Valecraft
Homes Ltd.



PLACE ST-THOMAS PHASE 7 - BLOCK E

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



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

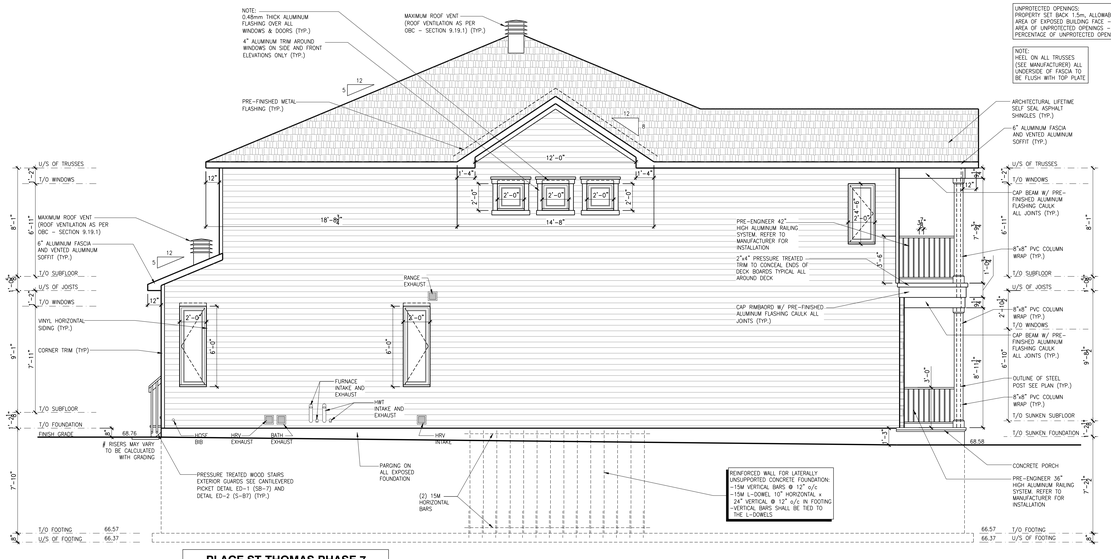
PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 18
ADDRESS: 943 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

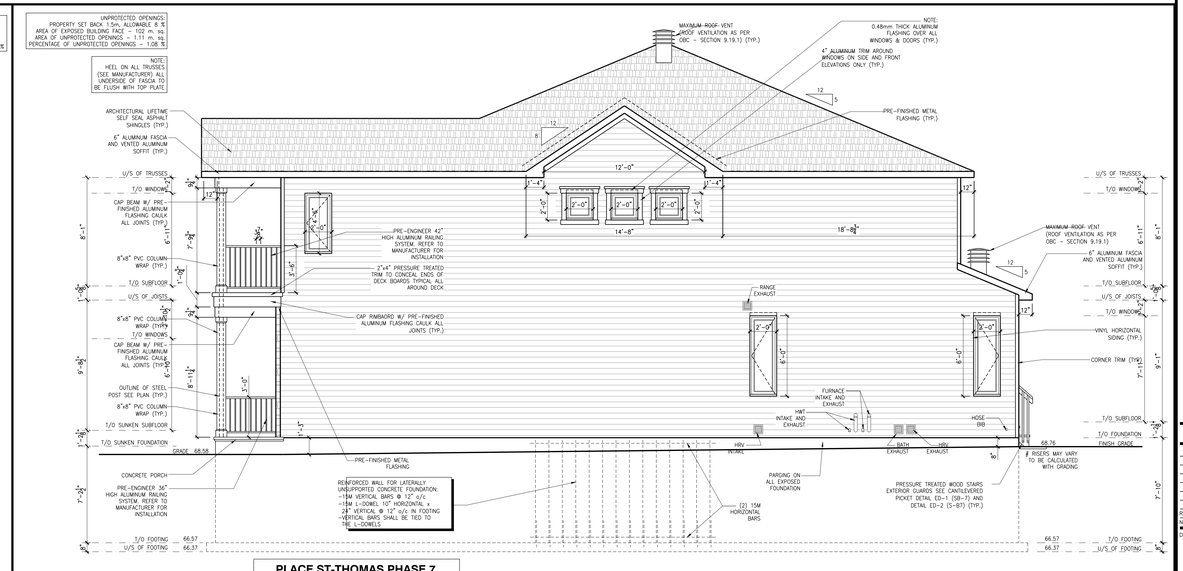
PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

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



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

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



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

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

Valecraft Homes Ltd.

I, DANIEL QUERN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #18896
- TARION REGISTRATION NUMBER #611
- ** SEE SIGNED SCHEDULE 1- DESIGNER INFORMATION FORM **

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY BBO'S 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 ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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NOTES:

PC - PRECAST KEYSTONE
PCL10 - 10" PRECAST LINTEL

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV-1	ISSUED FOR CONSTRUCTION	03/20/2023	AB

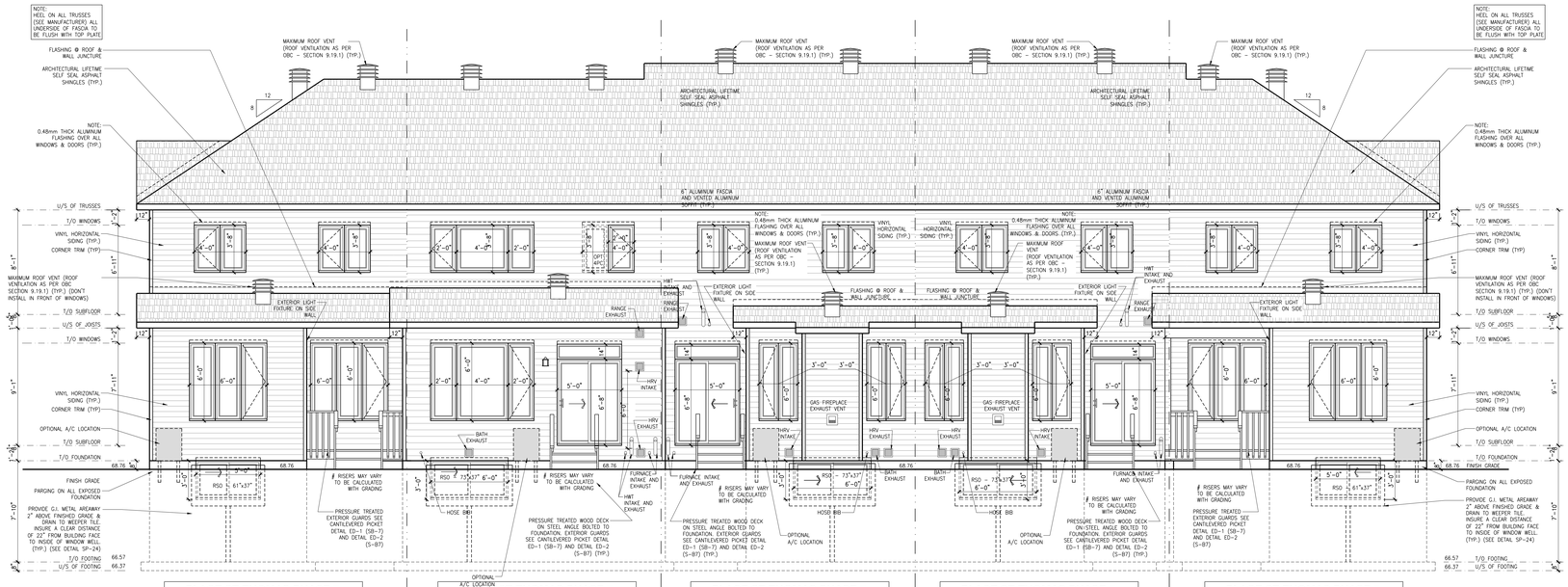
DRAWING:

FRONT, LEFT AND RIGHT ELEVATIONS

ADDRESS:	SCALE:	DATE: MM/DD/YYYY
SEE PLANS	1/4" = 1'-0"	03/20/2023

BLOCK: E
PLACE ST-THOMAS PHASE 7

SHEET: **A.1**



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

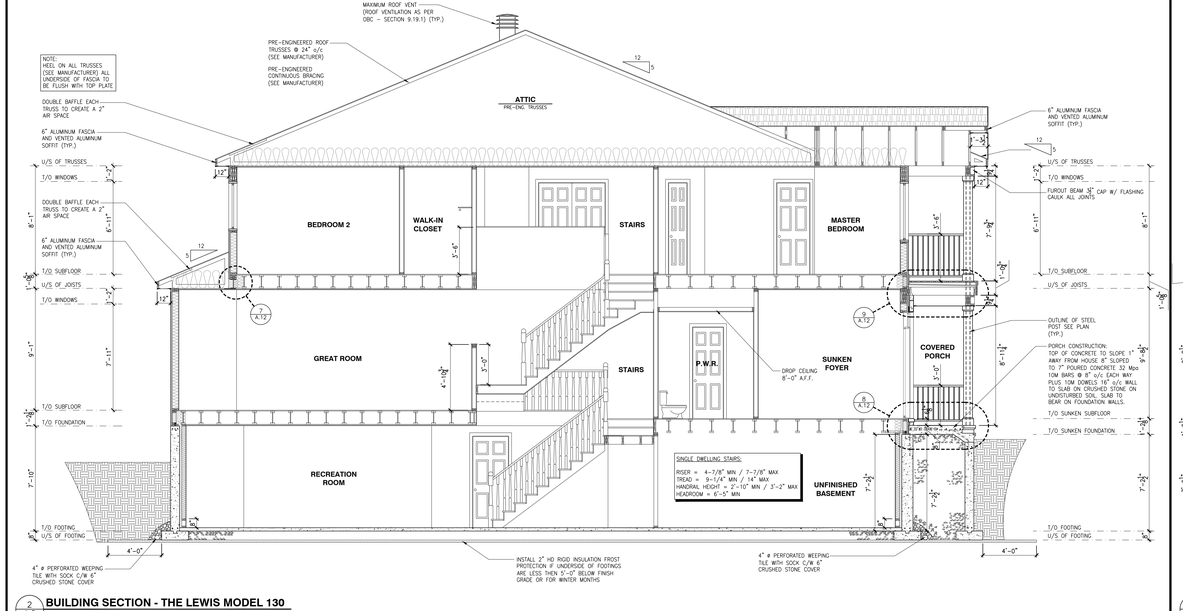
PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

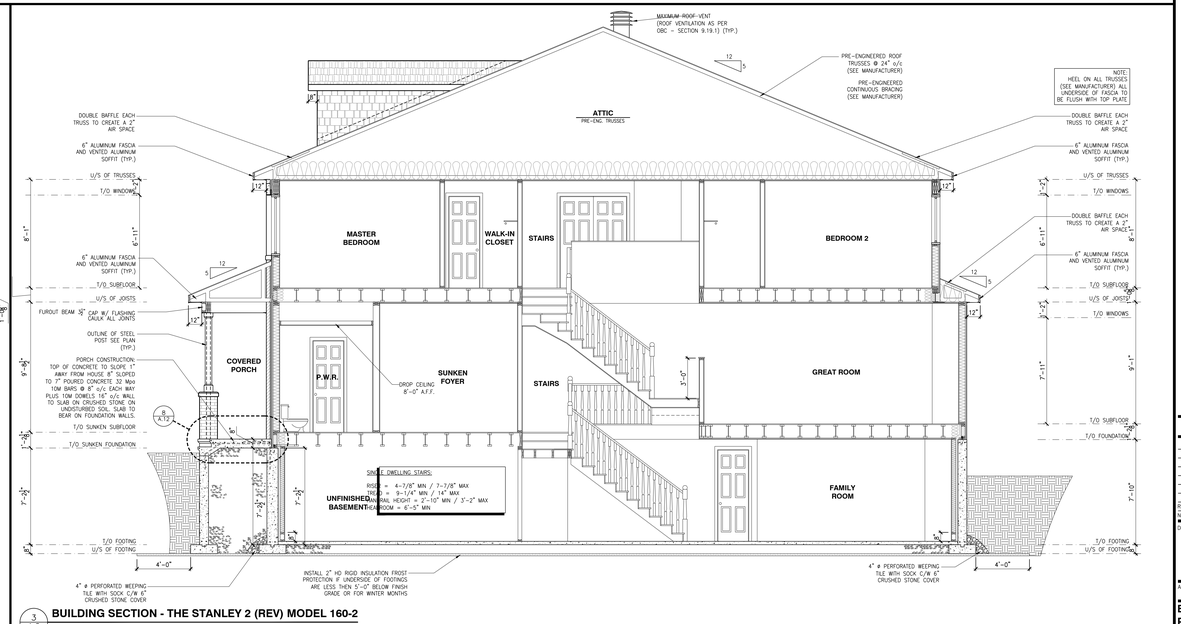
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BLOCK: E
LOT: 18
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PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

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



2 / A.2 **BUILDING SECTION - THE LEWIS MODEL 130**
SCALE: 1/4" = 1'-0"



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

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- PERSONAL BCIN: #18896
- TARION REGISTRATION NUMBER #611

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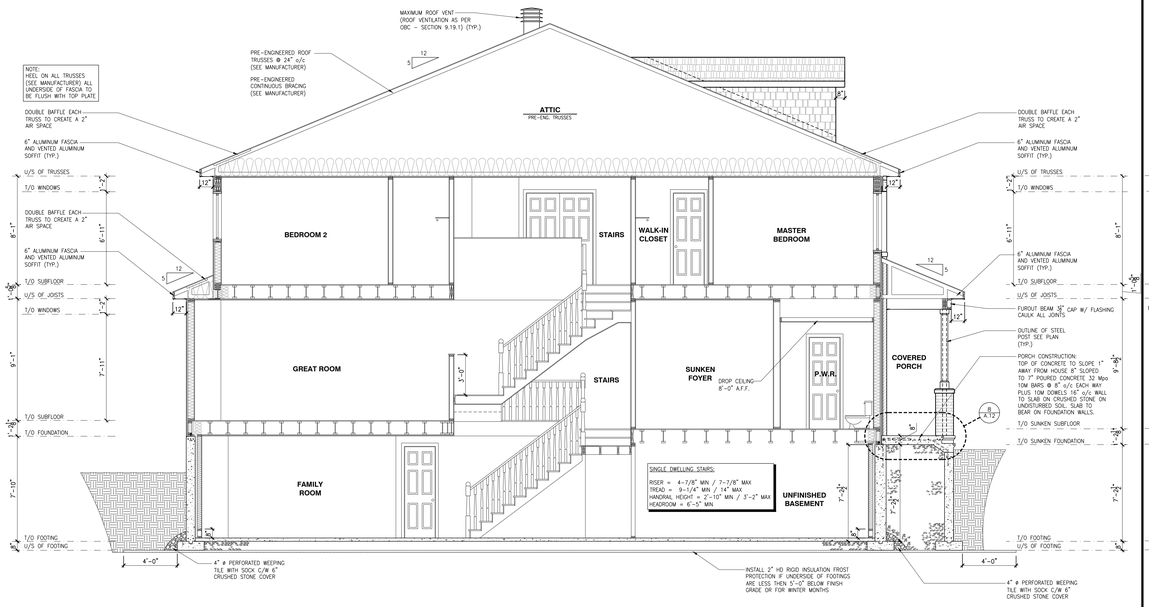
DRAWING:

REAR ELEVATION AND BUILDING SECTIONS

ADDRESS:	SCALE:	DATE: MM/DD/YYYY
SEE PLANS	1/4" = 1'-0"	03/20/2023

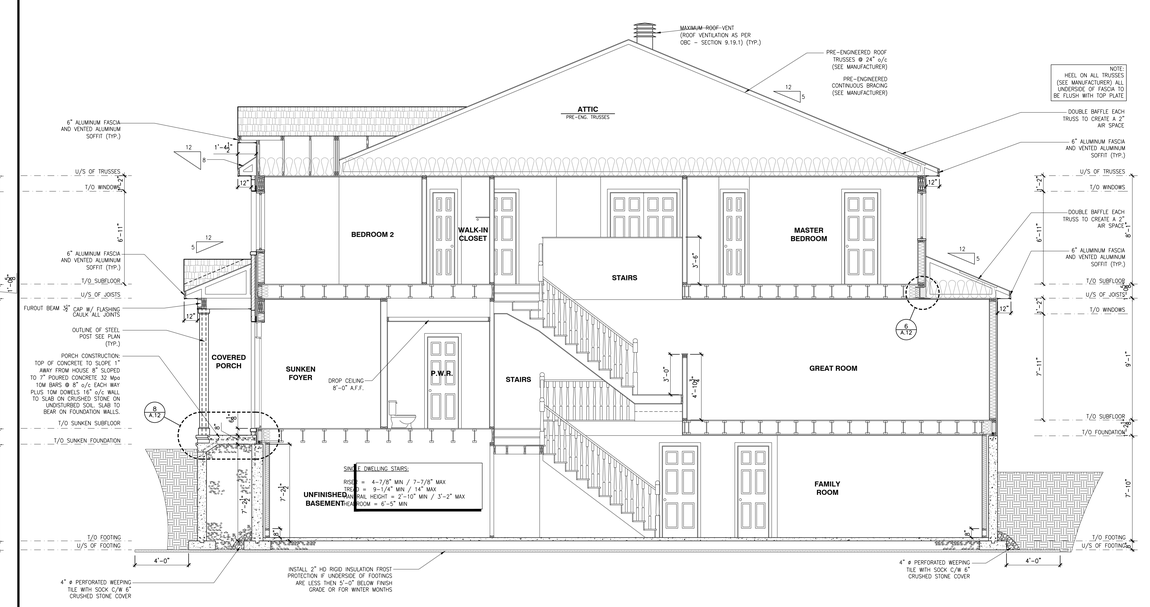
BLOCK: E
PLACE ST-THOMAS PHASE 7

SHEET: **A.2**



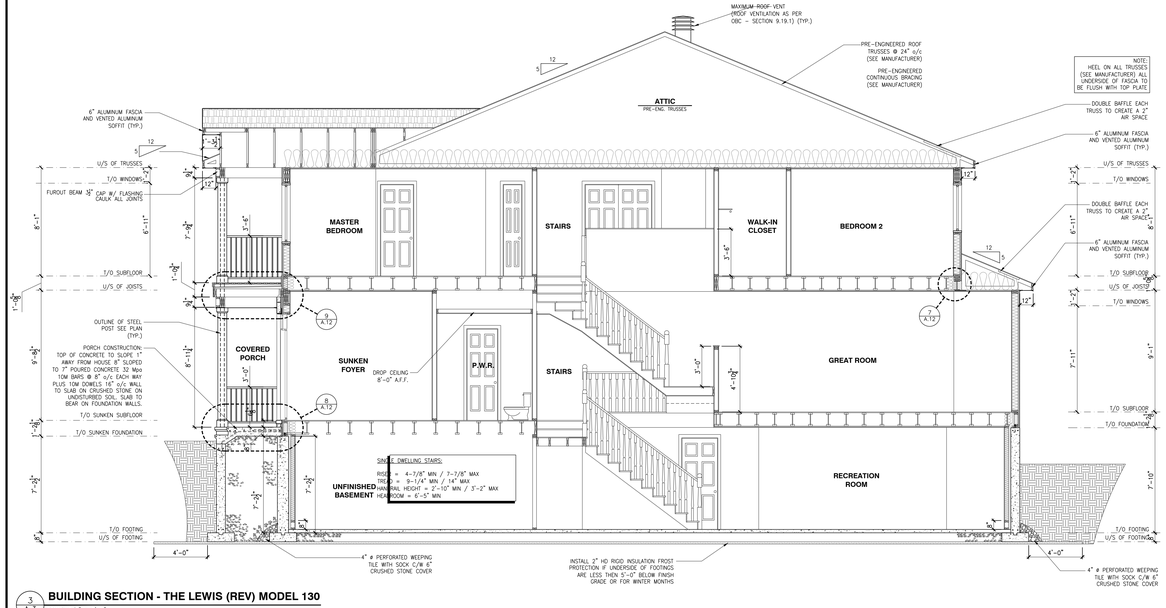
1 A.3 **BUILDING SECTION - THE STANLEY 2 MODEL 160-2**

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



2 A.3 **BUILDING SECTION - THE HUNTLEY (REV) MODEL 120**

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



3 A.3 **BUILDING SECTION - THE LEWIS (REV) MODEL 130**

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

Valecraft Homes Ltd.

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NOTES:

2012 O.B.C. DRAWINGS

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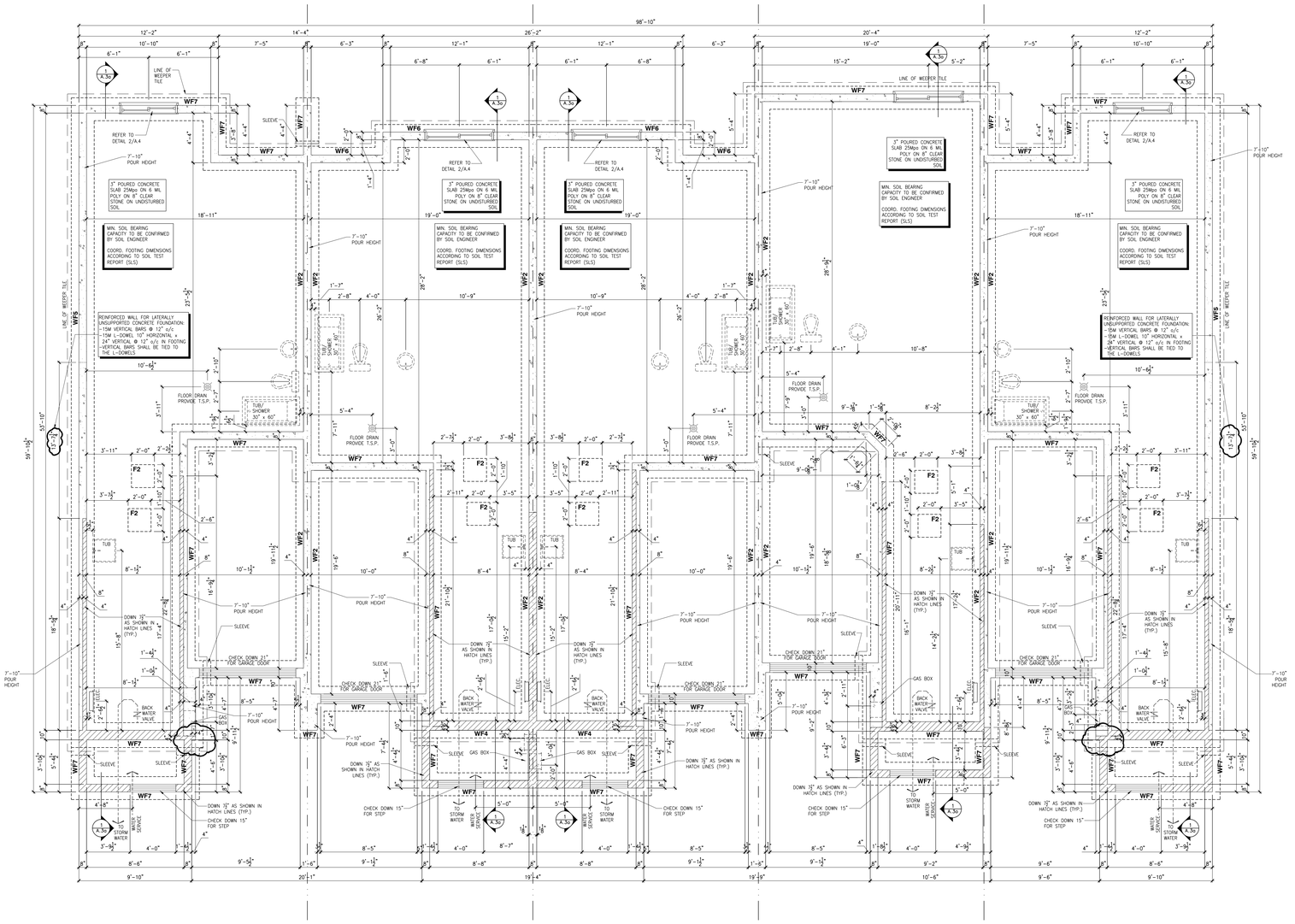
DRAWING:

BUILDING SECTIONS

ADDRESS:	SCALE:	DATE: MM/DD/YYYY
SEE PLANS	1/4" = 1'-0"	03/20/2023

BLOCK: E
PLACE ST-THOMAS
PHASE 7

SHEET: **A.3**



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

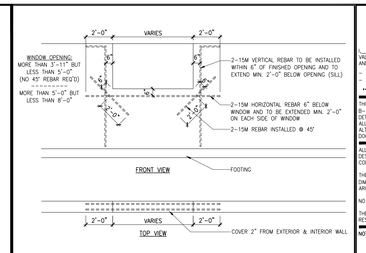
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PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

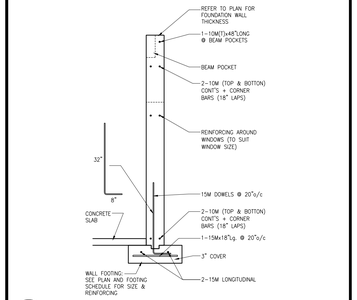
PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

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



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 STRENGHT 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 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED 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 STRENGHT AND STRUCTRAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED 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 (USF) 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;

FOOTING SCHEDULE

	ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS:D»				
WALL FOOTINGS	100KPa	85KPa	75kPa	60kPa	40KPa
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	40"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 36" 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
WF2	28"W. x 8"H. 2-15M LONGITUDINAL BARS	34"W. x 8"H. 2-15M LONGITUDINAL BARS	38"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	44"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. 2-15M 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
WF4	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	38"x8" DP. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	58"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"x8" DP. 2-15M LONGITUDINAL BARS	52"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 48" LONG @ 16" o/c 4-15M LONGITUDINAL BARS
WF6	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"x8" DP. 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"x8" DP. 2-15M LONGITUDINAL BARS	38"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:D»				
POST FOOTINGS	100KPa	85KPa	75kPa	60KPa	40KPa
F1	36"W.x36"W.x 10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	38"W.x38"W.x 10"H. 3-15M LONGITUDINAL BARS x 32" LONG EACH WAY	40"W.x40"W.x 10"H. 3-15M LONGITUDINAL BARS x 34" LONG EACH WAY	44"W.x44"W.x 10"H. 3-15M LONGITUDINAL BARS x 38" LONG EACH WAY	54"W.x54"W.x 10"H. 3-15M LONGITUDINAL BARS x 48" 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.	36"W.x36"W.x 10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY

Valecraft Homes (2019) Limited

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- PERSONAL BCIN: #18956
- TARION REGISTRATION NUMBER #611

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NOTES:

2012 O.B.C. DRAWINGS

REV#	DESCRIPTION	MM/DD/YYYY	BY
REV-2			
REV-1	ISSUED FOR CONSTRUCTION	03/20/2023	AB
NO.	DESCRIPTION	MM/DD/YYYY	BY

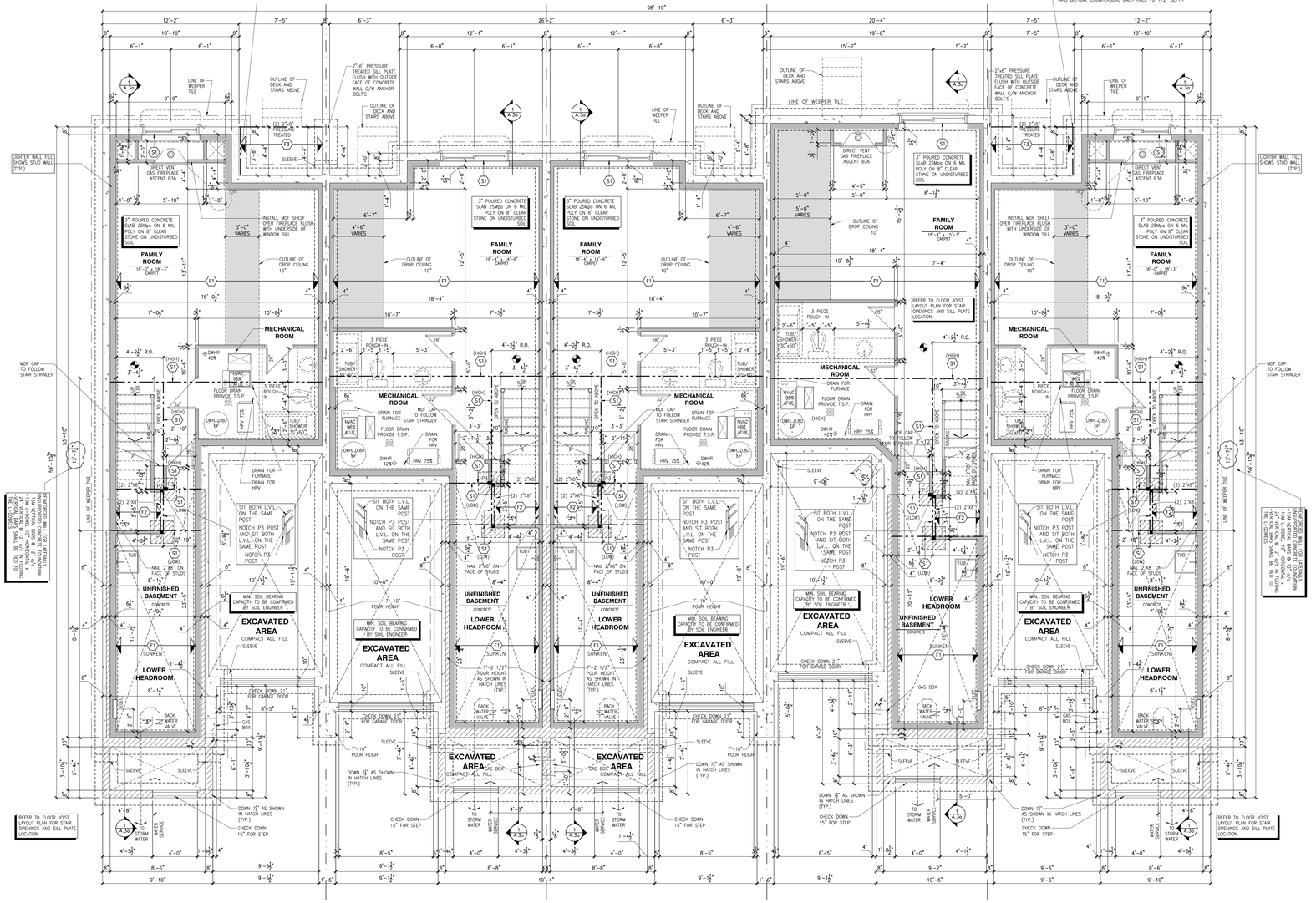
DRAWING:

FOOTING PLAN

ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS PHASE 7

SHEET: **A.4**



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 18
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PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
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PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
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MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

1 / A.5 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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- TARION REGISTRATION NUMBER #1611

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NOTES:

= SMOKE ALARMS AS PER SECTION 9.10.19. 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, 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 90x90x6
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 (1.9E) + P2 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

POST TABLE:
P1 = 3" ADJUSTABLE STEEL COLUMN
P1o = 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 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*)
P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
P17 = HSS 73.0.0.x4.8 + 100x180x12 BOTTOM PL. + 130x180x10 TOP PL. (*)
(*) = 2-12# 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. 4 "P2"

FLOOR FRAMING:
F1 = 11 7/8" 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 GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS.

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV-2	ISSUED FOR CONSTRUCTION	03/20/2023	AB
REV-1			

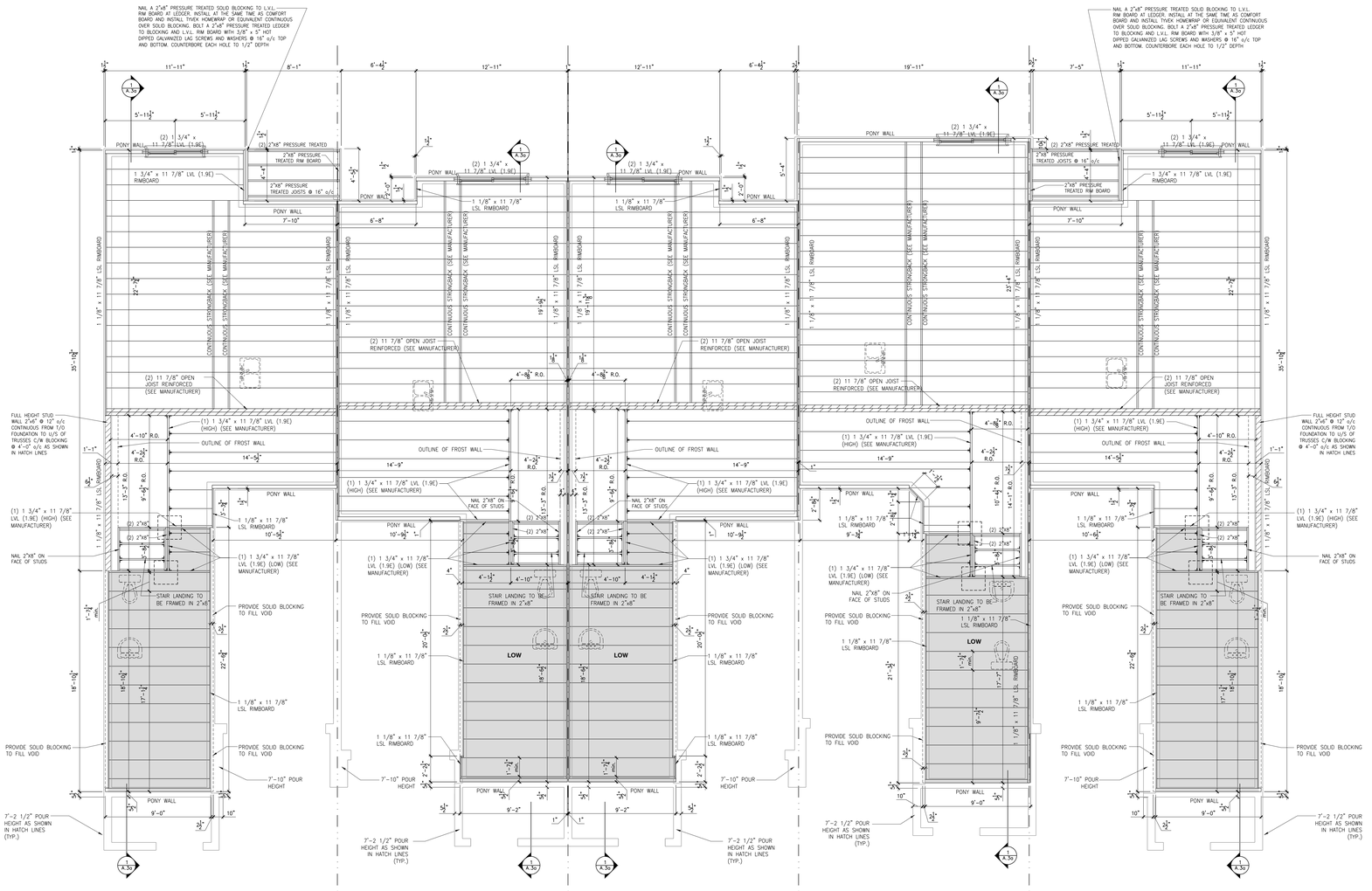
DRAWING:

BASEMENT FLOOR PLAN

ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS
PHASE 7

SHEET: **A.5**



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 18
ADDRESS: 943 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

1 / A.6 **GROUND FLOOR - FLOOR JOIST FRAMING PLAN**
SCALE: 1/4" = 1'-0"

Valecraft Homes (2019) Limited

I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN: #18956
- TARION REGISTRATION NUMBER: #611
- ** SEE SIGNED SCHEDULE 1- DESIGNER INFORMATION FORM **

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY BBO'S 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 ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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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:

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV-1	ISSUED FOR CONSTRUCTION	03/20/2023	AB

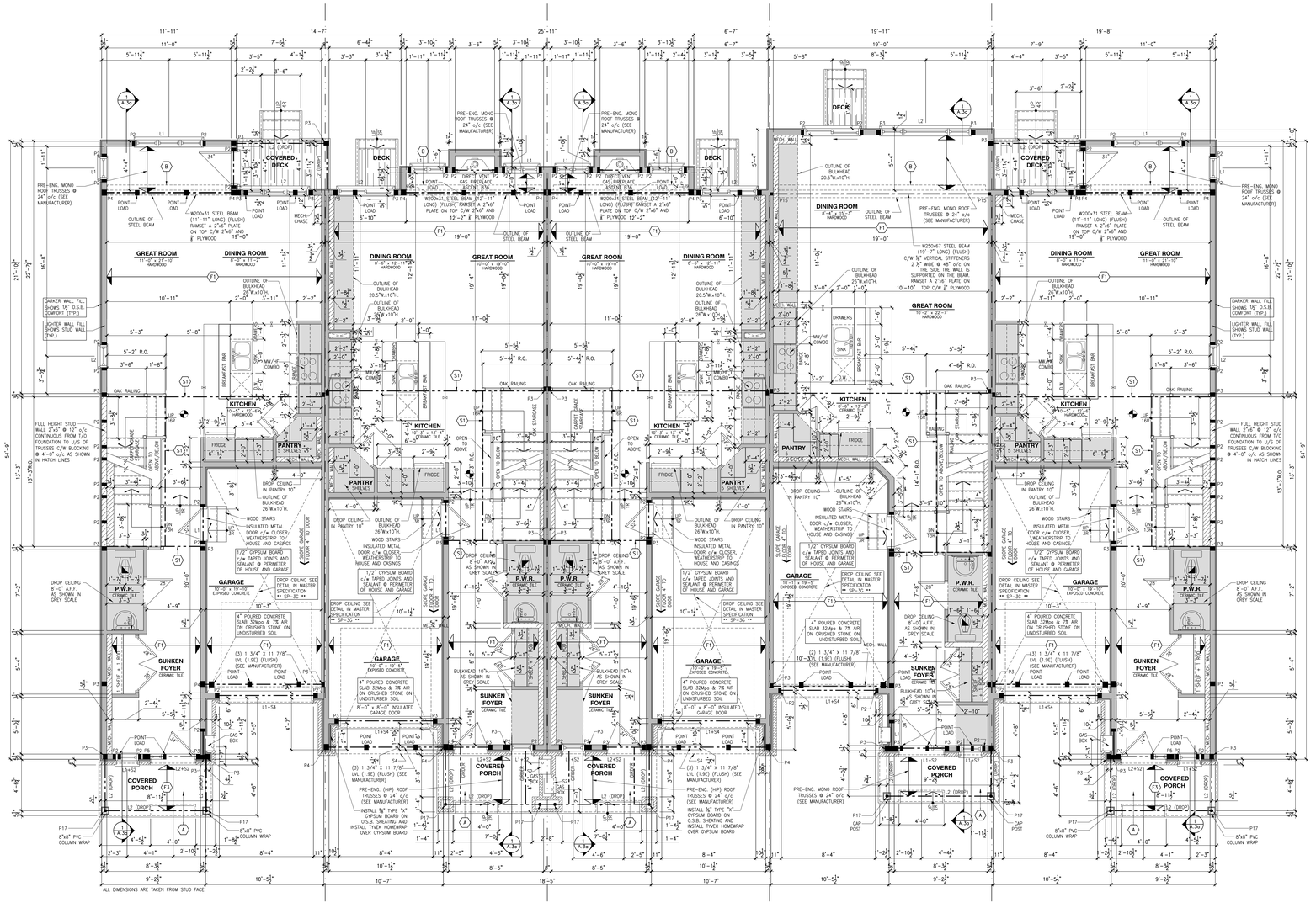
DRAWING:

GROUND FLOOR
FLOOR JOIST FRAMING PLAN

ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS
PHASE 7

SHEET: **A.6**



1 / A.7 **GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 18
ADDRESS: 943 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

Valecraft
Homes (2019) Limited

DANIEL QUERIN – ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #18956
- TARION REGISTRATION NUMBER #611

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NOTES:

= SMOKE ALARMS AS PER SECTION 9.10.19. 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, 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 90x90x6
S2 = L 102x90x8
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 (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

POST TABLE:
P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE REED 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 88.9x88.9x3.18 + 100x200x12 TAB PL. (*)
P14 = HSS 89x89x4.8 + 100x200x12 TAB PL. (*)
P15 = HSS 76.2x76.2x4.78 + 100x180x12 TAB PL. (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 TAB PL. (*)
P17 = HSS 73.0.0x4.8 + 100x180x12 + BOTTOM PL. + 130x180x10 TOP PL. (*)
(*) = 2–12# ANCH. (WHERE ANCH. PL. NOT USED)

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

FLOOR FRAMING:
F1 – 11 ⅞" 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 GIRDER 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 Mpa 10M BARS @ 8" o/c EACH WAY PLUS 10M DOWELS 16" o/c WALL TO SLAB ON CLEAR 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" FILLET WELD TO FLANGE AT TOP AND 1" STITCH WELD AT 4" SPACING AT BOTTOM OF FLANGE. (STOP STEEL PLATE 6" SHORT AT BOTH ENDS OF BEAM TO ALLOW BEAM TO SIT ON TOP OF WALL)

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV–1	ISSUED FOR CONSTRUCTION	03/20/2023	AB

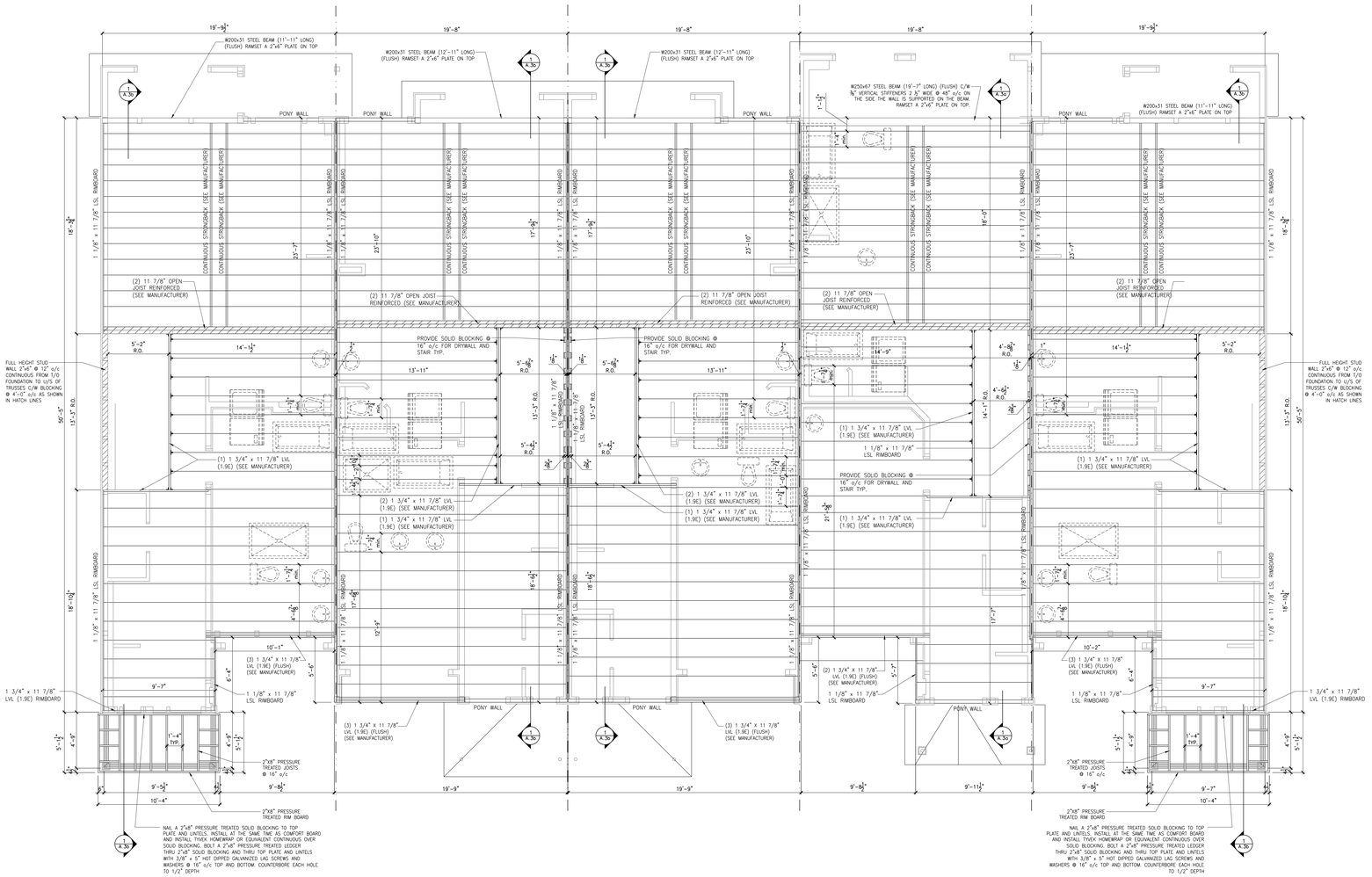
DRAWING:

GROUND FLOOR PLAN

ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS
PHASE 7

SHEET: **A.7**



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 18
ADDRESS: 943 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

1 / A.8 **SECOND FLOOR - FLOOR JOIST FRAMING PLAN**
SCALE: 1/4" = 1'-0"

Valecraft
Homes (2019) Limited

I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #18956
- TARION REGISTRATION NUMBER #611

** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

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NOTES:

2012 O.B.C. DRAWINGS

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REV-1	ISSUED FOR CONSTRUCTION	03/20/2023	AB

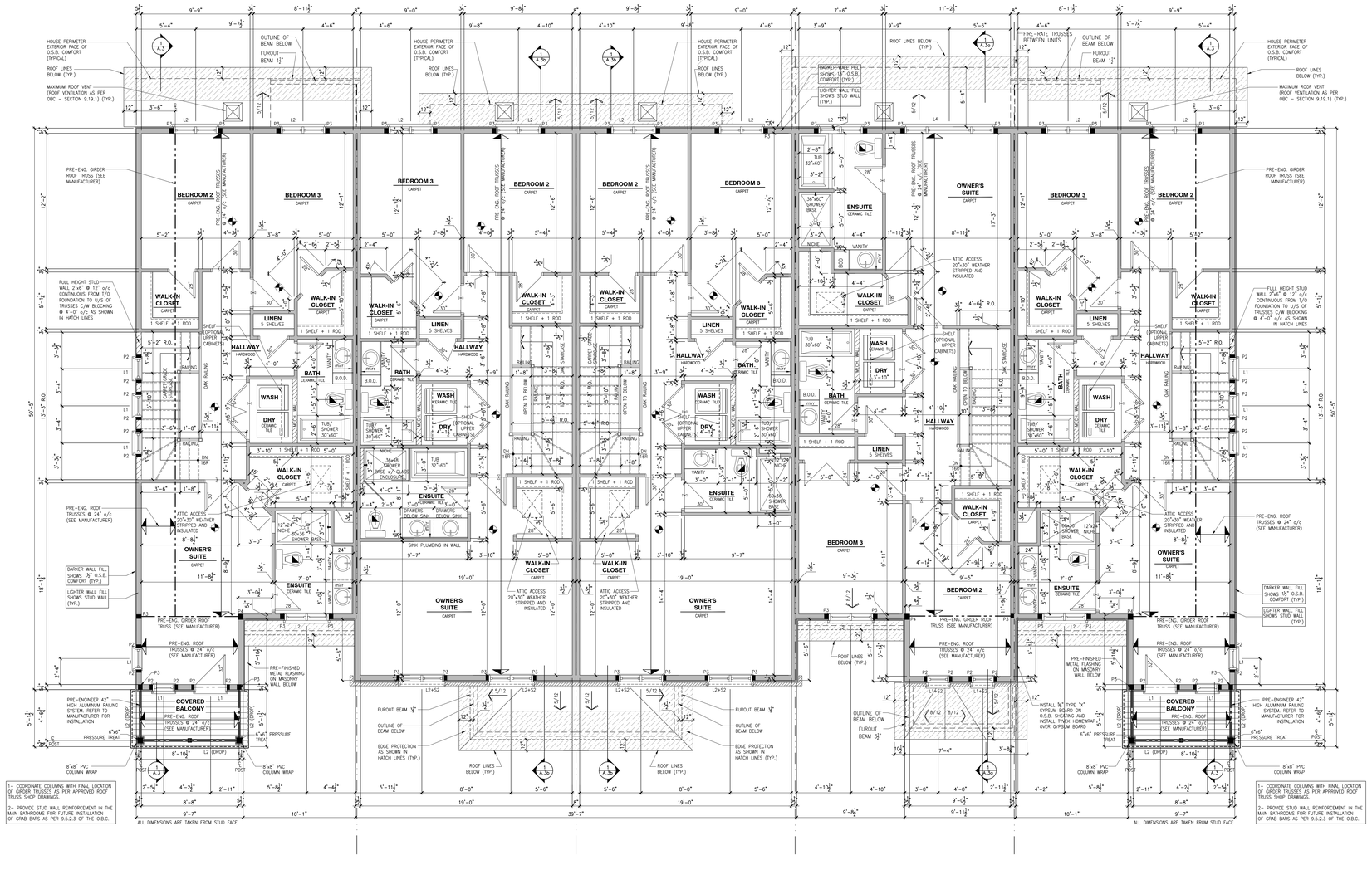
DRAWING:

SECOND FLOOR
FLOOR JOIST FRAMING PLAN

ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS
PHASE 7

SHEET: **A.8**



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 18
ADDRESS: 943 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

Valecraft
Homes (2019) Limited

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- 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 LINTEL:
S1 = L 90x90x6
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 (1.9E) + P2 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES

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

POST TABLE:
P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE REID 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 88.9x88.9x3.18 + 100x200x12 T&B PL. (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL. (*)
P15 = HSS 76.2x76.2x4.78 + 100x180x12 T&B PL. (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL. (*)
P17 = HSS 73.0.0.x4.8 + 100x180x12 T&B PL. (*)
= 130x180x10 TOP PL. (*)
(*) = 2-12# 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 7/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c c/w STRAPPING UNLESS OTHERWISE NOTED (SEE MANUFACTURER)
S1 = REFER TO FLOOR JOIST LAYOUT SHOP DRAWINGS FOR ALL TRIMMER AND HEADER JOISTS AT FLOOR OPENING (UNLESS OTHERWISE NOTED)

GENERAL NOTES:
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2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV-1	ISSUED FOR CONSTRUCTION	03/20/2023	AB

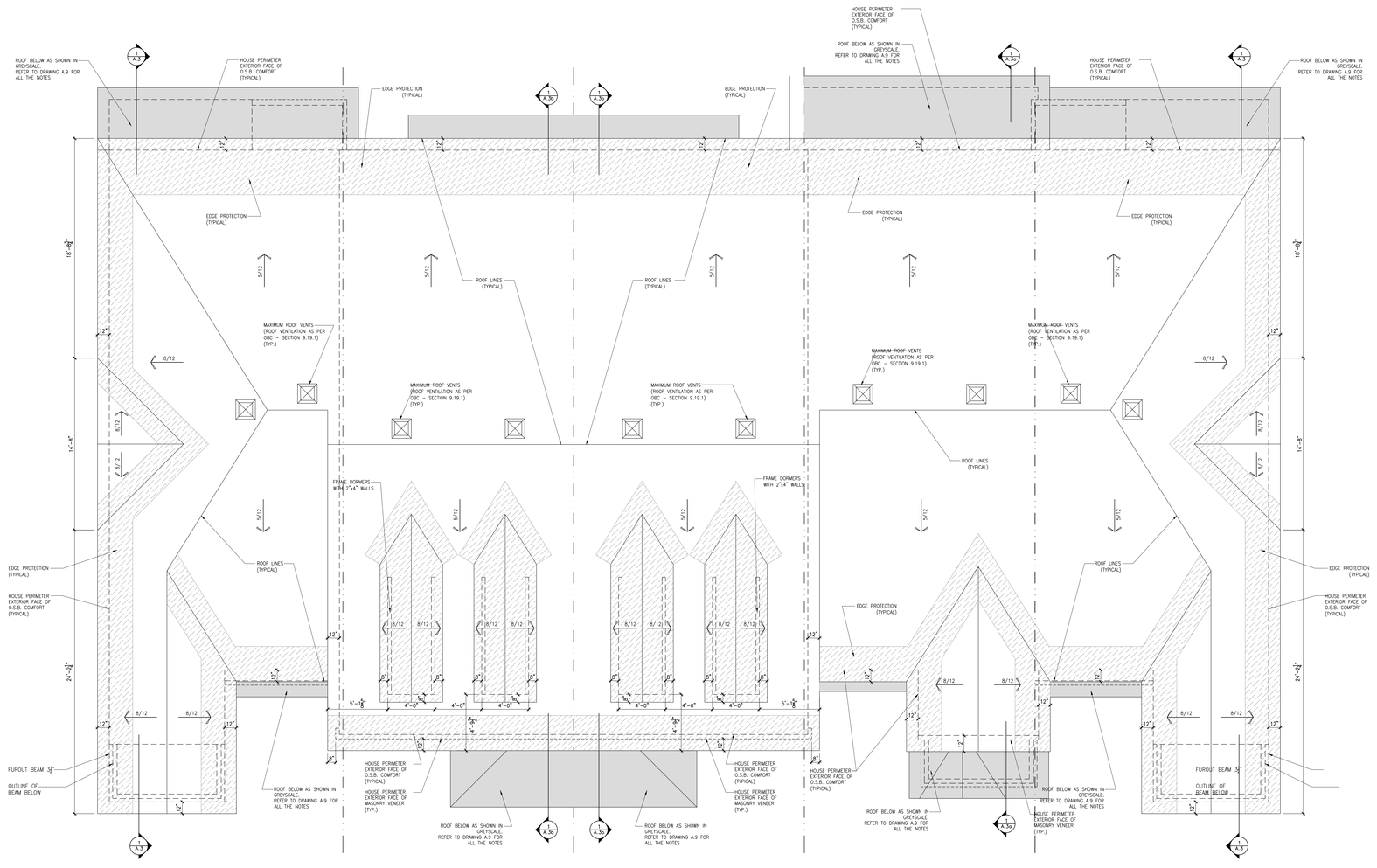
DRAWING:

SECOND FLOOR PLAN

ADDRESS: SEE PLANS
SCALE: 1/4" = 1'-0"
DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS
PHASE 7

SHEET: **A.9**



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 18
ADDRESS: 943 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

1 / A.10 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

Valecraft Homes (2019) Limited

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- PERSONAL BCIN #18956
- TARION REGISTRATION NUMBER #611
- ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

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NOTES:

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV-1	ISSUED FOR CONSTRUCTION	03/20/2023	AB

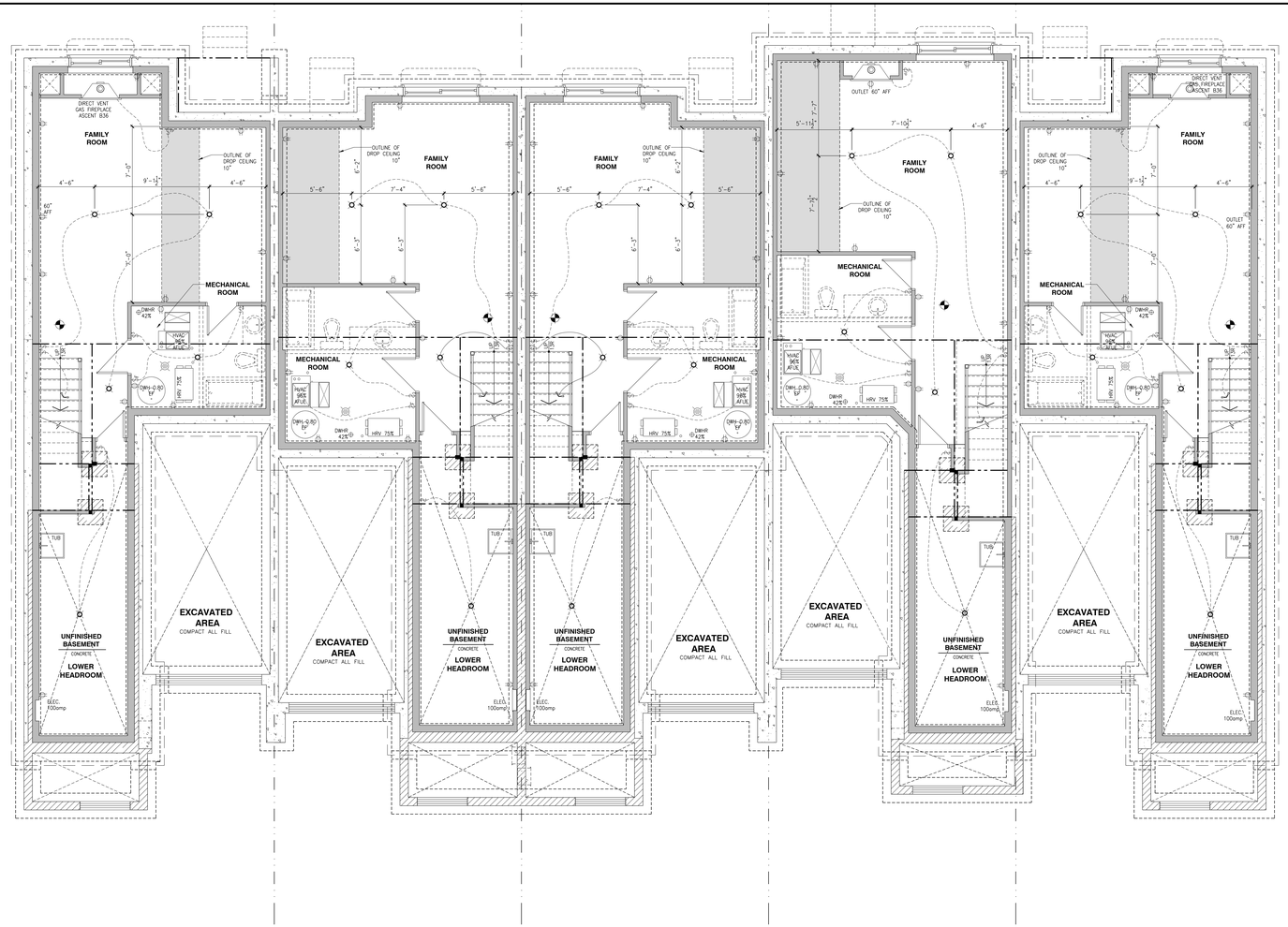
DRAWING:

ROOF PLAN

ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS PHASE 7

SHEET: **A.10**



PLACE ST-THOMAS PHASE 7 MODEL: 130 THE LEWIS BLOCK: E LOT: 17 ADDRESS: 945 COLOGNE STREET	PLACE ST-THOMAS PHASE 7 MODEL: 160-2 THE STANLEY 2 (REV) BLOCK: E LOT: 18 ADDRESS: 943 COLOGNE STREET	PLACE ST-THOMAS PHASE 7 MODEL: 160-2 THE STANLEY 2 BLOCK: E LOT: 19 ADDRESS: 941 COLOGNE STREET	PLACE ST-THOMAS PHASE 7 MODEL: 120 THE HUNTLEY (REV) BLOCK: E LOT: 20 ADDRESS: 939 COLOGNE STREET	PLACE ST-THOMAS PHASE 7 MODEL: 130 THE LEWIS (REV) BLOCK: E LOT: 21 ADDRESS: 937 COLOGNE STREET

1 / E-1 **ELECTRICAL PLAN - BASEMENT FLOOR**
SCALE: 1/4" = 1'-0"

Valecraft Homes (2019) Limited

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- PERSONAL BCIN: #19956
- TARION REGISTRATION NUMBER: #611
- ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

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NOTES:

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  - ARE REQUIRED ON EACH STORY, INCLUDING BASEMENT;
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  - 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

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV-1	ISSUED FOR CONSTRUCTION	03/20/2023	AB

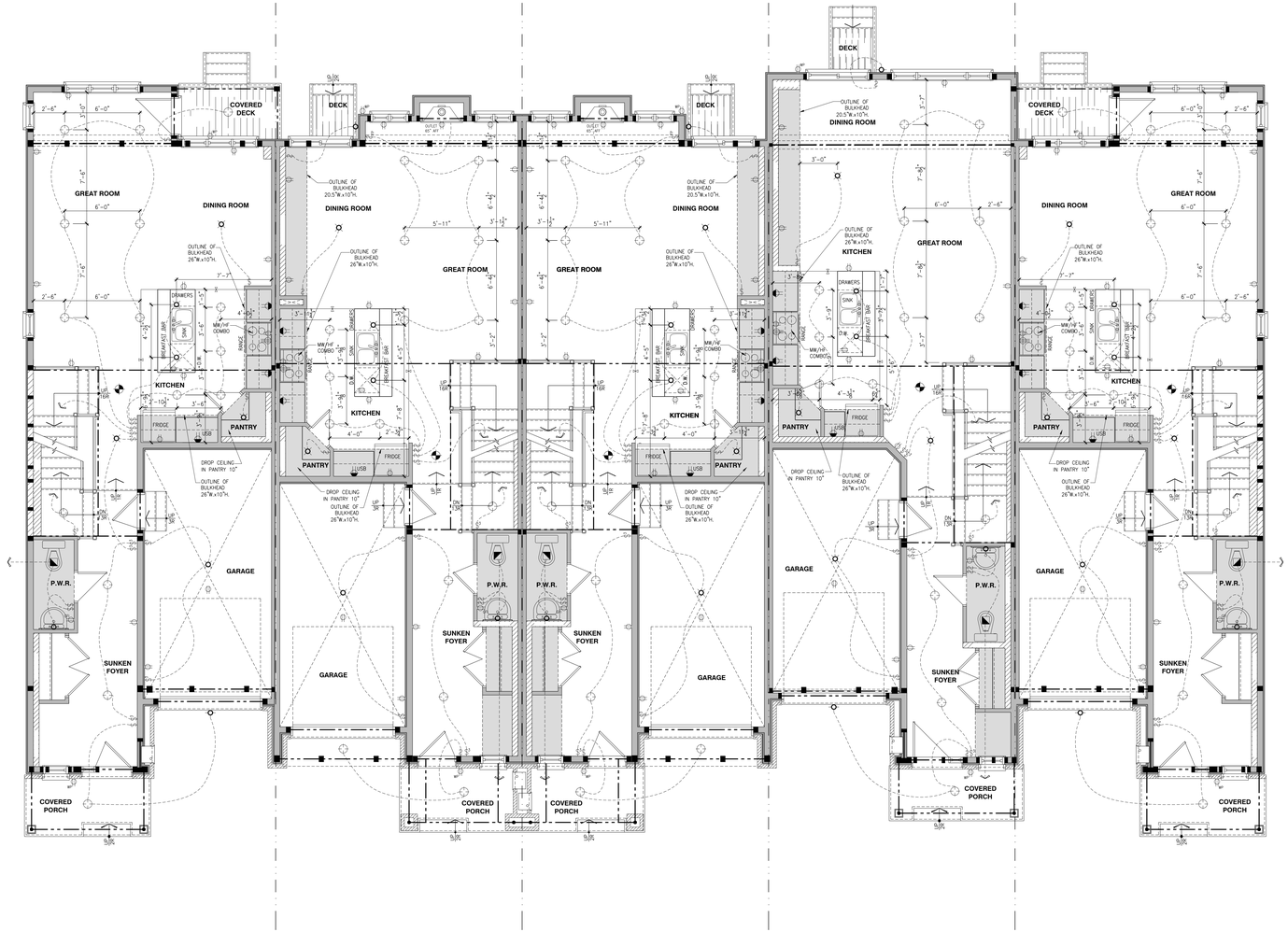
DRAWING:

ELECTRICAL PLAN BASEMENT

ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS PHASE 7

SHEET: **E.1**



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 18
ADDRESS: 943 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

1 / E.2 **ELECTRICAL PLAN - GROUND FLOOR**
SCALE: 1/4" = 1'-0"

Valecraft Homes (2019) Limited

I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN: #18956
- TARION REGISTRATION NUMBER: #611
- ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B–1A AND ANY BBO'S 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 ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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- DUPLEX OUTLET (12" HIGH)
- DUPLEX OUTLET (UPPER HALF SWITCH)
- GFI GROUND FAULT INTERVOLT
- WP WEATHER PROOF DUPLEX OUTLET
- SPLIT OUTLET
- 220 VOLT OUTLET
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- POT LIGHT

2012 O.B.C. DRAWINGS

REV.#	DESCRIPTION	DATE: MM/DD/YYYY	BY
1	ISSUED FOR CONSTRUCTION	07/26/2021	DO'ON

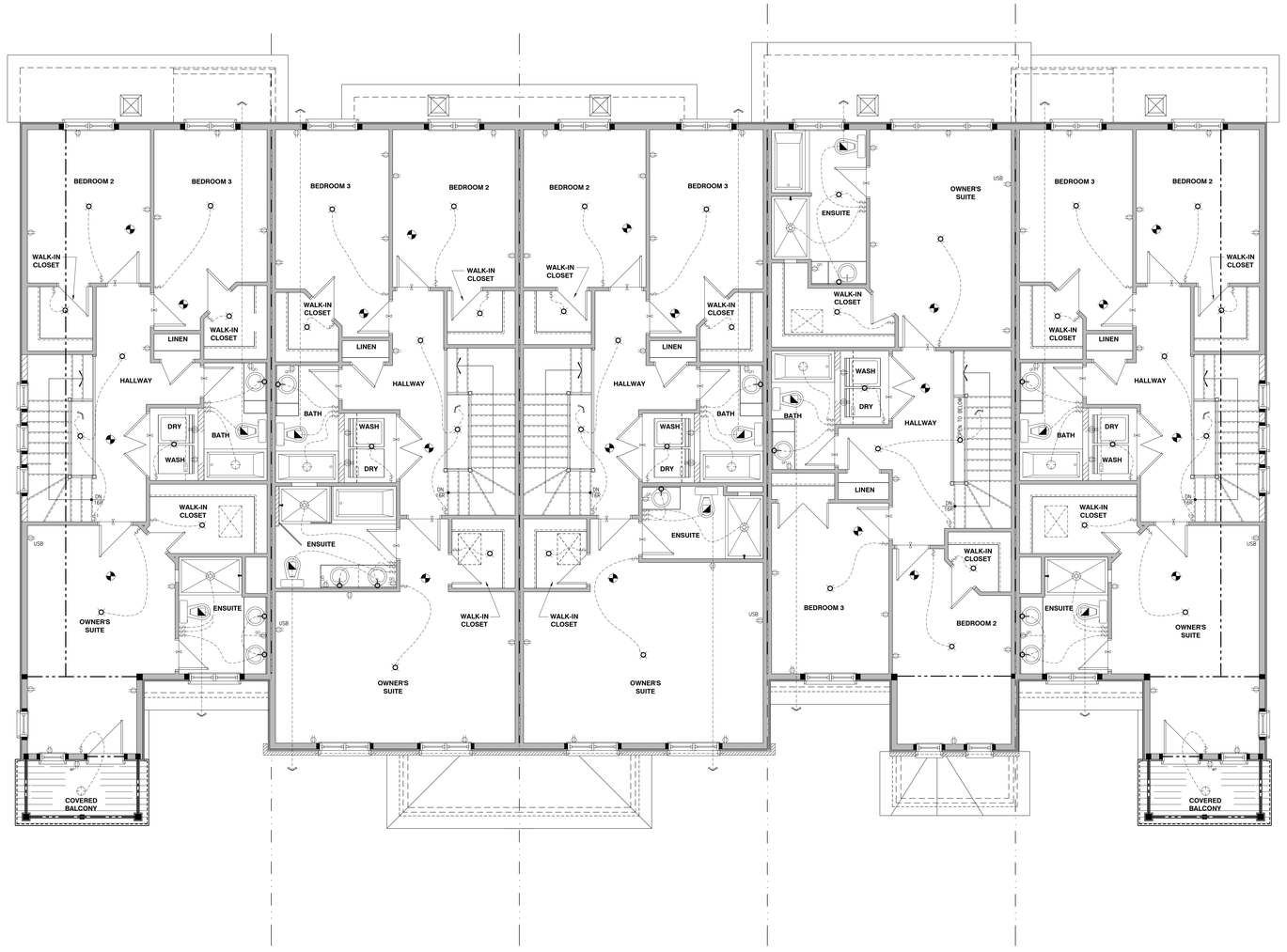
DRAWING:

ELECTRICAL PLAN
GROUND FLOOR

ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS PHASE 7

SHEET: **E.2**



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: E
LOT: 17
ADDRESS: 945 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 18
ADDRESS: 943 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 19
ADDRESS: 941 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 120 THE HUNTLEY (REV)
BLOCK: E
LOT: 20
ADDRESS: 939 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 21
ADDRESS: 937 COLOGNE STREET

1 / E.3 **ELECTRICAL PLAN - SECOND FLOOR**
SCALE: 1/4" = 1'-0"

Valecraft Homes (2019) Limited

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- PERSONAL BCIN #19956
- TARION REGISTRATION NUMBER #611
- ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

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- WALL MOUNTED LIGHT FIXTURE
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- POT LIGHT

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV-1	ISSUED FOR CONSTRUCTION	07/26/2021	DOYON

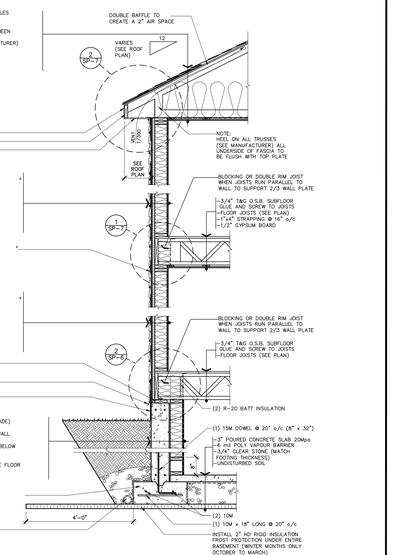
DRAWING:

ELECTRICAL PLAN
SECOND FLOOR

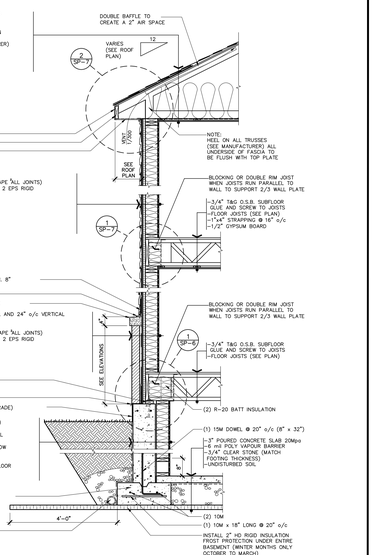
ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PALCE ST-THOMAS
PHASE 7

SHEET: **E.3**

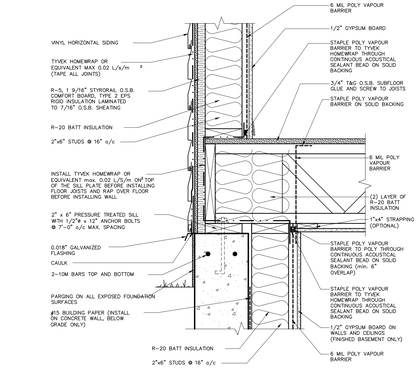


A11 **TYPICAL TWO STOREY WALL SECTION (SIDING)**
SCALE: 1/2" = 1'-0"

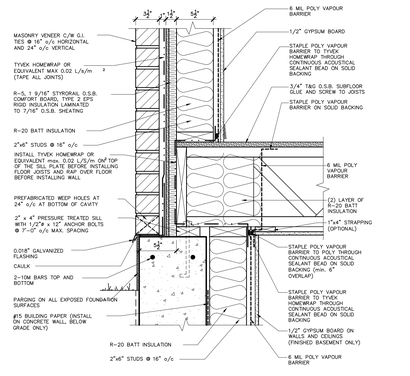


A11 **WALL SECTION AT GARAGE (MASONRY)**
SCALE: 1/2" = 1'-0"

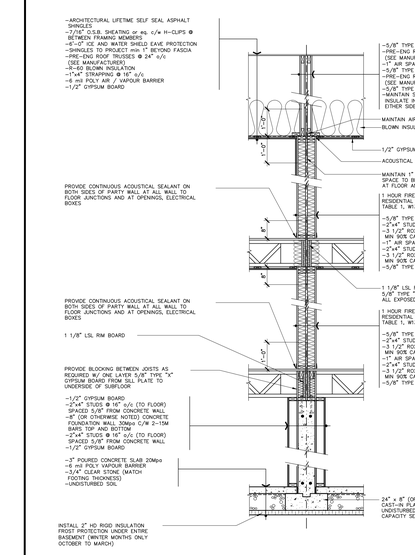
A11 **TYPICAL TWO STOREY WALL SECTION (MASONRY)**
SCALE: 1/2" = 1'-0"



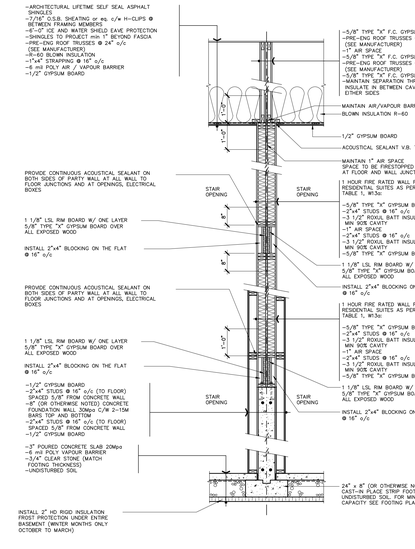
A11 **EXTERIOR FLOOR AT FOUNDATION (SIDING)**
SCALE: 1 1/2" = 1'-0"



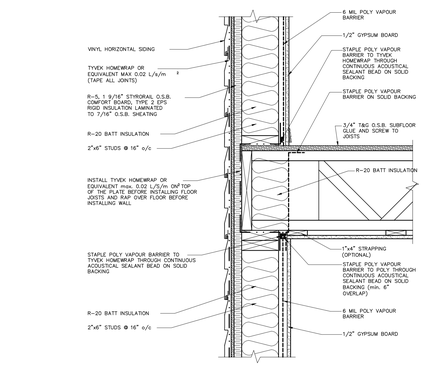
A11 **EXTERIOR FLOOR AT FOUNDATION (MASONRY)**
SCALE: 1 1/2" = 1'-0"



A11 **TYPICAL PARTY WALL SECTION - 1 HOUR FIRE RATED**
SCALE: 1/2" = 1'-0"



A11 **TYPICAL PARTY WALL SECTION THRU STAIR CASE - 1 HOUR FIRE RATED**
SCALE: 1/2" = 1'-0"



A11 **EXTERIOR WALL AT FLOOR (SIDING)**
SCALE: 1 1/2" = 1'-0"

Valecraft Homes Ltd.

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- PERSONAL BCIN: #18956
- TARION REGISTRATION NUMBER #611

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2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV-1	ISSUED FOR CONSTRUCTION	03/20/2023	DD/DN

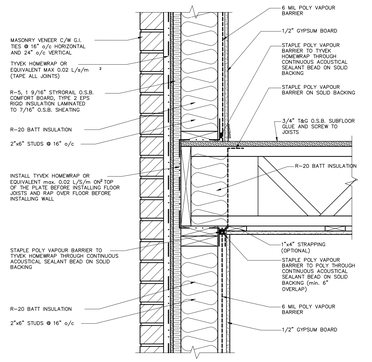
DRAWING:

WALL SECTIONS AND DETAILS

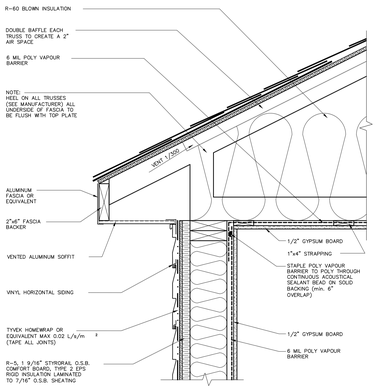
ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0" | DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PLACE ST-THOMAS
PHASE 7

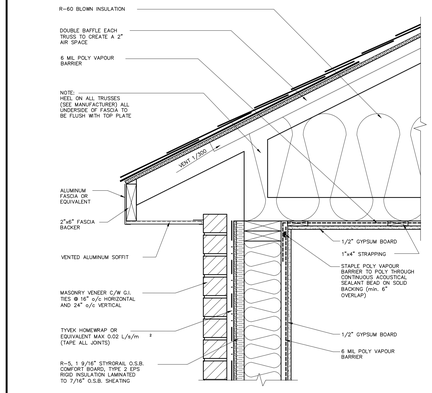
SHEET: **A.11**



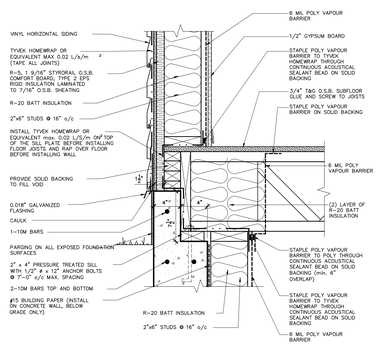
1 A12 **EXTERIOR WALL AT FLOOR (MASONRY)**
SCALE: 1 1/2" = 1'-0"



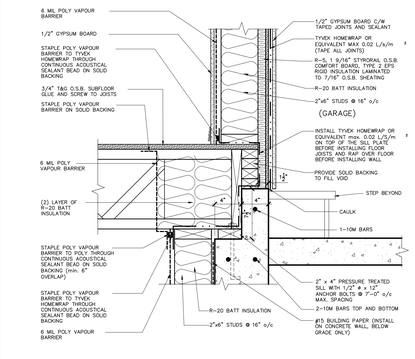
2 A12 **EXTERIOR WALL AT ROOF (SIDING)**
SCALE: 1 1/2" = 1'-0"



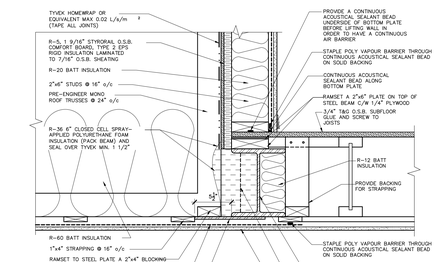
3 A13 **EXTERIOR WALL AT ROOF (MASONRY)**
SCALE: 1 1/2" = 1'-0"



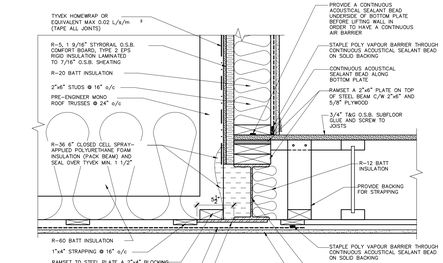
4 A12 **EXTERIOR FLOOR AT FOUNDATION (SUNKEN)**
SCALE: 1 1/2" = 1'-0"



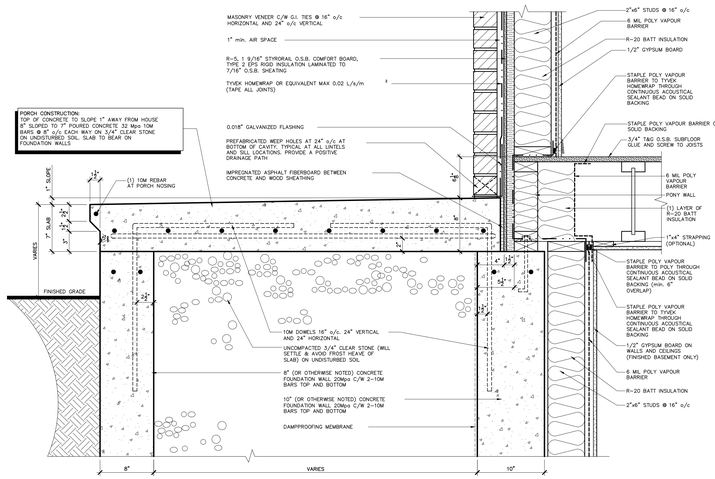
5 A12 **EXTERIOR FLOOR AT FOUNDATION (SUNKEN) GARAGE SIDE**
SCALE: 1 1/2" = 1'-0"



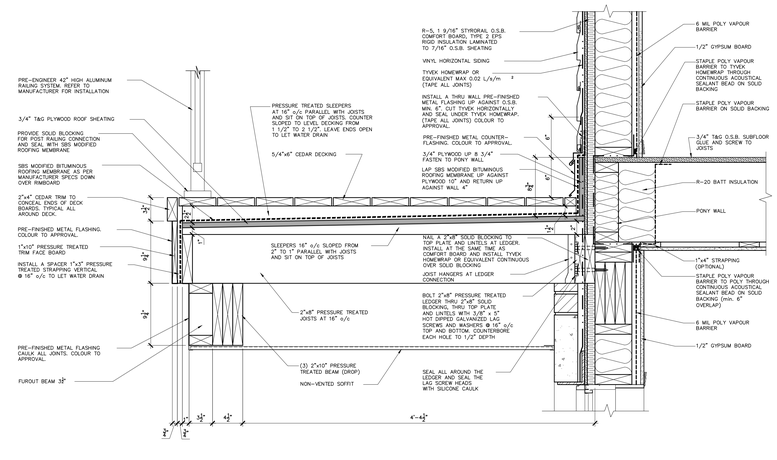
6 A12 **EXTERIOR WALL AT FLUSH STEEL BEAM**
SCALE: 1 1/2" = 1'-0"



7 A12 **EXTERIOR WALL AT FLUSH STEEL BEAM**
SCALE: 1 1/2" = 1'-0"



8 A12 **CONCRETE PORCH DETAIL**
SCALE: 1 1/2" = 1'-0"



9 A12 **BALCONY DETAIL**
SCALE: 1 1/2" = 1'-0"

Valecraft Homes Ltd.

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- PERSONAL BCIN #18896
- TARION REGISTRATION NUMBER #611

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NOTES:

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	MM/DD/YYYY	BY
REV-1	ISSUED FOR CONSTRUCTION	03/20/2023	DOYON

DRAWING:

DETAILS

ADDRESS: SEE PLANS

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

DATE: MM/DD/YYYY 03/20/2023

BLOCK: E
PLACE ST-THOMAS
PHASE 7

SHEET: **A.12**