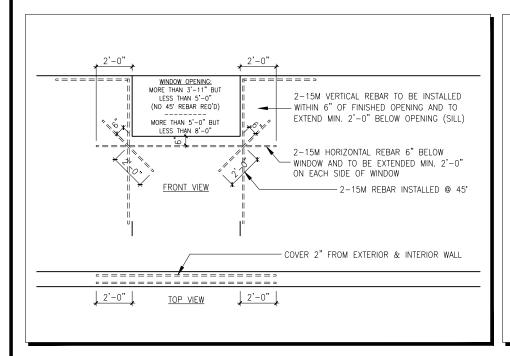
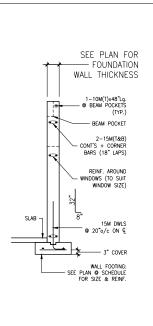
		FOOTING	SCHEDULE		
	ALLOWABLE SOIL BEARING C	APACITY / BEARING RESISTANCE	AT SLS FOR «SITE CLASS:D»		
WALL FOOTINGS	100KPa	85KPa	75KPa	60KPa	40KPa
WF1	30"x8" DP. 2-15M(B) LONG.	36"x8" DP. 15M(B)x32"Lg @ 20" o/c 3−15M(B) LONG.	40"x8" DP. 15M(B)x36"Lg @ 20" o/c 3-15M(B) LONG.	48"x8" DP. 15M(B)x42"Lg @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



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



- BY PATERSON GROUP AND/OR OTHERS (AVAILABLE UPON REQUEST);

- CONCRETE STRENGTH @ 28 DAYS FOR FOOTINGS AND WALL = 20MPa 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

NOTES:

- FOOTINGS HAVE BEEN DESIGNED FOR THE ALLOWABLE SOIL BEARING CAPACITY OR BEARING RESISTANCE AT SLS AND DESIGN PARAMETERS OUTLINED IN A GEOTECHNICAL REPORT REPORT PREPARED
- 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
- FOR ALLOWABLE BEARING VALUES OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS;
- SHOULD HAVE 6% (±1%) AIR ENTRAINMENT

LOT: DATE:

**XXXX** XX/XX/XXXX

Homes (2019) Limited DANIEL GUERIN , ARCHITECTURAL MÄNAGER FÖR ALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS ND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

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

B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES 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 RESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING ODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

## STEEL LINTEL:

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

## LINTEL TABLE:

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

#### POST TABLE:

- P1 = 3" ADJUSTABLE STEEL COLUMN
  P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
  POST BY USP
  P2 = 2-244 OR 2-2x6
  P3 = 3-2x4 OR 3-2x6
  P4 = 4-2x4 OR 4-2x6
  P5 = 5-2x4 OR 5-2x6
  P6 = 6-2x4 OR 6-2x6
  P13 = HSS 88 9x88 9x3 18 ± 100x200x12 T&R P1
- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
- (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)
- \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)
- \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"



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

   SHALL HAVE A VISUAL SIGNALING DEVICE;

   ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;

   ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

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

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



= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

# 2012 O.B.C. DRAWINGS

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

**FOOTING TABLE & DETAILS** 

**A6** 

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

826 - THE BRADLEY 2018 FOOTPRINT

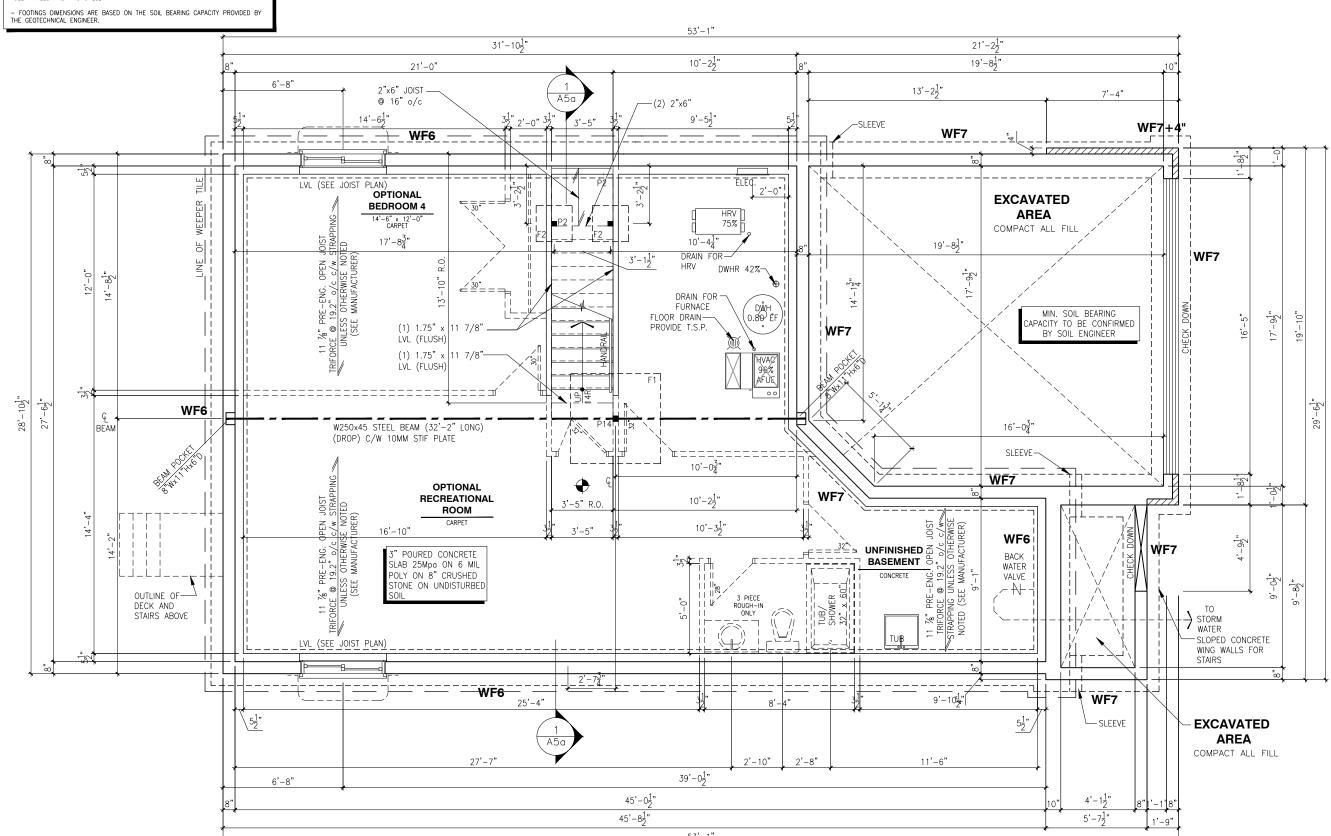
NOTES:
- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGHT OF 3000 P.S.I. (21MPa) AT 28 DAYS;

- ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED OR COMPACTED SOIL TO
- SPECIFIED 28 DAYS STRENGHT AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;

BASEMENT NOTE:

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

SEE PAGE A6 FOR FOOTING SIZES AND DETAILS

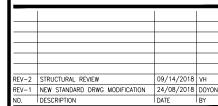


BASEMENT FLOOR PLAN - 3 AND 4 BEDROOMS - ELEVATION A. B

LOT: **XXXX** XX/XX/XXXX Homes (2019) Limited I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT. NO DIMENSION SHOULD BE SCALED ON DRAWINGS. THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. STEEL LINTEL: = L 90x90x6 = L 90x90x8 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10 $= 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED) \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)\* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS



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

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

826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A6a

NOTES:

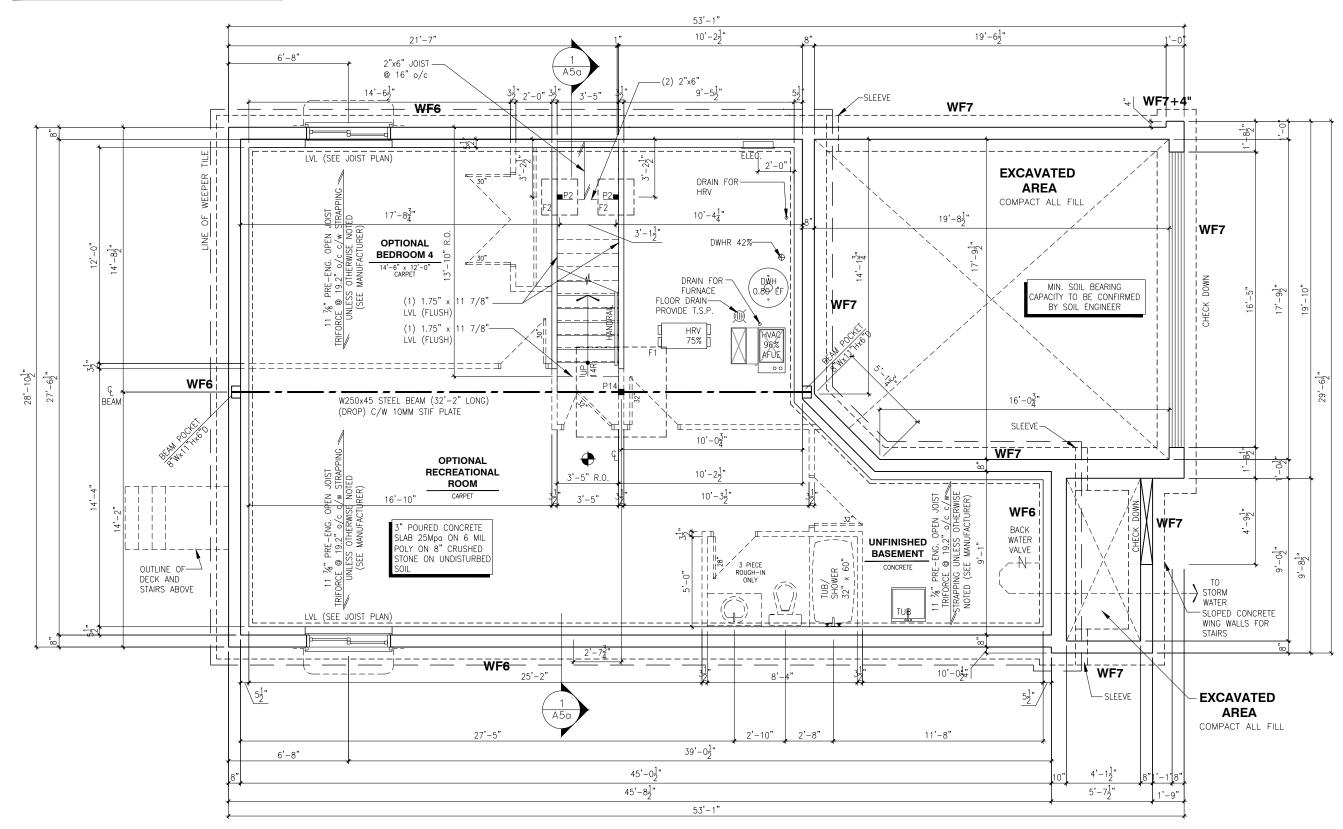
- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGHT OF 3000 P.S.I. (21MPa) AT 28 DAYS;

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

BASEMENT NOTE:

- 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:
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SEE PAGE A6 FOR FOOTING SIZES AND DETAILS

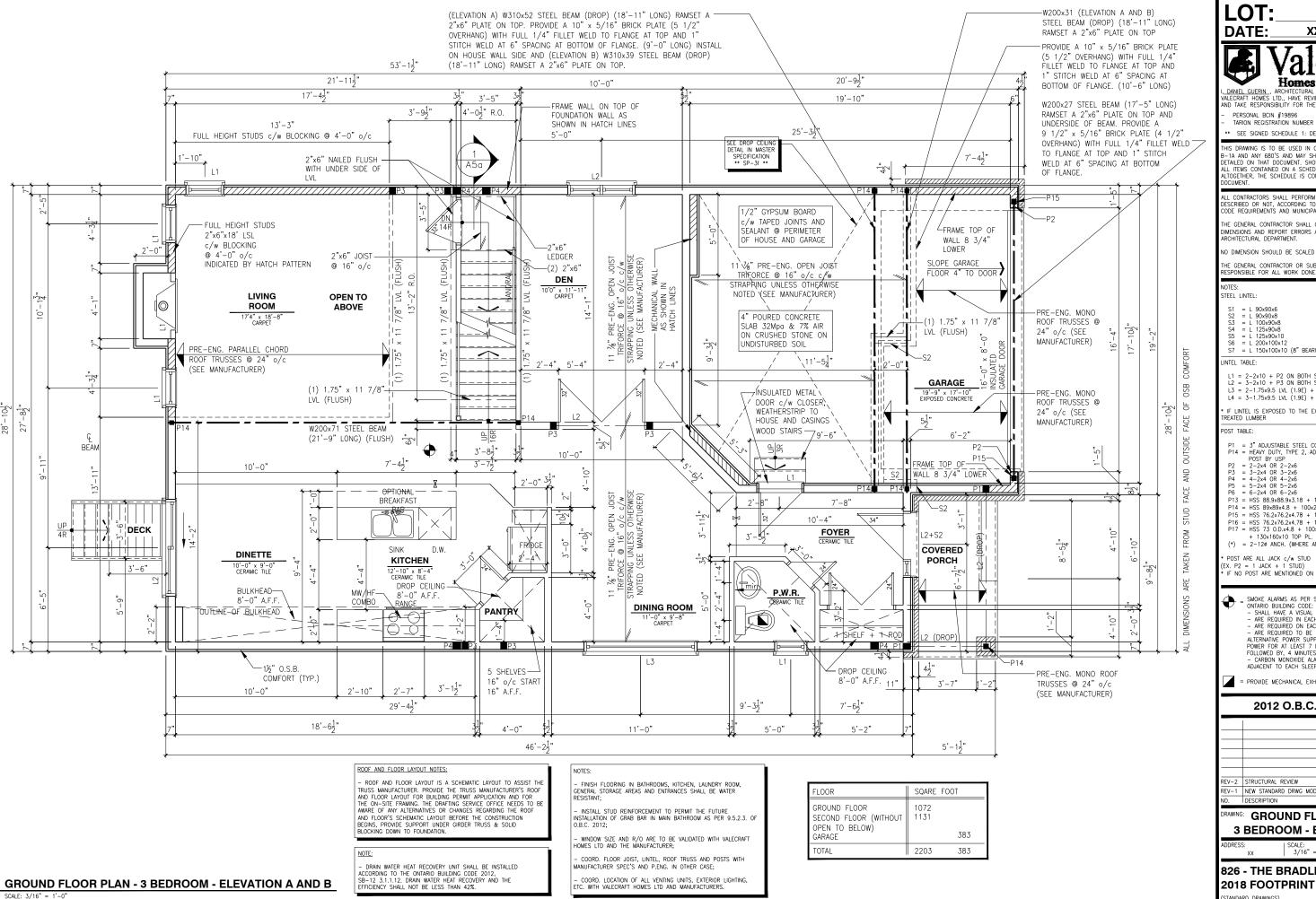


LOT: **XXXX** DATE: XX/XX/XXXX Homes (2019) Limited I<u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING 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: = L 90x90x6 = L 90x90x8 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10 $= 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
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826 - THE BRADLEY

A6a

2018 FOOTPRINT



LOT: **XXXX** DATE: XX/XX/XXXX Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT. NO DIMENSION SHOULD BE SCALED ON DRAWINGS THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. STEEL LINTEL: L 90x90x6 L 90x90x8 100x90x8 = L 125x90x8 = L 125x90x10 = 1 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES  $L4 = 3-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3" ADJUSTABLE STEEL COLUMN P14 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USP P2 = 2-2x4 OR 2-2x6 = 3-2x4 OR 3-2x6P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL (\*) = 2-12ø ANCH, (WHERE ANCH, PL, NOT USED) \* POST ARE ALL JACK c/w STUD EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
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09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

RAWING: GROUND FLOOR PLAN

3 BEDROOM - ELEV. A AND B 3/16" = 1'-0"

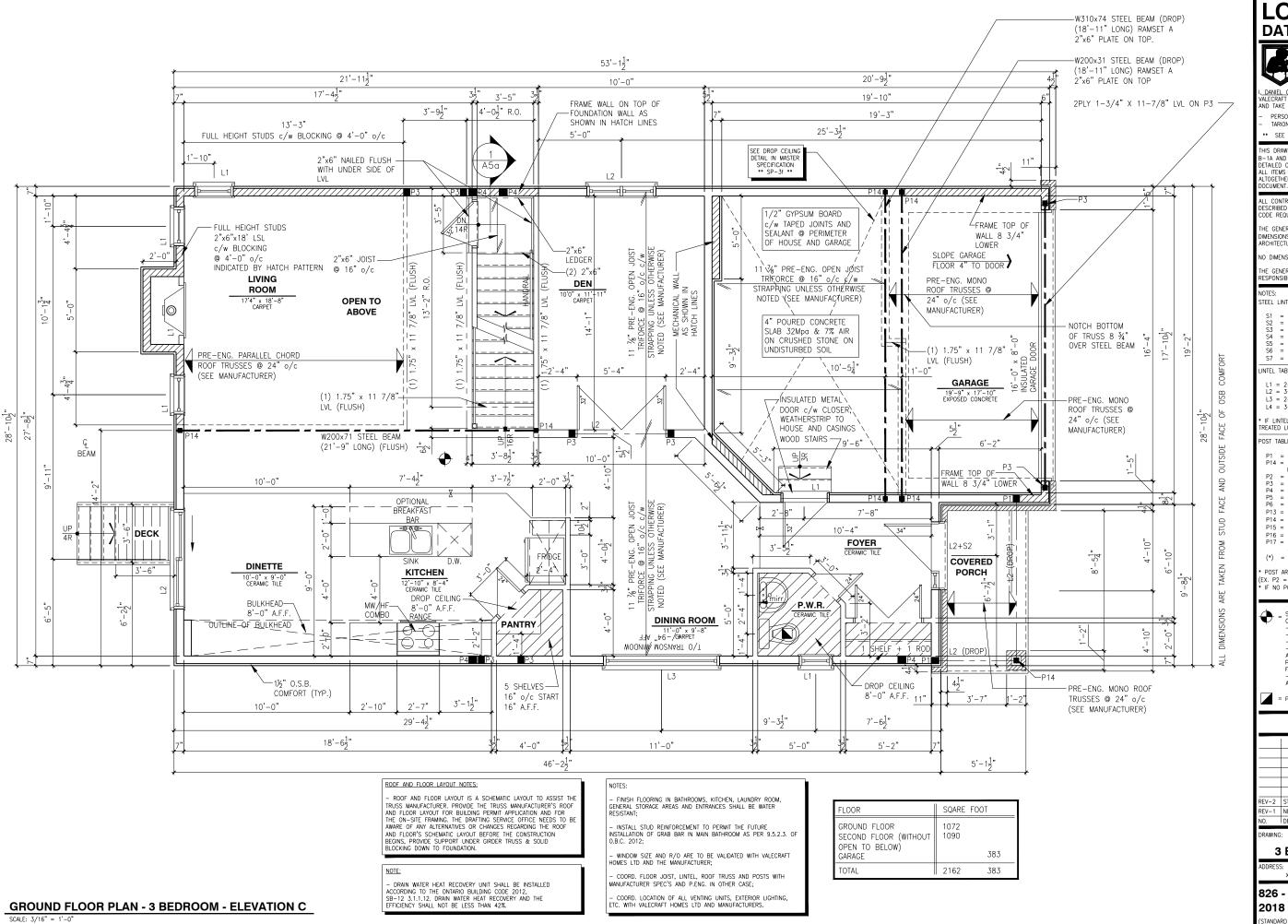
826 - THE BRADLEY

A7a

XX/XX/XXX

(STANDARD DRAWINGS)

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



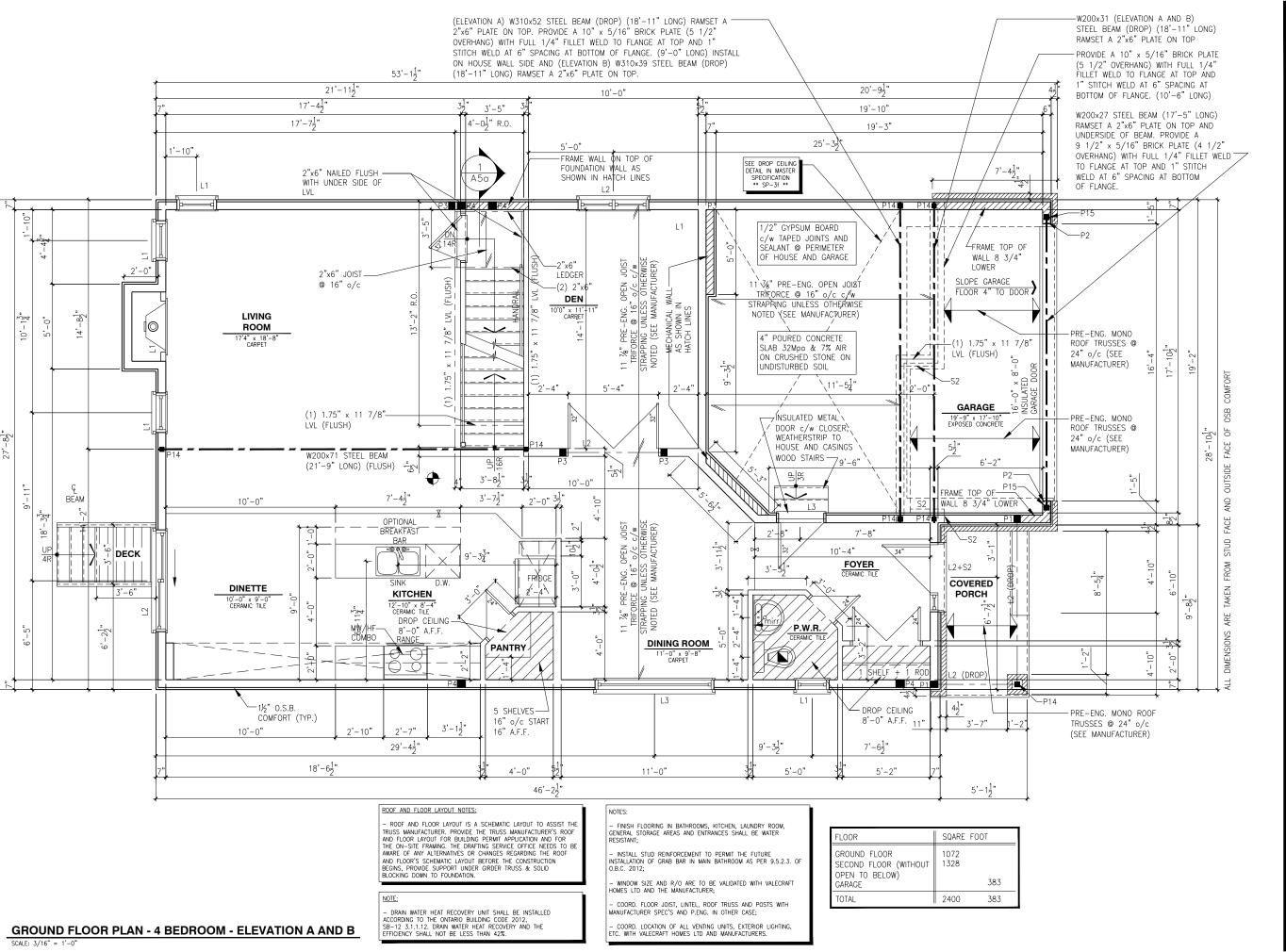
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P3 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED) \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)\* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA. = PROVIDE MECHANICAL EXHAUST TO OUTSIDE 2012 O.B.C. DRAWINGS 09/14/2018 VH EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

RAWING: GROUND FLOOR PLAN 3 BEDROOM - ELEVATION C

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

826 - THE BRADLEY 2018 FOOTPRINT

A7b



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

Homes (2019) Limited

<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

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

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS

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

# STEEL LINTEL:

- L 90x90x6 L 90x90x8 100x90x8
- = L 125x90x8 = L 125x90x10 = 1 200x100x12
- S7 = L 150x100x10 (8" BEARING)

#### INTEL TABLE:

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

#### POST TABLE:

- P1 = 3\* ADJUSTABLE STEEL COLUMN
  P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
  POST BY USP
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- P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*)
- P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL
- (\*) = 2-12ø ANCH, (WHERE ANCH, PL, NOT USED)
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

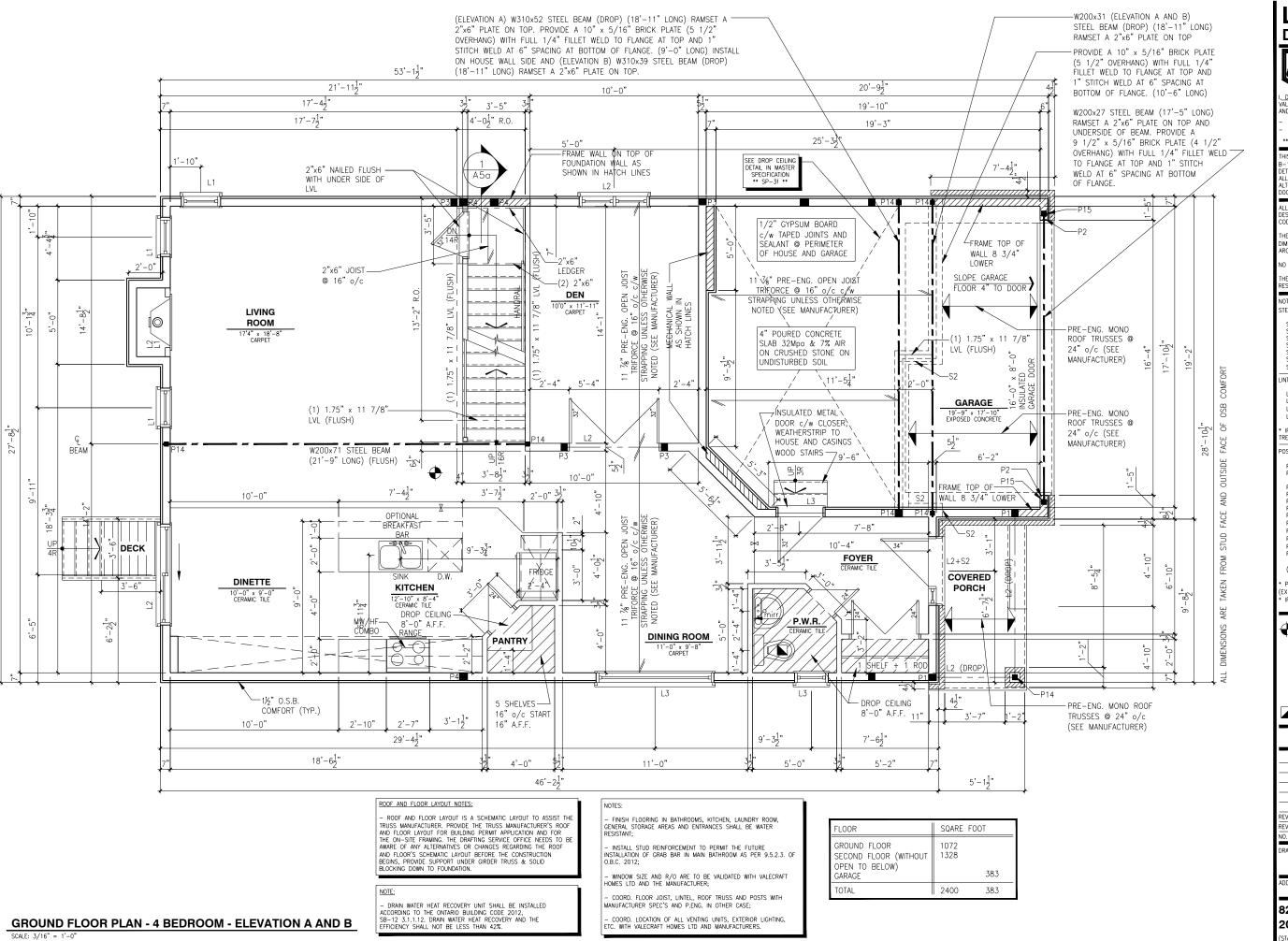
			l
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
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RAWING: GROUND FLOOR PLAN 4 BEDROOM - ELEV. A

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

A7c

826 - THE BRADLEY 2018 FOOTPRINT



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

Homes (2019) Limited <u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FOR ALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENT ND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

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

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS

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

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

 $13 = 2 - 1.75 \times 9.5$  LVL (1.9F) + P3.0N BOTH SIDES

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

TREATED LUMBER

#### POST TABLE:

P1 = 3\* ADJUSTABLE STEEL COLUMN
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POST BY USP
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P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

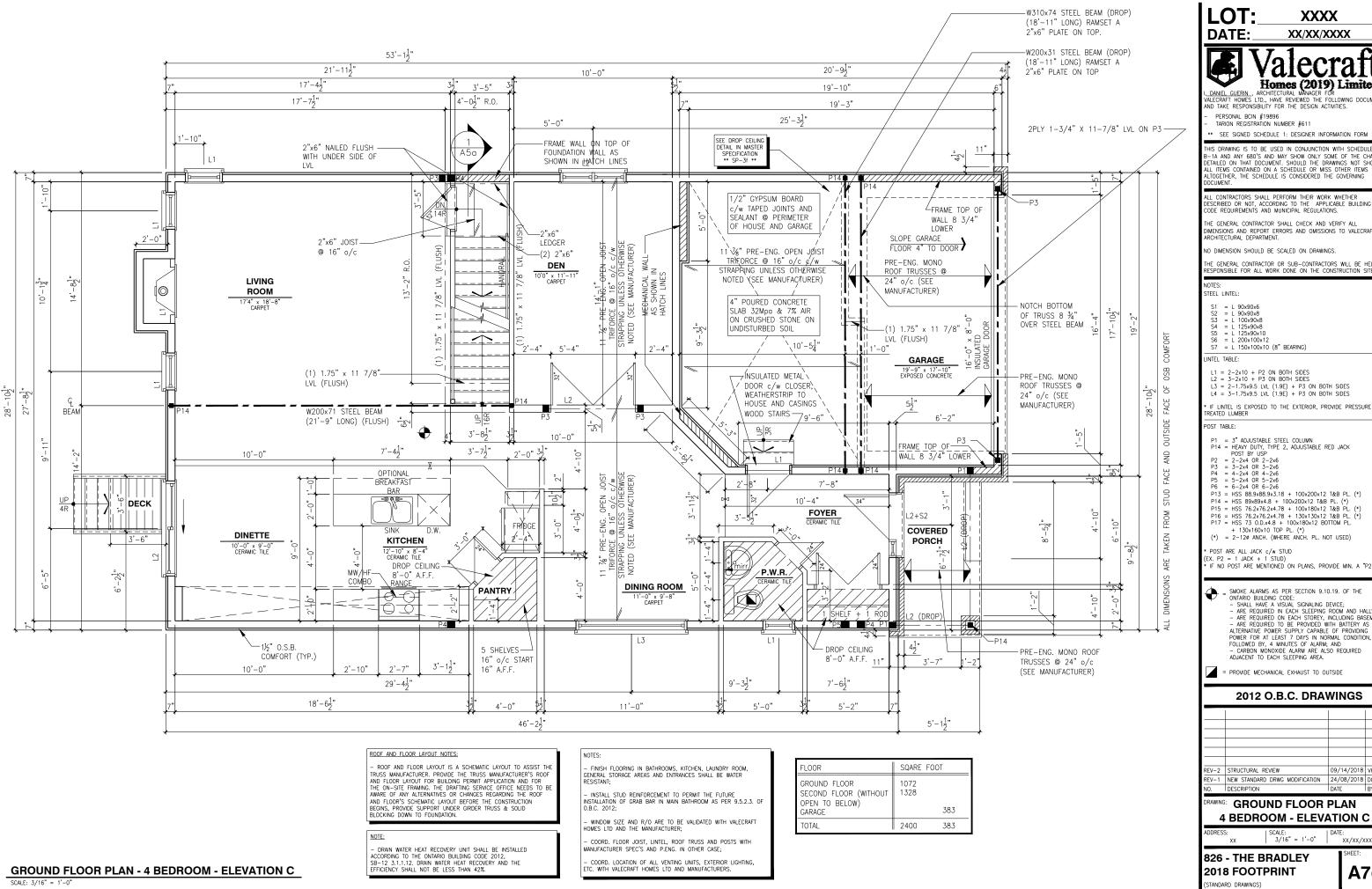
09/14/2018 VH REV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION

**GROUND FLOOR PLAN** 4 BEDROOM - ELEV. B

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

826 - THE BRADLEY 2018 FOOTPRINT

A7c



LOT: **XXXX** DATE: XX/XX/XXXX Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT. NO DIMENSION SHOULD BE SCALED ON DRAWINGS THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. STEEL LINTEL: L 90x90x6 L 90x90x8 L 100x90x8 = L 125x90x8 = L 125x90x10 = 1 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
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# RAWING: GROUND FLOOR PLAN

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

826 - 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 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.

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

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

ROOF AND FLOOR LAYOUT NOTES:

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

STAIRS AND RAILINGS:

RISERS AND TREADS TO BE UNIFORM:

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 EVATION 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

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

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

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

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**XXXX** 

XX/XX/XXXX

Homes (2019) Limited

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

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

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

ARCHITECTURAL DEPARTMENT.

LOT:

DATE:

PERSONAL BCIN #19896

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

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

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

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

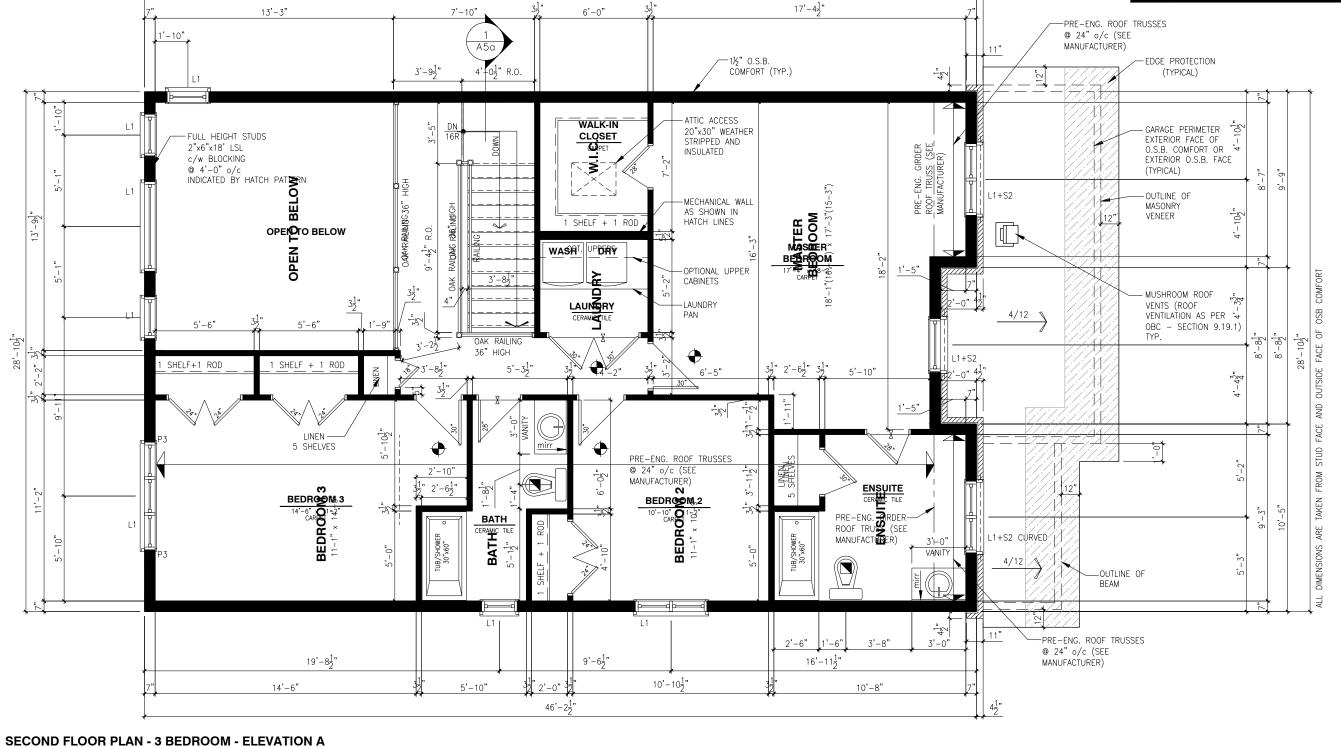
RAWING: SECOND FLOOR PLAN 3 BEDROOM - ELEVATION A

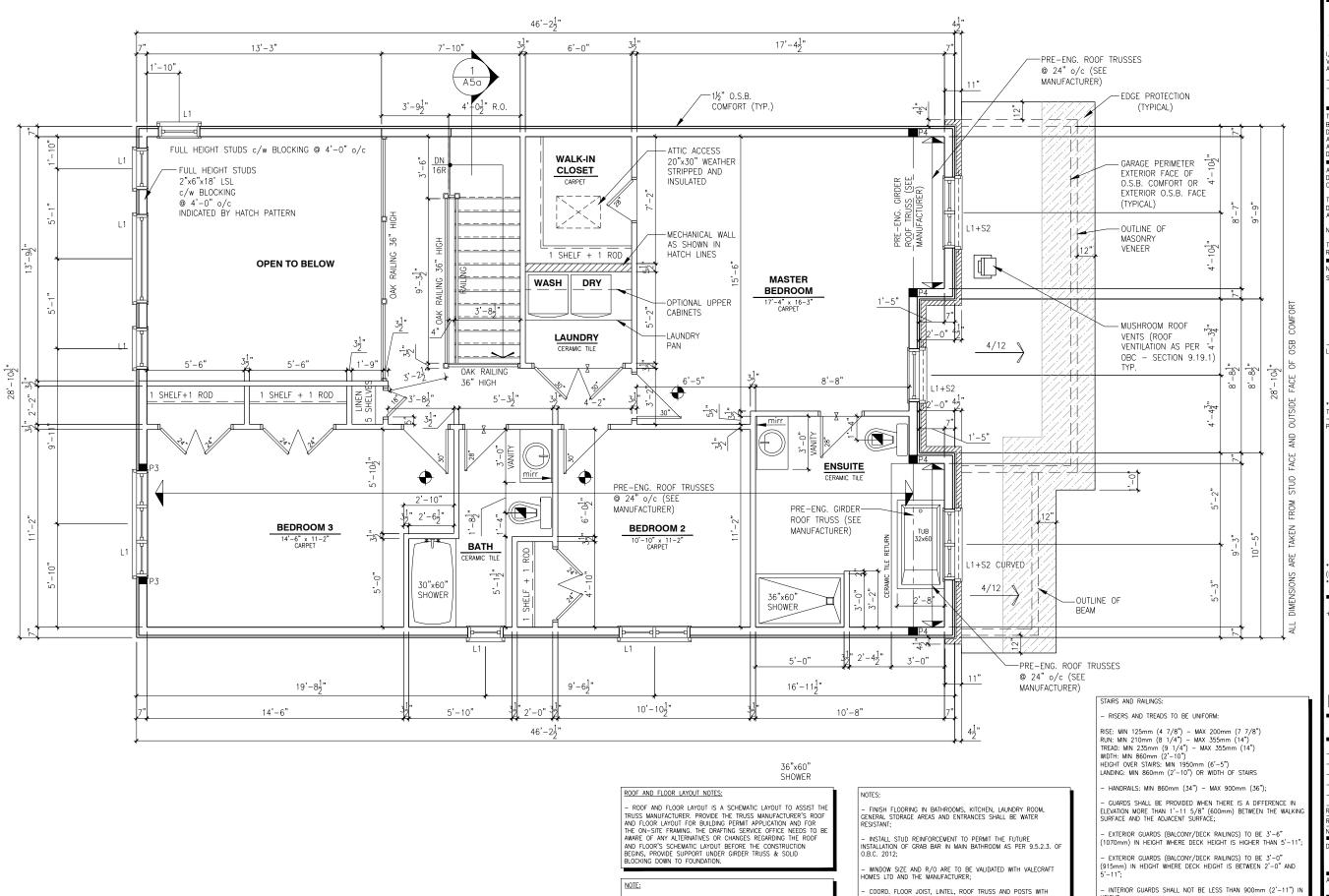
3/16" = 1'-0" XX/XX/XXX

826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8a





- 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%.

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

Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

PERSONAL BOIN #19896

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STEEL LINTEL: 100x90x8 = L 125x90x8 = L 125x90x10 = 1 200x100x12 S7 = L 150x100x10 (8" BEARING)

#### INTEL TABLE:

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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

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

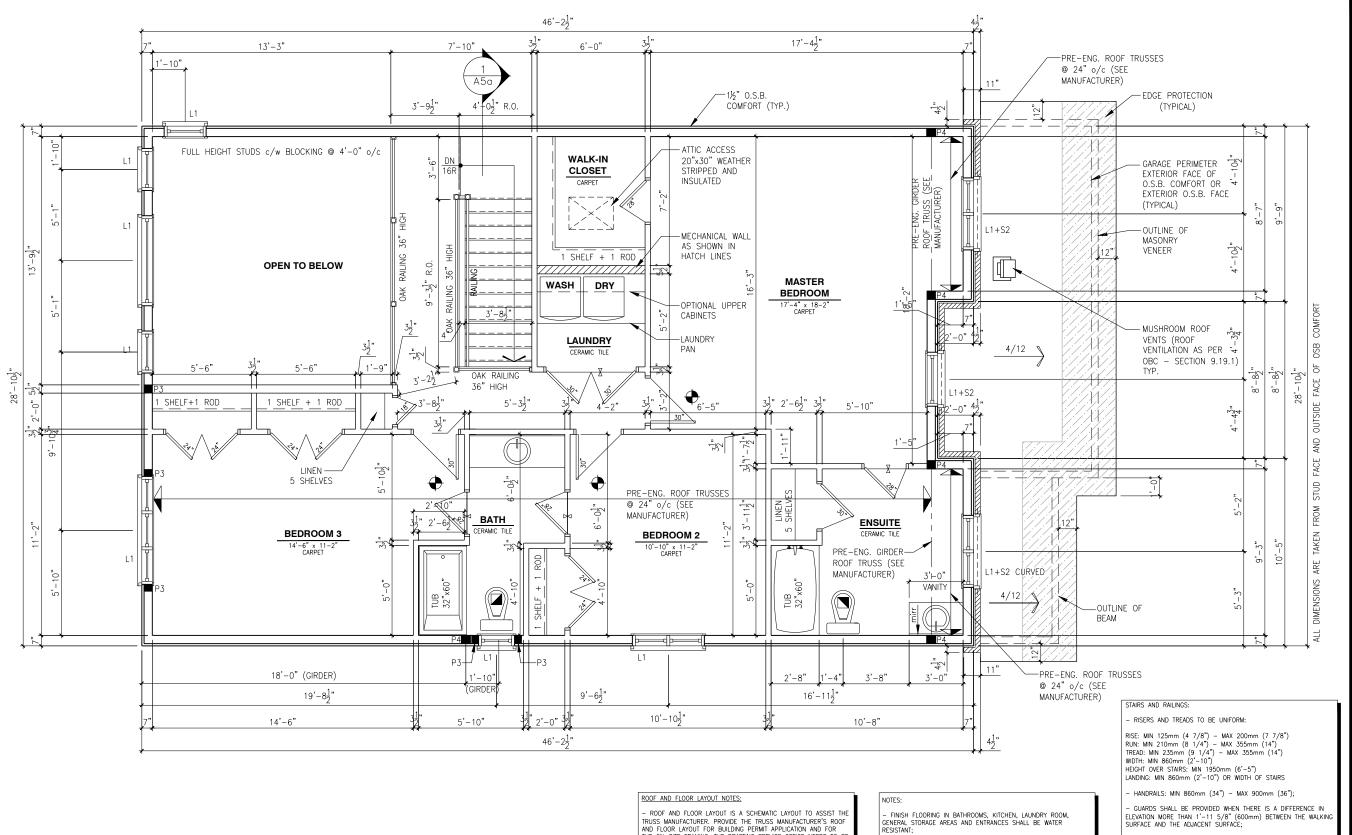
STANDARD DRAWINGS)

- 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"

826 - THE BRADLEY 2018 FOOTPRINT

XX/XX/XXX



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

AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF

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

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE

ACCORDING TO THE ONTARIO BUILDING CODE 2012

EFFICIENCY SHALL NOT BE LESS THAN 42%.

NOTE:

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

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

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

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

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

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

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

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

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

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

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

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

IOMES LTD AND THE MANUFACTURER;

LOT: **XXXX** DATE: XX/XX/XXXX Homes (2019) Limited

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

- PERSONAL BOIN #19896
- \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

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

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

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

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

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

#### POST TABLE:

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

- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
- P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*)
- P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL.
- (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)
- \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)
- \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

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

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

2012 O.B.C. DRAWINGS

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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

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

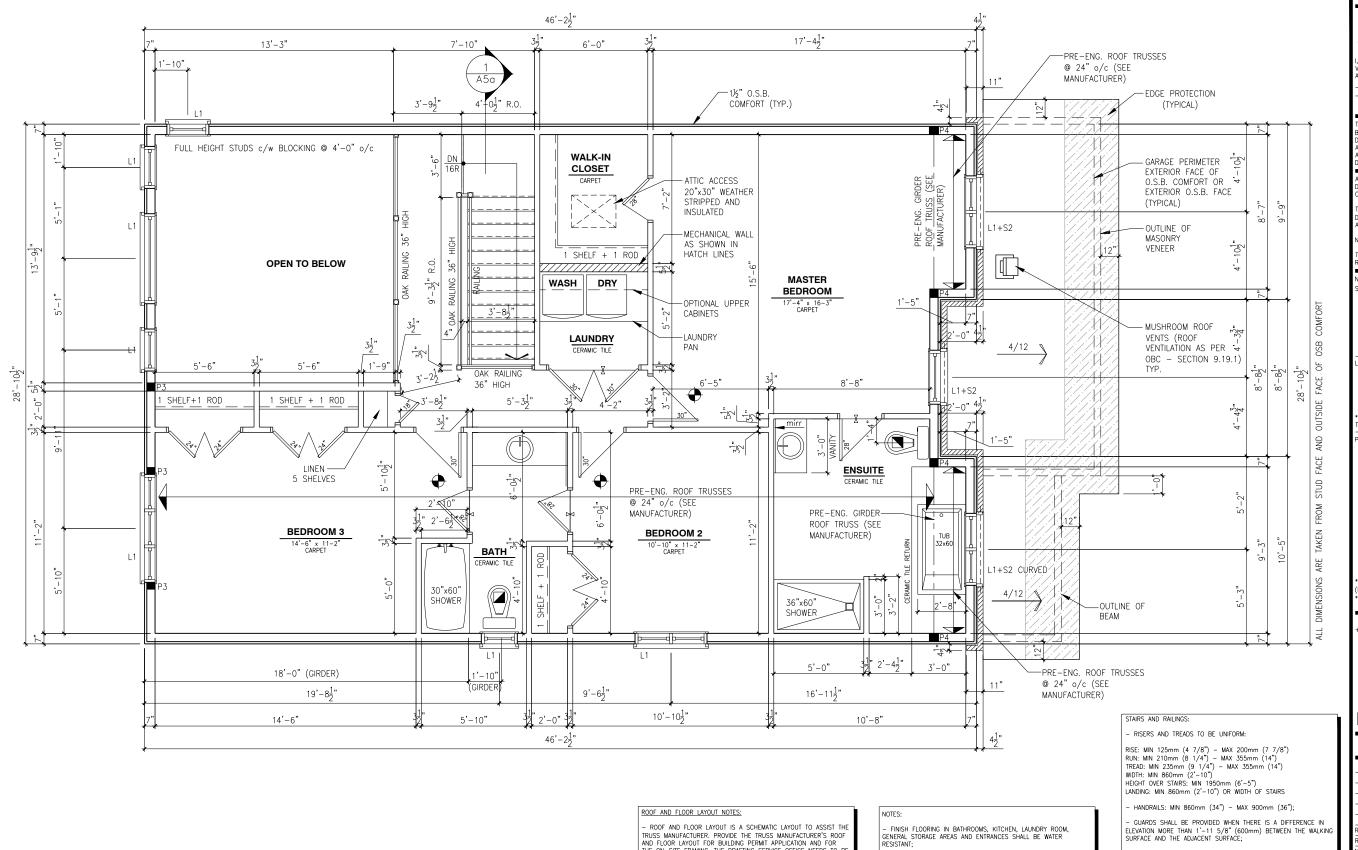
3/16" = 1'-0" XX/XX/XXX

A8a

826 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

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



LOT: **XXXX** DATE: XX/XX/XXXX Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE -1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT. NO DIMENSION SHOULD BE SCALED ON DRAWINGS. THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES  $L3 = 2-1.75 \times 9.5$  LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
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 ARP REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA. = PROVIDE MECHANICAL EXHAUST TO OUTSIDE 2012 O.B.C. DRAWINGS RAWING: SECOND FLOOR - 3 BED. **ELEV. A (JACK & JILL + ENS)** 

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

#### NOTE:

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

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

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

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

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

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

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

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

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

NOTES:	
STEEL	LINTEL:
S1	= L 90x90x6
S2	= L 90x90x8
S3	= L 100x90x8
S4	= L 125x90x8
S5	= L 125x90x10
S6	= L 200x100x12
S7	= 1 150×100×10 (8" RΕΔΡΙΝΟ)

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

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

826 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

A8a

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

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.

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#### ROOF AND FLOOR LAYOUT NOTES:

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

STAIRS AND RAILINGS:

RISERS AND TREADS TO BE UNIFORM:

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

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

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

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

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

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

**XXXX** 

XX/XX/XXXX

Homes (2019) Limited

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

LOT:

DATE:

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

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

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# 2012 O.B.C. DRAWINGS

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

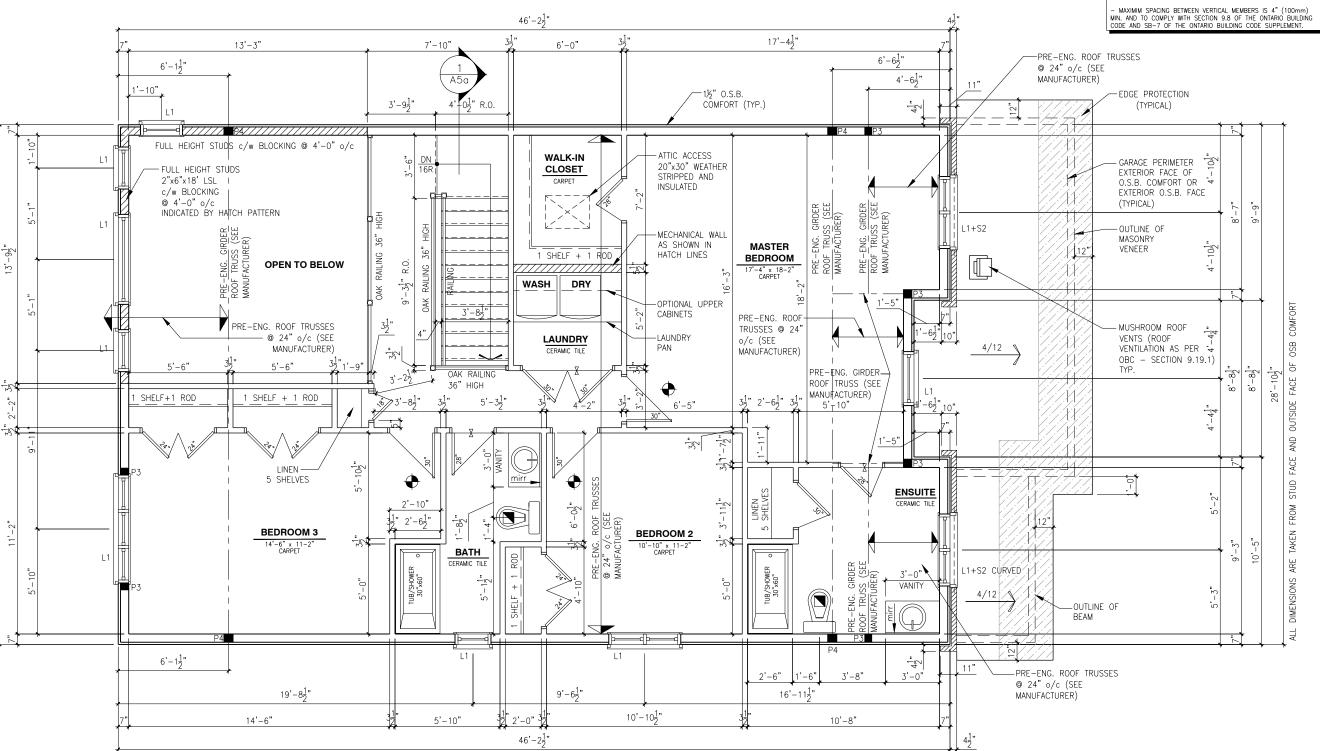
RAWING: SECOND FLOOR PLAN 3 BEDROOM - ELEVATION B

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

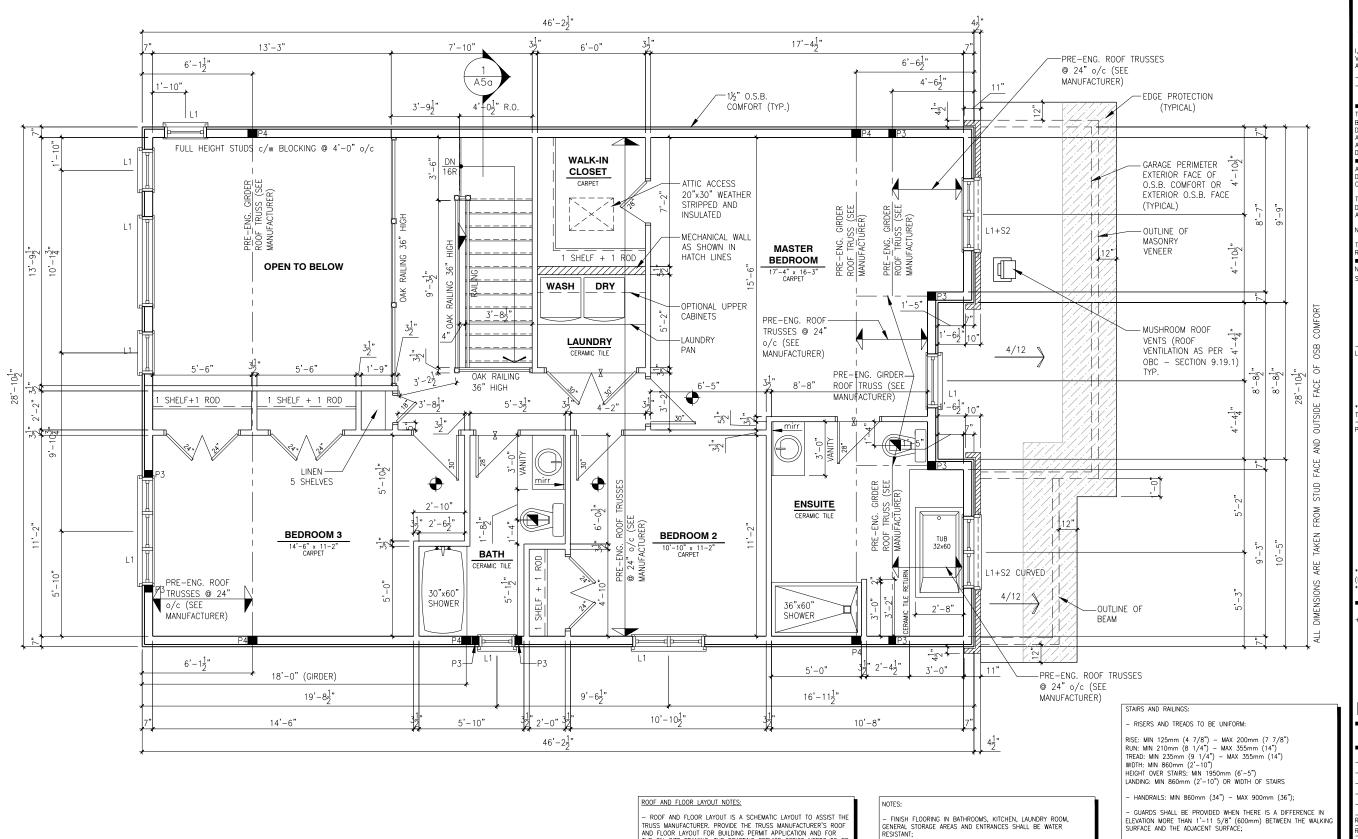
826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8b



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NOTE:

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RESISTANT

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LOT: XXXX DATE: XX/XX/XXXX

Homes (2019) Limited

<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

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NOTES	
STEEL	LINTEL:
S4 S5 S6	= L 90x90x6 = L 90x90x8 = L 100x90x8 = L 125x90x8 = L 125x90x10 = L 200x100x12
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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	DOYON
NO.	DESCRIPTION	DATE	BY

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

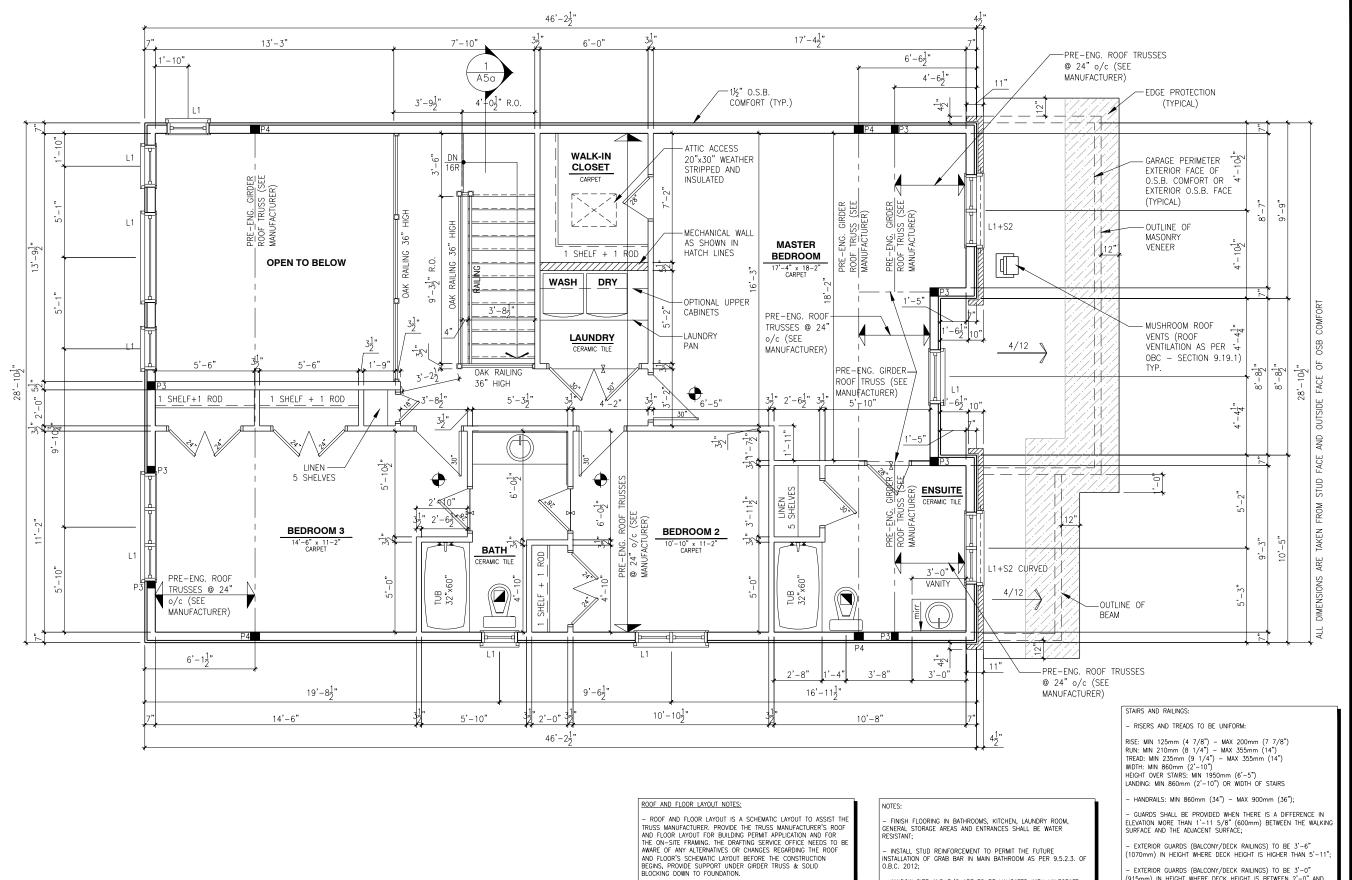
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826 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

A8b

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



NOTE:

LOT: **XXXX** DATE: XX/XX/XXXX Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER
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- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA. = PROVIDE MECHANICAL EXHAUST TO OUTSIDE 2012 O.B.C. DRAWINGS EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION SECOND FLOOR - 3 BED. **ELEV. B (JACK AND JILL)** (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 3/16" = 1'-0" INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF 826 - THE BRADLEY - MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm)
MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING
CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

2018 FOOTPRINT

STANDARD DRAWINGS)

09/14/2018 VH

XX/XX/XXXX

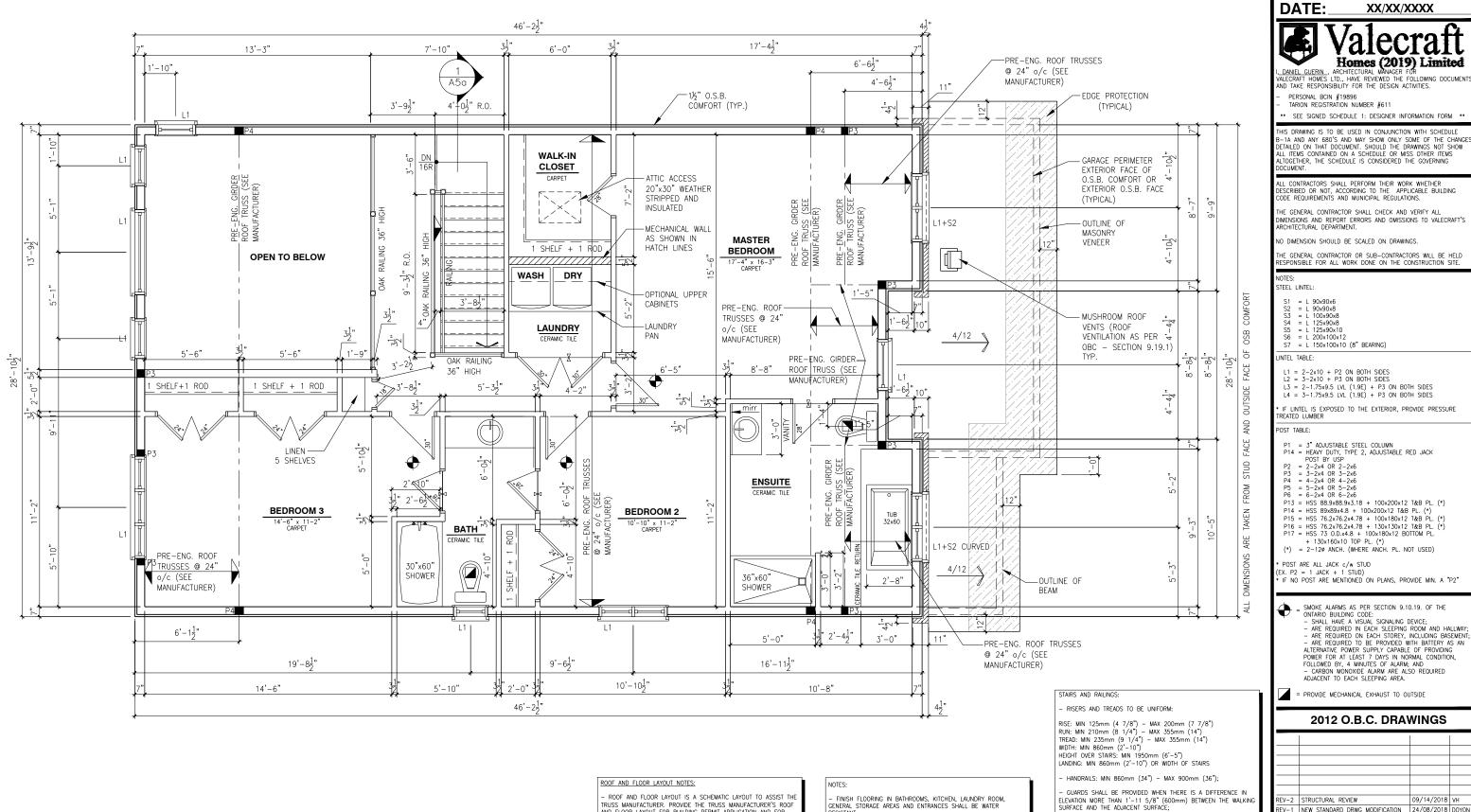
A8b

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE: ACCORDING TO THE ONTARIO BUILDING CODE 2012 SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING. EFFICIENCY SHALL NOT BE LESS THAN 42%. ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

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

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

HOMES LTD AND THE MANUFACTURER;



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

#### NOTE:

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

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.

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

PERSONAL BOIN #19896

LOT:

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

**XXXX** 

XX/XX/XXXX

Homes (2019) Limited

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

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

# STEEL LINTEL: \_ 100x90x8 = L 125x90x8

= L 125x90x10 = 1 200x100x12 S7 = L 150x100x10 (8" BEARING)

#### INTEL TABLE:

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

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

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

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

#### POST TABLE:

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

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

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

P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL. (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

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

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

 SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
 ONTARIO BUILDING CODE:
 SHALL HAVE A VISUAL SIGNALING DEVICE;
 ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 ARE REQUIRED ON EACH STORRY, 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
	DECODIDATION	DATE	507

## RAWING: SECOND FLOOR - 3 BED. **ELEV. B (JACK AND JILL & ENS**

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

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

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

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

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

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

3/16" = 1'-0"

XX/XX/XXX

A8b

826 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

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

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.

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

1½" OSB

COMFORT (TYP.)

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

#### ROOF AND FLOOR LAYOUT NOTES:

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

STAIRS AND RAILINGS

RISERS AND TREADS TO BE UNIFORM:

-EDGE PROTECTION

(TYPICAL)

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

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

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

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

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

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

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

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

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

XXXX

XX/XX/XXXX

Homes (2019) Limited

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

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

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

LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. OGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

LOT:

PERSONAL BOIN #19896

DATE:

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

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

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

 $L3 = 2-1.75 \times 9.5$  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

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POST BY USP
P2 = 2-224 OR 2-2x6
P3 = 3-2x4 OR 3-2x6

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- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

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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.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE



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

RAWING: SECOND FLOOR PLAN

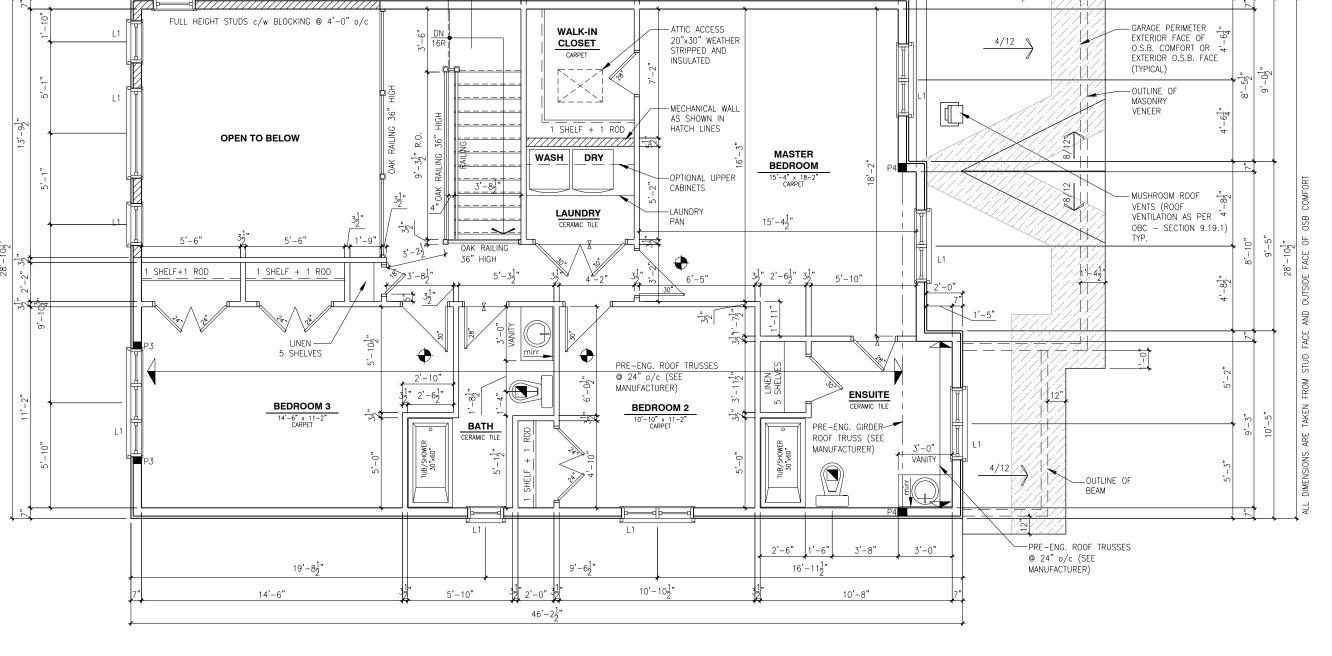
3 BEDROOM - ELEVATION C 3/16" = 1'-0"

826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8c

XX/XX/XXX



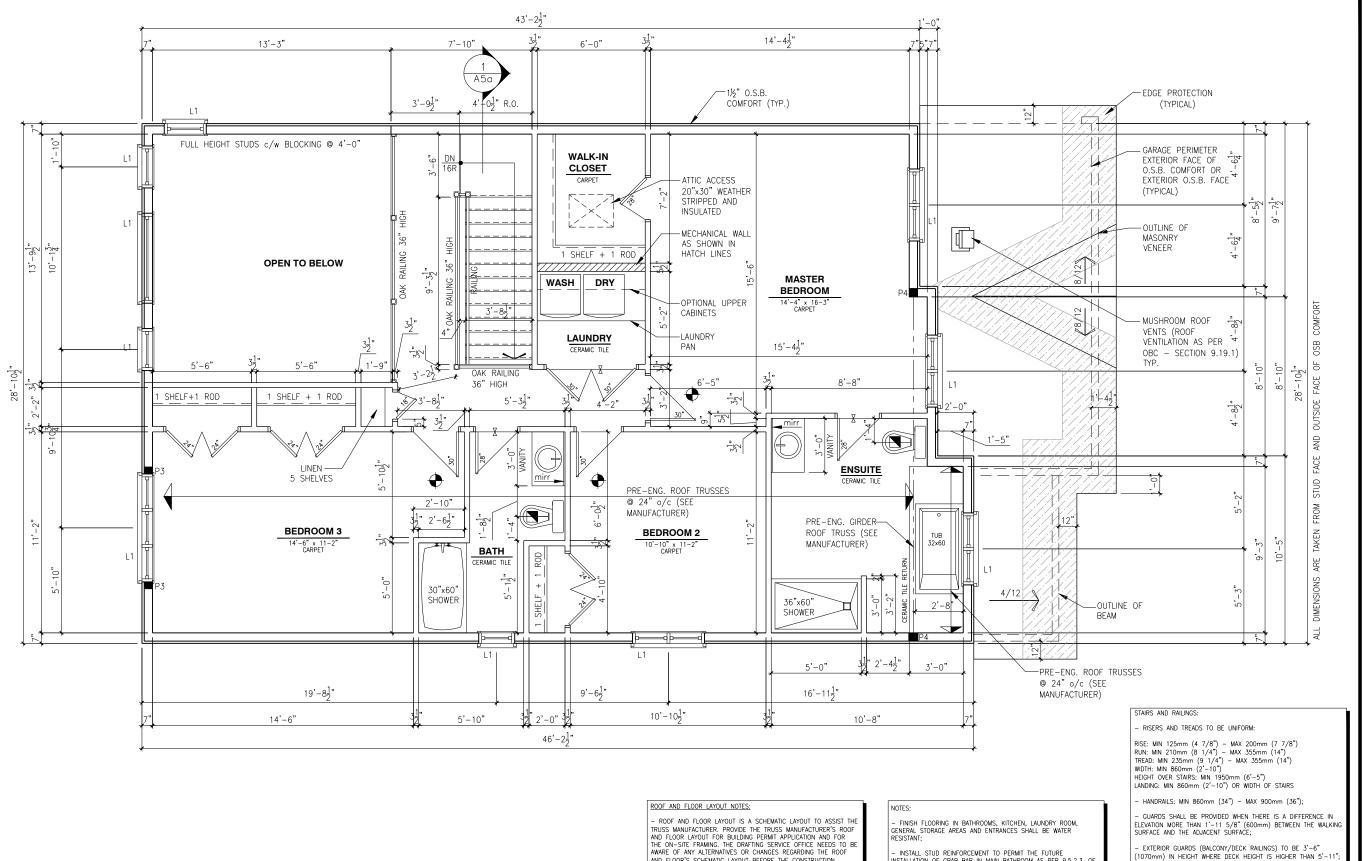
 $43'-2\frac{1}{2}"$ 

 $\frac{1}{4}0\frac{1}{5}$ " R.O.

6'-0"

7'-10"

13'-3"



LOT: **XXXX** DATE: XX/XX/XXXX Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER
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AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTE:

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

- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012; WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT

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;

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)
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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 - 3 BED. **ELEV. C (ENSUITE UPGRADE)** 

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XX	ı	

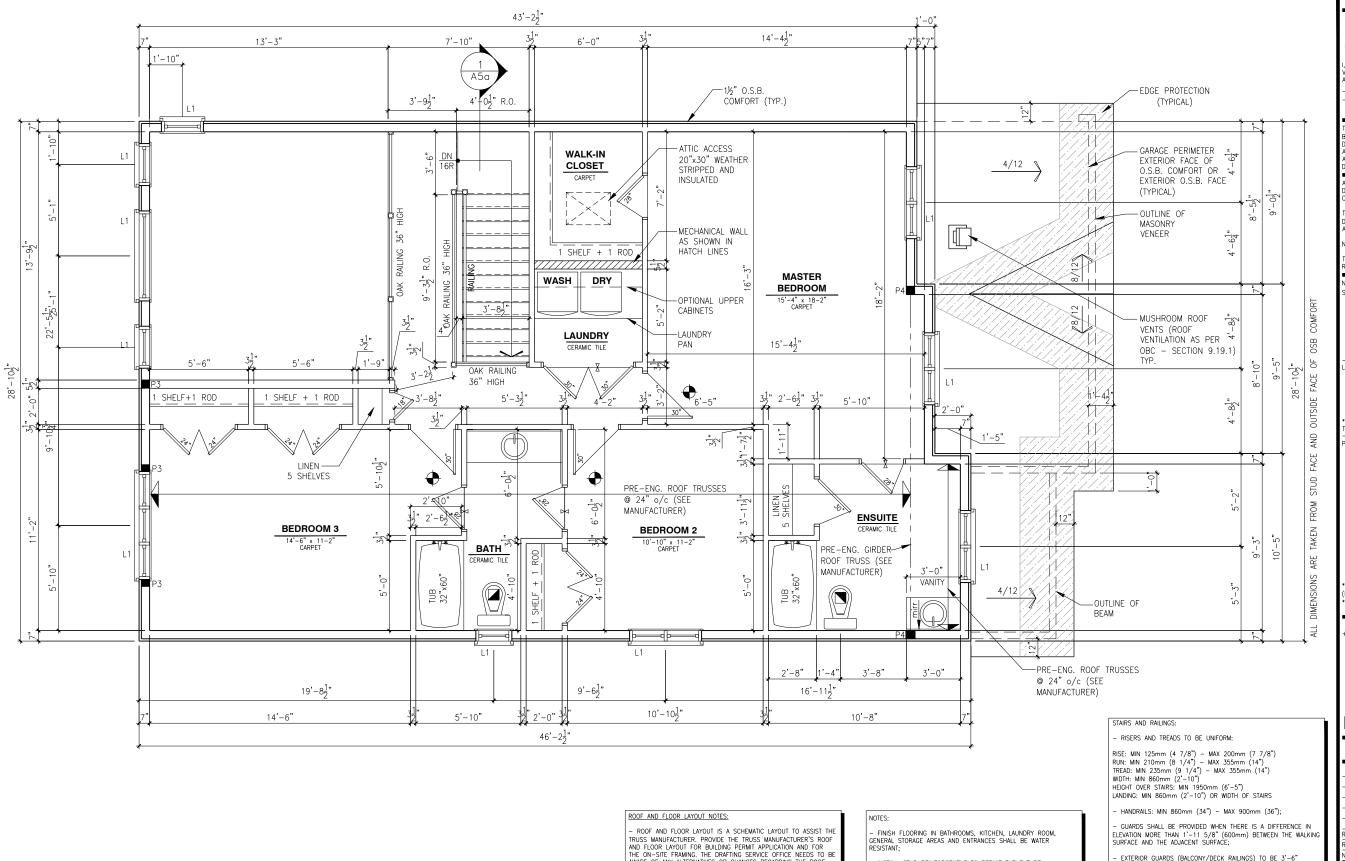
STANDARD DRAWINGS)

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

826 - THE BRADLEY 2018 FOOTPRINT

A8c

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



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

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

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

LOT: DATE:

**XXXX** XX/XX/XXXX

# Homes (2019) Limited

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

- PERSONAL BCIN #19896
- TARION REGISTRATION NUMBER #611

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

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## STEEL LINTEL:

- = L 90x90x6 = L 90x90x8
- \_ 100x90x8 = L 125x90x8 = L 125x90x10
- $= 1.200 \times 100 \times 12$ S7 = L 150x100x10 (8" BEARING)

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- (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)
- POST ARE ALL JACK c/w STUD
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

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F	REV-2	STRUCTURAL REVIEW	09/14/2018	VH
F	REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYO
I N	ın	DESCRIPTION	DATE	RY

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

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

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

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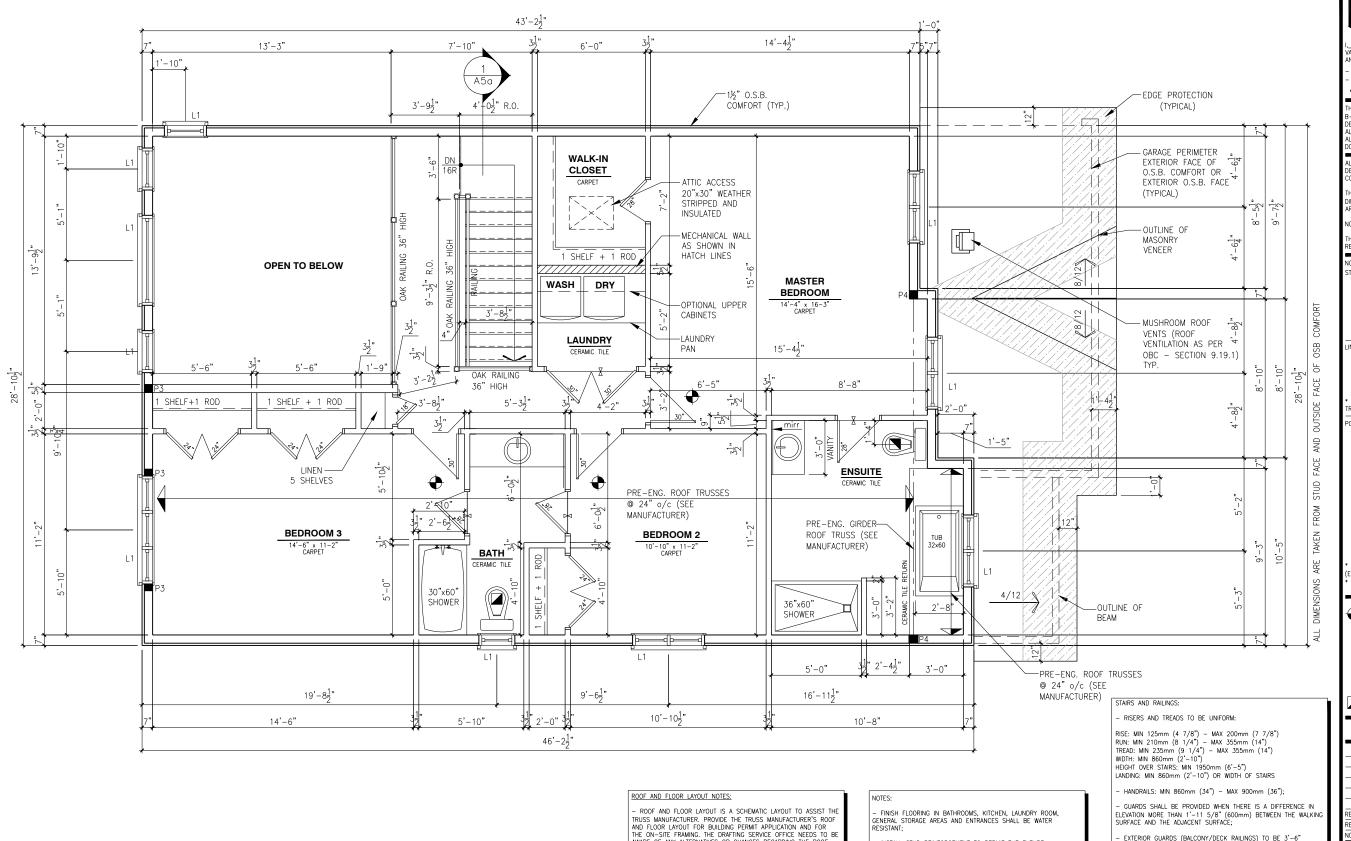
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3/16" = 1'-0" XX/XX/XXX

A8c

826 - THE BRADLEY 2018 FOOTPRINT

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



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%.

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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: DATE:

**XXXX** XX/XX/XXXX

# Homes (2019) Limited

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

- PERSONAL BCIN #19896

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

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

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# STEEL LINTEL:

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

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- P1 = 3\* ADJUSTABLE STEEL COLUMN
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= SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
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- 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 - 3 BED. ELEV. C (JACK & JILL + ENS.)

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

826 - THE BRADLEY 2018 FOOTPRINT

A8c

STANDARD DRAWINGS)

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

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

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

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

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

NOTES:

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

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

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

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ROOF AND FLOOR LAYOUT NOTES:

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STAIRS AND RAILINGS:

RISERS AND TREADS TO BE UNIFORM:

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

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

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

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

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

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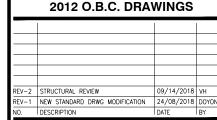
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RAWING: SECOND FLOOR PLAN **4 BEDROOM - ELEVATION A** 

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

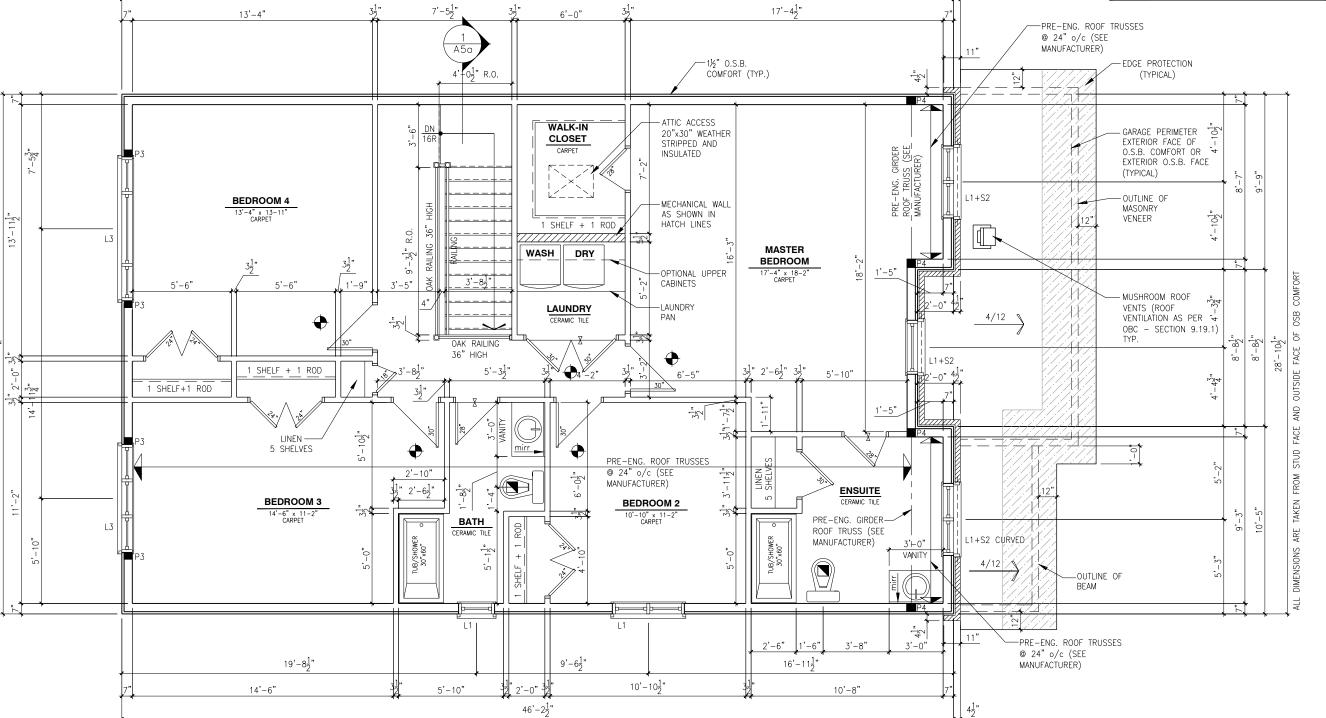
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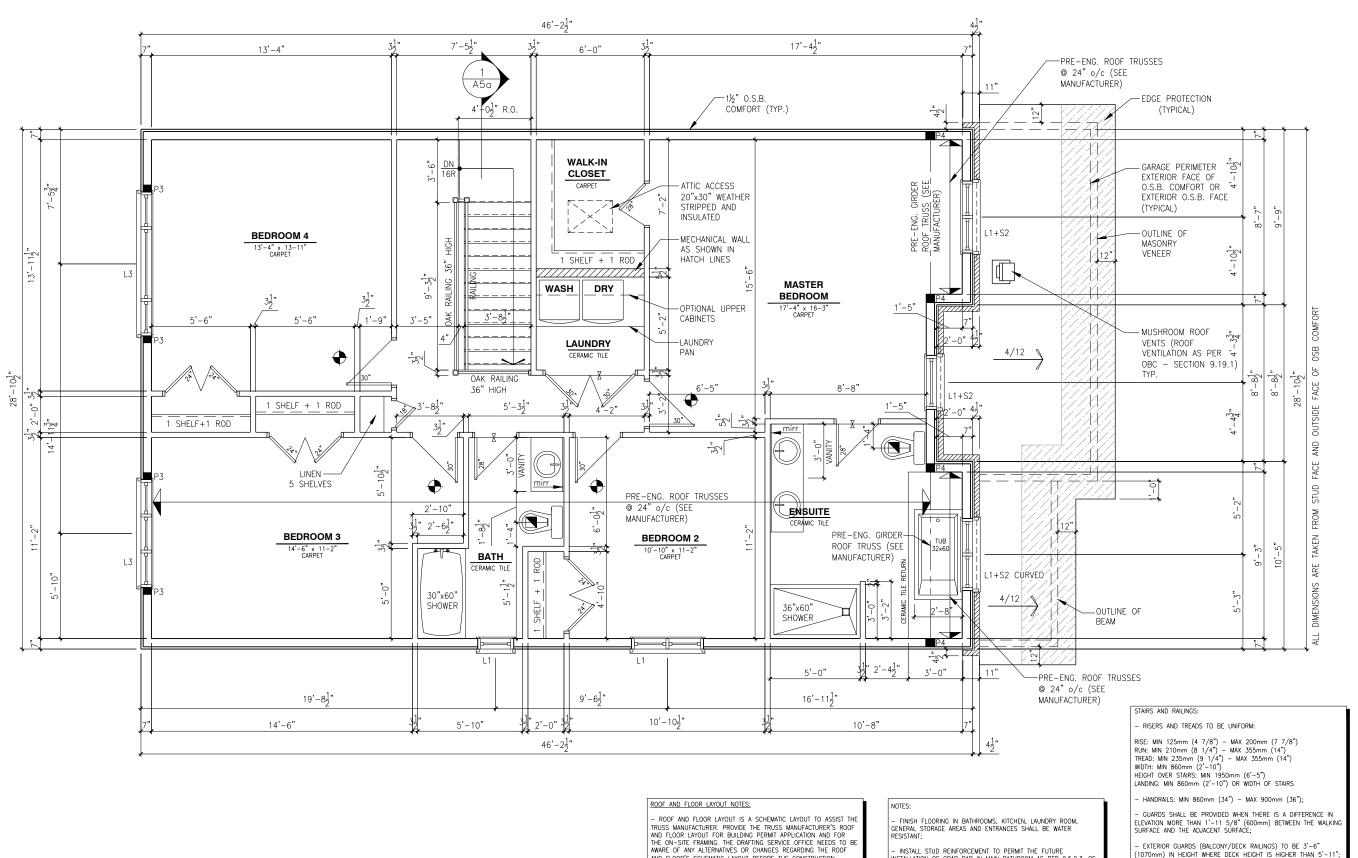
826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

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

<u>10</u>





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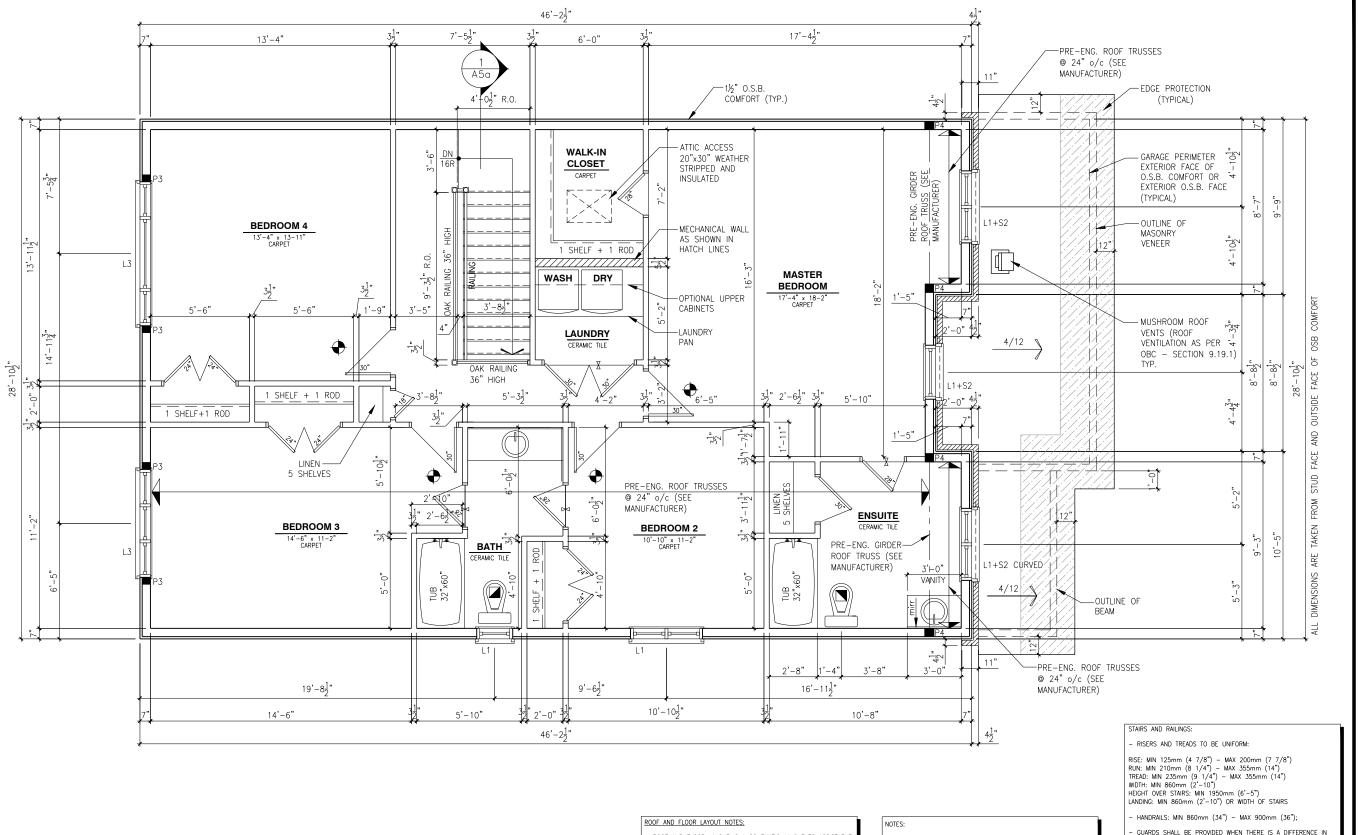
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A8d

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



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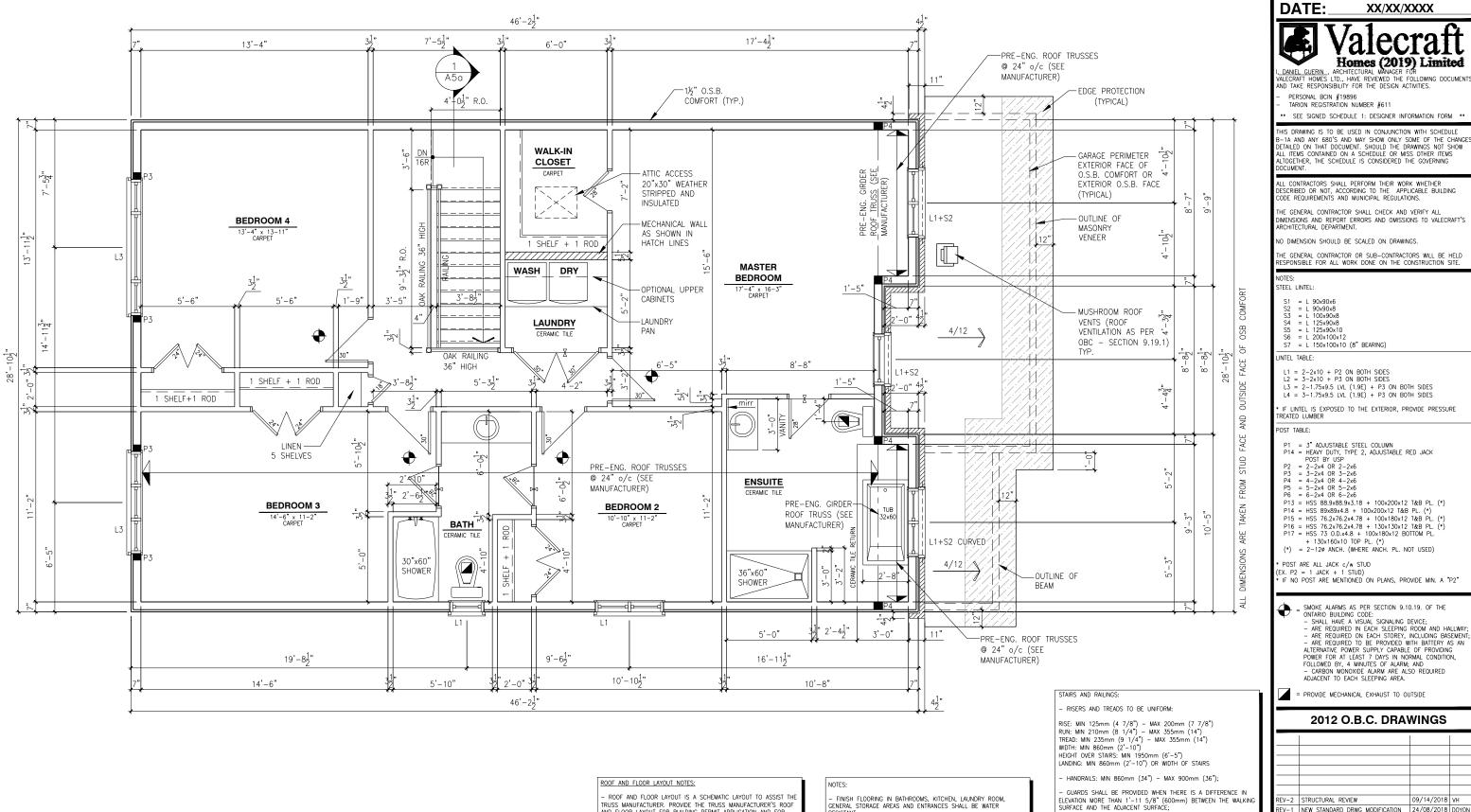
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XX/XX/XXXX

Homes (2019) Limited

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

# STEEL LINTEL:

100x90x8 = L 125x90x8 = L 125x90x10

= 1 200x100x12 S7 = L 150x100x10 (8" BEARING)

#### INTEL TABLE:

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

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

L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE

## TREATED LUMBER

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

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

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

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

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

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

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

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

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

# 2012 O.B.C. DRAWINGS

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

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

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

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

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

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

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

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

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

A8d

826 - THE BRADLEY

2018 FOOTPRINT

STANDARD DRAWINGS)

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

NOTES:

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

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

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

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.

2'-6"

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

10'-8"

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

#### 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.

PRE-ENG. ROOF TRUSSES

@ 24" o/c (SEE

MANUFACTURER)

STAIRS AND RAILINGS:

RISERS AND TREADS TO BE UNIFORM:

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

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

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

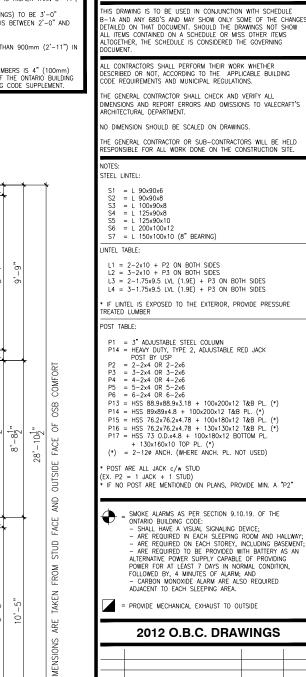
GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN EVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

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

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

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

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



46'-2<del>1</del>"  $7'-5\frac{1}{2}"$  $17' - 4\frac{1}{2}$ " 13'-4" -PRE-ENG. ROOF TRUSSES  $6'-1\frac{1}{2}"$  $7' - 11\frac{1}{2}$ " @ 24" o/c (SEE A5a MANUFACTURER) 1½" O.S.B. -EDGE PROTECTION  $+0\frac{1}{2}$ " R.O. COMFORT (TYP.) (TYPICAL) 4\_1, ATTIC ACCESS WALK-IN 20"x30" WEATHER GARAGE PERIMETER CLOSET STRIPPED AND EXTERIOR FACE OF INSULATED CARPET O.S.B. COMFORT OR EXTERIOR O.S.B. FACE (TYPICAL) A RUIS L1+S2 MECHANICAL WALL TRUS ACTU MASONRY AS SHOWN IN 101 VENEER HATCH LINES 1 SHELF + 1 ROD MASTER **BEDROOM 4** 1.3 **BEDROOM** -31 WASH DRY 17'-4" x 18-2' CARPET OPTIONAL UPPER  $3'-8\frac{1}{2}$ " CABINETS 5'-6" PRE-ENG. ROOF MUSHROOM ROOF LAUNDRY TRUSSES @ 24" VENTS (ROOF LAUNDRY PAN 4/12 VENTILATION AS PER = o/c (SEE CERAMIC TILE MANUFACTURER) OBC - SECTION 9.19.1) |PRE-ENG. GIRDER-OAK RAILING 36" HIGH ROOF TRUSS (SEE MANUFACTURER) 1 SHELF + 1 ROD  $3\frac{1}{2}$ "  $2'-6\frac{1}{2}$ " 5'-10" 4, 1 SHELF+1 ROD 102 LINEN -5 SHELVES PRF-FNG. ROOF TRUSSES @ 24" o/c (SEE  $2'-6\frac{1}{2}$ " MANUFACTURER) BEDROOM 2 BEDROOM 3 14'-6" x 11-2 CARPET **ENSUITE** CERAMIC TILE .1+S2 CURVED VANITY 4/12 OUTLINE OF BEAM  $6' - 1\frac{1}{2}$ 42,

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

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

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

5'-10"

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

14'-6"

10<u>7</u>

Homes (2019) Limited <u>DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR KALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS ND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896

**XXXX** 

XX/XX/XXXX

IIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW

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

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

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

LOT:

DATE:

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

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

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

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

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

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

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

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

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

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

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

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

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 O DESCRIPTION

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

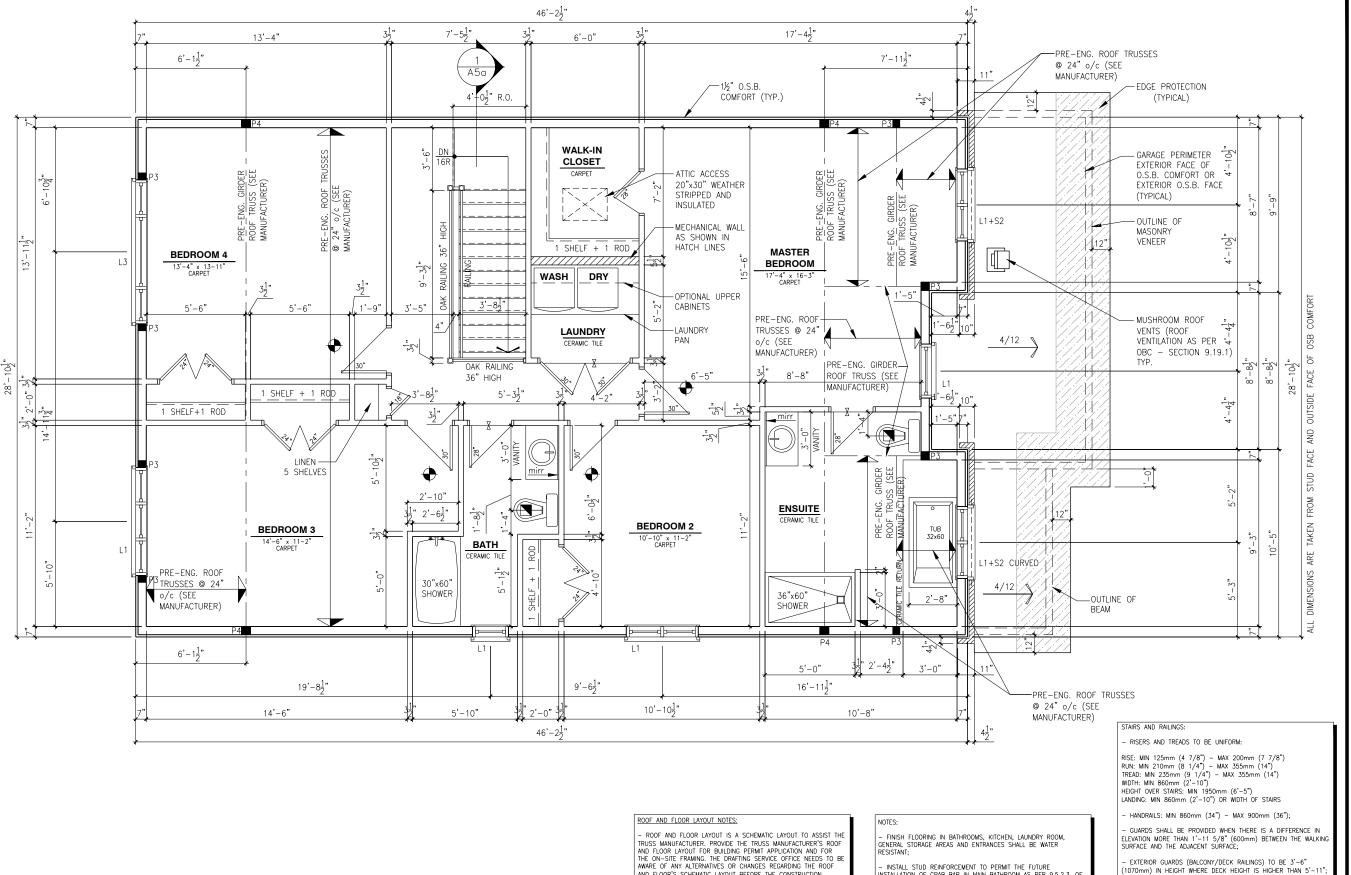
3/16" = 1'-0"

826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A8e

XX/XX/XXX



DATE: XX/XX/XXXX Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BOIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT. NO DIMENSION SHOULD BE SCALED ON DRAWINGS. THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. STEEL LINTEL: L 90x90x6 L 90x90x8 100x90x8 = L 125x90x8 = L 125x90x10 L 200x100x12 S7 = L 150x100x10 (8" BEARING) INTEL TABLE: L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES \* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*) P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (\*) P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (\*) P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (\*) P17 = HSS 73 0.D.x4.8 + 100x180x12 BOTTOM PL. (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED) \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2" = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT; ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS / ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA. = PROVIDE MECHANICAL EXHAUST TO OUTSIDE 2012 O.B.C. DRAWINGS EV-2 STRUCTURAL REVIEW REV-1 NEW STANDARD DRWG MODIFICATION 24/08/2018 DOYON DESCRIPTION SECOND FLOOR - 4 BED. **ELEV. B (ENSUITE UPGRADE)** (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 3/16" = 1'-0" INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IF

LOT:

**XXXX** 

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

#### NOTE:

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

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

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

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

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

- 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.

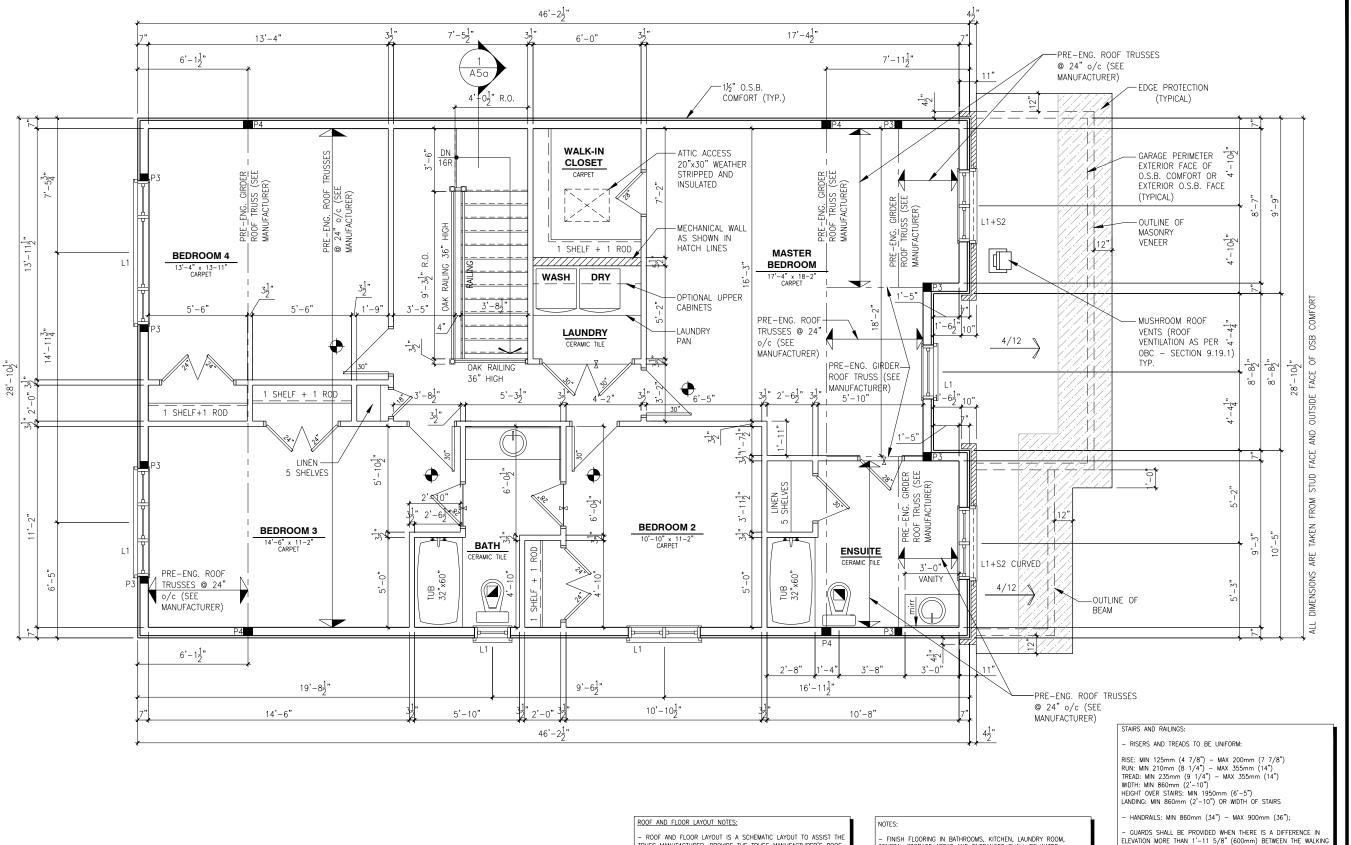
EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0

09/14/2018 VH

XX/XX/XXX

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



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

#### NOTE:

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

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.

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

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

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

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

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

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

Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

PERSONAL BCIN #19896

TARION REGISTRATION NUMBER #611

\*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW IL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS.

TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER
DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

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

#### INTEL TABLE:

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

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

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

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

#### POST TABLE:

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

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

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

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

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

POST ARE ALL JACK c/w STUD

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

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

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

PROVIDE MECHANICAL EXHAUST TO OUTSIDE

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

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

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

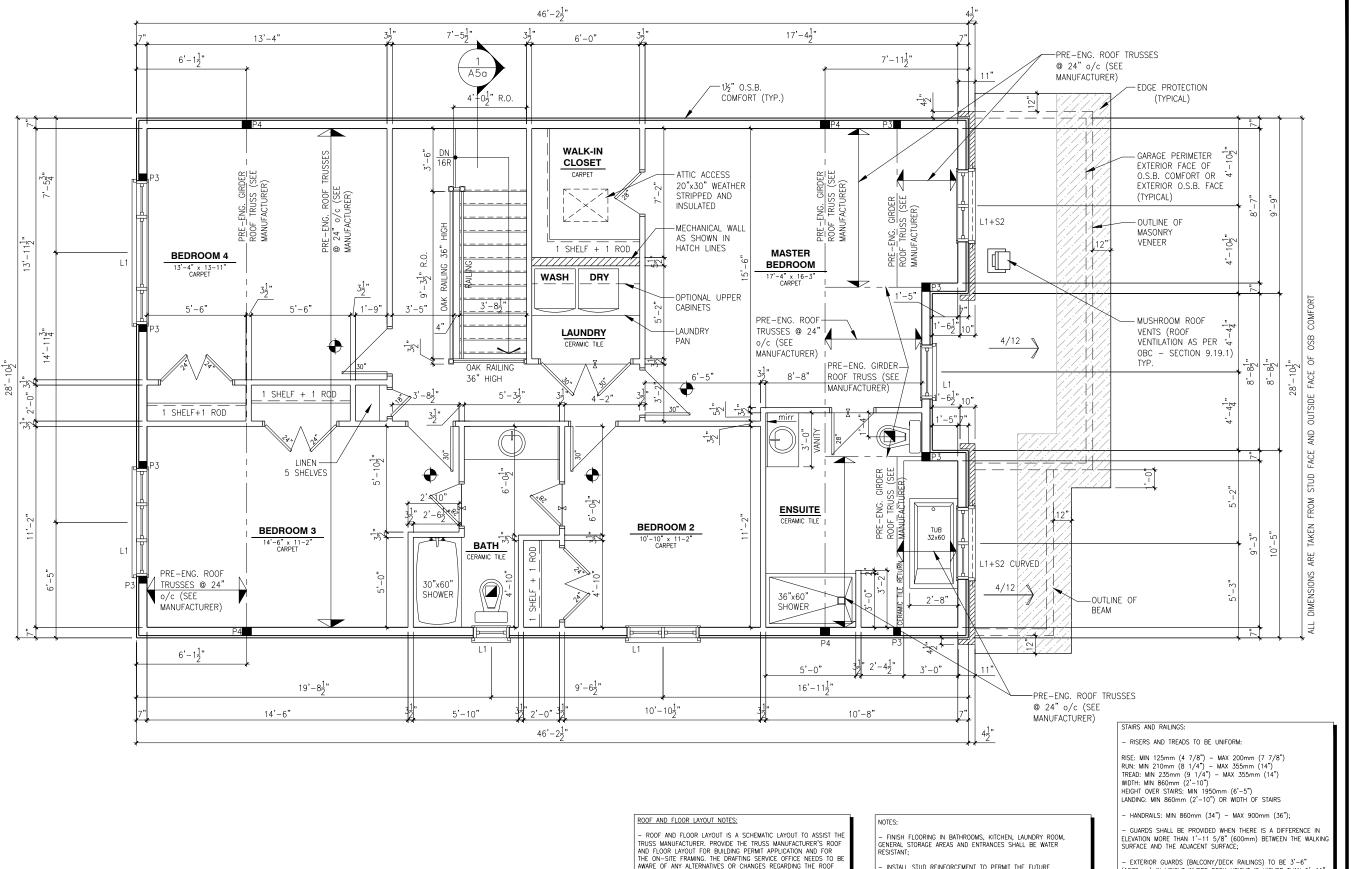
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826 - THE BRADLEY

2018 FOOTPRINT

STANDARD DRAWINGS)

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



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:

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

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

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

COORD, LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING.

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

ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

HOMES LTD AND THE MANUFACTURER;

INTEL TABLE: TREATED LUMBER POST TABLE: P1 = 3\* ADJUSTABLE STEEL COLUMN
P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6 1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11' EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0'

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.

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

LOT: **XXXX** DATE: XX/XX/XXXX Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

PERSONAL BCIN #19896

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

STEEL LINTEL:

L 90x90x6 L 90x90x8 100x90x8

= L 125x90x8 = L 125x90x10 = 1 200x100x12

S7 = L 150x100x10 (8" BEARING)

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

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

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

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

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

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

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

POST ARE ALL JACK c/w STUD

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

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

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

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

# 2012 O.B.C. DRAWINGS

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

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

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

A8e

826 - THE BRADLEY 2018 FOOTPRINT

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

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 0.B.C. 2012;

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

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

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

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

ROOF AND FLOOR LAYOUT NOTES:

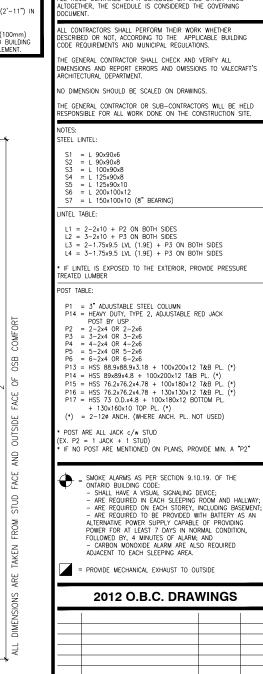
ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST TH TRUSS MANUFACTURER: PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING, THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S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

STAIRS AND RAILINGS:

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

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

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



INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") I  $43'-2\frac{1}{2}"$  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.  $7'-5\frac{1}{2}"$  $14' - 4\frac{1}{2}$ " 13'-4" 6'-0" A5a -1½" O.S.B. -EDGE PROTECTION 01" R.O. COMFORT (TYP.) (TYPICAL) ATTIC ACCESS GARAGE PERIMETER WALK-IN 20"x30" WEATHER EXTERIOR FACE OF 4/12 🦠 CLOSET STRIPPED AND O.S.B. COMFORT OR CARPET EXTERIOR O.S.B. FACE INSULATED | √94 (TYPICAL) OUTLINE OF MASONRY -MECHANICAL WALL VENEER AS SHOWN IN 1 SHELF + 1 ROD HATCH LINES BEDROOM 4 MASTER WASH DRY **BEDROOM** OPTIONAL UPPER 15'-4" x 18-2" CARPET CABINETS MUSHROOM ROOF VENTS (ROOF LAUNDRY LAUNDRY VENTILATION AS PER PAN OBC - SECTION 9.19.1 3 OAK RAILING 36" HIGH 1 SHELF + 1 ROD  $5' - 3\frac{1}{5}$ " 5'-10" 1 SHELF+1 ROD 37 2 LINEN -5 SHELVES PRE-ENG. ROOF TRUSSES @ 24" o/c (SEE 2'-10" MANUFACTURER) ENSUITE BEDROOM 3 BEDROOM 2 CERAMIC TILE 14'-6" x 11-2" CARPET BATH PRE-ENG. GIRDER-L3 ROOF TRUSS (SEE CERAMIC TILE MANUFACTURER) VANITY 4/12/X OUTLINE OF BEAM L1 -PRE-ENG. ROOF TRUSSES 2'-6" @ 24" o/c (SEE  $19' - 8\frac{1}{2}$ "  $9'-6\frac{1}{2}"$  $16' - 11\frac{1}{2}$ " MANUFACTURER)  $10' - 10\frac{1}{2}"$ 14'-6" 5'-10" 10'-8"

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

SECOND FLOOR PLAN - 4 BEDROOM - ELEVATION C

RISERS AND TREADS TO BE UNIFORM:

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

SURFACE AND THE ADJACENT SÚRFACE;

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

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

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XXXX

XX/XX/XXXX

Homes (2019) Limited

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

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LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS.

LOT:

PERSONAL BOIN #19896

DATE:

 $= 1.200 \times 100 \times 12$ 

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

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

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2012 O.B.C. DRAWINGS

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

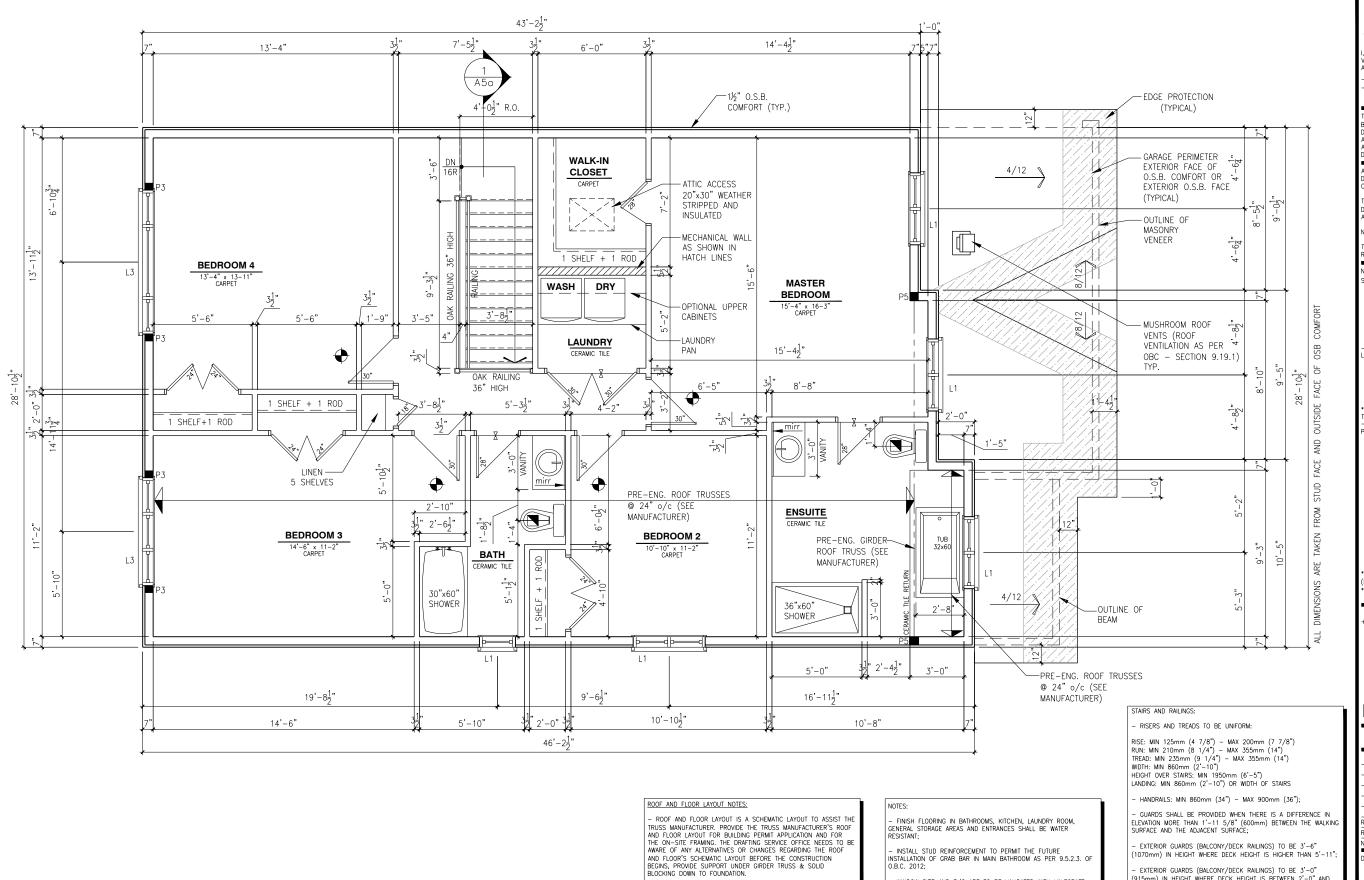
RAWING: SECOND FLOOR PLAN

4 BEDROOM - ELEVATION C

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

826 - THE BRADLEY 2018 FOOTPRINT

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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 Homes (2019) Limited <u>, DANIEL GUERIN</u>, ARCHITECTURAL MANAGER FÖR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES. PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM HIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE :-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGE ETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW LITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS. TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER
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P14 = HEAYY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP
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WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;

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RAWING: SECOND FLOOR - 4 BED.

**ELEV. C (ENSUITE UPGRADE)** 

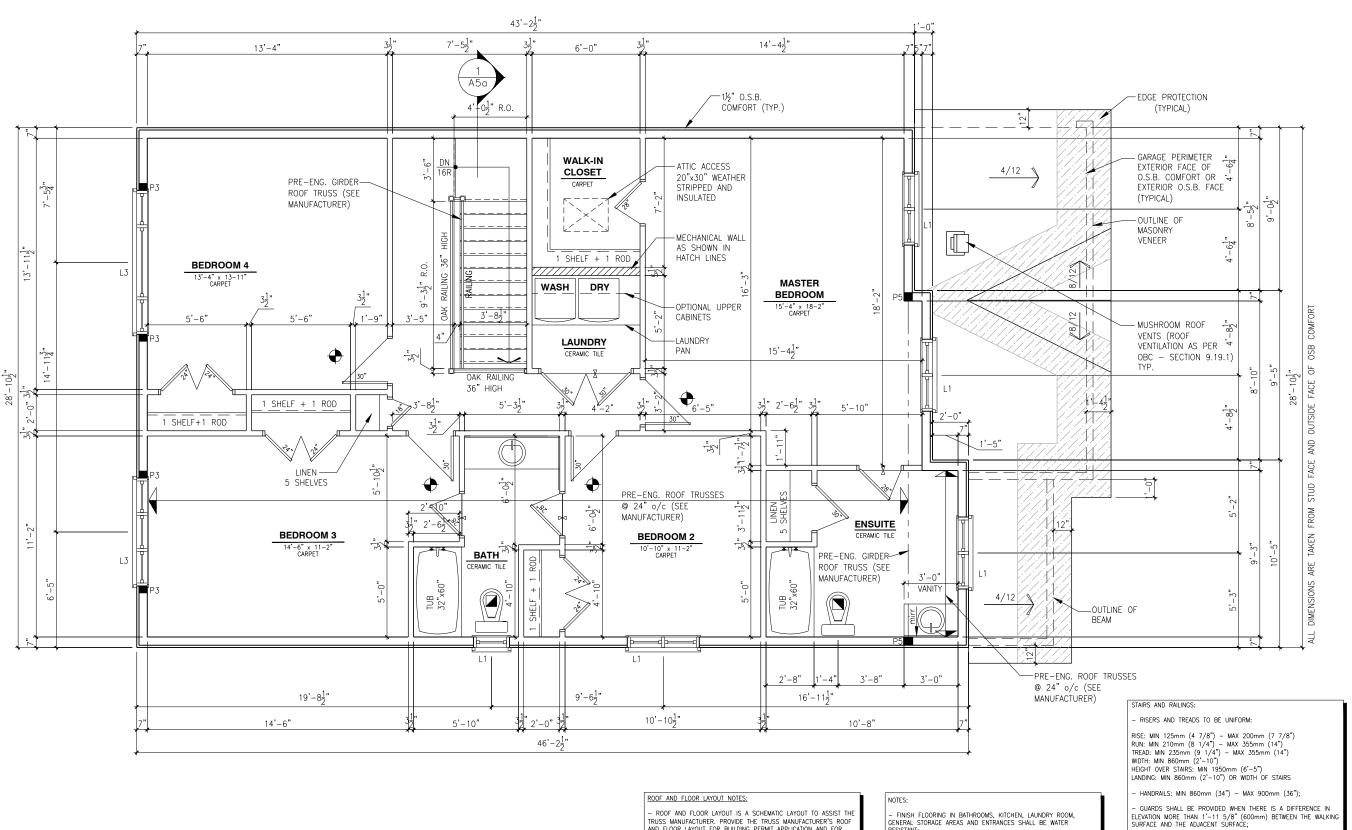
826 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

DESCRIPTION

A8f

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



PERSONAL BCIN #19896 \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER
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- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

## NOTE:

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

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.

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

Homes (2019) Limited

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

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

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ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN

	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

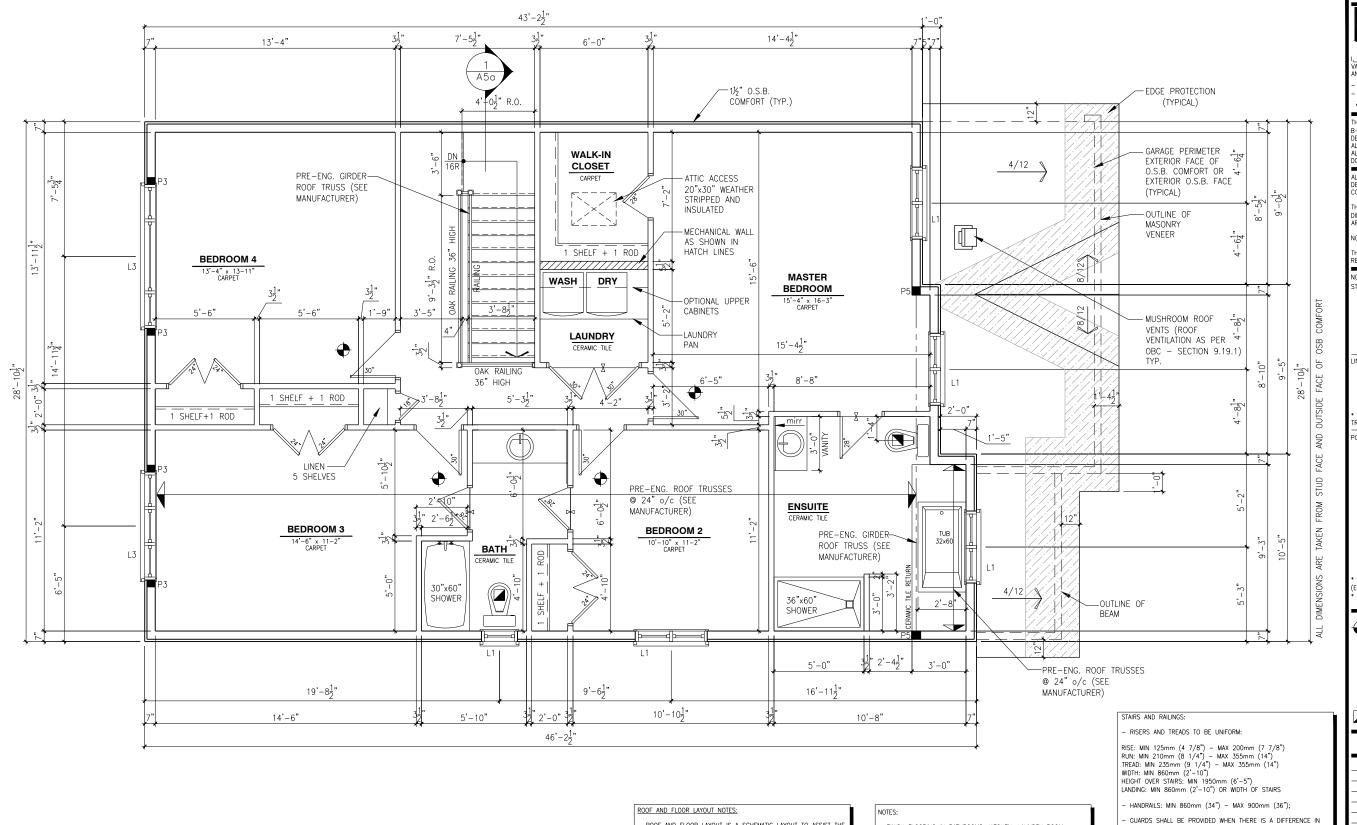
RAWING: SECOND FLOOR - 4 BED. **ELEV. C (JACK & JILL)** 

A8f

XX/XX/XXX

STANDARD DRAWINGS)

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



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

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

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PERSONAL BCIN #19896

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## STEEL LINTEL:

= L 90x90x6 = L 90x90x8 100x90x8

= L 125x90x8 = L 125x90x10

= 1 200x100x12 S7 = L 150x100x10 (8" BEARING)

#### INTEL TABLE:

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

 $13 = 2 - 1.75 \times 9.5$  LVI (1.9F) + P3.0N ROTH SIDES

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POST BY USP
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 ARP REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

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

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

	I .		l .
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 - 4 BED. ELEV. C (JACK & JILL + ENS.)

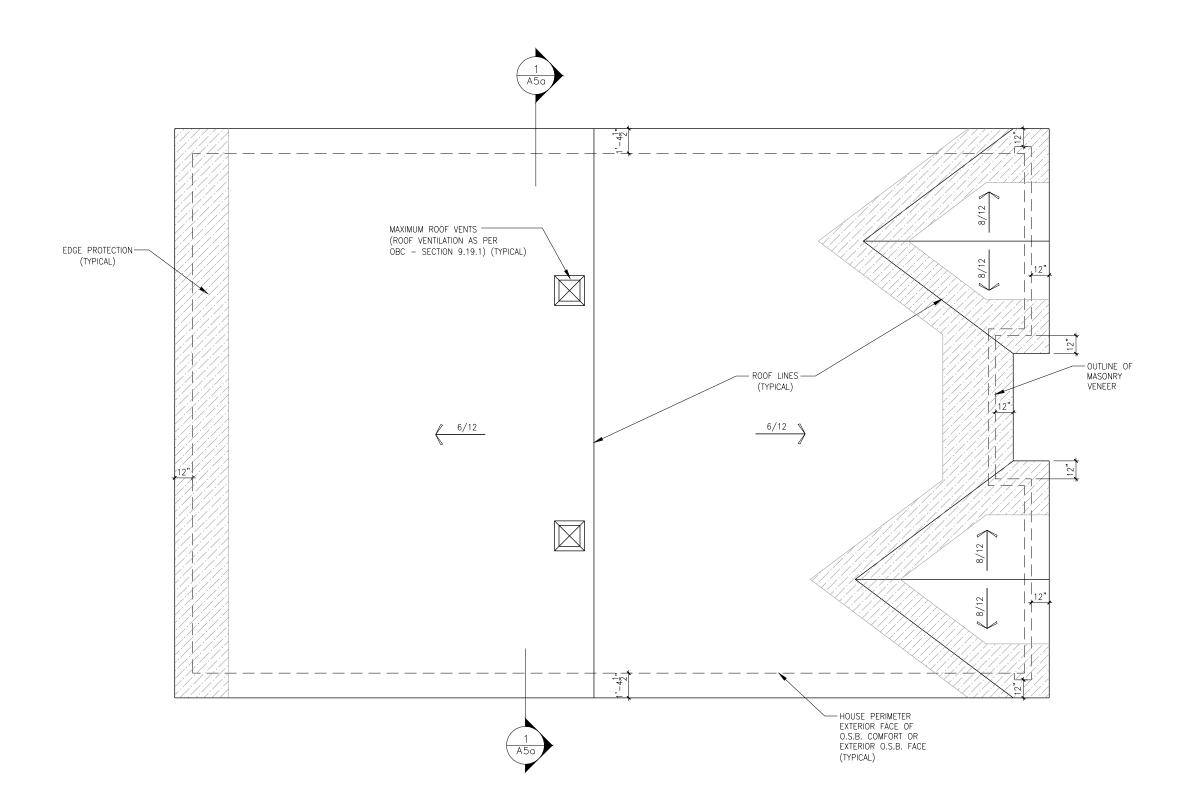
3/16" = 1'-0" XX/XX/XXX

826 - THE BRADLEY 2018 FOOTPRINT

STANDARD DRAWINGS)

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

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



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

LOT: DATE:

**XXXX** XX/XX/XXXX

Homes (2019) Limited

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

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# STEEL LINTEL:

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

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

- P13 = HSS 88.9884.94.8.18 + 100x200x12 T&B PL. (\*)
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  (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)

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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

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

**ROOF PLAN** 

3 & 4 BEDROOM - ELEVATION A

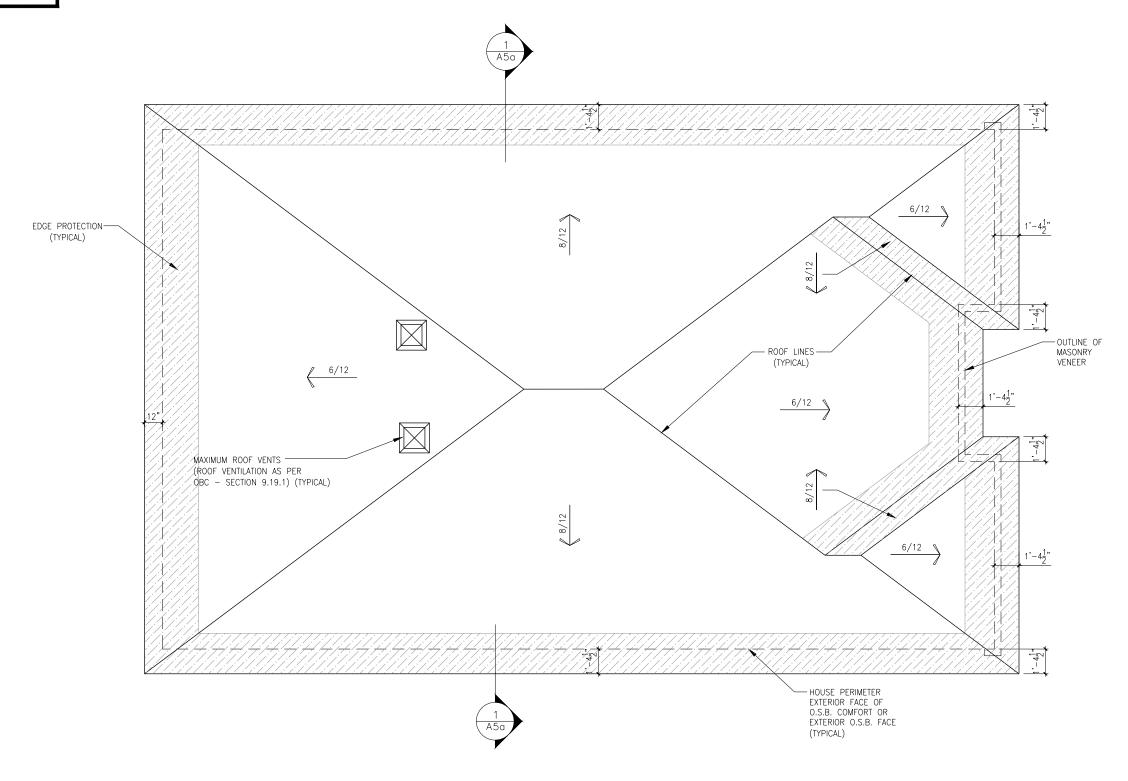
SCALE: 3/16" = 1'-0" 826 - THE BRADLEY

2018 FOOTPRINT

xx/xx/xxxx

A9d

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

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



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- TARION REGISTRATION NUMBER #611
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  P6 = 6-2x4 OR 6-2x6
  P13 = HSS 88 9x88 9x3 18 ± 100x200x12 T&R P1

- P4 = 4-2x4 UR 4-2x0 P5 = 5-2x4 UR 5-2x6 P6 = 6-2x4 UR 6-2x6 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
- P15 = HSS 88x89x4.8 + F100x200x12 T&B PL (\*)
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  P15 = HSS 76.2x76.2x4.78 + 100x180x12 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	DOYC
NO.	DESCRIPTION	DATE	BY

## **ROOF PLAN** 3 & 4 BEDROOM - ELEVATION B

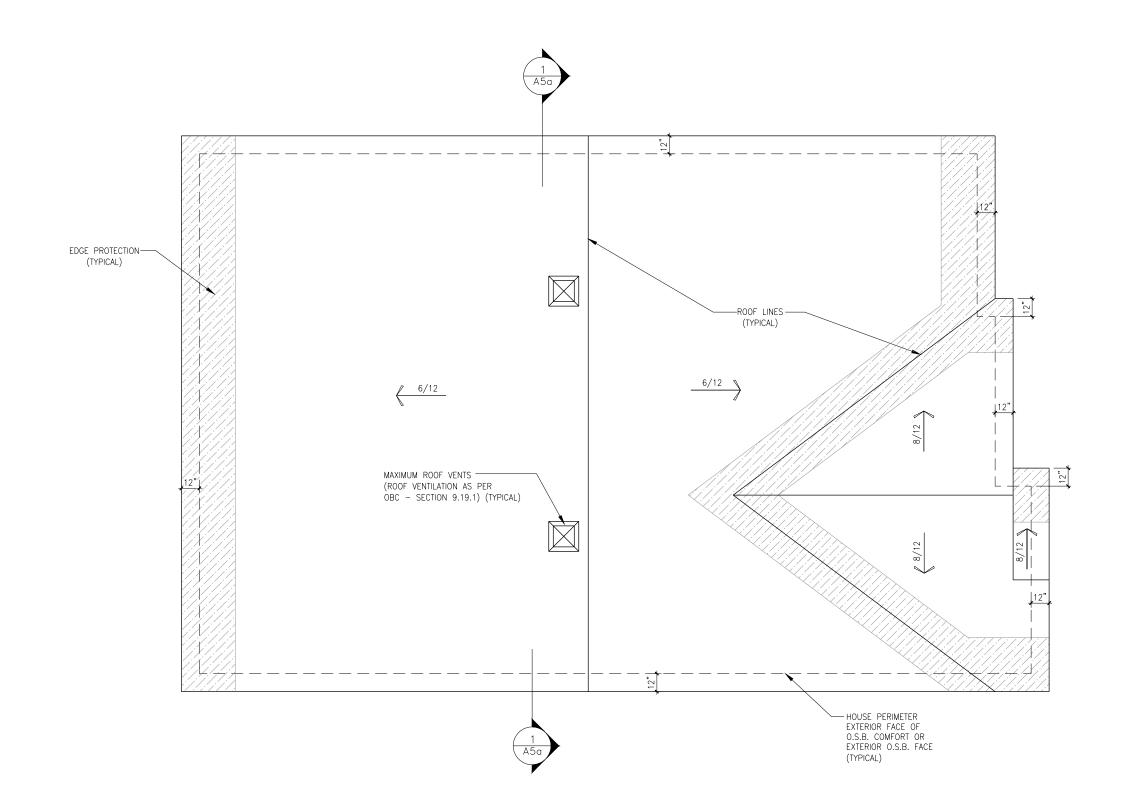
SCALE: 3/16" = 1'-0"

826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

xx/xx/xxxx

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**ROOF PLAN - 3 & 4 BEDROOM -ELEVATION C** 

LOT: DATE: XX/XX/XXXX

XXXX

Homes (2019) Limited

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  P6 = 6-2x4 OR 6-2x6
  P13 = HSS 88 9x88 9x3 18 ± 100x200x12 T&R P1 P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
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REV-2	STRUCTURAL REVIEW	09/14/2018	VH
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NO	DECCRIPTION	DATE	DV

**ROOF PLAN** 

3 & 4 BEDROOM - ELEVATION C

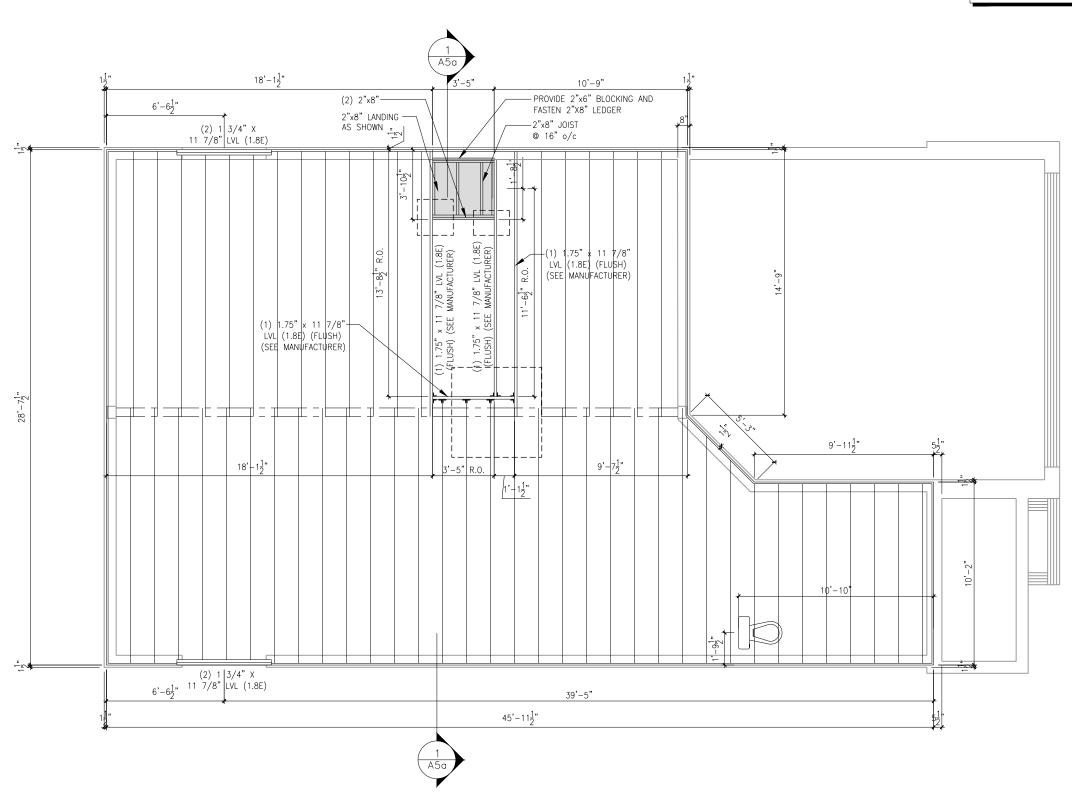
SCALE: 3/16" = 1'-0" 826 - THE BRADLEY

2018 FOOTPRINT

A9f

xx/xx/xxxx

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



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

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

LOT: **XXXX** DATE: XX/XX/XXXX I, DANIEL CUERIN., ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LID., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

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#### LINTEL TABLE:

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

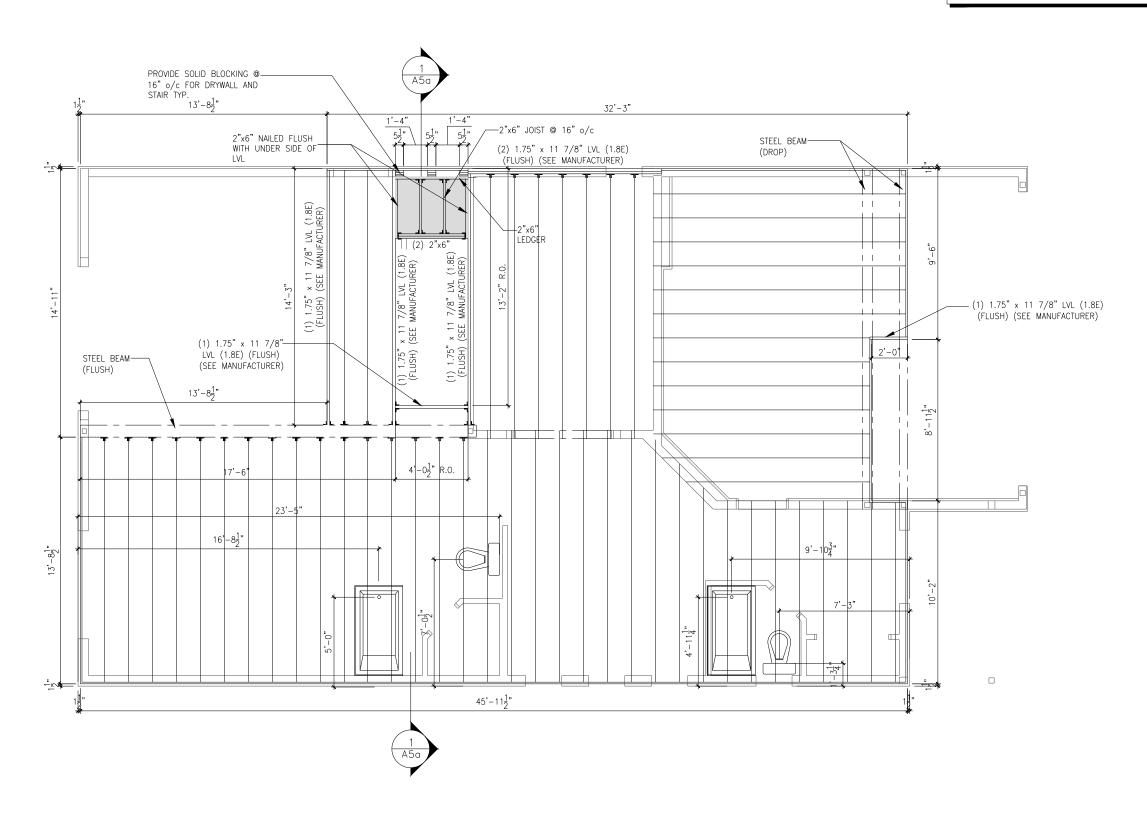
SCALE: 3/16" = 1'-0" xx/xx/xxxx

826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

A10a

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RAWING: SECOND FLOOR - JOIST

LAYOUT - 3 BEDROOM - ELEV. A-B

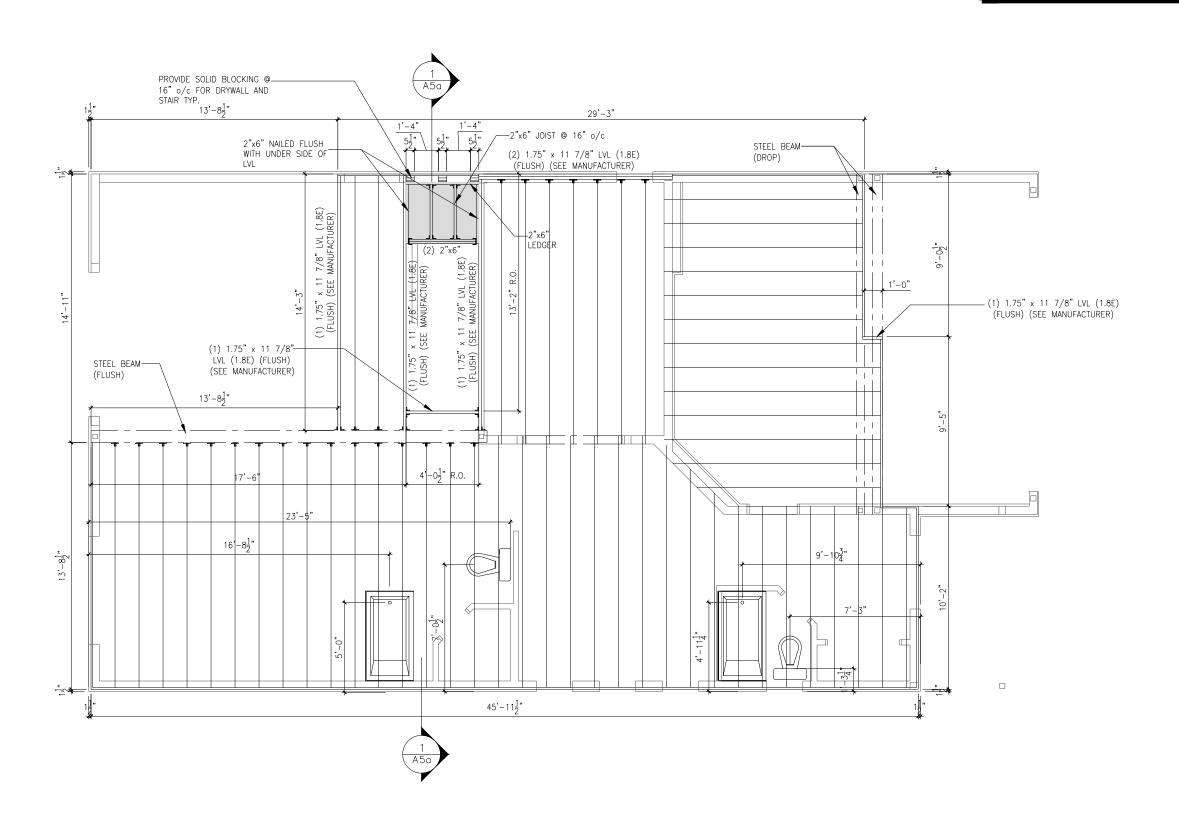
SCALE: 3/16" = 1'-0"

826 - THE BRADLEY 2018 FOOTPRINT

A11a (STANDARD DRAWINGS)

XX/XX/XXXX

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



LOT: **XXXX** DATE: XX/XX/XXXX Homes (2019) Limited

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

- PERSONAL BCIN #19896
- \*\* SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM \*\*

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# STEEL LINTEL: S1 = L 90x90x6 S2 = L 90x90x8 S3 = L 100x90x8 S4 = L 125x90x8 S5 = L 125x90x10 $S6 = 1.200 \times 100 \times 12$

#### LINTEL TABLE:

S7 = L 150x100x10 (8" BEARING)

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

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## 2012 O.B.C. DRAWINGS

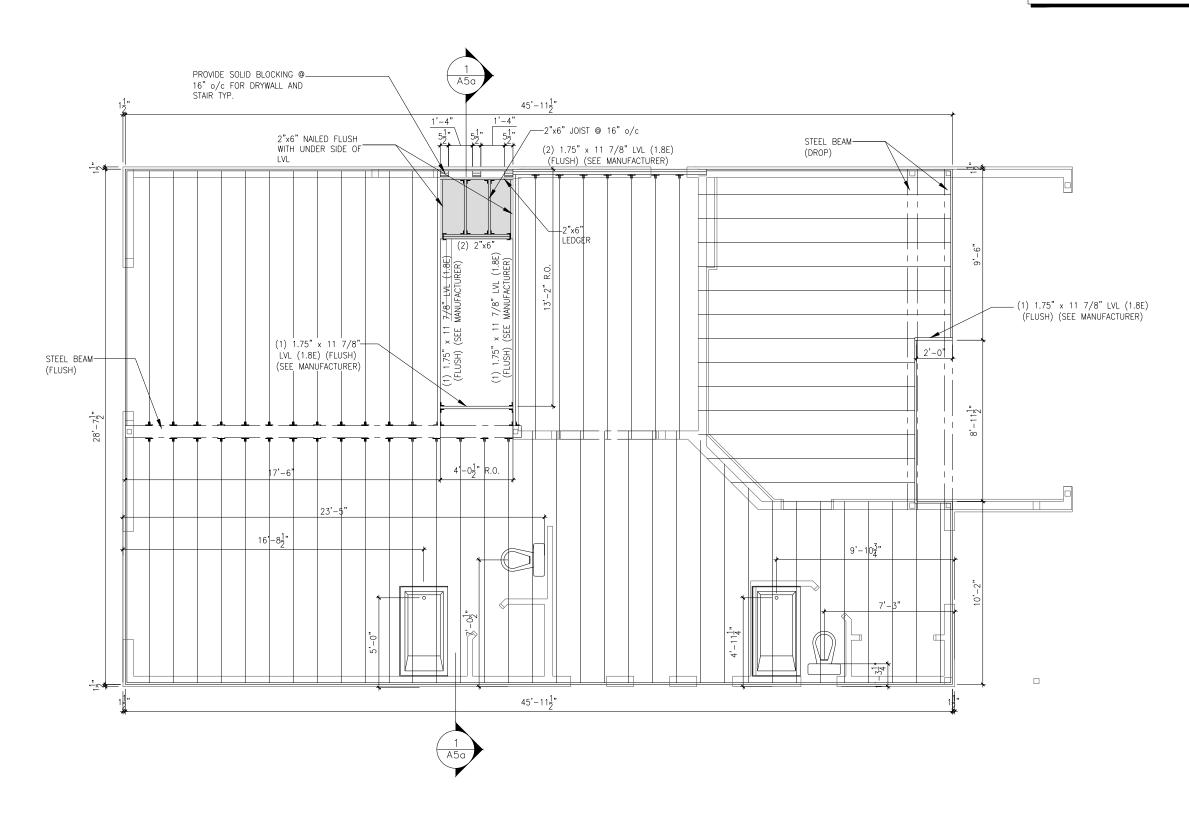
	1	1	ı
REV-2	STRUCTURAL REVIEW	09/14/2018	VH
REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYON
NO.	DESCRIPTION	DATE	BY

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

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

826 - THE BRADLEY 2018 FOOTPRINT

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

Homes (2019) Limited

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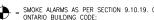
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- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
- L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
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- P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL. (\*)
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  P14 = HSS 89.8989.48 100x20012 7 288 PL. (\*)
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REV-1	NEW STANDARD DRWG MODIFICATION	24/08/2018	DOYOR
NO.	DESCRIPTION	DATE	BY

RAWING: SECOND FLOOR - JOIST

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

826 - THE BRADLEY

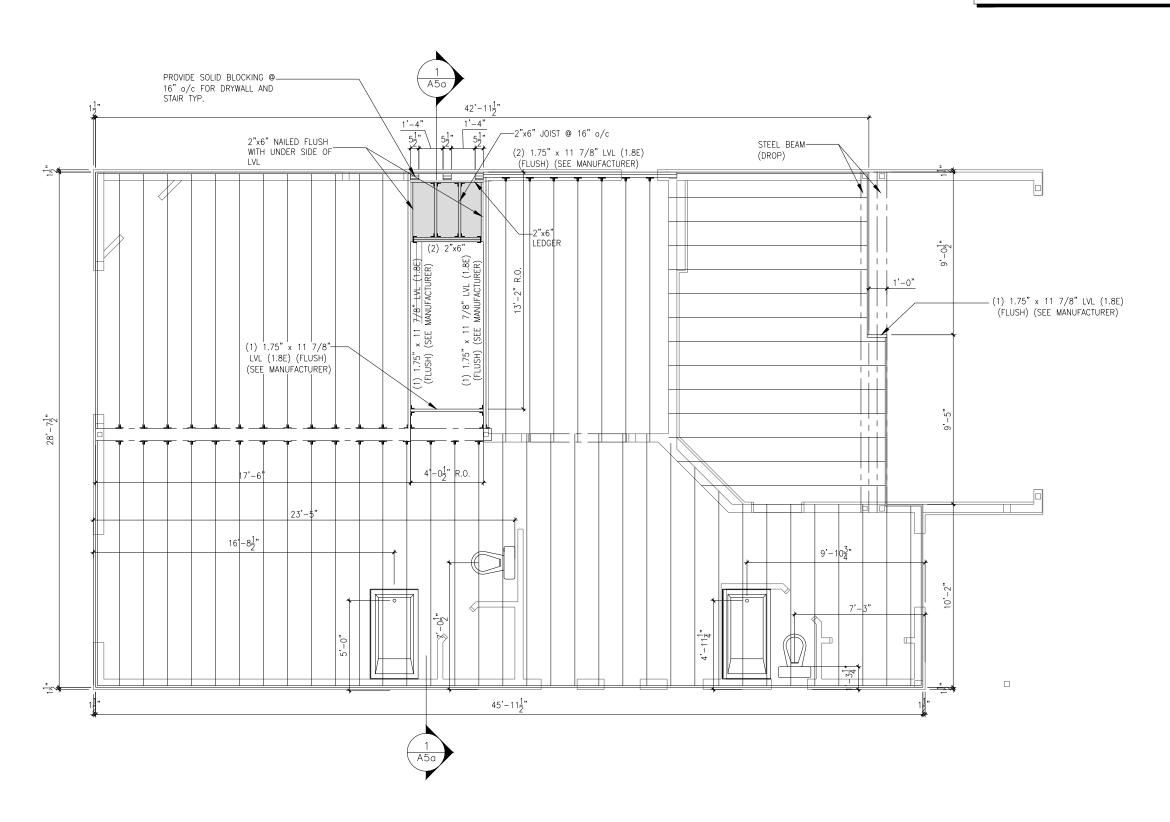
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A11c

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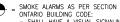
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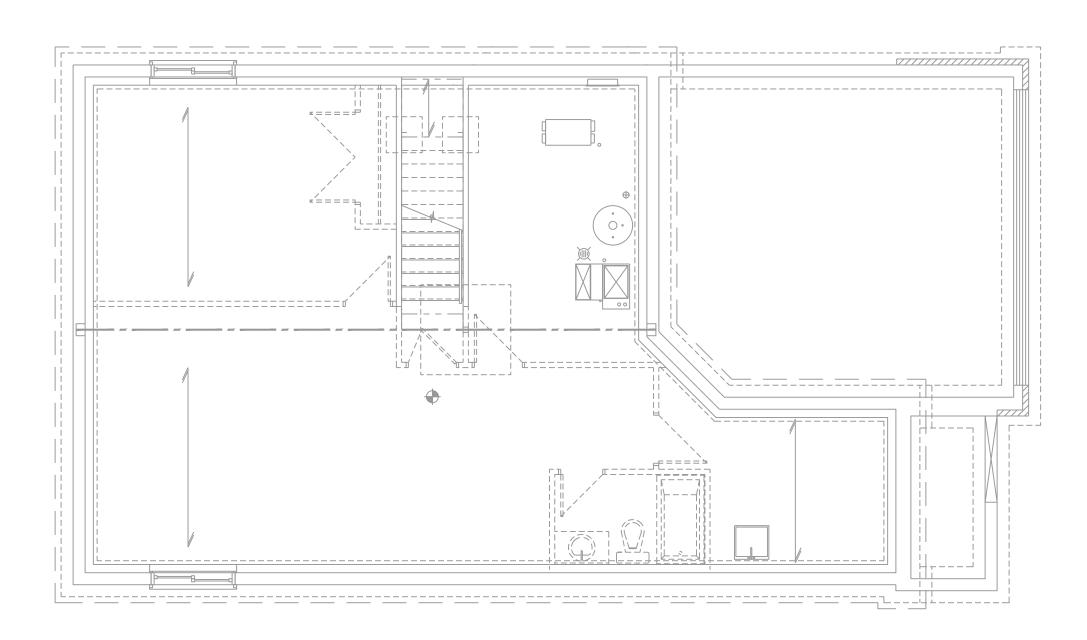
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## RAWING: SECOND FLOOR - JOIST LAYOUT - 4 BEDROOM - ELEV. C

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

826 - THE BRADLEY 2018 FOOTPRINT



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**BASEMENT ELECTRICAL PLAN** 

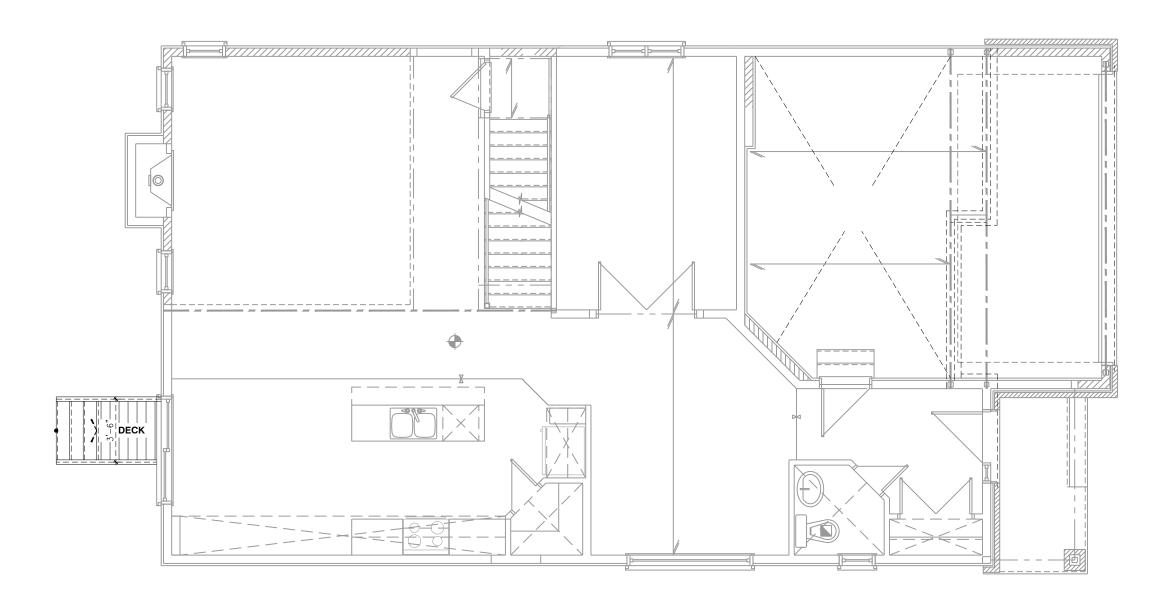
SCALE: 3/16" = 1'-0" xx/xx/xxxx

826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

**E**1

**GROUND FLOOR PLAN - 3 BEDROOM - ELEVATION A AND B** 



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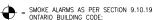
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- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;

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

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



= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

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

(STANDARD DRAWINGS)

## **1ST FLOOR ELECTRICAL**

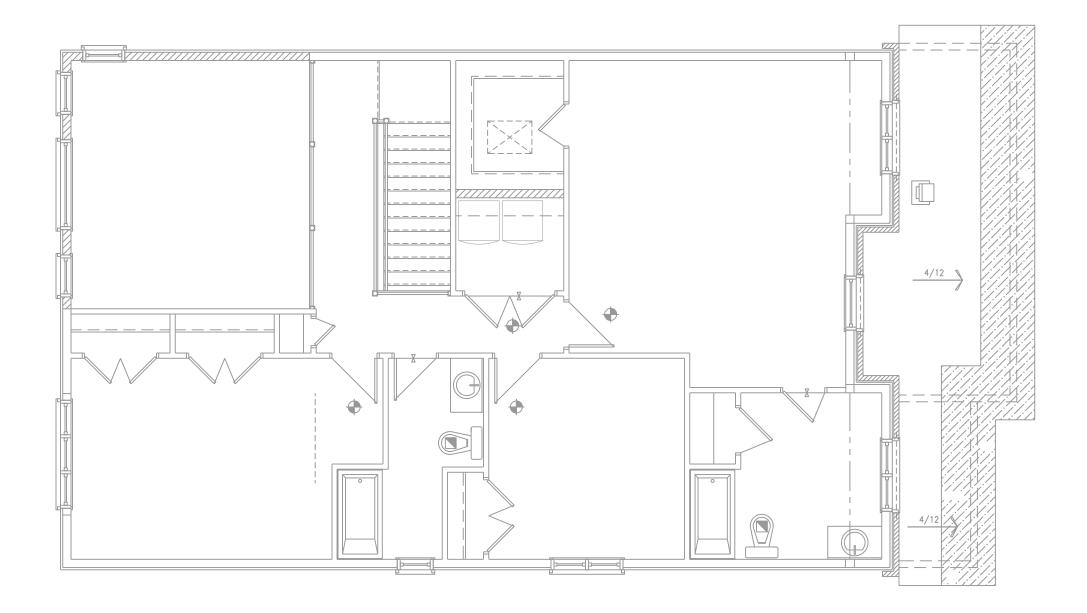
SCALE: 3/16" = 1'-0"

826 - THE BRADLEY 2018 FOOTPRINT

xx/xx/xxxx

**E2** 

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

## NOTE:

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

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

- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF 0.B.C. 2012;

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

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

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

DATE:

LOT:

**XXXX** XX/XX/XXXX

Homes (2019) Limited

I, DANIEL GUERIN., ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LID., 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 \*

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

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

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

# STEEL LINTEL:

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

#### LINTEL TABLE:

- L1 = 2-2x10 + P2 ON BOTH SIDES L2 = 3-2x10 + P3 ON BOTH SIDES
- L2 = 3-2x10 + 73 on BOTH SIDES L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
- $\mbox{\scriptsize *}$  IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

#### POST TABLE:

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

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

- P15 = HSS 88.9x88.9x8.18 + 100x20x12 1x8 PL. (\*)
  P14 = HSS 89x89x4.8 + 100x20x12 Tx8 PL. (\*)
  P15 = HSS 76.2x6.2x4.78 + 100x180x12 Tx8 PL. (\*)
  P16 = HSS 76.2x6.2x4.78 + 130x130x12 Tx8 PL. (\*)
  P17 = HSS 73 .0.1x4.8 + 100x180x12 BOTTOM PL.
  + 130x160x10 T0P PL. (\*)
  + 130x160x10 T0P PL. (\*)
- (\*) = 2-12ø ANCH. (WHERE ANCH. PL. NOT USED)
- \* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD) \* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"



- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

## 2012 O.B.C. DRAWINGS

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

# 2ND FLOOR

xx/xx/xxxx

**E3** 

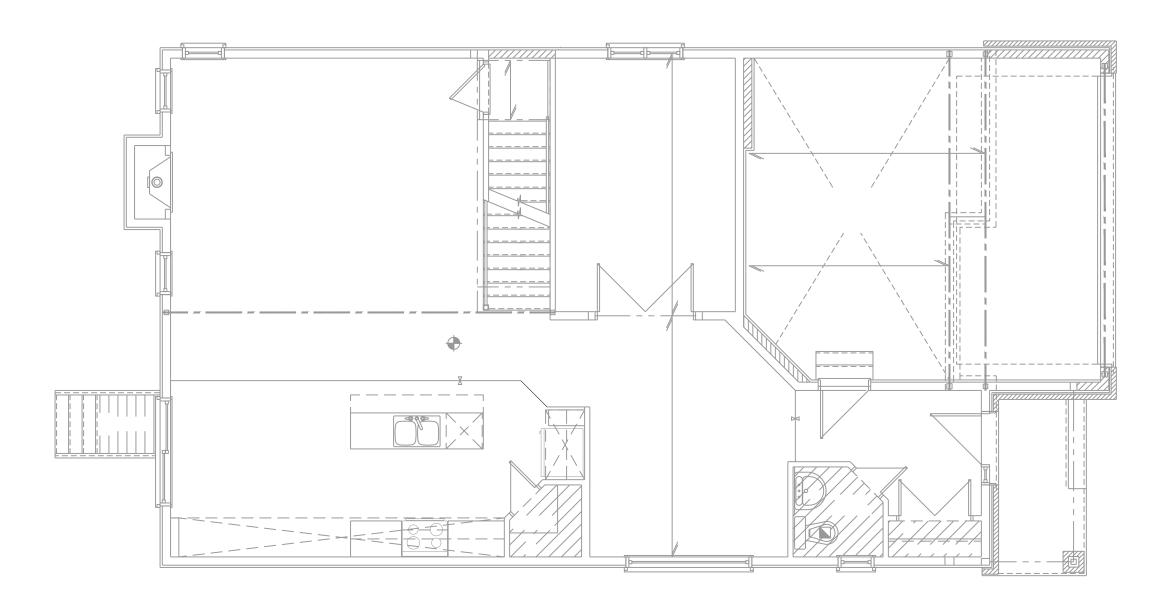
**ELECTRICAL PLAN** SCALE: 3/16" = 1'-0"

826 - THE BRADLEY

2018 FOOTPRINT

(STANDARD DRAWINGS)

SECOND FLOOR ELECTRICAL PLAN - 3 BEDROOM



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

**XXXX** XX/XX/XXXX



Homes (2019) Limited

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

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## 2012 O.B.C. DRAWINGS

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

## **GROUND FLOOR ELECTRICAL**

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

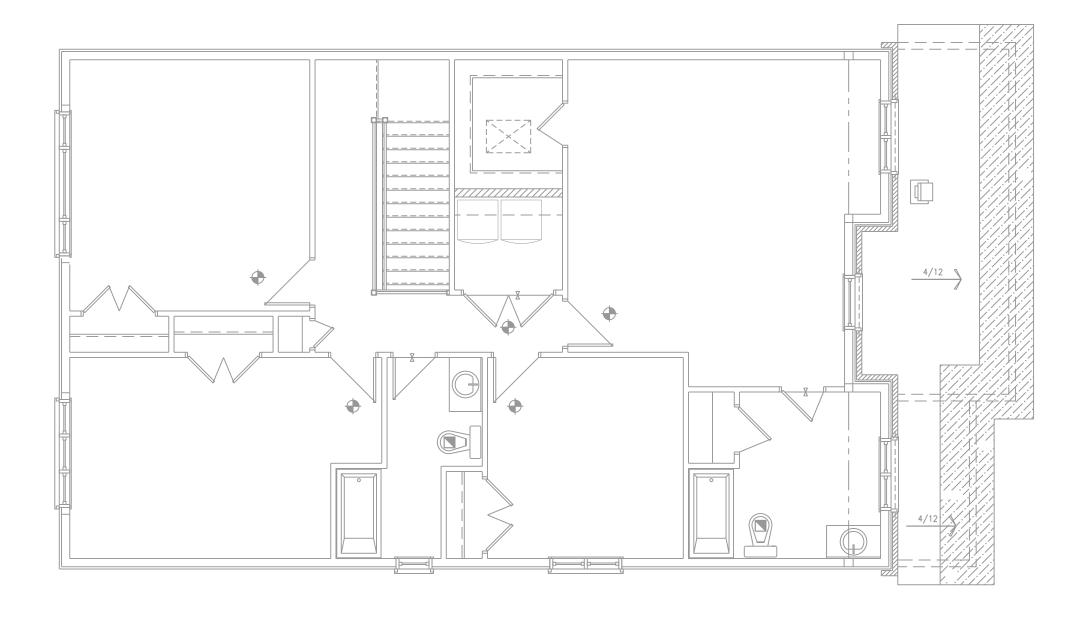
826 - THE BRADLEY 2018 FOOTPRINT

(STANDARD DRAWINGS)

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

**GROUND FLOOR PLAN ELECTRICAL PLAN - 4 BEDROOM** 

**E2** 



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

2ND FLOOR **ELECTRICAL PLAN** 

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

826 - THE BRADLEY 2018 FOOTPRINT

**E3**