

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

NOTE:
0.48mm THICK ALUMINUM
FLASHING OVER ALL
WINDOWS & DOORS (TYP.)

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

ARCHITECTURAL LIFETIME
SELF SEAL ASPHALT
SHINGLES (TYP.)

6" ALUMINUM FASCIA
AND VENTED ALUMINUM
SOFFIT (TYP.)

VINYL HORIZONTAL
SIDING (TYP.)
VINYL CORNER
TRIM (TYP.)

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

4 PCS ENSUITE
ADD THIS WINDOW

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE - 52 m. sq.
AREA OF UNPROTECTED OPENINGS - 1.8 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 3.4 %

RIGHT ELEVATION A

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

LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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 **

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE
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RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

PC - PRECAST KEYSTONE
PCL10 - 10" PRECAST LINTEL

2012 O.B.C. DRAWINGS

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

DRAWING:

RIGHT ELEVATION A

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

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

ARCHITECTURAL LIFETIME
SELF SEAL ASPHALT
SHINGLES (TYP.)

OUTLINE OF OPTIONAL
3/12 CATHEDRAL
CEILING

6" ALUMINUM FASCIA
AND VENTED ALUMINUM
SOFFIT (TYP.)

VINYL HORIZONTAL
SIDING (TYP.)

VINYL CORNER
TRIM (TYP.)

PATIO STONE

RISERS MAY VARY
TO BE CALCULATED
WITH GRADING

REINFORCED WALL FOR Laterally
UNSUPPORTED CONCRETE FOUNDATION:
-15M VERTICAL BARS @ 12" o/c
-15M L-DOWEL 10" HORIZONTAL x
24" VERTICAL @ 12" o/c IN FOOTING
-VERTICAL BARS SHALL BE TIED TO
THE L-DOWELS

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)

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

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)

GAS FIREPLACE
EXHAUST VENT

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE - 52 m. sq.
AREA OF UNPROTECTED OPENINGS - 2.26 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 4.3 %

PRE-FINISHED METAL
FLASHING (TYP.)

AC

OUTLINE OF STEEL
POST SEE PLAN (TYP.)
U/S OF TRUSSES

T/O WINDOWS

TAPERED PVC COLUMN
WRAP (TYP.)

4" PRECAST SILL

STONE VENEER (TYP.)

T/O SUBFLOOR

T/O FOUNDATION

CONCRETE PORCH

PARGING ON ALL
EXPOSED FOUNDATION

T/O FOOTING

U/S OF FOOTING

LEFT ELEVATION A

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

LOT: XXXX

DATE: XX/XX/XXXX

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LEFT ELEVATION A

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1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.3a

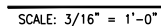


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NOTE:
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A.1b



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NOTE: _____
0.48mm THICK ALUMINUM
FLASHING OVER ALL
WINDOWS & DOORS (TYP.)

KAYCAN WOOD—
PRODUCTS CORNER
TRIM (7 1/4")

U/S OF TRUSSES

T/O WINDOWS

4" PRECAST SILL

BRICK VENEER (TYP.)

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

PARGING ON ALL —
EXPOSED FOUNDATION

T/O FOOTING

U/S OF FOOTING

UNPROTECTED OPENINGS:
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— 4 PCS ENSUITE
ADD THIS WINDOW

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WOOD DECK ON STEEL
ANGLE BOLTED TO
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GUARDS SEE CANTILEVERED
PICKET DETAIL ED-1 (SB-7)
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— PROVIDE MAXIMUM VENT AND
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(MIN. 25% AT TOP AND MIN. 25% AT BOTTOM)

— ARCHITECTURAL LIFETIME
SELF SEAL ASPHALT
SHINGLES (TYP.)

—6" ALUMINUM FASCIA
AND VENTED ALUMINUM
SOFFIT (TYP.)

—VINYL HORIZONTAL
SIDING (TYP.)

— VINYL CORNER
TRIM (TYP.)

4" 3'-0"

PATIO STONE

RISERS MAY VARY
TO BE CALCULATED
WITH GRADING

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

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

DRAWING:

RIGHT ELEVATION B

ADDRESS:

XX

1 SCALE:

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

DATE-

XX/XX/XXXX

1020 - THE MORGAN 2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.2b

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PERCENTAGE OF UNPROTECTED OPENINGS - 4.3 %

PRE-FINISHED
METAL FLASHING

CAP BEAM W/ PRE-
FINISHED ALUMINUM
FLASHING CAULK ALL
JOINTS (TYP.)

KAYCAN WOOD PRODUC
HORIZONTAL SIDING (7

KAYCAN WOOD
PRODUCTS CORNER
TRIM (7 1/4")

U/S OF TRUSSES

T/O WINDOWS

8"x8" PVC
COLUMN WRAP
(TYP.)

4" PRECAST SILL

BRICK VENEER
(TYP.)

T/O SUBFLOOR

T/O FOUNDATION

OUTLINE OF STEEL
POST SEE PLAN
(TYP.)

CONCRETE PORCH

PARGING ON ALL
EXPOSED FOUNDATION

T/O FOOTING

U/S OF FOOTING

LOT: XXXX

DATE: XX/XX/XXXX

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Homes (2019) Limited

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2012 O.B.C. DRAWINGS

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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)

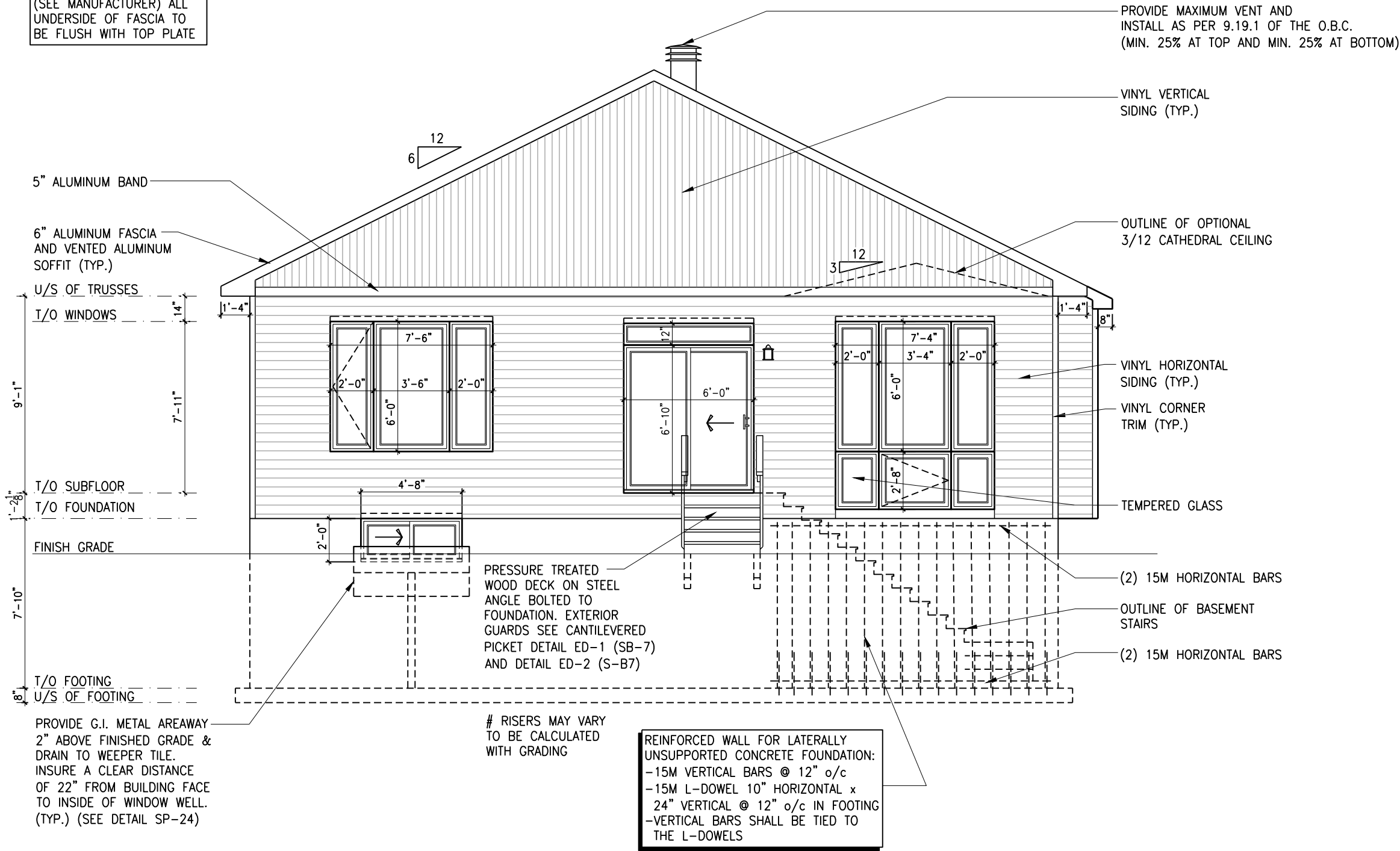
SHEET:

A.3b

LEFT ELEVATION B

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

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



REAR ELEVATION A AND B
SCALE: 3/16" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX

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NO.	DESCRIPTION	DATE	BY

DRAWING:
REAR ELEVATION A AND B

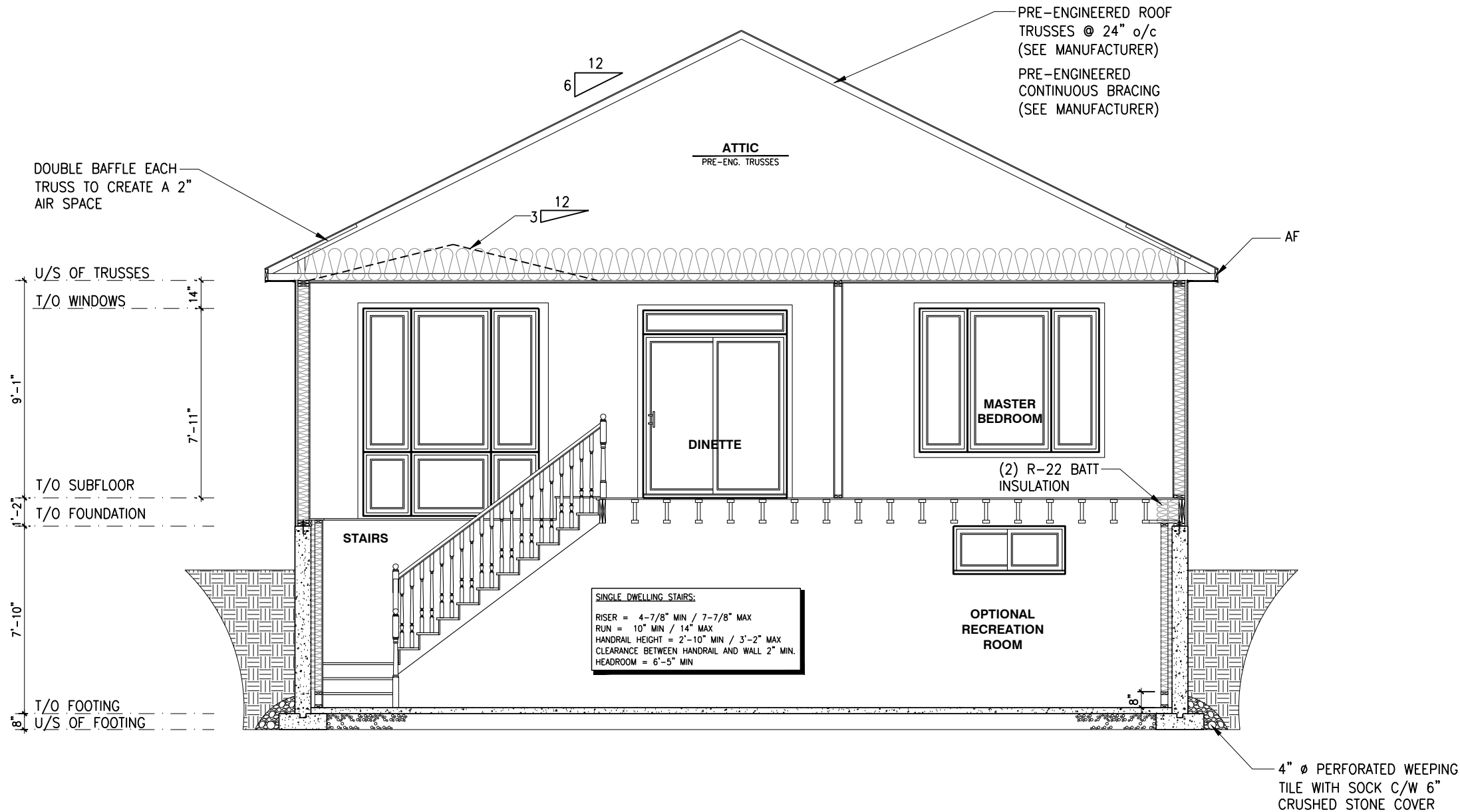
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.4a

BUILDING SECTION ELEVATION A AND B

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



LOT: XXXX
DATE: XX/XX/XXXX

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NO.	DESCRIPTION	DATE	BY

**BUILDING SECTION
ELEVATION A AND B**

ADDRESS:	SCALE:	DATE:
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**1020 - THE MORGAN
2022 FOOTPRINT**
(STANDARD DRAWINGS)

SHEET:
A.5

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

LOT: XXXX
DATE: XX/XX/XXXX



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- TARIION REGISTRATION NUMBER #611

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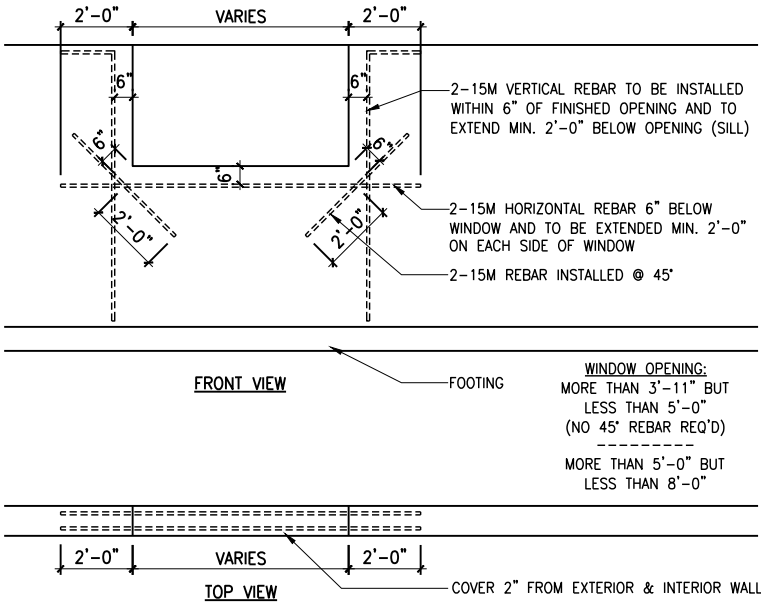
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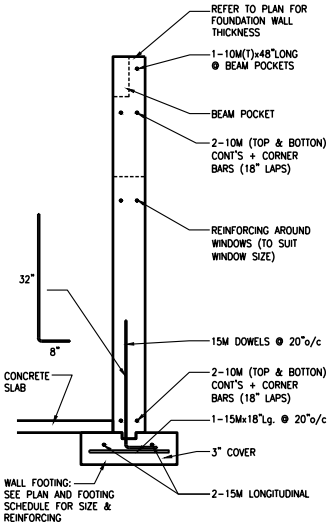
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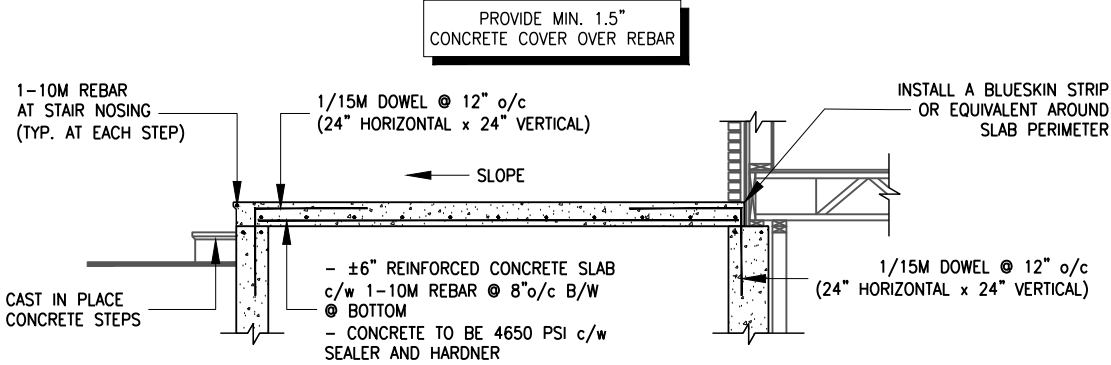
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1 BASEMENT WINDOW REINFORCING
A.6 SCALE: 3/16" = 1'-0"

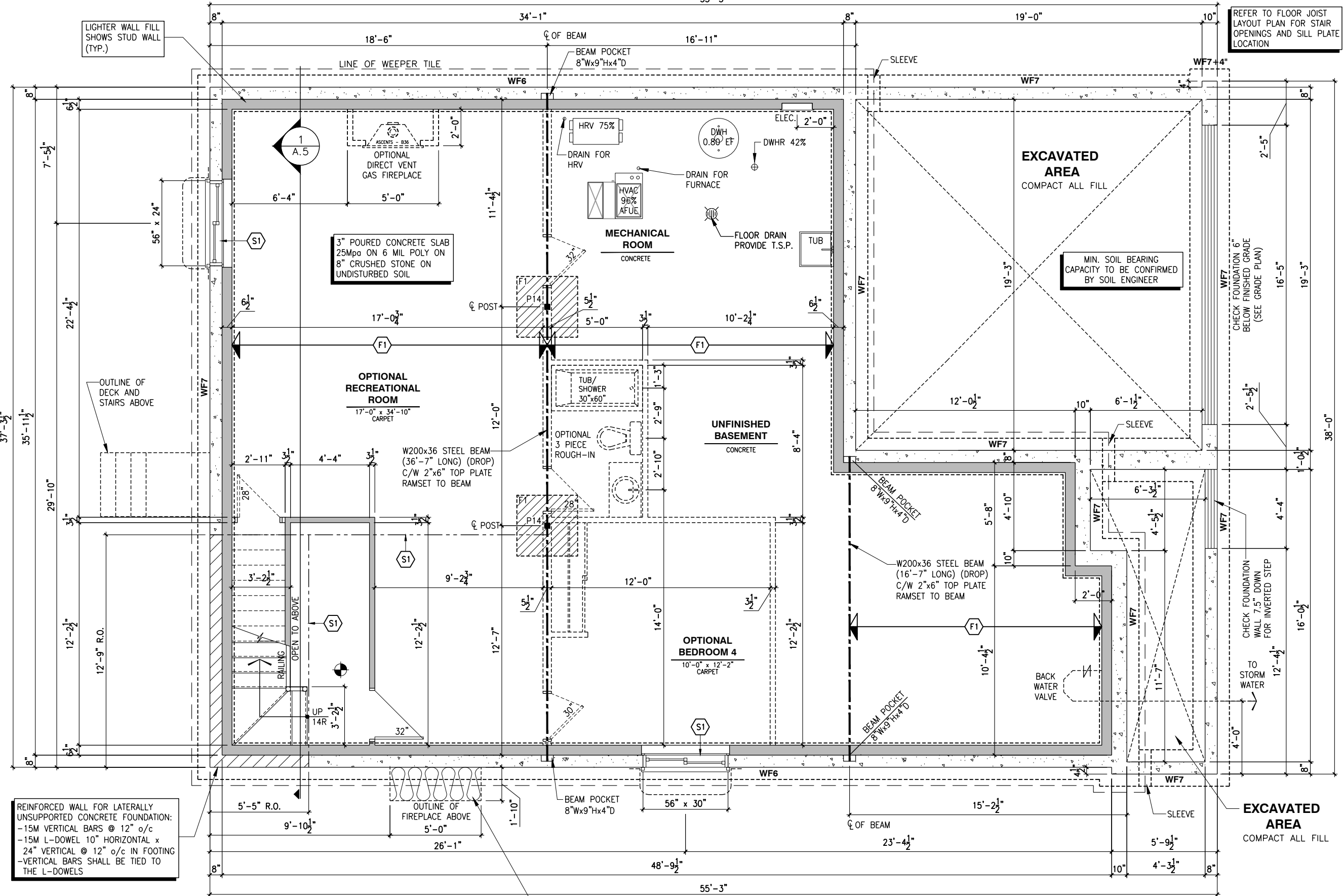


2 CONCRETE WALL REINFORCING
A.6 SCALE: 1/4" = 1'-0"



3 CONCRETE PORCH REINFORCING
A.6 SCALE: 1/4" = 1'-0"

SEE A6F FOR FOOTING TABLE



BASEMENT FLOOR PLAN - ELEVATION A

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

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

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

LOT: XXXX
DATE: XX/XX/XXXX

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NOTES:

STEEL LINTEL:

- S1 = L 90x90x6
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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
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POST TABLE:

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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

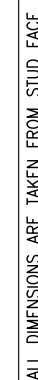
DRAWING: BASEMENT FLOOR - ELEV. A

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

1020 - THE MORGAN 2022 FOOTPRINT

(STANDARD DRAWINGS)

A6a

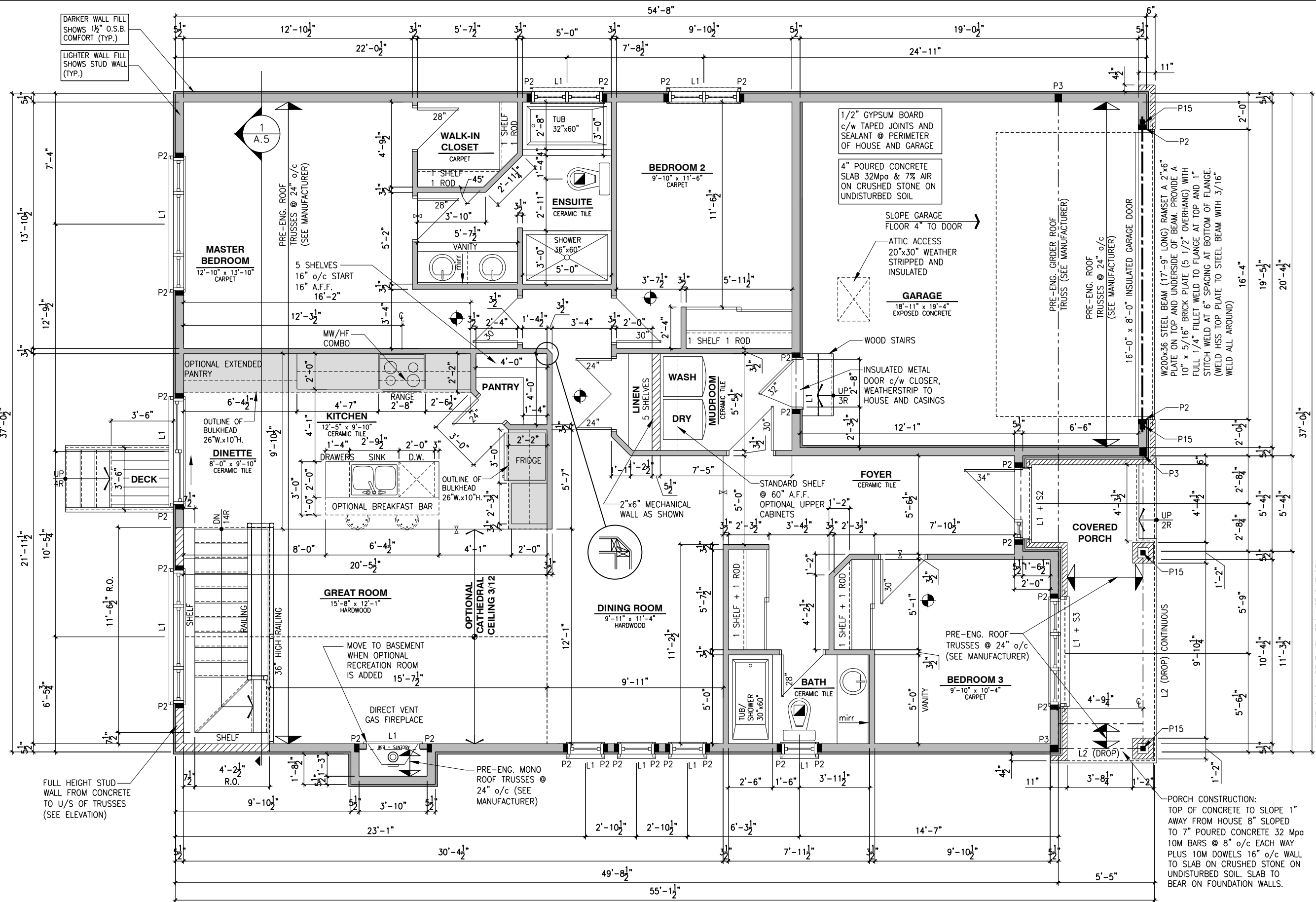


3- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

SINGLE DWELLING STAIRS:

RISER = 4'-7/8" MIN / 7'-7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.
HEADROOM = 6'-5" MIN

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



GROUND FLOOR PLAN - STANDARD KITCHEN - ELEVATION A (ENSUITE UPGRADE)

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

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RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.
HEADROOM = 6'-5" MIN

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

GENERAL NOTES:

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LOT: XXXX
DATE: XX/XX/XXXX



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- PERSONAL BCIN #44555
- TARIOR REGISTRATION NUMBER #611

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POST BY USP

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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING:

GROUND FLOOR - ELEVATION A

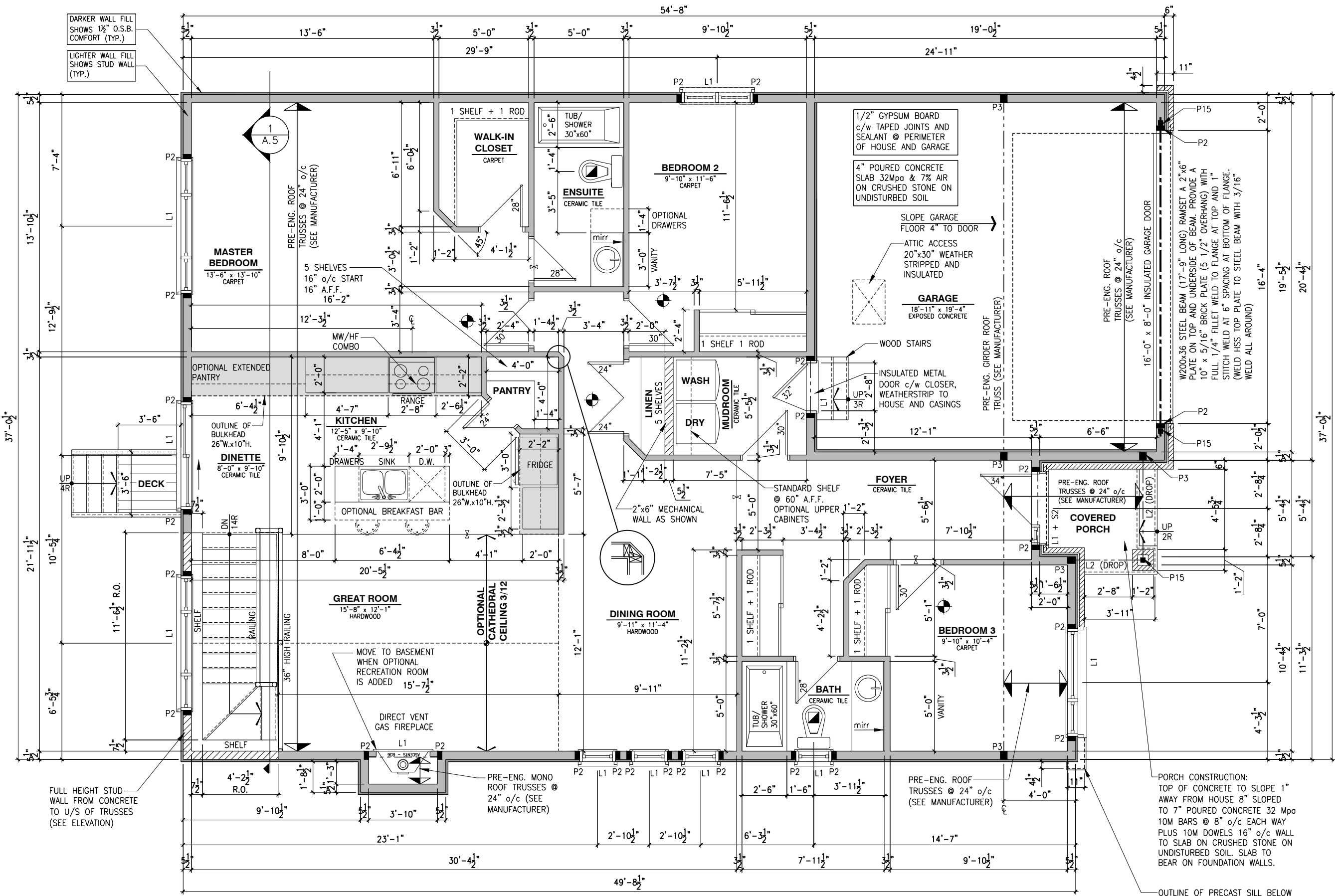
ADDRESS:	SCALE:	DATE:
xx	3/16" = 1'-0"	xx/xx/xxxx

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A7b



GROUND FLOOR PLAN - STANDARD KITCHEN - ELEVATION B

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

SINGLE DWELLING STAIRS:
RISER = 4-7/8" MIN / 7-7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.
HEADROOM = 6'-5" MIN

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

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LOT: XXXX
DATE: XX/XX/XXXX

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NO.	DESCRIPTION	DATE	BY

DRAWING:

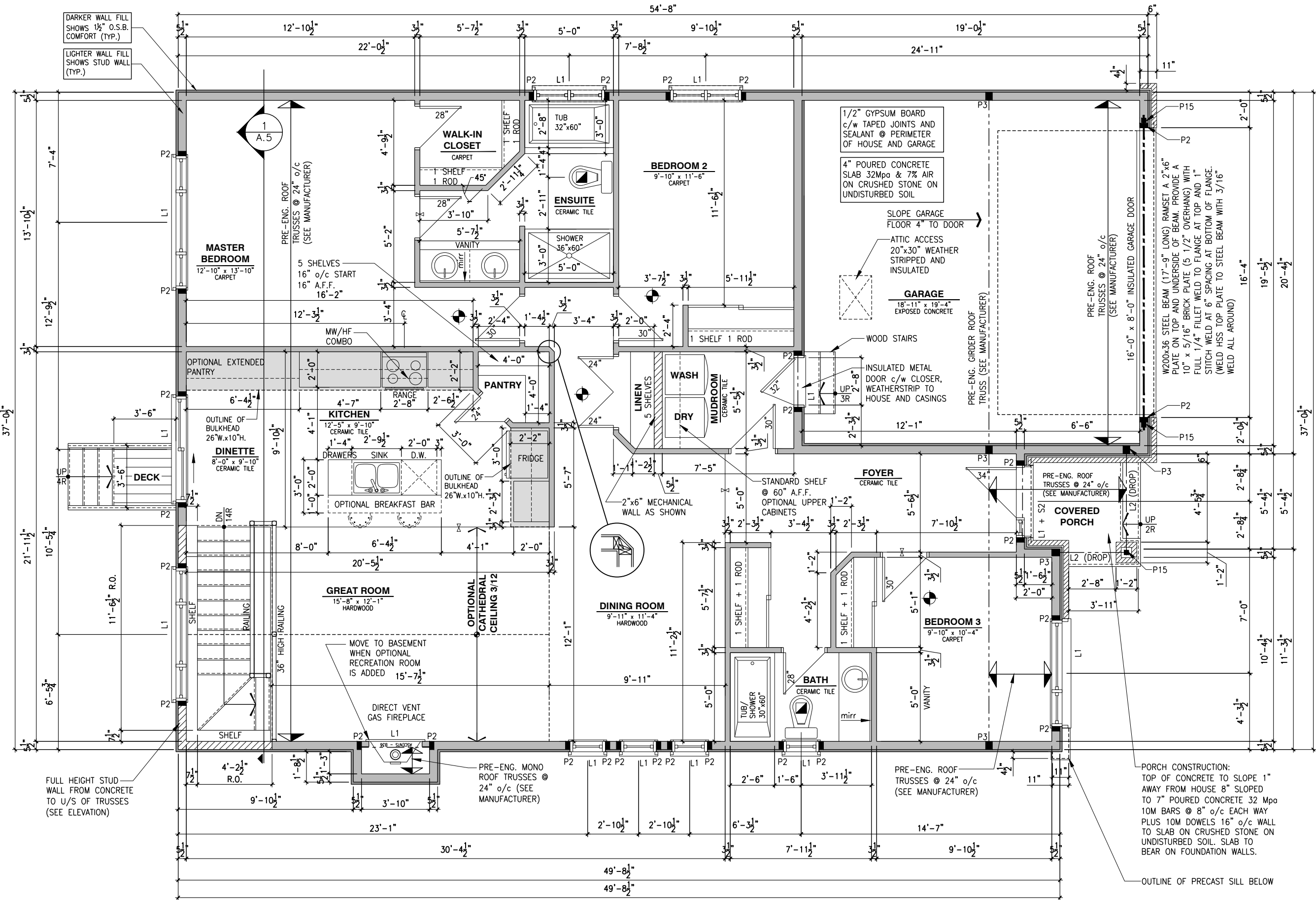
GROUND FLOOR - ELEVATION B

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

1020 - THE MORGAN 2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET: **A7c**



GROUND FLOOR PLAN - STANDARD KITCHEN - ELEVATION B (ENSUITE UPGRADE)

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

SINGLE DWELLING STAIRS:	
RISER =	4-7/8" MIN / 7-7/8" MAX
RUN =	10" MIN / 14" MAX
HANDRAIL HEIGHT =	2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.	
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FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
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LOT:XXXX
DATE:XX/XX/XXXX

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NO.	DESCRIPTION	DATE	BY

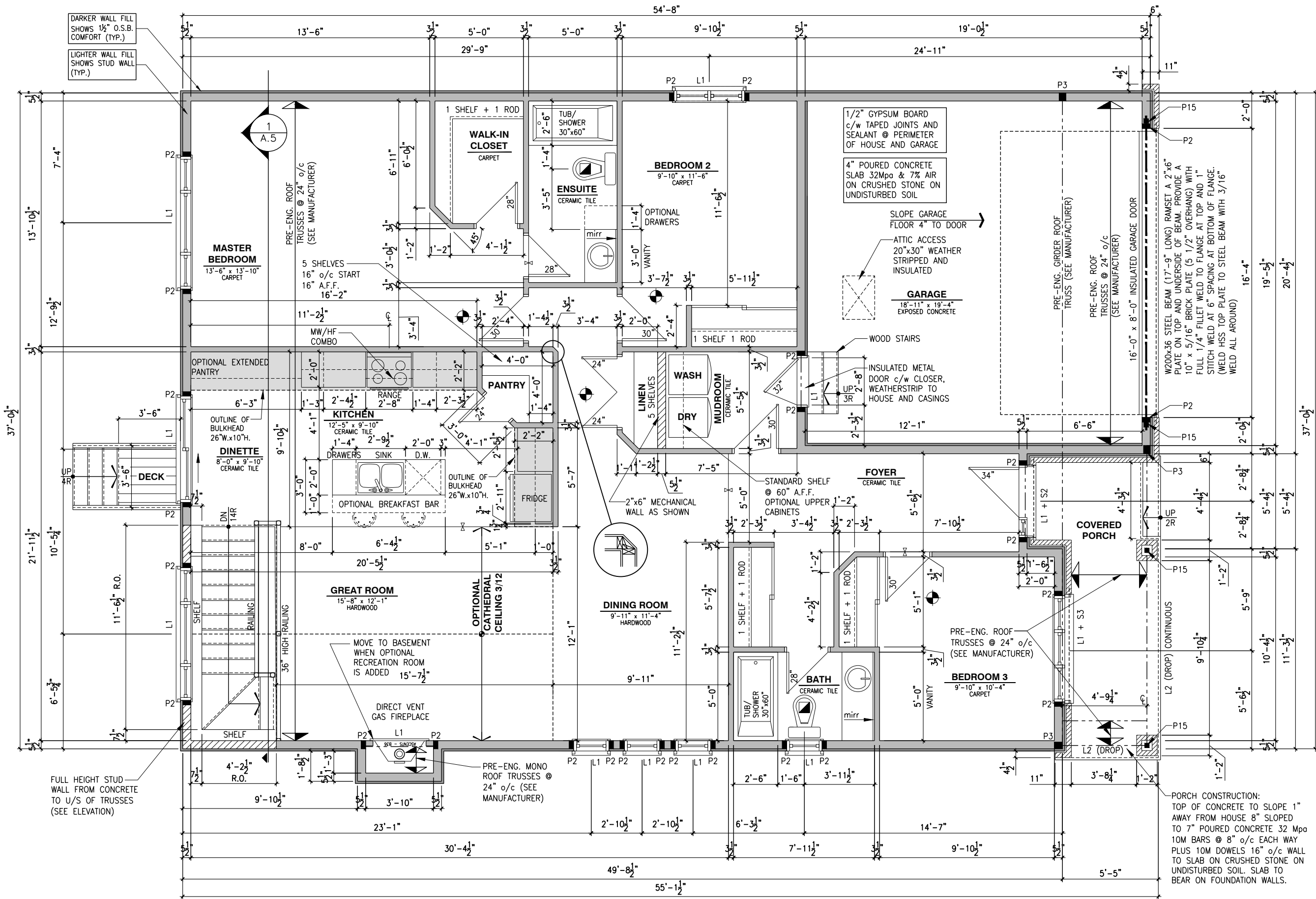
DRAWING: GROUND FLOOR - ELEVATION B

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

(STANDARD DRAWINGS)

SHEET:
A7d



GROUND FLOOR PLAN - OPTIONAL KITCHEN #1 - ELEVATION A

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

SINGLE DWELLING STAIRS:

RISER =	4-7/8" MIN / 7-7/8" MAX
RUN =	10" MIN / 14" MAX
HANDRAIL HEIGHT =	2'-10" MIN / 3'-2" MAX
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FLOOR	SQARE FOOT
GROUND FLOOR	1576
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LOT: XXXX
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NO.	DESCRIPTION	DATE	BY

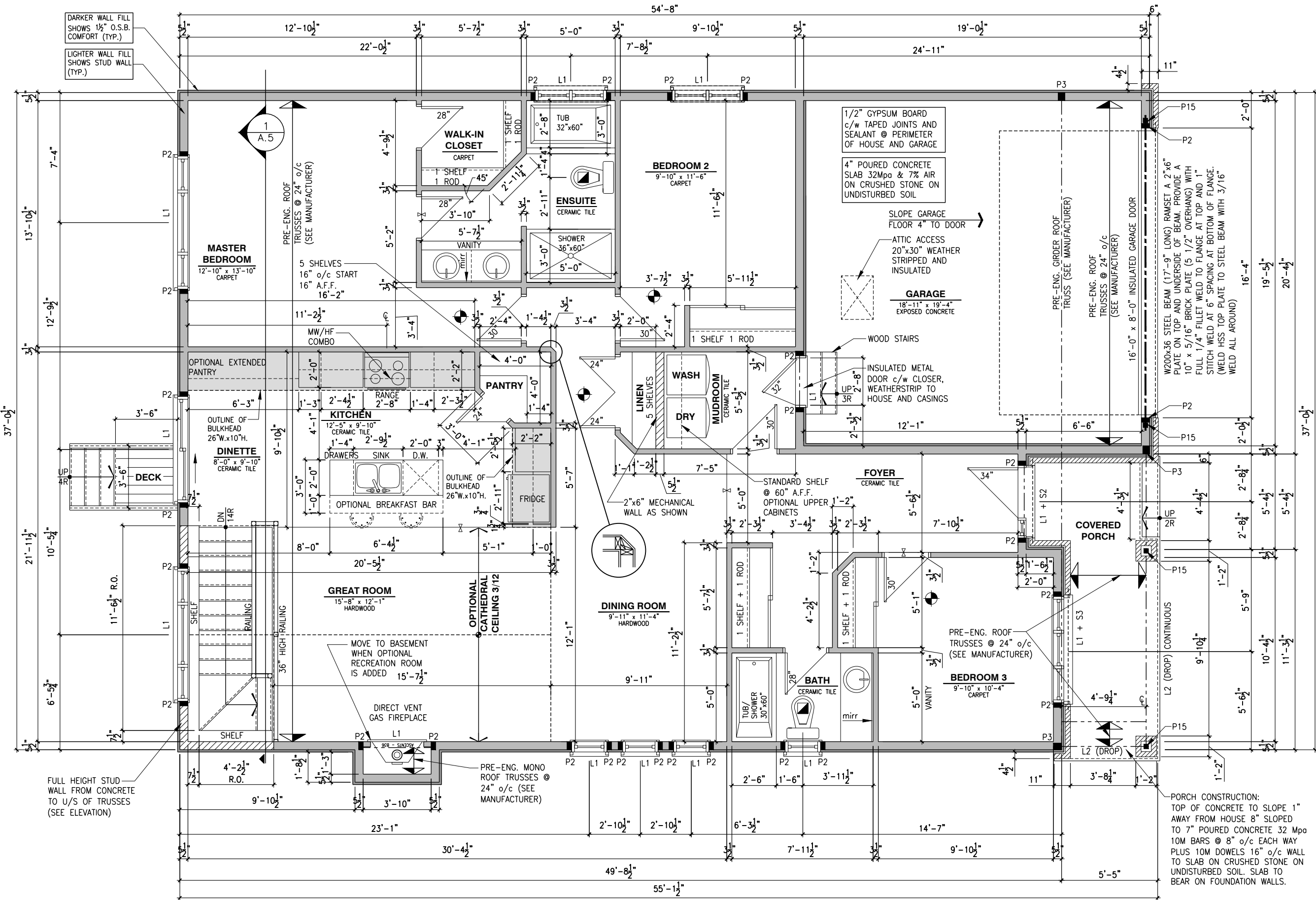
GROUND FLOOR - ELEVATION A

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

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET: **A7e**



GROUND FLOOR PLAN - OPTIONAL KITCHEN #1 - ELEVATION A (ENSUITE UPGRADE)

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

SINGLE DWELLING STAIRS:

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RUN = 10" MIN / 14" MAX
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GARAGE	406
TOTAL	1982

GENERAL NOTES:

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

LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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- PERSONAL BCIN #44555
- TARIOR 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
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* 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. (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (*)
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(EX. P2 = 1 JACK + 1 STUD)

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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:

GROUND FLOOR - ELEVATION A

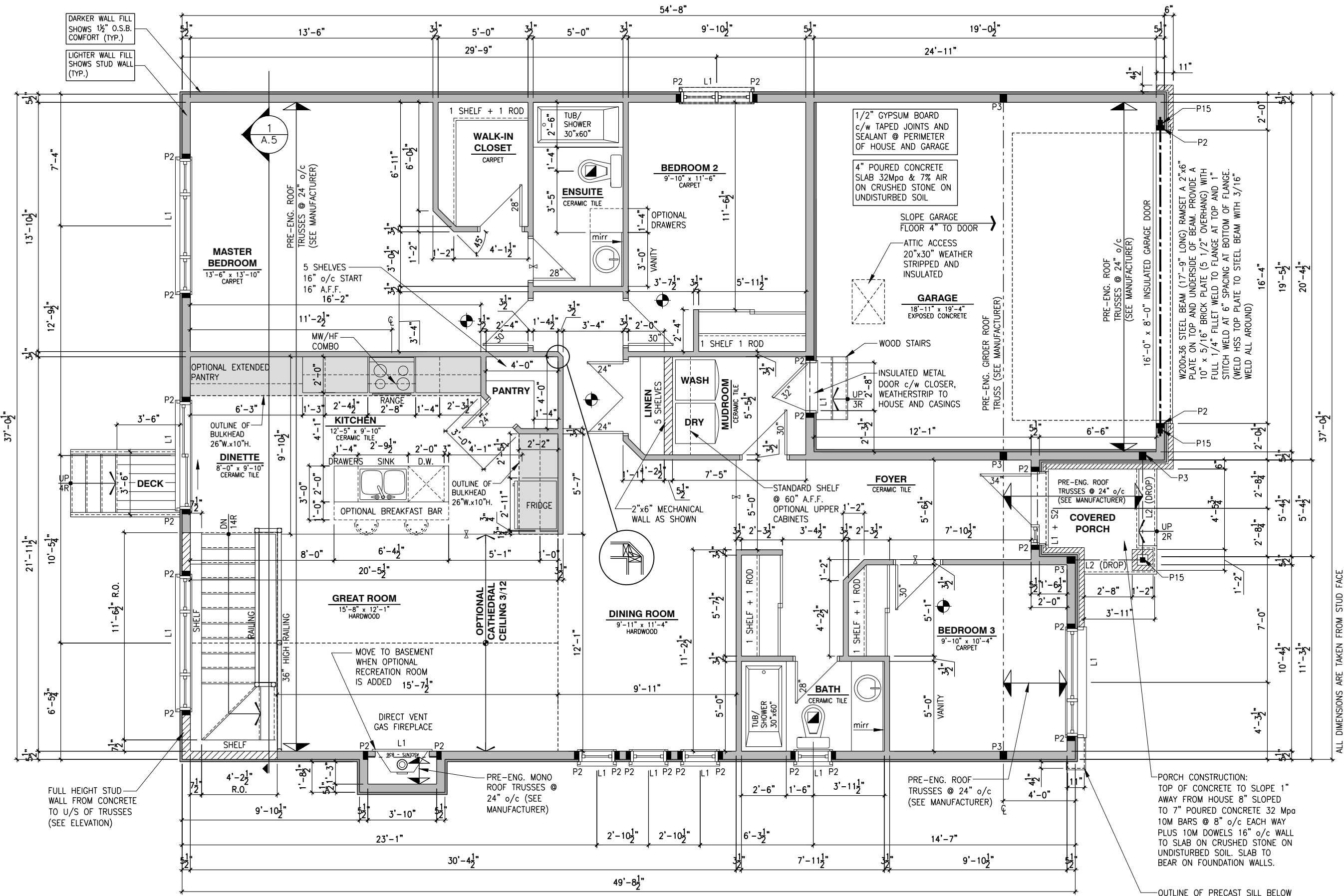
ADDRESS:	SCALE:	DATE:
xx	3/16" = 1'-0"	xx/xx/xxxx

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A7f



GROUND FLOOR PLAN - OPTIONAL KITCHEN #1 - ELEVATION B

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

SINGLE DWELLING STAIRS:
RISER = 4-7/8" MIN / 7-7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.
HEADROOM = 6'-5" MIN

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

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

LOT: XXXX
DATE: XX/XX/XXXX



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 - P4 = 4-2x4 OR 4-2x6
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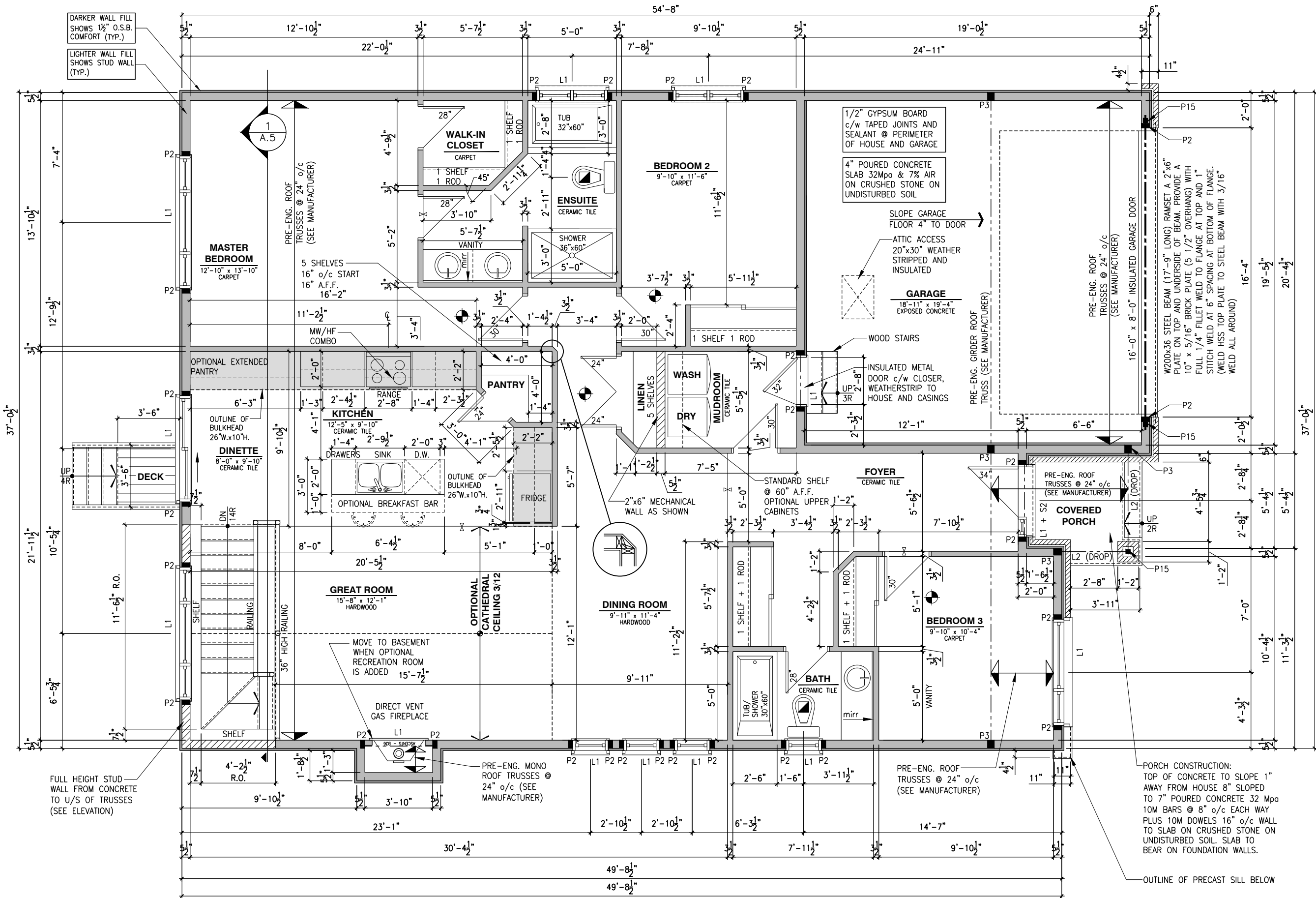
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - ELEVATION B

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET: A7g



GROUND FLOOR PLAN - OPTIONAL KITCHEN #1 - ELEVATION B (ENSUITE UPGRADE)

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

SINGLE DWELLING STAIRS:	
RISER	= 4-7/8" MIN / 7-7/8" MAX
RUN	= 10" MIN / 14" MAX
HANDRAIL HEIGHT	= 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL	2" MIN.
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FLOOR	SQARE FOOT
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LOT: XXXX
DATE: XX/XX/XXXX

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NO.	DESCRIPTION	DATE	BY

DRAWING:

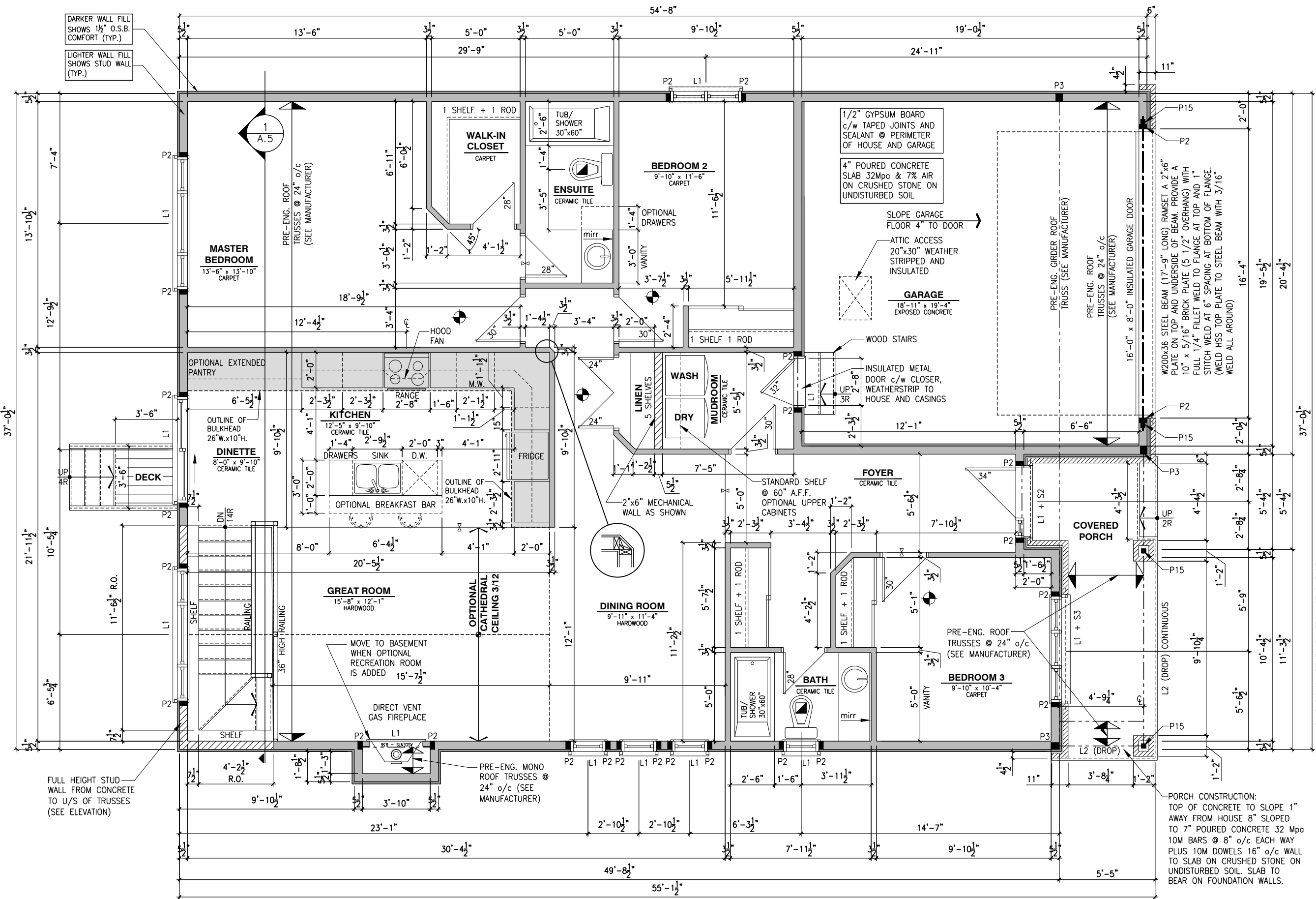
GROUND FLOOR - ELEVATION B

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

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:
A7h



GROUND FLOOR PLAN - OPTIONAL KITCHEN #2 - ELEVATION A

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

SINGLE DWELLING STAIRS:

RISER =	4-7/8" MIN / 7-7/8" MAX
RUN =	10" MIN / 14" MAX
HANDRAIL HEIGHT =	2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL	2" MIN.
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FLOOR	SQARE FOOT
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LOT: XXXX
DATE: XX/XX/XXXX

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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

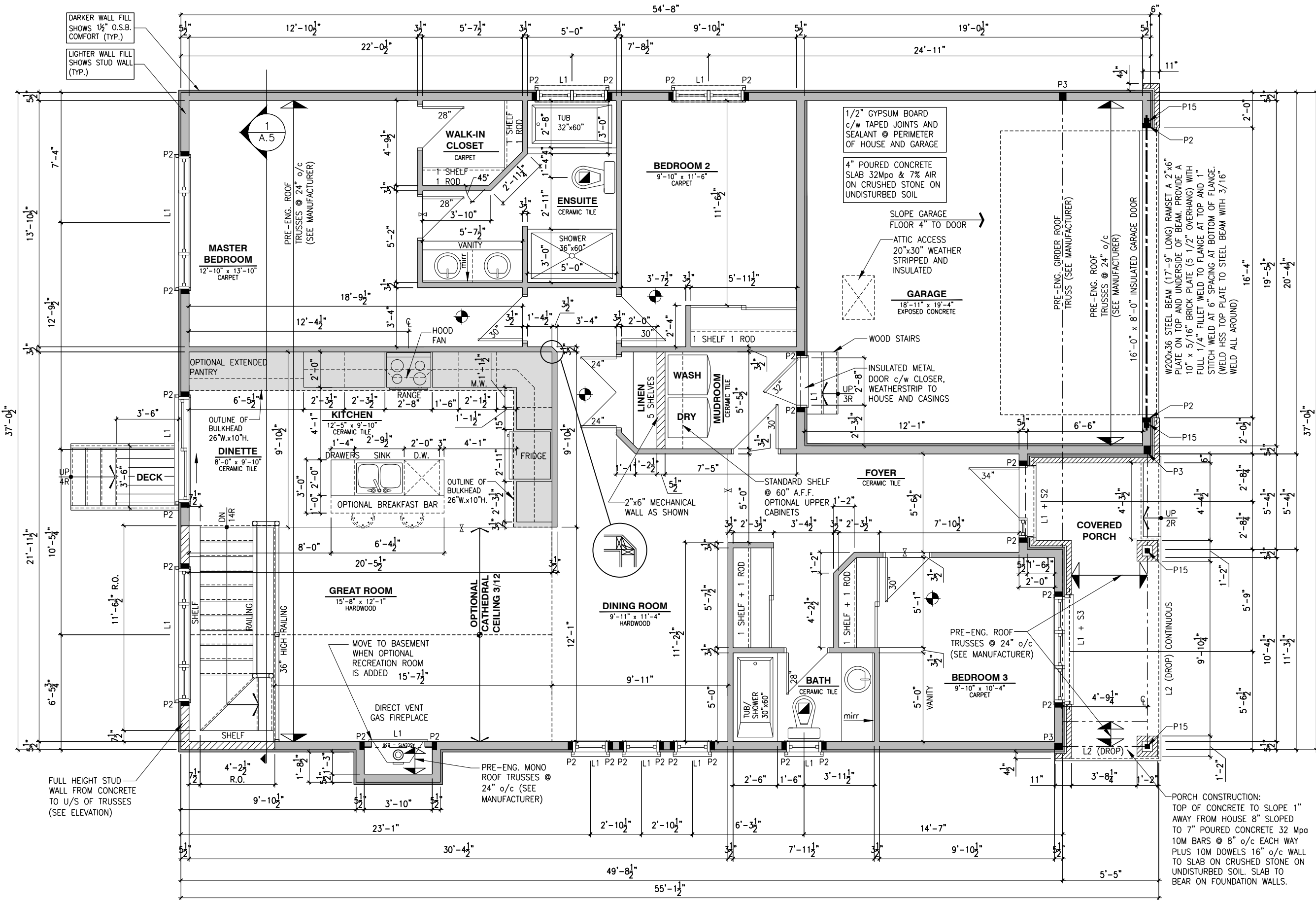
GROUND FLOOR - ELEVATION A

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

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET: A7i



GROUND FLOOR PLAN - OPTIONAL KITCHEN #2 - ELEVATION A (ENSUITE UPGRADE)

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

SINGLE DWELLING STAIRS:	
RISER =	4-7/8" MIN / 7-7/8" MAX
RUN =	10" MIN / 14" MAX
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NO.	DESCRIPTION	DATE	BY

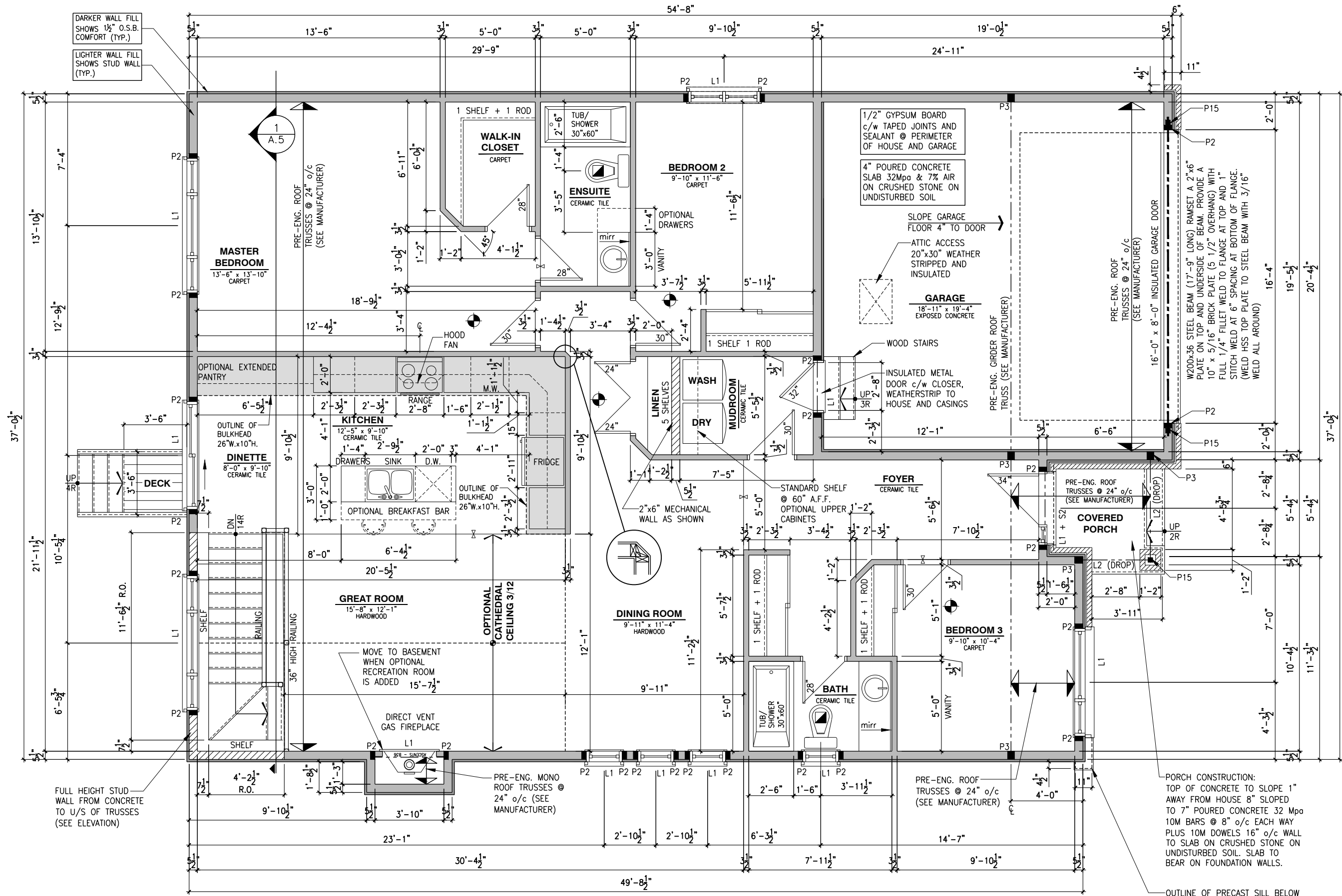
DRAWING:

GROUND FLOOR - ELEVATION A

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET: **A7j**



GROUND FLOOR PLAN - OPTIONAL KITCHEN #2 - ELEVATION B

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

SINGLE DWELLING STAIRS:	
RISER =	4-7/8" MIN / 7-7/8" MAX
RUN =	10" MIN / 14" MAX
HANDRAIL HEIGHT =	2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL	2" MIN.
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FLOOR	SQUARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

GENERAL NOTES:

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

LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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- PERSONAL BCIN #44555
- TARION 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
- 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. (*)
- P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
- P17 = HSS 73.0x160x10 TOP 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"

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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:

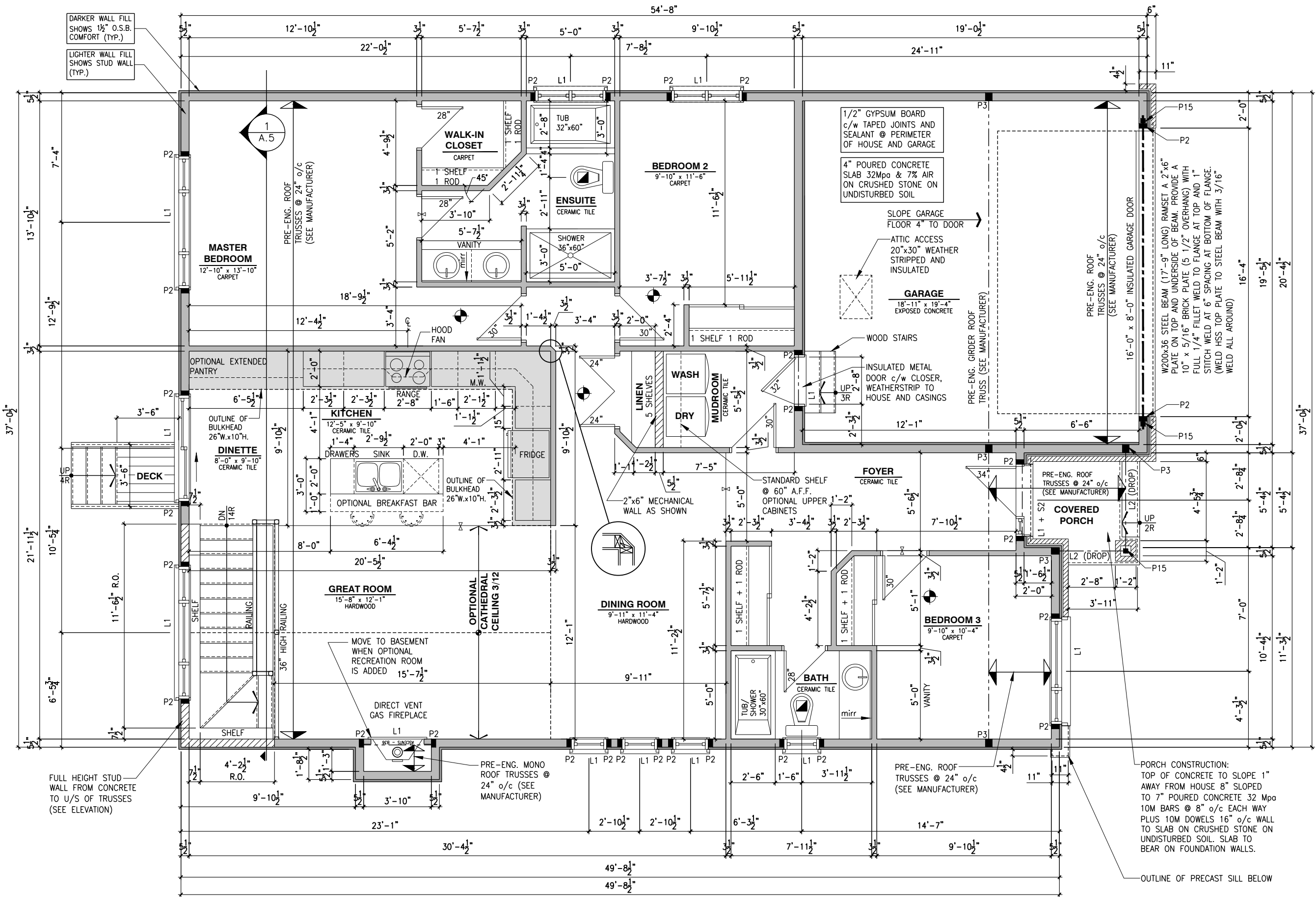
GROUND FLOOR - ELEVATION B

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

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:
A7k



GROUND FLOOR PLAN - OPTIONAL KITCHEN #2 - ELEVATION B (ENSUITE UPGRADE)

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

SINGLE DWELLING STAIRS:
RISER = 4-7/8" MIN / 7-7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.
HEADROOM = 6'-5" MIN

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

- GENERAL NOTES:
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LOT: XXXX
DATE: XX/XX/XXXX

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- NOTES:
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 - S4 = L 125x90x8
 - S5 = L 125x90x10
 - S6 = L 200x100x12
 - S7 = L 150x100x10 (8" BEARING)
- LINTEL TABLE:
- L1 = 2-2x10 + P2 ON BOTH SIDES
 - L2 = 3-2x10 + P3 ON BOTH SIDES
 - L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
 - L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
- * IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

- POST TABLE:
- P1 = 3" ADJUSTABLE STEEL COLUMN
 - P10 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP
 - P2 = 2-2x4 OR 2-2x6
 - P3 = 3-2x4 OR 3-2x6
 - P4 = 4-2x4 OR 4-2x6
 - P5 = 5-2x4 OR 5-2x6
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 - P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
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2012 O.B.C. DRAWINGS

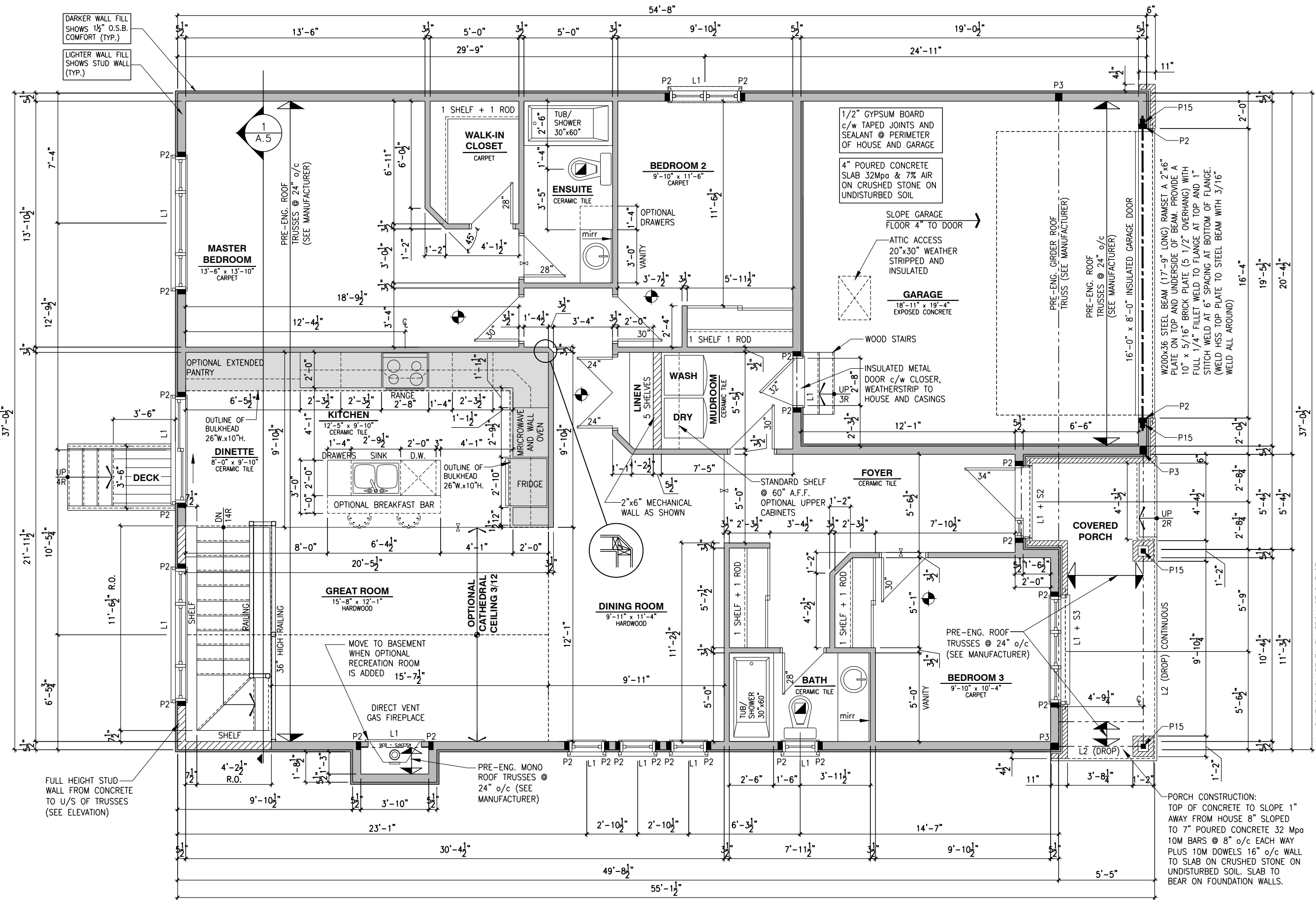
REV	DESCRIPTION	DATE	BY
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON

DRAWING: GROUND FLOOR - ELEVATION B

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET: A71



GROUND FLOOR PLAN - OPTIONAL KITCHEN #3 - ELEVATION A

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

SINGLE DWELLING STAIRS:

RISER = 4-7/8" MIN / 7-7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.
HEADROOM = 6'-5" MIN

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

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LOT: XXXX
DATE: XX/XX/XXXX
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S3 = L 100x90x8
S4 = L 125x90x8
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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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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING:

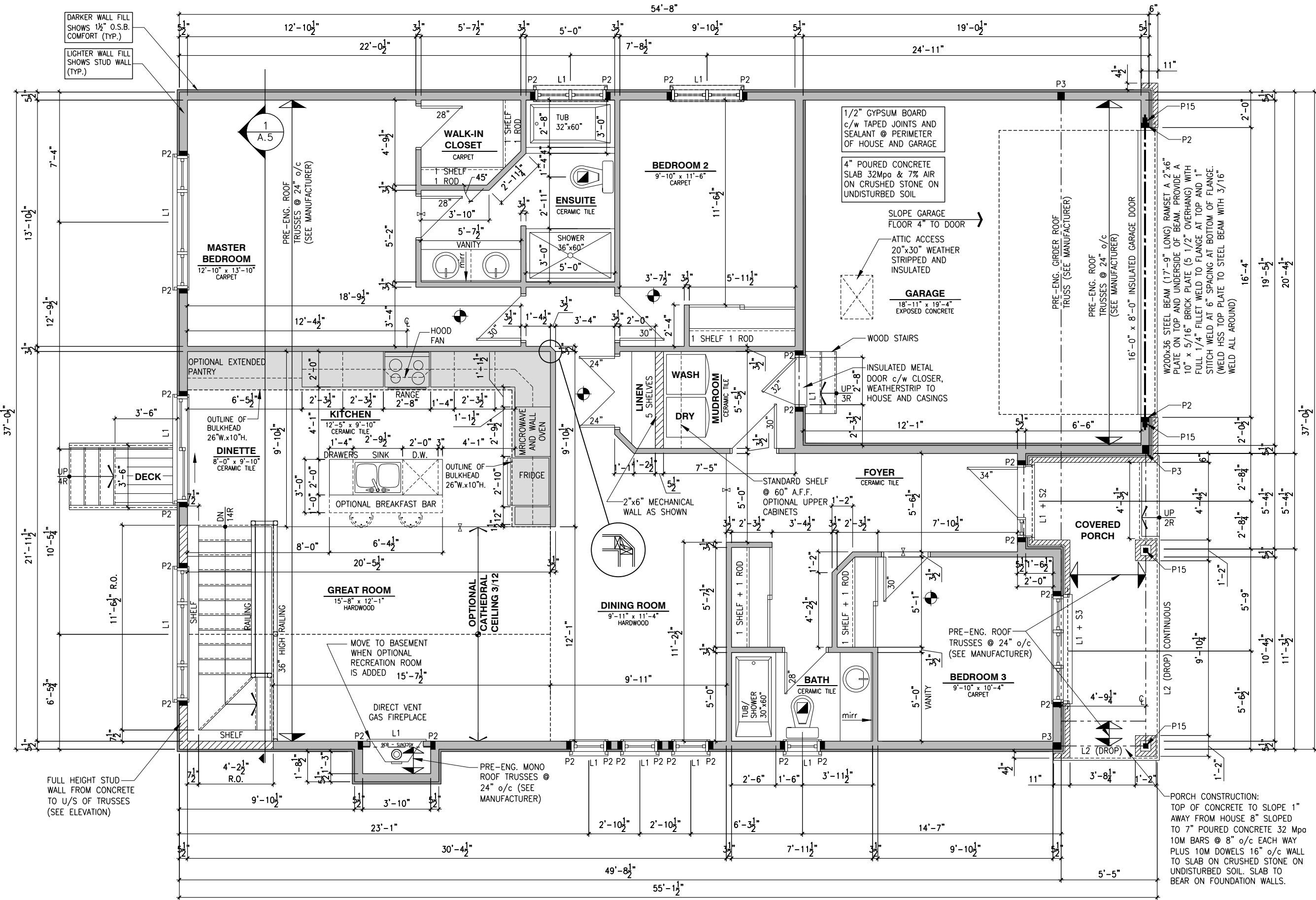
GROUND FLOOR - ELEVATION A

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

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:
A7m



GROUND FLOOR PLAN - OPTIONAL KITCHEN #3 - ELEVATION A (ENSUITE UPGRADE)

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

SINGLE DWELLING STAIRS:	
RISER =	4-7/8" MIN / 7-7/8" MAX
RUN =	10" MIN / 14" MAX
HANDRAIL HEIGHT =	2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.	
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FLOOR	SQARE FOOT
GROUND FLOOR	1576
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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 - ELEVATION A

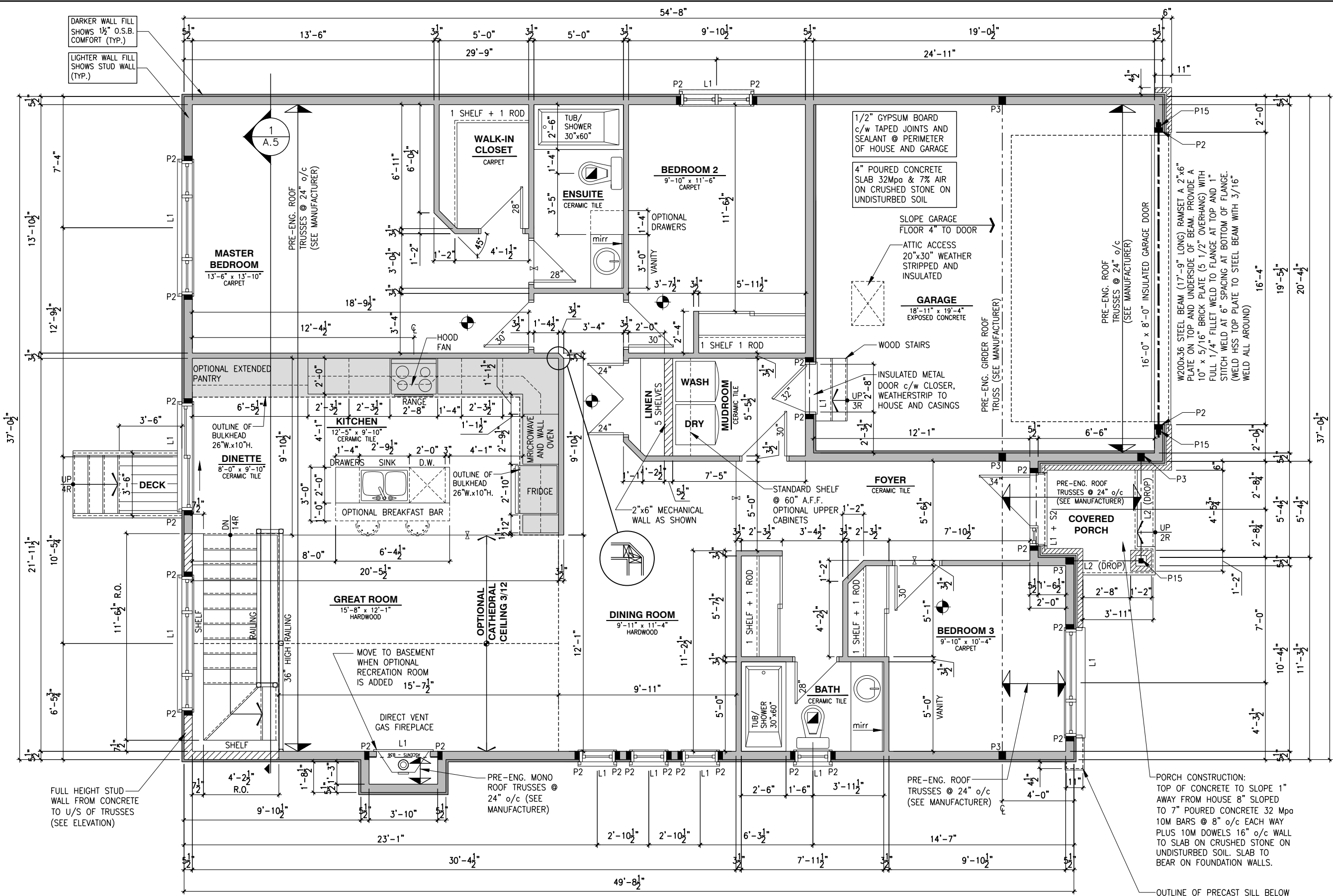
ADDRESS: xx	SCALE: 3/16" = 1'-0"	DATE: xx/xx/xxxx
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1020 - THE MORGAN

2022 FOOTPRINT

(STANDARD DRAWINGS)

A7n



GROUND FLOOR PLAN - OPTIONAL KITCHEN #3 - ELEVATION B

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

SINGLE DWELLING STAIRS:

RISER = 4-7/8" MIN / 7-7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.
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FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
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LOT: XXXX

DATE: XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

DRAWING:

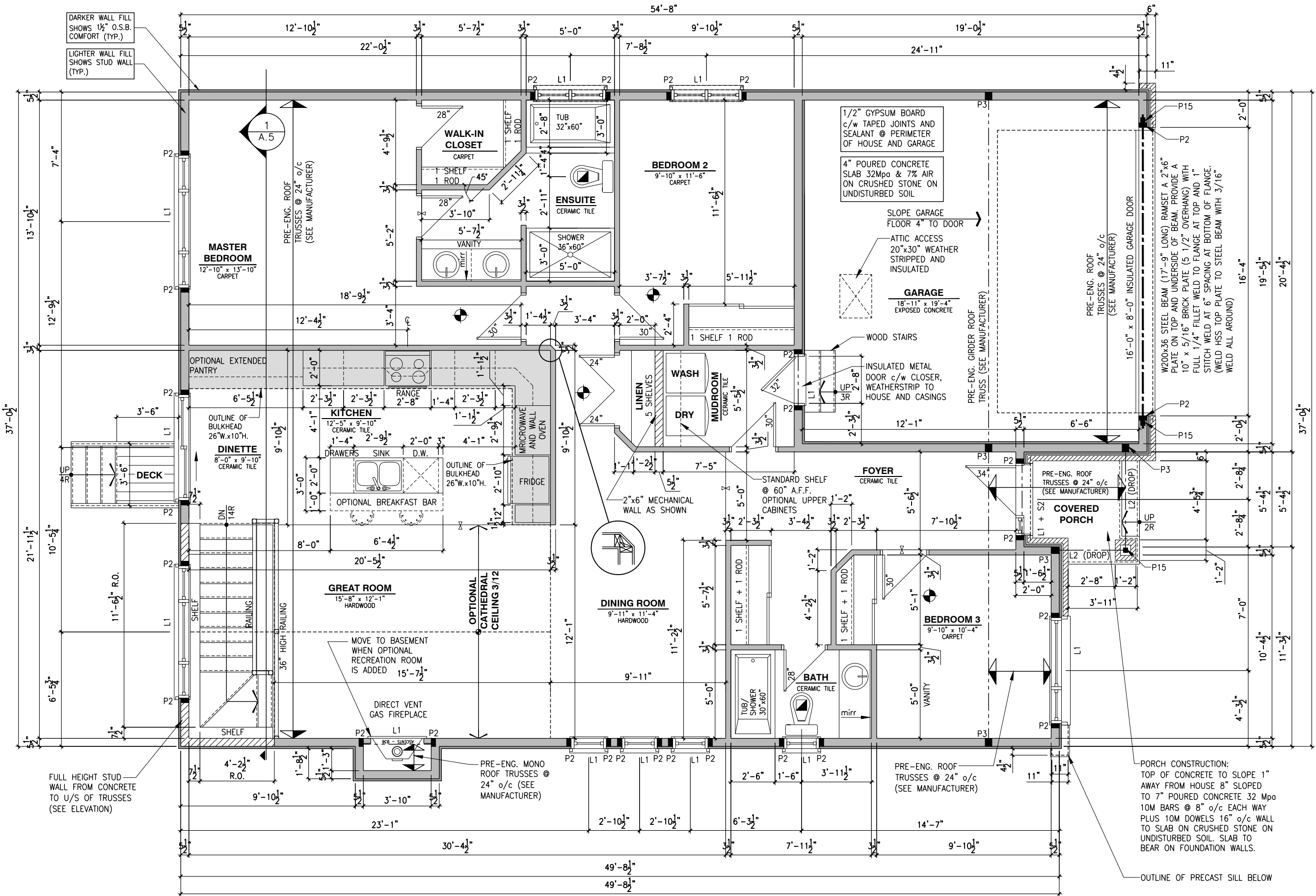
GROUND FLOOR - ELEVATION B

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

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:
A7o



GROUND FLOOR PLAN - OPTIONAL KITCHEN #3 - ELEVATION B (ENSUITE UPGRADE)

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

SINGLE DWELLING STAIRS:
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HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.
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FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

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

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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- 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. (*)
 - P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
 - P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (*)
- (*) = 2-12# ANCH. (WHERE ANCH. PL. NOT USED)

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

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

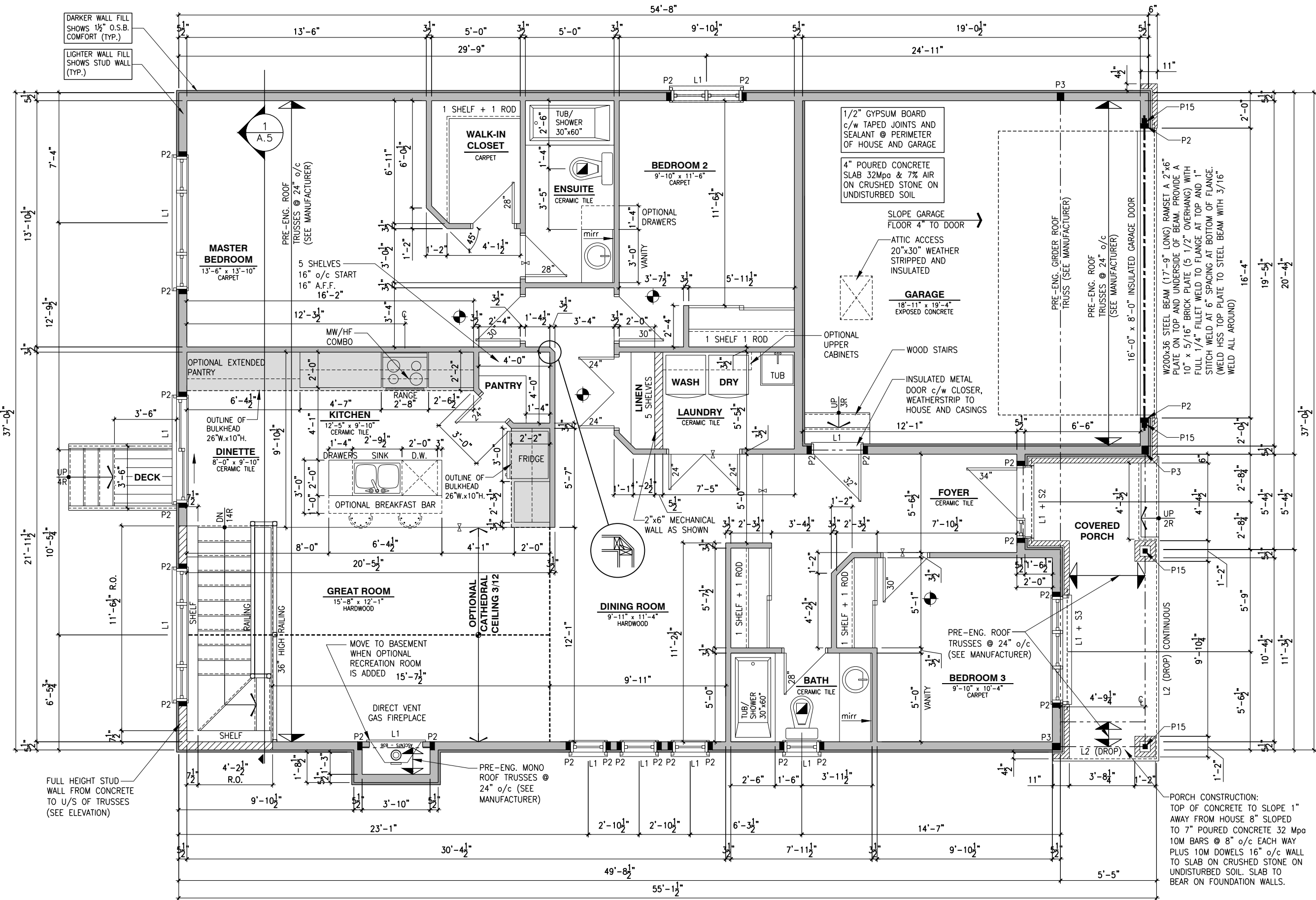
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:
GROUND FLOOR - ELEVATION B

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A7p



GROUND FLOOR PLAN - STANDARD KITCHEN - OPTIONAL LAUNDRY -ELEVATION A

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

SINGLE DWELLING STAIRS:
RISER = 4-7/8" MIN / 7-7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
CLEARANCE BETWEEN HANDRAIL AND WALL 2" MIN.
HEADROOM = 6'-5" MIN

FLOOR	SQARE FOOT
GROUND FLOOR	1576
GARAGE	406
TOTAL	1982

GENERAL NOTES:
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LOT: XXXX
DATE: XX/XX/XXXX
Valecraft
Homes (2019) Limited

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- PERSONAL BCIN #44555
- TARIOR REGISTRATION NUMBER #611

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S6 = L 200x100x12
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L2 = 3-2x10 + P3 ON BOTH SIDES
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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

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

DRAWING: GROUND FLOOR - ELEVATION A

ADDRESS: xx	SCALE: 3/16" = 1'-0"	DATE: xx/xx/xxxx
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1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET: A7q

- 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.

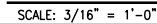


Valecraft
Homes (2019) Limited

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DRAWING:

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A8a

SHEET:

A8a

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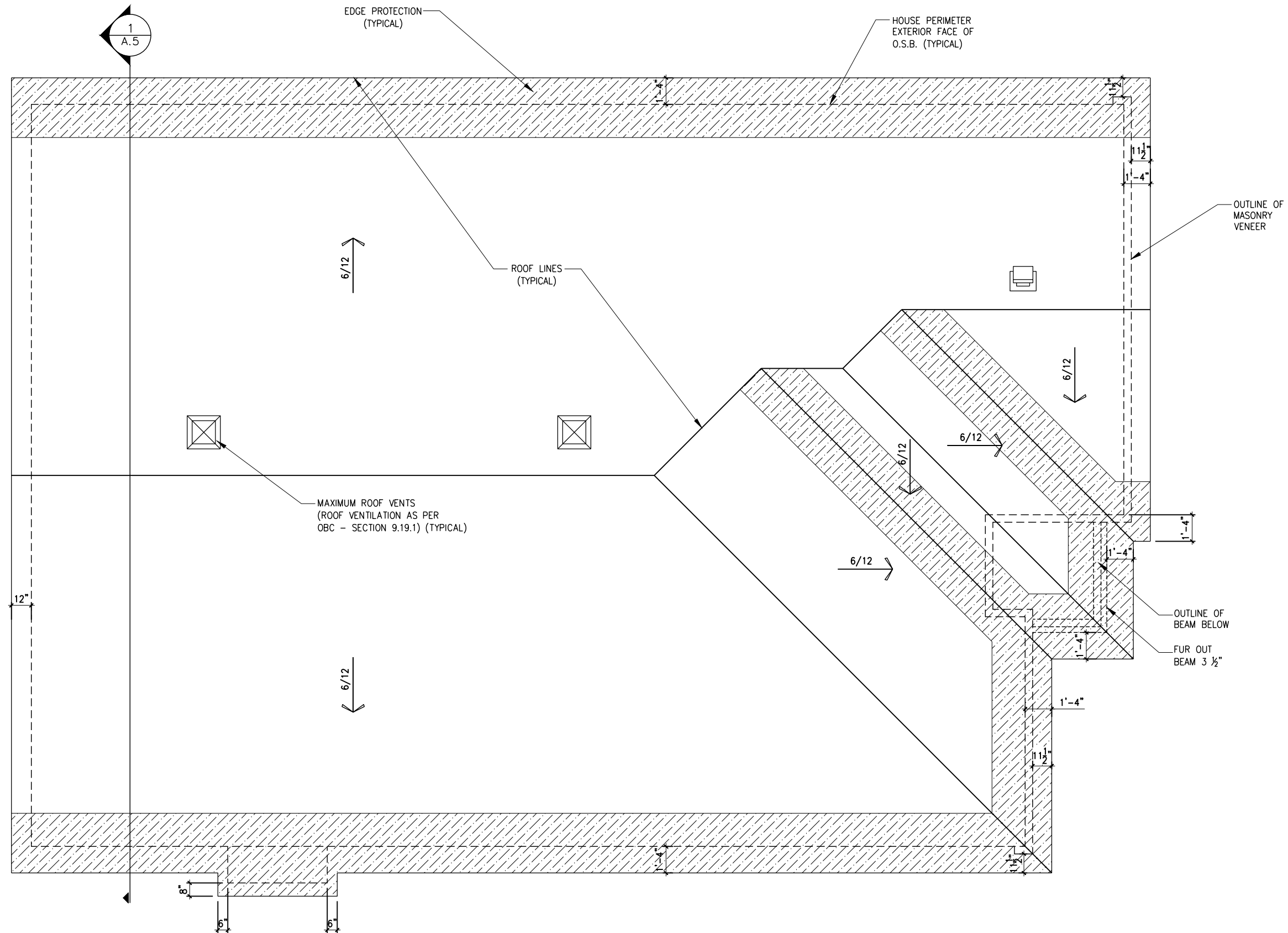


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SCALE: 3/16" = 1'-0"

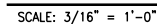
DRAWING:

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

SHEET:

A8b

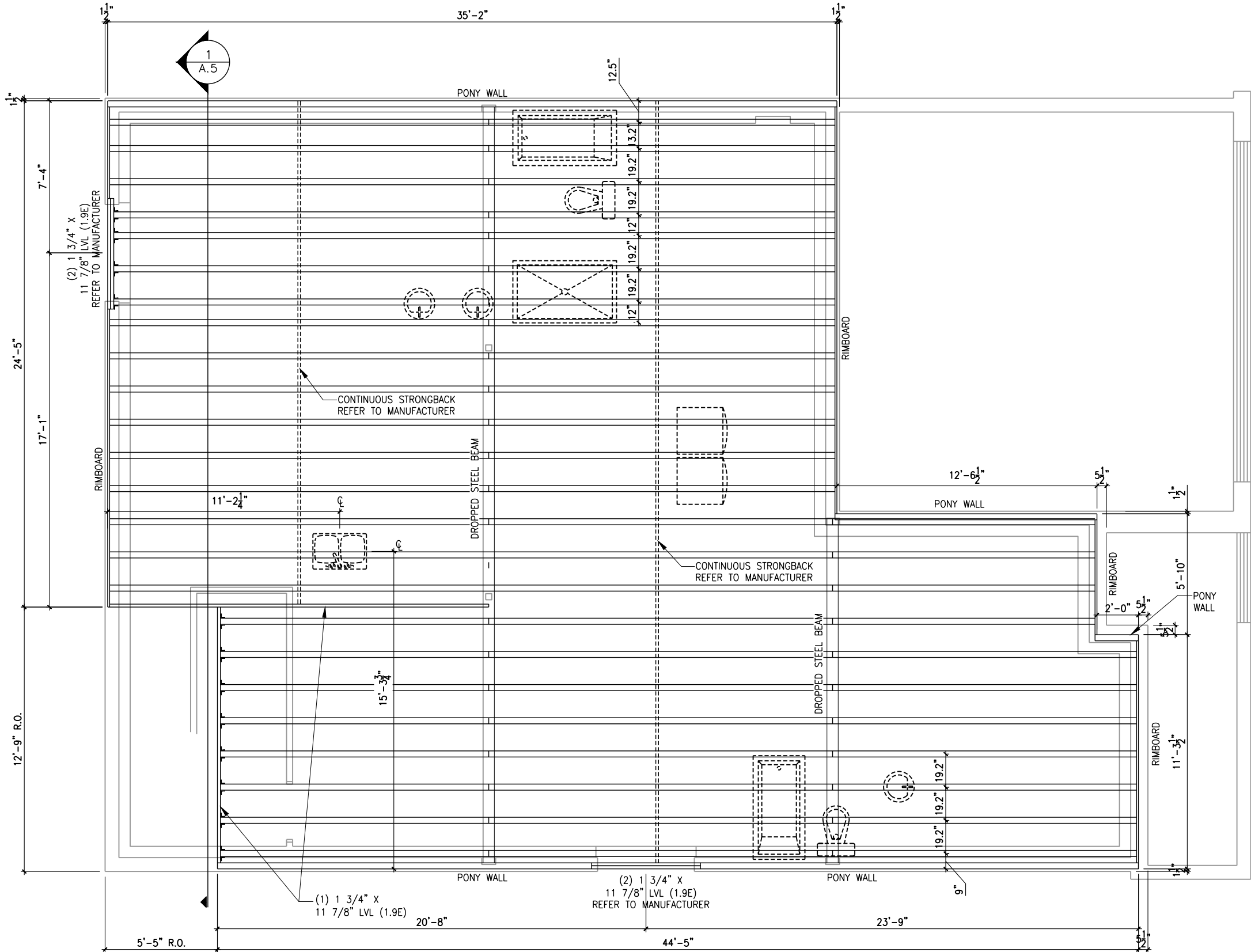
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A9a

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.



GROUND FLOOR PLAN
FLOOR JOIST FRAMING PLAN - ELEVATION A (ENSUITE UPGRADE)

SCALE: 3/16" = 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: 01FL - FLOOR JOIST
FRAMING PLAN - ELEVATION A

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

1020 - THE MORGAN
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET: A9b

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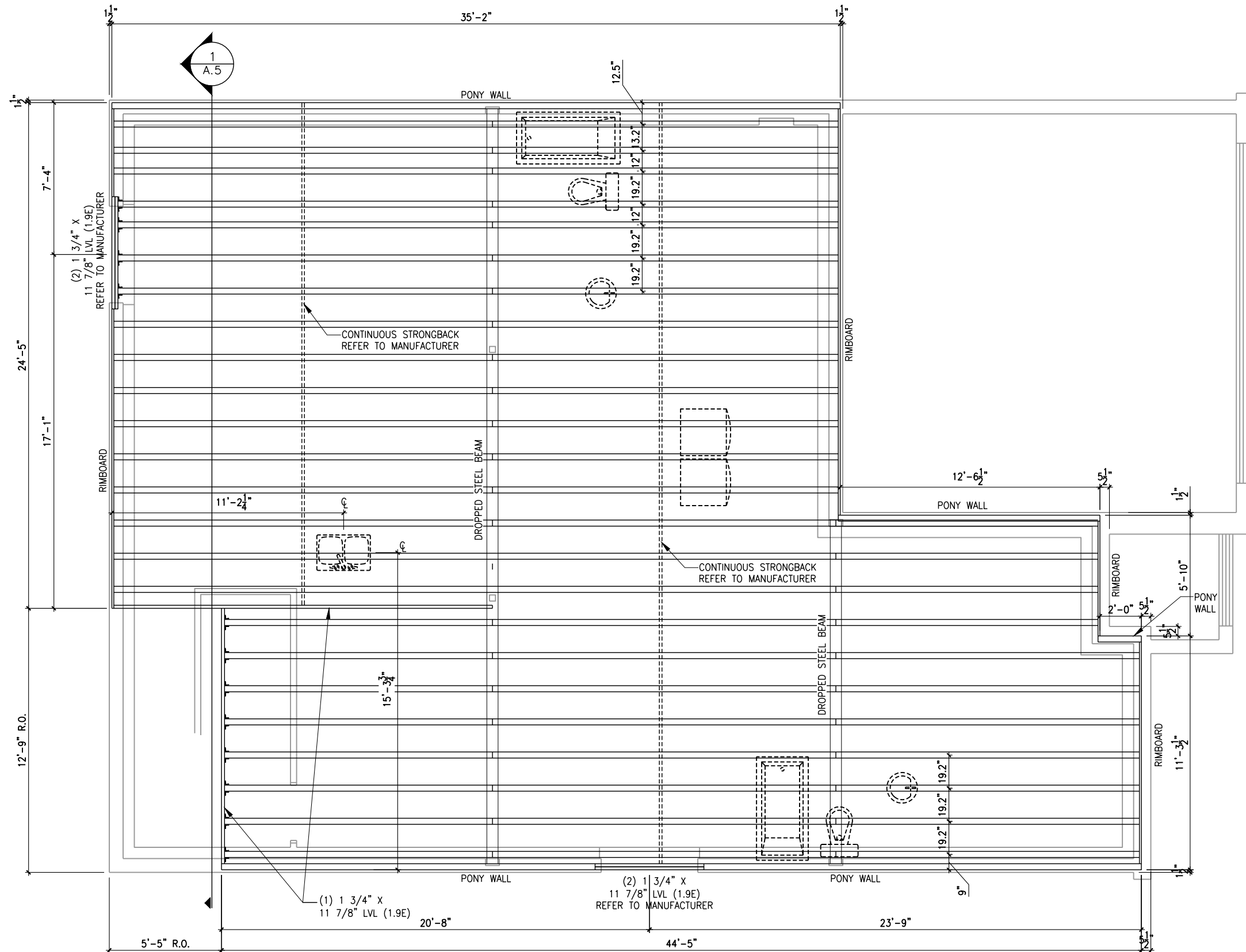
Valecraft
Homes (2019) Limited

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

DRAWING: **01FL - FLOOR JOIST
FRAMING PLAN - ELEVATION B**

1020 - THE MORGAN 2022 FOOTPRINT

(STANDARD DRAWINGS)

A9c

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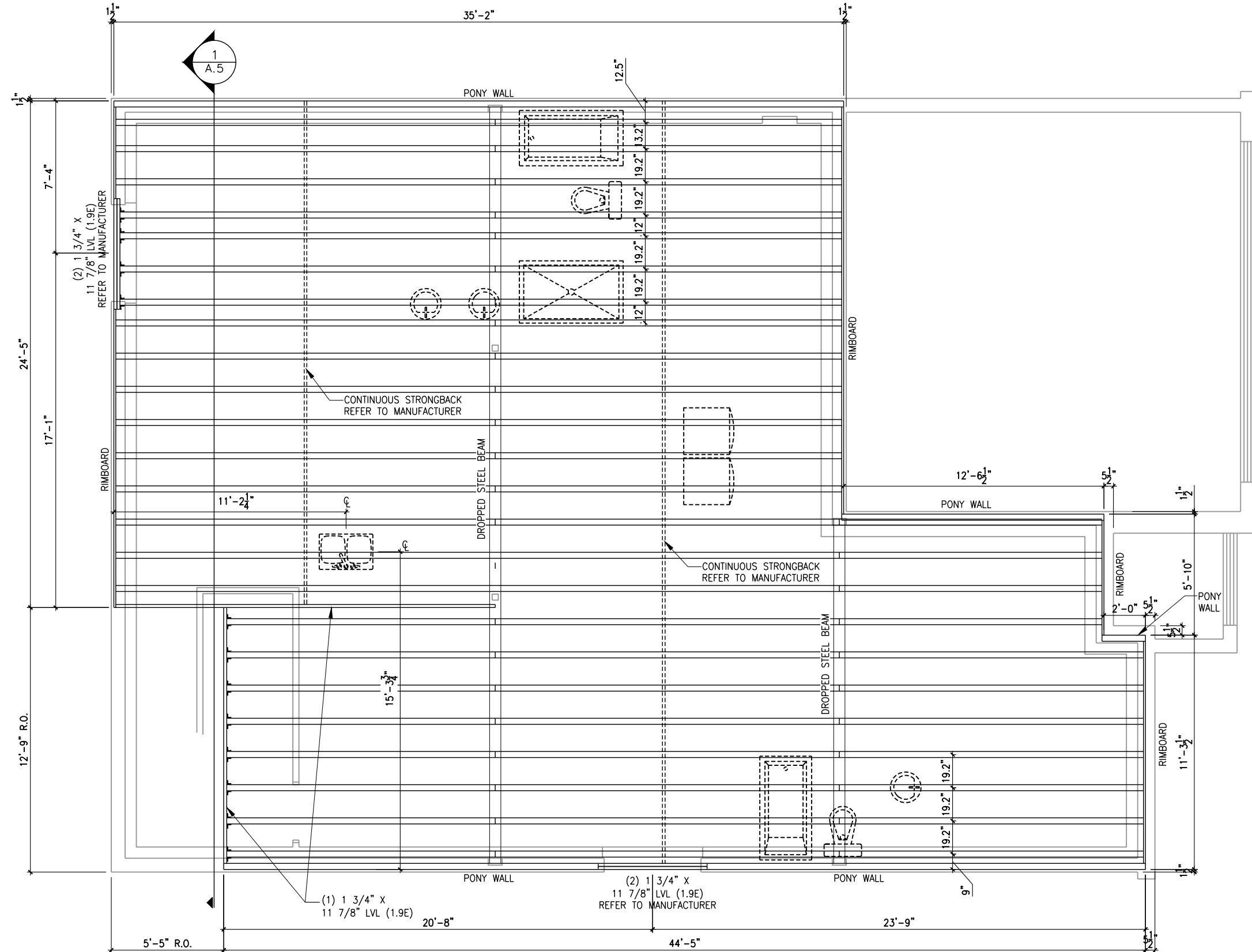
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SCALE: $3/16" = 1'-0"$

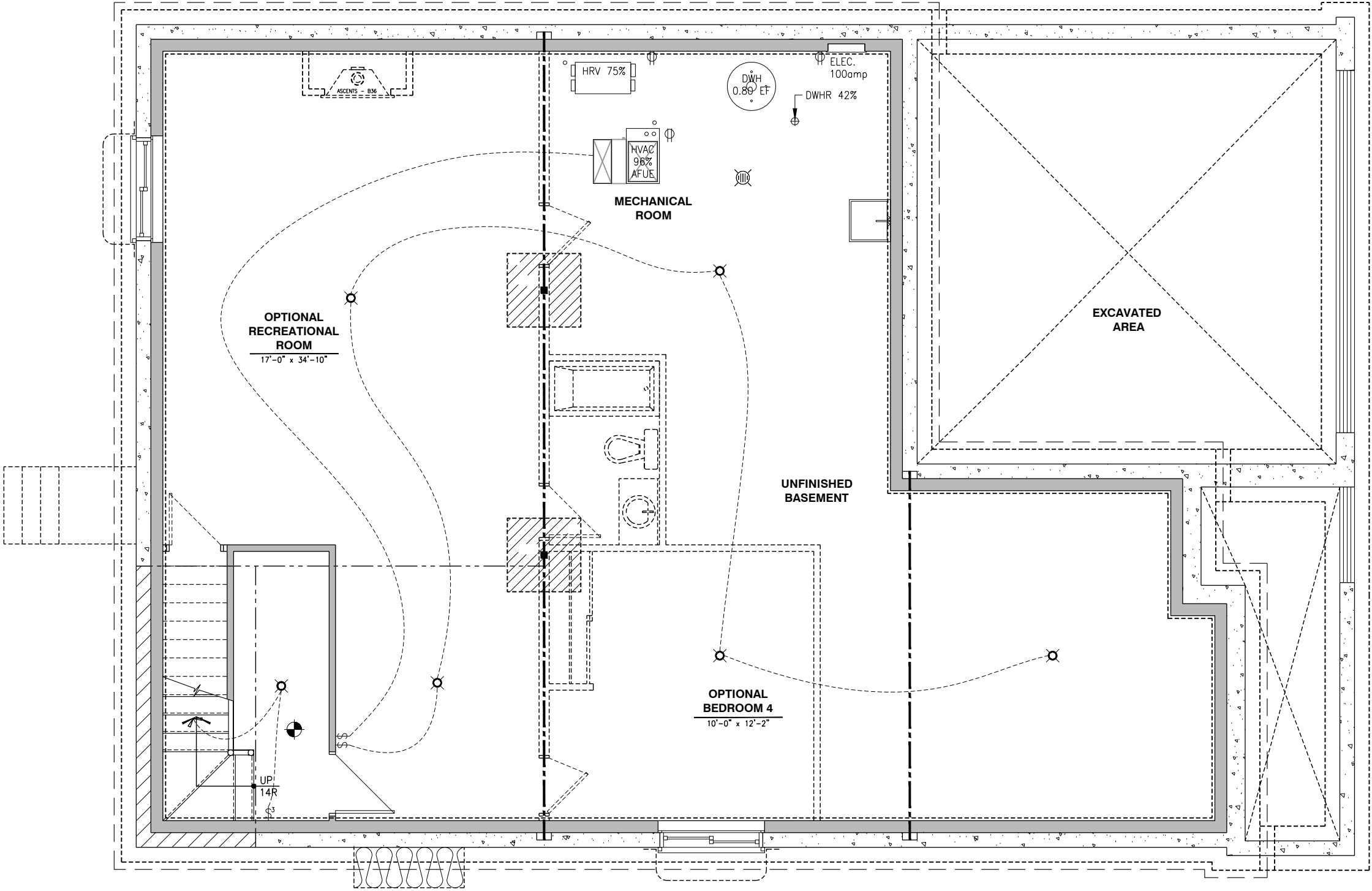
DRAWING: **01FL - FLOOR JOIST
FRAMING PLAN - ELEVATION B**

1020 - THE MORGAN 2022 FOOTPRINT

A9b

ELECTRICAL PLAN BASEMENT

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



LOT: XXXX

DATE: XX/XX/XXXX



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- \$ SINGLE POLE SWITCH
- \$3 3 WAY SWITCH
- \$4 4 WAY SWITCH
- \$f FURNACE SWITCH
- \$FP FIREPLACE SWITCH
- ⊕ DUPLEX OUTLET (12" HIGH)
- ⊕ DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI GROUND FAULT INTERVOLT
- WP WEATHER PROOF DUPLEX OUTLET
- ⊕ SPLIT OUTLET
- ⊕ 220 VOLT OUTLET
- ⊙ WALL MOUNTED LIGHT FIXTURE
- ⊙ CEILING MOUNTED LIGHT FIXTURE
- ⊙ POT LIGHT

- ⊙ 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

DRAWING: ELECTRICAL PLAN - BASEMENT

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

E.1



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NO.	DESCRIPTION	DATE	BY

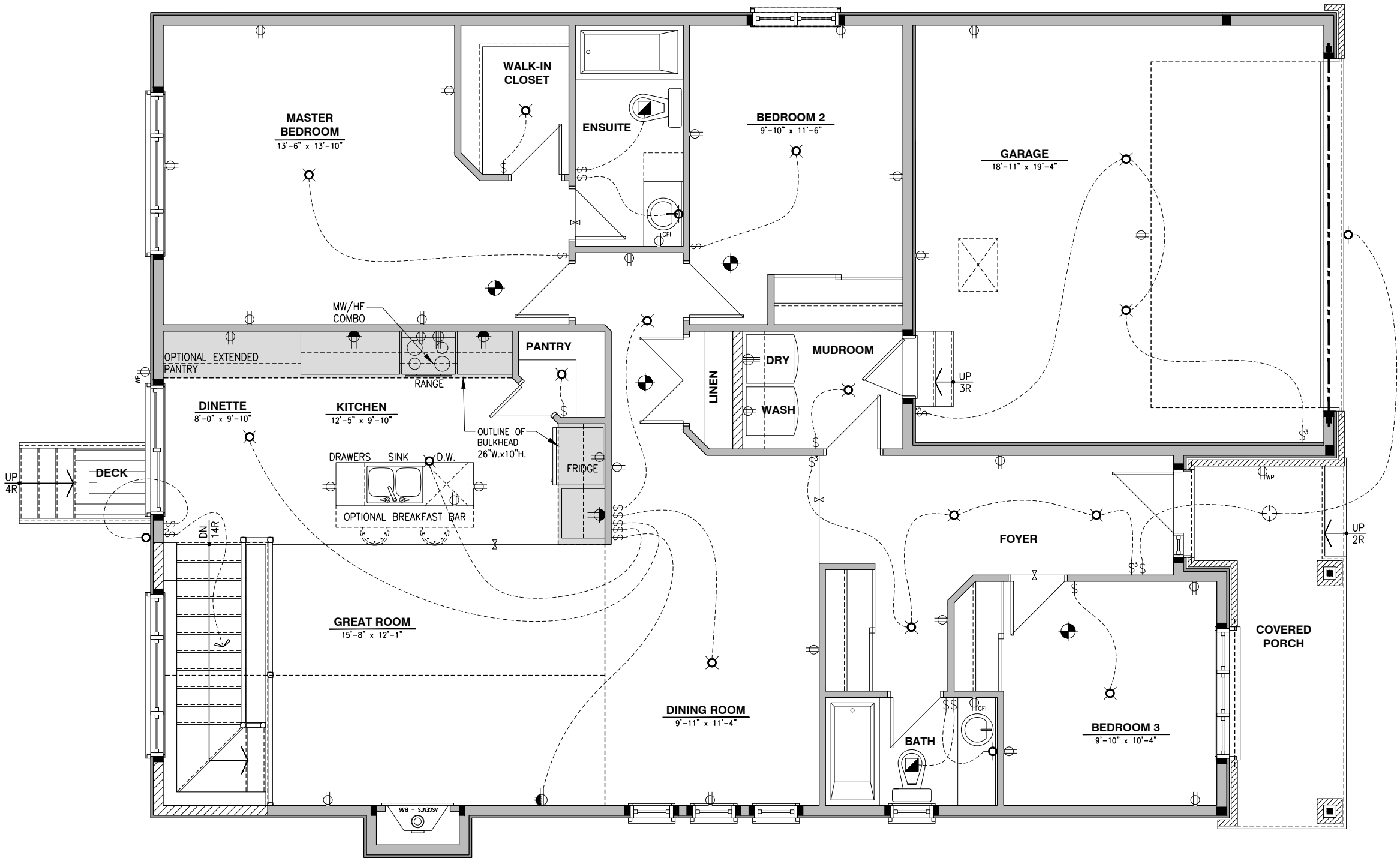
DRAWING: ELECTRICAL PLAN
GROUND FLOOR - ELEV. A

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

E.2



ELECTRICAL PLAN - GROUND FLOOR - STANDARD KITCHEN - ELEVATION A

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

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- \$

SINGLE POLE SWITCH
- 3

3 WAY SWITCH
- 4

4 WAY SWITCH
- F

FURNACE SWITCH
- FP

FIREPLACE SWITCH
- DO

DUPLEX OUTLET (12" HIGH)
- DU

DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI

GROUND FAULT INTERVOLT
- WP

WEATHER PROOF DUPLEX OUTLET
- SO

SPLIT OUTLET
- 220

220 VOLT OUTLET
- WL

WALL MOUNTED LIGHT FIXTURE
- CL

CEILING MOUNTED LIGHT FIXTURE
- PL

POT LIGHT
- SA

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.
- ME

= 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: **ELECTRICAL PLAN**
GROUND FLOOR - ELEV. A

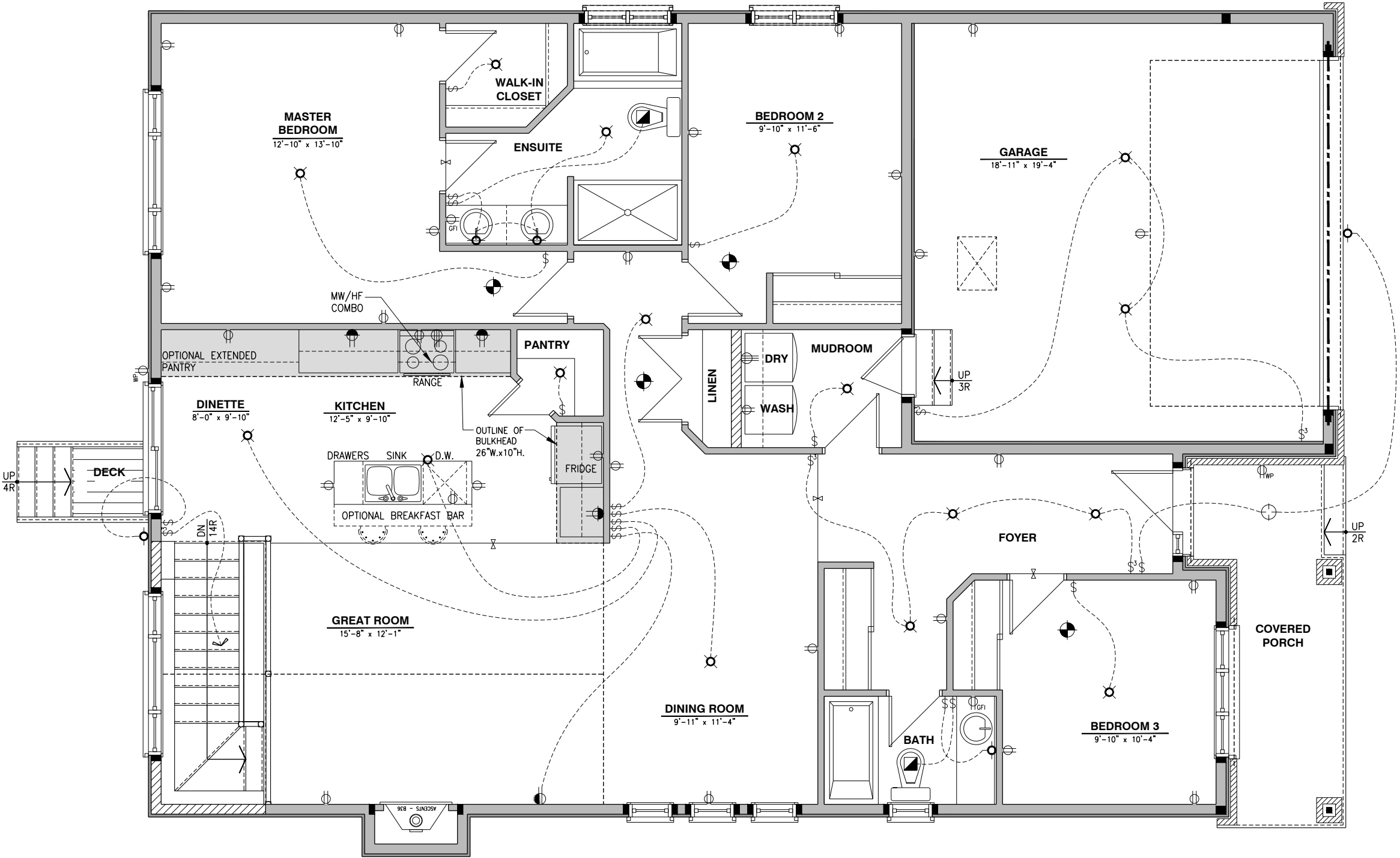
ADDRESS:	SCALE:	DATE:
XX	3/16" = 1'-0"	XX/XX/XXXX

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

E.3

ELECTRICAL PLAN - GROUND FLOOR - STANDARD KITCHEN - OPTIONAL ENSUITE - ELEVATION A

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



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.

- \$

SINGLE POLE SWITCH
- \$3

3 WAY SWITCH
- \$4

4 WAY SWITCH
- \$F

FURNACE SWITCH
- \$FP

FIREPLACE SWITCH
- \$

DUPLEX OUTLET (12" HIGH)
- \$

DUPLEX OUTLET (UPPER HALF SWITCH)
- \$GFI

GROUND FAULT INTERVOLT
- \$WP

WEATHER PROOF DUPLEX OUTLET
- \$

SPLIT OUTLET
- \$

220 VOLT OUTLET
- \$

WALL MOUNTED LIGHT FIXTURE
- \$

CEILING MOUNTED LIGHT FIXTURE
- \$

POT LIGHT
- \$

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

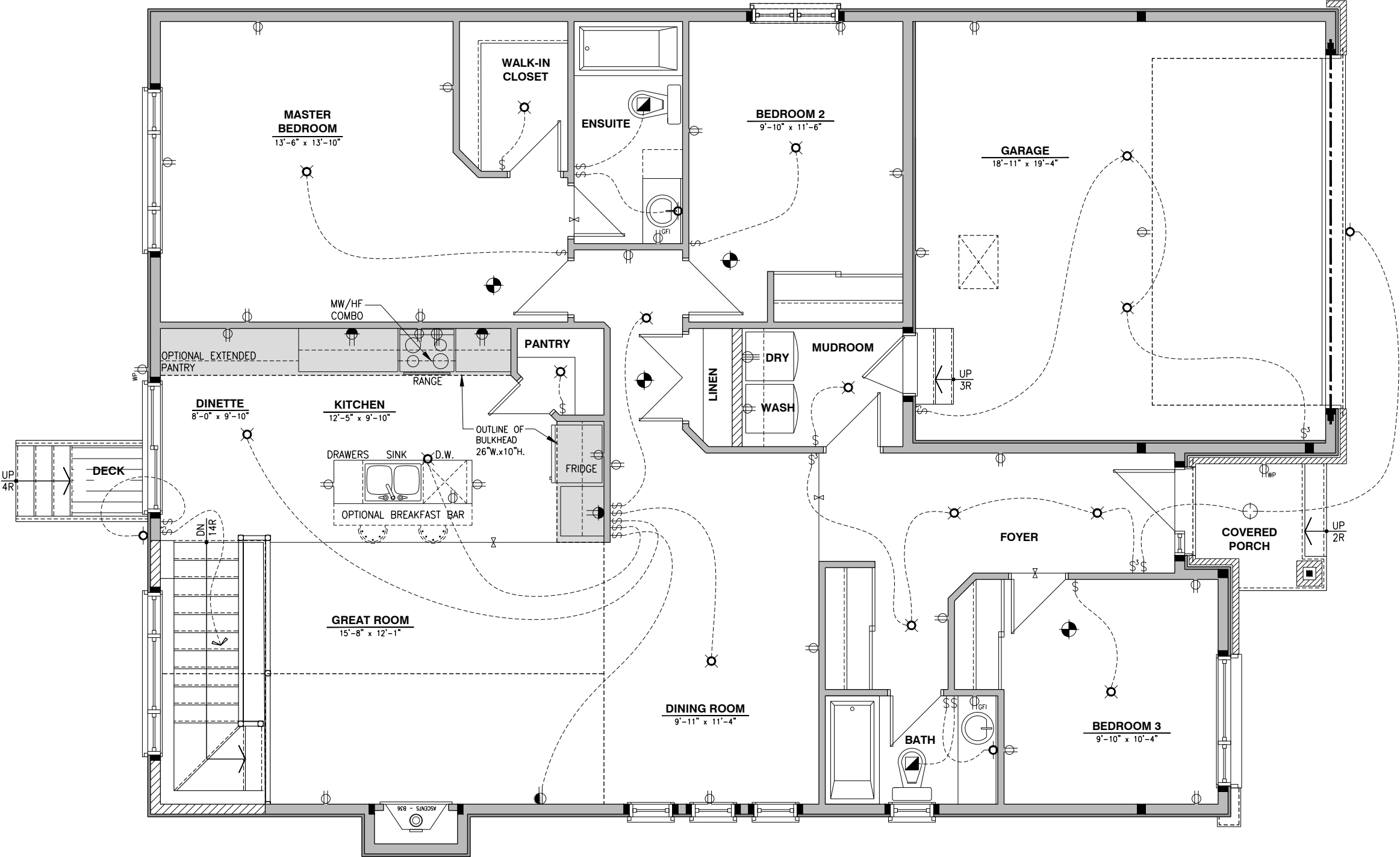
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **ELECTRICAL PLAN**
GROUND FLOOR - ELEV. B

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET: **E.4**





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

- \$ SINGLE POLE SWITCH
- \$ 3 WAY SWITCH
- \$ 4 WAY SWITCH
- \$ FURNACE SWITCH
- \$FP FIREPLACE SWITCH
- \$ DUPLX OUTLET (12" HIGH)
- \$ DUPLX OUTLET (UPPER HALF SWITCH)
- \$GFI GROUND FAULT INTERVOLT
- \$WP WEATHER PROOF DUPLX OUTLET
- \$ SPLIT OUTLET
- \$ 220 VOLT OUTLET
- \$ WALL MOUNTED LIGHT FIXTURE
- \$ CEILING MOUNTED LIGHT FIXTURE
- \$ POT LIGHT
- \$ 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

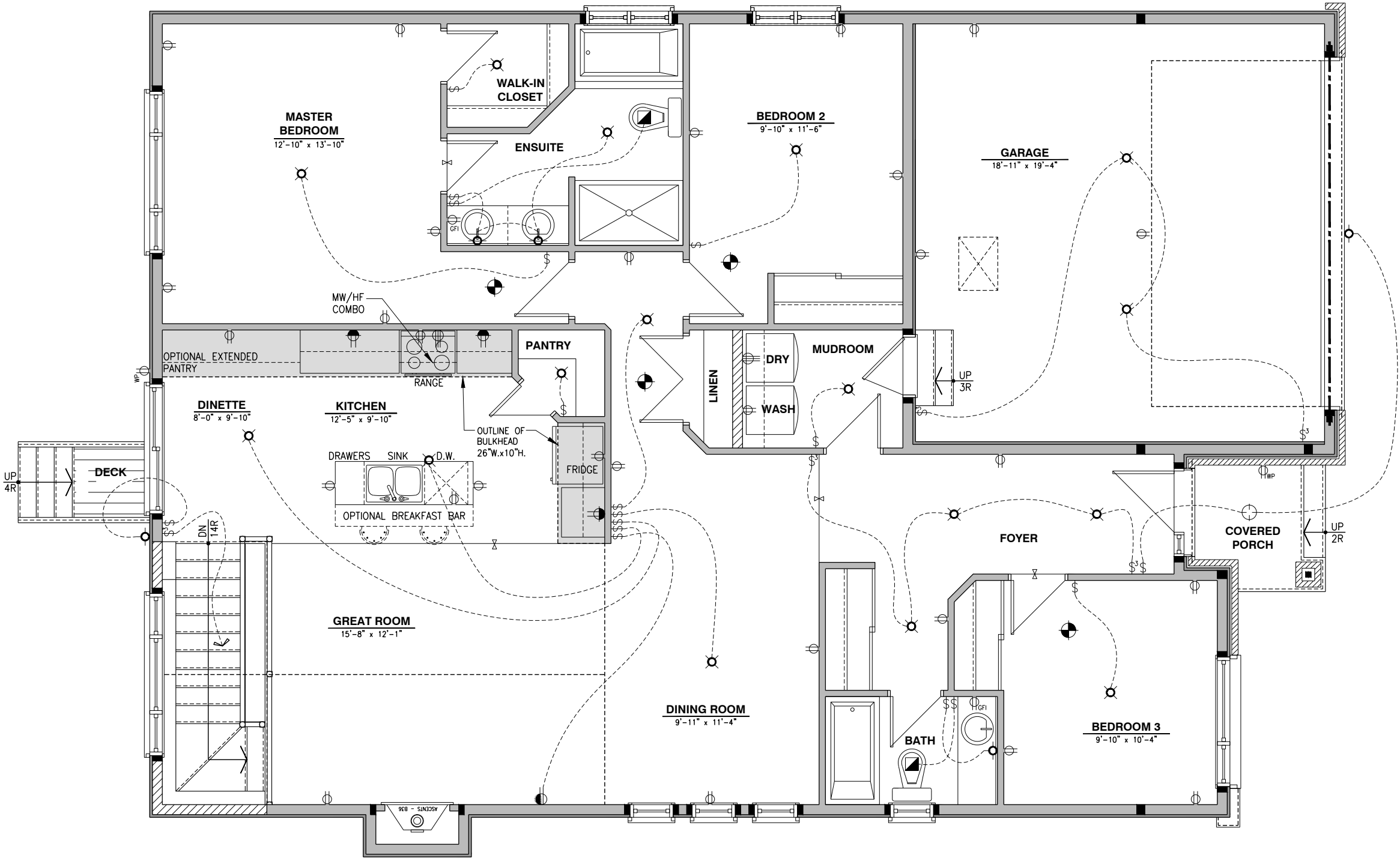
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL PLAN
GROUND FLOOR - ELEV. B

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
E.5



ELECTRICAL PLAN - GROUND FLOOR - STANDARD KITCHEN - OPTIONAL ENSUITE - ELEVATION B

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



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- TARIION REGISTRATION NUMBER #611

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- \$

SINGLE POLE SWITCH
- \$3

3 WAY SWITCH
- \$4

4 WAY SWITCH
- \$F

FURNACE SWITCH
- \$FP

FIREPLACE SWITCH
- ⊕

DUPLEX OUTLET (12" HIGH)
- ⊕

DUPLEX OUTLET (UPPER HALF SWITCH)
- ⊕GFI

GROUND FAULT INTERVOLT
- ⊕WP

WEATHER PROOF DUPLEX OUTLET
- ⊕

SPLIT OUTLET
- ⊕

220 VOLT OUTLET
- ⊙

WALL MOUNTED LIGHT FIXTURE
- ⊙

CEILING MOUNTED LIGHT FIXTURE
- ⊙

POT LIGHT
- ⊙

SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
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- = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

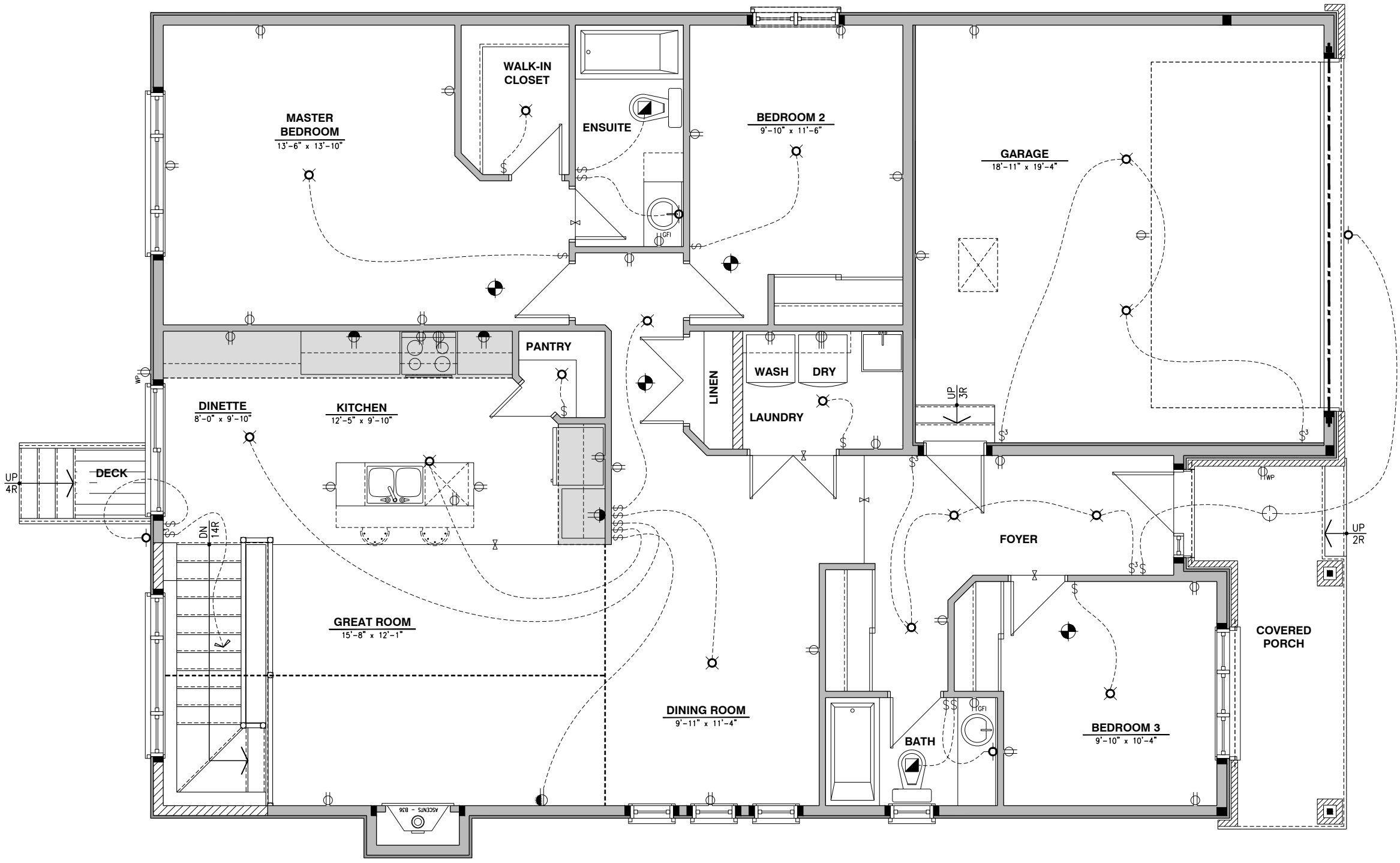
2012 O.B.C. DRAWINGS

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

DRAWING: ELECTRICAL PLAN

GROUND FLOOR - ELEV. A

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



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- \$

SINGLE POLE SWITCH
- 3

3 WAY SWITCH
- 4

4 WAY SWITCH
- F

FURNACE SWITCH
- FP

FIREPLACE SWITCH
- Ø

DUPLEX OUTLET (12" HIGH)
- Ø

DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI

GROUND FAULT INTERVOLT
- WP

WEATHER PROOF DUPLEX OUTLET
- Ø

SPLIT OUTLET
- Ø

220 VOLT OUTLET
- Ø

WALL MOUNTED LIGHT FIXTURE
- Ø

CEILING MOUNTED LIGHT FIXTURE
- Ø

POT LIGHT
- Ø

SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
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2012 O.B.C. DRAWINGS

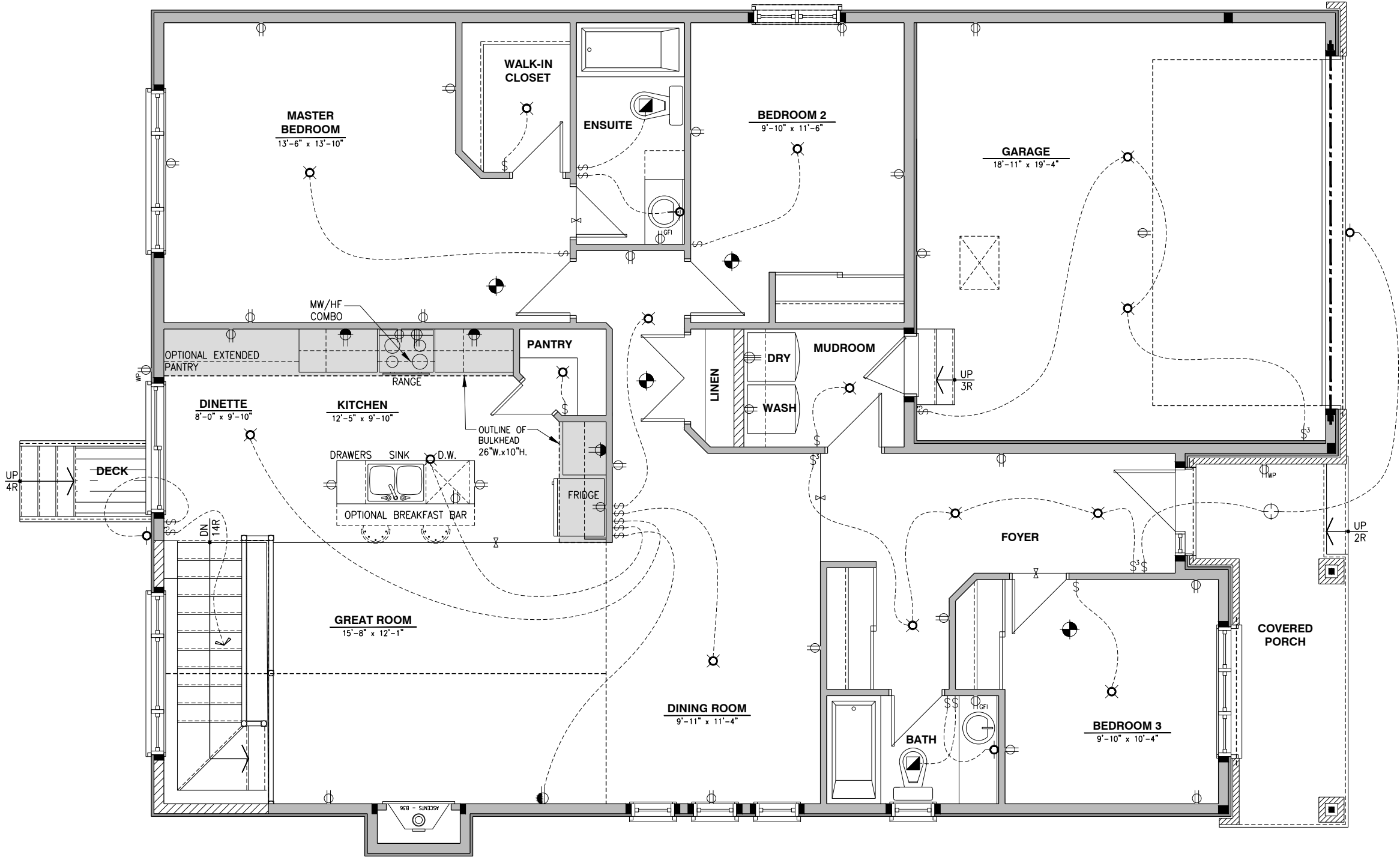
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **ELECTRICAL PLAN**
GROUND FLOOR - ELEV. A

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

E.7



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 1 - ELEVATION A

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

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- \$

SINGLE POLE SWITCH
- 3

3 WAY SWITCH
- 4

4 WAY SWITCH
- F

FURNACE SWITCH
- FP

FIREPLACE SWITCH
- Ø

DUPLEX OUTLET (12" HIGH)
- Ø

DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI

GROUND FAULT INTERVOLT
- WP

WEATHER PROOF DUPLEX OUTLET
- Ø

SPLIT OUTLET
- Ø

220 VOLT OUTLET
- Ø

WALL MOUNTED LIGHT FIXTURE
- Ø

CEILING MOUNTED LIGHT FIXTURE
- Ø

POT LIGHT
- Ø

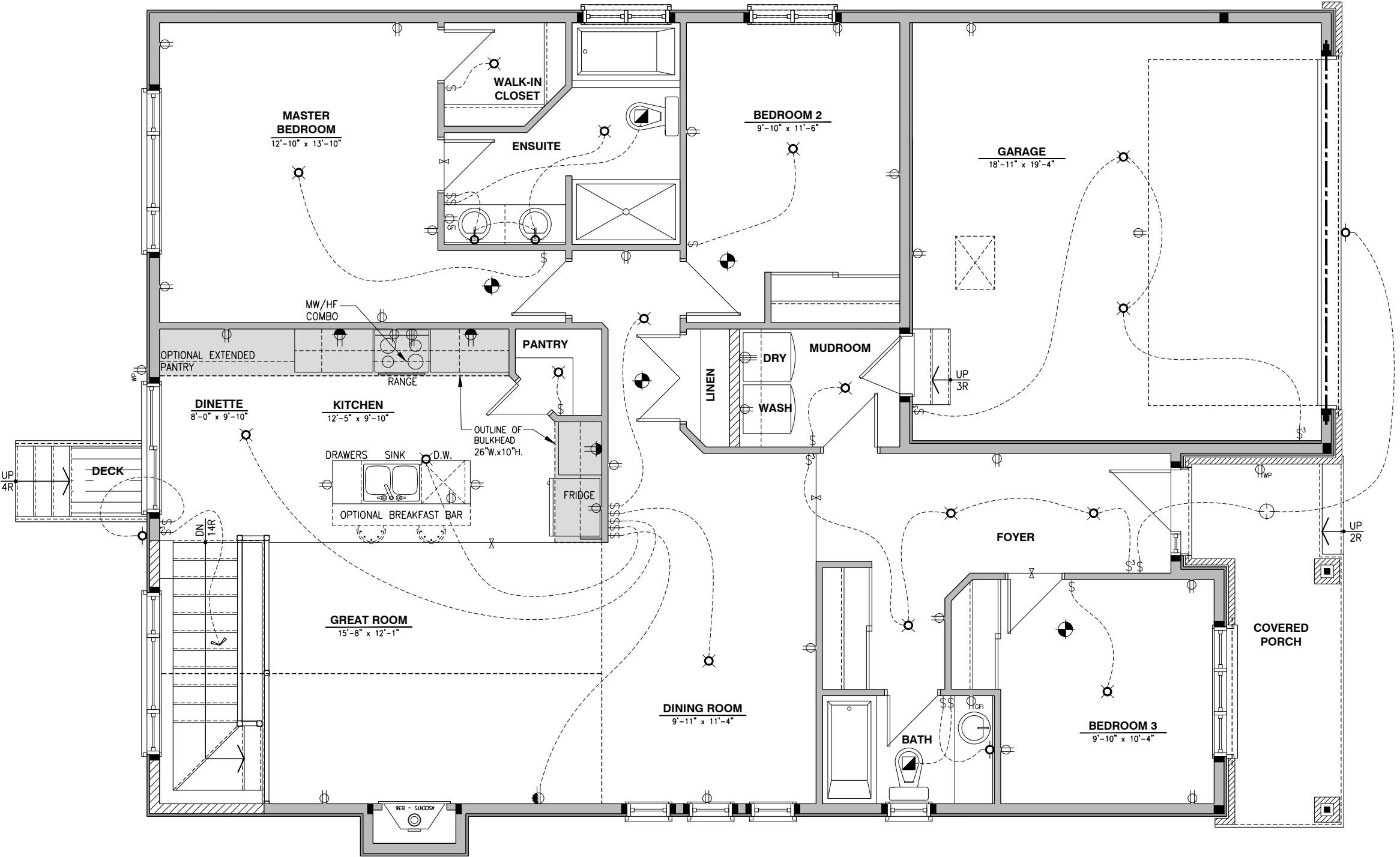
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2012 O.B.C. DRAWINGS

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

DRAWING: **ELECTRICAL PLAN**
GROUND FLOOR - ELEV. A

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



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 1 - OPTIONAL ENSUITE - ELEVATION A

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



Valecraft
Homes (2019) Limited

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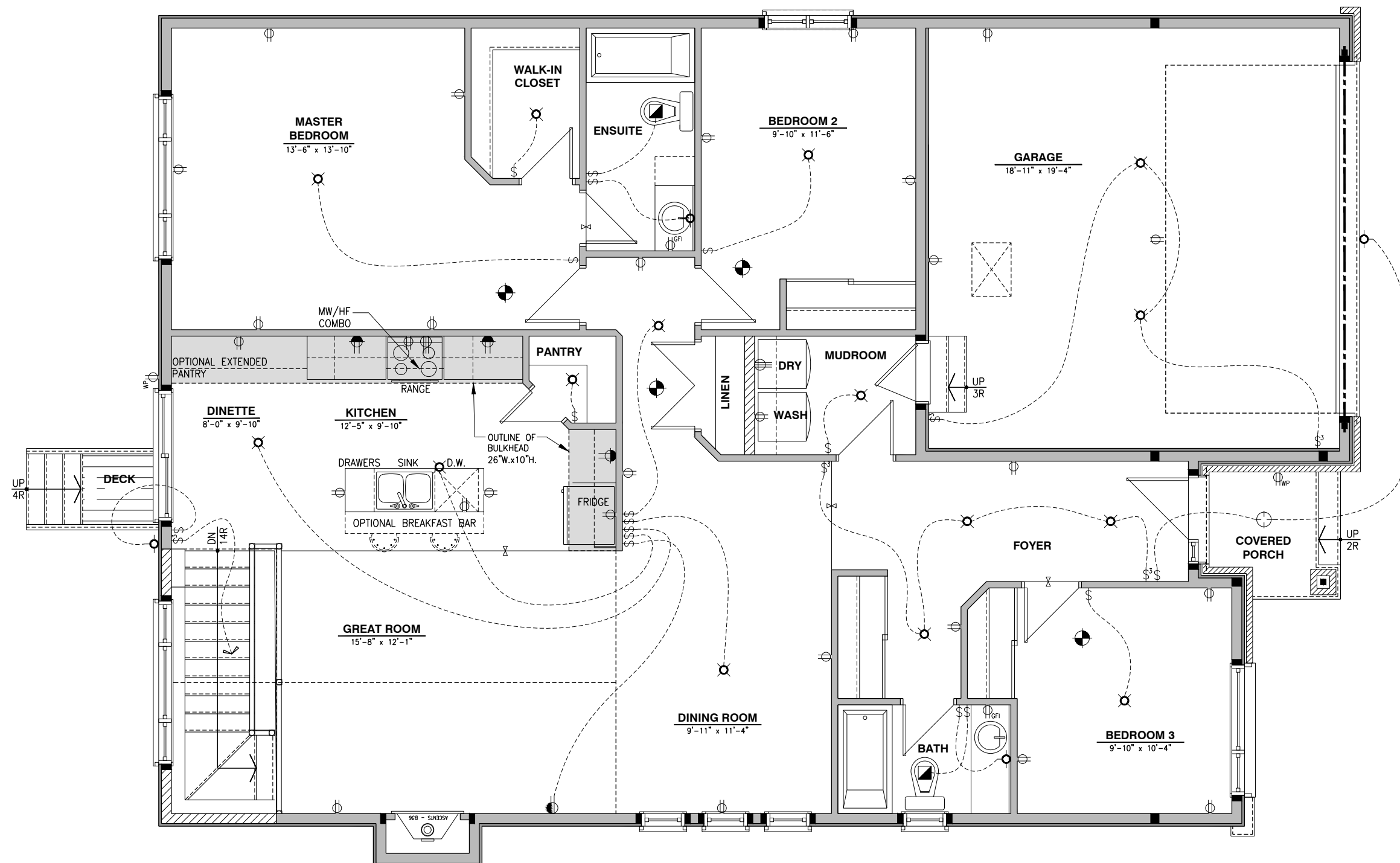
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- 2012 O.B.C. DRAWINGS

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

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)



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

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- \$

SINGLE POLE SWITCH
- 3

3 WAY SWITCH
- 4

4 WAY SWITCH
- F

FURNACE SWITCH
- FP

FIREPLACE SWITCH
- Ø

DUPLEX OUTLET (12" HIGH)
- Ø

DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI

GROUND FAULT INTERVOLT
- WP

WEATHER PROOF DUPLEX OUTLET
- Ø

SPLIT OUTLET
- Ø

220 VOLT OUTLET
- Ø

WALL MOUNTED LIGHT FIXTURE
- Ø

CEILING MOUNTED LIGHT FIXTURE
- Ø

POT LIGHT
- ⬤

SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
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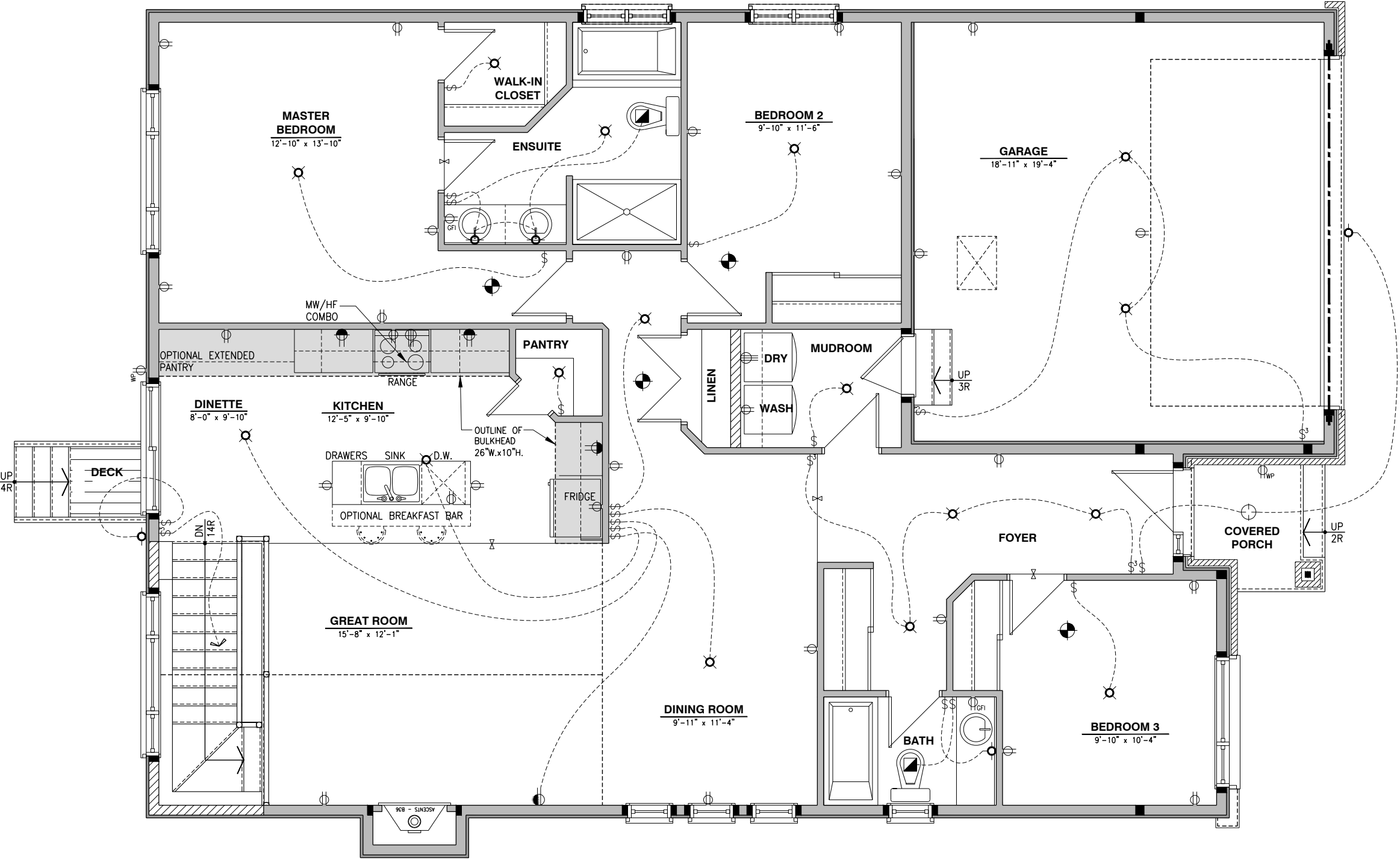
= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

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

DRAWING: **ELECTRICAL PLAN**
GROUND FLOOR - ELEV. B

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



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 1 - OPTIONAL ENSUITE - ELEVATION B

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



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- \$ SINGLE POLE SWITCH
- \$3 3 WAY SWITCH
- \$4 4 WAY SWITCH
- \$F FURNACE SWITCH
- \$FP FIREPLACE SWITCH
- \$D DUPLEX OUTLET (12" HIGH)
- \$DU DUPLEX OUTLET (UPPER HALF SWITCH)
- \$GFI GROUND FAULT INTERVOLT
- \$WP WEATHER PROOF DUPLEX OUTLET
- \$S SPLIT OUTLET
- \$220 220 VOLT OUTLET
- \$WALL WALL MOUNTED LIGHT FIXTURE
- \$CEIL CEILING MOUNTED LIGHT FIXTURE
- \$POT POT LIGHT
- \$SMOKE SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
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- \$MECH = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

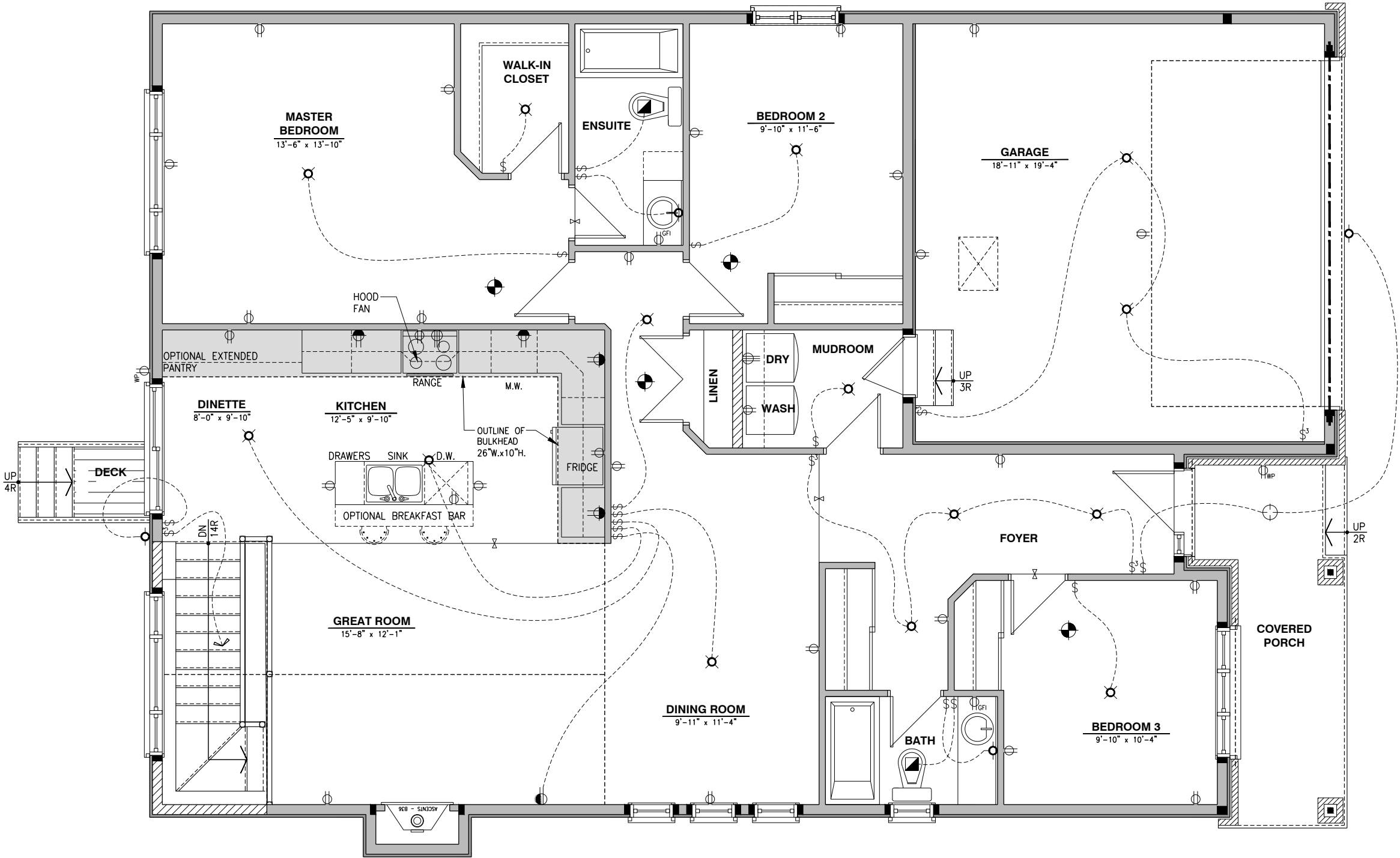
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL PLAN
GROUND FLOOR - ELEV. A

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
E.11



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 2 - ELEVATION A

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

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- \$

SINGLE POLE SWITCH
- 3

3 WAY SWITCH
- 4

4 WAY SWITCH
- F

FURNACE SWITCH
- FP

FIREPLACE SWITCH
- ⊕

DUPLEX OUTLET (12" HIGH)
- ⊕

DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI

GROUND FAULT INTERVOLT
- WP

WEATHER PROOF DUPLEX OUTLET
- ⊕

SPLIT OUTLET
- 220

220 VOLT OUTLET
- ⊙

WALL MOUNTED LIGHT FIXTURE
- ⊙

CEILING MOUNTED LIGHT FIXTURE
- ⊙

POT LIGHT
- ⊙

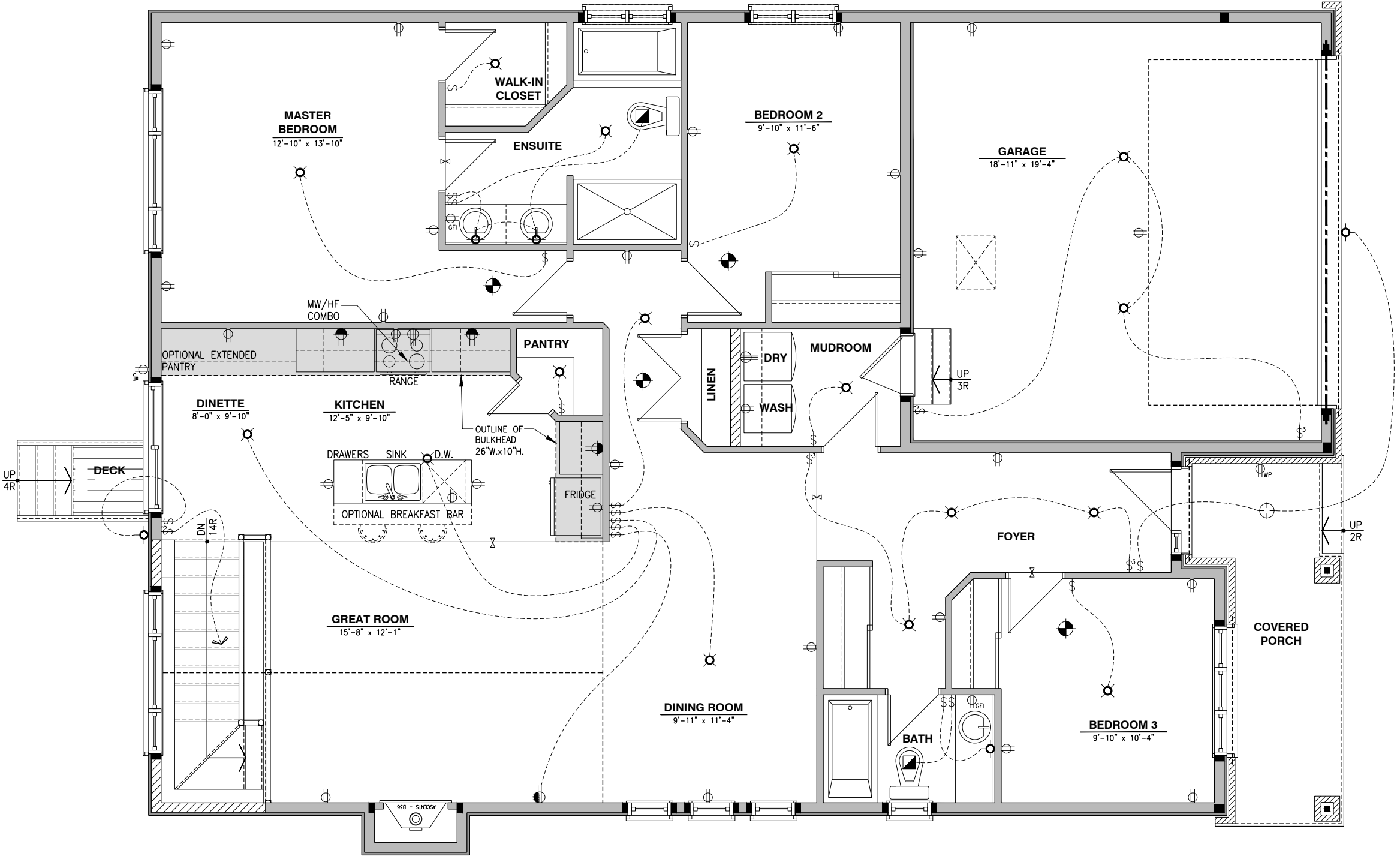
SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
 - SHALL HAVE A VISUAL SIGNALING DEVICE;
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 - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING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

2012 O.B.C. DRAWINGS

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

DRAWING: **ELECTRICAL PLAN**
GROUND FLOOR - ELEV. A

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



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 2 - OPTIONAL ENSUITE - ELEVATION A

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

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

- \$

SINGLE POLE SWITCH
- 3

3 WAY SWITCH
- 4

4 WAY SWITCH
- F

FURNACE SWITCH
- FP

FIREPLACE SWITCH
- 12

DUPLEX OUTLET (12" HIGH)
- 12

DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI

GROUND FAULT INTERVOLT
- WP

WEATHER PROOF DUPLEX OUTLET
- 2

SPLIT OUTLET
- 220

220 VOLT OUTLET
- W

WALL MOUNTED LIGHT FIXTURE
- CEILING

CEILING MOUNTED LIGHT FIXTURE
- POT

POT LIGHT
- SMOKE

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

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

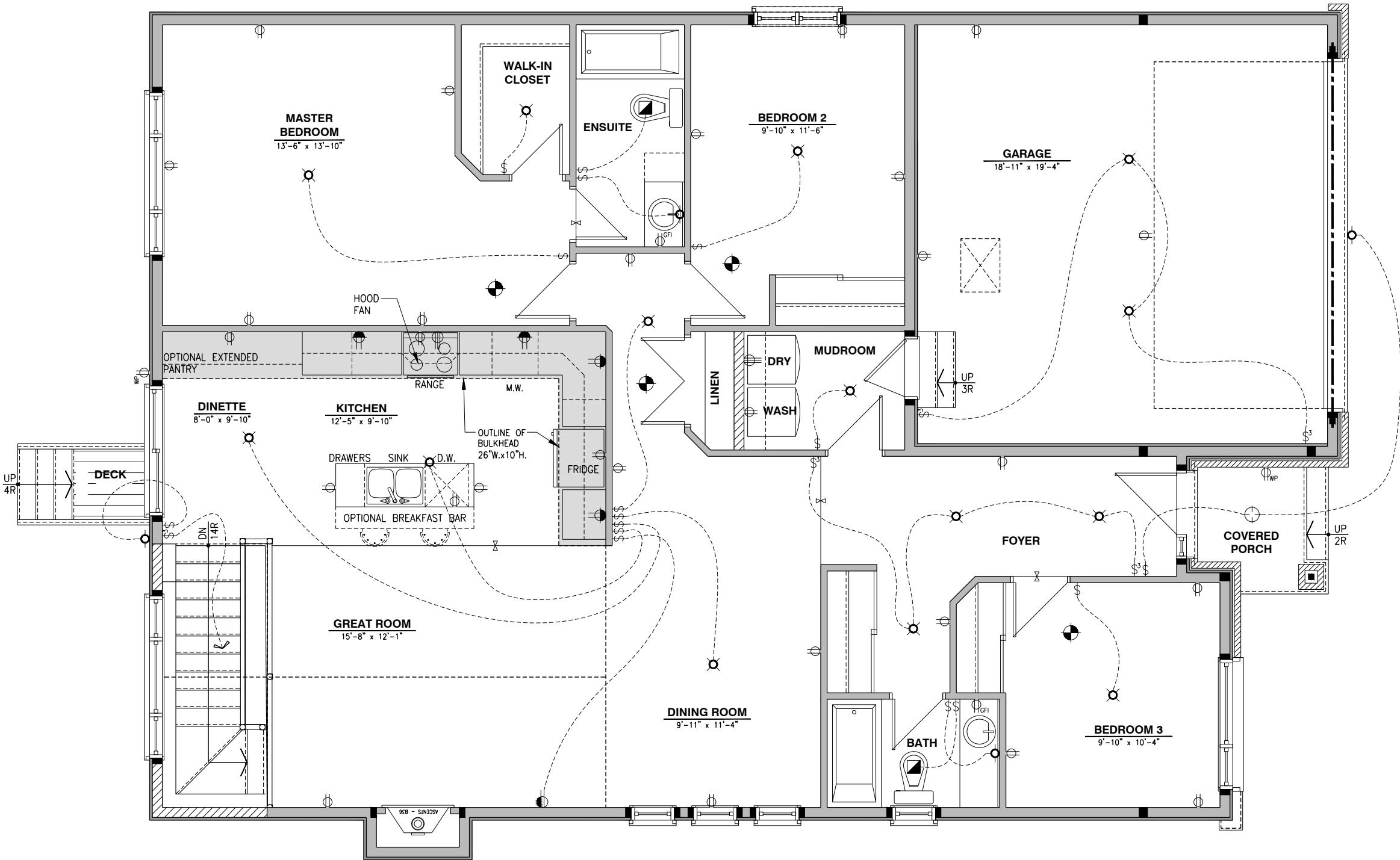
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **ELECTRICAL PLAN**
GROUND FLOOR - ELEV. B

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

1020 - THE MORGAN
2022 FOOTPRINT
(STANDARD DRAWINGS)

E.13



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 2 - ELEVATION B

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

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- \$

SINGLE POLE SWITCH
- \$3

3 WAY SWITCH
- \$4

4 WAY SWITCH
- \$F

FURNACE SWITCH
- \$FP

FIREPLACE SWITCH
- \$

DUPLEX OUTLET (12" HIGH)
- \$

DUPLEX OUTLET (UPPER HALF SWITCH)
- \$GF

GROUND FAULT INTERVOLT
- \$WP

WEATHER PROOF DUPLEX OUTLET
- \$

SPLIT OUTLET
- \$

220 VOLT OUTLET
- \$

WALL MOUNTED LIGHT FIXTURE
- \$

CEILING MOUNTED LIGHT FIXTURE
- \$

POT LIGHT
- \$

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

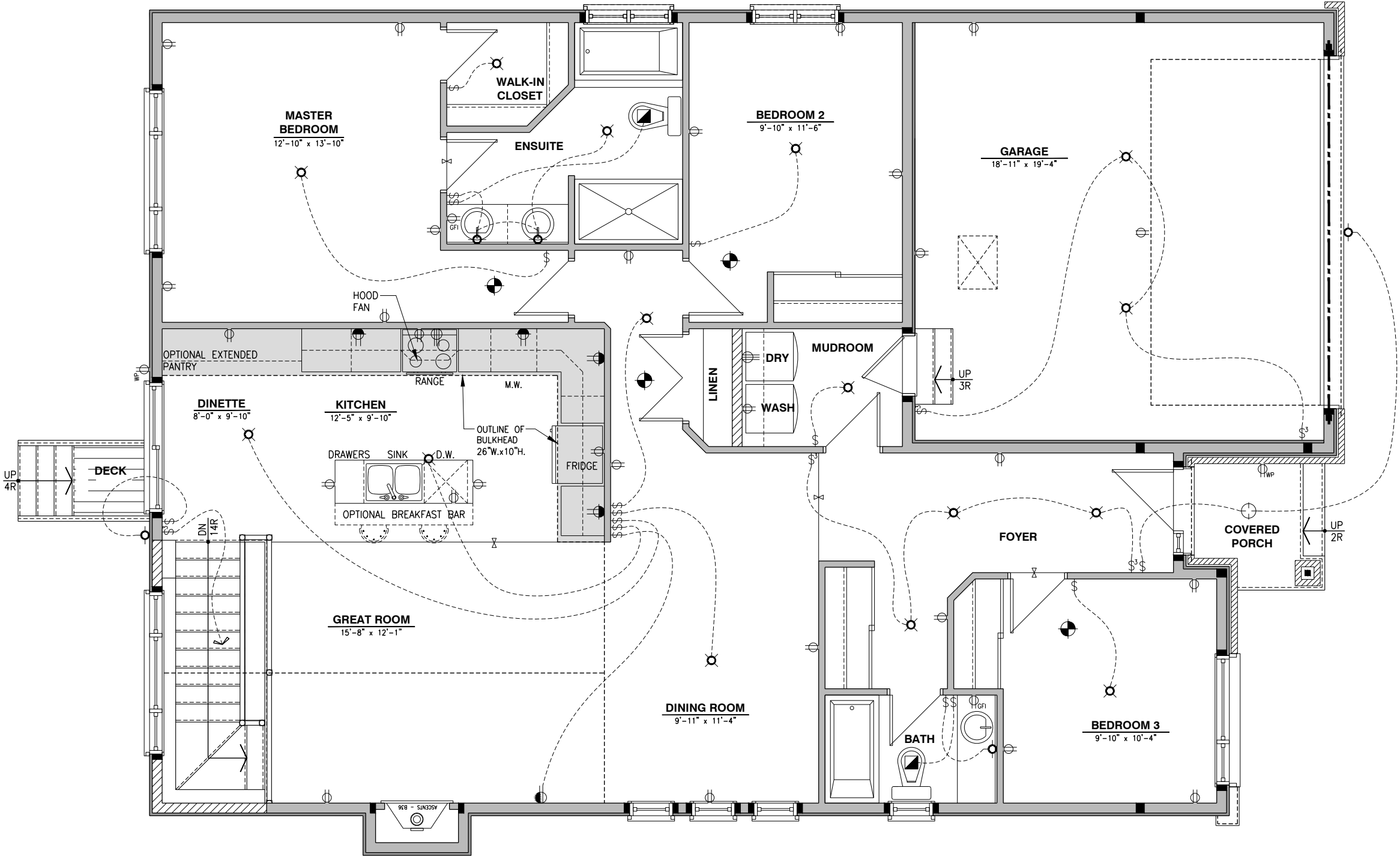
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL PLAN
GROUND FLOOR - ELEV. B

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

ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 2 - OPTIONAL ENSUITE - ELEVATION B

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





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- \$

SINGLE POLE SWITCH
- \$3

3 WAY SWITCH
- \$4

4 WAY SWITCH
- \$F

FURNACE SWITCH
- \$FP

FIREPLACE SWITCH
- \$

DUPLEX OUTLET (12" HIGH)
- \$

DUPLEX OUTLET (UPPER HALF SWITCH)
- \$GFI

GROUND FAULT INTERVOLT
- \$WP

WEATHER PROOF DUPLEX OUTLET
- \$

SPLIT OUTLET
- \$

220 VOLT OUTLET
- \$

WALL MOUNTED LIGHT FIXTURE
- \$

CEILING MOUNTED LIGHT FIXTURE
- \$

POT LIGHT
- \$

SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
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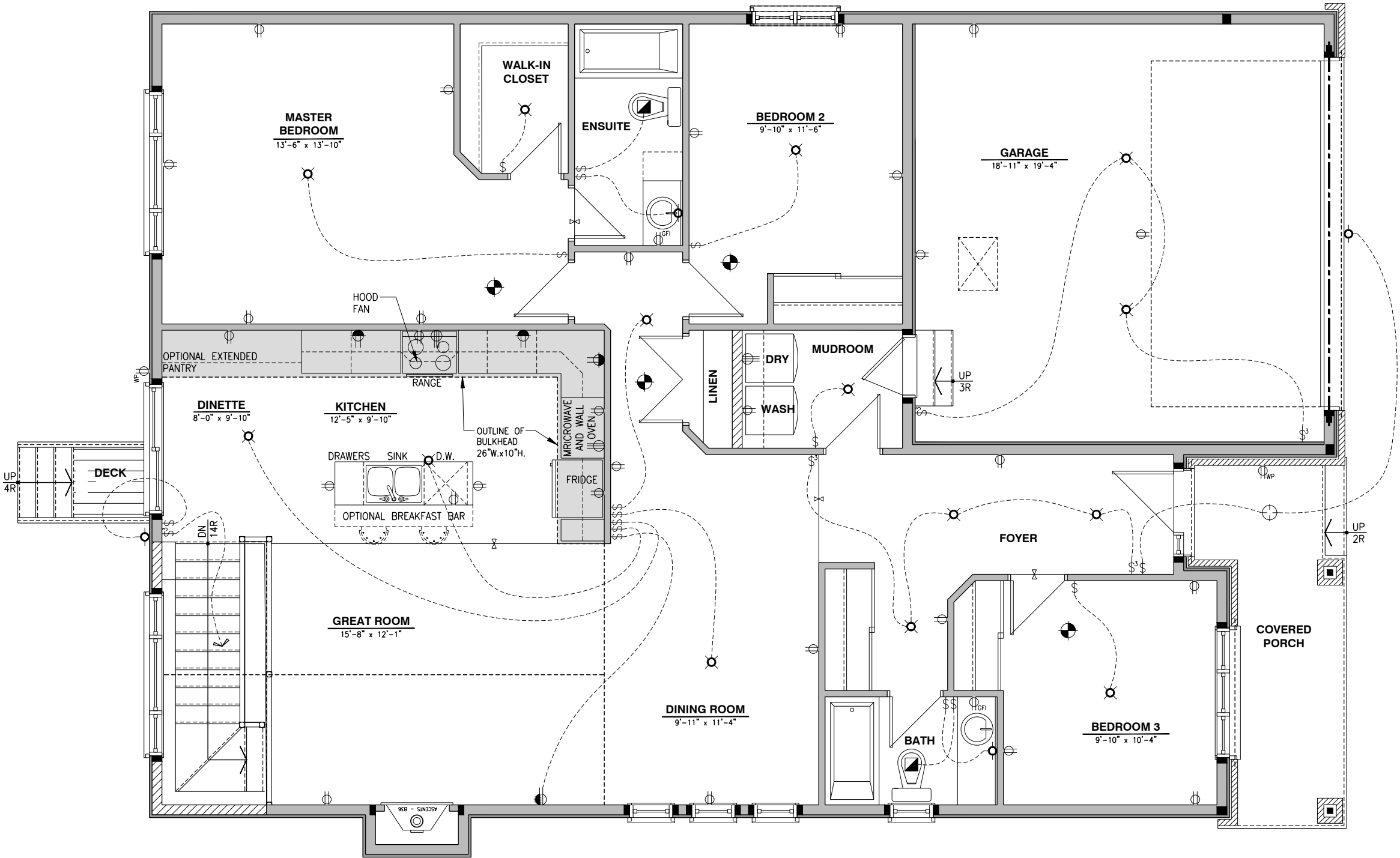
2012 O.B.C. DRAWINGS

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

DRAWING: ELECTRICAL PLAN

GROUND FLOOR - ELEV. A

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



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 3 - ELEVATION A

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

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- \$

SINGLE POLE SWITCH
- 3

3 WAY SWITCH
- 4

4 WAY SWITCH
- F

FURNACE SWITCH
- FP

FIREPLACE SWITCH
- ⊕

DUPLEX OUTLET (12" HIGH)
- ⊕

DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI

GROUND FAULT INTERVOLT
- WP

WEATHER PROOF DUPLEX OUTLET
- ⊕

SPLIT OUTLET
- ⊕

220 VOLT OUTLET
- ⊕

WALL MOUNTED LIGHT FIXTURE
- ⊕

CEILING MOUNTED LIGHT FIXTURE
- ⊕

POT LIGHT
- ⊕

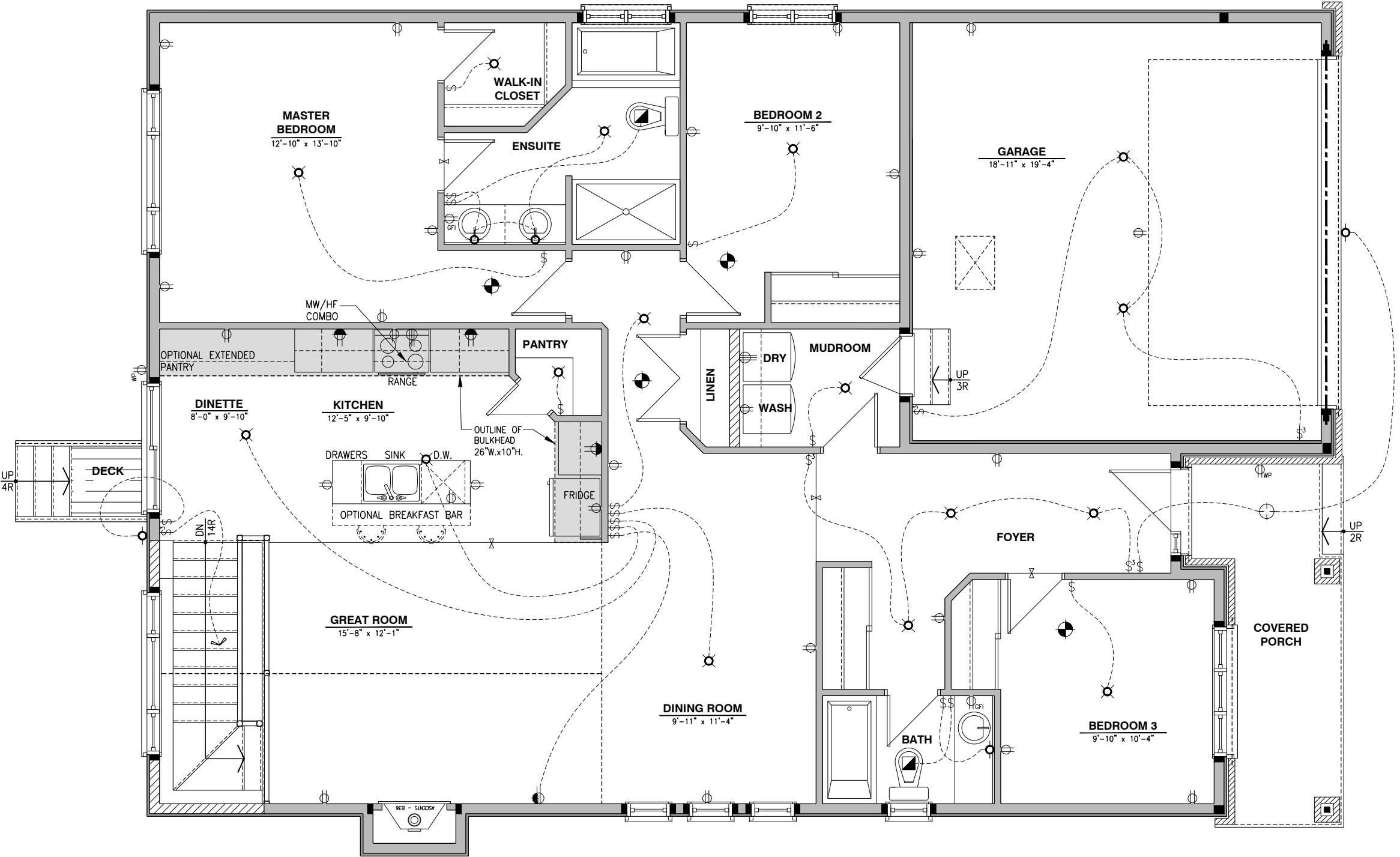
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2012 O.B.C. DRAWINGS

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

DRAWING: **ELECTRICAL PLAN**
GROUND FLOOR - ELEV. A

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



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 3 - OPTIONAL ENSUITE - ELEVATION A

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



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- \$

SINGLE POLE SWITCH
- \$3

3 WAY SWITCH
- \$4

4 WAY SWITCH
- \$F

FURNACE SWITCH
- \$FP

FIREPLACE SWITCH
- \$

DUPLEX OUTLET (12" HIGH)
- \$

DUPLEX OUTLET (UPPER HALF SWITCH)
- \$GFI

GROUND FAULT INTERVOLT
- \$WP

WEATHER PROOF DUPLEX OUTLET
- \$

SPLIT OUTLET
- \$

220 VOLT OUTLET
- \$

WALL MOUNTED LIGHT FIXTURE
- \$

CEILING MOUNTED LIGHT FIXTURE
- \$

POT LIGHT
- \$

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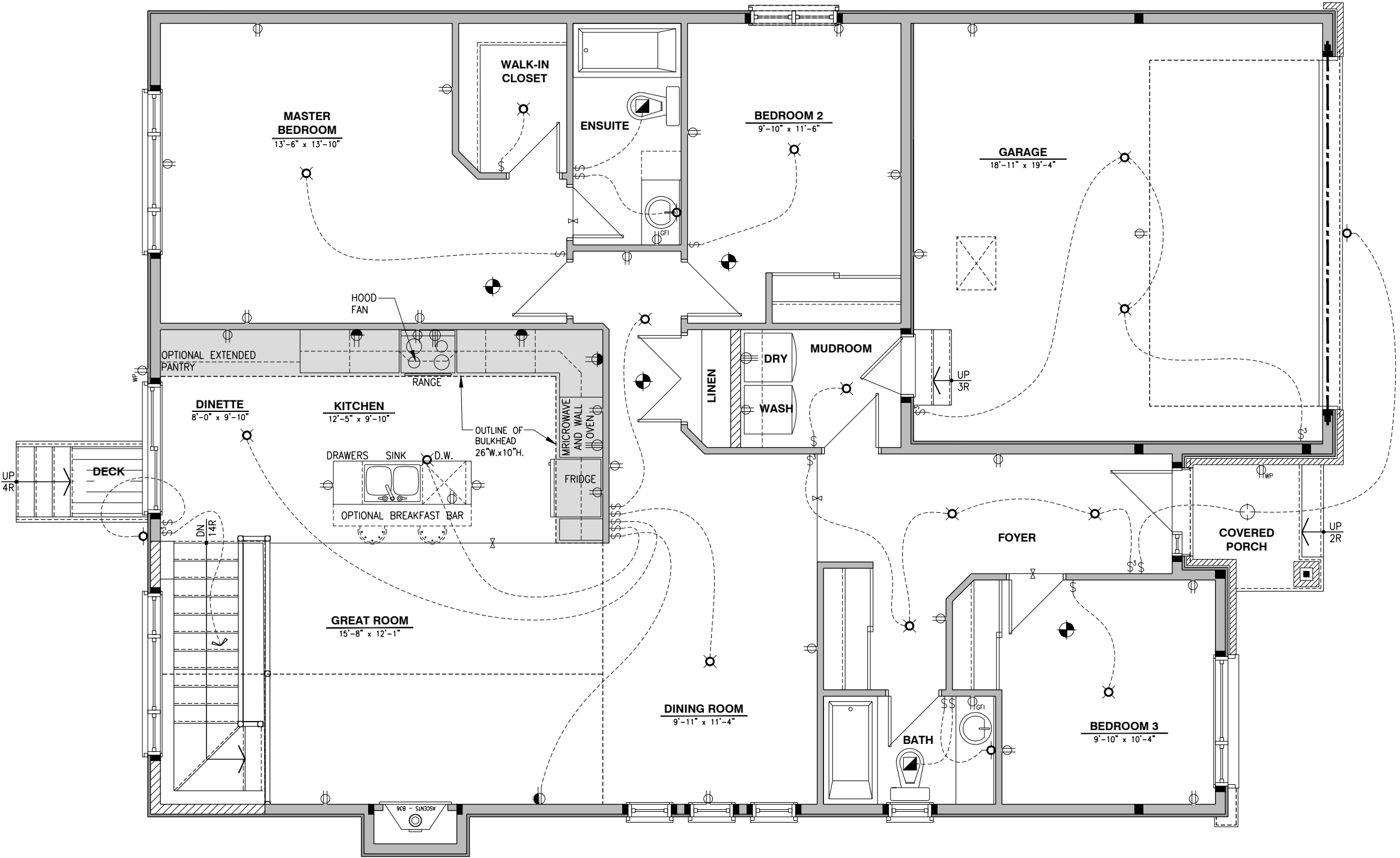
2012 O.B.C. DRAWINGS

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

DRAWING: ELECTRICAL PLAN

GROUND FLOOR - ELEV. B

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



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 3 - ELEVATION B

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



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- \$

SINGLE POLE SWITCH
- 3

3 WAY SWITCH
- 4

4 WAY SWITCH
- F

FURNACE SWITCH
- FP

FIREPLACE SWITCH
- 12

DUPLEX OUTLET (12" HIGH)
- 12

DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI

GROUND FAULT INTERVOLT
- WP

WEATHER PROOF DUPLEX OUTLET
- 2

SPLIT OUTLET
- 220

220 VOLT OUTLET
- W

WALL MOUNTED LIGHT FIXTURE
- CL

CEILING MOUNTED LIGHT FIXTURE
- P

POT LIGHT
- SA

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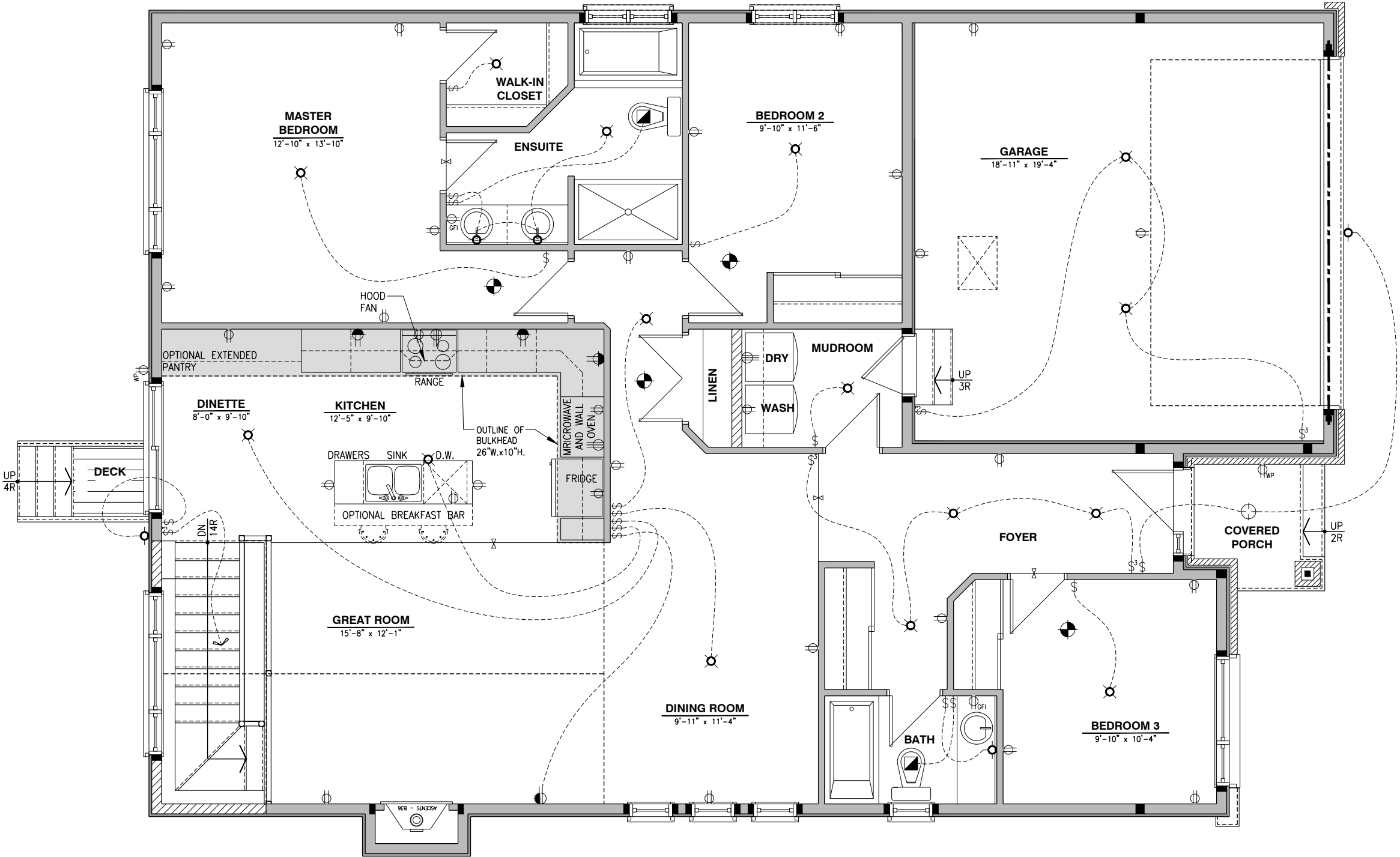
2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL PLAN

GROUND FLOOR - ELEV. B

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



ELECTRICAL PLAN - GROUND FLOOR - OPTIONAL KITCHEN 3 - OPTIONAL ENSUITE - ELEVATION B

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