



Valecraft

Homes Ltd.



PLACE ST-THOMAS - PHASE 6
MODEL: 105 THE MANN
BLOCK: E
LOT: 27
ADDRESS: 725 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 110 THE THOMAS (REV)
BLOCK: E
LOT: 26
ADDRESS: 727 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 120 THE HUNTLEY
BLOCK: E
LOT: 25
ADDRESS: 729 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 24
ADDRESS: 731 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 23
ADDRESS: 733 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 22
ADDRESS: 735 NAMUR STREET

PLACE ST-THOMAS PHASE 6 - BLOCK E

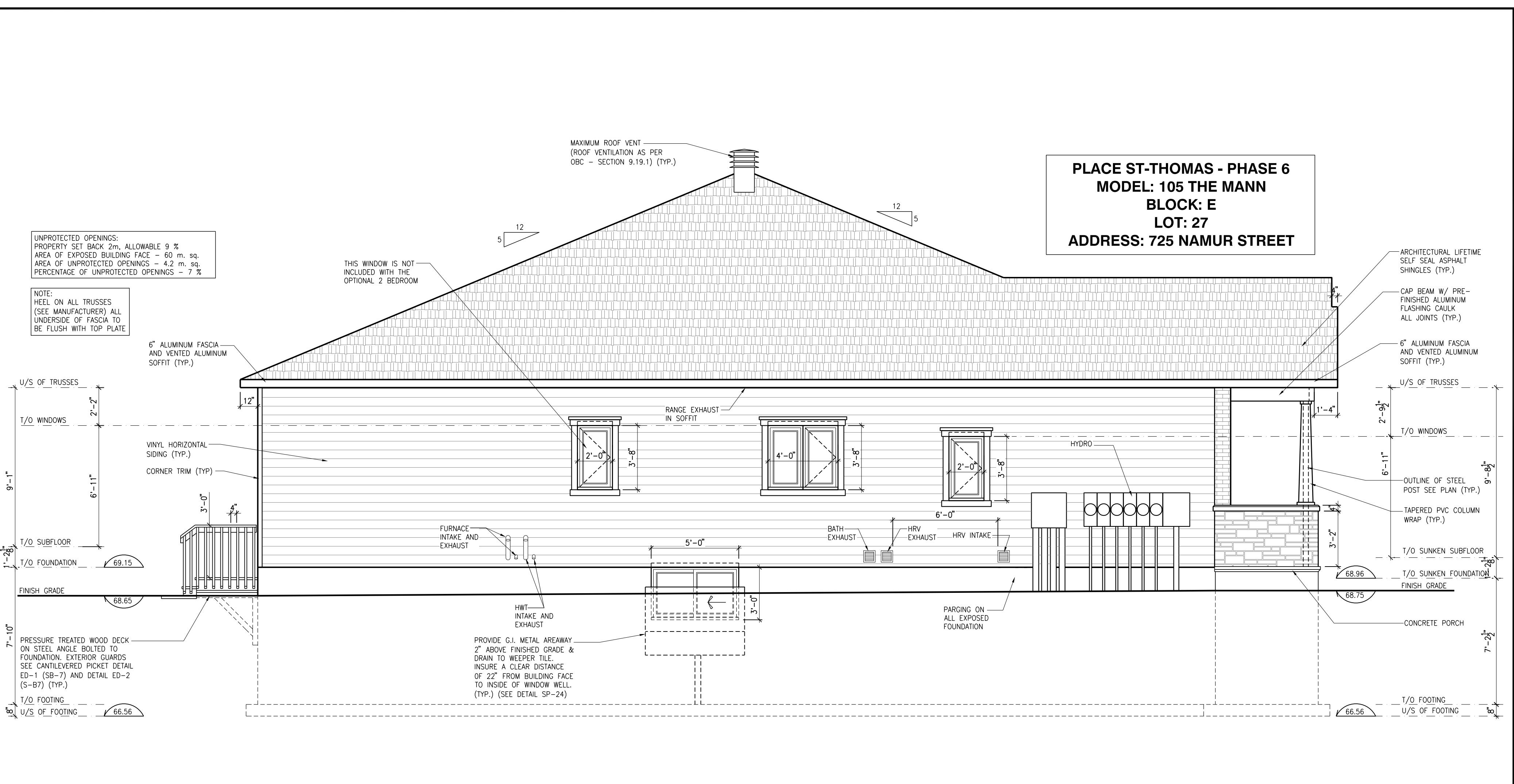
DRAWING LIST:

- 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

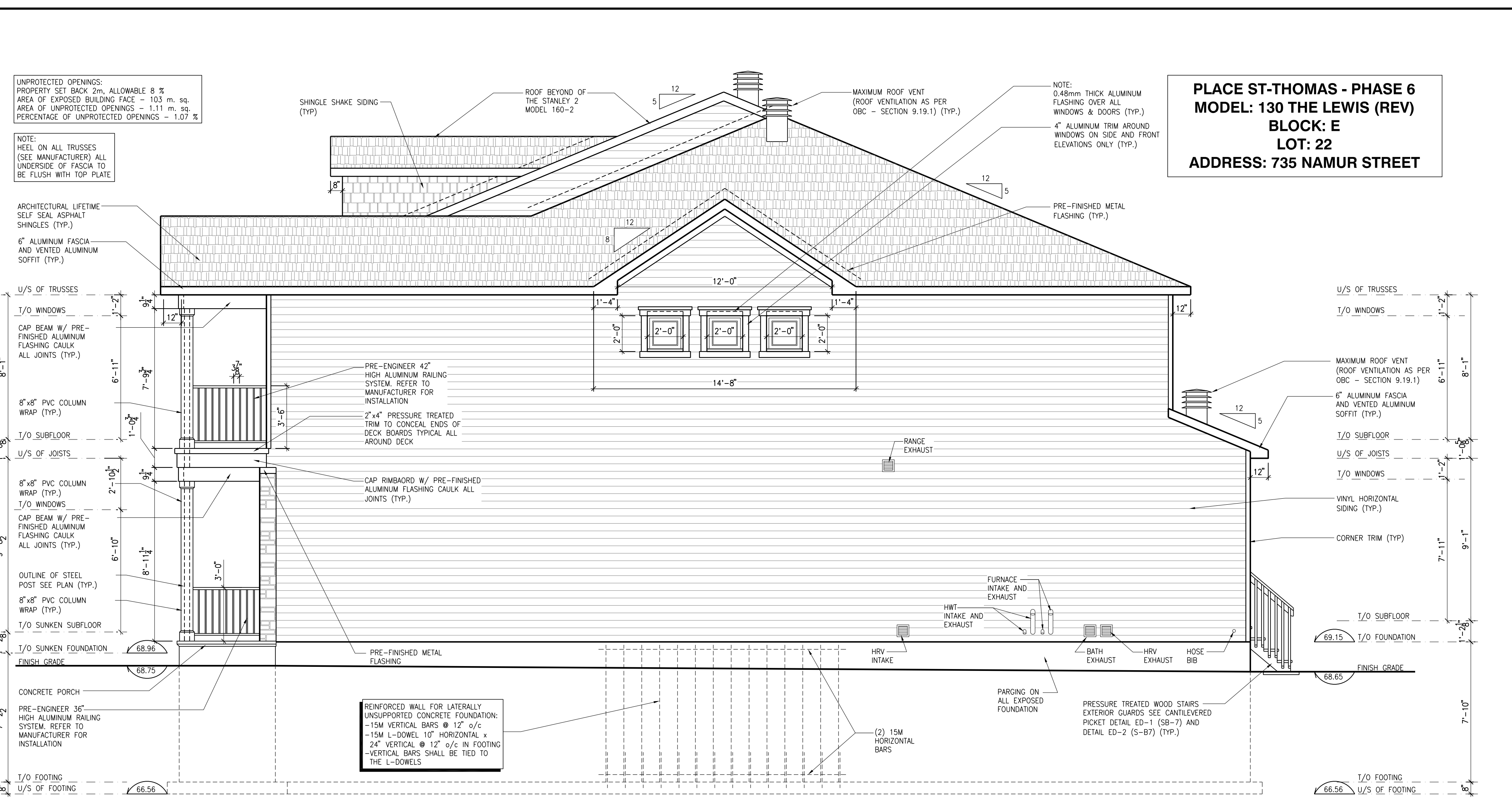
- A.11 WALL SECTIONS AND DETAILS
- A.12 DETAILS
- E.1 BASEMENT FLOOR - ELECTRICAL PLAN
- E.2 GROUND FLOOR - ELECTRICAL PLAN
- E.3 SECOND FLOOR - ELECTRICAL PLAN



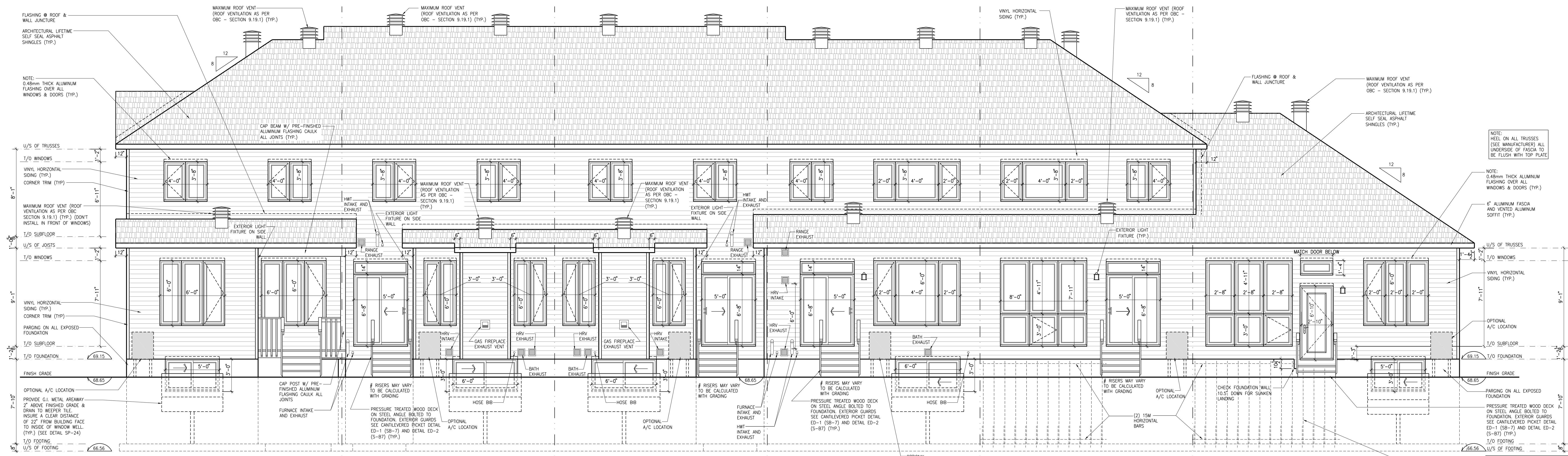
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

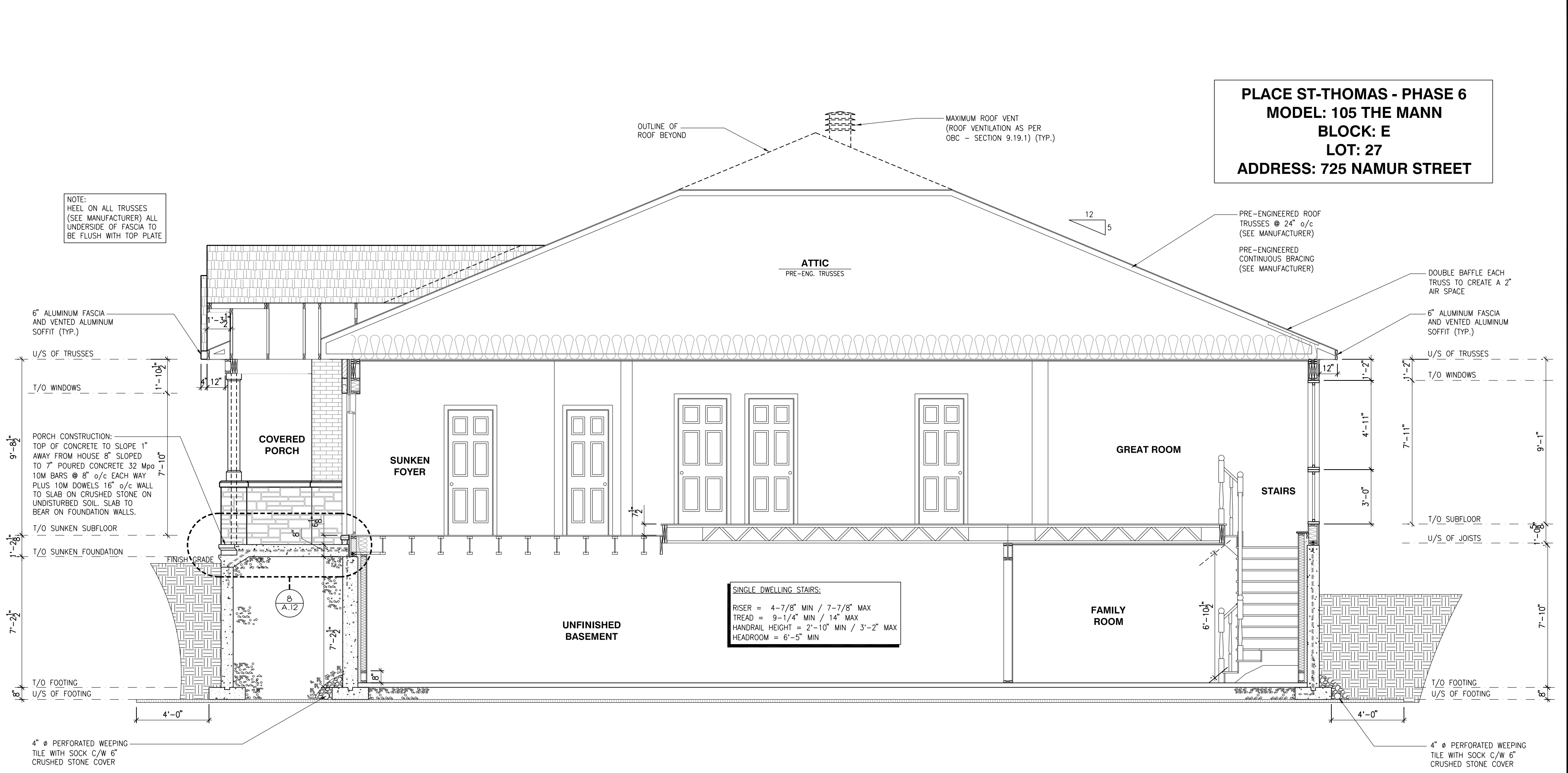


3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

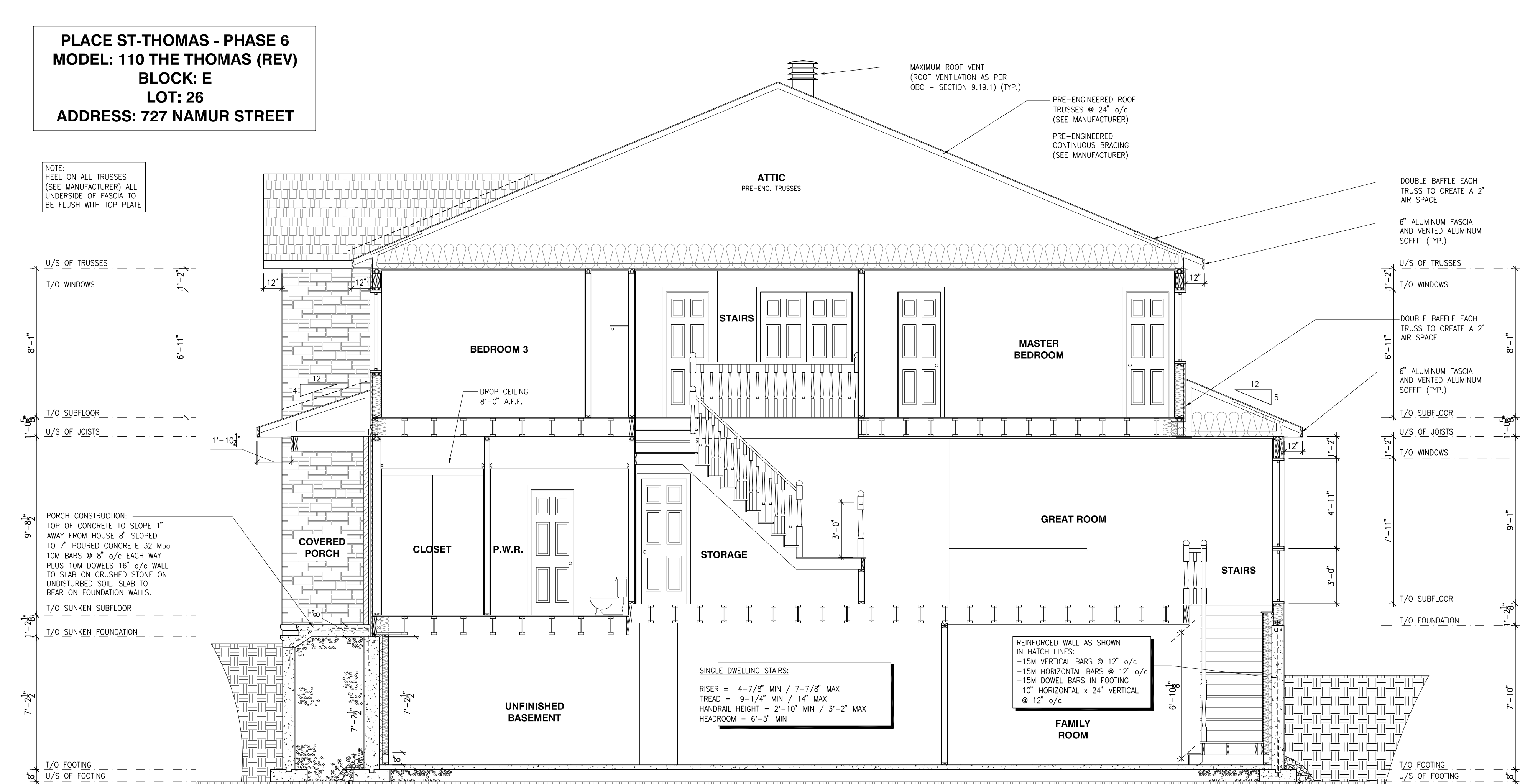


- PLACE ST-THOMAS - PHASE 6**
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 22
ADDRESS: 735 NAMUR STREET
- PLACE ST-THOMAS - PHASE 6**
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 23
ADDRESS: 733 NAMUR STREET
- PLACE ST-THOMAS - PHASE 6**
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 24
ADDRESS: 731 NAMUR STREET
- PLACE ST-THOMAS - PHASE 6**
MODEL: 120 THE HUNTLEY
BLOCK: E
LOT: 25
ADDRESS: 729 NAMUR STREET
- PLACE ST-THOMAS - PHASE 6**
MODEL: 110 THE THOMAS (REV)
BLOCK: E
LOT: 26
ADDRESS: 727 NAMUR STREET
- PLACE ST-THOMAS - PHASE 6**
MODEL: 105 THE MANN
BLOCK: E
LOT: 27
ADDRESS: 725 NAMUR STREET

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



BUILDING SECTION - THE THOMAS MODEL 110
SCALE: 1/4" = 1'-0"



BUILDING SECTION - THE GREEN (REV) MODEL 140
SCALE: 1/4" = 1'-0"

PLACE ST-THOMAS - PHASE 6
MODEL: 105 THE MANN
BLOCK: E
LOT: 27
ADDRESS: 725 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 110 THE THOMAS (REV)
BLOCK: E
LOT: 26
ADDRESS: 727 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 120 THE HUNTLEY
BLOCK: E
LOT: 25
ADDRESS: 729 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 24
ADDRESS: 731 NAMUR STREET

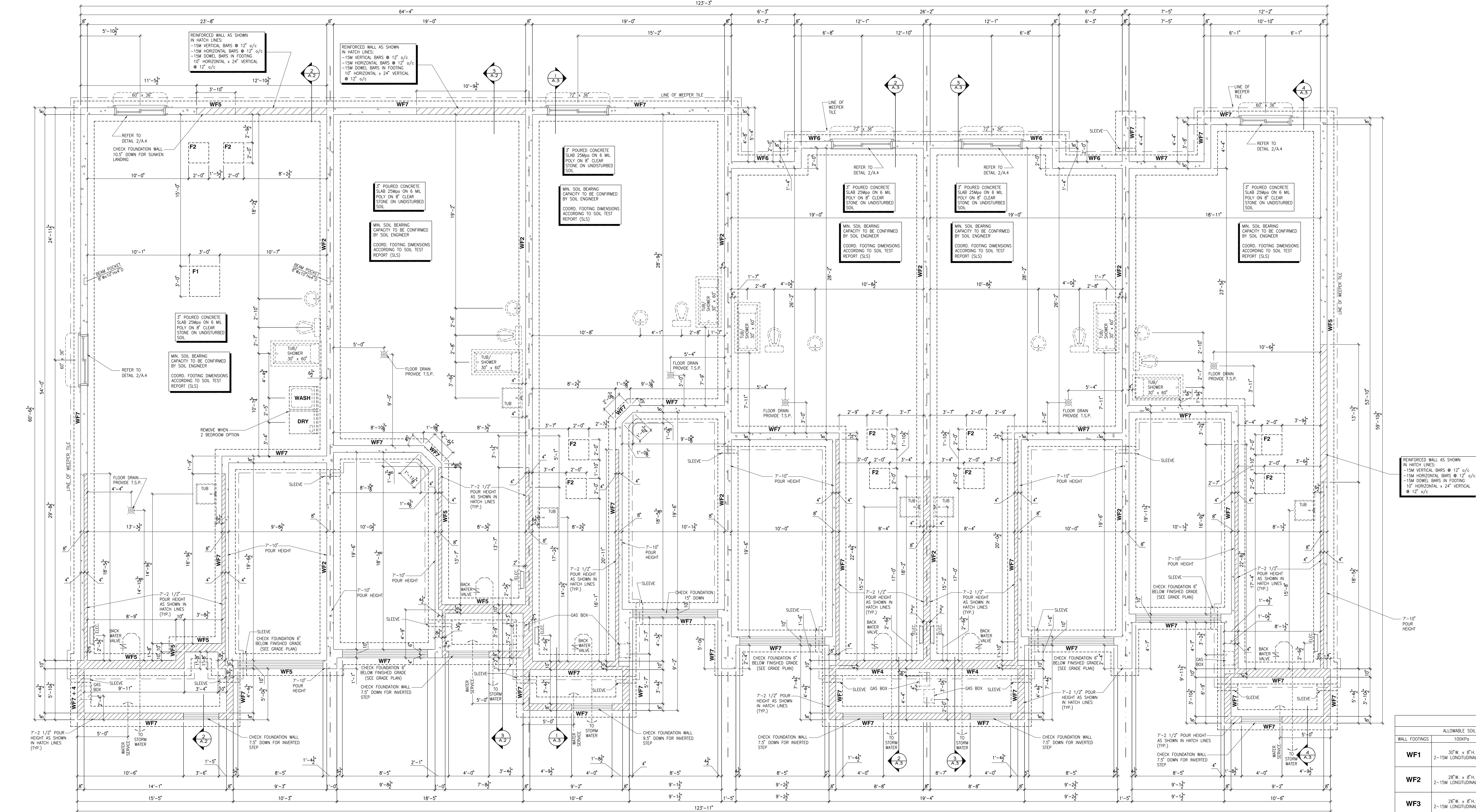
PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 23
ADDRESS: 733 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 22
ADDRESS: 735 NAMUR 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	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 32" 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 48" 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 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 42" 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 4-15M 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. 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	52"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" 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"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 4-15M 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"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M 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"W. x 8"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 16" o/c 3-15M 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>					
POST FOOTINGS	100KPa	85KPa	75KPa	60KPa	40KPa
F1	36"Wx36"Wx10"H. 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY	38"Wx36"Wx10"H. 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY	40"Wx40"Wx10"H. 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY	44"Wx44"Wx10"H. 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY	54"Wx54"Wx10"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"Wx36"Wx10"H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY

FOOTING PLAN

ADDRESS: [] SCALE: 1/4" = 1'-0" DATE: MM/DD/YYYY
REV-2 ISSUED FOR CONSTRUCTION 02/24/2022 DOVN
REV-1 ISSUED FOR BUILDING PERMIT 06/23/2021 DOVN
NO. 1 DESCRIPTION 1MM/00/YYY1BY
DRAWING: [] SHEET: **A.4**



BASEMENT WINDOW REINFORCING

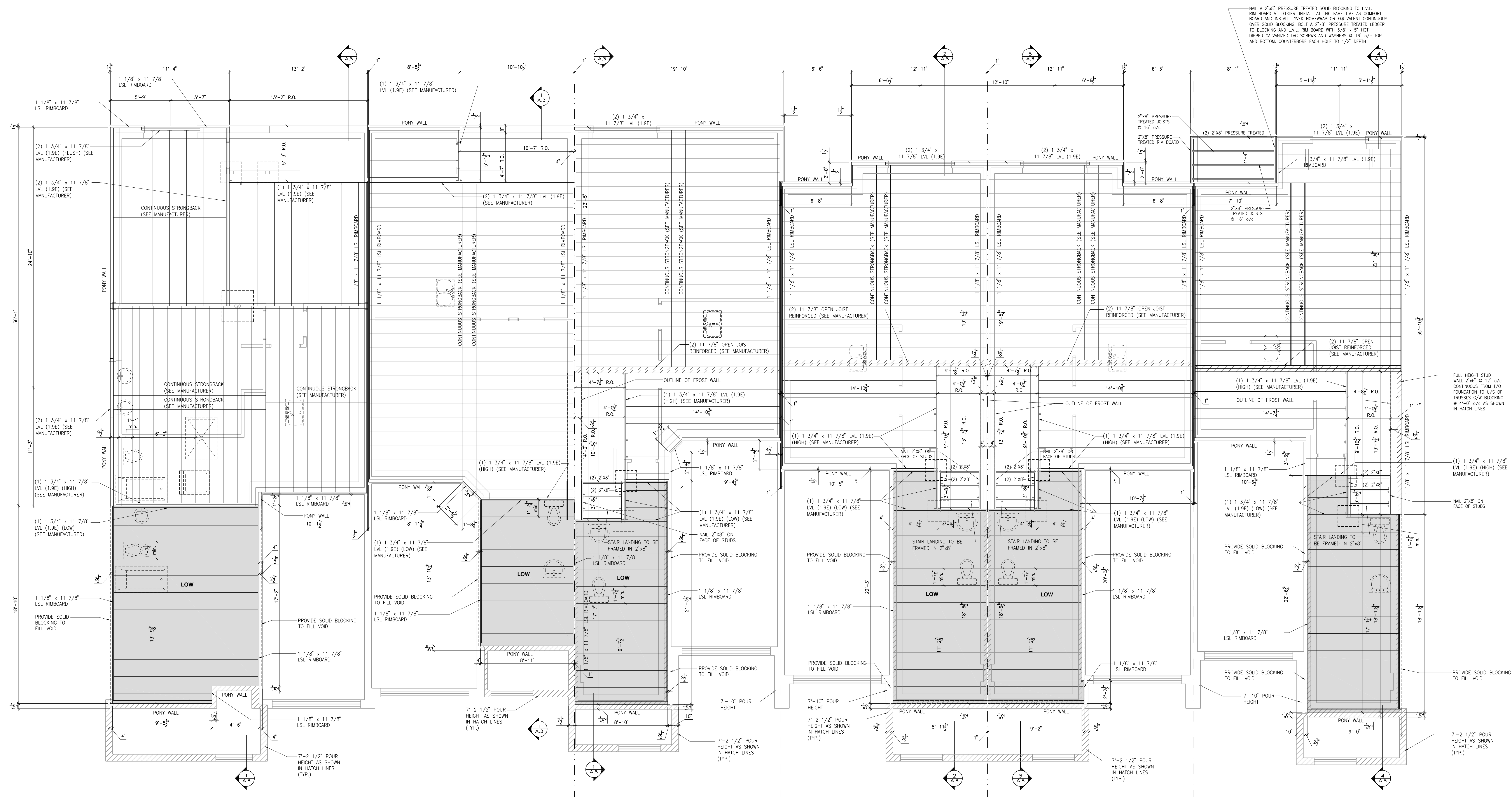
SCALE: 1/4" = 1'-0"

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 4850 P.S.I. c/w 5 TO 8% AIR ENTRAINMENT & 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 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 (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 C30.18 GRADE 400;
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL BASEMENT FLOOR PLAN AND ARCHITECTURAL SPECIFICATION.

Valecraft
Homes (2019) Limited
DANIEL GUSMAN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
- PERSONAL BCIN #18996
- TARIFF REGISTRATION NUMBER #611
- SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM
THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY PARTS AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR ANY OTHER ITEMS TOGETHER, THE SCHEDULE IS CONSIDERED THE COVERING DOCUMENT.
ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER REVISIONS 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 DRAWN.
THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.
NOTES:



PLACE ST-THOMAS - PHASE 6
MODEL: 105 THE MANN
BLOCK: E
LOT: 27
ADDRESS: 725 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 110 THE THOMAS (REV)
BLOCK: E
LOT: 26
ADDRESS: 727 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 120 THE HUNTLEY
BLOCK: E
LOT: 25
ADDRESS: 729 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 24
ADDRESS: 731 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 23
ADDRESS: 733 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 22
ADDRESS: 735 NAMUR STREET

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

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

- ☐ 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 HOURS OF 4 MINUTES;
 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- ☐ PROVIDE MECHANICAL EXHAUST TO OUTSIDE

UNTEL 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

POST TABLE:
P1 = 3" ADJUSTABLE STEEL COLUMN
P10 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USP

* POST ARE ALL JACK c/w STUD (EX. P2 = 1 JACK + 1 STUD)

F1 11 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c
c/w STRAPPING UNLESS OTHERWISE NOTED (SEE
MANUFACTURER)

F3 2" x 8" PRESSURE TREATED JOIST @ 16" o/c
UNLESS OTHERWISE NOTED

GENERAL NOTES:

2- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
3- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER

PORCH CONSTRUCTION:
TOP OF CONCRETE TO SLOPE 1" AWAY FROM HOUSE
RC SLOPED TO 2" POURED CONCRETE 32 Mm 10M

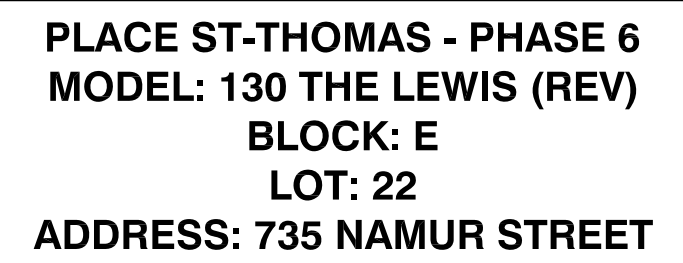
PROVIDE A 10 1/2" x 3/8" STEEL PLATE (5 1/2" OVERHANG PASS EXTERIOR STUD FACE) WITH FULL

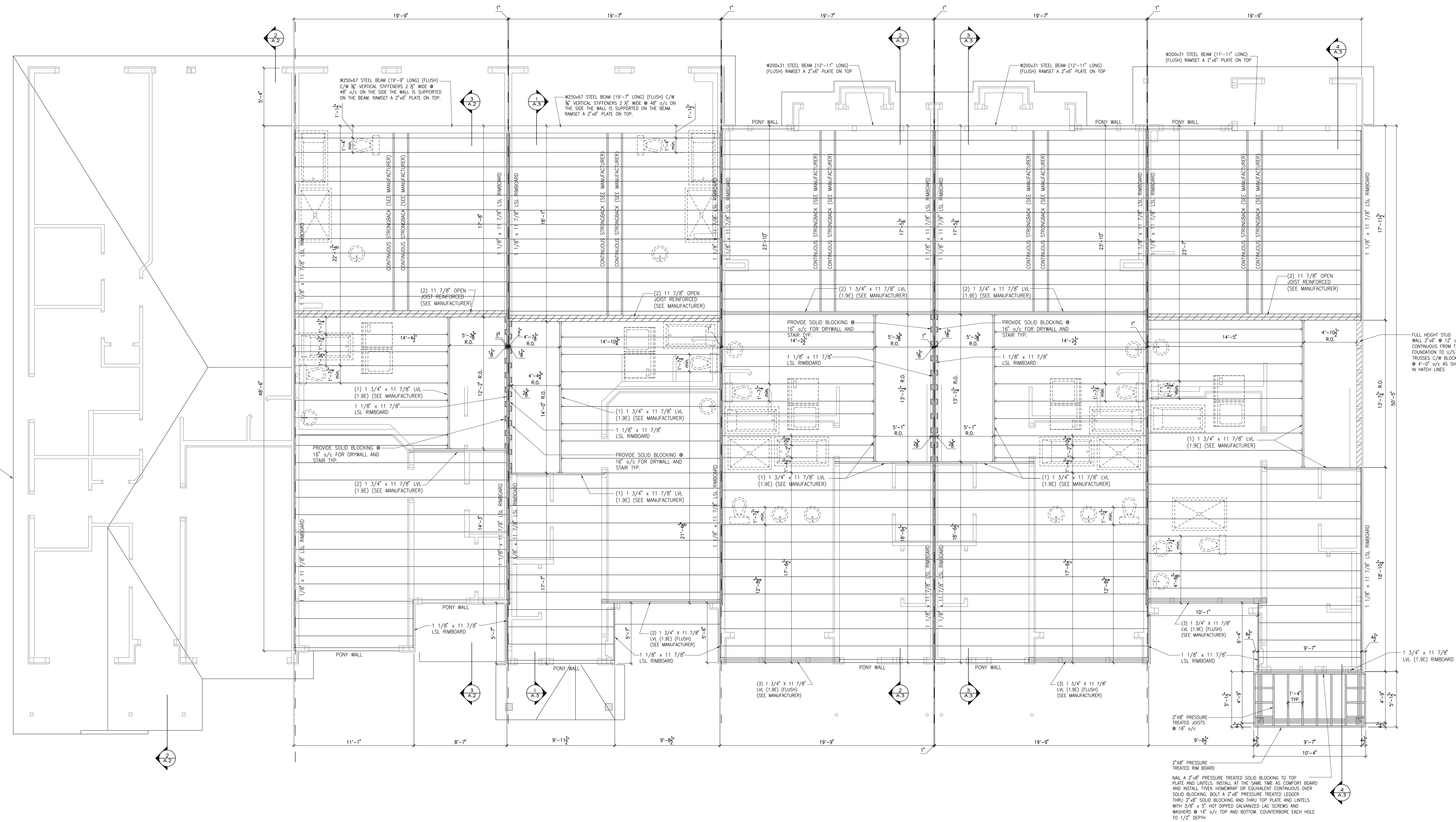
TO ALLOW BEAM TO SIT ON TOP OF WALL)

GROUND FLOOR PLAN

ADDRESS: SEE PLANS	SCALE: 1/4" = 1'-0"	DATE: MM/DD/YYYY 06/21/2021
-----------------------	------------------------	--------------------------------

PHASE 5-ST. THOMAS	A.7
PHASE 6	





PLACE ST-THOMAS - PHASE 6
MODEL: 105 THE MANN
BLOCK: E
LOT: 27
ADDRESS: 725 NAMUR STREET

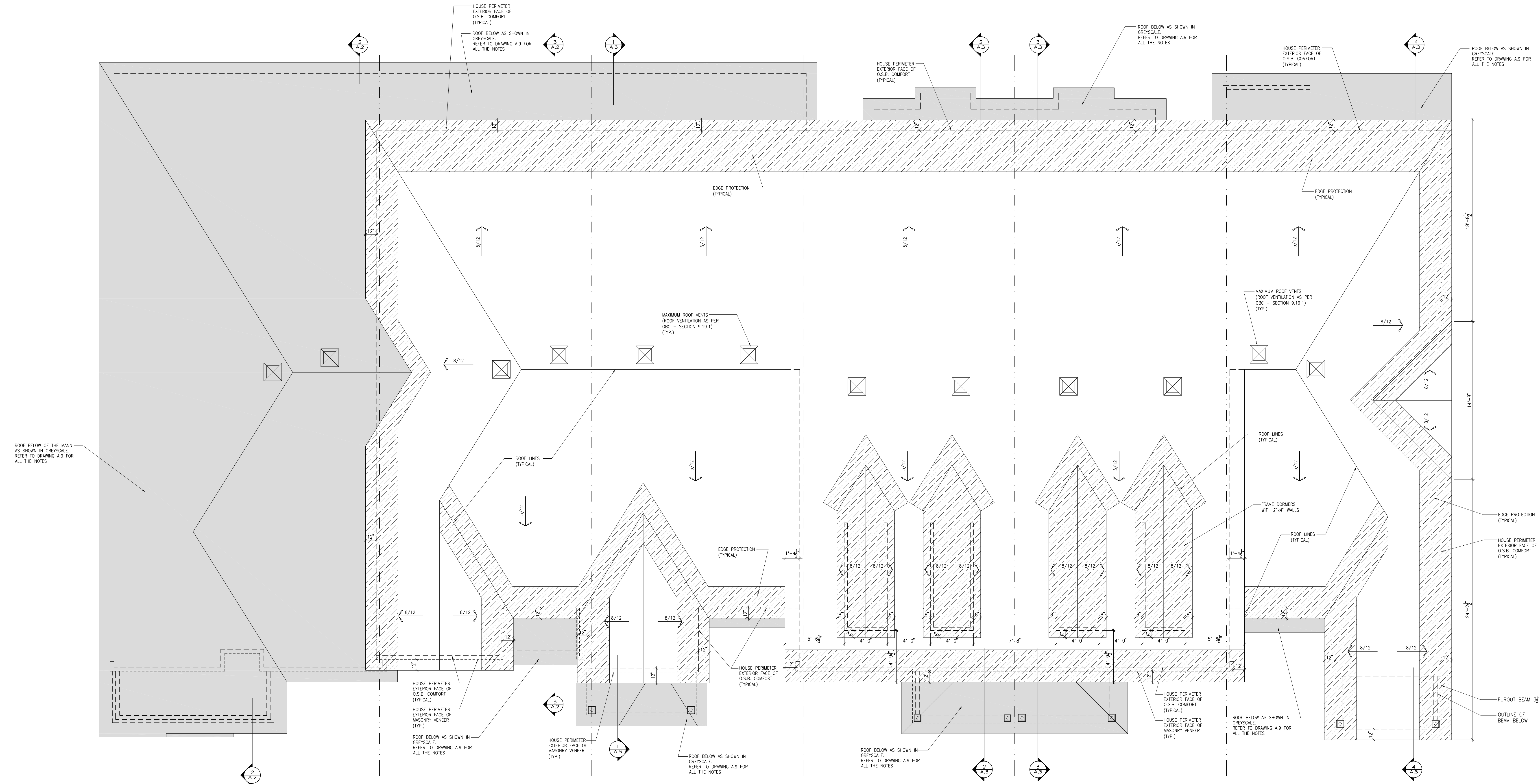
PLACE ST-THOMAS - PHASE 6
MODEL: 120 THE THOMAS (REV)
BLOCK: E
LOT: 26
ADDRESS: 727 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 129 THE HUNTLEY
BLOCK: E
LOT: 25
ADDRESS: 729 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 24
ADDRESS: 731 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 23
ADDRESS: 733 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 22
ADDRESS: 735 NAMUR STREET



PLACE ST-THOMAS - PHASE 6
MODEL: 105 THE MANN
BLOCK: E
LOT: 27
ADDRESS: 725 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 110 THE THOMAS (REV)
BLOCK: E
LOT: 26
ADDRESS: 727 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 120 THE HUNTLEY
BLOCK: E
LOT: 25
ADDRESS: 729 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: E
LOT: 24
ADDRESS: 731 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 160-2 THE STANLEY 2
BLOCK: E
LOT: 23
ADDRESS: 733 NAMUR STREET

PLACE ST-THOMAS - PHASE 6
MODEL: 130 THE LEWIS (REV)
BLOCK: E
LOT: 22
ADDRESS: 735 NAMUR STREET



