



Valecraft

Homes Ltd.



PLACE ST-THOMAS PHASE 6 - BLOCK A

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

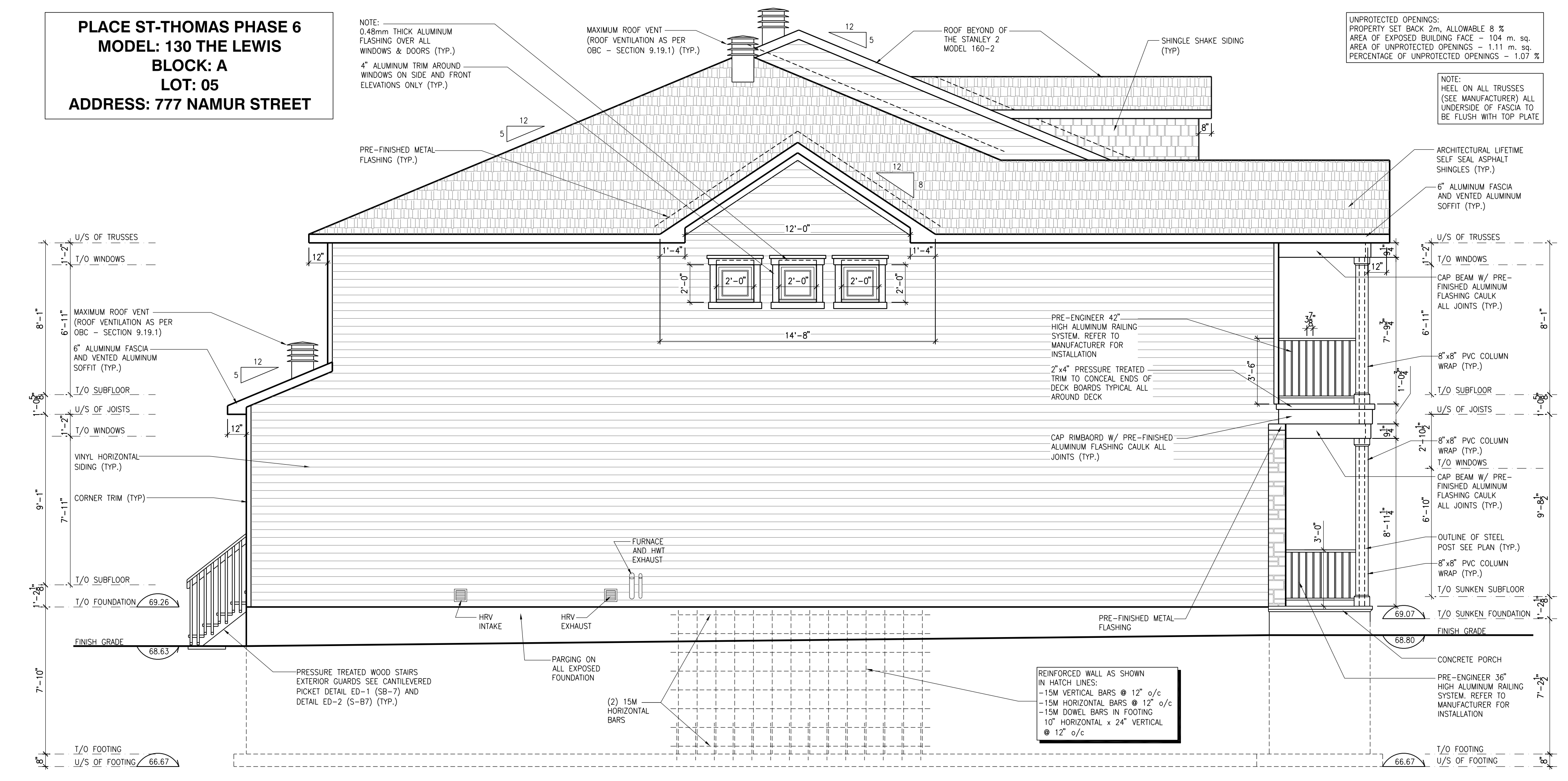
- A.11 WALL SECTIONS AND DETAILS
- A.12 DETAILS
- E.1 BASEMENT FLOOR - ELECTRICAL PLAN
- E.2 GROUND FLOOR - ELECTRICAL PLAN
- E.3 SECOND FLOOR - ELECTRICAL PLAN



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

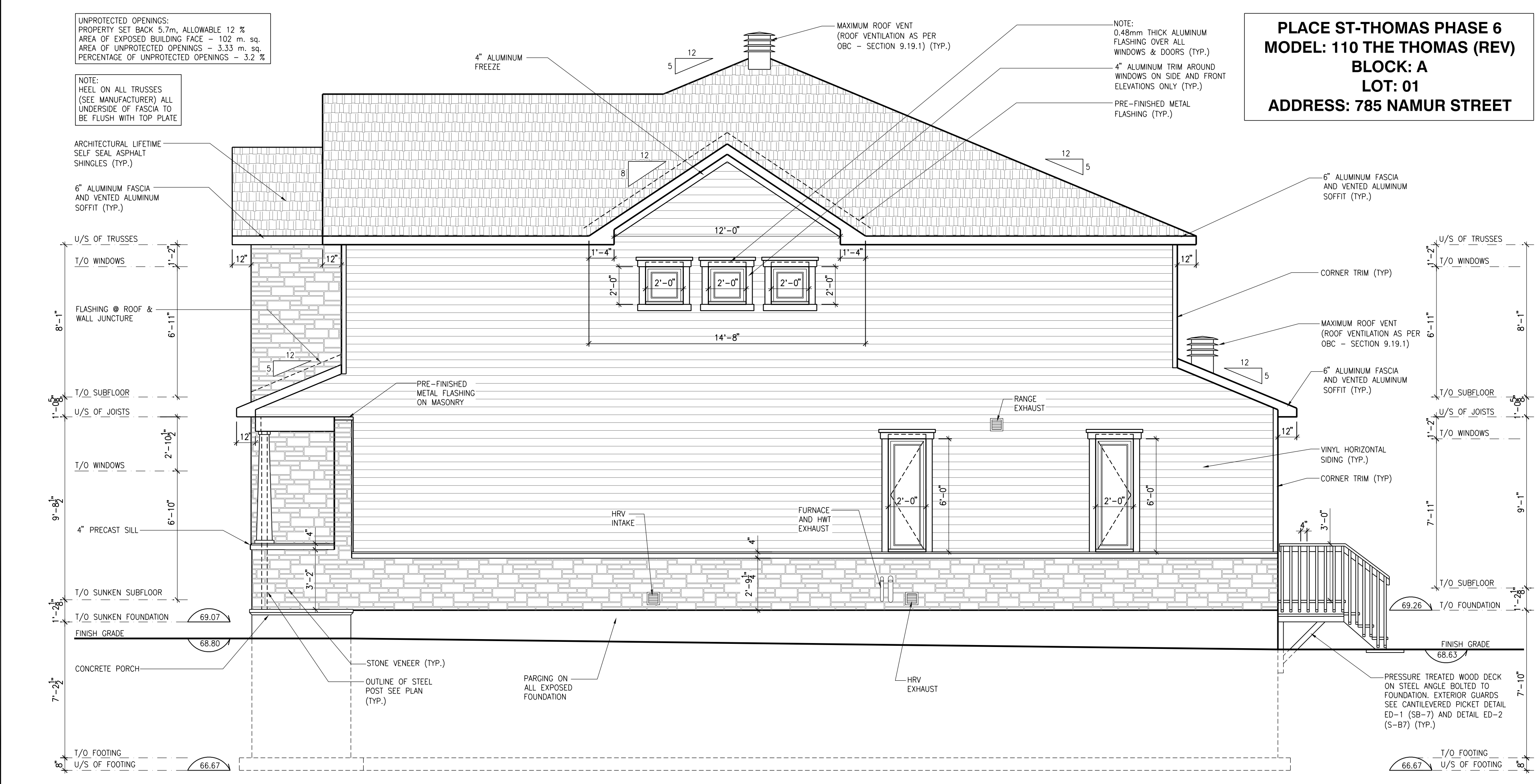
- PLACE ST-THOMAS PHASE 6**
MODEL: 130 THE LEWIS
BLOCK: A
LOT: 05
ADDRESS: 777 NAMUR STREET
- PLACE ST-THOMAS PHASE 6**
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: A
LOT: 04
ADDRESS: 779 NAMUR STREET
- PLACE ST-THOMAS PHASE 6**
MODEL: 160-2 THE STANLEY 2
BLOCK: A
LOT: 03
ADDRESS: 781 NAMUR STREET
- PLACE ST-THOMAS PHASE 6**
MODEL: 140 THE GREEN (REV)
BLOCK: A
LOT: 02
ADDRESS: 783 NAMUR STREET
- PLACE ST-THOMAS PHASE 6**
MODEL: 110 THE THOMAS (REV)
BLOCK: A
LOT: 01
ADDRESS: 785 NAMUR STREET

PLACE ST-THOMAS PHASE 6
MODEL: 130 THE LEWIS
BLOCK: A
LOT: 05
ADDRESS: 777 NAMUR STREET

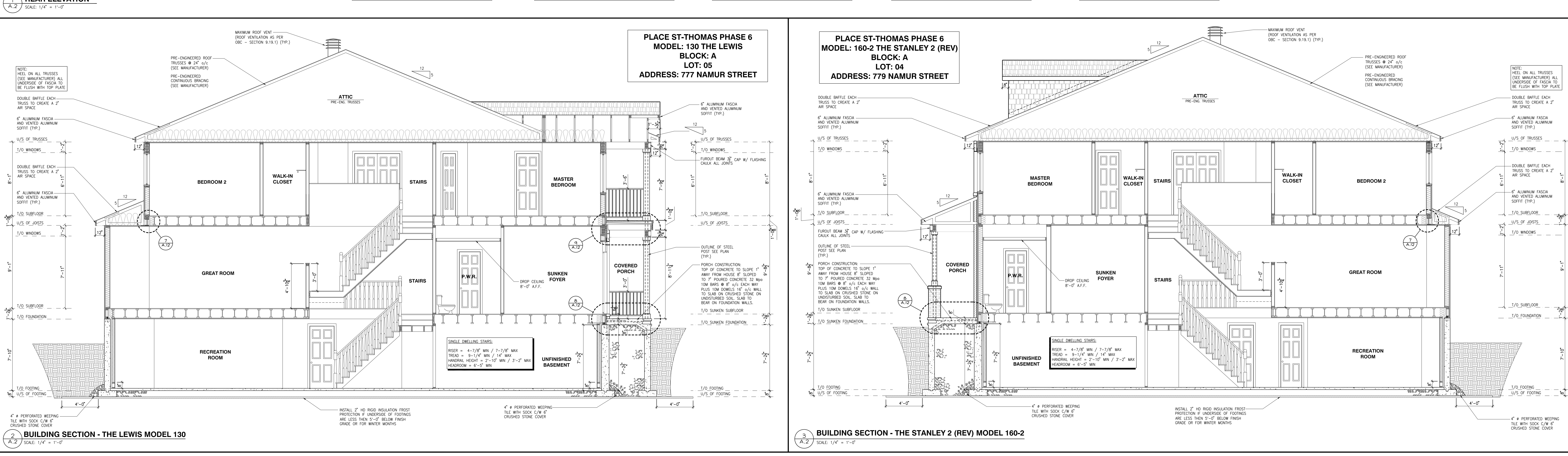
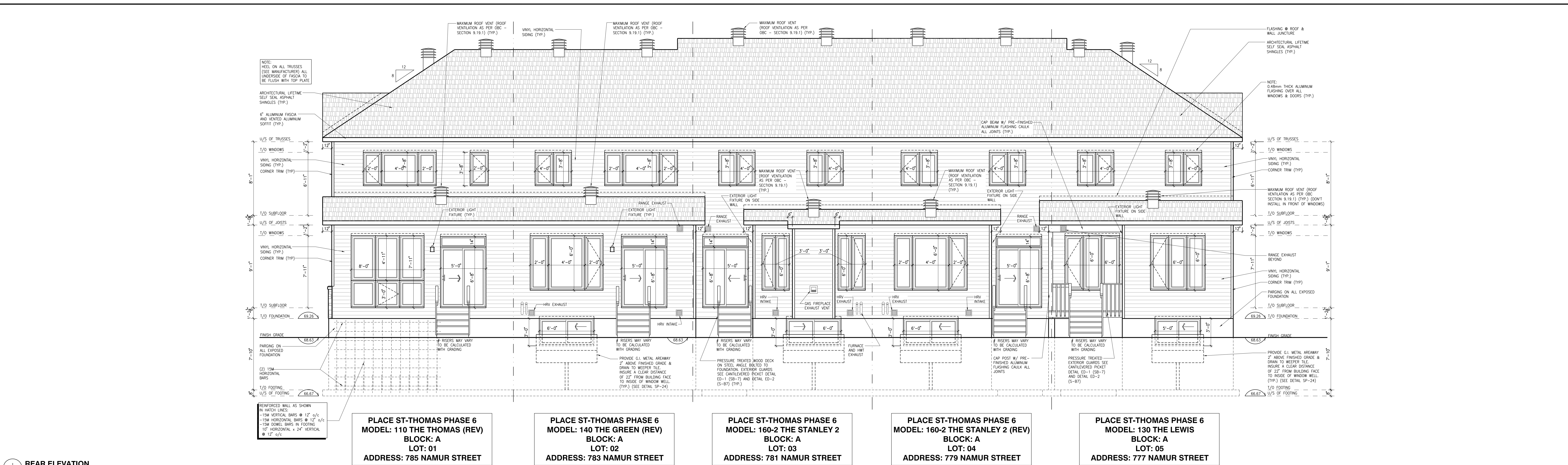


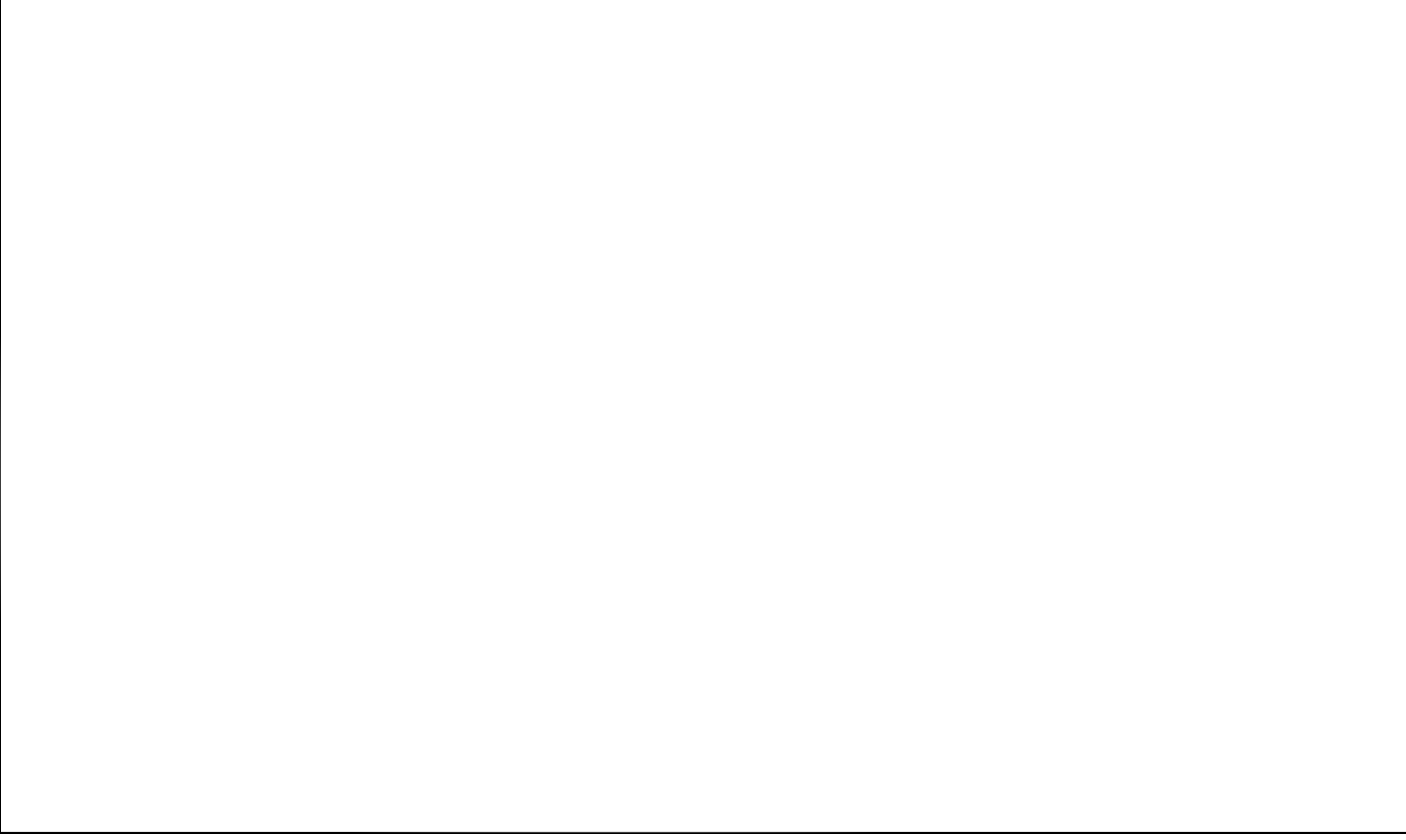
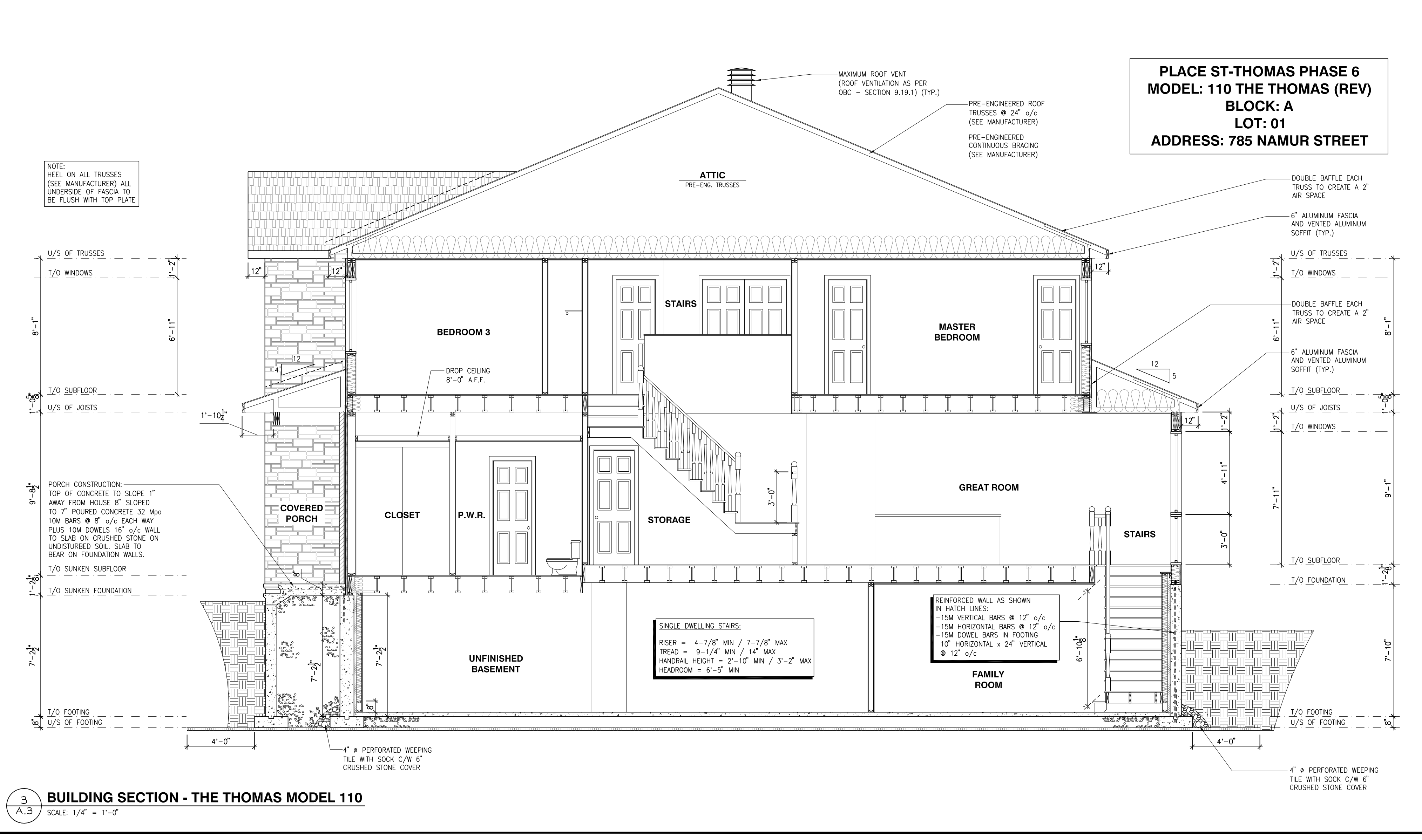
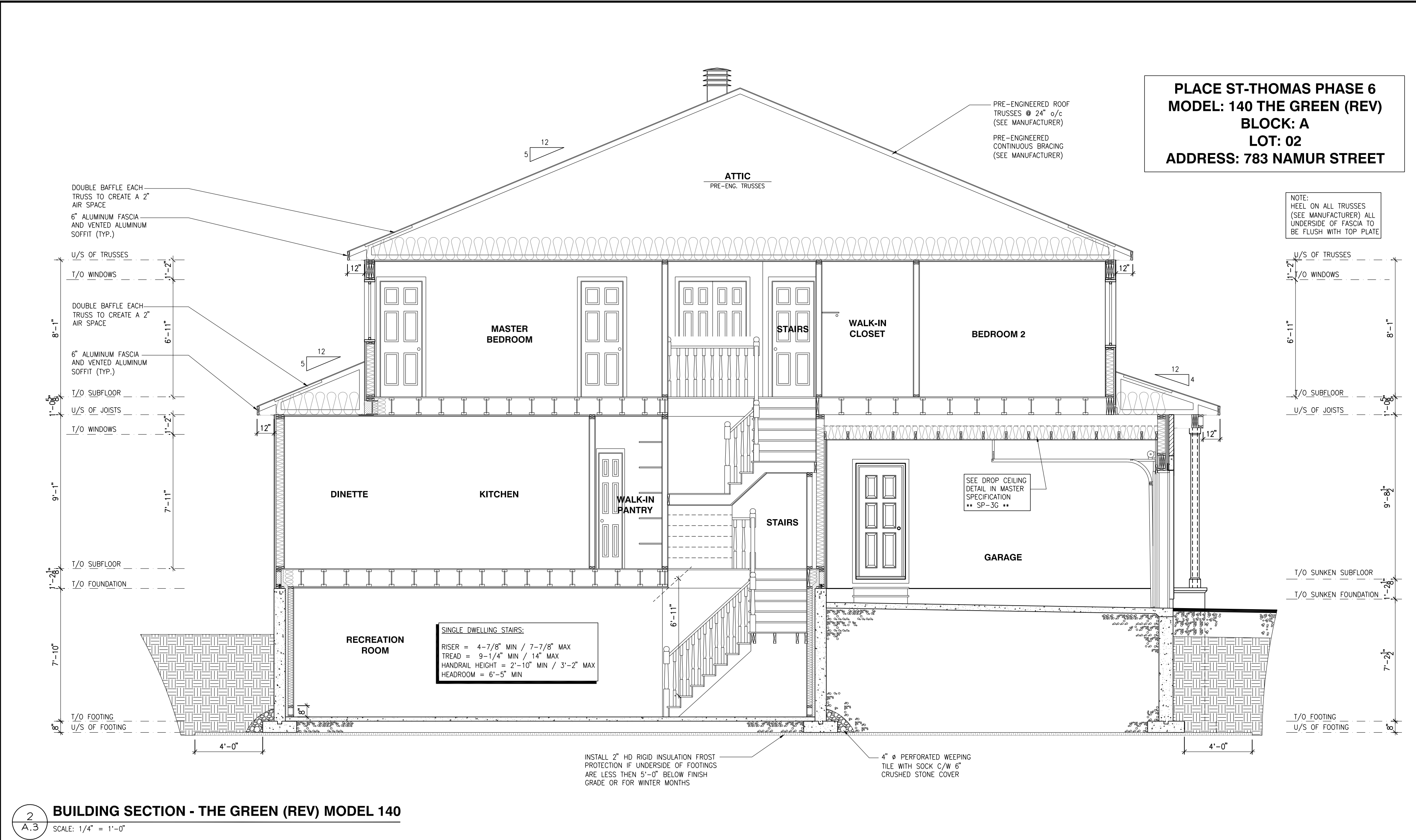
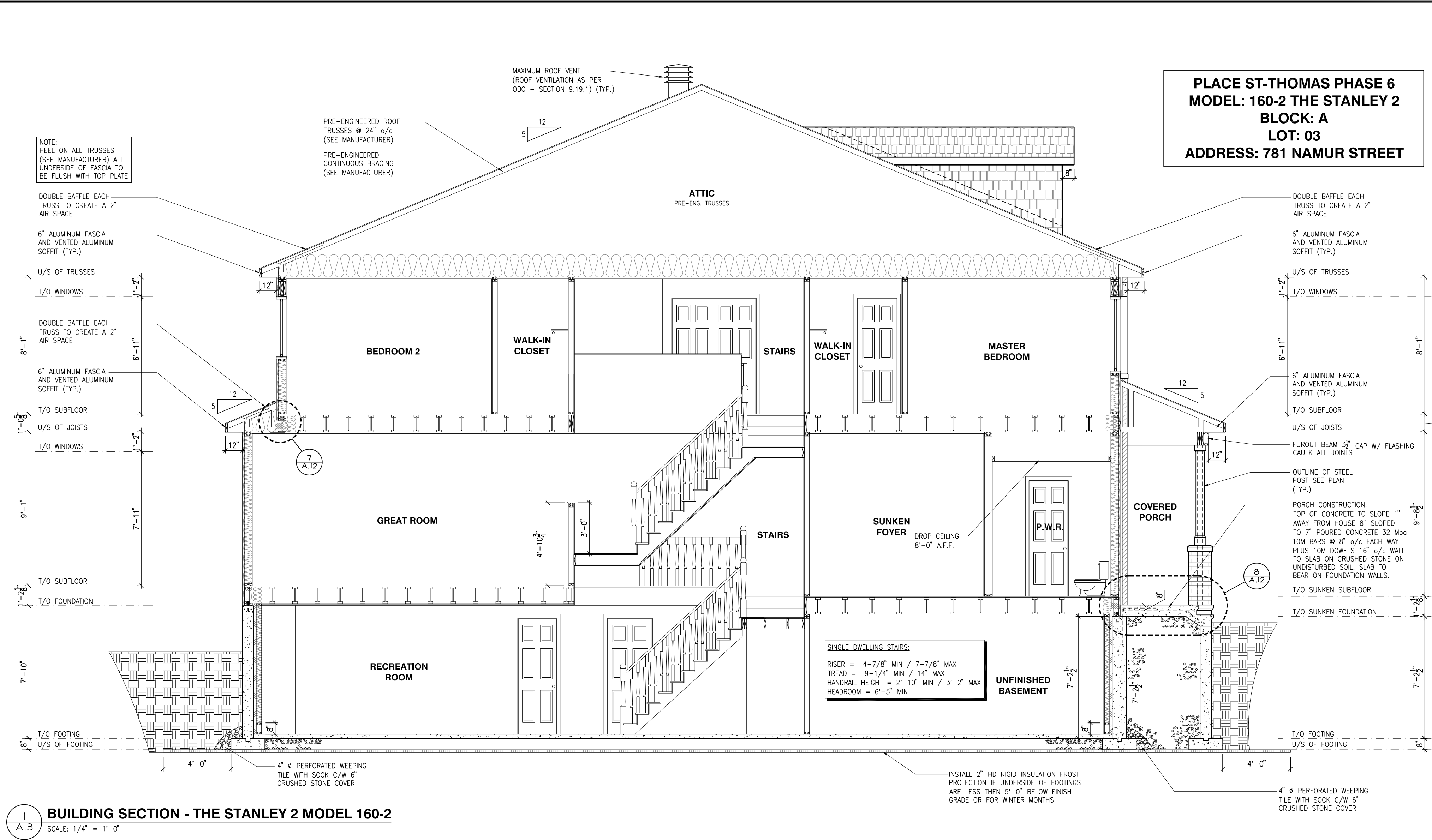
2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

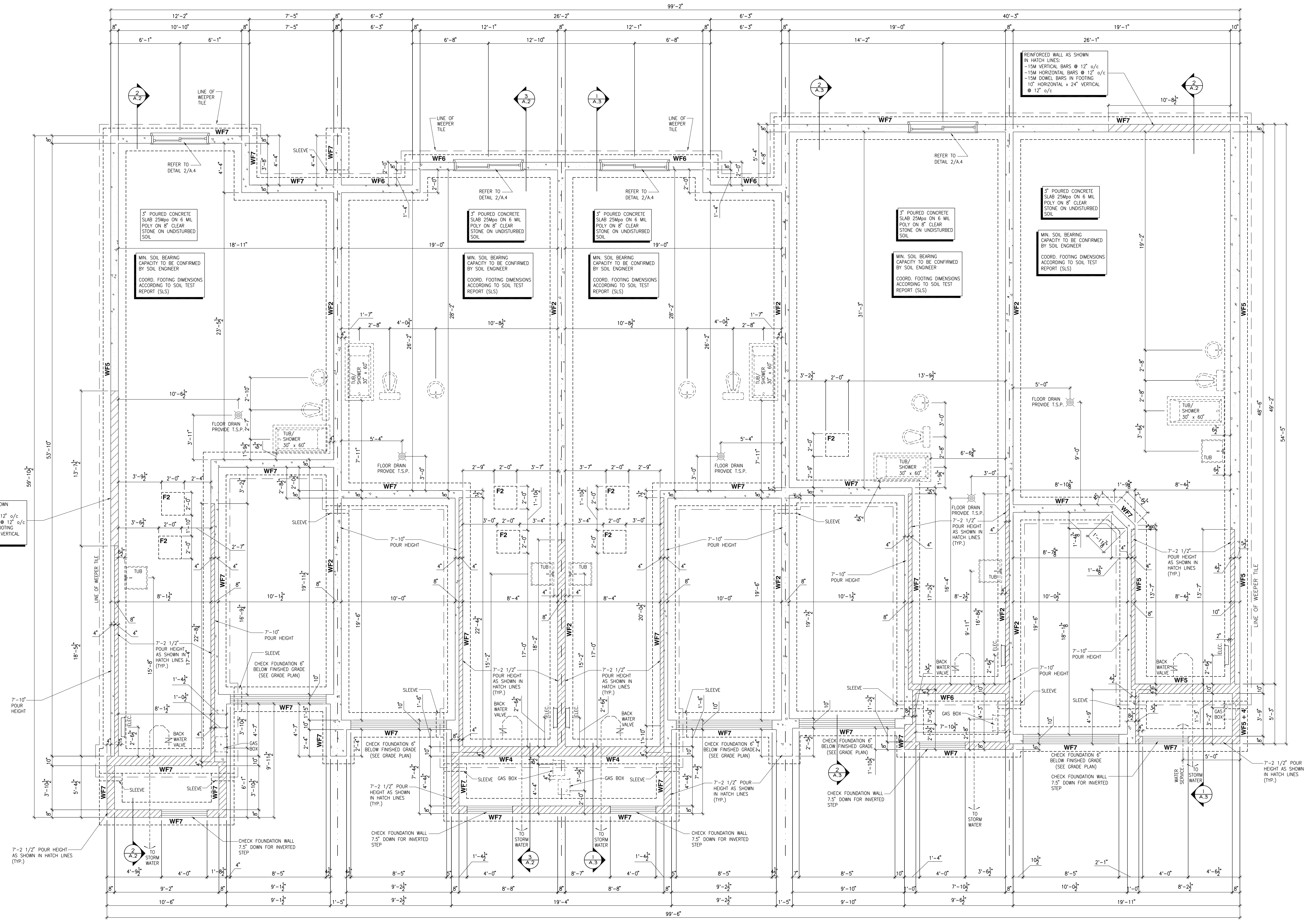
PLACE ST-THOMAS PHASE 6
MODEL: 110 THE THOMAS (REV)
BLOCK: A
LOT: 01
ADDRESS: 785 NAMUR STREET



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







PLACE ST-THOMAS PHASE 6
MODEL: 130 THE LEWIS
BLOCK: A
LOT: 05
ADDRESS: 777 NAMUR STREET

PLACE ST-THOMAS PHASE 6
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: A
LOT: 04
ADDRESS: 779 NAMUR STREET

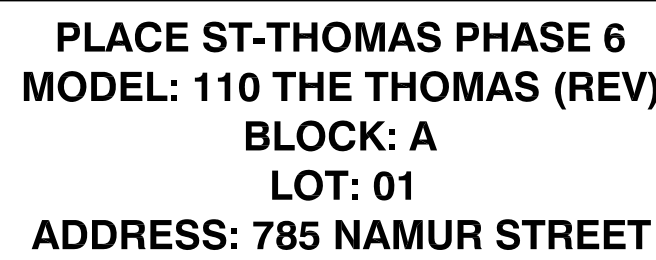
PLACE ST-THOMAS PHASE 6
MODEL: 160-2 THE STANLEY 2
BLOCK: A
LOT: 03
ADDRESS: 781 NAMUR STREET

PLACE ST-THOMAS PHASE 6
MODEL: 140 THE GREEN (REV)
BLOCK: A
LOT: 02
ADDRESS: 783 NAMUR STREET

PLACE ST-THOMAS PHASE 6
MODEL: 110 THE THOMAS (REV)
BLOCK: A
LOT: 01
ADDRESS: 785 NAMUR STREET

FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS»				
WALL FOOTINGS	100kPa	85kPa	75kPa	60kPa
WF1	30"W. x 8"H. 2-15M LONGITUDINAL BARS	36"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	42"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 35" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	48"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF2	28"W. x 8"H. 2-15M LONGITUDINAL BARS	34"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	38"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 38" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	46"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 4-15M LONGITUDINAL BARS
WF3	26"W. x 8"H. 2-15M LONGITUDINAL BARS	30"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	34"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 38" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	42"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 4-15M LONGITUDINAL BARS
WF4	24"W. x 8"H. 2-15M LONGITUDINAL BARS	28"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	32"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	38"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 4-15M LONGITUDINAL BARS
WF5	24"W. x 8"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	26"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	34"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 4-15M LONGITUDINAL BARS
WF6	24"W. x 8"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	24"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	30"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF7	20"W. x 8"H. 2-15M LONGITUDINAL BARS	20"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 16" o/c 3-15M LONGITUDINAL BARS	20"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 16" o/c 3-15M LONGITUDINAL BARS	24"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
PAD FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS»				
POST FOOTINGS	100kPa	85kPa	75kPa	60kPa
F1	36"W. x 36"W. x 10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	38"W. x 38"W. x 10"H. 3-15M LONGITUDINAL BARS x 32" 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 38" LONG EACH WAY
F2	24"W. x 24"W. x 10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	24"W. x 24"W. x 10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	24"W. x 24"W. x 10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	28"W. x 28"W. x 10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY

2012 O.B.C. DRAWINGS			
REV-3	ISSUED FOR CONSTRUCTION	03/09/2021	DOVON
REV-2	ISSUED TO ORDER FLOOR JOISTS	03/03/2021	DOVON
REV-1	ISSUED FOR CONSTRUCTION	01/22/2021	DOVON
NO.	DESCRIPTION	11/02/2021	181
DRAWING:			
FOOTING PLAN			
ADDRESS:	SCALE:	DATE:	
SEE PLANS	1/4" = 1'-0"	11/02/2021	
BLOCK: A PALCE ST-THOMAS PHASE 6			A.4



BLOCK: A PALCE ST-THOMAS PHASE 6	SHEET: A.6
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DANIEL GUDRIAN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES:
- PERSONAL IDEN #18996
- TARIOR 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 COVERING 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:

1. 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 STORY, 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 IS ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

2. PROVIDE MECHANICAL EXHAUST TO OUTSIDE

STEEL UNITS:
S1 = L 90x90x8
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x10
S5 = L 125x90x10
S6 = L 200x100x12
S7 = L 150x100x10 (8" BEARING)

UNIT TABLE:
L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1-7/8x5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1-7/8x5 LVL (1.9E) + P3 ON BOTH SIDES

IF UNITS 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 JOIST:
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 88x88x5.78 + 100x200x12 TAB PL (+)
P14 = HSS 88x88x4.8 + 100x200x12 TAB PL (+)
P15 = HSS 76.2x76.2x4.78 + 100x180x12 TAB PL (+)
P16 = HSS 76.2x76.2x4.78 + 100x180x12 TAB PL (+)
P17 = HSS 73 O.D.x4.8 + 100x180x12 BOTTOM PL + 100x60x10 TOP PL (+)
(+) = 2-12x ANCH. (WHERE ANCH. PL. NOT USED)

IF POST ARE ALL JACK C/W STUD (EX. P2 = 1 JACK + 1 STUD)
IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A 1/2"

FLOOR FRAMING:
F1 11 1/2" 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

S1 REFER TO FLOOR JOIST LAYOUT SHOP DRAWINGS FOR ALL TRIMMER AND HEADER JOISTS AT FLOOR OPENING (UNLESS OTHERWISE NOTED)

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

PORCH CONSTRUCTION:
A TOP OF CONCRETE TO SLOPE 1" AWAY FROM HOUSE 8" SLOPED TO 7" POURED CONCRETE 32 Mps 10m BARS @ 8" o/c EACH WAY PLUS 10m DOMES 116" o/c WALL TO SLAB ON CRUSHED STONE ON UNDISTURBED SOIL. SLAB TO BEAR ON FOUNDATION WALLS.

B PROVIDE A 10 1/2" x 3/8" STEEL PLATE (5 1/2" OVERHANG) PASS EXTERIOR STUD FACE) WITH FULL 1/4" FLUET WELD TO FLANGE AT TOP AND 1" STITCH WELD AT 8" SPACING AT BOTTOM OF FLANGE. (STOP STEEL PLATE 6" SHORT AT BOTH ENDS OF BEAM TO ALLOW BEAM TO SIT ON TOP OF WALL).

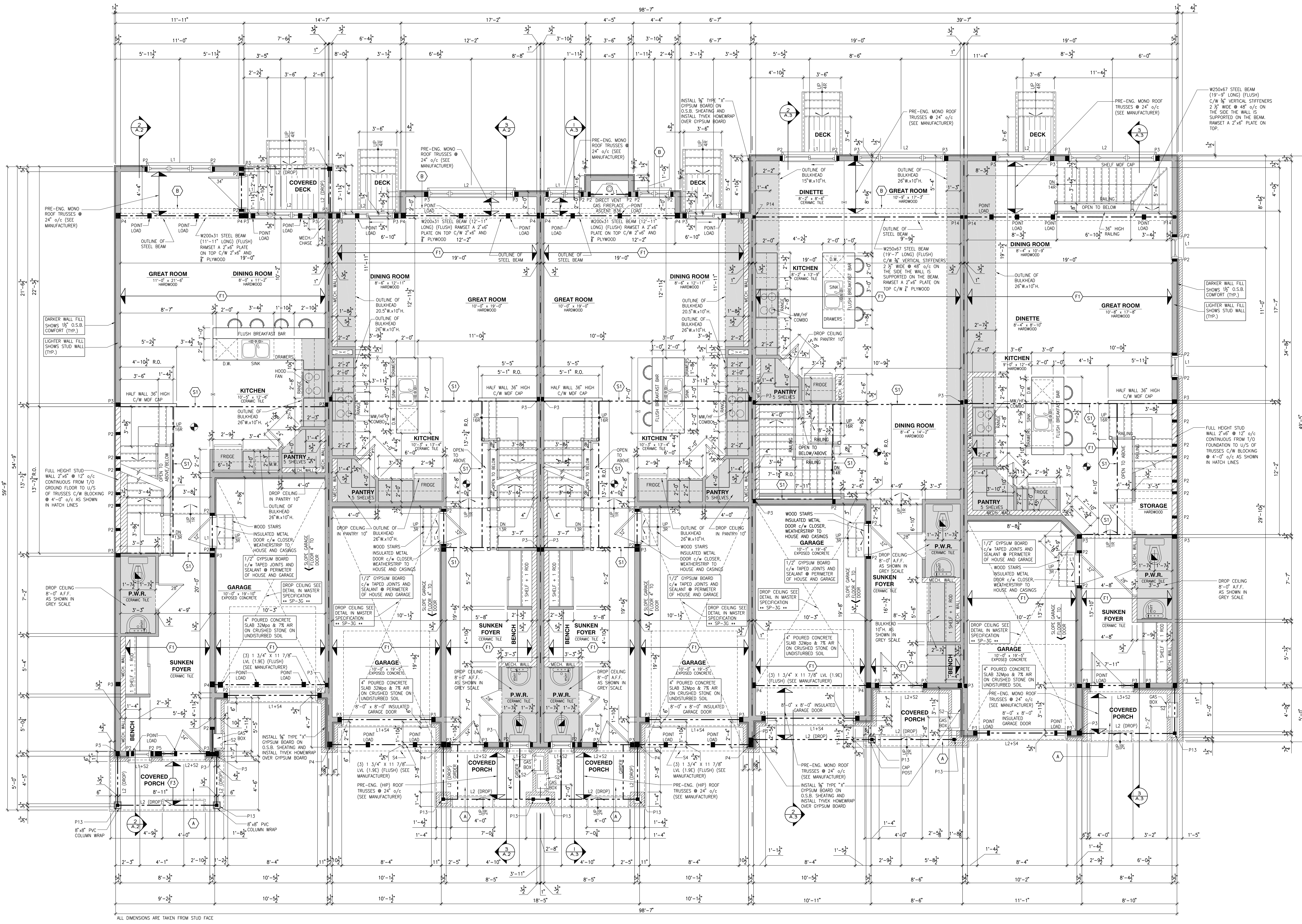
1012 O.B.C. DRAWINGS

REV-2 ISSUED FOR CONSTRUCTION 03/09/2021 DOWM
REV-1 ISSUED TO ORDER FLOOR JOISTS 03/03/2021 DOWM
NO. 1 DESCRIPTION 1MM/00/0001BY

DRAWING:
GROUND FLOOR PLAN

ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: MM/DD/YYYY 01/08/2021
BLOCK: A PALCE ST-THOMAS PHASE 6

1012 O.B.C. DRAWINGS



PLACE ST-THOMAS PHASE 6
MODEL: 130 THE LEWIS
BLOCK: A
LOT: 05
ADDRESS: 777 NAMUR STREET

PLACE ST-THOMAS PHASE 6
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: A
LOT: 04
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MODEL: 160-2 THE STANLEY 2
BLOCK: A
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PLACE ST-THOMAS PHASE 6
MODEL: 140 THE GREEN (REV)
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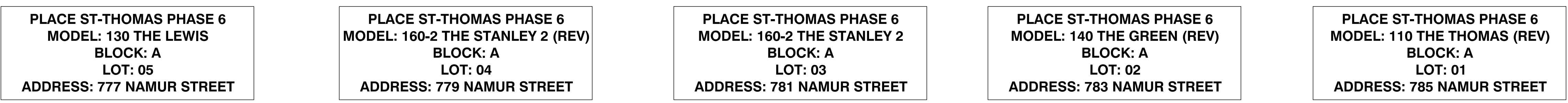
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NOTES:



DRAWING:

**PALCE ST-THOMAS
PHASE 6**

