



Valecraft
Homes (2019) Limited

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

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

EXTERIOR FINISH LEGEND:

- B1 - BRICK (BAHM)
- E6 - BRICK SOLDIER COURSE (ACCENT)
- E2 - BRICK SOLDIER COURSE (ACCENT)
+ 20mm ROD
- R3 - BRICK SLEEPER COURSE
- B4 - STACK BOLD (ACCENT)
- E5 - BRICK BILL (ACCENT)
- E6 - BRICK ROW LOCK (ACCENT)
- B5 - BRICK CORBELLS
- E5 - BRICK COURSE 20mm PILING
+ 20 - NICK 20mm 20mm
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm GIVE SIDING
- AF - ALUMINUM FASCIA
- AL - ALUMINUM CLADDING
- AD - ASP ALUMINUM CLADDING
- AB - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARINGS
- PG - PARINGS
- PC#10 - PRECAST HEADER 10"
- PC#8 - PRECAST HEADER 8"
- PCB - PRECAST BEAMS
- PCB - PRECAST RAILS
- PCB - PRECAST RAILS
- VB - VINYL SHAKES
- VEB - SIDING (VERTICAL CORNER)

[illegible]

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

FRONT ELEVATION 'A'

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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1020 - THE MORGAN 2022 FOOTPRINT

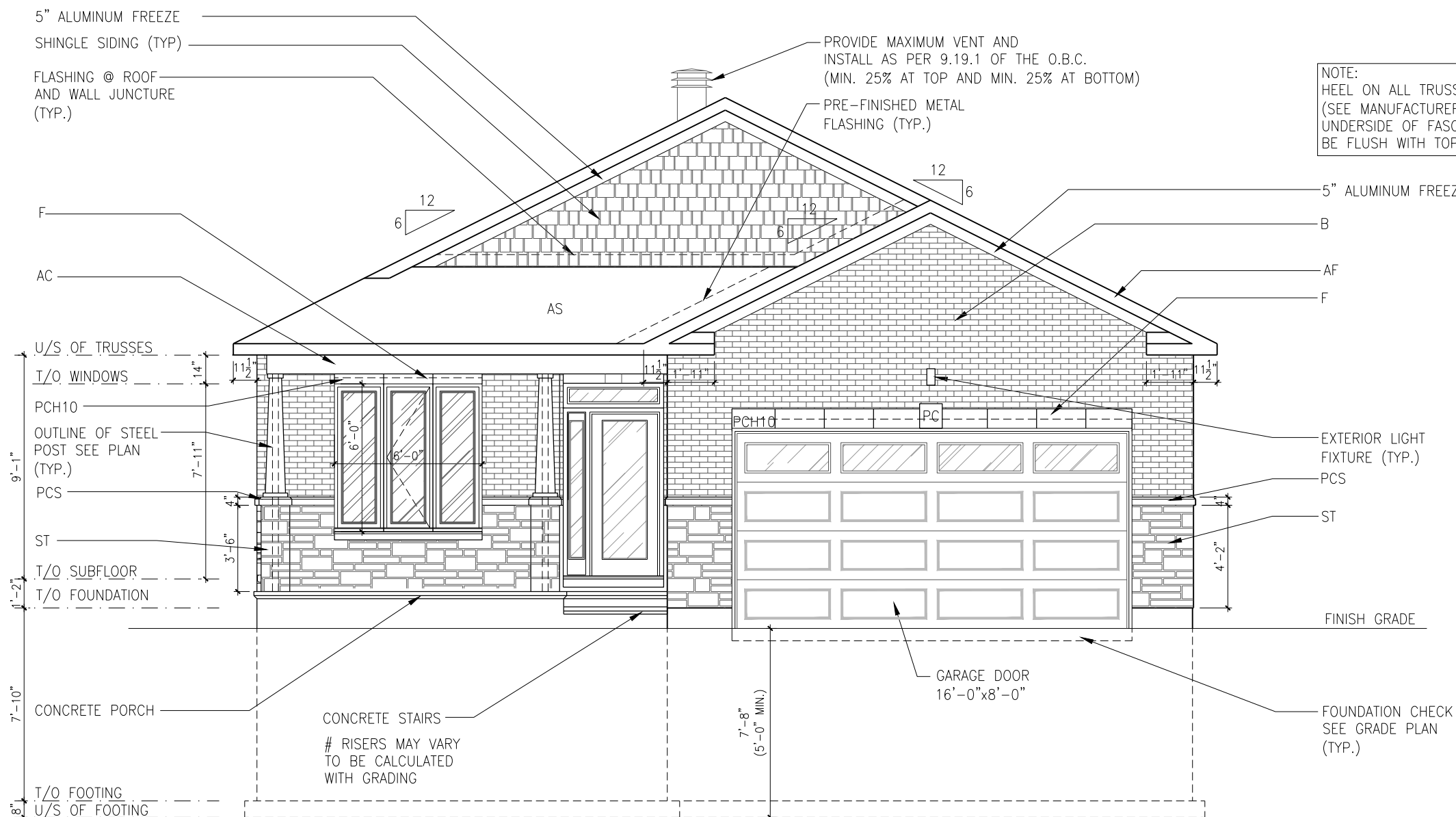
SHEET:
A.1a

STANDARD PLAN WITH WALK-OUT BASEMENT:

GROSS INSULATED = 234.5 M. SQ.
WALL AREA

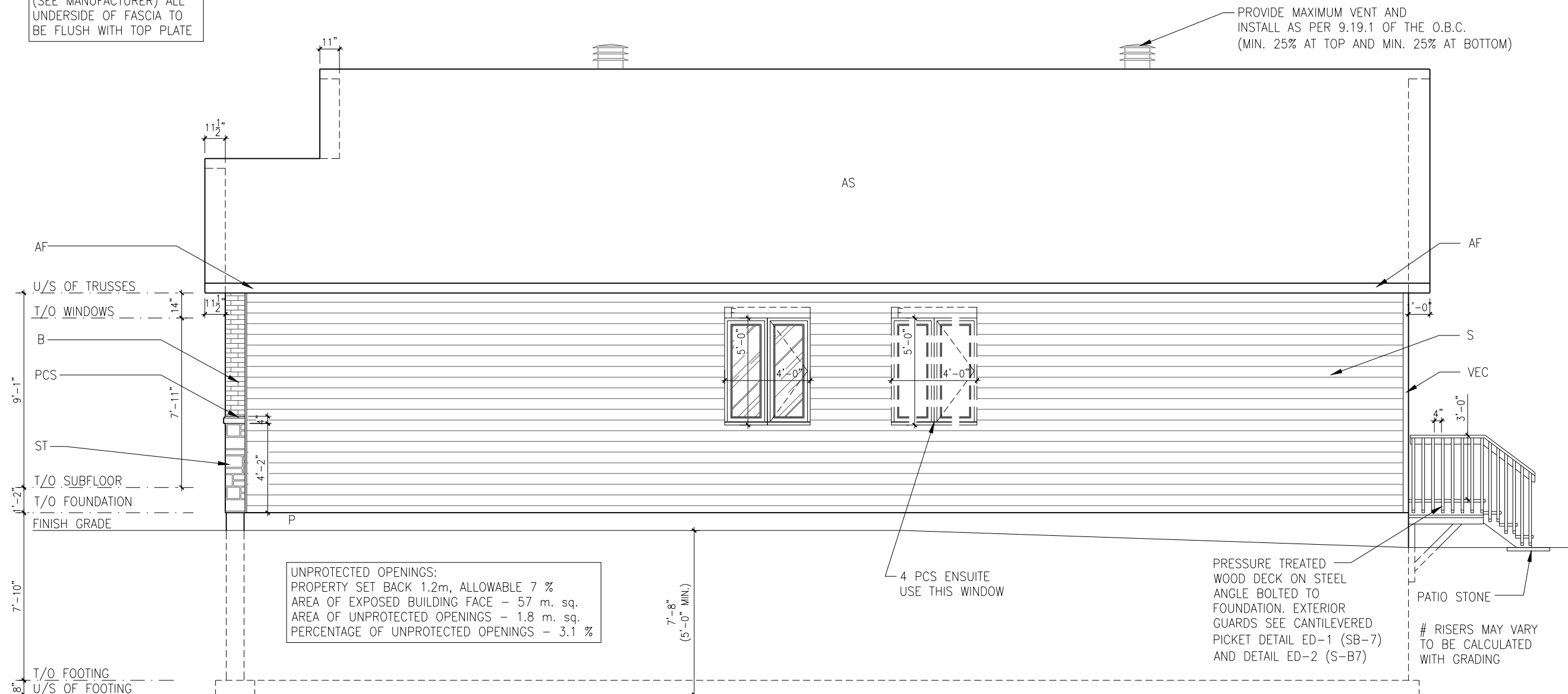
GROSS WINDOW = 30.27 M. SQ.
AREA

PERCENT GLASS TO WALL AREA = 12.9%



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

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



ELEVATION A - RIGHT
SCALE: 3/16" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX



I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR
VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS
AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

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EXTERIOR FINISH LEGEND:

- B1 - BRICK (HAIR)
- B2 - BRICK SOLDER COURSE (ACCENT)
- B2 - BRICK SOLDER COURSE (ACCENT)
+ 20mm ROUND
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOND (ACCENT)
- B5 - BRICK RILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B6 - BRICK CORRELLA
- B6 - BRICK 20mm ROUND
+ 20 - BRICK 20mm ROUND
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm GOVE SIDING
- AF - ALUMINUM FACING
- AC - ALUMINUM GLASS
- AL - AL - ALUMINUM BOND
- AB - ASPHALT SHIMLES
- F - FLASHING
- V - INSIDE VENT (MAXIMUM)
- P - PAVING
- PC - PAVING
- PC10 - PRECAST HEADER 10"
- PC18 - PRECAST HEADER 8"
- PC3 - PRECAST SILL
- AP - PRECAST APART
- W - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
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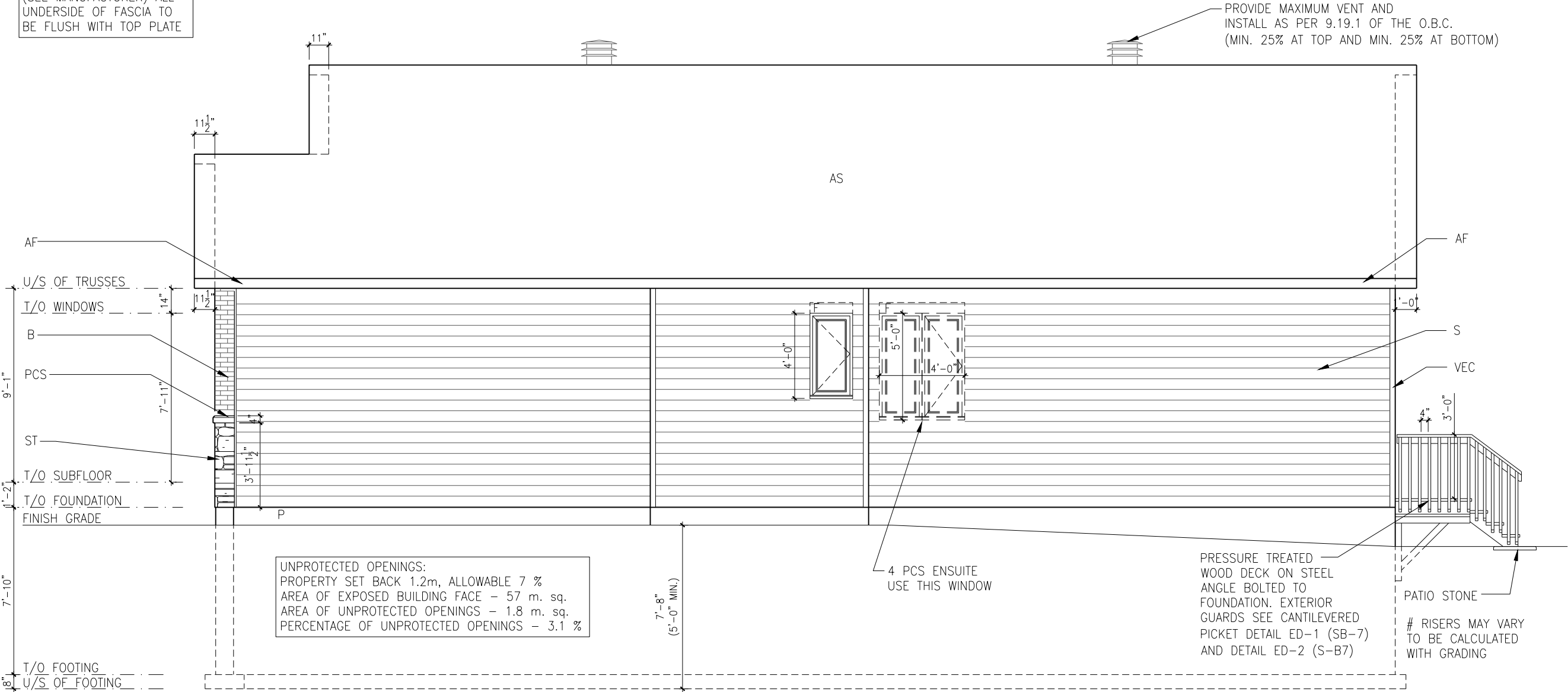
RIGHT ELEVATION 'A'

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1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.2a

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



ELEVATION A - RIGHT REDUCED

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

LOT: XXXX
DATE: XX/XX/XXXX



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EXTERIOR FINISH LEGEND:

- B - BRICK (HAUM)
- 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 CORNING 20mm PROUD
- +20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENER
- T - TRIM 200mm GOVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARAPET
- PC - PARAPET
- PC10 - PRECAST HEADER 10"
- PC8 - PRECAST HEADER 8"
- PC5 - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

REV	NO.	DESCRIPTION	DATE	BY
REV-1	1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON

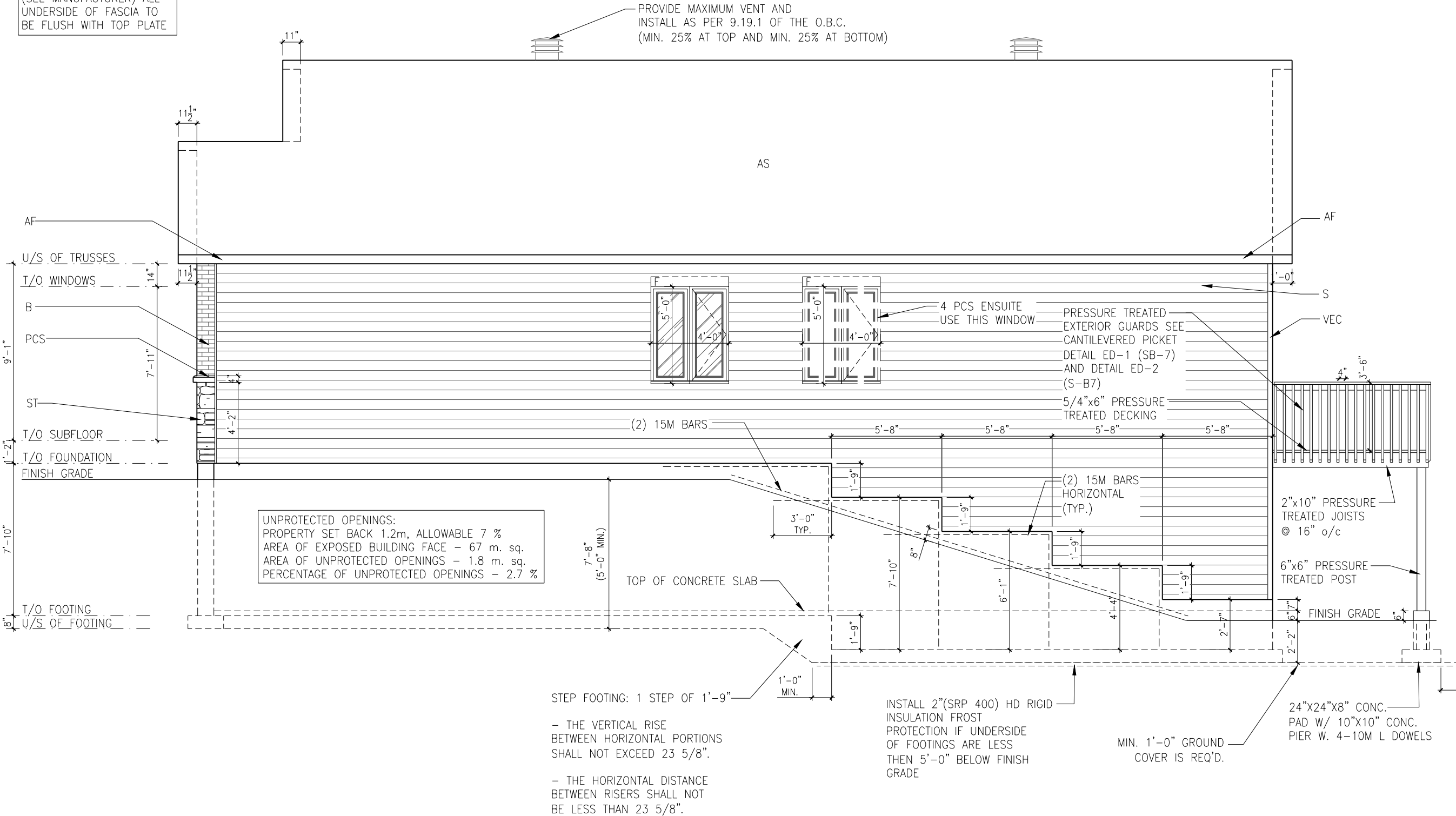
DRAWING:
RIGHT ELEVATION 'A' REDUCED

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

1020 - THE MORGAN
2022 FOOTPRINT

SHEET:
A.2a

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



WALK-OUT BASEMENT - ELEVATION A - RIGHT
SCALE: 3/16" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX



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 - B1 - BRICK SOLDIER COURSE (ACCENT)
 - B2 - BRICK SOLDIER COURSE (ACCENT)
 - + 20mm PROUD
 - B3 - BRICK BLEEPER COURSE
 - 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 GOVE SIDING
 - AF - ALUMINUM FASCIA
 - AC - ALUMINUM CLADDING
 - AB - 48" ALUMINUM BAND
 - AS - ASPHALT SHINGLES
 - F - FLASHING
 - V - ROOF VENT (MAXIMUM)
 - P - PARABING
 - PC - PARABING
 - POH10 - PRECAST HEADER 10"
 - POH8 - PRECAST HEADER 8"
 - PCB - PRECAST SILL
 - PCB - PRECAST BAND
 - VS - VINYL SHAKES
 - VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING: **WALK-OUT BASEMENT
RIGHT ELEVATION 'A'**

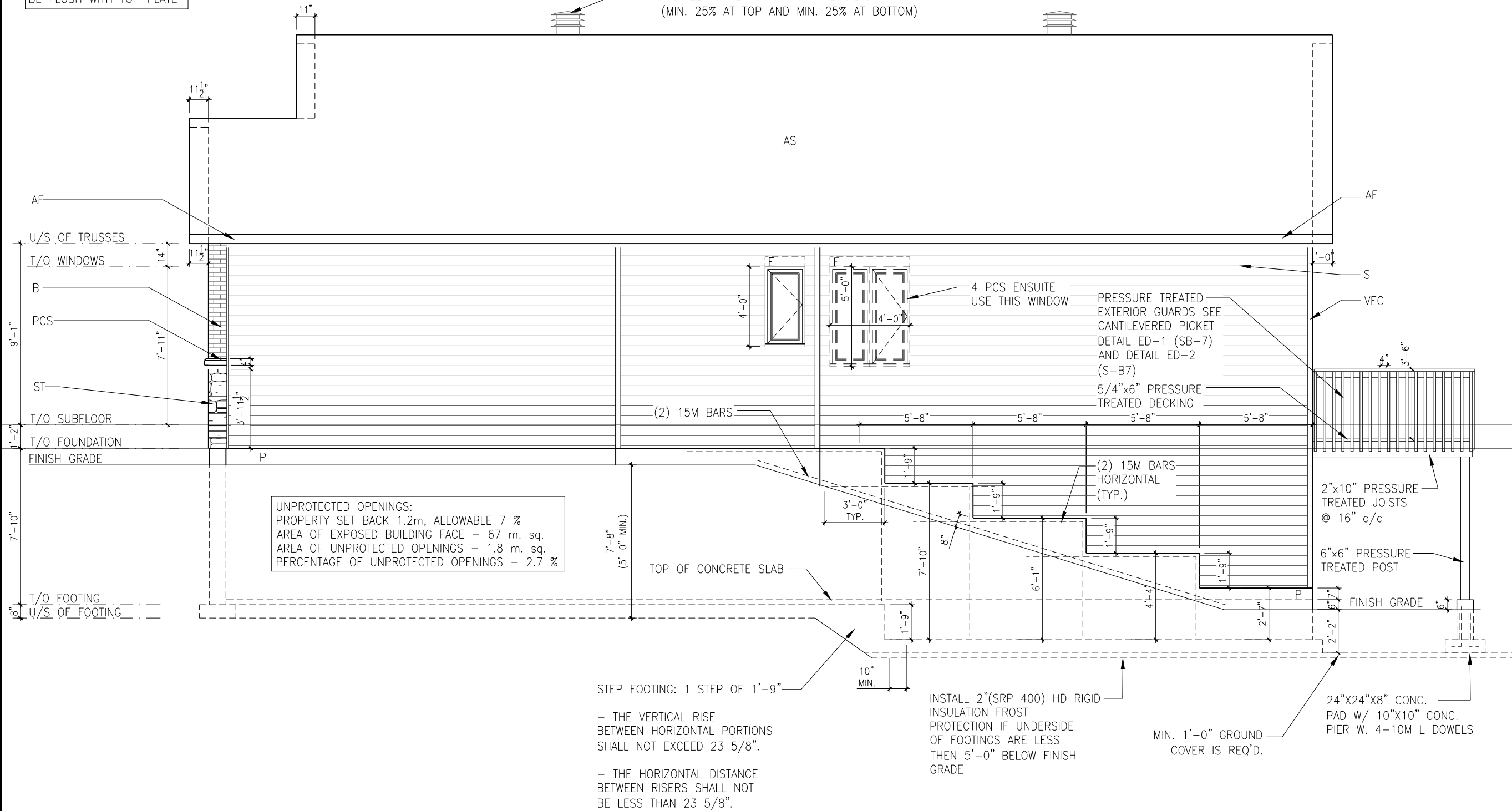
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**1020 - THE MORGAN
2022 FOOTPRINT**
(STANDARD DRAWINGS)

SHEET:
A.2a

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

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



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



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- TARION REGISTRATION NUMBER #611

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

- B - BRICK (MAJIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
 - + 20mm PROUD
- B3 - BRICK 3 SLEEPER COURSE
- B4 - ATTACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORBELING
- B8 - BRICK CORNING 20mm PROUD
 - + 20 - BRICK 20mm PROUD
 - 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRUSS 200mm GOVE SIDING
- AF - ALUMINUM FASBIA
- AL - ALUMINUM CLADDING
- AL30 - 30" ALUMINUM BOARD
- AS - ASPHALT SHINGLES
- F - FLASHING
- N - ROOF VENT (MAXIMUM)
- P - PARGING
- PC - PARGING
- PCHT10 - PRECAST HEADER 10"
- PCRB - PRECAST HEADER 3"
- PCB - PRECAST SILL
- PCB - PRECAST BOARD
- V - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

[illegible]

(STANDARD DRAWINGS)



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- B1 - BRICK (HAUM)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
 - + 20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK DASH (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORNELLING
- B8 - BRICK COILING 20mm PROUD
 - + 20 - BRICK 20mm PROUD
 - 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - THUM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AL - ALUMINUM FLASHING
- AD - ALUMINUM SANDING
- AP - ASPHALT SHOULES
- F - FLASHING
- V - INSOF VENT (MAXIMUM)
- P - PARING
- PG - PARING
- PC10 - PRECAST HEADER 10"
- PC18 - PRECAST HEADER 8"
- PC3 - PRECAST HEADS
- PC5 - PRECAST RAIL
- PC7 - VINYL SHINGLES
- VEB - SIDING (ARCUAL CORNER)

[illegible]

DRAWING:

LEFT ELEVATION 'A'

**1020 - THE MORGAN
2022 FOOTPRINT**

SHEET:
A.3a

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

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

OUTLINE OF OPTIONAL
3/12 CATHEDRAL
CEILING

AF—

U/S OF TRUSSES

T/O WINDOWS 14"

S—

GAS FIREPLACE
VENT

9- VEC

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

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

PROVIDE G.I. METAL AREAWAY
2" ABOVE FINISHED GRADE &
DRAIN TO WEEPER TILE.
INSURE A CLEAR DISTANCE
OF 22" FROM BUILDING FACE
TO INSIDE OF WINDOW WELL.
(TYP.) (SEE DETAIL SP-24)

UNPROTECTED OPENINGS: PROPERTY SET BACK 1.2m, ALLOWABLE 7 % AREA OF EXPOSED BUILDING FACE – 52 m. sq. AREA OF UNPROTECTED OPENINGS – 2.27 m. sq. PERCENTAGE OF UNPROTECTED OPENINGS – 4.3 %

— PRE-FINISHED
METAL FLASHING

— OUTLINE OF STEEL
POST SEE PLAN
(TYP.)

— PCS

— ST

— CONCRETE PORCH
AND STAIRS

ELEVATION A - LEFT

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

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OUTLINE OF OPTIONAL
3/12 CATHEDRAL
CEILING

AF

U/S OF TRUSSES

T/O WINDOWS

S

VEC

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

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

PROVIDE G.I. METAL AREAWAY
2" ABOVE FINISHED GRADE &
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PERCENTAGE OF UNPROTECTED OPENINGS - 4.3 %

PRE-FINISHED
METAL FLASHING

OUTLINE OF STEEL
POST SEE PLAN
(TYP.)

PCS

ST

CONCRETE PORCH
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- 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 CORNBELLING
- B8 - BRICK CORNING 20mm PROUD
+20 - BRICK 20mm PROUD
-20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm GOVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 40° ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARAPET
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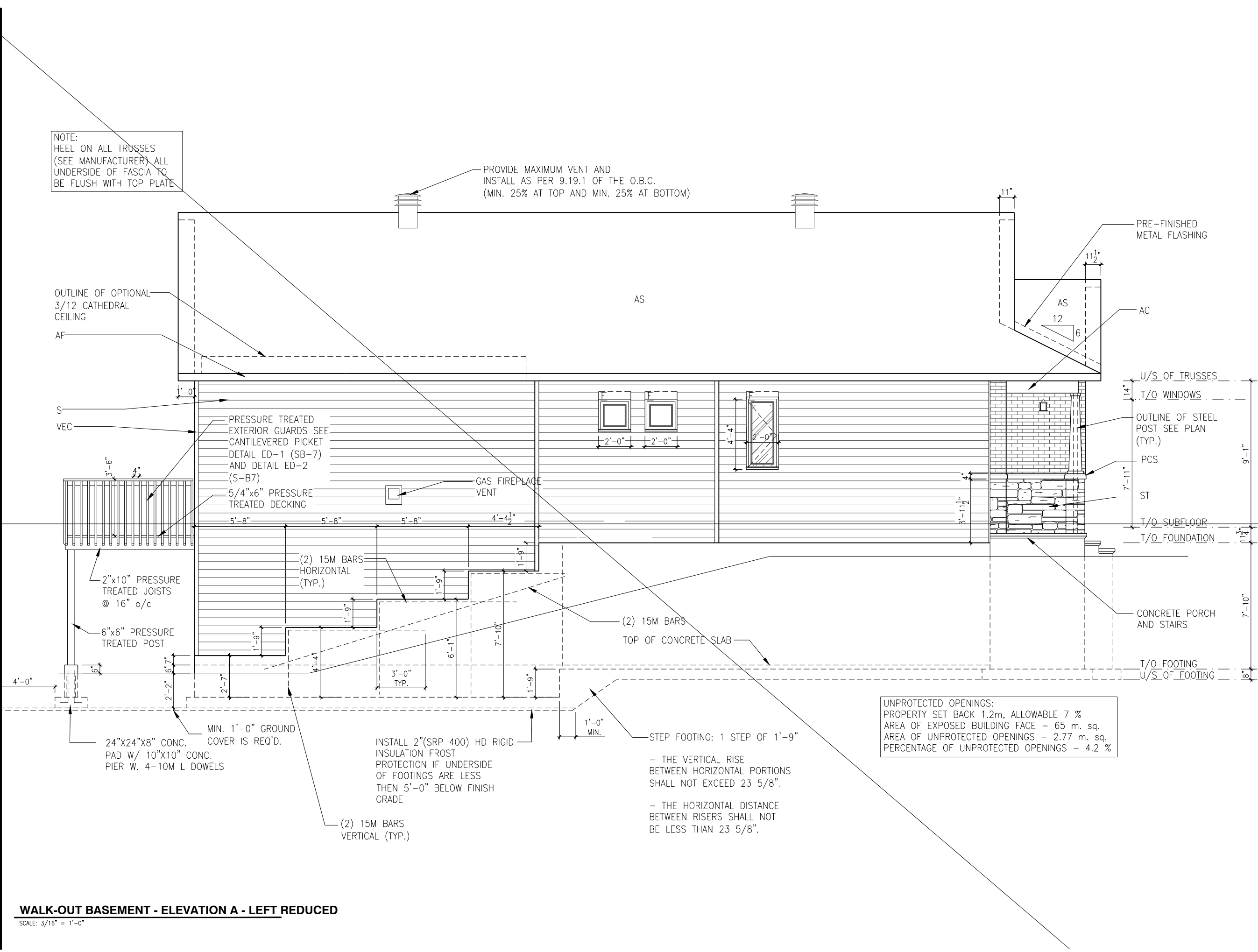
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SHEET:

A.3a

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DRAWING: **WALK-OUT BASEMENT**
LEFT ELEVATION 'A' REDUCED

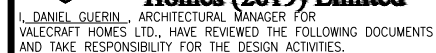
ADDRESS:	SCALE:	DATE:
XX	3/16" = 1'-0"	XX/XX/XXXX

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A.3a

DATE: XX/XX/XXXX



- PERSONAL BCIN #19896
- TARIFF 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.

EXTERIOR FINISH LEGEND:

- B1 - BRICK (RAUN)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
 - + 20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK DOW (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORNELLING
- B8 - BRICK CORNING 20mm PROUD
 - + 20 - BRICK 20mm PROUD
 - 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - THUM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AL - ALUMINUM CLADDING
- AD - 3" ALUMINUM SLAB
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARING
- PG - PARING
- PC10 - PRECAST HEADER 10"
- PC18 - PRECAST HEADER 18"
- PCS - PRECAST SILL
- PCS - PRECAST HEAD
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

[illegible]

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYD
NO.	DESCRIPTION	DATE	BY

DRAWING:

FRONT ELEVATION 'B'

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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**1020 - THE MORGAN
2022 FOOTPRINT**

SHEET:
A.1b

STANDARD PLAN:

GROSS INSULATED = 188.6 M. SQ.
WALL AREA

GROSS WINDOW AREA = 23.4 M. SQ.

PERCENT GLASS TO WALL AREA = 12.4%

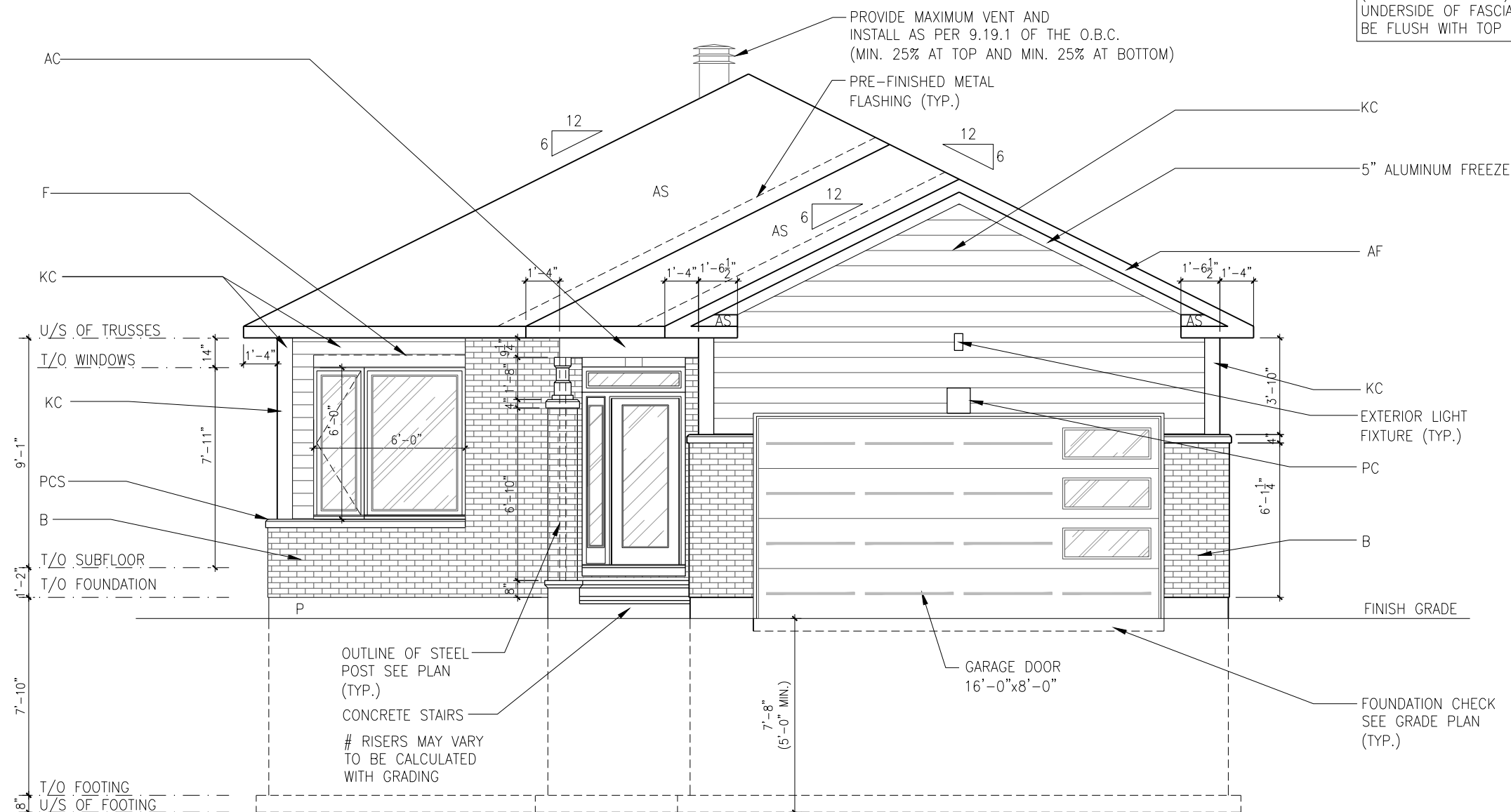
STANDARD PLAN WITH WALK-OUT BASEMENT:

GROSS INSULATED = 234.5 M. SQ.
WALL AREA

GROSS WINDOW AREA = 30.27 M. SQ.

PERCENT GLASS TO WALL AREA = 12.9%

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



ELEVATION B - FRONT

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



Valecraft
Homes (2019) Limited

- PERSONAL BCIN #19896
- TARIFF REGISTRATION NUMBER #611

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EXTERIOR FINISH LEGEND:

- B1 - BRICK (HAIR)
- B2 - BRICK SOLDER COURSE (ACCENT)
- B2 - BRICK SOLDER COURSE (ACCENT)
 - + 20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK ROHD (ACCENT)
- B6 - BRICK SHILL (ACCENT)
- B6 - BRICK ROW LOW (ACCENT)
- B7 - BRICK CORNELLING
- B7 - BRICK CORNELLING
 - + 20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- S - SIDING (HORIZONTAL)
- ST - STONE VESHER
- T - TRIM 200mm GOVE BIDDING
- AF - ALUMINUM FACING
- AL - ALUMINUM GLASS
- AL - ASP ALUMINUM BARS
- AL - ASPHALT SHIMDLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARKING
- P - PARKING
- PCRG1 - PRECAST HEADER 10"
- PCRG2 - PRECAST HEADER 6"
- PCG3 - PRECAST STAIR
- PCG4 - PRECAST BAWD
- V - VINYL SHAWES
- VCG - SIDING (VERTICAL CORNER)

[illegible]

DRAWING:

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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(STANDARD DRAWINGS)

SHEET:
A.2b

MUSHROOM ROOF VENTS -
(ROOF VENTILATION
AS PER OBC - SECTION
9.19.1)

U/S OF TRUSSES

T/O WINDOWS

PCS —

B -

T/O SUBFL00R

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

UNPROTECTED OPENINGS:	
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %	
AREA OF EXPOSED BUILDING FACE – 57 m. sq.	
AREA OF UNPROTECTED OPENINGS – 1.8 m. sq.	
PERCENTAGE OF UNPROTECTED OPENINGS – 3.1 %	

AS

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

— 4 PCS ENSUITE
USE THIS WINDOW

PRESSURE TREATED
WOOD DECK ON STEEL
ANGLE BOLTED TO
FOUNDATION. EXTERIOR
GUARDS SEE CANTILEVERED
PICKET DETAIL ED-1 (SB-7)
AND DETAIL ED-2 (S-B7)

! PATIO STONE

RISERS MAY VARY
TO BE CALCULATED
WITH GRADING

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



Valecraft
Homes (2019) Limited

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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EXTERIOR FINISH LEGEND:

- B1 - BRICK (NAHM)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT) + 20mm PAVING
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOLD (ACCENT)
- B5 - BRICK SLIP (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORRELING
- B8 - BRICK COMING 20mm PAVING + 20 - BRICK 20mm PAVING
- B9 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VEHNER
- T - THUM 200mm GYVE SIDING
- AF - ALUMINUM FASCIA
- AL - ALUMINUM CLADDING
- AP - ASP ALUMINUM SHINGLES
- AB - ASPHALT SHINGLES
- F - FLASHING
- V - (ROOF VENT (MAXIMUM))
- P - PARAPING
- PC - PARAPING
- PCND - PRECAST HEADERS 10"
- PCNB - PRECAST HEADERS 8"
- PCB - PRECAST SLABS
- PCB - PRECAST SLABS
- VB - VINYL SHINGLES
- VEC - SIDING (ANGULAR CORNER)

[illegible]

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **RIGHT ELEVATION 'B' REDUCED**

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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1020 - THE MORGAN 2022 FOOTPRINT

SHEET:
A.2b

MUSHROOM ROOF VENTS
(ROOF VENTILATION
AS PER OBC - SECTION
9.19.1)

AF-

U/S OF TRUSSES

T/O WINDOWS

PCS -

B -

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE – 57 m. sq.
AREA OF UNPROTECTED OPENINGS – 1.8 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS – 3.1 %

AS

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

0-1

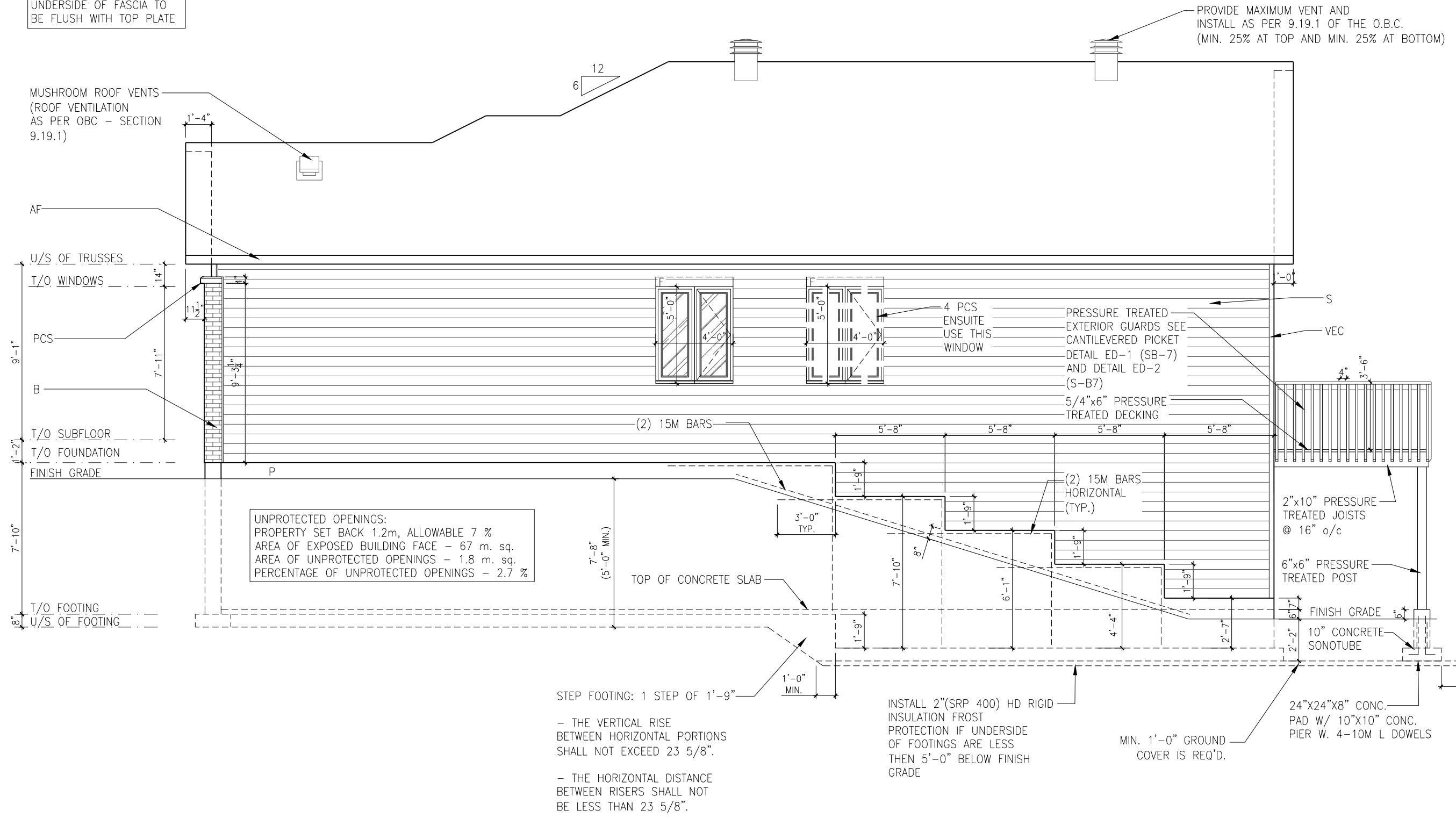
- 4 PCS ENSUITE
USE THIS WINDOW

PRESSURE TREATED —
WOOD DECK ON STEEL
ANGLE BOLTED TO
FOUNDATION. EXTERIOR
GUARDS SEE CANTILEVERED
PICKET DETAIL ED-1 (SB-7)
AND DETAIL ED-2 (S-B7)

RISERS MAY VARY
TO BE CALCULATED
WITH GRADING

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

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



LOT: XXXX
DATE: XX/XX/XXXX



I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR
VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS
AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

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ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

- EXTERIOR FINISH LEGEND:
- B - BRICK (MAIN)
 - B1 - BRICK SOLDIER COURSE (ACCENT)
 - B2 - BRICK SOLDIER COURSE (ACCENT) + 20mm PROUD
 - B3 - BRICK SLEEPER COURSE
 - B4 - STACK BORD (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 - 40" ALUMINUM BAND
 - AS - ASPHALT SHINGLES
 - F - FLASHING
 - V - ROOF VENT (MAXIMUM)
 - P - PARAPET
 - PC - PARAPET
 - PC10 - PRECAST HEADER 10"
 - PC8 - PRECAST HEADER 8"
 - PC5 - PRECAST SILL
 - PCB - PRECAST BAND
 - VB - VINYL SHAKES
 - VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: WALK-OUT BASEMENT RIGHT ELEVATION 'B'

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

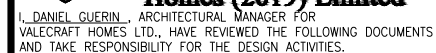
1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.2b

WALK-OUT BASEMENT - ELEVATION B - RIGHT

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

DATE: XX/XX/XXXX



- PERSONAL BCIN #19896
- TARIFF REGISTRATION NUMBER #611

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EXTERIOR FINISH LEGEND:

B - BRICK (MUR)
B1 - BRICK SOLDIER COURSE (ACCENT)
B2 - BRICK SOLDIER COURSE (ACCENT)
+ 20mm PHUO
B3 - BRICK SLEEPER COURSE
B4 - STACK ROHD (ACCENT)
B5 - BRICK SILL (ACCENT)
B6 - BRICK ROW LOW (ACCENT)
B7 - BRICK CORRELLING
+ 20 - BRICK 20mm PHUO
+ 20 - BRICK 20mm PHUO
+ 20 - BRICK 20mm RECESSED
B - SIDING (HORIZONTAL)
ST - STONE VESHER
T - THIN 200mm GOVE SIDING
AF - ALUMINUM FACING
AL - ALUMINUM GLASS
AB - ASP ALUMINUM BAND
AB - APPHAT BUNDLES
F - FLASHING
V - ROOF VENT (MAXIMUM)
P - PARING
PC - PARING
PC10 - PRECAST HEADER 10"
PC8 - PRECAST HEADER 8"
PC5 - PRECAST SILL
PC5 - PRECAST SILL
V - VINYL SHAKES
V2 - SUTING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG. MODIFICATION	01/01/2022	DO'YON
NO.	DESCRIPTION	DATE	BY

DRAWING: **WALK-OUT BASEMENT
RIGHT ELEVATION 'B' REDUCED**

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

1020 - THE MORGAN 2022 FOOTPRINT

SHEET:
A.2b

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

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

MUSHROOM ROOF VENTS
(ROOF VENTILATION
AS PER OBC – SECTION
9.19.1)

AF—

U/S OF TRUSSES
T/O WINDOWS

PCS—

B -

T/O SUBFLOOR

T/O FOUNDATION
FINISH GRADE

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE – 67 m. sq.
AREA OF UNPROTECTED OPENINGS – 1.8 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS – 2.7 %

TOP OF CONCRETE SLAB

STEP FOOTING: 1 STEP OF 1'-9"

– THE VERTICAL RISE
BETWEEN HORIZONTAL PORTIONS
SHALL NOT EXCEED 23 5/8".

– THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 23 5/8".

INSTALL 2"(SRP 400) HD RIGID
INSULATION FROST
PROTECTION IF UNDERSIDE
OF FOOTINGS ARE LESS
THEN 5'-0" BELOW FINISH
GRADE

COVER IS REQ'D.

2"x10" PRESSURE-TREATED JOISTS
@ 16" o/c

6"x6" PRESSUR
TREATED POST

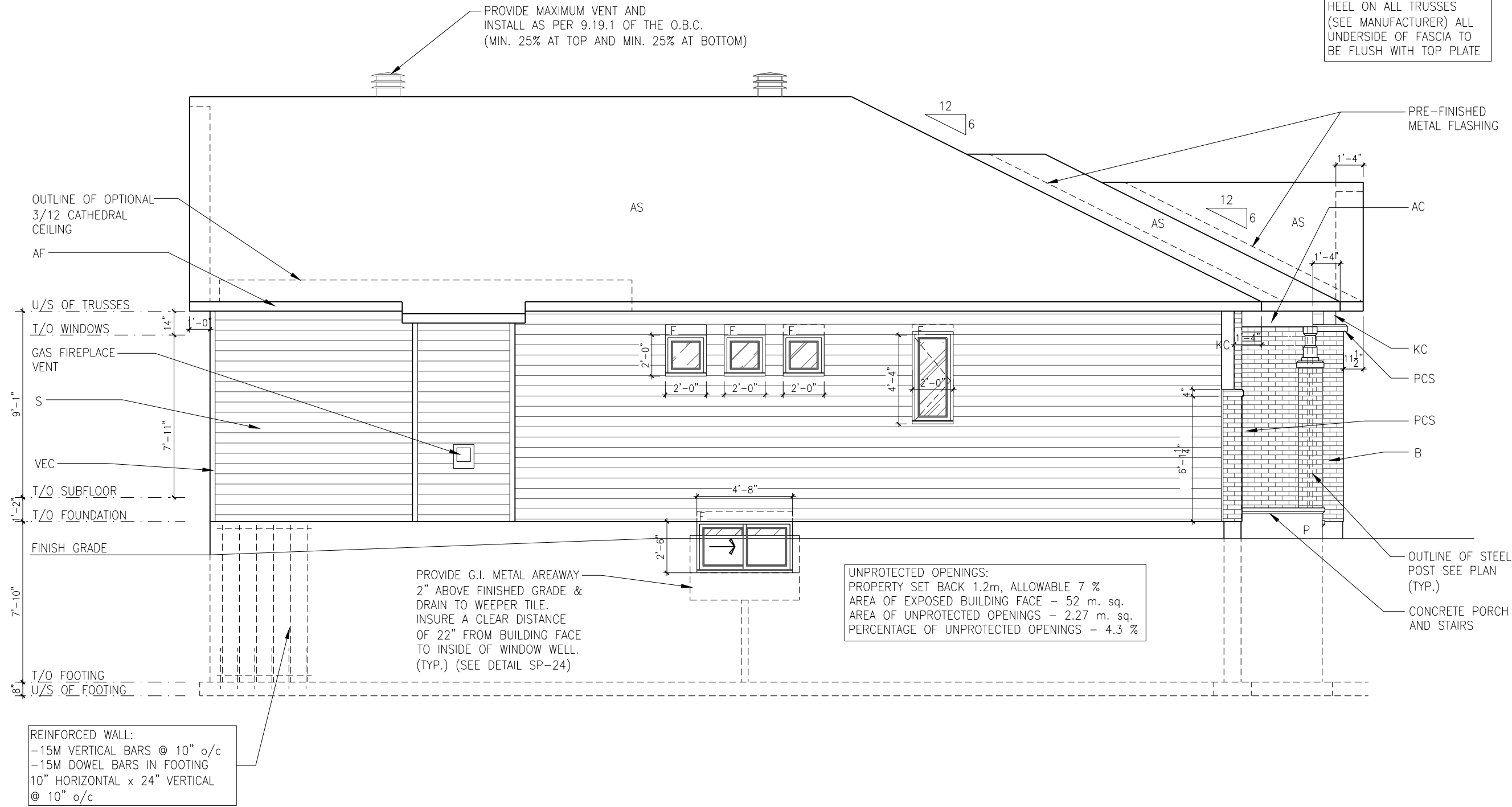
"X24"X8" CONC. _____
 D W/ 10"X10" CONC. _____
 ER W. 4-10M L DOWELS _____

WALK-OUT BASEMENT - ELEVATION B - RIGHT REDUCED

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

ELEVATION B - LEFT

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



LOT: XXXX
DATE: XX/XX/XXXX



I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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- EXTERIOR FINISH LEGEND:
- B - BRICK (MAU)
 - B1 - BRICK SOLDIER COURSE (ACCENT)
 - B2 - BRICK SOLDIER COURSE (ACCENT) + 20mm PROUD
 - B3 - BRICK BLEEPER COURSE
 - 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 GOVE SIDING
 - AF - ALUMINUM FASCIA
 - AC - ALUMINUM CLADDING
 - AB - 48" ALUMINUM BAND
 - AS - ASPHALT SHINGLES
 - F - FLASHING
 - V - ROOF VENT (MAXIMUM)
 - P - PARAPET
 - PC - PARAPET
 - PC10 - PRECAST HEADER 10"
 - PC8 - PRECAST HEADER 8"
 - PCS - PRECAST SILL
 - PCB - PRECAST BAND
 - VS - VINYL SHAKES
 - VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

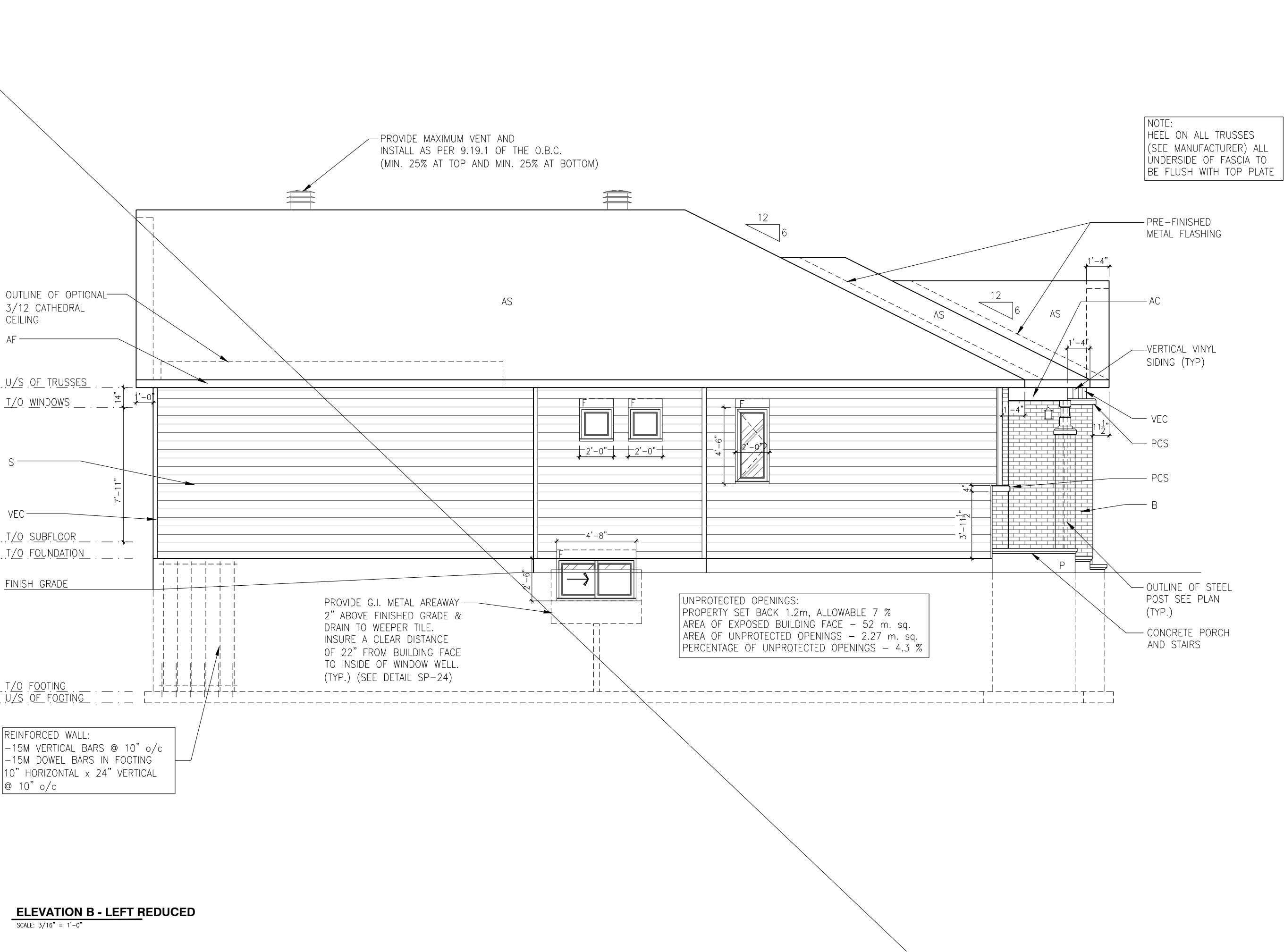
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: LEFT ELEVATION 'B'

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.3b



LOT: XXXX
DATE: XX/XX/XXXX



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- EXTERIOR FINISH LEGEND:
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 - B1 - BRICK SOLDIER COURSE (ACCENT)
 - B2 - BRICK SOLDIER COURSE (ACCENT) + 20mm PROUD
 - B3 - BRICK SLEEPER COURSE
 - B4 - STACK BOND (ACCENT)
 - B5 - BRICK GILL (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 VENER
 - T - TREM 200mm COVE SIDING
 - AF - ALUMINUM FASCIA
 - AC - ALUMINUM CLADDING
 - AB - 48" ALUMINUM BAND
 - AS - ASPHALT SHINGLES
 - F - FLASHING
 - V - ROOF VENT (MAXIMUM)
 - P - PARAPET
 - PC - PARAPET
 - PC110 - PRECAST HEADER 10"
 - PC108 - PRECAST HEADER 8"
 - PCS - PRECAST SILL
 - PCB - PRECAST BAND
 - VS - VINYL SHAKES
 - VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:
LEFT ELEVATION 'B' REDUCED

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

**1020 - THE MORGAN
2022 FOOTPRINT**
(STANDARD DRAWINGS)

SHEET:

A.3b



Valecraft
Homes (2019) Limited

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

EXTERIOR FINISH LEGEND:

B - BRICK (NAH)
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 CORNELLAS
B8 - BRICK COURSE 20mm PROUD
+ 20 - BRICK 20mm PROUD
20 - BRICK 20mm RECESSED
C - SIDING (HORIZONTAL)
ST - STONE VENEER
T - THIN 200mm COVE SIDING
AF - ALUMINUM FLASHING
AC - ALUMINUM CLADDING
AL - ASP ALUMINUM FLOOR
AD - ASPHALT SHINGLES
F - FLASHING
V - (ROOF VENT (MAXIMUM))
P - PARKING
PG - PARKING
PC10 - PRECAST HEADER 10"
PC8 - PRECAST HEADER 8"
PCH - PRECAST SILL
PS - PRECAST RAIL
VPS - VENTIL SHAKE
VPS - VENTIL SHAKE
VPS - VENTIL (VERTICAL CORNER)

[illegible]

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

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

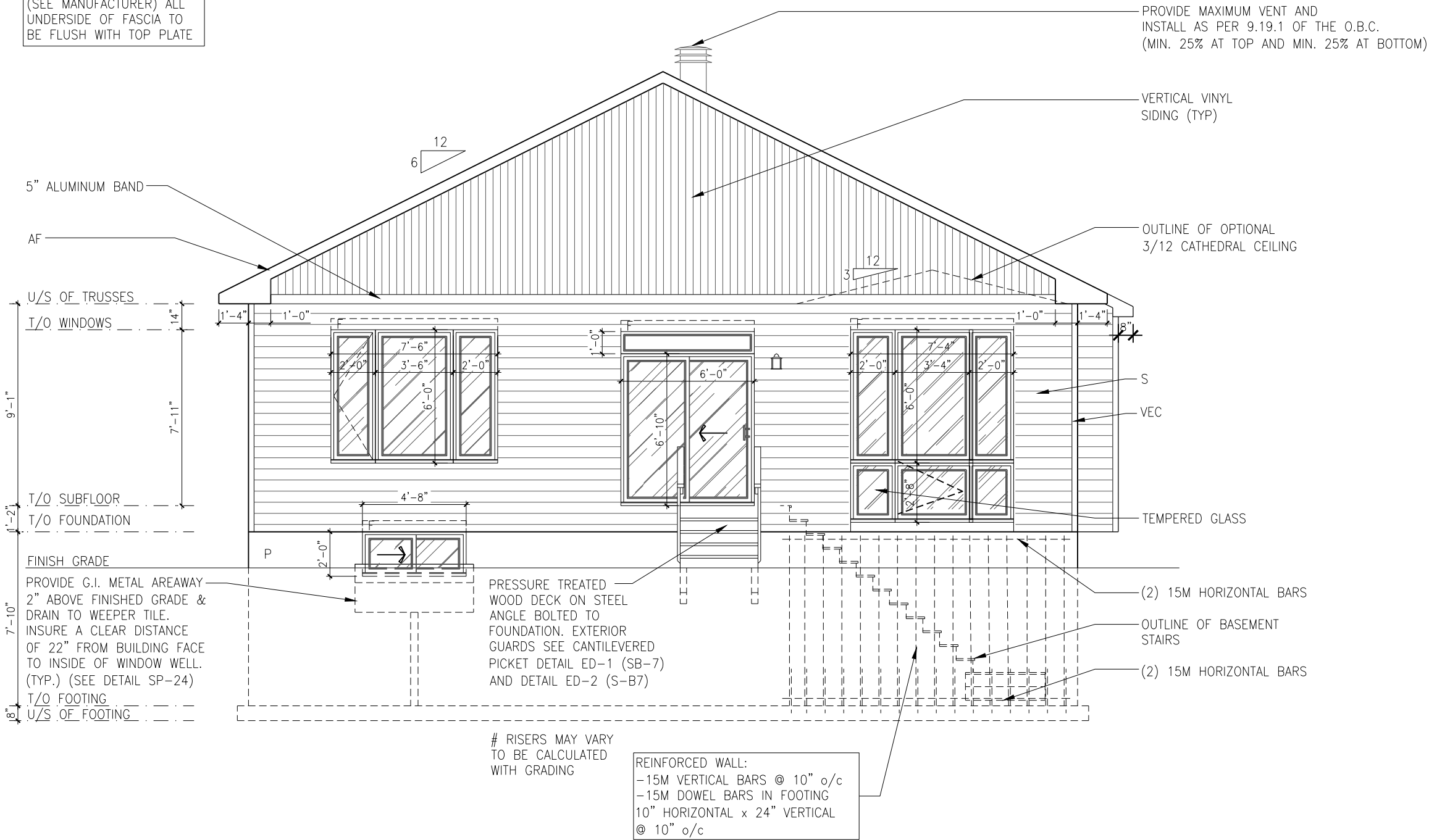
NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE - 65 m. sq.
AREA OF UNPROTECTED OPENINGS - 2.77 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 4.2 %

- STEP FOOTING: 1 STEP OF 1'-9"
- THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 23 5/8".
- THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 23 5/8".

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

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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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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 - 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 CORNING 20mm PROUD
+20 - BRICK 20mm PROUD
-20 - BRICK 20mm RECESSED
 - S - SIDING (HORIZONTAL)
 - ST - STONE VENEER
 - T - TRIM 200mm GOVE SIDING
 - AF - ALUMINUM FASCIA
 - AC - ALUMINUM CLADDING
 - AB - 48" ALUMINUM BAND
 - AS - ASPHALT SHINGLES
 - F - FLASHING
 - V - ROOF VENT (MAXIMUM)
 - P - PARAPET
 - PC - PARAPET
 - PC10 - PRECAST HEADER 10"
 - PC18 - PRECAST HEADER 8"
 - PCB - PRECAST SILL
 - PCB - PRECAST BAND
 - VB - VINYL SHAKES
 - VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **REAR ELEVATION 'A, B**

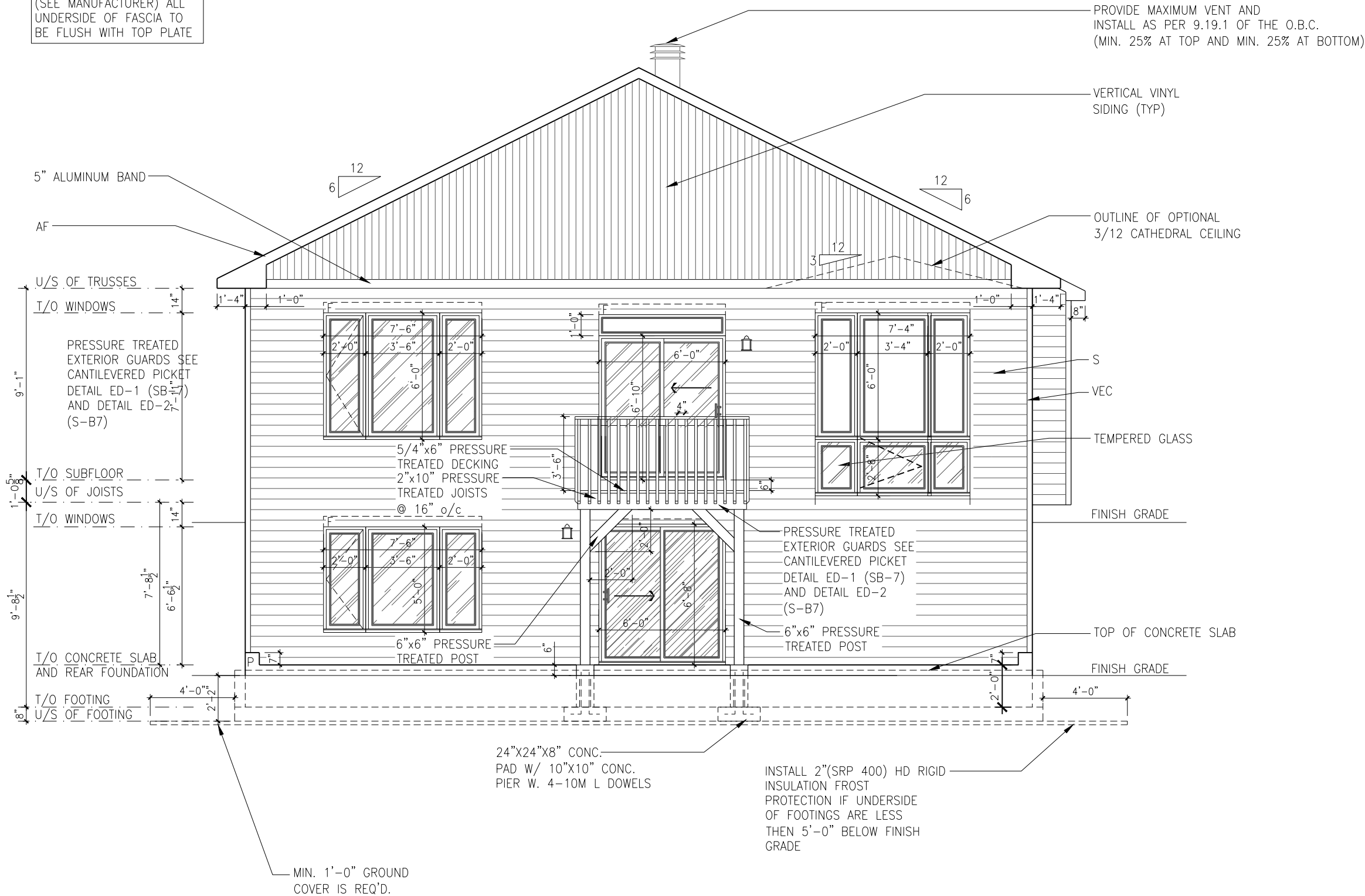
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN
2022 FOOTPRINT

SHEET: **A.4a**

(STANDARD DRAWINGS)

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



WALK-OUT BASEMENT - ELEVATION A, B, C - REAR

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

LOT: XXXX

DATE: XX/XX/XXXX



Valecraft
Homes (2019) Limited

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EXTERIOR FINISH LEGEND:

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- 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 CORNING 20mm PROUD
+20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TREM 200mm GOVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARING
- PC - PARING
- PC110 - PRECAST HEADER 10"
- PC18 - PRECAST HEADER 8"
- PC3 - PRECAST SILL
- PCB - PRECAST BAND
- VB - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **WALK-OUT BASEMENT
REAR ELEVATION 'A, B**

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

**1020 - THE MORGAN
2022 FOOTPRINT**

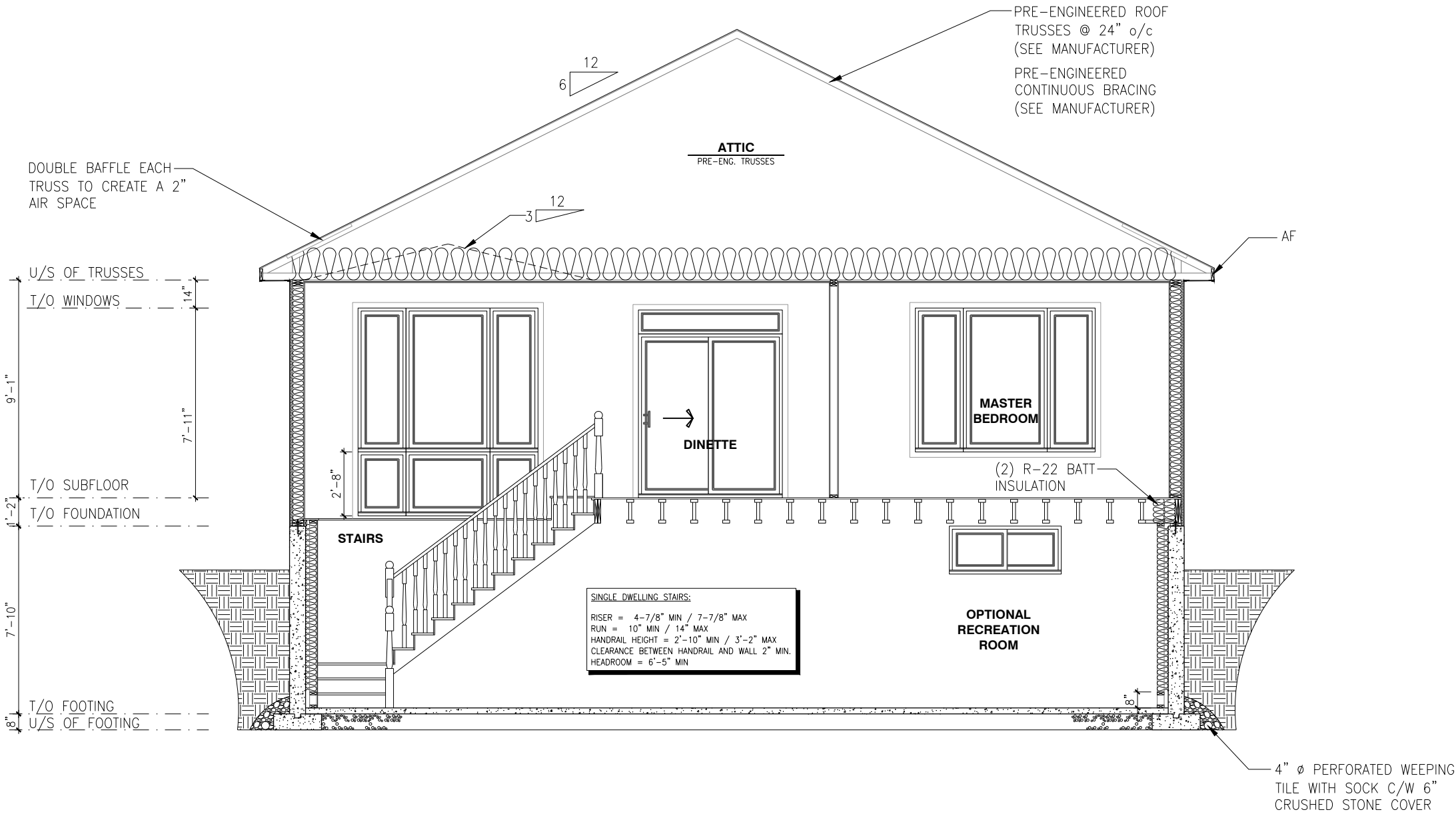
(STANDARD DRAWINGS)

SHEET:

A.4a

ELEVATION A, B - BUILDING SECTION

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



LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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- TARIION REGISTRATION NUMBER #611

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EXTENSION FINISH LEGEND:

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT) + 20mm PROUD
- B3 - BRICK BLESSER COURSE
- B4 - STACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORBELLING
- B8 - BRICK CORING 20mm PROUD
- +20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TYPIC 200mm GOVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARAPET
- PC - PARAPET
- PC110 - PRECAST HEADER 10"
- PC108 - PRECAST HEADER 8"
- PC5 - PRECAST SILL
- PCB - PRECAST BAND
- VB - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: BUILDING SECTION

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.5



Valecraft
Homes (2019) Limited

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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EXTERIOR FINISH LEGEND:

- B1 - BRICK (MAH)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
 - + 20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOLD (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORNELLING
- B8 - BRICK COURSE 20mm PROUD
- + 20 - NICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STEAK VEEBER
- T - TUB 200mm COVE SIDING
- AF - ALUMINUM FLASH
- AL - ALUMINUM CLADDING
- AL - ALUMINUM CLADDING
- AD - ASPHALT SHINGLES
- AD - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARKING
- PG - PARKING
- PC10 - PRECAST HEADER 10"
- PC10 - PRECAST HEADER 8"
- PC3 - PRECAST HEADS
- PC3 - PRECAST HEADS
- VR - VINYL SHAKES
- VR - VINYL SHAKES
- VR - VINYL SHAKES (VERTICAL CORNER)

[illegible]

DRAWING: **WALK-OUT BASEMENT
BUILDING SECTION**

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

1020 - THE MORGAN 2022 FOOTPRINT

SHEET:
A.5



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

FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
WALL FOOTINGS	100kPa	85kPa	75kPa	60kPa
WF1	30"x8" DP. 2-15M(B) LONG.	36"x8" DP. 15M(B)x32"Lg @ 20" o/c 3-15M(B) LONG.	40"x8" DP. 15M(B)x36"Lg @ 20" o/c 3-15M(B) LONG.	48"x8" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.
WF2	28"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.	38"x8" DP. 15M(B)x34"Lg @ 20" o/c 3-15M(B) LONG.	46"x8" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.
WF3	26"x8" DP. 2-15M(B) LONG.	30"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.	42"x8" DP. 15M(B)x38"Lg @ 20" o/c 3-15M(B) LONG.
WF4	24"x8" DP. 2-15M(B) LONG.	28"x8" DP. 2-15M(B) LONG.	32"x8" DP. 2-15M(B) LONG.	38"x8" DP. 15M(B)x34"Lg @ 20" o/c 3-15M(B) LONG.
WF5	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	26"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.
WF6	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	30"x8" DP. 2-15M(B) LONG.
WF7	20"x8" DP. 2-15M(B) LONG.	20"x8" DP. 2-15M(B) LONG.	20"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.

PAD FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa
F1	40"x40"x10" W/ 3-15M 34" LG. E/W	44"x44"x10" W/ 3-15M 38" LG E/W	48"x48"x10" W/ 4-15M 42" LG E/W	50"x50"x10" W/ 4-15M 44" LG E/W

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



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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)

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

* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

 = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

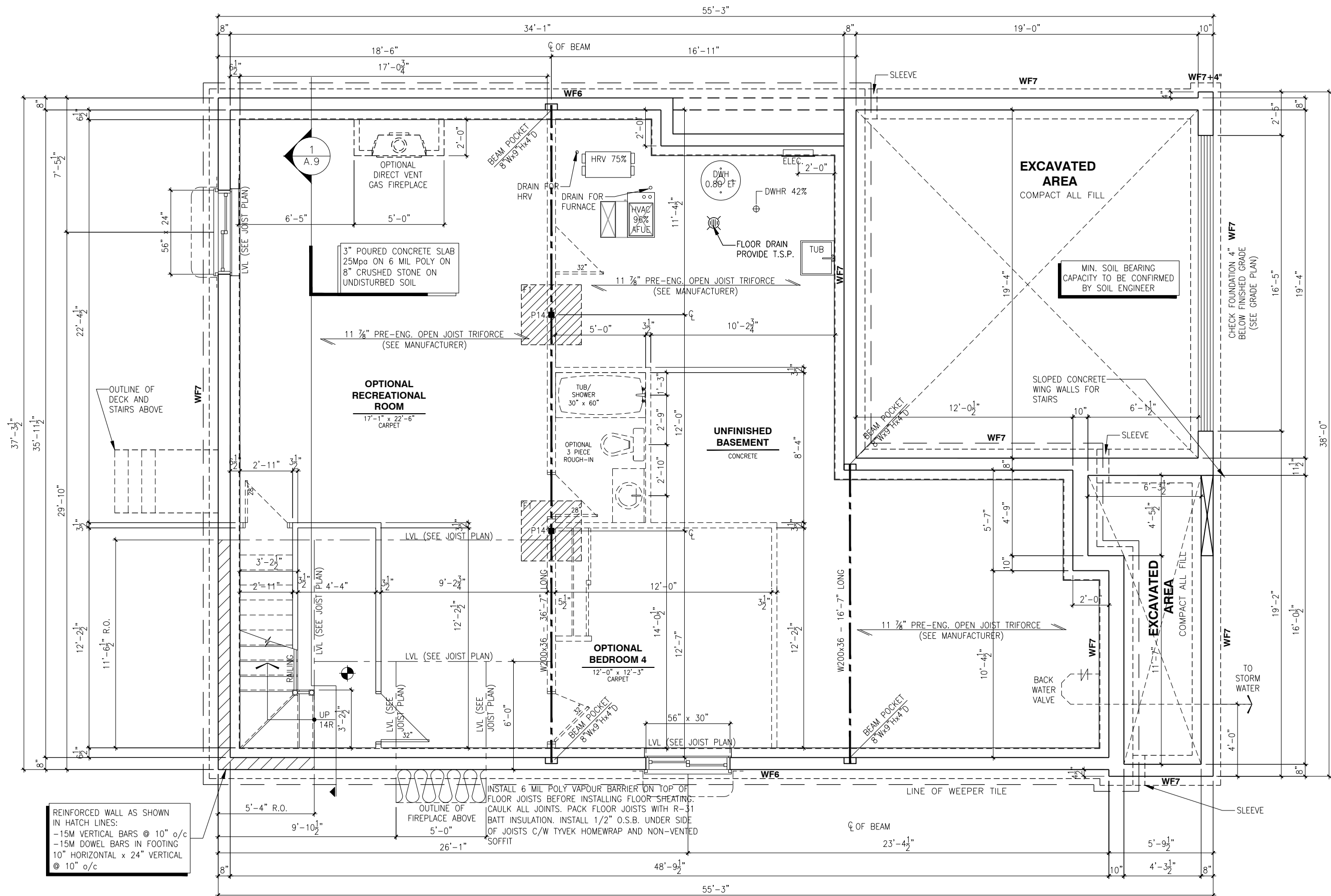
DRAWING:

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

SHEET:

A6f

SEE A6F FOR FOOTING TABLE



BASEMENT FLOOR PLAN - ELEVATION A

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

LOT: XXXX

DATE: XX/XX/XXXX

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- PERSONAL BCIN #44555
- TARIION REGISTRATION NUMBER #611

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NOTES:

STEEL LINTEL:

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

LINTEL TABLE:

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

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

POST TABLE:

- P1 = 3" ADJUSTABLE STEEL COLUMN
P15 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6

- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*)
P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL.

- (*) = 2-12 ϕ 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

- 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

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

BASEMENT FLOOR - ELEV. A, C

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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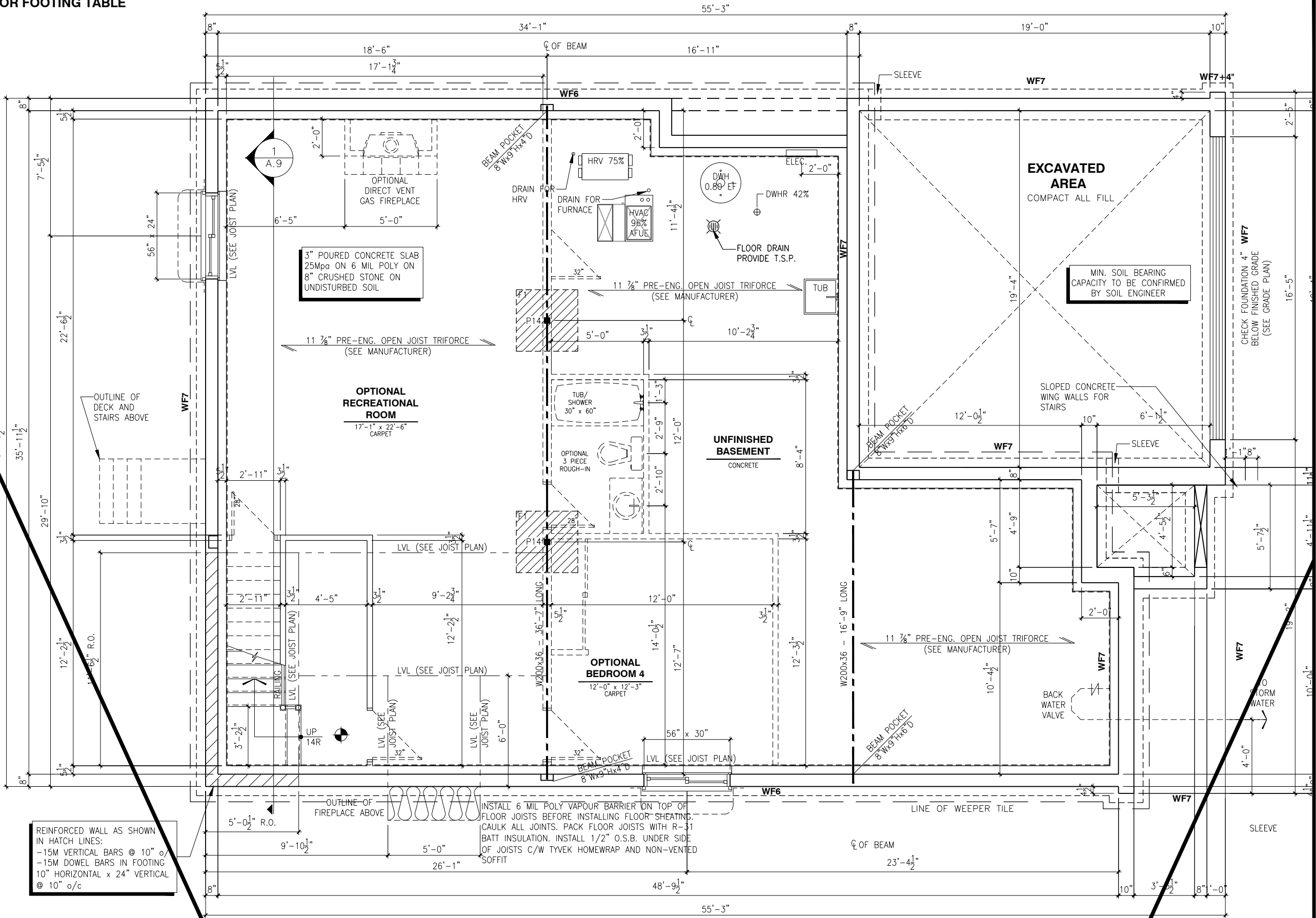
1020 - THE MORGAN 2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A6a

SEE A6F FOR FOOTING TABLE



BASEMENT FLOOR PLAN - ELEVATION B - RIGHT REDUCED

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

LOT: XXXX

DATE: XX/XX/XXXX



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- 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
- P15 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK

POST BY USP

- P2 = 2-2x4 OR 2-2x6
- P3 = 3-2x4 OR 3-2x6
- P4 = 4-2x4 OR 4-2x6
- P5 = 5-2x4 OR 5-2x6
- P6 = 6-2x4 OR 6-2x6

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

P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*)

P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (*)

P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)

P17 = HSS 73.0x73.0x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (*)

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

* POST ARE ALL JACK C/W STUD

(EX. P2 = 1 JACK + 1 STUD)

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

☐ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

BASEMENT FLOOR - ELEV. B

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

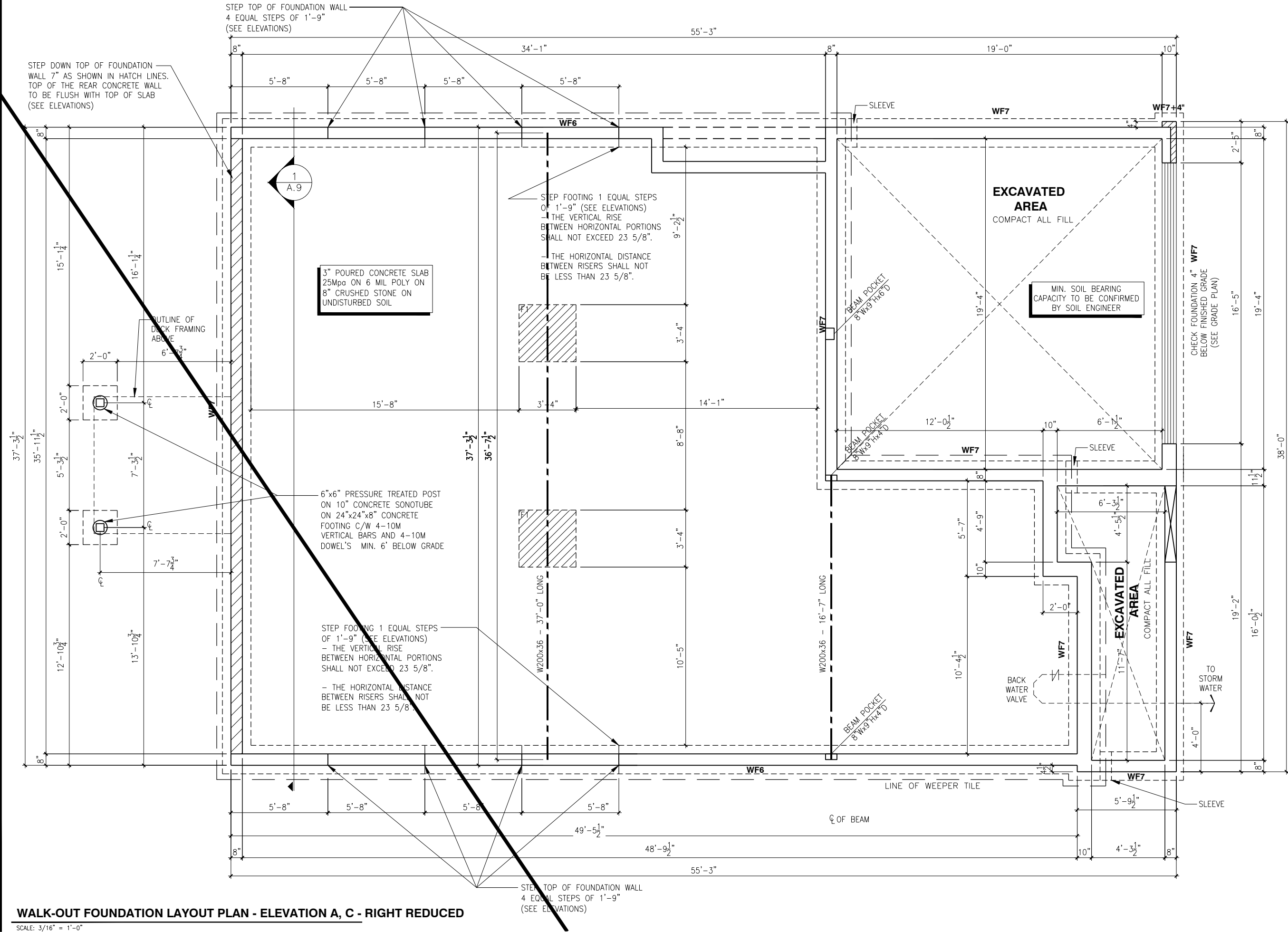
1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A6b

SEE A6F FOR FOOTING TABLE



WALK-OUT FOUNDATION LAYOUT PLAN - ELEVATION A, C - RIGHT REDUCED

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

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 #44555
- TARIION REGISTRATION NUMBER #611

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

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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
- P15 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
- POST BY USP
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- P4 = 4-2x4 OR 4-2x6
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☐ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:
WALK-OUT LAYOUT - ELEV. A, C

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A6c

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

 **Valecraft**
Homes (2019) Limited

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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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2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

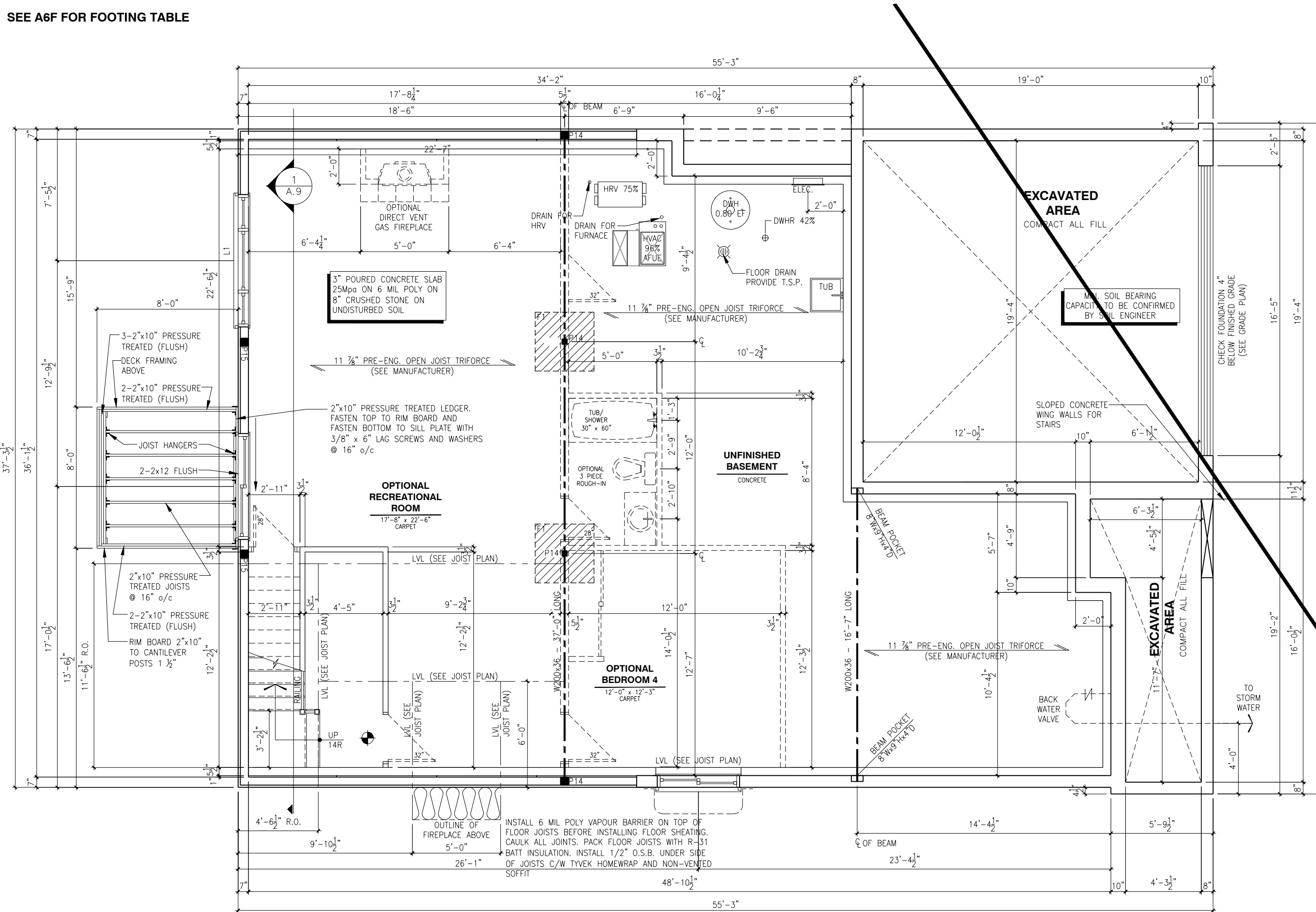
DRAWING:

WALK-OUT BASEMENT - ELEV. A, C

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

1020 - THE MORGAN SHEET:

2022 FOOTPRINT
(STANDARD DRAWINGS)



WALK-OUT BASEMENT FLOOR PLAN - ELEVATION A, C - RIGHT REDUCED

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

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

 **Valecraft**
Homes (2019) Limited

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

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UNITED TABLE:

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

```

      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 88.9x89.3x18 + 100x200x12 T&B PL. (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*)
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```

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2012 O.B.C. DRAWINGS

[illegible]

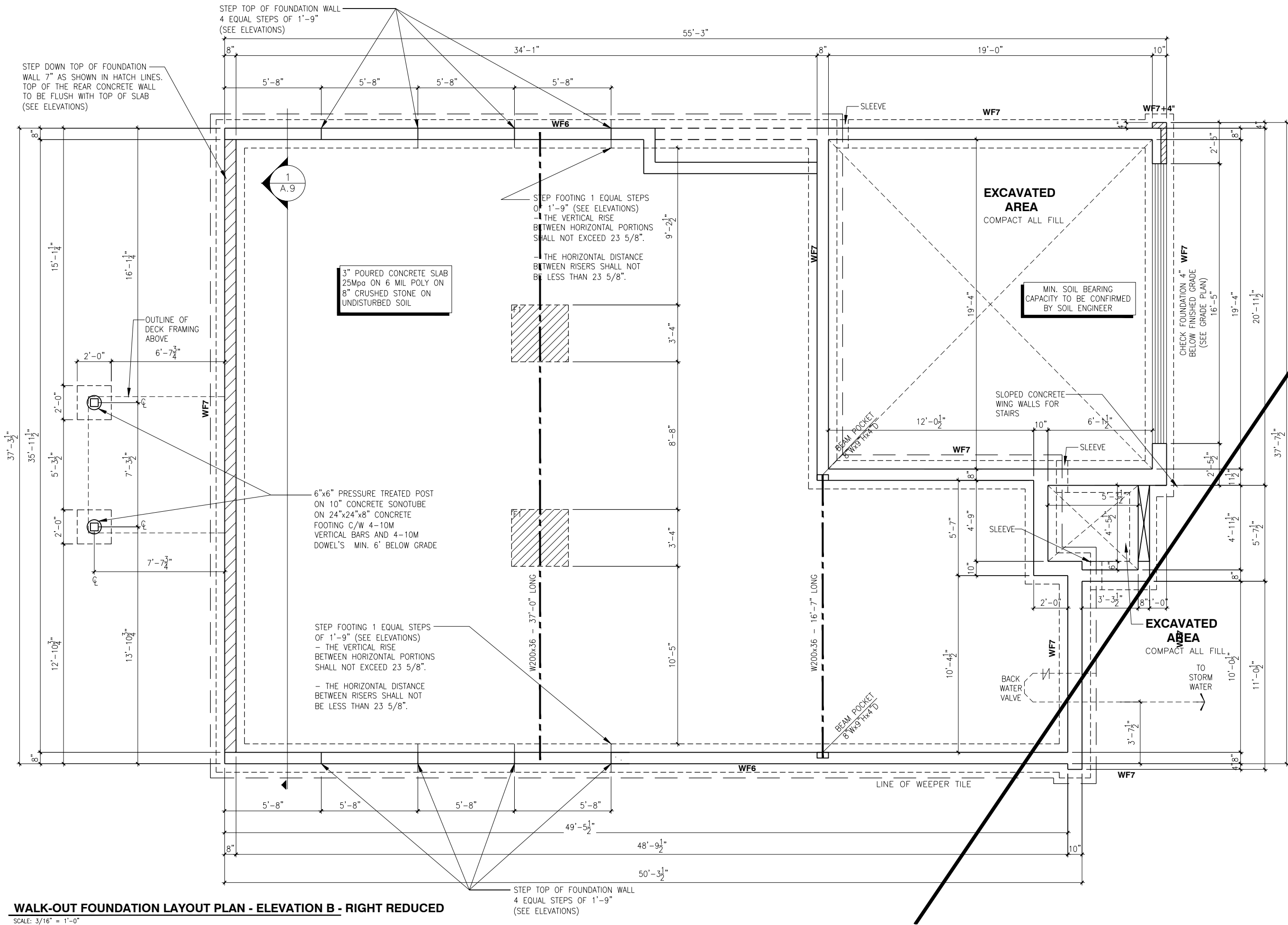
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

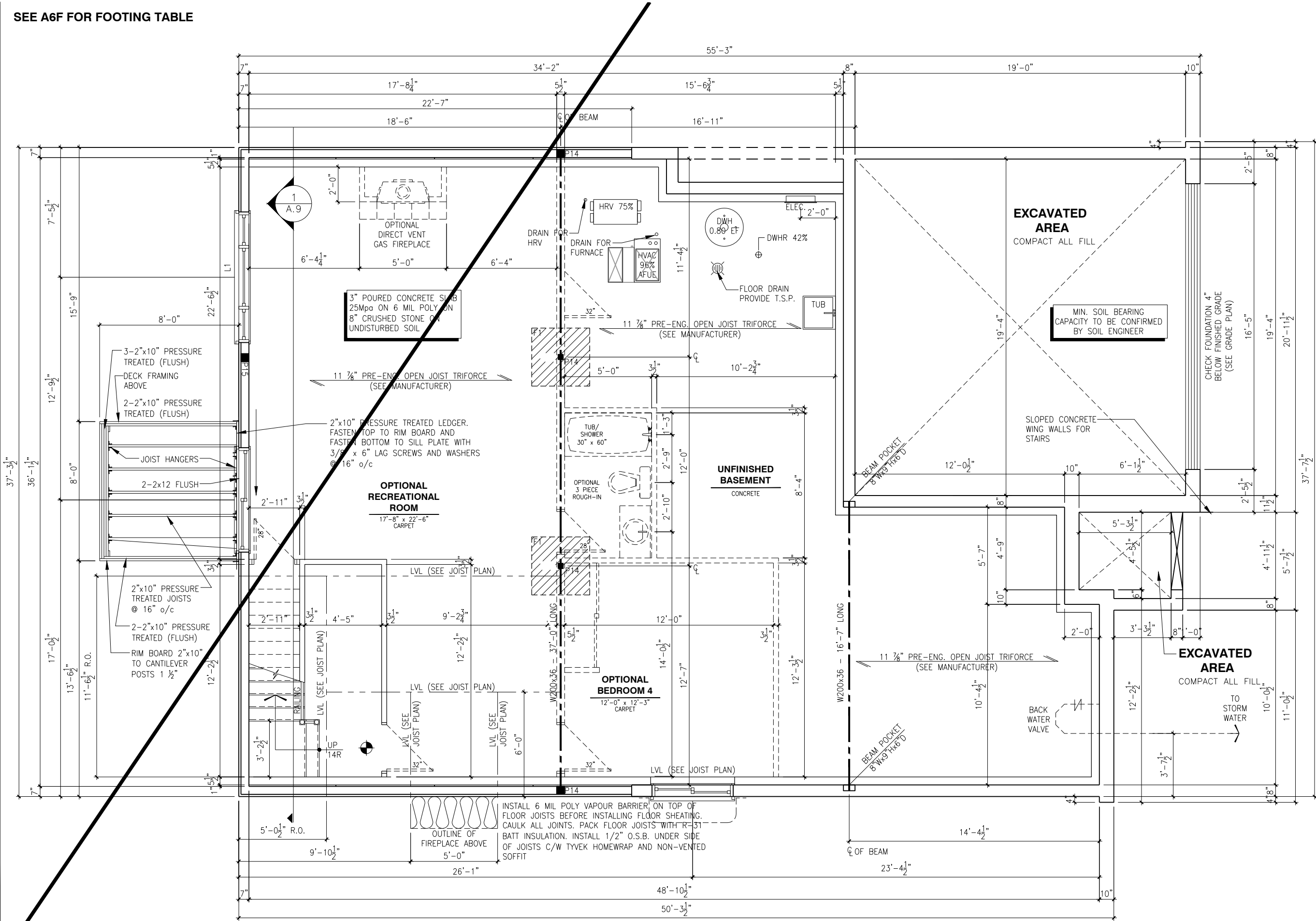
WALK-OUT LAYOUT - ELEV. B

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)



SEE A6F FOR FOOTING TABLE



WALK-OUT BASEMENT FLOOR PLAN - ELEVATION B - RIGHT REDUCED

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

LOT: XXXX

DATE: XX/XX/XXXX



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- PERSONAL BCIN #44555
- TARIION REGISTRATION NUMBER #611

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NOTES:

STEEL LINTEL:

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LINTEL TABLE:

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POST TABLE:

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- P4 = 4-2x4 OR 4-2x6
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2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

WALK-OUT BASEMENT - ELEV. B

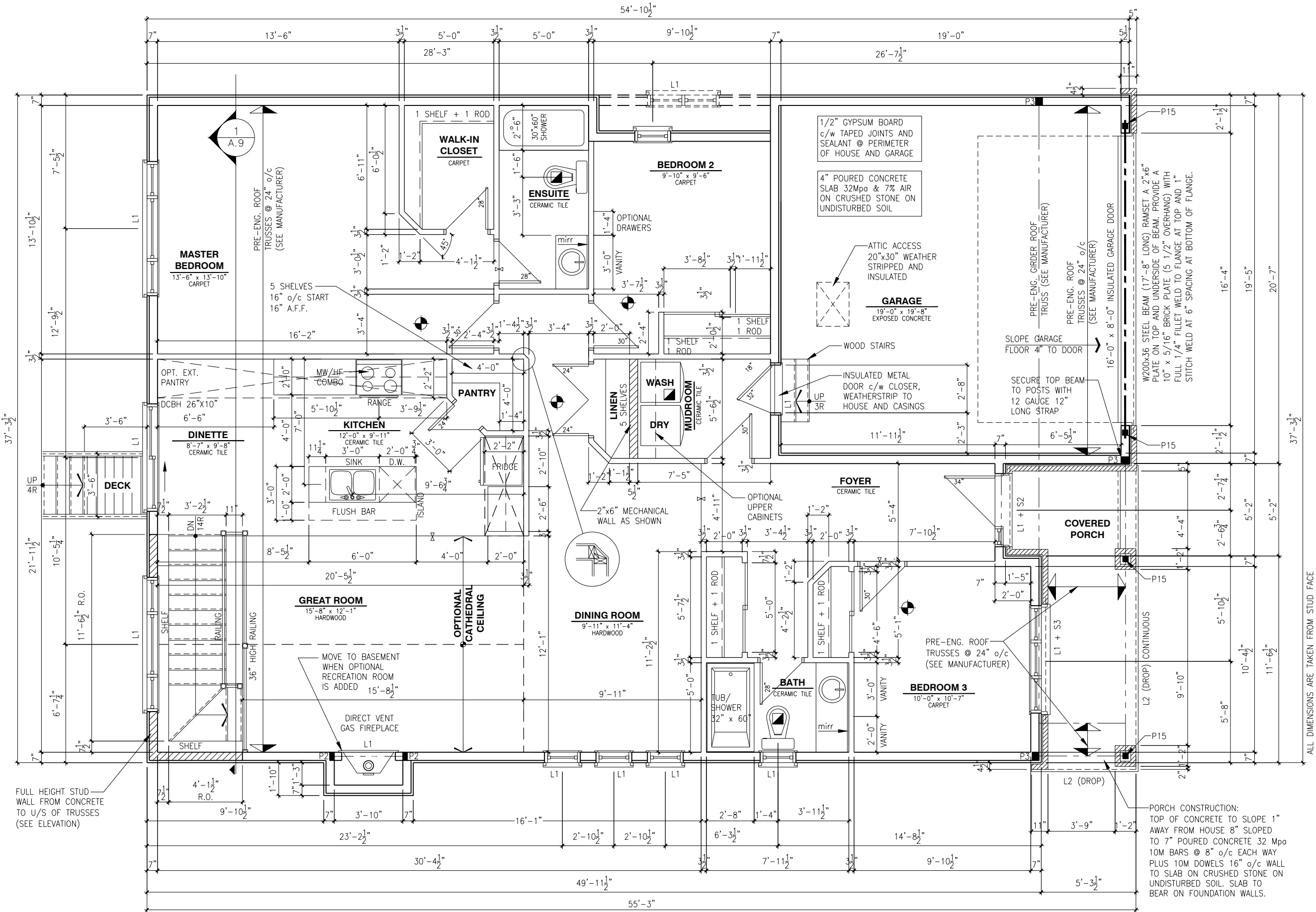
ADDRESS:	SCALE:	DATE:
XX	3/16" = 1'-0"	XX/XX/XXXX

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A6f



GROUND FLOOR PLAN - ELEVATION A

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

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

LOT: XXXX

DATE: XX/XX/XXXX

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- NOTES:
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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

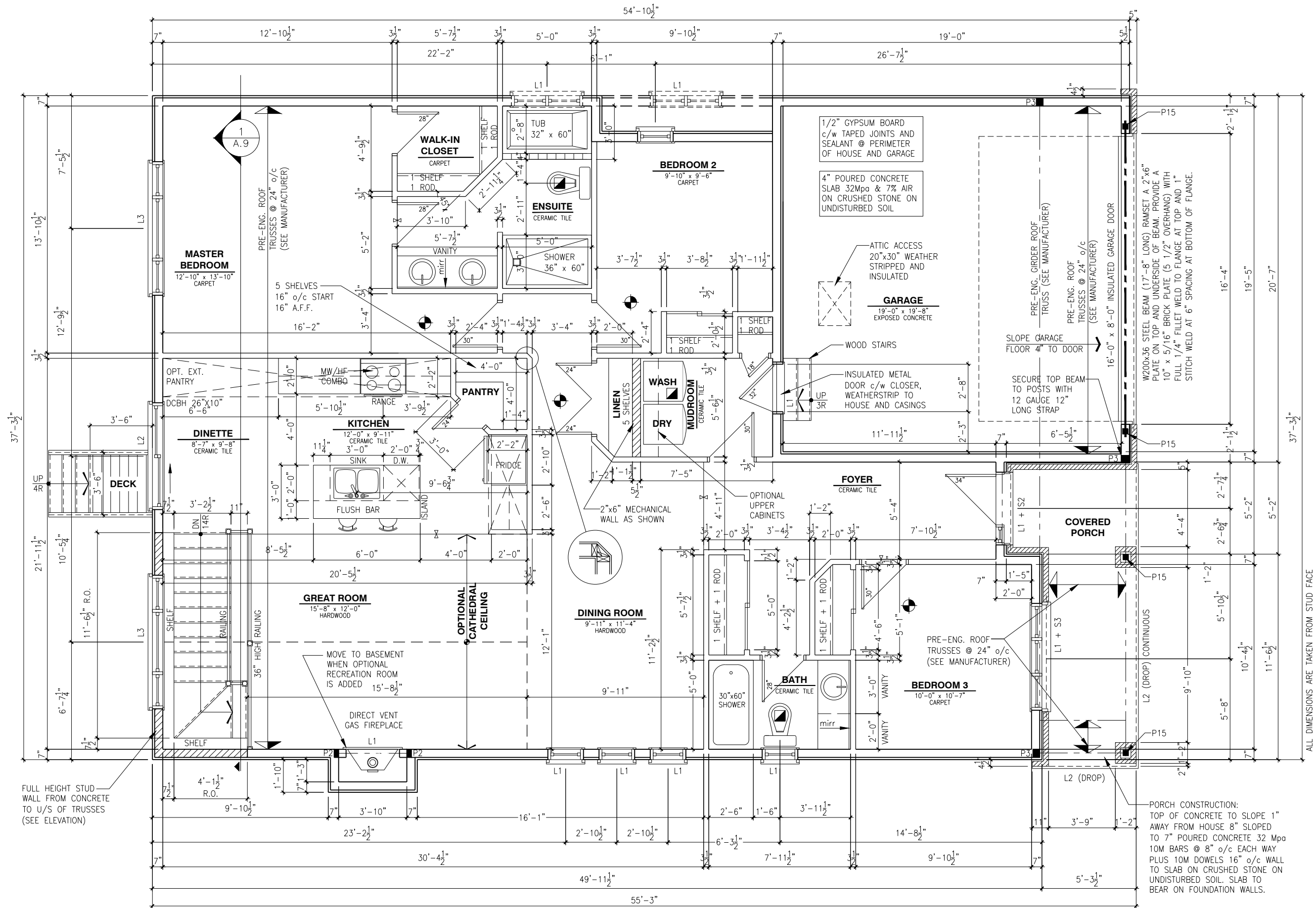
DRAWING: GROUND FLOOR - ELEV. A

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

A7a



GROUND FLOOR PLAN - ELEVATION A (ENSUITE UPGRADE)

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

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

LOT: XXXX

DATE: XX/XX/XXXX

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 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

ALL DIMENSIONS ARE TAKEN FROM STUD FACE

2012 O.B.C. DRAWINGS

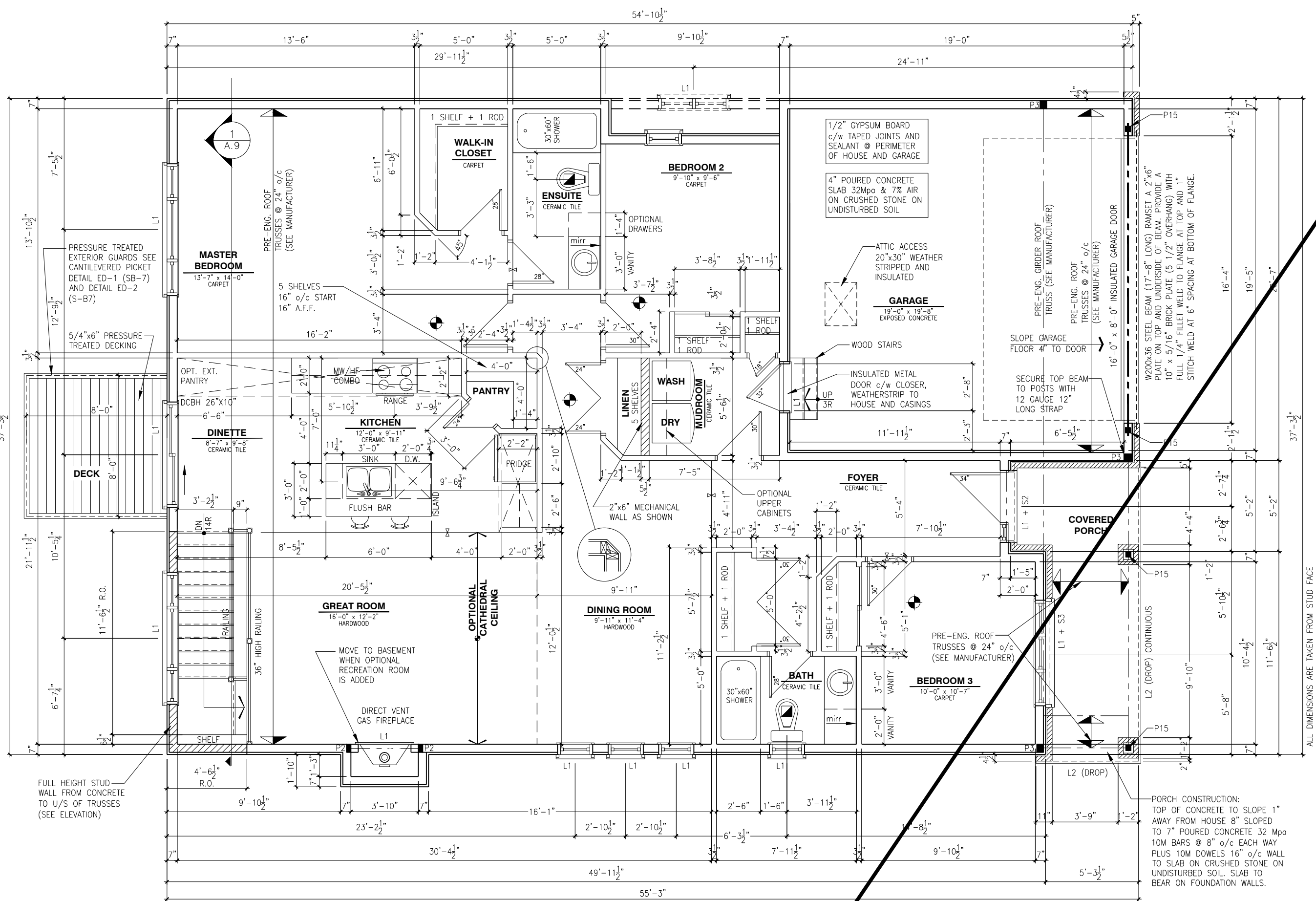
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - ELEV. A (ENSUITE UPGARDE)

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

1020 - THE MORGAN 2022 FOOTPRINT (STANDARD DRAWINGS)

SHEET: A7a



WALK-OUT - GROUND FLOOR PLAN - ELEVATION A RIGHT REDUCED

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

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

LOT: XXXX

DATE: XX/XX/XXXX



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S1 = L 90x90x6
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S3 = L 100x90x8
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S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

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

P1 = 3" ADJUSTABLE STEEL COLUMN
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P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (*)
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PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

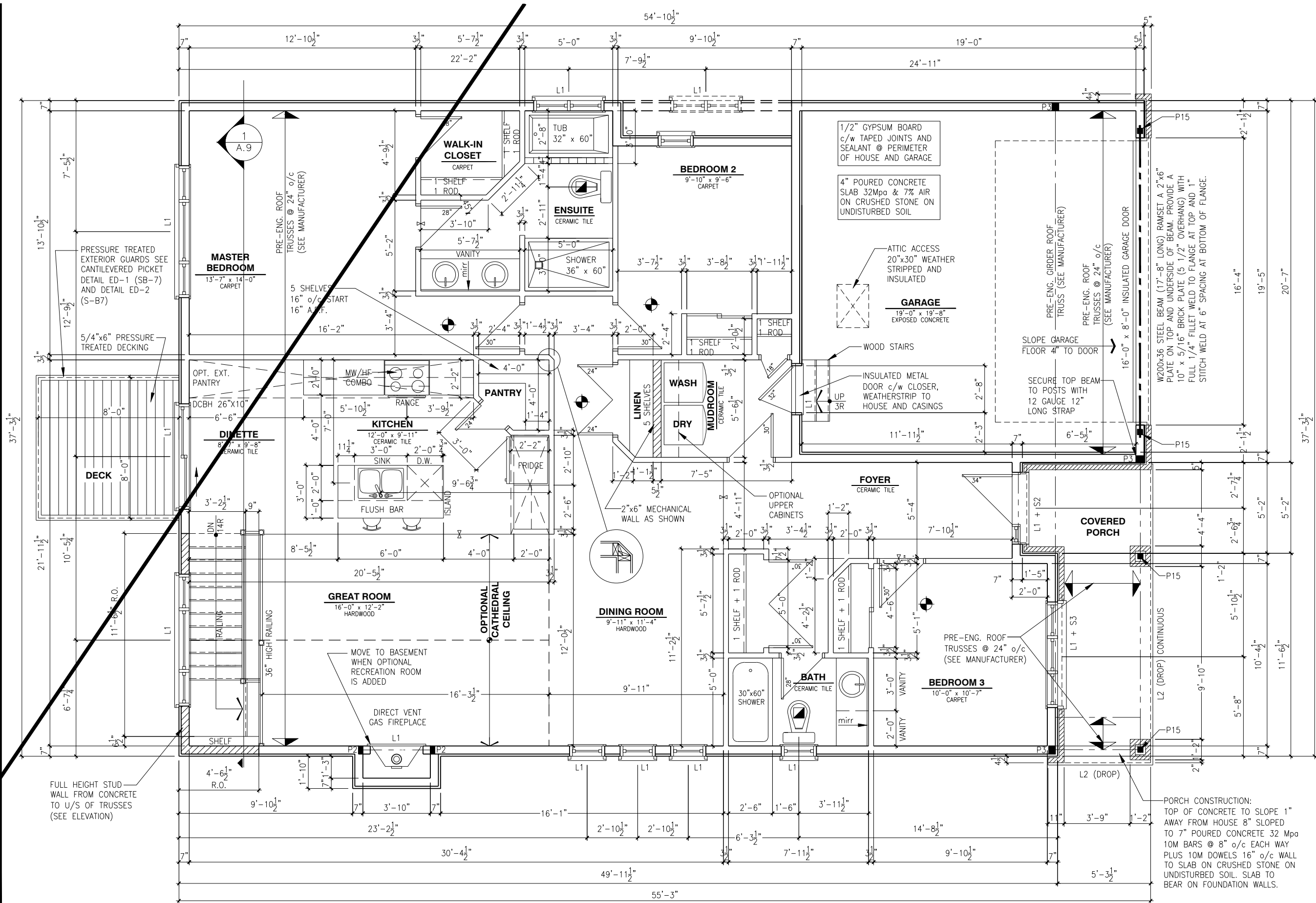
REV-1 NEW STANDARD DRWG MODIFICATION 01/01/2022 DOYON

DRAWING: WALK-OUT GROUND FLOOR - ELEV. A

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

1020 - THE MORGAN 2022 FOOTPRINT

(STANDARD DRAWINGS) A7a




WALK-OUT - GROUND FLOOR PLAN - ELEVATION A (ENSUITE UPGRADE) RIGHT REDUCED

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

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

LOT:XXXX

DATE:XX/XX/XXXX



Valecraft
Homes (2019) Limited

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- PERSONAL BCIN #44555

- TARIION REGISTRATION NUMBER #611

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L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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POST TABLE:

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2012 O.B.C. DRAWINGS

REV-1 NEW STANDARD DRWG MODIFICATION 01/01/2022 DOYON

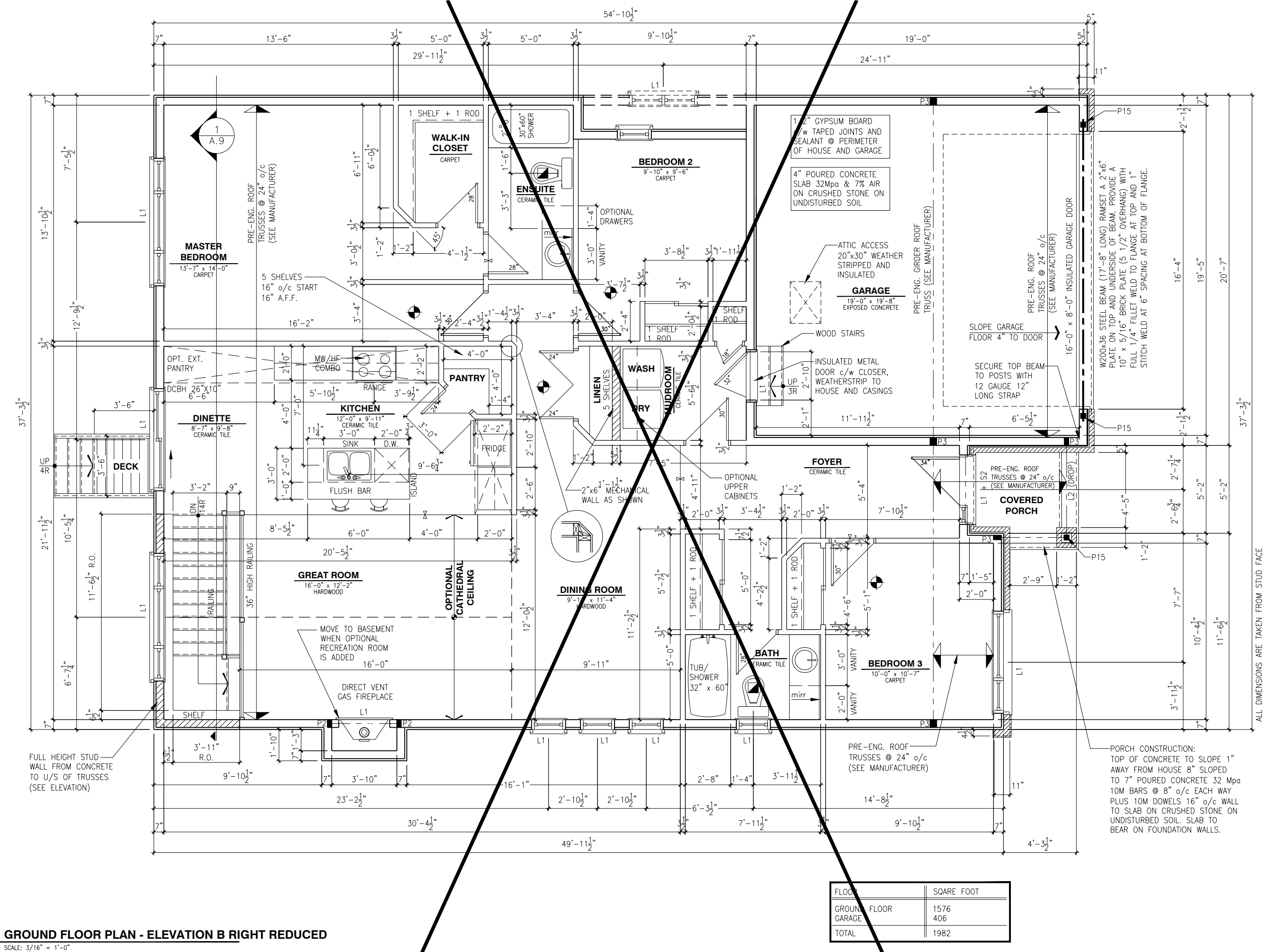
NO. DESCRIPTION DATE BY

DRAWING: WALK-OUT - GROUND FLOOR ELEV. A (ENSUITE UPGARDE)

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

1020 - THE MORGAN 2022 FOOTPRINT (STANDARD DRAWINGS)

SHEET: A7a



GROUND FLOOR PLAN - ELEVATION B RIGHT REDUCED

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

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

LOT: XXXX

DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - ELEV. B

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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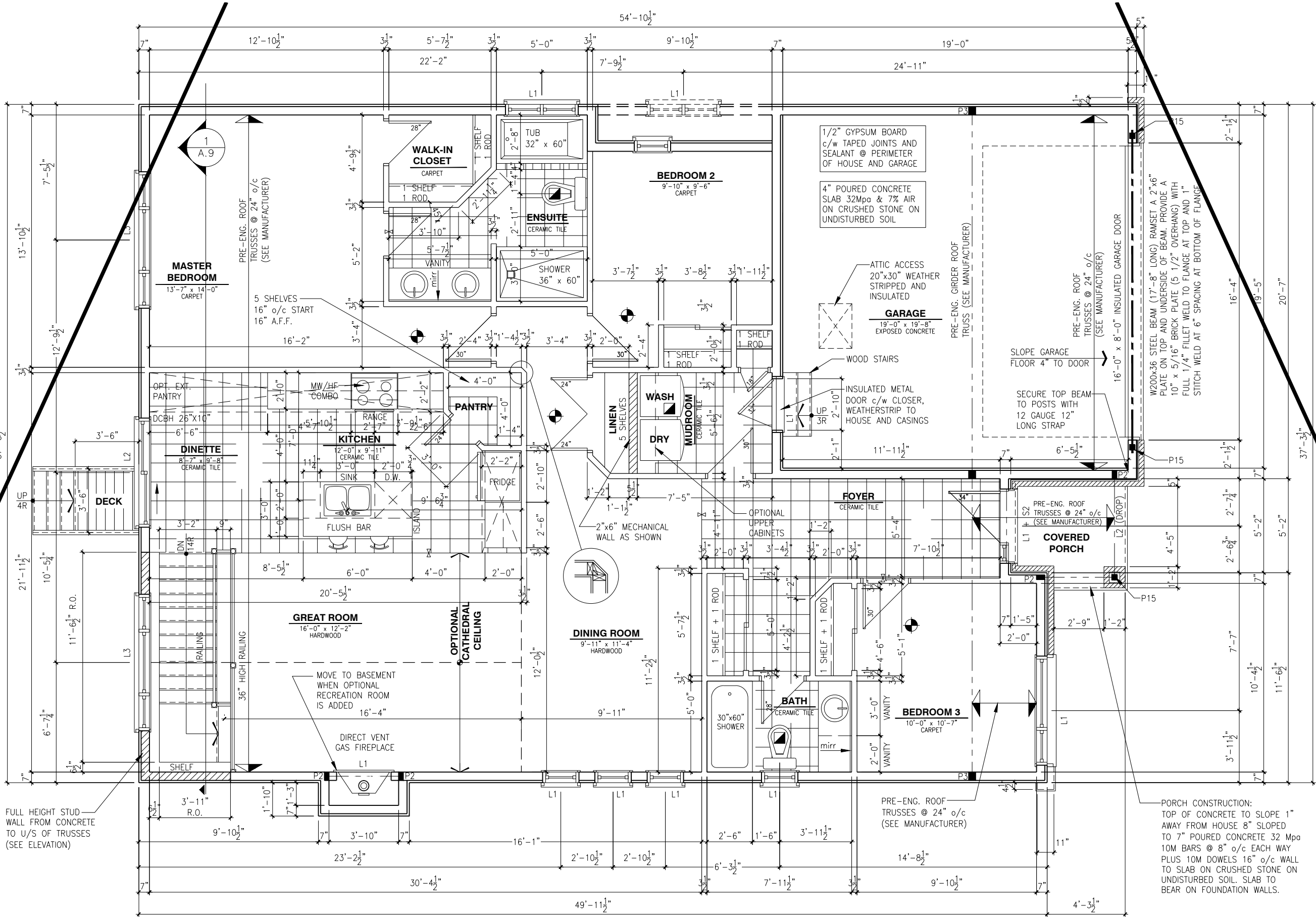
1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

A7b

GROUND FLOOR PLAN - ELEVATION B (ENSUITE UPGRADE) RIGHT REDUCED

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



FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

LOT: XXXX

DATE: XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - ELEV. B (ENSUITE UPGARDE)

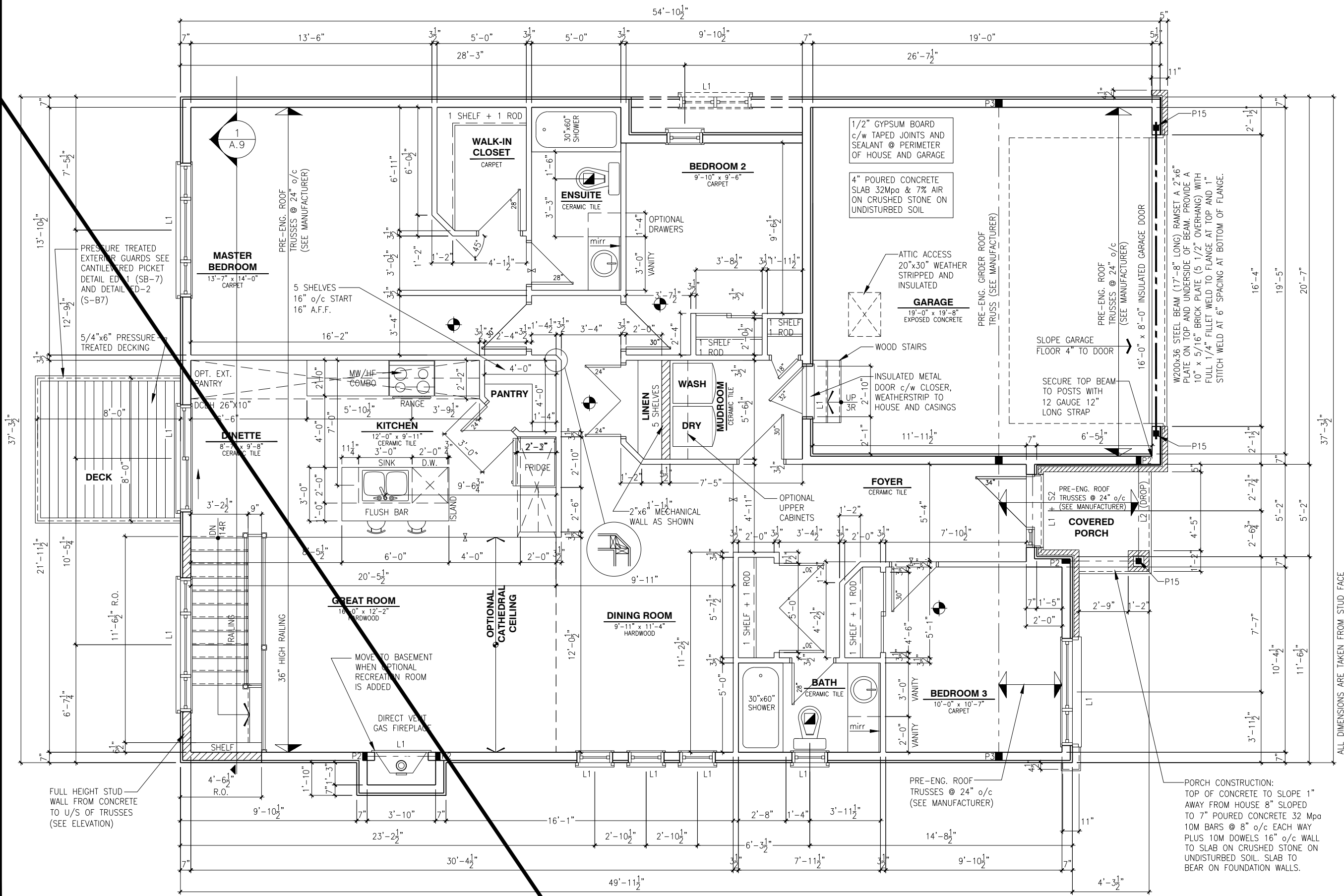
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1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A7b



WALK-OUT - GROUND FLOOR PLAN - ELEVATION B RIGHT REDUCED

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

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

LOT: XXXX
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Valecraft
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NO.	DESCRIPTION	DATE	BY

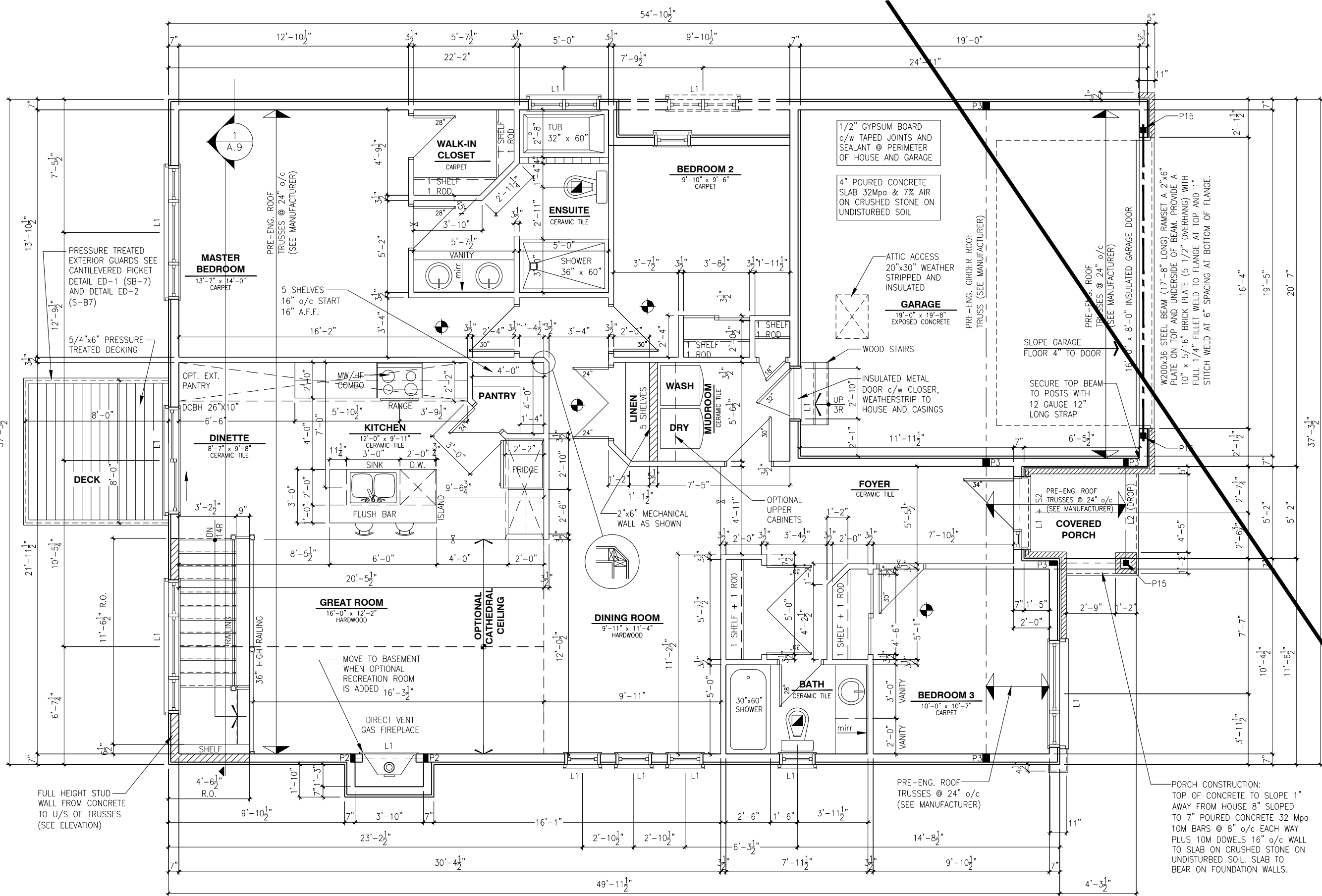
DRAWING: WALK-OUT
GROUND FLOOR - ELEV. B

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

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

A7b



WALK-OUT - GROUND FLOOR PLAN - ELEVATION B (ENSUITE UPGRADE) - RIGHT REDUCED

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

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 - P4 = 4-2x4 OR 4-2x6
 - P5 = 5-2x4 OR 5-2x6
 - P6 = 6-2x4 OR 6-2x6
 - P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
 - P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*)
 - P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (*)
 - P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
 - P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (*)
 - (*) = 2-12# ANCH. (WHERE ANCH. PL. NOT USED)
- * POST ARE ALL JACK C/W STUD (EX. P2 = 1 JACK + 1 STUD)
- * IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

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

ALL DIMENSIONS ARE TAKEN FROM STUD FACE

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: WALK-OUT - GROUND FLOOR ELEV. B (ENSUITE UPGARDE)

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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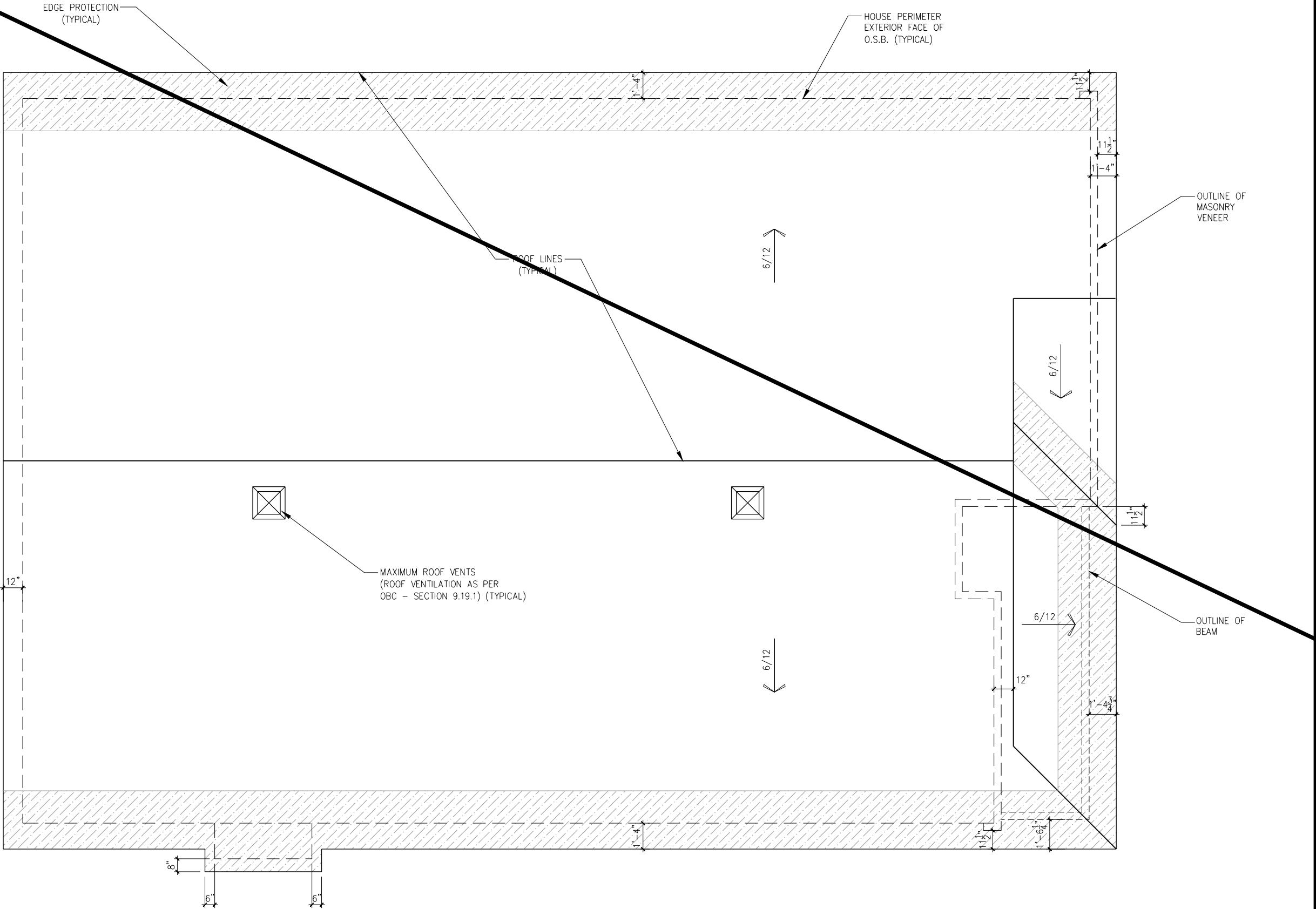
1020 - THE MORGAN 2022 FOOTPRINT

(STANDARD DRAWINGS)

A7b

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.



ROOF PLAN - ELEVATION A

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

LOT:XXXX

DATE:XX/XX/XXXX

Valecraft
Homes (2019) Limited

I, DAN GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #44555
- 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
- P15 = 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
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- P6 = 6-2x4 OR 6-2x6
- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
- P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*)
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- P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (*)
- (*) = 2-12# ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)

* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

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

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

ROOF PLAN - ELEVATION A

ADDRESS:XX

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

DATE:XX/XX/XXXX

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:
A8a

ROOF AND FLOOR LAYOUT NOTES:
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EDGE PROTECTION
(TYPICAL)

HOUSE PERIMETER
EXTERIOR FACE OF
O.S.B. (TYPICAL)

OUTLINE OF
MASONRY
VENEER

OUTLINE OF
BEAM

ROOF LINES
(TYPICAL)

MAXIMUM ROOF VENTS
(ROOF VENTILATION AS PER
OBC - SECTION 9.19.1) (TYPICAL)

ROOF PLAN - ELEVATION B

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

LOT: XXXX
DATE: XX/XX/XXXX



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- PERSONAL BCIN #44555
- TARIION REGISTRATION NUMBER #611
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NOTES:
STEEL LINTEL:

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

LINTEL TABLE:
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

ROOF PLAN - ELEVATION B

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A8b

- 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

 **Valecraft**
Homes (2019) Limited

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- TARIION REGISTRATION NUMBER #611

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

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 (1.9E) + P3 ON BOTH SIDES
 L4 = $3 - 1.75 \times 9.5$ LVL (1.9E) + P3 ON BOTH SIDES

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

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POST BY USP
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P15 = HSS 89.89x89.4 + 100x200x12 T&B PL. (*)
P14 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
P17 = HSS 73.0x4.78 + 100x180x12 BOTTOM PL.
+ 100x160x10 TOP PL. (*)
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2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **01FL - JOIST LAYOUT
ELEVATION A, C**

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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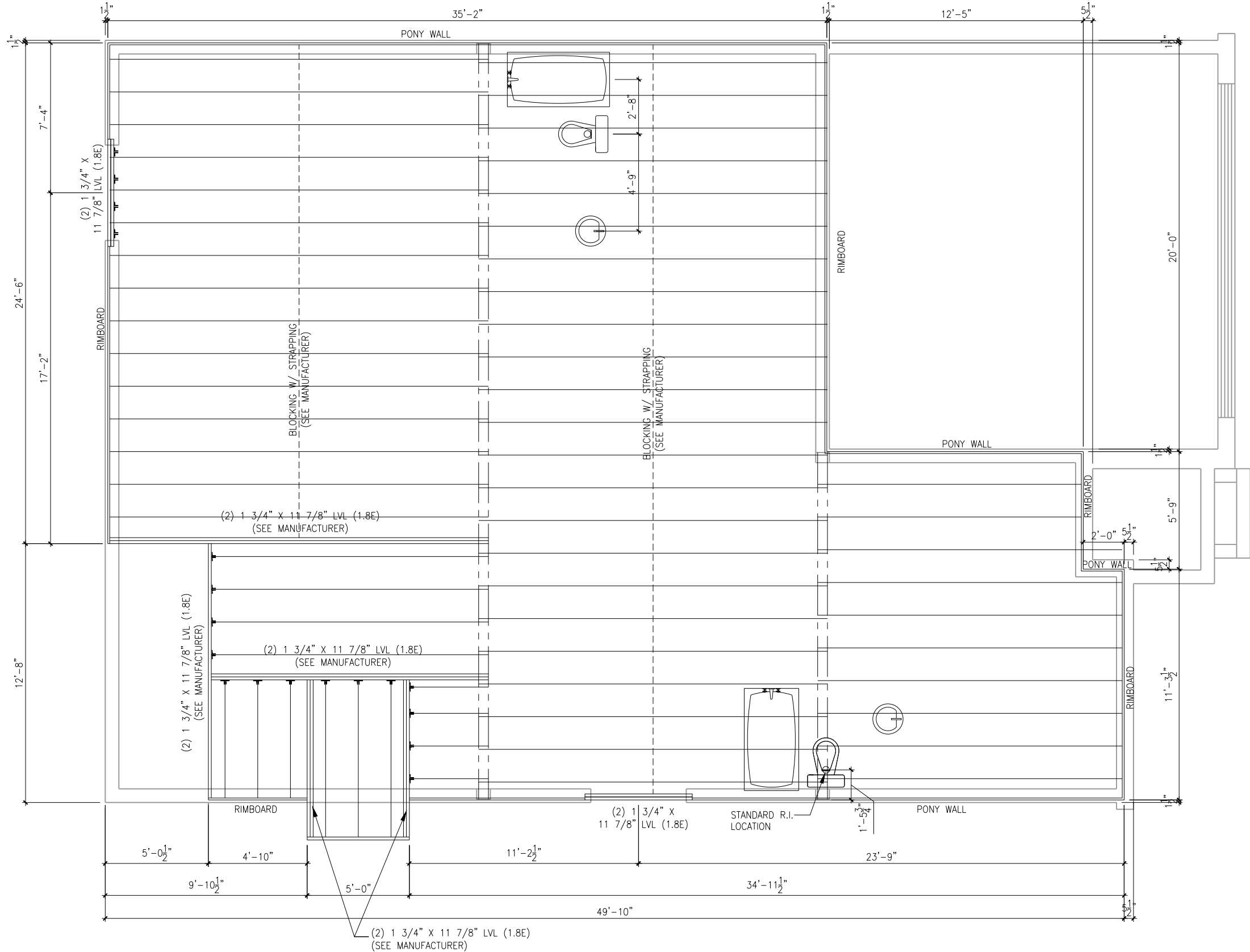
1020 - THE MORGAN 2022 FOOTPRINT

SHEET:

A9a

ROOF AND FLOOR LAYOUT NOTES:

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PLAN - FIRST FLOOR
JOIST LAYOUT - ELEVATION B

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

LOT: XXXX
DATE: XX/XX/XXXX



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 - S7 = L 150x100x10 (8" BEARING)
- LINTEL TABLE:
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 - L2 = 3-2x10 + P3 ON BOTH SIDES
 - L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
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- * IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER
- POST TABLE:
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2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: 01FL - JOIST LAYOUT
ELEVATION B

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

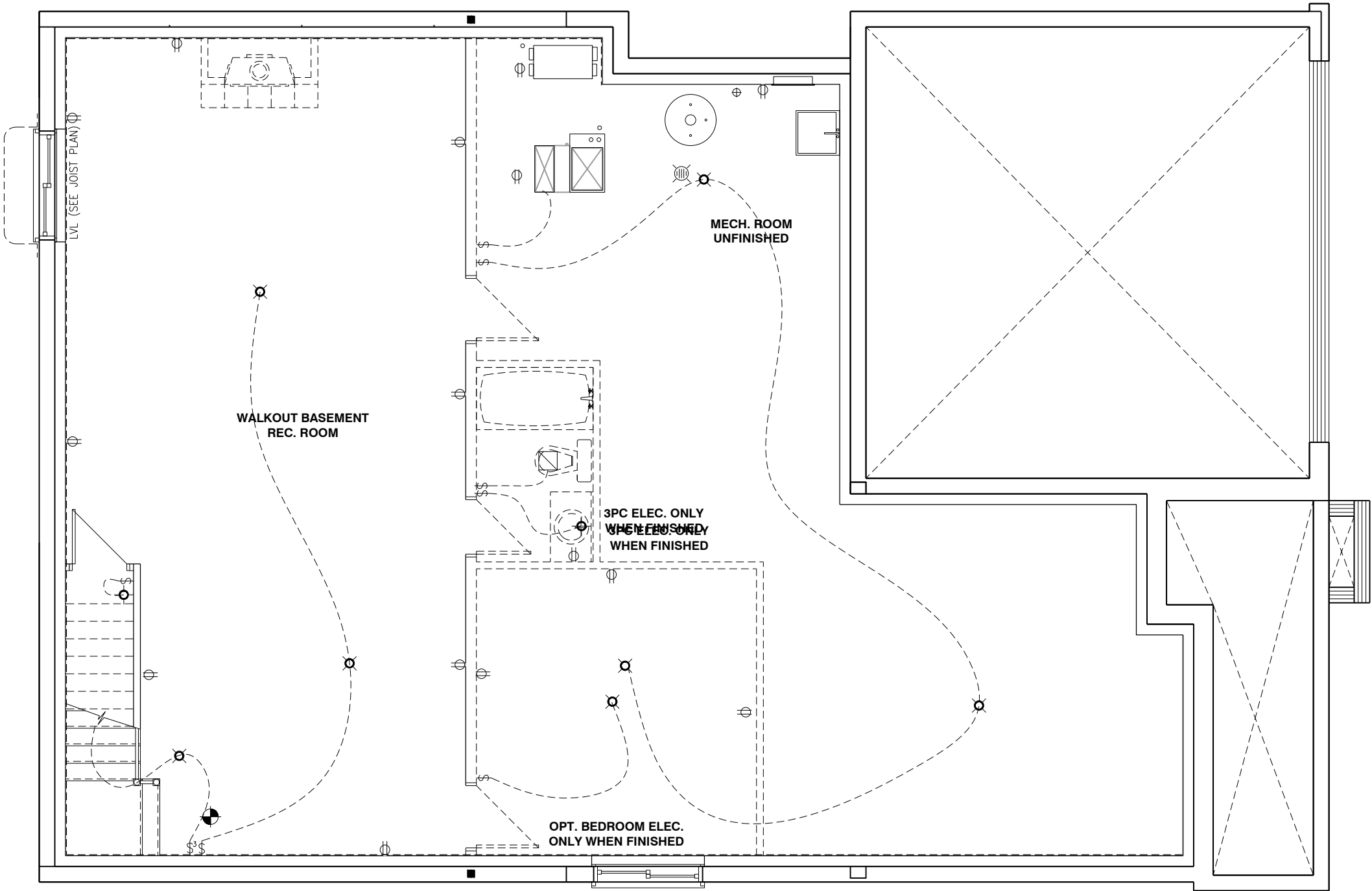
1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:
A9b

BASEMENT ELECTRICAL PLAN

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: BASEMENT ELECTRICAL PLAN

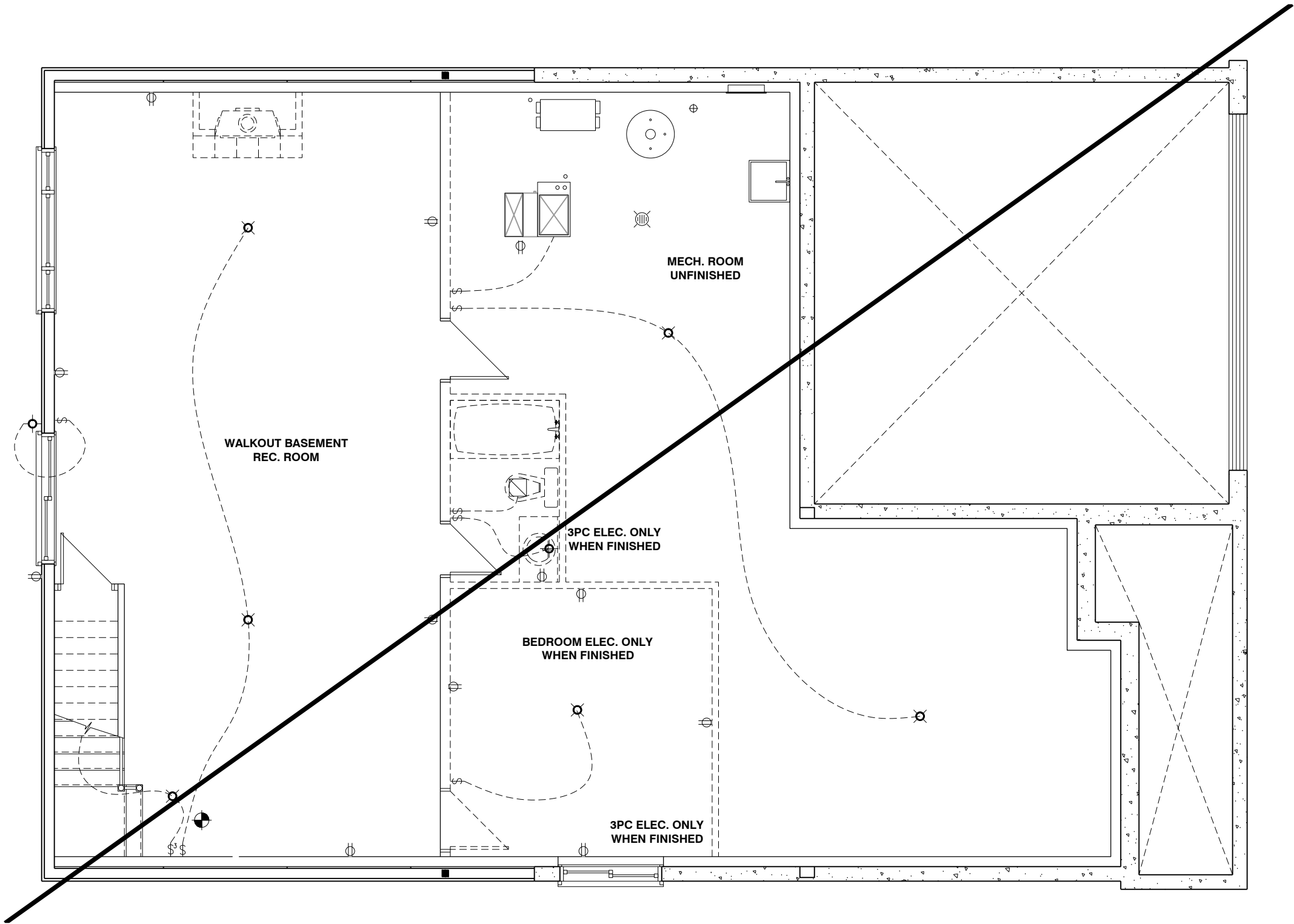
ADDRESS:	SCALE:	DATE:
XX	3/16" = 1'-0"	XX/XX/XXXX

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
E1

BASEMENT ELECTRICAL PLAN

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



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 #44555
- TARIION REGISTRATION NUMBER #611

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- NOTES:
- STEEL LINTEL:
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2012 O.B.C. DRAWINGS

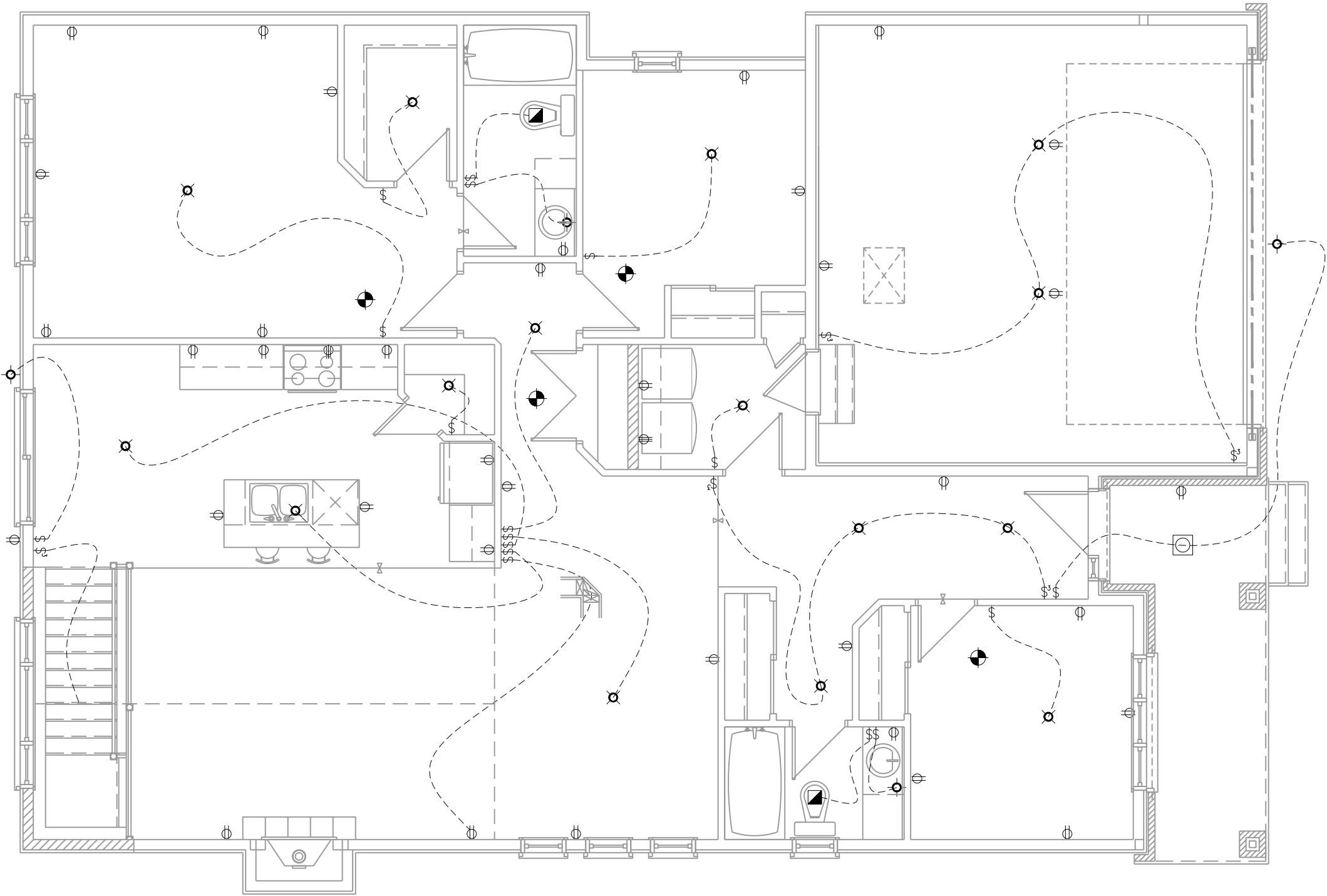
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING BASEMENT ELECTRICAL PLAN WALKOUT OPT.

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

BASEMENT ELECTRICAL PLAN

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

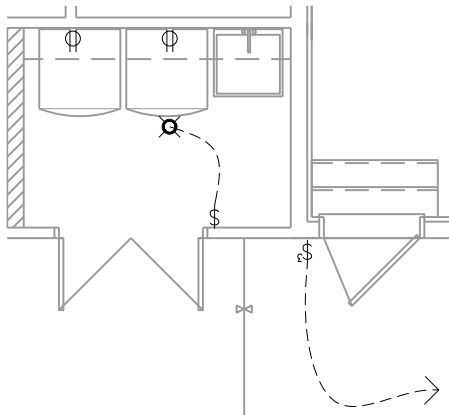
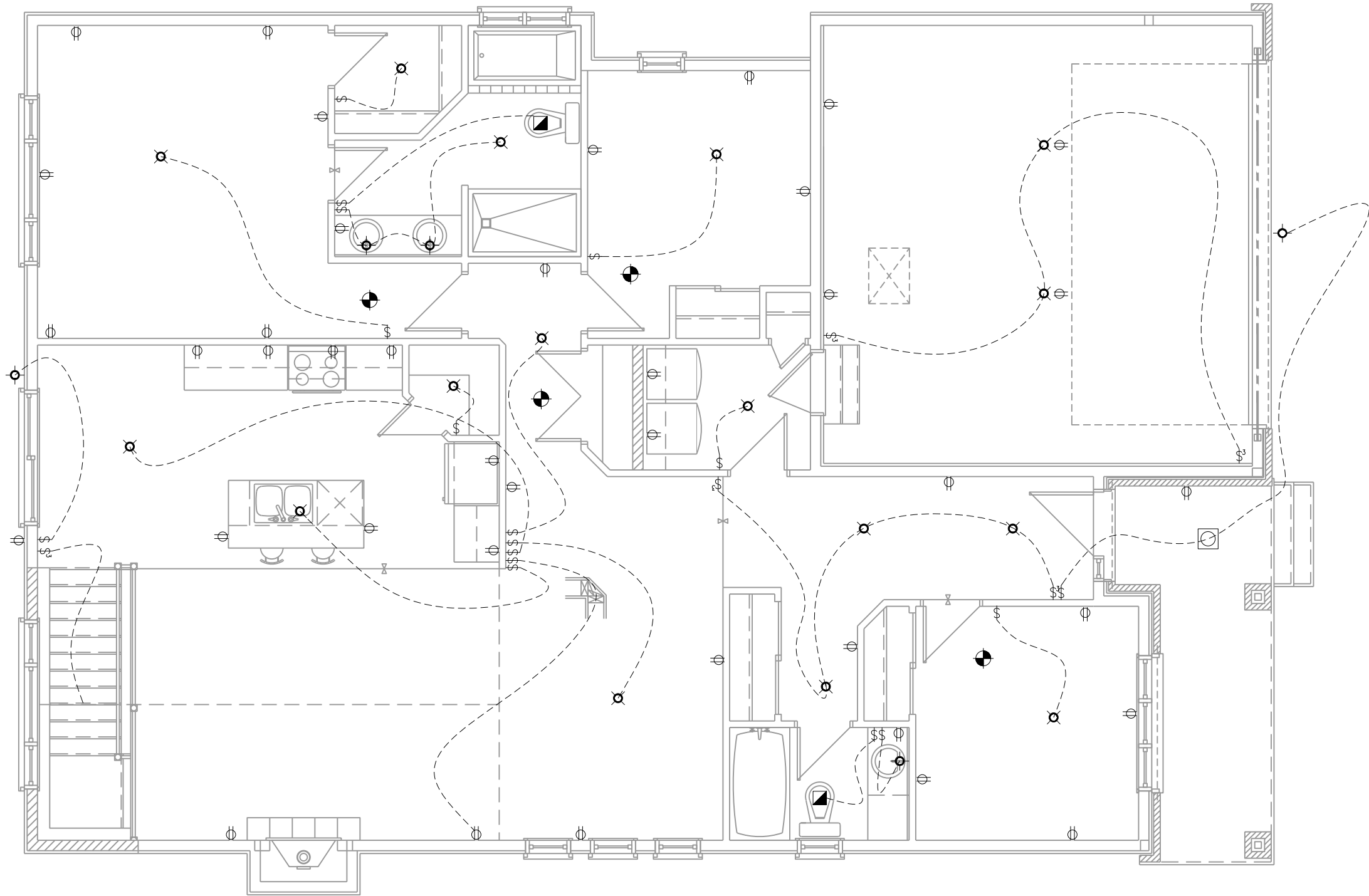
DRAWING: FIRST FLOOR ELECTRICAL PLAN

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

E2



OPT. LAUNDRY ROOM

GROUND FLOOR ELECTRICAL PLAN

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

LOT: XXXX
DATE: XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

DRAWING: FIRST FLOOR ELECTRICAL PLAN

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1020 - THE MORGAN
2022 FOOTPRINT

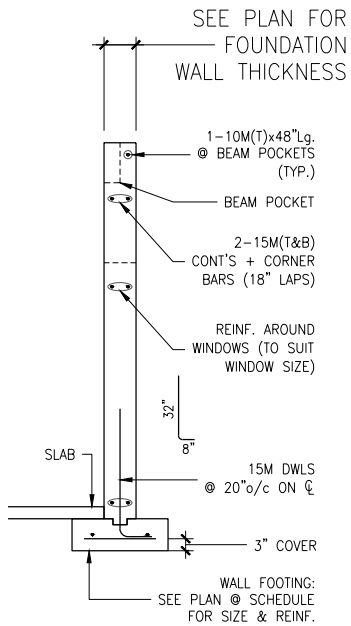
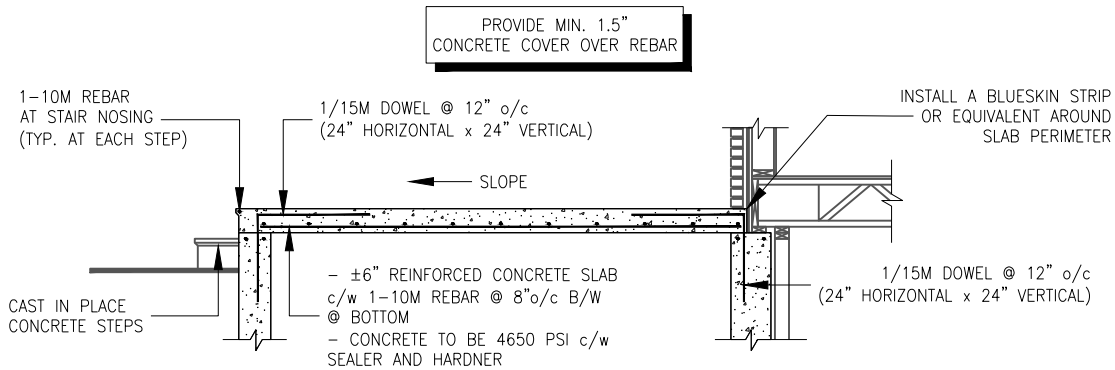
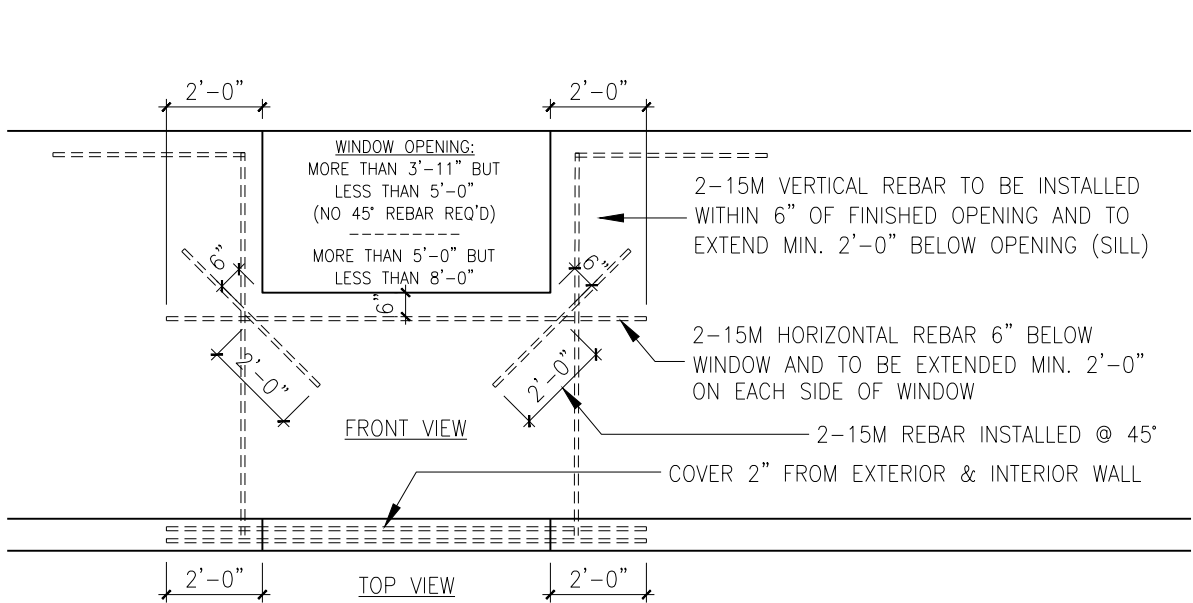
(STANDARD DRAWINGS)

SHEET:

E2

TYPICAL DETAIL

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



LOT: XXXX
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NO.	DESCRIPTION	DATE	BY

DRAWING:

TYPICAL DETAIL

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

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A10