



Valecraft

Homes Ltd.

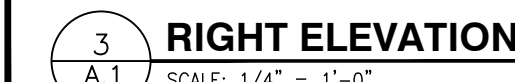


SHEA VILLAGE - BLOCK C

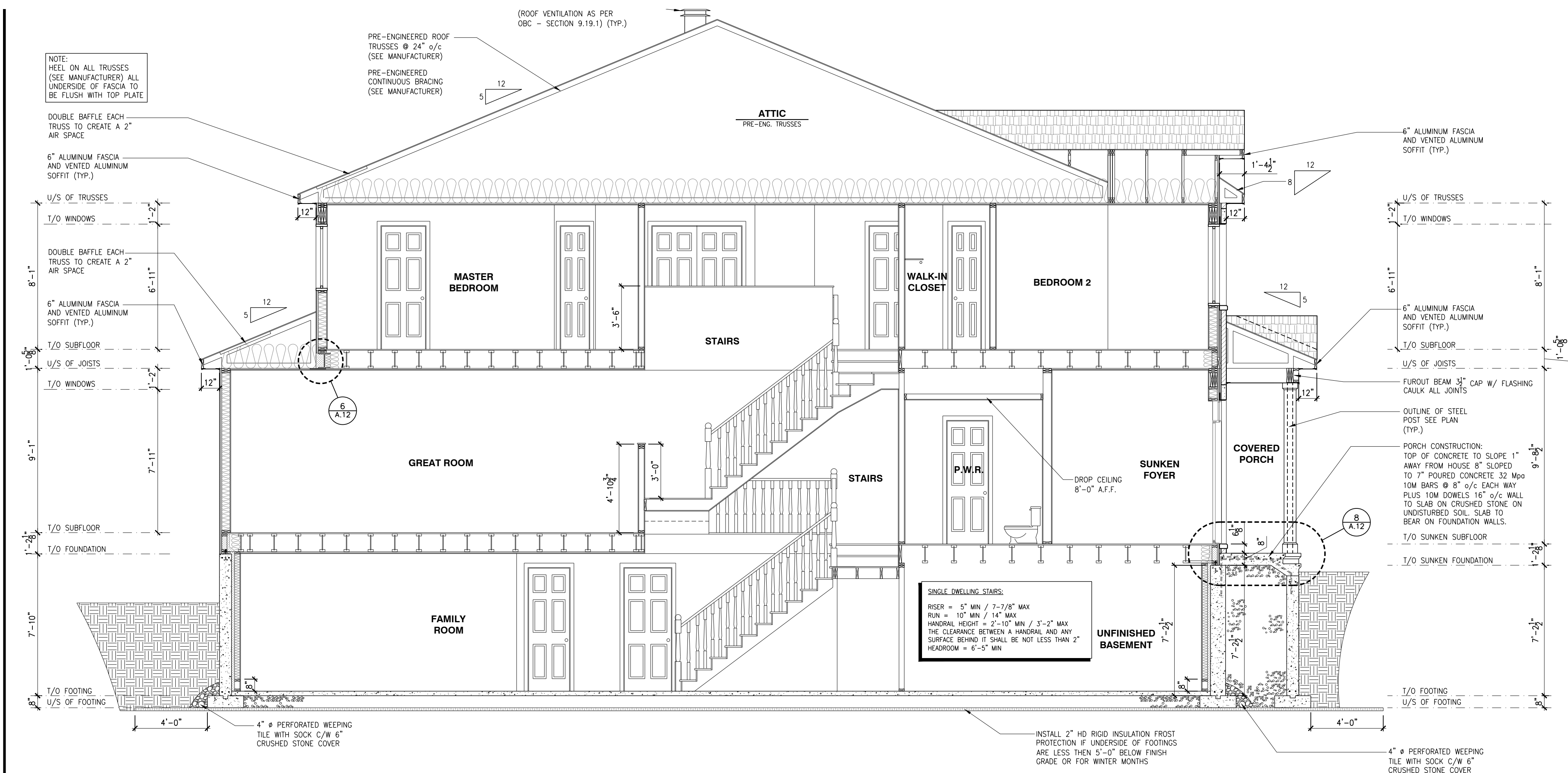
DRAWING LIST:

- 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

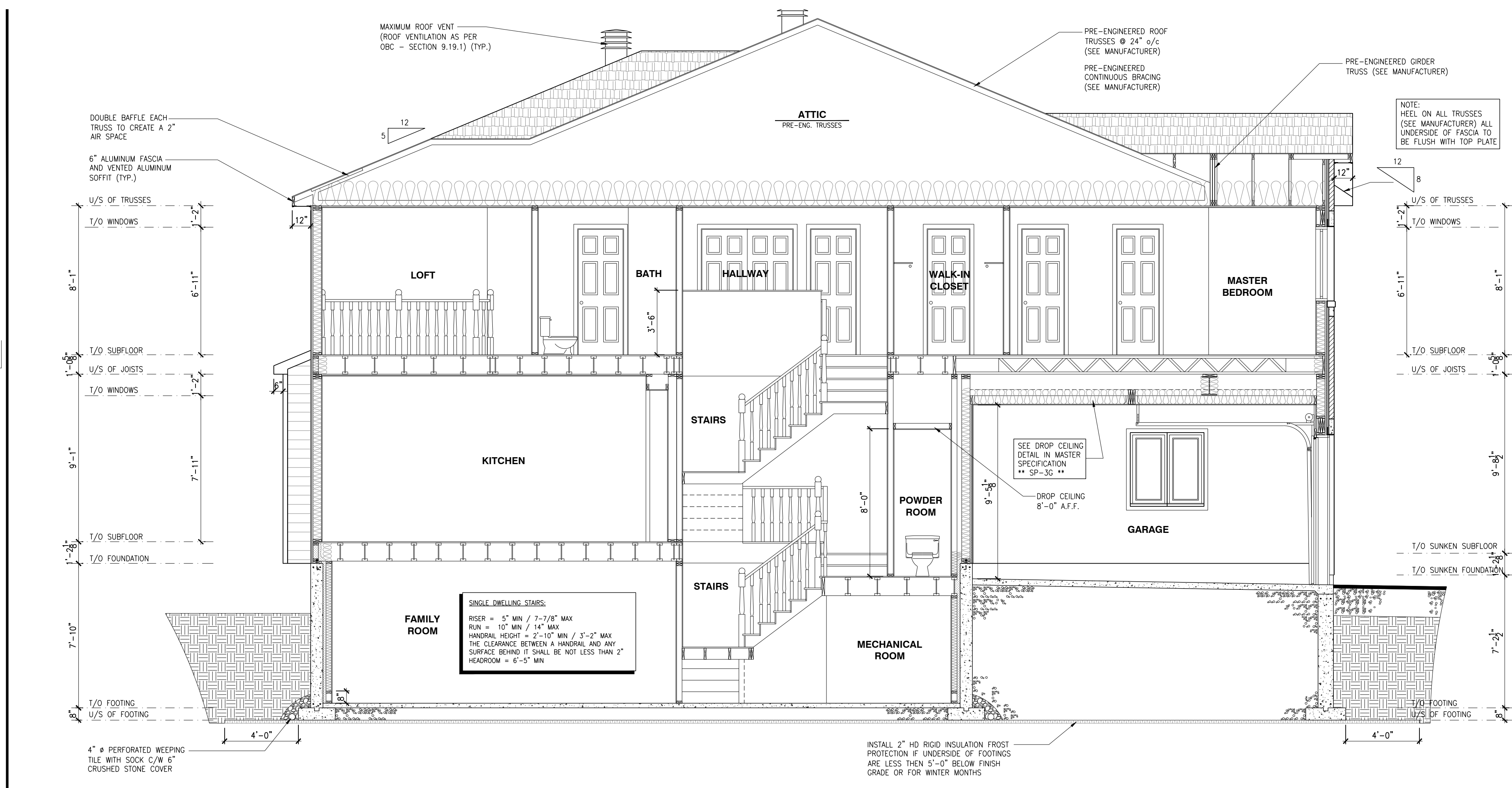
- A.11 WALL SECTIONS AND DETAILS
- A.12 DETAILS
- E.1 BASEMENT FLOOR - ELECTRICAL PLAN
- E.2 GROUND FLOOR - ELECTRICAL PLAN
- E.3 SECOND FLOOR - ELECTRICAL PLAN

MERKLEY OAKS | A.1

Merkley Oaks A.2

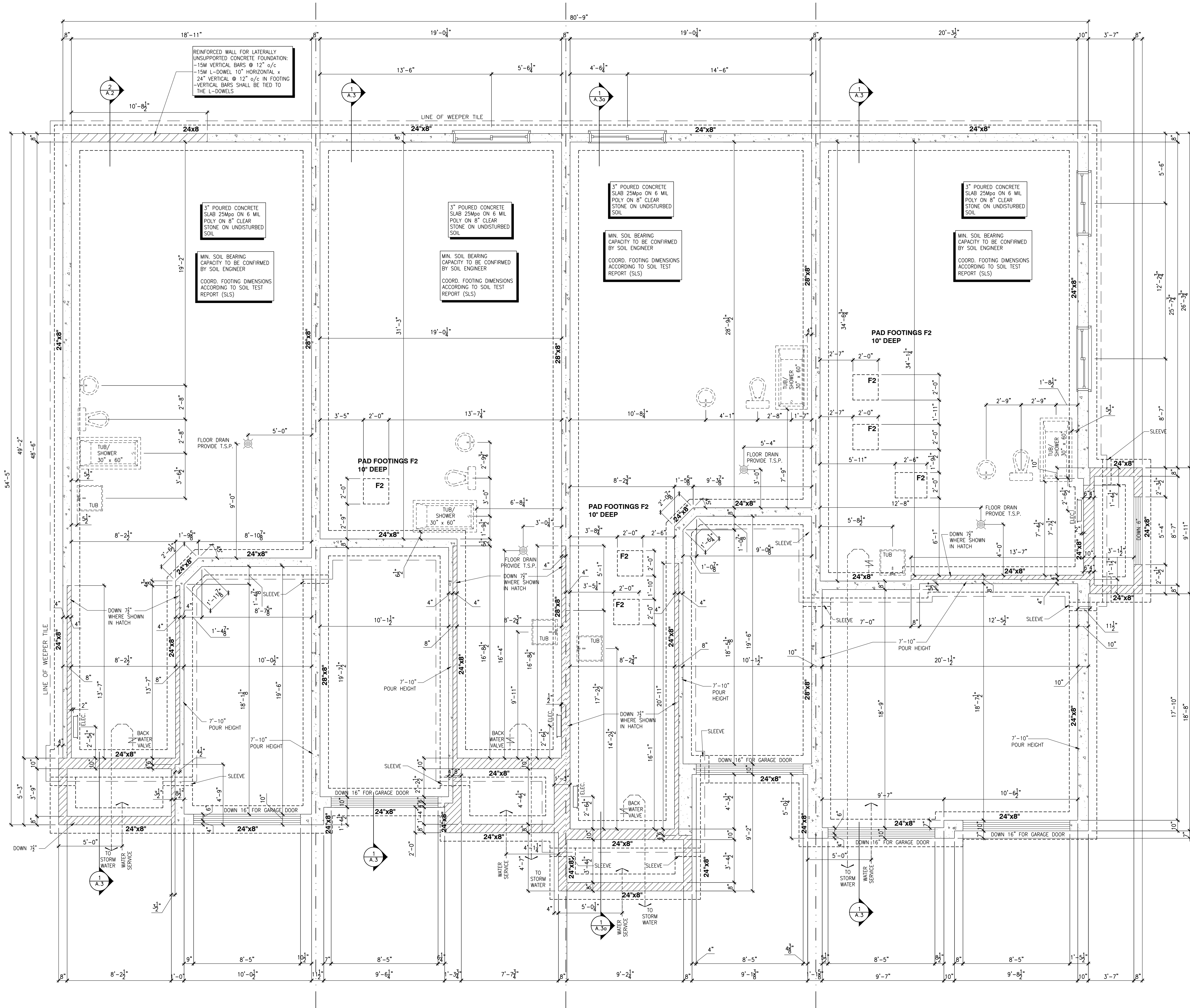


BUILDING SECTION - THE HUNTLEY MODEL 120
SCALE: 1/4" = 1'-0"

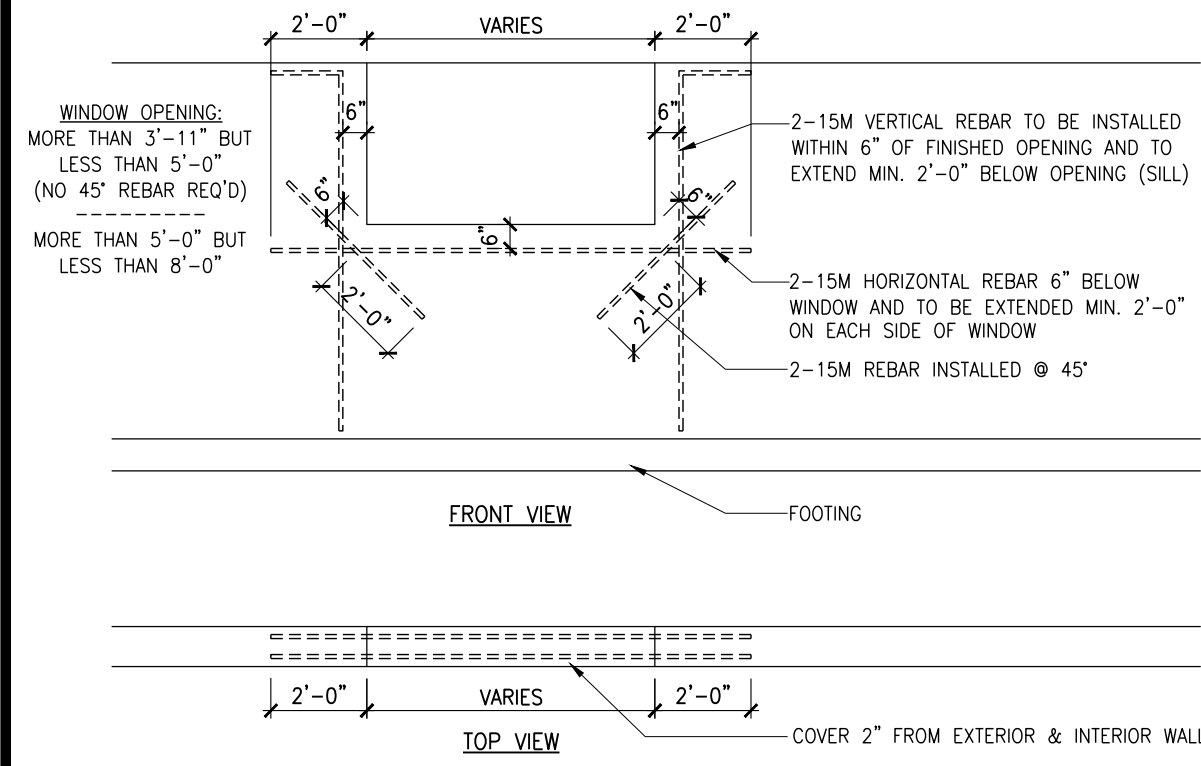


BUILDING SECTION - THE BASSETT MODEL 170
SCALE: 1/4" = 1'-0"

[illegible]



- 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 4650 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 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.



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

Valecraft
Homes (2019) Limited

ALL BECKETT ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD. HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BEN #123333
- TARION REGISTRATION NUMBER #47491
- ** SEE SIGNED SCHEDULE 1 DESIGNER INFORMATION FORM **

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY REVISIONS 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.

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:

MERKLEY OAKS
MODEL: 110 THE THOMAS
BLOCK: A
LOT: 01
ADDRESS: 7 FISHER AVENUE

MERKLEY OAKS
MODEL: 140 THE GREEN (REV)
BLOCK: A
LOT: 02
ADDRESS: 5 FISHER AVENUE

MERKLEY OAKS
MODEL: 120 THE HUNTLEY
BLOCK: A
LOT: 03
ADDRESS: 3 FISHER AVENUE

MERKLEY OAKS
MODEL: 170 THE BASSETT
BLOCK: A
LOT: 04
ADDRESS: 1 FISHER AVENUE

2024 O.B.C. DRAWINGS			
REV-2	ISSUED FOR CONSTRUCTION	02/14/2025	AB
NO.	DESCRIPTION	1MM/00/0000	BY
DRAWING:			
FOOTING PLAN			
ADDRESS:	SCALE:	DATE:	1MM/00/0000
SEE PLANS	1/4" = 1'-0"	02/14/2025	
BLOCK: A MERKLEY OAKS			SHEET: A.4

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NOTES:

- 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 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 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'-1.75x8.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3'-1.75x8.5 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
P10 = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK POST BY USF

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 88x89x5.3x18 + 100x20x12 TAB PL (*)
P14 = HSS 88x89x4.8 + 100x20x12 TAB PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x18x12 TAB PL (*)
P16 = HSS 76.2x76.2x4.78 + 100x13x12 TAB PL (*)
P17 = HSS 73 0.0x4.8 + 100x18x12 BOTTOM PL + 100x16x10 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 "P2"

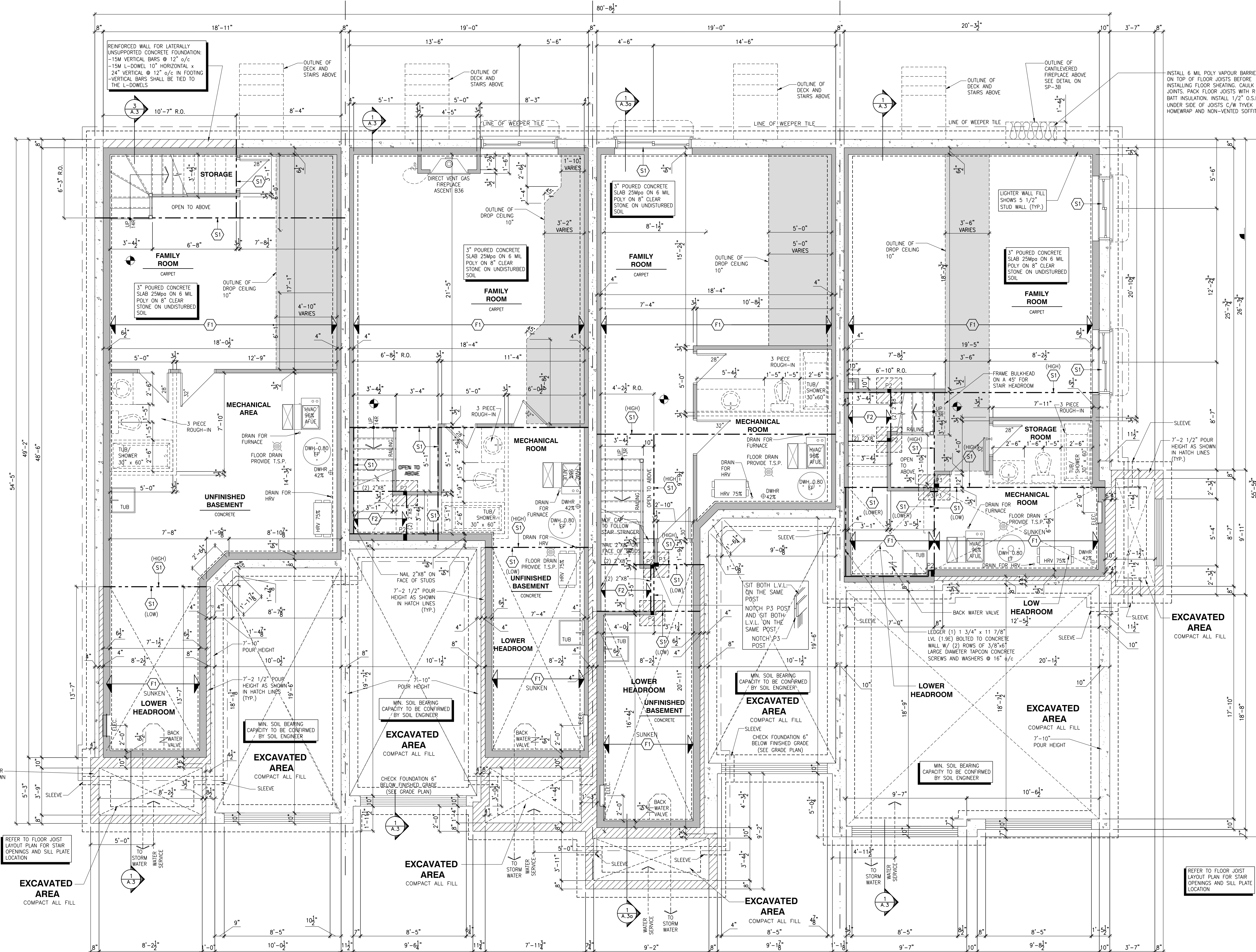
FLOOR FRAMING:

- 11 3/4" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c c/w STRAPPING UNLESS OTHERWISE NOTED (SEE MANUFACTURER)
- 2" x 8" JOIST @ 16" o/c UNLESS OTHERWISE NOTED
- 2" x 8" PRESSURE TREATED JOIST @ 16" o/c UNLESS OTHERWISE NOTED
- 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 GROOVER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

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LOT: 02
ADDRESS: 5 FISHER AVENUE

MERKLEY OAKS
MODEL: 120 THE HUNTLEY
BLOCK: A
LOT: 03
ADDRESS: 3 FISHER AVENUE

MERKLEY OAKS
MODEL: 170 THE BASSETT
BLOCK: A
LOT: 04
ADDRESS: 1 FISHER AVENUE

REV-2			
REV-1	ISSUED FOR CONSTRUCTION	02/14/2025	AB
NO.	DESCRIPTION	MM/DD/YYYY	BY

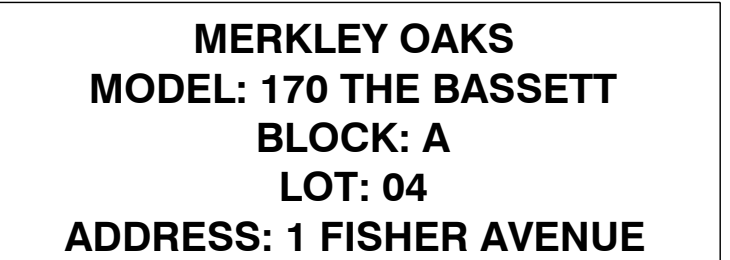
DRAWING:

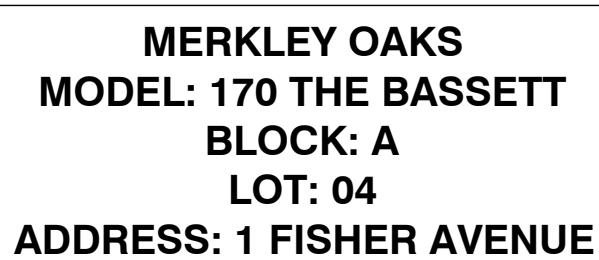
BASEMENT FLOOR PLAN

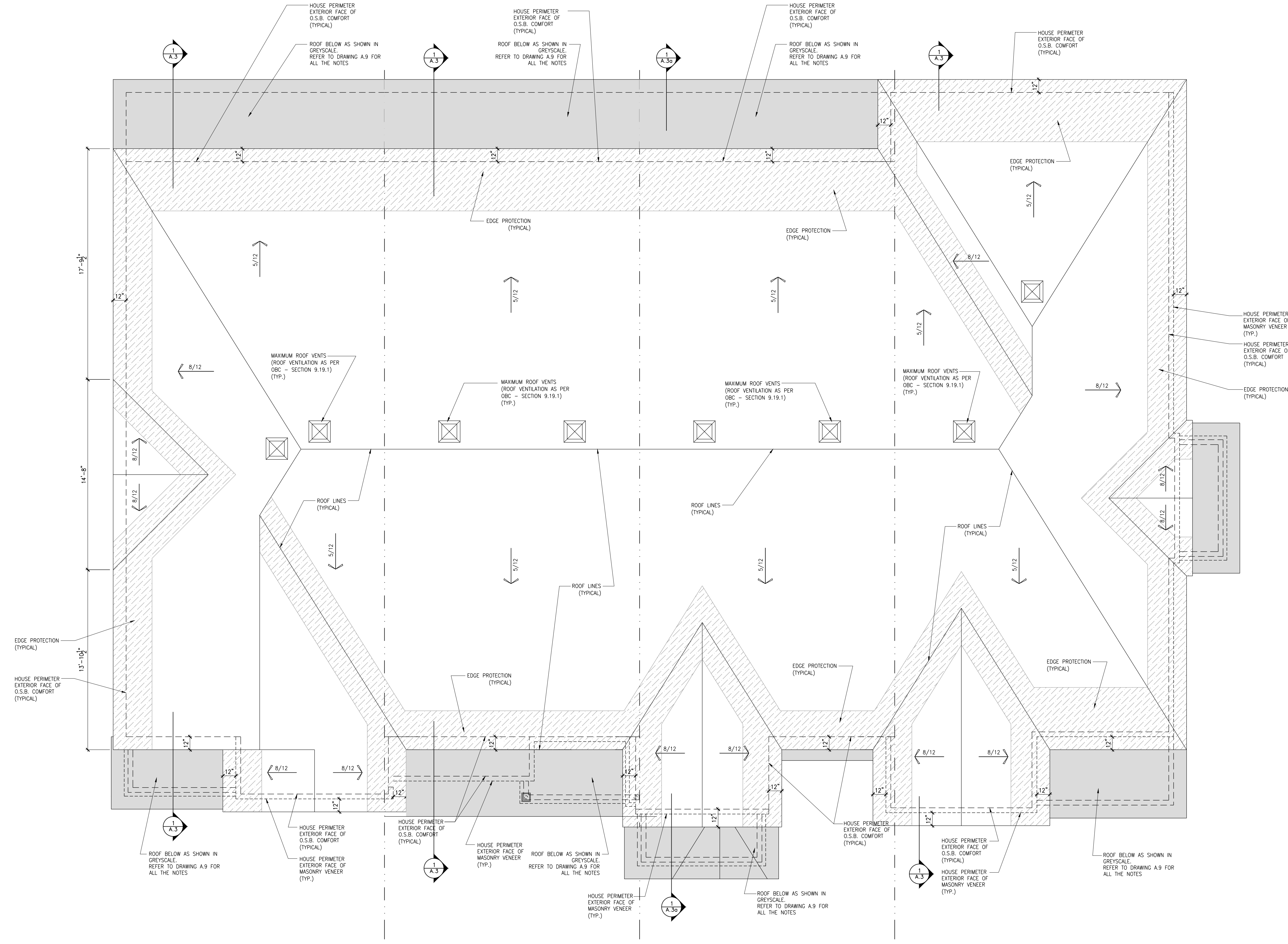
ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: MM/DD/YYYY 02/14/2025 SHEET:

BLOCK: A
MERKLEY OAKS

A.5







MERKLEY OAKS
MODEL: 110 THE THOMAS
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