



Valecraft

Homes Ltd.



DEERFIELD VILLAGE 2
MODEL: 105 THE MANN
BLOCK: M
LOT: 74
ADDRESS: 638 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 110 THE THOMAS (REV)
BLOCK: M
LOT: 73
ADDRESS: 640 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 120 THE HUNTLEY
BLOCK: M
LOT: 72
ADDRESS: 642 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 140 THE GREEN (REV)
BLOCK: M
LOT: 71
ADDRESS: 644 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2
MODEL: 110 THE THOMAS
BLOCK: M
LOT: 70
ADDRESS: 646 TRANQUIL STREAM PRIV.

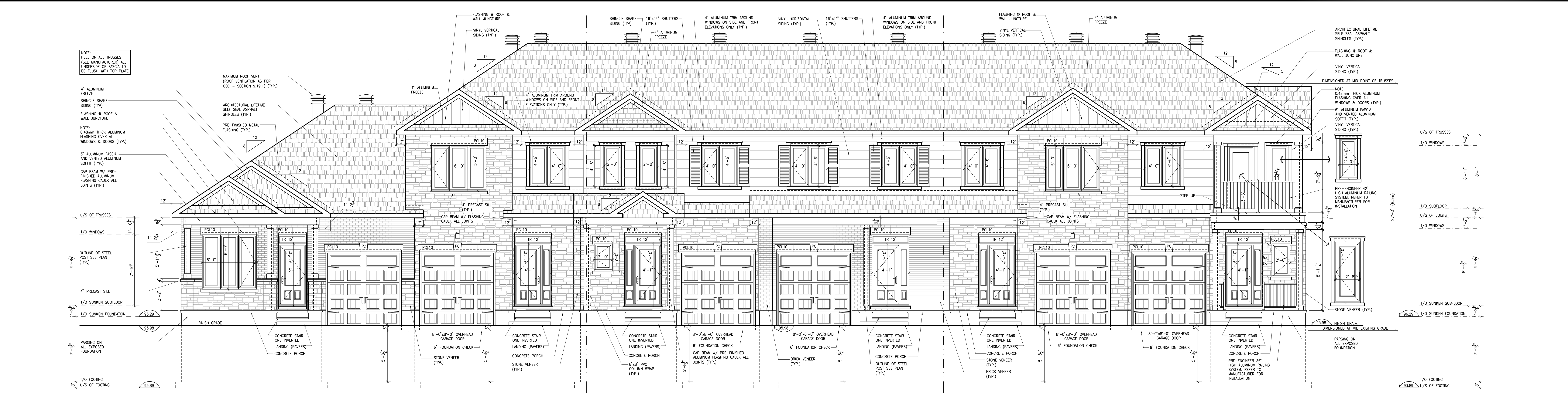
DEERFIELD VILLAGE 2
MODEL: 130 THE LEWIS (REV)
BLOCK: M
LOT: 69
ADDRESS: 648 TRANQUIL STREAM PRIV.

DEARFIELD VILLAGE 2 - BLOCK M

DRAWING LIST:

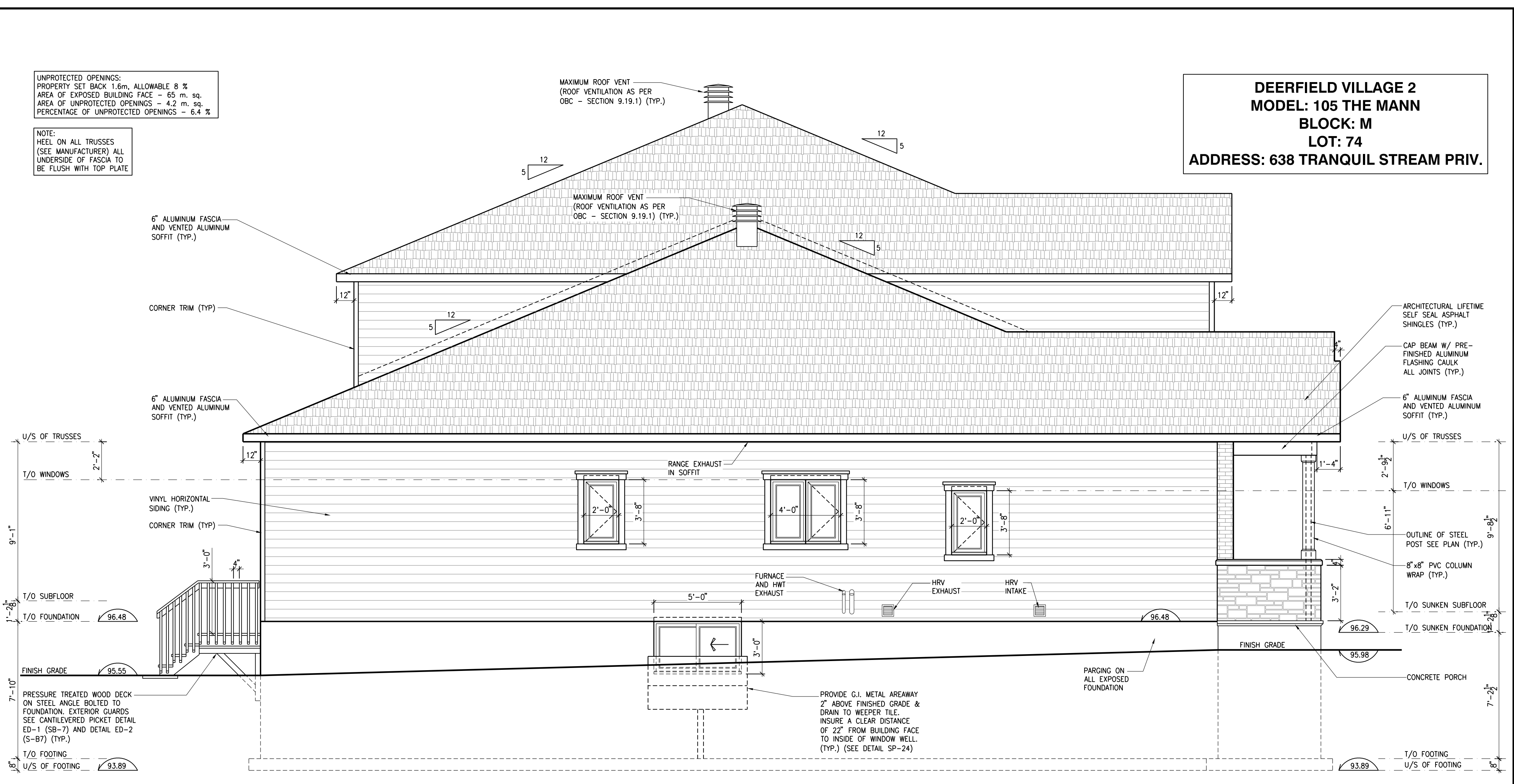
- A.1 FRONT, LEFT AND RIGHT ELEVATIONS
- A.2 REAR ELEVATION AND BUILDING SECTIONS
- A.3 BUILDING SECTIONS
- A.4 FOOTING PLAN
- A.5 BASEMENT FLOOR PLAN
- A.6 GROUND FLOOR - FLOOR JOIST FRAMING PLAN
- A.7 GROUND FLOOR PLAN
- A.8 SECOND FLOOR - FLOOR JOIST FRAMING PLAN
- A.9 SECOND FLOOR PLAN
- A.10 ROOF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

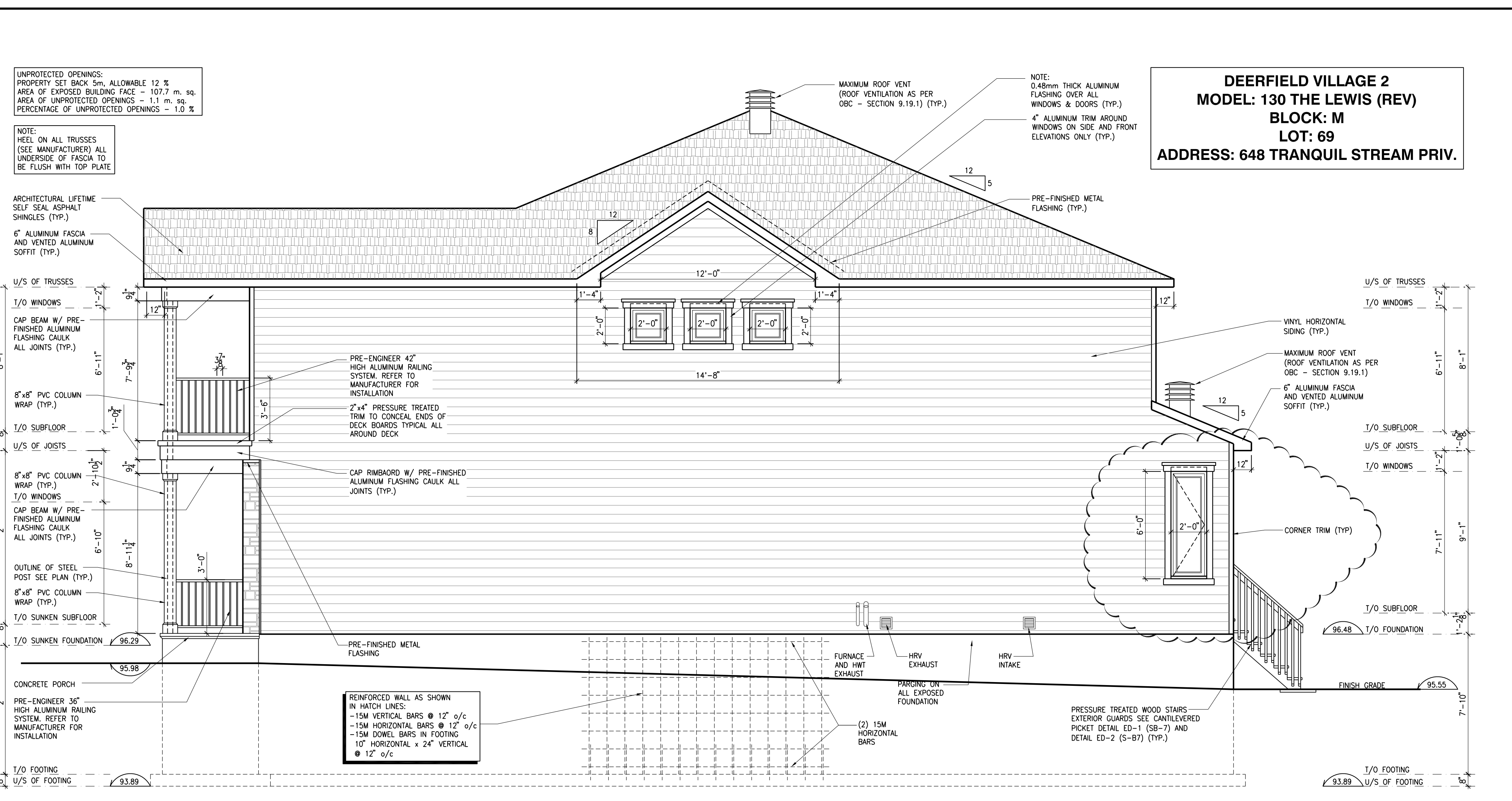


DEERFIELD VILLAGE 2 MODEL: 105 THE MANN BLOCK: M LOT: 74 ADDRESS: 638 TRANQUIL STREAM PRIV.	DEERFIELD VILLAGE 2 MODEL: 110 THE THOMAS (REV) BLOCK: M LOT: 73 ADDRESS: 640 TRANQUIL STREAM PRIV.	DEERFIELD VILLAGE 2 MODEL: 120 THE HUNTLEY BLOCK: M LOT: 72 ADDRESS: 642 TRANQUIL STREAM PRIV.	DEERFIELD VILLAGE 2 MODEL: 140 THE GREEN (REV) BLOCK: M LOT: 71 ADDRESS: 644 TRANQUIL STREAM PRIV.	DEERFIELD VILLAGE 2 MODEL: 110 THE THOMAS BLOCK: M LOT: 70 ADDRESS: 646 TRANQUIL STREAM PRIV.	DEERFIELD VILLAGE 2 MODEL: 130 THE LEWIS (REV) BLOCK: M LOT: 69 ADDRESS: 648 TRANQUIL STREAM PRIV.
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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



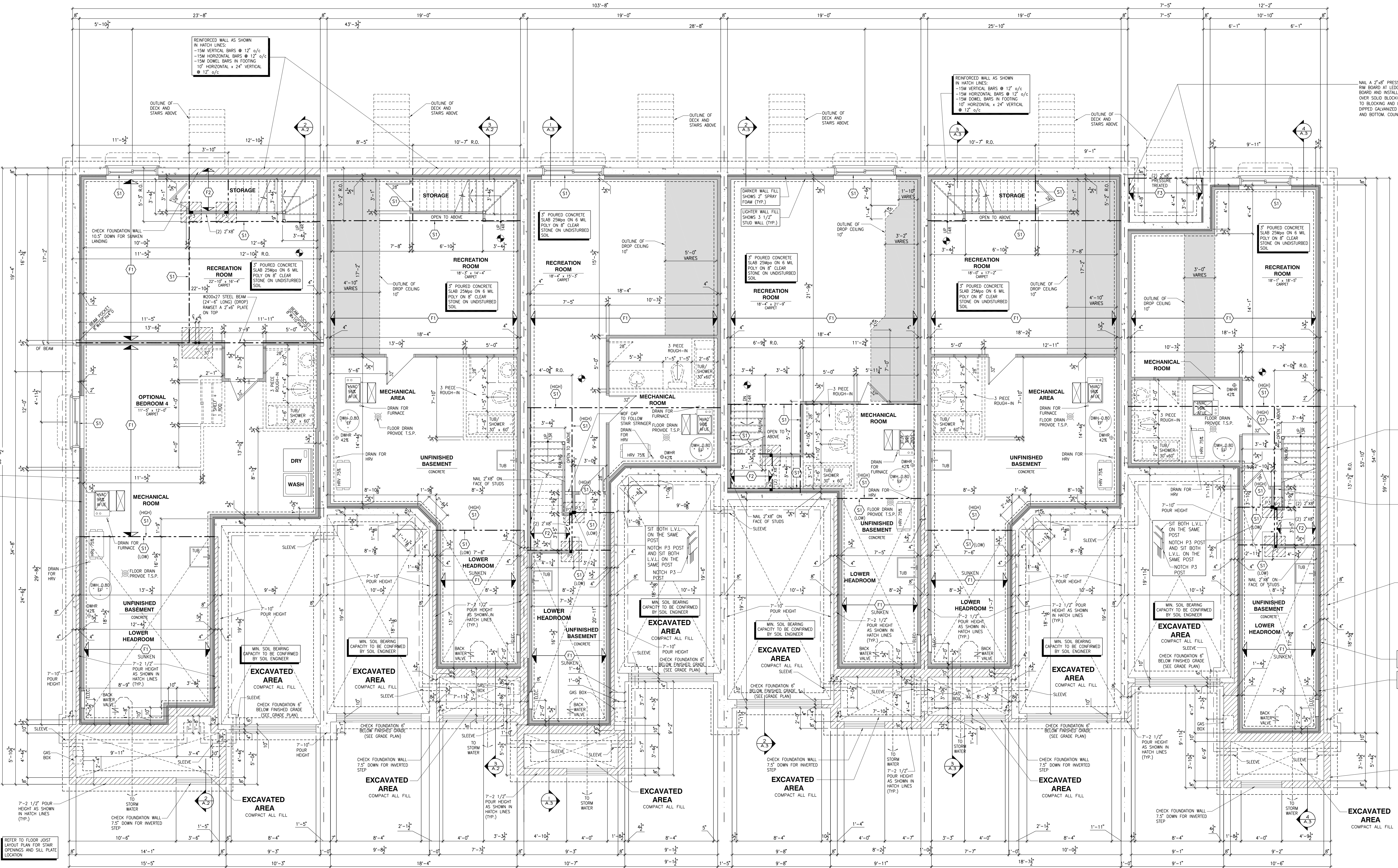
2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

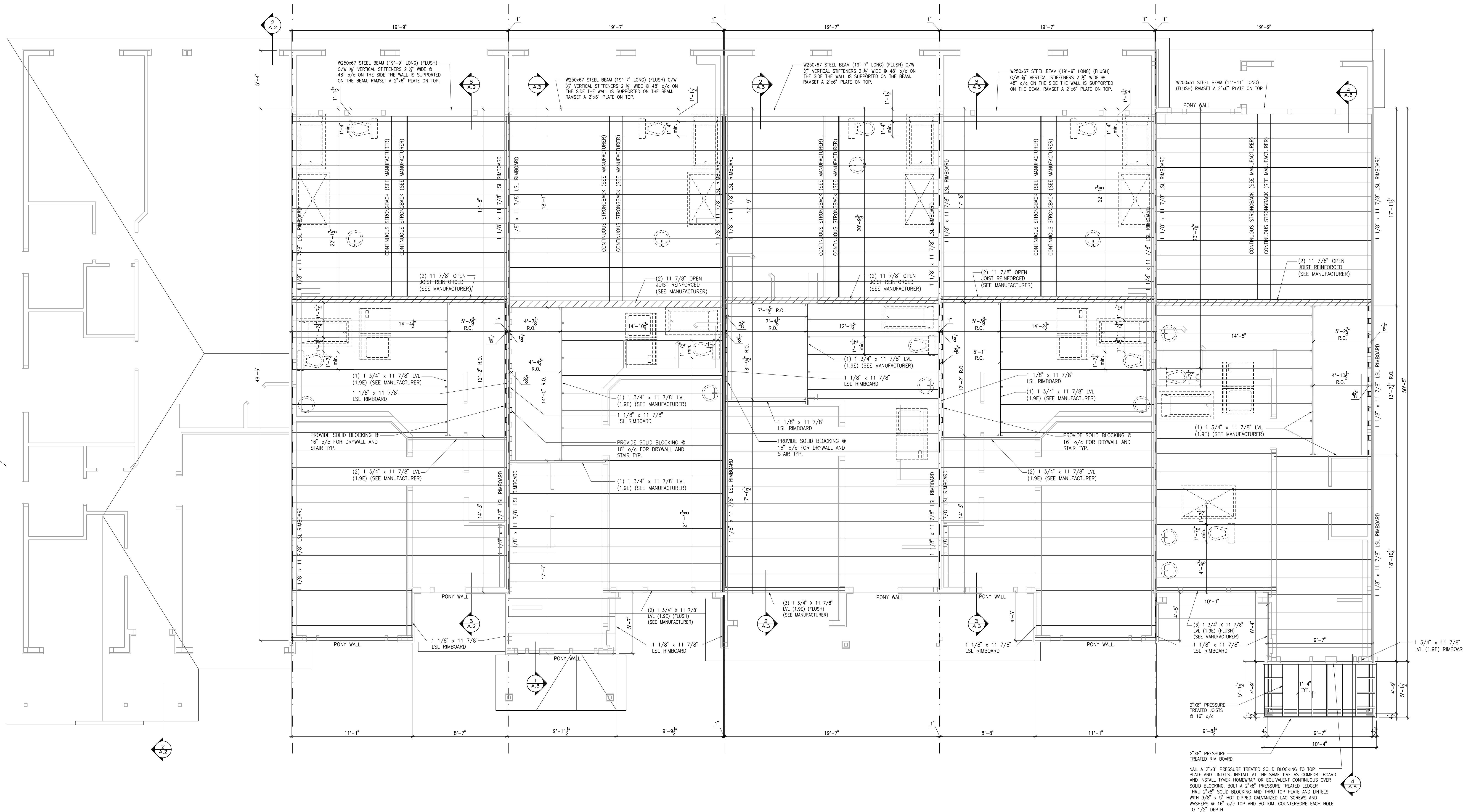






CONTINUOUS OVER SOLID BLOCKING





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THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 1-14 AND ANY BEITS 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 DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER CORRODED 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 9.10.10. 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 ALTERNATE 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 LINTEL:
S1 = L 90x90x8
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 125x90x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

LINTEL TABLE:
L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1-7/8x5 LVL (1.8E) + P3 ON BOTH SIDES
L4 = 3-1-7/8x5 LVL (1.8E) + P3 ON BOTH SIDES

* IF LINTEL 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 USP:
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 80x80x5.718 + 100x200x12 TAB PL (+)
P14 = HSS 80x80x4.8 + 100x200x12 TAB PL (+)
P15 = HSS 76.2x76.2x4.79 + 100x180x12 TAB PL (+)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 TAB PL (+)
P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL + 130x180x12 TOP PL (+)
(+) = 2-12x ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK 1/4" STUD (EX. P2 = 1 JACK + 1 STUD)

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

FLOOR FRAMING:

- 11 3/4" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c 6/4" STRAPPING UNLESS OTHERWISE NOTED (SEE MANUFACTURER)
- REFER TO FLOOR JOIST LAYOUT SHOP DRAWINGS FOR ALL TRIMMER AND HOOKUP JOIST AT FLOOR SPACING (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 ORDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

2012 O.B.C. DRAWINGS

REV-2	ISSUED FOR CONSTRUCTION	10/26/2020	DOVN
REV-1	ISSUED FOR BUILDING PERMIT	05/27/2020	DOVN
NO.	DESCRIPTION	1MM/00/YYY1	BY

DRAWING:

SECOND FLOOR PLAN

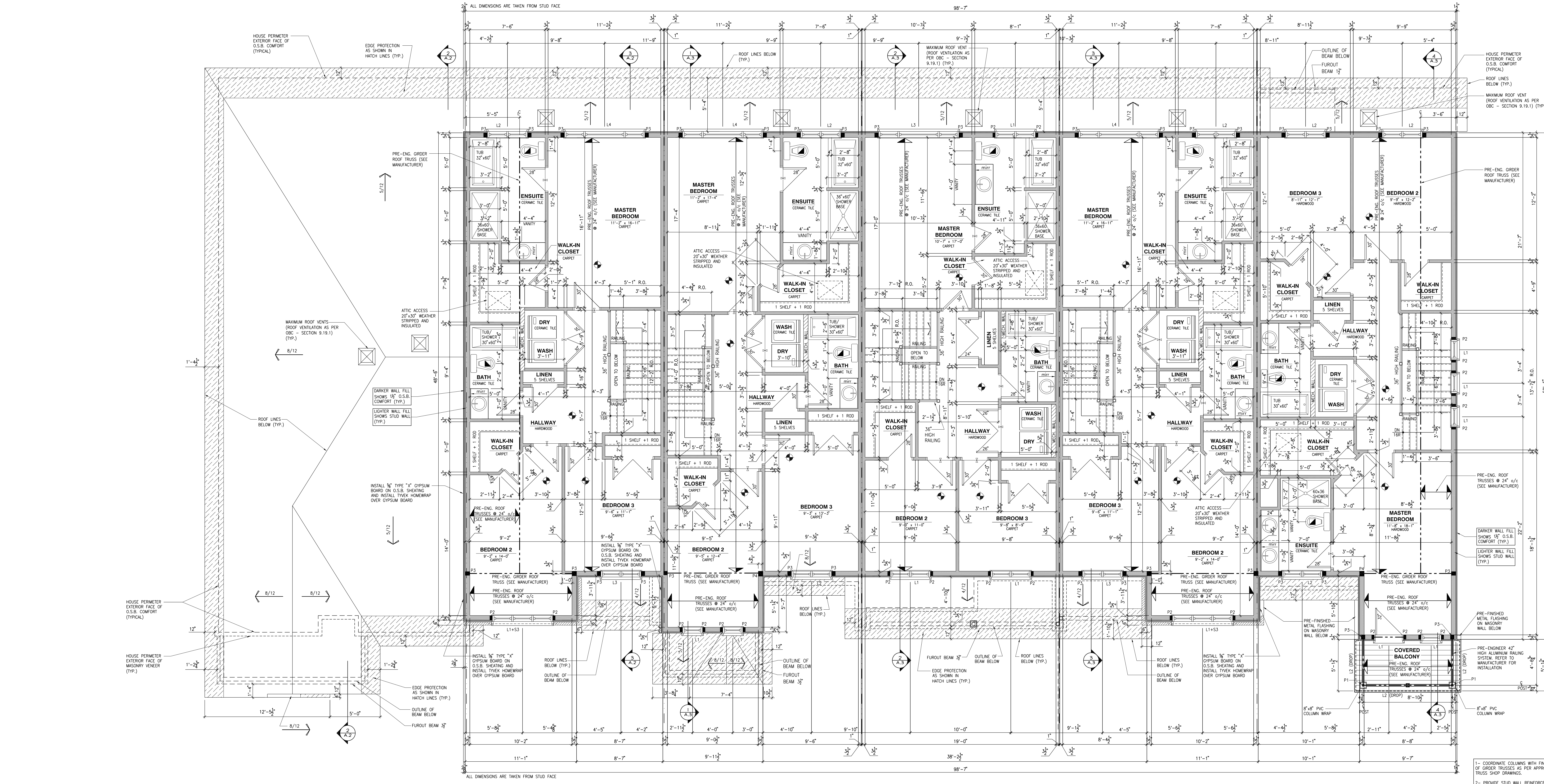
ADDRESS:	SCALE:	DATE:	MM/DD/YYYY
SEE PLANS	1/4" = 1'-0"	05/19/2020	

BLOCK: M
DEERFIELD VILLAGE 2

A.9

SECOND FLOOR PLAN

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



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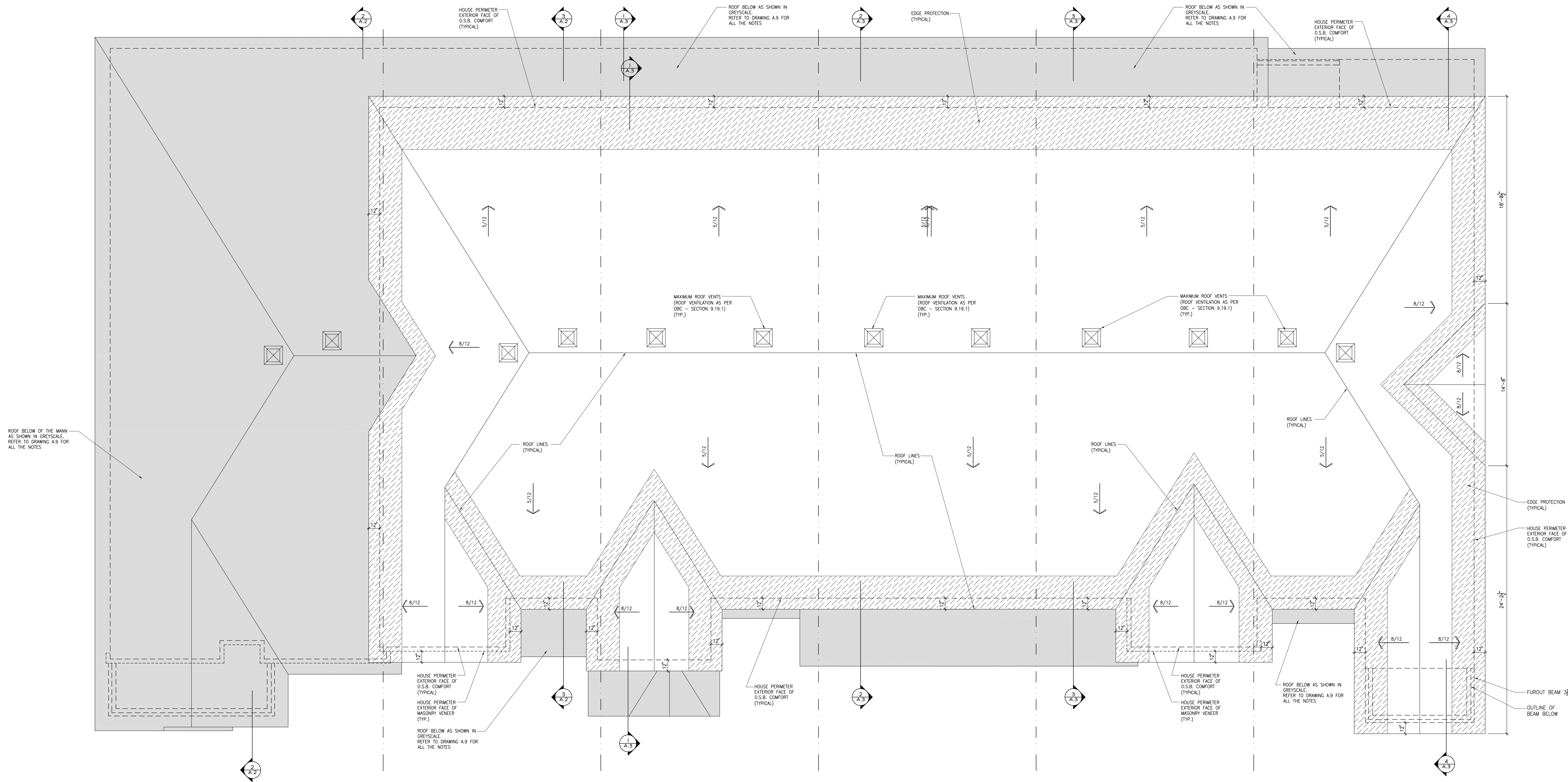
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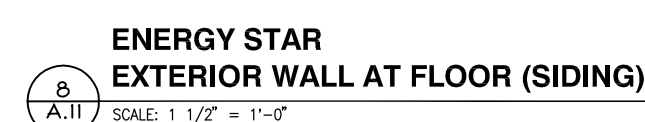
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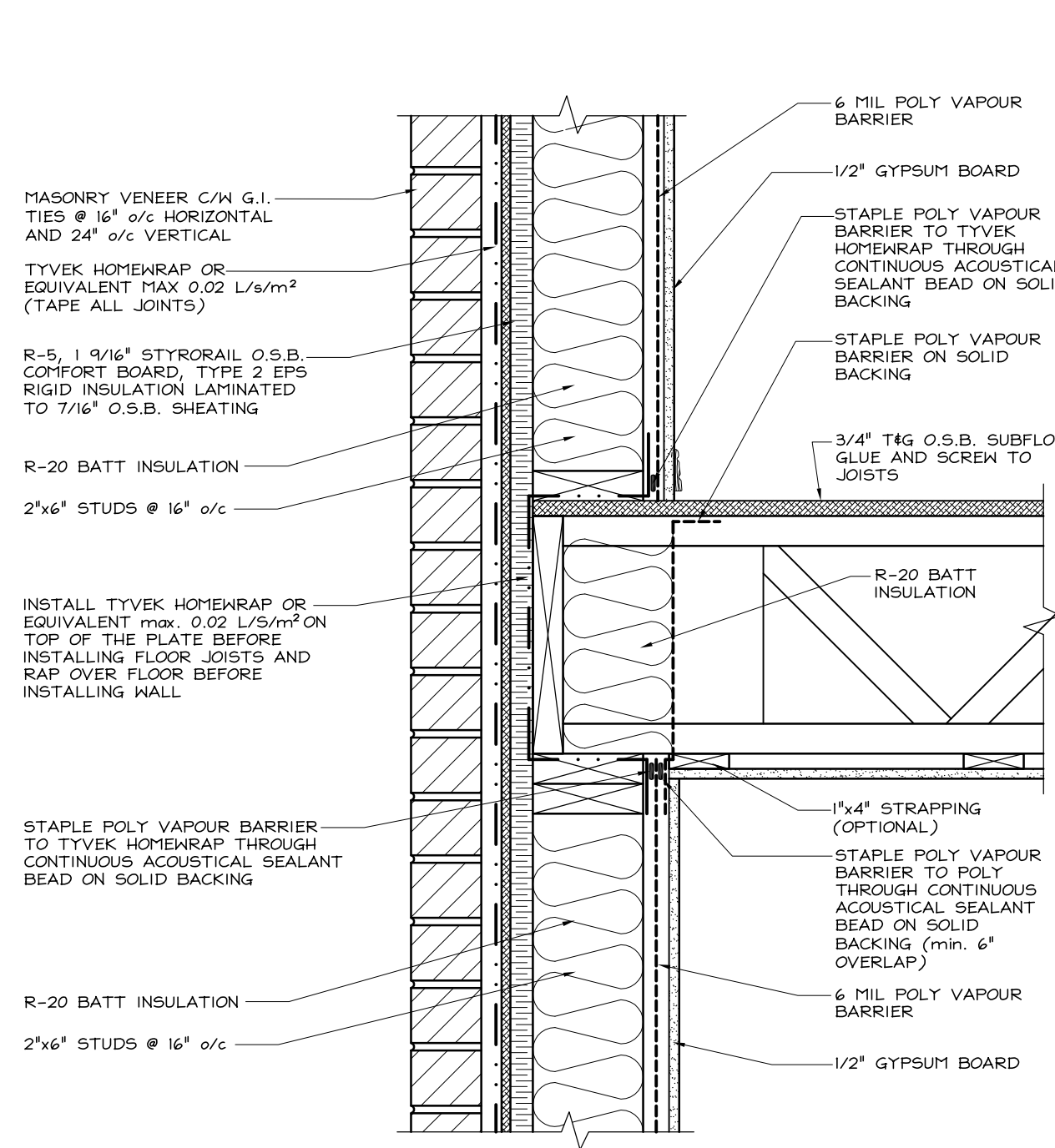
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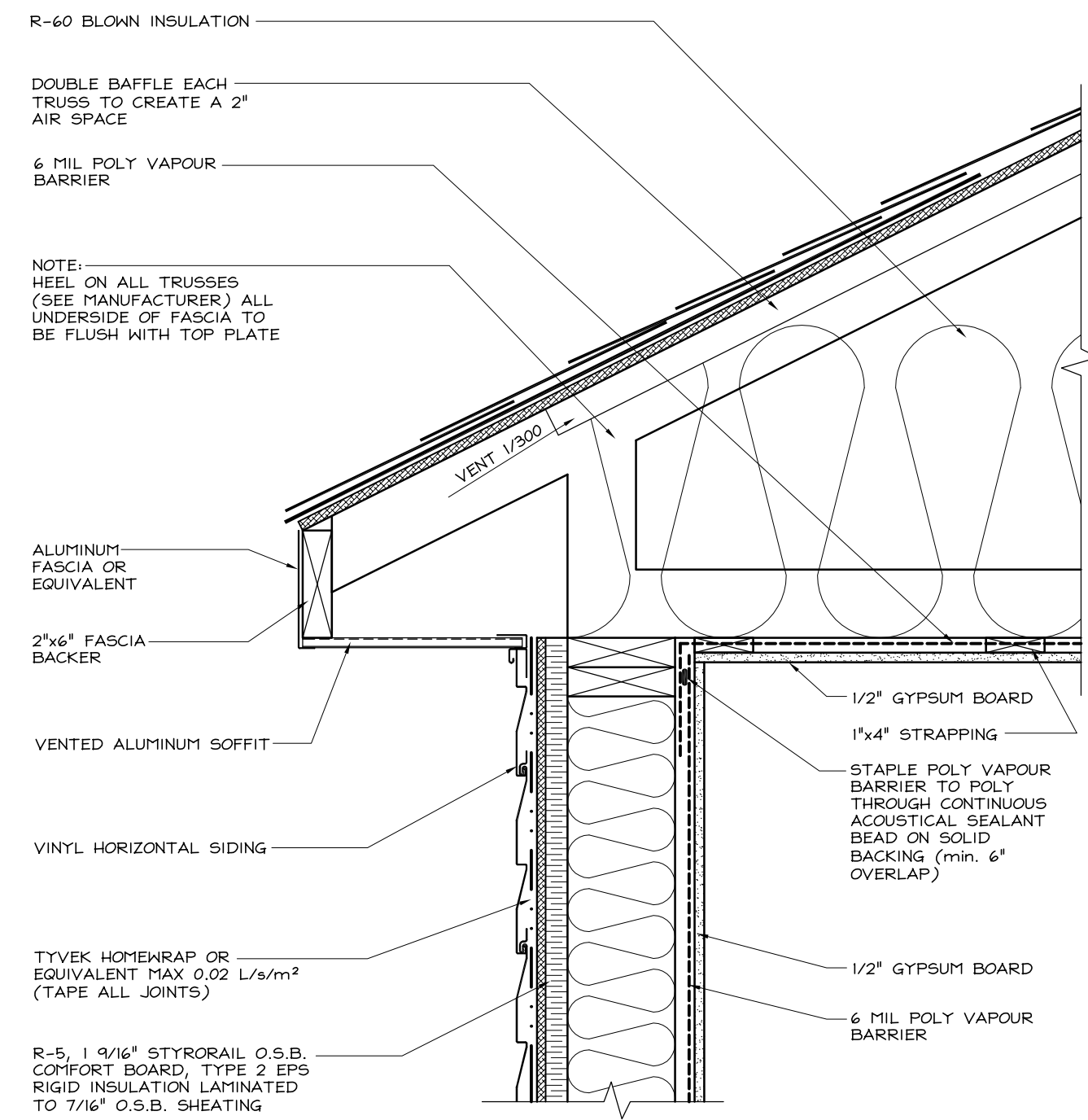
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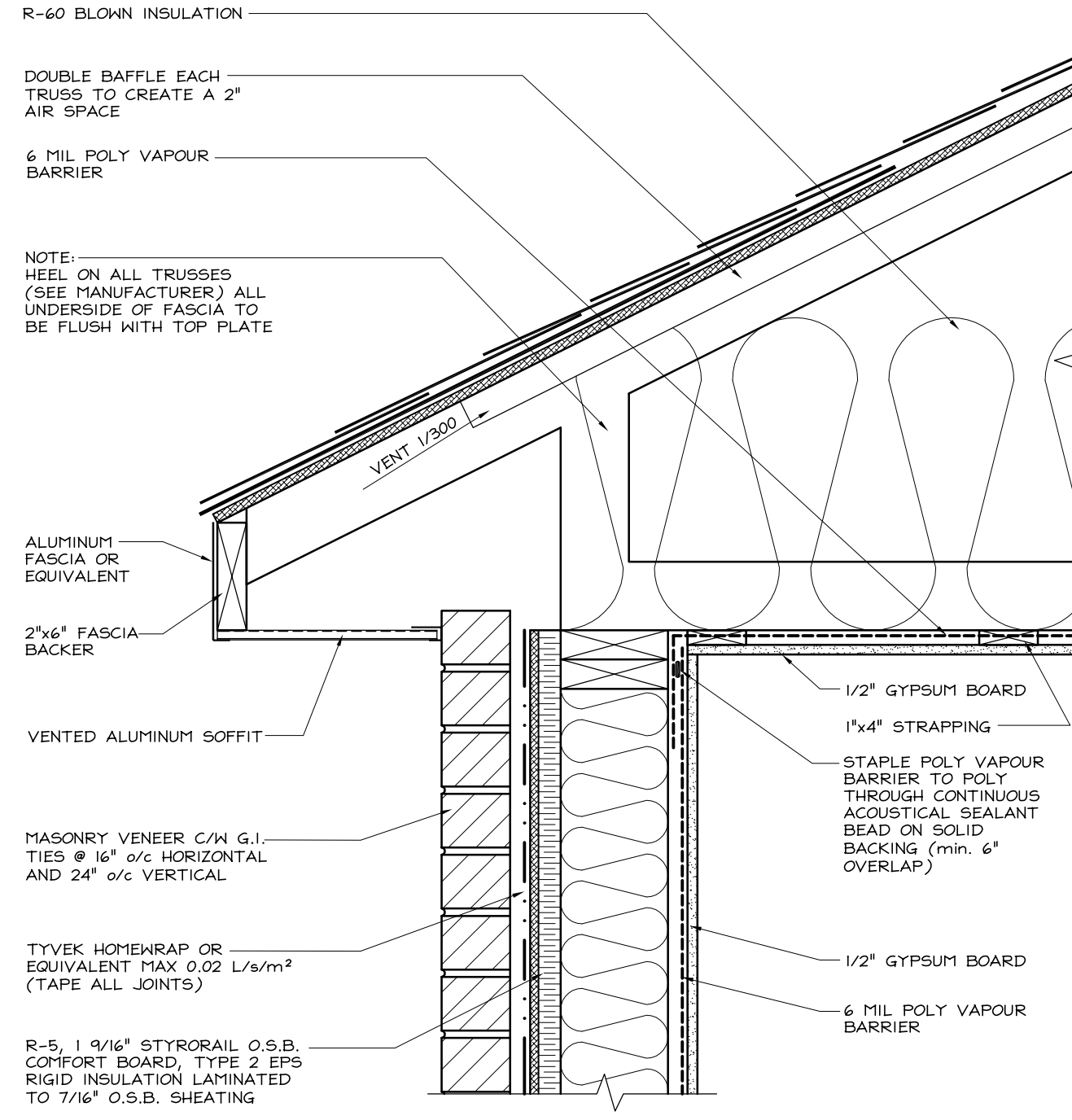




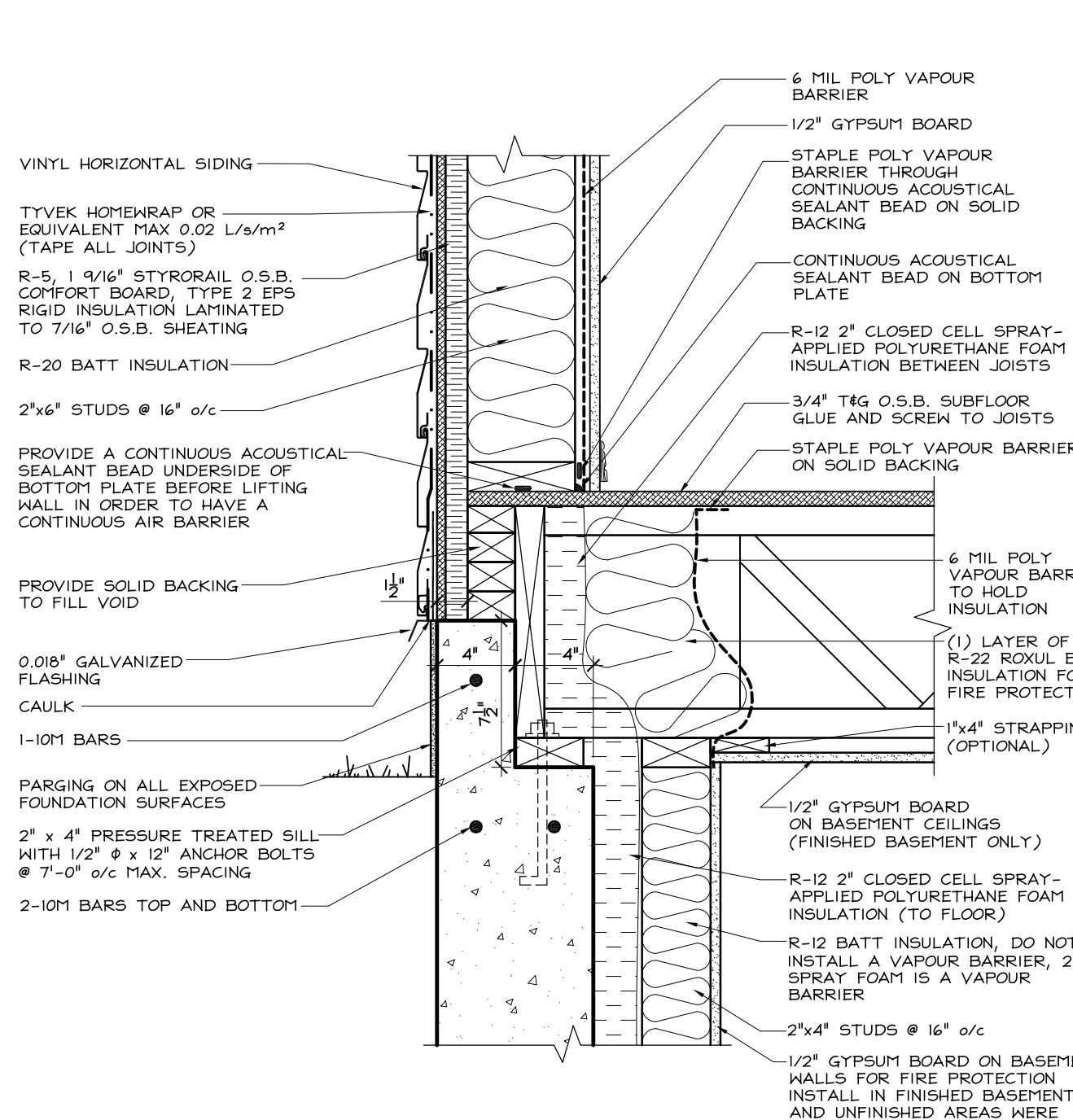
ENERGY STAR
EXTERIOR WALL AT FLOOR (MASONRY)



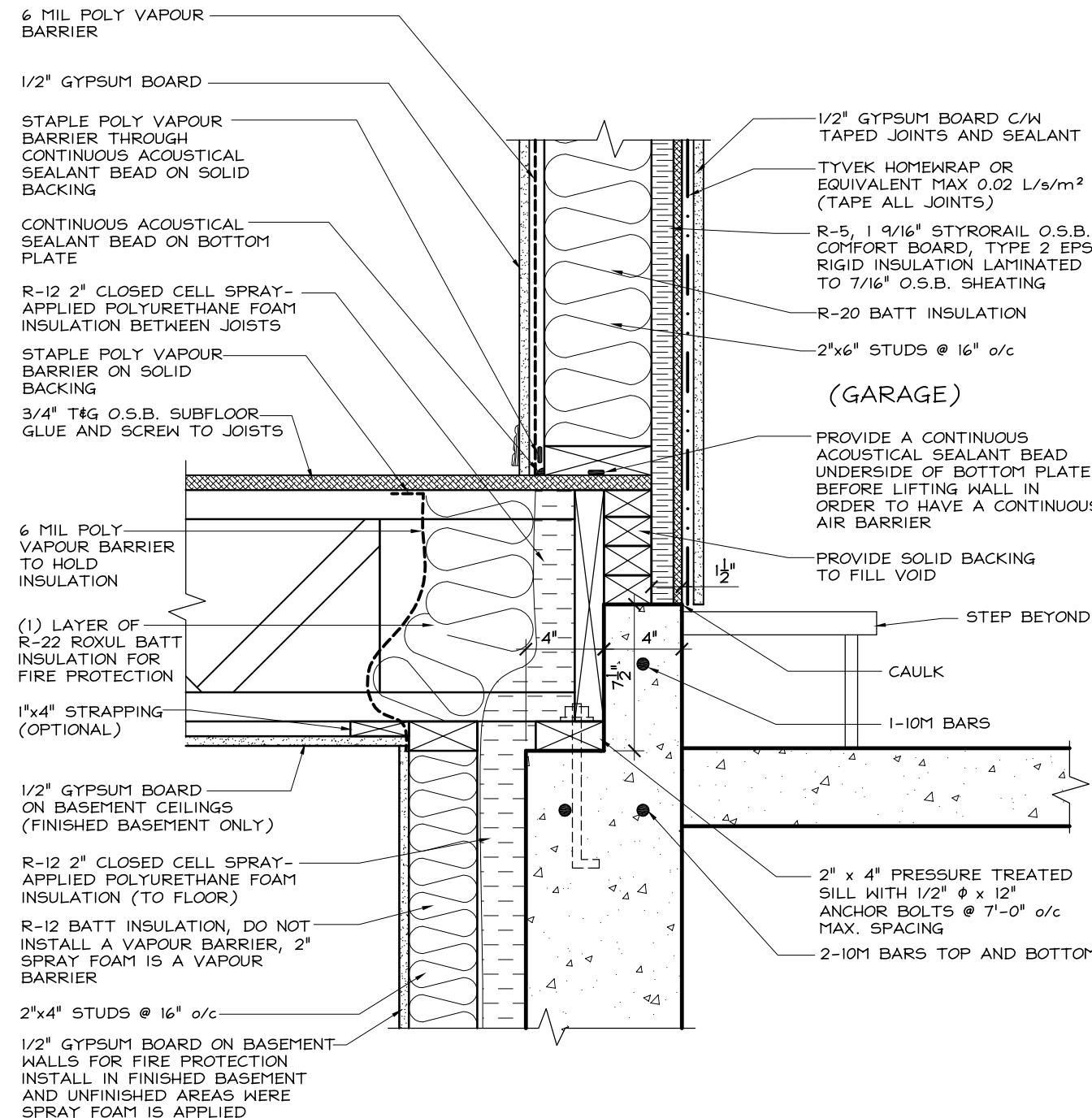
ENERGY STAR
EXTERIOR WALL AT ROOF (SIDING)



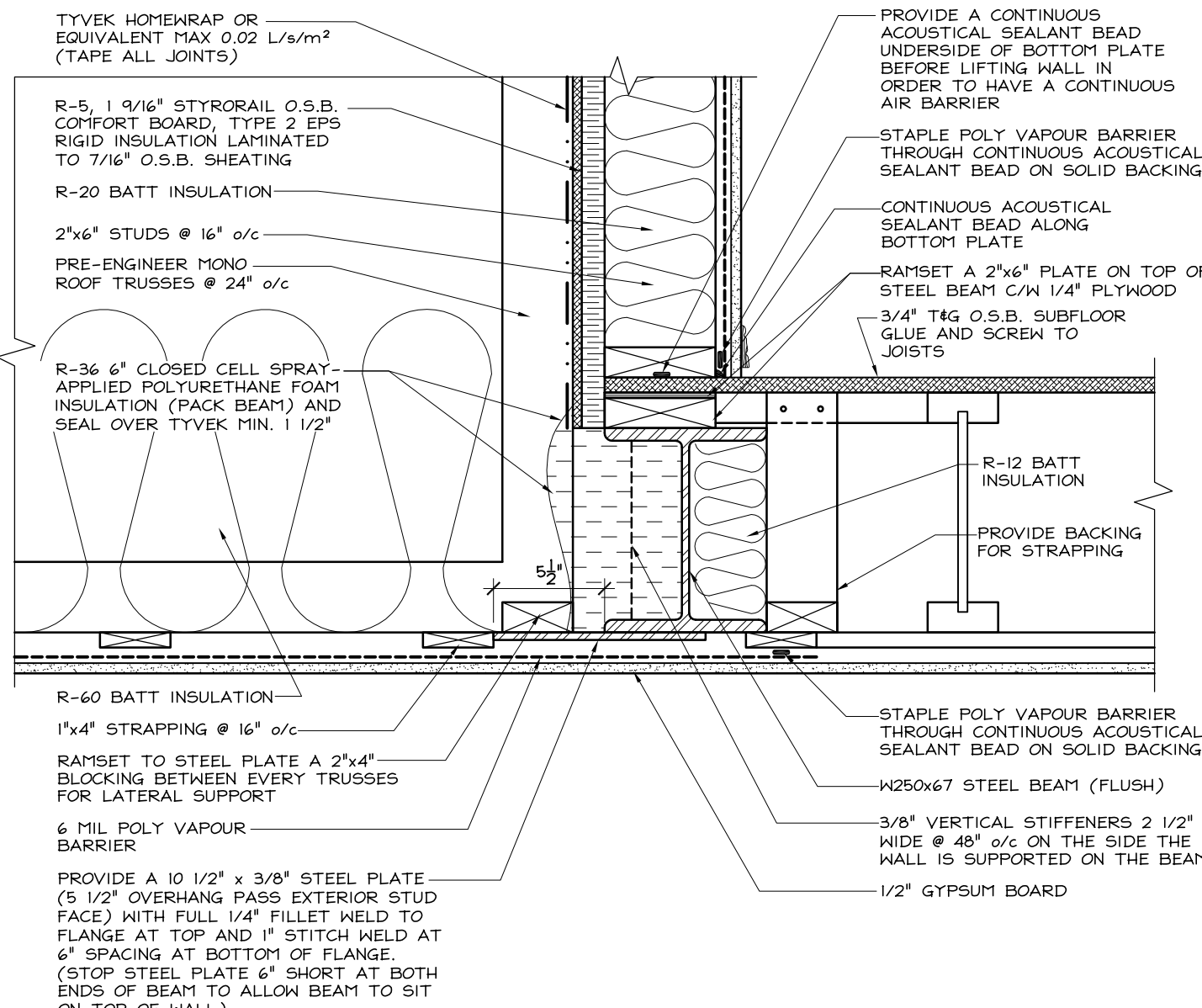
ENERGY STAR
EXTERIOR WALL AT ROOF (MASONRY)



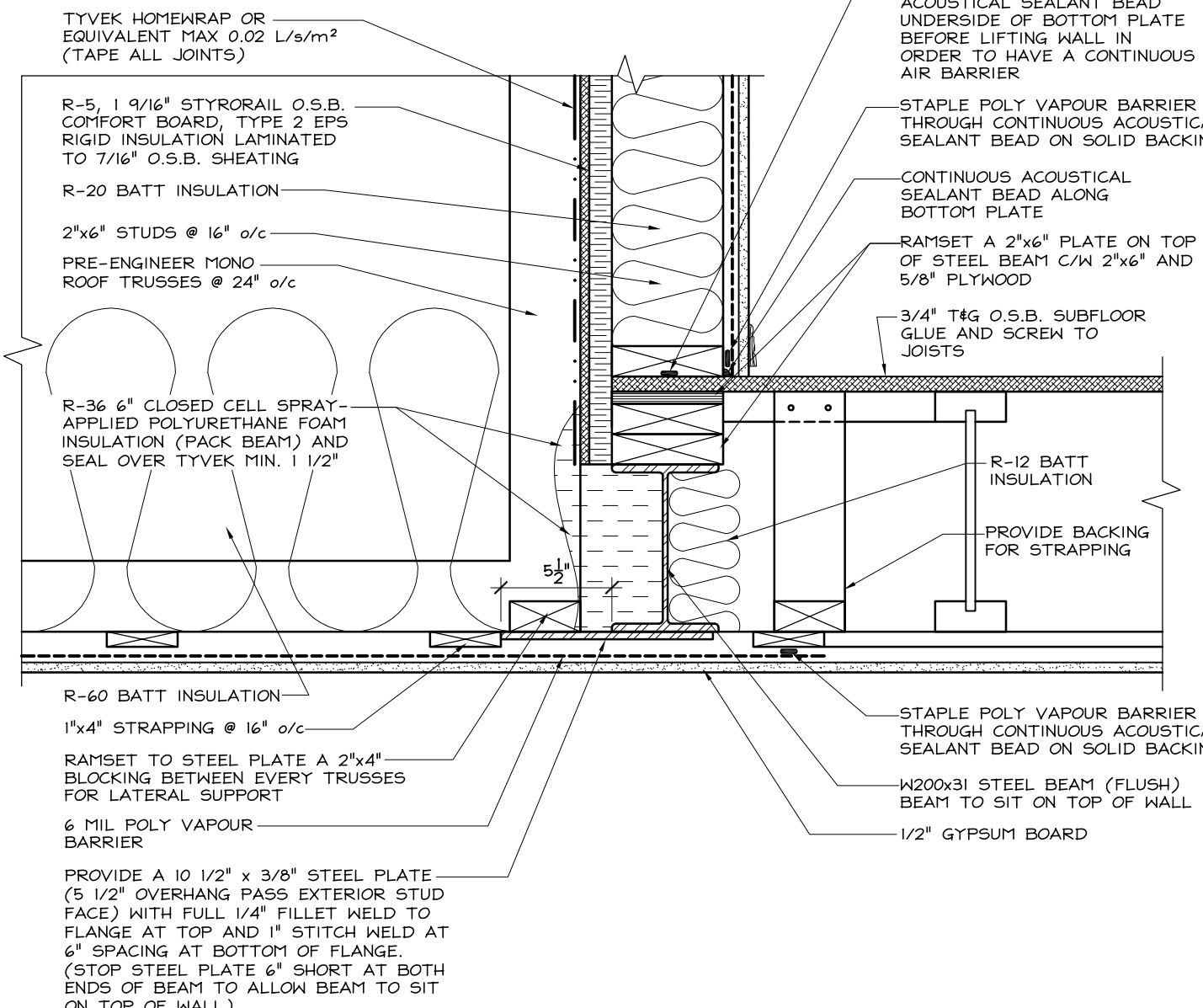
ENERGY STAR
EXTERIOR FLOOR AT FOUNDATION (SUNKEN)



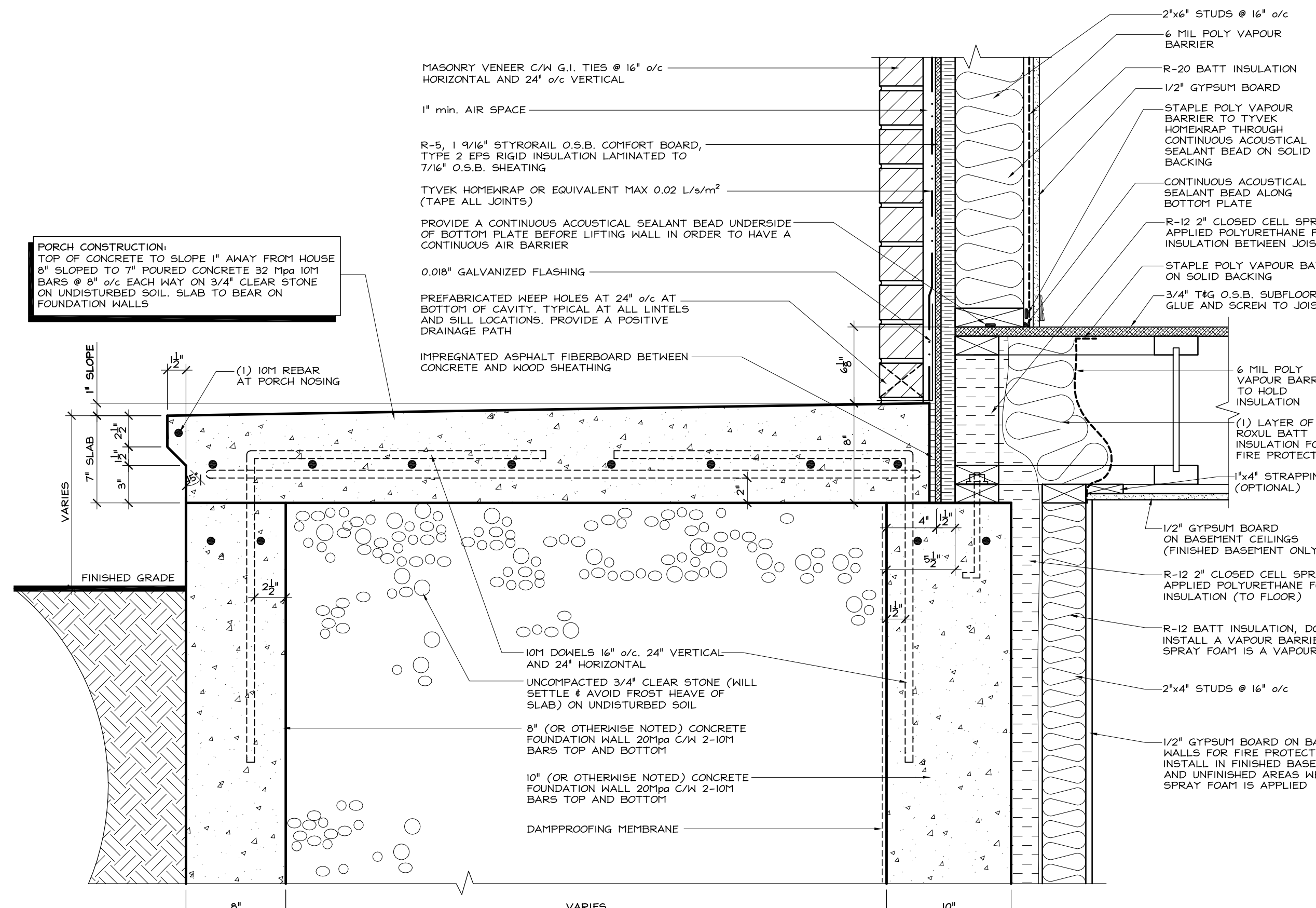
ENERGY STAR
EXTERIOR FLOOR AT FOUNDATION (SUNKEN) GARAGE SIDE



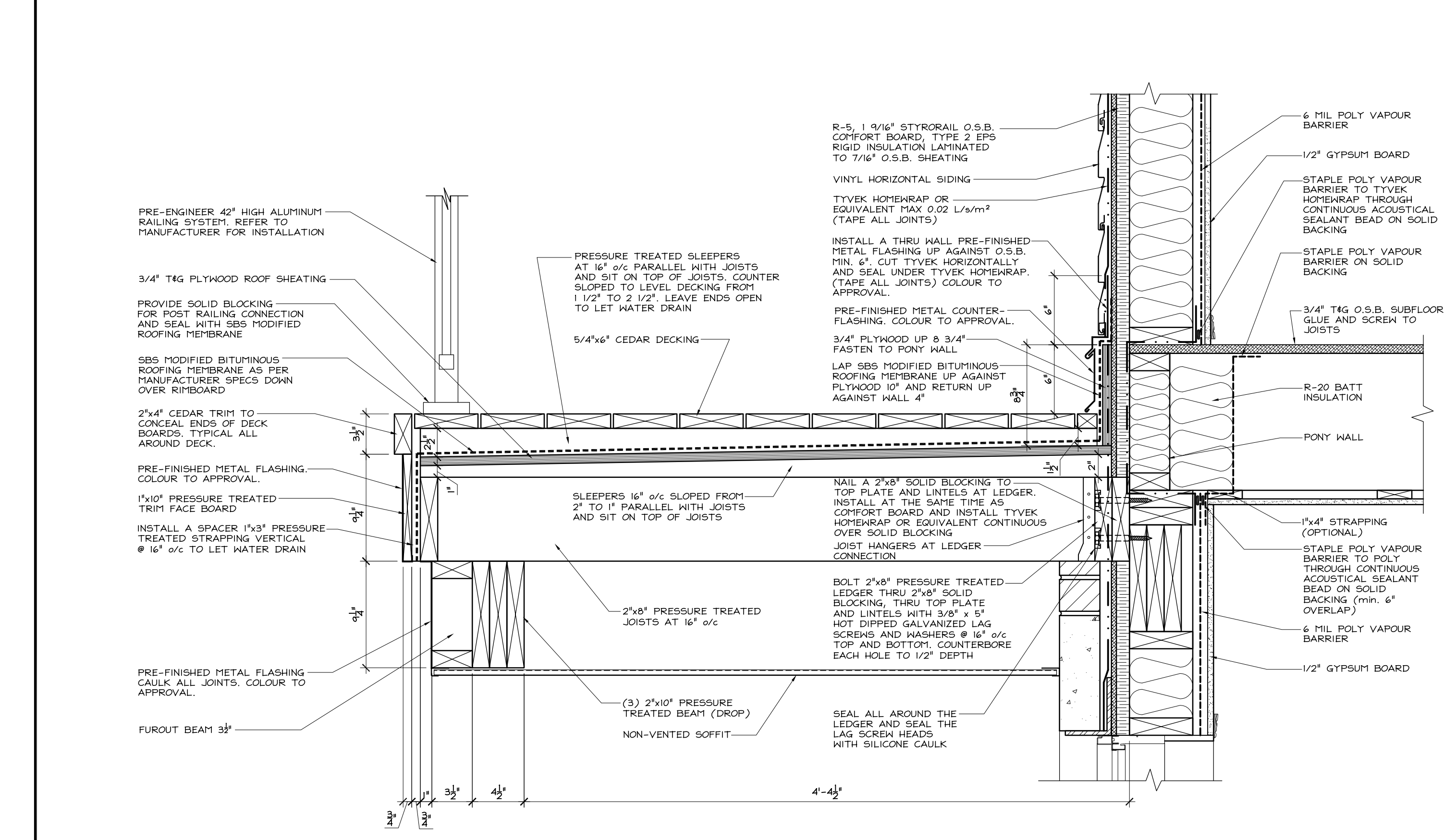
ENERGY STAR
EXTERIOR WALL AT FLUSH STEEL BEAM



ENERGY STAR
EXTERIOR WALL AT FLUSH STEEL BEAM



ENERGY STAR
CONCRETE PORCH DETAIL



ENERGY STAR
BALCONY DETAIL