



**Valecraft**  
Homes Ltd.

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

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 FOW LOCK (ACCENT)
- B7 - BRICK CORRELLING
- B8 - BRICK COING 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"
- PC8H - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)


REV-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **3 BEDROOM  
ELEVATION A - FRONT**

ADDRESS: XX	SCALE: 3/16" = 1'-0"	DATE: XX/XX/XXXX
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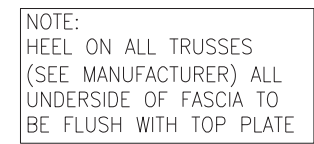
SHEET:  
**A1a**

STANDARD PLAN WITH WALK-OUT BASEMENT:

GROSS INSULATED = 315.5 M. SQ.  
WALL AREA

GROSS WINDOW = 26.65 M. SQ.  
AREA

PERCENT GLASS TO WALL AREA = 8.4%



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



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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 CORRELLING
- B8 - BRICK COING 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
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- AS - ASPHALT SHINGLES
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- V - VINYL SHAKES
- VC - SIDING (VERTICAL CORNER)

[illegible]

DRAWING: **4 BEDROOM  
ELEVATION A - FRONT**

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

(STANDARD DRAWINGS)

SHEET:  
**A1a**

STANDARD PLAN WITH WALK-OUT BASEMENT:

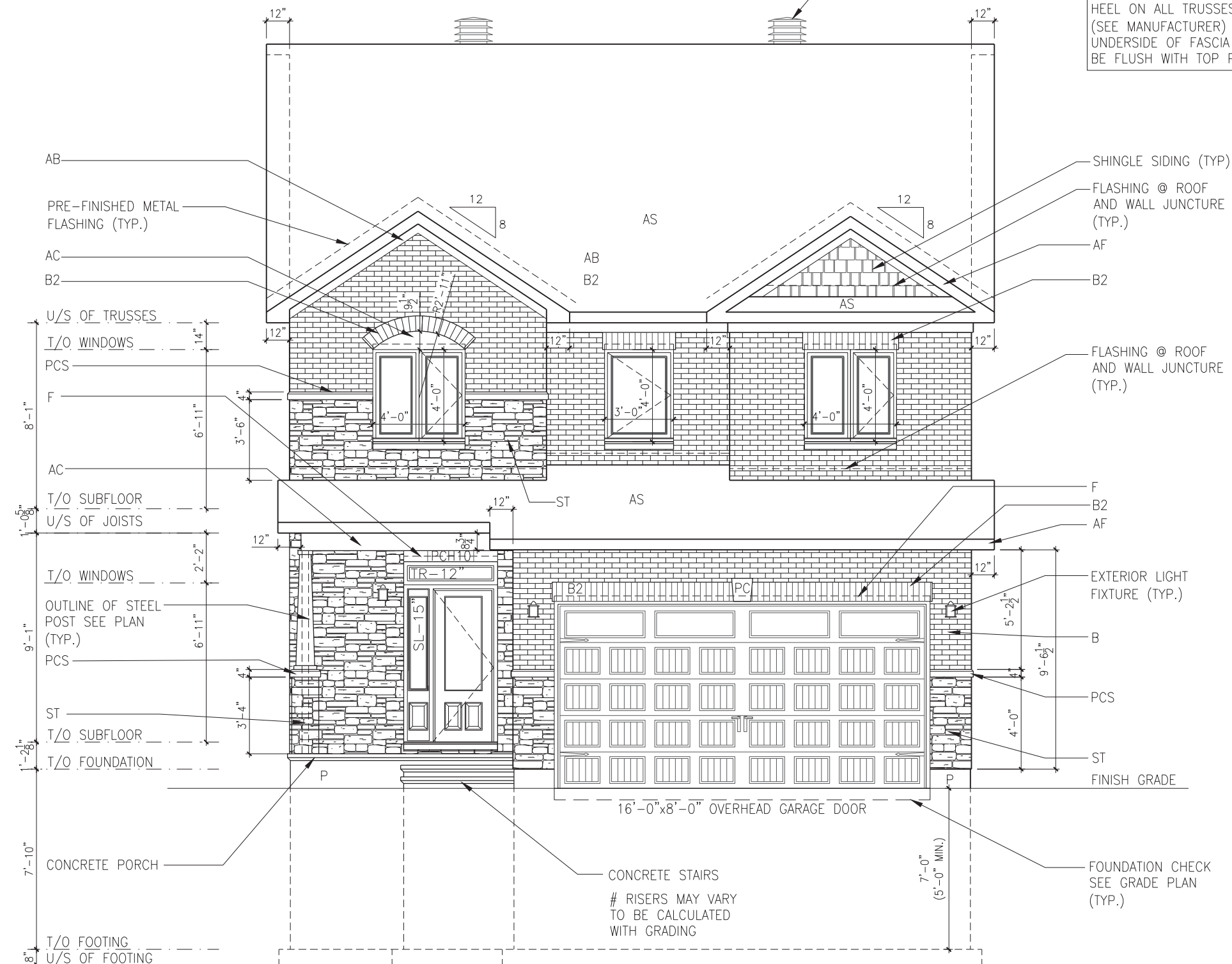
GROSS INSULATED = 324.4 M. SQ.  
WALL AREA

GROSS WINDOW = 26.65 M. SQ.  
AREA

PERCENT GLASS TO WALL AREA = 8.2%

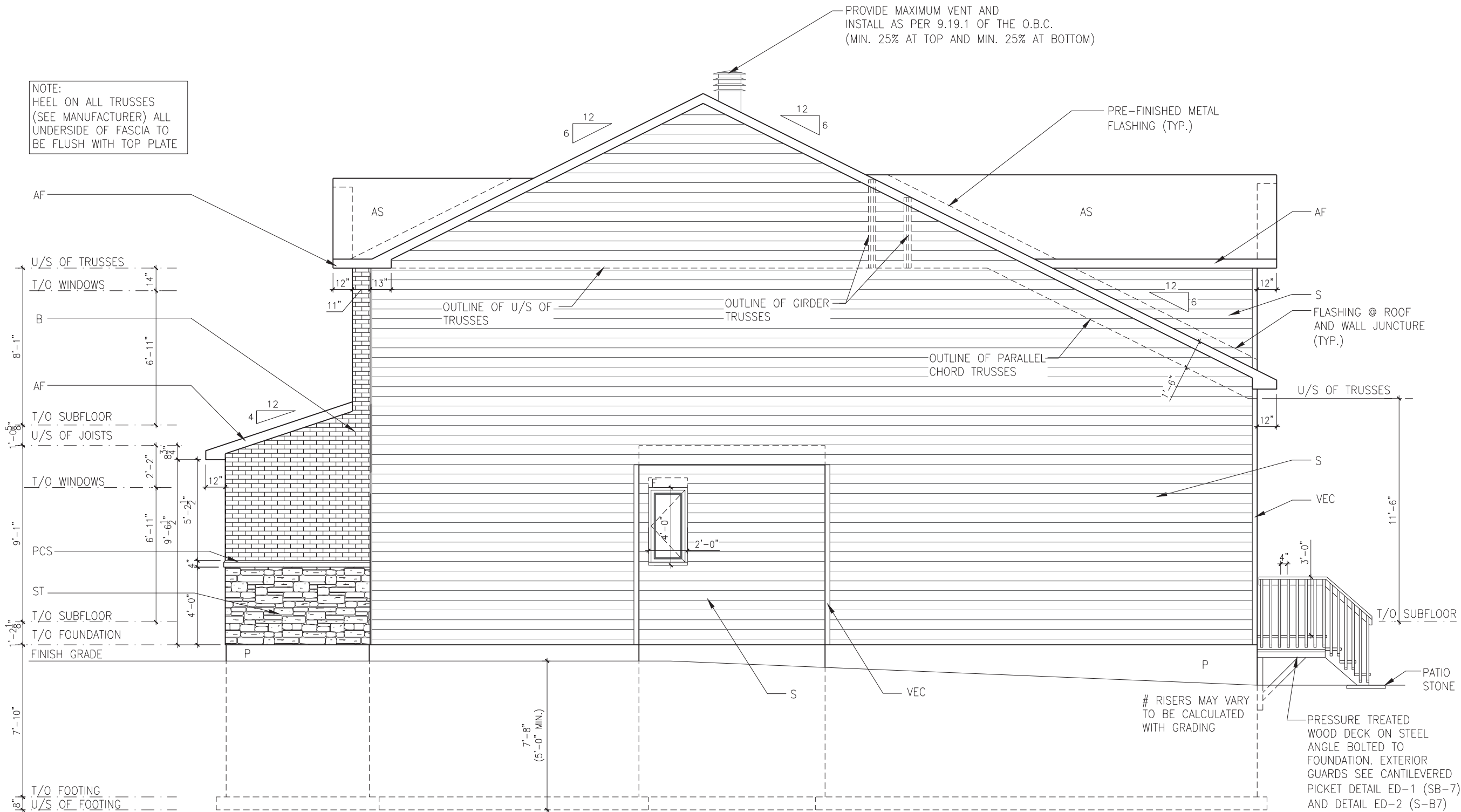
— PROVIDE MAXIMUM VENT AND  
INSTALL AS PER 9.19.1 OF THE O.B.C.  
(MIN. 25% AT TOP AND MIN. 25% AT BOTTOM)

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



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

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



UNPROTECTED OPENINGS:  
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %  
AREA OF EXPOSED BUILDING FACE - 89.3 m. sq.  
AREA OF UNPROTECTED OPENINGS - 0.74 m. sq.  
PERCENTAGE OF UNPROTECTED OPENINGS - 0.82 %

3 BEDROOM - 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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ARCHITECTURAL DEPARTMENT.

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EXTERIOR FINISH LEGEND:

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- +20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORBELLING
- B8 - BRICK COINING 20mm PROUD
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- VS - VINYL SHAKES
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### 2012 O.B.C. DRAWINGS


REV-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

### DRAWING: 3 BEDROOM ELEVATION A - RIGHT

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

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**A2a**





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DRAWING: **4 BEDROOM  
ELEVATION A - RIGHT**

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**A2a**

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

AS

U/S OF TRUSSES

T/O WINDOWS

B

AF

T/O SUBFLOOR

U/S OF JOISTS

T/O WINDOWS

PCS

ST

T/O SUBFLOOR

T/O FOUNDATION

FINISH GRADE

P

7'-8" (5'-0" MIN.)

S

VEC

P

S

VEC

# RISERS MAY VARY  
TO BE CALCULATED  
WITH GRADING

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

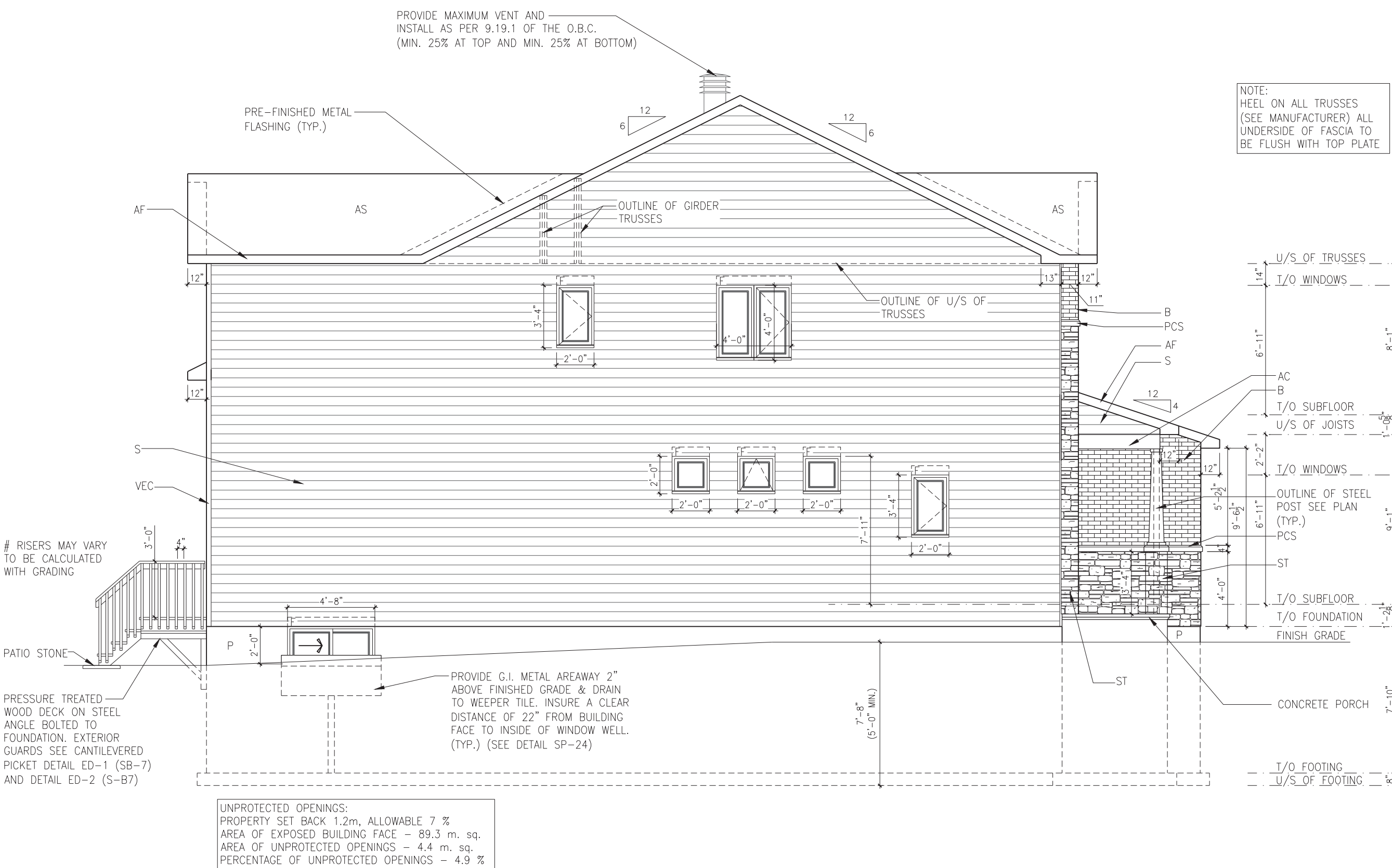
### 4 BEDROOM - ELEVATION A - RIGHT

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





<b>2012 O.B.C. DRAWINGS</b>		
<b>DRAWING: WALK-OUT BASEMENT</b>		
<b>4 BED - ELEV. A - RIGHT</b>		
<b>ADDRESS:</b>	<b>SCALE:</b>	<b>DATE:</b>
XX	3/16" = 1'-0"	XX/XX/XXXX
<b>825 - THE BRADLEY</b>		<b>SHEET:</b>
<b>2018 FOOTPRINT</b>		<b>A2a</b>
<b>(STANDARD DRAWINGS)</b>		



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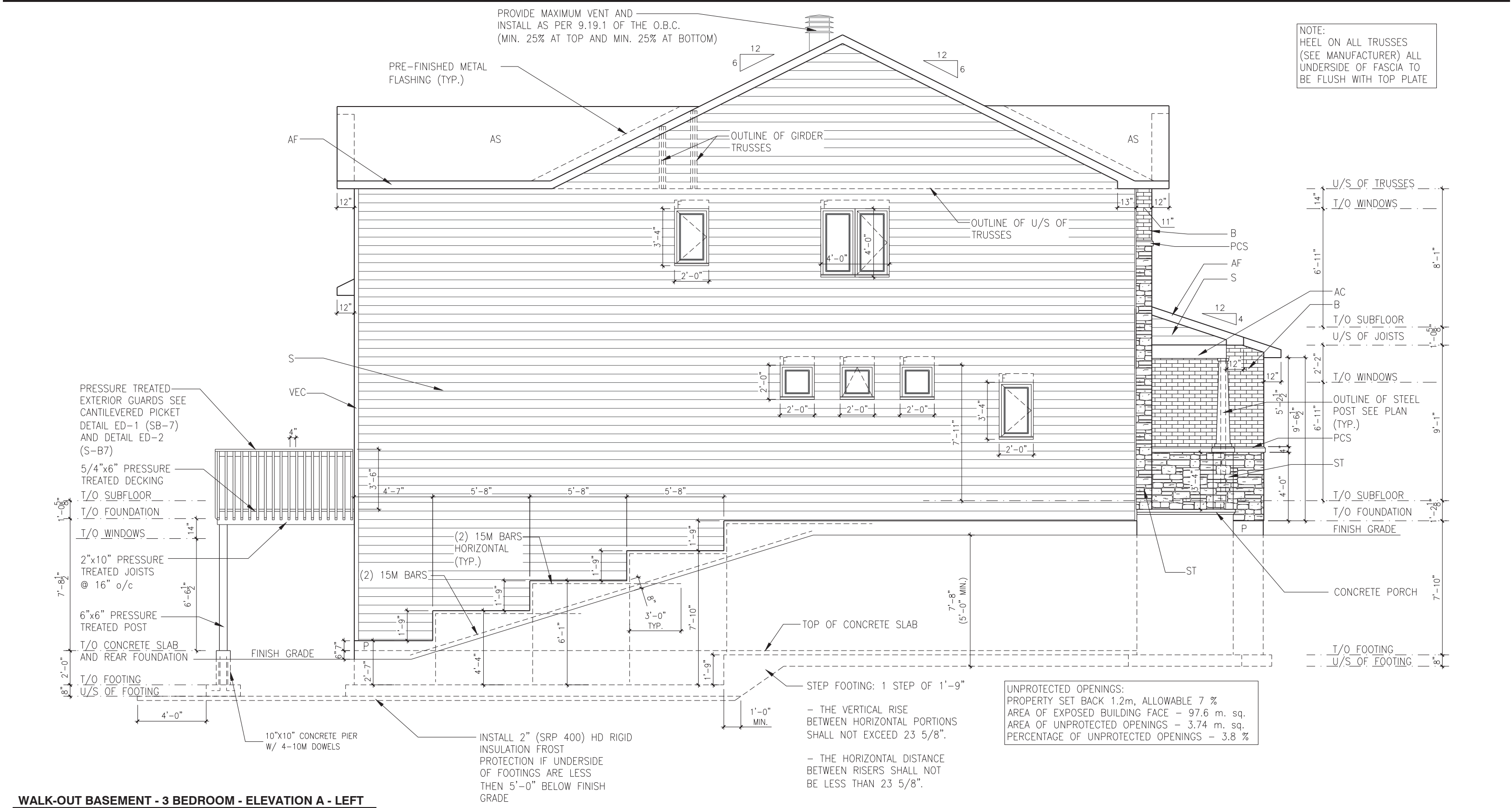

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NO.	DESCRIPTION	DATE	BY

### 3 BEDROOM ELEVATION A - LEFT

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

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**A3a**



WALK-OUT BASEMENT - 3 BEDROOM - ELEVATION A - LEFT

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

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I, MARC-ANDRE DECOEUR, 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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PCS - PRECAST SILL  
PCB - PRECAST BAND  
VS - VINYL SHAKES  
VEC - SIDING (VERTICAL CORNER)

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

U/S OF TRUSSES  
T/O WINDOWS  
B  
PCS  
AF  
S  
AC  
B  
T/O SUBFLOOR  
U/S OF JOISTS  
T/O WINDOWS  
OUTLINE OF STEEL  
POST SEE PLAN  
(TYP.)  
PCS  
ST  
T/O SUBFLOOR  
T/O FOUNDATION  
FINISH GRADE  
CONCRETE PORCH  
T/O FOOTING  
U/S OF FOOTING

UNPROTECTED OPENINGS:  
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %  
AREA OF EXPOSED BUILDING FACE - 97.6 m. sq.  
AREA OF UNPROTECTED OPENINGS - 3.74 m. sq.  
PERCENTAGE OF UNPROTECTED OPENINGS - 3.8 %

- 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".

2012 O.B.C. DRAWINGS  
DRAWING: WALK-OUT BASEMENT  
3 BED - ELEV. A - LEFT  
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX  
825 - THE BRADLEY  
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SHEET: A3a





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DRAWING: **4 BEDROOM  
ELEVATION A - LEFT**

SHEET:  
**A3a**

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



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

NOTE:  
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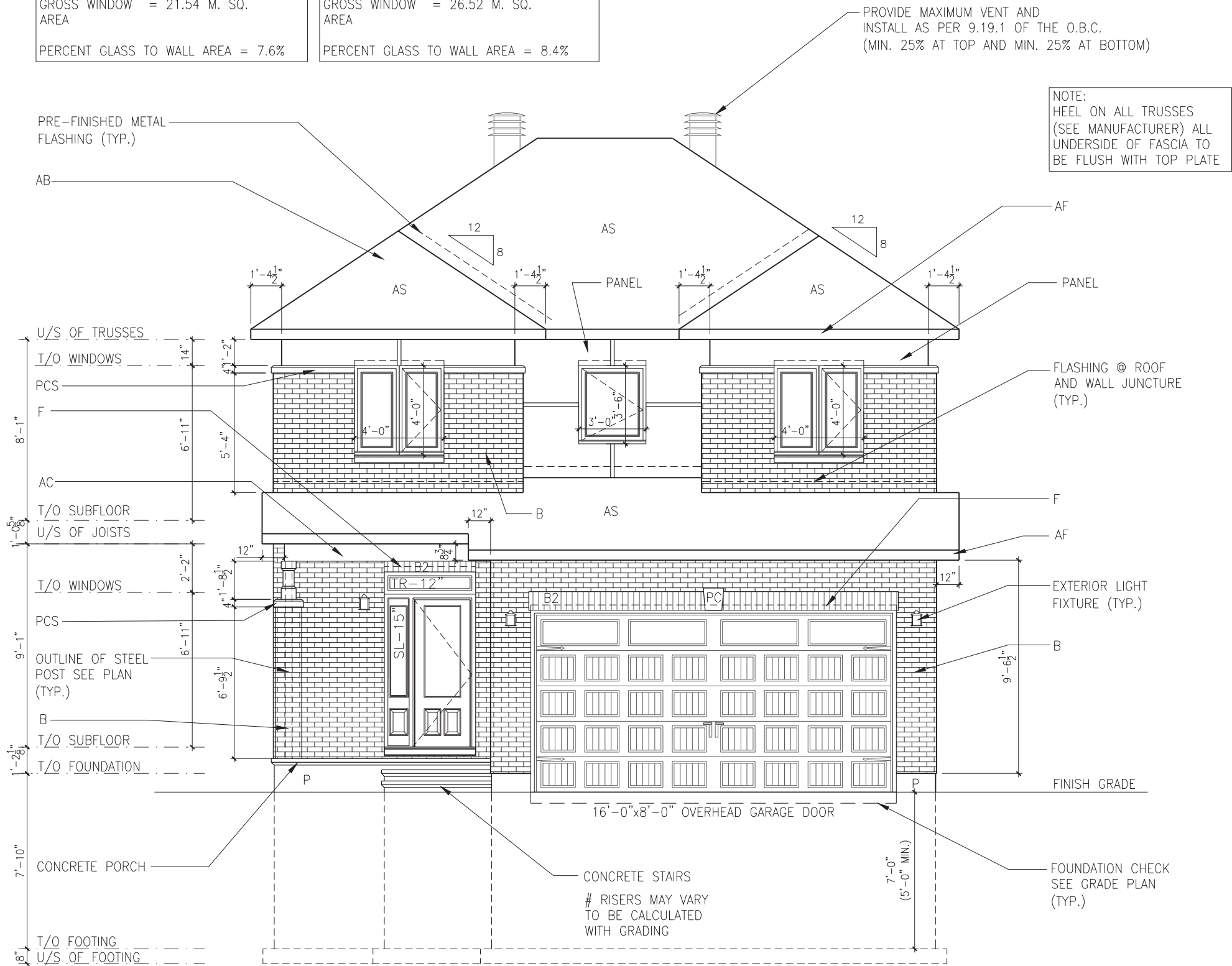
- |     |                                 |      |                          |
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| B2  | - BRICK SOLDIER COURSE (ACCENT) | TR   | - TRIM 200mm COVE SIDING |
|     | + 20mm PROUD                    | AF   | - ALUMINUM FASCIA        |
| B3  | - BRICK SLEEPER COURSE          | AC   | - ALUMINUM CLADDING      |
| B4  | - STACK BAND (ACCENT)           | AB   | - 48" ALUMINUM BAND      |
| B5  | - BRICK SILL (ACCENT)           | AS   | - ASPHALT SHINGLES       |
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| B7  | - BRICK CORBELLING              | V    | - ROOF VENT (MAXIMUM)    |
| B8  | - BRICK COINING 20mm PROUD      | P    | - PARGING                |
| +20 | - BRICK 20mm PROUD              | PC   | - PARGING                |
| -20 | - BRICK 20mm RECESSED           | PC10 | - PRECAST HEADER 10"     |

- PCH8 - PRECAST HEADER 8"  
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 VS - VINYL SHAKES  
 VEC - SIDING (VERTICAL CORNER)

<b>2012 O.B.C. DRAWINGS</b>		
<b>DRAWING: WALK-OUT BASEMENT</b>		
<b>4 BED - ELEV. A - LEFT</b>		
<b>ADDRESS:</b>	<b>SCALE:</b>	<b>DATE:</b>
XX	3/16" = 1'-0"	XX/XX/XXXX
<b>825 - THE BRADLEY</b>		<b>SHEET:</b>
<b>2018 FOOTPRINT</b>		<b>A3a</b>
(STANDARD DRAWINGS)		

STANDARD PLAN:  
GROSS INSULATED = 282.9 M. SQ.  
WALL AREA  
GROSS WINDOW = 21.54 M. SQ.  
AREA  
PERCENT GLASS TO WALL AREA = 7.6%

STANDARD PLAN WITH WALK-OUT BASEMENT:  
GROSS INSULATED = 315.5 M. SQ.  
WALL AREA  
GROSS WINDOW = 26.52 M. SQ.  
AREA  
PERCENT GLASS TO WALL AREA = 8.4%



LOT: XXXX  
DATE: XX/XX/XXXX



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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

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

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-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

#### DRAWING: 3 BEDROOM ELEVATION B - FRONT

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

825 - THE BRADLEY  
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A1b

#### 3 BEDROOM - ELEVATION B - FRONT

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



**Valecraft**  
Homes Ltd.

- 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
- PC110 – PRECAST HEADER 10"
- PC8 – PRECAST HEADER 8"
- PCS – PRECAST SILL
- PCB – PRECAST BAND
- VS – VINYL SHAKES
- VEC – SIDING (VERTICAL CORNER)

[illegible]

DRAWING: **4 BEDROOM  
ELEVATION B - FRONT**

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**A1b**

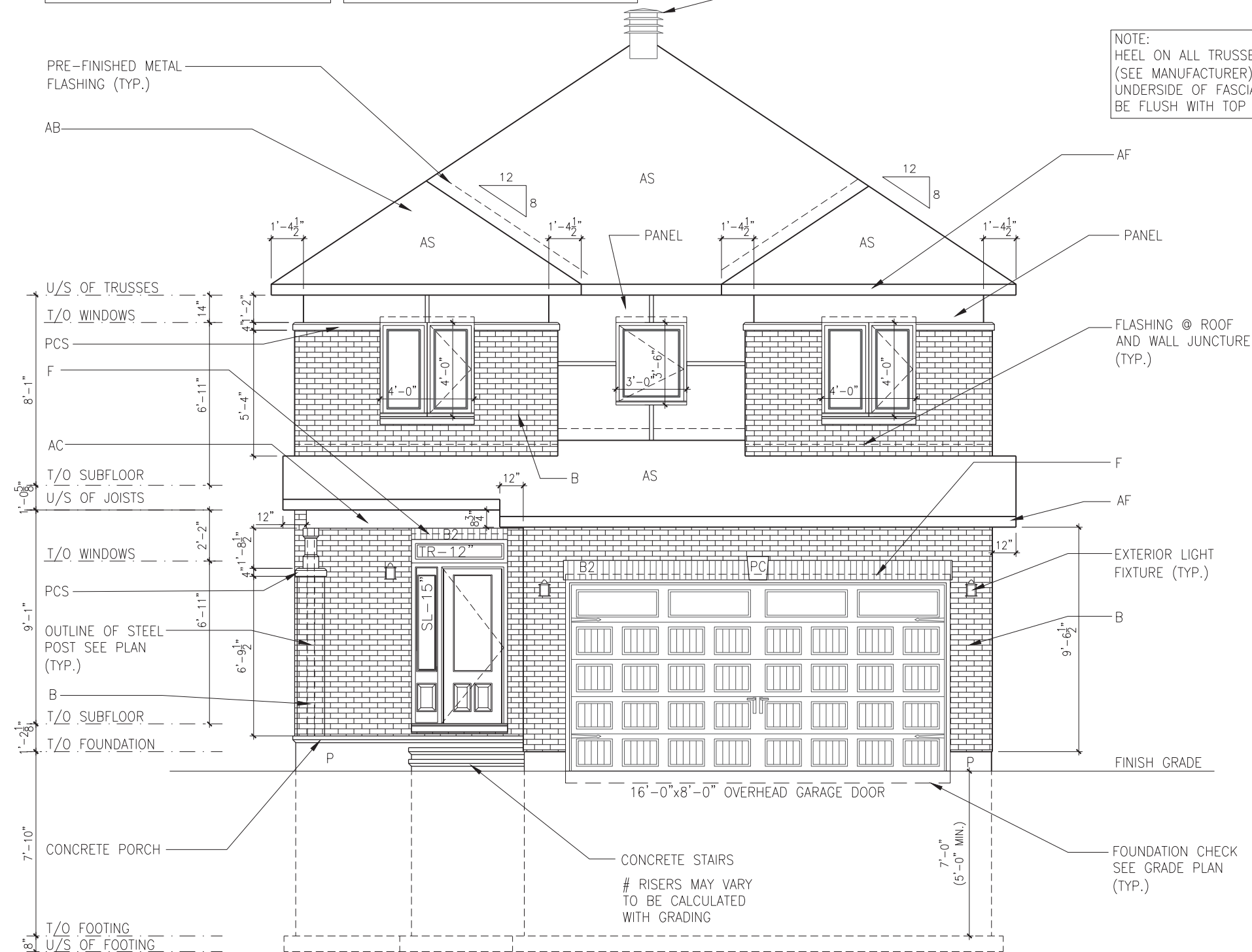
STANDARD PLAN WITH WALK-OUT BASEMENT:

GROSS INSULATED = 324.4 M. SQ.  
WALL AREA

GROSS WINDOW = 26.52 M. SQ.  
AREA

PERCENT GLASS TO WALL AREA = 8.1%

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



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



**Valecraft**  
Homes Ltd.

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

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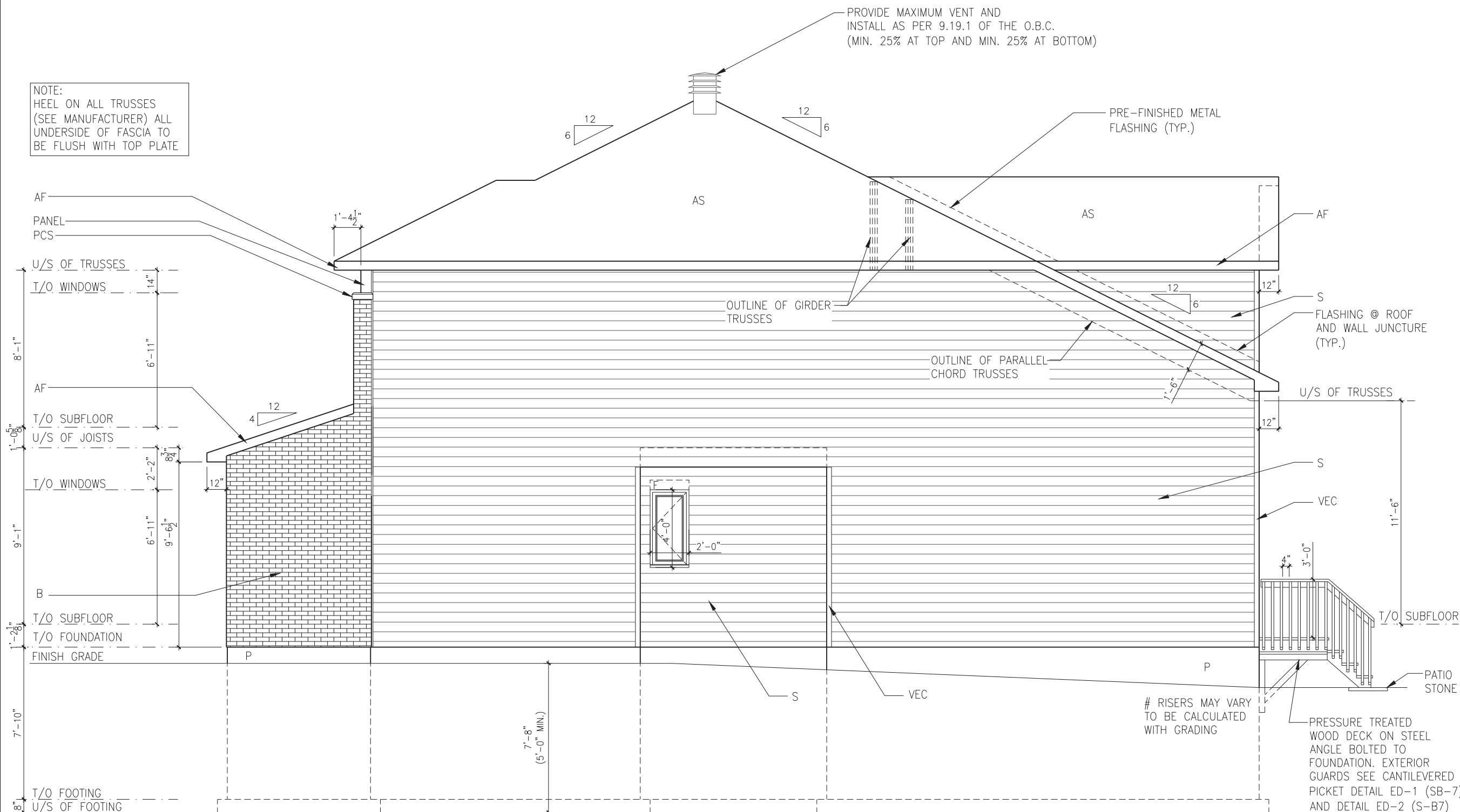
EXTERIOR FINISH LEGEND:

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


DRAWING: **3 BEDROOM  
ELEVATION B - RIGHT**

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**A2b**



UNPROTECTED OPENINGS: PROPERTY SET BACK 1.2m, ALLOWABLE 7 % AREA OF EXPOSED BUILDING FACE – 89.3 m. sq. AREA OF UNPROTECTED OPENINGS – 0.74 m. sq. PERCENTAGE OF UNPROTECTED OPENINGS – 0.82 %
--

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



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)

PRE-FINISHED METAL  
FLASHING (TYP.)

FLASHING @ ROOF  
AND WALL JUNCTURE  
(TYP.)

U/S OF TRUSSES

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

5/4"x6" PRESSURE  
TREATED DECKING  
T/O SUBFLOOR

T/O FOUNDATION

T/O WINDOWS

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

6"x6" PRESSURE  
TREATED POST

T/O CONCRETE SLAB  
AND REAR FOUNDATION

T/O FOOTING

U/S OF FOOTING

10"x10" CONCRETE PIER  
W/ 4-10M DOWELS

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

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".

STEP FOOTING: 1 STEP OF 1'-9"

UNPROTECTED OPENINGS:  
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %  
AREA OF EXPOSED BUILDING FACE - 97.6 m. sq.  
AREA OF UNPROTECTED OPENINGS - 0.74 m. sq.  
PERCENTAGE OF UNPROTECTED OPENINGS - 0.75 %

### WALK-OUT BASEMENT - 3 BEDROOM - ELEVATION B - RIGHT

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 \*\*

REV	DESCRIPTION	DATE	BY
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON

#### 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 CORNING 20mm PROUD  
+20 - BRICK 20mm PROUD  
-20 - BRICK 20mm RECESSED

S - SIDING (HORIZONTAL)  
ST - STONE VENEER  
T - TRIM 200mm COVE SIDING  
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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

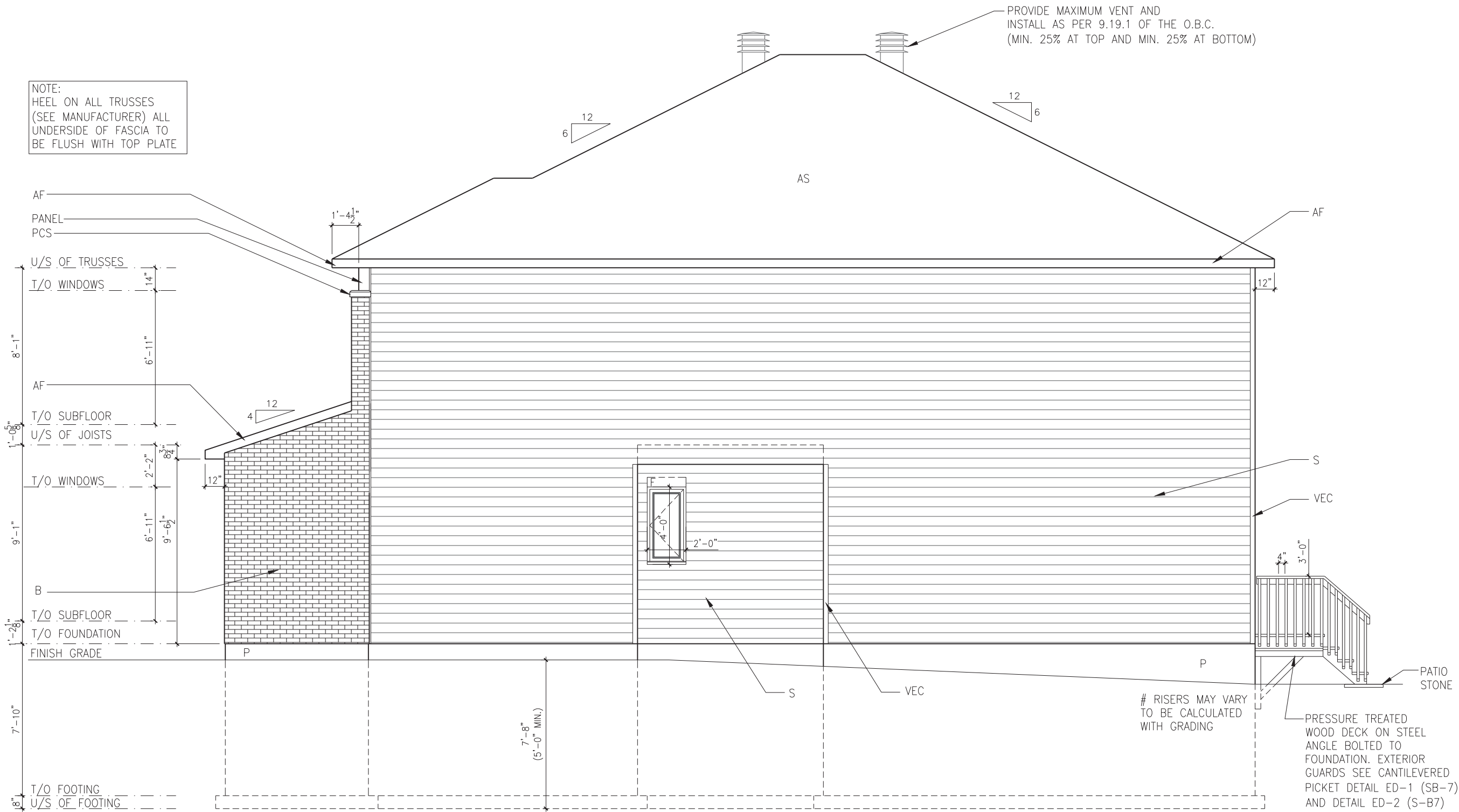
DRAWING: WALK-OUT BASEMENT  
3 BED - ELEV. B - RIGHT

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

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
A2b

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



UNPROTECTED OPENINGS:  
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %  
AREA OF EXPOSED BUILDING FACE - 89.3 m. sq.  
AREA OF UNPROTECTED OPENINGS - 0.74 m. sq.  
PERCENTAGE OF UNPROTECTED OPENINGS - 0.82 %

4 BEDROOM - ELEVATION B - RIGHT  
SCALE: 3/16" = 1'-0"

LOT: XXXX  
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- B5 - BRICK SILL (ACCENT)
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#### 2012 O.B.C. DRAWINGS


REV-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

#### DRAWING: 4 BEDROOM ELEVATION B - RIGHT

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

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**A2b**





**Valecraft**  
Homes Ltd.

- PERSONAL BCIN #19896
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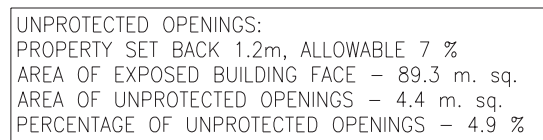
- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
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20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOND (ACCENT)
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- +20 - BRICK 20mm PROUD
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- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARGING
- PC - PARGING
- PC10H - PRECAST HEADER 10"
- PC8H - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- V - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)


DRAWING: **3 BEDROOM  
ELEVATION B - LEFT**

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

SHEET:  
**A3b**

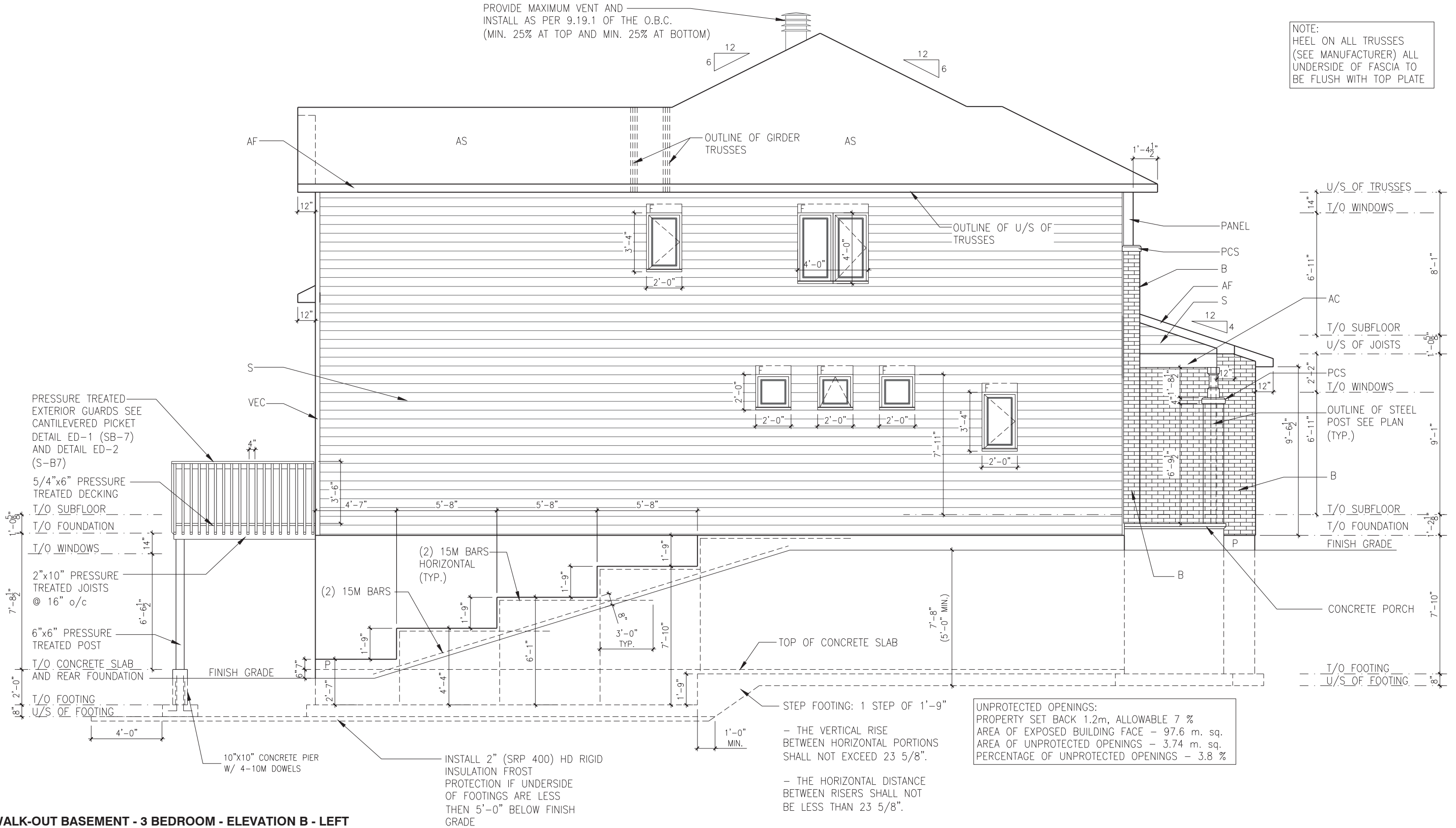
NOTE:  
HEEL ON ALL TRUSSES  
(SEE MANUFACTURER) ALL  
UNDERSIDE OF FASCIA TO  
BE FLUSH WITH TOP PLATE



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

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



WALK-OUT BASEMENT - 3 BEDROOM - ELEVATION B - LEFT

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

LOT: XXXX  
DATE: XX/XX/XXXX



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VS - VINYL SHAKES  
VEC - SIDING (VERTICAL CORNER)

2012 O.B.C. DRAWINGS

DRAWING: WALK-OUT BASEMENT  
3 BED - ELEV. B - LEFT

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

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:

A3b





**Valecraft**  
Homes Ltd.

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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


DRAWING: **4 BEDROOM  
ELEVATION B - LEFT**

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

(STANDARD DRAWINGS)

SHEET:  
**A3b**

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

AF  
AS  
12  
6  
12  
6  
1'-4 1/2"  
12"  
3'-4"  
2'-0"  
4'-0"  
4'-0"  
OUTLINE OF U/S OF TRUSSES  
PANEL  
PCS  
B  
AF  
S  
12  
4  
AC  
T/O SUBFLOOR  
U/S OF JOISTS  
1'-0 3/8"  
2'-2"  
PCS  
T/O WINDOWS  
12"  
12"  
9'-6 1/2"  
6'-11"  
OUTLINE OF STEEL  
POST SEE PLAN  
(TYP.)  
B  
T/O SUBFLOOR  
T/O FOUNDATION  
FINISH GRADE  
1'-2 1/8"  
CONCRETE PORCH  
7'-10"  
T/O FOOTING  
U/S OF FOOTING  
8"  
7'-8"  
(5'-0" MIN.)  
4'-8"  
2'-0"  
P  
PATIO STONE  
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)  
# RISERS MAY VARY  
TO BE CALCULATED  
WITH GRADING  
3'-0"  
4"  
S  
VEC  
2'-0"  
2'-0"  
2'-0"  
2'-0"  
3'-4"  
2'-0"  
7'-11"  
4'-1'-8 1/2"  
4'-1'-8 1/2"  
4'-1'-8 1/2"  
4'-1'-8 1/2"  
6'-9 1/2"  
U/S OF TRUSSES  
T/O WINDOWS  
6'-11"  
T/O SUBFLOOR  
U/S OF JOISTS  
T/O WINDOWS  
OUTLINE OF STEEL  
POST SEE PLAN  
(TYP.)  
T/O SUBFLOOR  
T/O FOUNDATION  
FINISH GRADE  
CONCRETE PORCH  
T/O FOOTING  
U/S OF FOOTING

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

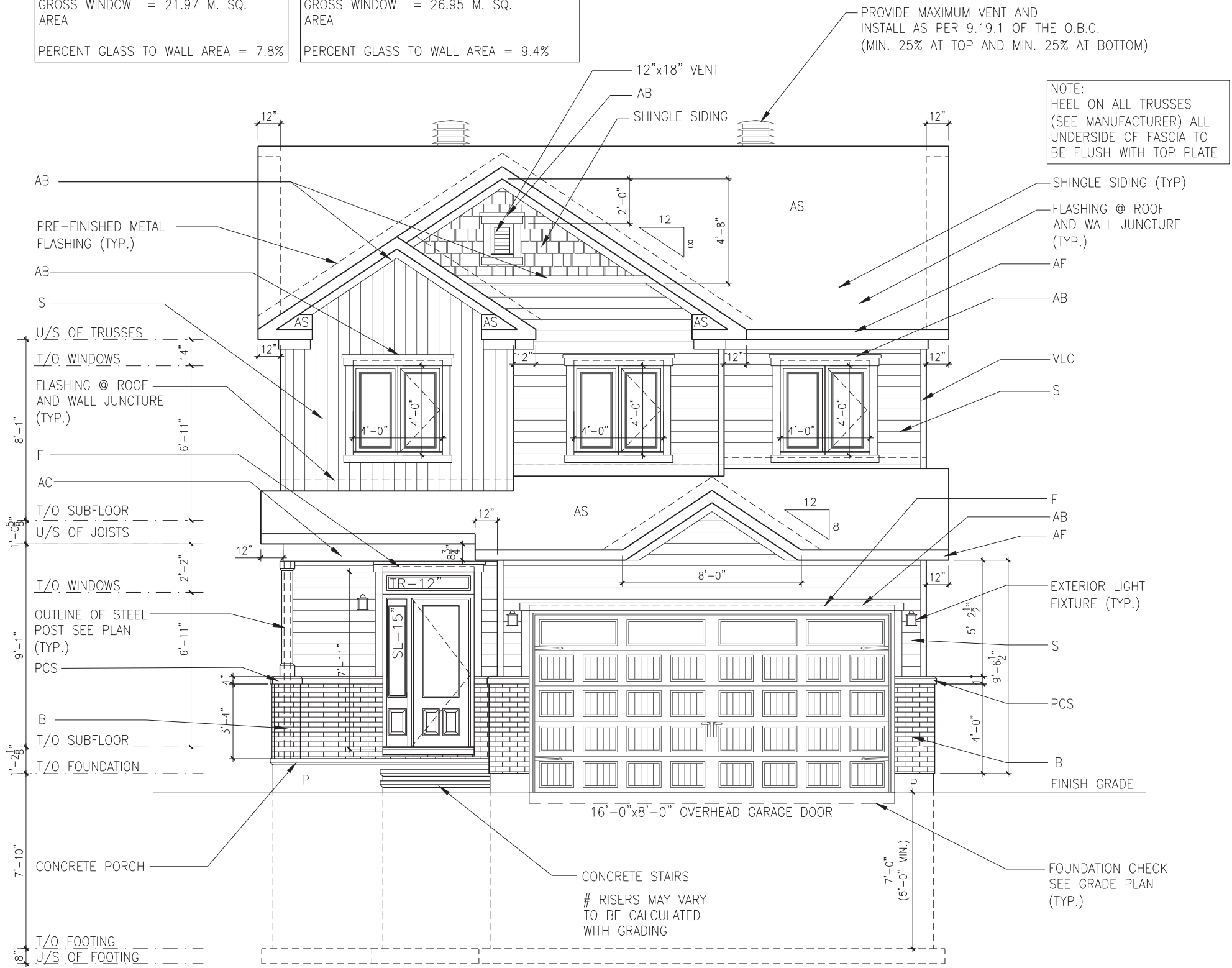
<p>UNPROTECTED OPENINGS:  PROPERTY SET BACK 1.2m, ALLOWABLE 7 %  AREA OF EXPOSED BUILDING FACE – 89.3 m. sq.  AREA OF UNPROTECTED OPENINGS – 4.4 m. sq.  PERCENTAGE OF UNPROTECTED OPENINGS – 4.9 %</p>
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SCALE: 3/16" = 1'-0"



STANDARD PLAN:  
  
GROSS INSULATED = 280.6 M. SQ.  
WALL AREA  
  
GROSS WINDOW = 21.97 M. SQ.  
AREA  
  
PERCENT GLASS TO WALL AREA = 7.8%

STANDARD PLAN WITH WALK-OUT BASEMENT:  
  
GROSS INSULATED = 313.1 M. SQ.  
WALL AREA  
  
GROSS WINDOW = 26.95 M. SQ.  
AREA  
  
PERCENT GLASS TO WALL AREA = 9.4%



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

LOT: XXXX  
DATE: XX/XX/XXXX



I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.  
- PERSONAL BCIN #19896  
- TARION 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.

- 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-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: 3 BEDROOM  
ELEVATION C - LEFT

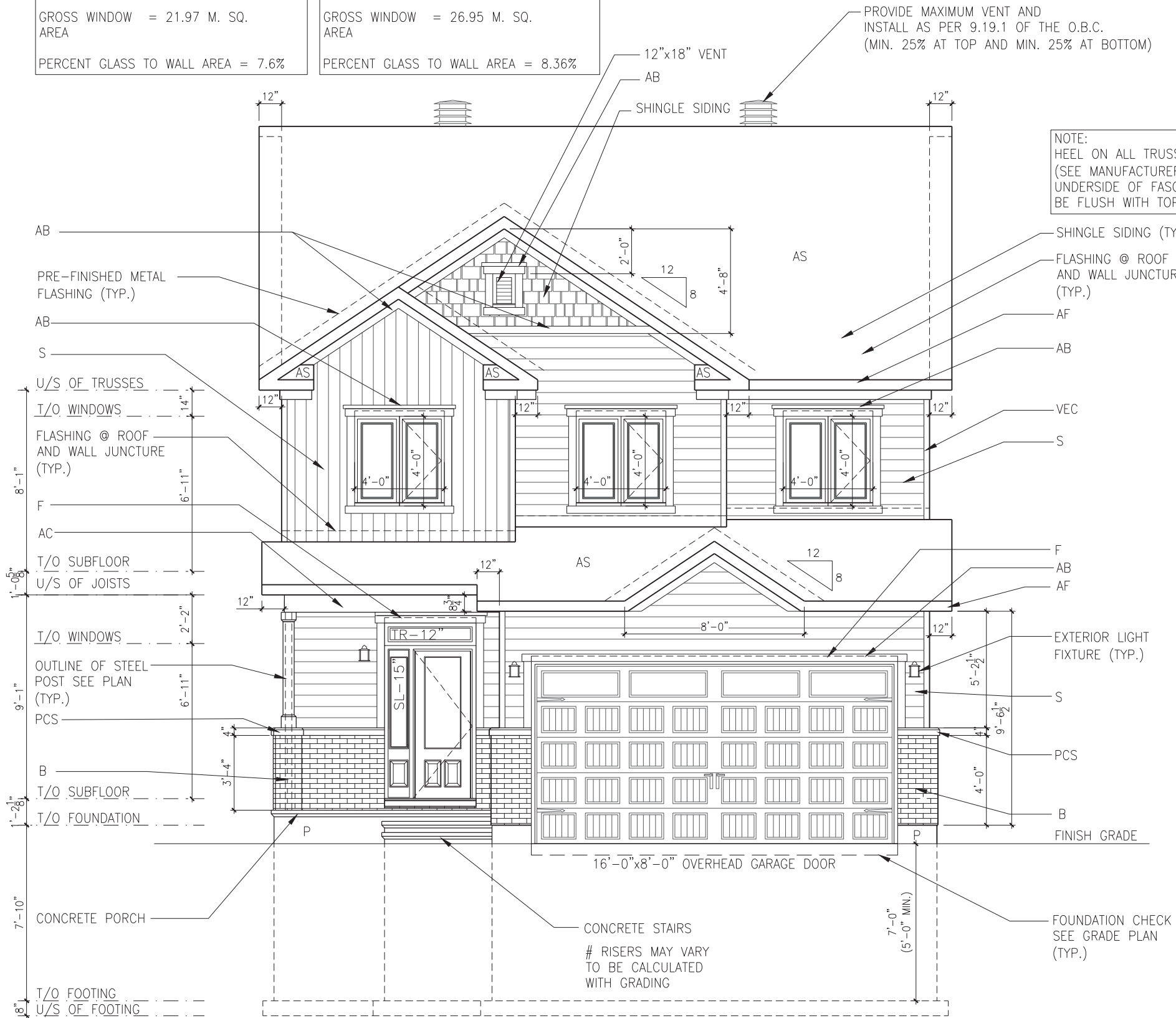
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
A1c

STANDARD PLAN:  
  
GROSS INSULATED = 289.3 M. SQ.  
WALL AREA  
  
GROSS WINDOW = 21.97 M. SQ.  
AREA  
  
PERCENT GLASS TO WALL AREA = 7.6%

STANDARD PLAN WITH WALK-OUT BASEMENT:  
  
GROSS INSULATED = 322.1 M. SQ.  
WALL AREA  
  
GROSS WINDOW = 26.95 M. SQ.  
AREA  
  
PERCENT GLASS TO WALL AREA = 8.36%



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

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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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-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: 4 BEDROOM  
ELEVATION C - LEFT

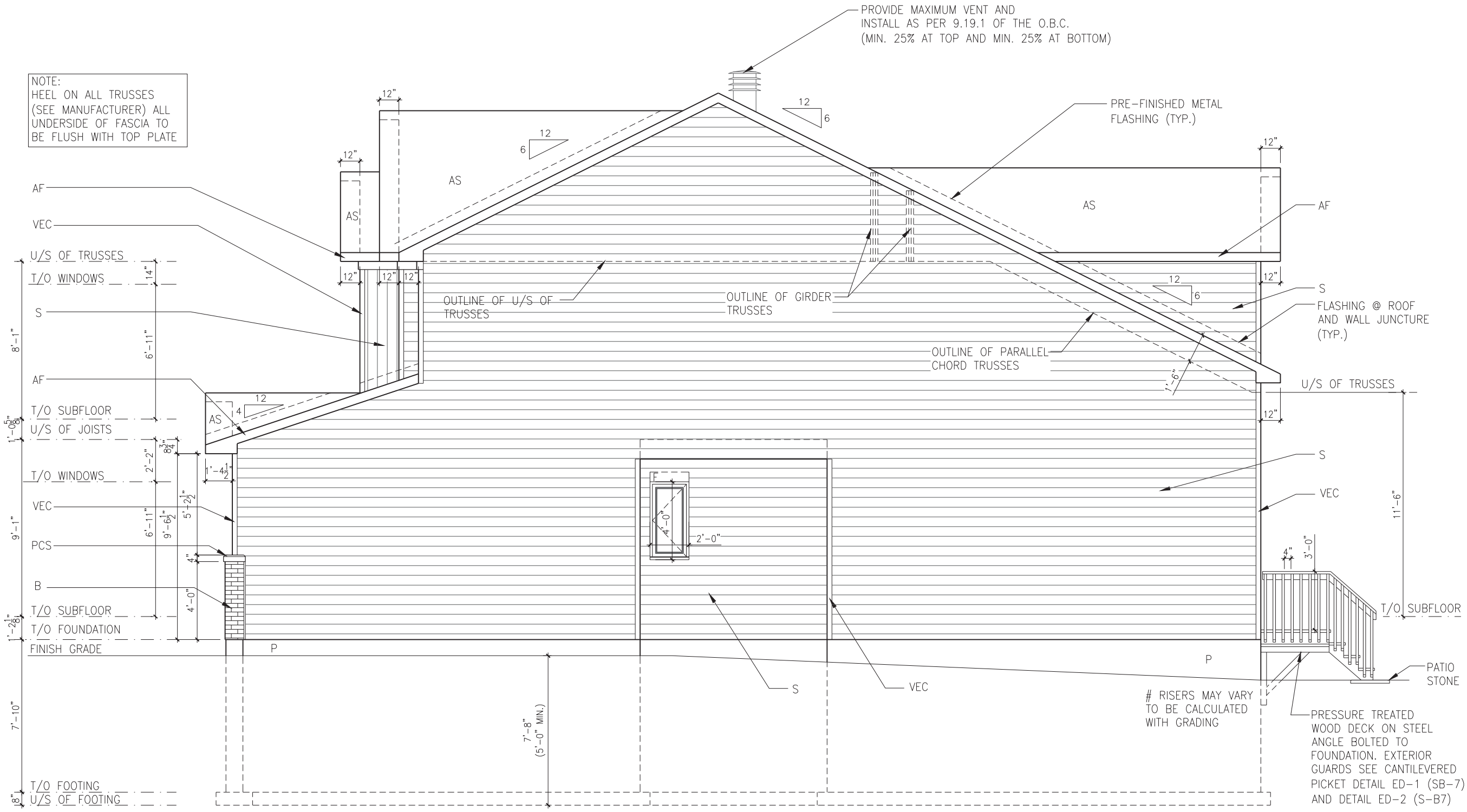
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
A1c

4 BEDROOM - ELEVATION C - FRONT

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



UNPROTECTED OPENINGS:	
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %	
AREA OF EXPOSED BUILDING FACE - 88.6 m. sq.	
AREA OF UNPROTECTED OPENINGS - 0.74 m. sq.	
PERCENTAGE OF UNPROTECTED OPENINGS - 0.83 %	

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

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

- 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-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

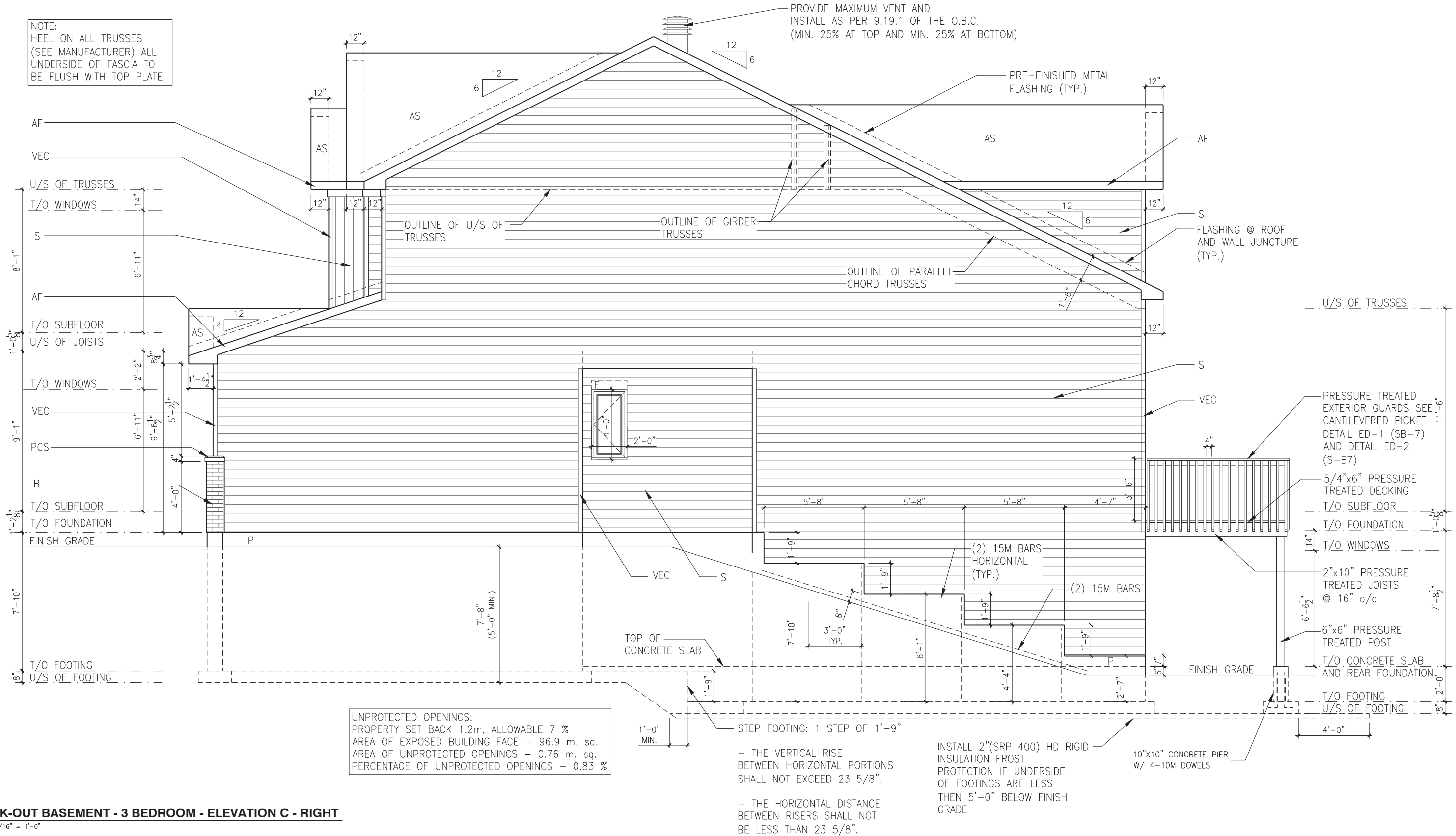
### DRAWING: 3 BEDROOM ELEVATION C - RIGHT

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

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**A2c**





LOT: XXXX  
DATE: XX/XX/XXXX

**Valecraft**  
Homes Ltd.

A - ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.  
B - THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.  
C - NO DIMENSION SHOULD BE SCALED ON DRAWINGS.  
D - THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.  
E - 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.

I, MARC-ANDRE DECOEUR, 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 **			
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

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 CORNING 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)

2012 O.B.C. DRAWINGS

DRAWING: WALK-OUT BASEMENT  
3 BED - ELEV. C - RIGHT

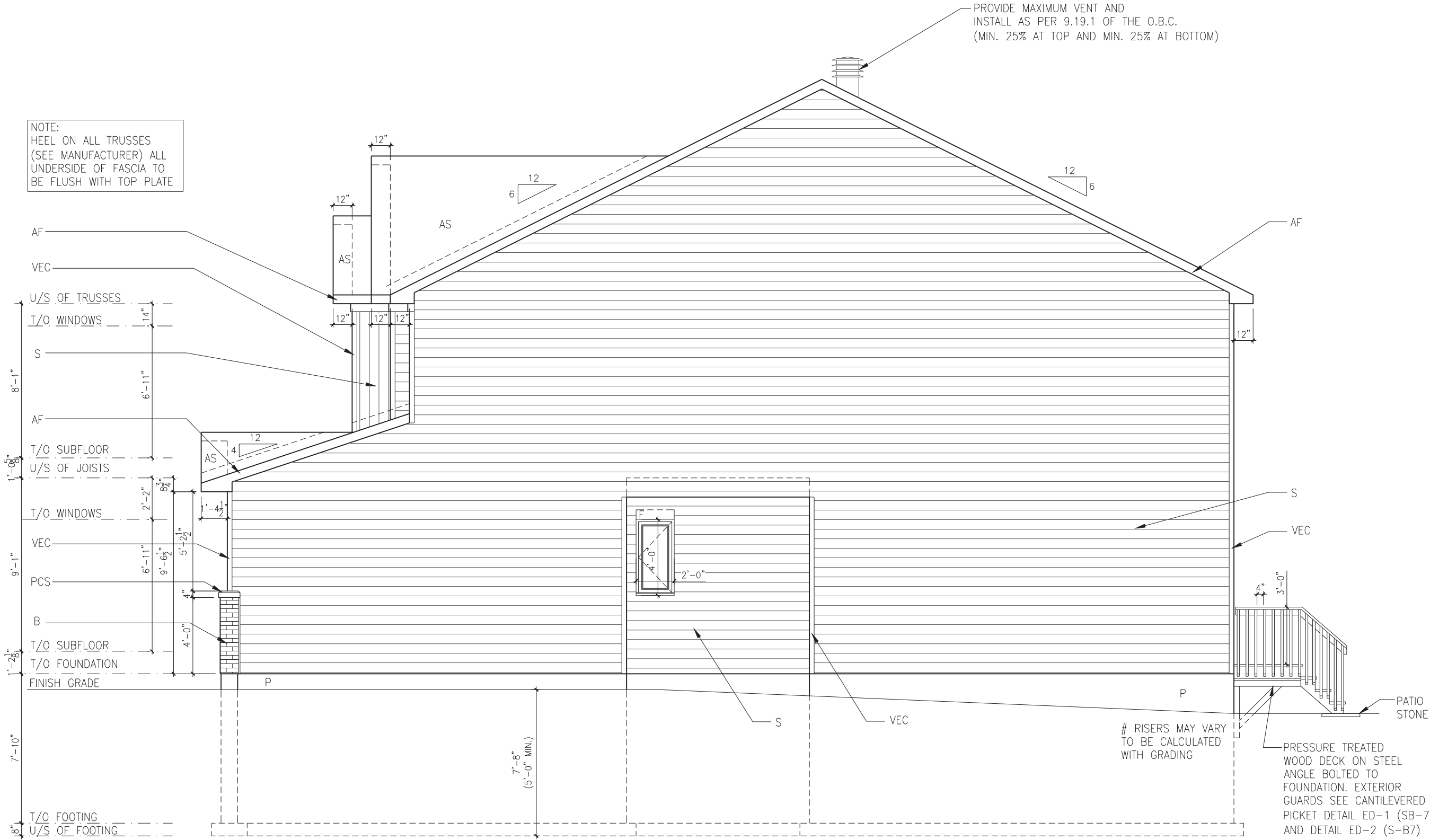
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

825 - THE BRADLEY  
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET: A2c

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



4 BEDROOM - ELEVATION C - 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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CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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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.

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	DESCRIPTION	DATE	BY
REV-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

### 4 BEDROOM ELEVATION C - RIGHT

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

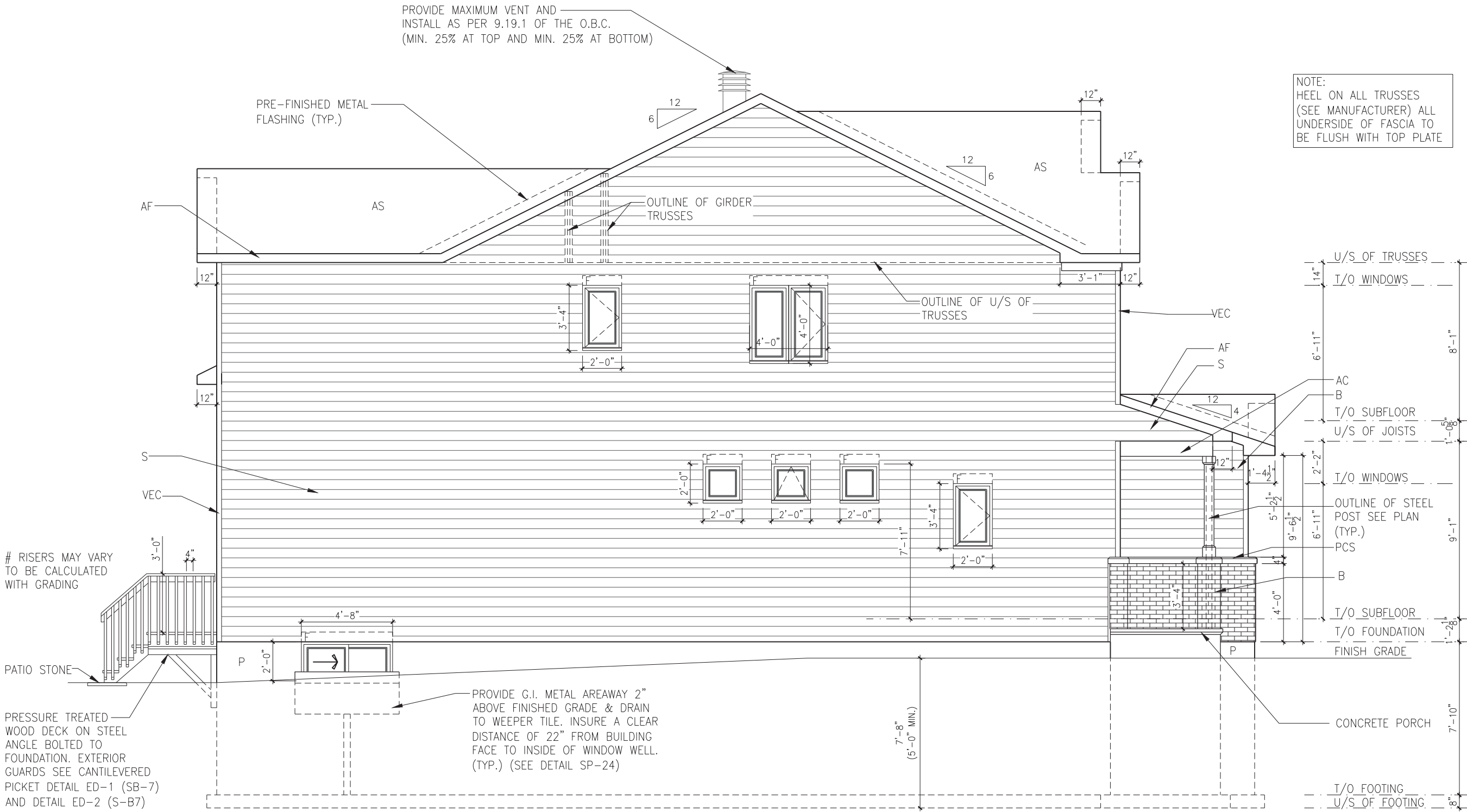
825 - THE BRADLEY  
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A2c





# RISERS MAY VARY TO BE CALCULATED WITH GRADING

PATIO STONE

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 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 (TYP.)

12/6

OUTLINE OF GIRDER TRUSSES

12/6

AS

OUTLINE OF U/S OF TRUSSES

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

U/S OF TRUSSES  
T/O WINDOWS  
U/S OF SUBFLOOR  
U/S OF JOISTS  
T/O WINDOWS  
OUTLINE OF STEEL POST SEE PLAN (TYP.)  
T/O SUBFLOOR  
T/O FOUNDATION  
FINISH GRADE  
CONCRETE PORCH  
T/O FOOTING  
U/S OF FOOTING

UNPROTECTED OPENINGS:  
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %  
AREA OF EXPOSED BUILDING FACE - 88.7 m. sq.  
AREA OF UNPROTECTED OPENINGS - 4.4 m. sq.  
PERCENTAGE OF UNPROTECTED OPENINGS - 4.9 %

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)

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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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	DESCRIPTION	DATE	BY
REV-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: 3 BEDROOM  
ELEVATION C - LEFT

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

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET: A3c

### 3 BEDROOM - ELEVATION C - LEFT

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







**Valecraft**  
Homes Ltd.

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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

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EXTERIOR FINISH LEGEND:

- B1 - BRICK (MAIN)
- B2 - 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 COMING 20mm PROUD
- +20 - BRICK 20mm PROUD
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- 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"
- PC8H - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)


DRAWING: **4 BEDROOM  
ELEVATION C - LEFT**

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

SHEET:  
**A3c**

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

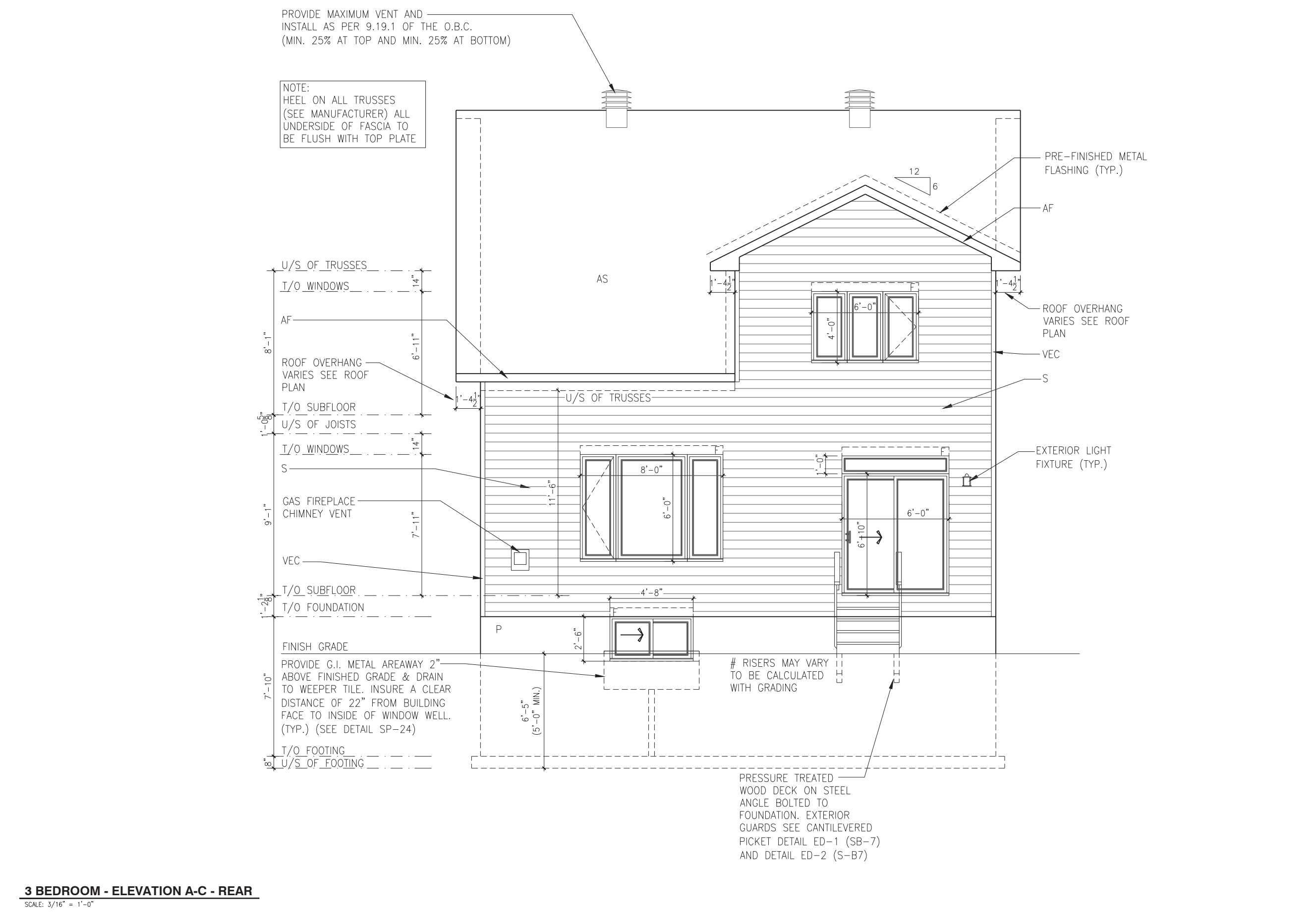
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WOOD DECK ON STEEL  
ANGLE BOLTED TO  
FOUNDATION. EXTERIOR  
GUARDS SEE CANTILEVERED  
PICKET DETAIL ED-1 (SB-7)  
AND DETAIL ED-2 (S-B7)

— 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)

<p>UNPROTECTED OPENINGS:  PROPERTY SET BACK 1.2m, ALLOWABLE 7 %  AREA OF EXPOSED BUILDING FACE – 88.7 m. sq.  AREA OF UNPROTECTED OPENINGS – 4.4 m. sq.  PERCENTAGE OF UNPROTECTED OPENINGS – 4.9 %</p>
---

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





3 BEDROOM - ELEVATION A-C - REAR

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

LOT: XXXX  
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS


REV-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: 3 BEDROOM  
ELEVATION A-C - REAR

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

825 - THE BRADLEY  
2018 FOOTPRINT

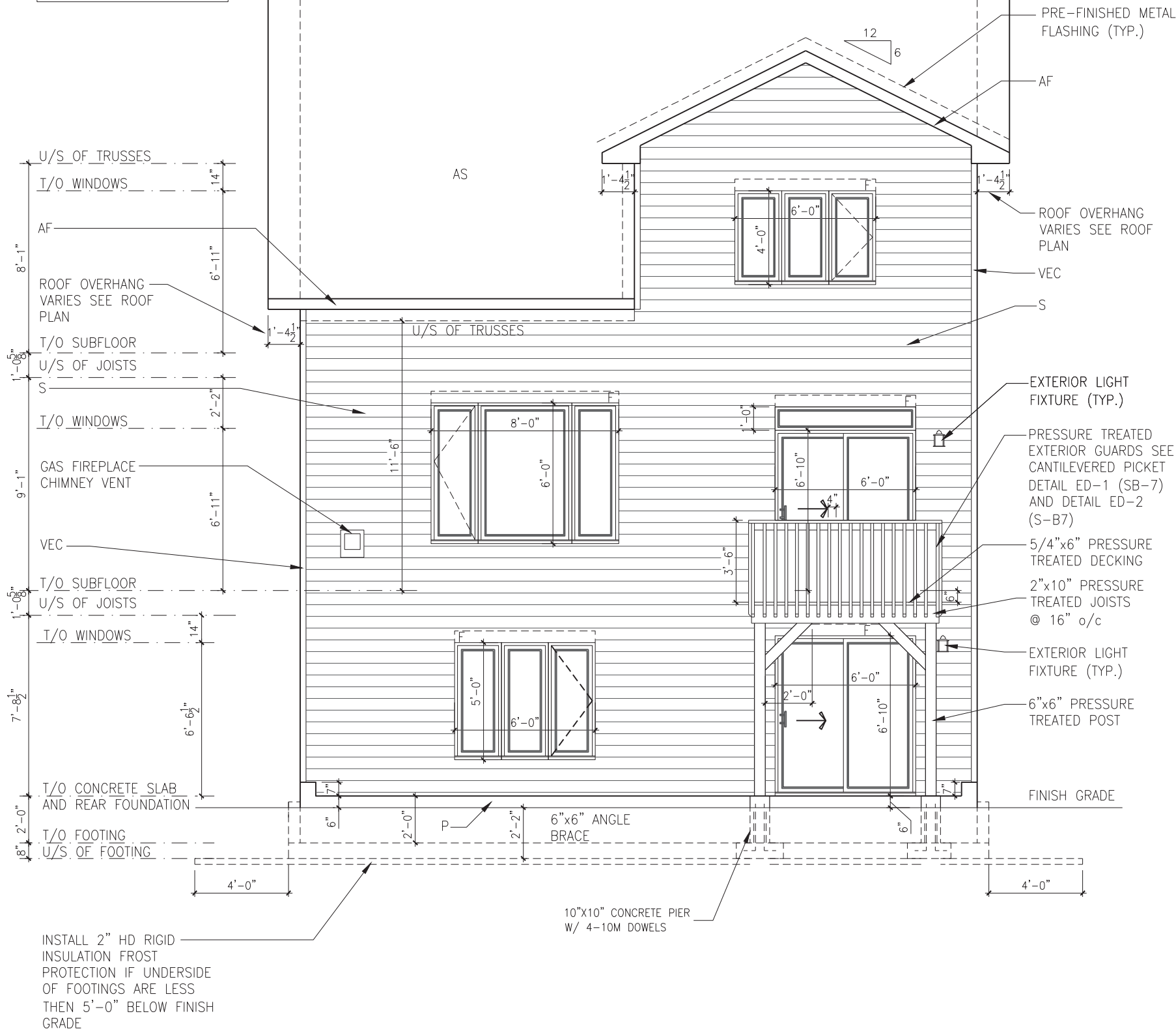
(STANDARD DRAWINGS)

SHEET:

A4a

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



WALK-OUT BASEMENT - 3 BEDROOM - ELEVATION A-C - REAR

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

LOT: XXXX  
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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

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3 BED - ELEV. A-C - REAR

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

825 - THE BRADLEY  
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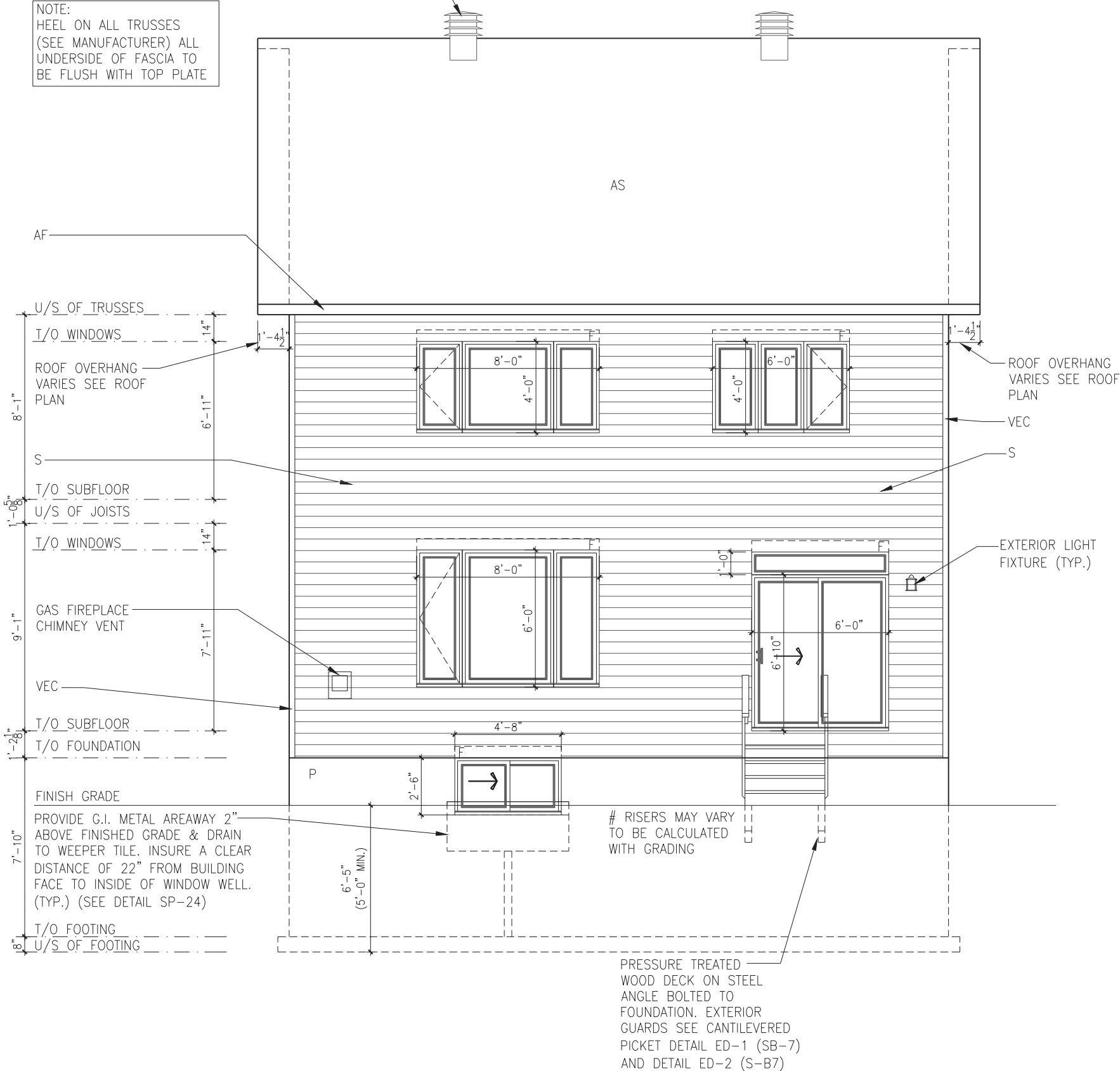
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#### 2012 O.B.C. DRAWINGS


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REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **4 BEDROOM  
ELEVATION A-C - REAR**

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

**825 - THE BRADLEY  
2018 FOOTPRINT**  
(STANDARD DRAWINGS)

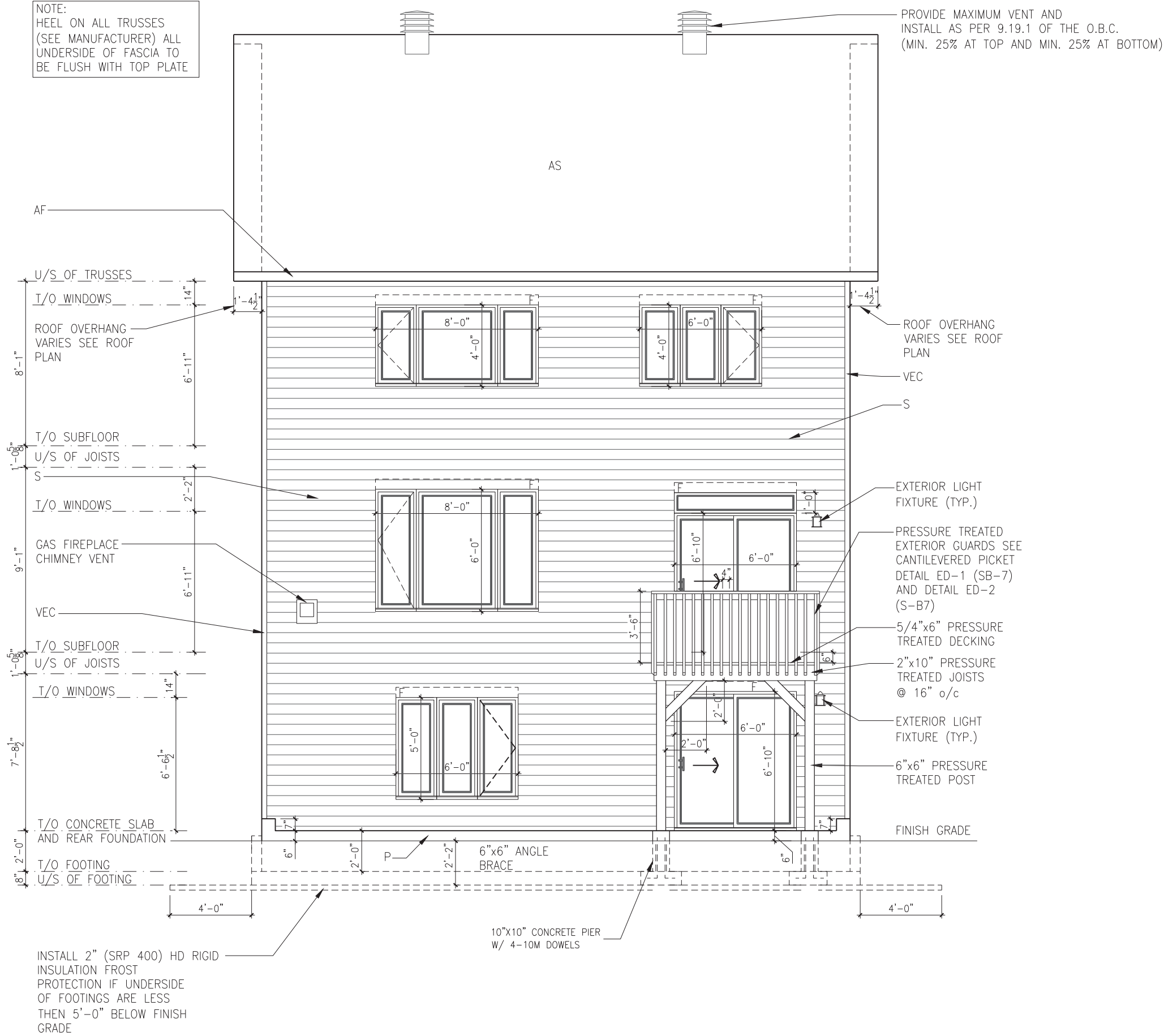
SHEET:  
**A4a**

#### 4 BEDROOM - ELEVATION A-C - REAR

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## 2012 O.B.C. DRAWINGS


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REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **WALK-OUT BASEMENT**  
**4 BED - ELEV. A-C - REAR**

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

825 - THE BRADLEY  
2018 FOOTPRINT  
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SHEET:  
**A4a**

## WALK-OUT BASEMENT - 4 BEDROOM - ELEVATION A-C - REAR

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



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Homes Ltd.

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DRAWING: **3 BEDROOM  
ELEVATION B - REAR**

## 825 - THE BRADLEY 2018 FOOTPRINT

SHEET:  
**A4b**

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

U/S OF TRUSSES

T/O WINDOWS

AF

8'-1"

6'-11"

ROOF OVERHANG VARIES SEE ROOF PLAN

T/O SUBFLOOR

U/S OF JOISTS

S

1'-0 5/8"

2'-2"

T/O WINDOWS

9'-1"

6'-11"

GAS FIREPLACE CHIMNEY VENT

VEC

1'-2 1/8"

T/O SUBFLOOR

T/O FOUNDATION

7'-10"

FINISH GRADE

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

8'-0"

T/O FOOTING

U/S OF FOOTING

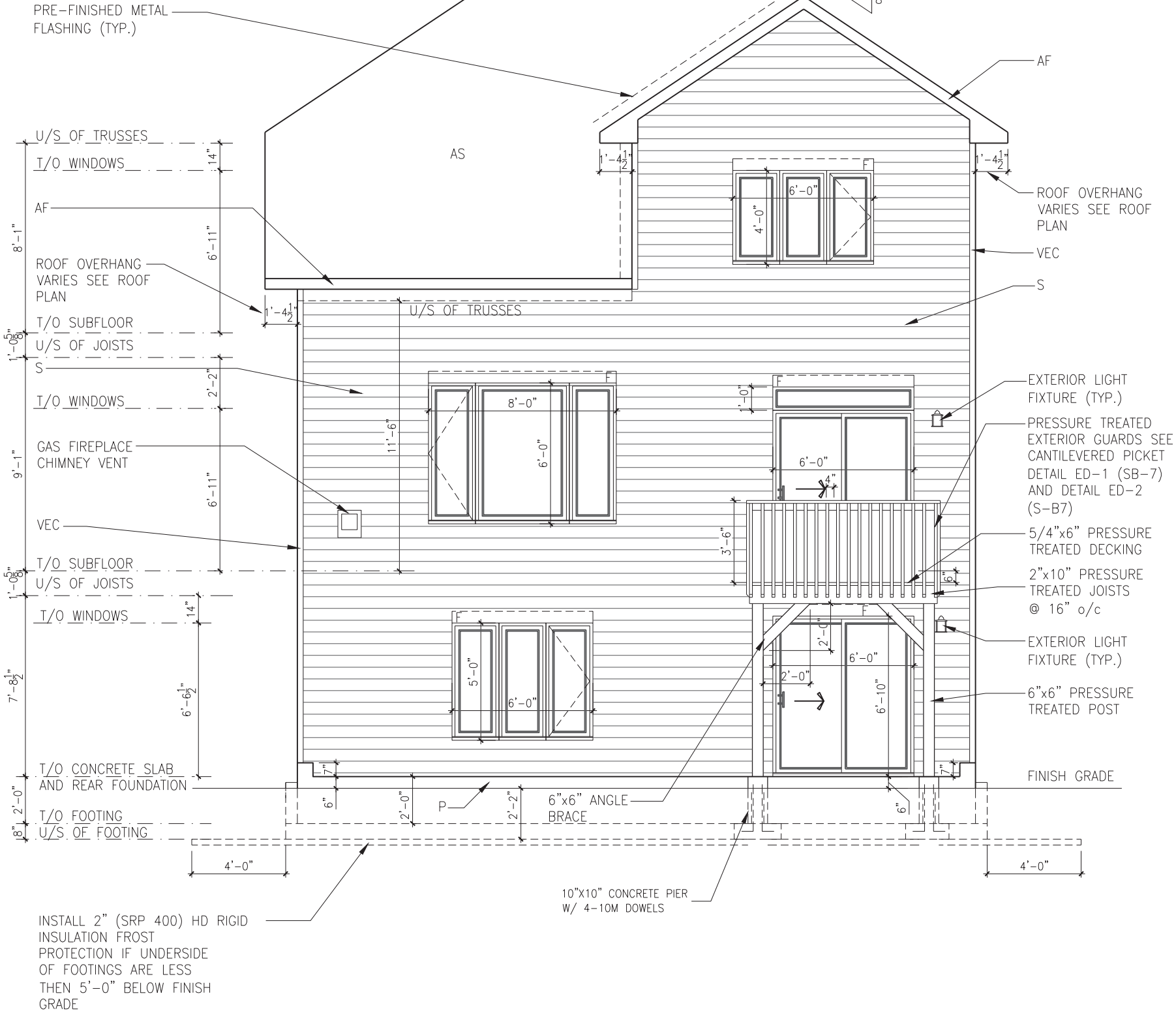
# RISERS MAY VARY TO BE CALCULATED WITH GRADING

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)

PRESSURE TREATED  
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WALK-OUT BASEMENT - 3 BEDROOM - ELEVATION B - REAR

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

LOT: XXXX

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2012 O.B.C. DRAWINGS


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NO.	DESCRIPTION	DATE	BY

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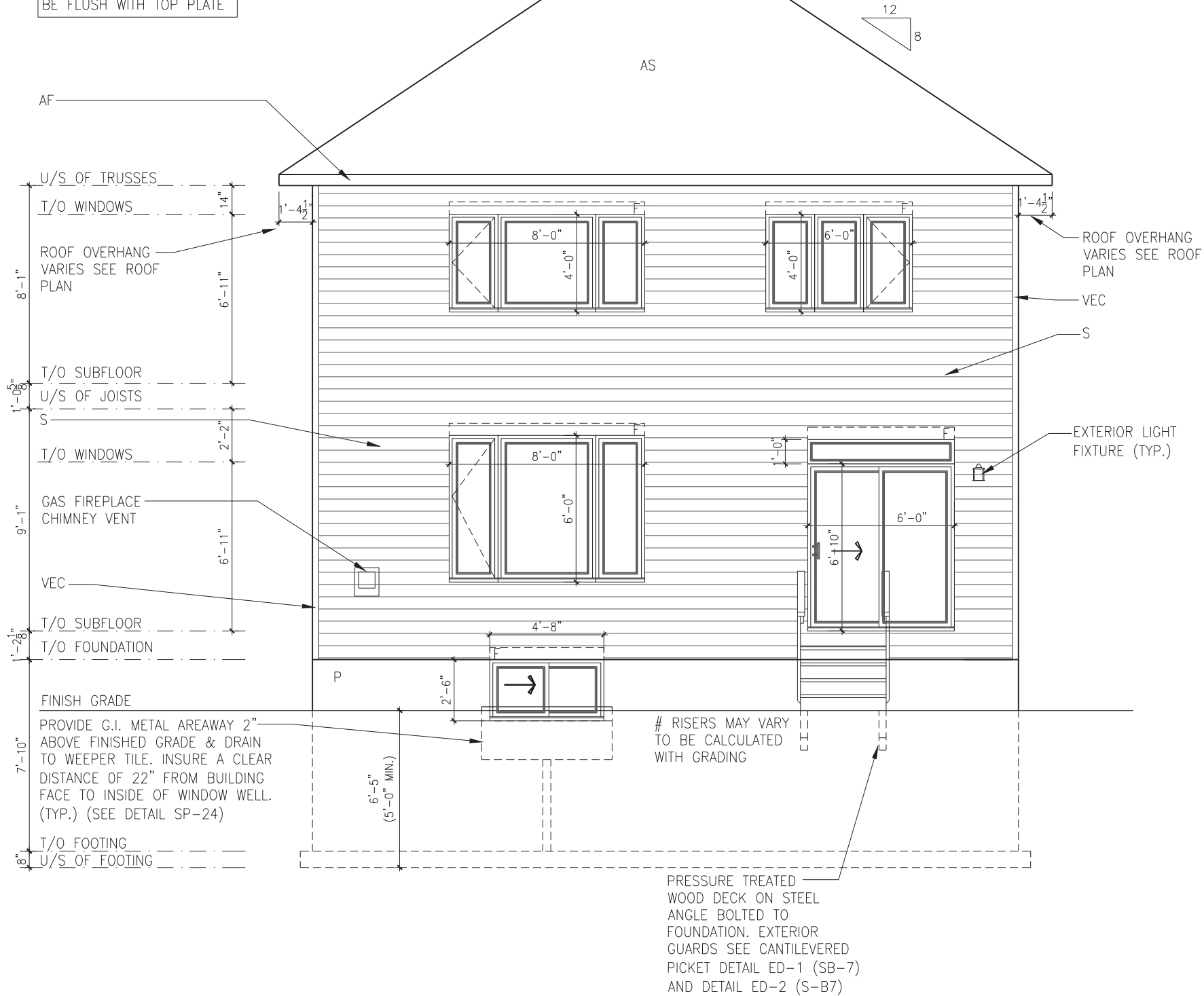
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EXTERIOR FINISH LEGEND:

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- + 20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORBELLING
- B8 - BRICK COINING 20mm PROUD
- +20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- 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-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **4 BEDROOM  
ELEVATION B - REAR**

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

**825 - THE BRADLEY  
2018 FOOTPRINT**

(STANDARD DRAWINGS)

SHEET:

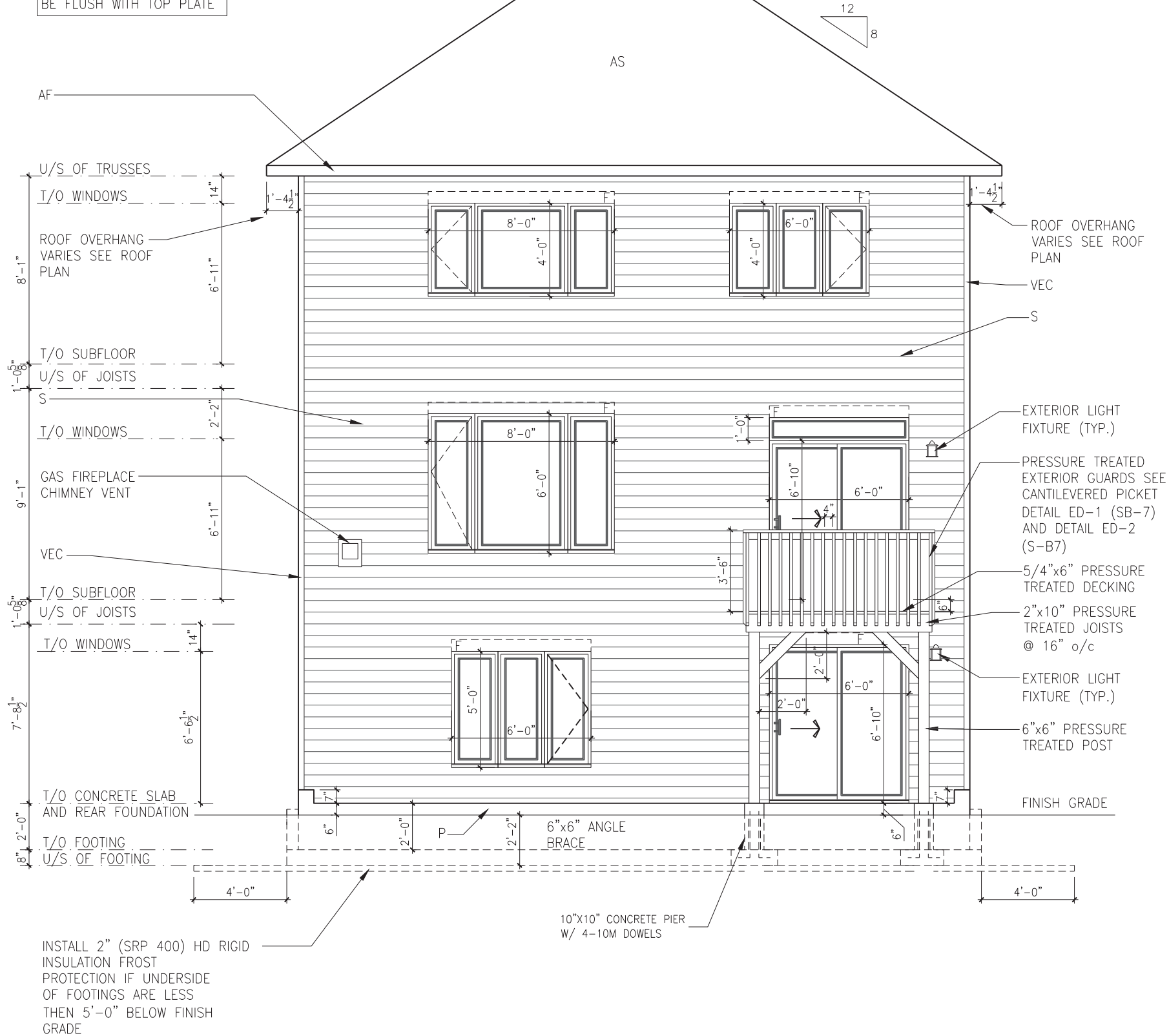
**A4b**

#### 4 BEDROOM - ELEVATION B - REAR

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

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



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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REV	DESCRIPTION	DATE	BY
REV-2	STRUCTURAL REVISION #1	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	20/06/2018	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **WALK-OUT BASEMENT  
4 BED - ELEV. B - REAR**

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

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:

A4b

#### WALK-OUT BASEMENT - 4 BEDROOM - ELEVATION B - REAR

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





**Valecraft**  
Homes Ltd.

- PERSONAL BCIN #19896
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- VC - SIDING (VERTICAL CORNER)


DRAWING: **BUILDING SECTION - 3 AND  
4 BEDROOM - ELEVATION A-B-**

## 825 - THE BRADLEY 2018 FOOTPRINT

SHEET:  
**A5a**

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-ENGINEERED ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)

PRE-ENGINEERED CONTINUOUS BRACING (SEE MANUFACTURER)

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

AF

U/S OF TRUSSES

T/O WINDOWS

8'-1"

6'-11"

1'-4 1/2"

T/O SUBFLOOR

U/S OF JOISTS

1'-0 5/8"

T/O WINDOWS

2'-2"

9'-1"

6'-11"

T/O SUBFLOOR

1'-0 5/8"

T/O FOUNDATION

7'-10"

8"

U/S OF FOOTING

SECOND FLOOR LANDING TO BE BUILT IN 2"x6"

13'-2"

3'-5"

STAIRS

7'-2"

BATH

KITCHEN

FRAME WALL ON TOP OF FOUNDATION WALL AS SHOWN IN HATCH LINES

13'-8 1/2"

3'-5"

STAIRS

UNFINISHED AREA

(2) R-22 BATT INSULATION

BASEMENT

UNFINISHED AREA

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

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

SINGLE DWELLING STAIRS:

RISER = 4-7/8" MIN / 7-7/8" MAX

TREAD = 9-1/4" MIN / 14" MAX

HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX

HEADROOM = 6'-5" MAX

PRE-ENGINEERED ROOF  
TRUSSES @ 24" o/c  
(SEE MANUFACTURER)  
PRE-ENGINEERED  
CONTINUOUS BRACING  
(SEE MANUFACTURER)

NOTE:  
HEEL ON ALL TRUSSES  
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DRAWING: **WALK-OUT - BUILD. SECTION**  
**3 AND 4 BED - ELEV. A-B-C**

## 825 - THE BRADLEY 2018 FOOTPRINT

SHEET:  
**A5a**

—PRE-ENGINEERED ROOF  
TRUSSES @ 24" o/c  
(SEE MANUFACTURER)  
PRE-ENGINEERED  
CONTINUOUS BRACING  
(SEE MANUFACTURER)

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

PROVIDE SOLID  
BLOCKING @  
16" o/c FOR  
DRYWALL AND  
STAIR

FASTEN 2"X8"—  
LEDGER

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

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

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