



Valecraft
Homes Ltd.

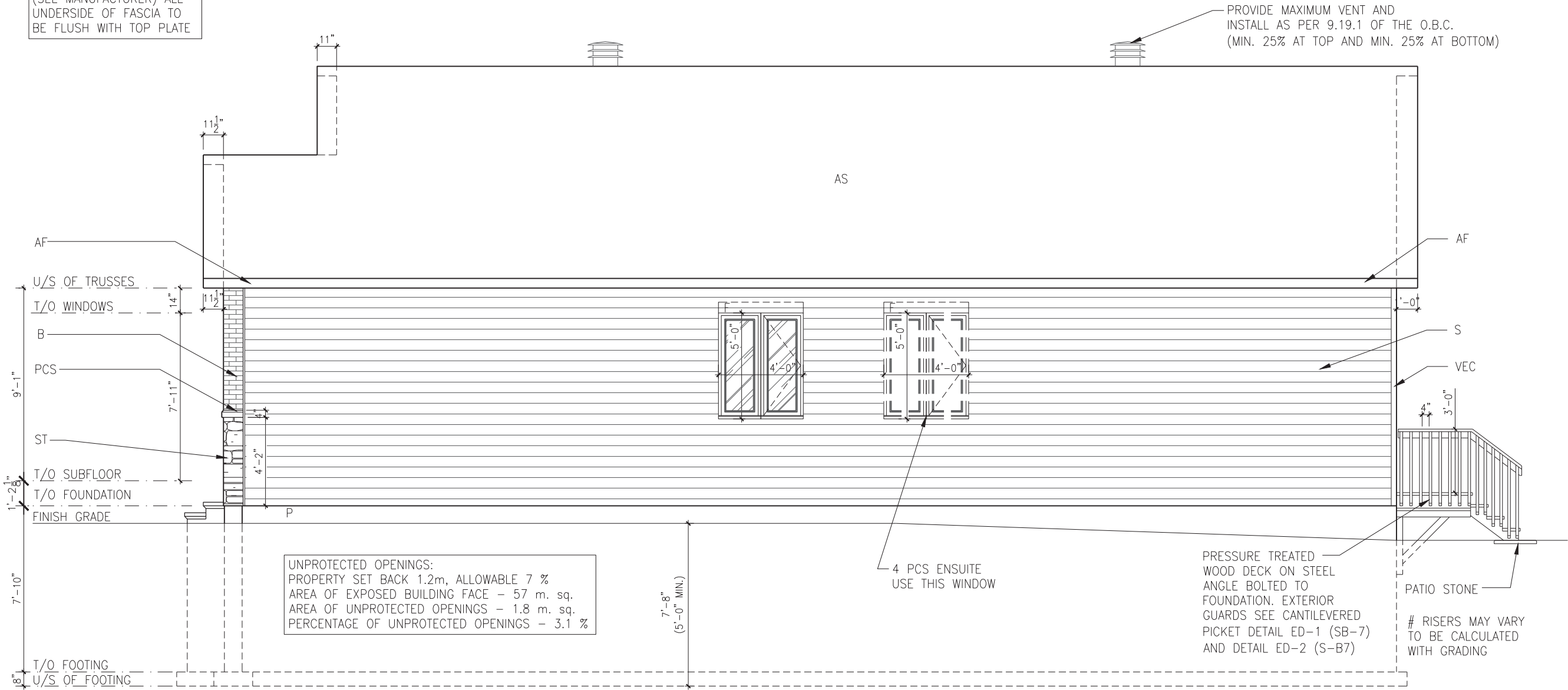
SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
+ 20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BAND (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
- PC1H0 - PRECAST HEADER 10"
- PC1H8 - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

REV-3	AS PER STRUCTURAL	12/14/18	VH
REV-2	AS PER STRUCTURAL	06/27/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON
NO.	DESCRIPTION	DATE	BY

(STANDARD DRAWINGS)

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



ELEVATION A - RIGHT

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

LOT: XXXX
DATE: XX/XX/XXXX



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

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

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DRAWING:

RIGHT ELEVATION 'A'

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

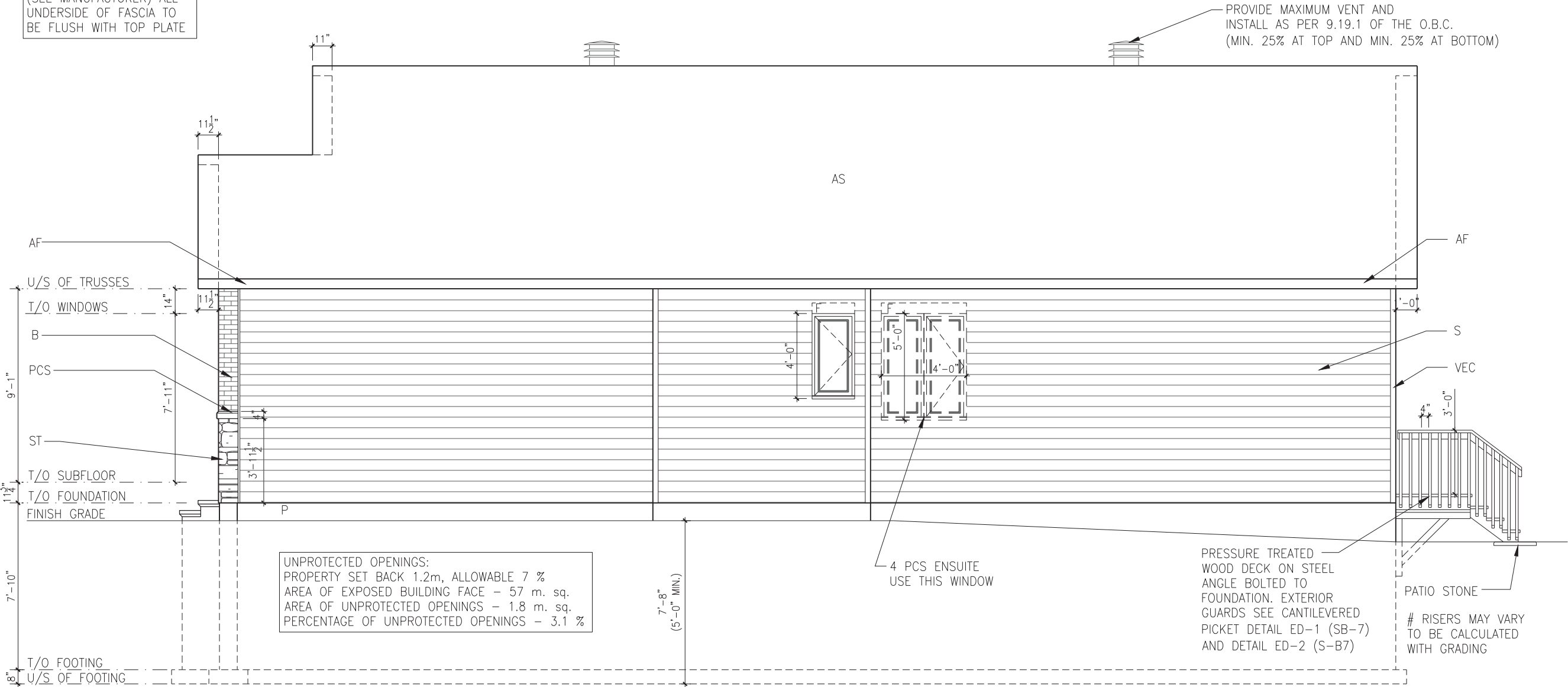
1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.2a

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



ELEVATION A - RIGHT REDUCED

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

LOT: XXXX
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1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.2a

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

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

AF

U/S OF TRUSSES

T/O WINDOWS

B

PCS

ST

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

14"

7'-11"

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

STEP FOOTING: 1 STEP OF 1'-9"

- THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 23 5/8".
- THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 23 5/8".

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

MIN. 1'-0" GROUND
COVER IS REQ'D.

24"x24"x8" CONC. _____
PAD W/ 10"x10" CONC.
PIER W. 4-10M L DOWELS

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



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- PC18 - PRECAST HEADER 8"
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DRAWING: **WALK-OUT BASEMENT
RIGHT ELEVATION 'A'**

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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1020 - THE MORGAN 2018 FOOTPRINT

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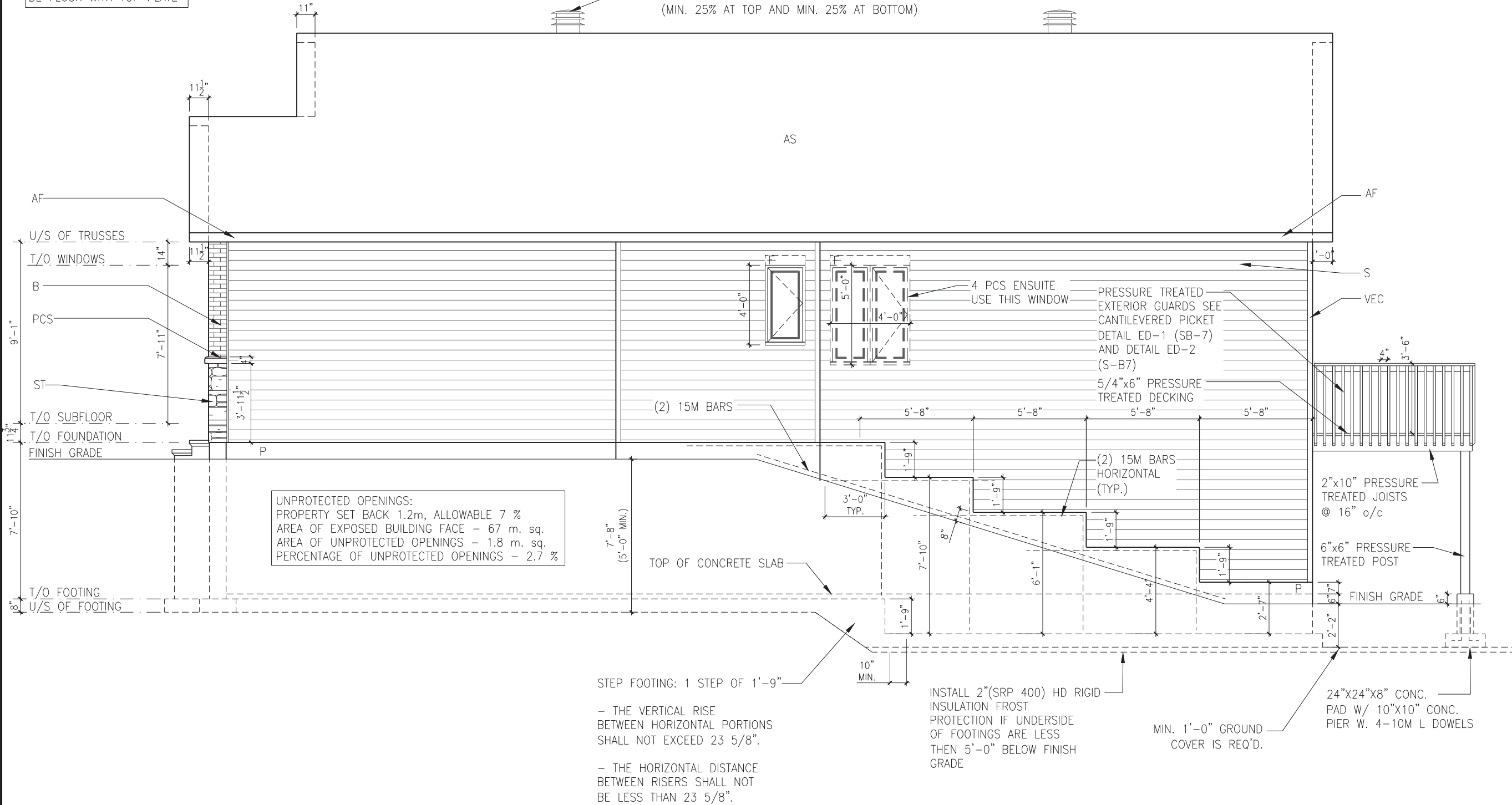
A.2a

WALK-OUT BASEMENT - ELEVATION A - RIGHT

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

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(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)



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1020 - THE MORGAN 2018 FOOTPRINT

A.2a

NOTE:
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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)

PRE-FINISHED
METAL FLASHING

OUTLINE OF OPTIONAL
3/12 CATHEDRAL
CEILING

AF

U/S OF TRUSSES

T/O WINDOWS

S

GAS FIREPLACE
VENT

VEC

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

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

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

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

OUTLINE OF STEEL
POST SEE PLAN
(TYP.)

PCS

ST

CONCRETE PORCH
AND STAIRS

ELEVATION A - LEFT

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

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DRAWING:

LEFT ELEVATION 'A'

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1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.3a

STANDARD PLAN:

GROSS INSULATED = 188.6 M. SQ.
WALL AREA

GROSS WINDOW = 23.4 M. SQ.
AREA

PERCENT GLASS TO WALL AREA = 12.4%

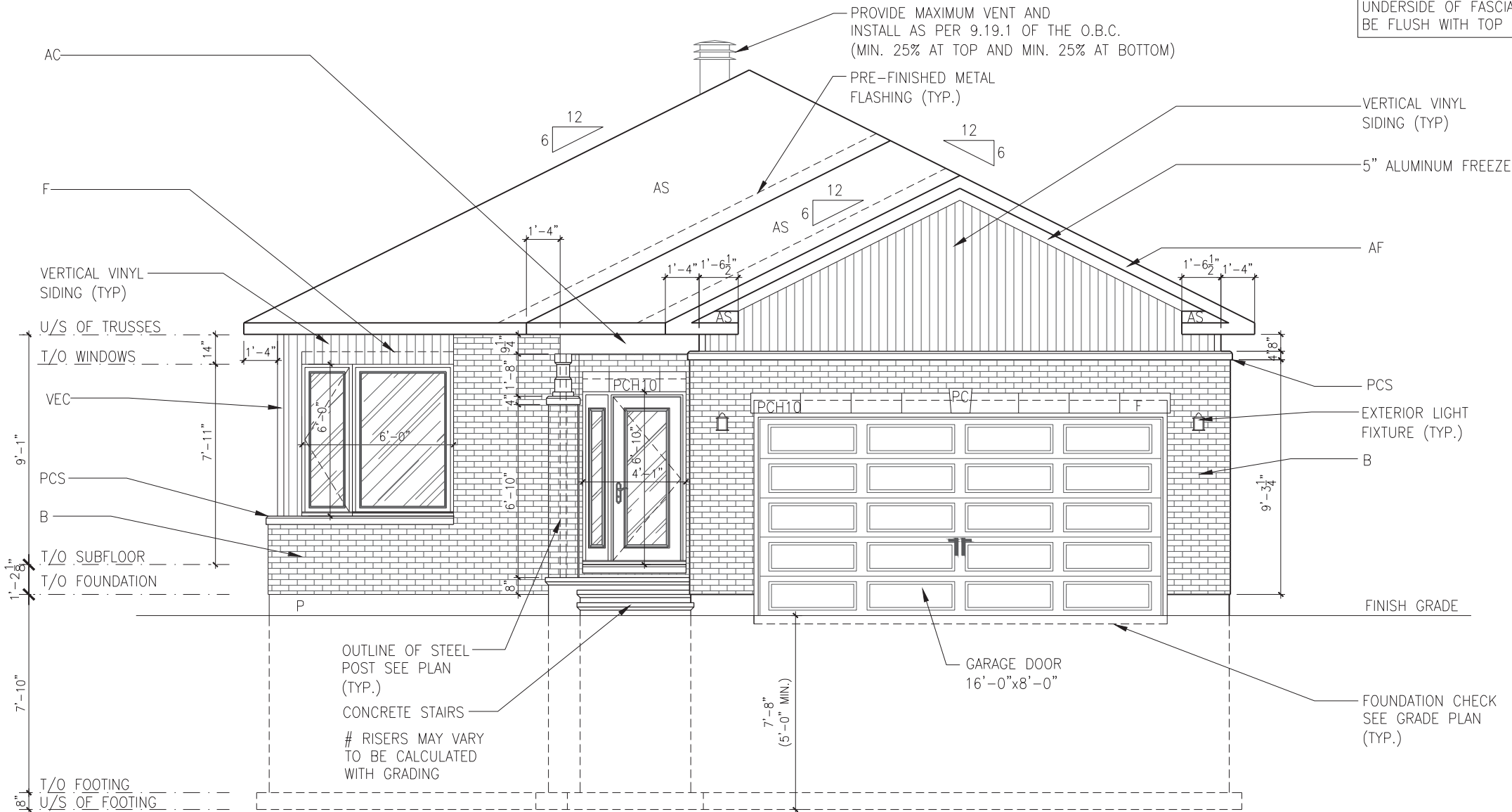
STANDARD PLAN WITH WALK-OUT BASEMENT:

GROSS INSULATED = 234.5 M. SQ.
WALL AREA

GROSS WINDOW = 30.27 M. SQ.
AREA

PERCENT GLASS TO WALL AREA = 12.9%

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FRONT ELEVATION 'B'

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1020 - THE MORGAN
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(STANDARD DRAWINGS)

SHEET:

A.1b

ELEVATION B - FRONT

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



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- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

REV-3	AS PER STRUCTURAL	12/14/18	VH
REV-2	AS PER STRUCTURAL	06/27/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

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

(STANDARD DRAWINGS)

SHEET:

A.2b

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

 AF^-

U/S OF TRUSSES

T/O WINDOWS

PCC

B -

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

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

AS

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

— 4 PCS ENSUITE
USE THIS WINDOW

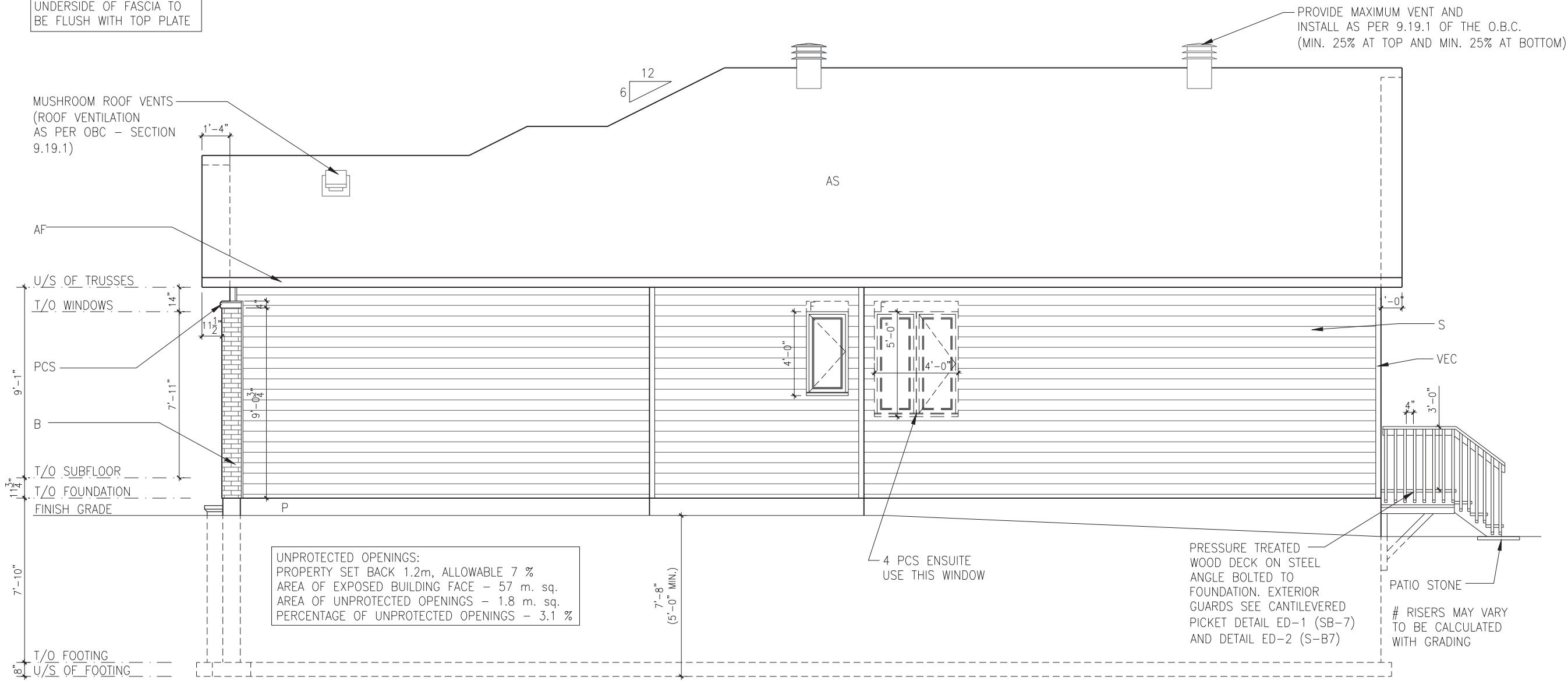
PRESSURE TREATED —
WOOD DECK ON STEEL
ANGLE BOLTED TO
FOUNDATION. EXTERIOR
GUARDS SEE CANTILEVERED
PICKET DETAIL ED-1 (SB-7)
AND DETAIL ED-2 (S-B7)

! PATIO STONE

RISERS MAY VARY
TO BE CALCULATED
WITH GRADING

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

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



ELEVATION B - RIGHT REDUCED
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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 - B2 - BRICK SOLDIER COURSE (ACCENT) + 20mm PROUD
 - B3 - BRICK SLEEPER COURSE
 - B4 - STACK BOND (ACCENT)
 - B5 - BRICK SILL (ACCENT)
 - B6 - BRICK ROW LOCK (ACCENT)
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 - 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
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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING:
RIGHT ELEVATION 'B' REDUCED

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

**1020 - THE MORGAN
2018 FOOTPRINT**
(STANDARD DRAWINGS)

SHEET:
A.2b

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

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

AF-

U/S OF TRUSSES

T/O WINDOWS

PCS-

B —

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

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

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

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

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

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

MIN. 1'-0" GROUND
COVER IS REQ'D.

24"x24"x8" CONC. _____
 PAD W/ 10"x10" CONC. _____
 PIER W. 4-10M L DOWELS _____

WALK-OUT BASEMENT - ELEVATION B - RIGHT

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

LOT: XXXX

DATE: XX/XX/XXXX



Valecraft

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- B7 - BRICK CORRELLING
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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

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

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

1020 - THE MORGAN 2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.2b



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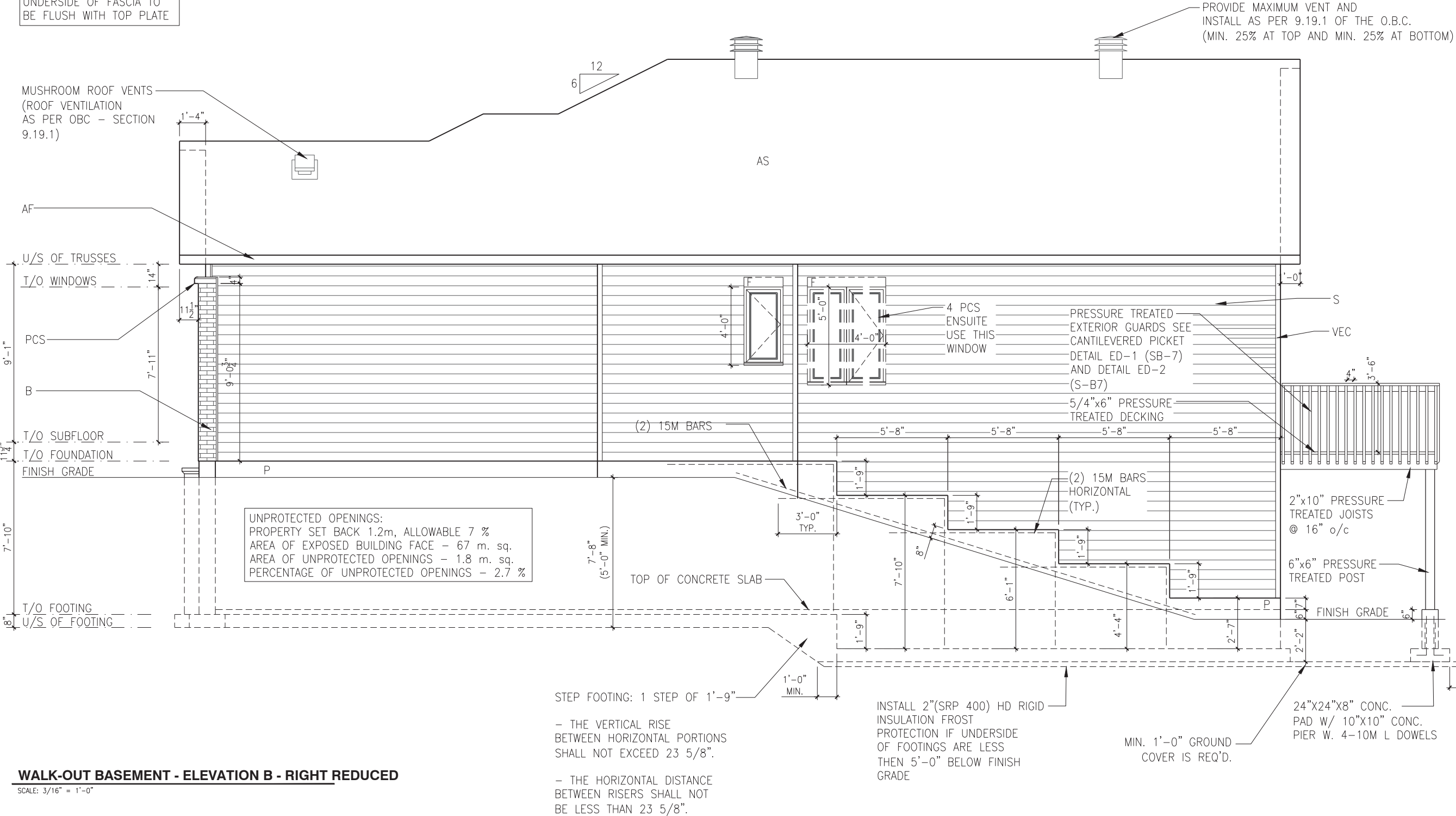
2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

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

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
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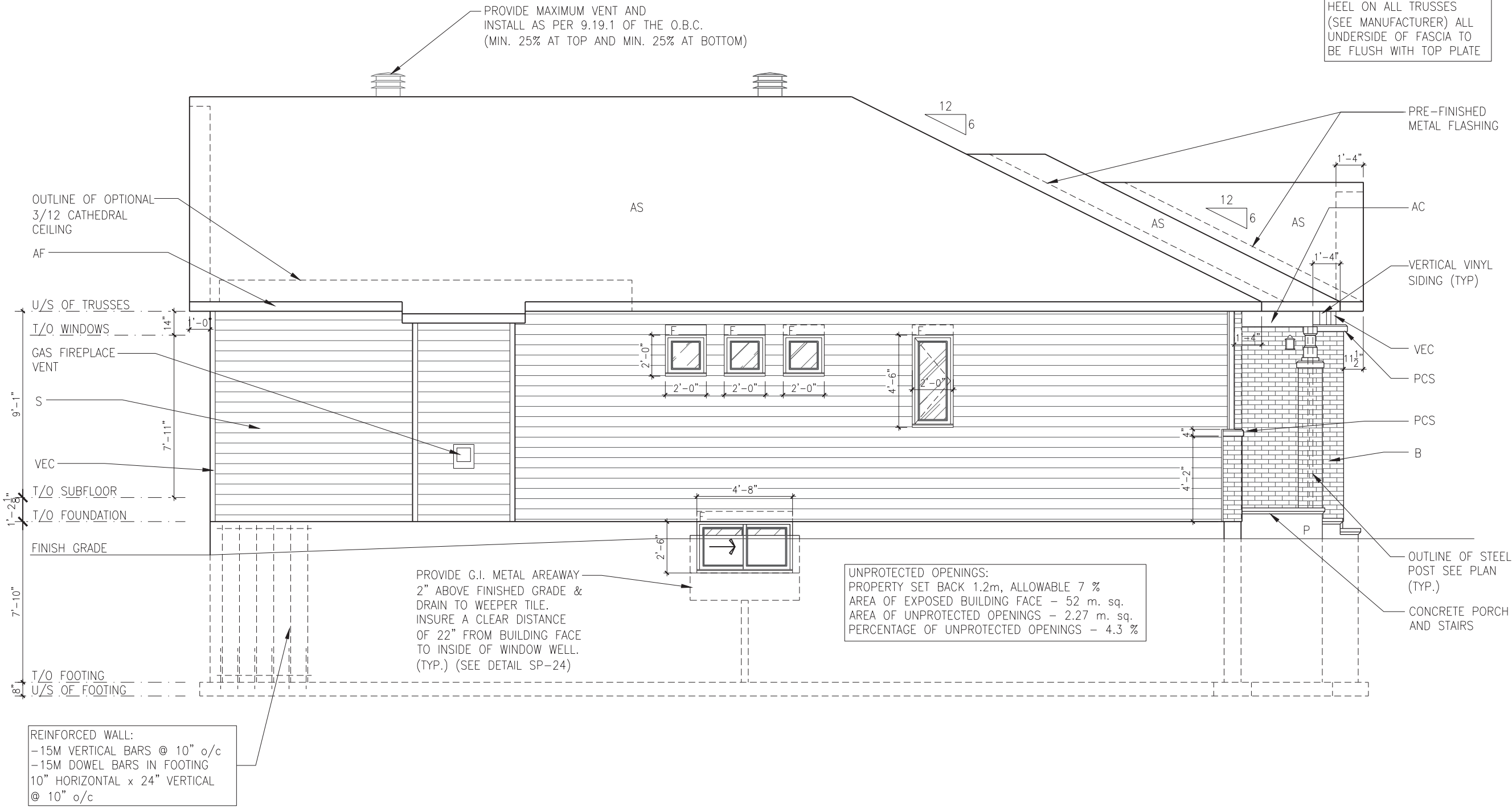


WALK-OUT BASEMENT - ELEVATION B - RIGHT REDUCED

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

ELEVATION B - LEFT

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

LEFT ELEVATION 'B'

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

1020 - THE MORGAN
2018 FOOTPRINT
(STANDARD DRAWINGS)

SHEET:
A.3b

STANDARD PLAN:

GROSS INSULATED = 188.6 M. SQ.
WALL AREA

GROSS WINDOW = 23.4 M. SQ.
AREA

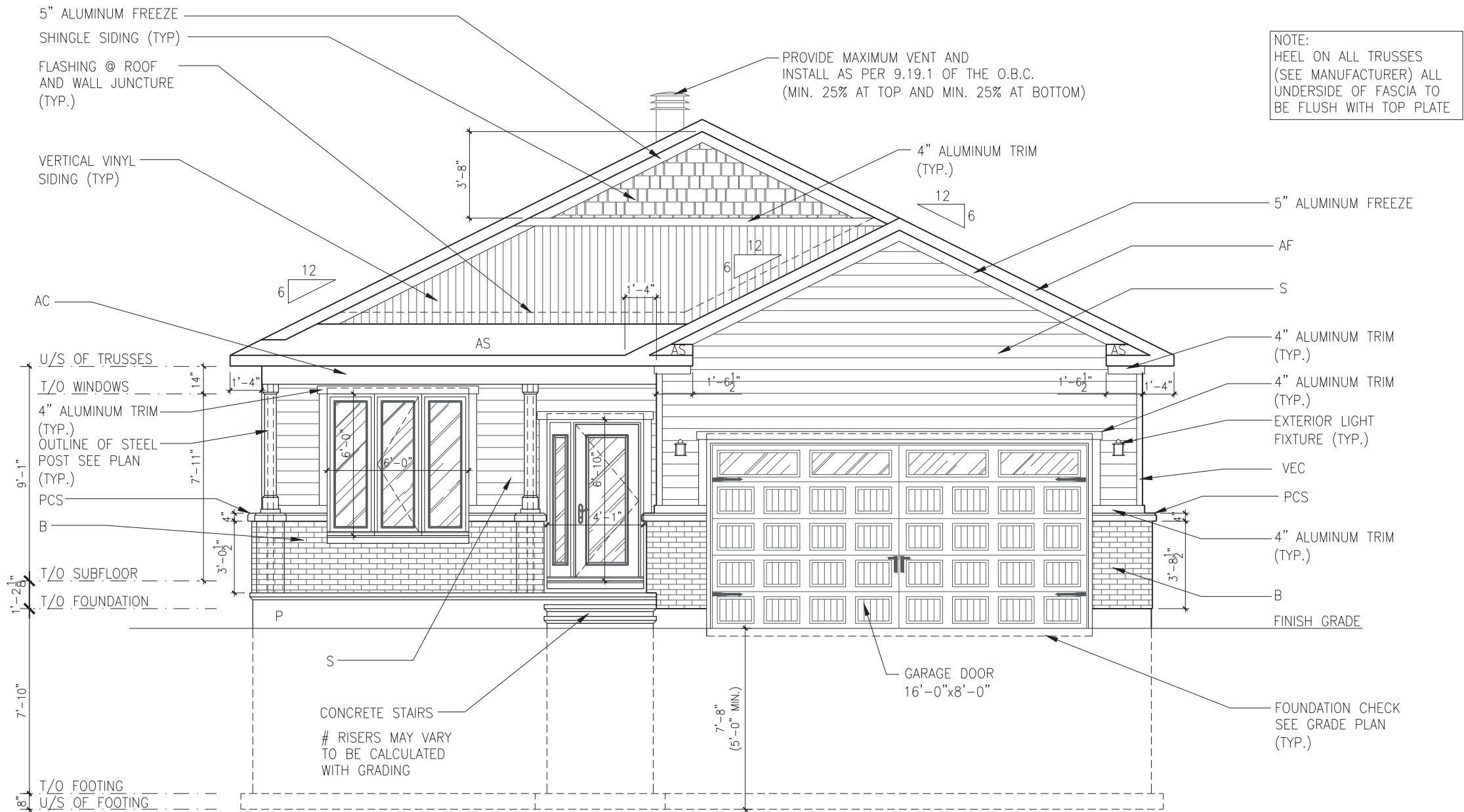
PERCENT GLASS TO WALL AREA = 12.4%

STANDARD PLAN WITH WALK-OUT BASEMENT:

GROSS INSULATED = 234.5 M. SQ.
WALL AREA

GROSS WINDOW = 30.27 M. SQ.
AREA

PERCENT GLASS TO WALL AREA = 12.9%



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

LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING: **FRONT ELEVATION 'C'**

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

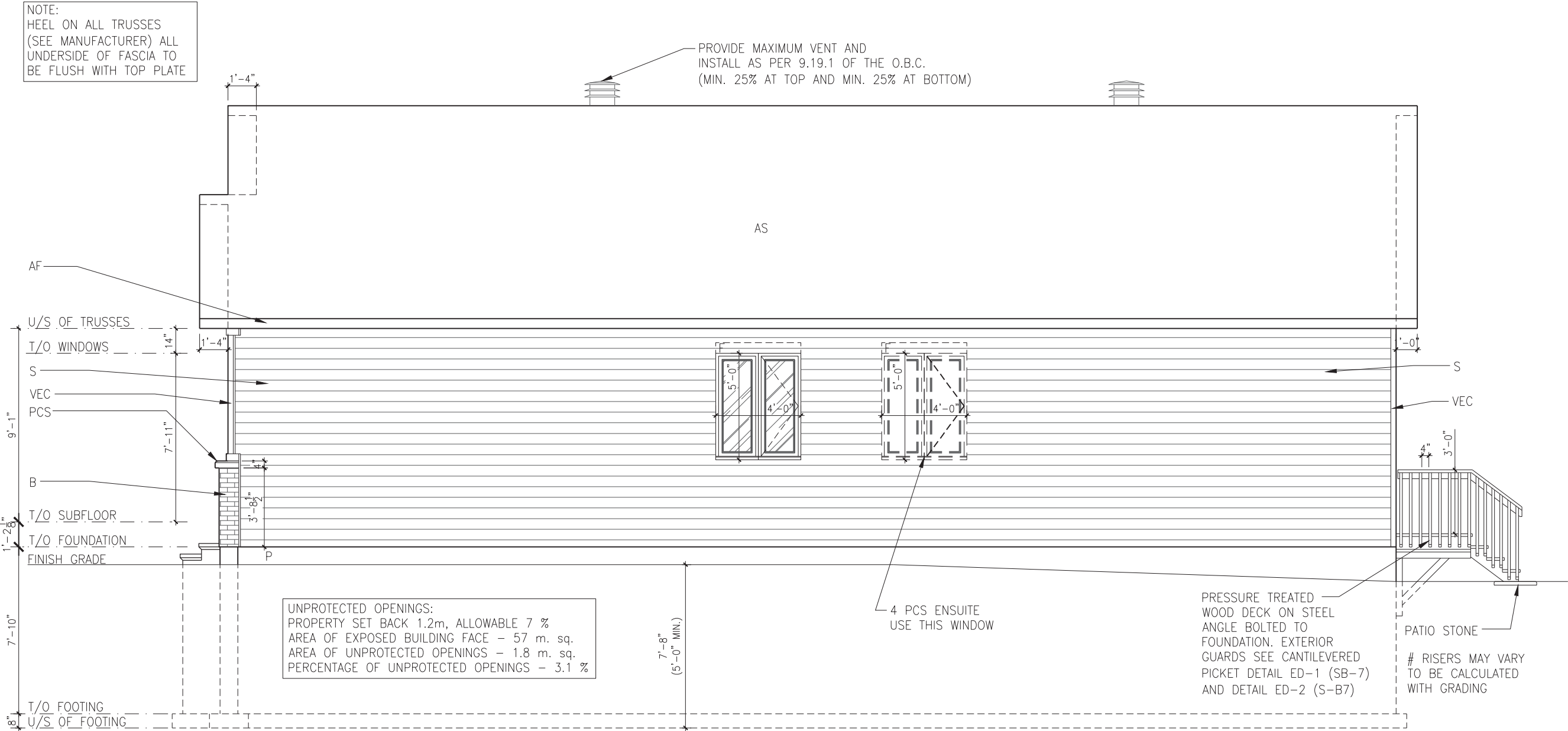
**1020 - THE MORGAN
2018 FOOTPRINT**

(STANDARD DRAWINGS)

SHEET: **A.1c**

ELEVATION C - RIGHT

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING:

RIGHT ELEVATION 'C'

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

1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.2c


Valecraft
Homes Ltd.

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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(STANDARD DRAWINGS)

SHEET:

A.2c

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

AS

AF—

U/S OF TRUSSES

T/O WINDOWS

S.

VEC

PC3

B—

```
.I/O .SUBFLOW
```

T/O FOUNDATION

FINISH GRADE

T/O FOOTING

U/S OF FOOTING

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

4 PCS ENSUITE
USE THIS WINDOW

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

PATIO STONE —

RISERS MAY VARY
TO BE CALCULATED
WITH GRADING

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



Valecraft
Homes Ltd.

- PERSONAL BCIN #19896
- TARIFF REGISTRATION NUMBER #611

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EXTERIOR FINISH LEGEND:

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- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- 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
- PC10H - PRECAST HEADER 10"
- PC18 - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

REV-3	AS PER STRUCTURAL	12/14/18	VH
REV-2	AS PER STRUCTURAL	06/27/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON
NO.	DESCRIPTION	DATE	BY

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

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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1020 - THE MORGAN 2018 FOOTPRINT

SHEET:
A.2c

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)

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

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

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

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

MIN. 1'-0" GROUND
COVER IS REQ'D.

24"X24"X8" CONC. _____
PAD W/ 10"X10" CONC. _____
PIER W. 4-10M L DOWELS _____

WALK-OUT BASEMENT - ELEVATION C - RIGHT

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



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EXTERIOR FINISH LEGEND:

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B1 - BRICK SOLDIER COURSE (ACCENT)
B2 - BRICK SOLDIER COURSE (ACCENT)
+ 20mm PROUD
B3 - BRICK SLEEPER COURSE
B4 - STACK BOND (ACCENT)
B5 - BRICK SILL (ACCENT)
B6 - BRICK ROW LOCK (ACCENT)
B7 - BRICK CORBELLING
B8 - BRICK 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
PC110 - PRECAST HEADER 10"
PC18 - PRECAST HEADER 8"
PCS - PRECAST SILL
PCB - PRECAST BAND
VS - VINYL SHAKES
VEC - SIDING (VERTICAL CORNER)

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REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON
NO.	DESCRIPTION	DATE	BY

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

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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1020 - THE MORGAN 2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.2c

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PERCENTAGE OF UNPROTECTED OPENINGS - 2.7 %	

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

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

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

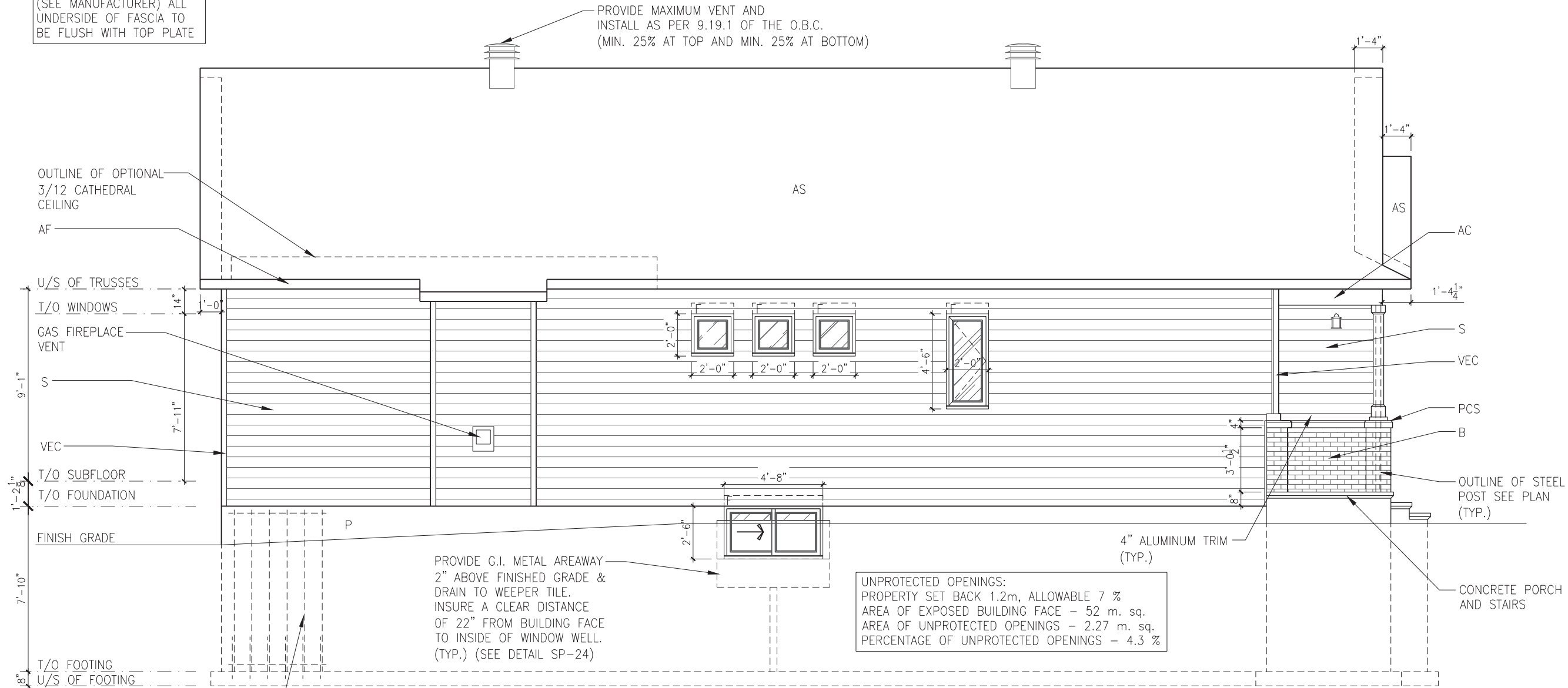
MIN. 1'-0" GROUND
COVER IS REQ'D.

24"X24"X8" CONC. _____
PAD W/ 10"X10" CONC. _____
PIER W. 4-10M L DOWELS _____

WALK-OUT BASEMENT - ELEVATION C - RIGHT REDUCED

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

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



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

ELEVATION C - LEFT

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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- 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)
- 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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2012 O.B.C. DRAWINGS

REV	DESCRIPTION	DATE	BY
REV-3	AS PER STRUCTURAL	12/14/18	VH
REV-2	AS PER STRUCTURAL	06/27/18	VH
REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:

LEFT ELEVATION 'C'

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

1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.3c

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

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

OUTLINE OF OPTIONAL
3/12 CATHEDRAL
CEILING

AF

S

VEC

PRESSURE TREATED
EXTERIOR GUARDS SEE
CANTILEVERED PICKET
DETAIL ED-1 (SB-7)
AND DETAIL ED-2
(S-B7)

5/4"x6" PRESSURE
TREATED DECKING

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

6"x6" PRESSURE
TREATED POST

24"x24"x8" CONC.
PAD W/ 10"x10" CONC.
PIER W. 4-10M L DOWELS

MIN. 1'-0" GROUND
COVER IS REQ'D.

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

(2) 15M BARS
VERTICAL (TYP.)

GAS FIREPLACE
VENT

(2) 15M BARS
HORIZONTAL
(TYP.)

AS

AS

PRE-FINISHED
METAL FLASHING

AC

U/S OF TRUSSES

T/O WINDOWS

S

VEC

PCS

B

T/O SUBFLOOR

T/O FOUNDATION

4" ALUMINUM TRIM
(TYP.)

OUTLINE OF STEEL
POST SEE PLAN
(TYP.)

CONCRETE PORCH
AND STAIRS

T/O FOOTING
U/S OF FOOTING

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

STEP FOOTING: 1 STEP OF 1'-9"

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

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

WALK-OUT BASEMENT - ELEVATION C - LEFT

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

LOT: XXXX

DATE: XX/XX/XXXX



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DRAWING: WALK-OUT BASEMENT LEFT ELEVATION 'C'

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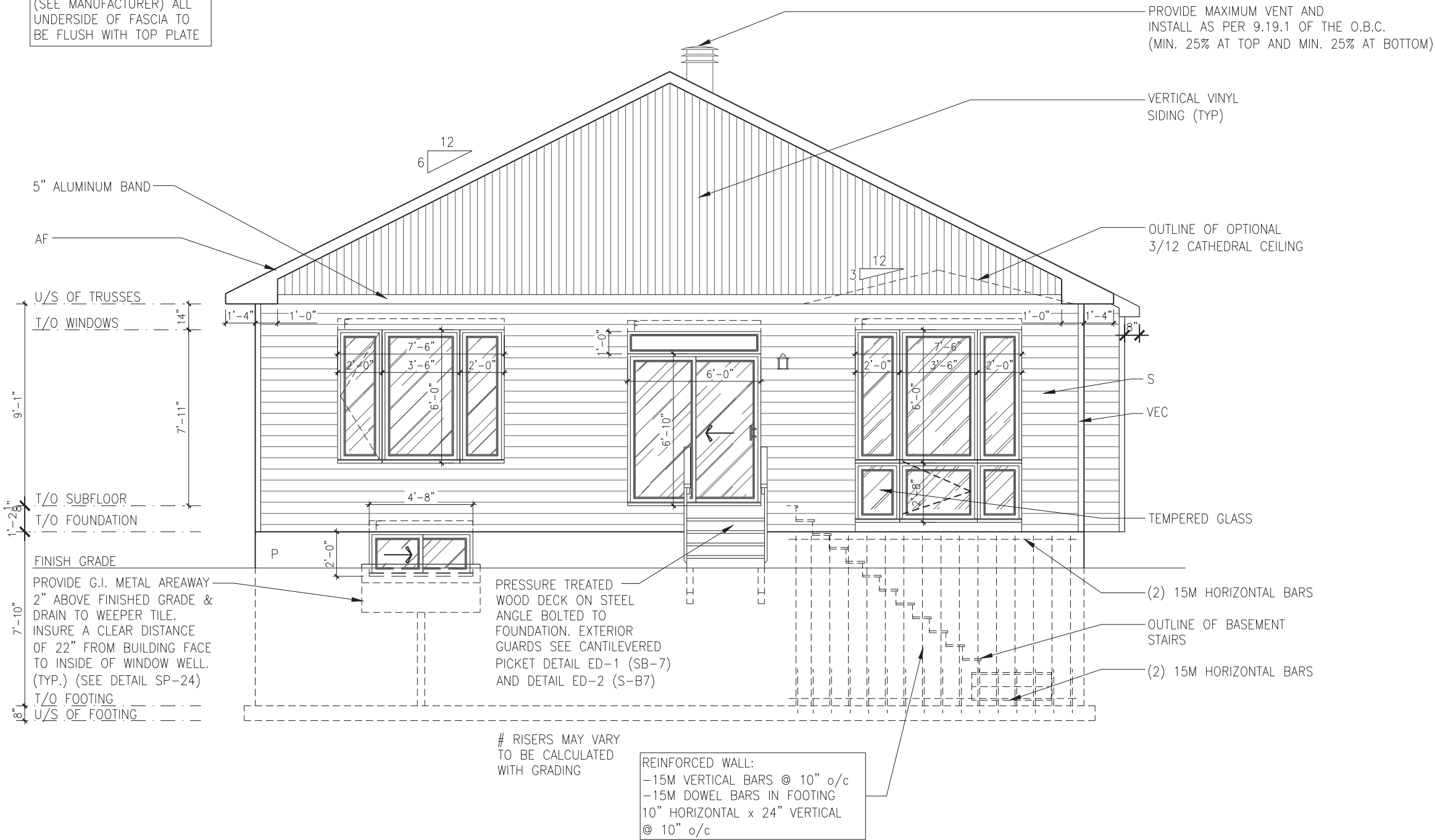
1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.3c

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



LOT: XXXX
DATE: XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

DRAWING:

REAR ELEVATION 'A, B, C'

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

1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

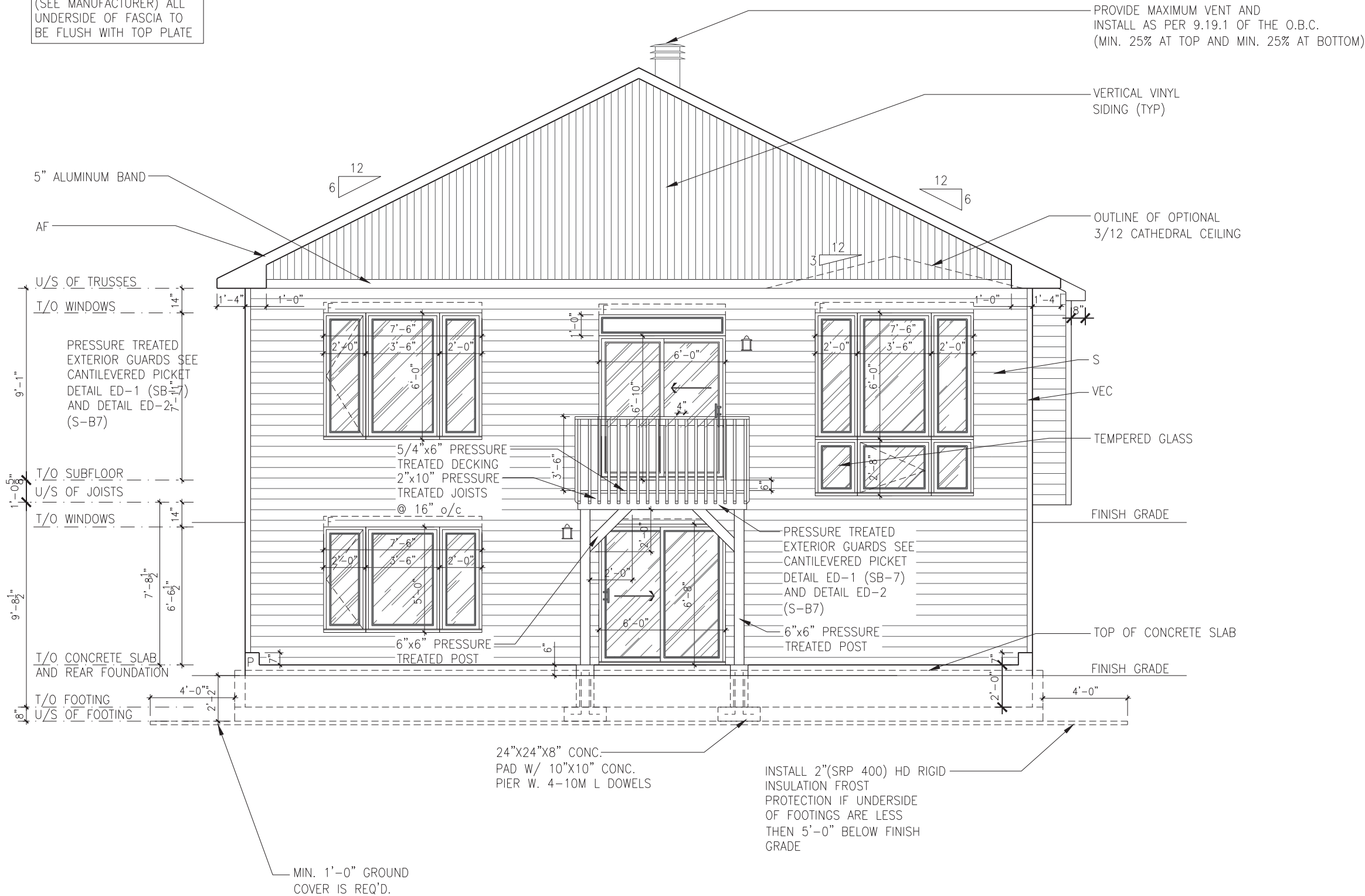
SHEET:

A.4a

ELEVATION A, B, C - REAR

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

NOTE:
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UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE



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

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

LOT: XXXX

DATE: XX/XX/XXXX



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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
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REAR ELEVATION 'A, B, C'**

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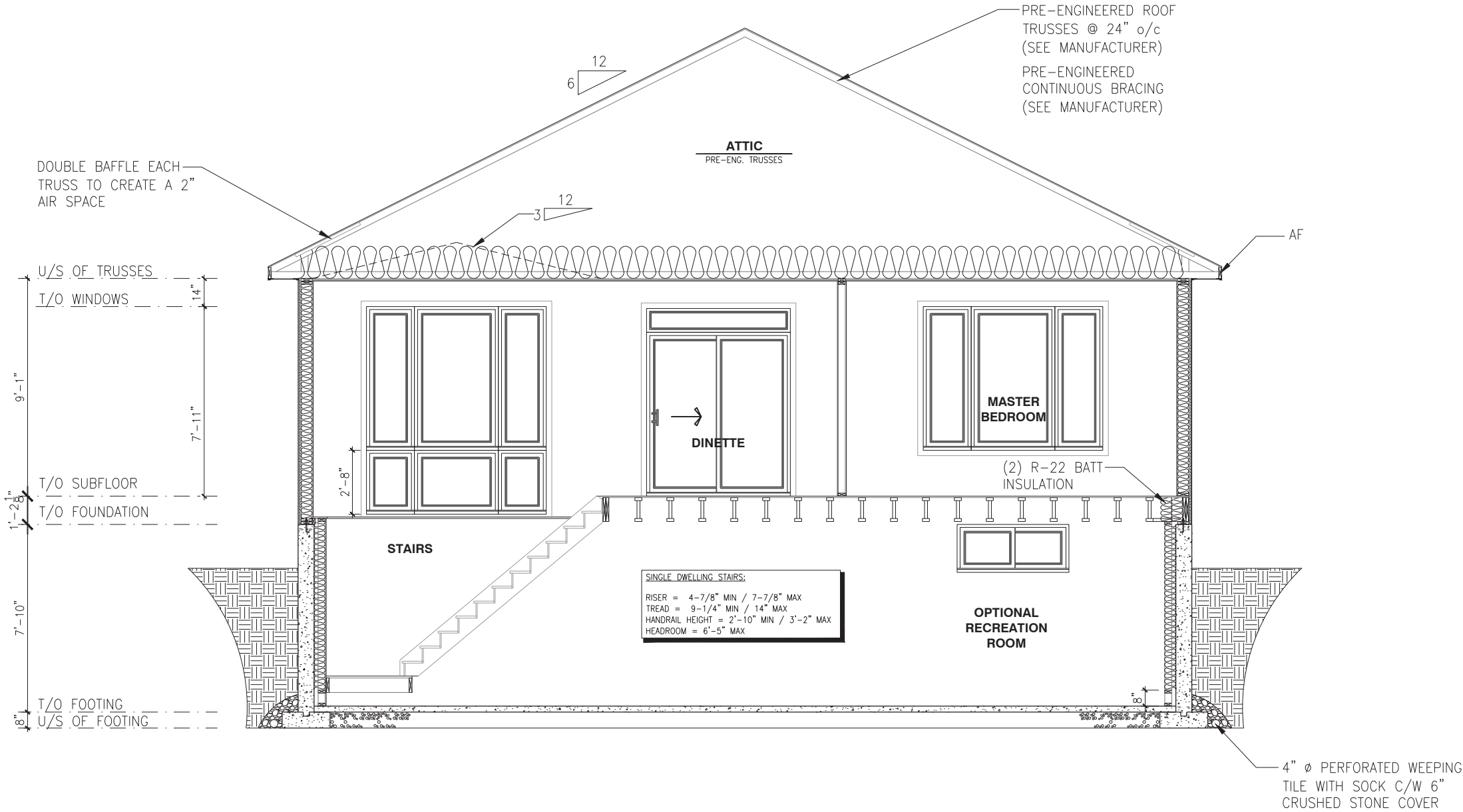
(STANDARD DRAWINGS)

SHEET:

A.4a

ELEVATION A, B, C - BUILDING SECTION

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



LOT: XXXX
DATE: XX/XX/XXXX



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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 CORBELLING
 - 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"
 - PCH8 - PRECAST HEADER 8"
 - PCS - PRECAST SILL
 - PCB - PRECAST BAND
 - VS - VINYL SHAKES
 - VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

REV	NO.	DESCRIPTION	DATE	BY
REV-3	AS PER STRUCTURAL	12/14/18	VH	
REV-2	AS PER STRUCTURAL	06/27/18	VH	
REV-1	NEW STANDARD DRWG MODIFICATION	12/18/2017	DOYON	

DRAWING: **BUILDING SECTION**

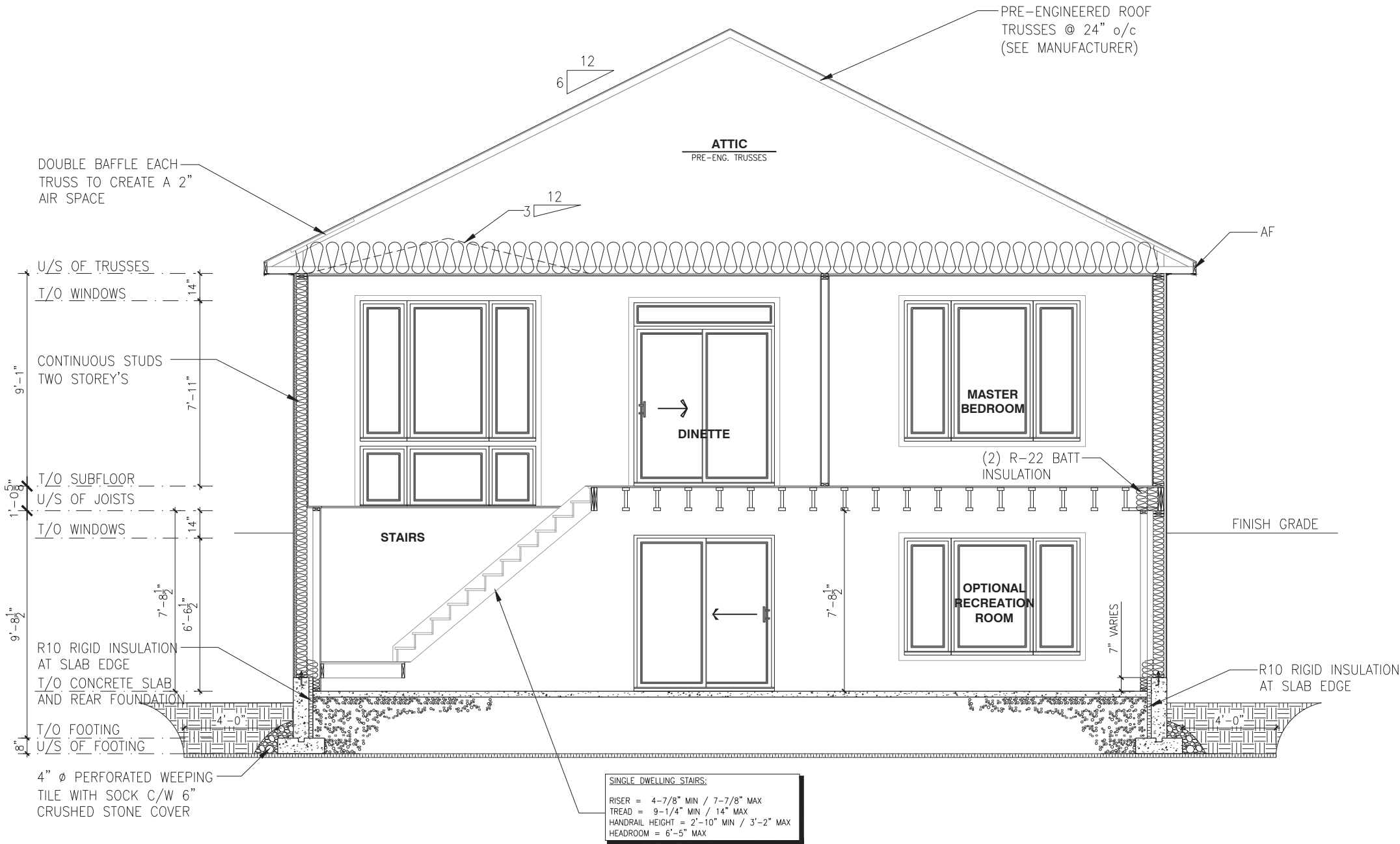
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

1020 - THE MORGAN 2018 FOOTPRINT (STANDARD DRAWINGS)

SHEET: **A.5**

WALK-OUT BASEMENT - ELEVATION A, B, C - BUILDING SECTION

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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NO.	DESCRIPTION	DATE	BY

DRAWING: WALK-OUT BASEMENT BUILDING SECTION

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

1020 - THE MORGAN
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A.5