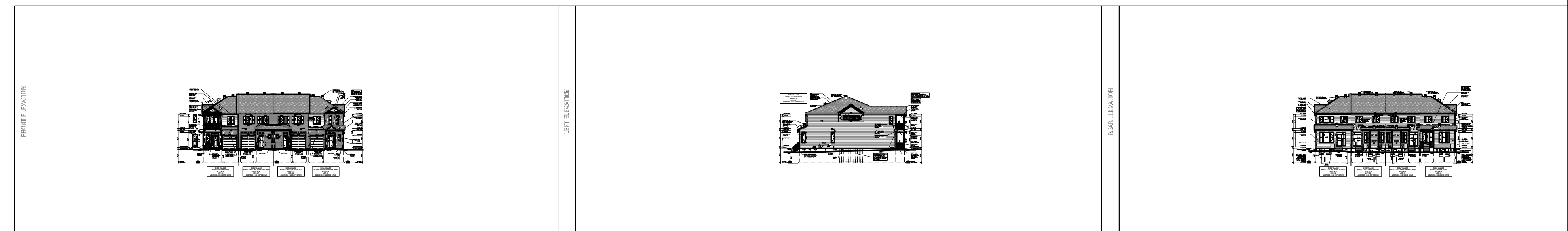




Valecraft

Homes Ltd.

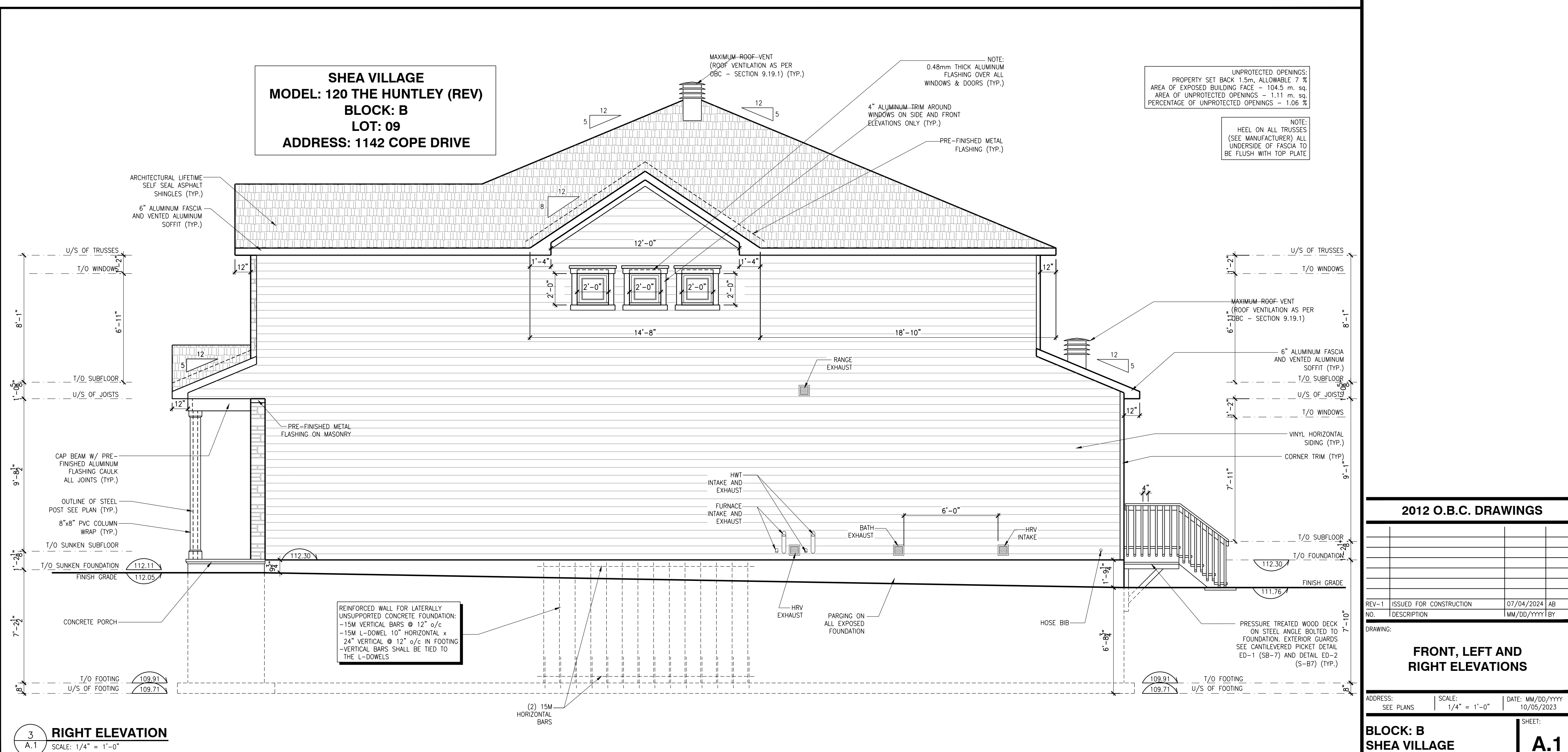
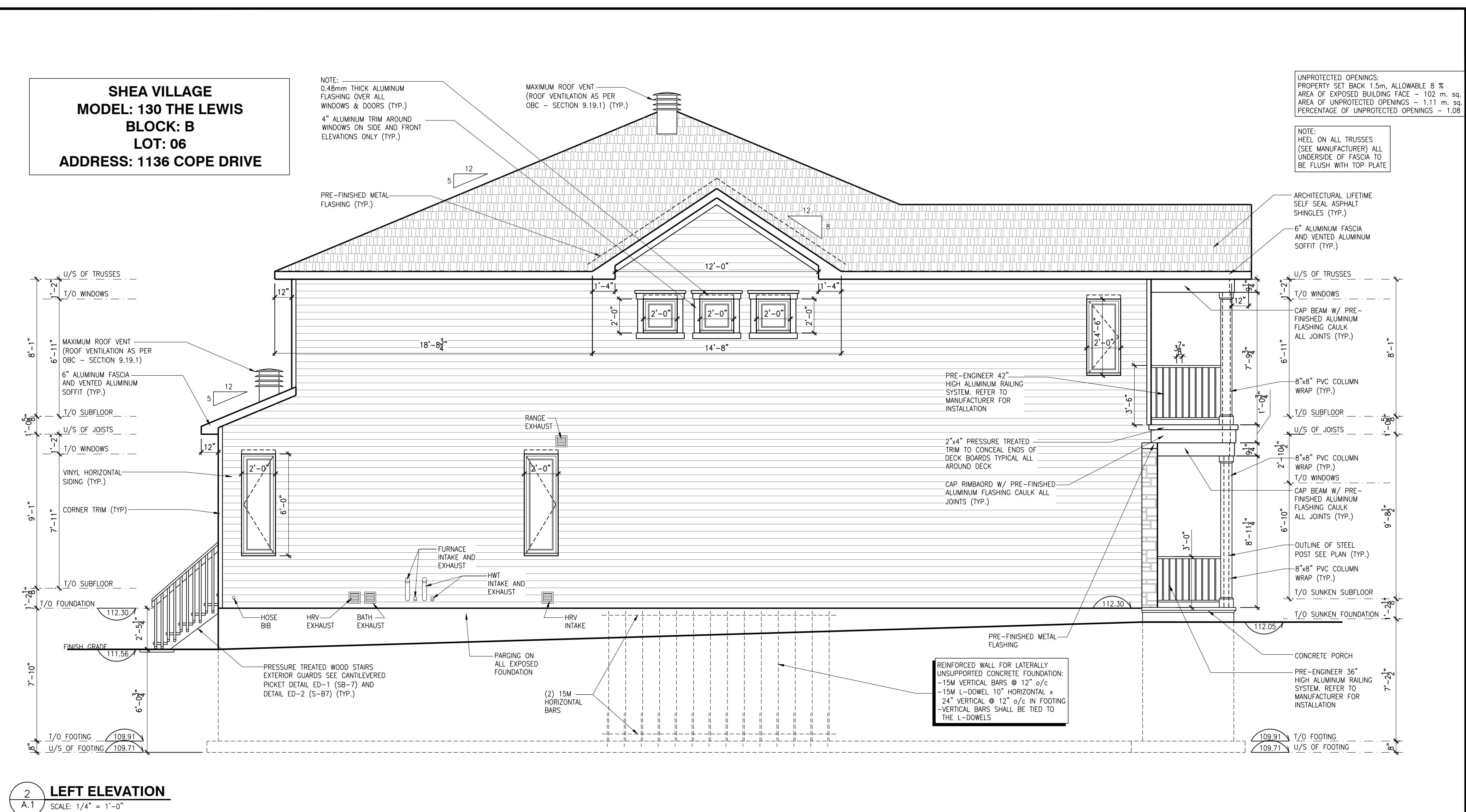
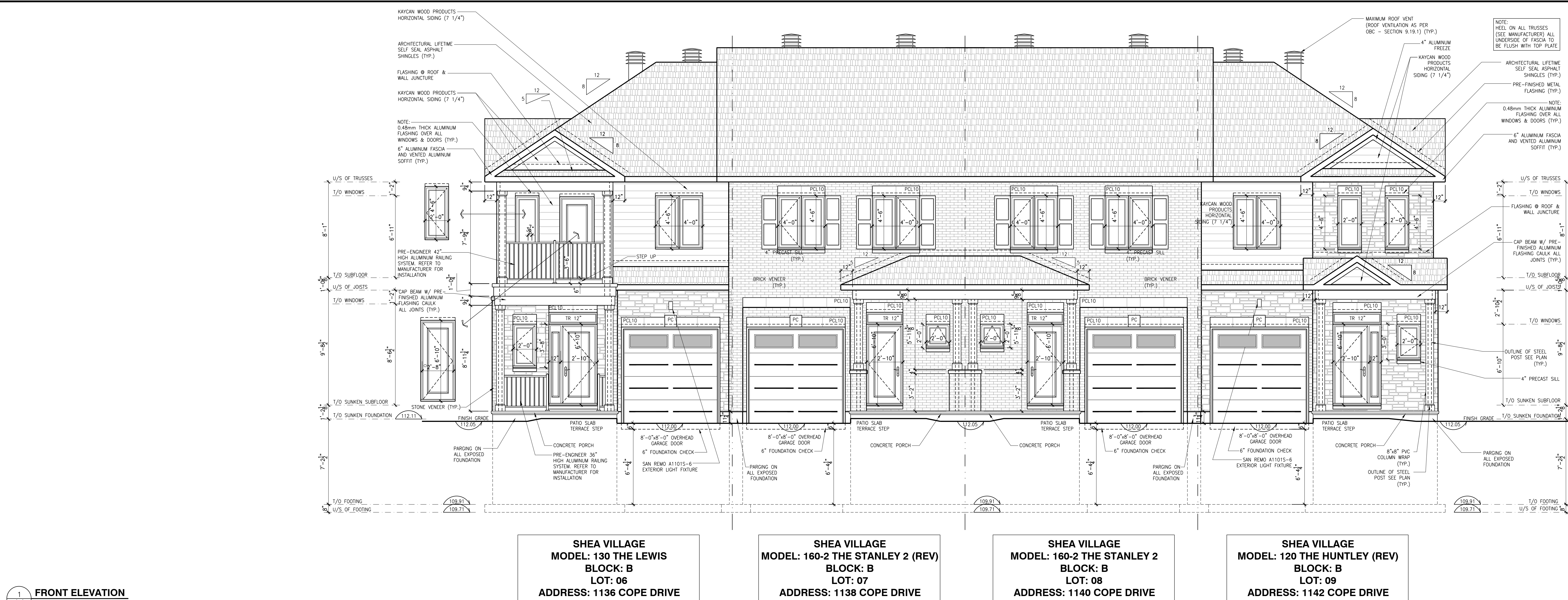


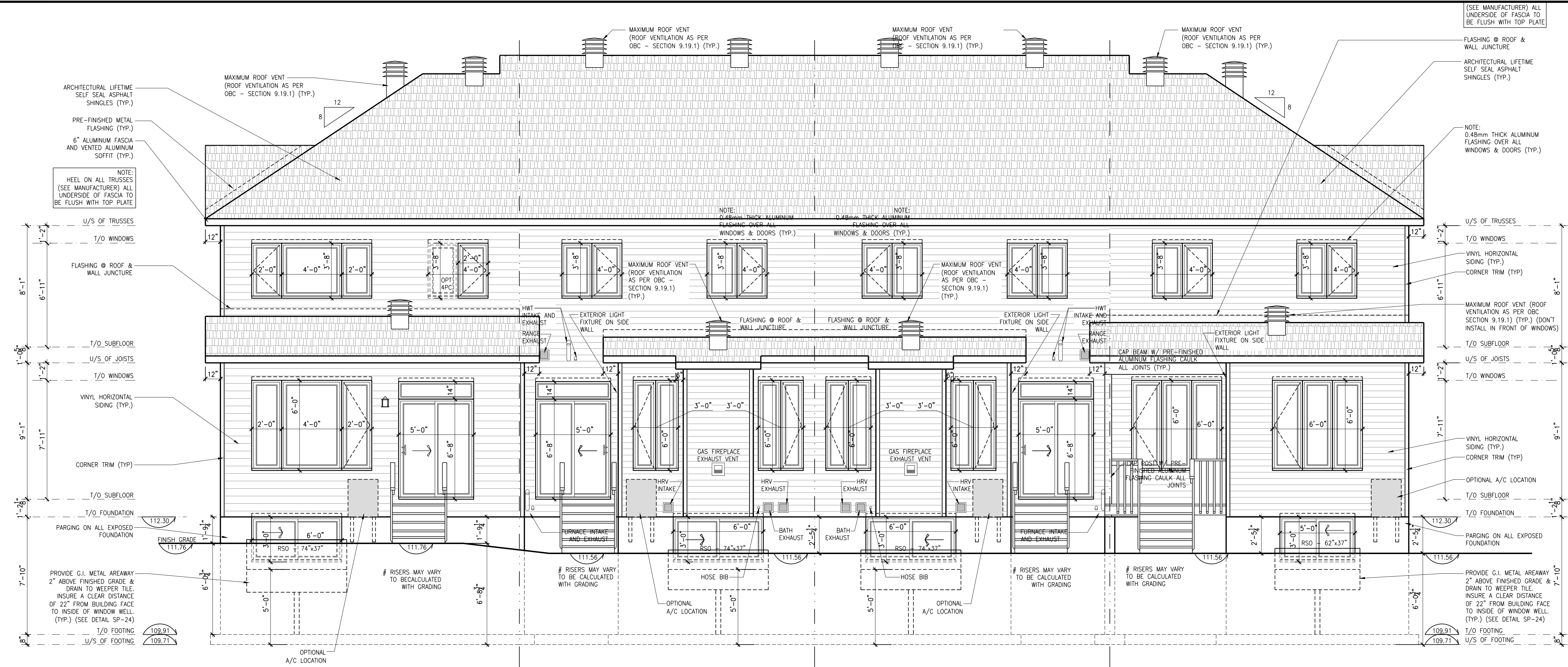
SHEA VILLAGE - BLOCK B

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





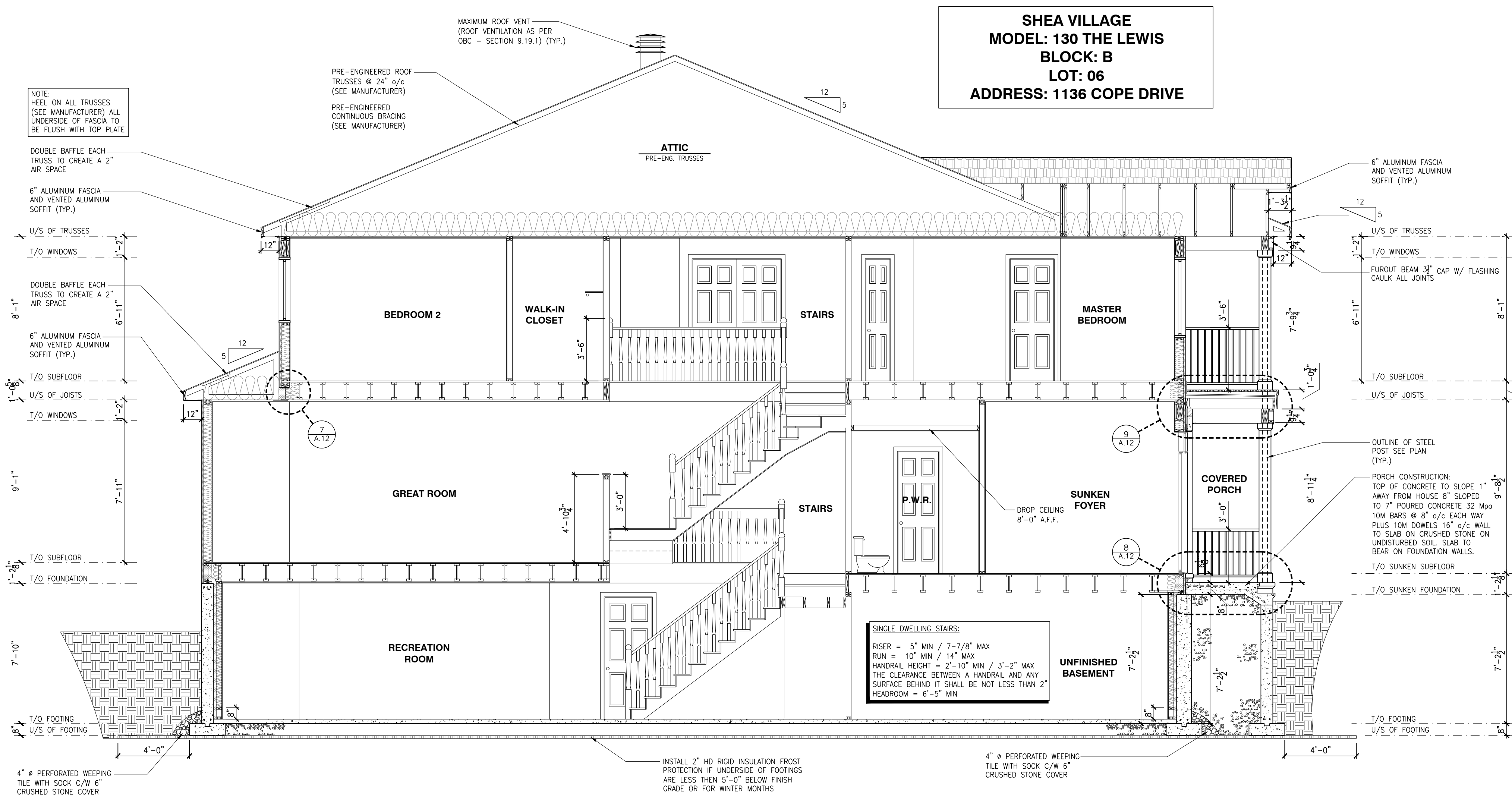
SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: B
LOT: 09
ADDRESS: 1142 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: B
LOT: 08
ADDRESS: 1140 COPE DRIVE

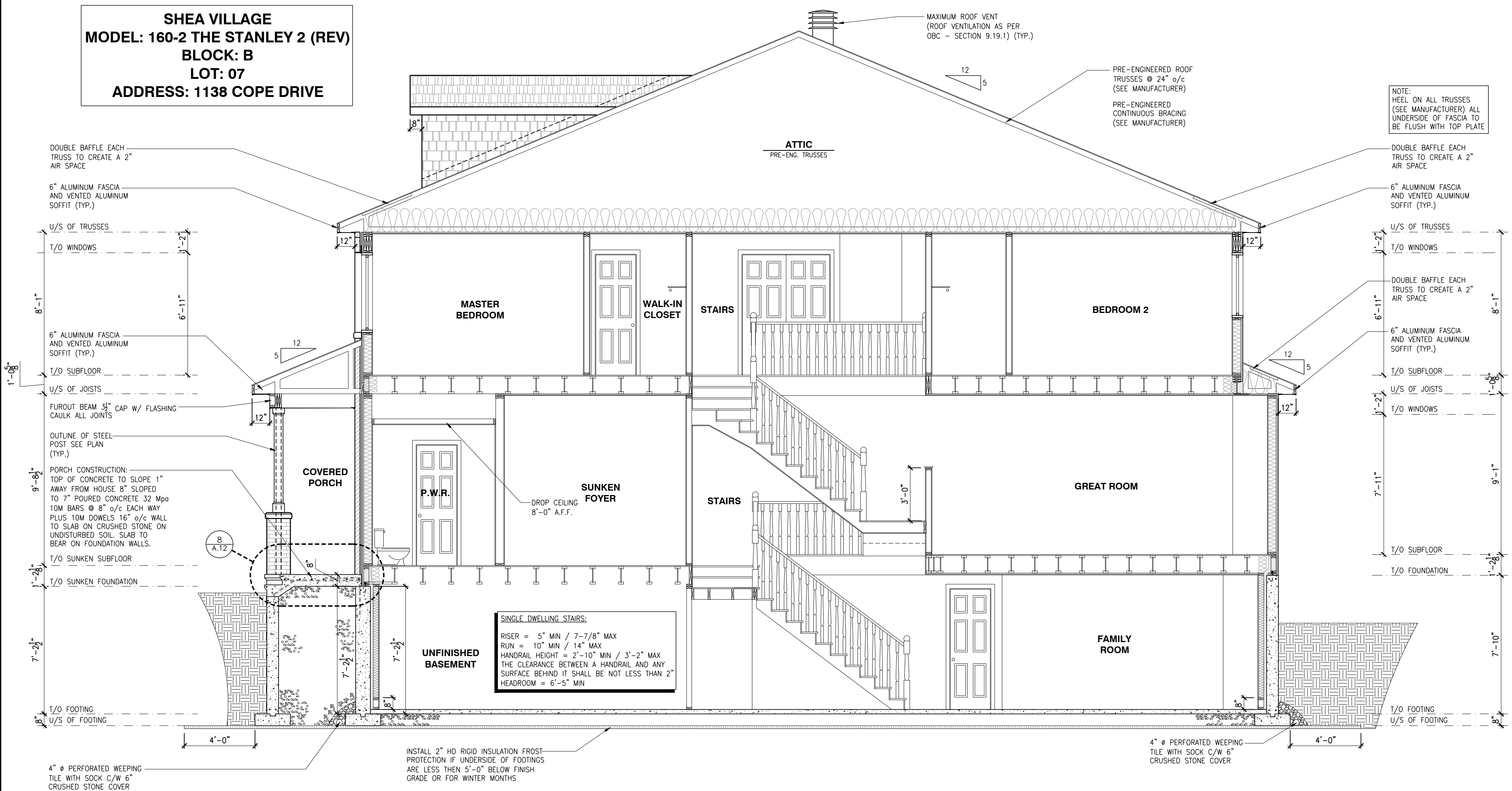
SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: B
LOT: 07
ADDRESS: 1138 COPE DRIVE

SHEA VILLAGE
MODEL: 130 THE LEWIS
BLOCK: B
LOT: 06
ADDRESS: 1136 COPE DRIVE

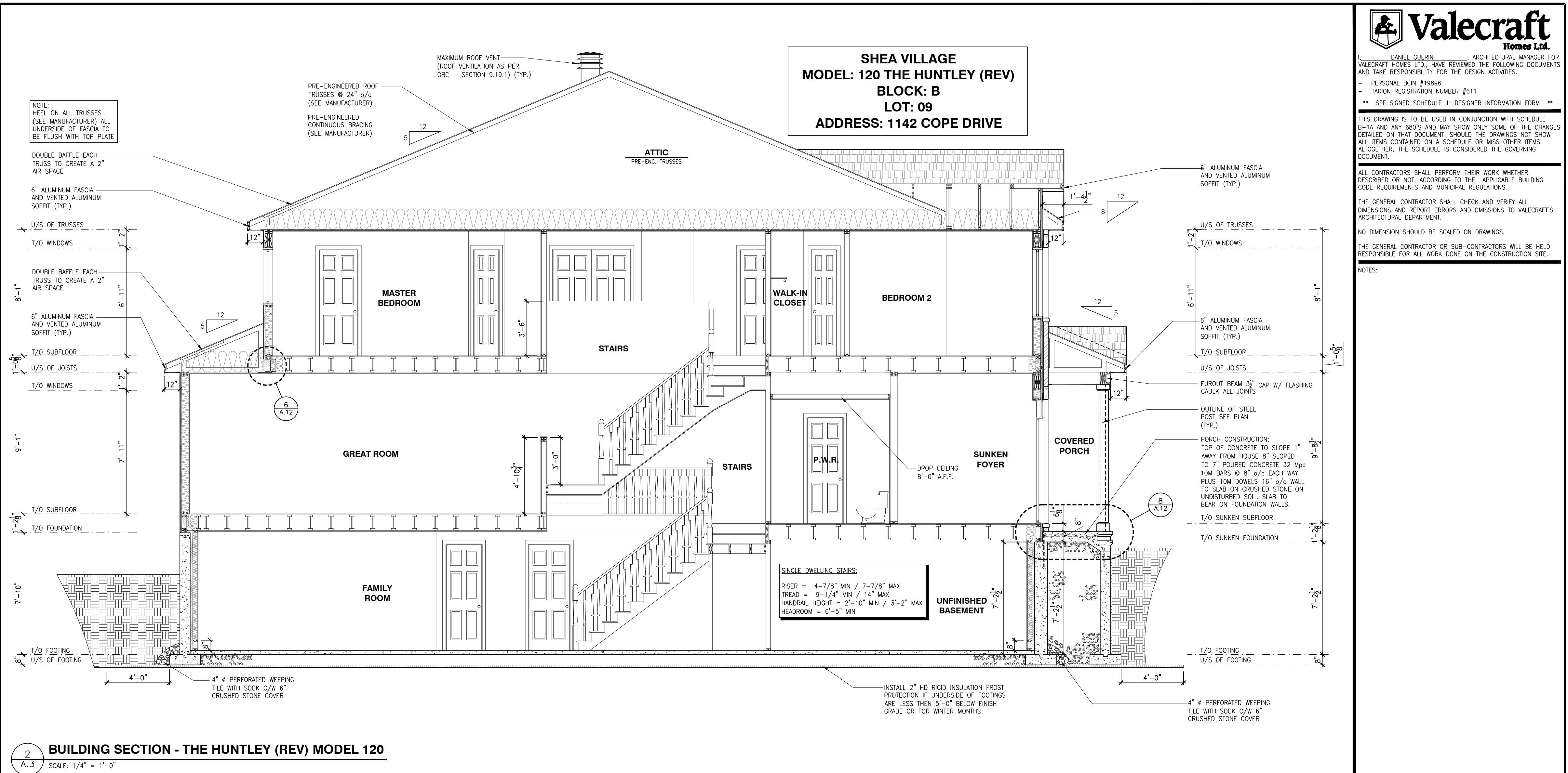
1
A.2
REAR ELEVATION
SCALE: 1/4" = 1'-0"



2
A.2
BUILDING SECTION - THE LEWIS MODEL 130
SCALE: 1/4" = 1'-0"



3
A.2
BUILDING SECTION - THE STANLEY 2 (REV) MODEL 160-2
SCALE: 1/4" = 1'-0"



Valecraft
Homes Ltd.

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

PERSONAL BOW #18086
TARON REGISTRATION NUMBER #611

* SEE SIGNED SCHEDULE I - DESIGNER INFORMATION FORM *

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE II-B-1A AND ANY NOTES THAT MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR WERE OTHER TERMS COLLECTIVELY, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER PRESCRIBED 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.

NONE DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:

2012 O.B.C. DRAWINGS		
REV#-1	ISSUED FOR CONSTRUCTION	07/04/2024 AB
NO.	DESCRIPTION	MM/DD/YYYY BY

DRAWING:

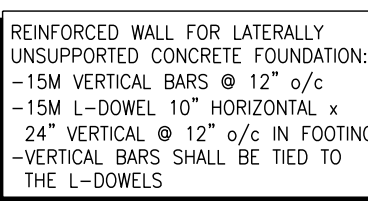
BUILDING SECTIONS

ADDRESS: SEE PLANS	SCALE: 1/4" = 1'-0"	DATE: MM/DD/YYYY 10/05/2023
BLOCK: B SHEA VILLAGE		SHEET: A.3



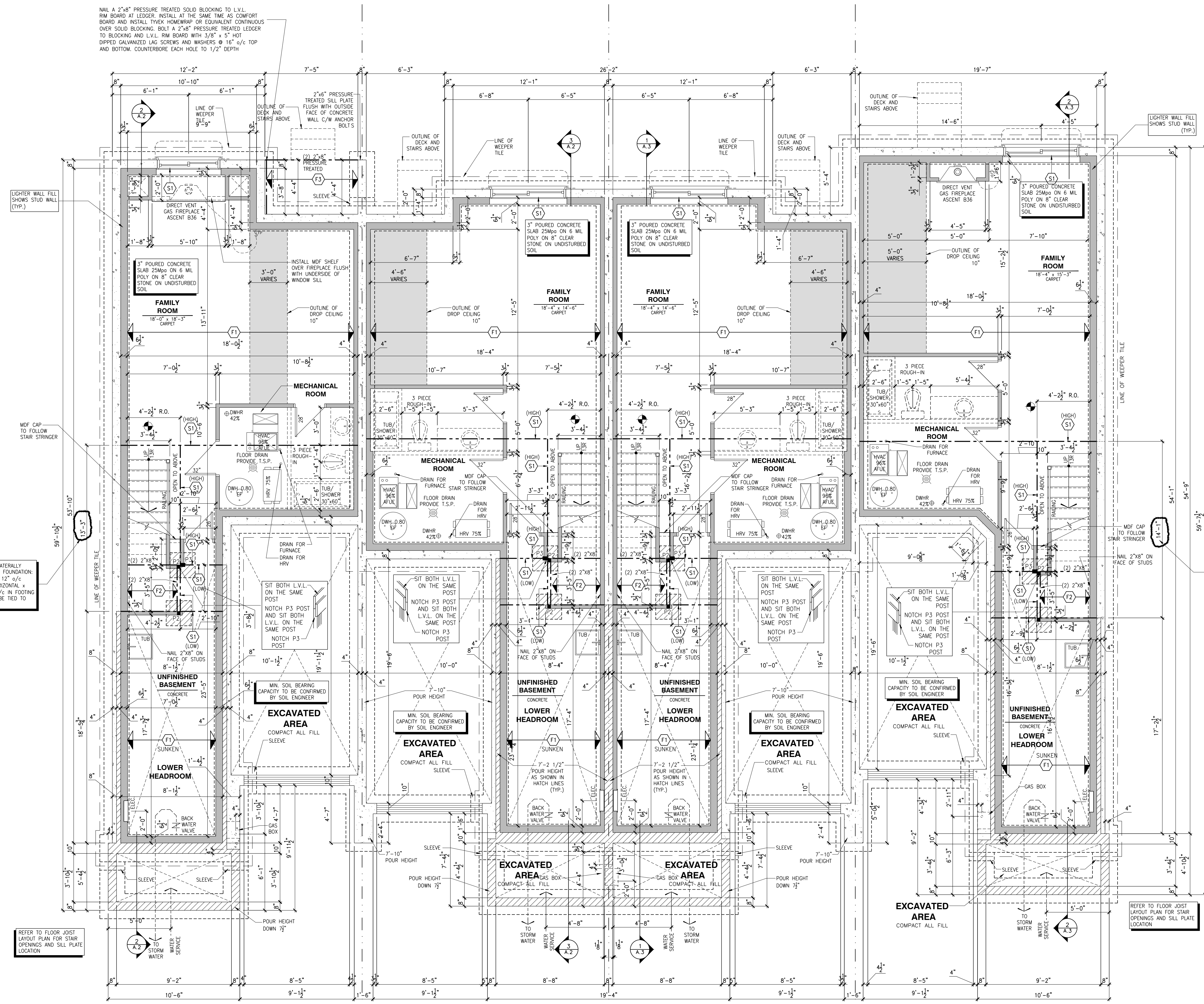
- | FOOTING SCHEDULE | | | | | |
|--|---|--|--|--|--|
| ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR <SFE CLASS>» | | | | | |
| WALL FOOTINGS | 100KPa | 85KPa | 75KPa | 60KPa | 40KPa |
| WF1 | 30" w x 8" h
2-15M LONGITUDINAL BARS | 35" w x 8" h
15M TRANSVERSE BOTTOM BARS 32" LONG @ 20" o/c
3-15M LONGITUDINAL BARS | 40" w x 8" h
15M TRANSVERSE BOTTOM BARS 36" LONG @ 20" o/c
3-15M LONGITUDINAL BARS | 45" w x 8" h
15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c
5-15M LONGITUDINAL BARS | 72" w x 8" h
BARS 68" LONG @ 16" o/c
5-15M LONGITUDINAL BARS |
| WF2 | 28" w x 8" h
2-15M LONGITUDINAL BARS | 34" 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 | 42" w x 8" h
15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c
4-15M LONGITUDINAL BARS | 64" w x 8" h
15M TRANSVERSE BOTTOM BARS 64" LONG @ 16" o/c
4-15M LONGITUDINAL BARS |
| WF3 | 28" w x 8" h
2-15M LONGITUDINAL BARS | 30" w x 8" h
2-15M LONGITUDINAL BARS | 34" w x 8" h
34" LONG @ 20" o/c
3-15M LONGITUDINAL BARS | 42" w x 8" h
15M TRANSVERSE BOTTOM BARS 38" LONG @ 20" o/c
3-15M LONGITUDINAL BARS | 64" w x 8" h
15M TRANSVERSE BOTTOM BARS 64" 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" w x 8" h
15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c
3-15M LONGITUDINAL BARS | 58" w x 8" h
15M TRANSVERSE BOTTOM BARS 54" LONG @ 16" o/c
3-15M 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 34" 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" w x 8" h
15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c
3-15M LONGITUDINAL BARS | 48" w x 8" h
15M TRANSVERSE BOTTOM BARS 48" 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
4-15M LONGITUDINAL BARS | 38" w x 8" h
15M TRANSVERSE BOTTOM BARS 34" LONG @ 16" o/c
4-15M LONGITUDINAL BARS |

PAD FOOTING SCHEDULE					
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR «SFE CLASS»»					
POST FOOTINGS	100KPa	85KPa	75KPa	60KPa	40KPa
F1	3-5W x 35W x 10H 3-15W LONGITUDINAL BARS x 30" LONG EACH WAY	3-5W x 35W x 10H 3-15W LONGITUDINAL BARS x 32" LONG EACH WAY	4-4W x 40W x 10H 3-15W LONGITUDINAL BARS x 34" LONG EACH WAY	4-4W x 40W x 10H 3-15W LONGITUDINAL BARS x 40" LONG EACH WAY	5-4W x 45W x 10H 3-15W LONGITUDINAL BARS x 48" LONG EACH WAY
F2	2-4W x 24W x 10H	2-4W x 24W x 10H	2-4W x 24W x 10H	2-6W x 28W x 10H	3-5W LONGITUDINAL BARS x 37" LONG EACH WAY



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

SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: B
LOT: 09
ADDRESS: 1142 COPE DRIVE



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 FLYWOOD 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 (LIFT) 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 CAN/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.

- SHEA VILLAGE**
MODEL: 160-2 THE LEWIS
BLOCK: B
LOT: 06
ADDRESS: 1136 COPE DRIVE
- SHEA VILLAGE**
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: B
LOT: 07
ADDRESS: 1138 COPE DRIVE
- SHEA VILLAGE**
MODEL: 120 THE STANLEY 2
BLOCK: B
LOT: 08
ADDRESS: 1140 COPE DRIVE
- SHEA VILLAGE**
MODEL: 120 THE HUNTLEY (REV)
BLOCK: B
LOT: 09
ADDRESS: 1142 COPE DRIVE

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'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 ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

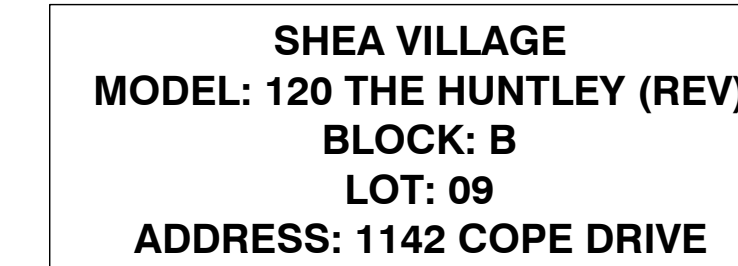
ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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:



DANIEL GUNDEL, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
PERSONAL BEN #1896
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.

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 SMOKE/HEAT 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 10 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 125x125x8
S5 = L 125x125x10
S6 = L 125x125x12
S7 = L 150x150x12 (8" BEARING)

LINTEL TABLE:
L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.8E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 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 3-2x4
P4 = 4-2x4 OR 4-2x6
P5 = 2-2x4 OR 3-2x4
P6 = 6-2x4 OR 6-2x6
P3 = HSS 88.8x89x3.18 + 100x200x12 TAB PL. (*)
P14 = HSS 88.8x89x4.8 + 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 7x2"

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 W/ 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" FLET WELD TO FLANGE AT TOP AND 1" STITCH WELD AT 6" SPACING AT BOTTOM OF FLANGE.
(STOP STEEL PLATE 6" SHORT AT BOTH ENDS OF BEAM TO ALLOW BEAM TO SIT ON TOP OF WALL)

2012 O.B.C. DRAWINGS

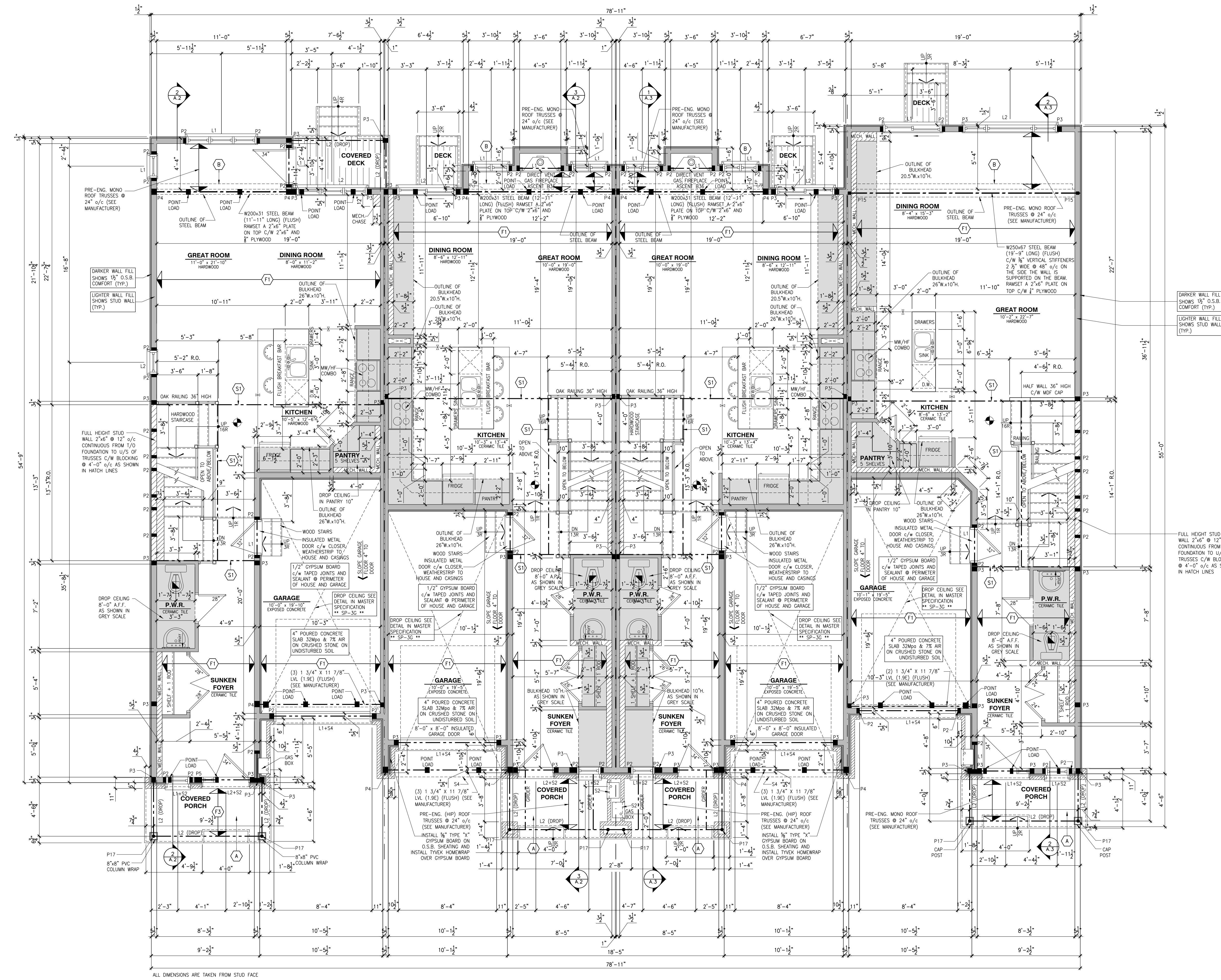
REV	DESCRIPTION	DATE
REV-1	ISSUED FOR CONSTRUCTION	07/04/2024 AB
NO.	DESCRIPTION	1MM/00/0000 BY

DRAWING:

GROUND FLOOR PLAN

ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: 10/05/2023 SHEET:

BLOCK: B
SHEA VILLAGE
A.7

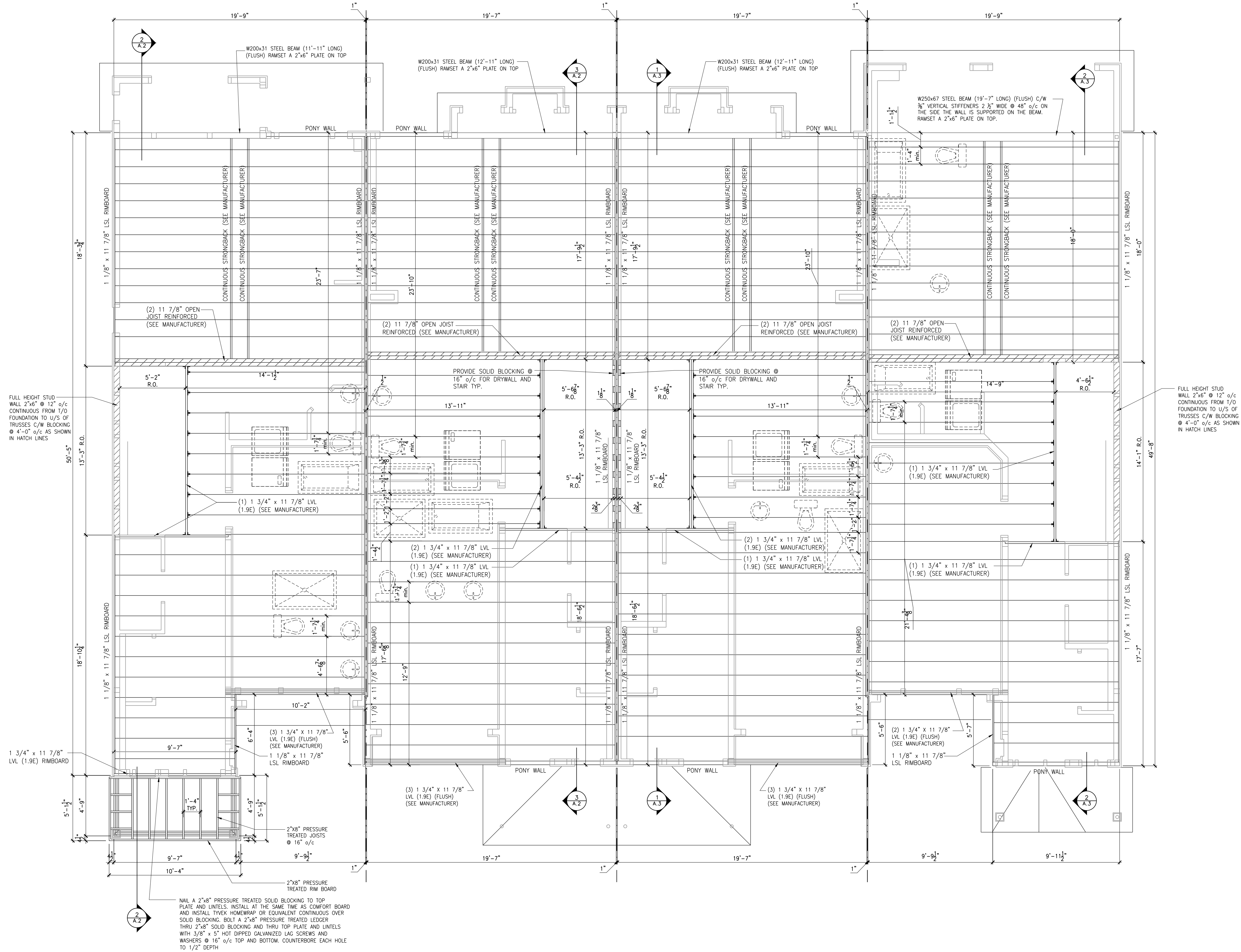


SHEA VILLAGE
MODEL: 130 THE LEWIS
BLOCK: B
LOT: 06
ADDRESS: 1136 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: B
LOT: 07
ADDRESS: 1138 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: B
LOT: 08
ADDRESS: 1140 COPE DRIVE

SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: B
LOT: 09
ADDRESS: 1142 COPE DRIVE



SHEA VILLAGE
MODEL: 130 THE LEWIS
BLOCK: B
LOT: 06
ADDRESS: 1136 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: B
LOT: 07
ADDRESS: 1138 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: B
LOT: 08
ADDRESS: 1140 COPE DRIVE

SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: B
LOT: 09
ADDRESS: 1142 COPE DRIVE

REV-1	ISSUED FOR CONSTRUCTION	07/04/2024	AB
NO.	DESCRIPTION	1MM/00/YYY	BY

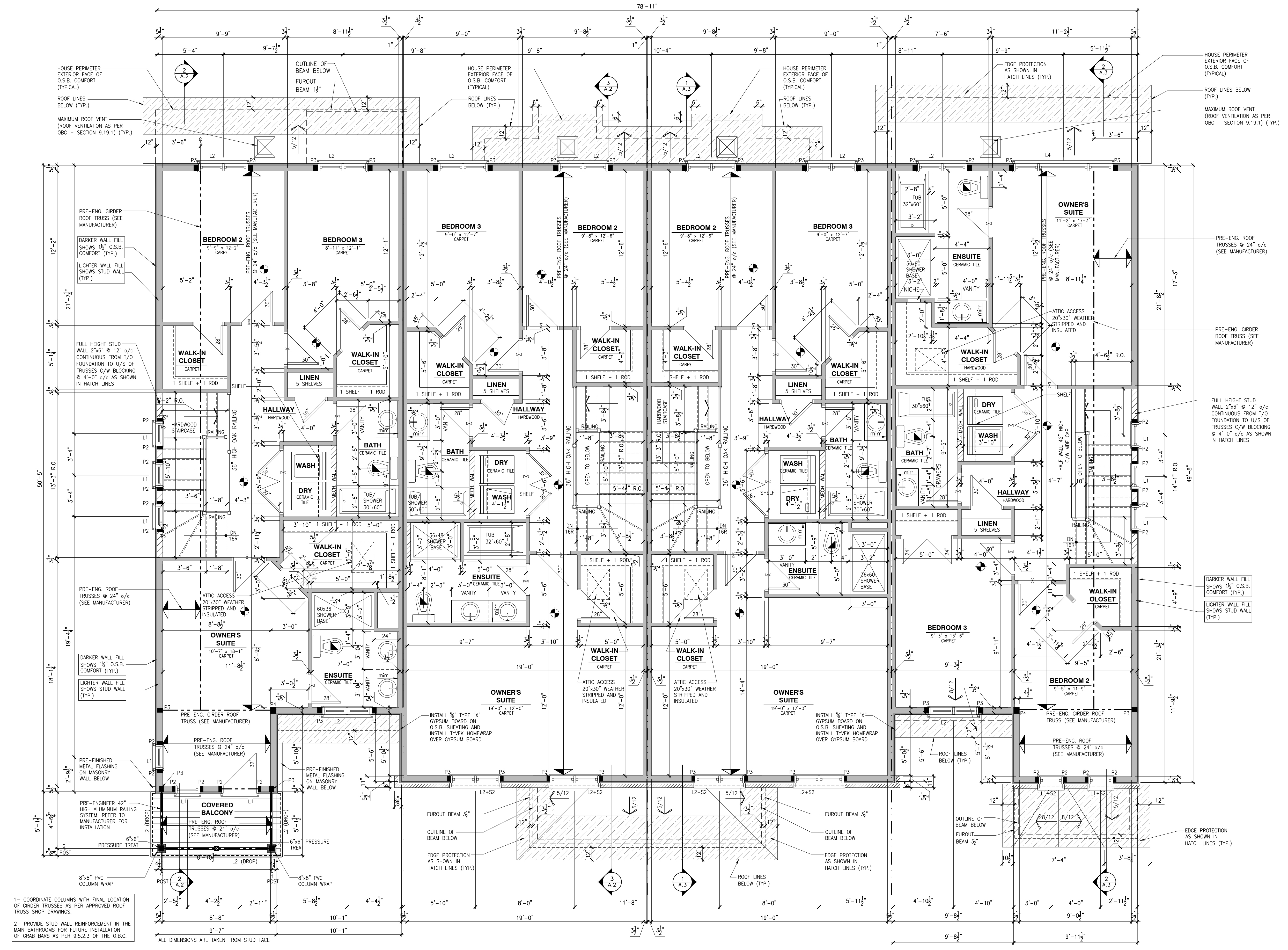
DRAWING:

SECOND FLOOR
FLOOR JOIST FRAMING PLAN

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

BLOCK: B
SHEA VILLAGE

SHEET:
A.8



1- COORDINATE COLUMNS WITH FINAL LOCATION OF GROUND TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS.
2- PROVIDE STUD WALL REINFORCEMENT IN THE MAIN BATHROOMS FOR FUTURE INSTALLATION OF GROUND BMS AS PER 9.5.2.3 OF THE O.B.C.
ALL DIMENSIONS ARE TAKEN FROM STUD FACE

SHEA VILLAGE
MODEL: 130 THE LEWIS
BLOCK: B
LOT: 06
ADDRESS: 1136 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: B
LOT: 07
ADDRESS: 1138 COPE DRIVE

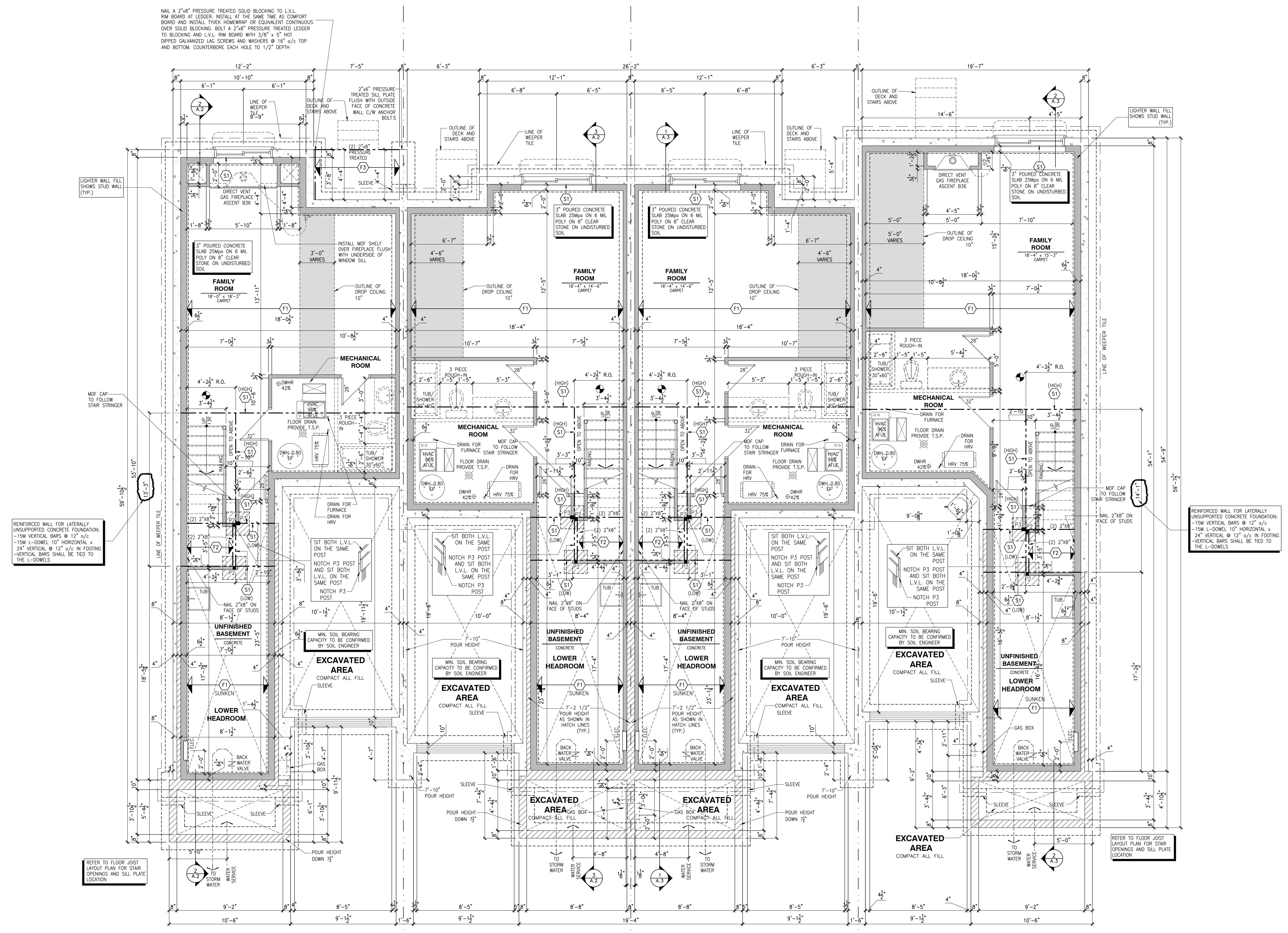
SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: B
LOT: 08
ADDRESS: 1140 COPE DRIVE

SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: B
LOT: 09
ADDRESS: 1142 COPE DRIVE

- 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 INTERRUPT
- WEATHER PROOF DUPLEX OUTLET
- SPLIT OUTLET
- 220 VOLT OUTLET
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- POT LIGHT



- 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 4500 P.S.I. c/w 5 TO 8% 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 WAIRED 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 (USF) 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.

SHEA VILLAGE
MODEL: 130 THE LEWIS
BLOCK: B
LOT: 06
ADDRESS: 1136 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: B
LOT: 07
ADDRESS: 1138 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: B
LOT: 08
ADDRESS: 1140 COPE DRIVE

SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: B
LOT: 09
ADDRESS: 1142 COPE DRIVE

DANIEL GUDERMAN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
- PERSONAL SIGN #1898
- 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 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 CORRECTED 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.

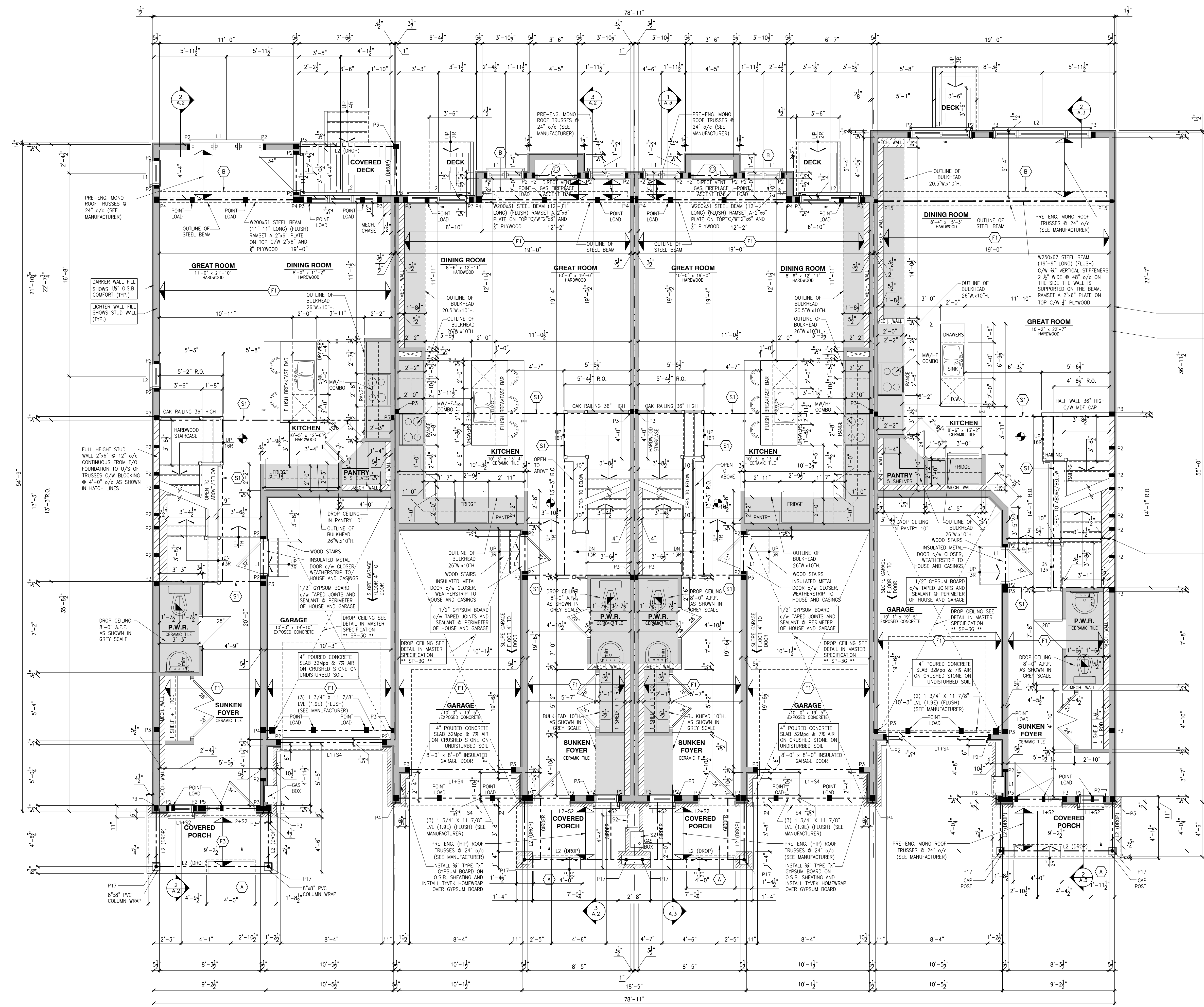
NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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

NOTES:

- 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

- 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



SHEA VILLAGE
MODEL: 130 THE LEWIS
BLOCK: B
LOT: 06
ADDRESS: 1136 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: B
LOT: 07
ADDRESS: 1138 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: B
LOT: 08
ADDRESS: 1140 COPE DRIVE

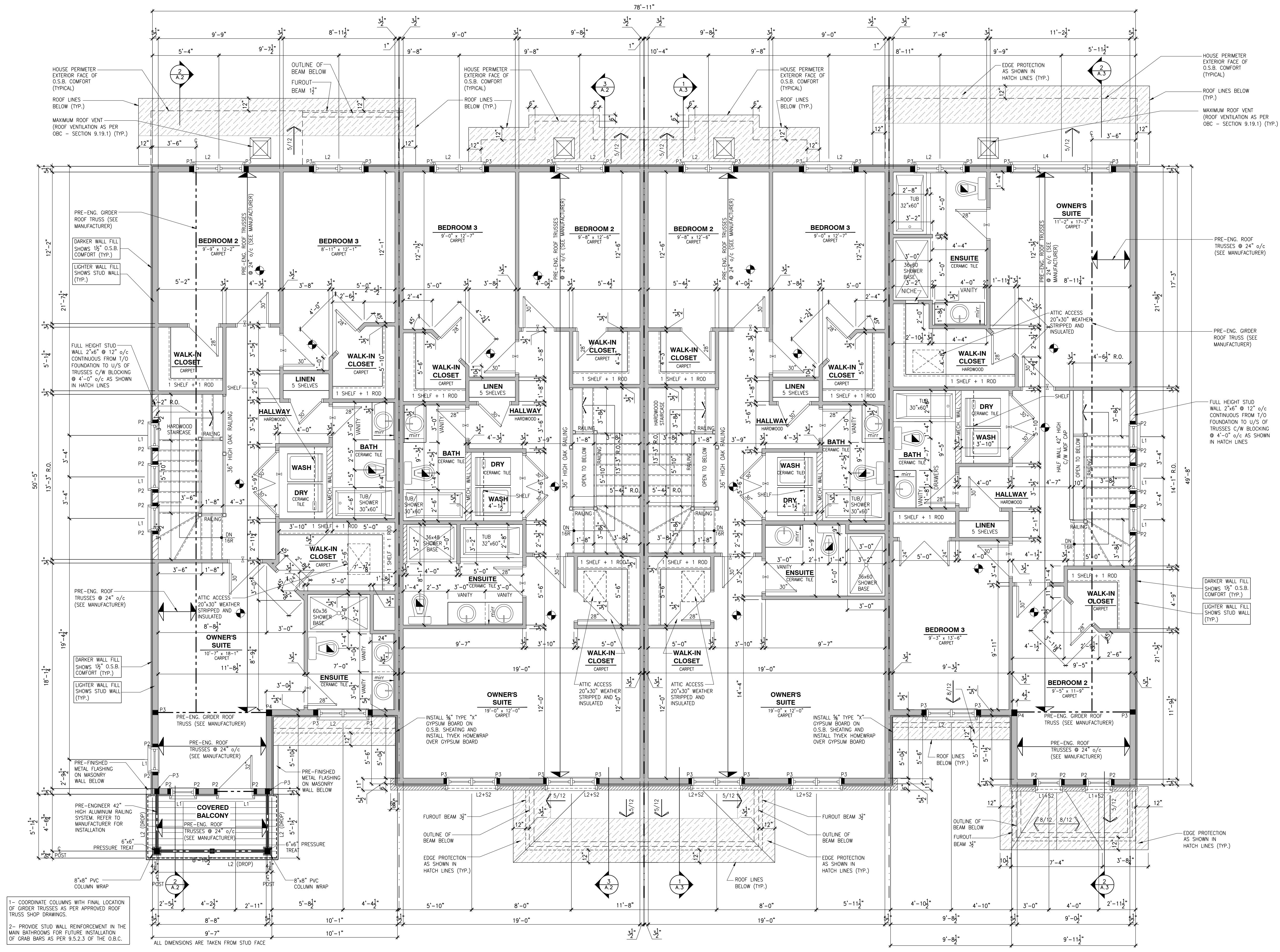
SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: B
LOT: 09
ADDRESS: 1142 COPE DRIVE

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE/REVISED BY

DRAWING: **ELECTRICAL PLAN**
GROUND FLOOR

ADDRESS: SEE PLANS SCALE: 1/4" = 1'-0" DATE: 11/05/2023
BLOCK: B SHEA VILLAGE



1- COORDINATE COLUMNS WITH FINAL LOCATION OF ORDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

2- PROVIDE STUD WALL REINFORCEMENT IN THE MAIN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS AS PER 9.5.2.3. OF THE O.B.C.

ALL DIMENSIONS ARE TAKEN FROM STUD FACE

SHEA VILLAGE
MODEL: 130-2 THE LEWIS
BLOCK: B
LOT: 06
ADDRESS: 1136 COPE DRIVE

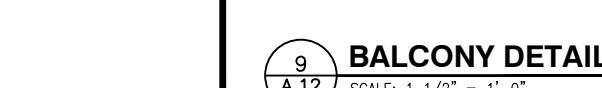
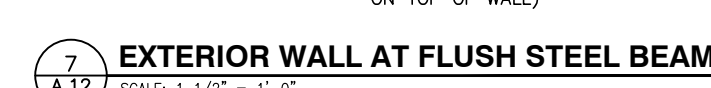
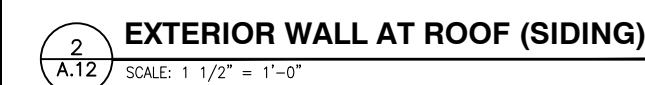
SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: B
LOT: 07
ADDRESS: 1138 COPE DRIVE

SHEA VILLAGE
MODEL: 160-2 THE STANLEY 2
BLOCK: B
LOT: 08
ADDRESS: 1140 COPE DRIVE

SHEA VILLAGE
MODEL: 120 THE HUNTLEY (REV)
BLOCK: B
LOT: 09
ADDRESS: 1142 COPE DRIVE

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.



2012 O.B.C. DRAWINGS			
EV-1	ISSUED FOR CONSTRUCTION	07/04/2024	AB
	DESCRIPTION	MM/DD/YYYY/REV	

DRAWING:

DETAILS

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

SHEA VILLAGE

SHEET:

A.12