



Valecraft

Homes Ltd.



DEERFIELD VILLAGE 2
MODEL: 105 THE MANN
BLOCK: O
LOT: 86
ADDRESS: 614 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 110 THE THOMAS (REV)
BLOCK: O
LOT: 85
ADDRESS: 616 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 130 THE LEWIS
BLOCK: O
LOT: 84
ADDRESS: 618 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: O
LOT: 83
ADDRESS: 620 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 160-2 THE STANLEY 2
BLOCK: O
LOT: 82
ADDRESS: 622 TRANQUIL STREAM PRIV.

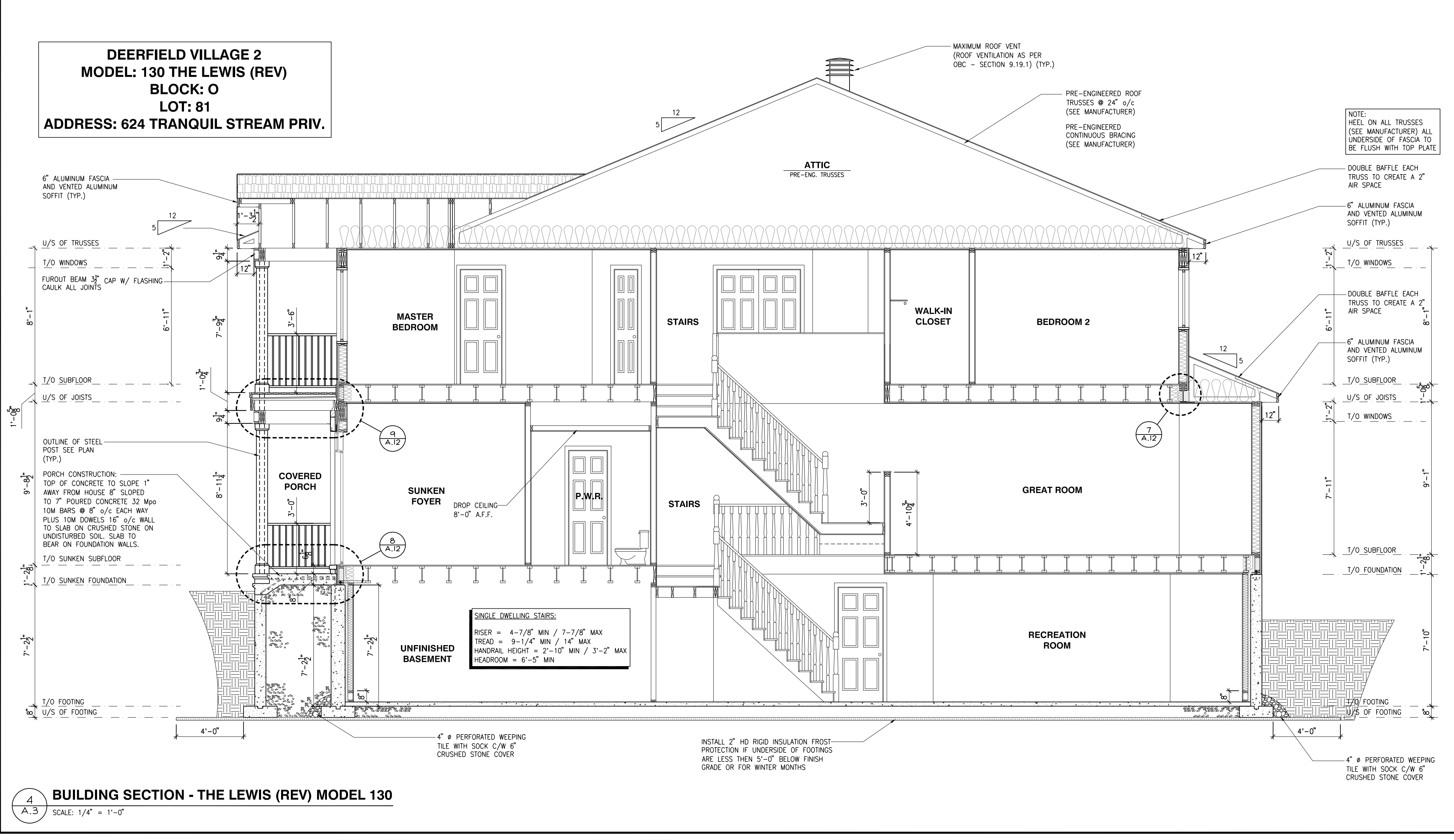
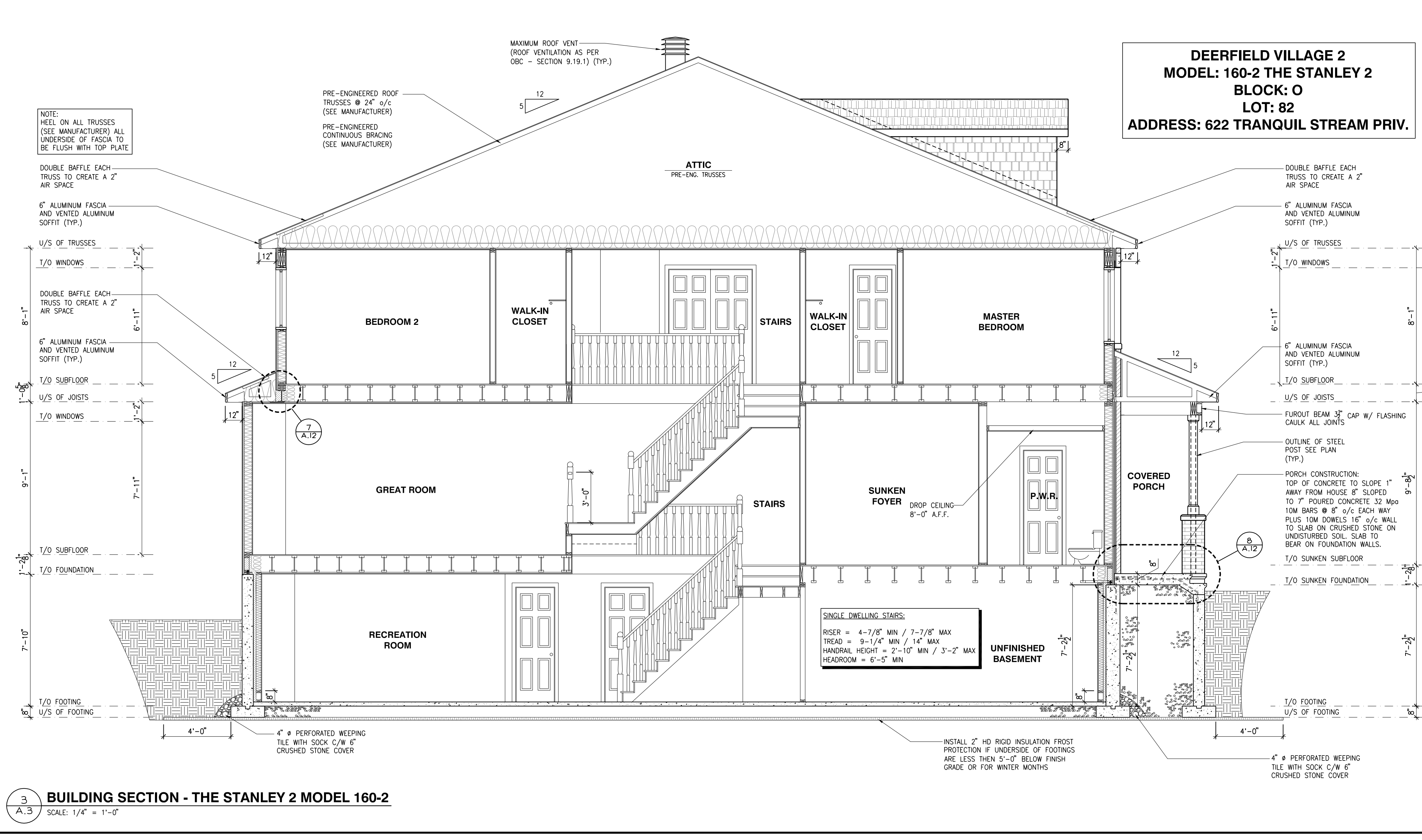
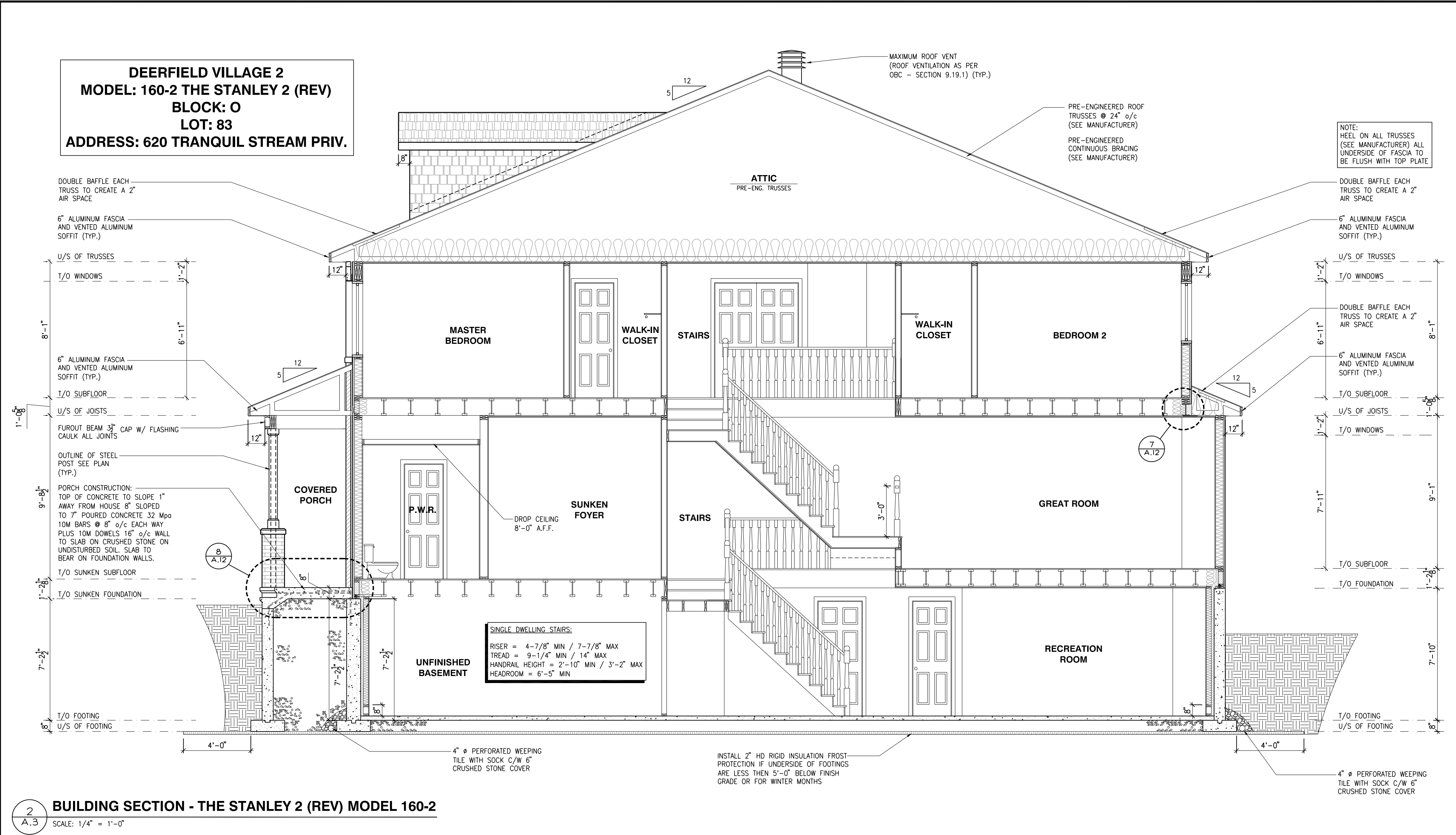
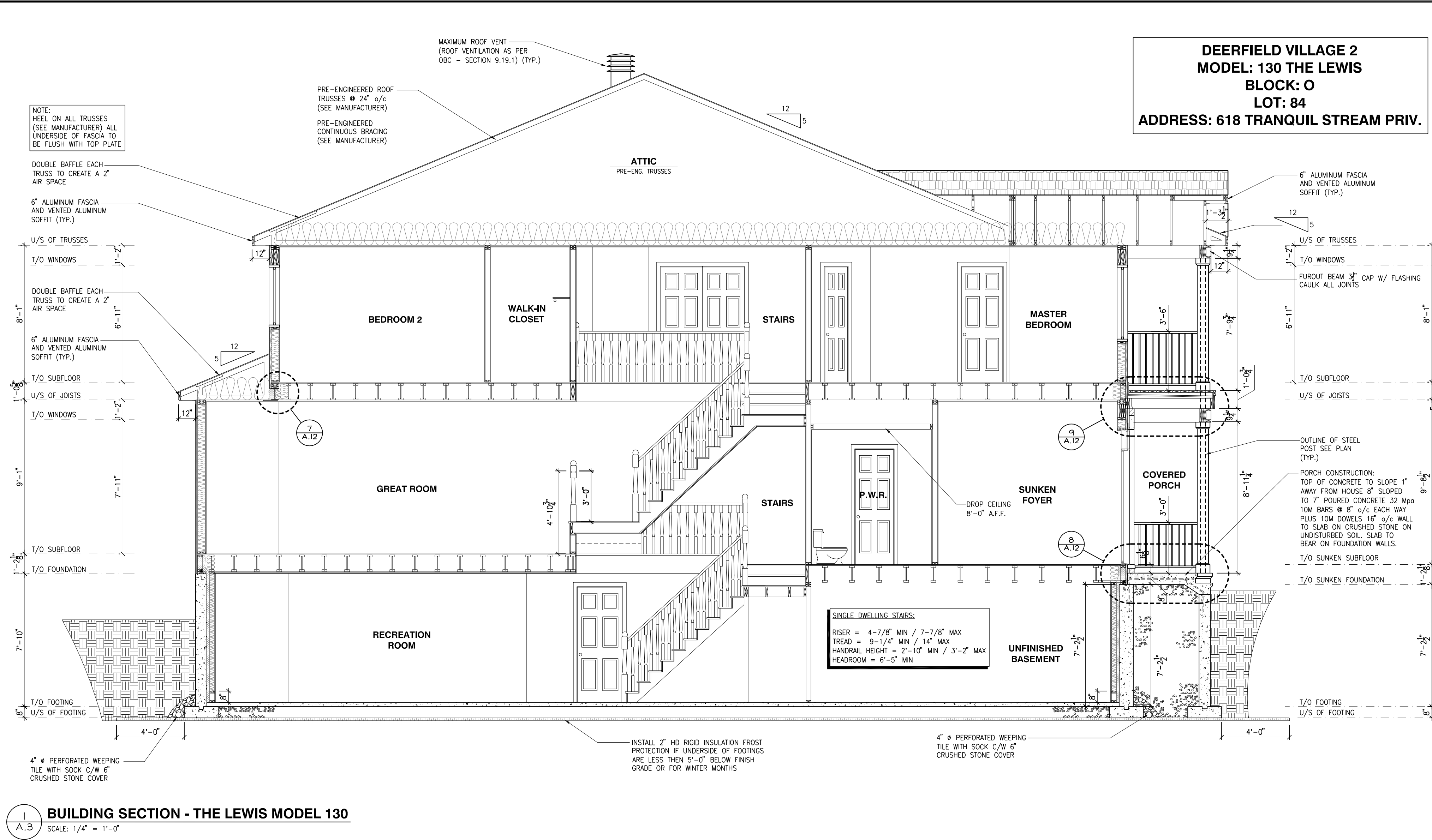
DEERFIELD VILLAGE 2
MODEL: 130 THE LEWIS (REV)
BLOCK: O
LOT: 81
ADDRESS: 624 TRANQUIL STREAM PRIV.

DEARFIELD VILLAGE 2 - BLOCK O

DRAWING LIST:

- A.1 FRONT, LEFT AND RIGHT ELEVATIONS
- A.2 REAR ELEVATION AND BUILDING SECTIONS
- A.3 BUILDING SECTIONS
- A.4 FOOTING PLAN
- A.5 BASEMENT FLOOR PLAN
- A.6 GROUND FLOOR - FLOOR JOIST FRAMING PLAN
- A.7 GROUND FLOOR PLAN
- A.8 SECOND FLOOR - FLOOR JOIST FRAMING PLAN
- A.9 SECOND FLOOR PLAN
- A.10 ROOF PLAN

- A.11 WALL SECTIONS AND DETAILS
- A.12 DETAILS
- E.1 BASEMENT FLOOR - ELECTRICAL PLAN
- E.2 GROUND FLOOR - ELECTRICAL PLAN
- E.3 SECOND FLOOR - ELECTRICAL PLAN



2012 O.B.C. DRAWINGS			
REV-4	ISSUED FOR CONSTRUCTION	09/19/2020	DOYON
UNIT 0-83, 0-84 AND 0-86			
REV-3	ISSUED FOR CONSTRUCTION	06/17/2020	DOYON
UNIT 0-87, 0-88 AND 0-89			
REV-2	ISSUED TO ORDER TRUSSES ONLY	07/27/2020	DOYON
REV-1	ISSUED TO ORDER TRUSSES ONLY	06/16/2020	DOYON
NO.	DESCRIPTION	1MM/00/YYYY	BY
DRAWING:			
BUILDING SECTIONS			
ADDRESS:	SCALE:	DATE:	MM/DD/YYYY
SEE PLANS	1/4" = 1'-0"	04/10/2020	
BLOCK: O			SHEET:
DEERFIELD VILLAGE 2			A.3

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DEERFIELD VILLAGE 2
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FOOTING SCHEDULE				
WALL FOOTINGS	ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR <SITE CLASS>			
	100KPa	85KPa	75KPa	60KPa
WF1	30"W x 8"H, 1-15M LONGITUDINAL BARS	35"W x 8"H, 1-15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	40"W x 8"H, 1-15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	48"W x 8"H, 1-15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" o/c 3-15M LONGITUDINAL BARS
	28"W x 8"H, 2-15M LONGITUDINAL BARS	34"W x 8"H, 2-15M LONGITUDINAL BARS	15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	46"W x 8"H, 1-15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF3	26"W x 8"H, 2-15M LONGITUDINAL BARS	30"W x 8"H, 3-15M LONGITUDINAL BARS	34"W x 8"H, 2-15M LONGITUDINAL BARS	42"W x 8"H, 1-15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" o/c 3-15M LONGITUDINAL BARS
	24"W x 8"H, 2-15M LONGITUDINAL BARS	28"W x 8"H, 2-15M LONGITUDINAL BARS	32"W x 8"H, 2-15M LONGITUDINAL BARS	40"W x 8"H, 1-15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS
WF5	24"W x 8"H, 2-15M LONGITUDINAL BARS	24"W x 8"H, 2-15M LONGITUDINAL BARS	26"W x 8"H, 2-15M LONGITUDINAL BARS	34"W x 8"H, 2-15M LONGITUDINAL BARS
	24"W x 8"H, 2-15M LONGITUDINAL BARS	24"W x 8"H, 2-15M LONGITUDINAL BARS	24"W x 8"H, 2-15M LONGITUDINAL BARS	30"W x 8"H, 2-15M LONGITUDINAL BARS
WF7	20"W x 8"H, 2-15M LONGITUDINAL BARS	20"W x 8"H, 2-15M LONGITUDINAL BARS	20"W x 8"H, 2-15M LONGITUDINAL BARS	24"W x 8"H, 2-15M LONGITUDINAL BARS
	ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR <SITE CLASS>			
POST FOOTINGS	100KPa 85KPa 75KPa 60KPa			
	36"W x 36"W x 10"H, 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY	38"W x 36"W x 10"H, 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY	40"W x 40"W x 10"H, 3-15M LONGITUDINAL BARS x 34" LONG EACH WAY	44"W x 44"W x 10"H, 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY
F2	24"W x 24"W x 10"H,	24"W x 24"W x 10"H,	24"W x 24"W x 10"H,	28"W x 28"W x 12"H,
	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS

2012 O.B.C. DRAWINGS

REV-5	ISSUED FOR CONSTRUCTION	09/10/2020	DOYON
UNIT	O-83, O-84 AND O-86		
REV-4	ISSUED FOR CONSTRUCTION	08/17/2020	DOYON
UNIT	O-81, O-82 AND O-85		
REV-3	ISSUED TO ORDER JOISTS ONLY	07/27/2020	DOYON
REV-2	ISSUED TO ORDER TRUSSES ONLY	06/16/2020	DOYON
REV-1	ISSUED FOR BUILDING PERMIT	04/21/2020	DOYON
NO.	DESCRIPTION	1MM/00/TTTT/87	

DRAWING:

FOOTING PLAN

ADDRESS:	SCALE:	DATE:
SEE PLANS	1/4" = 1'-0"	MM/DD/YYYY

BLOCK: O
DEERFIELD VILLAGE 2

A.4

Valecraft Homes Ltd.
ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD. HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
- PERSONAL BCIN #18996
- TARIFF REGISTRATION NUMBER #611
- SEE SIGNED SCHEDULE 1, DESIGNER INFORMATION FORM

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 9-14 AND ANY PARTS AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR OTHER ITEMS TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

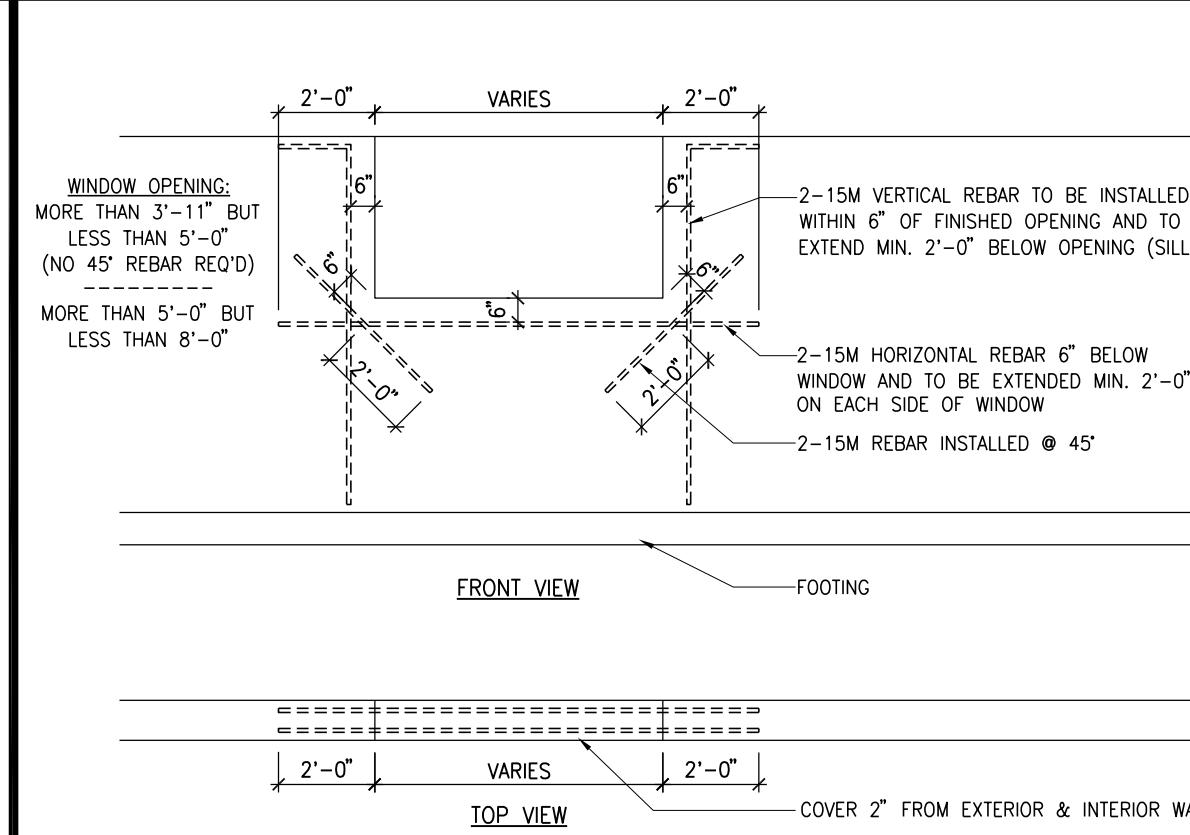
ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

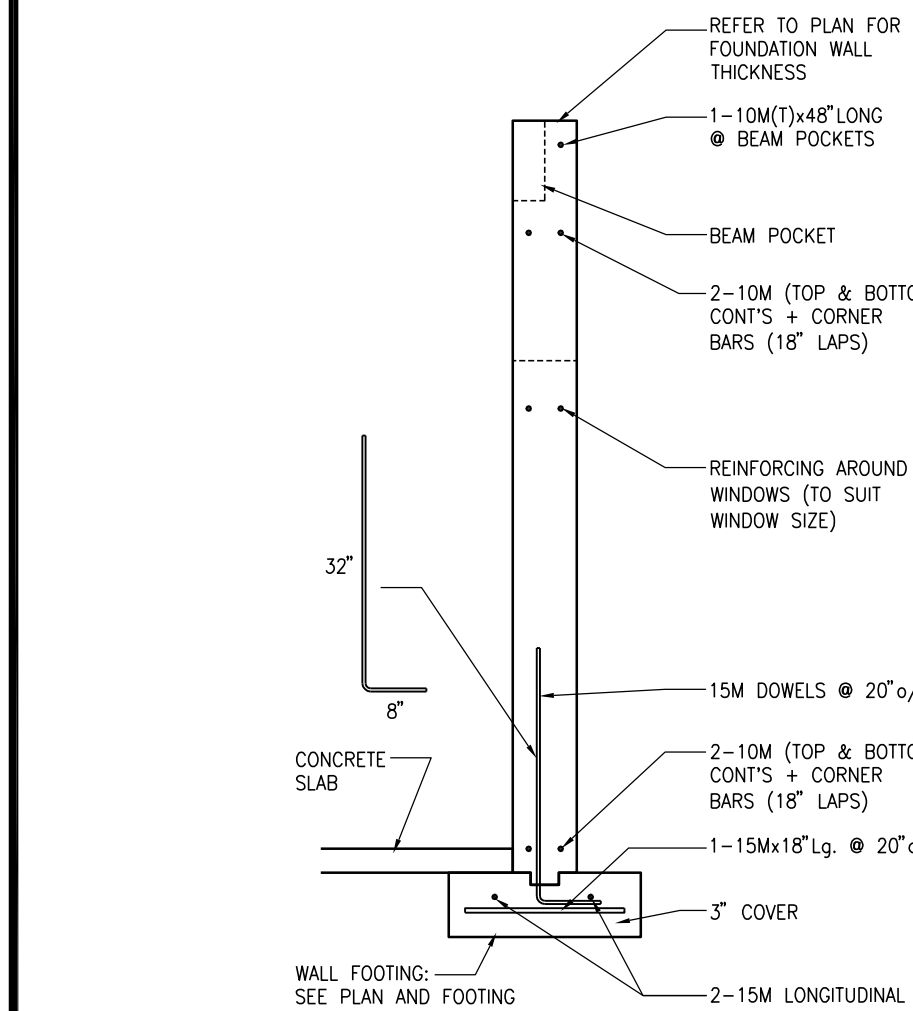
THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:



BASEMENT WINDOW REINFORCING

SCALE: 1/4" = 1'-0"



CONCRETE WALL REINFORCING

SCALE: 1/2" = 1'-0"

REINFORCED WALL AS SHOWN IN HATCH LINES:
-15M VERTICAL BARS @ 12" o/c
-15M HORIZONTAL BARS @ 12" o/c
-15M DOWEL BARS IN FOOTING 10" HORIZONTAL x 24" VERTICAL @ 12" o/c

- NOTES:
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. (20MPa) AT 28 DAYS FOR FOOTINGS AND WALL.
 - ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4000 P.S.I. (28MPa) TO 8" AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN. 2% SLOPE).
 - CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION OR FROST PROTECTION SHALL BE PROVIDED.
 - FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING FLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY WEALED AND ANCHORED.
 - FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEOTECHNICAL ENGINEER.
 - BEARING STRATA TO BE INSPECTED AND THE BEARING VALUE AND UNDER SIDE OF FOOTING (UP) ELEVATION CONFIRMED BY GEOTECHNICAL CONSULTANT AT TIME OF EXCAVATION.
 - FOR ALLOWABLE BEARING VALUES OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS.
 - REINFORCING STEEL SHALL COMPLY TO G30.18 GRADE 400.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL BASEMENT FLOOR PLAN AND ARCHITECTURAL SPECIFICATION.



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DEERFIELD VILLAGE 2
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DEERFIELD VILLAGE 2
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DEERFIELD VILLAGE 2
MODEL: 130 THE LEWIS (REV)
BLOCK: O
LOT: 81
ADDRESS: 624 TRANQUIL STREAM PRIV.

2012 O.B.C. DRAWINGS

REV-4	ISSUED FOR CONSTRUCTION	09/10/2020	DO/NN
UNIT 0-83, 0-84 AND 0-85			
REV-3	ISSUED FOR CONSTRUCTION	06/17/2020	DO/NN
UNIT 0-81, 0-82 AND 0-83			
REV-2	ISSUED TO ORDER JOISTS ONLY	07/27/2020	DO/NN
REV-1	ISSUED TO ORDER TRUSSES ONLY	06/16/2020	DO/NN
NO.	DESCRIPTION	1MM/00/TTTT	BT

DRAWING:

GROUND FLOOR PLAN

ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: MM/DD/YYYY 04/10/2020

BLOCK: O
DEERFIELD VILLAGE 2

A.7

Valecraft
Homes Ltd.

DANIEL GUBIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAS REVIEWED THE FOLLOWING DOCUMENTS AND TAKES RESPONSIBILITY FOR THE DESIGN ACTIVITIES:

- PERSONAL IDEN #1896
- TARON REGISTRATION NUMBER #611
- SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 1-1A AND ANY REVISED AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR WES OTHER ITEMS TOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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

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

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
 - SHALL HAVE A VOICE SENSING 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

STEEL LUTEL:

- S1 = L 90x90x8
- S2 = L 90x90x8
- S3 = L 100x100x8
- S4 = L 125x125x8
- S5 = L 125x125x10
- S6 = L 125x125x12
- S7 = L 150x150x12 (8" BEARING)

LUTEL TABLE:

- L1 = 2-2x10 + P2 ON BOTH SIDES
- L2 = 3-2x10 + P3 ON BOTH SIDES
- L3 = 3-1.75x8.5 LVL (1.8E) + P3 ON BOTH SIDES
- L4 = 3-1.75x8.5 LVL (1.8E) + P3 ON BOTH SIDES

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

POST TABLE:

- P1 = 3" ADJUSTABLE STEEL COLUMN
- P10 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USF
- P2 = 2-2x4 OR 2-2x6
- P3 = 3-2x4 OR 3-2x6
- P4 = 4-2x4 OR 4-2x6
- P5 = 5-2x4 OR 5-2x6
- P6 = 6-2x4 OR 6-2x6
- P13 = HSS BR8x8x4.8 + 100x200x12 TAB PL (+)
- P14 = HSS BR8x8x4.8 + 100x200x12 TAB PL (+)
- P15 = HSS 76.2x76.2x4.8 + 100x180x12 TAB PL (+)
- P16 = HSS 76.2x76.2x4.8 + 100x180x12 TAB PL (+)
- P17 = HSS 73.0x4.8 + 100x180x12 BOTTOM PL + 130x60x10 TOP PL (+)
- (+) = 2-12x 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"

FLOOR FRAMING:

- F1 11" x 11" PRE-ENG. OPEN JOIST TRIFORCE @ 19"2" o/c c/w STRAPPING UNLESS OTHERWISE NOTED (SEE MANUFACTURER)
- F2 2" x 8" JOIST @ 16" o/c UNLESS OTHERWISE NOTED
- F3 2" x 8" PRESSURE TREATED JOIST @ 16" o/c UNLESS OTHERWISE NOTED

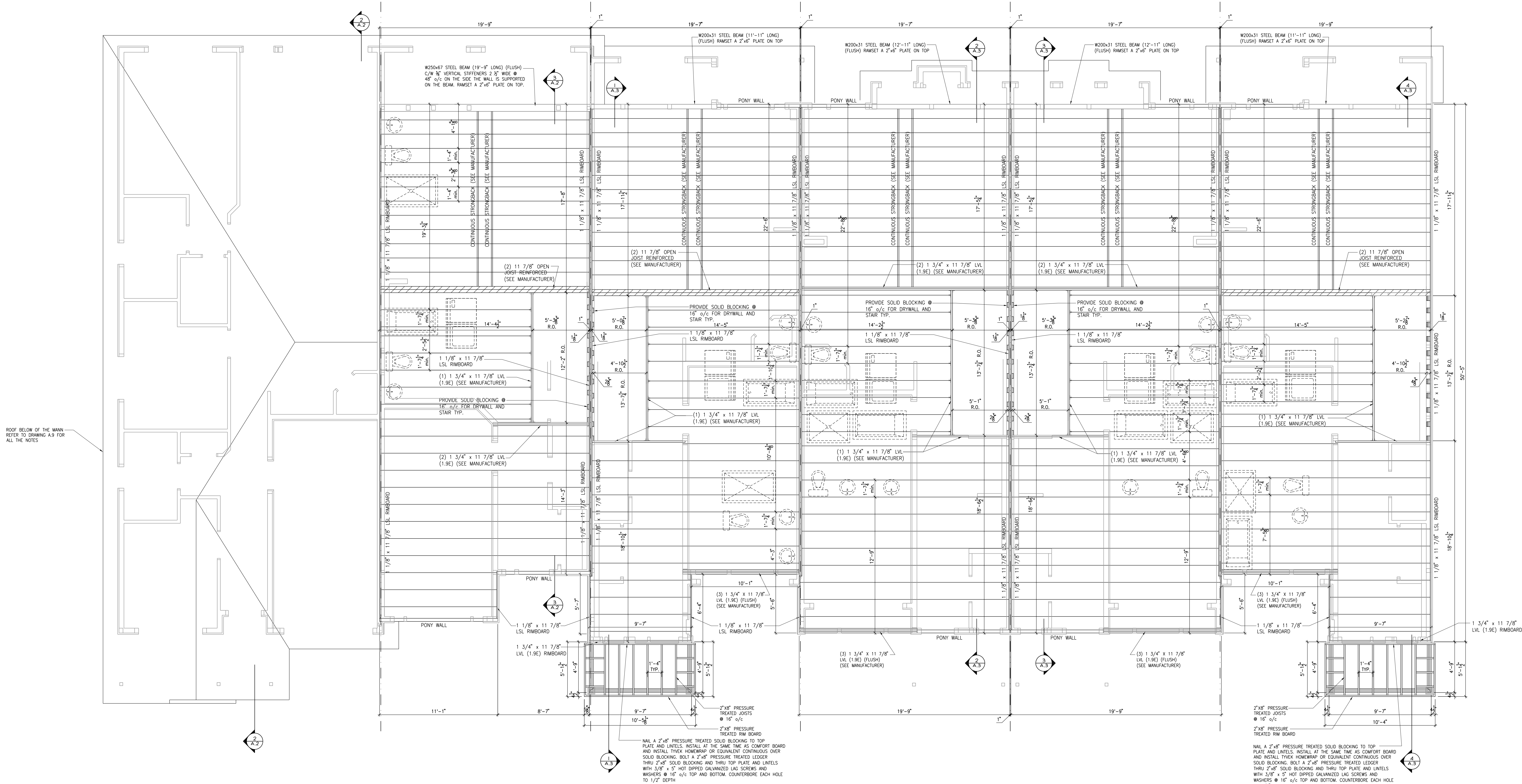
REFER TO FLOOR JOIST LAYOUT SHOWN DRAWINGS FOR ALL TRIMMER AND HEADER JOISTS AT FLOOR OPENING (UNLESS OTHERWISE NOTED)

GENERAL NOTES:

- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- COORDINATE COLUMNS WITH FINAL LOCATION OF GROSS TRUSSES AS PER APPROVED ROOF TRUSS SHOWN DRAWINGS

PORCH CONSTRUCTION:

- TOP OF CONCRETE TO SLOPE 1" AWAY FROM HOUSE
- 8" SLOPED 1" 7" POURED CONCRETE 32 Mps 10M BARS @ 8" o/c EACH WAY PLUS 10M DOMES 16" o/c WALL TO SLAB ON CLEAR STONE ON UNDISTURBED SOIL. SLAB TO BEAR ON FOUNDATION WALLS.
- PROVIDE A 10 1/2" x 3/8" STEEL PLATE (5 1/2" OVERHANG PASS EXTERIOR STUD FACE) WITH FLANGE 1/4" FLAT WELD TO FLANGE AT TOP AND 1/2" STITCH WELD AT BOTTOM OF FLANGE.
- STOP STEEL PLATE 6" SHORT AT BOTH ENDS OF BEAM TO ALLOW BEAM TO SIT ON TOP OF BEAM.



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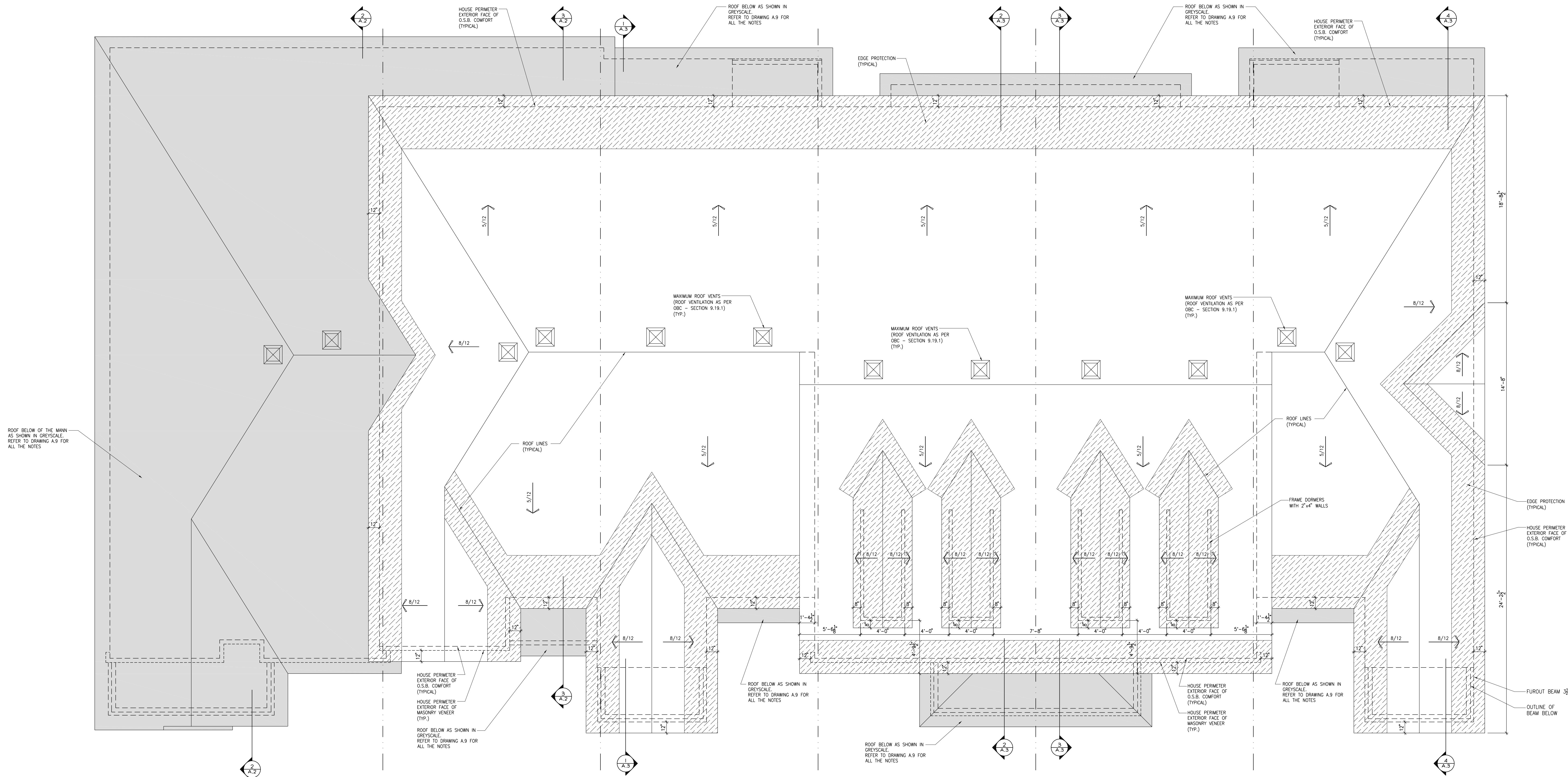
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2012 O.B.C. DRAWINGS

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NO.	DESCRIPTION	1MM/00/TTTTT	BY

DRAWING:

ROOF PLAN

ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: MM/DD/YYYY 04/10/2020

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DEERFIELD VILLAGE 2

SHEET:
A.10



