

NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: **XXXX** DATE: XX/XX/XXXX I. <u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 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 ODE REQUIREMENTS AND MUNICIPAL REGULATIONS. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

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NOTES: STEEL LINTEL:

> _ 100×90×8 = L 125x90x8 = L 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

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

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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

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

RAWING: SECOND FLOOR - 3 BED. **ELEV. C (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.

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

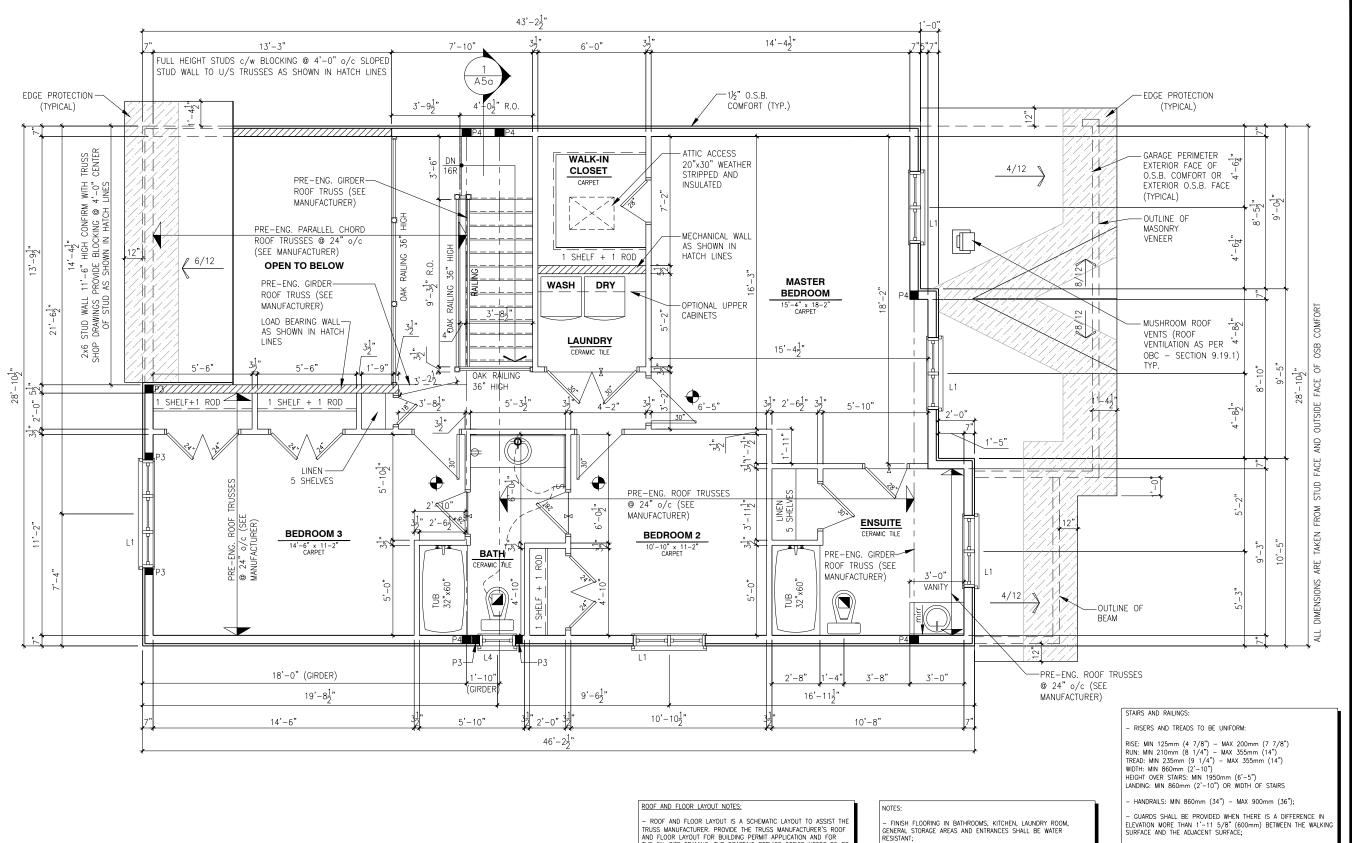
ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

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

A8c

825 - THE BRADLEY 2018 FOOTPRINT

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



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

AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF

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

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IOMES LTD AND THE MANUFACTURER;

NOTES: 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

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- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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

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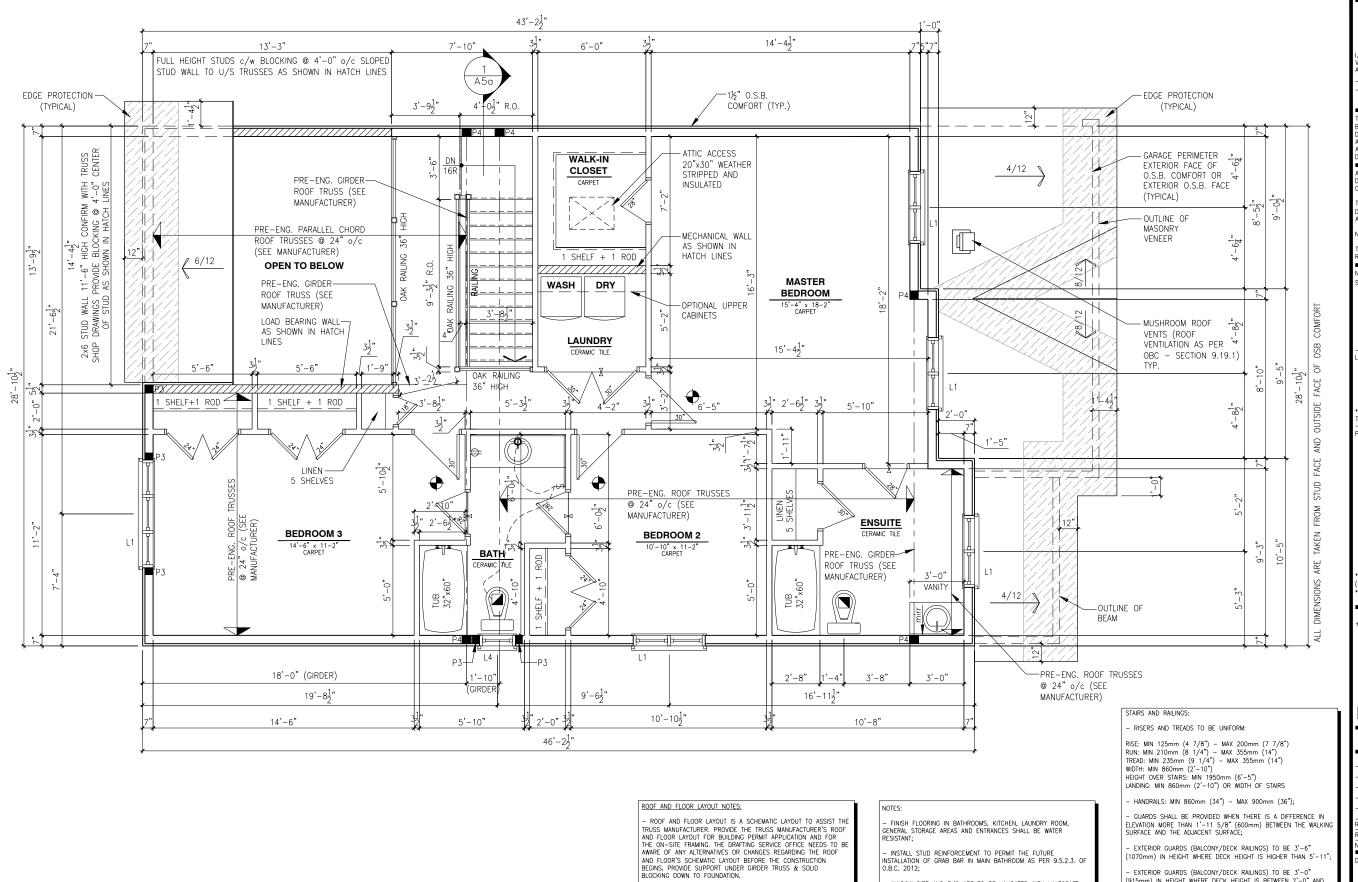
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825 - THE BRADLEY 2018 FOOTPRINT

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



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2018 FOOTPRINT

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

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

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

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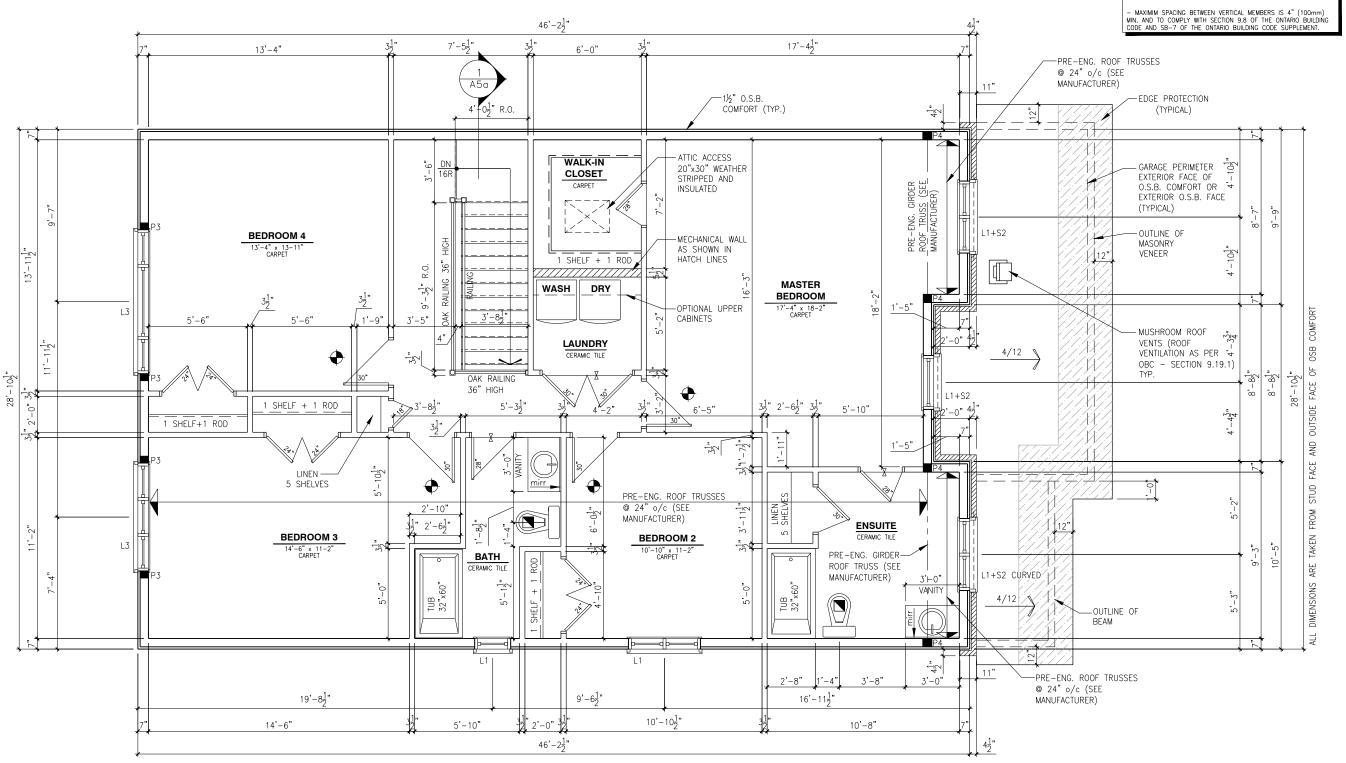
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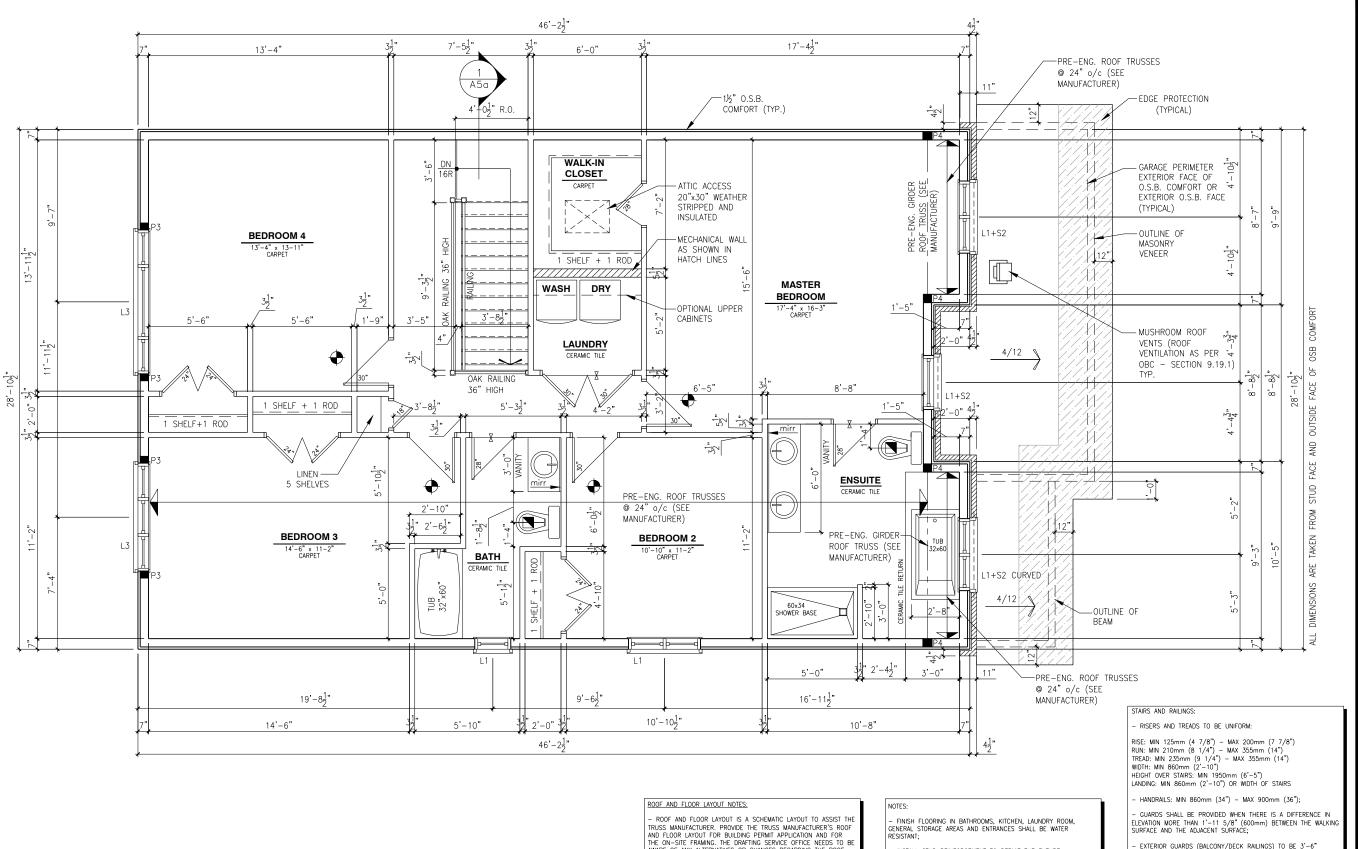
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825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8d





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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

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

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

	•
DRESS:	SCA
V/V	

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.

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

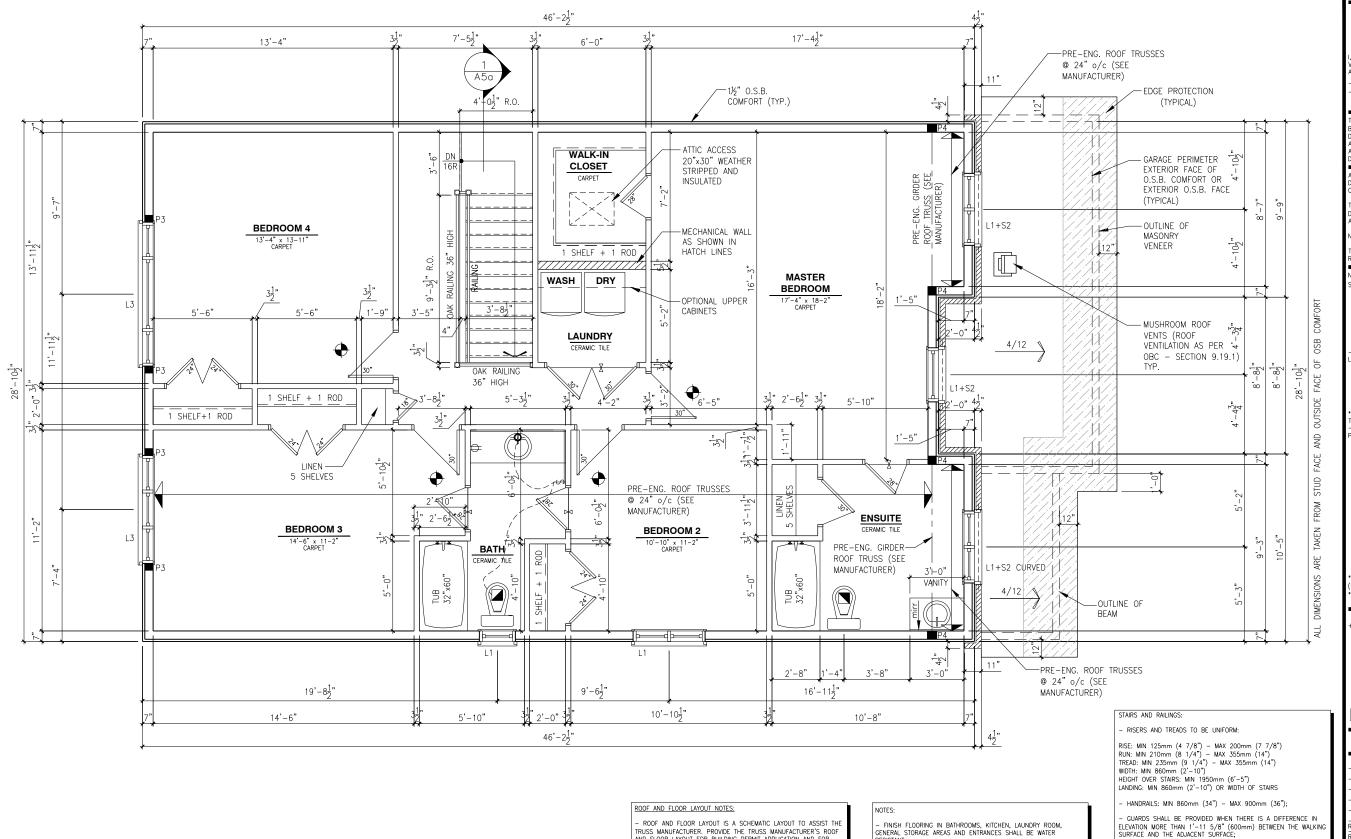
3/16" = 1'-0" XX/XX/XXX

A8d

825 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

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



- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-STHE 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%.

GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT

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

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

HOMES LTD AND THE MANUFACTURER; COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH

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

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

LOT:

DATE:

XXXX

XX/XX/XXXX

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

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

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 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.

NOTES: STEEL LINTEL:

- L 90x90x6 L 90x90x8 . 100x90x8
- S4 = 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
- 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. (*)
- 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.
- (*) = 2-12¢ 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	DOYON
NO	DESCRIPTION	DATE	DV

RAWING: SECOND FLOOR - 4 BED.

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

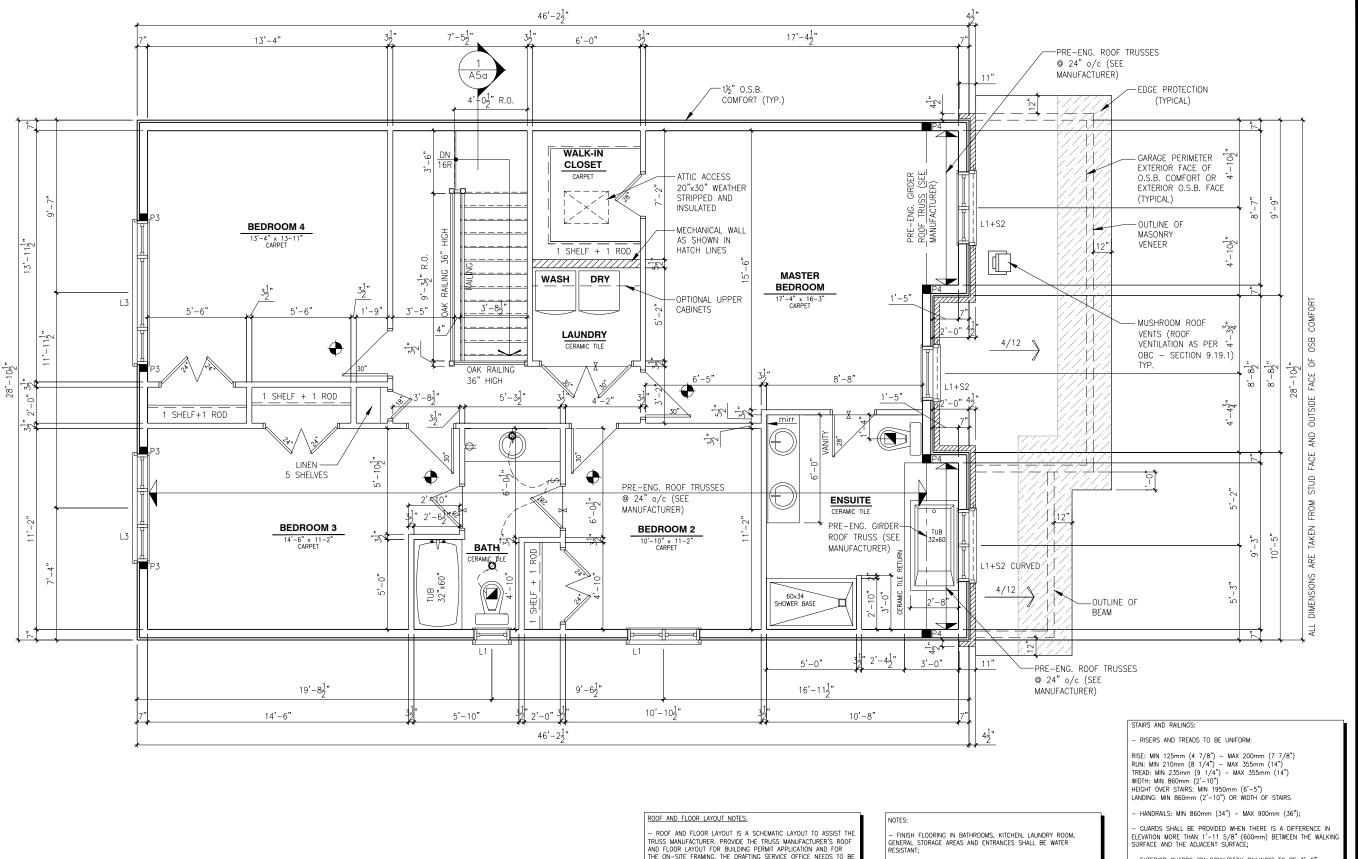
MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm)

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

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

825 - THE BRADLEY

2018 FOOTPRINT



AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF

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

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

NOTE:

INSTALL STUD REINFORCEMENT TO PERMIT THE EUTURE

HOMES LTD AND THE MANUFACTURER;

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

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

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

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

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

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

LOT: **XXXX** DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM * 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 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 200x100x13 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES $1.3 = 2 - 1.75 \times 9.5$ 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 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. (*) P13 = HSS 60.9X806.9X3.10 + 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 (*) = 2-12¢ 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

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

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

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

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

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

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

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

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

A8d

825 - THE BRADLEY 2018 FOOTPRINT

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

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.

- 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:

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

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

GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN 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") I

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

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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

XXXX

XX/XX/XXXX

LOT:

PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611

DATE:

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.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS 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 $1.3 = 2 - 1.75 \times 9.5$ 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 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. (*)

= SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
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IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

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)

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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 IO DESCRIPTION

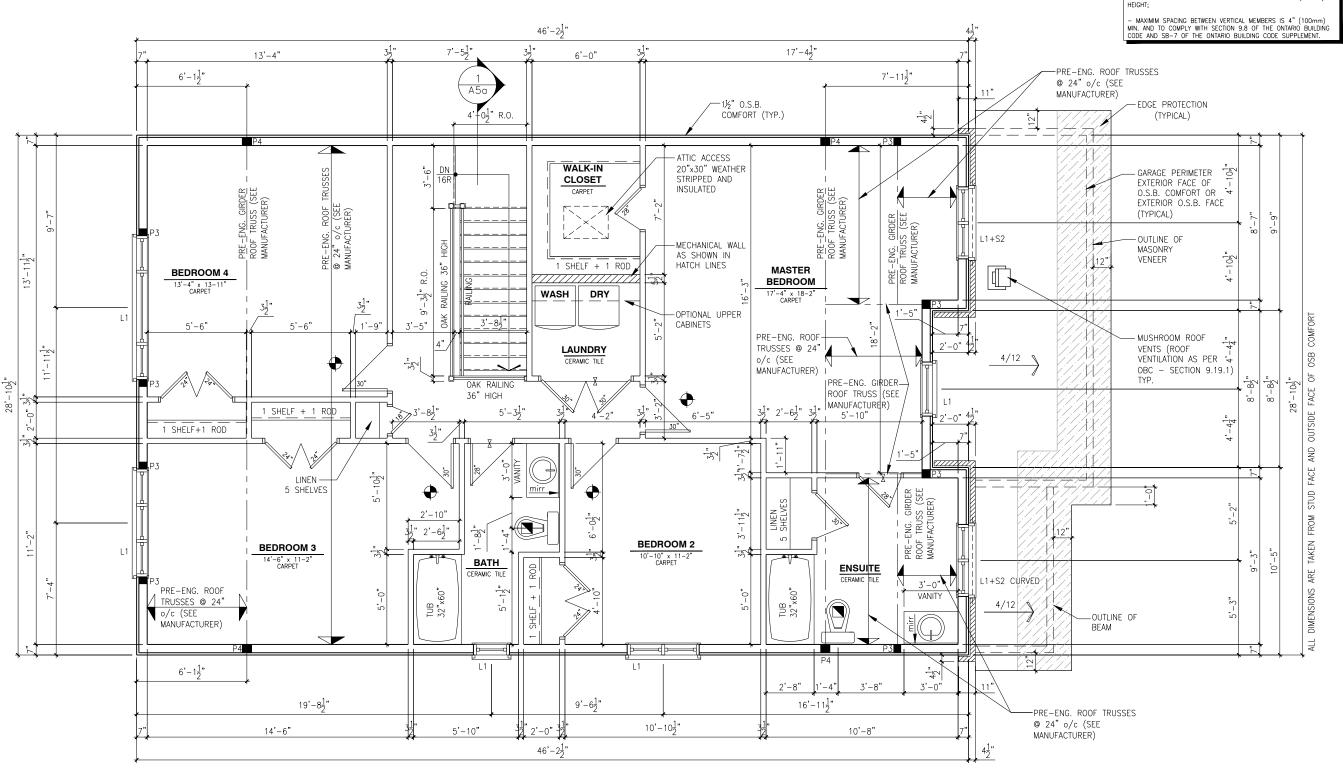
RAWING: SECOND FLOOR PLAN **4 BEDROOM - ELEVATION B**

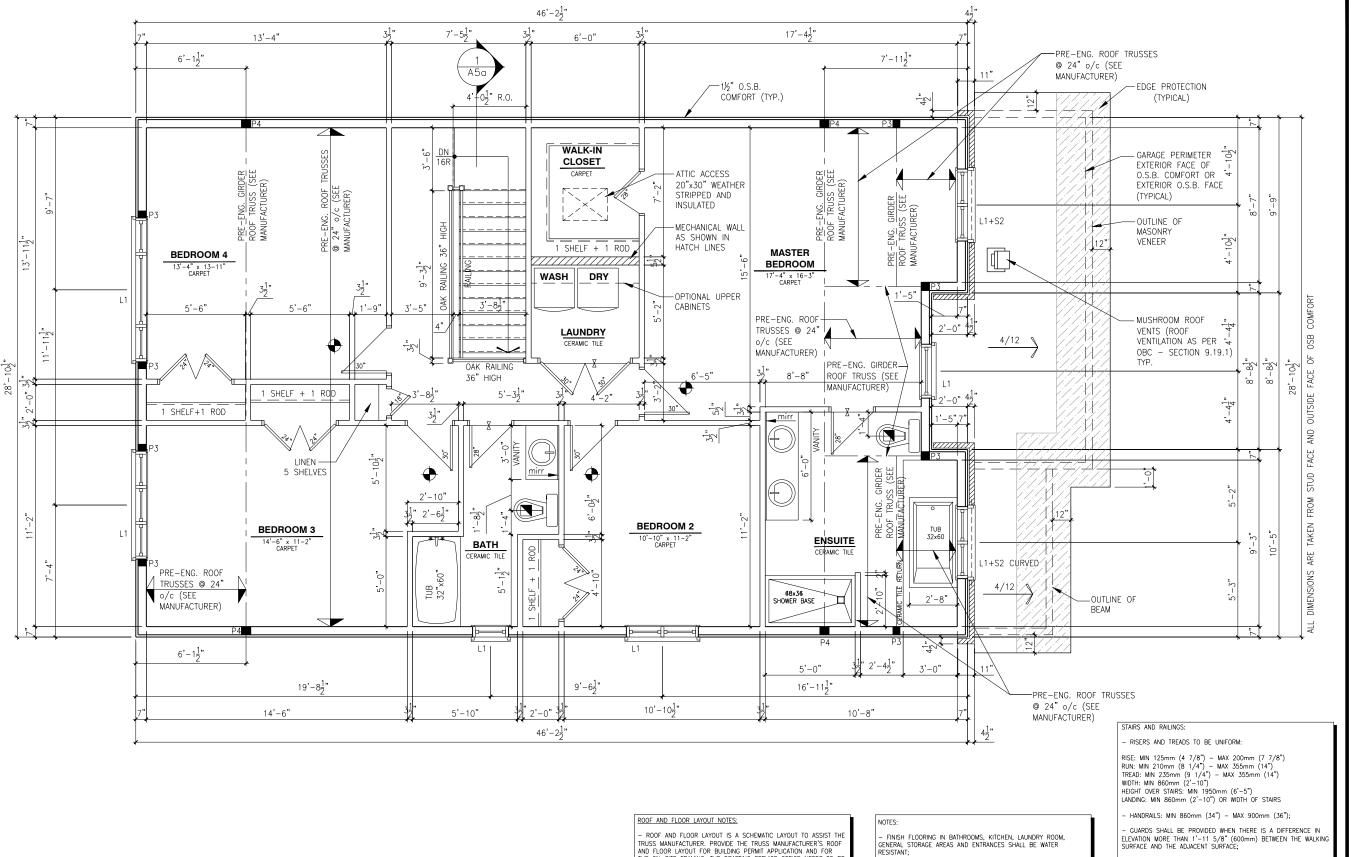
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825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8e





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

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- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

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NOTE:

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IOMES LTD AND THE MANUFACTURER;

S7 = L 150x100x10 (8" BEARING) POST TABLE: 2012 O.B.C. DRAWINGS 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

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

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

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

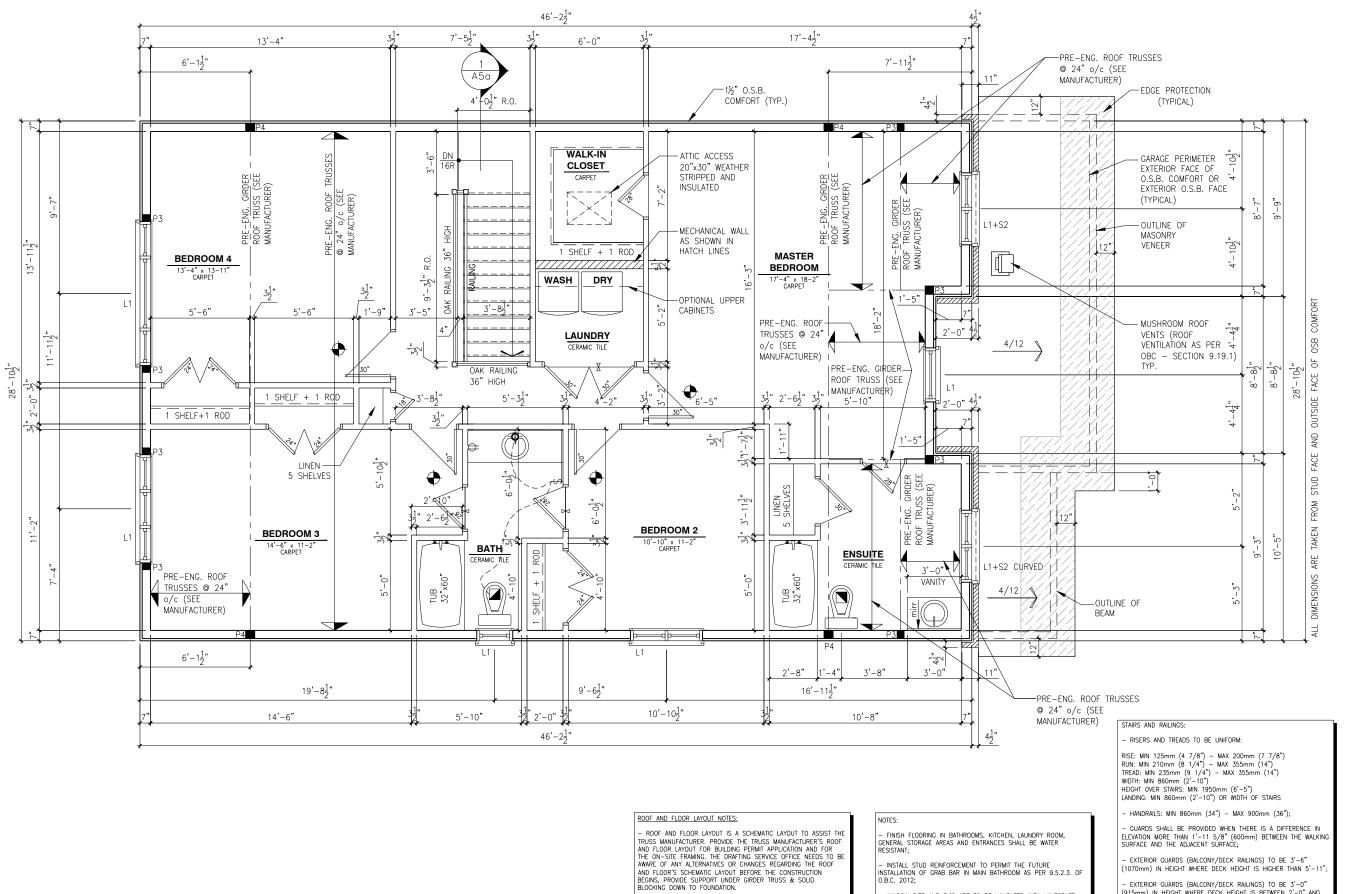
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A8e

825 - THE BRADLEY 2018 FOOTPRINT

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



NOTE:

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ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

LOT: **XXXX** DATE: XX/XX/XXXX I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 TARION REGISTRATION NUMBER #611 ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM * IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 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 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. NOTES: STEEL LINTEL: 90x90x6 90x90x8 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 $1.3 = 2 - 1.75 \times 9.5$ 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 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. (*) FIG. = RSS 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

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

XX/XX/XXXX

A8e

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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- 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.

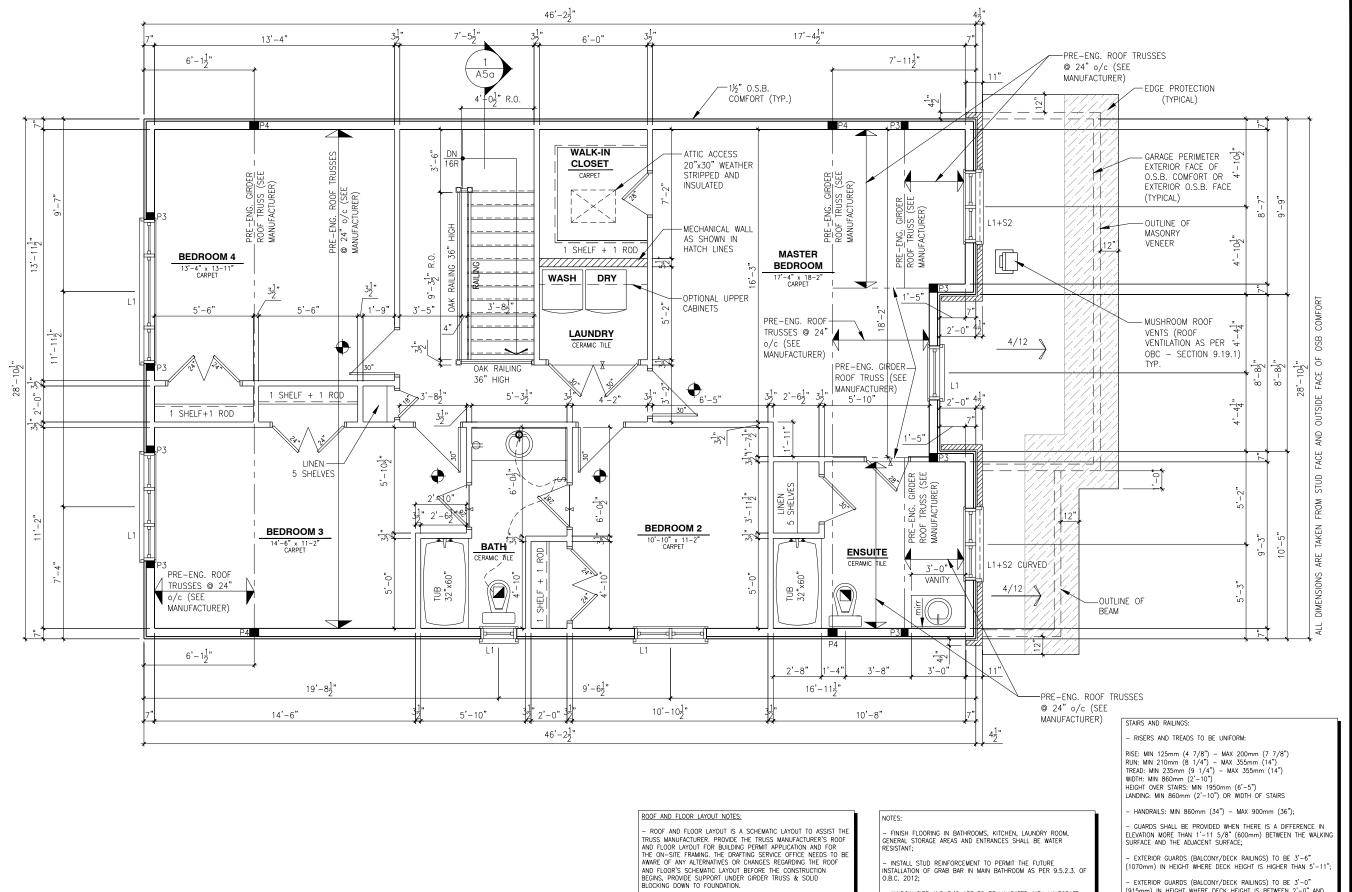
3/16" = 1'-0"

825 - THE BRADLEY

2018 FOOTPRINT

STANDARD DRAWINGS)

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



NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

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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 DESCRIPTION SECOND FLOOR - 4 BED.

ELEV. B JACK & JILL + ENS.)

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

A8e

825 - THE BRADLEY 2018 FOOTPRINT

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

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

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;

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

 $14' - 4\frac{1}{2}"$

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

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

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

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- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm)
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PERSONAL BCIN #19896

LOT:

DATE:

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

HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE

LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS

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

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
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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. (*)

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

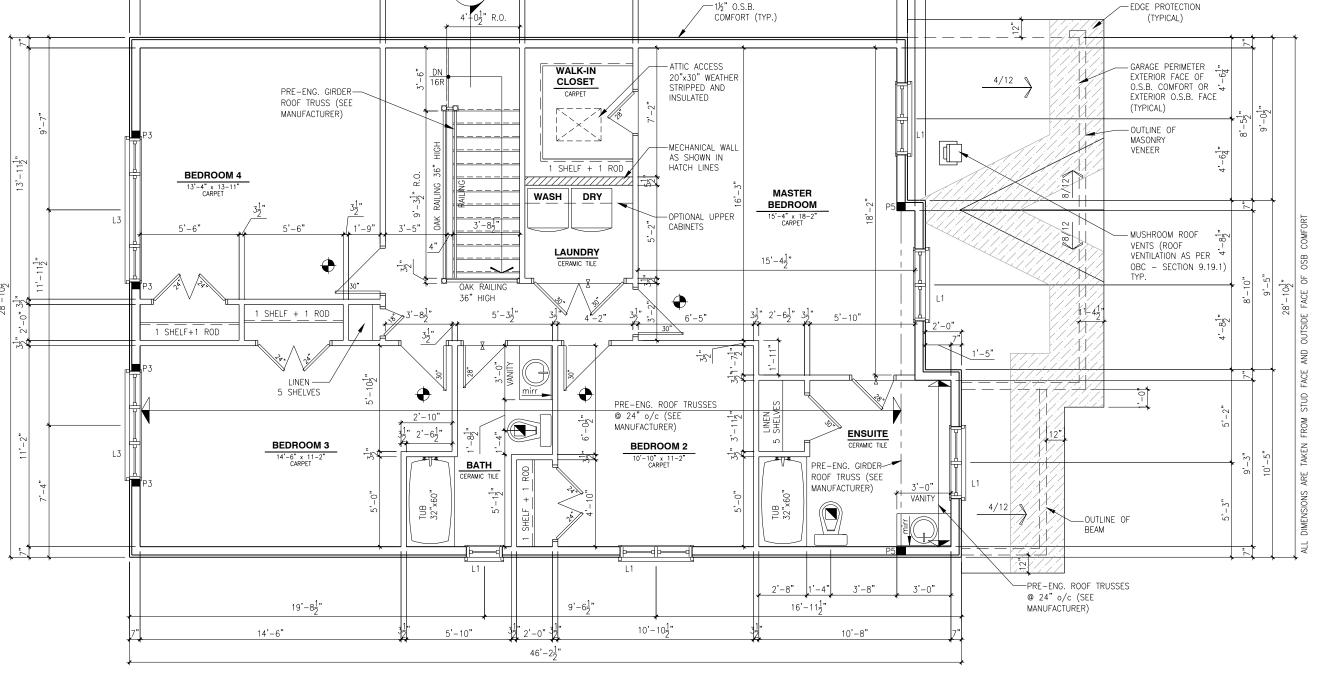
RAWING: SECOND FLOOR PLAN

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

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8f



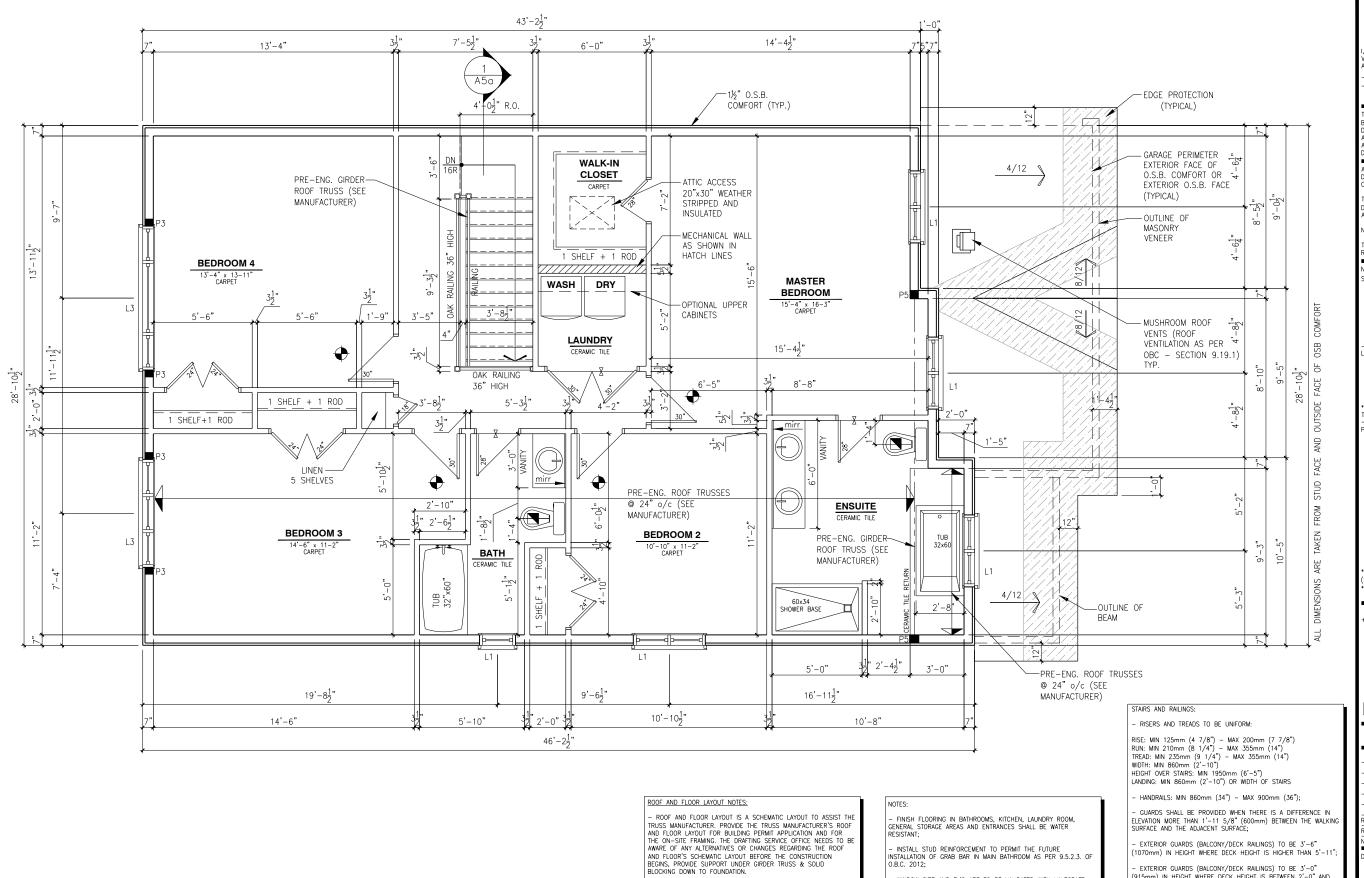
 $43'-2\frac{1}{2}$ "

6'-0"

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

A5a

13'-4"



NOTE:

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SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

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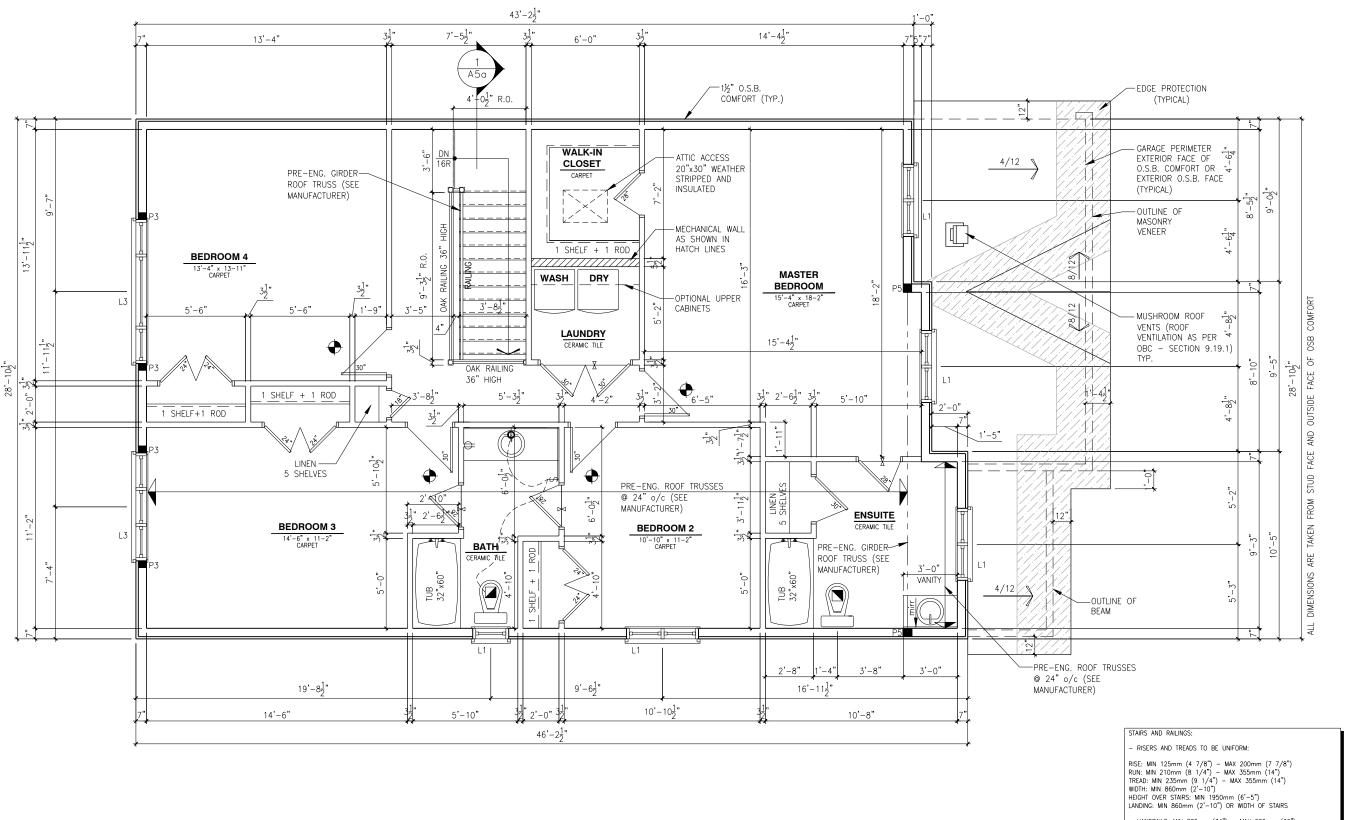
2018 FOOTPRINT

3/16" = 1'-0"

XX/XX/XXX

A8f

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



- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-STHE 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.

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PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611

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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.

(*) = 2-12ø 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.

2012 O.B.C. DRAWINGS

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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

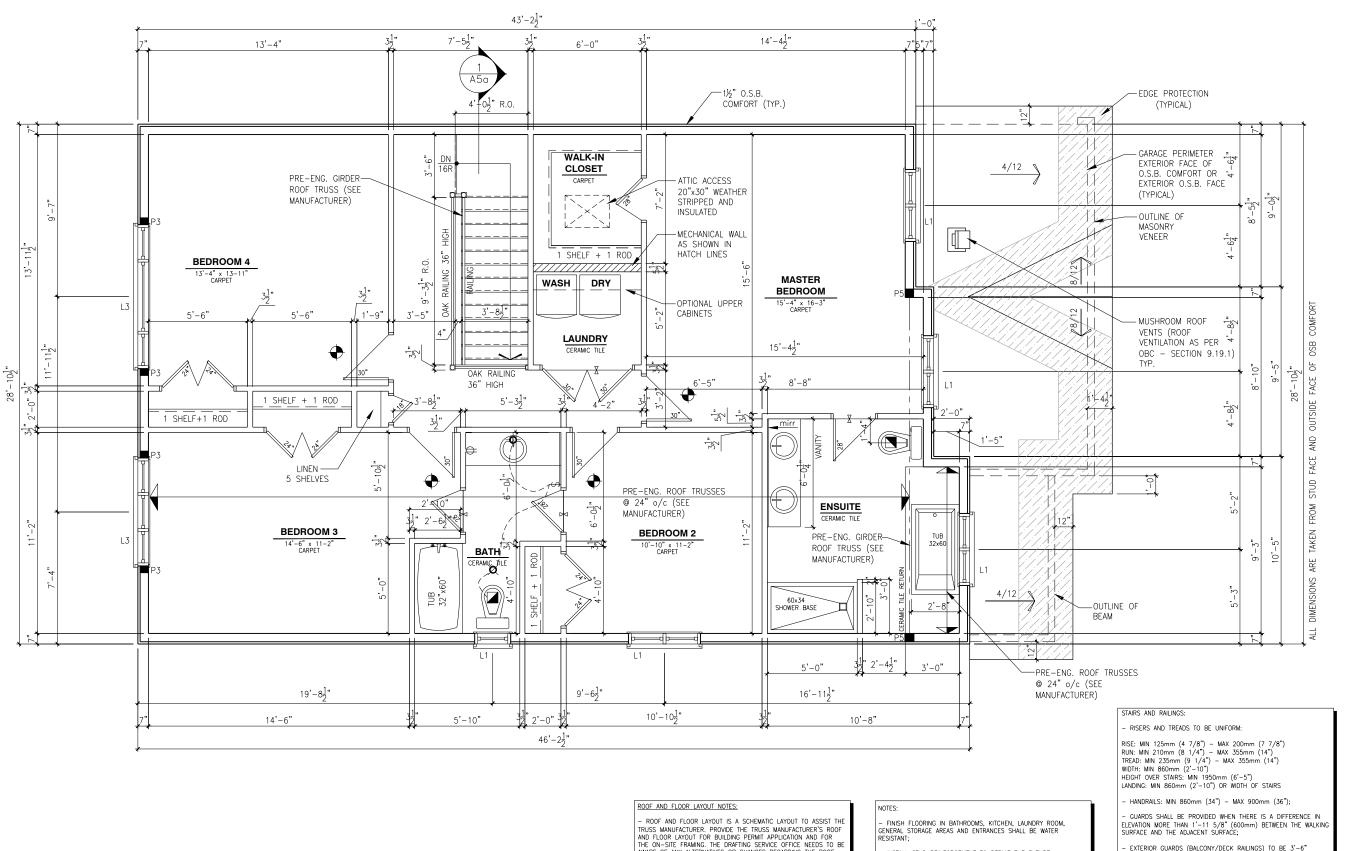
SECOND FLOOR - 4 BED. **ELEV. C (JACK & JILL)**

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

A8f

825 - THE BRADLEY 2018 FOOTPRINT

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



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

NOTE:

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

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

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.

EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0 (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT IOMES LTD AND THE MANUFACTURER;

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

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

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



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

PERSONAL BCIN #19896 TARION REGISTRATION NUMBER #611

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NOTES: STEEL LINTEL: L 90x90x6 L 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

 $1.3 = 2 - 1.75 \times 9.5$ 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
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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. (*)

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

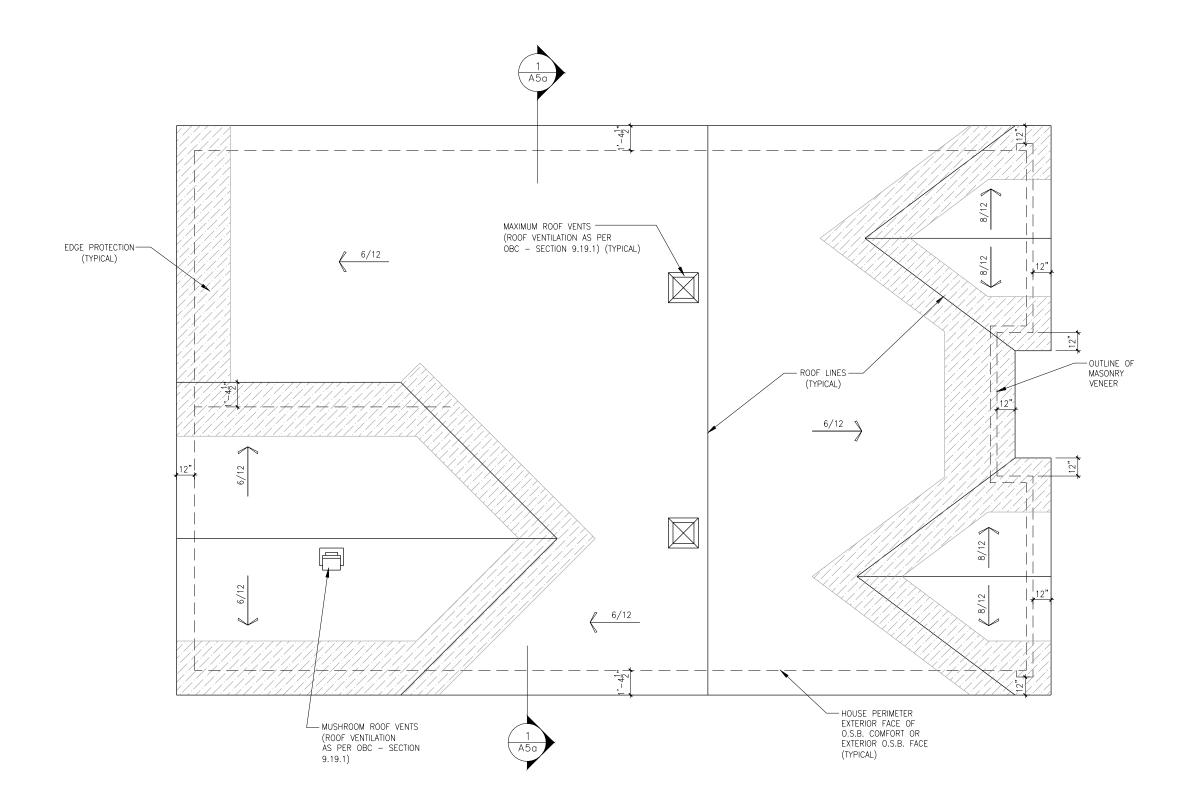
3/16" = 1'-0" XX/XX/XXX

825 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

A8f

- 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



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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)

LINTEL TABLE:

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

POST TABLE:

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P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = USS 88 0x88 0x 18 ± 100x200x12 T&R P1

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

- P13 = HSS 88.9884.94.8 + 100x200x12 T&B PL. (*)
 P14 = HSS 89x894.8 + 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

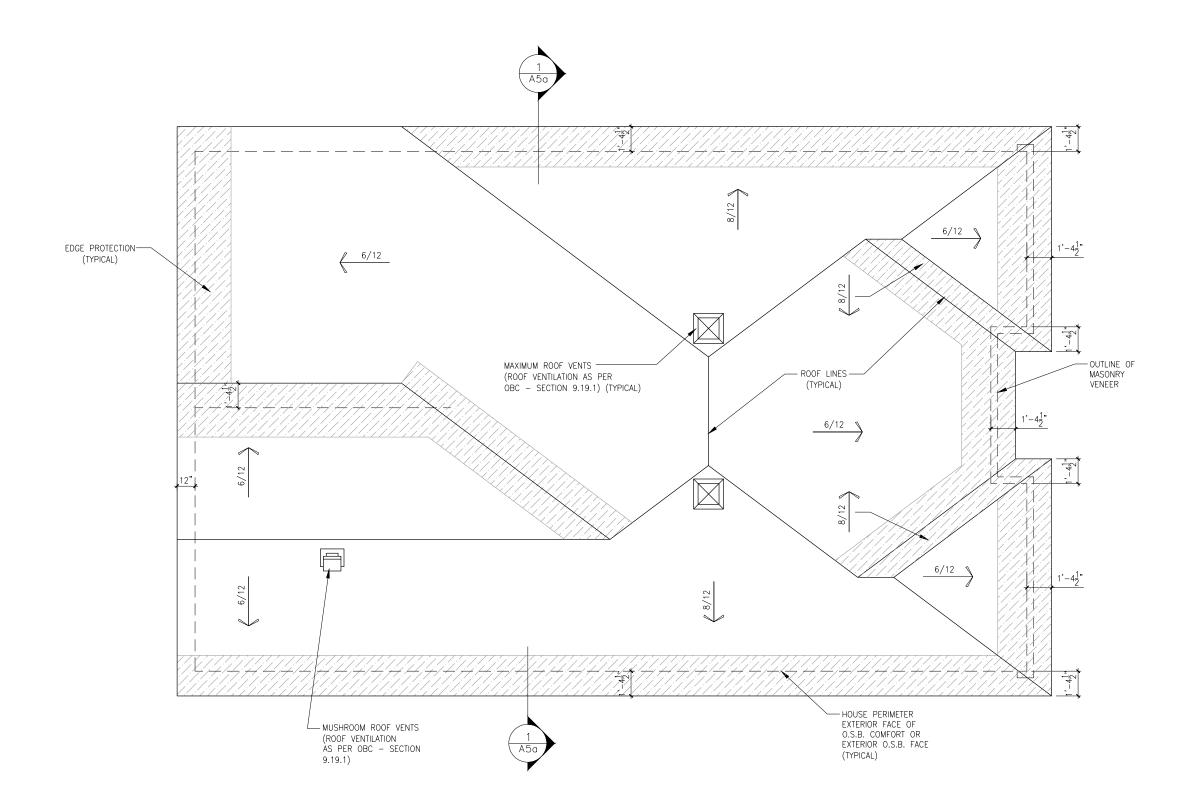
ROOF PLAN 3 BEDROOM - ELEVATION A

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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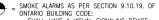
INTEL TABLE:

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 P5 = 5-2x4 OR 5-2x6
 P6 = 6-2x4 OR 6-2x6
 P13 = USS 88 0x88 0x 18 ± 100x200x12 T&R P1

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- P13 = HSS 88.9984.8 + 8 + 100x200x12 T&B PL. (*)
 P14 = HSS 88x99x4.8 + 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

ROOF PLAN

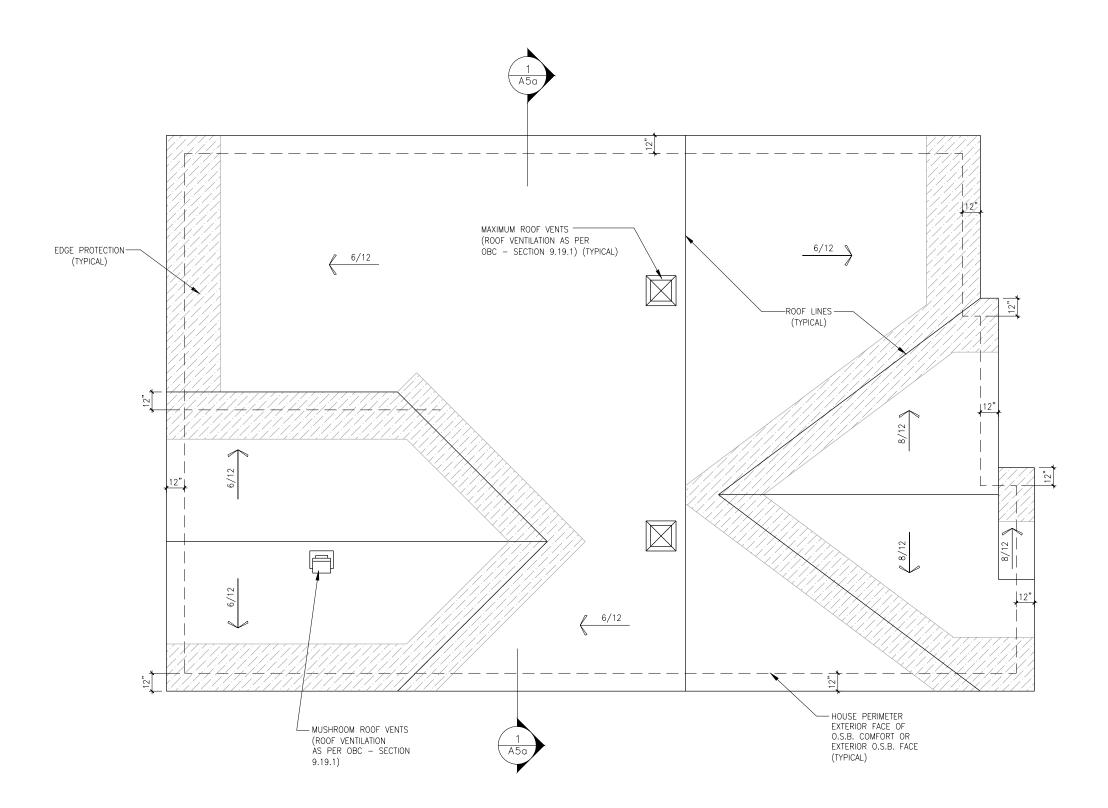
3 BEDROOM - ELEVATION B

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



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NOTES: STEEL LINTEL:

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LINTEL TABLE:

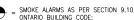
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- P6 = 6-2x4 OK 6-2x0 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)

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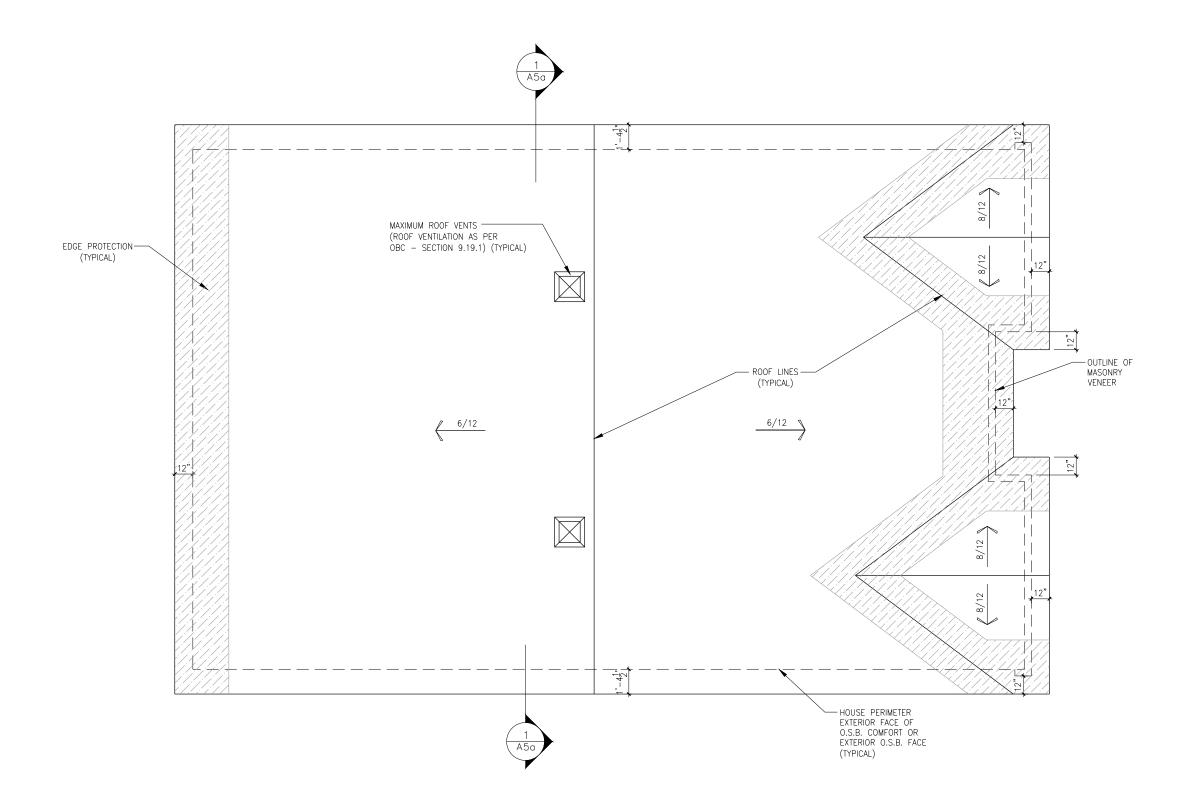
ROOF PLAN 3 BEDROOM - ELEVATION C

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

825 - THE BRADLEY 2018 FOOTPRINT

A9c

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ROOF PLAN - 4 BEDROOM -ELEVATION A

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



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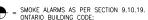
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 P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL.
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 POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION,
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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

ROOF PLAN 4 BEDROOM - ELEVATION A

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

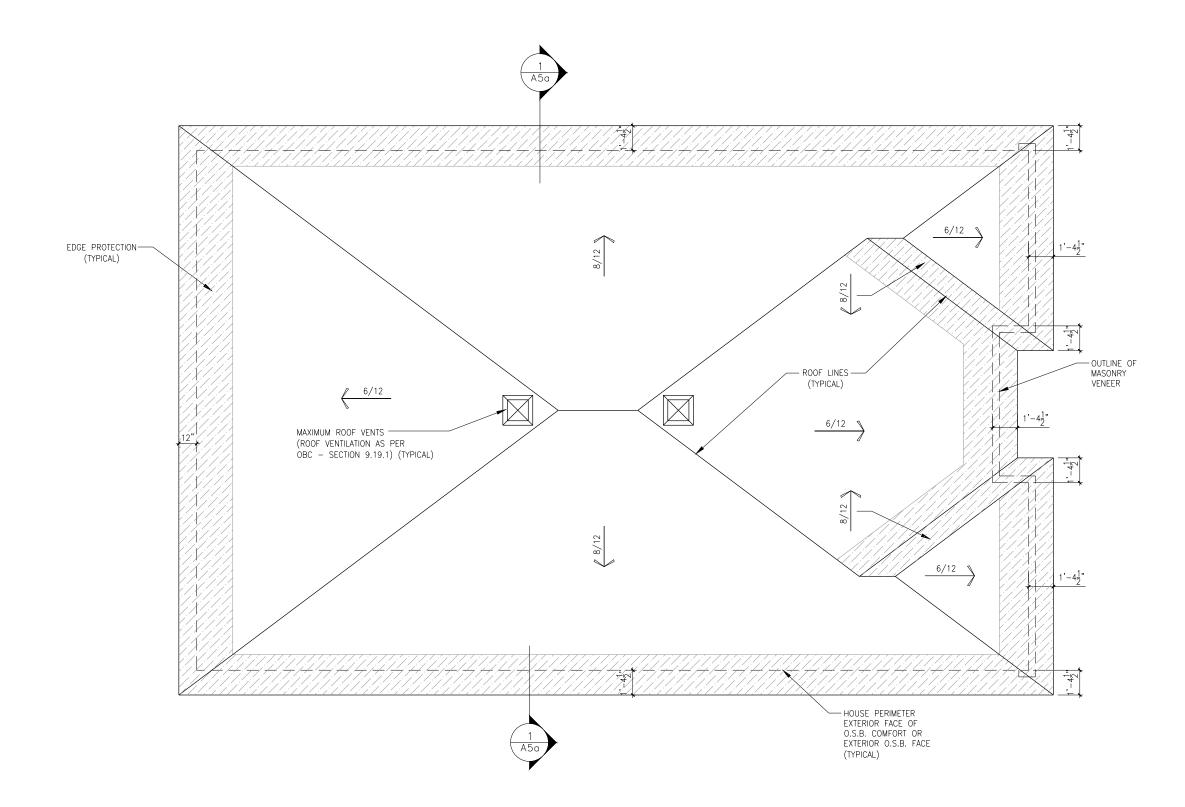
825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A9d

xx/xx/xxxx

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ROOF PLAN - 4 BEDROOM -ELEVATION B

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



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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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- S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:

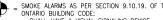
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P5 = 5-2x4 OR 5-2x6
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P13 = USS 88 0x88 0x 18 ± 100x200x12 T&R P1

- P6 = 6-2x4 OK 6-2x0 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. (*)
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2012 O.B.C. DRAWINGS

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

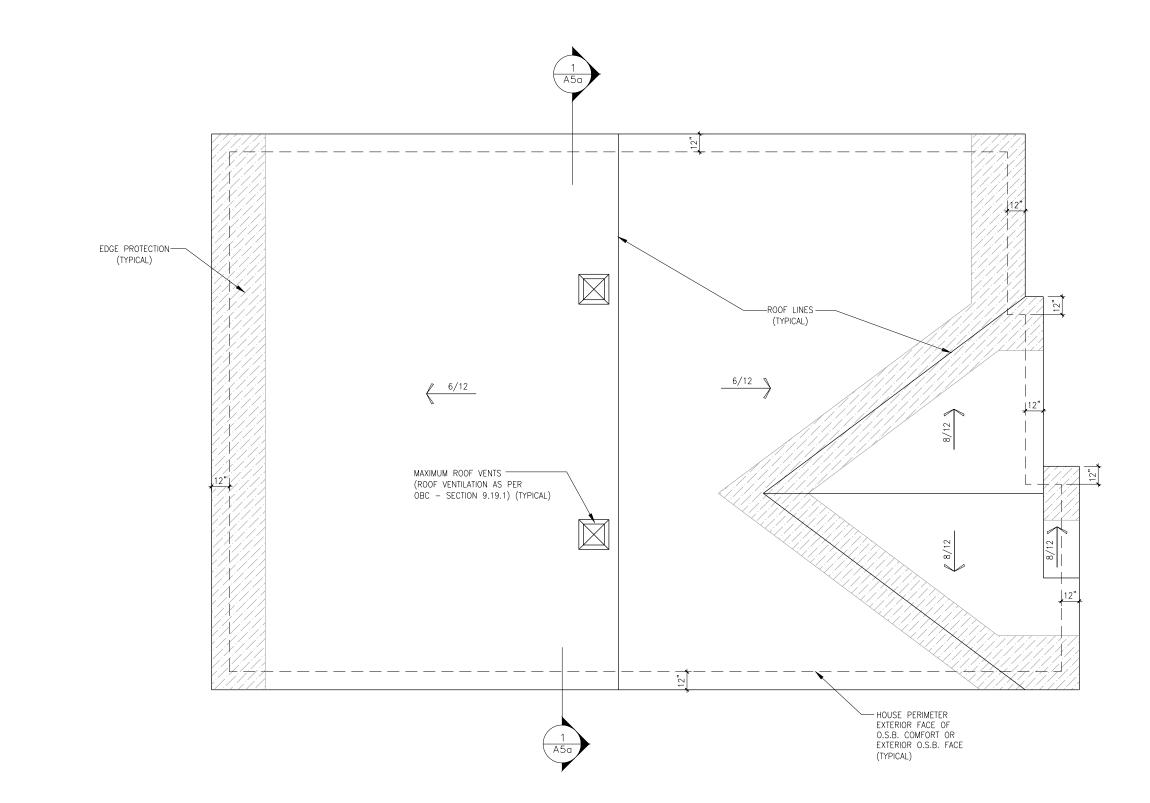
ROOF PLAN 4 BEDROOM - ELEVATION B

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

825 - THE BRADLEY 2018 FOOTPRINT

A9e

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ROOF PLAN - 4 BEDROOM -ELEVATION C

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



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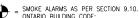
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REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOY
NO.	DESCRIPTION	DATE	BY

ROOF PLAN

4 BEDROOM - ELEVATION C

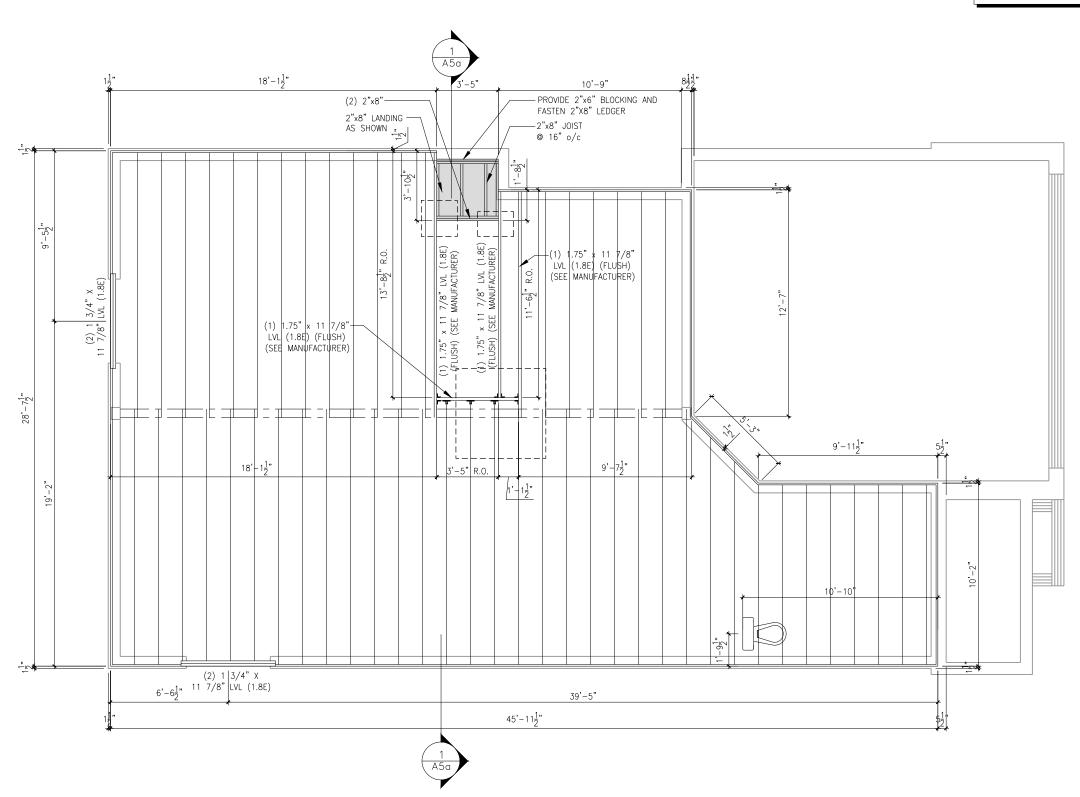
SCALE: 3/16" = 1'-0"

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A9f

xx/xx/xxxx



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

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

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE - 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 REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

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2012 O.B.C. DRAWINGS

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

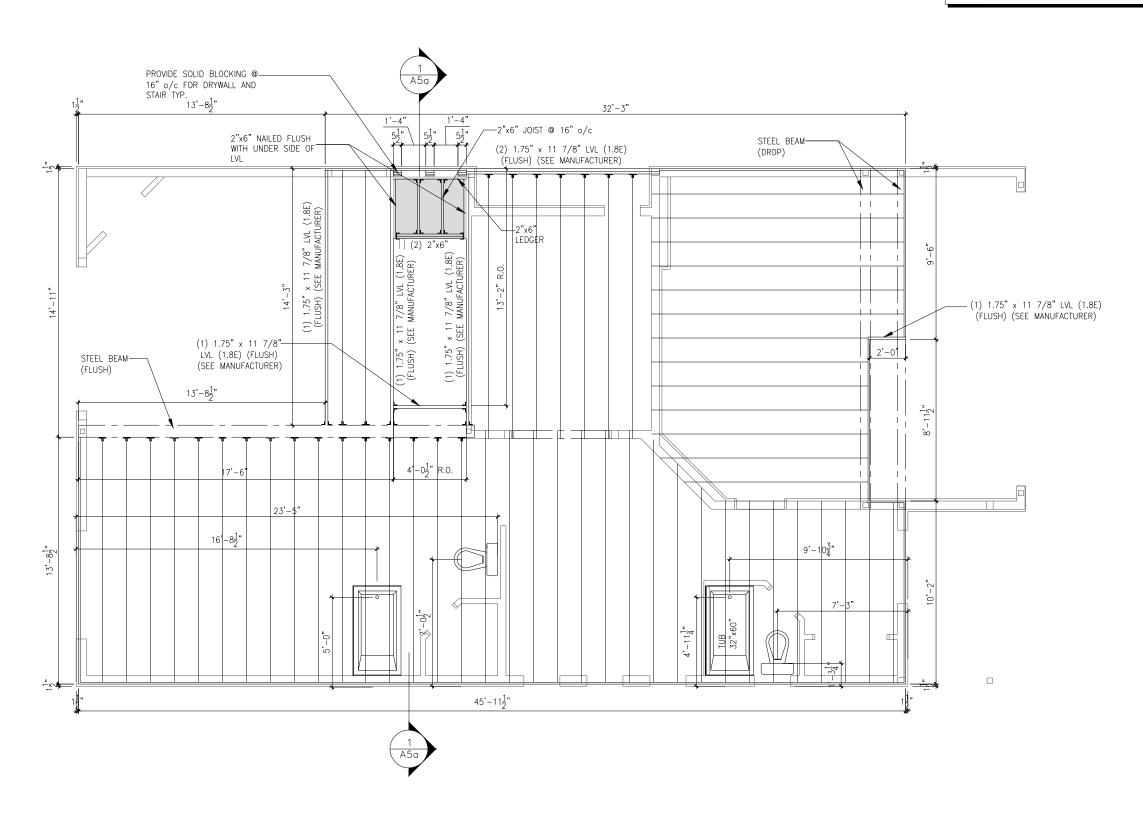
RAWING: FIRST FLOOR-JOIST LAYOUT 3 AND 4 BED. - ELEV. A, B, C

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

XX/XX/XXXX

825 - THE BRADLEY 2018 FOOTPRINT A10a

ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE - ROUP AND FLOOR LATUOUT EAS A SCHEMATIC LATUOT IN ASSIST INFE
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REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYC
NO.	DESCRIPTION	DATE	BY

DRAWING: SECOND FLOOR - JOIST

LAYOUT - 3 BEDROOM - ELEV. A-B SCALE: 3/16" = 1'-0"

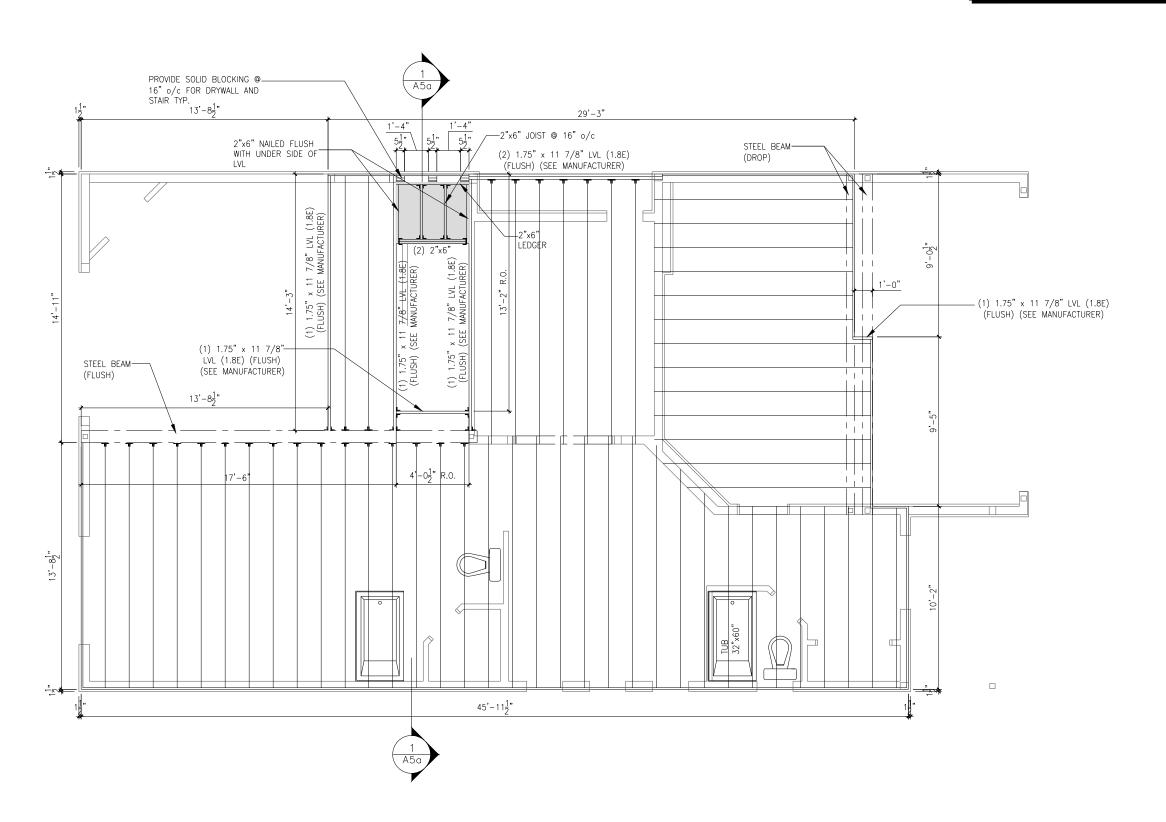
825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A11a

XX/XX/XXXX

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= 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: SECOND FLOOR - JOIST

LAYOUT - 3 BEDROOM - ELEV. C

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

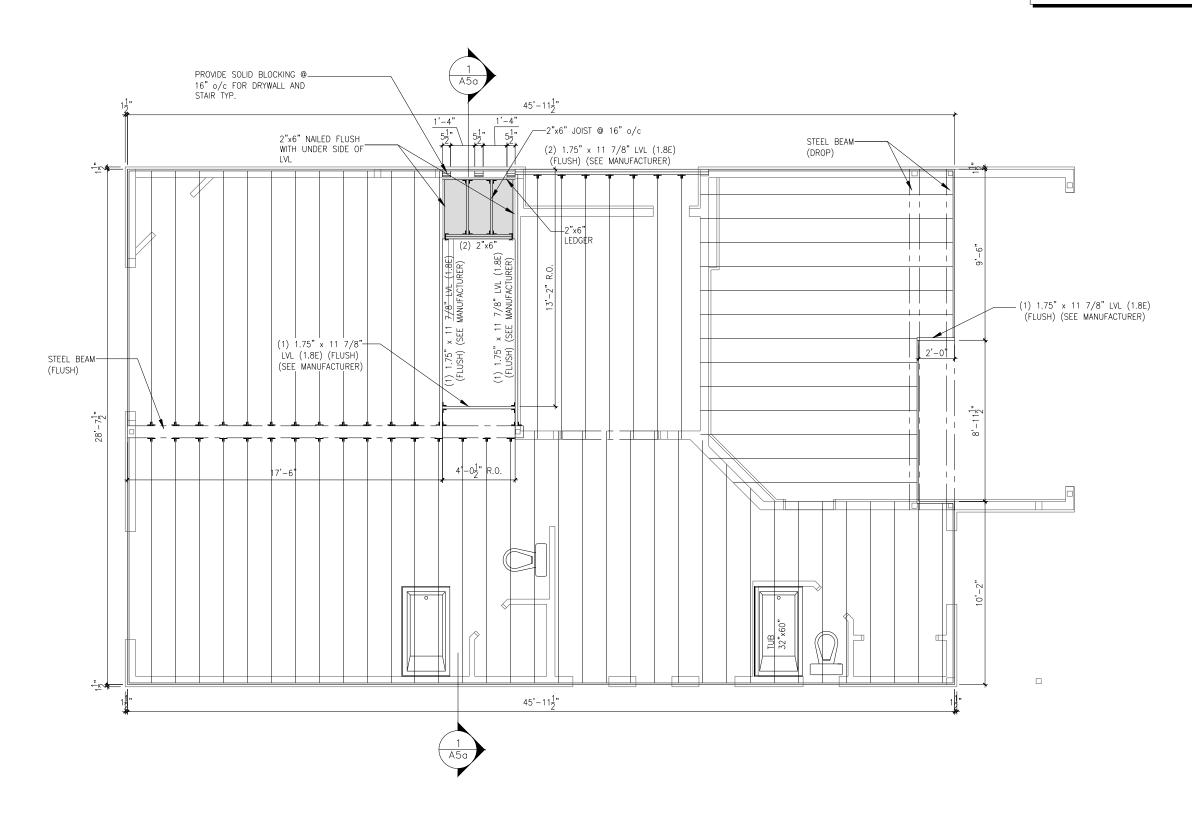
825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A11b

xx/xx/xxxx

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



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

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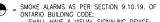
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NO	DECODIDATION	DATE	DV

RAWING: SECOND FLOOR - JOIST

LAYOUT - 4 BEDROOM - ELEV. A-B

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

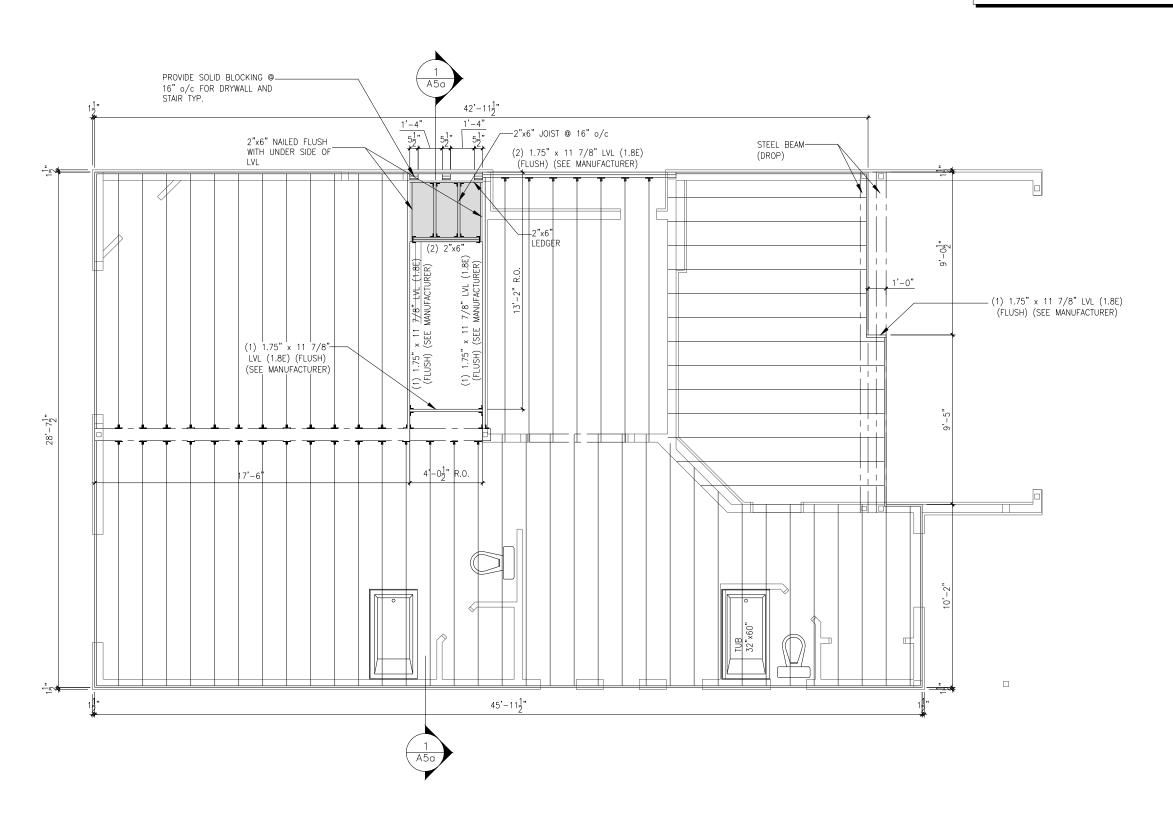
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A11c

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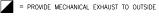
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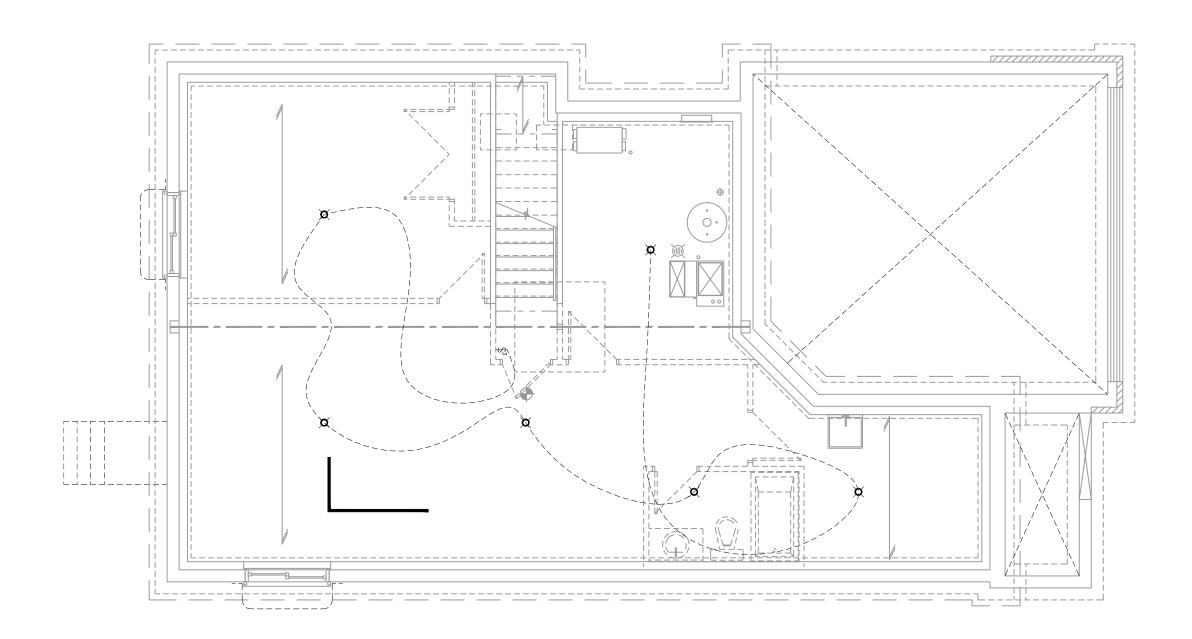
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
NO.	DESCRIPTION	DATE	BY

RAWING: SECOND FLOOR - JOIST LAYOUT - 4 BEDROOM - ELEV. C

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

A11d

825 - THE BRADLEY 2018 FOOTPRINT



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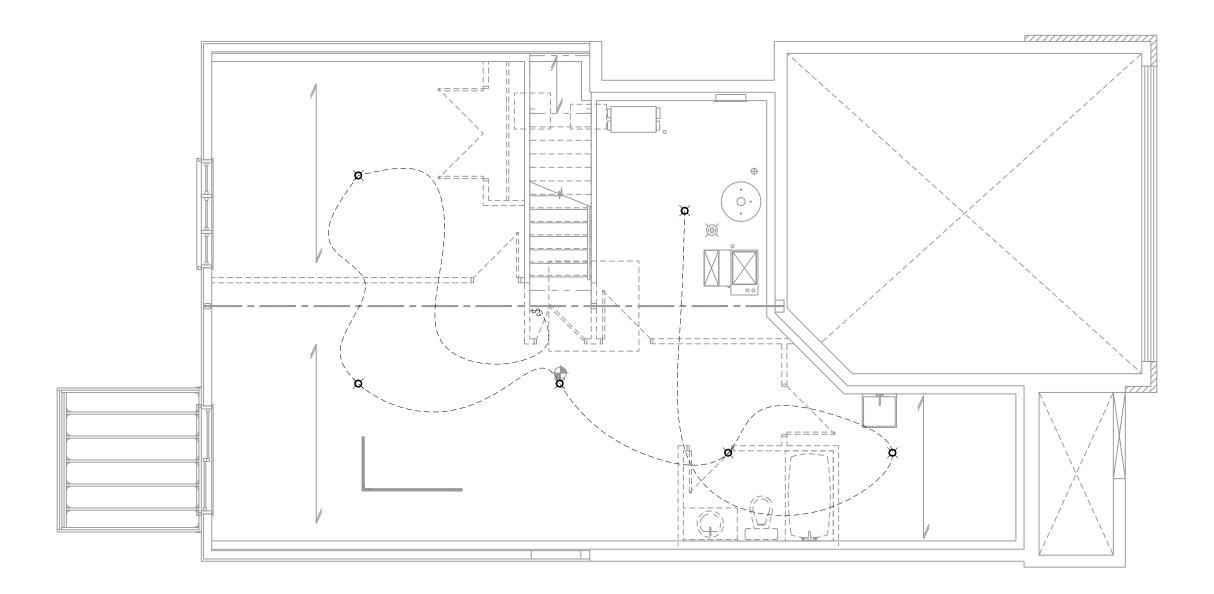
REV-	-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-	- 1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYC
NO.		DESCRIPTION	DATE	BY

BASEMENT ELECTRICAL PLAN

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

825 - THE BRADLEY 2018 FOOTPRINT

E1



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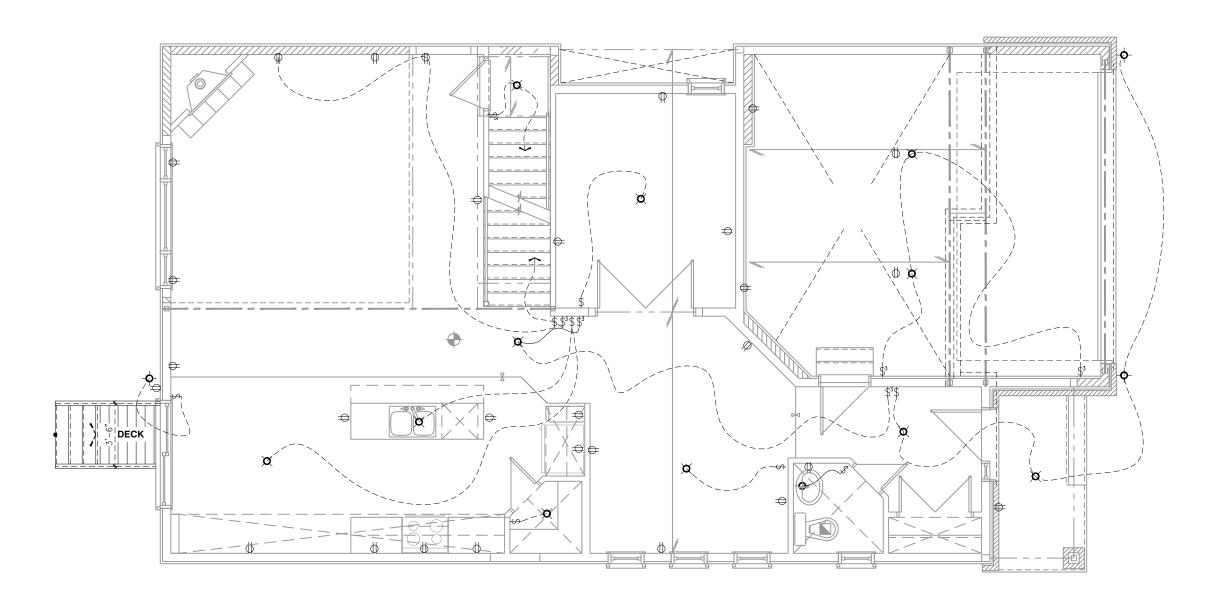
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

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

1ST FLOOR ELECTRICAL

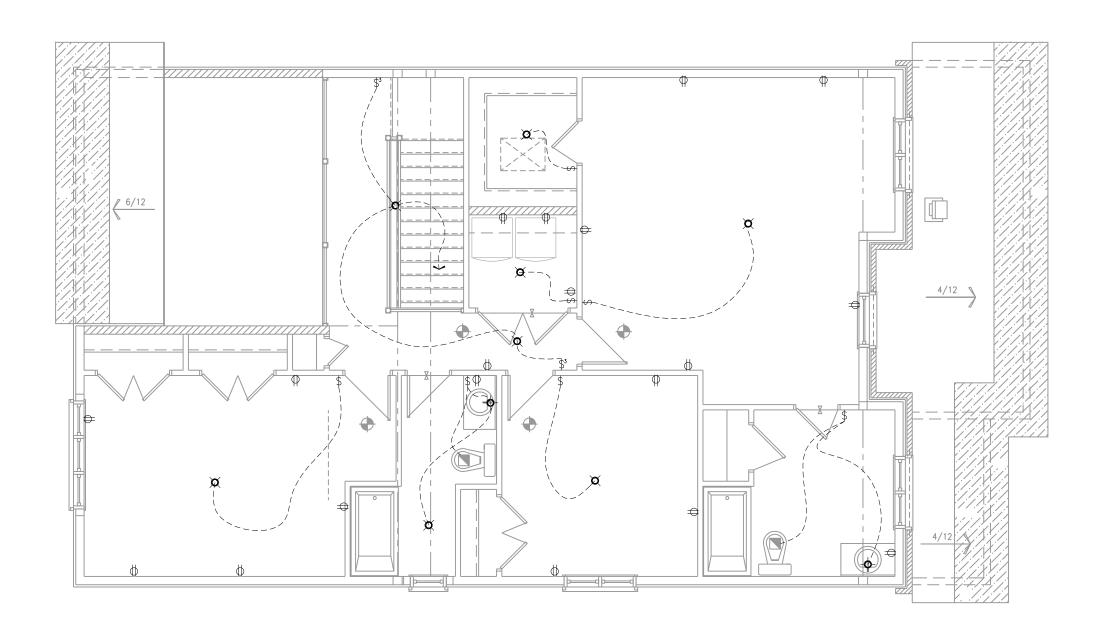
SCALE: 3/16" = 1'-0" xx/xx/xxxx

E2

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

GROUND FLOOR PLAN 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.

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

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

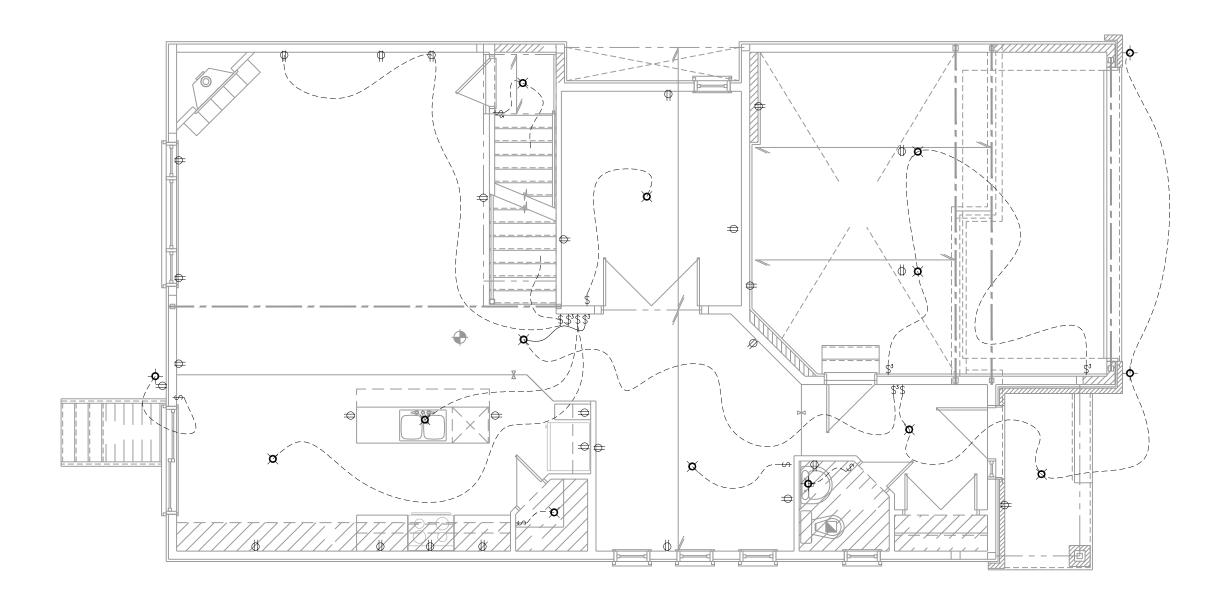
2ND FLOOR

xx/xx/xxxx

E3

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

825 - THE BRADLEY 2018 FOOTPRINT



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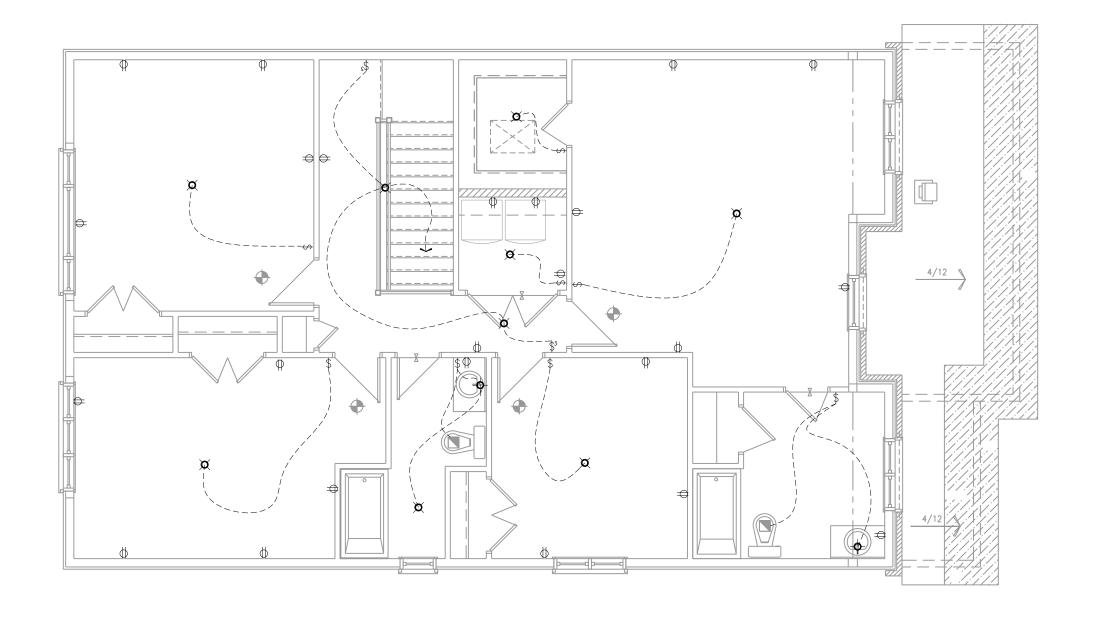
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
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GROUND FLOOR ELECTRICAL

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

825 - THE BRADLEY 2018 FOOTPRINT

E2



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2ND FLOOR **ELECTRICAL PLAN**

xx/xx/xxxx

E3

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

825 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

SECOND FLOOR ELECTRICAL PLAN - 4 BEDROOM