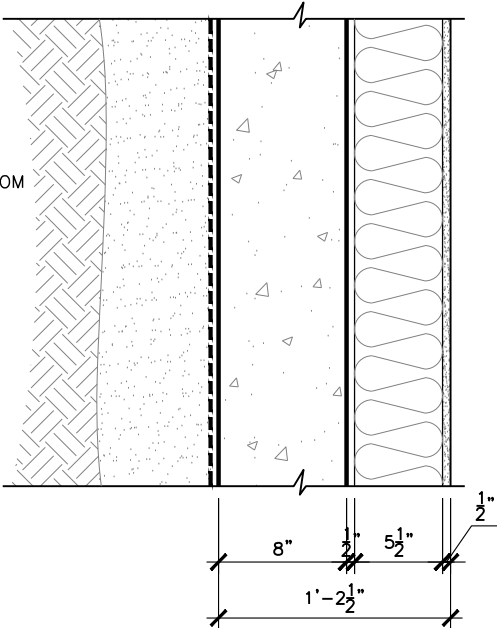


F1 FOUNDATION WALL

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- #15 BUILDING PAPER (INSTALL ON CONCRETE WALL, BELOW GRADE ONLY)
- 2"x6" WOOD STUDS @ 16" o/c
- R-20 FIBREGLASS BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD



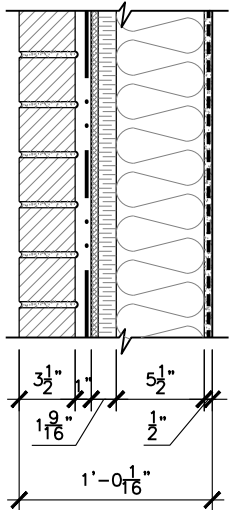
F2 BASED ON O.B.C. 2024, AS PER 9.10.9.16 (4) SMOKE-TIGHT BARRIER

SAME AS F1 REPLACE 1/2" GYPSUM BOARD WITH 5/8" TYPE "X" GYPSUM BOARD

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.

W3 EXTERIOR WALL AT MASONRY VENEER

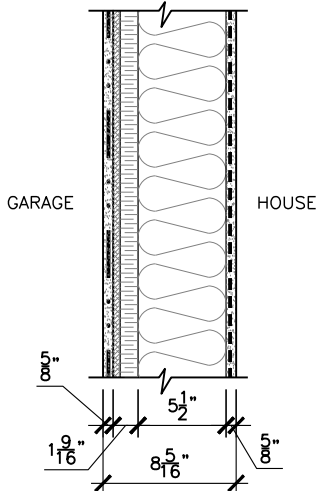
- MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
- WEEP HOLES AT 24" AT BOTTOM OF CAVITY
- 1" min AIR SPACE
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m² (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 FIBREGLASS BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD



W6 EXTERIOR WALL BETWEEN HOUSE AND GARAGE FIRE RATED

BASED ON O.B.C. 2024, SB-3, TABLE 1 - EW1a (LOADBEARING) 1 HR FIRE RESISTANCE RATING, AS PER 9.10.9.16 (4) SMOKE-TIGHT BARRIER

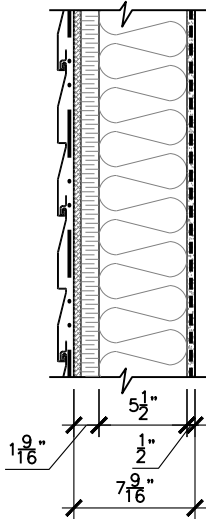
- 5/8" TYPE "X" GYPSUM BOARD
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m² (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 FIBREGLASS BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 5/8" TYPE "X" GYPSUM BOARD



CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.

W1 EXTERIOR WALL AT SIDING

- HORIZONTAL SIDING
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m² (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 FIBERGLASS BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

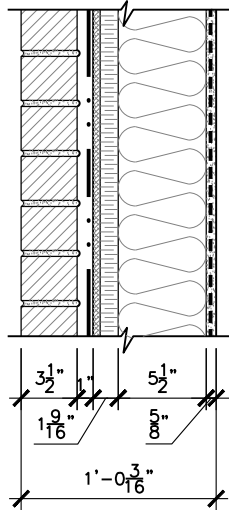


W4 EXTERIOR WALL AT MASONRY VENEER FIRE RATED

BASED ON O.B.C. 2024, SB-3, TABLE 1 - EW1a (LOADBEARING) 1 HR FIRE RESISTANCE RATING, AS PER 9.10.9.16 (4) SMOKE-TIGHT BARRIER

- MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
- WEEP HOLES AT 24" AT BOTTOM OF CAVITY
- 1" min AIR SPACE
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m² (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 FIBREGLASS BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 5/8" TYPE "X" GYPSUM BOARD

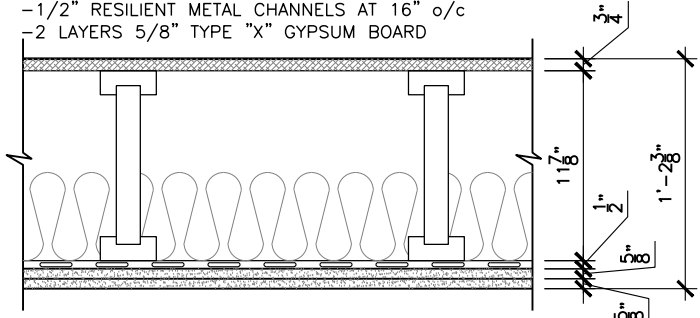
CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.



FL1 FLOOR AND CEILING FIRE RATED

BASED ON O.B.C. 2024, SB-3, TABLE 2 - F28c STC 54 (SOUND TRANSMISSION CLASS) IIC 46 (IMPACT INSULATION CLASS) 1 HR FIRE RESISTANCE RATING AS PER 9.10.9.16 (4) SMOKE-TIGHT BARRIER AND 9.11.1.1. (1)(b) STC OF AT LEAST 50

- FLOOR FINISH
- 3/4" T&G O.S.B. SUBFLOOR SHEATING GLUED AND SCREWED TO JOISTS
- 11 7/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER)
- 5 1/2" FIBERGLASS BATT INSULATION
- 1/2" RESILIENT METAL CHANNELS AT 16" o/c
- 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD

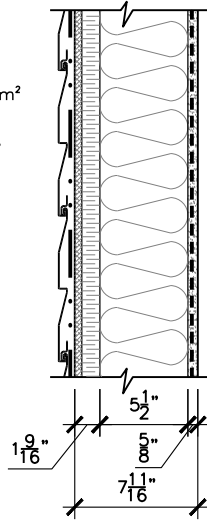


W2 EXTERIOR WALL AT SIDING FIRE RATED

BASED ON O.B.C. 2024, SB-3, TABLE 1 - EW1a (LOADBEARING) 1 HR FIRE RESISTANCE RATING, AS PER 9.10.9.16 (4) SMOKE-TIGHT BARRIER

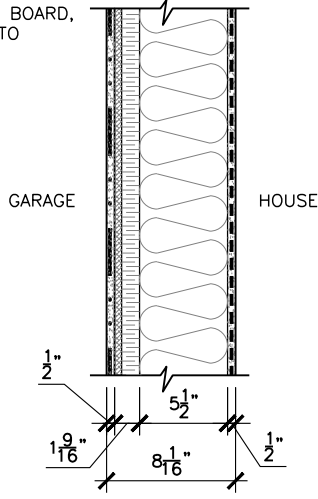
- HORIZONTAL SIDING
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m² (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 FIBERGLASS BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 5/8" TYPE "X" GYPSUM BOARD

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.



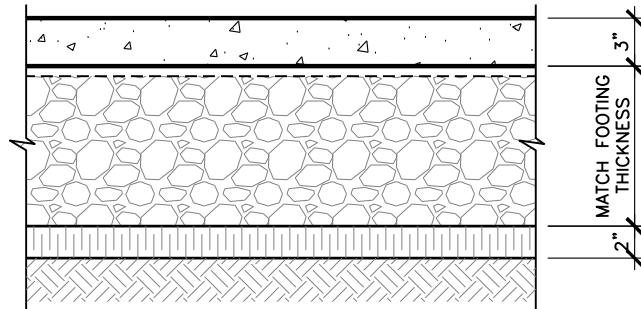
W5 EXTERIOR WALL BETWEEN HOUSE AND GARAGE

- 1/2" GYPSUM BOARD
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m² (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 FIBERGLASS BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD



FL2 BASEMENT CONCRETE SLAB

- FLOOR FINISH
- 3" POURED CONCRETE SLAB 20Mpa
- 6 mil POLY VAPOUR BARRIER
- 3/4" CLEAR STONE
- 2" HD RIGID INSULATION FROST PROTECTION UNDER ENTIRE BASEMENT (WINTER MONTHS ONLY OCTOBER TO MARCH)
- UNDISTURBED SOIL



LOT: 22 - PST PH 7

DATE: 04/10/2025

Valecraft
Homes (2019) Limited

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

- PERSONAL BCIN #122537
- TARION REGISTRATION NUMBER #47491

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

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2024 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON

NO.	DESCRIPTION	DATE	BY

DRAWING: WALL AND FLOOR / CEILING ASSEMBLIES

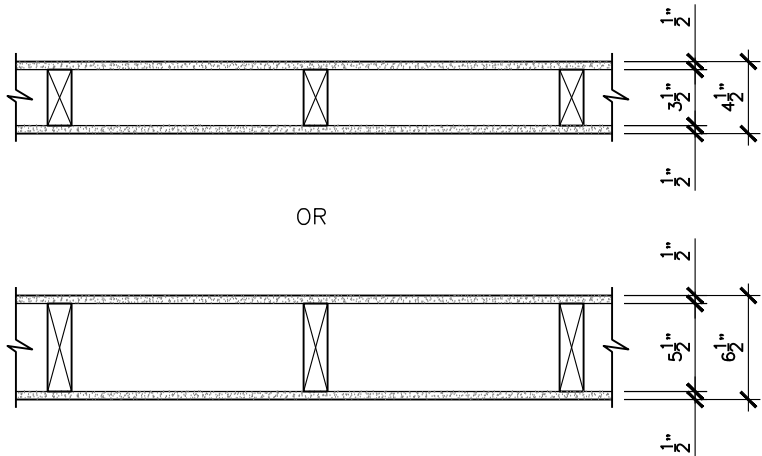
ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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1015 - THE MURRY WITH SECONDARY DWELLING
(STANDARD DRAWINGS)

A01

P1 PARTITION INTERIOR SUITE WALL

- 1/2" GYPSUM BOARD
- 2"x4" OR 2"x6" WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD

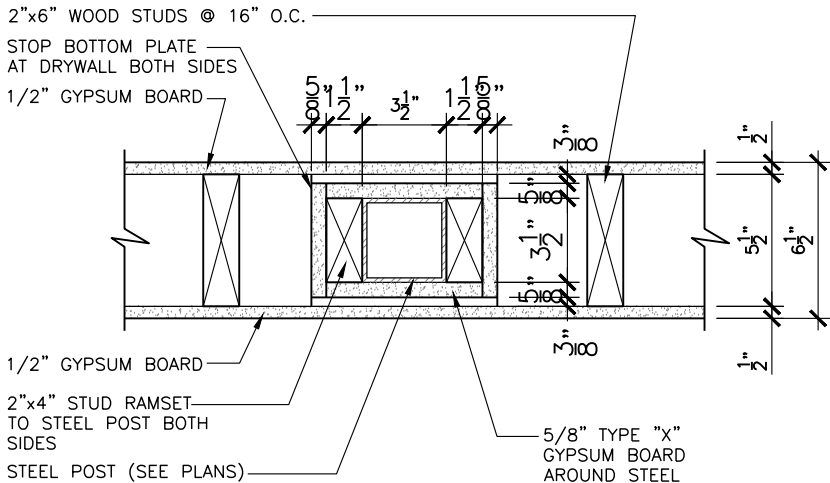
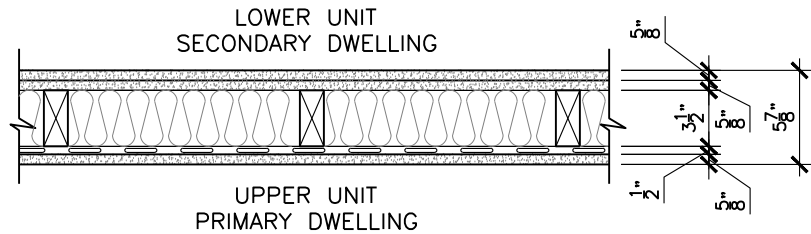


P2 PARTITION INTERIOR SUITE / SUITE FIRE RATED

BASED ON O.B.C. 2012, SB-3, TABLE 1 - W5a (NON-LOADBEARING)
STC 51 (SOUND TRANSMISSION CLASS)
1 HR FIRE RESISTANCE RATING
AS PER 9.10.9.16 (4) SMOKE-TIGHT BARRIER AND 9.11.1.1. (1)(b) STC OF AT LEAST 50

- 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD
- 2"x4" WOOD STUDS @ 16" o/c
- 3 1/2" FIBREGLASS BATT INSULATION
- 1/2" RESILIENT METAL CHANNELS AT 16" o/c
- 1 LAYERS 5/8" TYPE "X" GYPSUM BOARD

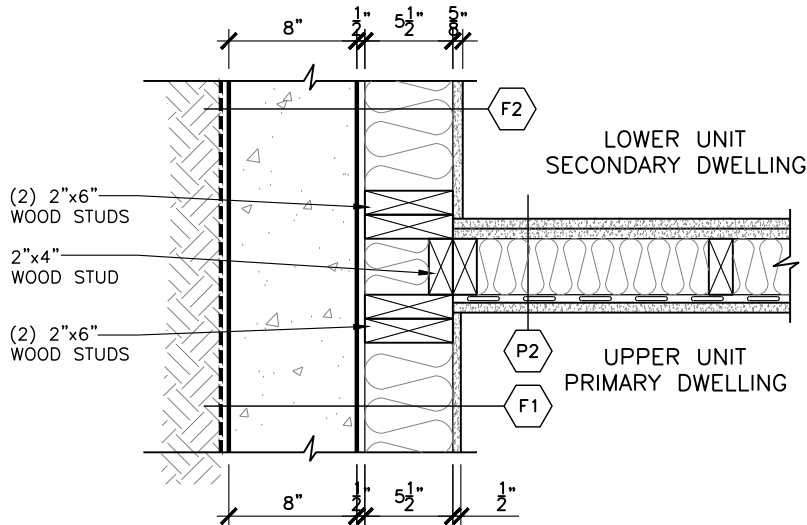
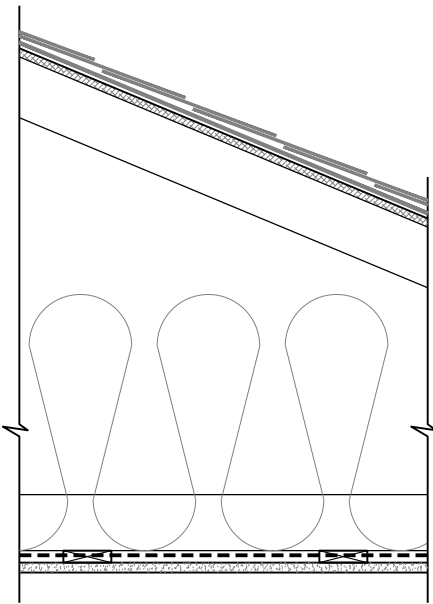
CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATING.



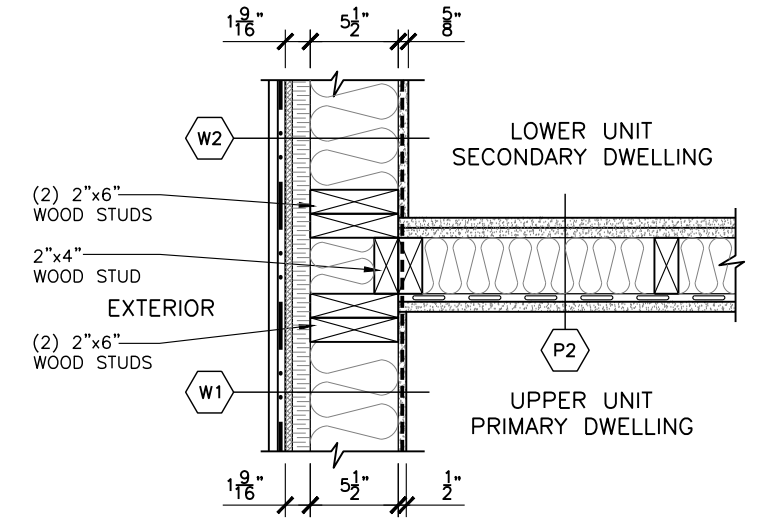
1 F.R.R. STEEL COLUMN DETAIL
1 1/2"=1'-0"

R1 ROOF

- ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
- SHINGLES TO PROJECT min 1" BEYOND FASCIA
- 6'-0" ICE AND WATER SHIELD EAVE PROTECTION
- 7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
- PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
- R-50 BLOWN INSULATION or BATT INSULATION
- 1"x4" STRAPPING @ 16" o/c
- 6 mil POLY AIR / VAPOUR BARRIER
- 1/2" GYPSUM BOARD



2 F.R.R. WALL TO FROST WALL DETAIL
1"=1'-0"

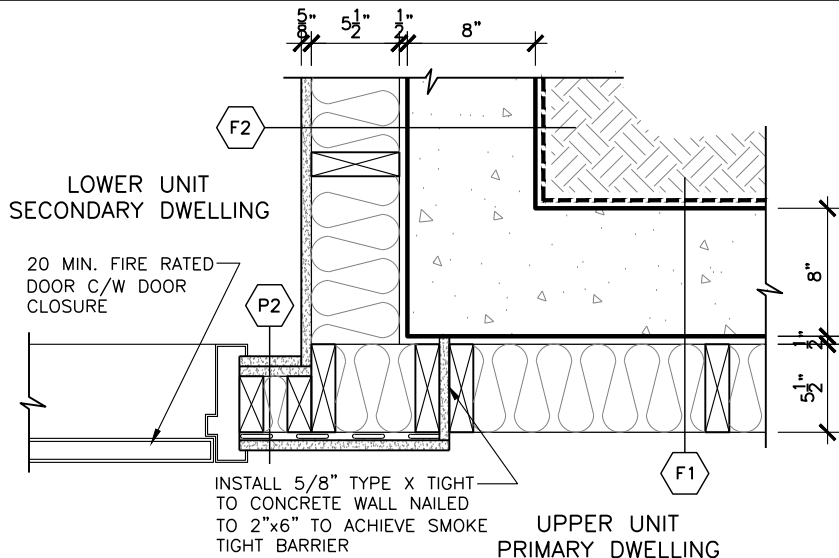
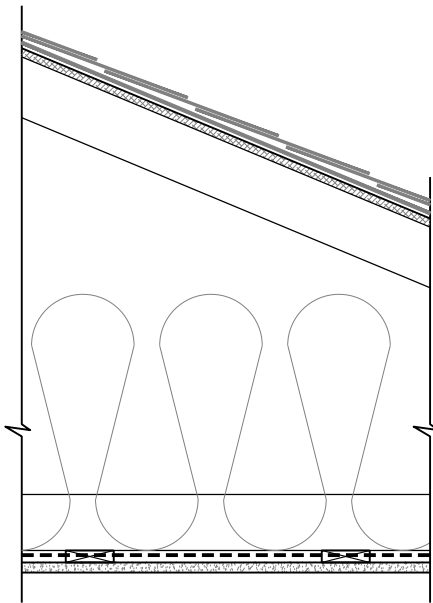


3 F.R.R. WALL TO EXTERIOR WALL DETAIL
1"=1'-0"

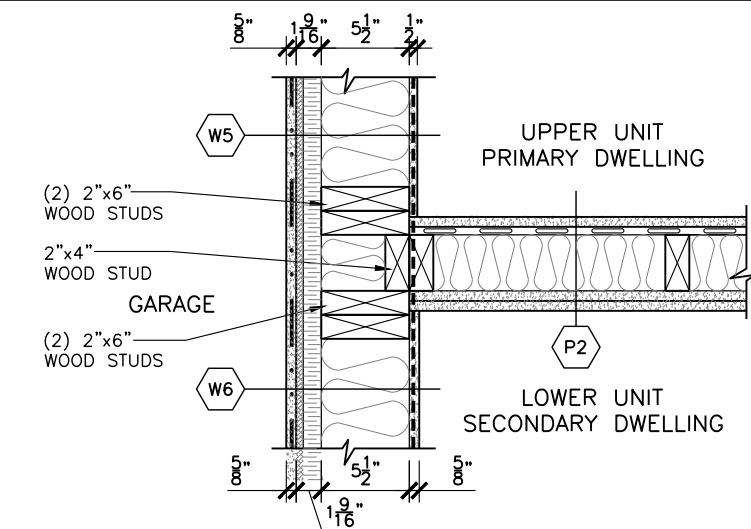
R2 ROOF

BASED ON O.B.C. 2012, SB-3, TABLE 2 - R1
45 MIN FIRE RESISTANCE RATING

- ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
- SHINGLES TO PROJECT min 1" BEYOND FASCIA
- 6'-0" ICE AND WATER SHIELD EAVE PROTECTION
- 7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
- PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
- R-50 BLOWN INSULATION or BATT INSULATION
- 1"x4" STRAPPING @ 16" o/c
- 6 mil POLY AIR / VAPOUR BARRIER
- 5/8" TYPE "X" GYPSUM BOARD



4 F.R.R. WALL TO FROST WALL DETAIL
1"=1'-0"



5 F.R.R. WALL TO GARAGE WALL DETAIL
1"=1'-0"

LOT: 22 - PST PH 7

DATE: 04/10/2025

Valecraft
Homes (2019) Limited

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- PERSONAL BCIN #122537

- TARIION REGISTRATION NUMBER #47491

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2024 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: WALL AND FLOOR / CEILING ASSEMBLIES

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

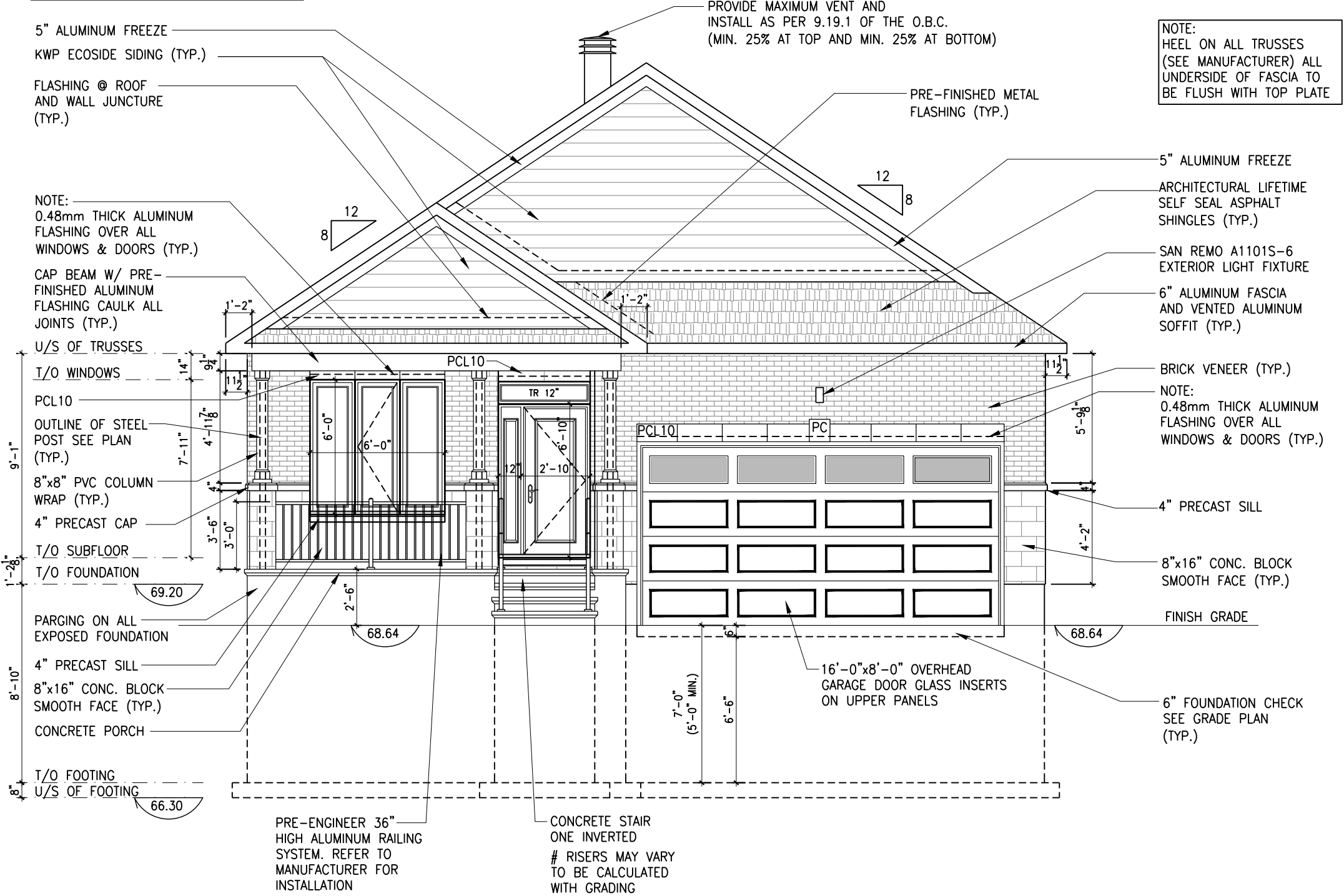
1015 - THE MURRY WITH SECONDARY DWELLING

(STANDARD DRAWINGS)

SHEET:

A02

STANDARD PLAN:
GROSS INSULATED = 207.4 M. SQ.
WALL AREA
GROSS WINDOW = 25.7 M. SQ.
AREA
PERCENT GLASS TO WALL AREA = 12.3%



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

LOT: 22 - PST PH 7
DATE: 04/10/2025

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RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

PC - PRECAST KEYSTONE
PCL10 - 10" PRECAST LINTEL

2024 O.B.C. DRAWINGS

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

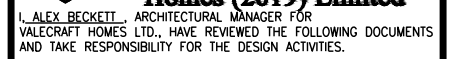
FRONT ELEVATION A

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

1015 - THE MURRY WITH
SECONDARY DWELLING
(STANDARD DRAWINGS)

SHEET:
A.1a

DATE: 04/10/2025



- SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

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PC - PRECAST KEYSTONE
PCL10 - 10" PRECAST LINTEL

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.)

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

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

U/S OF TRUSSES

T/O WINDOWS
BRICK VENEER (TYP.)
OUTLINE OF STEEL—
POST SEE PLAN
(TYP.)

8"x8" PVC COLUMN
WRAP (TYP.)

4" PRECAST CAP—
8"x16" CONC. BLOCK
SMOOTH FACE (TYP.)

T/O SUBFLOOR.

T/O FOUNDATION

FINISH GRADE

CONCRETE STAIR
ONE INVERTED

PRE-ENGINEER 36"——
HIGH ALUMINUM RAILING
SYSTEM. REFER TO
MANUFACTURER FOR
INSTALLATION

T/O FOOTING

U/S OF FOOTING

<p>UNPROTECTED OPENINGS: PROPERTY SET BACK 1.2m, ALLOWABLE 7 % AREA OF EXPOSED BUILDING FACE – 66.9 m. sq. AREA OF UNPROTECTED OPENINGS – 4 m. sq. PERCENTAGE OF UNPROTECTED OPENINGS – 5.9 %</p>

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)

RIGHT ELEVATION A

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

2024 O.B.C. DRAWINGS

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

RIGHT ELEVATION A

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

**1015 - THE MURRY WITH
SECONDARY DWELLING**

A.2a

(STANDARD DRAWINGS)



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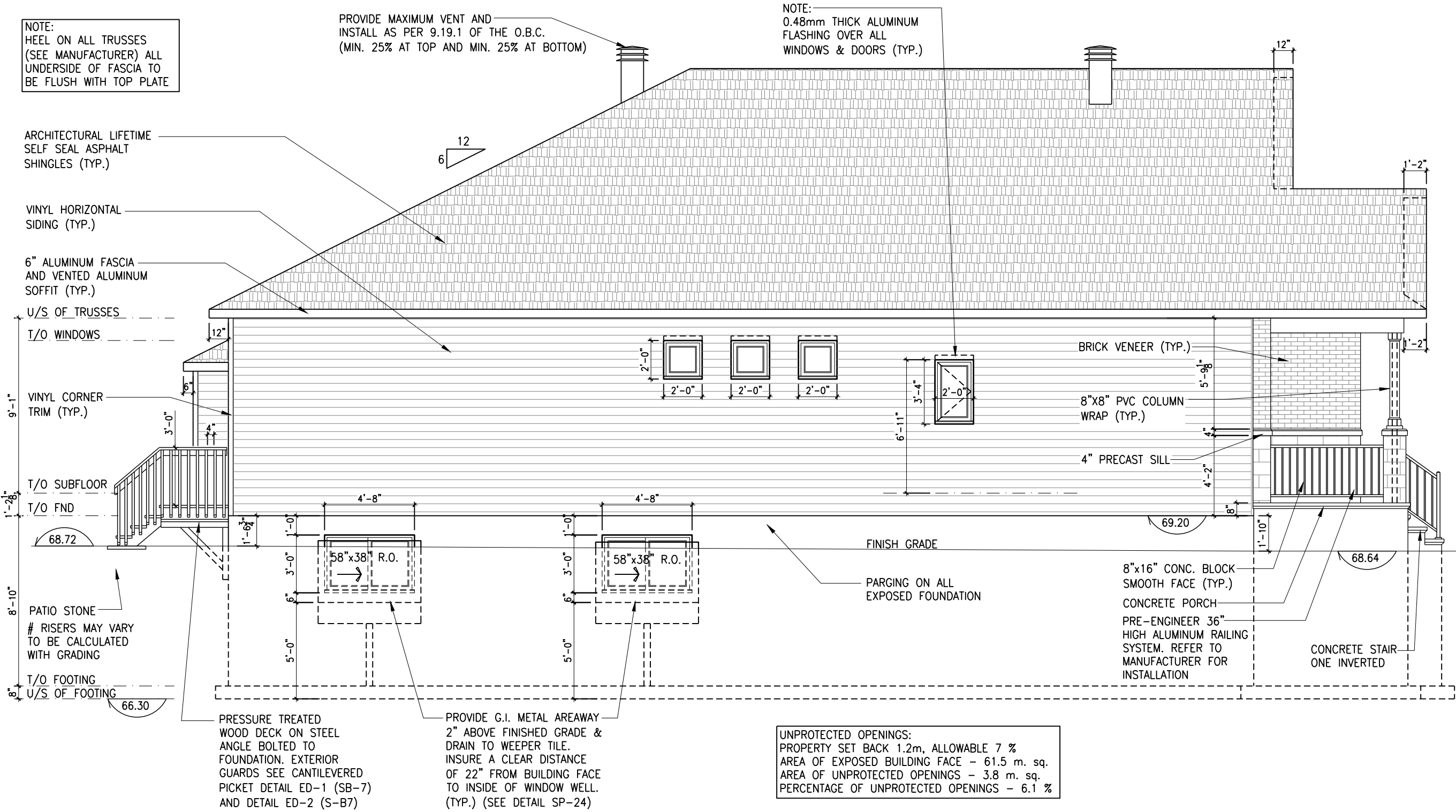
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PC - PRECAST KEYSTONE
PCL10 - 10" PRECAST LINTEL



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

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

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

ARCHITECTURAL LIFETIME
SELF SEAL ASPHALT
SHINGLES (TYP.)

VINYL HORIZONTAL
SIDING (TYP.)

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

U/S OF TRUSSES

T/O WINDOWS

VINYL CORNER
TRIM (TYP.)

T/O SUBFLOOR

T/O FND

PATIO STONE
RISERS MAY VARY
TO BE CALCULATED
WITH GRADING

T/O FOOTING
U/S OF FOOTING

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)

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

UNPROTECTED OPENINGS:
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %
AREA OF EXPOSED BUILDING FACE - 61.5 m. sq.
AREA OF UNPROTECTED OPENINGS - 3.8 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 6.1 %

LEFT ELEVATION A

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

2024 O.B.C. DRAWINGS

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

LEFT ELEVATION A

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

1015 - THE MURRY WITH
SECONDARY DWELLING
(STANDARD DRAWINGS)

SHEET:
A.3a



ALEX BECKETT, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491

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

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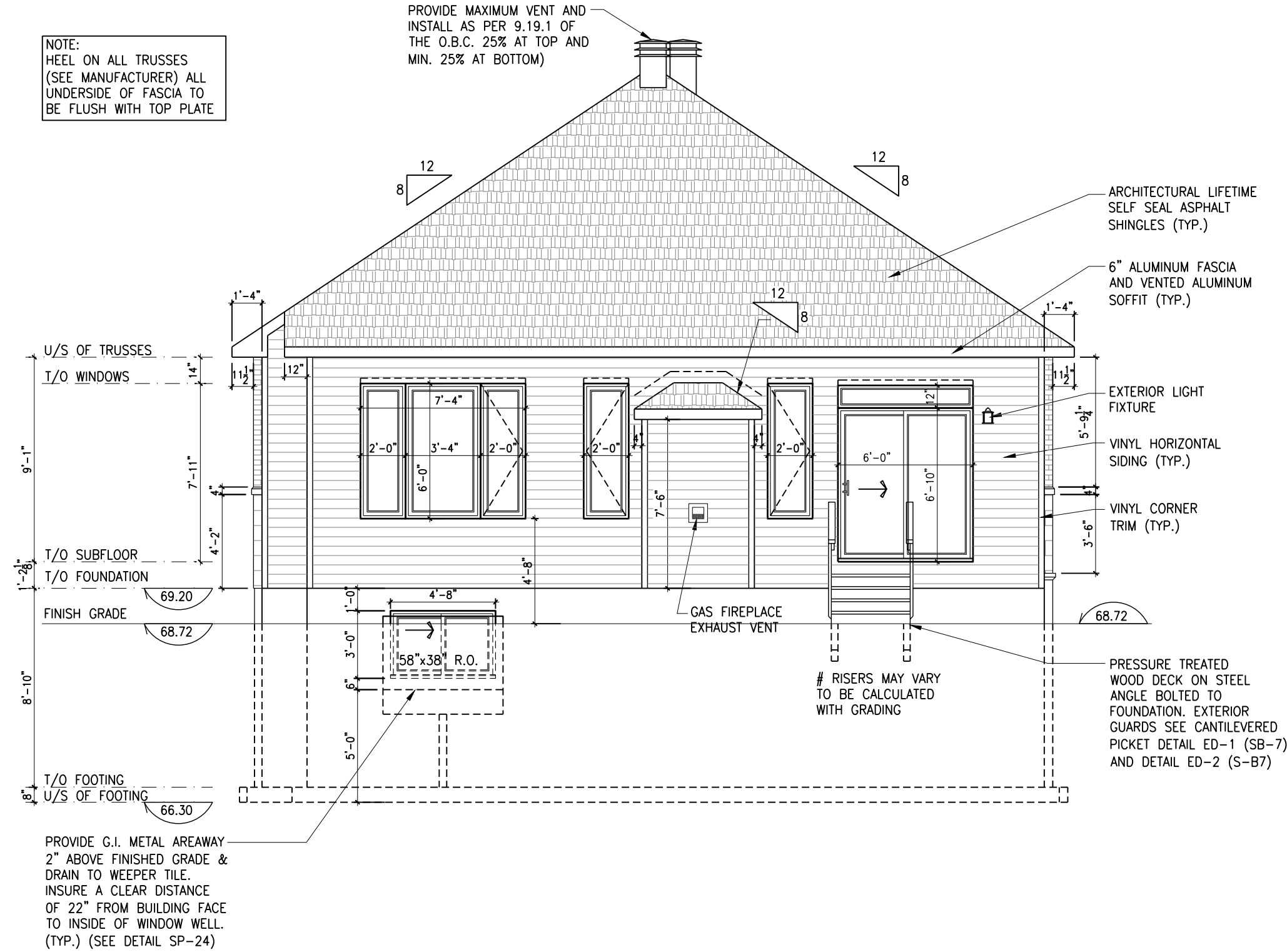
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PC - PRECAST KEYSTONE
PCL10 - 10" PRECAST LINTEL



2024 O.B.C. DRAWINGS

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
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NO.	DESCRIPTION	DATE	BY

DRAWING:

REAR ELEVATION A

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

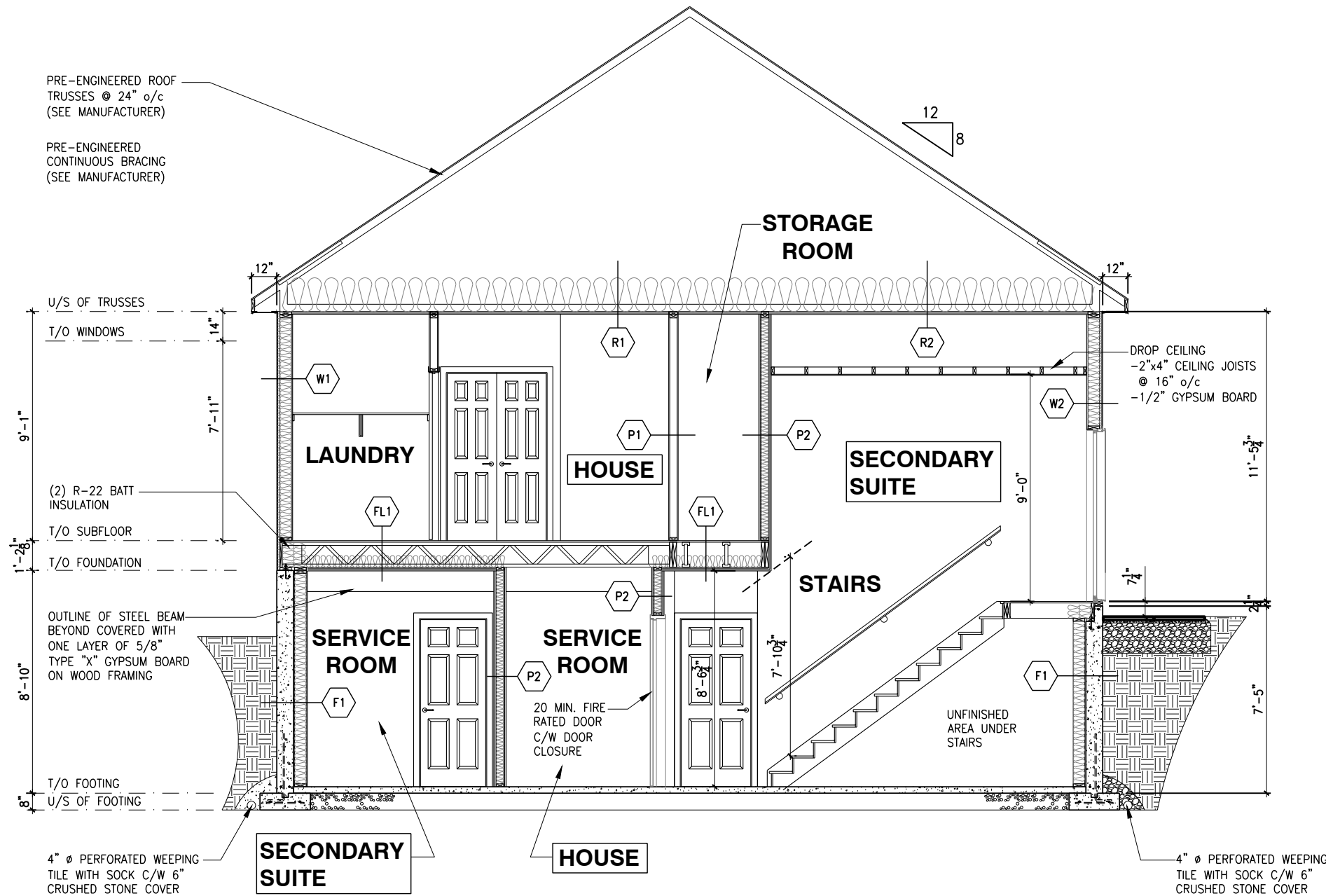
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Valecraft

Homes (2019) Limited

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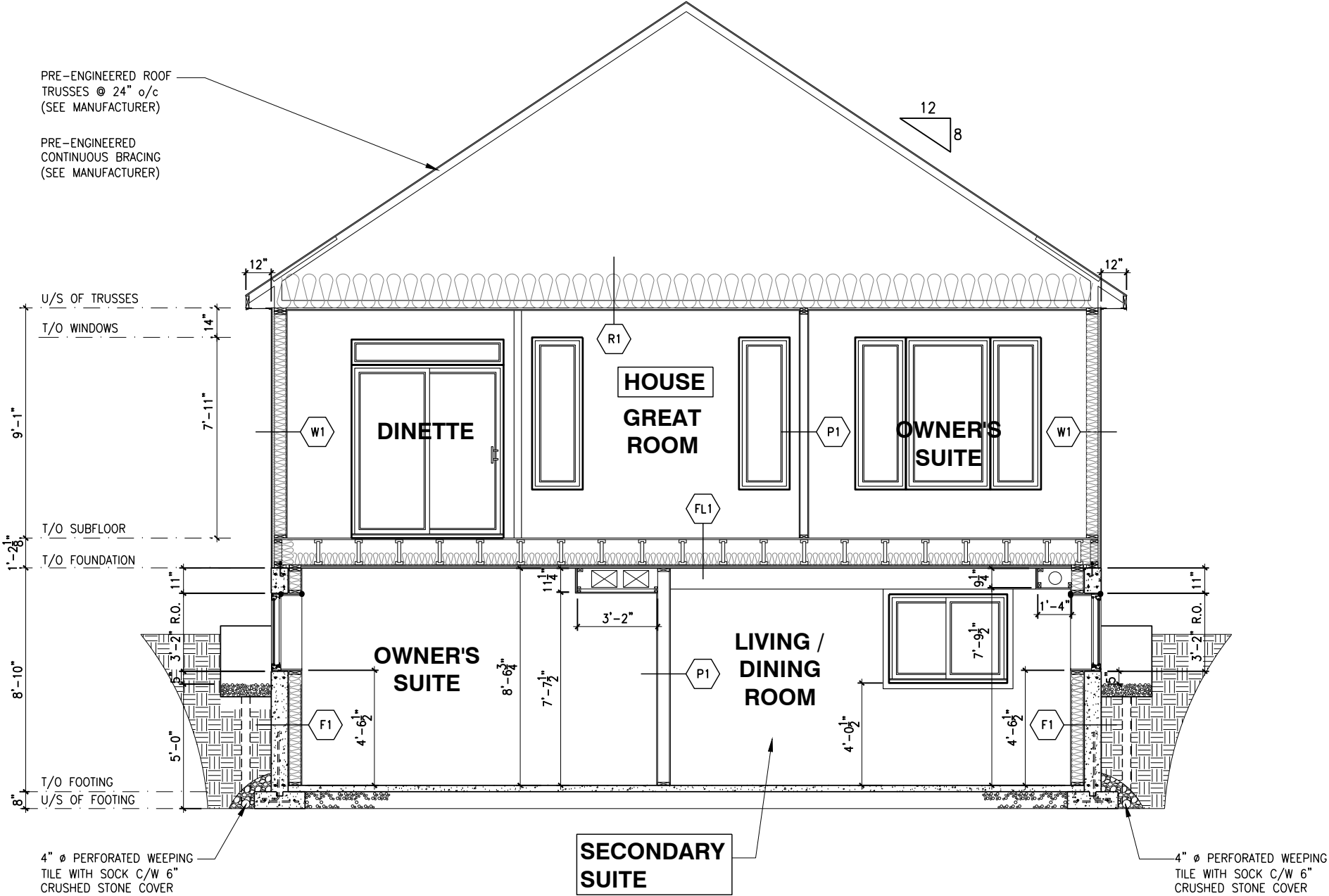
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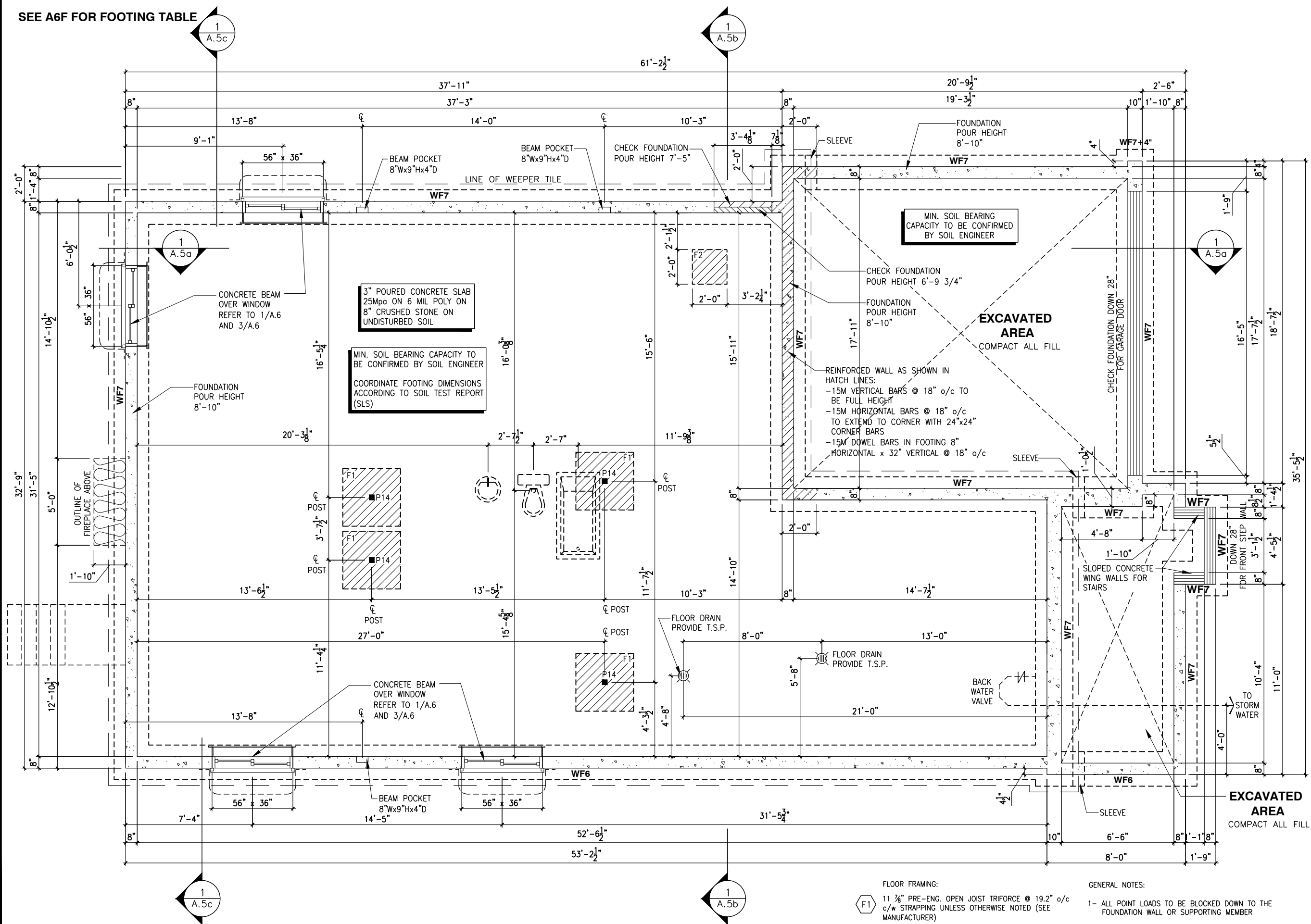
DRAWING: BUILDING SECTION

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

SEE A6F FOR FOOTING TABLE

1
A.5c

1
A.5b



FOOTING 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:

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

LOT: 22 - PST PH 7

DATE: 04/10/2025



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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
- 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
- P6 = 6-2x4 OR 6-2x6
- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
- P14 = HSS 88.9x88.9x4.8 + 101.6x152.4x12 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;
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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

2024 O.B.C. DRAWINGS

REV	NO.	DESCRIPTION	DATE	BY
REV-2	2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON

REV	NO.	DESCRIPTION	DATE	BY
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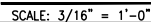
DRAWING:

FOOTING PLAN - ELEV. A

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

1015 - THE MURRY WITH
SECONDARY DWELLING
(STANDARD DRAWINGS)

SHEET:
A6a



- REINFORCED WALL AS SHOWN IN HATCH LINES:
- 15M VERTICAL BARS @ 18" o/c TO BE FULL HEIGHT
- 15M HORIZONTAL BARS @ 18" o/c TO EXTEND TO CORNER WITH 24"x24" CORNER BARS
- 15M DOWEL BARS IN FOOTING 8" HORIZONTAL x 32" VERTICAL @ 18" o/c

COMPACT ALL FILL

MIN. SOIL BEARING
CAPACITY TO BE CONFIRMED
BY SOIL ENGINEER

SECONDARY SUITE WITH
ITS OWN SEPERATE EGRESS
DOOR LEADING DIRECTLY
TO EXTERIOR 9.9.9.3.(1)
AND (2)

—2"x8" FLOOR JOISTS
@ 16" o/c
—4"x4" PRESSURE TREATED
POST ATTACHED TO CONCRETE
SLAB W/ SIMPSON STRONG

HOUSE SERVICE ROOM
IS NOT A SUITE
AS PER A.1.4.1.2. (1)
THE TERM "SUITE"

POURED CONCRETE SLAB
5MPa ON 6 MIL POLY ON
CRUSHED STONE ON
UNDISTURBED SOIL

**HOUSE SERVICE
ROOM**


CONCRETE

**UNFINISHED
BASEMENT**

**EXCAVATED
AREA**
COMPACT ALL FILL

S1 REFER TO FLOOR JOIST LAYOUT SHOP DRAWINGS FOR ALL TRIMMER AND HEADER JOISTS AT FLOOR OPENING (UNLESS OTHERWISE NOTED)

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 20 MIN. FIRE RATED DOOR C/W DOOR CLOSURE

**1015 - THE MURRY WITH
SECONDARY DWELLING**
(STANDARD DRAWINGS)



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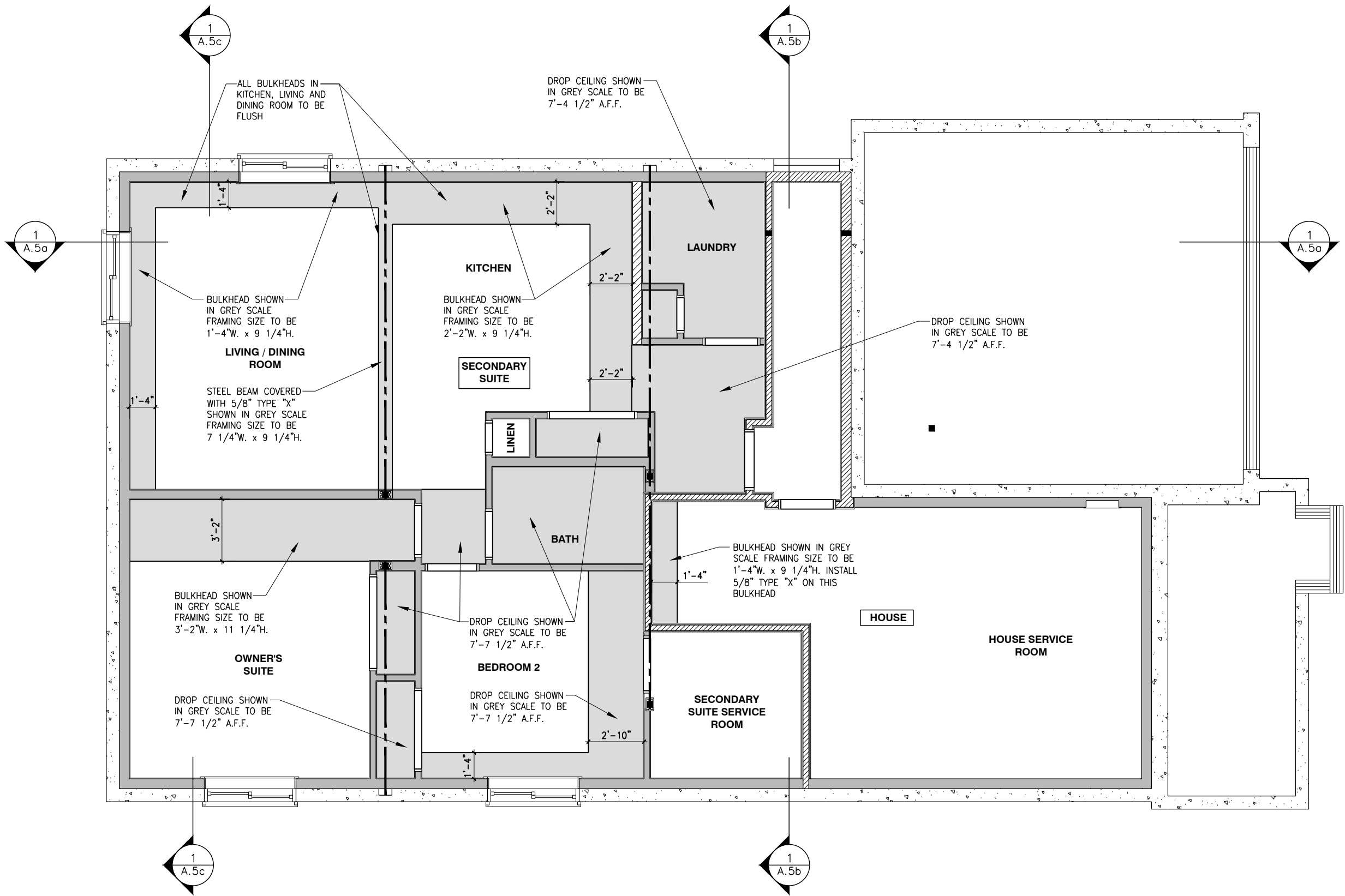
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REFLECTED CEILING PLAN - BASEMENT - ELEVATION A

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

2024 O.B.C. DRAWINGS

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON	
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON	
NO.	DESCRIPTION	DATE	BY	

DRAWING: REFLECTED CEILING
BASEMENT - ELEV. A

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

1015 - THE MURRY WITH
SECONDARY DWELLING
(STANDARD DRAWINGS)

SHEET:
A6c

LOT: 22 - PST PH 7

DATE: 04/10/2025



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POST BY USP

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2024 O.B.C. DRAWINGS

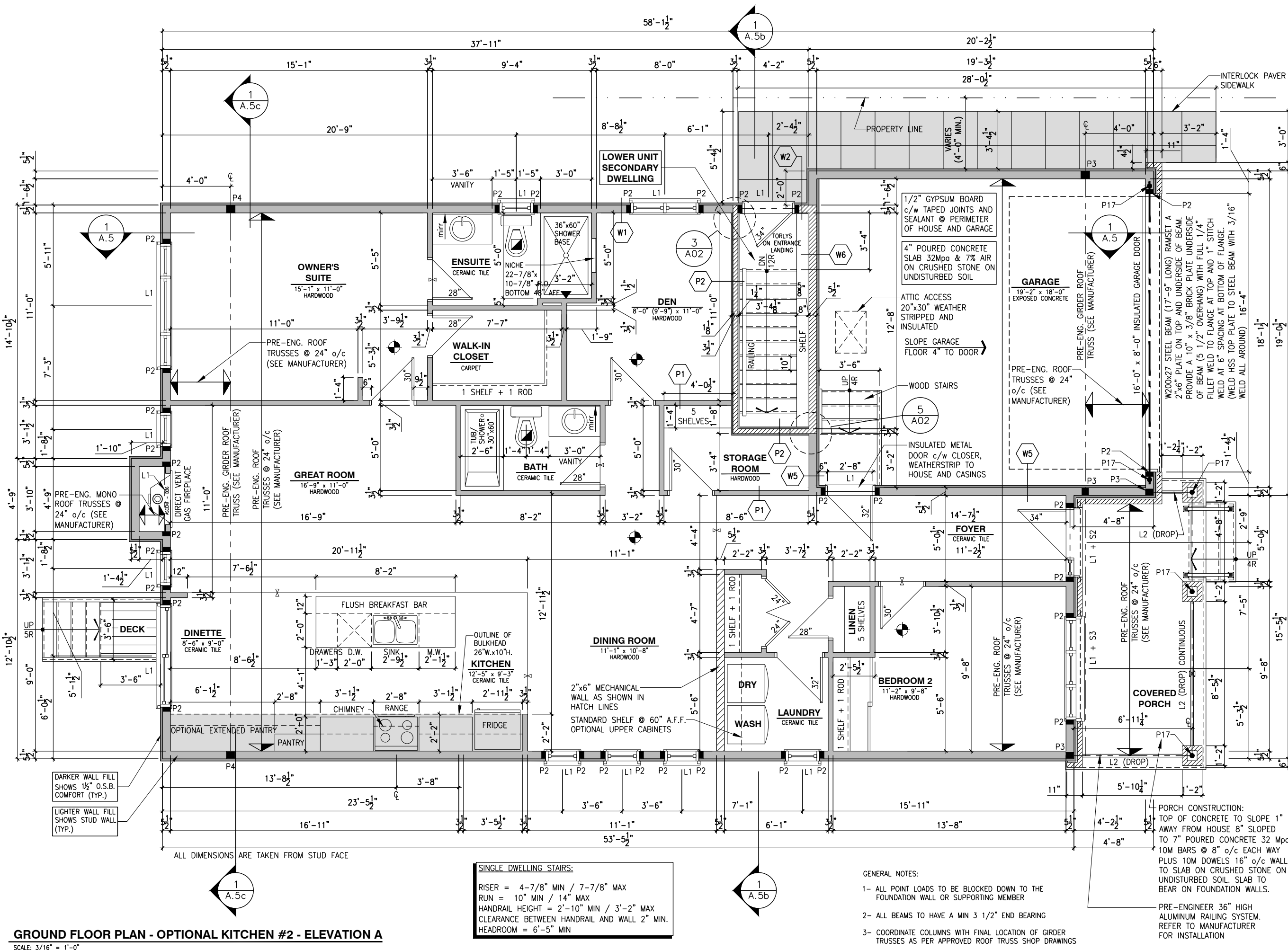
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REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: GROUND FLOOR - ELEVATION A

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

1015 - THE MURRY WITH SECONDARY DWELLING A7e

(STANDARD DRAWINGS)

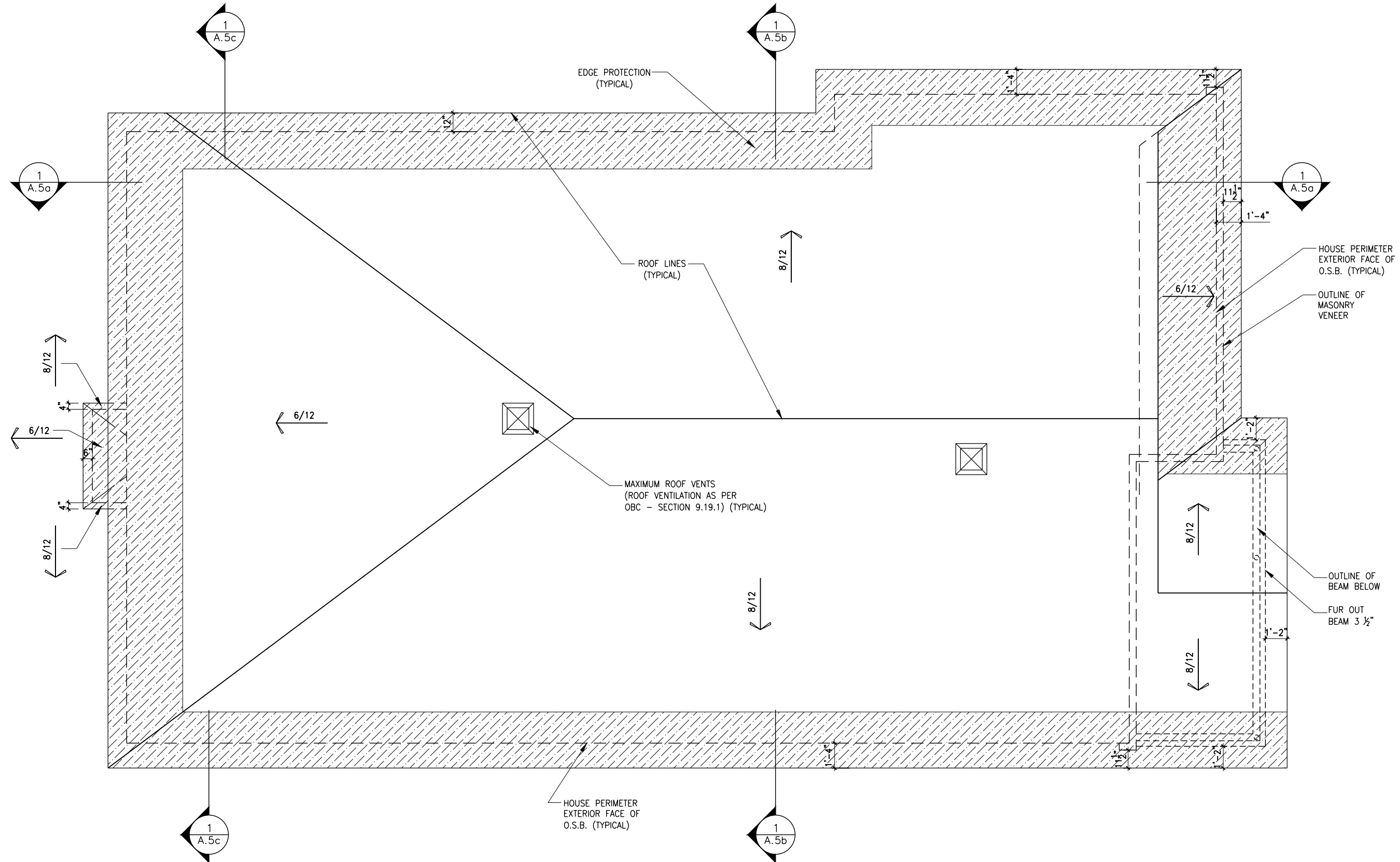


- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S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

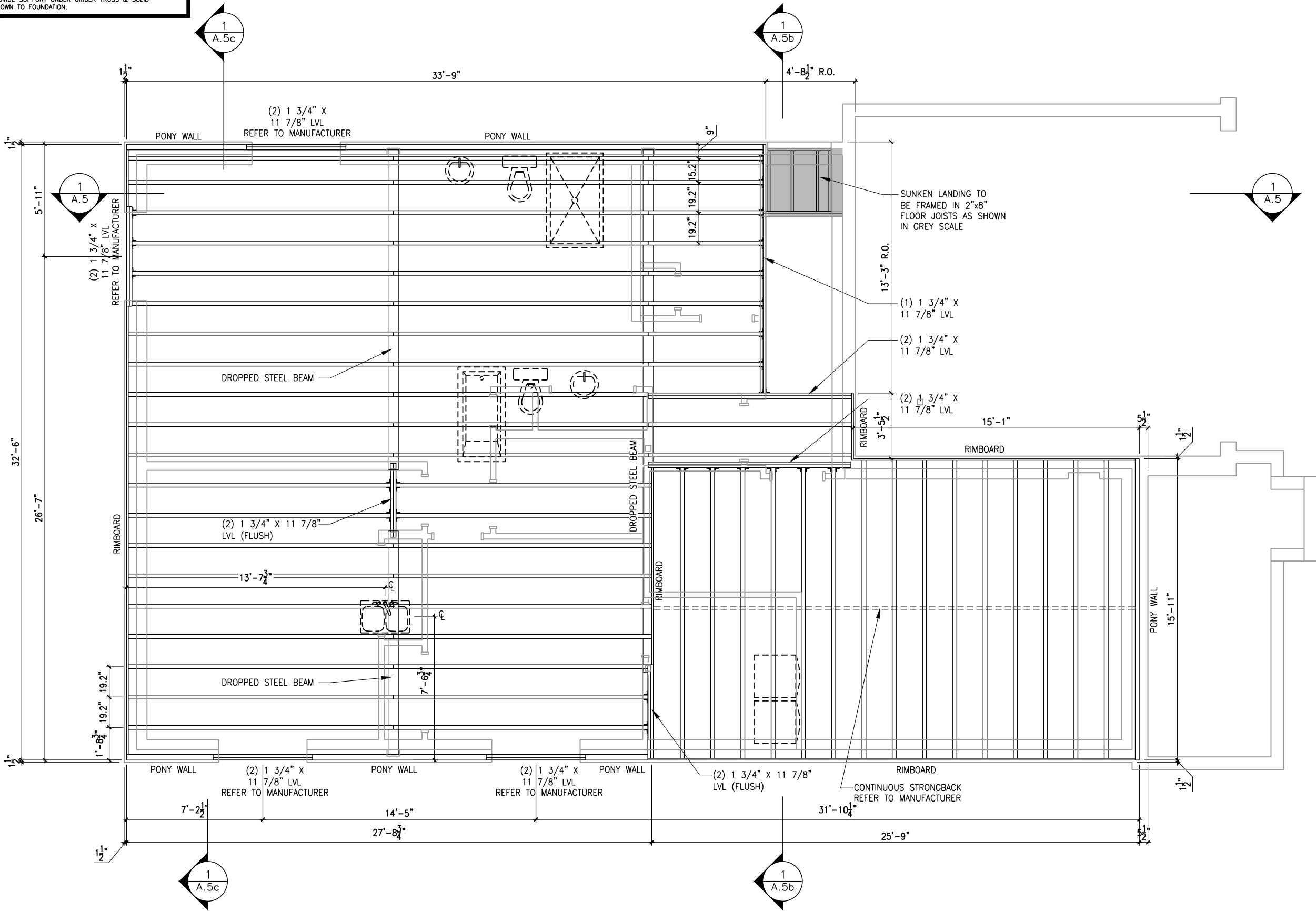
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**1015 - THE MURRY WITH
SECONDARY DWELLING**
(STANDARD DRAWINGS)



ROOF AND FLOOR LAYOUT NOTES:
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GROUND FLOOR PLAN - OPTIONAL KITCHEN #2
FLOOR JOIST FRAMING PLAN - ELEVATION A

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

LOT: 22 - PST PH 7

DATE: 04/10/2025



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2024 O.B.C. DRAWINGS

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REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: 01FL - FLOOR JOIST
FRAMING PLAN - ELEVATION A

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

1015 - THE MURRY WITH
SECONDARY DWELLING

(STANDARD DRAWINGS)

SHEET:

A9c



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- \$ SINGLE POLE SWITCH
- \$ 3 WAY SWITCH
- \$ 4 WAY SWITCH
- \$ 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

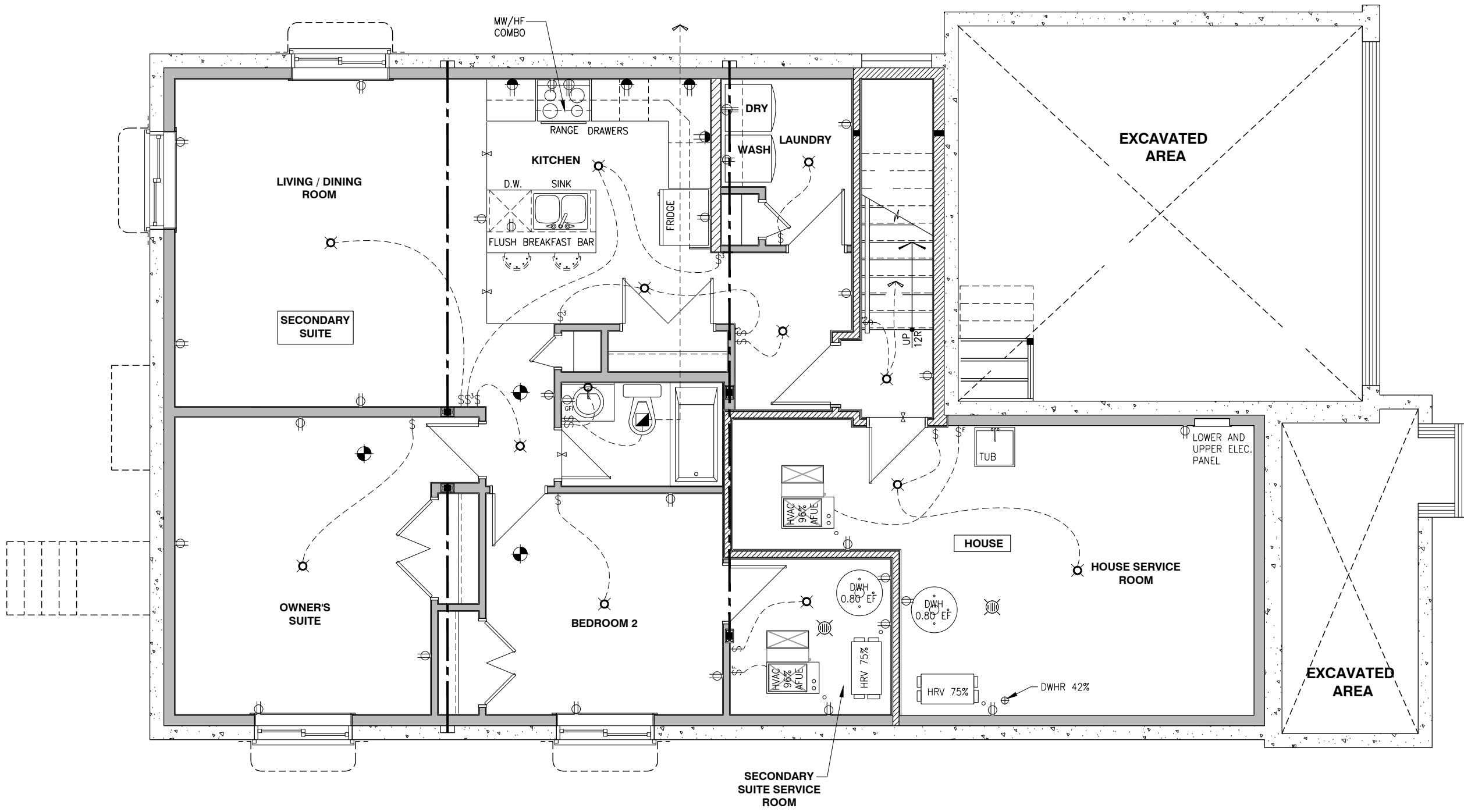
2024 O.B.C. DRAWINGS

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL PLAN
BASEMENT - ELEVATION A

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

1015 - THE MURRY WITH SECONDARY DWELLING E.1
(STANDARD DRAWINGS)





I, ALEX BECKETT, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491

** 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.

- \$ 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
- \$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.
- \$MECH = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

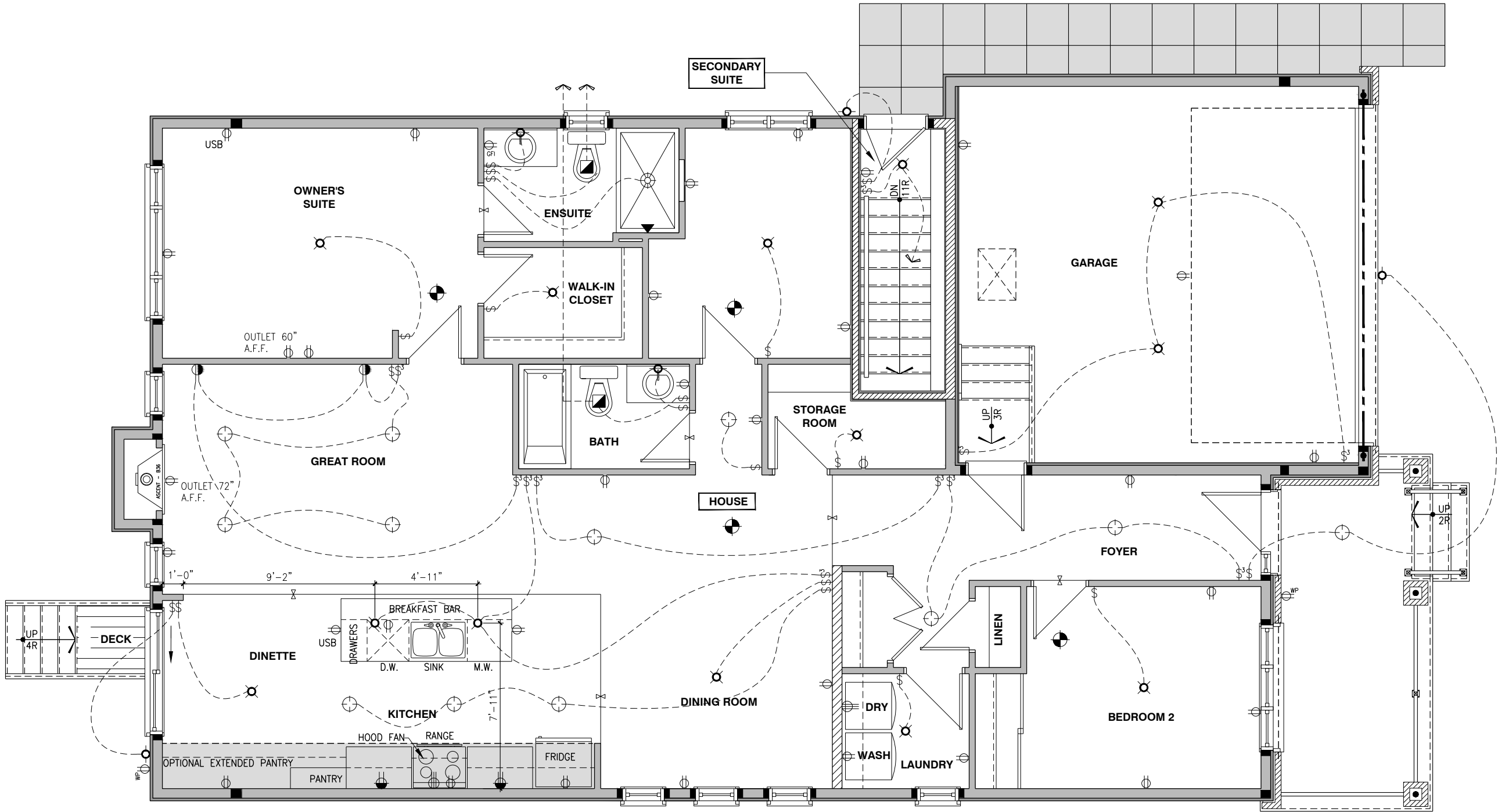
2024 O.B.C. DRAWINGS

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/2025	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL PLAN
GROUND FLOOR - ELEV. A

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

1015 - THE MURRY WITH SECONDARY DWELLING E.7
(STANDARD DRAWINGS)



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

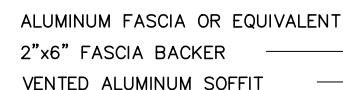
SCALE: 3/16" = 1'-0"

DATE: 04/10/2025



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

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



- VINYL HORIZONTAL SIDING
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m
(TAPE ALL JOINTS)
- R-5, 1 9/16" STYROFOAM O.S.B. COMFORT BOARD,
TYPE 2 EPS RIGID INSULATION LAMINATED TO
7/16" O.S.B. SHEATHING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

2"x6" PRESSURE TREATED SILL w/ 1/2"Ø x 8"
ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

0.018" ALUMINUM FLASHING

CEMENT PARGING ON ALL EXPOSED
CONCRETE (ABOVE GRADE)

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMP PROOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20Mpa C/W 2-10M BARS TOP AND BOTTOM
- #15 BUILDING PAPER (INSTALL ON CONCRETE WALL, BELOW
GRADE ONLY)
- 2"x6" STUDS @ 16" o/c (TO FLOOR)
- R-20 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD (FINISHED BASEMENT ONLY)

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20MPa ON
UNDISTURBED SOIL. FOR MIN. LOAD BEARING
CAPACITY SEE FOOTING PLAN

4" Ø PERFORATED WEEPING TILE WITH
SOCK C/W 6" CRUSHED STONE COVER

- 3/4" 1&G O.S.B. SUBFLOOR
GLUE AND SCREW TO JOISTS
- FLOOR JOISTS (SEE PLAN)
- 5 1/2" FIBERGLASS BATT INSULATION
- 1/2" RESILIENT METAL CHANNELS
AT 16" o/c
- 2 LAYERS 5/8" TYPE "X" GYPSUM
BOARD

(2) R-20 BATT INSULATION

- 3" POURED CONCRETE SLAB 20Mpa
- 6 mil POLY VAPOUR BARRIER
- 3/4" CLEAR STONE (MATCH FOOTING THICKNESS)
- UNDISTURBED SOIL

- (1) 10M x 18" LONG @ 20" o/c

-INSTALL 2" HD RIGID INSULATION
FROST PROTECTION UNDER ENTIRE
BASEMENT (WINTER MONTHS ONLY
OCTOBER TO MARCH)

1
SP-1

SCALE: 1/2" = 1'-0"

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/25	DOYON
NO.	DESCRIPTION	DATE	BY

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

SHEET:
SP-1

(STANDARD DRAWINGS)



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- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491

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- ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
- SHINGLES TO PROJECT min 1" BEYOND FASCIA
- 6'-0" ICE AND WATER SHIELD EAVE PROTECTION
- 1/2" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
- PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
- R-60 BLOWN INSULATION or BATT INSULATION
- 1"x4" STRAPPING @ 16" o/c
- 6 mil POLY AIR / VAPOUR BARRIER
- 1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT

2"x6" FASCIA BACKER

VENTED ALUMINUM SOFFIT

- VINYL HORIZONTAL SIDING
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
- R-5, 1 9/16" STYRORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

TYVEK HOMEWRAP TO LAP OVER ALUMINUM FLASHING MIN. 8" INSTALL ALUMINUM FLASHING OVER TYVEK HOMEWRAP

0.018" ALUMINUM FLASHING OR EQUIVALENT

3" PRECAST CONCRETE SILL (OPTIONAL SEE ELEVATIONS)

- MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
- WEEP HOLES AT 24" AT BOTTOM OF CAVITY
- 1" min AIR SPACE
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
- R-5, 1 9/16" STYRORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

2"x4" PRESSURE TREATED SILL w/ 1/2"Ø x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

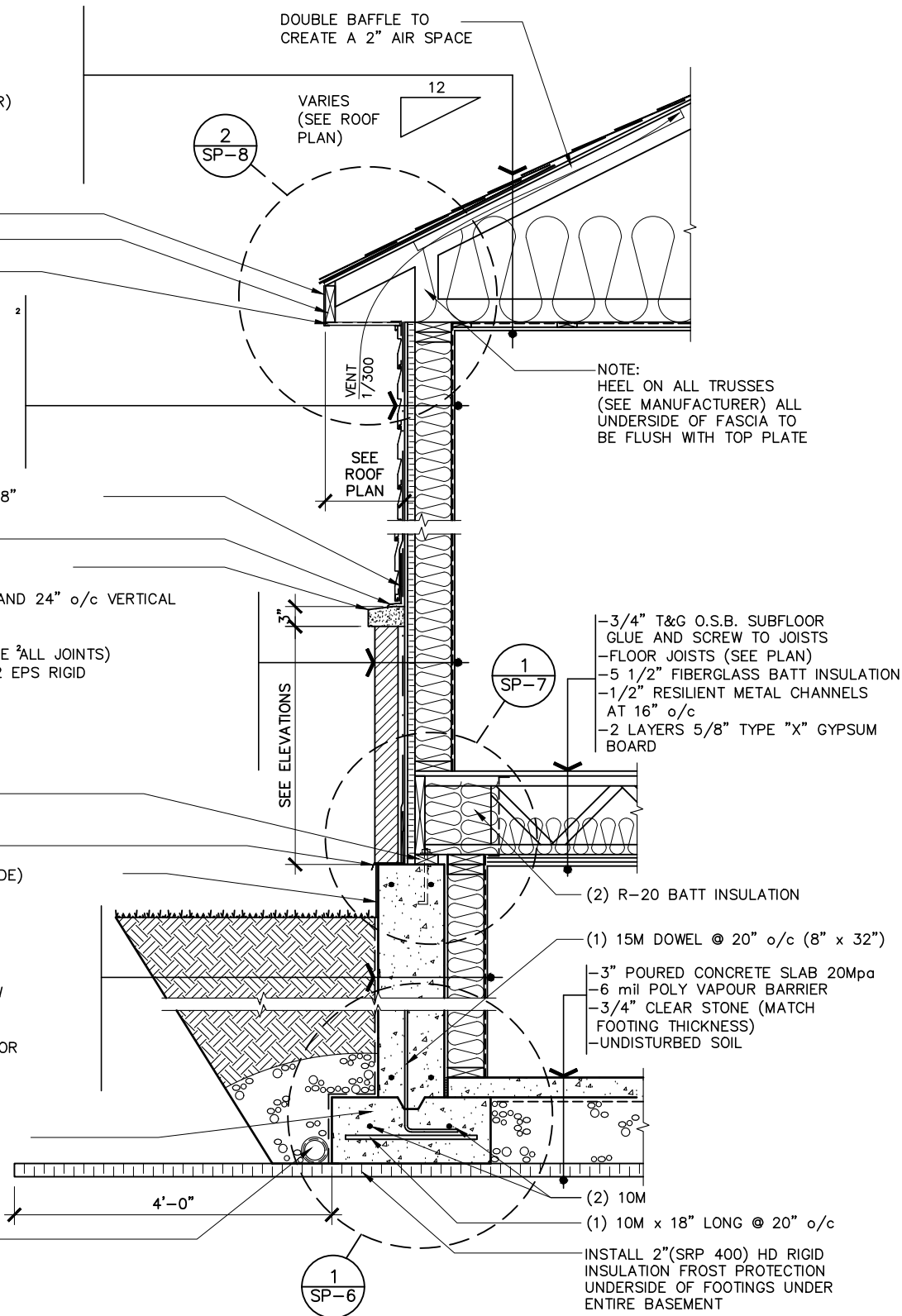
0.018" ALUMINUM FLASHING

CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 10" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- #15 BUILDING PAPER (INSTALL ON CONCRETE WALL, BELOW GRADE ONLY)
- 2"x6" STUDS @ 16" o/c (TO FLOOR)
- R-20 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD (FINISHED BASEMENT ONLY)

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN) CAST-IN PLACE STRIP FOOTING 20Mpa ON UNDISTURBED SOIL. FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" Ø PERFORATED WEEPING TILE WITH SOCK C/W 6" CRUSHED STONE COVER



TYPICAL BUNGALOW WALL SECTION (MASONRY AND SIDING) - SECONDARY DWELLING

SCALE: 1/2" = 1'-0"

2024 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/25	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: TYPICAL BUNGALOW WALL SECTION (MASONRY/SIDING)

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

1015 - THE MURRY WITH SECONDARY DWELLING

(STANDARD DRAWINGS)

SHEET:

SP-2



Valecraft
Homes Ltd.

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- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491

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- ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
- SHINGLES TO PROJECT min 1" BEYOND FASCIA
- 6'-0" ICE AND WATER SHIELD EAVE PROTECTION
- 1/2" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
- PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
- R-60 BLOWN INSULATION or BATT INSULATION
- 1"x4" STRAPPING @ 16" o/c
- 6 mil POLY AIR / VAPOUR BARRIER
- 1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT

2"x6" FASCIA BACKER

VENTED ALUMINUM SOFFIT

DOUBLE BAFFLE TO
CREATE A 2" AIR SPACE

VARIES
(SEE ROOF
PLAN)

2
SP-8

12

VENT
1/300

SEE
ROOF
PLAN

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

- MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
- WEEP HOLES AT 24" AT BOTTOM OF CAVITY
- 1" min AIR SPACE
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
- R-5, 1 9/16" STYRORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

2"x4" PRESSURE TREATED SILL w/ 1/2"Ø x 8"
ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

0.018" ALUMINUM FLASHING

CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 10" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20Mpa C/W 2-10M BARS TOP AND BOTTOM
- #15 BUILDING PAPER (INSTALL ON CONCRETE WALL, BELOW GRADE ONLY)
- 2"x6" STUDS @ 16" o/c (TO FLOOR)
- R-20 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD (FINISHED BASEMENT ONLY)

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20Mpa ON
UNDISTURBED SOIL. FOR MIN. LOAD BEARING
CAPACITY SEE FOOTING PLAN

4" Ø PERFORATED WEEPING TILE WITH
SOCK C/W 6" CRUSHED STONE COVER

- 3/4" T&G O.S.B. SUBFLOOR
GLUE AND SCREW TO JOISTS
- FLOOR JOISTS (SEE PLAN)
- 5 1/2" FIBERGLASS BATT INSULATION
- 1/2" RESILIENT METAL CHANNELS
AT 16" o/c
- 2 LAYERS 5/8" TYPE "X" GYPSUM
BOARD

(2) R-20 BATT INSULATION

(1) 15M DOWEL @ 20" o/c (8" x 32")

- 3" POURED CONCRETE SLAB 20Mpa
- 6 mil POLY VAPOUR BARRIER
- 3/4" CLEAR STONE (MATCH
FOOTING THICKNESS)
- UNDISTURBED SOIL

(2) 10M

(1) 10M x 18" LONG @ 20" o/c

INSTALL 2"(SRP 400) HD RIGID
INSULATION FROST PROTECTION
UNDERSIDE OF FOOTINGS UNDER
ENTIRE BASEMENT

1
SP-6

4'-0"

TYPICAL BUNGALOW WALL SECTION (MASONRY) - SECONDARY DWELLING

SCALE: 1/2" = 1'-0"

2024 O.B.C. DRAWINGS

REV	NO.	DESCRIPTION	DATE	BY
REV-2	1	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	1	NEW STANDARD DRWG MODIFICATION	03/17/25	DOYON

DRAWING: TYPICAL BUNGALOW WALL SECTION (MASONRY)

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

1015 - THE MURRY WITH
SECONDARY DWELLING

(STANDARD DRAWINGS)

SHEET:

SP-3



Valecraft
Homes Ltd.

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

- ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
- SHINGLES TO PROJECT min 1" BEYOND FASCIA
- 6'-0" ICE AND WATER SHIELD EAVE PROTECTION
- 7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
- PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
- R-60 BLOWN INSULATION or BATT INSULATION (OPTIONAL REFER TO PURCHASE AGREEMENT)
- 1"x4" STRAPPING @ 16" o/c (OPTIONAL REFER TO PURCHASE AGREEMENT)
- 6 mil POLY AIR / VAPOUR BARRIER (OPTIONAL REFER TO PURCHASE AGREEMENT)
- 1/2" GYPSUM BOARD (OPTIONAL REFER TO PURCHASE AGREEMENT)

ALUMINUM FASCIA OR EQUIVALENT

2"x6" FASCIA BACKER

VENTED ALUMINUM SOFFIT

- MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
- WEEP HOLES AT 24" AT BOTTOM OF CAVITY
- 1" min AIR SPACE
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m² (TAPE ALL JOINTS)
- R-5, 1 9/16" STYRORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

4" PRECAST CONCRETE SILL (OPTIONAL
SEE ELEVATIONS)

TYVEK HOMEWRAP TO LAP OVER ALUMINUM FLASHING MIN. 8"

0.018" ALUMINUM FLASHING
CEMENT PARGING ON ALL EXPOSED
CONCRETE (ABOVE GRADE)

10" (OR OTHERWISE NOTED) CONCRETE FOUNDATION
WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20Mpa ON
UNDISTURBED SOIL. FOR MIN. LOAD BEARING
CAPACITY SEE FOOTING PLAN

4" Ø PERFORATED WEEPING TILE WITH
SOCK C/W 6" CRUSHED STONE COVER

DOUBLE BAFFLE TO
CREATE A 2" AIR SPACE

VARIES
(SEE ROOF
PLAN)

12

SEE ELEVATIONS

VENT
1/300

SEE ROOF
PLAN

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

GARAGE

2"x6" PRESSURE TREATED SILL
w/ 1/2"Ø x 8" ANCHOR BOLTS
@ 7'-0" o/c MAX. SPACING

4" POURED CONCRETE SLAB
32Mpa & 7% AIR
3/4" CLEAR STONE
UNDISTURBED SOIL

INSTALL 2" HD RIGID INSULATION
FROST PROTECTION UNDER ENTIRE
BASEMENT (WINTER MONTHS ONLY
OCTOBER TO MARCH)

4'-0"

WALL SECTION AT GARAGE (MASONRY) - SECONDARY DWELLING

SCALE: 1/2" = 1'-0"

2024 O.B.C. DRAWINGS

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/25	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **WALL SECTION AT GARAGE (MASONRY)**

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

1015 - THE MURRY WITH
SECONDARY DWELLING

(STANDARD DRAWINGS)

SHEET:

SP-4

- ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
- SHINGLES TO PROJECT min 1" BEYOND FASCIA
- 6'-0" ICE AND WATER SHIELD EAVE PROTECTION
- 7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
- PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
- R-60 BLOWN INSULATION or BATT INSULATION (OPTIONAL REFER TO PURCHASE AGREEMENT)
- 1"x4" STRAPPING @ 16" o/c (OPTIONAL REFER TO PURCHASE AGREEMENT)
- 6 mil POLY AIR / VAPOUR BARRIER (OPTIONAL REFER TO PURCHASE AGREEMENT)
- 1/2" GYPSUM BOARD (OPTIONAL REFER TO PURCHASE AGREEMENT)

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

- VINYL HORIZONTAL SIDING
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

TYVEK HOMEWRAP TO LAP OVER ALUMINUM FLASHING MIN. 8"
INSTALL ALUMINUM FLASHING OVER TYVEK HOMEWRAP
0.018" ALUMINUM FLASHING OR EQUIVALENT
4" PRECAST CONCRETE SILL (OPTIONAL SEE ELEVATIONS)

- MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
- WEEP HOLES AT 24" AT BOTTOM OF CAVITY
- 1" min AIR SPACE
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

TYVEK HOMEWRAP TO LAP OVER ALUMINUM FLASHING MIN. 8"
0.018" ALUMINUM FLASHING
CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

10" (OR OTHERWISE NOTED) CONCRETE FOUNDATION
WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20Mpa ON UNDISTURBED SOIL. FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" Ø PERFORATED WEEPING TILE WITH SOCK C/W 6" CRUSHED STONE COVER

DOUBLE BAFFLE TO
CREATE A 2" AIR SPACE

VARIES
(SEE ROOF
PLAN)

12

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

2"x6" PRESSURE TREATED SILL
w/ 1/2"Ø x 8" ANCHOR BOLTS
@ 7'-0" o/c MAX. SPACING

4" POURED CONCRETE SLAB
32Mpa & 7% AIR
3/4" CLEAR STONE
-UNDISTURBED SOIL

INSTALL 2" HD RIGID INSULATION
FROST PROTECTION UNDER ENTIRE
BASEMENT (WINTER MONTHS ONLY
OCTOBER TO MARCH)

4'-0"

WALL SECTION AT GARAGE (MASONRY AND SIDING) - SECONDARY DWELLING

SCALE: 1/2" = 1'-0"

LOT: 22 - PST PH 7

DATE: 04/10/2025



Valecraft
Homes Ltd.

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

- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491

** 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.

2024 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/25	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **WALL SECTION AT GARAGE (MASONRY AND SIDING)**

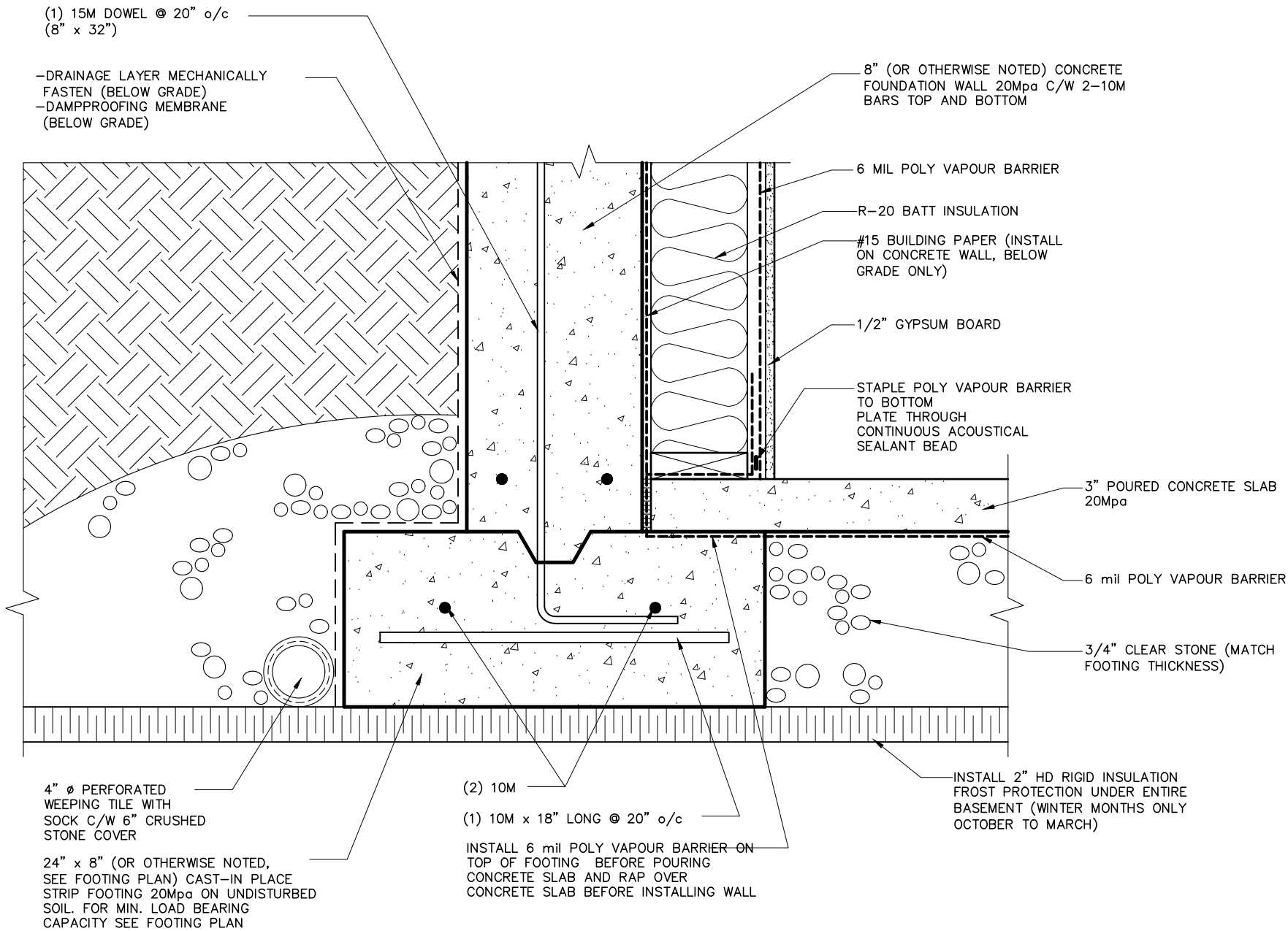
ADDRESS: XX SCALE: AS SHOWN DATE: XX/XX/XXXX

1015 - THE MURRY WITH
SECONDARY DWELLING

(STANDARD DRAWINGS)

SHEET:

SP-5



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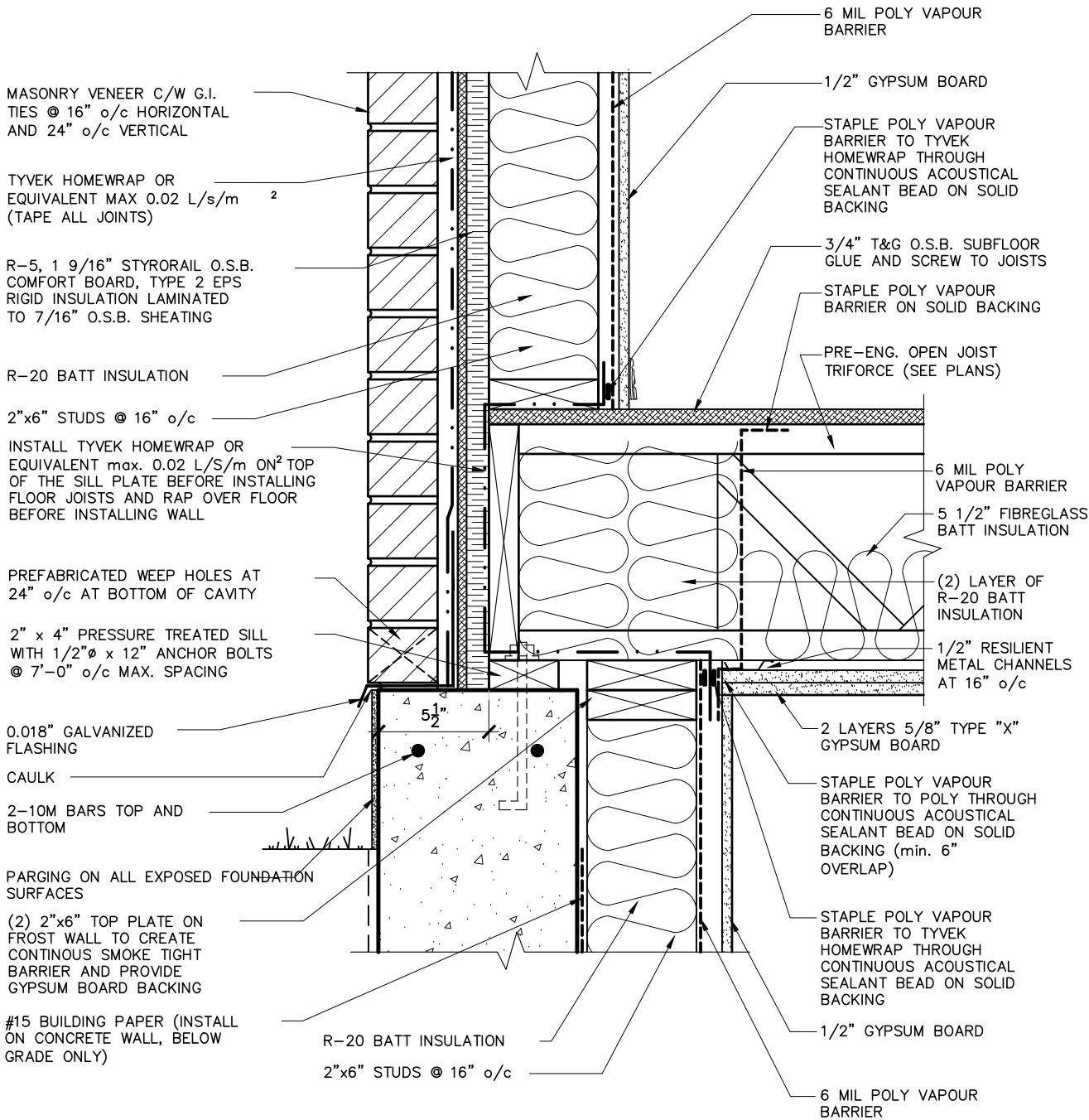
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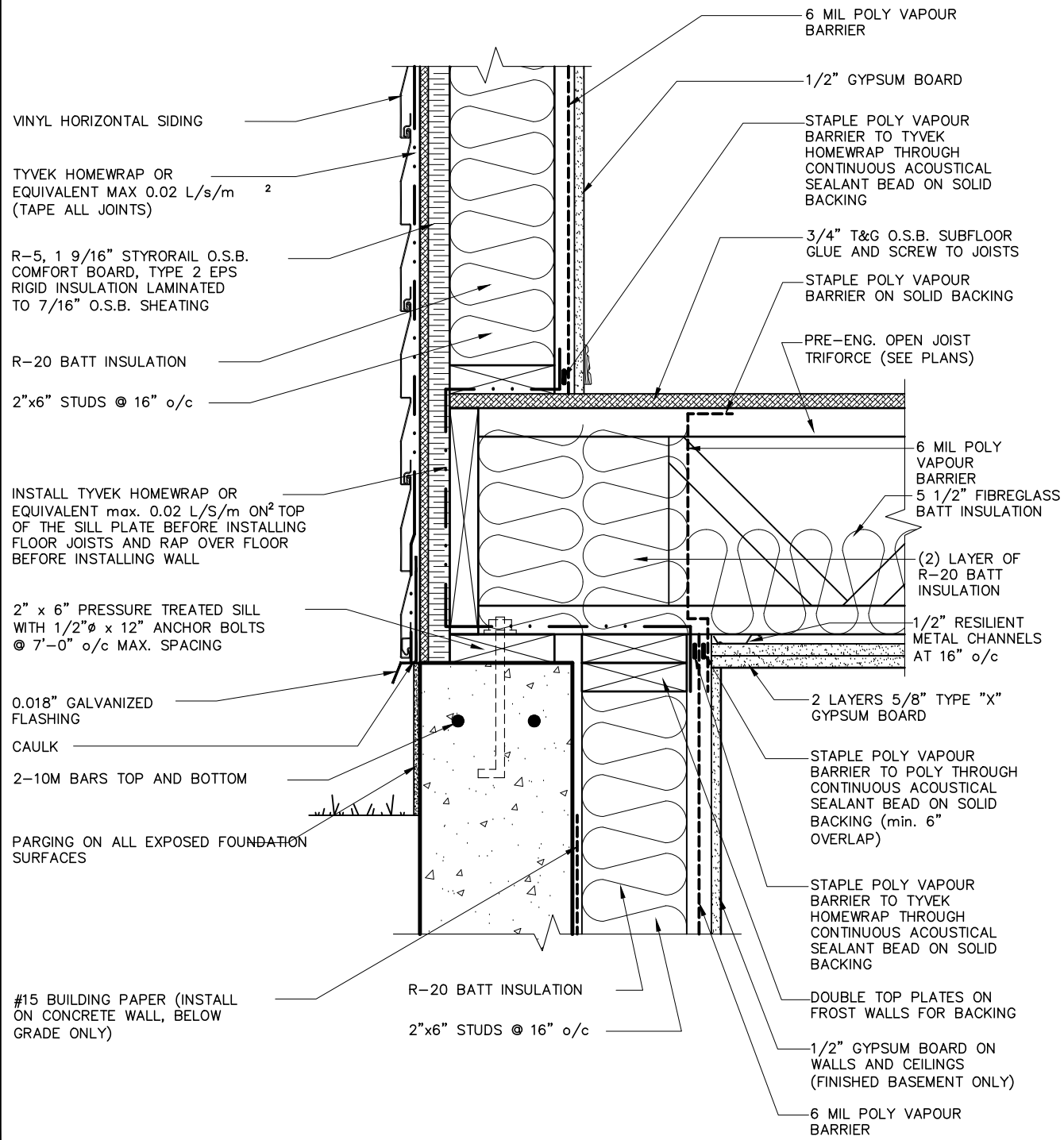
2024 O.B.C. DRAWINGS				
REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON	
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/25	DOYON	
NO.	DESCRIPTION	DATE	BY	
DRAWING: CONCRETE FLOOR SLAB AT FOUNDATION WALL DETAIL				
ADDRESS: XX		SCALE: AS SHOWN	DATE: XX/XX/XXXX	
1015 - THE MURRY WITH SECONDARY DWELLING			SHEET:	
(STANDARD DRAWINGS)			SP-6	



1
SP-7

EXTERIOR FLOOR AT FOUNDATION (MASONRY) - SECONDARY DWELLING

SCALE: 1 1/2" = 1'-0"



2
SP-7

EXTERIOR FLOOR AT FOUNDATION (SIDING) - SECONDARY DWELLING

SCALE: 1 1/2" = 1'-0"

LOT: 22 - PST PH 7
DATE: 04/10/2025



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- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491
** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

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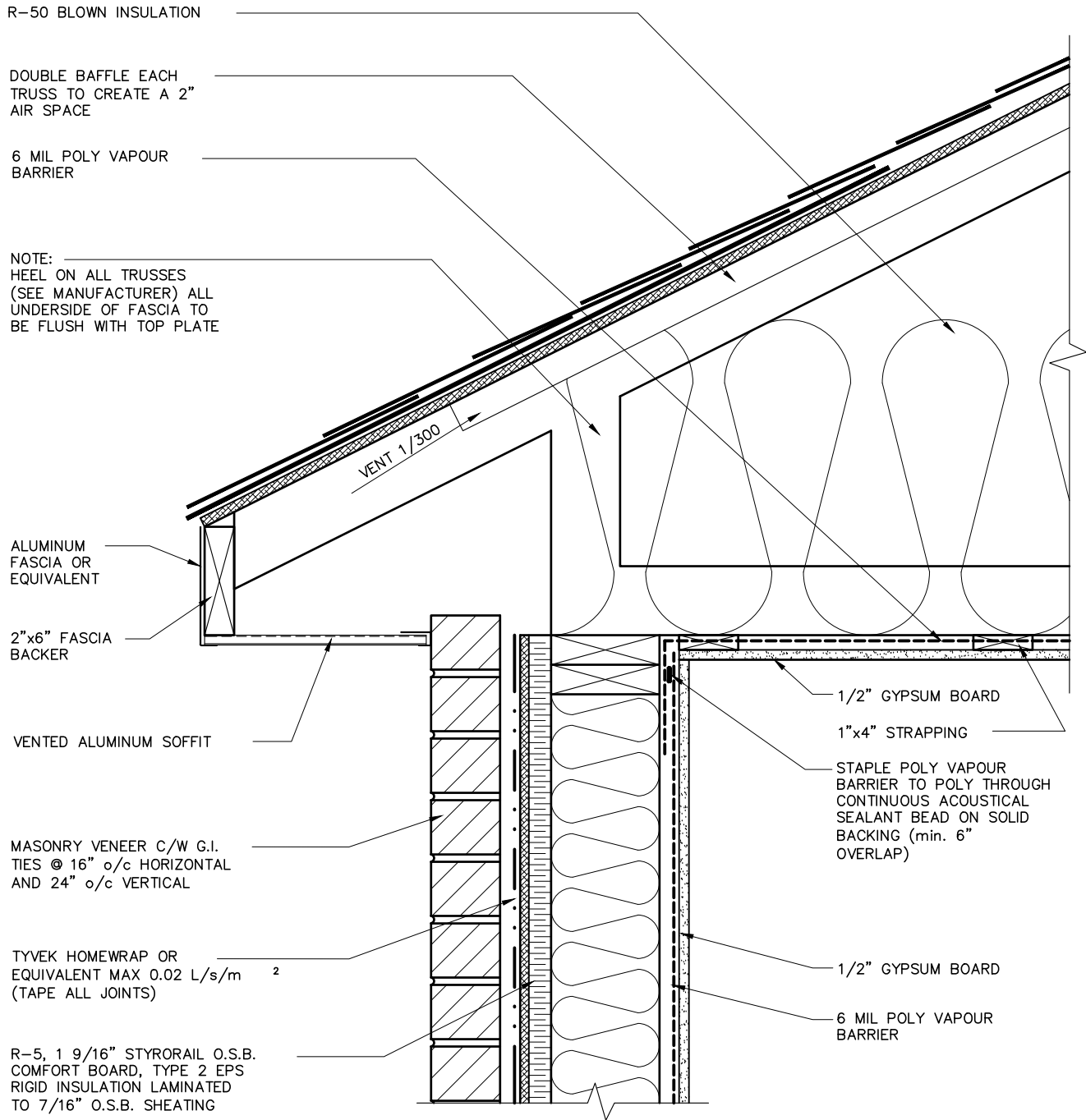
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2024 O.B.C. DRAWINGS				
REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON	
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/25	DOYON	
NO.	DESCRIPTION	DATE	BY	
DRAWING: EXTERIOR FLOOR AT FOUNDATION DETAILS				
ADDRESS:		SCALE:	DATE:	SHEET:
XX		AS SHOWN	XX/XX/XXXX	
1015 - THE MURRY WITH SECONDARY DWELLING				SP-7
(STANDARD DRAWINGS)				

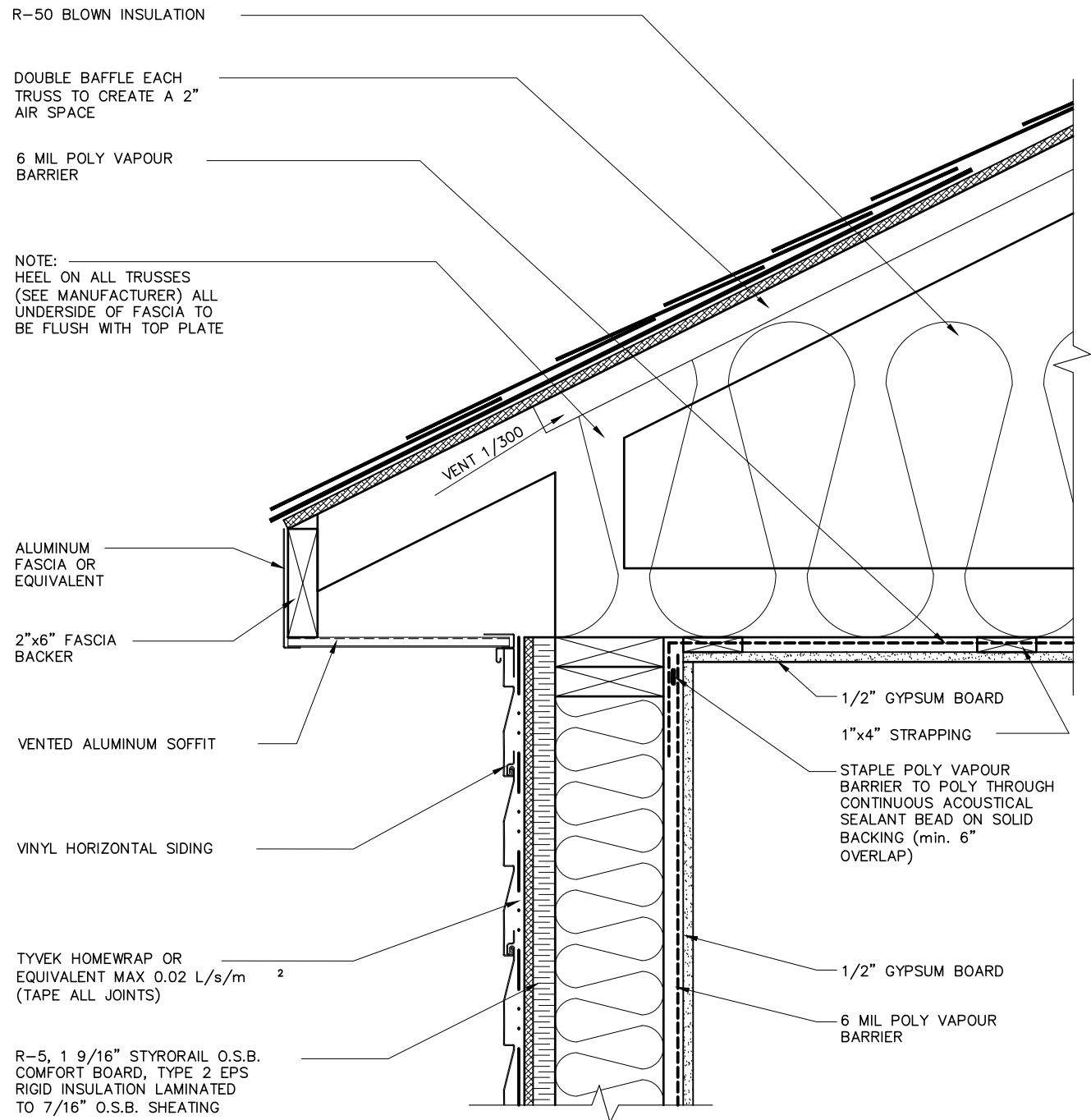
SP-7



1
SP-8

EXTERIOR WALL AT ROOF (MASONRY) - SECONDARY DWELLING

SCALE: 1 1/2" = 1'-0"



2
SP-8

EXTERIOR WALL AT ROOF (SIDING) - SECONDARY DWELLING

SCALE: 1 1/2" = 1'-0"

LOT: 22 - PST PH 7
DATE: 04/10/2025



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- TARION REGISTRATION NUMBER #47491

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2024 O.B.C. DRAWINGS

REV-2	CUSTOM CHANGES AS PER B1A	04/10/2025	DOYON	
REV-1	NEW STANDARD DRWG MODIFICATION	03/17/25	DOYON	
NO.	DESCRIPTION	DATE	BY	

DRAWING: **EXTERIOR WALL AT ROOF DETAILS**

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

1015 - THE MURRY WITH SECONDARY DWELLING SHEET: **SP-8**
(STANDARD DRAWINGS)



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- TARIION REGISTRATION NUMBER #47491
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2024 O.B.C. DRAWINGS

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REV-1	NEW STANDARD DRWG MODIFICATION	03/17/25	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: CONCRETE PORCH DETAIL

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

1015 - THE MURRY WITH SECONDARY DWELLING SP-9
(STANDARD DRAWINGS)

MASONRY VENEER C/W G.I. TIES @ 16" o/c
HORIZONTAL AND 24" o/c VERTICAL

1" min. AIR SPACE

R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD,
TYPE 2 EPS RIGID INSULATION LAMINATED TO
7/16" O.S.B. SHEATING

TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m
(TAPE ALL JOINTS)

0.018" GALVANIZED FLASHING

PREFABRICATED WEEP HOLES AT 24" o/c AT
BOTTOM OF CAVITY. TYPICAL AT ALL LINTELS
AND SILL LOCATIONS. PROVIDE A POSITIVE
DRAINAGE PATH

IMPREGNATED ASPHALT FIBERBOARD BETWEEN
CONCRETE AND WOOD SHEATHING

PORCH CONSTRUCTION:
TOP OF CONCRETE TO SLOPE 1" AWAY FROM HOUSE
8" SLOPED TO 7" POURED CONCRETE 32 Mpa 10M
BARS @ 8" o/c EACH WAY ON 3/4" CLEAR STONE
ON UNDISTURBED SOIL. SLAB TO BEAR ON
FOUNDATION WALLS

