

UNPROTECTED OPENINGS vs
EXPOSED BUILDING FACE AREAS
EXPOSED BUILDING FACE (MAX) 316.58 m2
x % (LIMITING DISTANCE @ 12.4m) x 40%
MAX ALLOWED - REAR ELEV 126.63 m2
ACTUAL UNPROTECTED AREA (END UNIT) 69.90 m2
(TOTAL OPENING FOR ELEV)

FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.14 & TABLE 9.10.14.4
LIMITING DISTANCE TO FUTURE (BLOCK E)
SEE SITE PLAN



UNPROTECTED OPENINGS vs
EXPOSED BUILDING FACE AREAS
EXPOSED BUILDING FACE (MAX)
x % (LIMITING DISTANCE @ 15.493m)
MAX ALLOWED - REAR ELEV
ACTUAL UNPROTECTED AREA (END UNIT)
(TOTAL OPENING FOR ELEV)
316.07 m²
x 55%
173.80 m²
75.87 m²

FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.14 & TABLE 9.10.14.4



UNPROTECTED OPENINGS vs
EXPOSED BUILDING FACE AREAS
EXPOSED BUILDING FACE (MAX) 161.65 m2
x % (LIMITING DISTANCE @ 12.317m) x 40%
MAX ALLOWED - LEFT ELEV 64.66 m2
ACTUAL UNPROTECTED AREA (END UNIT)
(TOTAL OPENING FOR ELEV) 11.15 m2

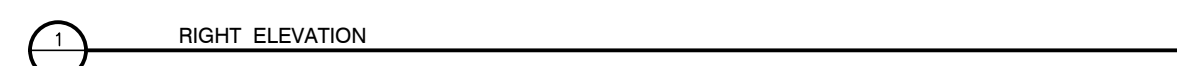
FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.14 & TABLE 9.10.14.4
LIMITING DISTANCE $\frac{1}{2}$ DISTANCE TO
FUTURE (BLOCK B)



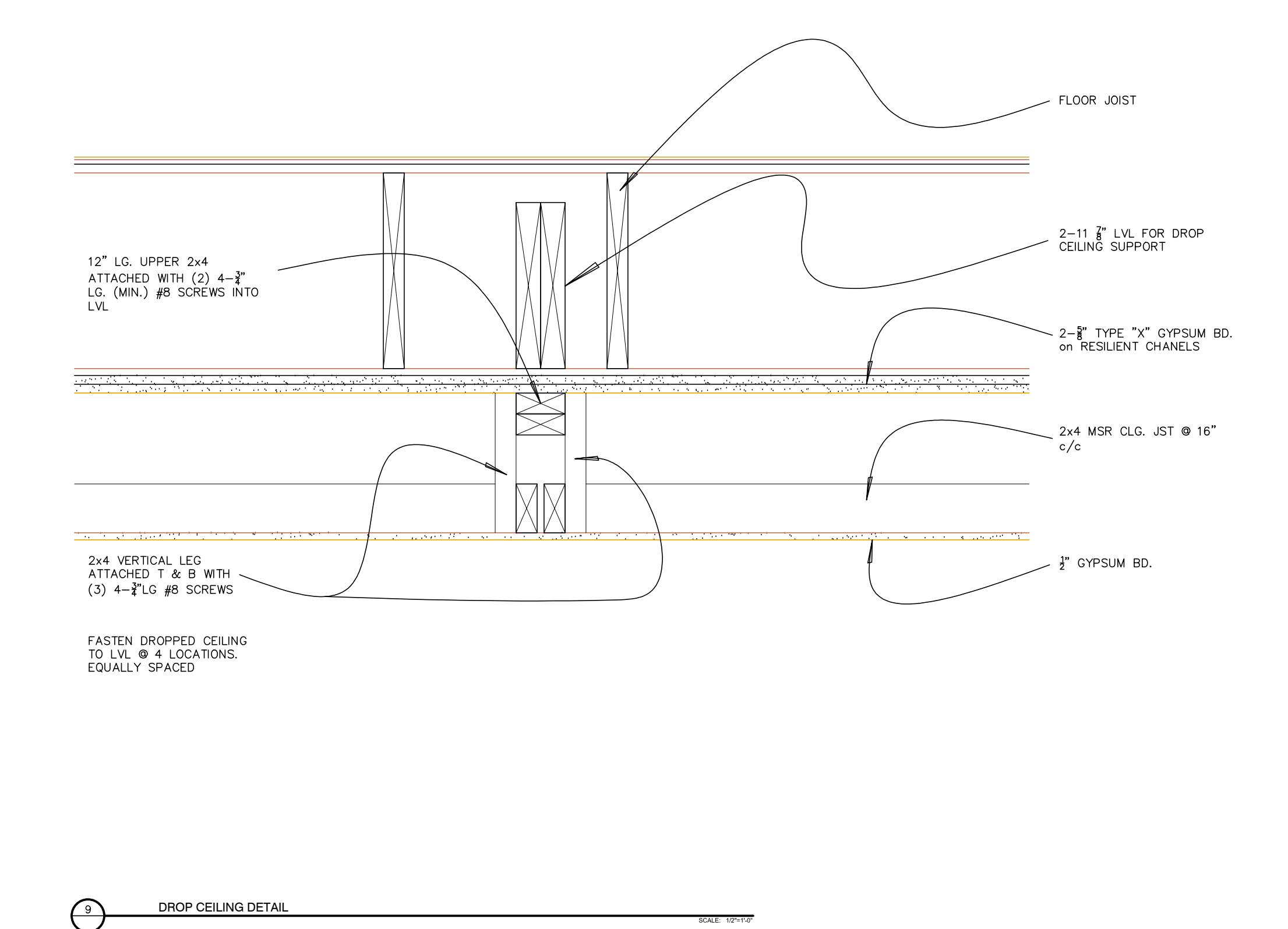
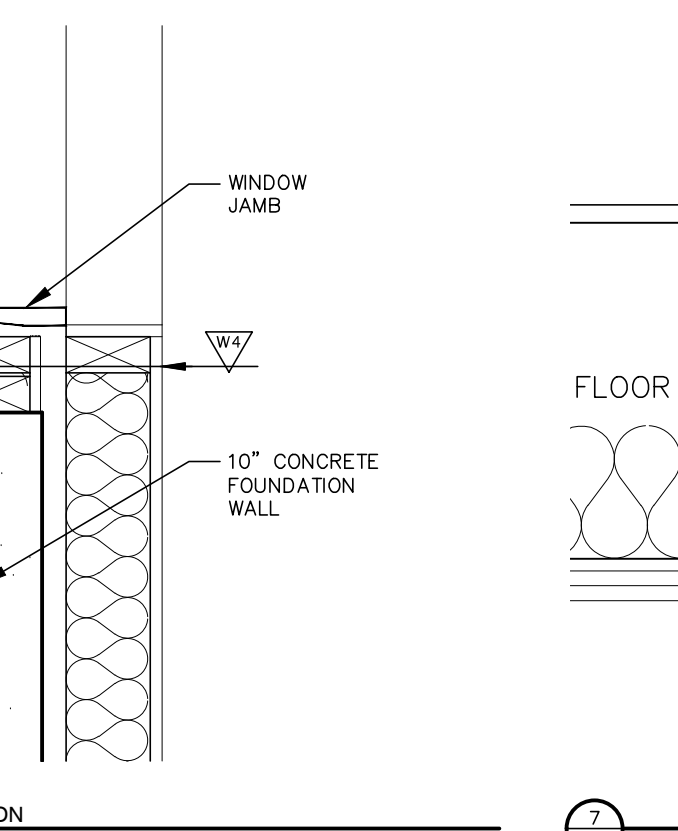
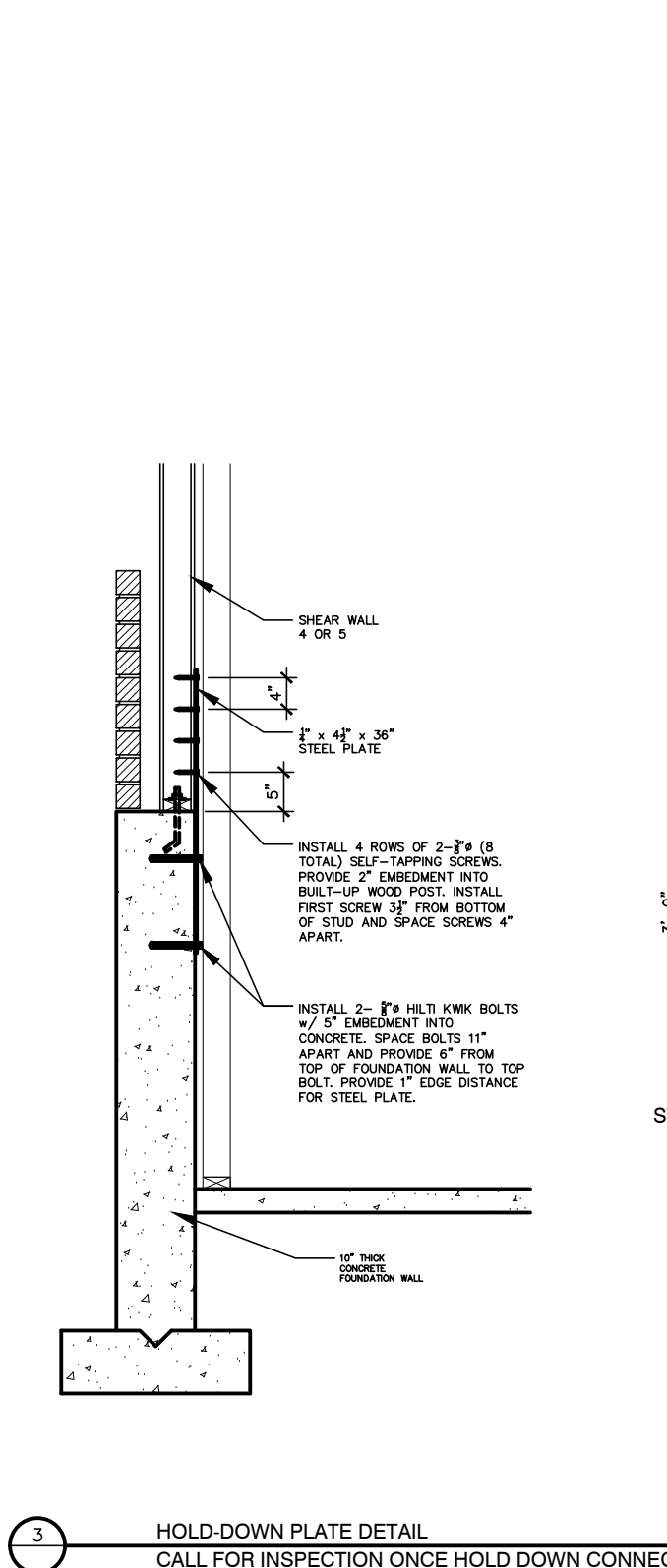
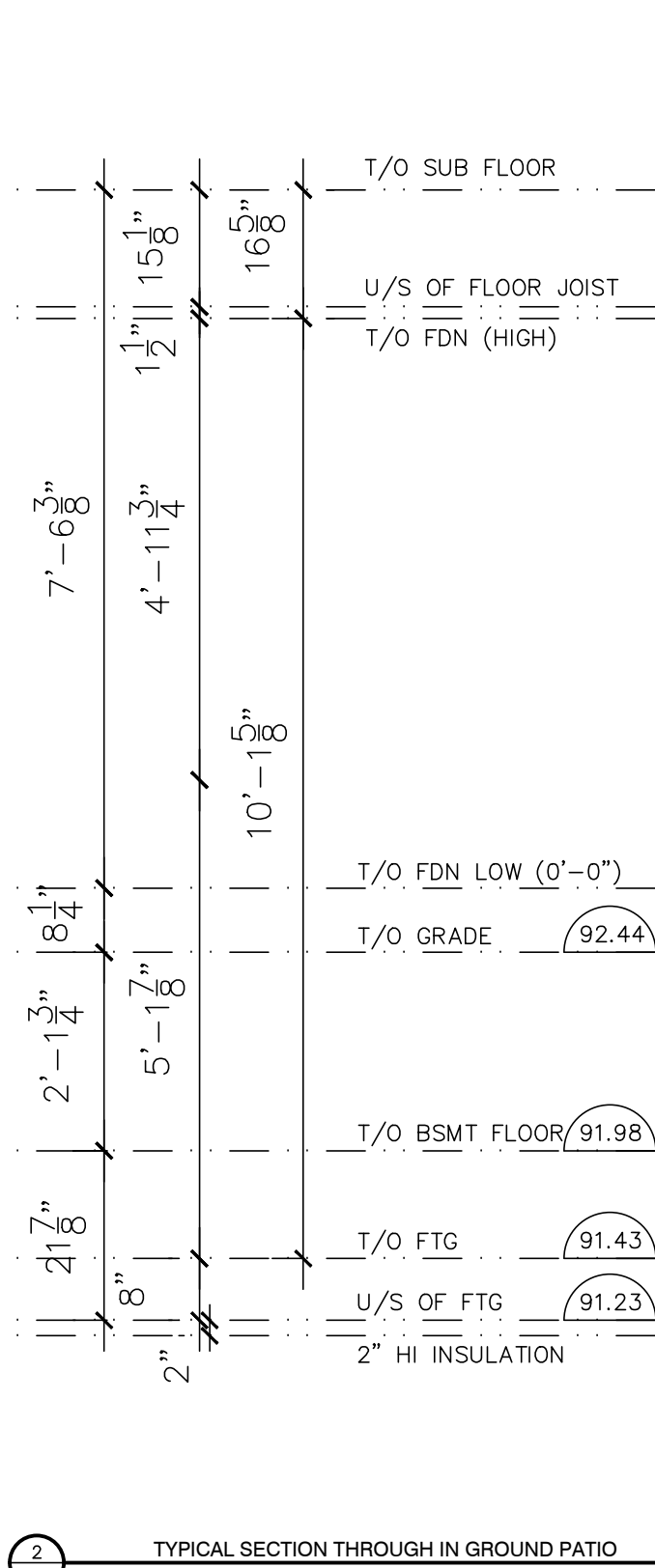
$$\begin{array}{r} 161.65 \text{ m}^2 \\ \times 92\% \\ \hline 148.7 \text{ m}^2 \\ 5.2 \text{ m}^2 \end{array}$$

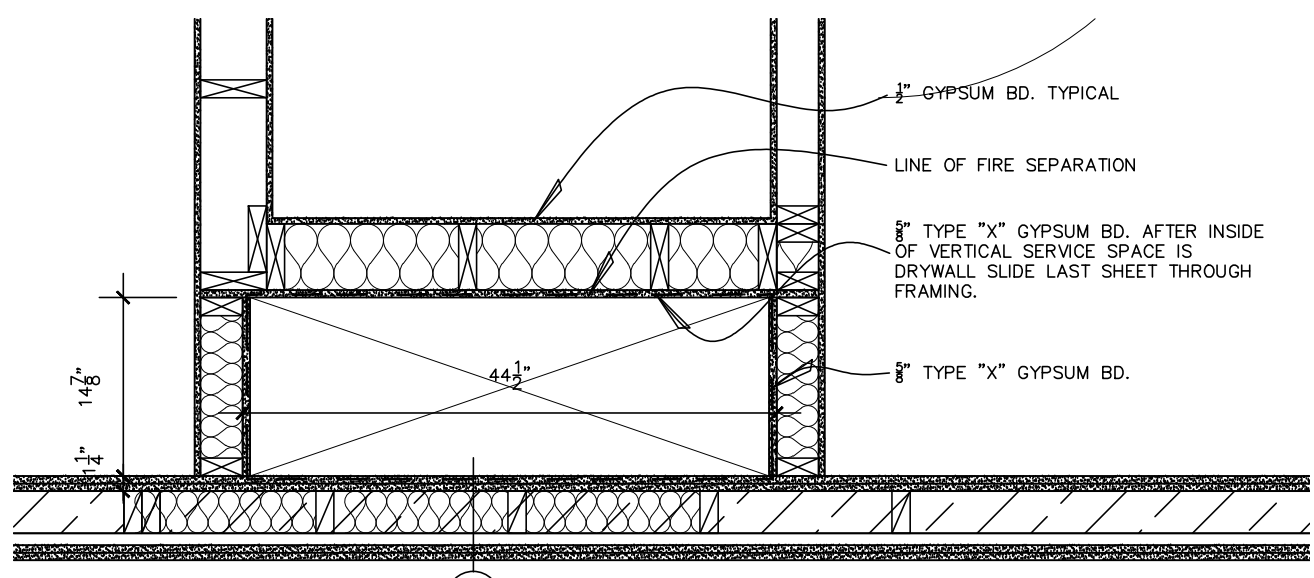
FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.14 & TABLE 9.10.14.4

$$\begin{array}{r} 161.65 \text{ m}^2 \\ \times 10\% \\ \hline 16.16 \text{ m}^2 \\ 5.2 \text{ m}^2 \end{array}$$

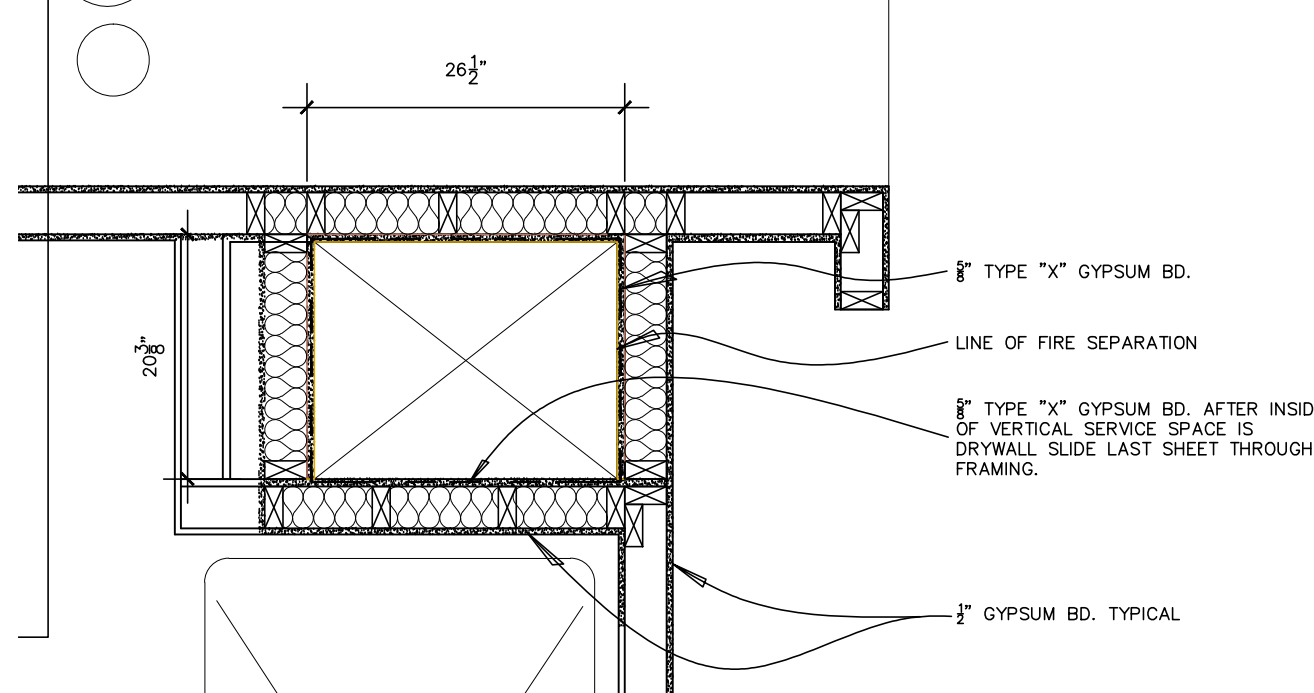



PROJECT 4M- 1427 BLOCK 59		 Valecraft Homes Ltd.																	
<table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																		TITLE SECTION A MODEL 4000 URBAN FLATS 12 UNIT BLOCK-B, D, E	
<table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																		ARCH FILE: _____ SCALE _____ _____ 1/4" = 1'-0"	
N. DESIGN _____ ISSUE _____ REV. DESCRIPTION _____ DATE _____ BY _____		MASTER PLANS 2013 4000 SERIES FLATS DWG. A-5																	

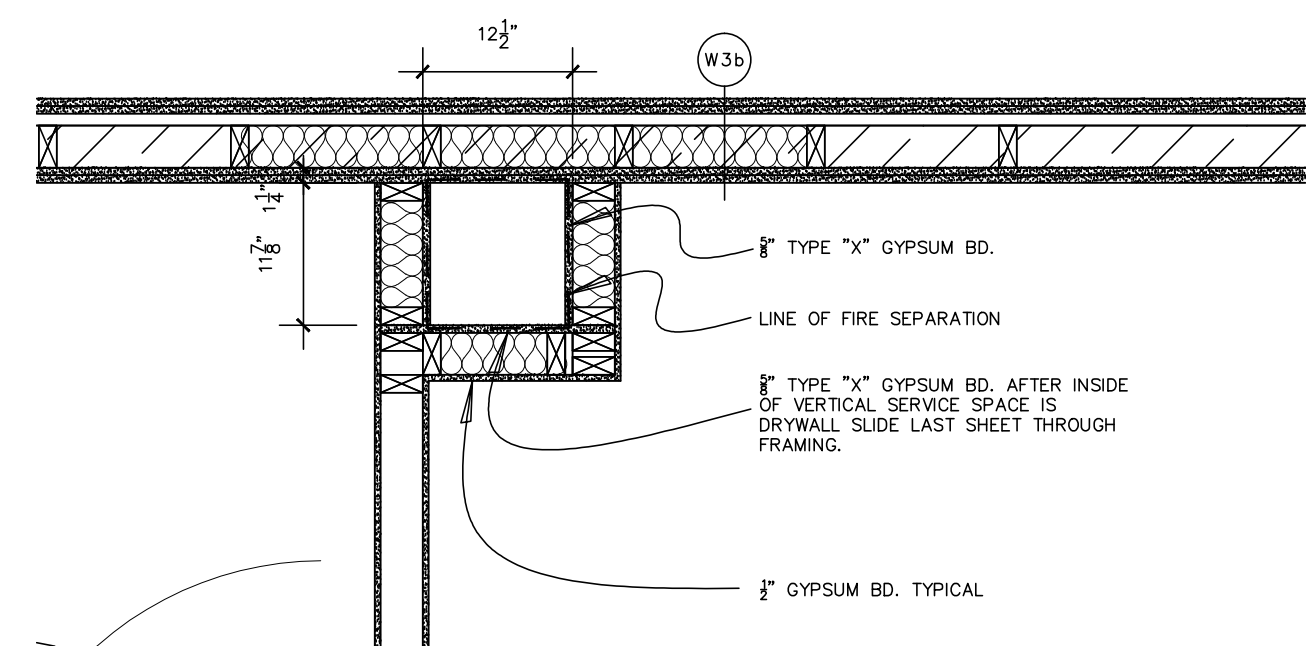




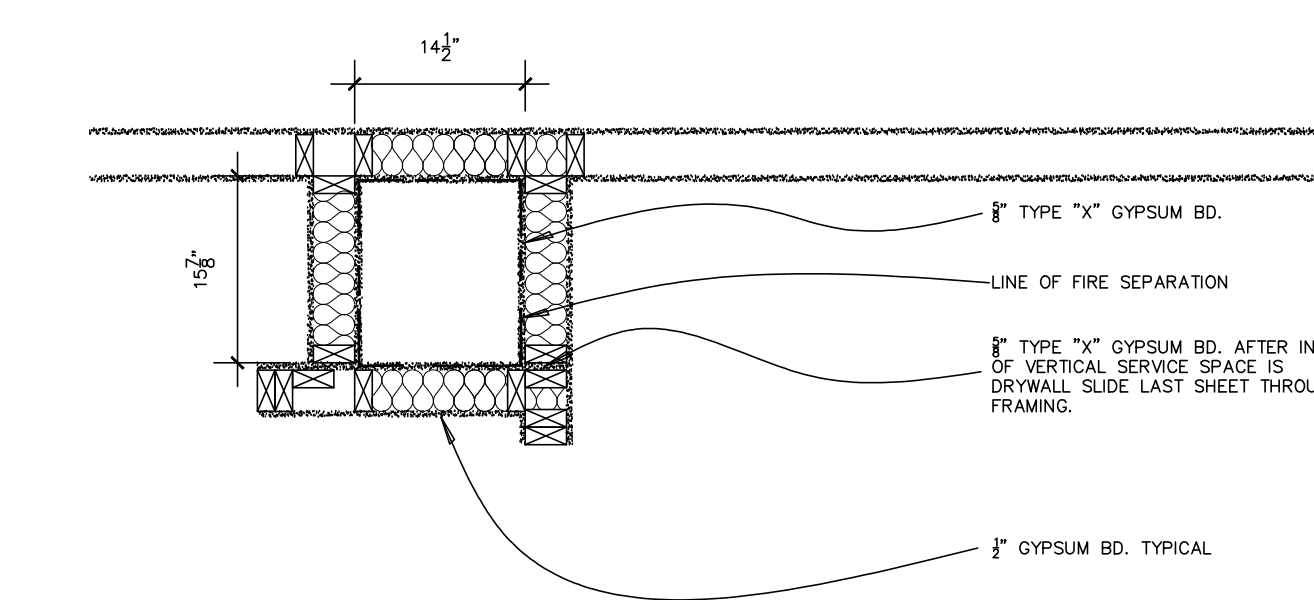
1 VERTICAL SERVICE SPACE FIRE SEPARATION (DETAIL 1) SCALE 3/8"=1'-0"



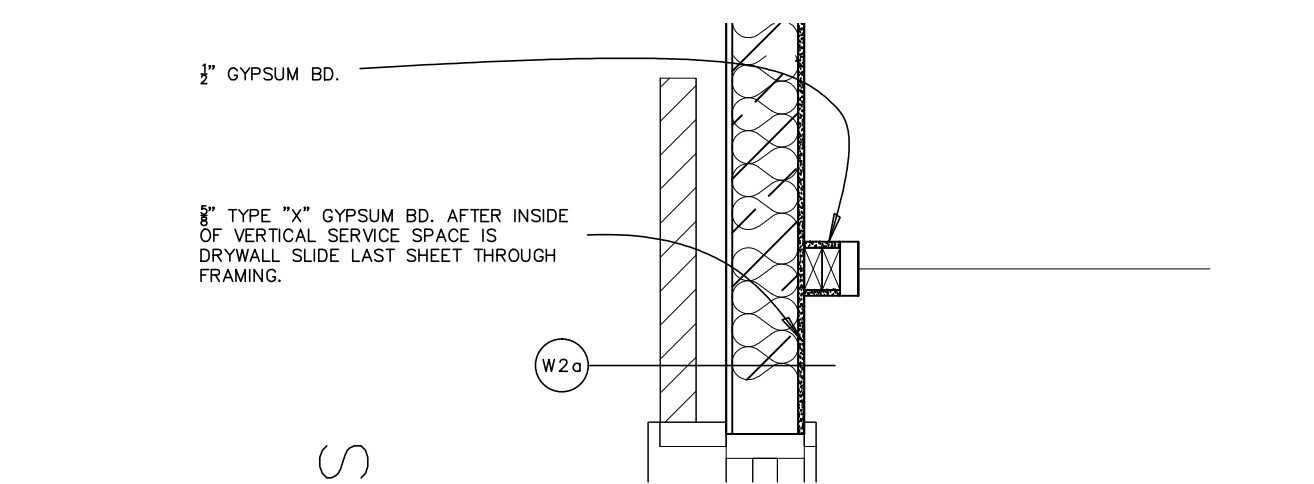
3 VERTICAL SERVICE SPACE FIRE SEPARATION (DETAIL 3) SCALE 3/8"=1'-0"



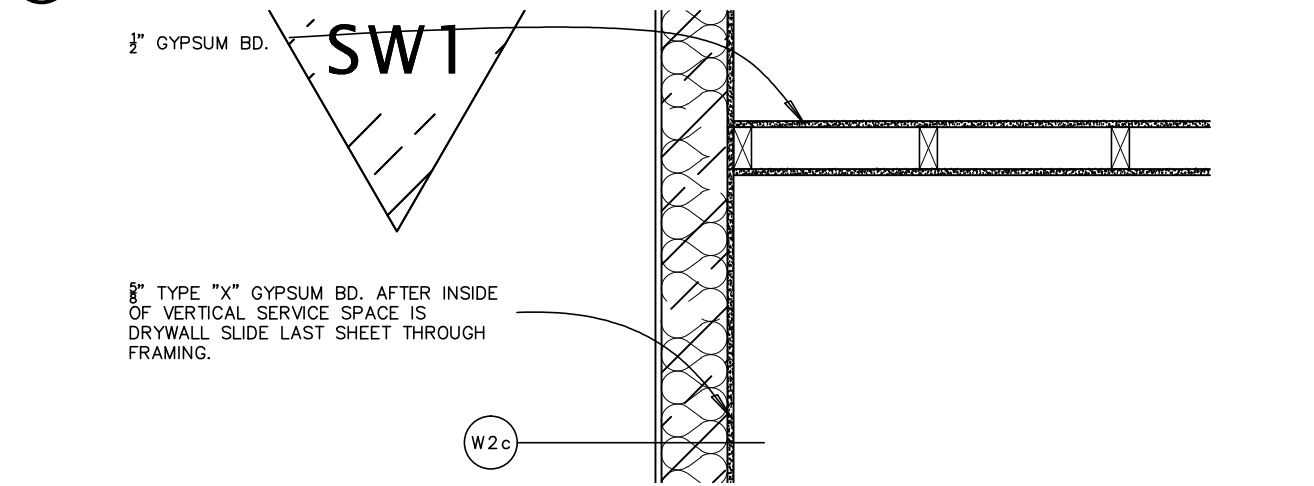
2 VERTICAL SERVICE SPACE FIRE SEPARATION (DETAIL 2) SCALE 3/8"=1'-0"



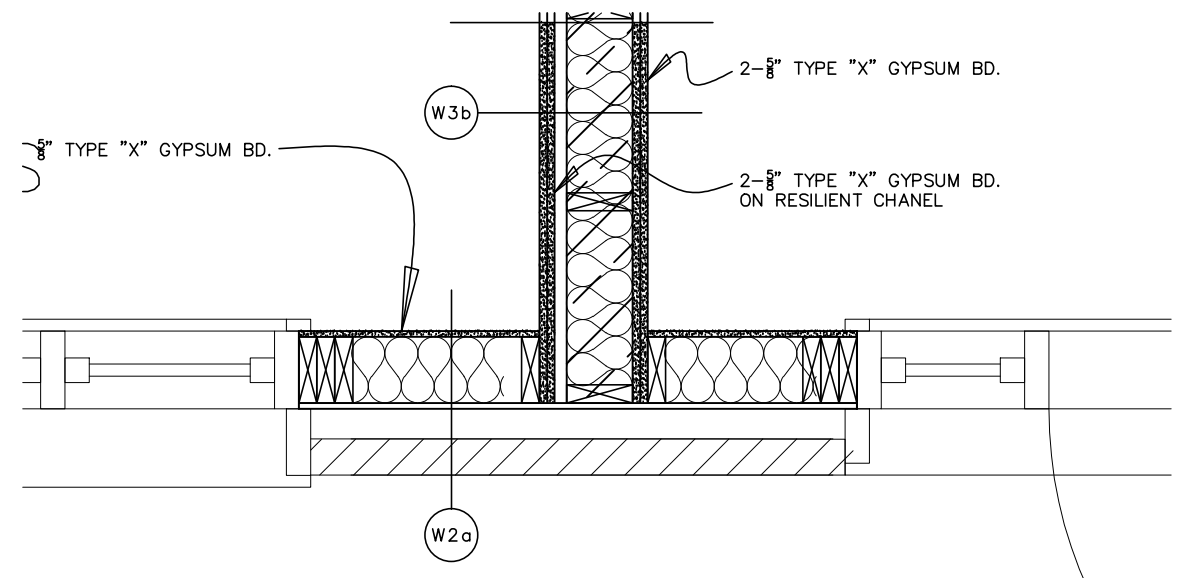
4 VERTICAL SERVICE SPACE FIRE SEPARATION (DETAIL 3) SCALE 3/8"=1'-0"



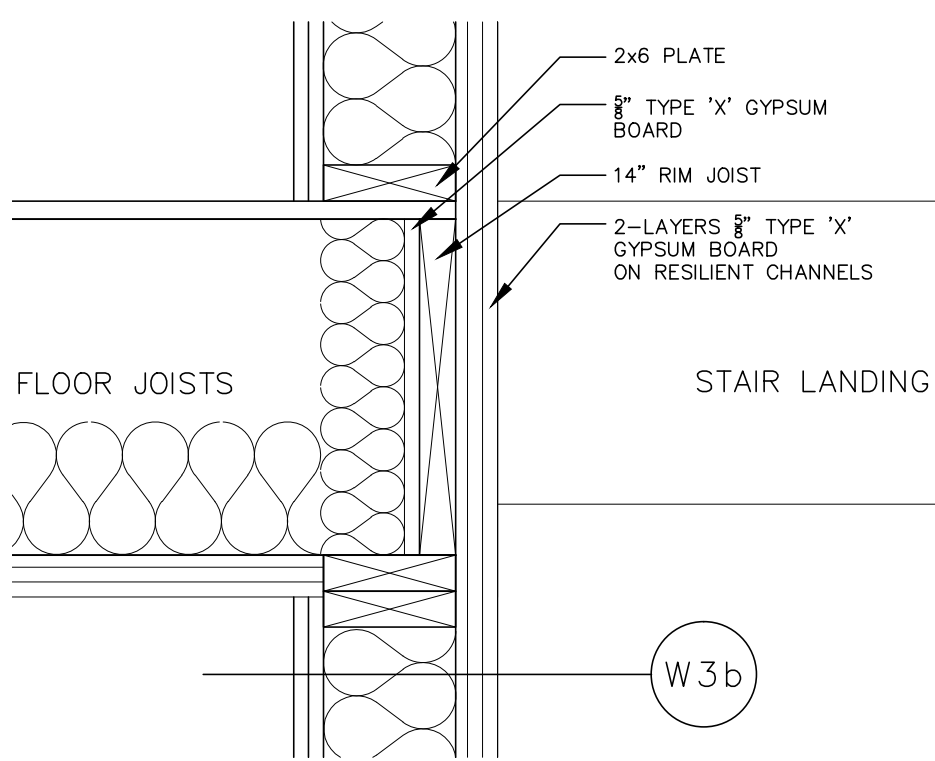
5 FIRE SEPARATION EXTERIOR WALL JUNCTURE WITH INTERIOR PARTITION EXTERIOR FINISH IS MASONRY VENEER SCALE 3/8"=1'-0"



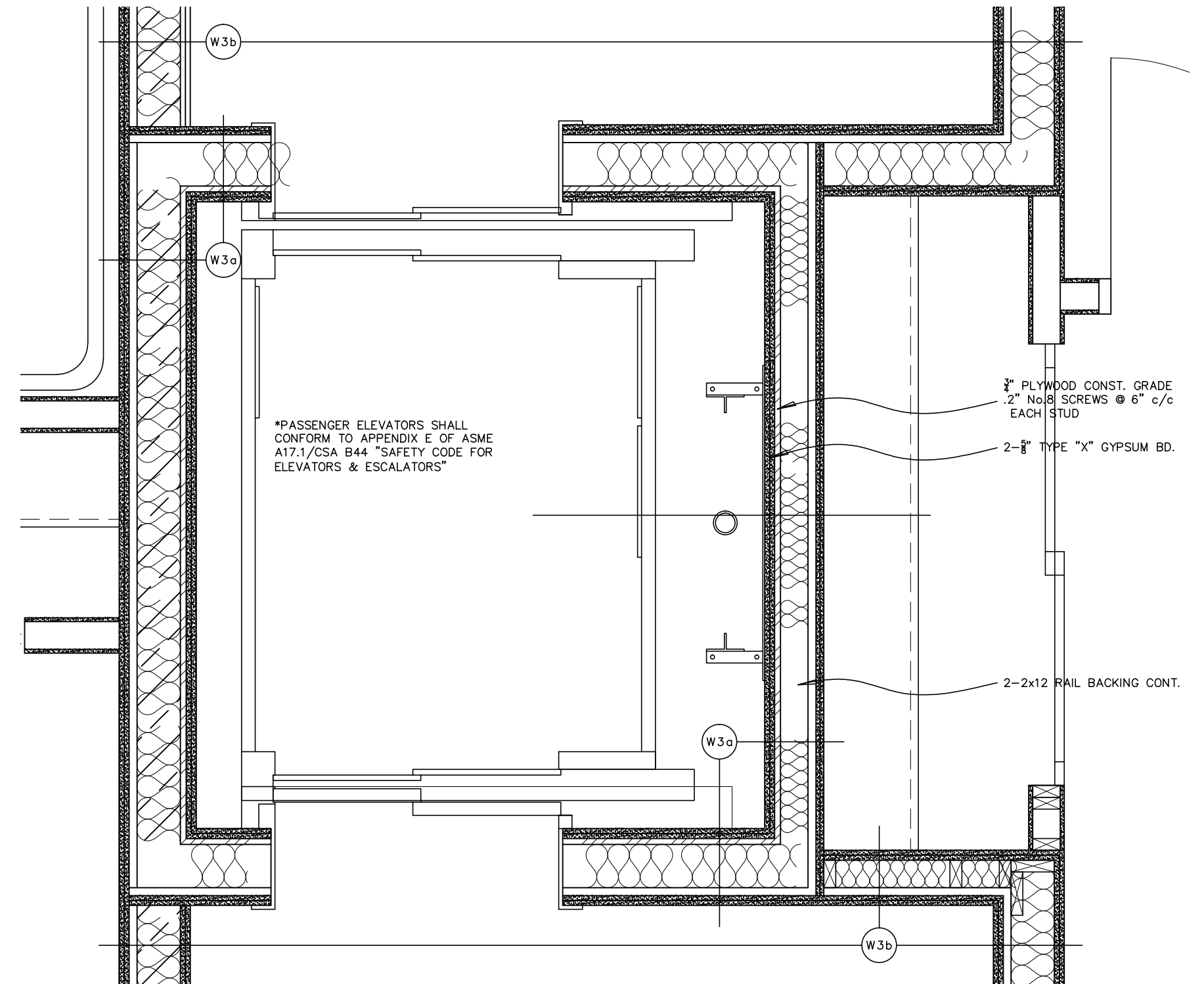
6 FIRE SEPARATION EXTERIOR WALL JUNCTURE WITH INTERIOR PARTITION EXTERIOR FINISH IS SIDING SCALE 3/8"=1'-0"



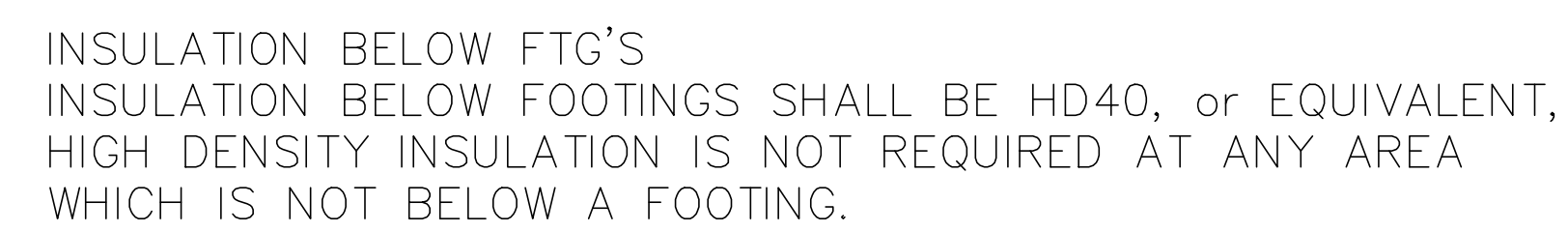
7 FIRE SEPARATION EXTERIOR WALL JUNCTURE WITH INTERIOR FIRE SEPARATION INTERIOR FIRE SEPARATION TO EXTEND THROUGH EXTERIOR WALL SCALE 3/8"=1'-0"



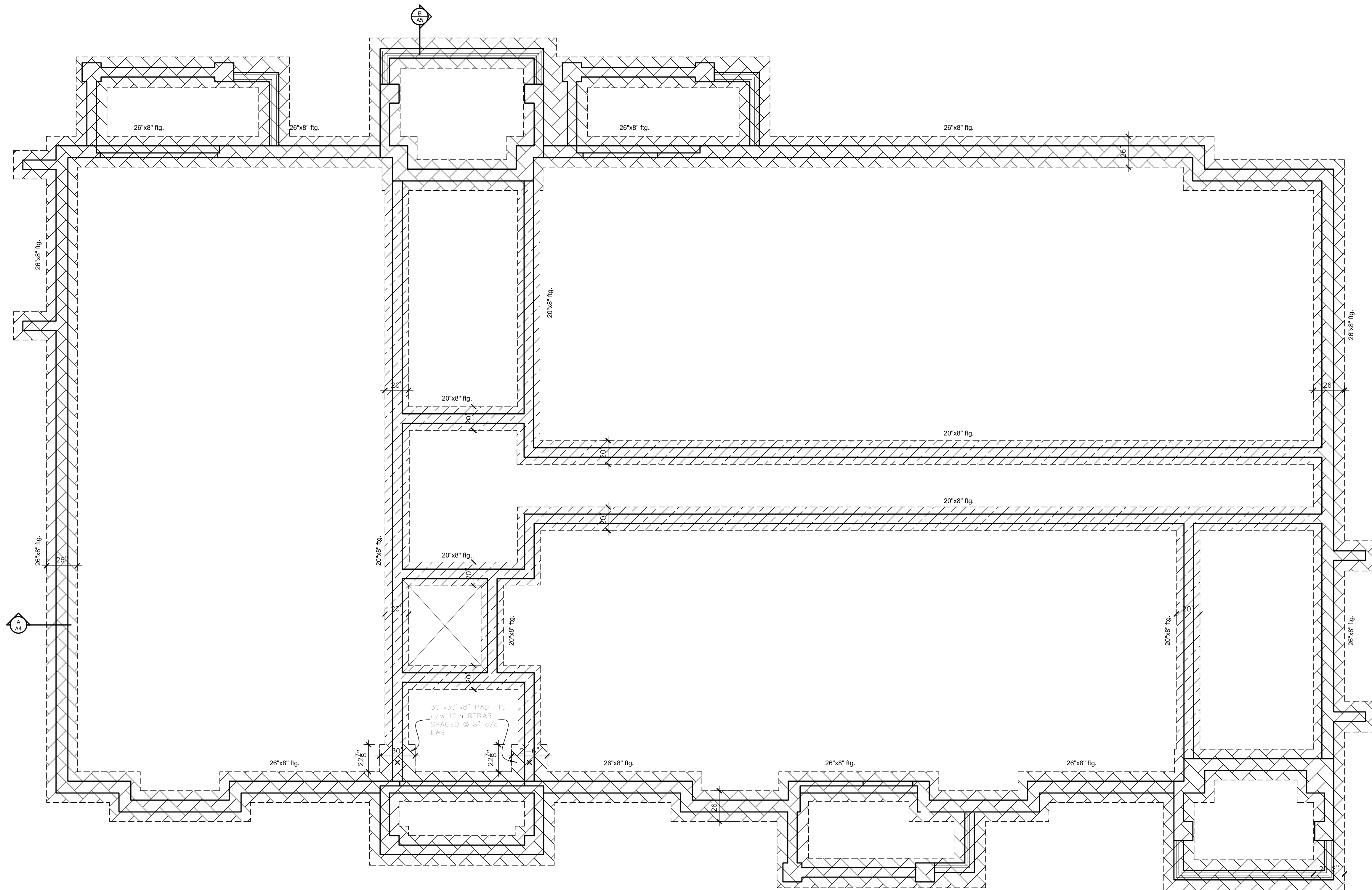
4 BASEMENT WINDOW PLAN SCALE 1/8"=1'-0"



5 ELEVATOR HOISTWAY SCALE 3/8"=1'-0"

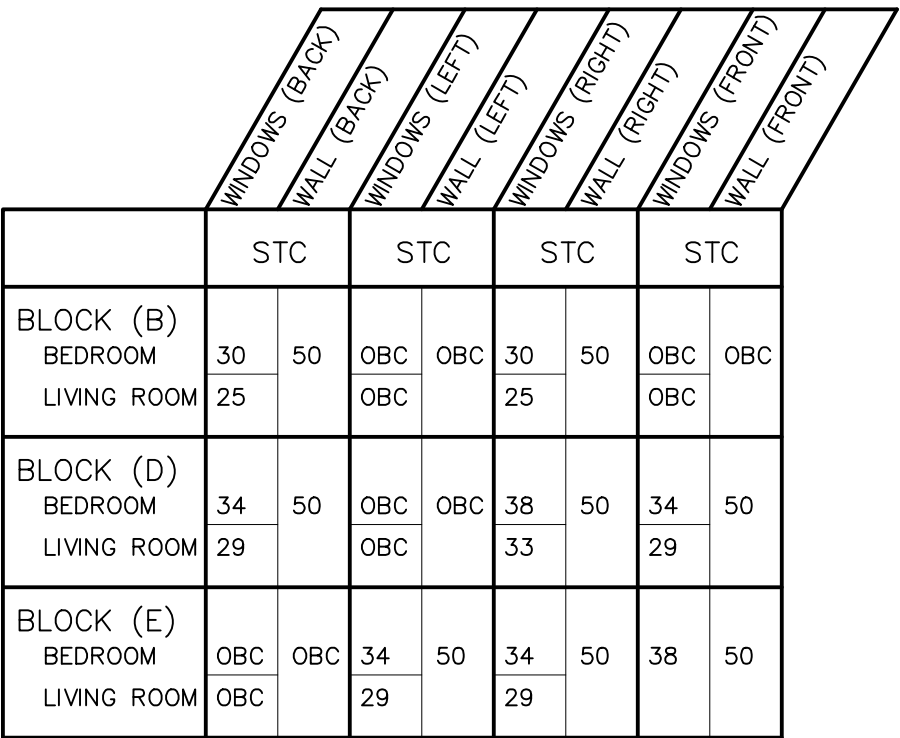


PROJECT 4M- 1427 BLOCK 59		 Valecraft Homes Ltd.	
		TITLE: BASEMENT CONC. PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK-B, D, E	
		ARCH FILE:	SCALE: 1/8" = 1'-0"
1. DESIGN	05/06/15	DWG.	
2. DESCRIPTION	DATE: 8/1	MASTER PLANS 2013 4000 SERIES FLATS	
		A-6	



ALLOWABLE SOIL BEARING CAPACITY WAS ASSUMED TO BE 100Kpa.
GEOTECHNICAL ENGINEER TO CONFIRM.

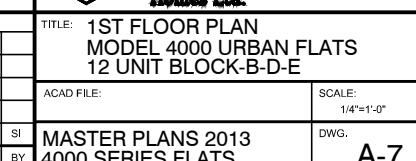
PROJECT 4M-1427 BLOCK 59			
TITLE BASEMENT FTG. PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK B, D, E		SCALE AS SHOWN	
REVISIONS		DATE	
1	DESIGN	10/01/16	SI
2	REVISION	01/01/17	SI
MASTER PLANS 2013 4000 SERIES FLATS		DRAWN A-6b	



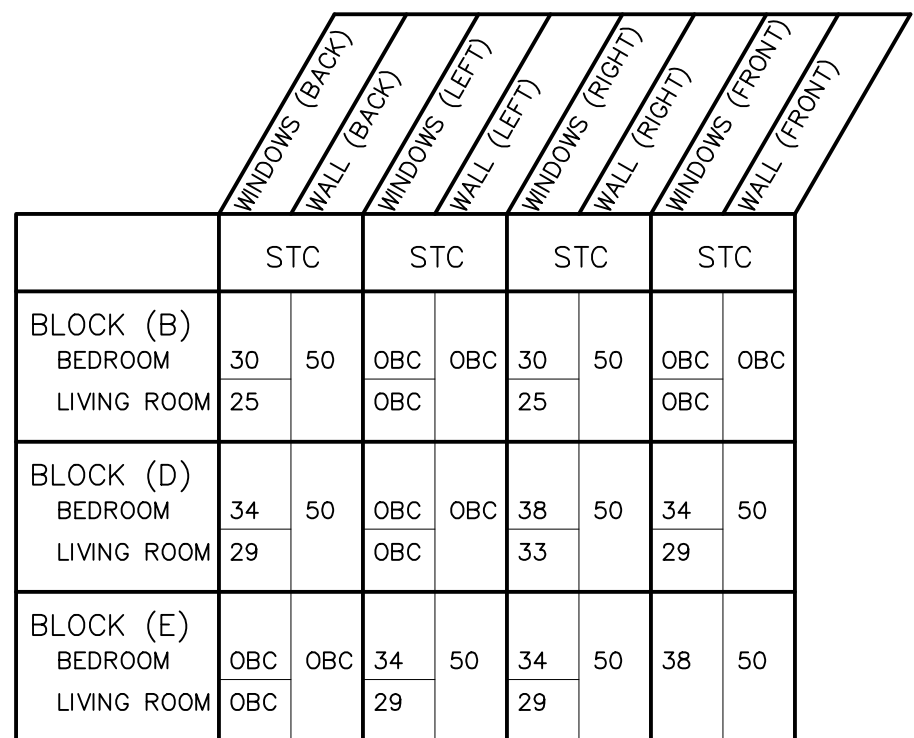
Model Names
4040-The Wentworth
4050-The Stafford
4070-The Lanesborough

STRUCTUREAL FRAMING SCHEDULE

PROJECT		4M- 1427 BLOCK 59		 Valecraft Homes Ltd.	
				TITLE: BASEMENT FLOOR PLAN	
				MODEL 4000 URBAN FLATS	
				12 UNIT BLOCK-B-D-E	
				ACAD FILE:	
				SCALE	
				1/4"=1'-0"	
T. DESIGN		15/06/16		BY	
REV. DESCRIPTION		DATE		BY	
MASTER PLANS 2013				DWG.	
4000 SERIES FLATS				A-6c	



⊗ 45min FIRE RATED DOOR c/w CLOSURE.
PROVIDE SELF-CLOSING DEVICE. ALL DOORS
TO UNITS TO HAVE DOOR VIEWER.



50 STC EXTERIOR WALL FOR SIDING (w2h)

STRUCTURAL FRAMING SCHEDULE

B - BRICK (MAIN)
B1 - BRICK SOLDIER COURSE (ACCENT)
B2 - BRICK SOLDIER COURSE (ACCENT)
B3 - BRICK SLEEPER COURSE (ACCENT)
B4 - 20mm CORRUGATED
B5 - BRICK SILL (ACCENT)
B6 - BRICK ROW LOCK (ACCENT)
B7 - 20mm CORRUGATED
B8 - BRICK CORNING +20mm (ACCENT)
+20 - BRICK 20mm PROF
+20 - BRICK RECESSED 20mm
S - SIDING (VERTICAL)
SV - SIDING (SHAKES)
S - SIDING (HORIZONTAL)
SIDING (VERTICAL)
S - SIDING (SHAKES)
AF - ALUMINUM FACIA
AC - ALUMINUM CLADDING
AS - GARGLES
F - FLASHING
V - ROOF VENT DURO 75
P - GARGING
PC - PRE-CAST
AC - ALUMINUM CAPPING
EC - EXTERIOR CORNER 75mm
AB - ALUMINUM BATTEN 150mm
IW - ICE & WATER SHEED
SU - STONE TAPISTRY
ST - STONE
SU - STUCCO
SU1 - STUCCO + 1 1/2" THICK
SU2 - STUCCO + 3" THICK
SU3 - STUCCO + 3 CM 12913-R
ADEX - R

NOTE:
ALL DORMERS AND CHIMNEYS REQ. HAVE
ICE & WATER SHIELD min 1'-0" UP WALL
AND 1'-0" OVER ROOF TO PROTECT
JUNCTURE BETWEEN ROOF AND WALL

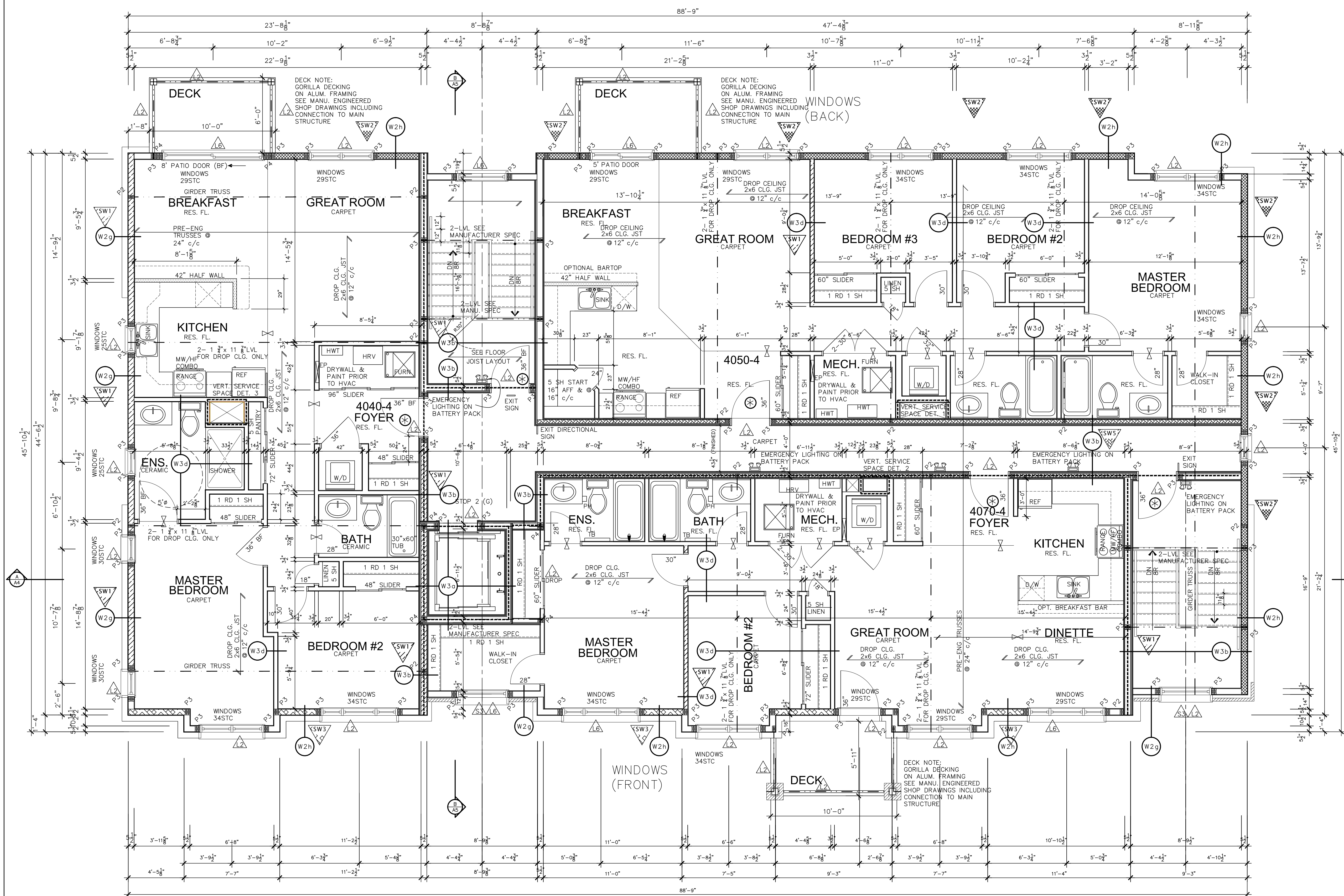
PROJECT	4M- 1427 BLOCK 59
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TITLE: 2nd FLOOR PLAN
MODEL 4000 URBAN FLATS
12 UNIT BLOCK-B-D-E

ACAD FILE: _____

A-8



	WINDOWS (BACK)		WALL (BACK)		WINDOWS (LEFT)		WALL (LEFT)		WINDOWS (RIGHT)		WALL (RIGHT)		WINDOWS (FRONT)		WALL (FRONT)	
	STC		STC		STC		STC		STC		STC		STC		STC	
BLOCK (B) BEDROOM	30	50	OBC	OBC	30	50	OBC	OBC	30	50	OBC	OBC	30	50	OBC	OBC
LIVING ROOM	25				25				25				25			
BLOCK (D) BEDROOM	34	50	OBC	OBC	38	50	34	50	34	50	38	50	34	50	38	50
LIVING ROOM	29				33				29				29			
BLOCK (E) BEDROOM	OBC	OBC	34	50	34	50	38	50	OBC	OBC	34	50	OBC	OBC	34	50
LIVING ROOM	OBC				29				OBC				OBC			

50 STC EXTERIOR WALL FOR SIDING (W2h)

Model Names
4040-The Wentworth
4050-The Stafford
4070-The Lanesborough

NOTE: FASTEN ALL ROOF TRUSSES TO TOP PLATE WITH H2.5 HURRICANE TIES @ EACH END. TIES ALSO REQUIRED AT INTERIOR BEARING WALLS

⊗ 45min FIRE RATED DOOR c/w CLOSURE. PROVIDE SELF-CLOSING DEVICE. ALL DOORS TO UNITS TO HAVE DOOR VIEWER.

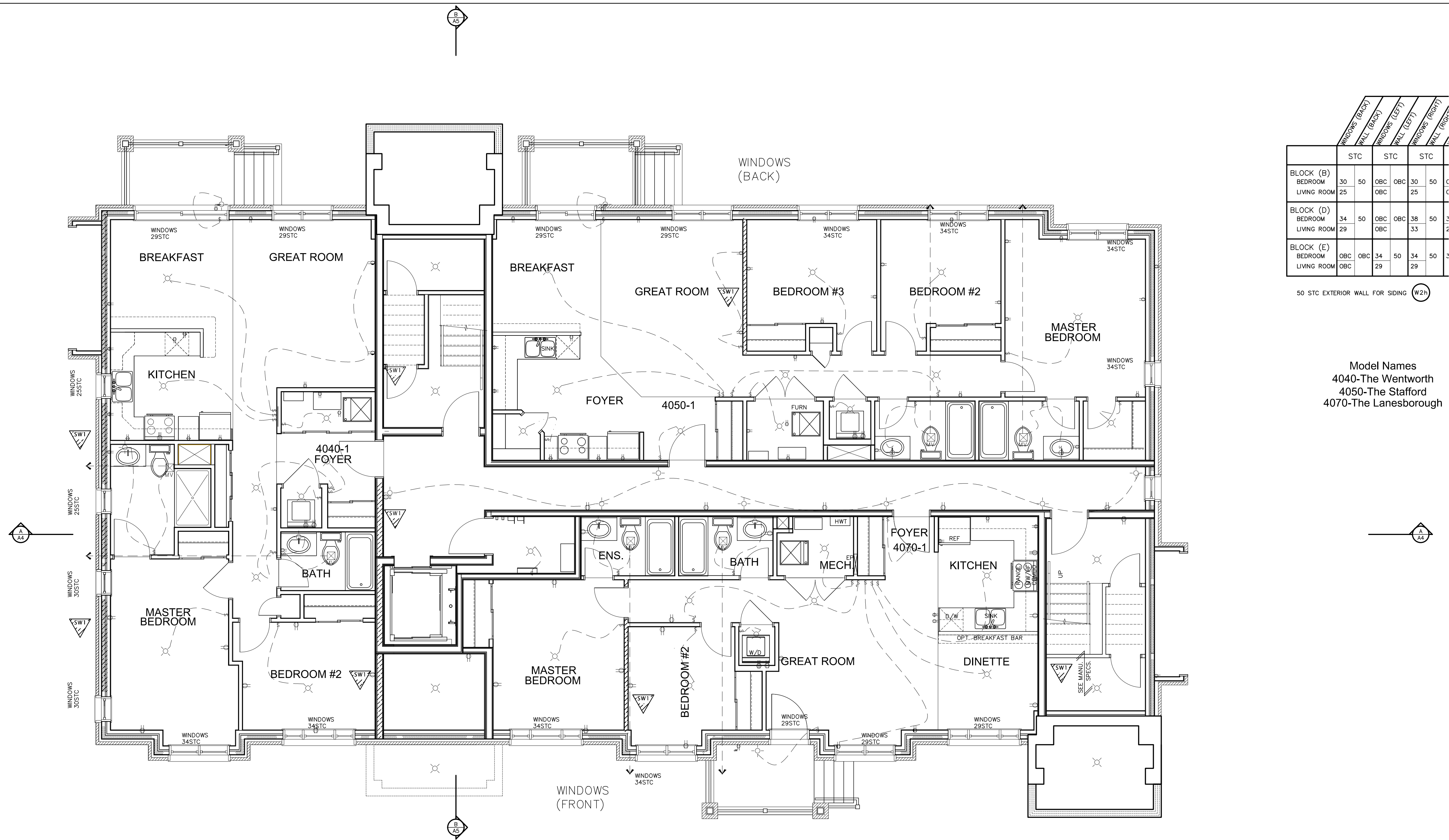
NOTE: FASTEN GIRDER TRUSS TO TOP PLATE WITH 2x H2.5 HURRICANE TIES

LINTEL NOTE: FASTEN ALL LINTELS TO BUILT-UP STUDS BELOW WITH LSTA18 STRAP FOR UPLIFT

EXTERIOR FINISH LEGEND	
B	BRICK (MAIN)
B1	BRICK SOLDIER COURSE (ACCENT)
B2	BRICK SOLDIER COURSE (ACCENT) 20mm PROUD
B3	BRICK SLEEPER COURSE
B4	STACK BOND (ACCENT)
B5	BRICK SILL (ACCENT)
B6	BRICK ROW LOCK (ACCENT)
B7	BRICK CORNELLING
B8	BRICK CORNING + 20mm (ACCENT)
+20	BRICK 20mm PROUD
-20	BRICK RECESSED 20mm
S	SIDING (HORIZONTAL)
SV	SIDING (VERTICAL)
SH	SIDING (SHAKE)
AF	ALUMINUM FASCIA
AC	ALUMINUM CLADDING
AS	SHINGLES
F	FLASHING
V	ROOF VENT DURO 75
P	PARKING
PC	PRE-CAST
AC	ALUMINUM CAPPING
VEC	VINYL EXTERIOR CORNER 75mm
AB	ALUMINUM BATTER 150mm
IW	ICE & WATER SHIELD
IT	STONE TAPSTRY
ST	STONE
SU	STUCCO
SU1	STUCCO + 1 1/2" THICK
SU2	STUCCO + 3" THICK
ALL	ALL STUCCO COMC 12913-R
402	402-SS
NOTE: ALL DOWNERS AND CHIMNEYS REQ. HAVE ICE & WATER SHIELD min 1'-0" UP WALL AND 1'-0" OVER ROOF TO PROTECT JUNCTURE BETWEEN ROOF AND WALL.	

STRUCTURAL FRAMING SCHEDULE	
WOOD LINTEL	
L1	(2)2x10 w/ 1/2" PLYWOOD SPACER
L2	(2)2x10
L3	(2)2x10
L4	(2)2x10 w/ 2-1/2" PLYWOOD SPACER
L5	& 2 ROW OF 3/12" SPIRAL @ 8" o/c
L6	(2)2x12 w/ 2-1/2" PLYWOOD SPACER
L7	& 2 ROW OF 3/12" SPIRAL @ 8" o/c
L8	HSS 8x8x8x1/2 LVL (1.9s)
L9	(3)1-3/4"x8-1/2" LVL (1.9s)
POSTS	
P1	75# STEEL TELEPOST
P2	(2)2x4 or (2)2x6
P3	(2)2x6
P4	(2)2x4 or (2)2x6
P5	(2)2x4 or (2)2x6
P6	(2)2x4 or (2)2x6
P7	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P8	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P9	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P10	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P11	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P12	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P13	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P14	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P15	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P16	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P17	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P18	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P19	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P20	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P21	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P22	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P23	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P24	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P25	HSS 8x8x8x1/2 + 100x200x12 T&B PL
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P27	HSS 8x8x8x1/2 + 100x200x12 T&B PL
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P34	HSS 8x8x8x1/2 + 100x200x12 T&B PL
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P36	HSS 8x8x8x1/2 + 100x200x12 T&B PL
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P79	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P80	HSS 8x8x8x1/2 + 100x200x12 T&B PL
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P91	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P92	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P93	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P94	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P95	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P96	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P97	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P98	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P99	HSS 8x8x8x1/2 + 100x200x12 T&B PL
P100	HSS 8x8x8x1/2 + 100x200x12 T&B PL

PROJECT	4M-1427 BLOCK 59		3rd FLOOR PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK B-D-E
DATE	10/20/2013		
BY	10/20/2013	MASTER PLANS 2013	4000 SERIES FLATS
CHECKED	10/20/2013	DATE	10/20/2013
SCALE	1/8" = 1'-0"	SCALE	1/8" = 1'-0"
REVISIONS		REVISIONS	



⊗ 45min FIRE RATED DOOR c/w CLOSURE.
PROVIDE SELF-CLOSING DEVICE. ALL DOORS
TO UNITS TO HAVE DOOR VIEWER.

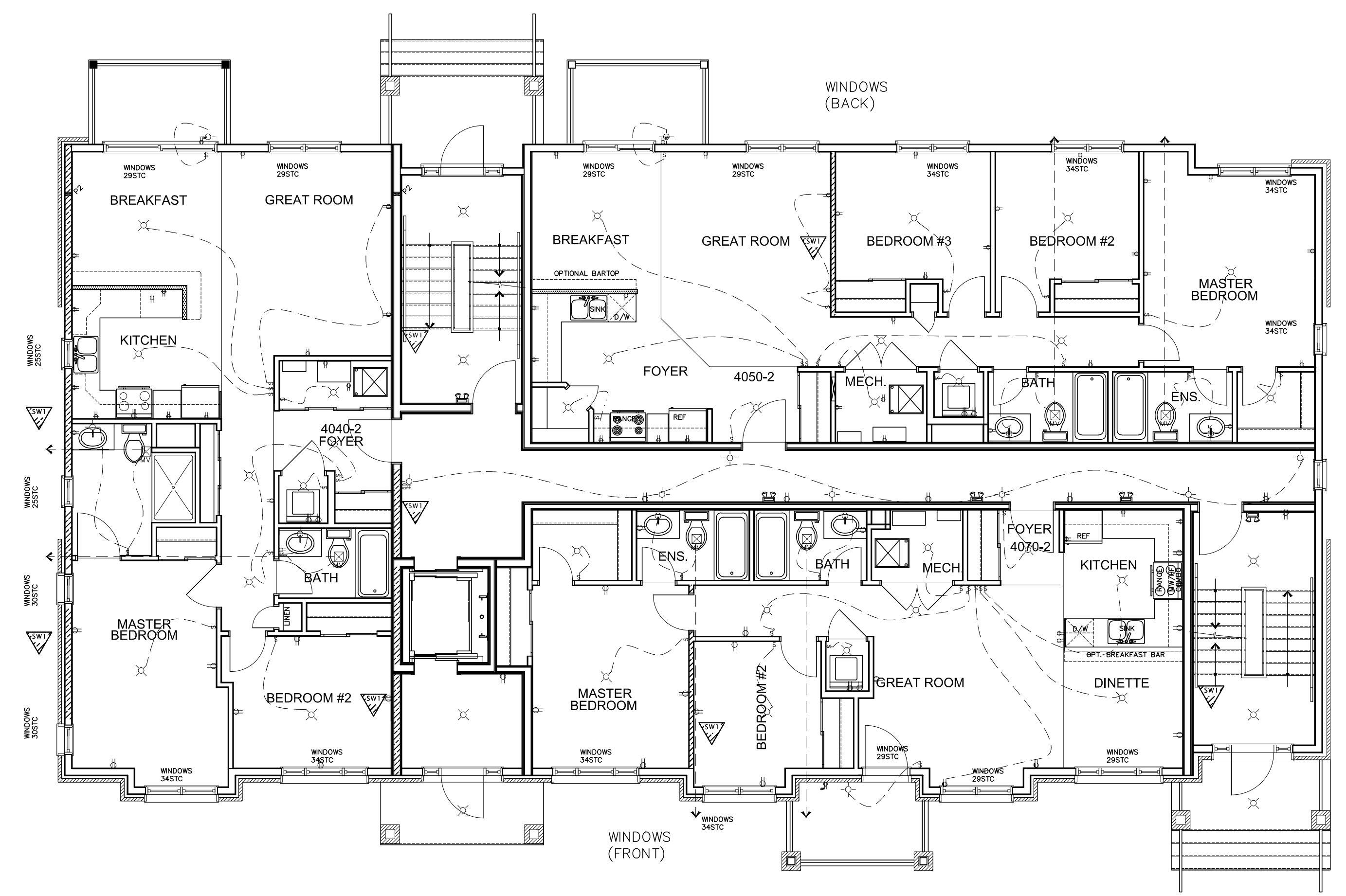
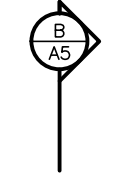
	STC	STC	STC	STC	STC	STC
BLOCK (B)	30	50	OBC	OBC	30	50
BEDROOM	25		OBC			
LIVING ROOM						
BLOCK (D)	34	50	OBC	OBC	38	50
BEDROOM	Z9		OBC		33	
LIVING ROOM						
BLOCK (E)	OBC	OBC	34	50	34	50
BEDROOM						
LIVING ROOM						

50 STC EXTERIOR WALL FOR SIDING (W2H)

Model Names
4040-The Wentworth
4050-The Stafford
4070-The Lanesborough

- ELECTRICAL SYMBOLS
- Duplex Outlet (G.F.I. in all bedrooms)
 - 220 V Outlet
 - Duplex Outlet (Upper half switched)
 - Split Duplex Outlet
 - Weather proof Duplex Outlet
 - Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 - Furnace switch
 - Calling light fixture
 - Standard pot light
 - Wall mounted light fixture
 - Carbon Monoxide detector
 - Interconnected with smoke alarms
 - Smoke detector
 - Interconnected with smoke alarms
 - Electrical panel
 - Mechanical vent
 - Dryer
 - Washer
 - Thermostat
 - Standard telephone jack
 - Cable television outlet
 - Central vacuum location (Optional)

2" H. INSULATION



45min FIRE RATED DOOR c/w CLOSURE.
PROVIDE SELF-CLOSING DEVICE. ALL DOORS
TO UNITS TO HAVE DOOR VIEWER.

	STC	STC	STC	STC
BLOCK (B)				
BEDROOM	30	50	OBC	OBC
LIVING ROOM	29		OBC	
BLOCK (D)				
BEDROOM	34	50	OBC	OBC
LIVING ROOM	29		OBC	
BLOCK (E)				
BEDROOM	OBC	OBC	34	50
LIVING ROOM	OBC		29	

50 STC EXTERIOR WALL FOR SOUND

Model Names
4040-The Wentw
4050-The Staffo
4070-The Lanesbo

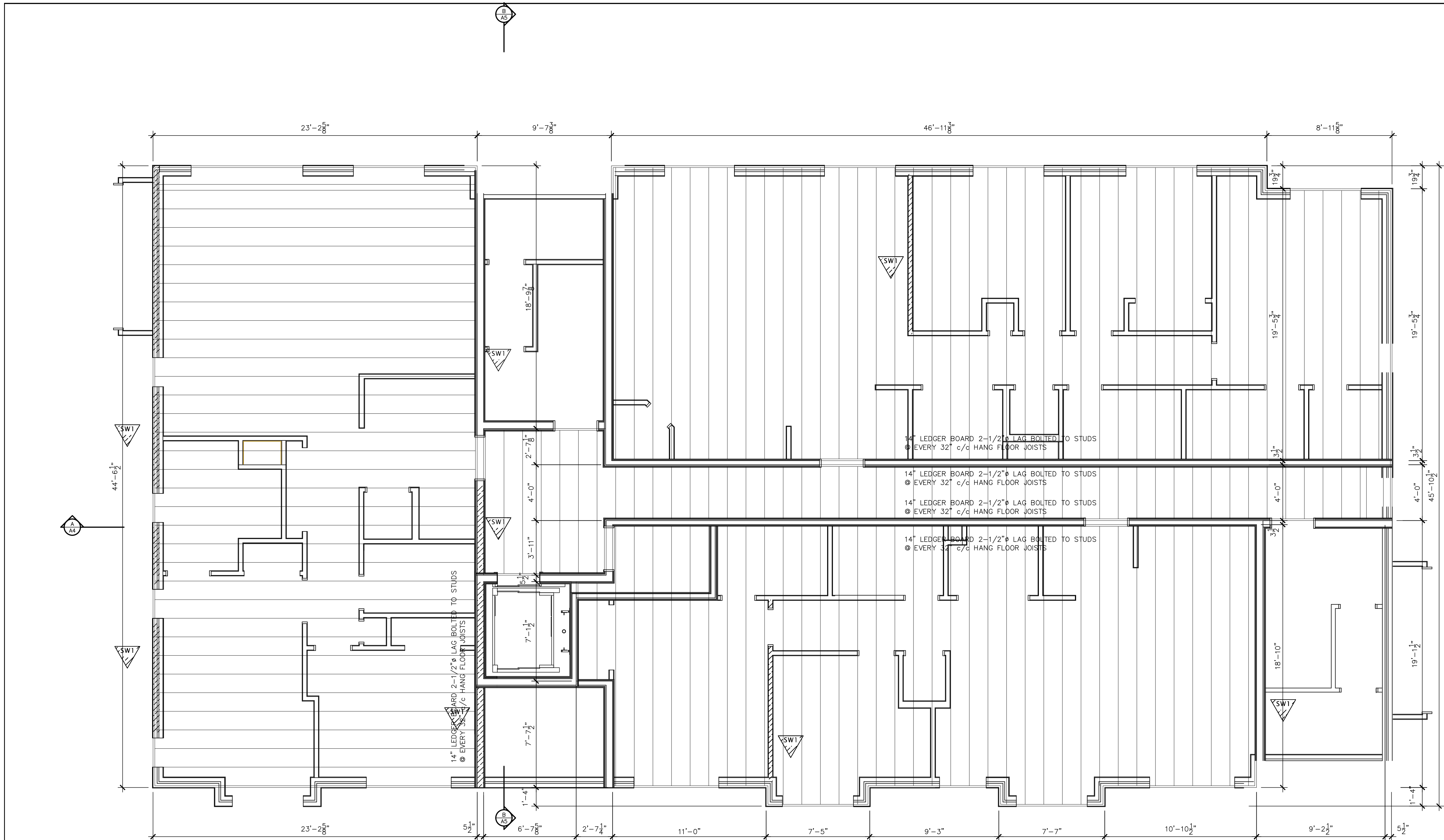
- ELECTRICAL SYMBOLS
- Duplex Outlet (G.F.I. in all bedrooms)
 - 220 V Outlet
 - Duplex Outlet (Upper half switched)
 - Split Duplex Outlet
 - Weather proof Duplex Outlet
 - Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 - Furnace switch
 - Ceiling light fixture
 - Standard pot light
 - Wall mounted light fixture
 - Carbon Monoxide detector
 - Interconnected with smoke alarms
 - Smoke detector
 - Interconnected with smoke alarms
 - Electrical panel
 - Mechanical vent
 - Dryer
 - Washer
 - Thermostat
 - Standard telephone jack
 - Cable television outlet
 - Central vacuum location (Optional)



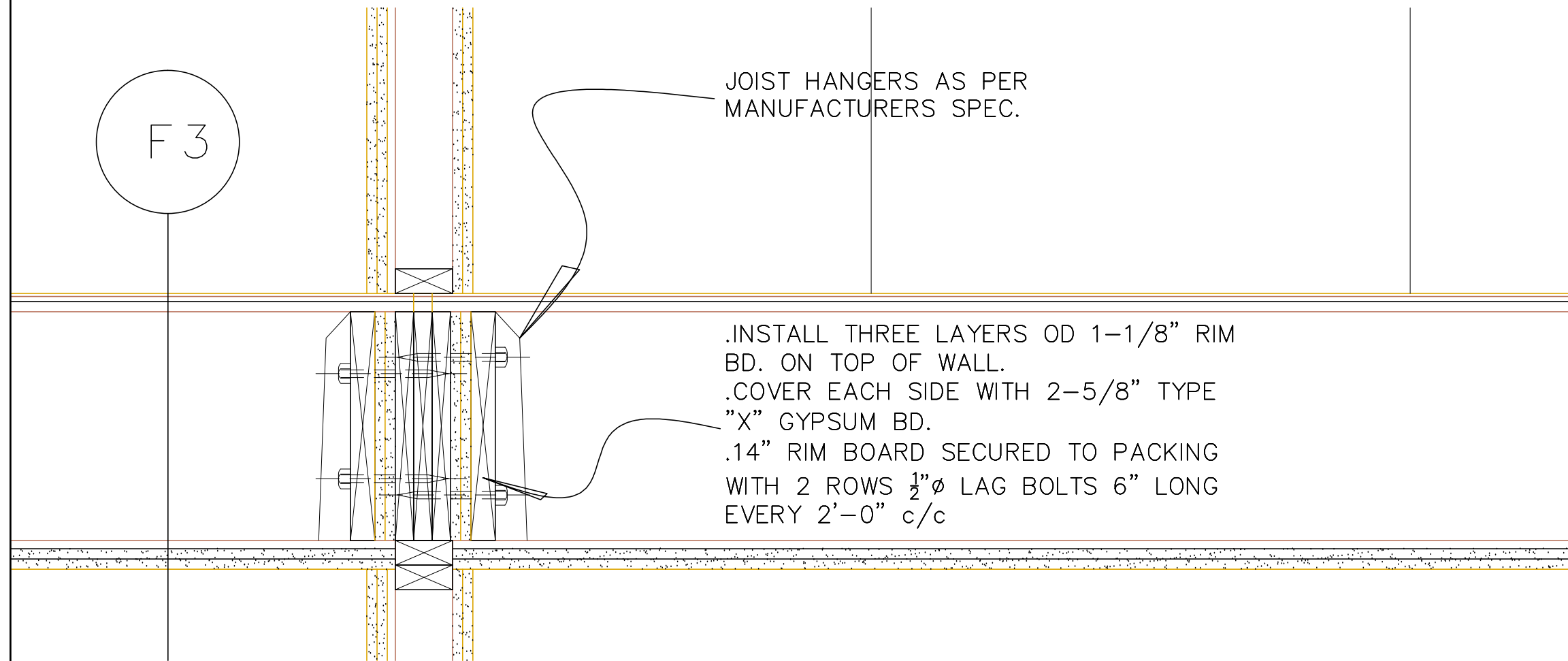
- ⊗ 45min FIRE RATED DOOR c/w CLOSURE.
PROVIDE SELF-CLOSING DEVICE. ALL DOORS
TO UNITS TO HAVE DOOR VIEWER.



- ELECTRICAL SYMBOLS**
- 6 Duplex Outlet (G.F.I. in all bedrooms)
 - 220 V Outlet
 - 0 Duplex Outlet (Upper half switched)
 - Split Duplex Outlet
 - Weather proof Duplex Outlet
 - Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 - Furnace switch
 - Ceiling light fixture
 - Standard pot light
 - Wall mounted light fixture
 - Cytron Motion detector
 - Smoke detector
 - Interconnected with smoke alarms
 - Electrical panel
 - Mechanical vent
 - Dryer
 - Washer
 - Thermostat
 - Standard telephone jack
 - Cable television outlet
 - Central vacuum location (Optional)

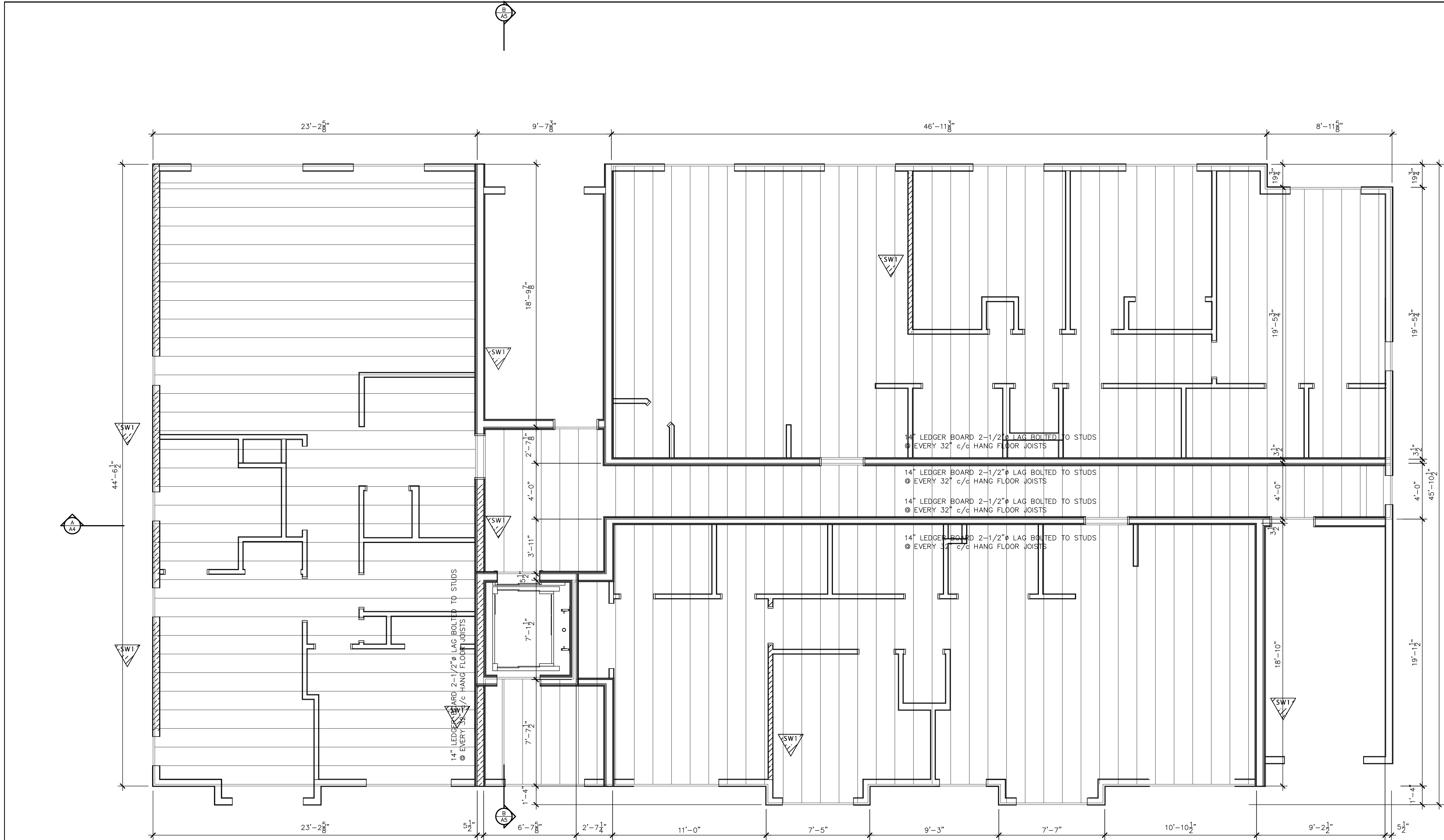


- ELECTRICAL SYMBOLS
- Duplex Outlet (G.F.I. in all bathrooms)
 - 220 V Outlet
 - Duplex Outlet (Upper half switched)
 - Split Duplex Outlet
 - Weather proof Duplex Outlet
 - Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 - Furnace switch
 - Ceiling light fixture
 - Standard pot light
 - Wall mounted light fixture
 - Carbon Monoxide detector
 - Smoke detector
 - Interconnected with smoke alarms
 - Electrical panel
 - Mechanical vent
 - Washer
 - Dryer
 - Thermostat
 - Standard telephone jack
 - Cable television outlet
 - Central vacuum location (Optional)

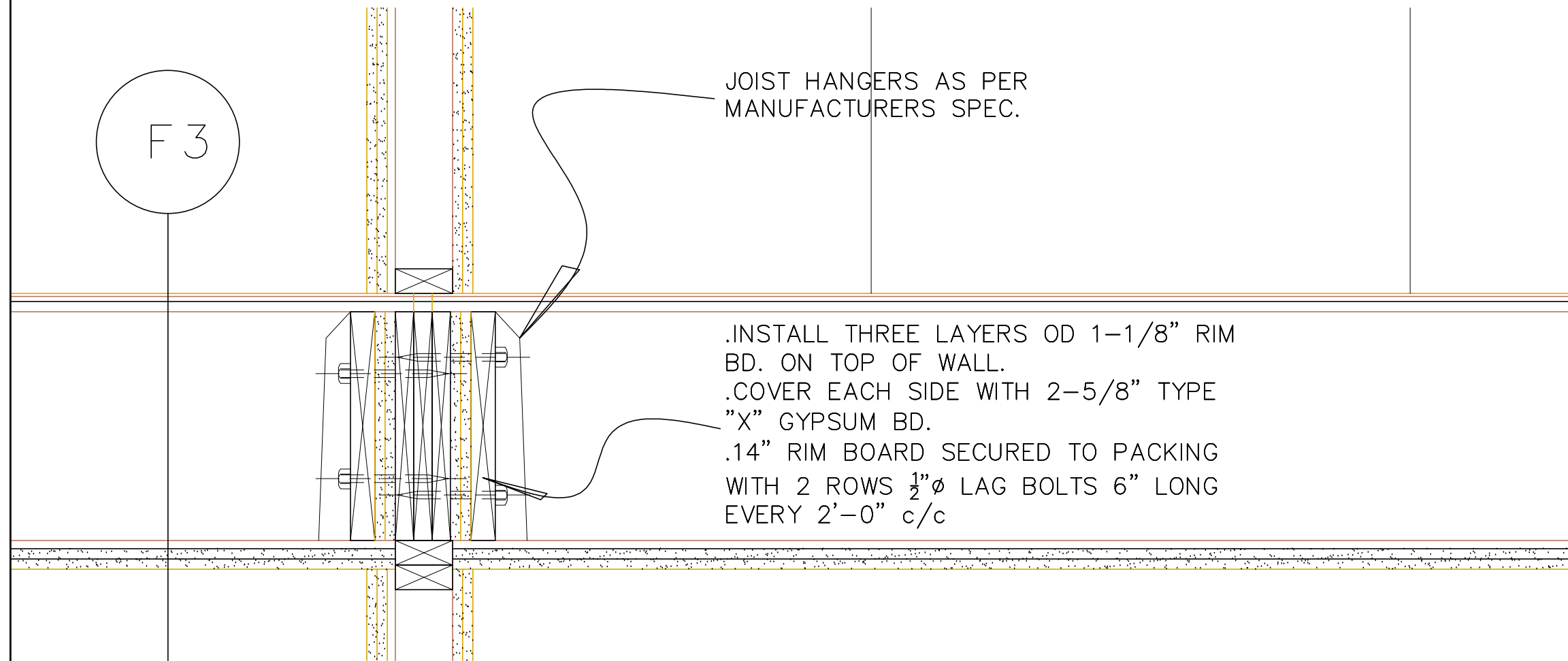


2 PARTIAL SECTION THROUGH FLOOR JOIST CONNECTION
@ FIRE SEPARATION

PROJECT				Valecraft			
4M- 1427 BLOCK 59				Valecraft			
TITLE				1st FLOOR JOIST PLAN			
				MODEL 4000 URBAN FLATS			
				12 UNIT BLOCK B, D, E			
ACROSS PLAN				DATE			
1	DESIGN	10/27/16	11	MASTER PLANS 2013			
2	REVISION	DATE	BY	4000 SERIES FLATS			

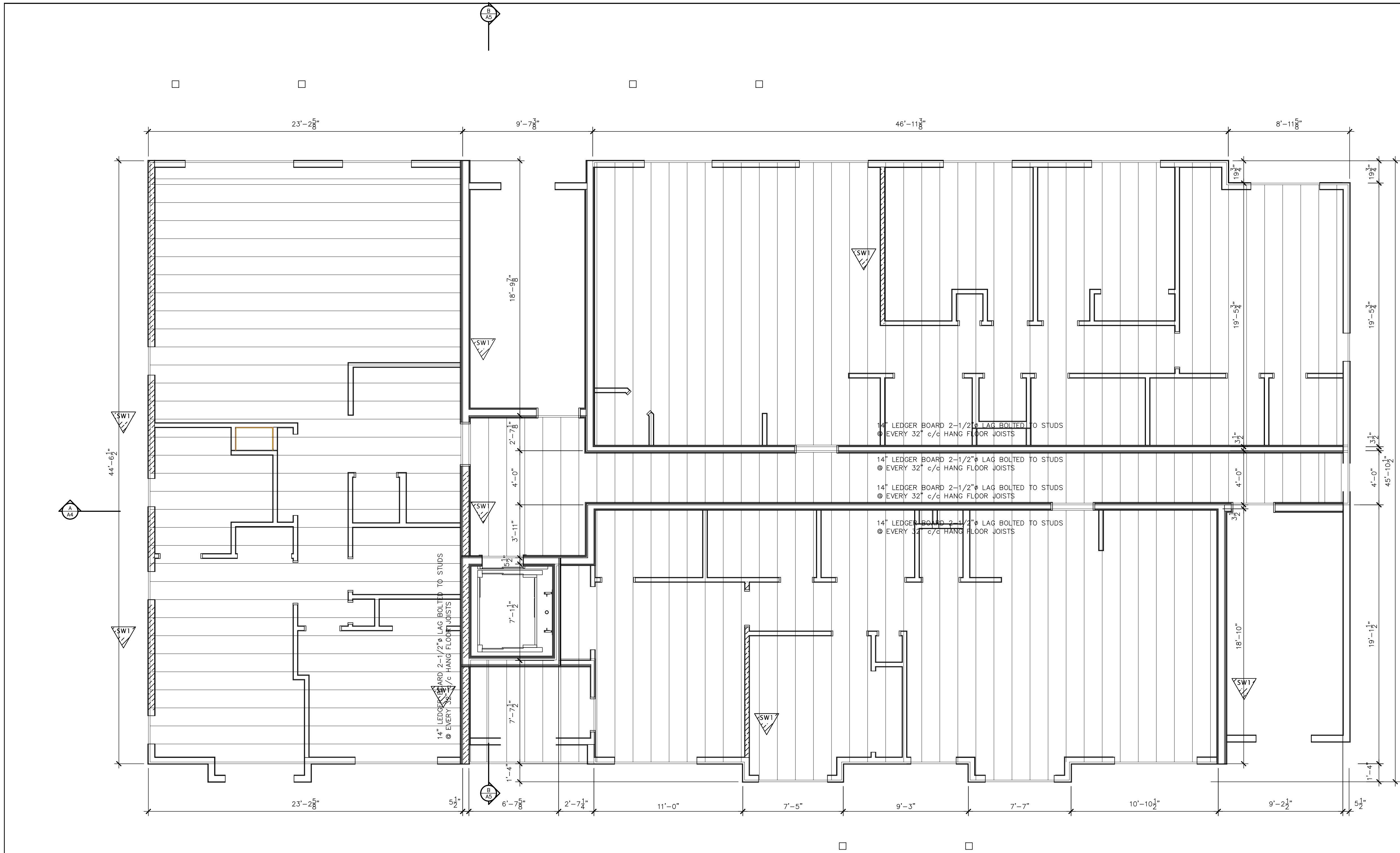


- ELECTRICAL SYMBOLS
- Duplex Outlet (G.F.I. in all bathrooms)
 - 220 V Outlet
 - Duplex Outlet (Upper half switched)
 - Split Duplex Outlet
 - Weather proof Duplex Outlet
 - Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 - Furnace switch
 - Ceiling light fixture
 - Standard pot light
 - Wall mounted light fixture
 - Carbon Monoxide detector
 - Smoke detector
 - Interconnected with smoke alarms
 - Electrical panel
 - Mechanical vent
 - Washer
 - Dryer
 - Thermostat
 - Standard telephone jack
 - Cable television outlet
 - Central vacuum location (Optional)

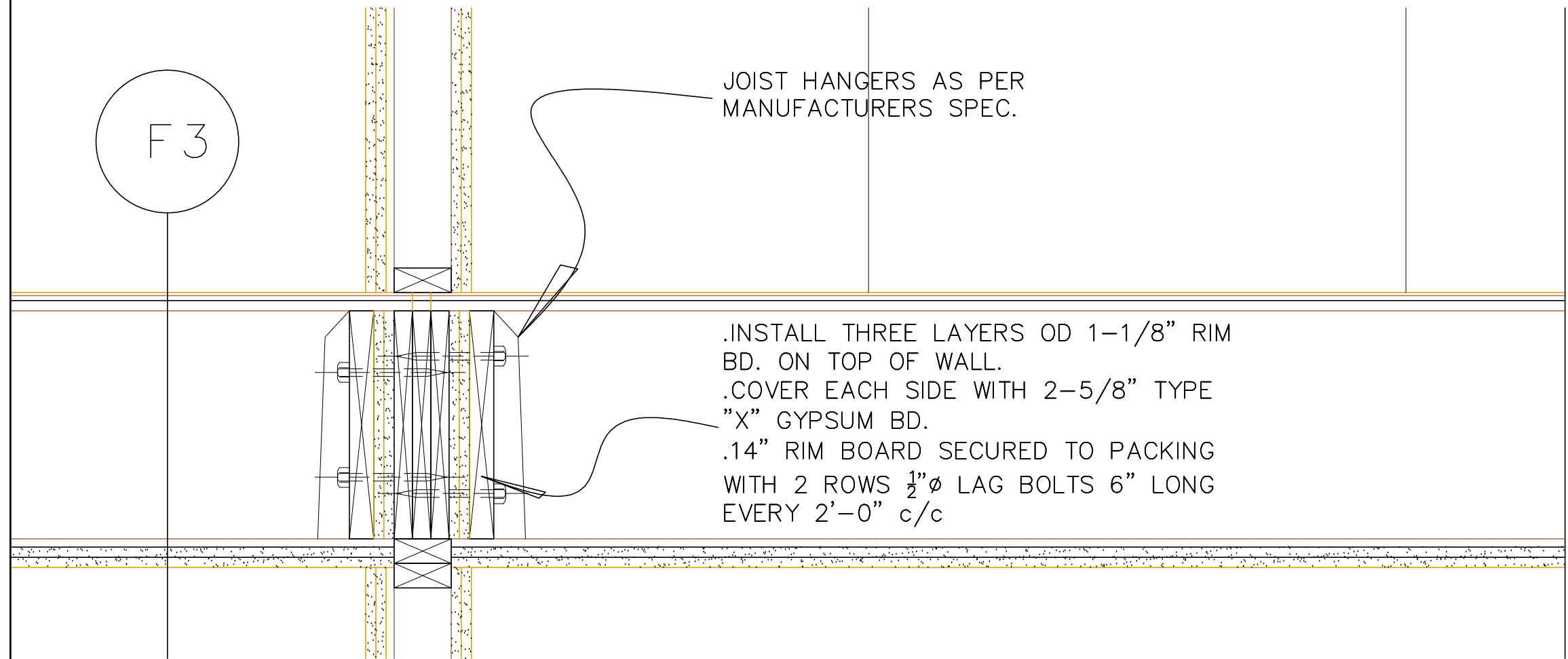


2 PARTIAL SECTION THROUGH FLOOR JOIST CONNECTION
@ FIRE SEPARATION

PROJECT 4M- 1427 BLOCK 59		Valecraft Home Ltd.	
TITLE 2nd FLOOR JOIST PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK B, D, E		DATE 10/20/18	
DRAWN BY 10/20/18		CHECKED BY 10/20/18	
DATE 10/20/18		SCALE 1/8" = 1'-0"	
PROJECT 4M- 1427 BLOCK 59		MASTER PLANS 2013 4000 SERIES FLATS	
J-2			



- ELECTRICAL SYMBOLS
- 6 Duplex Outlet (G.F.I. in all bathrooms)
 - 220 V Outlet
 - 0 Duplex Outlet (Upper half switched)
 - 6 Split Duplex Outlet
 - Weather proof Duplex Outlet
 - 4 Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 - Furnace switch
 - Ceiling light fixture
 - Standard pot light
 - Wall mounted light fixture
 - Carbon Monoxide detector
 - Smoke detector interconnected with smoke alarms
 - Smoke detector
 - Interconnected with smoke alarms
 - Electrical panel
 - Mechanical vent
 - Washer
 - Dryer
 - Thermostat
 - Standard telephone jack
 - Cable television outlet
 - Central vacuum location (Optional)



2 PARTIAL SECTION THROUGH FLOOR JOIST CONNECTION
@ FIRE SEPARATION

PROJECT 4M- 1427 BLOCK 59		Valecraft Home Ltd.	
TITLE 3rd FLOOR JOIST PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK B, D, E		DATE 10/27/17	
ACCOMPANY 1 DESIGN 2 CHECK 3 REVISE		DATE 10/27/17 10/27/17 10/27/17	
MASTER PLANS 2013 4000 SERIES FLATS		DWG J-3	