



LOT: XXXX  
 DATE: XX/XX/XXXX



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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EXTERIOR FINISH LEGEND:

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- + 20mm PROUD
- B3 - BRICK SLEEPER COURSE
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- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARGING
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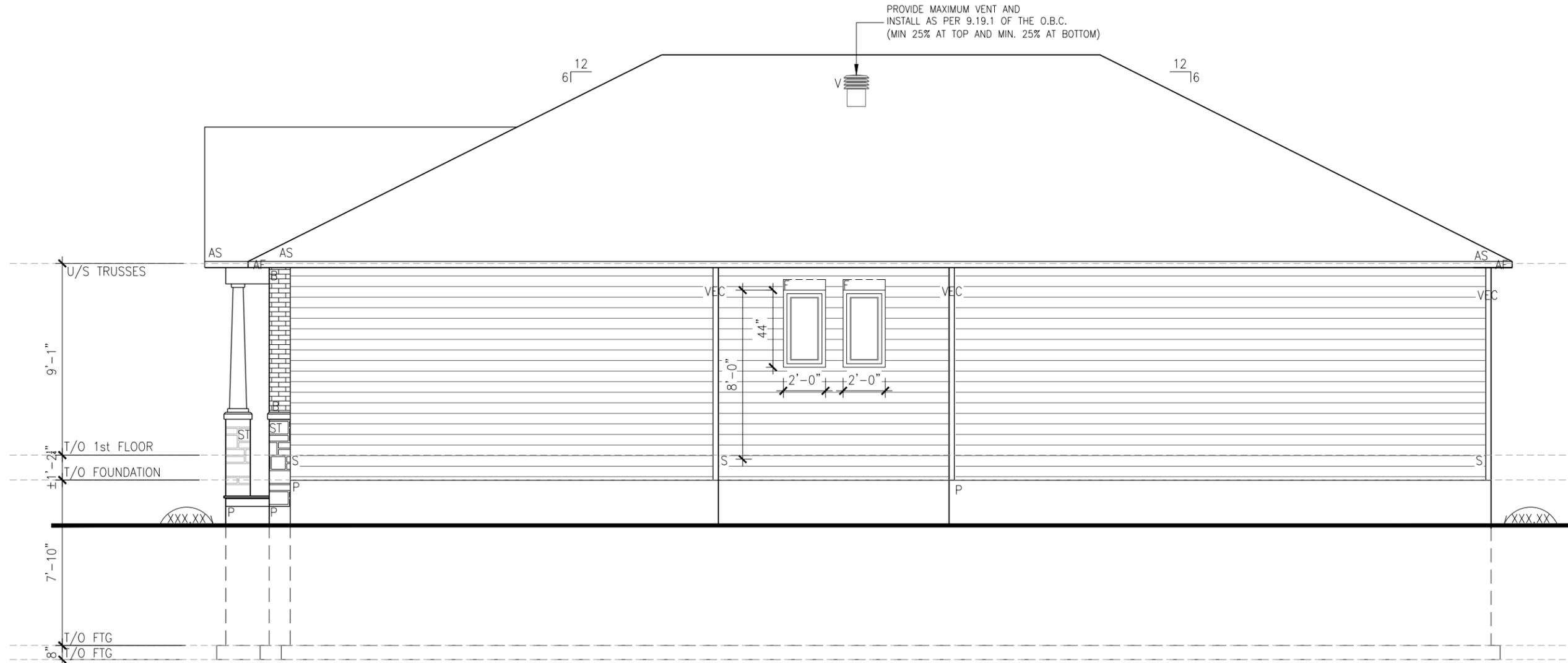
UNPROTECTED OPENINGS vs EXPOSED BUILDING FACE AREAS

EXPOSED BUILDING FACE (MAX) x % (LIMITING DISTANCE @ 1.20m)  
 MAX ALLOWED -  
 ACTUAL UNPROTECTED AREA (END UNIT) (TOTAL OPENING FOR ELEV)

12.40 m<sup>2</sup>  
 x 0.07%  
 .87 m<sup>2</sup>  
 .86 m<sup>2</sup>

FOR MORE INFORMATION SEE O.B.C. 2006 SECTION 9.10.14 & TABLE 9.10.14.4

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



2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE	BY
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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

DRAWING: **ELEVATION A - RIGHT (SUNKEN)**

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

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

SHEET: **A2a**

**ELEVATION A - RIGHT (SUNKEN)**

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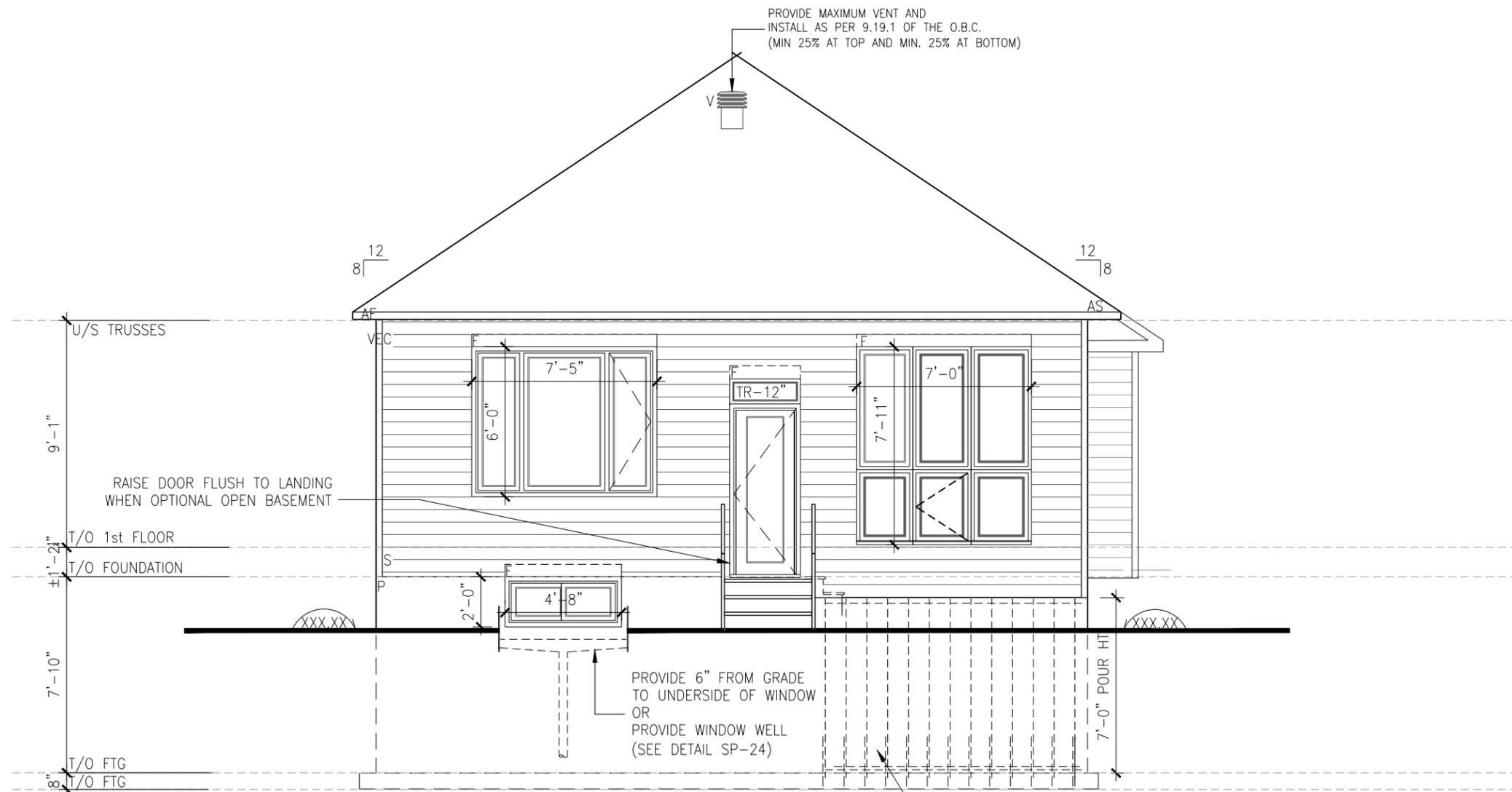
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PROVIDE MAXIMUM VENT AND INSTALL AS PER 9.19.1 OF THE O.B.C. (MIN 25% AT TOP AND MIN. 25% AT BOTTOM)

RAISE DOOR FLUSH TO LANDING WHEN OPTIONAL OPEN BASEMENT

PROVIDE 6" FROM GRADE TO UNDERSIDE OF WINDOW OR PROVIDE WINDOW WELL (SEE DETAIL SP-24)

REINFORCED WALL:  
 -15M VERTICAL BARS @ 10" o/c  
 -15M DOWEL BARS IN FOOTING  
 10" HORIZONTAL X 24" VERTICAL @ 16" o/c

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**801 - THE SHARPLEY 2018 FOOTPRINT** SHEET: **A3a**  
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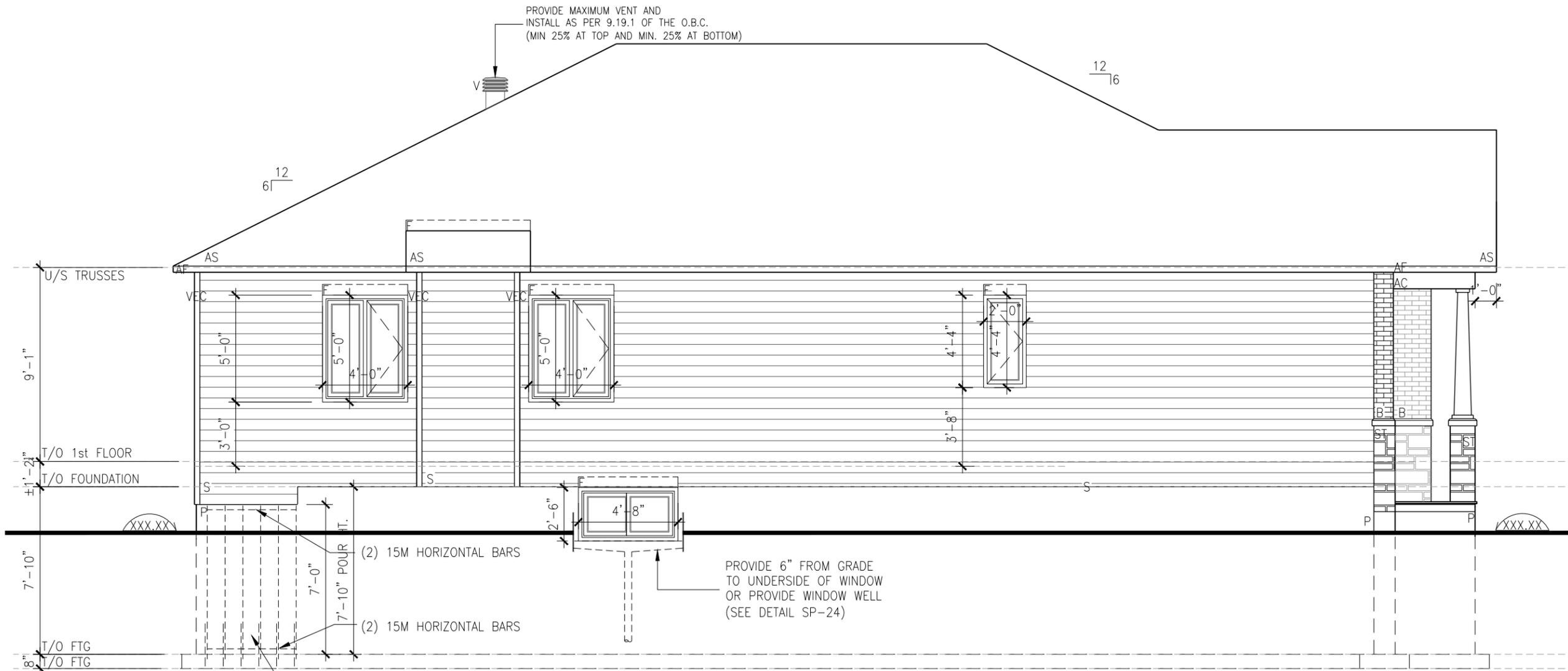
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ELEVATION A - LEFT  
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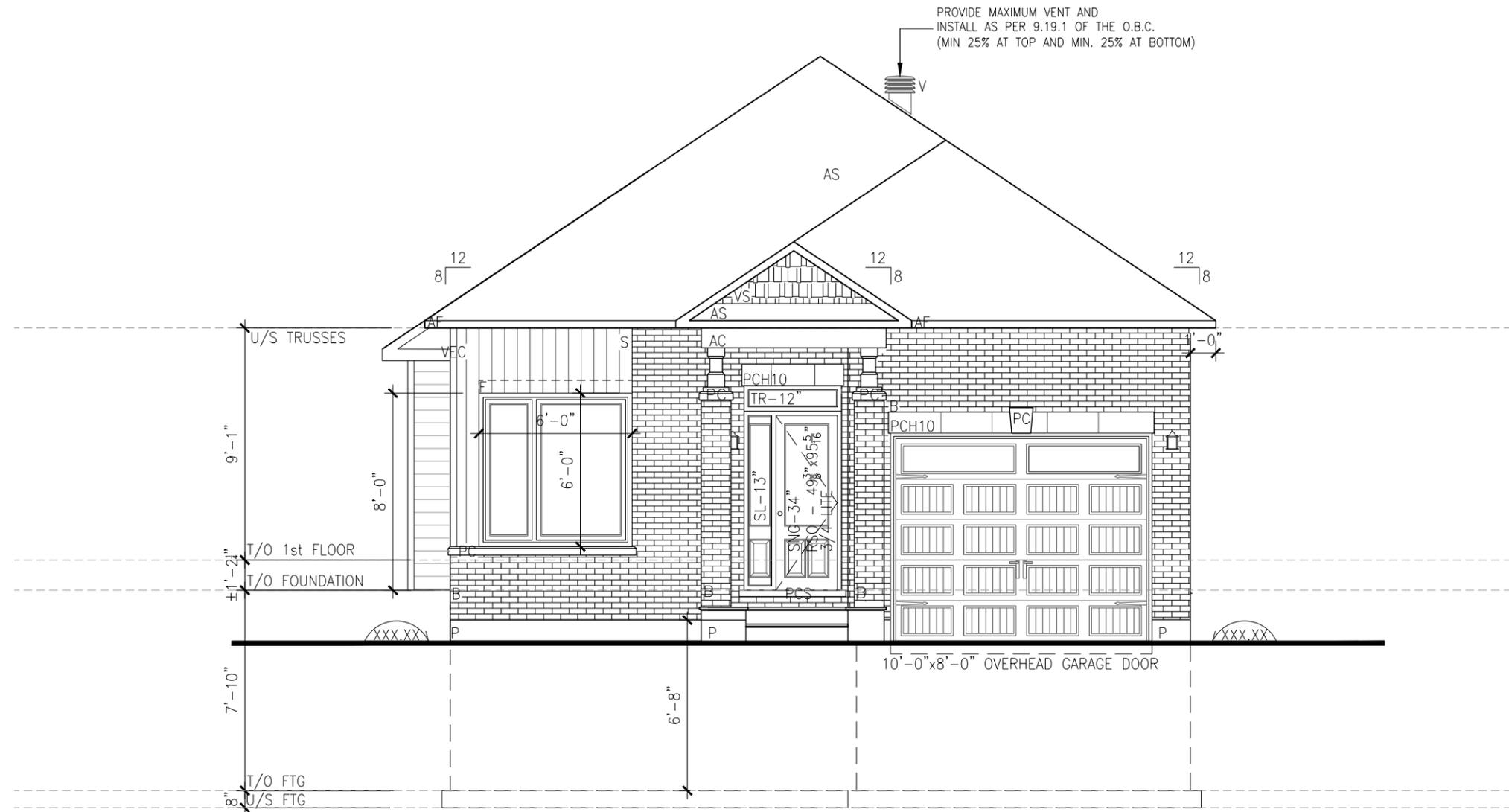
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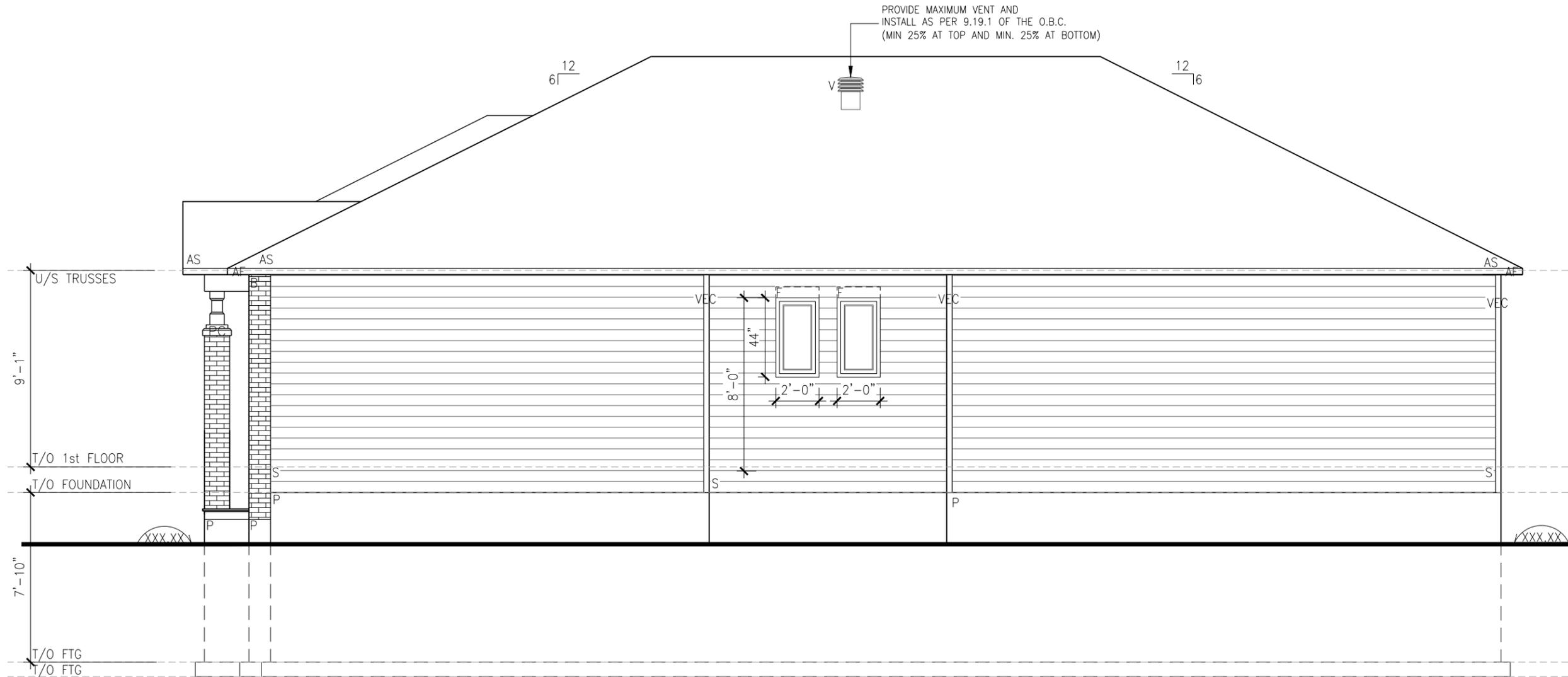
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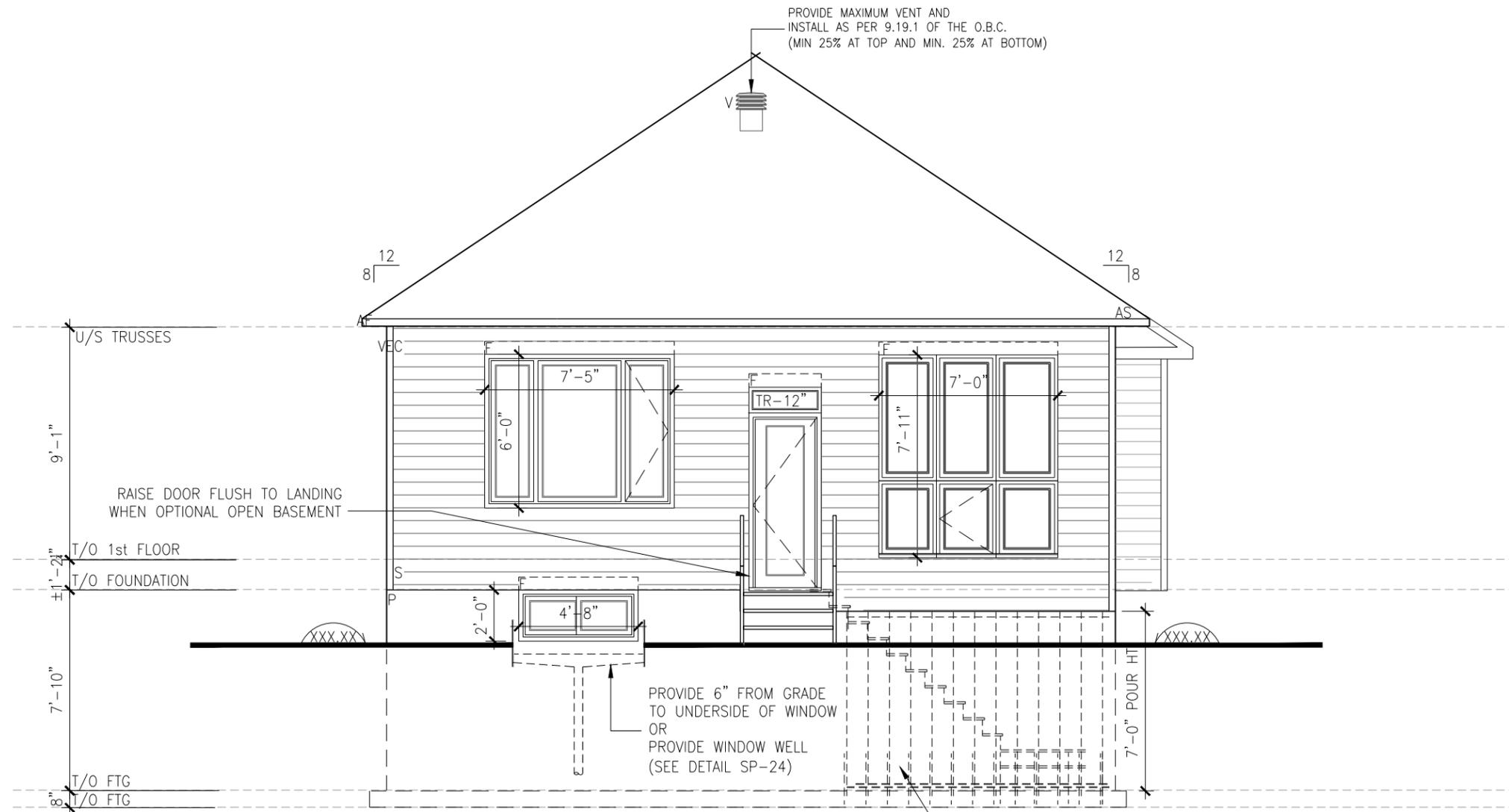
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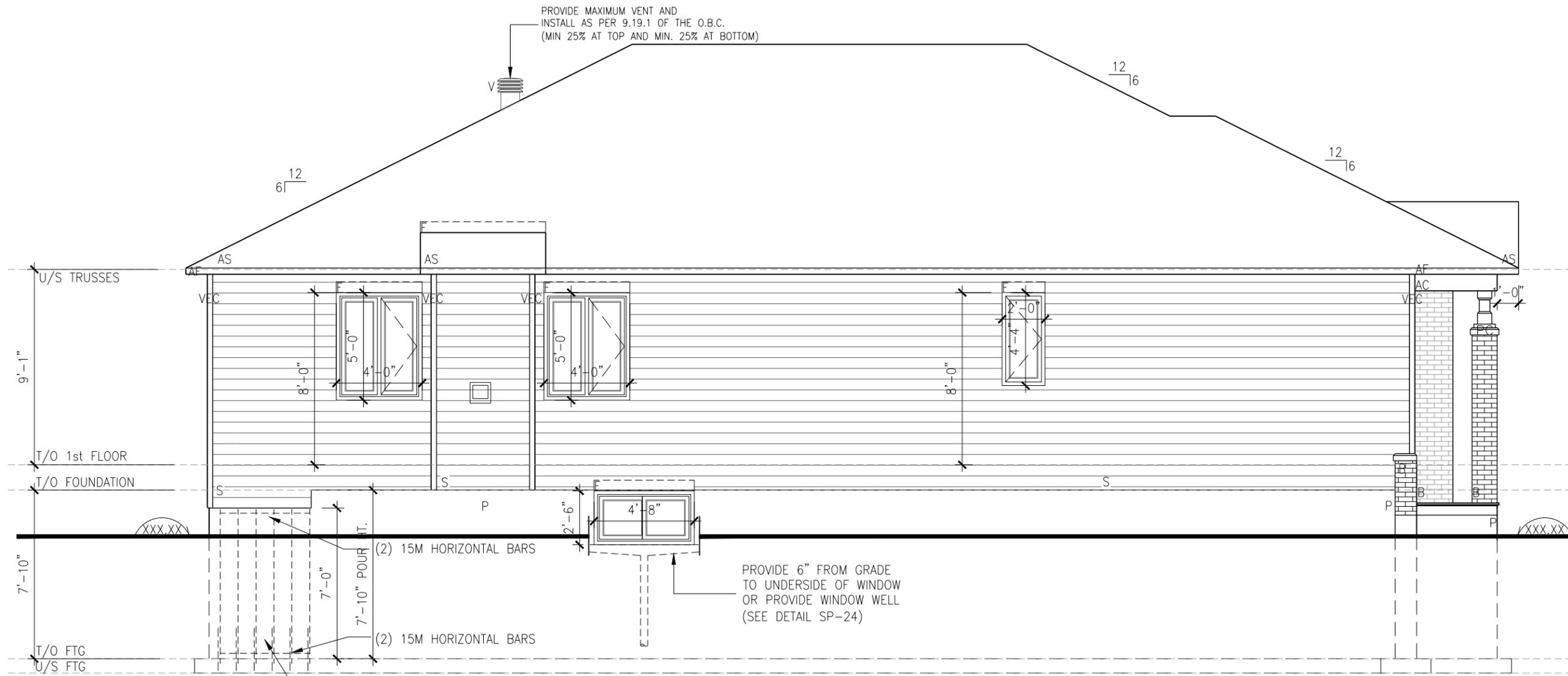
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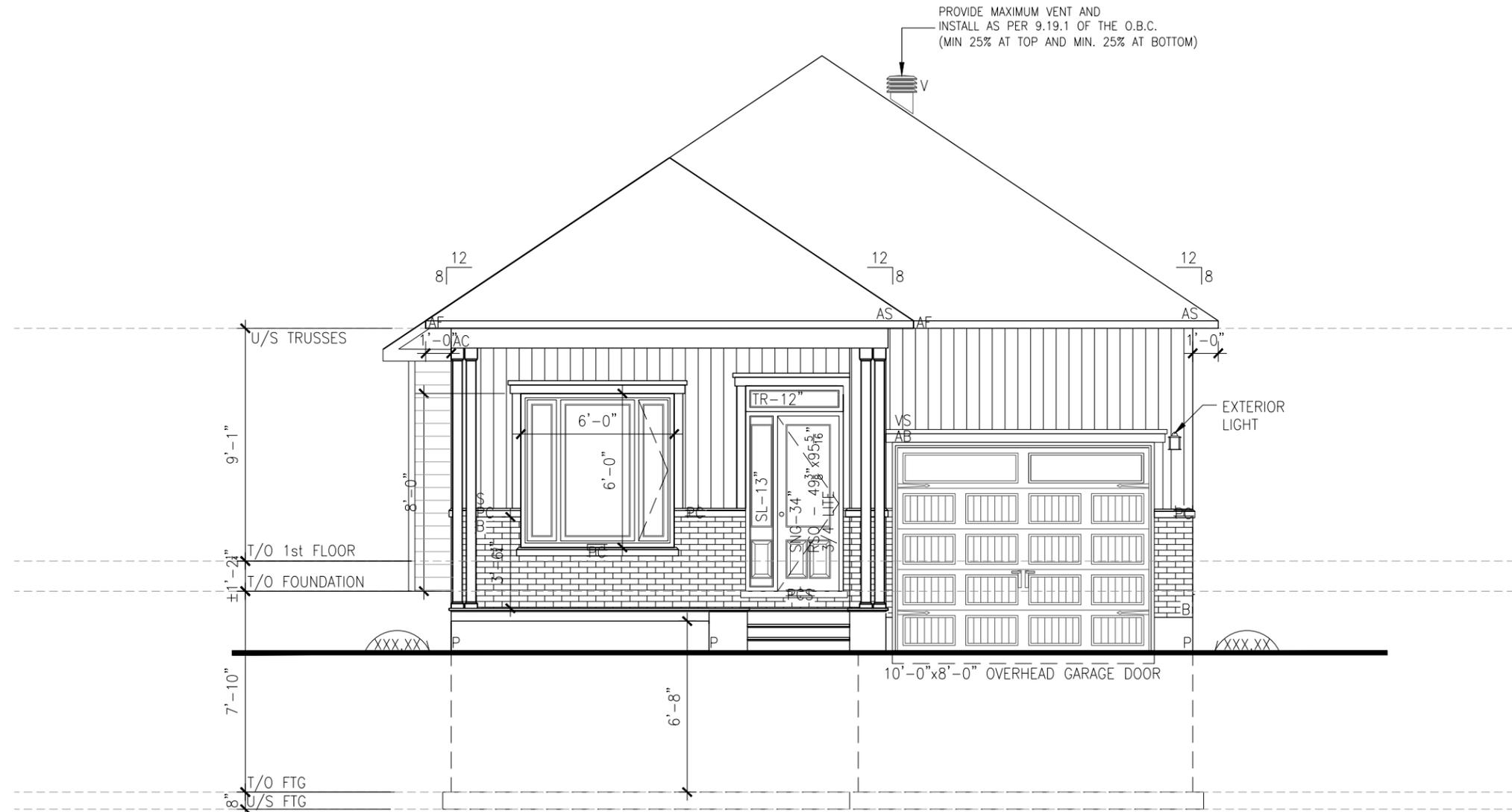
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- B4 - STACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORBELLING
- B8 - BRICK CORNING 20mm PROUD
- +20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARGING
- PC - PARGING
- PCH10 - PRECAST HEADER 10"
- PCH8 - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)



ELEVATION C - FRONT

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

2012 O.B.C. DRAWINGS

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 C - FRONT

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

801 - THE SHARPLEY  
 2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET: A1c

LOT: XXXX  
 DATE: XX/XX/XXXX



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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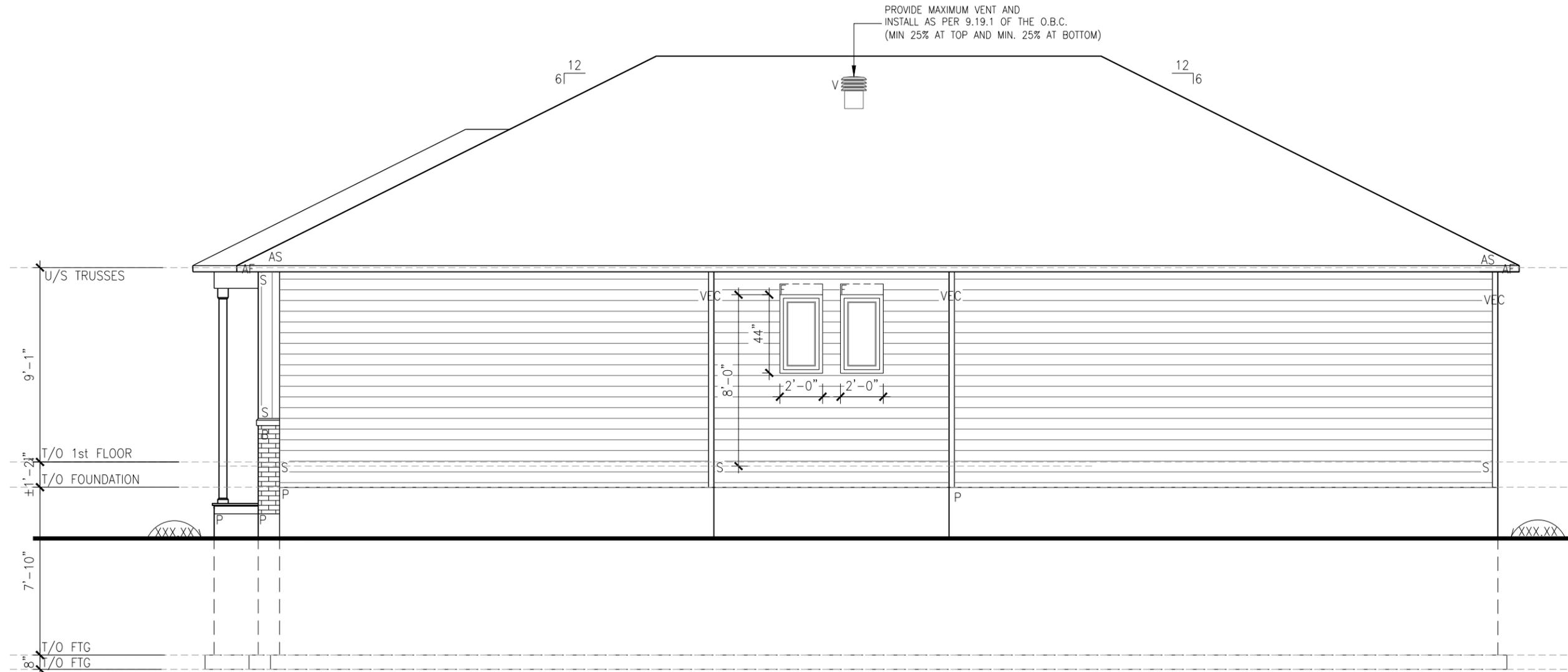
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EXTERIOR FINISH LEGEND:

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- + 20mm PROUD
- B3 - BRICK SLEEPER COURSE
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- F - FLASHING
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- VEC - SIDING (VERTICAL CORNER)



ELEVATION C - RIGHT

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

2012 O.B.C. DRAWINGS

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 C - RIGHT

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

801 - THE SHARPLEY  
 2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET: A2c



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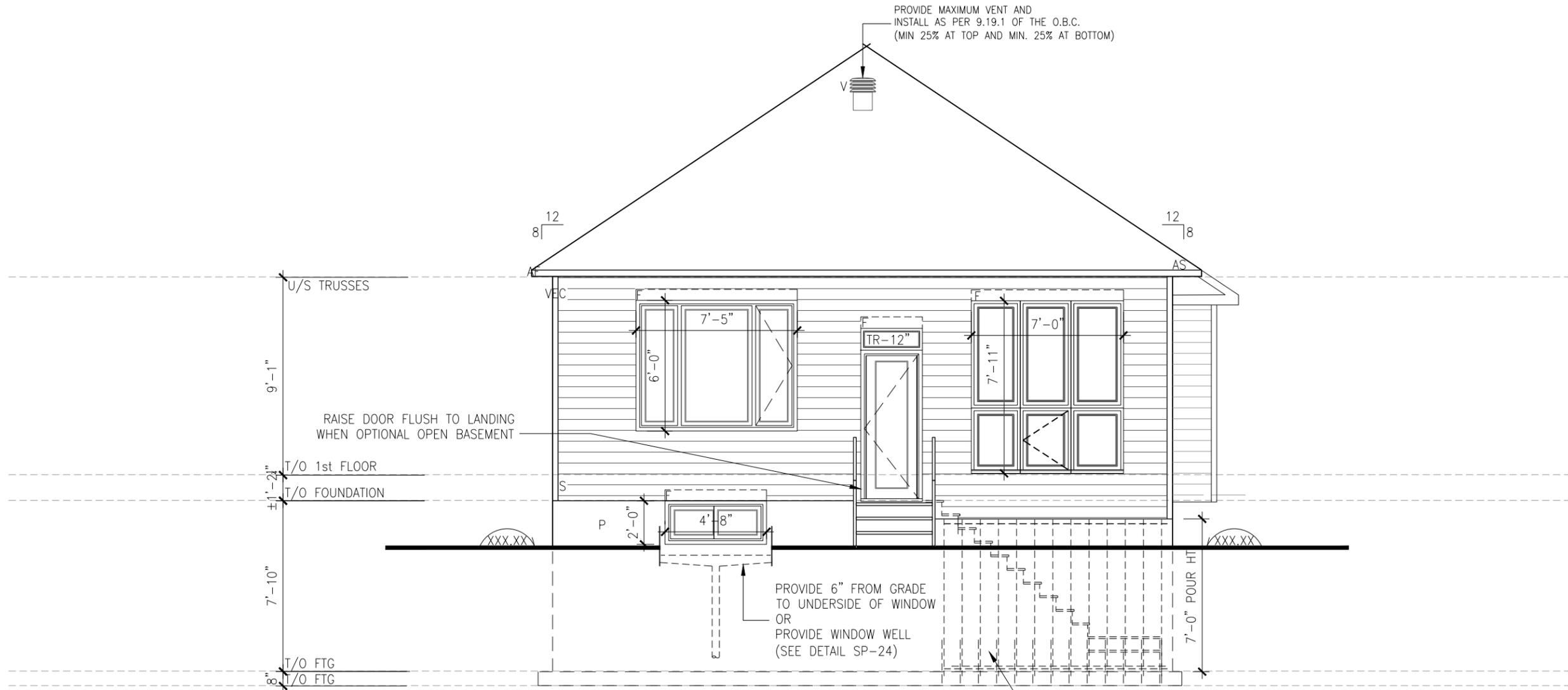
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- VEC - SIDING (VERTICAL CORNER)



REINFORCED WALL:  
 -15M VERTICAL BARS @ 10" o/c  
 -15M DOWEL BARS IN FOOTING  
 10" HORIZONTAL X 24" VERTICAL @ 16" o/c

2012 O.B.C. DRAWINGS

REV NO.	DESCRIPTION	DATE	BY
REV-4	OPEN STAIR TO BSMT - STRUCTURAL	06/13/19	VH
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DRAWING: ELEVATION C - REAR

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

801 - THE SHARPLEY  
 2018 FOOTPRINT  
 (STANDARD DRAWINGS)

SHEET: A3c



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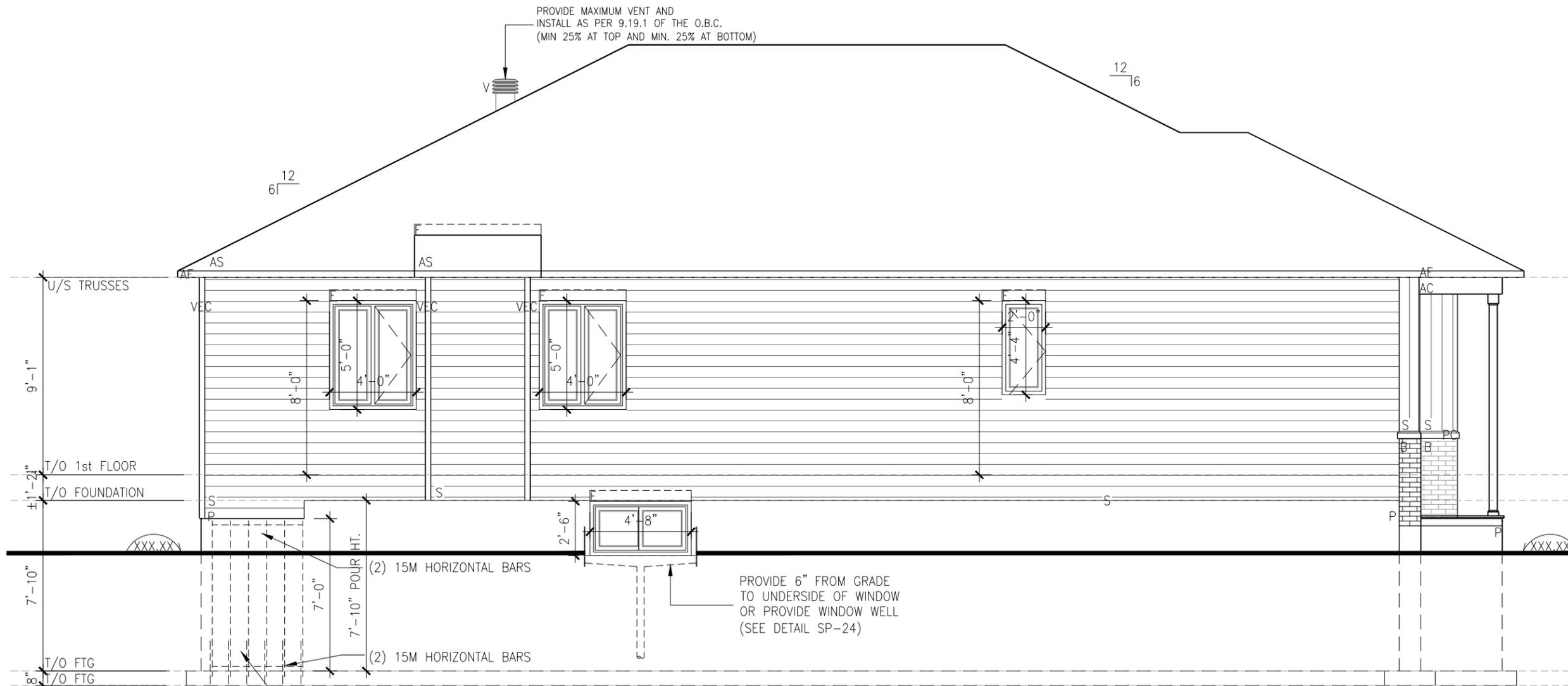
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REINFORCED WALL:  
 -15M VERTICAL BARS @ 10" o/c  
 -15M DOWEL BARS IN FOOTING  
 10" HORIZONTAL X 24" VERTICAL @ 16" o/c

2012 O.B.C. DRAWINGS

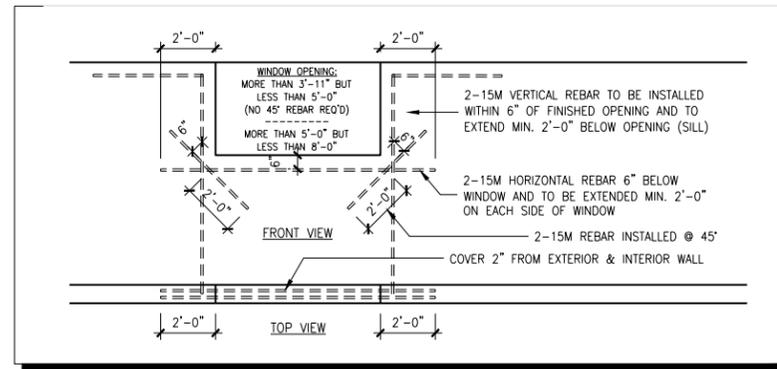
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REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD

DRAWING: ELEVATION C - LEFT

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

PAD FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
PAD FOOTINGS	100KPa	85KPa	75KPa	60KPa
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.
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"



NOTES:

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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.

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

**Valecraft**  
Homes Ltd.

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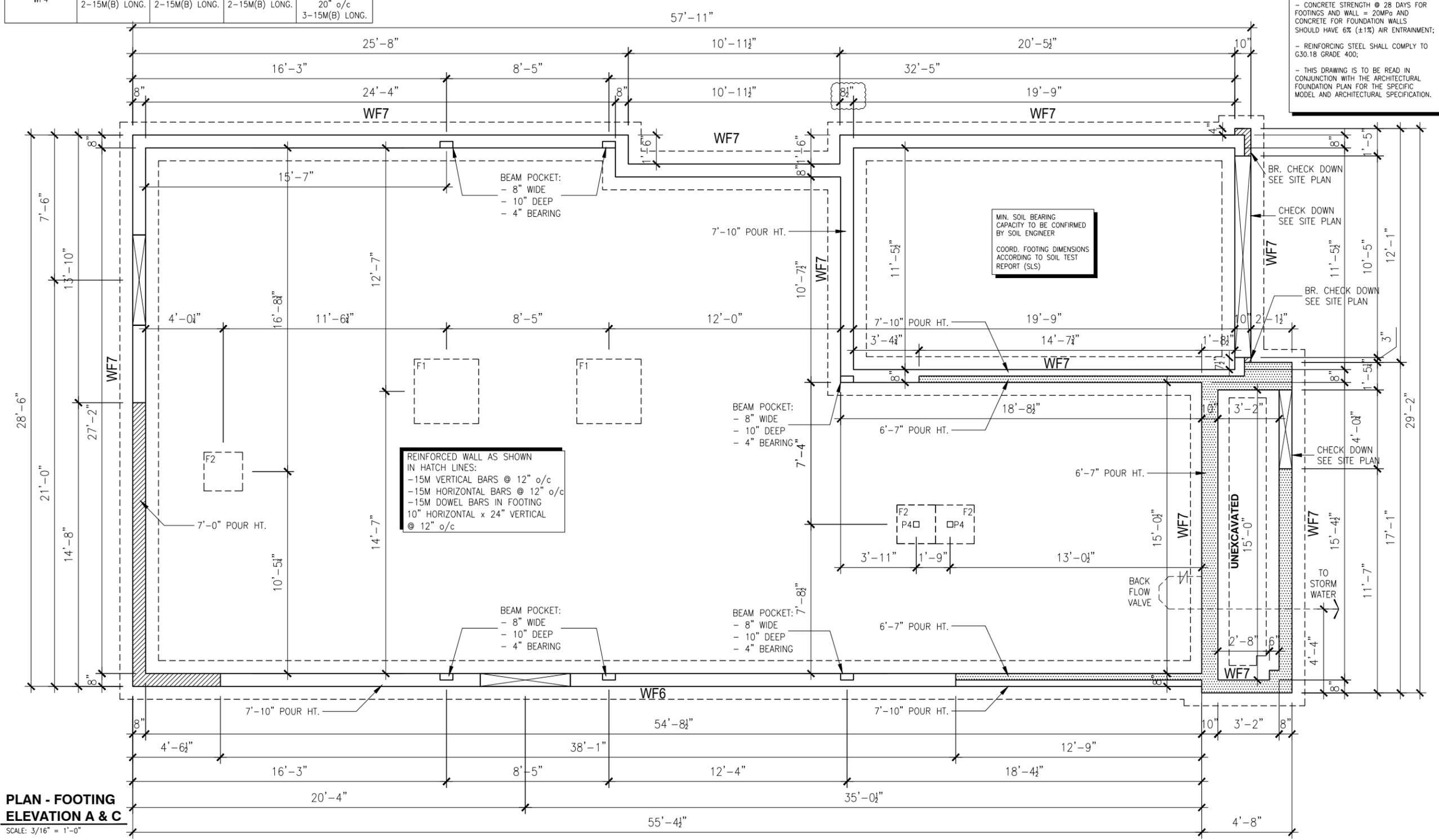
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**PLAN - FOOTING ELEVATION A & C**  
SCALE: 3/16" = 1'-0"

**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: **FOOTING PLAN ELEVATION A & C - STANDARD**

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

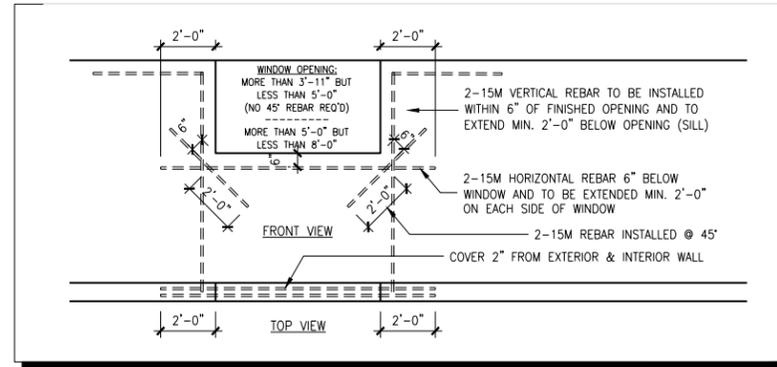
**801 - THE SHARPLEY 2018 FOOTPRINT** SHEET: **A5a**  
(STANDARD DRAWINGS)





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

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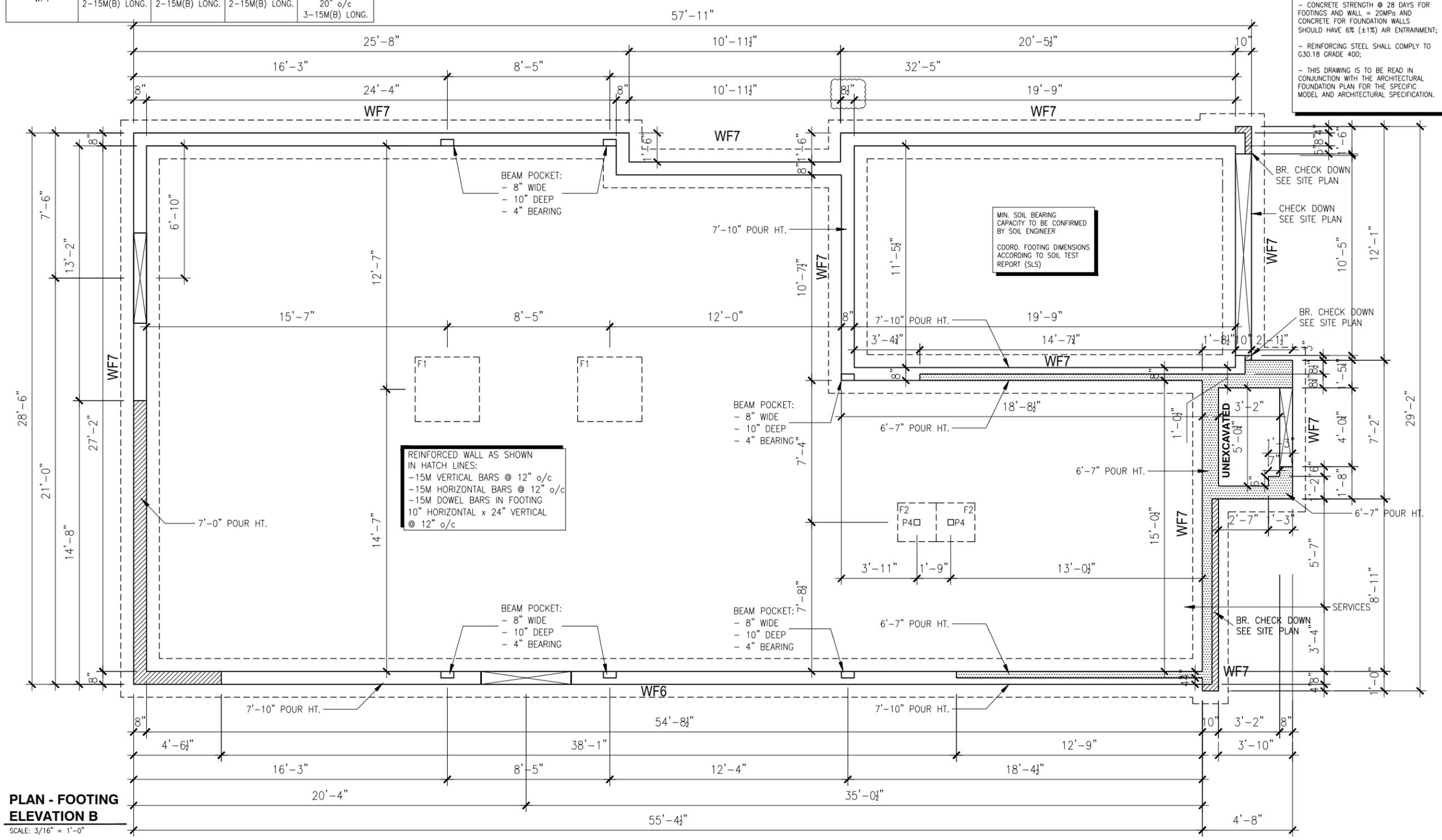
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**PLAN - FOOTING ELEVATION B**  
SCALE: 3/16" = 1'-0"

**2012 O.B.C. DRAWINGS**

REV.	DESCRIPTION	DATE	BY
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NO.	DESCRIPTION	DATE	BY

DRAWING: **FOOTING PLAN ELEVATION B - OPEN STAIR**

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

**801 - THE SHARPLEY 2018 FOOTPRINT** SHEET: **A5b**  
(STANDARD DRAWINGS)





**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 0.38m<sup>2</sup> (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**



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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
  - P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP
  - P2 = 2-2x4 OR 2-2x6
  - P3 = 3-2x4 OR 3-2x6
  - P4 = 4-2x4 OR 4-2x6
  - P5 = 5-2x4 OR 5-2x6
  - P6 = 6-2x4 OR 6-2x6
  - P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
  - P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*)
  - P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*)
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  - P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (\*)
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- ☐ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

**2012 O.B.C. DRAWINGS**

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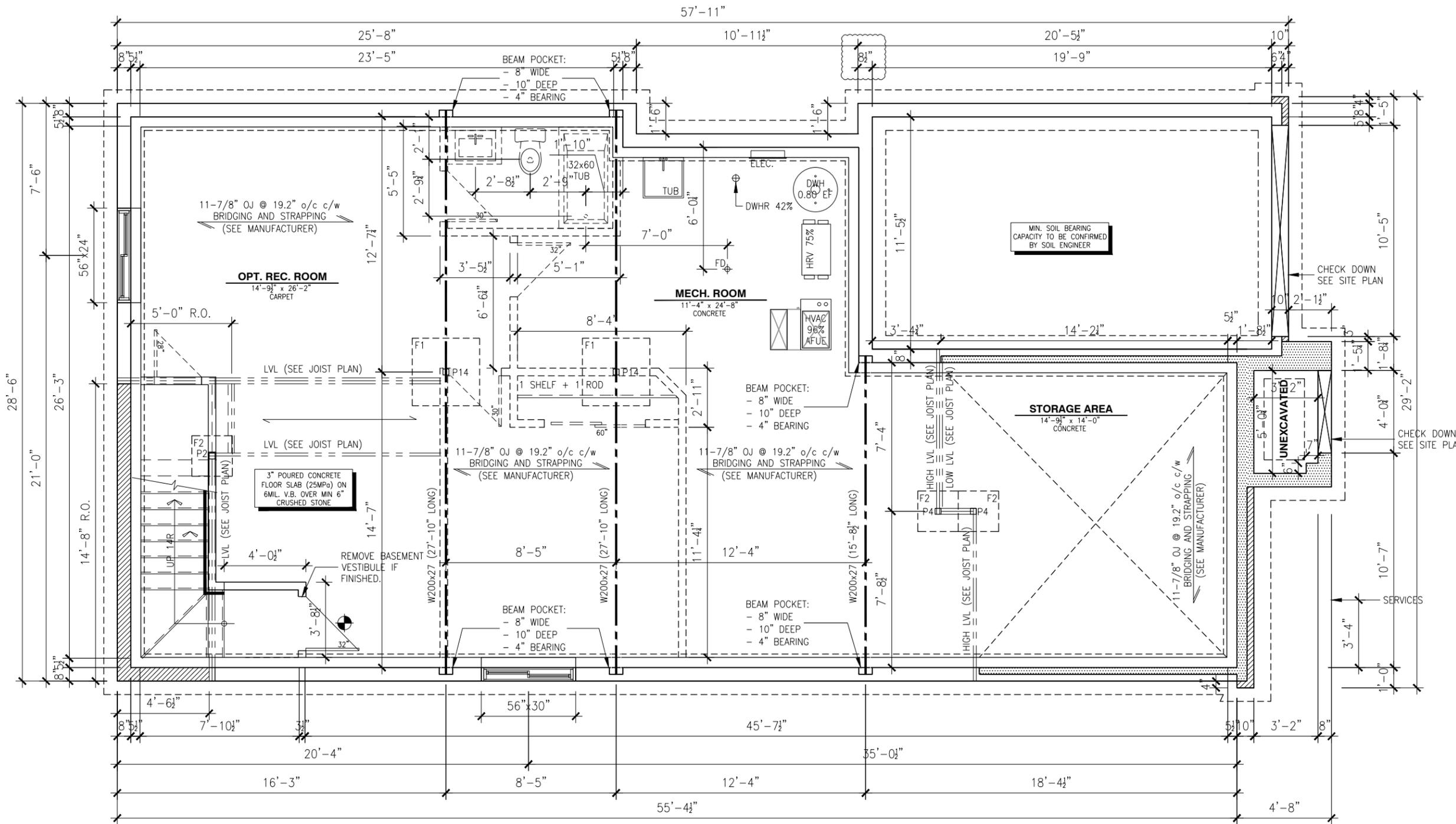
**DRAWING: FOUNDATION PLAN ELEVATION B**

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

**801 - THE SHARPLEY 2018 FOOTPRINT**

(STANDARD DRAWINGS)

**A6b**



**PLAN - FOUNDATION - ELEVATION B**

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

**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 0.38m<sup>2</sup> (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**



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

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**POST TABLE:**

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  - P2 = 2-2x4 OR 2-2x6
  - P3 = 3-2x4 OR 3-2x6
  - P4 = 4-2x4 OR 4-2x6
  - P5 = 5-2x4 OR 5-2x6
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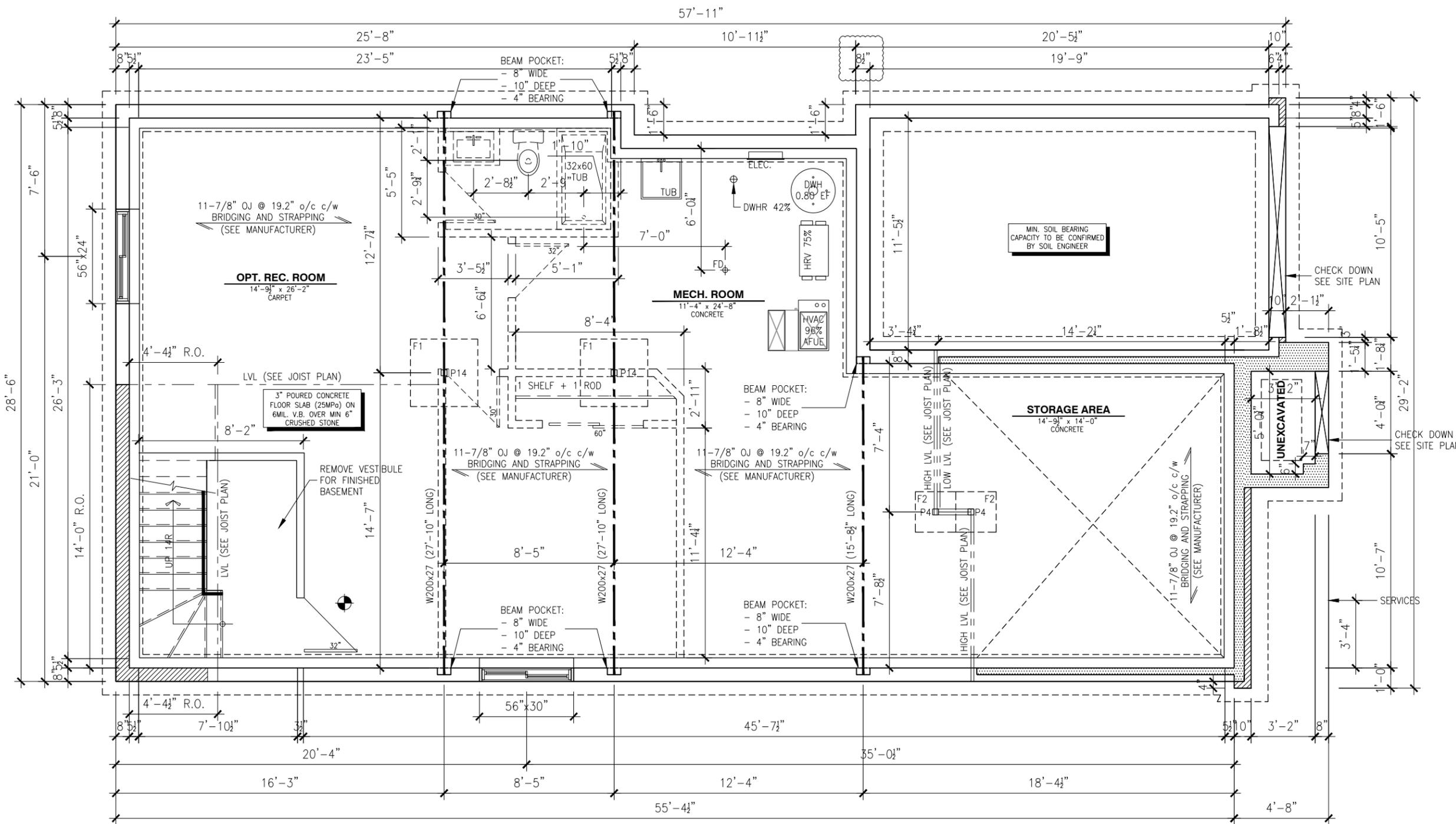
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NO.	DESCRIPTION	DATE	BY

**DRAWING: FOUNDATION PLAN  
ELEV. B - OPEN STAIR**

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

**801 - THE SHARPLEY  
2018 FOOTPRINT** SHEET: **A6b**  
(STANDARD DRAWINGS)



**PLAN - FOUNDATION - ELEVATION B**

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

**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";
- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";
- INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IN HEIGHT;
- 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.

**ROOF AND FLOOR LAYOUT NOTES:**

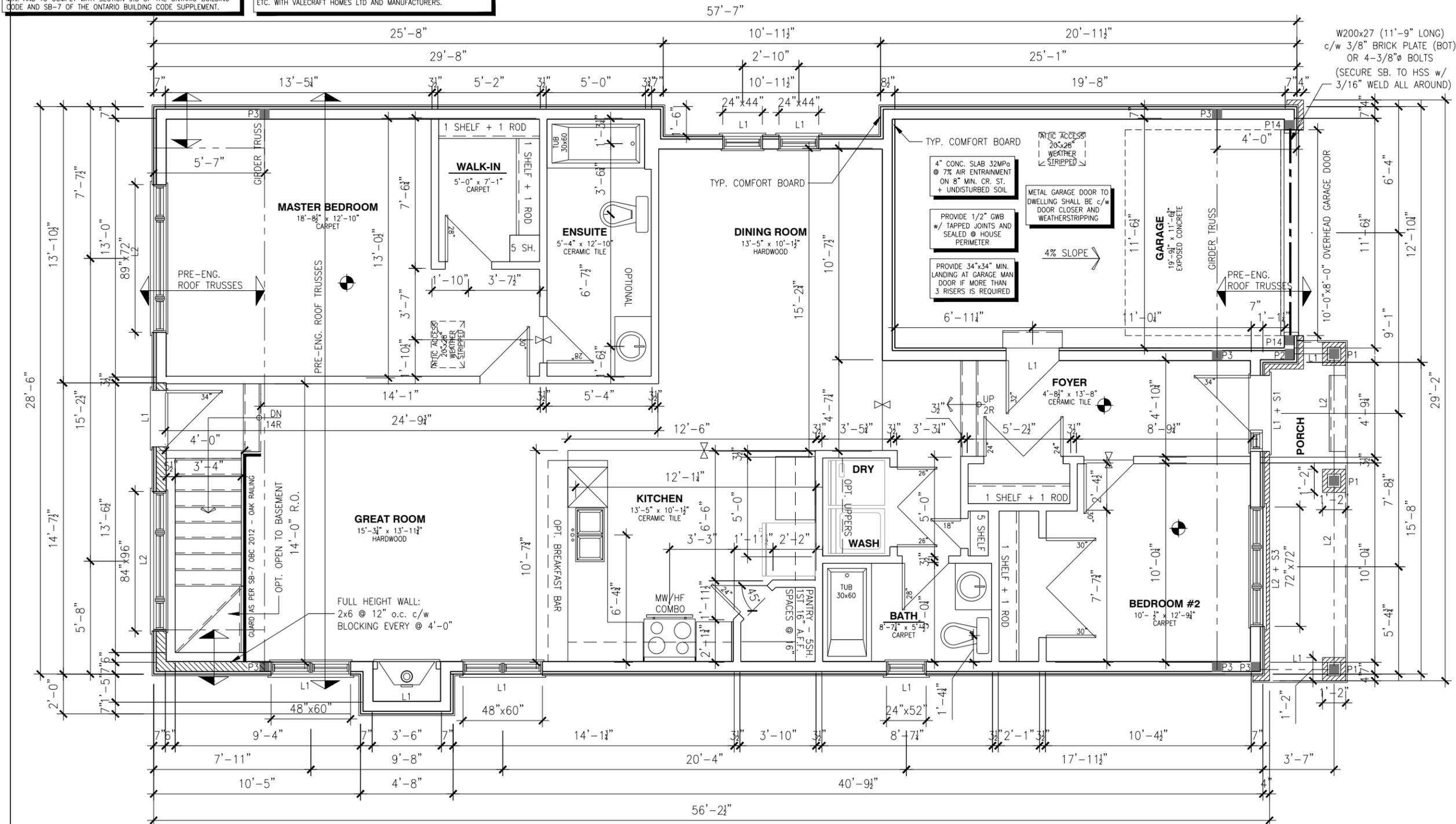
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- COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

**NOTE:**

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**PLAN - GROUND FLOOR - ELEVATION A (SUNKEN)**

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

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



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**POST TABLE:**

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- P10 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY US9
- P2 = 2-2x4 OR 2-2x6
- P3 = 3-2x4 OR 3-2x6
- P4 = 4-2x4 OR 4-2x6
- P5 = 5-2x4 OR 5-2x6
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NO.	DESCRIPTION	DATE	BY

DRAWING: **GROUND FLOOR - SUNKEN**

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

**801 - THE SHARPLEY 2018 FOOTPRINT** SHEET: **A7a**  
(STANDARD DRAWINGS)

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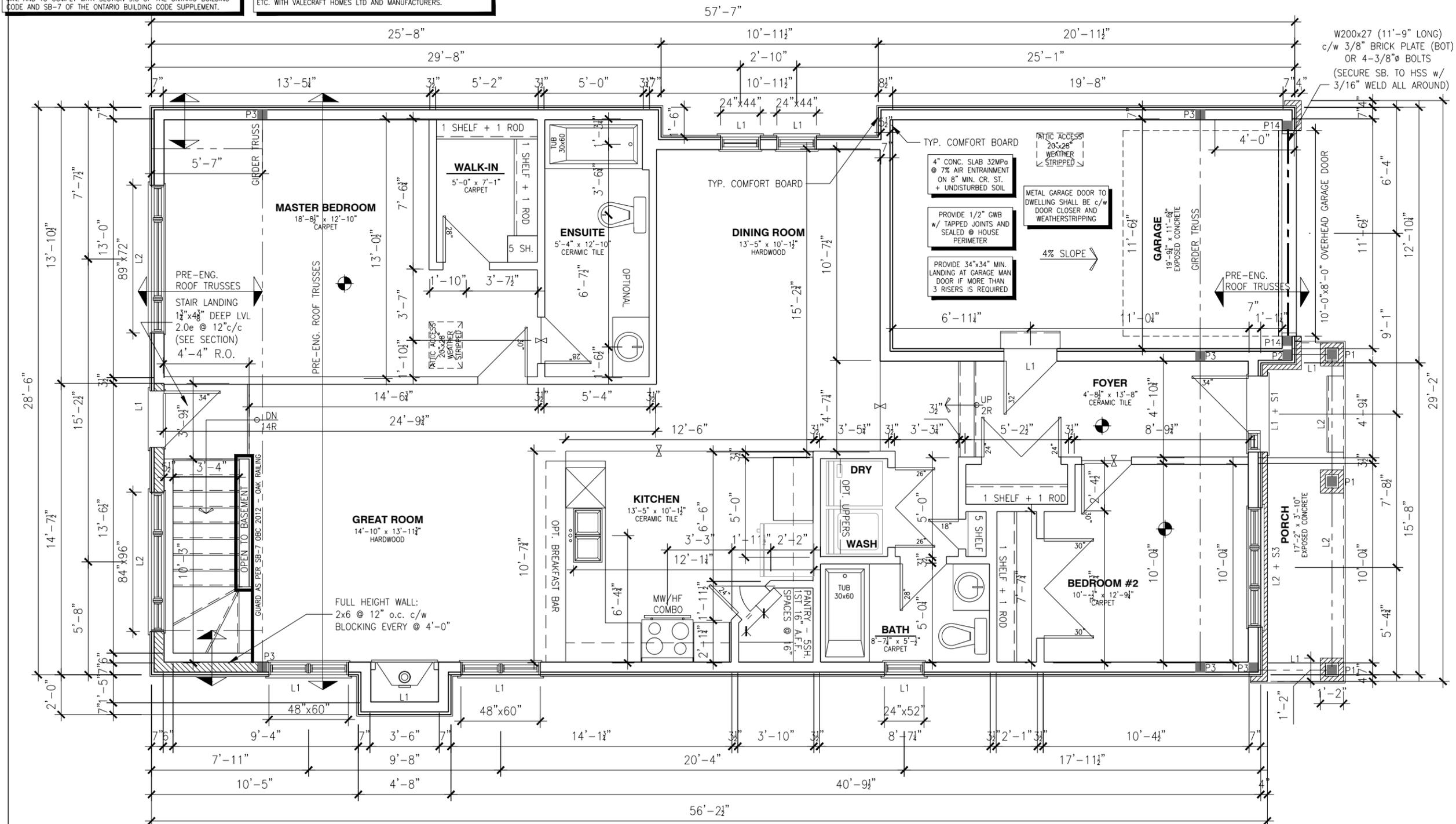
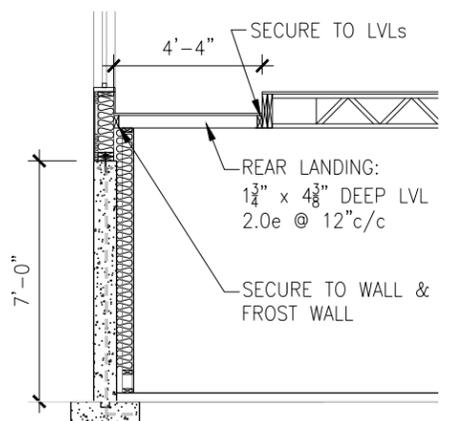
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REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD

**GROUND FLOOR - OPEN STAIR**

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

**801 - THE SHARPLEY 2018 FOOTPRINT** SHEET: **A7a**  
(STANDARD DRAWINGS)

**PLAN - GROUND FLOOR - ELEVATION A (OPEN STAIR)**

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

**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":
- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11":
- INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IN HEIGHT:
- 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.

**ROOF AND FLOOR LAYOUT NOTES:**

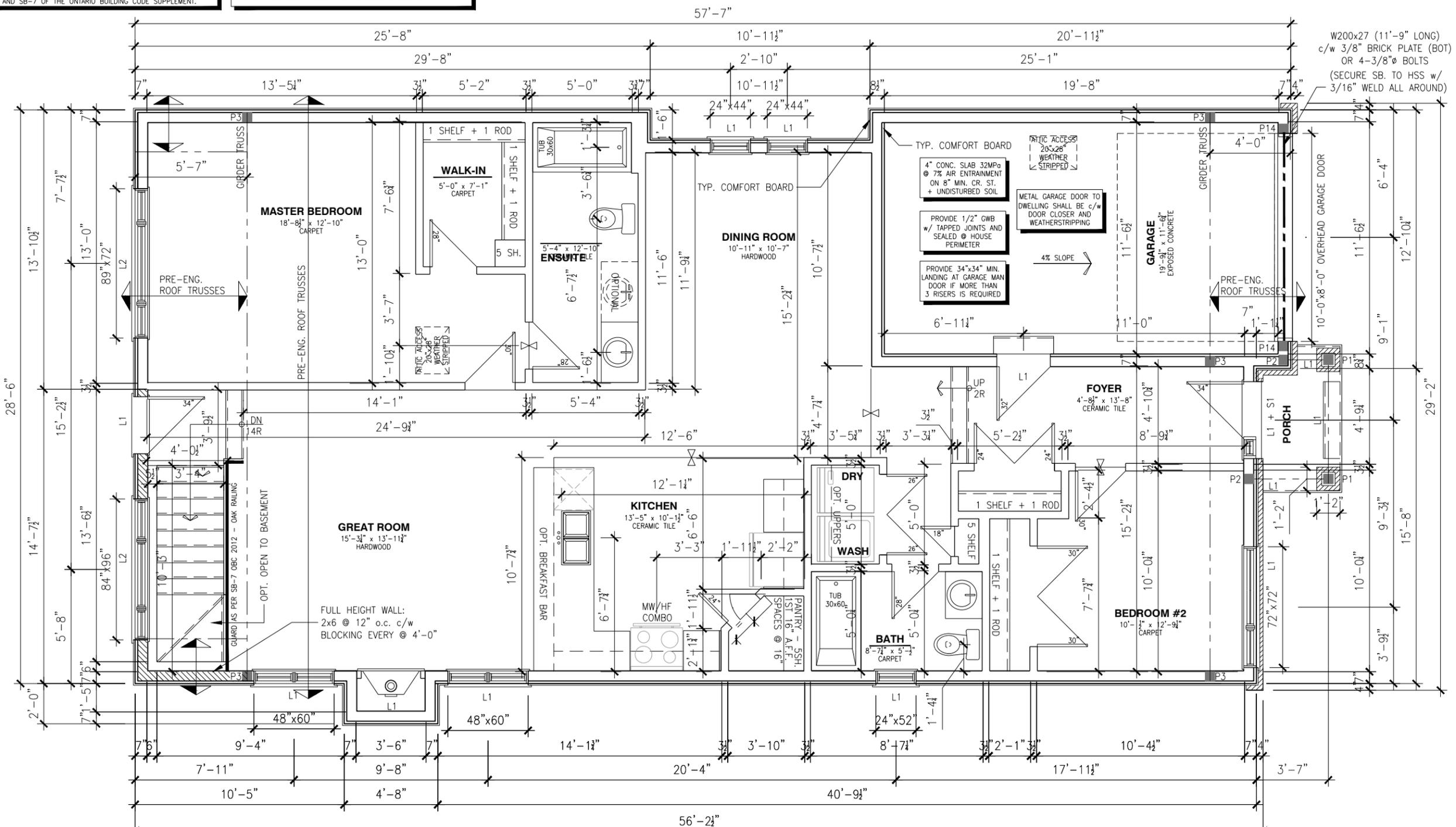
- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S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

**NOTES:**

- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;
- 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.

**NOTE:**

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



**PLAN - GROUND FLOOR - ELEVATION B (SUNKEN)**

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 DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

**NOTES:**

**STEEL LINTEL:**

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

**LINTEL TABLE:**

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

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

**POST TABLE:**

- P1 = 3" ADJUSTABLE STEEL COLUMN
- P10 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY US9
- 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 T&B 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**

NO.	DESCRIPTION	DATE	BY
REV-4	OPEN STAIR TO BSMT - STRUCTURAL	06/13/19	VH
REV-3	EXTENDED GARAGE	03/14/19	AB
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**GROUND FLOOR - SUNKEN**

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

**801 - THE SHARPLEY 2018 FOOTPRINT** SHEET: **A7b**  
 (STANDARD DRAWINGS)



**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;
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**ROOF AND FLOOR LAYOUT NOTES:**

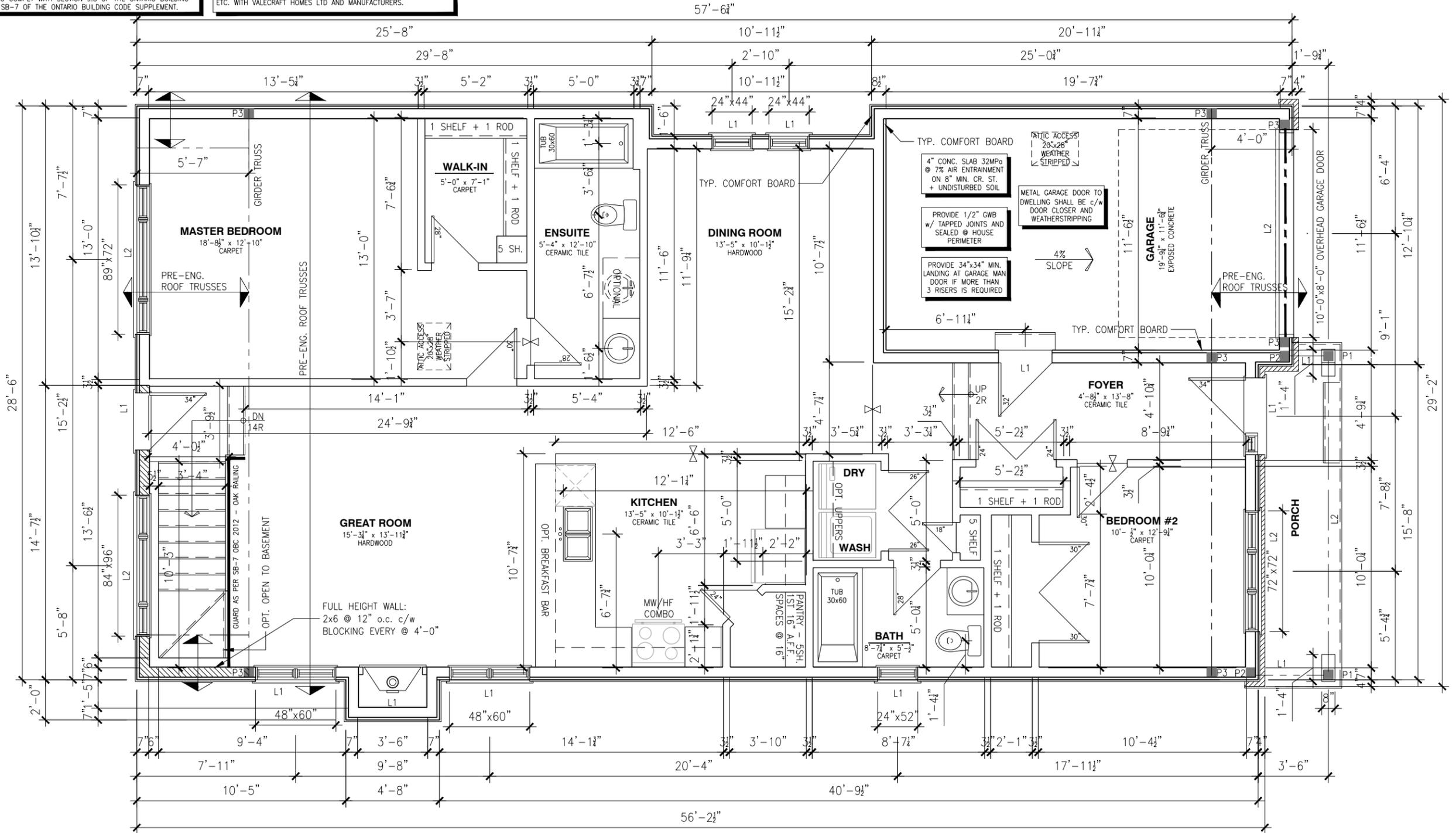
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**PLAN - GROUND FLOOR - ELEVATION C (SUNKEN)**

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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**NOTES:**

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**MECHANICAL EXHAUST TO OUTSIDE**

PROVIDE MECHANICAL EXHAUST TO OUTSIDE

**2012 O.B.C. DRAWINGS**

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**GROUND FLOOR - SUNKEN**

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

**801 - THE SHARPLEY 2018 FOOTPRINT** SHEET: **A7c**  
 (STANDARD DRAWINGS)

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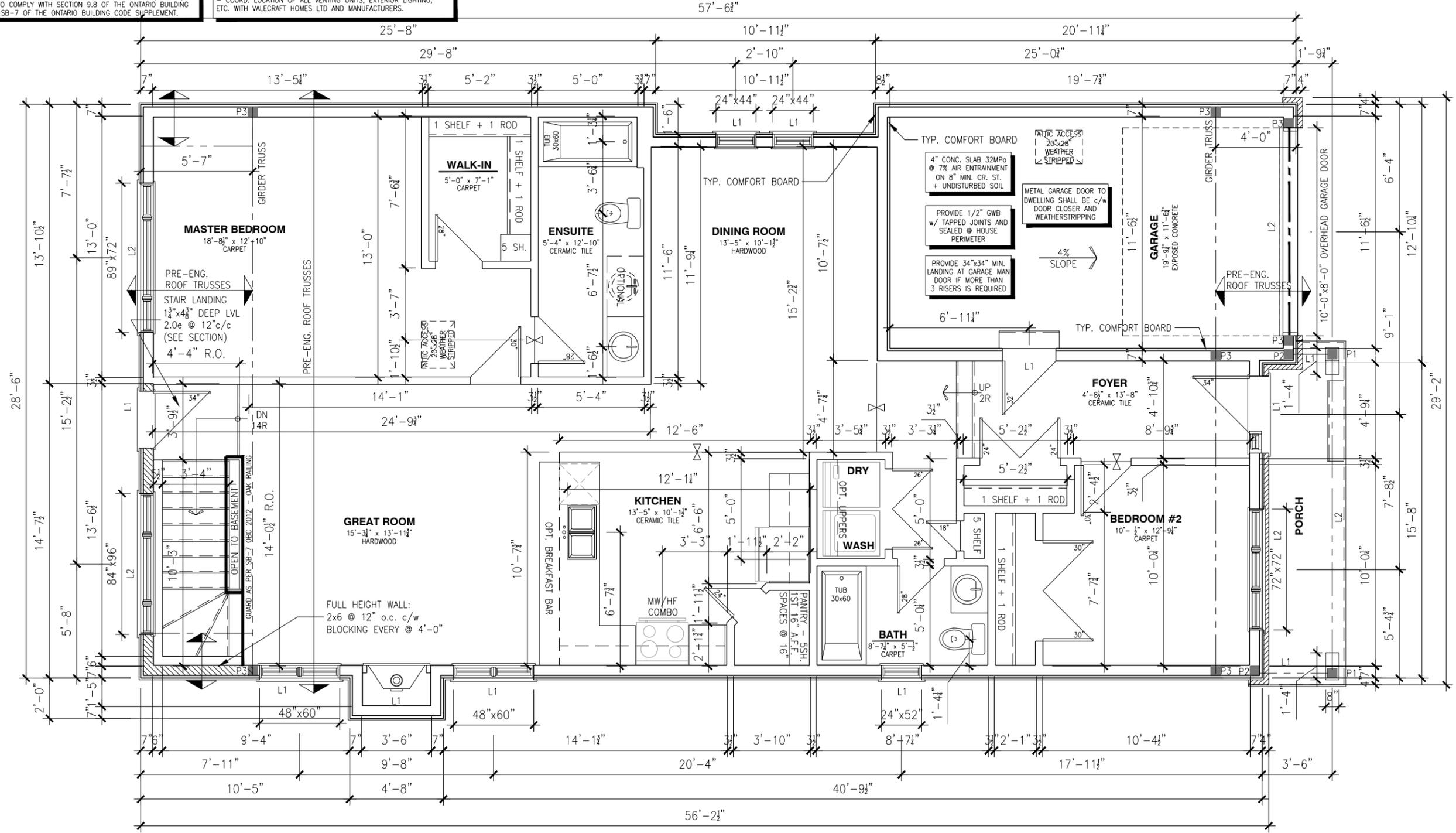
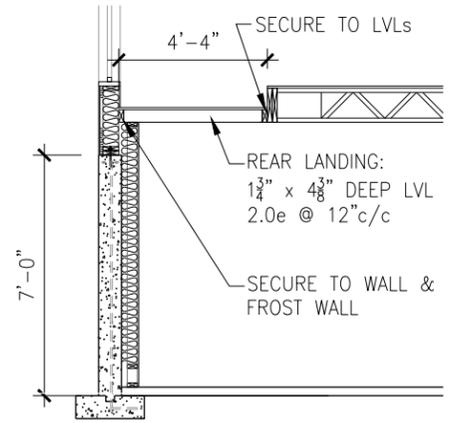
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**2012 O.B.C. DRAWINGS**

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

**GROUND FLOOR - OPEN STAIR**

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

**801 - THE SHARPLEY 2018 FOOTPRINT** SHEET: **A7c**  
 (STANDARD DRAWINGS)

**PLAN - GROUND FLOOR - ELEVATION C (OPEN STAIR)**

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



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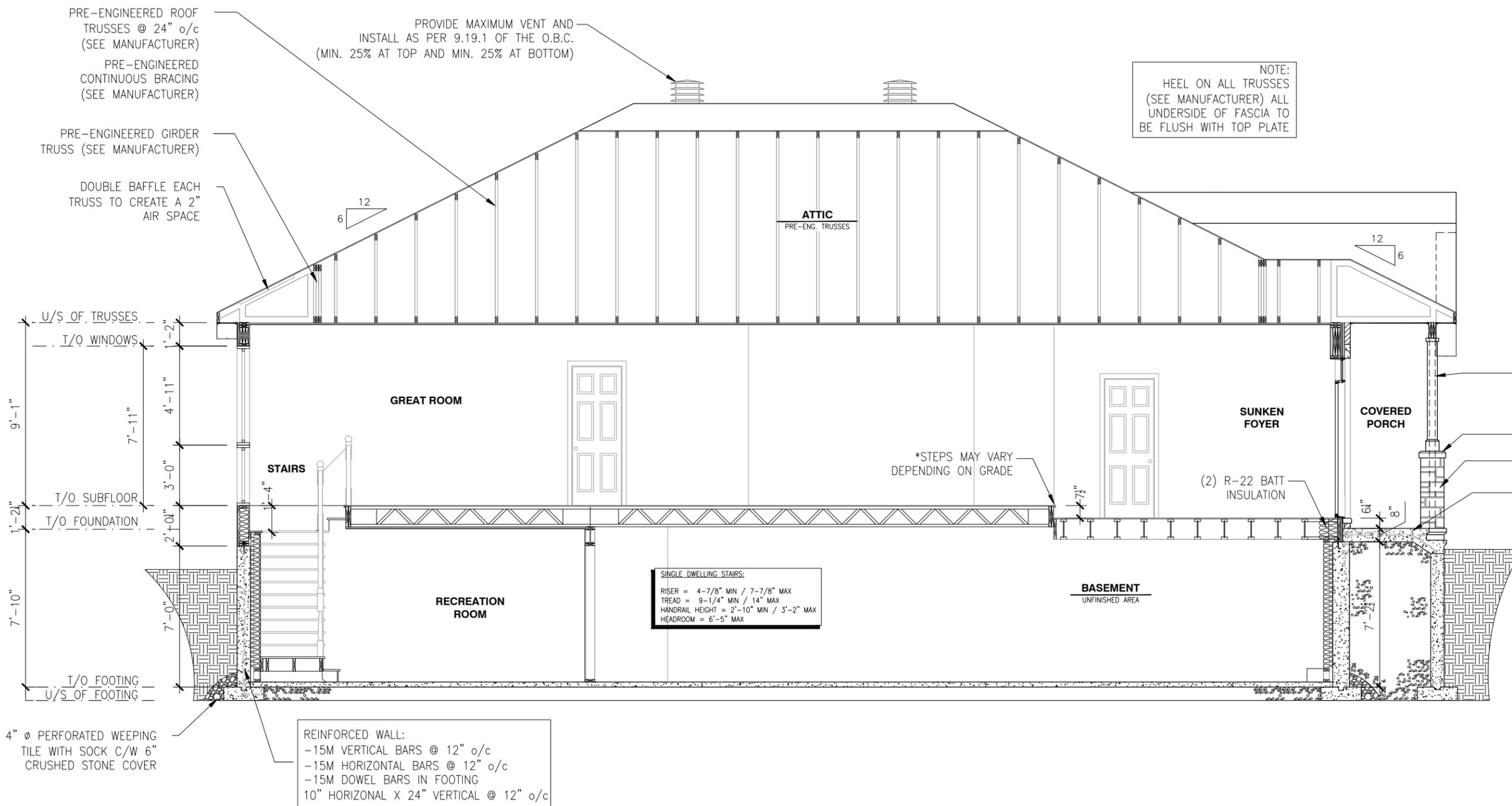
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SECTION AND DETAILS

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

801 - THE SHARPLEY  
 2018 FOOTPRINT

SHEET:  
**A10**

(STANDARD DRAWINGS)

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

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

**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.

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


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 \*\*

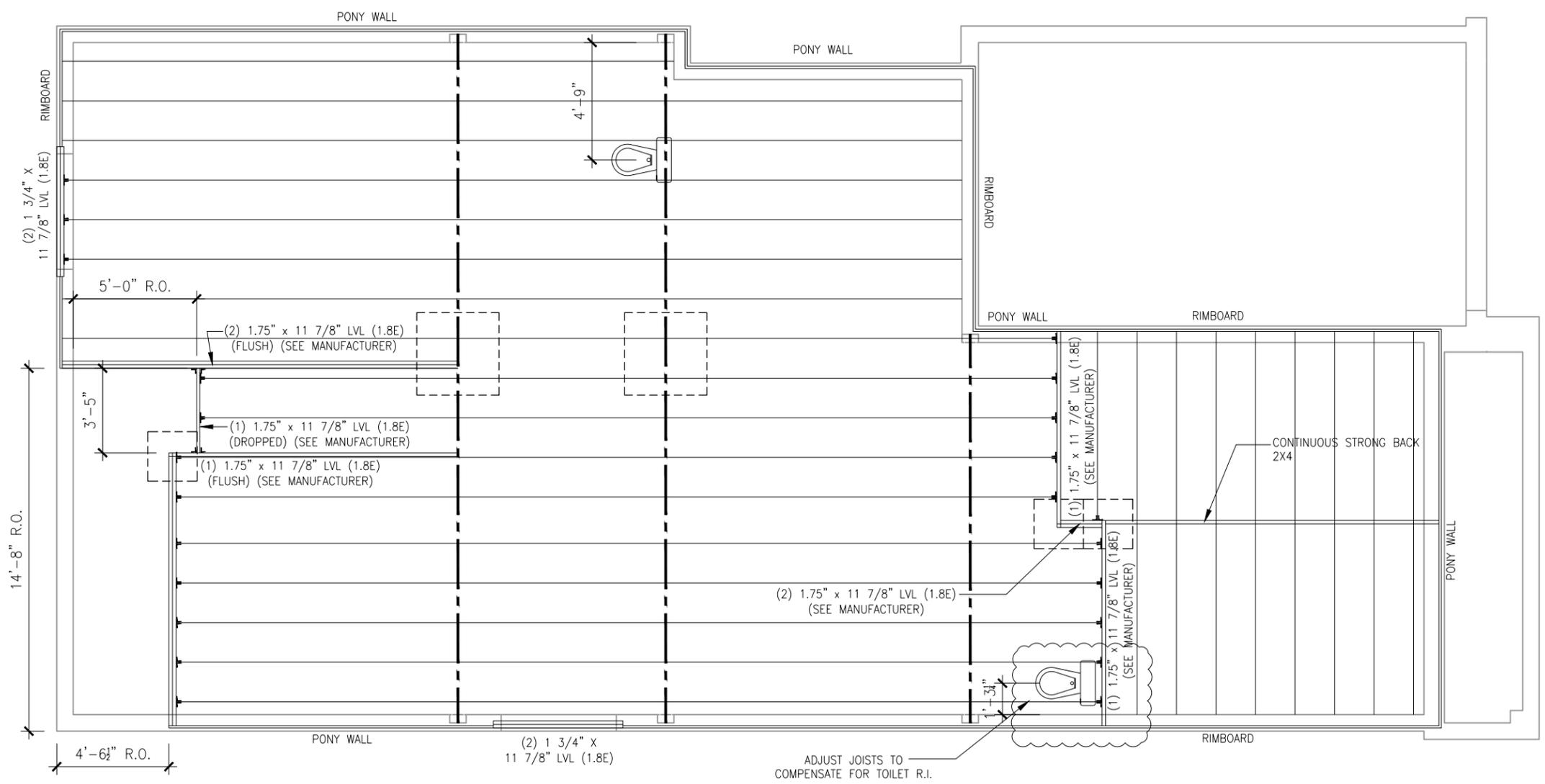
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**PLAN - FIRST FLOOR**  
**JOIST LAYOUT - ELEVATION A/B/C (SUNKEN)**

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

**2012 O.B.C. DRAWINGS**

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

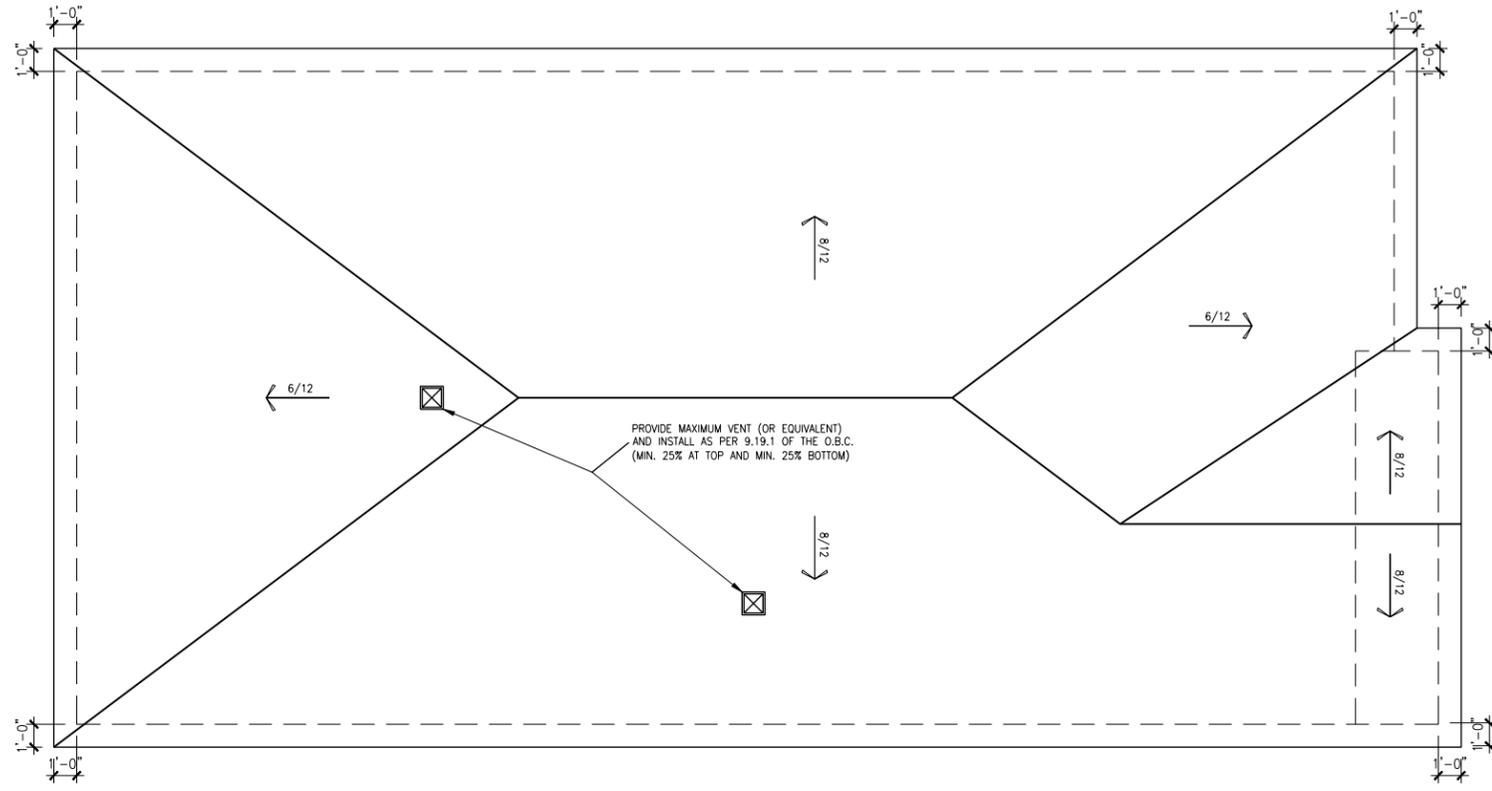
**DRAWING: 01FL - JOIST LAYOUT - SUNKEN**

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

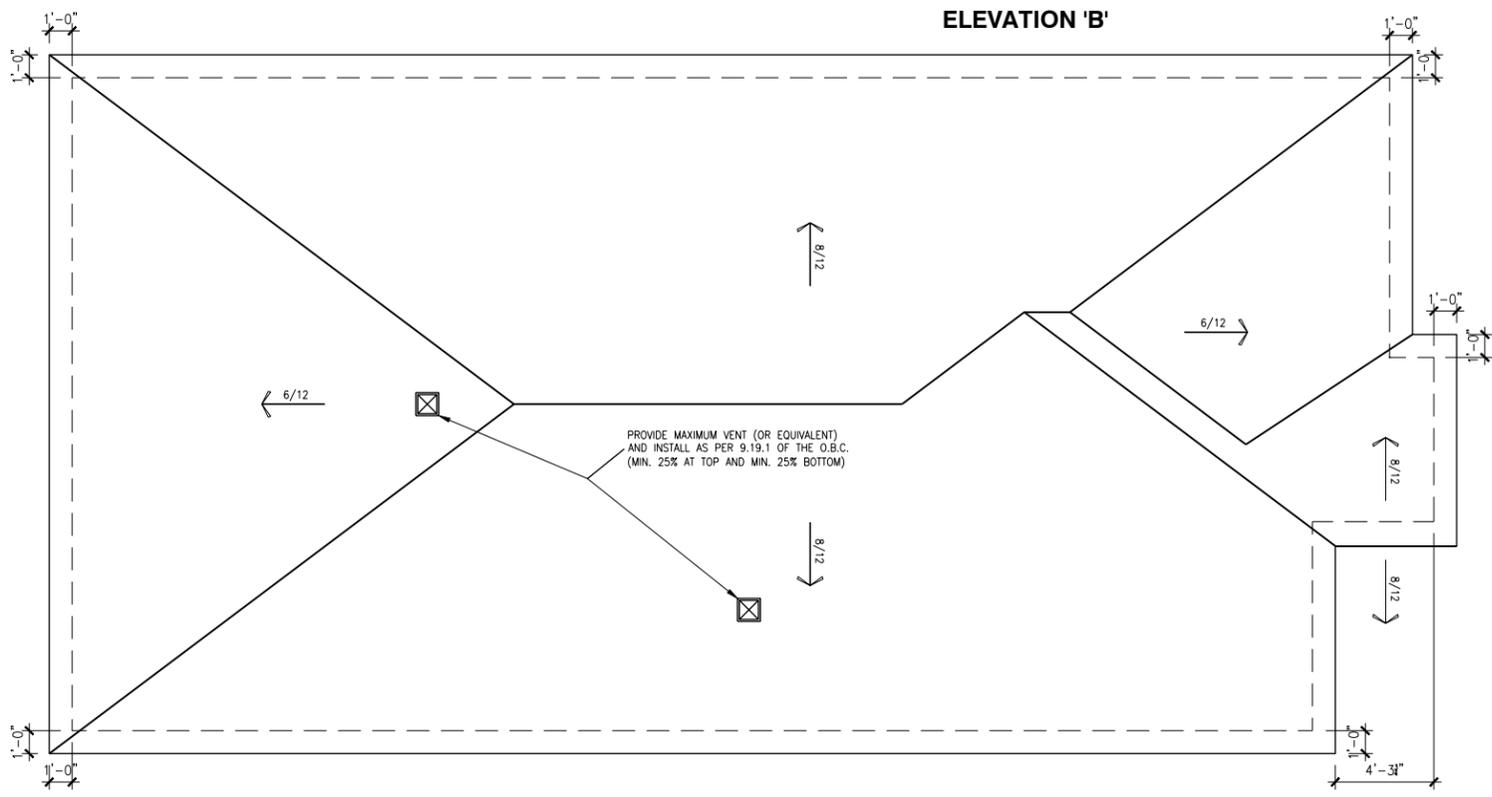
**801 - THE SHARPLEY**  
**2018 FOOTPRINT**  
 (STANDARD DRAWINGS) SHEET: **A11b**

**ROOF AND FLOOR LAYOUT NOTES:**

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**ELEVATION 'A'**



**ELEVATION 'B'**

**ROOF LAYOUTS**

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-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

**ROOF LAYOUTS**

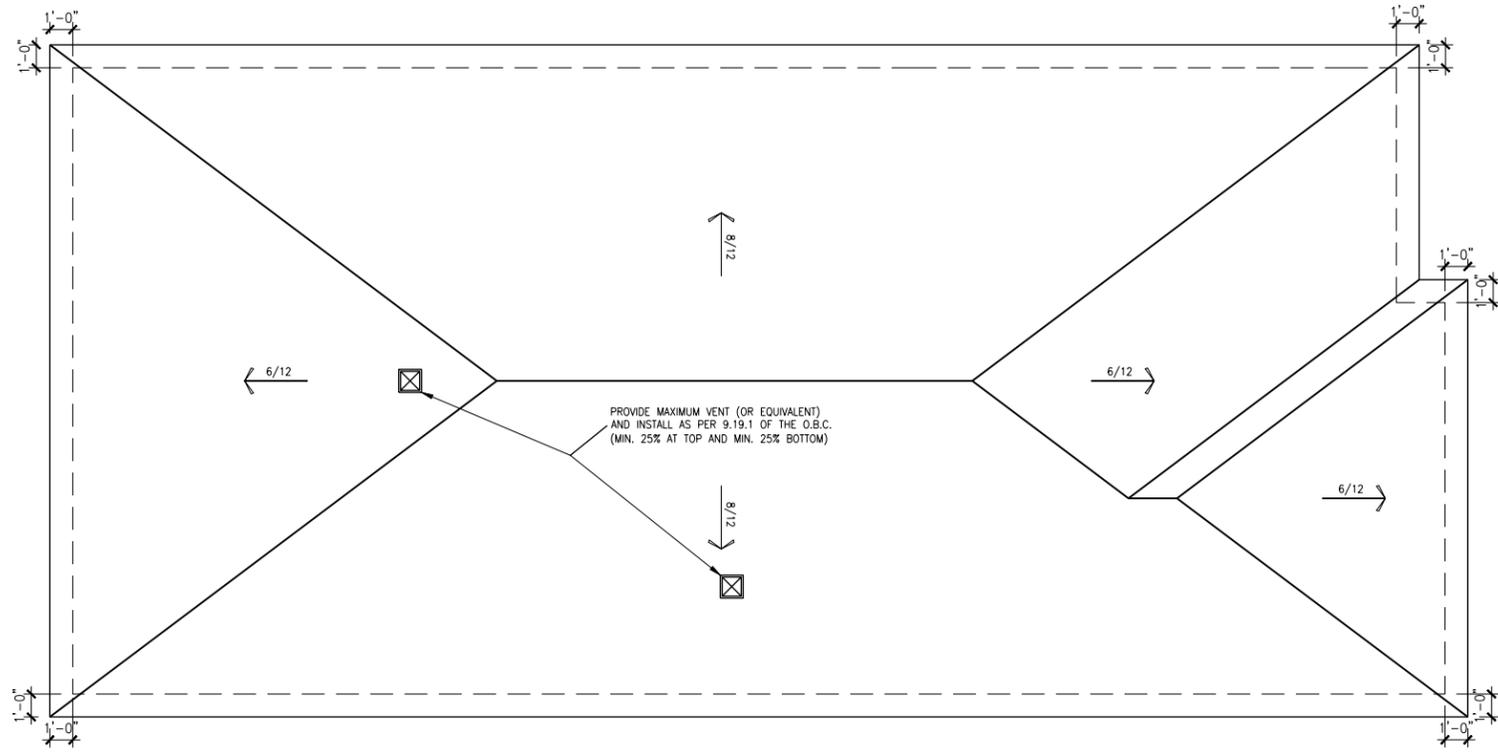
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

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

SHEET:  
**R-1a**

**ROOF AND FLOOR LAYOUT NOTES:**

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**ELEVATION 'C'**

**ROOF LAYOUTS**

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-4	OPEN STAIR TO BSMT - STRUCTURAL	06/13/19	VH
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REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD

**ROOF LAYOUTS**

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

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

SHEET:  
**R-1a**

LOT: XXXX  
 DATE: XX/XX/XXXX



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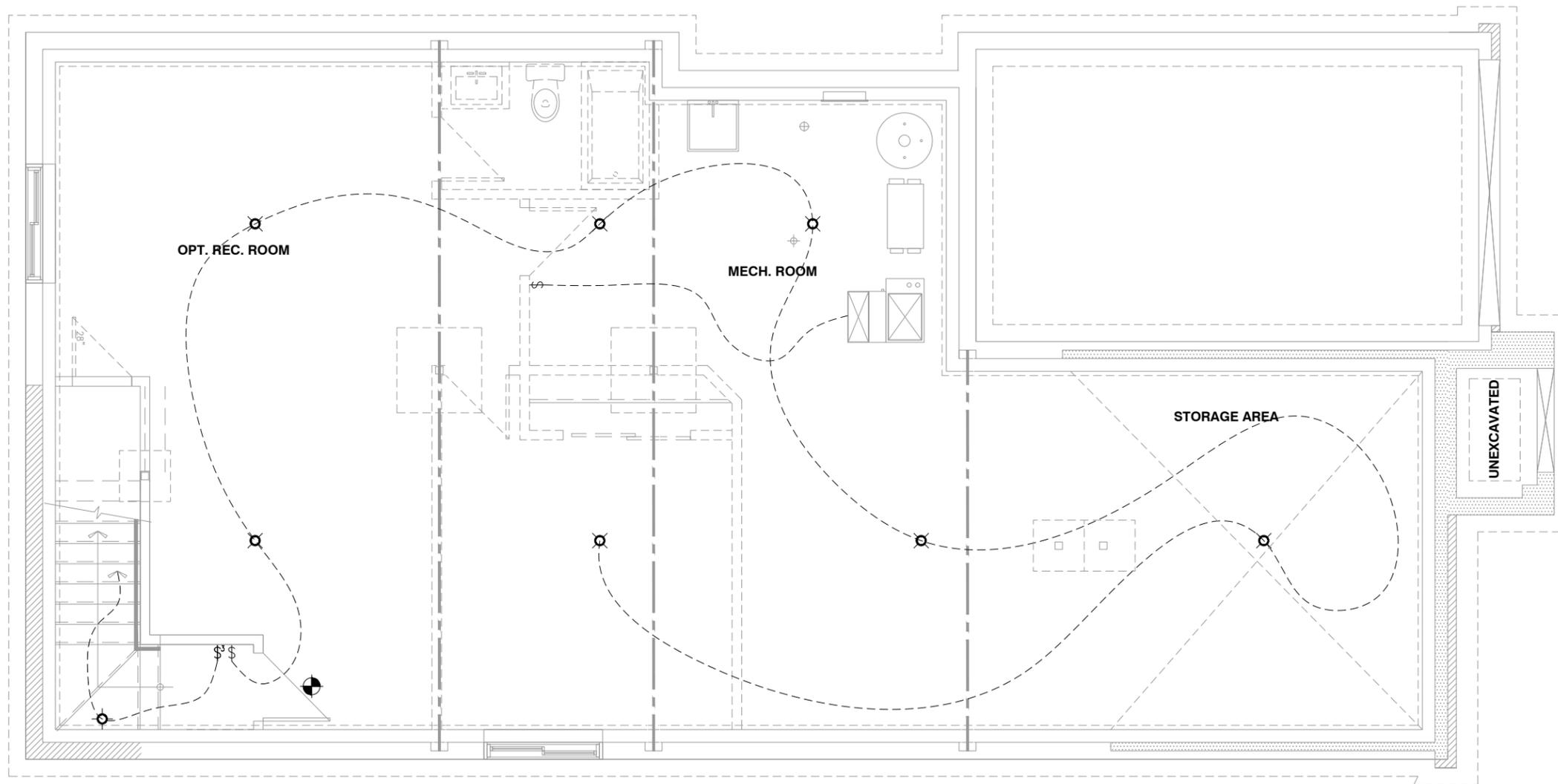
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  - SHALL HAVE A VISUAL SIGNALING DEVICE;
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  - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM; AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- ▣ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE



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

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

**2012 O.B.C. DRAWINGS**

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: **ELECTRICAL  
 FOUNDATION PLAN - SUNKEN**

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

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

SHEET:  
**E1b**

LOT: XXXX  
 DATE: XX/XX/XXXX



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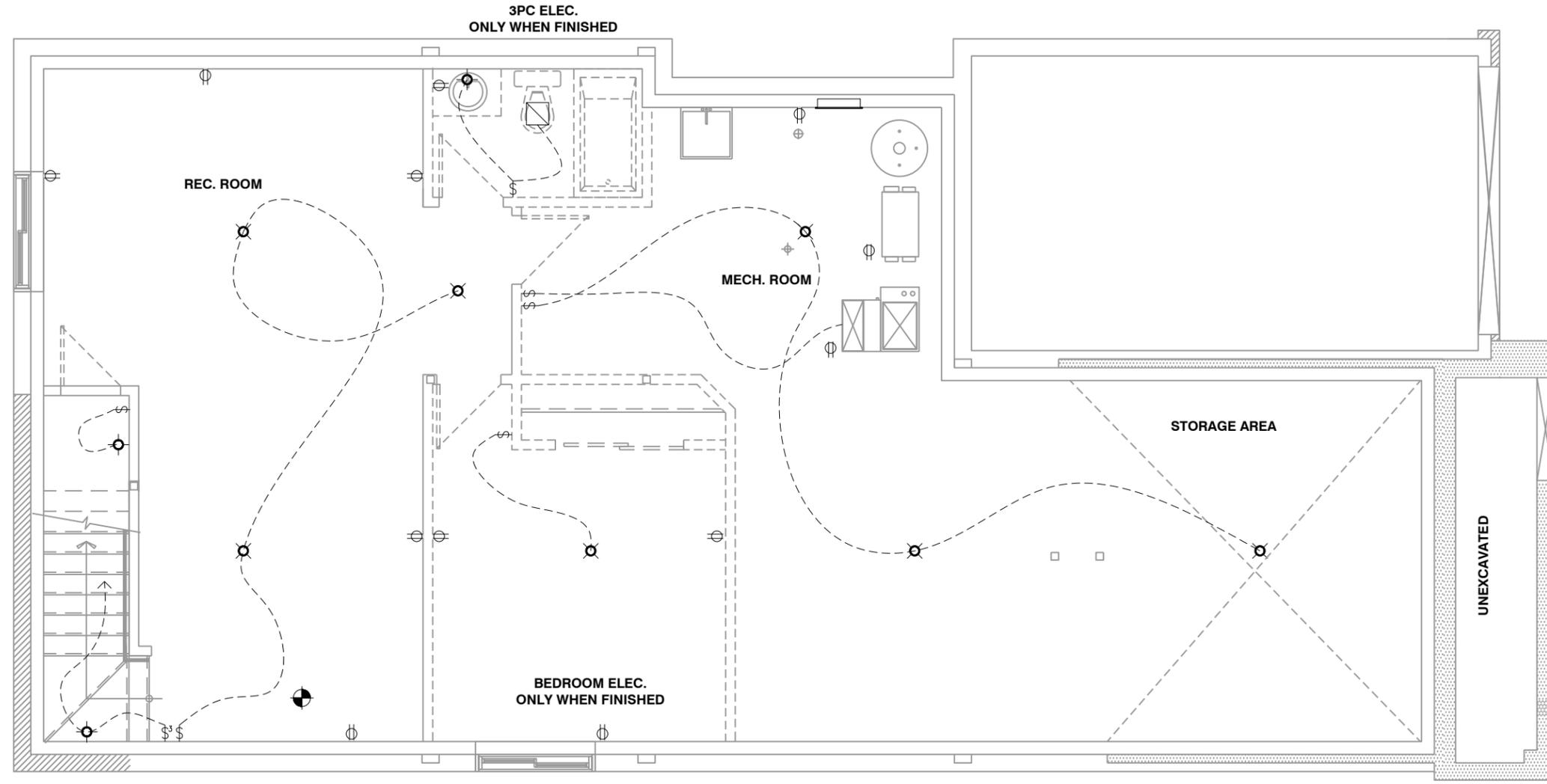
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  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

▣ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE



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

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

**2012 O.B.C. DRAWINGS**

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: ELECTRICAL  
 FOUNDATION PLAN - STANDARD**

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

**801 - THE SHARPLEY  
 2018 FOOTPRINT** SHEET: **E1a**  
 (STANDARD DRAWINGS)

LOT: XXXX  
 DATE: XX/XX/XXXX



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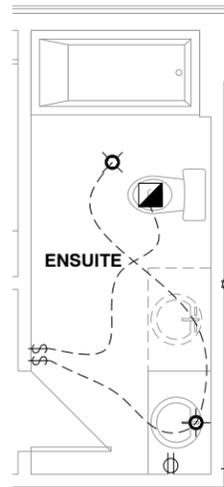
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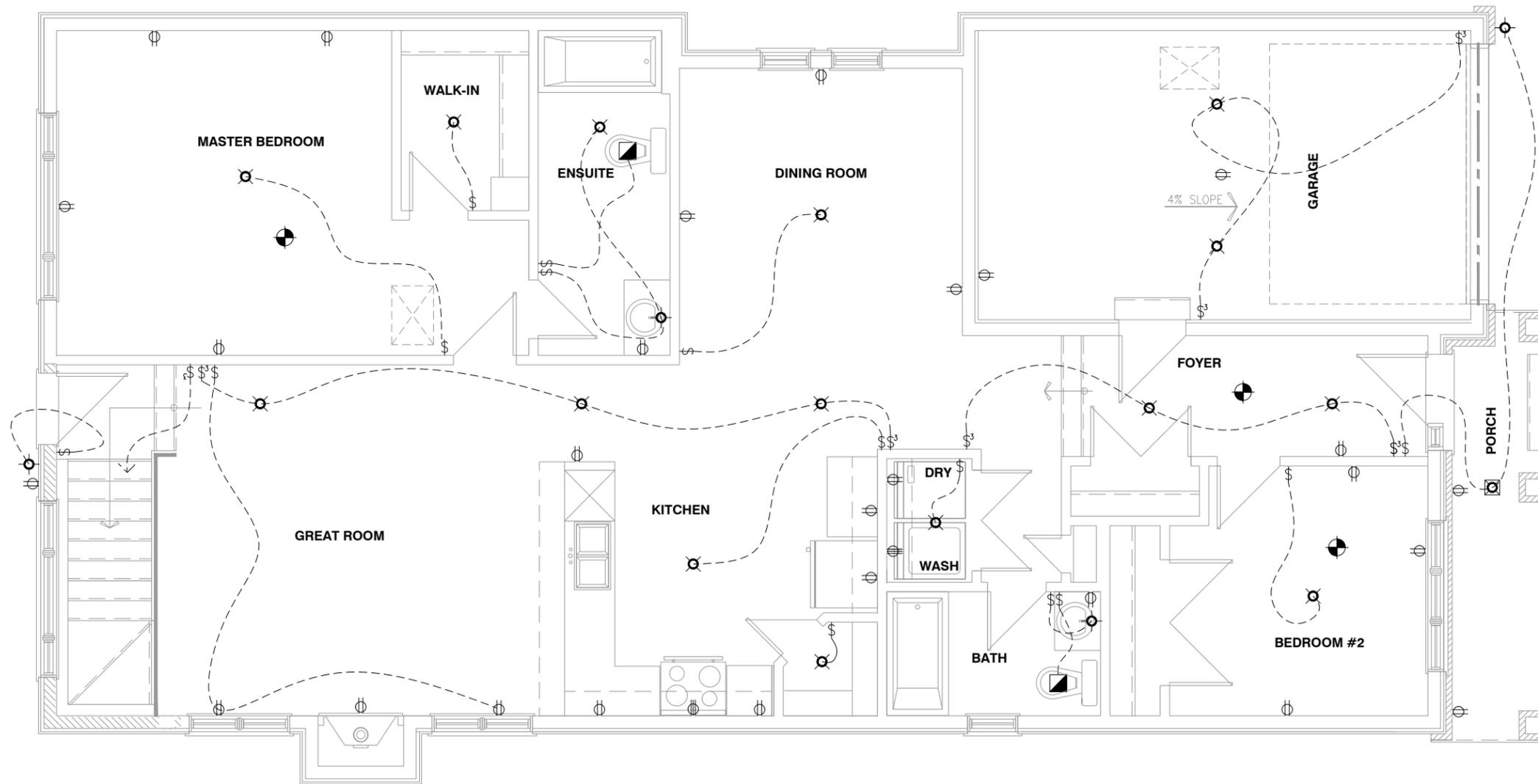
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- ▣ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE



4PC ENSUITE UPGRADE



PLAN - ELECTRICAL  
 GROUND FLOOR - ELEVATION A & C

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

2012 O.B.C. DRAWINGS

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: **ELECTRICAL**  
**GROUND FLOOR - STANDARD**

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

801 - THE SHARPLEY  
 2018 FOOTPRINT  
 (STANDARD DRAWINGS)

SHEET:  
**E2a**

LOT: XXXX  
 DATE: XX/XX/XXXX



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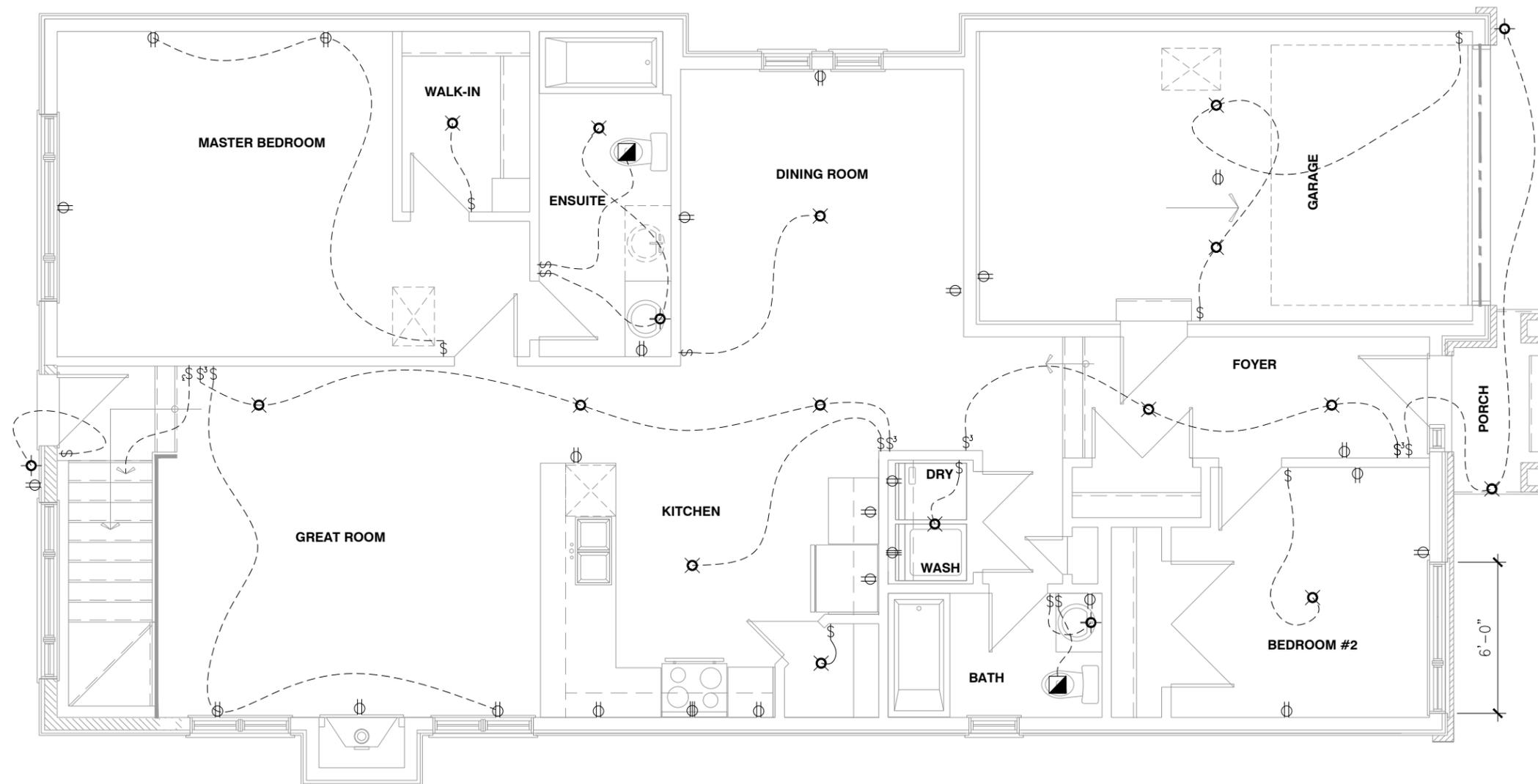
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- ▣ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE



**PLAN - ELECTRICAL  
 GROUND FLOOR - ELEVATION B**

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

**2012 O.B.C. DRAWINGS**

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: ELECTRICAL  
 GROUND FLOOR - SUNKEN**

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

**801 - THE SHARPLEY  
 2018 FOOTPRINT**

(STANDARD DRAWINGS)

SHEET:  
**E2a**

LOT: XXXX  
 DATE: XX/XX/XXXX



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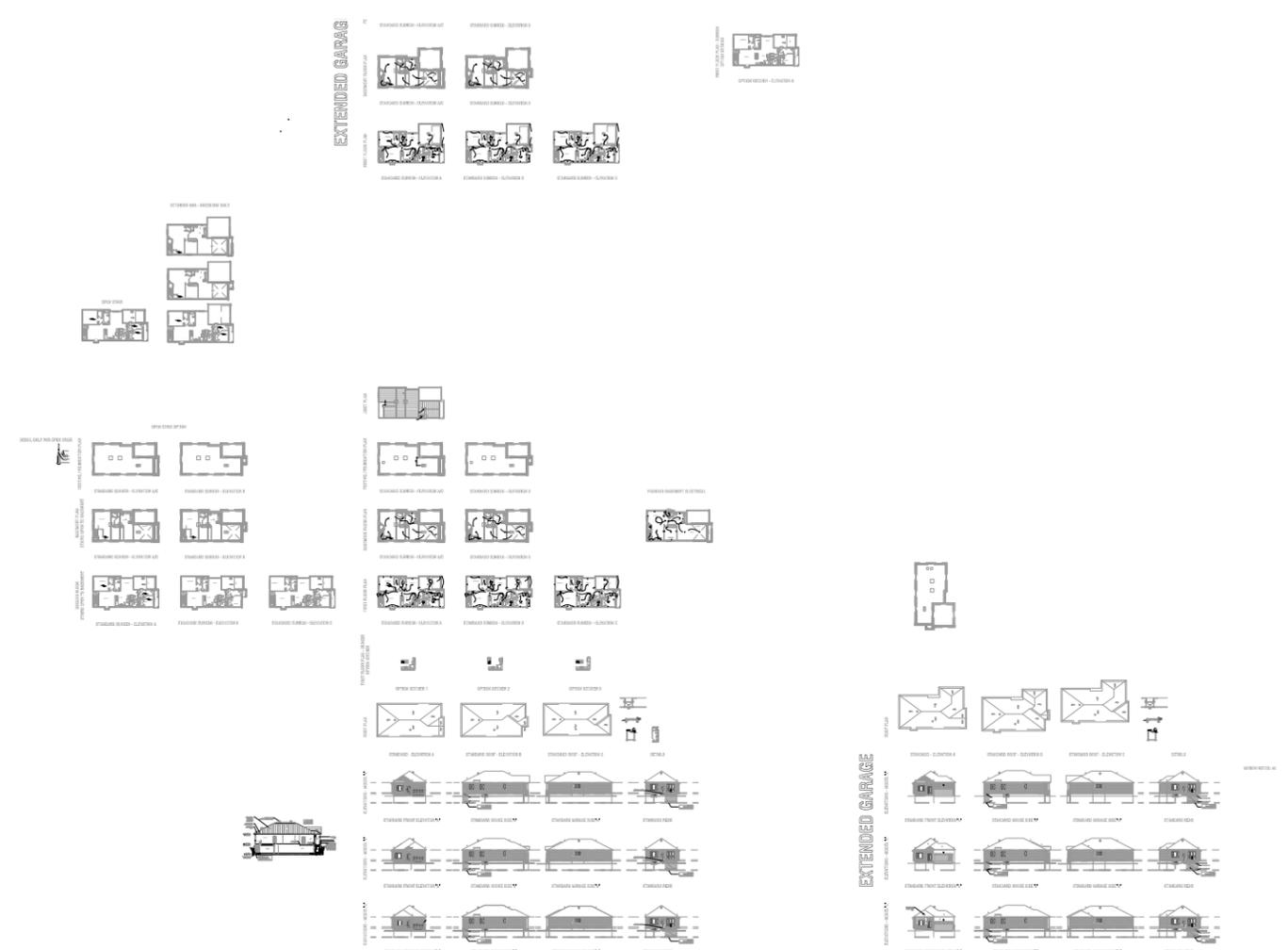
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**PLAN - ELECTRICAL  
 GROUND FLOOR - ELEVATION B**

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

**2012 O.B.C. DRAWINGS**

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
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**DRAWING: ELECTRICAL  
 GROUND FLOOR - SUNKEN**

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

**801 - THE SHARPLEY  
 2018 FOOTPRINT** SHEET: **E2a**  
 (STANDARD DRAWINGS)

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**PLAN - SECOND FLOOR  
JOIST LAYOUT - ELEVATION A/B/C (STANDARD)**

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

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



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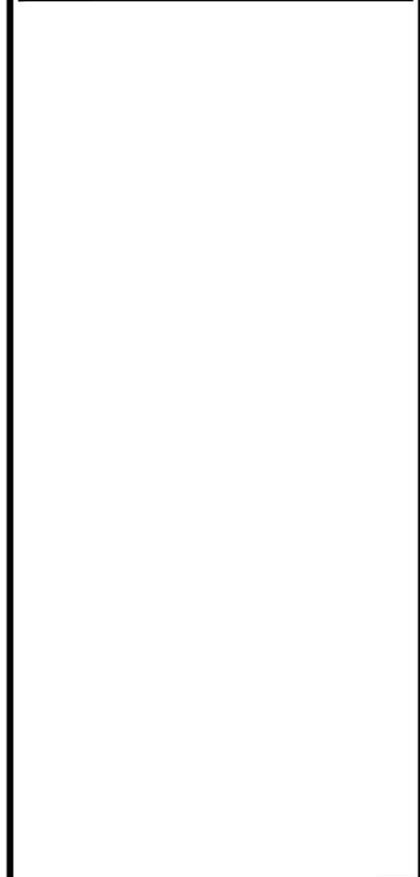
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REV-2	AS PER STRUCTURAL	07/25/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	13/11/2017	MAD

**DRAWING: 02FL - JOIST LAYOUT  
STANDARD**

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

**801 - THE SHARPLEY  
2018 FOOTPRINT** SHEET: **A12**  
(STANDARD DRAWINGS)