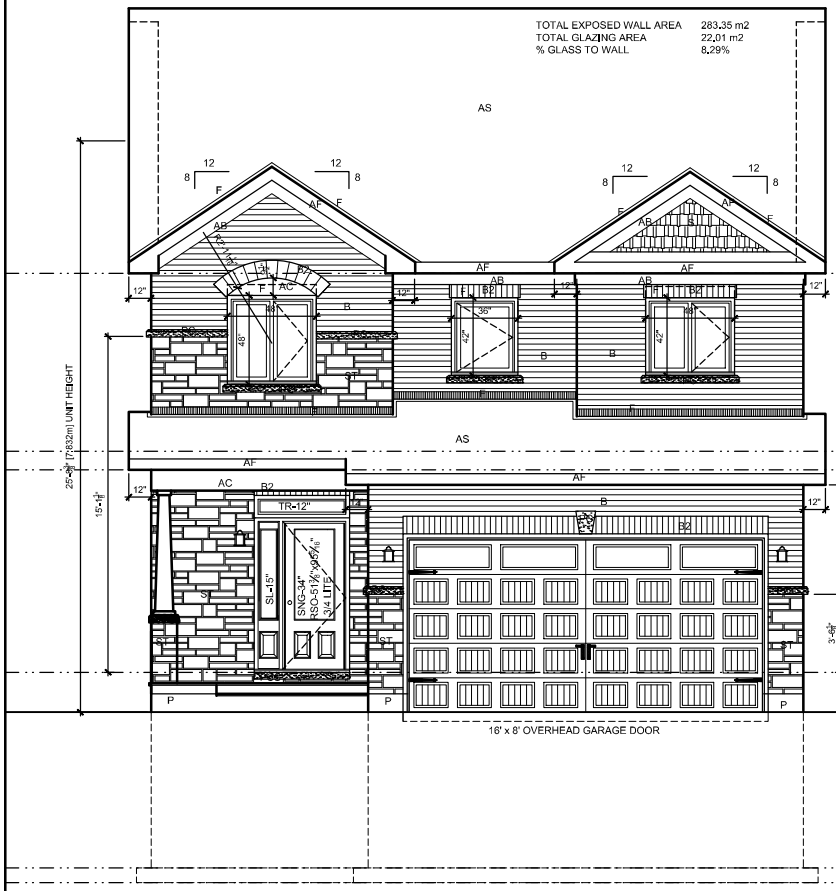


Front Elevation - 4 Bedroom

Front Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE S-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS_____.

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 RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4' ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

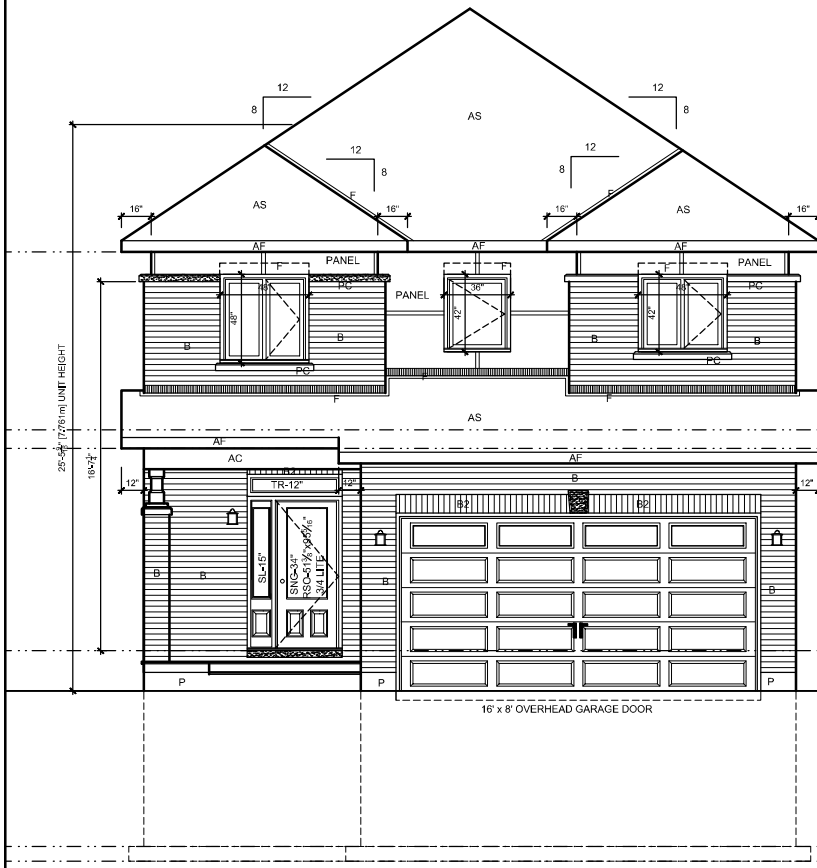
TITLE:
Elevation A

ACAD FILE:

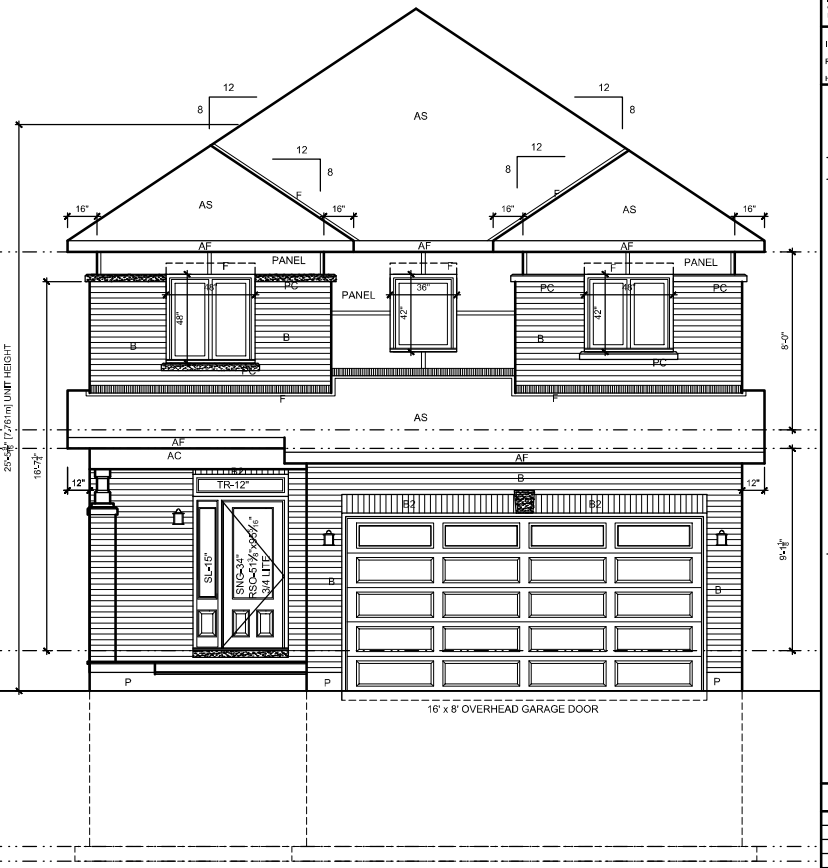
SCALE: 3/16" = 1'-0"

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-1



Front Elevation - 4 Bedroom



Front Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS

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 RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4' ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

TITLE: Elevation B

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-1b

Front Elevation - 4 Bedroom

Front Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS

EXTERIOR FINISH LEGEND

B	- BRICK (MAIN)
B1	- BRICK SOLDIER COURSE (ACCENT)
B2	- BRICK SOLDIER COURSE (ACCENT) 20mm PROUD
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-20	- BRICK RECESSED 20mm
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F	- FLASHING
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P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

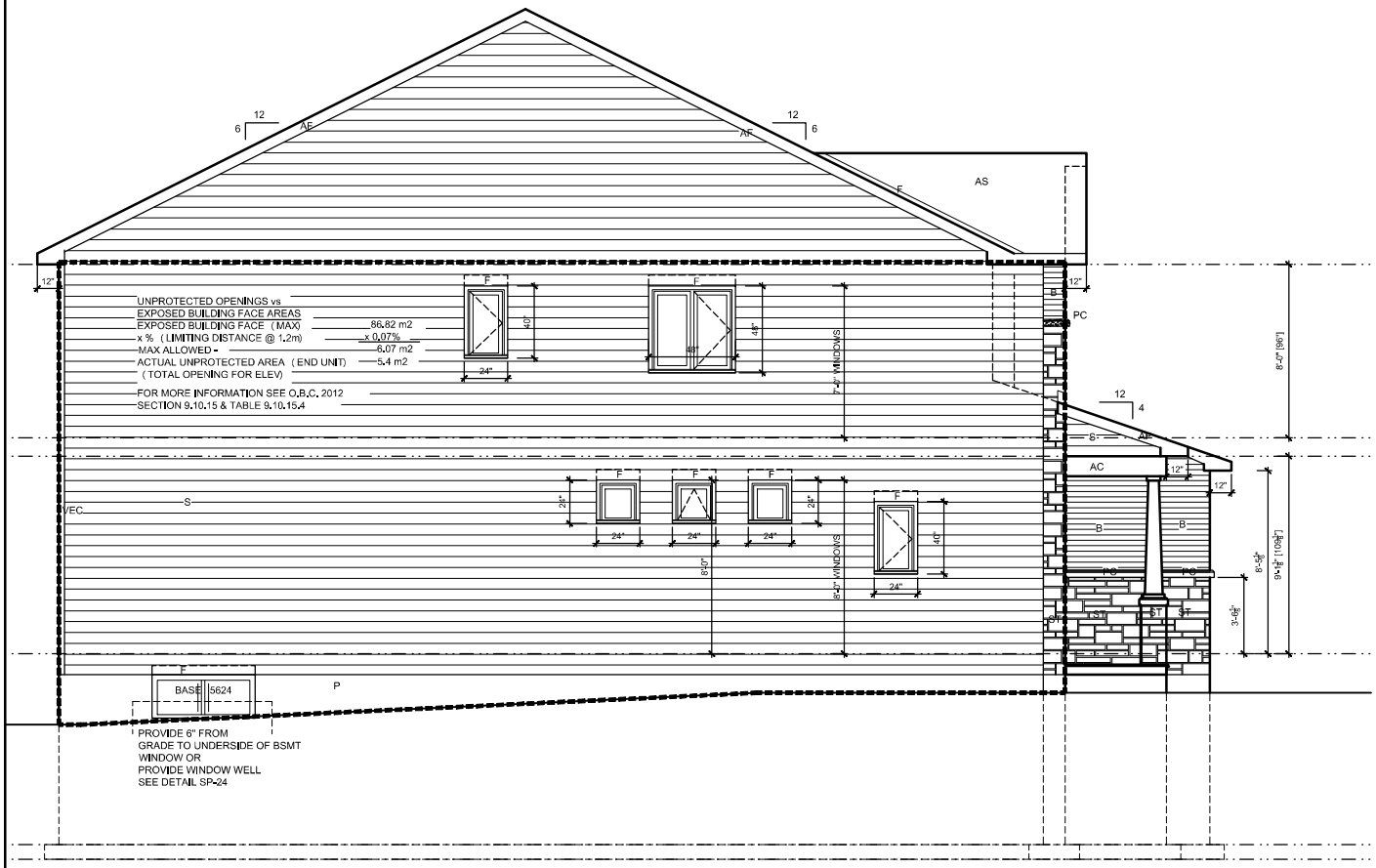
TITLE: Elevation C

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-1c



Left Side Elevation - 4 Bedroom

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE S-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS

EXTERIOR FINISH LEGEND

B	- BRICK (MAIN)
B1	- BRICK SOLDIER COURSE (ACCENT)
B2	- BRICK SOLDIER COURSE (ACCENT) 20mm PROUD
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B6	- BRICK ROW LOCK (ACCENT)
B7	- BRICK CORBELLING
B8	- BRICK COINING 20mm PROUD
+20	- BRICK 20mm PROUD
-20	- BRICK RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
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PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

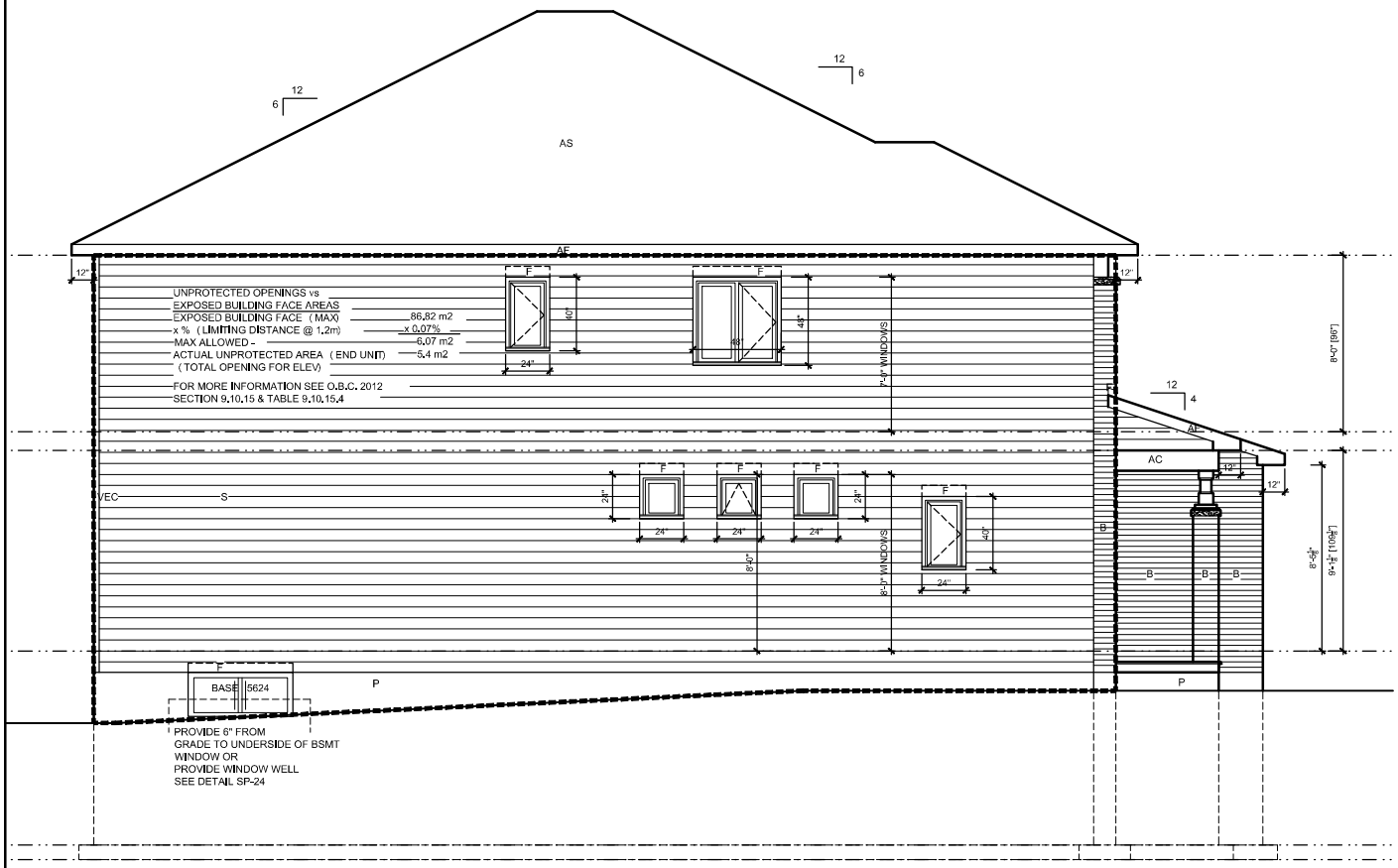
TITLE: House Side Elevation A 4 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-2



Left Side Elevation - 4 Bedroom

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE S-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

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2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

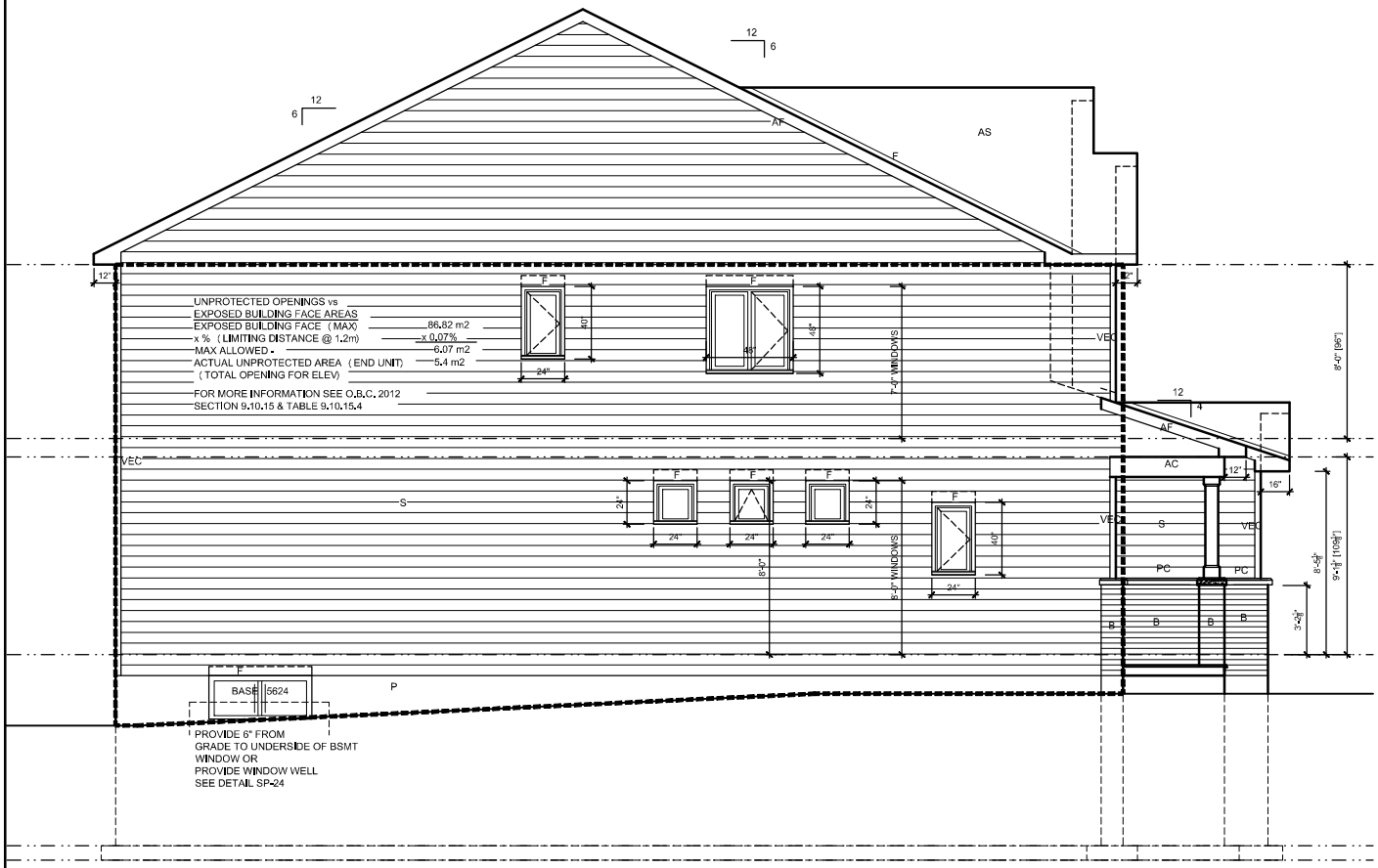
TITLE:
House Side Elevation B 4 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-2b



Left Side Elevation - 4 Bedroom

LOT XXxx

DATE XX/XX/XX

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TENDER 2017

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VS	- VINYL SHAKES
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2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

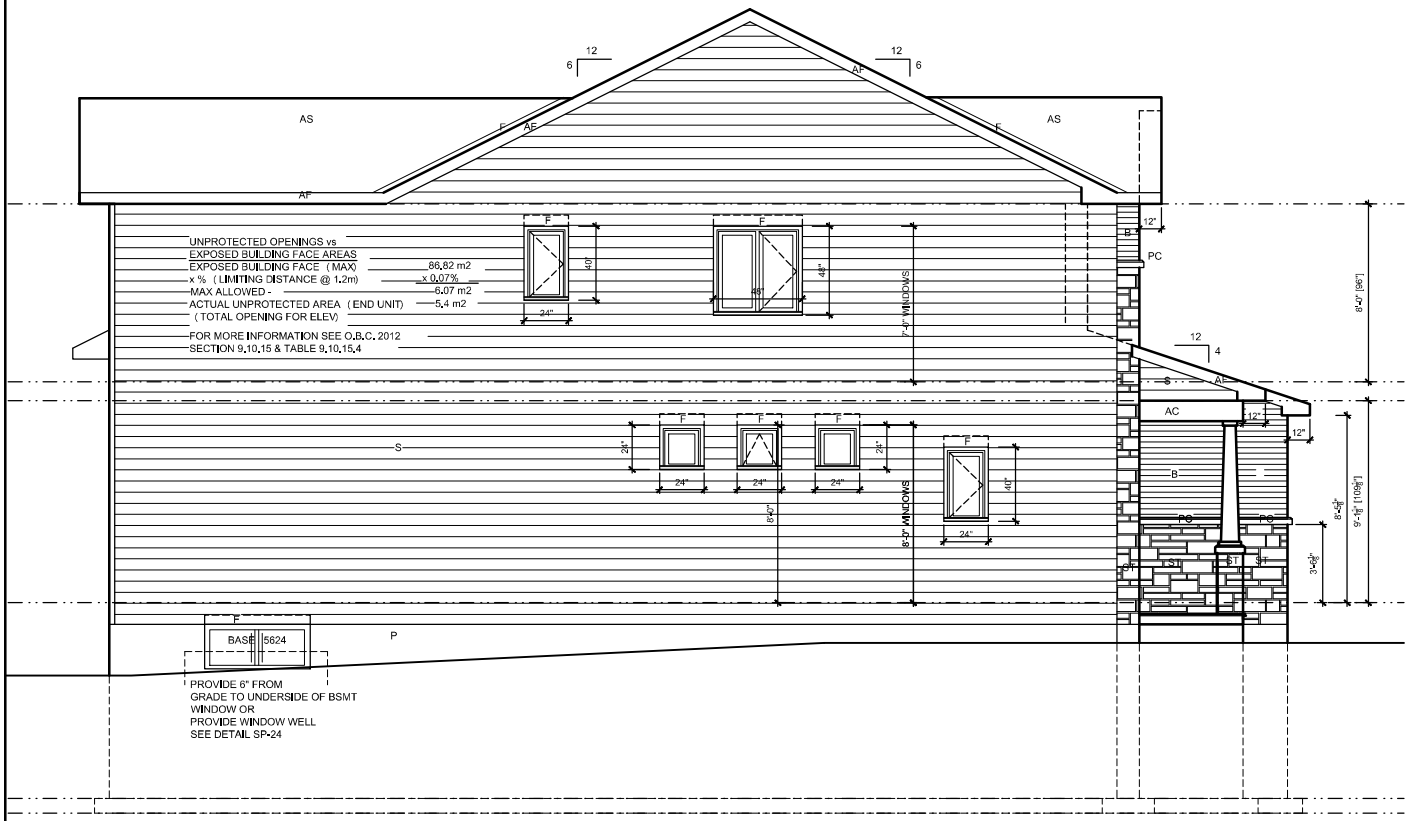
TITLE:
House Side Elevation C 4 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-2c



Left Side Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

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

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

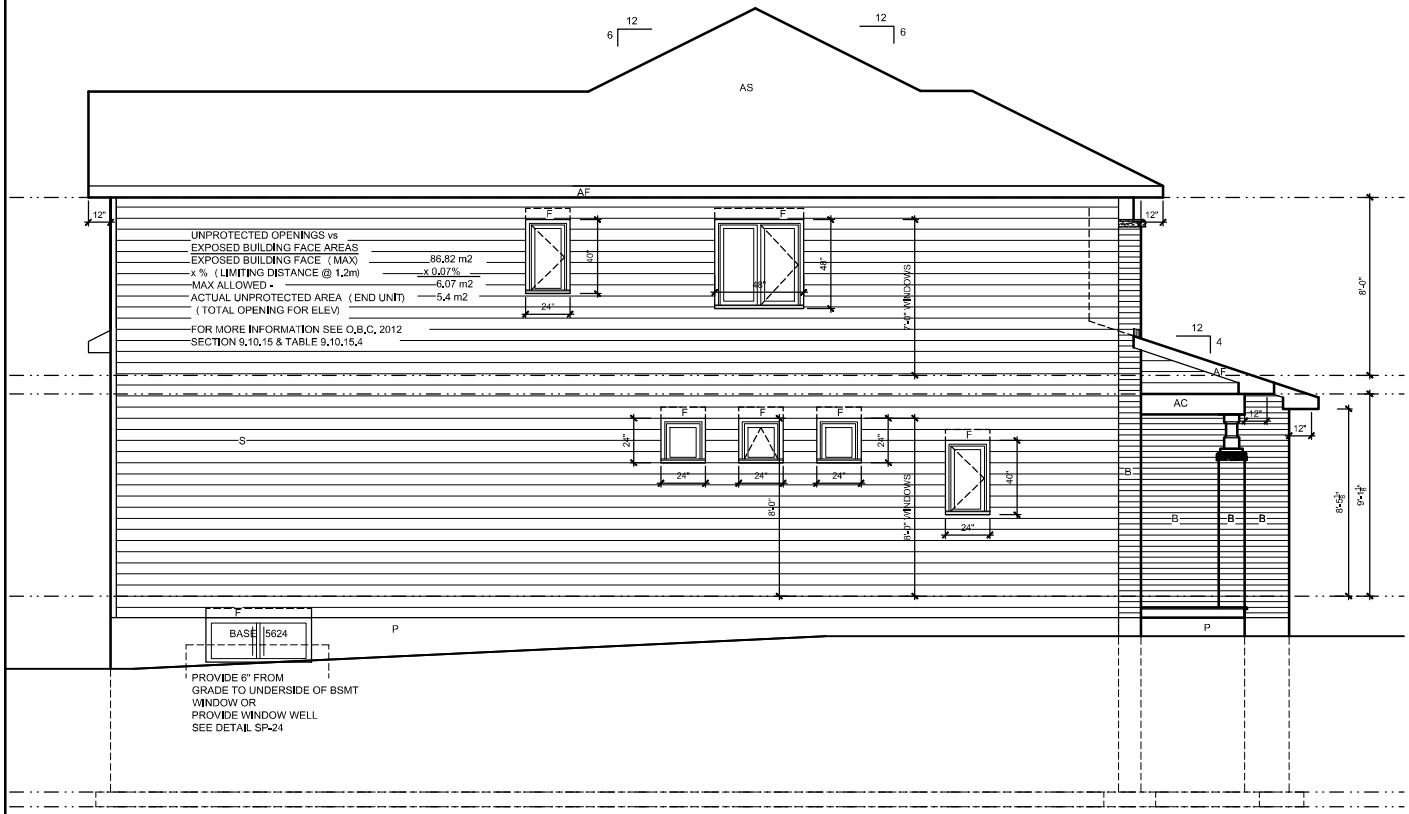
TITLE:
House Side Elevation A 3 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-2d



Left Side Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

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

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

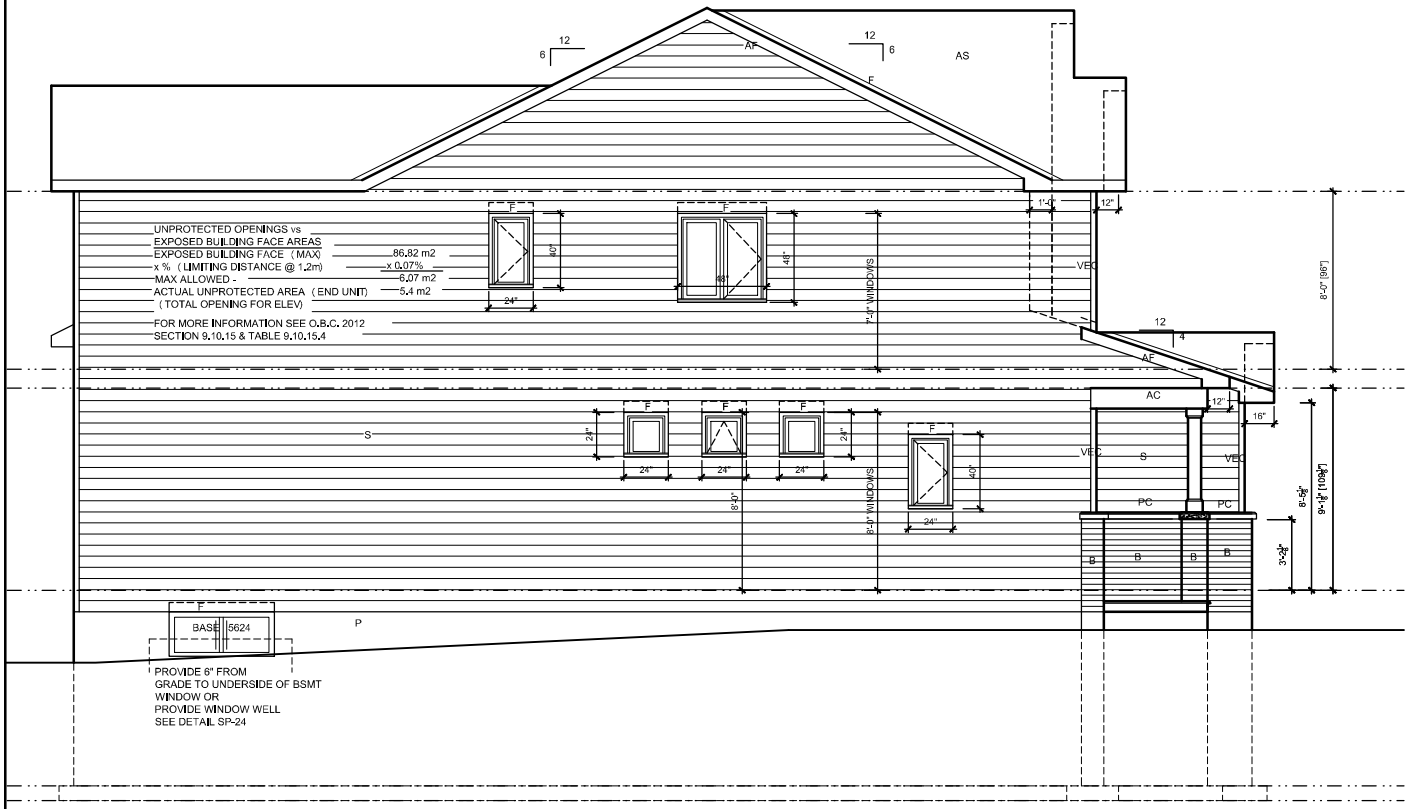
TITLE:
House Side Elevation B 3 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-2e



Left Side Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

EXTERIOR FINISH LEGEND

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B6	- BRICK ROW LOCK (ACCENT)
B7	- BRICK CORBELLING
B8	- BRICK COINING 20mm PROUD
+20	- BRICK 20mm PROUD
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PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

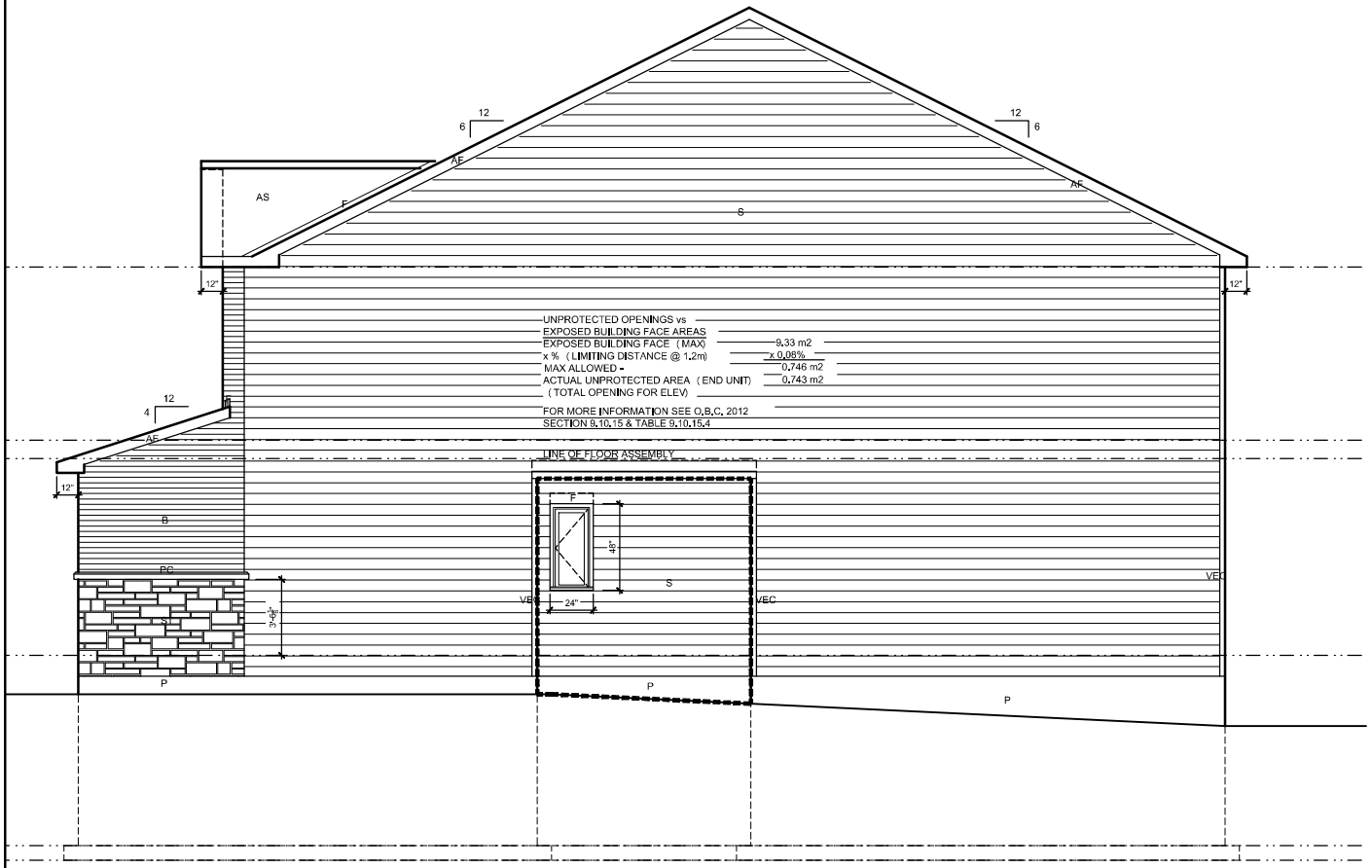
TITLE: House Side Elevation C 3 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-2f



Right Side Elevation - 4 Bedroom

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

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 RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4" ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	- PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

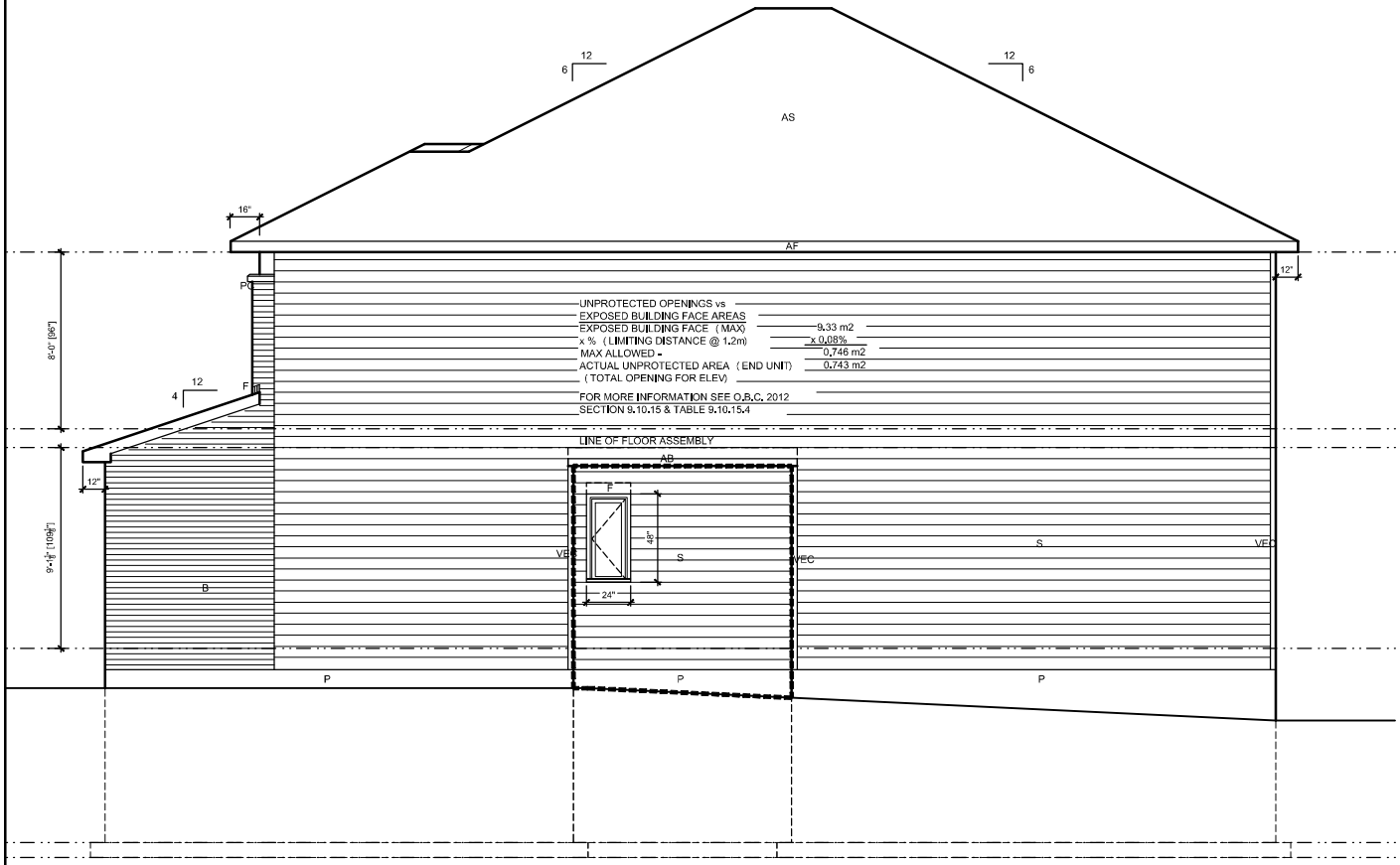
TITLE:
Garage Side Elevation A 4 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-3



Right Side Elevation - 4 Bedroom

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE S-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS _____.

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 RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4" ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

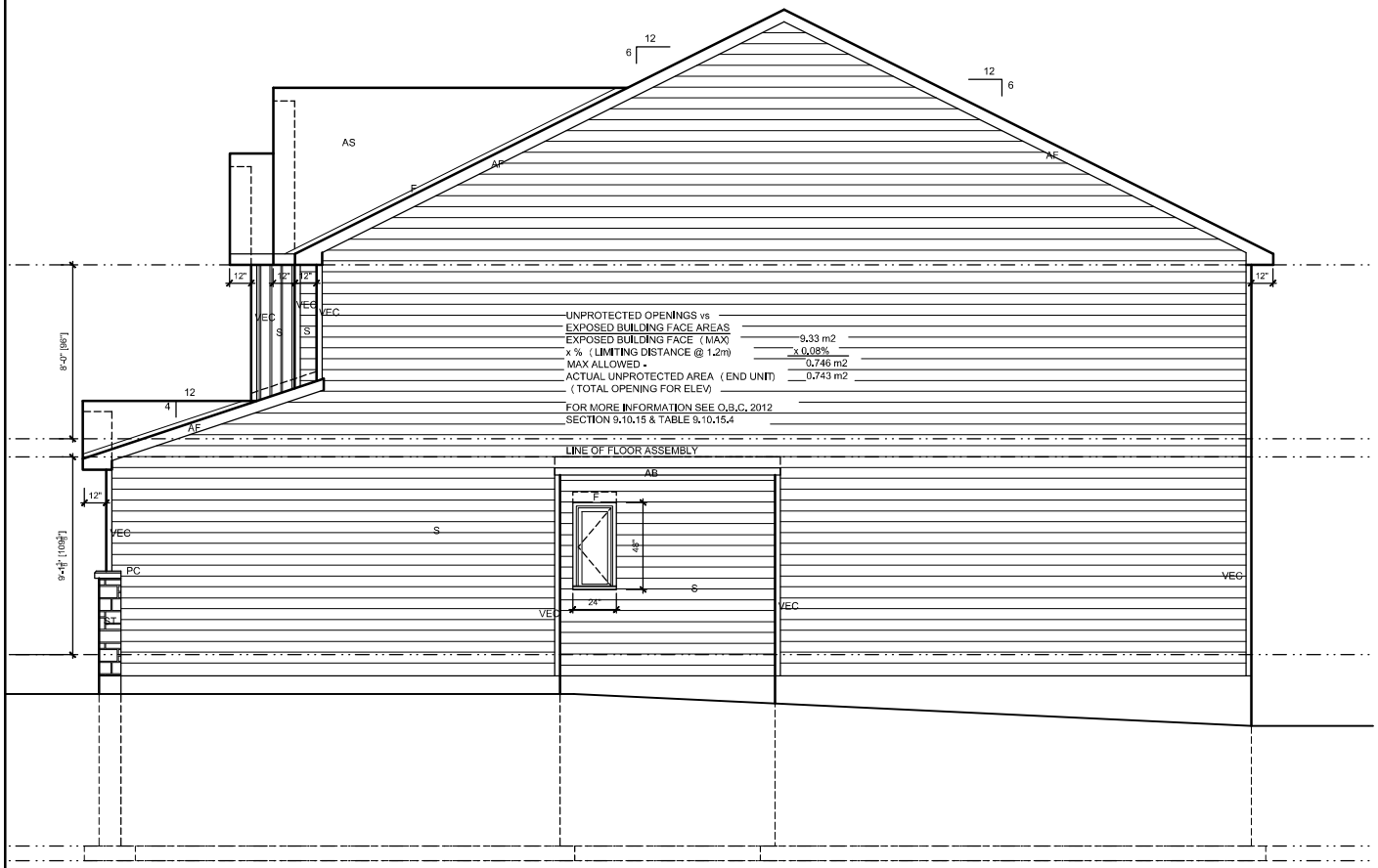
TITLE:
Garage Side Elevation B 4 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-3b



Right Side Elevation - 4 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

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)
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B6	- BRICK ROW LOCK (ACCENT)
B7	- BRICK CORBELLING
B8	- BRICK COINING 20mm PROUD
+20	- BRICK 20mm PROUD
-20	- BRICK RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4" ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

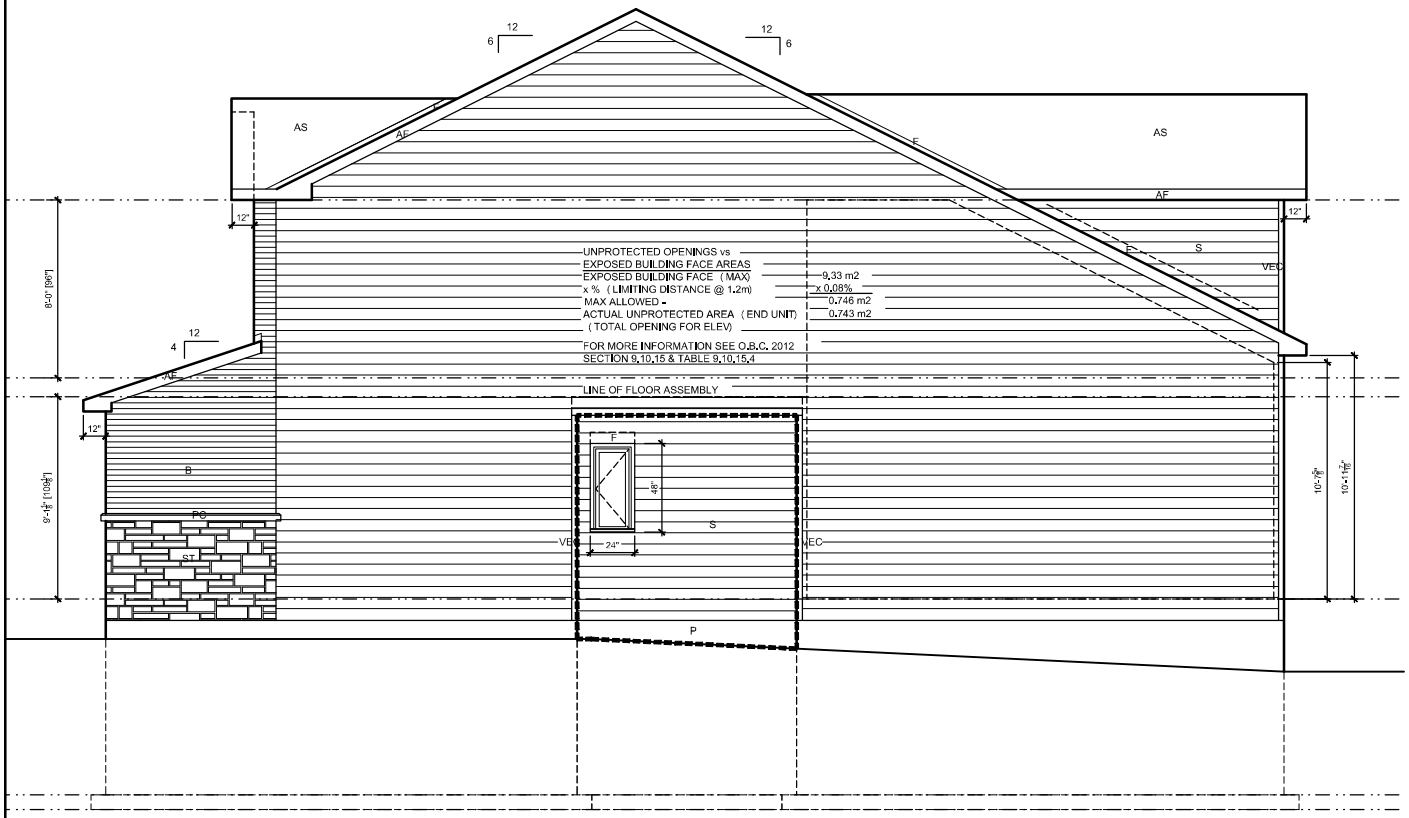
TITLE:
Garage Side Elevation C 4 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-3c



Right Side Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS _____.

EXTERIOR FINISH LEGEND

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B7	- BRICK CORBELLING
B8	- BRICK COINING 20mm PROUD
+20	- BRICK 20mm PROUD
-20	- BRICK RECESSED 20mm
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ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4' ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

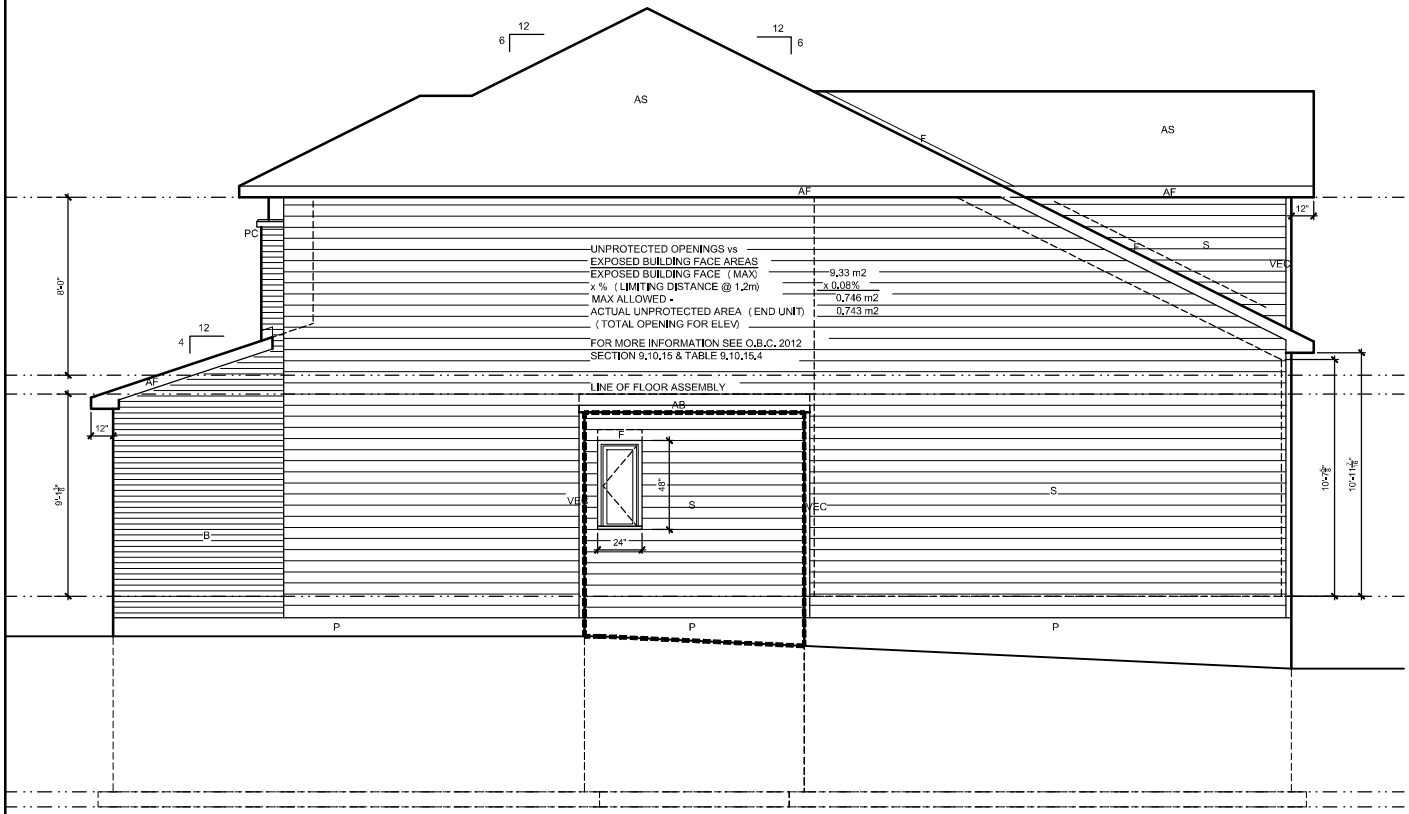
TITLE: Garage Side Elevation A 3 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-3d



Right Side Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

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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 RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4" ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

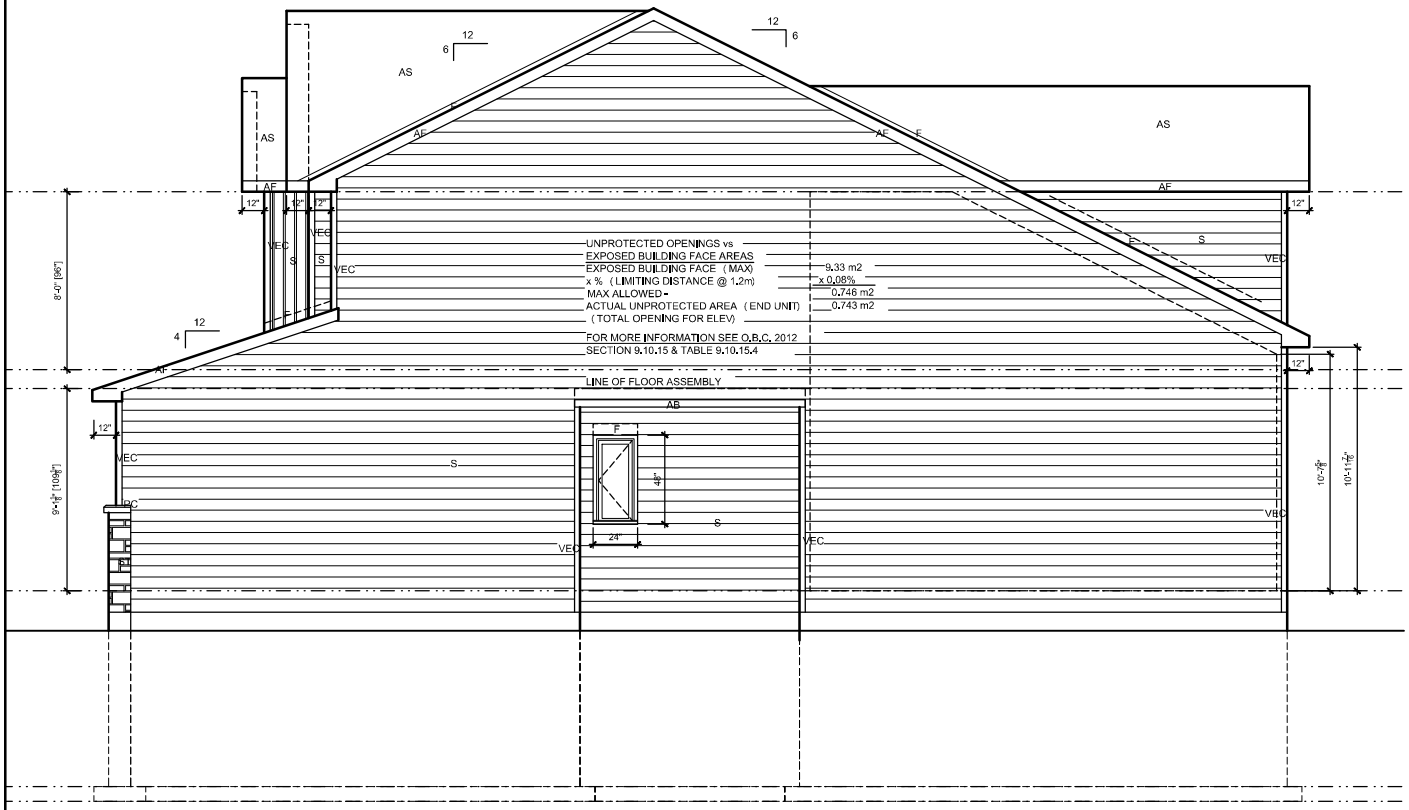
TITLE: Garage Side Elevation B 3 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint

DWG. A-3d



Right Side Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

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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 RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4" ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

TITLE:
Garage Side Elevation C 3 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-3f

Rear Elevation - 4 Bedroom

Rear Elevation - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

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 RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4' ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

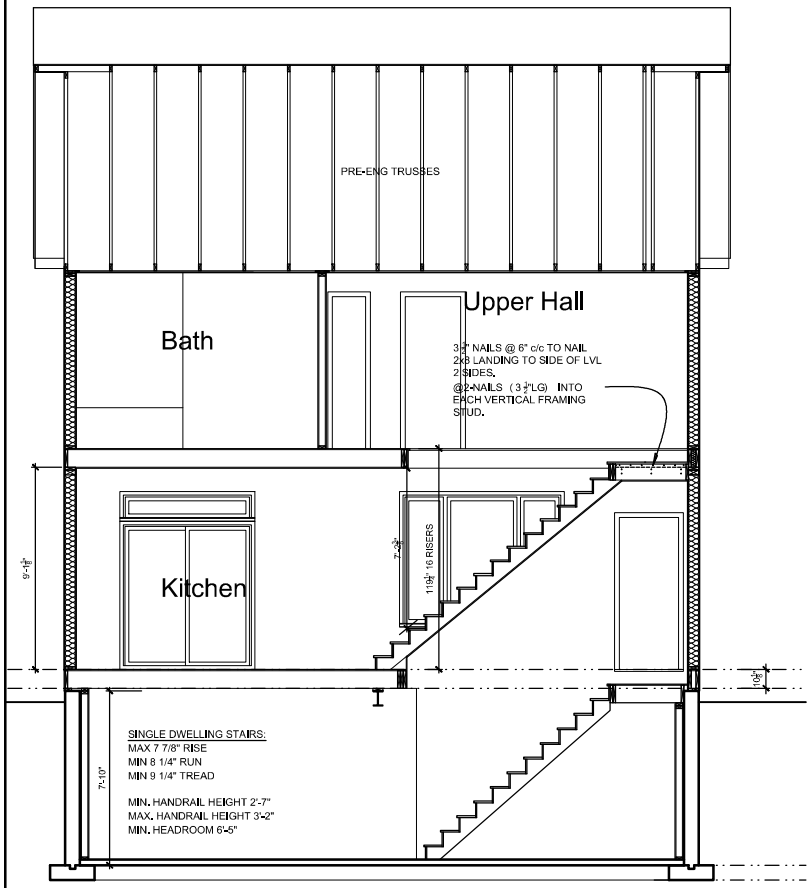
TITLE: Rear Elevation

ACAD FILE:

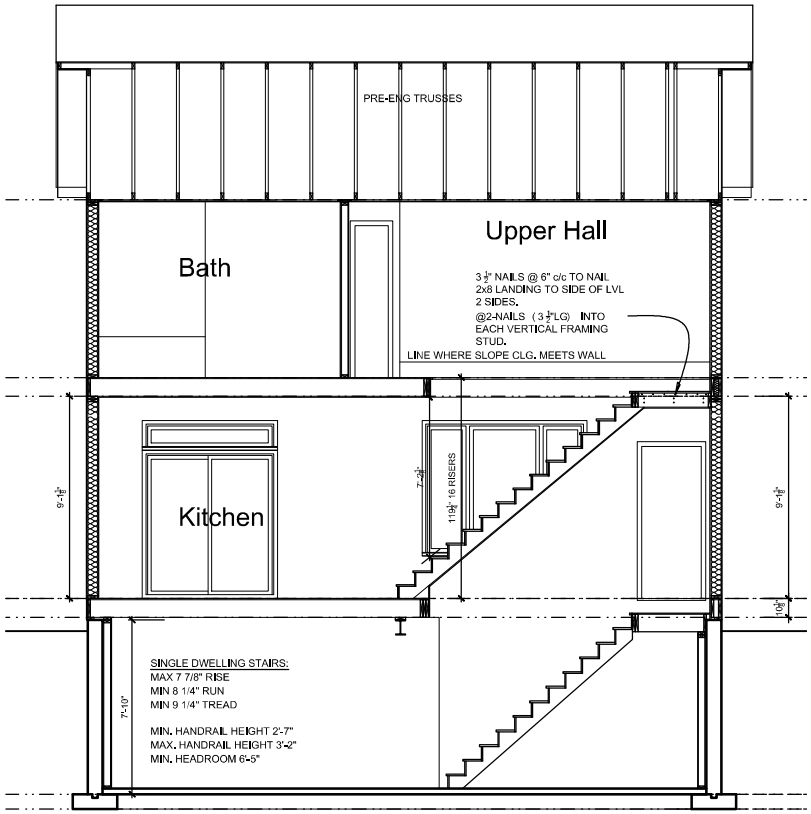
SCALE: 3/16" = 1'-0"

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-4



Section - 4 Bedroom



Section - 3 Bedroom

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

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 RECESSED 20mm
S	- SIDING (HORIZONTAL)
ST	- STONE VENEER
T	- TRIM 200mm COVE SIDING
AF	- ALUMINUM FACSIA
AC	- ALUMINUM CLADDING
AB	- 4' ALUMINUM BAND
AS	- ASPHALT SHINGLES
F	- FLASHING
V	- ROOF VENT MAX
P	- PARGING
PC	- PRECAST
PCH10	PRECAST HEADER 10"
PCH8	- PRECAST HEADER 8"
PCS	- PRECAST SILL
PCB	- PRECAST BAND
VS	- VINYL SHAKES
VEC	- SIDING (VERTICAL CORNER)

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

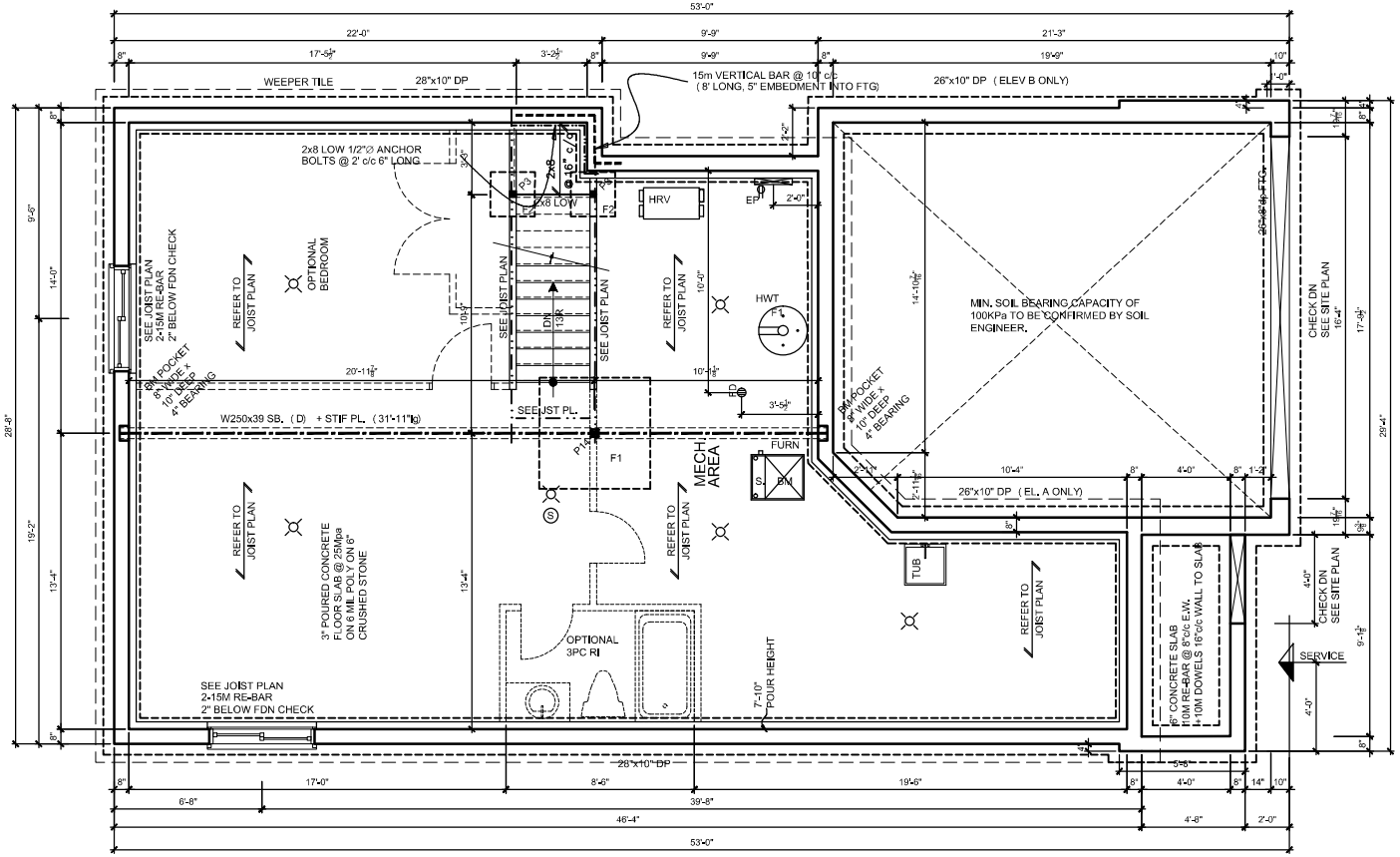
TITLE: Sectiion

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-5



Foundation Plan - 3 Bedroom

F1: 5'-0" x 5'-0" x 12" DP.
5-15M (B) x 4'-6" LG E.W.

F2: 2'-0" x 2'-0" x 10" DP

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
S1 - L 90x90x6
S2 - L 90x90x8
S3 - L 100x90x8
S4 - L 125x90x8
S5 - L 125x90x10
S6 - L 200x100x12
S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
L1 - (2) 38x235 w/ 12.7 PLYWOOD SPACER
L2 - (2) 38x235
L3 - (3) 38x235
L4 - (3) 38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
L5 - (3) 38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
L6 - (2) 45x240 LVL 1.8e
L7 - (3) 45x240 LVL 1.8e

POSTS
P1 - 75Ø STEEL TELEPOST
P2 - (2) 38x89 or (2) 38x140
P3 - (3) 38x89 or (3) 38x140
P4 - (4) 38x89 or (4) 38x140
P5 - (5) 38x89 or (5) 38x140
P6 - (6) 38x89 or (6) 38x140
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 + 100x180x12PL B PL. + 130x160x10 T PL. (*)
(*) - 2-12Ø ANCH (WHERE ANCH PL. NOT USED)

ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

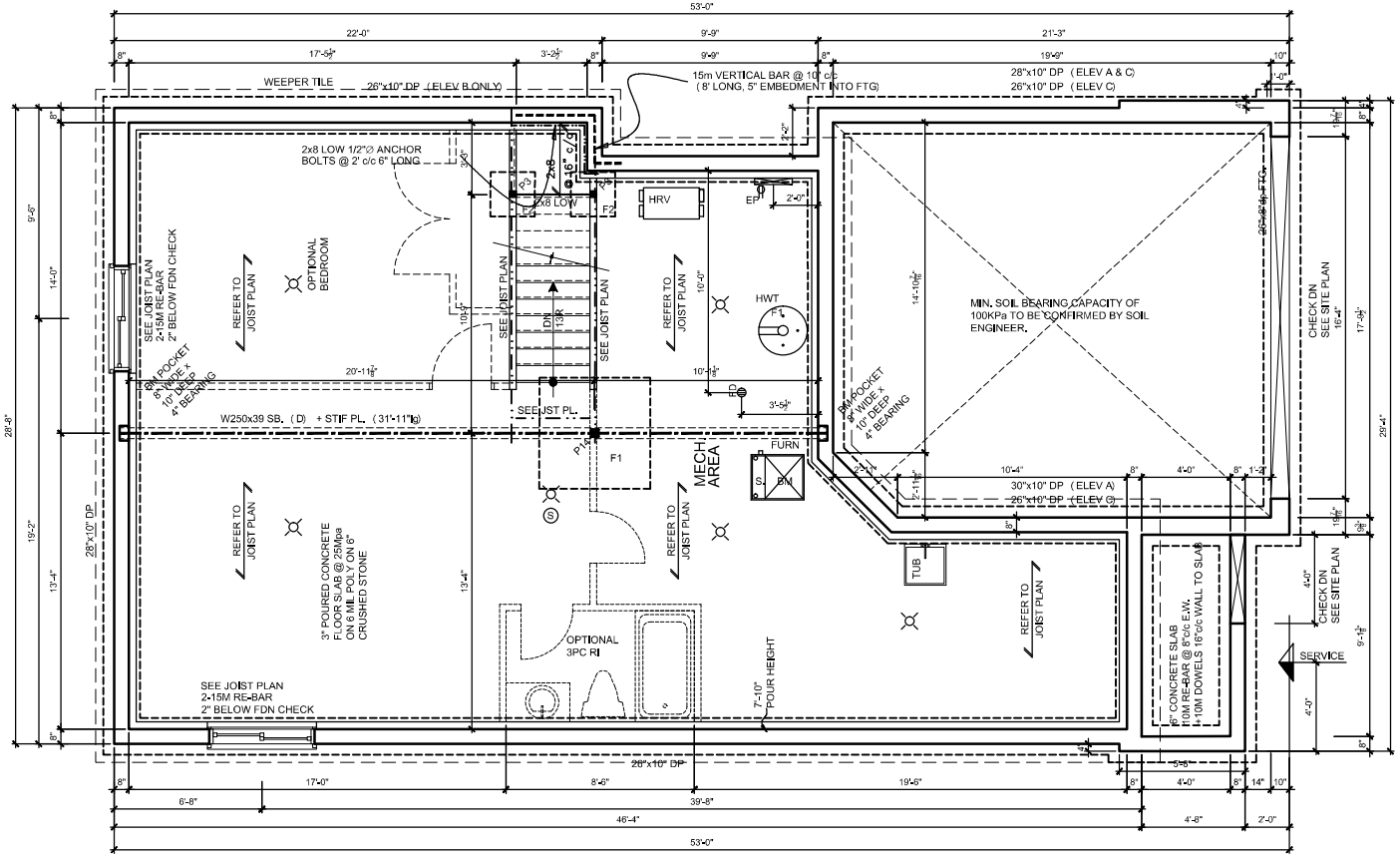
TITLE: Foundation Plan - 3 Bedroom

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-6



Foundation Plan - 4 BEDROOM

F1: 5'-0" x 5'-0" x 12" DP.
5-15M (B) x 4'-6" LG E.W.

F2: 2'-0" x 2'-0" x 10" DP

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
- S1 - L 90x90x6
- S2 - L 90x90x8
- S3 - L 100x90x8
- S4 - L 125x90x8
- S5 - L 125x90x10
- S6 - L 200x100x12
- S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
- L1 - (2) 38x235 w/ 12.7 PLYWOOD SPACER
- L2 - (2) 38x235
- L3 - (3) 38x235
- L4 - (3) 38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L5 - (3) 38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L6 - (2) 45x240 LVL 1.8e
- L7 - (3) 45x240 LVL 1.8e

POSTS
- P1 - 75Ø STEEL TELEPOST
- P2 - (2) 38x89 or (2) 38x140
- P3 - (3) 38x89 or (3) 38x140
- P4 - (4) 38x89 or (4) 38x140
- P5 - (5) 38x89 or (5) 38x140
- P6 - (6) 38x89 or (6) 38x140
- 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 + 100x180x12PL B PL. + 130x160x10 T PL. (*)

(*) - 2-12Ø ANCH (WHERE ANCH PL. NOT USED)
ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

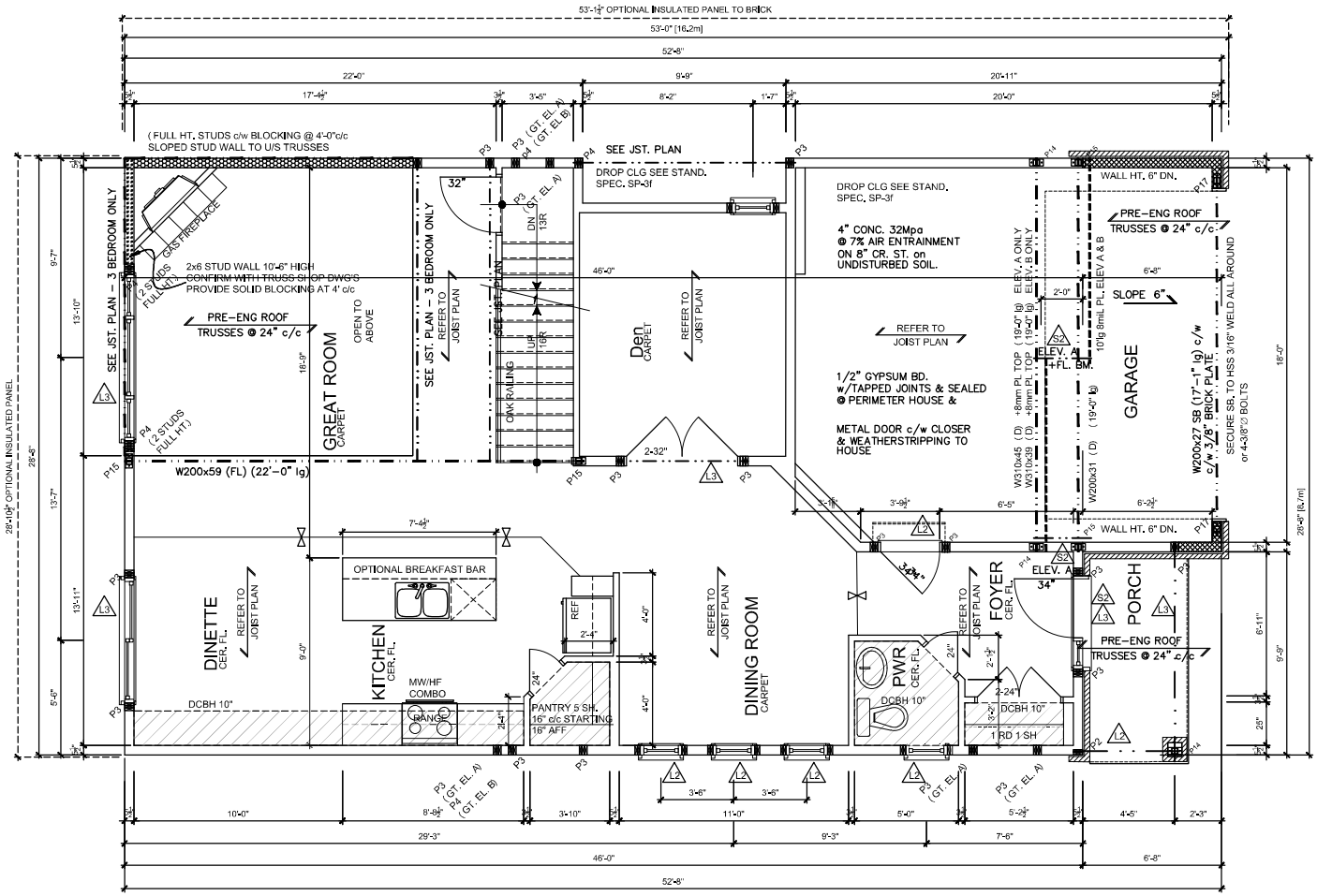
TITLE: Foundation Plan - 4 BEDROOM

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-6b



1st FLOOR PLAN-3 BED - ELEVATION A & B

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/03/14	SI

Valecraft Homes Ltd.

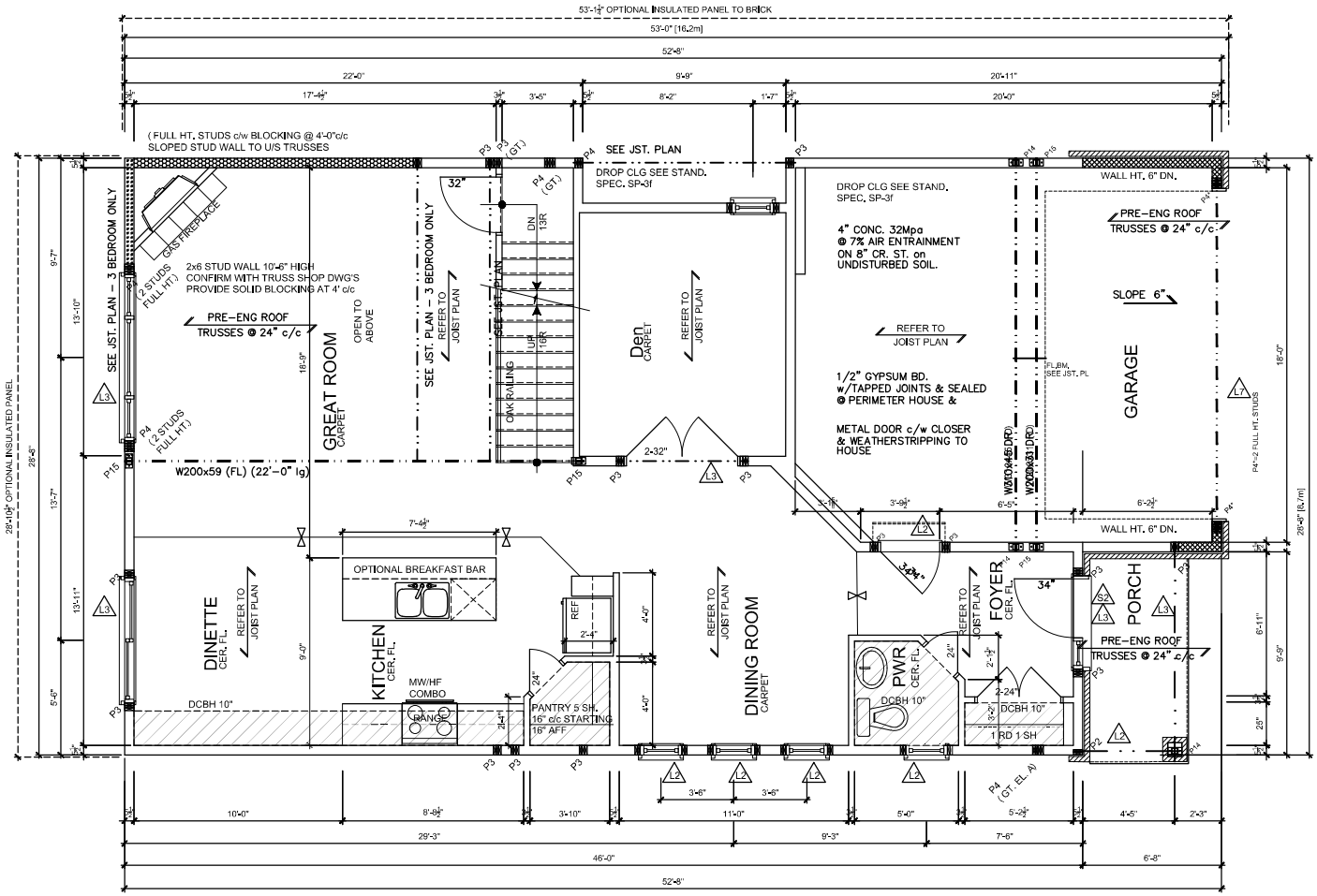
TITLE: 1st FLOOR PLAN-3 BED (ELEVATION A & B)

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-7



1st FLOOR PLAN-3 BED - ELEVATION C

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/03/14	SI

Valecraft Homes Ltd.

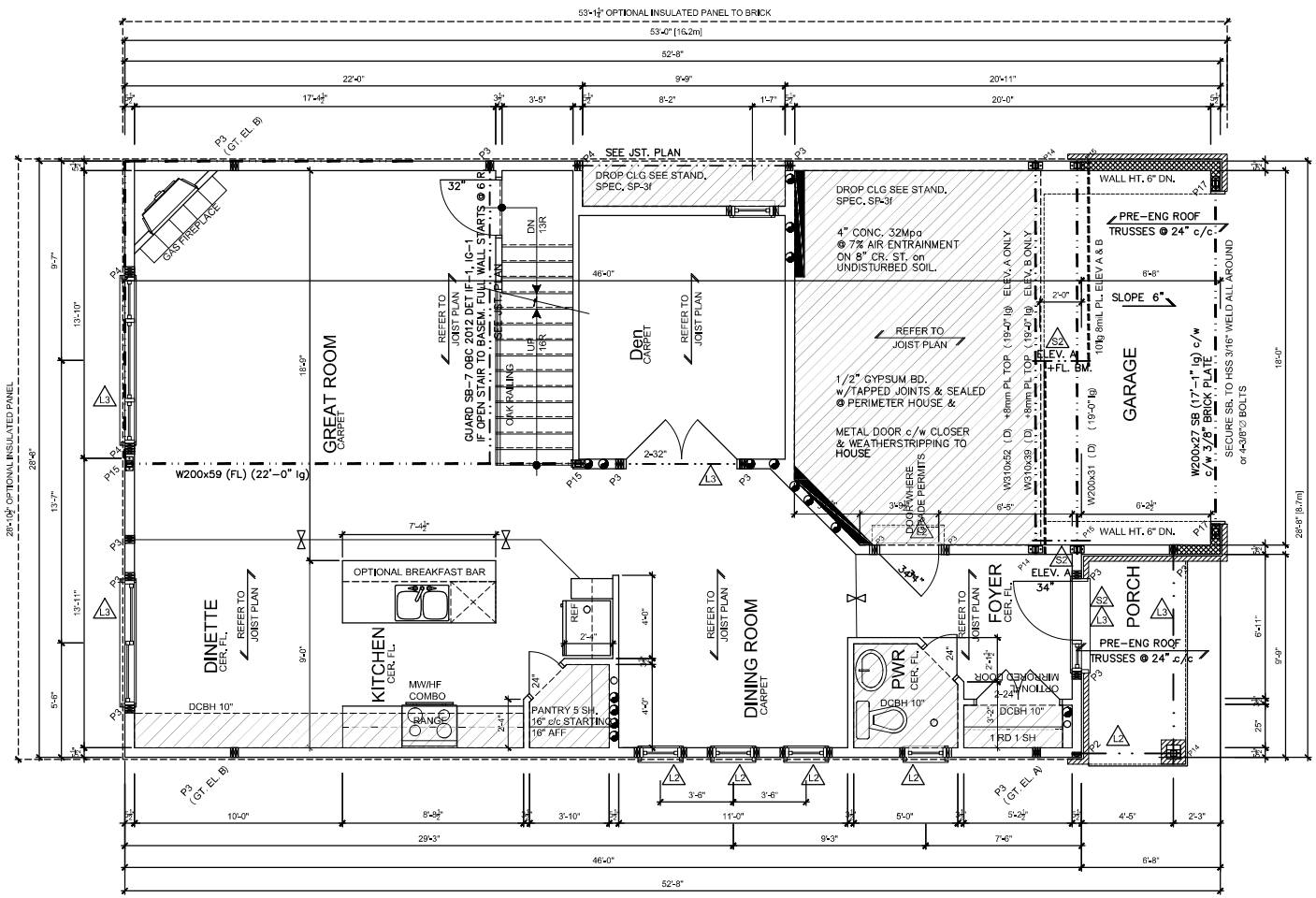
TITLE: 1st FLOOR PLAN-3 BED (ELEVATION C)

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-7b



1st FLOOR PLAN-4 BED - ELEVATION A & B

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE S-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS _____.

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
- S1 - L 90x90x6
- S2 - L 90x90x8
- S3 - L 100x90x8
- S4 - L 125x90x8
- S5 - L 125x90x10
- S6 - L 200x100x12
- S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
- L1 - (2) 38x235 w/ 12.7 PLYWOOD SPACER
- L2 - (2) 38x235
- L3 - (3) 38x235
- L4 - (3) 38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L5 - (3) 38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L6 - (2) 45x240 LVL 1.8e
- L7 - (3) 45x240 LVL 1.8e

POSTS
- P1 - 75Ø STEEL TELEPOST
- P2 - (2) 38x89 or (2) 38x140
- P3 - (3) 38x89 or (3) 38x140
- P4 - (4) 38x89 or (4) 38x140
- P5 - (5) 38x89 or (5) 38x140
- P6 - (6) 38x89 or (6) 38x140
- P13 - HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
- P14 - HSS 88x89x4.8 + 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 + 100x180x12PL B PL. + 130x160x10 T PL. (*)

(*) - 2-12Ø ANCH (WHERE ANCH PL. NOT USED)
ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

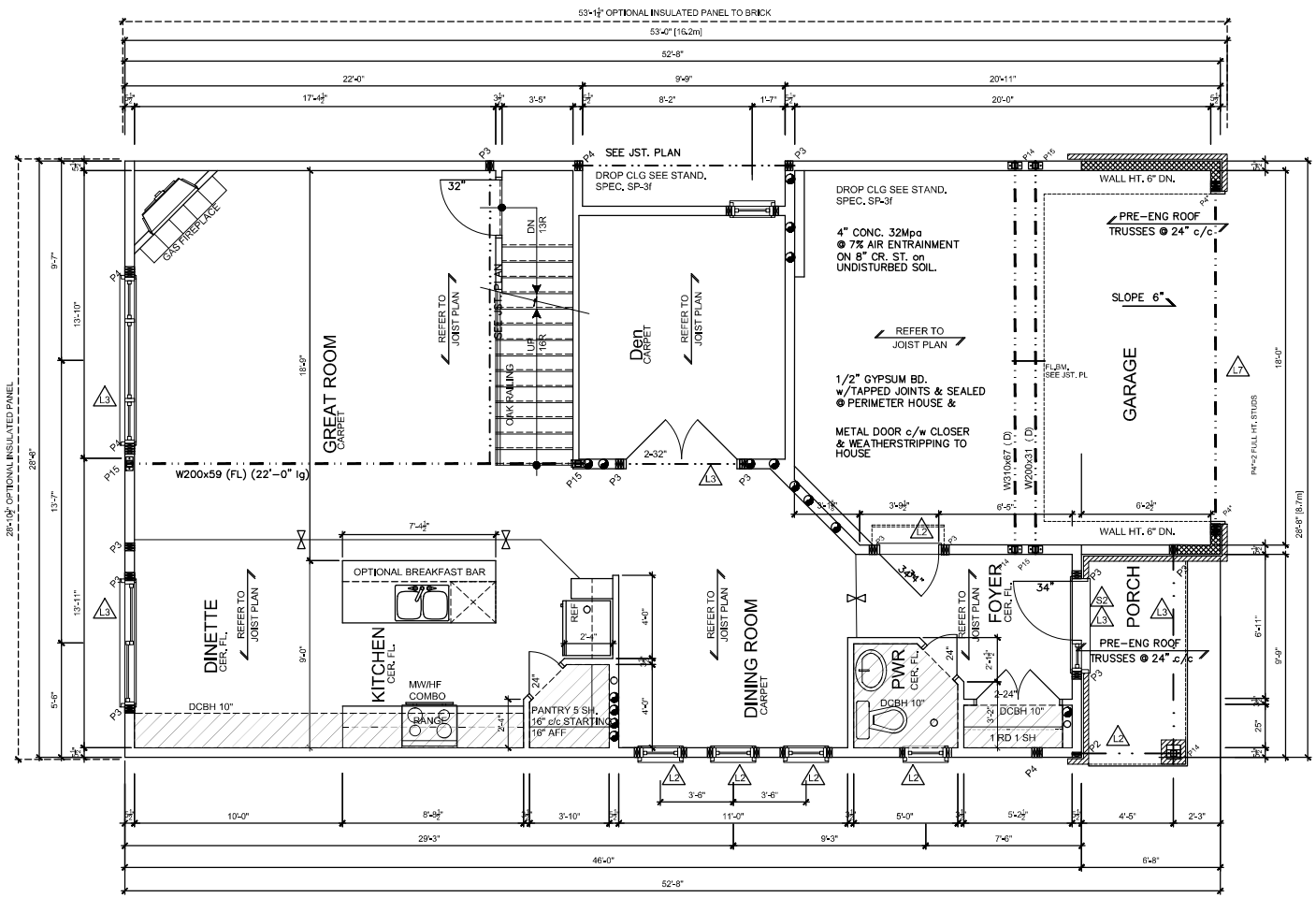
TITLE:
1st FLOOR PLAN-4 BED
ELEVATION A & B

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-7c



1st FLOOR PLAN-4 BED - ELEVATION C

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE S-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
S1 - L 90x90x6
S2 - L 90x90x8
S3 - L 100x90x8
S4 - L 125x90x8
S5 - L 125x90x10
S6 - L 200x100x12
S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
L1 - (2) 38x235 w/ 12.7 PLYWOOD SPACER
L2 - (2) 38x235
L3 - (3) 38x235
L4 - (3) 38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
L5 - (3) 38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
L6 - (2) 45x240 LVL 1.8e
L7 - (3) 45x240 LVL 1.8e

POSTS
P1 - 75ø STEEL TELEPOST
P2 - (2) 38x89 or (2) 38x140
P3 - (3) 38x89 or (3) 38x140
P4 - (4) 38x89 or (4) 38x140
P5 - (5) 38x89 or (5) 38x140
P6 - (6) 38x89 or (6) 38x140
P13 - HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
P14 - HSS 88x89x4.8 + 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 + 100x180x12PL B PL. + 130x160x10 T PL. (*)
(*) - 2-12ø ANCH (WHERE ANCH PL. NOT USED)

ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

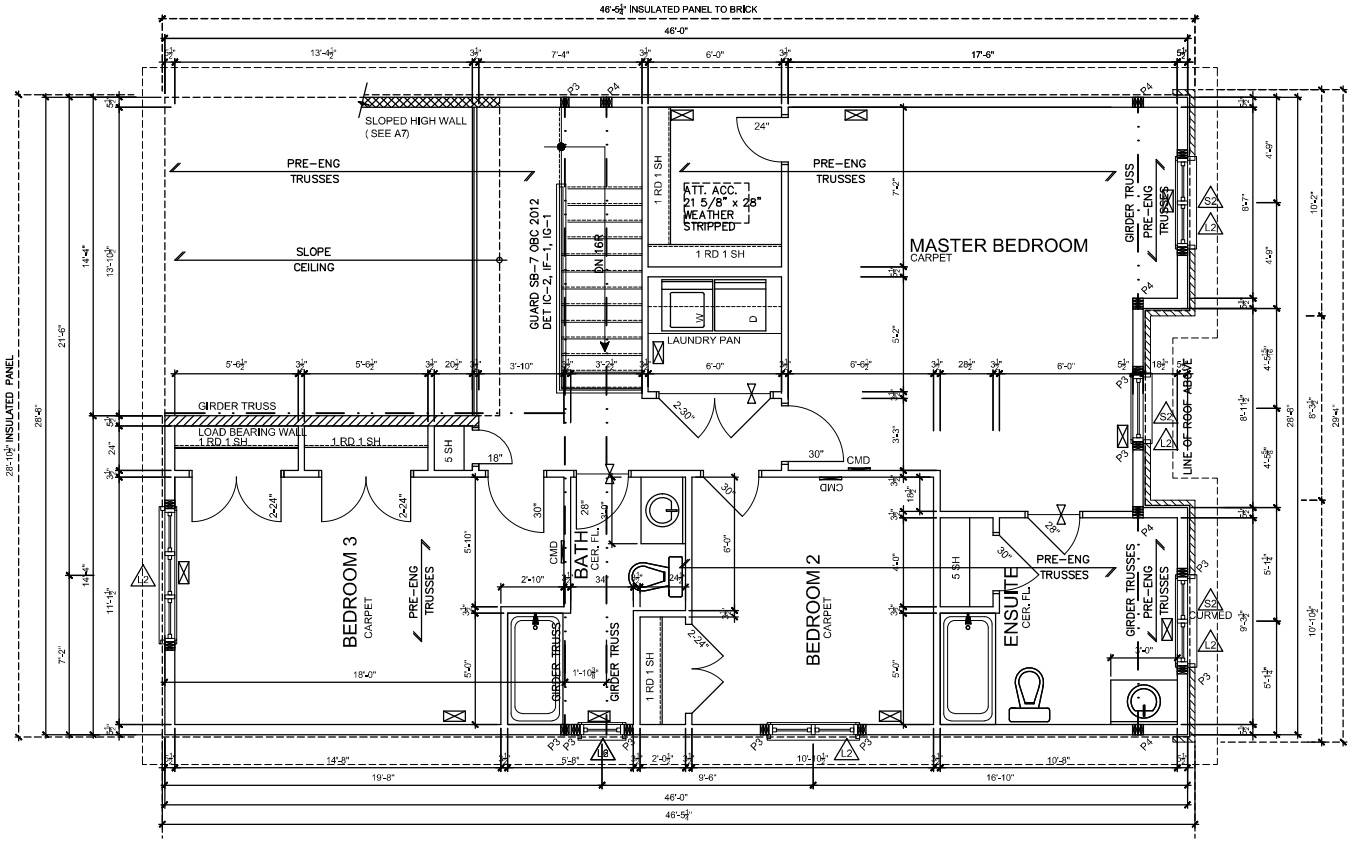
TITLE:
1st FLOOR PLAN-4 BED
ELEVATION C

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-7d



STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
- S1 - L 90x90x6
- S2 - L 90x90x8
- S3 - L 100x90x8
- S4 - L 125x90x8
- S5 - L 125x90x10
- S6 - L 200x100x12
- S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
- L1 - (2) 38x235 w/ 12.7 PLYWOOD SPACER
- L2 - (2) 38x235
- L3 - (3) 38x235
- L4 - (3) 38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L5 - (3) 38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L6 - (2) 45x240 LVL 1.8e
- L7 - (3) 45x240 LVL 1.8e

POSTS
- P1 - 75x2 STEEL TELEPOST
- P2 - (2) 38x89 or (2) 38x140
- P3 - (3) 38x89 or (3) 38x140
- P4 - (4) 38x89 or (4) 38x140
- P5 - (5) 38x89 or (5) 38x140
- P6 - (6) 38x89 or (6) 38x140
- 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 + 100x180x12PL B PL. + 130x160x10 T PL. (*)

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

ALL FOOTINGS 800x200 DP. UNLESS NOTED

SOIL: 100 KPA

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	08/05/14	SI

Valecraft Homes Ltd.

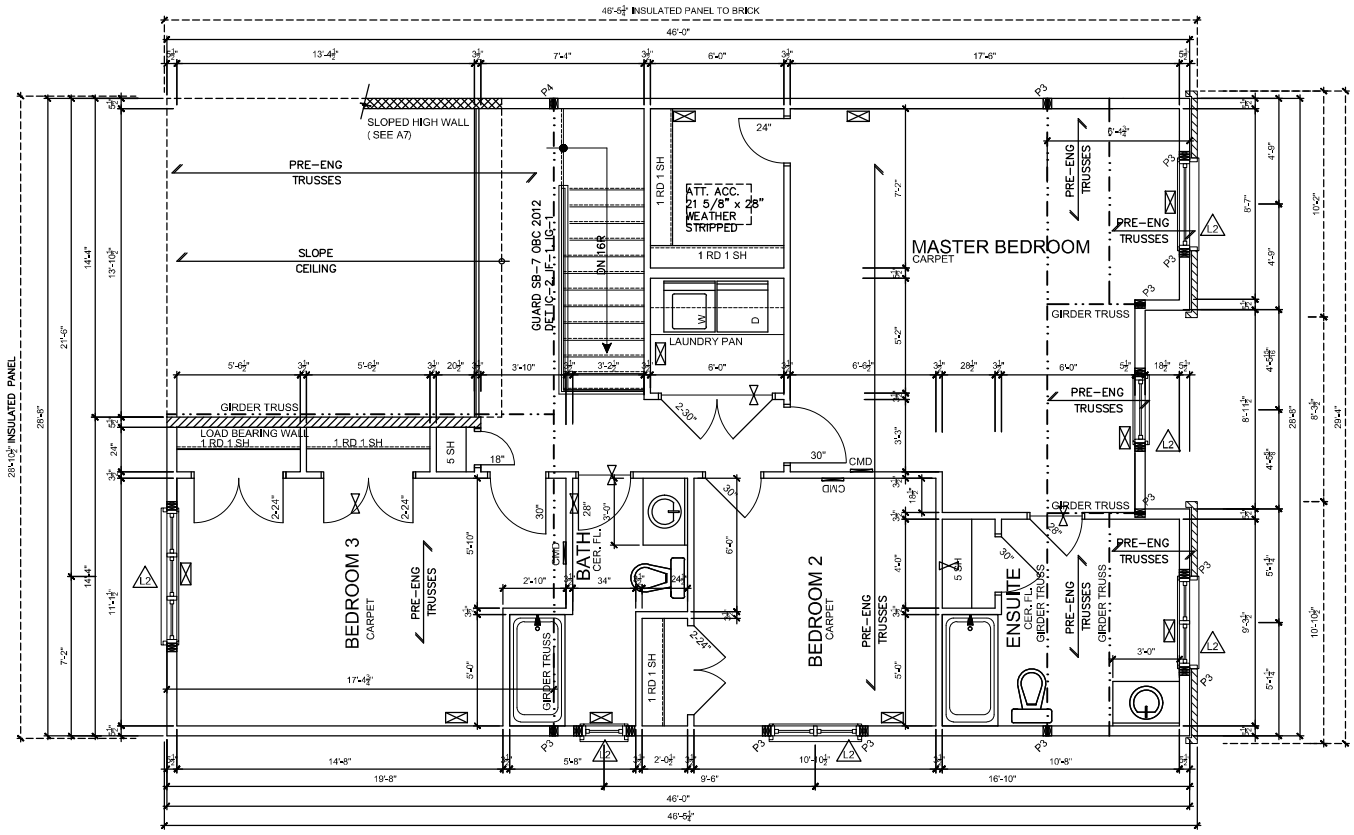
TITLE:
2nd Floor Plan-3 Bedroom Elev A

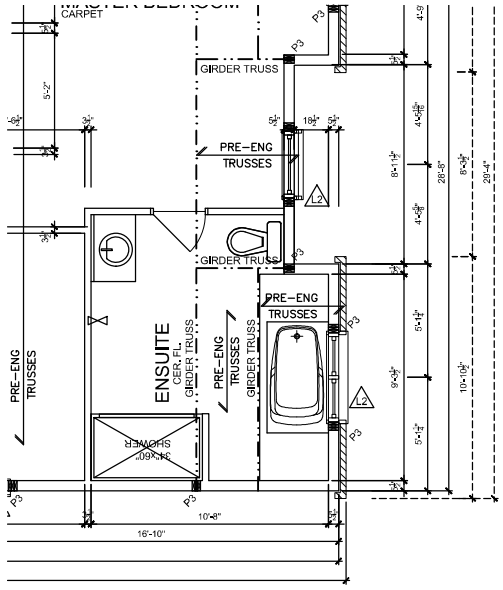
ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG- A-8





LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

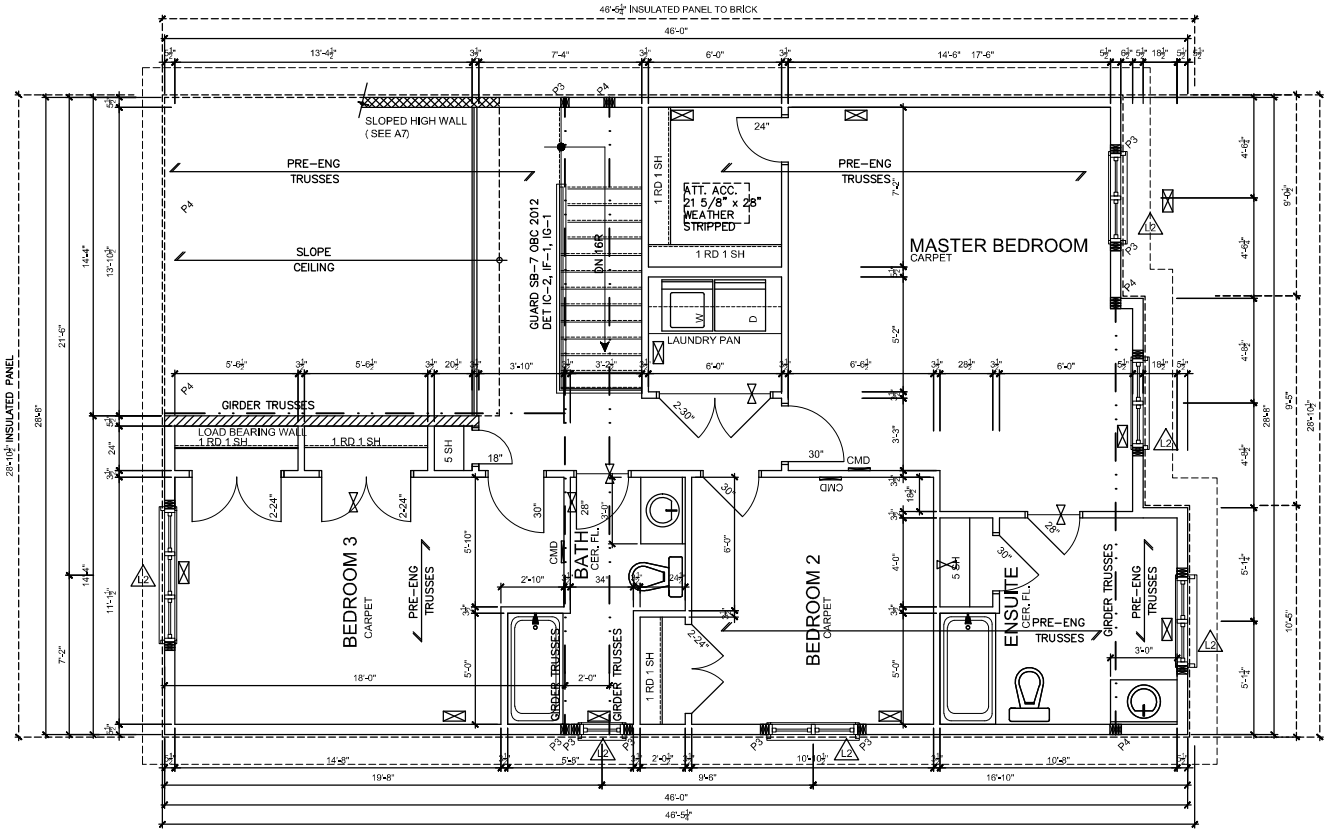
TITLE: 2nd Floor Plan-3 Bedroom Elev B

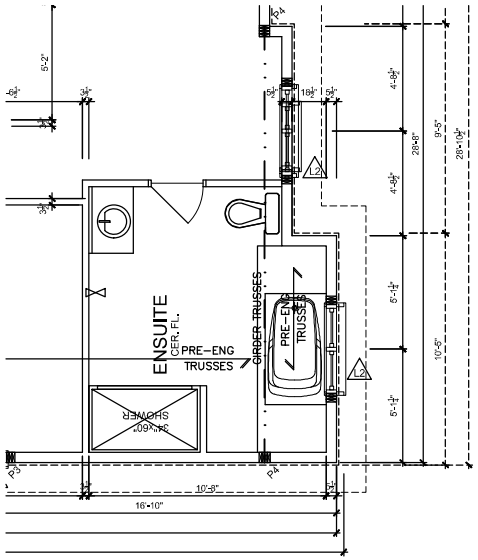
ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG- A-8b





STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
- S1 - L 90x90x6
- S2 - L 90x90x8
- S3 - L 100x90x8
- S4 - L 125x90x8
- S5 - L 125x90x10
- S6 - L 200x100x12
- S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
- L1 - (2) 38x235 w/ 12.7 PLYWOOD SPACER
- L2 - (2) 38x235
- L3 - (3) 38x235
- L4 - (3) 38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L5 - (3) 38x286 w/ 2x12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L6 - (2) 45x240 LVL 1.8e
- L7 - (3) 45x240 LVL 1.8e

POSTS
- P1 - 75ø STEEL TELEPOST
- P2 - (2) 38x89 or (2) 38x140
- P3 - (3) 38x89 or (3) 38x140
- P4 - (4) 38x89 or (4) 38x140
- P5 - (5) 38x89 or (5) 38x140
- P6 - (6) 38x89 or (6) 38x140
- 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 + 100x180x12PL B PL. + 130x160x10 1 PL. (*)

(*) - 2-12ø ANCH (WHERE ANCH PL. NOT USED)
ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

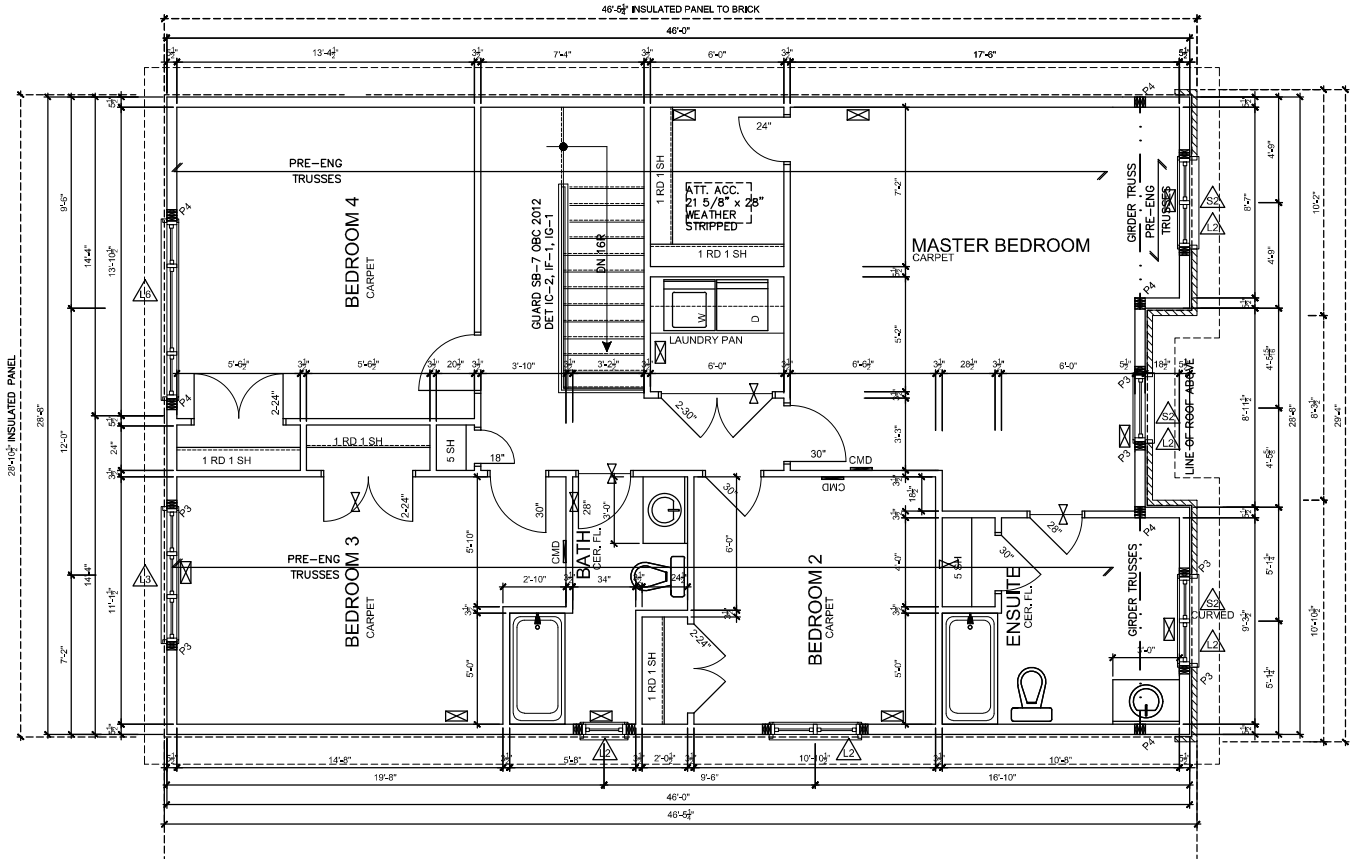
TITLE: 2nd Floor Plan-3 Bedroom Elev C

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-8c



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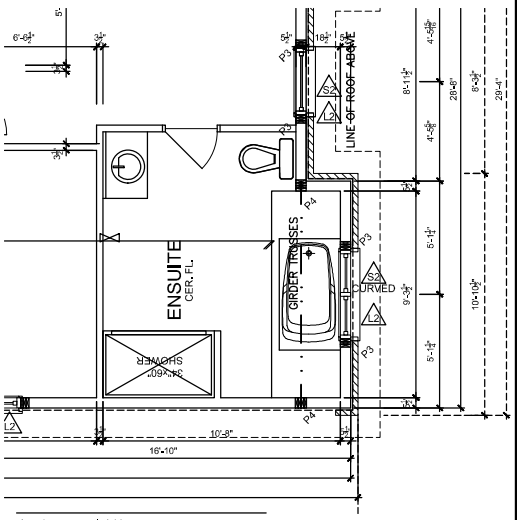

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
- S1 - L 90x90x6
- S2 - L 90x90x8
- S3 - L 100x90x8
- S4 - L 125x90x8
- S5 - L 125x90x10
- S6 - L 200x100x12
- S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
- L1 - (2) 38x235 w/ 12.7 PLYWOOD SPACER
- L2 - (2) 38x235
- L3 - (3) 38x235
- L4 - (3) 38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L5 - (3) 38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L6 - (2) 45x240 LVL 1.8e
- L7 - (3) 45x240 LVL 1.8e

POSTS
- P1 - 75ø STEEL TELEPOST
- P2 - (2) 38x89 or (2) 38x140
- P3 - (3) 38x89 or (3) 38x140
- P4 - (4) 38x89 or (4) 38x140
- P5 - (5) 38x89 or (5) 38x140
- P6 - (6) 38x89 or (3) 38x140
- 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 + 100x180x12PL B PL. + 130x160x10 T PL. (*)

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

ALL FOOTINGS 600x200 DP, UNLESS NOTED

SOIL: 100 KPA

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

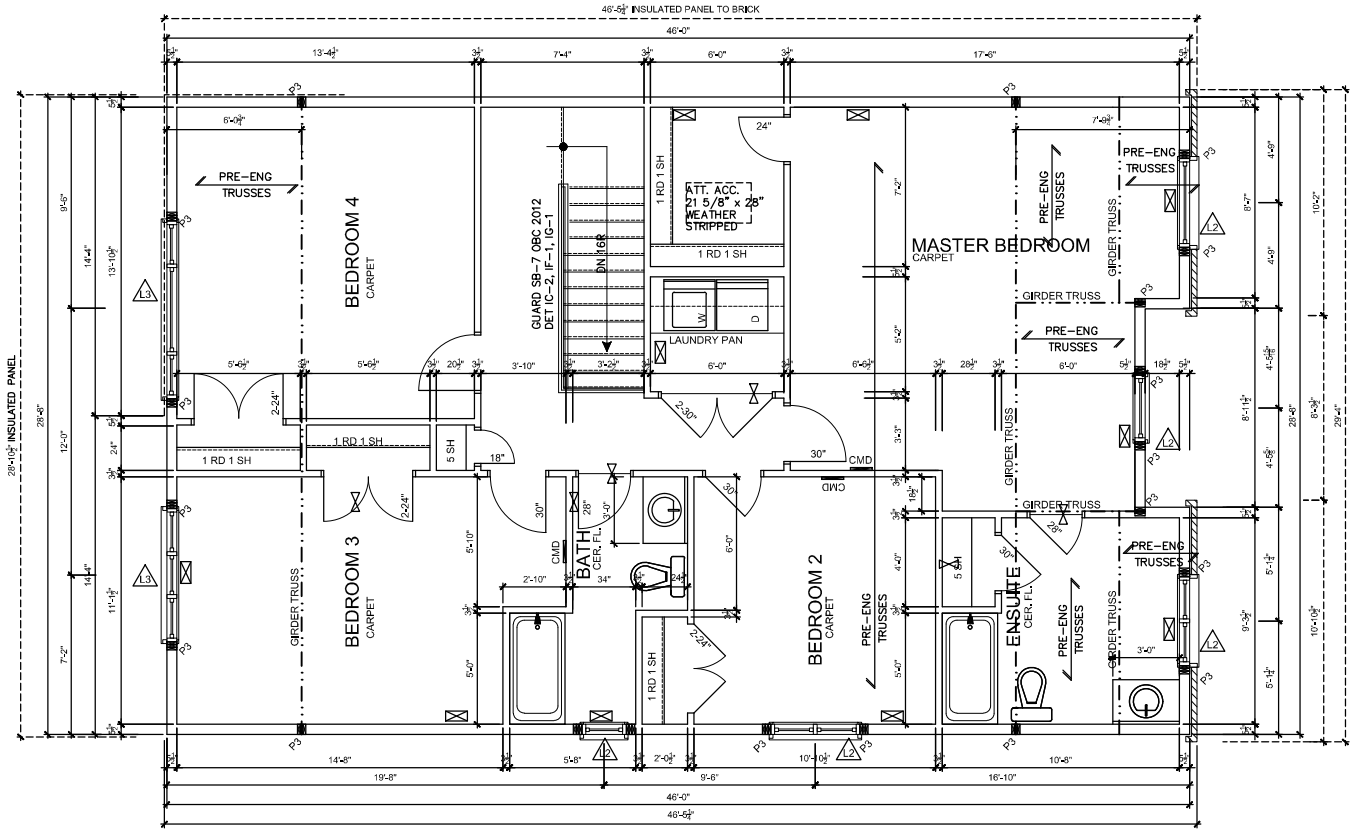
TITLE: 2nd Floor Plan-4 Bedroom Elev A

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-8d



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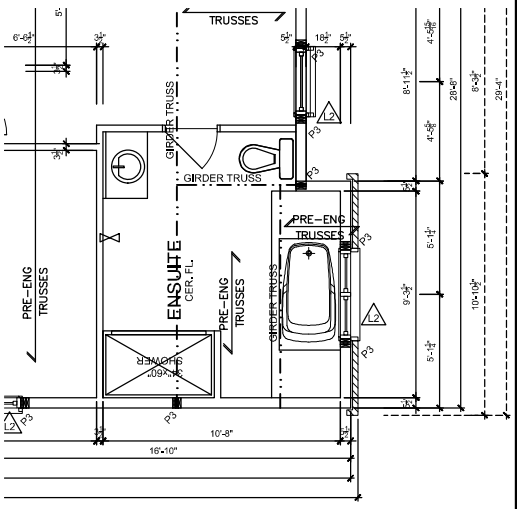

STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
- S1 - L 90x90x6
- S2 - L 90x90x8
- S3 - L 100x90x8
- S4 - L 125x90x8
- S5 - L 125x90x10
- S6 - L 200x100x12
- S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
- L1 - (2) 38x235 w/ 12.7 PLYWOOD SPACER
- L2 - (2) 38x235
- L3 - (3) 38x235
- L4 - (3) 38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L5 - (3) 38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L6 - (2) 45x240 LVL 1.8e
- L7 - (3) 45x240 LVL 1.8e

POSTS
- P1 - 75ø STEEL TELEPOST
- P2 - (2) 38x89 or (2) 38x140
- P3 - (3) 38x89 or (3) 38x140
- P4 - (4) 38x89 or (4) 38x140
- P5 - (5) 38x89 or (5) 38x140
- P6 - (6) 38x89 or (6) 38x140
- 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 + 100x180x12PL B PL. + 130x160x10 T PL. (*)

(*) - 2-12ø ANCH (WHERE ANCH PL. NOT USED)
ALL FOOTINGS 600x200 DP, UNLESS NOTED
SOIL: 100 KPA

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

2012 OBC DRAWINGS

NO.	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

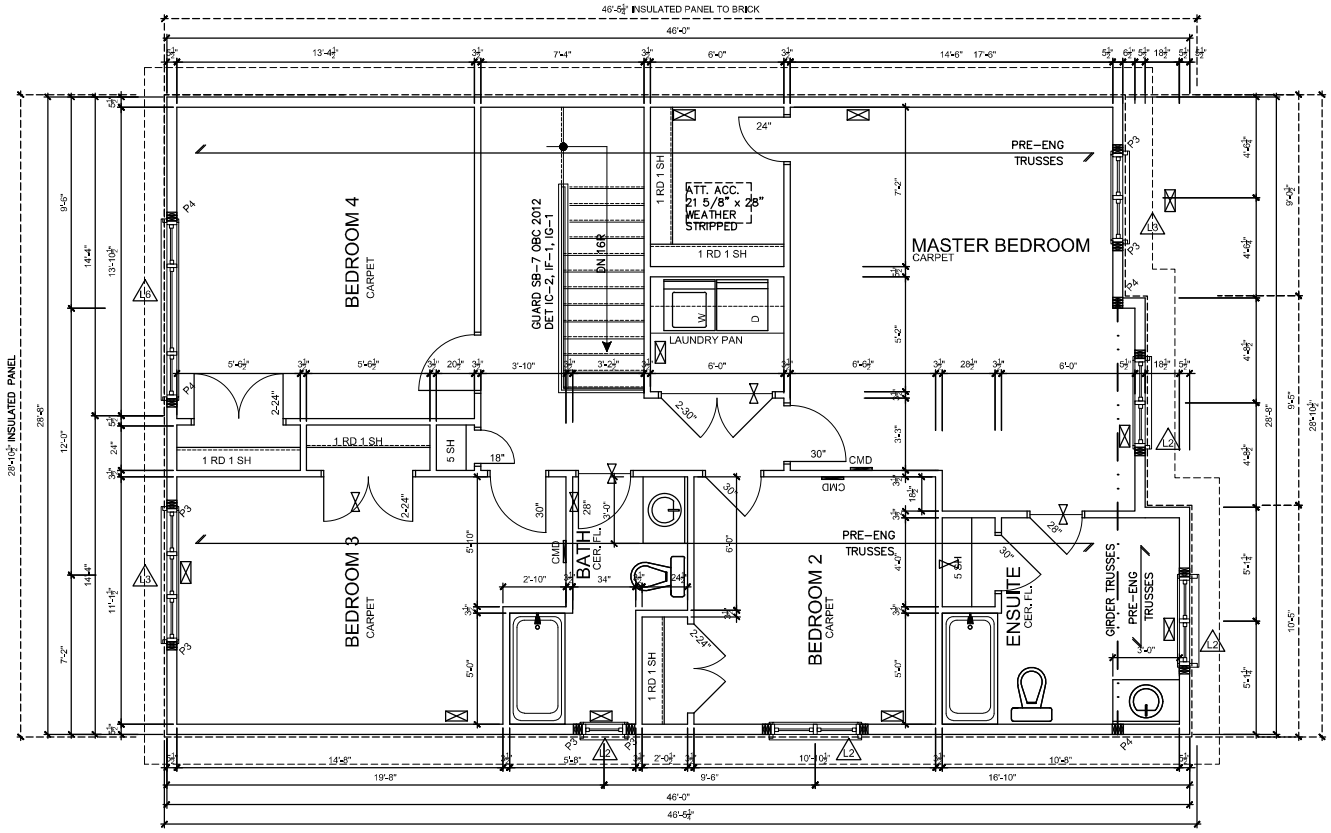
TITLE: 2nd Floor Plan-4 Bedroom Elev B

ACAD FILE:

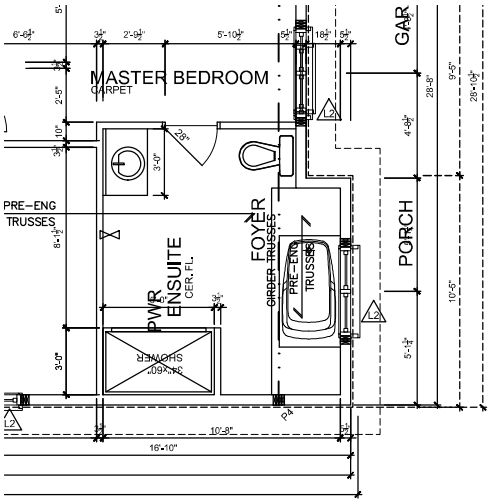
SCALE: 3/16" = 1'-0"

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-8e



OPTIONAL 4pc ENSUITE



STRUCTURAL FRAMING SCHEDULE

STEEL LINTEL
- S1 - L 90x90x6
- S2 - L 90x90x8
- S3 - L 100x90x8
- S4 - L 125x90x8
- S5 - L 125x90x10
- S6 - L 200x100x12
- S7 - L 150x100x10 (200mm BEARING)

WOOD LINTEL
- L1 - (2) 38x235 w/ 12.7 PLYWOOD SPACER
- L2 - (2) 38x235
- L3 - (3) 38x235
- L4 - (3) 38x235 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L5 - (3) 38x286 w/ 2-12.7 PLYWOOD SPACER & 2 ROW OF 90mm SPIRAL @ 200 o/c
- L6 - (2) 45x240 LVL 1.8e
- L7 - (3) 45x240 LVL 1.8e

POSTS
- P1 - 75ø STEEL TELEPOST
- P2 - (2) 38x89 or (2) 38x140
- P3 - (3) 38x89 or (3) 38x140
- P4 - (4) 38x89 or (4) 38x140
- P5 - (5) 38x89 or (5) 38x140
- P6 - (6) 38x89 or (6) 38x140
- 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 + 100x180x12PL B PL. + 130x160x10 T PL. (*)

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

ALL FOOTINGS 600x200 DP, UNLESS NOTED

SOIL: 100 KPA

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

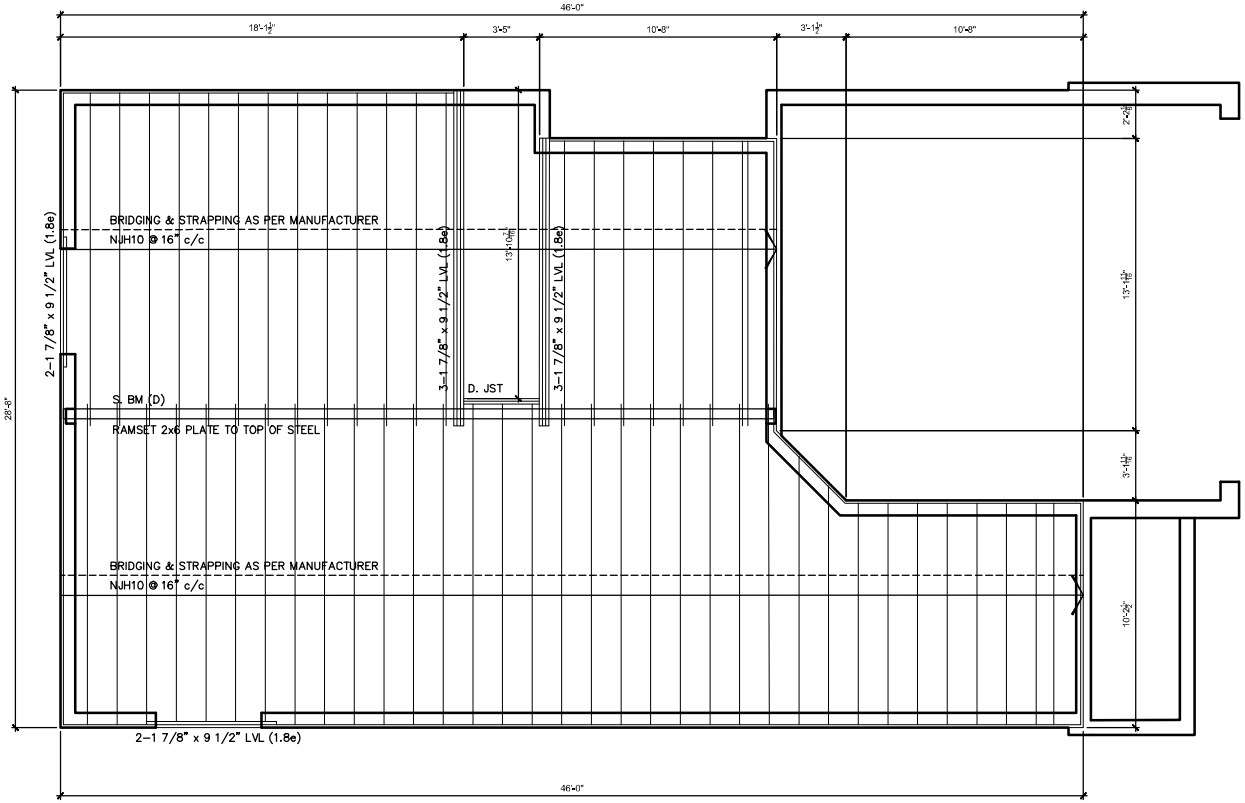
TITLE: 2nd Floor Plan-4 Bedroom Elev C

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. A-8f



LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS _____.

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

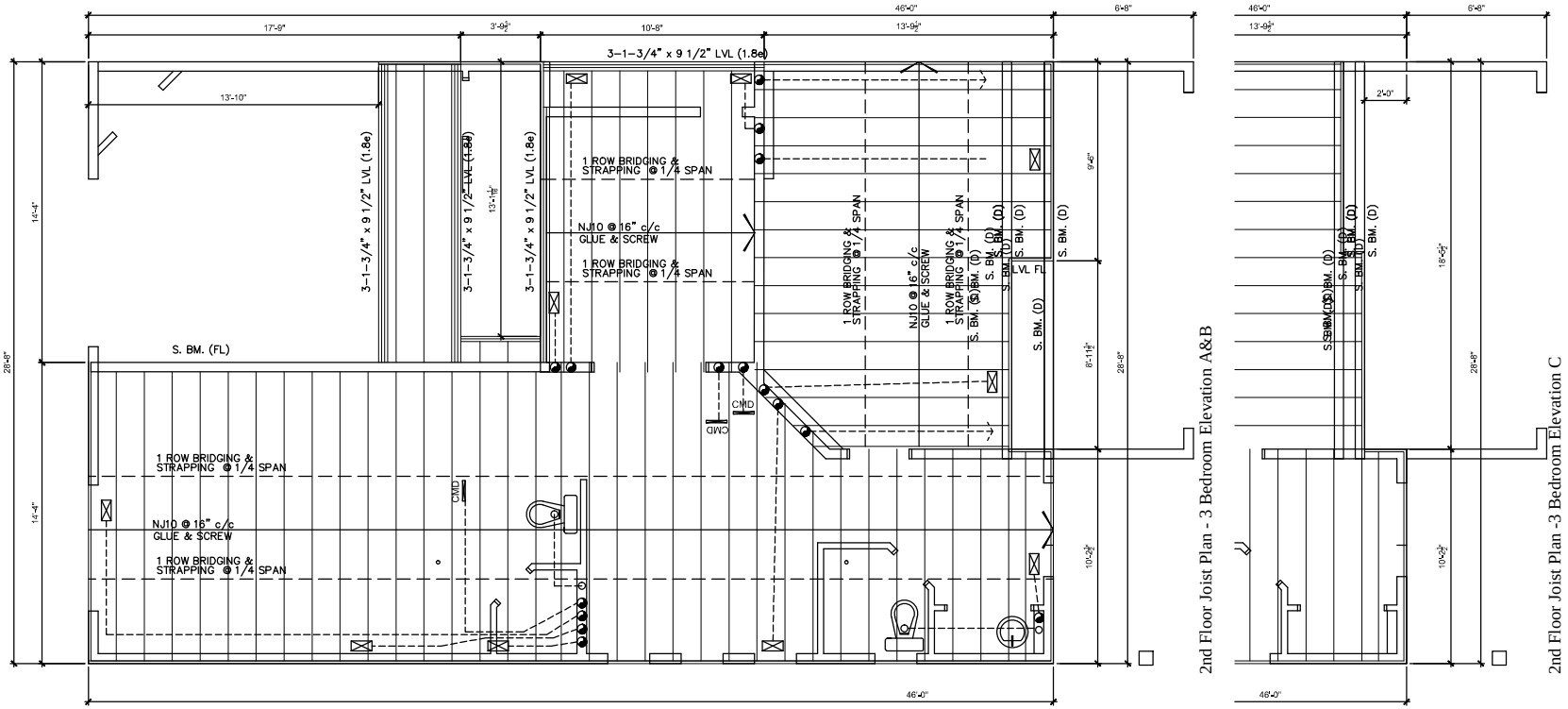
TITLE:
1st FLOOR PLAN-3 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. J-1



2nd Floor Joist Plan - 3 Bedroom Elevation A&B

2nd Floor Joist Plan -3 Bedroom Elevation C

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE S-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

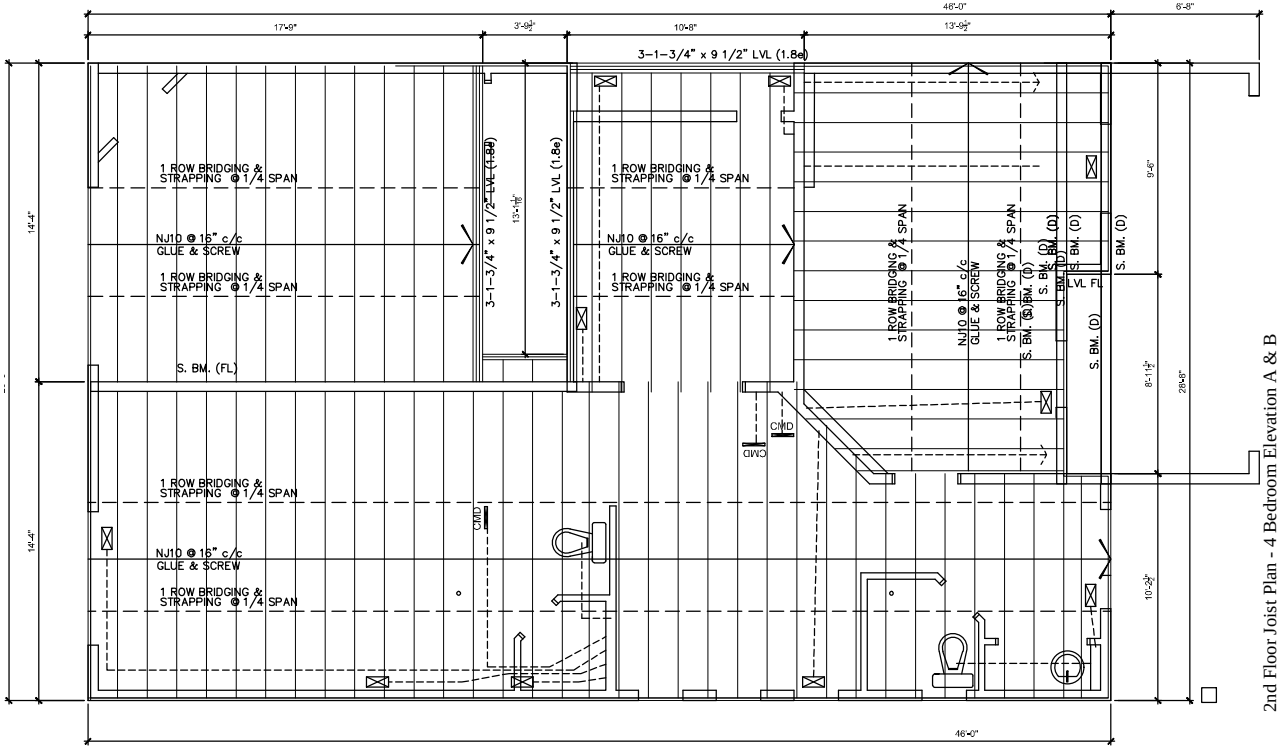
TITLE: 2nd Floor Plan-3 BEDROOM

ACAD FILE:

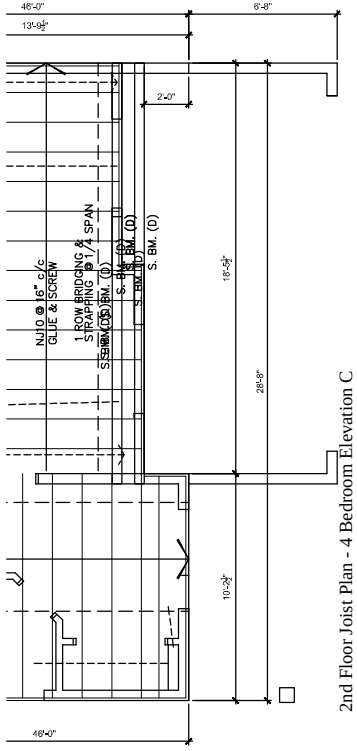
SCALE: 3/16" = 1'-0"

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. J-2



2nd Floor Joist Plan - 4 Bedroom Elevation A & B



2nd Floor Joist Plan - 4 Bedroom Elevation C

LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE S-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

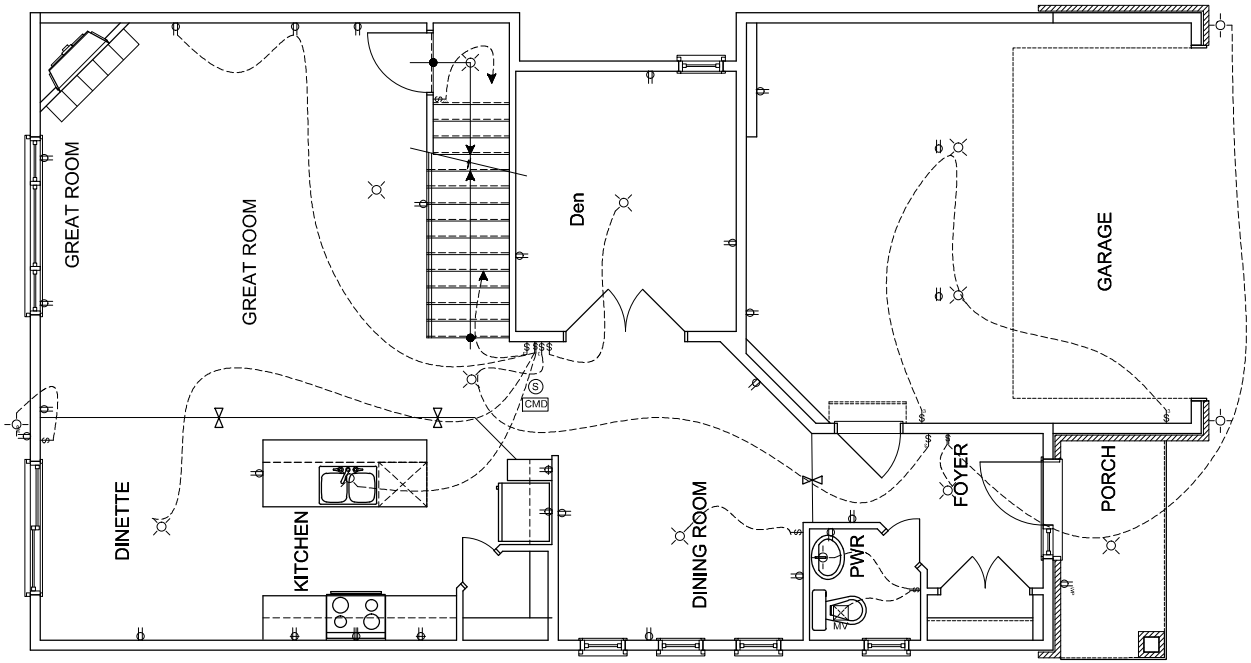
TITLE: 2nd Floor Plan-4 Bedroom

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. J-2b



LOT XXxx

DATE XX/XX/XX

THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A 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.
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/03/14	SI

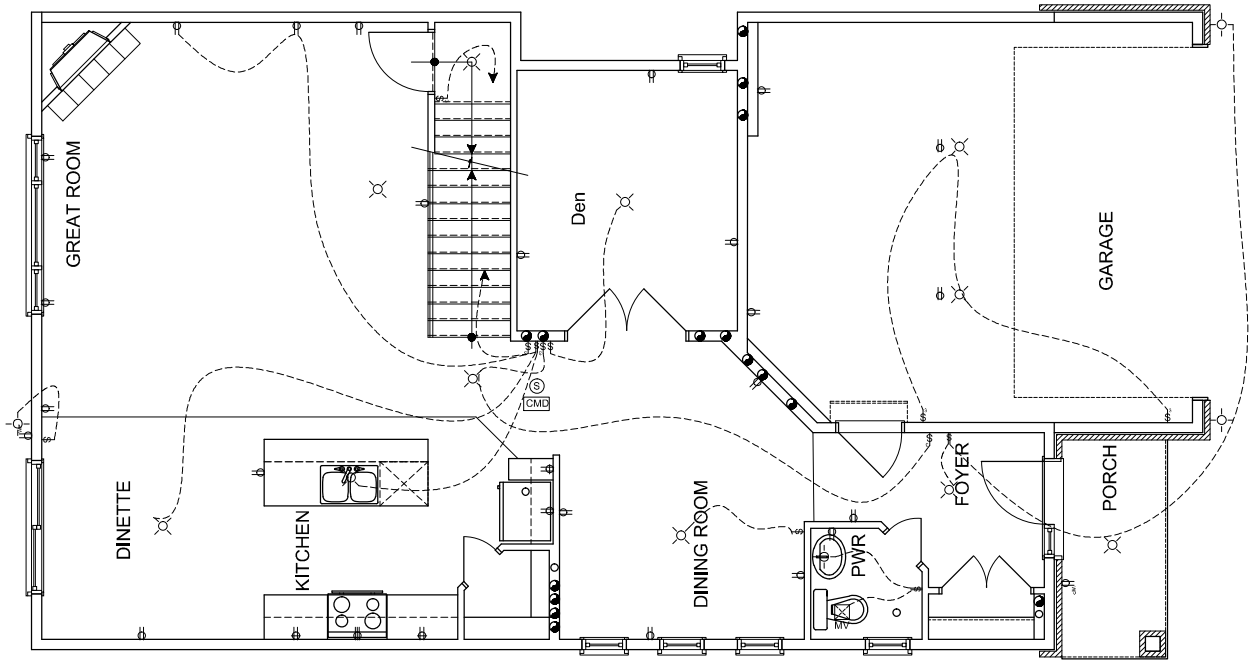
Valecraft Homes Ltd.

TITLE: 1st FL. ELECT. PLAN-3 BED

ACAD FILE: 825 - The Bradley 2012 Footprint (STANDARD DRAWINGS)

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

DWG: E-1



	Duplex Outlet (G.F.I. in all bathrooms)		Wall mounted light fixture
	220 V Outlet	CMD	Carbon Monoxide detector interconnected with smoke alarms
	Duplex Outlet (Upper half switched)		Carbon Monoxide detector interconnected with smoke alarms
	Split Duplex Outlet		Electrical panel
	Weather proof Duplex Outlet		Mechanical vent
	Single pole switch	D	Dryer
	3 way switch	W	Washer
	Double gang switch		Thermostat
	Triple gang switch		Standard telephone jack
	Double gang 3 way switch		Cable television outlet
	4 way switch		Central vacuum location (Optional)
	Furnace switch		Ceiling light fixture
	Ceiling light fixture	PC	Pull Chain
	Standard pot light		

LOT XXxx

DATE XX/XX/XX

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FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

TITLE:
1st FL. ELECT PLAN-4 BED

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. E-2

LOT XXxx

DATE XX/XX/XX

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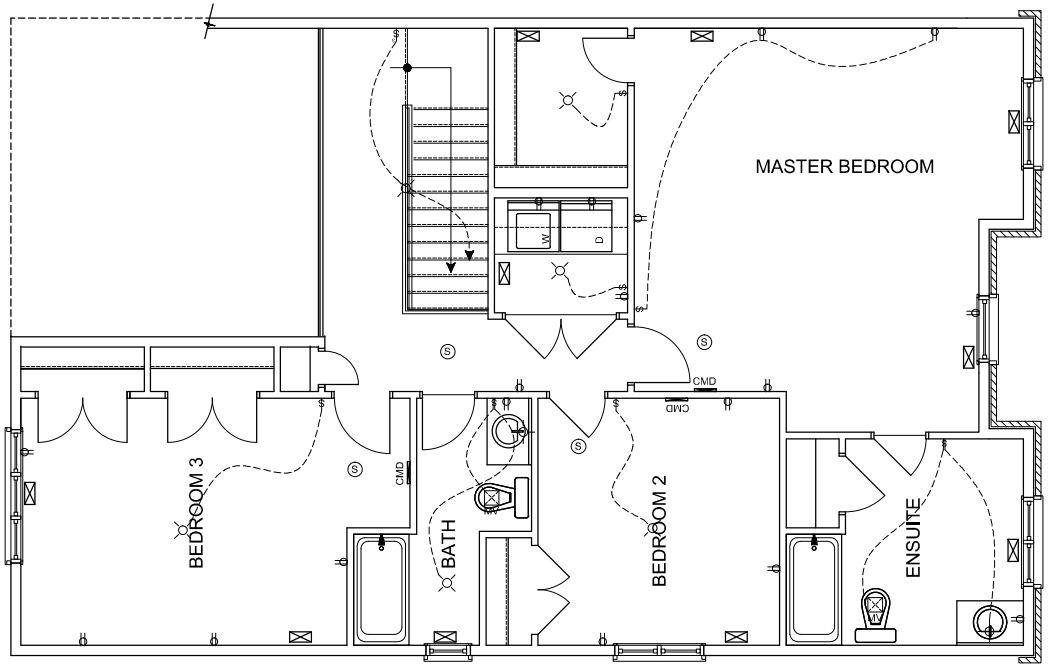
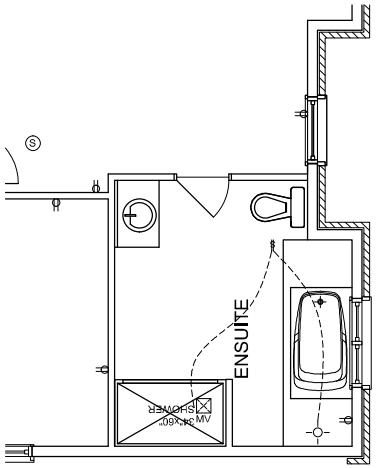
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS.



OPTIONAL 4pc ENSUITE



Duplex Outlet (G.F.I. in all bathrooms)	Wall mounted light fixture
220 V Outlet	CMD Carbon Monoxide detector interconnected with smoke alarms
Duplex Outlet (Upper half switched)	Carbon Monoxide detector interconnected with smoke alarms
Split Duplex Outlet	
Weather proof Duplex Outlet	Electrical panel
Single pole switch	Mechanical vent
3 way switch	D Dryer
Double gang switch	W Washer
Triple gang switch	Thermostat
Double gang 3 way switch	Standard telephone jack
4 way switch	Cable television outlet.
Furnace switch	Central vacuum location (Optional)
Ceiling light fixture	Ceiling light fixture
Standard pot light	PC Pull Chain

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/16	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

TITLE: 2nd Fl. ELECT Plan-3 Bed

ACAD FILE:

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

825 - The Bradley 2012 Footprint

DWG. E-3

LOT XXxx

DATE XX/XX/XX

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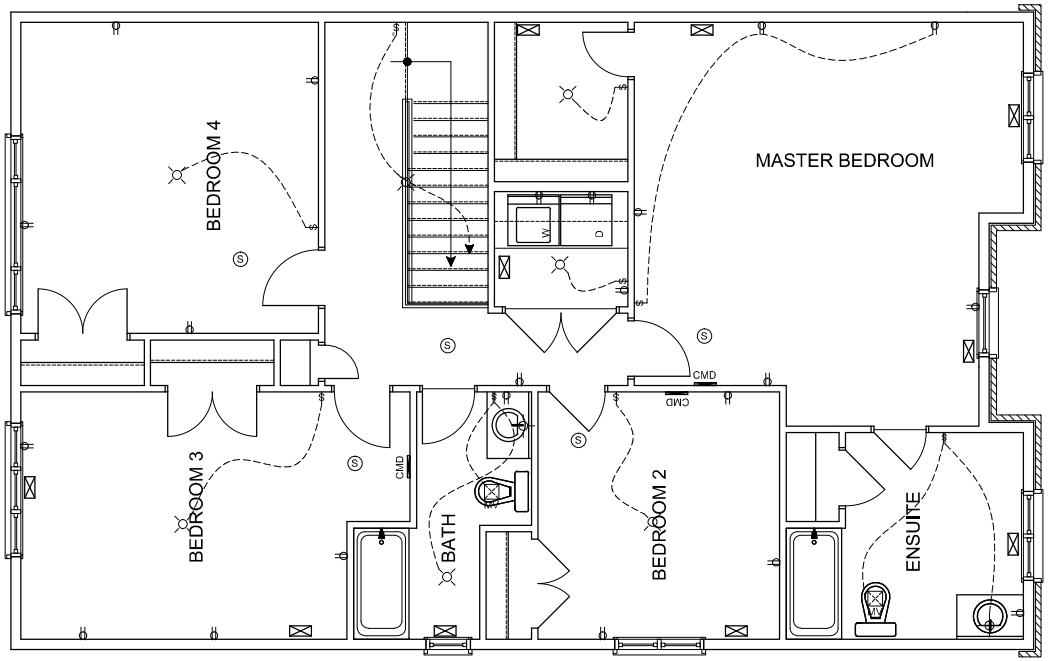
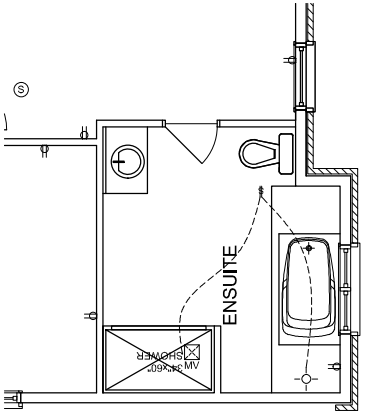
FLOORS CONT

TENDER 2017

I SCOTT IRWIN BCIN 20765 HAVE REVIEWED AND TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO, HOUSE & SMALL BUILDINGS



OPTIONAL 4pc ENSUITE



Duplex Outlet (G.F.I. in all bathrooms)	Wall mounted light fixture
220 V Outlet	CMD Carbon Monoxide detector interconnected with smoke alarms
Duplex Outlet (Upper half switched)	Carbon Monoxide detector interconnected with smoke alarms
Split Duplex Outlet	Electrical panel
Weather proof Duplex Outlet	M Mechanical vent
Single pole switch	D Dryer
3 way switch	W Washer
Double gang switch	Thermostat
Triple gang switch	Standard telephone jack
Double gang 3 way switch	Cable television outlet.
4 way switch	Central vacuum location (Optional)
Furnace switch	PC Ceiling light fixture Pull Chain
Ceiling light fixture	
Standard pot light	

2012 OBC DRAWINGS

NO	DESCRIPTION	DATE	BY
2.	AS PER STRUCTURAL	07/03/15	
1.	STANDARD DRAWINGS	06/05/14	SI

Valecraft Homes Ltd.

TITLE:
2nd Fl. ELECT Plan-4 Bedroom

ACAD FILE:

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

825 - The Bradley
2012 Footprint
(STANDARD DRAWINGS)

DWG. E-4