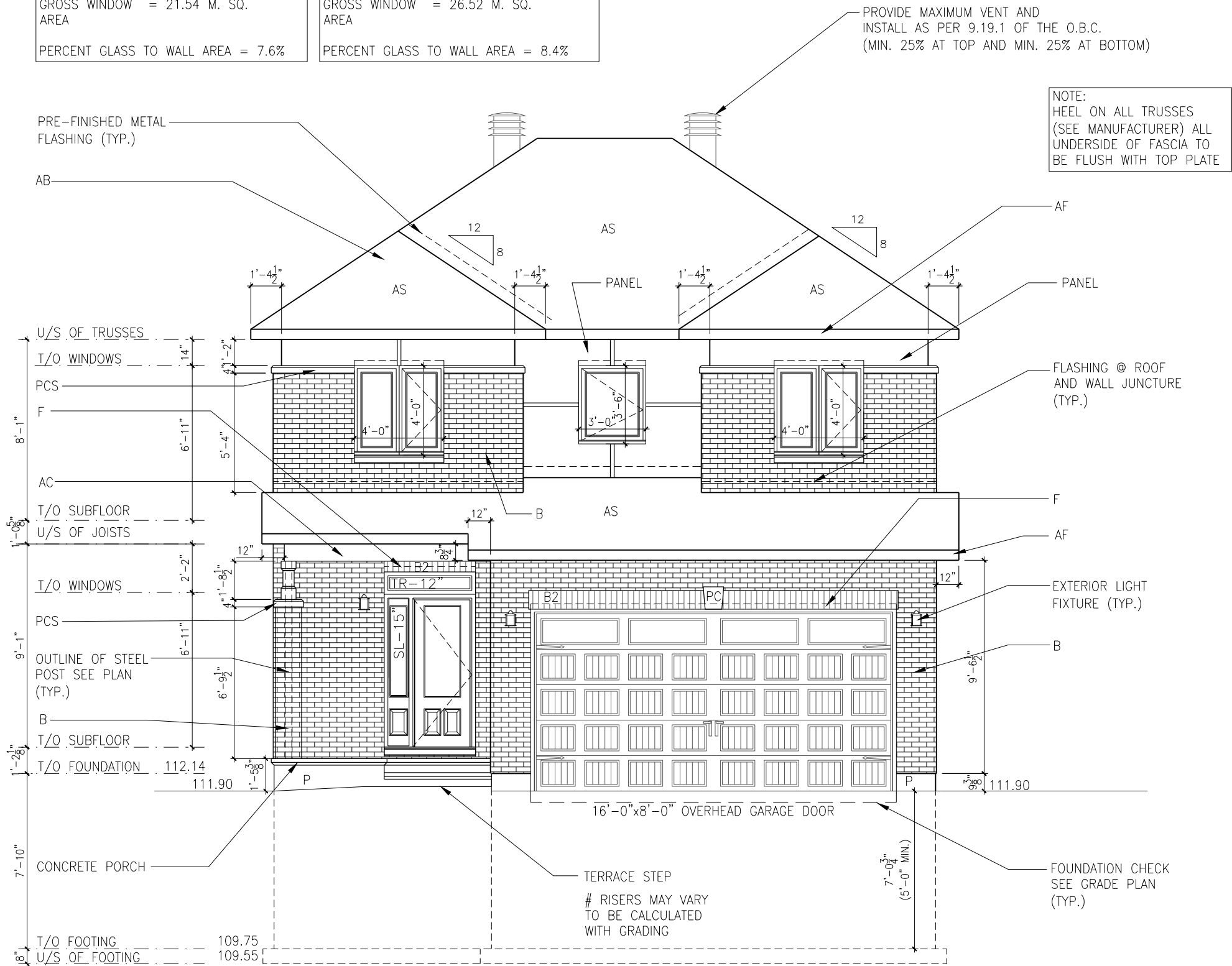


STANDARD PLAN:  
GROSS INSULATED = 282.9 M. SQ.  
WALL AREA  
GROSS WINDOW = 21.54 M. SQ.  
AREA  
PERCENT GLASS TO WALL AREA = 7.6%

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



LOT: 239  
DATE: 09/29/2020



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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

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EXTERIOR FINISH LEGEND:

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
- B2 - BRICK SOLDIER COURSE (ACCENT)
- + 20mm PROUD
- B3 - BRICK SLEEPER COURSE
- B4 - STACK BOND (ACCENT)
- B5 - BRICK SILL (ACCENT)
- B6 - BRICK ROW LOCK (ACCENT)
- B7 - BRICK CORBELLING
- B8 - BRICK COINING 20mm PROUD
- +20 - BRICK 20mm PROUD
- 20 - BRICK 20mm RECESSED
- S - SIDING (HORIZONTAL)
- ST - STONE VENEER
- T - TRIM 200mm COVE SIDING
- AF - ALUMINUM FASCIA
- AC - ALUMINUM CLADDING
- AB - 48" ALUMINUM BAND
- AS - ASPHALT SHINGLES
- F - FLASHING
- V - ROOF VENT (MAXIMUM)
- P - PARGING
- PC - PARGING
- PCH10 - PRECAST HEADER 10"
- PCH8 - PRECAST HEADER 8"
- PCS - PRECAST SILL
- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

### 2012 O.B.C. DRAWINGS

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

DRAWING: 3 BEDROOM  
ELEVATION B - FRONT

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

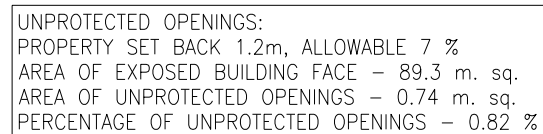
825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
A1b

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

- B - BRICK (MAIN)
- B1 - BRICK SOLDIER COURSE (ACCENT)
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825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)



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



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2012 O.B.C. DRAWINGS

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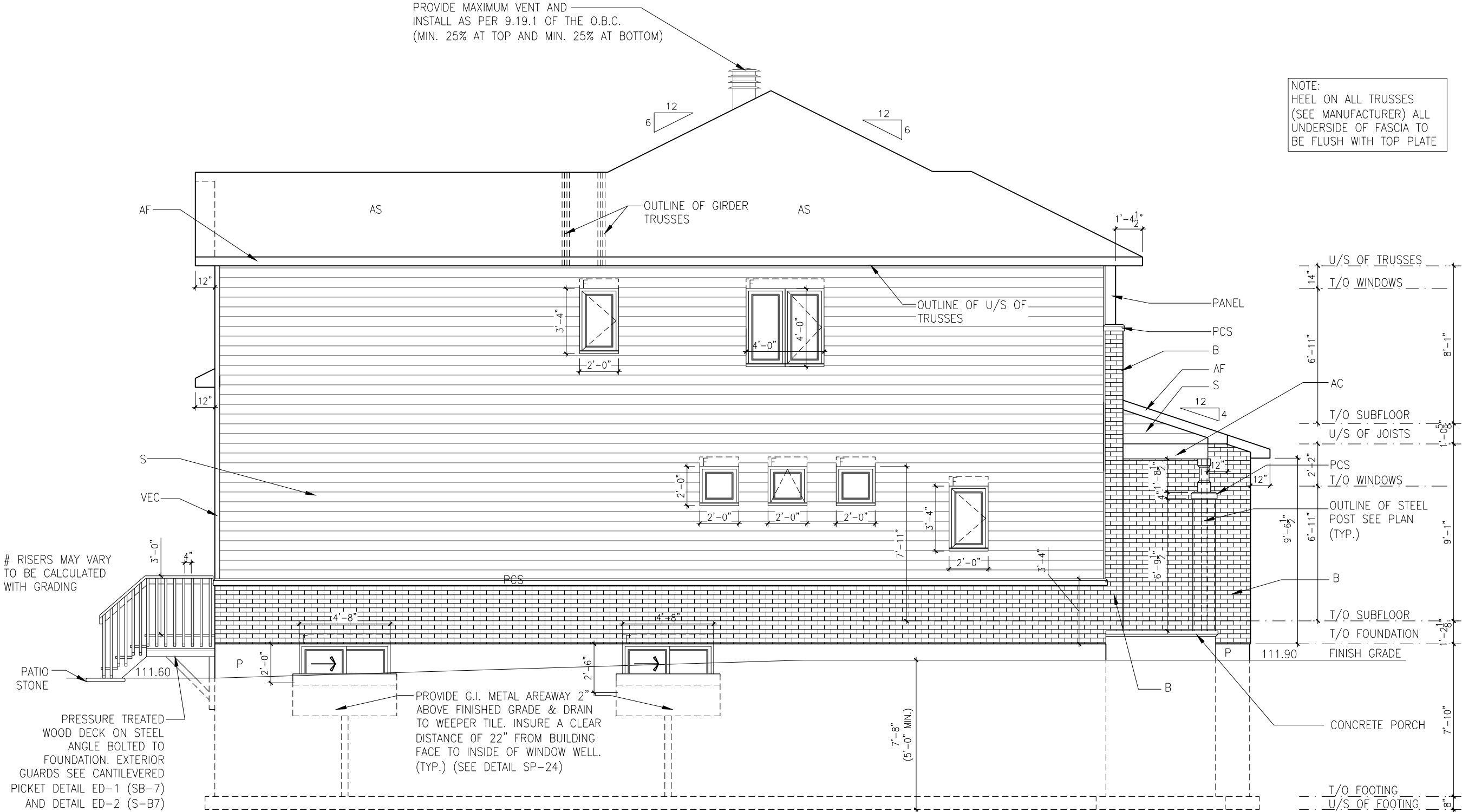
|       |                                |            |       |
|-------|--------------------------------|------------|-------|
| REV-2 | STRUCTURAL REVISION #1         | 09/14/2018 | VH    |
| REV-1 | NEW STANDARD DRWG MODIFICATION | 20/06/2018 | DOYON |
| NO.   | DESCRIPTION                    | DATE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

DRAWING: 3 BEDROOM  
ELEVATION B - LEFT

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

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

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



UNPROTECTED OPENINGS:  
PROPERTY SET BACK 1.2m, ALLOWABLE 7 %  
AREA OF EXPOSED BUILDING FACE - 89.3 m. sq.  
AREA OF UNPROTECTED OPENINGS - 4.4 m. sq.  
PERCENTAGE OF UNPROTECTED OPENINGS - 4.9 %

3 BEDROOM - ELEVATION B - LEFT

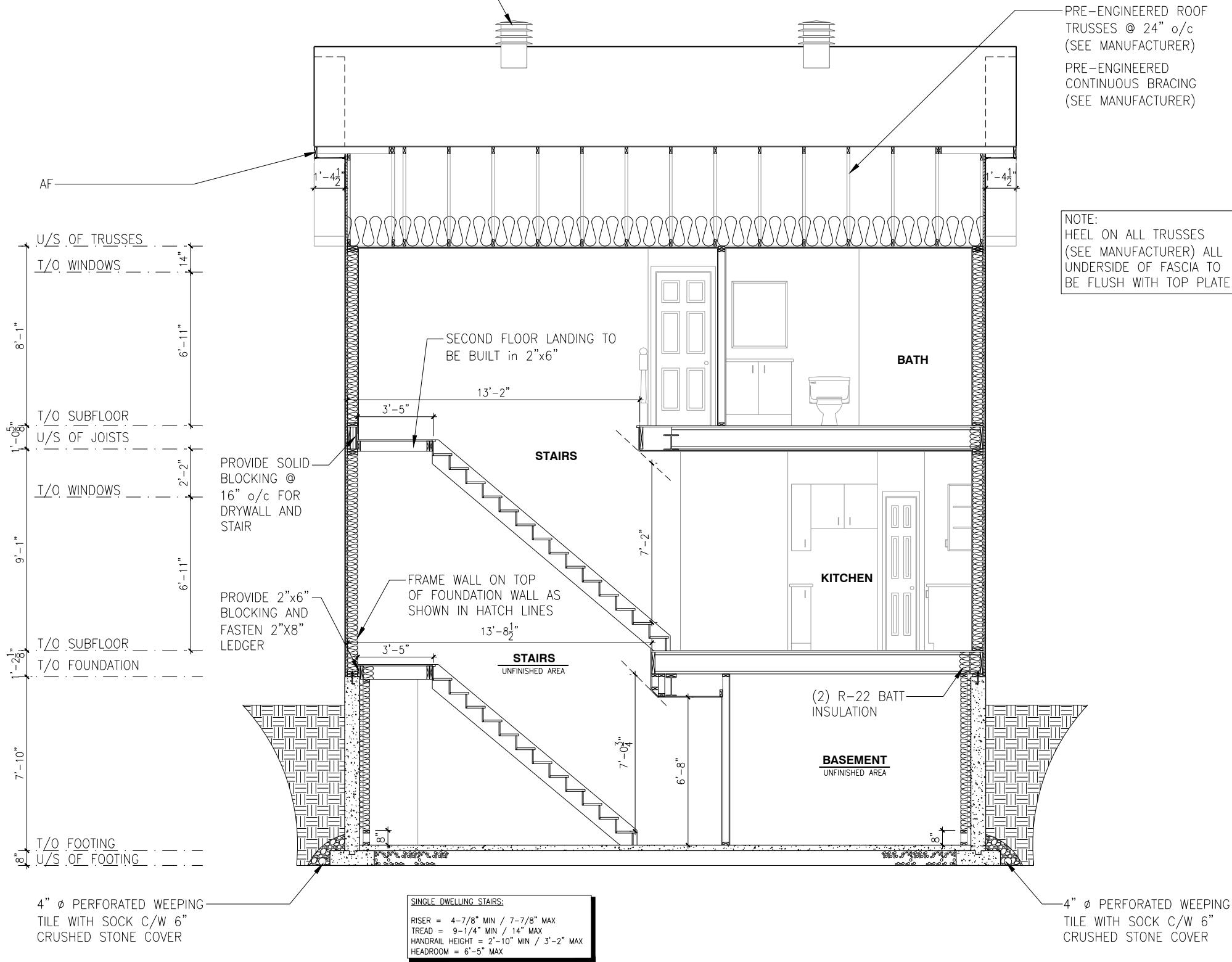
SCALE: 3/16" = 1'-0"

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- B2 - BRICK SOLDIER COURSE (ACCENT)  
+ 20mm PROUD
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- B8 - BRICK COINING 20mm PROUD
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- PCB - PRECAST BAND
- VS - VINYL SHAKES
- VEC - SIDING (VERTICAL CORNER)

SHEET:  
**A4b**

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

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(MIN. 25% AT TOP AND MIN. 25% AT BOTTOM)



LOT: 239  
DATE: 09/29/2020



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#### 2012 O.B.C. DRAWINGS

| REV   | DESCRIPTION                    | DATE       | BY    |
|-------|--------------------------------|------------|-------|
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| REV-2 | STRUCTURAL REVISION #1         | 09/14/2018 | VH    |
| REV-1 | NEW STANDARD DRWG MODIFICATION | 20/06/2018 | DOYON |

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

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

825 - THE BRADLEY  
2018 FOOTPRINT

(STANDARD DRAWINGS)

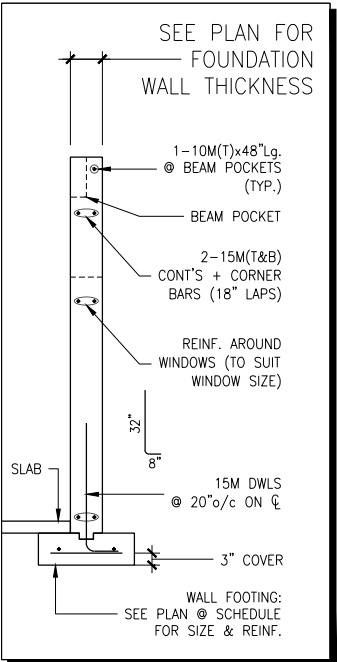
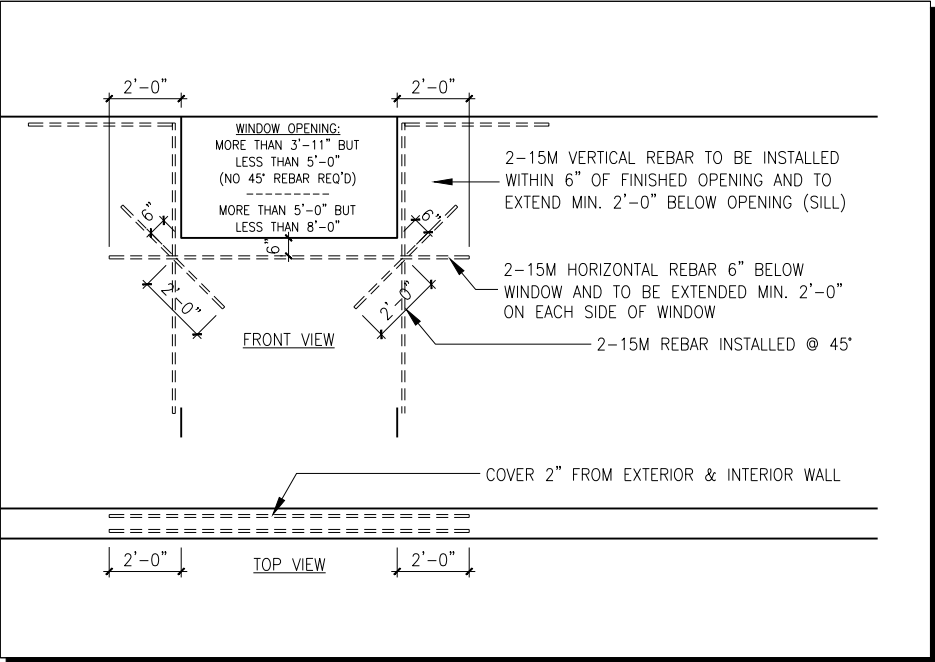
SHEET:

A5a

#### BUILDING SECTION - 3 AND 4 BEDROOM - ELEVATION A-B-C

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

| FOOTING SCHEDULE   |                                  |  |  |  |   |
|--|----------------------------------|--|--|--|---|
| ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D» |                                  |  |  |  |   |
| WALL FOOTINGS  | 100KPa                           | 85KPa  | 75KPa  | 60KPa  | 40KPa   |
| WF1  | 30"x8" DP.<br>2-15M(B) LONG.     | 36"x8" DP.<br>15M(B)x32"Lg @ 20" o/c<br>3-15M(B) LONG. | 40"x8" DP.<br>15M(B)x36"Lg @ 20" o/c<br>3-15M(B) LONG. | 48"x8" DP.<br>15M(B)x42"Lg @ 16" o/c<br>3-15M(B) LONG. | 72"x10" DP.<br>15M(B)x66"Lg @ 16" o/c<br>5-15M(B) LONG. |
| WF2  | 28"x8" DP.<br>2-15M(B) LONG.     | 34"x8" DP.<br>2-15M(B) LONG.                           | 38"x8" DP.<br>15M(B)x34"Lg @ 20" o/c<br>3-15M(B) LONG. | 46"x8" DP.<br>15M(B)x42"Lg @ 16" o/c<br>3-15M(B) LONG. | 70"x10" DP.<br>15M(B)x64"Lg @ 16" o/c<br>5-15M(B) LONG. |
| WF3  | 26"x8" DP.<br>2-15M(B) LONG.     | 30"x8" DP.<br>2-15M(B) LONG.                           | 34"x8" DP.<br>2-15M(B) LONG.                           | 42"x8" DP.<br>15M(B)x38"Lg @ 20" o/c<br>3-15M(B) LONG. | 64"x10" DP.<br>15M(B)x58"Lg @ 16" o/c<br>5-15M(B) LONG. |
| WF4  | 24"x8" DP.<br>2-15M(B) LONG.     | 28"x8" DP.<br>2-15M(B) LONG.                           | 32"x8" DP.<br>2-15M(B) LONG.                           | 38"x8" DP.<br>15M(B)x34"Lg @ 20" o/c<br>3-15M(B) LONG. | 58"x10" DP.<br>15M(B)x52"Lg @ 16" o/c<br>4-15M(B) LONG. |
| WF5  | 24"x8" DP.<br>2-15M(B) LONG.     | 24"x8" DP.<br>2-15M(B) LONG.                           | 26"x8" DP.<br>2-15M(B) LONG.                           | 34"x8" DP.<br>2-15M(B) LONG.                           | 52"x10" DP.<br>15M(B)x48"Lg @ 16" o/c<br>4-15M(B) LONG. |
| WF6  | 24"x8" DP.<br>2-15M(B) LONG.     | 24"x8" DP.<br>2-15M(B) LONG.                           | 24"x8" DP.<br>2-15M(B) LONG.                           | 30"x8" DP.<br>2-15M(B) LONG.                           | 46"x10" DP.<br>15M(B)x42"Lg @ 16" o/c<br>3-15M(B) LONG. |
| WF7  | 20"x8" DP.<br>2-15M(B) LONG.     | 20"x8" DP.<br>2-15M(B) LONG.                           | 20"x8" DP.<br>2-15M(B) LONG.                           | 24"x8" DP.<br>2-15M(B) LONG.                           | 36"x10" DP.<br>15M(B)x32"Lg @ 16" o/c<br>3-15M(B) LONG. |
| PAD FOOTING SCHEDULE   |                                  |  |  |  |   |
| 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 28" LG. e/w                        |



**BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION A, B**

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

NOTES:

- FOOTINGS HAVE BEEN DESIGNED FOR THE ALLOWABLE SOIL BEARING CAPACITY OR BEARING RESISTANCE AT SLS AND DESIGN PARAMETERS OUTLINED IN A GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP AND/OR OTHERS (AVAILABLE UPON REQUEST);

- BEARING STRATA TO BE INSPECTED AND THE BEARING VALUE AND UNDER SIDE OF 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 CONSULTANTS RECOMMENDATIONS AT THE TIME OF EXCAVATION;

- FOR ALLOWABLE BEARING VALUES OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS;

- 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.

**LOT: 239**  
**DATE: 09/29/2020**



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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
- 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 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK

POST BY USP

- P2 = 2-2x4 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&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.

+ 130x160x10 TOP PL. (\*)

(\*) = 2-12# 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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|       |                                |            |       |
|-------|--------------------------------|------------|-------|
| REV-2 | STRUCTURAL REVIEW              | 09/14/2018 | VH    |
| REV-1 | NEW STANDARD DRWG MODIFICATION | 24/08/2018 | DOYON |
| NO.   | DESCRIPTION                    | DATE       | BY    |

DRAWING:

**FOOTING TABLE & DETAILS**

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

**825 - THE BRADLEY**  
**2018 FOOTPRINT**

(STANDARD DRAWINGS)

SHEET:

**A6**

NOTES:

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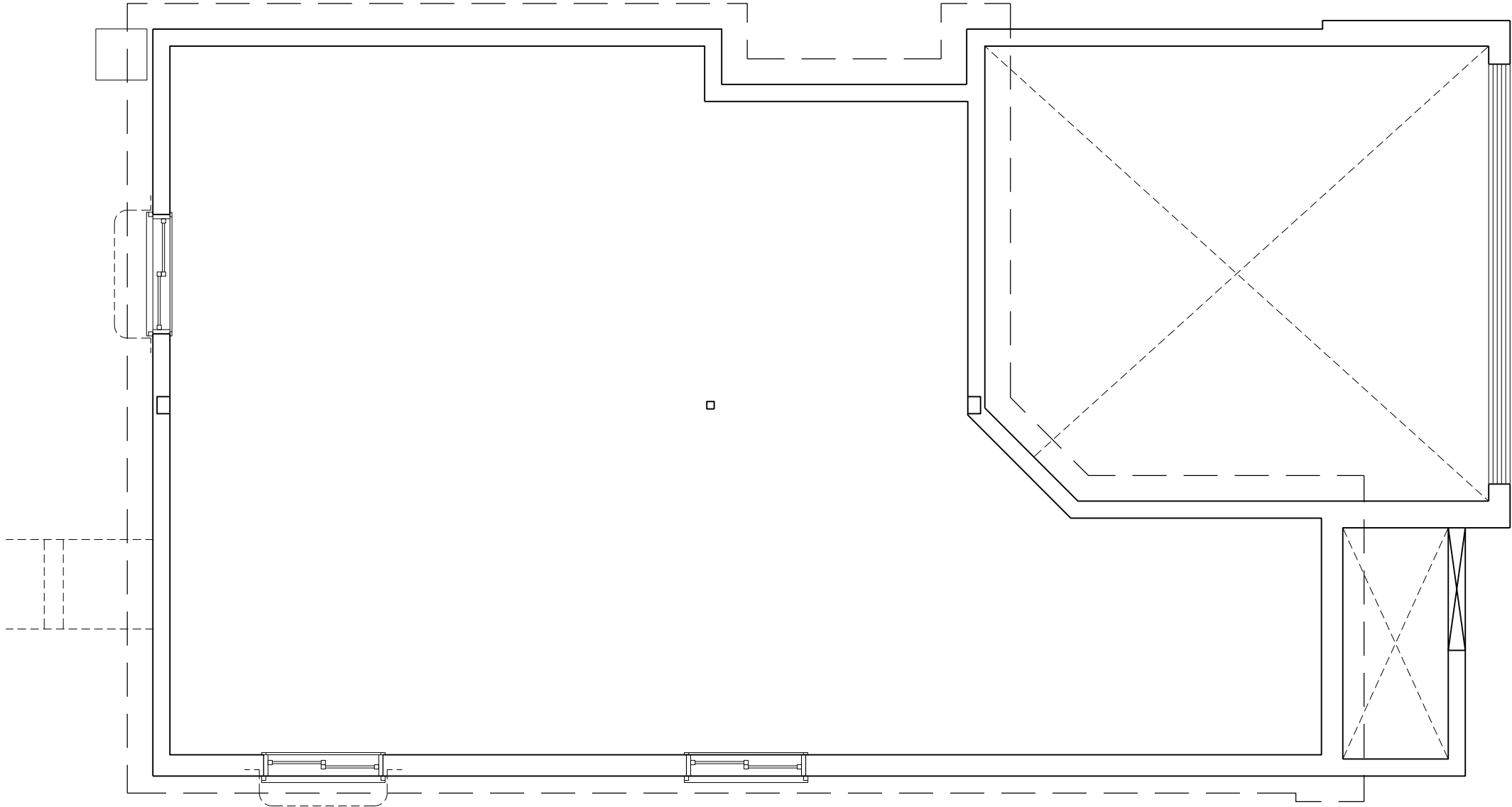
BASEMENT NOTE:

- IF A BEDROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH 9.7.1.3.:

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 OUTSIDE WINDOW THAT:

A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND  
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SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



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

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

LOT: 239  
DATE: 09/29/2020



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

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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

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STEEL LINTEL:

S1 = L 90x90x6  
S2 = L 90x90x8  
S3 = L 100x90x8  
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S6 = L 200x100x12  
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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    |

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

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

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:  
**A6a**

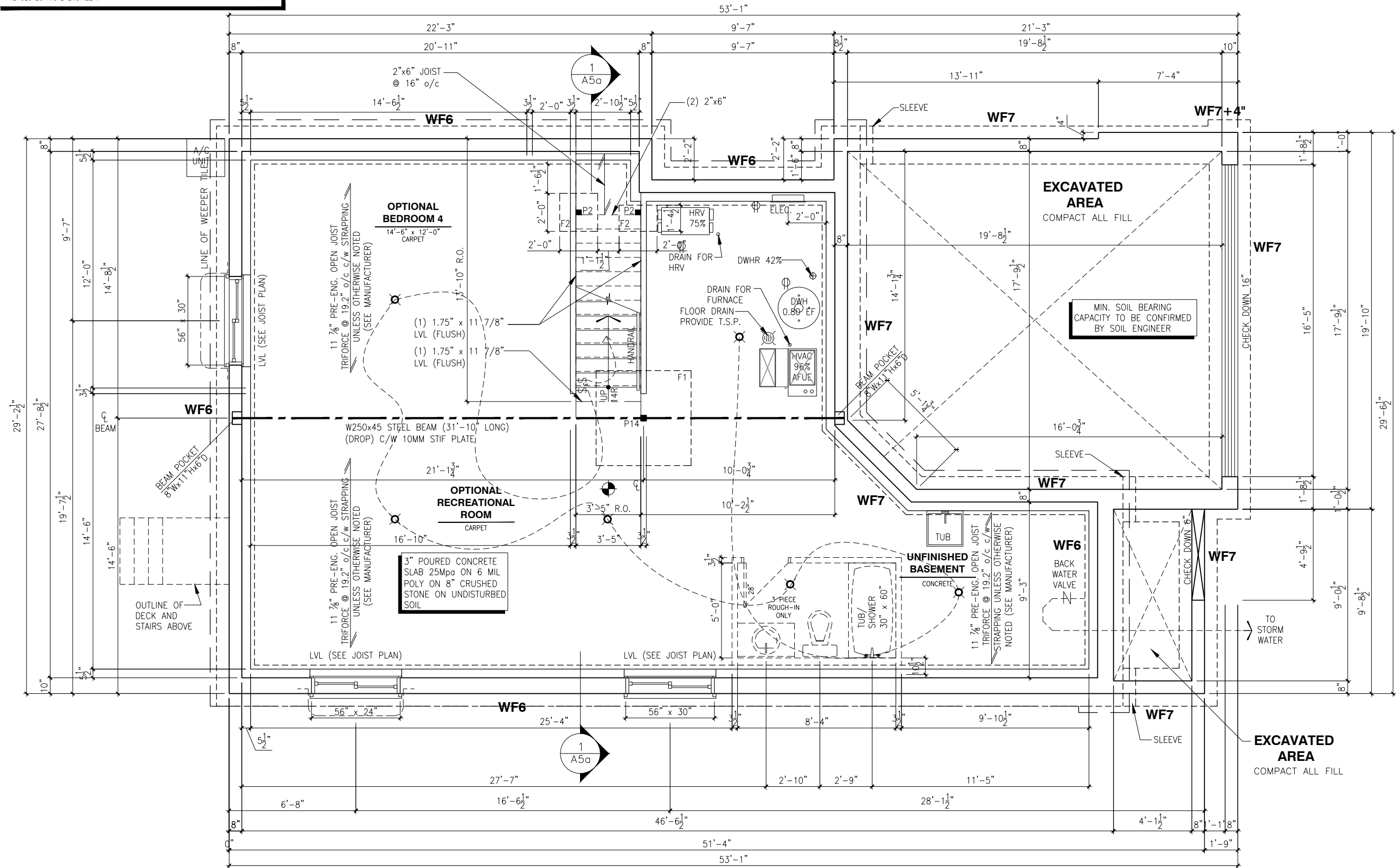
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**BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION A, B**

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

**LOT: 239**  
**DATE: 09/29/2020**



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- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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**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    |

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

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

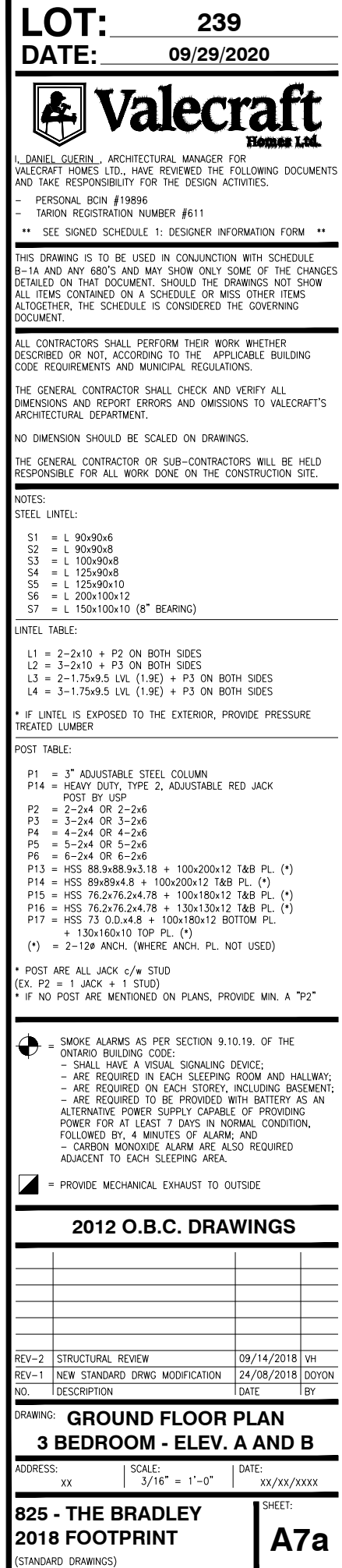
**825 - THE BRADLEY**  
**2018 FOOTPRINT**

(STANDARD DRAWINGS)

SHEET:

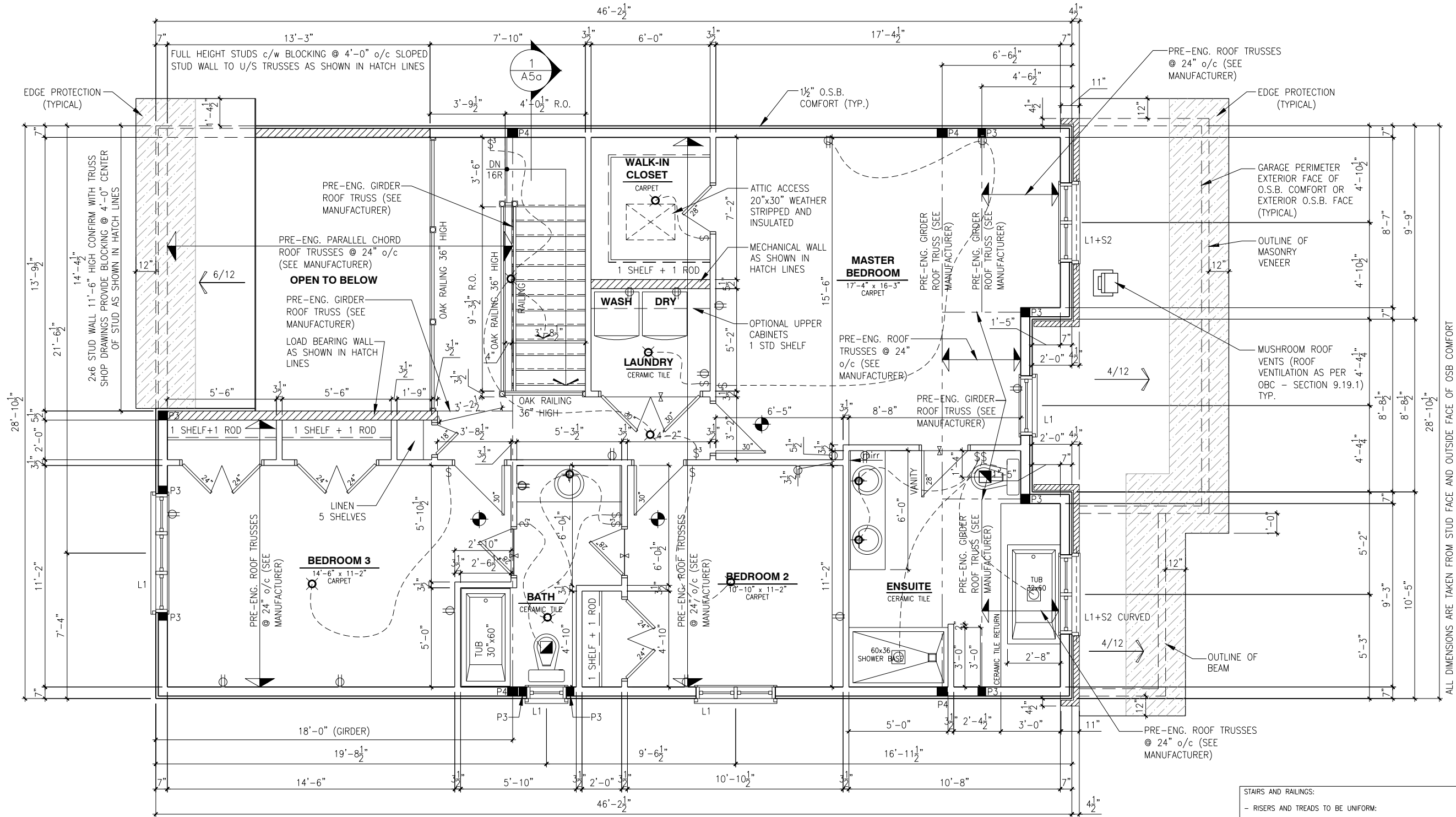
**A6a**





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

| FLOOR   | SQARE FOOT |     |
|---|------------|-----|
| GROUND FLOOR                                      | 1072       |     |
| SECOND FLOOR (WITHOUT<br>OPEN TO BELOW)<br>GARAGE | 1131       | 383 |
| TOTAL   | 2203       | 383 |



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

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

ROOF AND FLOOR LAYOUT NOTES:

- 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%.

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.

STAIRS AND RAILINGS:

- RISERS AND TREADS TO BE UNIFORM:  
RISE: 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 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 5'-11";  
- INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IN HEIGHT;  
- MAXIMUM 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: 239  
DATE: 09/29/2020



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2012 O.B.C. DRAWINGS

| REV   | NO.                            | DESCRIPTION | DATE       | BY    |
|-------|--------------------------------|-------------|------------|-------|
| REV-2 | STRUCTURAL REVIEW              |             | 09/14/2018 | VH    |
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| NO.   | DESCRIPTION                    |             | DATE       | BY    |

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

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

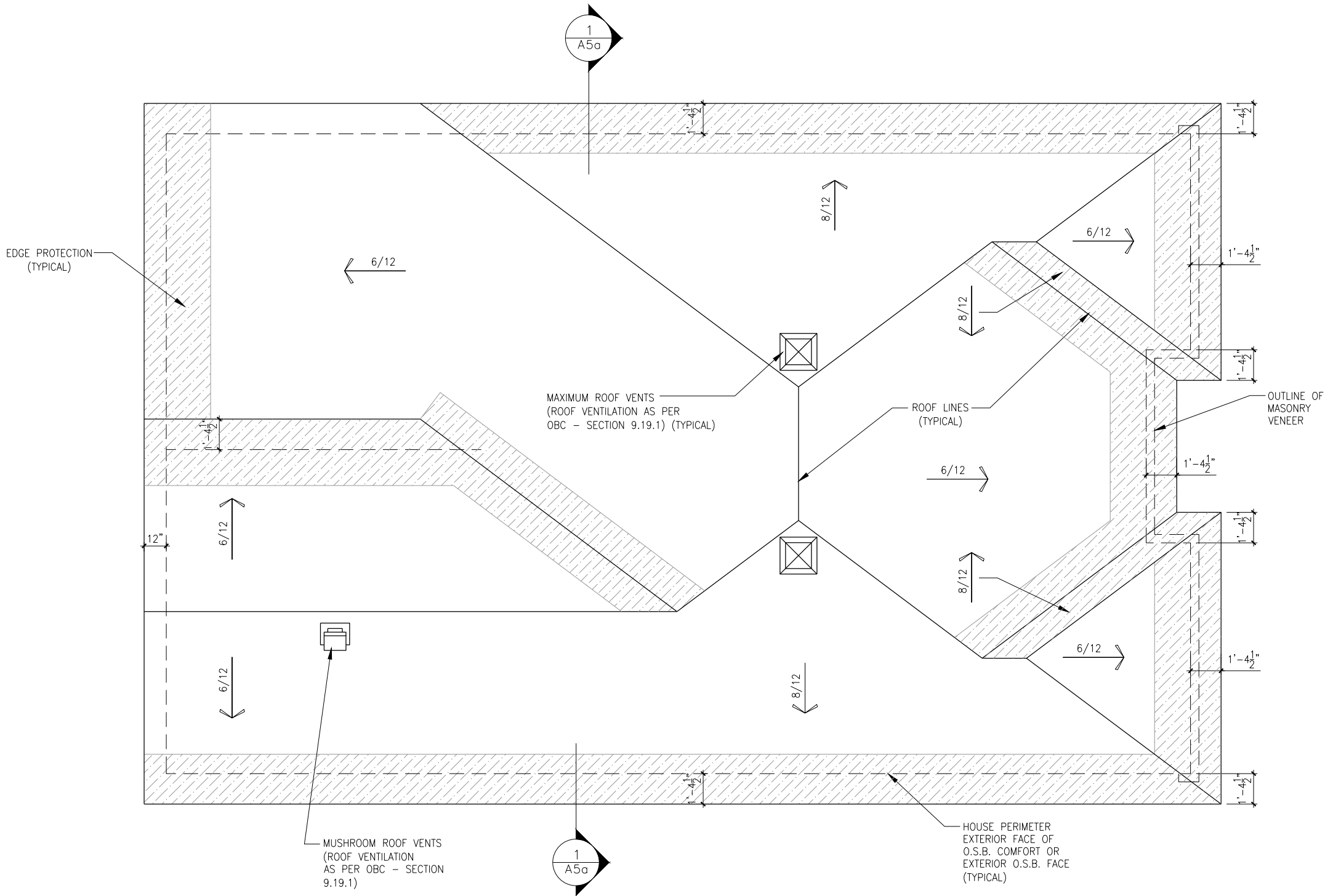
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(STANDARD DRAWINGS)

SHEET:  
**A8b**

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ROOF PLAN - 3 BEDROOM -ELEVATION B

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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 B

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

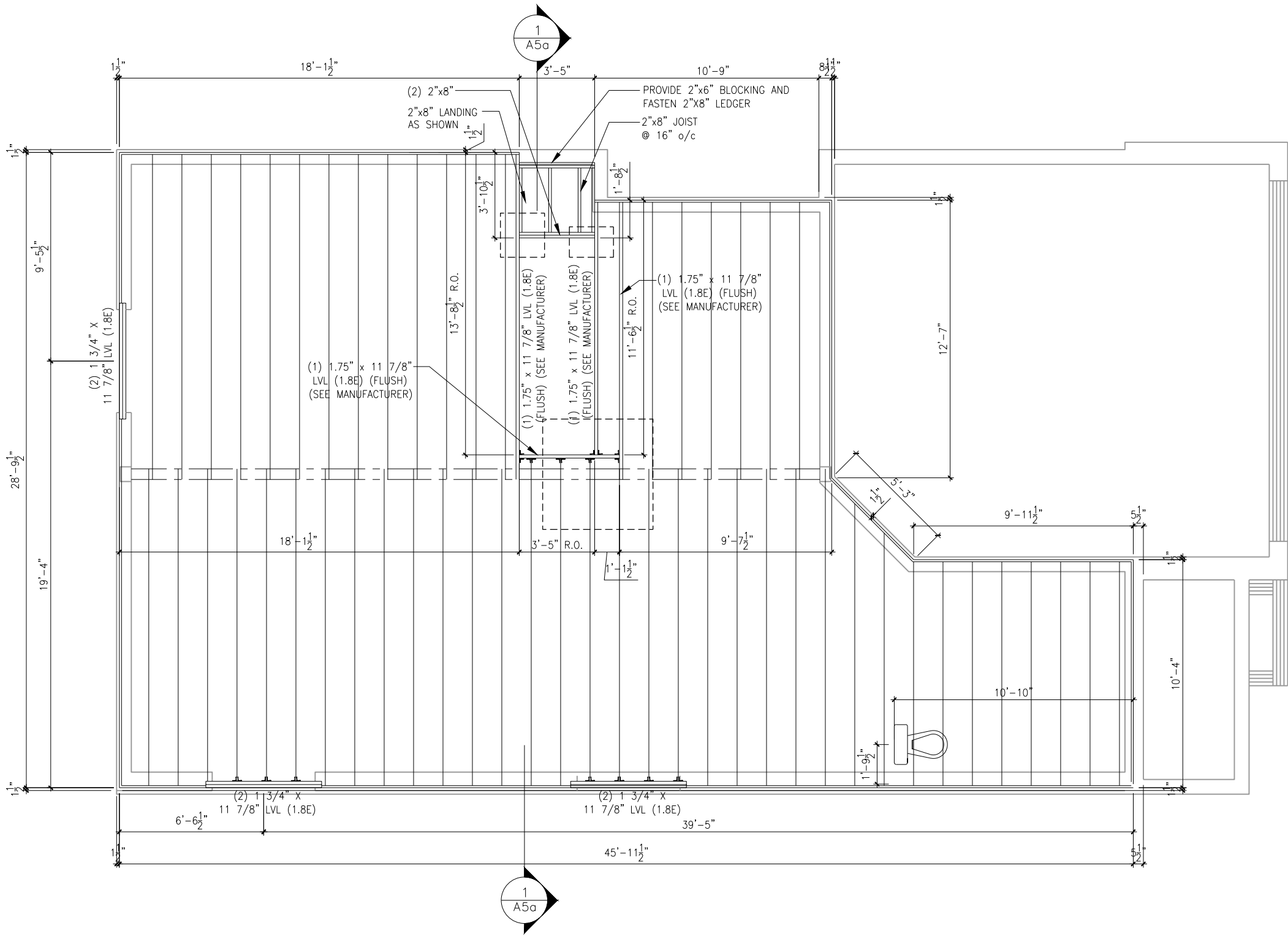
825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

SHEET:

A9b

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

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



ROOF AND FLOOR LAYOUT NOTES:

- 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.

LOT: 239

DATE: 09/29/2020



**Valecraft**  
Homes Ltd.

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

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

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

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

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- 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. + 130x160x10 TOP PL. (\*)
- (\*) = 2-12# 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 ONTARIO BUILDING CODE:
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- CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.



= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

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

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

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

825 - THE BRADLEY  
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

A10a

825 - THE BRADLEY  
2018 FOOTPRINT  
(STANDARD DRAWINGS)

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



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- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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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    |

DRAWING:

BASEMENT ELECTRICAL PLAN

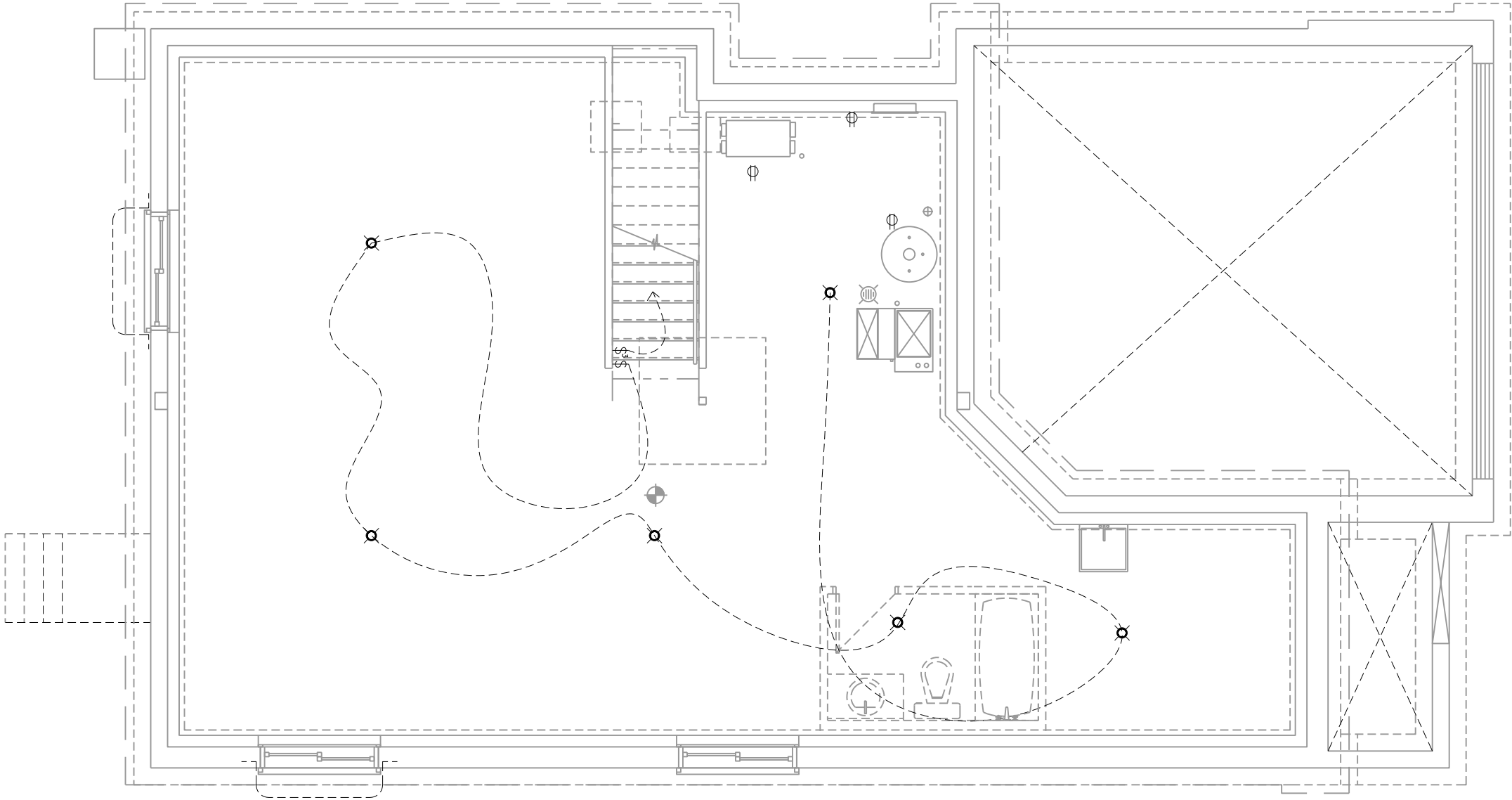
|          |               |            |
|----------|---------------|------------|
| ADDRESS: | SCALE:        | DATE:      |
| xx       | 3/16" = 1'-0" | xx/xx/xxxx |

825 - THE BRADLEY  
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

E1



ROOF AND FLOOR LAYOUT NOTES:

- 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%.

NOTES:

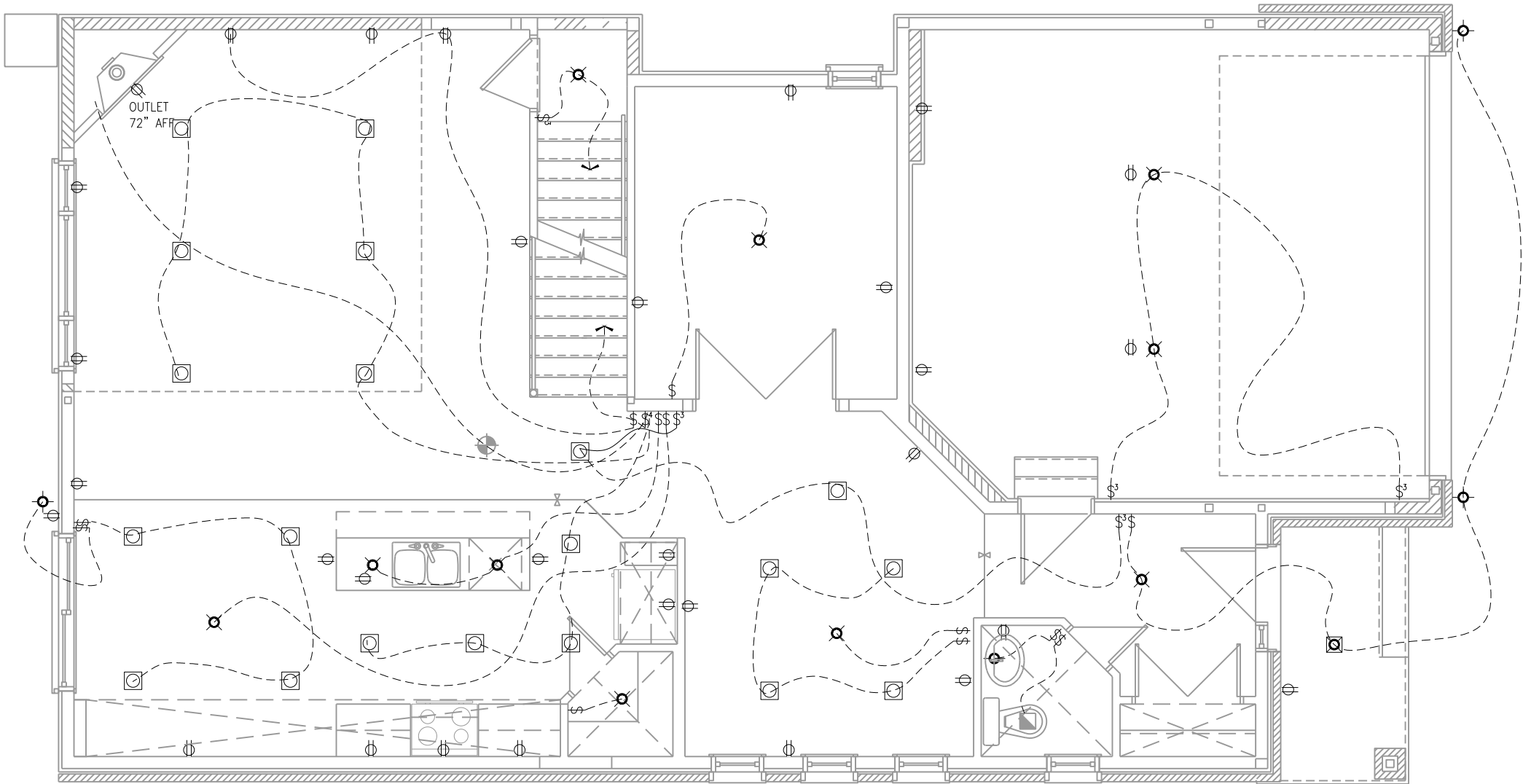
- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;
- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES 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.

GROUND FLOOR PLAN - 3 BEDROOM - ELEVATION A AND B

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

GROUND FLOOR PLAN ELECTRICAL PLAN - 3 BEDROOM

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



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LOT: 239  
DATE: 09/29/2020



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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    |

DRAWING: 1ST FLOOR ELECTRICAL

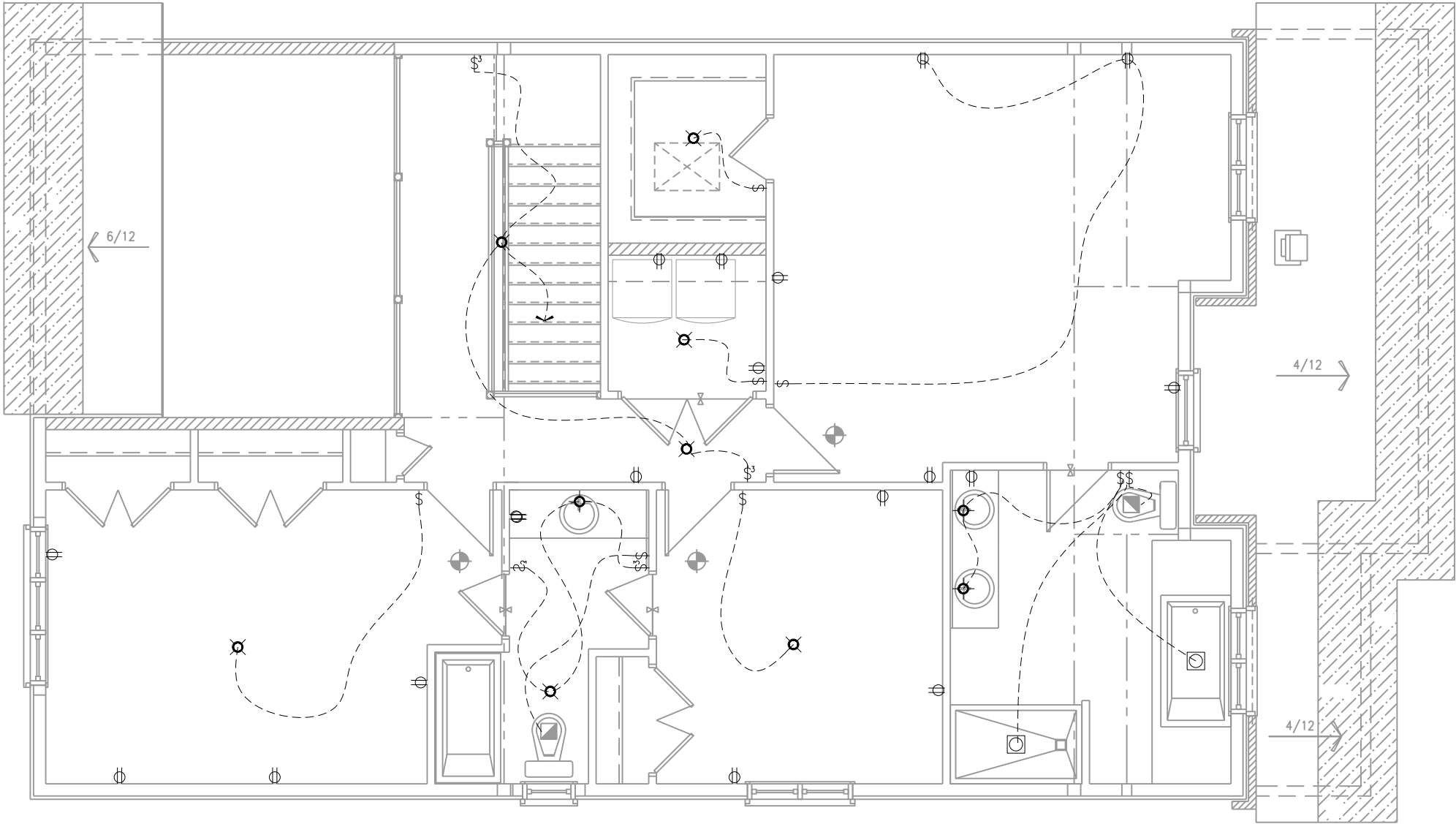
ADDRESS: xx SCALE: 3/16" = 1'-0" DATE: xx/xx/xxxx

825 - THE BRADLEY 2018 FOOTPRINT (STANDARD DRAWINGS)

E2

SECOND FLOOR ELECTRICAL PLAN - 3 BEDROOM

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



LOT: 239  
DATE: 09/29/2020



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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    |

DRAWING: 2ND FLOOR ELECTRICAL PLAN

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

825 - THE BRADLEY  
2018 FOOTPRINT

(STANDARD DRAWINGS)

SHEET:

E3