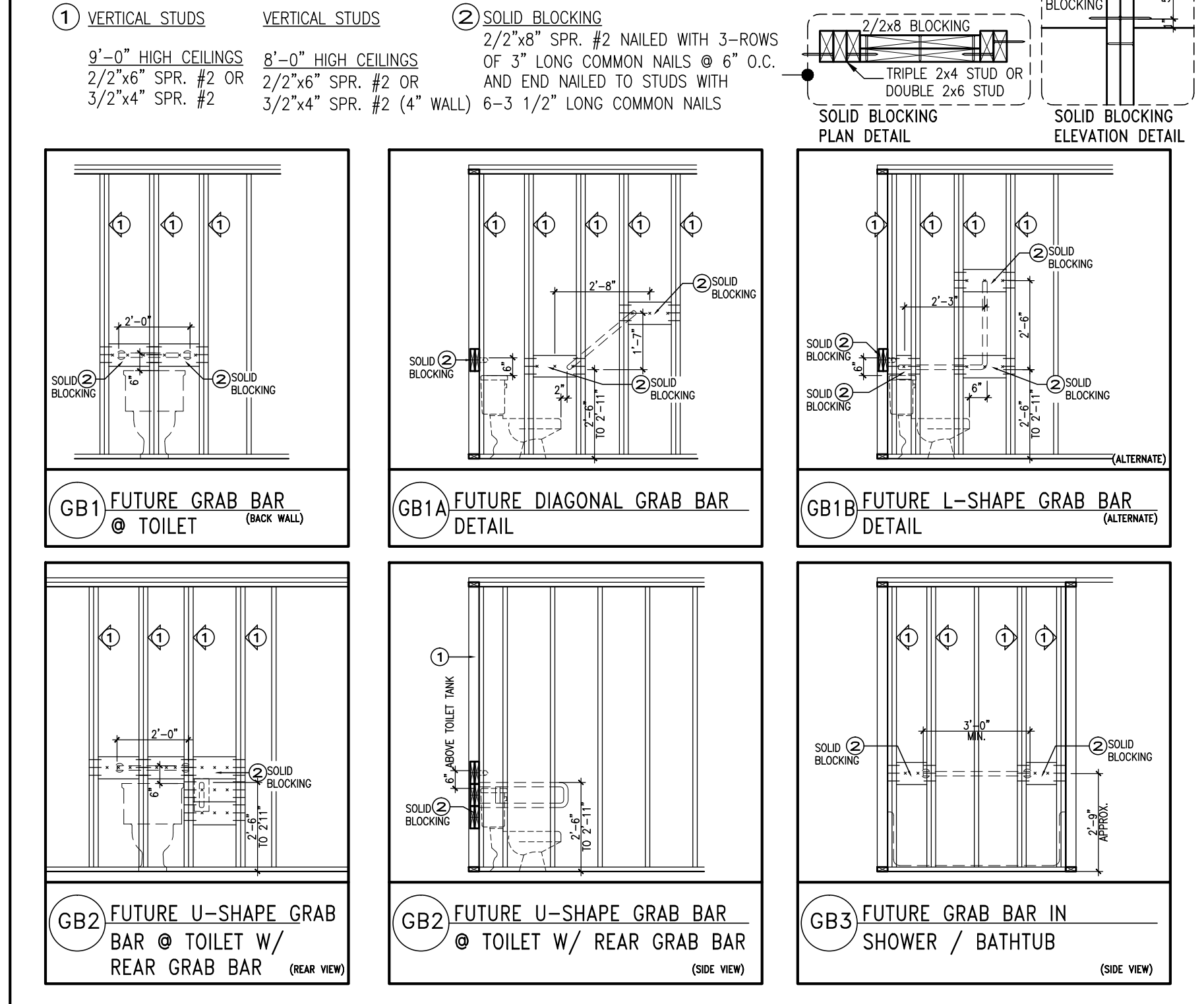
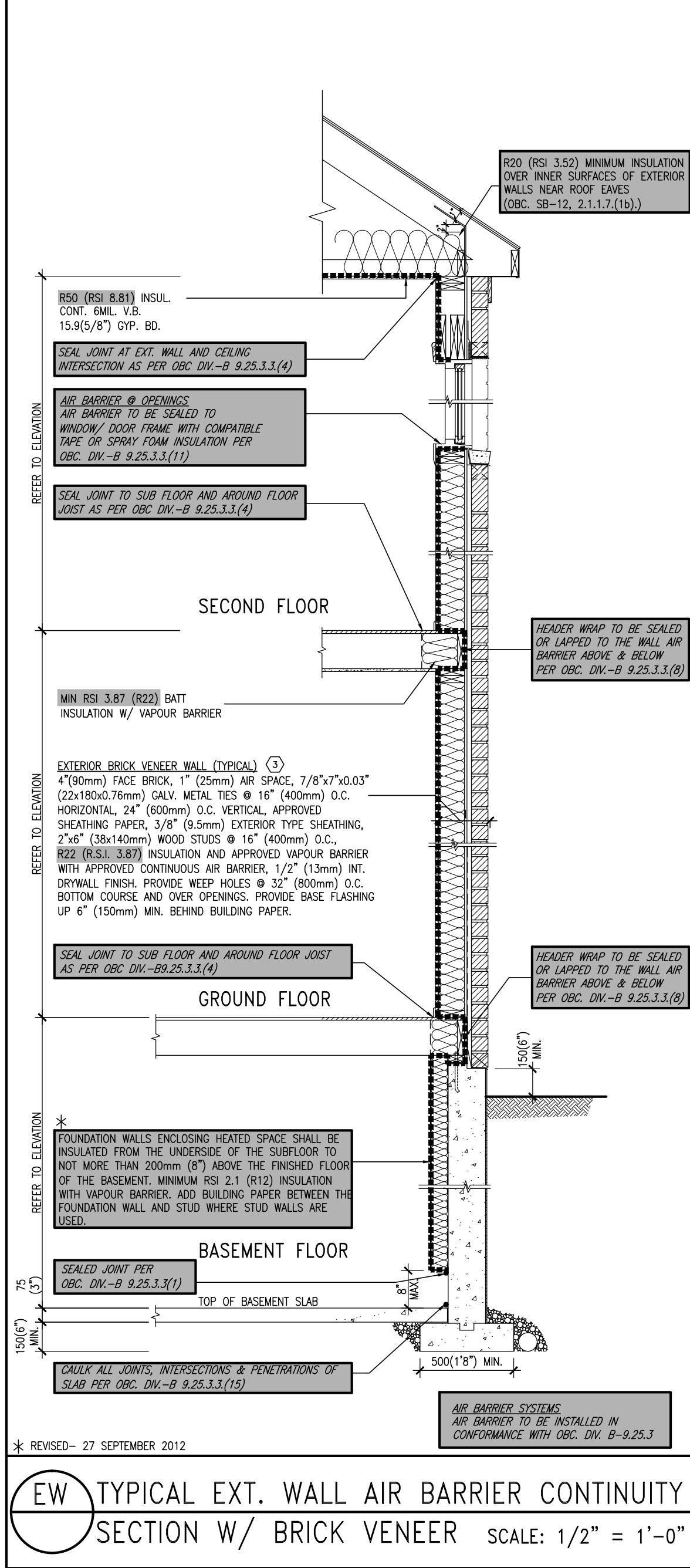


STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb).
REFER TO OBC: 9.5.2.3, 3.8.3.8.(1)(a) & 3.8.3.13.(1)(i), AND DETAILS PROVIDED.



PACKAGE J

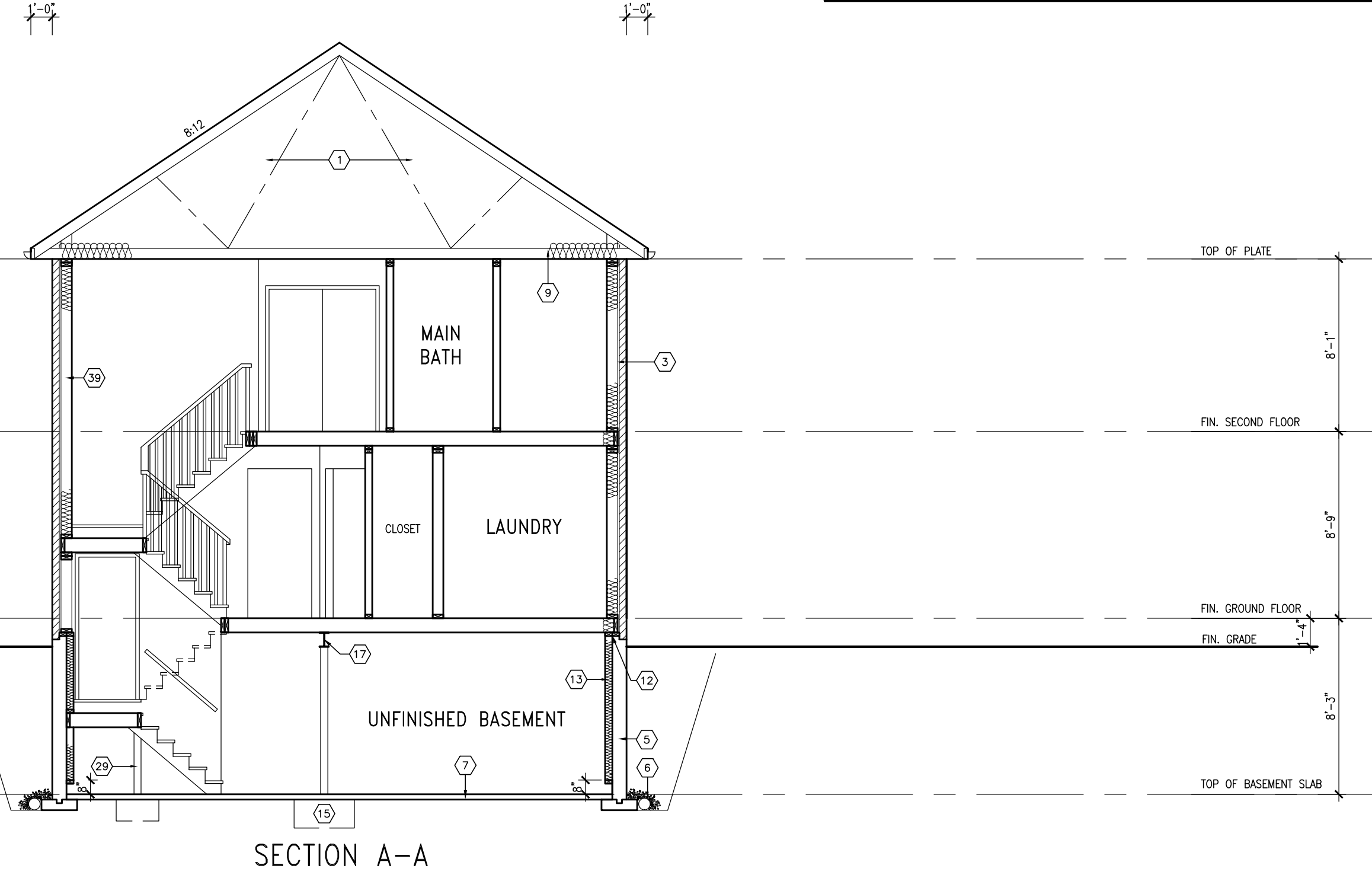
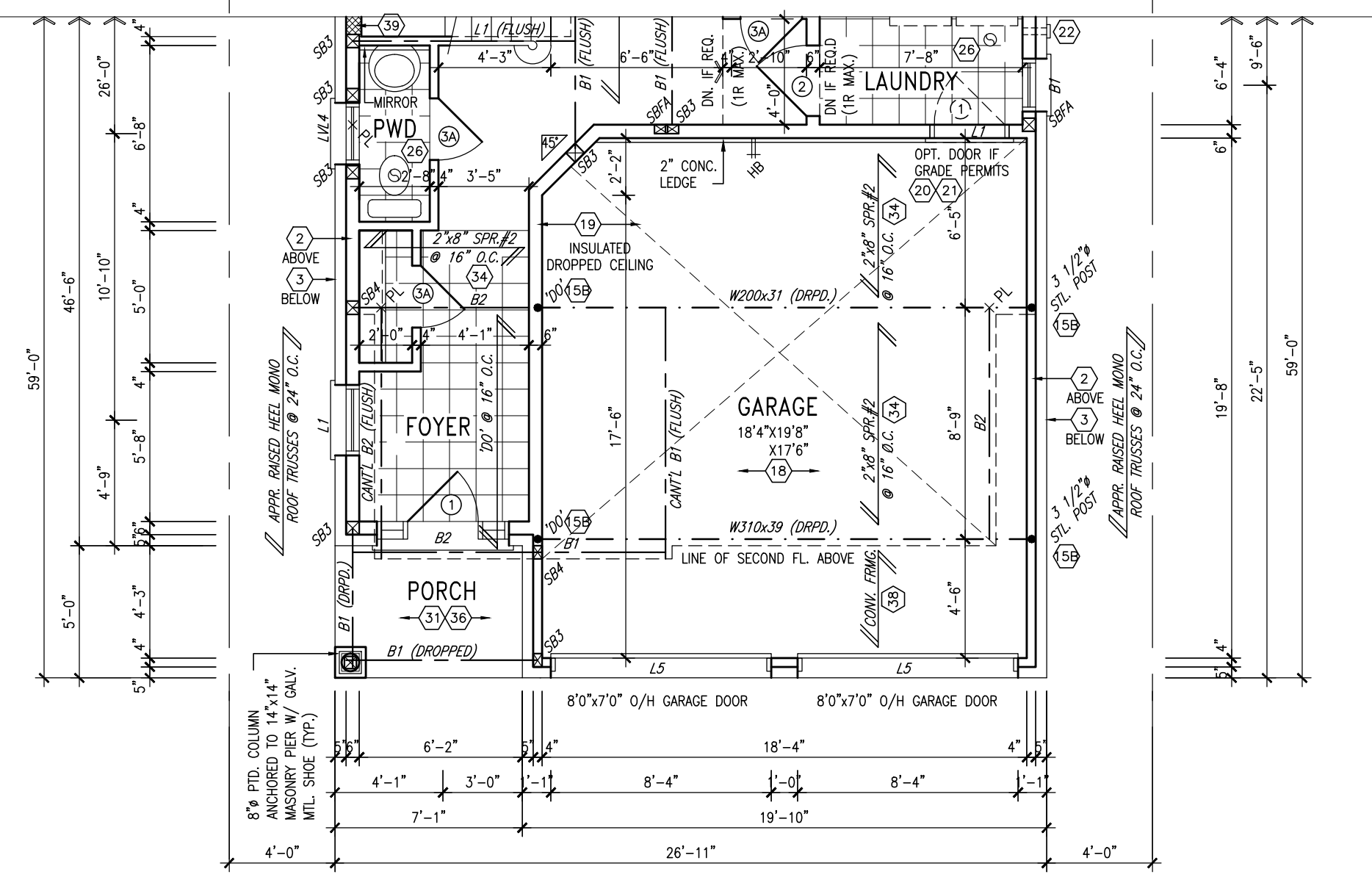
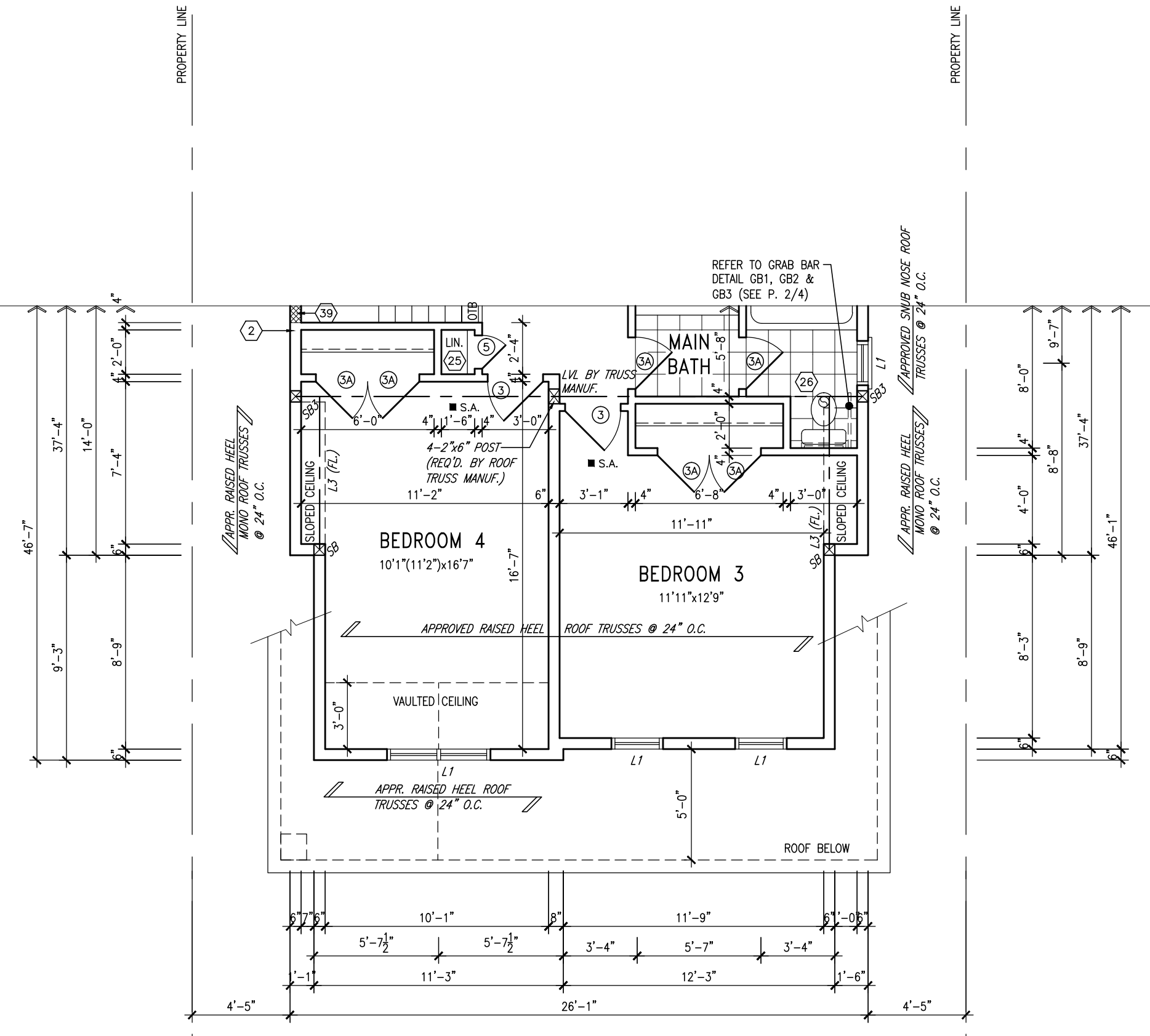


PACKAGE 'J'

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN - LOOSE
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Walls Above Grade	3.87 (R22)	6" R22 BATT
Basement Walls	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment	94%	NATURAL GAS
Hot Water Heater	0.67	NATURAL GAS
HV	60%	-



NOTE: ALL LK'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CEILING TILE AREAS.

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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v3design.com

BAYVIEW WELLINGTON

VICTORIA VILLAGE

ST CATHERINES

PRESTON 4

35-2

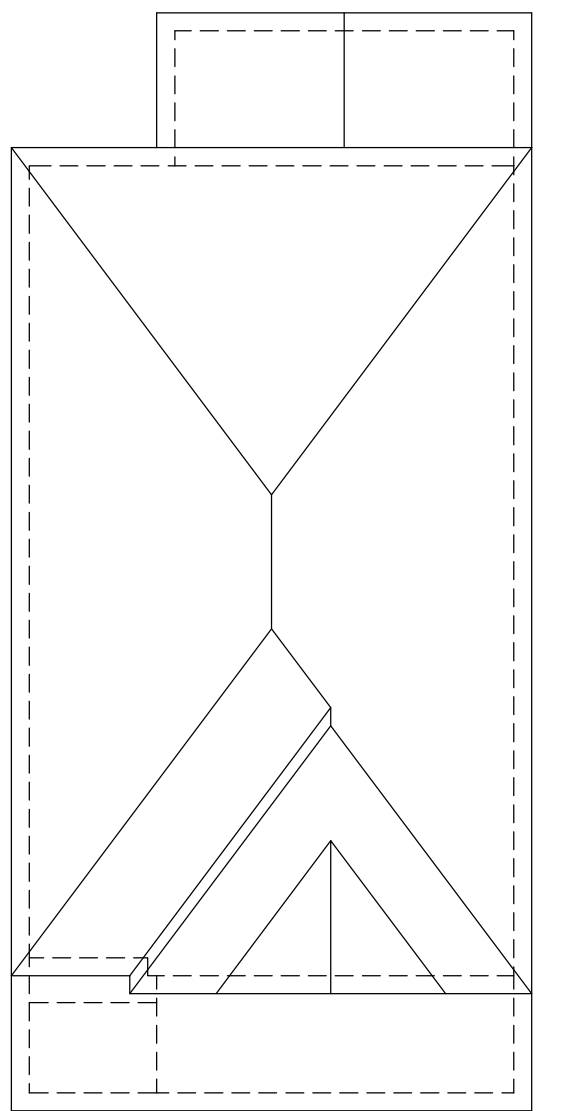
FLOOR PLANS & SECTION A-A

JUNE 2007

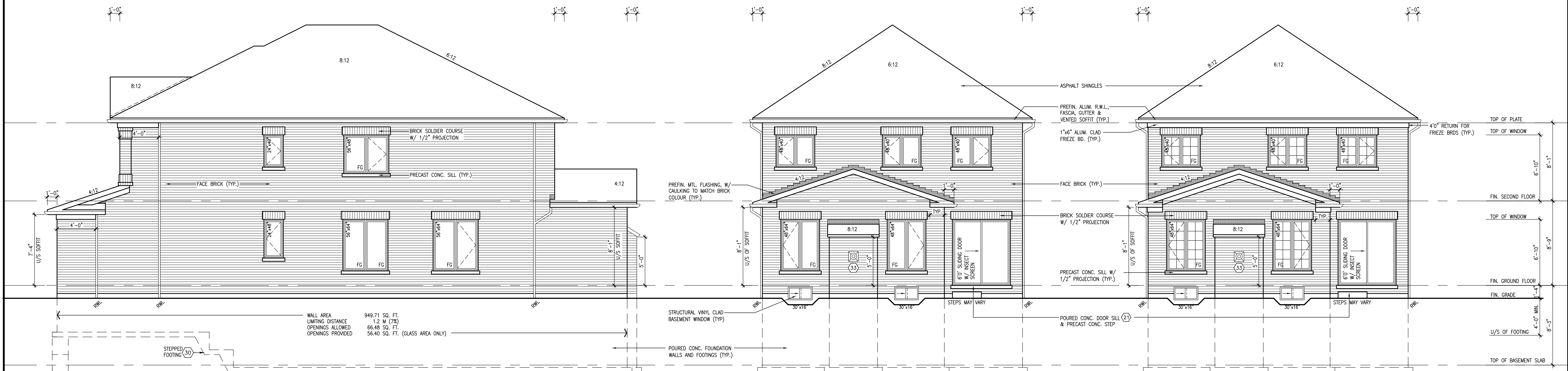
3/16" = 1'-0"

07004-35-2-08(2012)

2/4



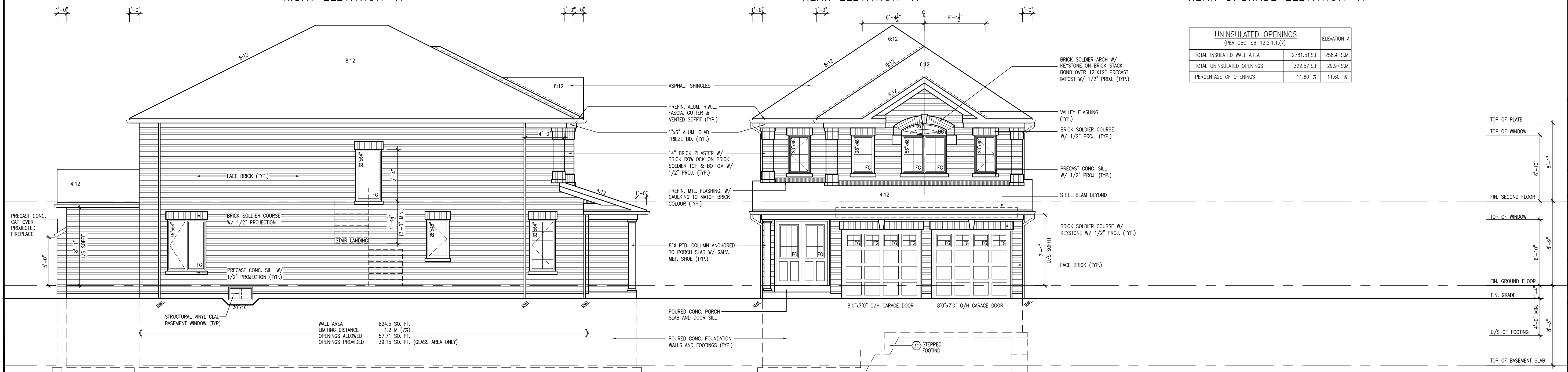
ROOF PLAN 'A'
N.T.S.



RIGHT ELEVATION 'A'

REAR ELEVATION 'A'

REAR UPGRADE ELEVATION 'A'



LEFT ELEVATION 'A'

FRONT ELEVATION 'A'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))		ELEVATION A
TOTAL INSULATED WALL AREA	2781.51 S.F.	258.41 S.M.
TOTAL UNINSULATED OPENINGS	322.57 S.F.	29.97 S.M.
PERCENTAGE OF OPENINGS	11.60 %	11.60 %

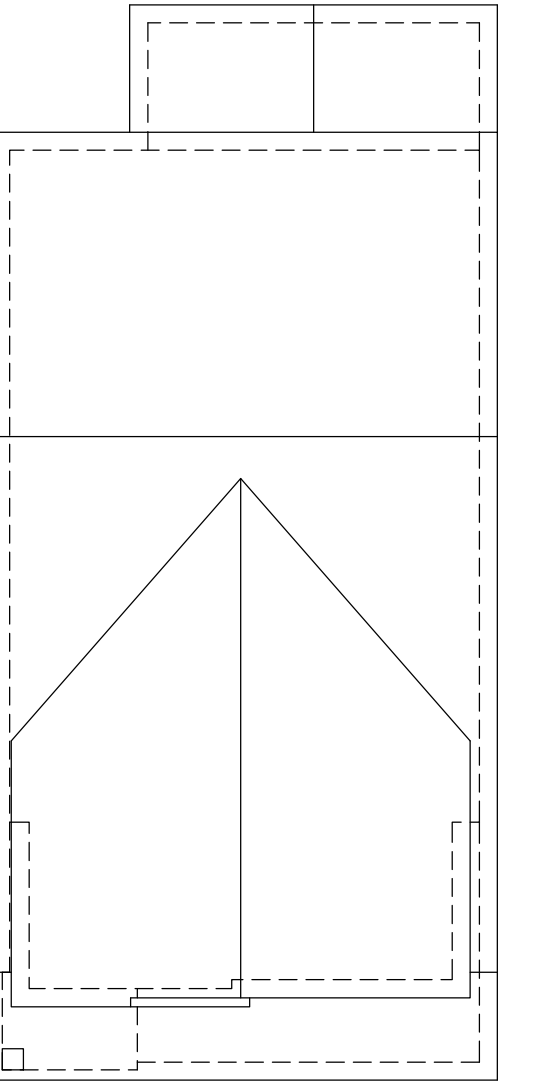
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9	2	2
8	3	3
7	4	4
6	5	5
5	6	6
4	7	7
3	8	8
2	9	9
1	10	10

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE REPRODUCED.	
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The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
Wellington Jan-Baptiste	
42658	

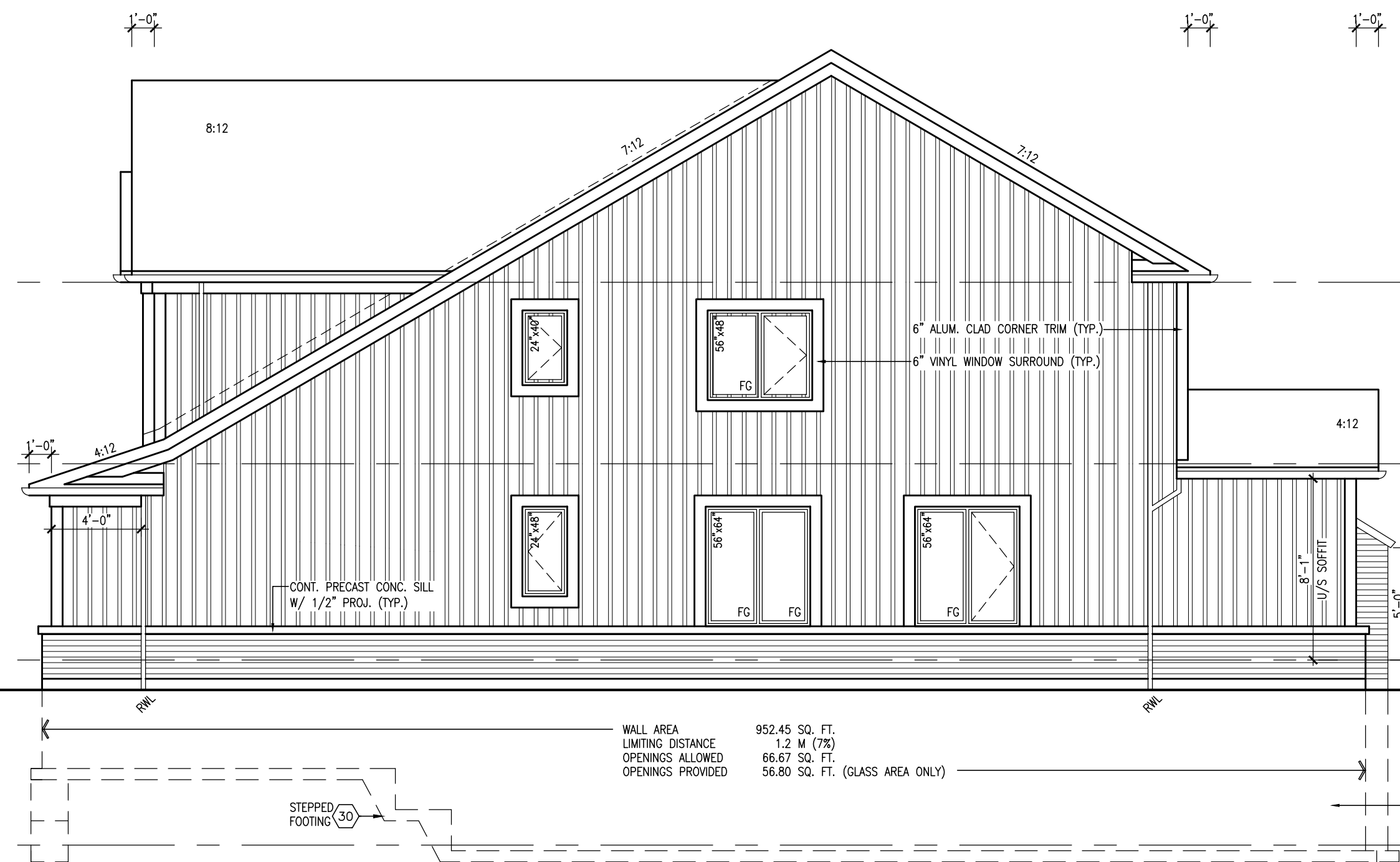
BAYVIEW WELLINGTON	
PROJECT NAME: VICTORIA VILLAGE	
PROJECT NO: 07004	
ST. CATHERINES	
PRESTON 4	

35-2

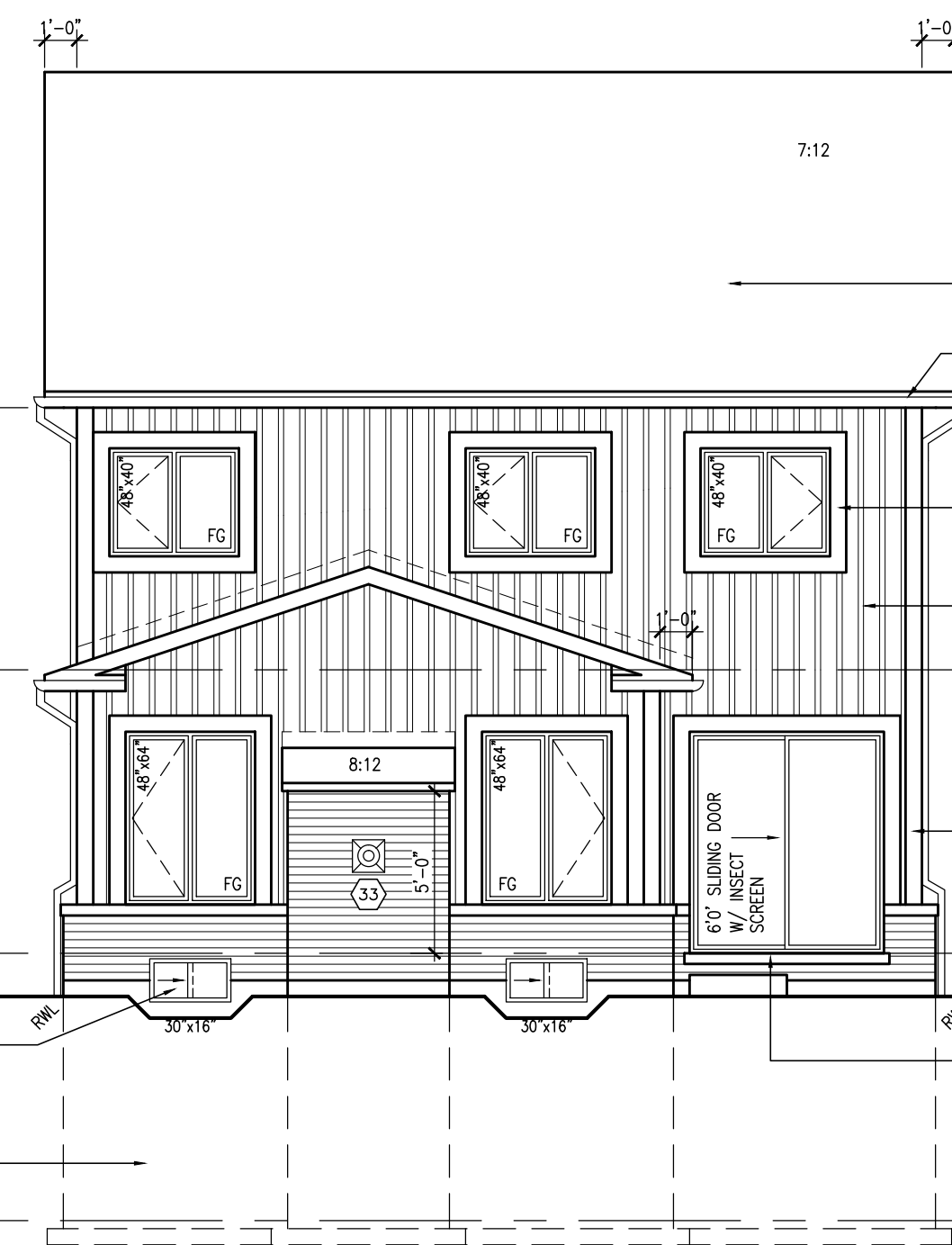
35-2
ELEVATIONS 'A'
3/4



ROOF PLAN 'B'



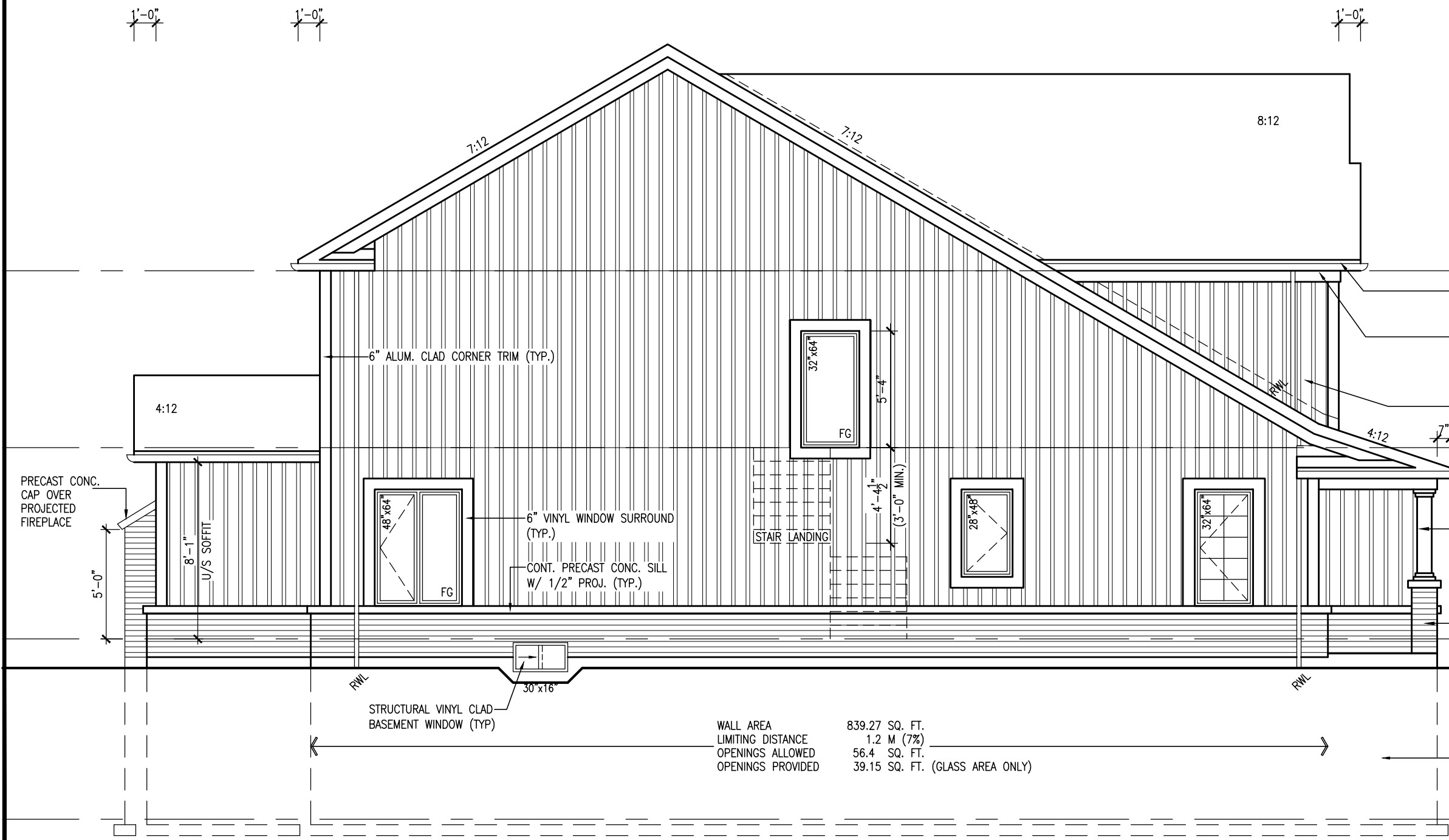
RIGHT ELEVATION 'B'



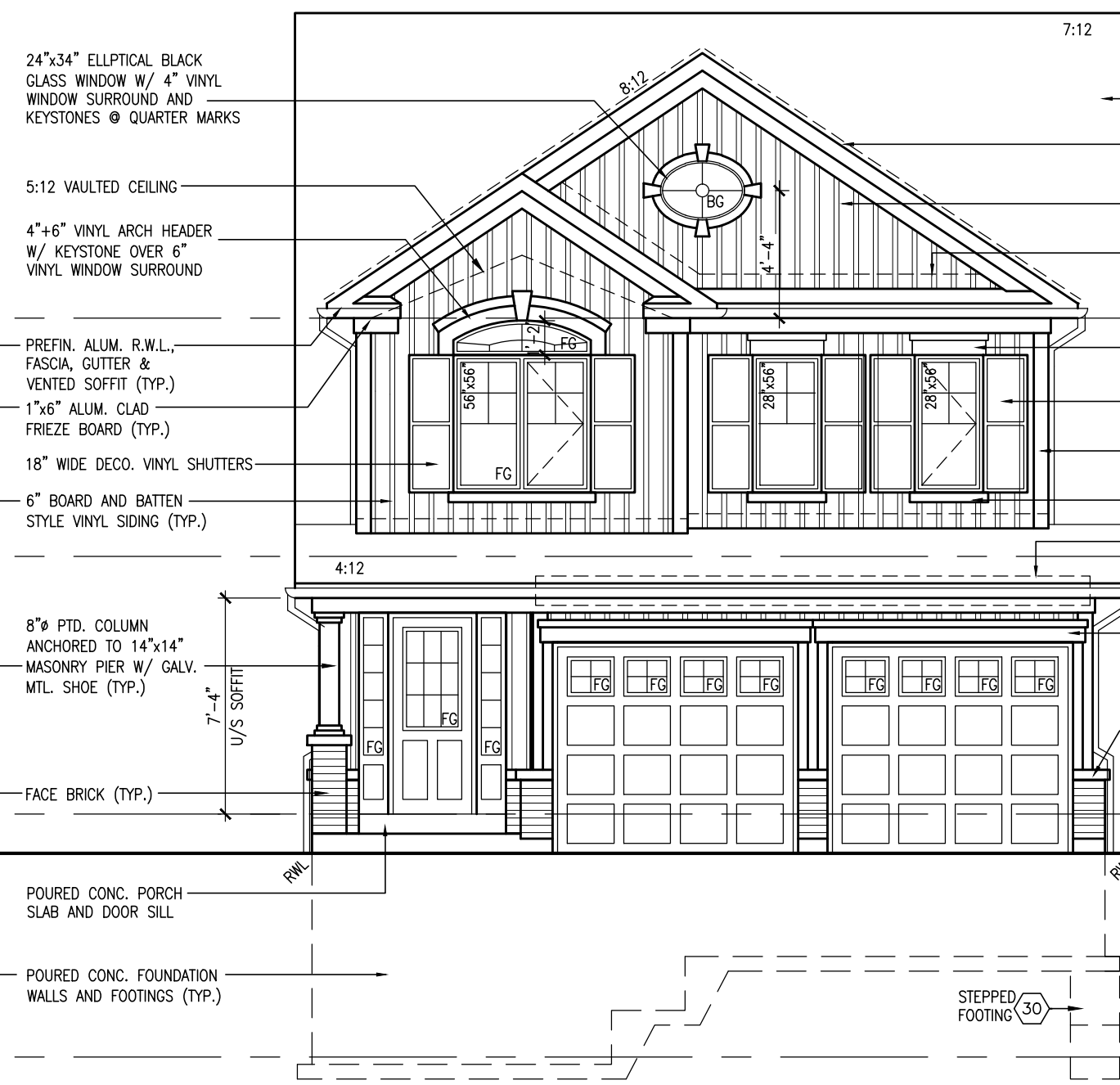
REAR ELEVATION 'B'



REAR UPGRADE ELEVATION 'B'



LEFT ELEVATION 'B'



FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC: S9-12.2.1.1-7)		ELEVATION B	
TOTAL INSULATED WALL AREA	2793.63 S.F.	259.53 S.M.	
TOTAL UNINSULATED OPENINGS	319.45 S.F.	29.68 S.M.	
PERCENTAGE OF OPENINGS	11.43 %	11.43 %	

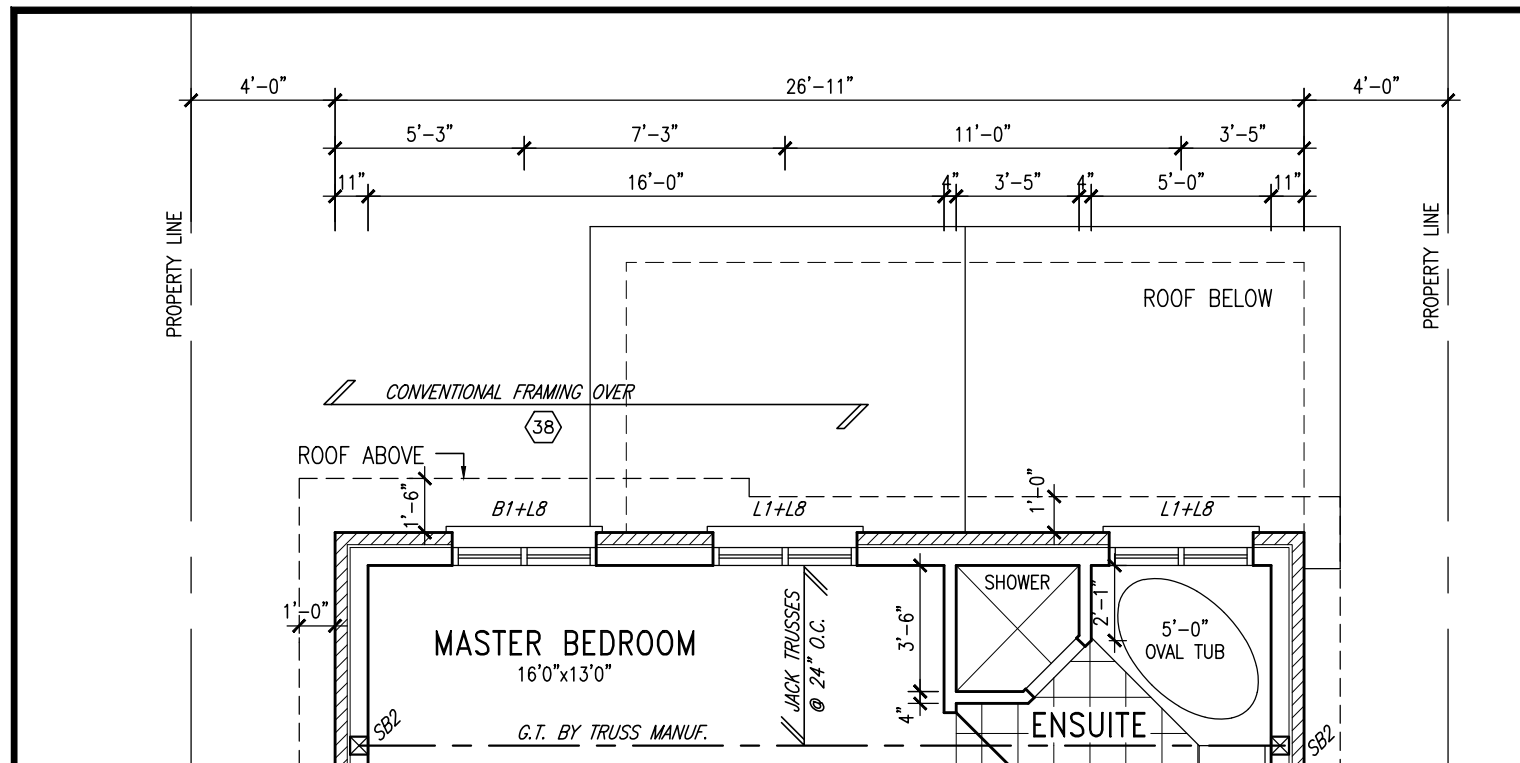
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9	2	2
8	3	3
7	4	4
6	5	5
5	6	6
4	7	7
3	8	8
2	9	9
1	10	10

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

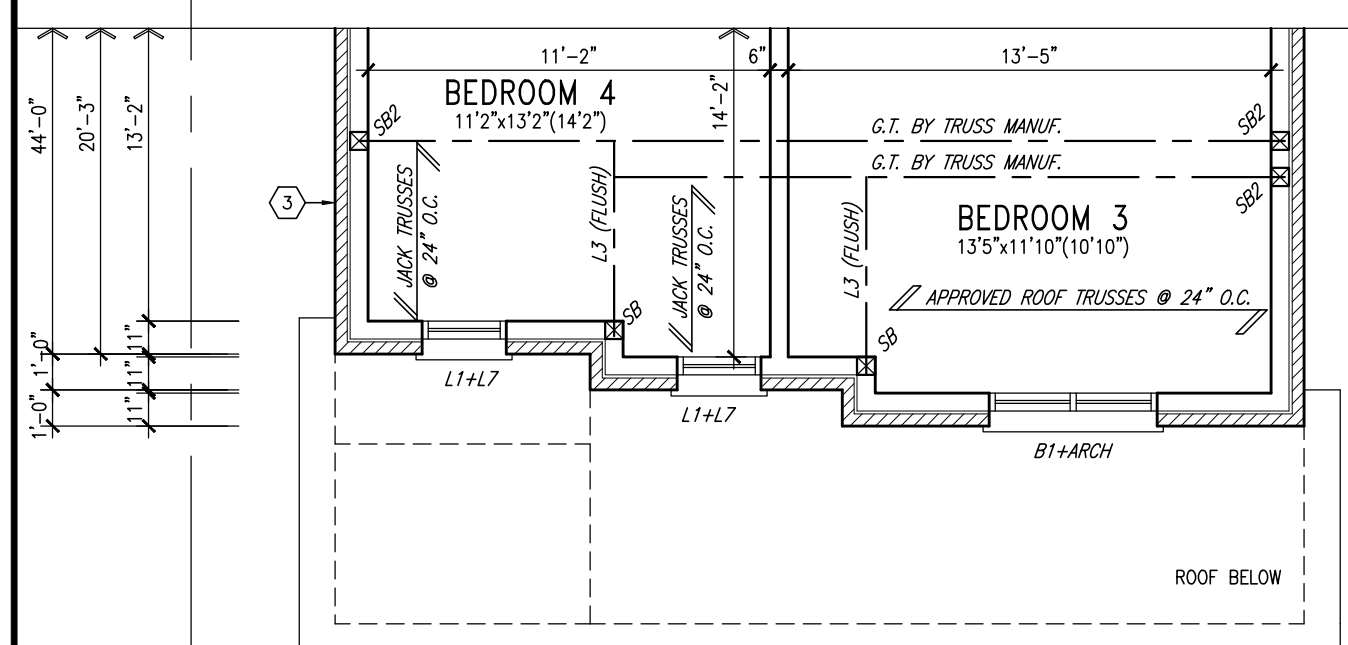
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PROJECT: VICTORIA VILLAGE
ST CATHERINES
PRESTON 4

35-2
ELEVATIONS 'B'
4/4



PART. SECOND FLOOR PLAN 'A' MOD FOR REAR UPGRADE



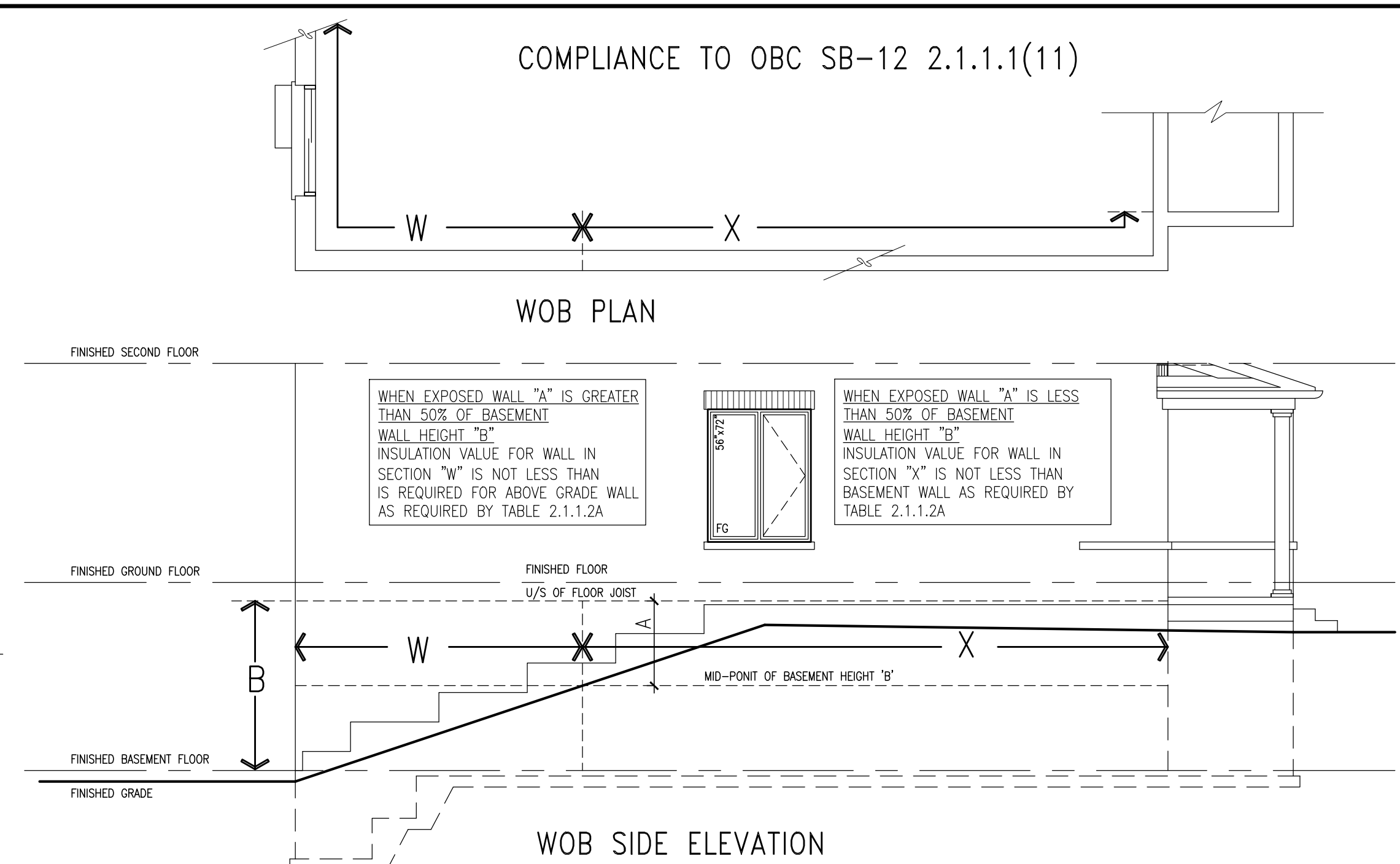
PART. SECOND FLOOR PLAN 'A' MOD

NOTE: ALL 4th'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

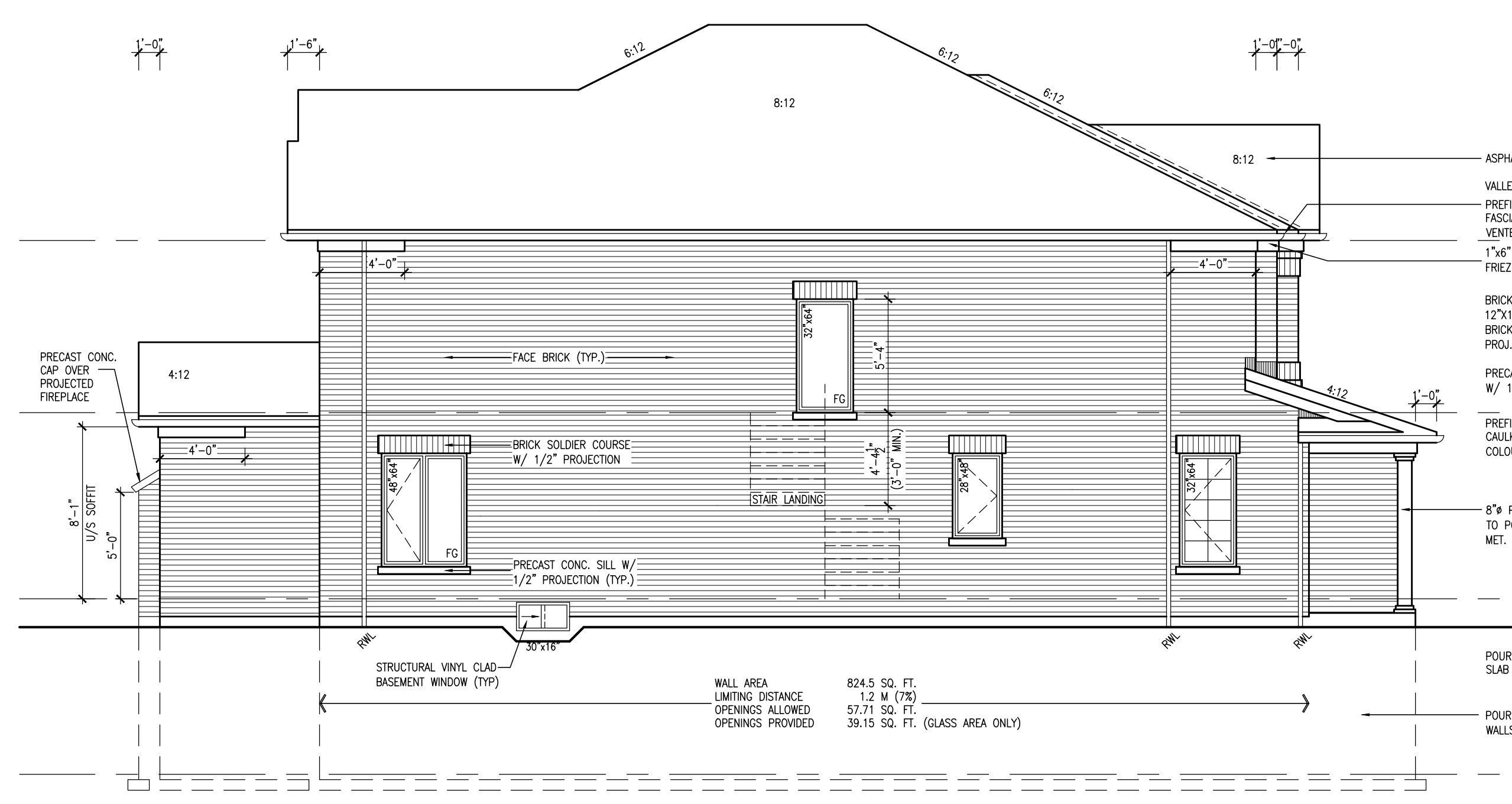
UNINSULATED OPENINGS (PER. OBC SB-12.2.1.1(7))	ELEVATION A
TOTAL INSULATED WALL AREA	2781.51 S.F. 258.41 S.M.
TOTAL UNINSULATED OPENINGS	322.57 S.F. 29.97 S.M.
PERCENTAGE OF OPENINGS	11.60 % 11.60 %



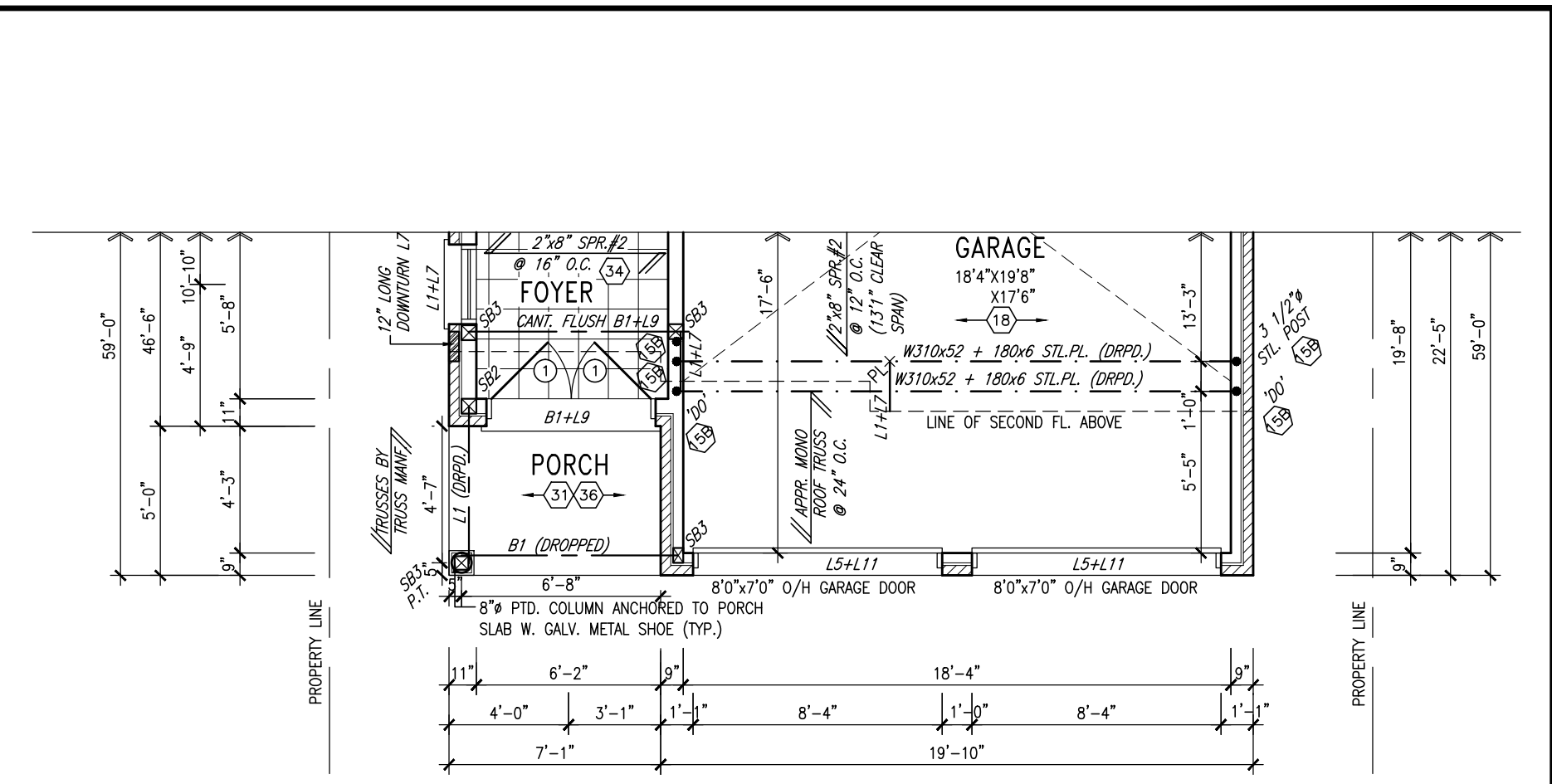
WOB SIDE ELEVATION



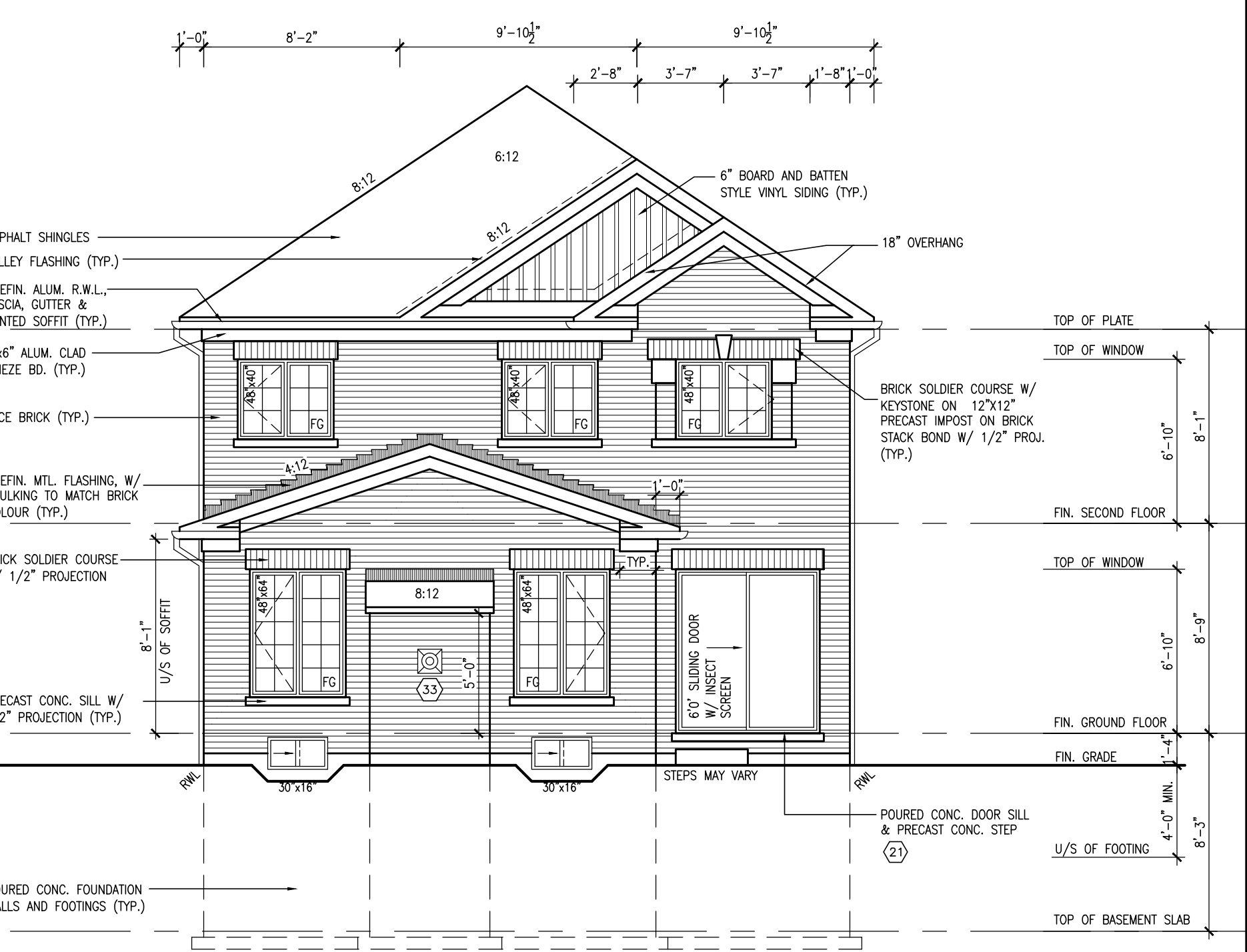
RIGHT ELEVATION 'A' MOD



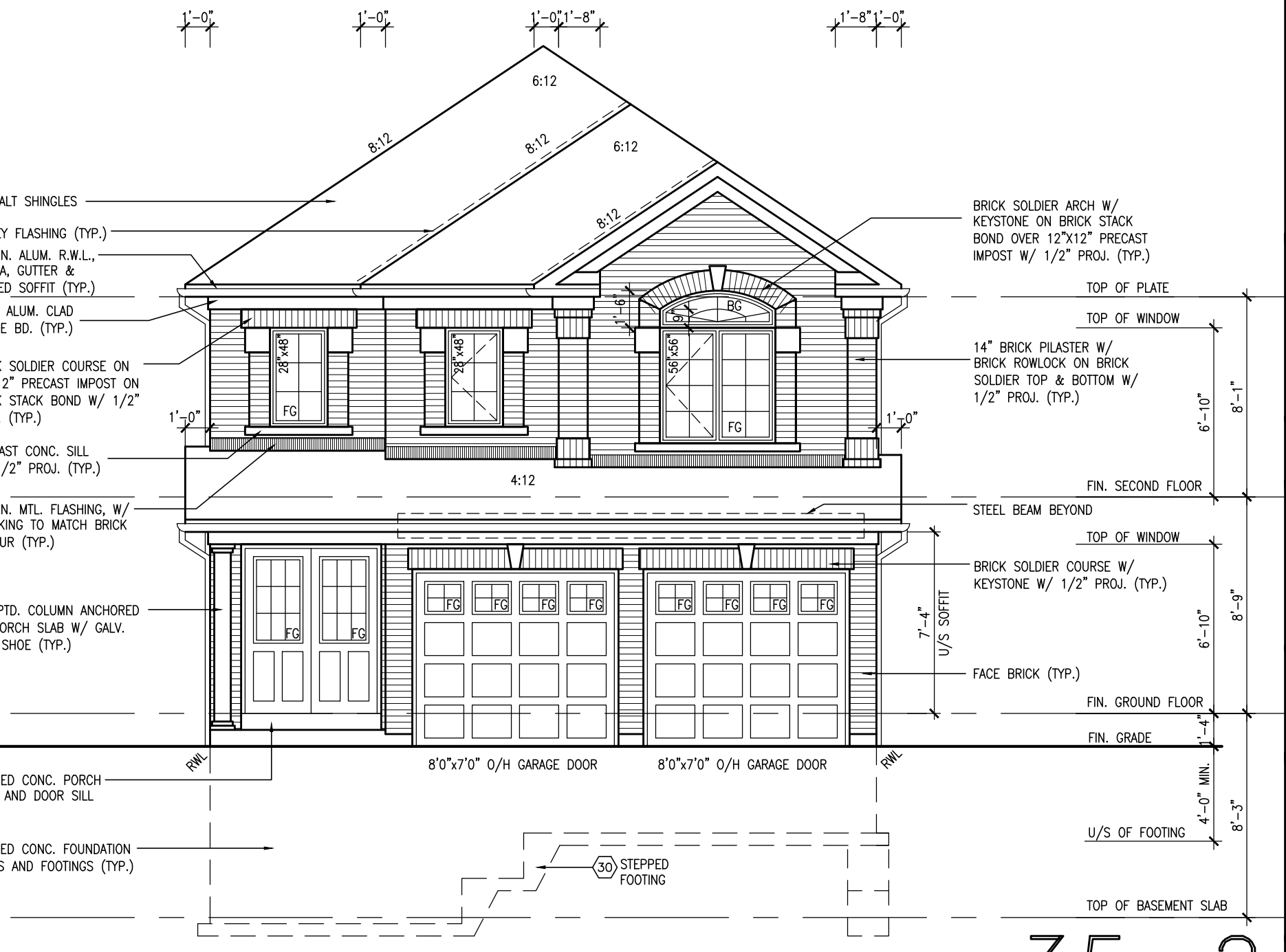
LEFT ELEVATION 'A' MOD



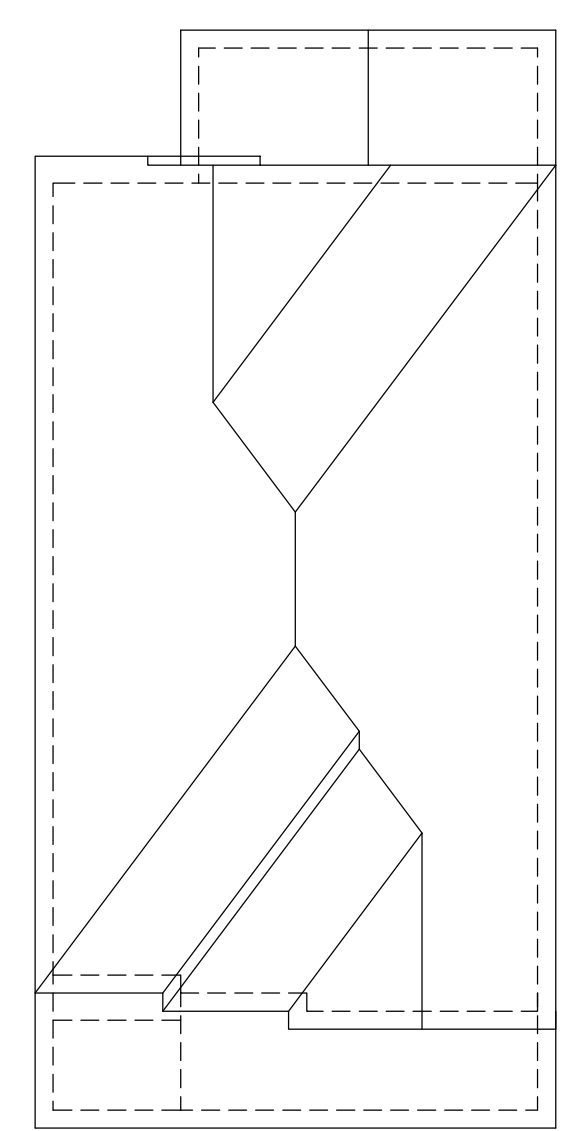
PART. GROUND FLOOR PLAN 'A' MOD



REAR UPGRADE ELEVATION 'A' MOD



FRONT ELEVATION 'A' MOD



ROOF PLAN 'A' MOD

AREA CALCULATIONS	ELEV. A MOD
GROUND FLOOR AREA	1101 SF
SECOND FLOOR AREA	1217 SF
SUBTOTAL	2318 SF
DEDUCT ALL OPEN AREAS	3 SF
TOTAL NET AREA	2315 SF
FINISHED BSMT AREA	XX SF
COVERAGE W/OUT PORCH	1497 SF
COVERAGE W/ PORCH	1532 SF

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	JUN 18/14	DC
2	ISSUED FOR PERMIT	MAY 23/14	OS
3	ISSUED FOR PERMIT	MAY 19/12	AM
4	ISSUED FOR PERMIT	DEC 18/07	KL
5	ISSUED FOR PERMIT	DEC 10/07	KL
6	ISSUED FOR PERMIT	NOV 13/07	KL
7	ISSUED FOR PERMIT	SEP 26/07	KL
8	ISSUED FOR PERMIT	JUN 21/07	KL

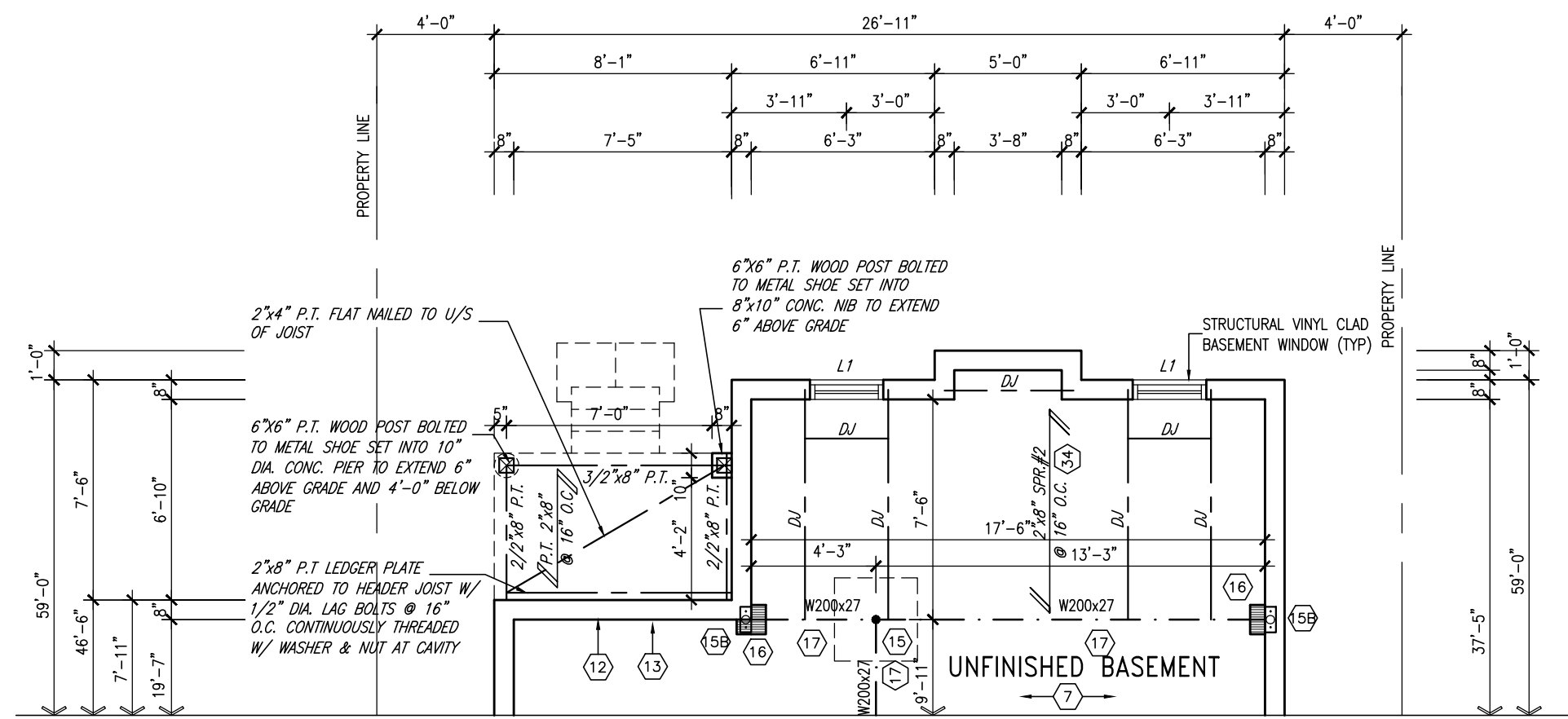
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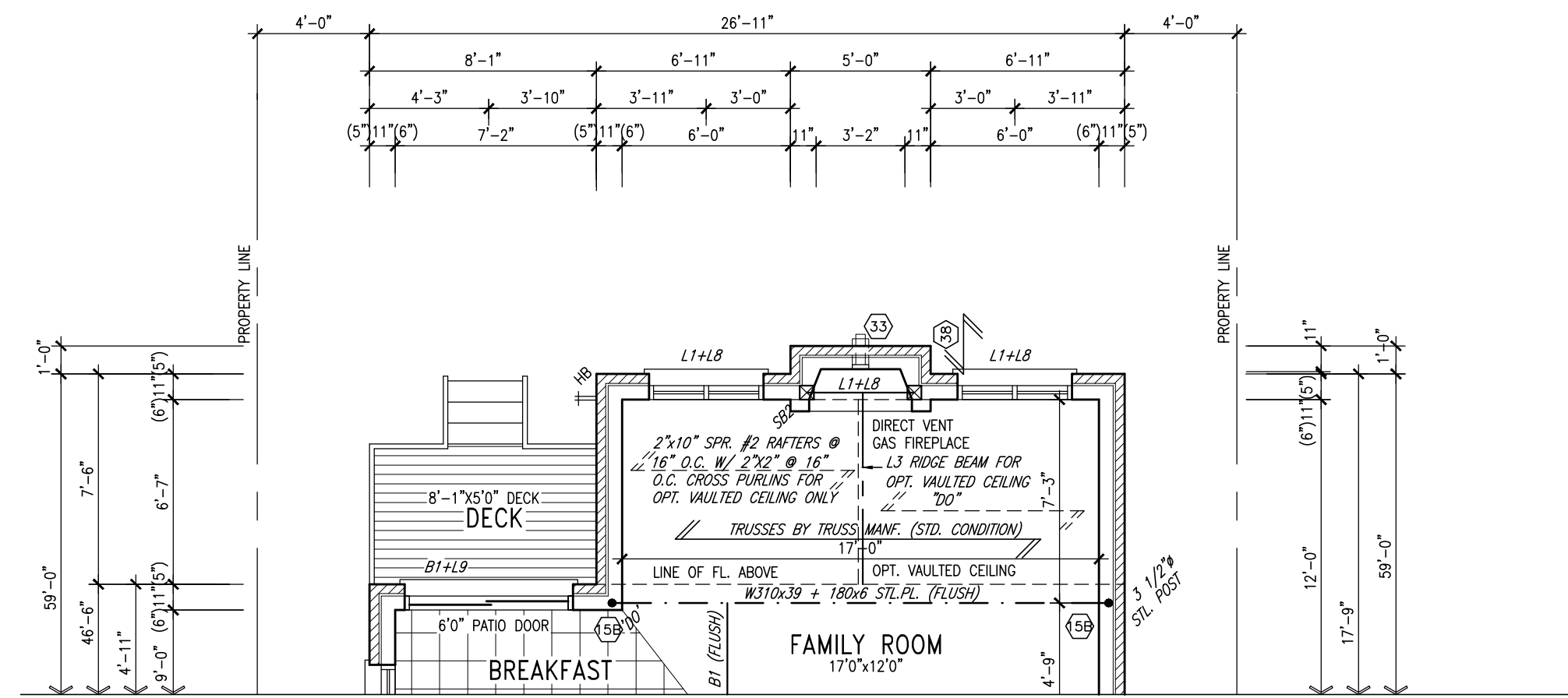
Bayview Wellington

BAYVIEW WELLINGTON

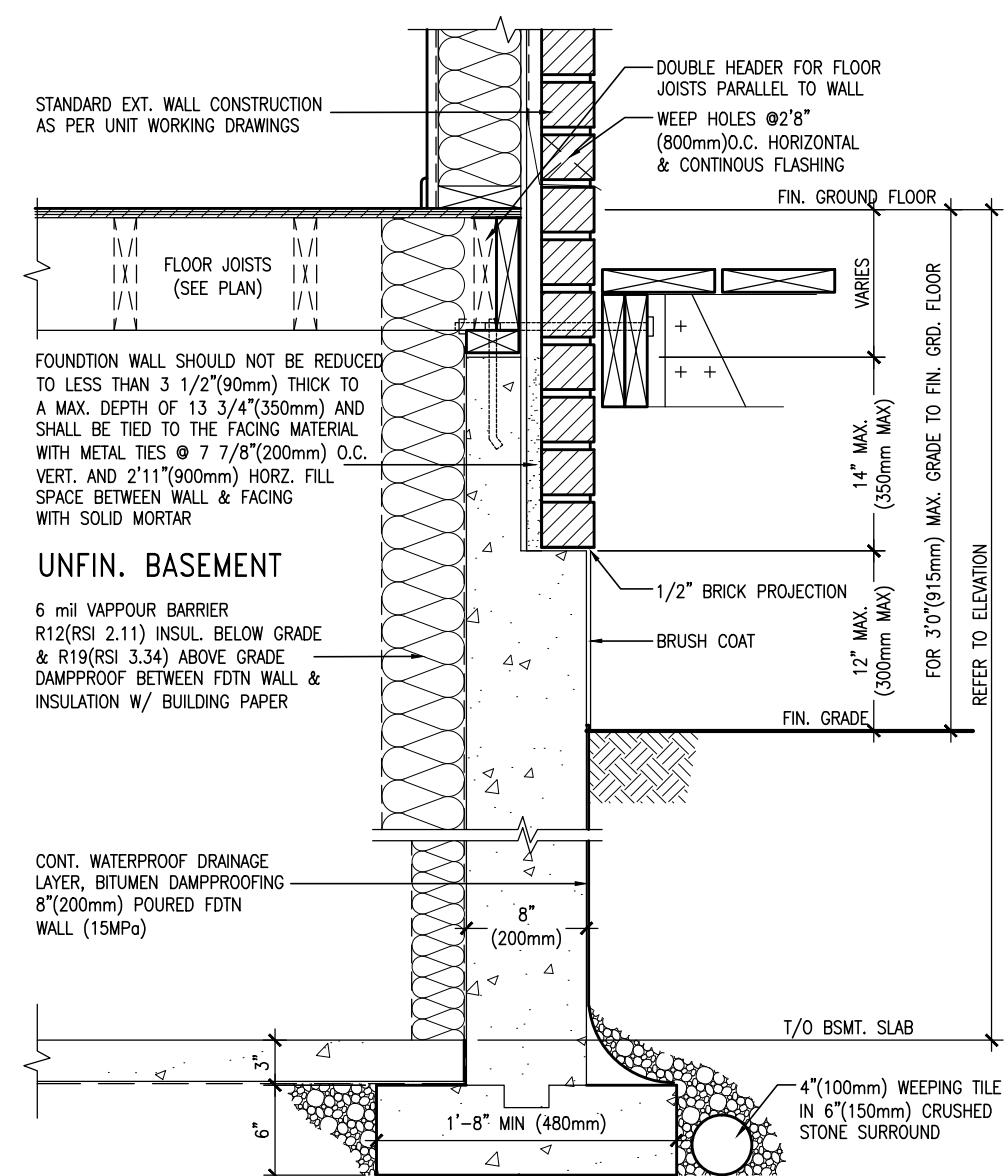
PROJECT NAME: VICTORIA VILLAGE
PROJECT NO: 07004
SHEET NO: 35-2
ELEVATION 'A' MOD
DATE: JUNE 2007
DRAWN BY: JLS
CHECKED BY: DP
PROJECT NO: 07004-35-2-06(2007)



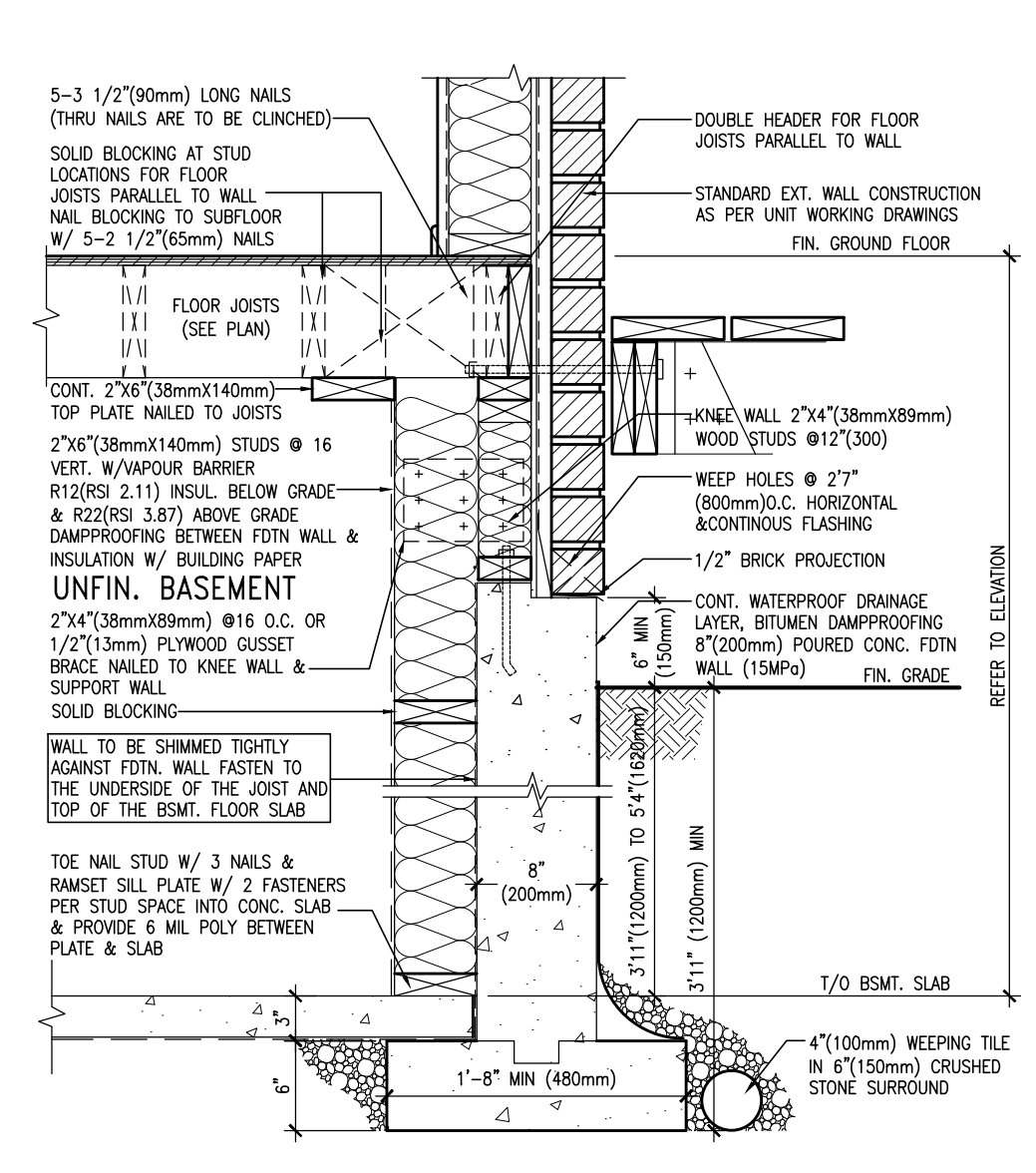
PARTIAL BASEMENT
FLOOR PLAN
5R TO 8R WOD COND



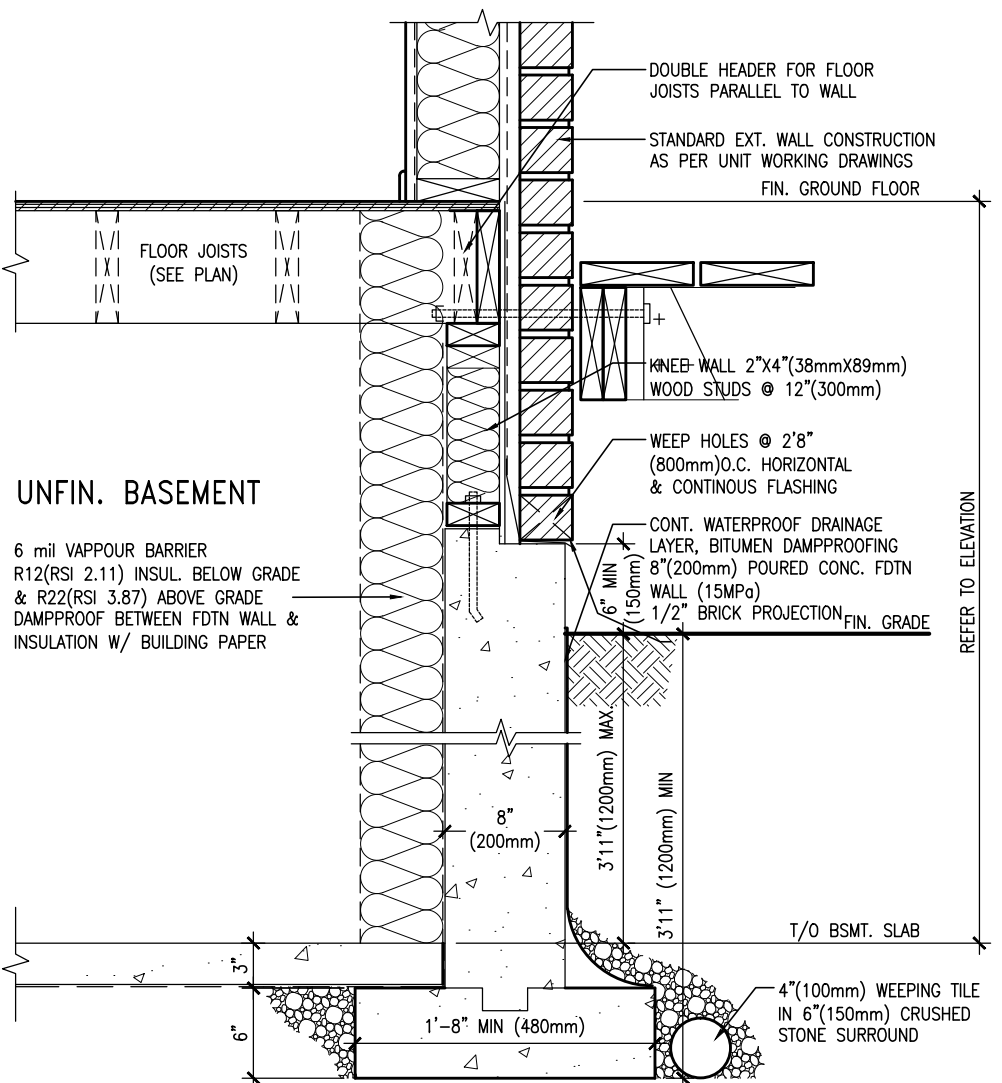
PARTIAL GROUND FLOOR PLAN 5R TO 8R WOD COND



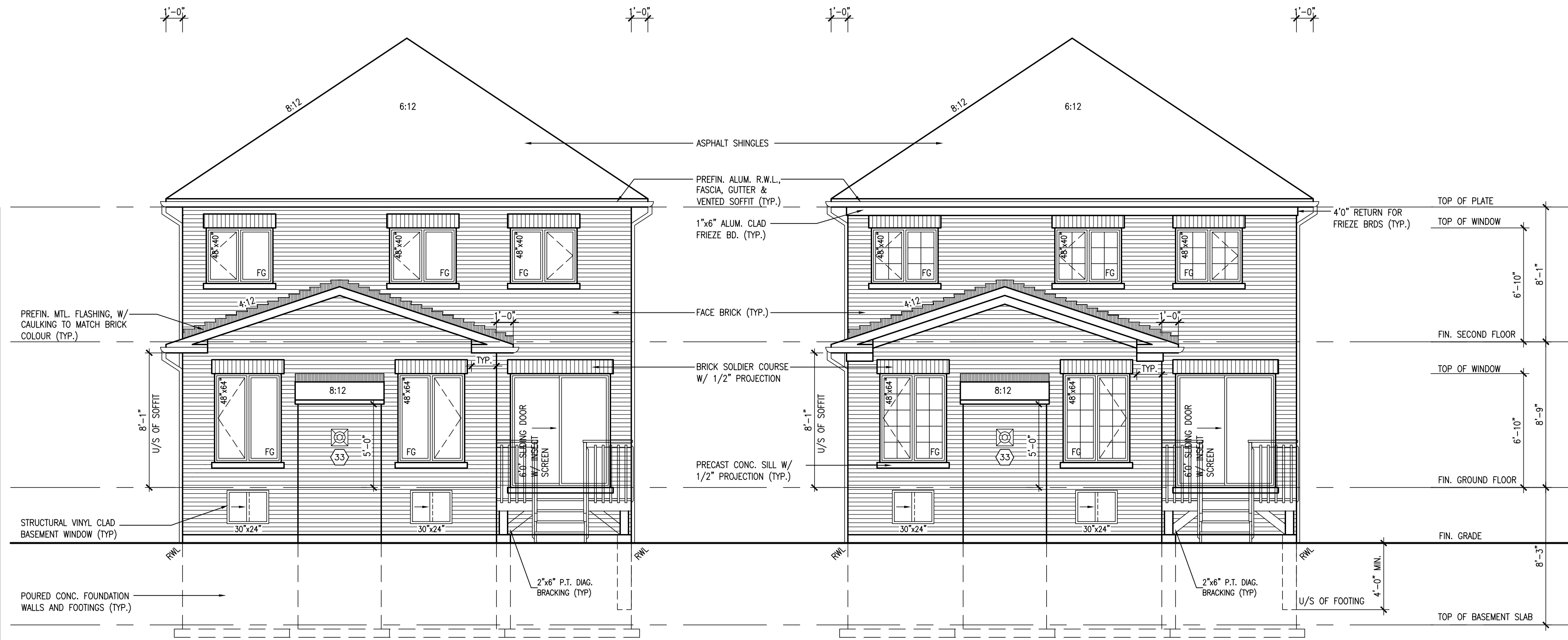
EW3.06 WALK-OUT DECK WALL SECTION FOR
GRADE TO FIN. FLOOR 3'0" (900mm)
MAX. HEIGHT DIFFERENCE
SCALE: 1"=1'0"



EW3.08 WALK-OUT WALL SECTION FOR GRADE
HEIGHTS BETWEEN 3'11" (1200mm) AND
5'4" (1620mm) BASEMENT SLAB TO GRADE
SCALE: 1"=1'0"

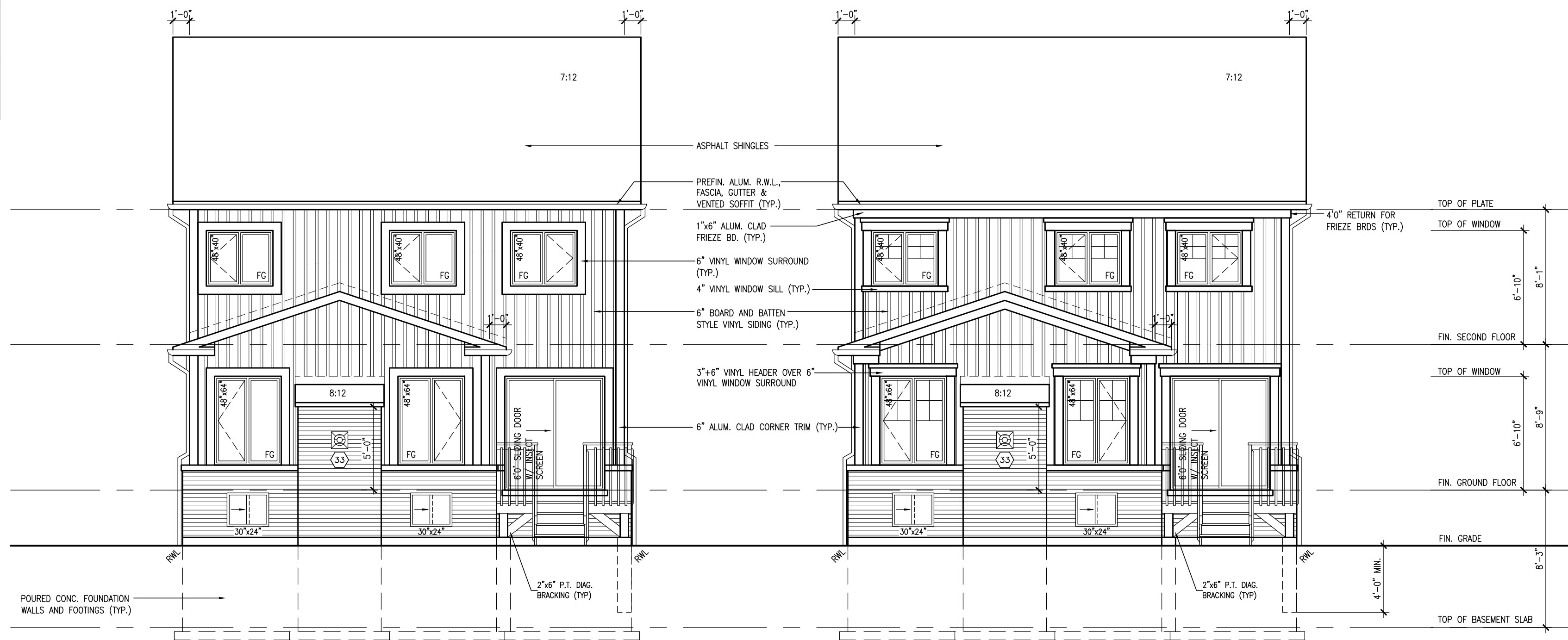


EW3.07 WALK-OUT DECK WALL SECTION FOR GRADE
TO BASEMENT SLAB 3'11" (1200mm)
MAX. HEIGHT DIFFERENCE
SCALE: 1"=1'0"



REAR ELEVATION 'A'
5R TO 8R WOD COND

REAR UPGRADE ELEVATION 'A'
5R TO 8R WOD COND



REAR ELEVATION 'B'
5R TO 8R WOD COND

REAR UPGRADE ELEVATION 'B'
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