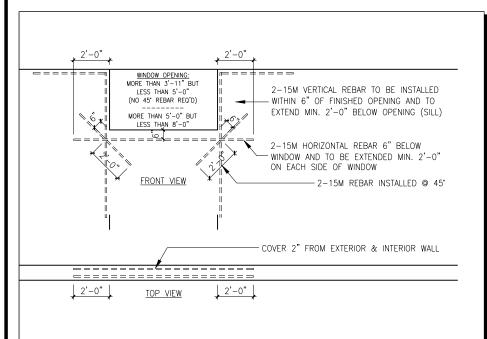
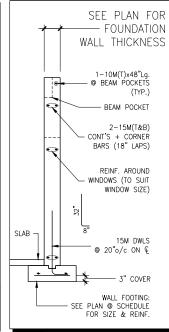
		FOOTING S	SCHEDULE			
	ALLOWABLE SOIL BEARING C	APACITY / BEARING RESISTANCE	AT SLS FOR «SITE CLASS:D»			
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa	40KPa	
WF1	30"x8" DP. 2-15M(B) LONG.	36"x8" DP. 15M(B)x32"Lg @ 20" o/c 3−15M(B) LONG.	40"x8" DP. 15M(B)x36"Lg @ 20" o/c 3-15M(B) LONG.	48"x8" DP. 15M(B)x42"Lg ⊚ 16" o/c 3-15M(B) LONG.	72"x10" DP. 15M(B)x66"Lg ◎ 16" o/c 5-15M(B) LONG.	
WF2	28"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.	38"x8" DP. 15M(B)x34"Lg @ 20" o/c 3-15M(B) LONG.	46"x8" DP. 15M(B)x42"Lg ⊚ 16" o/c 3-15M(B) LONG.	70"x10" DP. 15M(B)x64"Lg @ 16" o/c 5-15M(B) LONG.	
WF3	26"x8" DP. 2-15M(B) LONG.	30"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.	42"x8" DP. 15M(B)x38"Lg @ 20" o/c 3−15M(B) LONG.	64"x10" DP. 15M(B)x58"Lg @ 16" o/c 5-15M(B) LONG.	
WF4	24"x8" DP. 2-15M(B) LONG.	28"x8" DP. 2-15M(B) LONG.	32"x8" DP. 2-15M(B) LONG.	38"x8" DP. 15M(B)x34"Lg @ 20" o/c 3−15M(B) LONG.	58"x10" DP. 15M(B)x52"Lg @ 16" o∕c 4−15M(B) LONG.	
WF5	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	26"x8" DP. 2-15M(B) LONG.	34"x8" DP. 2-15M(B) LONG.	52"x10" DP. 15M(B)x48"Lg @ 16" o/c 4-15M(B) LONG.	
WF6	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	30"x8" DP. 2-15M(B) LONG.	46"x10" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.	
WF7	20"x8" DP. 2-15M(B) LONG.	20"x8" DP. 2-15M(B) LONG.	20"x8" DP. 2-15M(B) LONG.	24"x8" DP. 2-15M(B) LONG.	36"x10" DP. 15M(B)x32"Lg @ 16" o∕c 3−15M(B) LONG.	
	P/	AD FOOTING SCHEDU	LE			
	ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»					
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa	40KPa	
F1	52"x52"x10" w/ 4-15M 46" LG. e/w	56"x56"x12" w/ 5-15M 50" LG. e/w	60"x60"x12" w/ 5-15M 54" LG. e/w	68"x68"x12" w/ 6-15M 62" LG. e/w	78"x78"x12" w/ 7-15M 72 LG. e/w	
F2	24"x24"x10" DP.	24"x24"x10" DP.	24"x24"x10" DP.	28"x28"x12" DP.	34"x34"x12" w/ 2-15M 2 LG. e/w	





- (AVAILABLE UPON REQUEST);
- FOOTING (USF) ELEVATION CONFIRMED BY GEOTECHNICAL CONSULTANT AT TIME OF EXCAVATION;
- THICKNESS OF L.W.F. IS SPECIFIED ON DRAWINGS. THICKNESS OF L.W.F. AT GARAGES, PORCHES AND PLACEMENT OF L.W.F. AT OTHER AREAS, IF REQUIRED, TO BE CONFIRMED AS PER GEOTECHNICAL
- CONCRETE STRENGTH @ 28 DAYS FOR FOOTINGS AND WALL = 20MPa AND CONCRETE FOR FOUNDATION WALLS SHOULD HAVE 6% (±1%) AIR ENTRAINMENT
- REINFORCING STEEL SHALL COMPLY TO G30.18 GRADE 400;
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FOUNDATION PLAN FOR THE SPECIFIC MODEL AND ARCHITECTURAL SPECIFICATION

#### NOTES:

- FOOTINGS HAVE BEEN DESIGNED FOR THE ALLOWABLE SOIL BEARING CAPACITY OR BEARING RESISTANCE AT SLS AND DESIGN PARAMETERS OUTLINED IN A GEOTECHNICAL REPORT REPORT PREPARED BY PATERSON GROUP AND/OR OTHERS
- BEARING STRATA TO BE INSPECTED AND THE BEARING VALUE AND UNDER SIDE OF
- FOR ALLOWABLE BEARING VALUES OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS;

LOT: DATE:

**XXXX** XX/XX/XXXX



<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR MALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611
- \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \*

8—1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER ESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING ODE 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.

### STEEL LINTEL:

- S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10
- $S6 = 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING)

### LINTEL TABLE:

- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
- $L3 = 2-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES
- $\mbox{\scriptsize *}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

### POST TABLE:

- P1 = 3" ADJUSTABLE STEEL COLUMN
  P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
  POST BY USP
  P2 = 2-244 OR 2-2x6
  P3 = 3-2x4 OR 3-2x6
  P4 = 4-2x4 OR 4-2x6
  P5 = 5-2x4 OR 5-2x6
  P6 = 6-2x4 OR 6-2x6
  P13 = HSS 88 9x88 9x3 18 ± 100x200x12 T&R P1

- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
- (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)
- \* POST ARE ALL JACK c/w STUD
- (EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"
- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:

   SHALL HAVE A VISUAL SIGNALING DEVICE;

   ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;

   ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

   ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND

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



= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

### 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
NO	DECORIDATION	DATE	DV

**FOOTING TABLE & DETAILS** 

**A6** 

SCALE: 3/16" = 1'-0" xx/xx/xxxx 825 - THE BRADLEY

2018 FOOTPRINT

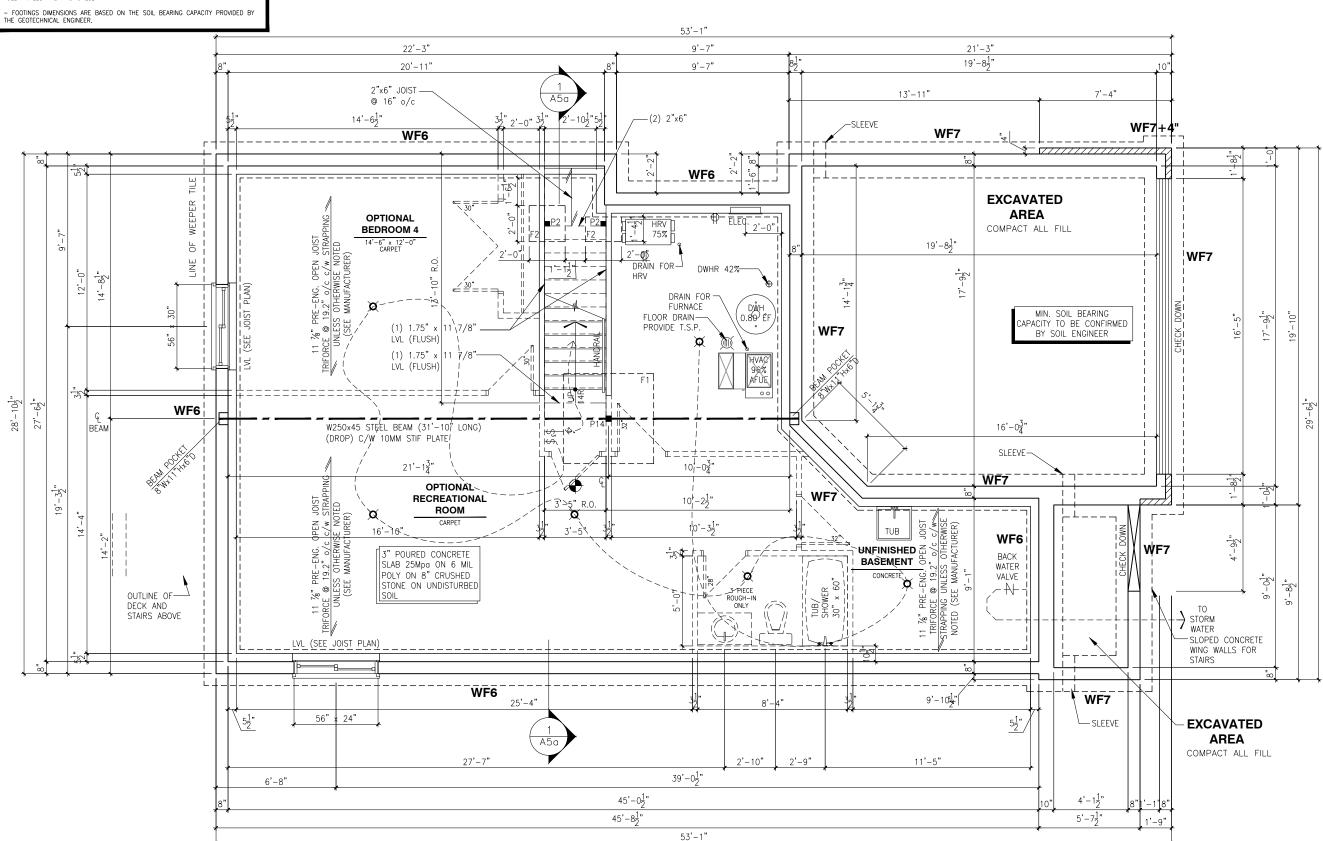
NOTES:
- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGHT OF 3000 P.S.I. (21MPa) AT 28 DAYS;

- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED OR COMPACTED SOIL TO
- SPECIFIED 28 DAYS STRENGHT AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;

BASEMENT NOTE:

- IF A BEDROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH
- 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTISE WINDOW THAT:
- A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0,38m2 (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)

SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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.

**XXXX** 

 $= 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING) INTEL TABLE:

= L 90x90x6 = L 90x90x8 = L 100x90x8

S4 = L 125x90x8 S5 = L 125x90x10

LOT:

DATE:

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

#### POST TABLE:

STEEL LINTEL:

P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6

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

P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*)
P15 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL

(\*) = 2-12ø ANCH, (WHERE ANCH, PL, NOT USED)

\* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)

\* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

= SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

- ARE REQUIRED ON EACH SIGNEY, INCLUDING BASEMENT,
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN
ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING
- POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION,
FOLLOWED BY, 4 MINUTES OF ALARM; AND
- CARBON MONOXIDE ALARM ARE ALSO REQUIRED
ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

### 2012 O.B.C. DRAWINGS

REV-2 STRUCTURAL REVIEW 09/14/2018 VH REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

XX/XX/XXXX

A6a

**BASEMENT FLOOR PLAN** 3 AND 4 BED. - ELEV. A, B

3/16" = 1'-0"

825 - THE BRADLEY

2018 FOOTPRINT

(STANDARD DRAWINGS)

BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION A. B

NOTES:
- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGHT OF 3000 P.S.I. BASEMENT NOTE: SEE PAGE A6 FOR FOOTING SIZES AND DETAILS - IF A BEDROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH (21MPa) AT 28 DAYS; DATE: 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTISE WINDOW THAT: ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE); - CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED OR COMPACTED SOIL TO A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0,38m2 (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN) SPECIFIED 28 DAYS STRENGHT AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED; FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY 53'-1" THE GEOTECHNICAL ENGINEER. 22'-3" 21'-3"  $19' - 8\frac{1}{2}$ " 20'-11" 2"x6" JOIST A5a @ 16" o/c -(2) 2"x6" WF7+4 WF7 WF6 **EXCAVATED AREA** OPTIONAL ELEG BEDROOM 4 COMPACT ALL FILL 75% 19'-8<u>1</u>" WF7 DRAIN FOR-DWHR 42%-HRV . ₽ PRE-ENG. 19.2" o/c SS OTHERWISE MANUFAC DRAIN FOR FURNACE MIN. SOIL BEARING FLOOR DRAIN-91, 0.89 EF CAPACITY TO BE CONFIRMED (1) 1.75" x PROVIDE T.S.P. WF7 BY SOIL ENGINEER LVL (FLUSH) Ø (1) 1.75" x HVAC 96% AFUE LVL (FLUSH) POST TABLE (1) 1.75" x 11 7/8" WF6 LVL (FLUSH) W250x45 STEEL BEAM (32'-2",LONG)  $16'-0\frac{5}{4}$ " (DROP) C/W 10MM STIF PLATE SLEEVE- $21'-1\frac{3}{4}$ " OPTIONAL WF7 RECREATIONAL ROOM Ø 9'-94" CARPET WF6 UNFINISHED ₩F7 3" POURED CONCRETE BASEMENT BACK SLAB 25Mpa ON 6 MIL WATER POLY ON 8" CRUSHED VALVE 0<u>1</u>,, STONE ON UNDISTURBED OUTLINE OF-3 PIECE ROUGH-IN ONLY DECK AND STAIRS ABOVE STORM WATER  $10'-6\frac{1}{2}"$ SLOPED CONCRETE WING WALLS FOR STAIRS WF6 WF7 25'-4" - SUNKEN POUR HEIGHT — SLEEVE **EXCAVATED**  $7'-2\frac{1}{2}$ " (1- $7\frac{1}{2}$ " RISER IN FOYER) **AREA** COMPACT ALL FILL 27'-7" 2'-10"  $39'-0\frac{1}{2}$ 6'-8"  $45'-0\frac{1}{2}"$  $4' - 1\frac{1}{2}$ "  $45'-8\frac{1}{2}$  $5'-7\frac{1}{2}$ 53'-1"

BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION A, B (SUNKEN)

(STANDARD DRAWINGS)

LOT: **XXXX** XX/XX/XXXX

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

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611
- \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

:-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING

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.

RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.
NOTES: STEEL LINTEL:
S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10 S6 = L 200x100x12 S7 = L 150x100x10 (8" BEARING)
LINTEL TABLE:
* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE

P1	=	3" ADJUSTABLE STEEL COLUMN
P14	=	HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
		POST BY USP
P2	=	2-2x4 OR 2-2x6

= 3-2x4 OR 3-2x6

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

713 - 133 69.393.16 + 100.2007.12 1&B PL. (\*) P15 = HSS 89x69x4.8 + 100x2007.12 1&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 1&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 1&B PL. (\*) P17 = HSS 73 0.0.x4.8 + 100x180x12 B0TTOM PL.

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

\* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)

\* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

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

- SHALL HAVE A VISUAL SIGNALING DEVICE;

- ARE REQUIRED IN EACH SIGNEY, INCLUDING BASEMENT;

- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

- ARE REQUIRED TO BE PROPURED WITH BATTERY AS CAME.

- ARE REQUIRED ON EACH SIGNEY, INCLUDING BASEMENT,
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN
ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING
- POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION,
FOLLOWED BY, 4 MINUTES OF ALARM; AND
- CARBON MONOXIDE ALARM ARE ALSO REQUIRED
ADJACENT TO EACH SLEEPING AREA.

PROVIDE MECHANICAL EXHAUST TO OUTSIDE 2012 O.B.C. DRAWINGS

ı				
	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
ı	NO.	DESCRIPTION	DATE	BY

RAWING: BASEMENT FLOOR PLAN 3 AND 4 BED. - ELEV. A, B SUNKEN

> 3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

A6a

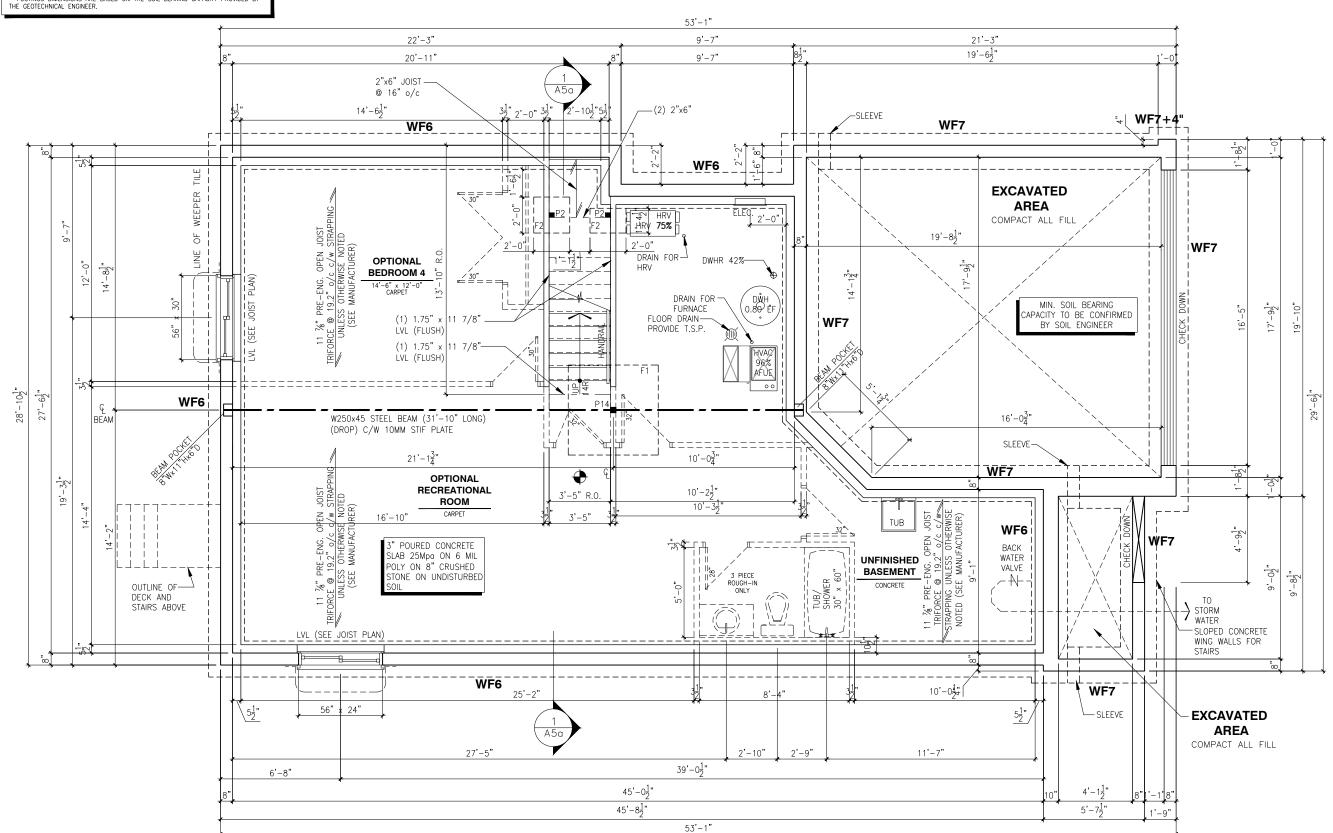
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- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED OR COMPACTED SOIL TO
- FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGHT AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;
- FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY

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SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



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



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

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S3 = L 100x90	8	
S4 = L 125x90	8	
S5 = L 125x90	:10	
$S6 = L 200 \times 10^{-1}$	Jx12	
$S7 = L 150 \times 100$	x10 (8" BEARING)	
	. ,	
LINTEL TABLE:		
	DO 011 DOT!! 01DE0	

- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
- $L3 = 2-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES  $L4 = 3-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES
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- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN

- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

### 2012 O.B.C. DRAWINGS

09/14/2018 VH REV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

3/16" = 1'-0"

**BASEMENT FLOOR PLAN** 

3 AND 4 BED. - ELEV. C

825 - THE BRADLEY 2018 FOOTPRINT

A6a

XX/XX/XXXX

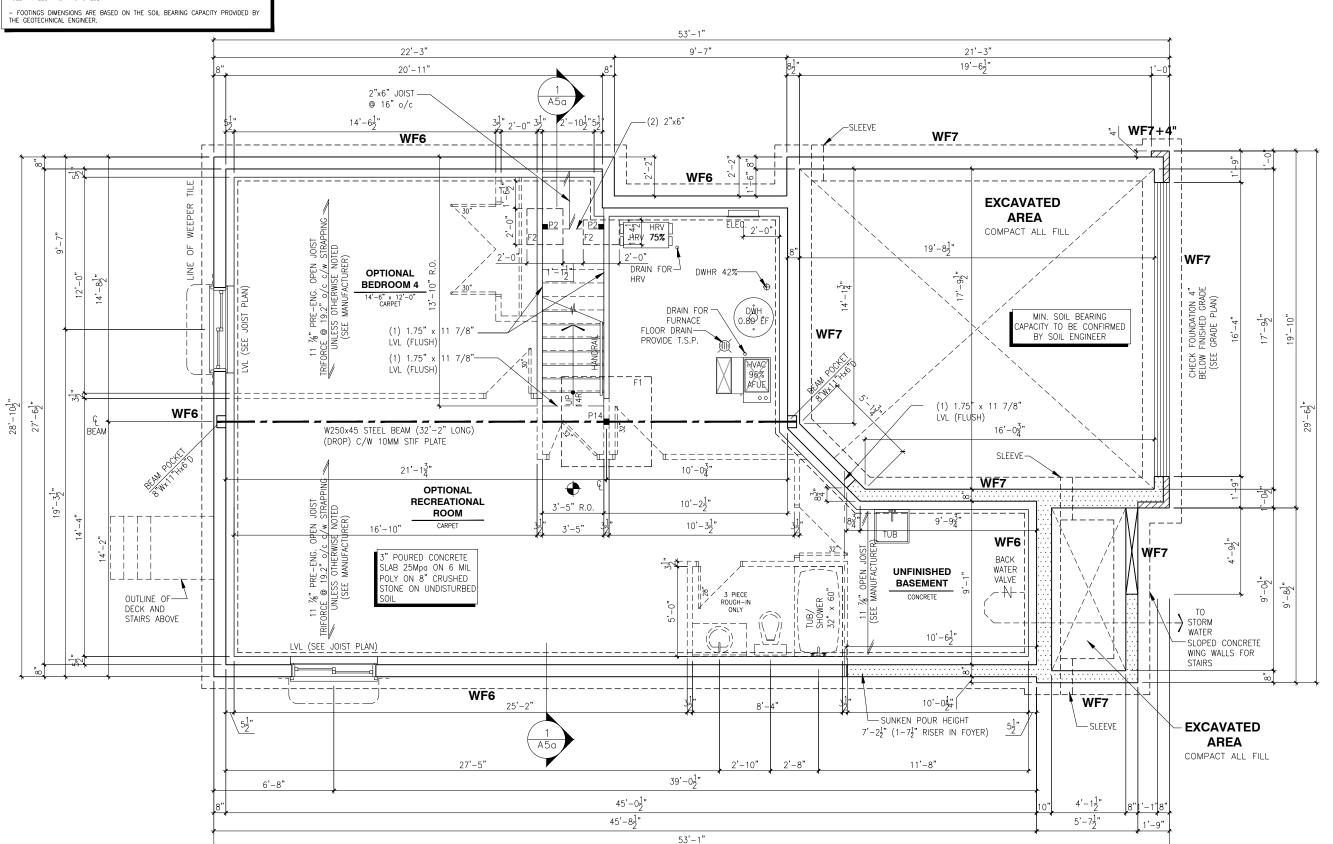
NOTES:
- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGHT OF 3000 P.S.I. (21MPa) AT 28 DAYS;

- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED OR COMPACTED SOIL TO
- FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGHT AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;

BASEMENT NOTE:

- IF A BEDROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH
- 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTISE WINDOW THAT:
- A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0,38m2 (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)

SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION C (SUNKEN)

(STANDARD DRAWINGS)

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

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

PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611

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

HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING

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

ı	RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.
	NOTES: STEEL LINTEL:
	S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10 S6 = L 200x100x12 S7 = L 150x100x10 (8" BEARING)
ı	LINTEL TABLE:
	L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

POST TABLE:

TREATED LUMBER

P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6

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

13 - 133 63,839,48 + 100x200x12 T&B PL. (\*) P15 = 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 3 0.0.x4.8 + 100x180x12 B0TTOM PL.

(\*) = 2-12ø ANCH, (WHERE ANCH, PL, NOT USED)

\* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)

\* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

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

- SHALL HAVE A VISUAL SIGNALING DEVICE;

- ARE REQUIRED IN EACH SIGNEY, INCLUDING BASEMENT;

- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

- ARE REQUIRED TO BE PROPURED WITH BATTERY AS CAME. - ARE REQUIRED ON EACH SIGNEY, INCLUDING BASEMENT,
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FOLLOWED BY, 4 MINUTES OF ALARM; AND
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ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS							
REV-2	STRUCTURAL REVIEW	09/14/2018	VH				
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYOR				
NO.	DESCRIPTION	DATE	BY				

NG: BASEMENT FLOOR PLAN 3 AND 4 BED. - ELEV. C SUNKEN

A6a

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

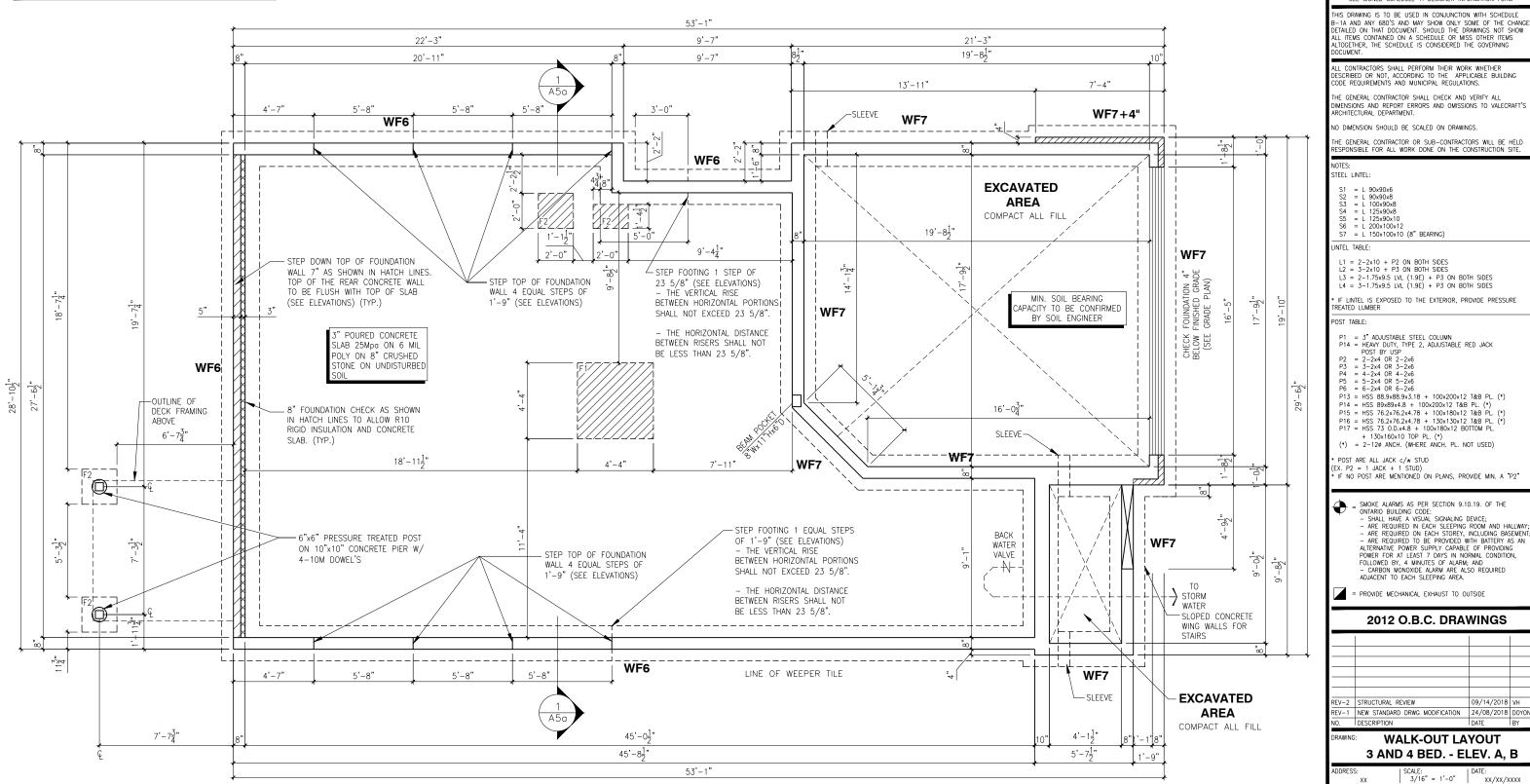
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- ${\sf -}$  CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION;
- FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGHT AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;
- FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEOTECHNICAL ENGINEER.

BASEMENT NOTE:

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- 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTISE WINDOW THAT:
- A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0,38m2 (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)

SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



WALK-OUT - FOUNDATION LAYOUT PLAN - 3 AND 4 BEDROOMS - ELEVATION A. B

3/16" = 1'-0" XX/XX/XXX A6a

09/14/2018 VH

825 - THE BRADLEY 2018 FOOTPRINT

DESCRIPTION

LOT:

DATE:

XXXX

XX/XX/XXXX

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IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS

TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611

= L 90x90x6 = L 90x90x8 = L 100x90x8

= L 125x90x8 = L 125x90x10

L 200x100x12

S7 = L 150x100x10 (8" BEARING)

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

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

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

- ARE REQUIRED ON EACH SIGNEY, INCLUDING BASEMENT,
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ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING
- POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION,
FOLLOWED BY, 4 MINUTES OF ALARM; AND
- CARBON MONOXIDE ALARM ARE ALSO REQUIRED
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2012 O.B.C. DRAWINGS

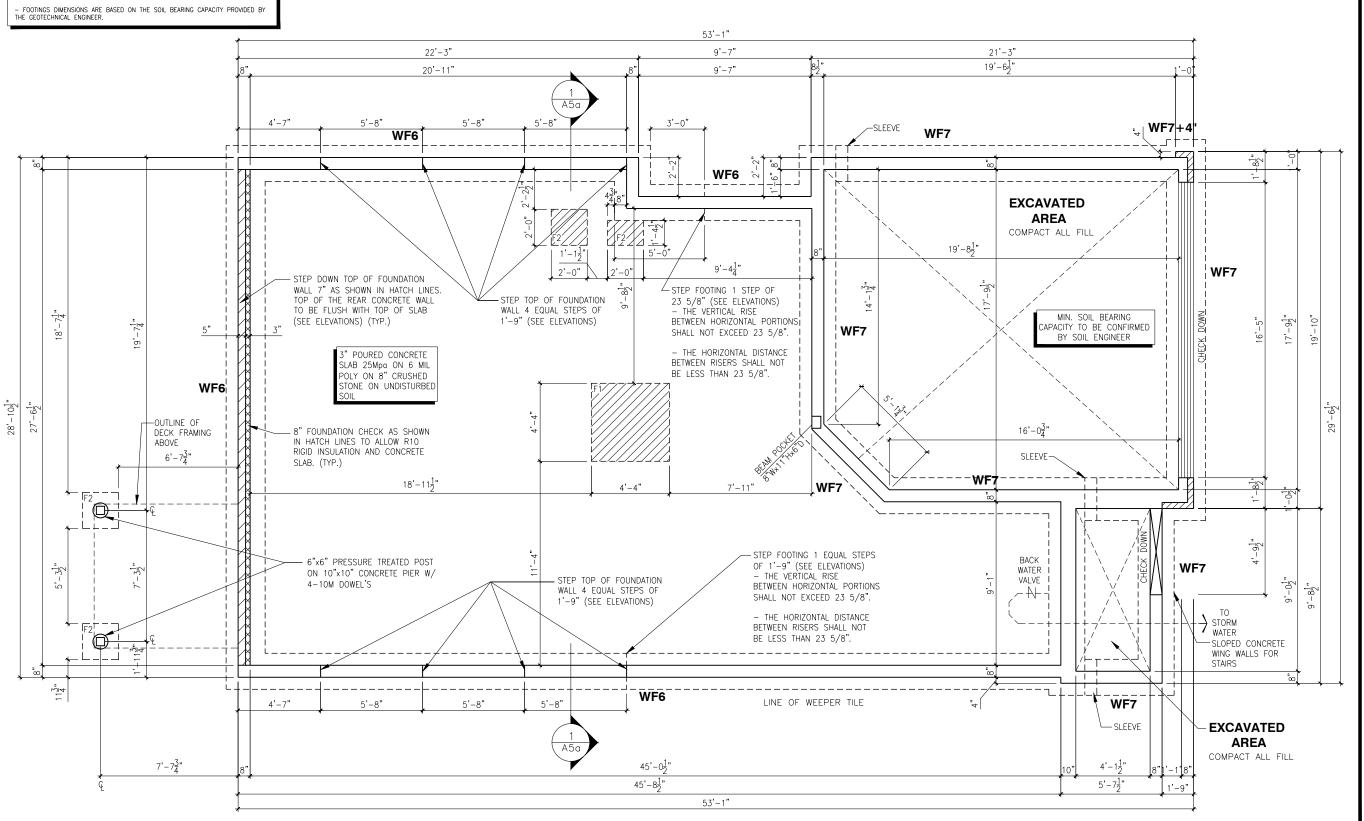
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SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL: = L 100x90x8= L 125x90x8 = L 125x90x10 = 1 200x100x12 S7 = L 150x100x10 (8" BEARING) L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES  $\mbox{\scriptsize *}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3" ADJUSTABLE STEEL COLUMN
P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-244 OR 2-246
P3 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL. (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED) \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
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- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN
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ADJACENT TO EACH SLEEPING AREA. = PROVIDE MECHANICAL EXHAUST TO OUTSIDE 2012 O.B.C. DRAWINGS

09/14/2018 VH REV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

**WALK-OUT LAYOUT** 3 AND 4 BED. - ELEV. A, B

3/16" = 1'-0"

825 - THE BRADLEY

(STANDARD DRAWINGS)

2018 FOOTPRINT

XX/XX/XXX

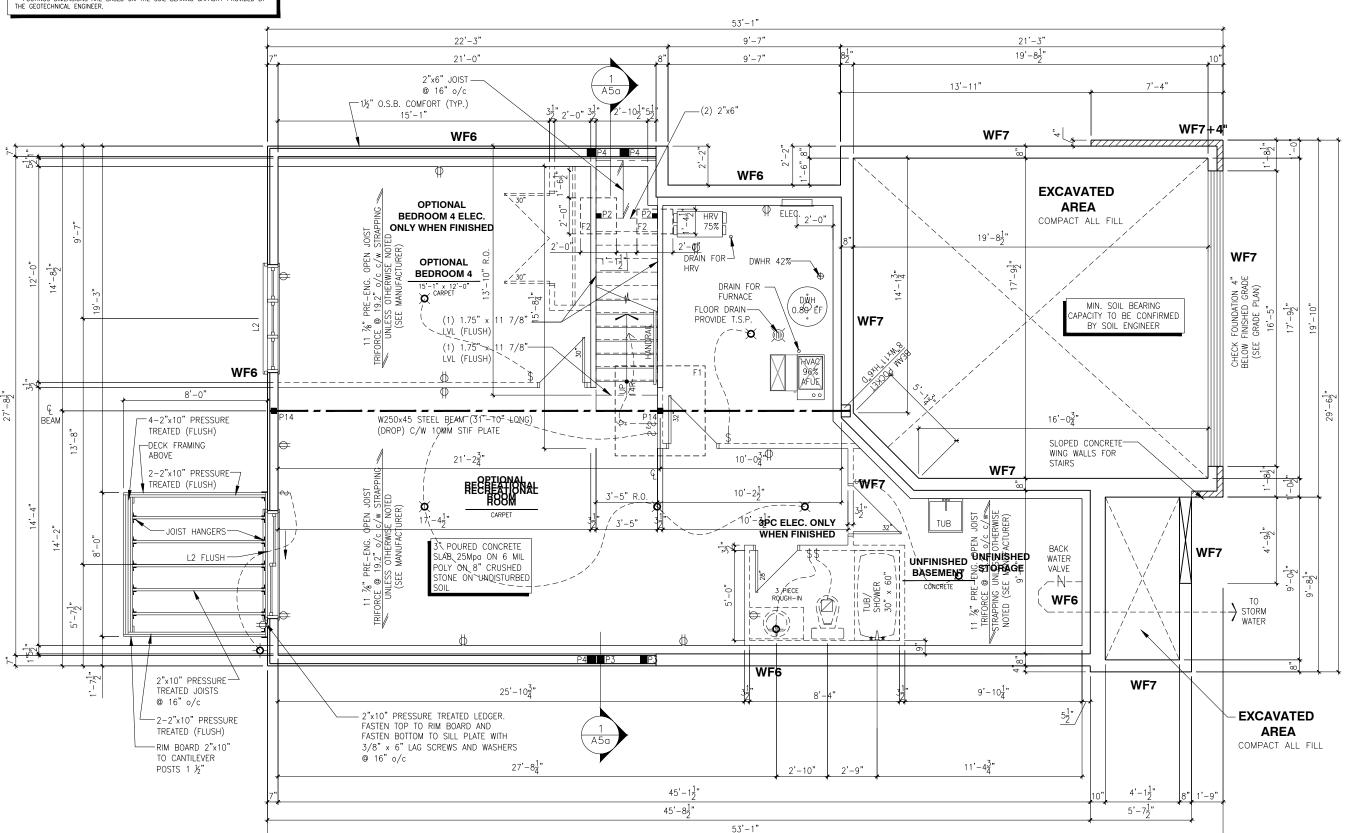
A6a

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



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

- PERSONAL BCIN #19896
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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

H	NOTES:	
1	STEEL	LINTEL:
ı	S1	= L 90x90x6
•	S2	= L 90x90x8
•	S3	= L 100x90x8
•	S4	= L 125x90x8
•	S5	= L 125x90x10
•	S6	= L 200x100x12
1	S7	= L 150x100x10 (8" BEARING)
- 11	LIMITEL	TADLE.

- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
- L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
- \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

- P1 = 3\* ADJUSTABLE STEEL COLUMN
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  POST BY USP
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  P3 = 3-2x4 OR 3-2x6
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- P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*)
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- (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

\* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)

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- = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
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2012 O.B.C. DRAWINGS

09/14/2018 VH

A6a

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

REV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON IO DESCRIPTION

PRAWING: WALK-OUT BASEMENT FLOOR - 3 AND 4 BED. - ELEV. A, E

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

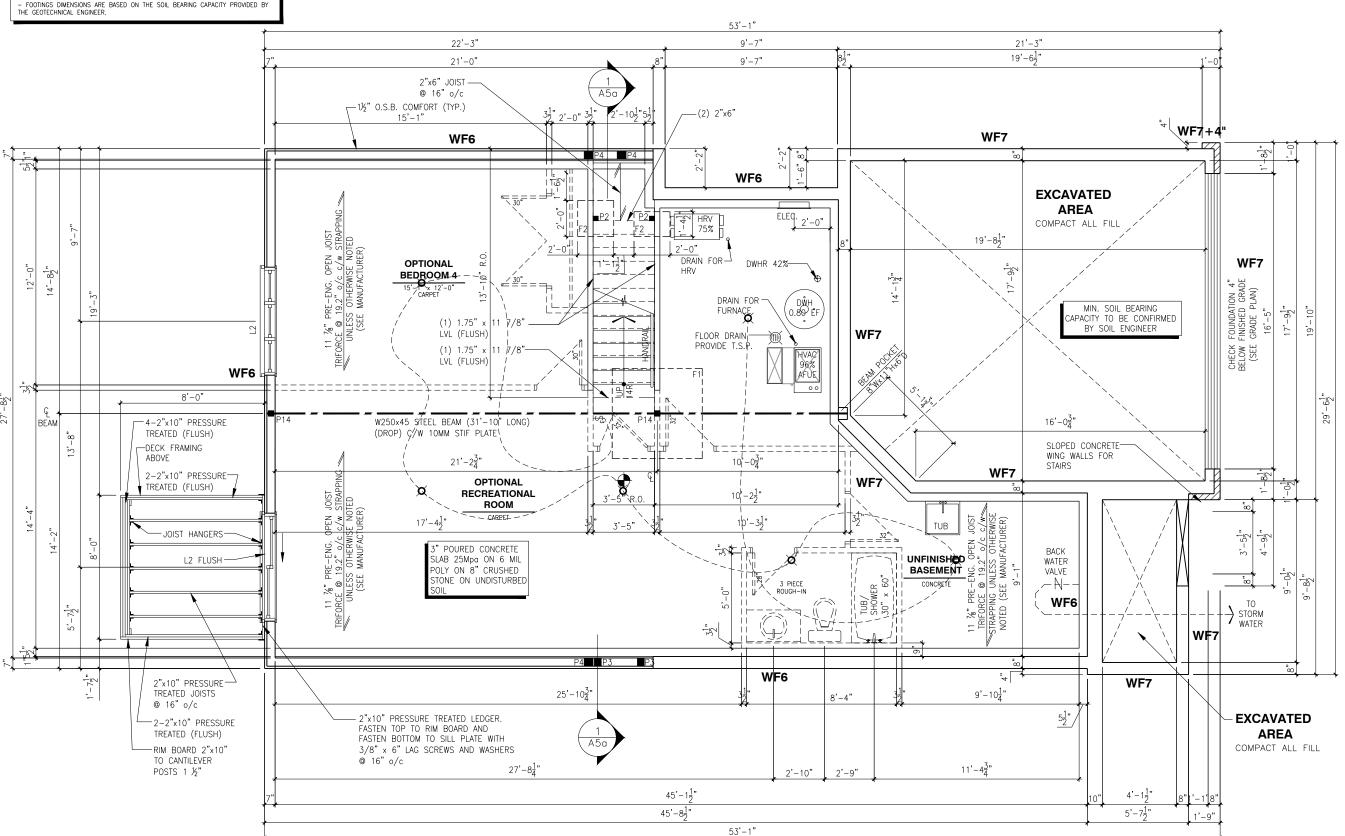
WALK-OUT - BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION A. B

NOTES:
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LOT: **XXXX** DATE: XX/XX/XXXX



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		: 90x90x6						
1 =								
1 =								
	L	anvanve						
2 =	L	90x90x8						
3 =	L	100x90x8						
4 =	L	125x90x8						
5 =	L	125x90x10						
6 =	L	200x100x12						
7 =	L	150x100x10	(8"	BEARING)				
	= 5 = 6 =	4 = L 5 = L 6 = L	4 = L 125x90x8 5 = L 125x90x10 6 = L 200x100x12	4 = L 125x90x8 5 = L 125x90x10 6 = L 200x100x12	4 = L 125x90x8 5 = L 125x90x10 6 = L 200x100x12	4 = L 125x90x8 5 = L 125x90x10 6 = L 200x100x12	4 = L 125x90x8 5 = L 125x90x10 6 = L 200x100x12	4 = L 125x90x8 5 = L 125x90x10 6 = L 200x100x12

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  - ARE REQUIRED ON EACH SIGNEY, INCLUDING BASEMENT,
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    ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING
     POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION,
    FOLLOWED BY, 4 MINUTES OF ALARM; AND
     CARBON MONOXIDE ALARM ARE ALSO REQUIRED
    ADJACENT TO EACH SLEEPING AREA.

2012 O.B.C. DRAWINGS



REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
NO.	DESCRIPTION	DATE	BY

### **BASEMENT FLOOR PLAN** 3 AND 4 BED. - ELEV. C

3/16" = 1'-0"

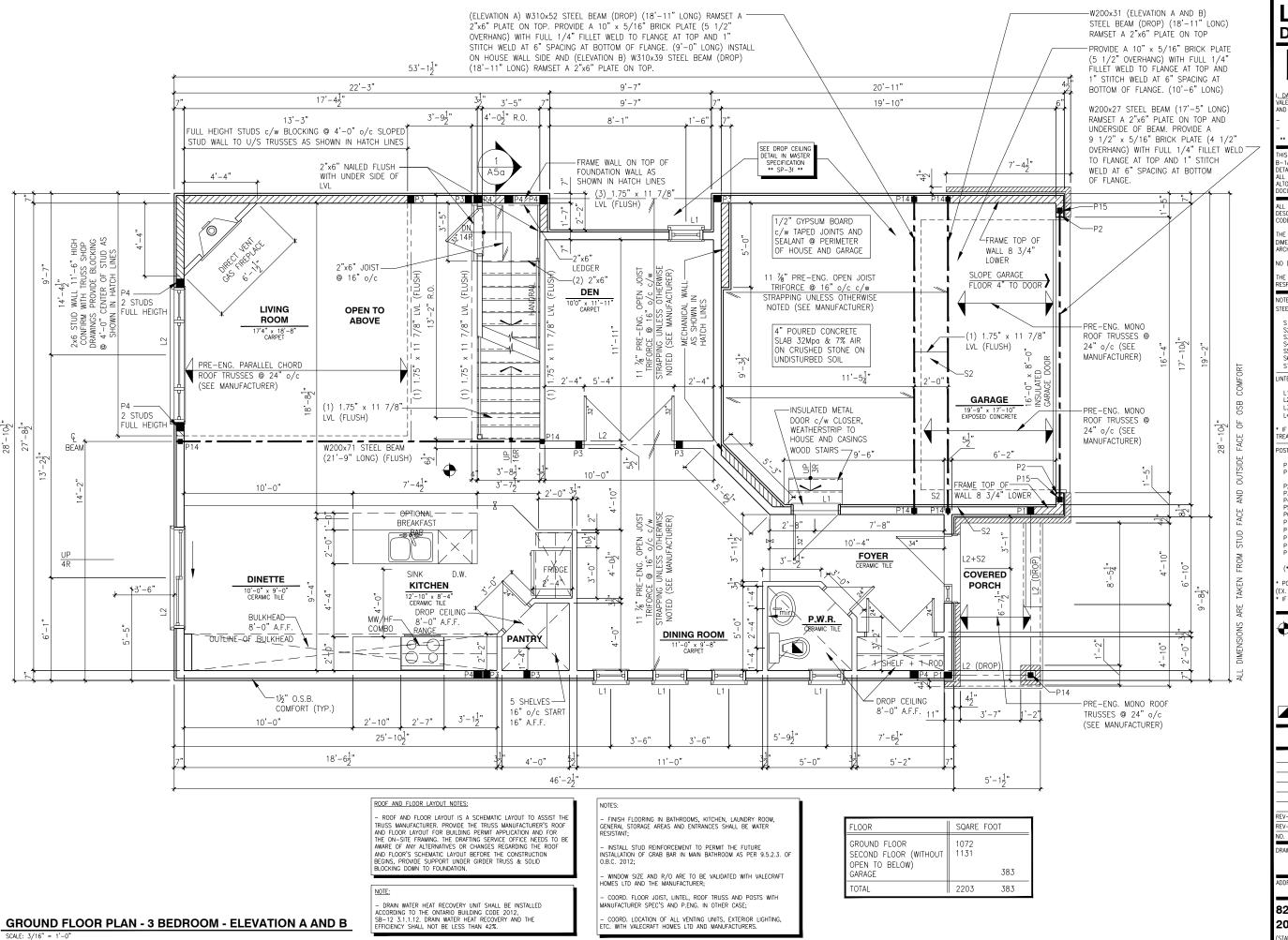
825 - THE BRADLEY 2018 FOOTPRINT

A6b

XX/XX/XXX

(STANDARD DRAWINGS)

BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION C



LOT: **XXXX** DATE: XX/XX/XXXX <u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT NND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL: L 90x90x6 L 90x90x8 100x90x8 = L 125x90x8 = L 125x90x10 = 1 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES  $L4 = 3-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3" ADJUSTABLE STEEL COLUMN P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP P2 = 2-2x4 OR 2-2x6 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL (\*) = 2-12ø ANCH, (WHERE ANCH, PL, NOT USED) \* POST ARE ALL JACK c/w STUD EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
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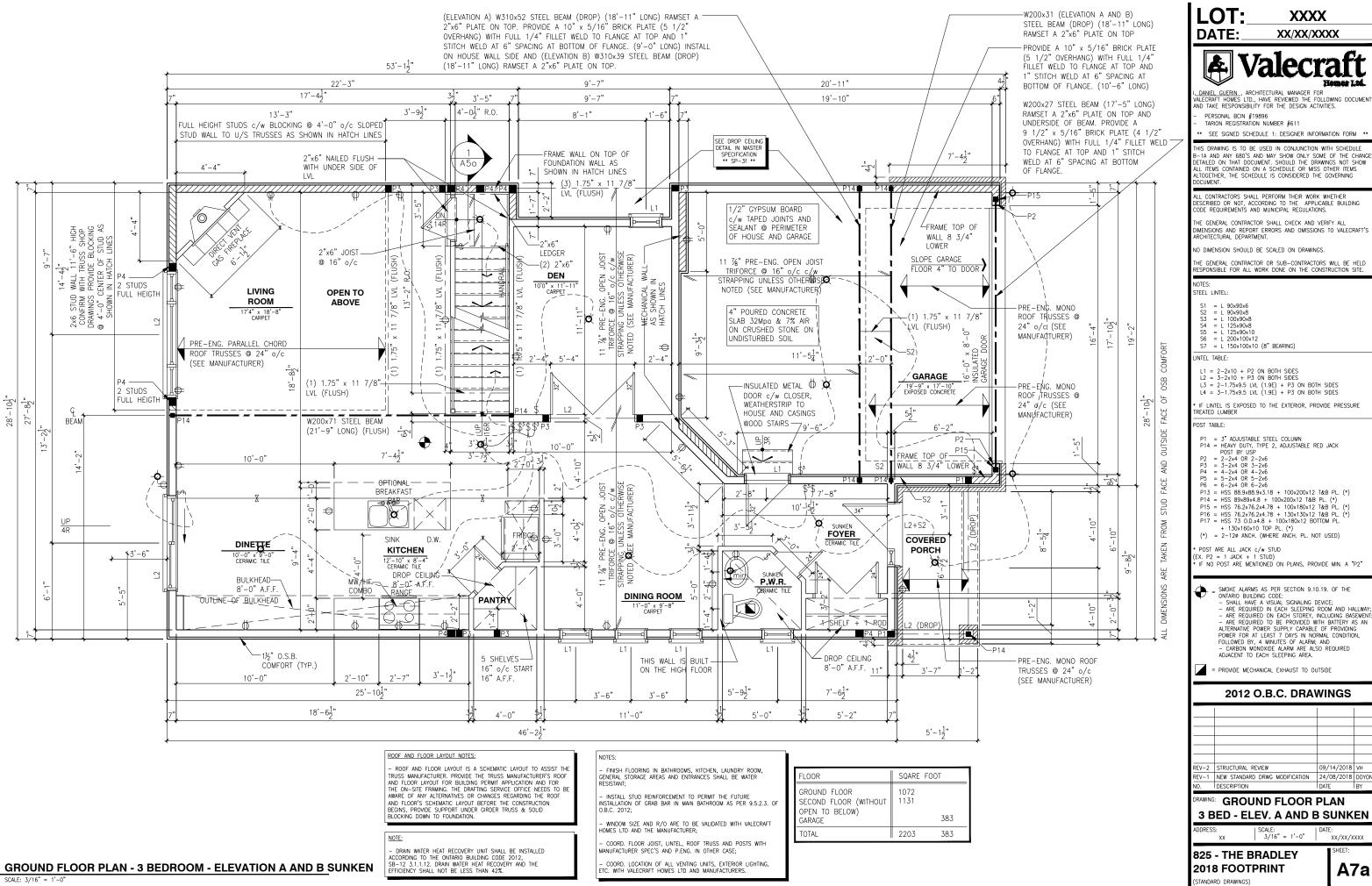
# REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

### RAWING: GROUND FLOOR PLAN 3 BEDROOM - ELEV. A AND B

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

A7a



LOT: XXXX DATE: XX/XX/XXXX



<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR ALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT ND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

PERSONAL BOIN #19896

TARION REGISTRATION NUMBER #611

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

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS

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

L 90x90x6 L 90x90x8 100x90x8 = L 125x90x8 L 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING)

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES  $L4 = 3-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES

IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE

= 3-2x4 OR 3-2x6

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

P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*)

P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*)

P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL

(\*) = 2-12ø ANCH, (WHERE ANCH, PL, NOT USED)

POST ARE ALL JACK c/w STUD

EX. P2 = 1 JACK + 1 STUD) IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

### 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

### RAWING: GROUND FLOOR PLAN

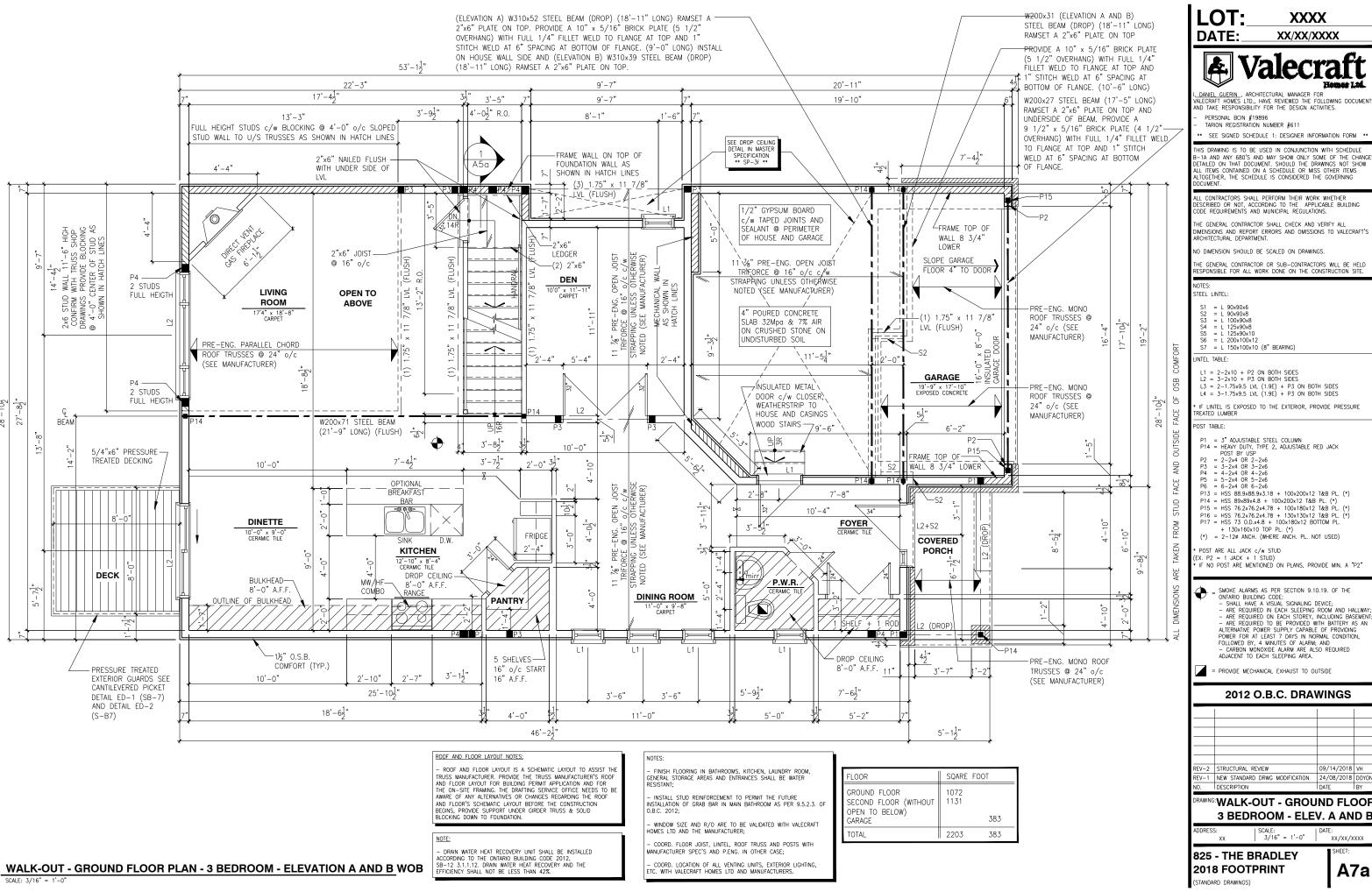
3 BED - ELEV. A AND B SUNKEN

3/16" = 1'-0"

825 - THE BRADLEY

A7a

XX/XX/XXX



XX/XX/XXXX

<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT NND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

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DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S

- P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*)

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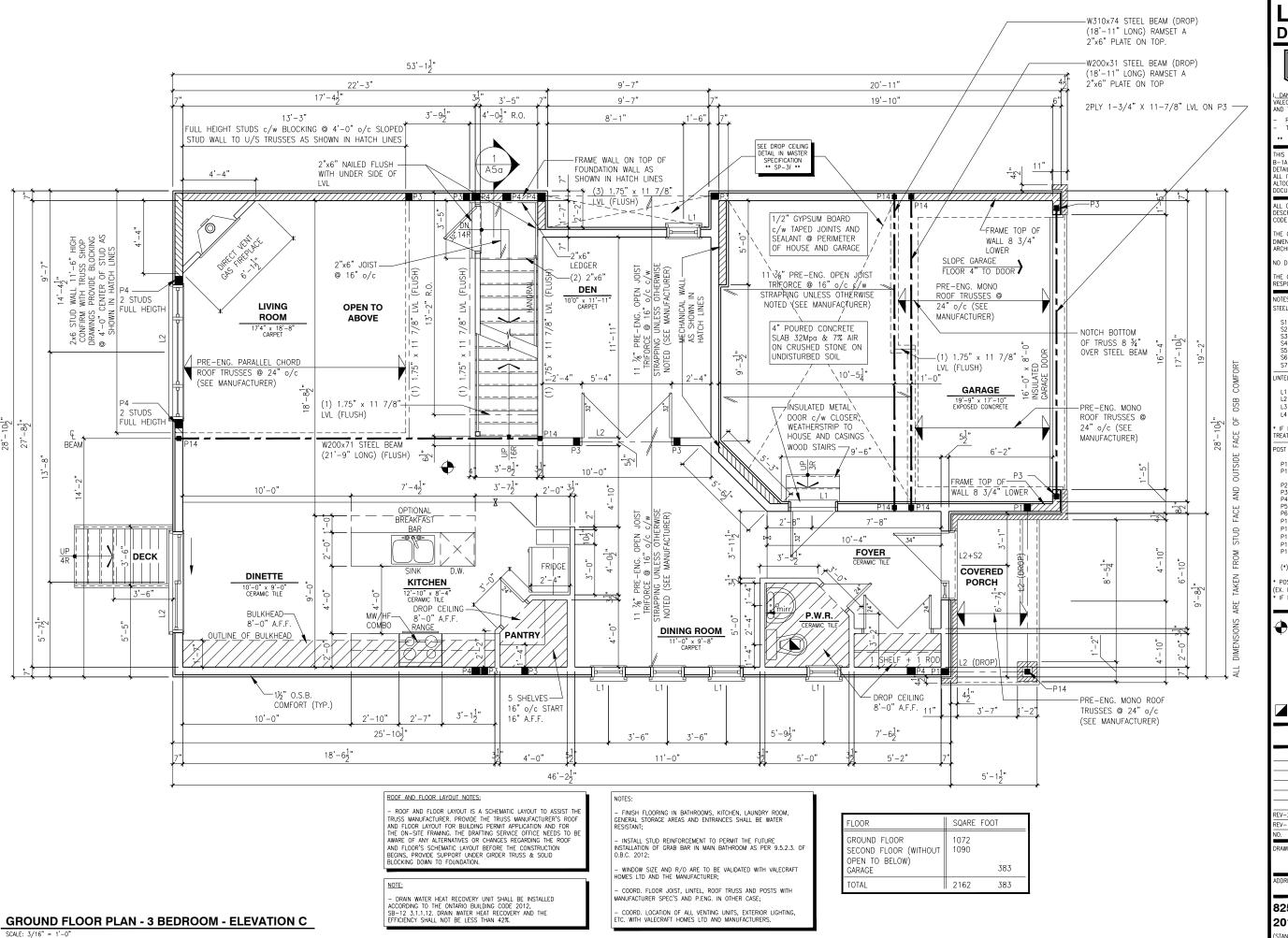
### 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO	DESCRIPTION	DATE	RY

AWING: WALK-OUT - GROUND FLOOR

A7a

XX/XX/XXX



LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL: L 90x90x6 L 90x90x8 100x90x8 = L 125x90x8 = L 125x90x10= 1 200x100x12 S7 = L 150x100x10 (8" BEARING) L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
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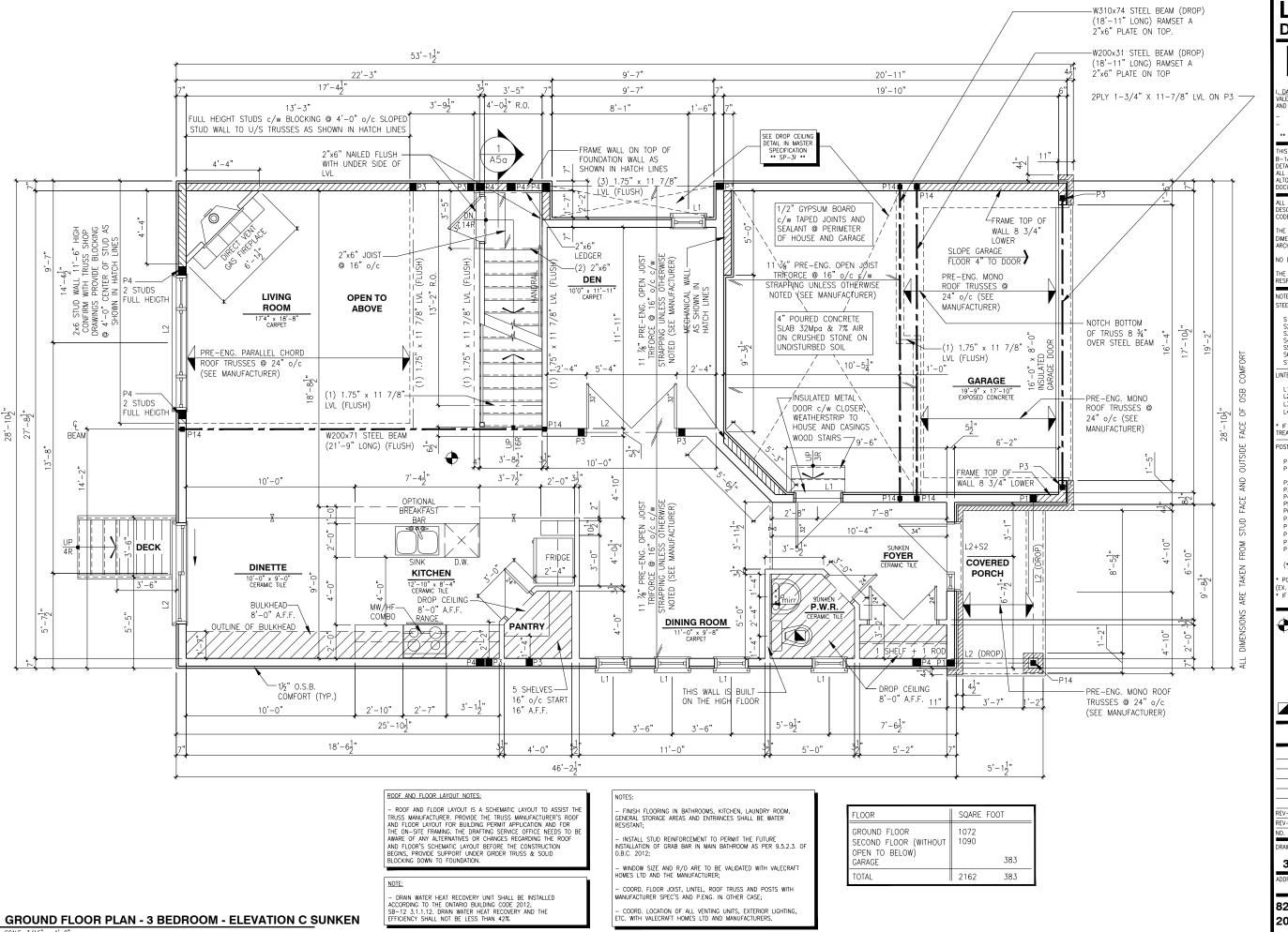
RAWING: GROUND FLOOR PLAN

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

825 - THE BRADLEY 2018 FOOTPRINT

A7b

XX/XX/XXX



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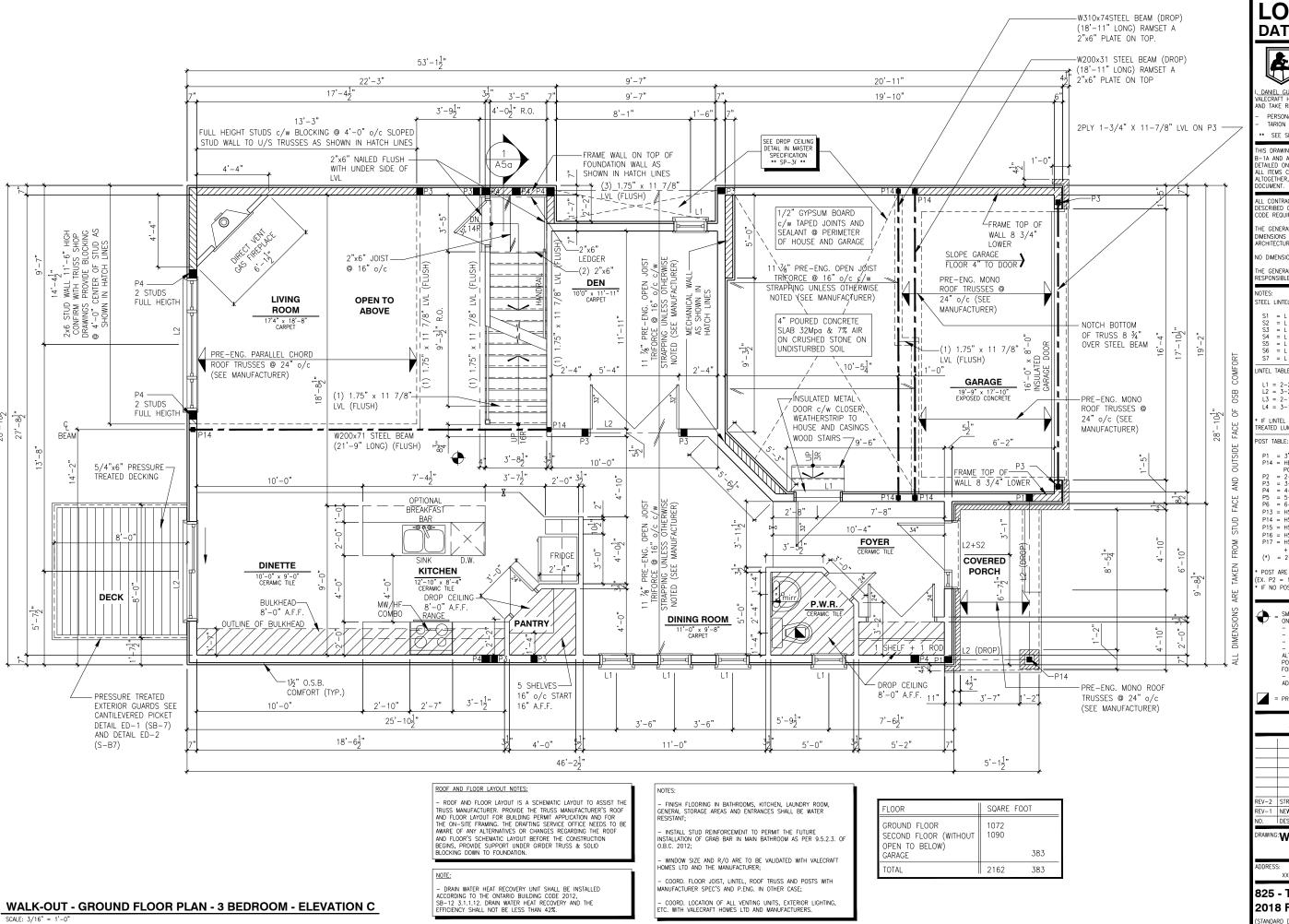
# DESCRIPTION

DRAWING: GROUND FLOOR PLAN 3 BEDROOM - ELEV. C SUNKEN

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

A7b



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



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- TARION REGISTRATION NUMBER #611
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### STEEL LINTEL:

- L 90x90x6 L 90x90x8 L 100x90x8
- = L 125x90x8 = L 125x90x10
- L 200x100x12 S7 = L 150x100x10 (8" BEARING)

### INTEL TABLE:

- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
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### 2012 O.B.C. DRAWINGS

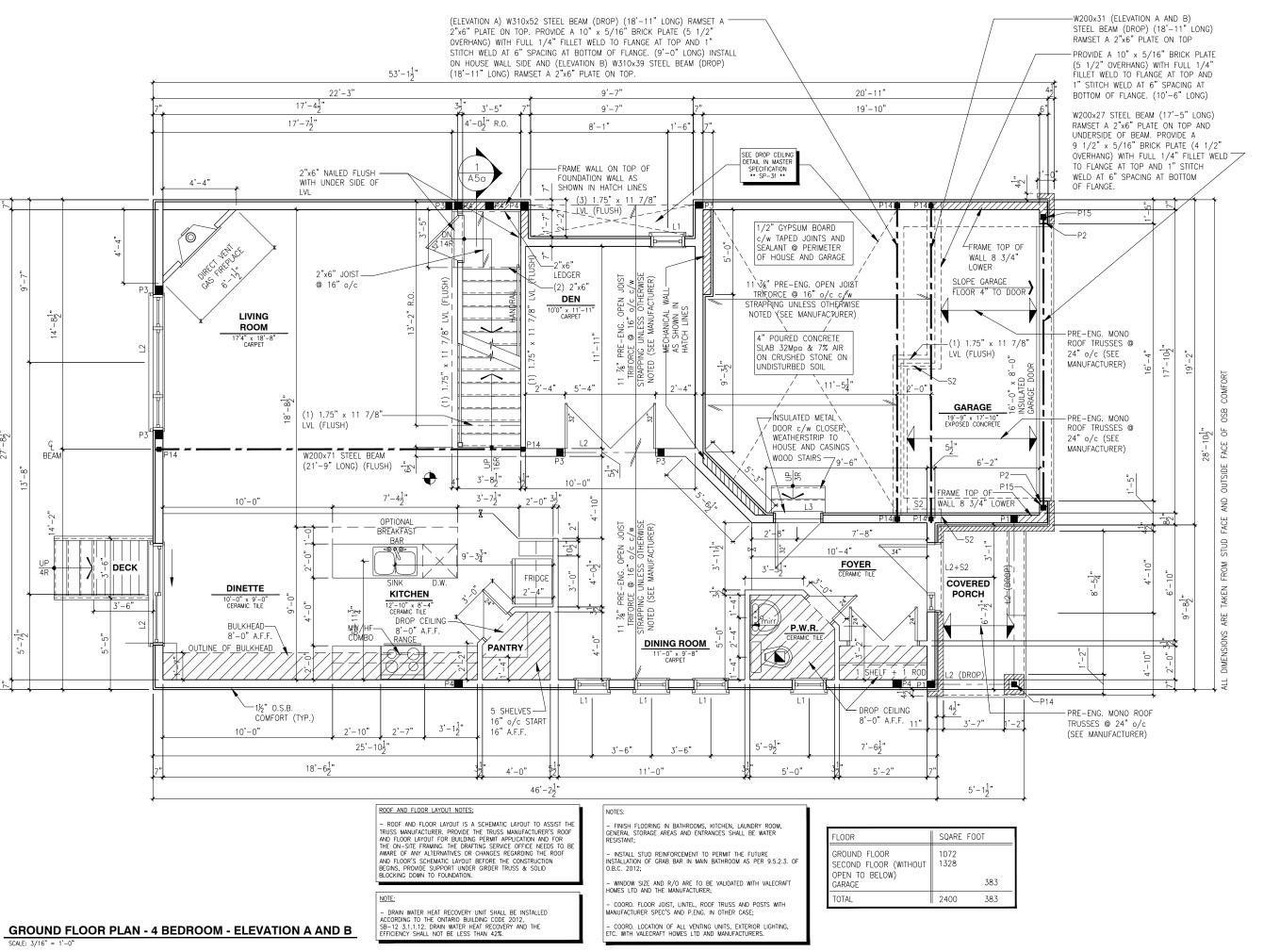
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO	DESCRIPTION	DATE	RY

### RAWING: WALK-OUT - GROUND FLOOR 3 BEDROOM - ELEV. C

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

A7b



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



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### STEEL LINTEL:

- L 90x90x6 L 90x90x8 100x90x8
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- = 1 200x100x12 S7 = L 150x100x10 (8" BEARING)

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### POST TABLE:

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### 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
	DECODIDATION	DATE	D) (

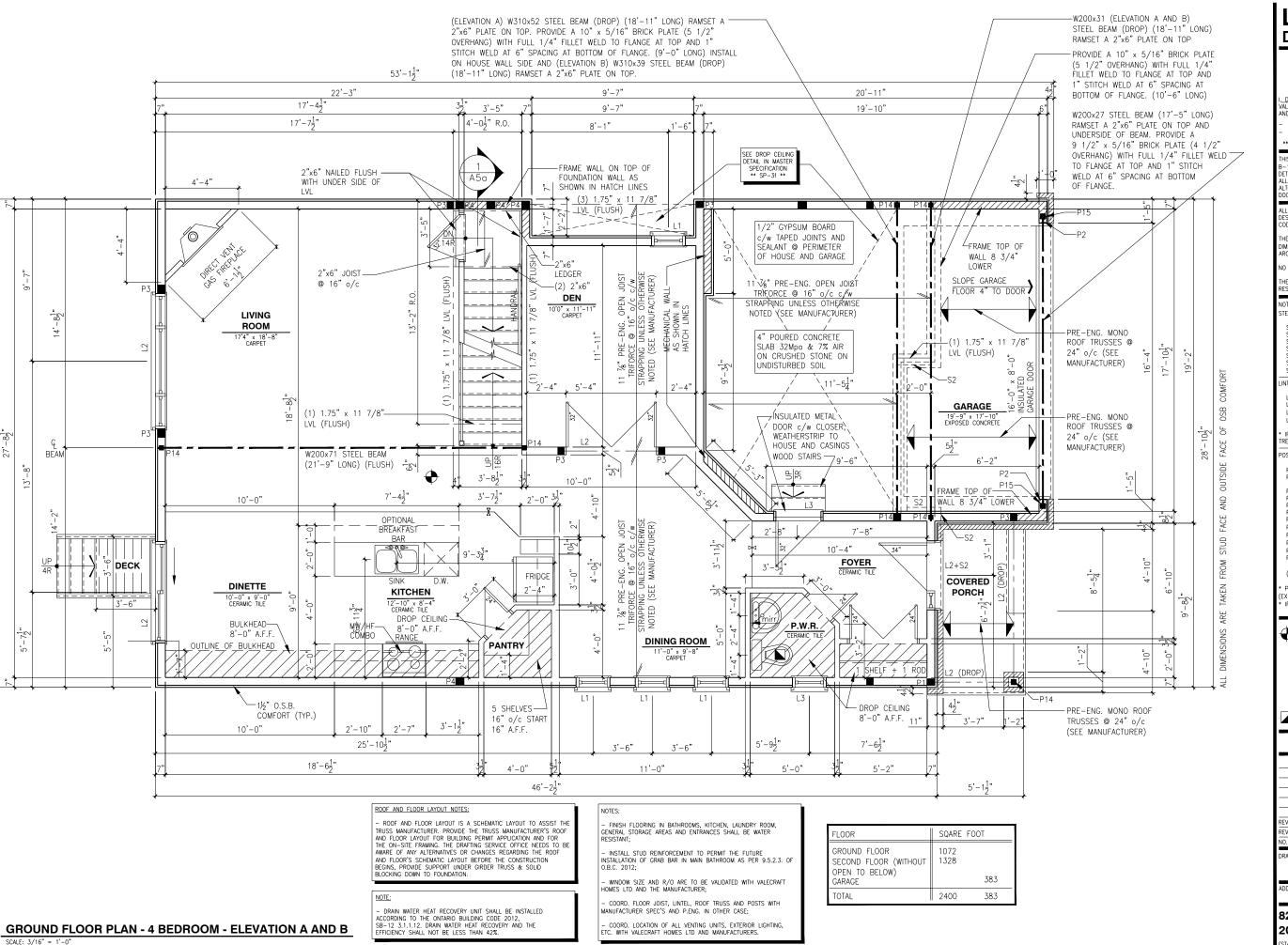
RAWING: GROUND FLOOR PLAN 4 BEDROOM - ELEV. A

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A7c



LOT: **XXXX** DATE:

XX/XX/XXXX



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STEEL LINTEL: L 90x90x6 L 90x90x8 100x90x8 = L 125x90x8 = L 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE:

- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
- L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
- $L4 = 3-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES
- \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

### POST TABLE:

- P1 = 3\* ADJUSTABLE STEEL COLUMN
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  POST BY USP
  P2 = 2-2x4 OR 2-2x6
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- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
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- P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL
- (\*) = 2-12ø ANCH, (WHERE ANCH, PL, NOT USED)

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

### 2012 O.B.C. DRAWINGS

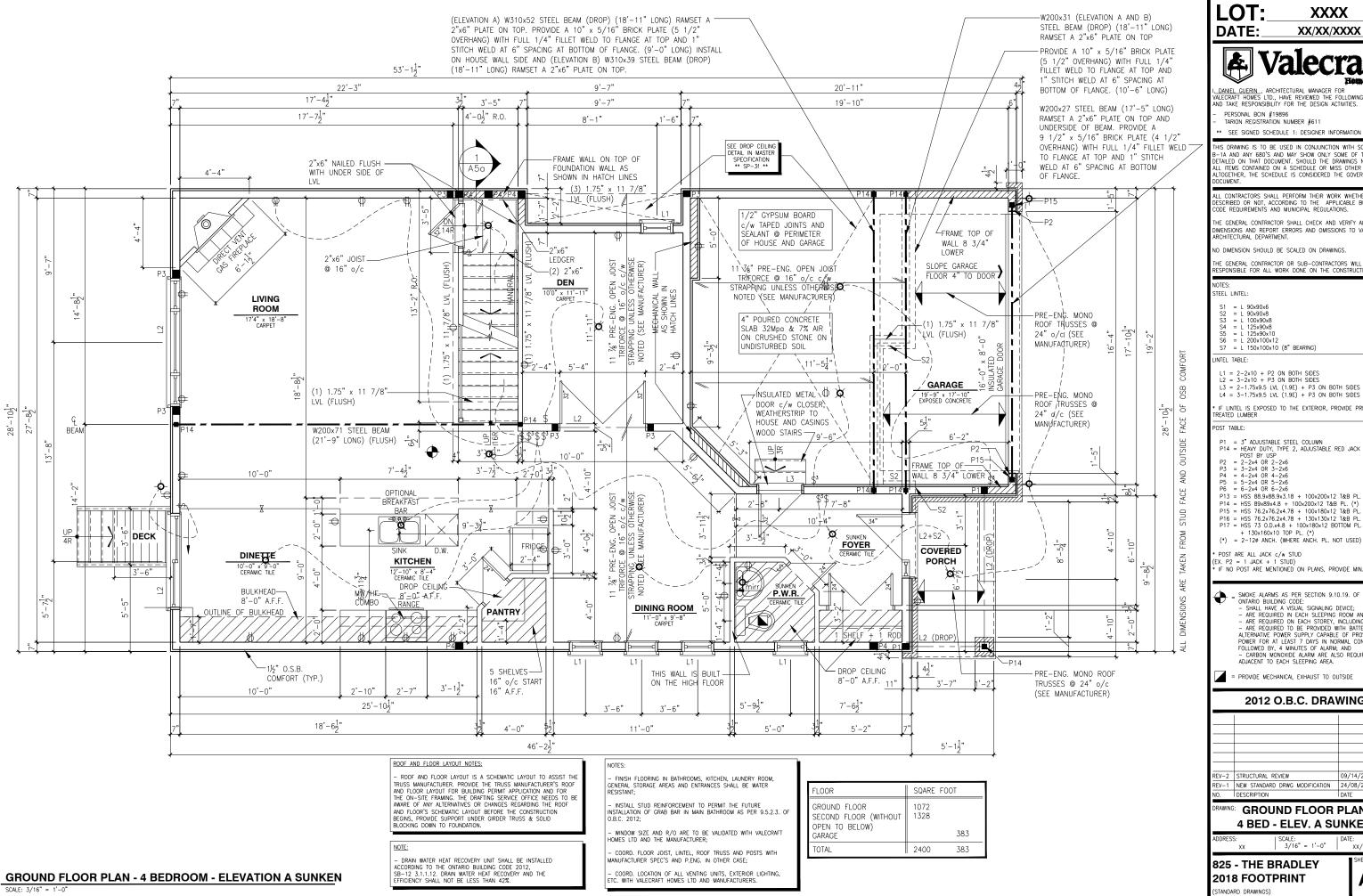
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	MOYOD
10	DECODIDION	DATE	501

RAWING: GROUND FLOOR PLAN 4 BEDROOM - ELEV. B

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

A7c



LOT: DATE:

XXXX XX/XX/XXXX



<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR /ALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS IND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BOIN #19896
- TARION REGISTRATION NUMBER #611
- \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

IS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

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- L 90x90x6 L 90x90x8 100x90x8 = L 125x90x8
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- S7 = L 150x100x10 (8" BEARING)
- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
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		I	
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON

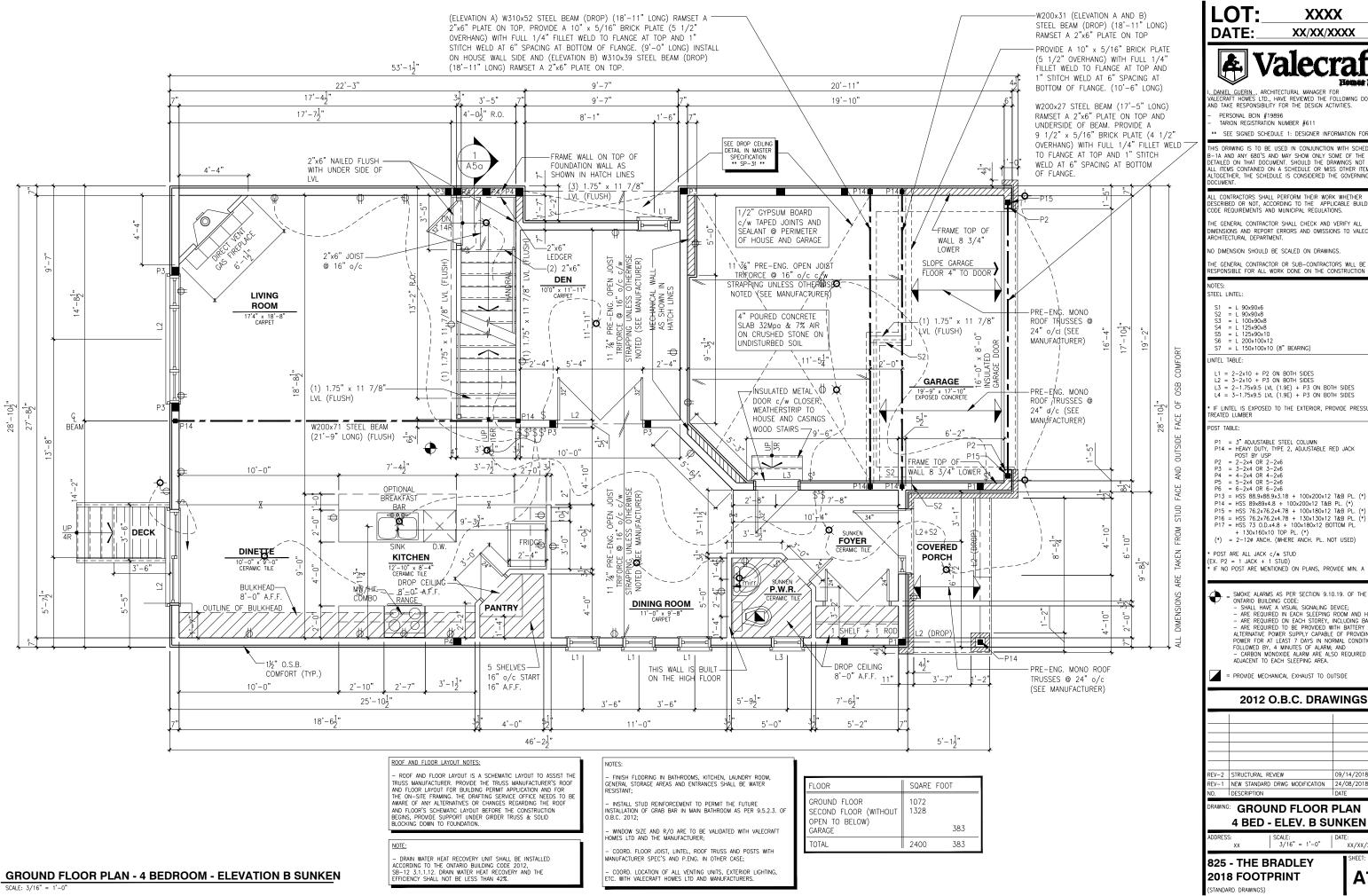
DESCRIPTION

RAWING: GROUND FLOOR PLAN 4 BED - ELEV. A SUNKEN

3/16" = 1'-0" XX/XX/XXX

A7c

825 - THE BRADLEY 2018 FOOTPRINT



LOT: DATE:

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XX/XX/XXXX



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### 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

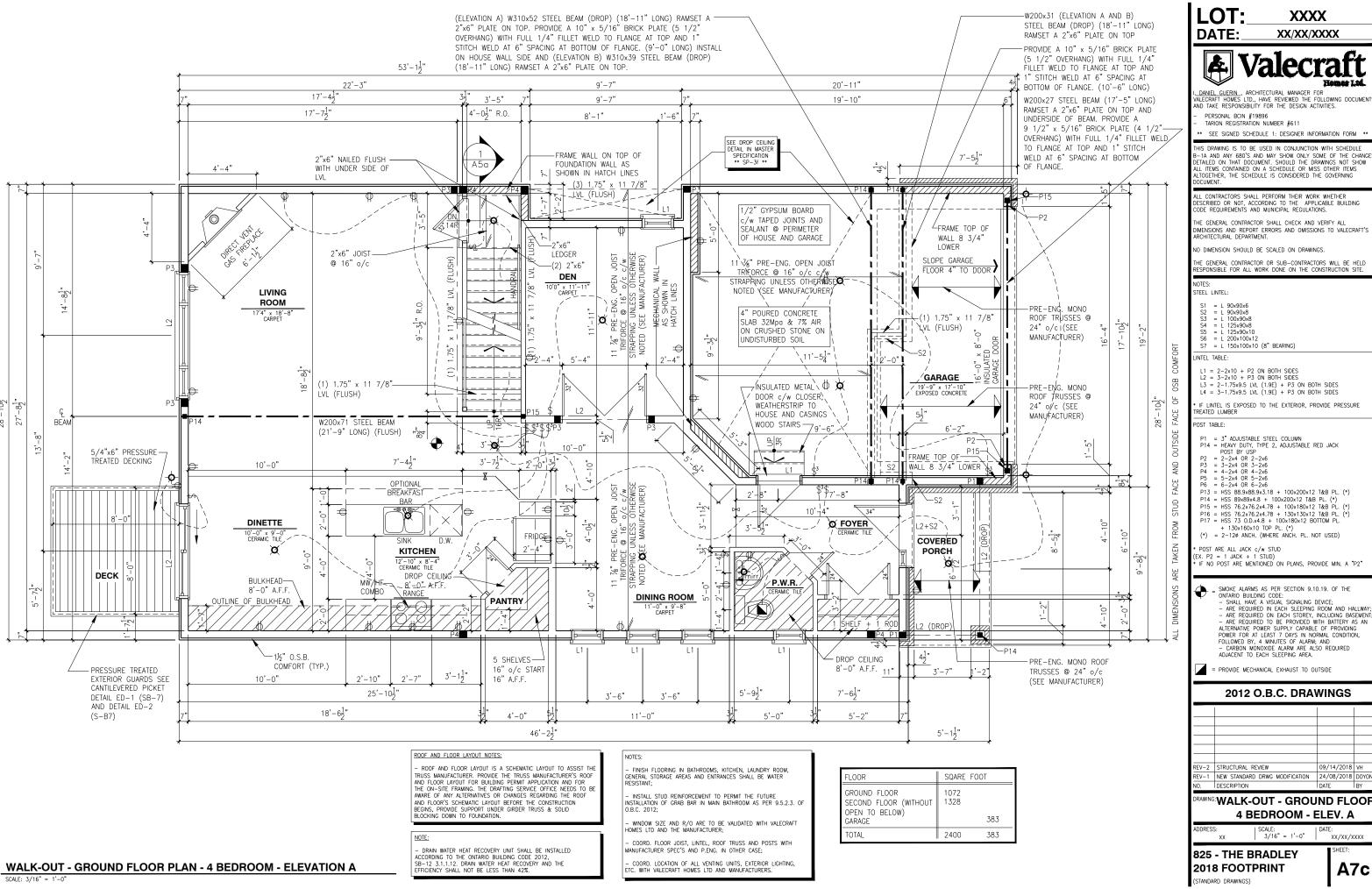
### RAWING: GROUND FLOOR PLAN

3/16" = 1'-0"

825 - THE BRADLEY

A7c

XX/XX/XXX



XX/XX/XXXX



<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR ALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT ND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

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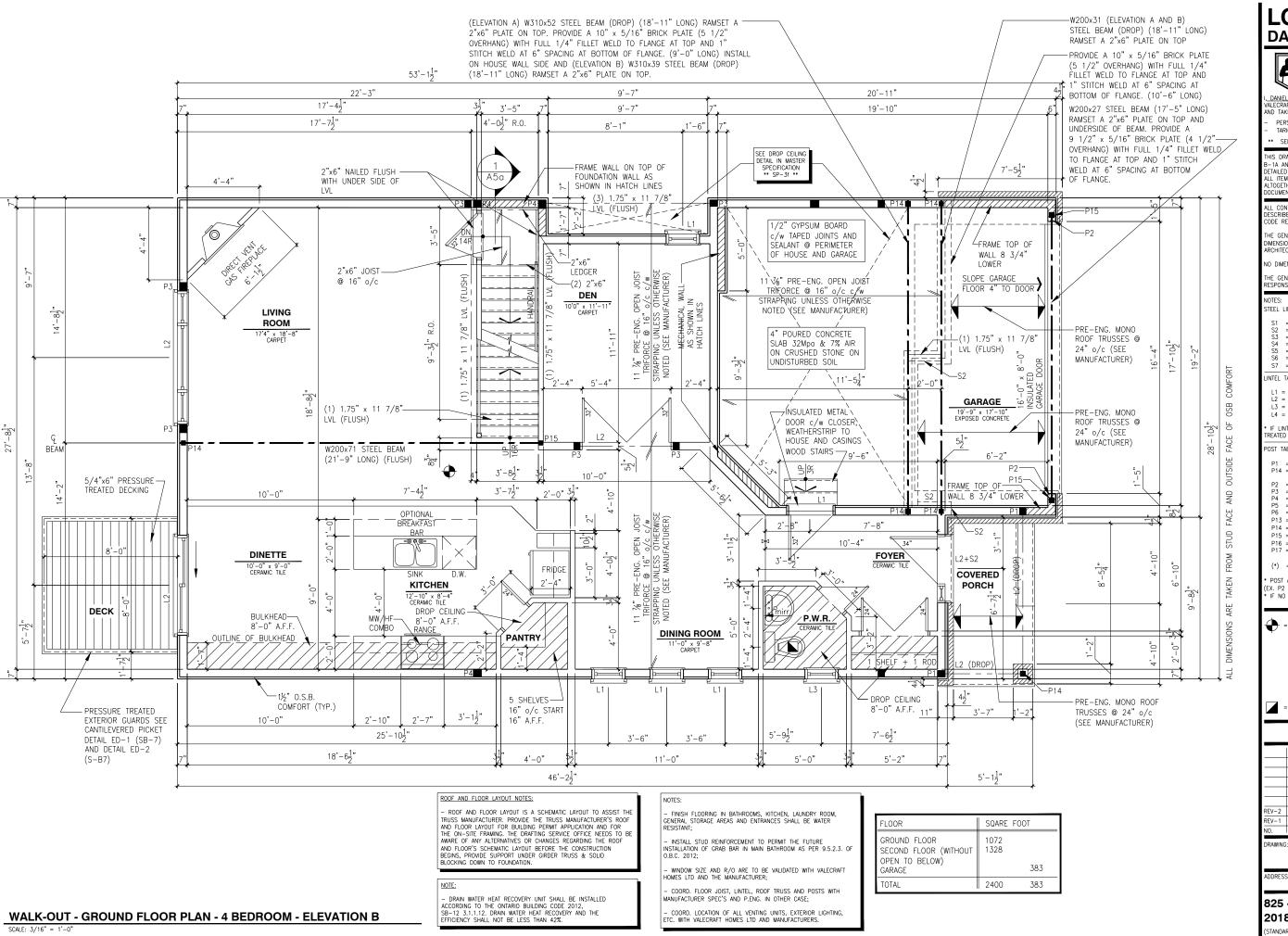
		I	l .
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON

RAWING: WALK-OUT - GROUND FLOOR

4 BEDROOM - ELEV. A

A7c

XX/XX/XXX



LOT: XXXX DATE: XX/XX/XXXX

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PERSONAL BOIN #19896

TARION REGISTRATION NUMBER #611

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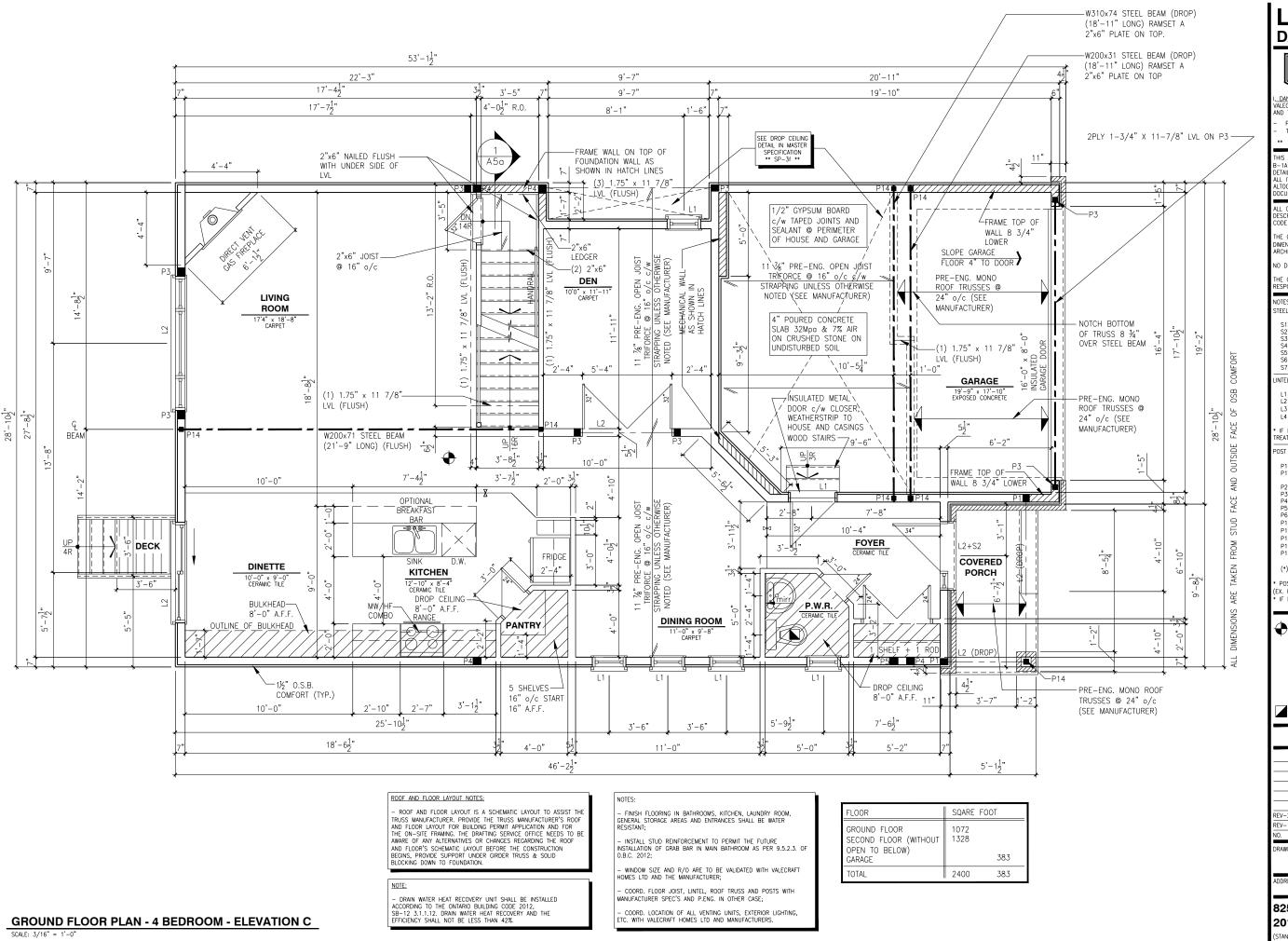
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

### AWING: WALK-OUT - GROUND FLOOR 4 BEDROOM - ELEV. B

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

A7c



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### 09/14/2018 VH REV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON

DESCRIPTION RAWING: GROUND FLOOR PLAN

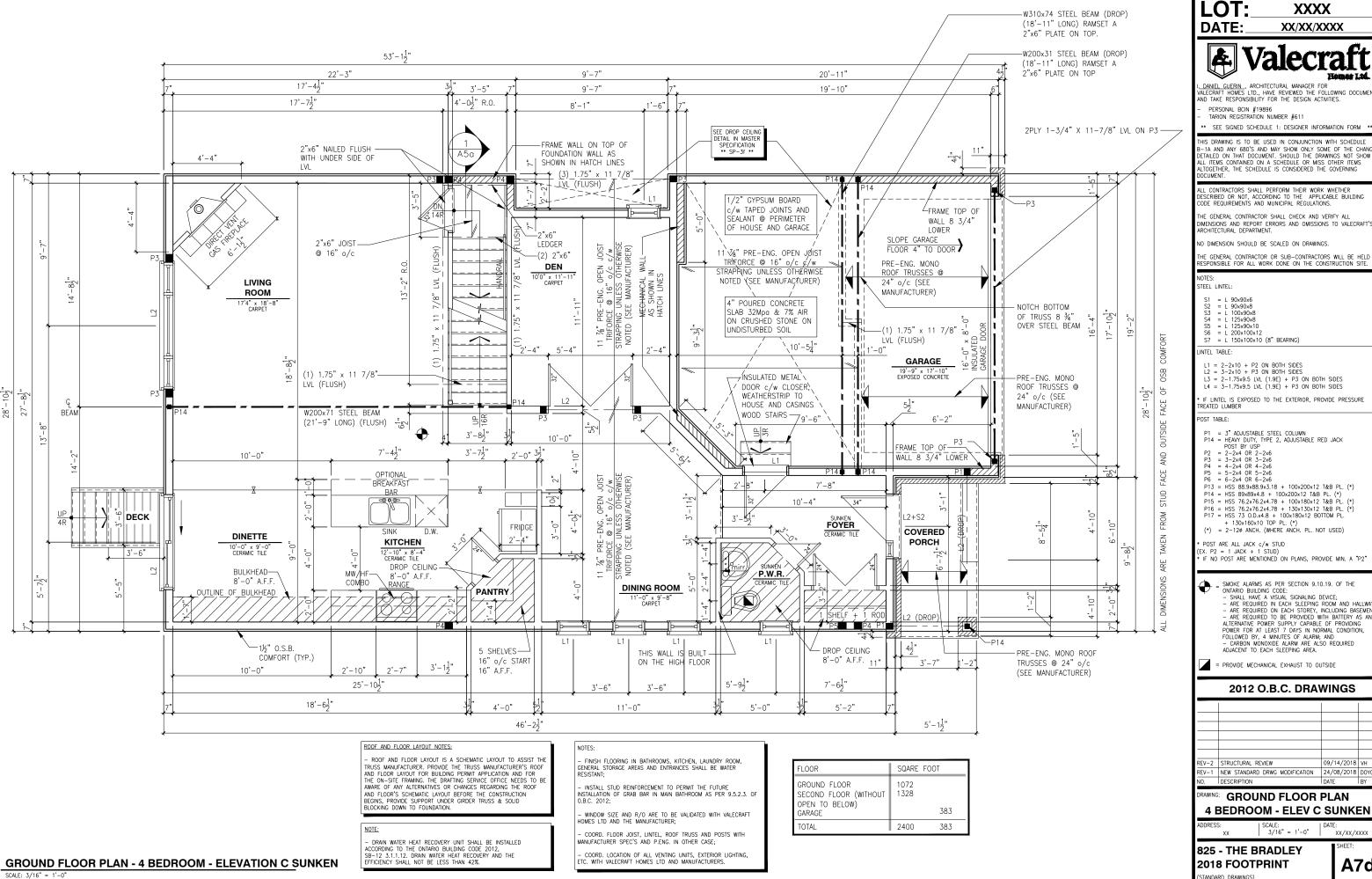
4 BEDROOM - ELEVATION C

3/16" = 1'-0"

XX/XX/XXX

A7d

825 - THE BRADLEY 2018 FOOTPRINT



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09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

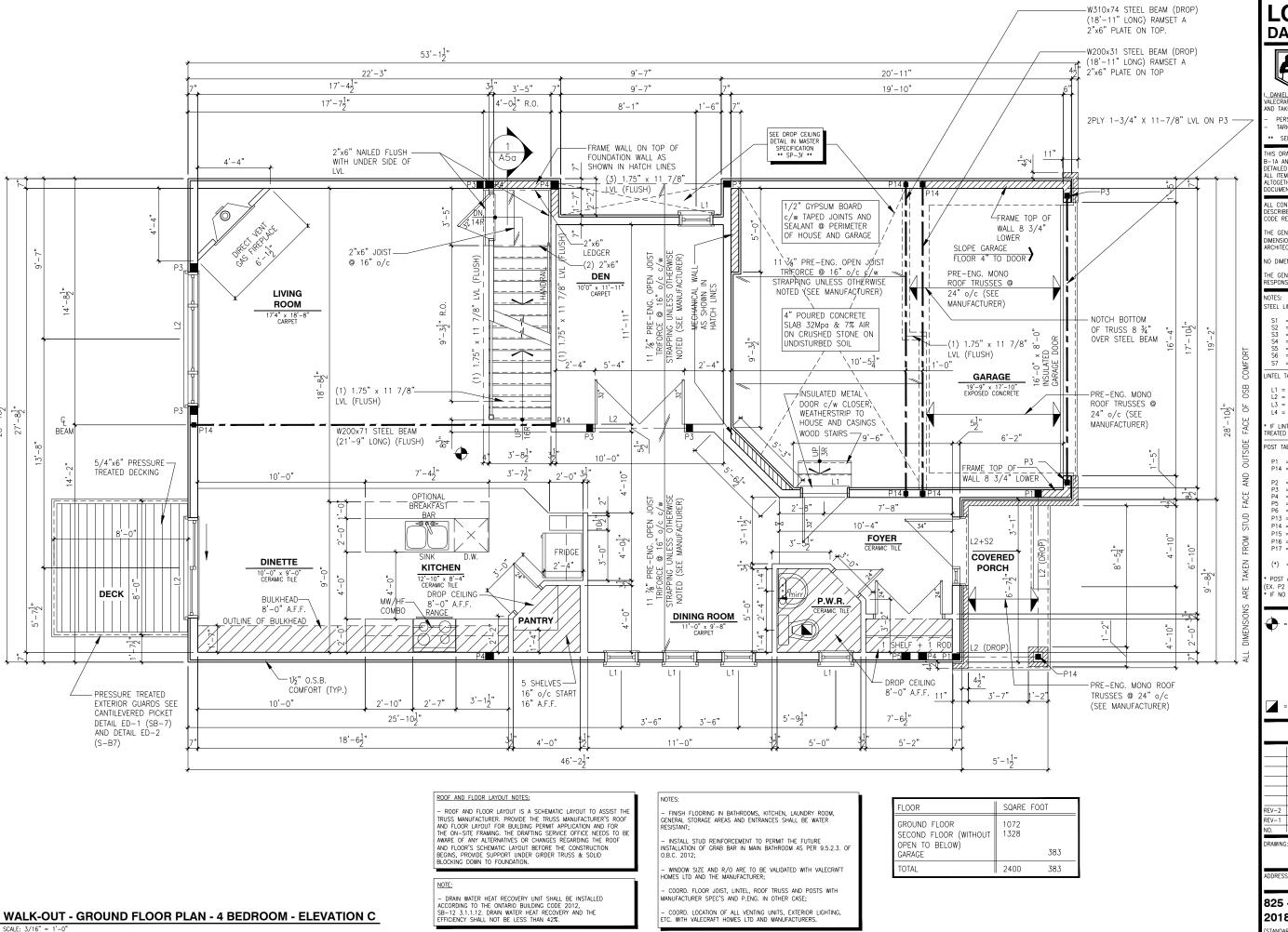
RAWING: GROUND FLOOR PLAN

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

A7d

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



LOT: **XXXX** DATE: XX/XX/XXXX <u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT NND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. OGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING ODE 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. STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10= 1 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES  $L4 = 3-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
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P3 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL (\*) = 2-12ø ANCH, (WHERE ANCH, PL, NOT USED) \* POST ARE ALL JACK c/w STUD EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
 SHALL HAVE A VISUAL SIGNALING DEVICE;
 ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA. = PROVIDE MECHANICAL EXHAUST TO OUTSIDE 2012 O.B.C. DRAWINGS 09/14/2018 VH REV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION RAWING: WALK-OUT - GROUND FLOOR 4 BEDROOM - ELEV. C

> 825 - THE BRADLEY 2018 FOOTPRINT

3/16" = 1'-0"

A7d

XX/XX/XXX

NOTES:

FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;

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

 $17' - 4\frac{1}{2}$ "

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE

#### ROOF AND FLOOR LAYOUT NOTES:

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH TRUSS MANUFACTURER: PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING, THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

STAIRS AND RAILINGS

RISERS AND TREADS TO BE UNIFORM:

RISF: MIN 125mm (4 7/8") - MAX 200mm (7 7/8") RUN: MIN 210mm (8 1/4") – MAX 355mm (14") TREAD: MIN 235mm (9 1/4") – MAX 355mm (14") WIDTH: MIN 860mm (2'-10") HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

HANDRAILS: MIN 860mm (34") - MAX 900mm (36");

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN EVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6 070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") If

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING ODE REQUIREMENTS AND MUNICIPAL REGULATIONS. IE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL

**XXXX** 

XX/XX/XXXX

<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR MALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

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

IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE

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DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT. NO DIMENSION SHOULD BE SCALED ON DRAWINGS

LOT:

PERSONAL BCIN #19896

DATE:

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

IOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

 $\mbox{^{*}}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

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P16 = HSS 76.2x47.8 + 130x130x12 T&B PL. (\*)
P17 = HSS 73 0.D.x4.8 + 100x180x12 B0TTOM PL. + 130x160x10 TOP PL. (\*)

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

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

### 2012 O.B.C. DRAWINGS

EV-2 STRUCTURAL REVIEW 09/14/2018 VH REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

3 BEDROOM - ELEVATION A

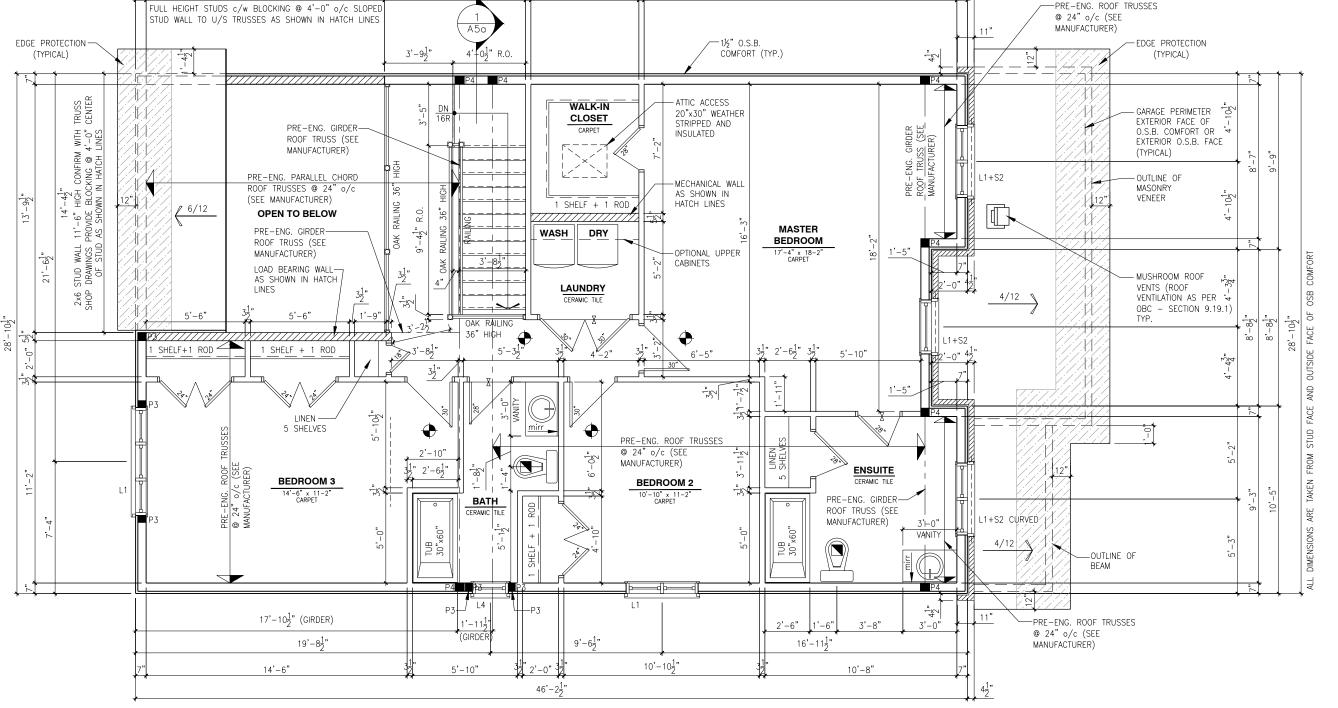
### RAWING: SECOND FLOOR PLAN

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

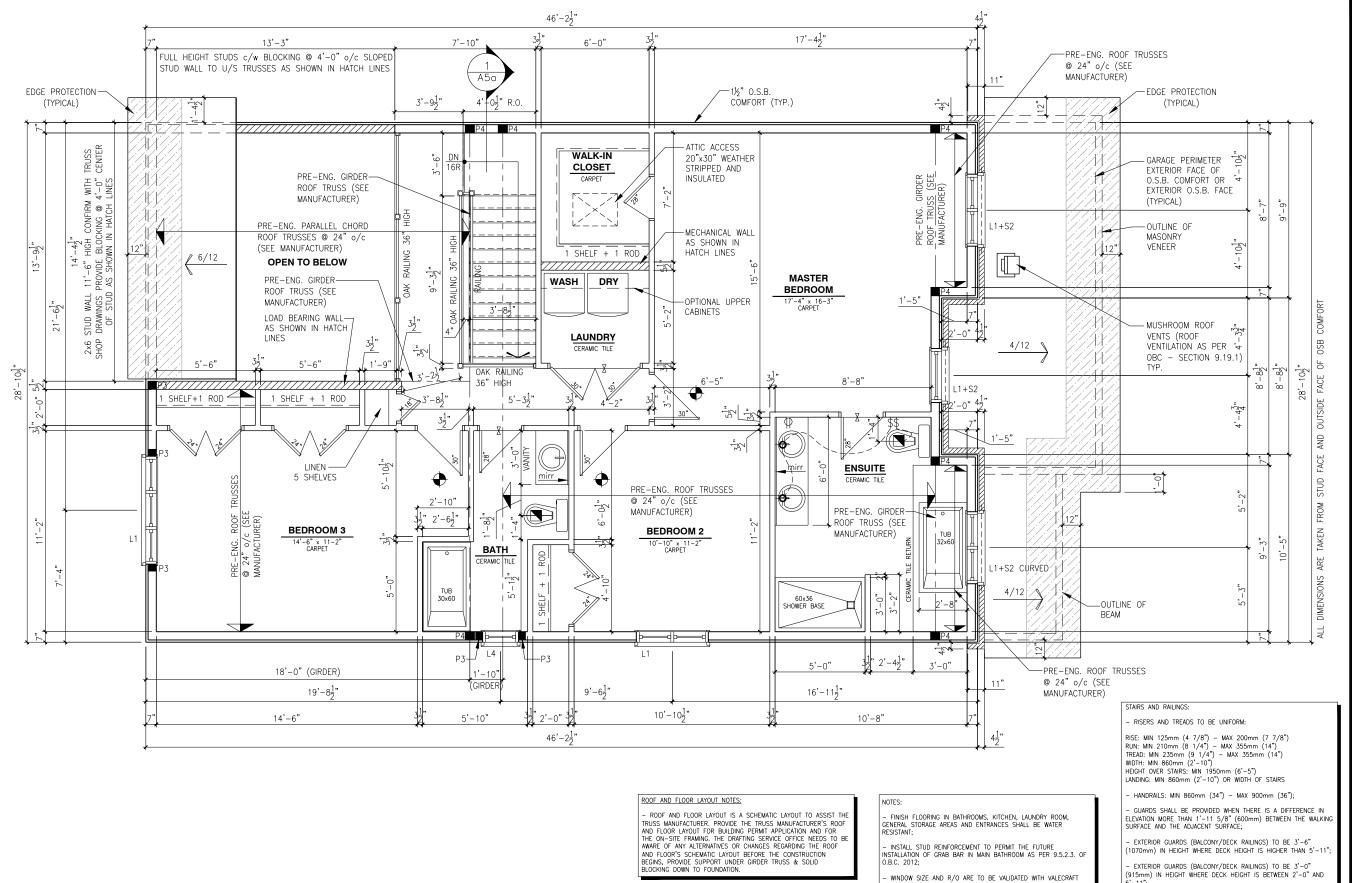
(STANDARD DRAWINGS)

A8a



 $46'-2\frac{1}{2}"$ 

13'-3"



NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

IOMES LTD AND THE MANUFACTURER;

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

LOT: XXXX DATE: XX/XX/XXXX

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

PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611

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

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### STEEL LINTEL: 100x90x8 = L 125x90x8 \_ 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING)

### INTEL TABLE:

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### 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO	DESCRIPTION	DATE	DV

### SECOND FLOOR - 3 BED. **ELEV. A (ENSUITE UPGRADE)**

STANDARD DRAWINGS)

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

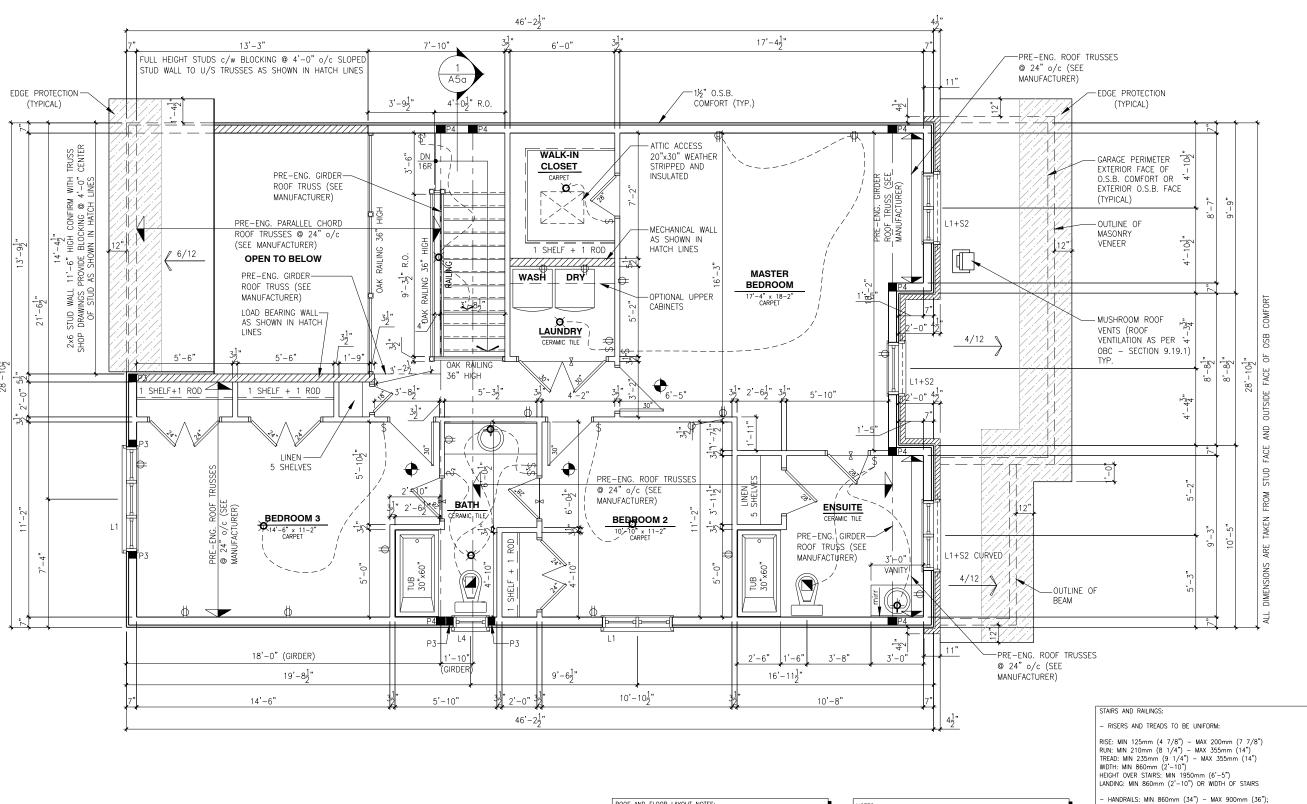
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3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY

2018 FOOTPRINT

A8a



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### NOTE:

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LOT: DATE:

XXXX XX/XX/XXXX



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

PERSONAL BOIN #19896

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Theoretical and the world bette out the contention of the
notes: Steel lintel:
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2012 O.B.C. DRAWINGS			

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
NO	DESCRIPTION	DATE	RY

RAWING: SECOND FLOOR - 3 BED. **ELEV. A (JACK&JILL)** 

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN

ELEVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

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EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6'

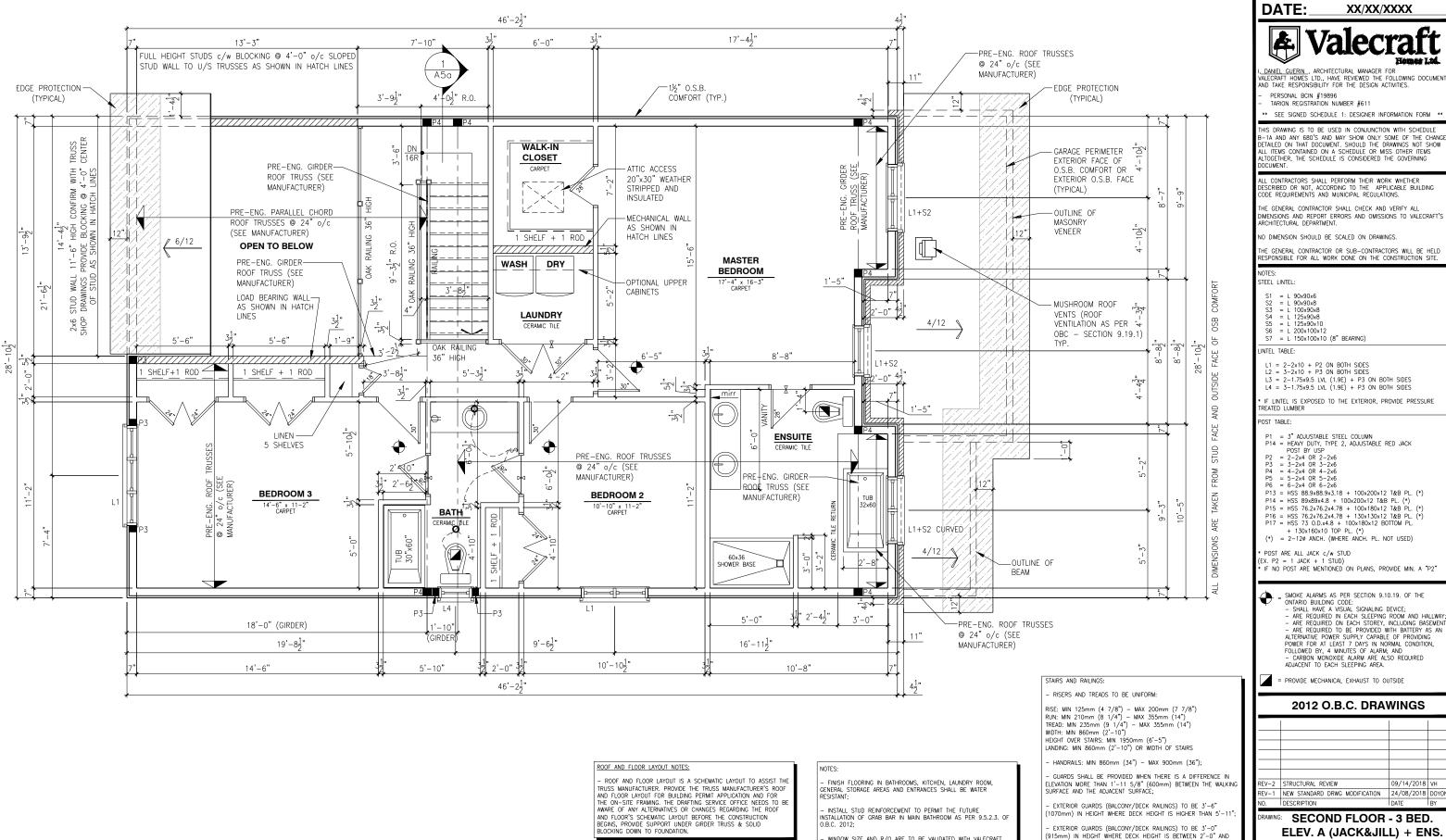
EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0

3/16" = 1'-0" XX/XX/XXX

A8a

825 - THE BRADLEY

2018 FOOTPRINT



LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL: 100x90x8 = L 125x90x8 125x90x10 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES  $\mbox{^{*}}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
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SECOND FLOOR - 3 BED.

ELEV. A (JACK&JILL) + ENS.

STANDARD DRAWINGS)

2018 FOOTPRINT

DESCRIPTION

09/14/2018 VH

SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION A (JACK & JILL) + (ENSUITE UPG.)

NOTES:

FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

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#### ROOF AND FLOOR LAYOUT NOTES:

41,

 $16' - 11\frac{1}{2}$ "

10'-8"

-PRE-ENG. ROOF TRUSSES

@ 24" o/c (SEE

MANUFACTURER)

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH TRUSS MANUFACTURER: PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING, THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

STAIRS AND RAILINGS

RISF: MIN 125mm (4 7/8") - MAX 200mm (7 7/8") RUN: MIN 210mm (8 1/4") – MAX 355mm (14") TREAD: MIN 235mm (9 1/4") – MAX 355mm (14") WIDTH: MIN 860mm (2'-10")

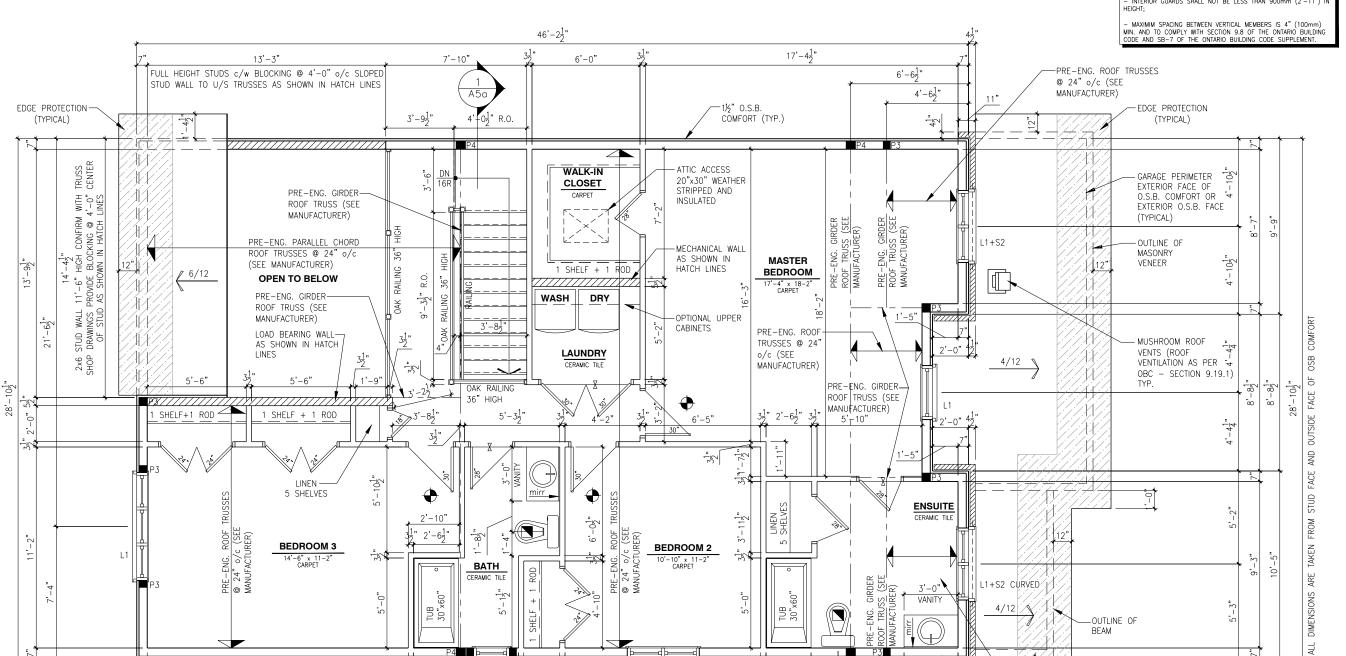
HANDRAILS: MIN 860mm (34") - MAX 900mm (36");

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN EVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6 070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" 915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") I



 $10' - 10\frac{1}{2}$ "

 $46'-2\frac{1}{2}'$ 

P3-

18'-0" (GIRDER)

14'-6"

 $19' - 8\frac{1}{2}'$ 

**SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION B** 

= SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA. = PROVIDE MECHANICAL EXHAUST TO OUTSIDE 2012 O.B.C. DRAWINGS 09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION RAWING: SECOND FLOOR PLAN 3 BEDROOM - ELEVATION B

RISERS AND TREADS TO BE UNIFORM:

HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR MALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

PERSONAL BOIN #19896

LOT:

DATE:

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

**XXXX** 

XX/XX/XXXX

IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. OGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING ODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

IE 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.

RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

1	
	NOTES: STEFL LINTEL:
ı	
	S1 = L 90x90x6
	S2 = L 90x90x8
	S3 = L 100x90x8
	S4 = L 125x90x8
	S5 = L 125x90x10
	S6 = L 200x100x12
	$S7 = L 150 \times 100 \times 10 (8" BEARING)$
	LINTEL TABLE:
ı	L1 = 2-2x10 + P2 ON BOTH SIDES

L2 = 3-2x10 + P3 ON BOTH SIDES

L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

 $\mbox{^{*}}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

### POST TABLE:

P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6

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

P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*)

P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

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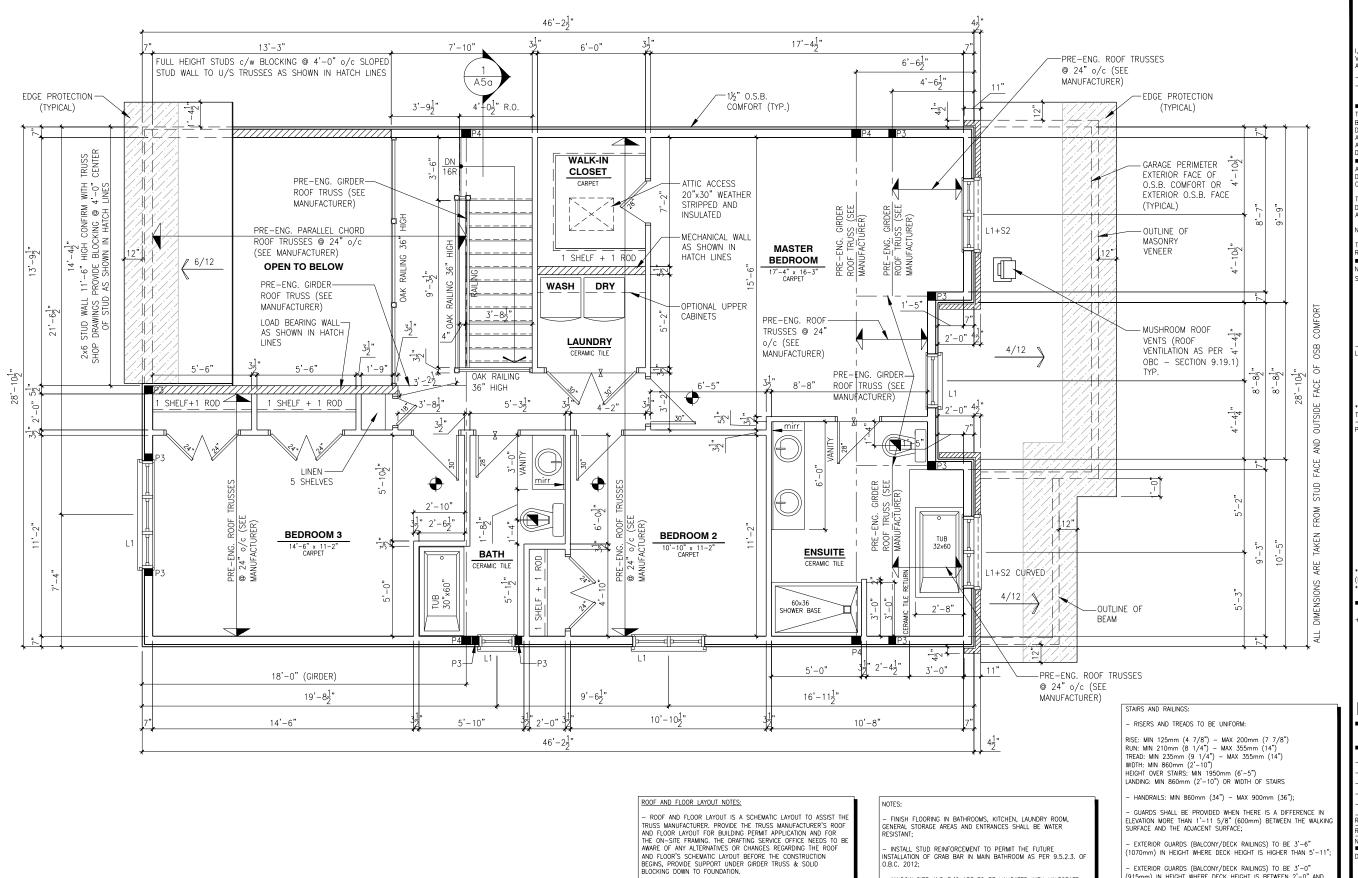
\* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

XX/XX/XXX



NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL:

90x90x8

100x90x8 = L 125x90x8 125x90x10

L 200x100x12 S7 = L 150x100x10 (8" BEARING)

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

POST TABLE:

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P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-224 OR 2-2x6
P3 = 3-2x4 OR 3-2x6

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P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL.

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

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SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
 SHALL HAVE A VISUAL SIGNALING DEVICE;
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 ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

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- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

# 2012 O.B.C. DRAWINGS

09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

### SECOND FLOOR - 3 BED. **ELEV. B (ENSUITE UPGRADE)**

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

IOMES LTD AND THE MANUFACTURER;

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

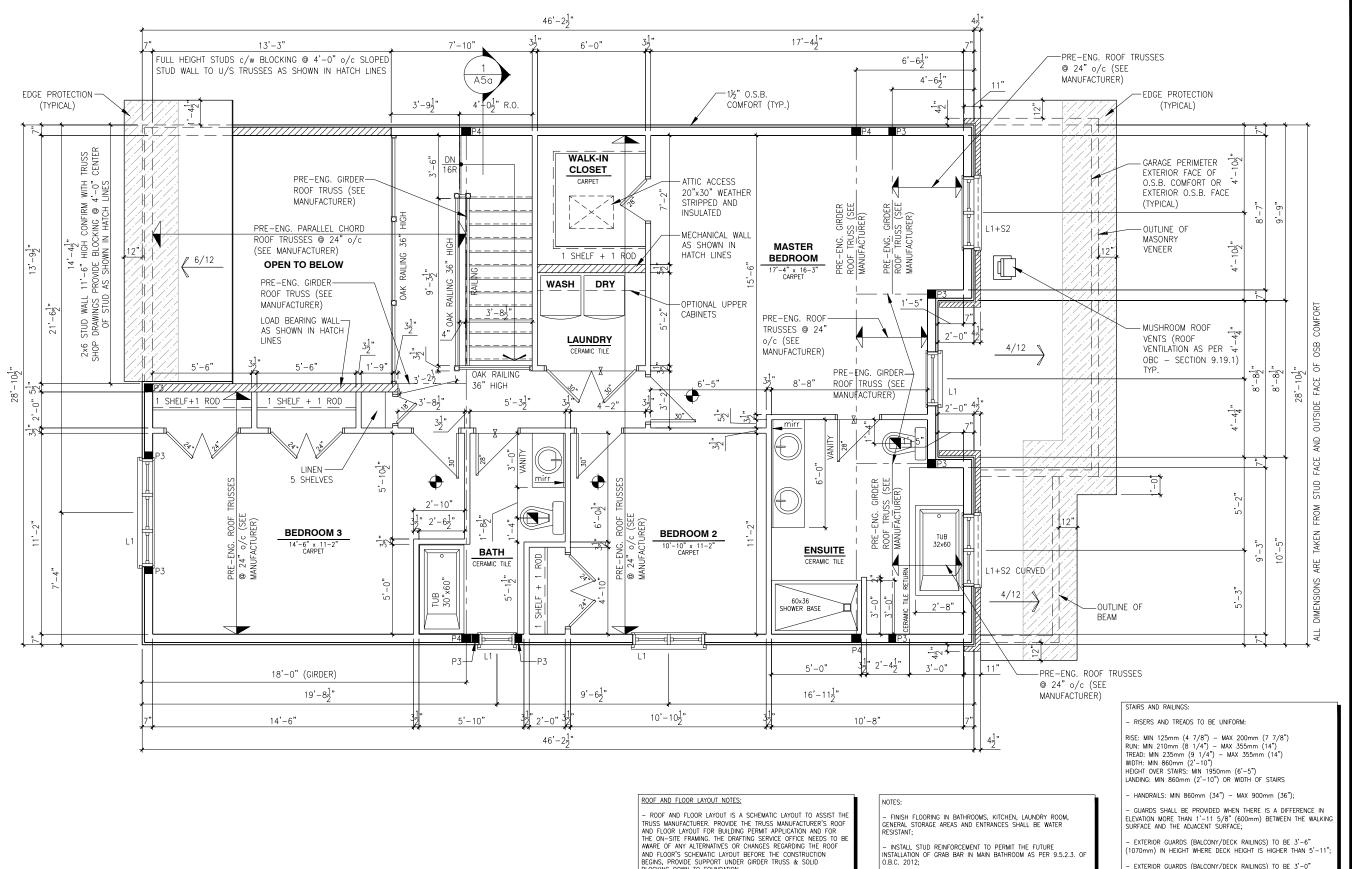
3/16" = 1'-0"

XX/XX/XXX

A8b

825 - THE BRADLEY 2018 FOOTPRINT

SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION B (ENSUITE UPGRADE)



AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

NOTE:

 $L4 = 3-1.75 \times 9.5 \text{ LVL } (1.9E) + P3 \text{ ON BOTH SIDES}$ F IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE REATED LUMBER POST TABLE: 2012 O.B.C. DRAWINGS 1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11 EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0

LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

	NERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELI ISIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.	
NOTES: STEEL	LINTEL:	
S3 S4 S5 S6	= L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x10 = L 200x100x12 = L 150x100x10 (8" BEARING)	
L2	TABLE: = 2-2×10 + P2 ON BOTH SIDES = 3-2×10 + P3 ON BOTH SIDES = 2-1.75×9.5 LVL (1.9E) + P3 ON BOTH SIDES	

P1 = 3" ADJUSTABLE STEEL COLUMN
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

### 09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

SECOND FLOOR - 3 BED. **ELEV. B (JACK & JILL)** 

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

IOMES LTD AND THE MANUFACTURER;

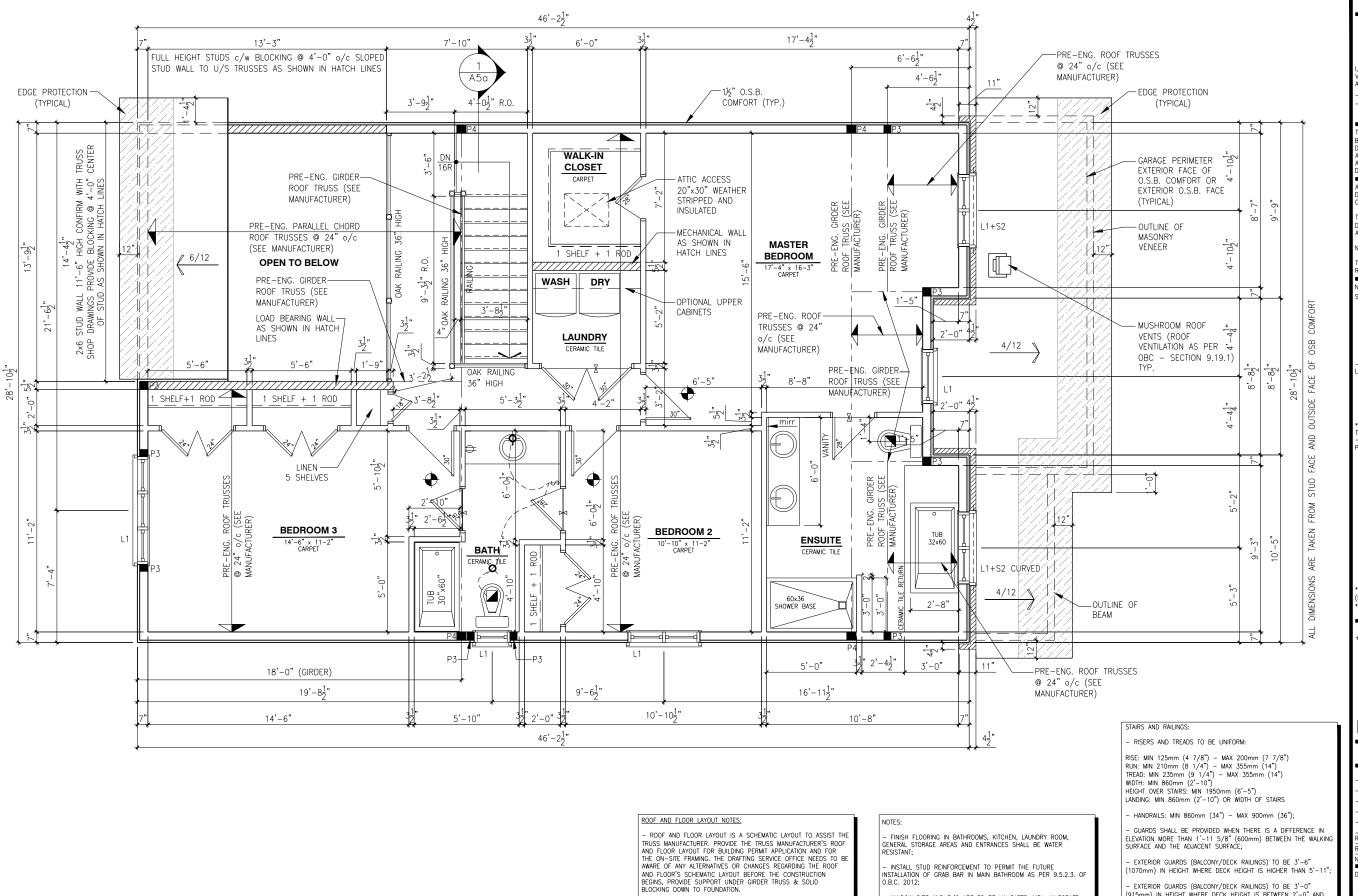
3/16" = 1'-0" XX/XX/XXX

A8b

825 - THE BRADLEY

2018 FOOTPRINT

SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION B (JACK & JILL)



NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL: = L 125x90x8 125x90x10 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
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POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL. (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED) \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
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EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0 (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

IOMES LTD AND THE MANUFACTURER;

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

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	REV-2	STRUCTURAL REVIEW	09/14/2018	VΗ
	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOY
	NO.	DESCRIPTION	DATE	BY

RAWING: SECOND FLOOR - 3 BED. ELEV. B (JACK & JILL+ENS.)

ESS:	SCALE:	DA
XX	3/16" = 1'-0"	

825 - THE BRADLEY 2018 FOOTPRINT

XX/XX/XXX

SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION B (JACK & JILL) + (ENSUITE UPG.)

NOTES: FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT; INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE

- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;

INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

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

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE

ROOF AND FLOOR LAYOUT NOTES:

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH TRUSS MANUFACTURER: PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING, THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

STAIRS AND RAILINGS

RISERS AND TREADS TO BE UNIFORM:

RISF: MIN 125mm (4 7/8") - MAX 200mm (7 7/8") RUN: MIN 210mm (8 1/4") – MAX 355mm (14") TREAD: MIN 235mm (9 1/4") – MAX 355mm (14") WIDTH: MIN 860mm (2'-10")

HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

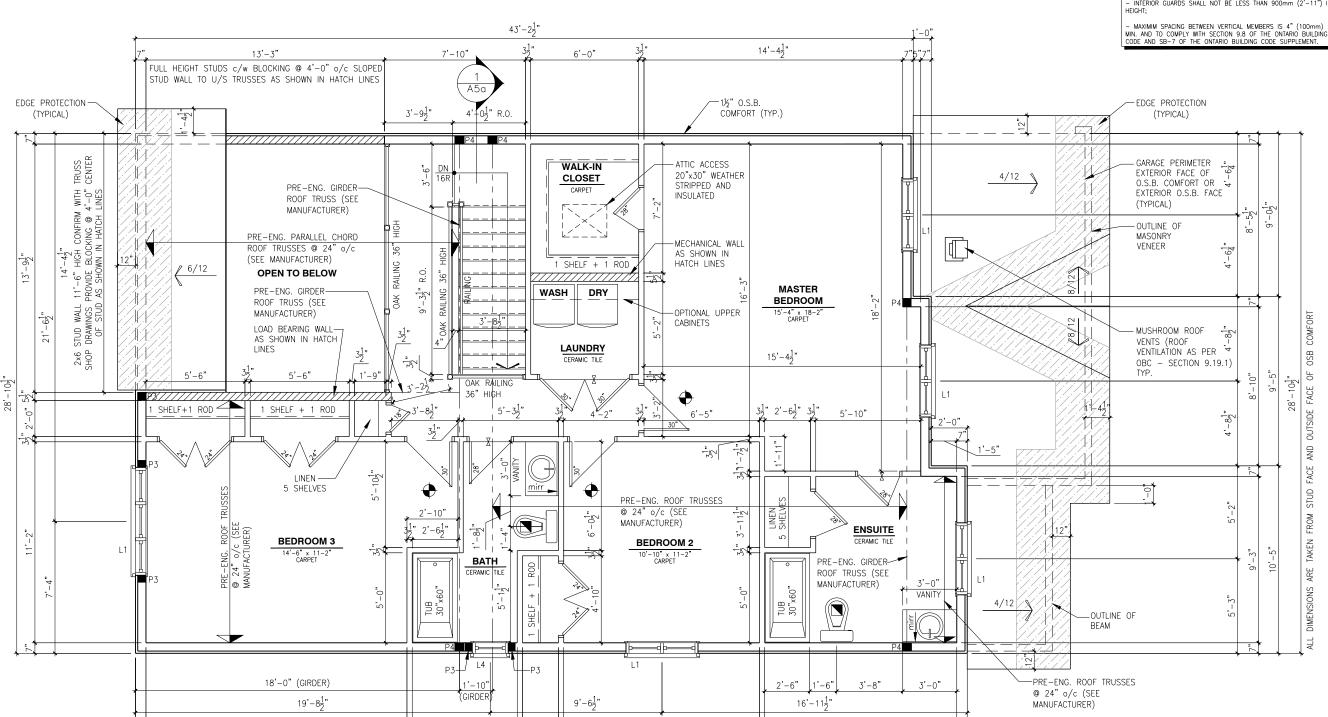
HANDRAILS: MIN 860mm (34") - MAX 900mm (36");

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN EVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SÚRFACE;

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6 070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") If



 $10' - 10\frac{1}{2}'$ 

10'-8"

<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR MALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE

**XXXX** 

XX/XX/XXXX

LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING ODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS

LOT:

DATE:

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

### IOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING)

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

 $L3 = 2-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES

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 $\mbox{^{*}}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

#### POST TABLE:

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P3 = 3-2x4 OR 3-2x6

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

P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*)

P16 = HSS 76.2x47.8 + 130x130x12 T&B PL. (\*)
P17 = HSS 73 0.D.x4.8 + 100x180x12 B0TTOM PL. + 130x160x10 TOP PL. (\*) (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

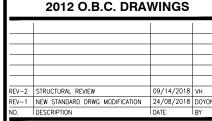
\* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)

\* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

= SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN

- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE



### RAWING: SECOND FLOOR PLAN 3 BEDROOM - ELEVATION C

3/16" = 1'-0" XX/XX/XXX

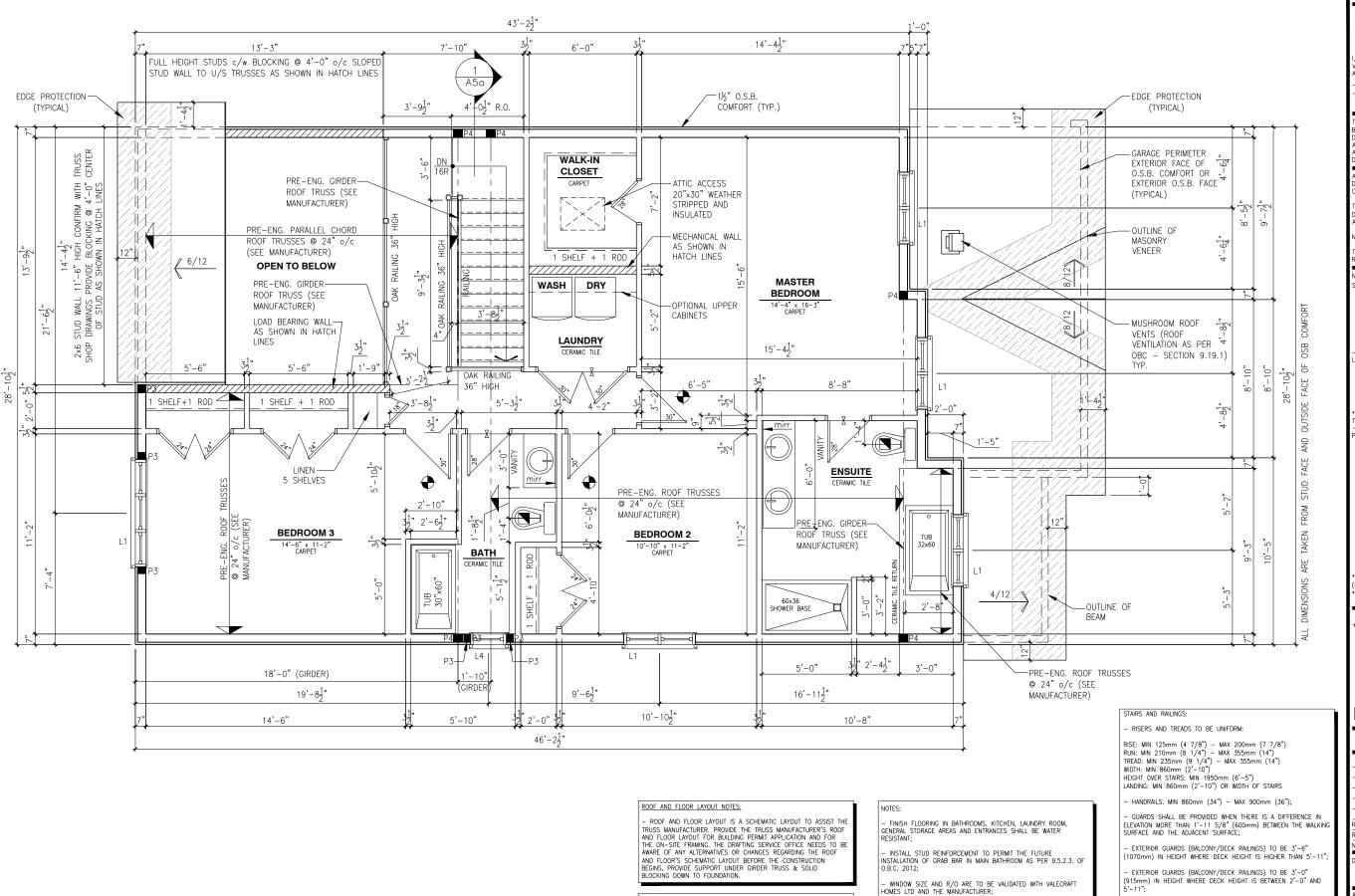
825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8c

SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION C

14'-6"



NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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.

### STEEL LINTEL: 100x90x8 = L 125x90x8 L 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING)

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

### POST TABLE:

P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
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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 0.D.x4.8 + 100x180x12 BOTTOM PL.

(\*) = 2-120 ANCH. (WHERE ANCH. PL. NOT USED)

\* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

ı				
ı				
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ı				
ı				
ı	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
ı	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
ı	NO.	DESCRIPTION	DATE	BY

### RAWING: SECOND FLOOR - 3 BED. **ELEV. C (ENSUITE UPGRADE)**

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

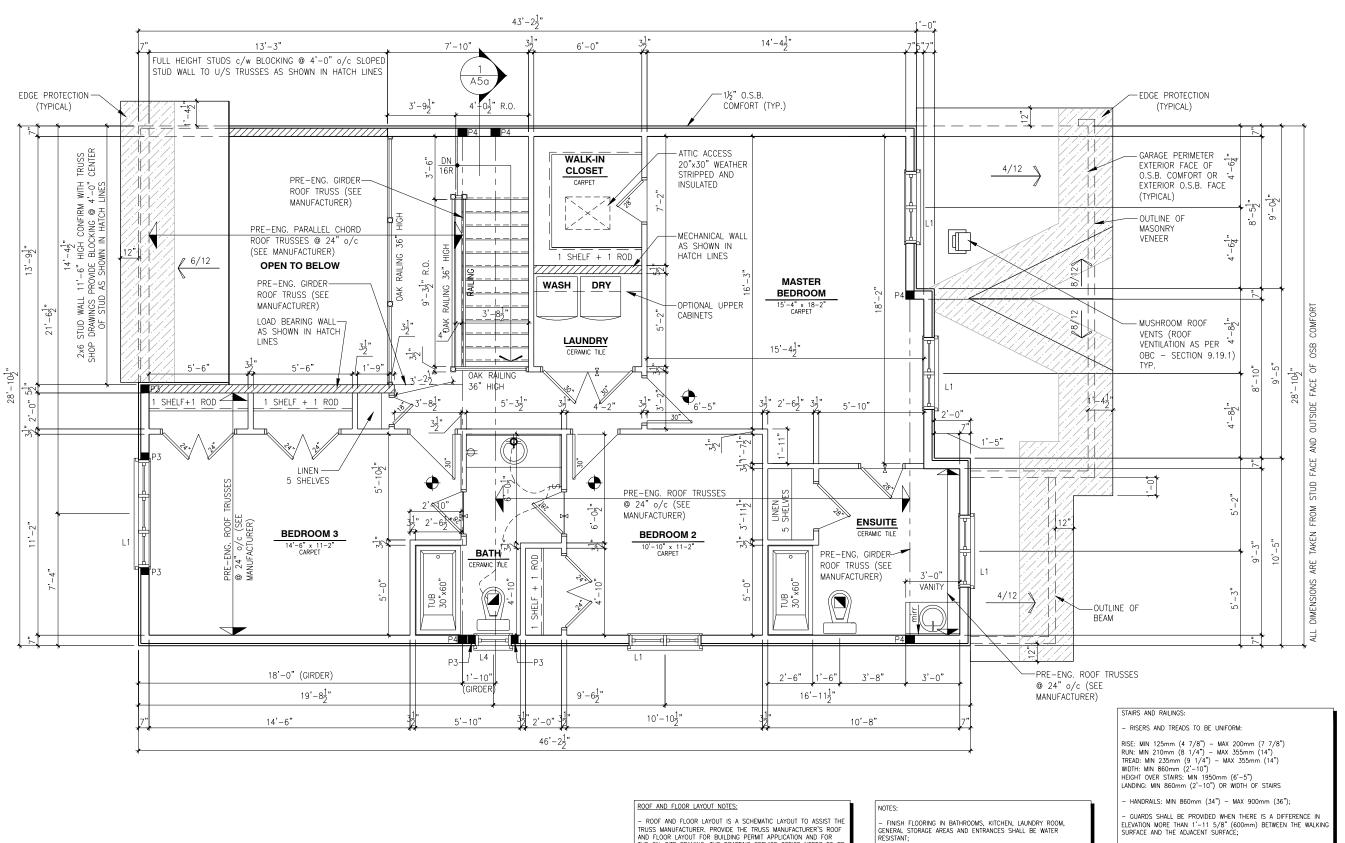
3/16" = 1'-0"

XX/XX/XXX

A8c

825 - THE BRADLEY 2018 FOOTPRINT

SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION C (ENSUITE UPGRADE)



THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO B

AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF

AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

NOTE:

- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

IOMES LTD AND THE MANUFACTURER;

DATE: I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL: = L 125x90x8 \_ 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING) L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
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LOT:

100x90x8

XXXX

XX/XX/XXXX

2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
NO.	DESCRIPTION	DATE	BY

RAWING: SECOND FLOOR - 3 BED. **ELEV. C (JACK & JILL)** 

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

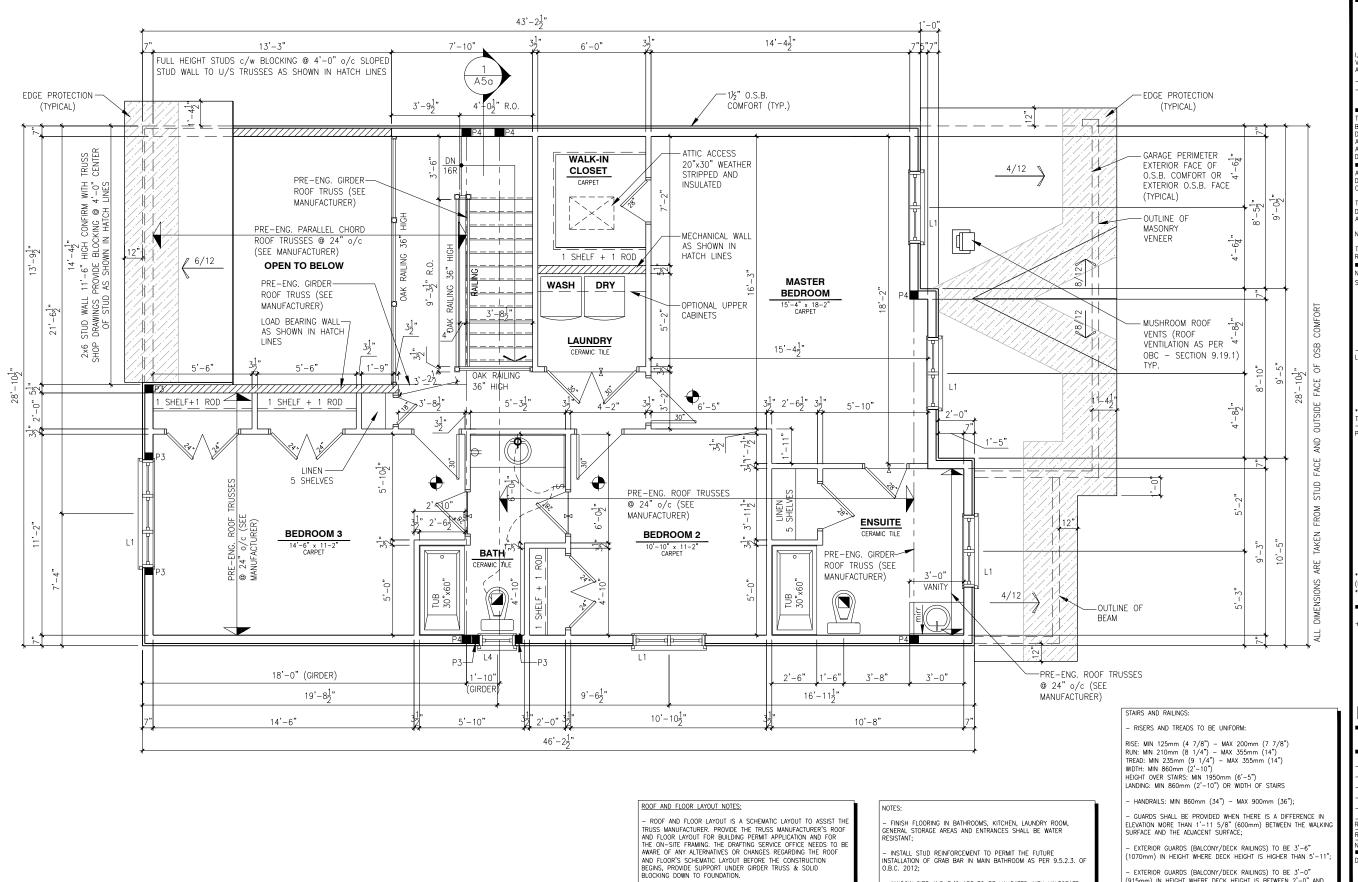
- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

3/16" = 1'-0" XX/XX/XXX

A8c

825 - THE BRADLEY 2018 FOOTPRINT

SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION C (JACK & JILL)



NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL: 100x90x8 = L 125x90x8 125x90x10 200x100x12 S7 = L 150x100x10 (8" BEARING) L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
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- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT IOMES LTD AND THE MANUFACTURER;

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

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

1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11'

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0 (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOY
NO.	DESCRIPTION	DATE	BY

RAWING: SECOND FLOOR - 3 BED. **ELEV. C (JACK&JILL+ENS)** 

3/16" = 1'-0" XX/XX/XXX

A8c

825 - THE BRADLEY 2018 FOOTPRINT

SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION C (JACK & JILL) + (ENSUITE UPGRADE)

FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;

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

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE

### ROOF AND FLOOR LAYOUT NOTES:

42,

2'-6"

 $16' - 11\frac{1}{2}$ "

10'-8"

-PRE-ENG. ROOF TRUSSES

@ 24" o/c (SEE

MANUFACTURER)

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH TRUSS MANUFACTURER: PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING, THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

STAIRS AND RAILINGS:

RISERS AND TREADS TO BE UNIFORM:

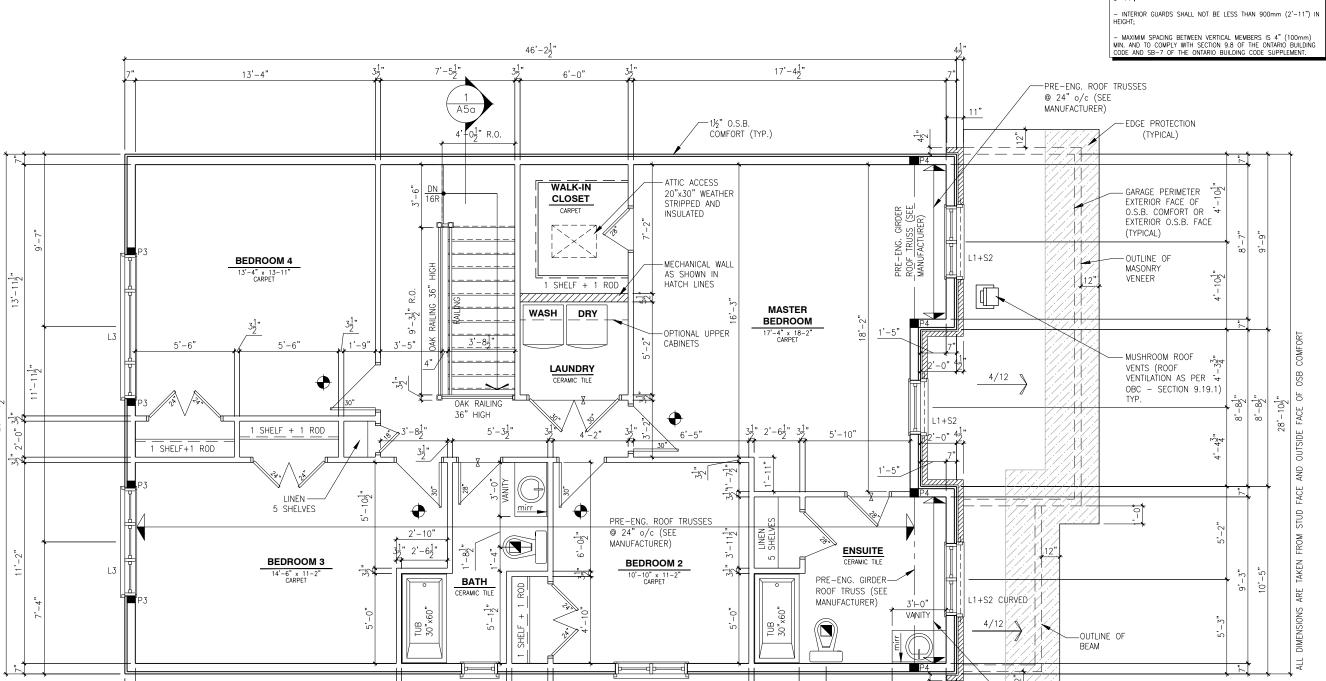
RISF: MIN 125mm (4 7/8") - MAX 200mm (7 7/8") RUN: MIN 210mm (8 1/4") - MAX 355mm (14") TREAD: MIN 235mm (9 1/4") - MAX 355mm (14") WIDTH: MIN 860mm (2'-10")

HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

HANDRAILS: MIN 860mm (34") - MAX 900mm (36");

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN EVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";



 $9'-6\frac{1}{2}"$ 

 $46'-2\frac{1}{2}"$ 

5'-10"

 $10' - 10\frac{1}{2}$ "

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6 070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING ODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR MALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

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

IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE

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**XXXX** 

XX/XX/XXXX

IE 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.

LOT:

PERSONAL BOIN #19896

TARION REGISTRATION NUMBER #611

DATE:

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

## NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10 = 1 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

 $L3 = 2-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

### POST TABLE:

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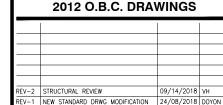
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE



DESCRIPTION RAWING: SECOND FLOOR PLAN

3/16" = 1'-0"

**4 BEDROOM - ELEVATION A** 

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

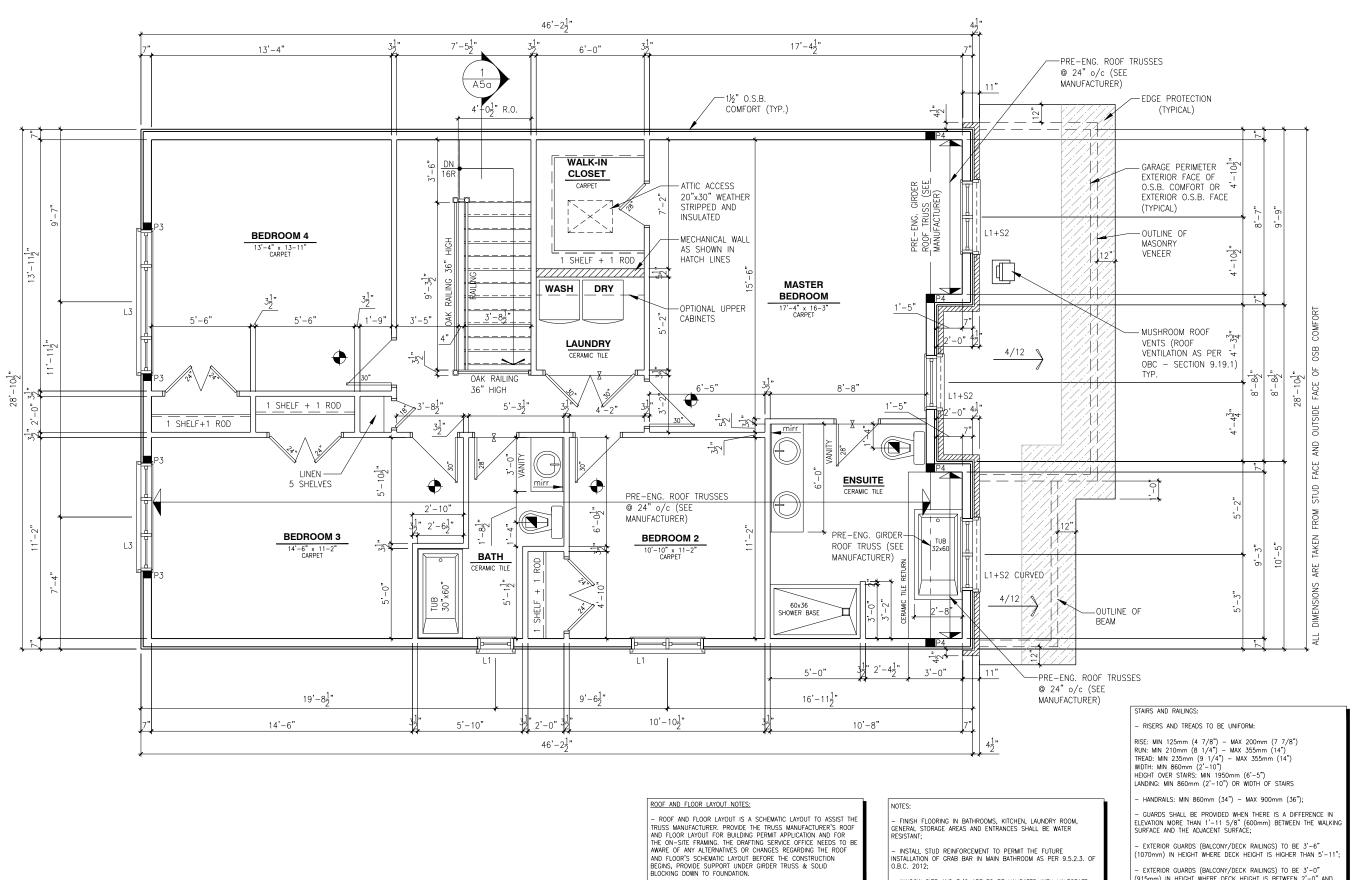
A8d

XX/XX/XXX

**SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION A** 

19'-8<u>1</u>"

14'-6"



- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: **XXXX** DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10 = 1 200x100x12 S7 = L 150x100x10 (8" BEARING) L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL. (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED) \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA. PROVIDE MECHANICAL EXHAUST TO OUTSIDE 2012 O.B.C. DRAWINGS

- 1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11"
- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0 (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

IOMES LTD AND THE MANUFACTURER;

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

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REV-2	STRUCTURAL REVIEW	09/14/2018	
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
NO.	DESCRIPTION	DATE	BY

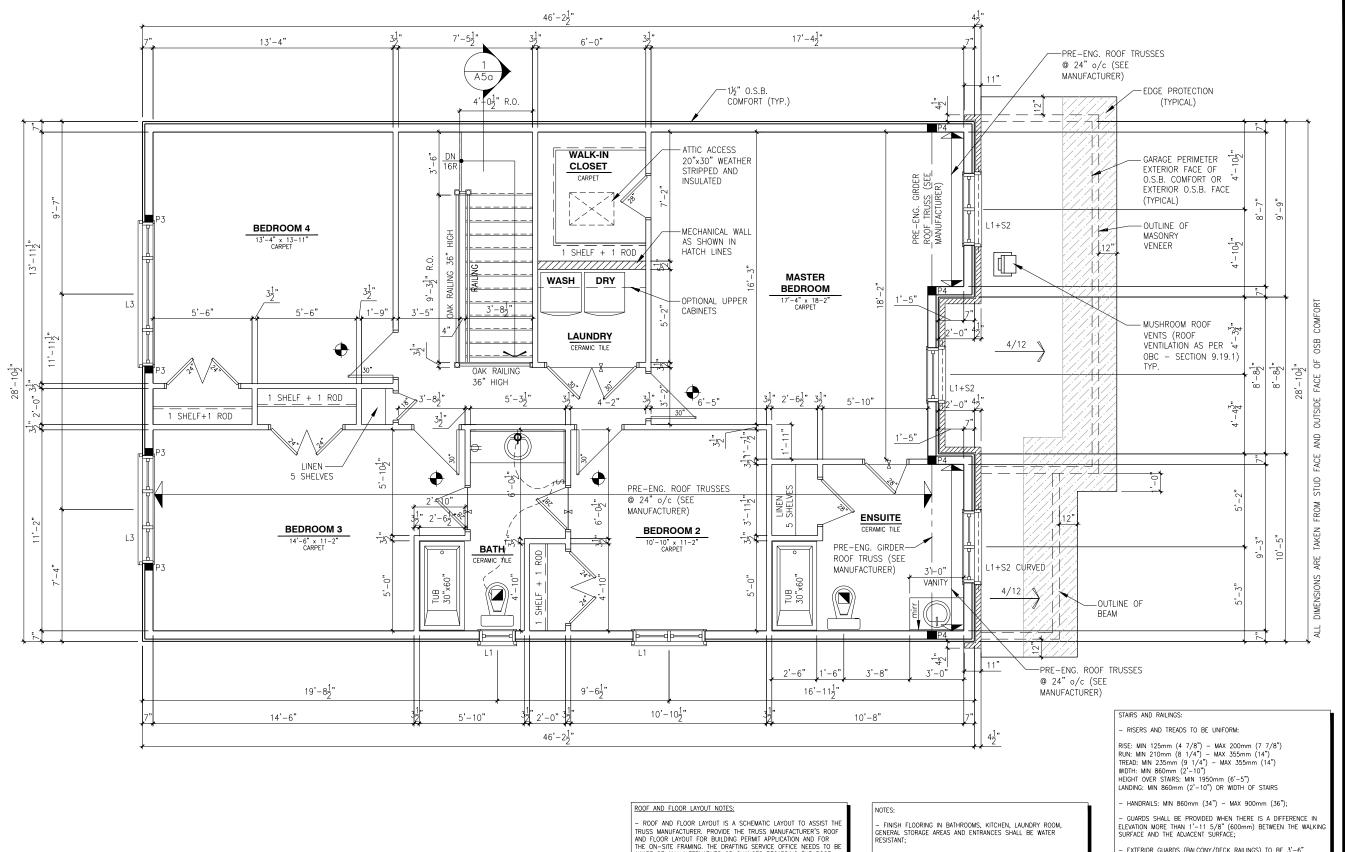
## RAWING: SECOND FLOOR - 4 BED. **ELEV. A (ENSUITE UPGRADE)**

3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

A8d



AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF

AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

NOTE:

RESISTANT

INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE

HOMES LTD AND THE MANUFACTURER;

INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
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DATE: XX/XX/XXXX

**XXXX** 

I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

PERSONAL BOIN #19896

LOT:

- TARION REGISTRATION NUMBER #611
- \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \*

HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

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

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

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

NOTES	
STEEL	LINTEL:
S1	= L 90x90x6
S2	= L 90x90x8
S3	= L 100x90x8
S4	= L 125x90x8
S5	= L 125x90x10
9.2	- I 200×100×12

- $L3 = 2-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES
- $L4 = 3-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES
- \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO	DECCRIPTION	DATE	DV

SECOND FLOOR - 4 BED. **ELEV. A (JACK & JILL)** 

STANDARD DRAWINGS)

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6'

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0'

1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm)
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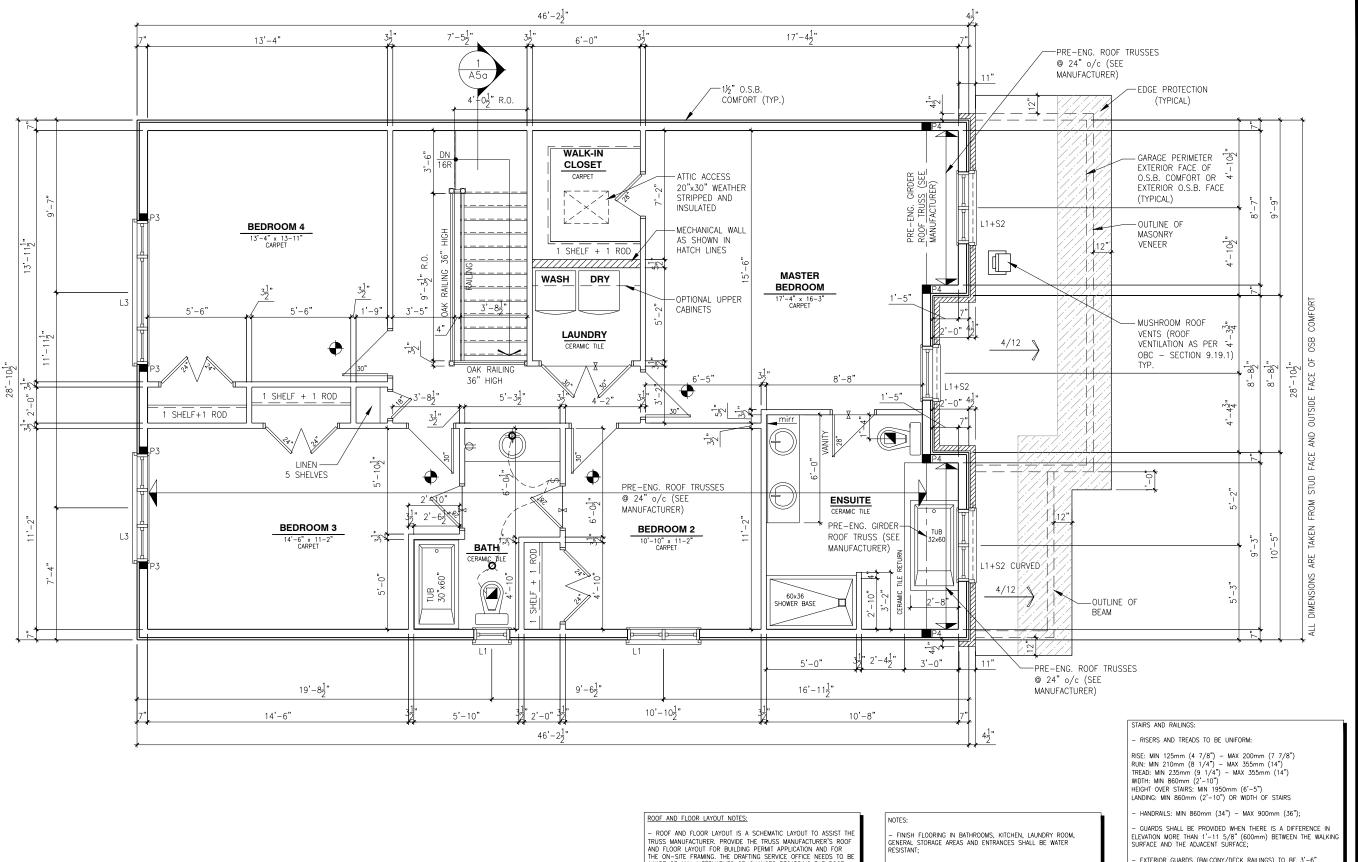
3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

A8d

XX/XX/XXX

SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION A (JACK & JILL)



- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

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LOT: **XXXX** DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER
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AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

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

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6' 1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0' (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm)
MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING
CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

NOTES	
STEEL	LINTEL:
٠.	
S1	= L 90x90x6
S2	= L 90x90x8
S3	= L 100x90x8
S4	= L 125x90x8
S5	= L 125x90x10
S6	= L 200x100x12
S7	= L 150x100x10 (8" BEARING)

09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON

DESCRIPTION SECOND FLOOR - 4 BED.

**ELEV. A (JACK & JILL)** 3/16" = 1'-0"

825 - THE BRADLEY

2018 FOOTPRINT A8d

XX/XX/XXXX

STANDARD DRAWINGS)

SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION A (JACK & JILL)

FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;

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

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE

### ROOF AND FLOOR LAYOUT NOTES:

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH TRUSS MANUFACTURER: PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING, THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

STAIRS AND RAILINGS:

RISERS AND TREADS TO BE UNIFORM:

RISF: MIN 125mm (4 7/8") - MAX 200mm (7 7/8") RUN: MIN 210mm (8 1/4") - MAX 355mm (14") TREAD: MIN 235mm (9 1/4") - MAX 355mm (14") WIDTH: MIN 860mm (2'-10") HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

HANDRAILS: MIN 860mm (34") - MAX 900mm (36");

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN EVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6 070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") I

ODE REQUIREMENTS AND MUNICIPAL REGULATIONS. IE 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.

LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING

<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR MALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

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

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**XXXX** 

XX/XX/XXXX

LOT:

PERSONAL BOIN #19896

TARION REGISTRATION NUMBER #611

DATE:

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

NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10 = 1 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

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2012 O.B.C. DRAWINGS

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

09/14/2018 VH

EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

RAWING: SECOND FLOOR PLAN **4 BEDROOM - ELEVATION B** 

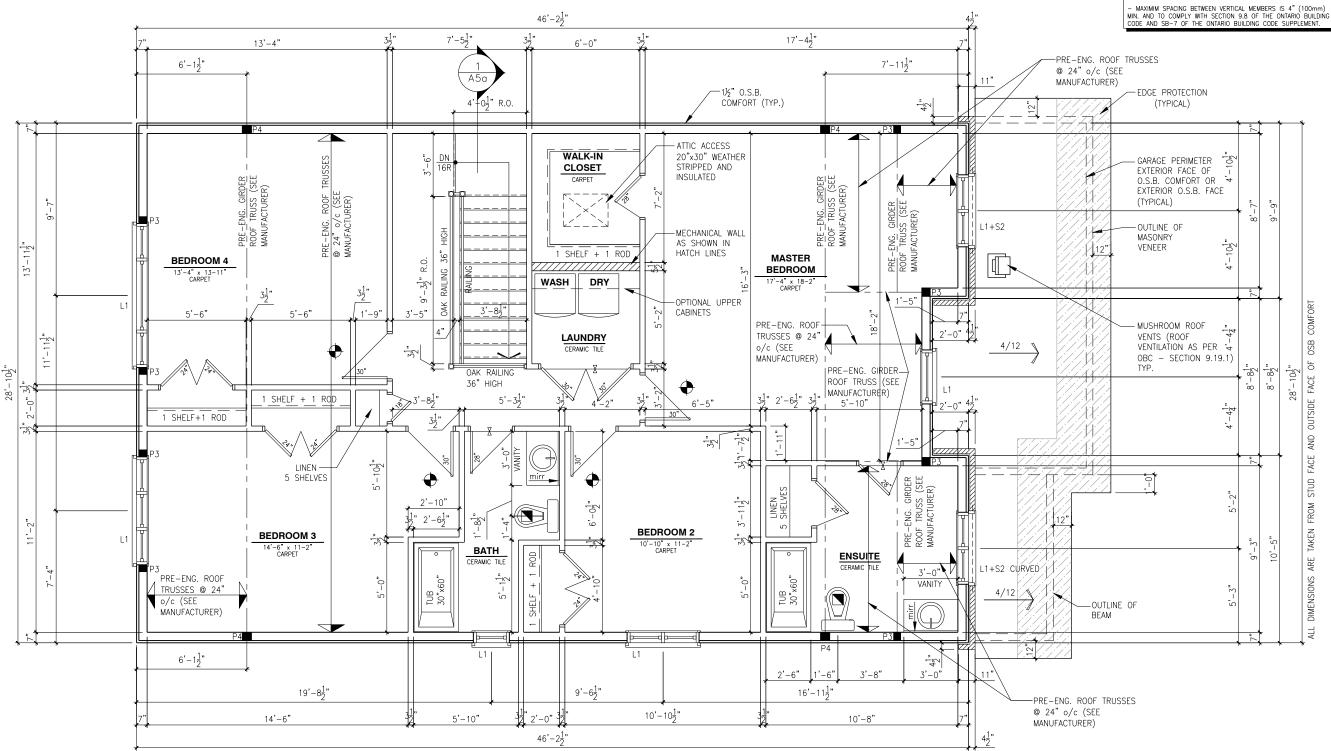
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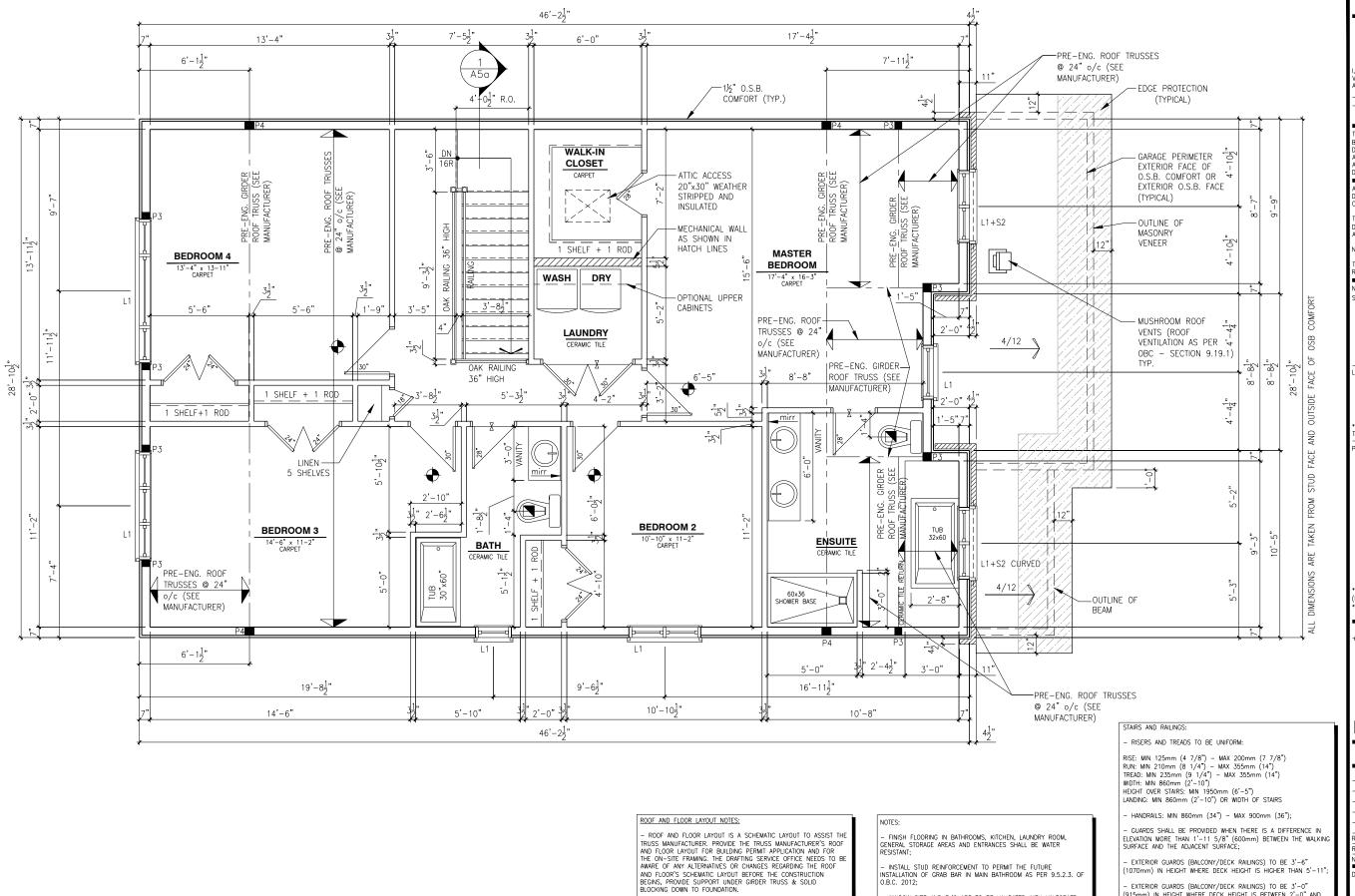
825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8e

XX/XX/XXX





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SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

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- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA. = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

# 2012 O.B.C. DRAWINGS

09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

## SECOND FLOOR - 4 BED. **ELEV. B (ENSUITE UPGRADE)**

3/16" = 1'-0" XX/XX/XXX

A8e

825 - THE BRADLEY

2018 FOOTPRINT

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

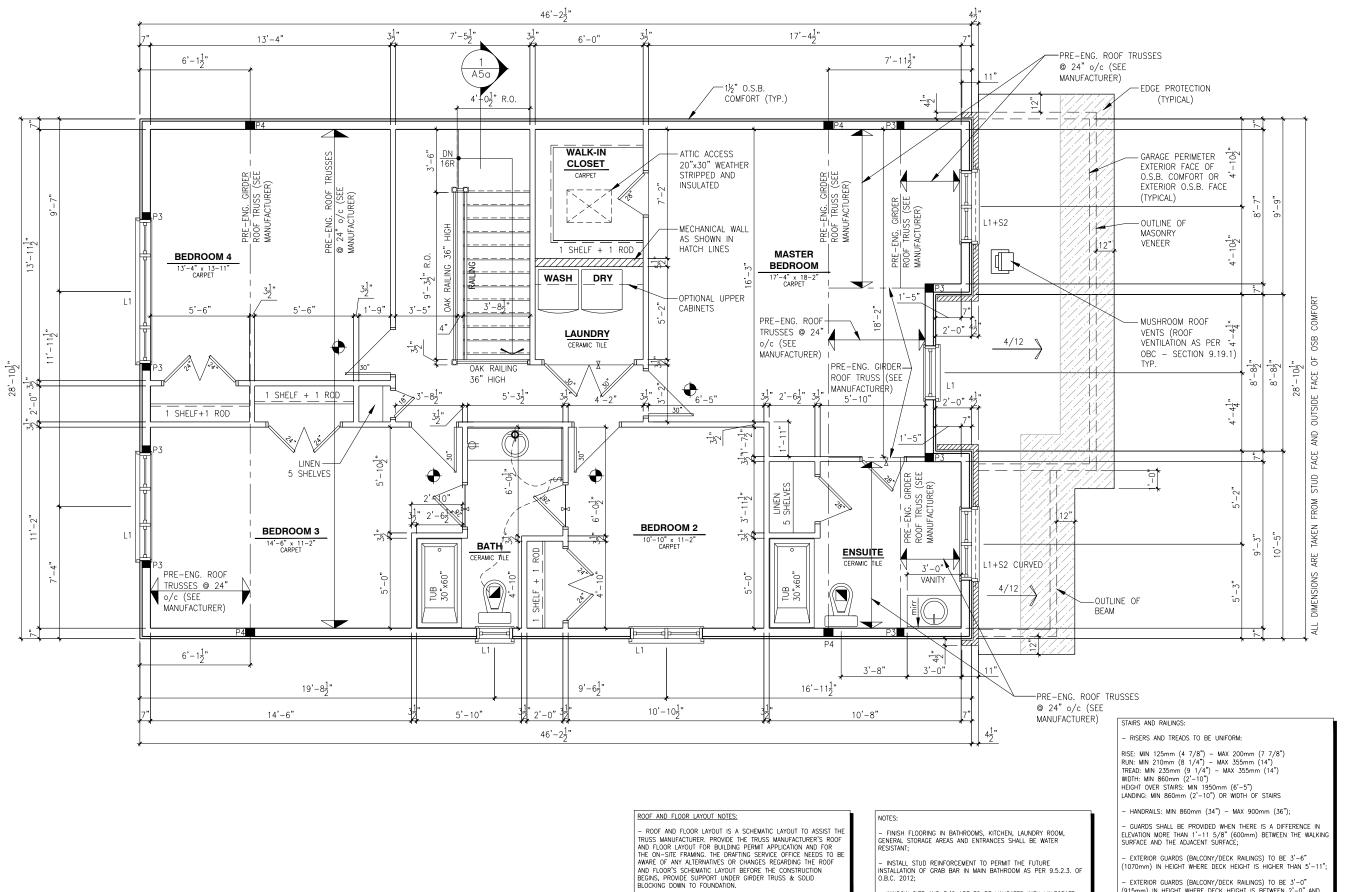
IOMES LTD AND THE MANUFACTURER;

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm)
MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING
CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION B (ENSUITE UPGRADE)



- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: **XXXX** DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER
DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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. STEEL LINTEL: L 90x90x6 L 90x90x8 100x90x8 = L 125x90x8 \_ 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES  $L3 = 2-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL. (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED) POST ARE ALL JACK c/w STUD EX. P2 = 1 JACK + 1 STUD) IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN

- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

# 2012 O.B.C. DRAWINGS

09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

SECOND FLOOR - 4 BED. **ELEV. B JACK & JILL)** 

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0'

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

HOMES LTD AND THE MANUFACTURER;

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm)
MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING
CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

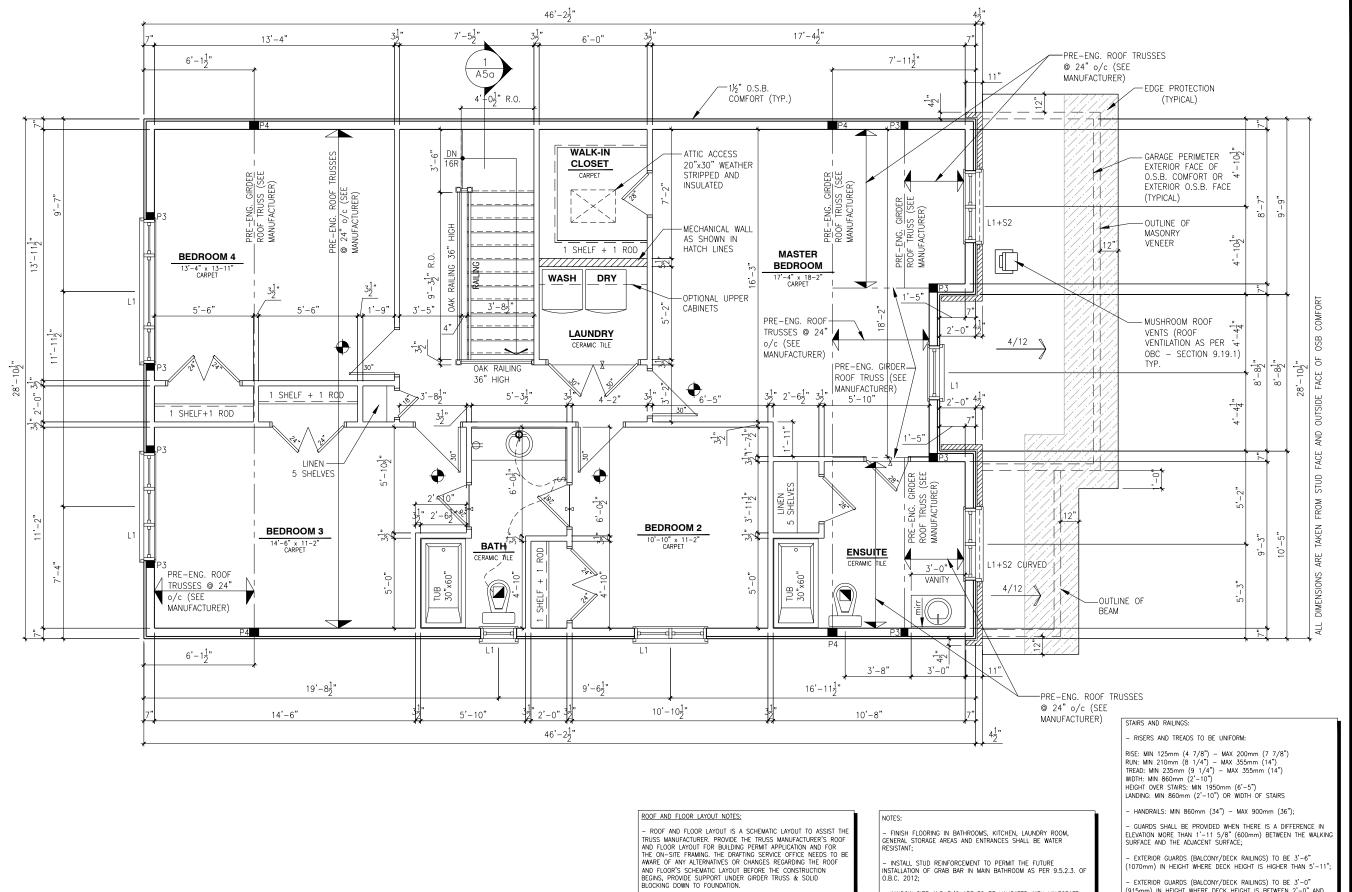
3/16" = 1'-0" XX/XX/XXXX

A8e

825 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION B (JACK & JILL)



- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6 IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

HOMES LTD AND THE MANUFACTURER;

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

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CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

LOT: **XXXX** DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW

LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING

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.

STEEL LINTEL: 100x90x8 = L 125x90x8 . 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

 $L3 = 2-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

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 0.D.x4.8 + 100x180x12 BOTTOM PL.

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

POST ARE ALL JACK c/w STUD

EX. P2 = 1 JACK + 1 STUD)

SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
 ONTARIO BUILDING CODE:
 SHALL HAVE A VISUAL SIGNALING DEVICE;
 ARP REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

ı				
ı	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
	NO.	DESCRIPTION	DATE	BY

## RAWING: SECOND FLOOR - 4 BED. ELEV. B JACK & JILL + ENS.)

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

A8e

XX/XX/XXX

 $43'-2\frac{1}{2}"$ 

FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;

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

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE

### ROOF AND FLOOR LAYOUT NOTES:

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH TRUSS MANUFACTURER: PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING, THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

STAIRS AND RAILINGS:

RISERS AND TREADS TO BE UNIFORM:

RISF: MIN 125mm (4 7/8") - MAX 200mm (7 7/8") RUN: MIN 210mm (8 1/4") - MAX 355mm (14") TREAD: MIN 235mm (9 1/4") - MAX 355mm (14") WIDTH: MIN 860mm (2'-10") HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

HANDRAILS: MIN 860mm (34") - MAX 900mm (36");

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN EVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6 070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" 915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") I

MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm)
 MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

ODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

LOT:

PERSONAL BCIN #19896

DATE:

**XXXX** 

XX/XX/XXXX

<u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR MALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

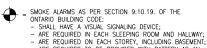
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LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING

## IE 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. STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10 $= 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES $L3 = 2-1.75 \times 9.5$ LVL (1.9E) + P3 ON BOTH SIDES $L4 = 3-1.75 \times 9.5$ LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3" ADJUSTABLE STEEL COLUMN P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP P2 = 2-224 OR 2-2x6 P3 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL. + 130x160x10 TOP PL. (\*) (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED) \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"



- ARE REQUIRED ON EACH SIGNEY, INCLUDING BASEMENT,
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FOLLOWED BY, 4 MINUTES OF ALARM; AND
- CARBON MONOXIDE ALARM ARE ALSO REQUIRED
ADJACENT TO EACH SLEEPING AREA.

2012 O.B.C. DRAWINGS

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

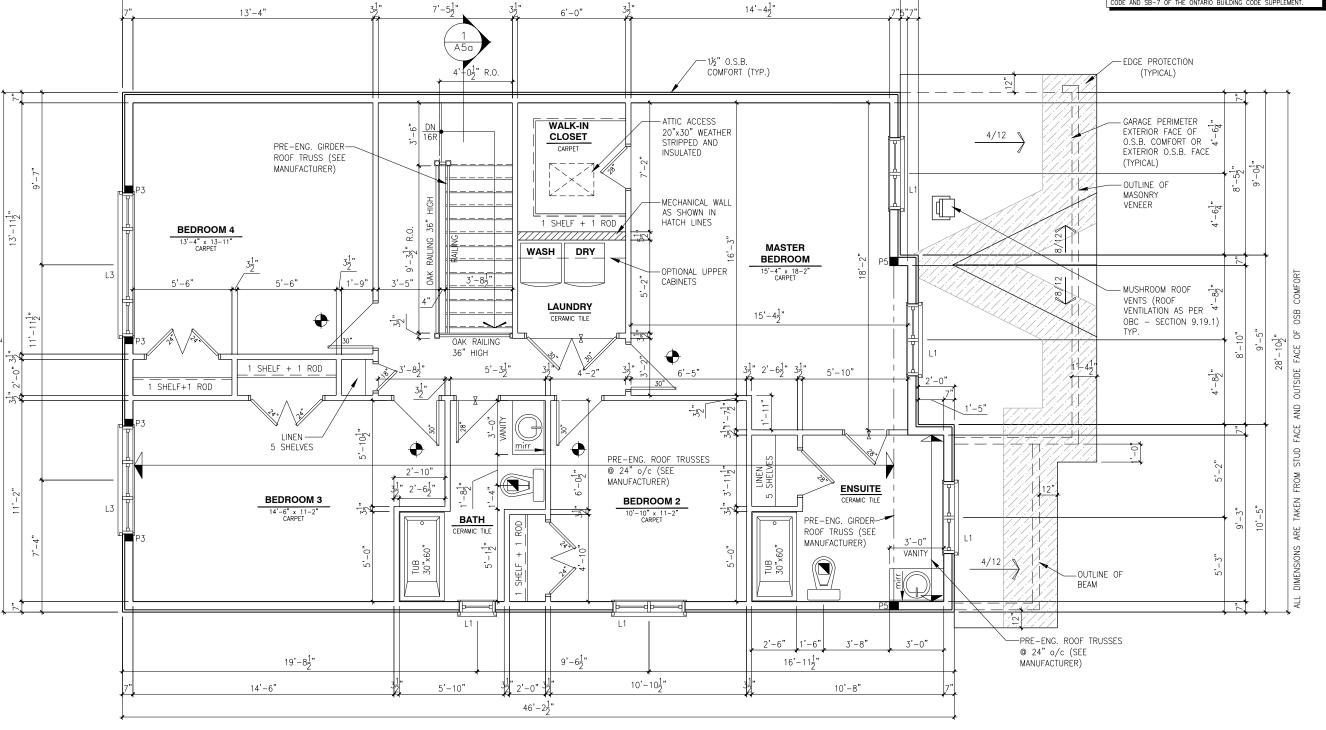
RAWING: SECOND FLOOR PLAN

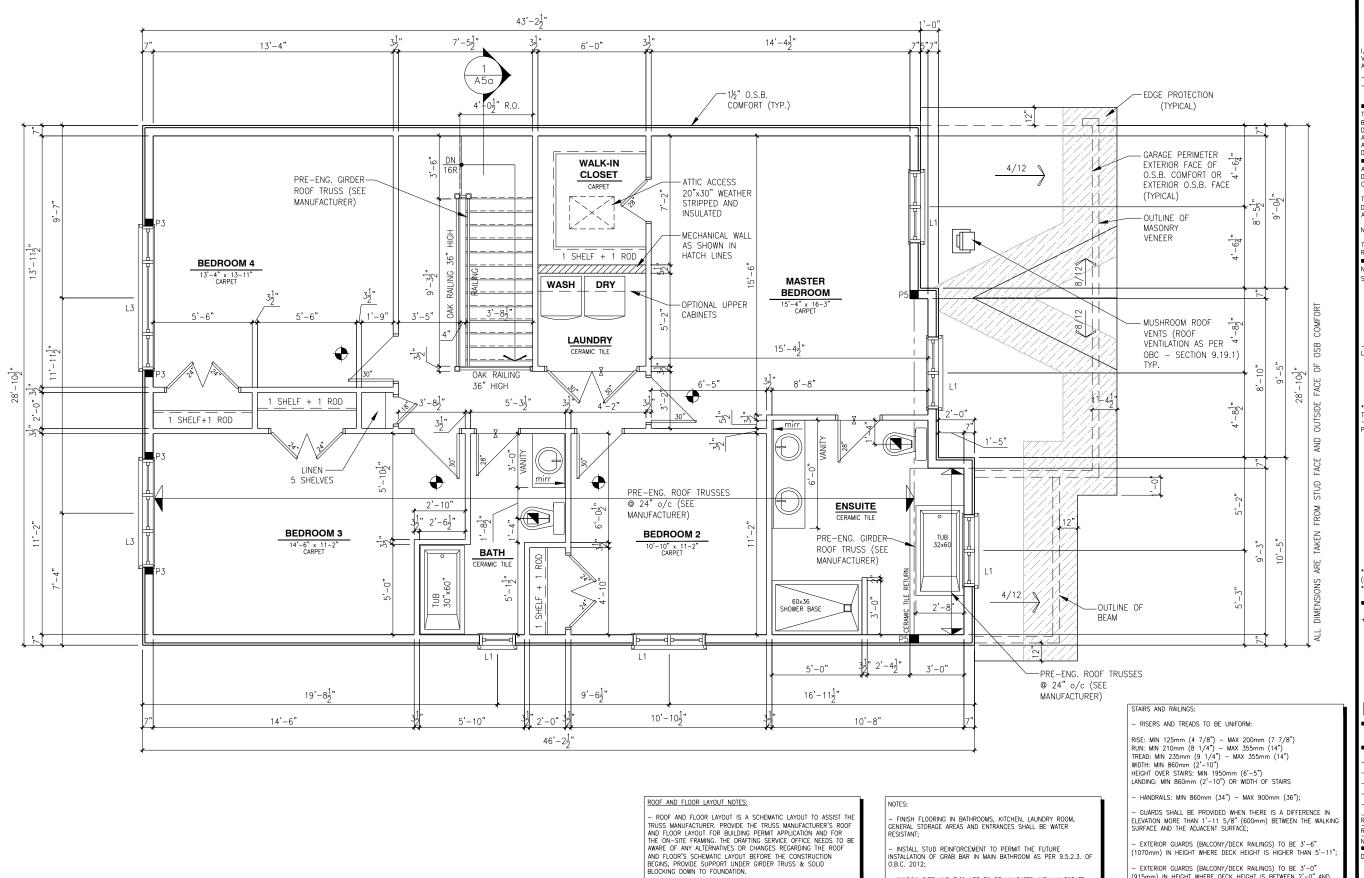
4 BEDROOM - ELEVATION C 3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8f





- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: **XXXX** DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \* HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER
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## 09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

## RAWING: SECOND FLOOR - 4 BED. **ELEV. C (ENSUITE UPGRADE)**

3/16" = 1'-0" XX/XX/XXX

A8f

825 - THE BRADLEY 2018 FOOTPRINT

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

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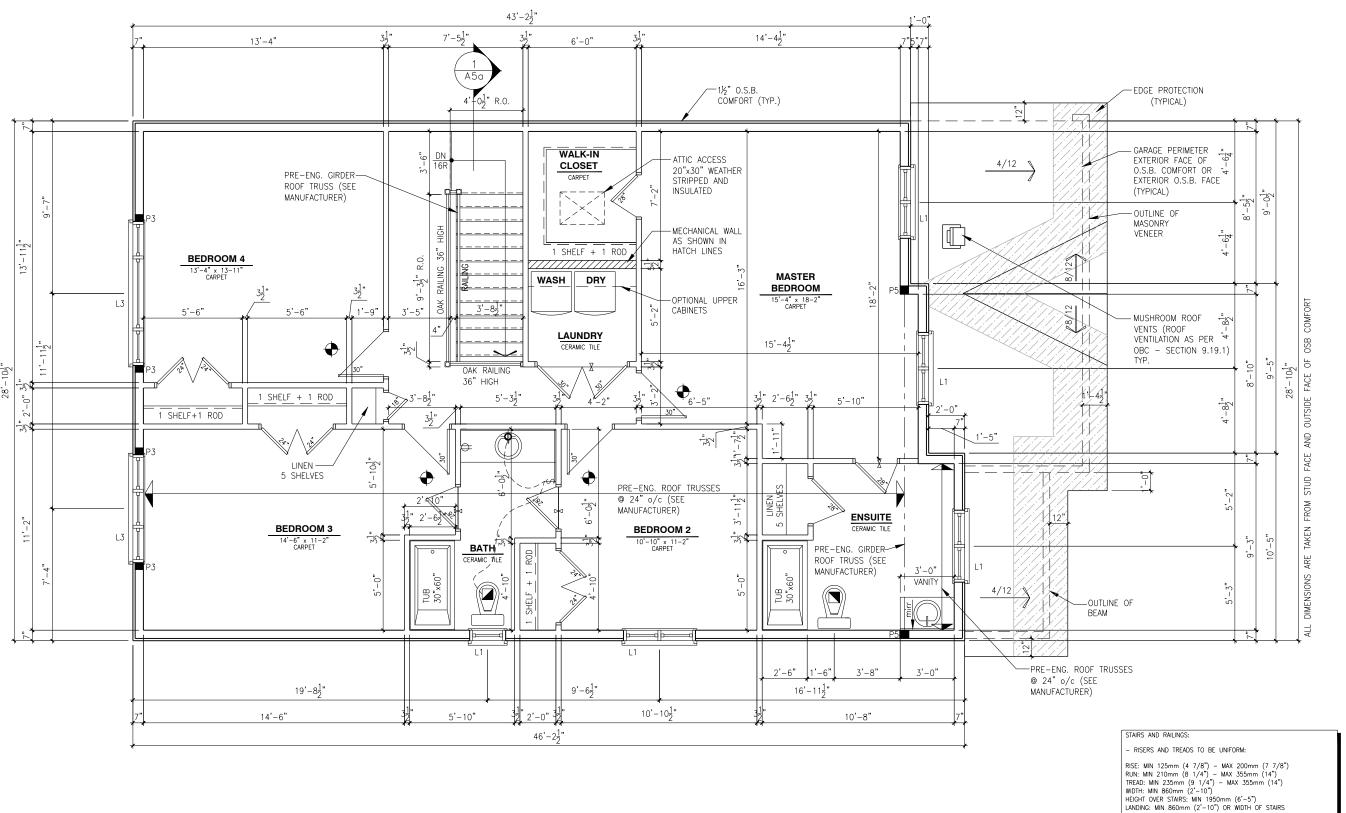
HOMES LTD AND THE MANUFACTURER;

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION C (ENSUITE UPGRADE)



- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

## NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012 SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE LESS THAN 42%.

FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT

INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER; COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

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

MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;

HANDRAILS: MIN 860mm (34") - MAX 900mm (36");

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN ELEVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6' 1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11'

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0' (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

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



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

PERSONAL BOIN #19896

TARION REGISTRATION NUMBER #611

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

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NOTES:
STEEL LINTEL:
S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10 S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

## LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES

L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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 $\mbox{\scriptsize *}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

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2012 O.B.C. DRAWINGS

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

RAWING: SECOND FLOOR - 4 BED. **ELEV. C (JACK & JILL)** 

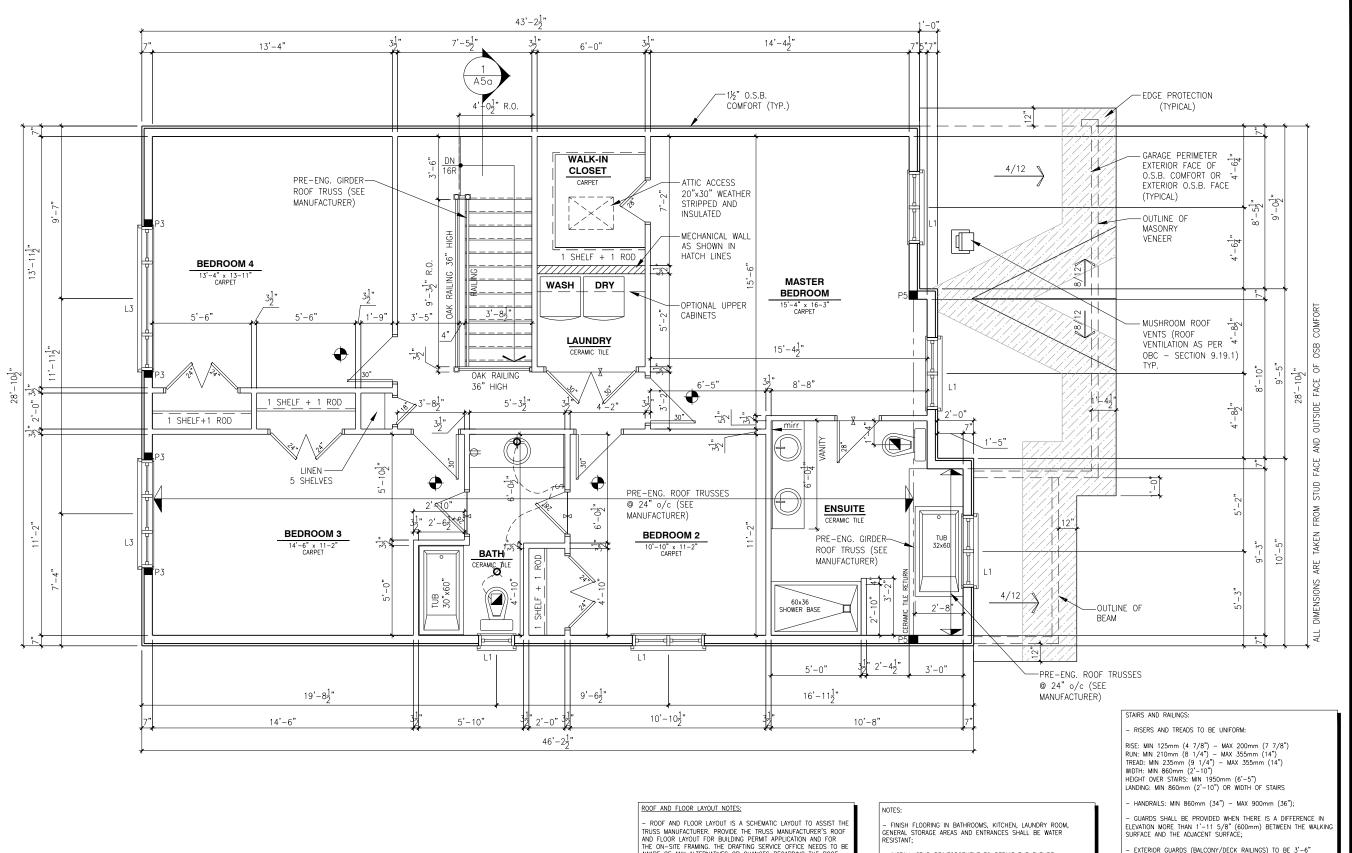
3/16" = 1'-0" XX/XX/XXX

A8f

825 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION C (JACK & JILL)



THE ON-SITE FRAMING, THE DRAFTING SERVICE OFFICE NEEDS TO B AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

## NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012 SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE LESS THAN 42%.

INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT IOMES LTD AND THE MANUFACTURER;

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE:

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

LOT: DATE:

**XXXX** XX/XX/XXXX



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PERSONAL BOIN #19896

TARION REGISTRATION NUMBER #611

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S7 = L 150x100x10 (8" BEARING)

L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

REV-2 STRUCTURAL REVIEW 09/14/2018 VH REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON

SECOND FLOOR - 4 BED. **ELEV. C (JACK & JILL + ENS)** 

XX/XX/XXX

A8f

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

(915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND

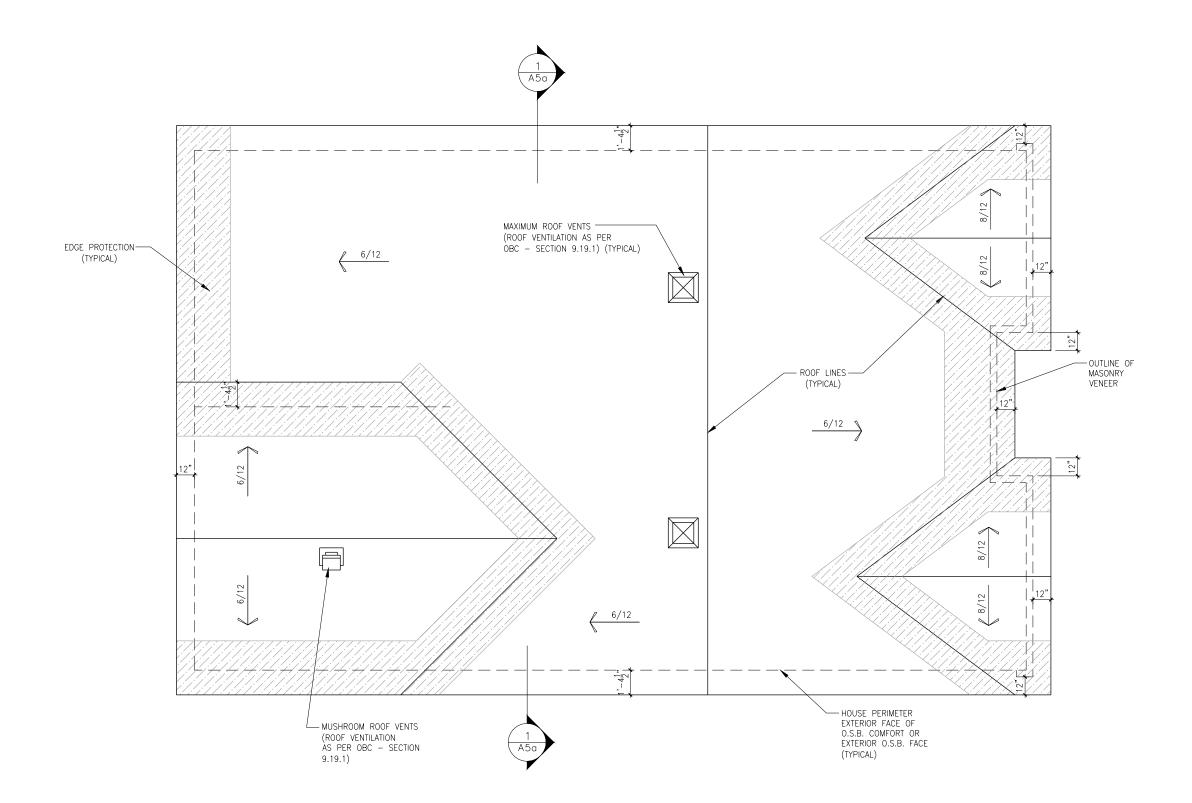
INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0

SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION C (JACK & JILL + ENSUITE UPGRADE)

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE - NOUF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT IN ASSIST INE TRUSS MANUFACTURER, PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES RECARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION DECIME ORDING SUIDORS LINDER DEPORT TRUES & COULD BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.



**ROOF PLAN - 3 BEDROOM -ELEVATION A** 

LOT: DATE:

**XXXX** XX/XX/XXXX



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P13 = HSS 88 9x88 9x3 18 ± 100x200x12 T&R P1

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

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REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

## **ROOF PLAN** 3 BEDROOM - ELEVATION A

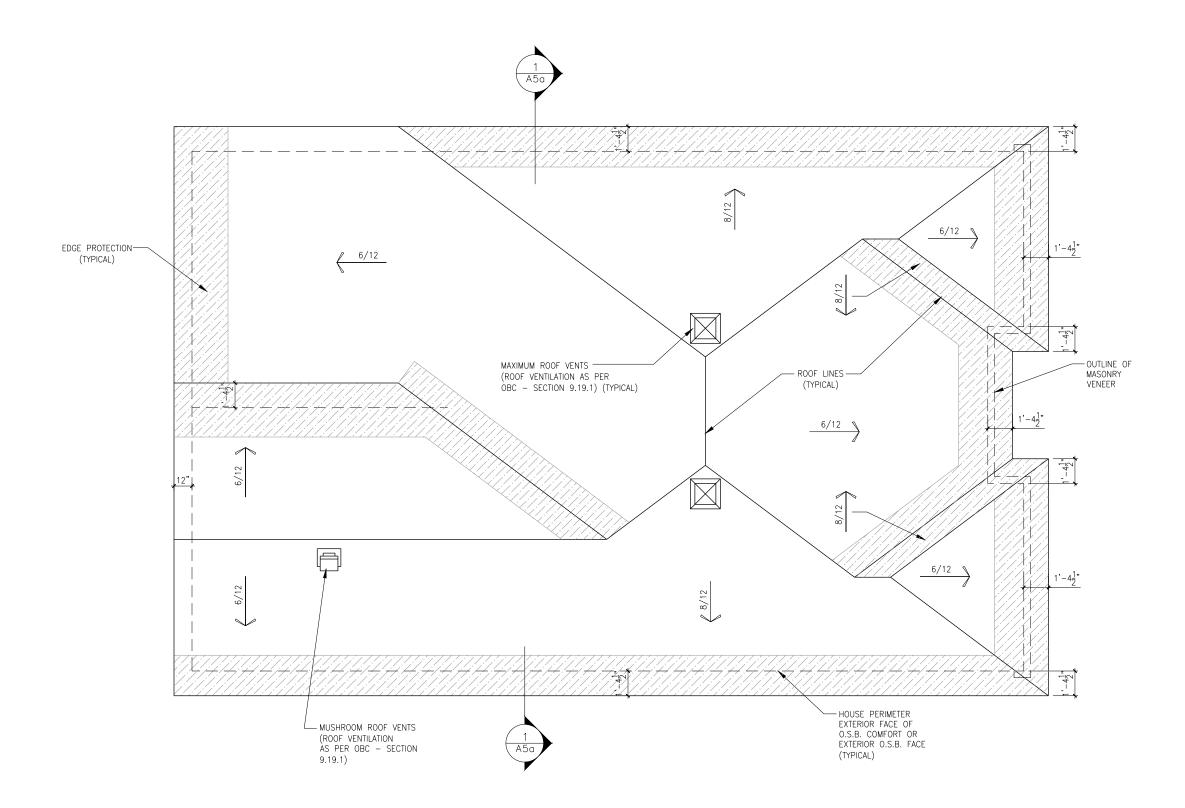
SCALE: 3/16" = 1'-0" xx/xx/xxxx

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A9a

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**ROOF PLAN - 3 BEDROOM -ELEVATION B** 

LOT: DATE:

**XXXX** XX/XX/XXXX



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  P1 = 10x14 AVX11 VIUSTE MAYEL BL. NOT UPED
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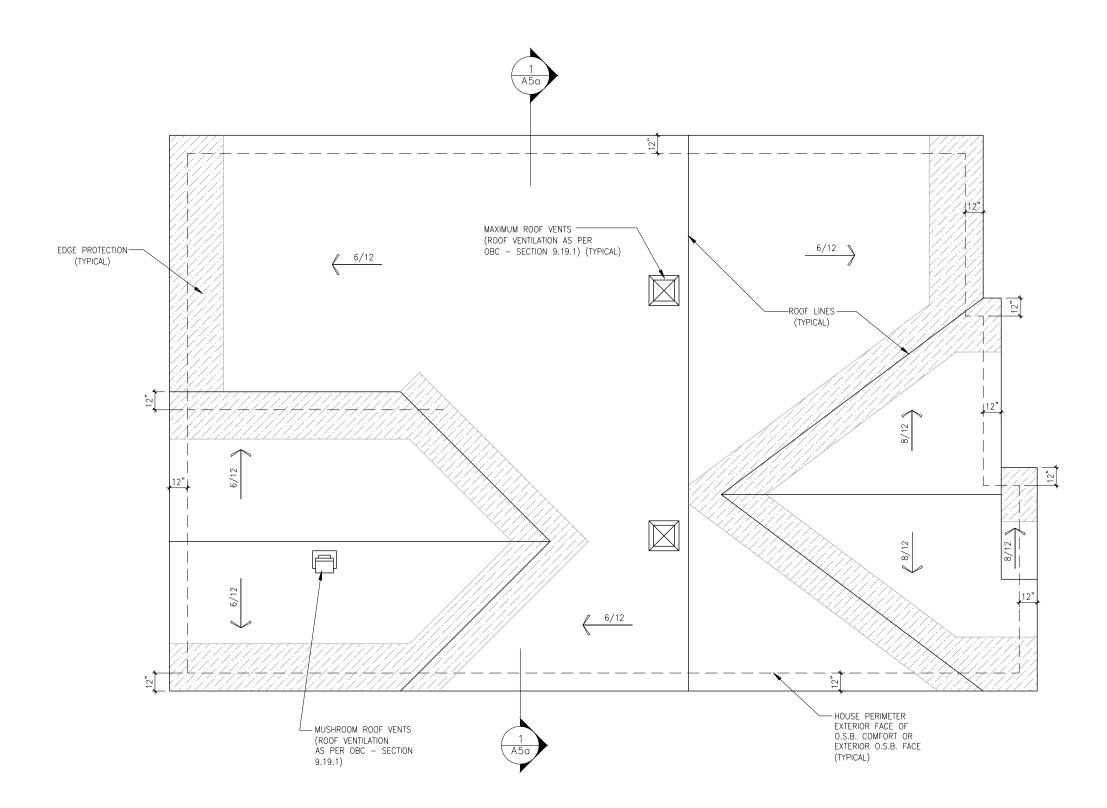
**ROOF PLAN** 3 BEDROOM - ELEVATION B

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

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

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**ROOF PLAN - 3 BEDROOM -ELEVATION C** 

LOT: DATE:

XXXX XX/XX/XXXX



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- P13 = HSS 88.9884.94.8.18 + 100x200x12 T&B PL. (\*)
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**ROOF PLAN** 

3 BEDROOM - ELEVATION C

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

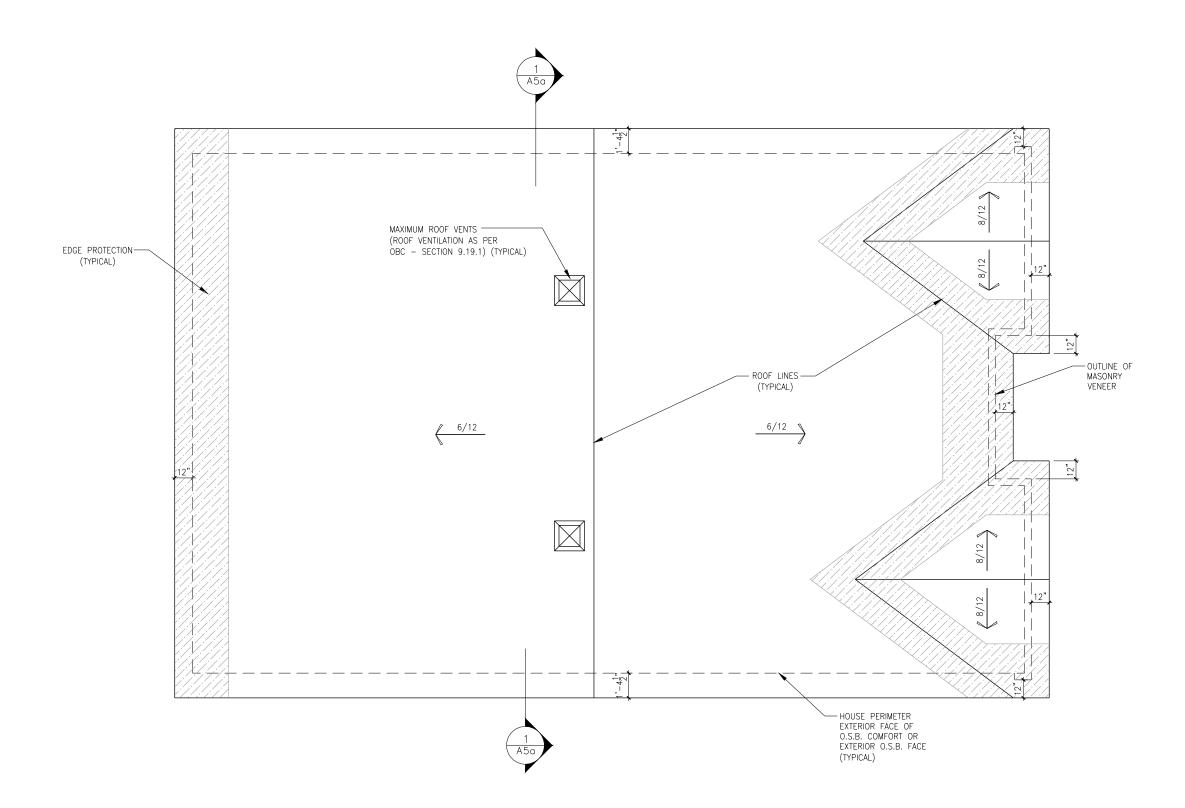
825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A9c

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**ROOF PLAN - 4 BEDROOM -ELEVATION A** 

LOT: DATE: XX/XX/XXXX



**XXXX** 

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- S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10

- $S6 = 1.200 \times 100 \times 12$
- S7 = L 150x100x10 (8" BEARING)

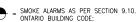
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C.	DRAWINGS
-------------	----------

REV-2	STRUCTURAL REVIEW	09/14/2018	٧H
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOY
NO.	DESCRIPTION	DATE	BY

**ROOF PLAN 4 BEDROOM - ELEVATION A** 

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

825 - THE BRADLEY

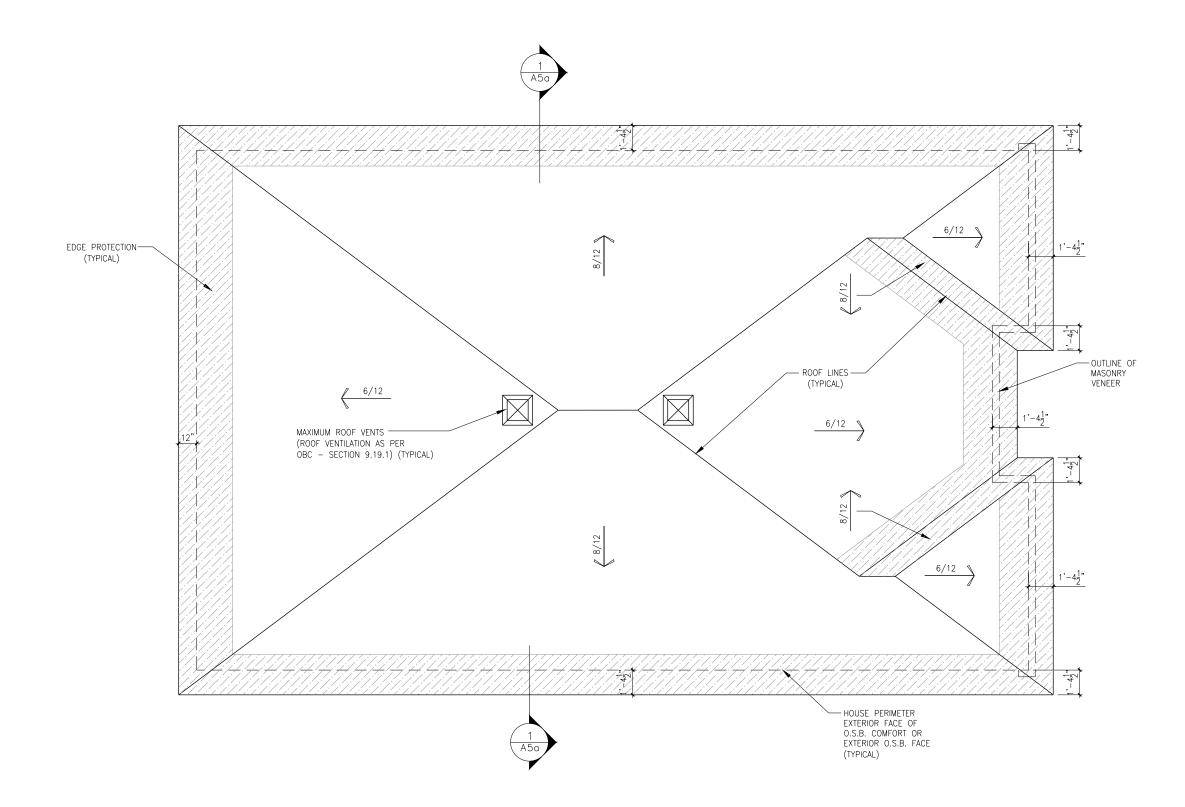
2018 FOOTPRINT

(STANDARD DRAWINGS)

A9d

xx/xx/xxxx

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE - NOUF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT IN ASSIST INE TRUSS MANUFACTURER, PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES RECARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION DECINE ORDERS ELIPORATIMOED CIPIEDS TRUES & SCHULD BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.



**ROOF PLAN - 4 BEDROOM -ELEVATION B** 

LOT: XXXX DATE: XX/XX/XXXX



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- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611
- \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \*

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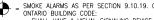
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## 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOY
NO.	DESCRIPTION	DATE	BY

## **ROOF PLAN 4 BEDROOM - ELEVATION B**

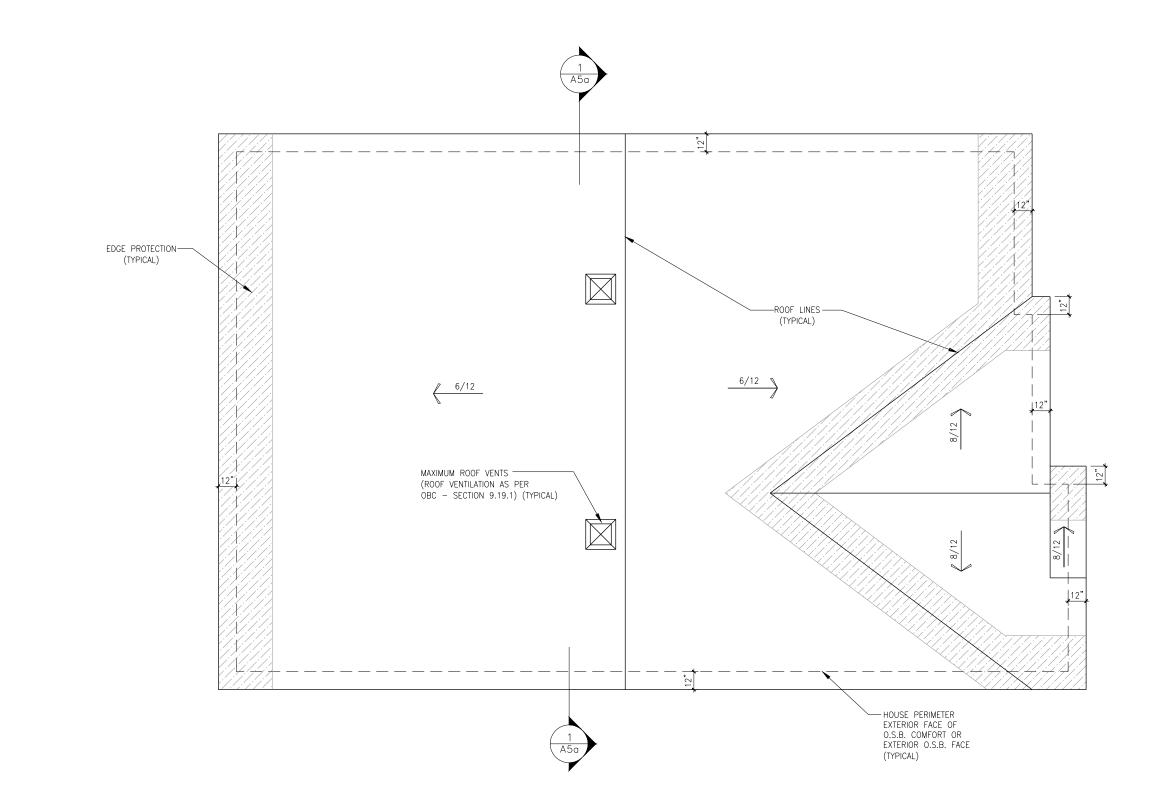
SCALE: 3/16" = 1'-0" xx/xx/xxxx

## 825 - THE BRADLEY

2018 FOOTPRINT (STANDARD DRAWINGS)



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**ROOF PLAN - 4 BEDROOM -ELEVATION C** 

LOT: DATE:

XXXX XX/XX/XXXX



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P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88 9x88 9x3 18 ± 100x200x12 T&R P1

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

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## 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO	DESCRIPTION	DATE	DV

**ROOF PLAN** 

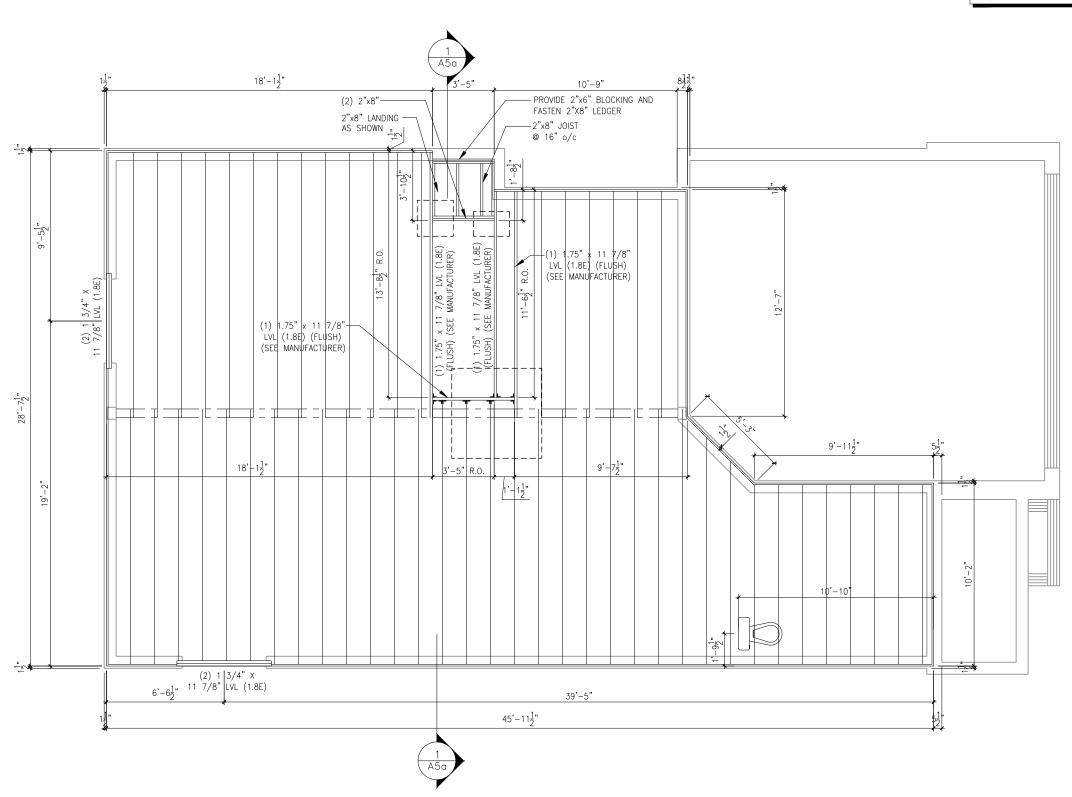
4 BEDROOM - ELEVATION C SCALE: 3/16" = 1'-0" xx/xx/xxxx

825 - THE BRADLEY

2018 FOOTPRINT (STANDARD DRAWINGS)

A9f

IRUSS MANUFACTURER, PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BI AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.



FIRST FLOOR - JOIST LAYOUT - 3 AND 4 BEDROOM - ELEVATION A, B, C (STANDARD)

ROOF AND FLOOR LAYOUT NOTES:

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF

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

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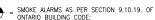
- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
- L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

	I	I	1
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l —			
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	_
	DESCRIPTION	DATE	BY

RAWING: FIRST FLOOR-JOIST LAYOUT 3 AND 4 BED. - ELEV. A, B, C

(STANDARD DRAWINGS)

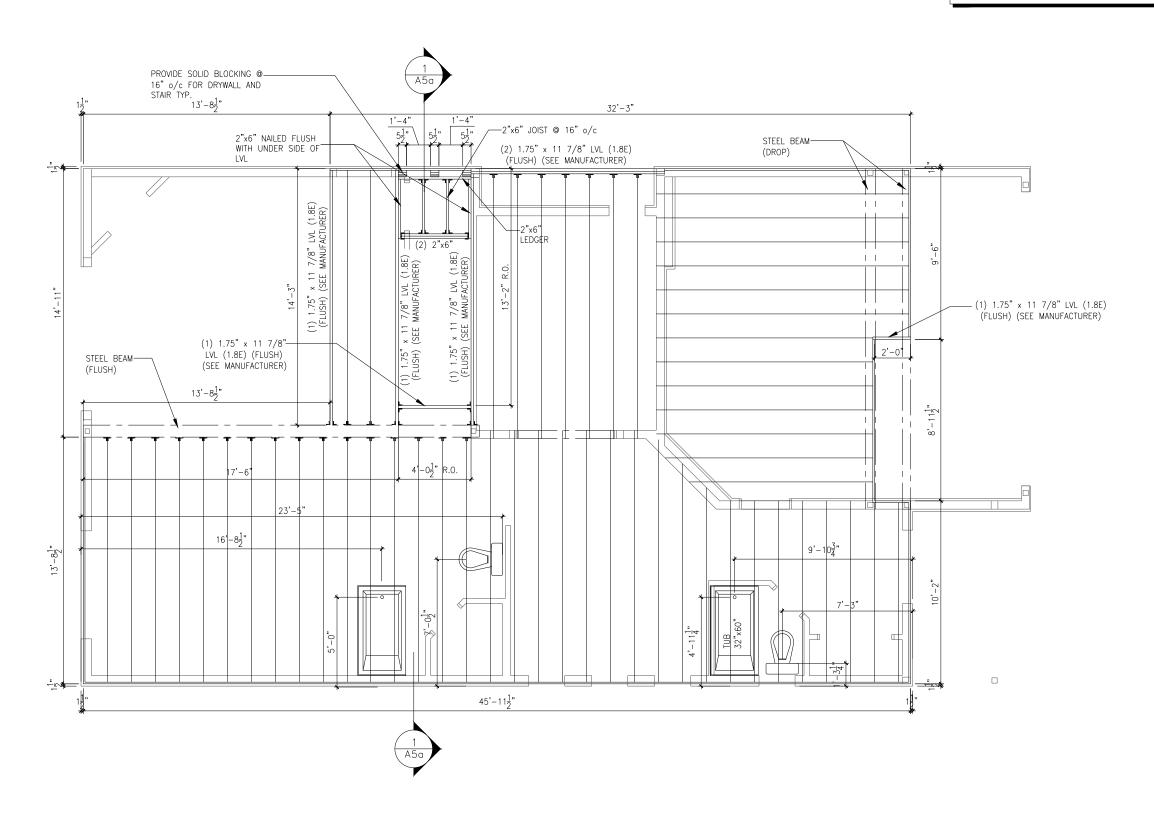
SCALE: 3/16" = 1'-0"

xx/xx/xxxx 825 - THE BRADLEY

2018 FOOTPRINT

A10a

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LOT: DATE:

**XXXX** XX/XX/XXXX



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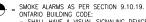
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- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
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## 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO	DESCRIPTION	DATE	RY

## RAWING: SECOND FLOOR - JOIST

LAYOUT - 3 BEDROOM - ELEV. A-B

SCALE: 3/16" = 1'-0" 825 - THE BRADLEY

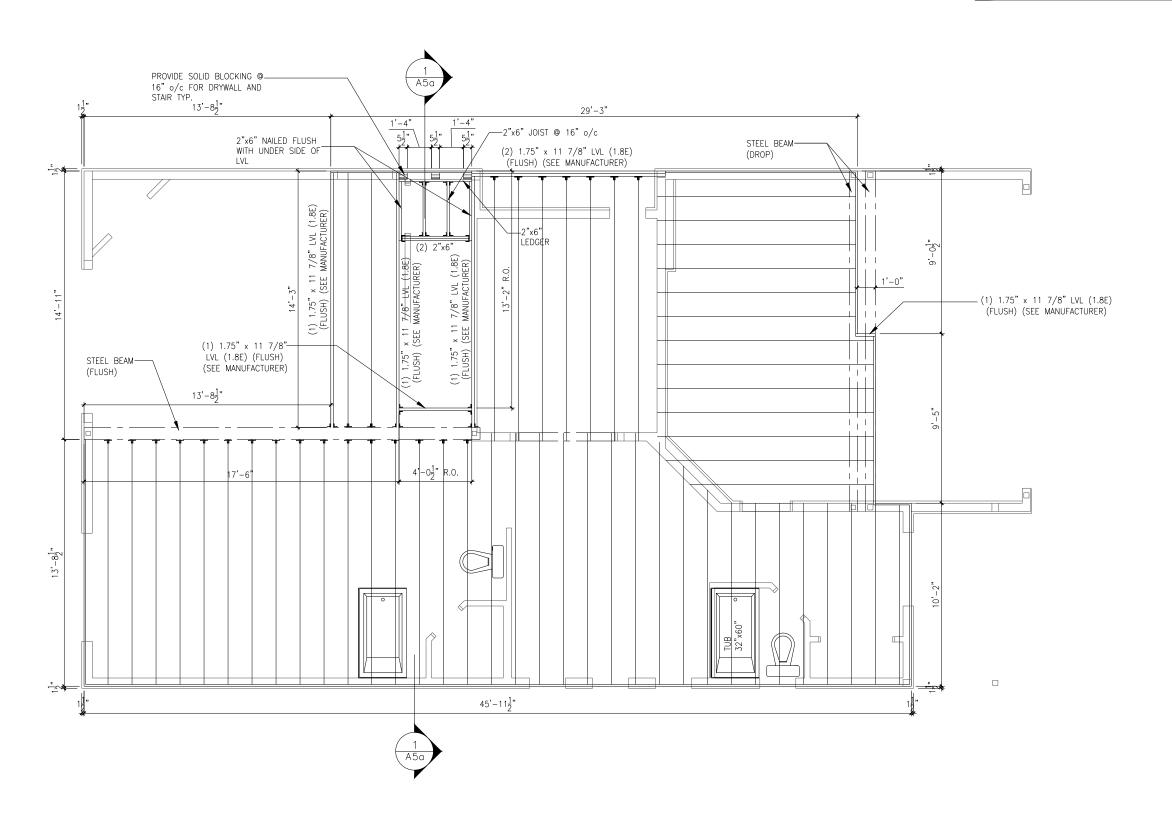
2018 FOOTPRINT

(STANDARD DRAWINGS)

A11a

XX/XX/XXXX

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## STEEL LINTEL:

- S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10
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## LINTEL TABLE:

- $\mbox{\scriptsize *}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

### POST TABLE:

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  P4 = 4-2x4 OR 4-2x6
  P5 = 5-2x4 OR 5-2x6
  P6 = 6-2x4 OR 6-2x6
  P13 = HSS 88 9x88 9x3 18 ± 100x200x12 T&R P1

- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
- P13 = HSS 88.9884.94.8.18 + 100x200x12 T&B PL. (\*)
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  P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*)
  P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL.
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  (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)
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- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
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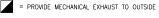
   SHALL HAVE A VISUAL SIGNALING DEVICE;

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## 2012 O.B.C. DRAWINGS

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ı	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
ı	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
	NO	DESCRIPTION	DATE	DV

(STANDARD DRAWINGS)

RAWING: SECOND FLOOR - JOIST LAYOUT - 3 BEDROOM - ELEV. C

xx/xx/xxxx

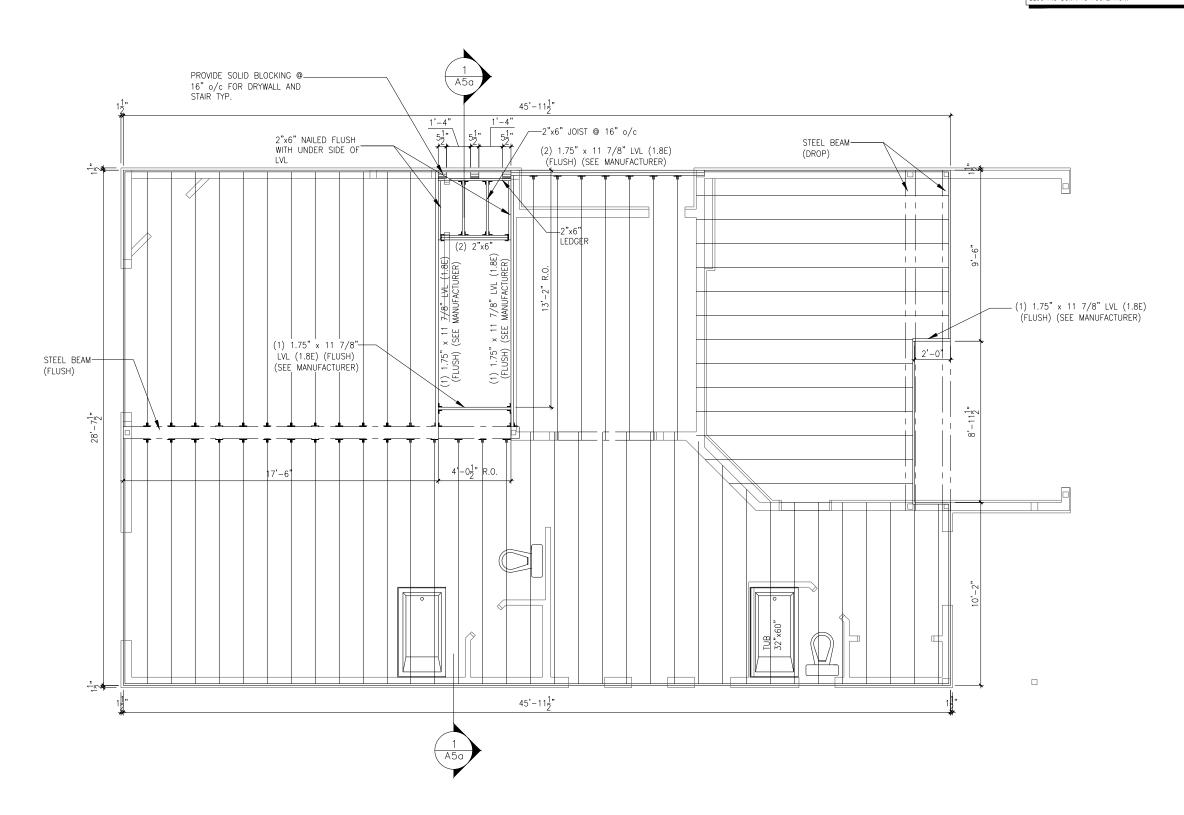
A11b

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

825 - THE BRADLEY

2018 FOOTPRINT

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF IRUSS MANUFACTURER, PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BI AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.



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

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- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611
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L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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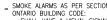
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

RAWING: SECOND FLOOR - JOIST

LAYOUT - 4 BEDROOM - ELEV. A-B

SCALE: 3/16" = 1'-0" 825 - THE BRADLEY

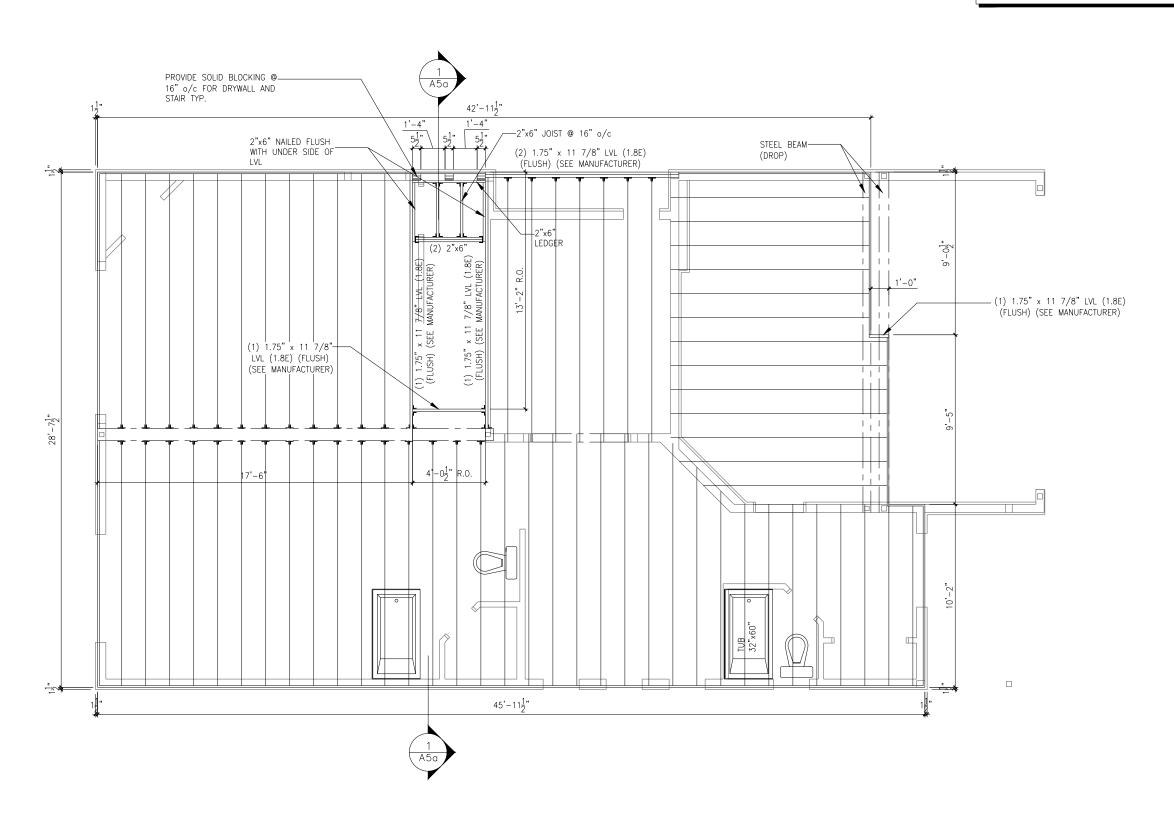
2018 FOOTPRINT

(STANDARD DRAWINGS)

A11c

XX/XX/XXXX

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



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ı	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
ı	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
ı	NO	DESCRIPTION	DATE	RY

RAWING: SECOND FLOOR - JOIST

LAYOUT - 4 BEDROOM - ELEV. C

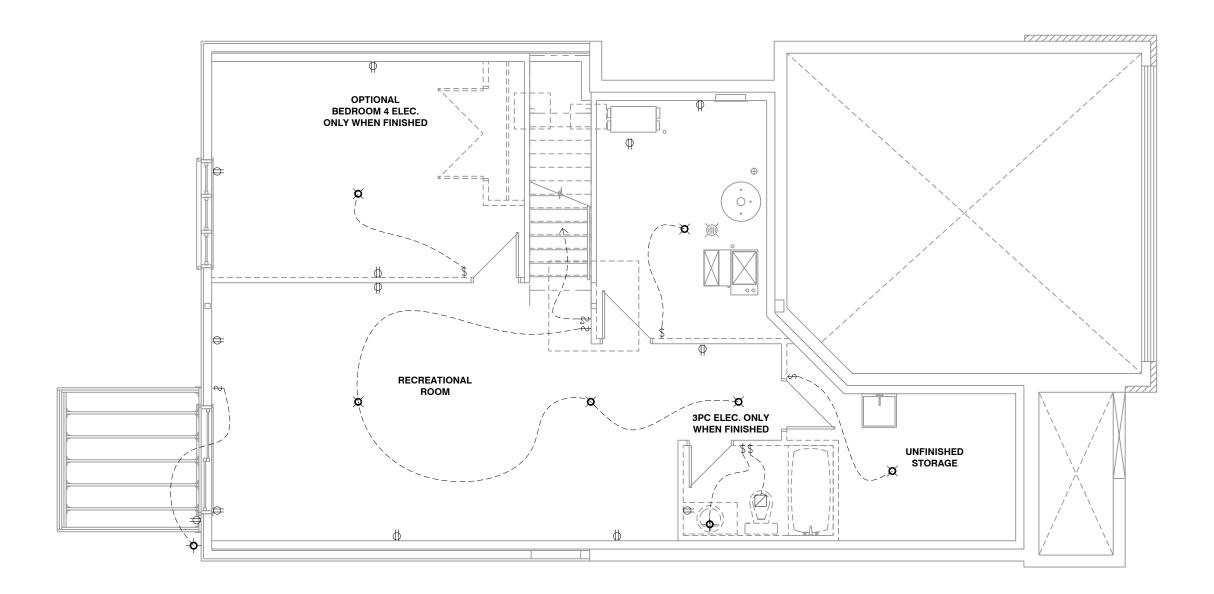
SCALE: 3/16" = 1'-0"

A11d

xx/xx/xxxx

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)



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- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12 3.1.11.2 DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE LESS THAN 42%.

FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER

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LOT:

**XXXX** XX/XX/XXXX



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ı				
ı	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYOR
	NO	DESCRIPTION	DATE	BY

**BASEMENT ELECTRICAL PLAN** 

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

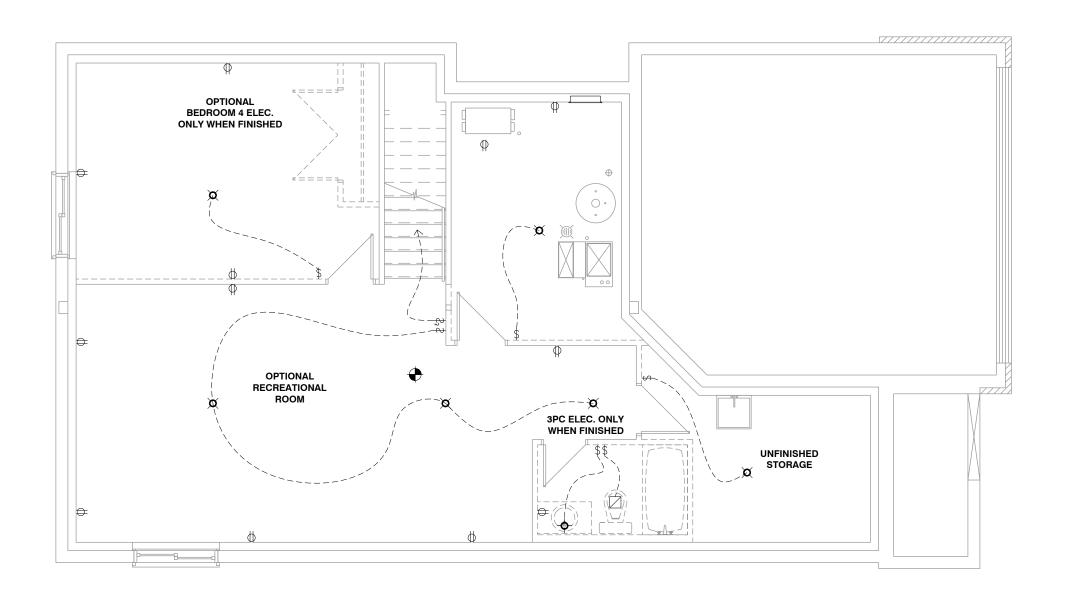
825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

GROUND FLOOR PLAN - 3 BEDROOM - ELEVATION A AND B

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

**E**1



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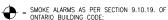
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		I .	
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
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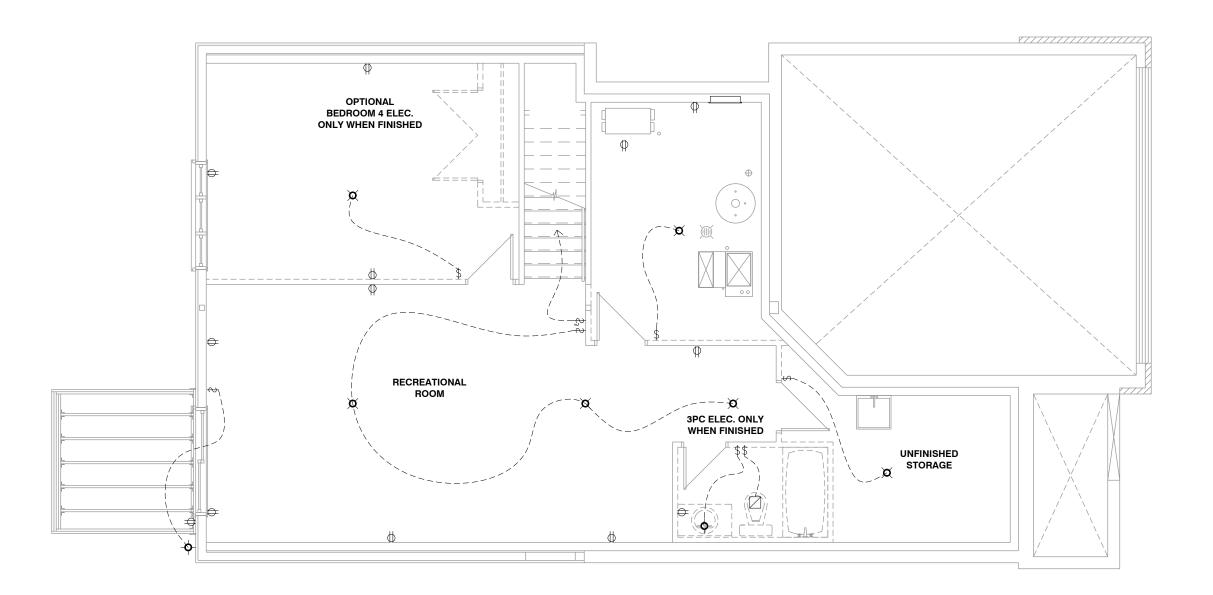
**BASEMENT ELECTRICAL PLAN** 

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

825 - THE BRADLEY 2018 FOOTPRINT

**E**1

(STANDARD DRAWINGS)



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LOT:

**XXXX** XX/XX/XXXX



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- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611
- \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \*

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- P15 = HSS 88x89x4.8 + F100x200x12 T&B PL (\*)
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  P17 = HSS 73 .0.x4.8 + 100x180x12 BOTTOM PL + 130x160x10 TOP PL (\*)
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SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
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REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
NO	DECCRIPTION	DATE	DV

## **BASEMENT ELECTRICAL PLAN**

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

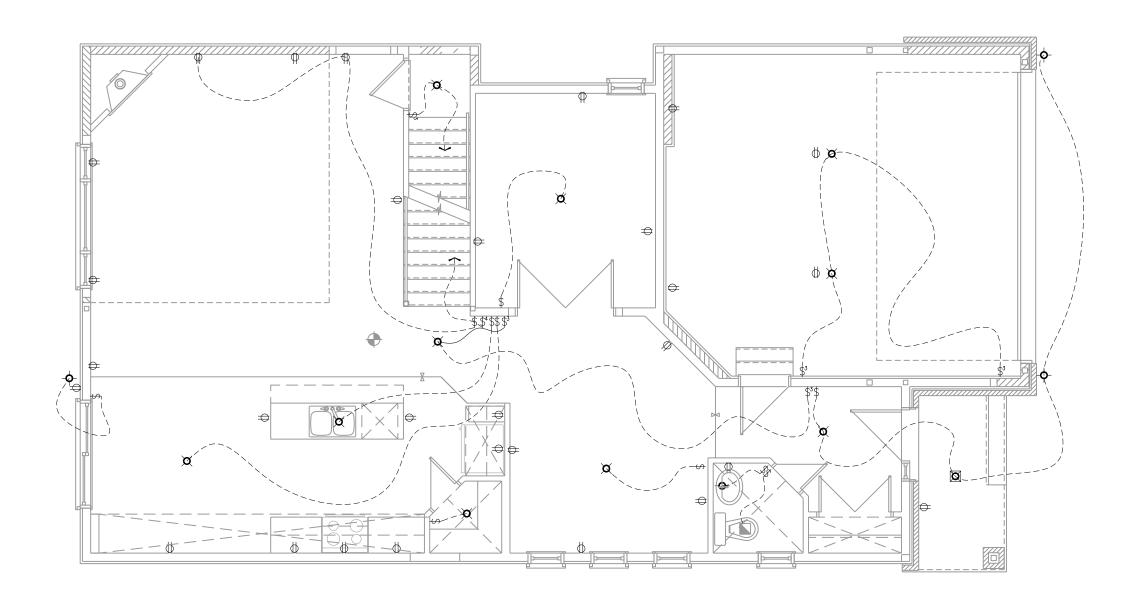
825 - THE BRADLEY 2018 FOOTPRINT

**E**1

(STANDARD DRAWINGS)

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

BASEMENT ELECTRICAL PLAN



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  P13 = HSS 88 9x88 9x3 18 ± 100x200x12 T&R P1

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NO.	DESCRIPTION	DATE	BY

## **1ST FLOOR ELECTRICAL**

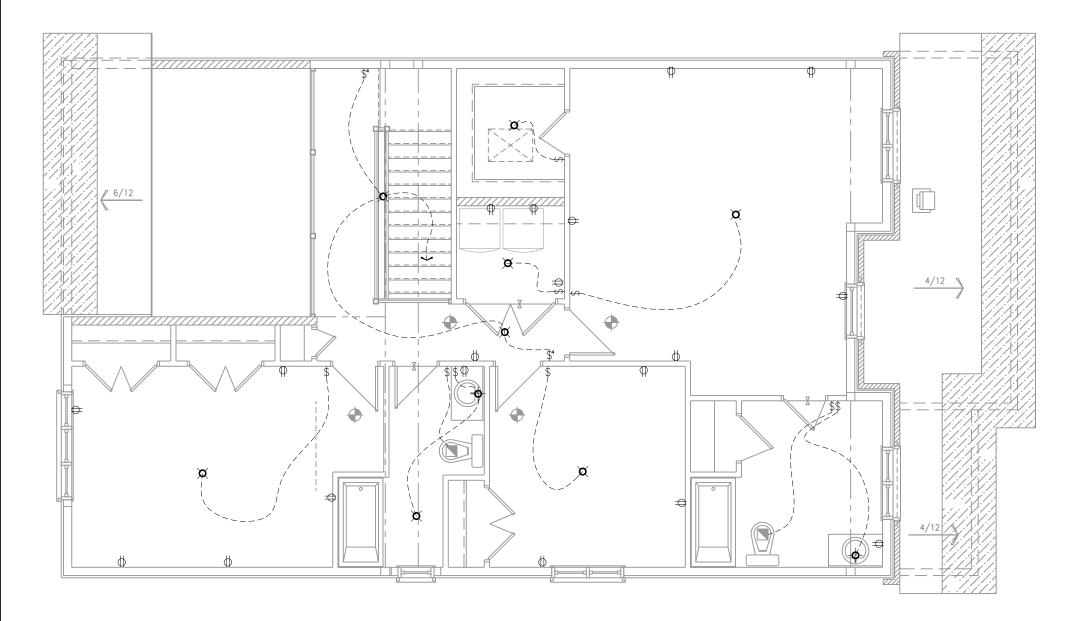
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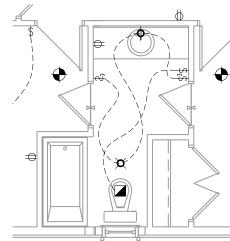
**E2** 

825 - THE BRADLEY 2018 FOOTPRINT

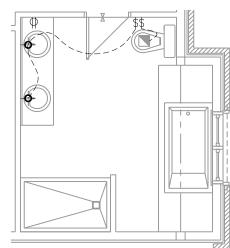
(STANDARD DRAWINGS)

**GROUND FLOOR PLAN ELECTRICAL PLAN - 3 BEDROOM** 





**JACK AND JILL OPTION** 



**4PC ENSUITE UPGRADE** 

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	NO.	DESCRIPTION	DATE	BY

2ND FLOOR

xx/xx/xxxx

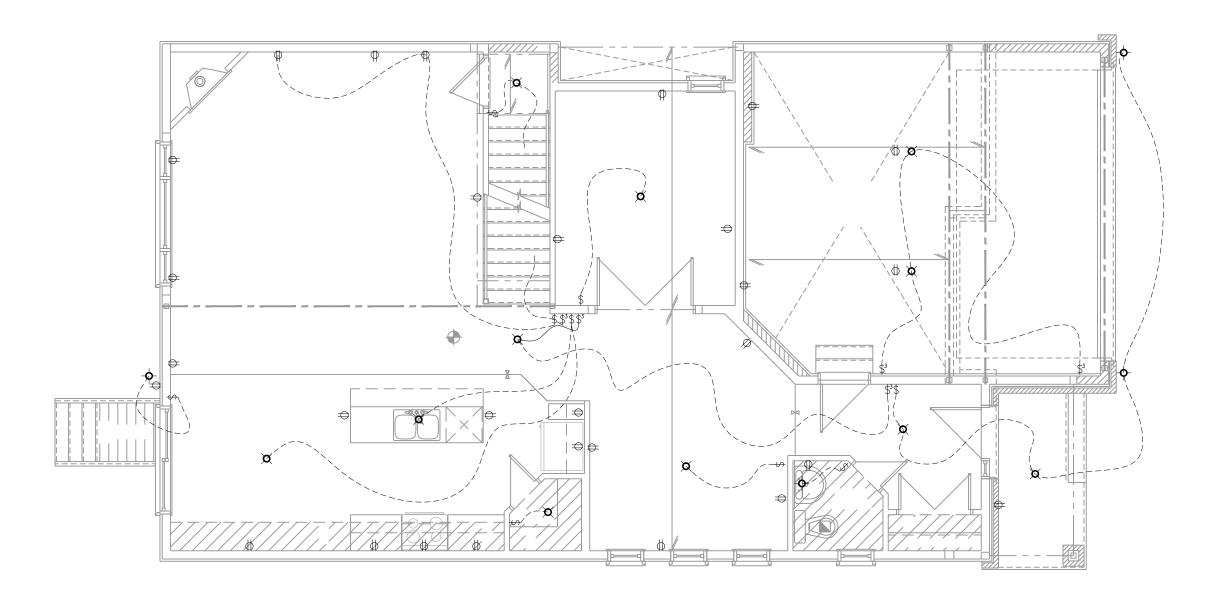
**E3** 

**ELECTRICAL PLAN** SCALE: 3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

SECOND FLOOR ELECTRICAL PLAN - 3 BEDROOM



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## GROUND FLOOR **ELECTRICAL**

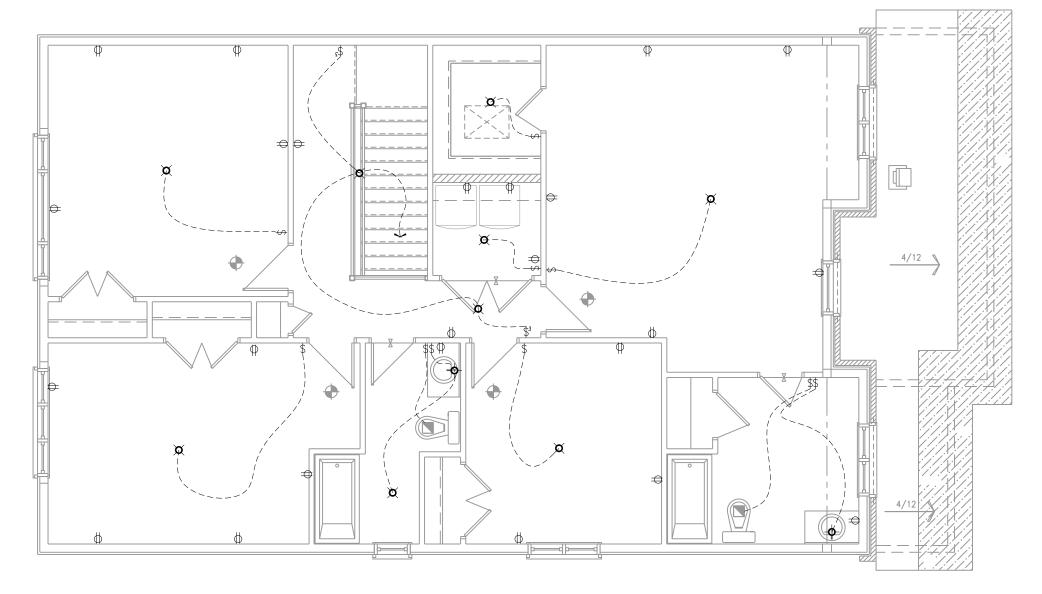
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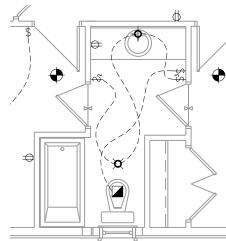
825 - THE BRADLEY 2018 FOOTPRINT

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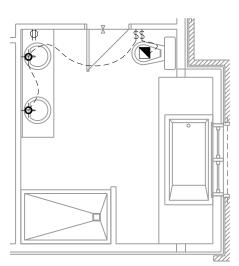
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## INTEL TABLE:

- $\mbox{\scriptsize *}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

## POST TABLE:

- P1 = 3" ADJUSTABLE STEEL COLUMN
  P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
  POST BY USP
  P2 = 2-2x4 OR 2-2x6
  P3 = 3-2x4 OR 3-2x6

- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
- P15 = HSS 88x89x4.8 + F100x200x12 T&B PL (\*)
  P14 = HSS 89x89x4.8 + F100x200x12 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 .0.x4.8 + 100x180x12 BOTTOM PL + 130x160x10 TOP PL (\*)
  (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

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

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

- SHALL HAVE A VISUAL SIGNALING DEVICE;

- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;

- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN
ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING
POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION,
FOLLOWED BY, 4 MINUTES OF ALARM; AND

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



= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

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ı	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
ı	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
	NO.	DESCRIPTION	DATE	BY

2ND FLOOR **ELECTRICAL PLAN** 

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

825 - THE BRADLEY 2018 FOOTPRINT

xx/xx/xxxx

**E3** 

(STANDARD DRAWINGS)