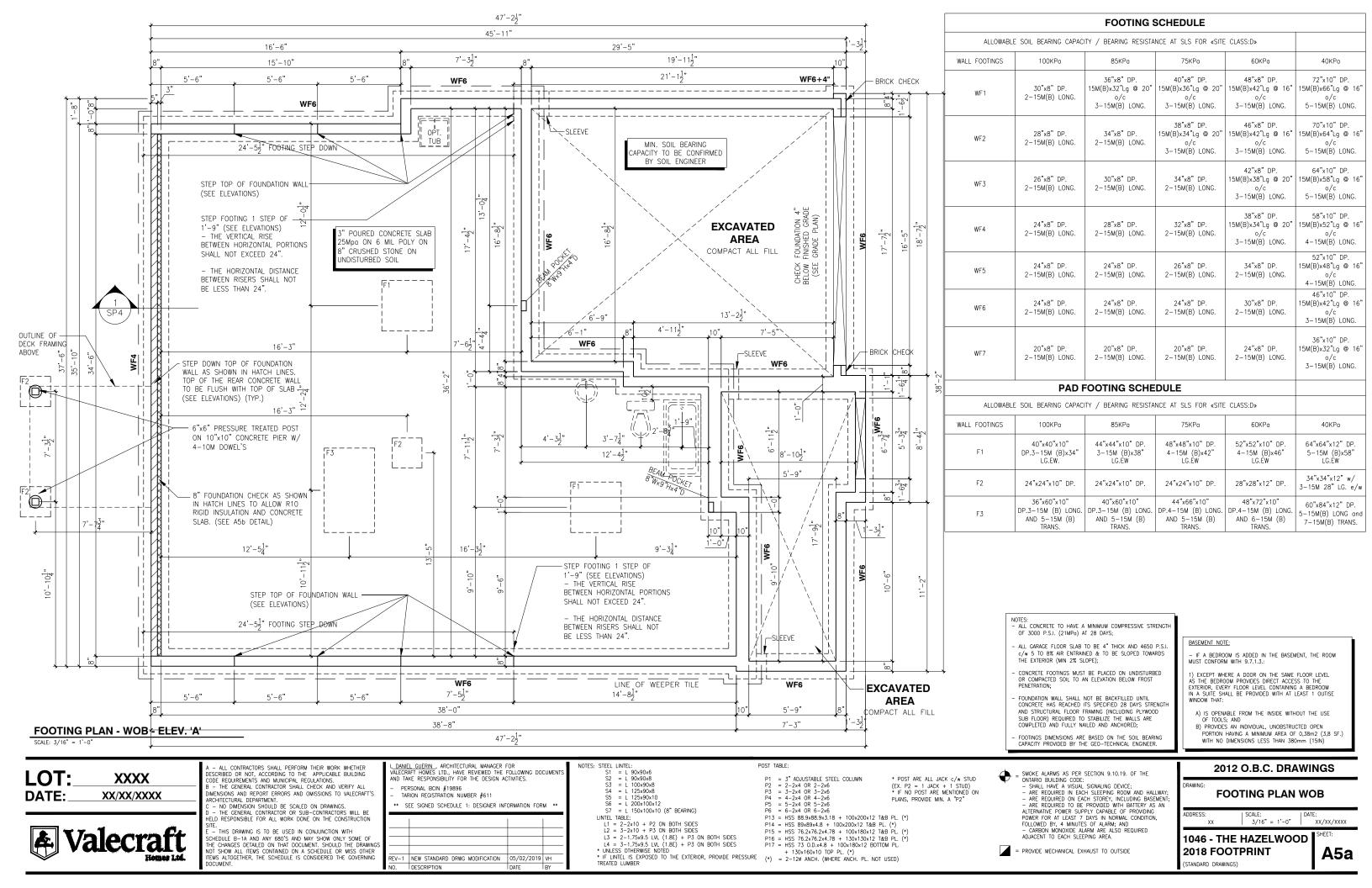
(\*) = 2-120 ANCH. (WHERE ANCH. PL. NOT USED)

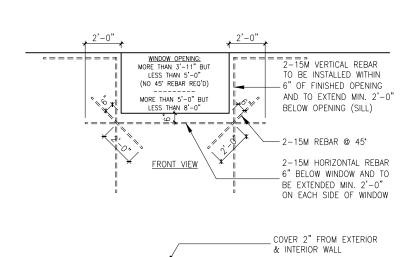
P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6 P4 = 4-2x4 OR 4-2x6

PLANS, PROVIDE MIN. A "P2" P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)

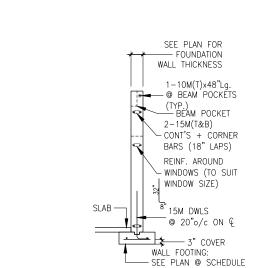
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL.

PROVIDE MECHANICAL EXHAUST TO OUTSIDE



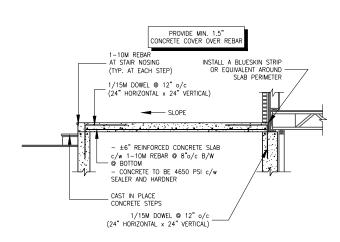


2'-0"

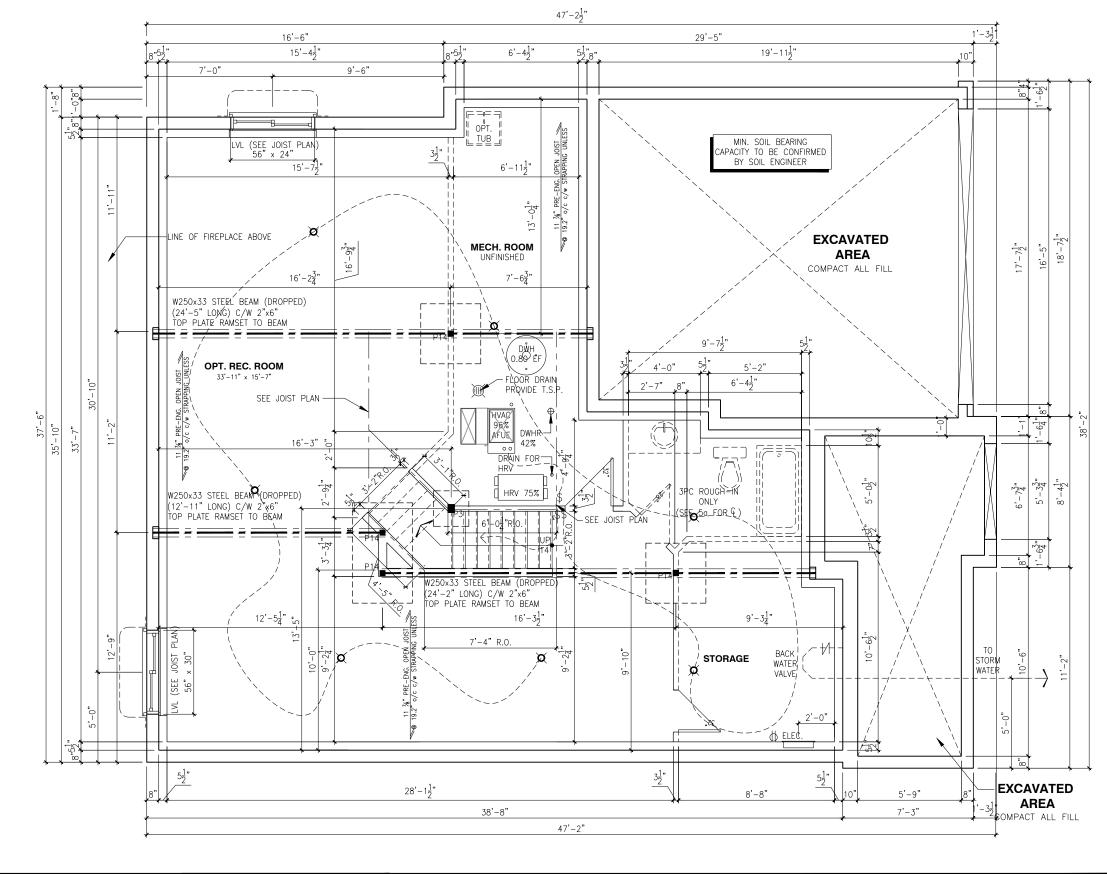


TOP VIEW

2'-0"



FOR SIZE & REINF.



## **BASEMENT PLAN**

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



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

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ARCHIECTURAL DEPARTMENT.
C - NO DIMENSION SHOULD BE SCALED ON DRAWINGS.
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I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

= L 125x90x10 = L 200x100x12

= L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8

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 (1.8E) + P3 ON BOTH SIDES
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POST TABLE:

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 .0.D.x4.8 + 100x180x12 BOTTOM PL. \* UNLESS OTHERWISE NOTED + 130x160x10 TOP PL. (\*)

\* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE

(\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

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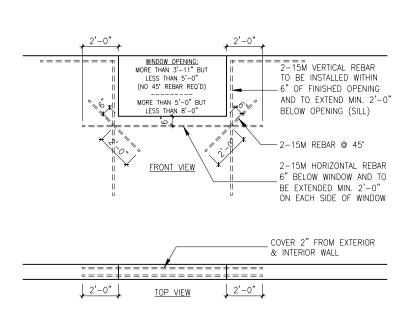
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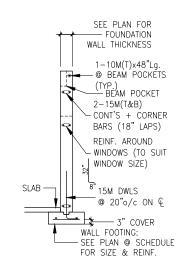
= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

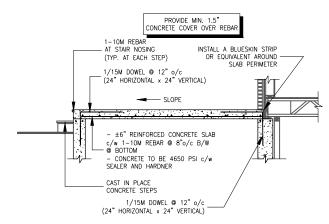
2012 O.B.C. DRAWINGS **BASEMENT PLAN** 

1046 - THE HAZELWOOD

2018 FOOTPRINT A6a (STANDARD DRAWINGS)











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SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

NOTES: STEEL LINTEL: S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x8 S5 = L 125x90x10S6 = L 200x100x12

16'-6"

 $15'-4\frac{1}{2}$ "

9'-6"

S7 = L 150×100×10 (8" BEARING)
LINTEL TABLE:
L1 = 2-2×10 + P2 ON BOTH SIDES
L2 = 3-2×10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES \* UNLESS OTHERWISE NOTED \* UNLESS OTHERWISE NOTED

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POST TABLE: P1 = 3" ADJUSTABLE STEEL COLUMN P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6 P4 = 4-2x4 OR 4-2x6

P4 = 4-2x4 UR 4-2x0 P5 = 5-2x4 UR 5-2x6 P6 = 6-2x4 UR 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 0.D.x4.8 + 100x180x12 BOTTOM PL.

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2012 O.B.C. DRAWINGS

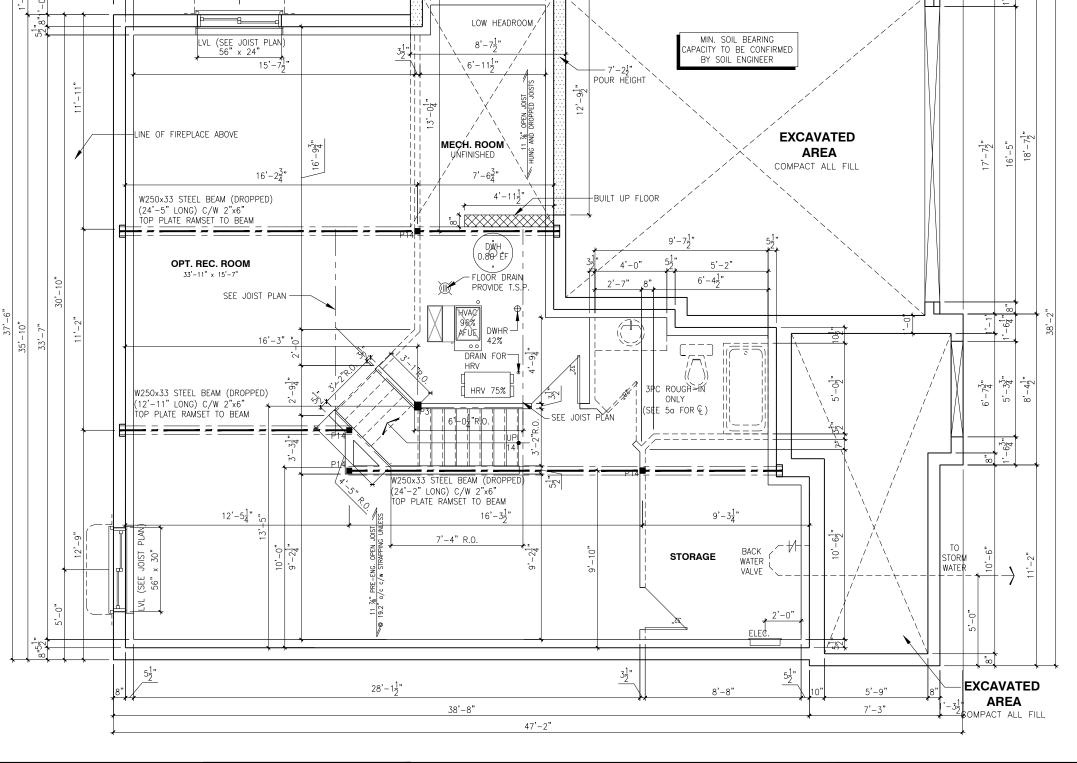
A6a

**SUNKEN BASEMENT PLAN** 

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

1046 - THE HAZELWOOD 2018 FOOTPRINT

(STANDARD DRAWINGS)

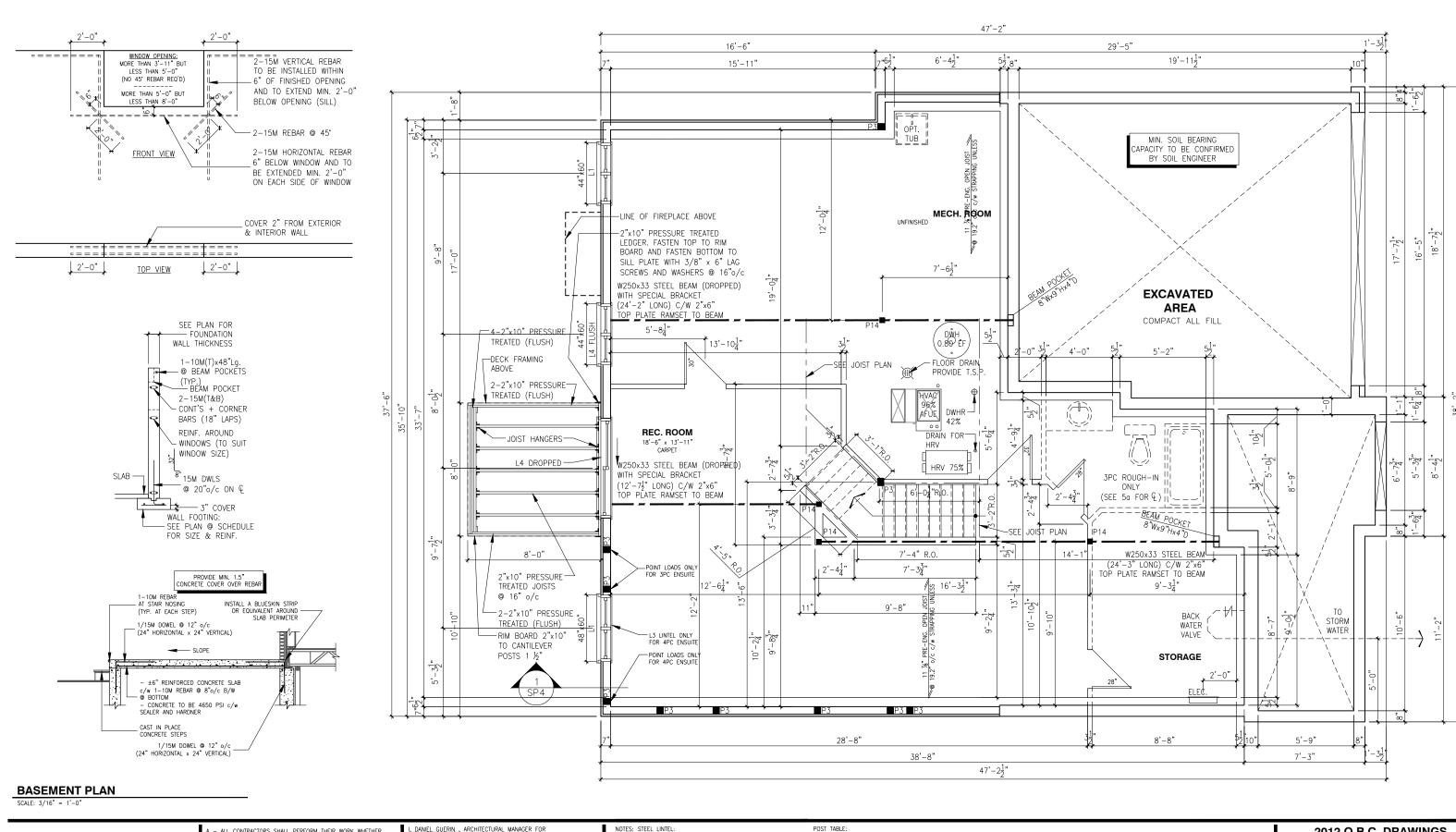


 $47'-2\frac{1}{2}$ "

 $6'-4\frac{1}{2}"$ 

29'-5"

19'-11<del>1</del>"





XXXX

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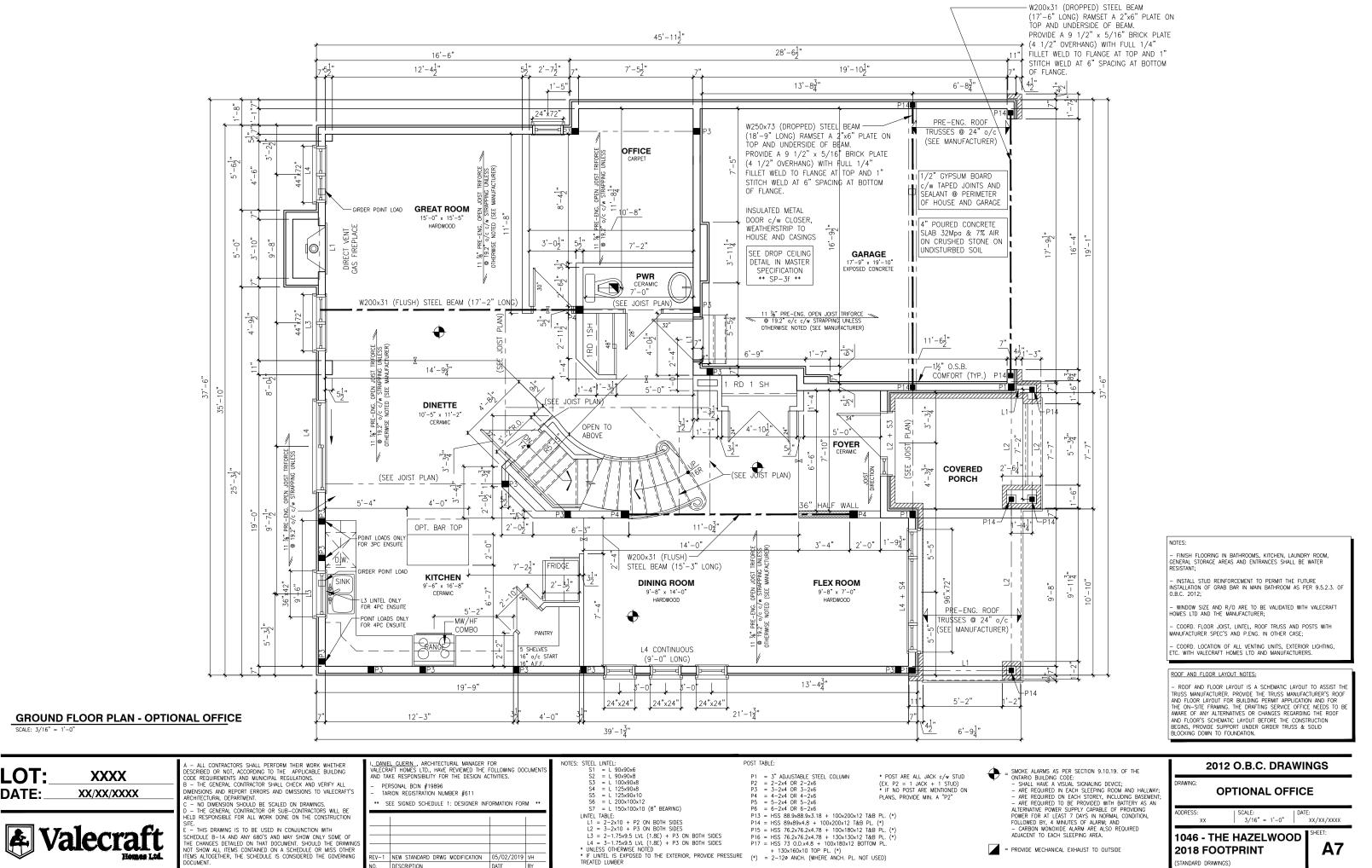
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE **2018 FOOTPRINT** 

DATE: | XX/XX/XXXX | SCALE: | 3/16" = 1'-0" | 1046 - THE HAZELWOOD A6a (STANDARD DRAWINGS)

2012 O.B.C. DRAWINGS

**BASEMENT PLAN WOB** 



L4 = 3 - 1.75x9.5 LUL (1.8E) + P3 ON BOTH SIDES P1. L4 = 3 - 1.75x9.5

REV-1 NEW STANDARD DRWG MODIFICATION

05/02/2019 VH

LOT:

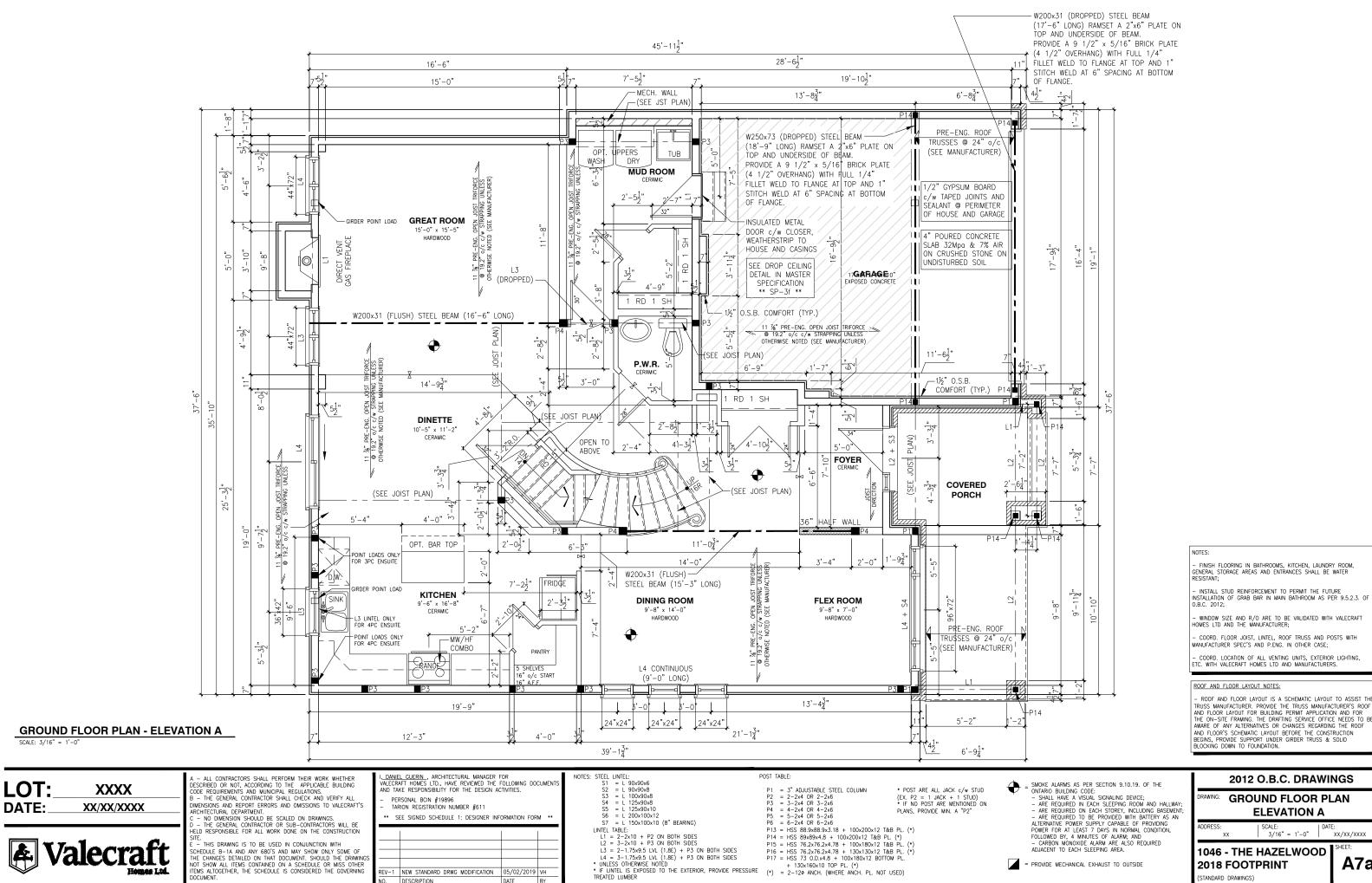
DATE:

**A7** 

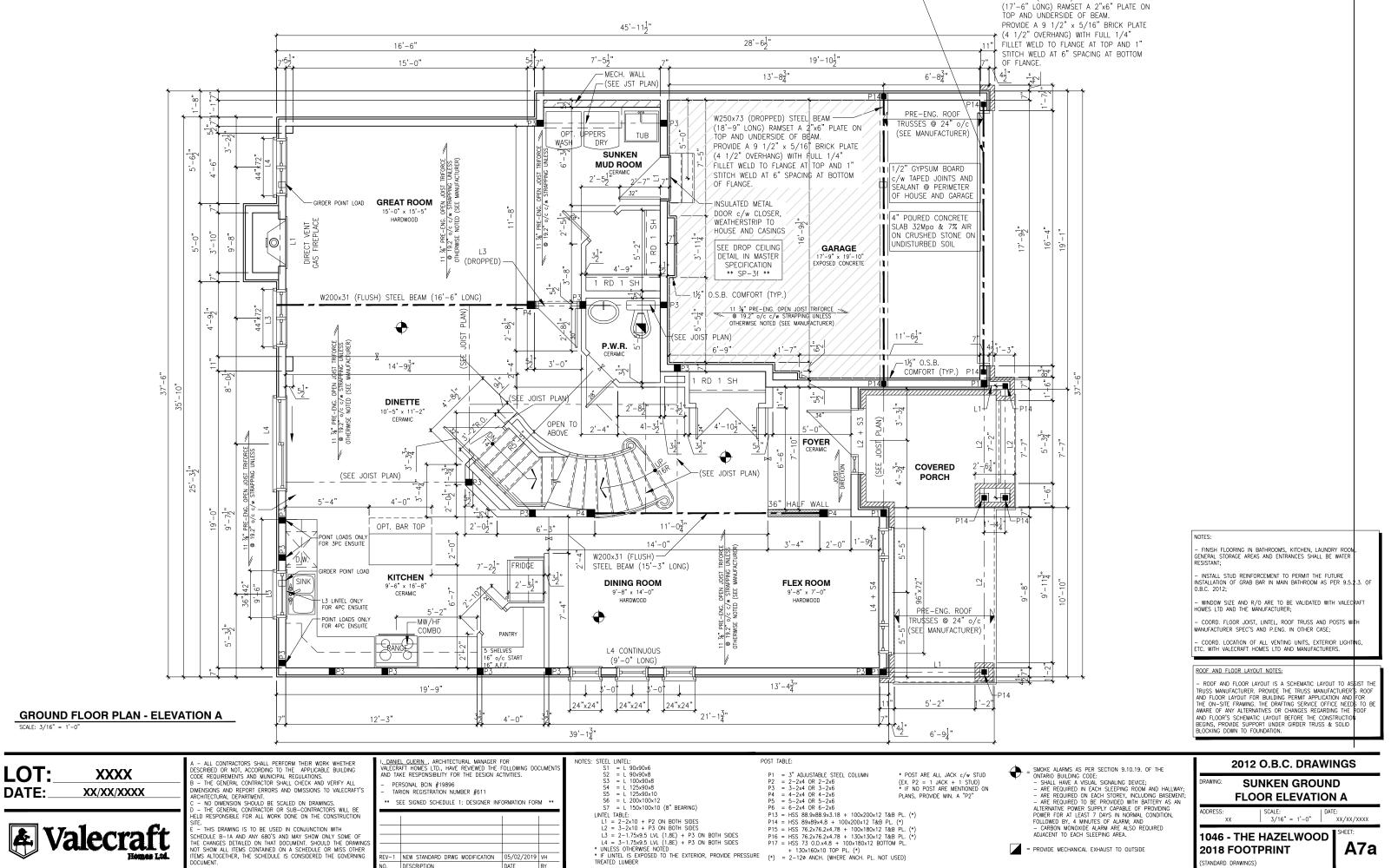
**2018 FOOTPRINT** 

STANDARD DRAWINGS)

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE



A7a



L3 = 2-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES

REV-1 NEW STANDARD DRWG MODIFICATION

05/02/2019 VH

L4 = 3 - 1.75x9.5 LUL (1.8E) + P3 ON BOTH SIDES P1. L4 = 3 - 1.75x9.5

P16 = HSS 76.2x6.2x4.78 + 130x130x12 T&B PL. (\*)
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+ 130x160x10 TOP PL. (\*)

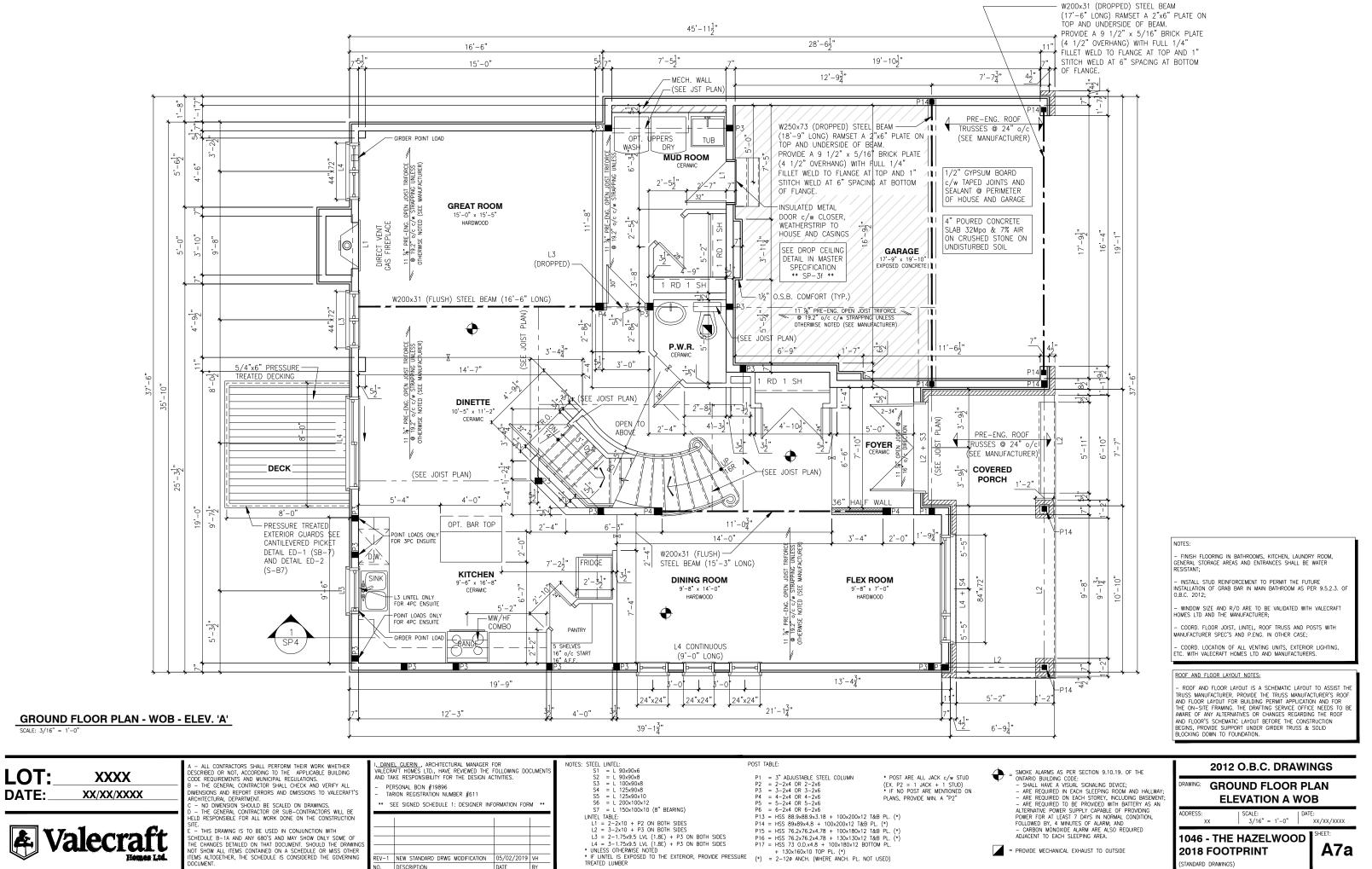
W200x31 (DROPPED) STEEL BEAM

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

A7a

1046 - THE HAZELWOOD

**2018 FOOTPRINT** 



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REV-1 NEW STANDARD DRWG MODIFICATION

05/02/2019 VH

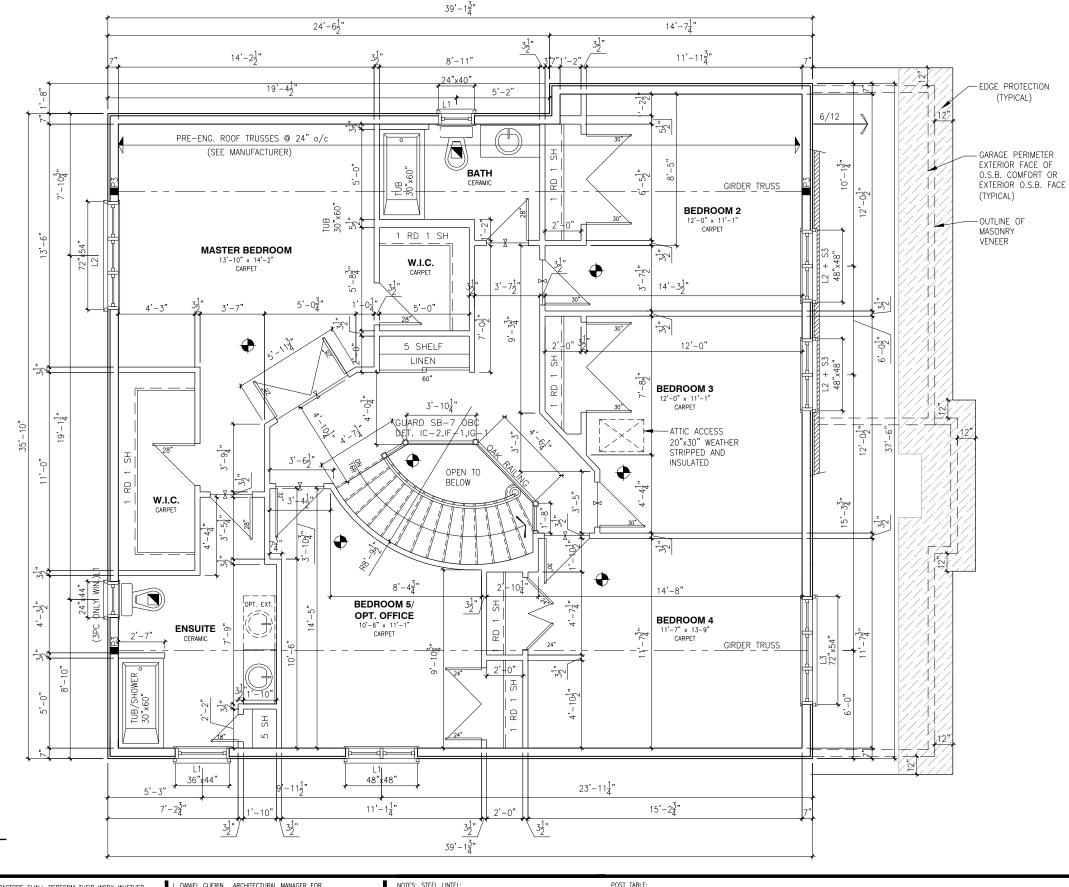
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+ 130x160x10 TOP PL. (\*)

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

1046 - THE HAZELWOOD A7a

**2018 FOOTPRINT** 



SECOND FLOOR PLAN

LOT: XXXX DATE: XX/XX/XXXX

Valecraft Homes Lot.

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90x90x8 100x90x8 = L 125x90x10 = L 200x100x12 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

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L2 = 3-2x10 + P3 ON BOTH SIDES

L3 = 2-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES

L4 = 3-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES P16 = HSS 73 O.D.x4.8.7 O + T30x130x12 L8CB PL.

\*\*UNLESS OTHERWISE NOTED + 130x160x12 BOTTOM PL.

\*\*IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE (\*) = 2-12\( \text{P} \) ANCH. (WHERE ANCH. PL. NOT USED)

P1 = 3" ADJUSTABLE STEEL COLUMN

\* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON P1 = 3 ADJUSTABLE STI 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 PLANS, PROVIDE MIN. A "P2" P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

- 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.

— FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

0.B.C. 2012;

ROOF AND FLOOR LAYOUT NOTES:

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

- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER; - COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE; COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

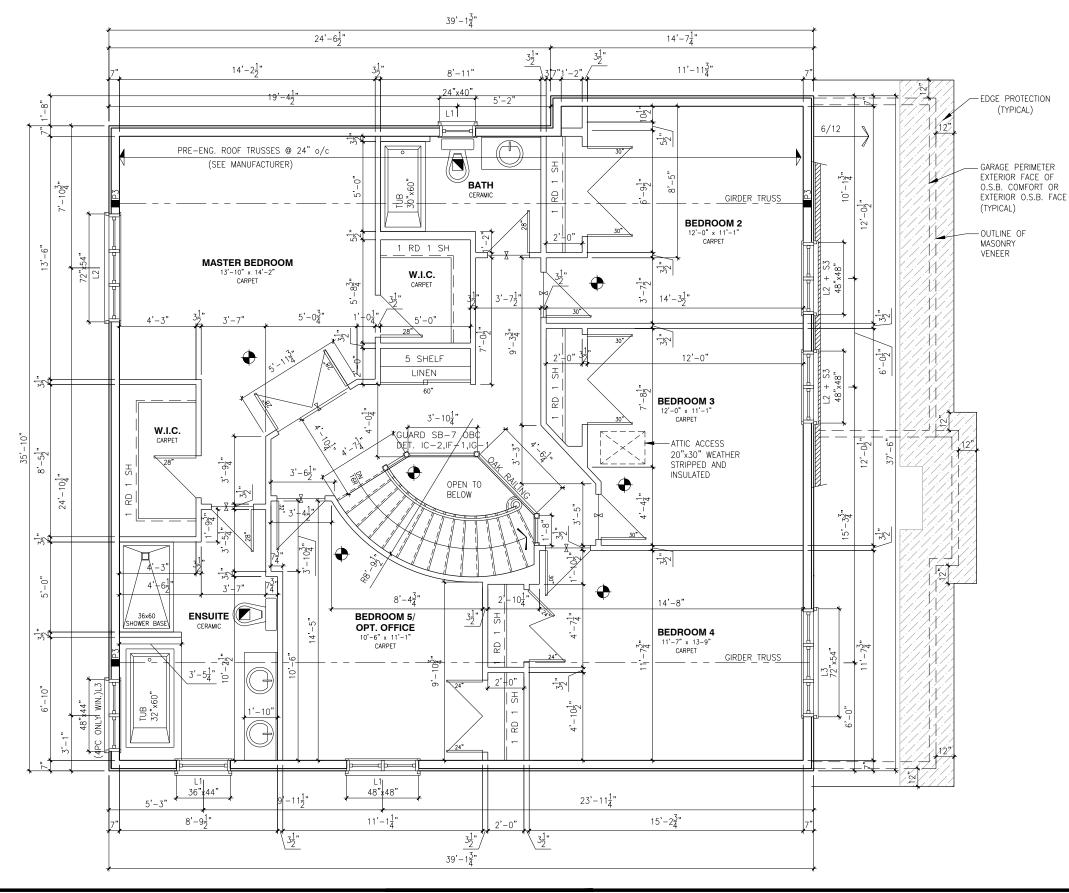
**SECOND FLOOR PLAN** 

1046 - THE HAZELWOOD

**2018 FOOTPRINT** (STANDARD DRAWINGS)

A8a

XX/XX/XXXX



**SECOND FLOOR PLAN - ENSUITE UPG.** 

LOT: XXXX DATE: XX/XX/XXXX



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\*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

90x90x8 100x90x8

= L 125x90x10 = L 200x100x12 = 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 (1.8E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES P16 = HSS 73 O.D.x4.8.7 O + T30x130x12 L8CB PL.

\*\*UNLESS OTHERWISE NOTED + 130x160x12 BOTTOM PL.

\*\*IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE (\*) = 2-12\( \text{P} \) ANCH. (WHERE ANCH. PL. NOT USED)

P1 = 3" ADJUSTABLE STEEL COLUMN

P1 = 3 ADJUSTABLE STE 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. (\*)
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+ 130x160x10 TOP PL. (\*)

\* 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

- 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.

**SECOND FLOOR PLAN** 

— FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

0.B.C. 2012;

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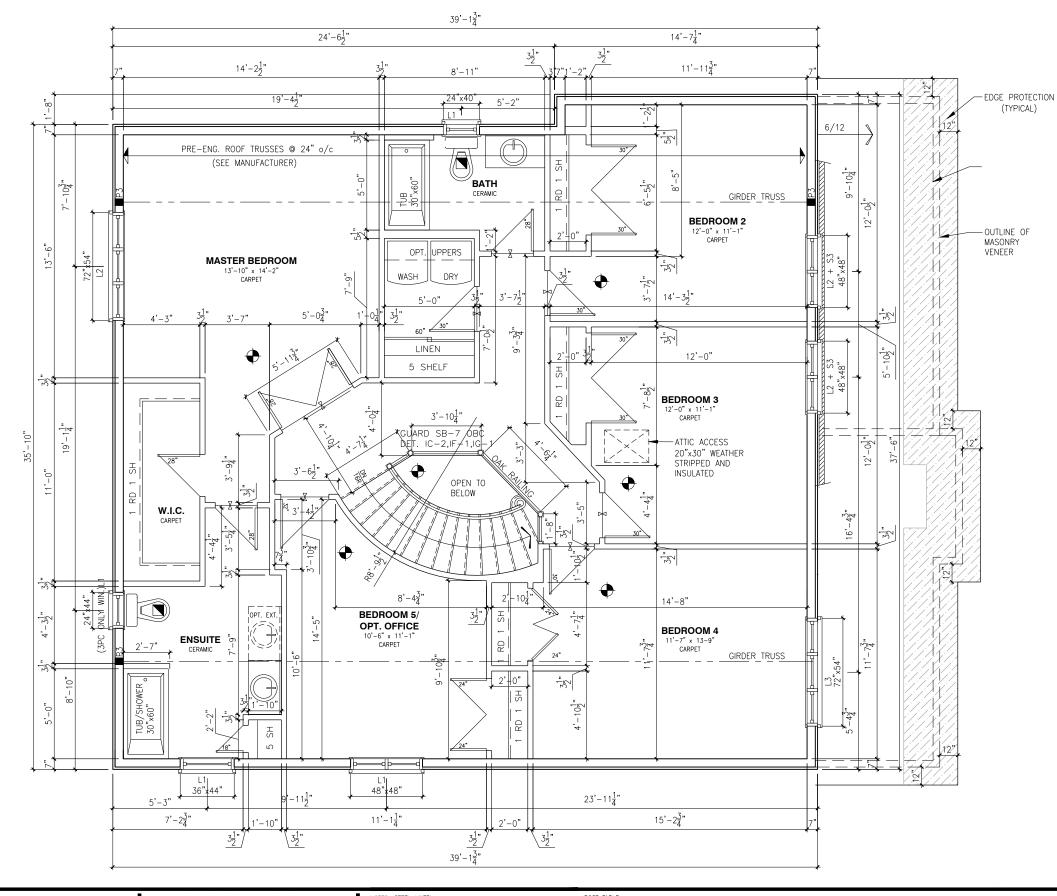
XX/XX/XXXX

1046 - THE HAZELWOOD **2018 FOOTPRINT** 

(STANDARD DRAWINGS)

ROOF AND FLOOR LAYOUT NOTES:

A8a



SECOND FLOOR PLAN - OPT. LAUNDRY

LOT: XXXX DATE: XX/XX/XXXX

Walecraft Homes Lot.

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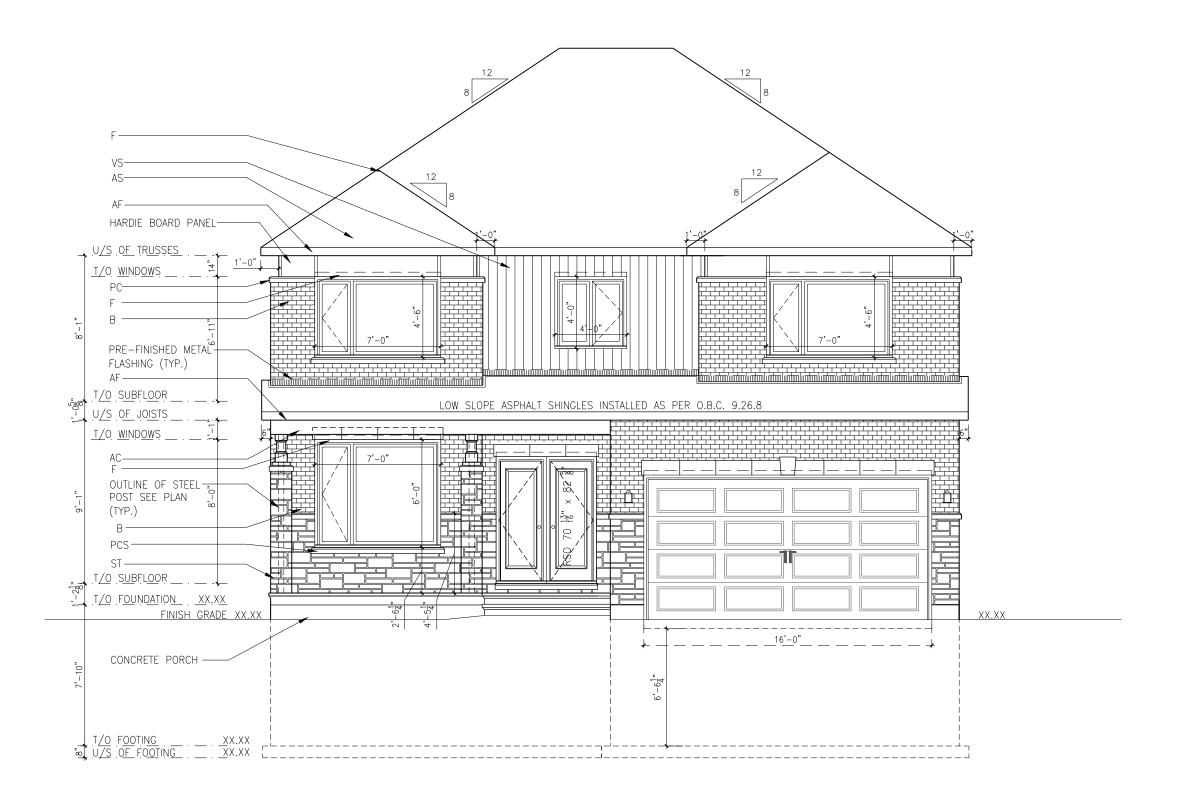
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**SECOND FLOOR PLAN** 

1046 - THE HAZELWOOD

**2018 FOOTPRINT** (STANDARD DRAWINGS)

A8a



FRONT ELEVATION - ELEV. 'B'



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SITE.

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

# REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

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 CONBIG 20mm PROUD
+20 - BRICK 20mm PROUD
-20 - BRICK 20mm RECESSED

- SIDING (HORIZONTAL)
- STONE VENEER
- TRIM 200mm COVE SIDING
- ALUMINUM FASCIA
- ALUMINUM FASCIA
- ALUMINUM CLAD BIND
- ASPHALT SHINGLES
- FLASHING
- ROOF VENT (MAXIMUM)
- PARGING

PCH10 - PRECAST HEADER 10"

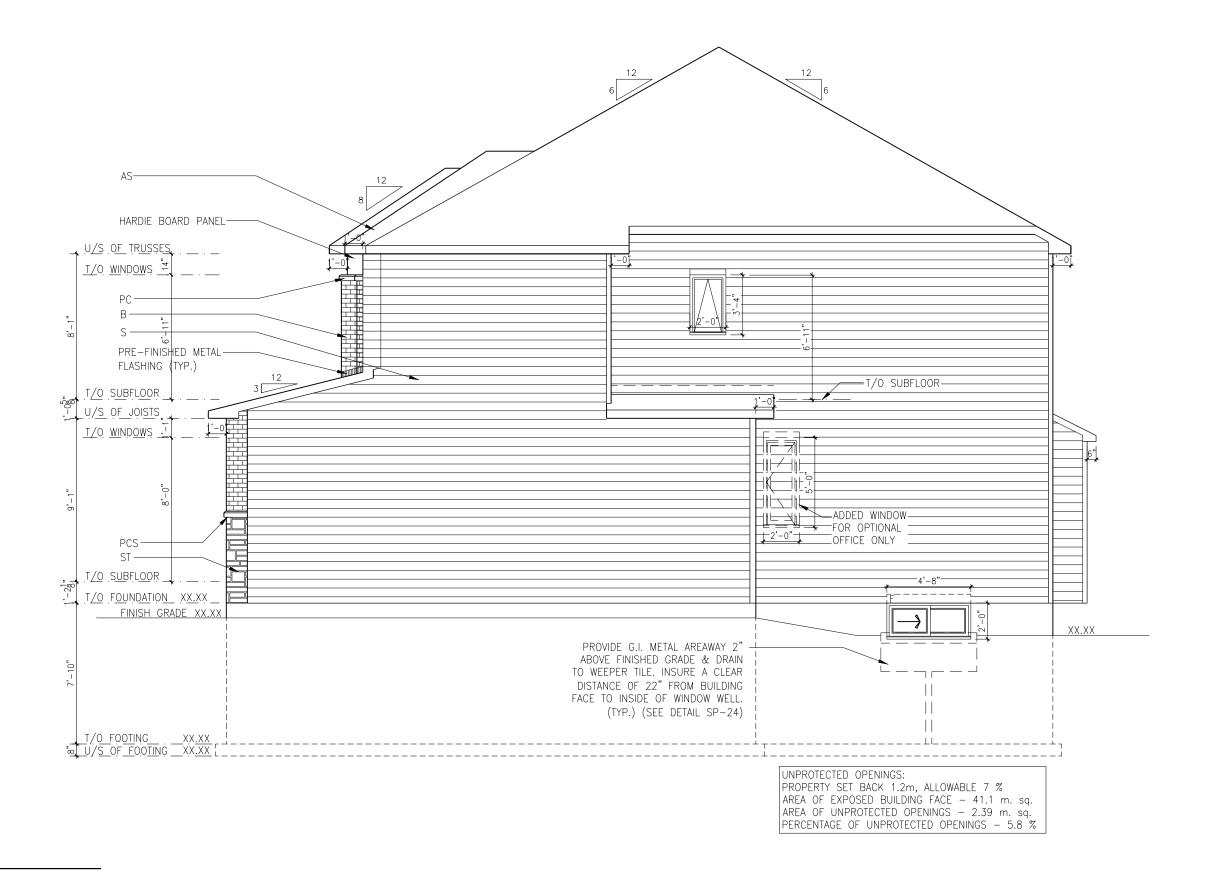
PARGINGPARGING

PCH8 - PRECAST HEADER 8" PCS - PRECAST SILL PCB - PRECAST BAND VS - VINYL SHAKES VEC - SIDING (VERTICAL CORNER) 2012 O.B.C. DRAWINGS FRONT ELEVATION B | SCALE: | DATE: | XX/XX/XXXX

A1b

1046 - THE HAZELWOOD

2018 FOOTPRINT



RIGHT ELEVATION

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



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B7 - BRICK CORBELLING
B8 - BRICK CORBELLING
B - BRICK CORBELLING
COMBINE COMB

PCH10 - PRECAST HEADER 10"

- SIDING (HORIZONTAL)

- STONE VENEER
- TRIM 2000mm COVE SIDING

- ALUMINUM FASCIA

- ALUMINUM FASCIA

- ALUMINUM SAND

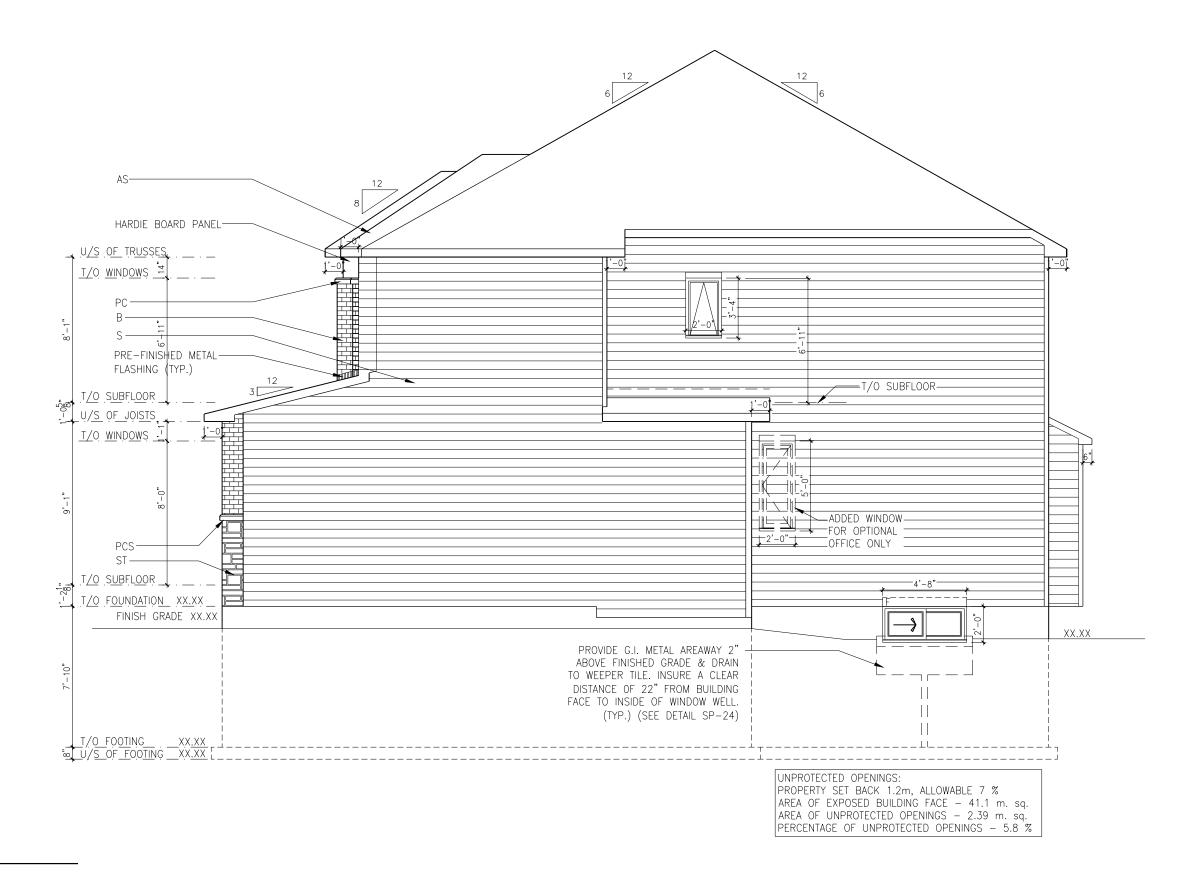
- ASPHALT SHINGLES
- FLASHING
- ROOF VENT (MAXIMUM)
- PARGING

PARGINGPARGING

PCH8 - PRECAST HEADER 8" PCS - PRECAST SILL PCB - PRECAST BAND VS - VINYL SHAKES VEC - SIDING (VERTICAL CORNER) 2012 O.B.C. DRAWINGS **RIGHT ELEVATION** | SCALE: | DATE: | XX/XX/XXXX

A2b

1046 - THE HAZELWOOD 2018 FOOTPRINT



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COMBINE COMB

PCH10 - PRECAST HEADER 10"

- SIDING (HORIZONTAL)

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- TRIM 2000mm COVE SIDING

- ALUMINUM FASCIA

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- FLASHING
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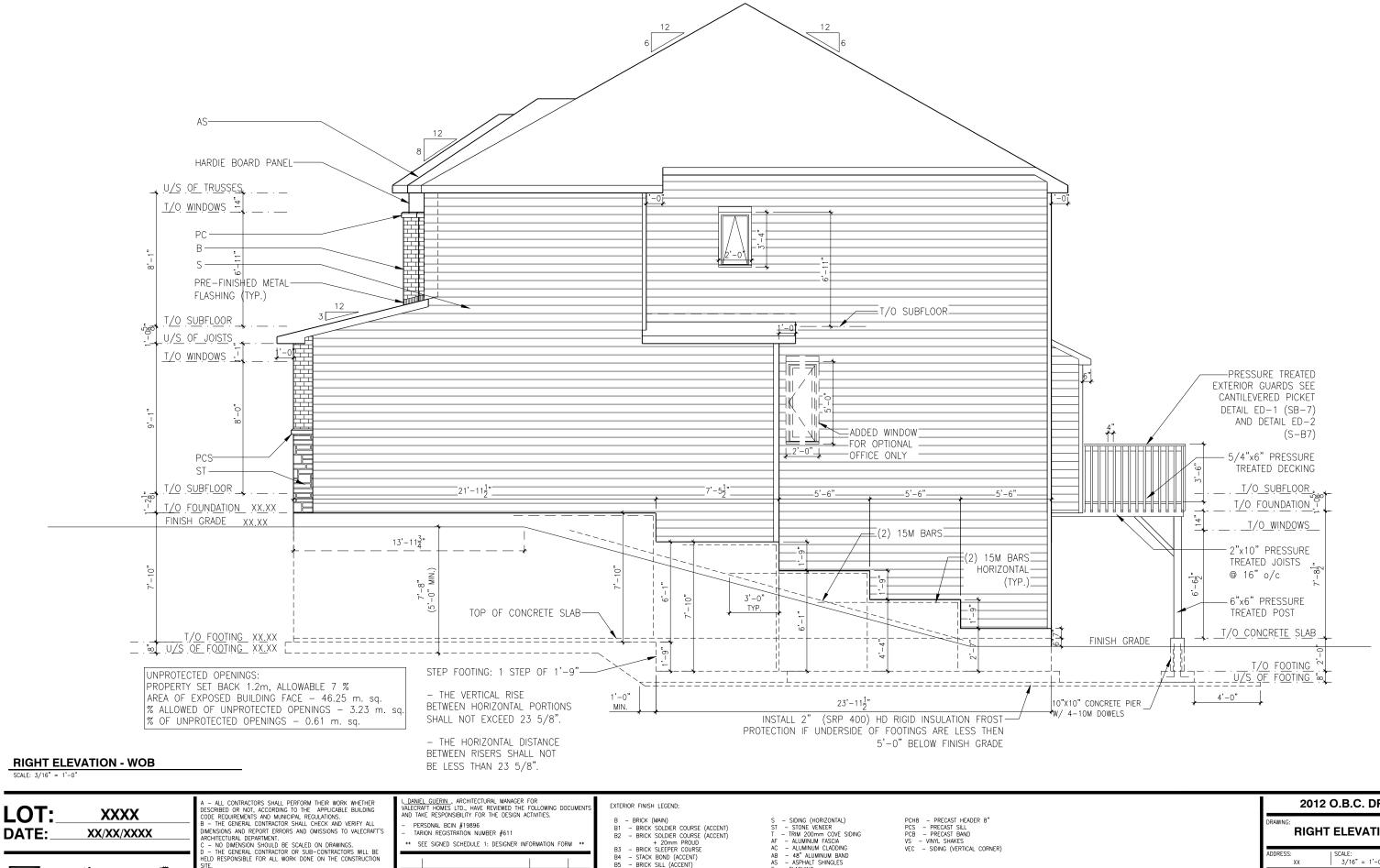
PARGINGPARGING

PCH8 - PRECAST HEADER 8" PCS - PRECAST SILL PCB - PRECAST BAND VS - VINYL SHAKES VEC - SIDING (VERTICAL CORNER)

# 2012 O.B.C. DRAWINGS **SUNKEN RIGHT ELEVATION** | SCALE: | DATE: | XX/XX/XXXX

A2b

1046 - THE HAZELWOOD 2018 FOOTPRINT



**Valecraft** 

SITE.

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REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

- BRICK SOLDIER COURSE (ACCENT) + 20mm PROUD - BRICK SLEEPER COURSE - STACK BOND (ACCENT)

PCH10 - PRECAST HEADER 10"

- 48" ALUMINUM BAND - ASPHALT SHINGLES - FLASHING - ROOF VENT (MAXIMUM) - PARGING

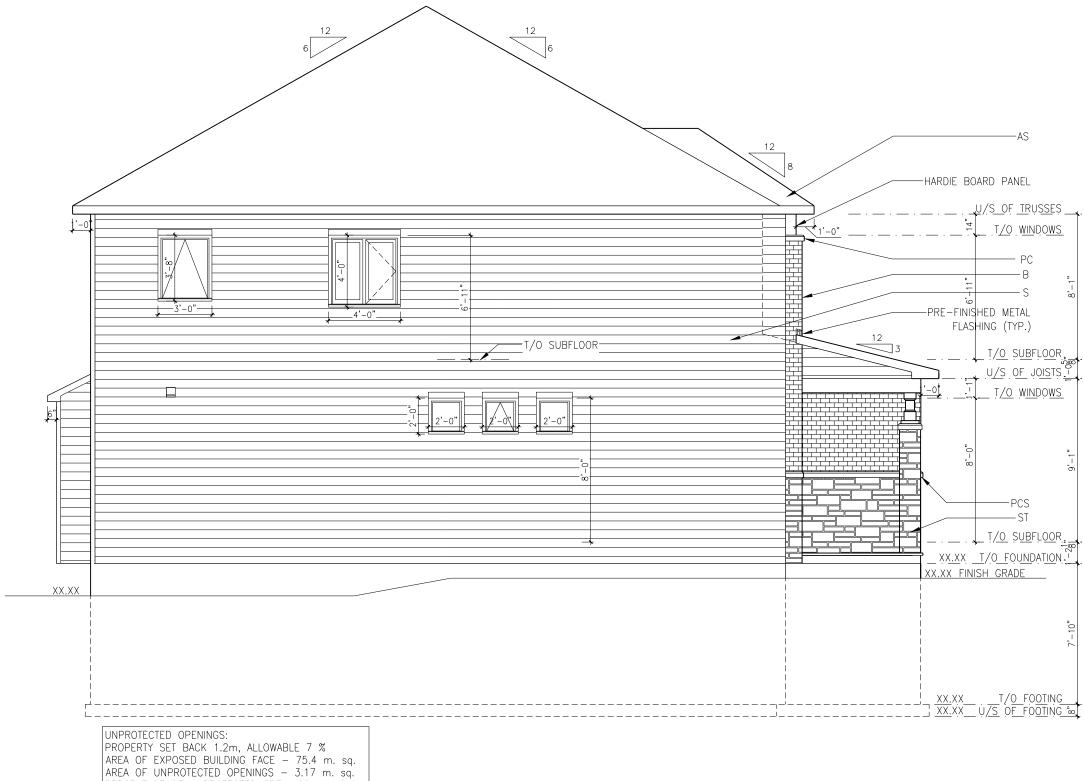
VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS **RIGHT ELEVATION WOB** | SCALE: | DATE: | XX/XX/XXXX

1046 - THE HAZELWOOD 2018 FOOTPRINT

(STANDARD DRAWINGS)

A2b



PERCENTAGE OF UNPROTECTED OPENINGS - 4.2 %

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



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<ul> <li>TARION REGISTRATION NUMBER #611</li> </ul>			

SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

-1	NEW STANDARD DRWG MODIFICAT	TION 05/02/2019	VH		
	DESCRIPTION	DATE	BY		

EXTERIOR FINISH LEGEND:

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B1 - BRICK SOLDIER COURSE (ACCENT)
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+ 20mm PROUD
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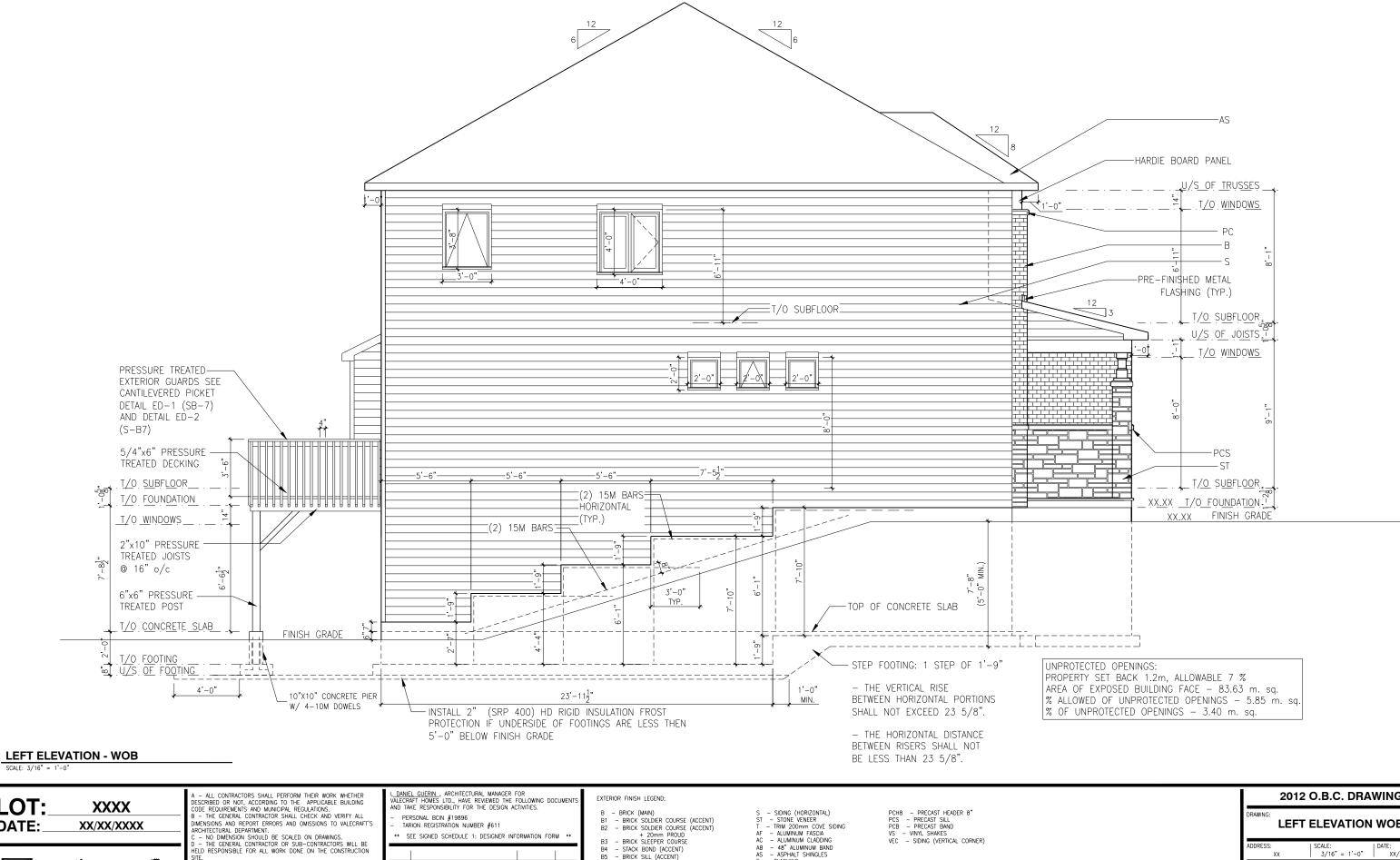
I - SIDING (HORIZONTAL)
IT - STONE VENEER
- TRIM ZOOMM COVE SIDING
F - ALUMINUM FASCIA
C - ALUMINUM CLADDING
B - 48" ALUMINUM SAND
S - ASPHALT SHINGLES
- FLASHING
- FLOOF VENT (MAXIMUM)
- PARGINE - PARGINE

P - PARGING PC - PARGING PCH10 - PRECAST HEADER 10"

PCH8 - PRECAST HEADER 8" PCS - PRECAST SILL PCB - PRECAST BAND VS - VINYL SHAKES

VEC - SIDING (VERTICAL CORNER)

## 2012 O.B.C. DRAWINGS **LEFT ELEVATION** | SCALE: | DATE: | XX/XX/XXXX 1046 - THE HAZELWOOD 2018 FOOTPRINT A3b



LOT: DATE: XX/XX/XXXX

**Valecraft** 

SITE.

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REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH
NO. DESCRIPTION DATE BY

- BRICK (MAIN) - BRICK SOLDIER COURSE (ACCENT)

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- SIDING (HORIZONTAL)
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PCH10 - PRECAST HEADER 10"

- PARGING

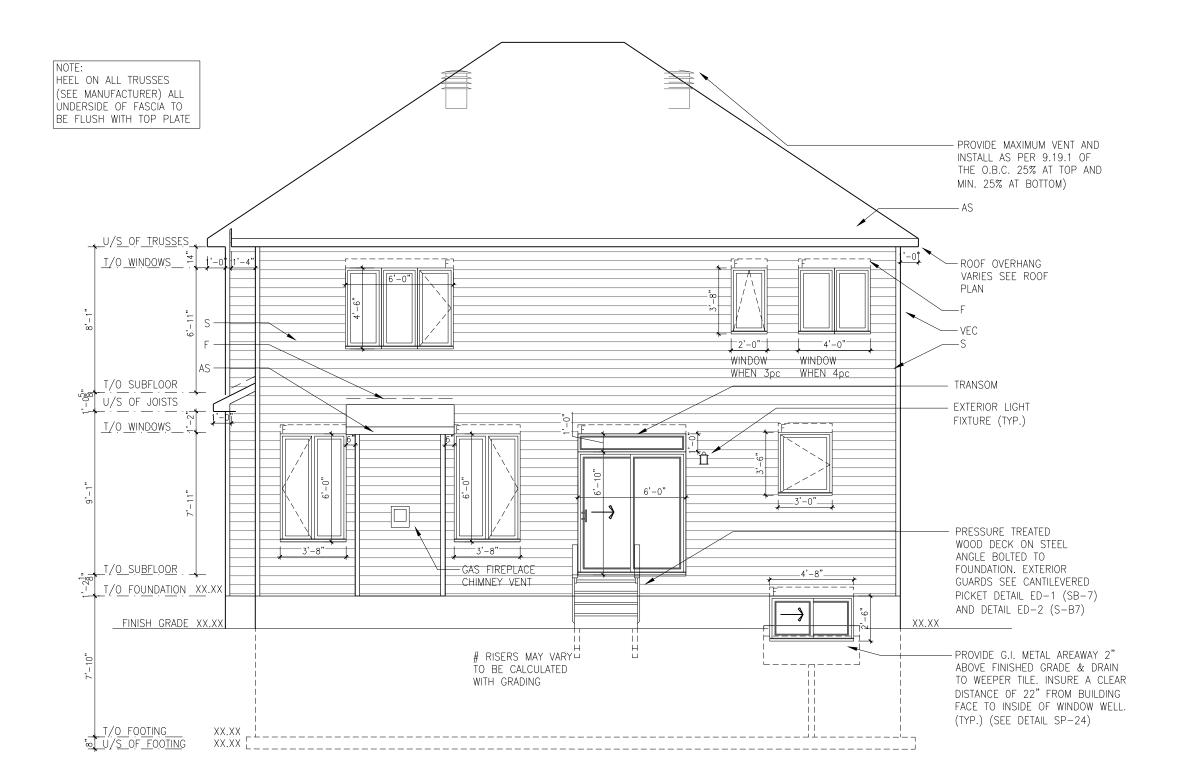
PCH8 - PRECAST HEADER 8" PCS - PRECAST SILL PCB - PRECAST BAND VS - VINYL SHAKES VEC - SIDING (VERTICAL CORNER) 2012 O.B.C. DRAWINGS

**LEFT ELEVATION WOB** | SCALE: | DATE: | XX/XX/XXXX

1046 - THE HAZELWOOD 2018 FOOTPRINT

(STANDARD DRAWINGS)

A3b



## **REAR ELEVATION**

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

LOT:



XXXX

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I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH
NO. DESCRIPTION DATE BY

#### EXTERIOR FINISH LEGEND:

- BRICK (MAIN) - BRICK SOLDIER COURSE (ACCENT)

B2 - BRICK SOLDIER COURSE (ACCENT)
+ 20mm PROUD
B3 - BRICK SLEEPER COURSE
B4 - STACK BOND (ACCENT)

- SIDING (HORIZONTAL)

- STONE VENEER
- TRIM 2000mm COVE SIDING

- ALUMINUM FASCIA

- ALUMINUM FASCIA

- ALUMINUM SAND

- ASPHALT SHINGLES
- FLASHING
- ROOF VENT (MAXIMUM)
- PARSING

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

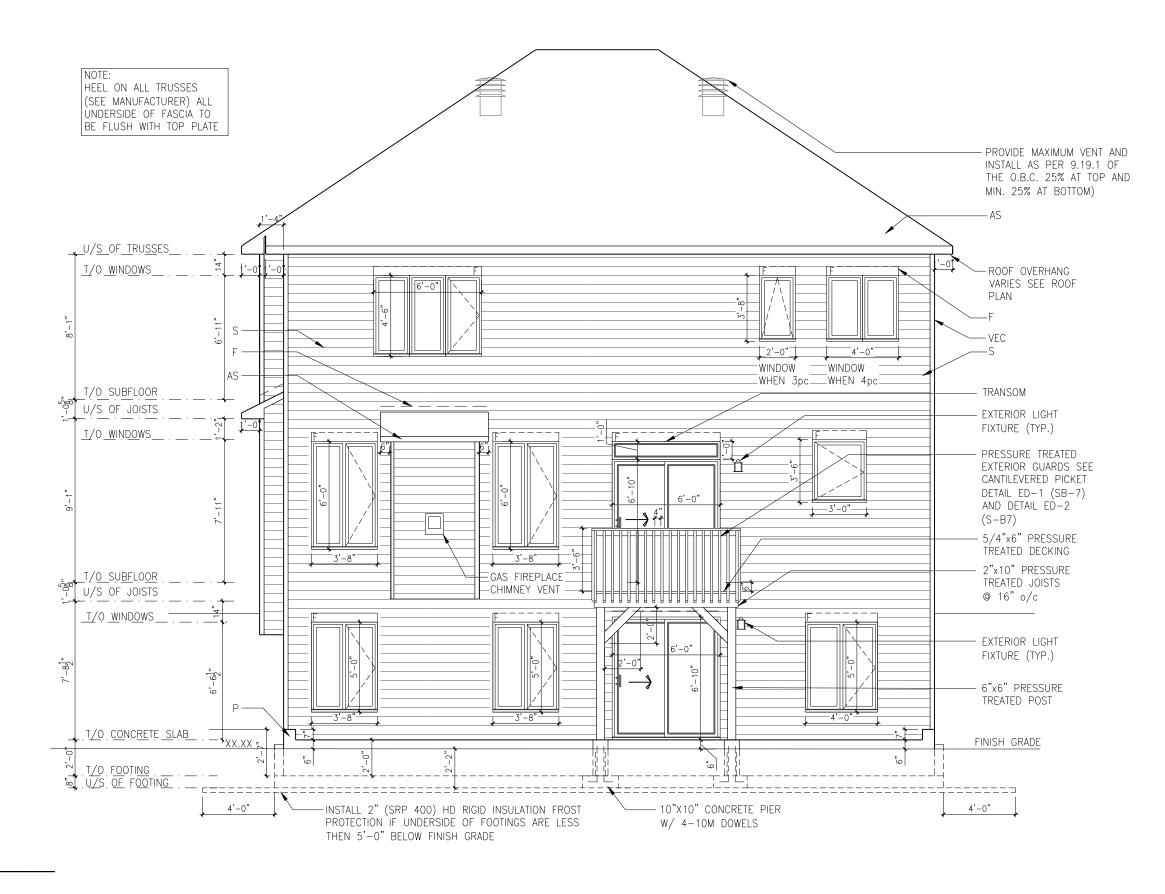
VEC - SIDING (VERTICAL CORNER)

# 2012 O.B.C. DRAWINGS **REAR ELEVATION**

| SCALE: | DATE: | XX/XX/XXXX 1046 - THE HAZELWOOD

2018 FOOTPRINT (STANDARD DRAWINGS)

A4b



**REAR ELEVATION - WOB** 



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

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH
NO. DESCRIPTION DATE BY

B2 - BRICK SOLDIER COURSE (ACCENT) + 20mm PROUD B3 - BRICK SLEEPER COURSE B4 - STACK BOND (ACCENT) 

EXTERIOR FINISH LEGEND:

- BRICK (MAIN) - BRICK SOLDIER COURSE (ACCENT)

- PARGING

- SIDING (HORIZONTAL)
- STONE VENEER
- TRIM 200mm COVE SIDING
- ALUMINUM FASCIA
- ALUMINUM CLADDING

PCH10 - PRECAST HEADER 10"

- 48" ALUMINUM BAND - ASPHALT SHINGLES - FLASHING - ROOF VENT (MAXIMUM)

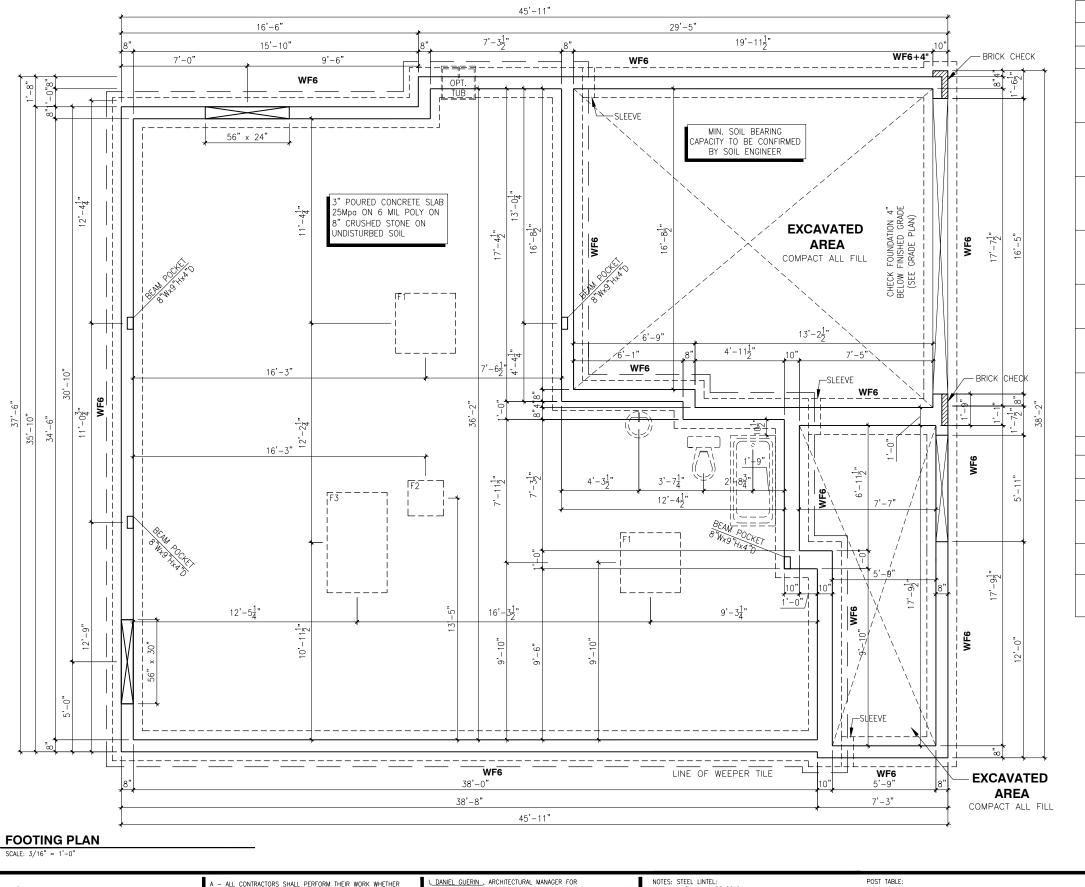
PCH8 - PRECAST HEADER 8" PCS - PRECAST SILL PCB - PRECAST BAND VS - VINYL SHAKES VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS **REAR ELEVATION WOB** | SCALE: | DATE: | XX/XX/XXXX

A4b

1046 - THE HAZELWOOD

2018 FOOTPRINT



FOOTING SCHEDULE ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D» 60KPa WALL FOOTINGS 75KPa 40KPa 100KPa 85KPa 36"x8" DP. 40"x8" DP. 48"x8" DP 72"x10" DP 30"x8" DP 5M(B)x32"Lg @ 2 5M(B)x36"Lg @ 20 5M(B)x42"Lg @ 16 5M(B)x66"Lg @ 16' WF1 2-15M(B) LONG. 3-15M(B) LONG. 3-15M(B) LONG. 3-15M(B) LONG. 5-15M(B) LONG. 38"x8" DP. 46"x8" DP. 70"x10" DP. 15M(B)x64"Lg @ 16' 5M(B)x34"Lg @ 20' 5M(B)x42"Lg @ 16 WF2 2-15M(B) LONG. 2-15M(B) LONG. 3-15M(B) LONG. 3-15M(B) LONG. 5-15M(B) LONG. 42"x8" DP 64"x10" DP. 30"x8" DP. 34"x8" DP 5M(B)x38"Lg @ 20" 26"x8" DP ∣5M(B)x58"Lg ⊚ 16' WF3 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 3-15M(B) LONG. 5-15M(B) LONG. 38"x8" DP 58"x10" DP. 24"x8" DP 28"x8" DP. 32"x8" DP. 5M(B)x34"Lg @ 20 5M(B)x52"Lg @ 16' WF4 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 3-15M(B) LONG. 4-15M(B) LONG. 52"x10" DP 24"x8" DP. 24"x8" DP. 26"x8" DP. 34"x8" DP. 5M(B)x48"Lg @ 16' WF5 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 4-15M(B) LONG. 46"x10" DP. 24"x8" DP. 24"x8" DP. 24"x8" DP. 30"x8" DP. 5M(B)x42"Lg @ 16' WF6 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. o/c 3-15M(B) LONG. 36"x10" DP 20"x8" DP. 20"x8" DP. 20"x8" DP. 24"x8" DP 5M(B)x32"Lg @ 16' WF7 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 3-15M(B) LONG. PAD FOOTING SCHEDULE ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D» WALL FOOTINGS 44"x44"x10" DP. 48"x48"x10" DP. 52"x52"x10" DP 64"x64"x12" DP. 5-15M (B)x58" LG.EW F1 DP.3-15M (B)x34" 3-15M (B)x38" 4-15M (B)x42" 4-15M (B)x46" LG.EW. LG.ÈW LG.ÈW LG.ÈW 34"x34"x12" w/ F2 24"x24"x10" DP. 24"x24"x10" DP. 24"x24"x10" DP. 28"x28"x12" DP. 3-15M 28" LG. e/w 40"x60"x10" 36"x60"x10" 44"x66"x10" 48"x72"x10" 60"x84"x12" DP P.3-15M (B) LONG. 2.3-15M (B) LONG DP.4-15M (B) LONG. DP.4-15M (B) LONG F3 -15M(B) LONG and AND 5-15M (B) AND 5-15M (B) AND 5-15M (B) AND 6-15M (B) 7-15M(B) TRANS. TRANS. TRANS. TRANS.

- 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 FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUB FLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED:
- FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEO-TECHNICAL 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 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 SF. WITH NO DIMENSIONS LESS THAN 380mm (15IN)

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

Valecraft

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TARION REGISTRATION NUMBER #611 SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

L 90x90x6 L 90x90x8 L 100x90x8 L 125x90x8 = L 125x90x10= L 200x100x1;

S7 = L 150x100x10 (8" BEARING) LINTEL TABLE: L1 =  $2-2 \times 10 + P2$  ON BOTH SIDES L2 =  $3-2 \times 10 + P3$  ON BOTH SIDES

 $L3 = 2-1.75 \times 9.5$  LVL (1.8E) + P3 ON BOTH SIDES  $L4 = 3-1.75 \times 9.5$  LVL (1.8E) + P3 ON BOTH SIDES \* UNLESS OTHERWISE NOTED + 130x160x10 TOP PL. (\*)

\* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE

(\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

P1 = 3" ADJUSTABLE STEEL COLUMN P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6 P4 = 4-2x4 OR 4-2x6

(EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, I 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.



\* POST ARE ALL JACK c/w STUD

= 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
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

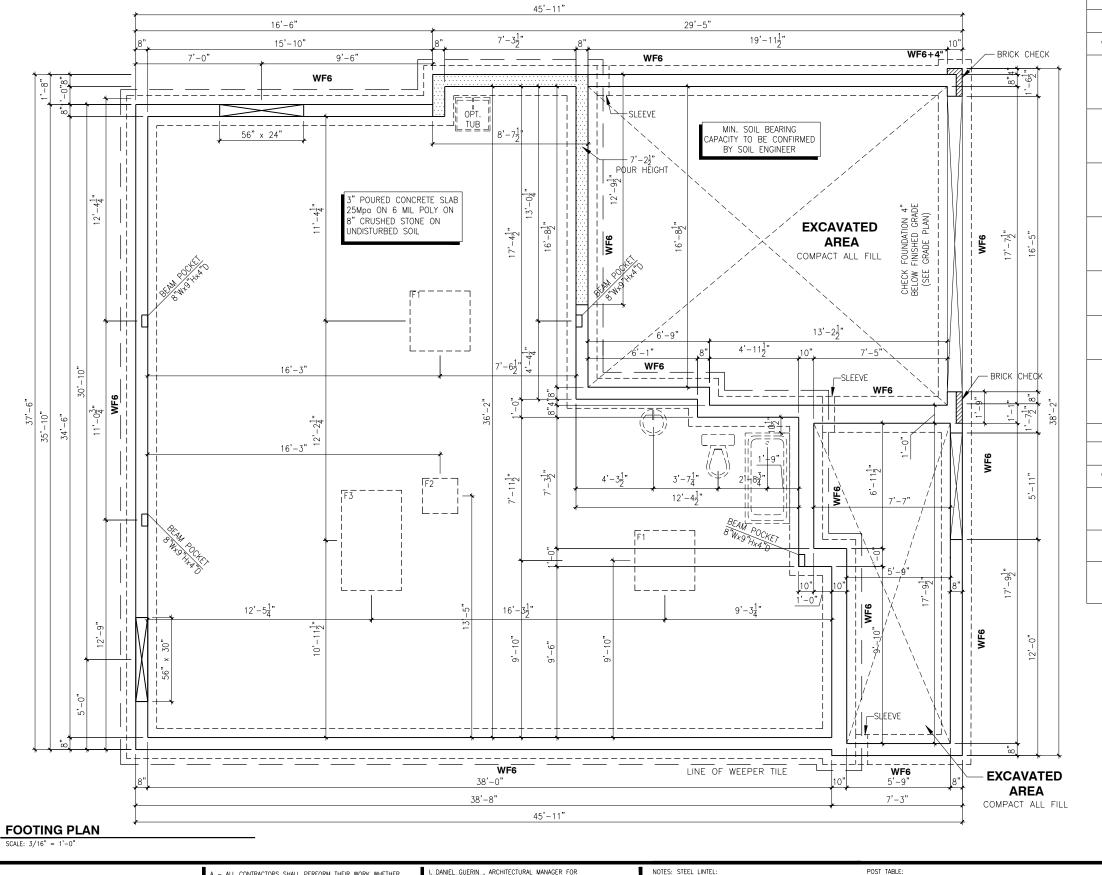
**FOOTING PLAN** 

| SCALE: | DATE: | XX/XX/XXXX

1046 - THE HAZELWOOD 2018 FOOTPRINT

STANDARD DRAWINGS

A<sub>5</sub>b



**FOOTING SCHEDULE** ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D» WALL FOOTINGS 100KPa 85KPa 40KPa 36"x8" DP. 40"x8" DP. 48"x8" DP. 72"x10" DP. 30"x8" DP. 5M(B)×32"Lg @ 20' 5M(B)x36"Lg @ 20 5M(B)x42"Lg @ 16' 15M(B)x66"Lg @ 16' WF1 2-15M(B) LONG. 3-15M(B) LONG. 3-15M(B) LONG. 3-15M(B) LONG. 5-15M(B) LONG. 46"x8" DP. 70"x10" DP. 28"x8" DP. 34"x8" DP. 6M(B)x34"Lg @ 20' 5M(B)x42"Lg @ 16' 15M(B)x64"Lg @ 16' WF2 2-15M(B) LONG. 2-15M(B) LONG. 3-15M(B) LONG. 3-15M(B) LONG. 5-15M(B) LONG. 64"x10" DP 42"x8" DP 26"x8" DP. 30"x8" DP. 34"x8" DP. 5M(B)x38"Lg @ 20 5M(B)x58"Lg @ 16 WF3 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. o/c 3-15M(B) LONG. 5-15M(B) LONG. 38"x8" DP. 58"x10" DP. 24"x8" DP. 28"x8" DP. 32"x8" DP. 5M(B)x34"Lg @ 20 15M(B)x52"Lg @ 16' WF4 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 3-15M(B) LONG. 4-15M(B) LONG. 52"x10" DP. 24"x8" DP. 24"x8" DP. 26"x8" DP 34"x8" DP. 15M(B)x48"Lg @ 16' WF5 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 4-15M(B) LONG. 46"x10" DP. 24"x8" DP. 24"x8" DP 24"x8" DP. 30"x8" DP. 15M(B)x42"Lg @ 16" WF6 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 3-15M(B) LONG. 36"x10" DP. 20"x8" DP. 20"x8" DP. 20"x8" DP. 24"x8" DP. 15M(B)x32"Lg @ 16' WF7 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. 2-15M(B) LONG. o/c 3-15M(B) LONG. PAD FOOTING SCHEDULE ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D» 40KPa WALL FOOTINGS 100KPa 60KPa 85KPa 40"x40"x10" 44"x44"x10" DP. 48"x48"x10" DP. 52"x52"x10" DP. 64"x64"x12" DP. 3-15M (B)x38" LG.EW 4-15M (B)x42\* LG.EW 4-15M (B)x46' LG.EW 5-15M (B)x58" LG.EW F1 DP.3-15M (B)x34 LG.EW. 34"x34"x12" w/ F2 24"x24"x10" DP. 24"x24"x10" DP. 24"x24"x10" DP. 28"x28"x12" DP. 3-15M 28"LG.e/w 36"x60"x10" 40"x60"x10" 44"x66"x10" 48"x72"x10" 60"x84"x12" DP. DP.3-15M (B) LONG. P.4-15M (B) LONG. DP.4-15M (B) LONG DP.3-15M (B) LONG F3 5-15M(B) LONG and AND 5-15M (B) AND 5-15M (B) AND 6-15M (B) AND 5-15M (B) 7-15M(B) TRANS.

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 SUB FLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED:
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#### BASEMENT NOTE:

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PORTION HAVING A MINIMUM AREA OF 0.38m2 (3.8 SE. WITH NO DIMENSIONS LESS THAN 380mm (15IN)

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

Valecraft

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TARION REGISTRATION NUMBER #611

SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

= L 100x90x8 = L 125x90x8 = L 125x90x10= 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 (1.8E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES \* UNLESS OTHERWISE NOTED

= 2-2x4 OR 2-2x6 = 3-2x4 OR 3-2x6 = 4-2x4 OR 4-2x6 P4 = 4-2x4 UR 4-2x0 PLANS, P5 = 5-2x4 UR 5-2x6 P6 = 6-2x4 UR 6-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)

P1 = 3" ADJUSTABLE STEEL COLUMN

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 0.D.x4.8 + 100x180x12 BOTTOM PL. \* UNLESS OTHERWISE NOTED + 130x160x10 TOP PL. (\*)

\* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE (\*) = 2-12Ø ANCH. (WHERE ANCH. PL. NOT USED)

(EX. P2 = 1 JACK + 1 STUD)
\* IF NO POST ARE MENTIONED ON

POST ARE ALL JACK c/w STUD

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 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

- CAPABON MORNOYINE ALARM AS OF DEPLIED OF THE PROVIDED OF - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE



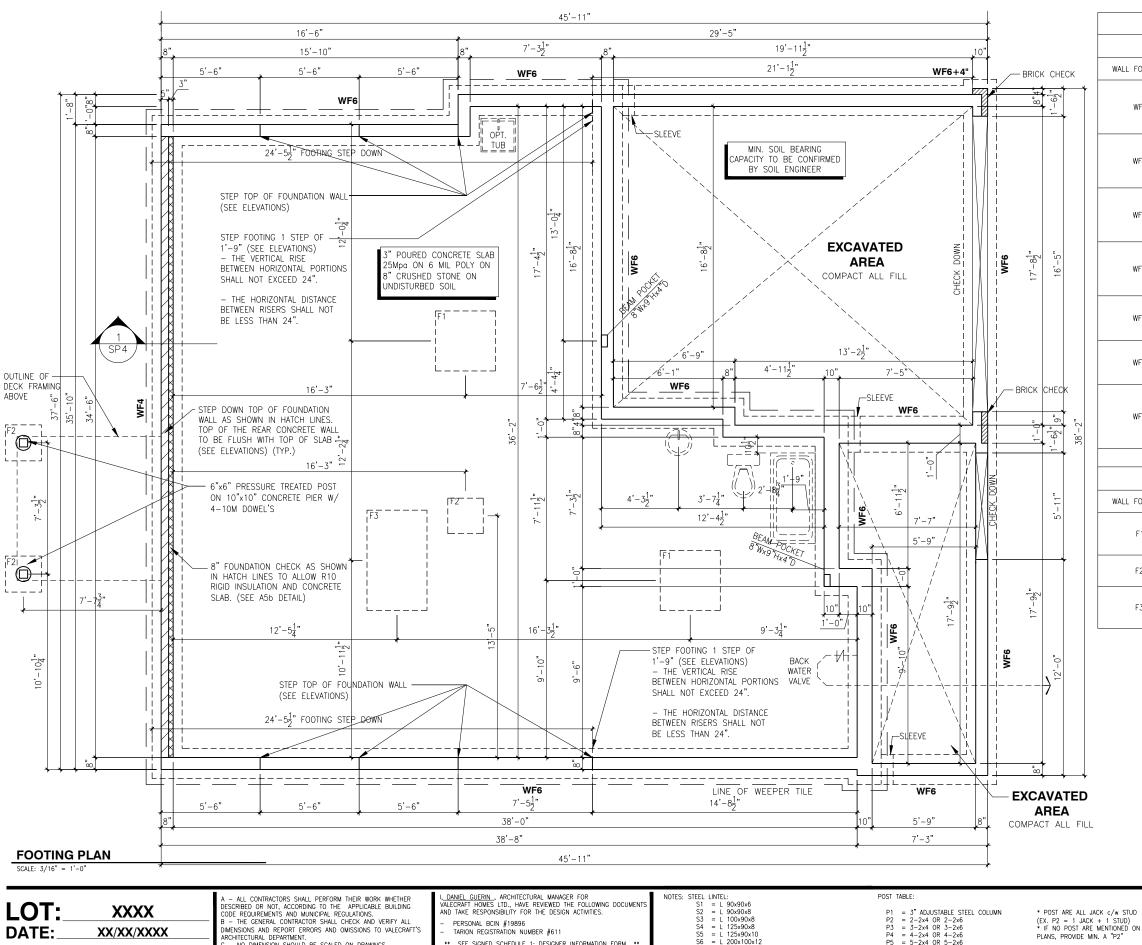
**SUNKEN FOOTING PLAN** 

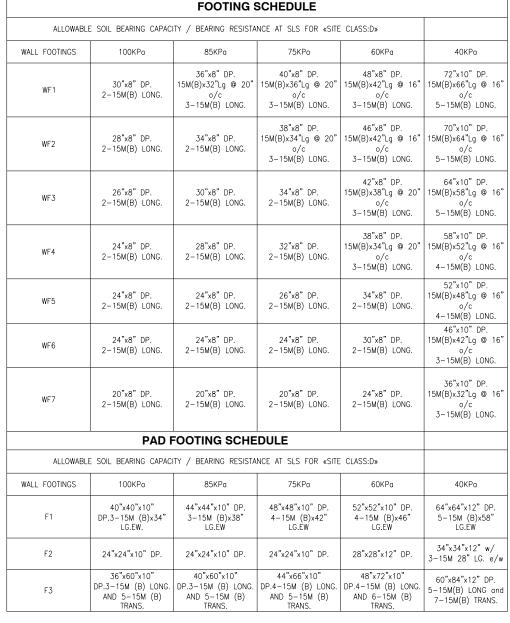
3/16" = 1'-0" xx/xx/xxxx

1046 - THE HAZELWOOD 2018 FOOTPRINT

(STANDARD DRAWINGS

A<sub>5</sub>b





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;
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WITH NO DIMENSIONS LESS THAN 380mm (15IN)

LOT: DATE: XX/XX/XXXX

Valecraft

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SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

= L 125x90x10= L 200x100x1

S7 = L 150x100x10 (8" BEARING) LINTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

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P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)

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\* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE (\*) = 2-120 ANCH. (WHERE ANCH. PL. NOT USED)



SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:

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- CAPABON MORNOYINE ALARM AS OF DEPLIED OF THE PROVIDED OF - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE



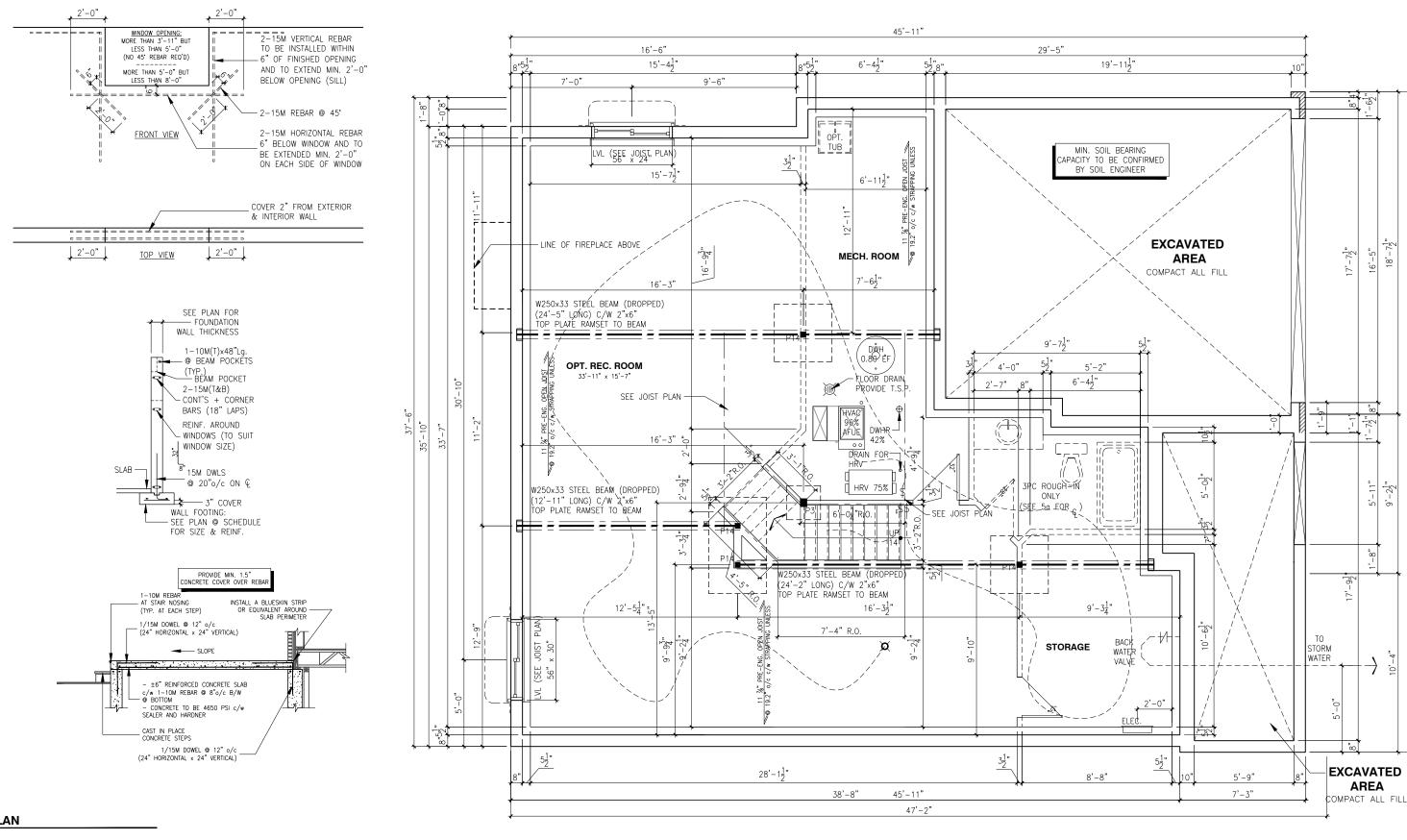
**FOOTING PLAN WOB** 

3/16" = 1'-0" XX/XX/XXXX

1046 - THE HAZELWOOD 2018 FOOTPRINT

(STANDARD DRAWINGS

A<sub>5</sub>b



BASEMENT PLAN

LOT:



XXXX

A - ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER A - ALL CONTRACTORS SHALL PERFORM THEIR WORK WHELHER
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<u>, DANIEL QUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

= L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8

 $S6 = 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING)

S7 = L TOXIDATE (6 BENNING)
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PLANS, F 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 0.D.x4.8 + 100x180x12 BOTTOM PL. - united with inverse NULEU + 130×160×10 TOP PL. (\*) + 17. INITED IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE (\*) = 2-120 ANCH. (WHERE ANCH. PL. NOT USED) TREATED LUMBER

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6 P4 = 4-2x4 OR 4-2x6

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

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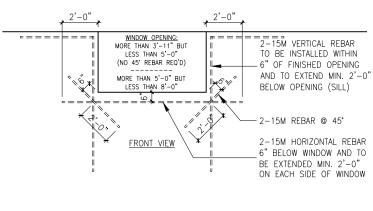
= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

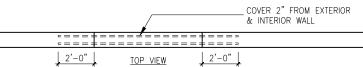
2012 O.B.C. DRAWINGS **BASEMENT PLAN** SCALE: 3/16" = 1'-0"

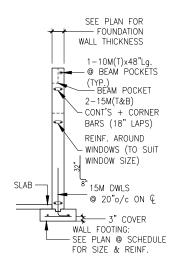
A6b

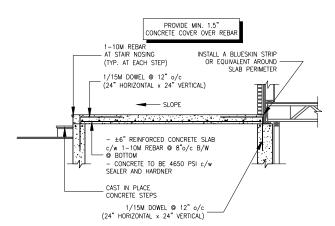
1046 - THE HAZELWOOD

2018 FOOTPRINT













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PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611

THEORY REGISTRATION HOMBER WOTT				
**	SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **			
-V-	NEW STANDARD DRWG MODIFICATION 05/02/2019 VH			
- v -	DESCRIPTION DATE BY			

= L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10 = L 200x100x12

ST = L 200X100X12 ST = L 150X100X10 (8" BEARING) LINTEL TABLE: L1 = 2-2X10 + P2 ON BOTH SIDES L2 = 3-2X10 + P3 ON BOTH SIDES

 $28' - 1\frac{1}{2}$ "

P14 = HSS 89x89x4.8 + 100x20x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x180x12 T&B PL. (\*) P17 = HSS 73 0.0.x4.8 + 100x180x12 BOTTOM PL. L2 = 3-2x10 + P3 ON BOTH SIDES P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. L4 = 3-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. L4 = 3-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES P17 = HSS 73 .0.2x4.8 + 100x180x12 BOTTOM PL. 1 F LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE (\*) = 2-12Ø ANCH. (WHERE ANCH. PL. NOT USED)

P4 = 4-2x4 UR 4-2x0 PLANS, P5 = 5-2x4 OR 5-2x6 P6 = 6-2x4 OR 6-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)

P1 = 3" ADJUSTABLE STEEL COLUMN P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6 P4 = 4-2x4 OR 4-2x6

45'-11"

47'-2"

38'-8"

POST TABLE:

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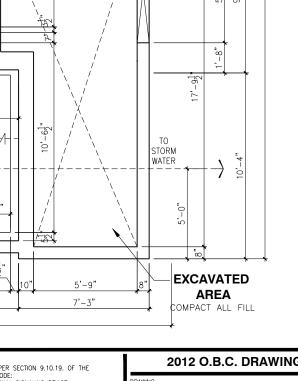
2012 O.B.C. DRAWINGS

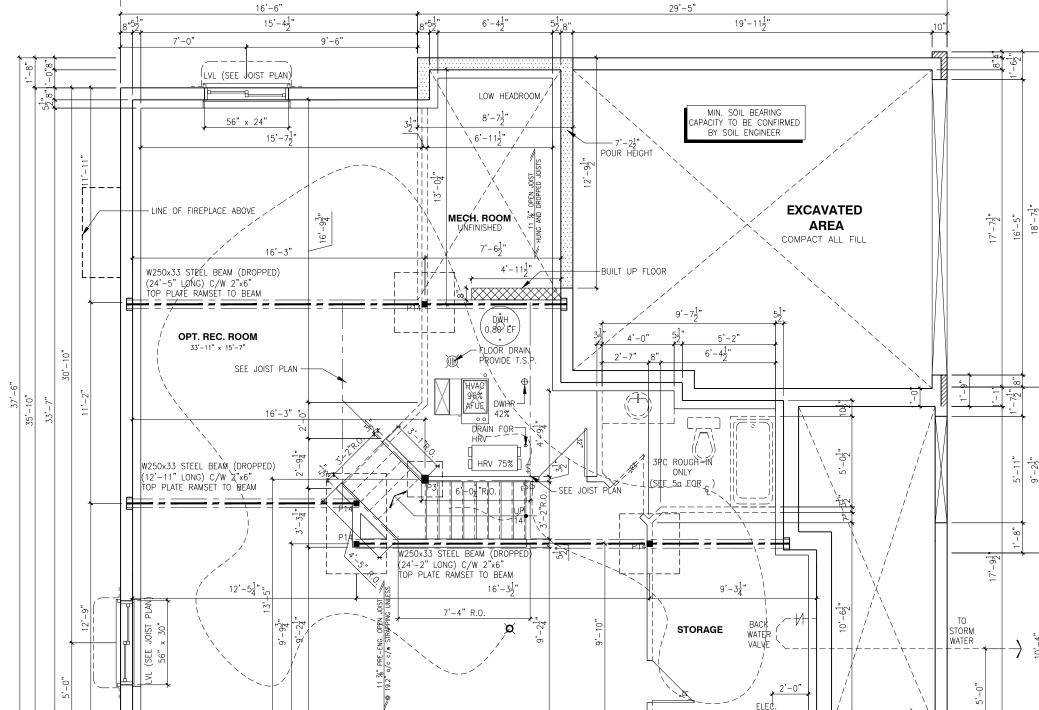
**BASEMENT PLAN WOB** 

| SCALE: | 3/16" = 1'-0" xx/xx/xxxx

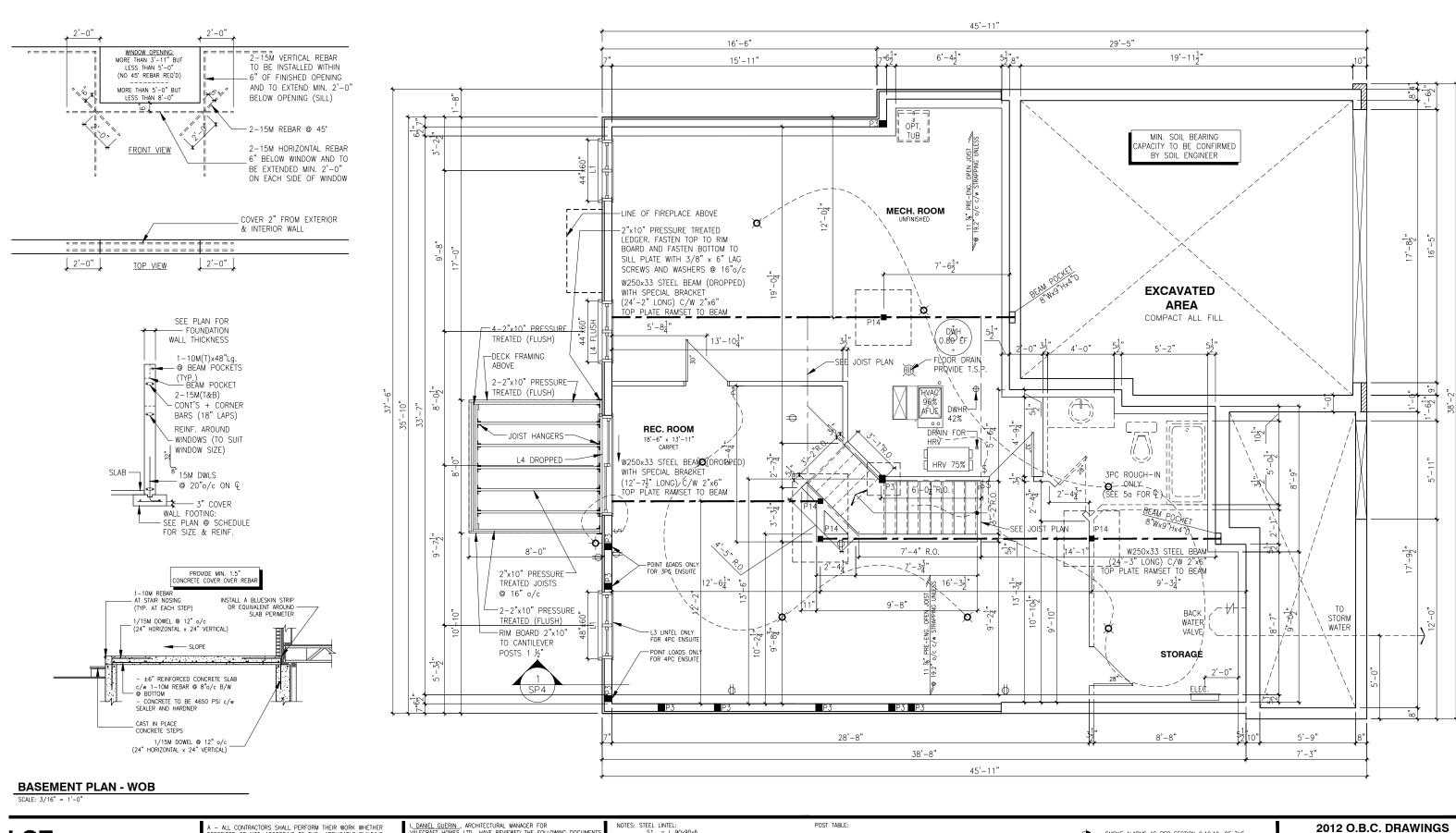
1046 - THE HAZELWOOD **2018 FOOTPRINT** 

A6b (STANDARD DRAWINGS)





45'-11"





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- PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611
- \* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

- = L 100x90x8 = L 125x90x8 = L 125x90x10 = L 200x100x12
- S7 = L 150x100x10 (8" BEARING) LINTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
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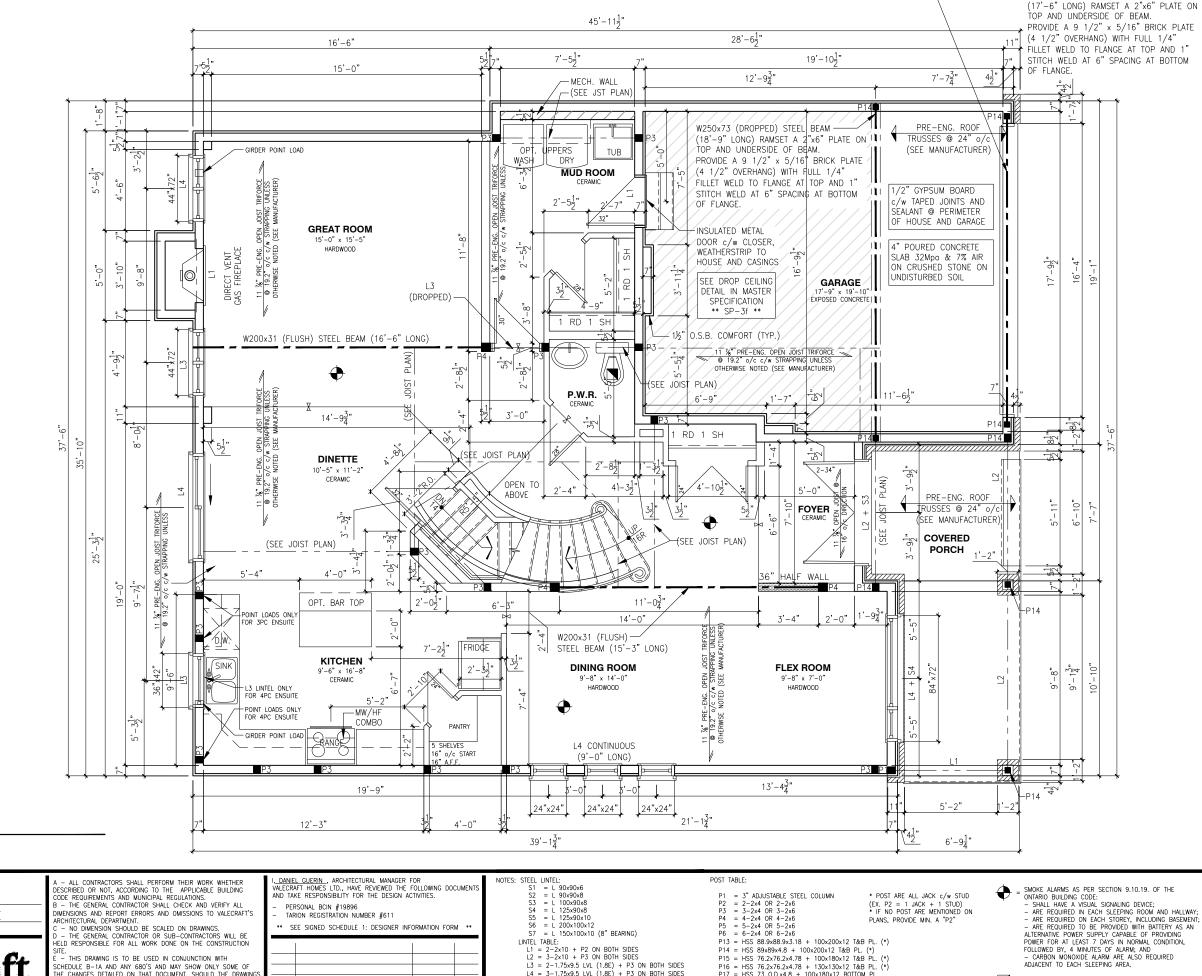
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

**BASEMENT PLAN WOB** | SCALE: | 3/16" = 1'-0" | xx/xx/xxxx

A6b

1046 - THE HAZELWOOD **2018 FOOTPRINT** (STANDARD DRAWINGS)



2012 O.B.C. DRAWINGS

AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

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

0.B.C. 2012;

ROOF AND FLOOR LAYOUT NOTES:

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

- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;

- COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;

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

- 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

RAWING: GROUND FLOOR PLAN **ELEVATION B** 

A7b

1046 - THE HAZELWOOD **2018 FOOTPRINT** 

STANDARD DRAWINGS)

**Valecraft** 

XXXX

XX/XX/XXXX

**GROUND FLOOR PLAN** 

LOT:

DATE:

DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

ARCHITECTURAL DEPARTMENT.

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DOCUMENT. PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

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

100x90x8 = L 125x90x10 = L 200x100x12 = L 150x100x10 (8" BEARING) LINTEL TABLE:

L1 =  $2-2\times10$  + P2 ON BOTH SIDES L2 =  $3-2\times10$  + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES

L4 = 3 - 1.75x9.5 LUL (1.8E) + P3 ON BOTH SIDES P1. L4 = 3 - 1.75x9.5

P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x6.2x4.78 + 130x130x12 T&B PL. (\*)
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+ 130x160x10 TOP PL. (\*)

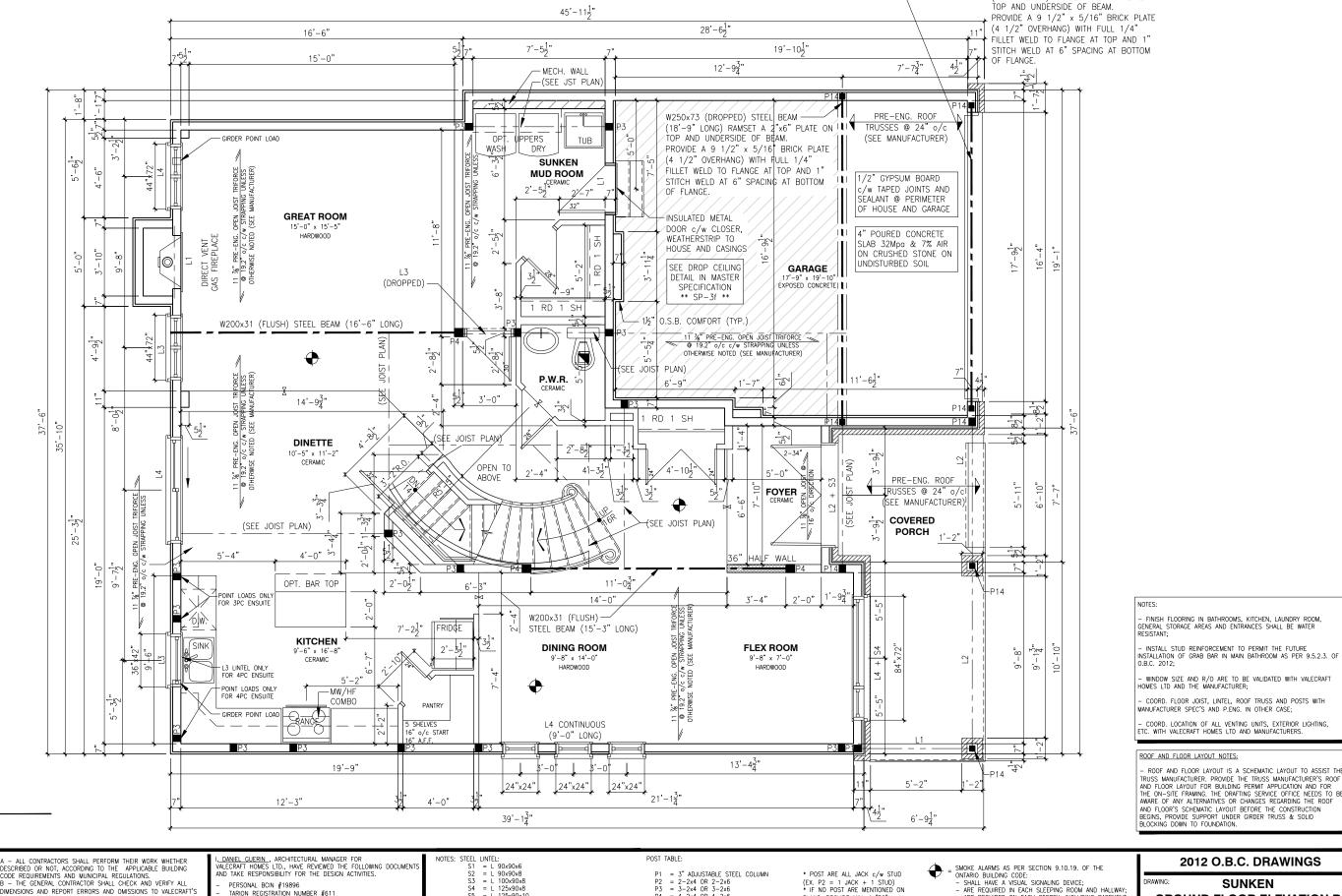
P1.3 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)

= 6-2x4 OR 6-2x6

PLANS, PROVIDE MIN. A "P2"

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

W200x31 (DROPPED) STEEL BEAM



**Valecraft** 

XXXX

XX/XX/XXXX

**GROUND FLOOR PLAN** 

LOT:

DATE:

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PLANS, PROVIDE MIN. A "P2" P1.3 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)

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W200x31 (DROPPED) STEEL BEAM (17'-6" LONG) RAMSET A 2"x6" PLATE ON

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

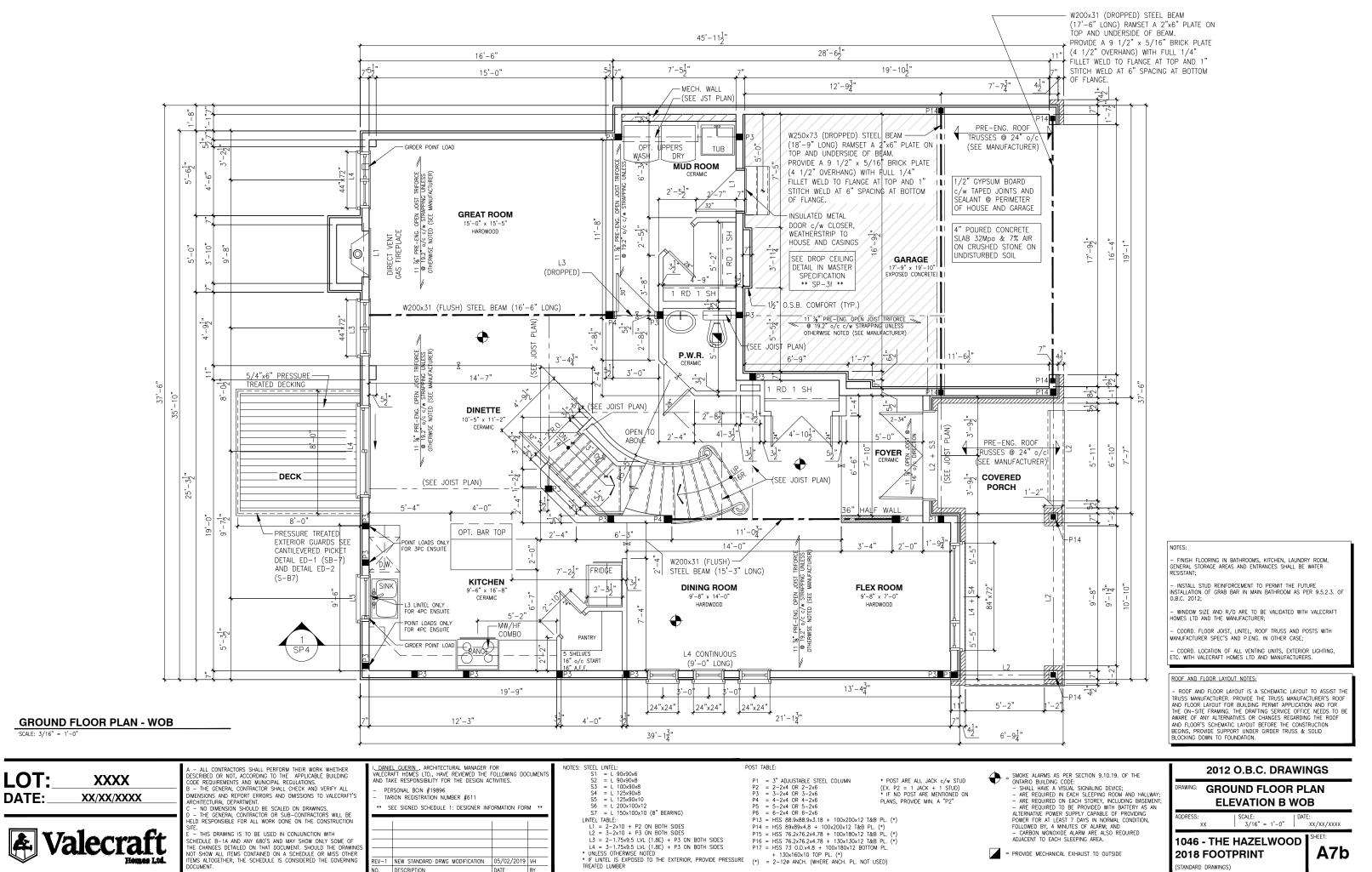
2012 O.B.C. DRAWINGS

SUNKEN **GROUND FLOOR ELEVATION B** 

1046 - THE HAZELWOOD

**2018 FOOTPRINT** STANDARD DRAWINGS)

A7b



L4 = 3 - 1.75x9.5 LUL (1.8E) + P3 ON BOTH SIDES P1. L4 = 3 - 1.75x9.5

REV-1 NEW STANDARD DRWG MODIFICATION 05/02/2019 VH

DATE:

A7b **2018 FOOTPRINT** 

STANDARD DRAWINGS)

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE