

FAST TRACK MODULAR PRECAST



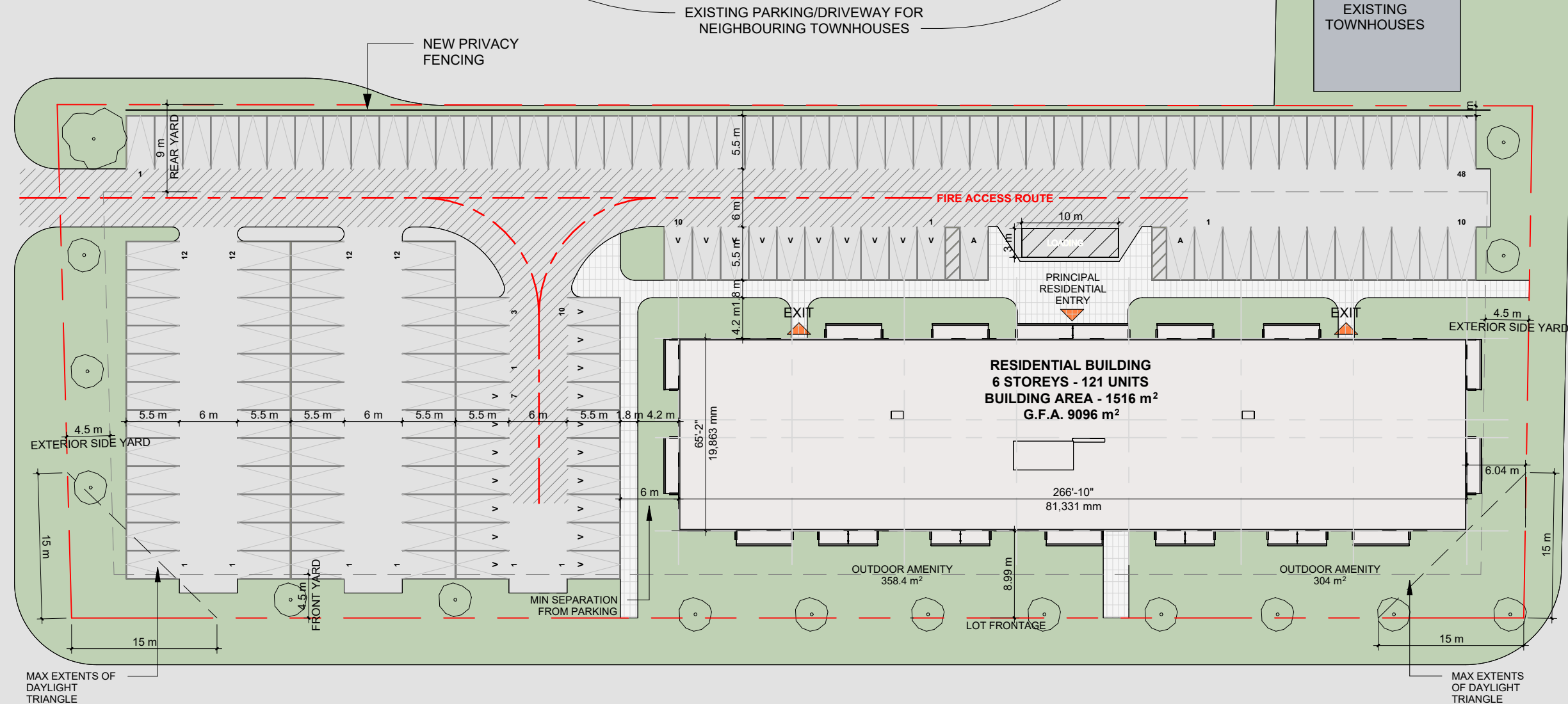
BUILDING EFFICIENCY

Zone Type	Area (sqft)	Ratio
Common	2,884	3%
Non-Residential	13,557	13%
Residential	87,890	84%
GRAND TOTAL	104,332	

UNIT CALCULATIONS

Name	Count	Ratio	Average (sqft)
ONE BED	72	60%	631
TWO BED	49	40%	888
GRAND TOTAL	121		





1 Site Plan
1 : 500

SITE INFORMATION

Zoning Bylaw, 3.1.2 (4) Permitted Uses	Apartment containing more than 4 units	✓
Zoning Bylaw, 3.1.2 (4) Site Area	7990 m ²	✓
Official Plan, 2.8.3 Maximum building height	15 storeys / 6 storeys	✓
Zoning Bylaw, 3.1.2 (4) Frontage	30 m / 149.81 m <i>min</i>	✓
Zoning Bylaw, 3.1.2 (4) Front Yard	4.5 m / 10.21 m <i>min</i>	✓
Zoning Bylaw, 3.1.2 (4) Exterior Side Yard	4.5 m / 5.15 m <i>min</i>	✓
Zoning Bylaw, 3.1.2 (4) Rear Yard	9 m / 24.05 m <i>min</i>	✓

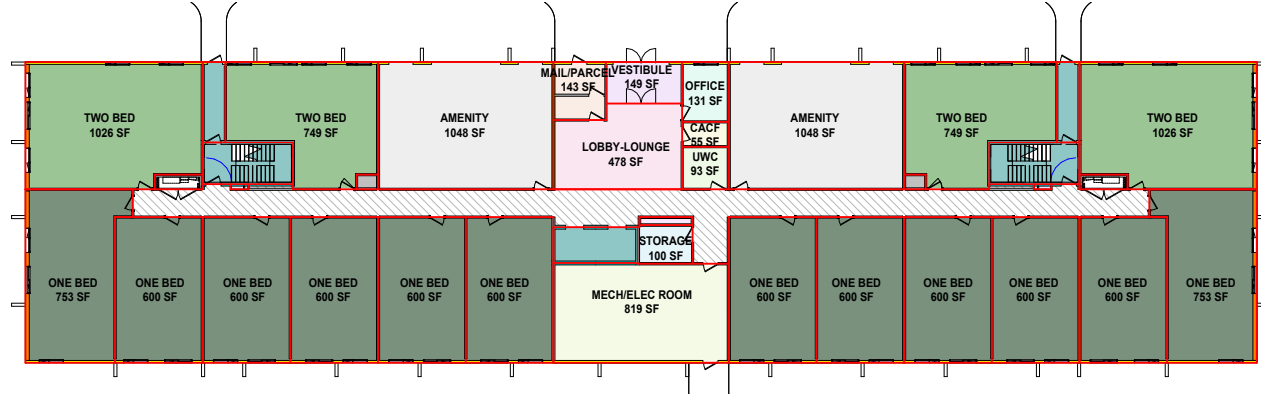
Zoning Bylaw, 3.1.2 (4) Landscaped Area	30% / 30.15% <i>min</i>	✓
Landscape Open Space Breakdown		
Hardscape (Sidewalk Area)	: 539.34 m ² (23.39%)	
Softscape (Green area)	: 1869.62 m ² (6.75%)	
Total Landscape Open Space	: 2408.96 m² (30.15%)	
Zoning Bylaw, 3.1.2 (4) Maximum density	150/ha / 128.75/ha <i>max</i>	✓
Official Plan, 2.8.3 Maximum FSI	2.5 / 1.13 <i>max</i>	✓
Zoning Bylaw, 3.1.2 (4) Minimum amenity area, total	2910 m ² / 1652.03 m ² <i>min</i>	✗
20m ² /one bedroom		
30m ² /two+ bedroom		

Zoning Bylaw, 3.1.2 (4) Minimum UNIT areas	One Bedroom: 50m ² Two Bedroom: 60m ²	✓
Official Plan, 2.8.3 Residential Parking Ratio Req.	1 / 0.92 <i>min</i>	✗
Parking Count Breakdown		
Total units = 121 x 1.00 = 121 Parking spots Required		
Total units = 121 x 0.92 = 111 Parking spots Provided		
Official Plan, 2.8.3 Visitor Parking-1 every 4 units	31 / 27 <i>min</i>	✗
Parking Count Breakdown		
Total units = 121 / 4.00 = 31 Parking spots Required		
Total units = 121 / 4.48 = 27 Parking spots Provided		

RESIDENTIAL UNIT / PARKING RATIO		
Units	Parking	Ratio
121	111	0.92

Type	Location			
	Required	Provided	Surface	Garage
ACCESSIBLE WITH AISLE	2	2	2	0
STANDARD	119	109	109	0
RESIDENTIAL	121	111	111	0
STANDARD	30	27	27	0
VISITOR	30	27	27	0
TOTAL SITE PARKING	151	138	138	0

SITE PLAN



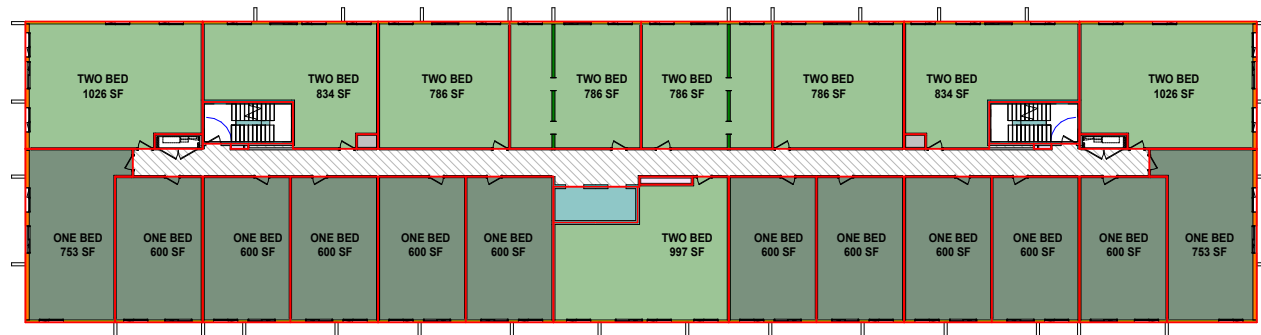
AREA EFFICIENCY @ L1

Zone Type	Area (sqft)	Ratio
Common	1,482	9%
Non-Residential	4,852	28%
Residential	11,055	64%
	17,389	

LEVEL 1

Name	Count	Area	Unit Ratio
ONE BED	12	7,505	75%
TWO BED	4	3,550	25%
	16	11,055	

1 Area Calculations - Ground Floor Plan
1 : 500



AREA EFFICIENCY @ TYPICAL

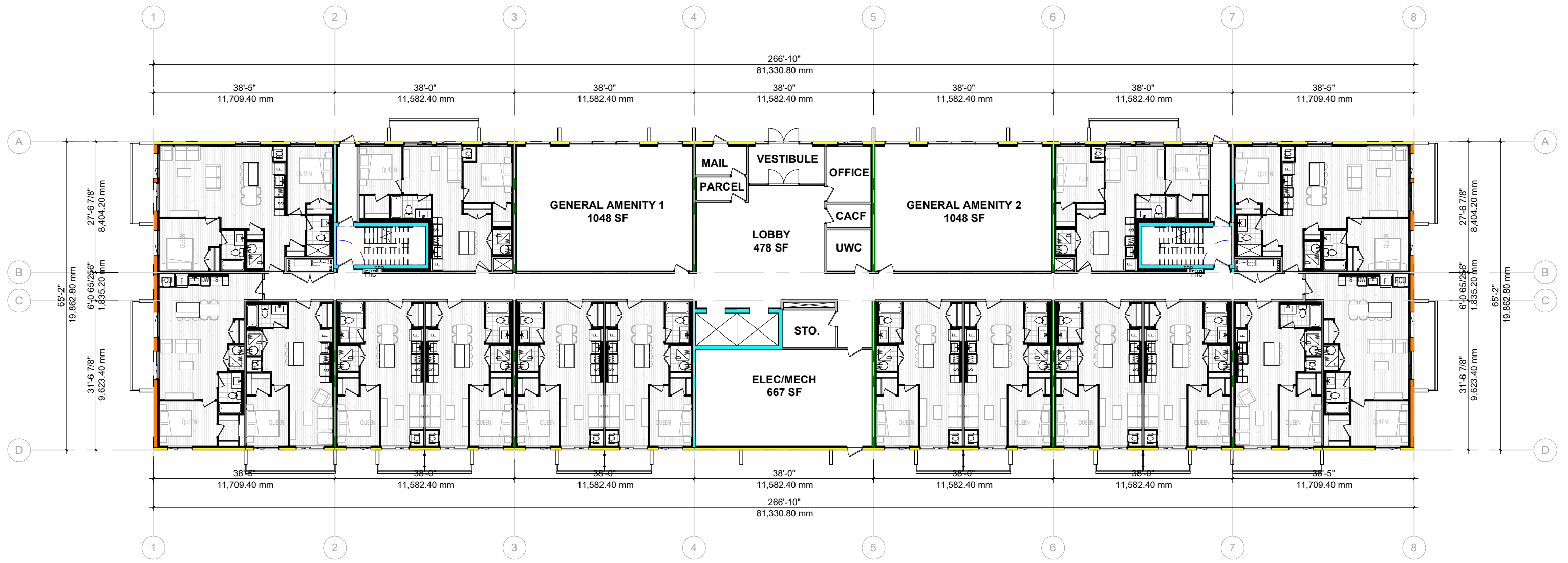
Zone Type	Area (sqft)	Ratio
Common	1,402	8%
Non-Residential	619	4%
Residential	15,367	88%
	17,389	

TYPICAL LEVEL

Name	Count	Area	Unit Ratio
ONE BED	12	7,505	57%
TWO BED	9	7,862	43%
	21	15,367	

2 Area Calculations - Typical Floor Plan
1 : 500

AREA CALCULATIONS



1 Proposal - Level 1
1 : 250

DOOR TAKEOFF - LEVEL 1

Type	Rough Width	Rough Height	Area (sqft)	Count
Ext - Single - Stair - 915x2135 - FR	1,005	2,180	24	1
Ext - Sliding - Balcony - 70.75" x 82.5"	1,880	2,261	732	16

WINDOW TAKEOFF - LEVEL 1

Type	Rough Width	Rough Height	Area (sqft)	Count
Window - Casement - 3 Pane - 63" x 66"	1,651	1,702	877	29

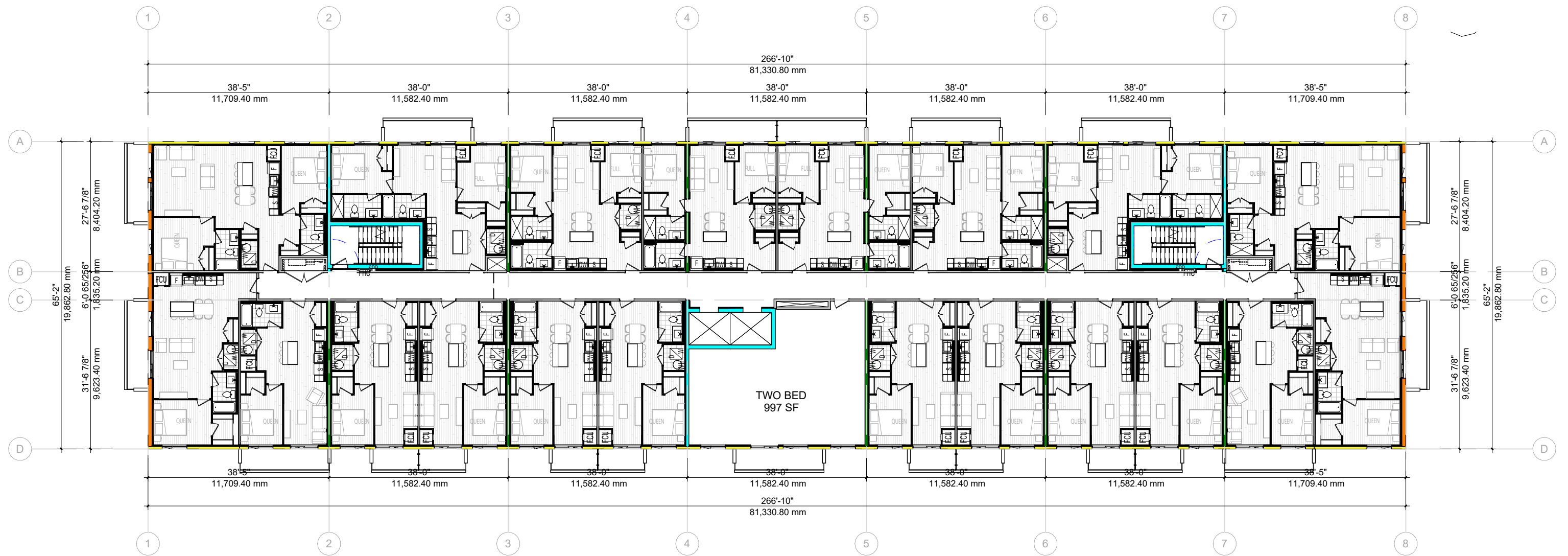
AREA SCHEDULE - LEVEL 1

Unit	Count	Area (sqft)	Count Ratio
ONE BED			
600 SF	10	5,999	63%
753 SF	2	1,506	13%
	12	7,505	75%
TWO BED			
749 SF	2	1,497	13%
1,026 SF	2	2,052	13%
	4	3,550	25%
Grand Total:	16	11,055	100%

GROUND FLOOR PLAN

- █ 10" EXTERIOR
- █ 10" INTERIOR
- █ 6" CLADDING
- █ 10" SHAFT
- █ 17" INSULATED

SHEET SIZE **11x17"**
SCALE **As indicated**
ISSUE DATE **8/19/2024**



1 Proposal - Level 2
1 : 250

DOOR TAKEOFF - TYP LEVEL

Type	Rough Width	Rough Height	Area (sqft)	Count
Ext - Sliding - Balcony - 70.75" x 82.5"	1,880	2,261	960	21

WINDOW TAKEOFF - TYP LEVEL

Type	Rough Width	Rough Height	Area (sqft)	Count
Window - Casement - 3 Pane - 63" x 66"	1,651	1,702	1,179	39

AREA SCHEDULE - TYP LEVEL

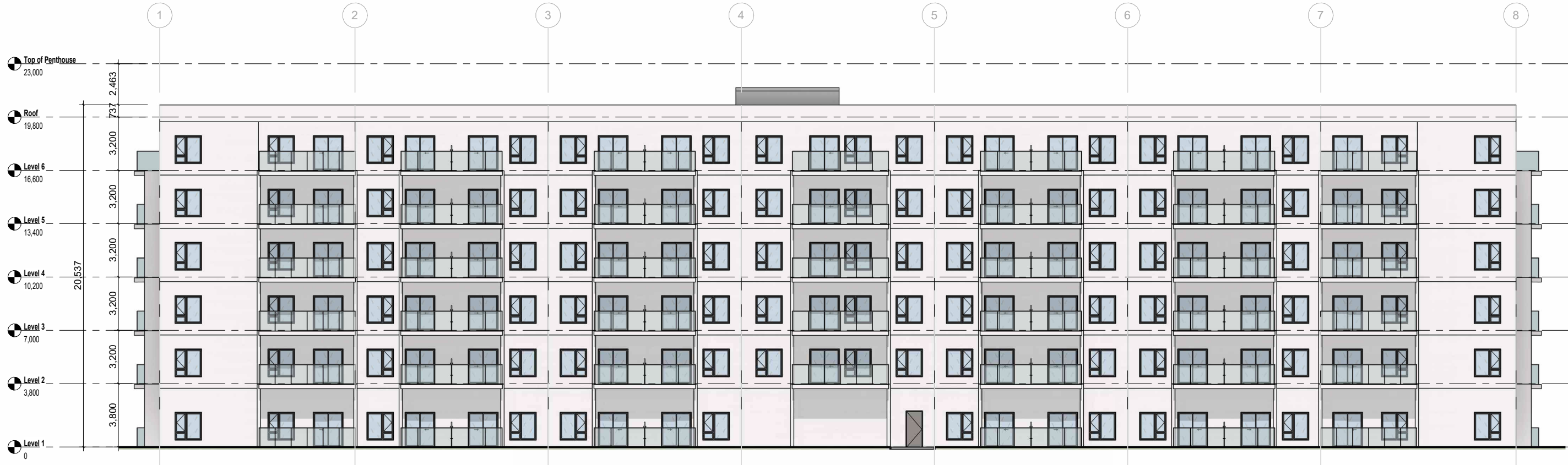
Unit	Count	Area (sqft)	Count Ratio
ONE BED			
600	10	5,999 SF	48%
753	2	1,506 SF	10%
	12	7,505 SF	57%
TWO BED			
786	4	3,143 SF	19%
834	2	1,669 SF	10%
997	1	997 SF	5%
1,026	2	2,052 SF	10%
	9	7,862 SF	43%
Grand Total:	21	15,367 SF	100%

TYPICAL FLOOR PLAN

- █ 10" EXTERIOR
- █ 10" INTERIOR
- █ 6" CLADDING
- █ 10" SHAFT
- █ 17" INSULATED



1 Proposal - West Elevation
1 : 250



2 Proposal - East Elevation
1 : 250

ELEVATIONS



1 Proposal - West Elevation 1
1 : 250



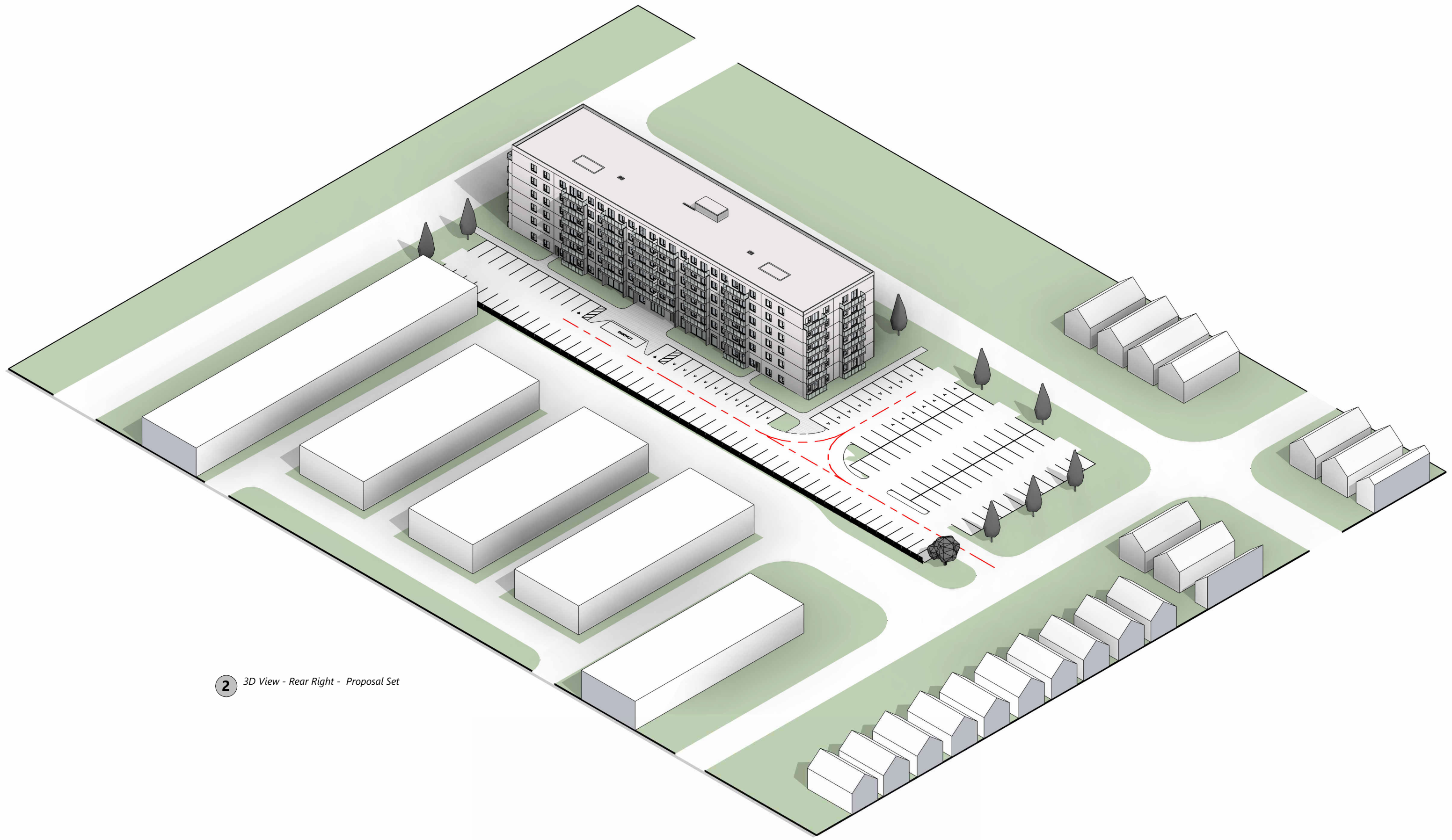
2 Proposal - East Elevation 1
1 : 250

ELEVATIONS



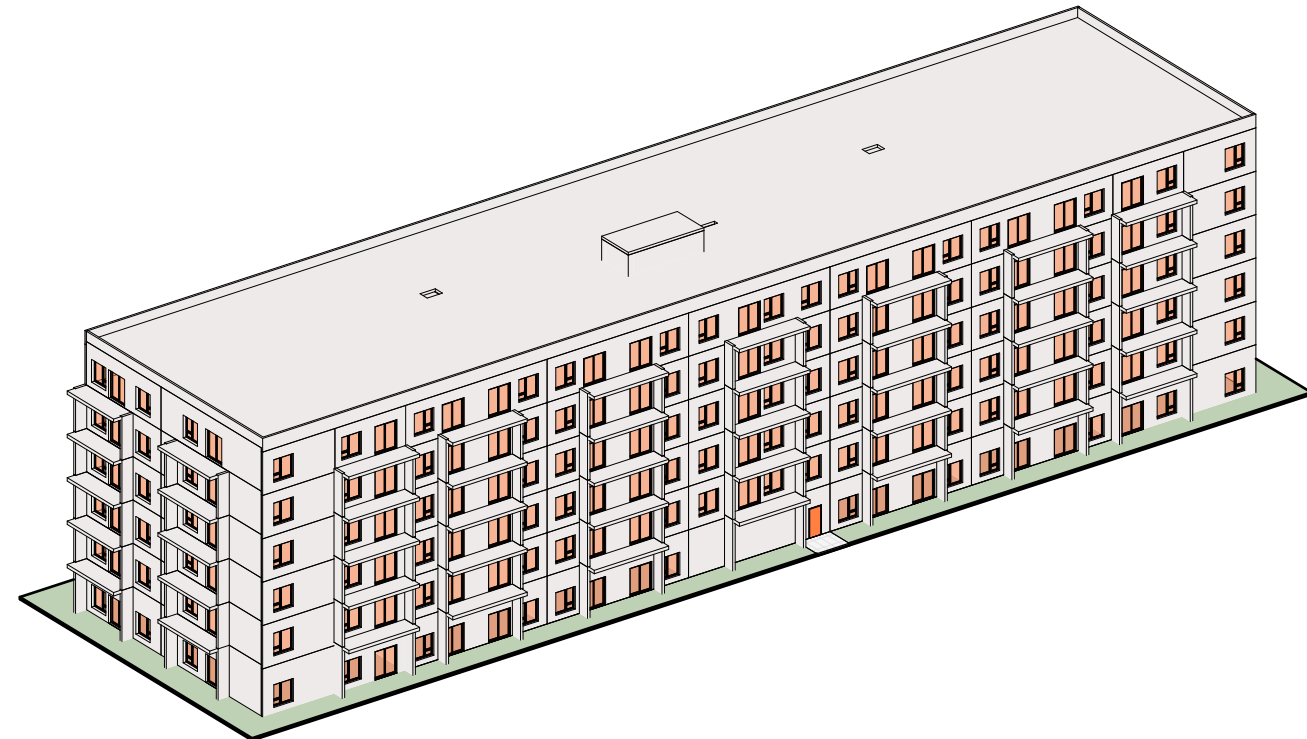
1 3D View - Front Left

3D VIEWS



2 3D View - Rear Right - Proposal Set

3D VIEWS



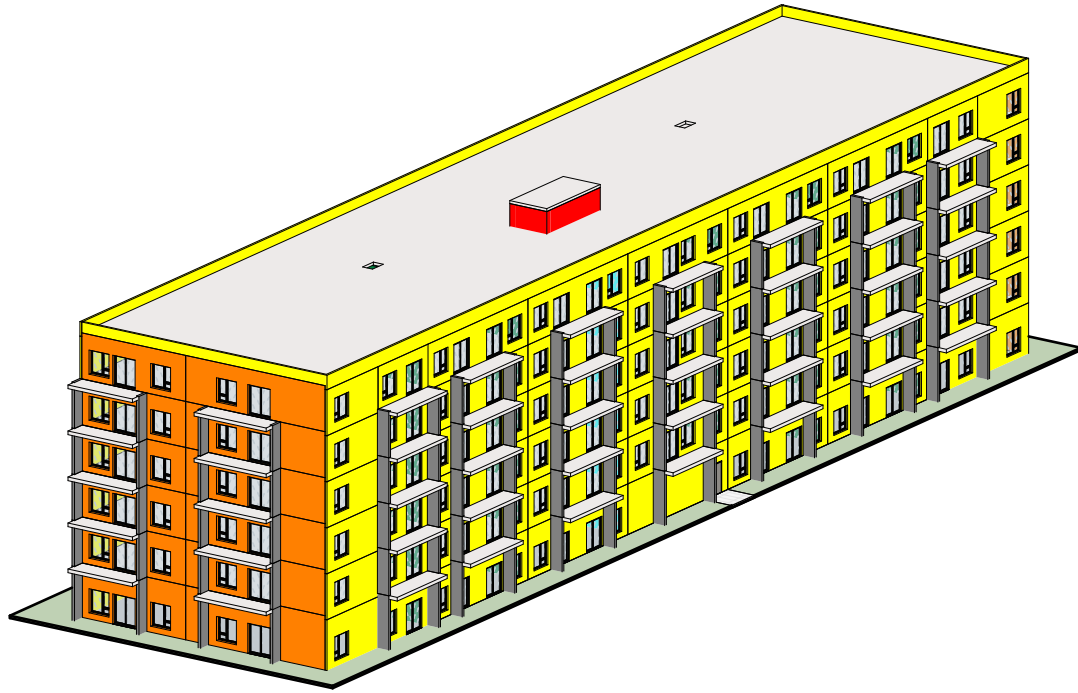
WINDOW TAKEOFF

Type	Level	Area (sqft)	Count
Window - Casement - 3 Pane - 63" x 66"	Level 1	877	29
Window - Casement - 3 Pane - 63" x 66"	Level 2	1,179	39
Window - Casement - 3 Pane - 63" x 66"	Level 3	1,179	39
Window - Casement - 3 Pane - 63" x 66"	Level 4	1,179	39
Window - Casement - 3 Pane - 63" x 66"	Level 5	1,179	39
Window - Casement - 3 Pane - 63" x 66"	Level 6	1,179	39
		6,774	224
Grand total		6,774	224

DOOR TAKEOFF

Type	Level	Area (sqft)	Count
Ext - Single - Stair - 915x2135 - FR	Level 1	24	1
		24	1
Ext - Sliding - Balcony - 70.75" x 82.5"	Level 1	732	16
Ext - Sliding - Balcony - 70.75" x 82.5"	Level 2	960	21
Ext - Sliding - Balcony - 70.75" x 82.5"	Level 3	960	21
Ext - Sliding - Balcony - 70.75" x 82.5"	Level 4	960	21
Ext - Sliding - Balcony - 70.75" x 82.5"	Level 5	960	21
Ext - Sliding - Balcony - 70.75" x 82.5"	Level 6	960	21
		5,534	121
Grand total		5,558	122

OPENING TAKE OFF



PRECAST WALL TAKEOFF

Type	Level	Length (mm)	Area (m2)	Area (sqft)	Volume (m3)
PC Ext - Cladding - 6"	Level 1	162,662	448.68	4829.52	68.38
PC Ext - Cladding - 6"	Level 2	162,662	367.97	3960.85	56.08
PC Ext - Cladding - 6"	Level 3	162,662	367.97	3960.85	56.08
PC Ext - Cladding - 6"	Level 4	162,662	367.97	3960.85	56.08
PC Ext - Cladding - 6"	Level 5	162,662	367.97	3960.85	56.08
PC Ext - Cladding - 6"	Level 6	162,662	367.97	3960.85	56.08
		975,970	2288.55	24633.76	348.78
PC Ext - Insulated, 3"+4"+10" - 17"	Roof	16,615	26.58	286.15	11.48
		16,615	26.58	286.15	11.48
PC Ext - Parapet - 6"	Roof	201,778	193.36	2081.29	29.47
		201,778	193.36	2081.29	29.47
PC Ext - Structural - 10"	Level 1	39,116	117.48	1264.57	29.84
PC Ext - Structural - 10"	Level 2	39,116	94.01	1011.95	23.88
PC Ext - Structural - 10"	Level 3	39,116	94.01	1011.95	23.88
PC Ext - Structural - 10"	Level 4	39,116	94.01	1011.95	23.88
PC Ext - Structural - 10"	Level 5	39,116	94.01	1011.95	23.88
PC Ext - Structural - 10"	Level 6	39,116	94.01	1011.95	23.88
		234,696	587.55	6324.30	149.24
PC Ext - Wing Wall - 8"	Level 1	29,253	111.16	1196.55	22.59
PC Ext - Wing Wall - 8"	Level 2	29,261	93.63	1007.87	19.03
PC Ext - Wing Wall - 8"	Level 3	29,261	93.63	1007.87	19.03
PC Ext - Wing Wall - 8"	Level 4	29,261	93.63	1007.87	19.03
PC Ext - Wing Wall - 8"	Level 5	29,261	93.63	1007.87	19.03
		146,297	485.70	5228.04	98.69
PC Int - Shaft - 8"	Level 1	30,895	99.67	1072.89	20.25
PC Int - Shaft - 8"	Level 2	31,149	96.32	1036.74	19.57
PC Int - Shaft - 8"	Level 3	31,149	96.32	1036.74	19.57
PC Int - Shaft - 8"	Level 4	31,149	96.32	1036.74	19.57
PC Int - Shaft - 8"	Level 5	31,149	96.32	1036.74	19.57
PC Int - Shaft - 8"	Level 6	31,149	96.32	1036.74	19.57
		186,638	581.26	6256.60	118.11
PC Int - Shaft - 10"	Level 1	37,545	116.13	1250.07	29.50
PC Int - Shaft - 10"	Level 2	37,342	103.60	1115.13	26.31
PC Int - Shaft - 10"	Level 3	37,342	103.60	1115.13	26.31
PC Int - Shaft - 10"	Level 4	37,342	103.60	1115.13	26.31
PC Int - Shaft - 10"	Level 5	37,342	103.60	1115.13	26.31
PC Int - Shaft - 10"	Level 6	37,342	103.60	1115.13	26.31
		224,255	634.13	6825.70	161.07
PC Int - Structural - 8"	Level 1	80,270	286.68	3085.75	58.25
PC Int - Structural - 8"	Level 2	80,379	231.32	2489.89	47.00
PC Int - Structural - 8"	Level 3	80,362	238.79	2570.30	48.52
PC Int - Structural - 8"	Level 4	80,362	238.79	2570.30	48.52
PC Int - Structural - 8"	Level 5	80,362	238.79	2570.30	48.52
PC Int - Structural - 8"	Level 6	80,362	238.79	2570.30	48.52
		482,097	1473.15	15856.82	299.34
		2,468,345	6270.27	67492.67	1,216.18

WINDOW TAKEOFF

Type	Level	Area (sqft)	Count
Window - Casement - 3 Pane - 63" x 66"	Level 1	877	29
Window - Casement - 3 Pane - 63" x 66"	Level 2	1,179	39
Window - Casement - 3 Pane - 63" x 66"	Level 3	1,179	39
Window - Casement - 3 Pane - 63" x 66"	Level 4	1,179	39
Window - Casement - 3 Pane - 63" x 66"	Level 5	1,179	39
Window - Casement - 3 Pane - 63" x 66"	Level 6	1,179	39
		6,774	224
Grand total		6,774	224

DOOR TAKEOFF

Type	Level	Area (sqft)	Count
Ext - Single - Stair - 915x2135 - FR	Level 1	24	1
		24	1
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Ext - Sliding - Balcony - 70.75" x 82.5"	Level 5	960	21
Ext - Sliding - Balcony - 70.75" x 82.5"	Level 6	960	21
		5,534	121
Grand total		5,558	122

HOLLOWCORE SLAB TAKEOFF

Type	Level	Area (sqft)	Area (m2)	Volume (m3)
PC Slab - Hollowcore - 8"	Roof	17,122	1,591	323.23
PC Slab - Hollowcore - 10"	Level 1	17,014	1,581	401.50
PC Slab - Hollowcore - 10"	Level 2	16,606	1,543	391.86
PC Slab - Hollowcore - 10"	Level 3	16,572	1,540	391.05
PC Slab - Hollowcore - 10"	Level 4	16,572	1,540	391.05
PC Slab - Hollowcore - 10"	Level 5	16,572	1,540	391.05
PC Slab - Hollowcore - 10"	Level 6	16,572	1,540	391.05
		117,030	10,872	2,680.79

WETCAST SLAB TAKEOFF

Type	Level	Area (sqft)	Area (m2)	Volume (m3)
PC Slab - Wetcast (Balcony) - 10"	Level 2	1,615	150	38.11
PC Slab - Wetcast (Balcony) - 10"	Level 3	1,615	150	38.11
PC Slab - Wetcast (Balcony) - 10"	Level 4	1,615	150	38.11
PC Slab - Wetcast (Balcony) - 10"	Level 5	1,615	150	38.11
PC Slab - Wetcast (Balcony) - 10"	Level 6	1,615	150	38.11
		8,075	750	190.56



PRECAST TAKE OFF

Why Build Total Precast?

- **Speed of Erection**

Cladding walls, structural components and 8,000 square feet of hollowcore floor slabs can be installed in just one week.

- **High Quality**

Manufactured in CPCI certified facilities ensuring tighter tolerances than on site construction.

- **Design Assistance**

Our qualified and knowledgeable sales team will work with you to ensure you get the building you want, at the best possible price, while consulting with our engineering team throughout the process.

- **The Precast Advantage**

Superior fire ratings, acoustical control and durability over other building systems.

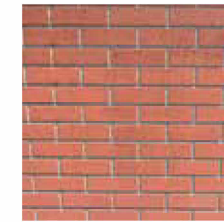
- **Safety**

Stubbe's Precast buildings ensure clean sites, eliminates trade interference as well as reducing the number of workers on-site. This results in less safety hazards and risks.

- **Accelerated Building Construction**

Substantial completion in less working days. Eliminate confictions and delays between trades with one main structural trade allowing for continuous and uninterrupted installation.

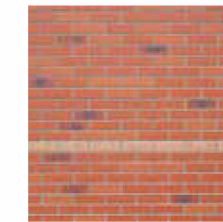
Mold Liners & Finishes



Modular Brick



Modular Brick



Brick Multi Tonal



Brick Multi Tonal



Cast in Thin Brick



16 x 8 Block



Split Face Block



Drystack Fieldstone



Ashler Stone



Multi Tonal Stone



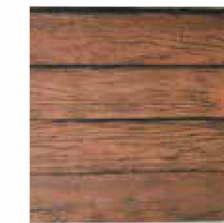
Fluted Rib



Tile



Wood Grain



Wood Siding



Wood Plank



Textured Coating



Non-Textured Coating



White Cement



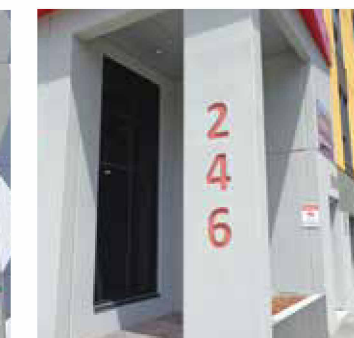
Reveals



Reveals

• Available in any colour! Please contact us for your colour options!

Further precast finishes are being worked on Today!
Contact us to learn more!



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Installations

Products installed by Stubbe's Precast in house crews

Stubbe's Precast non-union installation teams include mobile cranes and tower crane operators.

Faster enclosed buildings with windows installed at Stubbe's plant.

All weather construction with minimal winter heat requirements.

Stubbe's Total Precast Package Includes:

- **Hollowcore Floor Slabs**
Clear spans up to 45' – 2 hour fire rating
- **Precast Balconies**
Solid concrete, broom finish – Sloped to exterior
- **Precast Stairs and Landings**
Finished top surface - High durability
- **Load Bearing Precast Walls**
58 STC Rating – Capable of supporting 30 plus storeys
- **Exterior Precast Cladding Walls**
Multiple finishes – Insulated options
- **Precast Columns and Beams**
Integral 2 hour fire rating – Architectural finishes available
- **Steel Beams and Lintels**
Flush ceiling framing where required
- **Architectural Cornices**
Custom profiles available
- **Caulking / Fire Proofing**
Exterior caulking - Interior fire proofing
- **Mechanical Openings**
Sleeving, Core drilling
- **Installation**
Completed by Stubbe's Precast own non-union installation crews

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