

UNPROTECTED OPENINGS vs
EXPOSED BUILDING FACE AREAS
EXPOSED BUILDING FACE (MAX)
x % (LIMITING DISTANCE @ 12.3m)
MAX ALLOWED = REAR ELEV
ACTUAL UNPROTECTED AREA (END UNIT)
(TOTAL OPENING FOR ELEV)

395.09 m2
x 55%
217.30 m2
88.37 m2

FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.14 & TABLE 9.10.14.4
LIMITING DISTANCE 1/2 DISTANCE TO
FUTURE (BLOCK B)



FRONT ELEVATION

EXTERIOR FINISH LEGEND
B - BRICK (MAIN)
B1 - BRICK SOLDIER COURSE (ACCENT)
B2 - BRICK SOLDIER COURSE (ACCENT)
B3 - BRICK SLEEPER COURSE
B4 - STACK BOND (ACCENT)
B5 - BRICK SILL (ACCENT)
B6 - BRICK ROW LOCK (ACCENT)
B7 - BRICK CORRELLING
B8 - BRICK CORNING +20mm (ACCENT)
B9 - BRICK 20mm PROUD
B10 - BRICK RECESSED 20mm
B11 - SIDING (HORIZONTAL)
B12 - SIDING (VERTICAL)
B13 - SIDING (SHAKE)
B14 - ALUMINUM FASCIA
B15 - ALUMINUM CLADDING
B16 - SHINGLES
B17 - FLASHING
B18 - ROOF VENT DURO 75
B19 - PRE-CAST
B20 - ALUMINUM CAPPING
B21 - VINYL EXTERIOR CORNER 75mm
B22 - ALUMINUM BATTEN 150mm
B23 - ICE & WATER SHIELD
B24 - STONE TAPSTRY
B25 - STONE
B26 - STUCCO
B27 - STUCCO + 1 1/2" THICK
B28 - STUCCO COMC 12913-R
B29 - ALEX-RES
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.

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



- BRICK (MAIN)
- BRICK SOLDIER COURSE (ACCENT)
- BRICK SOLDIER COURSE (ACCENT)
- 20mm PROUD
- BRICK SLEEPER COURSE
- STACK BOND (ACCENT)
- BRICK SILL (ACCENT)
- BRICK 100MM LOCK (ACCENT)
- BRICK CORRELLING
- BRICK COMING +20mm (ACCENT)
- BRICK 20mm PROUD
- BRICK RECESSED 20mm
- BRICK (HORIZONTAL) (ALL)
- SIDING (VERTICAL)
- SIDING (SHAKE)
- ALUMINUM FASCIA
- ALUMINUM CLADDING
- SHINGLES
- FLASHING
- RUMPER DENT 700
- PARING
- PRE-CAST
- ALUMINUM CAPPING
- WHITE EXTERIOR CORNER 75mm
- ALUMINUM BATTEN 150mm
- ICE & WATER SHIELD
- STONE TAPISTRY
- STONE
- STUCCO
- STUCCO + 1/2" THICK
- STUCCO + 3" THICK
- ALU STUCCO CCWG 12913-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				 Valecraft Homes Ltd.			
				TITLE: REAR ELEVATION MODEL 4000 URBAN FLATS 16 UNIT BLOCK-C			
				ACAD FILE: SCALE: 1/8"=1'-0"			
2. REVISED FOR CONSET PERMIT NO. 104656				2008/14		52	
1. DESIGN				10/01/14		51	
MCE DESCRIPTION				DATE		REV	
				MASTER PLANS 2013 4000 SERIES FLATS			
						DWG: A-2	

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 E)

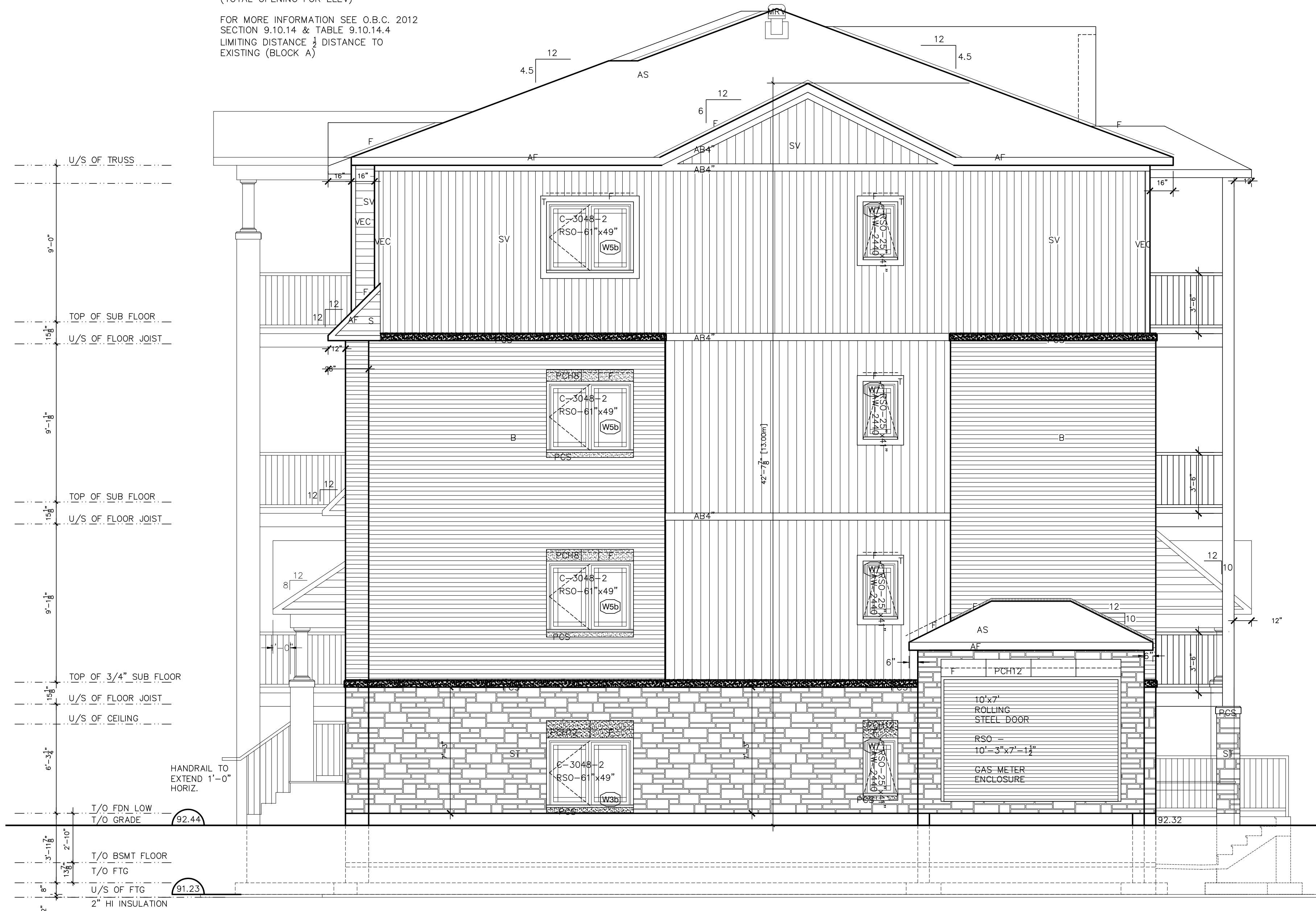


- BRICK (MAIN)
- BRICK SOLDIER COURSE (ACCENT)
- BRICK SOLDIER COURSE (ACCENT)
- 20mm PROUD
- BRICK SLEEPER COURSE
- STACK BOND (ACCENT)
- BRICK SILL (ACCENT)
- BRICK 100MM LOCK (ACCENT)
- BRICK CORRELLING
- BRICK CORNING +20mm (ACCENT)
- BRICK CORNING 20mm (ACCENT)
- BRICK RECESSED 20mm
- BRICK (HORIZONTAL TALL)
- SIDING (VERTICAL)
- SIDING (SHAKE)
- ALUMINUM FASCIA
- ALUMINUM CLADDING
- SHINGLES
- FLASHING
- RUMPER VENT DURO 75mm
- PARGING
- PRE-CAST
- ALUMINUM CAPPING
- WHITE EXTERIOR CORNER 75mm
- ALUMINUM BATTEN 150mm
- ICE & WATER SHIELD
- STONE TAPISTRY
- STONE
- STUCCO
- STUCCO + 1/2" THICK
- STUCCO + 3" THICK
- ALU STUCCO CCWC 12913-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.

UNPROTECTED OPENINGS vs
EXPOSED BUILDING FACE AREAS
EXPOSED BUILDING FACE (MAX)
x 2 (LIMITING DISTANCE @ 12.281m) 162.11 m2
MAX ALLOWED - LEFT ELEV 89.16 m2
ACTUAL UNPROTECTED AREA (END UNIT)
(TOTAL OPENING FOR ELEV) 9.91 m2

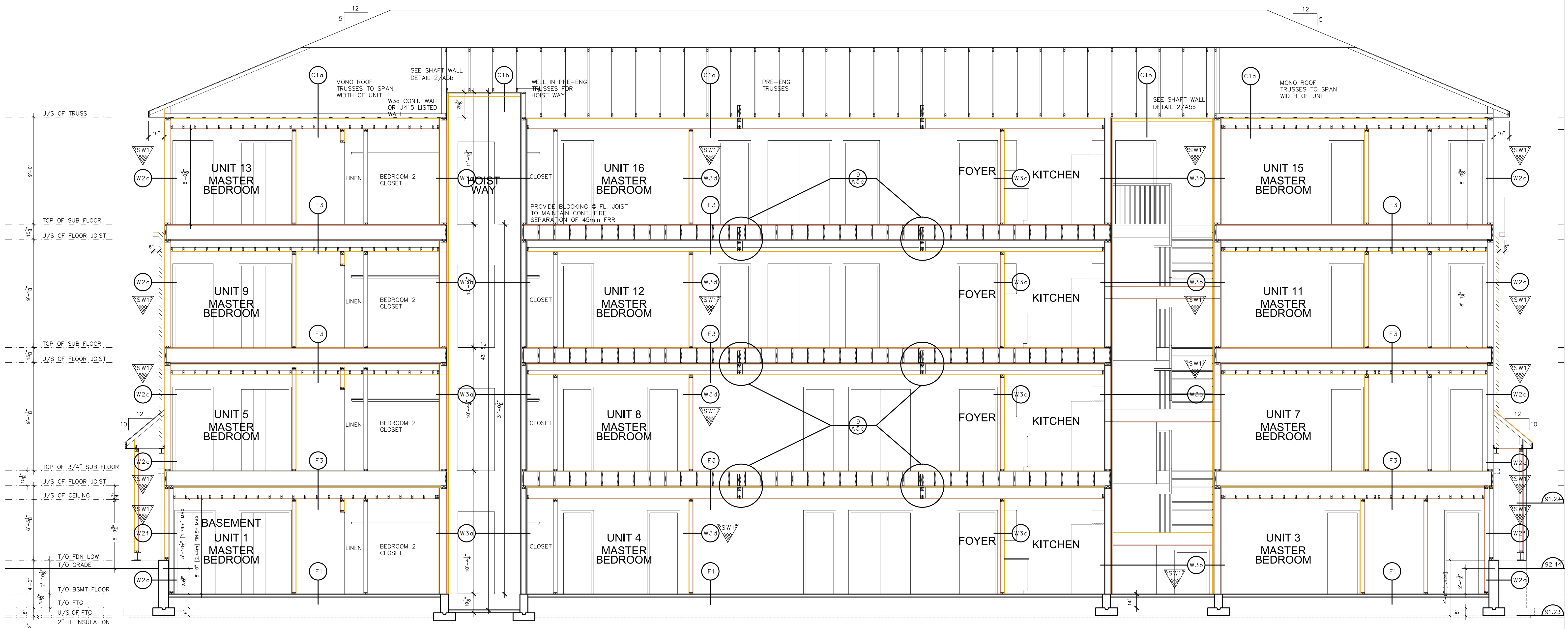
FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.14 & TABLE 9.10.14.4
LIMITING DISTANCE 1/2 DISTANCE TO
EXISTING (BLOCK A)



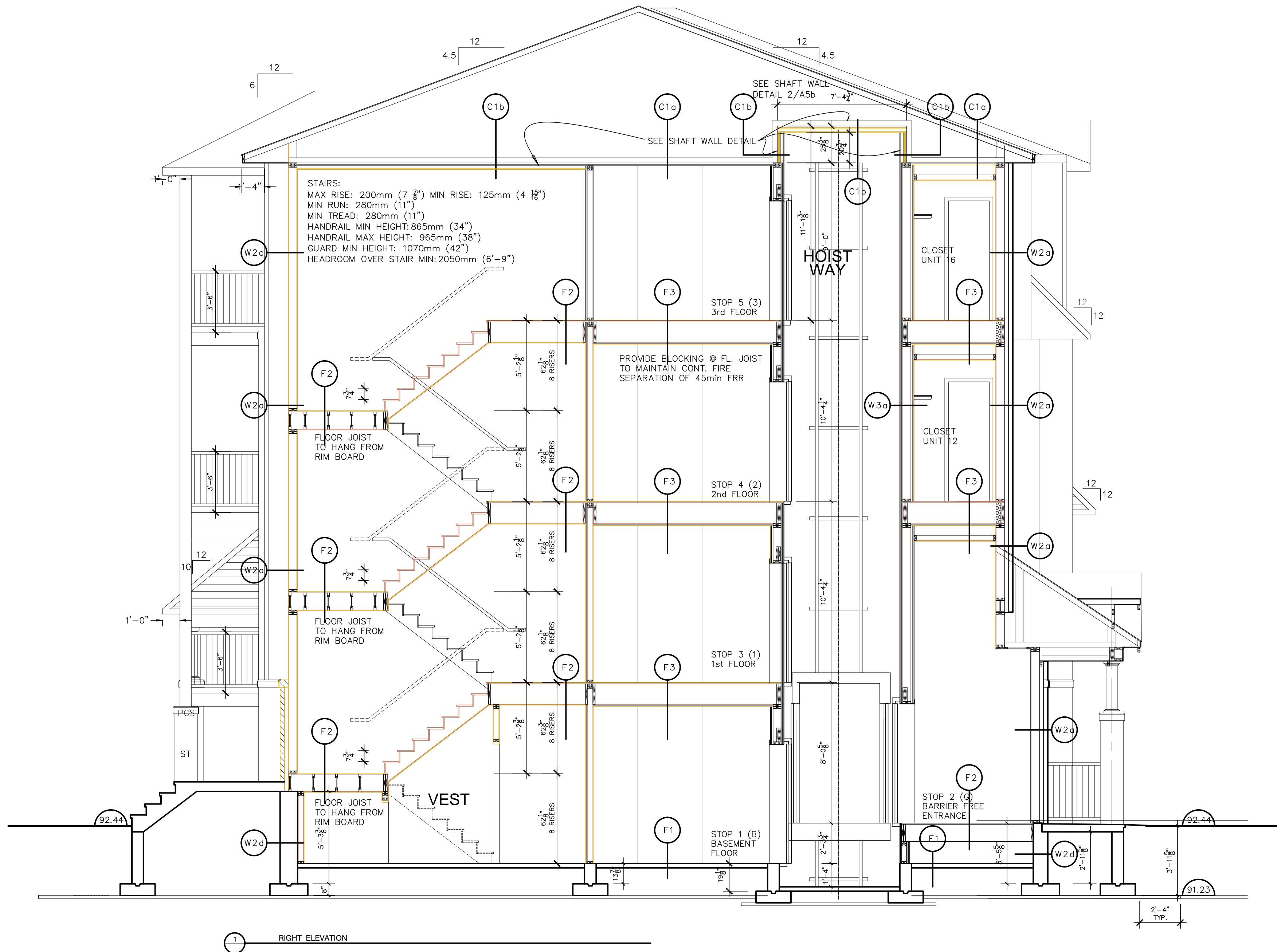
RIGHT ELEVATION

- EXTERIOR FINISH LEGEND
- B - BRICK (MAIN)
 - B1 - BRICK SOLDIER COURSE (ACCENT)
 - B2 - BRICK SOLDIER COURSE (ACCENT)
 - B3 - BRICK SLEEPER COURSE
 - B4 - STACK BOND (ACCENT)
 - B5 - BRICK SILL (ACCENT)
 - B6 - BRICK ROW LOCK (ACCENT)
 - B7 - BRICK CORRELLING
 - B8 - BRICK CORNING +20mm (ACCENT)
 - +20 - BRICK 20mm PROUD
 - 20 - BRICK RECESSED 20mm
 - SV - SIDING (VERTICAL)
 - SH - SIDING (SHAKE)
 - AF - ALUMINUM FASCIA
 - AC - ALUMINUM CLADDING
 - AS - SHINGLES
 - F - FLASHING
 - V - ROOF VENT DURO 75
 - P - PARING
 - PC - PRE-CAST
 - AC - ALUMINUM CAPPING
 - VE - VINYL EXTERIOR CORNER 75mm
 - AB - ALUMINUM BATTEN 150mm
 - IW - ICE & WATER SHIELD
 - DT - STONE TAPSTRY
 - ST - STONE
 - SU - STUCCO
 - SU1 - STUCCO + 1 1/2" THICK
 - SU2 - STUCCO + 3" THICK
 - ALL STUCCO COMC 12913-R
 - ALEX-RS

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



1 RIGHT ELEVATION



EXTERIOR WALL ASSEMBLIES:

- (W2c) EXTERIOR WALL 1HR F.R.R.:
STONE OR BRICK VENEER 1" AIR SPACE
.TYPEC (AB)
1/2" OSB SHEATHING
2x6 STUDS @ 16" o/c
R-22 BATT INSULATION
6mil POLY A/V BARRIER
5/8" TYPE 'X' GYPSUM BOARD

- (W2d) EXTERIOR WALL 1HR F.R.R.:
STONE OR BRICK VENEER 1" AIR SPACE
.TYPEC (AB)
2x4 STUDS @ 12" o/c
R-12 BATT INSULATION
2x4 STUDS @ 16" o/c
R-12 BATT INSULATION
6mil POLY A/V BARRIER
5/8" TYPE 'X' GYPSUM BOARD
SEE SHAFT WALL DETAIL (DET 2 A-5b)

- (W2c) EXTERIOR WALL 1HR F.R.R.:
STONE OR BRICK VENEER 1" AIR SPACE
.TYPEC (AB)
1/2" OSB SHEATHING
2x6 STUDS @ 16" o/c
R-22 BATT INSULATION
6mil POLY A/V BARRIER
5/8" TYPE 'X' GYPSUM BOARD

- (W3c) INTERIOR WALL ASSEMBLIES:
SB-3 [W6a] 1.5h FRR STC 55 HOISTWAY
2 PC 5/8" TYPE 'X' GYPSUM BD.
RESILIENT MTL CHANNELS @ 16" c/c
2x4 or 2x6 STUDS @ 16" c/c
ABSORPTIVE MATERIAL
1/2" PLYWOOD
2 PC 5/8" TYPE 'X' GYPSUM BD.

- (W3d) SB-3 [W6a] 1.5h FRR STC 55
2 PC 5/8" TYPE 'X' GYPSUM BD.
RESILIENT MTL CHANNELS @ 16" c/c
2x4 or 2x6 STUDS @ 16" c/c
ABSORPTIVE MATERIAL
2 PC 5/8" TYPE 'X' GYPSUM BD.

- (W3c) SB-3 [W13a] 1h FRR STC 57
5/8" TYPE 'X' GYPSUM BD.
1/16" OSB NAILS @ 4" c/c BLOCK PANEL EDGE
AND DOUBLE STUDS AT EACH WALL END
2x4 STUDS @ 16" c/c
ABSORPTIVE MATERIAL
5/8" TYPE 'X' GYPSUM BD.
1" AIRSPACE
2x4 STUDS @ 16" o/c
R-12 BATT INSULATION
5/8" TYPE 'X' GYPSUM BOARD

- (W3d) PARTITION WALL
1/2" GYPSUM BD. @ c/c
2x4 STUDS @ 16" c/c
1/2" GYPSUM BD.

- (W3d) SB-3 [W6a] 1.5h FRR STC 55
2 PC 5/8" TYPE 'X' GYPSUM BD.
RESILIENT MTL CHANNELS @ 16" c/c
2x4 No. 1/No. 2 GRADE STUDS @ 8" c/c
ABSORPTIVE MATERIAL
2 PC 5/8" TYPE 'X' GYPSUM BD.

- (W3d) SB-3 [W6a] 1.5h FRR STC 55
2 PC 5/8" TYPE 'X' GYPSUM BD.
RESILIENT MTL CHANNELS @ 16" c/c
2x4 STUDS @ 8" c/c
ABSORPTIVE MATERIAL
2 PC 5/8" TYPE 'X' GYPSUM BD.

- (W3d) SB-3 [W6a] 1.5h FRR STC 55
2 PC 5/8" TYPE 'X' GYPSUM BD.
RESILIENT MTL CHANNELS @ 16" c/c
2x4 STUDS @ 8" c/c
ABSORPTIVE MATERIAL
2 PC 5/8" TYPE 'X' GYPSUM BD.

- (W3d) SB-3 [W6a] 1.5h FRR STC 55
2 PC 5/8" TYPE 'X' GYPSUM BD.
RESILIENT MTL CHANNELS @ 16" c/c
2x4 STUDS @ 12" c/c
ABSORPTIVE MATERIAL
2 PC 5/8" TYPE 'X' GYPSUM BD.

- (C1c) TYPICAL CEILING ABOVE TOP FLOOR
45min FRR SB-3 R1
PRE-ENG ROOF TRUSSES w/22" HEEL
R50 BLOWN INSULATION
STRAPPING @ 16" c/c
6 MIL POLY
5/8" TYPE 'X' GYPSUM BOARD
10" MECHANICAL DROP CLG.
2x4 MSR LUMBER DROPPED CLG. @ 16" c/c
5/8" GYPSUM BOARD

- (C1d) TYPICAL CEILING ABOVE VERTICAL
SERVICE SHAFT & HOISTWAY 1HR FRR
SB-3 M2
PRE-ENG ROOF TRUSSES w/22" HEEL
R50 BLOWN INSULATION
STRAPPING @ 16" c/c
6 MIL POLY
SEE U415 LISTED SHAFT WALL

- (W2d) FOUNDATION WALL:
DRAINAGE LAYER (PLATON)
DAMP-PROOFING BELOW GRADE
10" CONCRETE WALL w/ BOTTOM
2-15M BARS TOP & BOTTOM
15# BUILDING PAPER
2x4 STUDS @ 16" o/c
R-12 BATT INSULATION
6 MIL POLY AIR&VAPOUR BARRIER
5/8" DRYWALL

- (W2d) FOUNDATION WALL:
DRAINAGE LAYER (PLATON)
DAMP-PROOFING BELOW GRADE
10" CONG. WALL w/ 2-15M BARS @ TOP & BOTTOM

- (W2c) EXTERIOR WALL 1HR F.R.R.:
STONE OR BRICK VENEER 1" AIR SPACE
.TYPEC (AB)
1/2" OSB SHEATHING
2x6 STUDS @ 16" o/c
R-22 BATT INSULATION
6mil POLY A/V BARRIER
5/8" TYPE 'X' GYPSUM BOARD

- (W2d) EXTERIOR WALL 1HR F.R.R. STC 50:
STONE OR BRICK VENEER 1" AIR SPACE
.TYPEC (AB)
1/2" OSB SHEATHING
2x6 STUDS @ 16" o/c
R-22 BATT INSULATION
6mil POLY A/V BARRIER
RESILIENT MTL CHANNELS @ 24" c/c
2 PC 5/8" TYPE 'X' GYPSUM BOARD

- (W2d) EXTERIOR WALL 1HR F.R.R. STC 50:
STONE OR BRICK VENEER 1" AIR SPACE
.TYPEC (AB)
1/2" OSB SHEATHING
2x6 STUDS @ 16" o/c
R-22 BATT INSULATION
6mil POLY A/V BARRIER
RESILIENT MTL CHANNELS @ 24" c/c
2 PC 5/8" TYPE 'X' GYPSUM BOARD

- (F1) BASEMENT FLOOR:
FINISHED FLOORING ON
3" CONCRETE SLAB ON
6 MIL POLY VAPOR BARRIER ON
8" COMPACTED GRANULAR

- (F2) LANDING @ STAIR ENTRY (92" JOISTS)
FINISHED FLOORING ON 1/2" GYP-CRETE
1" T&G PLYWOOD SUBFLOOR
92" PRE-ENG. JOISTS @ 16" o/c MAX.
(GLUED AND NAILED)

- (F3) 1ST, 2ND & 3RD FLOOR SYSTEMS (14" JOISTS)
SB-3 F9c - 1hr F.R.R. - STC 55
FINISHED FLOORING ON
1" T&G PLYWOOD or OSB SUBFLOOR
14" DEEP PRE-ENG. JOISTS @ 16" o/c
GLUED AND NAILED
5/8" INSULATION BATT
1" THICK RESILIENT CHANNELS @ 16" o/c
2 LAYER 5/8" TYPE 'X' GYPSUM BOARD
10" MECHANICAL DROP CLG.
2x4 MSR LUMBER DROPPED CLG. @ 16" c/c
1/2" GYPSUM BD

- (F4) 1ST, 2ND & 3RD FLOOR SYSTEMS (14" JOISTS)
PUBLIC CORRIDOR
SB-3 F9c - 1hr F.R.R. - STC 55
FINISHED FLOORING ON
1" T&G PLYWOOD or OSB SUBFLOOR
14" DEEP PRE-ENG. JOISTS @ 16" o/c
GLUED AND NAILED
5/8" INSULATION BATT
1" THICK RESILIENT CHANNELS @ 16" o/c
2 LAYER 5/8" TYPE 'X' GYPSUM BOARD
10" MECHANICAL DROP CLG.
2x4 MSR LUMBER DROPPED CLG. @ 16" c/c
1/2" GYPSUM BD

- (SW1) SHEAR WALL 1:
1/2" OSB SHEATHING INSTALLED
ON ONE FACE OF WALL WITH
4" NAIL SPACING AT PANEL
EDGES. STUDS SHALL BE 2X4
OR 2X6 AS PER WALL
ASSEMBLY NOTE. SHEAR WALL
SHALL BE BLOCKED AT PANEL
EDGES. INSTALL DOUBLE STUD
AT EACH END OF SHEAR WALL;
FASTEN DOUBLE STUD TO
BUILT-UP STUD BELOW WITH
15T36 STRAP.

- (SW2) SHEAR WALL 2:
1/2" OSB SHEATHING INSTALLED
ON ONE FACE OF WALL WITH
4" NAIL SPACING AT PANEL
EDGES. STUDS SHALL BE 2X4
OR 2X6 AS PER WALL
ASSEMBLY NOTE. SHEAR WALL
SHALL BE BLOCKED AT PANEL
EDGES. INSTALL DOUBLE STUD
AT EACH END OF SHEAR WALL;
FASTEN DOUBLE STUD TO
BUILT-UP STUD BELOW WITH
15T36 STRAP.

- (SW3) SHEAR WALL 3:
1/2" OSB SHEATHING INSTALLED
ON ONE FACE OF WALL WITH
4" NAIL SPACING AT PANEL
EDGES. STUDS SHALL BE 2X4
OR 2X6 AS PER WALL
ASSEMBLY NOTE. SHEAR WALL
SHALL BE BLOCKED AT PANEL
EDGES. INSTALL DOUBLE STUD
AT EACH END OF SHEAR WALL;
FASTEN DOUBLE STUD TO
BUILT-UP STUD BELOW WITH
15T36 STRAP.

- (SW4) SHEAR WALL 4:
1/2" OSB SHEATHING INSTALLED
ON ONE FACE OF WALL WITH
4" NAIL SPACING AT PANEL
EDGES. STUDS SHALL BE 2X4
OR 2X6 AS PER WALL
ASSEMBLY NOTE. SHEAR WALL
SHALL BE BLOCKED AT PANEL
EDGES. INSTALL DOUBLE STUD
AT EACH END OF SHEAR WALL;
FASTEN DOUBLE STUD TO
BUILT-UP STUD BELOW WITH
15T36 STRAP.

- (SW5) SHEAR WALL 5:
1/2" OSB SHEATHING INSTALLED
ON ONE FACE OF WALL WITH
4" NAIL SPACING AT PANEL
EDGES. STUDS SHALL BE 2X4
OR 2X6 AS PER WALL
ASSEMBLY NOTE. SHEAR WALL
SHALL BE BLOCKED AT PANEL
EDGES. INSTALL DOUBLE STUD
AT EACH END OF SHEAR WALL;
FASTEN DOUBLE STUD TO
BUILT-UP STUD BELOW WITH
15T36 STRAP.

SHAFT WALL DETAIL:
CAN/ULC-S101
DESIGN No.U415

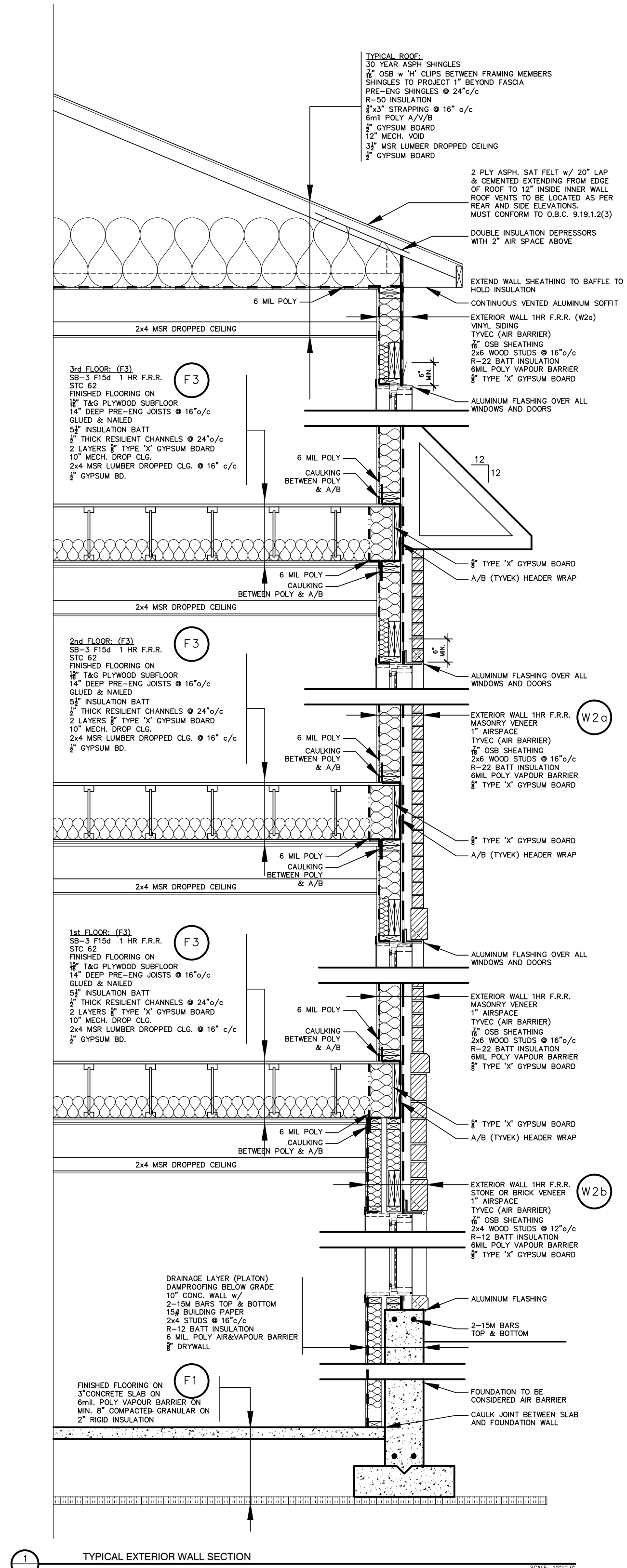
- FLOOR, SIDE & CEILING RUNNERS - "J" SHAPE
MIN. 2 1/2" DEEP
- STEEL STUDS-"C-H" SHAPE MIN. 2 1/2" DEEP
- 1" GYPSUM LINER PANEL
- 5/8" TYPE "X" GYPSUM SECURED 1" Jg STEEL
SCREWS @ 8" o/c MAX

SYSTEM A-1hr

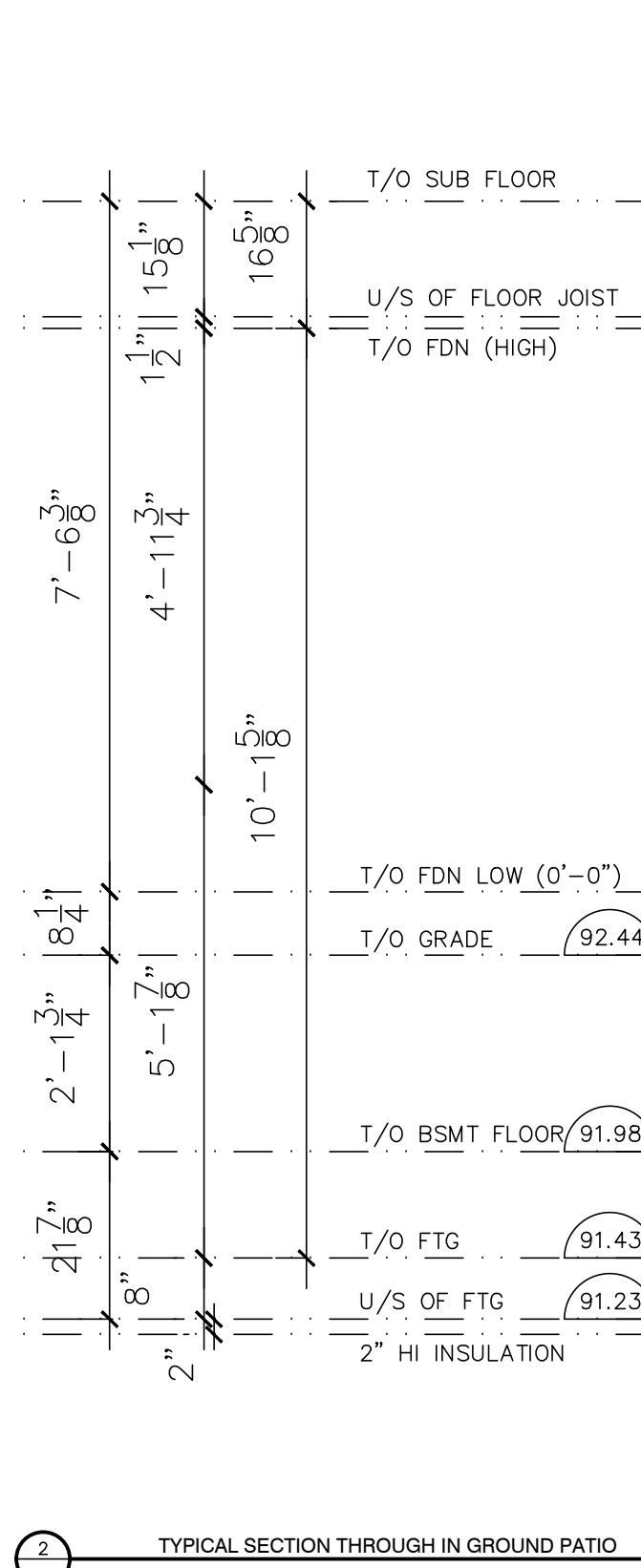
SHAFT WALL DETAIL

SCALE: NTS

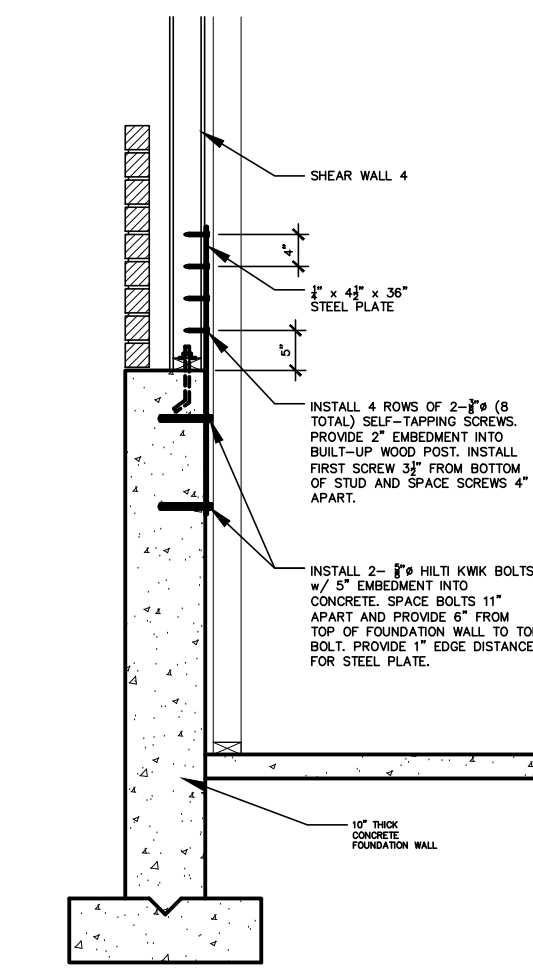
PROJECT				4M- 1427 BLOCK 59				 Valecraft Home Ltd.			
TITLE				SECTION B MODEL 4000 URBAN FLATS 16 UNIT BLOCK-C							
ACAD FILE:				SCALE:				1/8"=1'-0"			
2. ISSUED FOR CONST PERMIT NO. 104006				20/06/16		S1		DWG			
1. DESIGN				15/05/16		S1		MASTER PLANS 2013 4000 SERIES FLATS			
REV. DESCRIPTION				DATE		BY		A-5b			



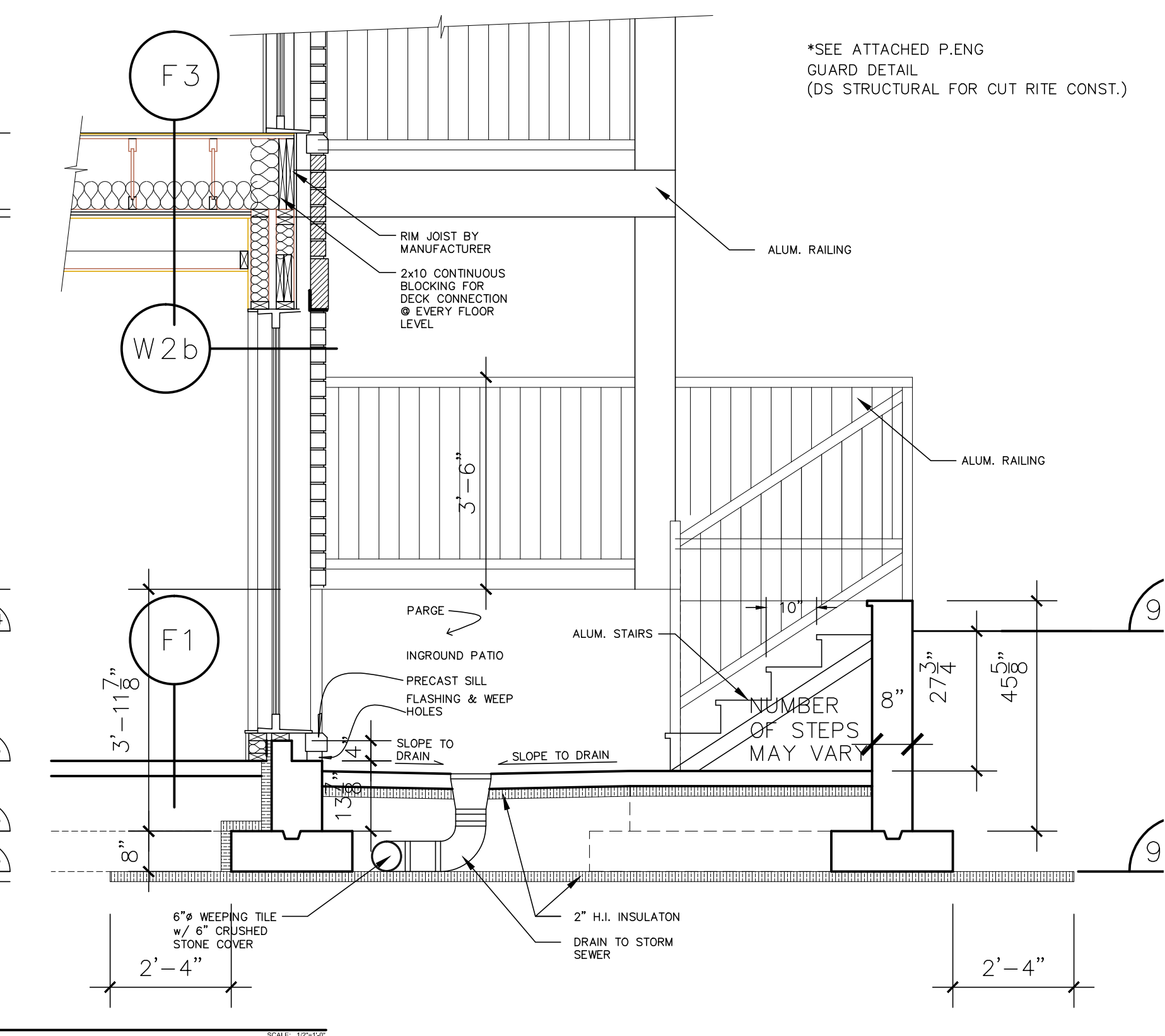
1 TYPICAL EXTERIOR WALL SECTION SCALE: 1/8\"/>



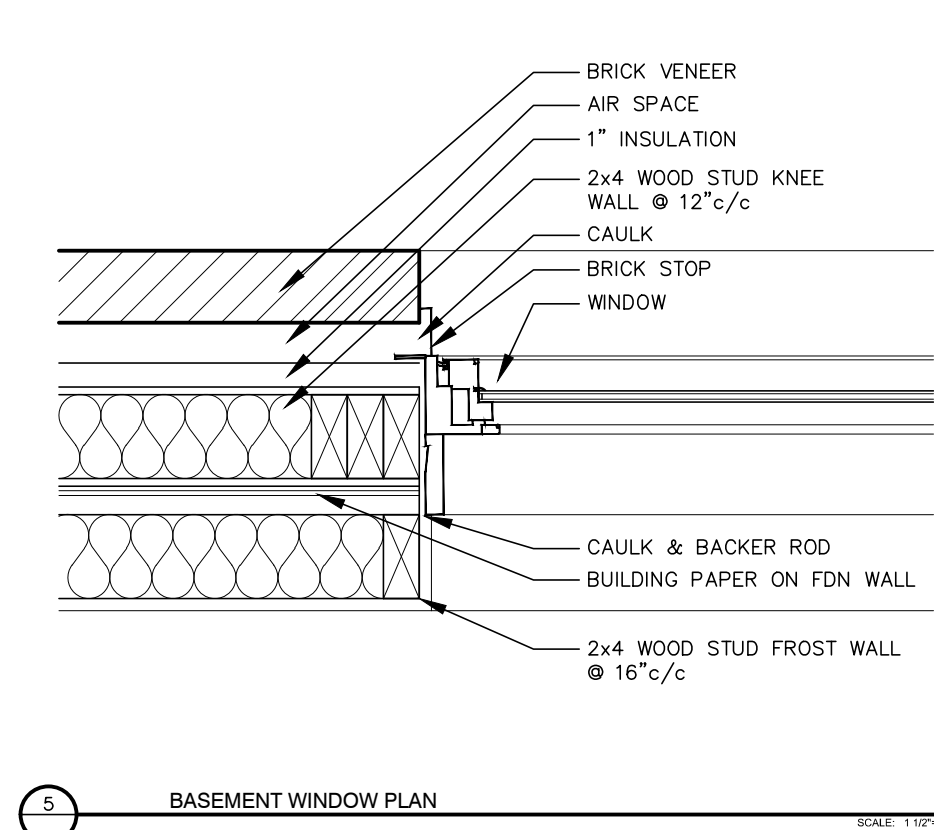
2 TYPICAL SECTION THROUGH IN GROUND PATIO SCALE: 1/8\"/>



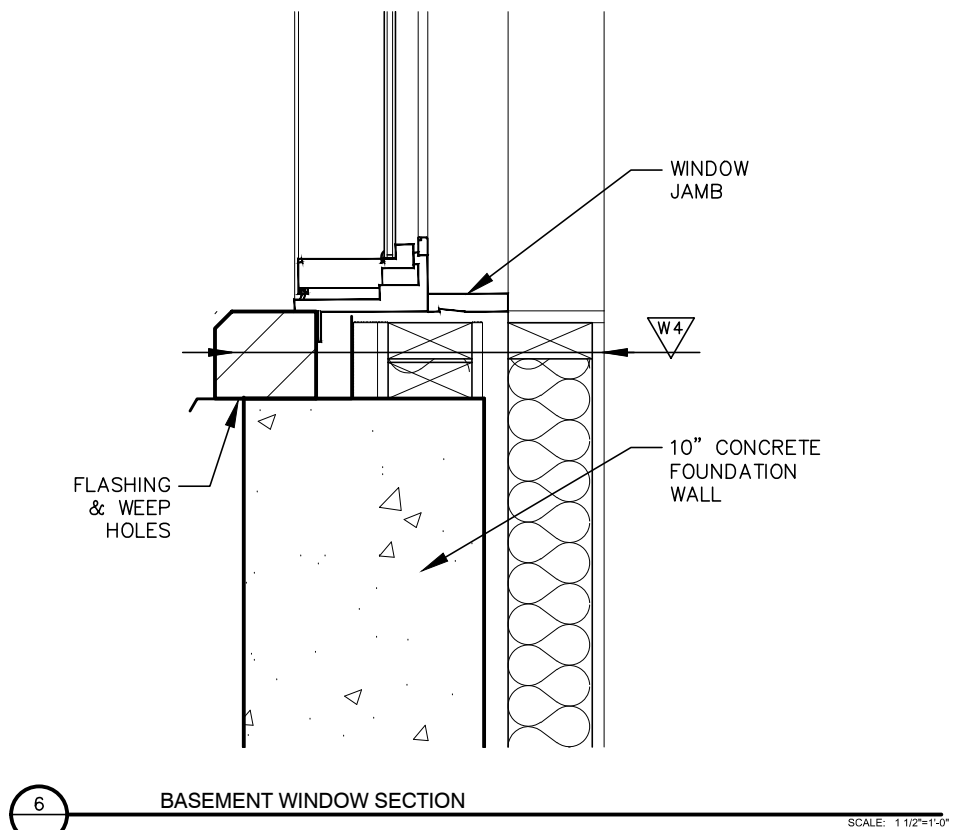
3 HOLD-DOWN PLATE DETAIL CALL FOR INSPECTION ONCE HOLD DOWN CONNECTIONS ARE INSTALLED SCALE: 1/8\"/>



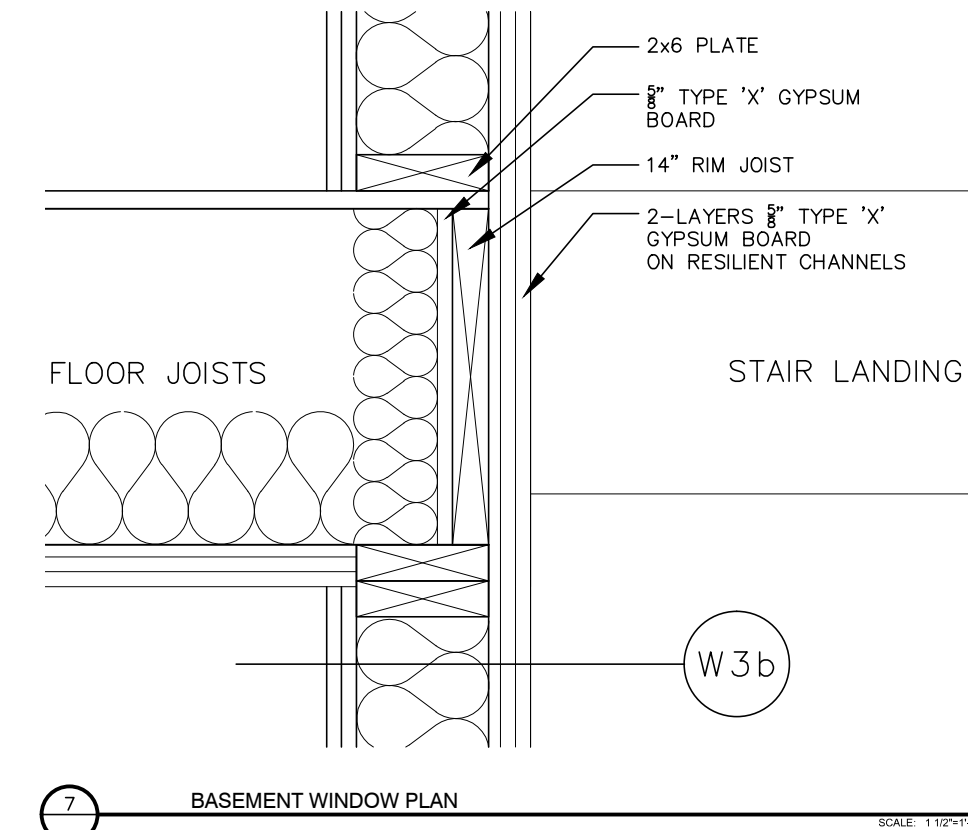
4 HOLD-DOWN PLATE DETAIL CALL FOR INSPECTION ONCE HOLD DOWN CONNECTIONS ARE INSTALLED SCALE: 1/8\"/>



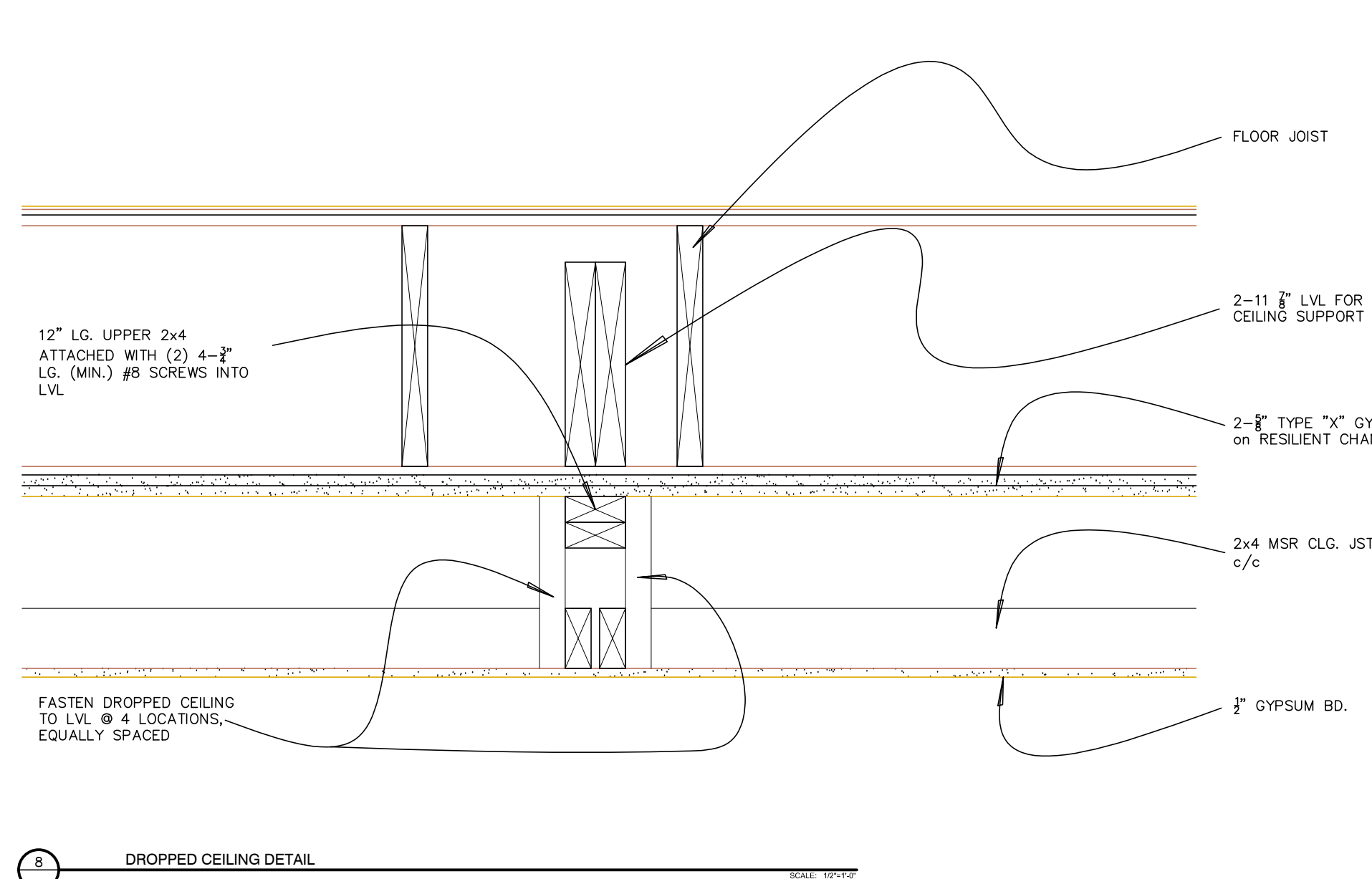
5 BASEMENT WINDOW PLAN SCALE: 1/8\"/>



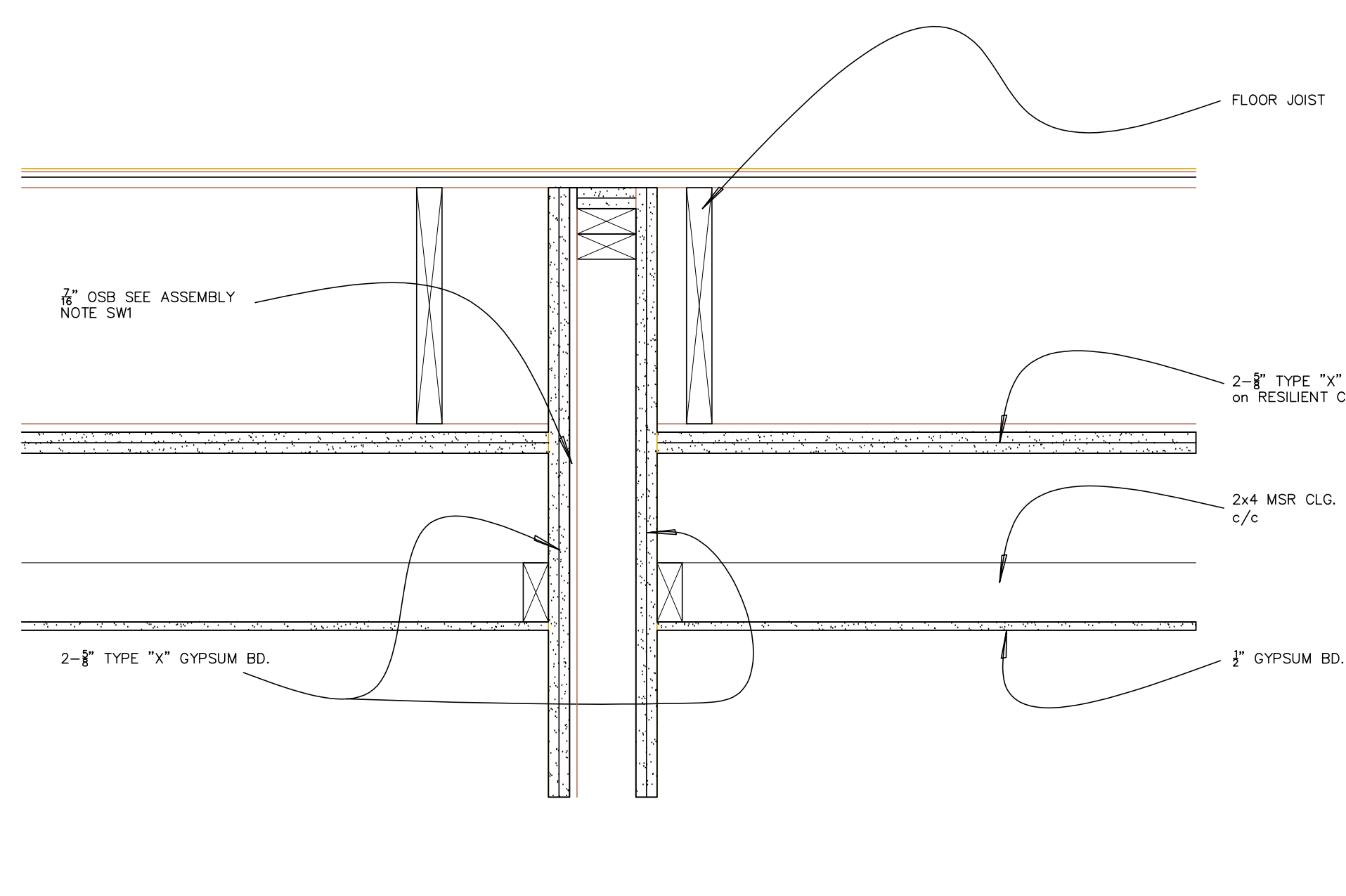
6 BASEMENT WINDOW SECTION SCALE: 1/8\"/>



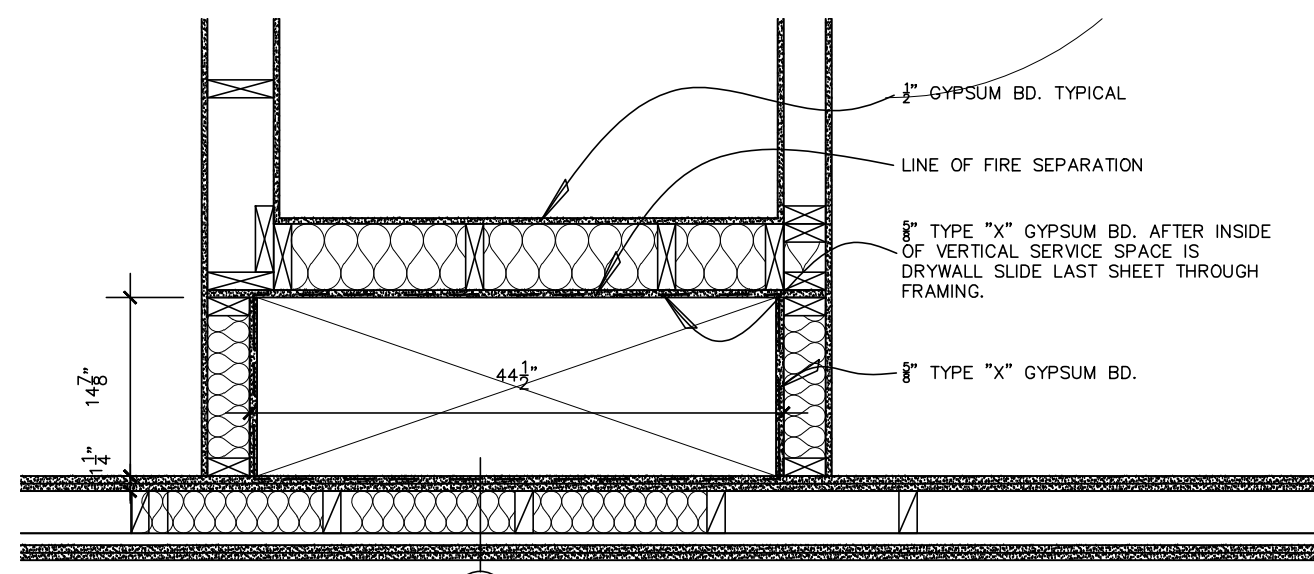
7 BASEMENT WINDOW PLAN SCALE: 1/8\"/>



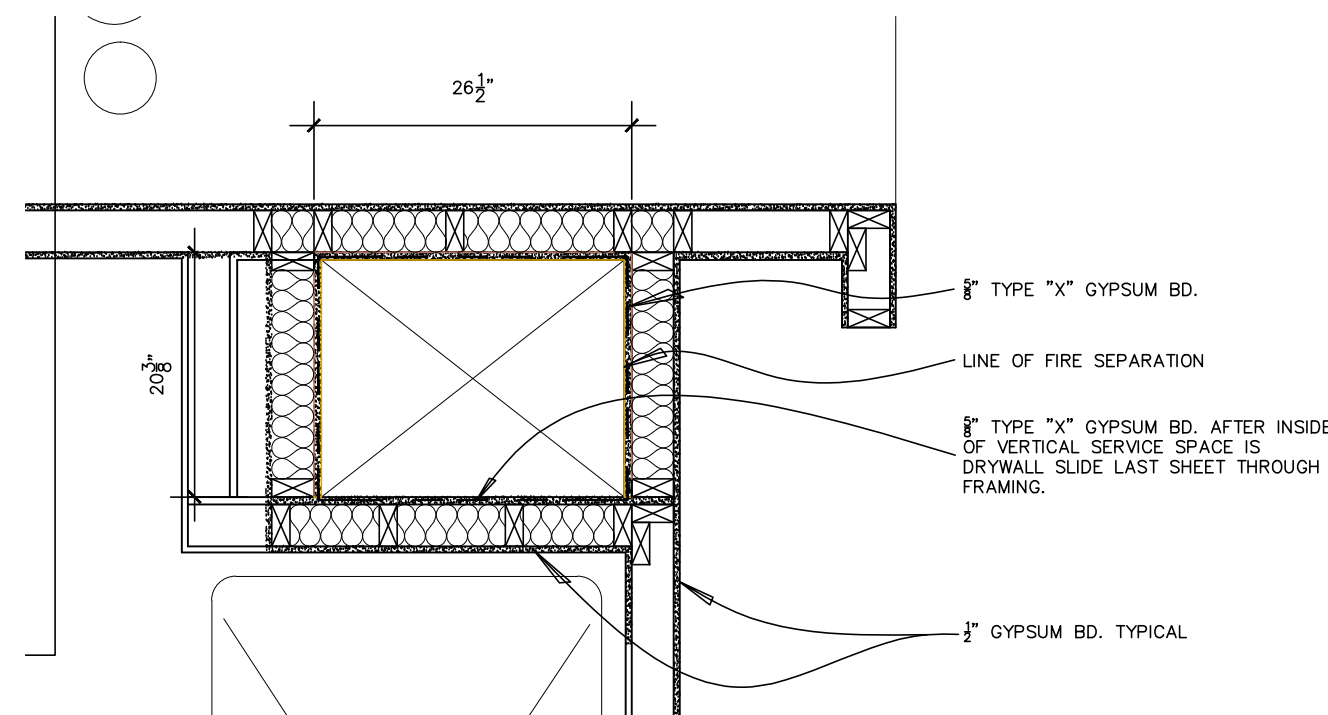
8 DROPPED CEILING DETAIL SCALE: 1/8\"/>



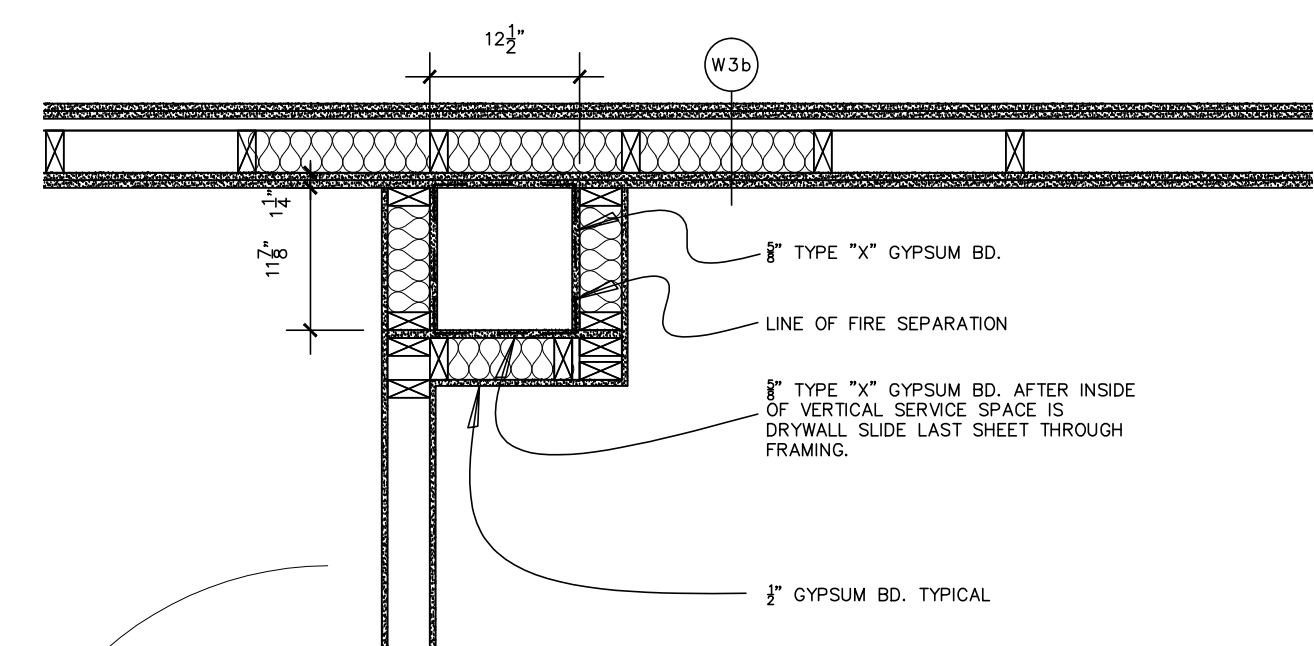
9 SHEAR WALL JUNCTURE AT DROP CEILING SHOWING FIRE SEPARATIONS SCALE: 1/8\"/>



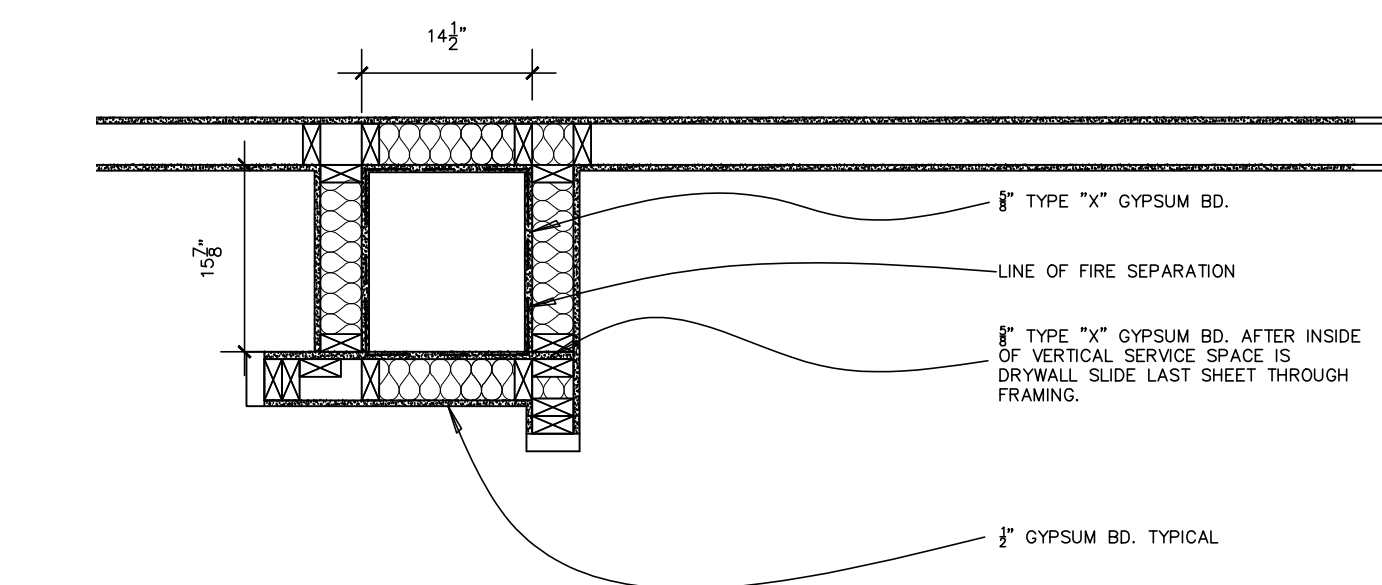
1 VERTICAL SERVICE SPACE FIRE SEPARATION (DETAIL 1) SCALE: 3/8"=1'-0"



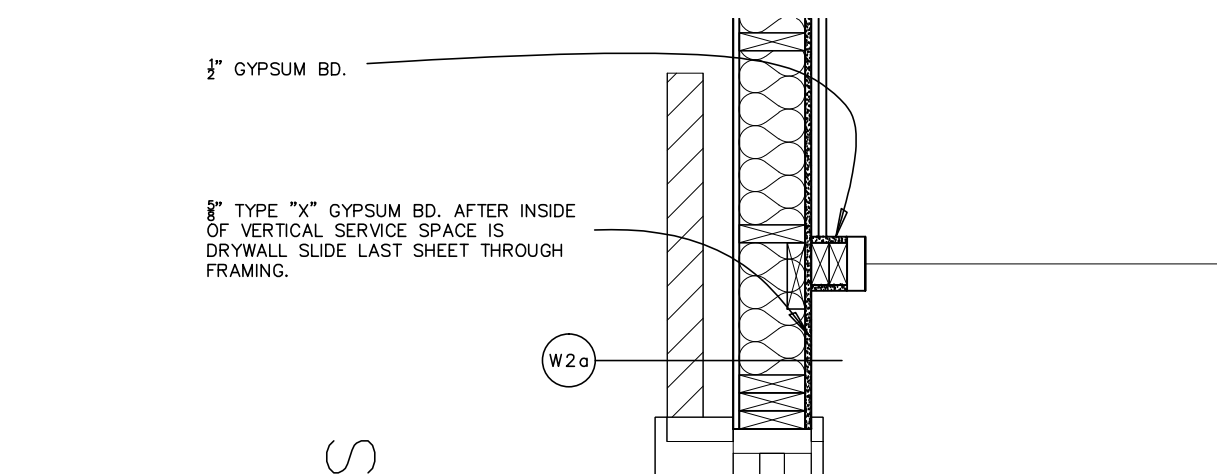
2 VERTICAL SERVICE SPACE FIRE SEPARATION (DETAIL 3) SCALE: 3/8"=1'-0"



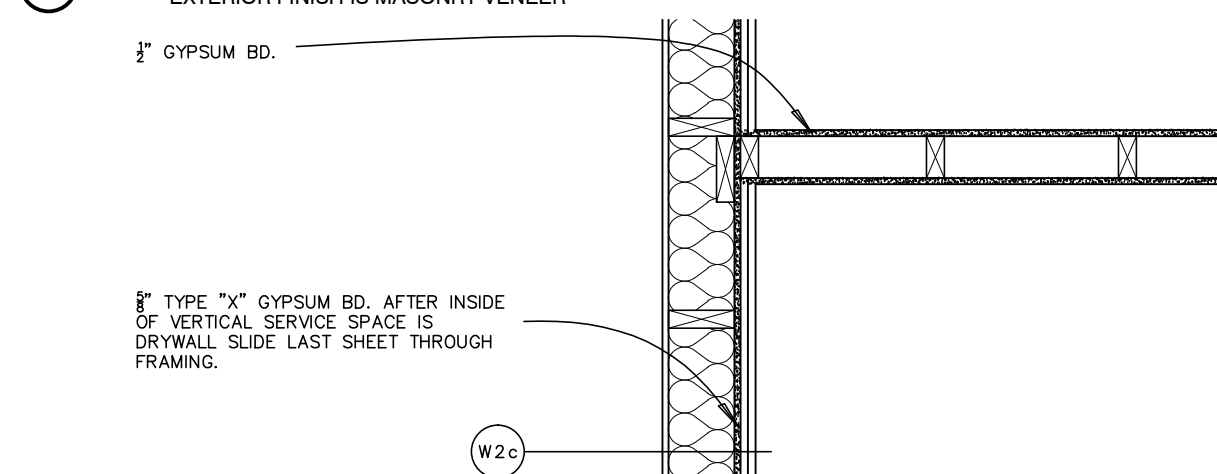
3 VERTICAL SERVICE SPACE FIRE SEPARATION (DETAIL 2) SCALE: 3/8"=1'-0"



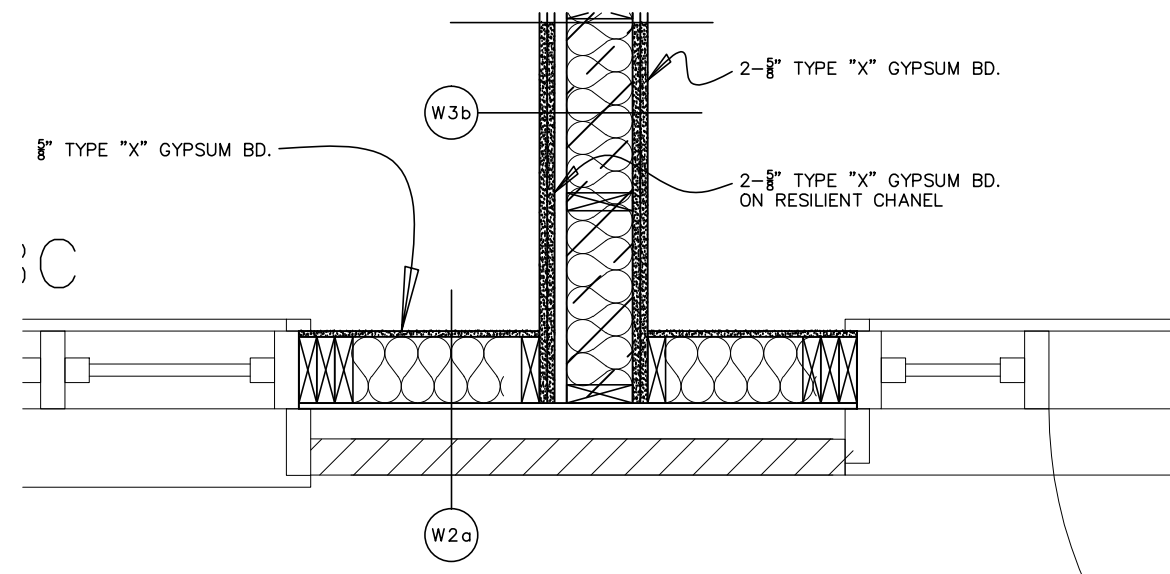
4 VERTICAL SERVICE SPACE FIRE SEPARATION (DETAIL 3) SCALE: 3/8"=1'-0"



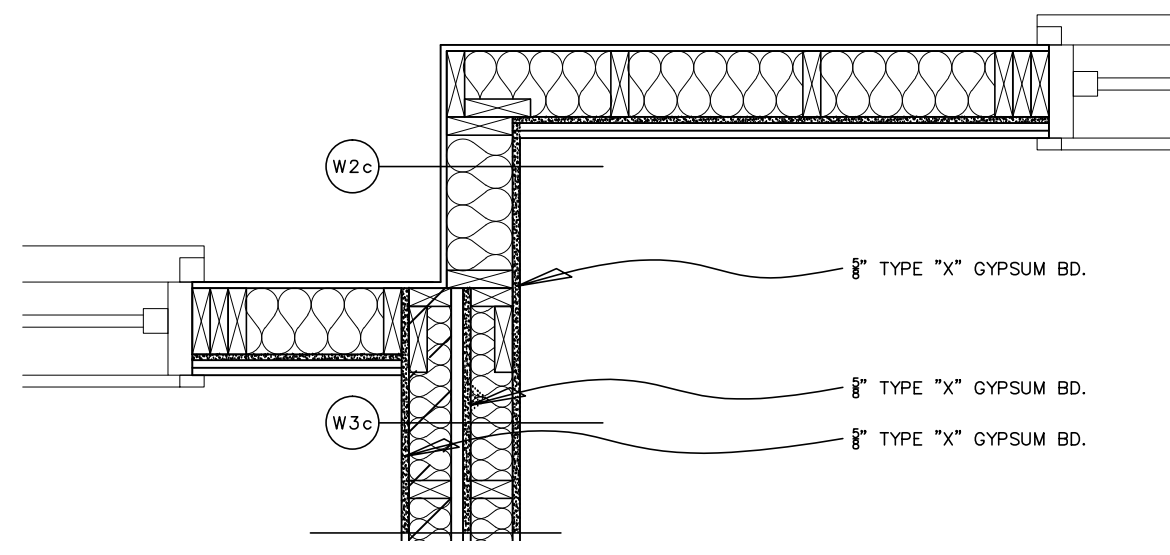
5 FIRE SEPARATION EXTERIOR WALL JUNCTURE WITH INTERIOR PARTITION EXTERIOR FINISH IS MASONRY VENEER SCALE: 3/8"=1'-0"



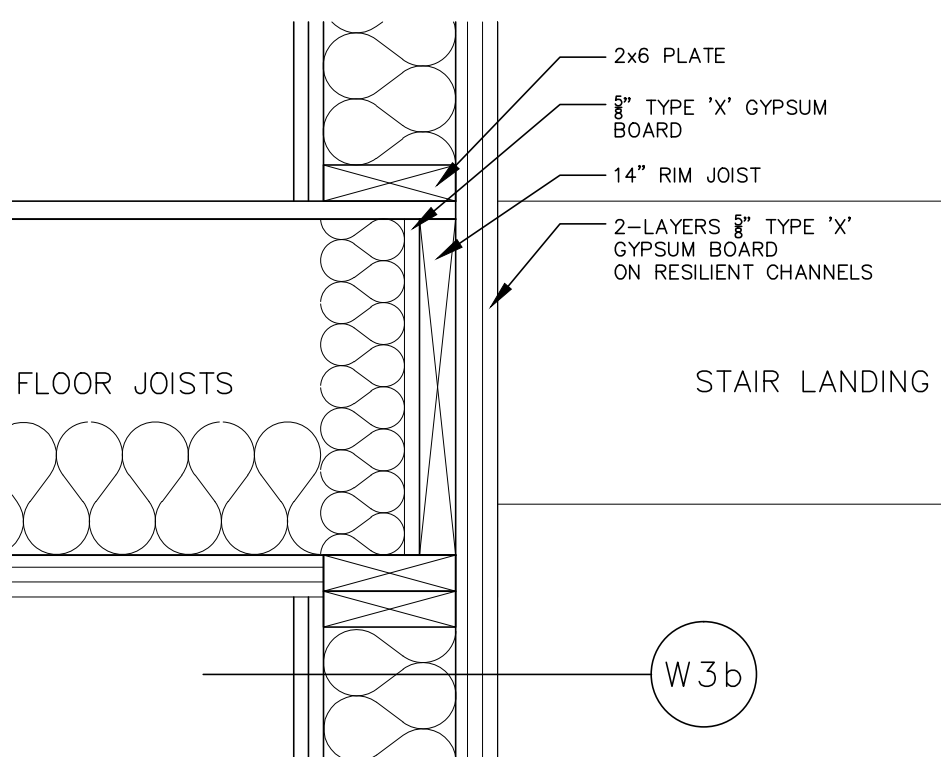
6 FIRE SEPARATION EXTERIOR WALL JUNCTURE WITH INTERIOR PARTITION EXTERIOR FINISH IS SIDING SCALE: 3/8"=1'-0"



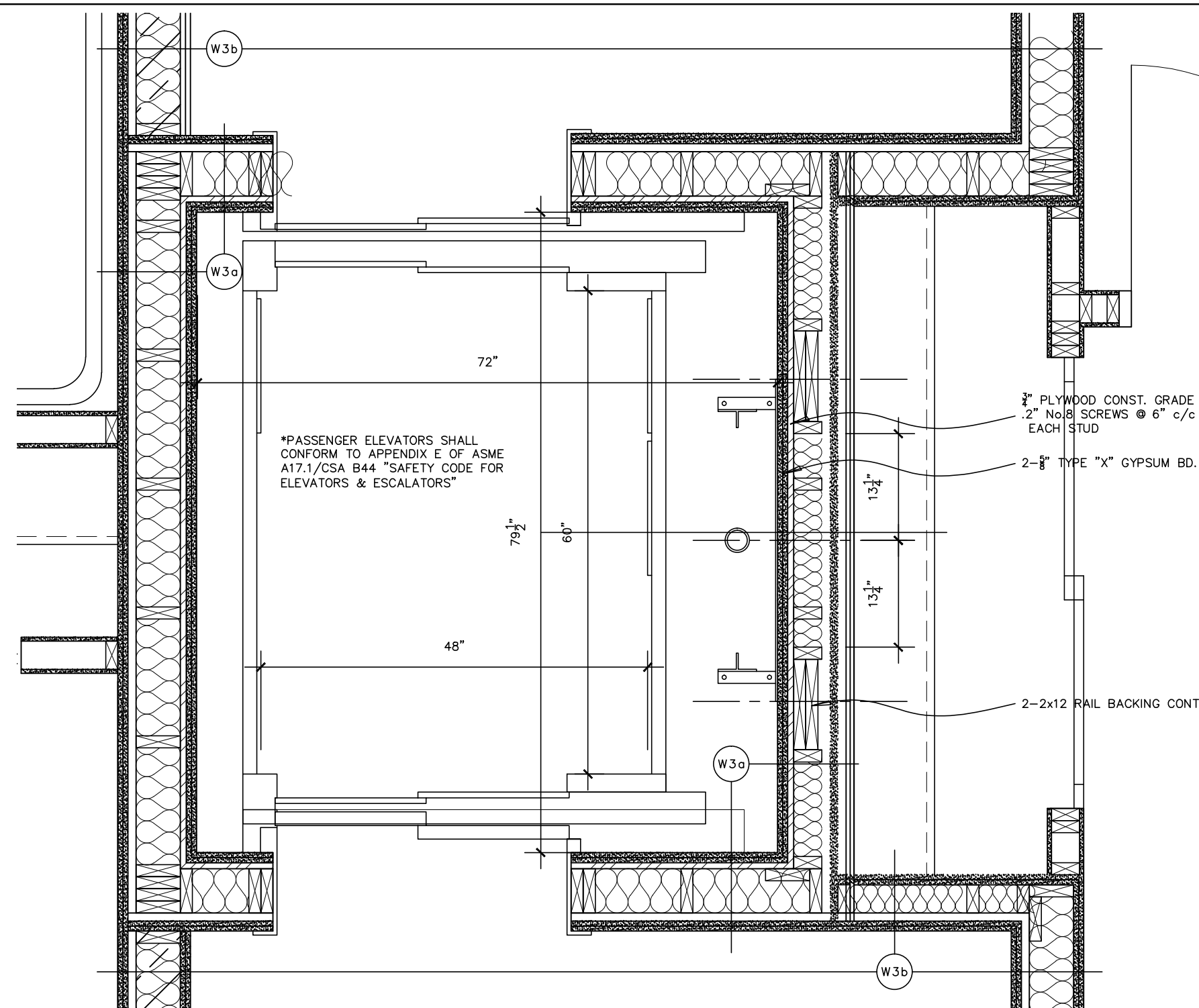
7 FIRE SEPARATION EXTERIOR WALL JUNCTURE WITH INTERIOR FIRE SEPARATION INTERIOR FIRE SEPARATION TO EXTEND THROUGH EXTERIOR WALL SCALE: 3/8"=1'-0"



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

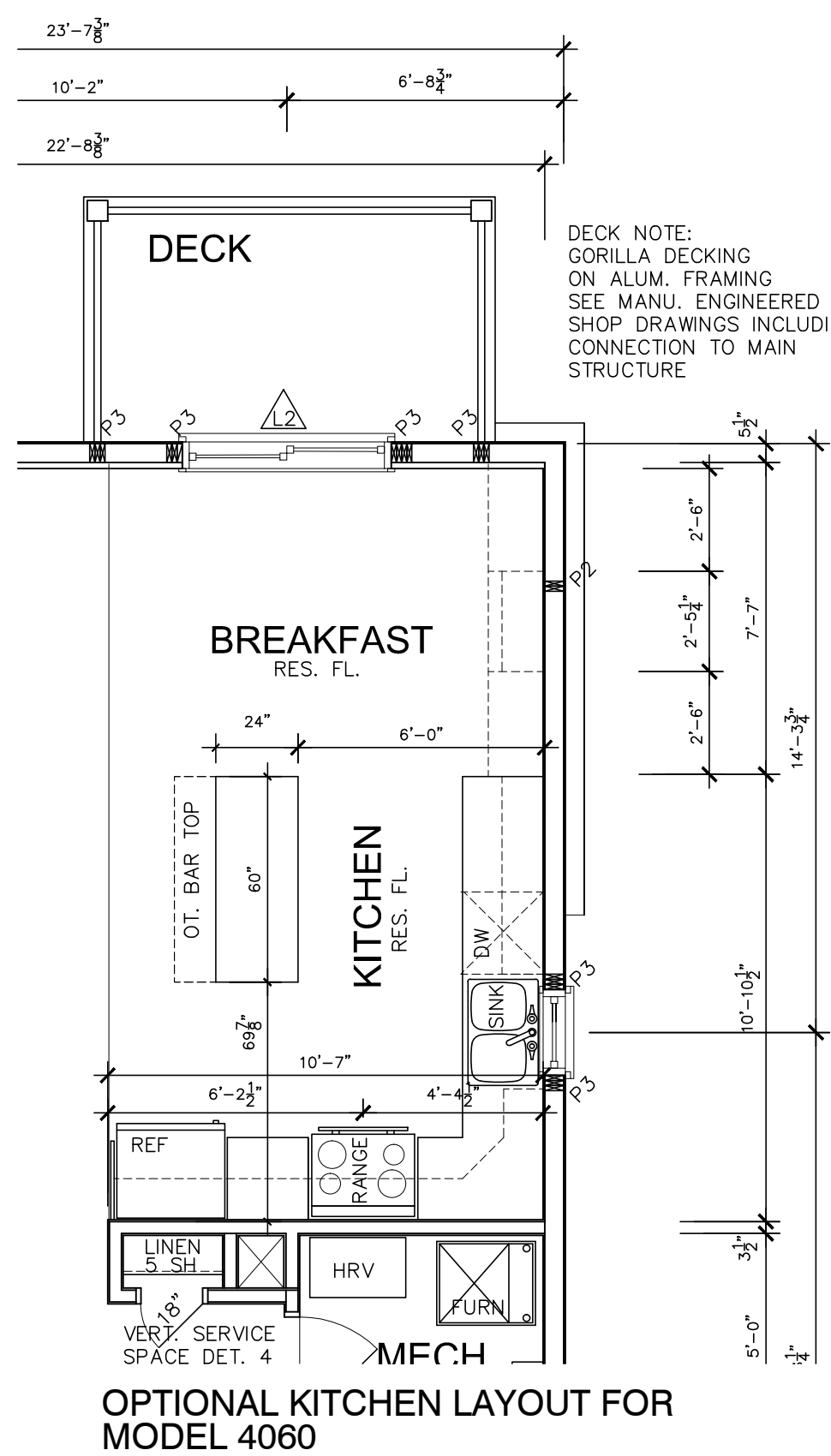
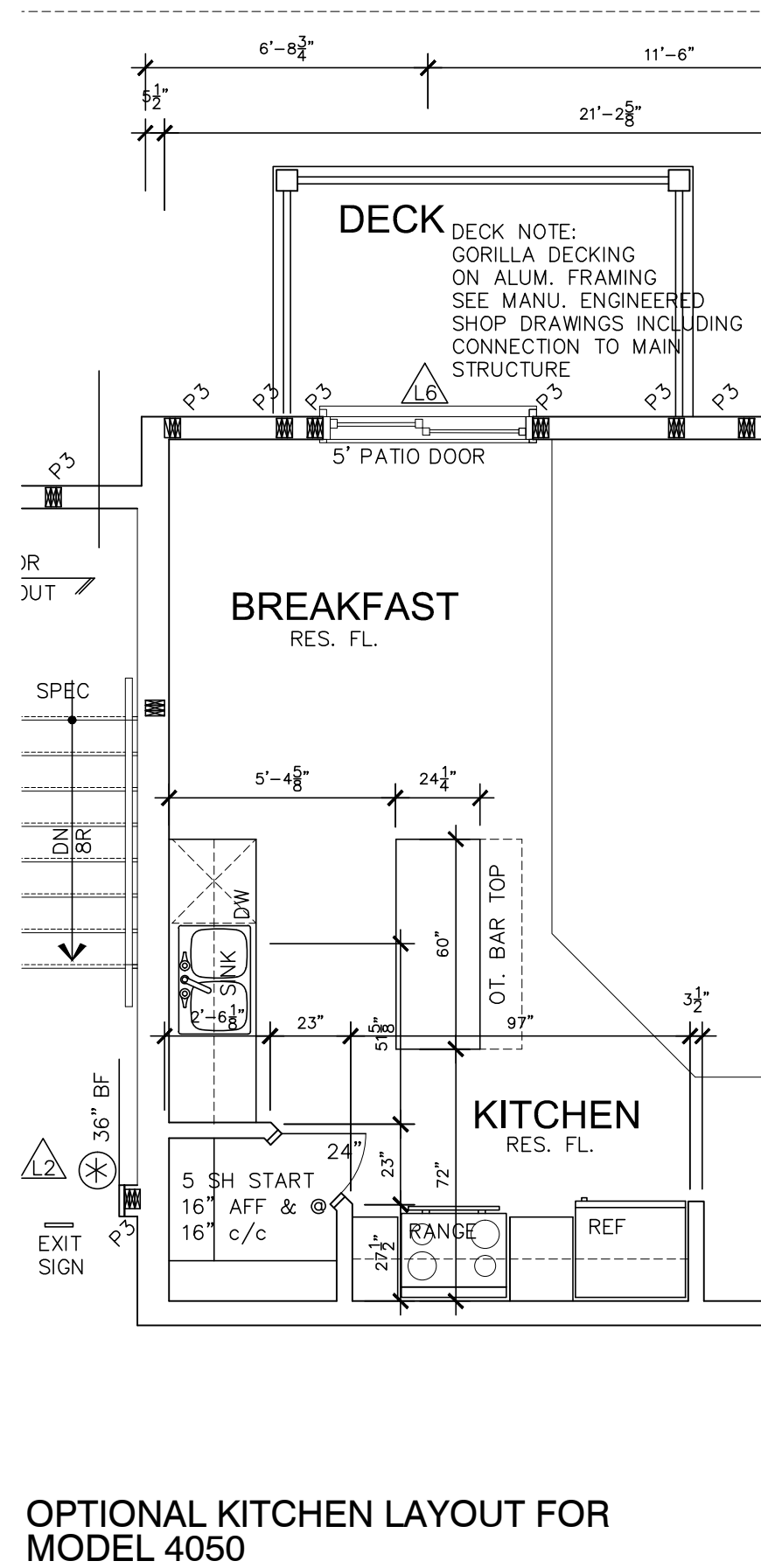
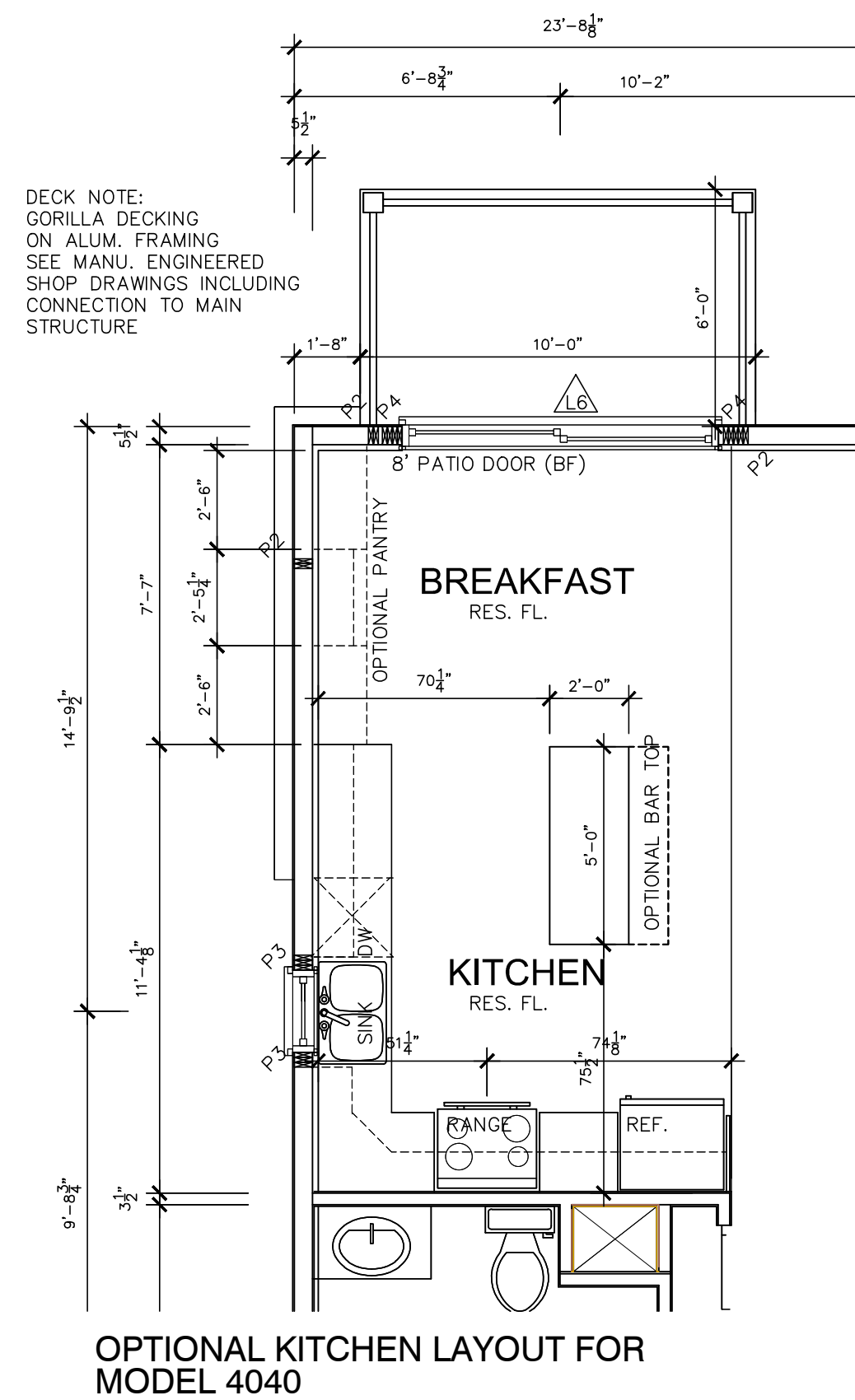


9 BASEMENT WINDOW PLAN SCALE: 1/8"=1'-0"



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

PROJECT		4M-1427 BLOCK 59		Valecraft	
TITLE		DETAILS		MODEL 4000 URBAN FLATS	
16 UNIT BLOCK C		16 UNIT BLOCK C		MASTER PLANS 2013	
4000 SERIES FLATS		4000 SERIES FLATS		A-5d	
2. ISSUED FOR CONSTRUCTION		2008/16		2008/16	
3. REVISION		2008/16		2008/16	
4. REVISION		2008/16		2008/16	



STRUCTUREAL FRAMING SCHEDULE

WOOD LINTEL
L1 - (2)2x10 w/ 1/2" PLYWOOD SPACER
L2 - (2)2x10
L3 - (3)2x10
L4 - (3)2x10 w/ 2-1/2" PLYWOOD SPACER
L5 - (3)2x12 w/ 1-1/2" PLYWOOD SPACER
L6 - (2)1-3/4"x8-1/2" LVL (1.9k)
L7 - (3)1-3/4"x8-1/2" LVL (1.9k)
POSTS
P1 - 75# STEEL TELEPOST
P2 - (2)2x4 or (2)2x6
P3 - (3)2x6
P4 - (4)2x4 or (4)2x6
P5 - (5)2x4 or (5)2x6
P6 - (6)2x4 or (6)2x6
P13 - HSS 88.9x85.9x3.18 + 100x200x12 T&B PL.
P14 - HSS 3.5x3.5x1/4" + 3"x6"x1/4" T&B PL.
P15 - HSS 76.2x76.2x4.78 + 100x200x12 T&B PL.
P16 - HSS 76.2x76.2x4.78 + 130x130x12 T PL.
P17 - HSS 89 D.O. x4.8 + 100x180x12PL B PL.
C1 - HSS 88x88x4.8 + 150x12 PL x 200 DP (*)
(*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)
ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOL: 100 KPA

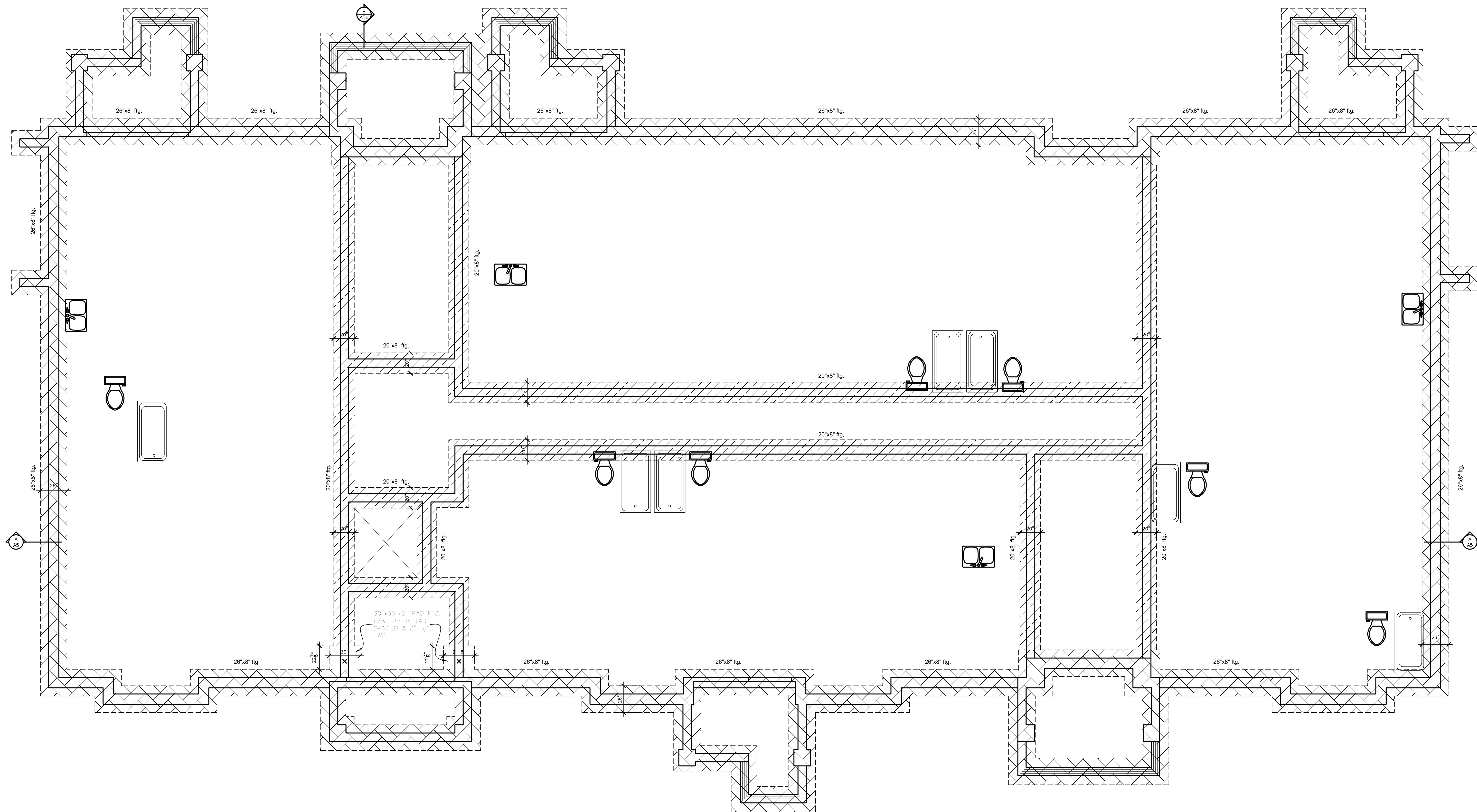
EXTERIOR FINISH LEGEND

B - BRICK (MAIN)
B1 - BRICK SOLDIER COURSE (ACCENT)
B2 - BRICK SOLDIER COURSE (ACCENT)
B3 - BRICK SLEEPER COURSE
B4 - STACK BOND (ACCENT)
B5 - BRICK SKL (ACCENT)
B6 - BRICK ROW LOCK (ACCENT)
B7 - BRICK CORRELING
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
DT - STONE TAPISTRY
ST - STONE
SU1 - STUCCO + 1 1/2" THICK
SU2 - ALL STUCCO CMC 12913-R
ADEX-RS

PROJECT
4M-1427 BLOCK 59

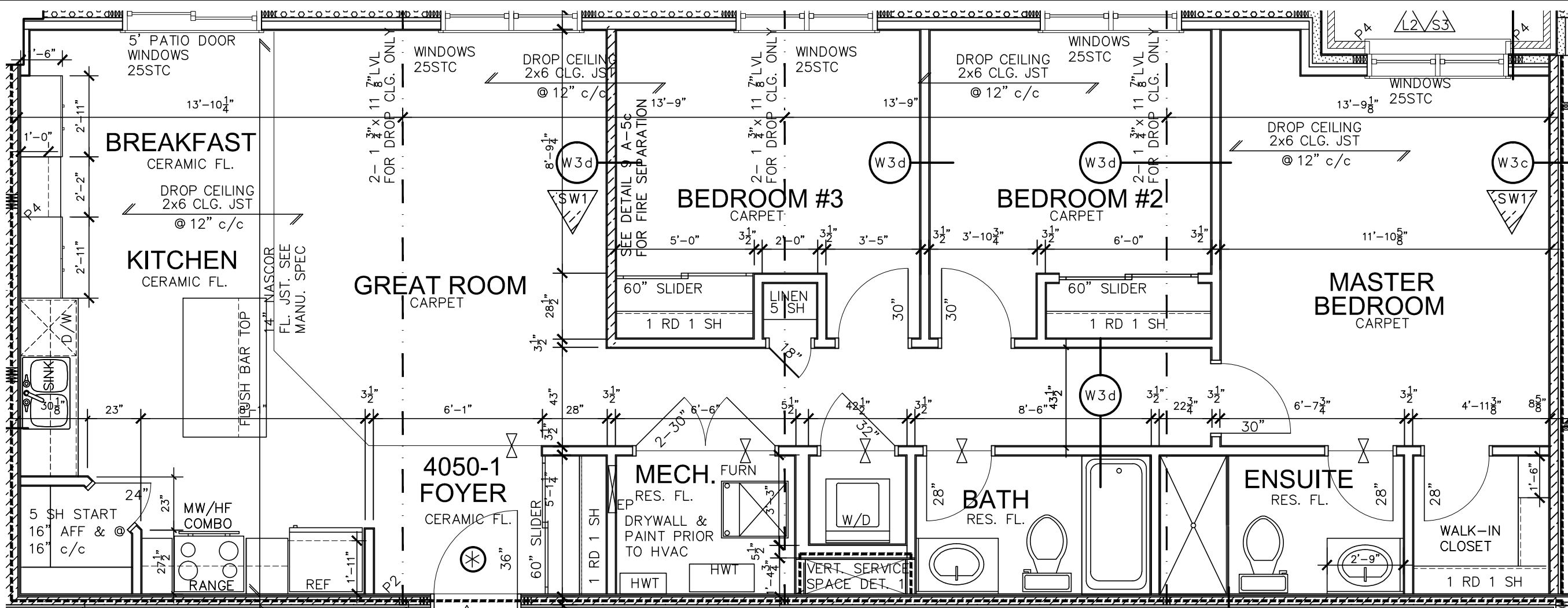
Valecraft
Home Ltd.
TITLE 3rd FLOOR PLAN
MODEL 4000 URBAN FLATS
16 UNIT BLOCK C

DATE 2016/10/10
DRAWN BY 100176
CHECKED BY 100176
SCALE 1:50
SHEET NO. 16
MASTER PLANS 2013
4000 SERIES FLATS
A-9



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

PROJECT				 Valecraft Energy Ltd.			
4M- 1427 BLOCK 59							
				TITLE BASEMENT FTG. PLAN			
				MODEL 4000 URBAN FLATS			
				16 UNIT BLOCK C			
				ACAD FILE			
				SCALE 1/4"=1'-0"			
2. APPLIED FOR CONST PERMIT No. 105456				305/01/10			
1. DESIGN				05/01/10			
NET DESCRIPTION				DATE		BY	
				MASTER PLANS 13-3			
				4000 SERIES FLATS			
				CHKD A-6b			



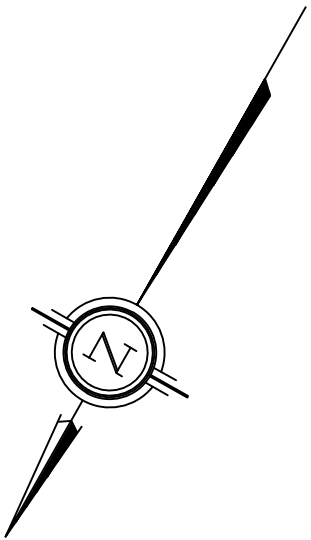
Model Names
4040-The Wentworth
4050-The Stanford
4060-The Ashford
4070-The Lanesborough

STRUCTUREAL FRAMING SCHEDULE

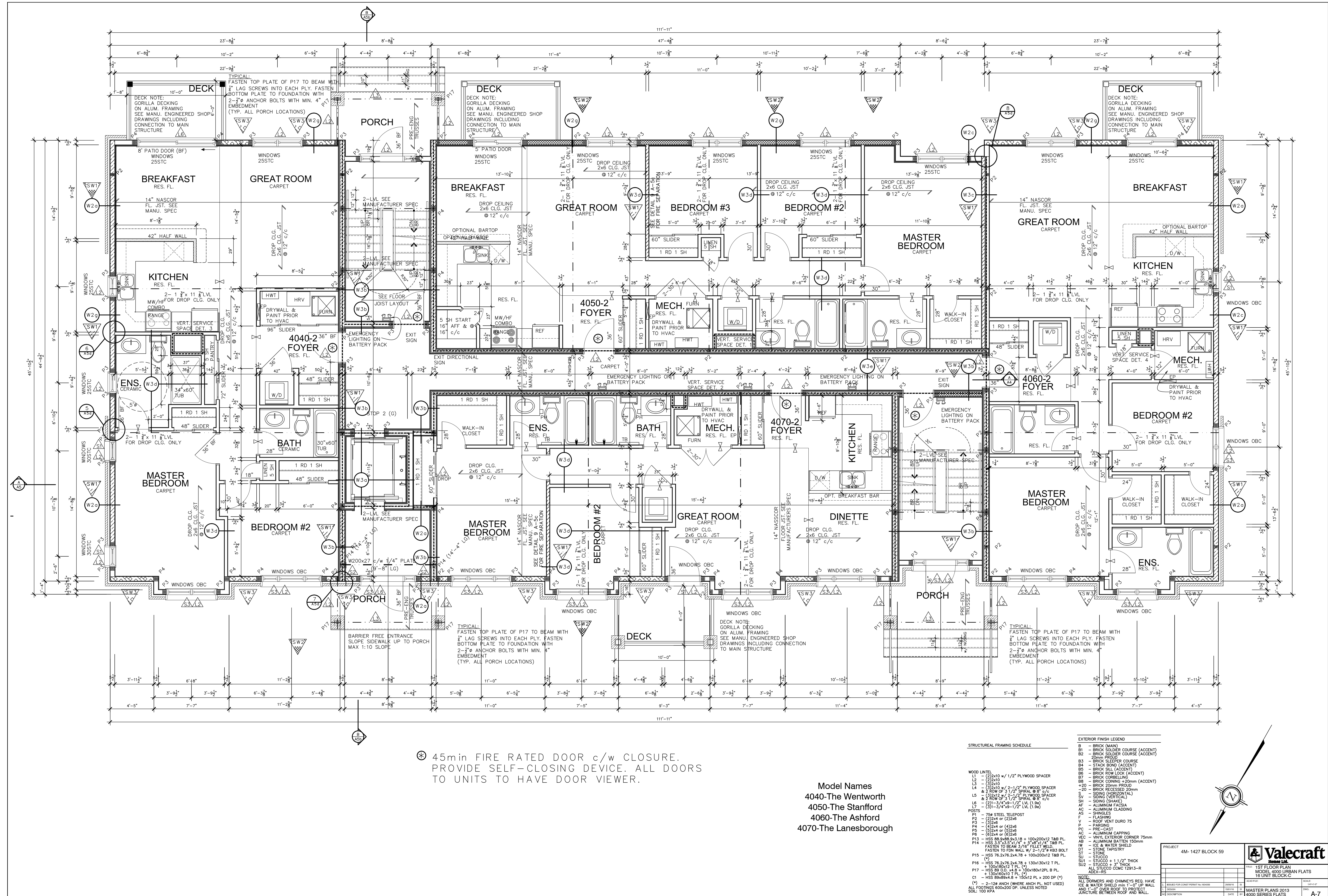
- WOOD LINTEL
L1 - (2)2x10 w/ 1/2" PLYWOOD SPACER
L2 - (2)2x10
L3 - (3)2x10
L4 - (3)2x10 w/ 2-1/2" PLYWOOD SPACER
& 2 ROW OF 3 1/2" SPIRAL @ 8" o/c
L5 - (3)2x12 w/ 2-1/2" PLYWOOD SPACER
& 2 ROW OF 3 1/2" SPIRAL @ 8" o/c
L6 - (2)1-3/4"x9-1/2" LVL (1.9e)
L7 - (3)1-3/4"x9-1/2" LVL (1.9e)
POSTS
P1 - 75# STEEL TELEPOST
P2 - (2)2x4 or (2)2x6
P3 - (3)2x6
P4 - (4)2x4 or (4)2x6
P5 - (5)2x4 or (5)2x6
P6 - (6)2x4 or (6)2x6
P13 - HSS 88.9x88.9x3.18 + 100x200x12 T&B PL.
P14 - HSS 3.5"x3.5"x1/4" + 5"x8"x1/4" T&B PL.
FASTEN TO BEAM 3/16" FILLET WELD.
FASTEN TO FDN WALL W/ 2-1/2" Ø KB3 BOLT
P15 - HSS 76.2x76.2x4.78 + 100x200x12 T&B PL.
(*)
P16 - HSS 76.2x76.2x4.78 + 130x130x12 T PL.
+ 100x180x12 T PL. (*)
P17 - HSS 89 O.D. x4.8 + 100x180x12 PL B PL.
+ 130x160x10 T PL. (*)
C1 - HSS 89x89x4.8 + 150x12 PL x 200 DP (*)
(*) - 2-12# ANCH (WHERE ANCH PL. NOT USED)
ALL FOOTINGS 600x200 DP. UNLESS NOTED
SOIL: 100 KPA

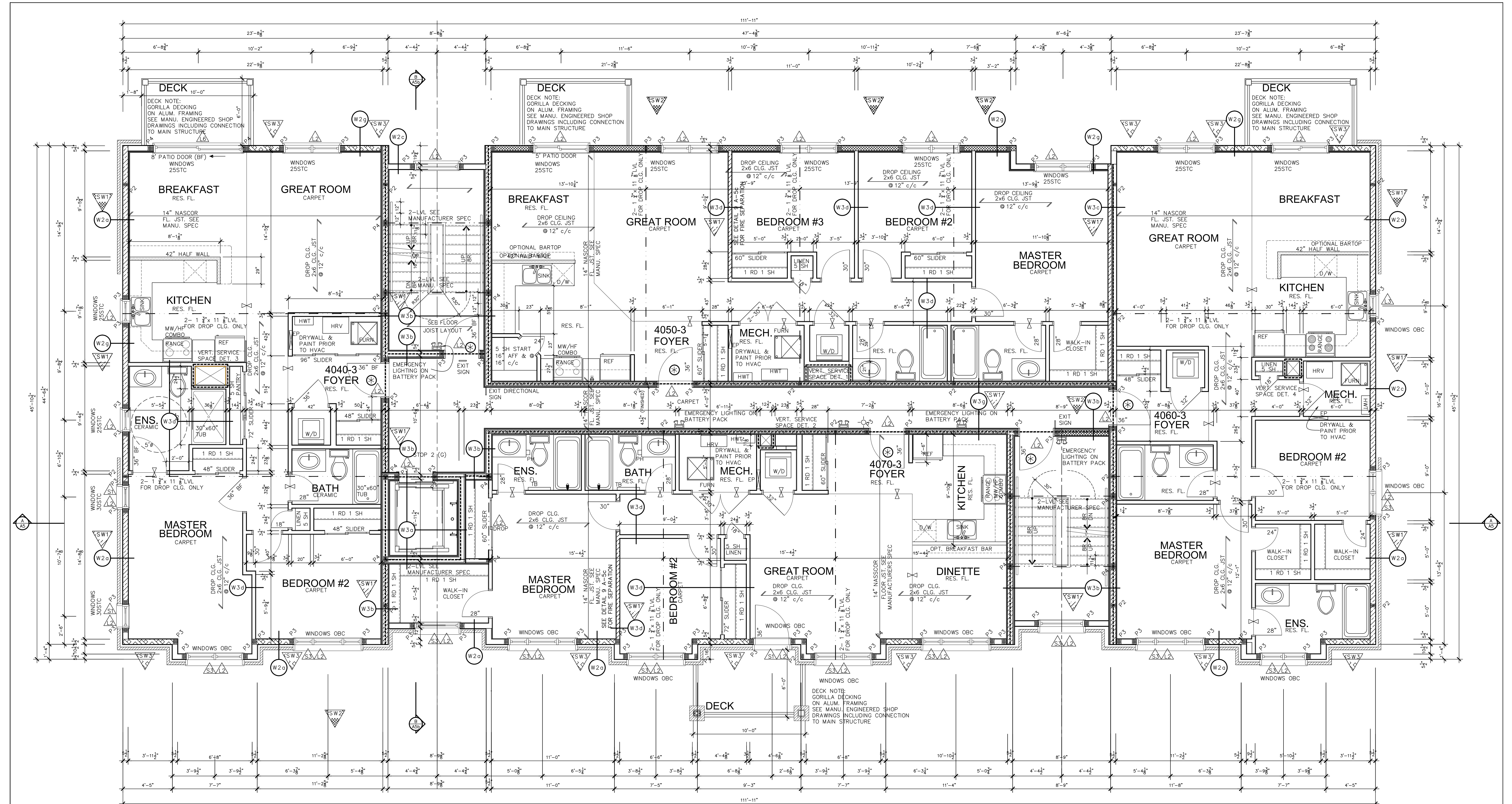
EXTERIOR FINISH LEGEND

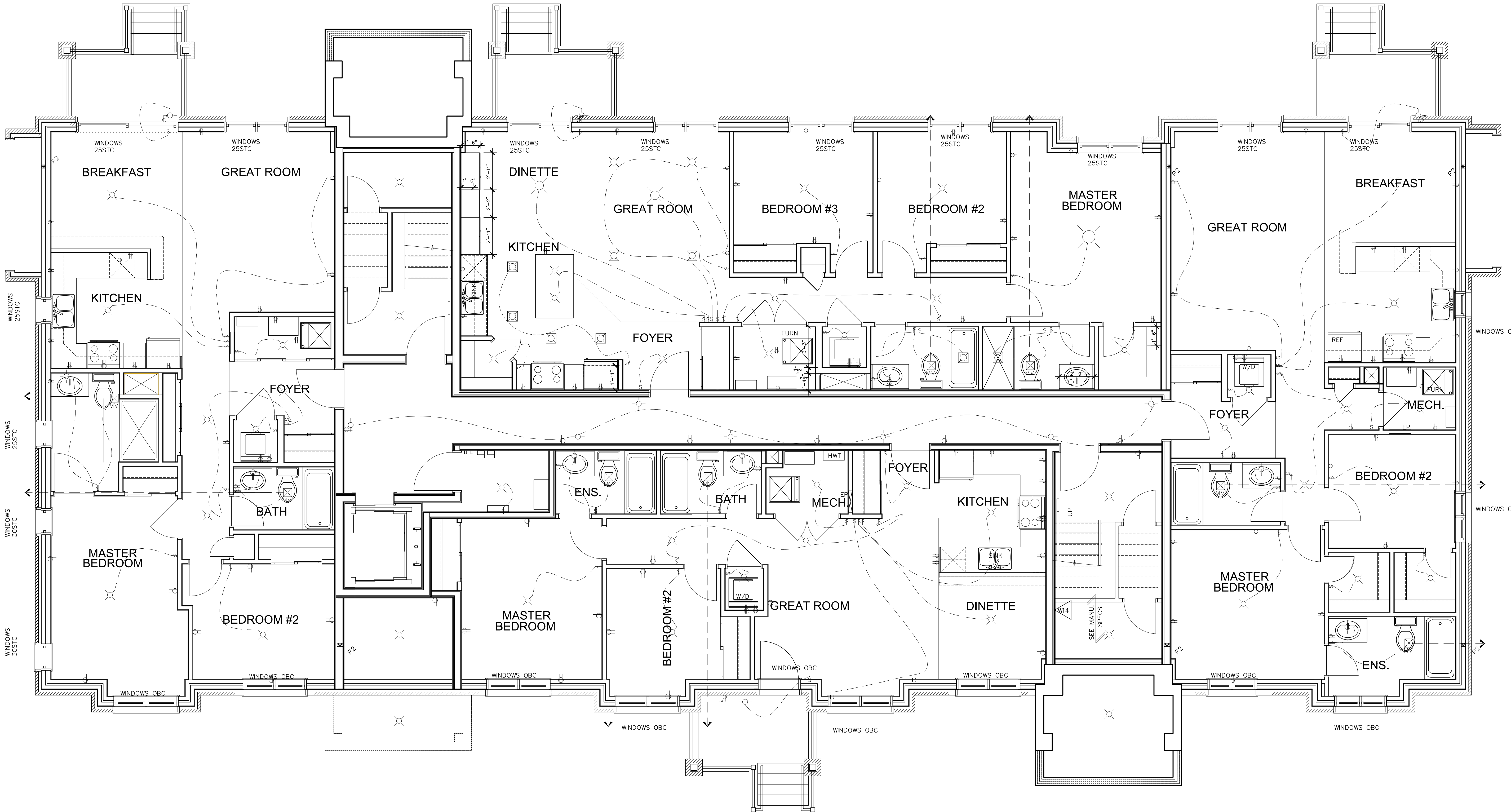
- B - BRICK (MAIN)
B1 - BRICK SOLDIER COURSE (ACCENT)
B2 - BRICK SOLDIER COURSE (ACCENT)
20mm PROUD
B3 - BRICK SLEEPER COURSE
B4 - STACK BOND (ACCENT)
B5 - BRICK SILL (ACCENT)
B6 - BRICK ROW LOCK (ACCENT)
B7 - BRICK CORBELLING
B8 - BRICK COINING +20mm (ACCENT)
+20 - BRICK 20mm PROUD
-20 - BRICK RECESSED 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 - PARGING
PC - PRE-CAST
AC - ALUMINUM CAPPING
VEC - VINYL EXTERIOR CORNER 75mm
AB - ALUMINUM BATTEN 150mm
IW - ICE & WATER SHIELD
DT - STONE TAPESTRY
ST - STONE
SU - STUCCO
SU1 - STUCCO + 1 1/2" THICK
SU2 - STUCCO + 3" THICK
ALL STUCCO CCMC 12913-R
ADEX-RS



PROJECT				 Valecraft Homes Ltd.	
4M- 1427 BLOCK 59					
				TITLE: BASEMENT FLOOR PLAN MODEL 4000 URBAN FLATS 16 UNIT BLOCK-C	
2.	ISSUED FOR CONST PERMIT No.1604056	28/06/16	SI	ACAD FILE:	
1.	DESIGN	15/01/16	SI	SCALE: 1/4"=1'-0"	
NO	DESCRIPTION	DATE	BY	MASTER PLANS 2013 4000 SERIES FLATS	
				DWG. A-6c	







- 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)

- 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)
- Calling light fixture
- Pull Chain

PROJECT		4M-1427 BLOCK 59	
TITLE		BASEMENT FLOOR PLAN MODEL 4000 URBAN FLATS 16 UNIT BLOCK C	
DESIGNED BY	DATE	APPROVED BY	DATE
1. 2009/01	10/01/09	2. 2009/01	10/01/09
DRAWN BY		DATE	
1. 2009/01		10/01/09	

Valecraft
Home Ltd.

MASTER PLANS 2013
4000 SERIES FLATS

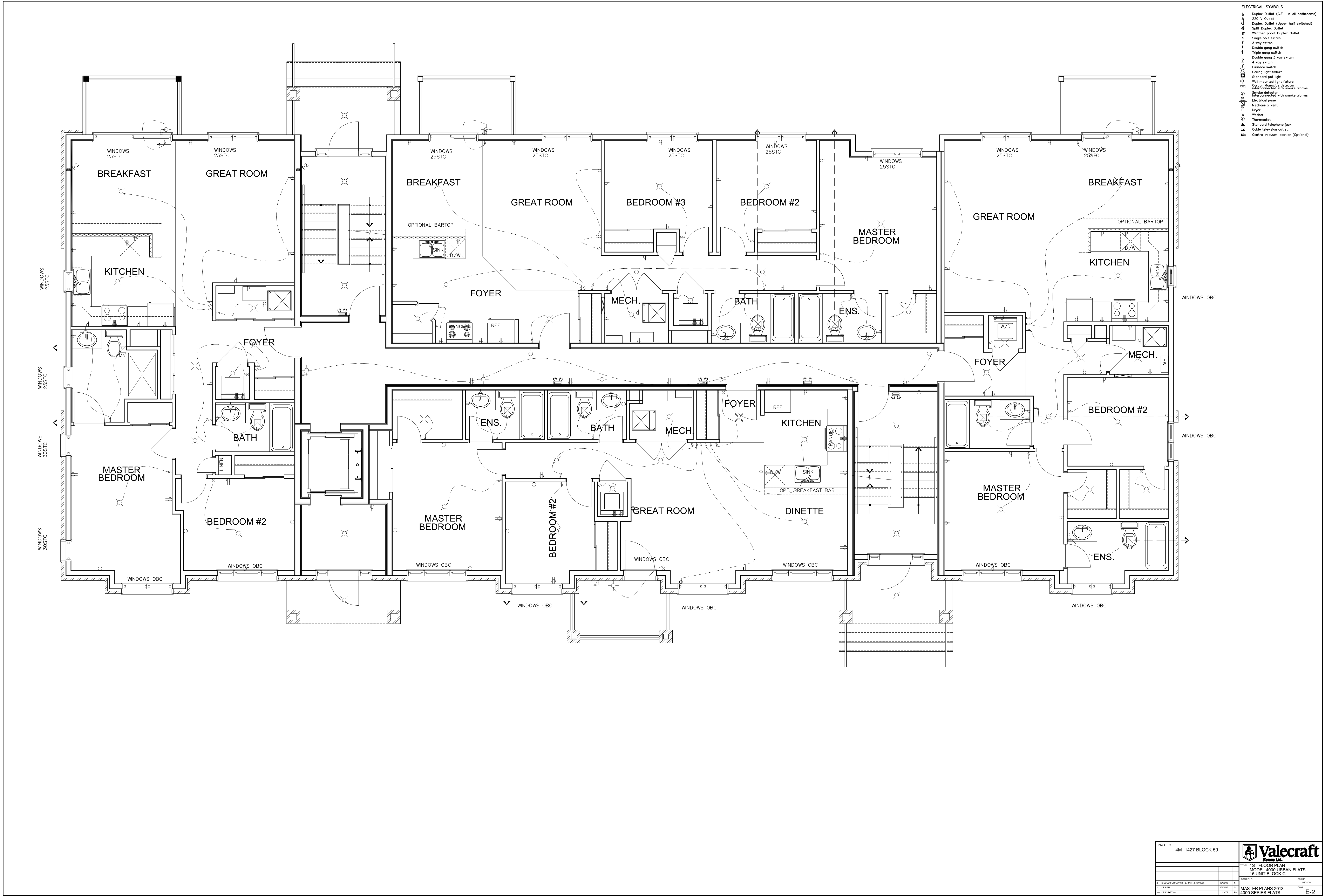
SCALE: 1/8" = 1'-0"

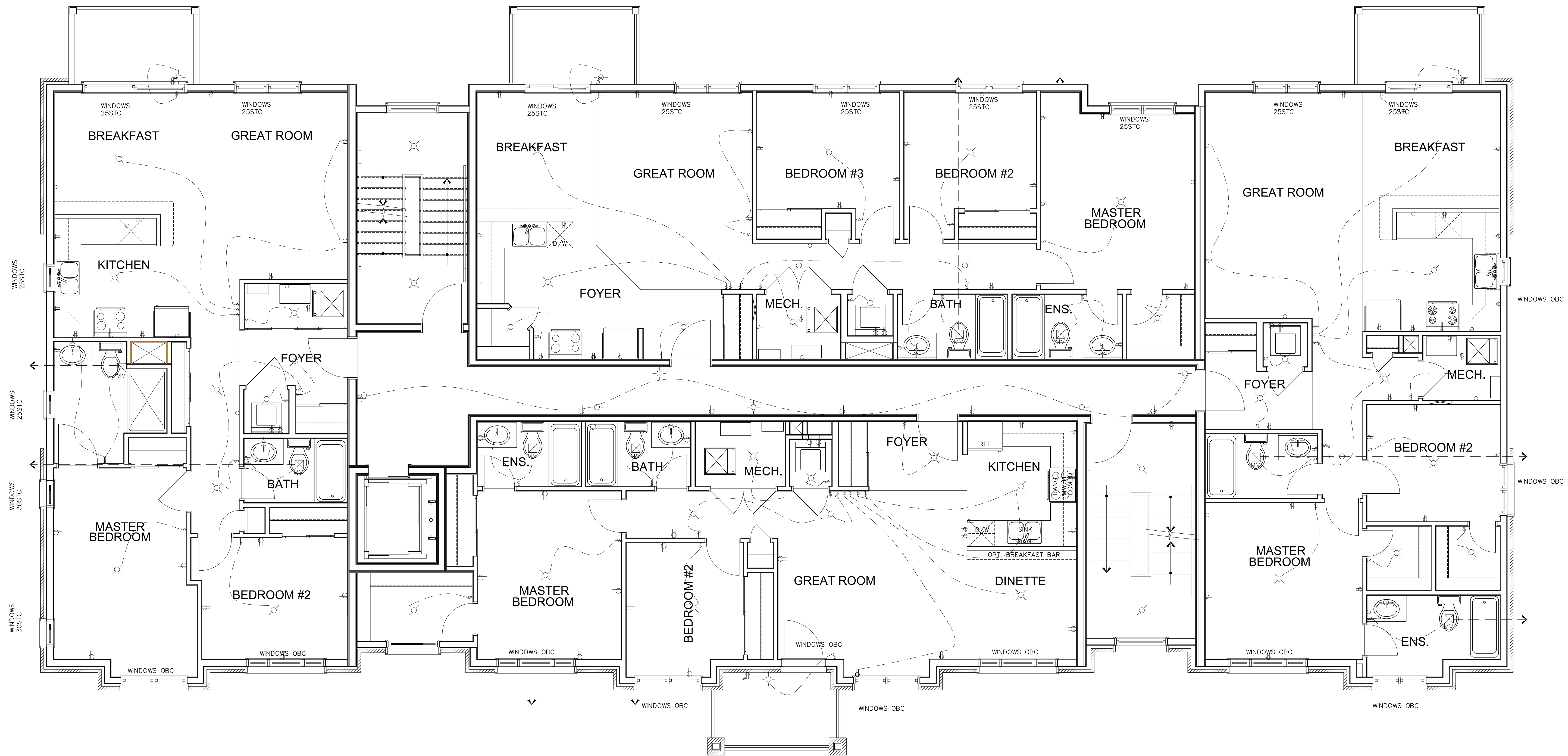
DATE: 10/01/09

BY: [Signature]

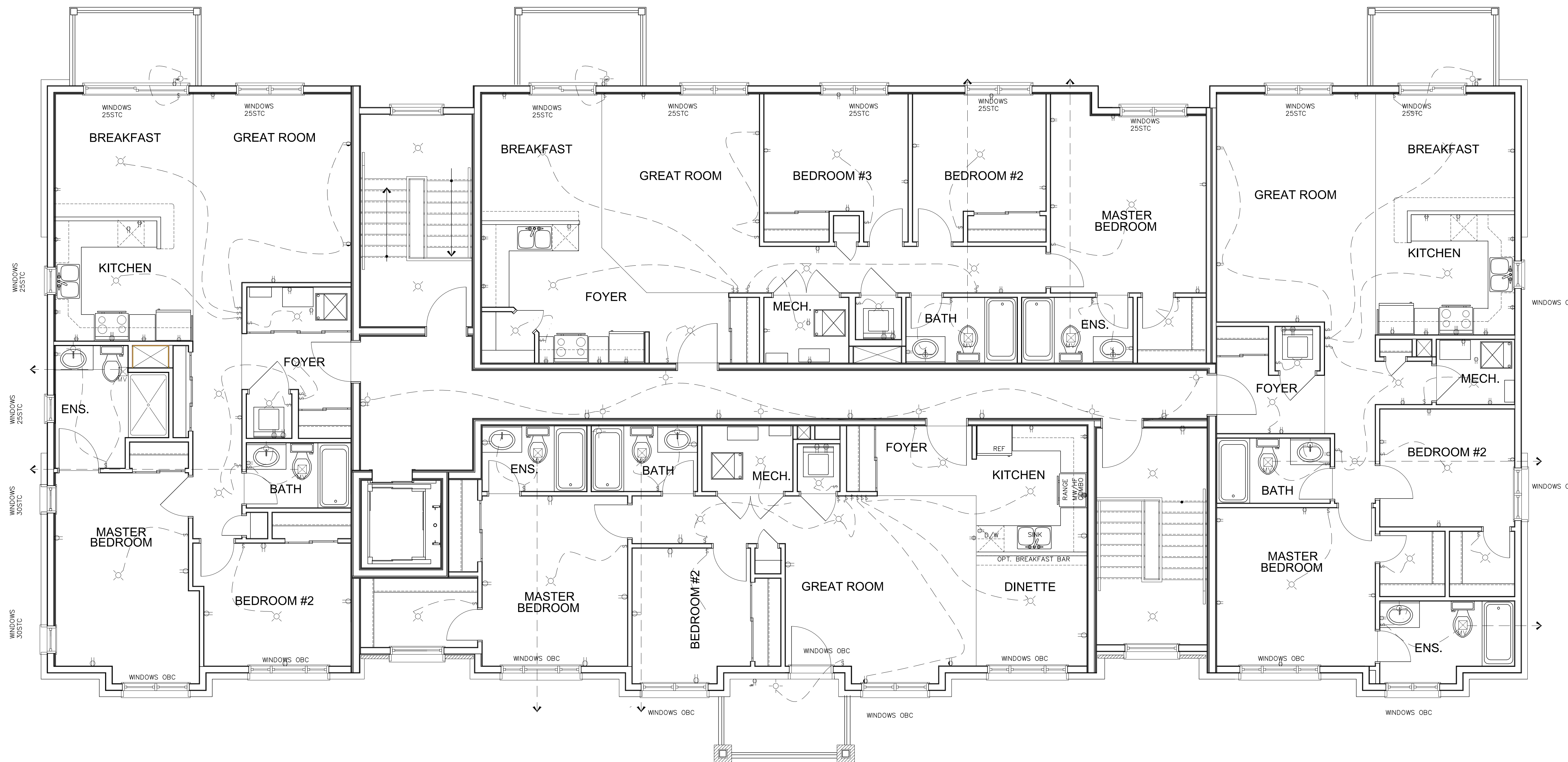
CHK: [Signature]

APP: [Signature]

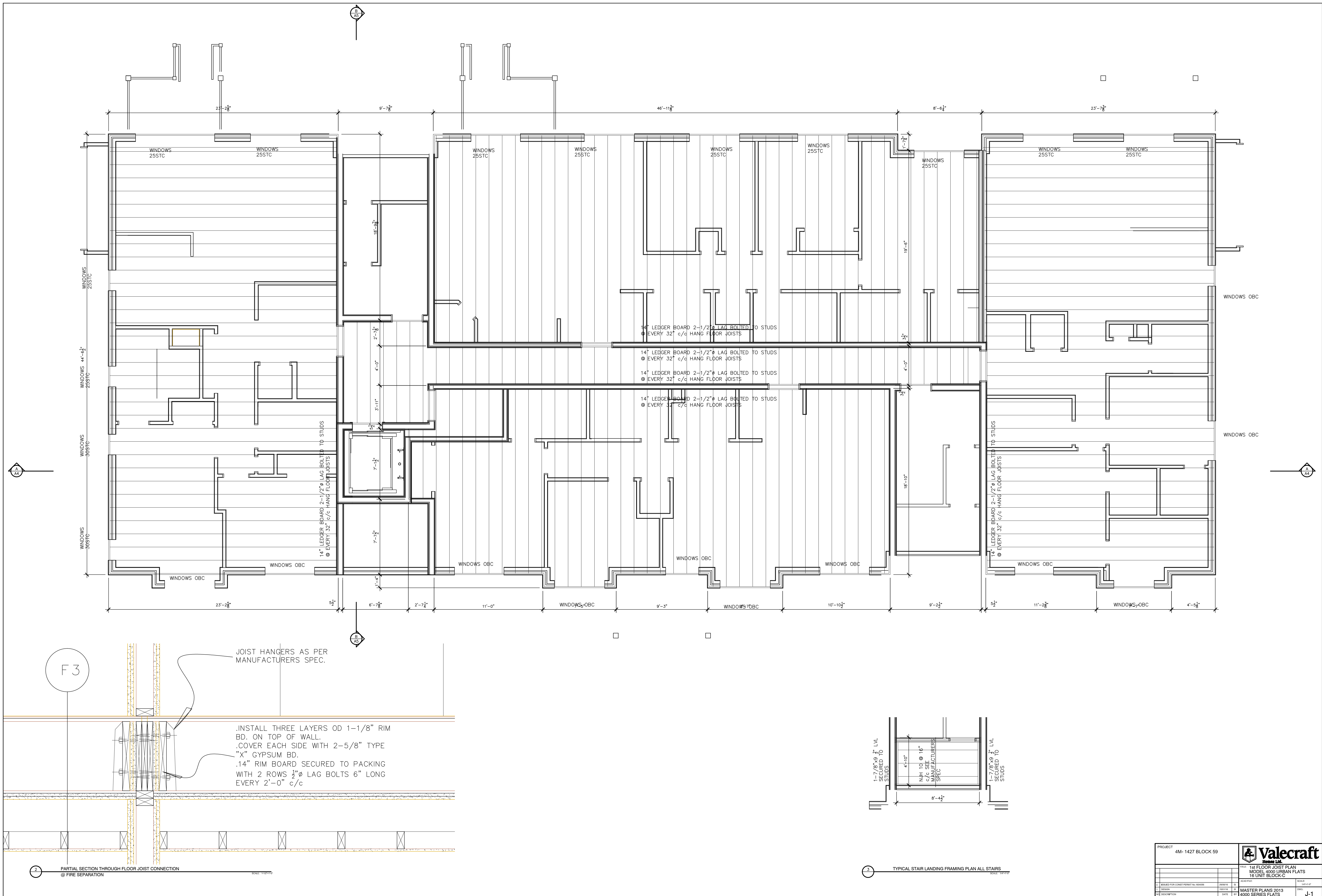




- ELECTRICAL SYMBOLS
- Duplex Outlet (G.F.I. in all bedrooms)
 - 220 V. Outlet
 - Duplex Outlet (Upper half switched)
 - Split Duplex Outlet
 - Weather proof Duplex Outlet
 - Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 - Furnace switch
 - Ceiling light fixture
 - Standard pot light
 - Wall mounted light fixture
 - Carbon Monoxide detector
 - 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 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 (Optional)
 - Central vacuum location (Optional)



PROJECT				Valecraft			
4M-1427 BLOCK 59				Valecraft			
				1st FLOOR JOIST PLAN			
				MODEL 4000 URBAN FLATS			
				16 UNIT BLOCK C			
				MASTER PLANS 2013			
				4000 SERIES FLATS			
				J-1			

