



Valecraft

Homes Ltd.



PLACE ST-THOMAS PHASE 7
MODEL: 105 THE MANN
BLOCK: C
LOT: 09
ADDRESS: 961 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: C
LOT: 10
ADDRESS: 959 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: C
LOT: 11
ADDRESS: 957 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: C
LOT: 12
ADDRESS: 955 COLOGNE STREET

PLACE ST-THOMAS PHASE 7 - BLOCK C

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



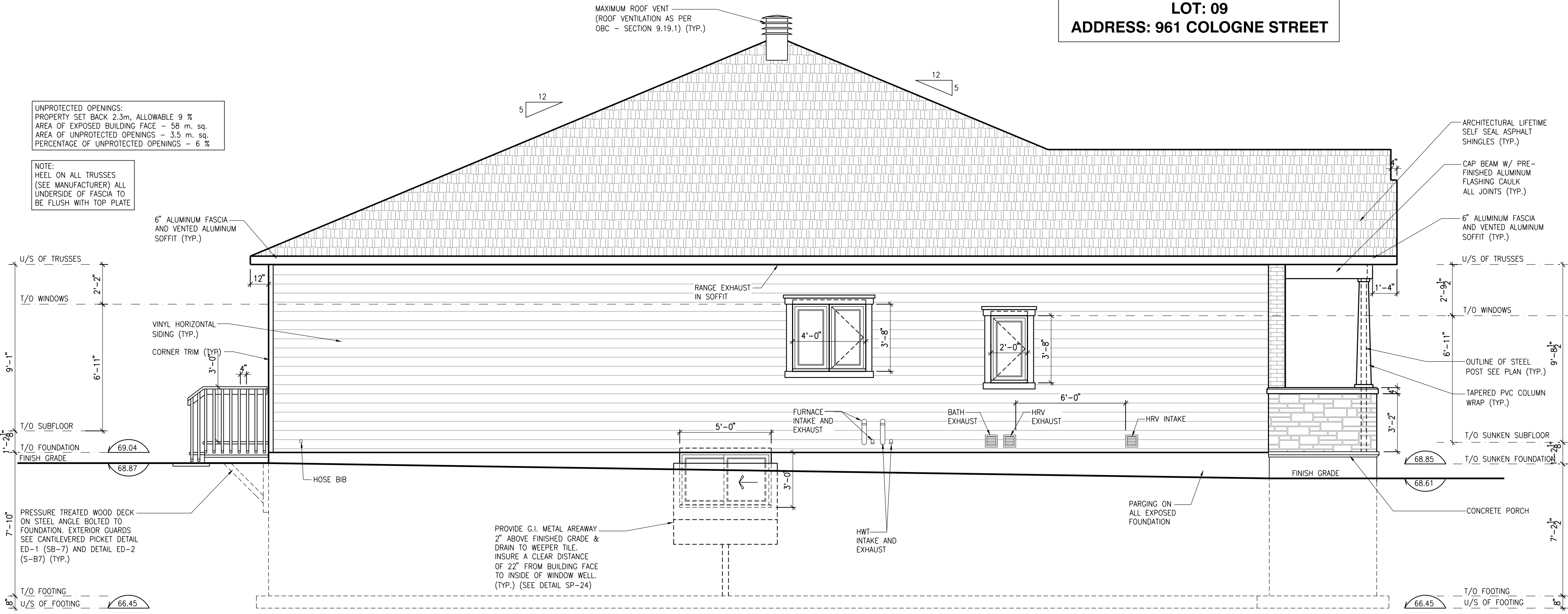
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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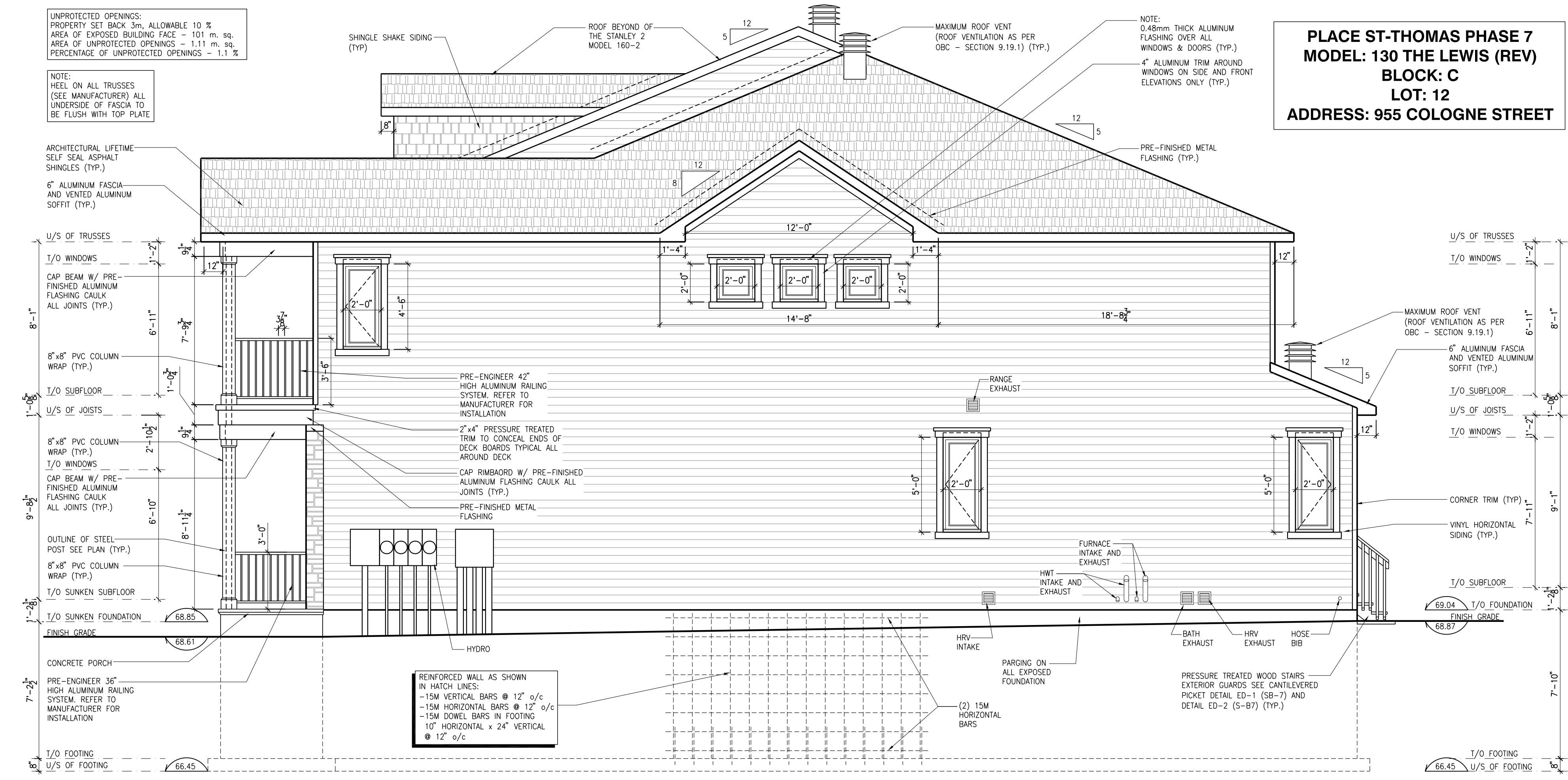
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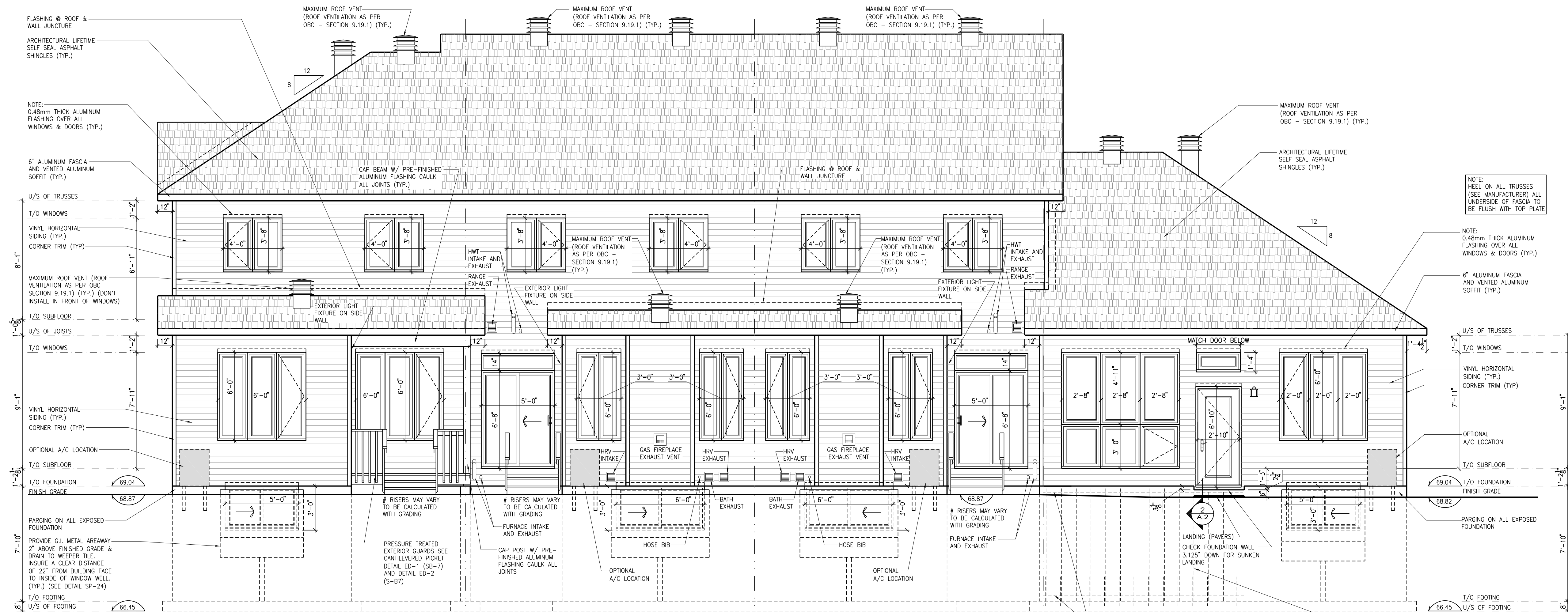
2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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

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

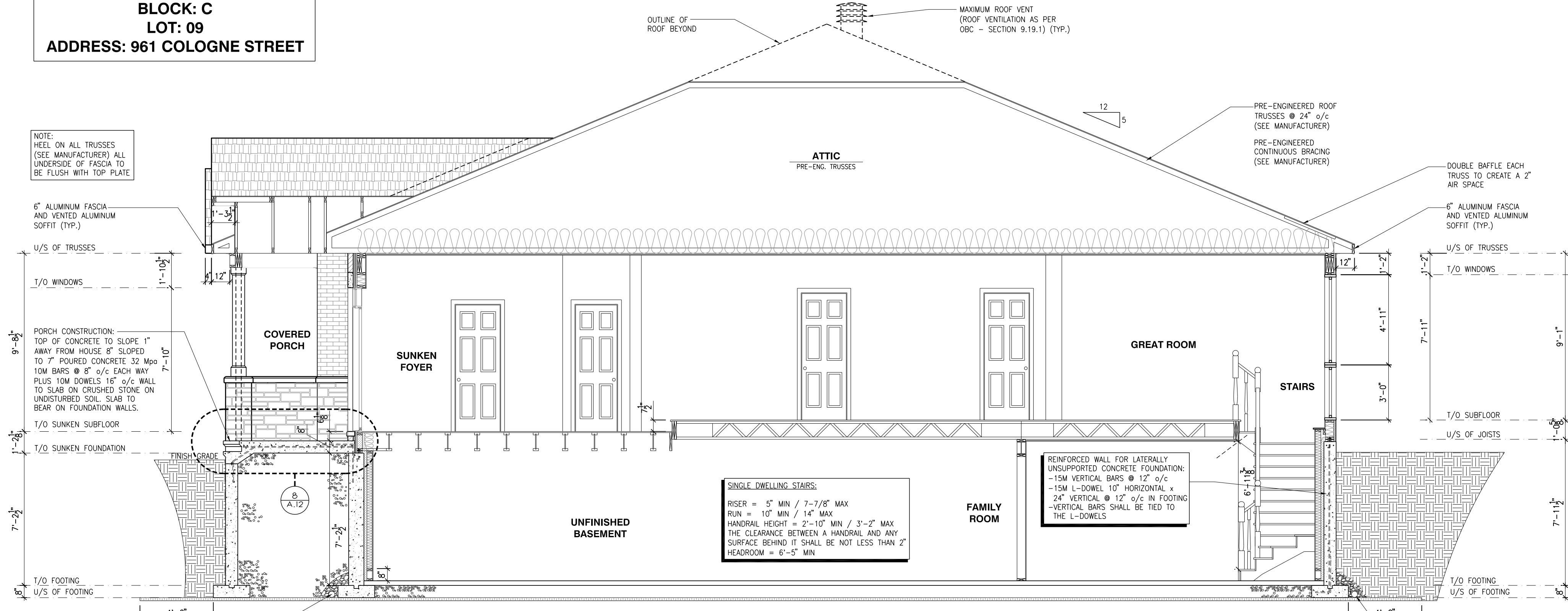
PLACE ST-THOMAS PHASE 7
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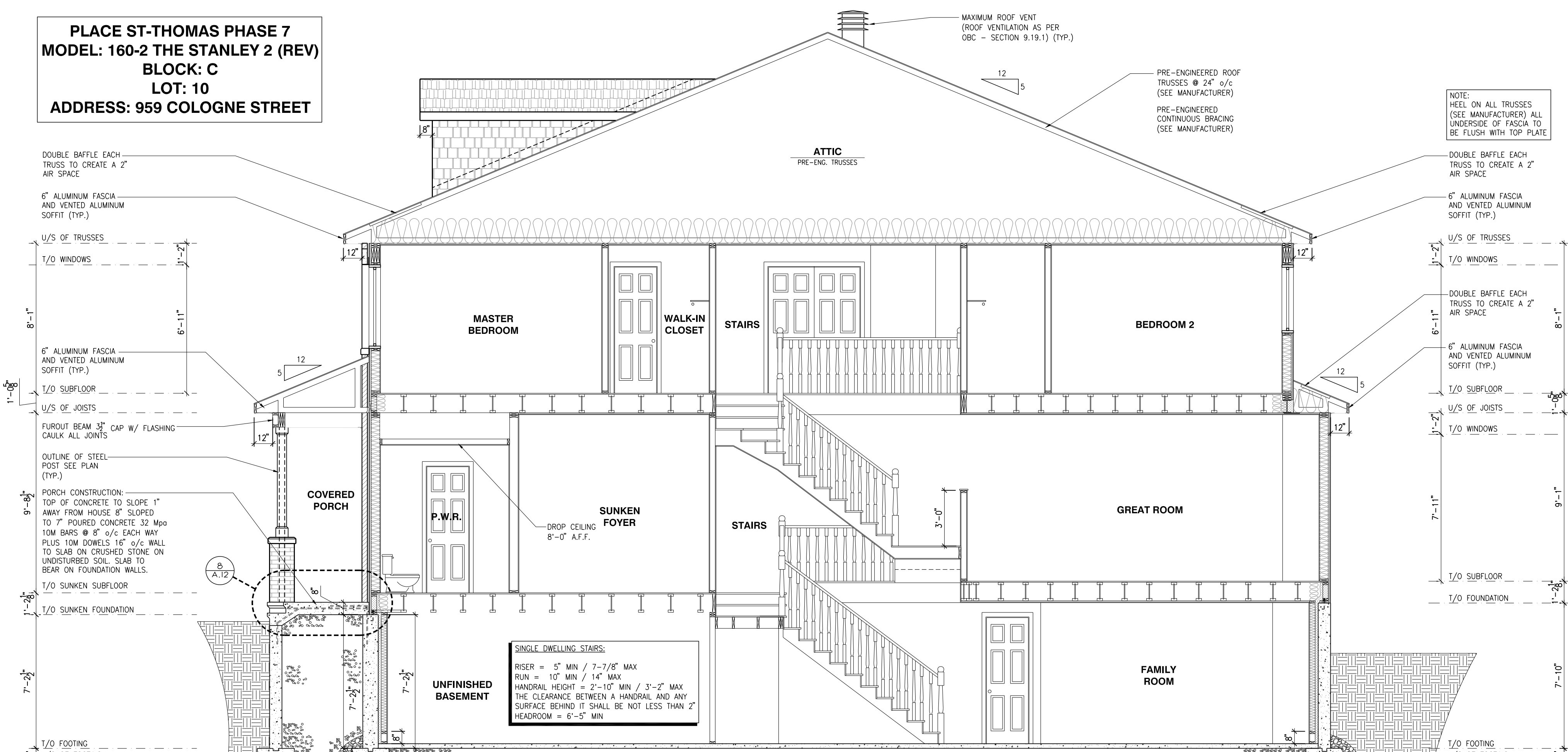
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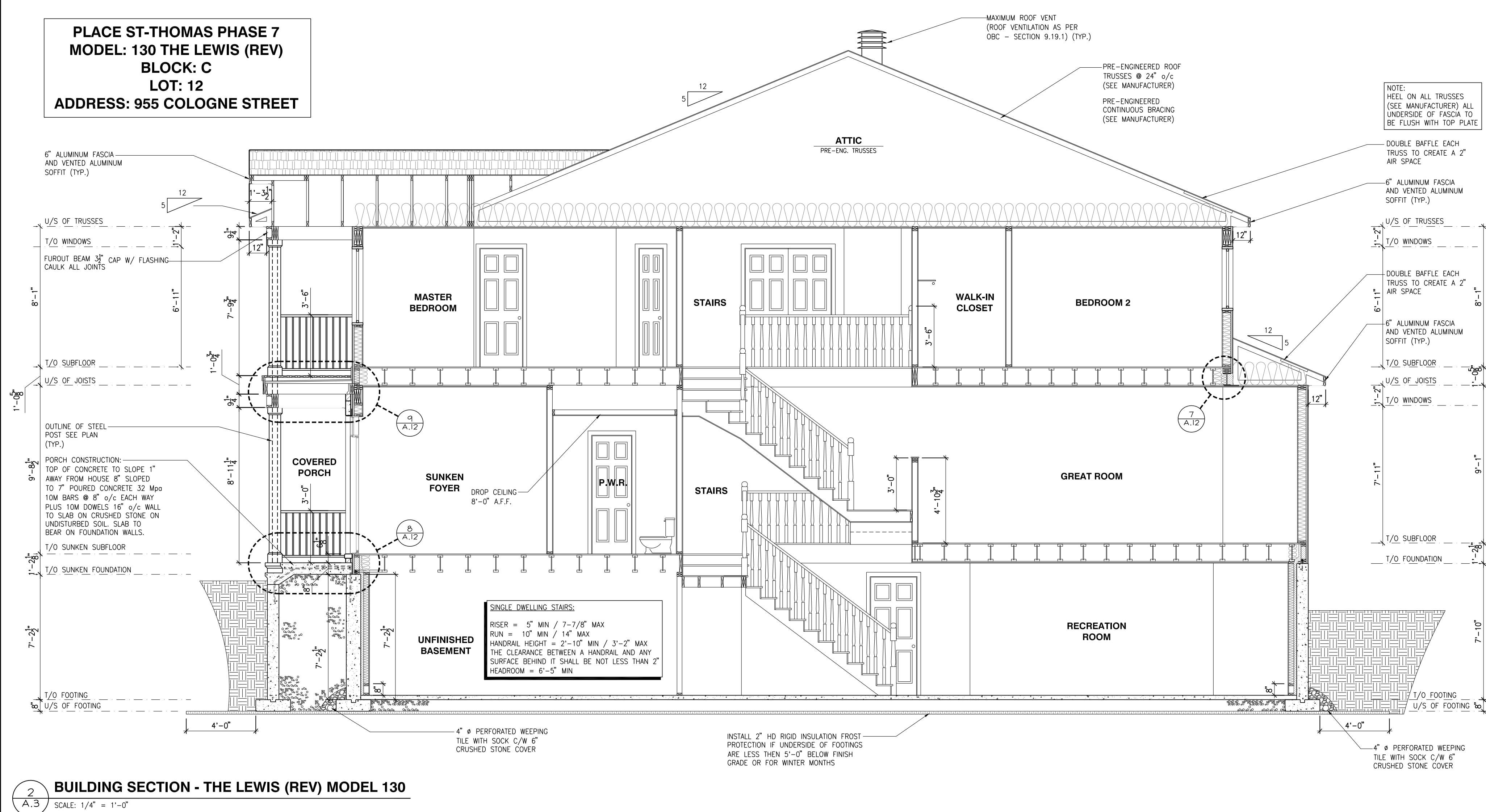
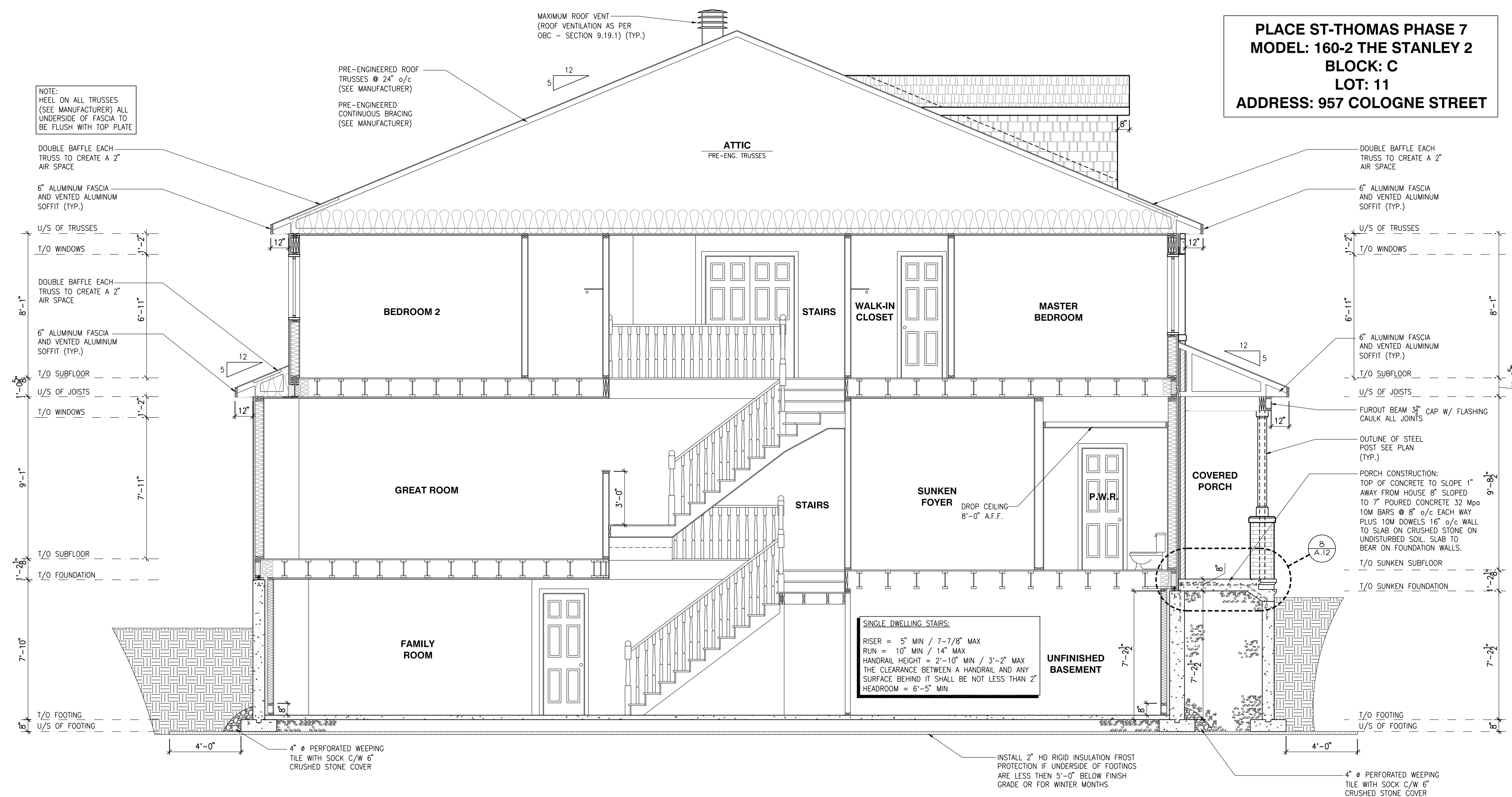


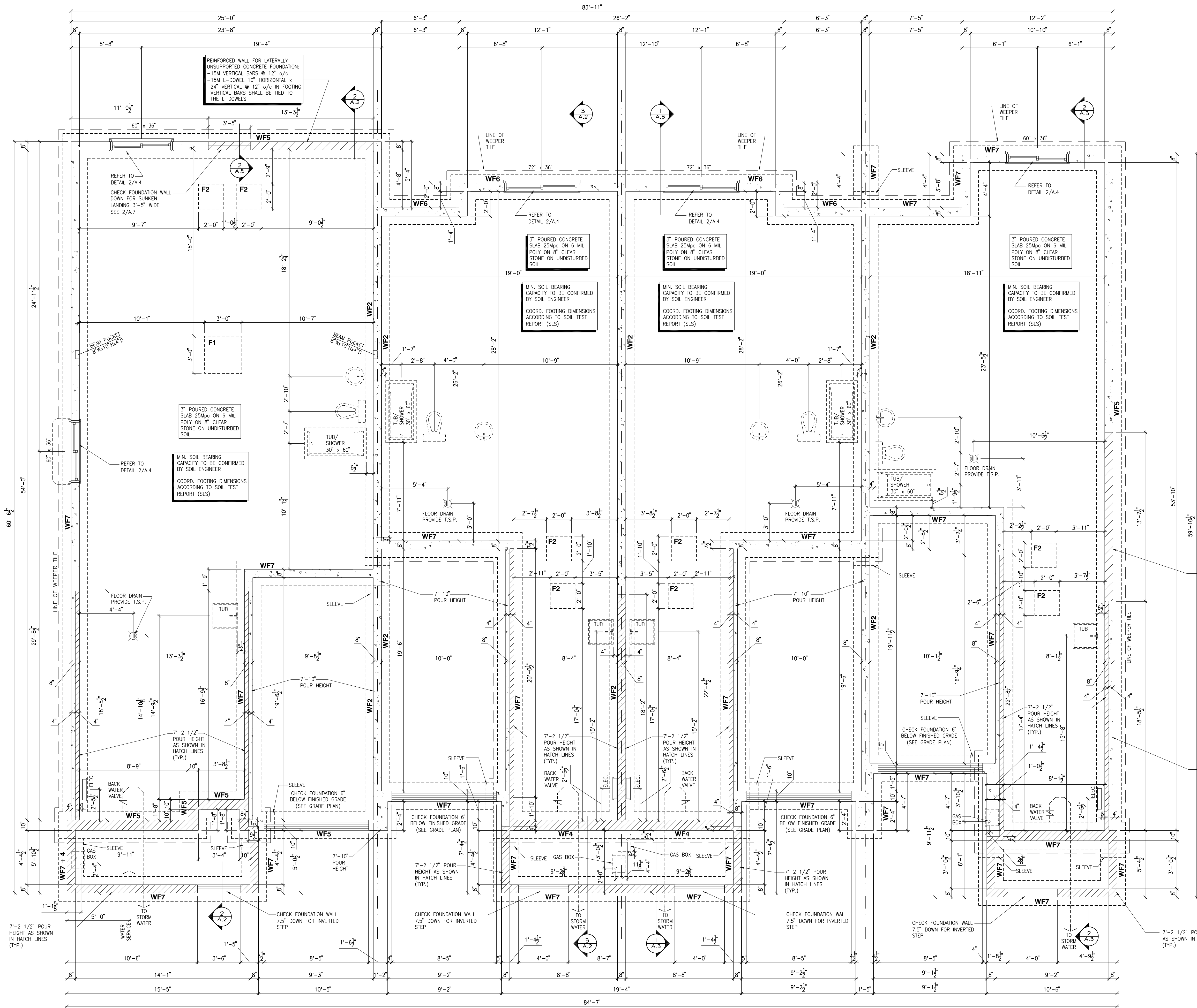
BUILDING SECTION - THE MANN MODEL 105
SCALE: 1/4" = 1'-0"

PLACE ST-THOMAS PHASE 7
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BUILDING SECTION - THE STANLEY 2 (REV) MODEL 160-2
SCALE: 1/4" = 1'-0"





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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	42"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF3	26"W. x 8"H. 2-15M LONGITUDINAL BARS	32"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	36"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	40"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 40" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF4	24"W. x 8"H. 2-15M LONGITUDINAL BARS	28"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 28" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	32"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	36"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 36" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF5	24"W. x 8"H. 2-15M LONGITUDINAL BARS	28"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 28" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	32"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	36"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 36" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF6	24"W. x 8"H. 2-15M LONGITUDINAL BARS	28"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 28" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	32"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	36"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 36" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF7	20"W. x 8"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 24" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	28"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 28" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	32"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 32" 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.	24"W. x 24"W. x 10"H.	24"W. x 24"W. x 10"H.	28"W. x 28"W. x 10"H.

2012 O.B.C. DRAWINGS

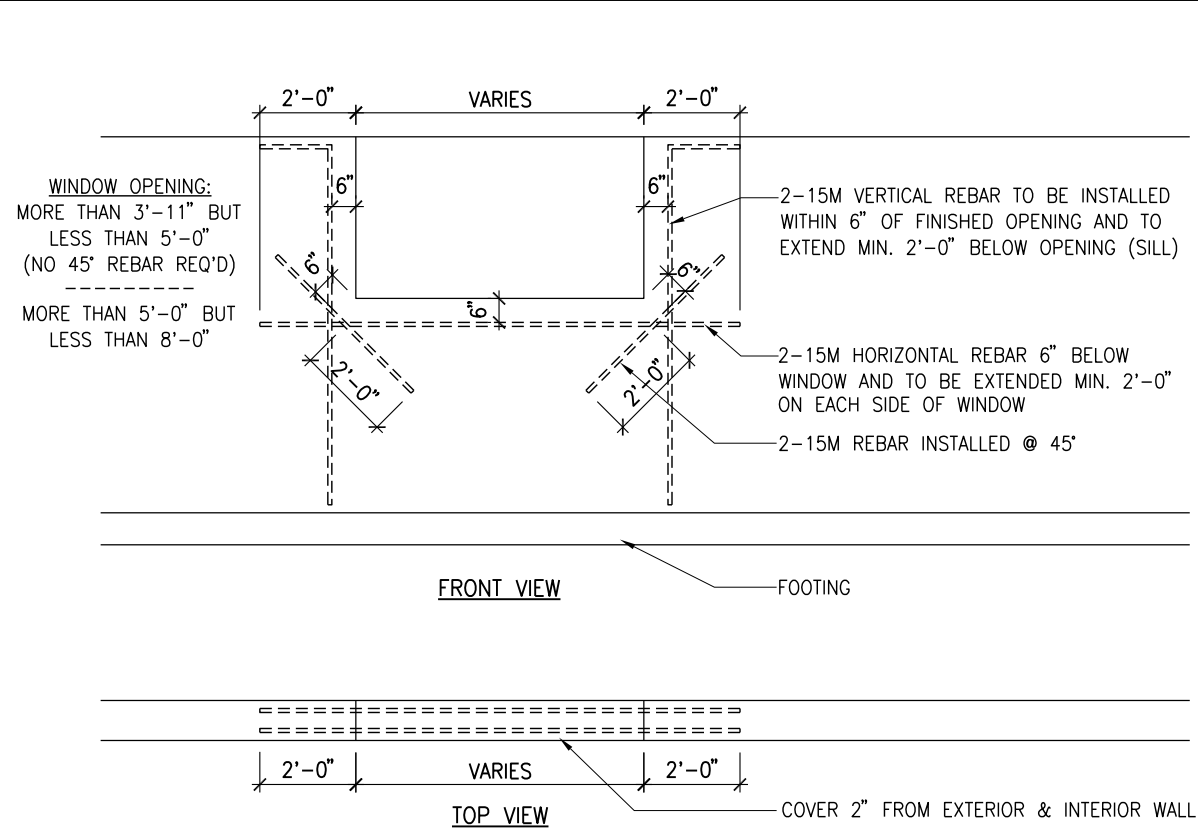
REV-2	RE-ISSUED FOR CONSTRUCTION	06/09/2022	DOYON
REV-1	ISSUED FOR CONSTRUCTION	06/01/2022	DOYON
NO.	DESCRIPTION	1MM/00/YYY18Y	

FOOTING PLAN

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

BLOCK: C
PALCE ST-THOMAS
PHASE 7

A.4



2
A.4

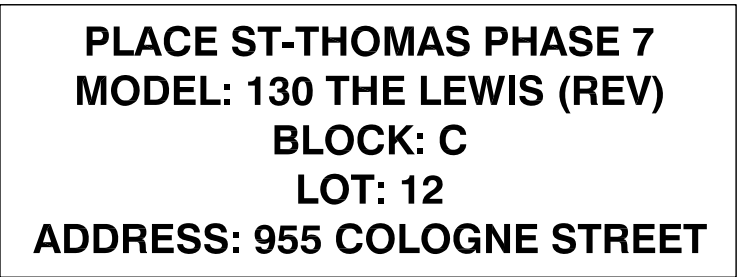
BASEMENT WINDOW REINFORCING
SCALE: 1/4" = 1'-0"

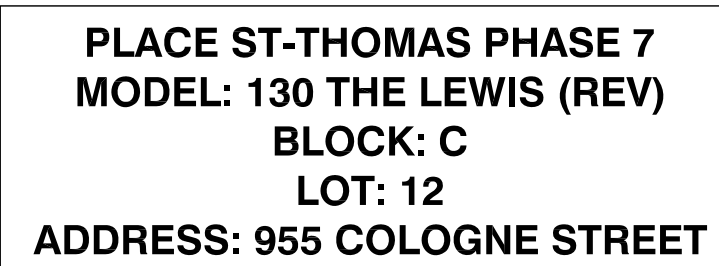
3
A.4

CONCRETE WALL REINFORCING
SCALE: 1/2" = 1'-0"

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 4650 P.S.I. c/w 5 TO BK ARE 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 PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY WALLED 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 SIZE 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 CSA18 GRADE 400.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL BASEMENT FLOOR PLAN AND ARCHITECTURAL SPECIFICATION.
- CONTRACTOR TO ADD 1" VERTICALLY AND 1" HORIZONTALLY TO BASEMENT WINDOWS DIMENSIONS WHEN WINDOWS ARE NOT POURED IN PLACE.





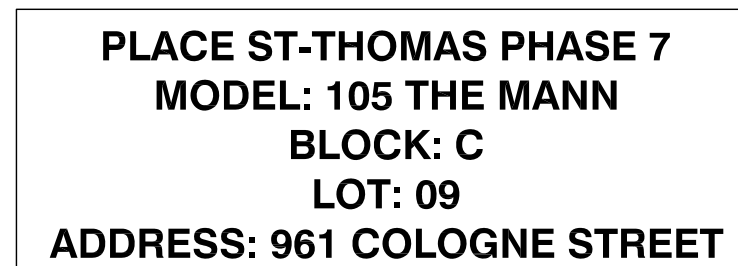
ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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:



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**PLACE ST-THOMAS PHASE 7
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BLOCK: C
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LOT: 12
ADDRESS: 955 COLOGNE STREET**

REV-1	ISSUED FOR CONSTRUCTION	06/09/2022	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

DRAWING:

ROOF PLAN

ADDRESS: SEE PLANS	SCALE: 1/4" = 1'-0"	DATE: MM/DD/YYYY 05/30/2022
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BLOCK: C
PALCE ST-THOMAS
PHASE 7

