



**Valecraft**  
Homes Ltd.

- 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.

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 CORRELLING
- B8 - BRICK COINING 20mm PROUD
- +20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARGING
- PC - PARGING
- PCH10 - PRECAST HEADER 10"
- PCB8 - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

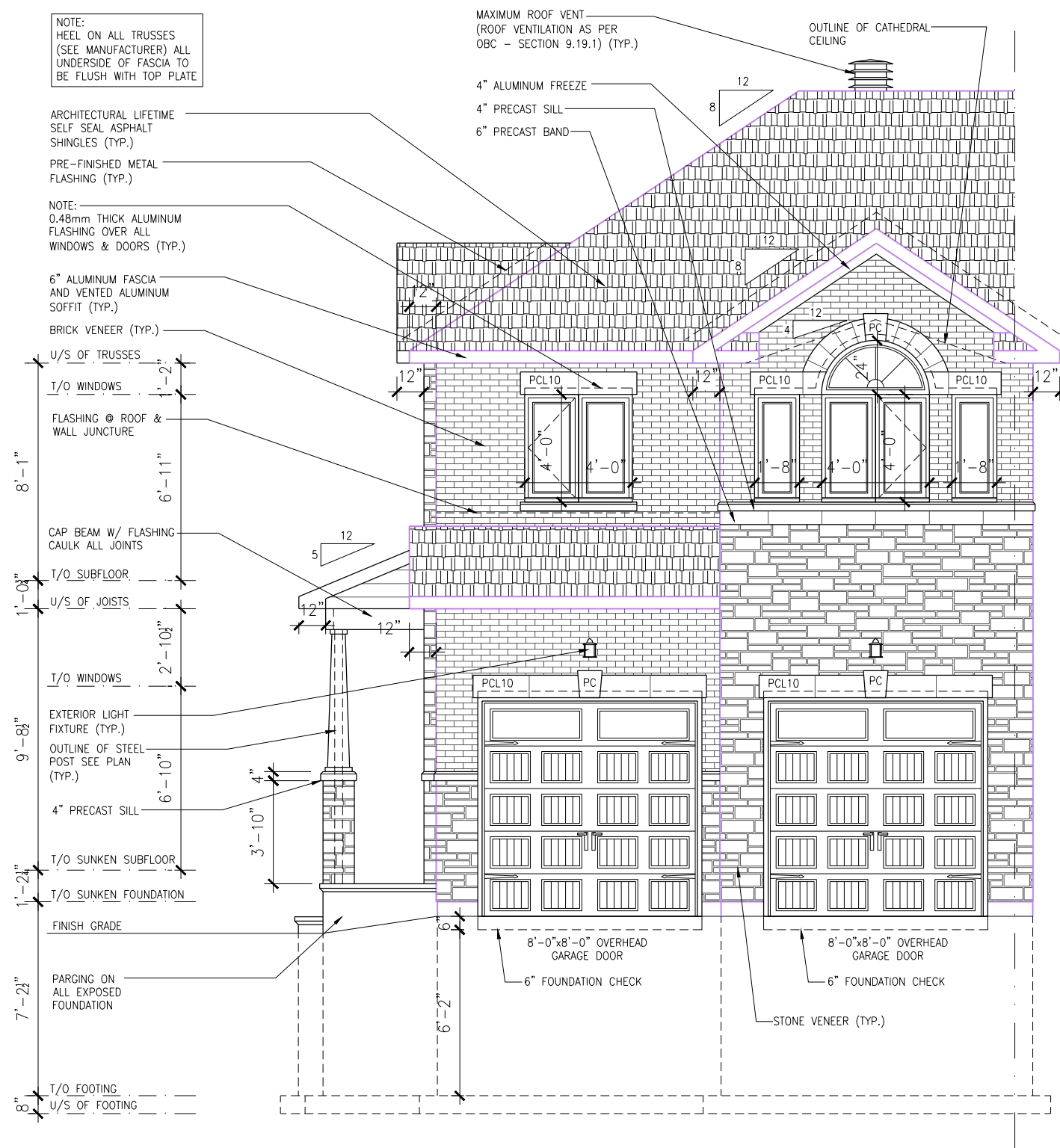
[illegible]

DRAWING:

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

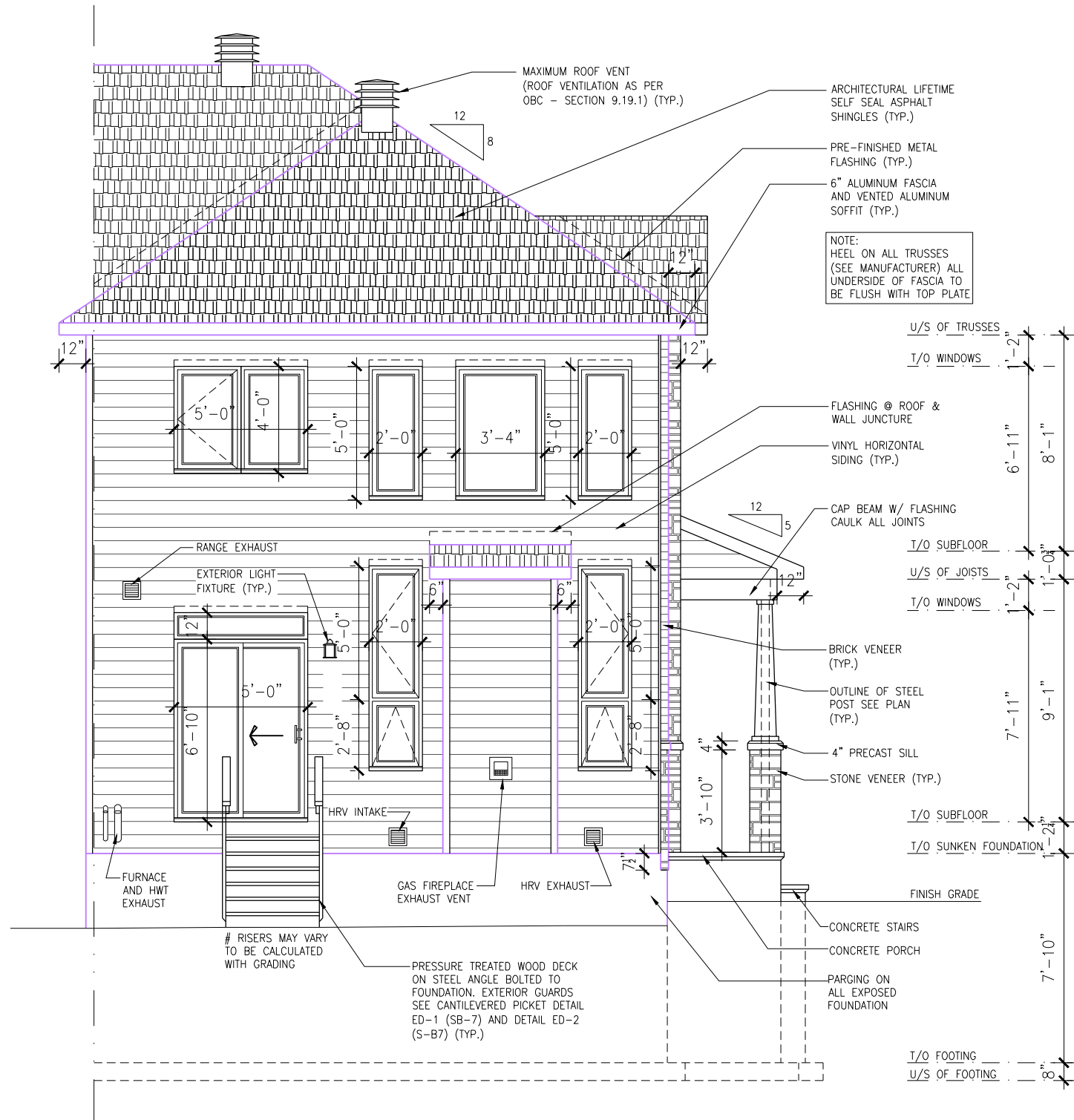
SHEET:  
**A1a**



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

ELEVATION - REAR

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 #44555  
- TARIION REGISTRATION NUMBER #611  
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AC	- ALUMINUM CLADDING
AB	- 48" ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT (MAXIMUM)
P	- PARGING
PC	- PARGING
PCH10	- PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS


REV-1	AS PER STRUCTURAL REVIEW	02/06/2019	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: REAR ELEVATION

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

170 - THE BASSETT  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:

A2a



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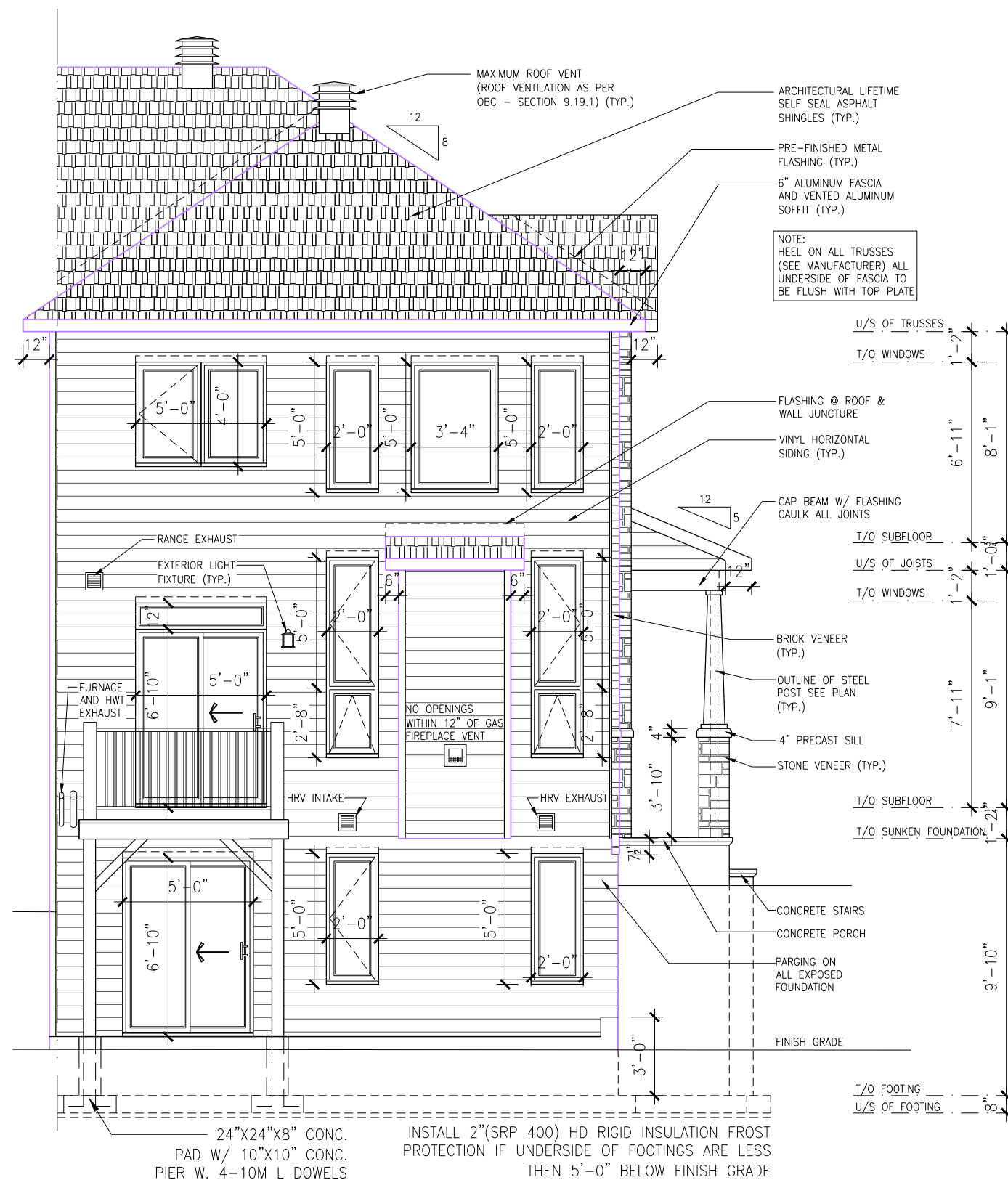
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[illegible]

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(STANDARD DRAWINGS)



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- P - ROOF VENT (MAXIMUM)
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- PC10H - PRECAST HEADER 10"
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[illegible]

REV-1	AS PER STRUCTURAL REVIEW	02/06/2019	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

### SIDE ELEVATION

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

**170 - THE BASSETT  
2018 FOOTPRINT**

(STANDARD DRAWINGS)

SHEET:  
**A3a**

UNPROTECTED OPENINGS:
PROPERTY SET BACK 6m, ALLOWABLE 19 %
AREA OF EXPOSED BUILDING FACE - 109.8 m. sq.
AREA OF UNPROTECTED OPENINGS - 14.18 m. sq.
PERCENTAGE OF UNPROTECTED OPENINGS - 12.9 %

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

ARCHITECTURAL  
SELF SEAL ASPH  
SHINGLES (TYP.)

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

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

MAXIMUM ROOF VENT \_\_\_\_\_  
(ROOF VENTILATION AS PER  
OBC - SECTION 9.19.1) (TYP.)

4" ALUMINUM FREEZE —  
SHINGLE SHAKE SIDING —  
(TYP)

— VINYL HORIZONTAL  
SIDING (TYP.)

— ROOF BEYOND OF —  
THE STANLEY MODEL  
160

—— PRE-FINISHED METAL  
FLASHING (TYP.)

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

4" PRECAST SILL  
6" PRECAST BAND

— OUTLINE OF STEEL  
POST SEE PLAN  
(TYP.)

—CAP BEAM W/ FLASHING  
CAULK ALL JOINTS

4" PRECAST SILL  
(TYP.)

OUTLINE OF  
7'-10" FOUNDATION  
WALL BEHIND

TOP OF SUNKEN  
FOUNDATION

— PARGING ON  
ALL EXPOSE  
FOUNDATION

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)

T/O FOOTING  
U/S OF FOOTING

### SIDE ELEVATION

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


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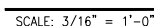
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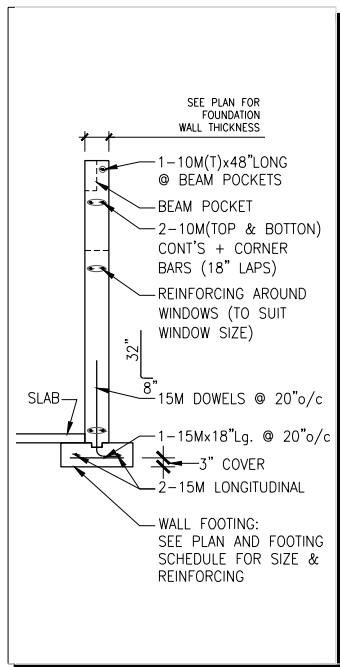
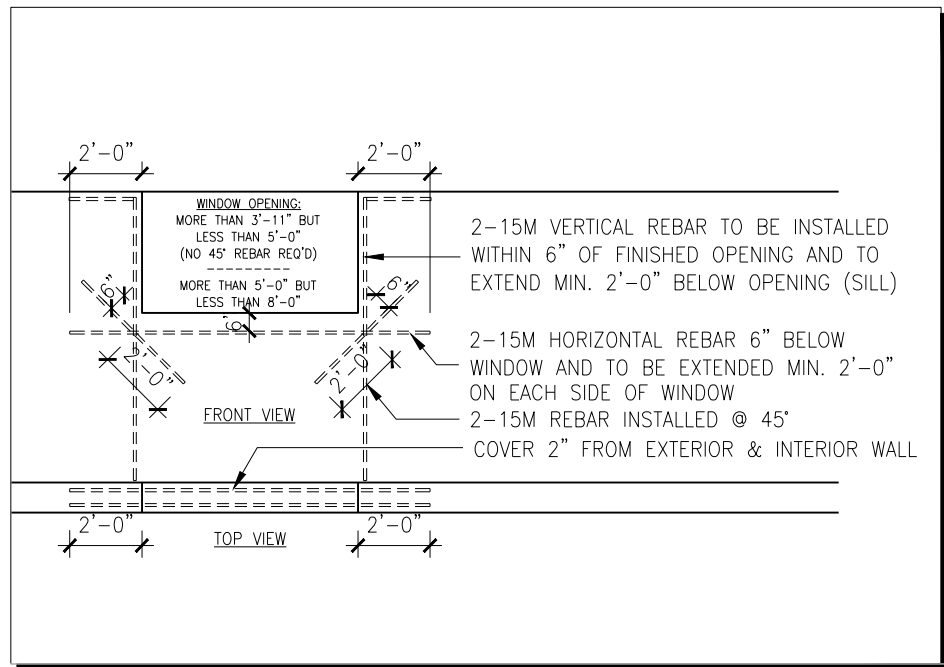
(STANDARD DRAWINGS)

## A4a





FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa
<b>WF1</b>	30"W. x 8"H. 2-15M LONGITUDINAL BARS	36"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	40"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	48"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
<b>WF2</b>	28"W. x 8"H. 2-15M LONGITUDINAL BARS	34"W. x 8"H. 2-15M LONGITUDINAL BARS	38"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	46"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
<b>WF3</b>	26"W. x 8"H. 2-15M LONGITUDINAL BARS	30"W. x 8"H. 2-15M LONGITUDINAL BARS	34"W. x 8"H. 2-15M LONGITUDINAL BARS	42"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 38" LONG @ 20" o/c 3-15M LONGITUDINAL BARS
<b>WF4</b>	24"W. x 8"H. 2-15M LONGITUDINAL BARS	28"W. x 8"H. 2-15M LONGITUDINAL BARS	32"W. x 8"H. 2-15M LONGITUDINAL BARS	38"x8" DP. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS
<b>WF5</b>	24"W. x 8"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 2-15M LONGITUDINAL BARS	26"W. x 8"H. 2-15M LONGITUDINAL BARS	34"x8" DP. 2-15M LONGITUDINAL BARS
<b>WF6</b>	24"W. x 8"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 2-15M LONGITUDINAL BARS	30"x8" DP. 2-15M LONGITUDINAL BARS
<b>WF7</b>	20"W. x 8"H. 2-15M LONGITUDINAL BARS	20"W. x 8"H. 2-15M LONGITUDINAL BARS	20"W. x 8"H. 2-15M LONGITUDINAL BARS	24"x8" DP. 2-15M LONGITUDINAL BARS
PAD FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
POST FOOTINGS	100KPa	85KPa	75KPa	60KPa
<b>F2</b>	24"W. x 24"W. x 10"H.	24"W. x 24"W. x 10"H.	24"W. x 24"W. x 10"H.	28"W. x 28"W. x 12"H.




NOTES:

- FOOTINGS HAVE BEEN DESIGNED FOR THE ALLOWABLE SOIL BEARING CAPACITY OR BEARING RESISTANCE AT SLS AND DESIGN PARAMETERS (±1X) 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% (±1X) AIR ENTRAINMENT
- REINFORCING STEEL SHALL COMPLY TO G30.18 GRADE 400;
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FOUNDATION PLAN FOR THE SPECIFIC MODEL AND ARCHITECTURAL SPECIFICATION.

**LOT:** XXXX

**DATE:** XX/XX/XXXX

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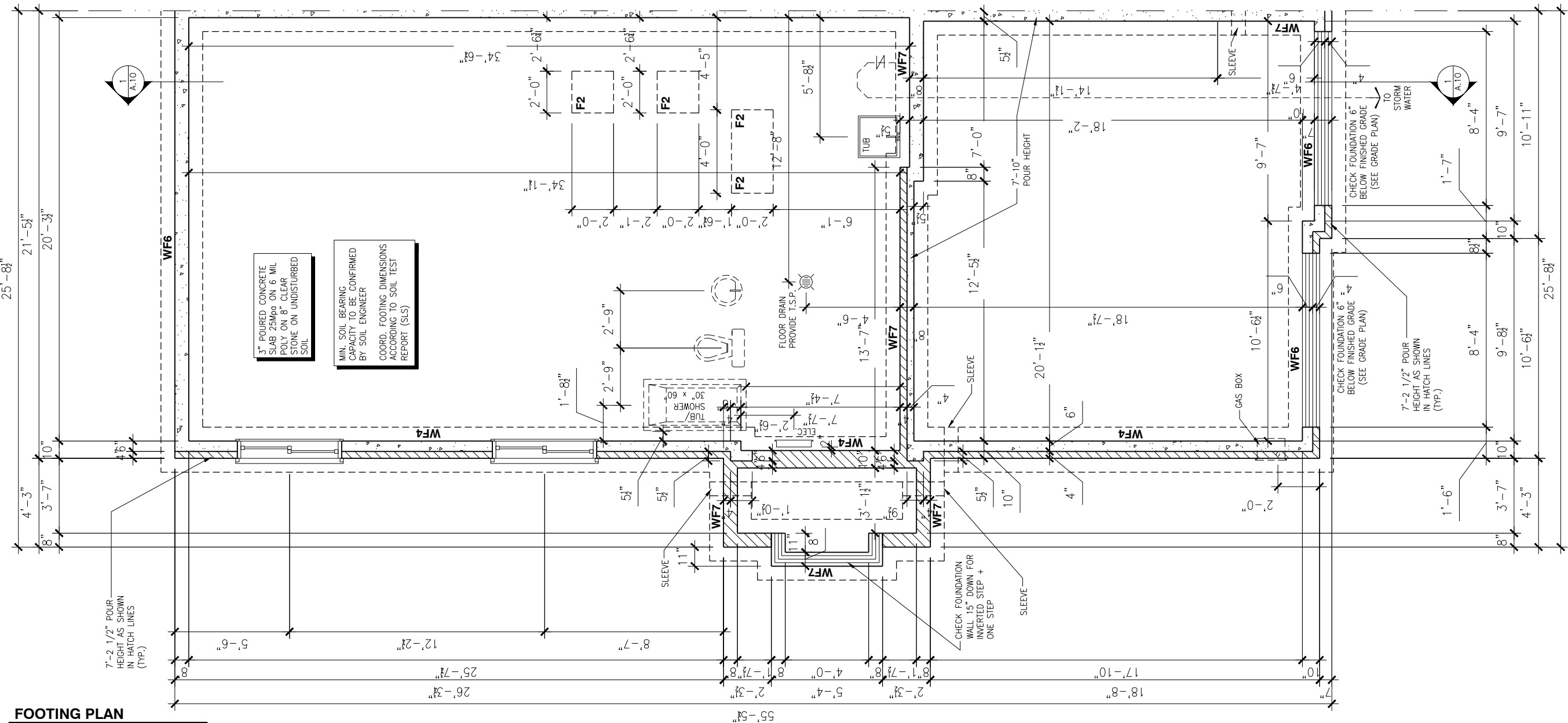
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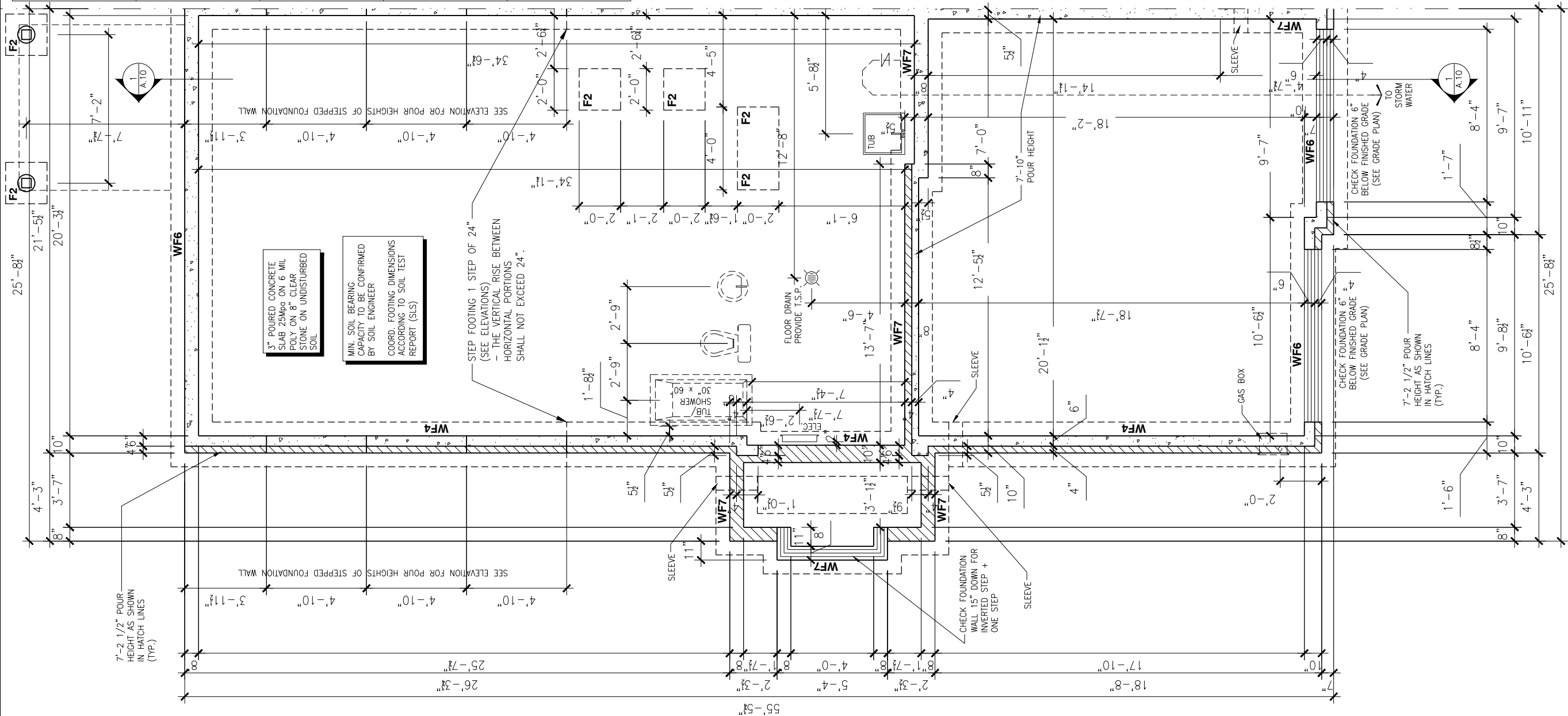


## FOOTING PLAN

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

<b>2012 O.B.C. DRAWINGS</b>					
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<b>170 - THE BASSETT 2018 FOOTPRINT</b>				SHEET: <b>A4a</b>	
(STANDARD DRAWINGS)					

FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa
WF1	30"x8" DP. 2-15M(B) LONG.	36"x8" DP. 15M(B)x32"Lg @ 20" o/c 3-15M(B) LONG.	40"x8" DP. 15M(B)x36"Lg @ 20" o/c 3-15M(B) LONG.	48"x8" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.
WF2	28"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.	38"x8" DP. 15M(B)x34"Lg @ 20" o/c 3-15M(B) LONG.	46"x8" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.
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	42"x42"x10" DP. 3-15M(B) x36" LG. E.W.	46"x46"x10" DP. 4-15M(B) x40" LG. E.W.	50"x50"x12" DP. 5-15M(B) x44" LG. E.W.	58"x58"x12" DP. 5-15M(B) x42" LG. E.W.
F1	24"x24"x10" DP.	24"x24"x10" DP.	24"x24"x10" DP.	28"x28"x12" DP.



FOOTING PLAN - WALKOUT BASEMENT

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- NOTES:
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  - CONCRETE STRENGTH @ 28 DAYS FOR FOOTINGS AND WALL = 20MPa AND CONCRETE FOR FOUNDATION WALLS SHOULD HAVE 6% (±1%) AIR ENTRAINMENT;
  - REINFORCING STEEL SHALL COMPLY TO G30.18 GRADE 400;
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FOUNDATION PLAN FOR THE SPECIFIC MODEL AND ARCHITECTURAL SPECIFICATION.

LOT:XXXX

DATE:XX/XX/XXXX



DANIEL 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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2012 O.B.C. DRAWINGS

REV-1	AS PER STRUCTURAL REVIEW	02/06/2019	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:FOOTING PLAN (WOB)

ADDRESS:XX

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

DATE:XX/XX/XXXX

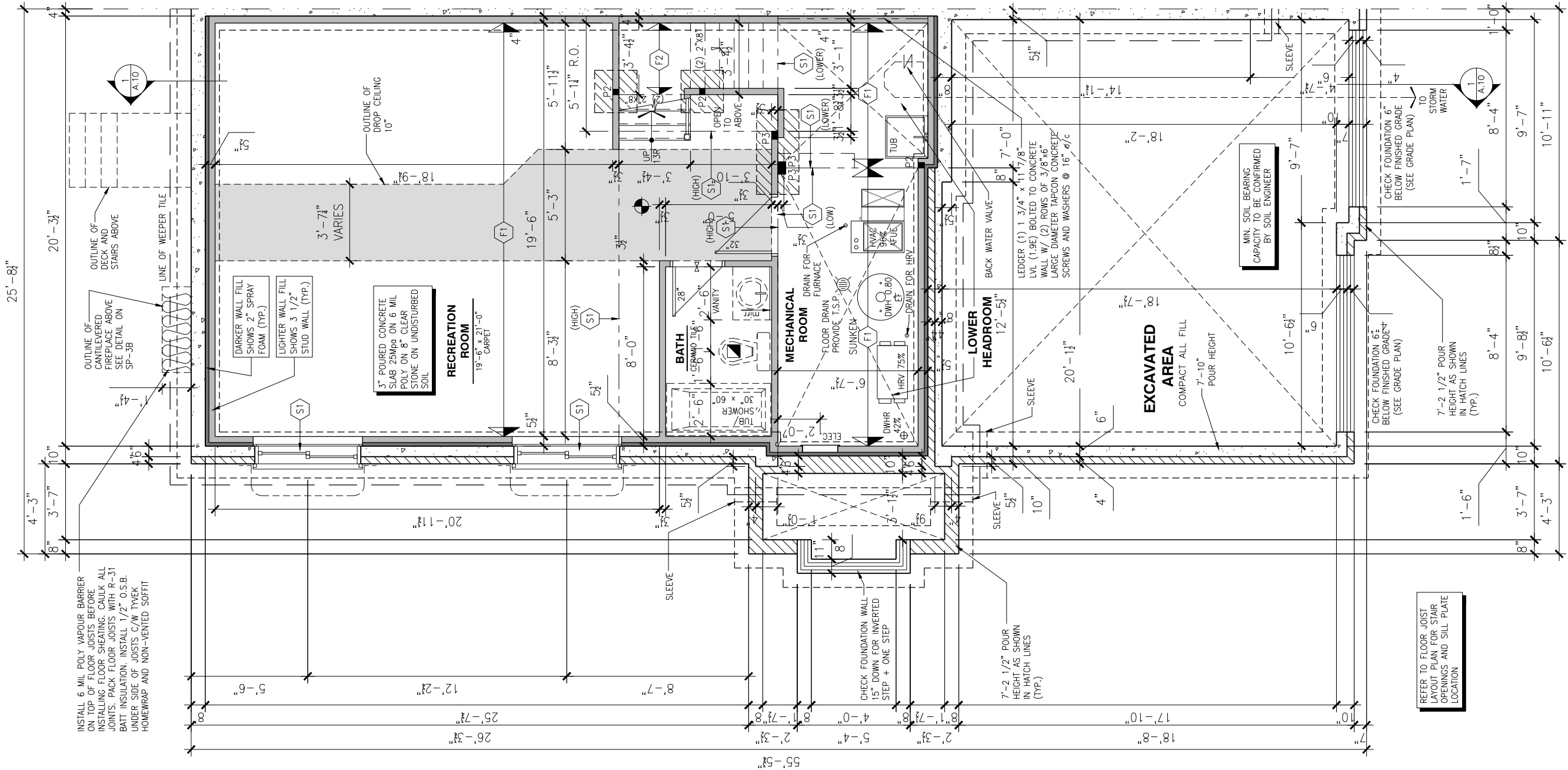
170 - THE BASSETT  
2018 FOOTPRINT

SHEET:A5b

(STANDARD DRAWINGS)

BASEMENT PLAN

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 0,38m<sup>2</sup> (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)

LOT: XXXX  
DATE: XX/XX/XXXX

**Valecraft**  
Homes Ltd.

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

- PERSONAL BCIN #44555
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\*\* 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 = 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 (1.8E) + P3 ON BOTH SIDES
  - L4 = 3-1.75x9.5 LVL (1.8E) + 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 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   | NO.                      | DESCRIPTION | DATE  | BY |
|-------|--------------------------|-------------|-------|----|
| REV-1 | AS PER STRUCTURAL REVIEW | 02/06/2019  | DOYON |    |

DRAWING: FOUNDATION PLAN

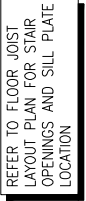
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

170 - THE BASSETT  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET: A5a



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



**BASEMENT NOTE:**

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

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

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

B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0,38m<sup>2</sup> (3,8 SQ.FT) WITH NO DIMENSIONS LESS THAN 380mm (15IN)

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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)

INTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES  
L2 = 3-2x10 + P3 ON BOTH SIDES  
L3 = 2-1.75x9.5 LVL (1.8E) + 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  
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POST BY USP

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P6 = 6-2x4 OR 6-2x6

P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)  
P14 = HSS 89.8x89.4 + 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. (\*)

(\*) = 2-1/2" ANCH. (WHERE ANCH. PL. NOT USED)

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 = PROVIDE MECHANICAL EXHAUST TO OUTSIDE


DRAWING:

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

# 170 - THE BASSETT 2018 FOOTPRINT



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;

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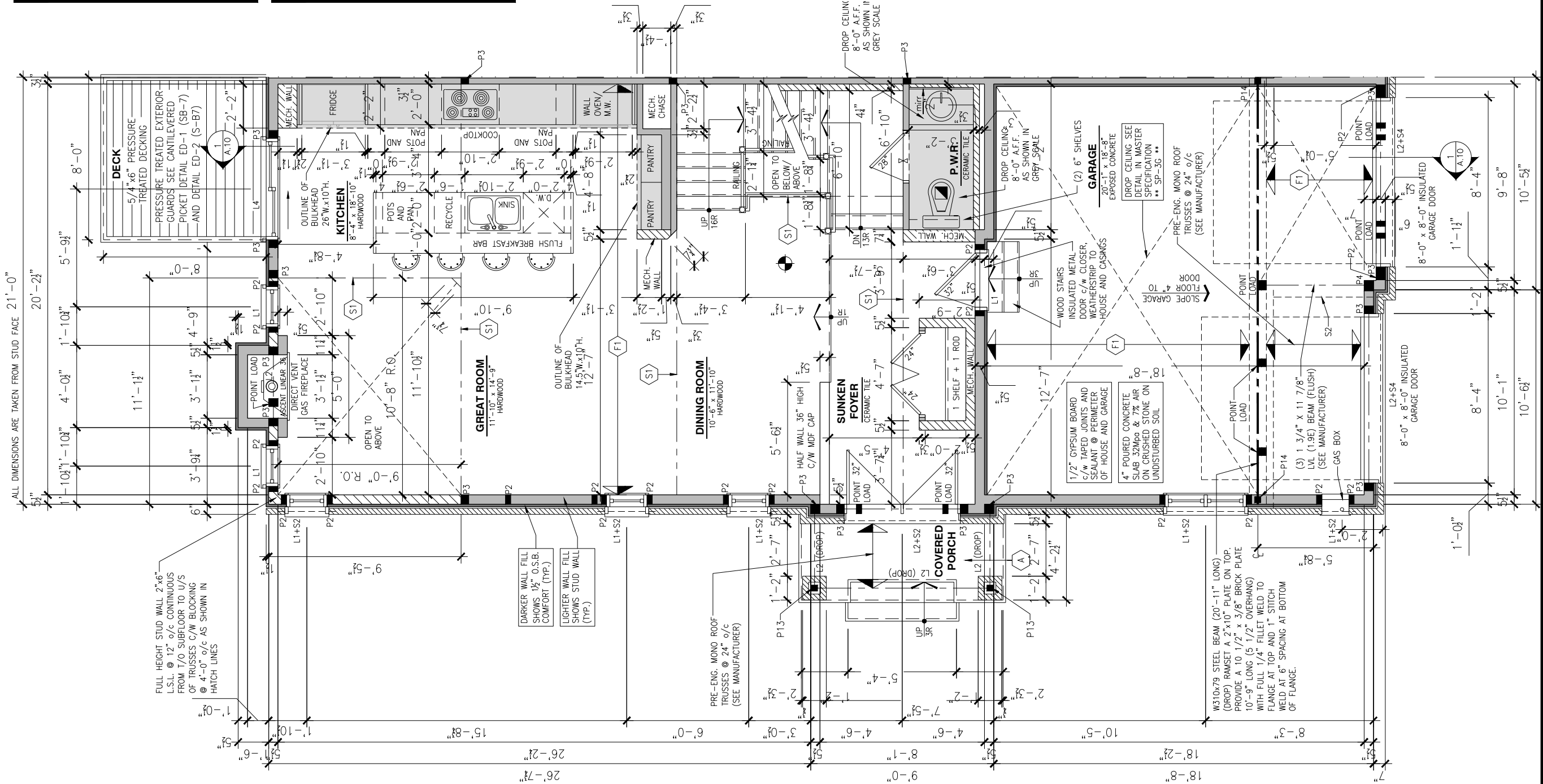
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– COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

NOTE:

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GROUND FLOOR PLAN (WOB)

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

LOT:XXXX

DATE:XX/XX/XXXX

DANIEL GUERIN

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PERSONAL BCIN #44555

TARION REGISTRATION NUMBER #611

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S3 = L 100x90x8

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S6 = L 200x100x12

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LINTEL TABLE:

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L3 = 2-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES

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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

AS PER STRUCTURAL REVIEW

02/06/2019

DOYON

NO.

DESCRIPTION

DATE

BY

DRAWING:

GROUND FLOOR PLAN (WOB)

ADDRESS:XX

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

DATE:XX/XX/XXXX

170 - THE BASSETT

2018 FOOTPRINT

(STANDARD DRAWINGS)

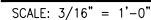
SHEET:

A6b

- 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.

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

- 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%.



**A7a**

STAIRS AND RAILINGS:

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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

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– 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;

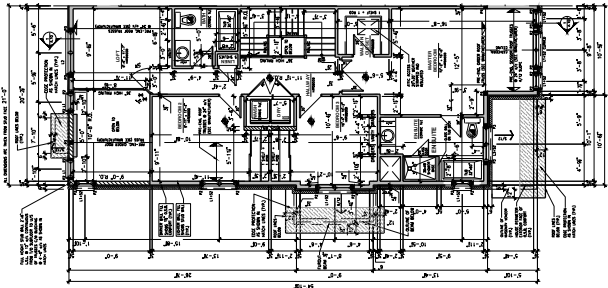
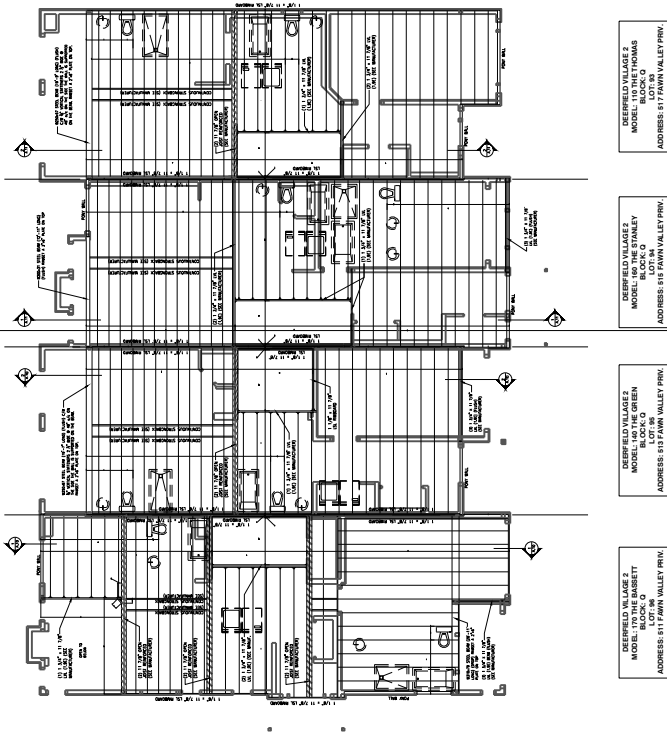
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SECOND FLOOR - OPTIONAL ENSUITE

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 #44555  
– TARIION REGISTRATION NUMBER #611

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

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

POST TABLE:

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

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

P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)  
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*)  
P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*)  
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*)  
P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (\*)

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

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

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

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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	AS PER STRUCTURAL REVIEW	02/06/2019	DOYON
NO.	DESCRIPTION	DATE	BY

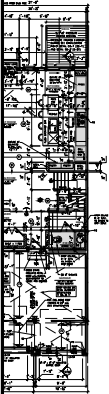
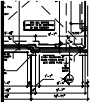
DRAWING:

**SECOND FLOOR PLAN**

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

170 - THE BASSETT  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**A8b**



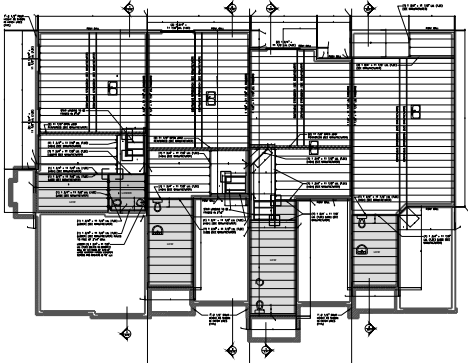
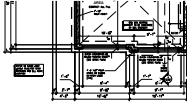
BUILDING SECTION

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

STANDARD - FIRST FLOOR PLAN  
JOIST LAYOUT

FIRST FLOOR PLAN

STANDARD - SECOND FLOOR PLAN  
JOIST LAYOUT

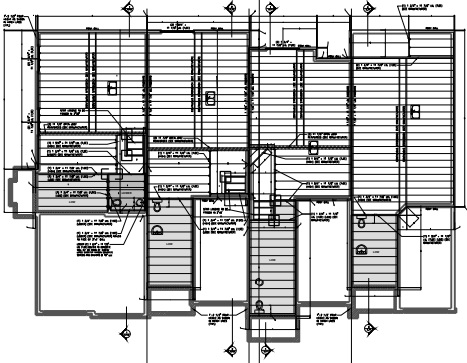
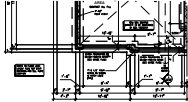
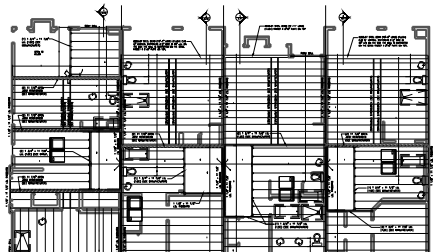
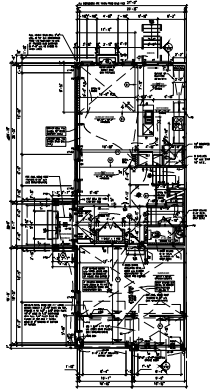


IDENTIFIED VOLUME 1  
BRIEF, 10/10/2019  
10/10/2019  
ADDRESS: 11111111111111111111

IDENTIFIED VOLUME 2  
BRIEF, 10/10/2019  
10/10/2019  
ADDRESS: 11111111111111111111

IDENTIFIED VOLUME 3  
BRIEF, 10/10/2019  
10/10/2019  
ADDRESS: 11111111111111111111

IDENTIFIED VOLUME 4  
BRIEF, 10/10/2019  
10/10/2019  
ADDRESS: 11111111111111111111

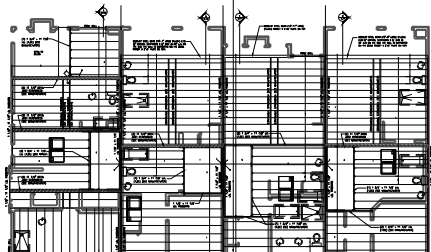
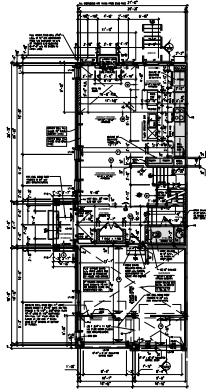


IDENTIFIED VOLUME 1  
BRIEF, 10/10/2019  
10/10/2019  
ADDRESS: 11111111111111111111

IDENTIFIED VOLUME 2  
BRIEF, 10/10/2019  
10/10/2019  
ADDRESS: 11111111111111111111

IDENTIFIED VOLUME 3  
BRIEF, 10/10/2019  
10/10/2019  
ADDRESS: 11111111111111111111

IDENTIFIED VOLUME 4  
BRIEF, 10/10/2019  
10/10/2019  
ADDRESS: 11111111111111111111



MODEL HOME BLOCK 'Q'

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 #44555
- 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.

2012 O.B.C. DRAWINGS


REV-1	AS PER STRUCTURAL REVIEW	02/06/2019	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:	SECTION
----------	---------

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

170 - THE BASSETT  
2018 FOOTPRINT

(STANDARD DRAWINGS)

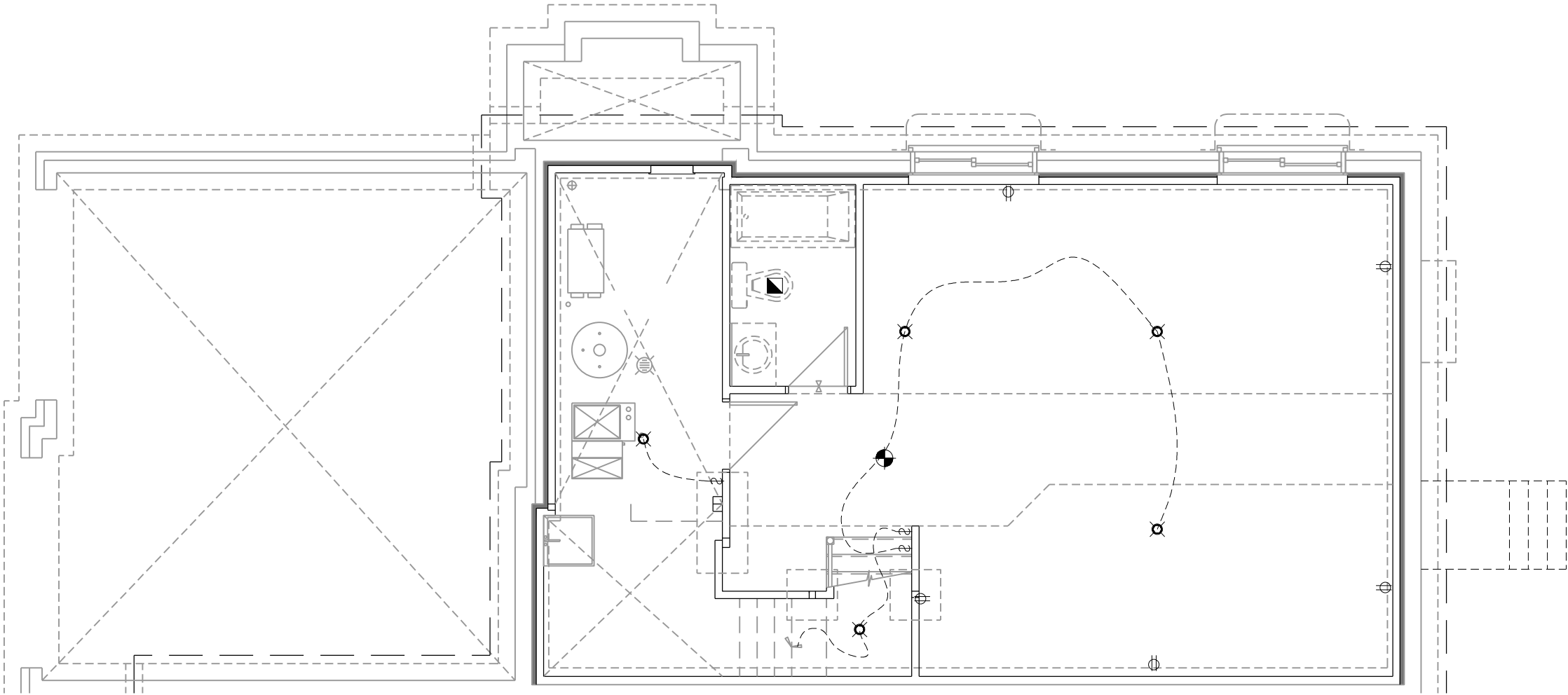
SHEET:

A8



ELECTRICAL FOUNDATION PLAN

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



LOT: XXXX  
DATE: XX/XX/XXXX



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

- ▣ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS


REV-1	AS PER STRUCTURAL REVIEW	02/06/2019	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL FOUNDATION PLAN

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

170 - THE BASSETT  
2018 FOOTPRINT

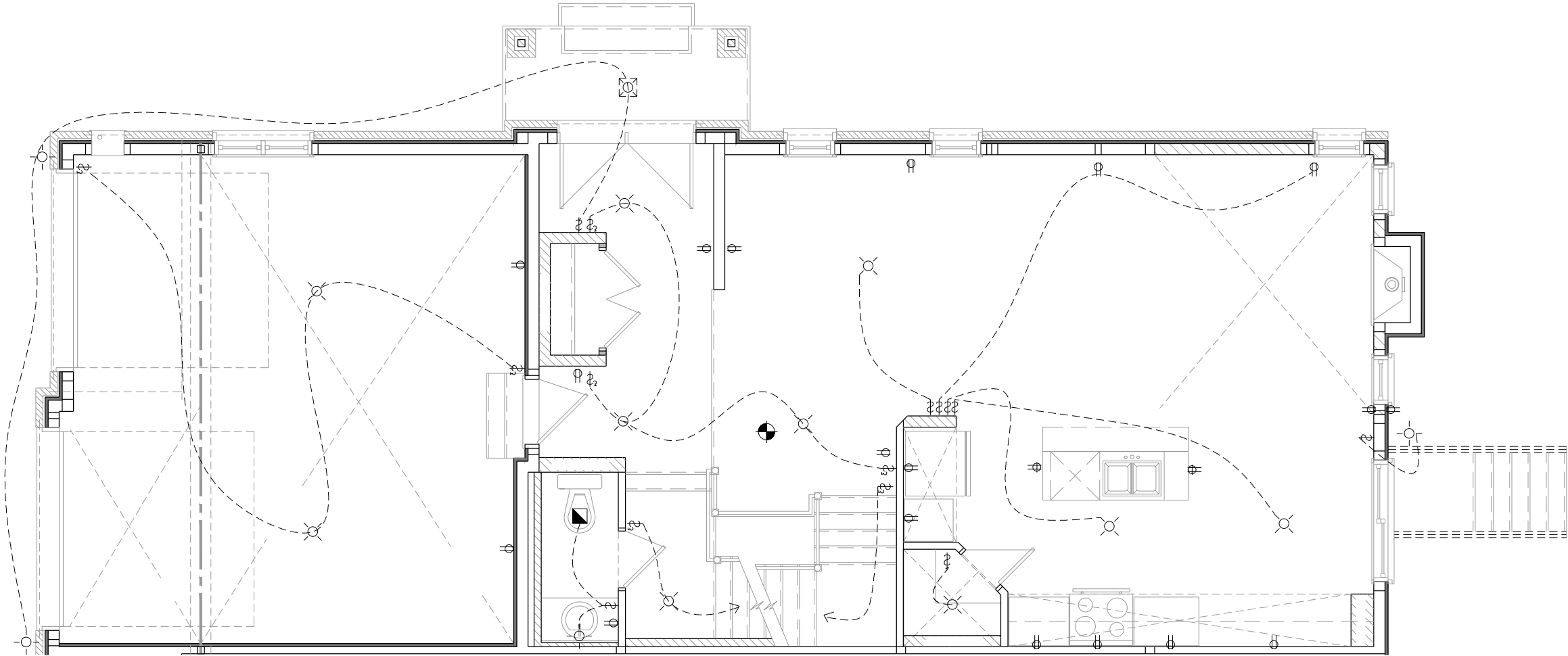
(STANDARD DRAWINGS)

SHEET:

E1a

ELECTRICAL GROUND FLOOR PLAN

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



LOT: XXXX  
DATE: XX/XX/XXXX



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- PERSONAL BCIN #44555
- TARIION REGISTRATION NUMBER #611

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

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2012 O.B.C. DRAWINGS


REV-1	AS PER STRUCTURAL REVIEW	02/06/2019	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL  
GROUND FLOOR

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

170 - THE BASSETT  
2018 FOOTPRINT

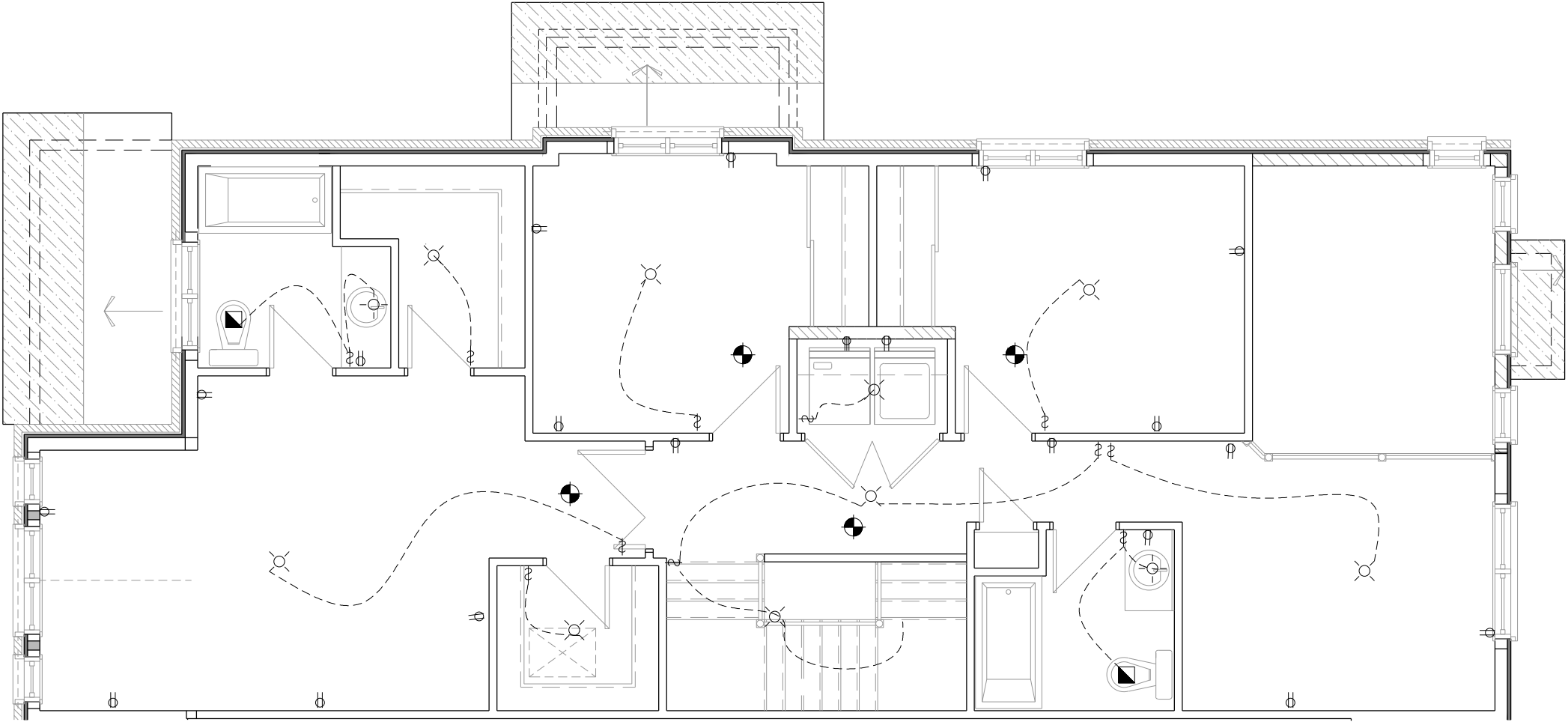
(STANDARD DRAWINGS)

SHEET:

E2a

ELECTRICAL SECOND FLOOR PLAN

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



LOT: XXXX  
DATE: XX/XX/XXXX



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- TARIION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS


REV-1	AS PER STRUCTURAL REVIEW	02/06/2019	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: ELECTRICAL  
SECOND FLOOR

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

170 - THE BASSETT  
2018 FOOTPRINT

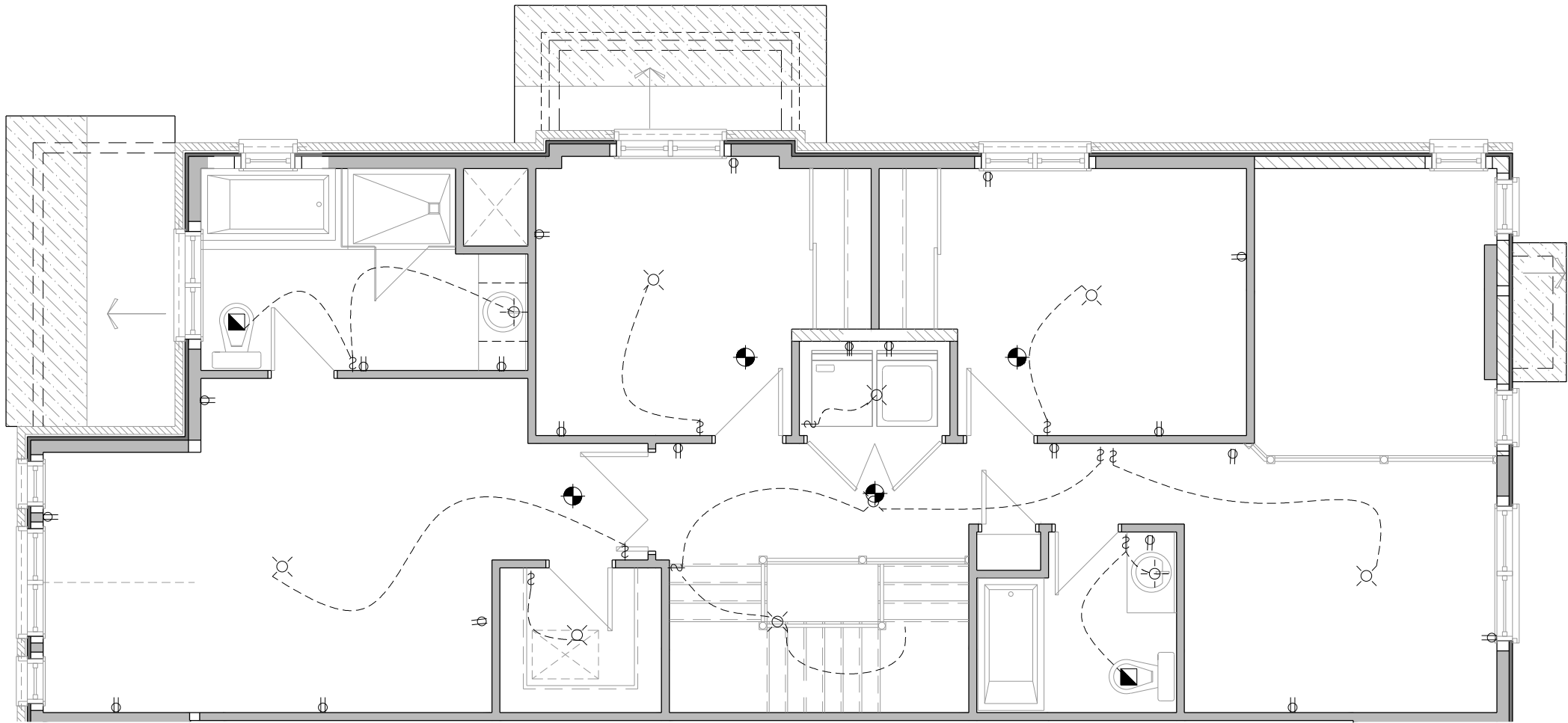
(STANDARD DRAWINGS)

SHEET:

E3a

ELECTRICAL SECOND FLOOR PLAN

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



LOT: XXXX  
DATE: XX/XX/XXXX



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170 - THE BASSETT  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**E3a**