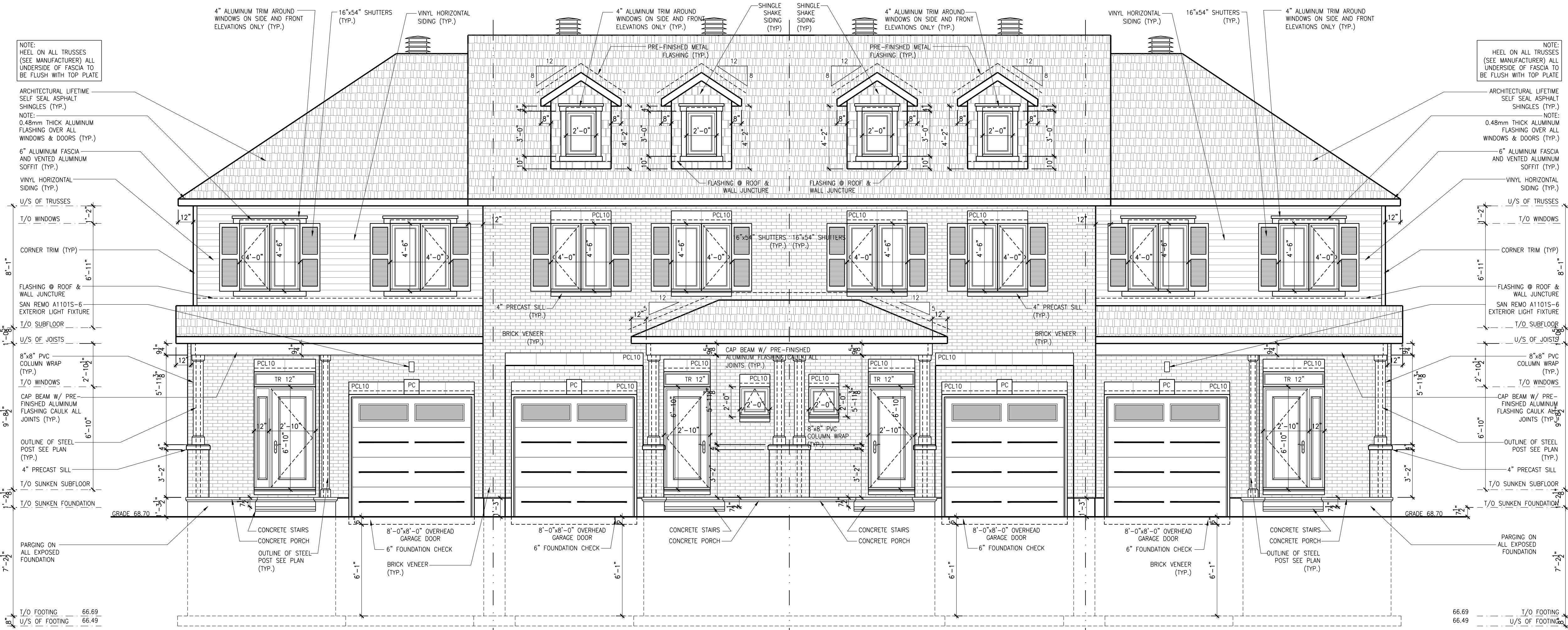




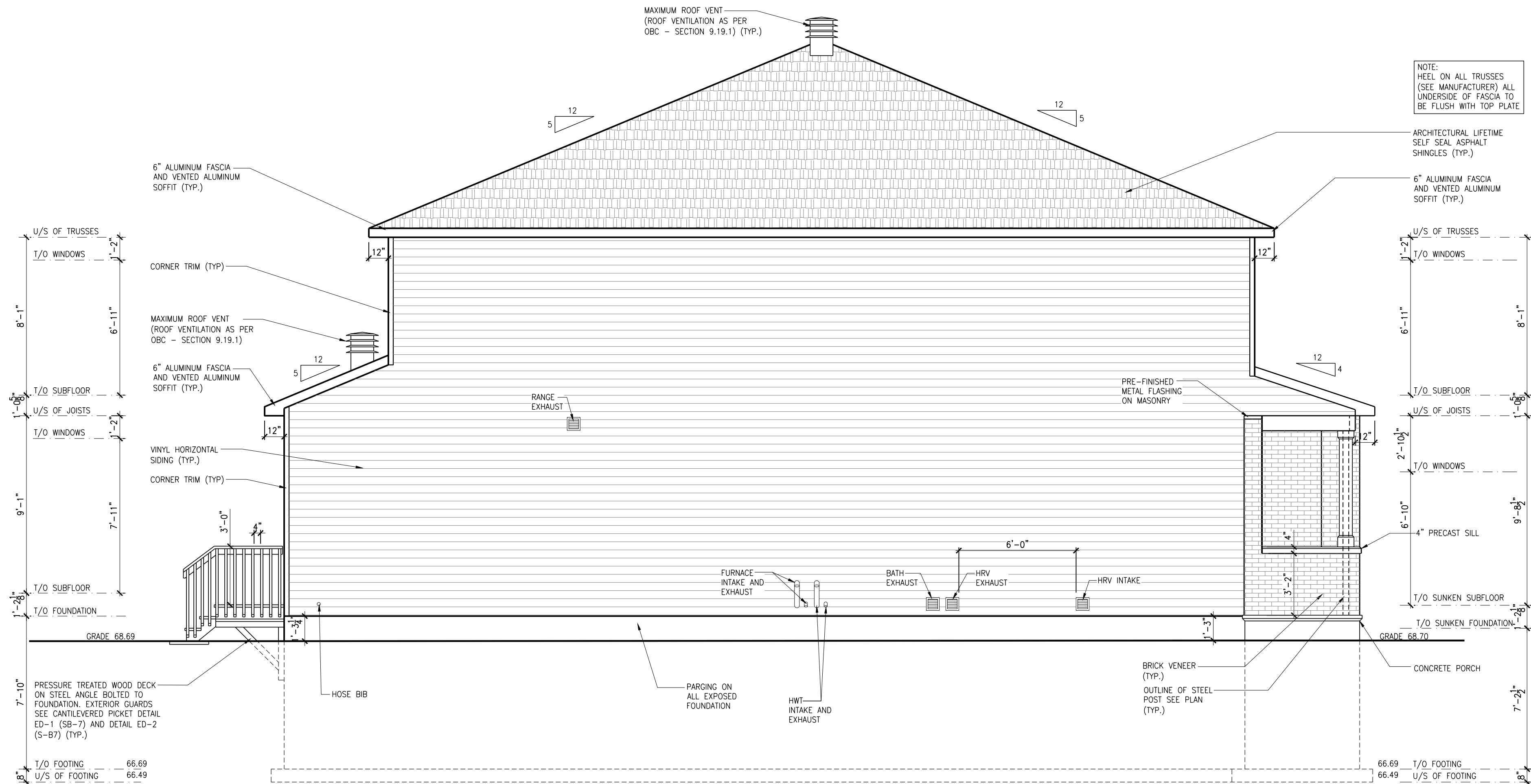
PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN
BLOCK: D
LOT: 13
ADDRESS: 953 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: D
LOT: 14
ADDRESS: 951 COLOGNE STREET

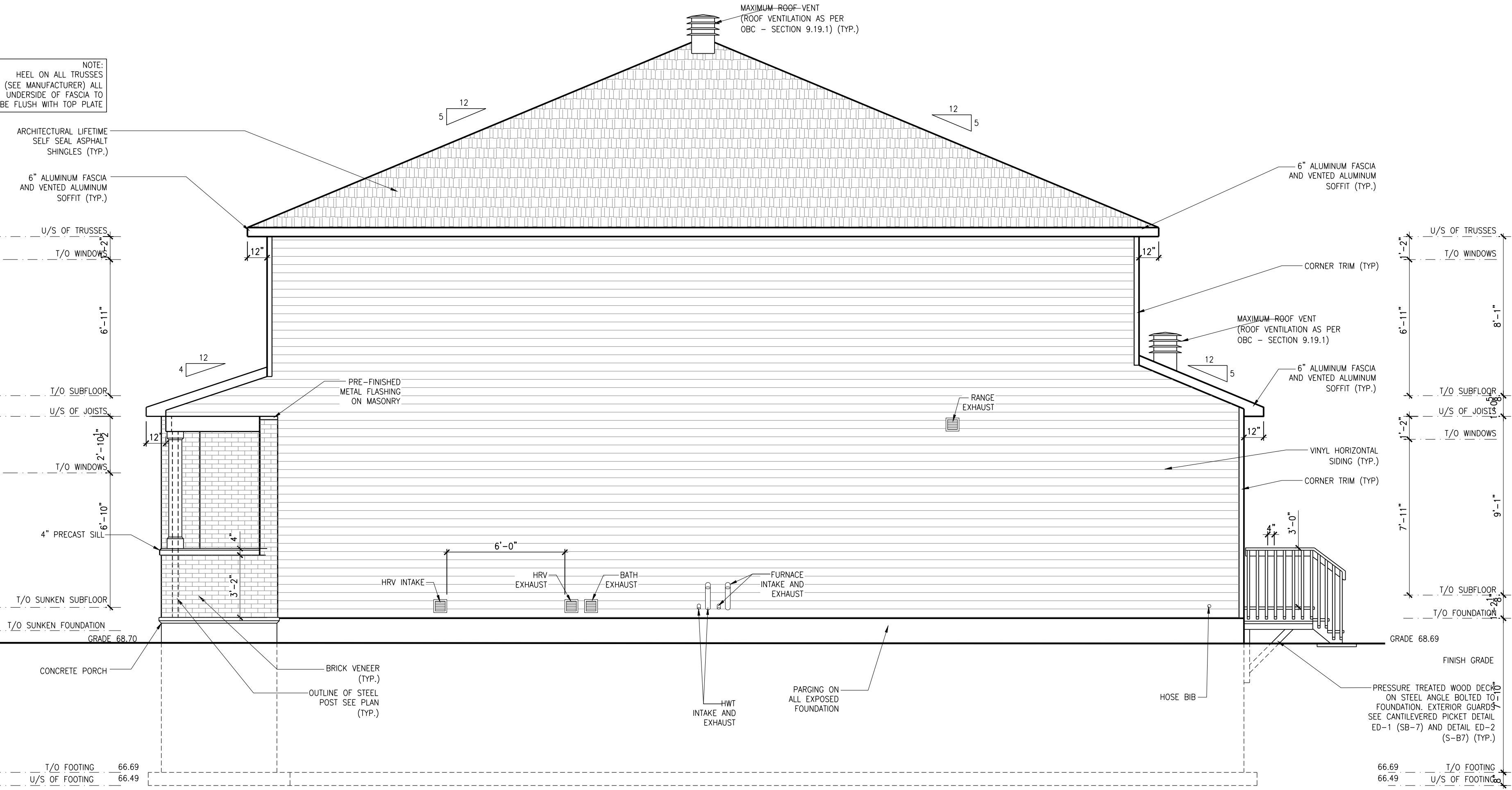
PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: D
LOT: 15
ADDRESS: 949 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN (REV)
BLOCK: D
LOT: 16
ADDRESS: 947 COLOGNE STREET

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



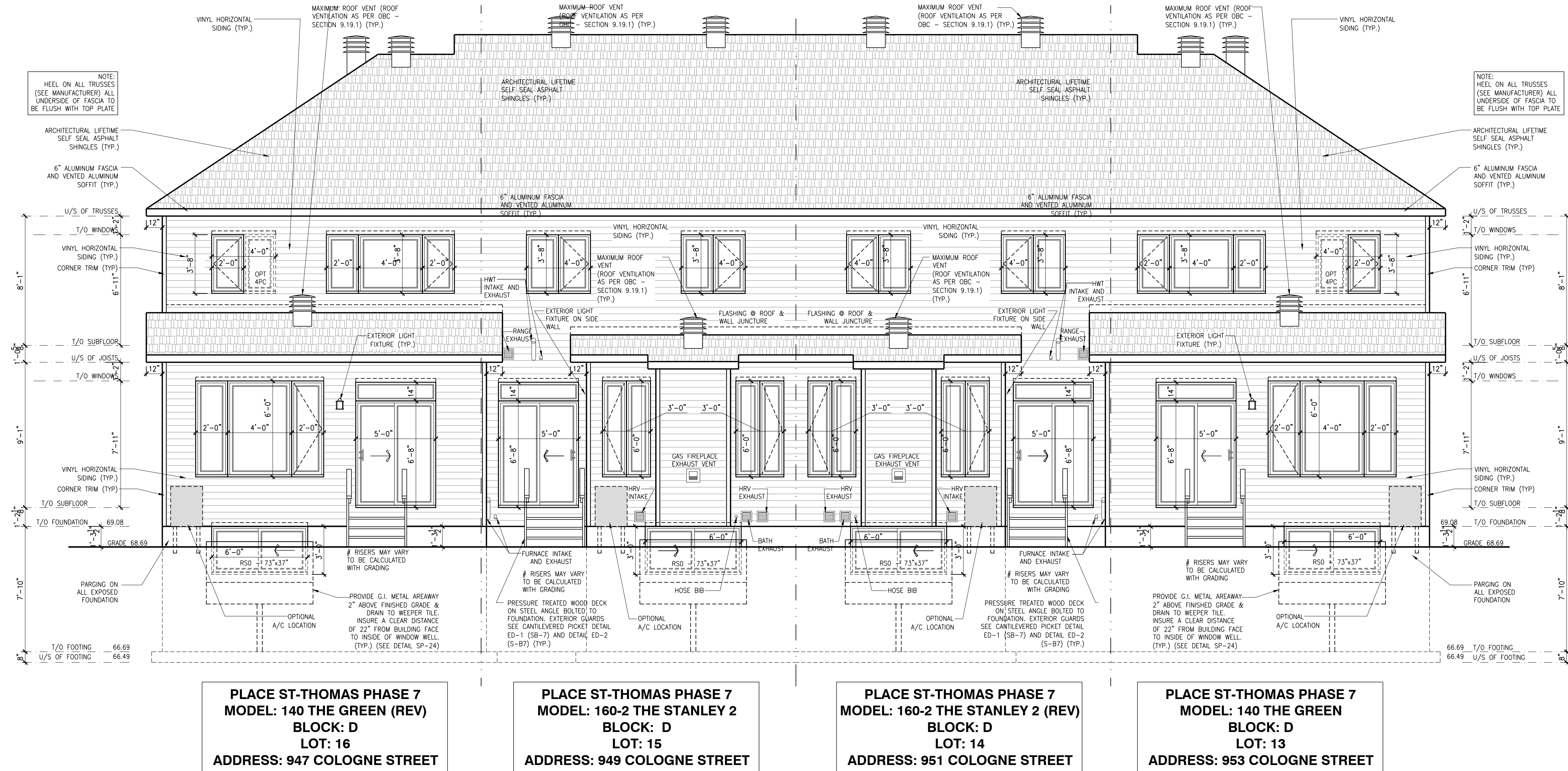
PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN
BLOCK: D
LOT: 13
ADDRESS: 953 COLOGNE STREET



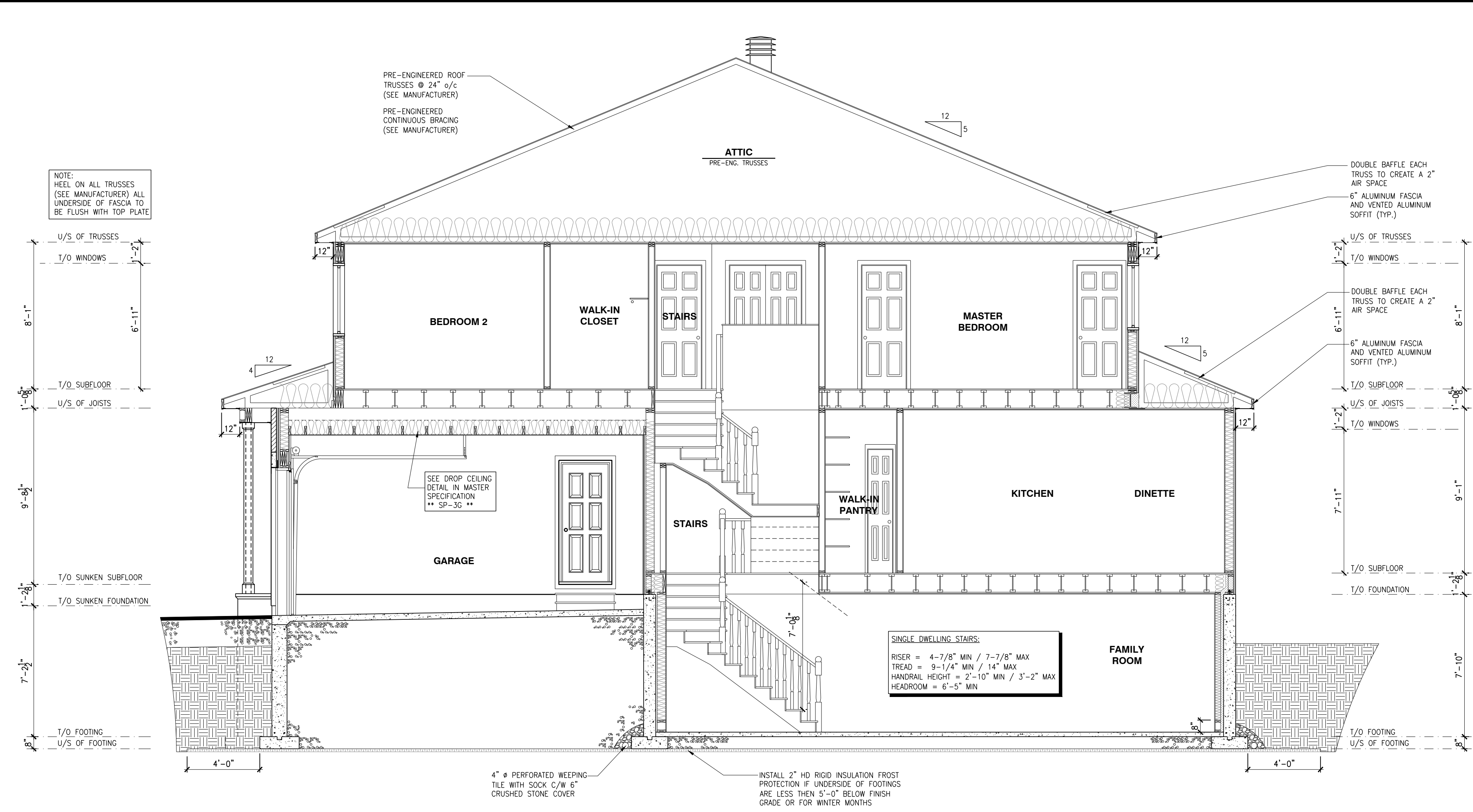
PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN (REV)
BLOCK: D
LOT: 16
ADDRESS: 947 COLOGNE STREET

2
A.1
SCALE: 1/4" = 1'-0"

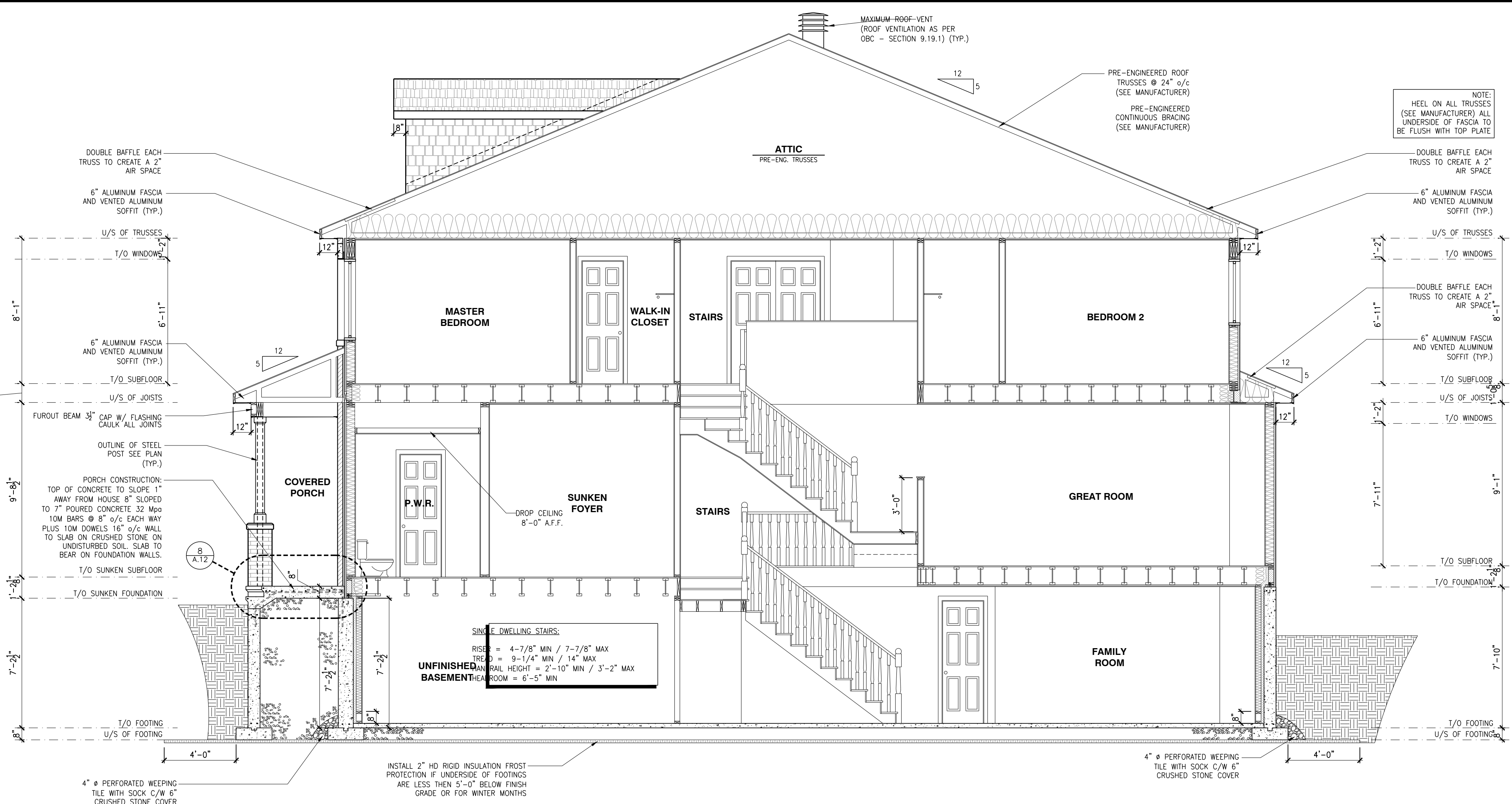
3
A.1
SCALE: 1/4" = 1'-0"



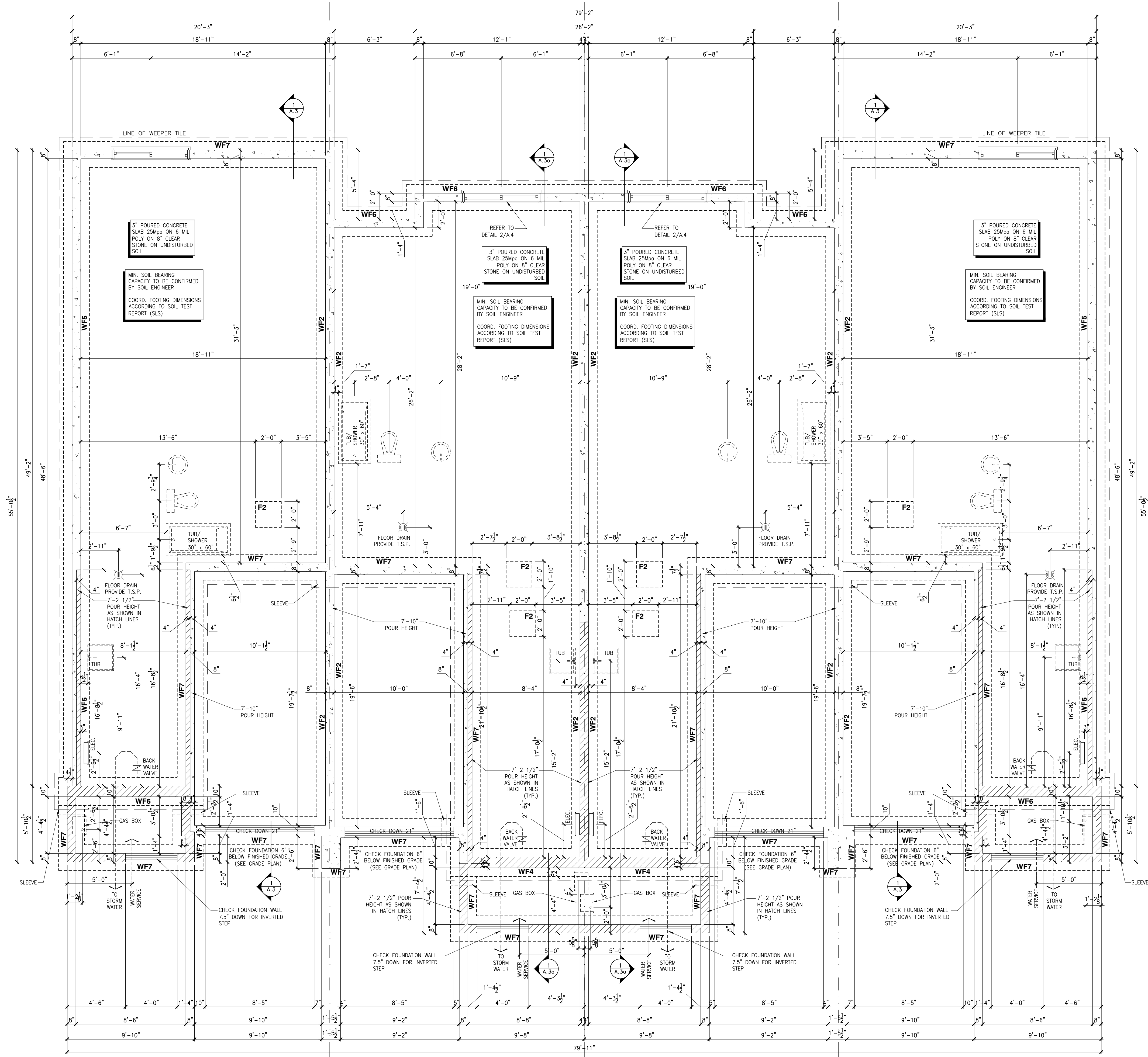
1
A.2
REAR ELEVATION
SCALE: 1/4" = 1'-0"



2
A.2
BUILDING SECTION - THE GREEN MODEL 140
SCALE: 1/4" = 1'-0"



3
A.2
BUILDING SECTION - THE STANLEY 2 (REV) MODEL 160-2
SCALE: 1/4" = 1'-0"



PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN
BLOCK: D
LOT: 13
ADDRESS: 953 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: D
LOT: 14
ADDRESS: 951 COLOGNE STREET

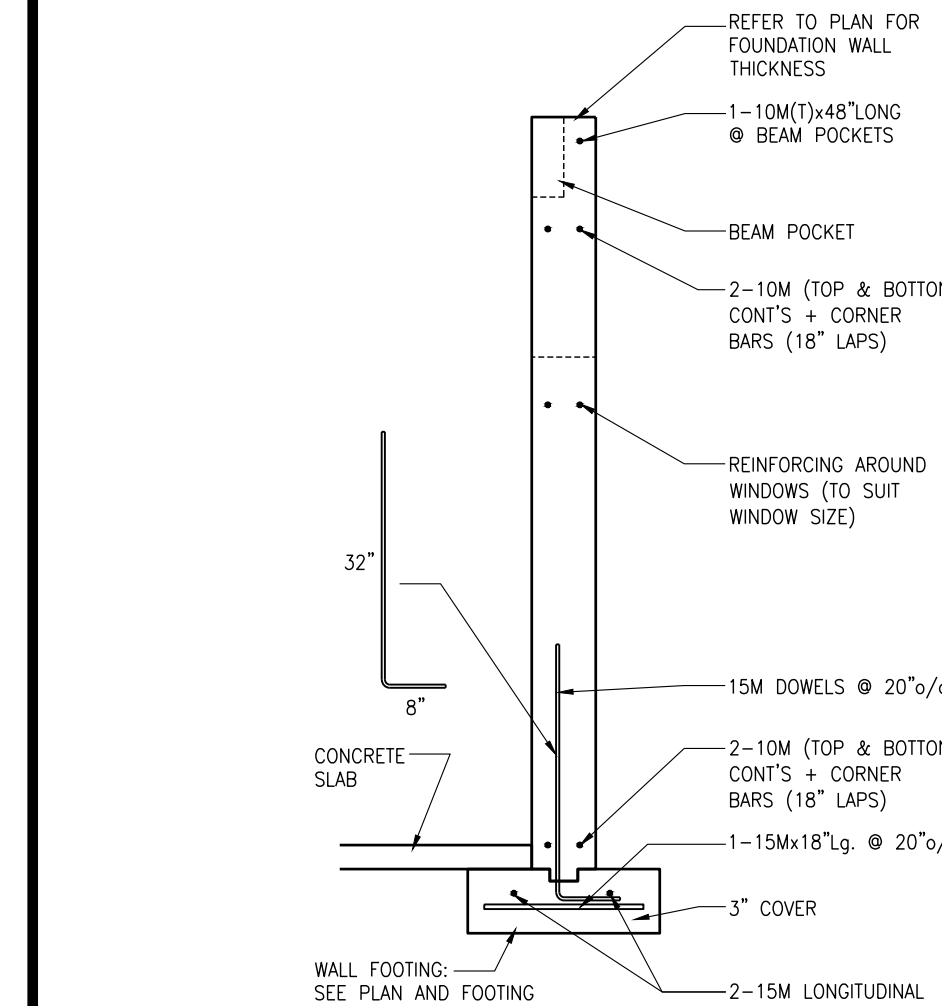
PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: D
LOT: 15
ADDRESS: 949 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN (REV)
BLOCK: D
LOT: 16
ADDRESS: 947 COLOGNE STREET

FOOTING SCHEDULE					
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR <SITE CLASS>					
WALL FOOTINGS	100kPa	85kPa	75kPa	60kPa	40kPa
WF1	30"W x 8"H. 2-15M LONGITUDINAL BARS	35kPa x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	40"W x 8"H. 15M TRANSVERSE BOTTOM BARS 34" 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	72"W x 8"H. 15M TRANSVERSE BOTTOM BARS 68" LONG @ 16" o/c 5-15M LONGITUDINAL BARS
	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 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	46"W x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS	70"W x 8"H. 15M TRANSVERSE BOTTOM BARS 64" LONG @ 16" o/c 4-15M LONGITUDINAL BARS
WF3	26"W x 8"H. 2-15M LONGITUDINAL BARS	30"W x 8"H. 2-15M 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 38" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	64"W x 8"H. 15M TRANSVERSE BOTTOM BARS 60" LONG @ 16" o/c 4-15M 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. 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 3-15M LONGITUDINAL BARS	54"W x 8"H. 15M TRANSVERSE BOTTOM BARS 54" LONG @ 16" o/c 4-15M 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" x 8"H. 2-15M LONGITUDINAL BARS	52"W x 8"H. 15M TRANSVERSE BOTTOM BARS 48" LONG @ 16" o/c 4-15M 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" x 8"H. 2-15M LONGITUDINAL BARS	46"W x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M 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" x 8"H. 2-15M LONGITUDINAL BARS	48"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	40kPa
F1	36"Wx36"Wx10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	38"Wx38"Wx10"H. 3-15M LONGITUDINAL BARS x 32" LONG EACH WAY	40"Wx40"Wx10"H. 3-15M LONGITUDINAL BARS x 34" LONG EACH WAY	44"Wx44"Wx10"H. 3-15M LONGITUDINAL BARS x 38" LONG EACH WAY	54"Wx54"Wx10"H. 3-15M LONGITUDINAL BARS x 48" LONG EACH WAY
	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.	36"Wx36"Wx10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY

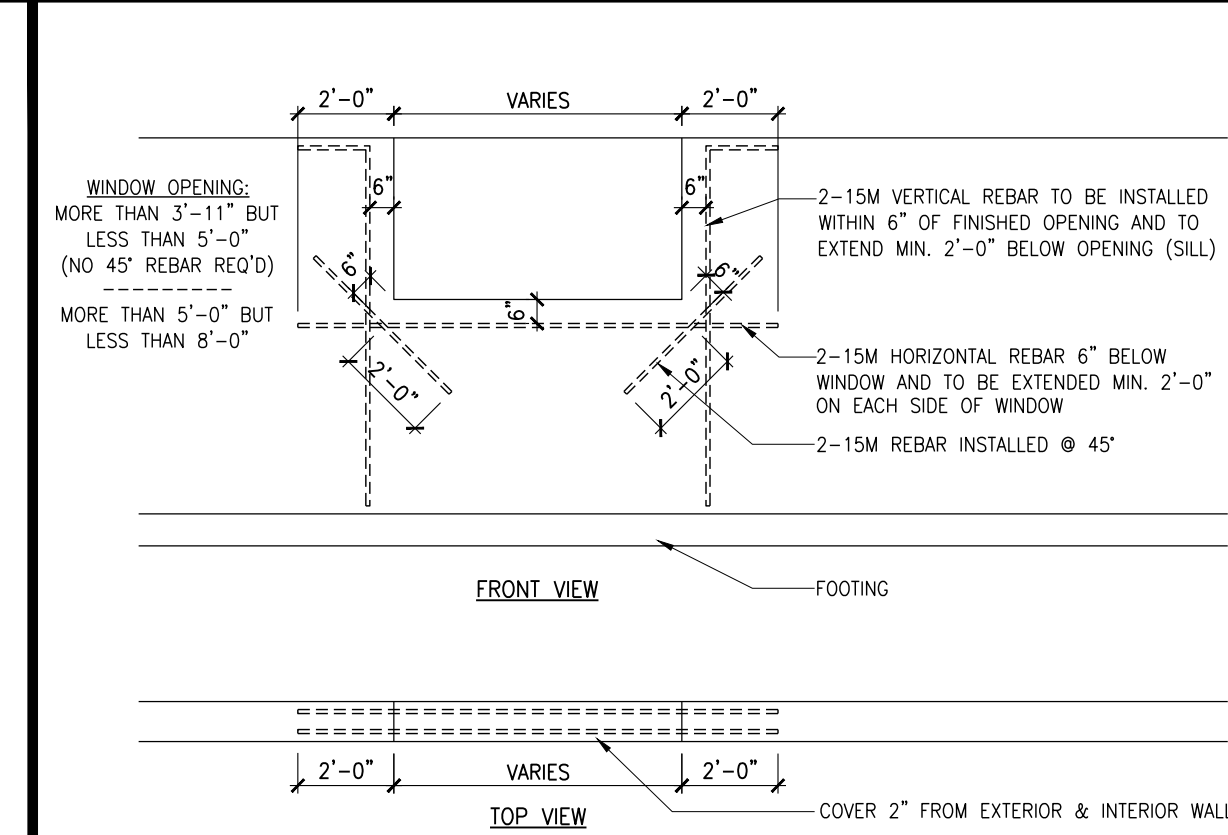
BASEMENT WINDOW REINFORCING

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

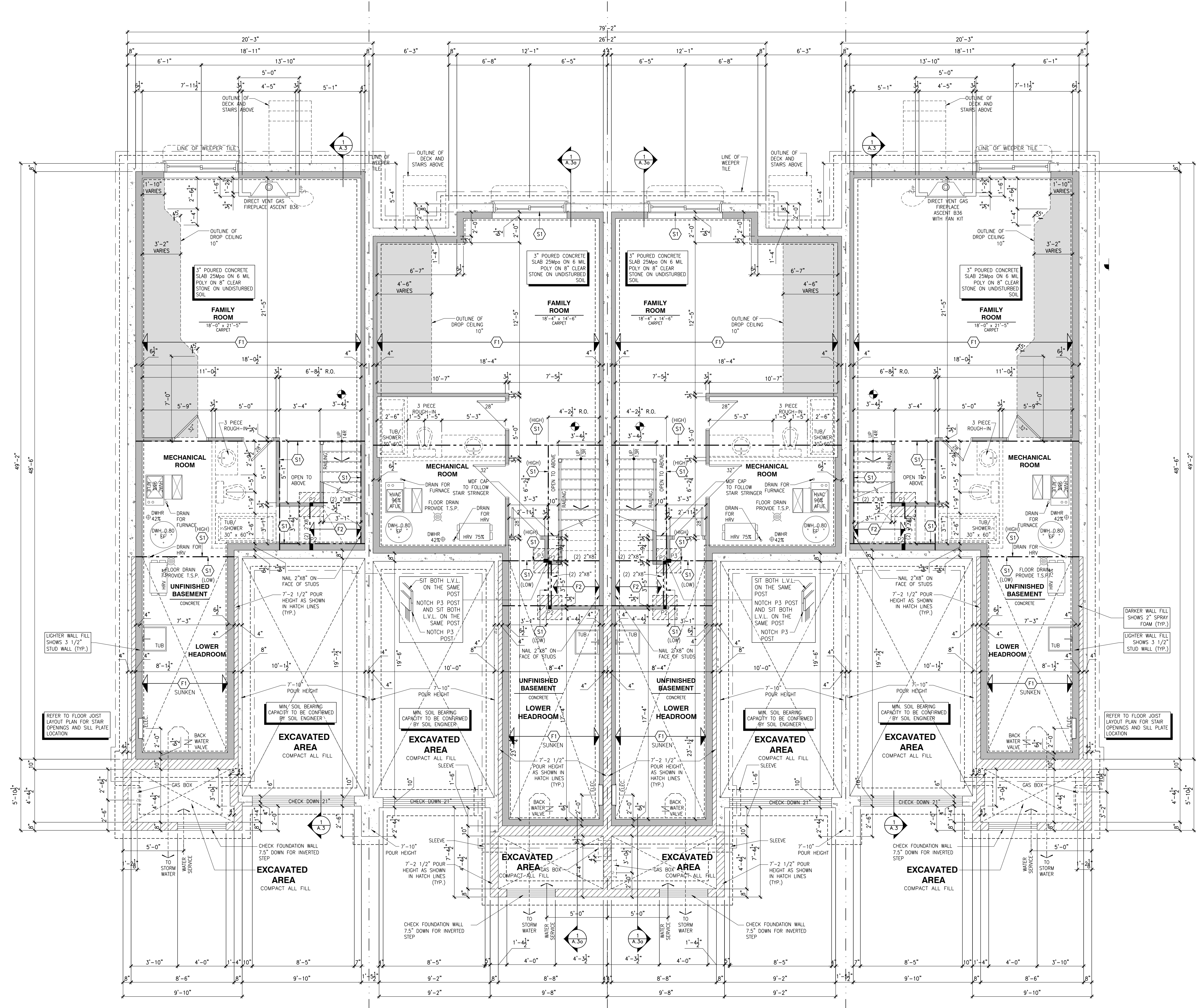


CONCRETE WALL REINFORCING

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 4000 P.S.I. c/w 5 TO 8M A/B (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 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 (USP) 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.
 - CONTRACTOR TO ADD 1" VERTICALLY AND 1" HORIZONTALLY TO BASEMENT WINDOWS DIMENSIONS WHEN WINDOWS ARE NOT POURED IN PLACE.

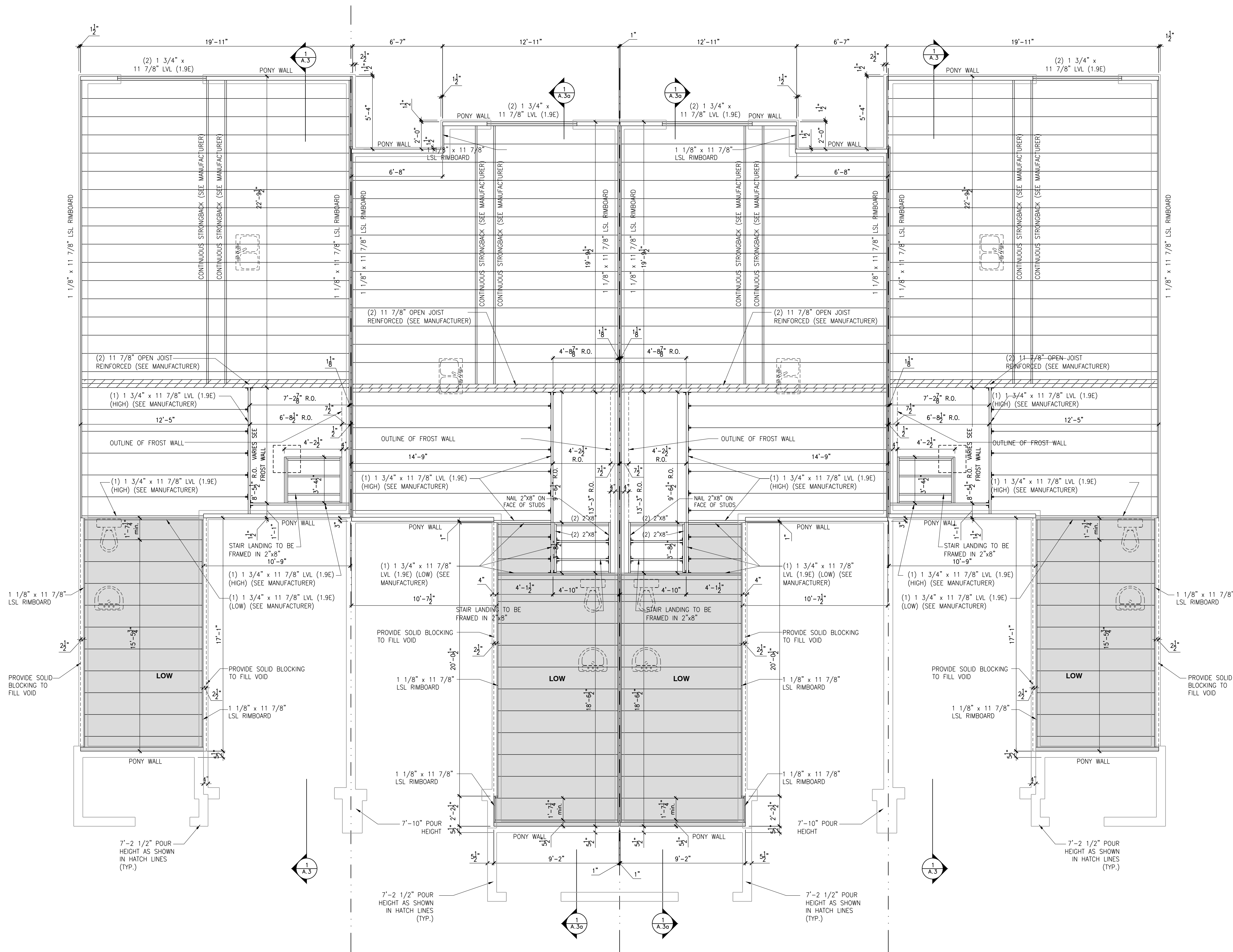


PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN
BLOCK: D
LOT: 13
ADDRESS: 953 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: D
LOT: 14
ADDRESS: 951 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: D
LOT: 15
ADDRESS: 949 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN (REV)
BLOCK: D
LOT: 16
ADDRESS: 947 COLOGNE STREET



PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN
BLOCK: D
LOT: 13
ADDRESS: 953 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: D
LOT: 14
ADDRESS: 951 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: D
LOT: 15
ADDRESS: 949 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN (REV)
BLOCK: D
LOT: 16
ADDRESS: 947 COLOGNE STREET

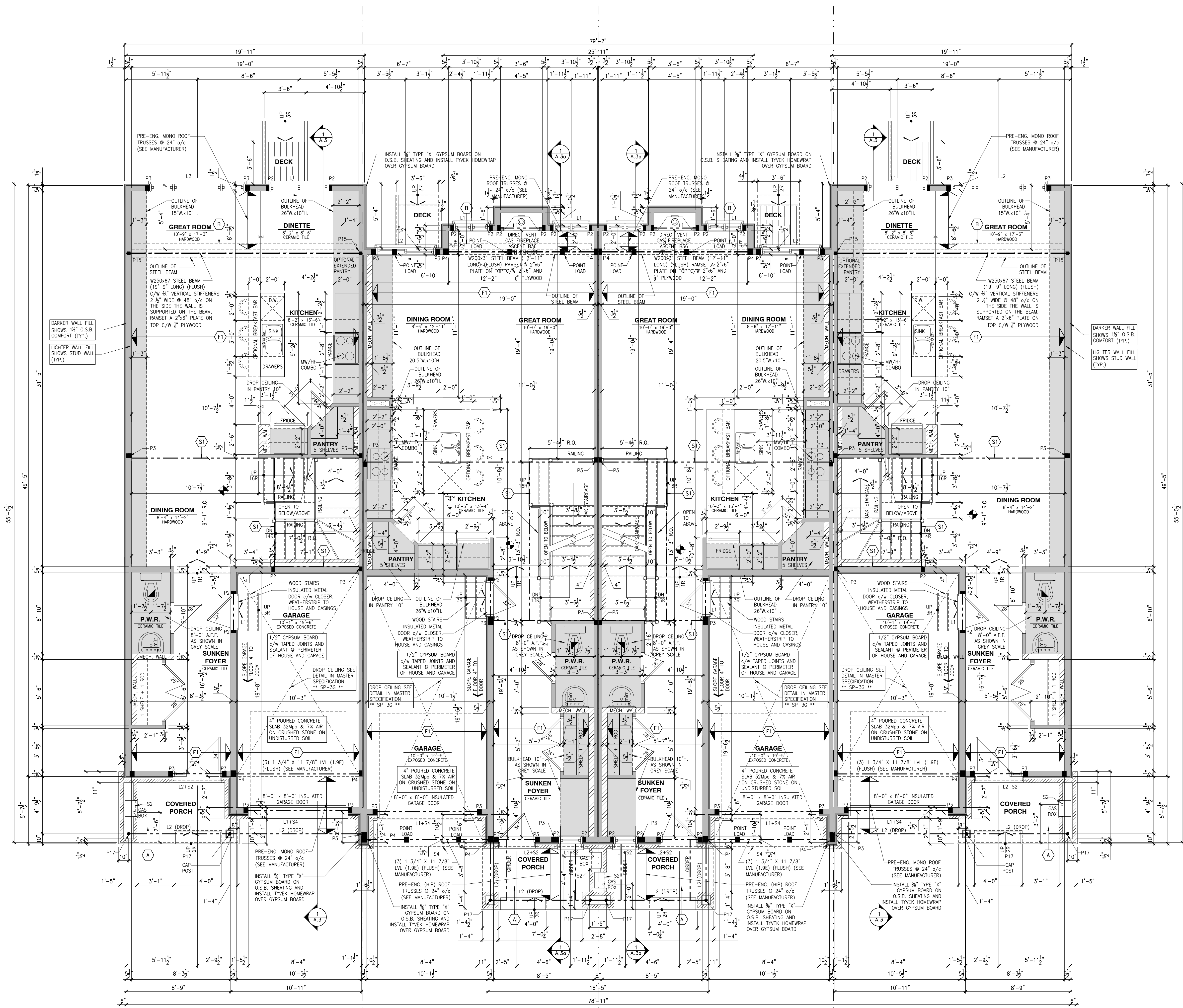
REV-1	ISSUED FOR CONSTRUCTION	02/28/2023	AB
NO.	DESCRIPTION	1MM/00/0000	BY

DRAWING:

GROUND FLOOR
FLOOR JOIST FRAMING PLAN

ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: MM/DD/YYYY 02/28/2023

BLOCK: D
PLACE ST-THOMAS
PHASE 7
SHEET: A.6

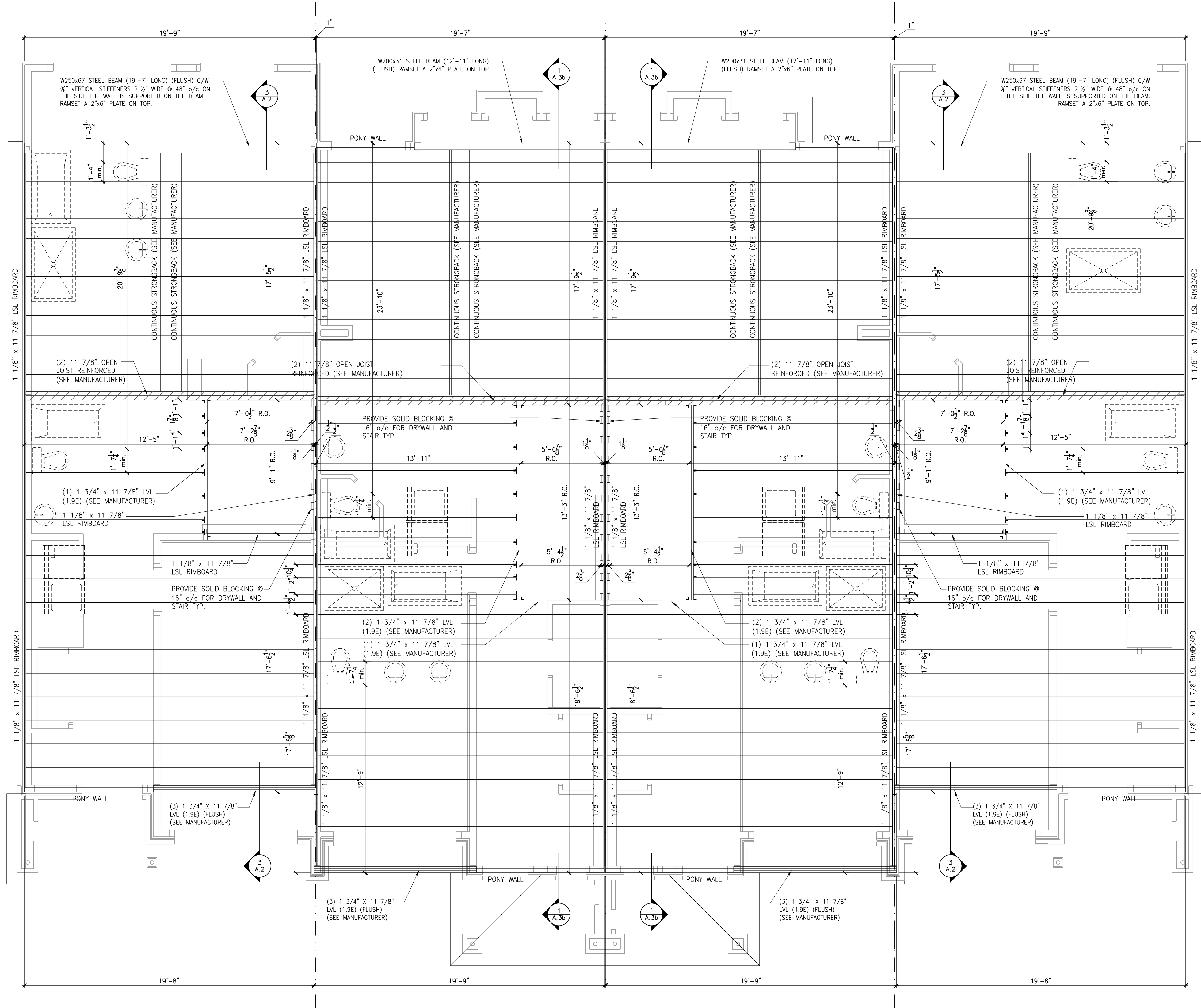


PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN
BLOCK: D
LOT: 13
ADDRESS: 953 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: D
LOT: 14
ADDRESS: 951 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: D
LOT: 15
ADDRESS: 949 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN (REV)
BLOCK: D
LOT: 16
ADDRESS: 947 COLOGNE STREET



PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN
BLOCK: D
LOT: 13
ADDRESS: 953 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: D
LOT: 14
ADDRESS: 951 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: D
LOT: 15
ADDRESS: 949 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN (REV)
BLOCK: D
LOT: 16
ADDRESS: 947 COLOGNE STREET

DANIEL GUDER, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
- PERSONAL SIGN #1096
- TACON REGISTRATION NUMBER #611
** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY BIDS 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 DESIGNED 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 ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 1 MINUTES OF ALARM AND
 - CARBON MONOXIDE ALARM IS 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 = 2-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES

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

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 = 2-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.8x89.5x3.18 + 100x200x12 TAB PL (*)
P14 = HSS 88.8x89.5x3.18 + 100x200x12 TAB PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x180x12 TAB PL (*)
P16 = HSS 76.2x76.2x4.78 + 100x180x12 TAB PL (*)
P17 = HSS 73.0x74.8 + 100x180x12 BOTTOM PL + 100x160x12 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 7P2

FLOOR FRAMING:
F1 = 11 3/4" PRE-ENG. OPEN JOIST TRIFORCE c/w 19.2" o/c c/w STRAPPING UNLESS OTHERWISE NOTED (SEE MANUFACTURER)

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

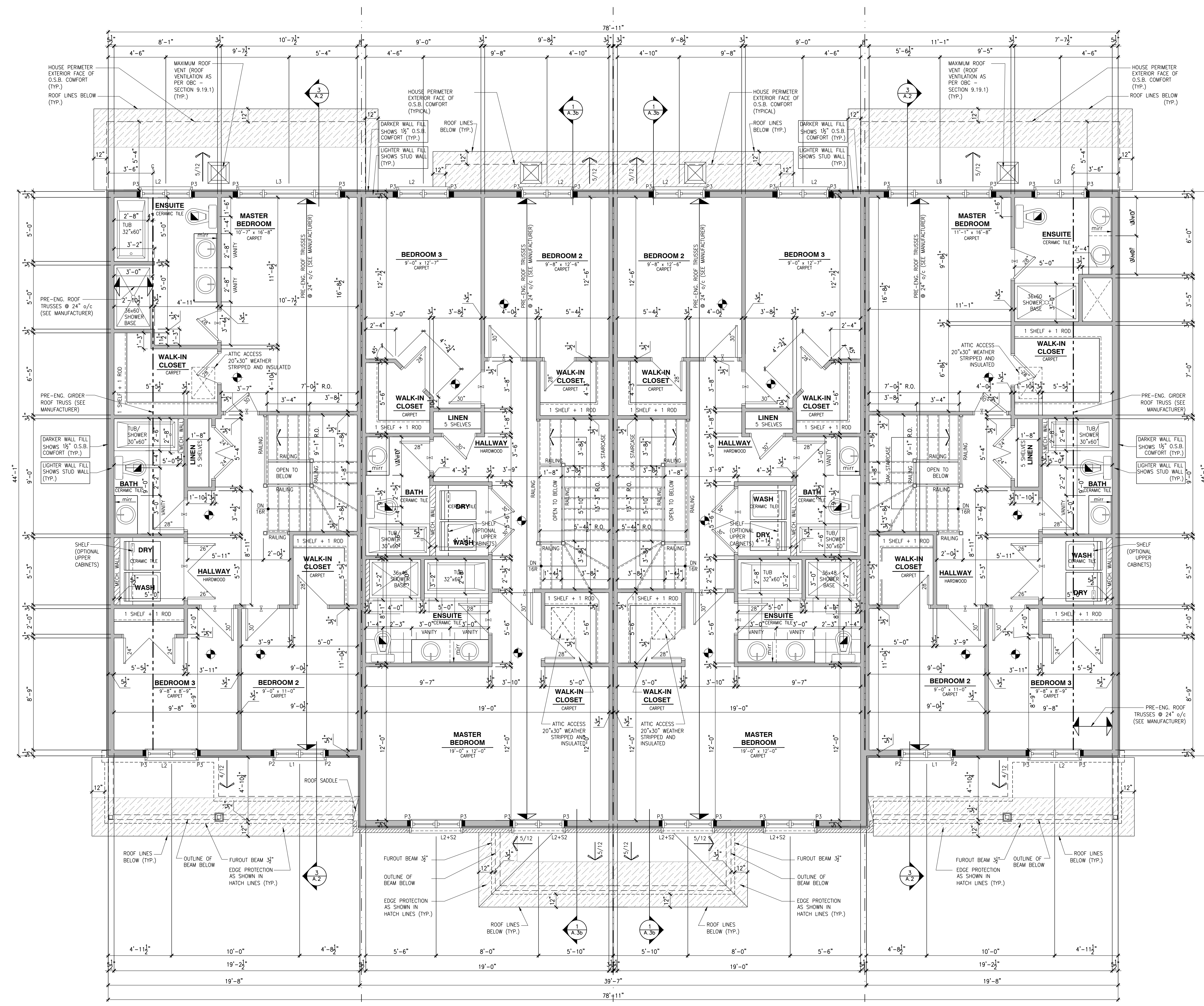
GENERAL NOTES:
1- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
2- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
3- COORDINATE COLUMNS WITH FINAL LOCATION OF ORDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR CONSTRUCTION	02/28/2023	AB
NO.	DESCRIPTION	DATE	BY
1	DESCRIPTION	11/01/2023	AB

SECOND FLOOR PLAN

ADDRESS:	SCALE:	DATE:
SEE PLANS	1/4" = 1'-0"	02/28/2023
BLOCK: D		
PLACE ST-THOMAS		
PHASE 7		
		A.9



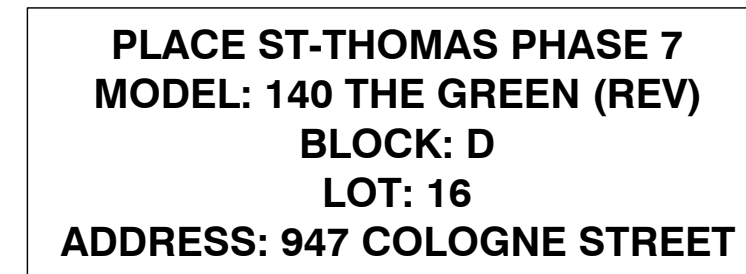
PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN
BLOCK: D
LOT: 13
ADDRESS: 953 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: D
LOT: 14
ADDRESS: 951 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: D
LOT: 15
ADDRESS: 949 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 140 THE GREEN (REV)
BLOCK: D
LOT: 16
ADDRESS: 947 COLOGNE STREET

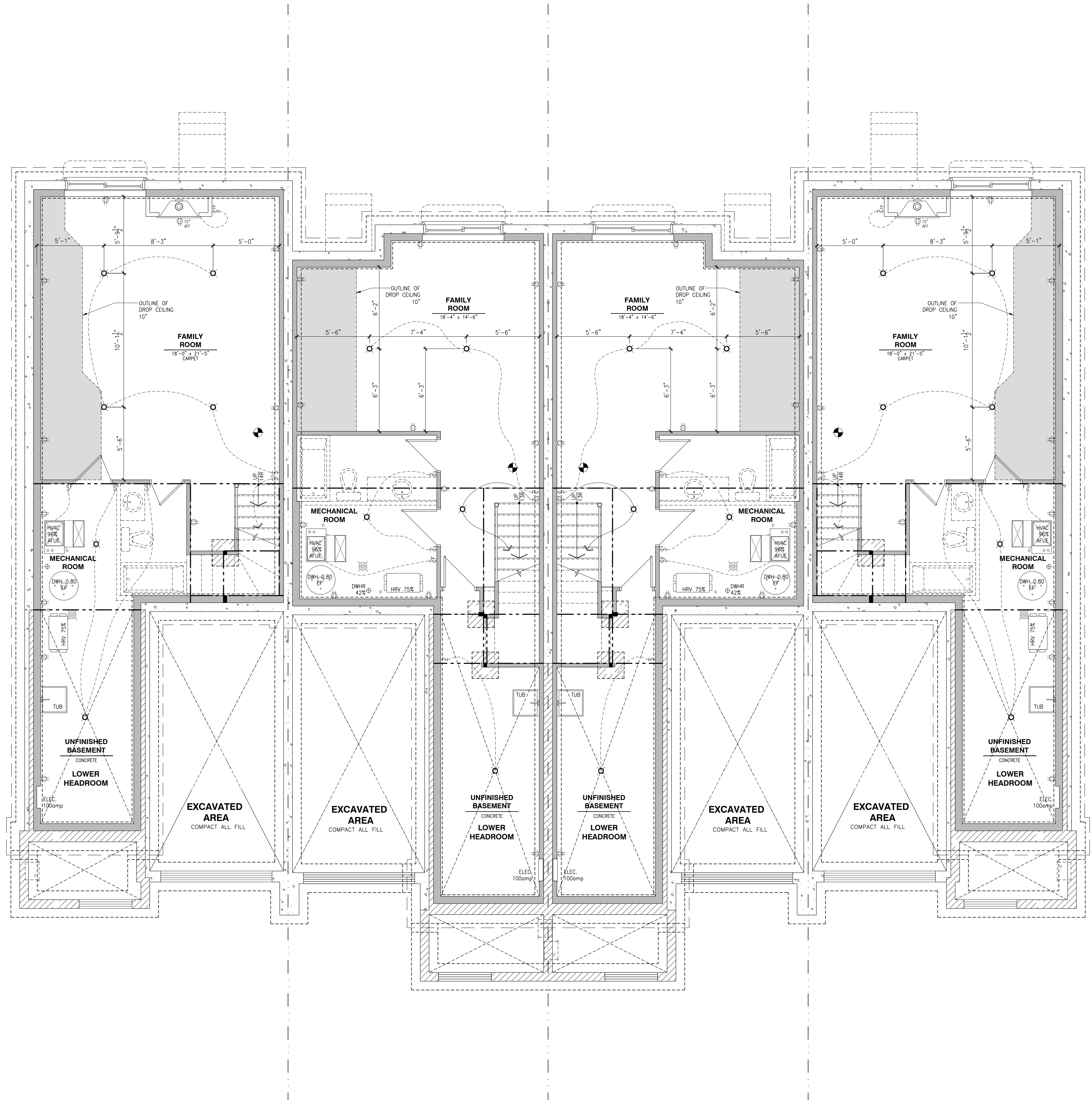
NOTES:



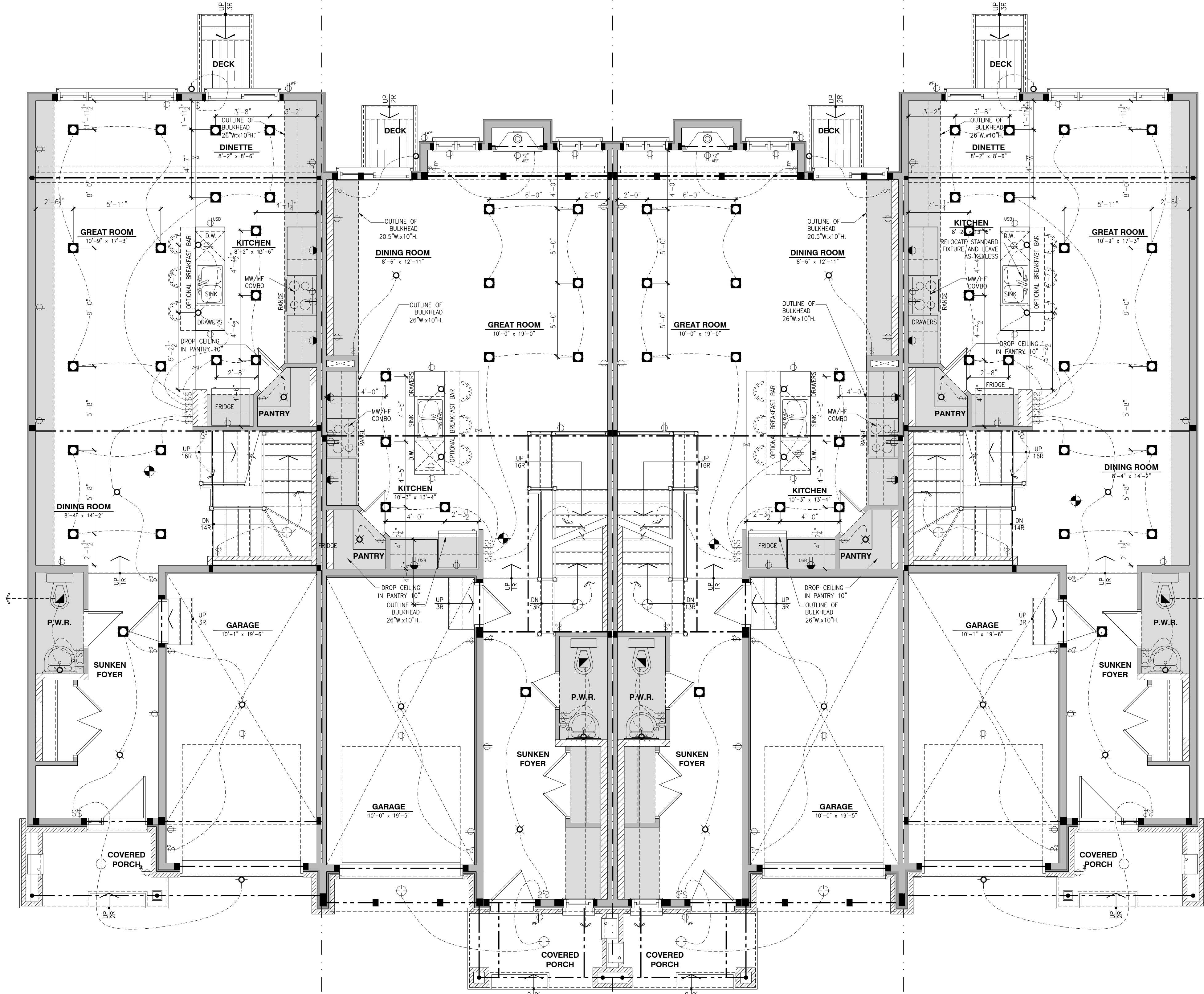
- SMOKE ALARMS AS PER SECTION 9.10.10. OF THE ONTARIO BUILDING CODE:
 - SHALL HAVE A VISUAL SIGNALING DEVICE;
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATING POWER SUPPLY CAPABLE OF PROVIDING 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.

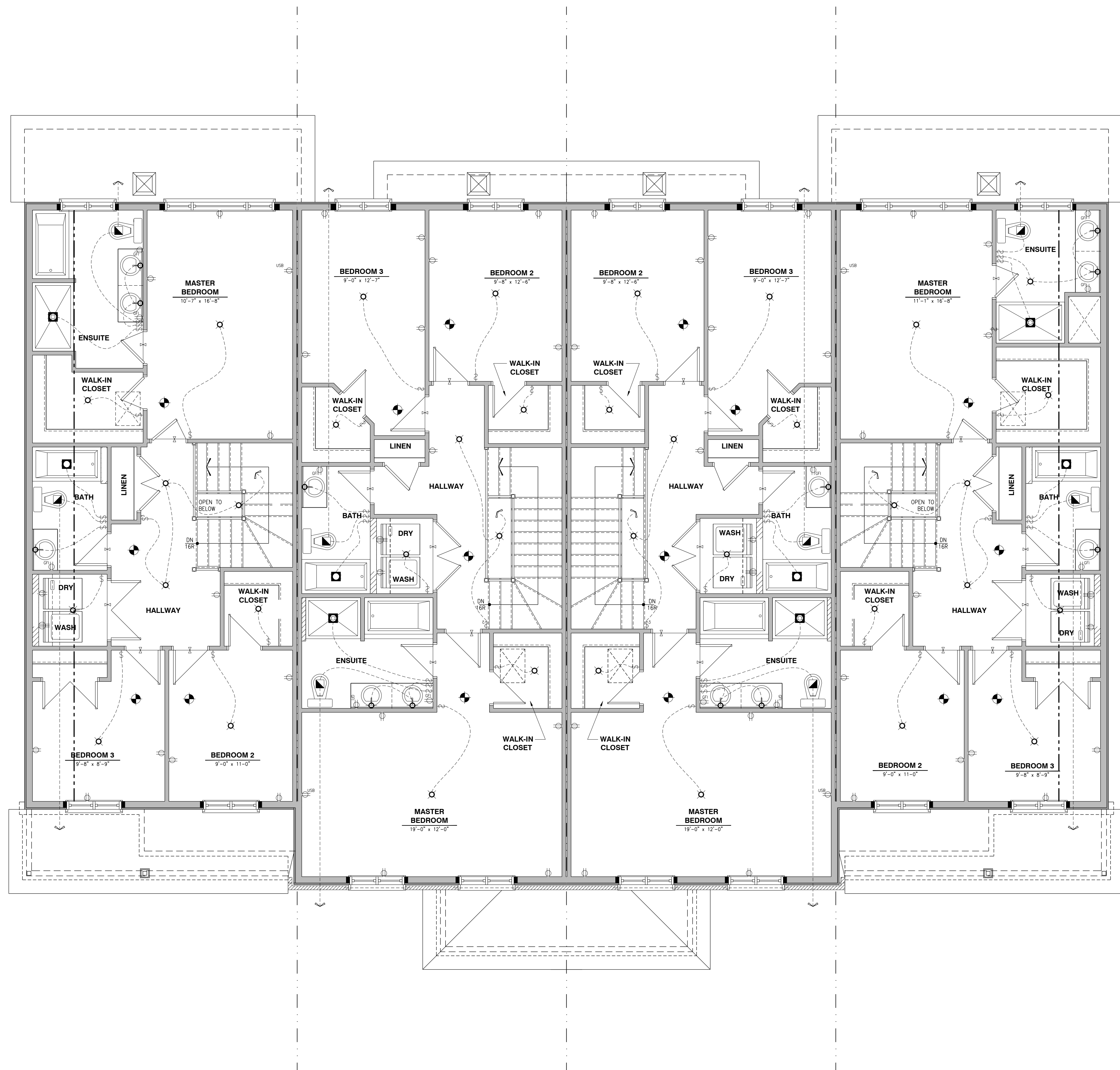
- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

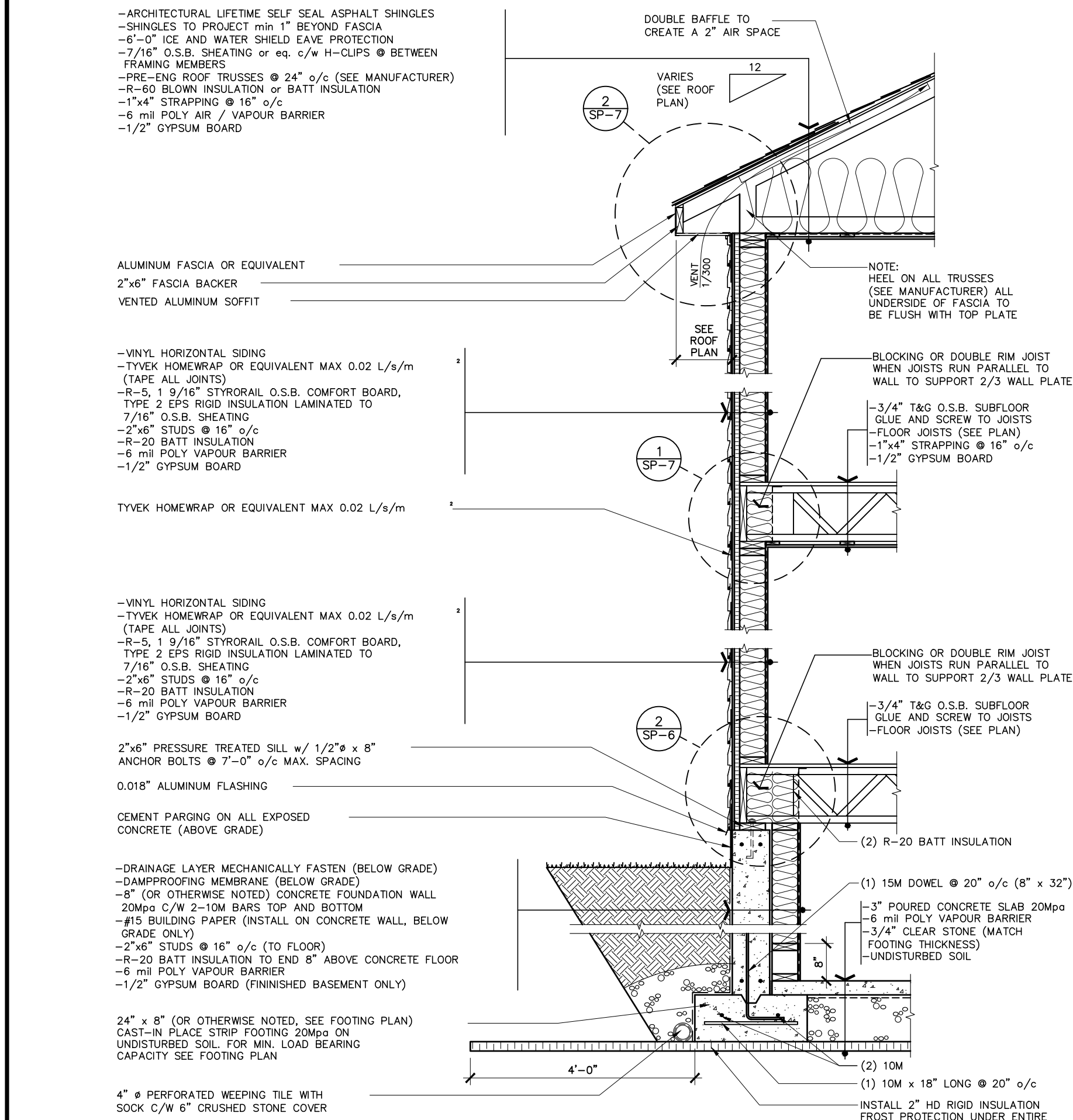
- \$ SINGLE POLE SWITCH
- \$ 3 WAY SWITCH
- \$ 4 WAY SWITCH
- \$ FURNACE SWITCH
- \$ FIREPLACE SWITCH
- ⌚ DUPLEX OUTLET (12" HIGH)
- ⌚ DUPLEX OUTLET (UPPER HALF SWITCH)
- ⌚ GROUND FAULT INTERVOLT
- ⌚ WEATHER PROOF DUPLEX OUTLET
- ⌚ SPLIT OUTLET
- ⌚ 220 VOLT OUTLET
- ⌚ WALL MOUNTED LIGHT FIXTURE
- ⌚ CEILING MOUNTED LIGHT FIXTURE
- ⌚ POT LIGHT



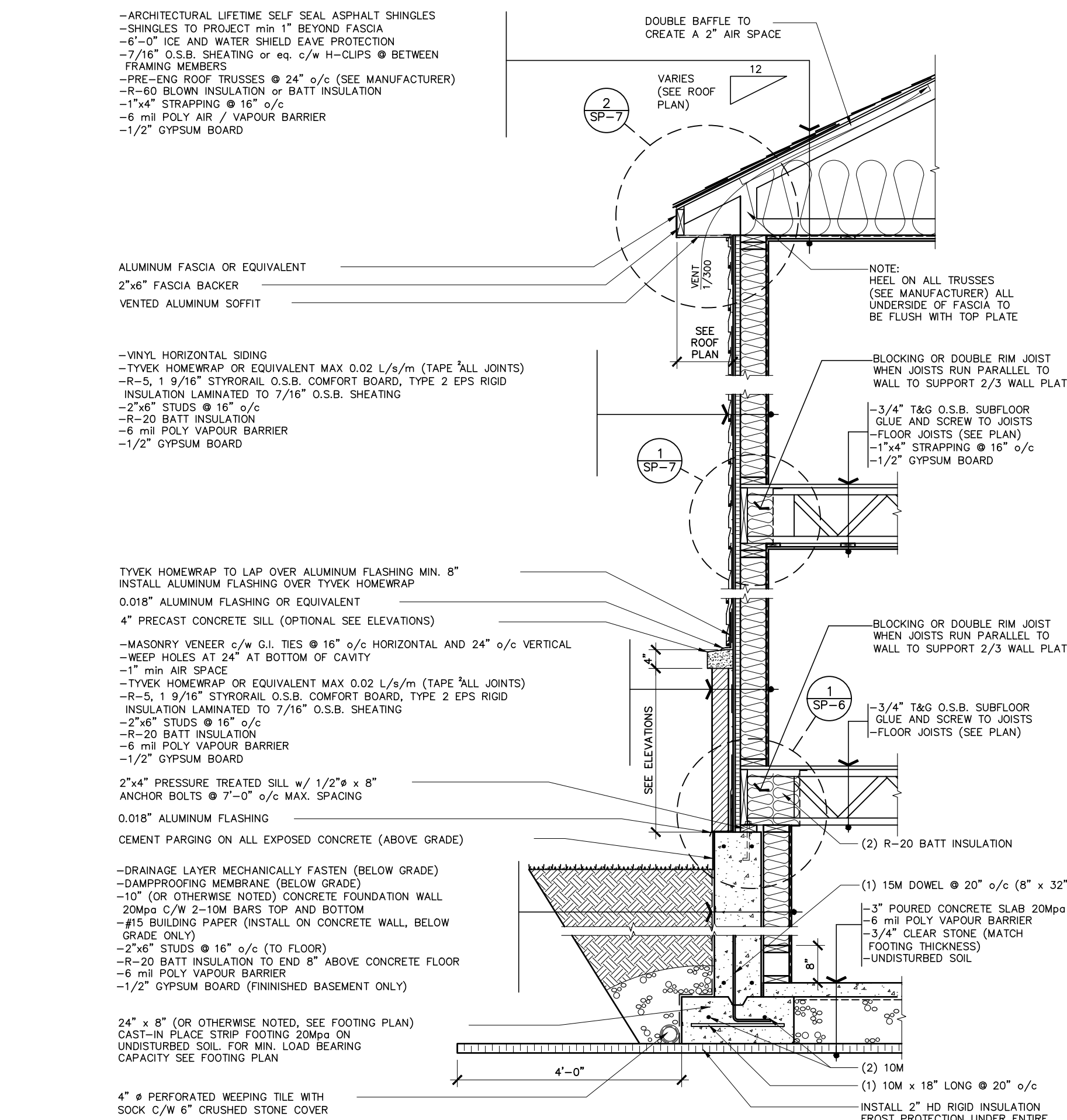
REV-1	ISSUED FOR CONSTRUCTION	02/28/2023	AB
NO.	DESCRIPTION	1MM/00/XXXX	BY



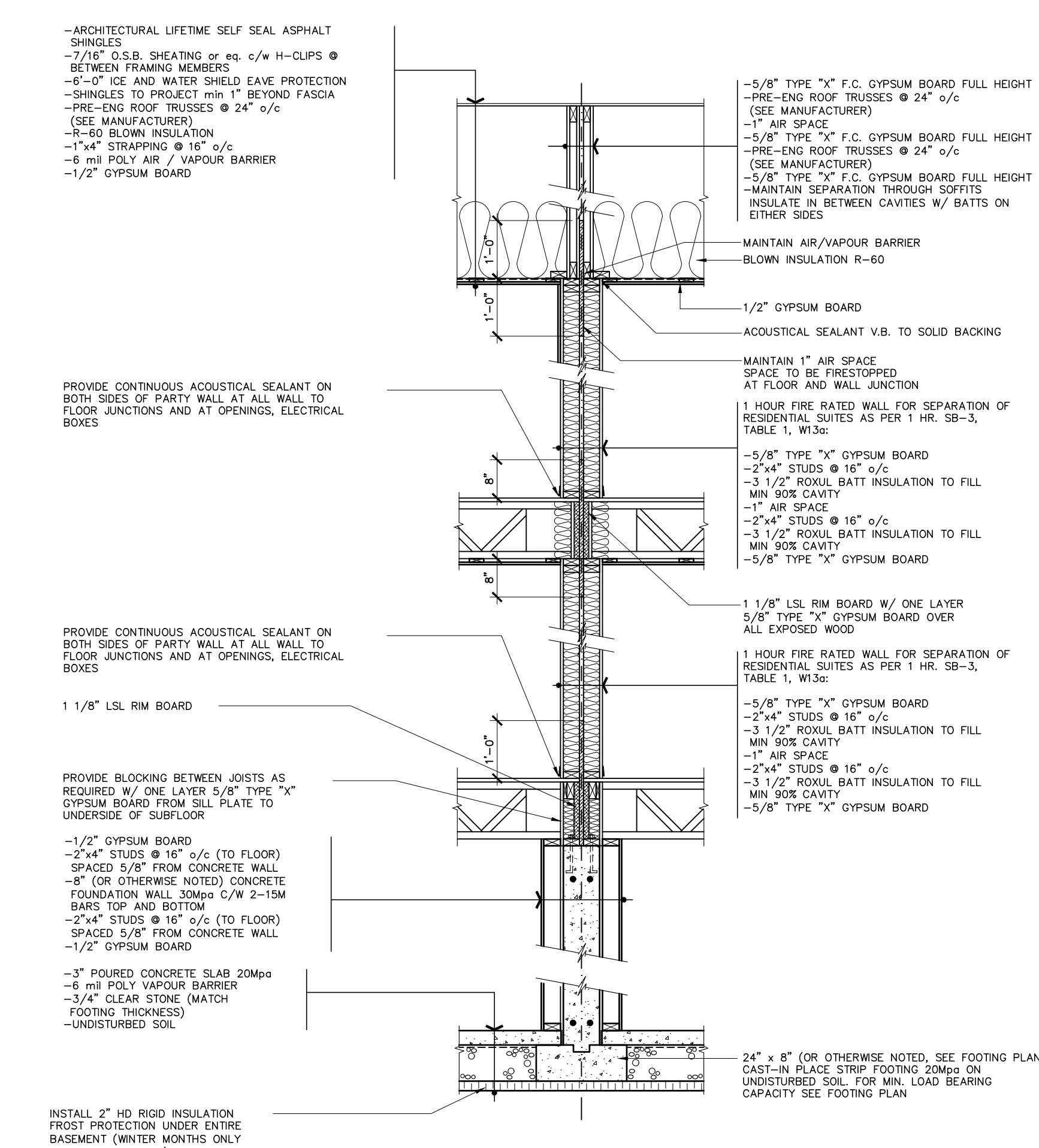




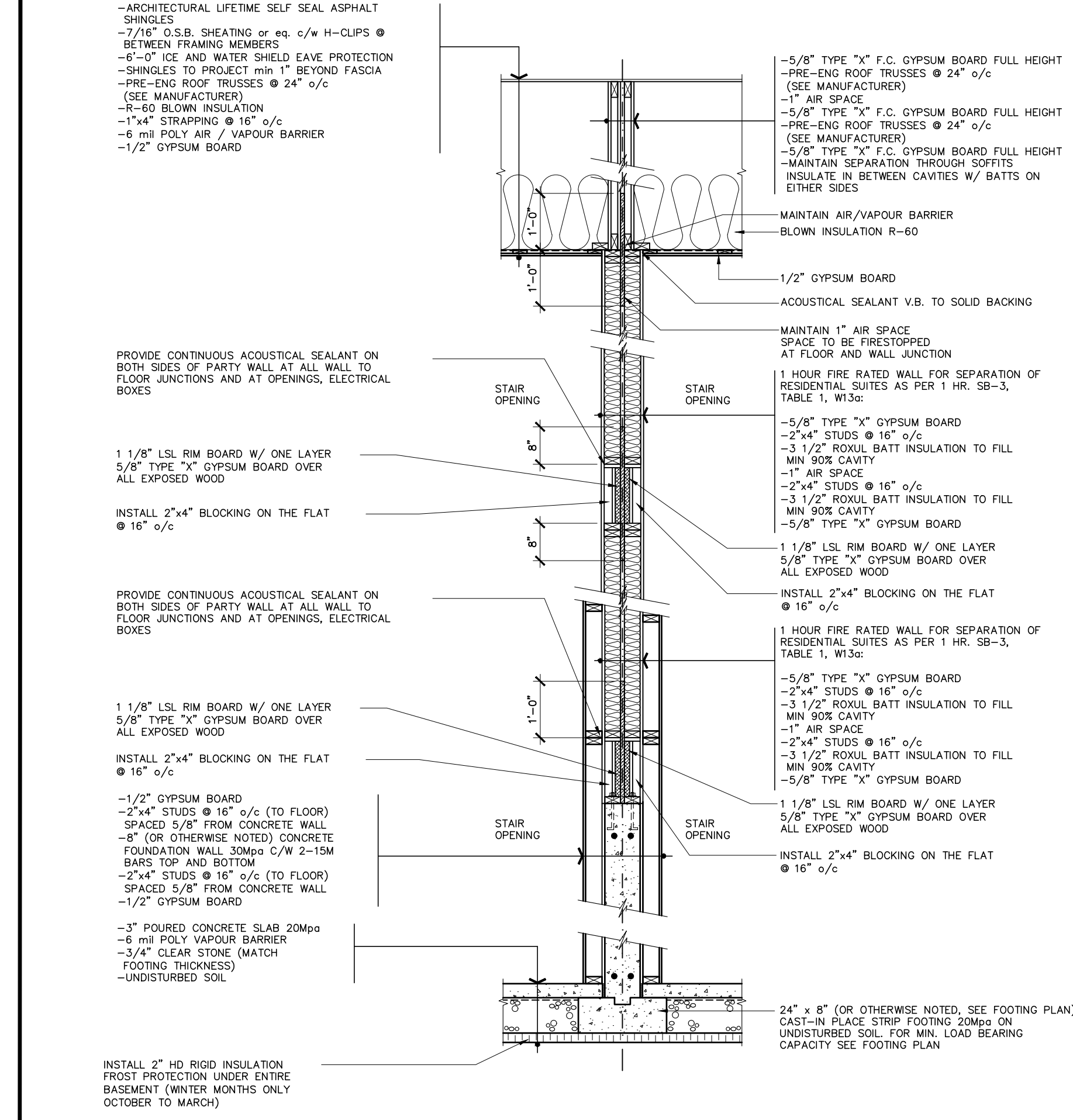
1 TYPICAL TWO STOREY WALL SECTION (SIDING)
SCALE: 1/2" = 1'-0"



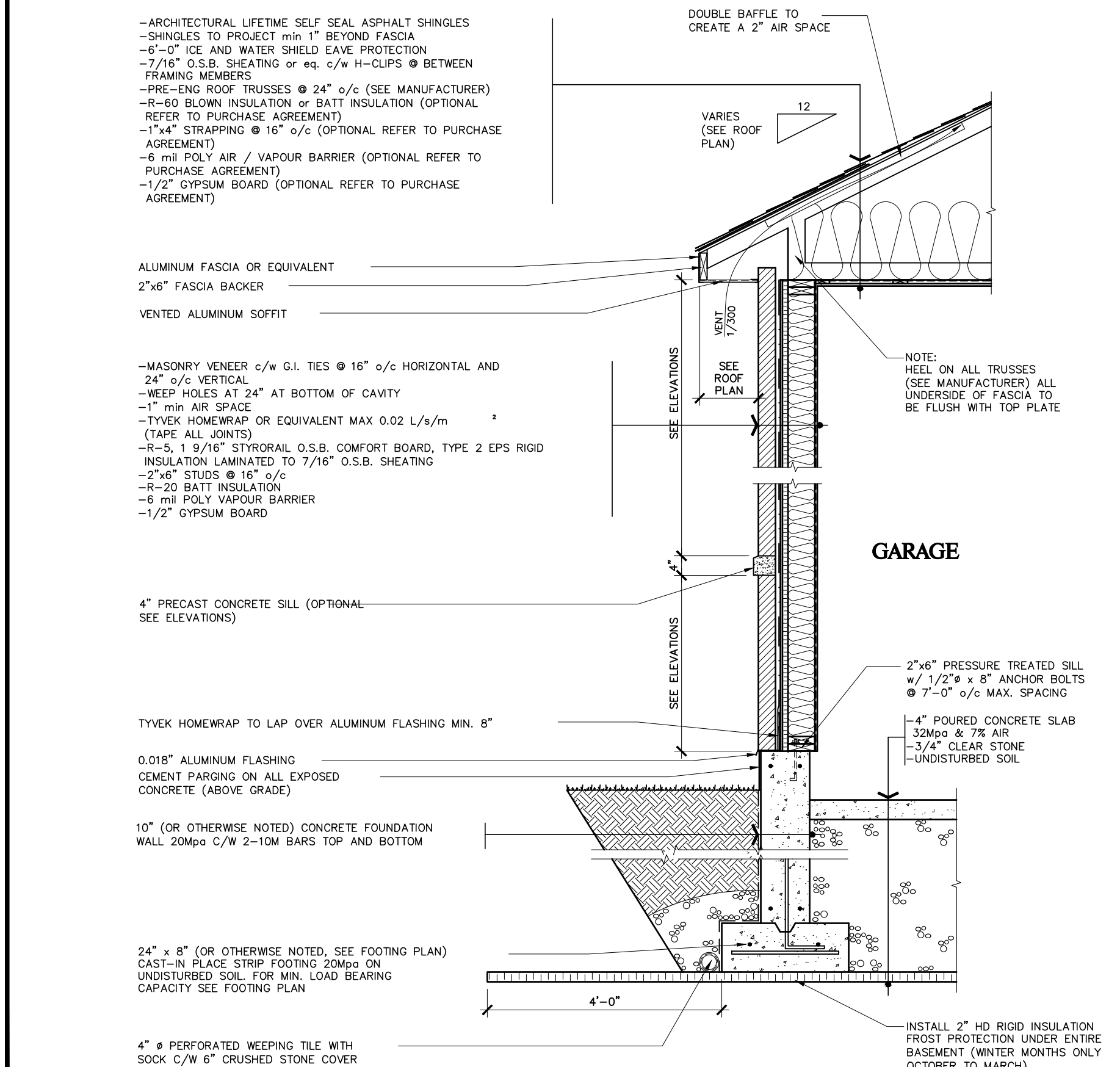
2 TYPICAL TWO STOREY WALL SECTION (MASONRY)
SCALE: 1/2" = 1'-0"



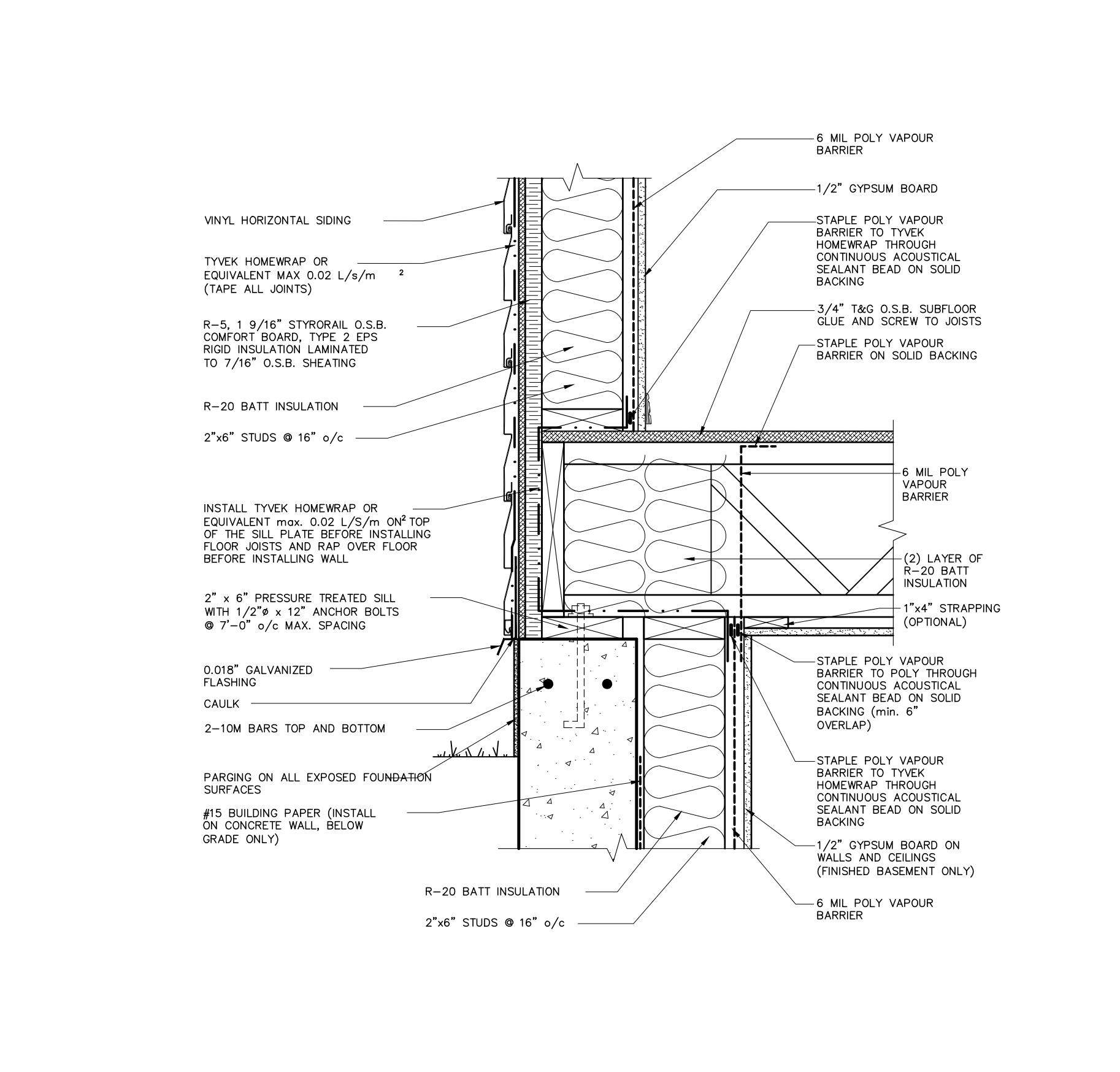
3 TYPICAL PARTY WALL SECTION - 1 HOUR FIRE RATED
SCALE: 1/2" = 1'-0"



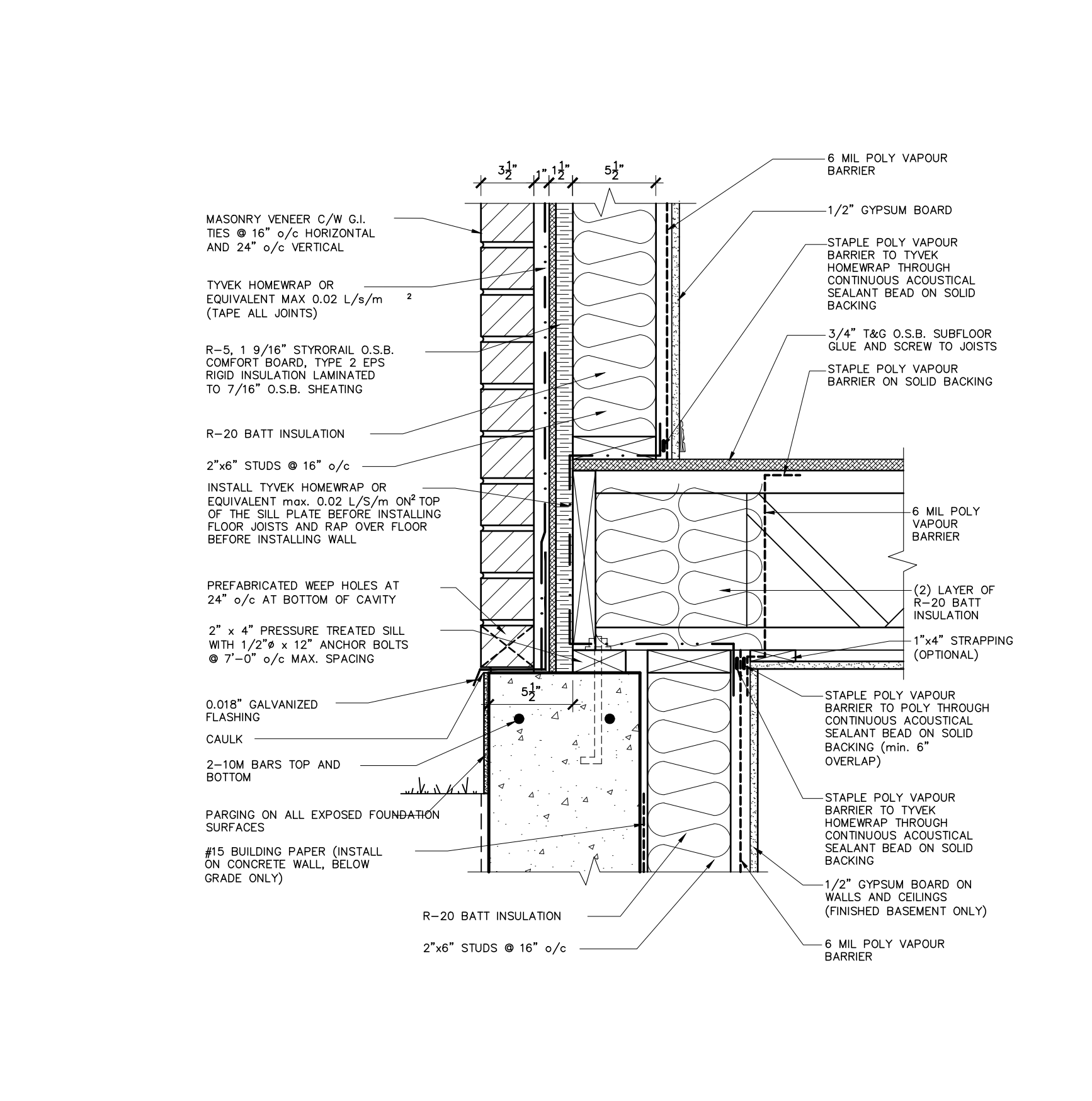
4 TYPICAL PARTY WALL SECTION THRU STAIR CASE - 1 HOUR FIRE RATED
SCALE: 1/2" = 1'-0"



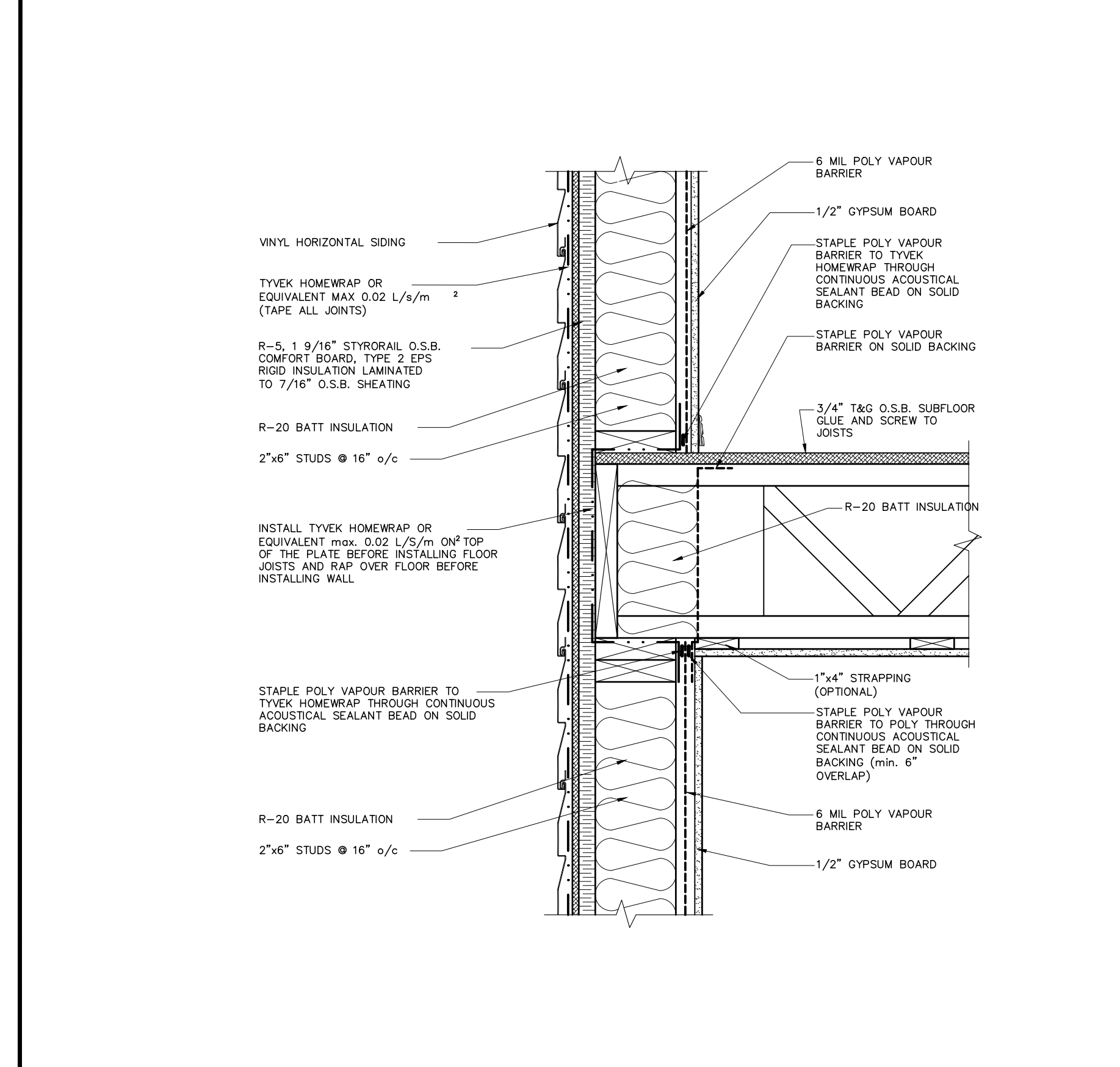
5 WALL SECTION AT GARAGE (MASONRY)
SCALE: 1/2" = 1'-0"



6 EXTERIOR FLOOR AT FOUNDATION (SIDING)
SCALE: 1/2" = 1'-0"



7 EXTERIOR FLOOR AT FOUNDATION (MASONRY)
SCALE: 1/2" = 1'-0"



8 EXTERIOR WALL AT FOUNDATION (SIDING)
SCALE: 1/2" = 1'-0"

