



Valecraft

Homes Ltd.



PLACE ST-THOMAS PHASE 7
MODEL: 130 THE LEWIS
BLOCK: A
LOT: 04
ADDRESS: 944 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: A
LOT: 03
ADDRESS: 946 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 160-2 THE STANLEY 2
BLOCK: A
LOT: 02
ADDRESS: 948 COLOGNE STREET

PLACE ST-THOMAS PHASE 7
MODEL: 105 THE MANN (REV)
BLOCK: A
LOT: 01
ADDRESS: 950 COLOGNE STREET

PLACE ST-THOMAS PHASE 7 - 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



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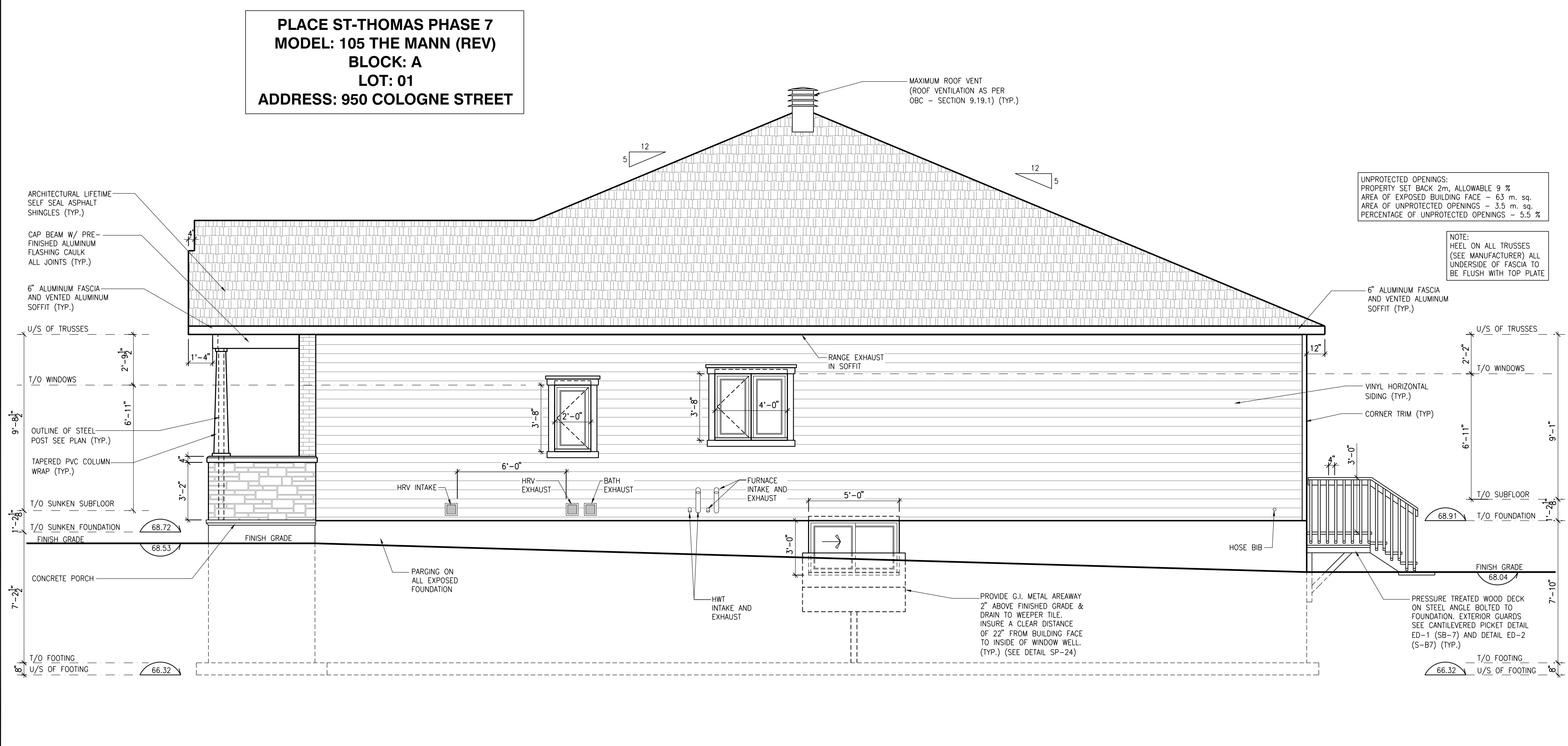
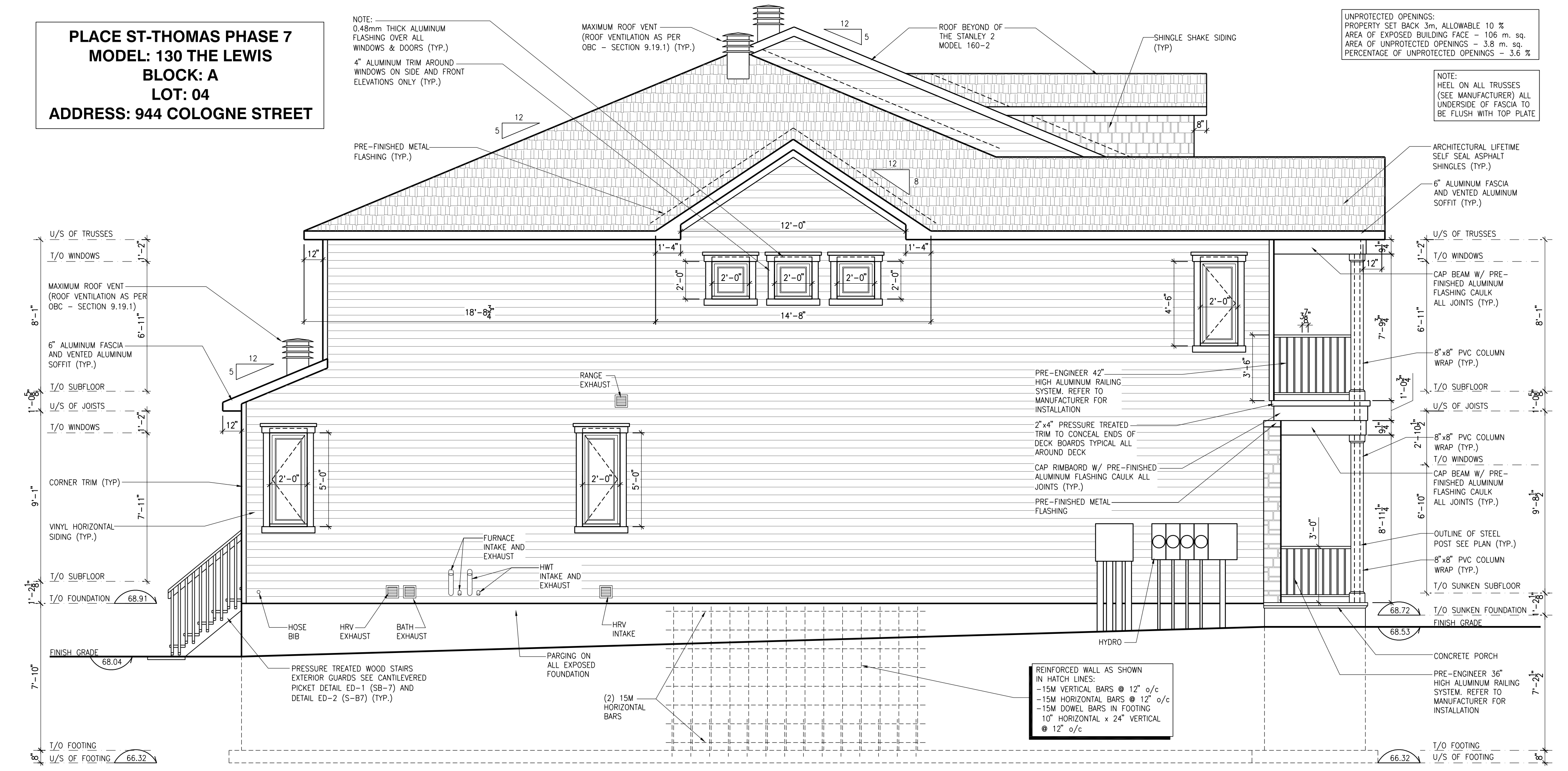
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1
A.1
SCALE: 1/4" = 1'-0"

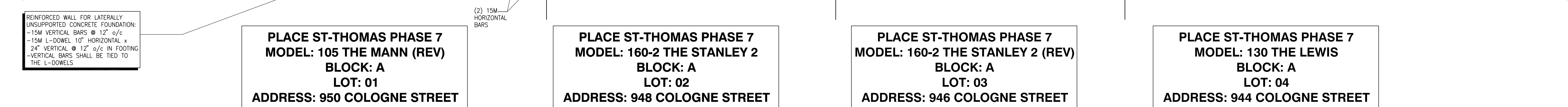
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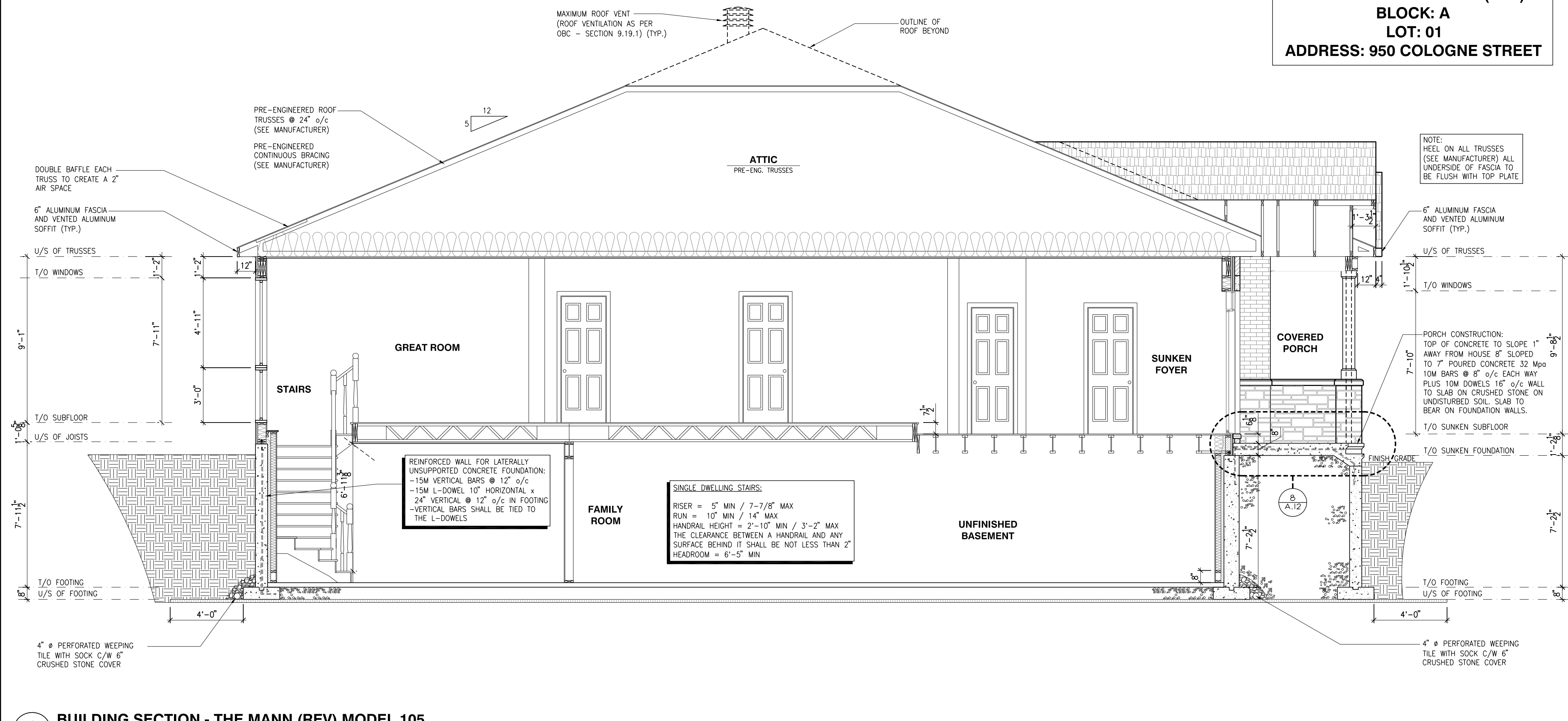
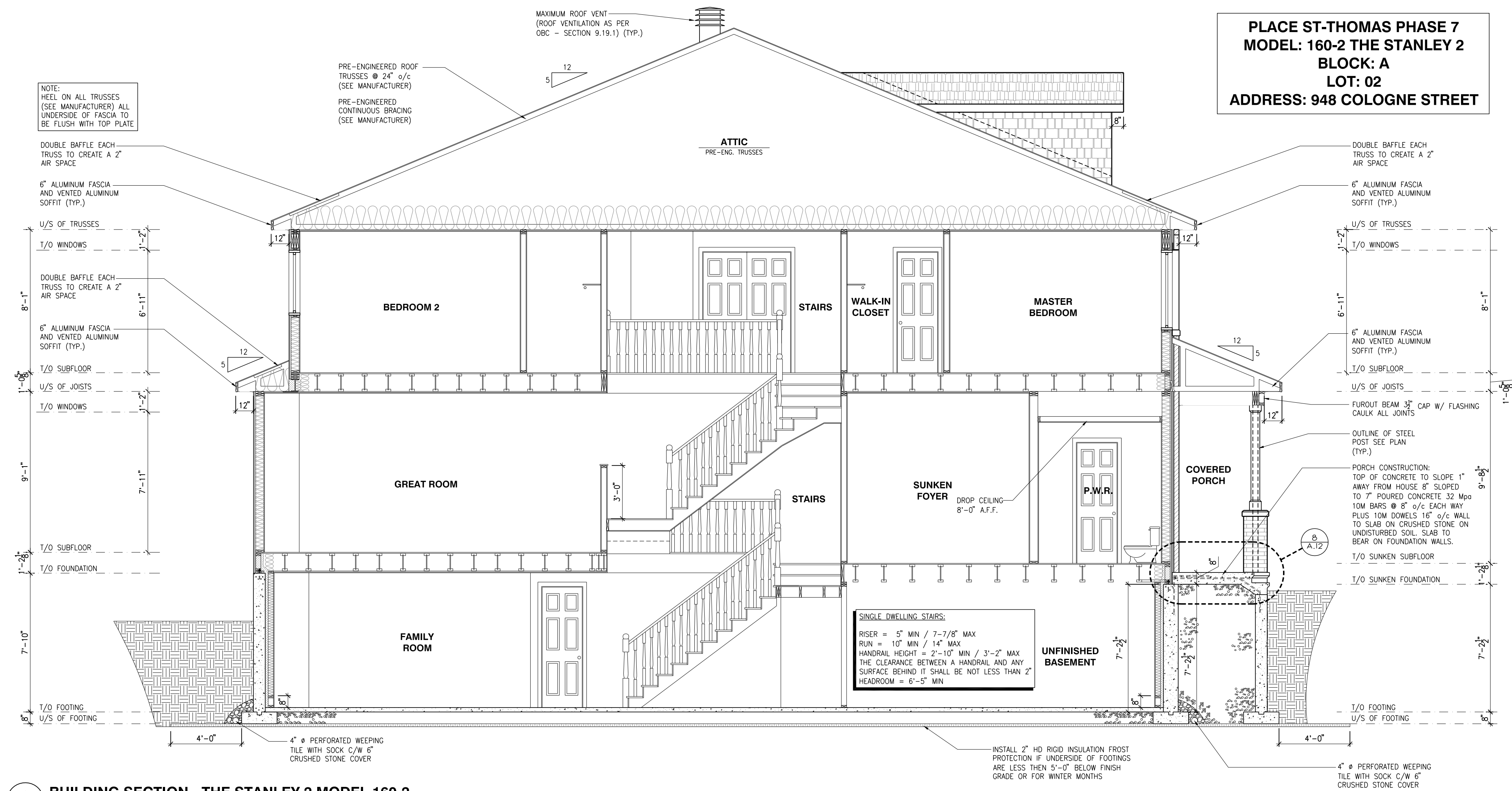


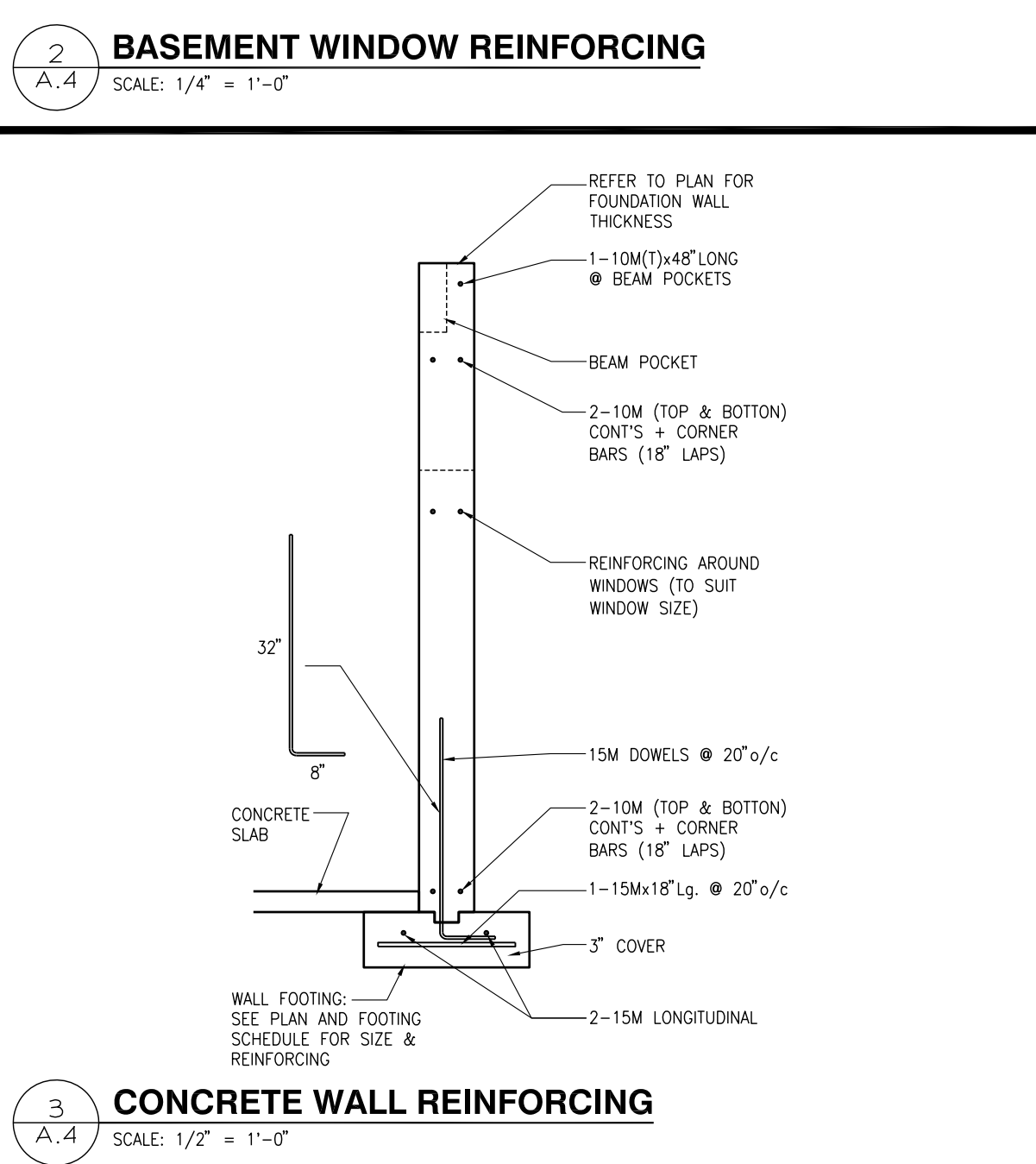
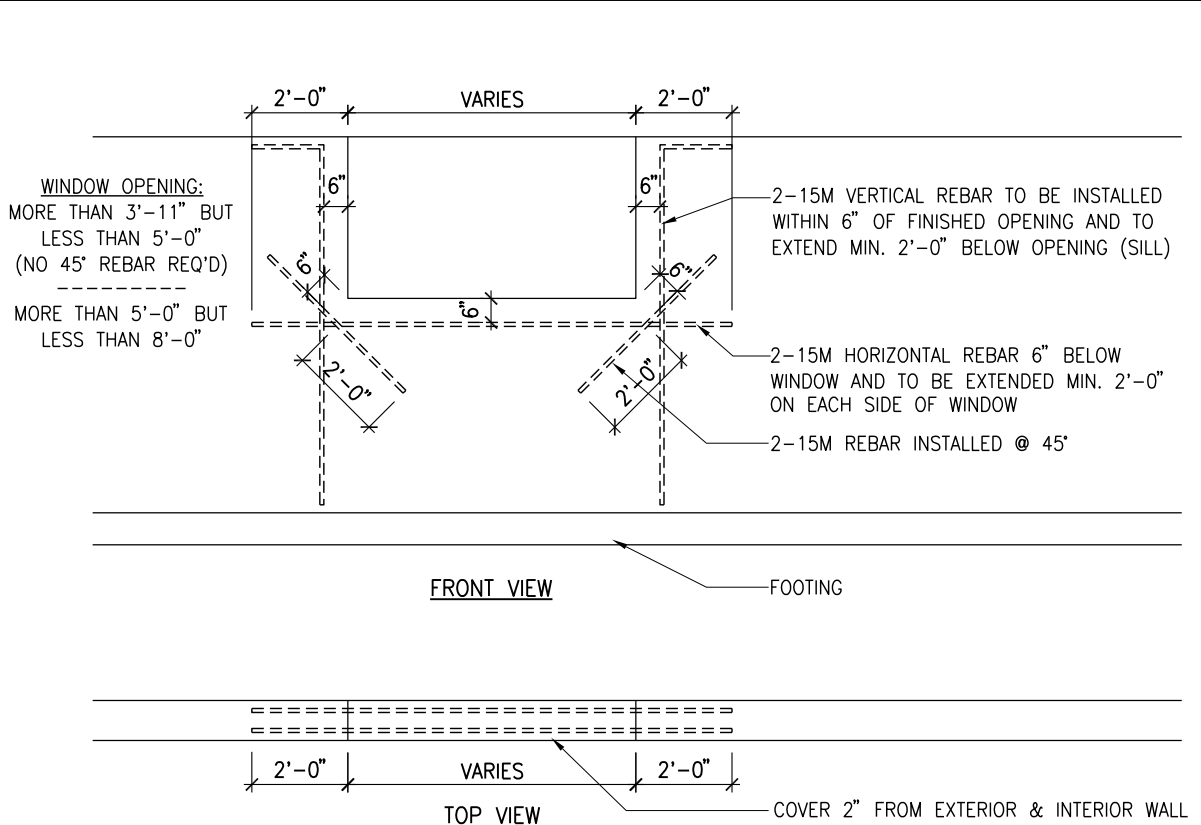
2
A.1
SCALE: 1/4" = 1'-0"

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



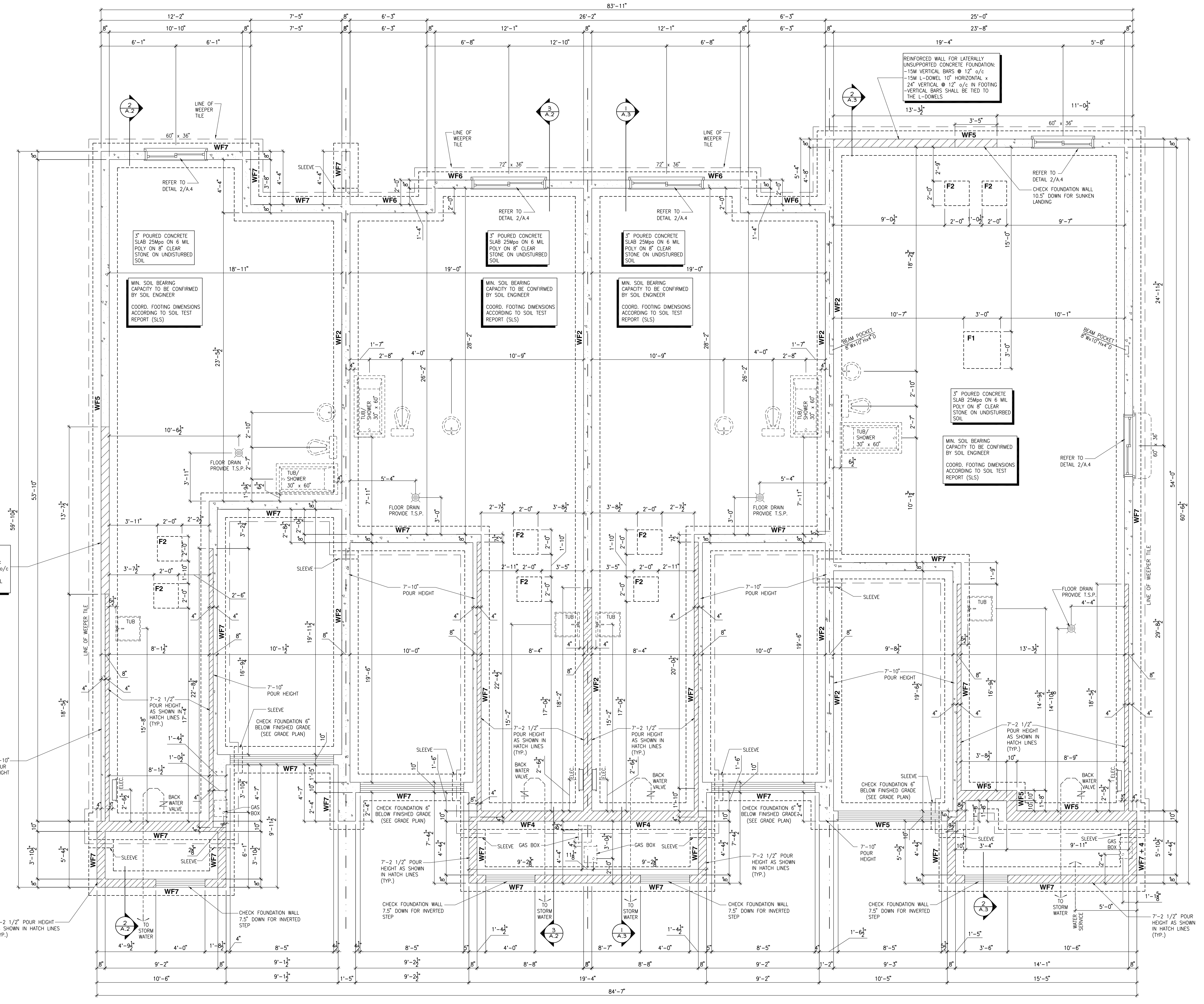
REAR ELEVATION AND BUILDING SECTIONS		
ADDRESS: SEE PLANS	SCALE: $1/4" = 1'-0"$	DATE: MM/DD/YYYY 05/13/2022
BLOCK: A PLACE ST-THOMAS PHASE 7		SHEET: A.2



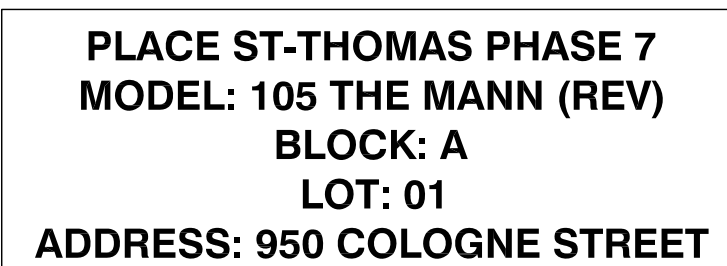


- NOTES:
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. (20MPa) AT 28 DAYS FOR FOOTINGS AND WALL.
 - ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4000 P.S.I. (28 MPa) AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE).
 - CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR 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 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 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»				
WALL FOOTINGS	100kPa	85kPa	75kPa	60kPa
WF1	30"W. x 8"H.	15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c	15M TRANSVERSE BOTTOM BARS 35" LONG @ 20" o/c	15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c
	2-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS
WF2	28"W. x 8"H.	34"W. x 8"H.	15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c	15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c
	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS
WF3	26"W. x 8"H.	30"W. x 8"H.	15M TRANSVERSE BOTTOM BARS 38" LONG @ 20" o/c	15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c
	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS
WF4	24"W. x 8"H.	28"W. x 8"H.	32"W. x 8"H.	15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c
	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS
WF5	24"W. x 8"H.	24"W. x 8"H.	26"W. x 8"H.	34"W. x 8"H.
	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c
WF6	24"W. x 8"H.	24"W. x 8"H.	24"W. x 8"H.	30"X8" DP.
	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c
WF7	20"W. x 8"H.	20"W. x 8"H.	20"W. x 8"H.	24"X8" DP.
	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	2-15M LONGITUDINAL BARS	15M TRANSVERSE BOTTOM BARS 34" LONG @ 16" o/c
PAD FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SITE CLASS»				
POST FOOTINGS	100kPa	85kPa	75kPa	60kPa
F1	36"Wx36"Wx10"H.	38"Wx38"Wx10"H.	40"Wx40"Wx10"H.	44"Wx44"Wx10"H.
	3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	3-15M LONGITUDINAL BARS x 32" LONG EACH WAY	3-15M LONGITUDINAL BARS x 34" LONG EACH WAY	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.
	3-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS	3-15M LONGITUDINAL BARS

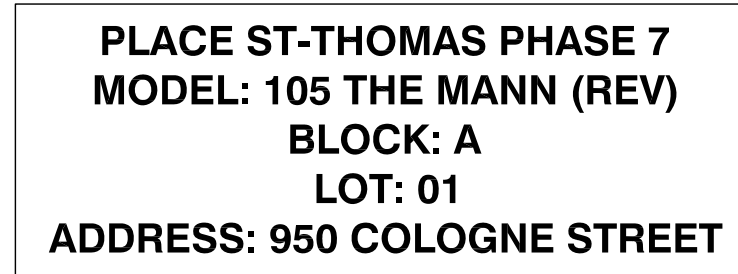


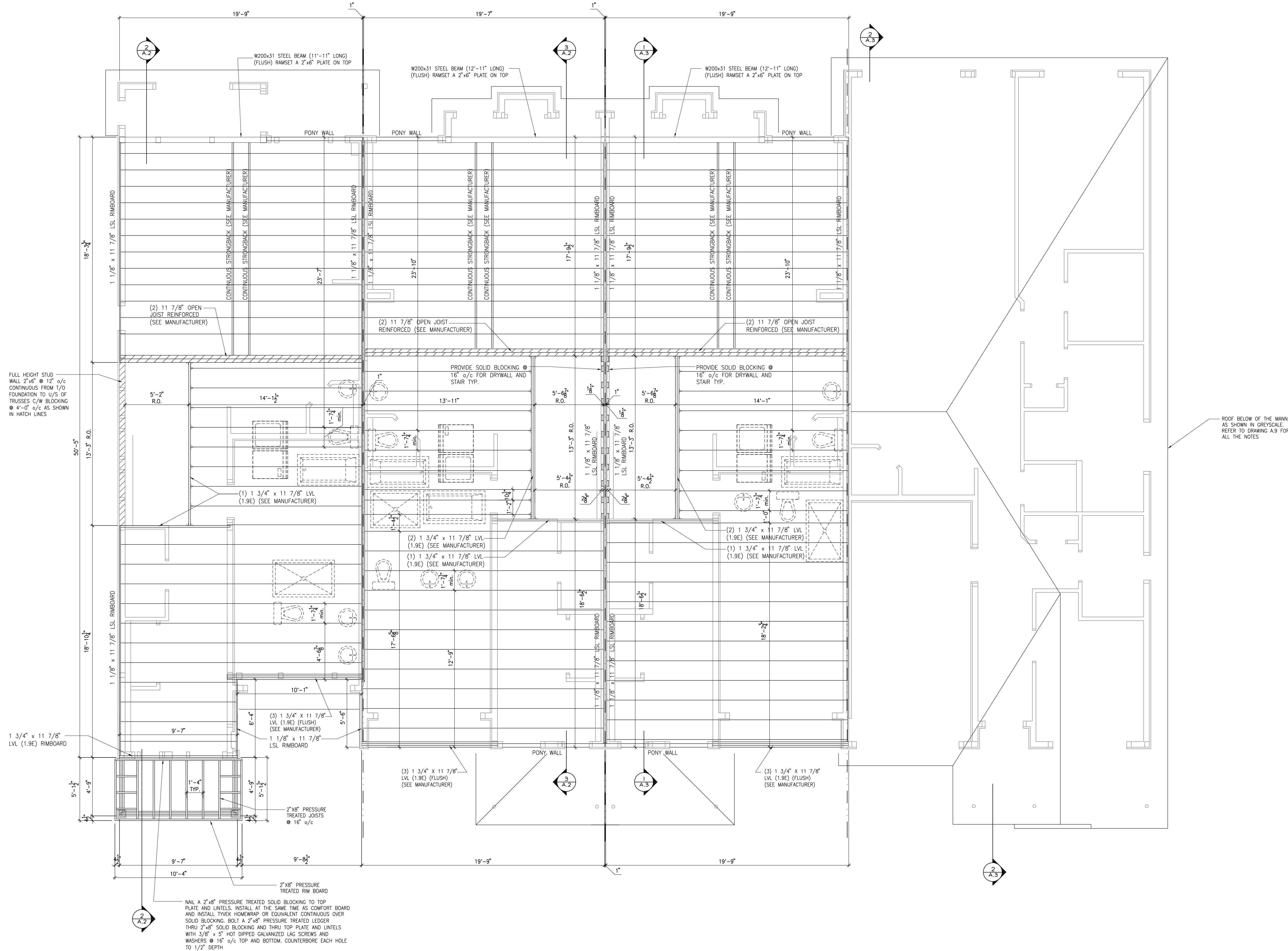
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ADDRESS: SEE PLANS | SCALE: 1/4" = 1'-0"

BLOCK: A
PALCE ST-THOMAS
PHASE 7





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THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY REV'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 TOGETHER, THE SCHEDULE IS CONSIDERED THE COVERING DOCUMENT.

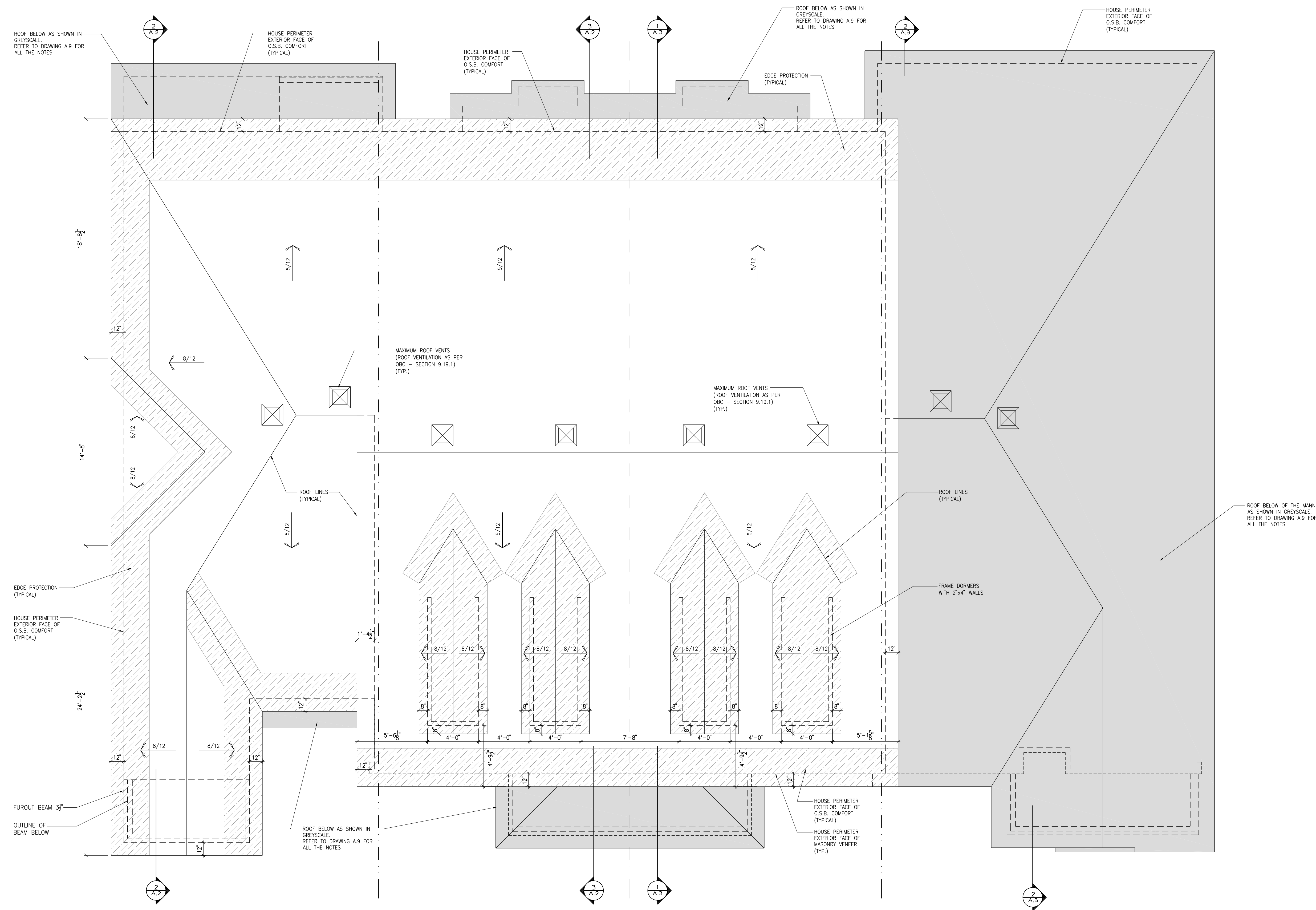
ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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:



5 WALL SECTION AT GARAGE (MASONRY)
A.11 SCALE: 1/2" = 1'-0"

6 EXTERIOR FLOOR AT FOUNDATION (SIDING)
A.11 SCALE: 1 1/2" = 1'-0"

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

8
A.II **EXTERIOR WALL AT FLOOR (SIDING)**
SCALE: 1 1/2" = 1'-0"

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

8
A.II **EXTERIOR WALL AT FLOOR (SIDING)**
SCALE: 1 1/2" = 1'-0"

2012 O.B.C. DRAWINGS			
P24-1	ISSUED FOR CONSTRUCTION	06/15/2022	DOTON
NO.	DESCRIPTION	HW/DO/YYY/YY	
DRAWING:			
WALL SECTIONS AND DETAILS			
ADDRESS:		SCALE:	DATE: MM/DD/YYYY
SEE PLANS		1/4" = 1'-0"	05/13/2022
BLOCK: A PLACE ST-THOMAS PHASE 7			SHEET: A.11

