



Valecraft
Homes Ltd.

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

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

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

SP-1

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

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

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

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

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

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

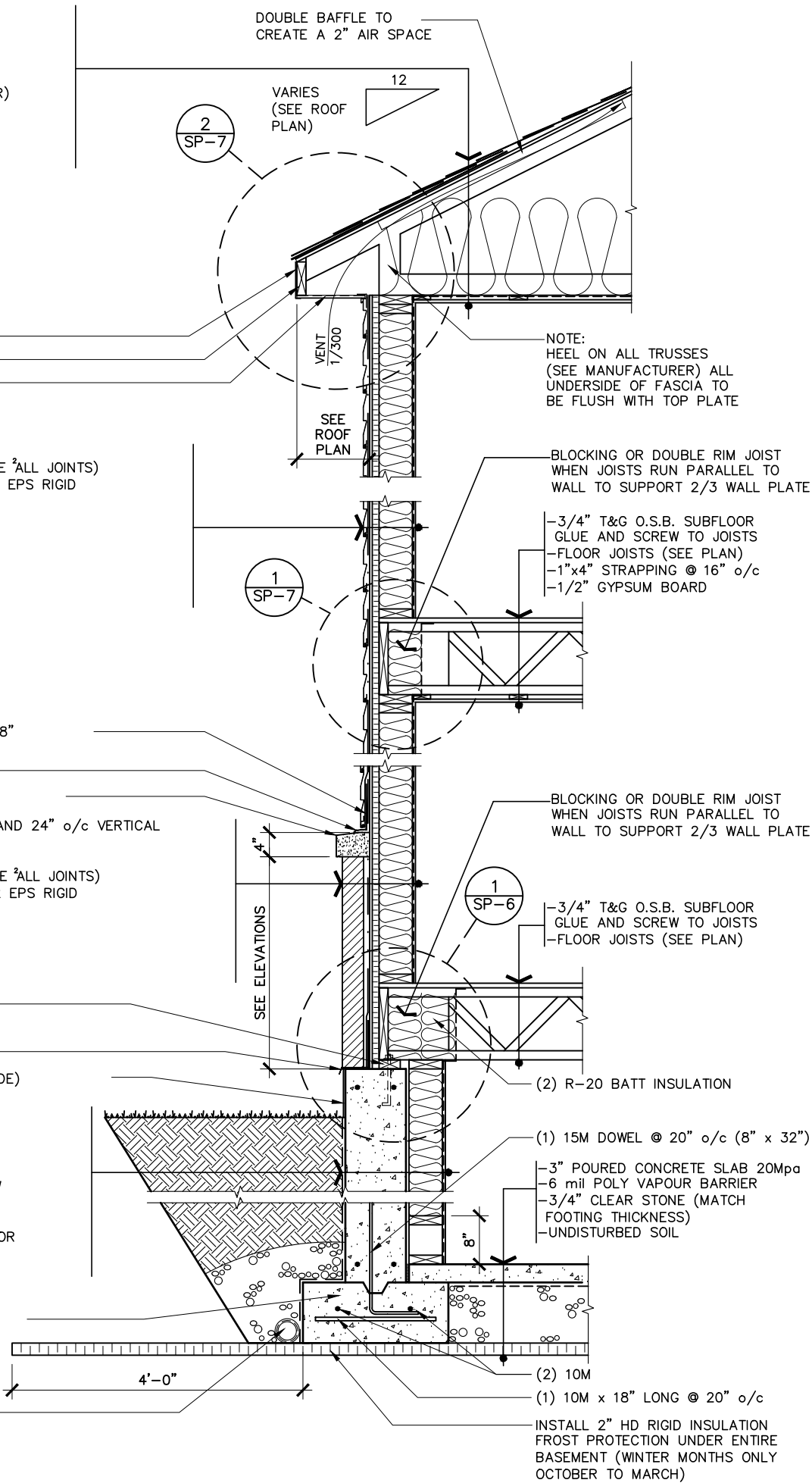
2"x4" PRESSURE TREATED SILL w/ 1/2"ø x 8"
ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

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

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

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

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



TYPICAL TWO STOREY WALL SECTION (MASONRY/SIDING)

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

LOT: XXXX
DATE: XX/XX/XXXX



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

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: TYPICAL TWO STOREY WALL SECTION (SIDING)

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

MODEL NAME
(STANDARD DRAWINGS)

SHEET:
SP-3

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

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

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

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

2"x6" BOTTOM PLATE

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

0.018" ALUMINUM FLASHING

CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- 2" HD RIGID INSULATION FROST PROTECTION

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

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

TWO STOREY WALL SECTION (SIDING) - WALK-OUT BASEMENT - REAR WALL

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

DOUBLE BAFFLE TO
CREATE A 2" AIR SPACE

VARIES
(SEE ROOF
PLAN)

SEE
ROOF
PLAN

1
SP-7

1
SP-7

2
SP-4

BLOCKING OR DOUBLE RIM JOIST
WHEN JOISTS RUN PARALLEL TO
WALL TO SUPPORT 2/3 WALL PLATE

- 3/4" T&G O.S.B. SUBFLOOR
GLUE AND SCREW TO JOISTS
- FLOOR JOISTS (SEE PLAN)
- 1"x4" STRAPPING @ 16" o/c
- 1/2" GYPSUM BOARD

BLOCKING OR DOUBLE RIM JOIST
WHEN JOISTS RUN PARALLEL TO
WALL TO SUPPORT 2/3 WALL PLATE

- 3/4" T&G O.S.B. SUBFLOOR
GLUE AND SCREW TO JOISTS
- FLOOR JOISTS (SEE PLAN)
- 1"x4" STRAPPING @ 16" o/c
- 1/2" GYPSUM BOARD

SPRAY FOAM TO PROVIDE AIR TIGHT SILL

- 3" POURED CONCRETE SLAB 20Mpa
- 6 mil POLY VAPOUR BARRIER
- 3/4" CLEAR STONE
- UNDISTURBED SOIL

(1) 15M DOWEL @
20" o/c (8" x 12")

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

(2) 10M

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

2" HD RIGID INSULATION FROST
PROTECTION STANDARD YEAR ROUND

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

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

INSTALL TYVEK HOMEWRAP OR
EQUIVALENT max. 0.02 L/S/m
UNDER BOTTOM PLATE BEFORE
LIFTING WALL AND RAP UP
WALL 6" MIN.

0.018" GALVANIZED FLASHING

2" HD RIGID INSULATION
FROST PROTECTION

2 DETAIL

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

STAPLE POLY VAPOUR
BARRIER TO TYVEK
HOMEWRAP THROUGH
CONTINUOUS ACOUSTICAL
SEALANT BEAD ON SOLID
BACKING

CONTINUOUS ACOUSTICAL
SEALANT BEAD ALONG
BOTTOM PLATE

LOT: XXXX

DATE: XX/XX/XXXX



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Homes Ltd.

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- TARIION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: TWO STOREY WALL SECTION (SIDING) - WALK-OUT - REAR

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

MODEL NAME

(STANDARD DRAWINGS)

SP-4

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

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

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

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

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

0.018" ALUMINUM FLASHING

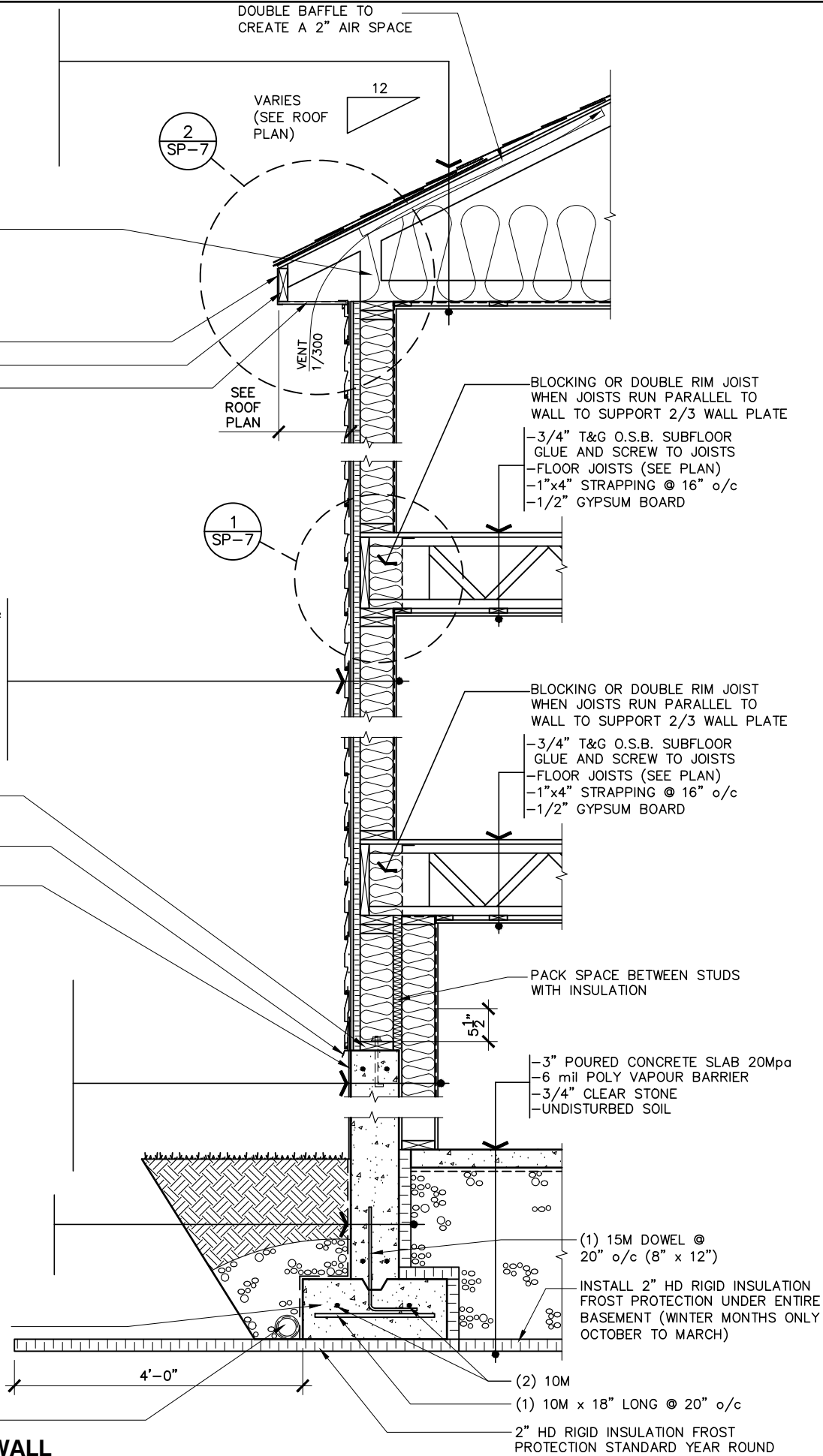
CEMENT PARGING ON ALL EXPOSED
CONCRETE (ABOVE GRADE)

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
- 2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
- R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
- 1/2" GYPSUM BOARD

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- 2" HD RIGID INSULATION FROST PROTECTION

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

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **TWO STOREY WALL SECTION (SIDING) - WALK-OUT - SIDE**

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

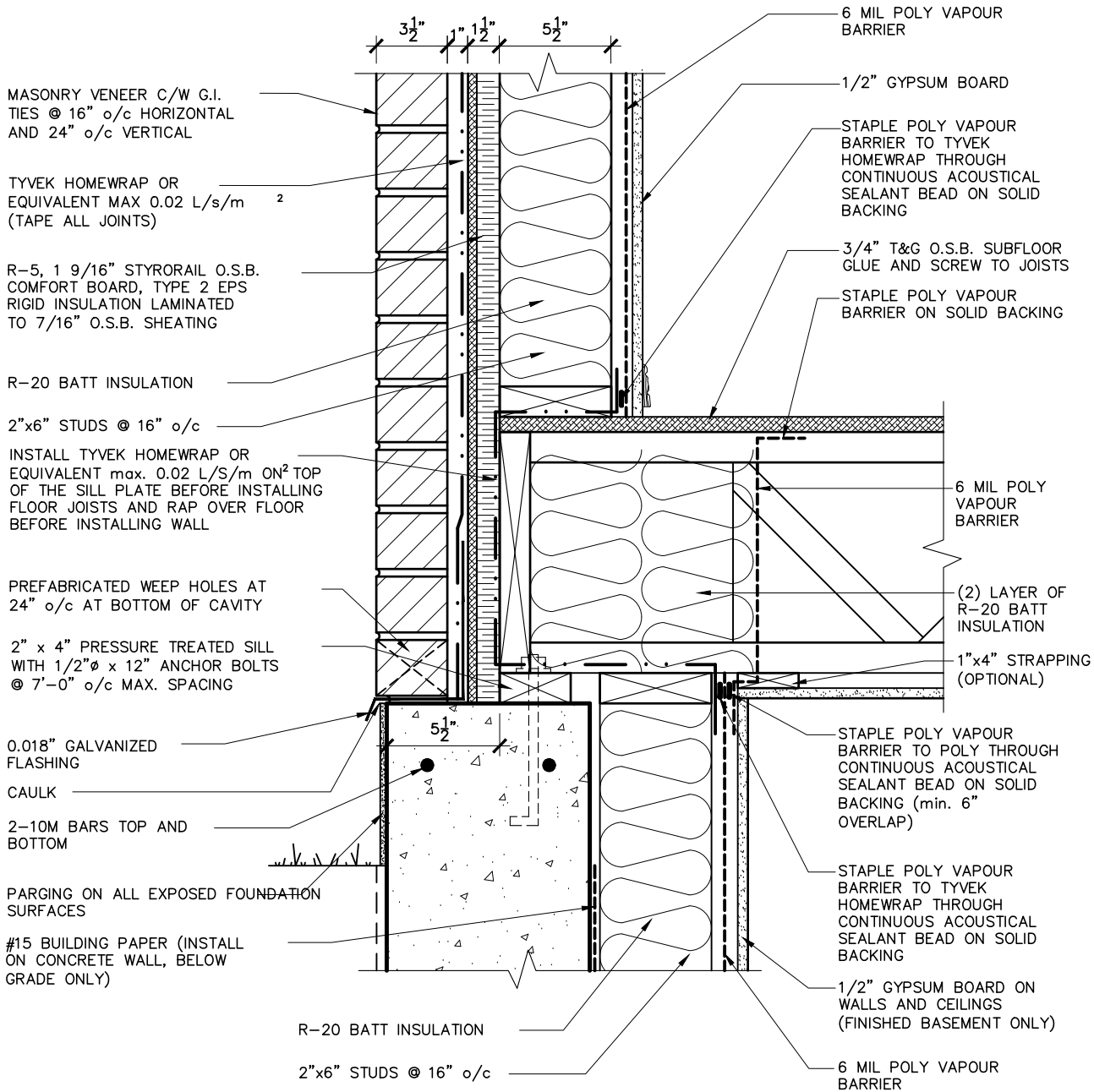
MODEL NAME
(STANDARD DRAWINGS)

SHEET:
SP-5

1
SP-5

TWO STOREY WALL SECTION (SIDING) - WALK-OUT BASEMENT - SIDE WALL

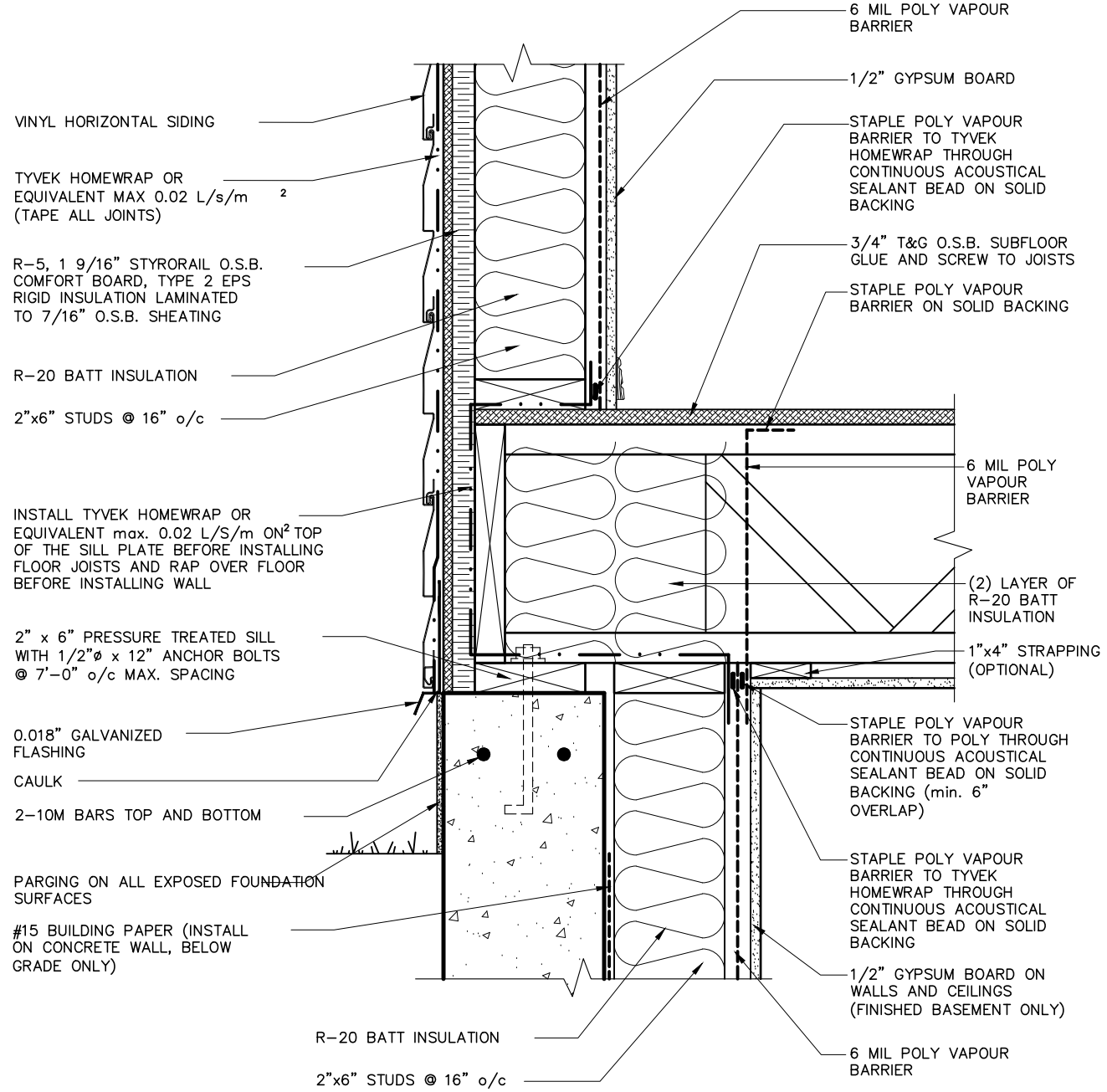
SCALE: 1/2" = 1'-0"



1
SP-6

EXTERIOR FLOOR AT FOUNDATION (MASONRY)

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



2
SP-6

EXTERIOR FLOOR AT FOUNDATION (SIDING)

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

LOT: XXXX
DATE: XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

DRAWING:

DETAILS

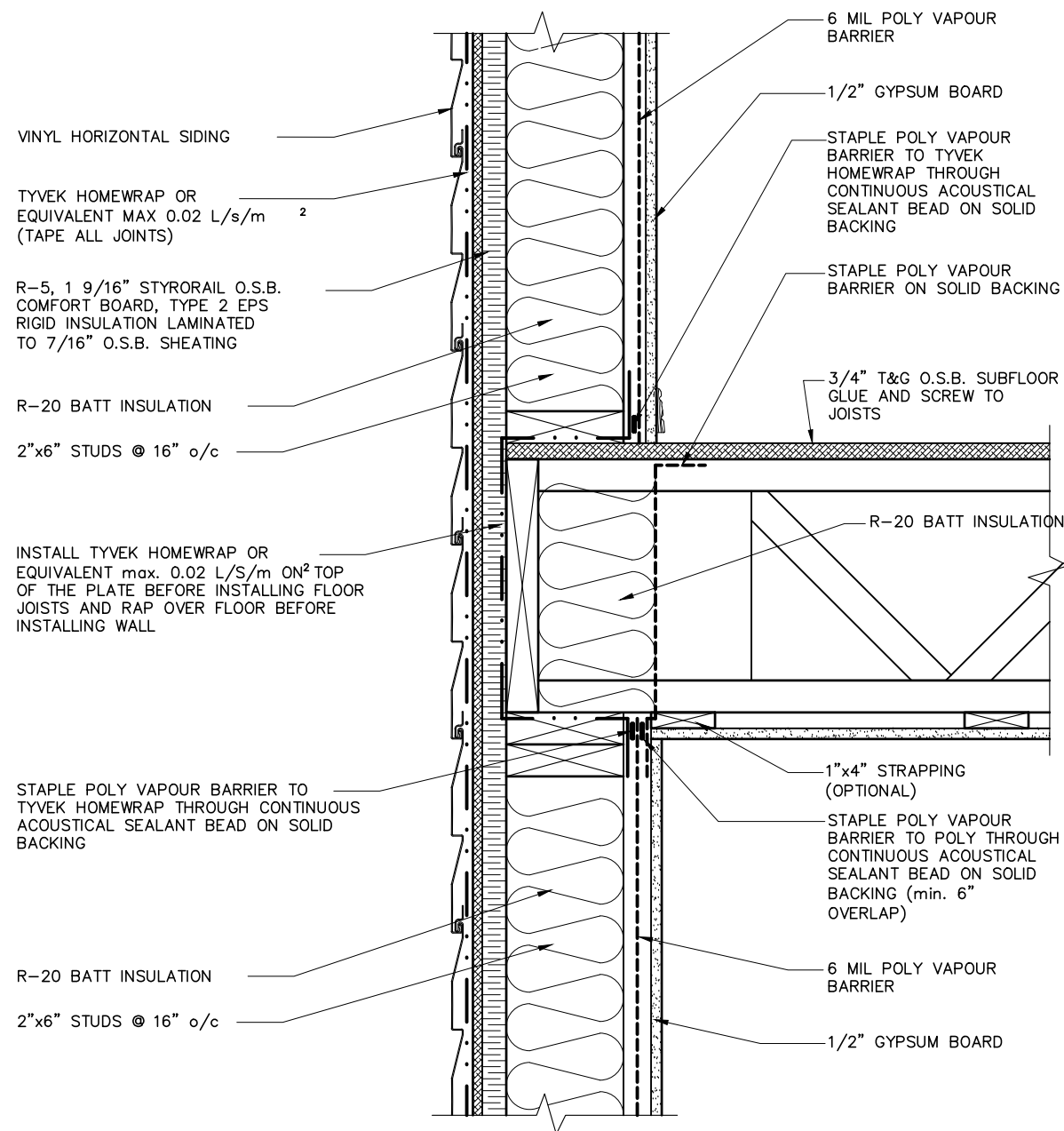
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XX	AS SHOWN	01/14/21

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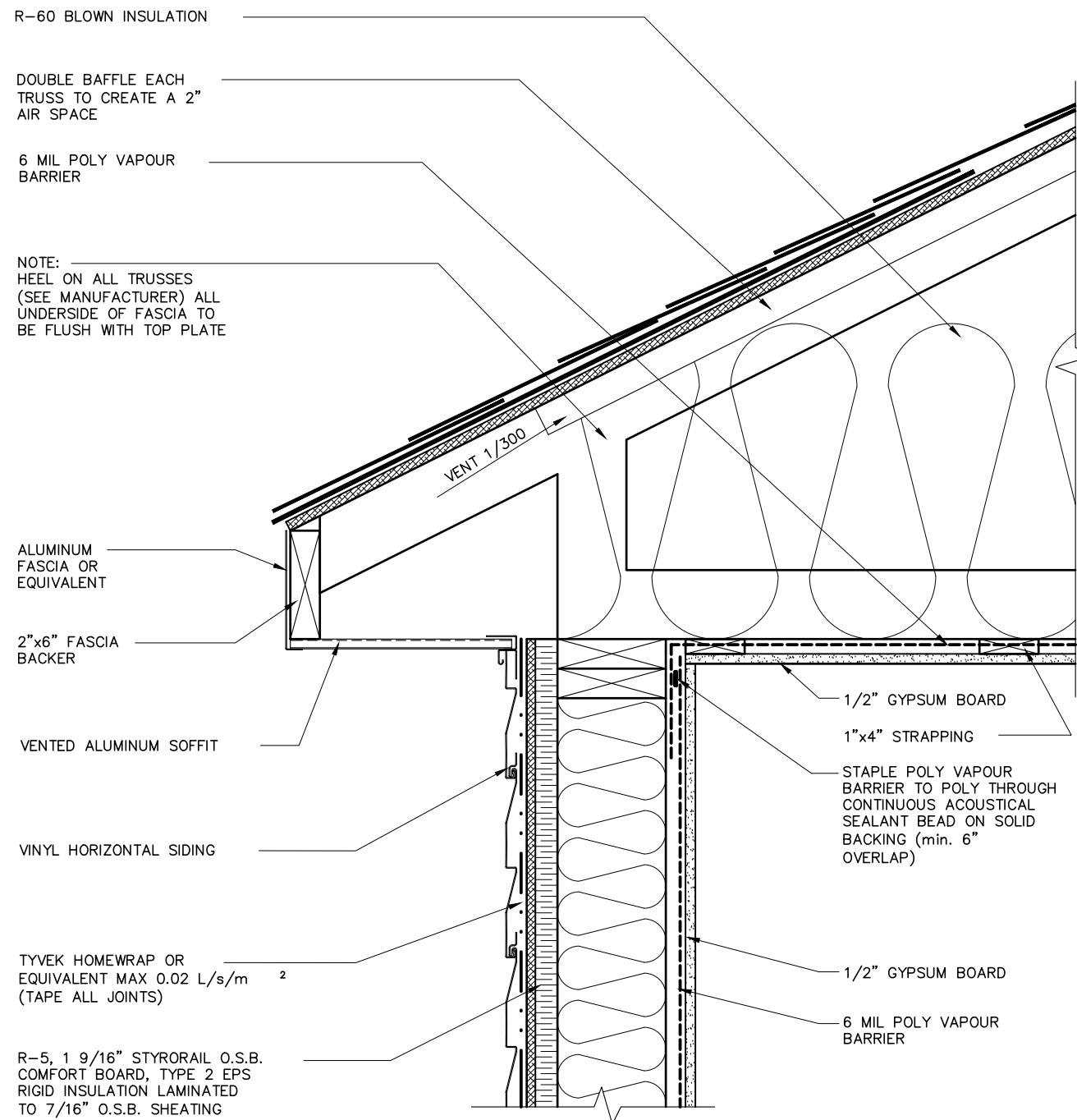
MODEL NAME
(STANDARD DRAWINGS)

SP-6

1
SP-7 **EXTERIOR WALL AT FLOOR (SIDING)**
SCALE: 1 1/2" = 1'-0"



2 EXTERIOR WALL AT ROOF (SIDING)
SP-7 SCALE: 1 1/2" = 1'-0"



LOT: XXXX
DATE: XX/XX/XXXX



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MODEL NAME
(STANDARD DRAWINGS)

SP-7

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

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

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

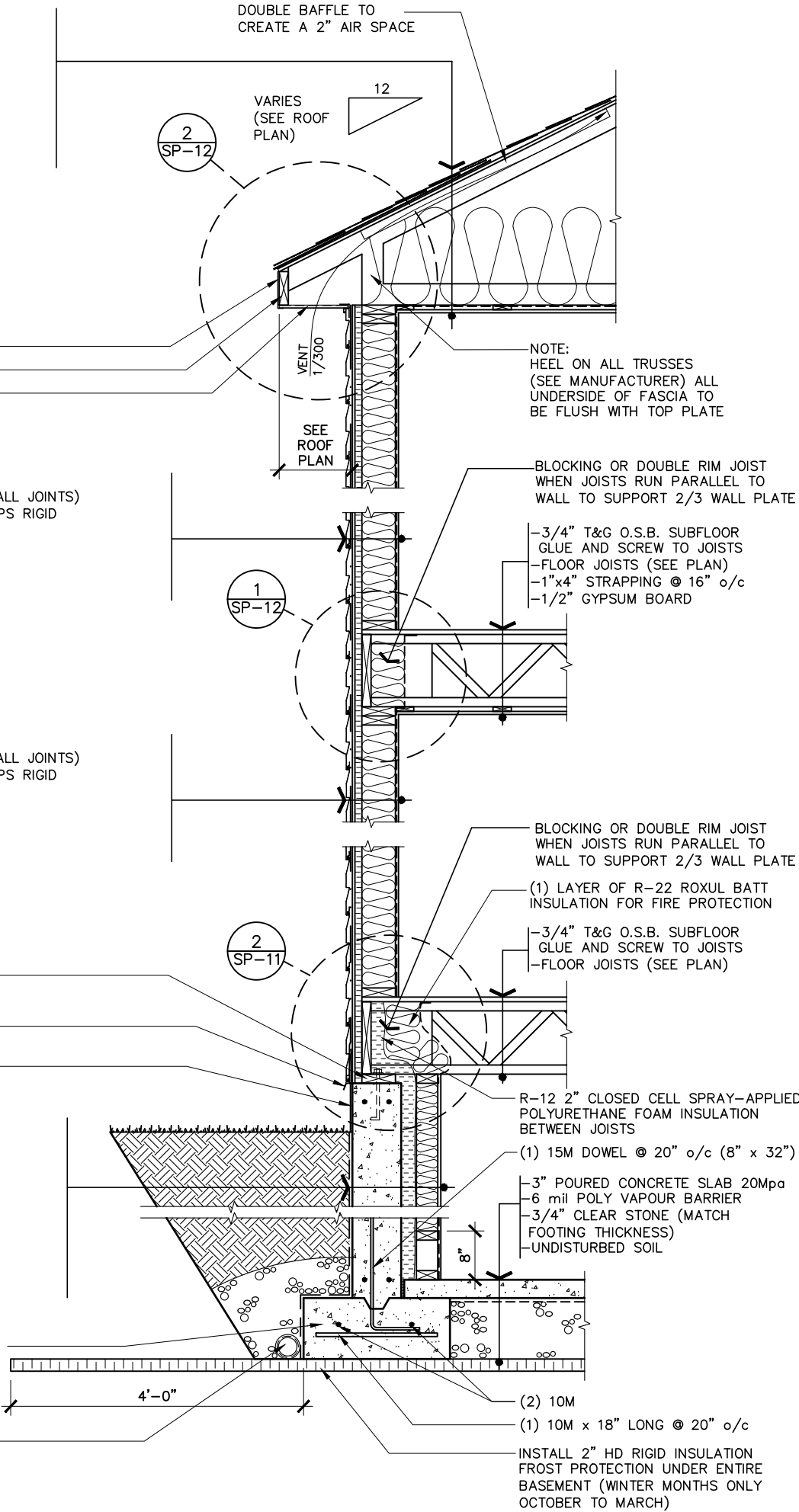
0.018" ALUMINUM FLASHING

CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
- 2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
- R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
- 1/2" GYPSUM BOARD

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

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



ENERGY STAR
TYPICAL TWO STOREY WALL SECTION (SIDING)

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

LOT: XXXX
DATE: XX/XX/XXXX



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NO.	DESCRIPTION	DATE	BY

TYPICAL TWO STOREY WALL SECTION (SIDING)

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

MODEL NAME
(STANDARD DRAWINGS)

SHEET:
SP-8

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

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

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

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

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

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

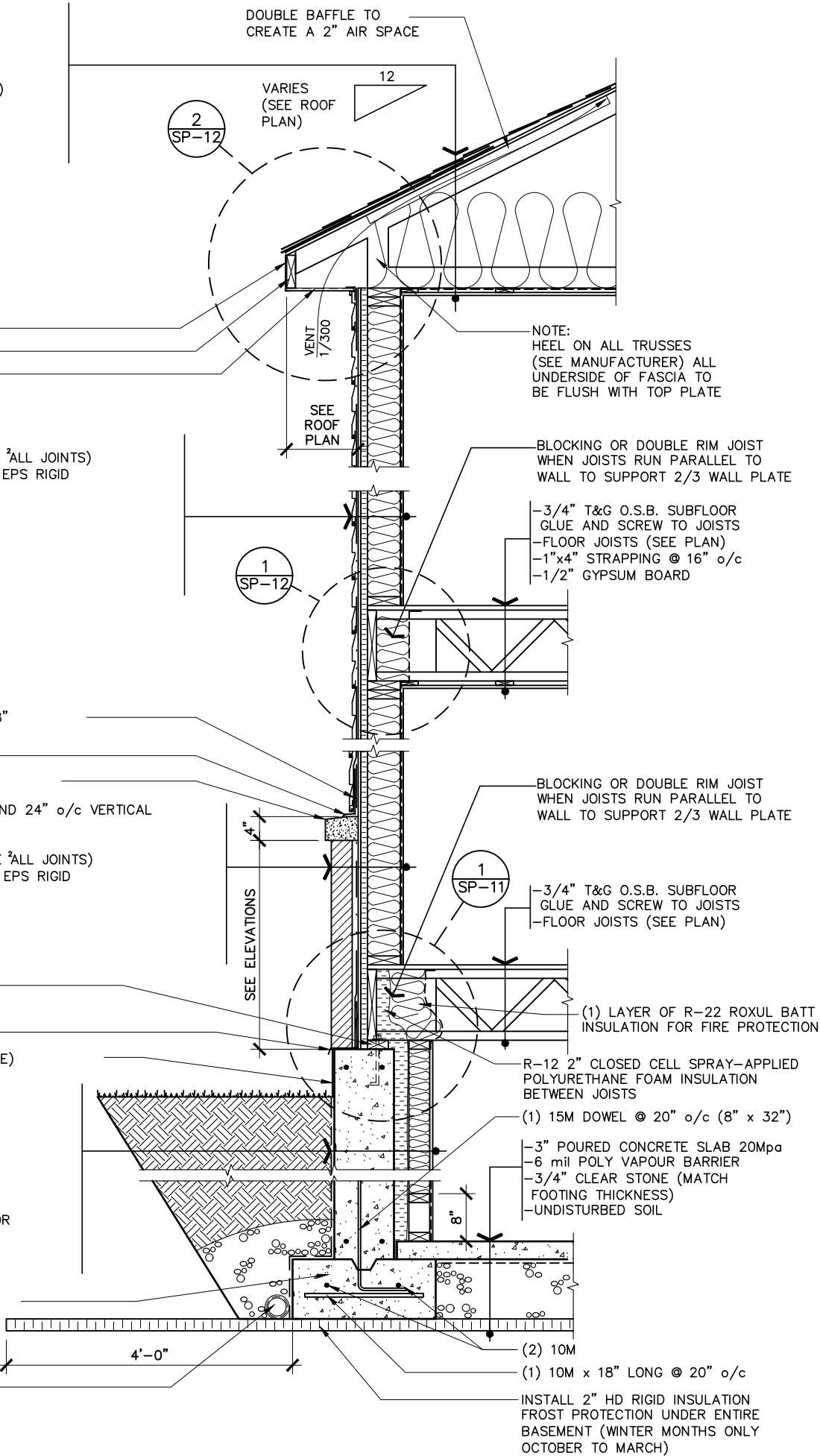
- 0.018" ALUMINUM FLASHING

- CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
- 2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
- R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
- 1/2" GYPSUM BOARD

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

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



ENERGY STAR
TYPICAL TWO STOREY WALL SECTION (MASONRY/SIDING)

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

LOT: XXXX
DATE: XX/XX/XXXX



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

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: TYPICAL TWO STOREY WALL SECTION (SIDING)

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

MODEL NAME
(STANDARD DRAWINGS)

SP-9

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

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

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

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

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

0.018" ALUMINUM FLASHING

CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
- 2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
- R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
- 1/2" GYPSUM BOARD

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPROOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- 2" HD RIGID INSULATION FROST PROTECTION

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

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

DOUBLE BAFFLE TO
CREATE A 2" AIR SPACE

VARIES
(SEE ROOF
PLAN)

2
SP-12

SEE
ROOF
PLAN

1
SP-12

1
SP-12

BLOCKING OR DOUBLE RIM JOIST
WHEN JOISTS RUN PARALLEL TO
WALL TO SUPPORT 2/3 WALL PLATE

- 3/4" T&G O.S.B. SUBFLOOR
GLUE AND SCREW TO JOISTS
- FLOOR JOISTS (SEE PLAN)
- 1"x4" STRAPPING @ 16" o/c
- 1/2" GYPSUM BOARD

BLOCKING OR DOUBLE RIM JOIST
WHEN JOISTS RUN PARALLEL TO
WALL TO SUPPORT 2/3 WALL PLATE

- 3/4" T&G O.S.B. SUBFLOOR
GLUE AND SCREW TO JOISTS
- FLOOR JOISTS (SEE PLAN)
- 1"x4" STRAPPING @ 16" o/c
- 1/2" GYPSUM BOARD

SPRAY FOAM TO LAP OVER VAPOUR
BARRIER 1 1/2" FOR CONTINUOUS
AIR BARRIER

- 3" POURED CONCRETE SLAB 20Mpa
- 6 mil POLY VAPOUR BARRIER
- 3/4" CLEAR STONE
- UNDISTURBED SOIL

(1) 15M DOWEL @
20" o/c (8" x 12")

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

(2) 10M
(1) 10M x 18" LONG @ 20" o/c

2" HD RIGID INSULATION FROST
PROTECTION STANDARD YEAR ROUND

4'-0"

ENERGY STAR

TWO STOREY WALL SECTION (SIDING) - WALK-OUT BASEMENT - SIDE WALL

1

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

LOT: XXXX

DATE: XX/XX/XXXX



Valecraft
Homes Ltd.

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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

REV-1 ISSUED FOR BUILDING PERMIT 11/26/18 DOYON
NO. DESCRIPTION DATE BY

DRAWING: TWO STOREY WALL SECTION
(SIDING) - WALK-OUT - SIDE

ADDRESS: XX SCALE: AS SHOWN DATE: 01/14/21
SHEET:

MODEL NAME

(STANDARD DRAWINGS)

SP-10



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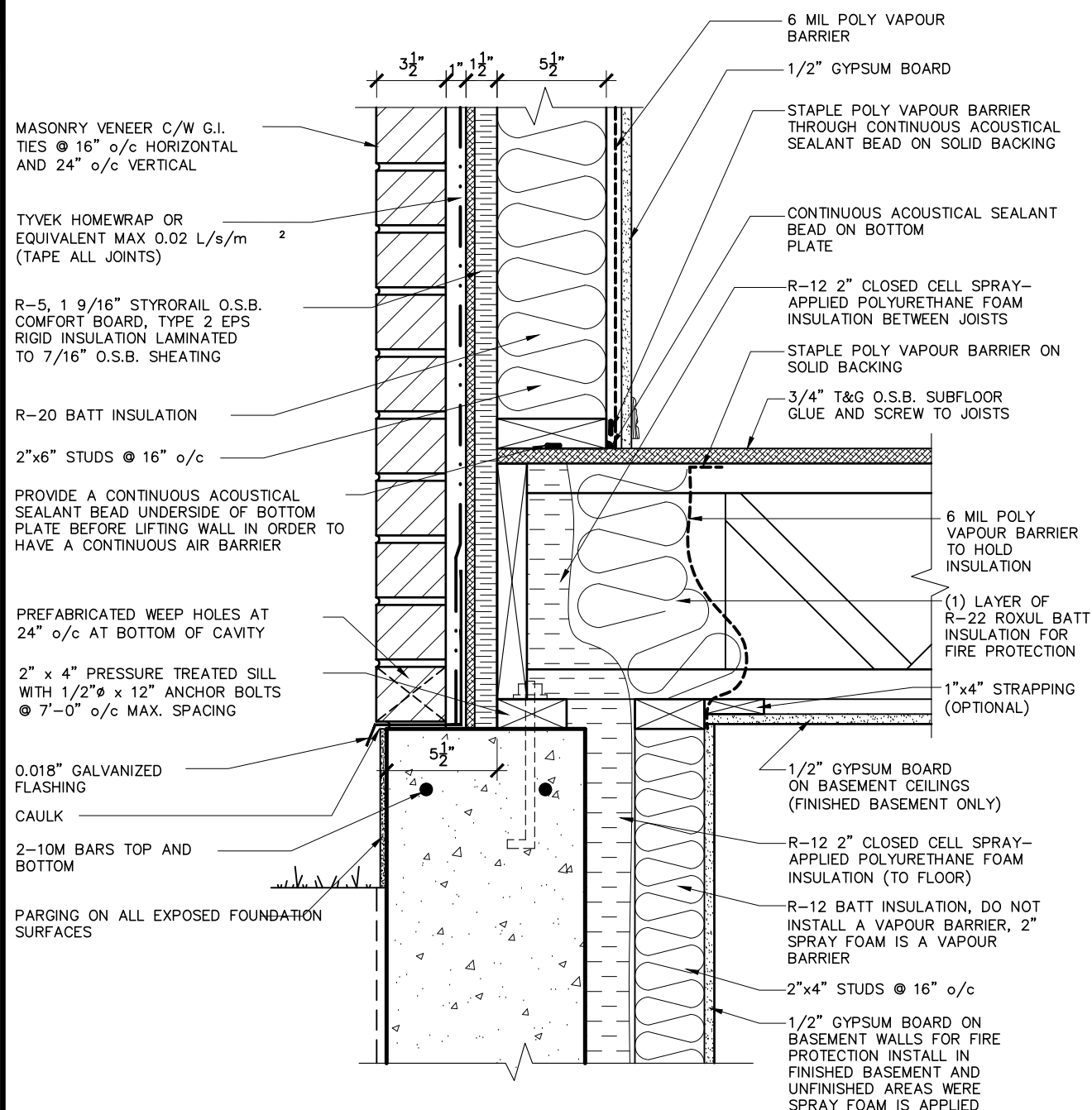
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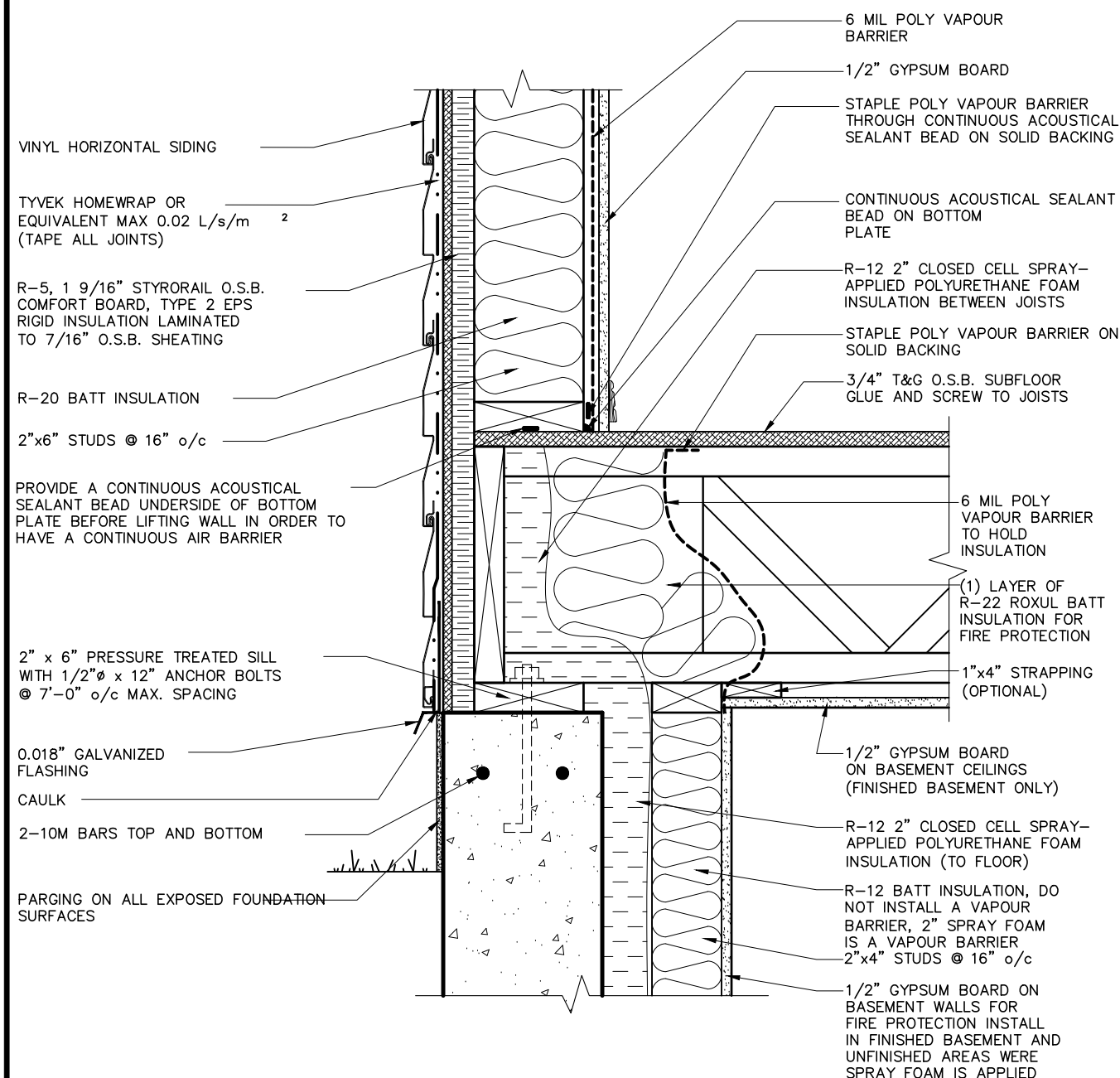
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ENERGY STAR
EXTERIOR FLOOR AT FOUNDATION (MASONRY)



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



ENERGY STAR
EXTERIOR FLOOR AT FOUNDATION (SIDING)

2
SP-11

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

2012 O.B.C. DRAWINGS

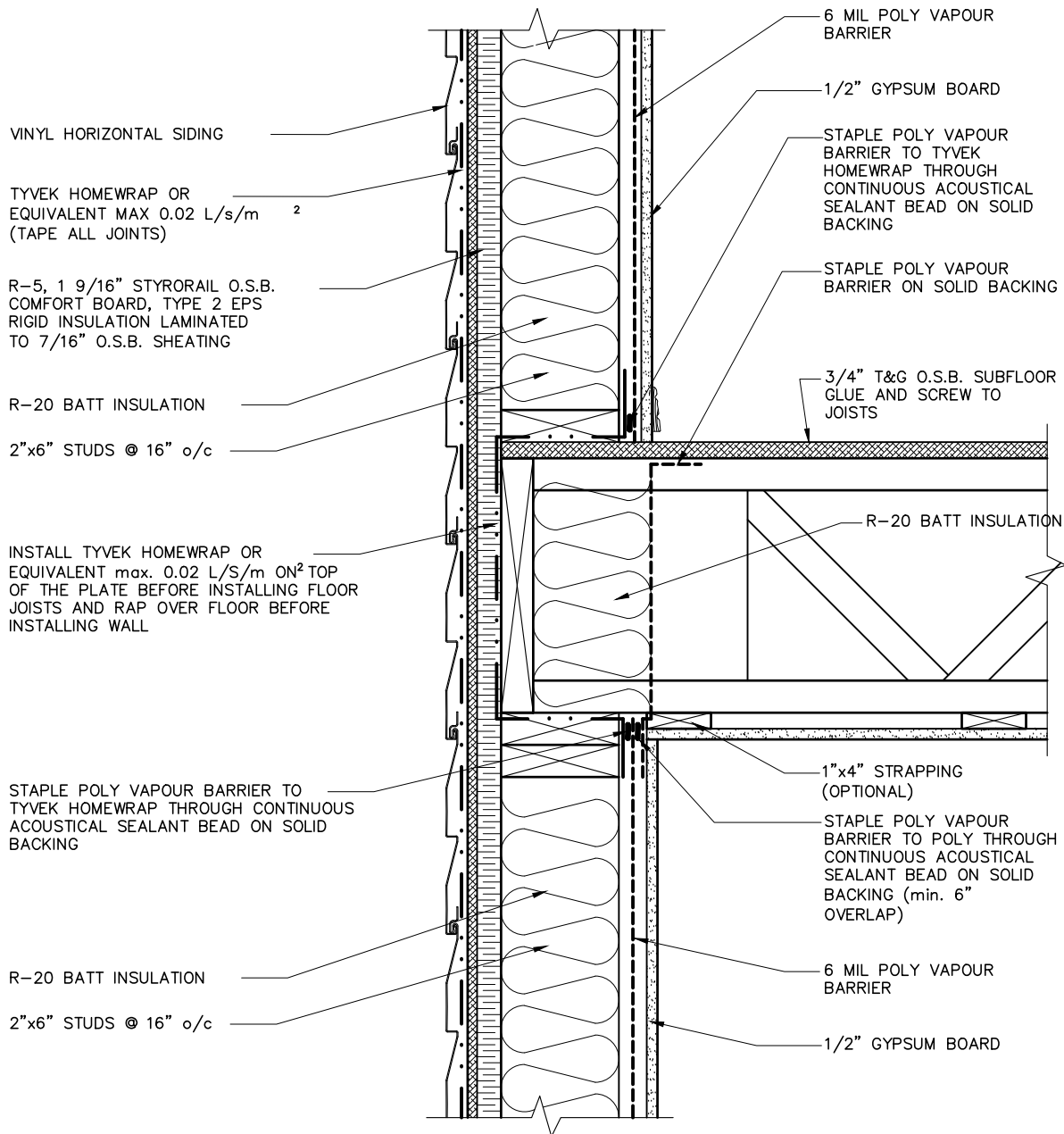
REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYO
NO.	DESCRIPTION	DATE	BY

DETAILS

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

MODEL NAME
(STANDARD DRAWINGS)

SHEET:
SP_11



R-60 BLOWN INSULATION

DOUBLE BAFFLE EACH TRUSS TO CREATE A 2" AIR SPACE

6 MIL POLY VAPOUR BARRIER

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

ALUMINUM FASCIA OR EQUIVALENT

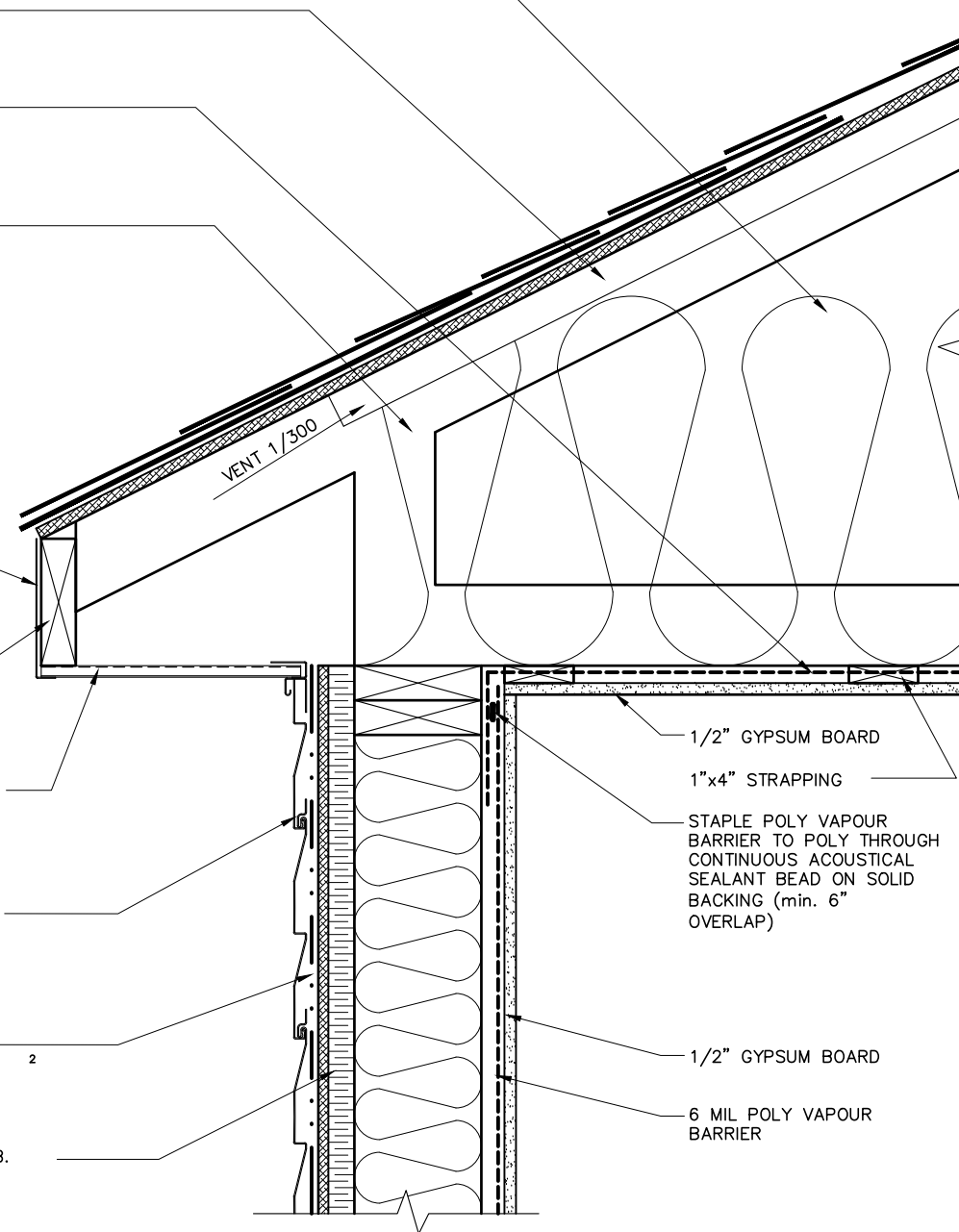
2"x6" FASCIA BACKER

VENTED ALUMINUM SOFFIT

VINYL HORIZONTAL SIDING

TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m² (TAPE ALL JOINTS)

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



ENERGY STAR
EXTERIOR WALL AT ROOF (SIDING)

2
SP-12 SCALE: 1 1/2" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	DATE	BY

DRAWING:

DETAILS

ADDRESS: XX SCALE: AS SHOWN DATE: 01/14/21

MODEL NAME
(STANDARD DRAWINGS)

SHEET:
SP-12

ENERGY STAR
EXTERIOR WALL AT FLOOR (SIDING)

1
SP-12 SCALE: 1 1/2" = 1'-0"

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

PROVIDE CONTINUOUS ACOUSTICAL SEALANT ON BOTH SIDES OF PARTY WALL AT ALL WALL TO FLOOR JUNCTIONS AND AT OPENINGS, ELECTRICAL BOXES

PROVIDE CONTINUOUS ACOUSTICAL SEALANT ON BOTH SIDES OF PARTY WALL AT ALL WALL TO FLOOR JUNCTIONS AND AT OPENINGS, ELECTRICAL BOXES

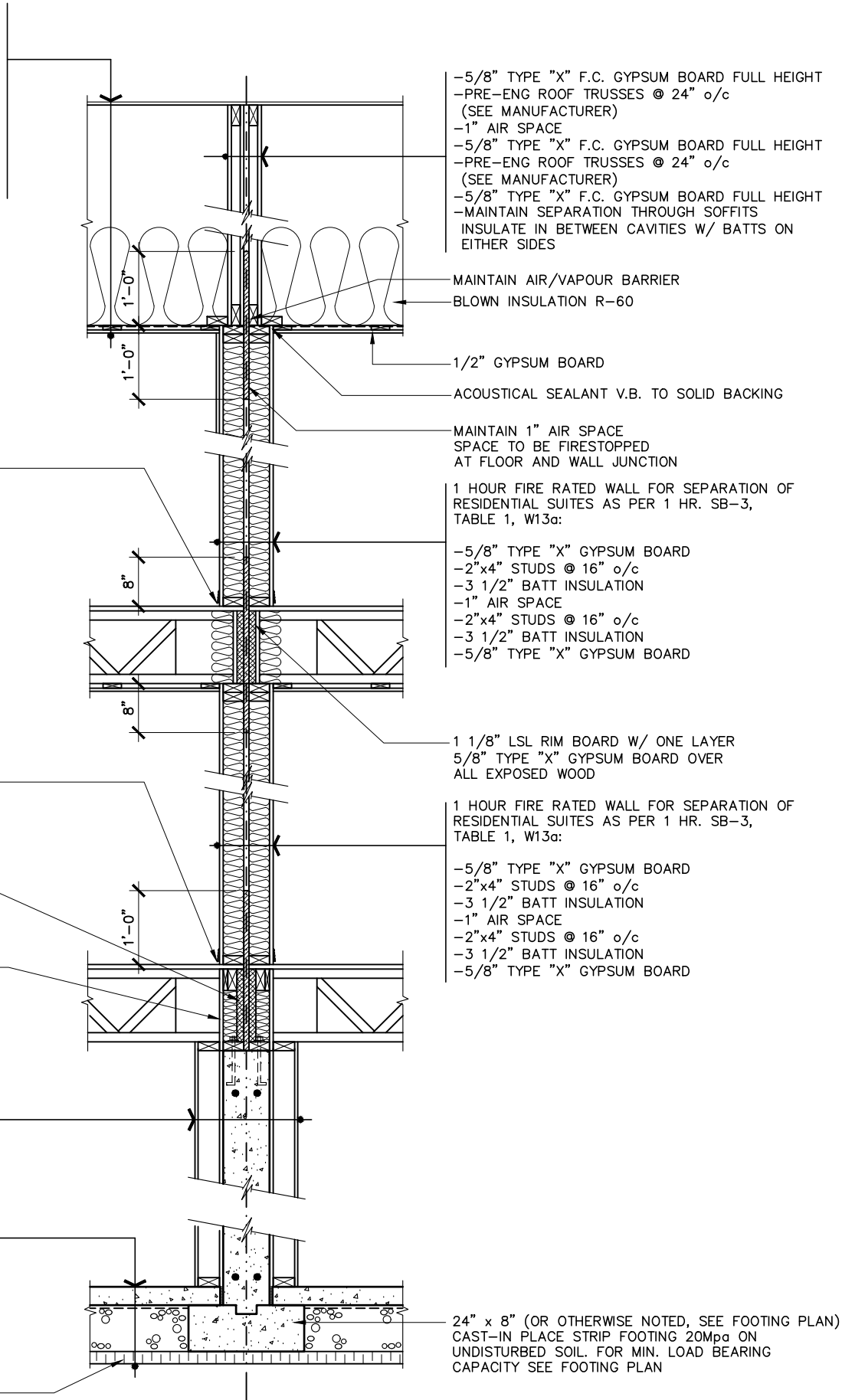
1 1/8" LSL RIM BOARD

PROVIDE BLOCKING BETWEEN JOISTS AS REQUIRED W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD FROM SILL PLATE TO UNDERSIDE OF SUBFLOOR

- 1/2" GYPSUM BOARD
- 2"x4" STUDS @ 16" o/c (TO FLOOR) SPACED 5/8" FROM CONCRETE WALL
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 30Mpa C/W 2-15M BARS TOP AND BOTTOM
- 2"x4" STUDS @ 16" o/c (TO FLOOR) SPACED 5/8" FROM CONCRETE WALL
- 1/2" GYPSUM BOARD

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

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



TYPICAL PARTY WALL SECTION - 1 HOUR FIRE RATED

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

LOT: XXXX

DATE: XX/XX/XXXX



Valecraft
Homes Ltd.

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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY

TYPICAL PARTY WALL SECTION - 1 HR. FIRE RATED

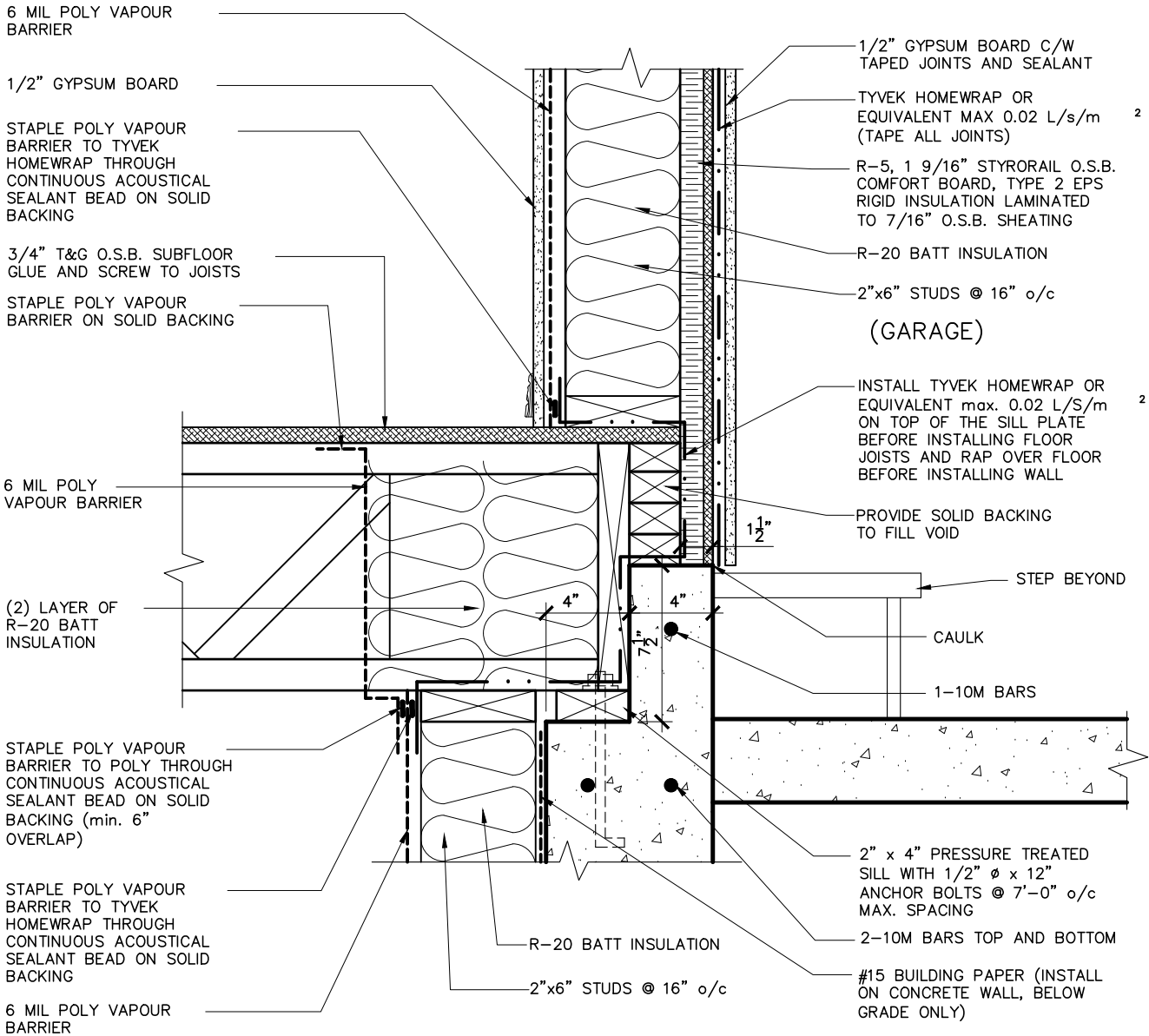
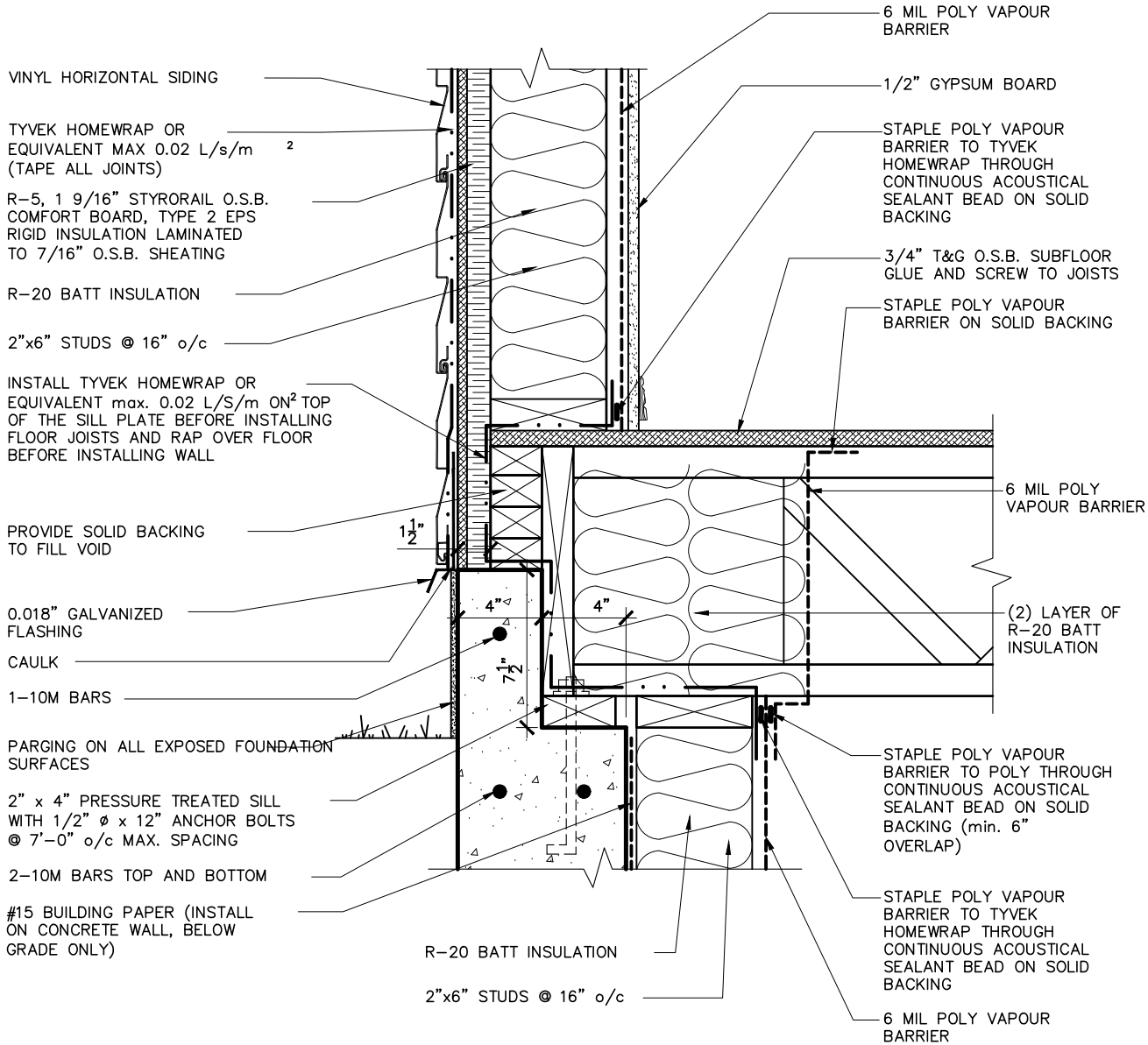
ADDRESS: XX SCALE: AS SHOWN DATE: 01/14/21

MODEL NAME

(STANDARD DRAWINGS)

SHEET:

SP-13



LOT: XXXX
DATE: XX/XX/XXXX



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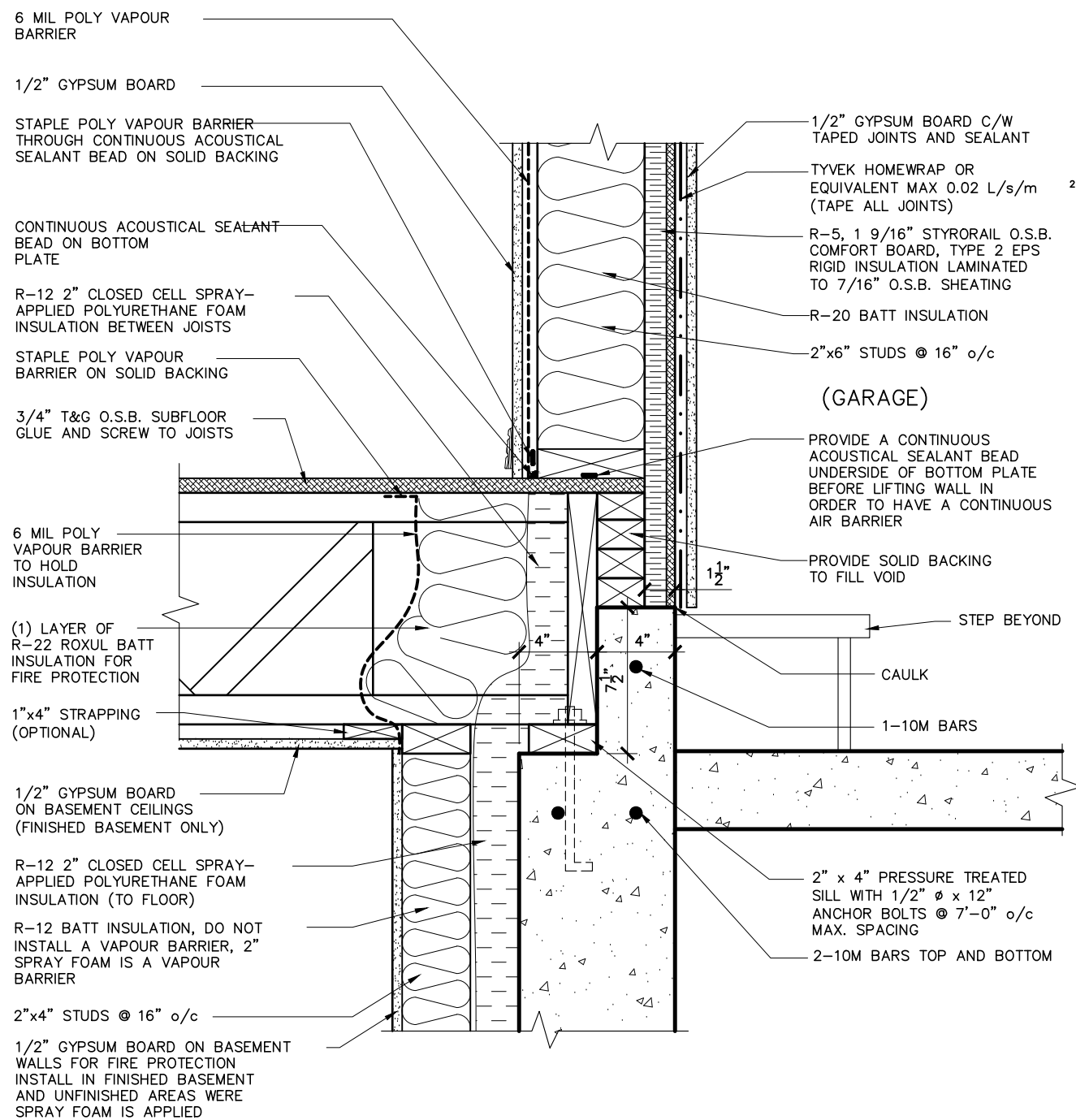
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1
SP-14
EXTERIOR FLOOR AT FOUNDATION (SUNKEN)
SCALE: 1 1/2" = 1'-0"

2
SP-14
FLOOR AT FOUNDATION (SUNKEN) GARAGE SIDE
SCALE: 1 1/2" = 1'-0"

2012 O.B.C. DRAWINGS			
REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY
DRAWING:			
DETAILS			
ADDRESS:	SCALE:	DATE:	
XX	AS SHOWN	01/14/21	
MODEL NAME			SHEET:
(STANDARD DRAWINGS)			SP-14



1
SP-15

FLOOR AT F

2
SP-15

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



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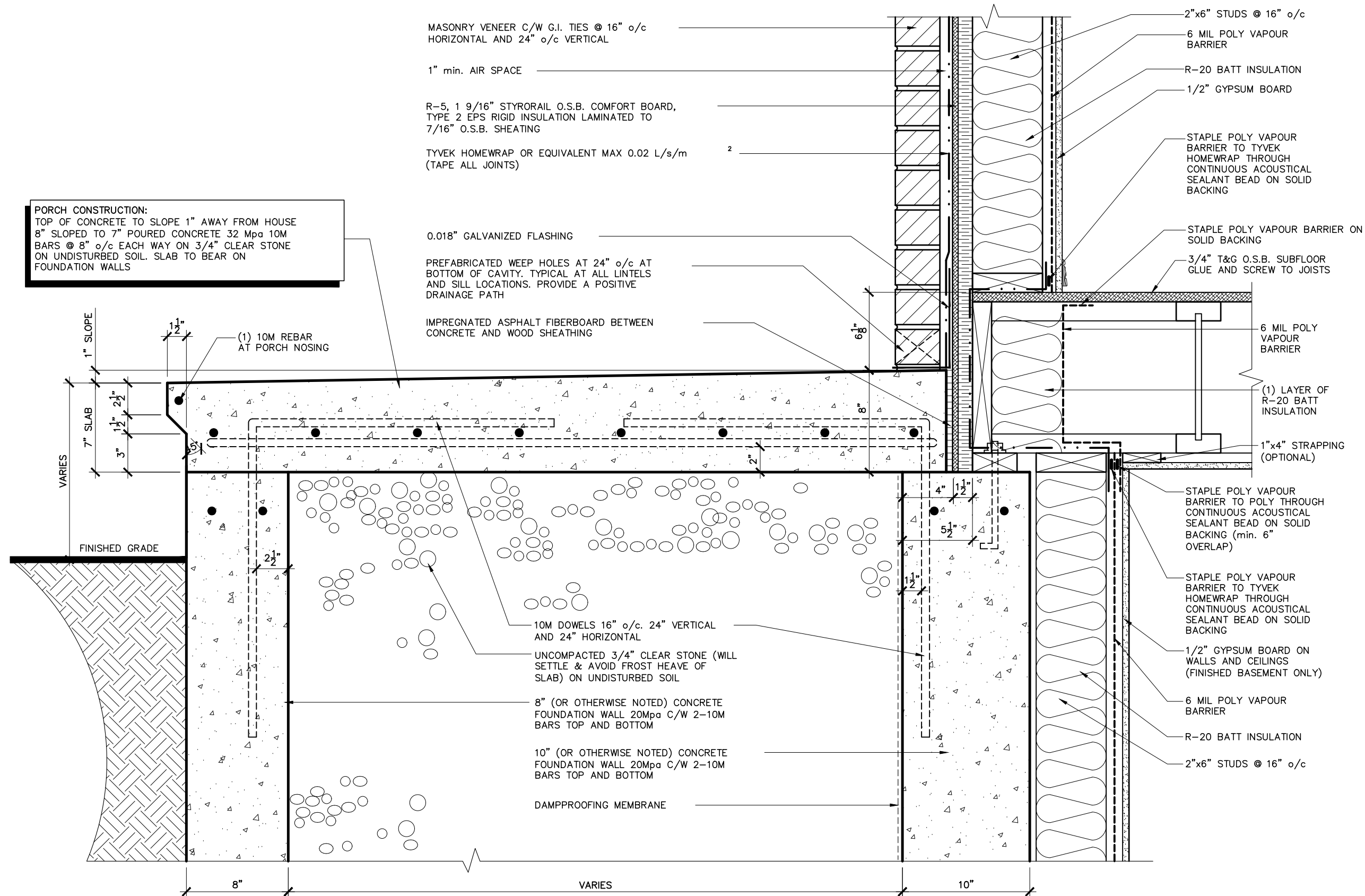
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TWO STOREY (SIDING)

GARAGE MASONRY

LOT: XXXX

DATE: XX/XX/XXXX



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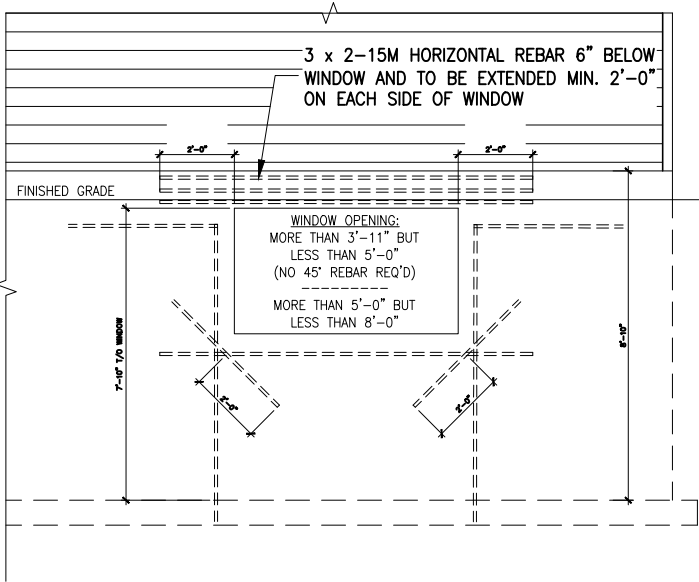
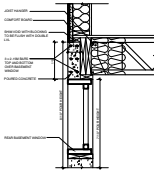
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BASEMENT WINDOW W/ POURED CONCRETE OVER TOP

2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: FIREPLACE BUMP OUT DETAIL

ADDRESS: XX

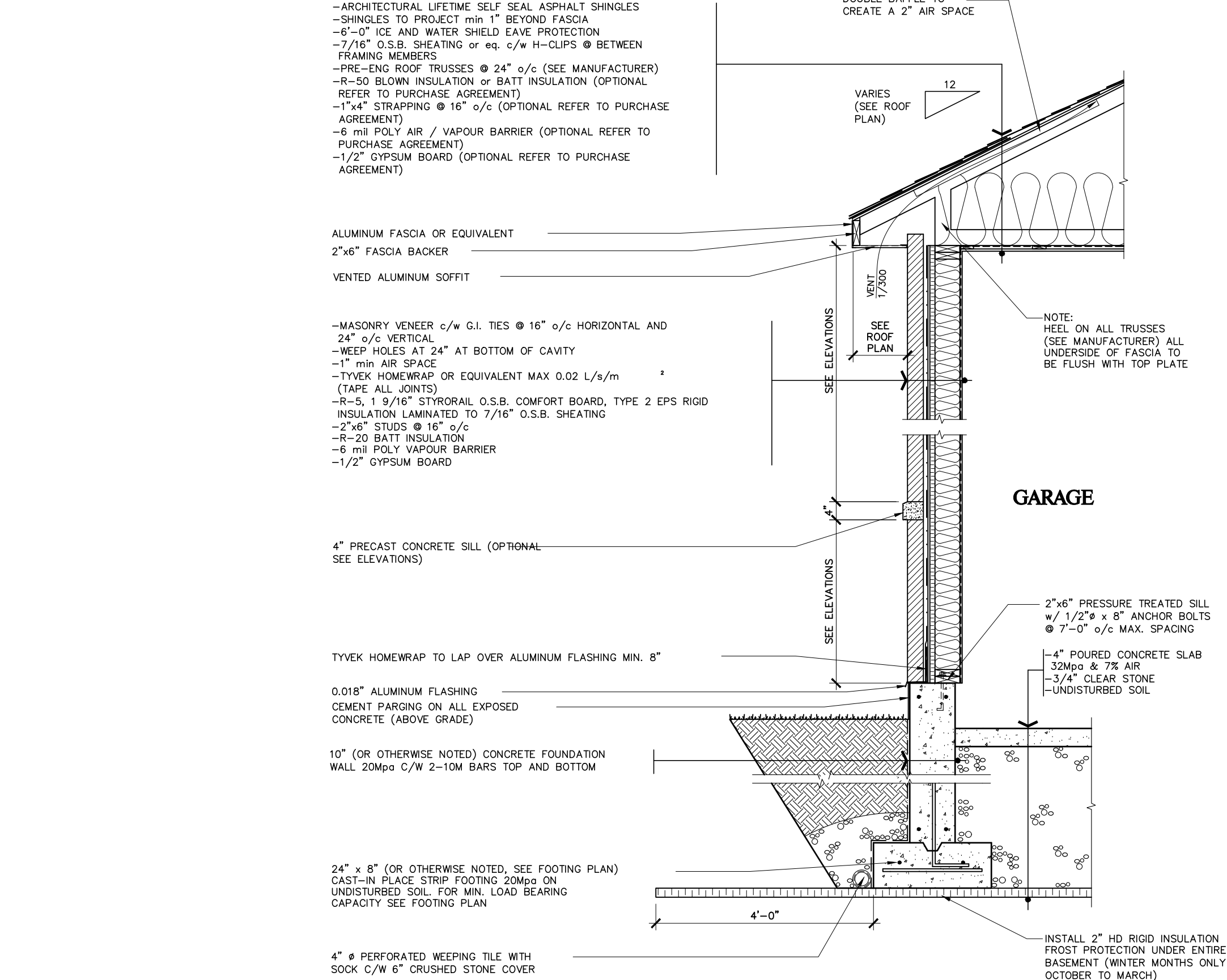
SCALE: AS SHOWN

DATE: 01/14/21

MODEL NAME

SP-20

(STANDARD DRAWINGS)



2012 O.B.C. DRAWINGS

REV–1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: WALL SECTION AT GARAGE (MASONRY)

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

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

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

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

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

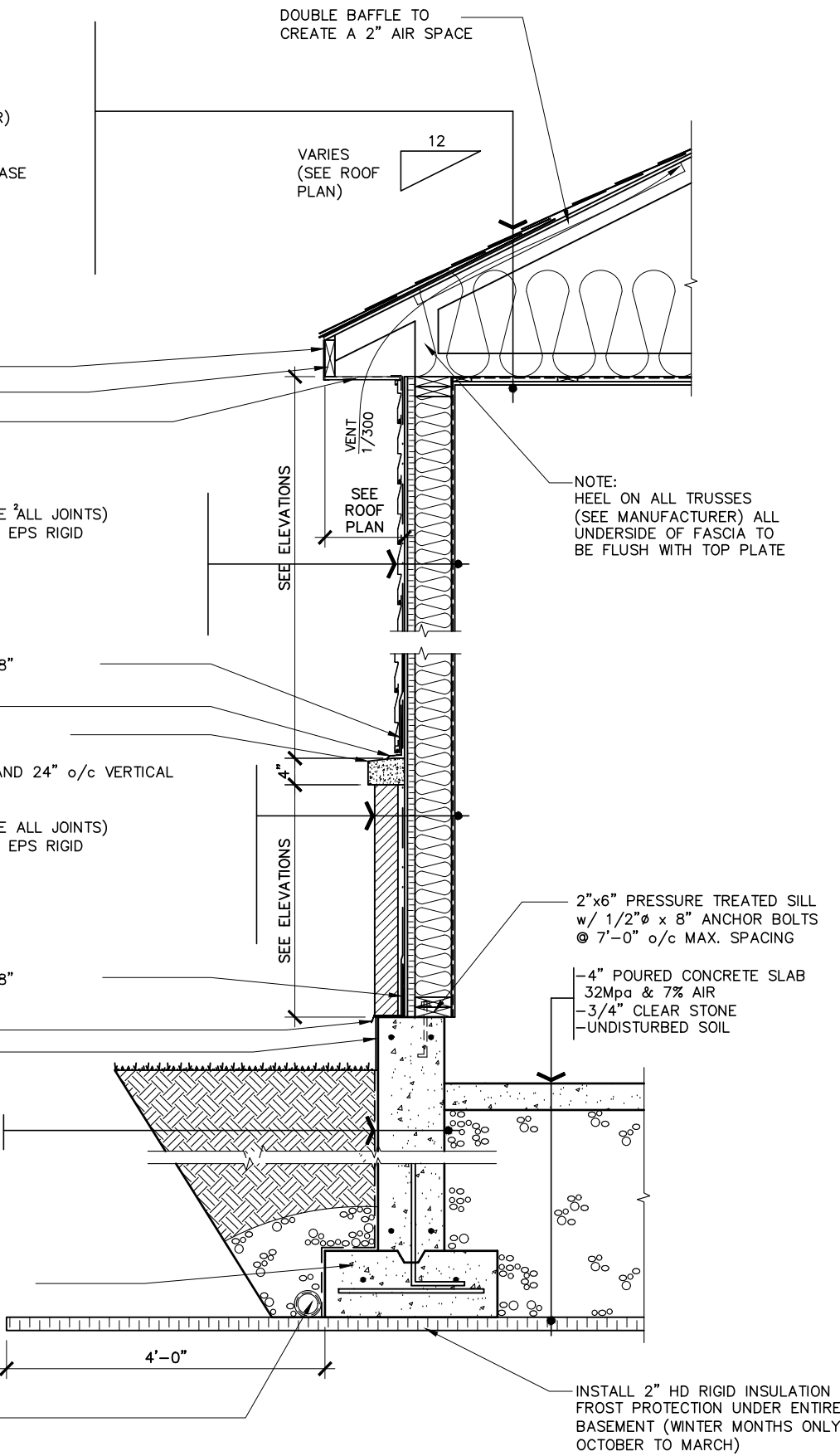
- MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
- WEEP HOLES AT 24" AT BOTTOM OF CAVITY
- 1" min AIR SPACE
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
- R-5, 1 9/16" STYRORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING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

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

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

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

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



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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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY

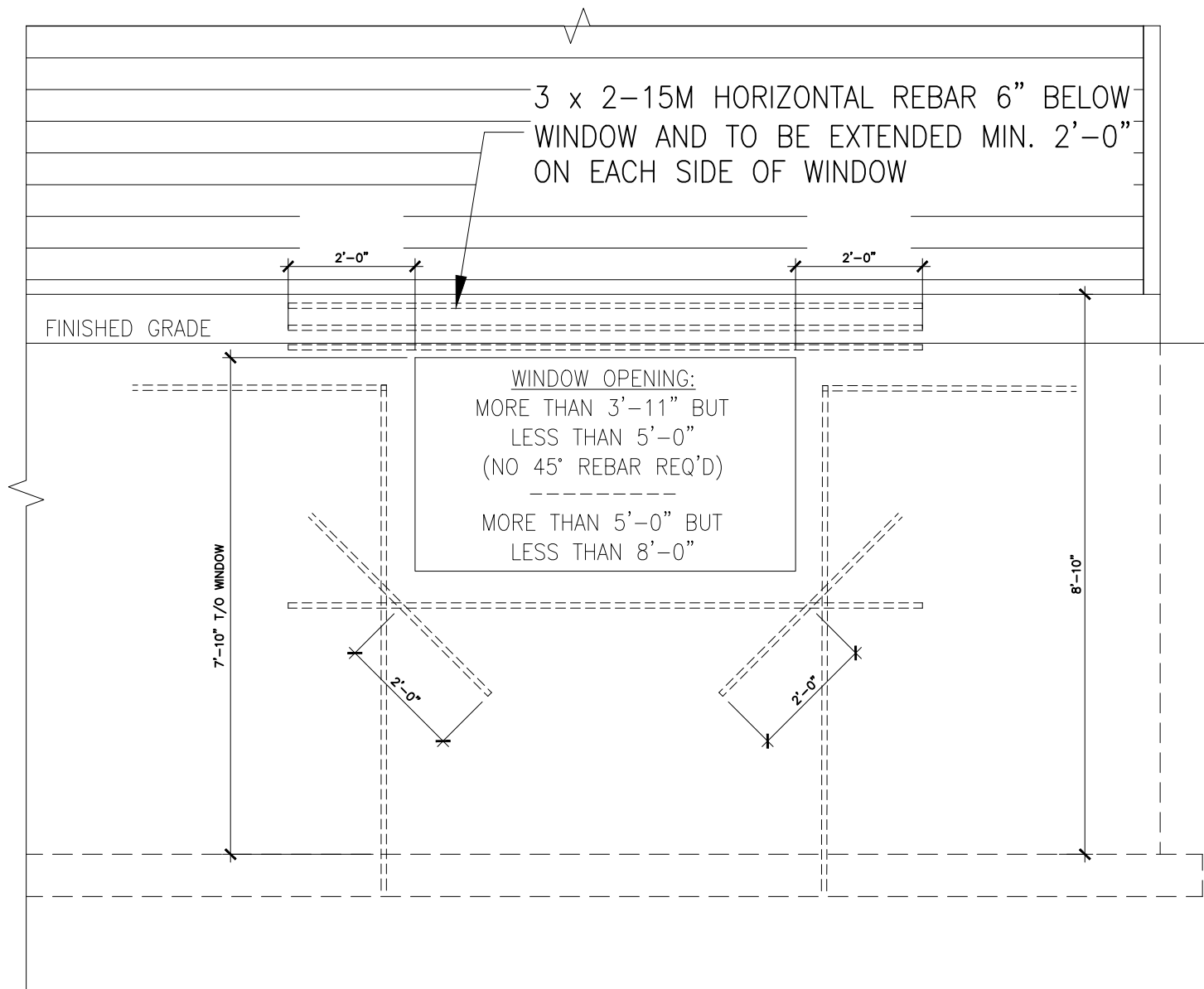
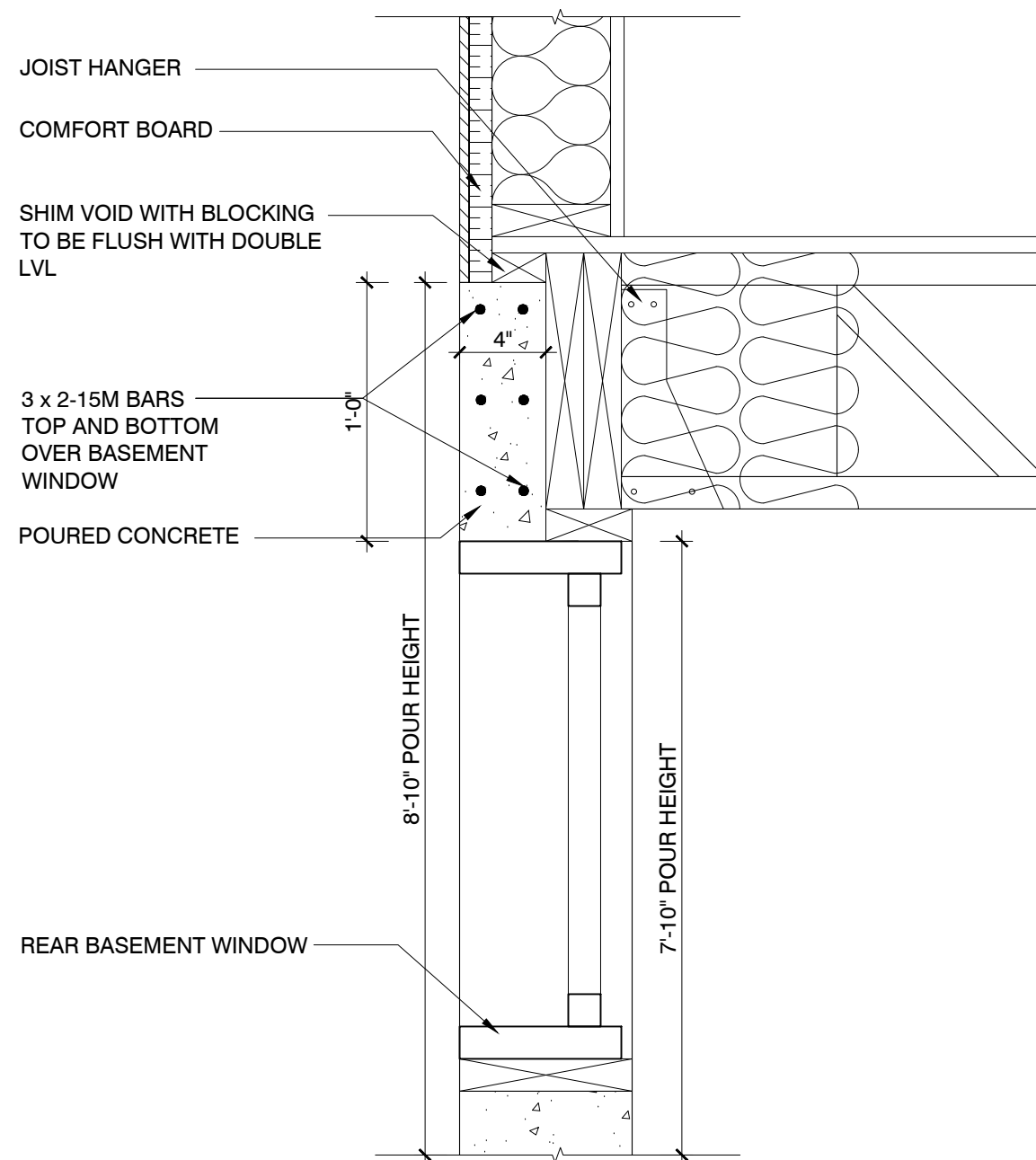
DRAWING: **WALL SECTION AT GARAGE (MASONRY AND SIDING)**

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

SHEET:

MODEL NAME
(STANDARD DRAWINGS)

SP-19



LOT: XXXX
DATE: XX/XX/XXXX

DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	11/26/18	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **BASEMENT WINDOW W/
CONC. LINTEL**

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

MODEL NAME
(STANDARD DRAWINGS)

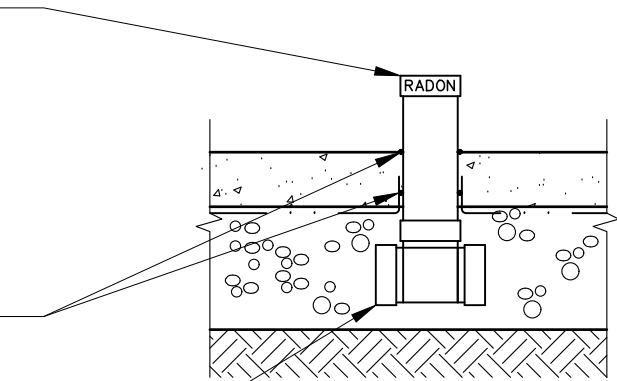
SHEET

SP-20

4" (100mm) DIAMETER PVC GAS RATED PIPE C/W REMOVABLE SEAL PIPE SHALL BE CLEARLY LABELED TO INDICATE THAT IT IS INTENDED ONLY FOR THE REMOVAL OF SOIL GAS FROM BELOW THE SLAB ON GRADE

FLEXIBLE SEALANT (POLYURETHANE CAULKING) IN CONFORMANCE WITH DIVISION B, 9.13.4.2(4)(a) & SB-9

INSTALL 4" DIAMETER PVC GAS RATED PIPE VERTICALLY THROUGH SLAB AND CONNECTED TO "T" FITTING BURIED IN MIN. 6" GRANULAR BED SEE SB-9, ARTICLE 3.2



4" (100mm) DIAMETER PVC GAS RATED PIPE TO BE INSTALLED AT OR NEAR CENTER OF SLAB

SB-9 – SOIL GAS CONTROL GENERAL NOTES

- 1- WHERE SOIL GAS BARRIER (6 MIL POLY) IS INSTALLED BELOW SLAB-ON-GRADE, JOINTS IN THE BARRIER SHALL BE LAPPED NOT LESS THAN 12" AND SEALED.
- 2- THE GRANULAR MATERIAL NEAR THE CENTER OF THE FLOOR SHALL BE NOT LESS THAN 6" DEEP FOR A RADIUS OF NOT LESS THAN 12" CENTERED AROUND THE PIPE.
- 3- ALL SLAB ON GRADE SHALL BE SEALED AT ITS PERIMETER TO THE INNER SURFACES OF THE ADJACENT WALLS USING FLEXIBLE SEALANT IN CONFORMANCE WITH DIVISION B – 9.13.4.2(4)(a) & SB-9
- 4- ALL PENETRATIONS OF A SLAB ON GRADE BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE USING FLEXIBLE SEALANT (POLYURETHANE CAULKING) IN CONFORMANCE WITH DIVISION B, 9.13.4.2(4)(a) & SB – 9
- 5- ALL PENETRATIONS OF A SLAB ON GRADE THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED AGAINST SOIL GAS LEAKAGE USING FLEXIBLE SEALANT (POLYURETHANE CAULKING) IN CONFORMANCE WITH DIVISION B 9.13.4.2(4)(a) & SB-9 IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNWARD FLOW OF LIQUID WATER.
- 6- WHERE A SUBFLOOR DEPRESSURIZATION SYSTEM IS INSTALLED:
 - a) MAKE-UP AIR SHALL BE PROVIDED AS SPECIFIED IN ARTICLE 9.32.3.8 OF DIVISION B
 - b) MEASURES WILL BE TAKEN TO ENSURE THAT ANY RESULTANT DECREASE IN SOIL TEMPERATURE WILL NOT ADVERSELY AFFECT THE FOUNDATION

LOT:XXXX

DATE:XX/XX/XXXX

Valecraft

Homes Ltd.

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- TARIION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	07/27/20	AB
NO.	DESCRIPTION	DATE	BY

DRAWING: SUB-FLOOR DEPRESSURIZATION ROUGH-IN

ADDRESS:XX

SCALE:AS SHOWN

DATE:01/14/21

MODEL NAME

(STANDARD DRAWINGS)

SHEET:

SP-21



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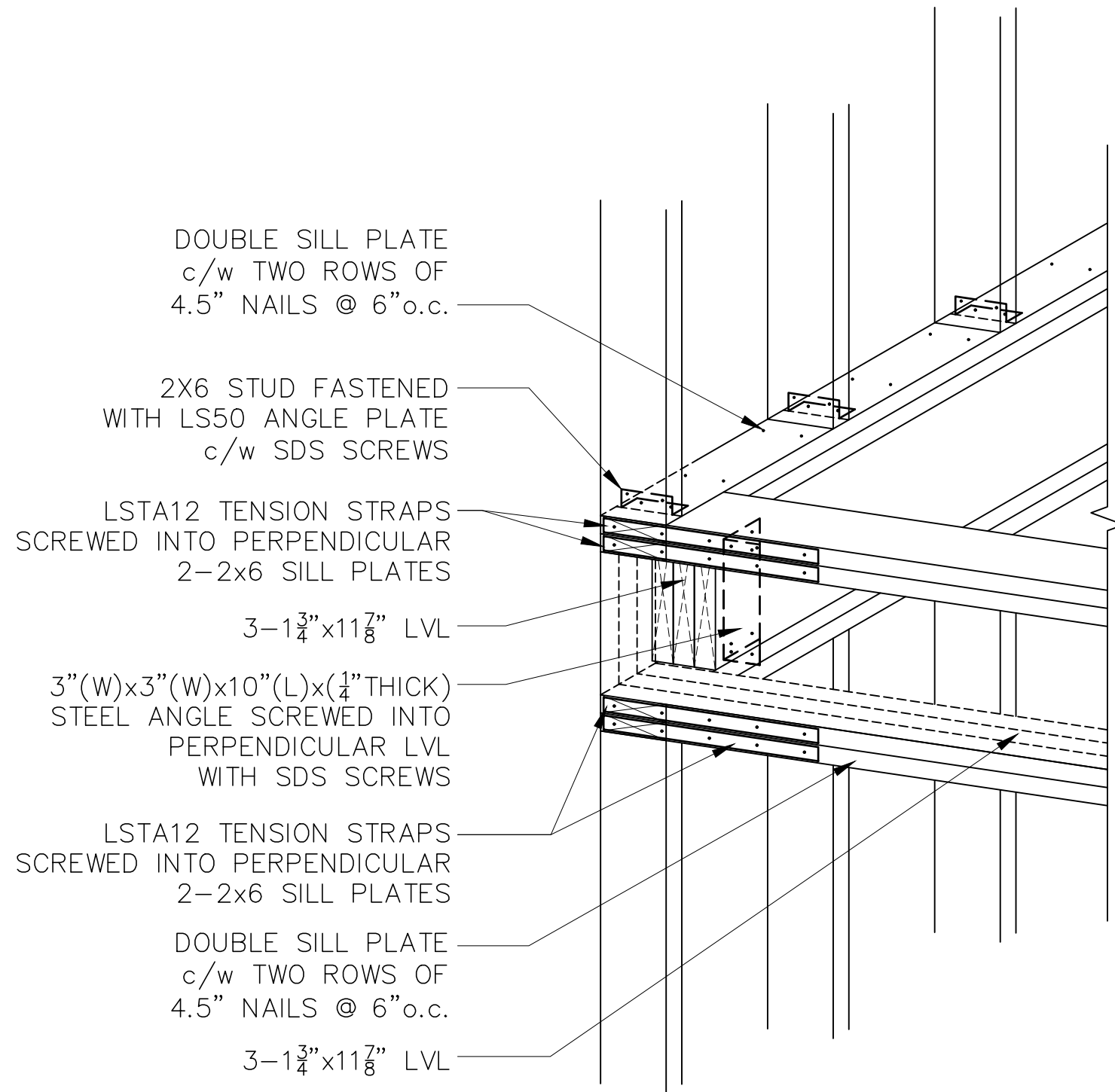
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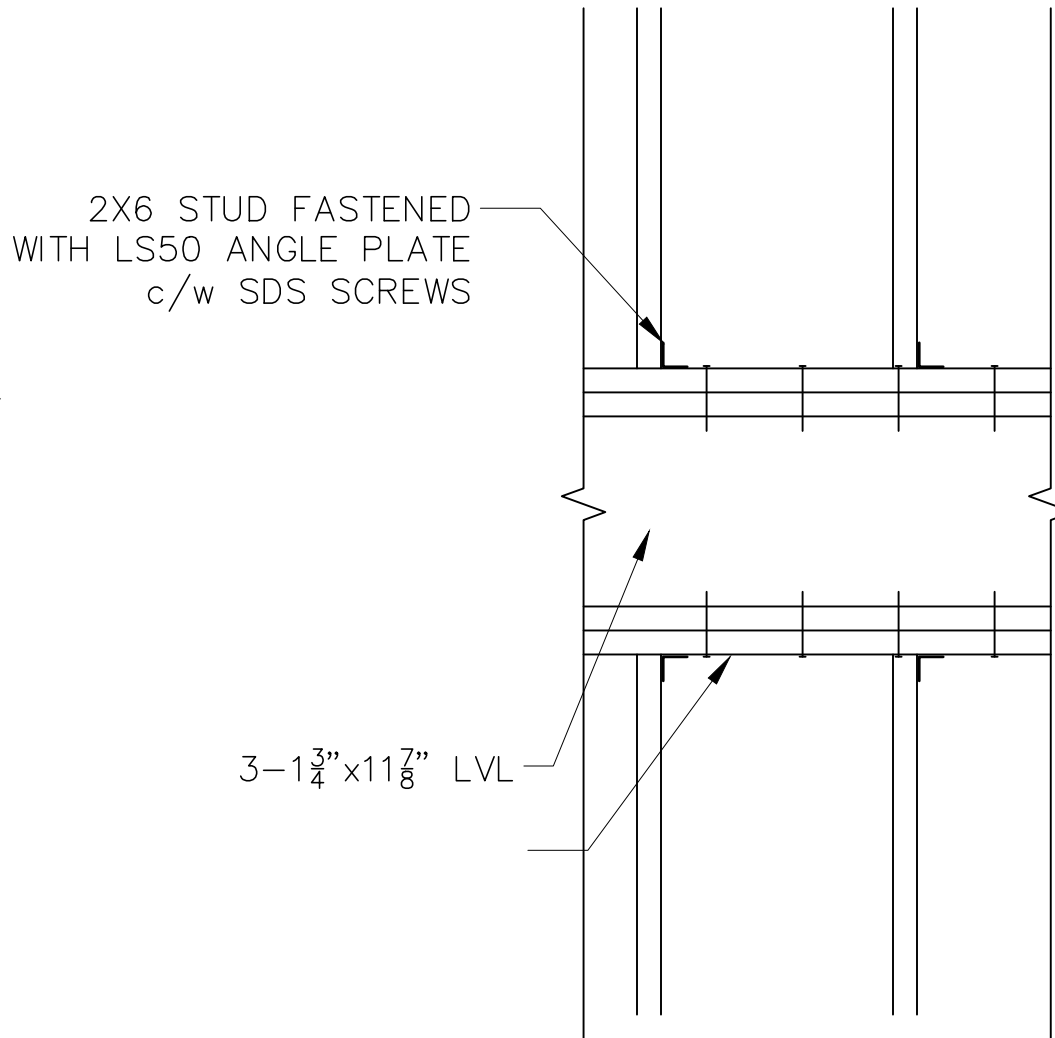
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1 BOXED BEAM AT CORNER
SP-11 AS SHOWN



2 BOXED BEAM SECTION
SP-11 AS SHOWN

1 BOXED BEAM DETAIL
SP-11 AS SHOWN

2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	07/27/20	VH
NO.	DESCRIPTION	DATE	BY

DRAWING:

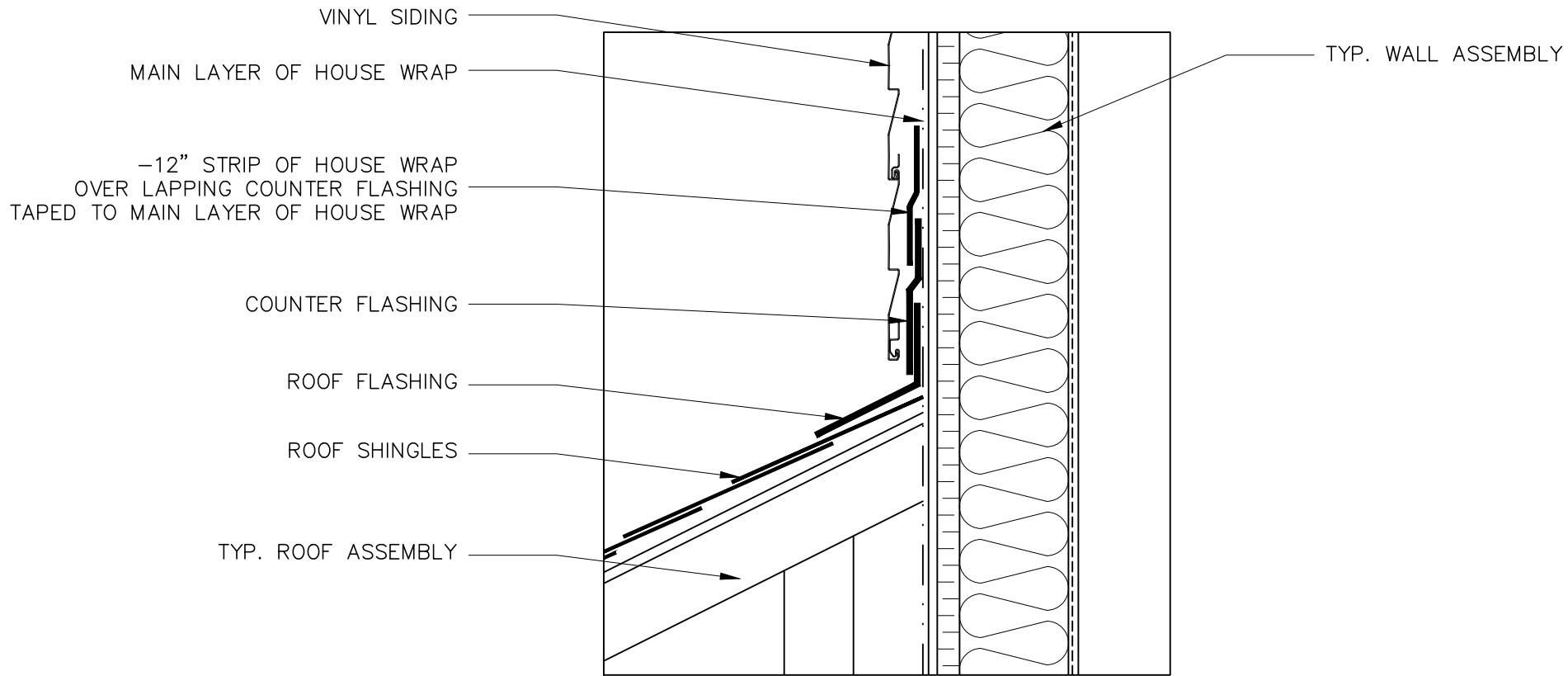
BOX BEAM DETAIL

ADDRESS:	SCALE:	DATE:
XX	AS SHOWN	01/14/21

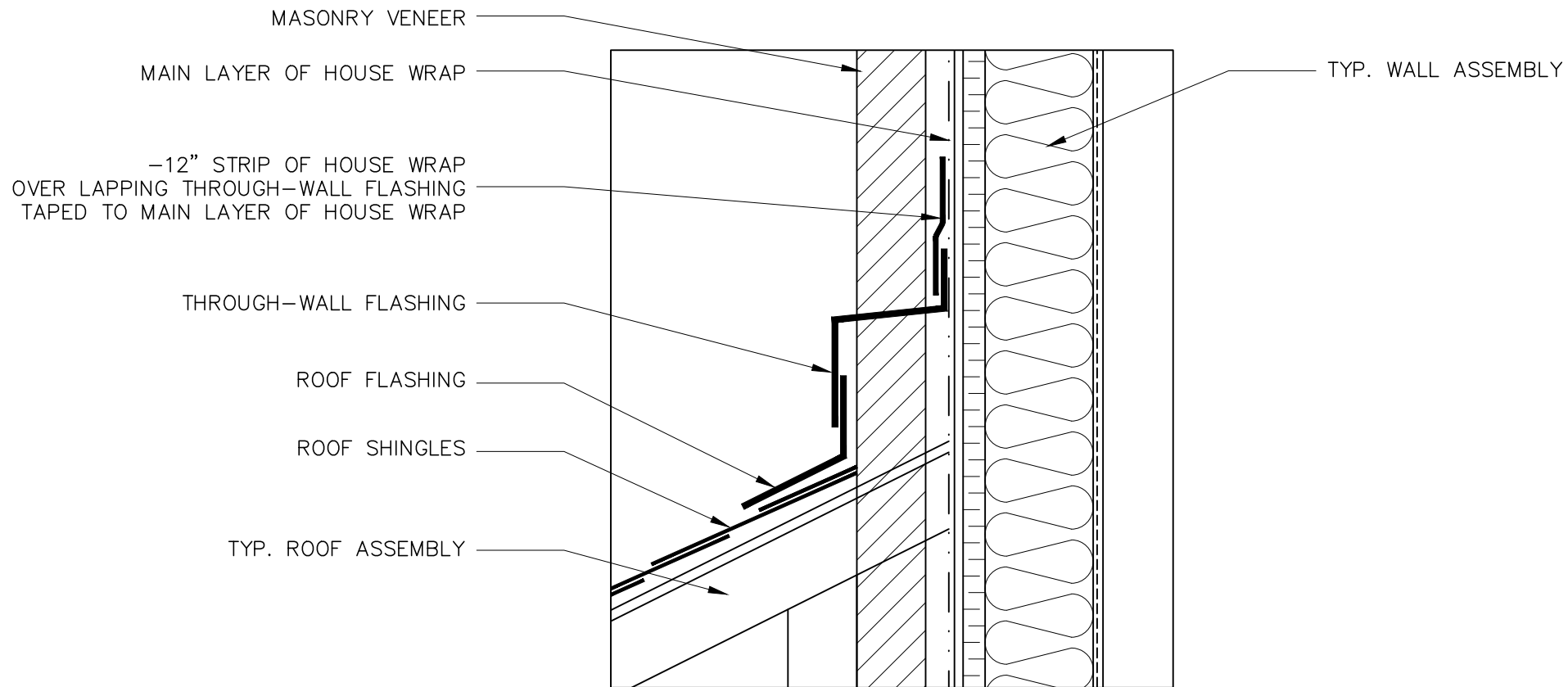
MODEL NAME
(STANDARD DRAWINGS)

SHEET:

SP-22



1
SP-23 ROOF FLASHING - VINYL SIDING
1-1/2" = 1'-0"



2
SP-23 ROOF FLASHING - MASONRY VENEER
1-1/2" = 1'-0"

LOT:XXXX

DATE:XX/XX/XXXX

Valecraft

Homes Ltd.

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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	03/17/22	AB
NO.	DESCRIPTION	DATE	BY

DRAWING: FLASHING DETAILS - ROOF TO WALL JUNCTION

ADDRESS:XX

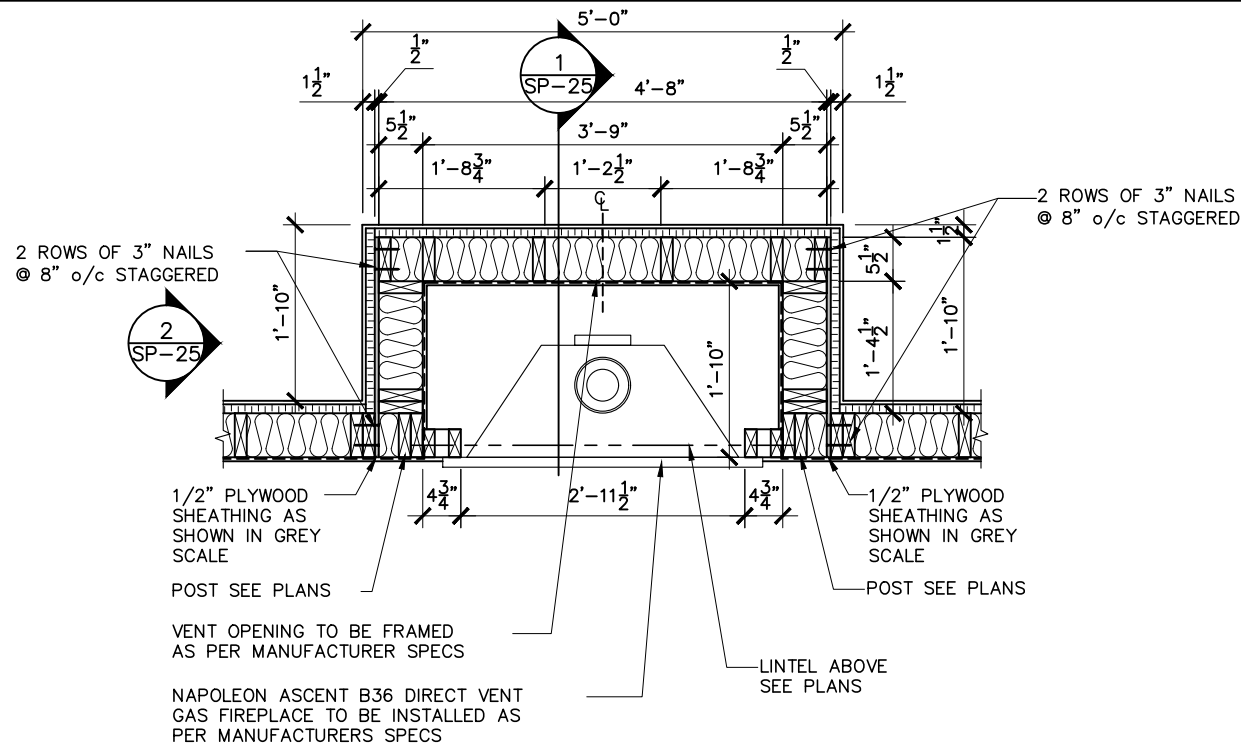
SCALE:AS SHOWN

DATE:01/14/21

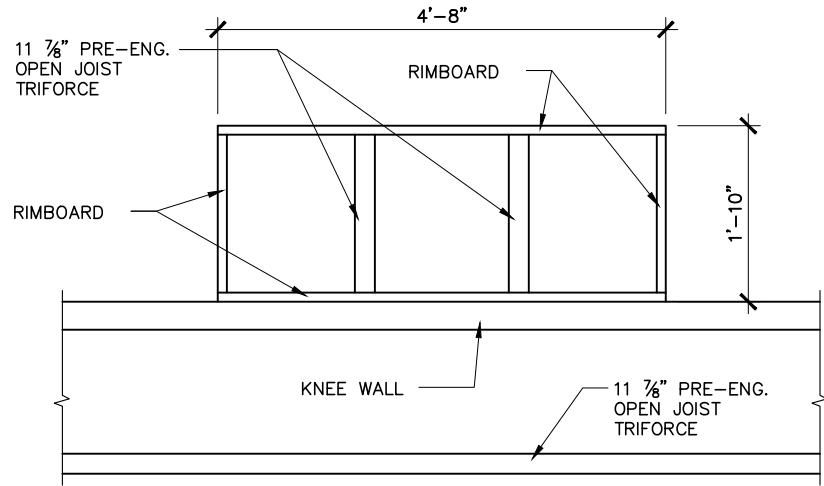
MODEL NAME

(STANDARD DRAWINGS)

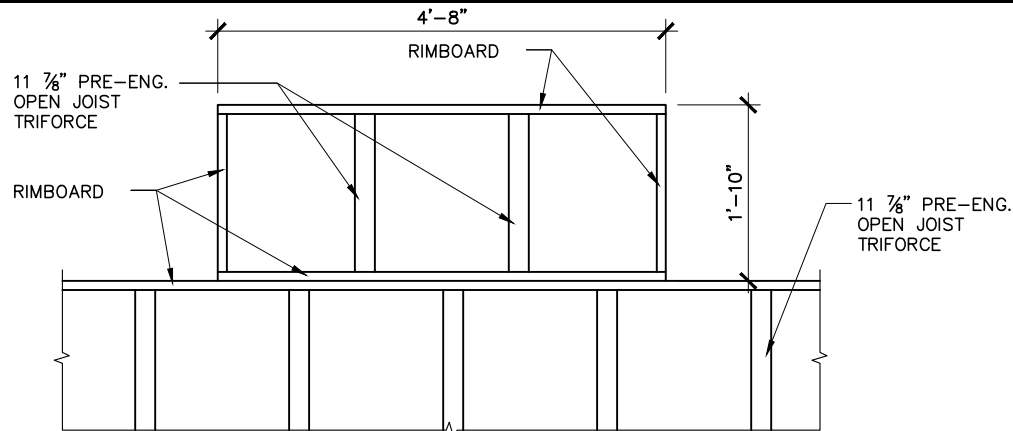
SHEET:SP-23



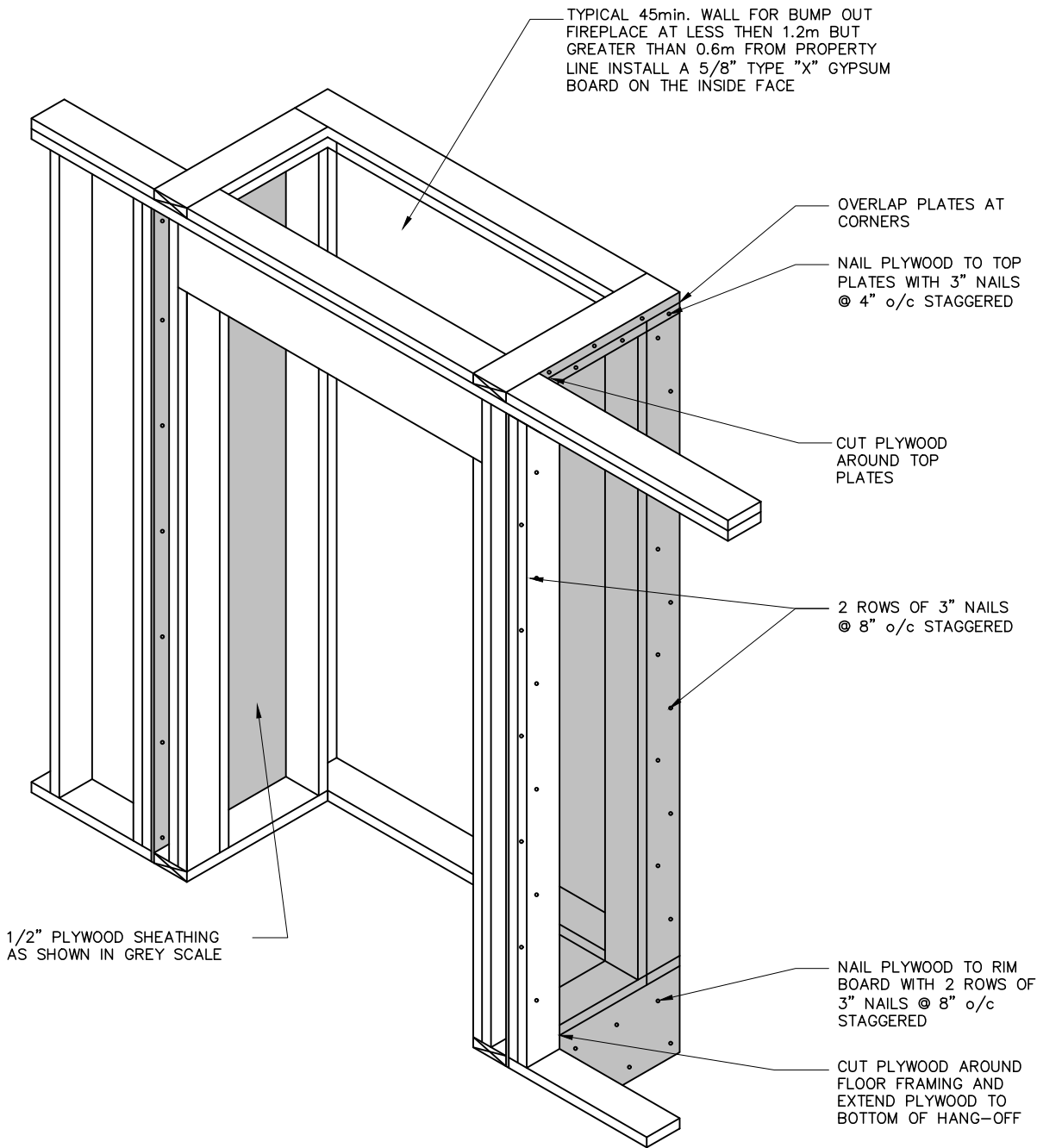
1 **HANG- OFF GAS FIREPLACE FRAMING PLAN DETAIL**
SP-24 SCALE: 1/2" = 1'-0"



2 **HANG- OFF GAS FIREPLACE PARALLEL JOIST FRAMING PLAN DETAIL**
SP-24 SCALE: 1/2" = 1'-0"



3 **HANG- OFF GAS FIREPLACE PERPENDICULAR JOIST FRAMING PLAN DETAIL**
SP-24 SCALE: 1/2" = 1'-0"



4 **HANG- OFF GAS FIREPLACE AXONOMETRIC DETAIL**
SP-24 SCALE: 1/2" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	03/30/23	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **HANG-OFF GAS FIREPLACE DETAILS**

ADDRESS: XX SCALE: AS SHOWN DATE: 01/14/21

MODEL NAME
(STANDARD DRAWINGS)

SHEET:

SP-24

TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m
PROVIDE 2"x4" BLOCKING BETWEEN TRUSSES

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

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

- 0.018" ALUMINUM FLASHING
- FIRESTOP ASSEMBLY TO BE INSTALLED AS PER MANUFACTURERS SPECS
- GAS FIREPLACE EXHAUST VENT TO BE INSTALLED AS PER MANUFACTURERS SPECS
- NAPOLEON ASCENT B36 DIRECT VENT GAS FIREPLACE TO BE INSTALLED AS PER MANUFACTURERS SPECS

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

FLAT 2"x4" BLOCKING NAILED UNDER FLOOR JOISTS

0.018" ALUMINUM FLASHING

CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

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

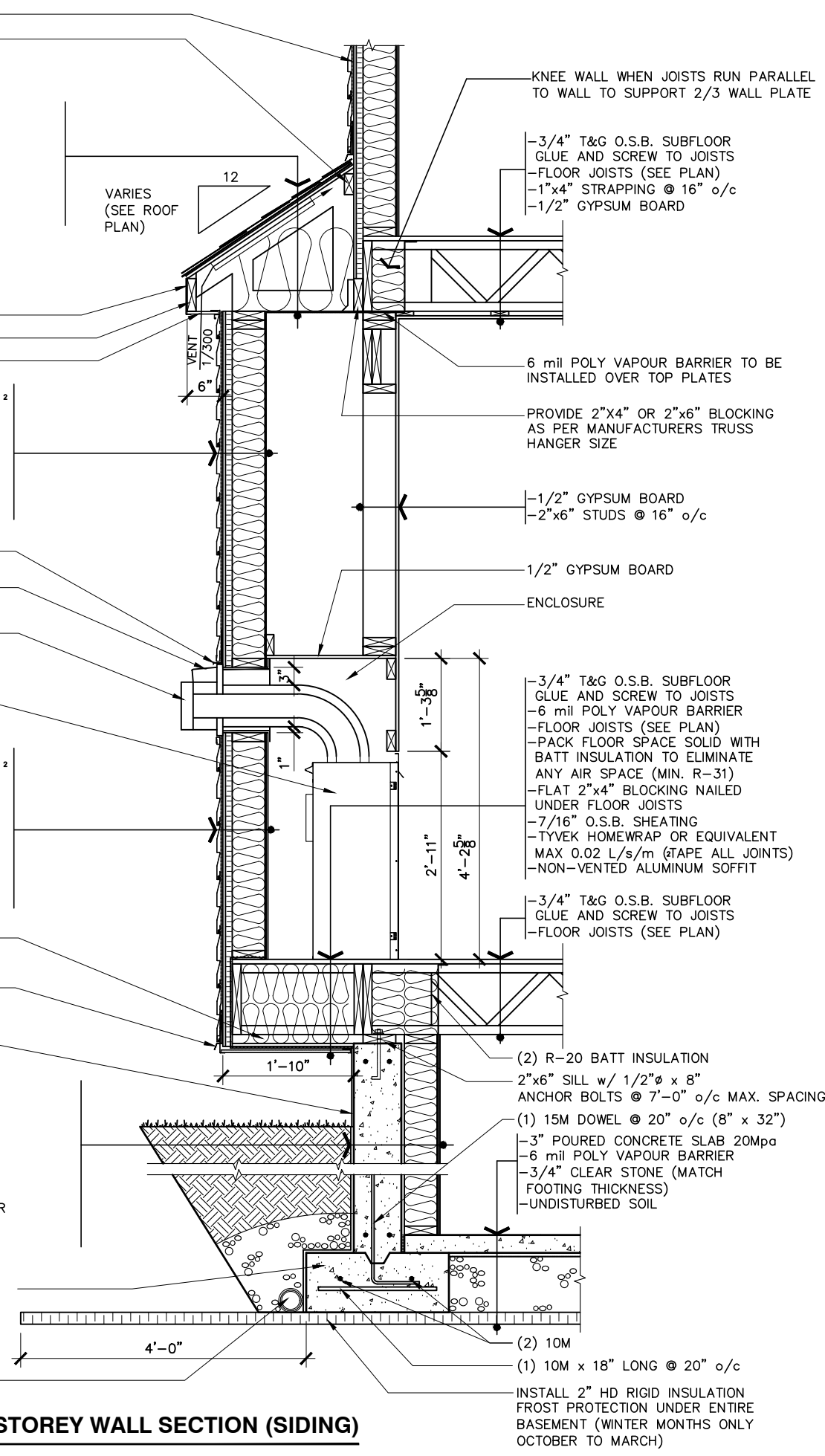
24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN) CAST-IN PLACE STRIP FOOTING 20Mpa ON UNDISTURBED SOIL. FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

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

HANG- OFF GAS FIREPLACE TWO STOREY WALL SECTION (SIDING)

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

1
SP-25



OVERLAP PLATES AT CORNERS

6 mil POLY VAPOUR BARRIER TO BE INSTALLED OVER TOP PLATES

PROVIDE 2"x4" OR 2"x6" BLOCKING AS PER MANUFACTURERS TRUSS HANGER SIZE

1/2" GYPSUM BOARD

ENCLOSURE

2 ROWS OF 3" NAILS @ 8" o/c STAGGERED

1/2" PLYWOOD SHEATHING AS SHOWN IN GREY SCALE

1/2" GYPSUM BOARD

2"x6" STUDS @ 16" o/c

1/2" GYPSUM BOARD

ENCLOSURE

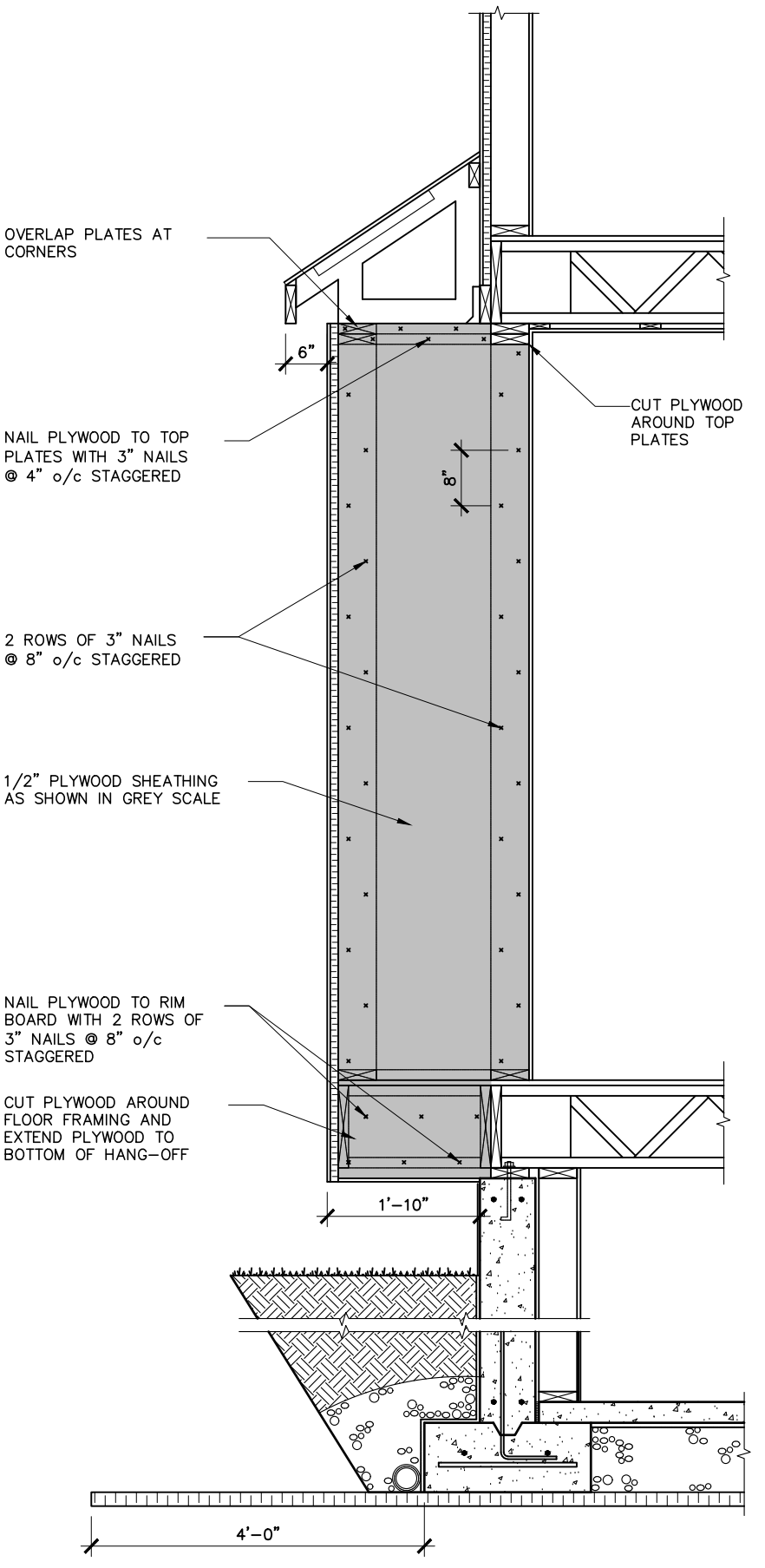
NAIL PLYWOOD TO RIM BOARD WITH 2 ROWS OF 3" NAILS @ 8" o/c STAGGERED

CUT PLYWOOD AROUND FLOOR FRAMING AND EXTEND PLYWOOD TO BOTTOM OF HANG-OFF

2
SP-25

HANG- OFF PLYWOOD SHEATHING FASTENING DETAIL

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



LOT: XXXX
DATE: XX/XX/XXXX



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2012 O.B.C. DRAWINGS

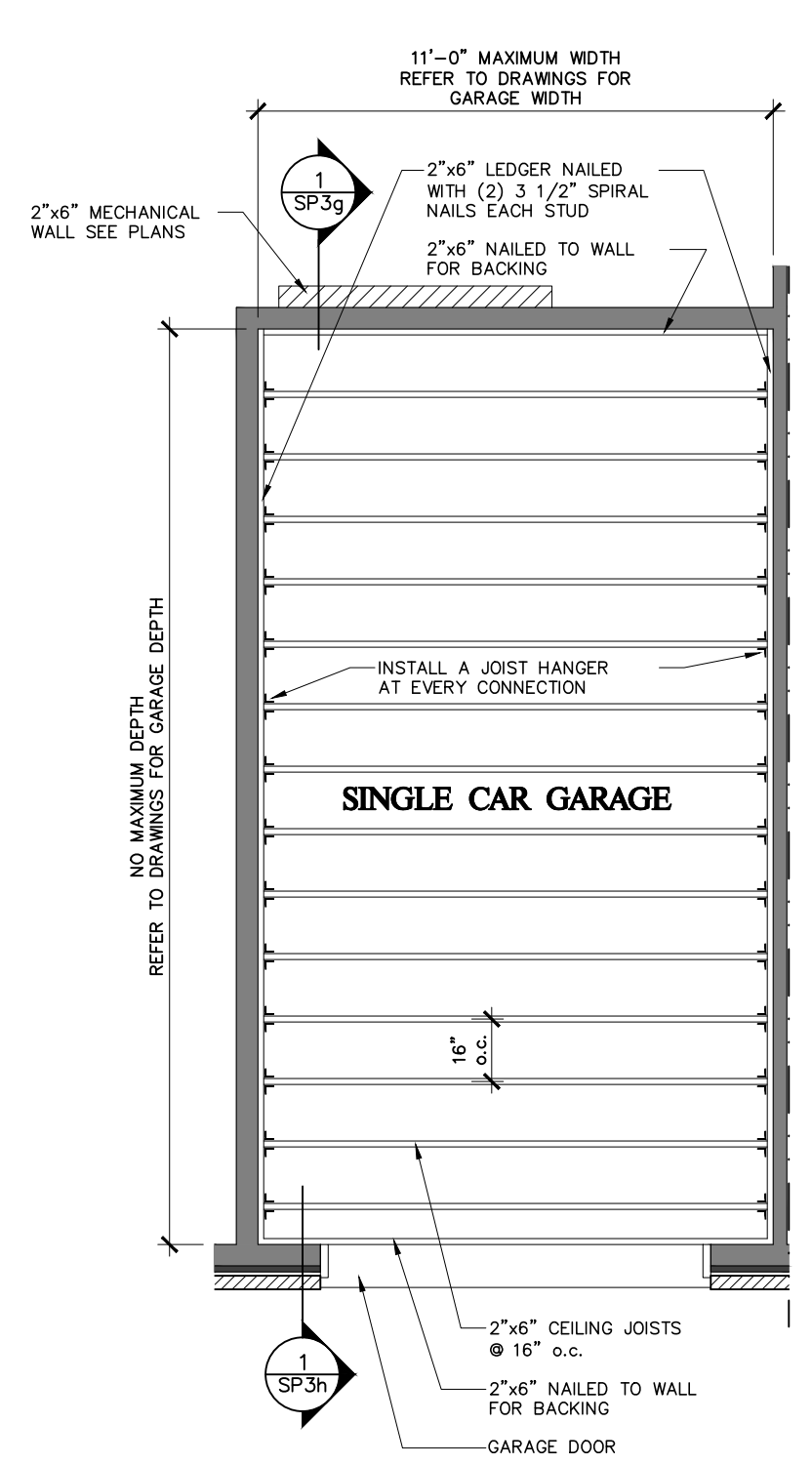
REV-1	ISSUED FOR BUILDING PERMIT	03/30/23	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **HANG-OFF GAS FIREPLACE DETAILS**

ADDRESS: XX	SCALE: AS SHOWN	DATE: 01/14/21
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MODEL NAME
(STANDARD DRAWINGS)

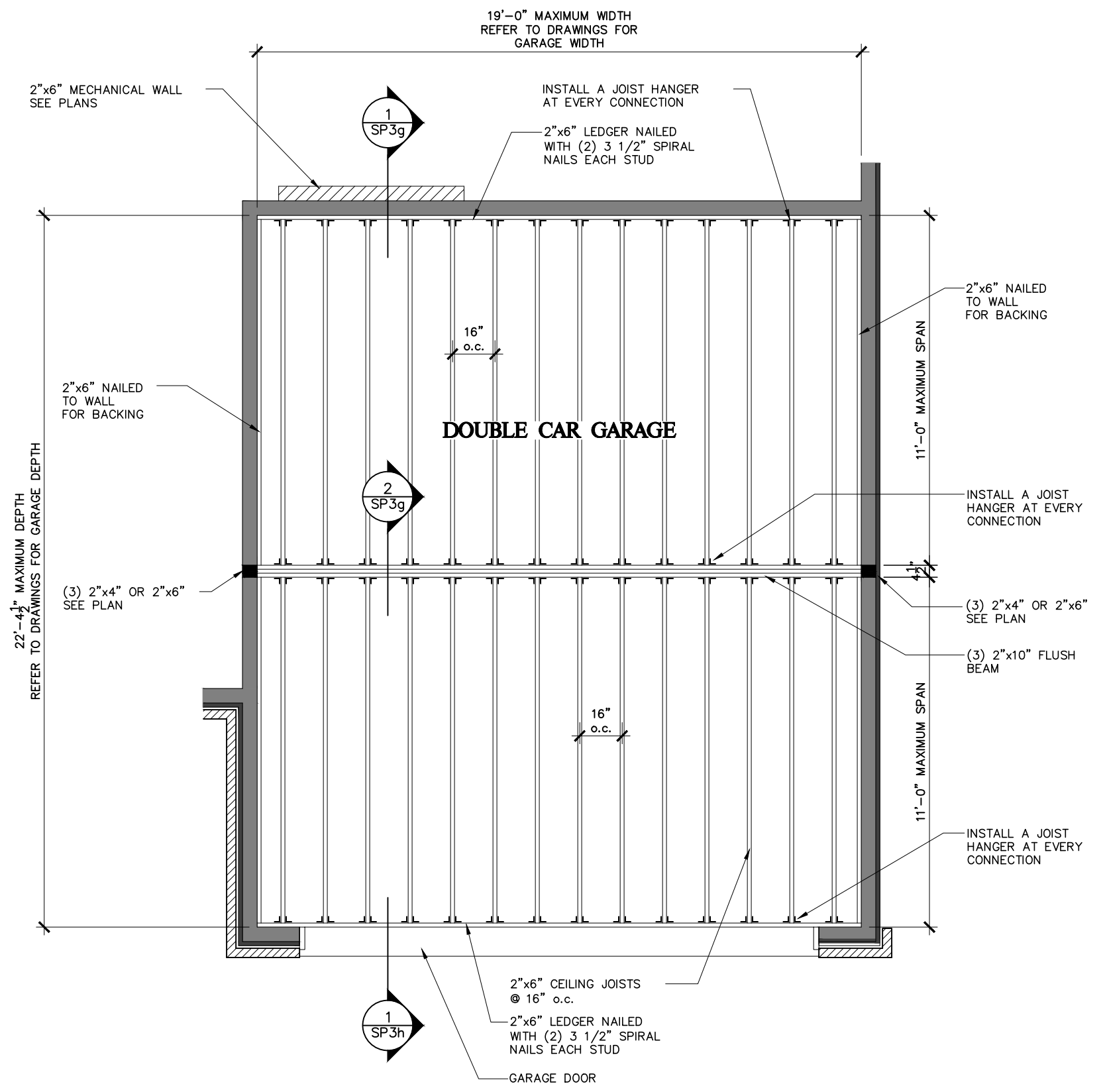
SP-25



1
SP3f

DROP CEILING FRAMING PLAN OVER TOWN HOUSE GARAGE OR SINGLE CAR GARAGE

SCALE: 1/4" = 1'-0"



2
SP3f

DROP CEILING FRAMING PLAN OVER DOUBLE CAR GARAGE

SCALE: 1/4" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX



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

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

2012 O.B.C. DRAWINGS

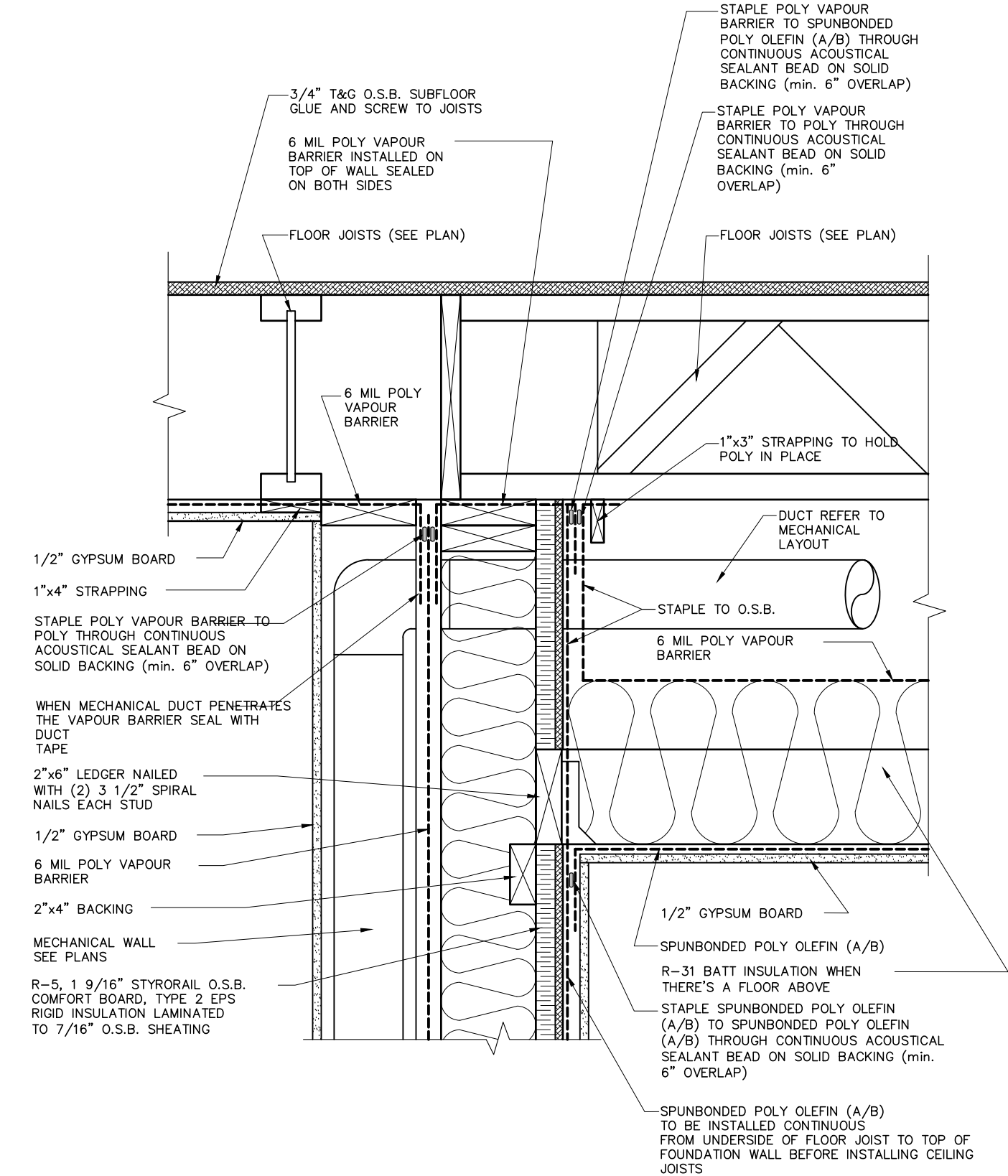
REV-1	ISSUED FOR BUILDING PERMIT	03/30/23	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **DROP CEILING FRAMING PLAN OVER GARAGE**

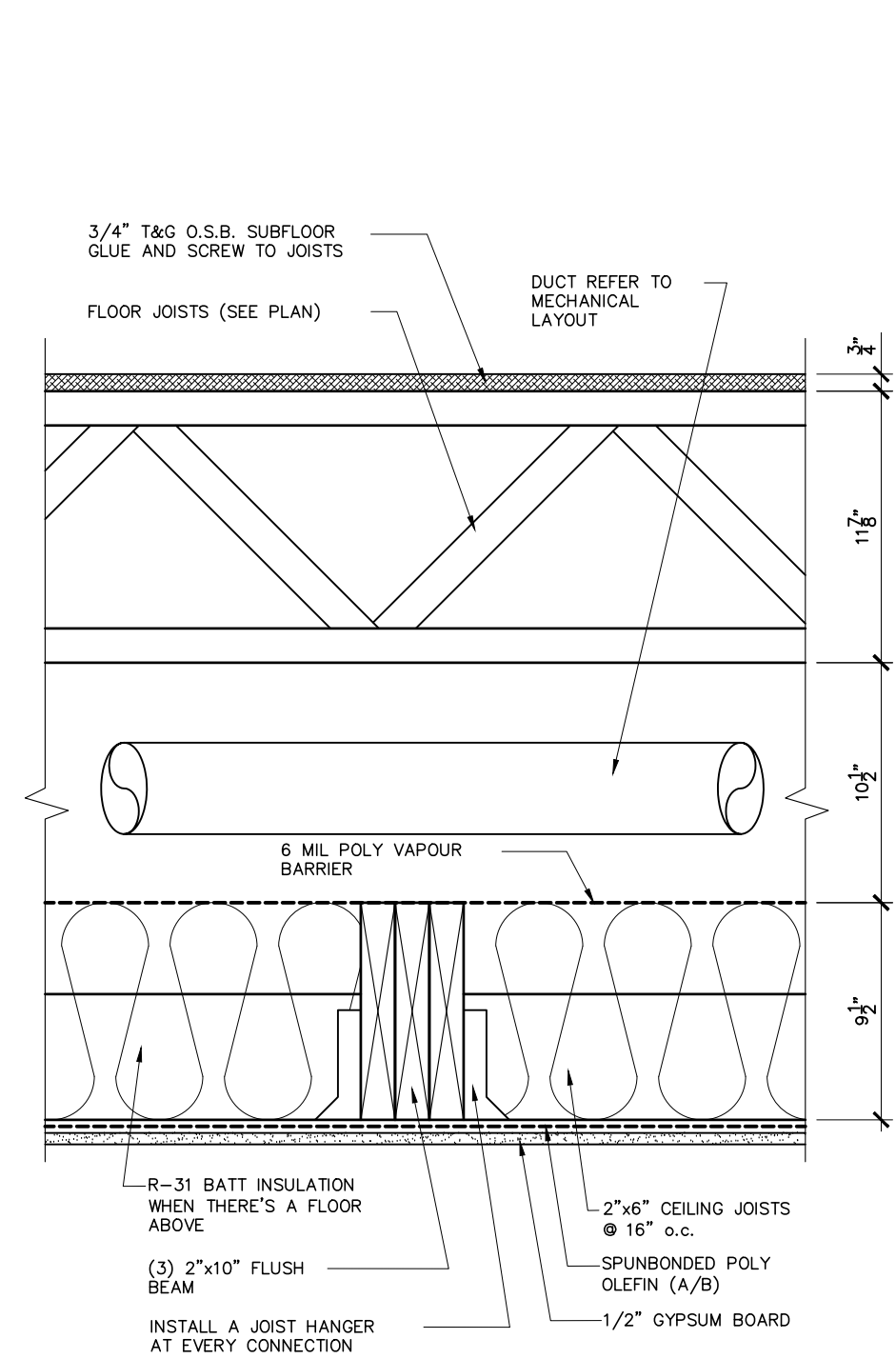
ADDRESS: XX	SCALE: AS SHOWN	DATE: 01/14/21
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MODEL NAME
(STANDARD DRAWINGS)

SP3f



1
SP3g
DROP CEILING OVER GARAGE AT HOUSE WALL DETAIL
SCALE: 1 1/2" = 1'-0"



2
SP3g
DROP CEILING OVER GARAGE AT FLUSH BEAM DETAIL
SCALE: 1 1/2" = 1'-0"

LOT: XXXX
DATE: XX/XX/XXXX

Valecraft
Homes Ltd.

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2012 O.B.C. DRAWINGS

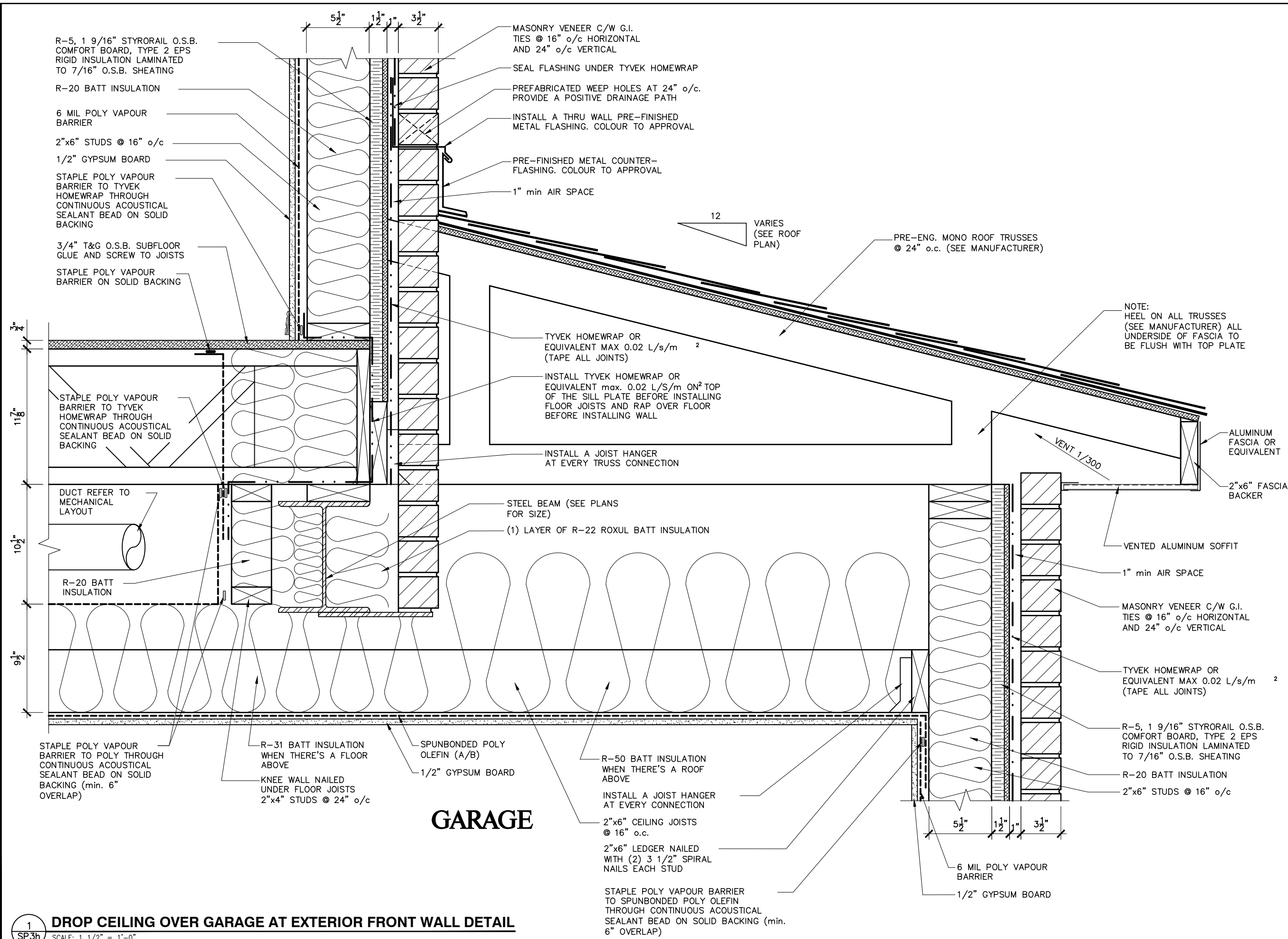
REV-1	ISSUED FOR BUILDING PERMIT	03/30/23	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING: **DROP CEILING OVER GARAGE AT HOUSE WALL AND BEAM**

ADDRESS: XX SCALE: AS SHOWN DATE: 01/14/21

MODEL NAME **SP3g**
(STANDARD DRAWINGS)

SHEET:



LOT:XXXX

DATE:XX/XX/XXXX

Valecraft

Homes Ltd.

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- PERSONAL BCIN #19896

- TARIION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR BUILDING PERMIT	03/30/23	DOYON
NO.	DESCRIPTION	DATE	BY

DRAWING:DROP CEILING OVER GARAGE AT FRONT WALL DETAIL

ADDRESS:XX

SCALE:AS SHOWN

DATE:01/14/21

MODEL NAME

SP3h

(STANDARD DRAWINGS)