



Valecraft

Homes Ltd.

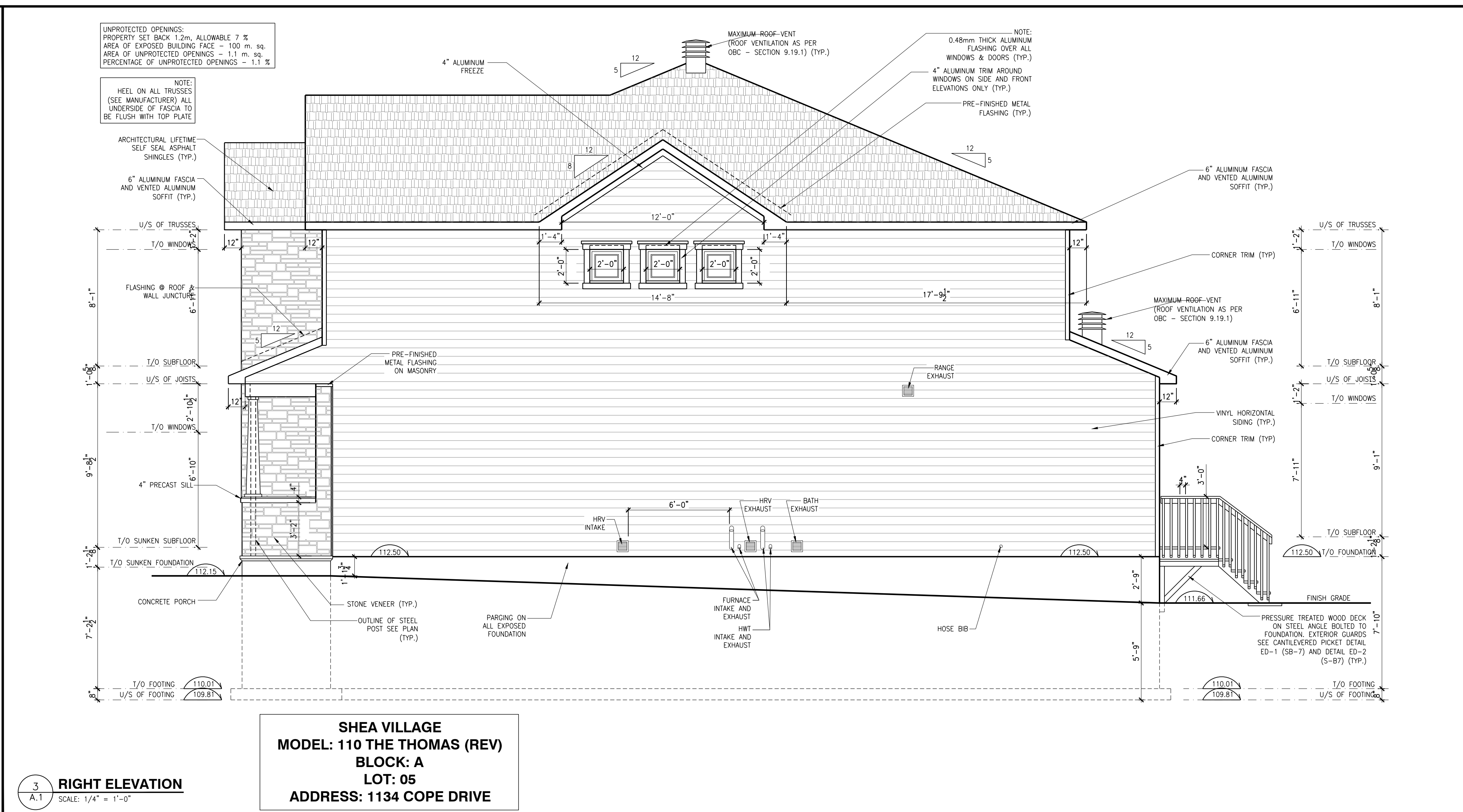
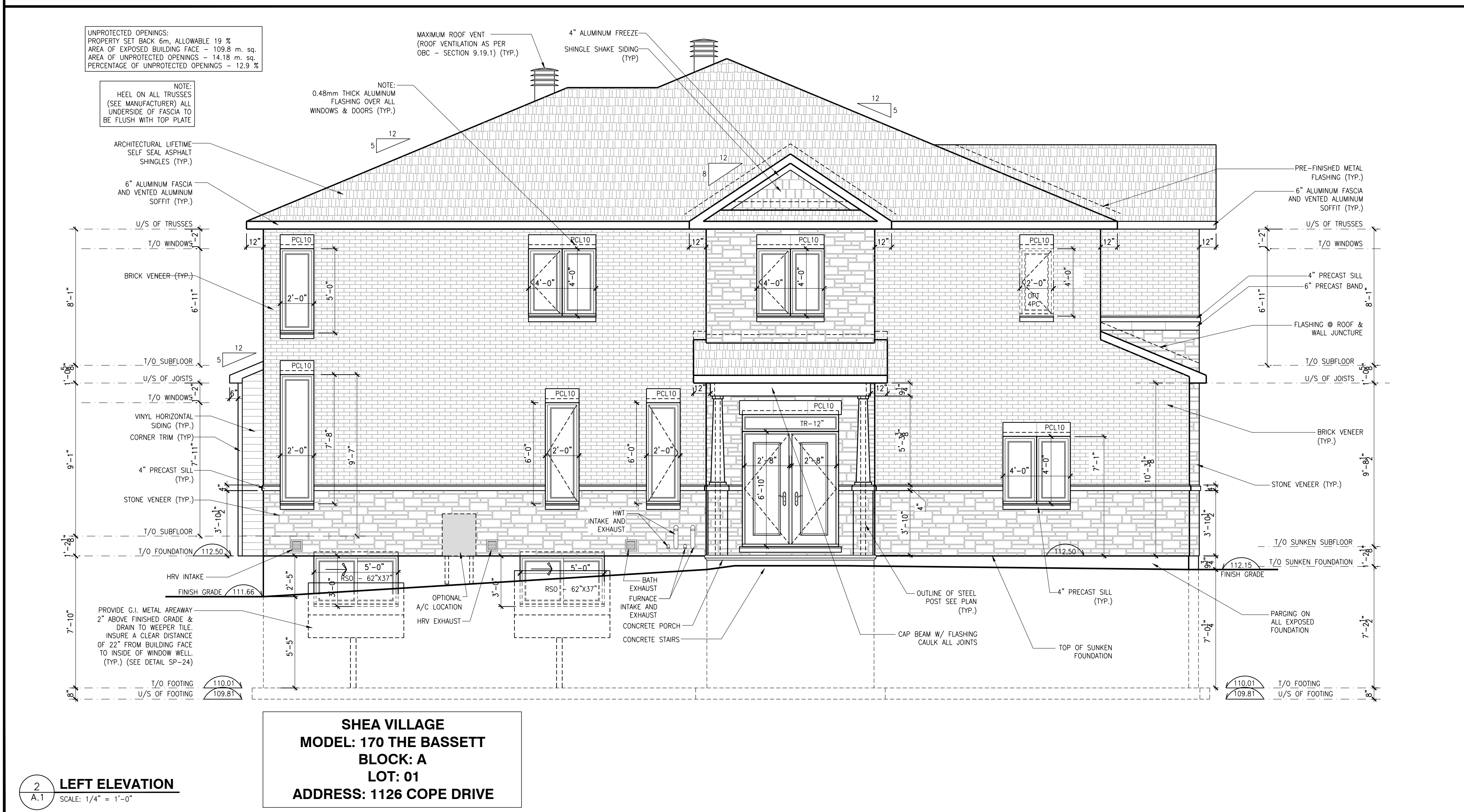


SHEA VILLAGE - BLOCK A

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

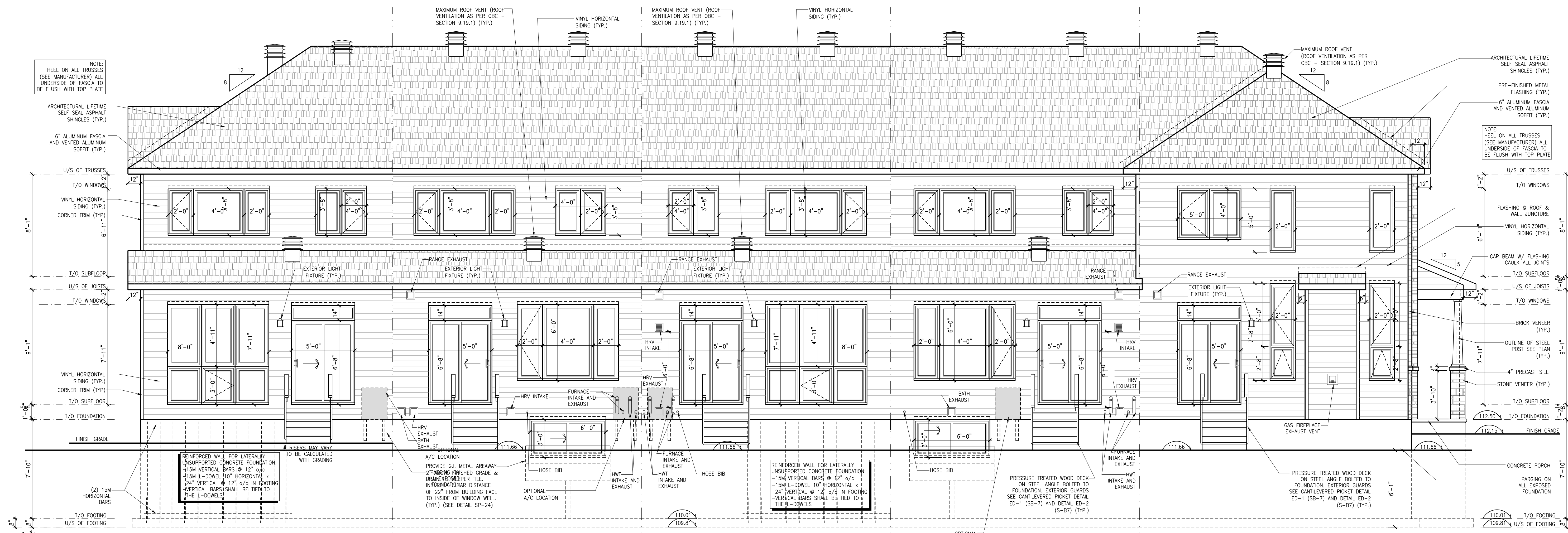


2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR CONSTRUCTION	10/01/2023	AB
NO.	DESCRIPTION	14M/00/YYY16Y	

FRONT, LEFT AND RIGHT ELEVATIONS

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



**SHEA VILLAGE
MODEL: 110 THE THOMAS (REV)
BLOCK: A
LOT: 05
ADDRESS: 1134 COPE DRIVE**

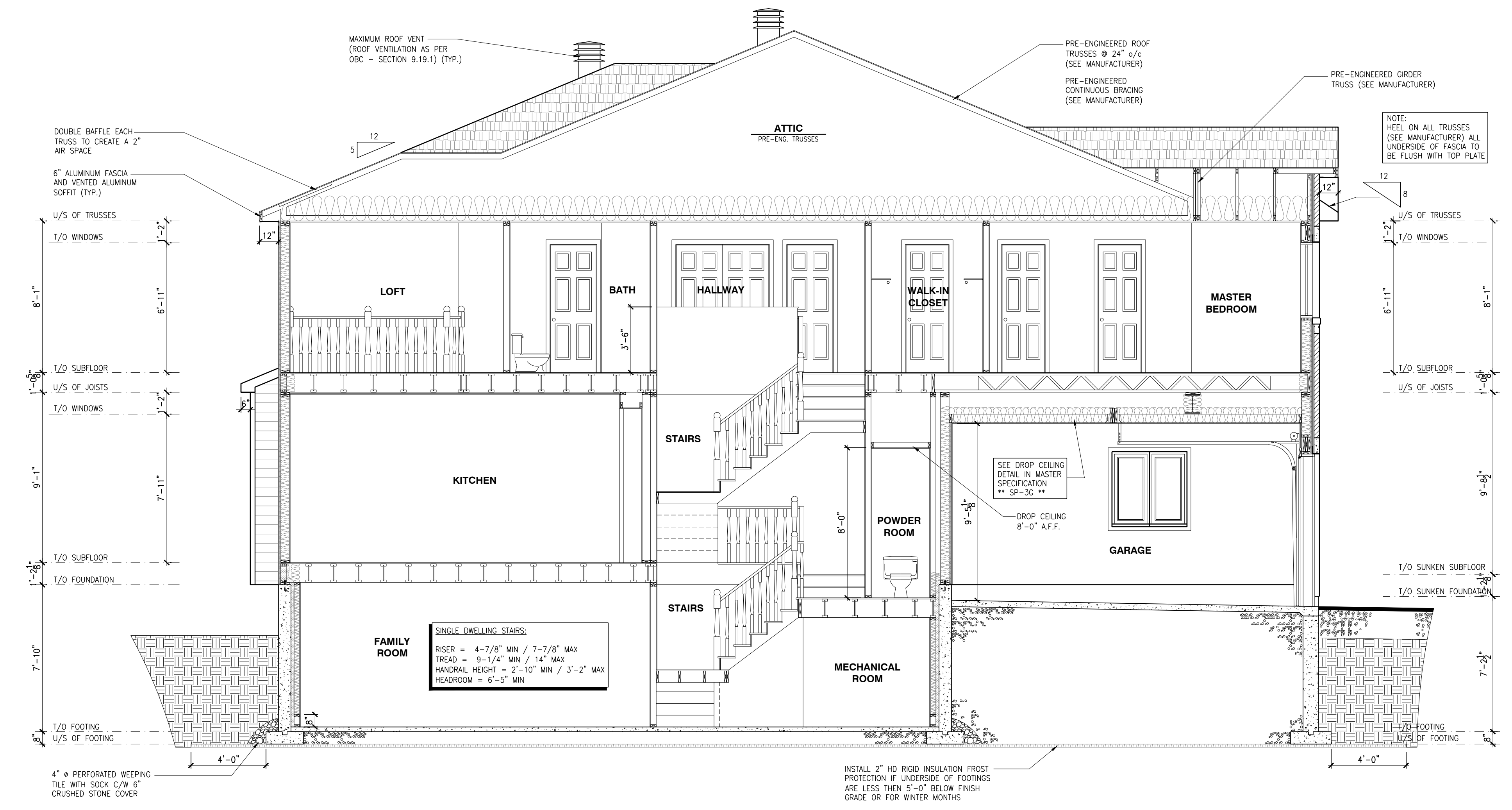
**SHEA VILLAGE
MODEL: 140 THE GREEN
BLOCK: A
LOT: 04
ADDRESS: 1132 COPE DRIVE**

**SHEA VILLAGE
MODEL: 110 THE THOMAS
BLOCK: A
LOT: 03
ADDRESS: 1130 COPE DRIVE**

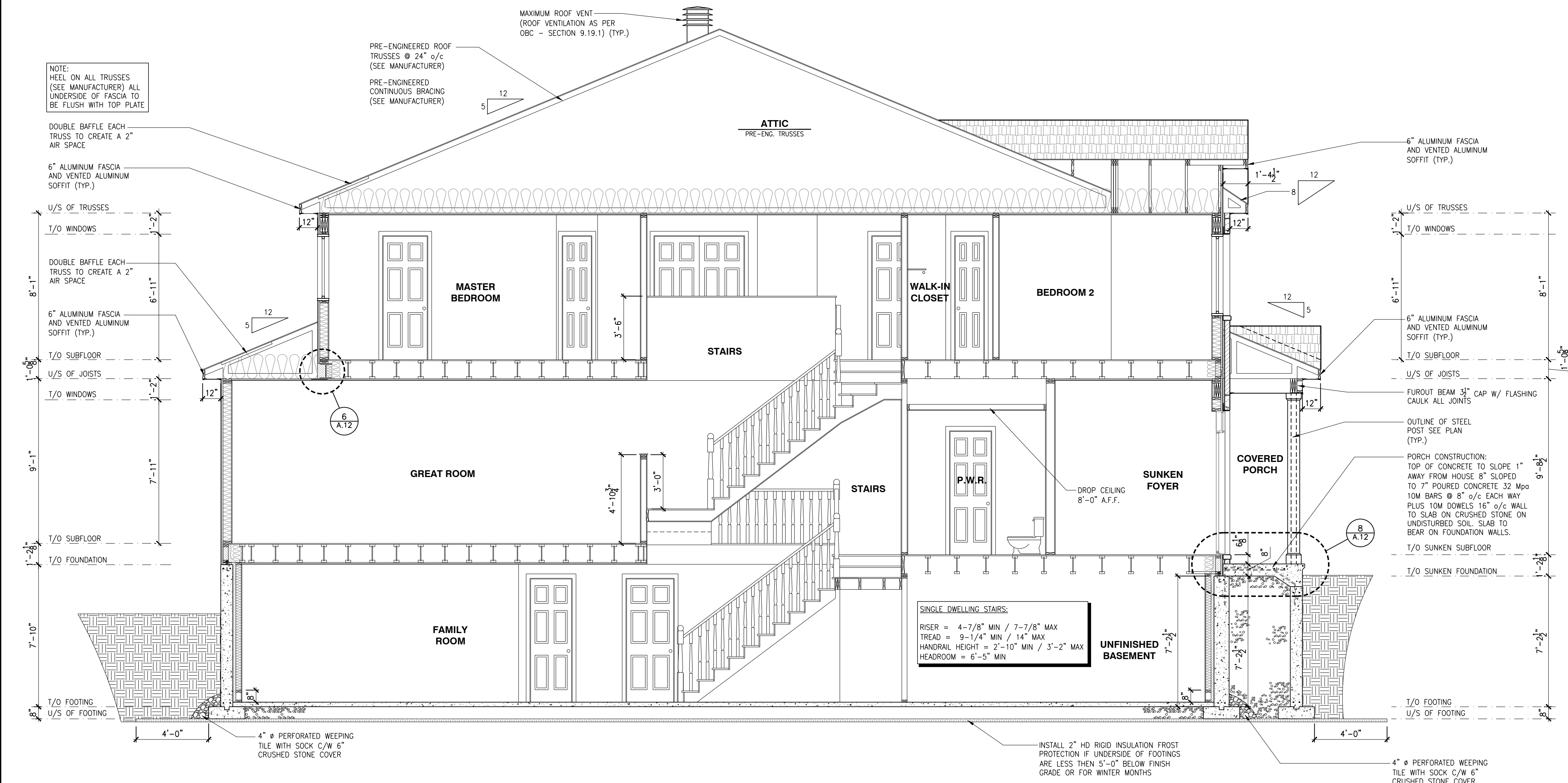
**SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: A
LOT: 02
ADDRESS: 1128 COPE DRIVE**

**SHEA VILLAGE
MODEL: 170 THE BASSETT
BLOCK: A
LOT: 01
ADDRESS: 1126 COPE DRIVE**

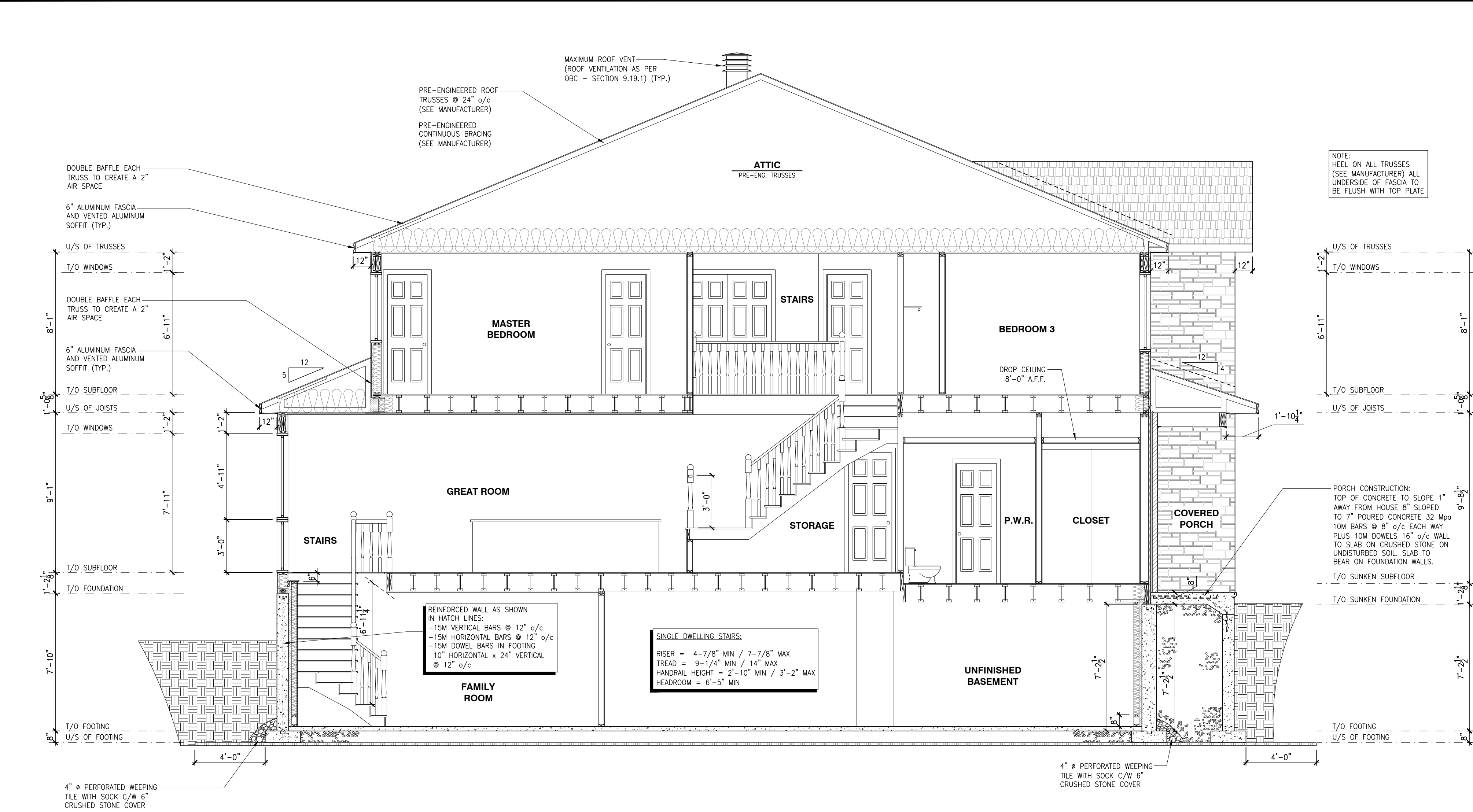
**1
A.2 REAR ELEVATION**
SCALE: 1/4" = 1'-0"



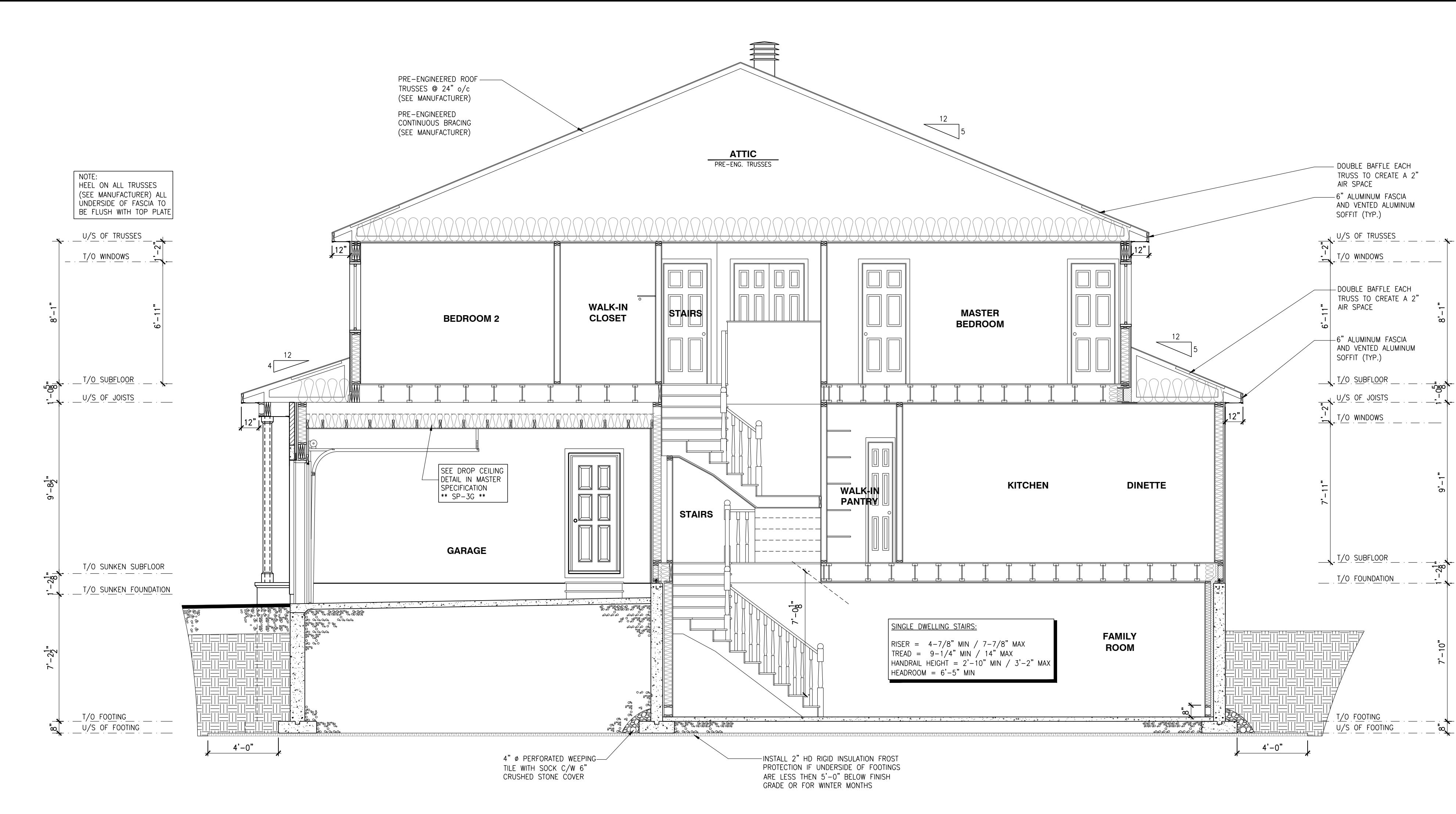
**2
A.2 BUILDING SECTION - THE BASSETT MODEL 170**
SCALE: 1/4" = 1'-0"



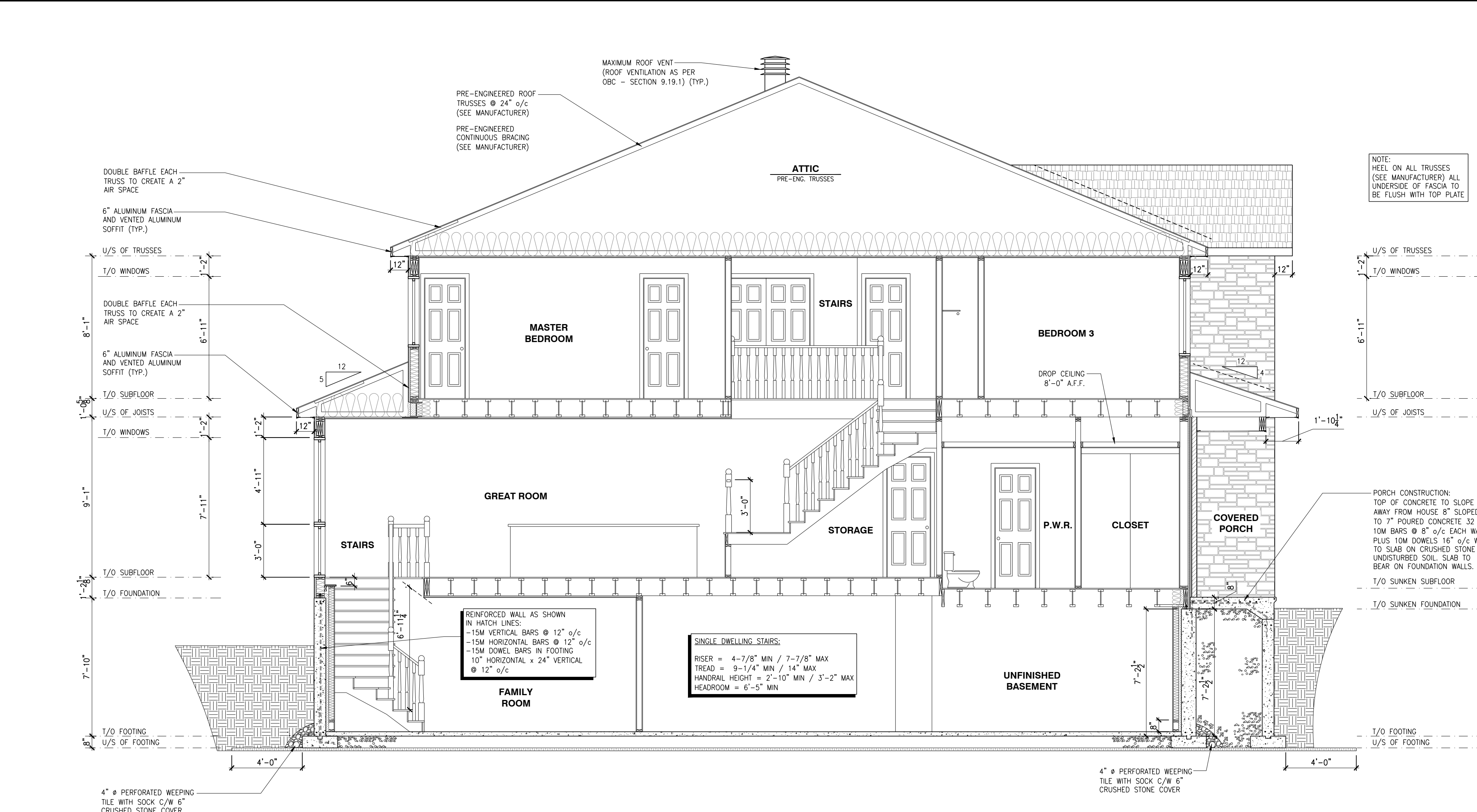
**3
A.2 BUILDING SECTION - THE HUNTLEY (REV) MODEL 120**
SCALE: 1/4" = 1'-0"



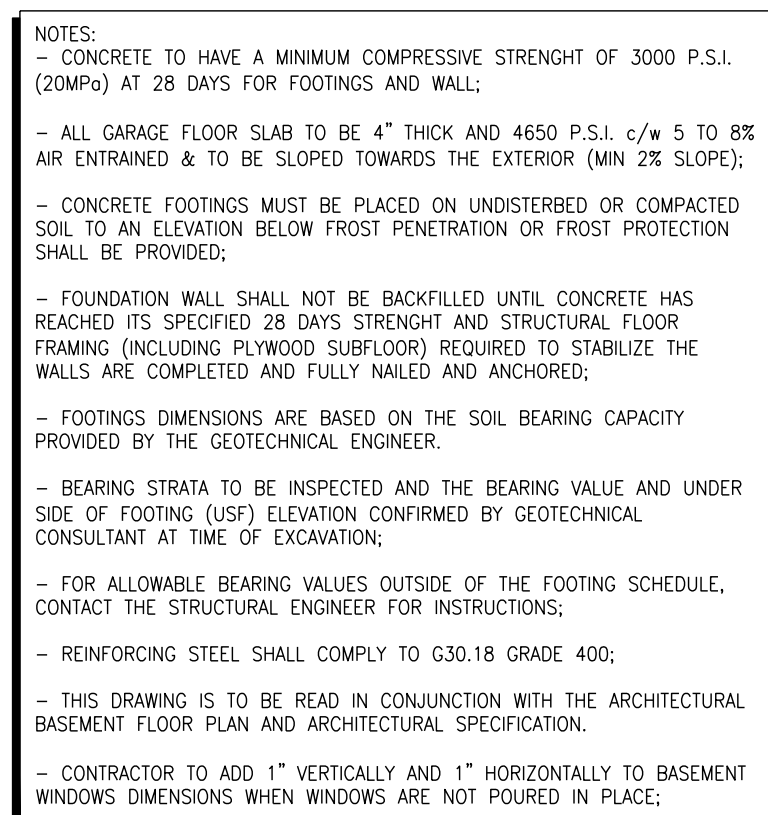
BUILDING SECTION - THE THOMAS MODEL 110
SCALE: 1/4" = 1'-0"



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



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



**SHEA VILLAGE
MODEL: 110 THE THOMAS (REV)
BLOCK: A
LOT: 05
ADDRESS: 1134 COPE DRIVE**

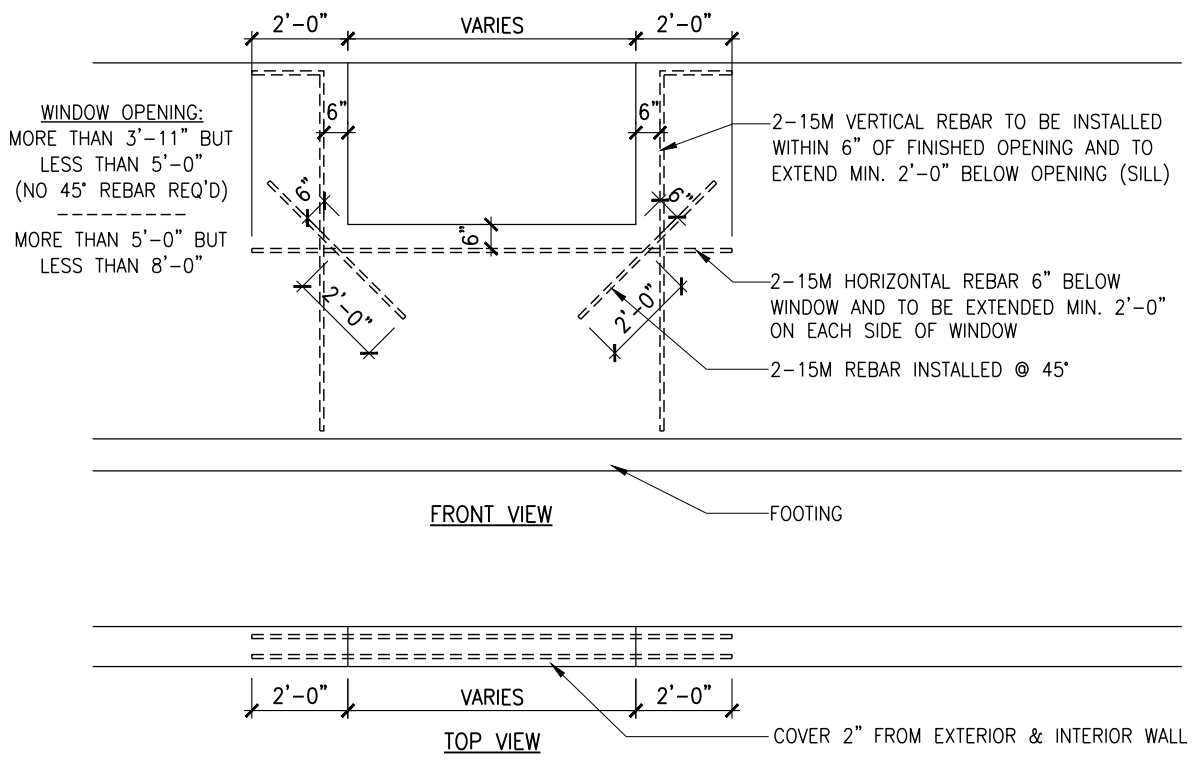


Diagram illustrating the reinforcement details for a wall footing. The diagram shows a cross-section of a wall and its foundation. Key components and labels include:

- REFER TO PLAN FOR FOUNDATION WALL THICKNESS**: Points to the top of the wall.
- 1-10M(1)+4B LONG @ BEAM POCKETS**: Points to the top reinforcement bars.
- BEAM POCKET**: Points to the top of the wall.
- 2-10M (TOP & BOTTOM) CONT'S + CORNER BARS (18" LAPS)**: Points to the top and bottom reinforcement bars.
- REINFORCING AROUND WINDOWS (10 SUIT WINDOW SIZE)**: Points to the reinforcement around a window opening.
- 33"**: Vertical dimension of the wall height.
- 8"**: Horizontal dimension of the wall thickness.
- CONCRETE SLAB**: Points to the base of the wall.
- 2-10M (TOP & BOTTOM) CONT'S + CORNER BARS (18" LAPS)**: Points to the top and bottom reinforcement bars.
- 1-15M(18" Lg.) @ 20%o/c**: Points to the bottom reinforcement bars.
- 3" COVER**: Points to the bottom reinforcement bars.
- 2-15M LONGITUDINAL**: Points to the bottom reinforcement bars.
- WALL FOOTING SEE PLAN AND FOOTING**: Points to the base of the wall.

6'-0"

WORST CASE 40kPa FOOTING WIDTH

8" MIN.

15M TRANSVERSE BARS
3" FROM VOID IN FOOTING

3" MIN. CONCRETE COVER

VARIES

3" 9"

PLUMBING PIPE

15M DISCONTINUED BAR IN FOOTING

CONCRETE WALL

*****ONLY ONE VOID PER STRIP FOOTING**

FOOTING SCHEDULE					
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT 5LS FOR 451E CLASS.0					
WALL FOOTINGS	100kPa	80kPa	75kPa	60kPa	40kPa
WF1	30" W. x 8" H. 2-15M LONGITUDINAL BARS	36" W. x 8" H. 15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" O/C 3-15M LONGITUDINAL BARS	42" 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 48" LONG @ 16" O/C 3-15M LONGITUDINAL BARS
WF2	28" W. x 8" H. 2-15M LONGITUDINAL BARS	34" W. x 8" H. 2-15M LONGITUDINAL BARS	36" W. x 8" H. 15M TRANSVERSE BOTTOM BARS 36" 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 48" 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 36" LONG @ 20" O/C 3-15M LONGITUDINAL BARS	64" W. x 8" H. 15M TRANSVERSE BOTTOM BARS 48" 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" LONG @ 20" O/C 15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" O/C 3-15M LONGITUDINAL BARS	58" W. x 8" H. 15M TRANSVERSE BOTTOM BARS 48" 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 38" DP 15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" O/C 3-15M 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" x 30" DP 15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" O/C 3-15M LONGITUDINAL BARS	46" W. x 8" H. 15M TRANSVERSE BOTTOM BARS 48" LONG @ 16" O/C 4-15M 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 24" DP 15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" 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 5LS FOR 451E CLASS.0					
POST FOOTINGS	100kPa	80kPa	75kPa	60kPa	40kPa
F1	36" x 36" x 10' H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	38" x 38" x 10' H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	40" x 40" x 10' H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	44" x 44" x 10' H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY	54" x 54" x 10' H. 3-15M LONGITUDINAL BARS x 30" 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. x 36" W. x 10' H. 3-15M LONGITUDINAL BARS x 30" LONG EACH WAY

2012 O.B.C. DRAWINGS			
REV-1	ISSUED FOR CONSTRUCTION	10/01/2023	AB
NO.	DESCRIPTION	MM/DD/YYYY BY	

DRAWING:

FOOTING PLAN

ADDRESS: SHEA PLANS	SCALE: 1/4" = 1'-0"	DATE: MM/DD/YYYY 05/10/2023
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BLOCK: A
SHEA VILLAGE

A.4



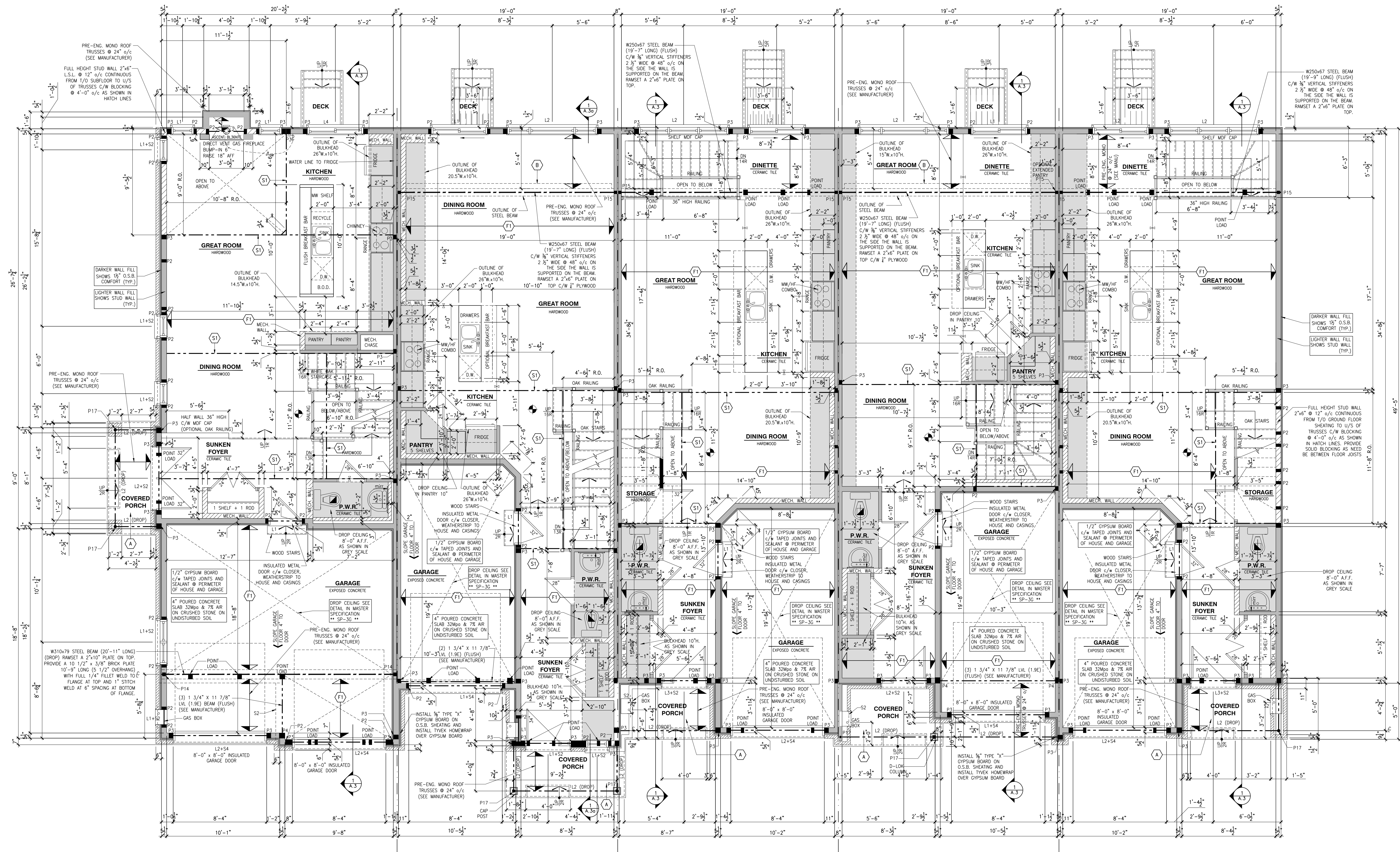
SHEA VILLAGE
MODEL: 170 THE BASSETT REV.
BLOCK: A
LOT: 01
ADDRESS: 1126 COPE DRIVE

SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: A
LOT: 02
ADDRESS: 1128 COPE DRIVE

SHEA VILLAGE
MODEL: 110 THE THOMAS
BLOCK: A
LOT: 03
ADDRESS: 1130 COPE DRIVE

SHEA VILLAGE
MODEL: 140 THE GREEN
BLOCK: A
LOT: 04
ADDRESS: 1132 COPE DRIVE

SHEA VILLAGE
MODEL: 110 THE THOMAS (REV)
BLOCK: A
LOT: 05
ADDRESS: 1134 COPE DRIVE



SHEA VILLAGE
MODEL: 170 THE BASSETT REV.
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MODEL: 110 THE THOMAS (REV)
BLOCK: A
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Valecraft
Homes (2019) Limited

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

PERSONAL SIGN #18986
TARON 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 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.

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NOTES:

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
 - SHALL HAVE A VISUAL SENSING 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 ALTERNATE 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 90x90x8
S2 = L 90x90x8
S3 = L 100x100x8
S4 = L 125x125x10
S5 = L 125x125x10
S6 = L 125x125x10
S7 = L 150x150x10 (8" BEARING)

LINTEL TABLE:
L1 = 2'-2x10 + P2 ON BOTH SIDES
L2 = 3'-2x10 + P3 ON BOTH SIDES
L3 = 3'-1.75x15 LVL (1.8E) + P3 ON BOTH SIDES
L4 = 3'-1.75x15 LVL (1.8E) + P3 ON BOTH SIDES

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

POST TABLE:
P1 = 3" ADJUSTABLE STEEL COLUMN
P10 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
POST BY USE:
P2 = 2'-2x4 OR 2'-2x6
P3 = 2'-2x4 OR 2'-2x6
P4 = 4'-2x4 OR 4'-2x6
P5 = 4'-2x4 OR 4'-2x6
P6 = 6'-2x4 OR 6'-2x6
P3 = HSS 88x88x5.3x18 + 100x200x12 TAB PL. (*)
P14 = HSS 88x88x4.8 + 100x200x12 TAB PL. (*)
P15 = HSS 76.2x76.2x4.78 + 100x180x12 TAB PL. (*)
P16 = HSS 76.2x76.2x4.78 + 100x180x12 TAB PL. (*)
P17 = HSS 73.0x73.0x4.8 + 100x180x12 BOTTOM PL. + 100x180x12 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 7'2"

FLOOR FRAMING:
F1 = 11 3/4" 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 GROSS TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

PORCH CONSTRUCTION:
TOP OF CONCRETE TO SLOPE 1" AWAY FROM HOUSE
8" SLOPED TO 3" POURED CONCRETE, 32 Mpa 10m BARS @ 8" o/c EACH WAY PLUS 10m BOWELS 16" o/c WALL TO SLAB ON CLEAR STONE ON UNDISTURBED SOIL. SLAB TO BEAR ON FOUNDATION WALLS.

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 6" SPACING AT BOTTOM OF FLANGE.
(STOP STEEL PLATE 6" SHORT AT BOTTOM OF BEAM TO ALLOW BEAM TO SIT ON TOP OF WALLS.)

2012 O.B.C. DRAWINGS

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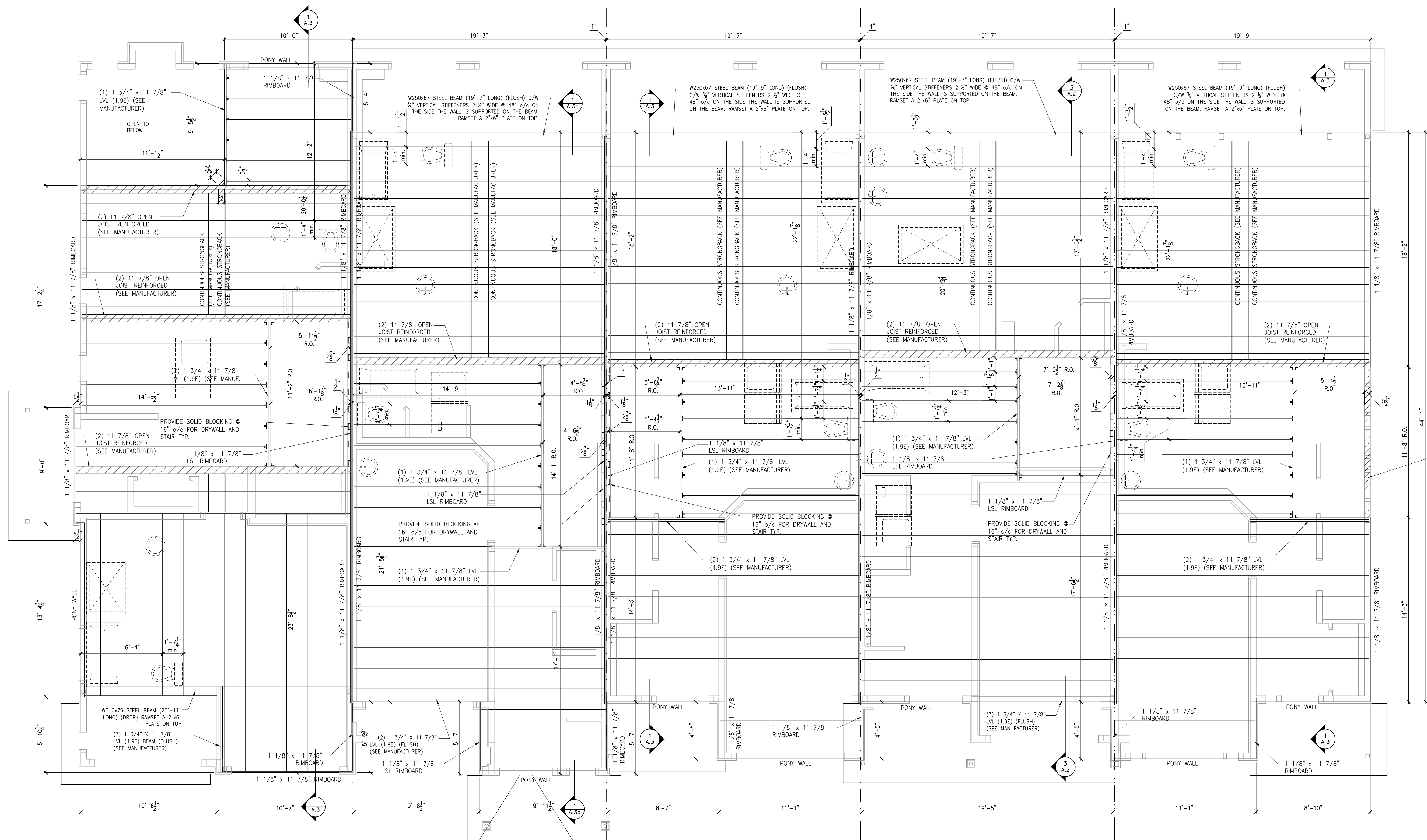
DRAWING:

GROUND FLOOR PLAN

ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: MM/DD/YYYY 05/13/2023

BLOCK: A SHEA VILLAGE

SHEET: A.7



SHEA VILLAGE
MODEL: 170 THE BASSETT REV.
BLOCK: A
LOT: 01
ADDRESS: 1126 COPE DRIVE

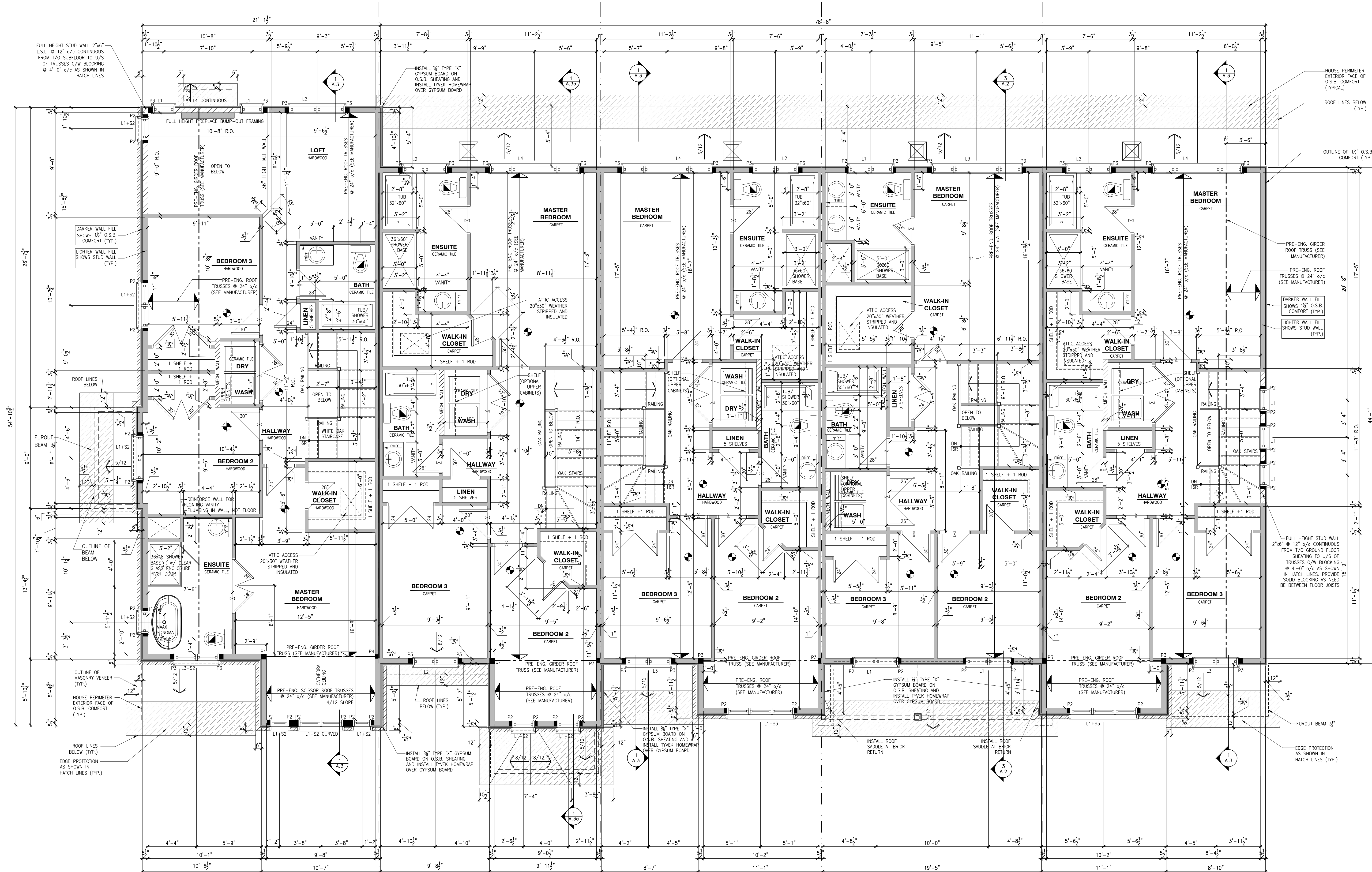
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BLOCK: A
LOT: 02
ADDRESS: 1128 COPE DRIVE

SHEA VILLAGE
MODEL: 110 THE THOMAS
BLOCK: A
LOT: 03
ADDRESS: 1130 COPE DRIVE

SHEA VILLAGE
MODEL: 140 THE GREEN
BLOCK: A
LOT: 04
ADDRESS: 1132 COPE DRIVE

SHEA VILLAGE
MODEL: 110 THE THOMAS (REV)
BLOCK: A
LOT: 05
ADDRESS: 1134 COPE DRIVE

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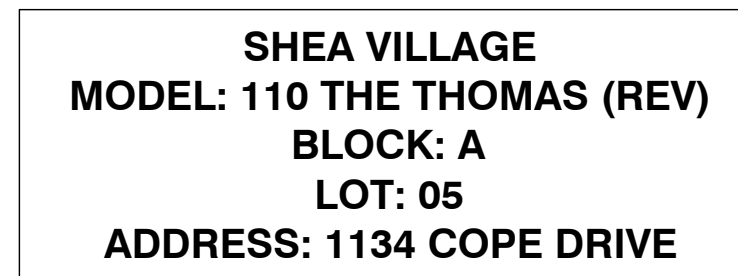
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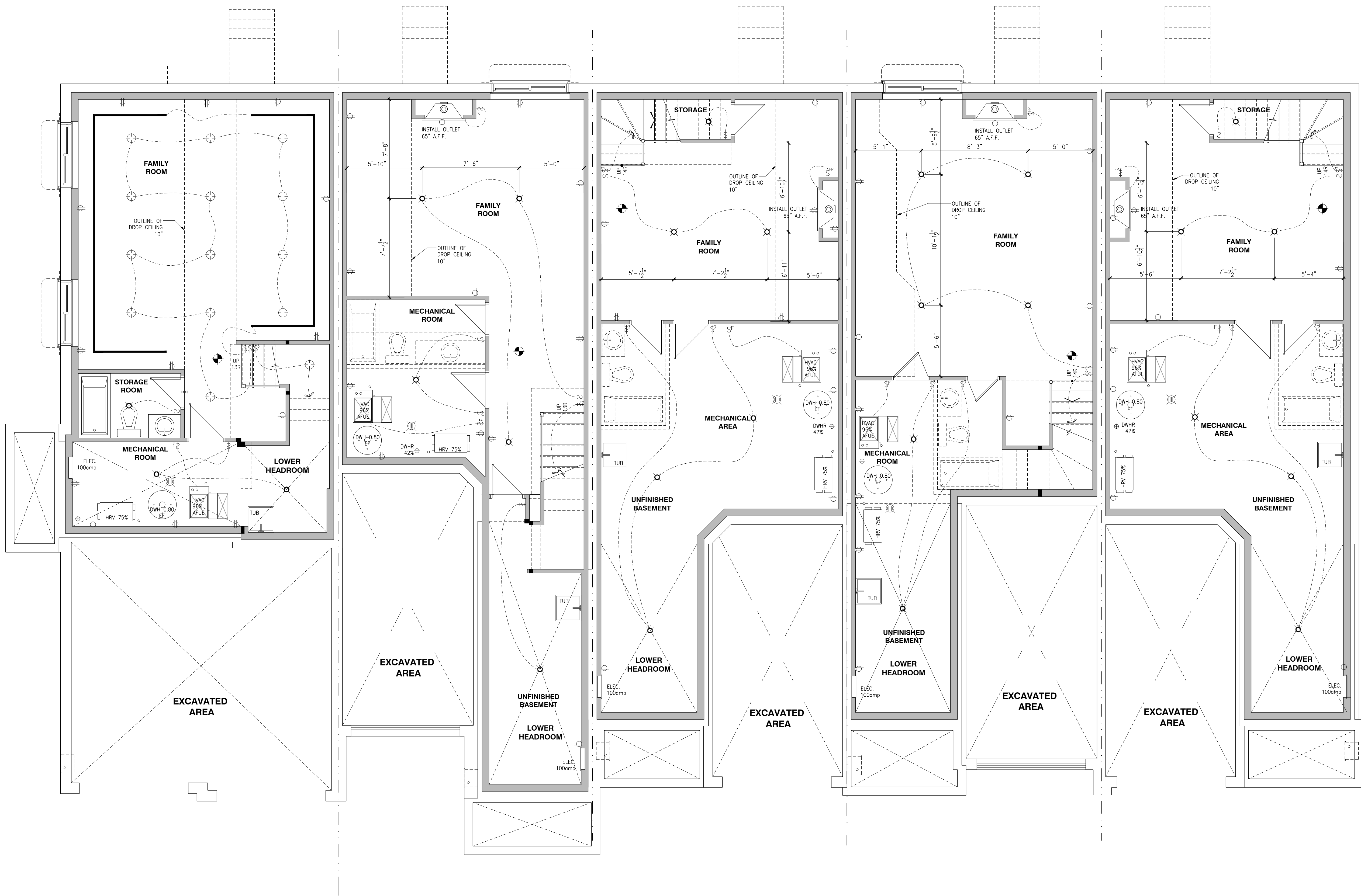
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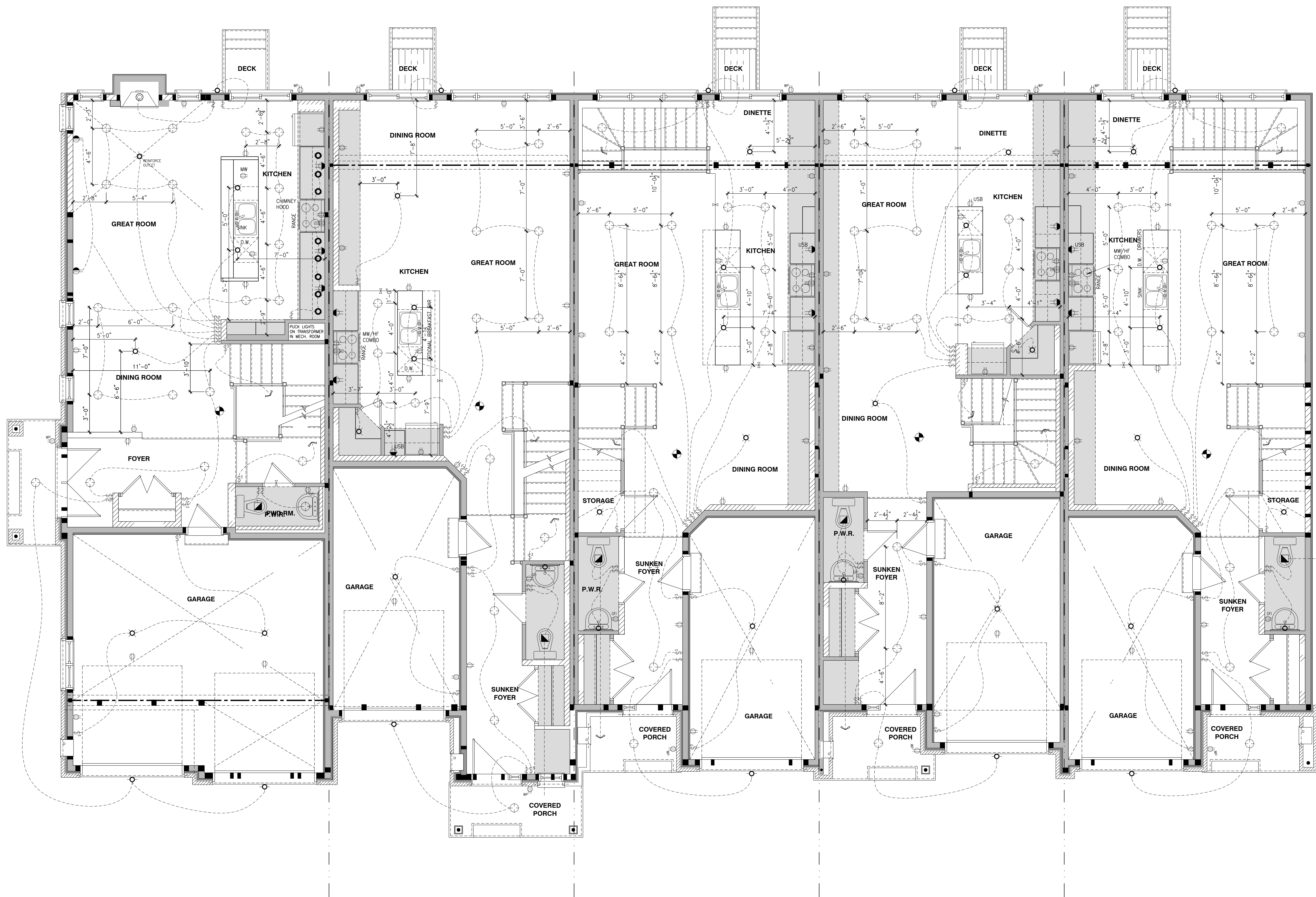
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 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

- 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
- PLUCK LIGHT



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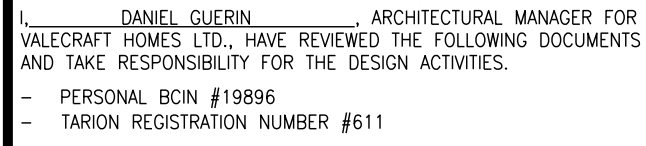
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MODEL: 110 THE THOMAS (REV)
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REV-1	ISSUED FOR CONSTRUCTION	10/01/2023	AB
NO.	DESCRIPTION	1MM/00/0000	BY

DRAWING:

ELECTRICAL PLAN
GROUND FLOOR

ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: MM/DD/YYYY 05/13/2023



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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.

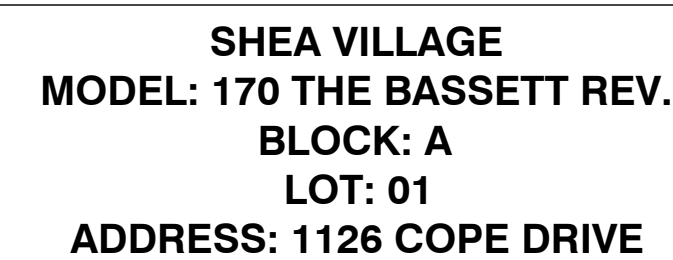
THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES

- SMOKE ALARMS AS PER SECTION 9.10.19. 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

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



SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: A
LOT: 02
ADDRESS: 1128 COPE DRIVE

**SHEA VILLAGE
MODEL: 110 THE THOMAS
BLOCK: A
LOT: 03
ADDRESS: 1130 COPE DRIVE**

**SHEA VILLAGE
MODEL: 140 THE GREEN
BLOCK: A
LOT: 04
ADDRESS: 1132 COPE DRIVE**

SHEA VILLAGE
MODEL: 110 THE THOMAS (REV)
BLOCK: A
LOT: 05
ADDRESS: 1134 COPE DRIVE

REV=1	ISSUED FOR CONSTRUCTION	10/01/2023	AB
NO.	DESCRIPTION	MM/DD/YYYY	BY

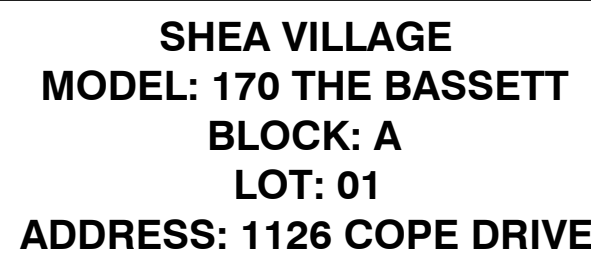
DRAWING

ELECTRICAL PLAN SECOND FLOOR

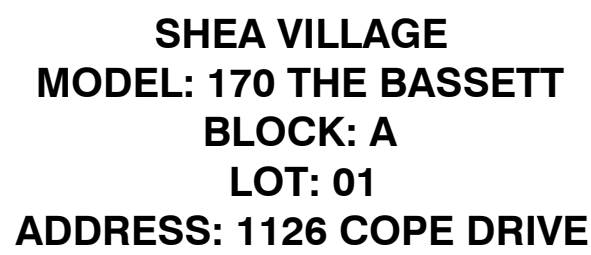
ADDRESS: SEE PLANS	SCALE: 1/4" = 1'-0"	DATE: MM/DD/YYYY 05/13/2022
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BLOCK: A
SHEA VILLAGE

E.3



1 SALE CENTER GARAGE FLOOR PLAN
A.1 SCALE: 1/4" = 1'-0"



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

