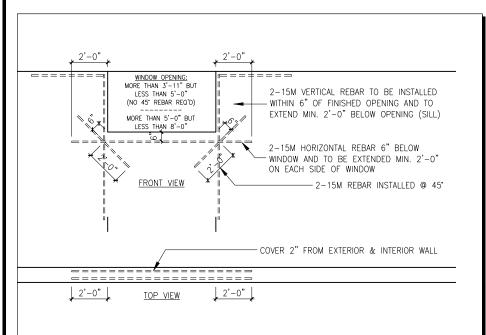
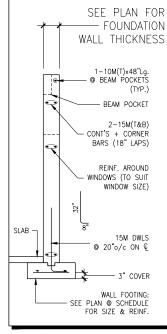
		FOOTING S	SCHEDULE		
	ALLOWABLE SOIL BEARING C	APACITY / BEARING RESISTANCE	AT SLS FOR «SITE CLASS:D»		
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa	40KPa
WF1	30"x8" DP. 2-15M(B) LONG.	36"x8" DP. 15M(B)x32"Lg @ 20" o/c 3-15M(B) LONG.	40"x8" DP. 15M(B)x36"Lg @ 20" o/c 3-15M(B) LONG.	48"x8" DP. 15M(B)x42"Lg @ 16" o/c 3-15M(B) LONG.	72"x10" DP. 15M(B)x66"Lg @ 16" o/o 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/o 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/ 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/o 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/o 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 LG. e/w





NOTES:

- BY PATERSON GROUP AND/OR OTHERS (AVAILABLE UPON REQUEST);
- FOR ALLOWABLE BEARING VALUES OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR
- CONCRETE STRENGTH @ 28 DAYS FOR FOOTINGS AND WALL = 20MPo AND CONCRETE FOR FOUNDATION WALLS
- 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

- 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
- 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;
- SHOULD HAVE 6% (±1%) AIR ENTRAINMENT

LOT: DATE:

XXXX XX/XX/XXXX



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

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

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 LTIGGETHER, 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.

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
- $\mbox{\scriptsize \bullet}$ 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

- 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 0.0.x4.8 + 100x180x12 BOTTOM PL. + 130×160×10 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

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

FOOTING TABLE & DETAILS

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

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A6

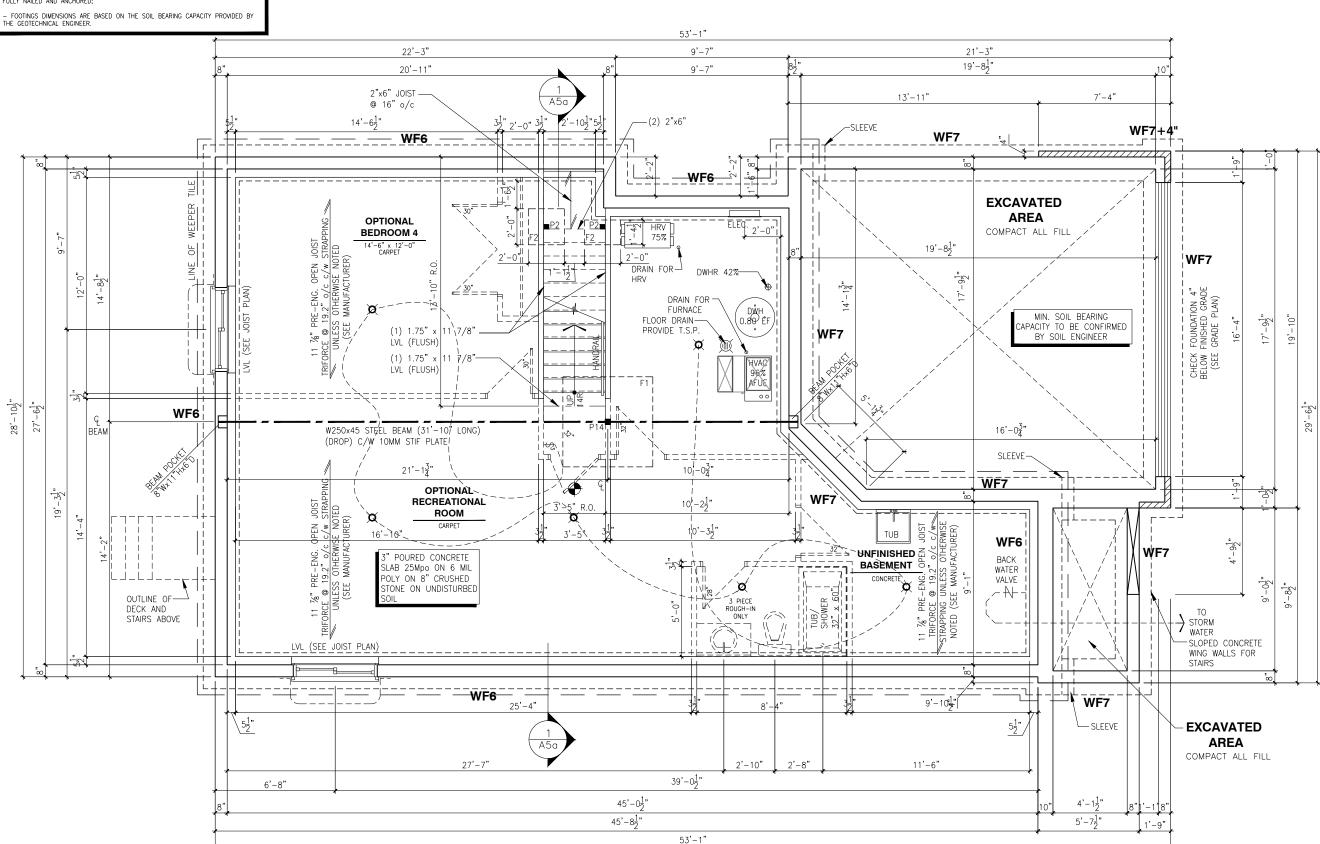
BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION A. B

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

BASEMENT NOTE:

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

SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



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

NOTES: STEEL		.:				
S2 S3 S4 S5 S6	= L = L = L = L	90x90x6 90x90x8 100x90x8 125x90x8 125x90x10 200x100x1 150x100x1	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

- 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 .0.0.x4.8 + 100x180x12 B0TTOM 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.

2012 O.B.C. DRAWINGS

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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

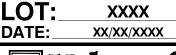
(STANDARD DRAWINGS)

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

NOTES: — ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGHT OF 3000 P.S.I. BASEMENT NOTE: SEE PAGE A6 FOR FOOTING SIZES AND DETAILS - IF A BEDROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH (21MPa) AT 28 DAYS; 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 AREA OF 0,38m2 (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN) 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. 53'-1" 22'-3" 21'-3" $19' - 8\frac{1}{2}$ " 20'-11" 2"x6" JOIST A5a @ 16" o/c WF7+4 WF7 **EXCAVATED AREA** OPTIONAL ELEG COMPACT ALL FILL BEDROOM 4 75% $19' - 8\frac{1}{2}$ " 2'-0" WF7 DRAIN FOR-DWHR 42%-HRV 24 DRAIN FOR FURNACE MIN. SOIL BEARING FLOOR DRAIN-0.89 Ef CAPACITY TO BE CONFIRMED (1) 1.75" x PROVIDE T.S.P. WF7 BY SOIL ENGINEER LVL (FLUSH) Ø (1) 1.75" x HVAC 96% AFUE LVL (FLUSH) (1) 1.75[†] x 11 7/8" WF6 LVL (FLUSH) W250x45 STEEL BEAM (32'-2"/LONG) $16'-0\frac{5}{4}$ " (DROP) C/W 10MM STIF PLATE! SLEEVE- $21'-1\frac{3}{4}$ " OPTIONAL WF7 RECREATIONAL ROOM Ø 9'-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 STONE ON UNDISTURBED OUTLINE OF-3 PIECE DECK AND ROUGH-IN ONLY STAIRS ABOVE STORM WATER 10'-61" LVL (SEE JOIST PLAN) STAIRS WF6 $9'-10\frac{1}{2}'$ WF7 25'-4"

SLOPED CONCRETE WING WALLS FOR -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" $4' - 1\frac{1}{2}$ " $45'-0\frac{1}{2}$ " 45'-81' $5'-7\frac{1}{2}$ 53'-1"

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



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

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- ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.
NOTES: STEEL LINTEL:
S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10 S6 = L 200x100x12 S7 = L 150x100x10 (8" BEARING)
LINTEL TABLE:
L1 = 2-2×10 + P2 ON BOTH SIDES L2 = 3-2×10 + P3 ON BOTH SIDES L3 = 2-1.75×9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75×9.5 LVL (1.9E) + P3 ON BOTH SIDES

' IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE

TREATED		LUMBER
POST	TAE	BLE:

9<u>1</u>,,

·0<u>1</u>"

P1 = 3" ADJUSTABLE STEEL COLUMN
P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP

P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6

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

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.D.x4.8 + 100x180x12 BOTTOM 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:
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 ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 ARE REQUIRED ON EACH STORY, INCLUDING BASEMENT;
 ARE PEQUIRED TO BE PROVIDED WITH BATTERY AS A

- 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.

2012 O.B.C. DRAWINGS

PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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

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

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

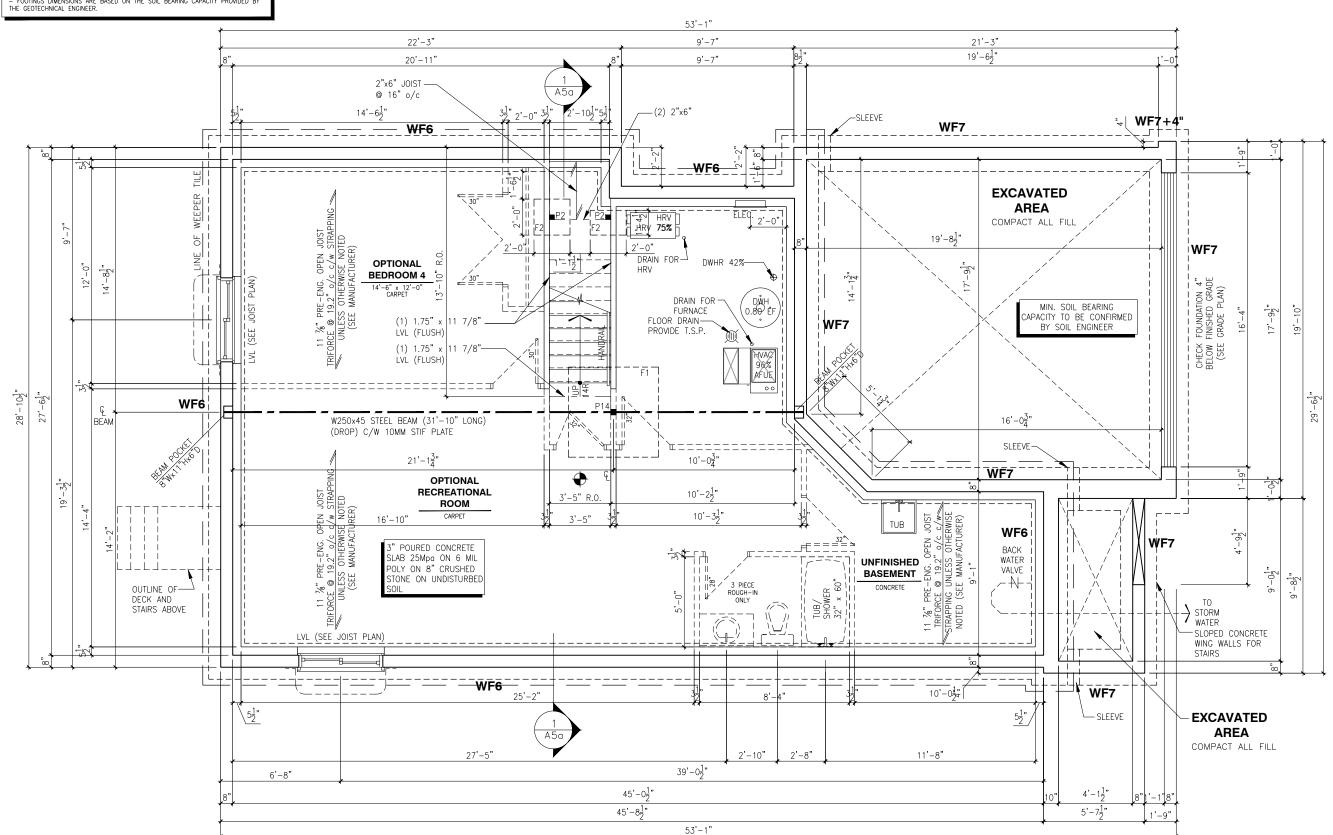
825 - THE BRADLEY 2018 FOOTPRINT

- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- ${\sf -}$ CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION;
- FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGHT AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR, REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;
- ${\sf -}$ FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEOTECHNICAL ENGINEER.

BASEMENT NOTE:

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

SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



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 LTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING OCUMENT. ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER
DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING VALECRAFT'S VILL BE HELD UCTION SITE. PRESSURE PL. (*) PL. (*) PL. (*) ED) MIN. A "P2" OF THE , I AND HALLWAY; DING BASEMENT ATTERY AS AN PROVIDING CONDITION, QUIRED

DDF KF	QUIREMENTS AND MUNICIPAL REGULATIO	NS.
MENSION	ERAL CONTRACTOR SHALL CHECK AND V NS AND REPORT ERRORS AND OMISSION TURAL DEPARTMENT.	VERIFY NS TO
DIMEN	ISION SHOULD BE SCALED ON DRAWING	SS.
ie gene Esponsi	ERAL CONTRACTOR OR SUB-CONTRACTO BLE FOR ALL WORK DONE ON THE CO	RS W NSTRU
OTES: 'EEL LIN	NTEL:	
	L 90x90x8 L 100x90x8 L 125x90x8	
NTEL TA	BLE:	
L3 = L4 =	2-2x10 + P2 ON BOTH SIDES 3-2x10 + P3 ON BOTH SIDES 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH	H SIDE
IF LINT REATED	EL IS EXPOSED TO THE EXTERIOR, PRO LUMBER	VIDE
OST TAB	BLE:	
P15 = P16 = P17 = (*) =	HEAVY DUTY, TYPE 2, ADJUSTABLE RE POST BY USP 2-2x4 OR 2-2x6 3-2x4 OR 3-2x6 4-2x4 OR 4-2x6 5-2x4 OR 6-2x6 6-2x4 OR 6-2x6 6-2x4 OR 6-2x6 6-2x4 OR 6-2x6 6-2x4 OR 5-2x6 8-8x8.88.9x8.9x3.18 + 100x200x12 T&B HSS 76.2x76.2x4.78 + 100x180x12 HSS 76.2x76.2x4.78 + 130x130x12 + 130x160x10 TOP PL. (*)	T&B F PL. (* T&B F T&B F TOM I
=	SMOKE ALARMS AS PER SECTION 9.10 ONTARIO BUILDING CODE: - SHALL HAVE A VISUAL SIGNALING DI - ARE REQUIRED IN EACH SLEEPING I - ARE REQUIRED TO BE PROVIDED WI ALTERNATIVE POWER SUPPLY CAPABLE POWER FOR AT LEAST 7 DAY'S IN NOR FOLLOWED BY, 4 MINUTES OF ALARM; - CARBON MONOXIDE ALARM ARE ALS ADJACENT TO EACH SLEEPING AREA. PROVIDE MECHANICAL EXHAUST TO OUT	EVICE; ROOM NCLUD TH BA OF P MAL (AND O REC
	2012 O.B.C. DRAV	VIN

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

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

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

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

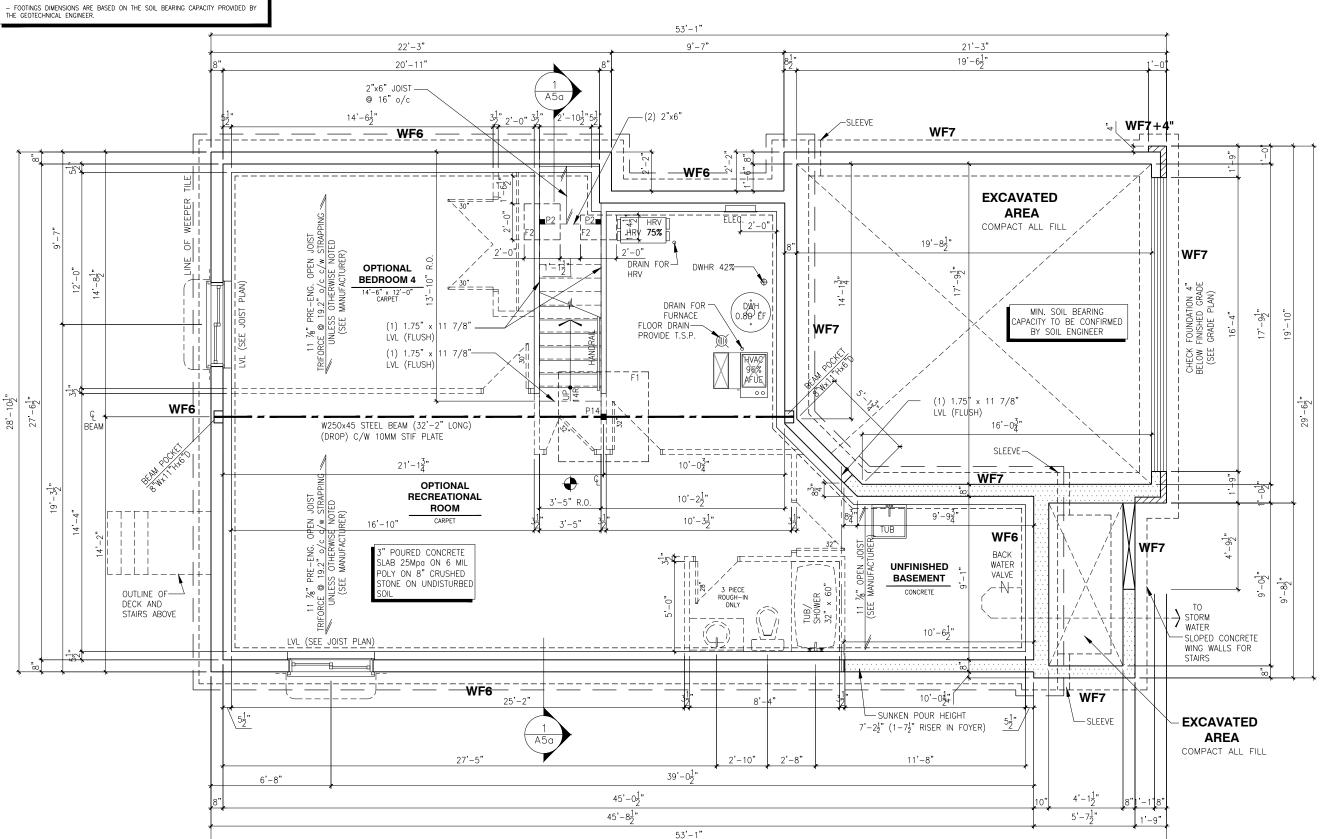
BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION C

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

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- A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0,38m2 (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)

SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



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 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 LTIGGETHER, 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: = 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 $1.3 = 2 - 1.75 \times 9.5$ LVI (1.9F) + 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
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09/14/2018 VH REV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON IO DESCRIPTION

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

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

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

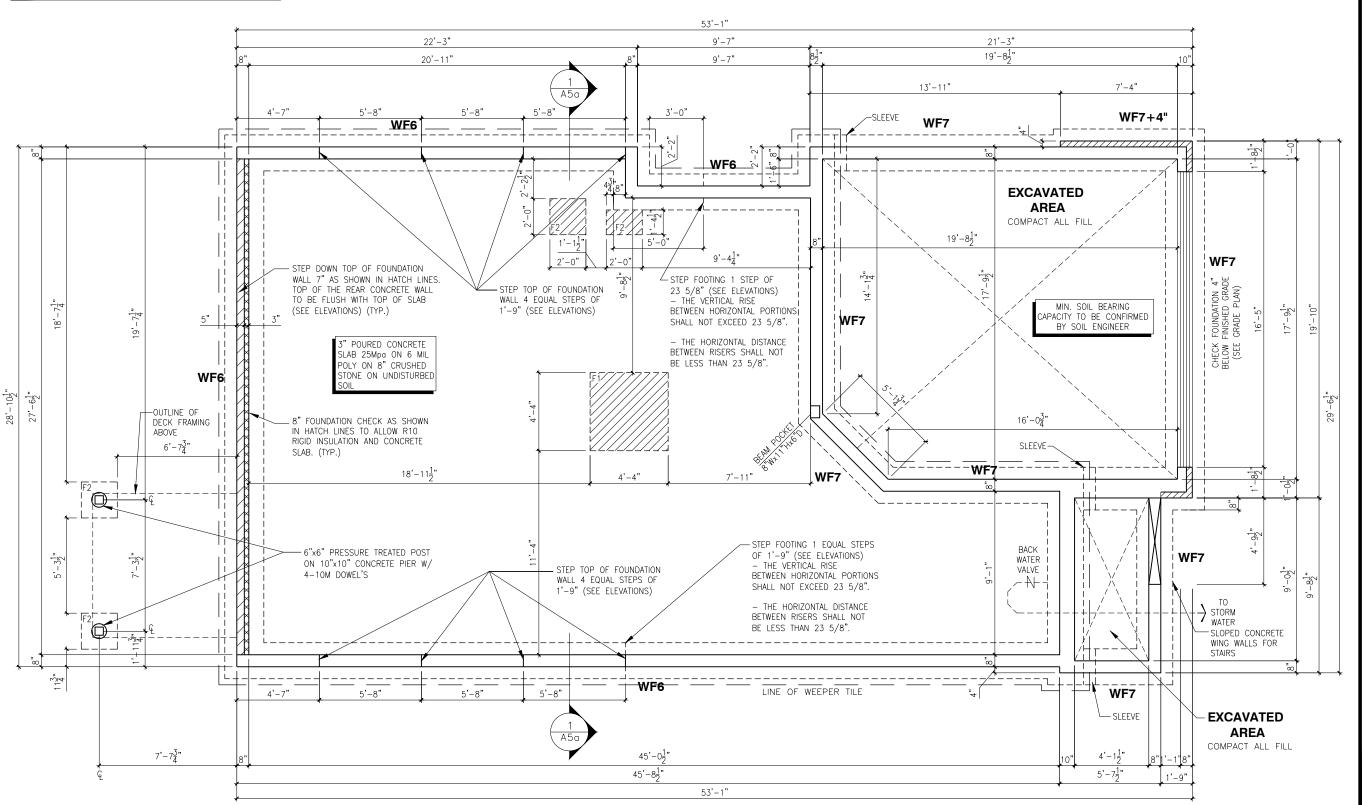
A6a

- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
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- 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;
- ${\sf -}$ FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEOTECHNICAL ENGINEER.

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SEE PAGE A6 FOR FOOTING SIZES AND DETAILS



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

LOT: XXXX DATE: XX/XX/XXXX



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

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

POST TABLE:

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 POST BY USP
- P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6

L 200x100x13

S7 = L 150x100x10 (8" BEARING)

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 + 130x160x10 TOP PL. (*) (*) = 2-12¢ ANCH. (WHERE ANCH. PL. NOT USED)

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

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

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

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

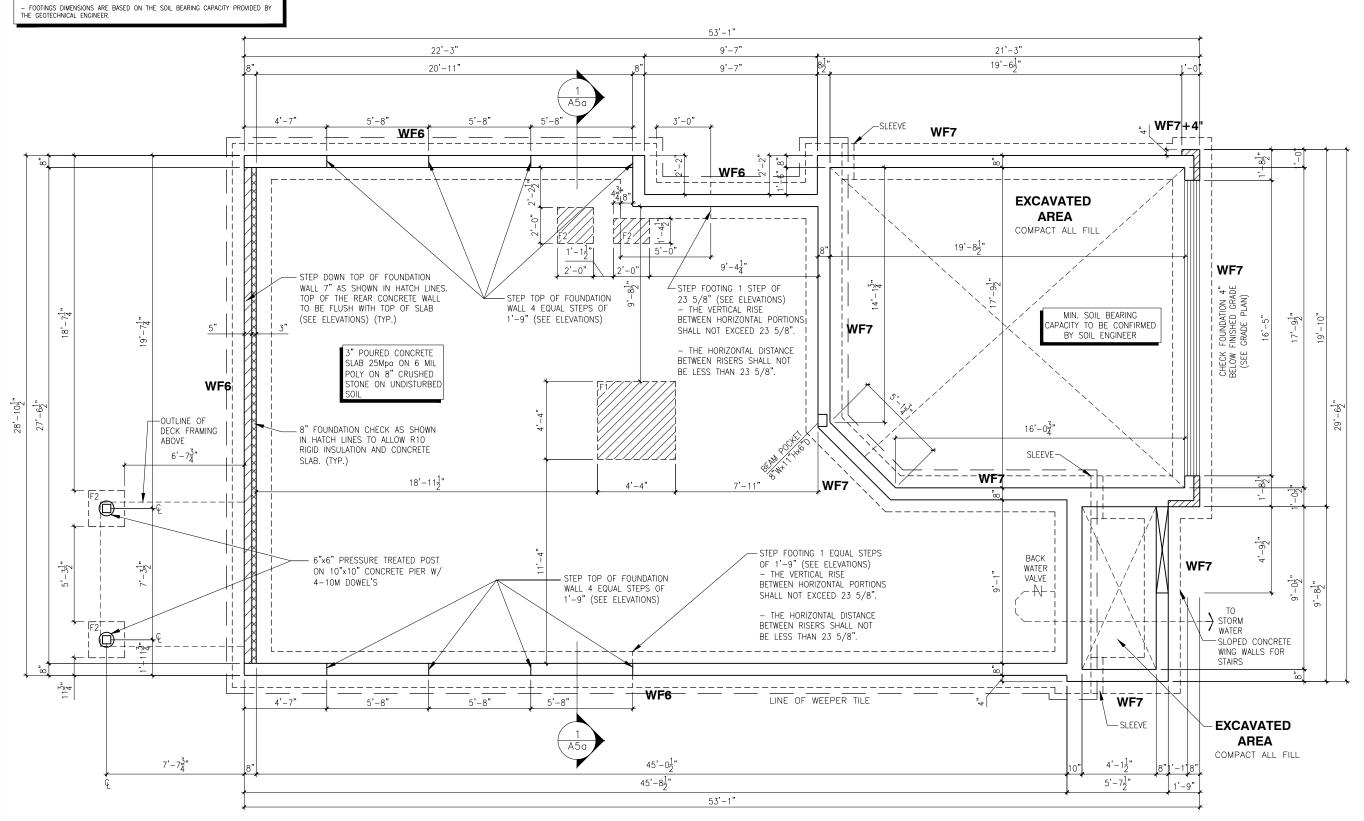
XX/XX/XXX

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WALK-OUT LAYOUT

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

825 - THE BRADLEY 2018 FOOTPRINT

IO DESCRIPTION

(STANDARD DRAWINGS)

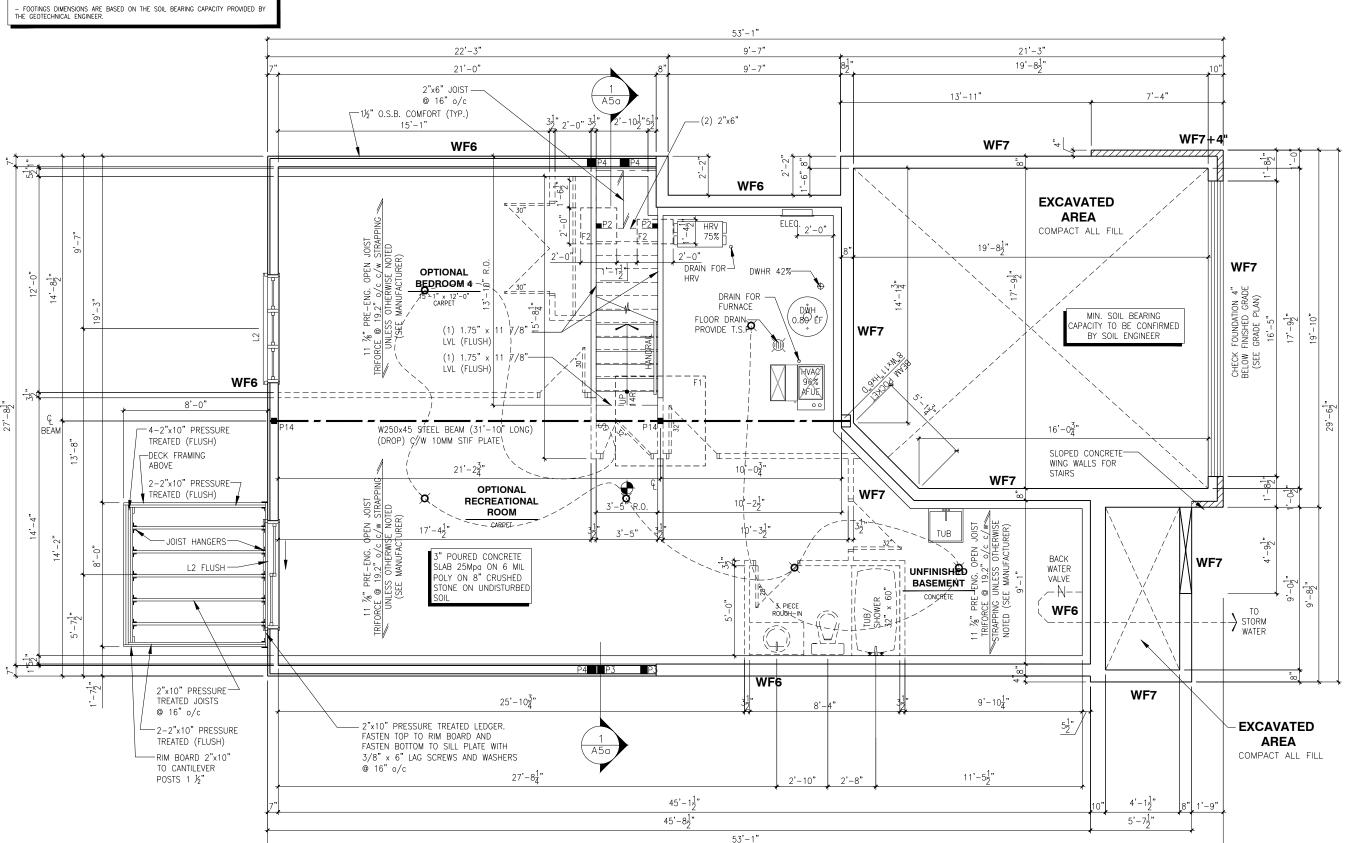
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STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10

S7 = L 150x100x10 (8" BEARING)

 $= 1.200 \times 100 \times 12$

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

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

RAWING: WALK-OUT BASEMENT

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

825 - THE BRADLEY 2018 FOOTPRINT

A6a

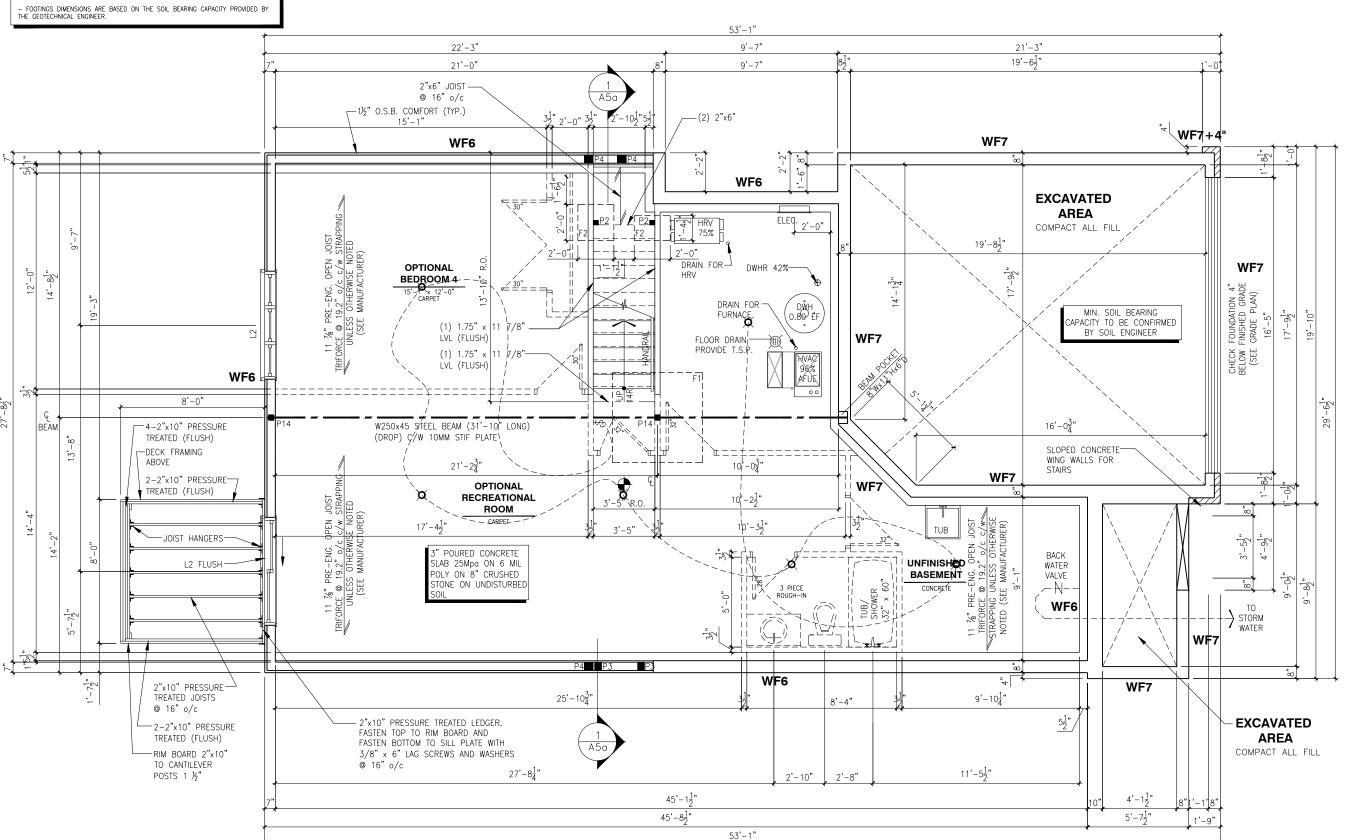
(STANDARD DRAWINGS)

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

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NOTES:	
STEEL	LINTEL:
S1	= L 90x90x6
	= L 90x90x8
S3	= L 100x90x8
	= L 125x90x8
	= L 125x90x10
S6	= L 200x100x12
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- P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (*)
- P16 = HSS 76.2x47.8 + 130x130x12 T&B PL. (*)
 P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL.
 + 130x160x10 TOP PL. (*)
- (*) = 2-12¢ ANCH. (WHERE ANCH. PL. NOT USED)
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SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:

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- 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.

2012 O B C DRAWINGS

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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

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

3/16" = 1'-0"

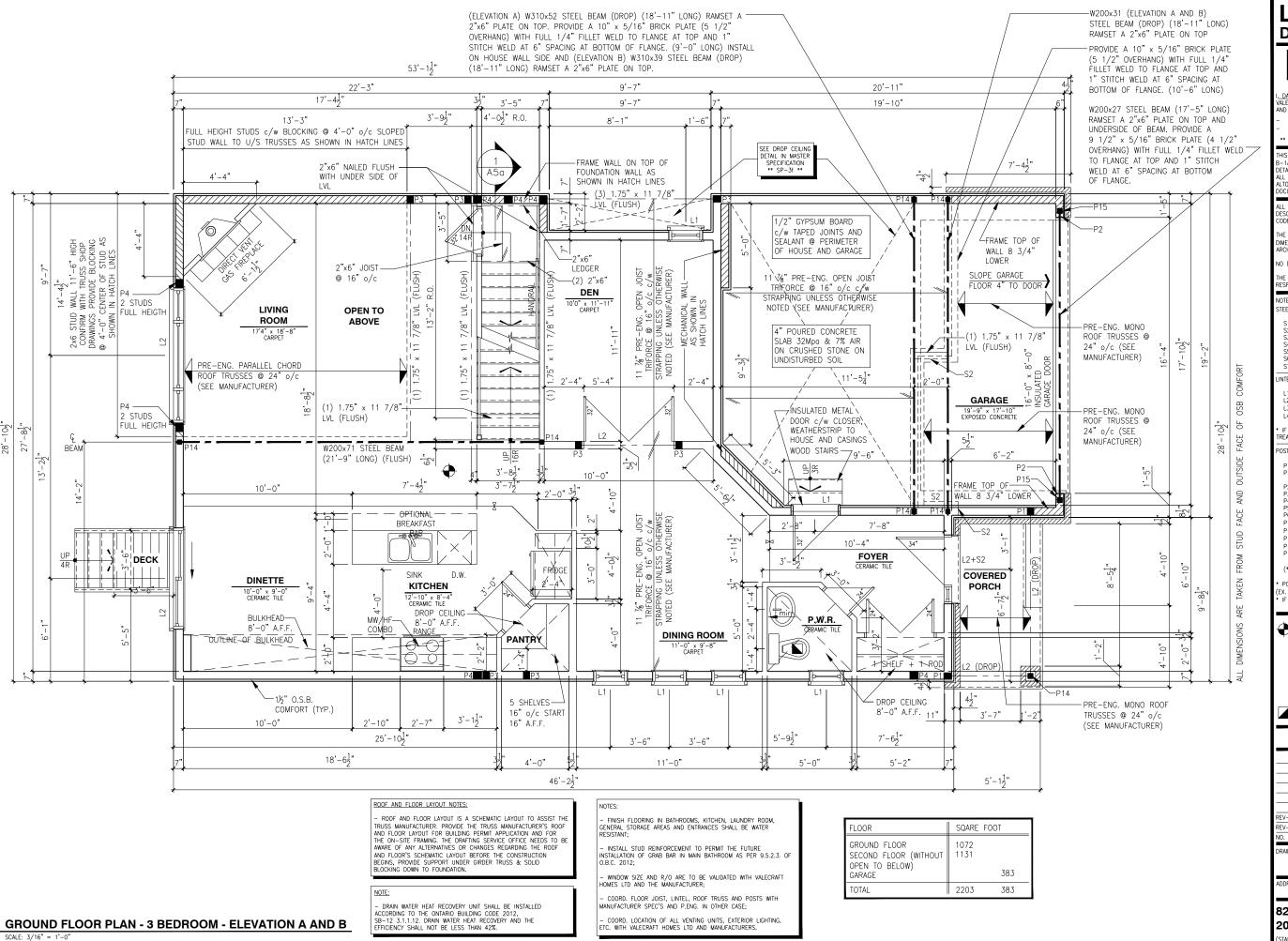
XX/XX/XXXX

A6b

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION C



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 IIS 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 TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT. NO DIMENSION SHOULD BE SCALED ON DRAWINGS THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. NOTES: STEEL LINTEL: L 90x90x6 90x90x8 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 $1.3 = 2 - 1.75 \times 9.5$ LVL (1.9F) + P.3 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
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09/14/2018 VH REV-2 STRUCTURAL REVIEW

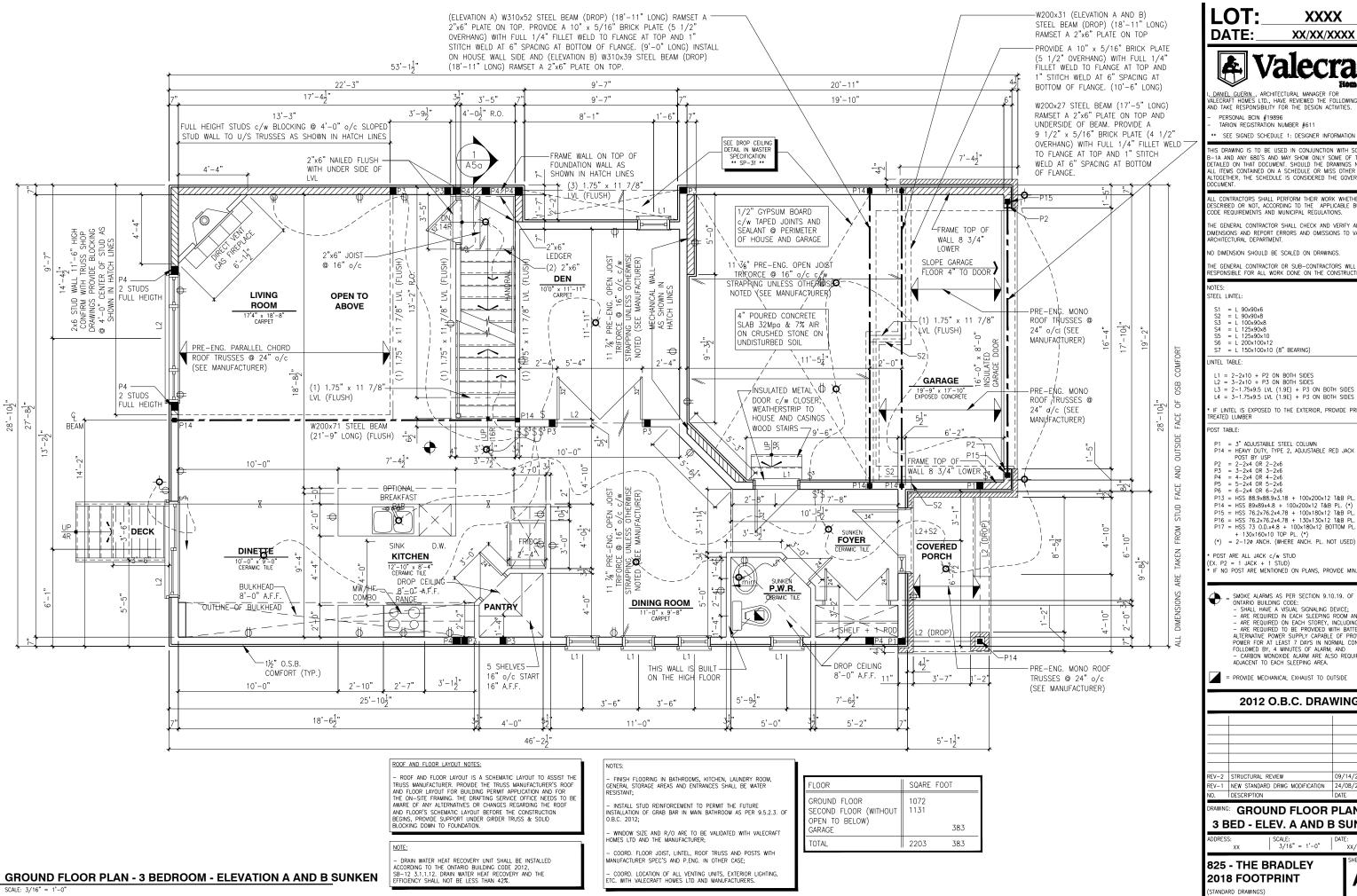
REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON IO DESCRIPTION

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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TARION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

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

RAWING: GROUND FLOOR PLAN

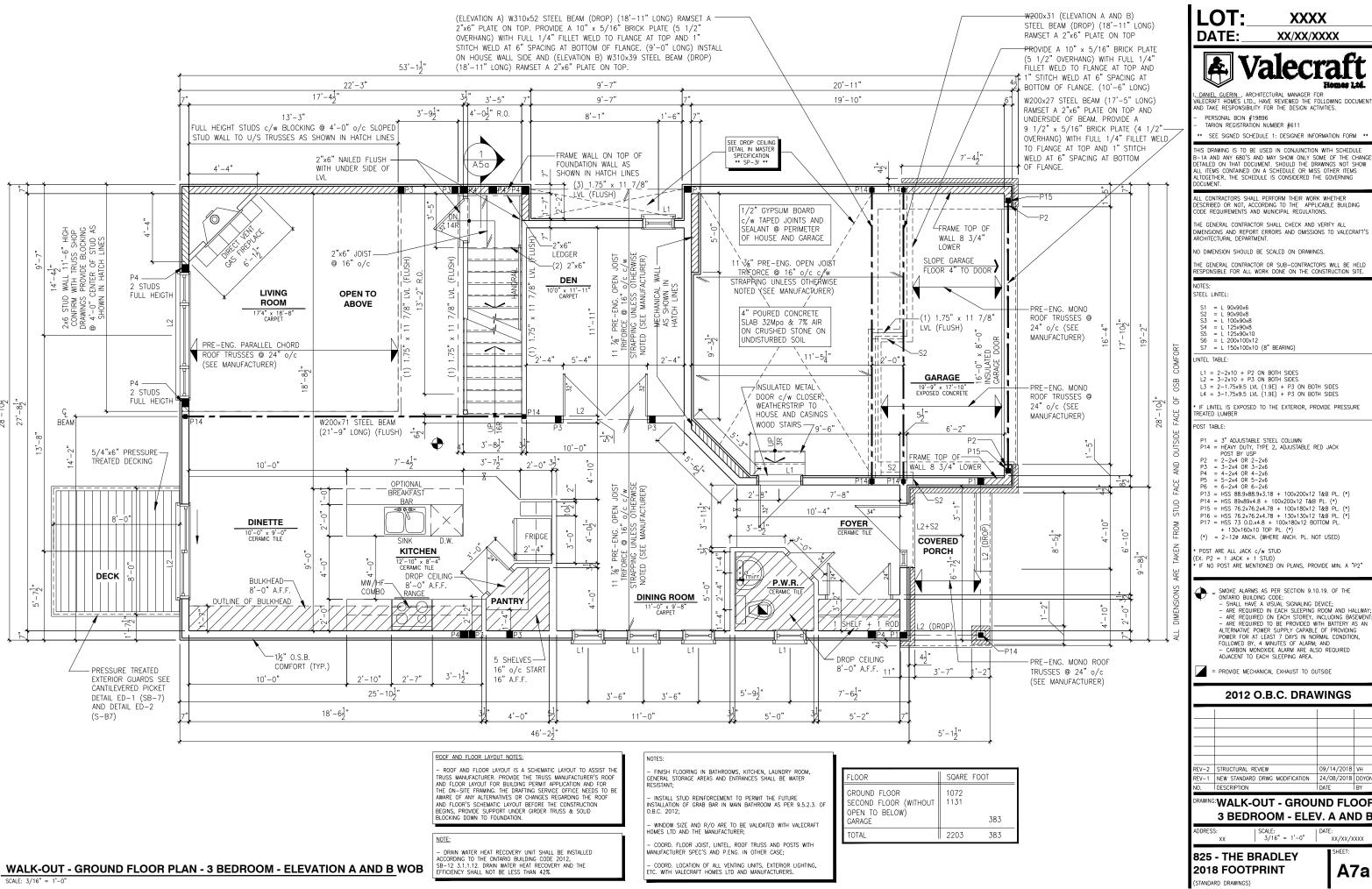
3 BED - ELEV. A AND B SUNKEN

3/16" = 1'-0"

825 - THE BRADLEY

A7a

XX/XX/XXX



XXXX XX/XX/XXXX



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2012 O.B.C. DRAWINGS

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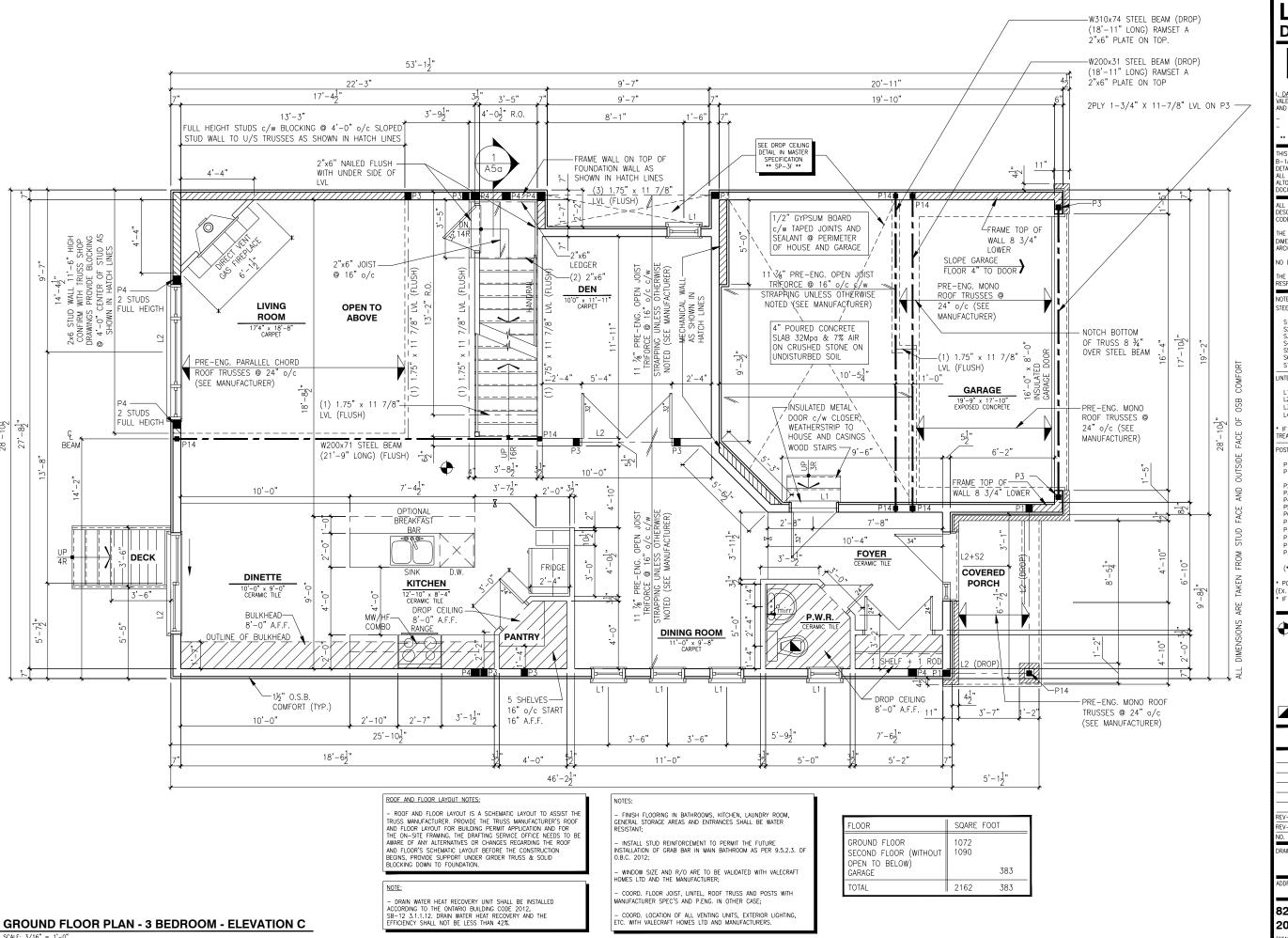
RAWING: WALK-OUT - GROUND FLOOR

3/16" = 1'-0"

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 IO DESCRIPTION

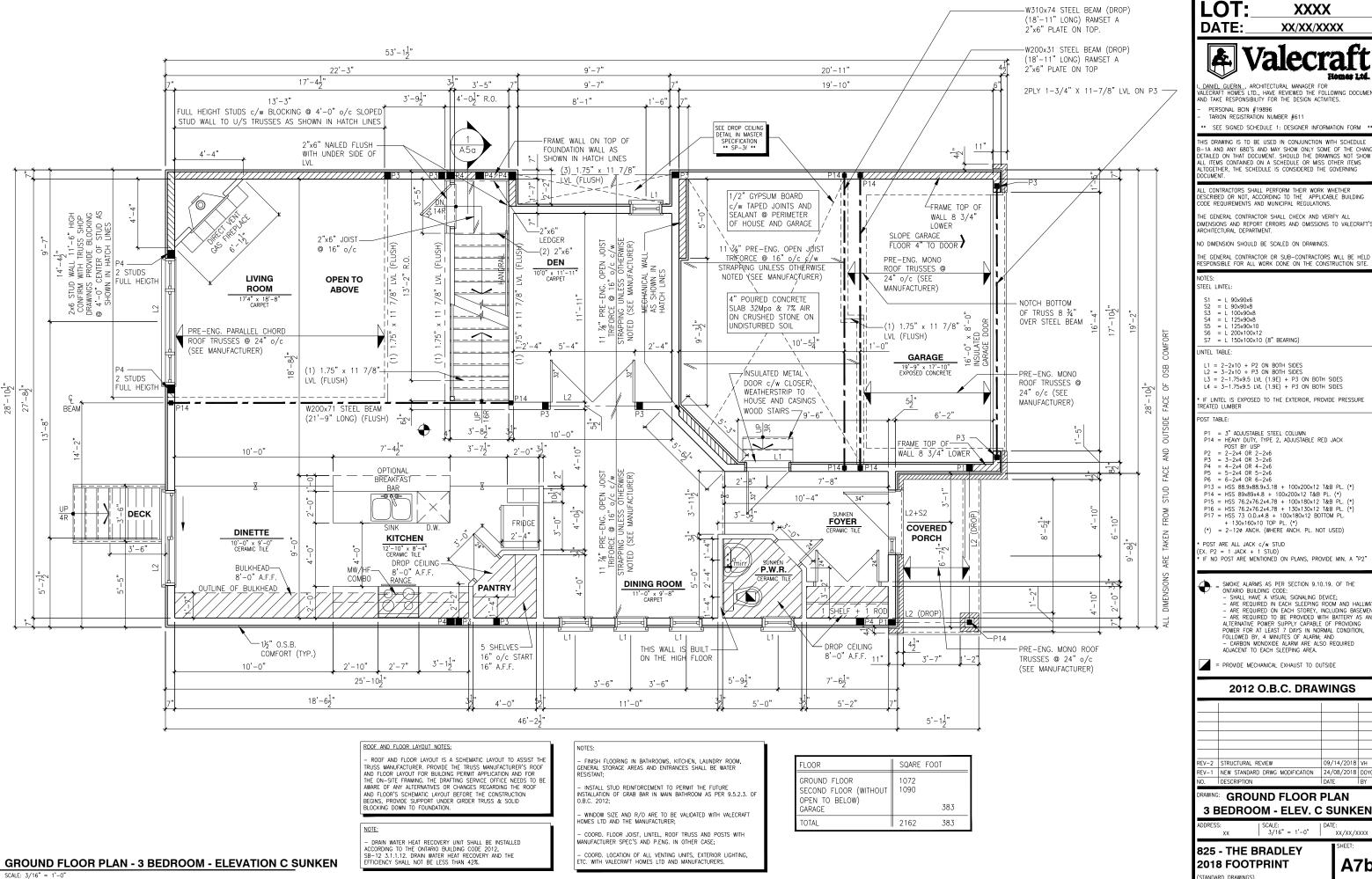
RAWING: GROUND FLOOR PLAN 3 BEDROOM - ELEVATION C

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

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A7b



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NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 S4 = L 125x90x8L 125x90x10 $= 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING)

INTEL TABLE:

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NO	DESCRIPTION	DATE	RY

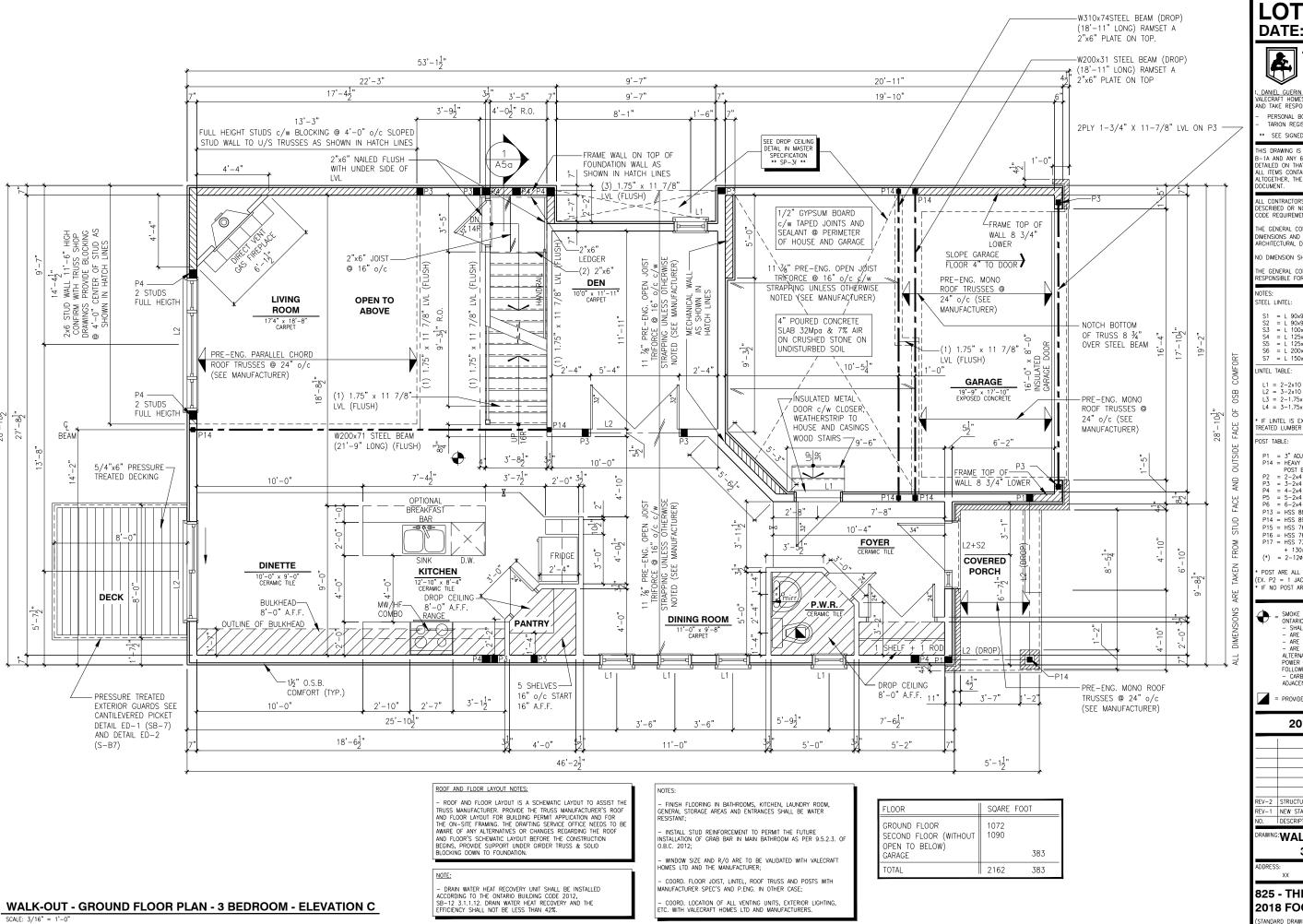
RAWING: GROUND FLOOR PLAN

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

825 - THE BRADLEY 2018 FOOTPRINT

A7b

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





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NO	DECODIDATION	DATE	DV

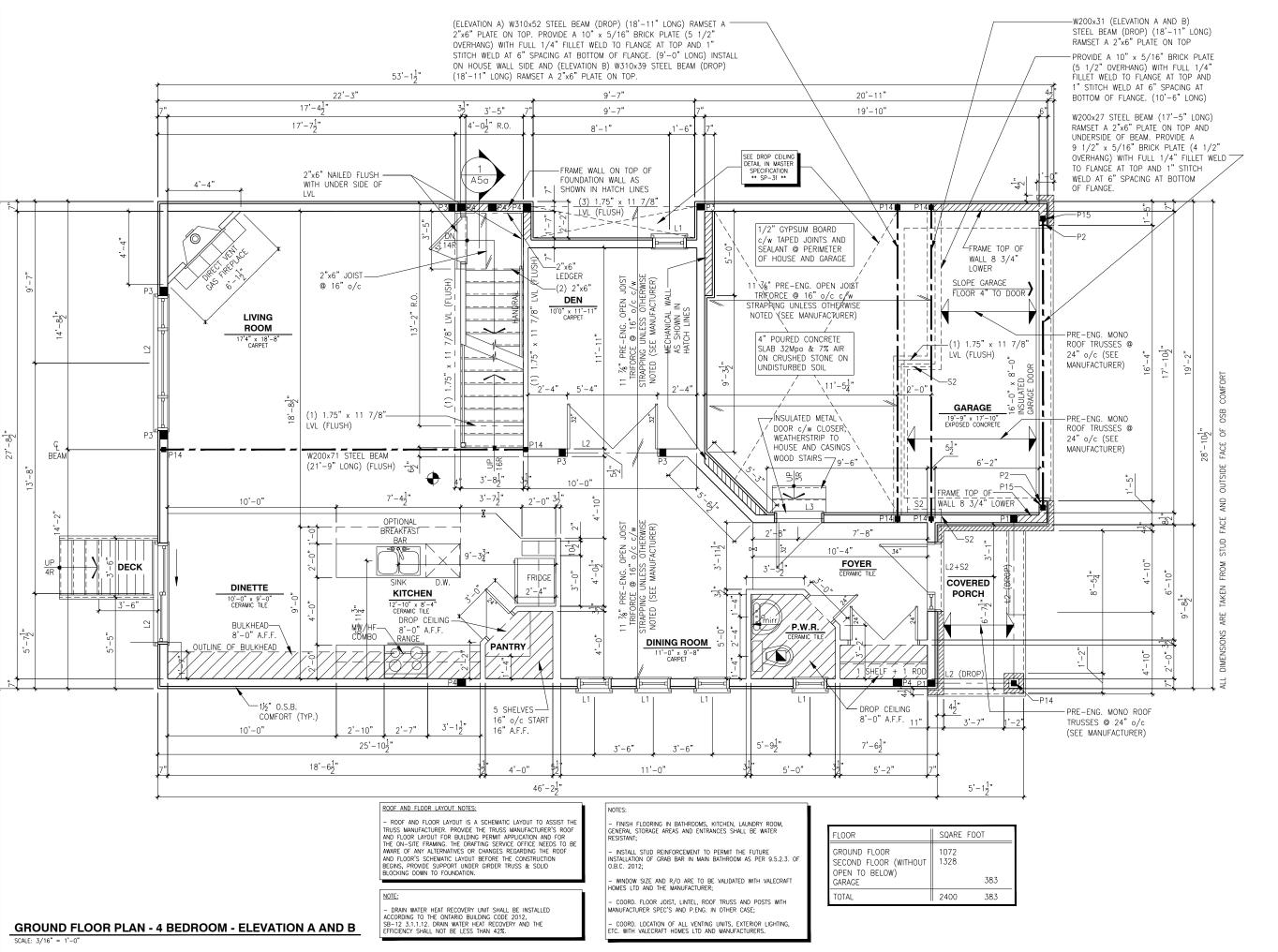
RAWING: WALK-OUT - GROUND FLOOR

3 BEDROOM - ELEV. C

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

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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
NΩ	DESCRIPTION	DATE	RY

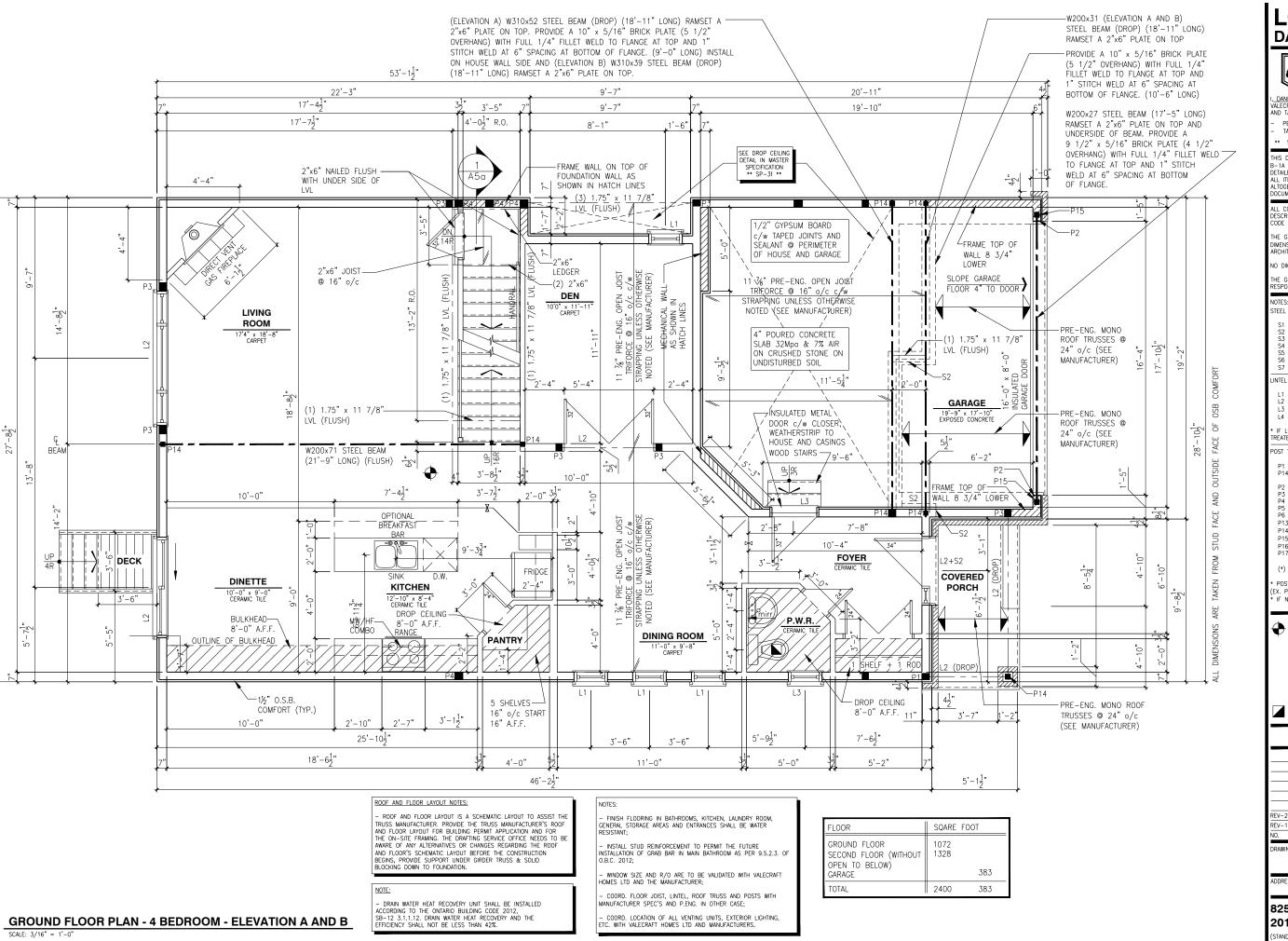
RAWING: GROUND FLOOR PLAN 4 BEDROOM - ELEV. A

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

XX/XX/XXXX

A7c





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- PERSONAL BOIN #19896
- TARION REGISTRATION NUMBER #611
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NOTES: STEEL LINTEL: L 90x90x6 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 $L4 = 3-1.75 \times 9.5$ LVL (1.9E) + P3 ON BOTH SIDES
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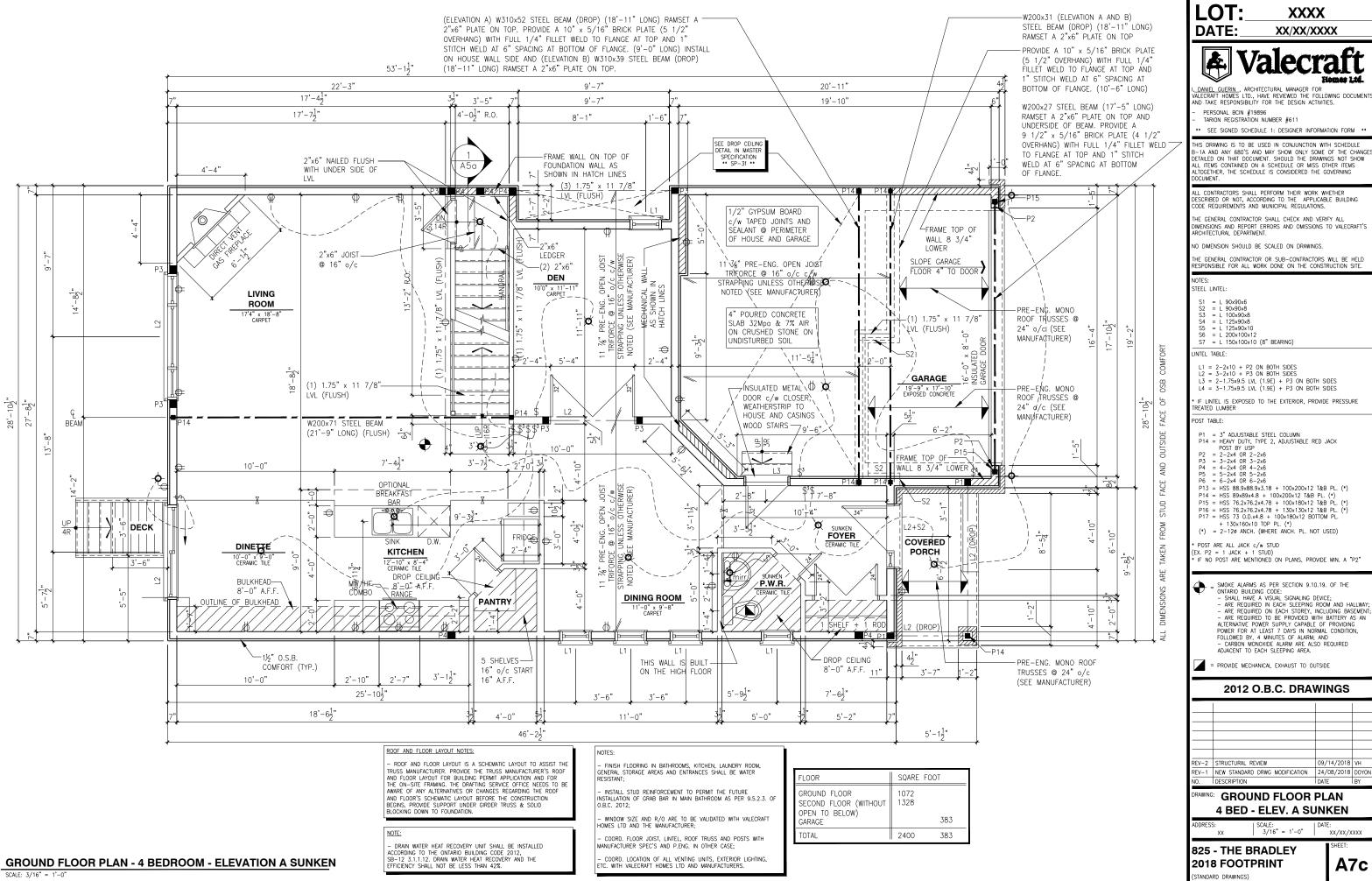
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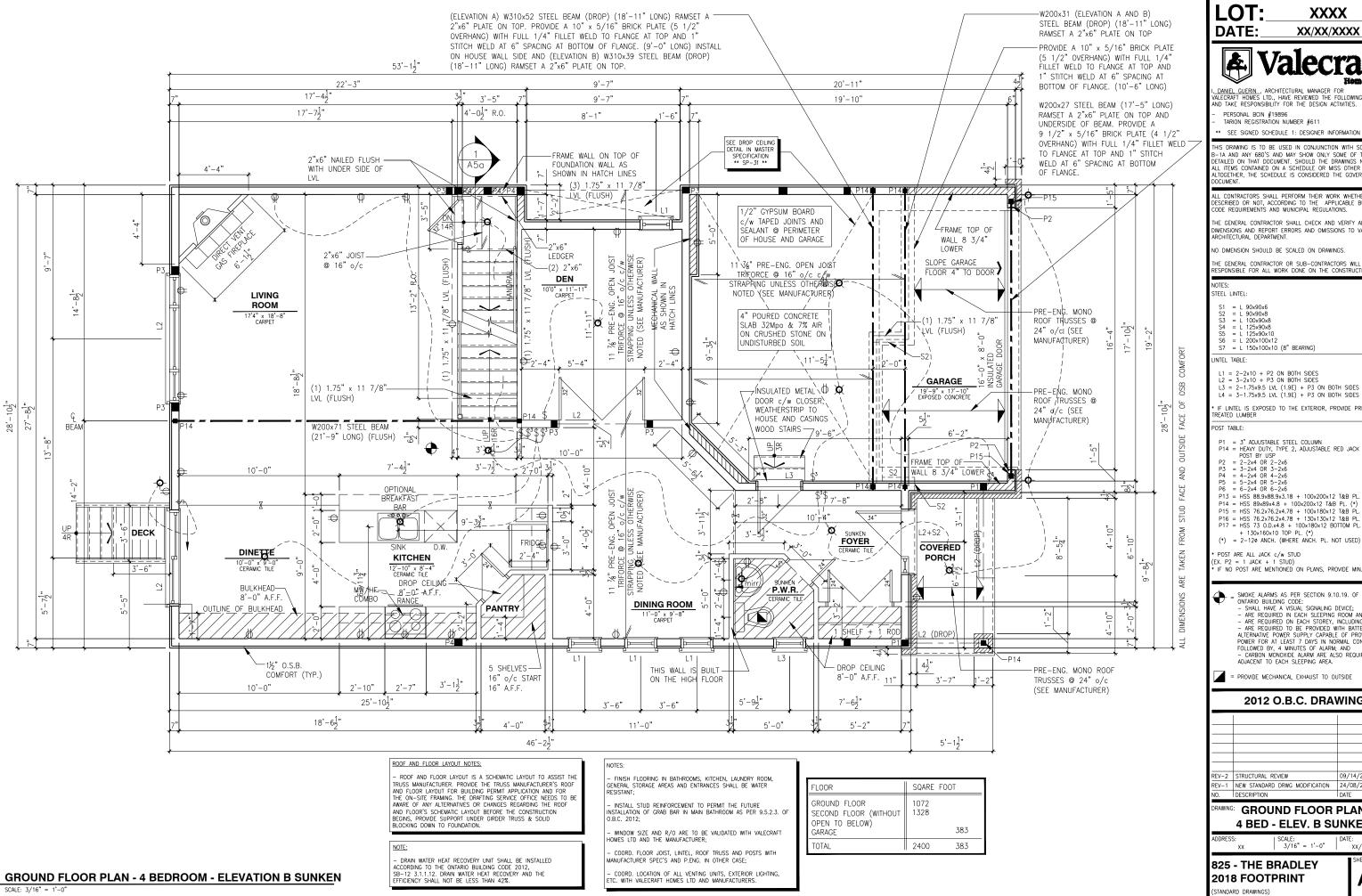
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REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON

DESCRIPTION

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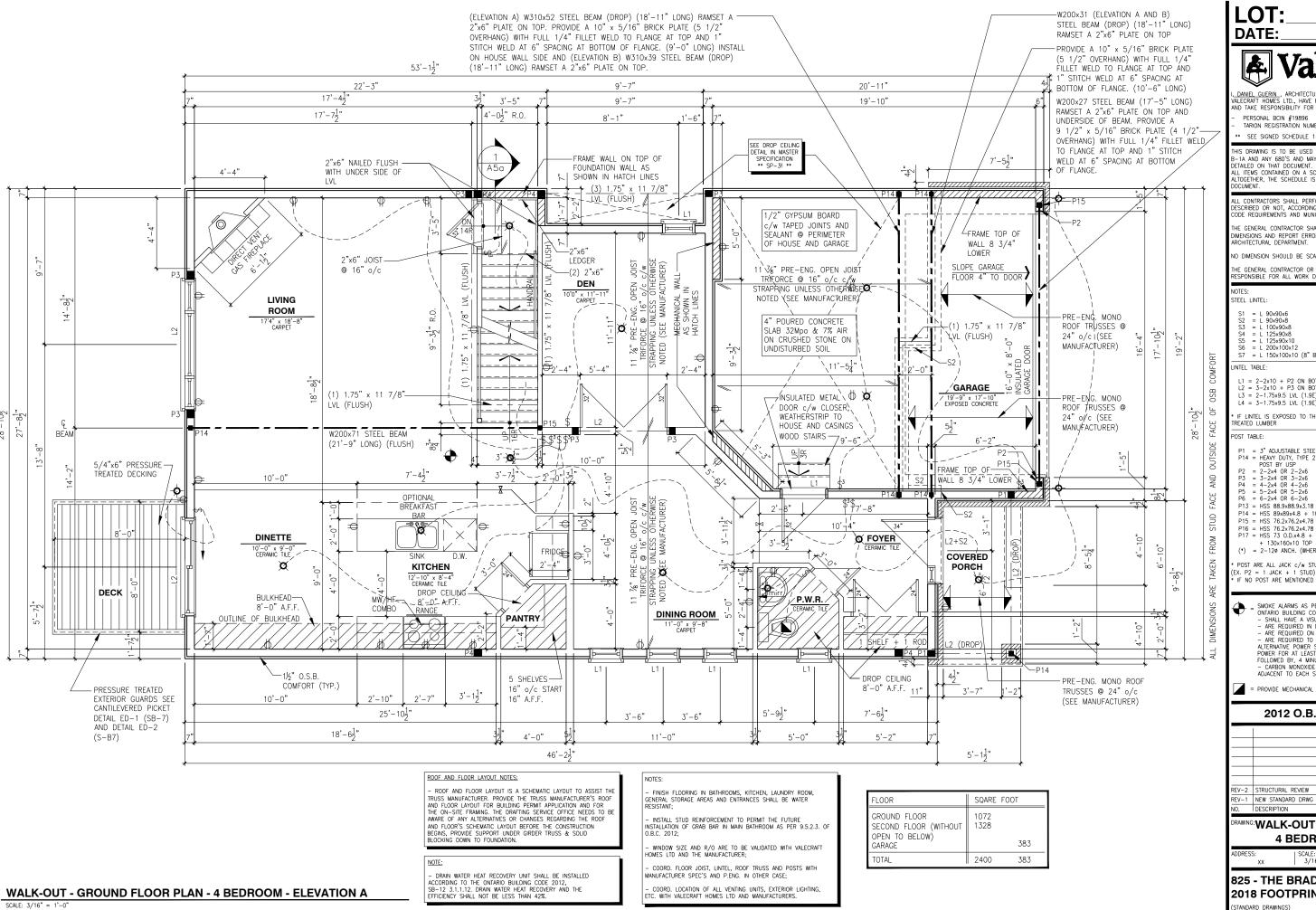
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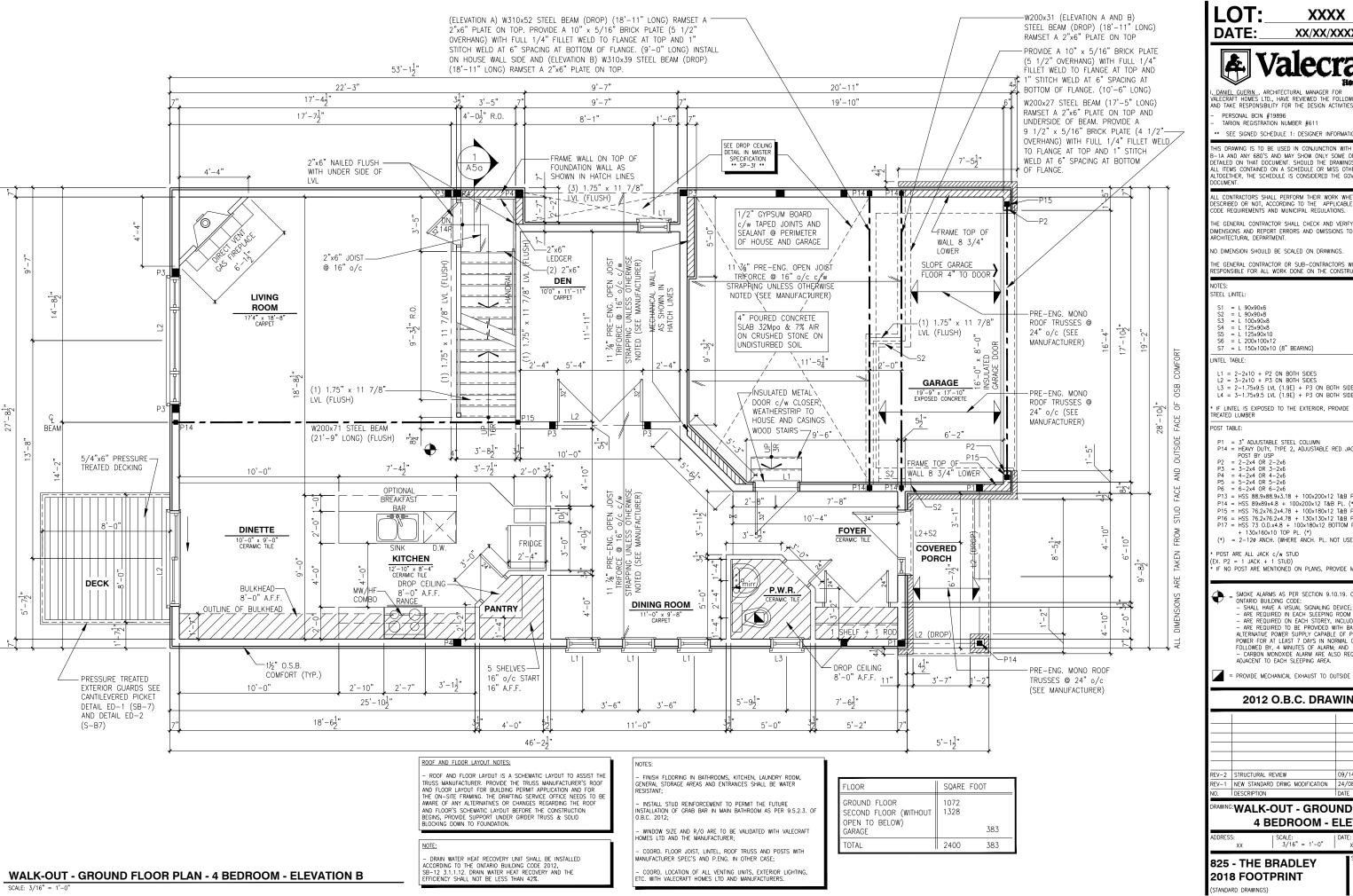
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

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

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

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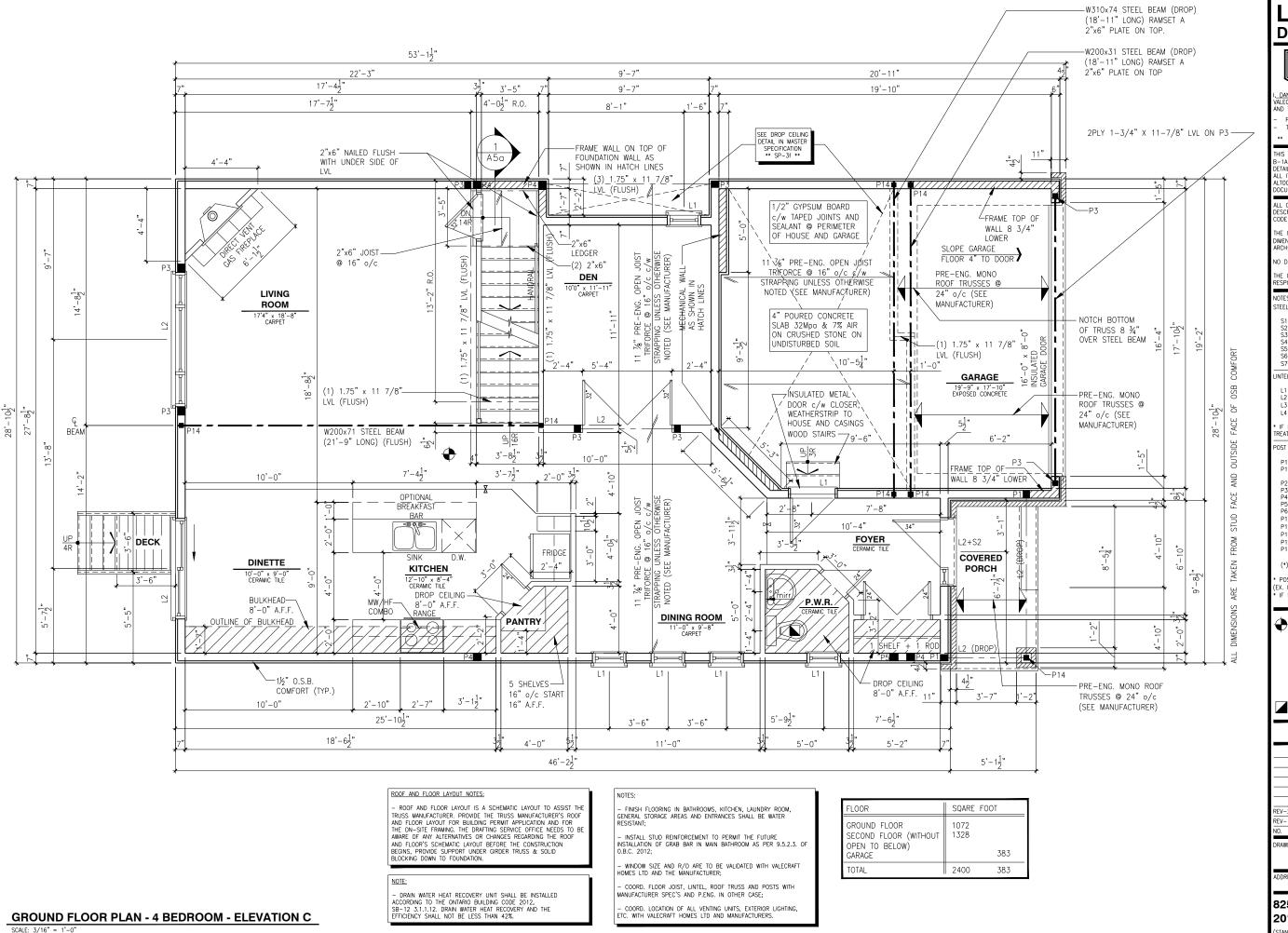
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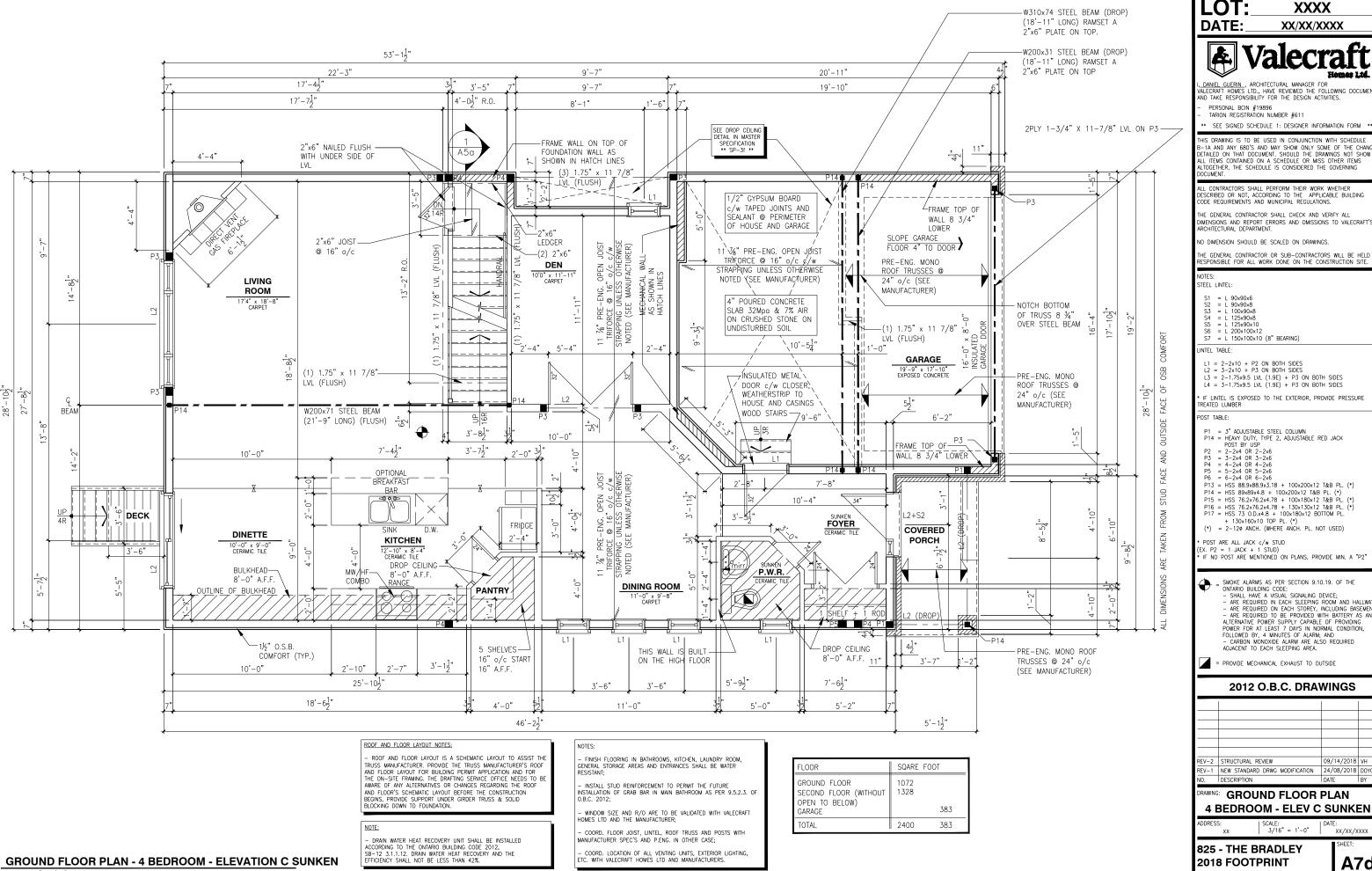
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4 BEDROOM - ELEVATION C 3/16" = 1'-0"

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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	RY

RAWING: GROUND FLOOR PLAN

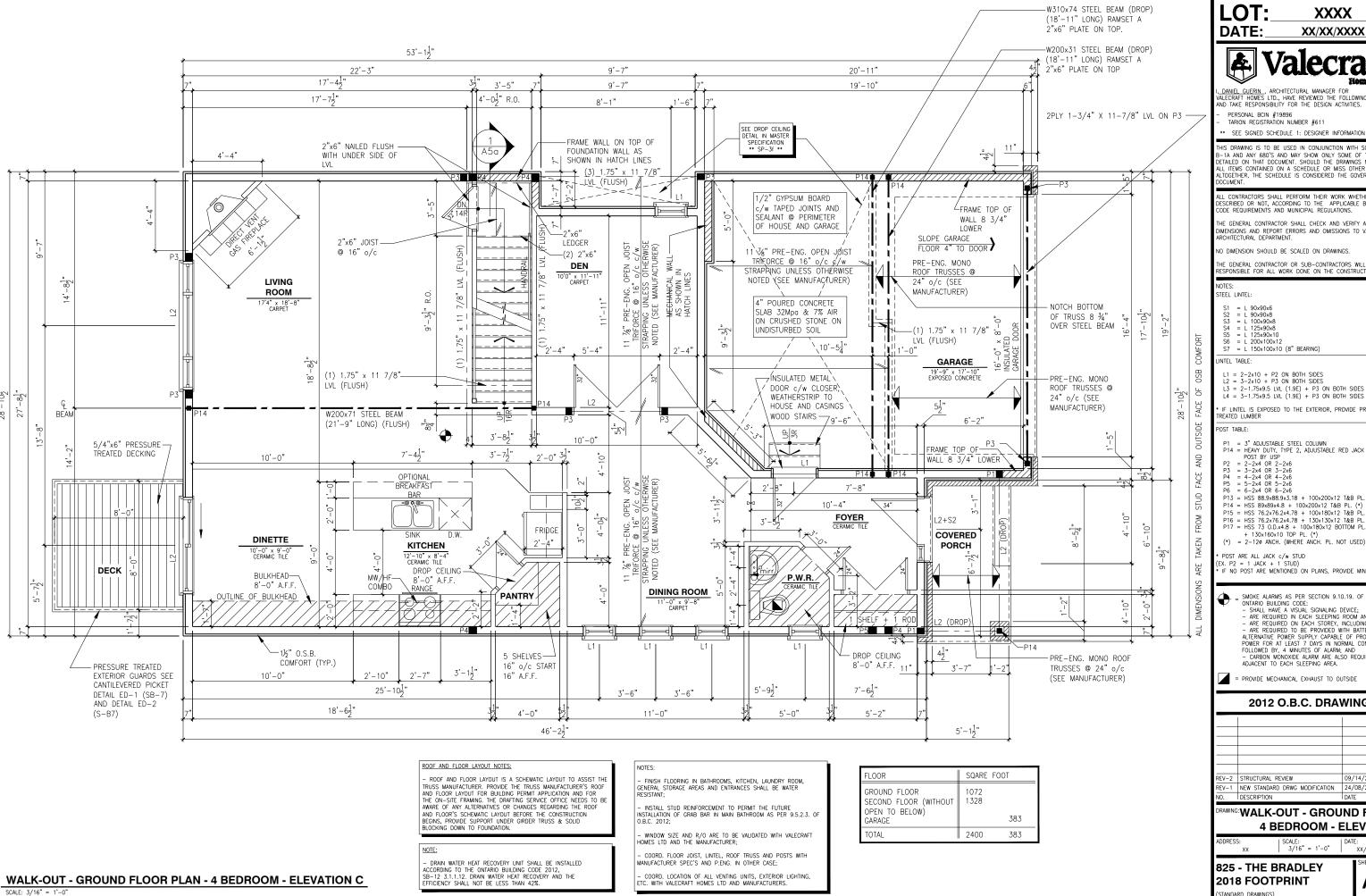
3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A7d

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



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

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

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.

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)

- 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

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

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

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

RAWING: WALK-OUT - GROUND FLOOR

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

825 - THE BRADLEY 2018 FOOTPRINT

A7d

NOTES:

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

INSTALL STUD REINFORCEMENT TO PERMIT THE FUTUR 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.

1½" O.S.B.

COMFORT (TYP.)

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

- 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

@ 24" o/c (SEE

MANUFACTURER)

RISERS AND TREADS TO BE UNIFORM:

-EDGE PROTECTION

(TYPICAL)

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 (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

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

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

LL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER ESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING ODE REQUIREMENTS AND MUNICIPAL REGULATIONS. IE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

<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

HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE

ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS

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

XXXX

XX/XX/XXXX

NO DIMENSION SHOULD BE SCALED ON DRAWINGS

LOT:

PERSONAL BCIN #19896

DATE:

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

NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 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

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

 $\mbox{^{*}}$ 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

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P16 = HSS 76.2x4.78 + 130x130x12 T&B PL. (*)
P17 = HSS 73 0.D.x4.8 + 100x180x12 B0TTOM 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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- 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 IO DESCRIPTION

RAWING: SECOND FLOOR PLAN 3 BEDROOM - ELEVATION A

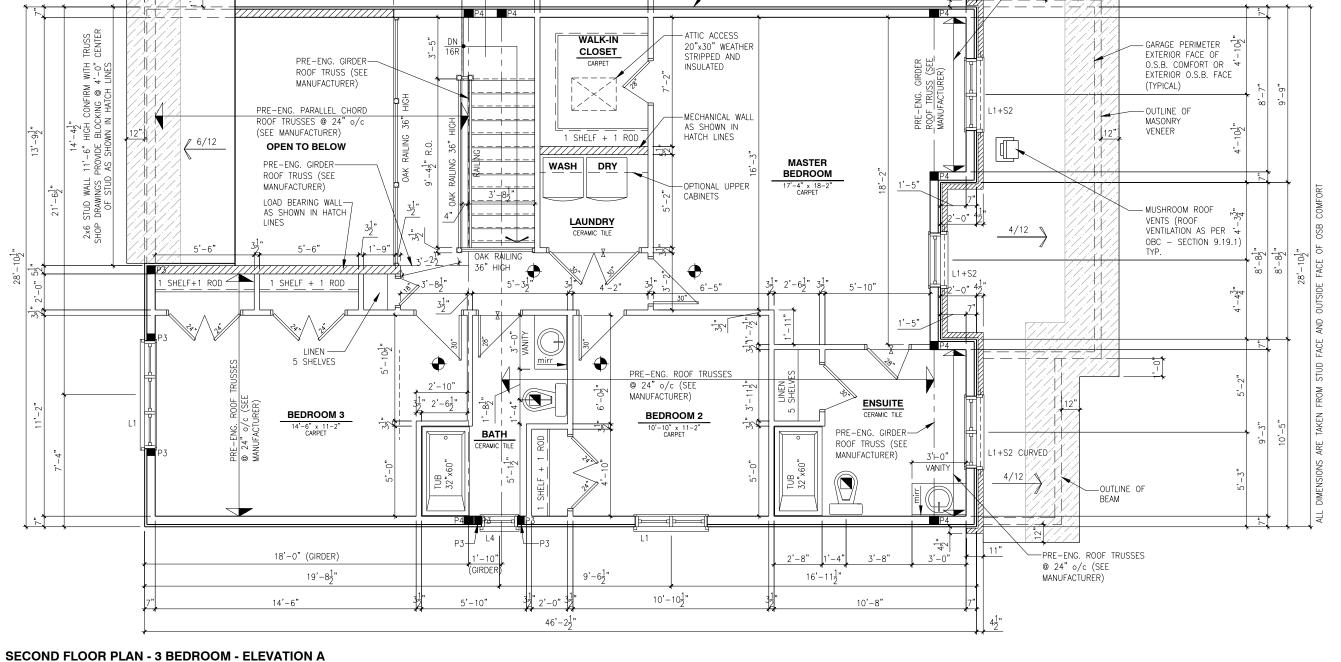
3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8a

XX/XX/XXX



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

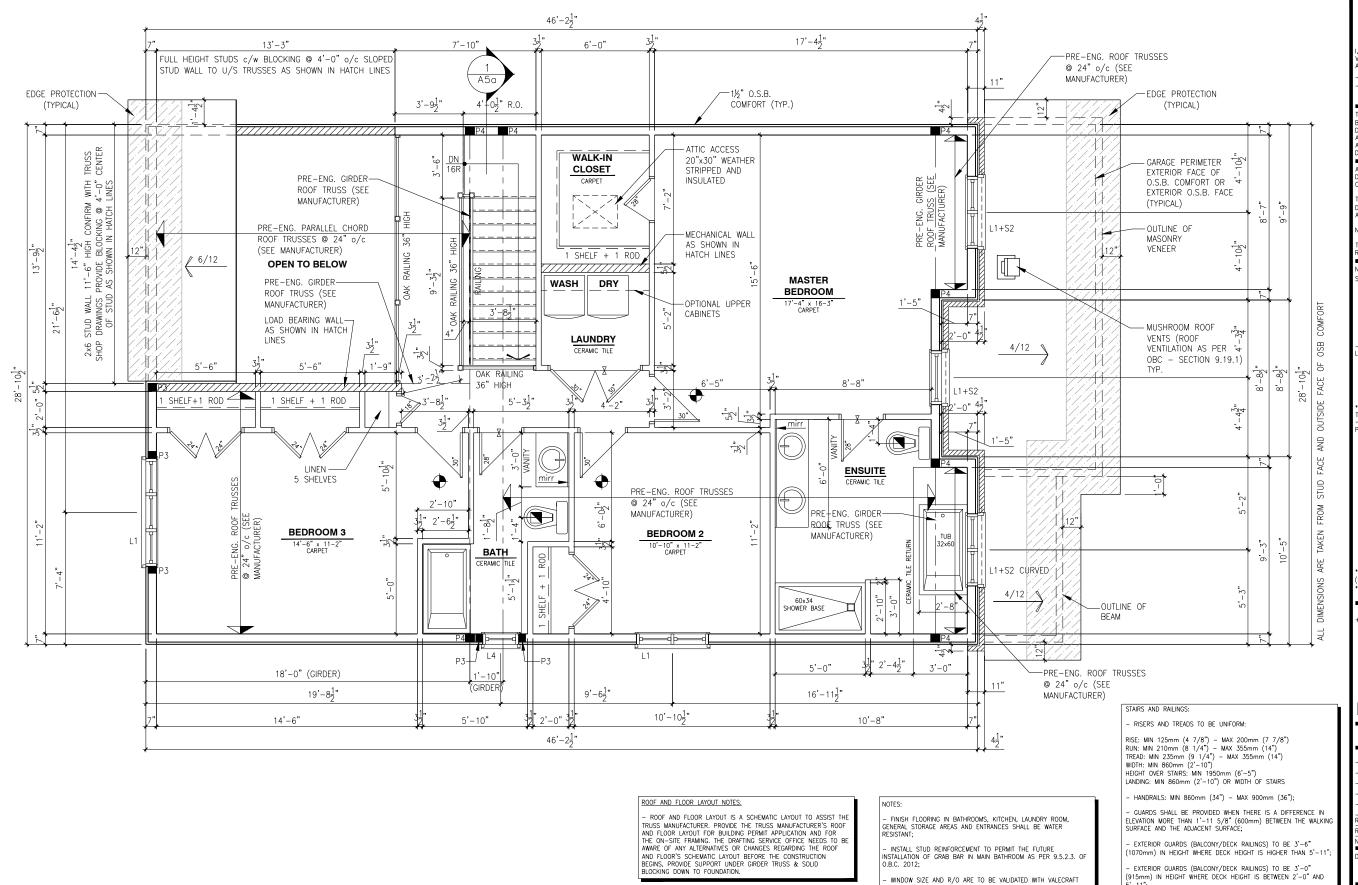
A5a

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

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

EDGE PROTECTION

(TYPICAL)



NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

IOMES LTD AND THE MANUFACTURER;

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

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

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 DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611

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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

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P16 = HSS 76.2x47.8 + 130x130x12 T&B PL. (*)
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+ 130x160x10 TOP PL. (*)

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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	DV

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

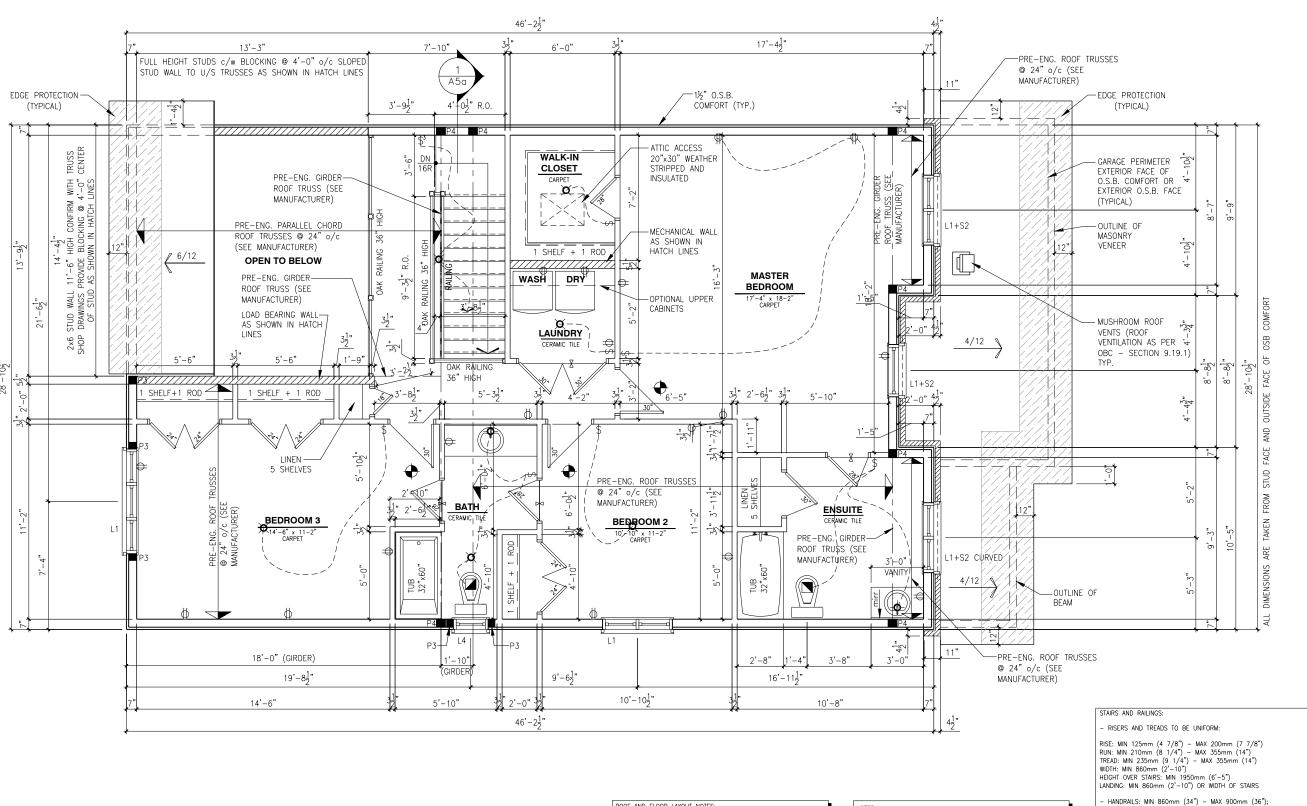
INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") I

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

825 - THE BRADLEY 2018 FOOTPRINT

A8a STANDARD DRAWINGS)



ROOF AND FLOOR LAYOUT NOTES:

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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 LESS THAN 42%.

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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 DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

PERSONAL BCIN #19896

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

 $1.3 = 2 - 1.75 \times 9.5$ 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	DOYO
NO.	DESCRIPTION	DATE	BY

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

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN

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

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

MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm)

MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

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

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

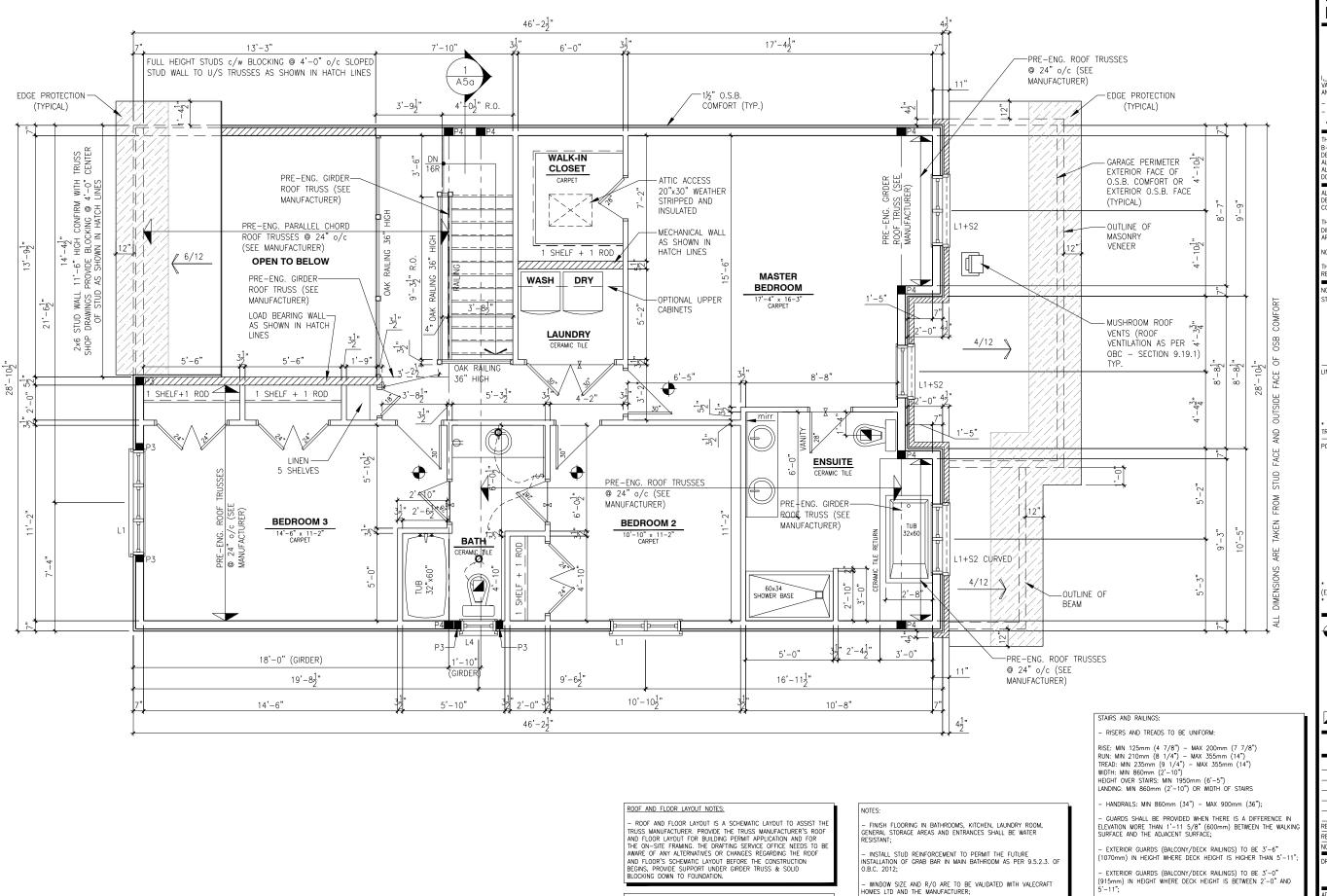
3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY

2018 FOOTPRINT

STANDARD DRAWINGS)

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



NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING 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 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 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: 100x90x8 = L 125x90x8 125x90x10 200x100x12 S7 = L 150x100x10 (8" BEARING) L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES $L3 = 2-1.75 \times 9.5$ 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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- 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

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

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

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

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

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

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

3/16" = 1'-0"

XX/XX/XXX 825 - THE BRADLEY

A8a

2018 FOOTPRINT

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

NOTES:

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

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

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

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

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

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

ROOF AND FLOOR LAYOUT NOTES:

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH TRUSS MANUFACTURER'S 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");

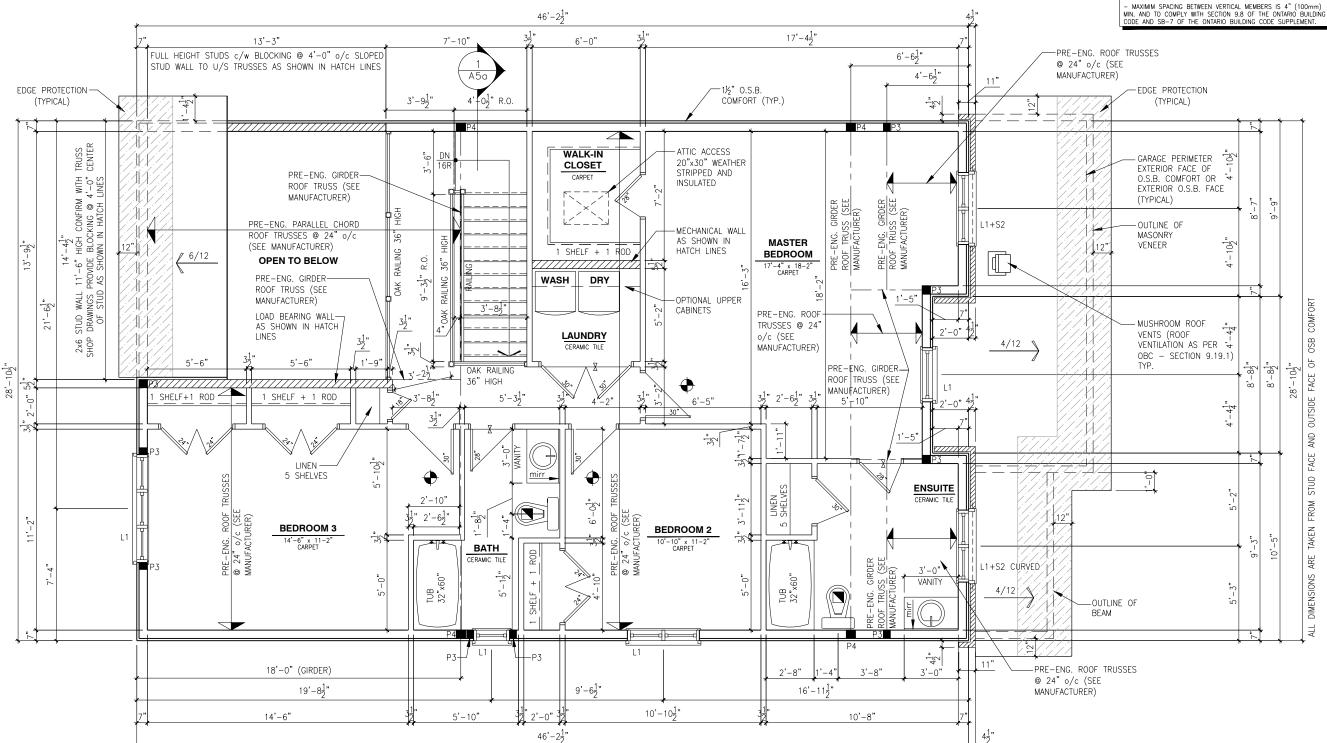
GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN LEVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

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

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

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

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



SECOND FLOOR PLAN - 3 BEDROOM - ELEVATION B

(STANDARD DRAWINGS)

LOT: DATE: XX/XX/XXXX

XXXX



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

PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611

** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

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 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.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS

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

NOTES: STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 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

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

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

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP

P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6

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

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

P16 = HSS 76.2x4.78 + 130x130x12 T&B PL. (*)
P17 = HSS 73 0.D.x4.8 + 100x180x12 B0TTOM 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

- 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	DOYO
NO.	DESCRIPTION	DATE	BY

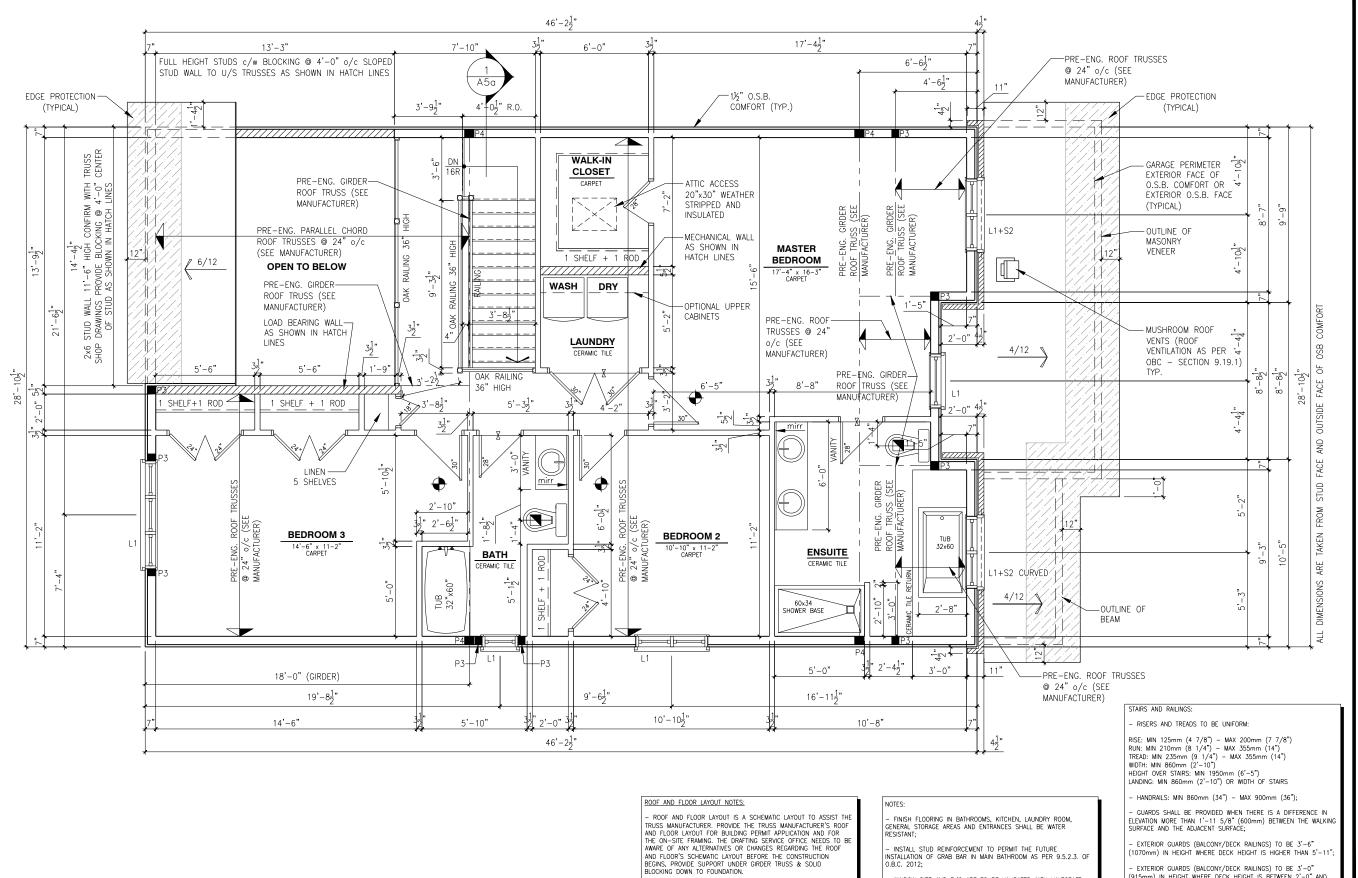
RAWING: SECOND FLOOR PLAN 3 BEDROOM - ELEVATION B

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

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

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL 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 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: 90x90x6 90x90x8

100x90x8 = L 125x90x8 125x90x10 L 200x100x13 S7 = L 150x100x10 (8" BEARING)

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

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
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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	
ı	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
ı	NO.	DESCRIPTION	DATE	BY

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

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

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

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

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

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

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

IOMES LTD AND THE MANUFACTURER;

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

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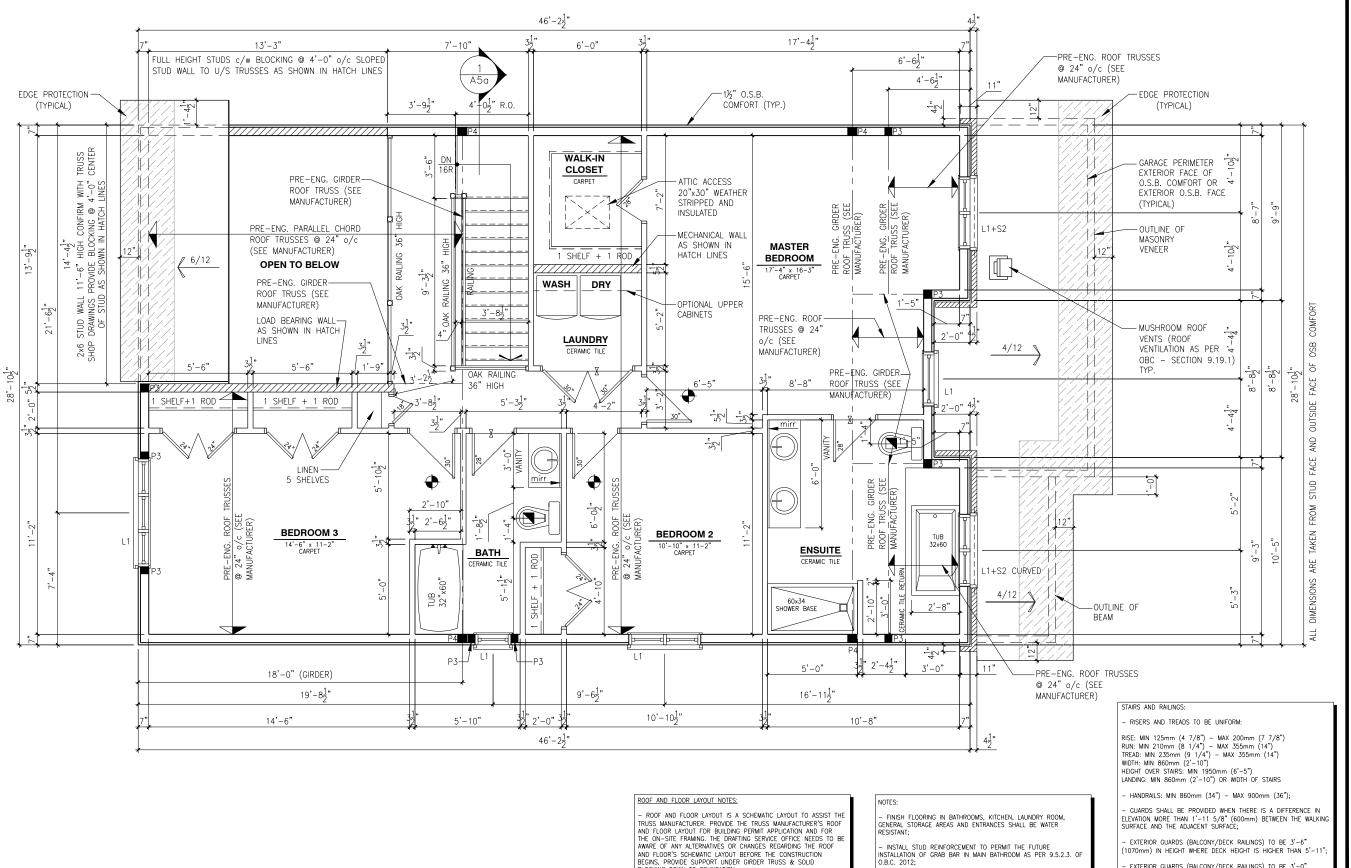
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3/16" = 1'-0" XX/XX/XXX

A8b

825 - THE BRADLEY 2018 FOOTPRINT

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



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

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

NOTE:

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:		
SIEEL	LINTEL:	
S1	= L 90x90x6	
	= 1 90x90x8	
S3	= L 100x90x8	
S4	= L 125x90x8	
S5	= L 125x90x10	
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S7	= L 150x100x10 (8" BEARING)	

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2012 O.B.C. DRAWINGS

PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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

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

XX/XX/XXX

A8b

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

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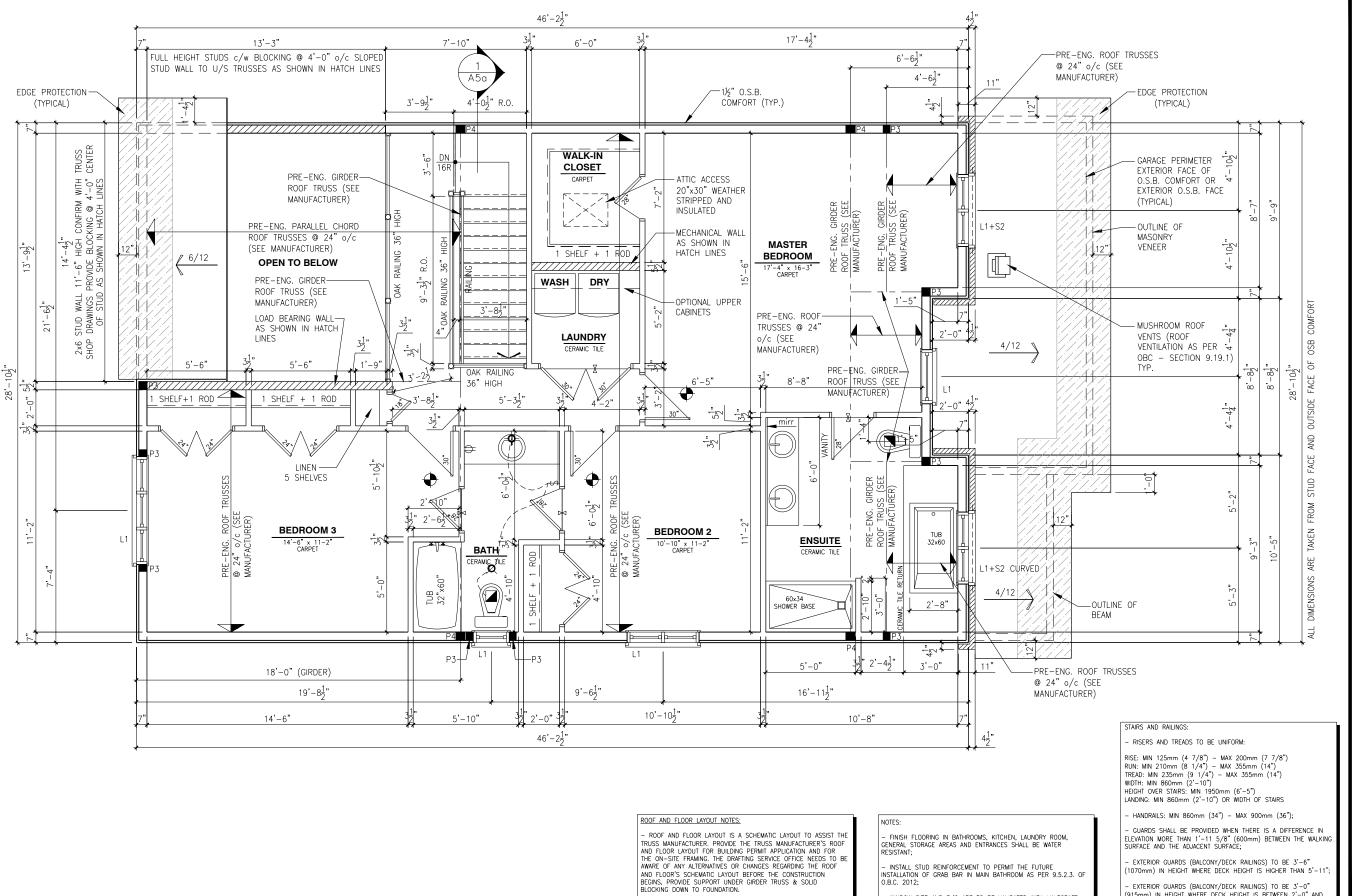
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IOMES LTD AND THE MANUFACTURER;

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT



NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: XXXX DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 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 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: 100x90x8 = L 125x90x8 125x90x10 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
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ı	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
ı	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
ı	NO	DESCRIPTION	DATE	RY

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

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ADDRESS:	I SCALE
WW	3/

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

A8b

825 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

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

NOTES: — FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT; INSTALL STUD REINFORCEMENT TO PERMIT THE FUTUR 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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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 (LEVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE; 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.

** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE

LITEMS 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.

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.

IE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

NOTES: STEEL LINTEL:

POST TABLE:

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

L 200x100x13

P2 = 2-2x4 OR 2-2x6 P3 = 3-2x4 OR 3-2x6

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

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

P1 = 3" ADJUSTABLE STEEL COLUMN
P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP

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

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

P16 = HSS 76.2x4.78 + 130x130x12 T&B PL. (*)
P17 = HSS 73 0.D.x4.8 + 100x180x12 B0TTOM PL. + 130x160x10 TOP PL. (*)

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;

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

- 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.

2012 O.B.C. DRAWINGS

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

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

S4 = L 125x90x8 S5 = L 125x90x10

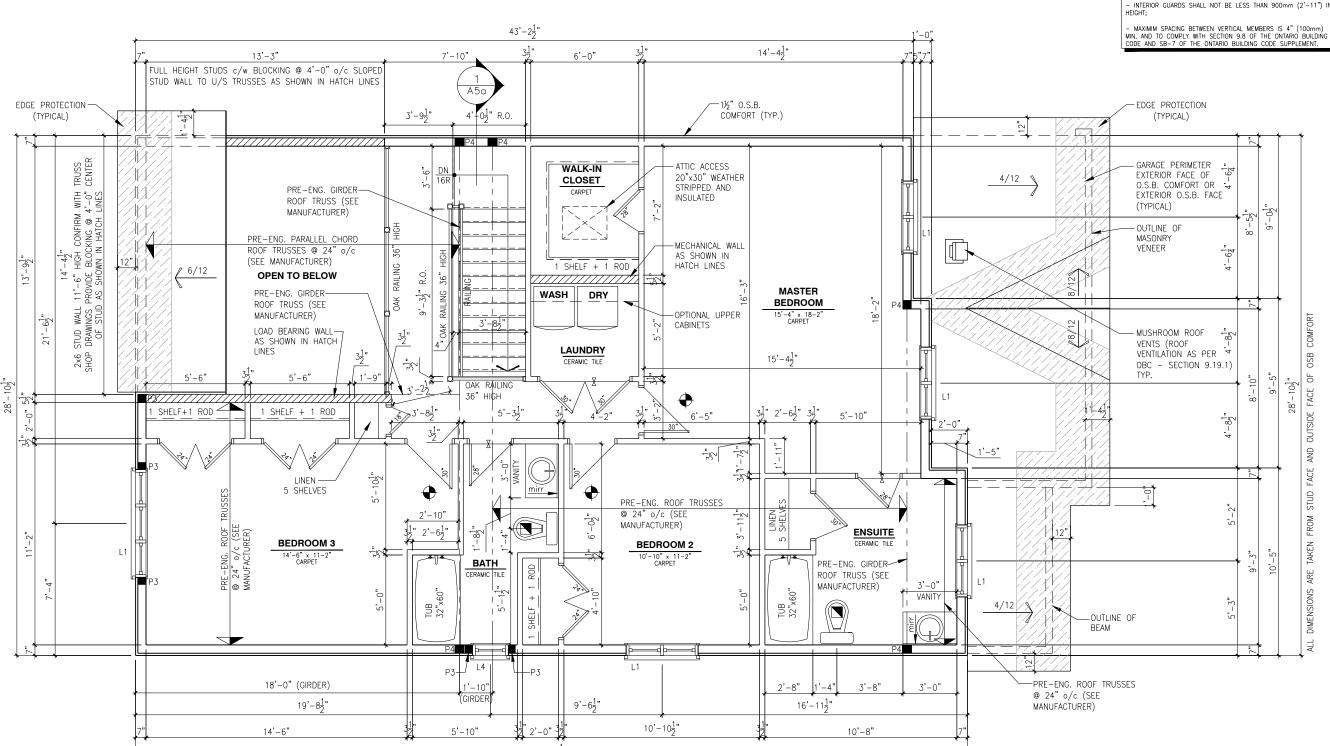
I-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW

PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611

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

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

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



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

RAWING: SECOND FLOOR PLAN 3 BEDROOM - ELEVATION C

3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

REV-2 STRUCTURAL REVIEW

A8c

XX/XX/XXX

09/14/2018 VH