

SUBJECT PROPERTY

DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\applications 2019\mpa1900002-66-68 queen's road.mxd



68 Queen's Road

Rear window Replacement

April 2, 2020

Philip Pratt Architect

68 Queen's Road

Existing Windows



Exterior

Level 3



Interior

Level 2

As part of the restoration of 68 Queen's Road as a single family dwelling, 2 windows in the rear have to be replaced to meet Code requirements. In particular, NBC Part 9.9.9.2. 2 groups of existing DH windows will be replaced by 2 groups of Casement windows meeting exit requirements. They will be custom built to replicate the existing as closely as practical.

**Philip Pratt
Architect**

Notes



Status
Application for
building permit

Client

Project
68 Queens Road
Restoration

Sheet Title

Date
April 2, 2020

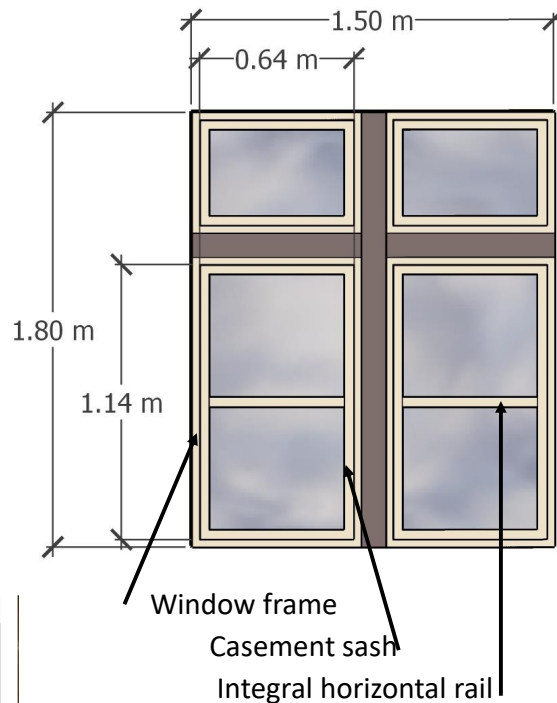
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Level 3

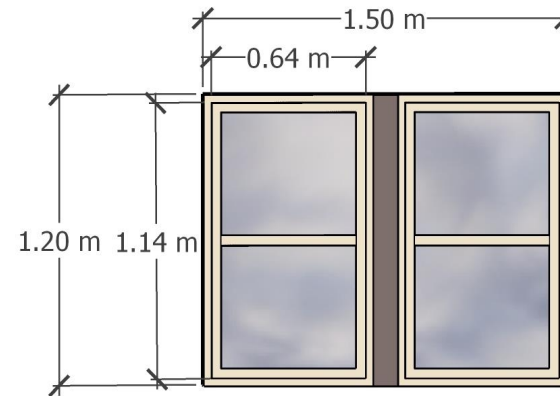


3rd Floor	Meters
Wide Total	1.50
1/2 Window width (brick to brick)	0.60
High	1.75
From Floor	0.76
From Ground (top of sill)	7.00

The sill on level 3 is .76m above the floor.
Maximum height above outside grade at the window is 7m.



Custom wood windows will match existing as closely as possible, consistent with code requirements. Dimensions will be refined to match.



2nd Floor	Meters
Wide	1.50
High	1.20
From Floor	1.20

Level 2

Philip Pratt
Architect

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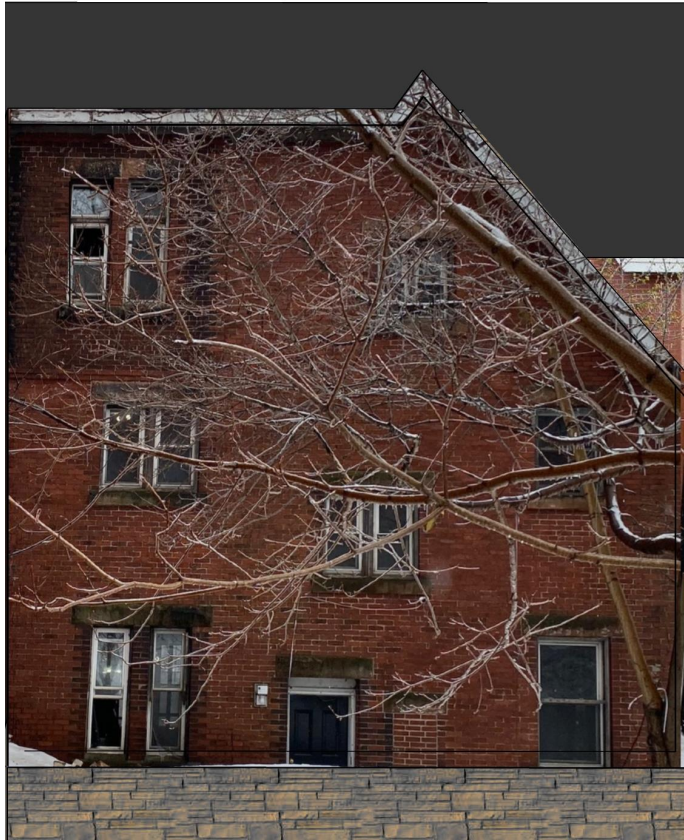
Client

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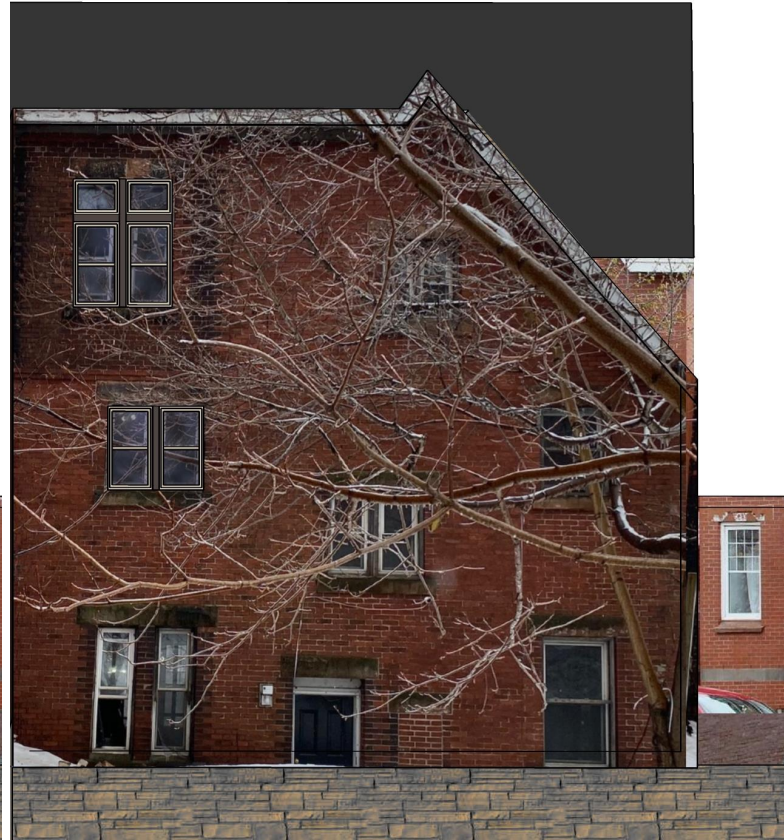
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Existing



Proposed

Philip Pratt
Architect

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68 Queen's Road

Exterior Views



This existing brick between the windows will need to be replaced to achieve the necessary opening width.

The replacement will be a structural wood support, designed to match the treatment of 4 other existing windows in the façade.
Stone lintels will be cleaned and protected.

Philip Pratt
Architect

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BUILDING
MATERIALS

HICKEY'S
M-BR
Mart

26 Palanis
Kmp1 door
Reg \$ 629.95
Now \$ 594.95
30 DAY BUY