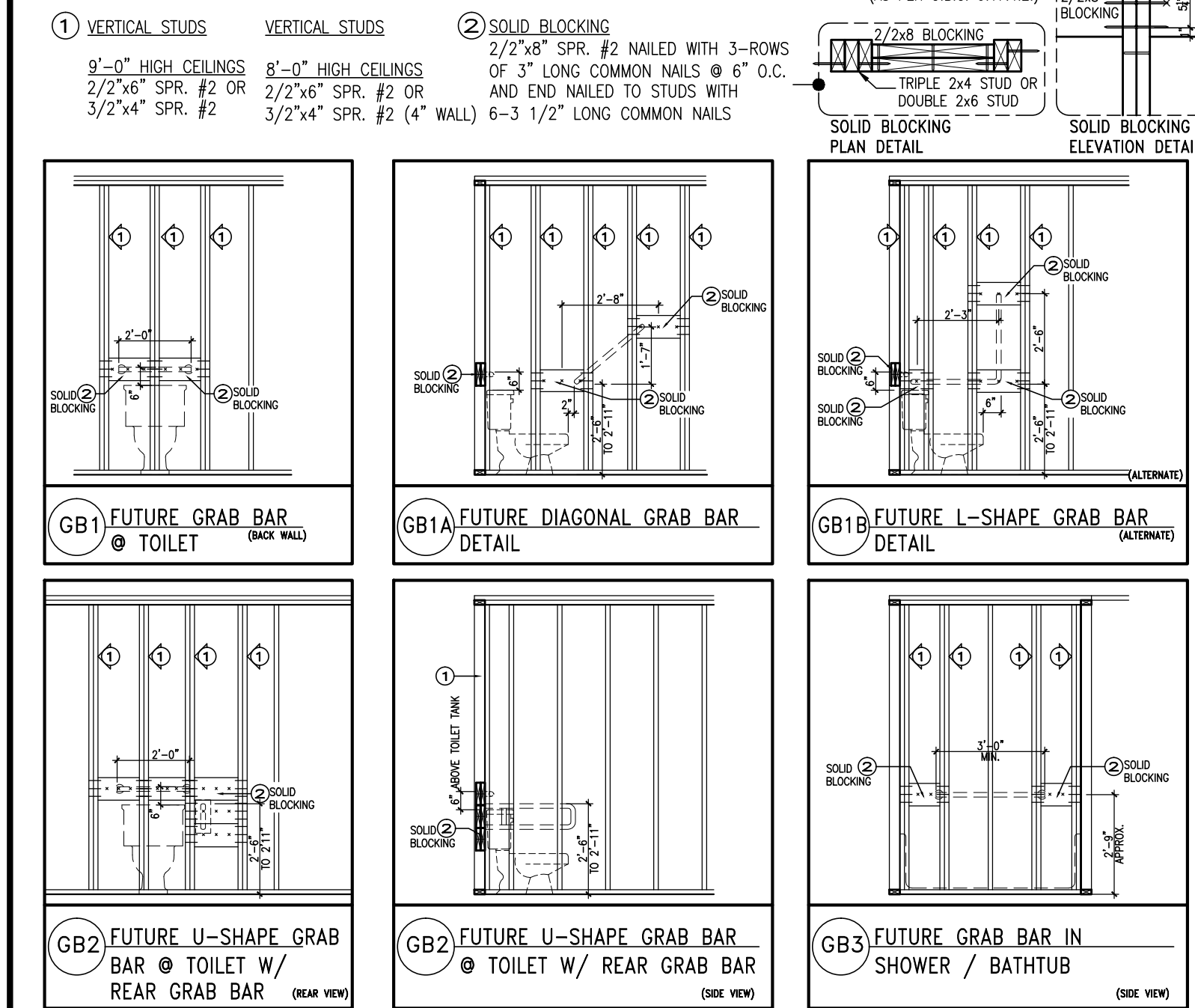
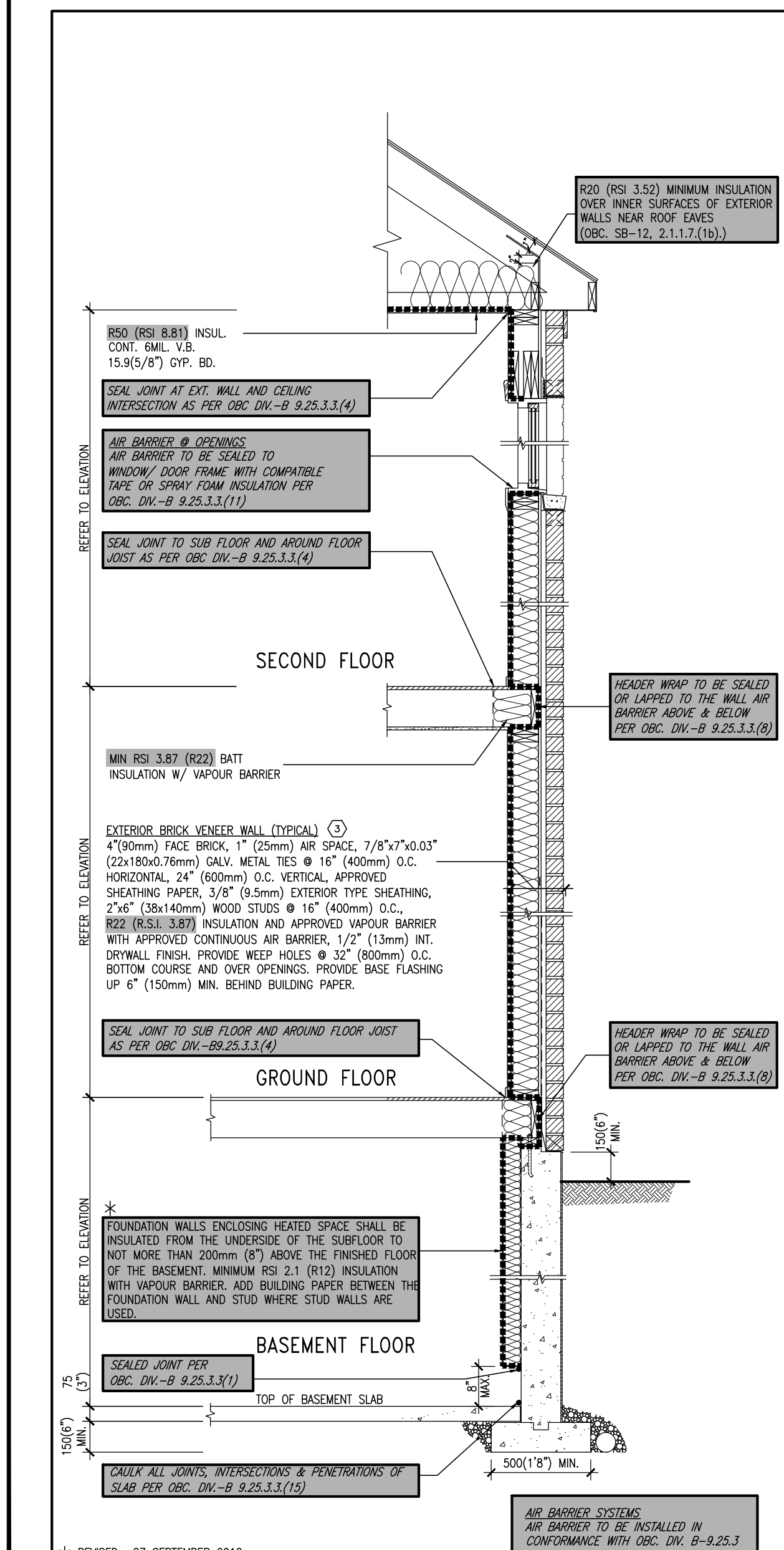


STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED.



PACKAGE J

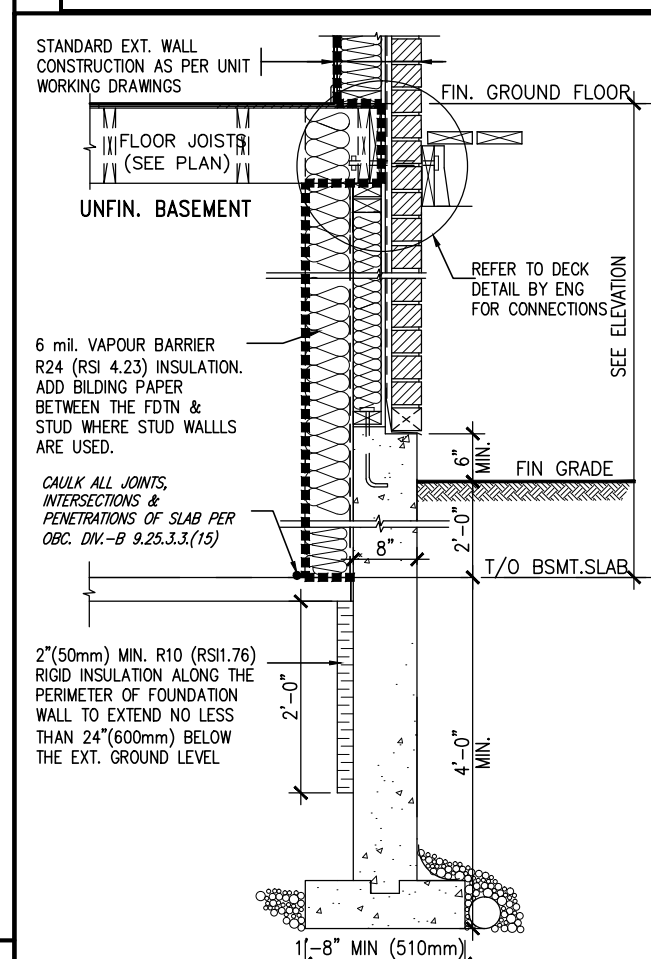
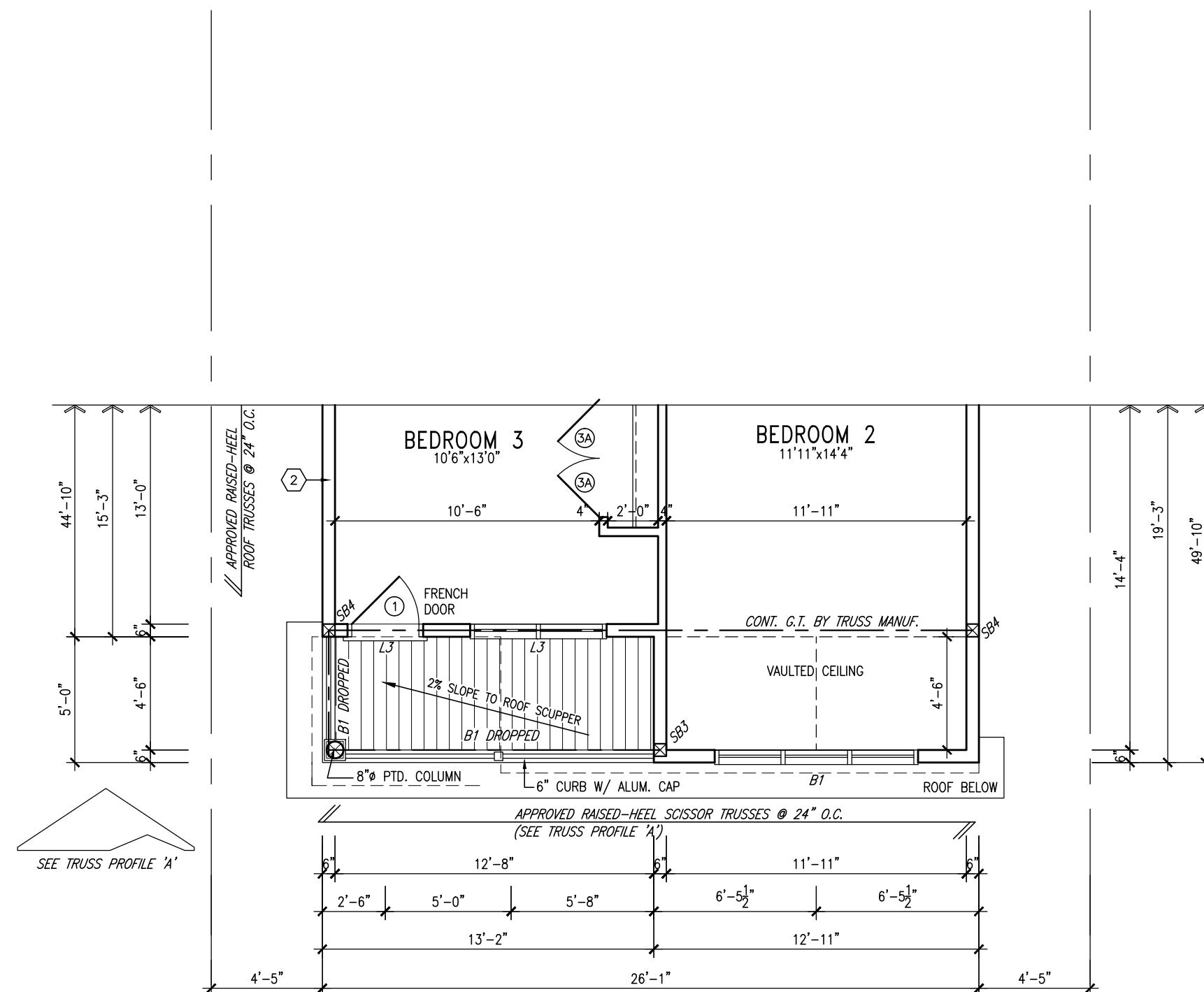


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: 1/2" = 1'-0"

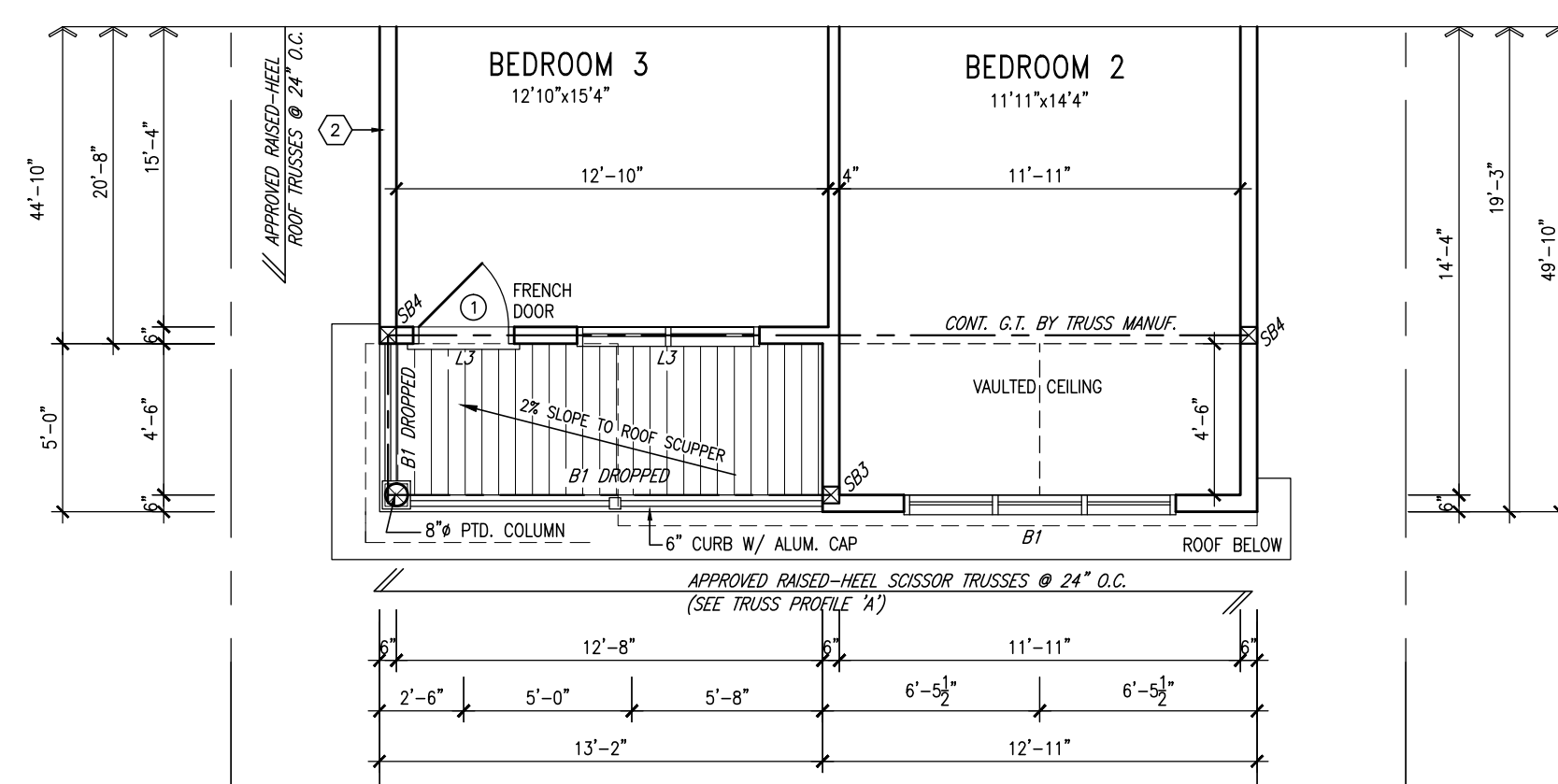
PACKAGE 'J'

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

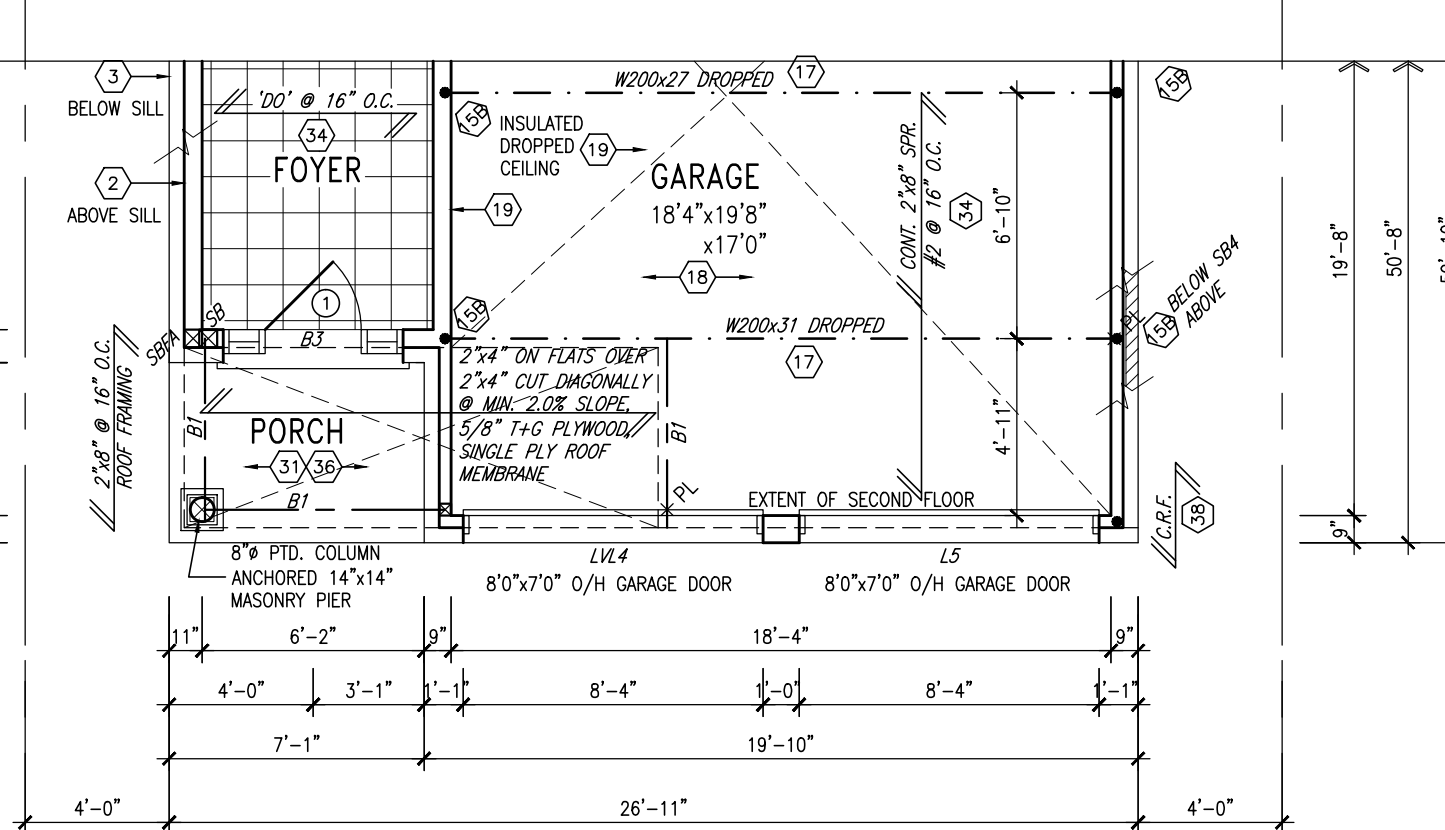
USE SB-12 COMPLIANCE PACKAGE (J):		
COMPONENT	J	Notes:
Ceiling with Attic Space	8.81	BLOWN - LOOSE
Minimum RSI (R) (value)	(R50)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) (value)	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) (value)	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) (value)	(R22)	
Basement Walls	2.11	4" R12 BLANKET
Minimum RSI (R) (value)	(R13)	
Edge of Below Grade Slab ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) (value)	(R10)	
Windows & Sliding glass Doors		DOUBLE PANE LOW EMISSIVITY
Maximum U-value		
Skylights		DOUBLE PANE LOW EMISSIVITY
Maximum U-value	2.8	
Space Heating Equipment		NATURAL GAS
Minimum AFUE	94%	
Hot Water Heater		NATURAL GAS
Minimum EF	0.67	
HVAC		
Minimum Efficiency	60%	—

* REVISED- 15 MARCH 2013
SECTION AT W.O.D/W.O.B.

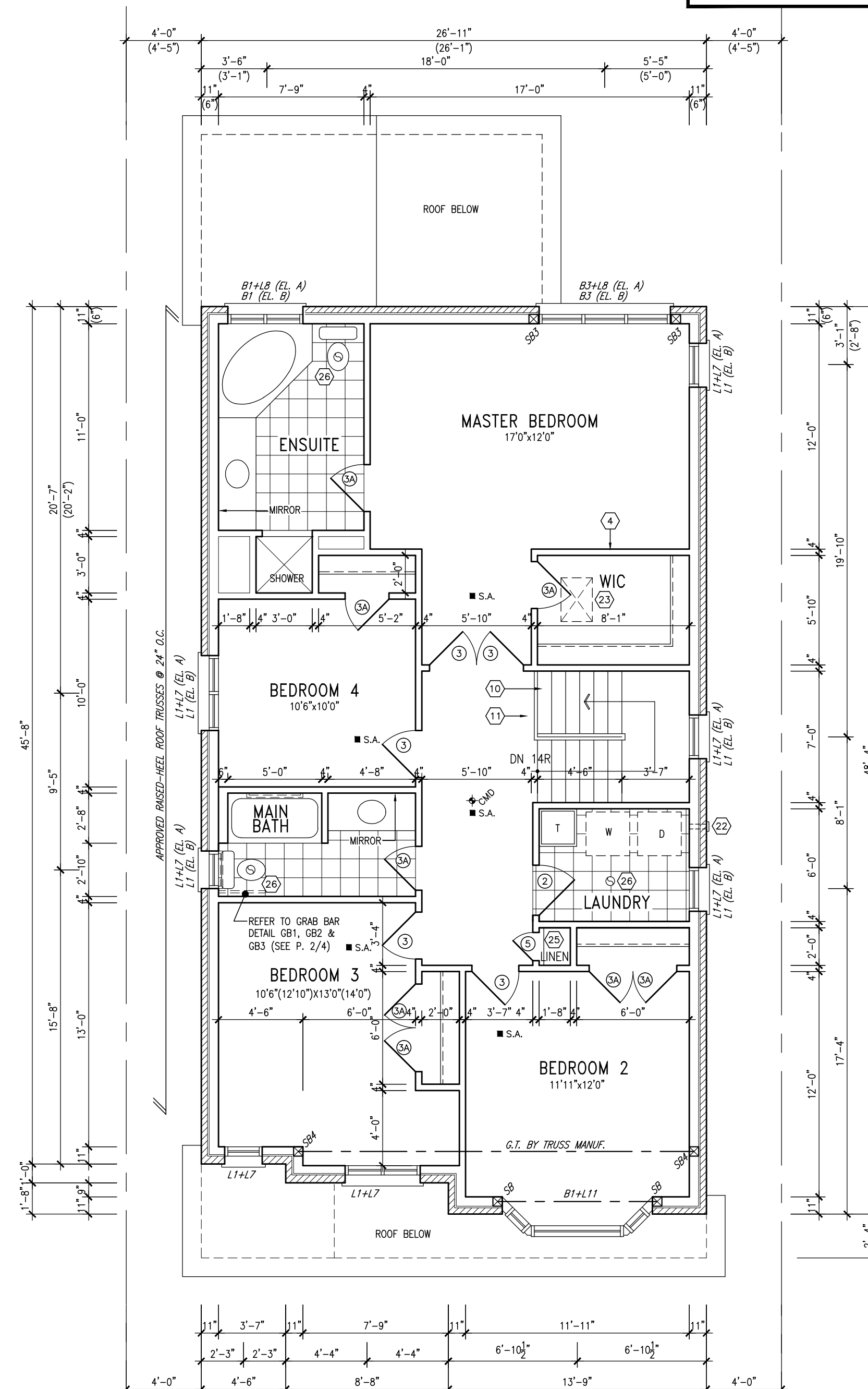
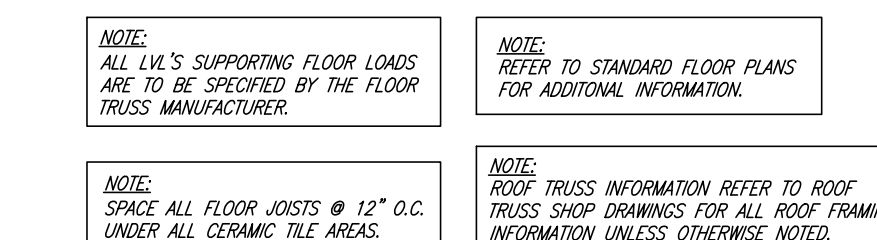
PART. ALT. SECOND FLOOR PLAN 'B'
4 BEDROOM



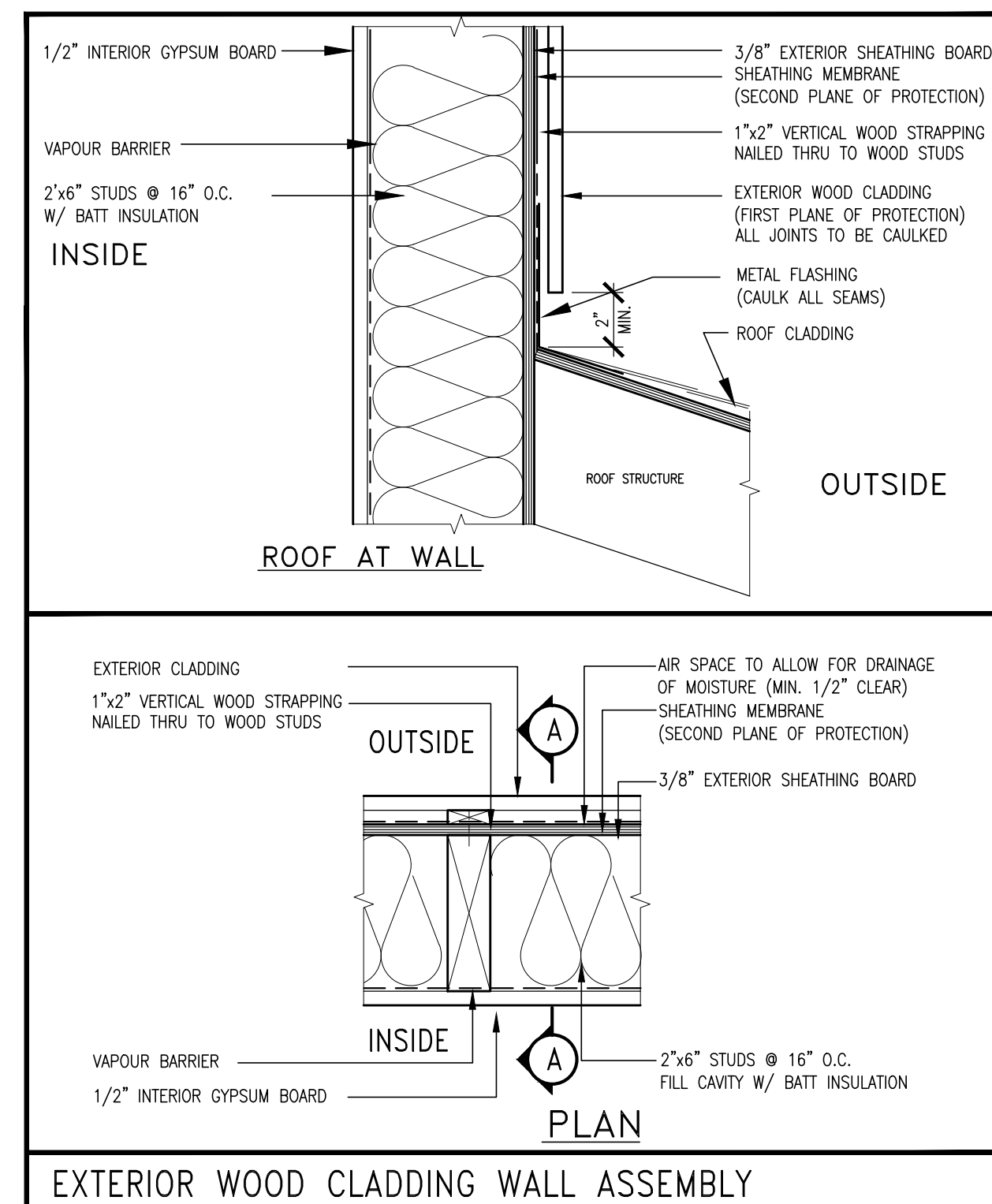
PART. SECOND FLOOR PLAN 'B'
3 BEDROOM



PART. GROUND FLOOR PLAN 'B'



ALT. SECOND FLOOR PLAN 'A'
4 BEDROOM



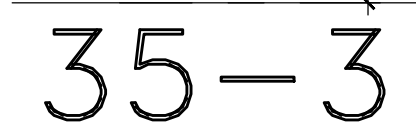
9		-	-
10		-	-
11	ADD WOB COND.	JUN 14-18 RC	
12	UPDATE TO OGC 2012 AND ENG COMMENTS	MAY 27-14 OS	
13	CHANGE WINDOW MANUF / UPDATE TO SB12	MAR 19/12 AN	
14	ISSUED FOR PERMITS	DEC 16/07	
15	REVISED AS PER ENGINEER'S COMMENTS	DEC 17/07 KML	
16	ISSUED AS PER TRUSS MANUF.'S COMMENTS	NOW 15/07 KL	
17	REVISED FOR CLIENT REVIEW	SEPT 26/07 KL	
18	NOTED FROM PROJECT CLOSURE	JUN 29/07	
19	no description	date	by

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 contractual documents and the property of the contractor. They must be returned at the completion of the work. Drawings are not to be scaled.

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BAYVIEW WELLINGTON	
Project Name: VICTORIA VILLAGE Location: ST CATERINES Address: PRESTON 5	Project No: 070004 Date: 35-3
Drawn: JUNE 2007	Scale: 3/16" = 1'-0" Projected: 57.4
FLOOR PLANS "A"	



UNINSULATED OPENINGS (PER OBC SB-12.2.1.1.1.7)		ELEVATION 3 BED
TOTAL INSULATED WALL AREA	2870.78 S.F.	266.70 S.F.
TOTAL UNINSULATED OPENINGS	283.67 S.F.	26.35 S.F.
PERCENTAGE OF OPENINGS	9.88 %	9.88 %
UNINSULATED OPENINGS (PER OBC SB-12.2.1.1.1.7)		ELEVATION 4 BED
TOTAL INSULATED WALL AREA	2870.78 S.F.	266.70 S.F.
TOTAL UNINSULATED OPENINGS	300.66 S.F.	27.93 S.F.
PERCENTAGE OF OPENINGS	10.47 %	10.47 %



10				
9				
8	ADD MOD COND.		JUN 18-14	RC
7	UPDATE TO OBC 2012 AND ENG COMMENTS		MAY 27-14	GS
6	CHANGE WINDOW MANUF./ UPDATE TO SB12		MAR. 19/12	AA
5	ISSUED FOR PERMIT		DEC. 19/07	KL
4	REVISED AS PER ENGINEER'S COMMENTS		DEC. 11/07	KL
3	REVISED AS PER TRUSS MANUF.'S COMMENTS		NOV 13/07	KL
2	ISSUED FOR CLIENT REVIEW		SEPT 26/07	KL
1	INTRO FROM PROJECT 05068		JUN. 28/07	MD
	on description.		date	by

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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Wellington Jno-Baptiste  25591 BOM

name registration information

VAS Design Inc. 42658

BAYVIEW WELLINGTON

project name	VICTORIA VILLAGE	project no.	07004
municipality	ST. CATHERINES		

unit name	unit no.
PRESTON 5	35-3

date JUNE 2007		scale 3/16" = 1'-0"	drawing no. 3/4
drawn by	checked by	file name	

COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN

WOB SIDE ELEVATION

RIGHT ELEVATION 'B'

LEFT ELEVATION 'B'

REAR ELEVATION 'B'

FRONT ELEVATION 'B'

REAR UPGRADE ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC SB-12.2.1.1.7)		ELEVATION B 3 BED	
TOTAL INSULATED WALL AREA	2844.14 S.F.	284.23 S.M.	
TOTAL UNINSULATED OPENINGS	300.15 S.F.	27.88 S.M.	
PERCENTAGE OF OPENINGS	10.55 %	10.55 %	

UNINSULATED OPENINGS (PER OBC SB-12.2.1.1.7)		ELEVATION B 4 BED	
TOTAL INSULATED WALL AREA	2881.42 S.F.	267.69 S.M.	
TOTAL UNINSULATED OPENINGS	310.42 S.F.	28.84 S.M.	
PERCENTAGE OF OPENINGS	10.77 %	10.77 %	

ROOF PLAN 'B'
N.T.S.

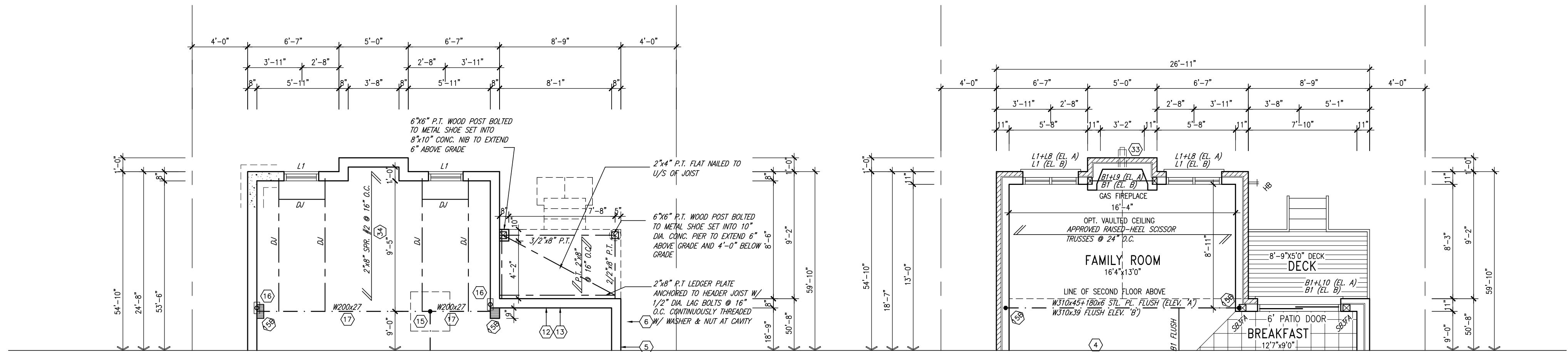
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12.1	12.2	12.3	12.4	12.5	12.6	12.7	12.8	12.9	13.0
13.1	13.2	13.3	13.4	13.5	13.6	13.7	13.8	13.9	14.0
14.1	14.2	14.3	14.4	14.5	14.6	14.7	14.8	14.9	15.0
15.1	15.2	15.3	15.4	15.5	15.6	15.7	15.8	15.9	16.0
16.1	16.2	16.3	16.4	16.5	16.6	16.7	16.8	16.9	17.0
17.1	17.2	17.3	17.4	17.5	17.6	17.7	17.8	17.9	18.0
18.1	18.2	18.3	18.4	18.5	18.6	18.7	18.8	18.9	19.0
19.1	19.2	19.3	19.4	19.5	19.6	19.7	19.8	19.9	20.0

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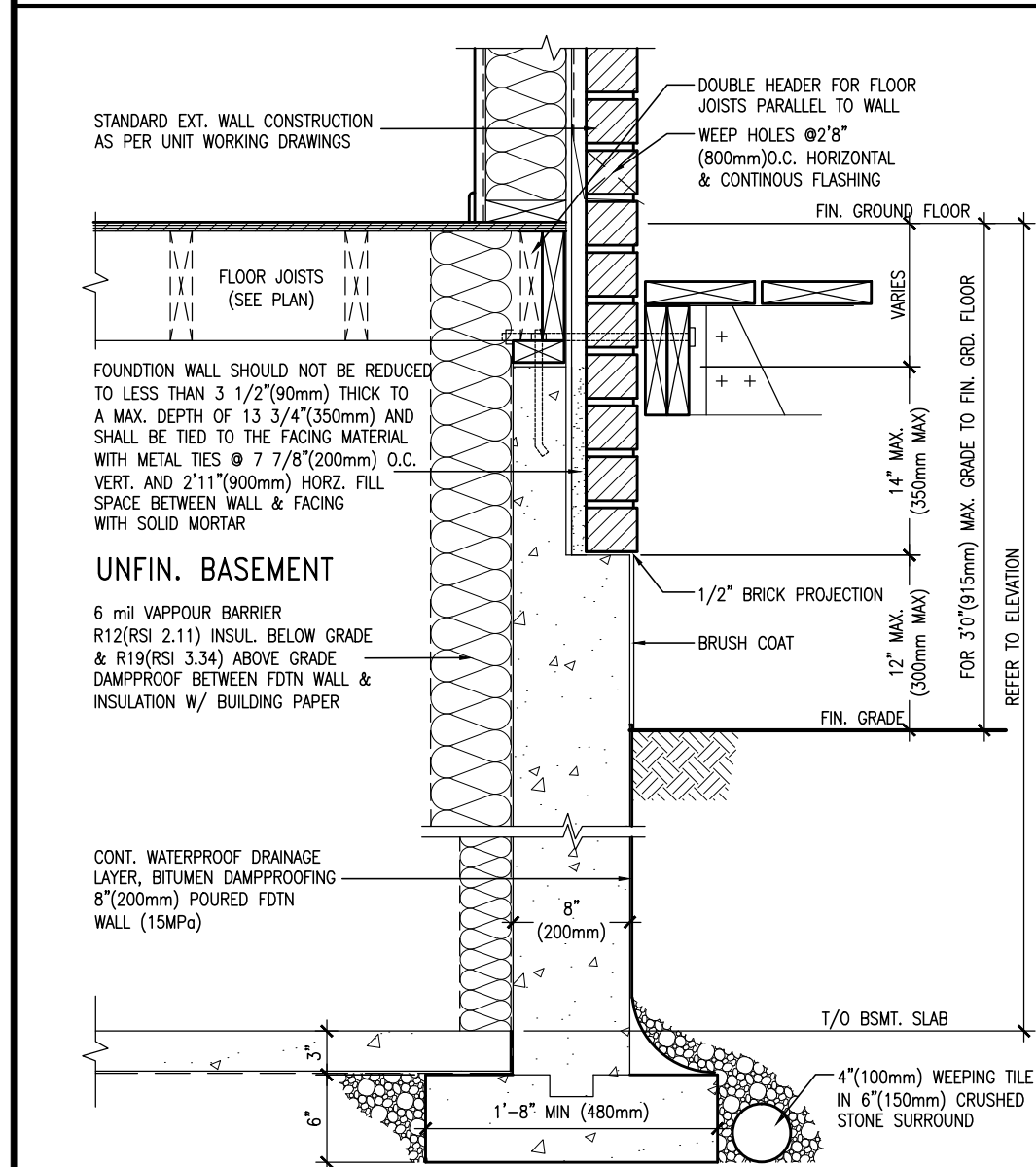
BAYVIEW WELLINGTON
PROJECT NO. 07004
ST. CATHARINES
PRESTON 5

FLOOR PLANS 'A'
JUNE 2007
3/16" = 1'-0"
35-3
4/4

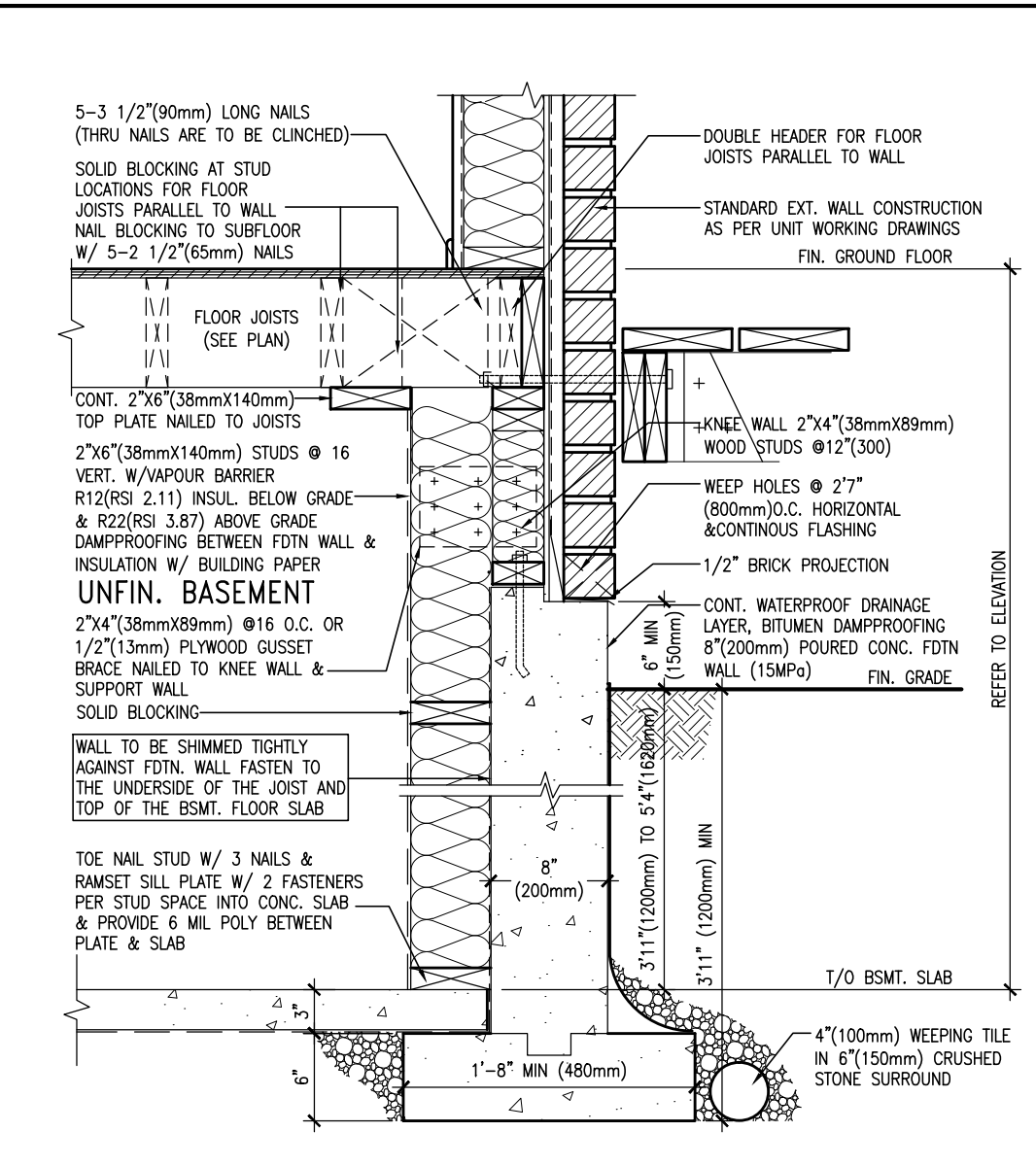


PARTIAL BASEMENT
FLOOR PLAN
5R TO 8R WOD COND

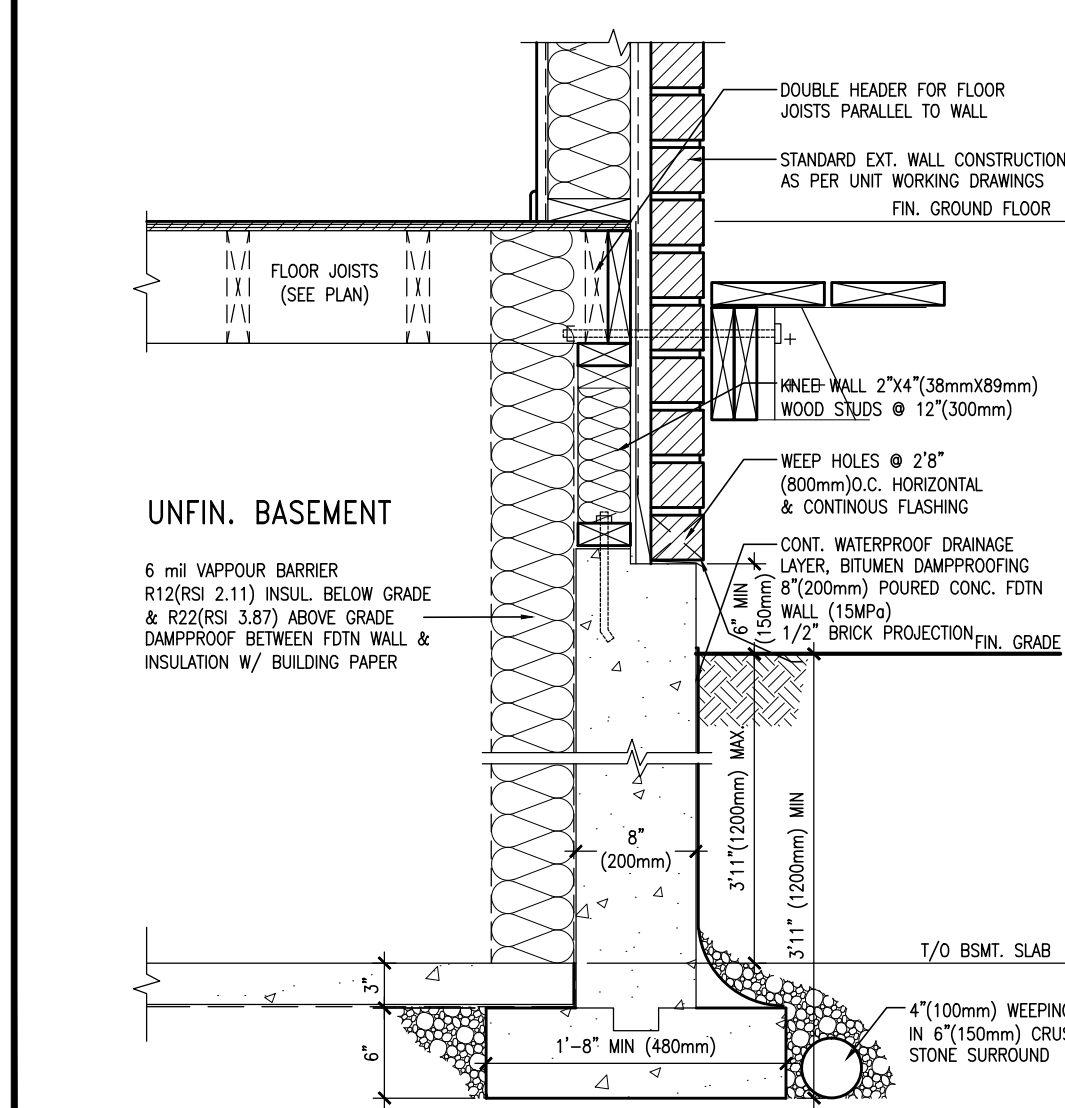
PARTIAL GROUND FLOOR PLAN 5R TO 8R WOD COND



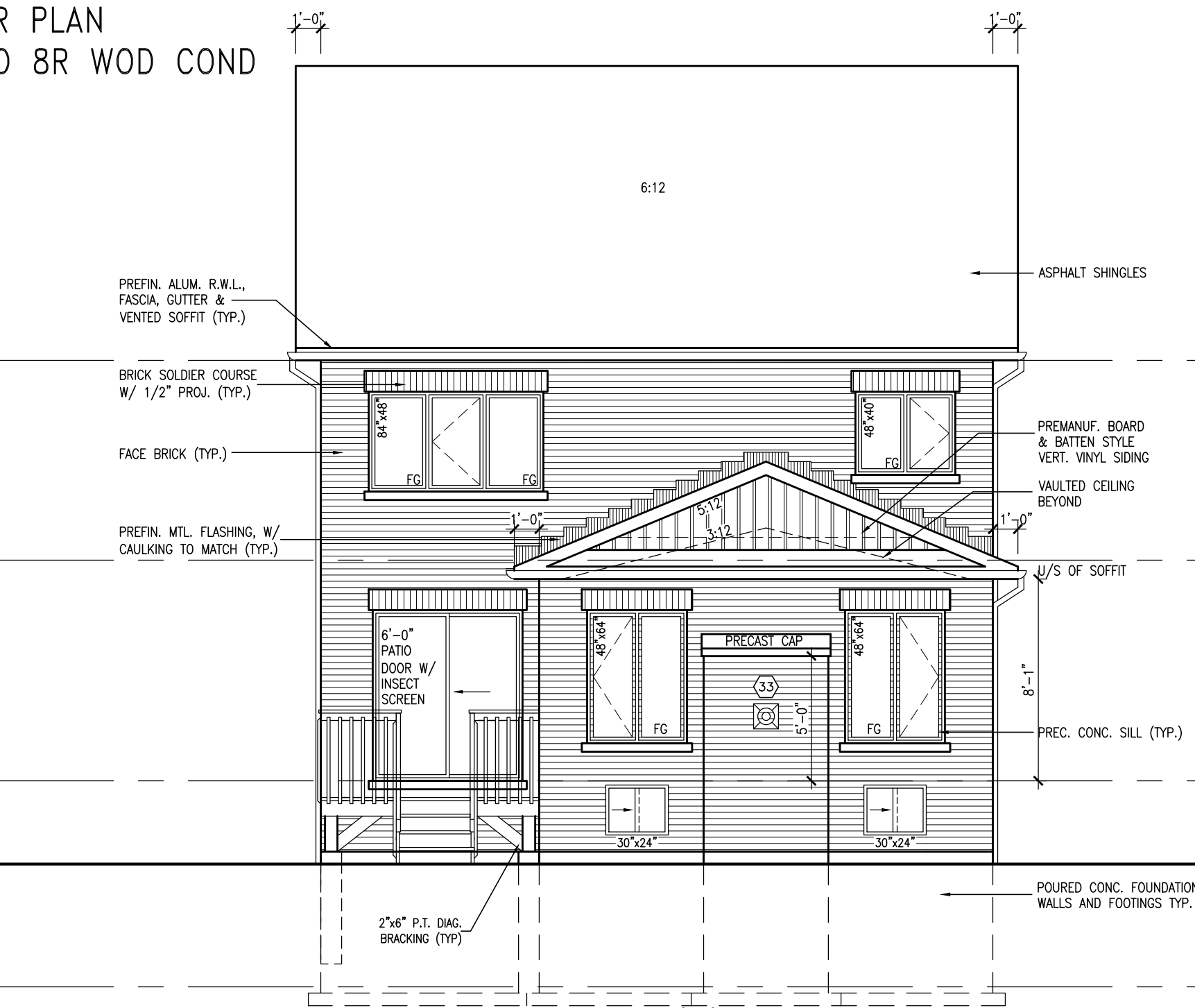
WALK-OUT DECK WALL SECTION FOR
GRADE TO FIN. FLOOR 3'0"(900mm)
MAX. HEIGHT DIFFERENCE
SCALE: 1"=1'0"



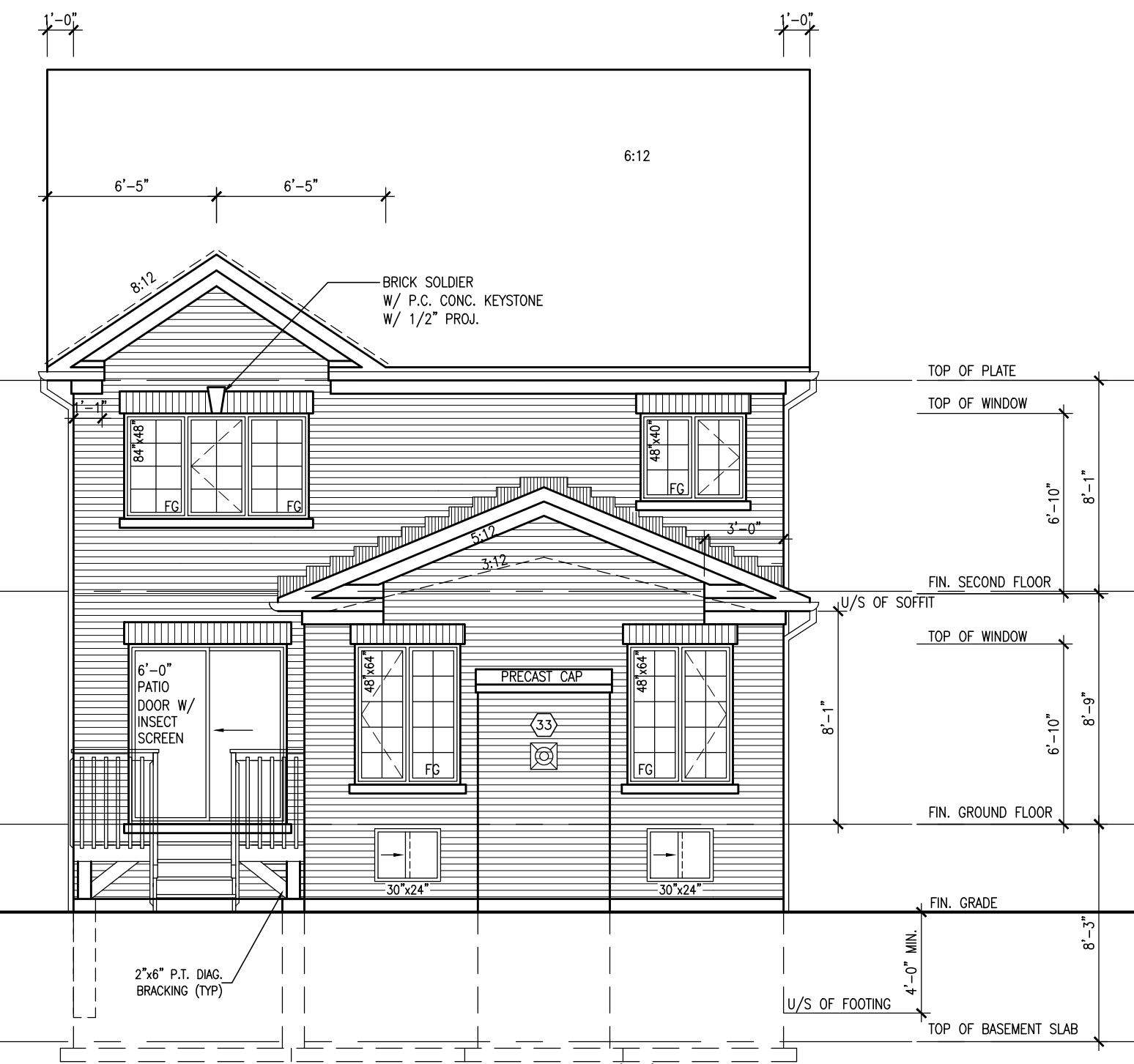
WALK-OUT WALL SECTION FOR GRADE
HEIGHTS BETWEEN 3'11"(1200mm) AND
5'4"(1620mm) BASEMENT SLAB TO GRADE
SCALE: 1"=1'0"



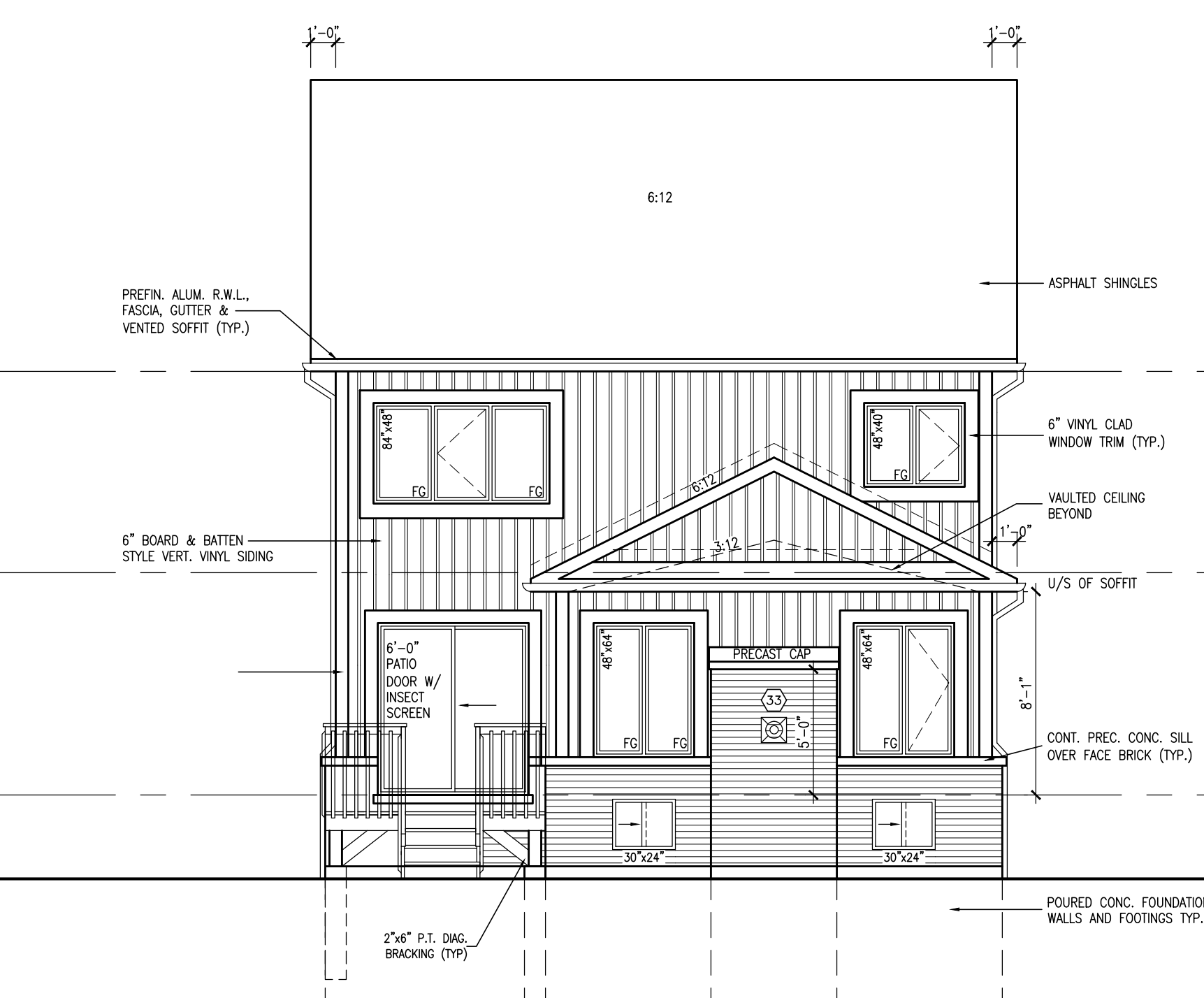
WALK-OUT DECK WALL SECTION FOR GRADE
TO BASEMENT SLAB 3'11"(1200mm)
MAX. HEIGHT DIFFERENCE
SCALE: 1"=1'0"



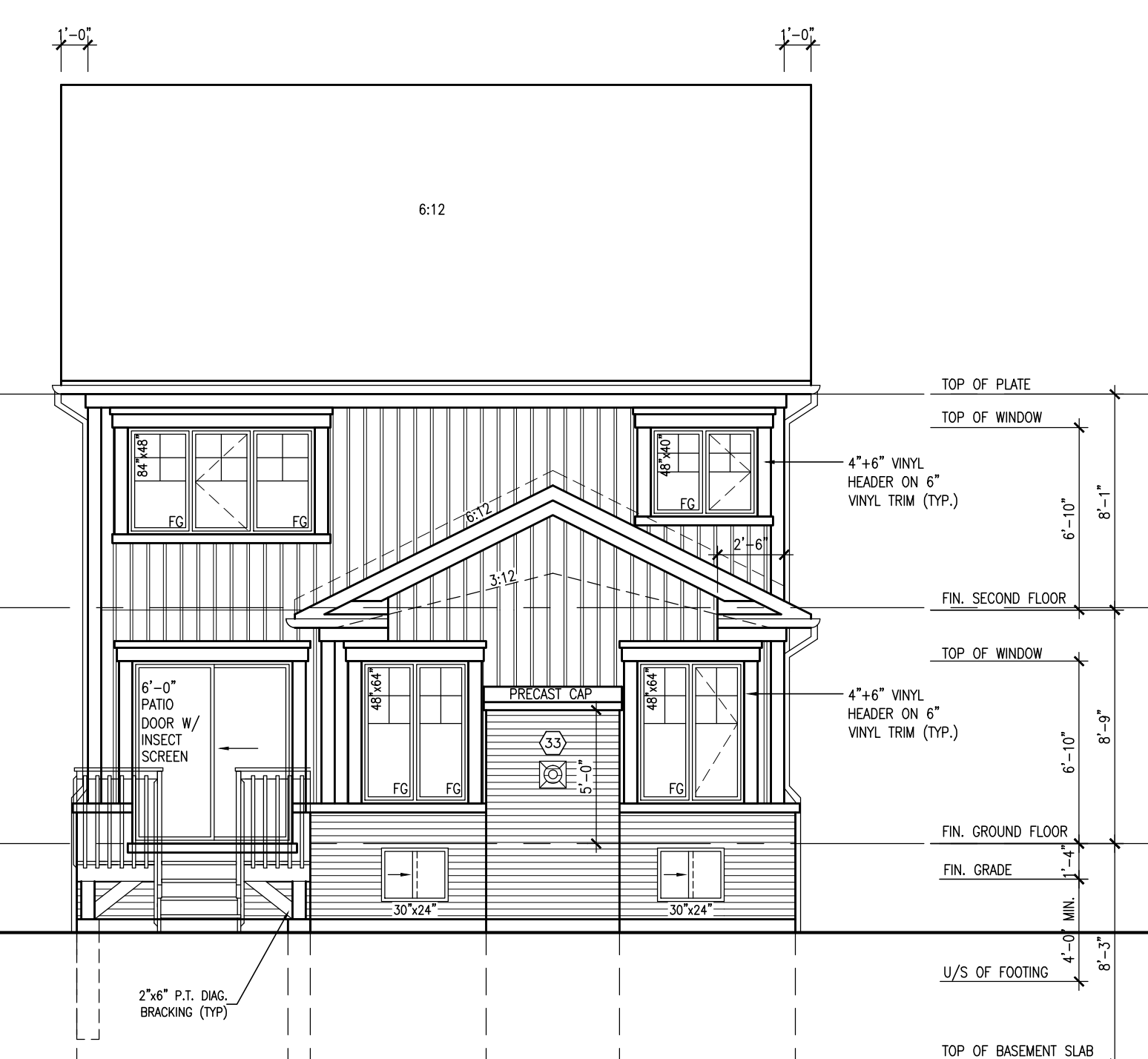
REAR ELEVATION 'A'
5R TO 8R WOD COND



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



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



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

10.1	DESCRIPTION	DATE	BY
1	INTRO FROM PROJECT 05008	JUN 28/07	MD
2	ISSUED FOR CLIENT REVIEW	SEP 25/07	KL
3	REVISED AS PER ENGINEER'S COMMENTS	NOV 13/07	KL
4	REVISED AS PER ENGINEER'S COMMENTS	DEC 11/07	KL
5	ISSUED FOR PERMIT	DEC 18/07	KL
6	CHANGE WINDOW MANUF./ UPDATE TO SBT2	MAR 19/12	AM
7	UPDATE TO DEC 2012 AND ENG COMMENTS	MAY 23-14	OS
8	ADD WOD COND.	JUN 18-14	DC
9	REVISIONS		
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The undersigned has reviewed and takes responsibility for the design and for the application and meets the requirements set out in the Ontario Building Code as a Design Professional.			
Wellington Jan-Baptiste 25931			
V3 Design Inc. 42658			
BAYVIEW WELLINGTON			
PROJECT: VICTORIA VILLAGE			
ST CATHERINES			
PRESTON 5			
35-3			
FLOOR PLANS 'A'			
DATE: JUNE 2007			
DRAWN BY: LAM/MD			
CHECKED BY: DP			
3/16" = 1'-0"			
07004-35-3-06(2017)			