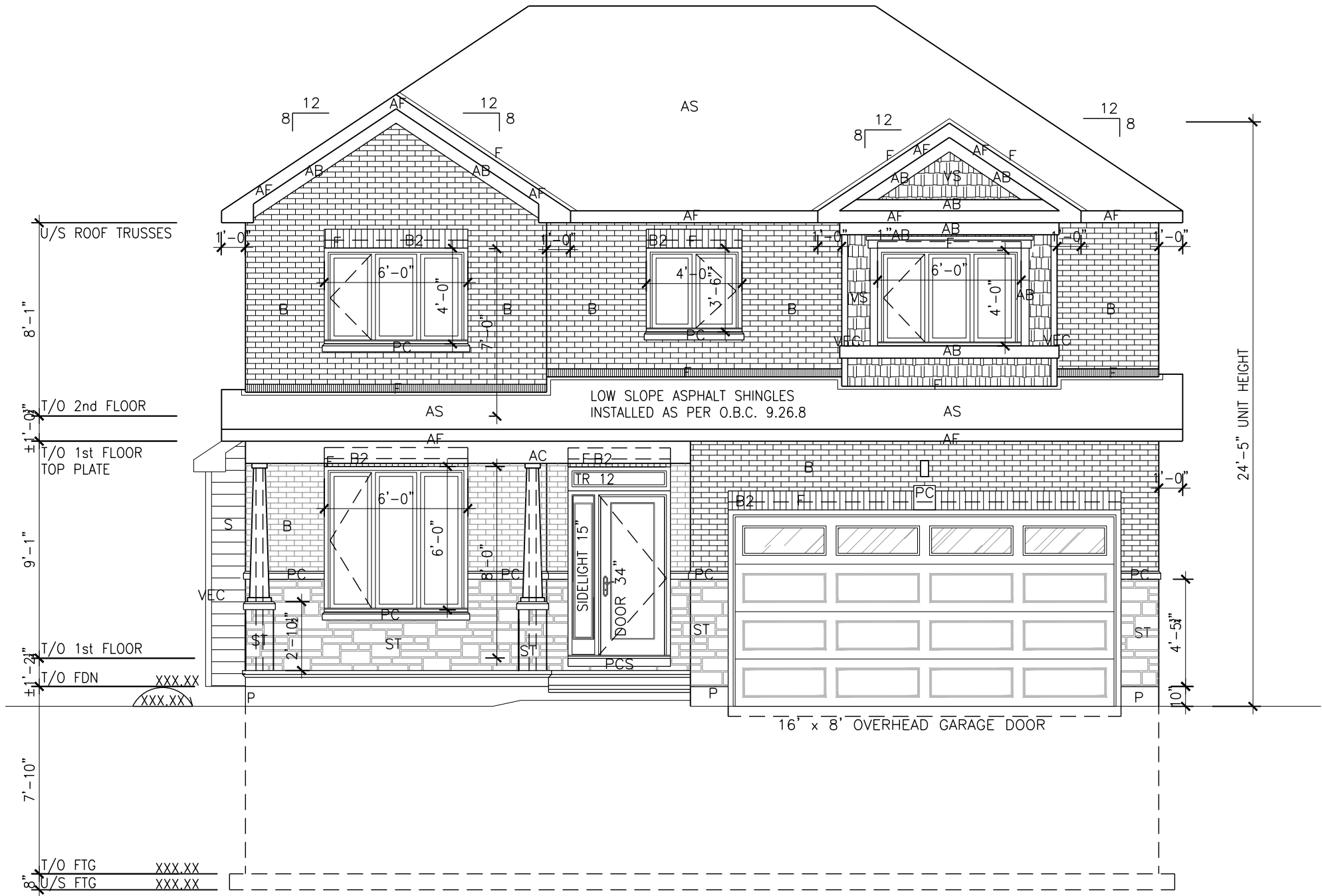


ELEVATION A - FRONT

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

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

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EXTERIOR FINISH LEGEND:

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- +20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORBELLING
- B8 - BRICK COINING 20mm PROUD
- +20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- SV - SIDING (VERTICAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARGING
- PC - PARGING
- PCH10 - PRECAST HEADER 10"
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- PCB - PRECAST BAND
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- VEC - SIDING (VERTICAL CORNER)
- KC - KAYCAN WOOD SIDING - 74" LAP

2012 O.B.C. DRAWINGS

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

DRAWING:

ELEVATION A - FRONT

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

1010 - THE FERRIS
2022 FOOTPRINT

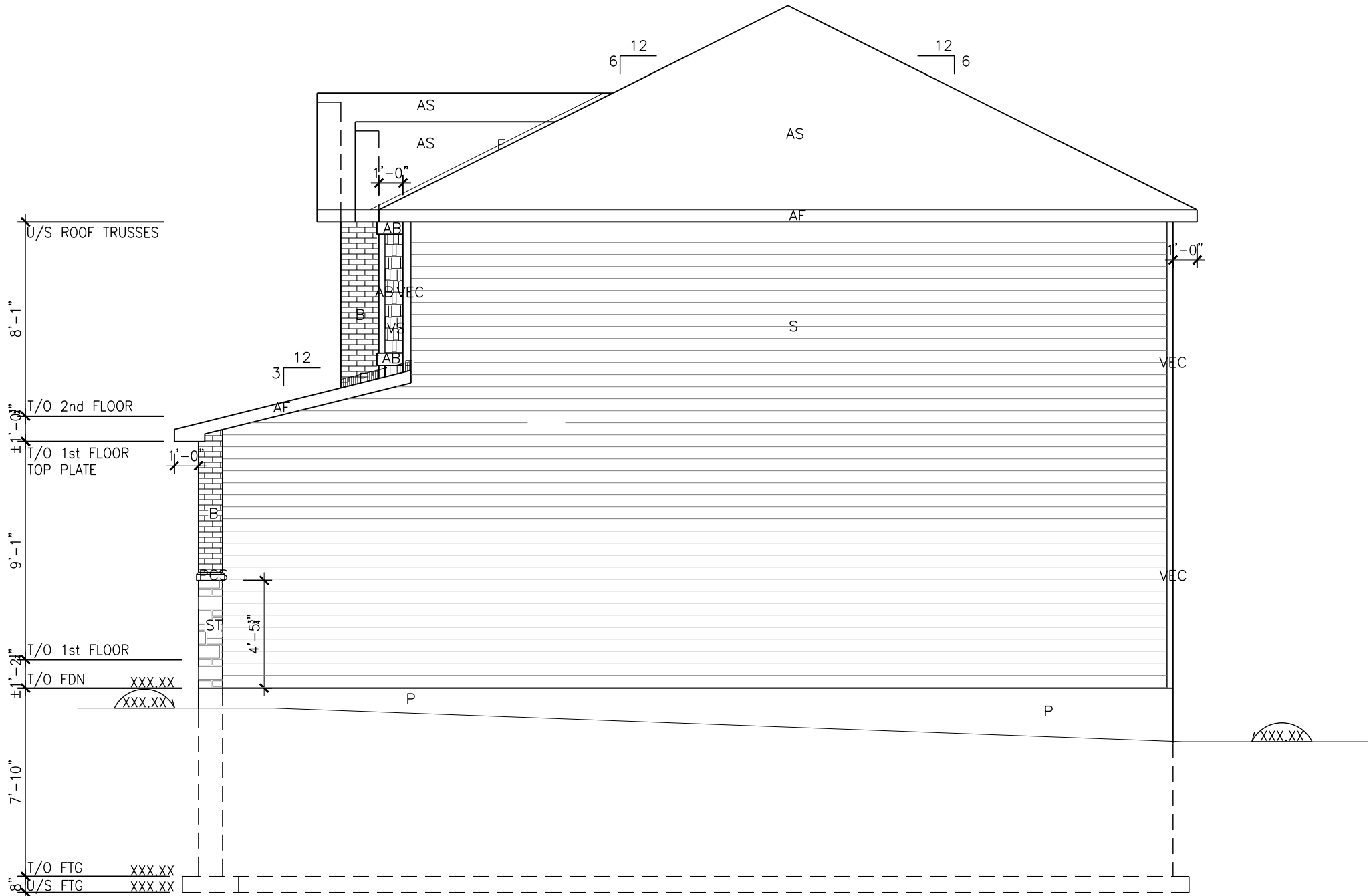
(STANDARD DRAWINGS)

SHEET:

A1a

ELEVATION A - RIGHT

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



LOT: XXXX
DATE: XX/XX/XXXX



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- VEC - SIDING (VERTICAL CORNER)
- KC - KAYCAN WOOD SIDING - 7 1/2" LAP

2012 O.B.C. DRAWINGS

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

DRAWING:

ELEVATION A - RIGHT

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

1010 - THE FERRIS
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A2a



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2012 O.B.C. DRAWINGS

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

DRAWING: **ELEVATION A - RIGHT WALKOUT BASEMENT**

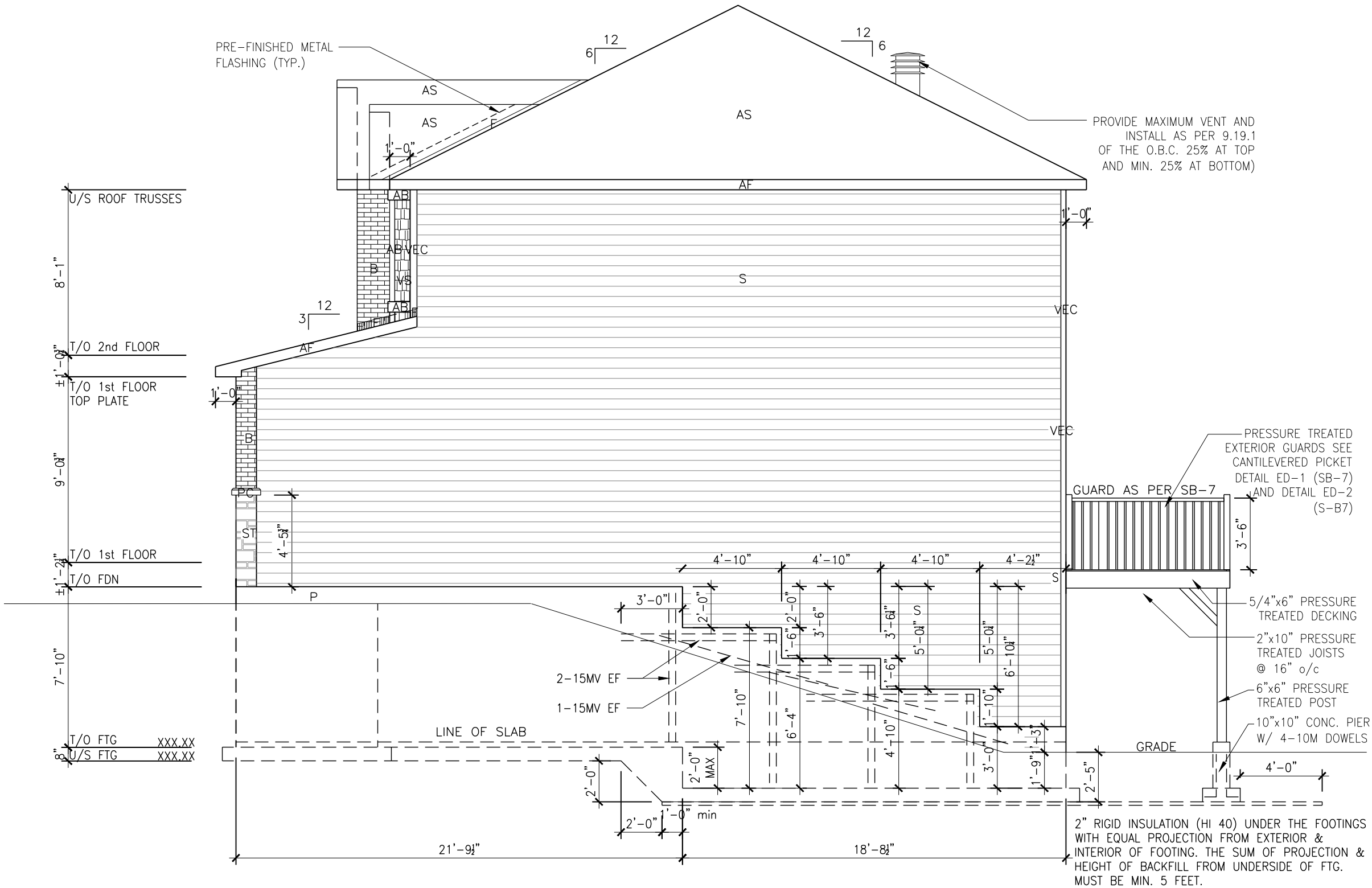
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1010 - THE FERRIS
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A2a

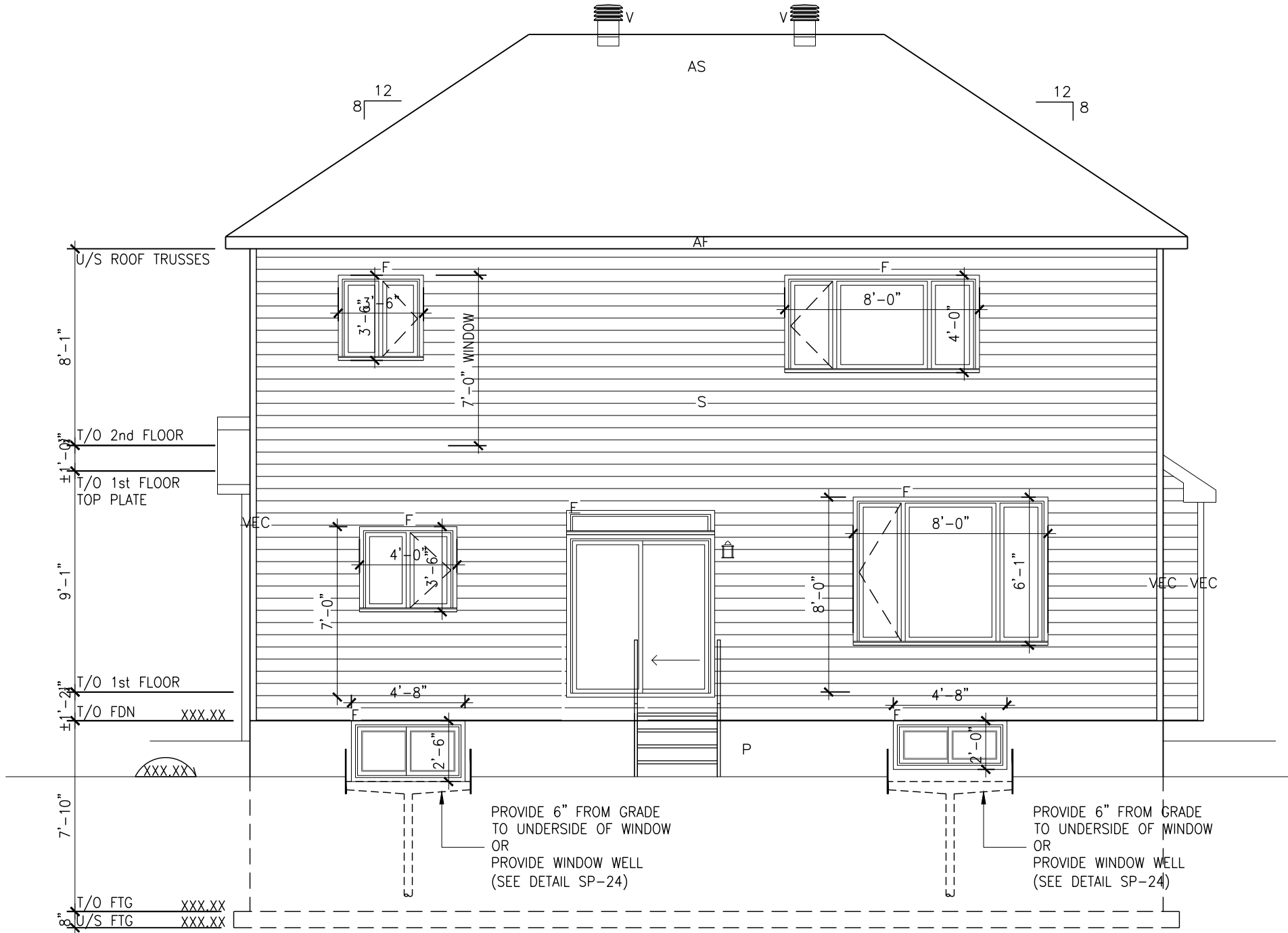


ELEVATION A - RIGHT - WALKOUT BASEMENT

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

ELEVATION A - REAR

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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

DRAWING:

ELEVATION A - REAR

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1010 - THE FERRIS
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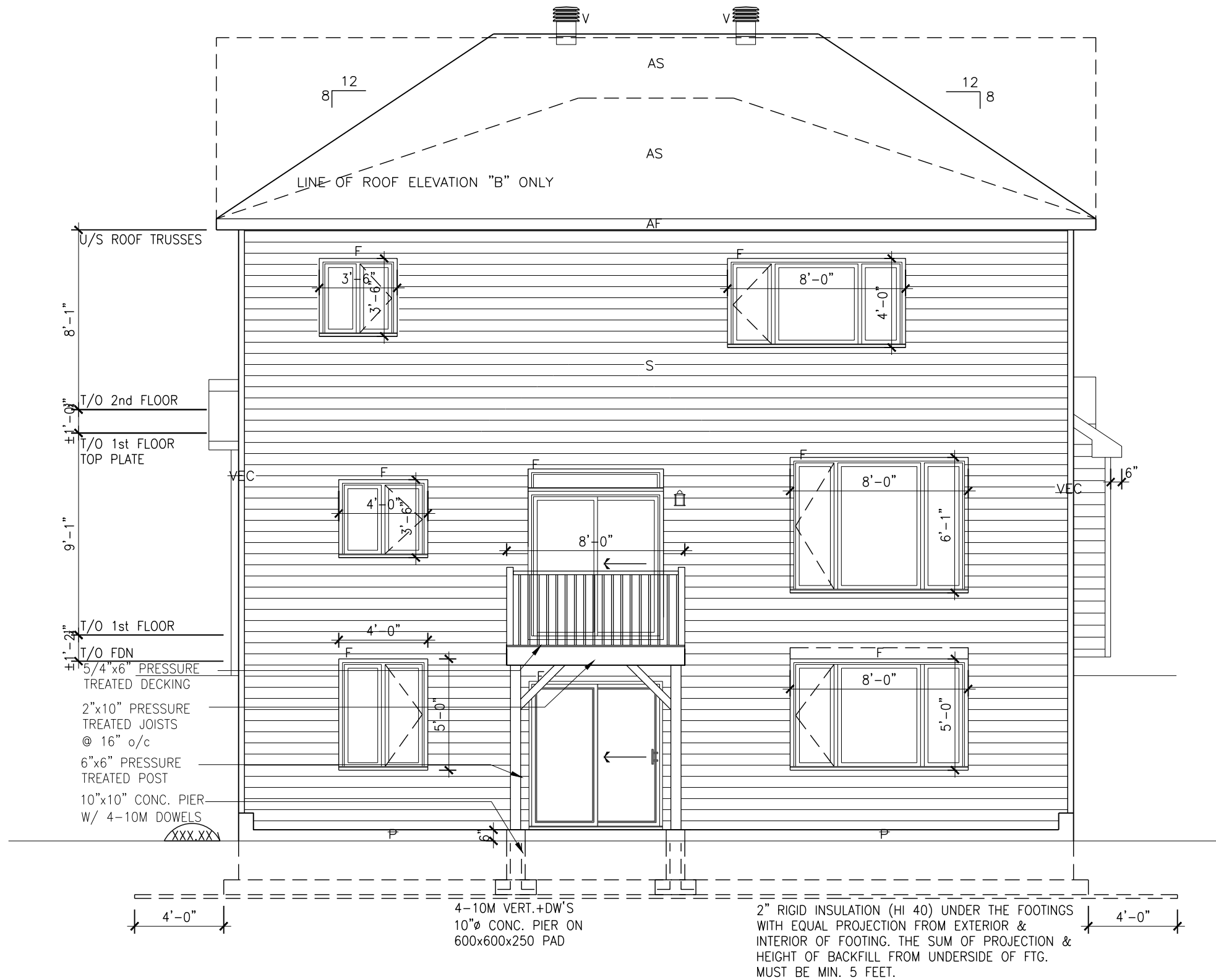
(STANDARD DRAWINGS)

SHEET:

A3a

ELEVATION A - REAR - WALKOUT BASEMENT

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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

DRAWING: ELEVATION A - REAR
WALKOUT BASEMENT

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

1010 - THE FERRIS
2022 FOOTPRINT

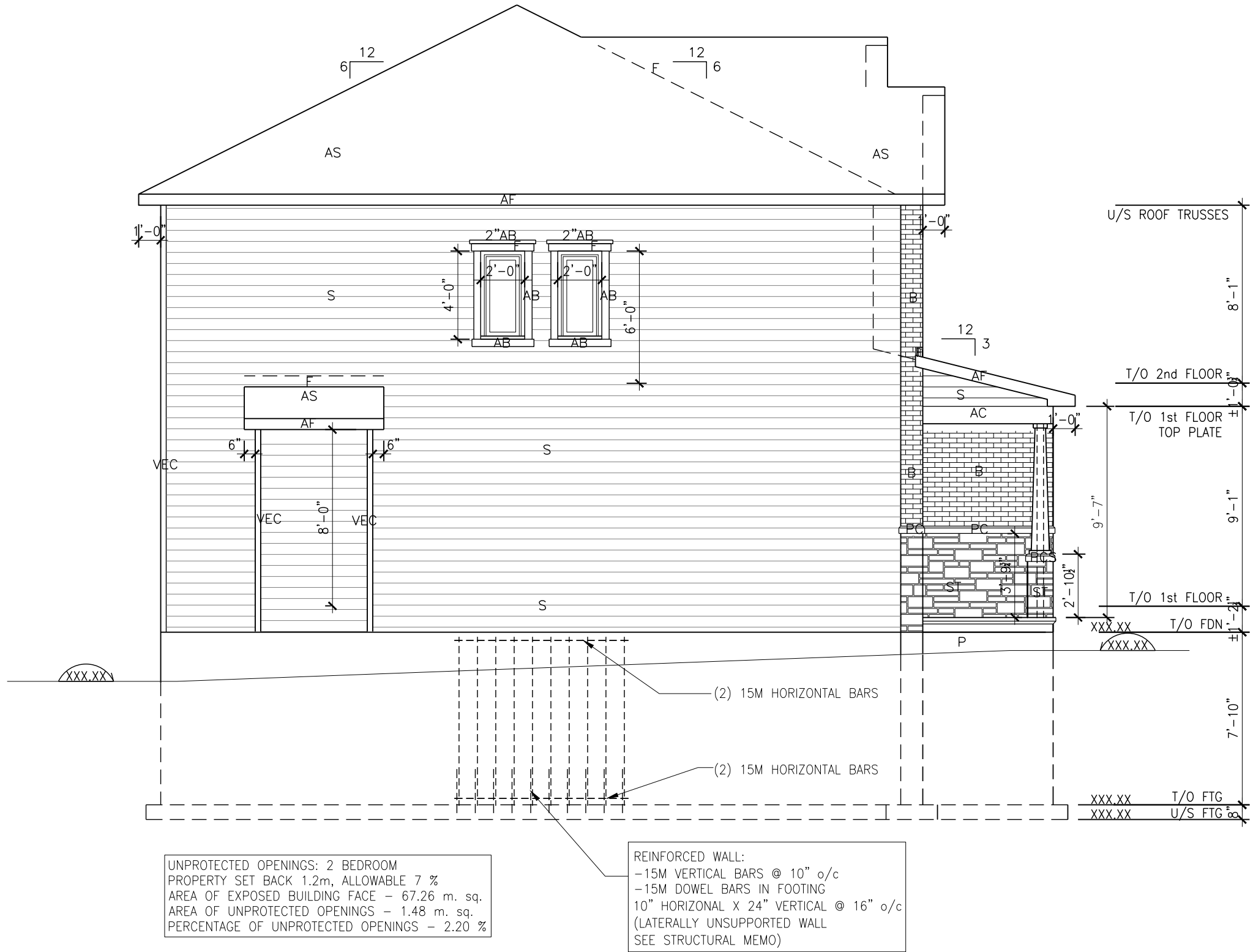
(STANDARD DRAWINGS)

SHEET:

A3a

ELEVATION A - LEFT

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



LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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2012 O.B.C. DRAWINGS

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

DRAWING: ELEVATION A - LEFT

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

1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A4a

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2012 O.B.C. DRAWINGS

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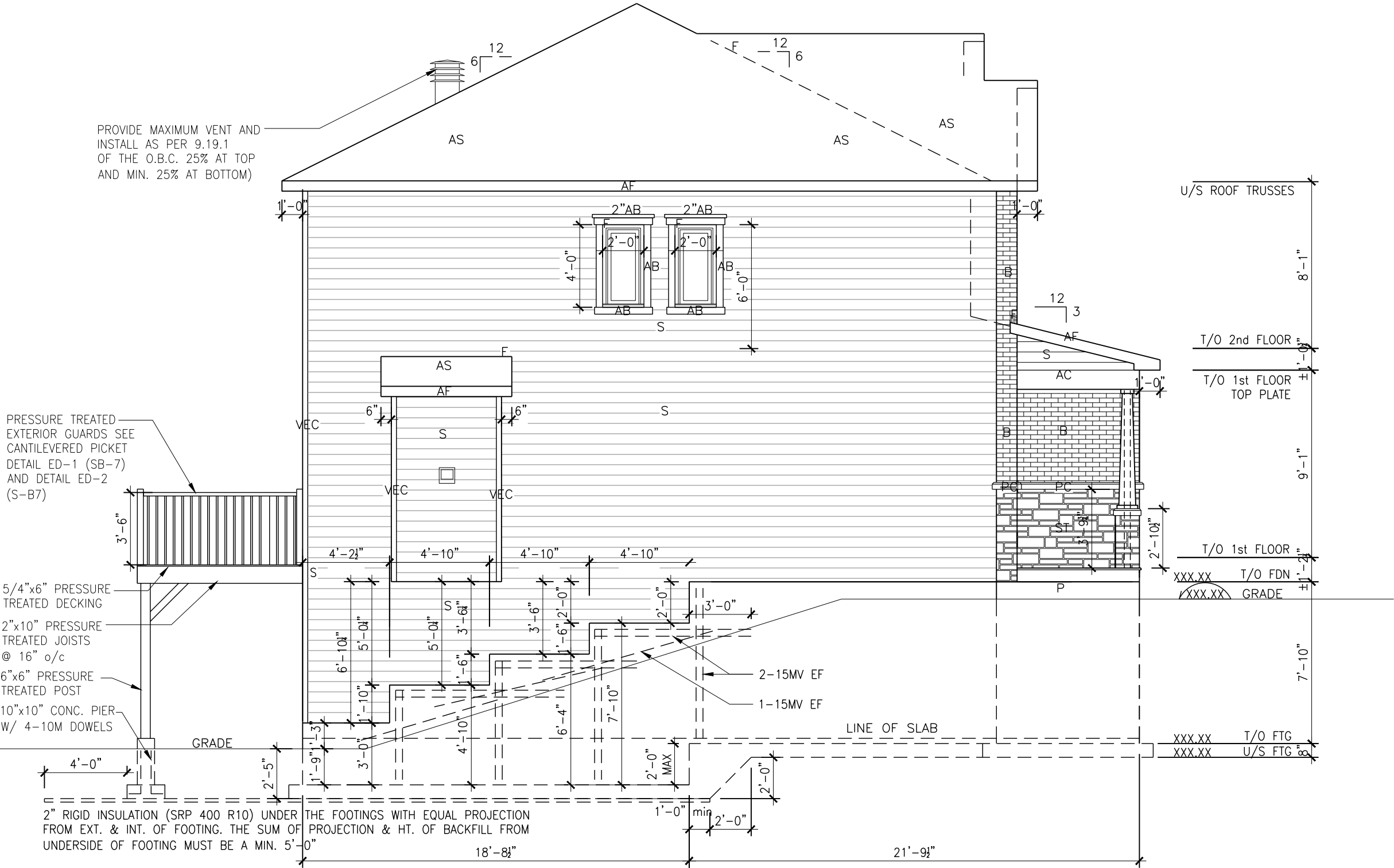
DRAWING: **ELEVATION A - LEFT WALKOUT BASEMENT**

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

1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A4a

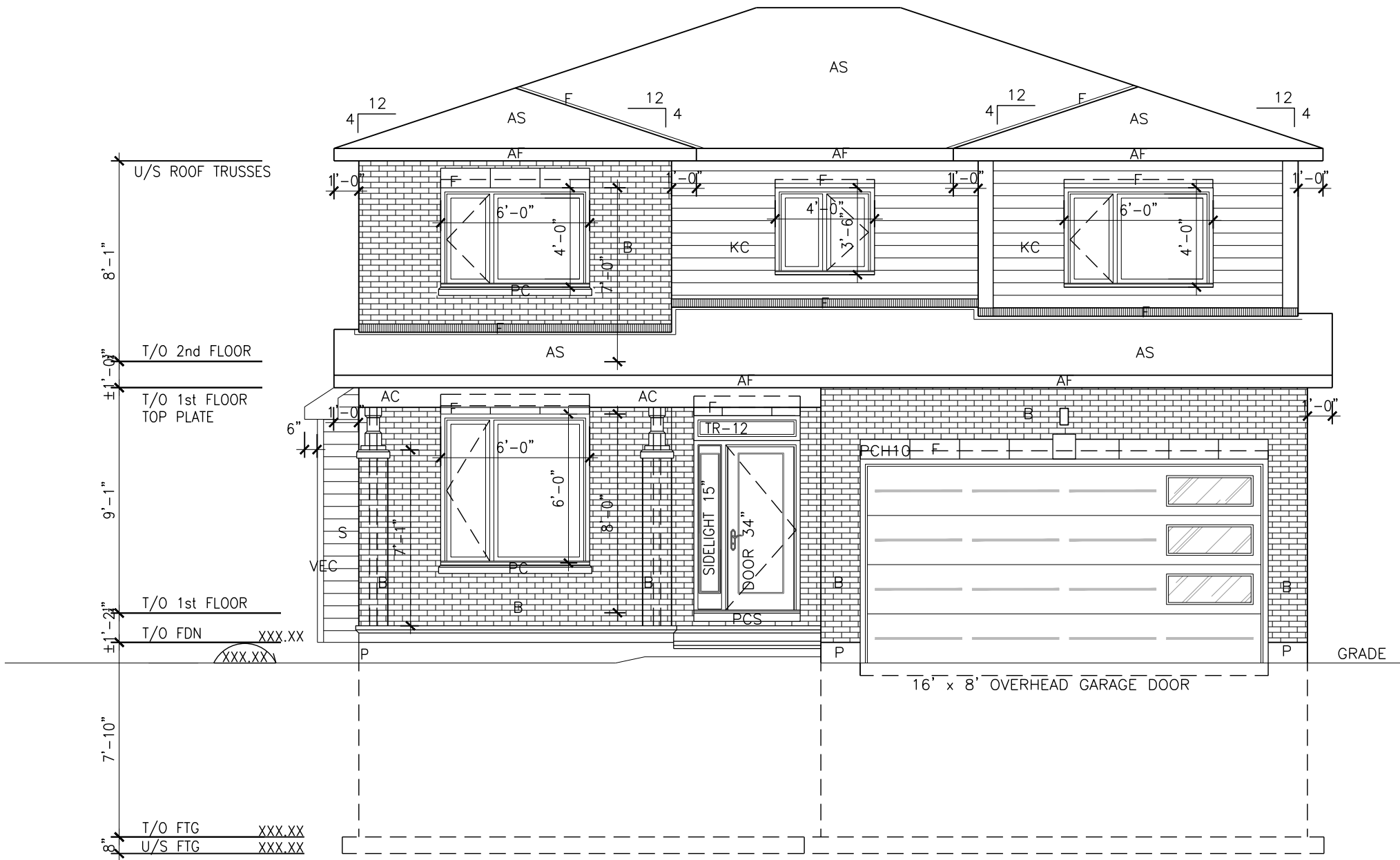


ELEVATION A - LEFT - WALKOUT BASEMENT

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

ELEVATION B - FRONT

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



LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)
- KC - KAYCAN WOOD SIDING - 74" LAP

2012 O.B.C. DRAWINGS

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

DRAWING:

ELEVATION B - FRONT

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

1010 - THE FERRIS
2022 FOOTPRINT

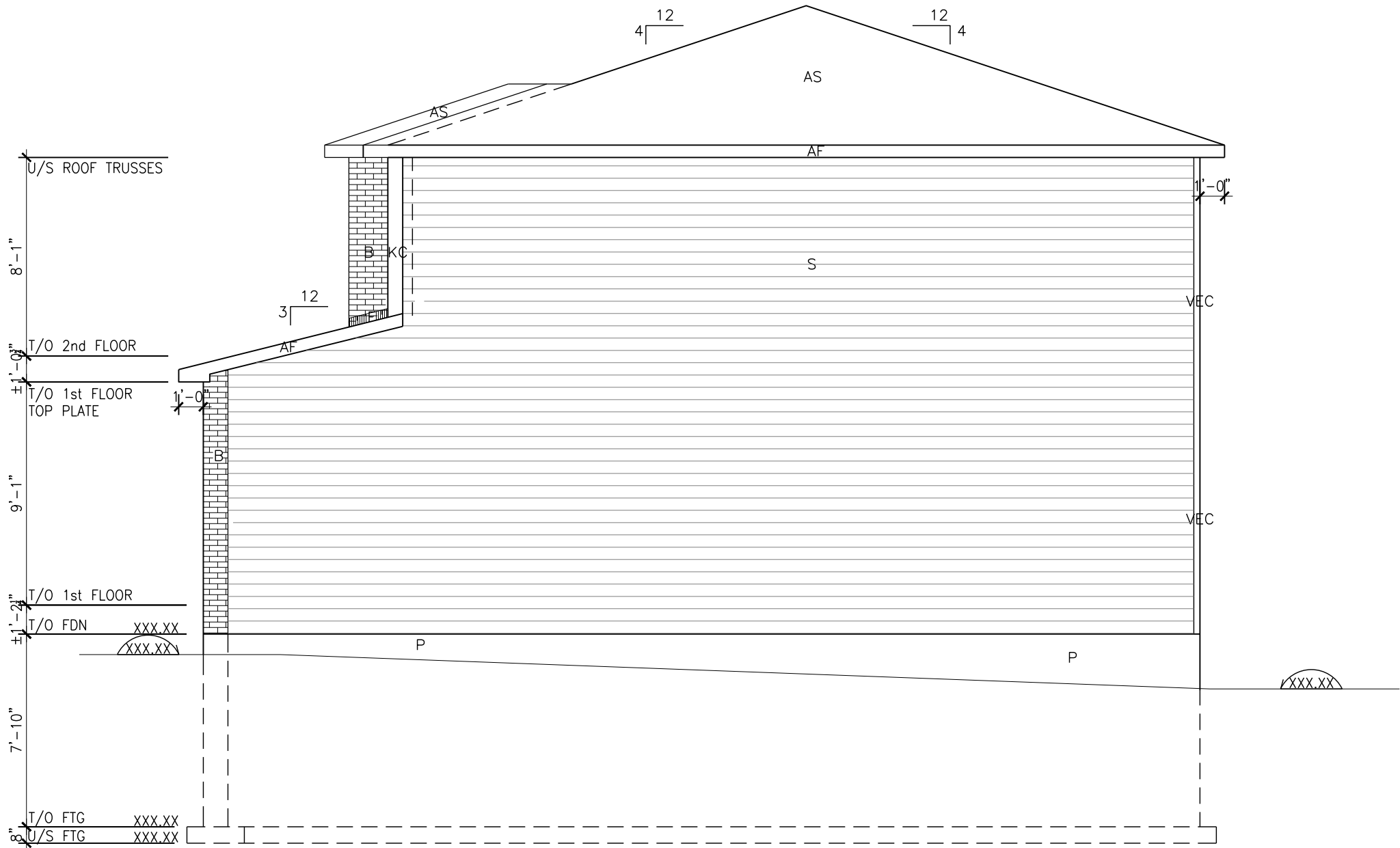
(STANDARD DRAWINGS)

SHEET:

A1b

ELEVATION B - 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.

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

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EXTERIOR FINISH LEGEND:

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- + 20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORBELLING
- B8 - BRICK COINING 20mm PROUD
- +20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- SV - SIDING (VERTICAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARKING
- PC - PARKING
- PCH10 - PRECAST HEADER 10"
- PCH8 - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)
- KC - KAYCAN WOOD SIDING - 74" LAP

2012 O.B.C. DRAWINGS

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

ELEVATION B - RIGHT

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

1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A2b



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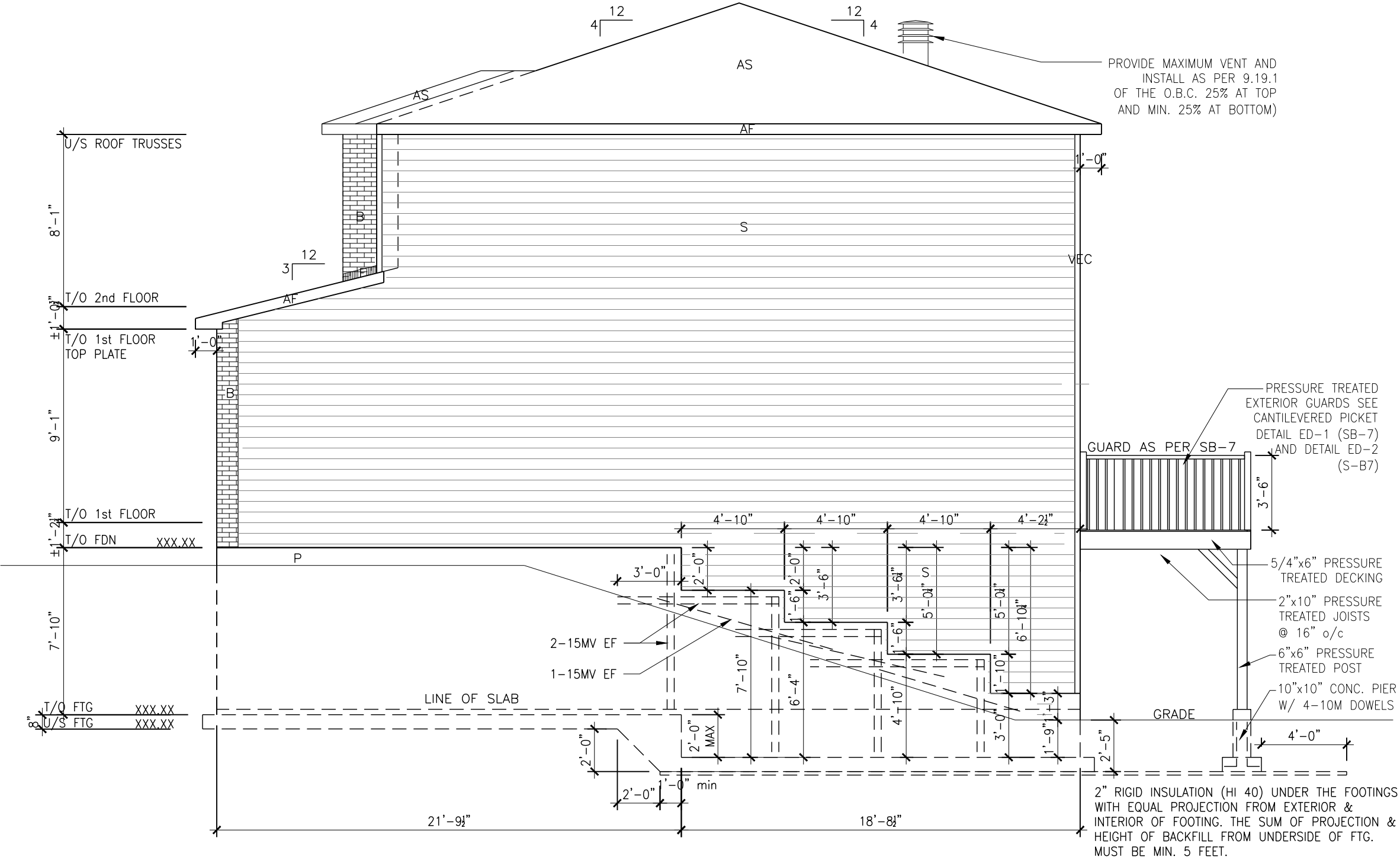
2012 O.B.C. DRAWINGS

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

DRAWING: ELEVATION B - RIGHT
WALKOUT BASEMENT

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| ADDRESS: | SCALE: | DATE: |
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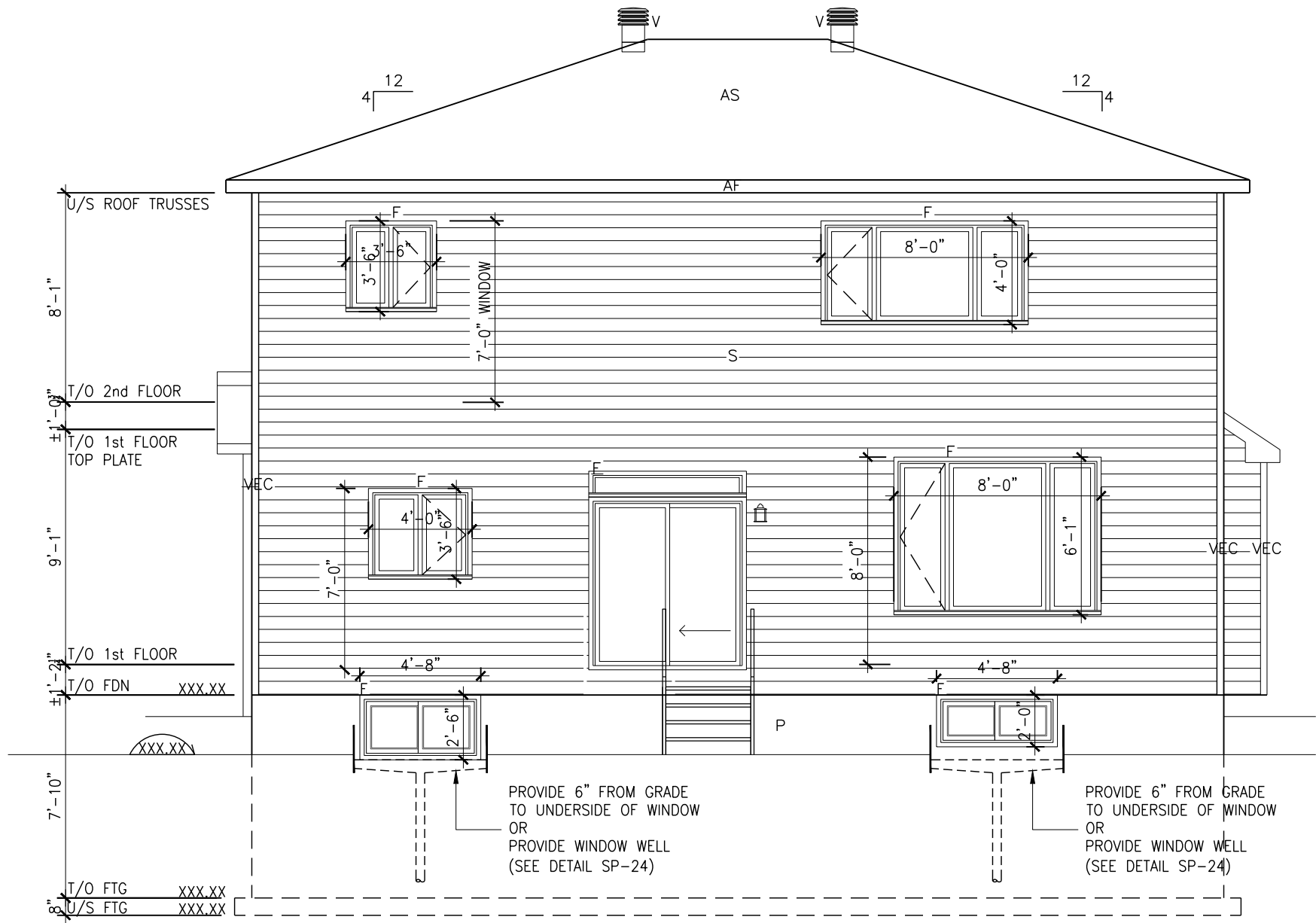


ELEVATION B - RIGHT - WALKOUT BASEMENT

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

ELEVATION B - REAR

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



LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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2012 O.B.C. DRAWINGS

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

DRAWING:

ELEVATION B - REAR

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

1010 - THE FERRIS
2022 FOOTPRINT

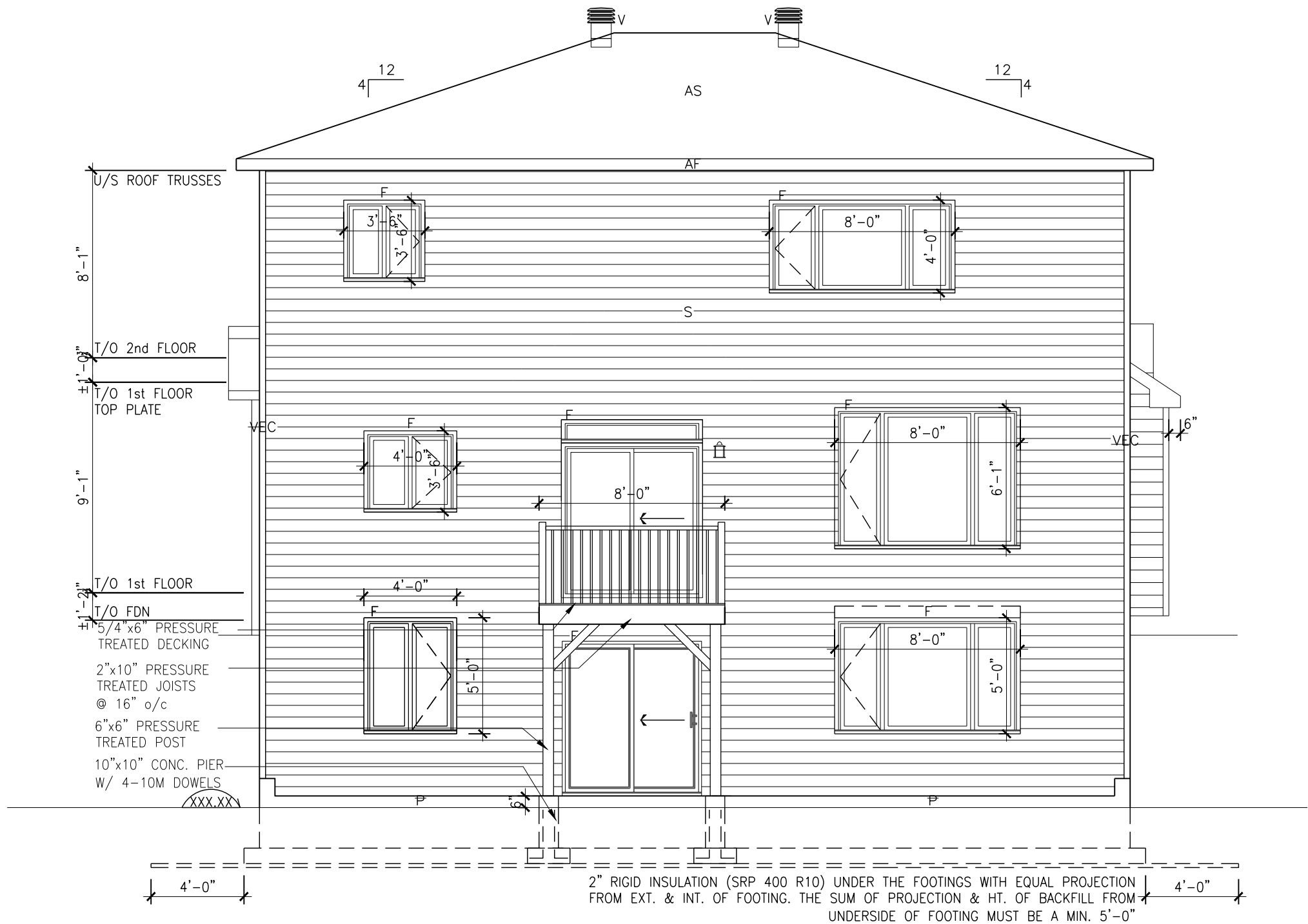
(STANDARD DRAWINGS)

SHEET:

A3b

ELEVATION B - REAR

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



LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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- KC - KAYCAN WOOD SIDING - 74" LAP

2012 O.B.C. DRAWINGS

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

DRAWING: **ELEVATION B - REAR
WALKOUT BASEMENT**

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

1010 - THE FERRIS
2022 FOOTPRINT

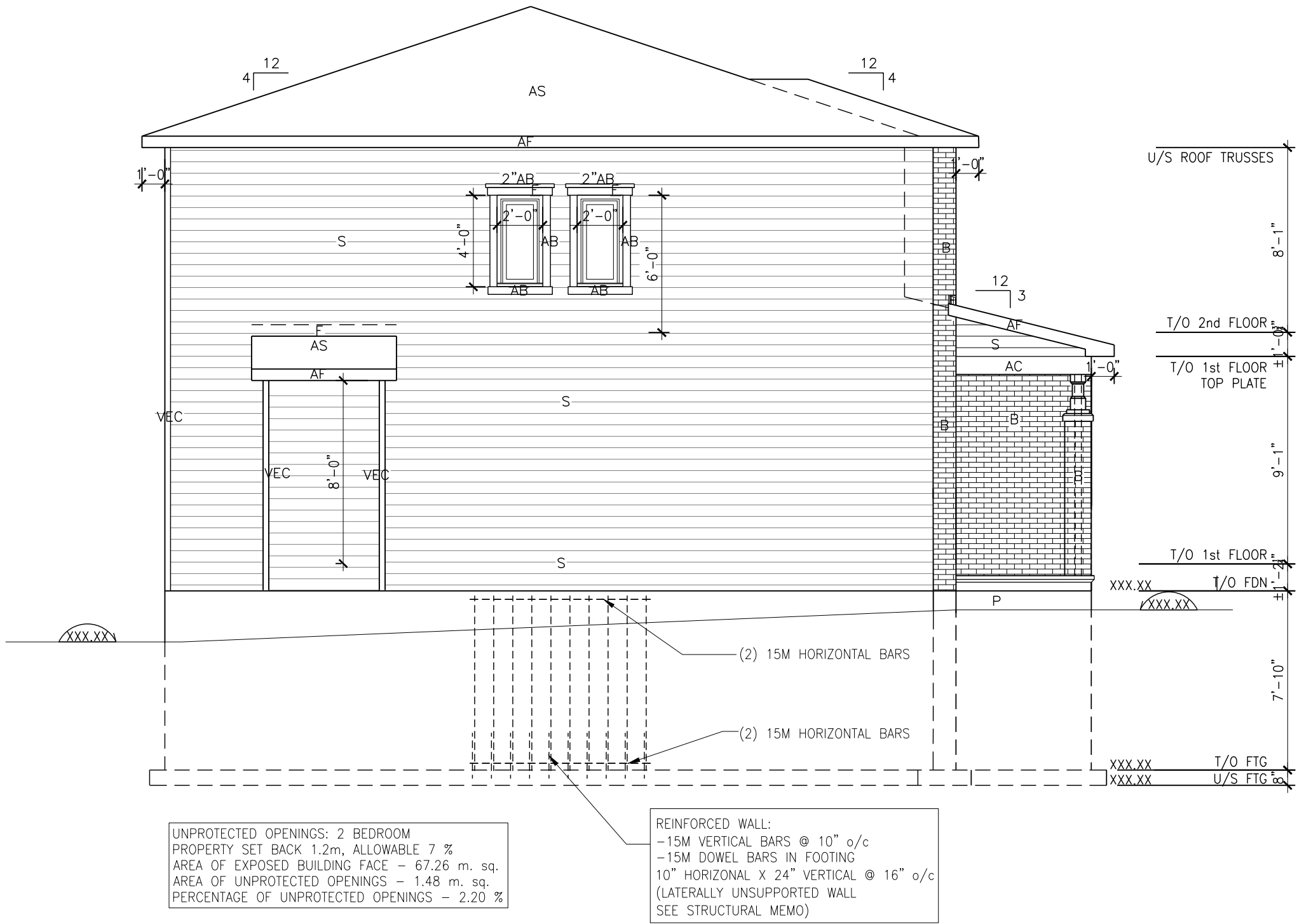
(STANDARD DRAWINGS)

SHEET:

A3b

ELEVATION B - LEFT

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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

DRAWING: ELEVATION B - LEFT

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

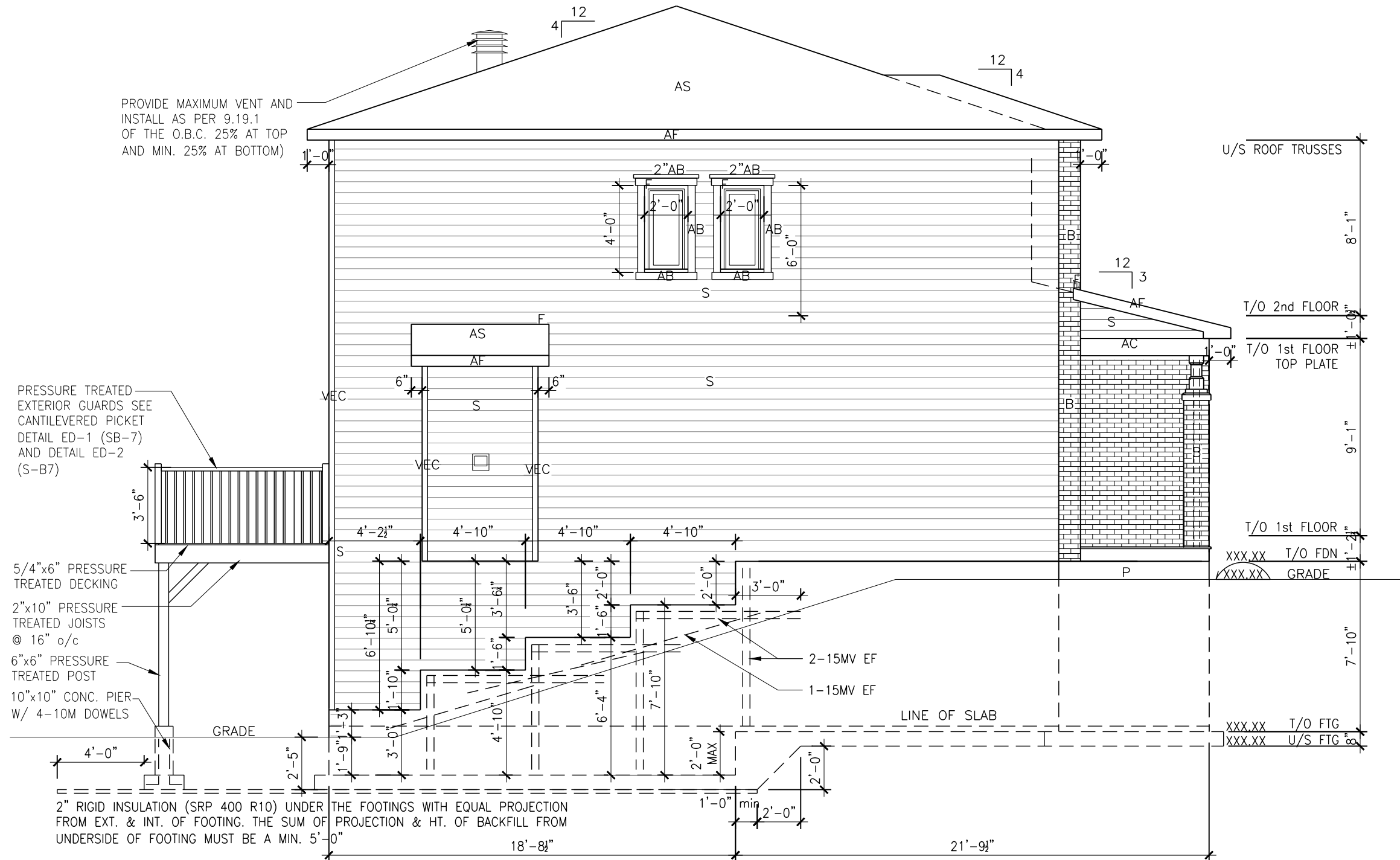
1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A4b

EXTERIOR FINISH LEGEND:

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ELEVATION B - LEFT - WALKOUT BASEMENT

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

2012 O.B.C. DRAWINGS

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

DRAWING:

ELEVATION B - LEFT

| | | |
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| ADDRESS: | SCALE: | DATE: |
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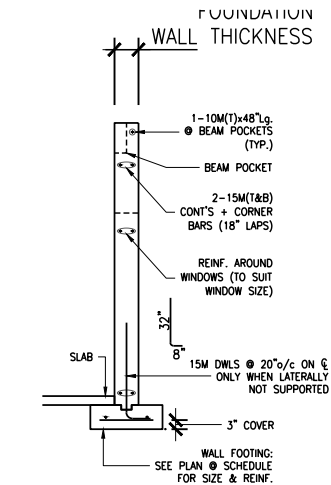
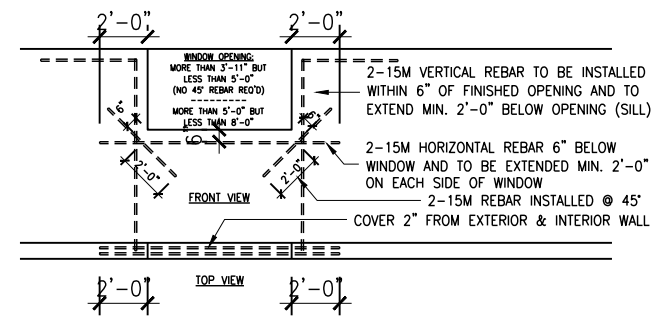
**1010 - THE FERRIS
2022 FOOTPRINT**

(STANDARD DRAWINGS)

SHEET:

A4b

| FOOTING SCHEDULE | | | | | |
|--|--------------------------------------|--|--|--|--|
| ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D» | | | | | |
| WALL FOOTINGS | 100KPa | 85KPa | 75KPa | 60KPa | 40KPa |
| 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. | N/A |
| 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. | N/A |
| 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. | 48"x10" W/ 4-15M LONG. REBARS & 15M TRANSVERSE REBAR @ 15" O.C. |
| 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. | N/A |
| 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. | 42"x10" W/ 4-15M LONG. REBARS AND 15M TRANSVERSE REBARS @ 15" O.C. |
| 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. | N/A |
| 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. | 30"x10" W/ 3-15M LONG. REBARS AND 15M TRANSVERSE REBARS @ 15" O.C. |
| PAD FOOTING SCHEDULE | | | | | |
| ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D» | | | | | |
| WALL FOOTINGS | 100KPa | 85KPa | 75KPa | 60KPa | 40KPa |
| F1 | 36"x36"x10" DP. 3-15M(B)x 30"L.G. | 40"x40"x10" DP. 3-15M(B)x 34"L.G. | 44"x44"x10" DP. 4-15M(B)x 38"L.G. | 48"x48"x10" DP. 4-15M(B)x 42"L.G. | 60"x60"x10" DP 6-15M(B)x54" LG. |
| F2 | 24"x24"x10" DP. | 24"x24"x10" DP. | 24"x24"x10" DP. | 28"x28"x12" DP. | 36"x36"x12" DP. 3-15M(B)x30"L.G. |



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

LOT: XXXX
DATE: XX/XX/XXXX



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- NOTES:
- FOOTINGS HAVE BEEN DESIGNED FOR THE ALLOWABLE SOIL BEARING CAPACITY OR BEARING RESISTANCE AT SLS AND DESIGN PARAMETERS OUTLINED IN A GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP AND/OR OTHERS (AVAILABLE UPON REQUEST);
 - BEARING STRATA TO BE INSPECTED AND THE BEARING VALUE AND UNDER SIDE OF FOOTING (USF) ELEVATION CONFIRMED BY GEOTECHNICAL CONSULTANT AT TIME OF EXCAVATION;
 - THICKNESS OF L.W.F. IS SPECIFIED ON DRAWINGS. THICKNESS OF L.W.F. AT GARAGES, PORCHES AND PLACEMENT OF L.W.F. AT OTHER AREAS, IF REQUIRED, TO BE CONFIRMED AS PER GEOTECHNICAL CONSULTANTS RECOMMENDATIONS AT THE TIME OF EXCAVATION;
 - FOR ALLOWABLE BEARING VALUES OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS;
 - CONCRETE STRENGTH @ 28 DAYS FOR FOOTINGS AND WALL = 20MPa AND CONCRETE FOR FOUNDATION WALLS SHOULD HAVE 6% (±1%) AIR ENTRAINMENT;
 - REINFORCING STEEL SHALL COMPLY TO G30.18 GRADE 400;
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FOUNDATION PLAN FOR THE SPECIFIC MODEL AND ARCHITECTURAL SPECIFICATION.

2012 O.B.C. DRAWINGS

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

| | | |
|------------------------|----------------------|------------------|
| DRAWING: FOOTING TABLE | | |
| ADDRESS: xx | SCALE: 3/16" = 1'-0" | DATE: xx/xx/xxxx |

1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A5a



Valecraft
Homes (2019) Limited

- PERSONAL BCIN #19896
- TARIFF REGISTRATION NUMBER #611

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

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THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S 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.

NOTES:

- FOOTINGS HAVE BEEN DESIGNED FOR THE ALLOWABLE SOIL BEARING CAPACITY OR BEARING RESISTANCE AT SLS AND DESIGN PARAMETERS OUTLINED IN A GEOTECHNICAL REPORT REPORT PREPARED BY PATERSON GROUP AND/OR OTHERS (AVAILABLE UPON REQUEST);

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

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

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

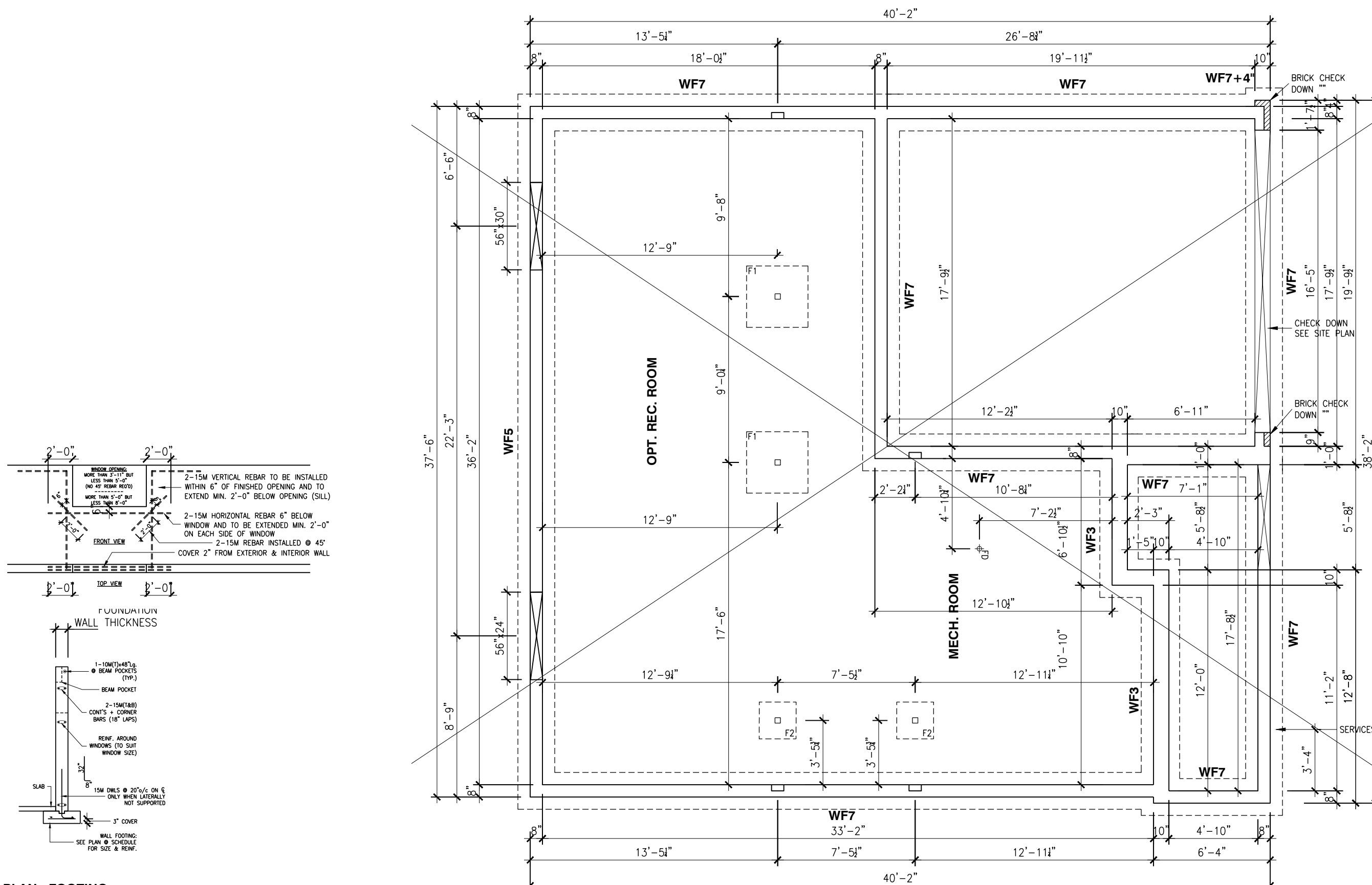
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[illegible]

DRAWING: **FOOTING PLAN**
ELEVATION A,B - STANDARD

1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A5a



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

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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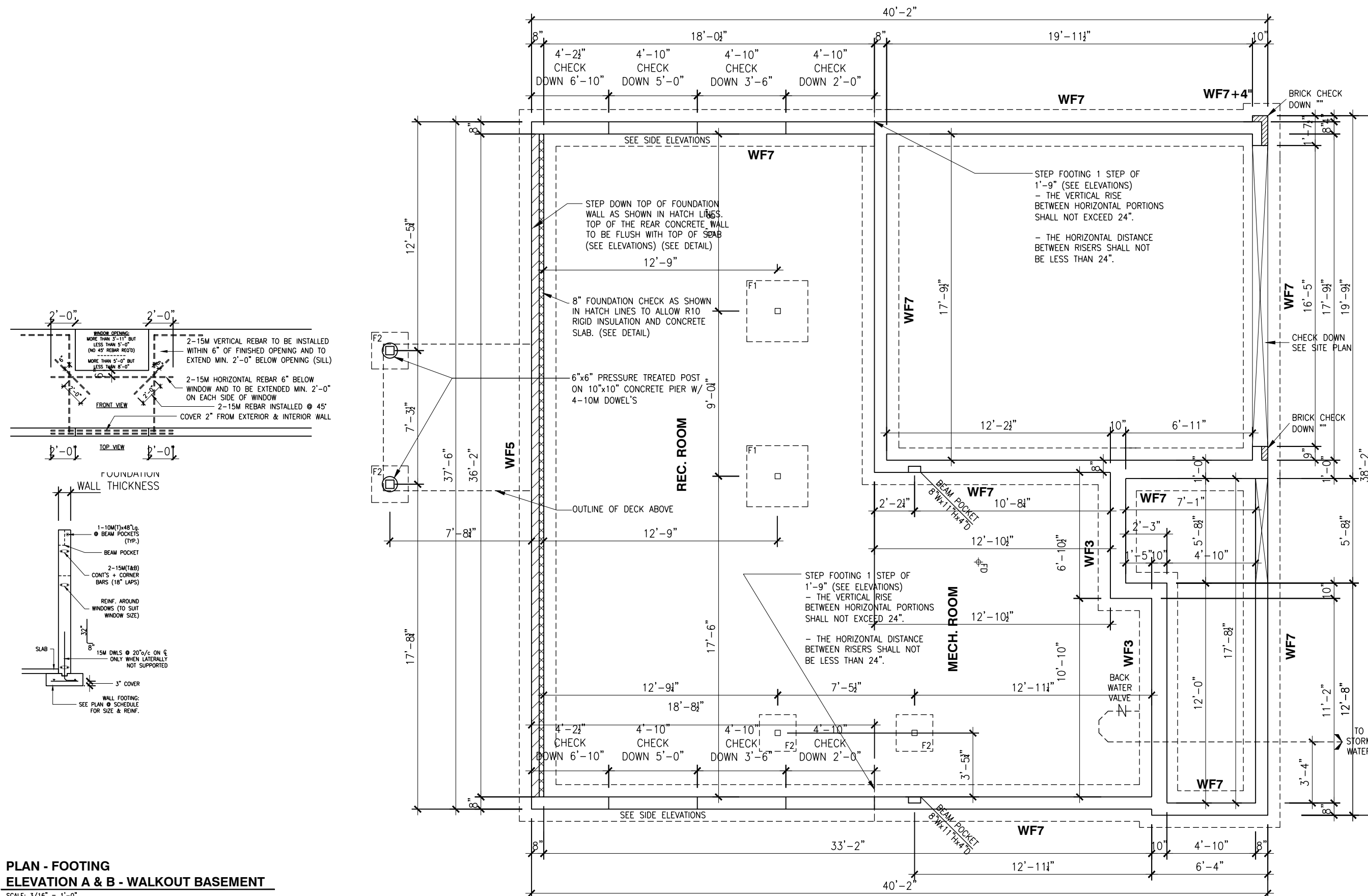
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DRAWING: **FOOTING PLAN
ELEVATION A,B - WOB**

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| ADDRESS: XX | SCALE: 3/16" = 1'-0" | DATE: XX/XX/XXXX |
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**1010 - THE FERRIS
2022 FOOTPRINT**

SHEET:
A5a

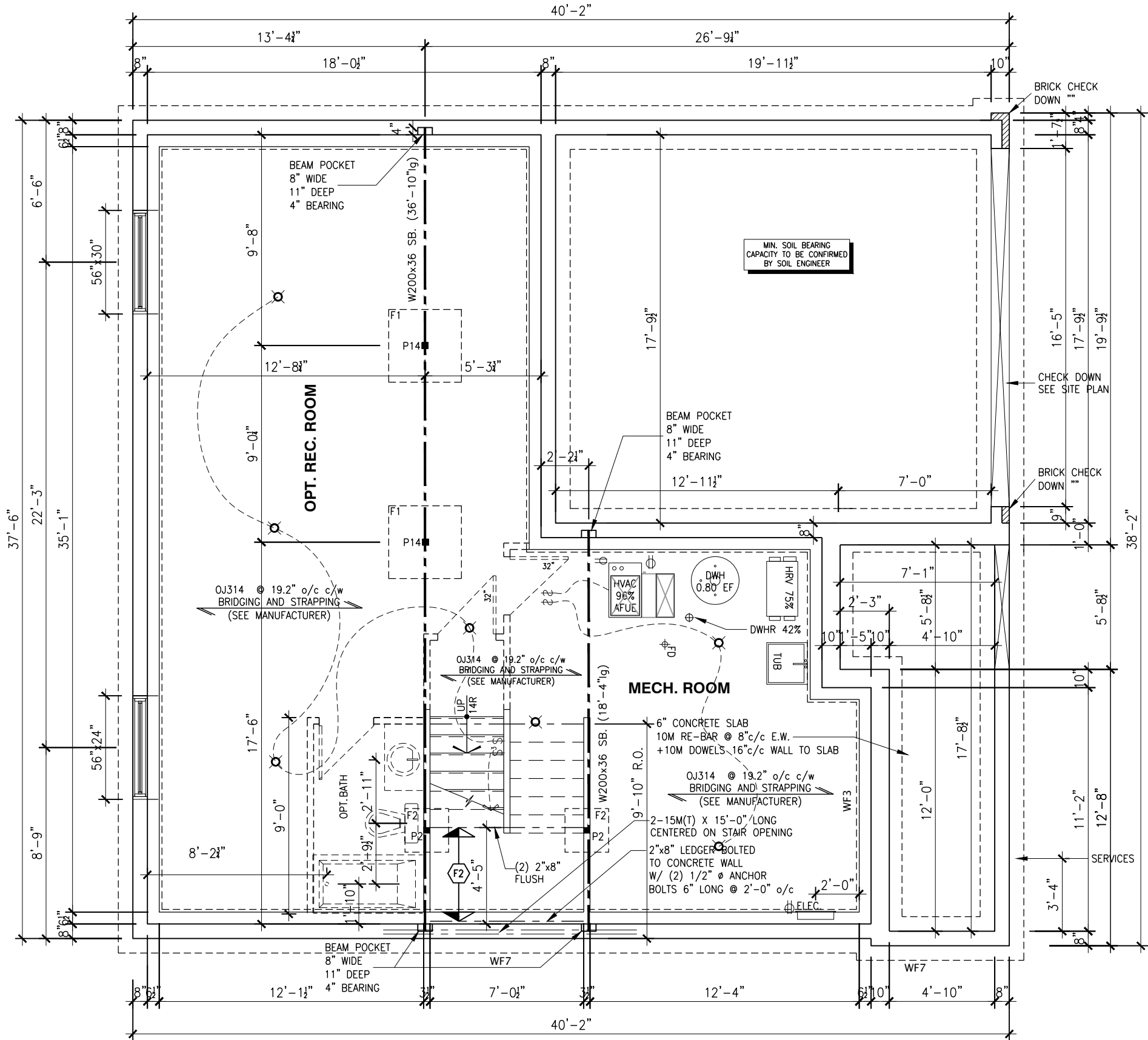


PLAN - FOOTING
ELEVATION A & B - WALKOUT BASEMENT

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

PLAN - FOUNDATION - ELEVATION A/B (STANDARD)

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



- NOTES:
- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. (21MPa) AT 28 DAYS;
 - ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
 - CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION;
 - FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;
 - FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEOTECHNICAL ENGINEER.

- BASEMENT NOTE:
- IF A BEDROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH 9.7.1.3.:
 - 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT:
 - A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND
 - B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.38m² (3.8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)

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 **

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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
 - P1o = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP
 - P2 = 2-2x4 OR 2-2x6
 - P3 = 3-2x4 OR 3-2x6
 - P4 = 4-2x4 OR 4-2x6
 - P5 = 5-2x4 OR 5-2x6
 - P6 = 6-2x4 OR 6-2x6
 - P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
 - P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*)
 - P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (*)
 - P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
 - P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (*)
 - (*) = 2-12# ANCH. (WHERE ANCH. PL. NOT USED)

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

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

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

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

DRAWING:
FOUNDATION PLAN - STANDARD

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

PLAN - FOUNDATION - ELEVATION A/B (WALKOUT BASEMENT)

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

BASEMENT NOTE:

- IF A BEDROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH 9.7.1.3.:

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT:

A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND

B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.38m² (3.8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)

NOTES:

- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. (21MPa) AT 28 DAYS;

- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);

- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION;

- FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;

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

LOT: XXXX
DATE: XX/XX/XXXX

Valecraft Homes (2019) Limited

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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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NOTES:

STEEL LINTEL:

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

LINTEL TABLE:

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

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

POST TABLE:

| | |
|-----|--|
| P1 | = 3" ADJUSTABLE STEEL COLUMN |
| P1o | = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP |
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| 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. (*) |
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* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)

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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

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

FOUNDATION PLAN - STANDARD

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

STAIRS AND RAILINGS:

- RISERS AND TREADS TO BE UNIFORM:

RISE: MIN 125mm (4 7/8") - MAX 200mm (7 7/8")
RUN: MIN 210mm (8 1/4") - MAX 355mm (14")
TREAD: MIN 235mm (9 1/4") - MAX 355mm (14")
WIDTH: MIN 860mm (2'-10")
HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

- HANDRAILS: MIN 860mm (34") - MAX 900mm (36");

- GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN ELEVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6" (1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11";

- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";

- INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IN HEIGHT;

- MAXIMUM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

ROOF AND FLOOR LAYOUT NOTES:

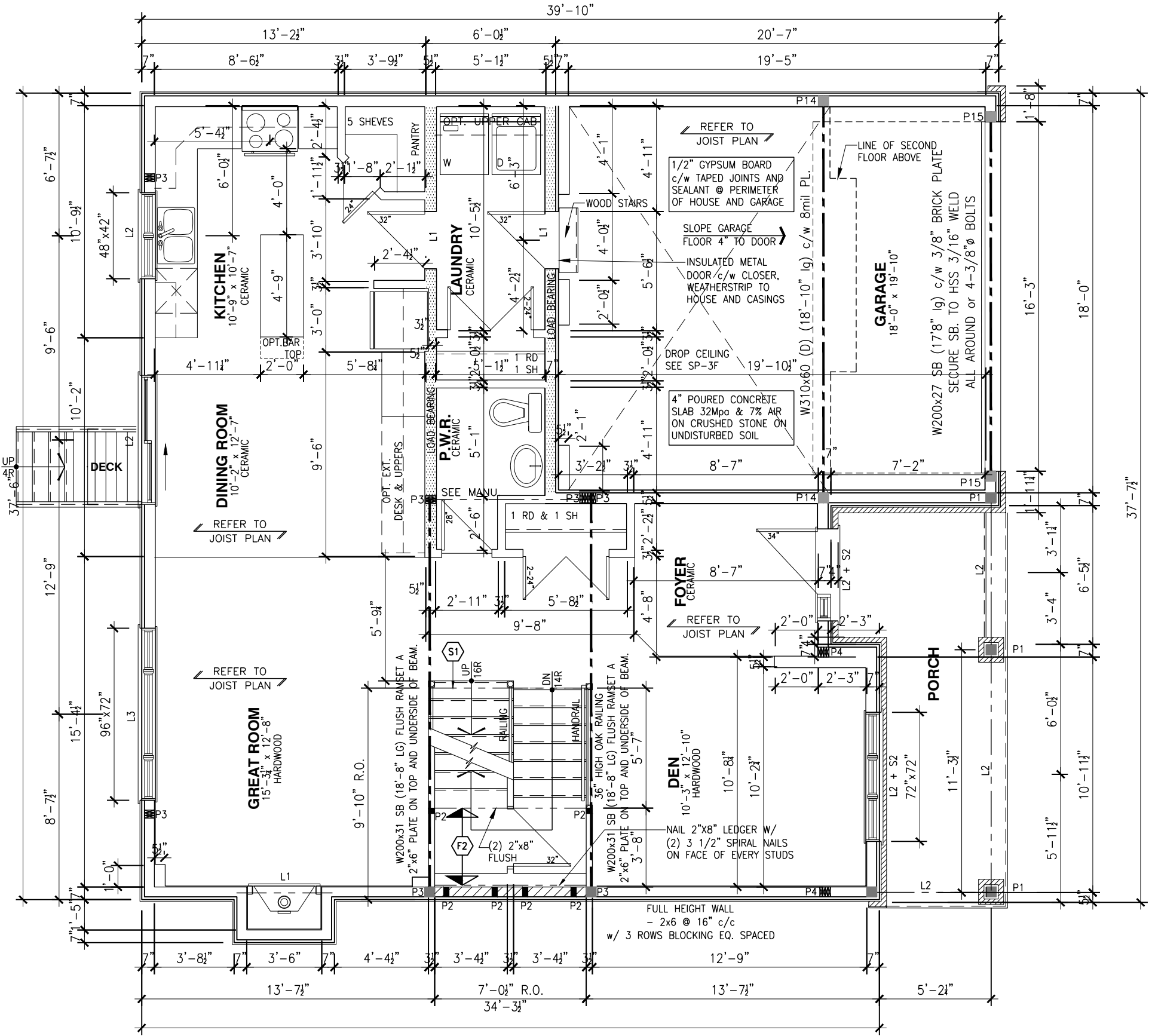
- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S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

NOTES:

- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;
- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;
- COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;
- COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

NOTE:

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



PLAN - GROUND FLOOR - ELEVATION A

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

LOT: XXXX
DATE: XX/XX/XXXX



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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
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☐ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

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

GROUND FLOOR - STANDARD

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

1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A7a

STAIRS AND RAILINGS:

- RISERS AND TREADS TO BE UNIFORM:

RISE: MIN 125mm (4 7/8") - MAX 200mm (7 7/8")
RUN: MIN 210mm (8 1/4") - MAX 355mm (14")
TREAD: MIN 235mm (9 1/4") - MAX 355mm (14")
WIDTH: MIN 860mm (2'-10")
HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

- HANDRAILS: MIN 860mm (34") - MAX 900mm (36");
- GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN ELEVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;
- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6" (1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11";
- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";
- INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IN HEIGHT;
- MAXIMUM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

ROOF AND FLOOR LAYOUT NOTES:

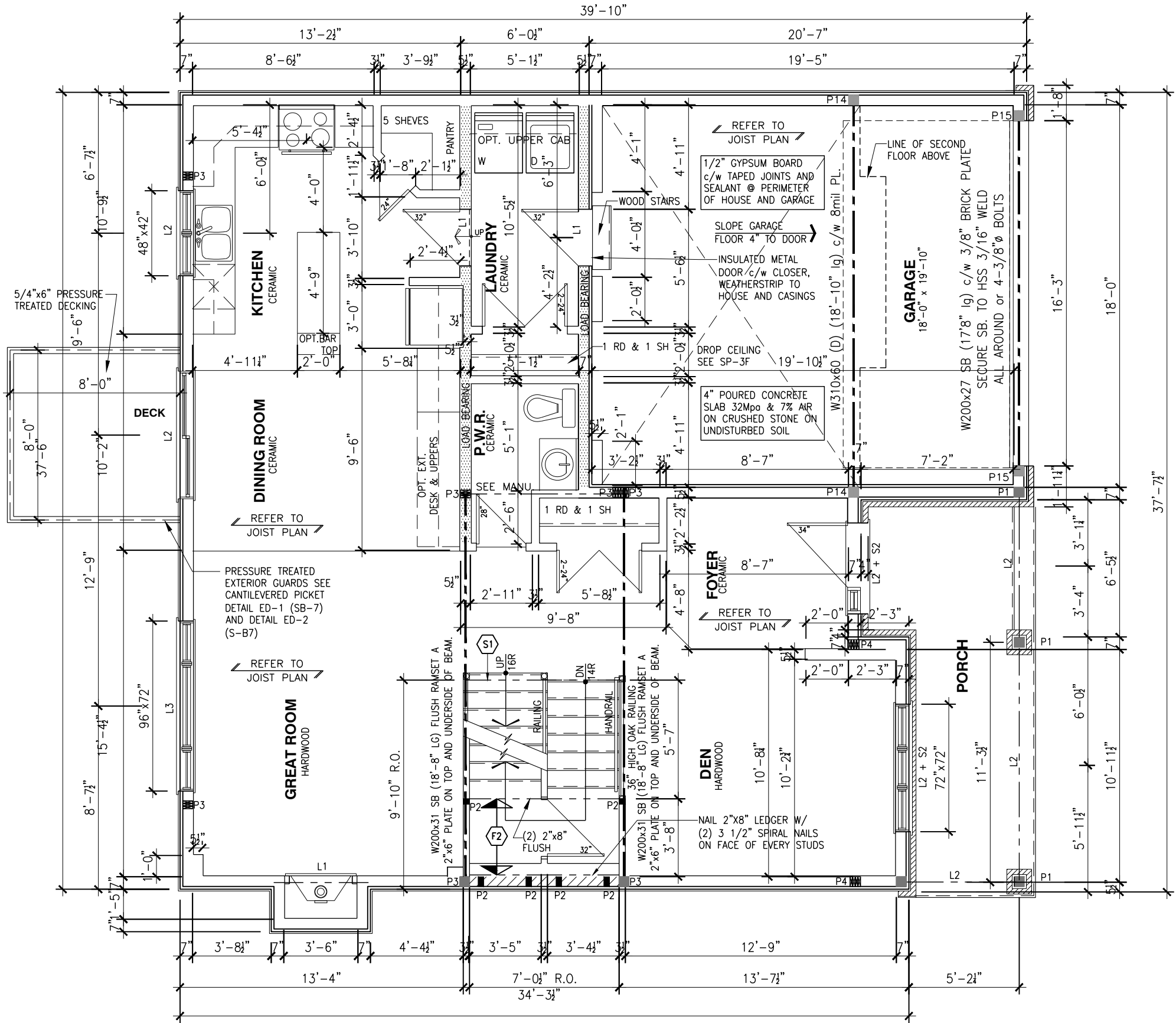
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NOTES:

- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;
- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;
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NOTE:

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



PLAN - GROUND FLOOR - ELEVATION A (WALKOUT BASEMENT)

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

LOT: XXXX
DATE: XX/XX/XXXX



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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NOTES:

STEEL LINTEL:

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

LINTEL TABLE:

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2012 O.B.C. DRAWINGS

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

DRAWING: GROUND FLOOR - A
WALKOUT BASEMENT

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

1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET: A7a

A7b

NOTES:

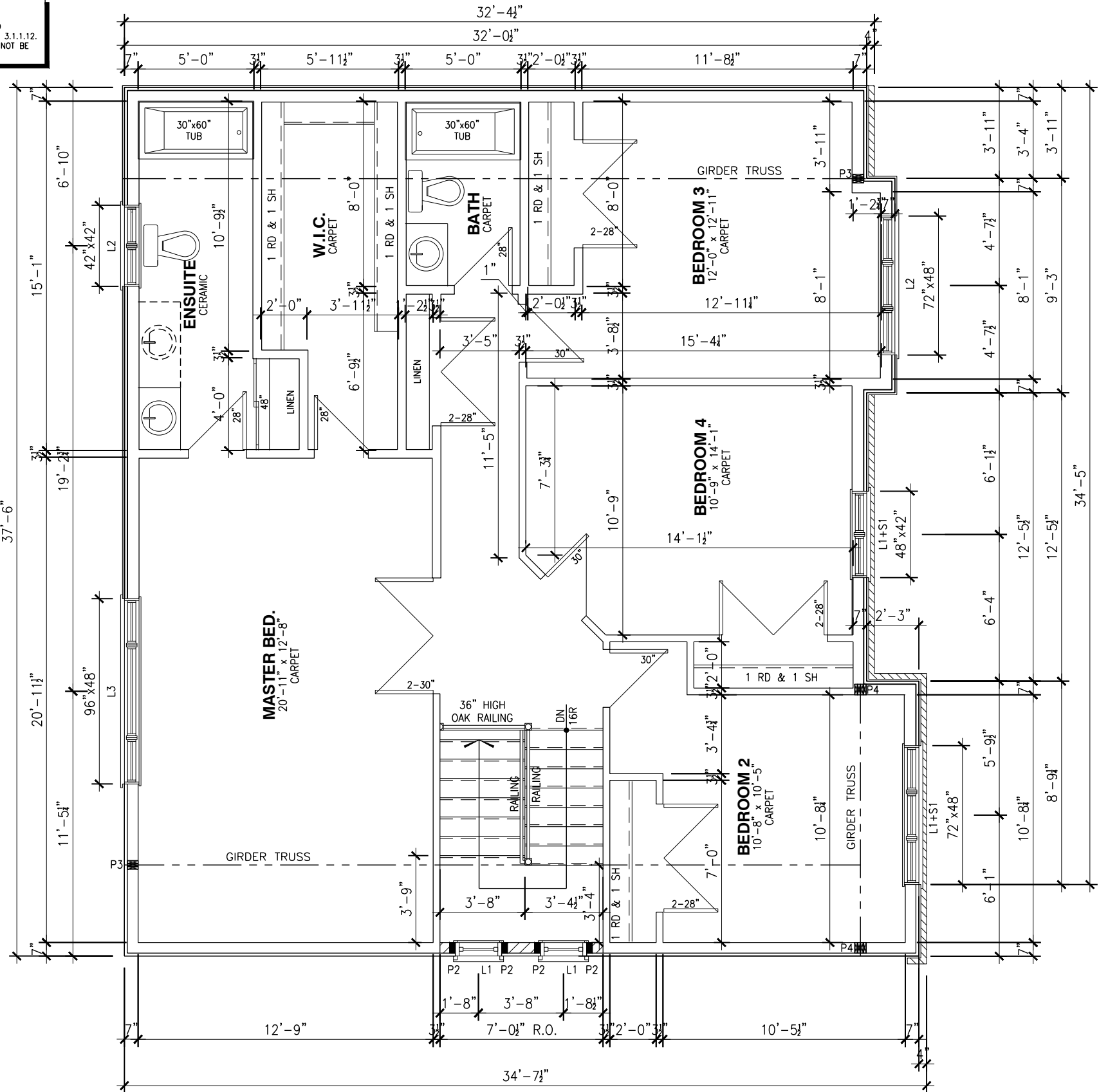
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PLAN - SECOND FLOOR - ELEVATION A

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

LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

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

DRAWING:
SECOND FLOOR - STANDARD

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

1010 - THE FERRIS
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A8a

NOTES:

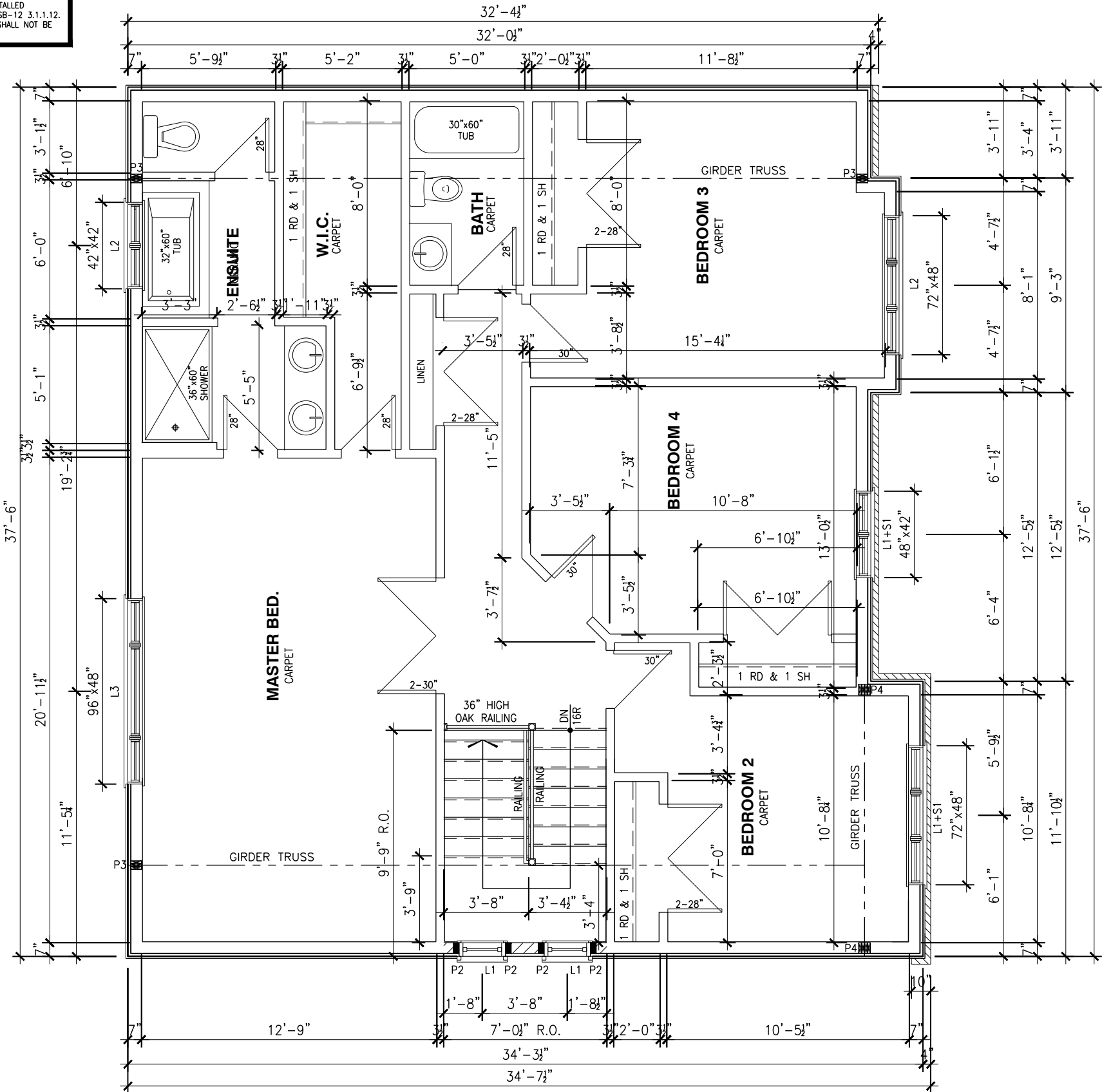
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PLAN - SECOND FLOOR - ELEVATION A (ENSUITE UPGRADE)

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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2012 O.B.C. DRAWINGS

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

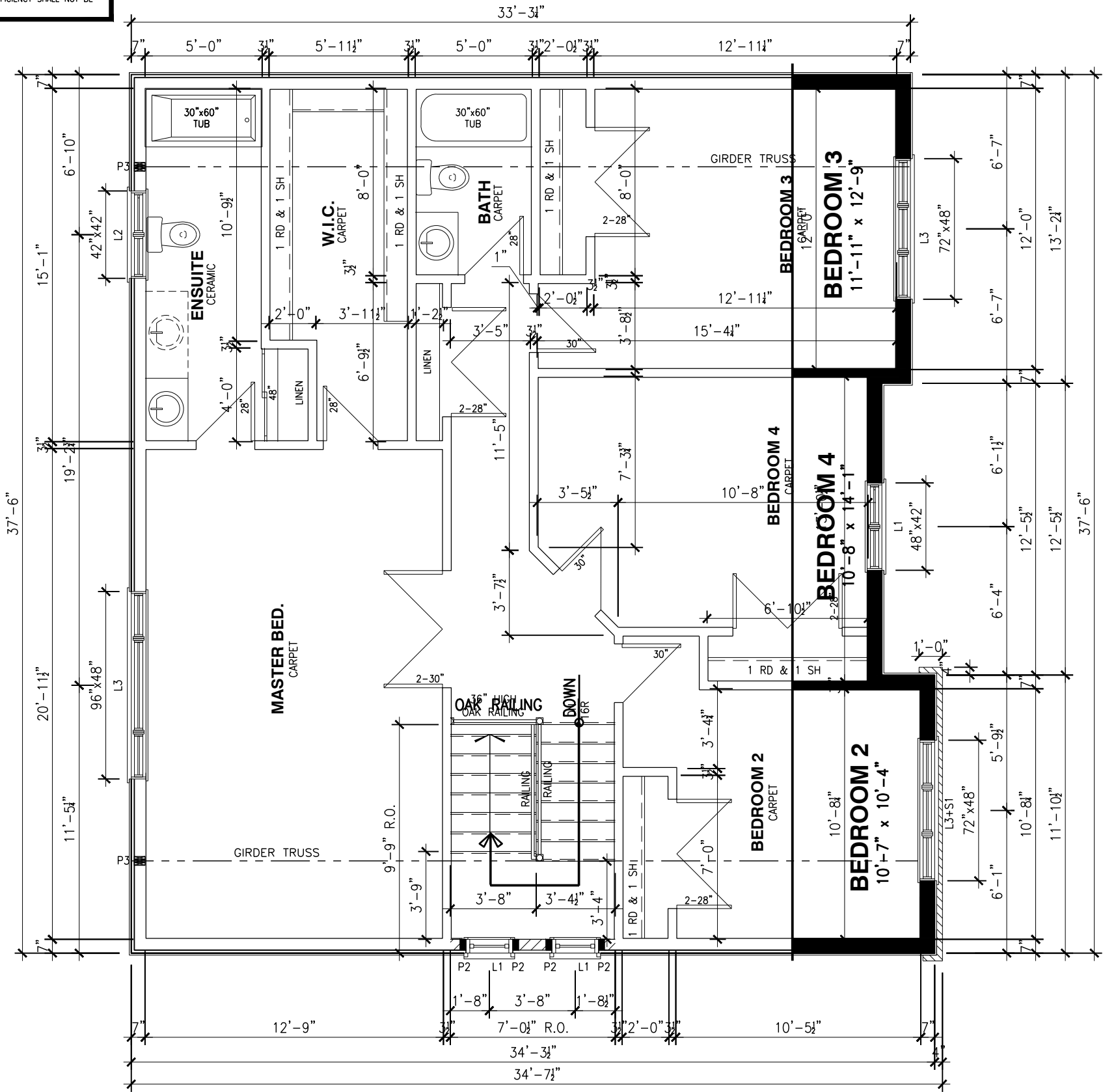
DRAWING: **SECOND FLOOR ENSUITE UPGRADE**

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

1010 - THE FERRIS 2022 FOOTPRINT (STANDARD DRAWINGS) **A8a**

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PLAN - SECOND FLOOR - ELEVATION B

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

LOT:XXXX

DATE:XX/XX/XXXX

Valecraft

Homes (2019) Limited

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L2 = 3-2x10 + P3 ON BOTH SIDES

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

L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN

P1o = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP

P2 = 2-2x4 OR 2-2x6

P3 = 3-2x4 OR 3-2x6

P4 = 4-2x4 OR 4-2x6

P5 = 5-2x4 OR 5-2x6

P6 = 6-2x4 OR 6-2x6

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

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

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

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

P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (*)

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

POST ARE ALL JACK C/W STUD (EX. P2 = 1 JACK + 1 STUD)

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

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

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

NO.

DESCRIPTION

DATE

BY

DRAWING:

SECOND FLOOR - STANDARD

ADDRESS:XX

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

DATE:XX/XX/XXXX

1010 - THE FERRIS

2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A8b

NOTES:

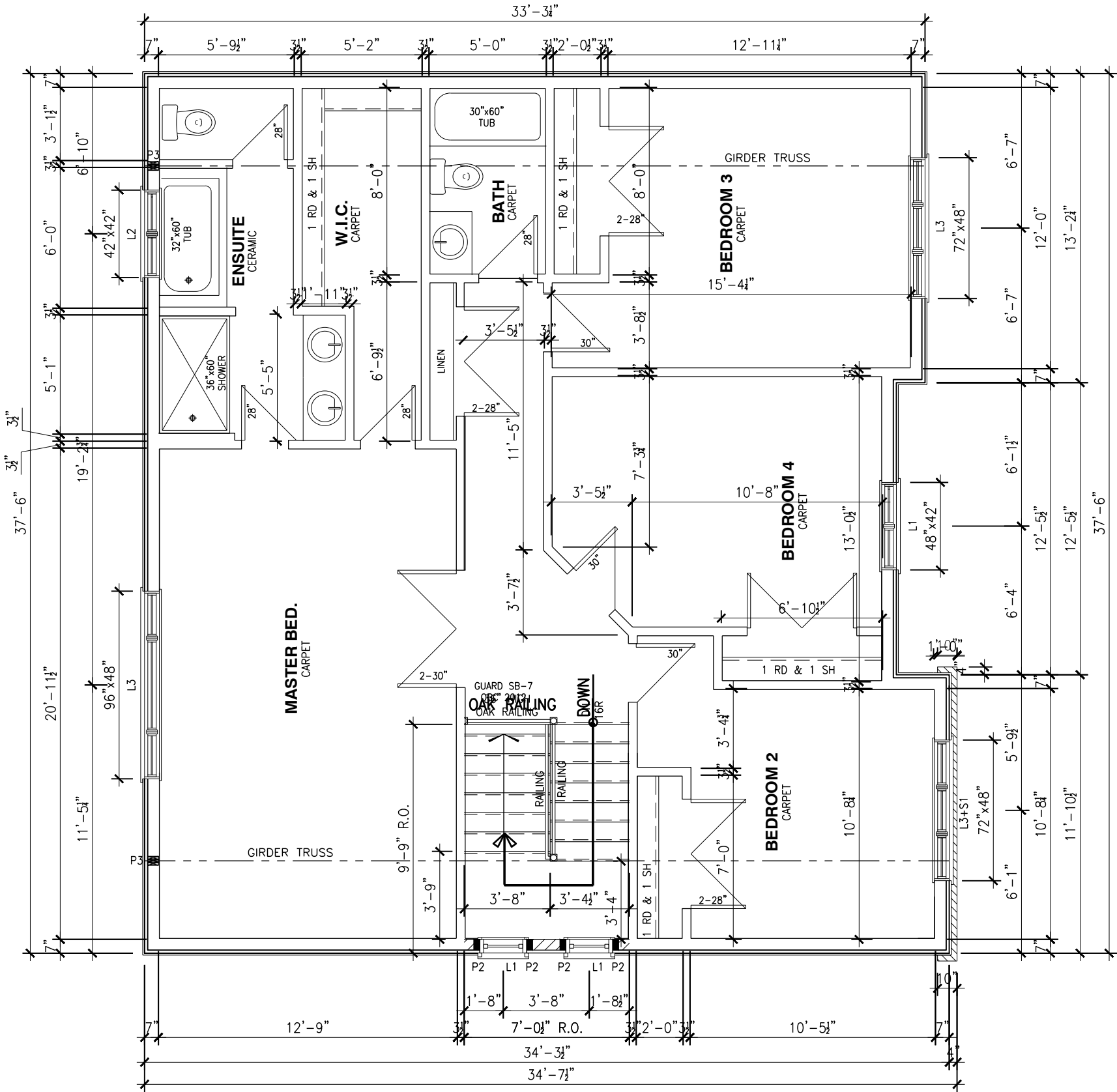
- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;
- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;
- COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;
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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.

NOTE:

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



PLAN - SECOND FLOOR - ELEVATION B (ENSUITE UPGRADE)

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 **

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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
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POST TABLE:

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P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
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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

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

DRAWING: **SECOND FLOOR ENSUITE UPGRADE**

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

1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A8b

NOTES:

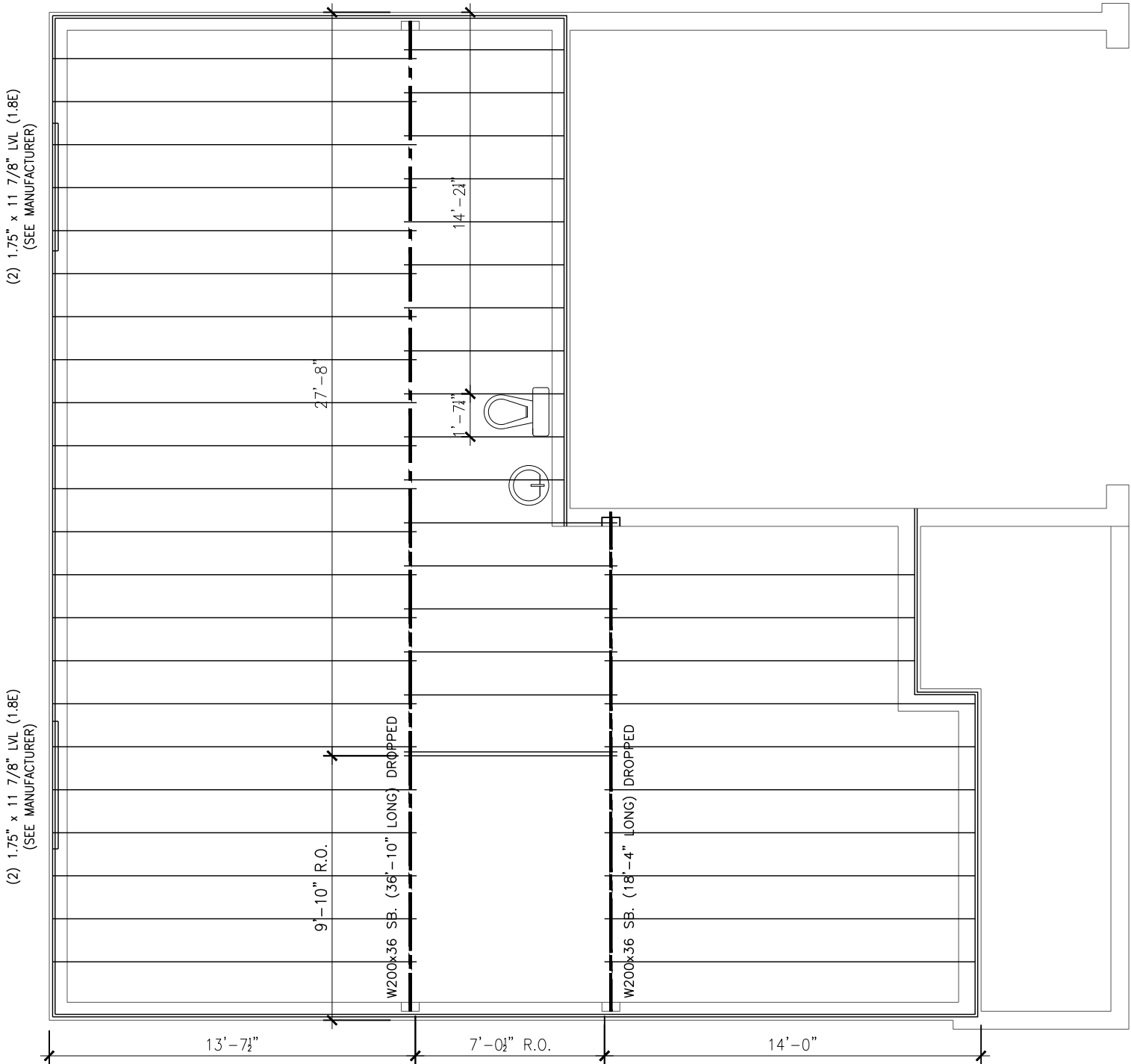
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FIRST FLOOR JOIST PLAN

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

LOT: XXXX
DATE: XX/XX/XXXX



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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

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

DRAWING:
FIRST FLOOR JOIST PLAN

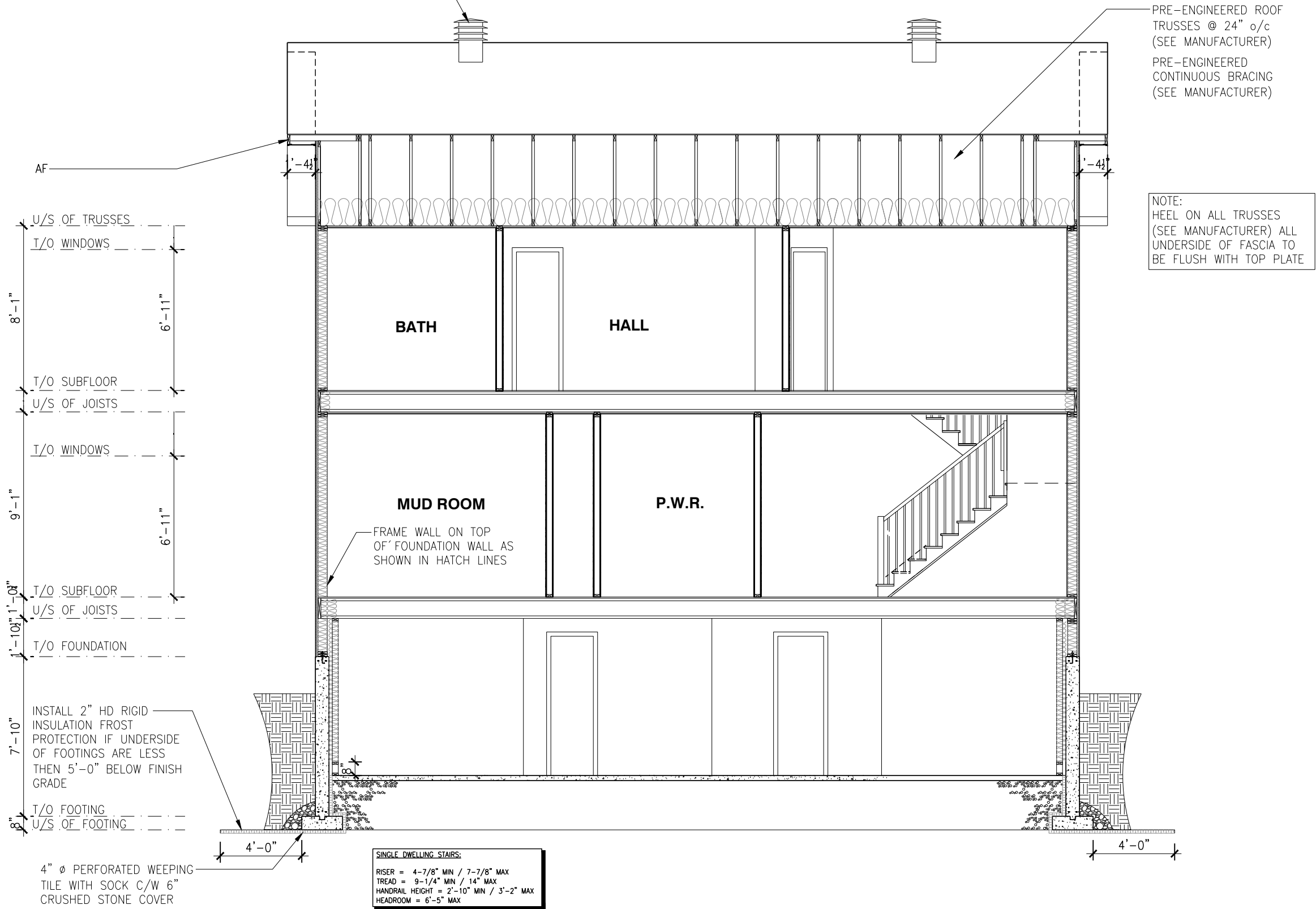
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A9a

A9b

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



SECTION - WALKOUT BASEMENT

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

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ARCHITECTURAL DEPARTMENT.

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2012 O.B.C. DRAWINGS

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

DRAWING:
SECTION - WALKOUT BASEMENT

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

1010 - THE FERRIS
2022 FOOTPRINT

(STANDARD DRAWINGS)

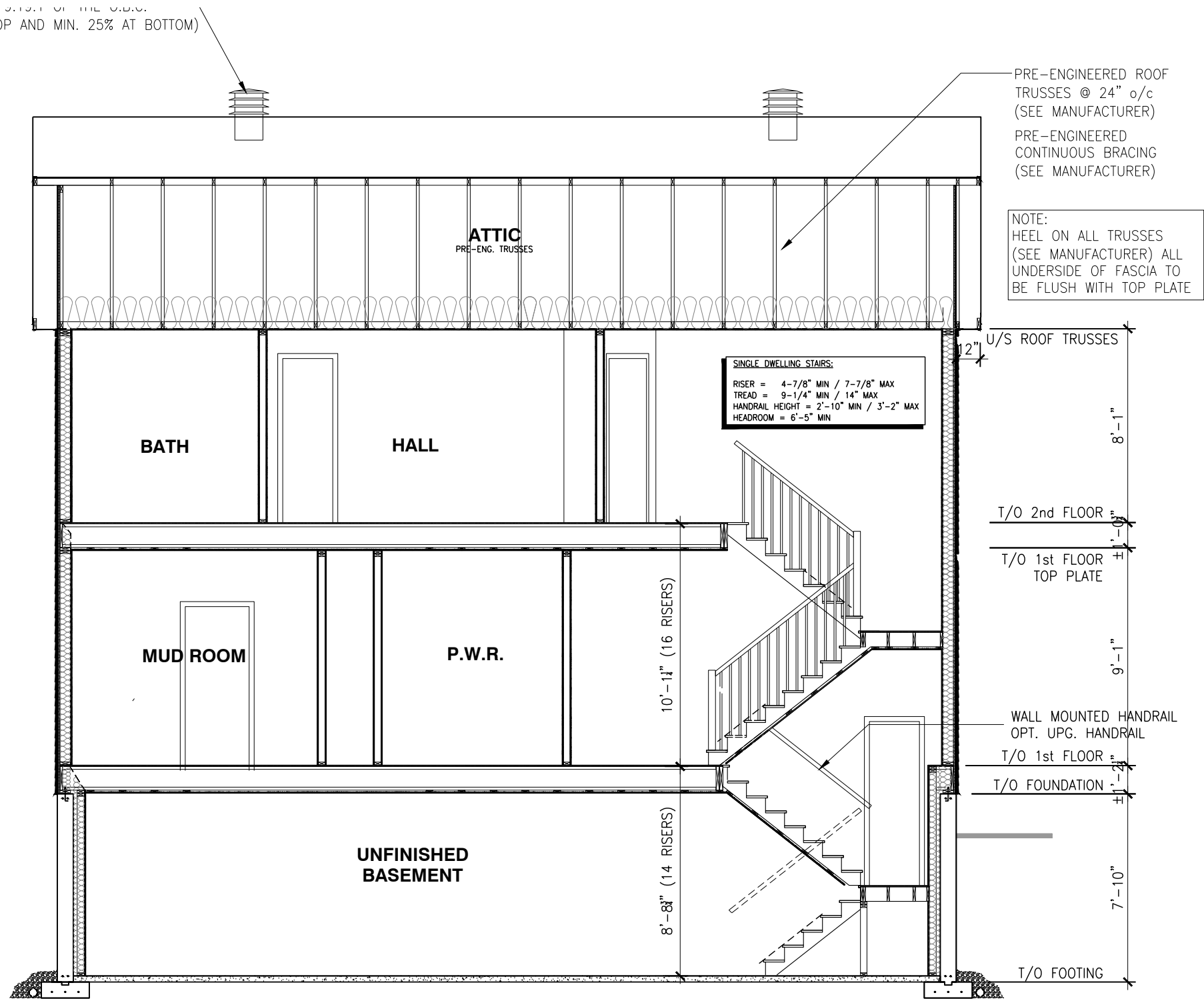
SHEET:

A10

SECTION

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

INSTALL AS PER O.C.T. OF THE O.B.C.
(MIN. 25% AT TOP AND MIN. 25% AT BOTTOM)



LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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2012 O.B.C. DRAWINGS

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

DRAWING:

SECTION

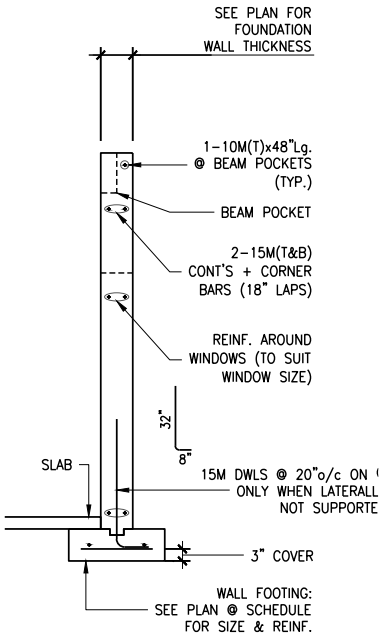
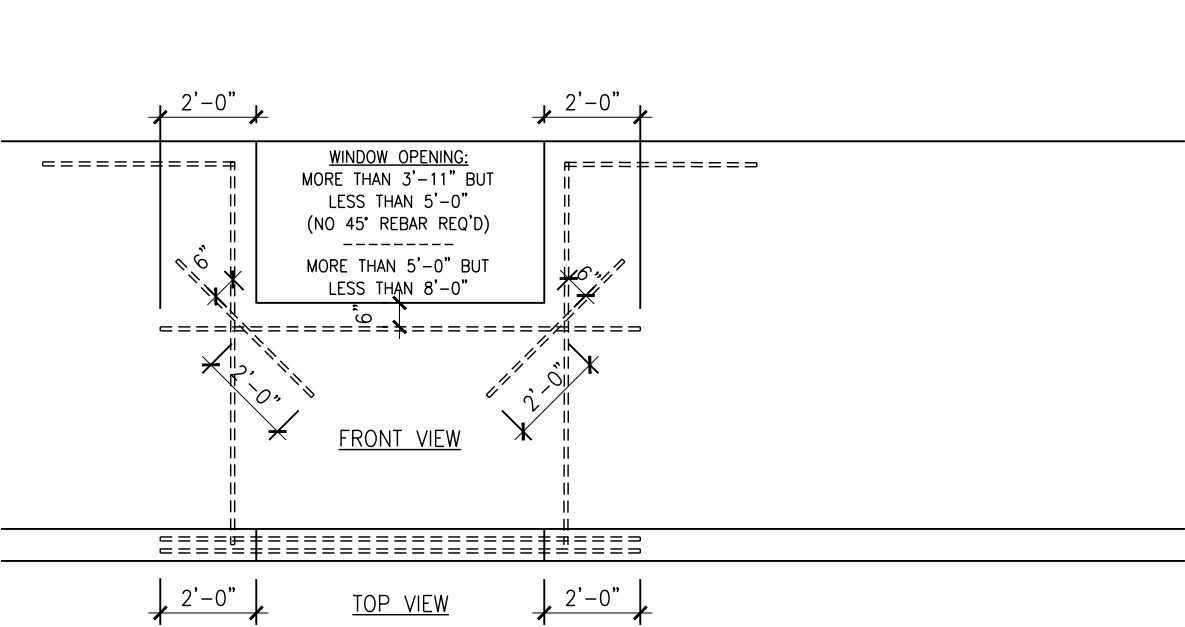
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| ADDRESS: | SCALE: | DATE: |
| XX | AS INDICATED | XX/XX/XXXX |

1010 - THE FERRIS
2022 FOOTPRINT

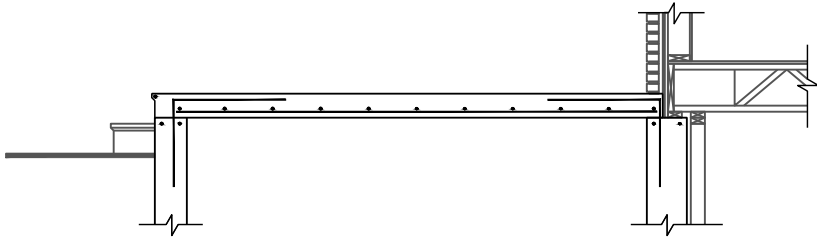
(STANDARD DRAWINGS)

SHEET:

A10



PROVIDE MIN. 1.5" CONCRETE COVER OVER REBAR



TYPICAL DETAILS

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

LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes (2019) Limited

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2012 O.B.C. DRAWINGS

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

DRAWING: TYPICAL DETAIL

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

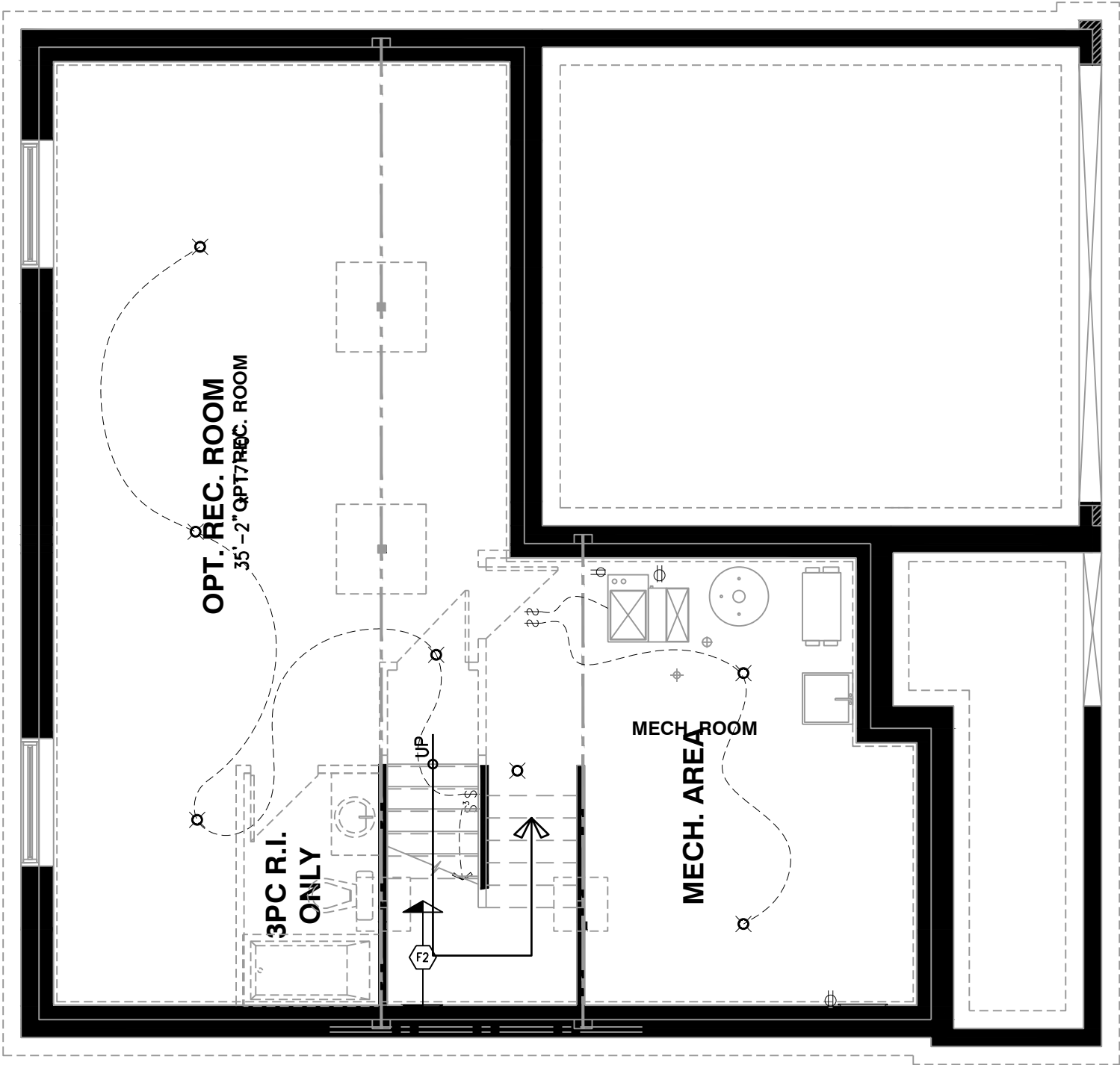
1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

A10b

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

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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

DRAWING: **ELECTRICAL**
FOUNDATION PLAN - STANDARD

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

1010 - THE FERRIS
2022 FOOTPRINT

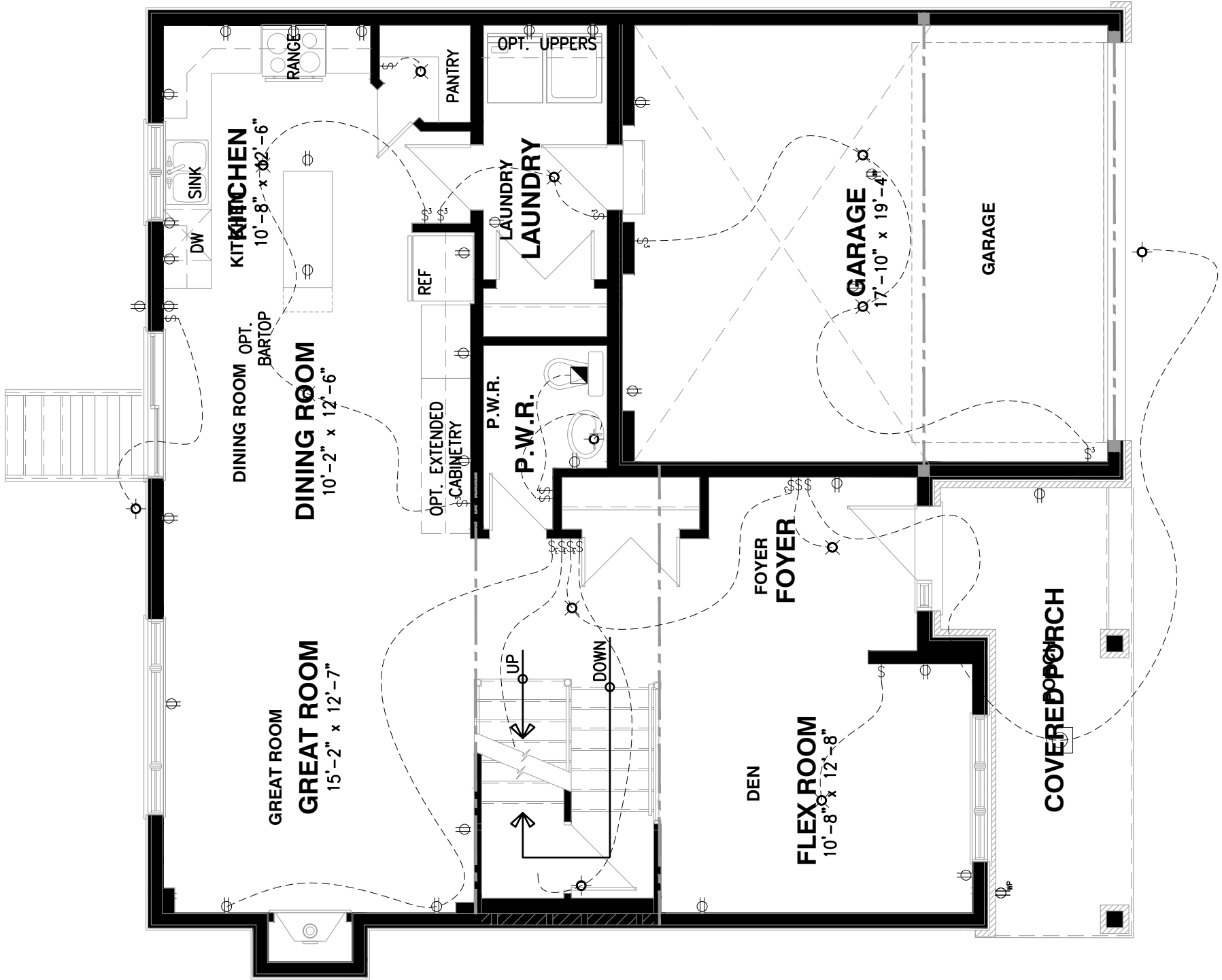
(STANDARD DRAWINGS)

SHEET:

E1a

PLAN - ELECTRICAL
GROUND FLOOR - ELEVATION (STANDARD)

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

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

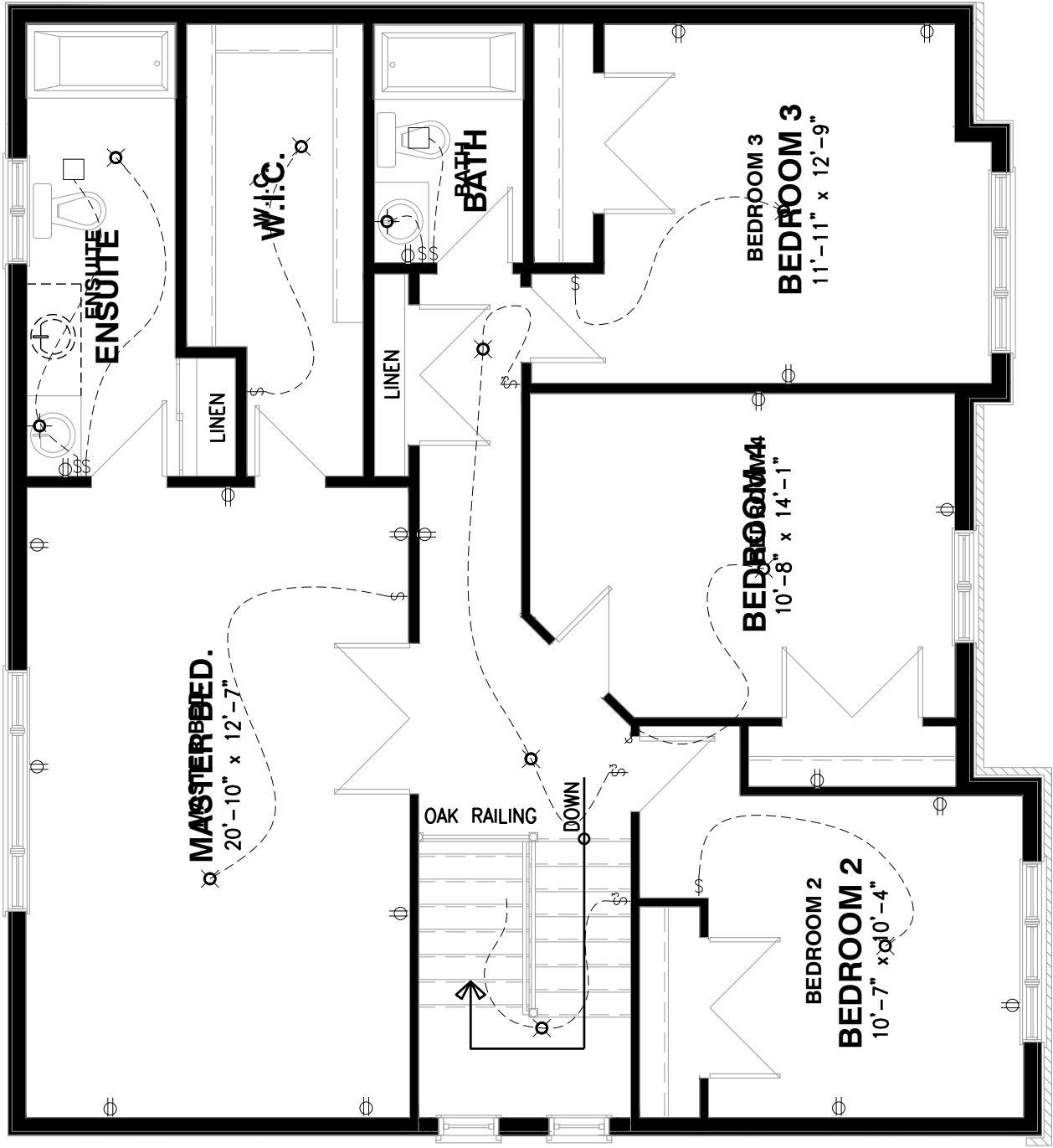
NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

- ☉ = 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 | | | | |
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| REV-1 | NEW STANDARD DRWG MODIFICATION | 01/01/2022 | --- | |
| NO. | DESCRIPTION | DATE | BY | |
| DRAWING: | | | | |
| ELECTRICAL | | | | |
| GROUND FLOOR - STANDARD | | | | |
| ADDRESS: | | SCALE: | DATE: | |
| xx | | 3/16" = 1'-0" | xx/xx/xxxx | |
| 1010 - THE FERRIS | | | | SHEET: E2a |
| 2022 FOOTPRINT | | | | |
| (STANDARD DRAWINGS) | | | | |



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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

DRAWING: **ELECTRICAL**
SECOND FL. - STANDARD ENS.

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

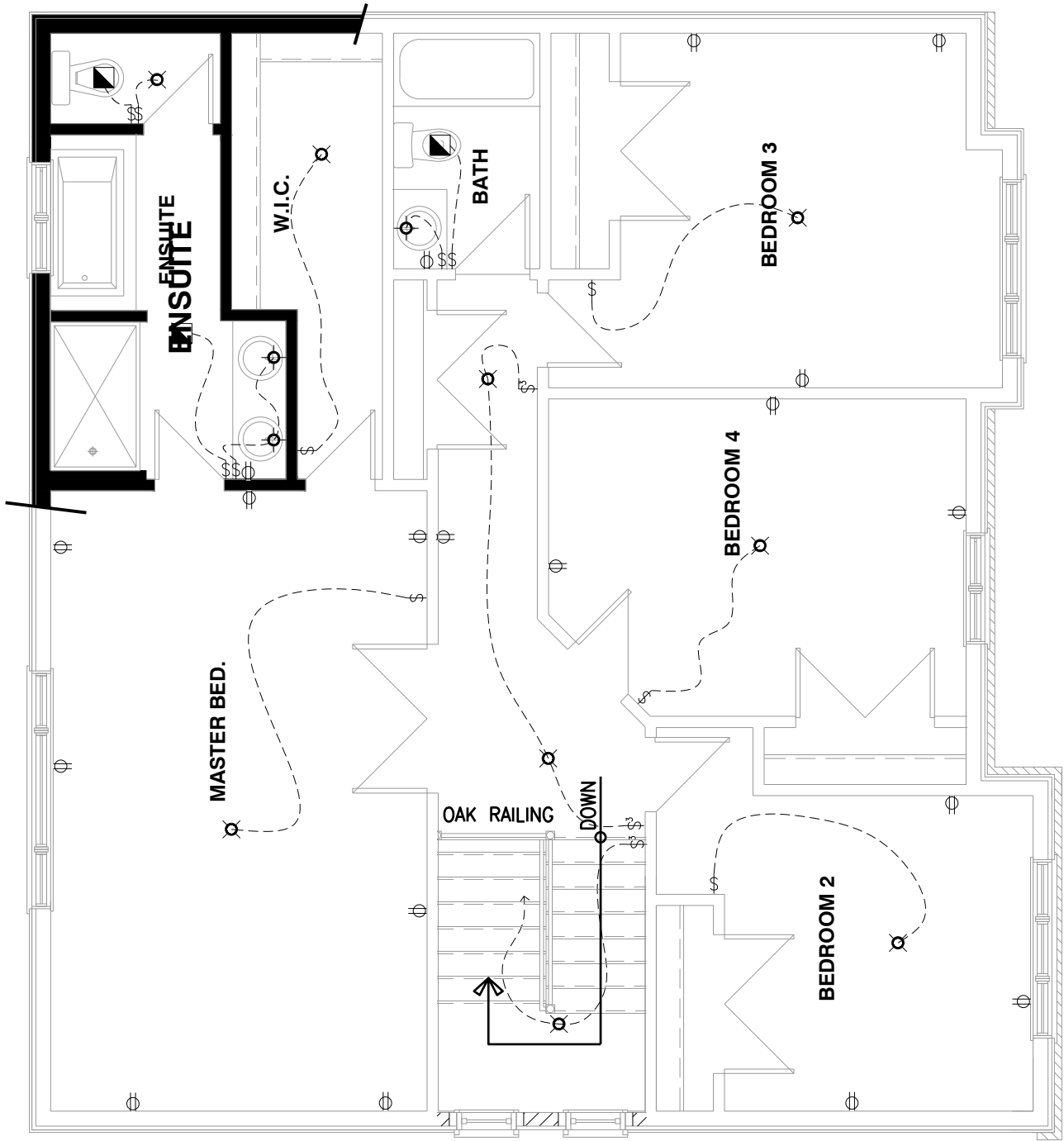
1010 - THE FERRIS
2022 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:

E3a

PLAN - ELECTRICAL
SECOND FLOOR - ENSUITE UPGRADE

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



LOT: XXXX
DATE: XX/XX/XXXX



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

DRAWING: ELECTRICAL
SECOND FL. - ENS. UPG.

| | | |
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| ADDRESS: | SCALE: | DATE: |
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1010 - THE FERRIS
2022 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

E4a