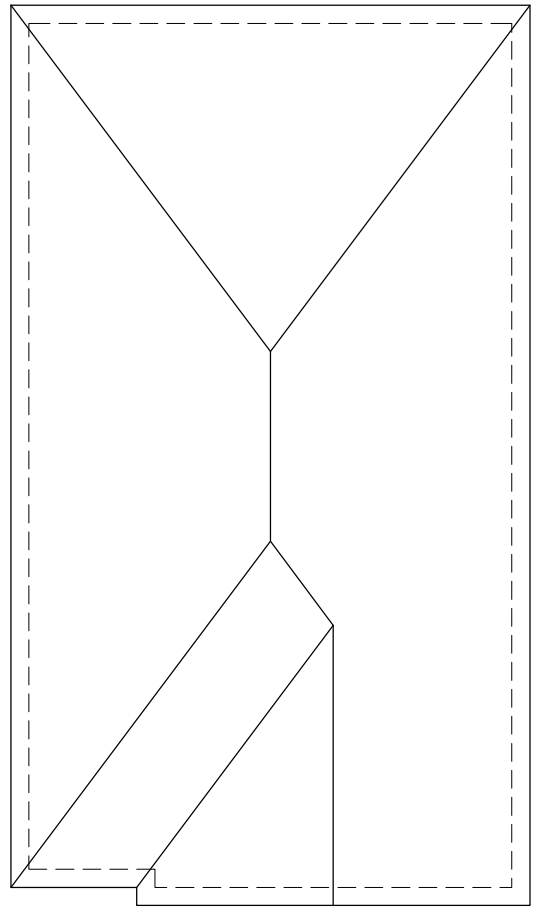
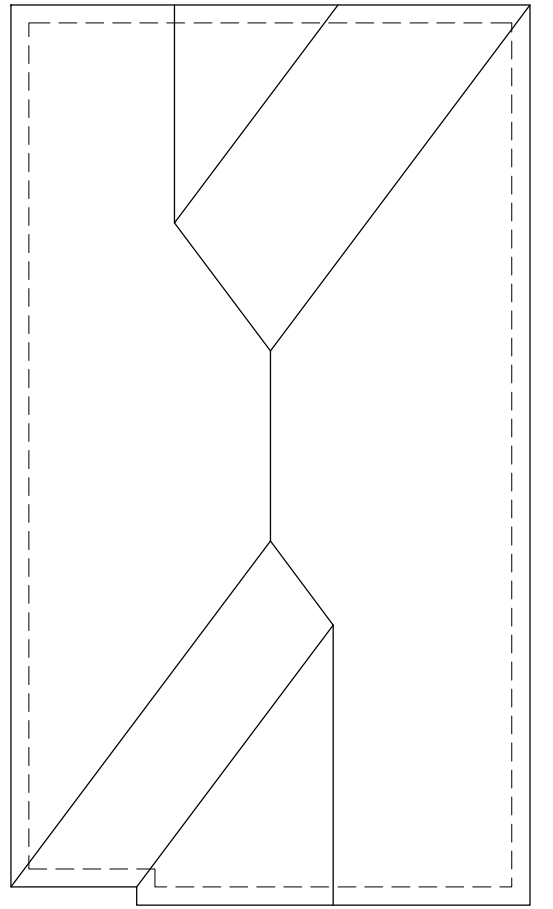


THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

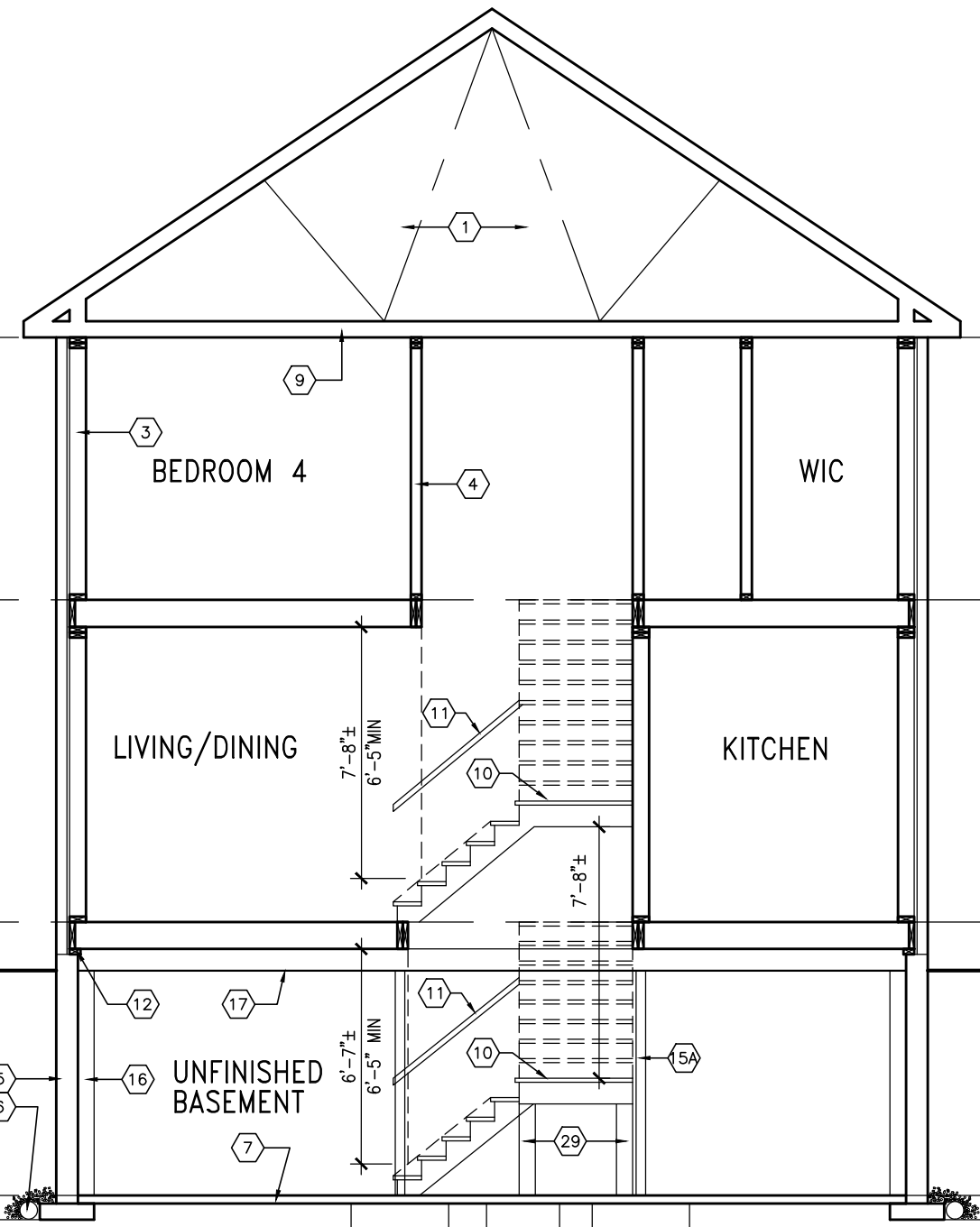
USE SB-12 COMPLIANCE PACKAGE (J):			
COMPONENT	J	Notes:	
Ceiling with Attic Space	8.81 (R50)	BLOWN -LOOSE	
Minimum RSI (R) value			
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY	
Minimum RSI (R) value			
Exposed Floor	5.46 (R31)	BATT or SPRAY	
Minimum RSI (R) value			
Walls Above Grade	3.87 (R22)	6" R22 BATT	
Minimum RSI (R) value			
Basement Walls	2.11 (R12)	4" R12 BLANKET	
Minimum RSI (R) value			
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL	
Minimum RSI (R) value			
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSIVITY	
Maximum U-value			
Skylights	2.8	DOUBLE PANE LOW EMISSIVITY	
Maximum U-value			
Space Heating Equipment	94%	NATURAL GAS	
Minimum AFUE			
Hot Water Heater	0.67	NATURAL GAS	
Minimum EF			
HRV	60%	-	
Minimum Efficiency			



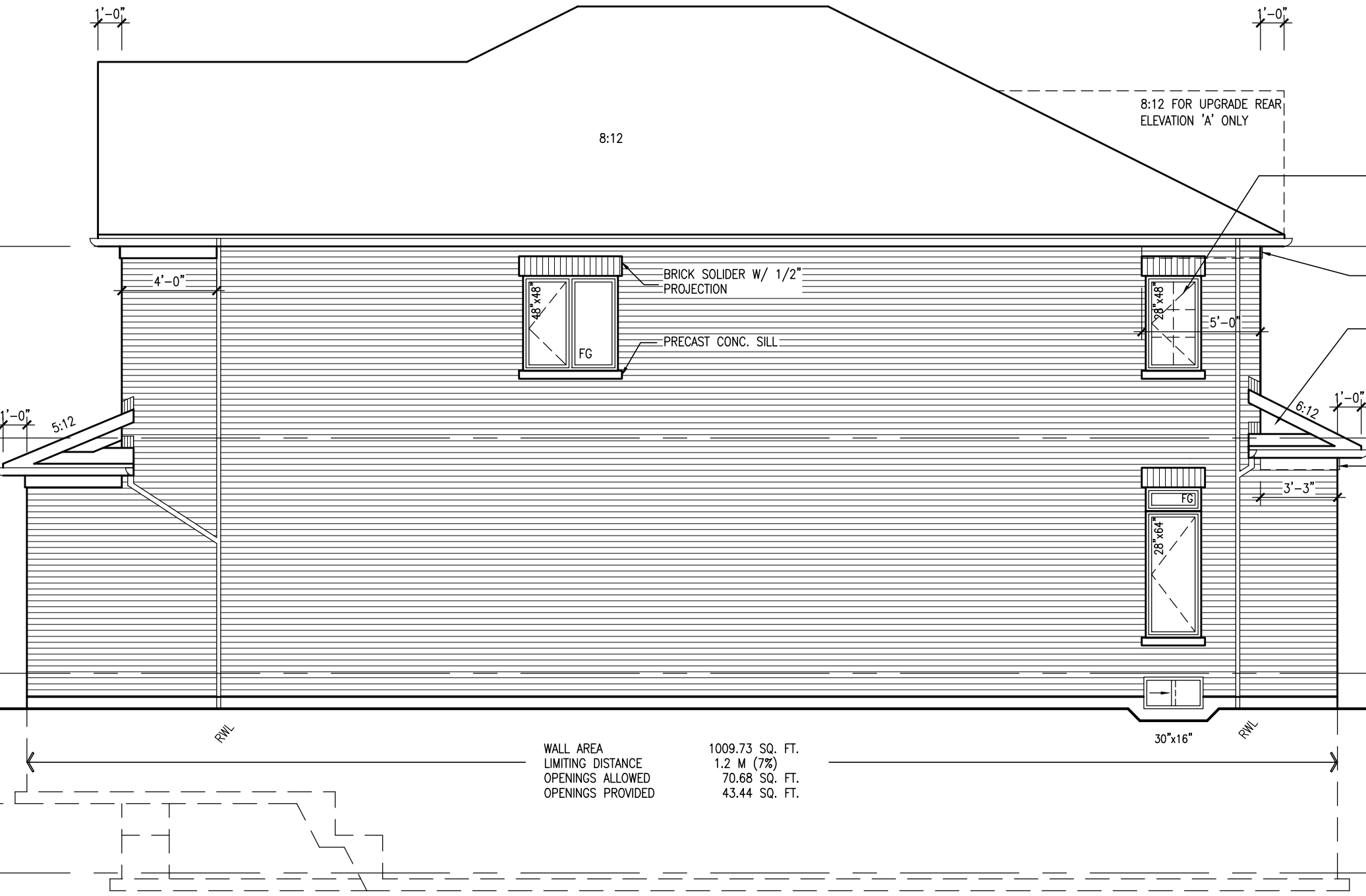
ROOF PLAN EL. 'A'



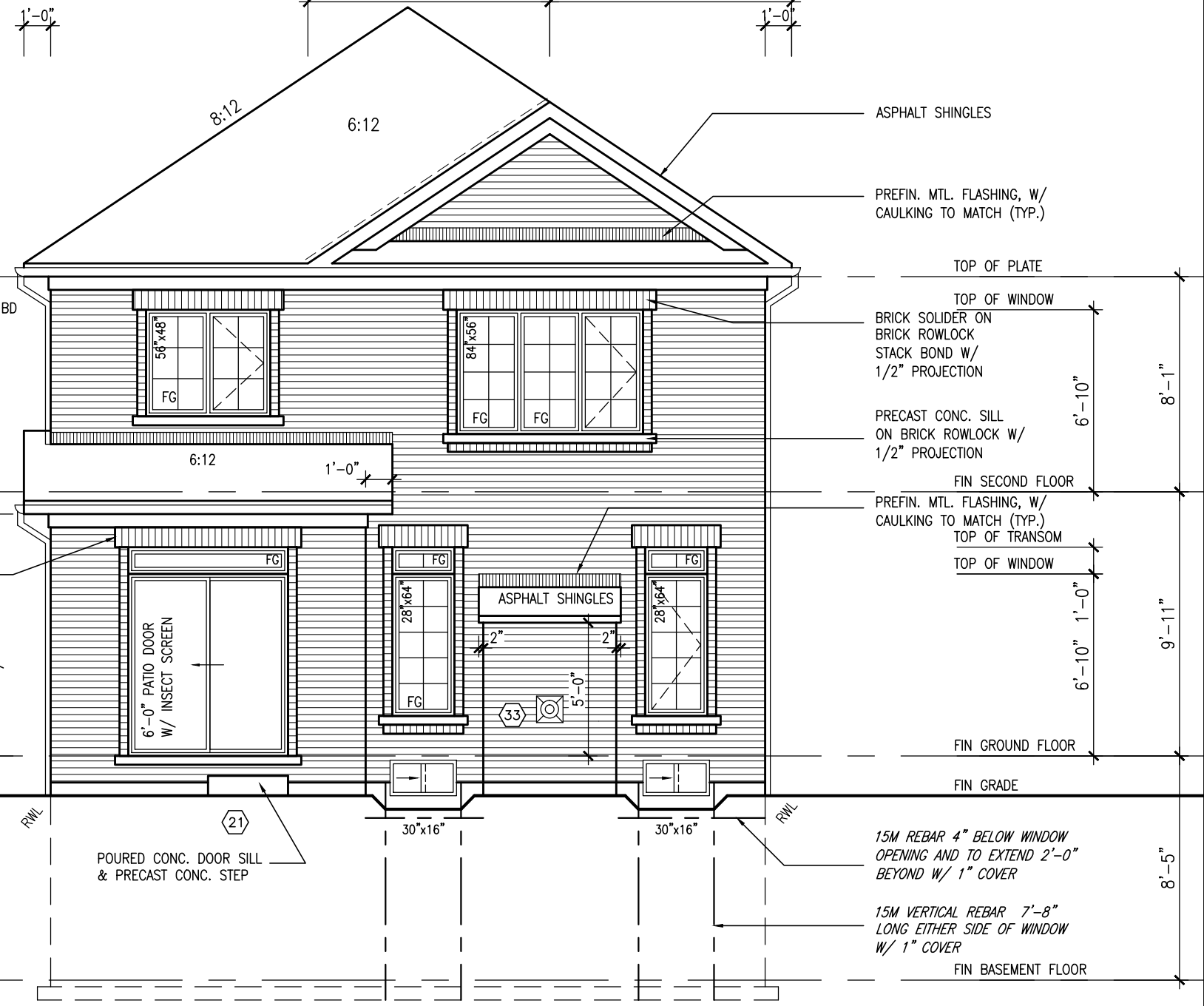
ROOF PLAN EL. 'A' REAR UPGRADE



SECTION 'A-A'



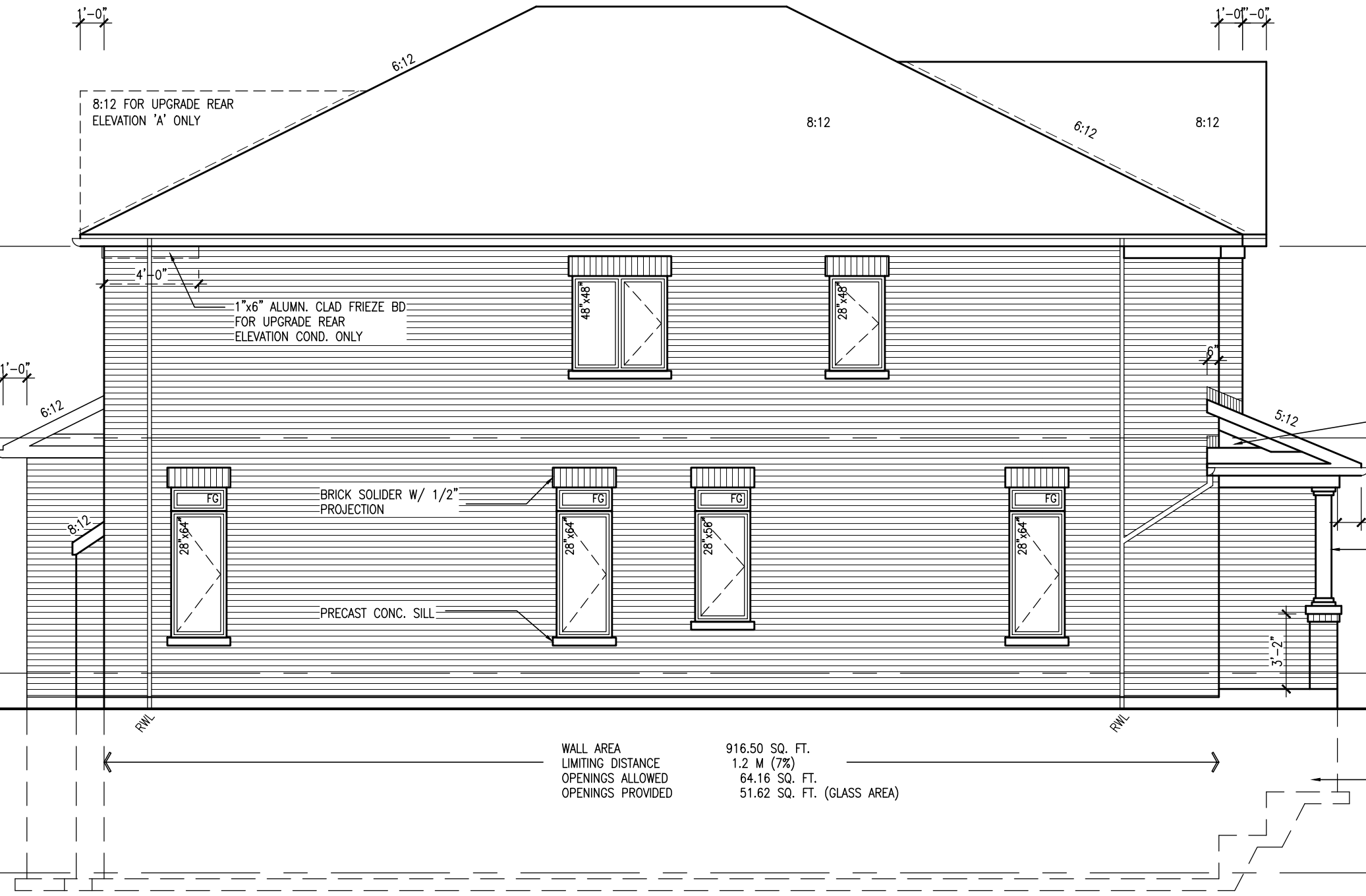
RIGHT ELEVATION 'A'



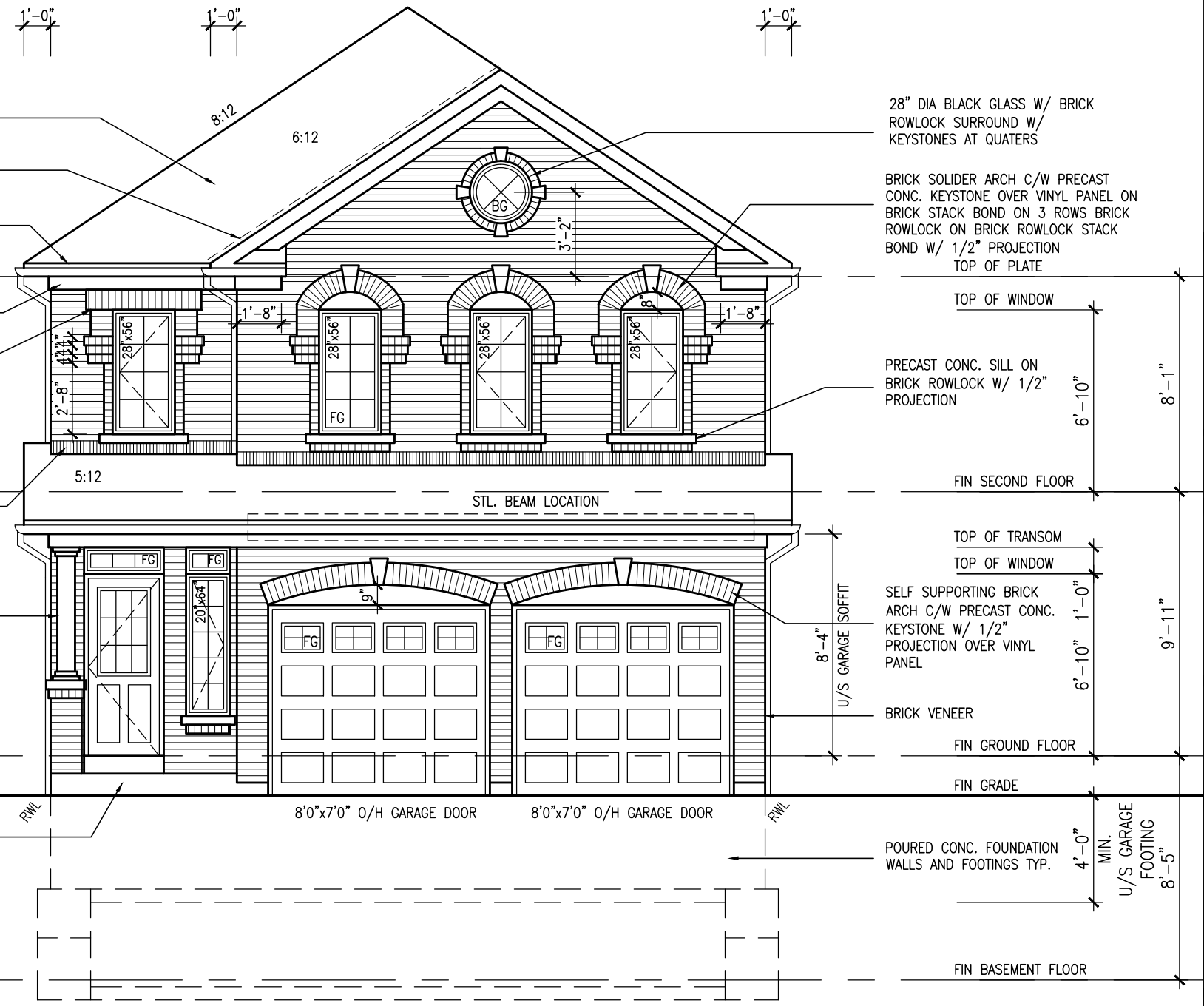
REAR UPGRADED ELEVATION 'A'



REAR ELEVATION 'A & B'



LEFT ELEVATION 'A'



FRONT ELEVATION 'A'

UNINSULATED OPENINGS (PER OBC SB-12.1.1.7)			
35-13 ELEVATION A		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	523 S.F.	57.1 S.F.	10.92 %
LEFT SIDE	959 S.F.	82.89 S.F.	8.64 %
RIGHT SIDE	959 S.F.	43.44 S.F.	4.53 %
REAR	523 S.F.	134.56 S.F.	25.73 %
TOTAL SQ. FT.	2964.00 S.F.	317.99 S.F.	10.73 %
TOTAL SQ. M.	275.36 S.M.	29.54 S.M.	10.73 %

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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(1/4) & 3.8.1.3.1(1/4), AND DETAILS PROVIDED.

1 VERTICAL STUDS

VERTICAL STUDS
8'-0" HIGH CEILINGS
2/2"x6" SPR. #2 OR
3/2"x4" SPR. #2

2 SOLID BLOCKING

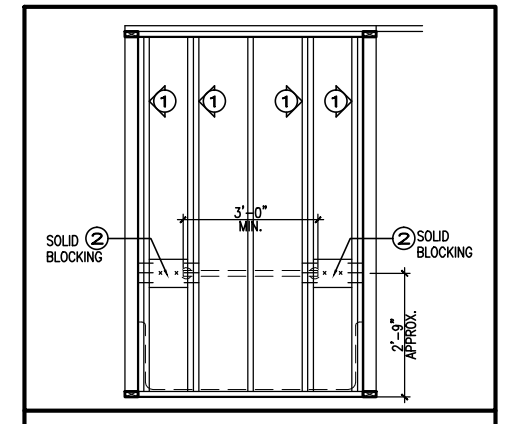
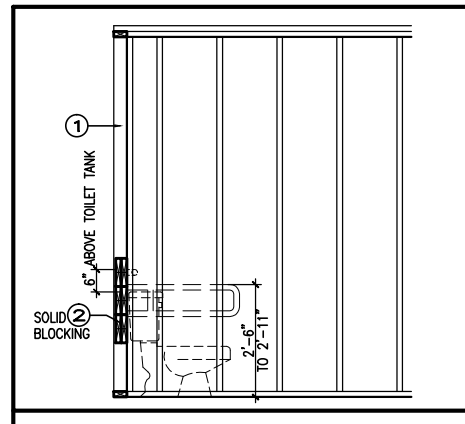
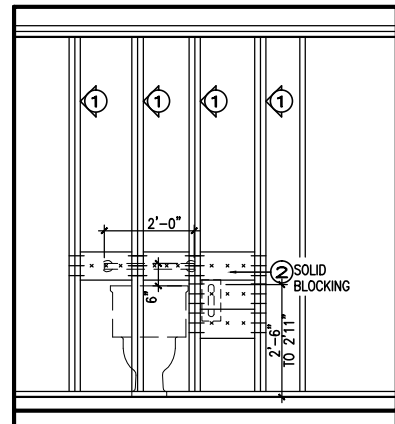
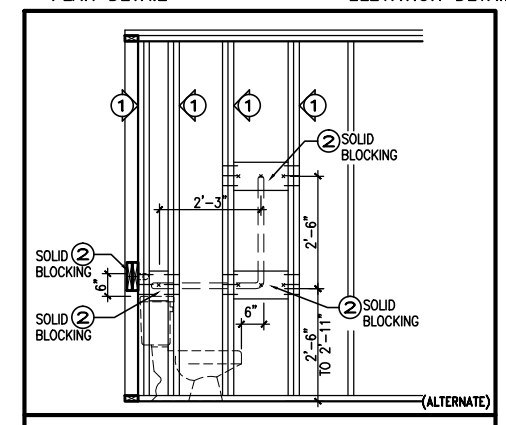
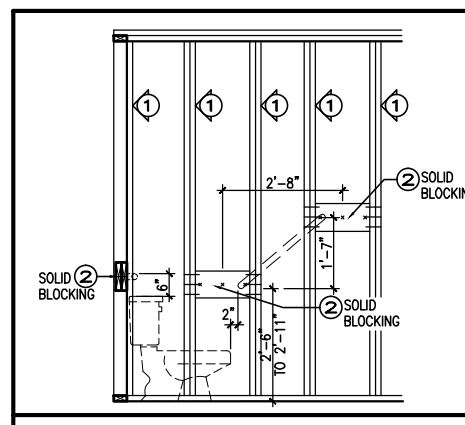
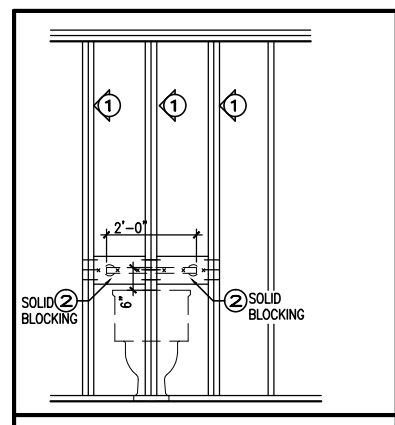
SOLID BLOCKING
2/2"x8" SPR. #2 NAILED WITH 3-ROWS
OF 3" LONG COMMON NAILS @ 8" O.C.
AND END NAILED TO STUDS WITH
DOUBLE 2x6 STUD
6-3 1/2" LONG COMMON NAILS

3 BUILT-UP WOOD POST

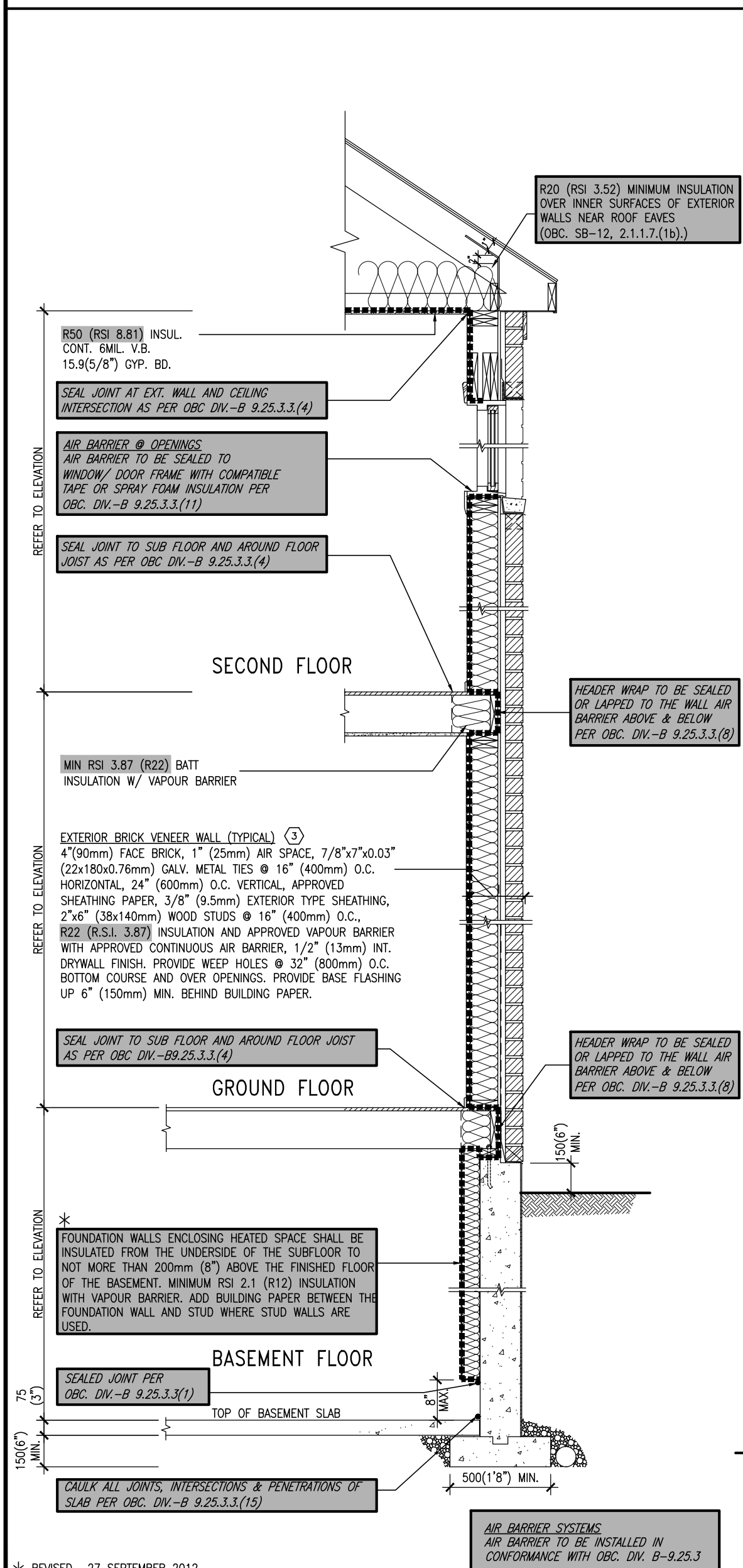
BUILT-UP WOOD POST
DOUBLE OR TRIPLE STUDS
NAILED TOGETHER W/
3" LONG COMMON NAILS @
11 3/4" O.C. MAX. VERT.
(AS PER O.B.C. 9.17.4.2)

4 SOLID BLOCKING PLAN DETAIL

5 SOLID BLOCKING ELEVATION DETAIL

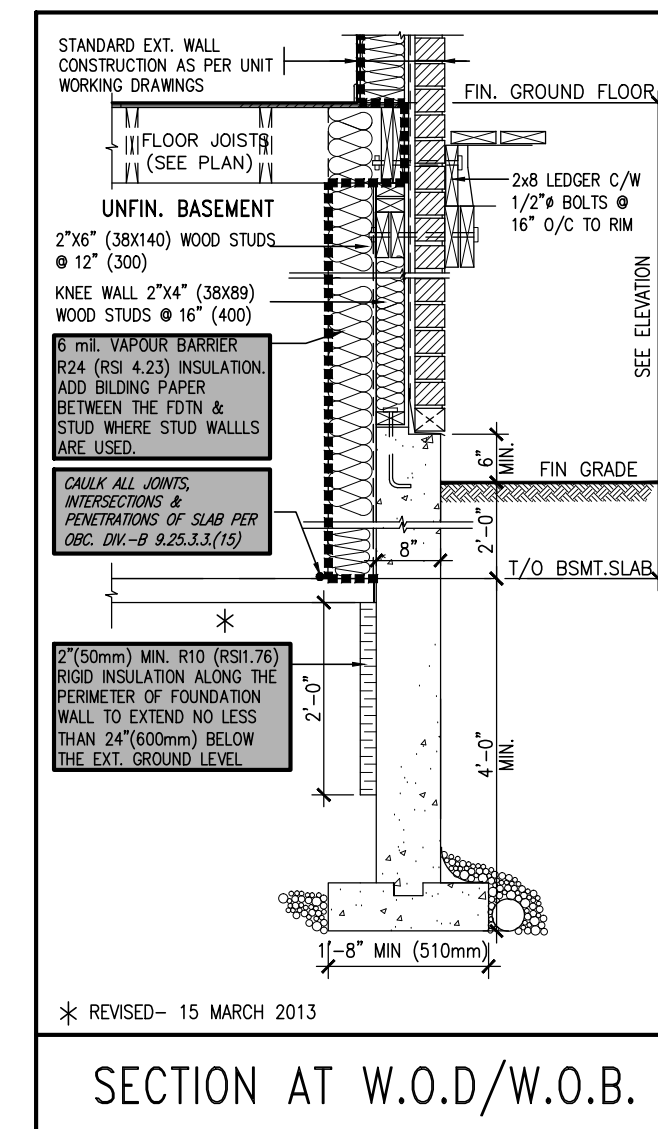
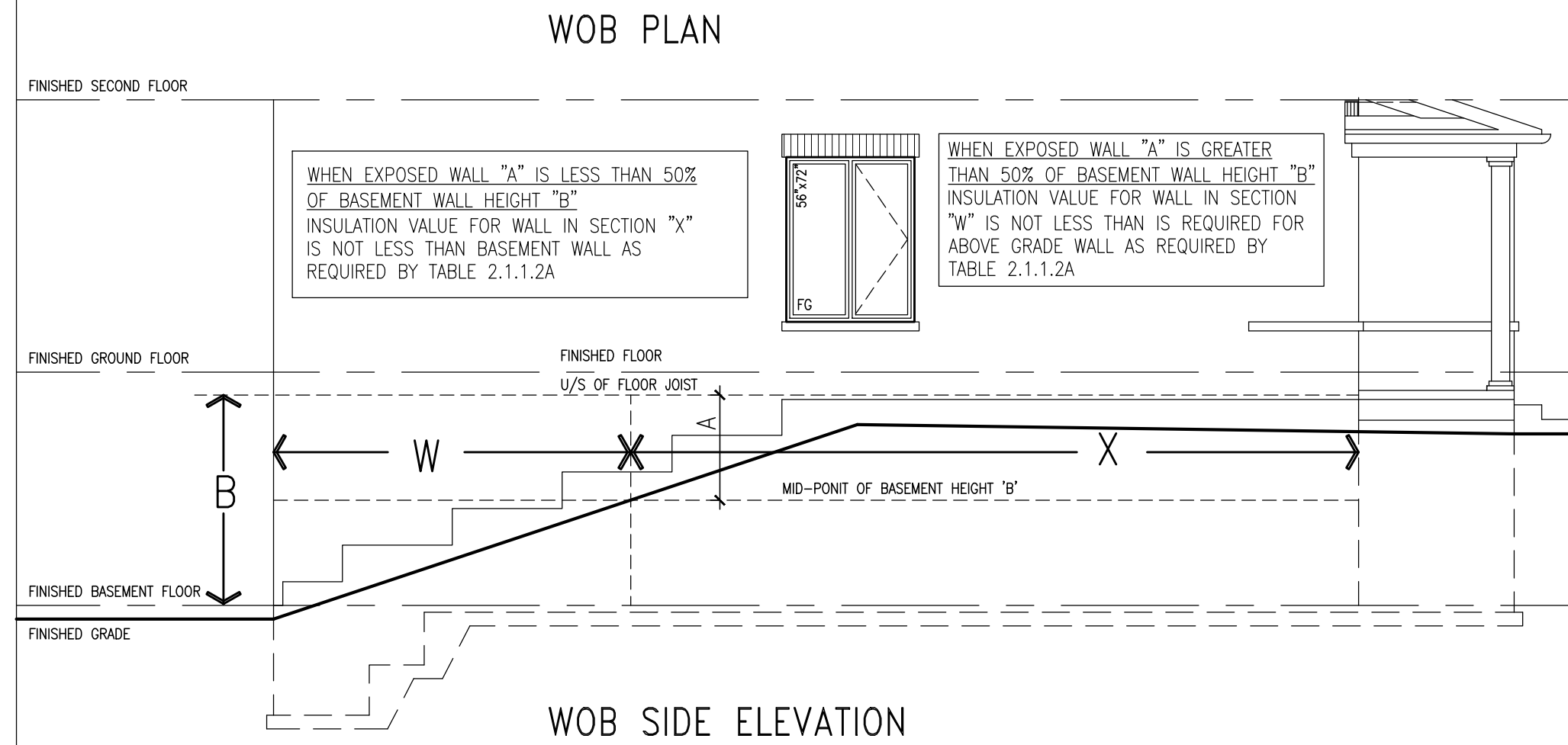


PACKAGE J

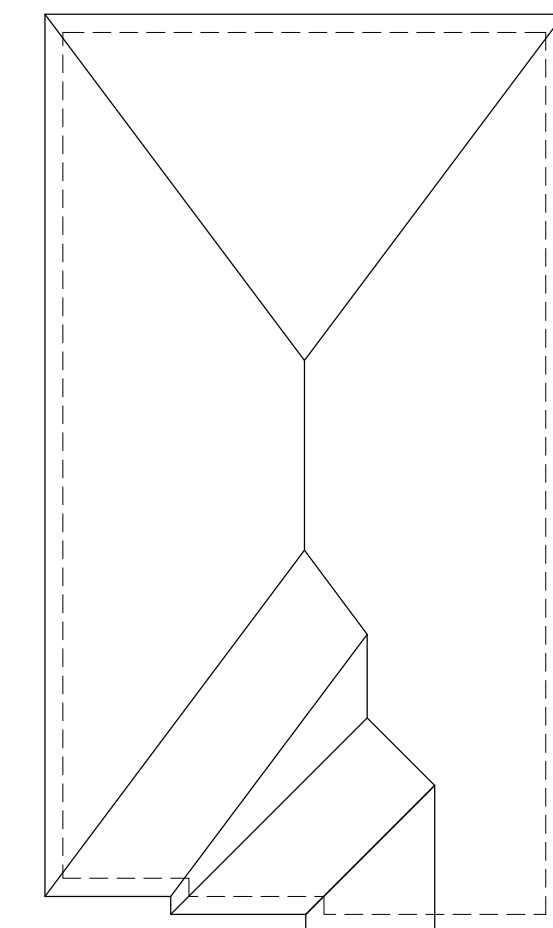
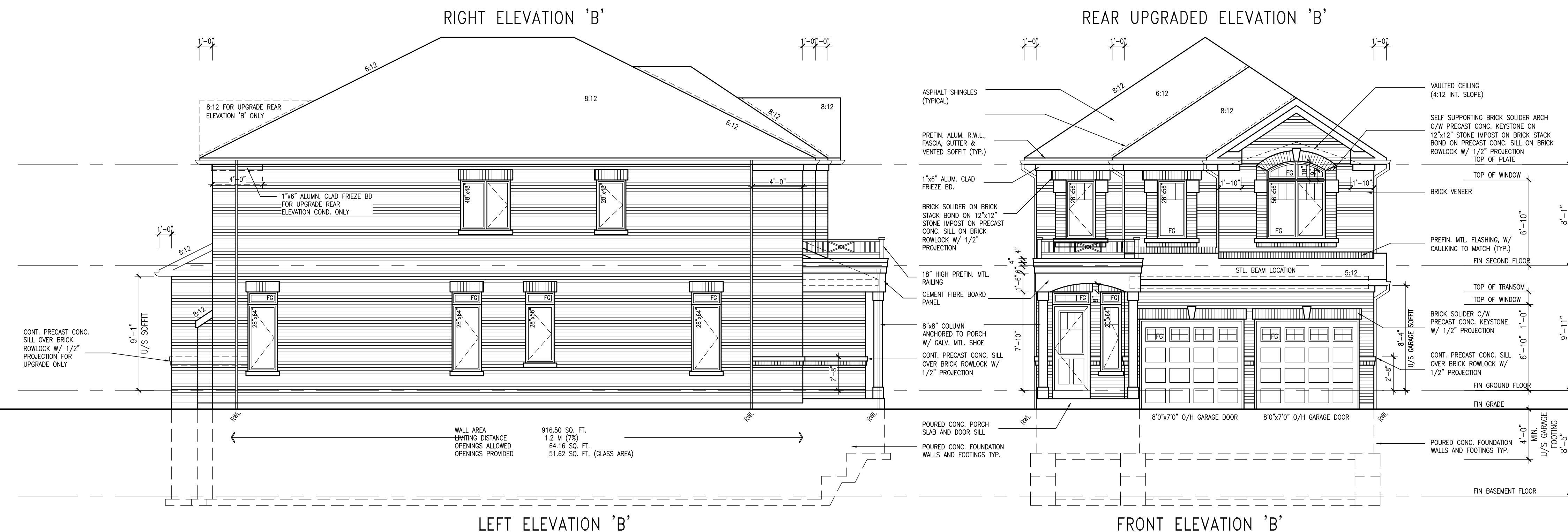
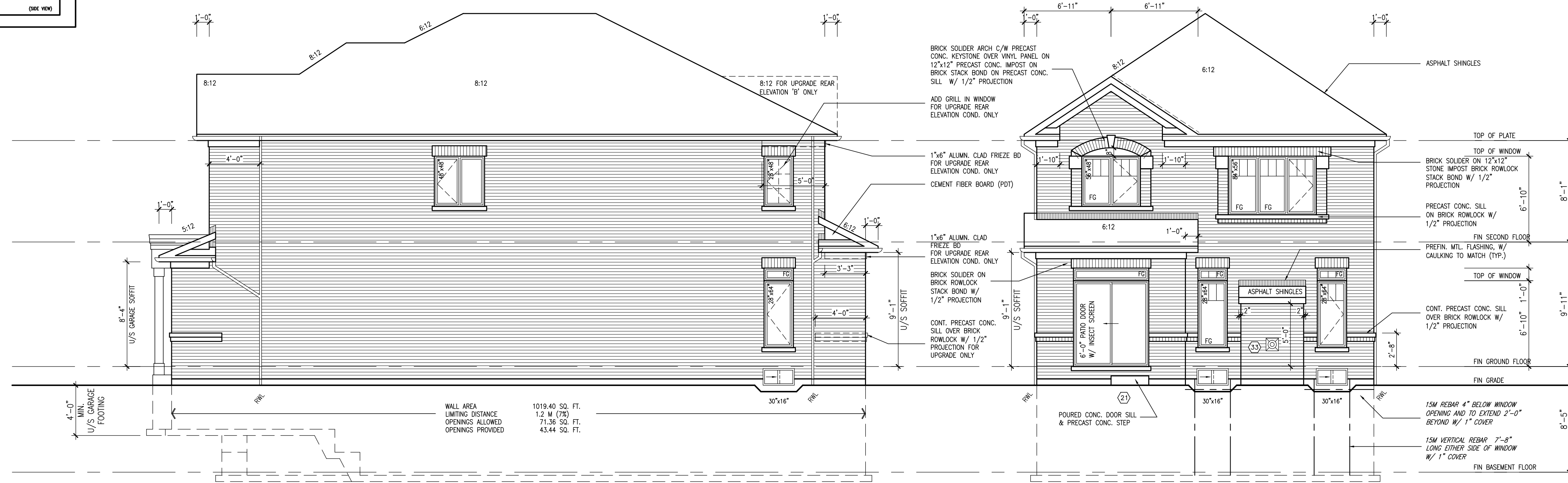


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: 1/2" = 1'-0"

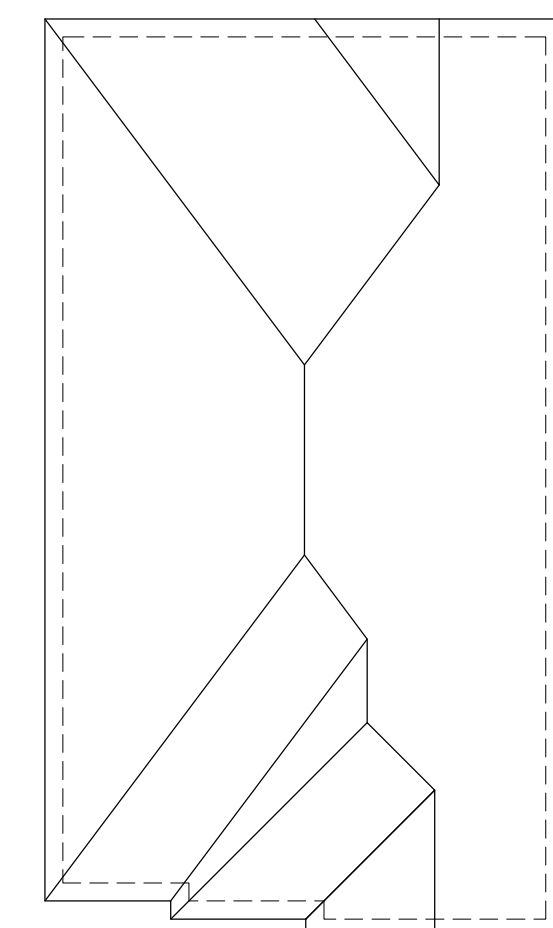
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



M11a 12" WALL JOG SCALE: 3/4"=1'-0"



ROOF PLAN EL. 'B'



ROOF PLAN EL. 'B' REAR UPGRADE

UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	523 S.F.	62.99 S.F.	12.04 %
LEFT SIDE	959 S.F.	82.89 S.F.	8.64 %
RIGHT SIDE	959 S.F.	43.44 S.F.	4.53 %
REAR	523 S.F.	134.56 S.F.	25.73 %
TOTAL SQ. FT.	2964.00 S.F.	323.88 S.F.	10.93 %
TOTAL SQ. M.	275.36 S.M.	30.09 S.M.	10.93 %

NO.	REVISION	DATE	BY
1	ISSUED FOR CLIENT REVIEW	FEB 18-14 RC	
2	REVISED AS PER ENG. COMMENTS	APR 09-14 RC	
3	REVISED AS PER ENG. COMMENTS	MAY 12-14 RC	
4	ISSUED FOR CLIENT REVIEW	FEB 18-14 RC	

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.

V3 DESIGN
3004 Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255
f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON
PROJECT NAME: VICTORIA VILLAGE
PROJECT NO: 07004
DATE: FEB 2014
DRAWN BY: PRESTON 13
CHECKED BY: [blank]
SCALE: 3/16" = 1'-0"
DRAWING NO: 35-13
ELEVATION 'B'