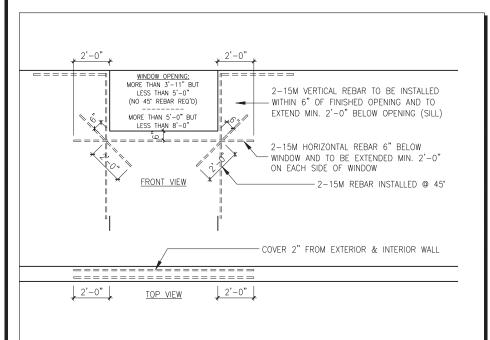
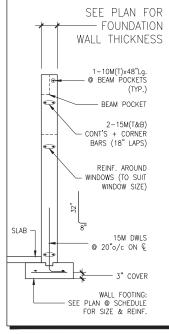
		FOOTING S	SCHEDULE		
	ALLOWABLE SOIL BEARING C	APACITY / BEARING RESISTANCE	AT SLS FOR «SITE CLASS:D»		
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa	40KPa
WF1	30"x8" DP. 2-15M(B) LONG.	36"x8" DP. 15M(B)x32"Lg @ 20" o/c 3-15M(B) LONG.	40"x8" DP. 15M(B)x36"Lg @ 20" o/c 3-15M(B) LONG.	48"x8" DP. 15M(B)x42"Lg @ 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.A	D FOOTING SCHEDU	LE		
	ALLOWABLE SOIL BEARING C	APACITY / 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 7: 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





### NOTES:

- BY PATERSON GROUP AND/OR OTHERS
- 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
- REINFORCING STEEL SHALL COMPLY TO G30.18 GRADE 400;
- MODEL AND ARCHITECTURAL SPECIFICATION

- 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 (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;
- OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS;
- CONCRETE STRENGTH @ 28 DAYS FOR FOOTINGS AND WALL = 20MPo AND CONCRETE FOR FOUNDATION WALLS SHOULD HAVE 6% (±1%) AIR ENTRAINMENT;
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FOUNDATION PLAN FOR THE SPECIFIC

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

IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-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 DOUMENT.

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

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

## STEEL LINTEL:

- S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10
- $S6 = 1.200 \times 100 \times 10$ 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
- $\ensuremath{^{\bullet}}$  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. (\*)
- F13 = R35 89x89x4.8 + 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 73 .0.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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- 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	DOYON
NO	DECODIDATION	DATE	DV

**FOOTING TABLE & DETAILS** 

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

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

**A6** 

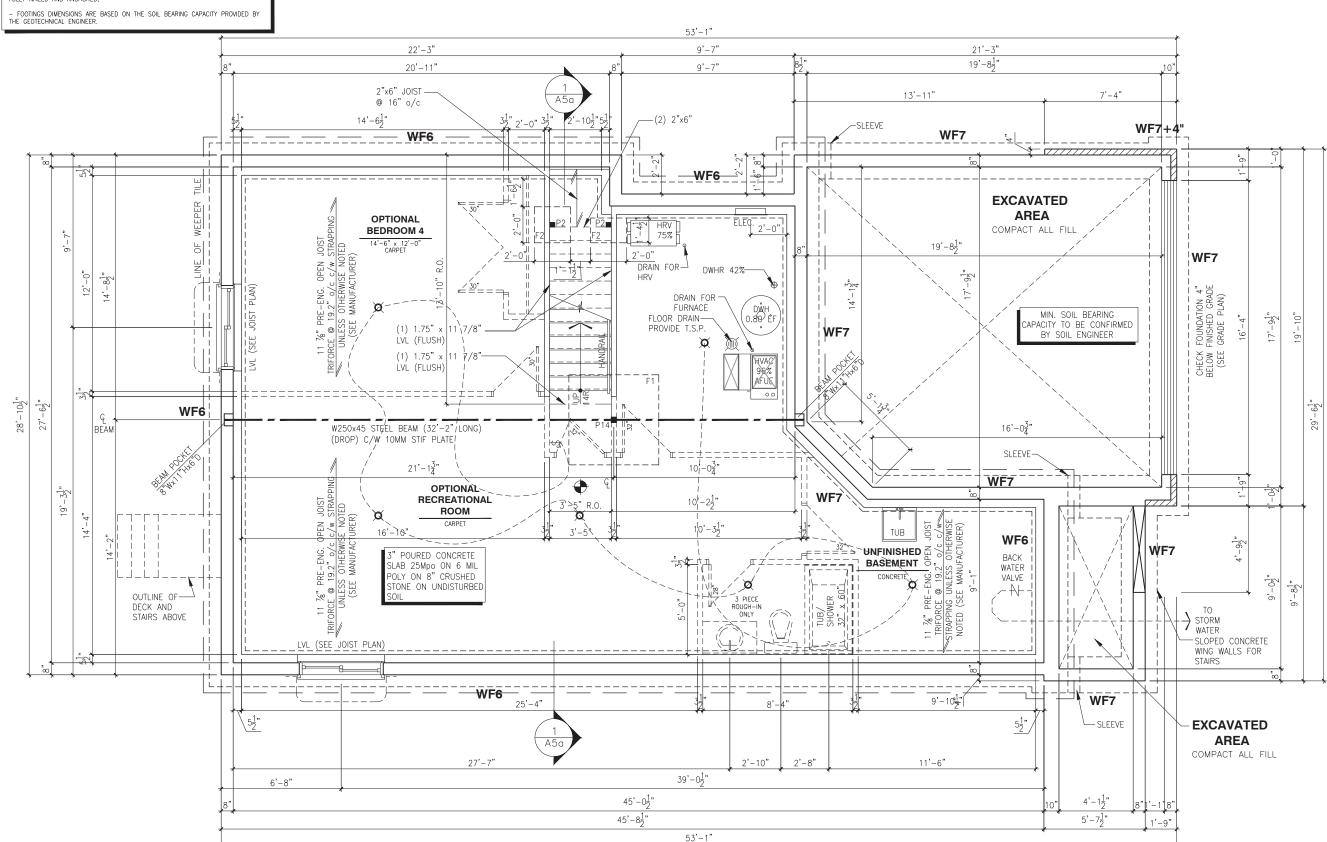
BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION A. B

- 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, UNDESTRUCTED 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 A. B

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 \*

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	NOTES: STEEL		.:				
	S2 S3 S4 S5 S6	= L = L = L = L	90x90x6 90x90x8 100x90x8 125x90x8 125x90x10 200x100x12 150x100x10	BEARING)			
ı	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  $L4 = 3-1.75 \times 9.5$  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
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- 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
1	NO.	DESCRIPTION	DATE	BY

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

3/16" = 1'-0"

XX/XX/XXXX

A6a

825 - THE BRADLEY 2018 FOOTPRINT

NOTES: — ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGHT OF 3000 P.S.I. BASEMENT NOTE: (21MPa) AT 28 DAYS; 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 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. 22'-3" 20'-11" 2"x6" JOIST @ 16" o/c

SEE PAGE A6 FOR FOOTING SIZES AND DETAILS

 $45'-0\frac{1}{2}$ "

53'-1"

45'-81'

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

AREA OF 0,38m2 (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN) 53'-1" 21'-3"  $19' - 8\frac{1}{2}$ " WF7+4 WF7 **EXCAVATED AREA OPTIONAL** ELEG COMPACT ALL FILL BEDROOM 4 75%  $19' - 8\frac{1}{2}$ " WF7 DRAIN FOR-DWHR 42%-HRV ₹4 DRAIN FOR FURNACE MIN. SOIL BEARING FLOOR DRAIN-0.89°E CAPACITY TO BE CONFIRMED (1) 1.75" x PROVIDE T.S.P. WF7 BY SOIL ENGINEER LVL (FLUSH) O (1) 1.75" x LVL (FLUSH) 96% AFUE (1) 1.75<sup>†</sup> x 11 7/8" 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'-9<u>3</u>" CARPET WF6 UNFINISHED WF7 3" POURED CONCRETE **BASEMENT** BACK SLAB 25Mpa ON 6 MIL WATER CONCRETE POLY ON 8" CRUSHED VALVE  $0\frac{1}{2}$ " STONE ON UNDISTURBED PIECE ONLY STORM WATER 10'-6<del>1</del>" SLOPED CONCRETE LVL (SEE JOIST PLAN) WING WALLS FOR STAIRS WF6  $9'-10\frac{1}{2}$ WF7 25'-4" -SUNKEN POUR HEIGHT — SLEEVE **EXCAVATED**  $7'-2^{1}_{2}$ " (1- $7^{1}_{2}$ " RISER IN FOYER) **AREA** COMPACT ALL FILL 27'-7" 2'-10"  $39'-0\frac{1}{2}$ " 6'-8"

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

WF6

OUTLINE OF-

STAIRS ABOVE

DECK AND

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

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



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NOTES:	
STEEL L	INTEL:
	= L 90x90x6
	= L 90x90x8
S3	= L 100x90x8
S4	= L 125x90x8
S5	= L 125x90x10
S6	= L 200x100x12
S7	= L 150x100x10 (8" BEARING)
LINTEL 1	ABLE:
	2 2 10 + B2 ON BOTH CIDEC

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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### POST TABLE:

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POST BY USP

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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 76.2×76.2×4.78 + 130×130×12 T&B PL. (\*) P17 = HSS 73 0.D.×4.8 + 100×180×12 BOTTOM PL.

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

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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 O DESCRIPTION

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

 $5'-7\frac{1}{2}$ 

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

3/16" = 1'-0"

825 - THE BRADLEY

2018 FOOTPRINT

(STANDARD DRAWINGS)

A6a

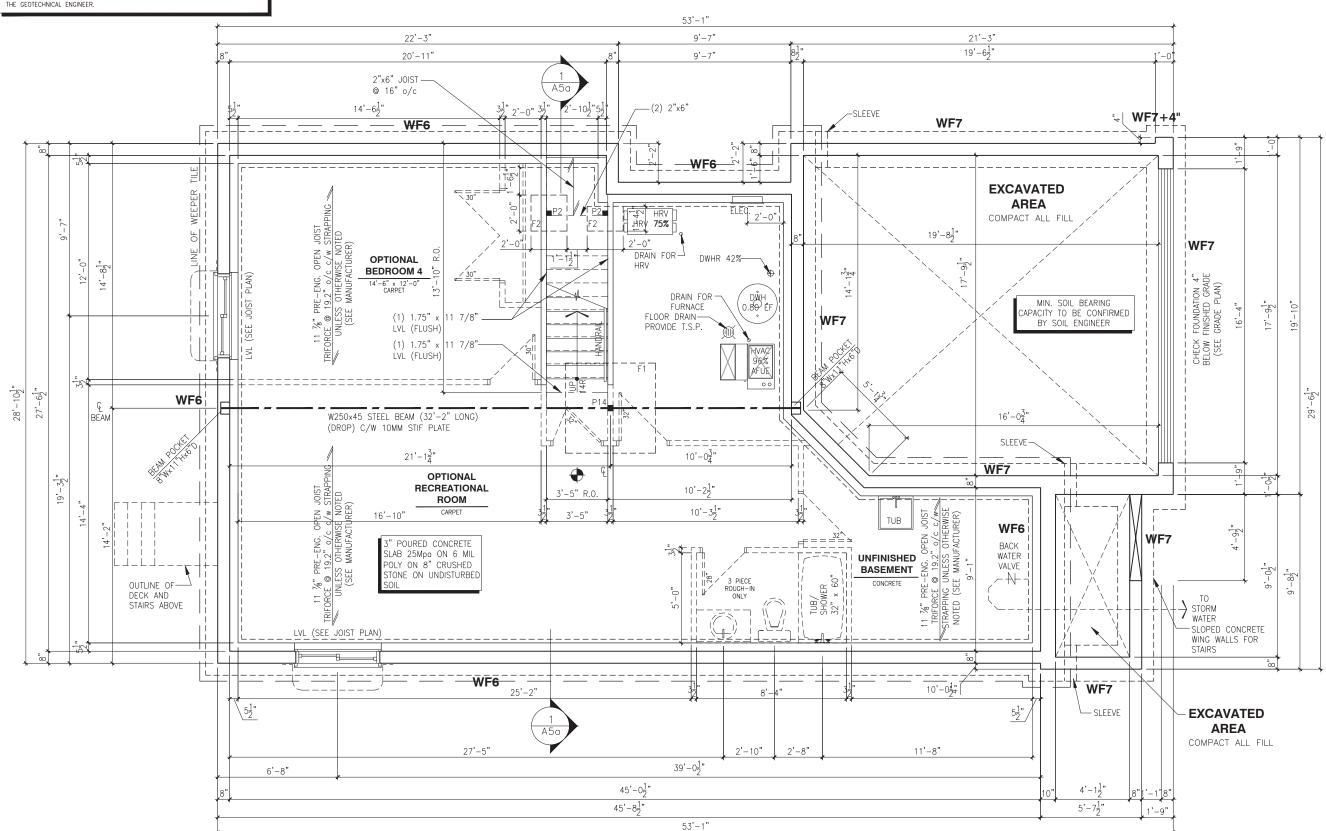
XX/XX/XXX

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



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## NOTES: STEEL LINTEL: S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x10 S5 = 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 = 2-1.75x9.5 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. DRAV	VINGS	

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

**BASEMENT FLOOR PLAN** 

3 AND 4 BED. - ELEV. C 3/16" = 1'-0" XX/XX/XXXX

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

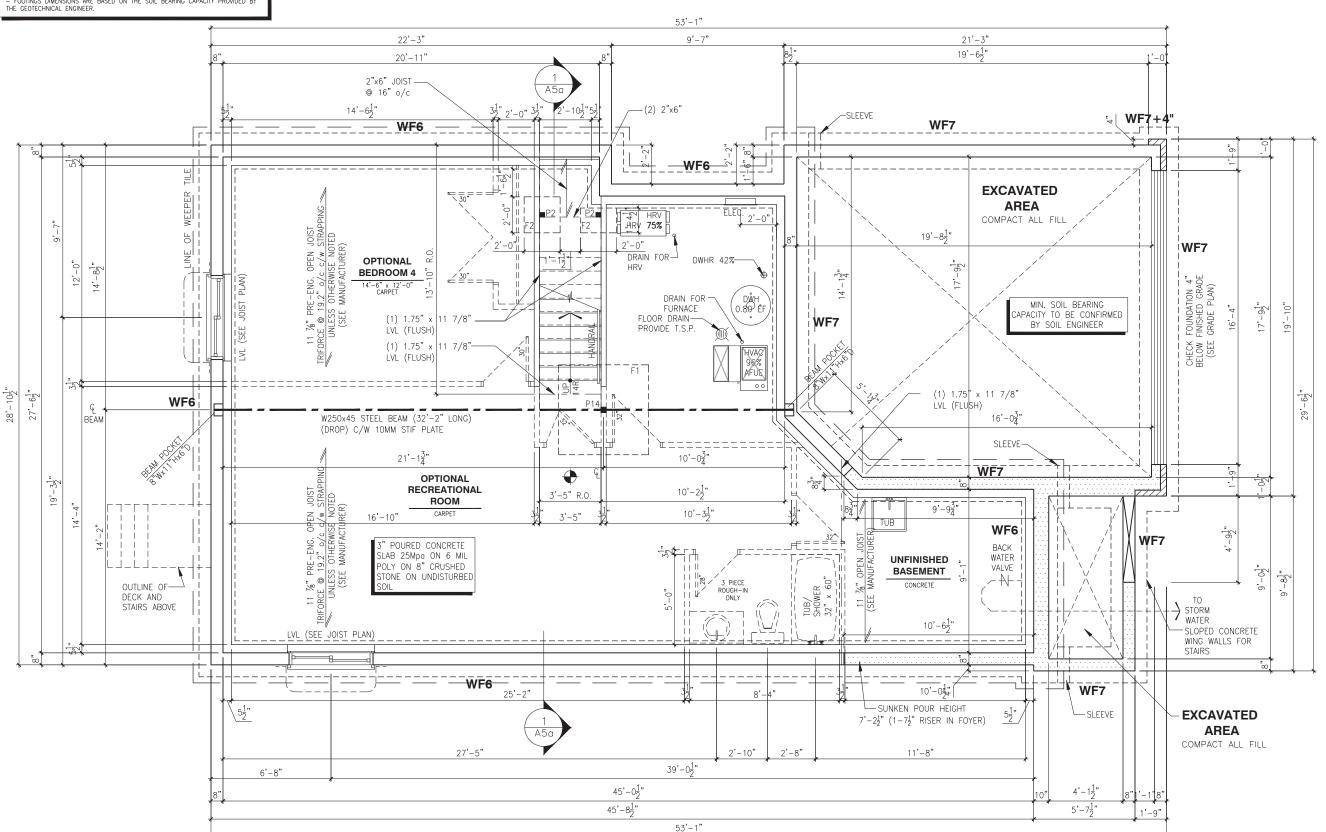
A6a

- ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
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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



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## NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 S4 = L 125x90x8 S5 = 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

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NO.	DESCRIPTION	DATE	BY			

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

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

> > A6a

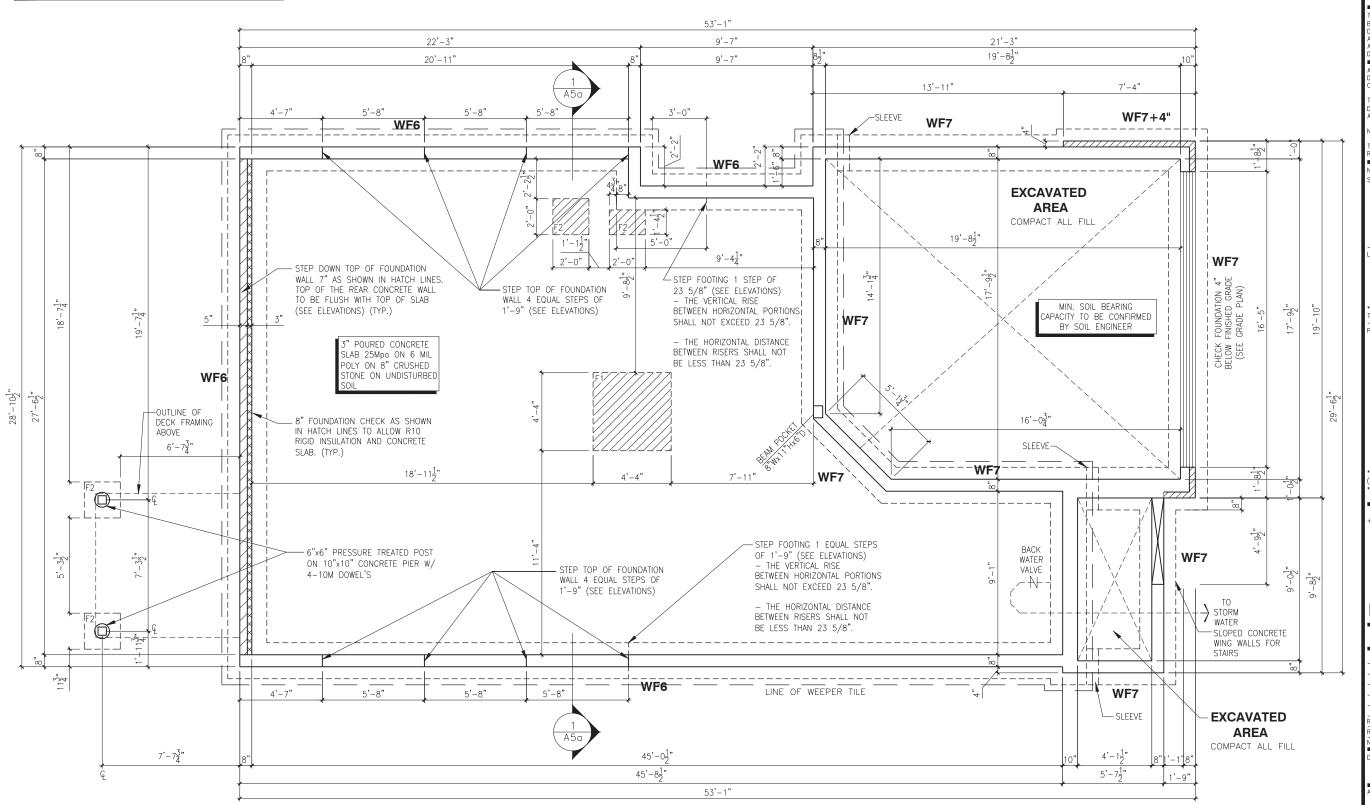
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SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



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

(STANDARD DRAWINGS)

LOT: XXXX DATE: XX/XX/XXXX



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

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3 AND 4 BED. - ELEV. A, B 3/16" = 1'-0" XX/XX/XXX

A6a

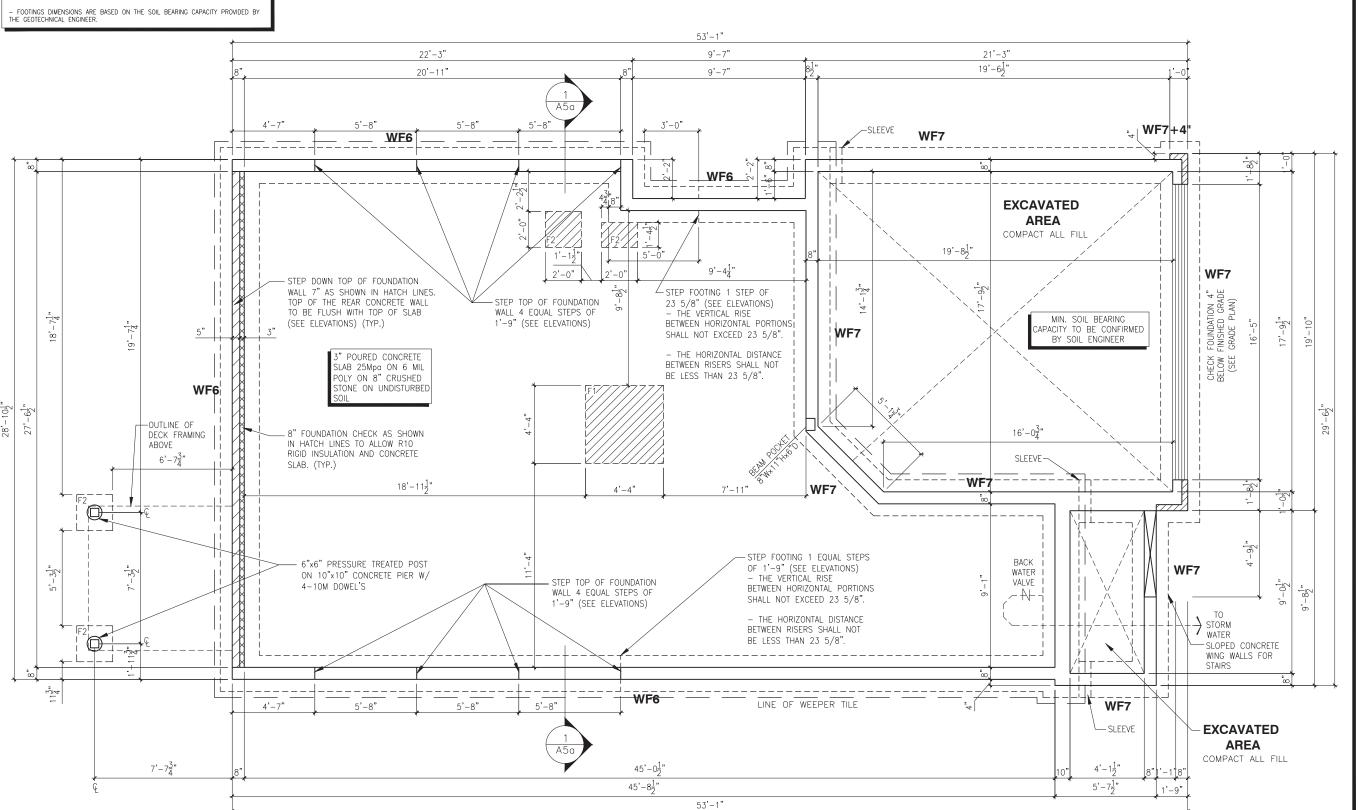
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REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY
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WALK-OUT LAYOUT
3 AND 4 BED. - ELEV. A, B

RESS: | SCALE: | DATE: | XX/XX/XXXX

825 - THE BRADLEY 2018 FOOTPRINT

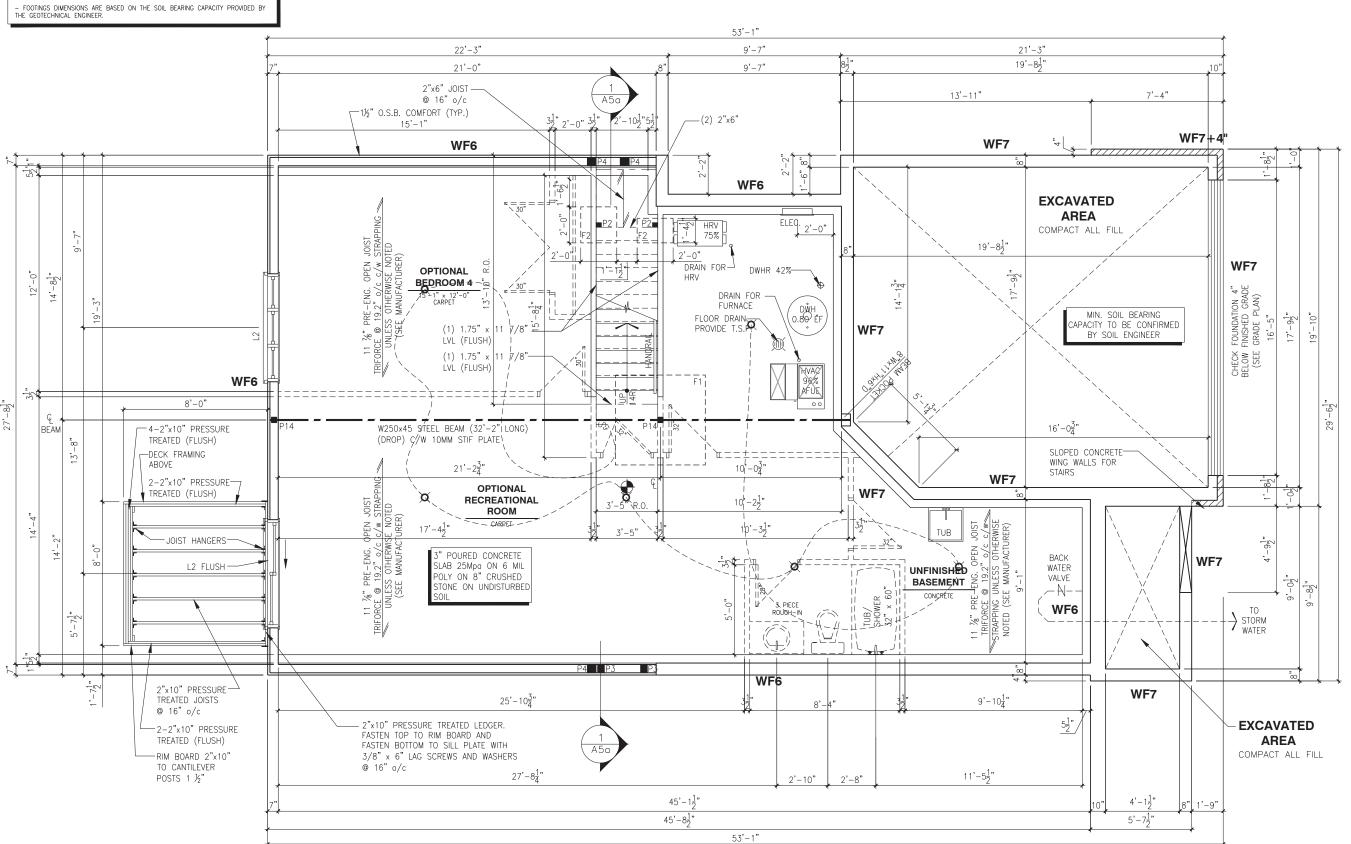
(STANDARD DRAWINGS)

SHEET:
A6a

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DRAWING: WALK-OUT BASEMENT

FLOOR - 3 AND 4 BED. - ELEV. A, B 3/16" = 1'-0" XX/XX/XXX

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(STANDARD DRAWINGS)

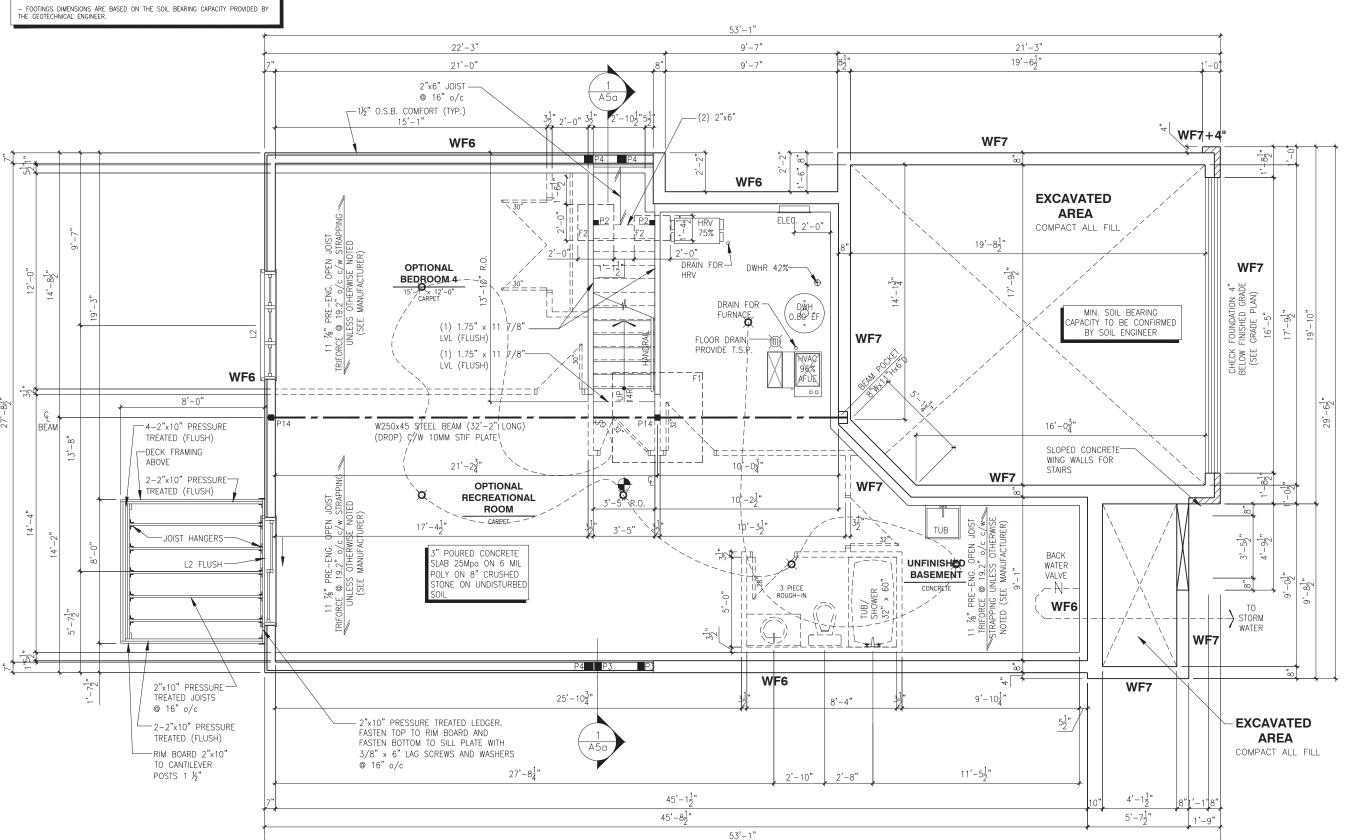
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- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

- 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				
	CTOUCTURE REVEN	00 /14 /0010			
REV-2	STRUCTURAL REVIEW	1 '	_		
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO		
NO.	DESCRIPTION	DATE	BY		

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

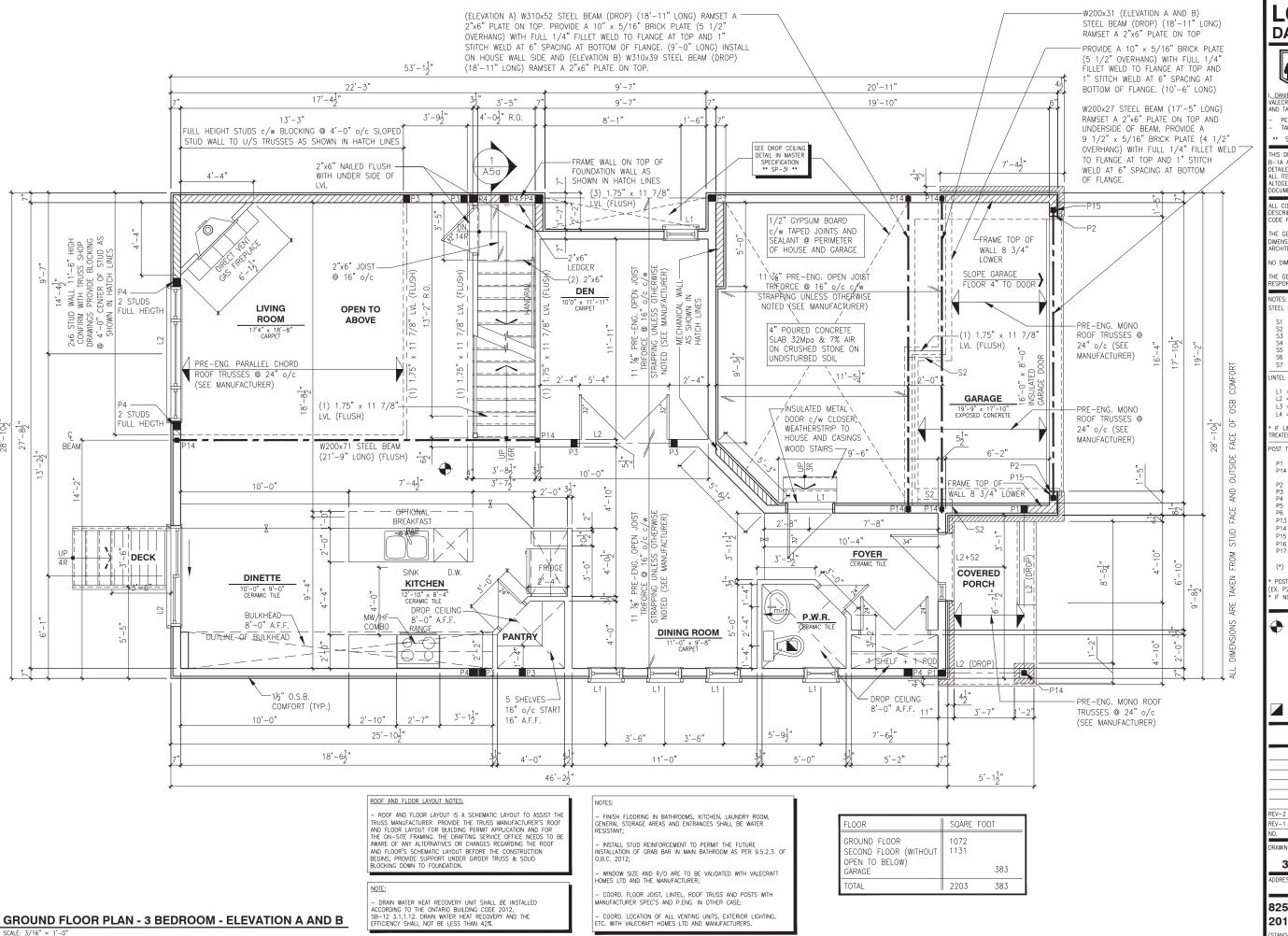
SCALE: 3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A6b

XX/XX/XXX



LOT: XXXX DATE: XX/XX/XXXX <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR /ALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT IND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #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 DOUMENT. LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER ESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S

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## STEEL LINTEL:

L 90x90x6 L 90x90x8 100x90x8

= L 125x90x8125x90x10

L 200x100x13 S7 = L 150x100x10 (8" BEARING)

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

 $1.3 = 2 - 1.75 \times 9.5$  LVI (1.9F) + 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 TARLE-

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

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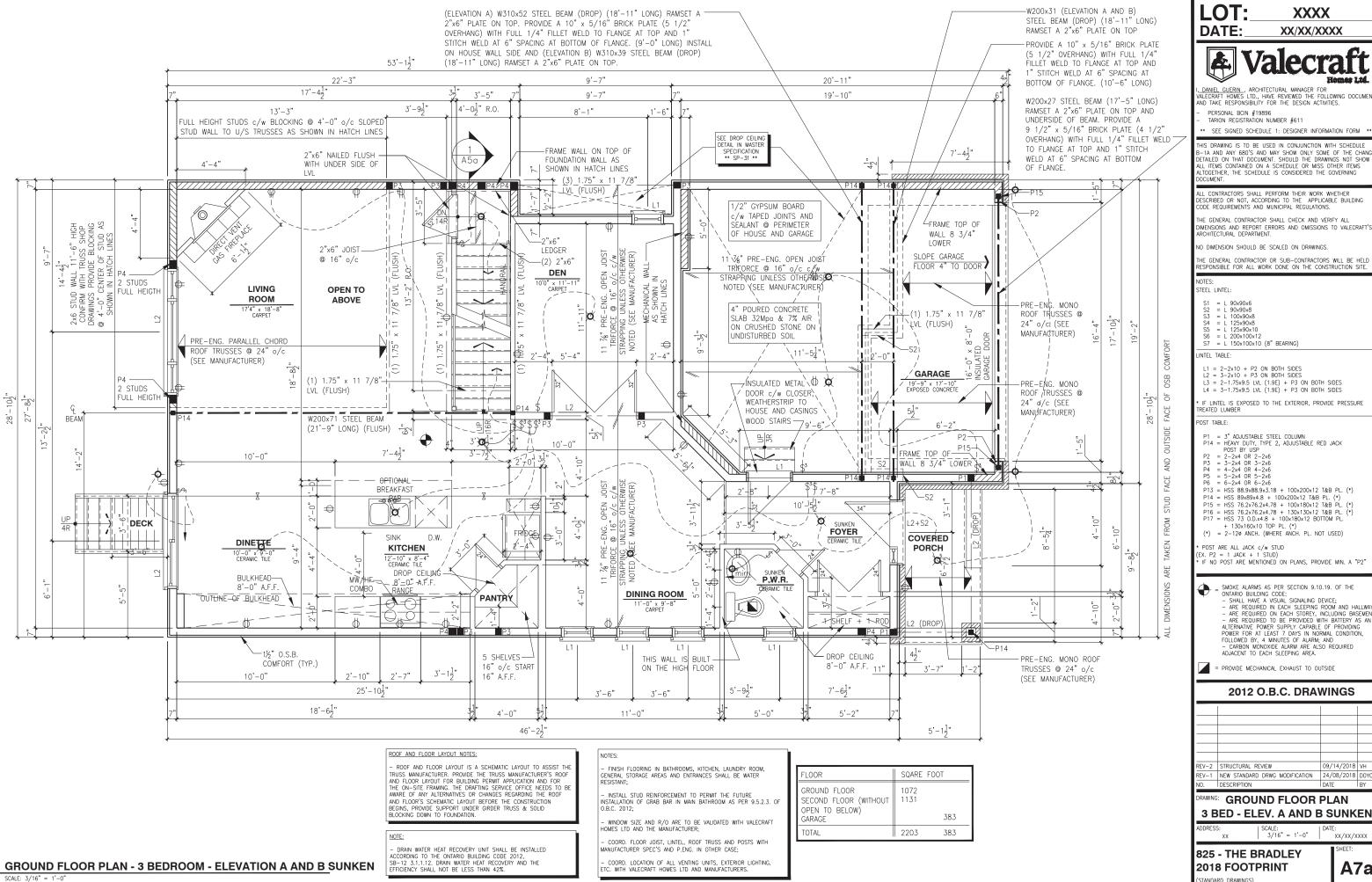
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

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

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

825 - THE BRADLEY 2018 FOOTPRINT

A7a





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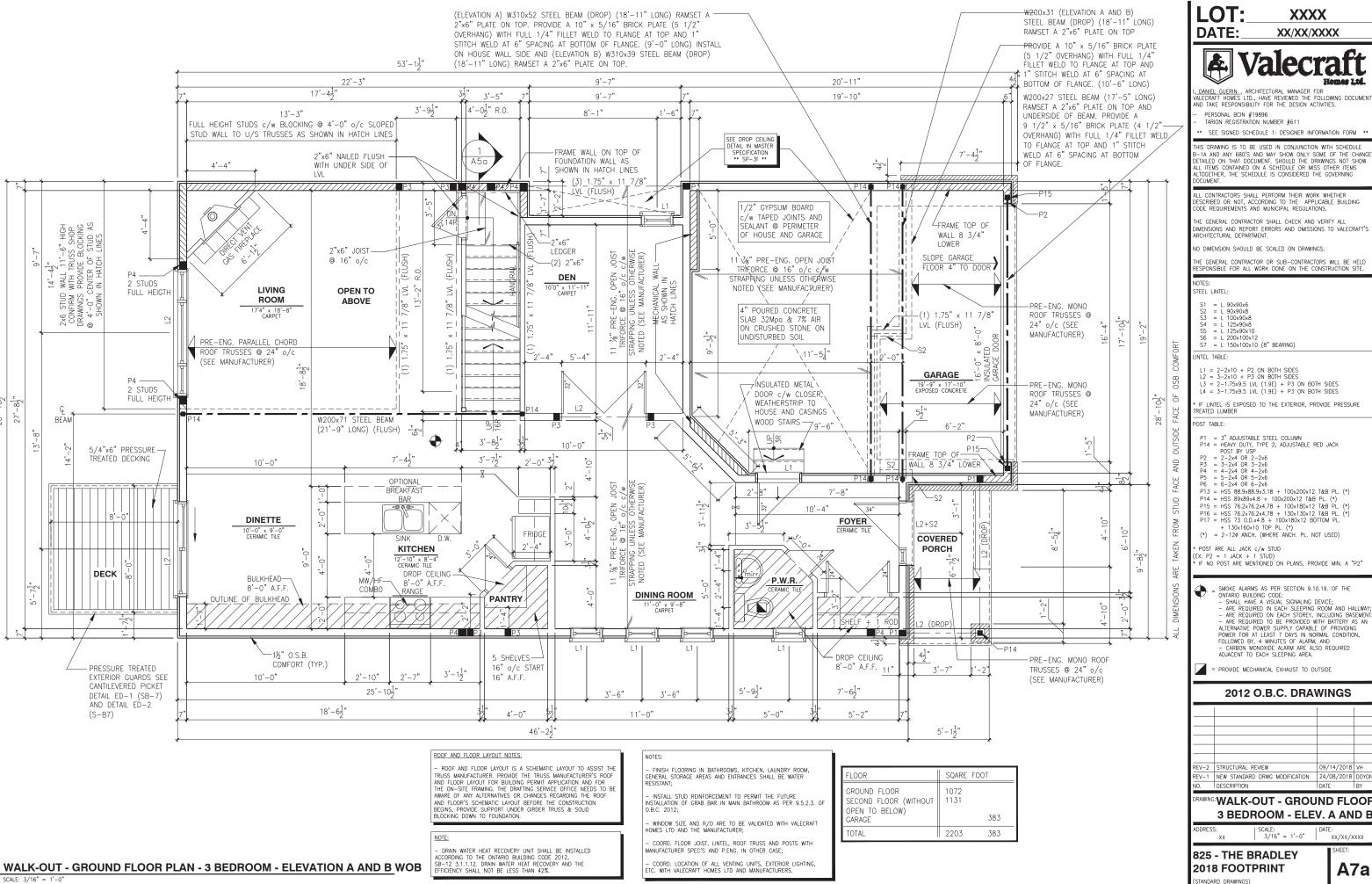
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

## RAWING: GROUND FLOOR PLAN

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

825 - THE BRADLEY 2018 FOOTPRINT

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STEEL LINTEL: 100x90x8 125x90x8 125x90x10

S7 = L 150x100x10 (8" BEARING)

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES  $1.3 = 2 - 1.75 \times 9.5$  LVI (1.9F) + P3 ON BOTH SIDES

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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	DECEDIDITION	DATE	DV

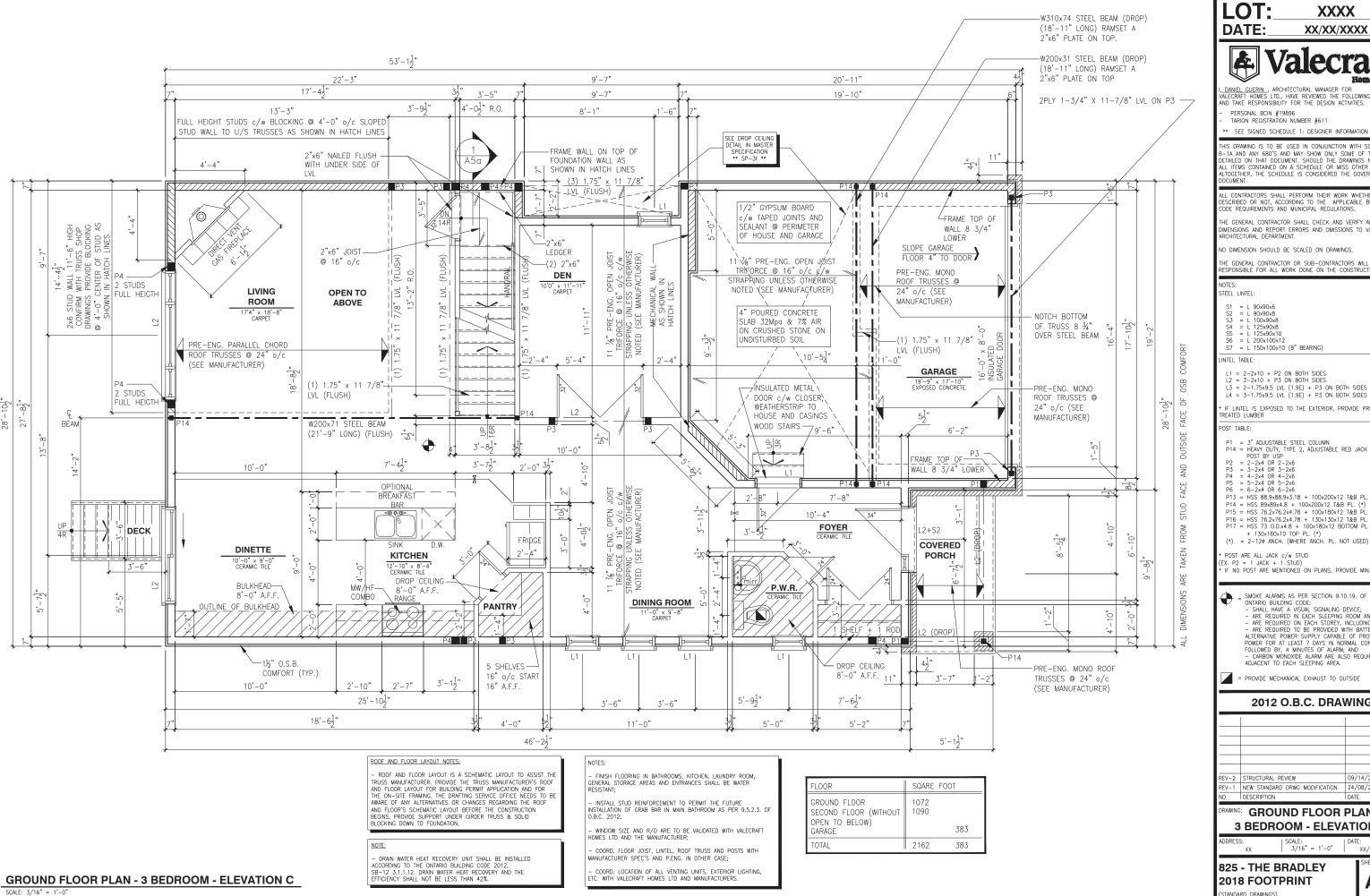
RAWING: WALK-OUT - GROUND FLOOR

3/16" = 1'-0"

825 - THE BRADLEY

A7a

XX/XX/XXX





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## NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 100x90x8 = L 125x90x8 = L 125x90x10 = 1 200x100x13 S7 = L 150x100x10 (8" BEARING)

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REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

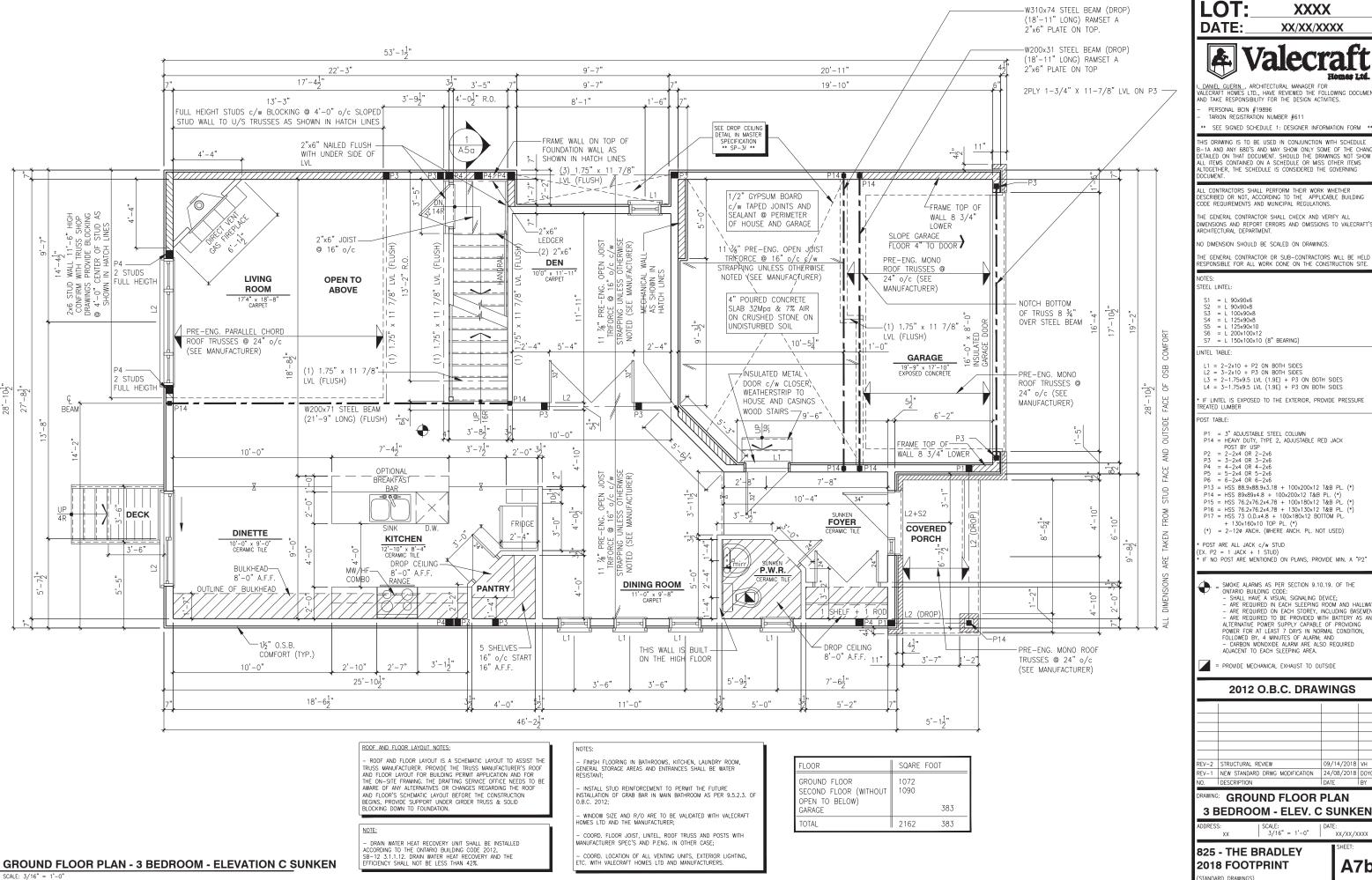
## RAWING: GROUND FLOOR PLAN 3 BEDROOM - ELEVATION C

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

825 - THE BRADLEY 2018 FOOTPRINT

A7b

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





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## NOTES: STEEL LINTEL:

100x90x8 = L 125x90x8

\_ 125x90x10  $= 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING)

## INTEL TABLE:

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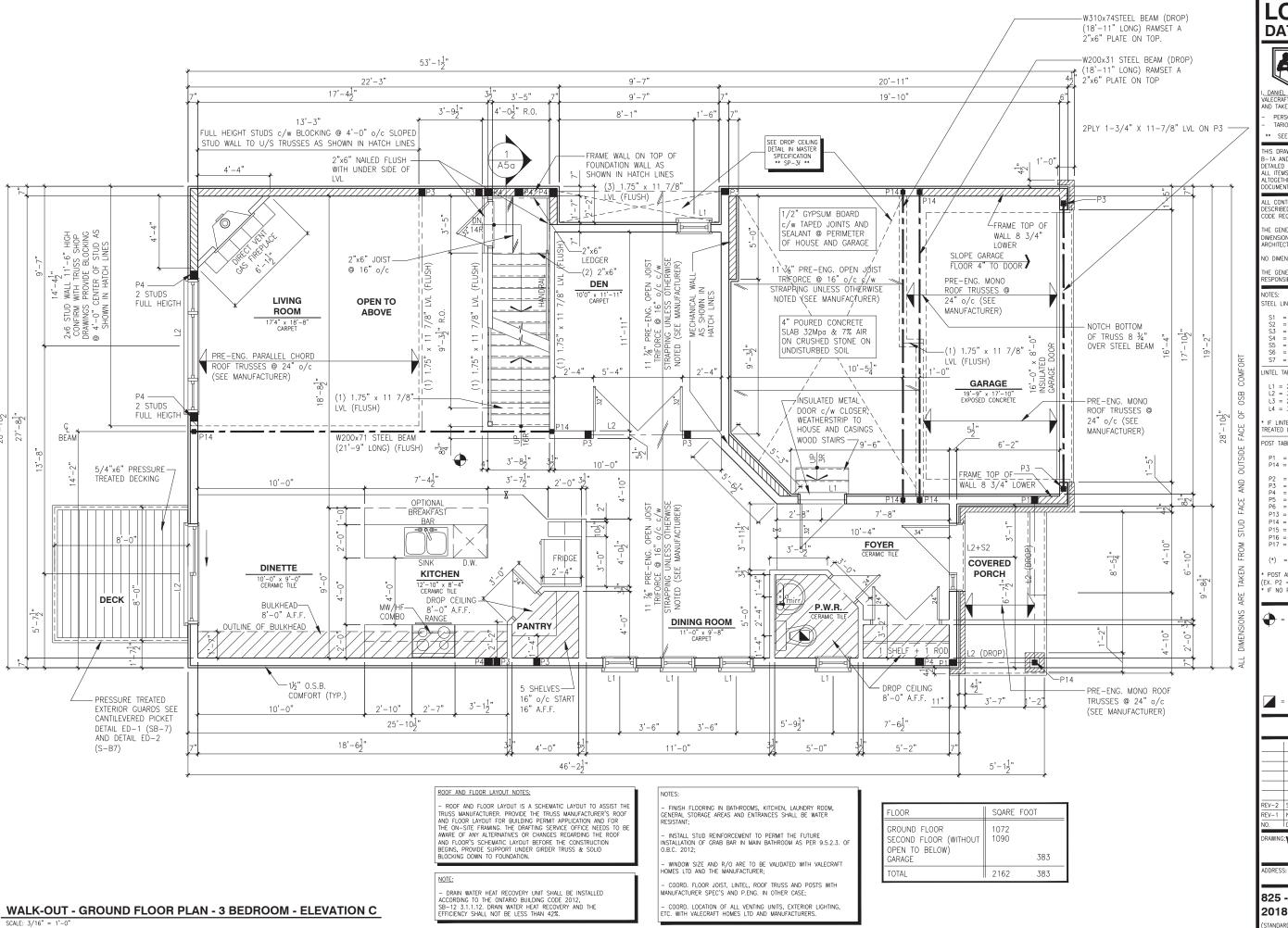
## RAWING: GROUND FLOOR PLAN

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

825 - THE BRADLEY 2018 FOOTPRINT

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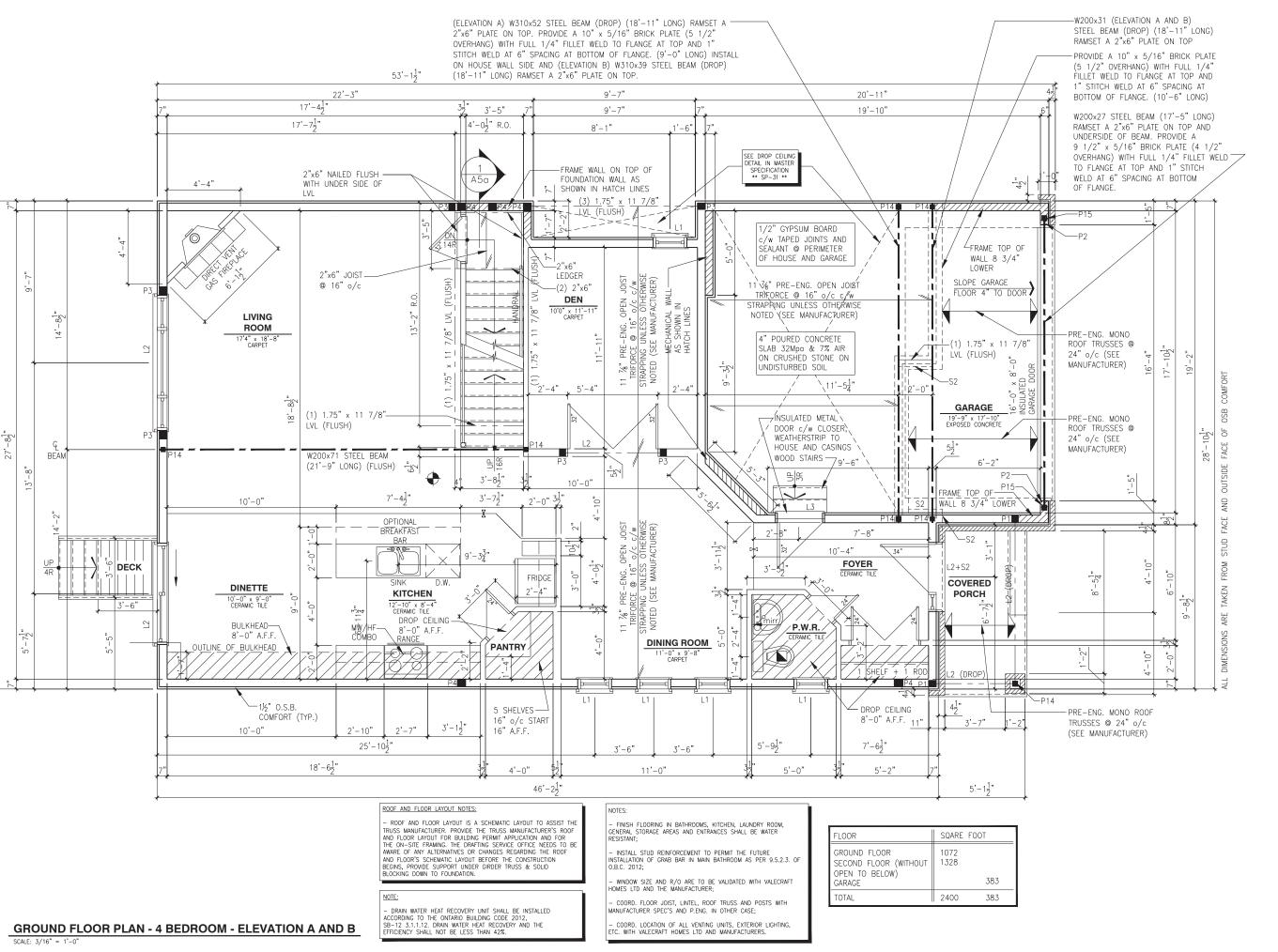
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
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## **PAWING: WALK-OUT - GROUND FLOOR** 3 BEDROOM - ELEV. C

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

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- 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"

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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
MΩ	DESCRIPTION	DATE	DV

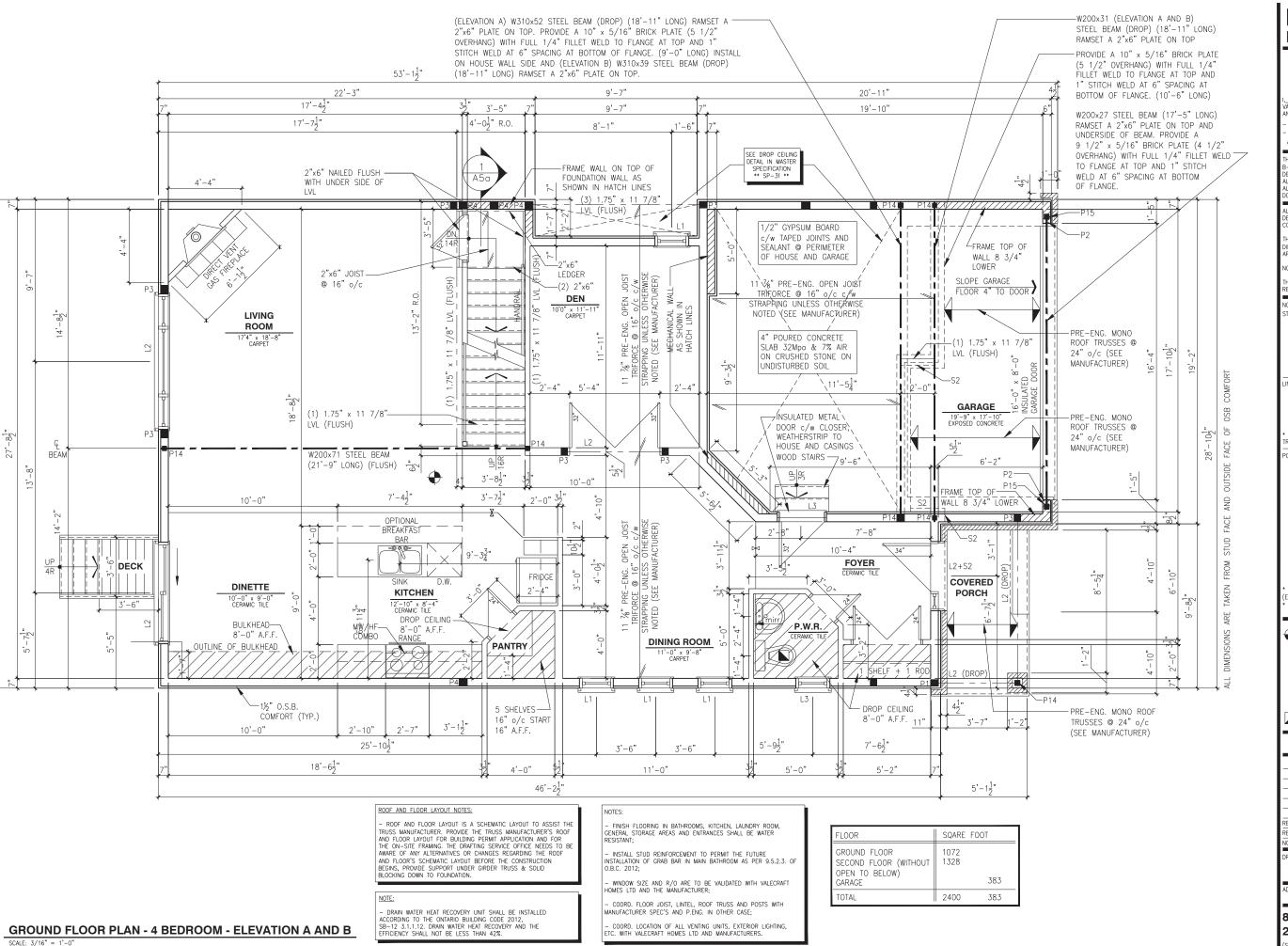
## RAWING: GROUND FLOOR PLAN

4 BEDROOM - ELEV. A

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

825 - THE BRADLEY 2018 FOOTPRINT

A7c





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PERSONAL BOIN #19896

TARION REGISTRATION NUMBER #611

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

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## NOTES: STEEL LINTEL: L 90x90x6 L 90x90x8 . 100x90x8 = L 125x90x8 = L 125x90x10 L 200x100x13 S7 = L 150x100x10 (8" BEARING) INTEL TABLE:

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

 $1.3 = 2 - 1.75 \times 9.5$  LVI (1.9F) + 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

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REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
١0.	DESCRIPTION	DATE	BY

RAWING: GROUND FLOOR PLAN

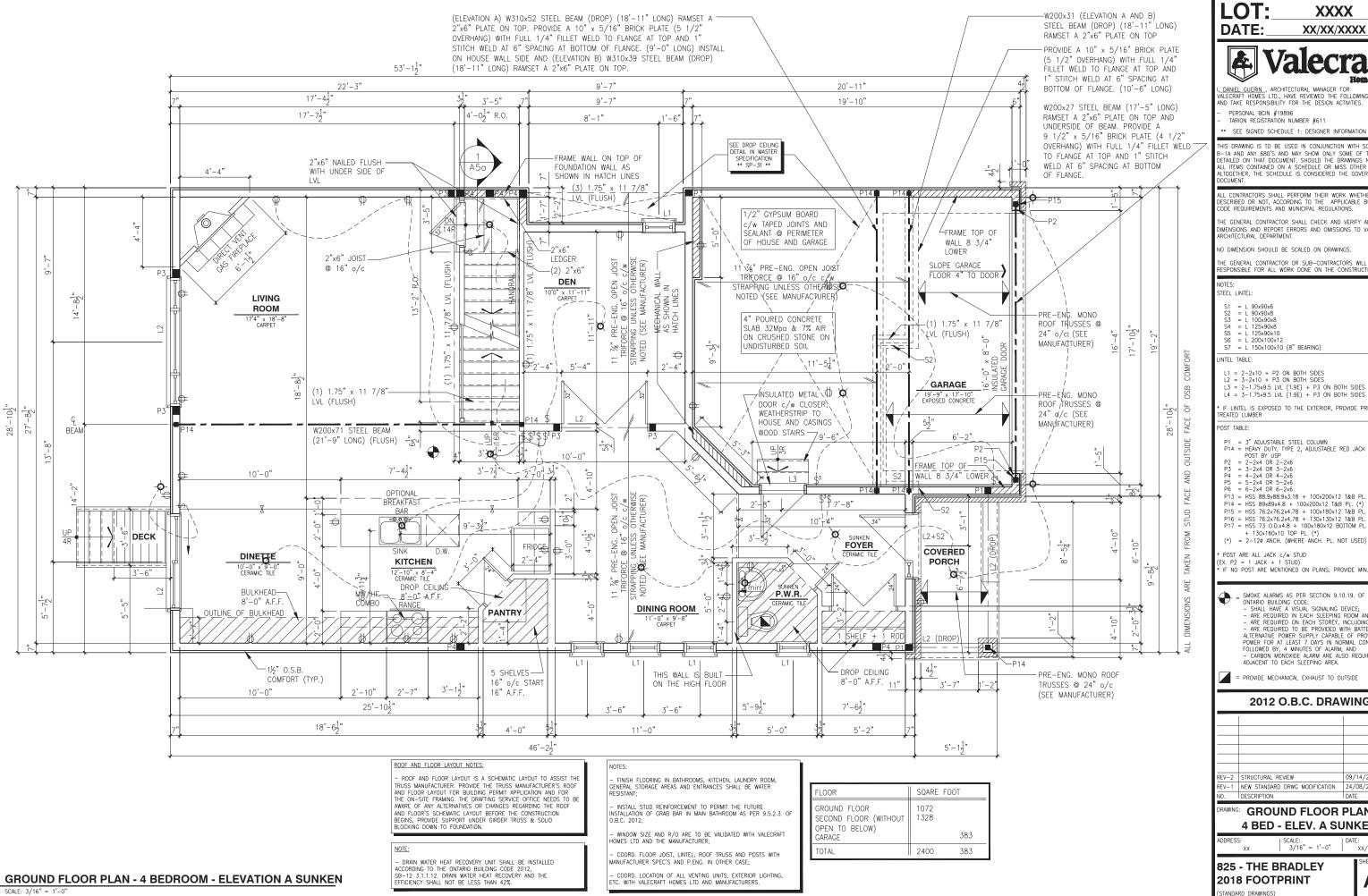
4 BEDROOM - ELEV. B

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

A7c

XX/XX/XXXX



LOT: XXXX DATE:

XX/XX/XXXX



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- = L 90x90x6 = L 90x90x8
- 100x90x8 = L 125x90x8
- . 125x90x10 L 200x100x13
- S7 = L 150x100x10 (8" BEARING)
- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
- $1.3 = 2 1.75 \times 9.5$  LVL (1.9F) + P.3 ON BOTH SIDES
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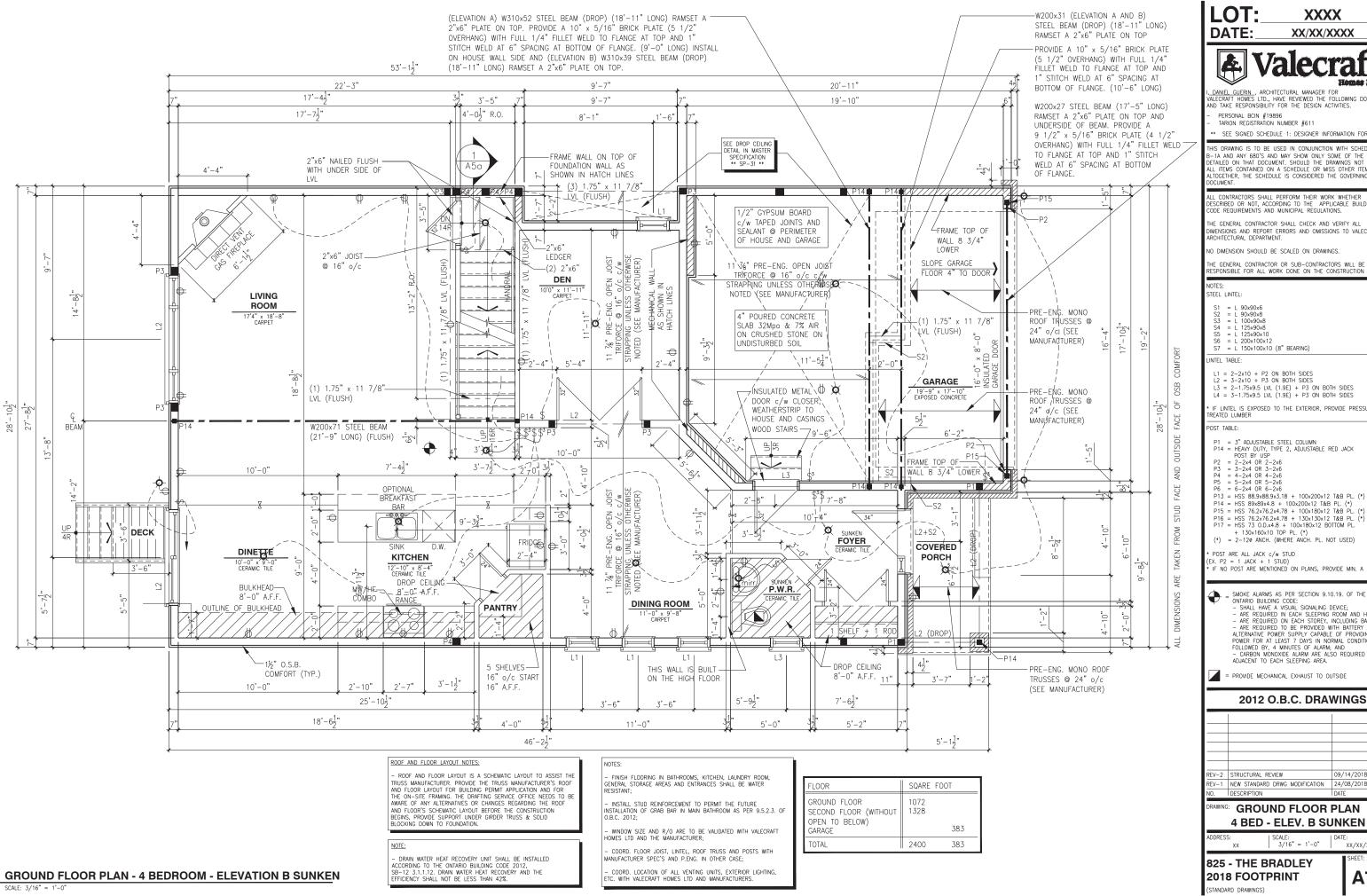
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
	DECODIDITION	DATE	DV

## RAWING: GROUND FLOOR PLAN

4 BED - ELEV. A SUNKEN

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

825 - THE BRADLEY 2018 FOOTPRINT





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- 100x90x8 = L 125x90x8
- 125x90x10 L 200x100x13
- S7 = L 150x100x10 (8" BEARING)
- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
- $1.3 = 2 1.75 \times 9.5$  LVI (1.9F) + P3 ON BOTH SIDES
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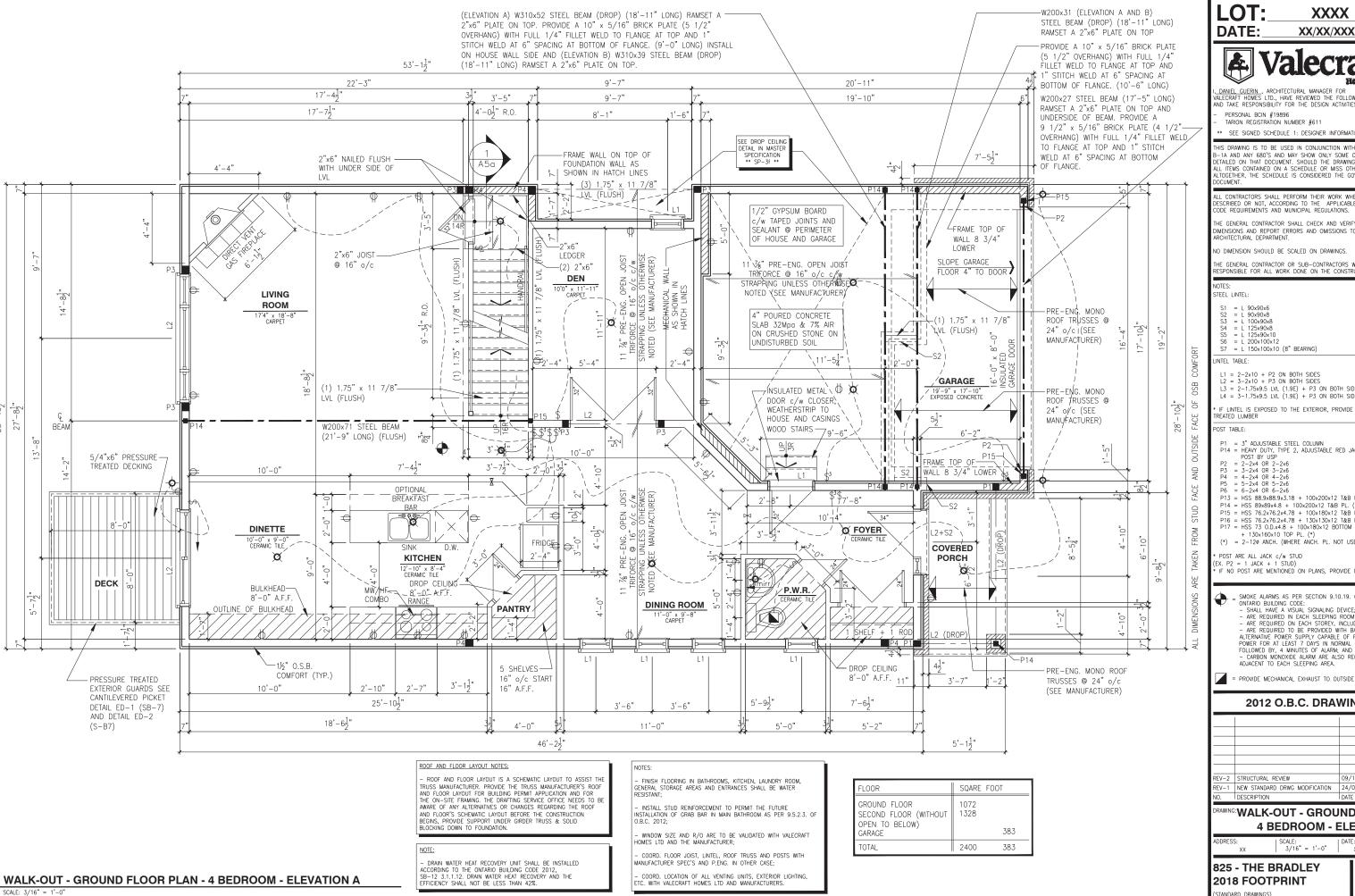
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REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO	DESCRIPTION	DATE	RY

## RAWING: GROUND FLOOR PLAN

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

825 - THE BRADLEY 2018 FOOTPRINT





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STEEL LINTEL: 100x90x8 = L 125x90x8125x90x10 200x100x13 S7 = L 150x100x10 (8" BEARING)

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

 $1.3 = 2 - 1.75 \times 9.5$  LVI (1.9F) + P3 ON BOTH SIDES

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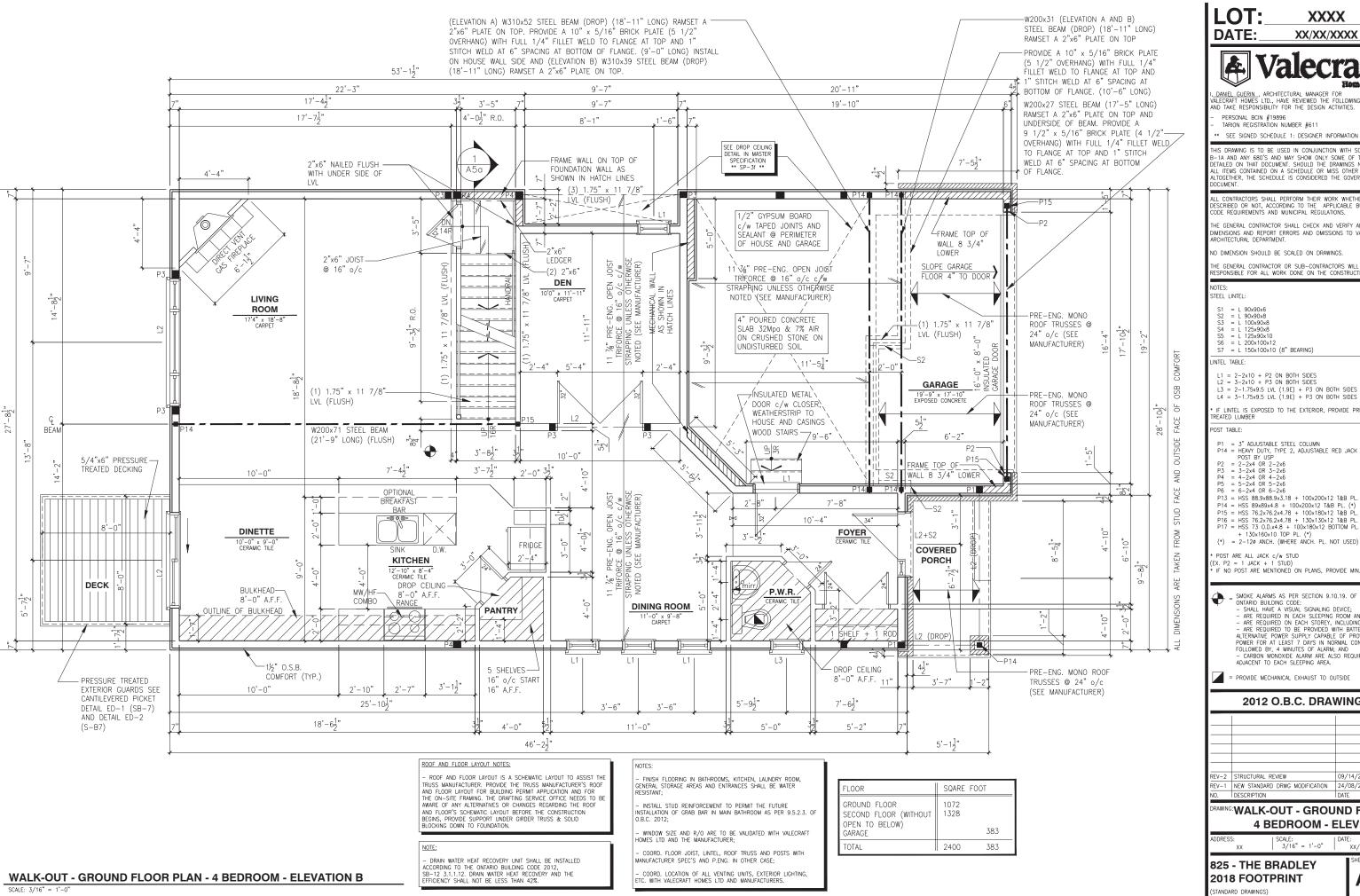
2012 O.B.C. DRAWINGS

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

AWING: WALK-OUT - GROUND FLOOR 4 BEDROOM - ELEV. A

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

825 - THE BRADLEY 2018 FOOTPRINT





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- = L 125x90x8125x90x10
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- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
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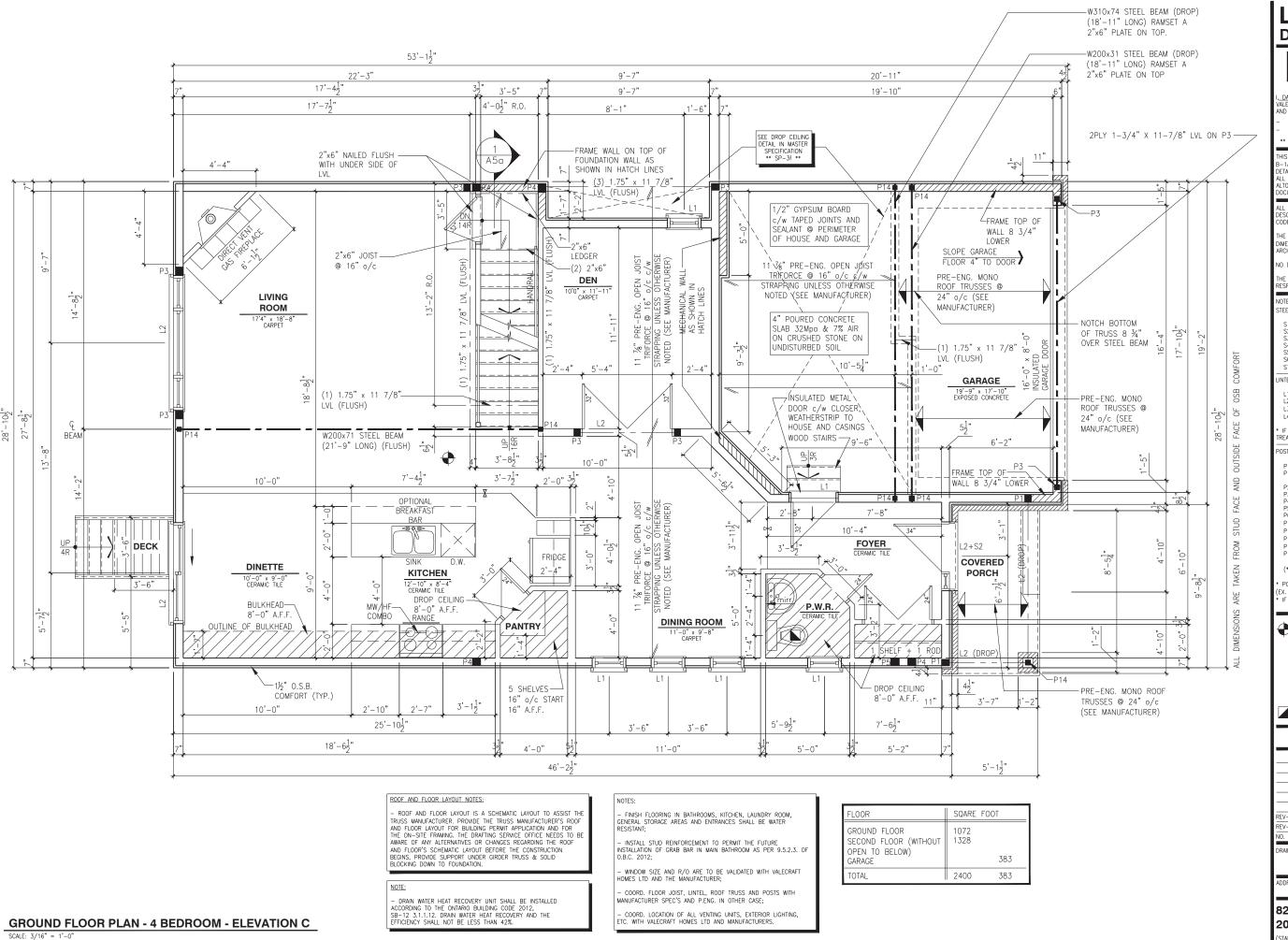
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## RAWING: WALK-OUT - GROUND FLOOR 4 BEDROOM - ELEV. B

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## NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 100x90x8 = L 125x90x8 = L 125x90x10 $= 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING)

## INTEL TABLE:

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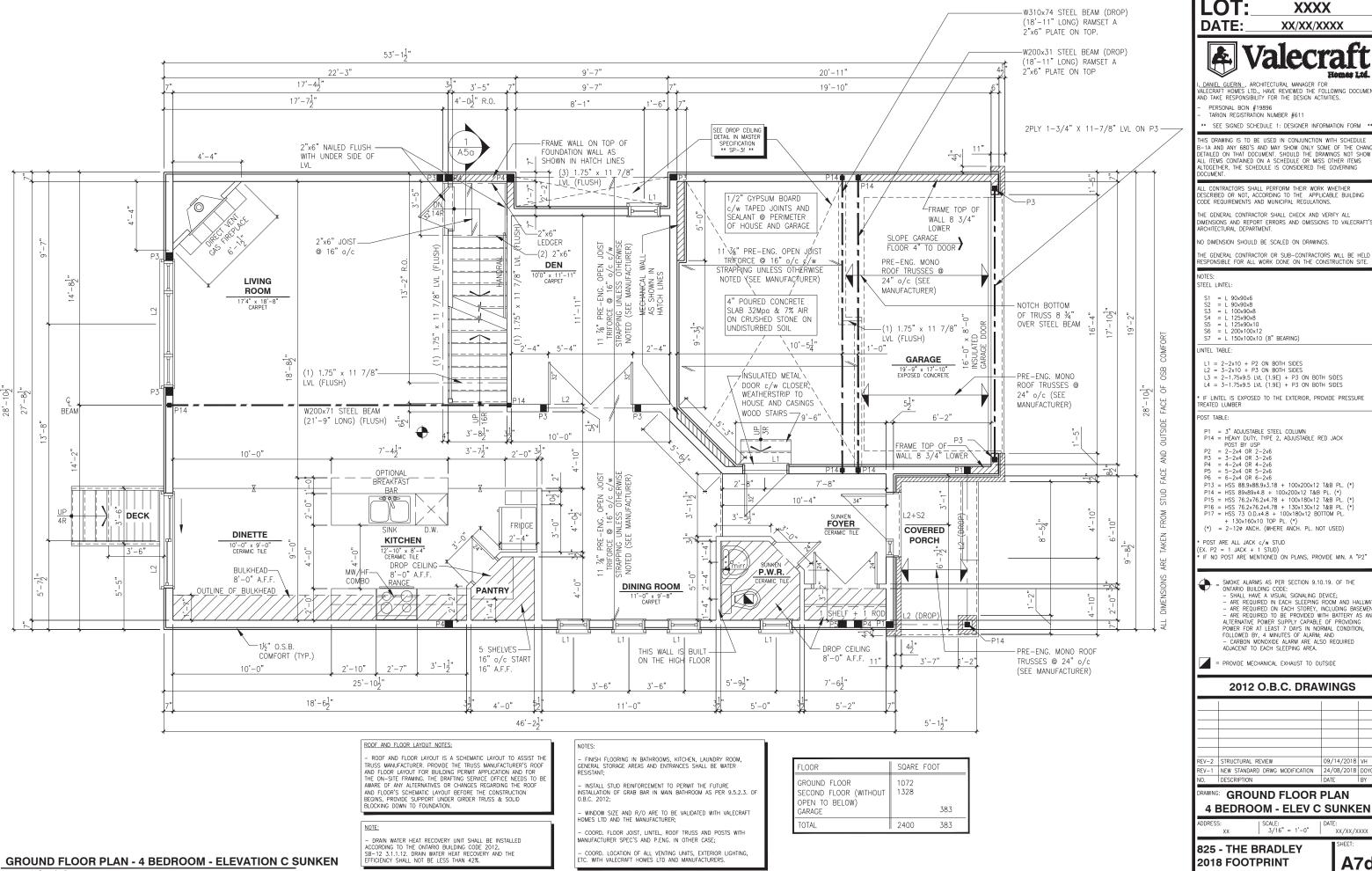
RAWING: GROUND FLOOR PLAN 4 BEDROOM - ELEVATION C

3/16" = 1'-0"

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A7d

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## NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 100x90x8 = L 125x90x8 = L 125x90x10

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

 $1.3 = 2 - 1.75 \times 9.5$  LVL (1.9F) + P.3 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

 $= 1.200 \times 100 \times 12$ 

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 76.2×76.2×4.78 + 130×130×12 T&B PL. (\*) P17 = HSS 73 0.D.×4.8 + 100×180×12 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

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

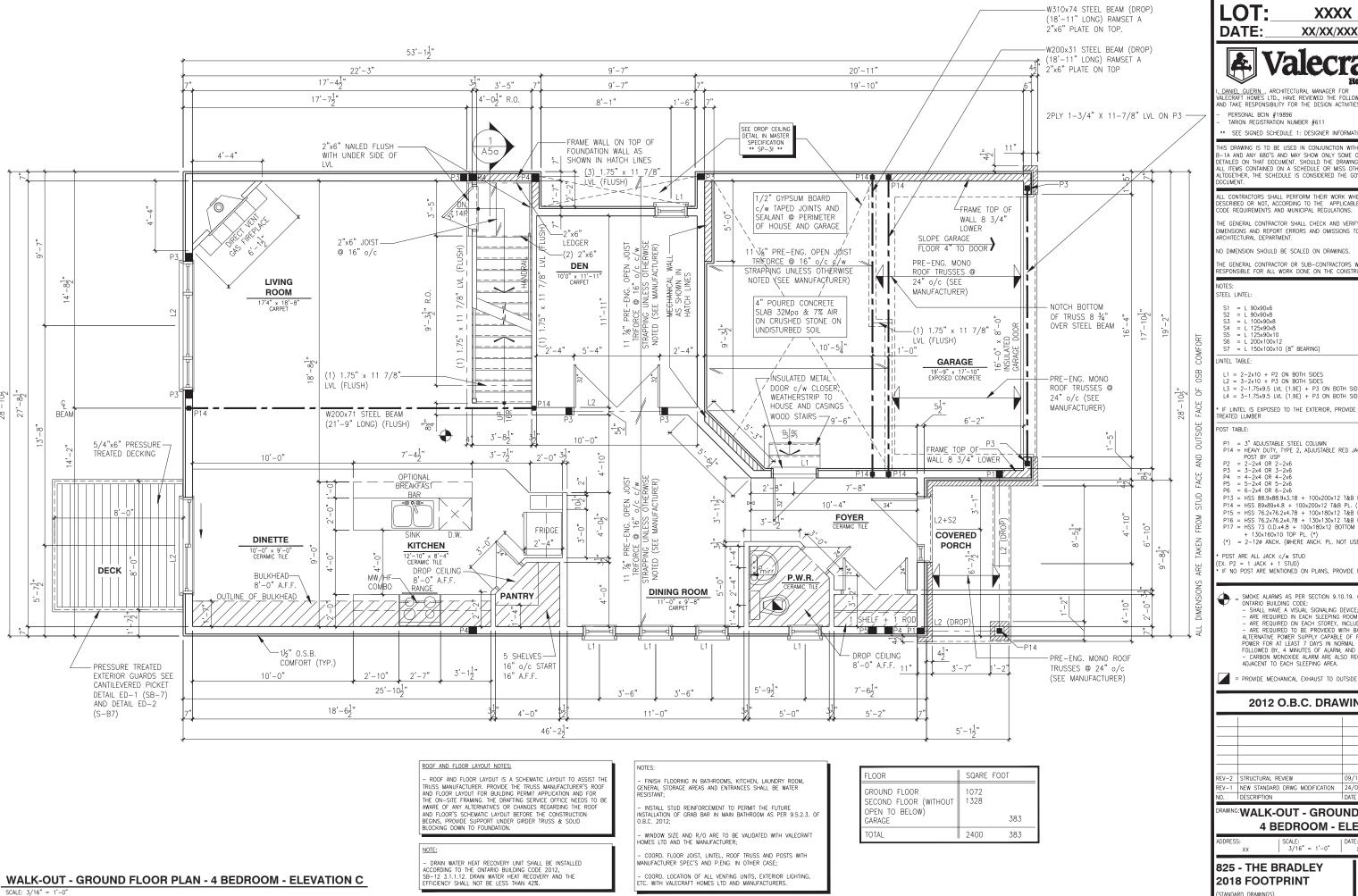
## RAWING: GROUND FLOOR PLAN

3/16" = 1'-0" 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 /ALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT IND 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 I–1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LLL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS OGETHER, 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: L 90x90x6 L 90x90x8 L 100x90x8

S7 = L 150x100x10 (8" BEARING) INTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES  $1.3 = 2 - 1.75 \times 9.5$  LVI (1.9F) + P3 ON BOTH SIDES

 $L4 = 3-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES

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POST TABLE:

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= 2-2x4 OR 2-2x6

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2012 O.B.C. DRAWINGS

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

RAWING: WALK-OUT - GROUND FLOOR 4 BEDROOM - ELEV. C

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

A7d

XX/XX/XXXX

NOTES:

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

WALK-IN

CLOSET

CARPET

1 SHELF + 1 ROD

DRY

LAUNDRY

WASH

RAILING

BATH

ERAMIC TILE

A5a

4,1

9

FULL HEIGHT STUDS c/w BLOCKING @ 4'-0" o/c SLOPED

STUD WALL TO U/S TRUSSES AS SHOWN IN HATCH LINES

PRE-ENG. GIRDER-

ROOF TRUSS (SEE

MANUFACTURER)

PRE-ENG. PARALLEL CHORD

ROOF TRUSSES @ 24" o/c

(SEE MANUFACTURER)

PRE-ENG. GIRDER

ROOF TRUSS (SEE MANUFACTURER)

**OPEN TO BELOW** 

LOAD BEARING WALL-

AS SHOWN IN HATCH

1 SHELF + 1 ROD

LINEN -5 SHELVES

BEDROOM 3

LINES

SHELF+1 ROD

EDGE PROTECTION

(TYPICAL)

TRUSS

₩ ₩ H H

— 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.

COMFORT (TYP.)

 $3\frac{1}{2}$ " 2'- $6\frac{1}{2}$ "

ATTIC ACCESS

STRIPPED AND

INSULATED

20"x30" WEATHER

MECHANICAL WALL

-OPTIONAL UPPER

31,

PRE-ENG. ROOF TRUSSES

BEDROOM 2

10'-10" x 11-2" CARPET

@ 24" o/c (SEE

MANUFACTURER)

CABINETS

AS SHOWN IN

HATCH LINES

- 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:

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

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LOT:

DATE:

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

XX/XX/XXXX

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

NOTES: STEEL LINTEL: 100x90x8 = L 125x90x8 = L 125x90x10 200x100x13 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. (\*)

\* 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

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

RAWING: SECOND FLOOR PLAN

3/16" = 1'-0"

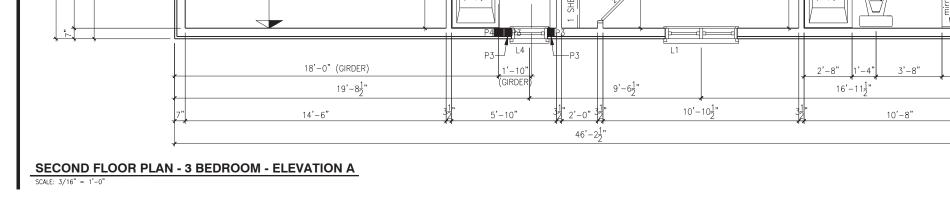
XX/XX/XXX 825 - THE BRADLEY

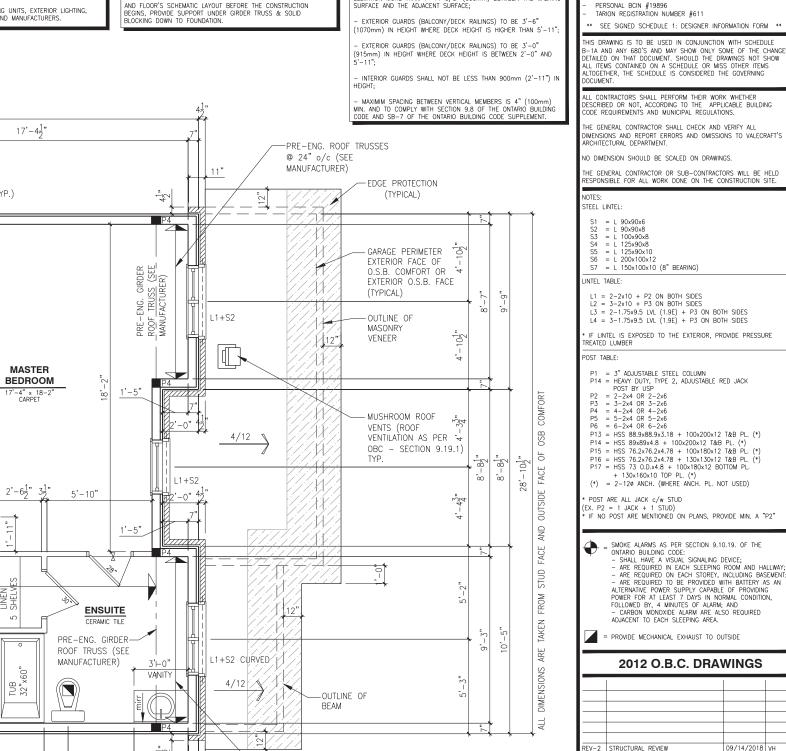
3 BEDROOM - ELEVATION A

2018 FOOTPRINT

(STANDARD DRAWINGS)

A8a

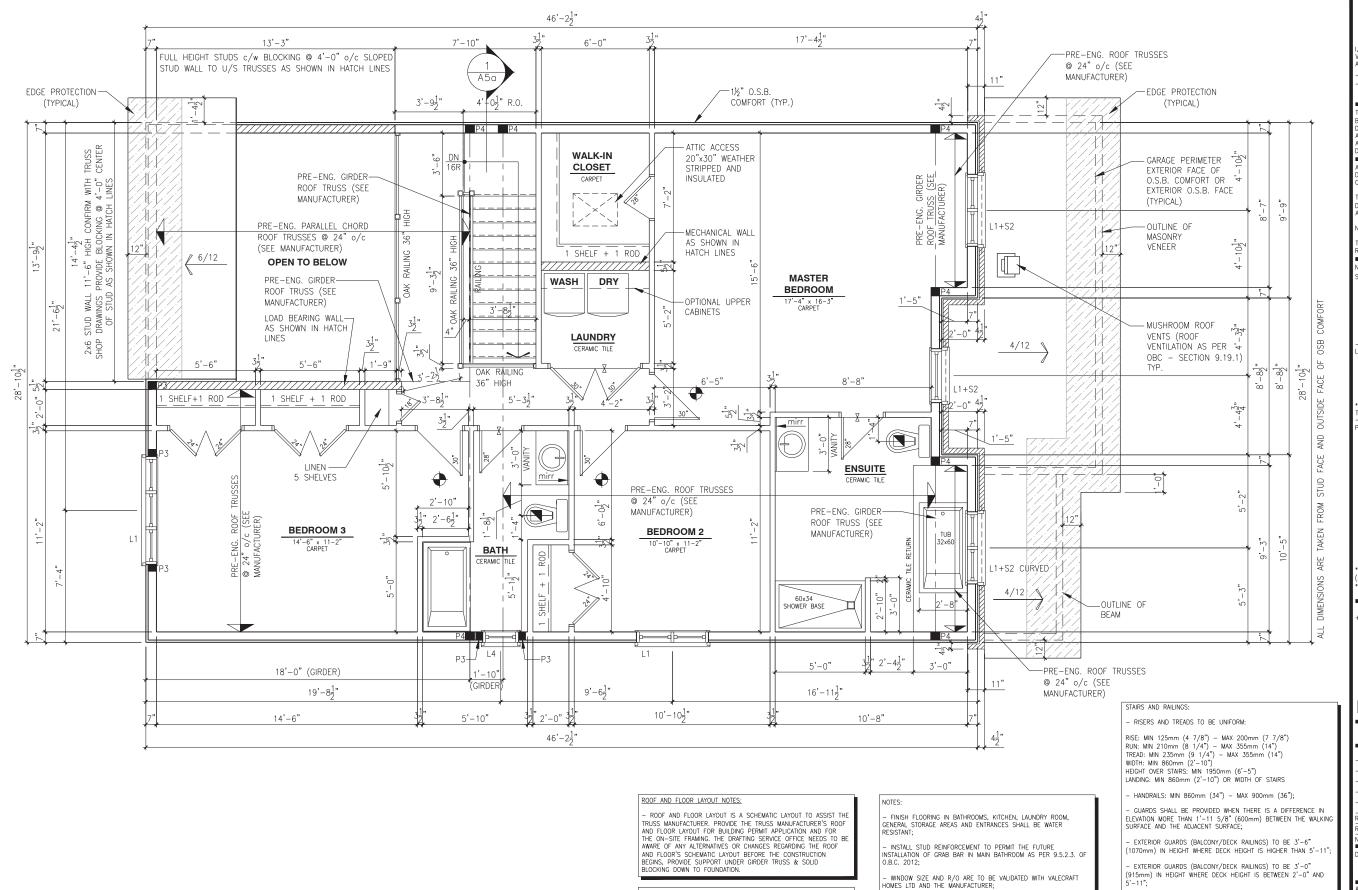




-PRE-ENG. ROOF TRUSSES

@ 24" o/c (SEE

MANUFACTURER)



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

FFICIENCY 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 BCIN #19896

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

I-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS

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## NOTES: STEEL LINTEL: 100x90x8 = L 125x90x8 125x90x10 = 1 200x100x13 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  $L4 = 3-1.75 \times 9.5$  LVL (1.9E) + 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	DECODIDATION	DATE	DV

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

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.

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:

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

A8a

XX/XX/XXX

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

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;

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ROOF AND FLOOR LAYOUT NOTES:

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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") LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

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PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611

DATE:

XXXX

XX/XX/XXXX

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

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ODE REQUIREMENTS AND MUNICIPAL REGULATIONS. IE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL

NO DIMENSION SHOULD BE SCALED ON DRAWINGS

NOTES:

STEEL LINTEL:

INTEL TABLE:

POST TABLE:

= L 90x90x6 = L 90x90x8 100x90x8

= L 125x90x8 = L 125x90x10

P2 = 2-2x4 OR 2-2x6

3-2x4 OR 3-2x6

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

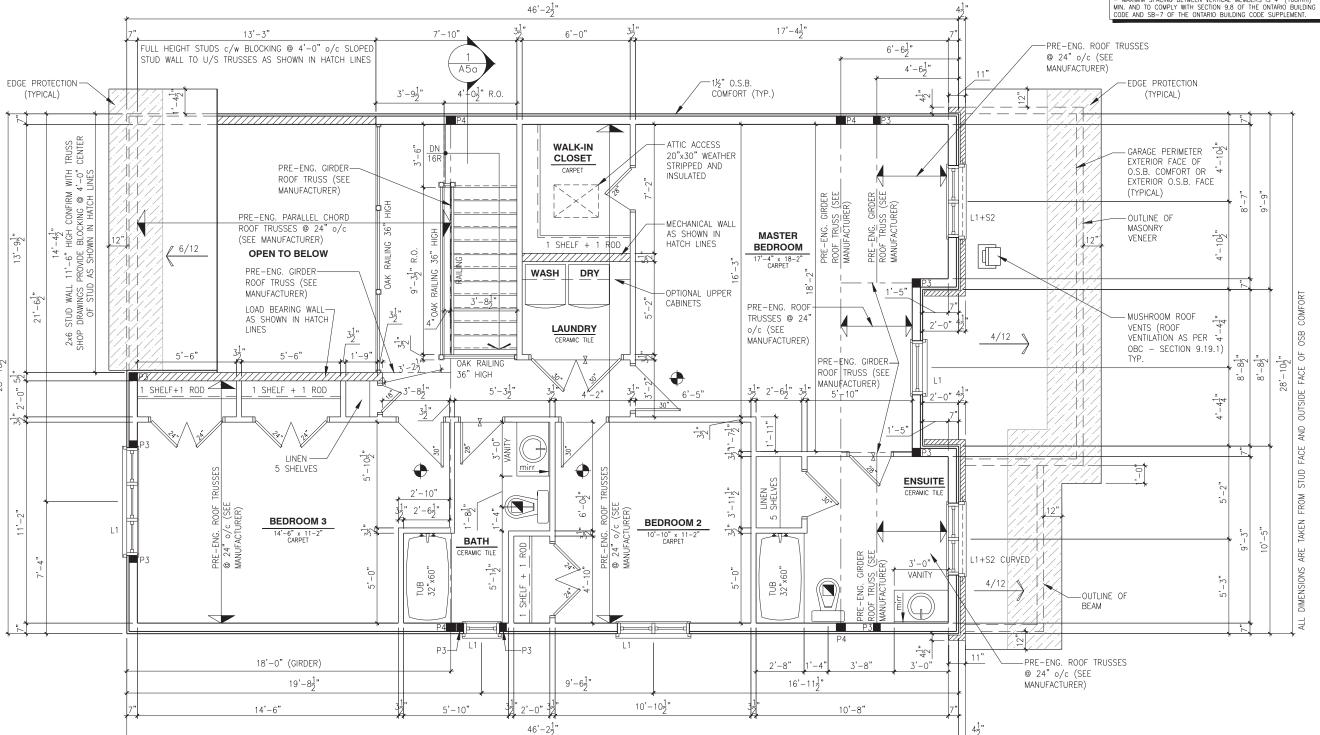
 $\mbox{^{*}}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

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") 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.



2018 FOOTPRINT

(STANDARD DRAWINGS)

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2012 O B C DRAWINGS

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

	ZOIZ O.B.O. DIIAWINGO		
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYC
NO.	DESCRIPTION	DATE	BY

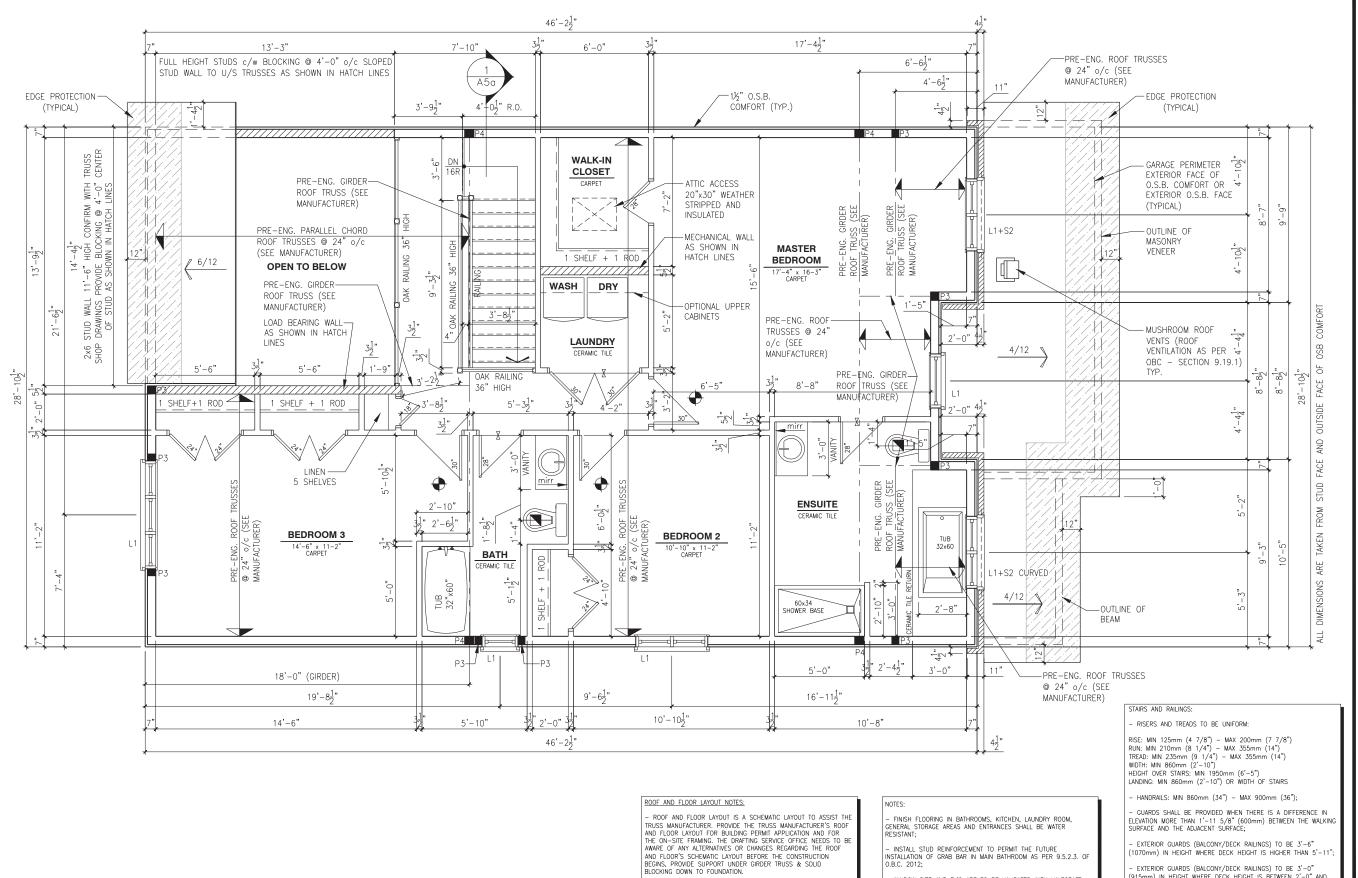
SECOND FLOOR PLAN 3 BEDROOM - ELEVATION B

3/16" = 1'-0"

825 - THE BRADLEY

A8b

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

FFICIENCY 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 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 ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS

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

HE 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.

## NOTES: STEEL LINTEL: 100x90x8 = L 125x90x8 125x90x10 L 200x100x13 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  $L4 = 3-1.75 \times 9.5$  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)
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= 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				

FV-2 STRUCTURAL REVIEW 09/14/2018 VE REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON IO DESCRIPTION DATE

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

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

A8b

XX/XX/XXX

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, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

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

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") I

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

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;

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- 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:

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")

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

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

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

- 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.

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

LOT:

DATE:

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611

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

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

-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW

ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS

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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

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

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P1 = 3" ADJUSTABLE STEEL COLUMN
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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)

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

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

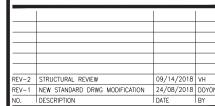
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS



3 BEDROOM - ELEVATION C

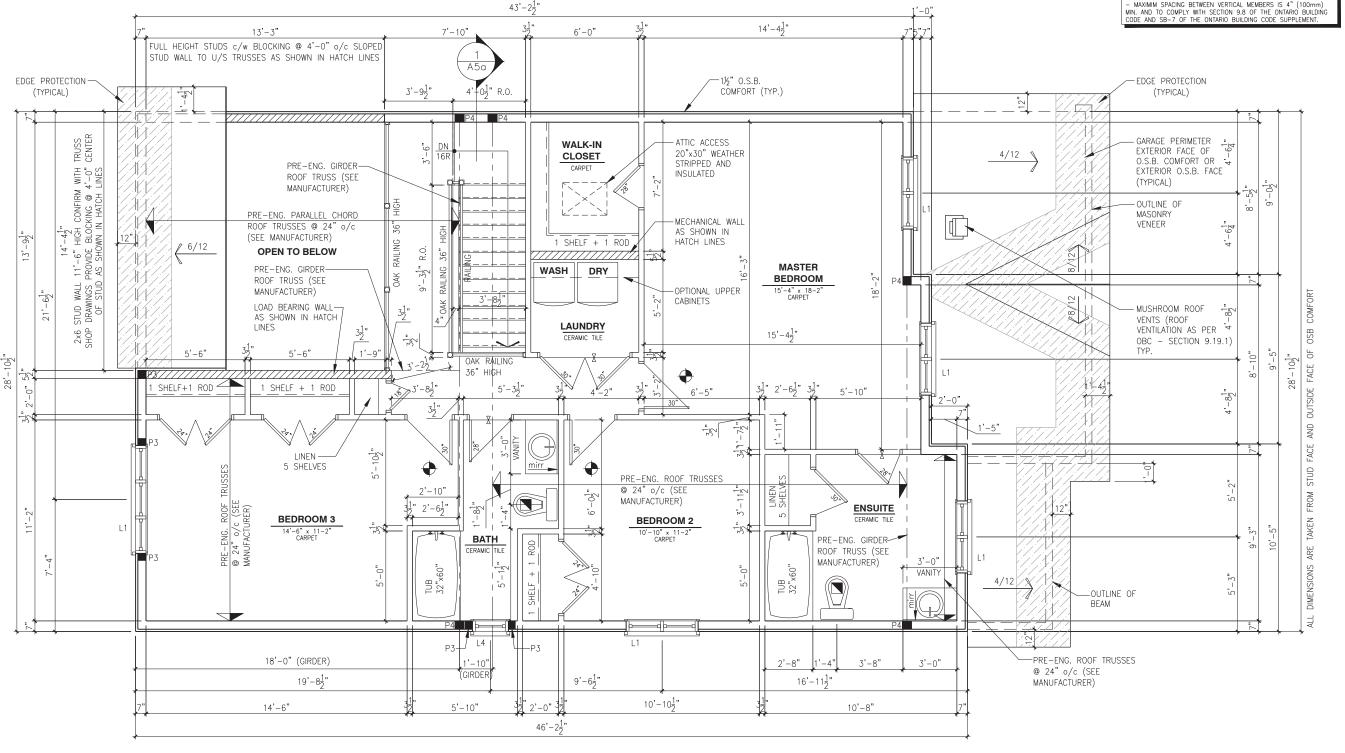
RAWING: SECOND FLOOR PLAN

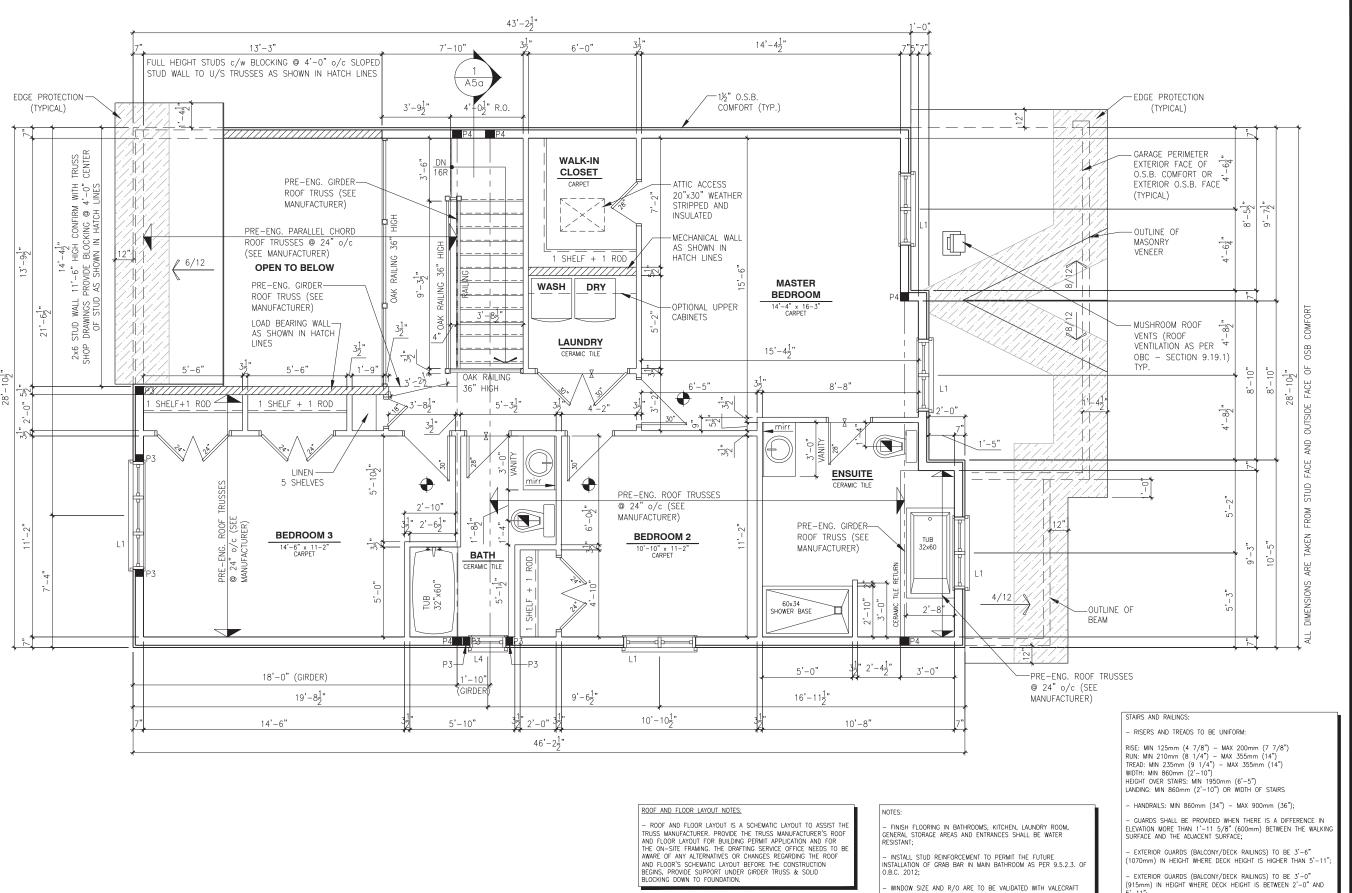
3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8c





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

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

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 \*

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## NOTES: STEEL LINTEL:

- 100x90x8
- = L 125x90x8 = L 125x90x10
- 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
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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	DECEDIDITION	DATE	DV

# RAWING: SECOND FLOOR - 3 BED.

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.

**ELEV. C (ENSUITE UPGRADE)** 3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

A8c

XX/XX/XXX

STANDARD DRAWINGS)

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

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;

 ${\sf -}$  COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

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

10'-8"

- 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

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MANUFACTURER)

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") LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS

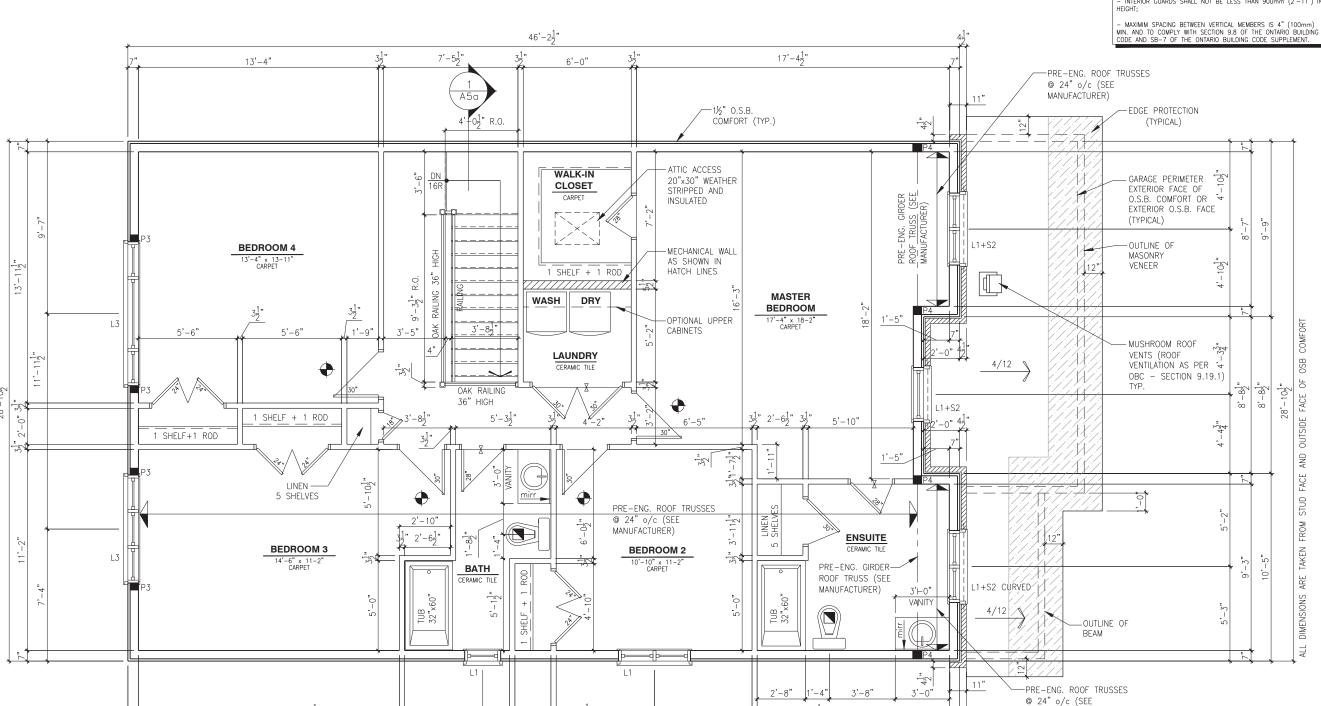
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EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6 1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11'

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

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

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

5'-10"

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

<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR /ALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896

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XX/XX/XXXX

LOT:

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## NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 S4 = L 125x90x8 S5 = 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 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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2012 O.B.C. DRAWINGS

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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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	RY

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

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

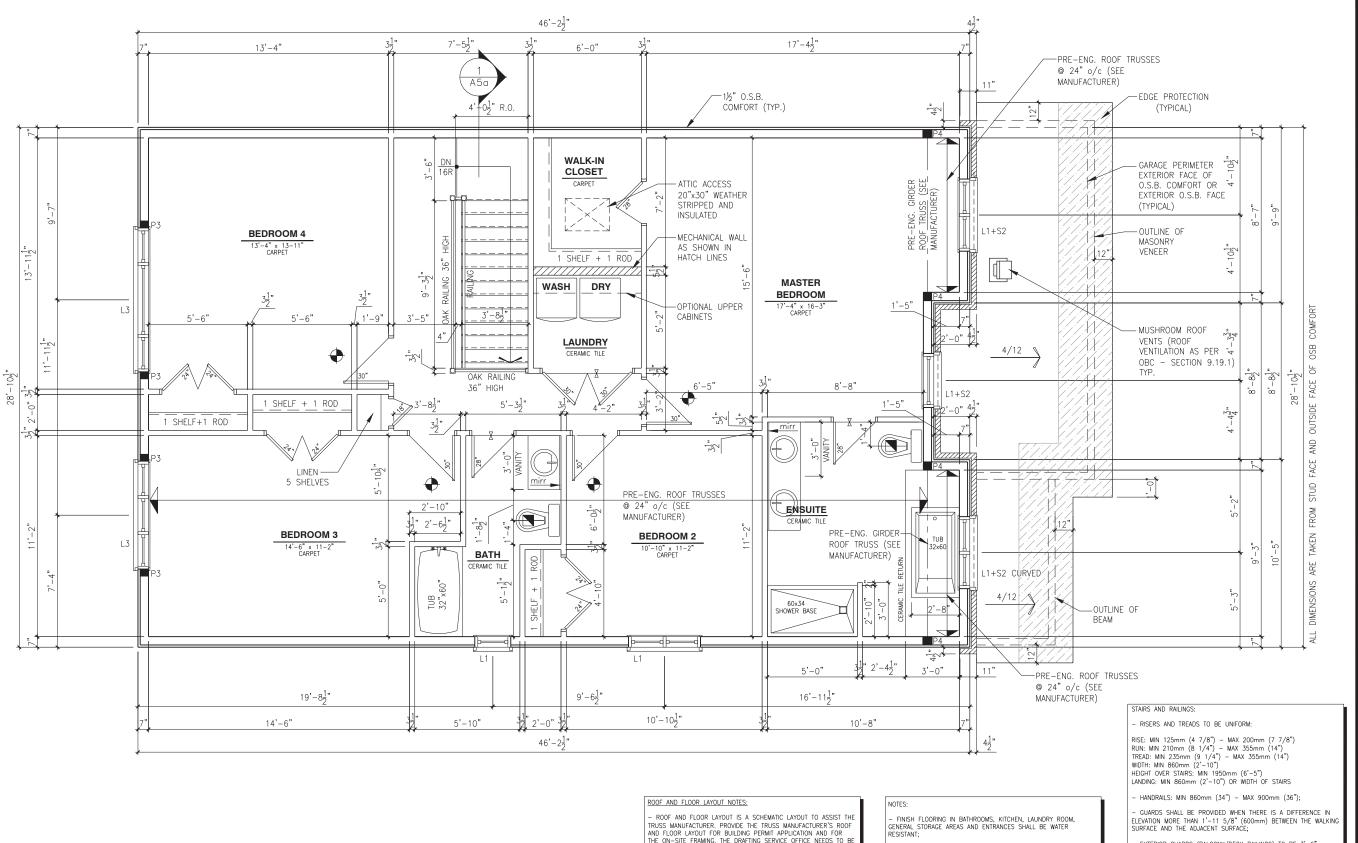
825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8d

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

14'-6"



AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF

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SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

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NOTE:

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 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 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. THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. NOTES: STEEL LINTEL: 100x90x8

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= 1 200x100x13 S7 = L 150x100x10 (8" BEARING)

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= 3-2x4 OR 3-2x6

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(EX. P2 = 1 JACK + 1 STUD)

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2012 O.B.C. DRAWINGS

REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON

SECOND FLOOR - 4 BED.

**ELEV. A (ENSUITE UPGRADE)** 

3/16" = 1'-0"

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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

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

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

– 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, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

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

IOMES LTD AND THE MANUFACTURER;

- 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.

REV-2 STRUCTURAL REVIEW

DESCRIPTION

STANDARD DRAWINGS)

XX/XX/XXX

09/14/2018 VH

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

NOTES:

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

 $7' - 5\frac{1}{2}$ "

13'-4"

— 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:

 ${\sf -}$  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

-PRE-ENG. ROOF TRUSSES

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") 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 LEVATION 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

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- 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 ESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING ODE REQUIREMENTS AND MUNICIPAL REGULATIONS. IE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL

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

\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE

I–1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LLL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS

XXXX

XX/XX/XXXX

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.

NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10 = 1 200x100x13 S7 = L 150x100x10 (8" BEARING)

INTEL TABLE:

LOT:

PERSONAL BOIN #19896

TARION REGISTRATION NUMBER #611

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

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POST TABLE:

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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 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

O DESCRIPTION DATE RAWING: SECOND FLOOR PLAN

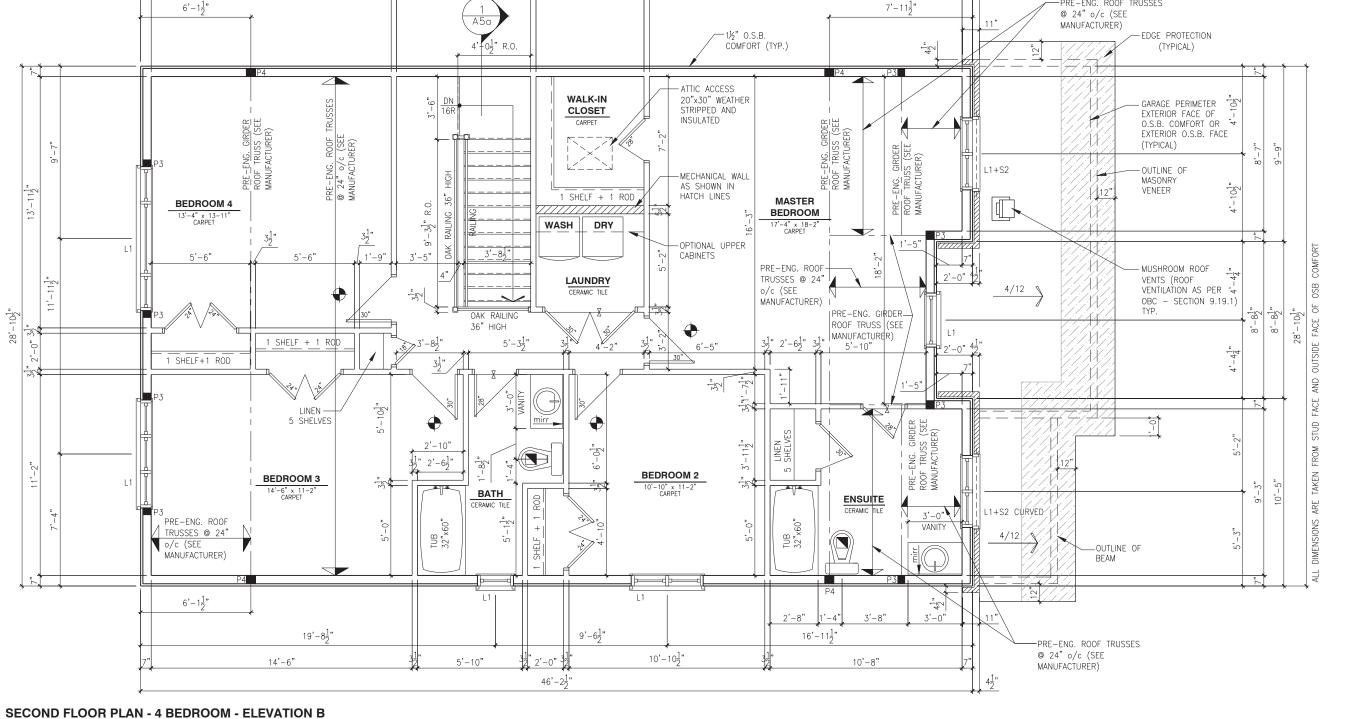
4 BEDROOM - ELEVATION B

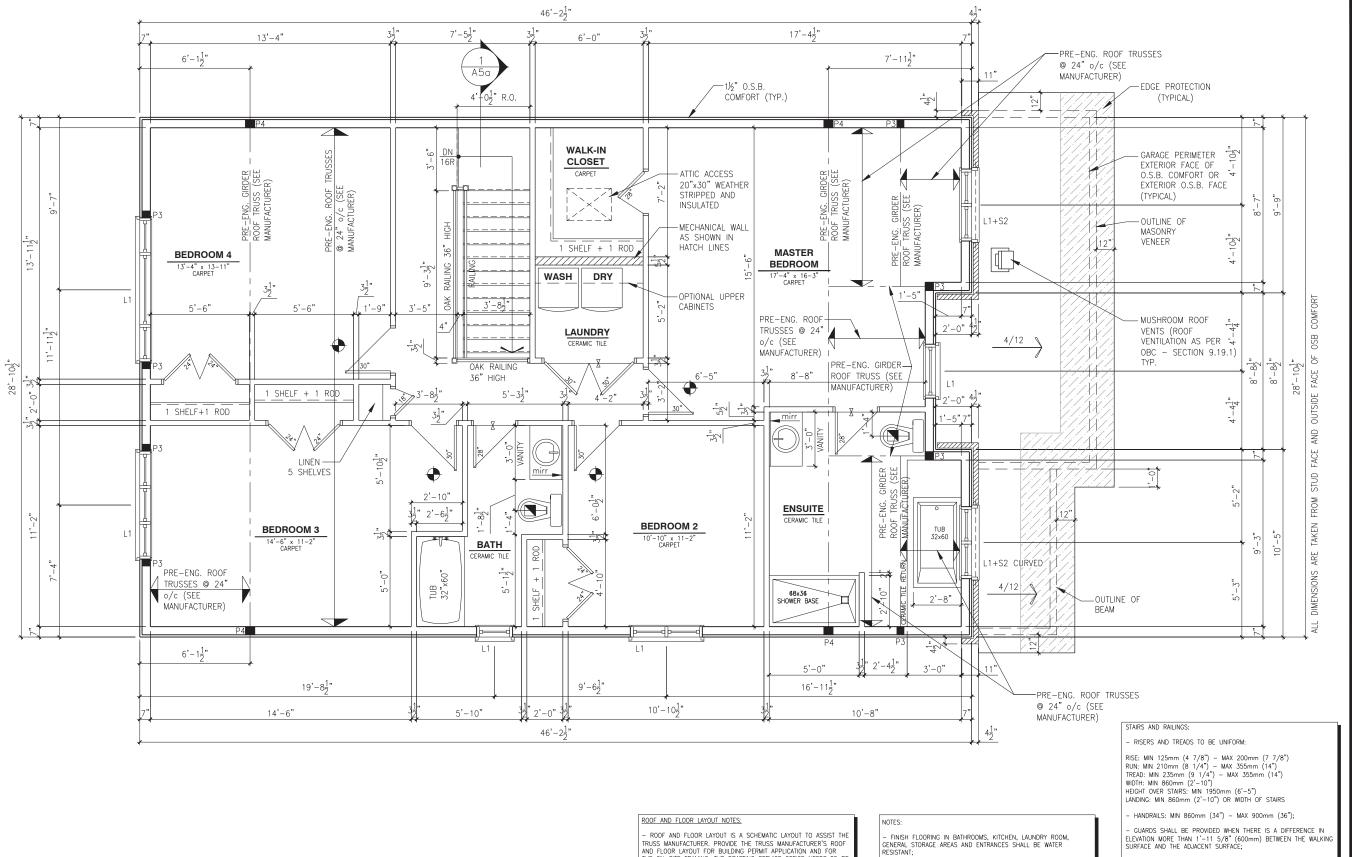
3/16" = 1'-0" XX/XX/XXX

A8e

825 - THE BRADLEY

2018 FOOTPRINT





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 FFICIENCY SHALL NOT BE LESS THAN 42%.

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 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



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 I-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

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

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS

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## STEEL LINTEL:

- 100x90x8 = L 125x90x8 125x90x10
- L 200x100x13 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
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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

## SECOND FLOOR - 4 BED.

**ELEV. B (ENSUITE UPGRADE)** 

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

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

070mm) 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.

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

A8e

825 - THE BRADLEY

2018 FOOTPRINT

STANDARD DRAWINGS)

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

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;

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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

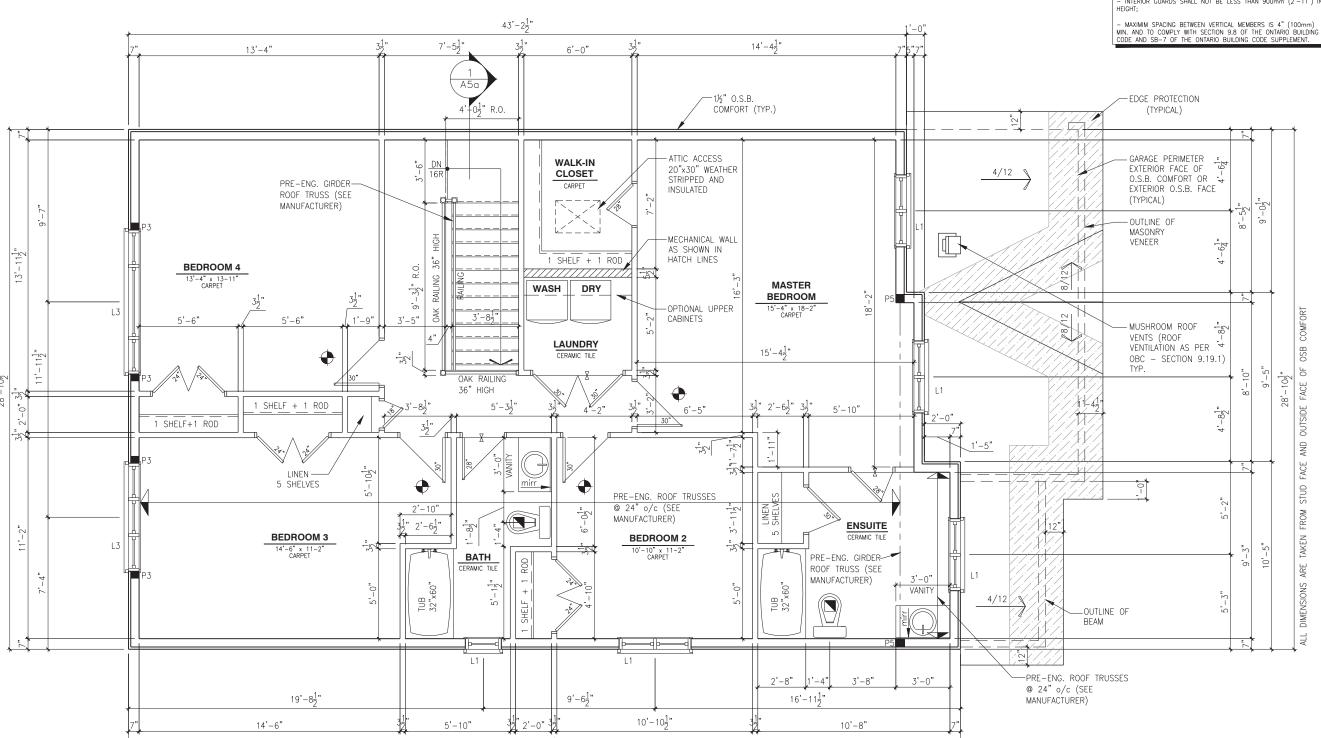
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 $46'-2\frac{1}{2}$ 

SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION C

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

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## NOTES: STEEL LINTEL: S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10 $= 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING)

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

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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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- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

- ARE REQUIRED ON EACH SIDRET, 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,
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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	

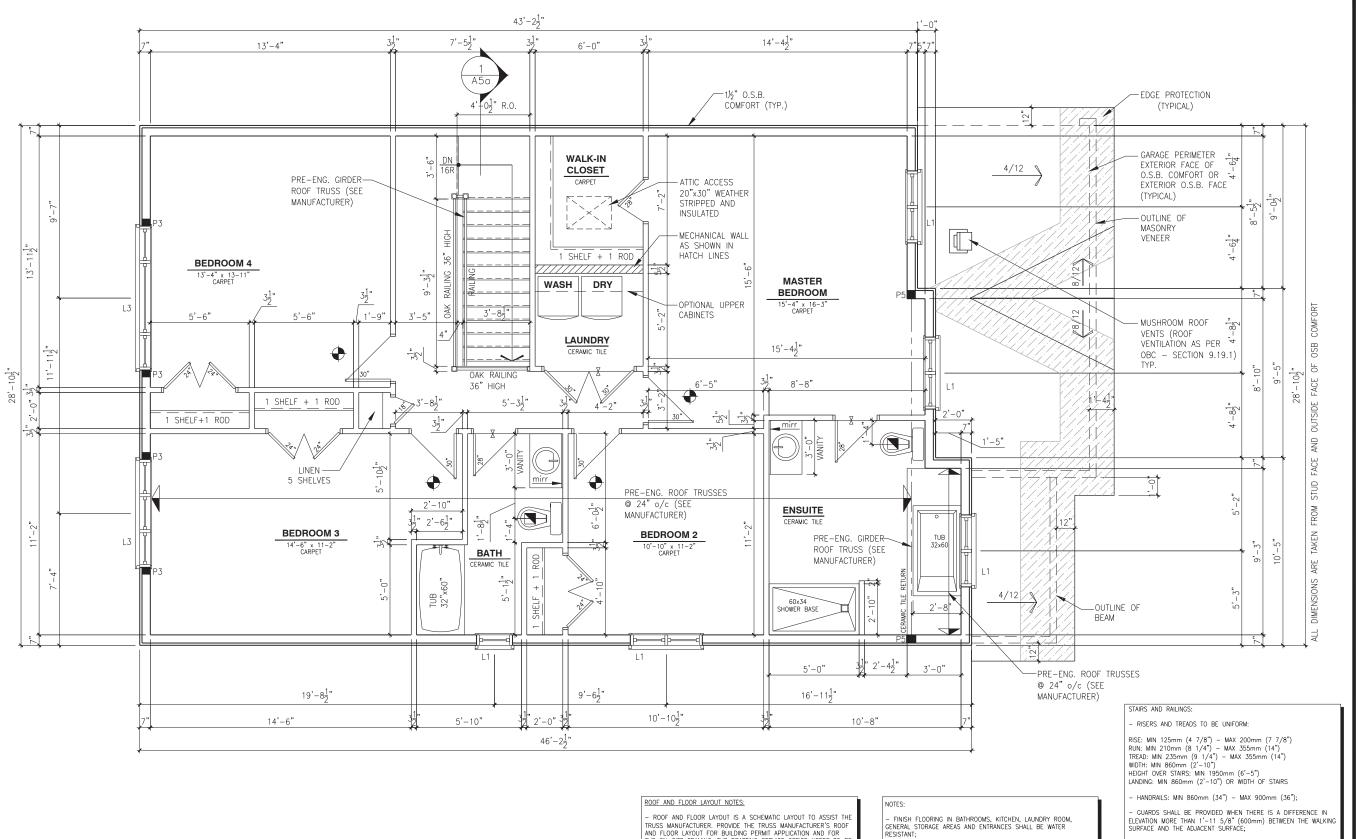
RAWING: SECOND FLOOR PLAN 4 BEDROOM - ELEVATION C

SS:	SCALE:	DATE:
XX	3/16" = 1'-0"	xx/x

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8f



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
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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: 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 \*

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### NOTES: STEEL LINTEL:

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

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

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

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

A8f

825 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

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

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

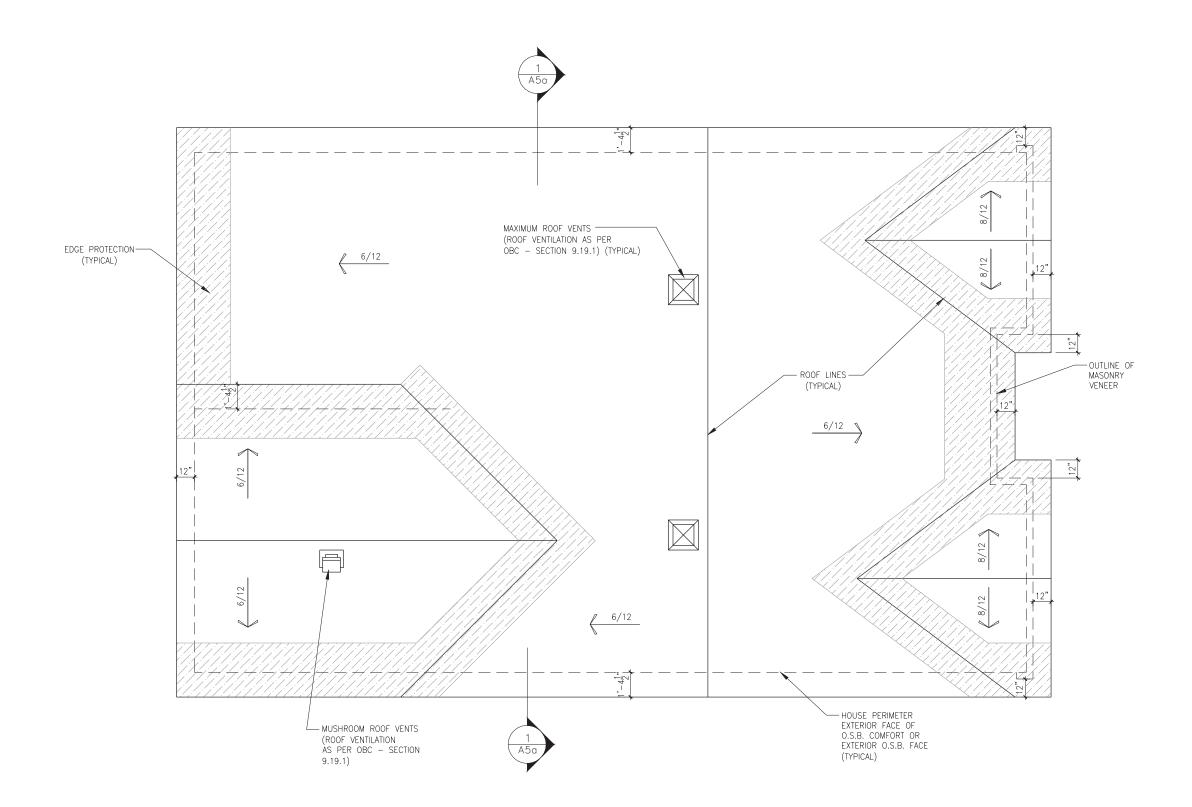
070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11

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

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

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

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE - NOOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT IN ASSIST INF 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 MEETS TO AWARE OF ANY ALTERNATIVES OR CHANGES RECARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION DEFORMS DROUPE SUBDOCK MADER OFFICE THESE ASSISTANCE. BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.



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

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 \*

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#### NOTES: STEEL LINTEL:

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

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

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  P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*)
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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 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	DOY
NO.	DESCRIPTION	DATE	BY

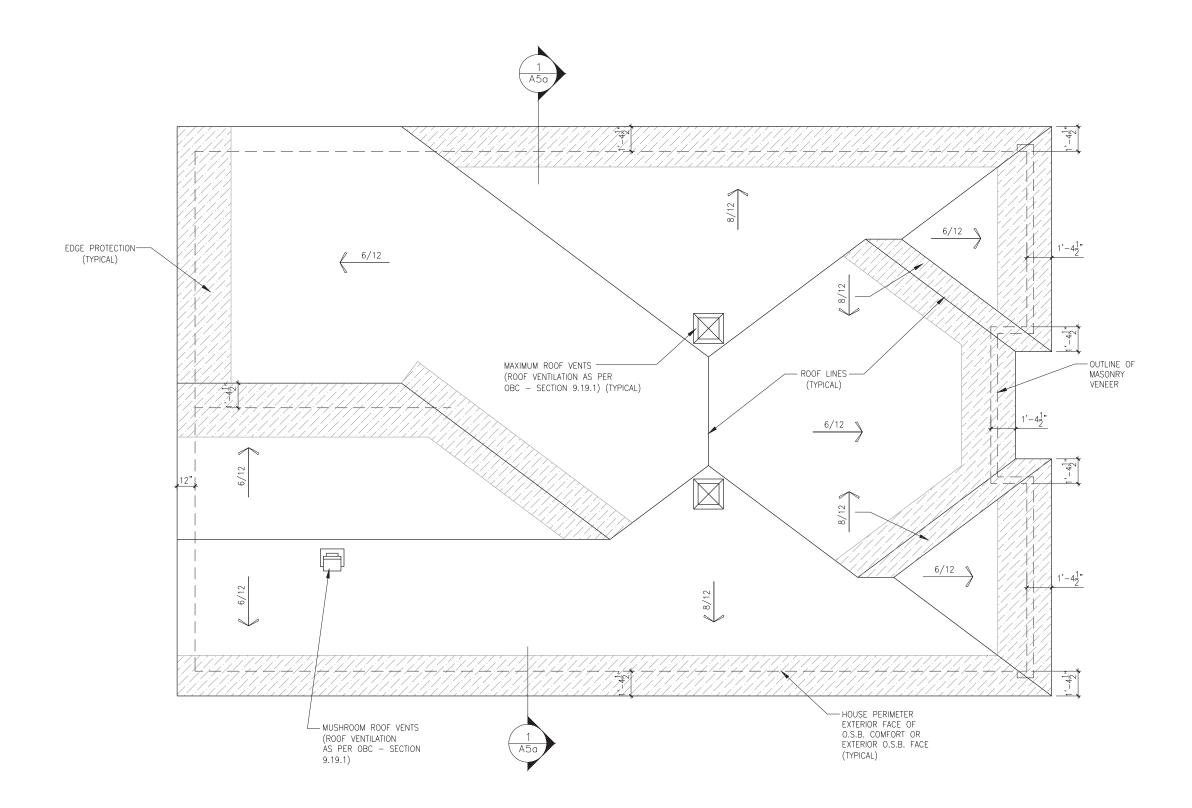
# **ROOF PLAN** 3 BEDROOM - ELEVATION A

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

825 - THE BRADLEY 2018 FOOTPRINT

A9a

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

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



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# NOTES:

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# 2012 O.B.C. DRAWINGS

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

## **ROOF PLAN**

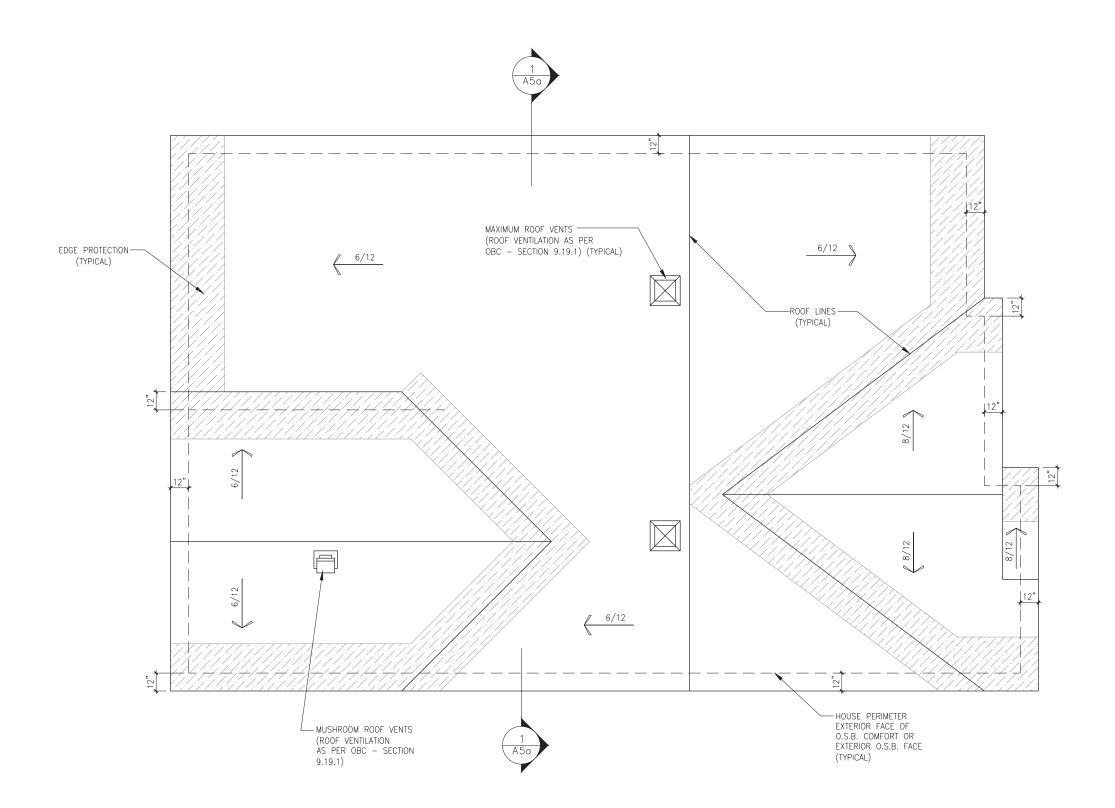
3 BEDROOM - ELEVATION B

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

2018 FOOTPRINT A9b

xx/xx/xxxx

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

LOT: DATE:

**XXXX** XX/XX/XXXX



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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	RY

**ROOF PLAN** 

3 BEDROOM - ELEVATION C

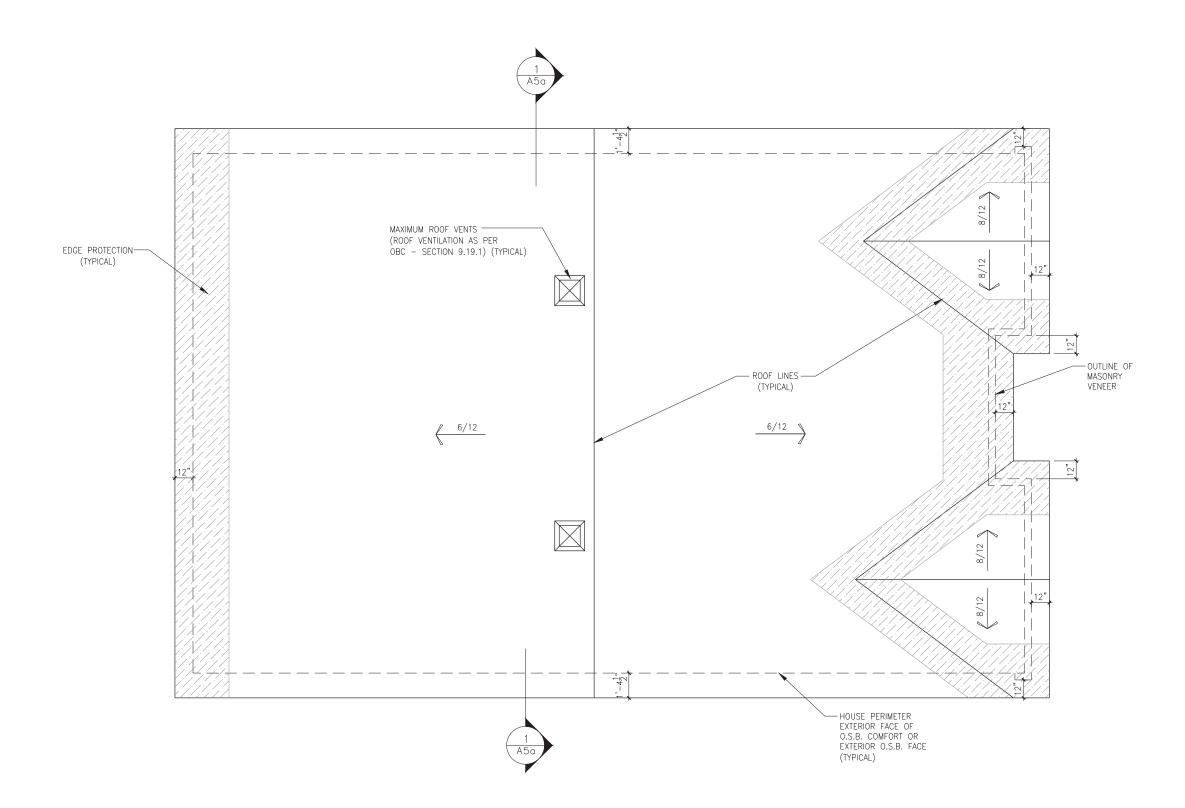
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825 - THE BRADLEY 2018 FOOTPRINT

A9c

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

LOT: DATE:

**XXXX** XX/XX/XXXX



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# 2012 O.B.C. DRAWINGS

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

### RAWING:

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

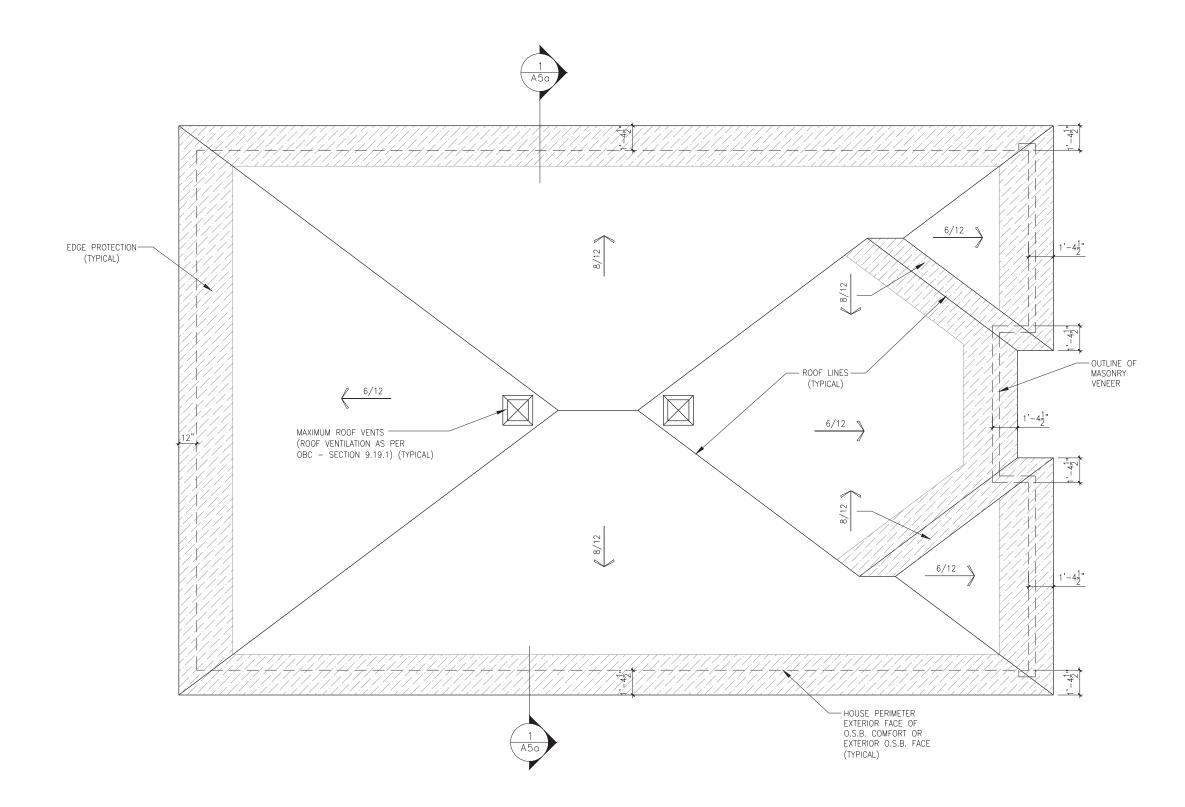
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825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A9d

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

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



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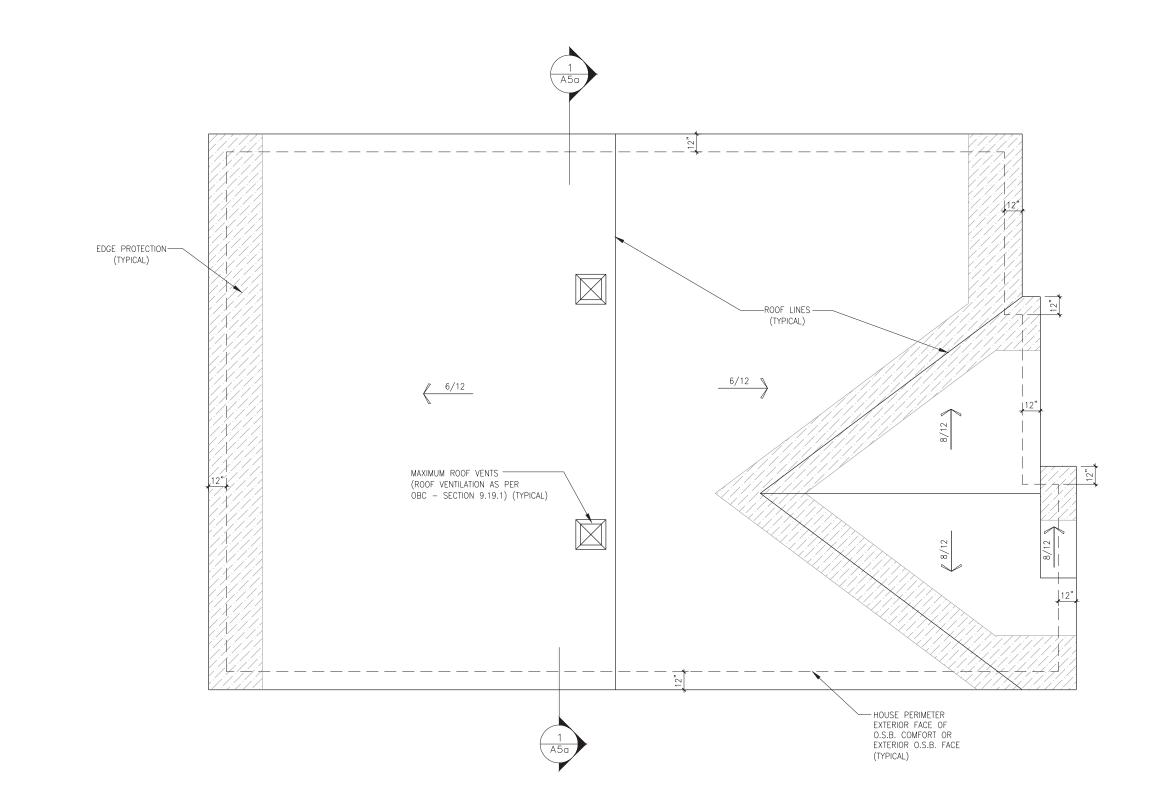
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825 - THE BRADLEY 2018 FOOTPRINT

A9e

xx/xx/xxxx

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE - NOOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT IN ASSIST INFE 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 BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.



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

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

- $S6 = 1.200 \times 100 \times 10$
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  P5 = 5-2x4 OR 5-2x6
  P6 = 6-2x4 OR 6-2x6
  P13 = USC 88 0x88 0x 18 x 100x200x12 T&R P1

- P6 = 6-2x4 OK 6-2x0 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
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  P14 = HSS 89x894.8 + 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.
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- 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	DOY
NO.	DESCRIPTION	DATE	BY

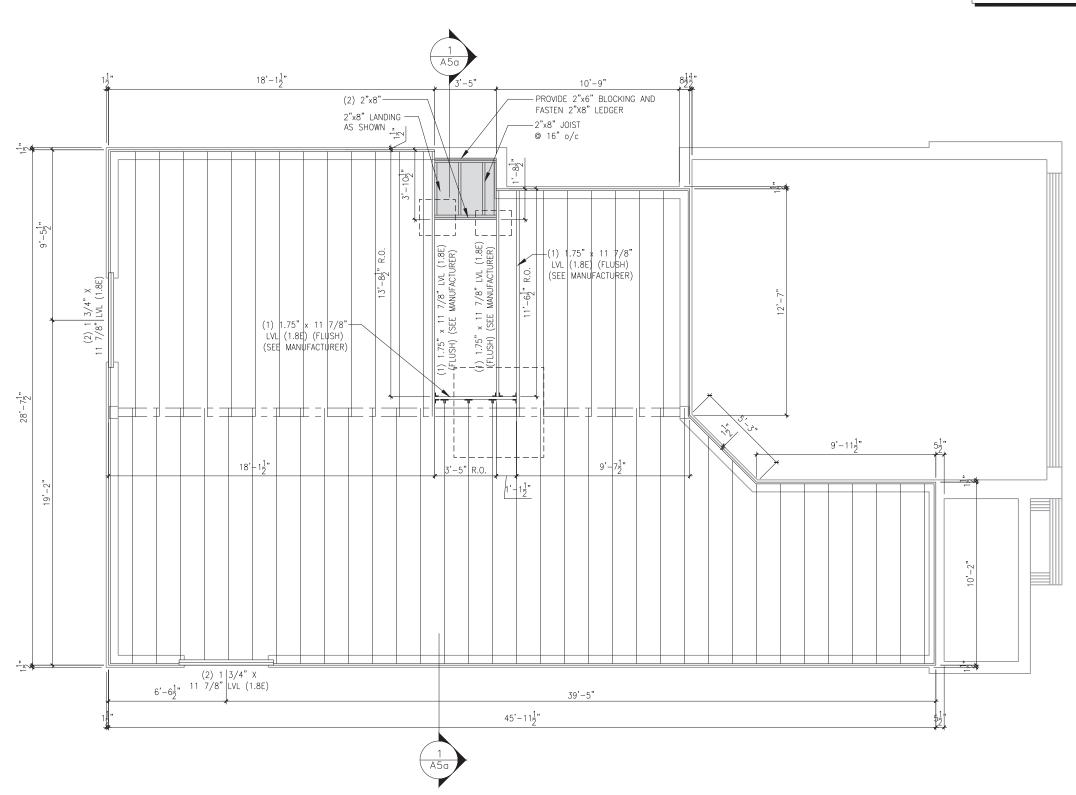
# **ROOF PLAN** 4 BEDROOM - ELEVATION C

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

825 - THE BRADLEY 2018 FOOTPRINT

A9f

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH - NOUP AND FLOUR LAYOUT IS A SCHEMARIC LAYOUT IN ASSIST HE 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 BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.



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

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

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



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- TARION REGISTRATION NUMBER #611
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# NOTES:

#### STEEL LINTEL:

- S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10
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  P13 = USES 88 0x88 0x 18 x 100x200x12 T&R P1 dec

- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
- P13 = HSS 88.9884.94.8 + 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	BY

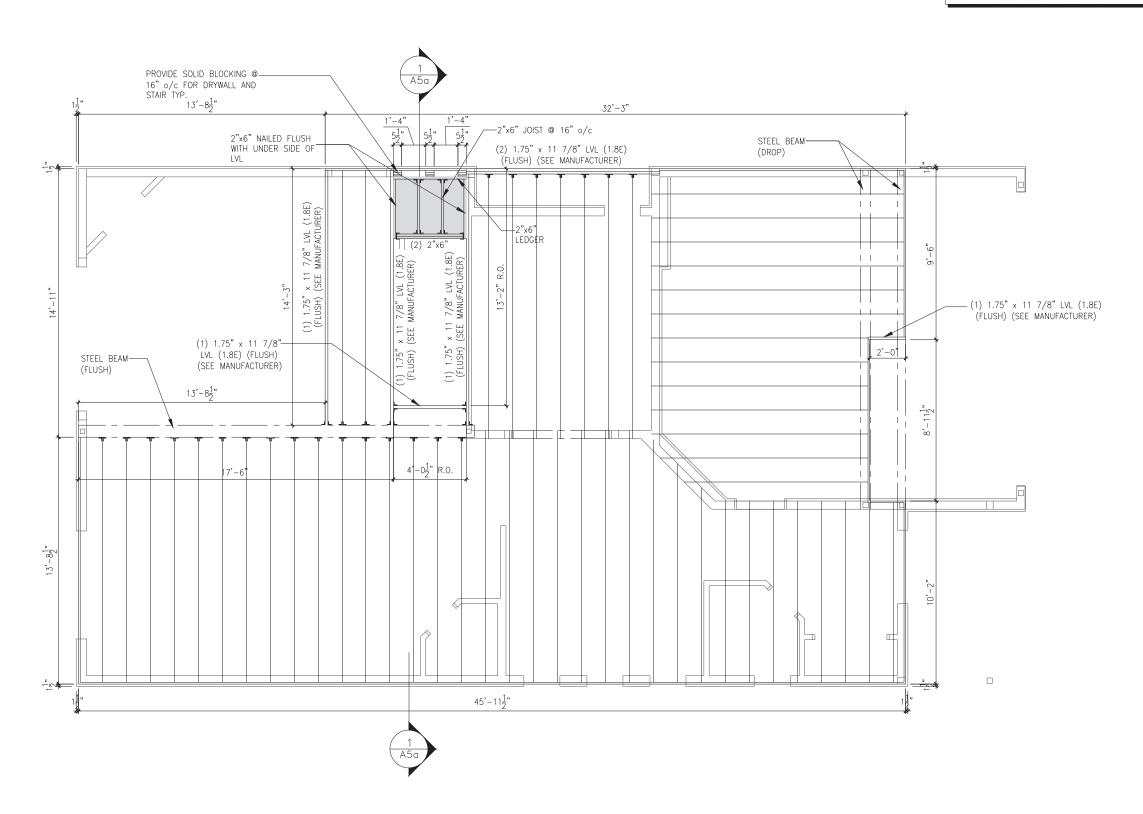
RAWING: FIRST FLOOR-JOIST LAYOUT 3 AND 4 BED. - ELEV. A, B, C

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

XX/XX/XXXX

825 - THE BRADLEY 2018 FOOTPRINT

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH - ROUF AND TRUDE RATIOUT IS A SCHEMATIC DATION 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 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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- P15 = HS5 88.9386.948.18 + 1000x2001x12 1&8 PL. (\*)
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# 2012 O.B.C. DRAWINGS

	1	ı	1
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 - JOIST

LAYOUT - 3 BEDROOM - ELEV. A-B

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

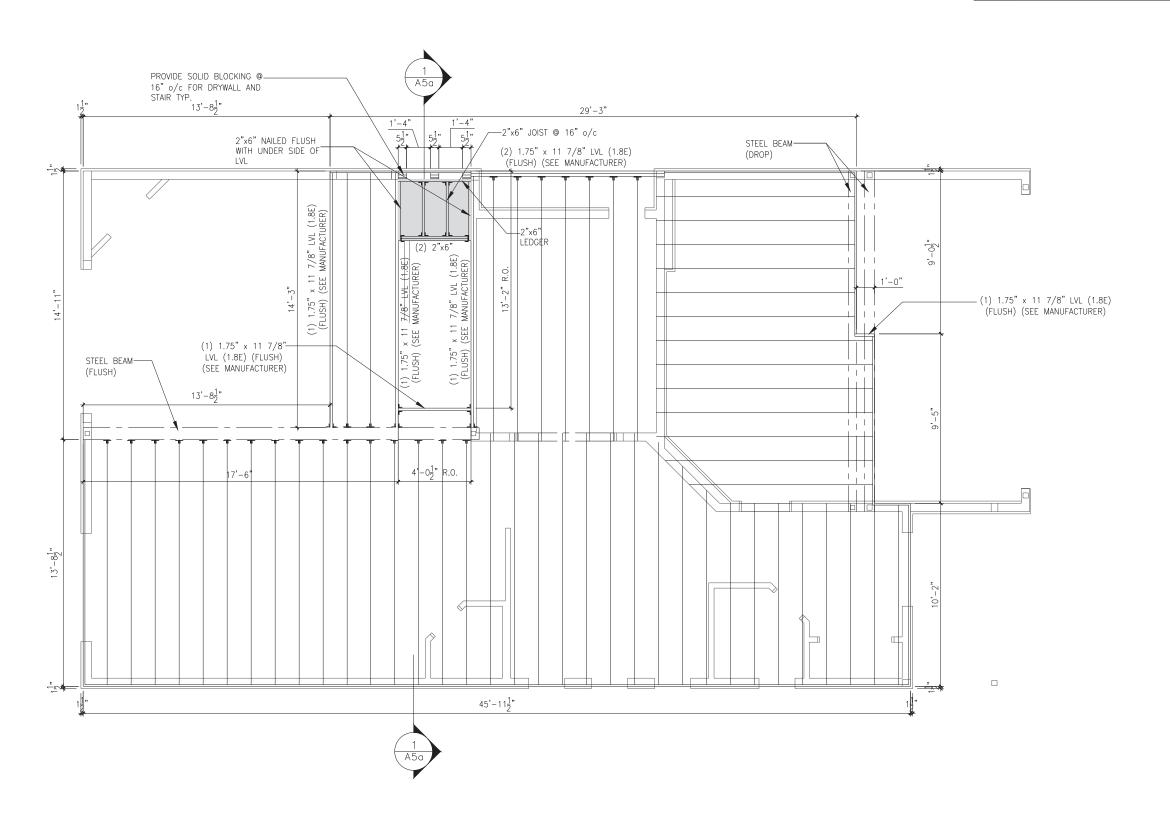
2018 FOOTPRINT

(STANDARD DRAWINGS)

A11a

XX/XX/XXXX

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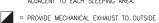
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2012 O.B.C. DRAWINGS

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

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

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

XX/XX/XXXX

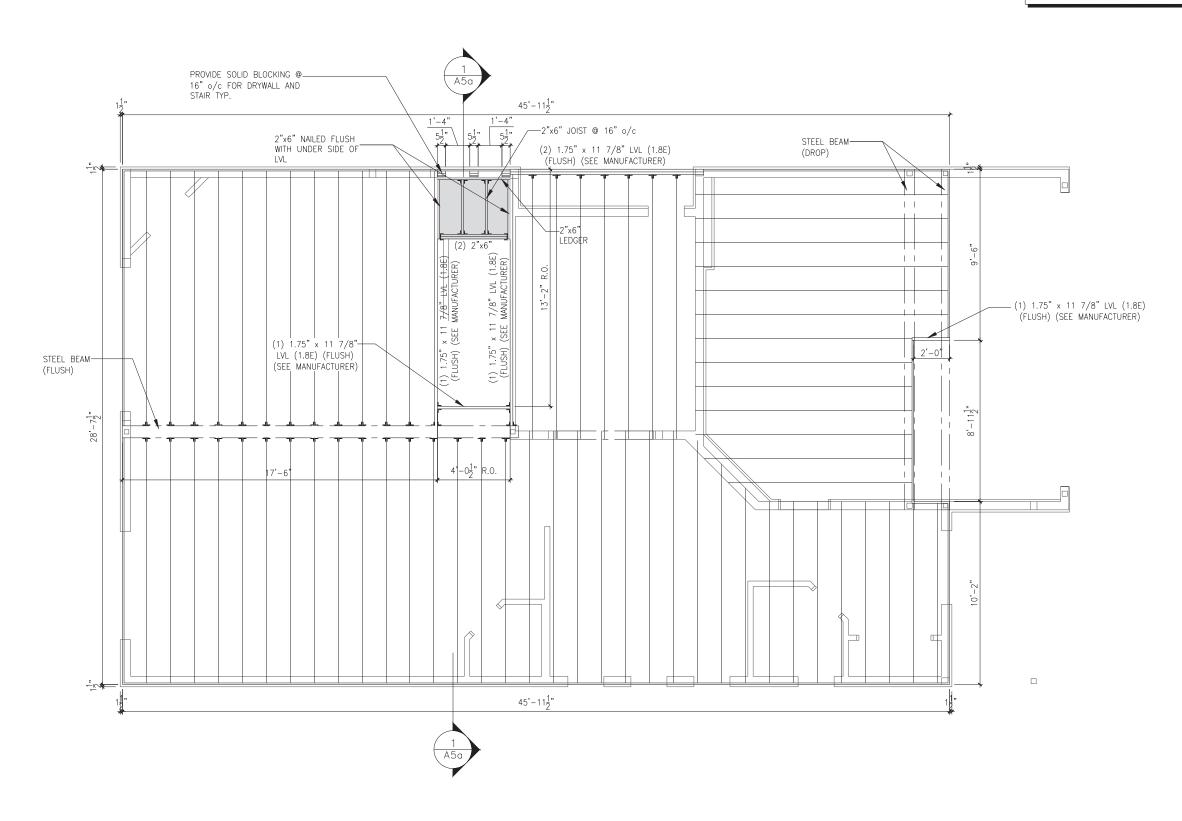
A11b

2018 FOOTPRINT

(STANDARD DRAWINGS)

825 - THE BRADLEY

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LOT: **XXXX** DATE:

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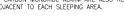
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REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

RAWING: SECOND FLOOR - JOIST

LAYOUT - 4 BEDROOM - ELEV. A-B

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

825 - THE BRADLEY

2018 FOOTPRINT

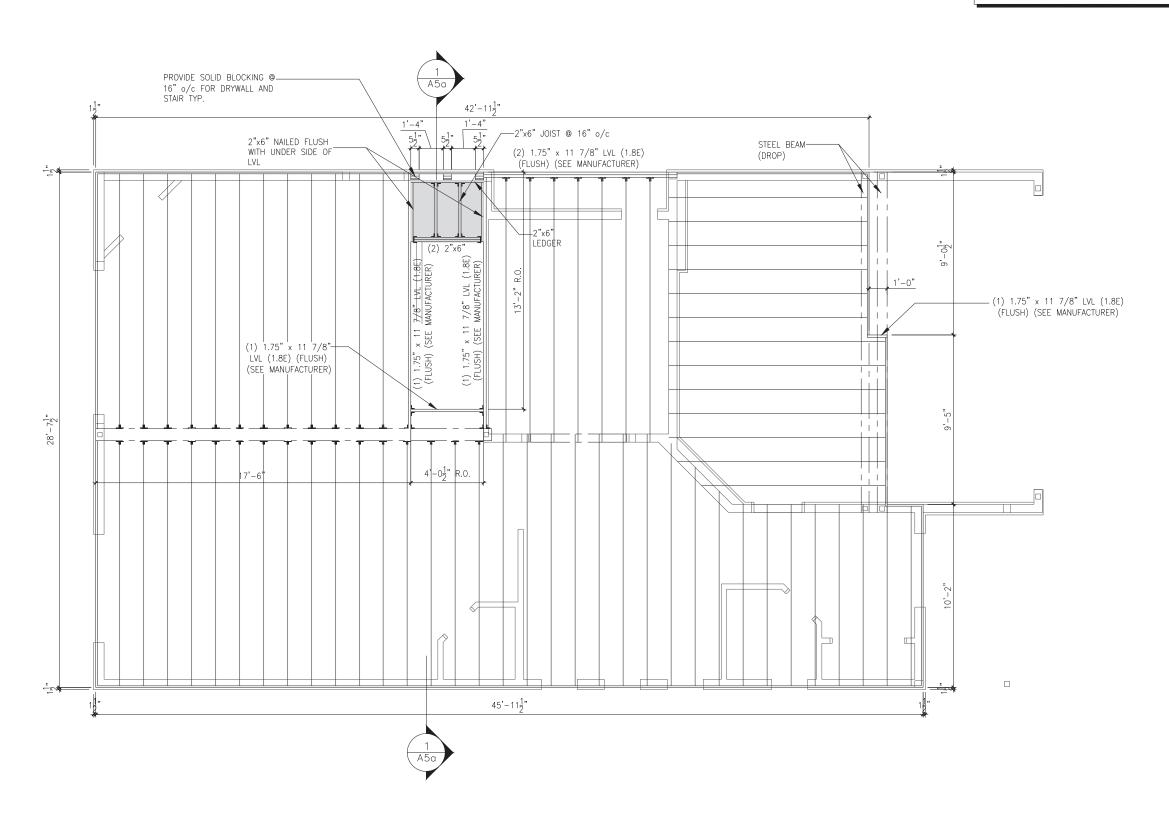
(STANDARD DRAWINGS)

A11c

XX/XX/XXXX

SECOND FLOOR - JOIST LAYOUT - 4 BEDROOM - ELEVATION A-B

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- $S6 = 1.200 \times 100 \times 10$ S7 = L 150x100x10 (8" BEARING)

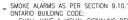
### LINTEL TABLE:

- $\ensuremath{^{\bullet}}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

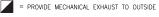
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  P13 = USS 88 9x88 9x 18 x 100x200x12 T&R P1

- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
- P13 = HSS 88.9884.94.8 + 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 + 130x160x10 TOP PL (\*)
  (\*) = 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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# 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	DOYON
ı	NO.	DESCRIPTION	DATE	BY

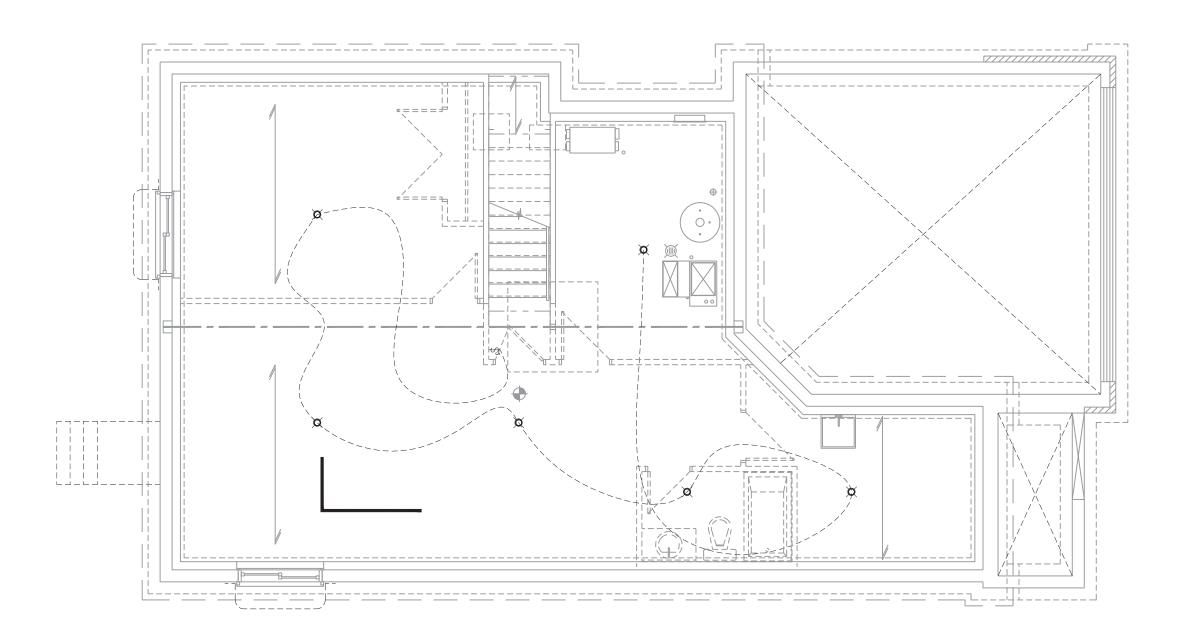
# RAWING: SECOND FLOOR - JOIST

LAYOUT - 4 BEDROOM - ELEV. C SCALE: 3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

A11d (STANDARD DRAWINGS)

XX/XX/XXXX



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LOT: DATE:

**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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#### INTEL TABLE:

- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

# 2012 O.B.C. DRAWINGS

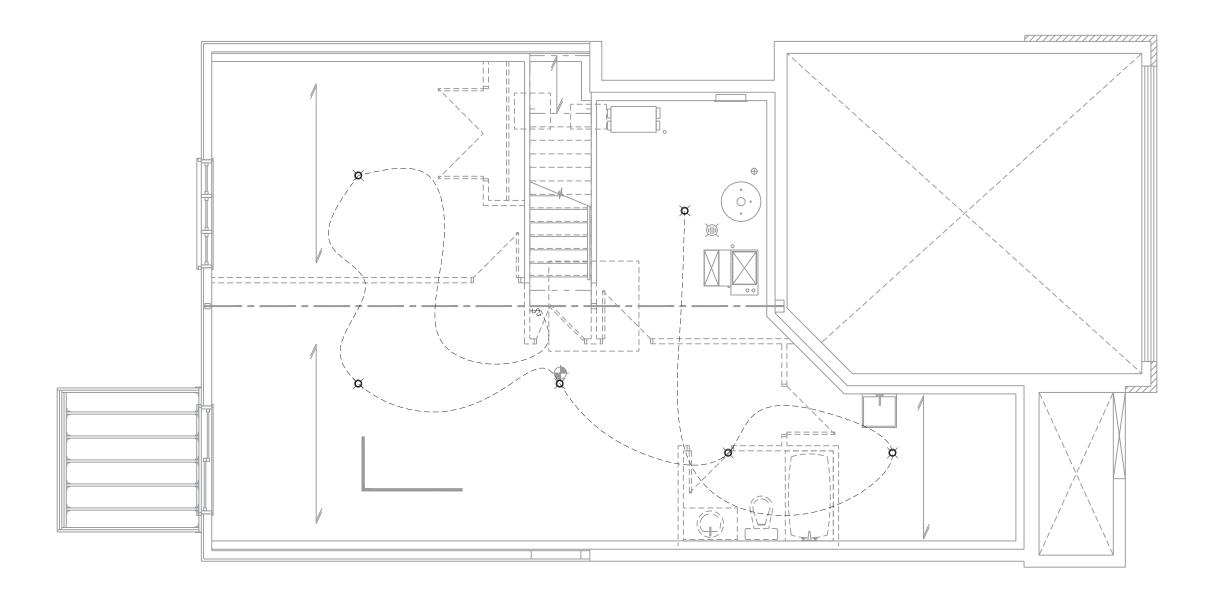
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
110	DECODIDION	DATE	501

**BASEMENT ELECTRICAL PLAN** 

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

825 - THE BRADLEY 2018 FOOTPRINT

**E1** 



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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	BY

## **BASEMENT ELECTRICAL PLAN**

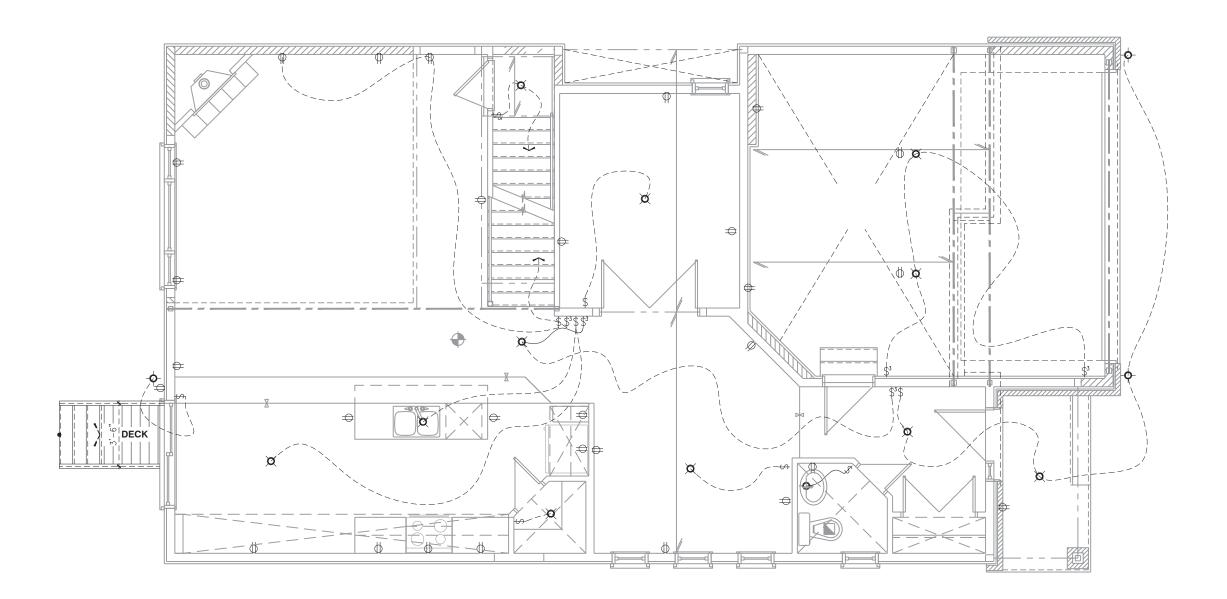
SCALE: 3/16" = 1'-0" xx/xx/xxxx

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

**E1** 

GROUND FLOOR PLAN - 3 BEDROOM - ELEVATION A AND B



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LOT: DATE:

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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	DOYO
.10	DECEDIDITION	DATE	DV

# **1ST FLOOR ELECTRICAL**

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

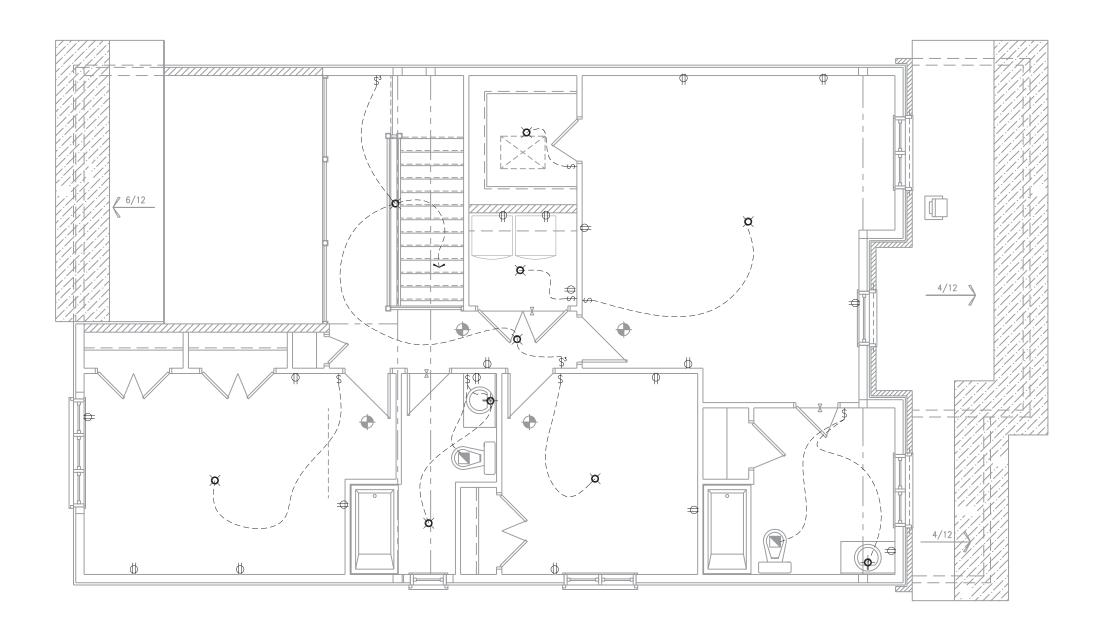
**E2** 

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

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

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



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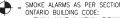
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ı	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
ı	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
-1	NO	DECEDIDITION	DATE	DV

2ND FLOOR

xx/xx/xxxx

**E3** 

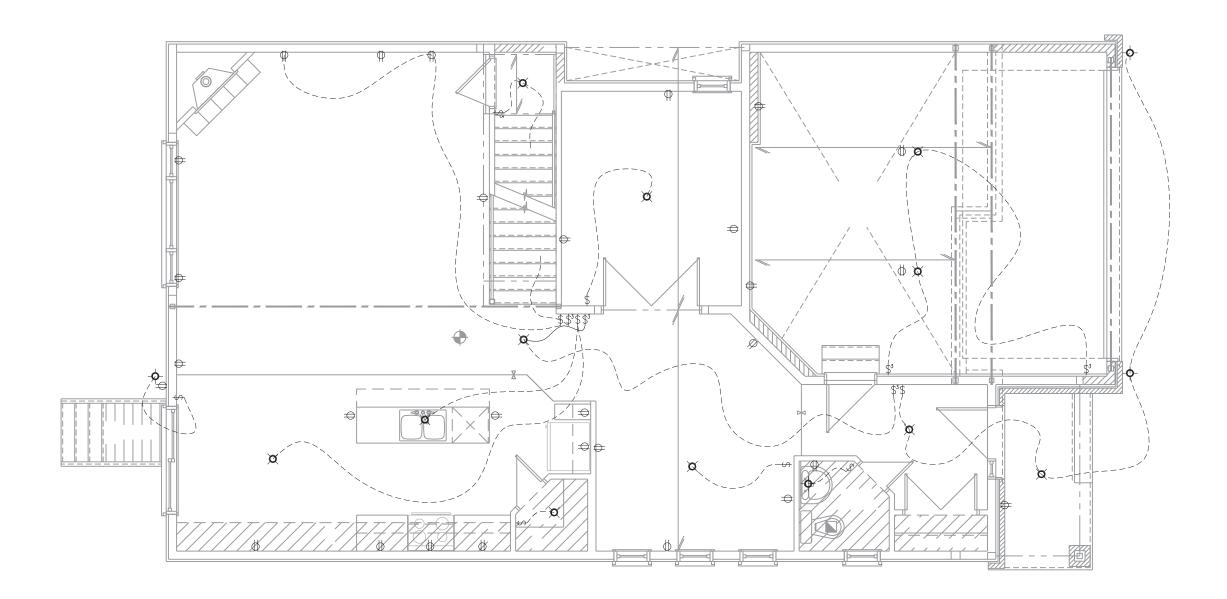
**ELECTRICAL PLAN** 

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

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

SECOND FLOOR ELECTRICAL PLAN - 3 BEDROOM



- 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-STIE 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

- 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;

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

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

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 BCIN #19896

TARION REGISTRATION NUMBER #611

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

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

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

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

# NOTES:

### 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)

#### INTEL TABLE:

- $\ensuremath{^{\bullet}}$  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 = USS 88 0x88 0x 18 ± 100x200x12 T&B P1 (

- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
- P13 = HSS 88.9984.8 + 8 + 100x200x12 T&B PL. (\*)
  P14 = HSS 88x99x4.8 + 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.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

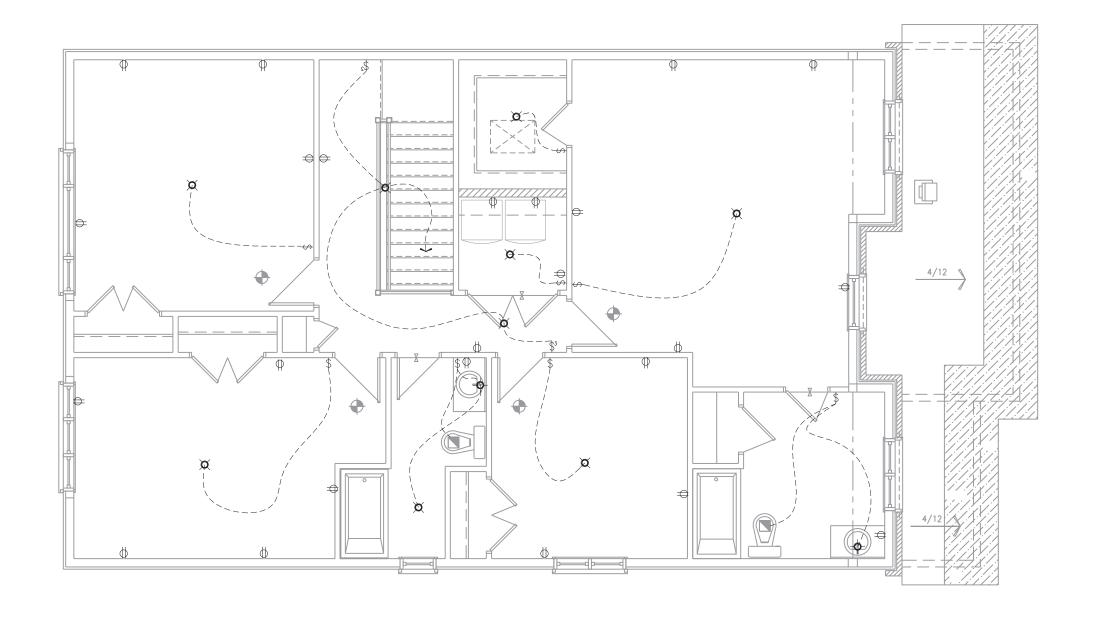
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ı	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
ı	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYC
ı	NO.	DESCRIPTION	DATE	BY

# **GROUND FLOOR ELECTRICAL**

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

825 - THE BRADLEY 2018 FOOTPRINT

**E2** 



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LOT: DATE:

**XXXX** XX/XX/XXXX



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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	DOYO
- 1	NO	DECEDIDITION	DATE	DV

# 2ND FLOOR **ELECTRICAL PLAN**

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

**E3** 

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

SECOND FLOOR ELECTRICAL PLAN - 4 BEDROOM