



Valecraft

Homes Ltd.



SHEA VILLAGE - BLOCK C

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"

**SHEA VILLAGE
MODEL: 110 THE THOMAS
BLOCK: C
LOT: 10
ADDRESS: 1144 COPE DRIVE**

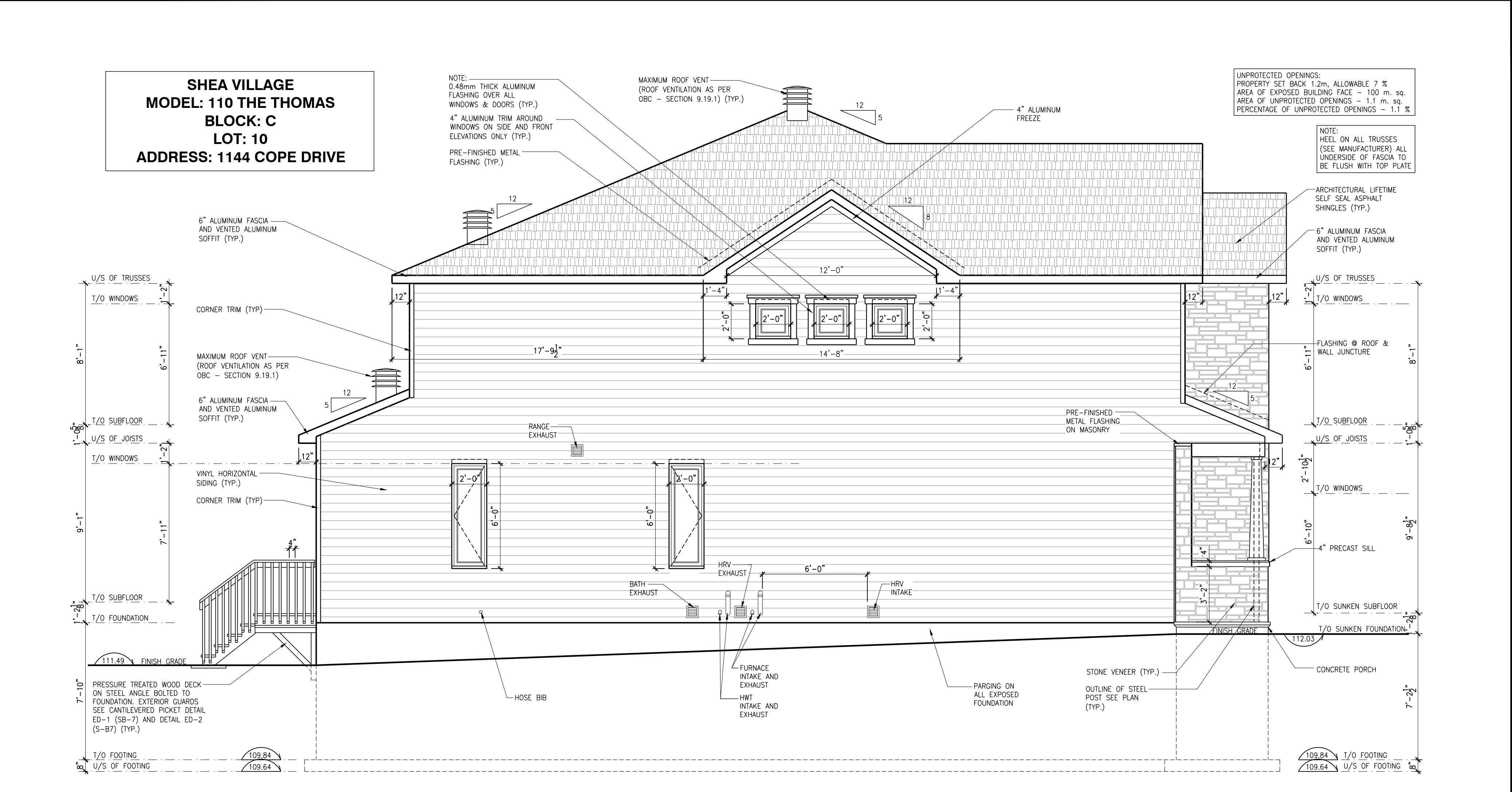
**SHEA VILLAGE
MODEL: 140 THE GREEN (REV)
BLOCK: C
LOT: 11
ADDRESS: 1146 COPE DRIVE**

**SHEA VILLAGE
MODEL: 120 THE HUNTLEY
BLOCK: C
LOT: 12
ADDRESS: 1148 COPE DRIVE**

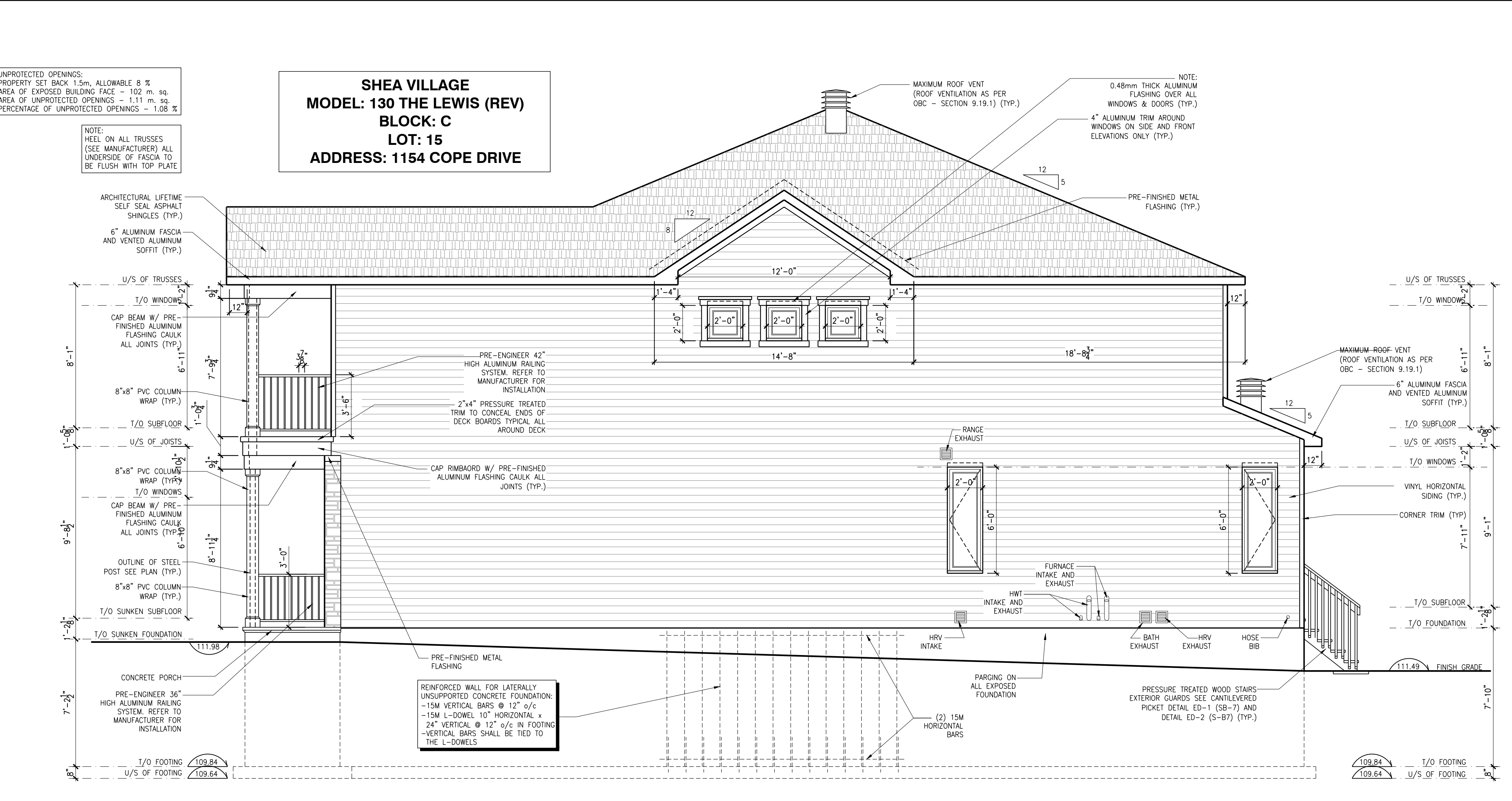
**SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: C
LOT: 13
ADDRESS: 1150 COPE DRIVE**

**SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: C
LOT: 14
ADDRESS: 1152 COPE DRIVE**

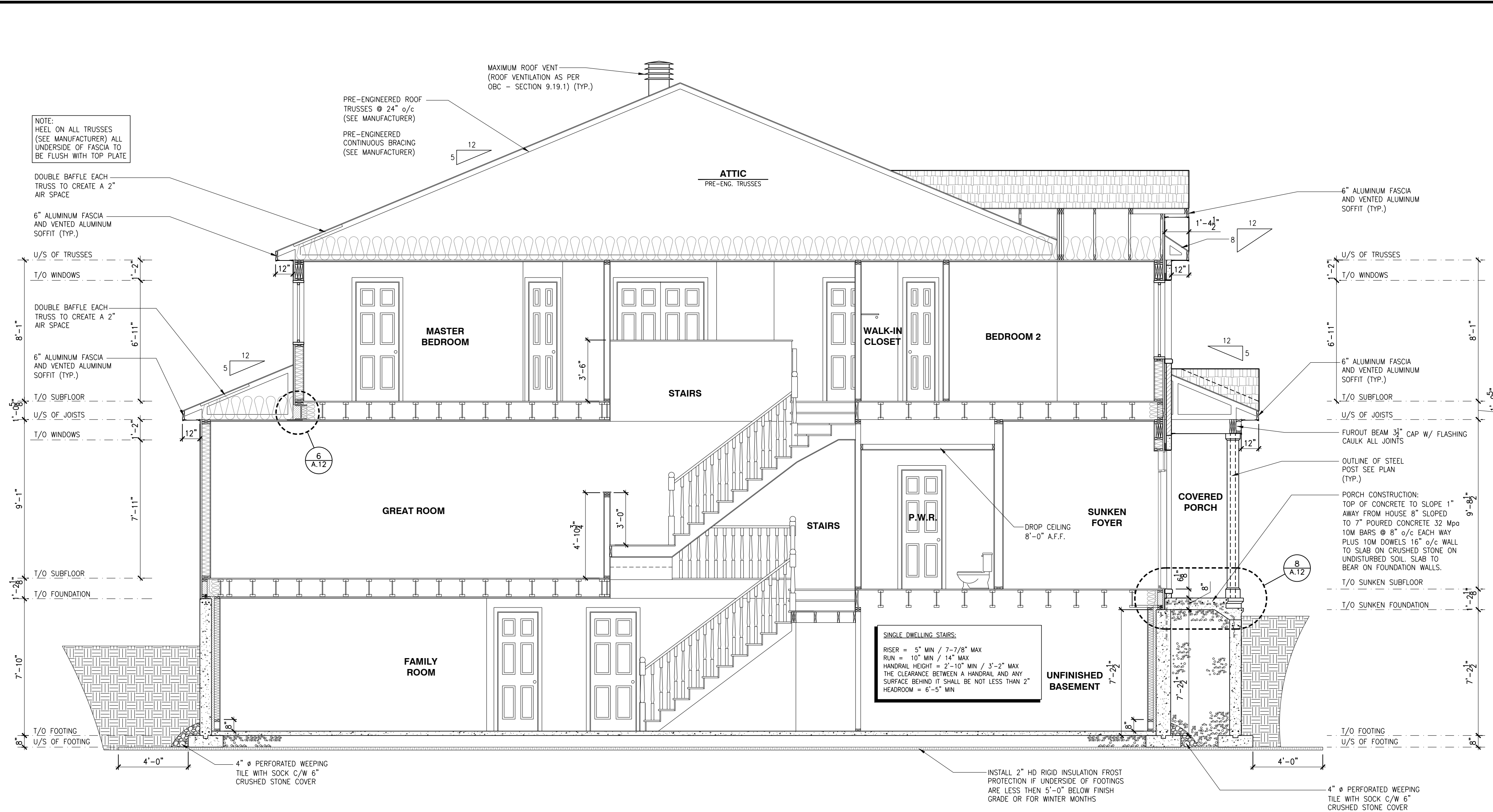
**SHEA VILLAGE
MODEL: 130 THE LEWIS (REV)
BLOCK: C
LOT: 15
ADDRESS: 1154 COPE DRIVE**



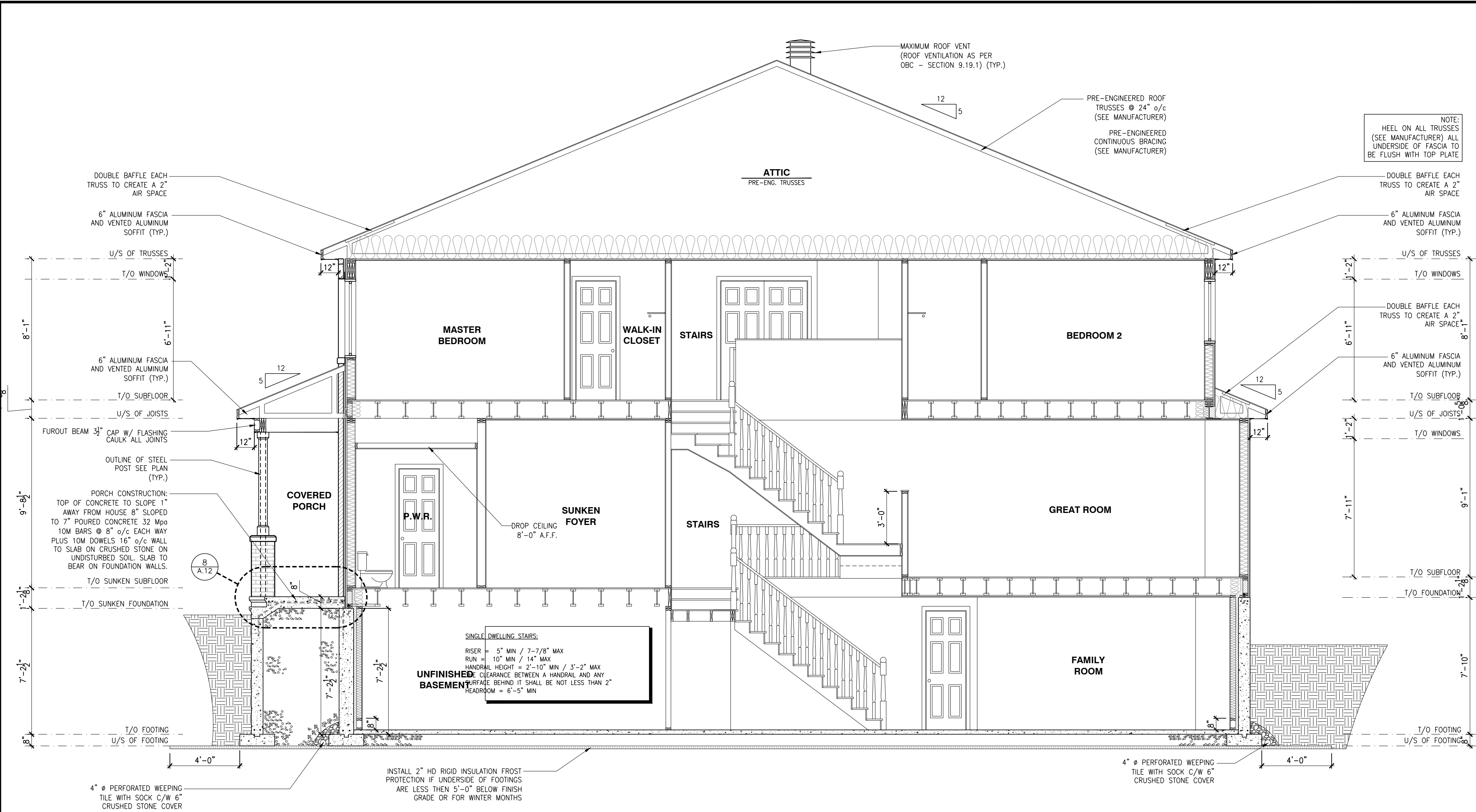
2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



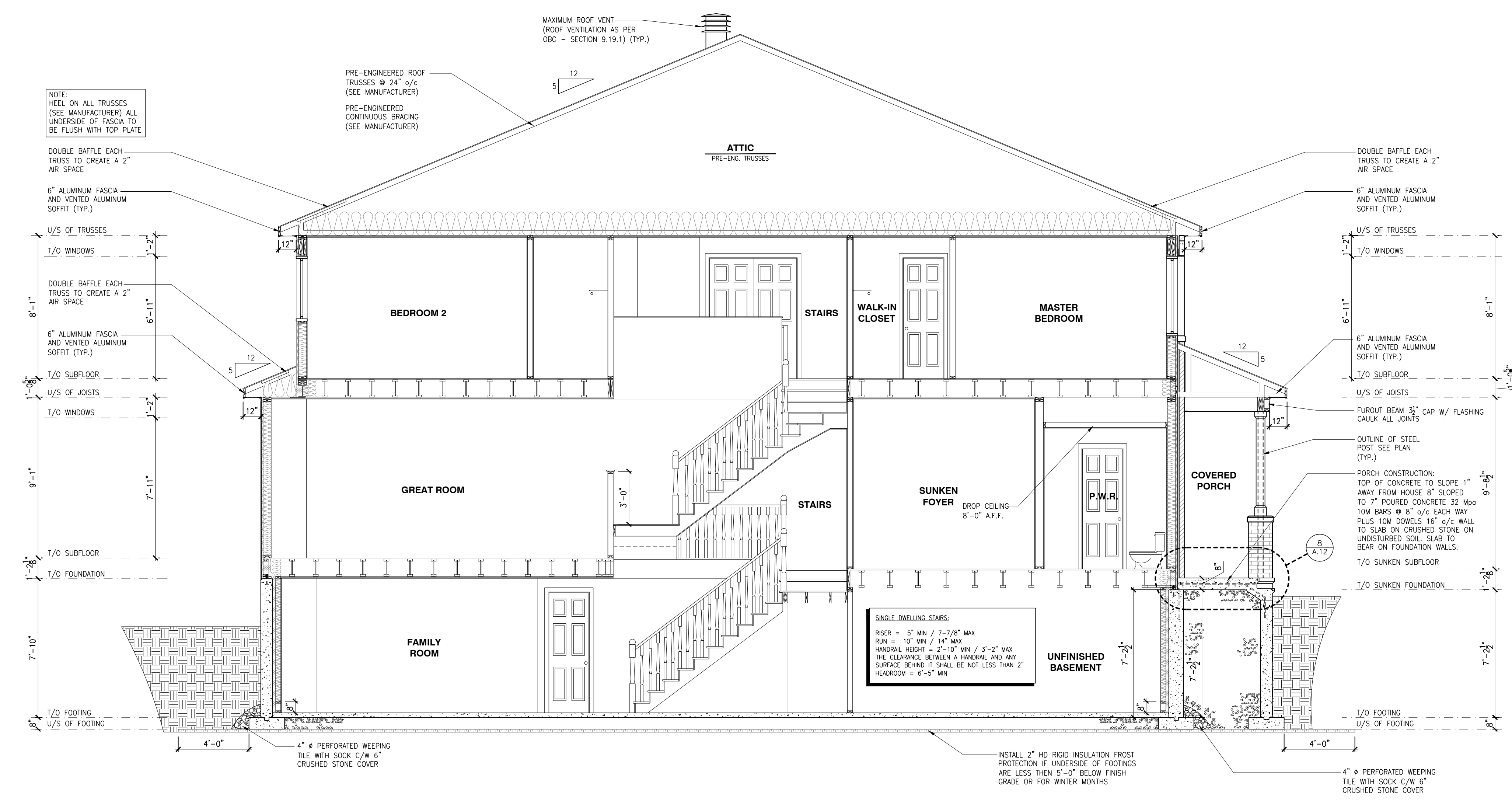
3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



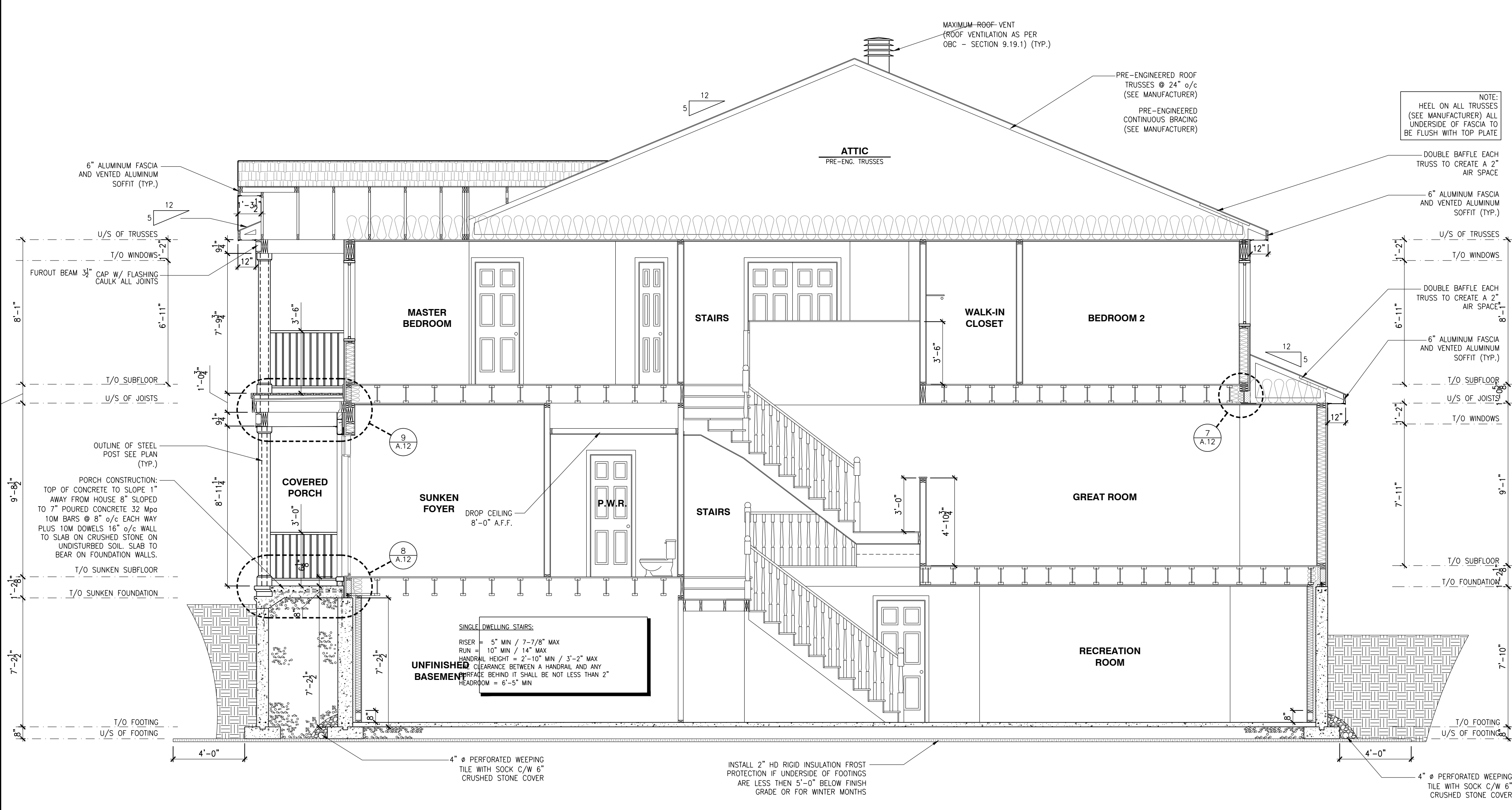
1 BUILDING SECTION - THE HUNTLEY MODEL 120
SCALE: 1/4" = 1'-0"



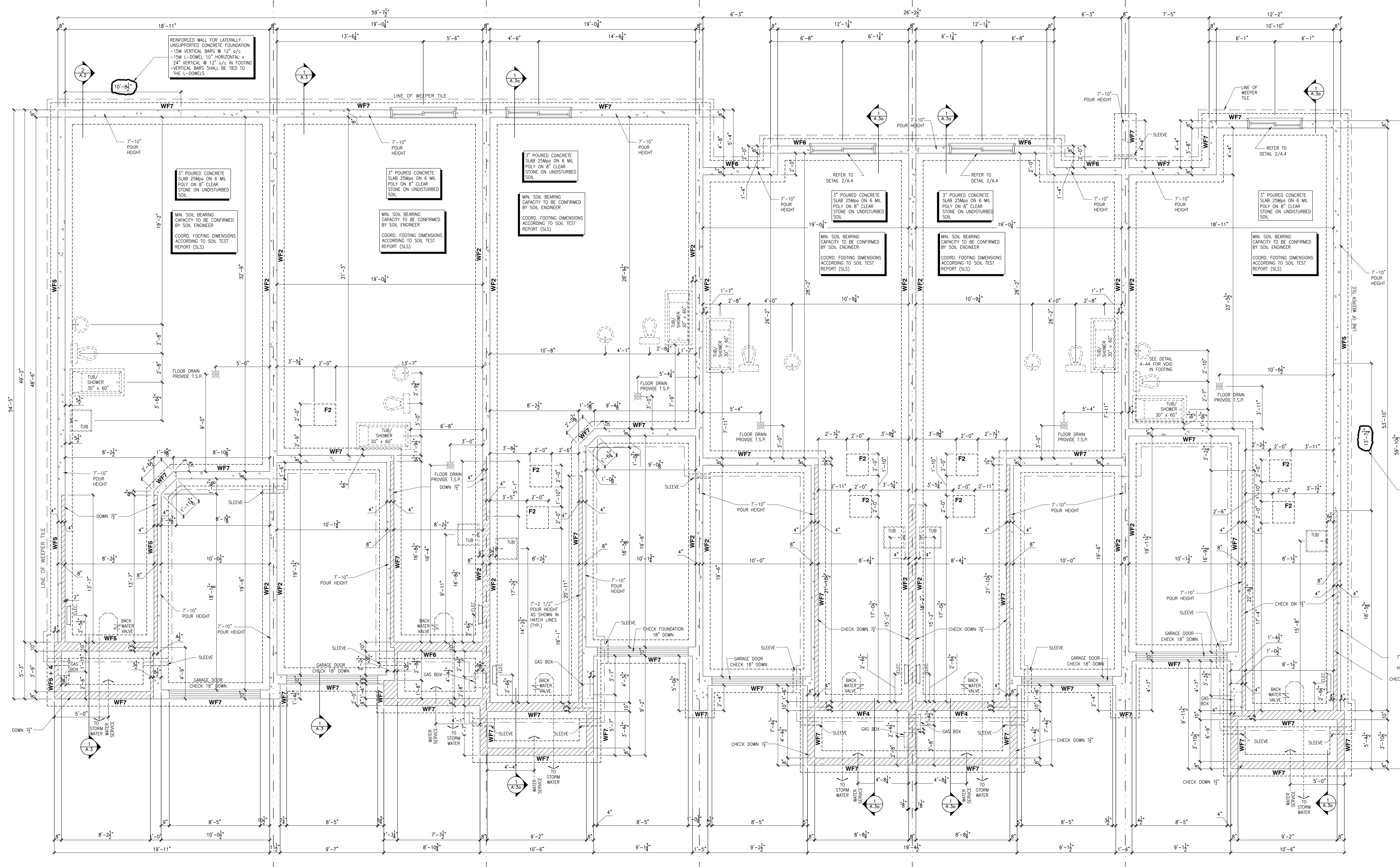
2 BUILDING SECTION - THE STANLEY (REV) MODEL 160-2
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION - THE STANLEY MODEL 160-2
SCALE: 1/4" = 1'-0"

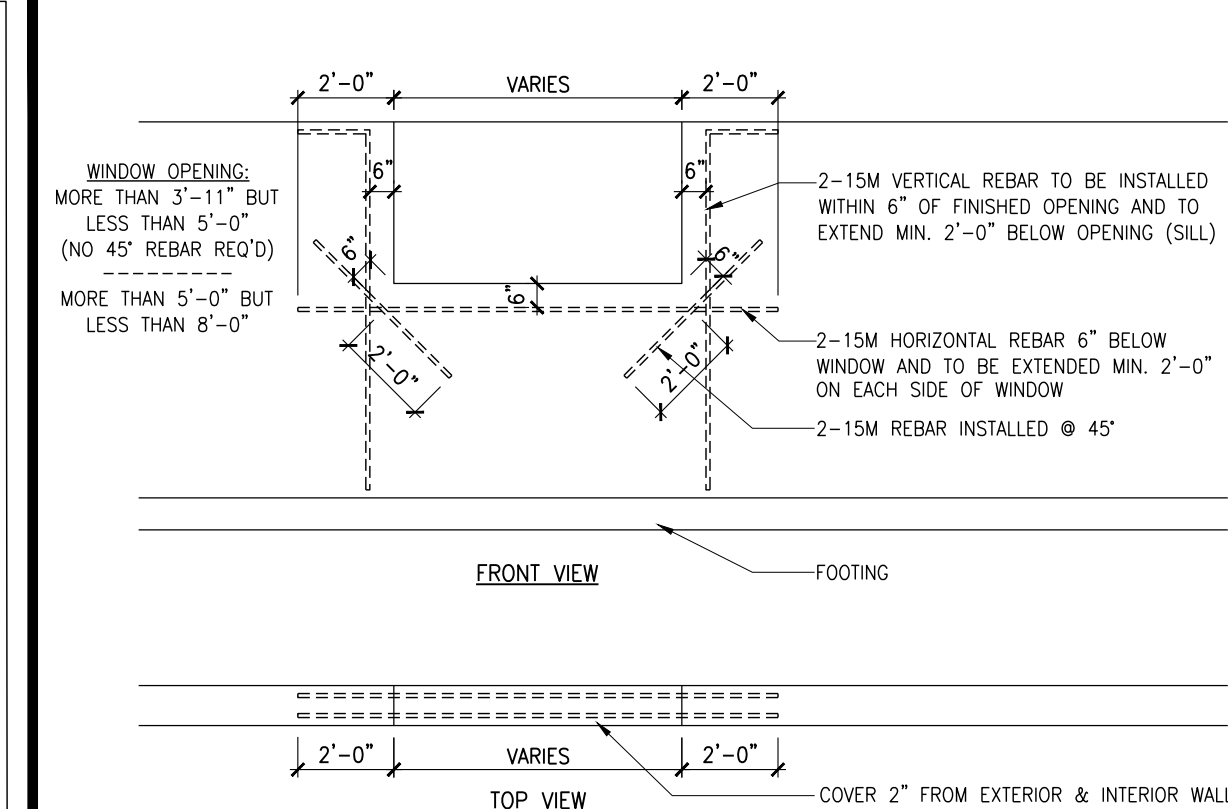


4 BUILDING SECTION - THE LEWIS (REV) MODEL 130
SCALE: 1/4" = 1'-0"

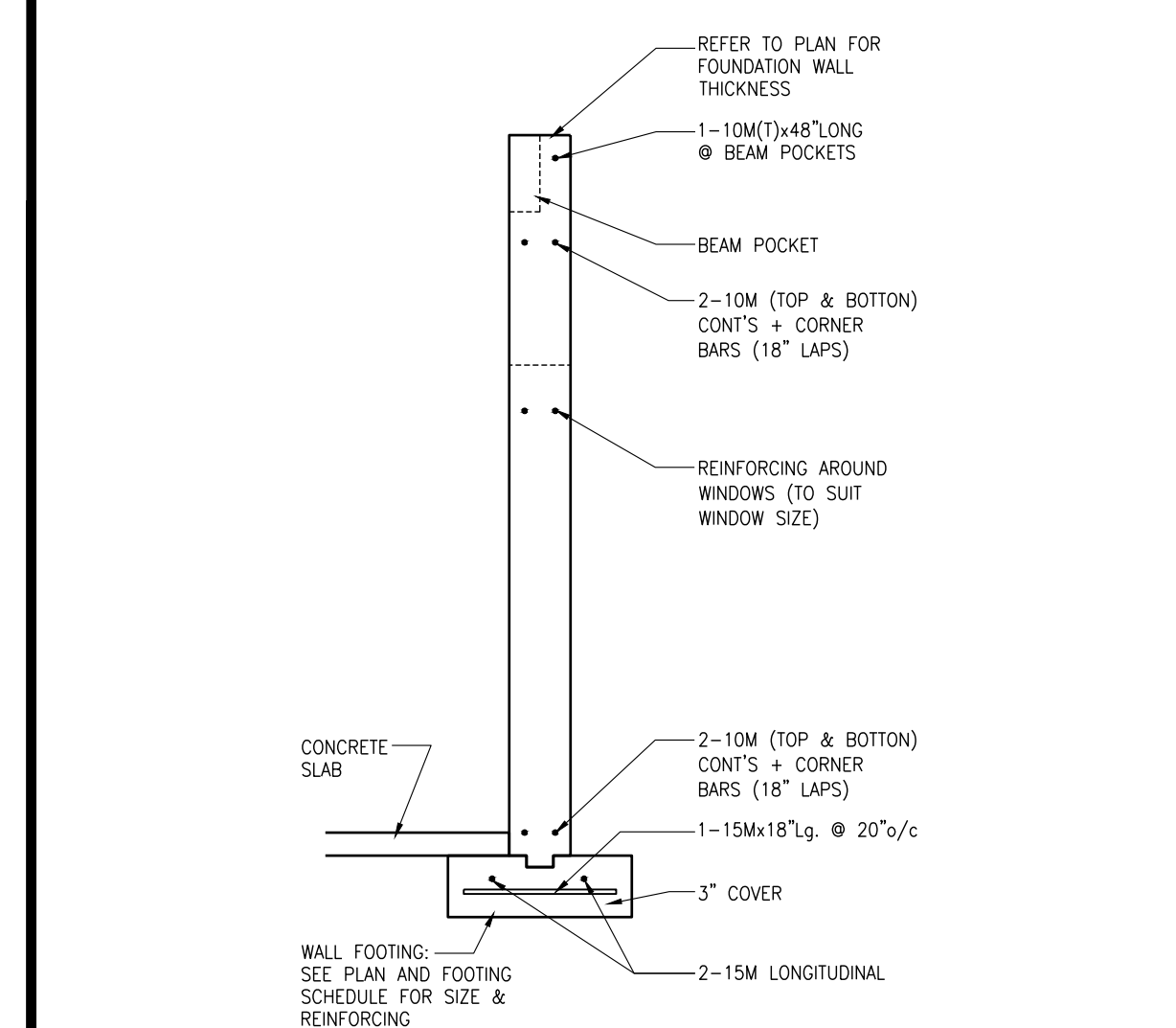


NOTES:
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. (20MPa) AT 28 DAYS FOR FOOTINGS AND WALLS;
- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4500 P.S.I. c/w 5 TO 8% AIR ENTRAINMENT & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR 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 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 C30.18 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.

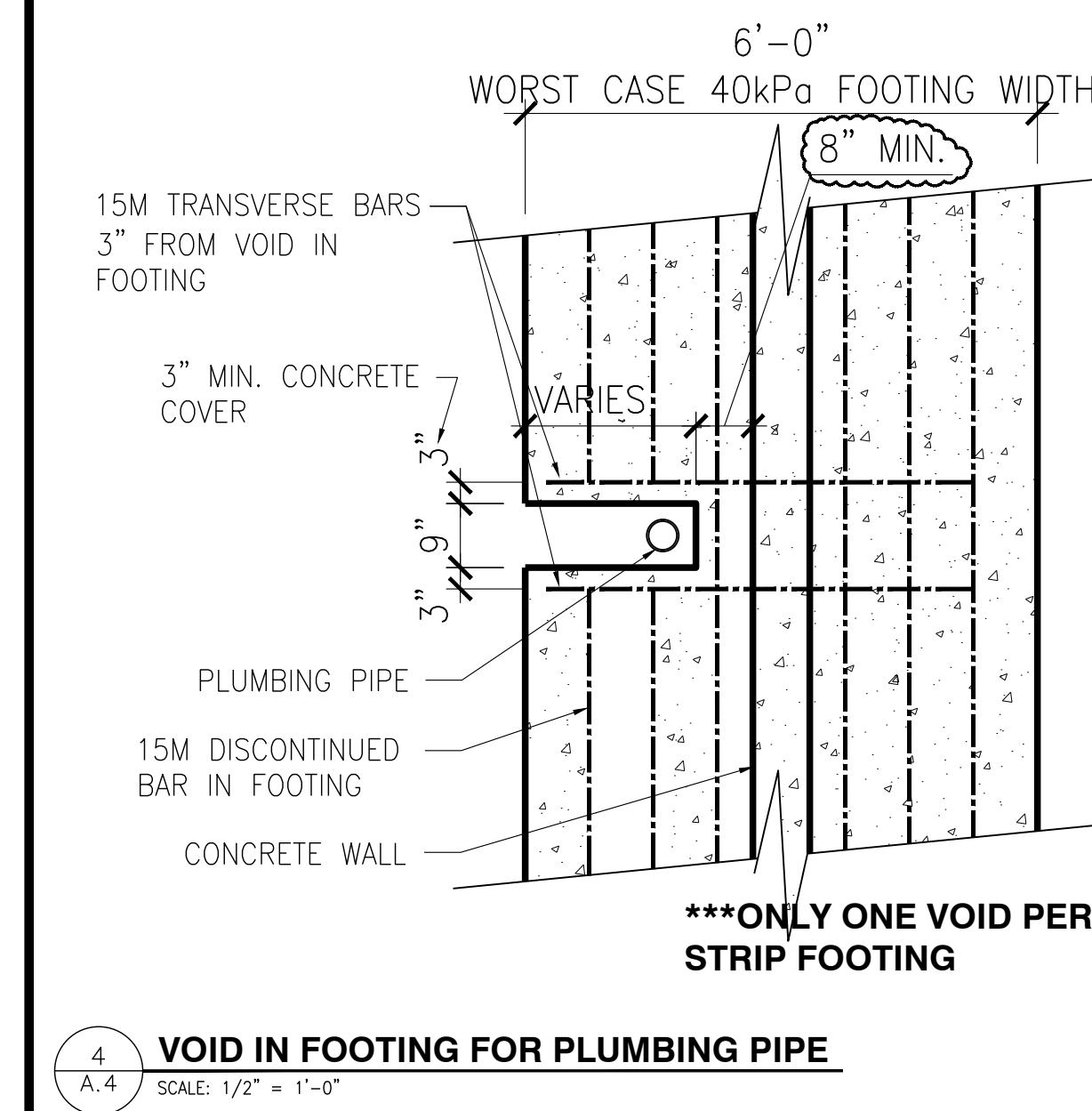
REINFORCED WALL FOR LATERALLY UNSUPPORTED CONCRETE FOUNDATION:
- 15M VERTICAL BARS @ 12" o/c
- 15M L-DOWEL 10" HORIZONTAL x 24" VERTICAL @ 12" o/c IN FOOTING
- VERTICAL BARS SHALL BE TIED TO THE L-DOWELS



2 BASEMENT WINDOW REINFORCING
SCALE: 1/4" = 1'-0"



3 CONCRETE WALL REINFORCING
SCALE: 1/2" = 1'-0"



4 VOID IN FOOTING FOR PLUMBING PIPE
SCALE: 1/2" = 1'-0"

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 32" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	72"W x 8"H 15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c 3-15M LONGITUDINAL BARS
	28"W x 8"H 2-15M LONGITUDINAL BARS	34"W x 8"H 2-15M LONGITUDINAL BARS	38"W x 8"H 2-15M LONGITUDINAL BARS	46"W x 8"H 2-15M LONGITUDINAL BARS	70"W x 8"H 2-15M 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 2-15M LONGITUDINAL BARS	46"W x 8"H 2-15M LONGITUDINAL BARS	70"W x 8"H 2-15M LONGITUDINAL BARS
	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 2-15M LONGITUDINAL BARS	64"W x 8"H 2-15M 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 2-15M LONGITUDINAL BARS	64"W x 8"H 2-15M 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 2-15M LONGITUDINAL BARS	38"W x 8"H 2-15M LONGITUDINAL BARS	58"W x 8"H 2-15M 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"W x 8"H 2-15M LONGITUDINAL BARS	58"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	26"W x 8"H 2-15M LONGITUDINAL BARS	34"W x 8"H 2-15M LONGITUDINAL BARS	52"W x 8"H 2-15M 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 2-15M LONGITUDINAL BARS	52"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	24"W x 8"H 2-15M LONGITUDINAL BARS	30"W x 8"H 2-15M LONGITUDINAL BARS	48"W x 8"H 2-15M 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 2-15M LONGITUDINAL BARS	48"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	20"W x 8"H 2-15M LONGITUDINAL BARS	24"W x 8"H 2-15M LONGITUDINAL BARS	38"W x 8"H 2-15M 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 2-15M LONGITUDINAL BARS	38"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	20"W x 8"H 2-15M LONGITUDINAL BARS	24"W x 8"H 2-15M LONGITUDINAL BARS	38"W x 8"H 2-15M 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"W x 36"W x 10"H 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY	38"W x 38"W x 10"H 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY	40"W x 40"W x 10"H 3-15M LONGITUDINAL BARS x 36" LONG EACH WAY	44"W x 44"W x 10"H 3-15M LONGITUDINAL BARS x 48" LONG EACH WAY	54"W x 54"W x 10"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"W x 36"W x 10"H
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
	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

SHEA VILLAGE
MODEL: 110 THE THOMAS
BLOCK: C
LOT: 10
ADDRESS: 1144 COPE DRIVE

SHEA VILLAGE
MODEL: 140 THE GREEN (REV)
BLOCK: C
LOT: 11
ADDRESS: 1146 COPE DRIVE

SHEA VILLAGE
MODEL: 120 THE HUNTLEY
BLOCK: C
LOT: 12
ADDRESS: 1148 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: C
LOT: 13
ADDRESS: 1150 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: C
LOT: 14
ADDRESS: 1152 COPE DRIVE

SHEA VILLAGE
MODEL: 130 THE LEWIS (REV)
BLOCK: C
LOT: 15
ADDRESS: 1154 COPE DRIVE

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

Valecraft
Homes (2019) Limited
ALEX BECKETT, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD. HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
- PERSONAL BEN #122937
- TARIAN REGISTRATION NUMBER #47491
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.
THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.
NOTES:

NOTES:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY TYPE 2 ADJUSTABLE RED JACK

- IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

11 3/4" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c

50 $\Delta^{\circ} = \Delta^{\circ}_{\text{OCT}} @ 16^{\circ} = 4$ 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

GENERAL NOTES:

FOUNDATION WALL OR SUPPORTING MEMBER

3- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS.

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EV-2			
EV-1	ISSUED FOR CONSTRUCTION	02/14/2025	40

DRAWING:

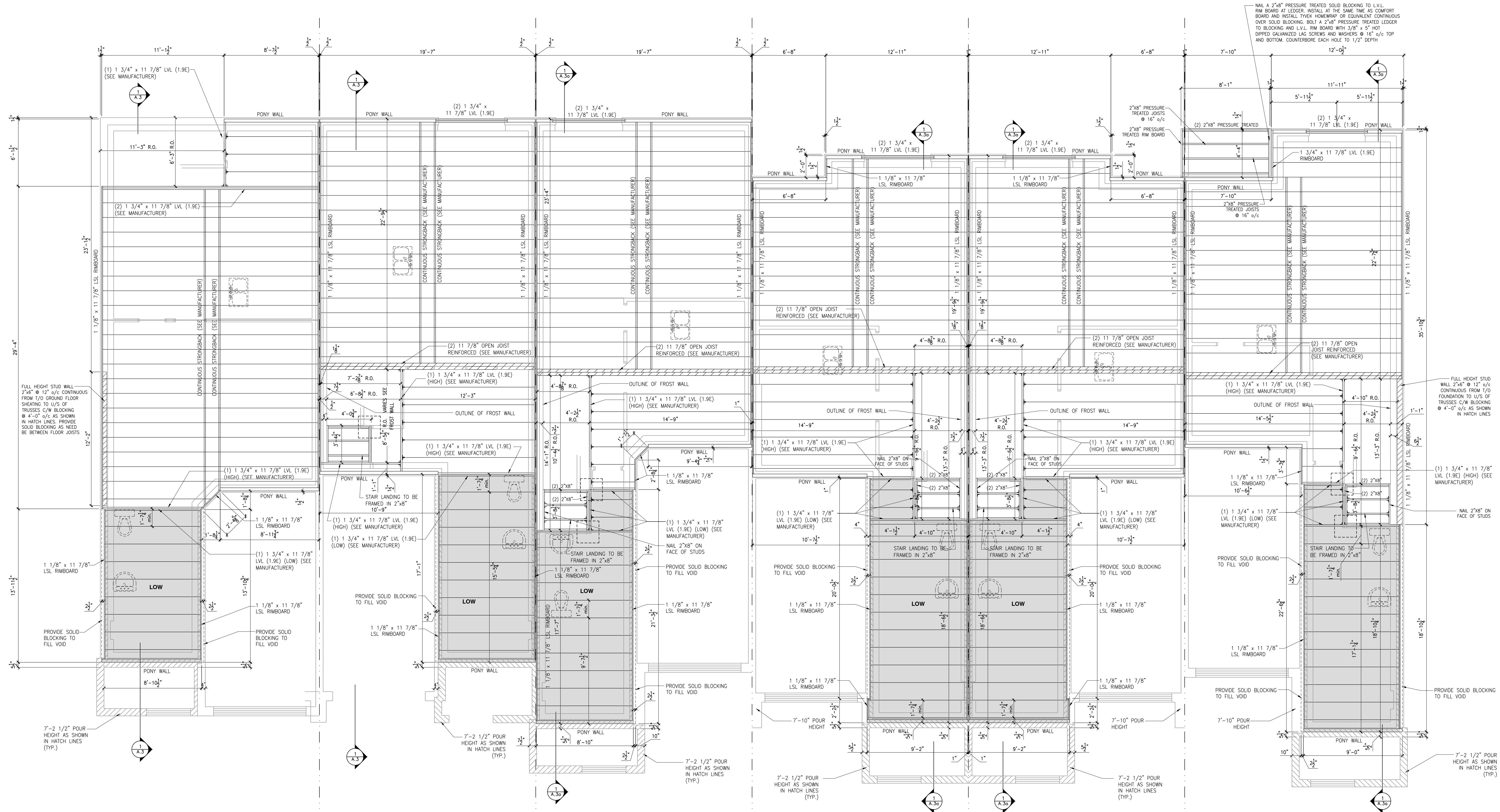
BASEMENT FLOOR PLAN

ADDRESS: | SCALE: | DATE: MM/DD/YYYY

BLOCK: C SHEET:

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SHEA VILLAGE
MODEL: 130 THE LEV
BLOCK: C
LOT: 15
ADDRESS: 1154 CO



SHEAFORD VILLAGE
MODEL: 110 THE THOMAS
BLOCK: C
LOT: 10
ADDRESS: 1144 COPE DRIVE

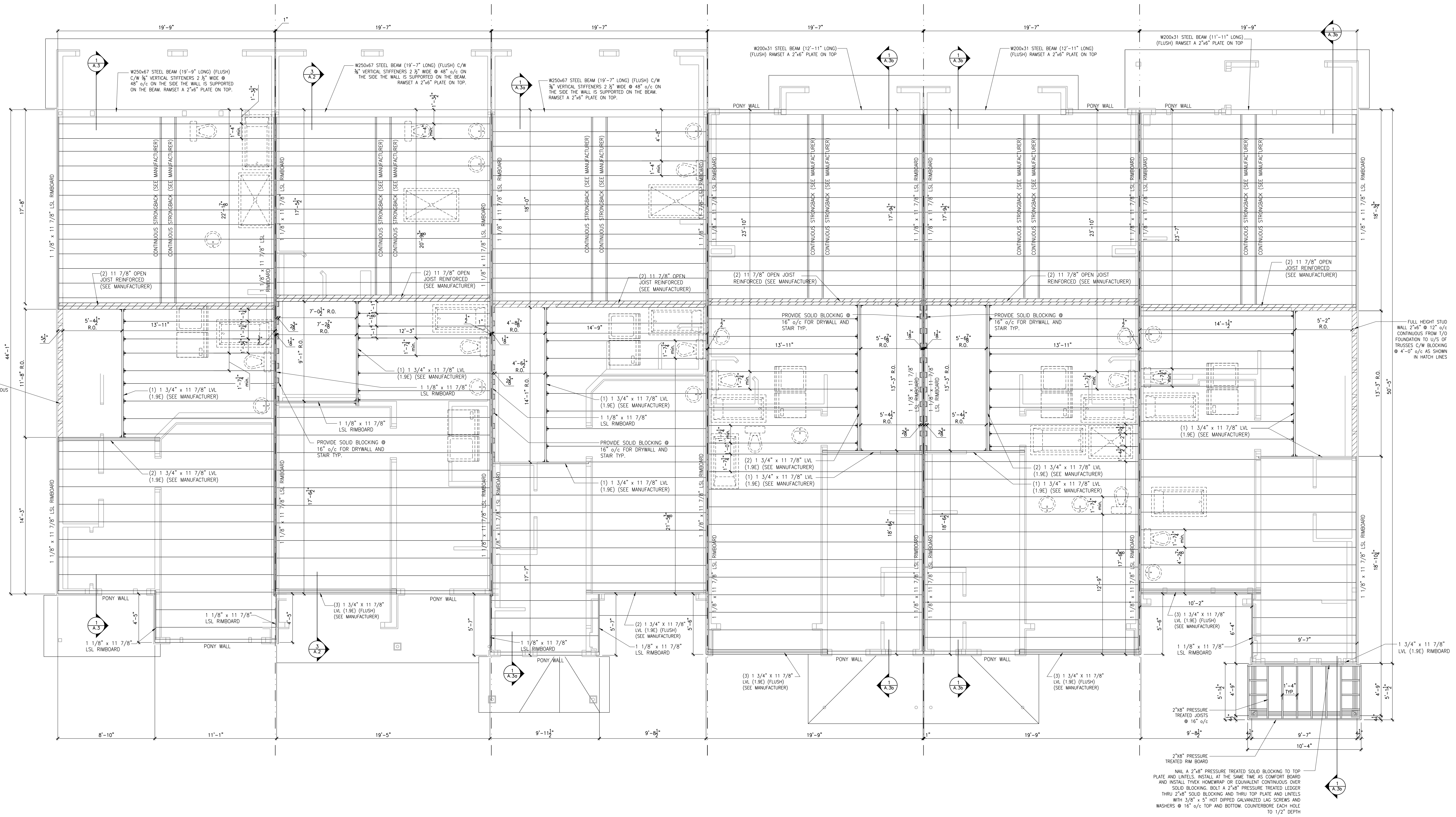
SHEAFORD VILLAGE
MODEL: 140 THE GREEN (REV)
BLOCK: C
LOT: 11
ADDRESS: 1146 COPE DRIVE

SHEAFORD VILLAGE
MODEL: 120 THE HUNTLEY
BLOCK: C
LOT: 12
ADDRESS: 1148 COPE DRIVE

SHEAFORD VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: C
LOT: 13
ADDRESS: 1150 COPE DRIVE

SHEAFORD VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: C
LOT: 14
ADDRESS: 1152 COPE DRIVE

SHEAFORD VILLAGE
MODEL: 130 THE LEWIS (REV)
BLOCK: C
LOT: 15
ADDRESS: 1154 COPE DRIVE



SHEA VILLAGE
MODEL: 110 THE THOMAS
BLOCK: C
LOT: 10
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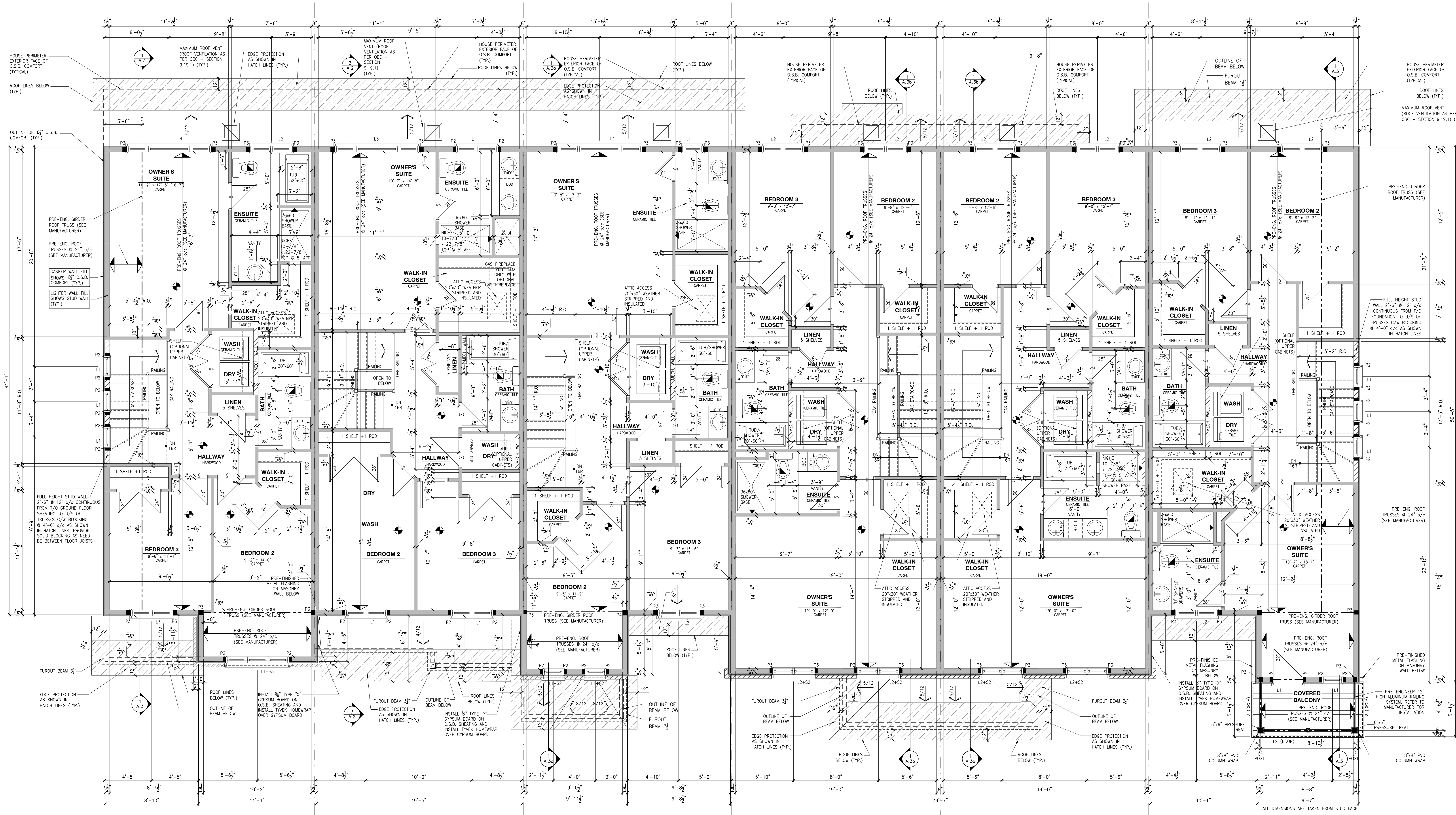
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LOT: 10
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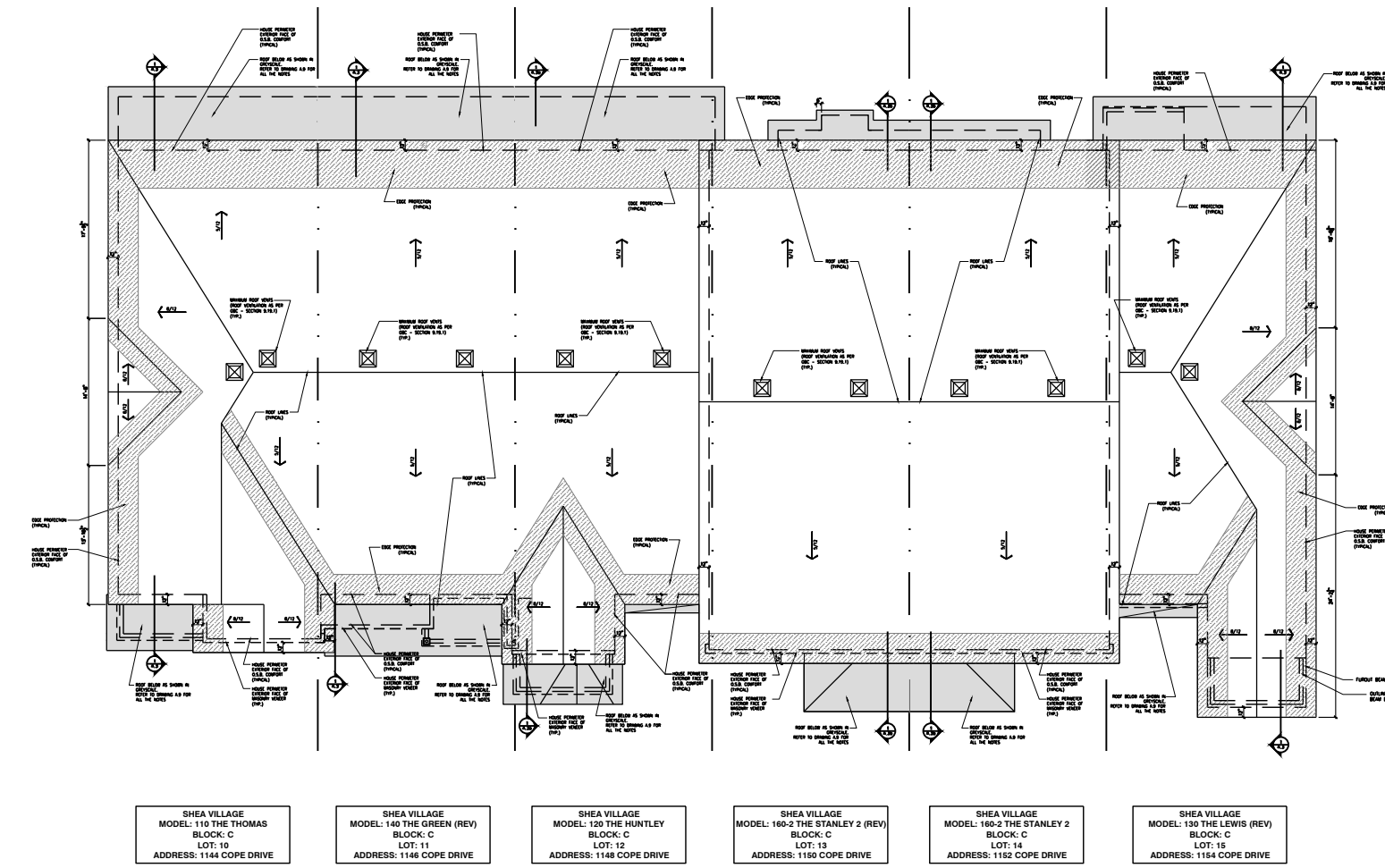
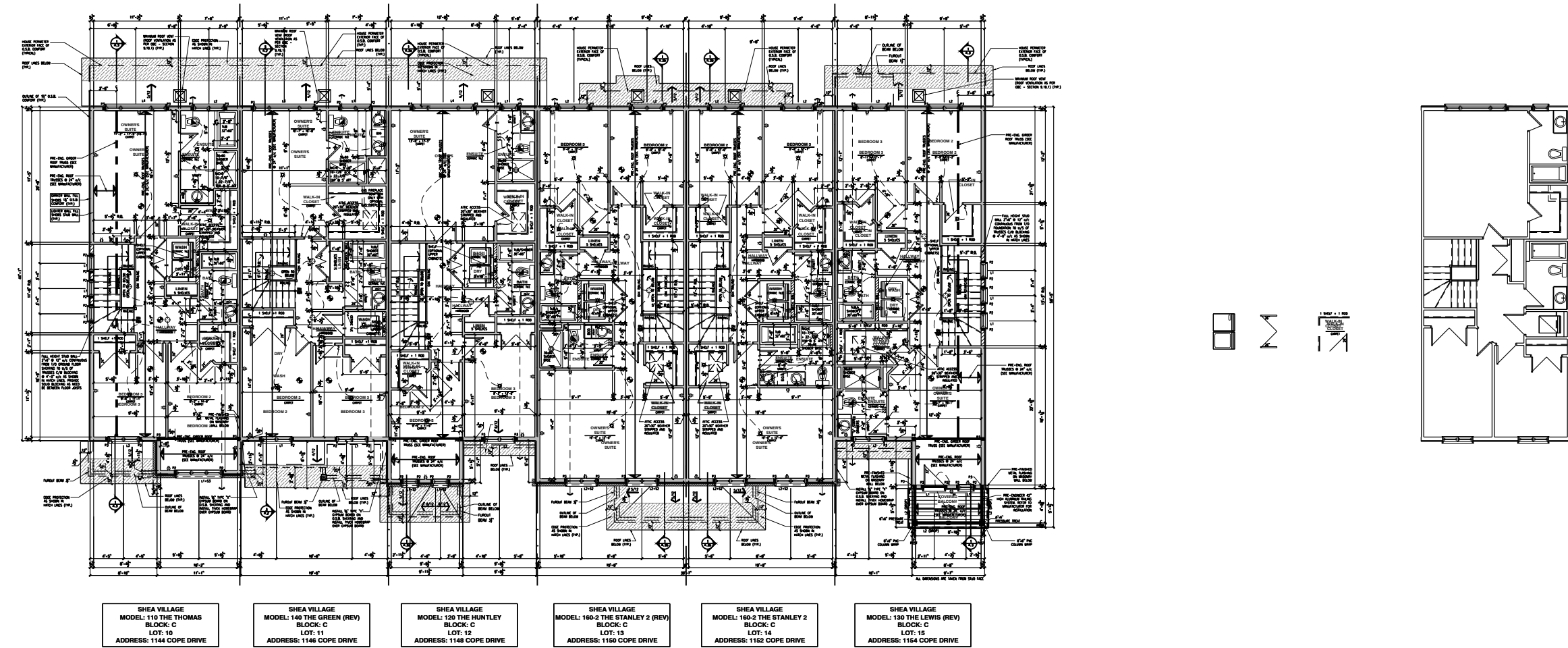
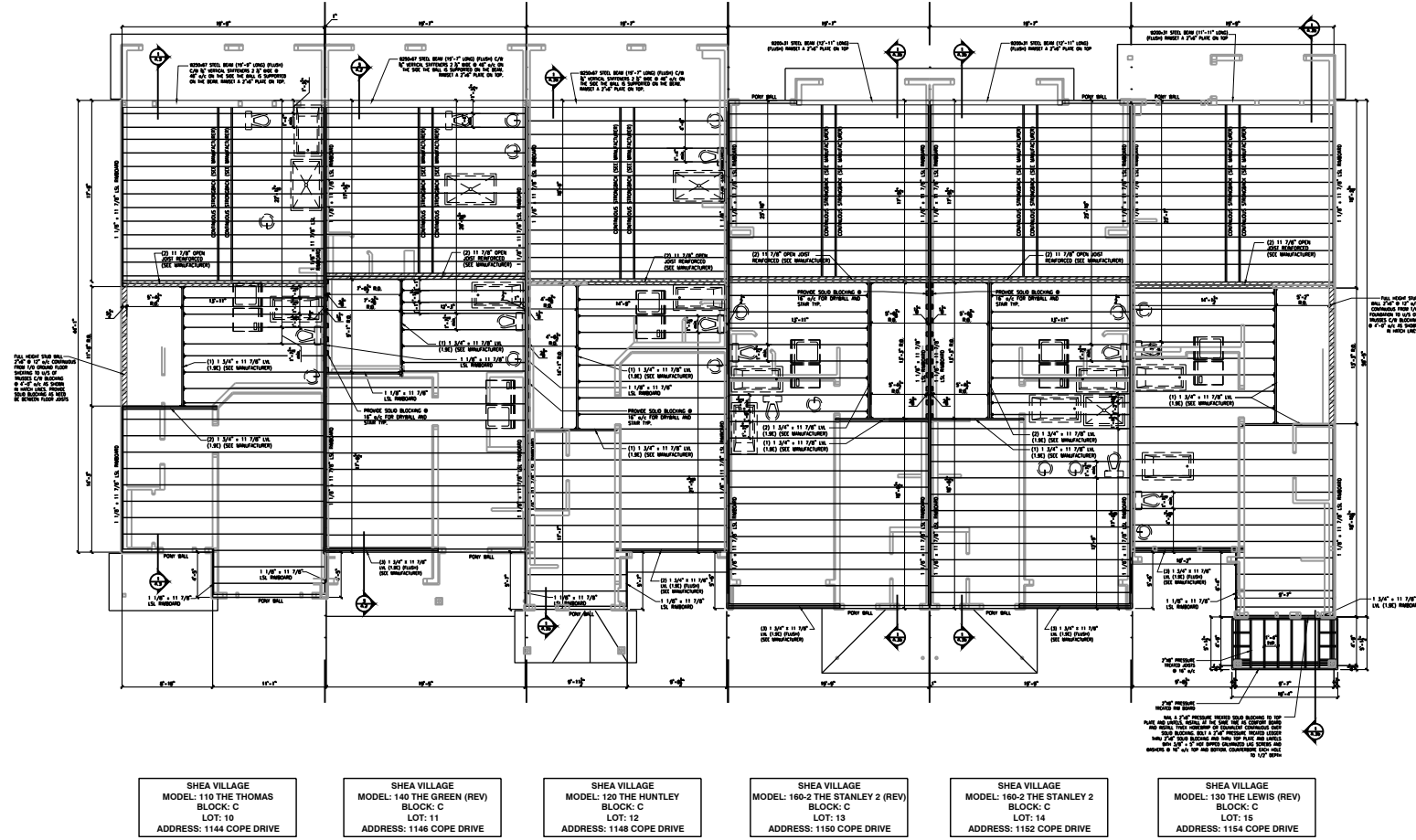
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MODEL: 130 THE LEWIS (REV)
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- ☛ SMOKE ALARMS AS PER SECTION 9.10.10. OF THE ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED 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

2012 O.B.C. DRAWINGS

REV-1	ISSUED FOR CONSTRUCTION	02/14/2025	AB
NO.	DESCRIPTION	1MM/00/0000	BY

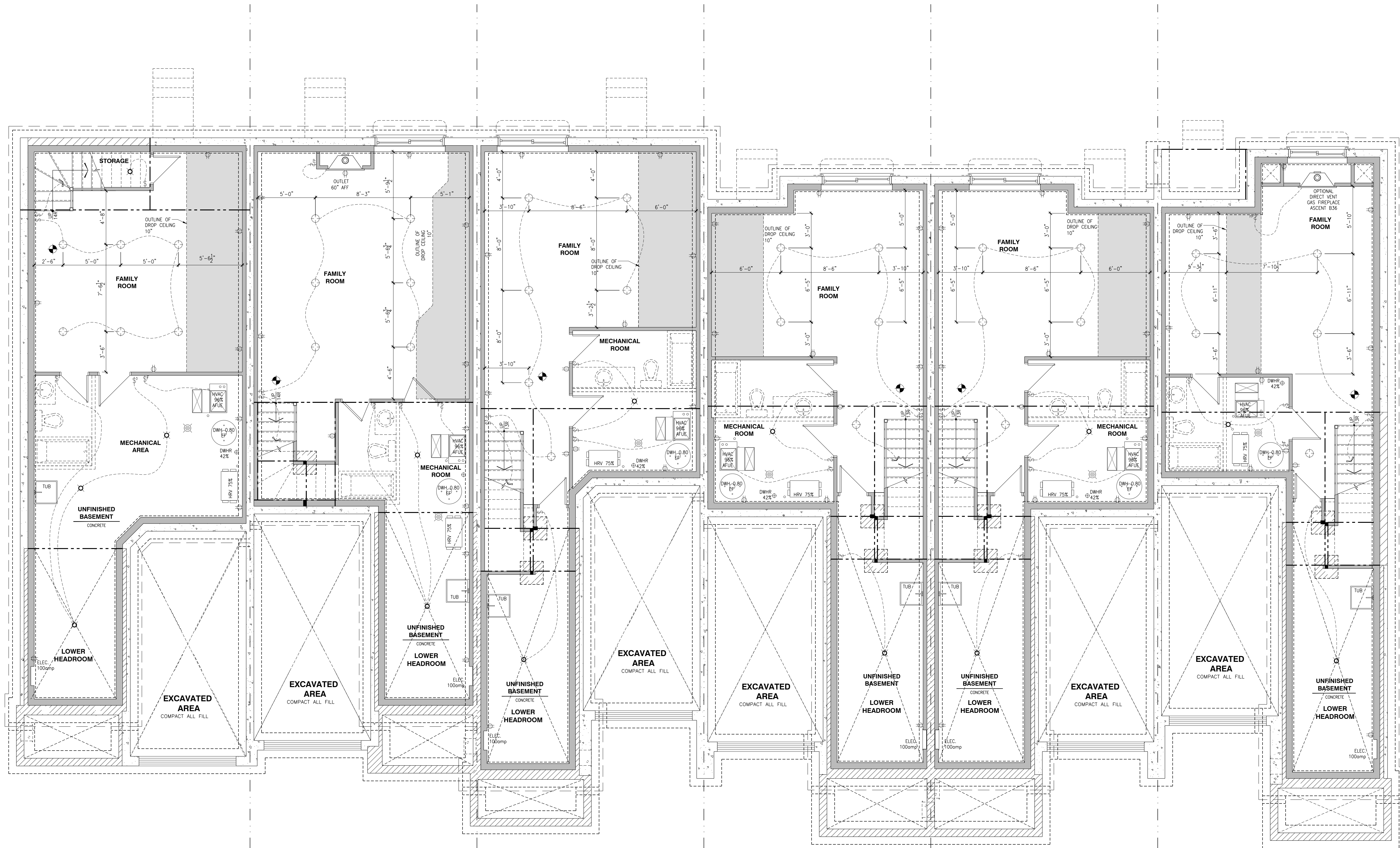
DRAWING:

ELECTRICAL PLAN
BASEMENT

ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: MM/DD/YYYY 02/14/2025

BLOCK: C
SHEA VILLAGE

E.1



SHEA VILLAGE
MODEL: 110 THE THOMAS
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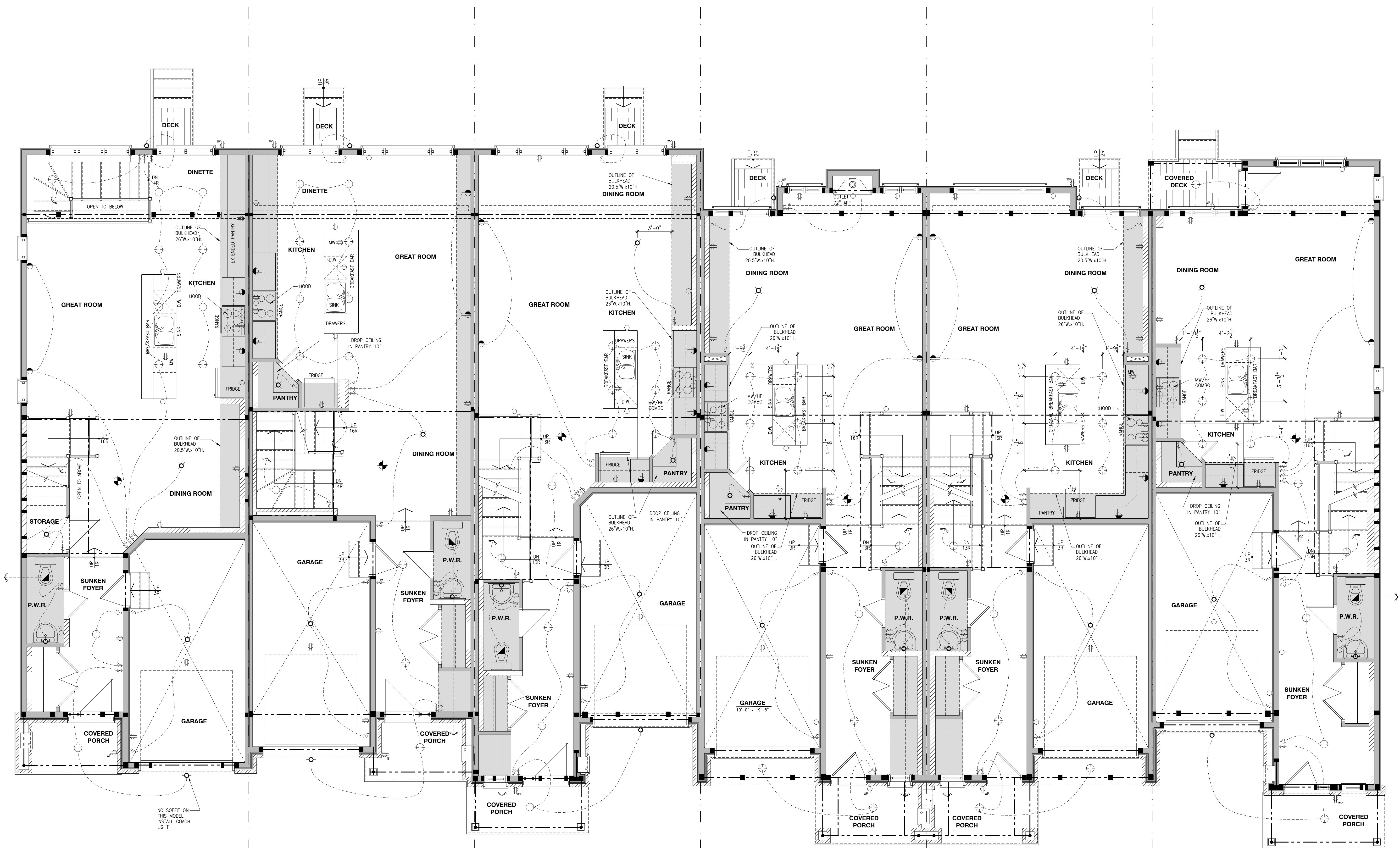
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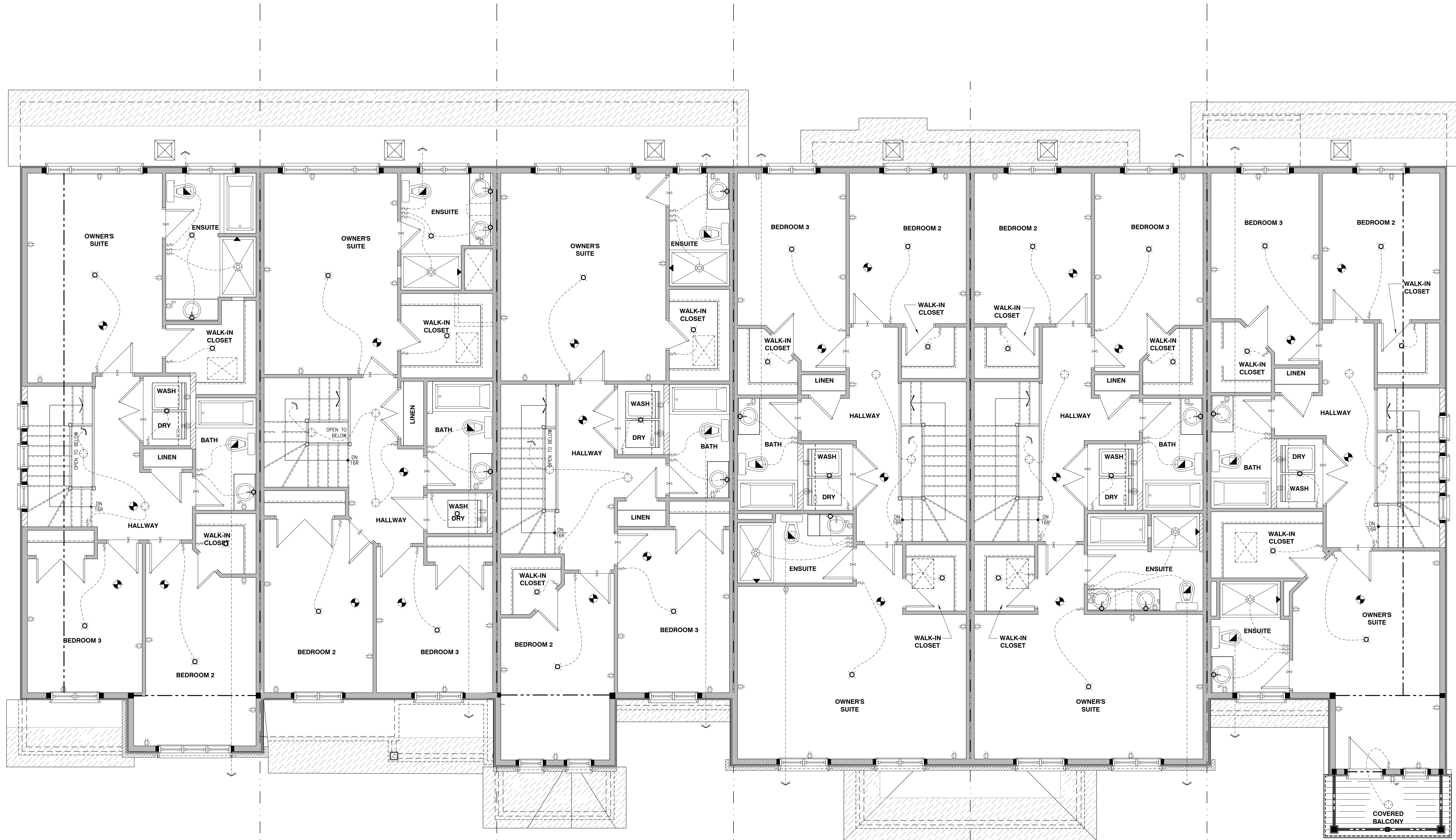
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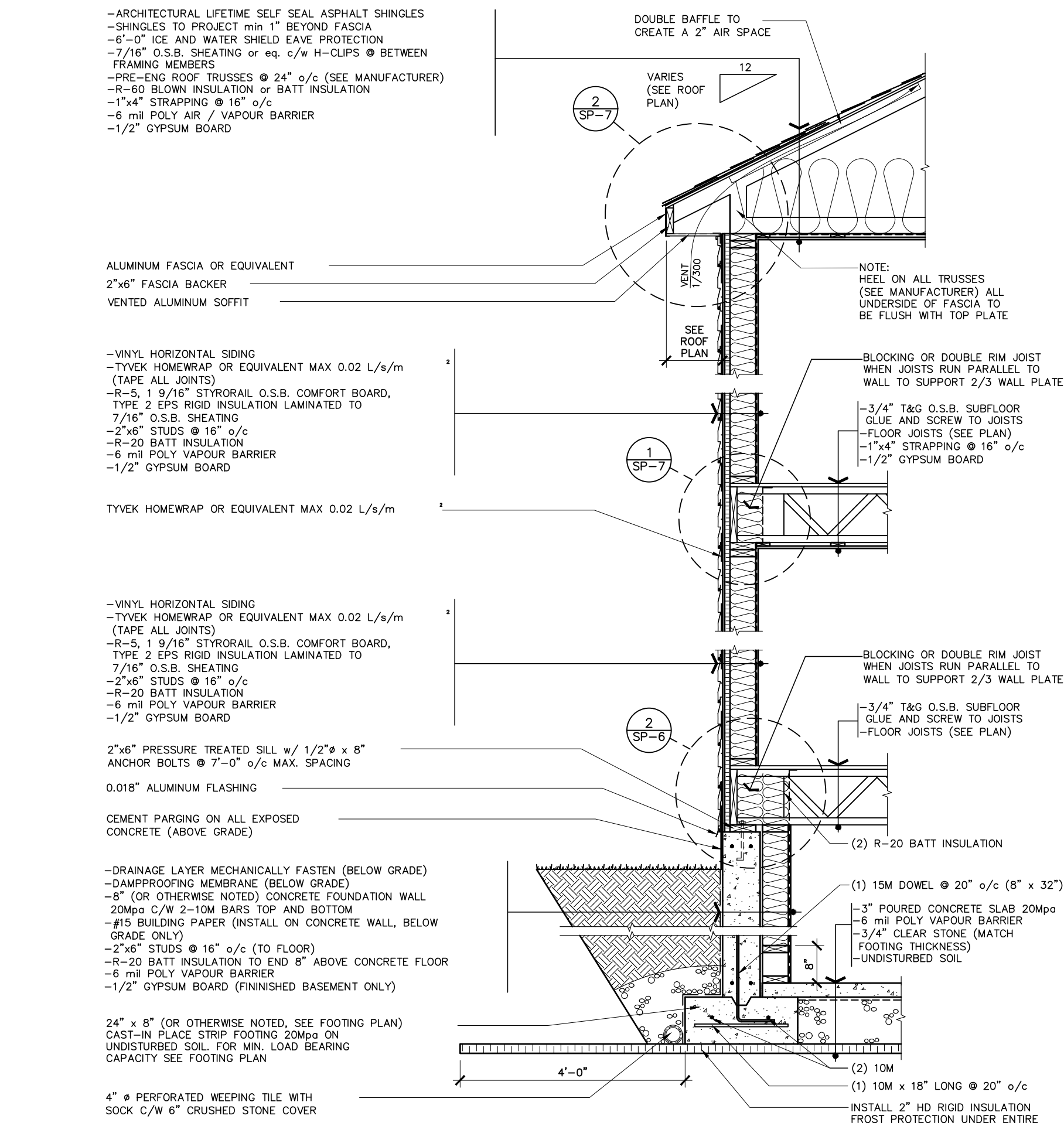
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SHEA VILLAGE
MODEL: 120 THE HUNTLEY
BLOCK: C
LOT: 12
ADDRESS: 1148 COPE DRIVE

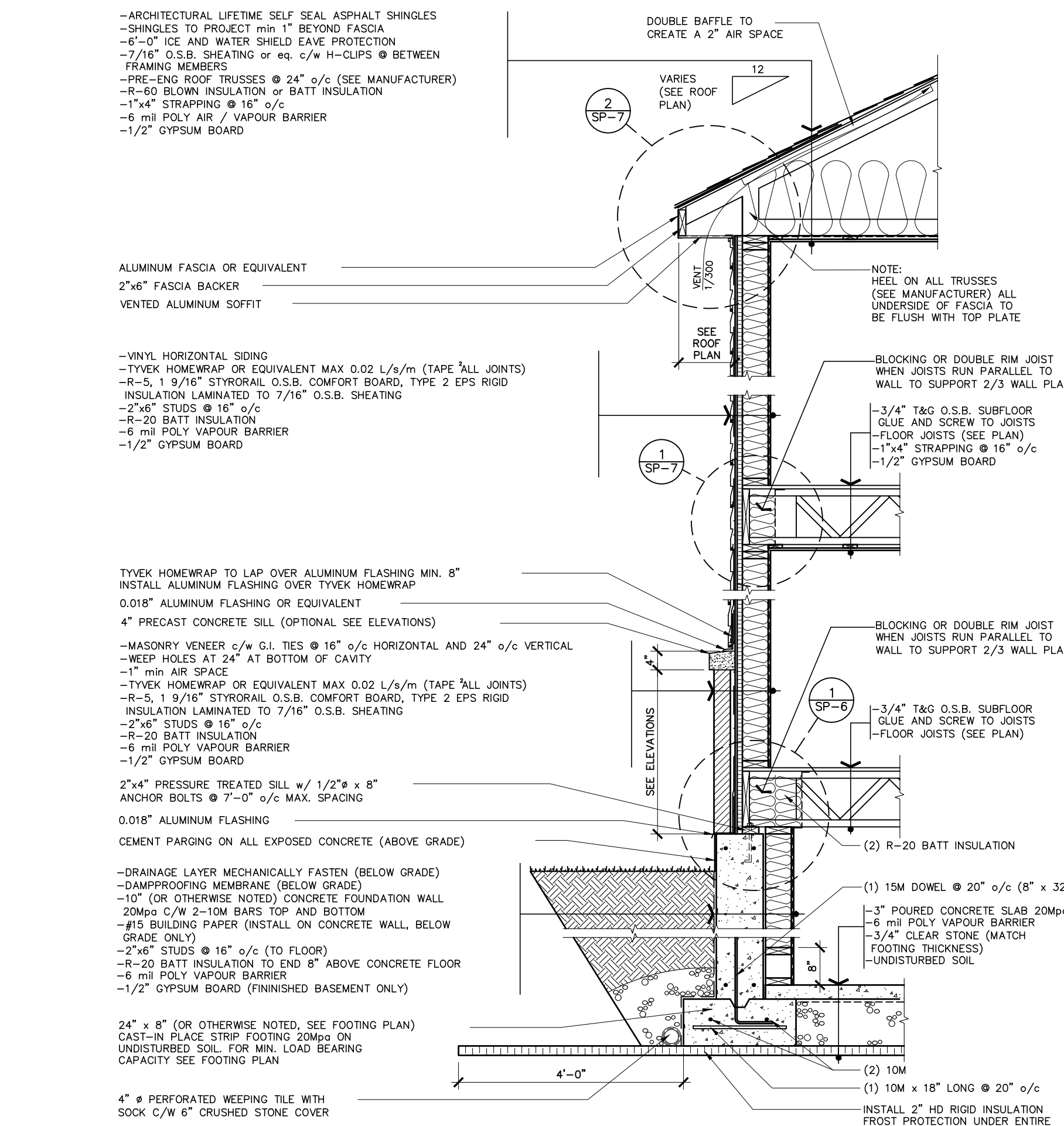
SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: C
LOT: 13
ADDRESS: 1150 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: C
LOT: 14
ADDRESS: 1152 COPE DRIVE

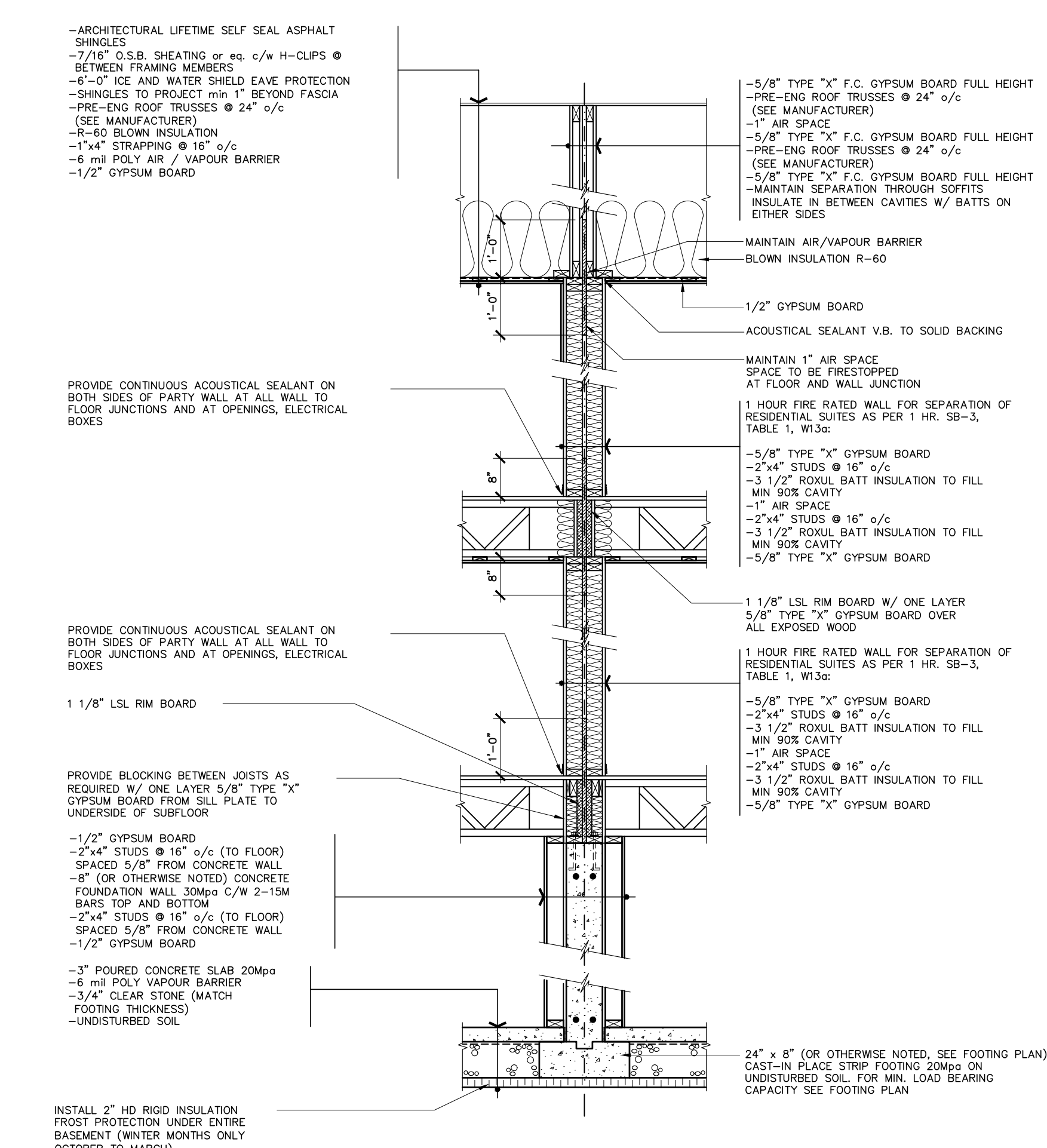
SHEA VILLAGE
MODEL: 130 THE LEWIS (REV)
BLOCK: C
LOT: 15
ADDRESS: 1154 COPE DRIVE



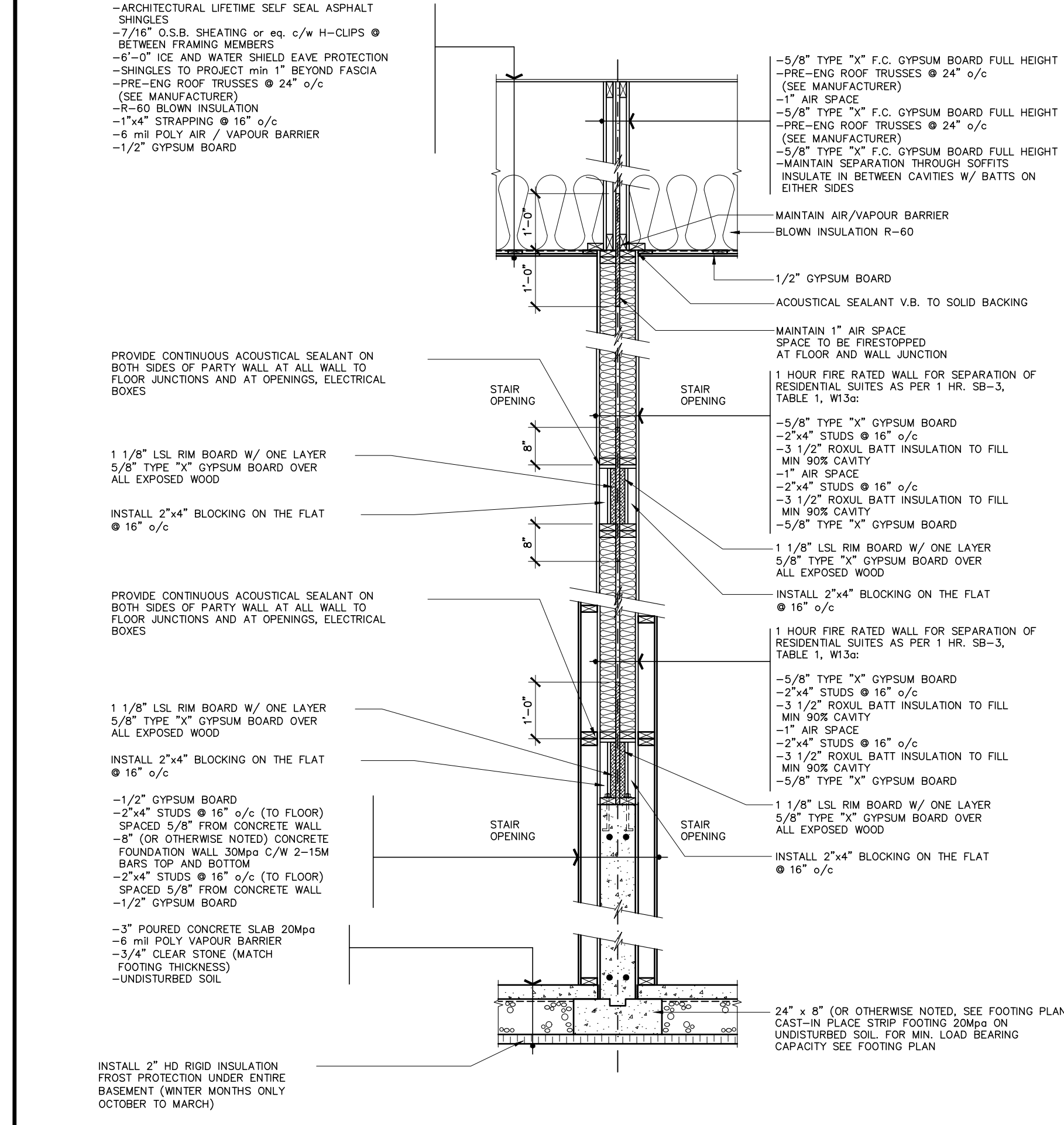
1 TYPICAL TWO STOREY WALL SECTION (SIDING)
SCALE: 1/2" = 1'-0"



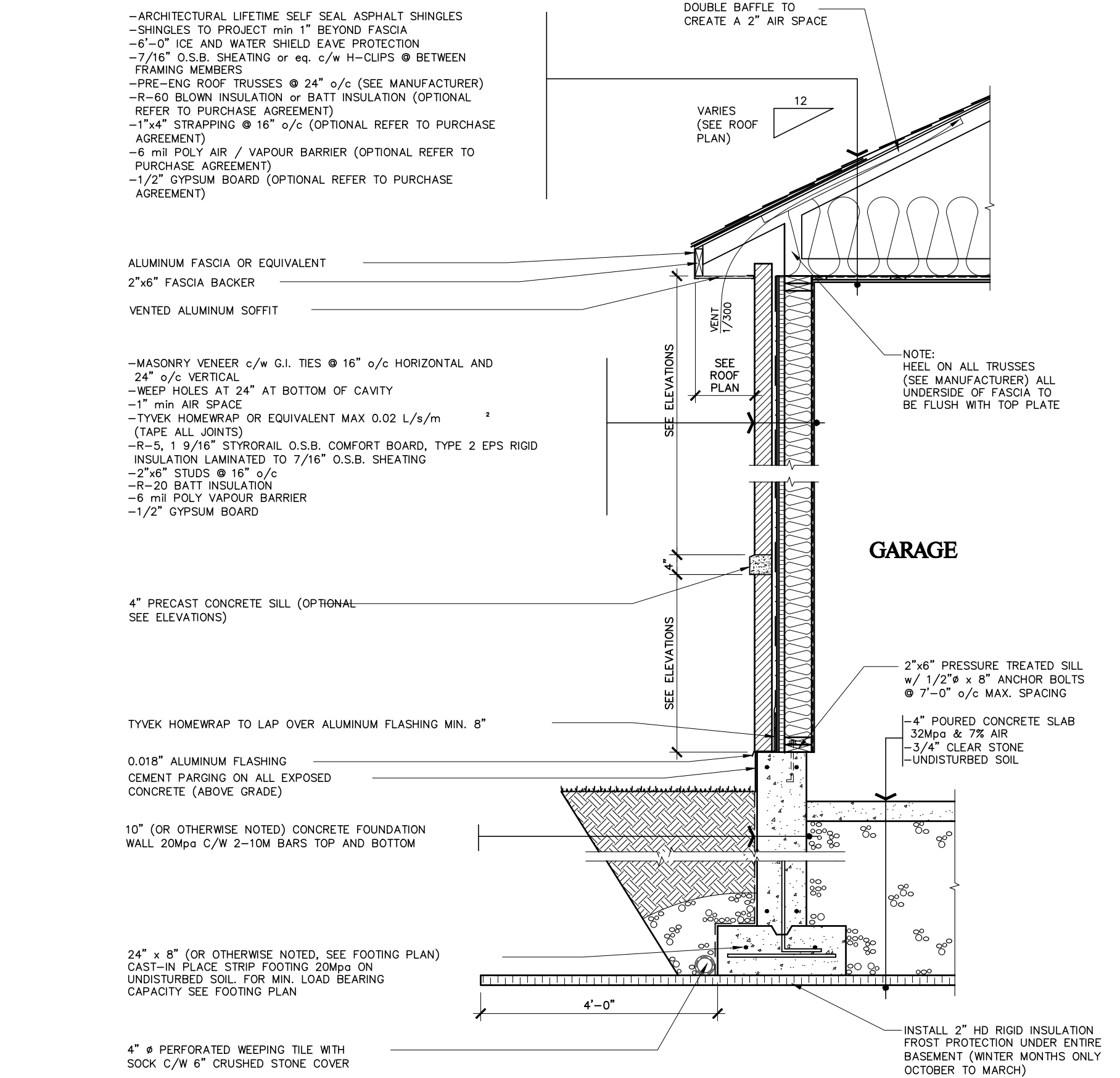
2 TYPICAL TWO STOREY WALL SECTION (MASONRY)
SCALE: 1/2" = 1'-0"



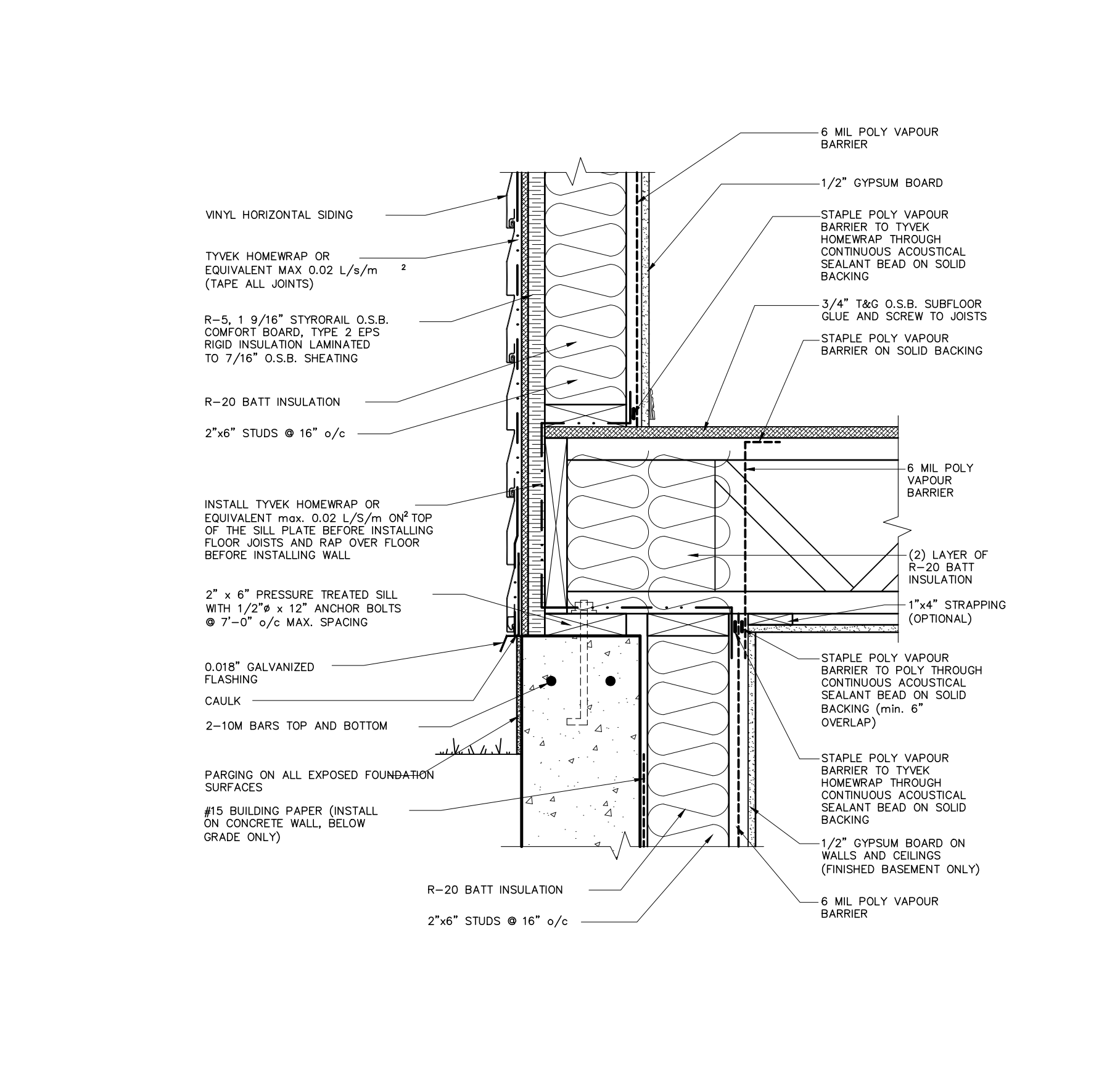
3 TYPICAL PARTY WALL SECTION - 1 HOUR FIRE RATED
SCALE: 1/2" = 1'-0"



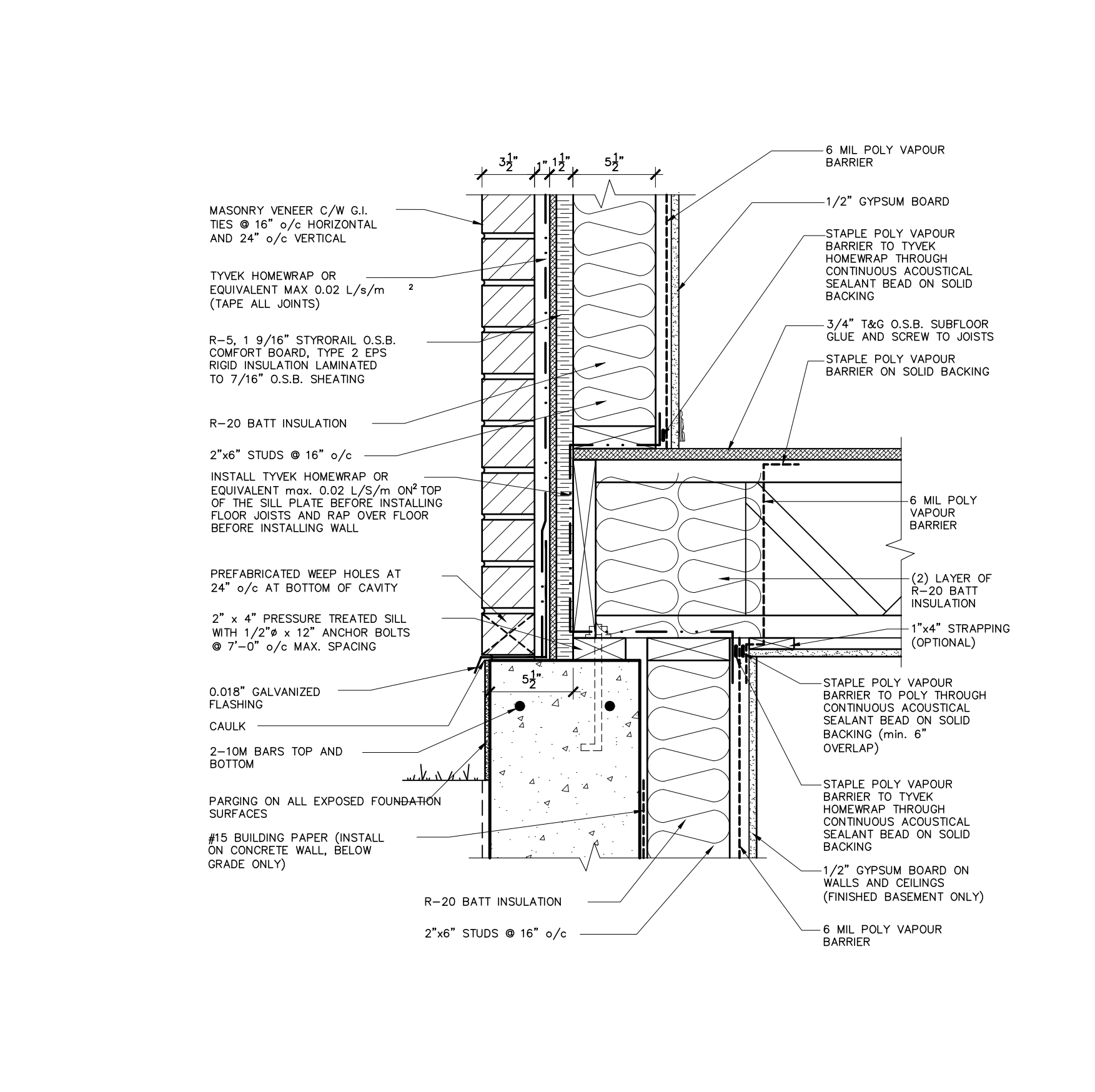
4 TYPICAL PARTY WALL SECTION THRU STAIR CASE - 1 HOUR FIRE RATED
SCALE: 1/2" = 1'-0"



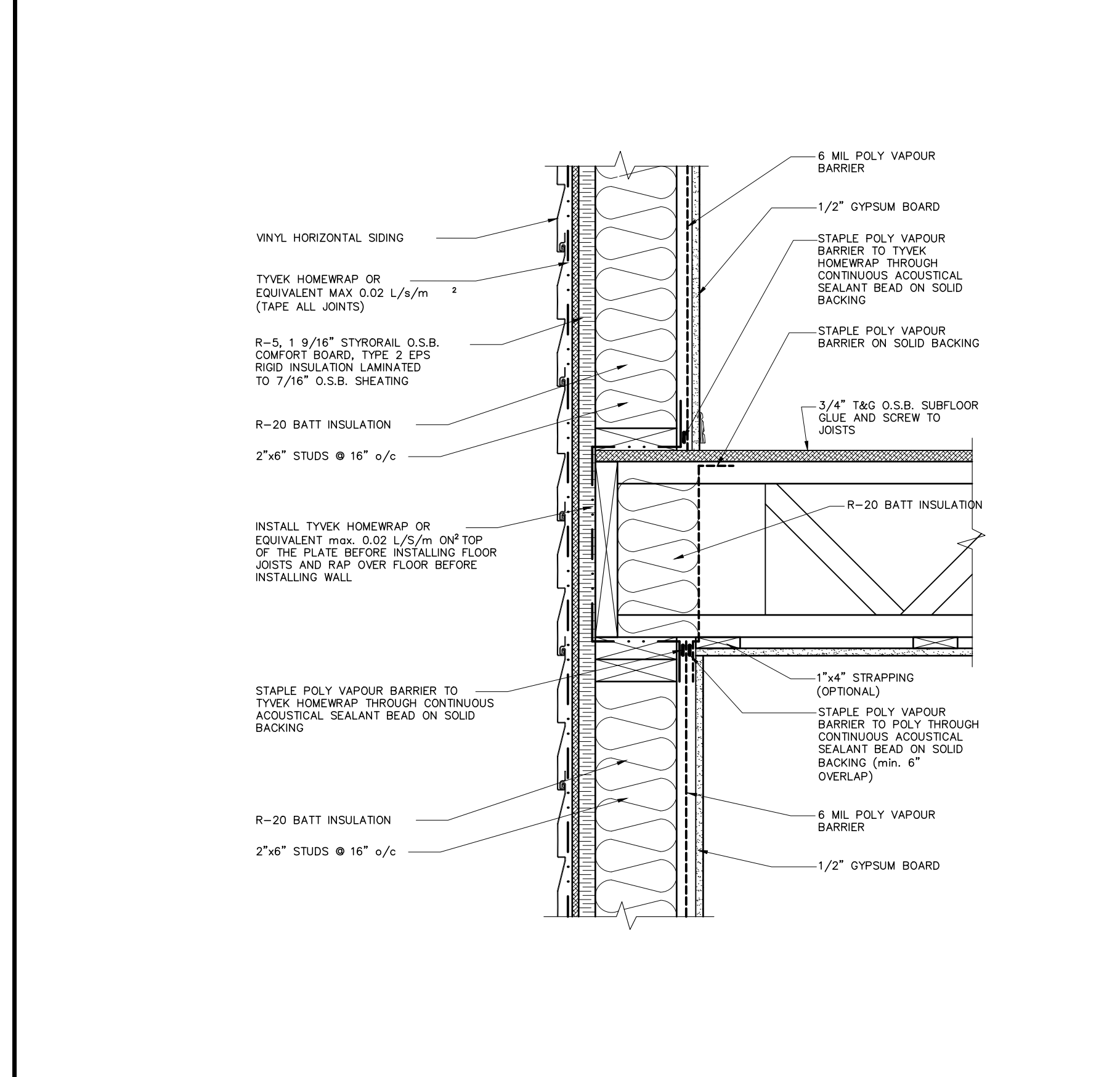
5 WALL SECTION AT GARAGE (MASONRY)
SCALE: 1/2" = 1'-0"



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"

