

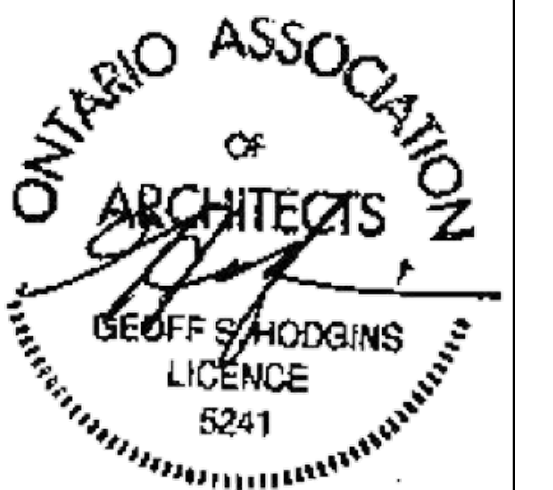
FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.14 & TABLE 9.10.14.4
LIMITING DISTANCE ¹ DISTANCE ² TO
FUTURE (BLOCK B) 5



PROJECT 4M- 1427 BLOCK 59						 Valecra INCORPORATED	
						TITLE: FRONT ELEVATION MODEL 4000 URBAN FLATS 12 UNIT BLOCK-E	
						ACAD FILE:	
						SCALE: 1/4"=1'-0"	
DESIGN 100416 \$1						MASTER PLANS 2013	
NO DESCRIPTION DATE \$1						CROSS SECTIONS 2013	

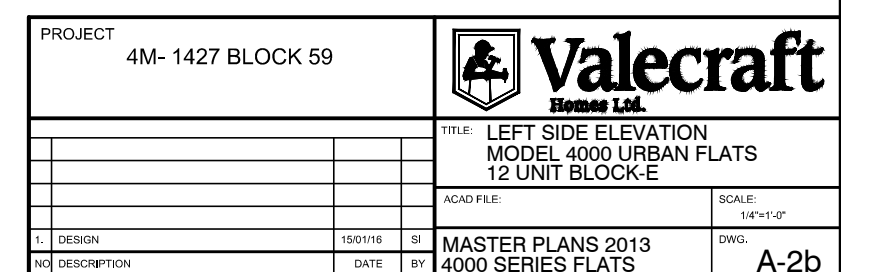
UNPROTECTED OPENINGS vs
EXPOSED BUILDING FACE AREAS
EXPOSED BUILDING FACE (MAX) 162.11 m2
x % (LIMITING DISTANCE @ 12.281m) x 55%
MAX ALLOWED - LEFT ELEV 89.16 m2
ACTUAL UNPROTECTED AREA (END UNIT) 9.91 m2
(TOTAL OPENING FOR ELEV)

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)



PROJECT 4M-1427 BLOCK 59		Valecraft Home Ltd.	
TITLE RIGHT SIDE ELEVATION		MODEL 4000 URBAN FLATS	
12 UNIT BLOCK E		ACCOMPLISHED	
1 DESIGN		100076 31	
20000000		MASTER PLANS 2013	
2000		4000 SERIES FLATS	
2000		A-2	

FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.14 & TABLE 9.10.14.4
LIMITING DISTANCE to LOT LINE



UNPROTECTED OPENINGS vs
EXPOSED BUILDING FACE AREAS
EXPOSED BUILDING FACE (MAX) 316.07 m2
x % (LIMITING DISTANCE @ 00000m) x 0.03%
MAX ALLOWED - REAR ELEV 0 m2
ACTUAL UNPROTECTED AREA (END UNIT) 77.45 m2
(TOTAL OPENING FOR ELEV)

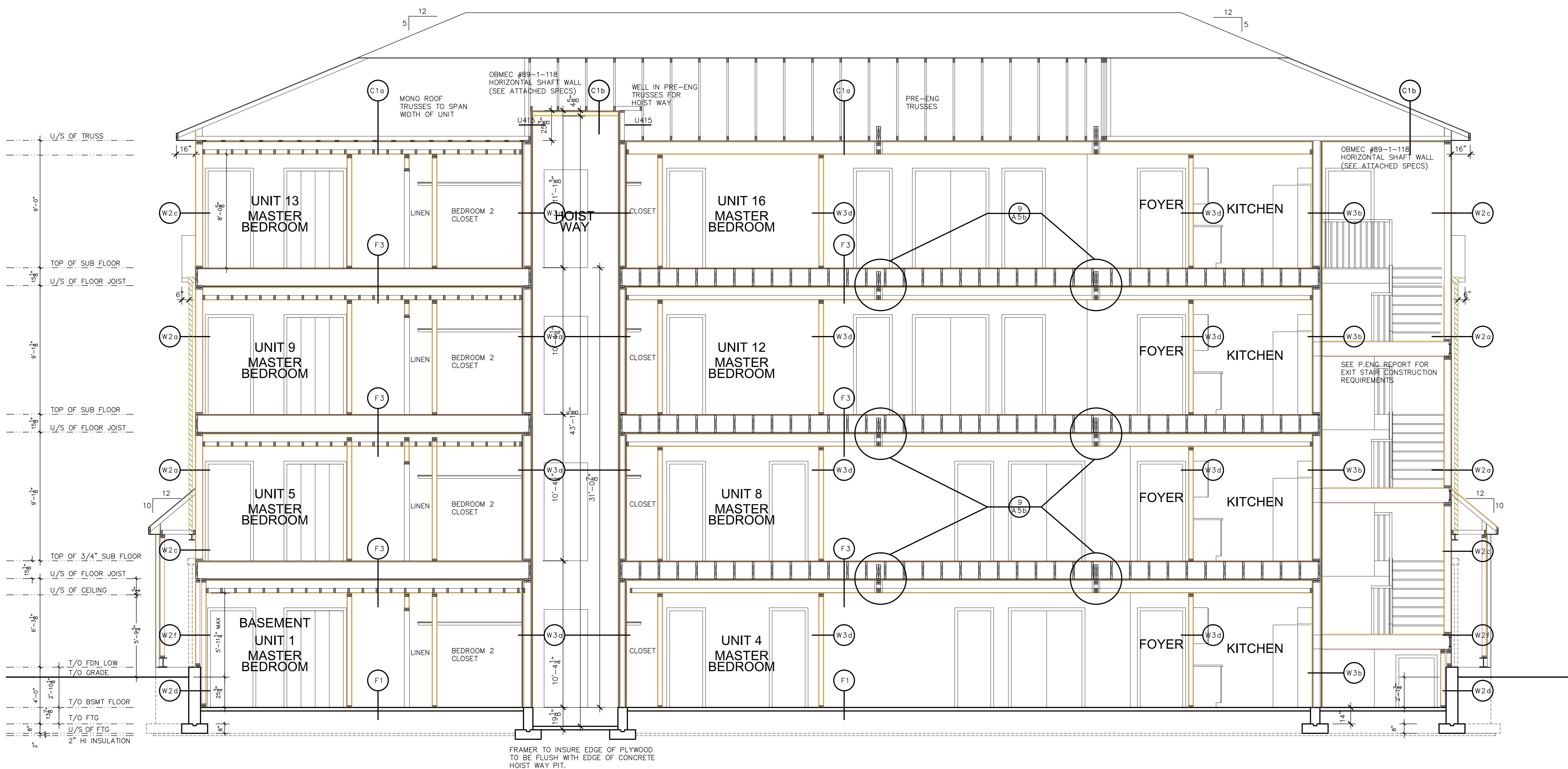
FOR MORE INFORMATION SEE O.B.C. 2012
SECTION 9.10.14 & TABLE 9.10.14.4



1 REAR ELEVATION



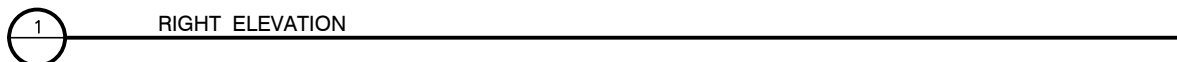
PROJECT		4M-1427 BLOCK 59		Valecraft	
TITLE		REAR ELEVATION		MODEL 4000 URBAN FLATS	
12 UNIT BLOCK E		ACR/FILE		DATE	
1 DESIGN		10/07/16		BY	
2 REVISE		DATE		BY	
3 APPROVED		DATE		BY	
MASTER PLANS 2013		4000 SERIES FLATS		A-3	



1 RIGHT ELEVATION



PROJECT 4M-1427 BLOCK 59		Valecraft Home Ltd.	
TITLE SECTION A MODEL 4000 URBAN FLATS 12 UNIT BLOCK E		SCALE AS SHOWN	
DESIGNED BY	100016	DATE	10/10/13
DRAWN BY	100016	DATE	10/10/13
MASTER PLANS 2013 4000 SERIES FLATS		A-4	



- W3W SHEAR WALL 1:**
W3W SHEATHING INSTALLED OVER STUDS WITH WALL AT 1/4" PANEL SPACING AT PANEL EDGES. SHEAR WALL BE 2X4 OR 2X6 AS PER PANEL ASSEMBLY NOTE. SHEAR WALL BE SHALL BE BLOCKED AT PANEL EDGES. INSTALL DOUBLE STUDS AT EACH END OF SHEAR WALL. (NO HOLD DOWN REQUIRED)
- W3W SHEAR WALL 2:**
W3W SHEATHING INSTALLED ON ONE FACE OF WALL WITH SHEAR WALL BE 2X4 OR 2X6 AS PER PANEL ASSEMBLY NOTE. SHEAR WALL BE SHALL BE BLOCKED AT PANEL EDGES. INSTALL DOUBLE STUDS AT EACH END OF SHEAR WALL. SHEAR WALL BE SHALL BE BUILT-UP STUD BELOW WITH MASTIC4 STRAP.
- W3W SHEAR WALL 3:**
W3W SHEATHING INSTALLED ON ONE FACE OF WALL WITH SHEAR WALL BE 2X4 OR 2X6 AS PER PANEL ASSEMBLY NOTE. SHEAR WALL BE SHALL BE BLOCKED AT PANEL EDGES. INSTALL DOUBLE STUDS AT EACH END OF SHEAR WALL. SHEAR WALL BE SHALL BE BUILT-UP STUD BELOW WITH MASTIC4 STRAP.
- W3W SHEAR WALL 4:**
W3W SHEATHING INSTALLED OVER STUDS WITH WALL AT 1/4" PANEL SPACING AT PANEL EDGES. SHEAR WALL BE 2X4 OR 2X6 AS PER PANEL ASSEMBLY NOTE. SHEAR WALL BE SHALL BE BLOCKED AT PANEL EDGES. INSTALL DOUBLE STUDS AT EACH END OF SHEAR WALL. SHEAR WALL BE SHALL BE BUILT-UP STUD BELOW WITH MASTIC4 STRAP.
- W3W SHEAR WALL 5:**
W3W WALL ASSEMBLY SCREW SHALL BE INSTALLED AT PANEL EDGES. INSTALL DOUBLE STUDS AT EACH END OF WALL. (NO HOLD DOWN REQUIRED)

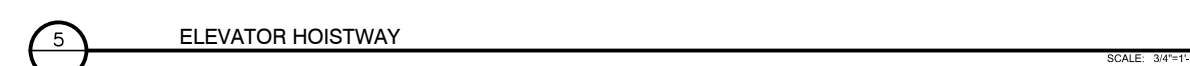
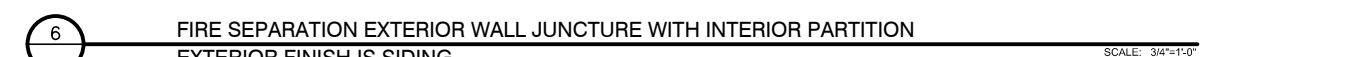
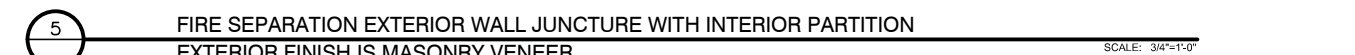
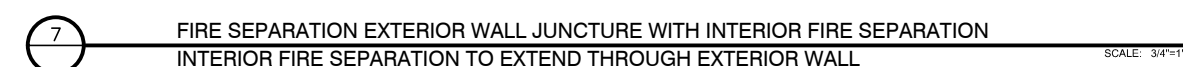
Room areas and glazing

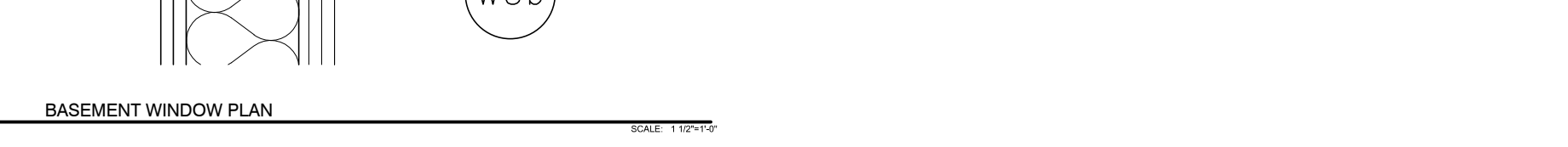
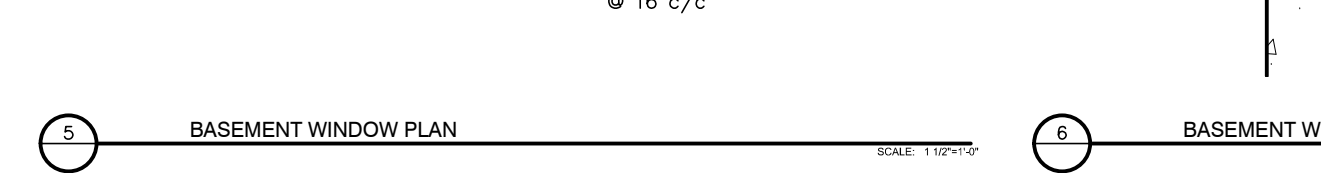
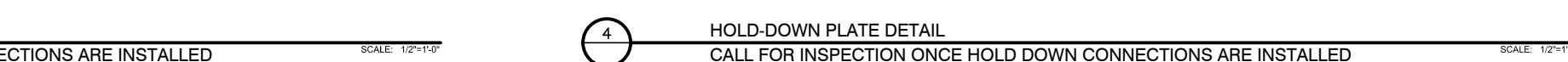
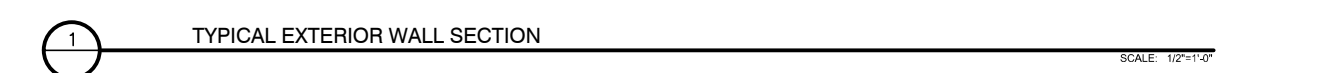
4040 model	M ²	% Glazing
Great Room	16	11.63%
Breakfast/kitchen	20	28.5% (Combination Space)
Bedroom 2	12	18.59%
Master Bedroom	16	20.94%

4050 model	M ²	% Glazing
Great Room	17	10.95%
Breakfast/kitchen	21	18.15% (Combination Space)
Bedroom 2	11	16.91%
Bedroom 3	11	16.91%
Master Bedroom	16	10.34%

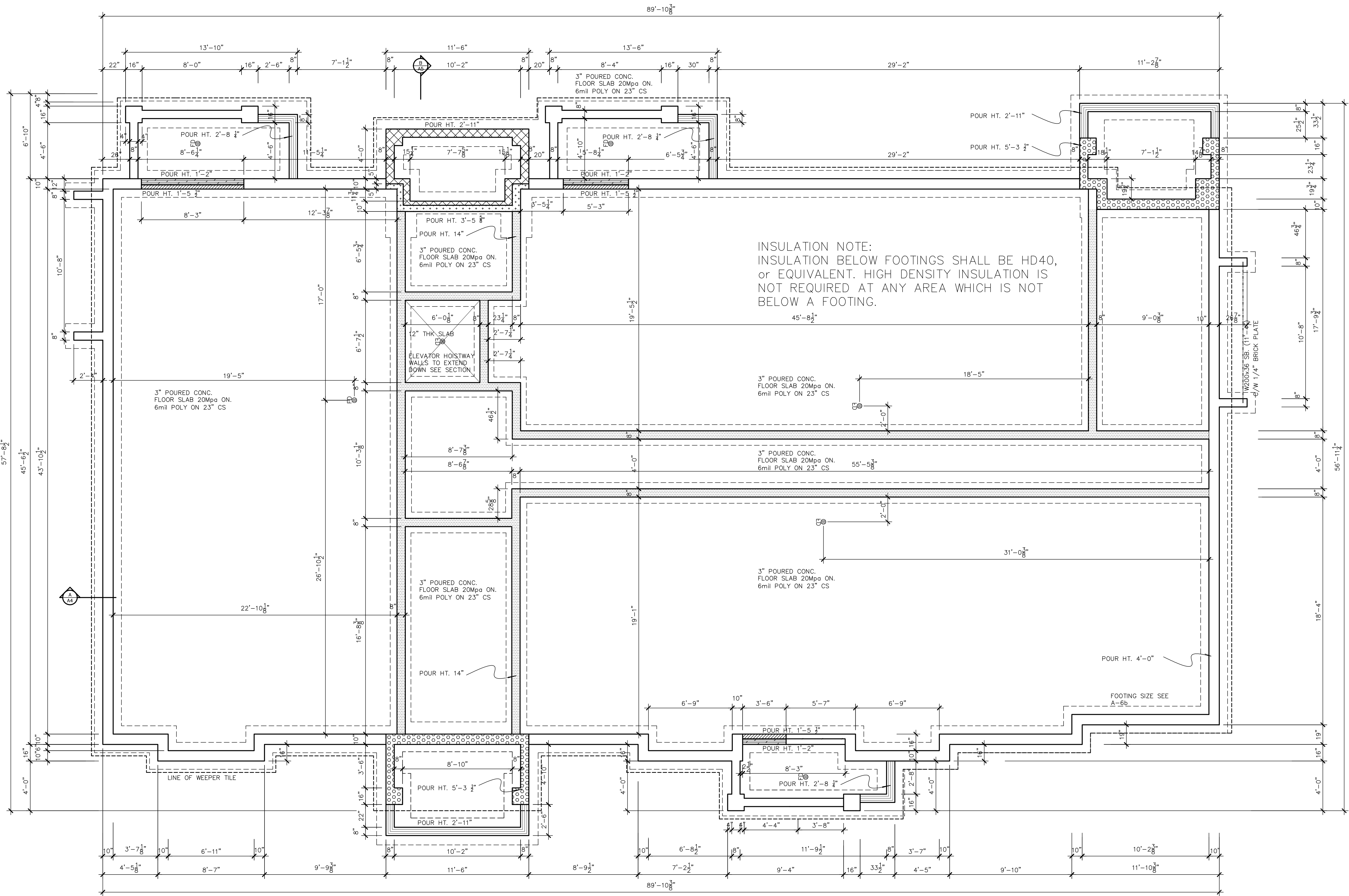
4070 model	M ²	% Glazing
Great Room/ Breakfast/kitchen	33	17.4% (Combination Space)
Bedroom 2	10	18.6%
Master Bedroom	20	11.15%







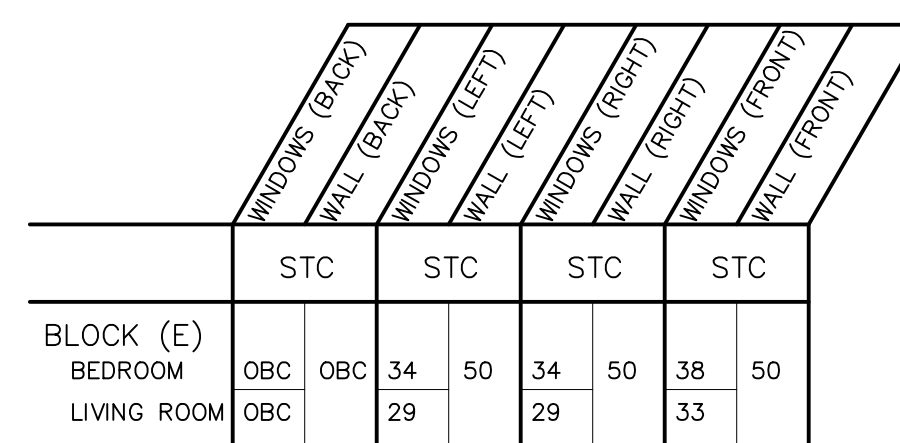
PROJECT		4M- 1427 BLOCK 59		 Valecraft Thomas Ltd.	
		TITLE		DETAILS	
				MODEL: 4000 URBAN FLATS	
				12 UNIT BLOCK-E	
		ACAD FILE:		SCALE:	
				3/16"=1'-0"	
DESIGN		ISSUE		BY	
NO DESCRIPTION		DATE		MASTER PLANS 2013 4000 SERIES FLATS	
				DWG. A-5b	



CRACK CONTROL:
INSTALL 2 CRACK CONTROL JOINTS IN THE FRONT AND BACK
FOUNDATION WALLS. THE MAXIMUM SPACING BETWEEN JOINTS
SHALL BE (49FT-15.0m)



PROJECT 4M-1427 BLOCK 59		Valecraft Home Ltd.	
TITLE BASEMENT CONC. PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK E		DATE 2013	
DRAWN 2013		CHECKED 2013	
REVISIONS		REVISIONS	
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*PORTABLE FIRE
EXTINGUISHERS REQ'D IN THE
BUILDING 9.10.20 SEE M&E
DRAWINGS



STRUCTURAL FRAMING SCHEDULE

EXTERIOR FINISH LEGEND

WOOD LINTEL

L1	(2) 3x10 @ 1/2" PL WOOD SPACER
L2	(2) 2x10
L3	(2) 2x10 @ 2-1/2" PL WOOD SPACER
L4	(2) 3x10 @ 3-1/2" SPIRAL @ 6" O.C.
L5	(2) 3x12 @ 1/2" PL WOOD SPACER
L6	(2) 3x12 @ 1/2" PL WOOD SPACER
L7	(2) 3x4 @ 1-1/2" LVL (1.9k)
L8	(2) 4x8 @ 1-1/2" LVL (1.9k)

POSTS

P1	7/8" STEEL TIE
P2	(2) 2x4 @ (2) 2x4
P3	(2) 2x4 @ (2) 2x4
P4	(2) 2x4 @ (2) 2x4
P5	(2) 2x4 @ (2) 2x4
P6	(2) 2x4 @ (2) 2x4

P14	HSS 3.5 x 3.5 x 1/4" + 100x200x12 LVL
P15	HSS 3.5 x 3.5 x 1/4" + 8" x 4" x 1/4" L8B LPL FASTEN TO BEAM FASTEN TO FILL WALL W/ 2" x 2" #83 BOLT

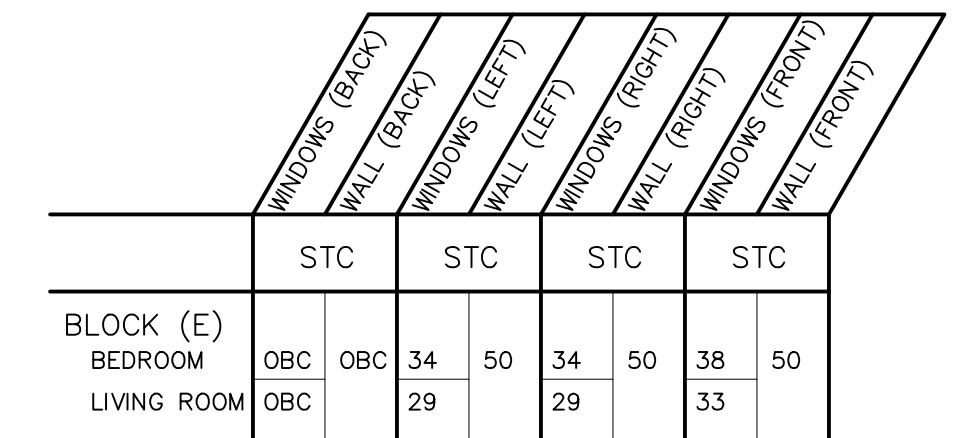
P15	HSS 76.2x26.2x2.4x78 + 100x200x12 LVL
P16	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL

P17	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P18	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P19	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P20	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P21	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P22	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P23	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P24	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P25	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P26	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P27	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P28	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P29	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P30	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P31	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P32	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P33	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
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P39	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P40	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P41	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P42	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P43	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P44	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P45	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P46	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P47	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P48	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P49	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P50	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P51	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
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P53	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
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P57	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P58	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P59	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P60	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P61	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P62	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P63	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P64	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P65	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P66	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P67	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P68	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P69	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P70	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P71	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P72	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P73	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P74	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P75	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P76	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P77	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P78	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P79	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P80	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P81	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P82	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P83	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P84	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P85	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P86	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P87	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P88	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P89	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P90	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P91	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P92	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P93	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P94	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P95	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P96	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P97	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P98	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P99	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P100	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL

P15	HSS 76.2x26.2x2.4x78 + 100x200x12 LVL
P16	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P17	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P18	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P19	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P20	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P21	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P22	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P23	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P24	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P25	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P26	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P27	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P28	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P29	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P30	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P31	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P32	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P33	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P34	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P35	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P36	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P37	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P38	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P39	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P40	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P41	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P42	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P43	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P44	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P45	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P46	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P47	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P48	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P49	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P50	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P51	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P52	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P53	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P54	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P55	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P56	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P57	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P58	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P59	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P60	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P61	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P62	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P63	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P64	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P65	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P66	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P67	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P68	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P69	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P70	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P71	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P72	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P73	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P74	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P75	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P76	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P77	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P78	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P79	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P80	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P81	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P82	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P83	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P84	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P85	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P86	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P87	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P88	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P89	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P90	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P91	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P92	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P93	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P94	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P95	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P96	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P97	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P98	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P99	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P100	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL

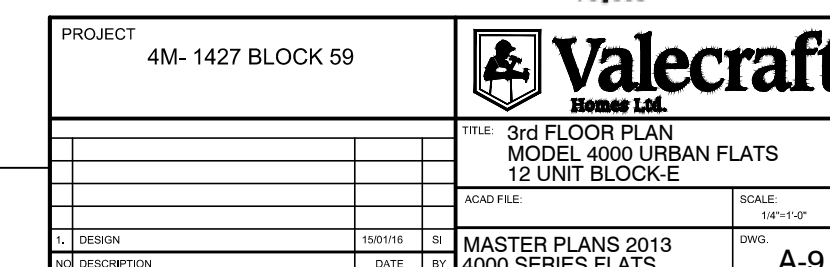
P15	HSS 76.2x26.2x2.4x78 + 100x200x12 LVL
P16	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P17	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P18	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P19	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P20	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P21	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P22	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P23	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P24	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P25	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P26	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P27	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P28	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P29	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P30	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P31	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P32	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P33	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P34	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P35	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P36	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P37	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P38	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P39	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P40	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P41	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P42	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P43	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P44	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P45	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P46	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P47	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P48	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P49	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P50	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P51	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P52	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P53	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P54	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P55	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P56	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P57	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P58	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P59	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P60	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P61	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P62	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P63	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P64	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P65	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P66	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P67	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P68	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P69	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL
P70	HSS 76.2x26.2x2.4x78 + 130x130x12 LVL</

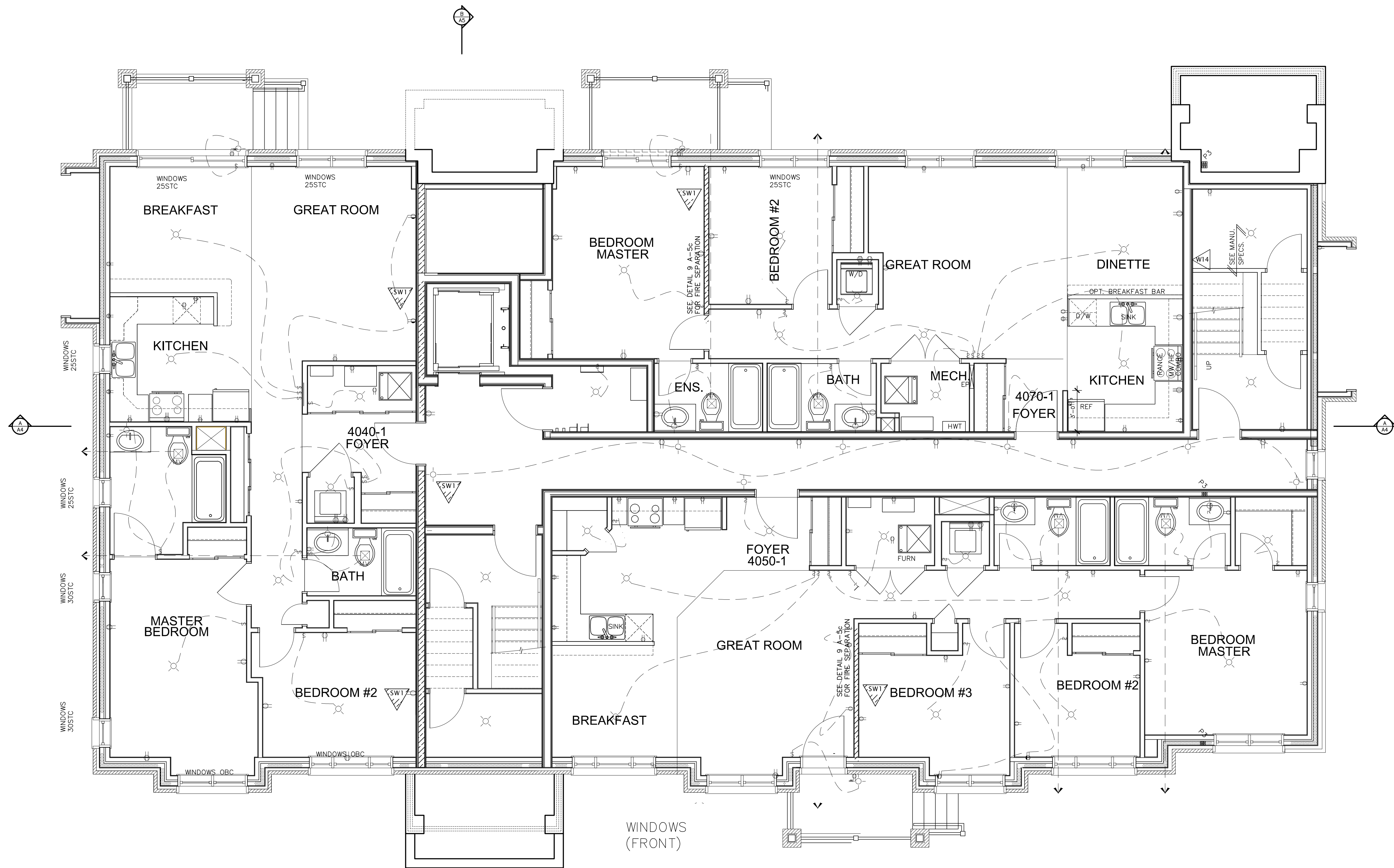
PROJECT 4M- 1427 BLOCK 59		 Valecraft Home Ltd.	
		TITLE: 1ST FLOOR PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK-E	
		ARCH FILE:	SCALE: 1/4"=1'-0"
1. DESIGN	REVISION	MASTER PLANS 2013	
BY: DESIGNER	DATE	1000 SERIES FLATS	
		DWG. A-7	



*PORTABLE FIRE
EXTINGUISHERS REQ'D IN THE
BUILDING 9.10.20 SEE M&E
DRAWINGS

ACAO FILE:	SCALE: 1/4"=1'-0"
ALL DIMENSIONS IN FEET AND INCHES	DWG.

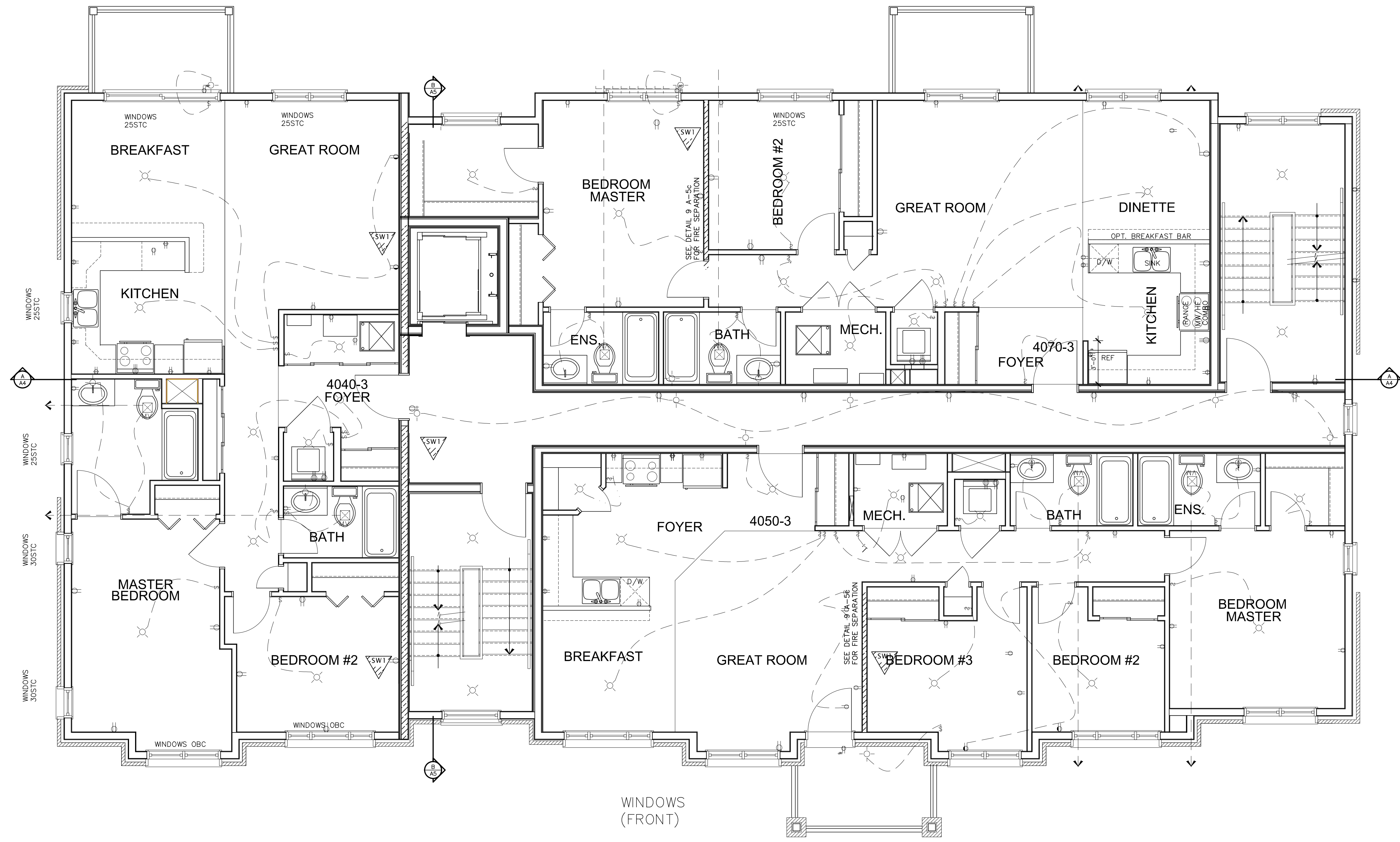




- ELECTRICAL SYMBOLS**
- ⬤ Duplex Outlet (G.F.I. in all bedrooms)
 - ⬤ 220 V. Outlet
 - ⬤ Duplex Outlet (Upper half switched)
 - ⬤ Split Duplex Outlet
 - ⬤ Weather proof Duplex Outlet
 - ⬤ Single pole switch
 - ⬤ 3 way switch
 - ⬤ Double gang switch
 - ⬤ Triple gang switch
 - ⬤ Double gang 3 way switch
 - ⬤ 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)



PROJECT 4M-1427 BLOCK 59		Valecraft Home Ltd.	
TITLE BASEMENT FLOOR PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK E		SCALE 1/8" = 1'-0"	
DATE 2013		DRAWN E-1	

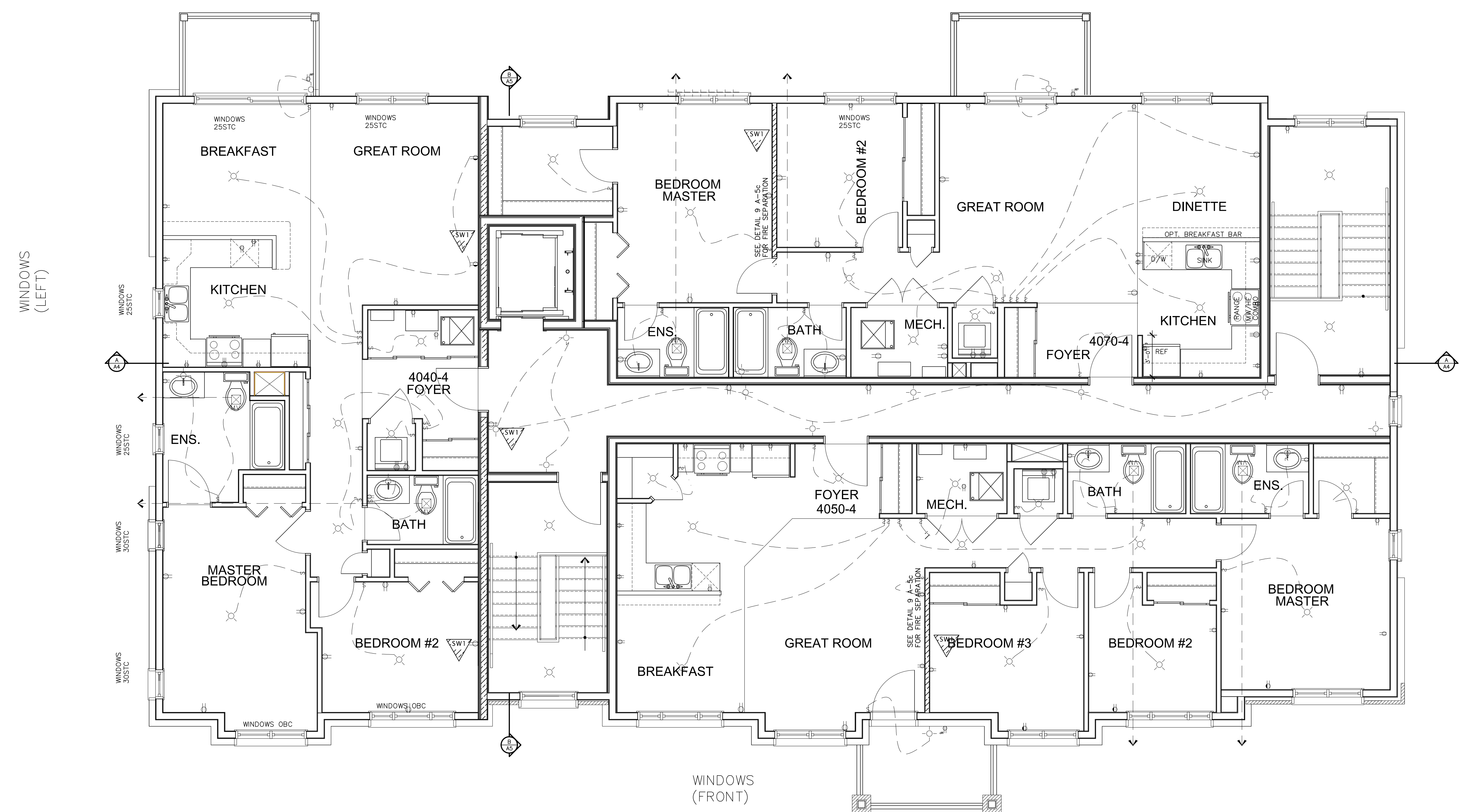


- ELECTRICAL SYMBOLS
- Duplex Outlet (G.F.I. in all bedrooms)
 - 220 V Outlet
 - Duplex Outlet (Upper half switched)
 - Split Duplex Outlet
 - Weather proof Duplex Outlet
 - Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 - Furnace 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)

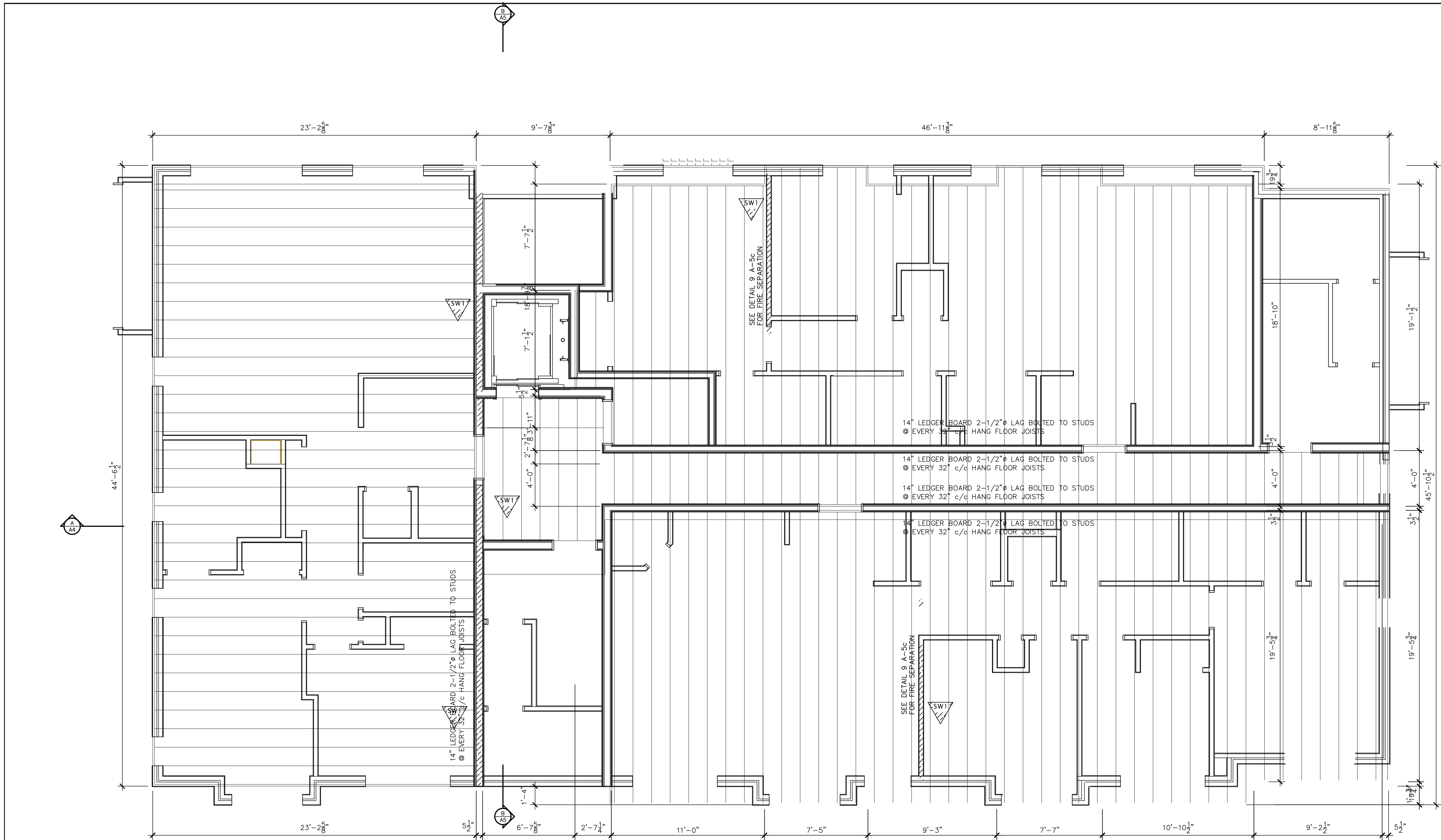


PROJECT 4M-1427 BLOCK 59		Valecraft Home Ltd.	
TITLE 2nd FLOOR ELECTRICAL PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK E		DATE 2013	
DESIGNED BY J. HODGINS	CHECKED BY J. HODGINS	DATE 2013	SCALE AS SHOWN
MASTER PLANS 2013 4000 SERIES FLATS		DATE 2013	SHEET E-3

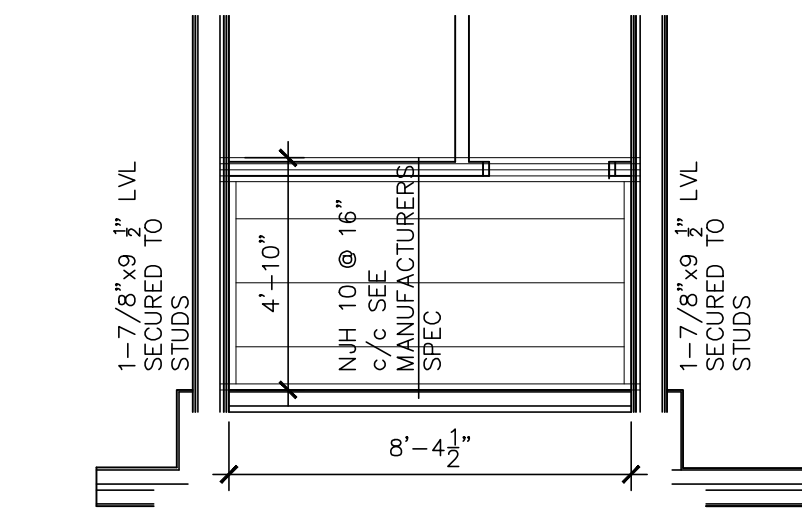
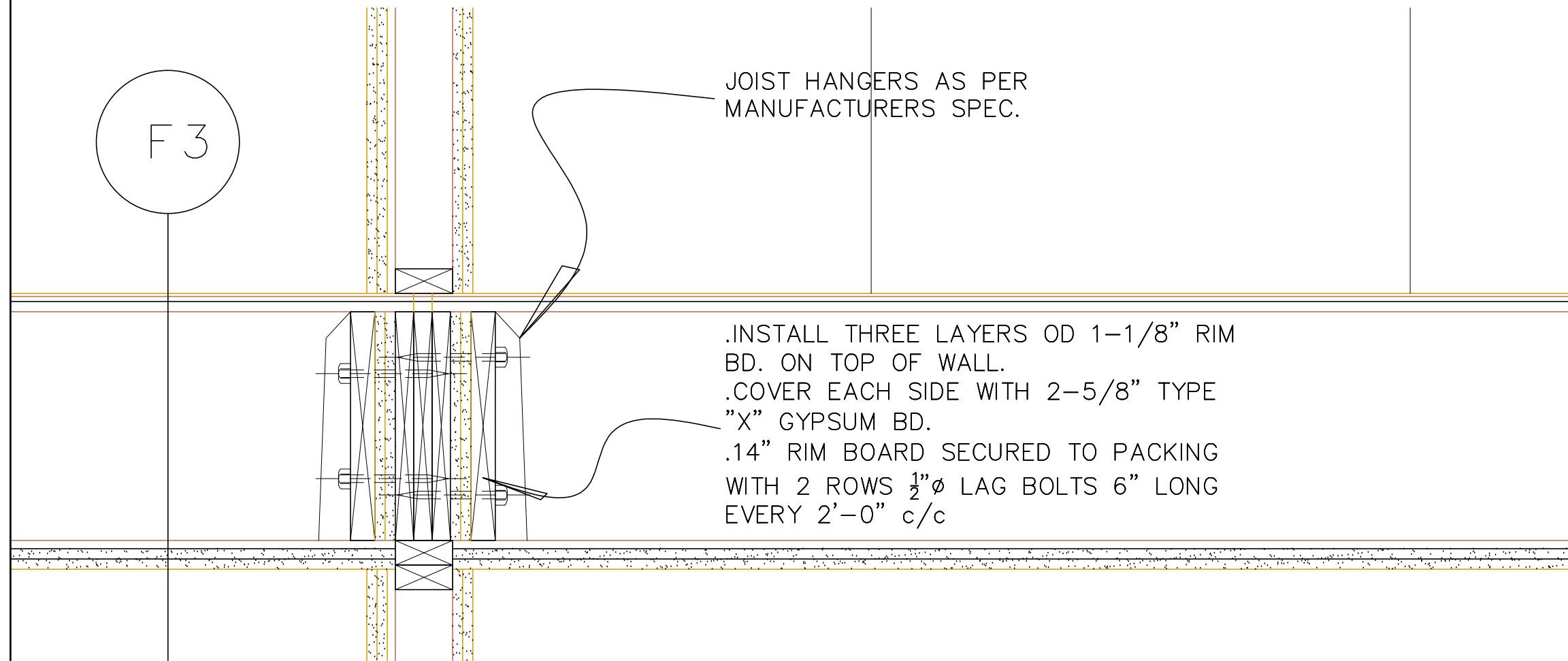
- ELECTRICAL SYMBOLS
- Duplex Outlet (G.F.I. in all bathrooms)
 - 220 V Outlet
 - Duplex Outlet (Upper half switched)
 - Split Duplex Outlet
 - Weather proof Duplex Outlet
 - Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 -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



PROJECT 4M-1427 BLOCK 59		Valecraft Home Ltd.	
TITLE 3rd FLOOR ELECTRICAL PLAN		MODEL 4000 URBAN FLATS	
12 UNIT BLOCK E		DATE 2013	
DESIGNED BY 10/07/13	DRAWN BY 10/07/13	CHECKED BY 10/07/13	DATE 10/07/13
MASTER PLANS 2013		4000 SERIES FLATS	
E-4			



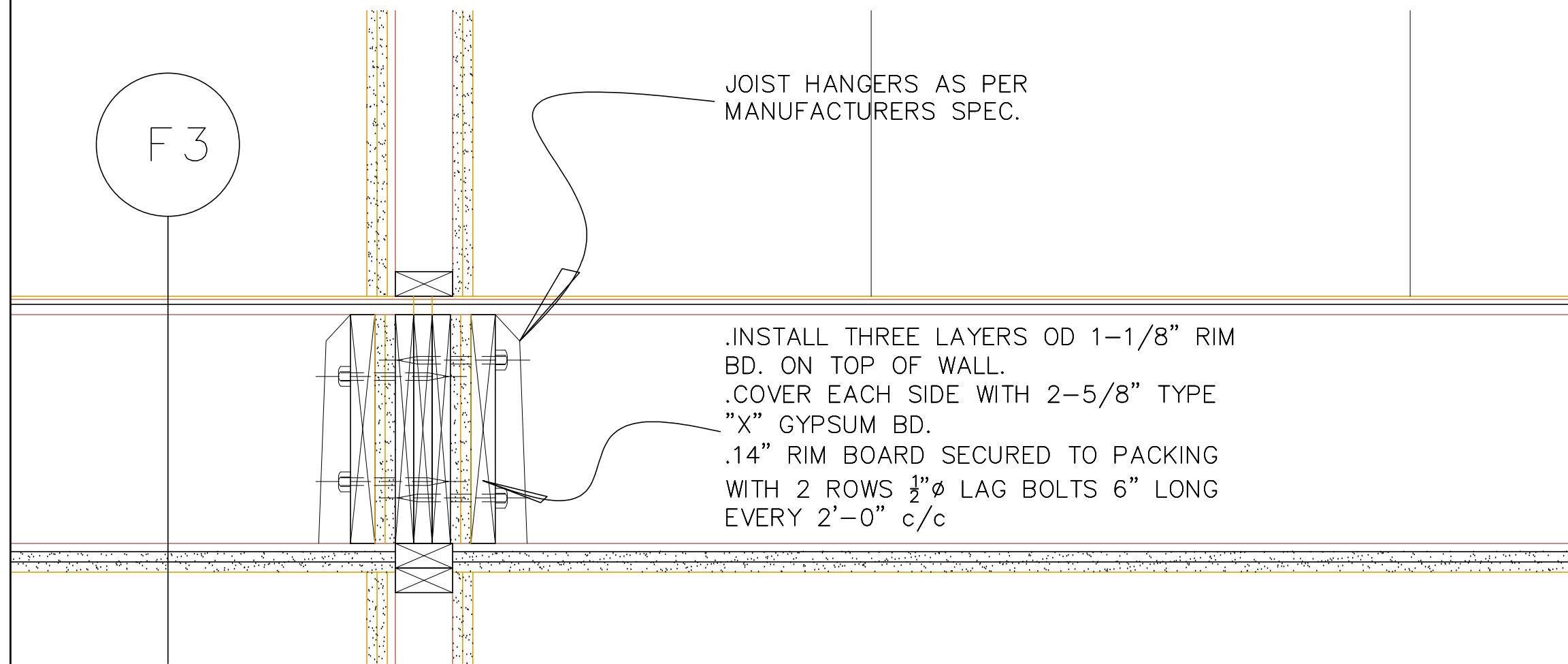
- ELECTRICAL SYMBOLS
- Duplex Outlet (G.F.I. in all bathrooms)
 - 220 V Outlet
 - Duplex Outlet (Upper half switched)
 - Split Duplex Outlet
 - Weather proof Duplex Outlet
 - Single pole switch
 - 3 way switch
 - Double gang switch
 - Triple gang switch
 - Double gang 3 way switch
 - 4 way switch
 -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



PROJECT 4M-1427 BLOCK 59		Valecraft Home Ltd.	
TITLE 1st FLOOR JOIST PLAN MODEL 4000 URBAN FLATS 12 UNIT BLOCK E		DATE 2013-10-15	
DRAWN BY J. HODGINS		CHECKED BY J. HODGINS	
DATE 2013-10-15		DATE 2013-10-15	
SCALE 1/8\"/>		SCALE 1/8\"/>	



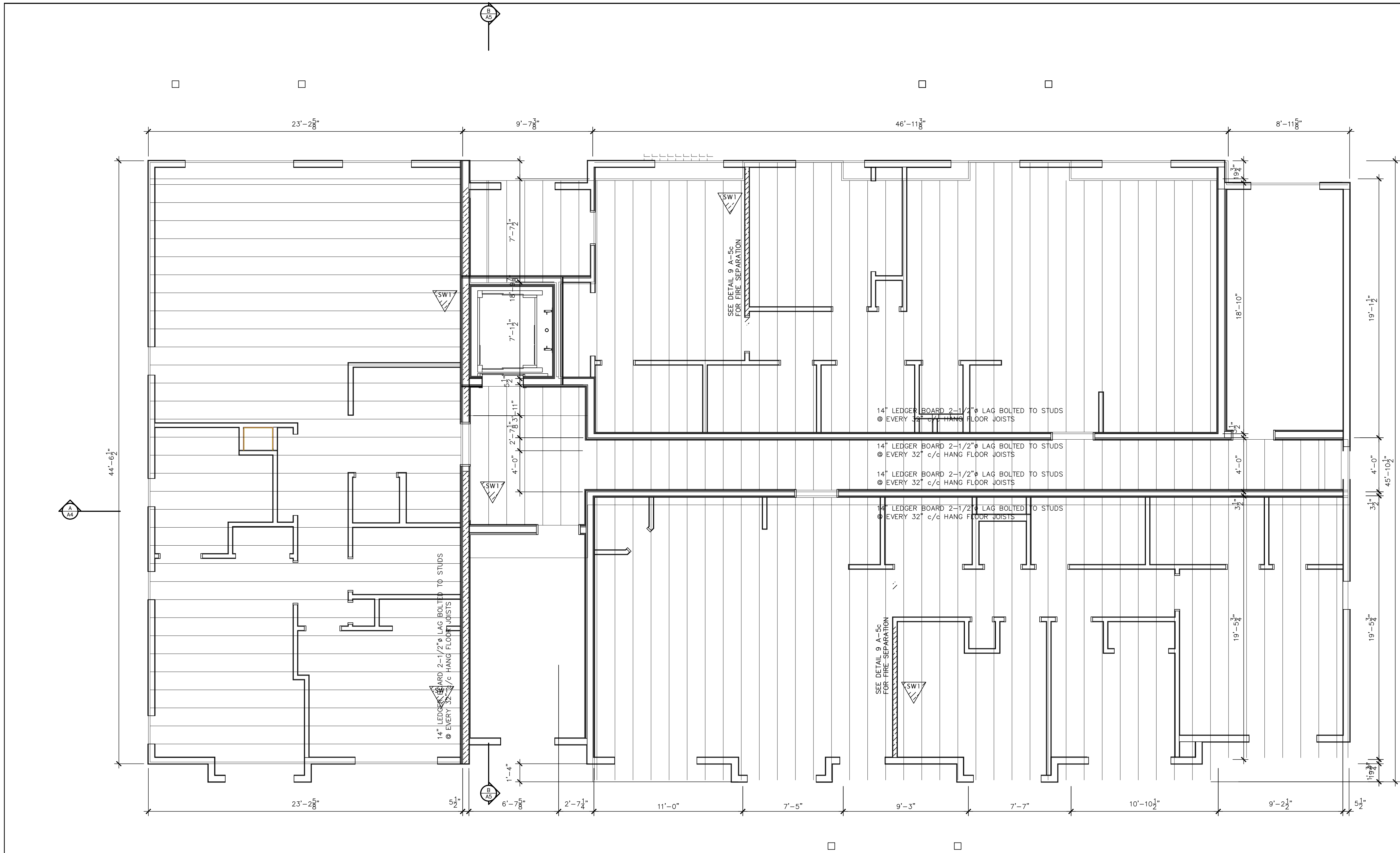
- ELECTRICAL SYMBOLS
- ⏻ Duplex Outlet (G.F.I. in all bathrooms)
 - ⏻ 220 V Outlet
 - ⏻ Duplex Outlet (Upper half switched)
 - ⏻ Split Duplex Outlet
 - ⏻ Weather proof Duplex Outlet
 - ⏻ Single pole switch
 - ⏻ 3 way switch
 - ⏻ Double gang switch
 - ⏻ Triple gang switch
 - ⏻ Double gang 3 way switch
 - ⏻ 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
 - ⏻ Dryer
 - ⏻ Washer
 - ⏻ Thermostat
 - ⏻ Standard telephone jack
 - ⏻ Cable television outlet
 - ⏻ Central vacuum location (Optional)



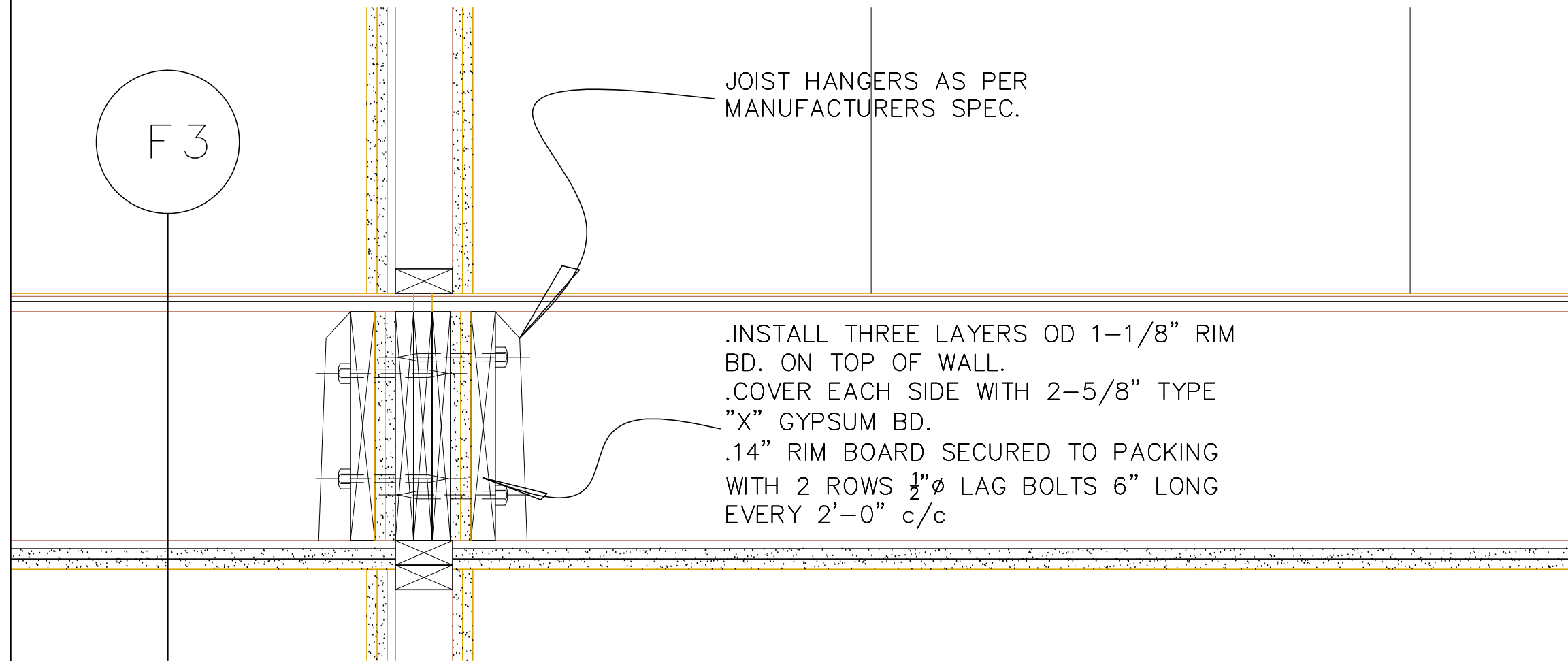
2 PARTIAL SECTION THROUGH FLOOR JOIST CONNECTION
@ FIRE SEPARATION



PROJECT				Valecraft			
4M-1427 BLOCK 59				Valecraft			
TITLE				2nd FLOOR JOIST PLAN			
MODEL				4000 URBAN FLATS			
12 UNIT BLOCK E				MASTER PLANS 2013			
4000 SERIES FLATS				J-2			



- 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
 - ⏻ Cylindrical smoke detector
 - ⏻ Smoke detector interconnected with smoke alarms
 - ⏻ Electrical panel
 - ⏻ Mechanical vent
 - ⏻ Dryer
 - ⏻ Washer
 - ⏻ Thermostat
 - ⏻ Standard telephone jack
 - ⏻ Cable television outlet
 - ⏻ Central vacuum location (Optional)



PROJECT				Valecraft			
4M-1427 BLOCK 59				Valecraft			
TITLE				3rd FLOOR JOIST PLAN			
				MODEL 4000 URBAN FLATS			
				12 UNIT BLOCK E			
ACCOMPANY				MASTER PLANS 2013			
4000 SERIES FLATS				J-3			