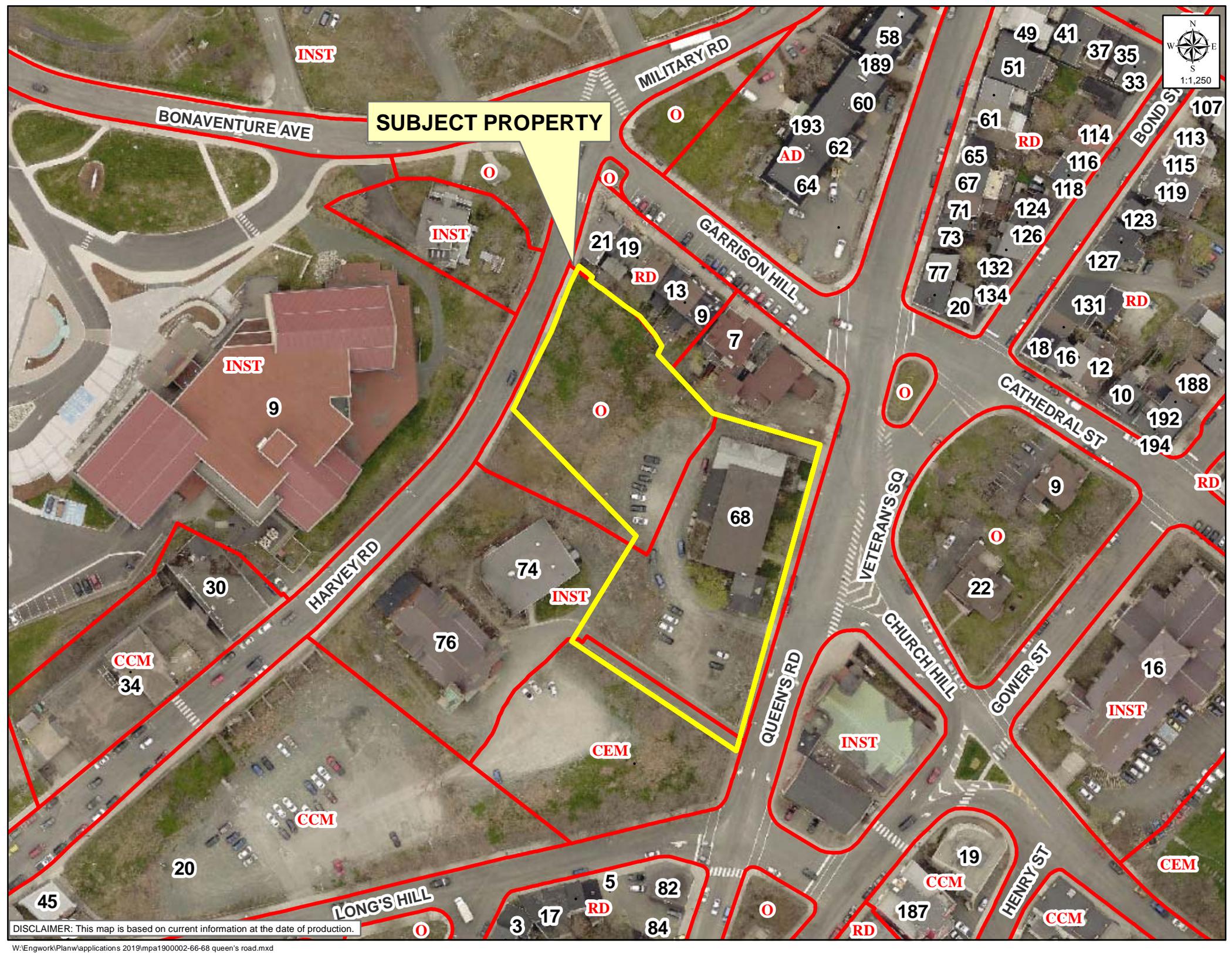




SUBJECT PROPERTY



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



68 Queen's Road

Rear window Replacement

April 2, 2020

Philip Pratt Architect



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

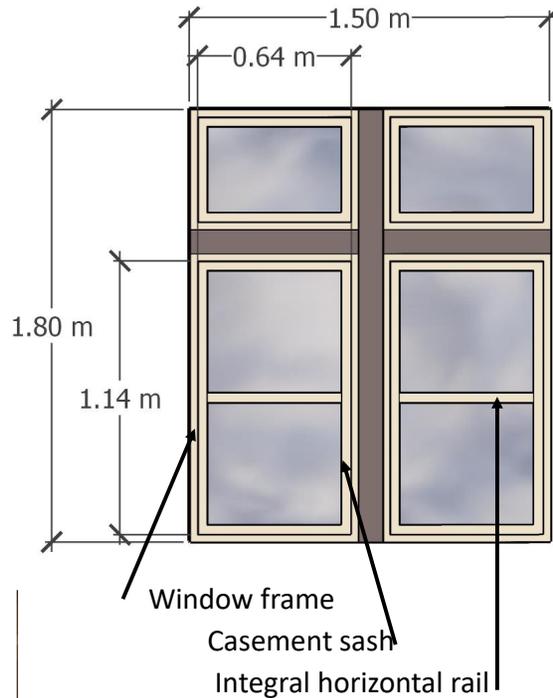
Project
68 Queens Road
Restoration

Sheet Title

Date
April 2, 2020

#

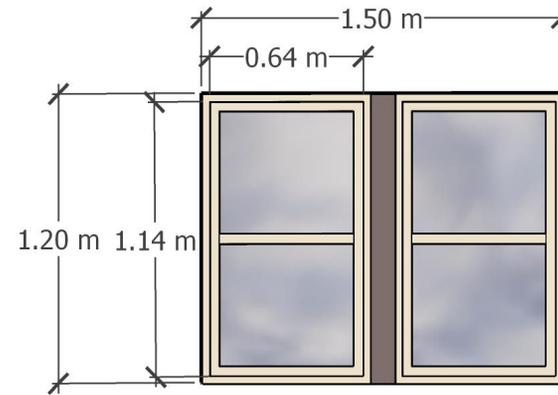
Level 3



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.

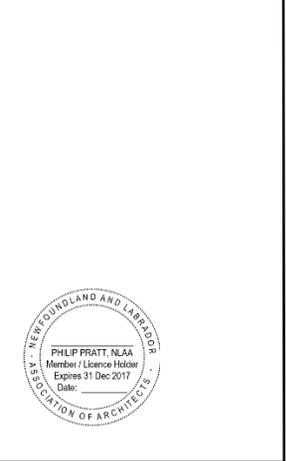


2nd Floor	Meters
Wide	1.50
High	1.20
From Floor	1.20

Level 2

Philip Pratt Architect

Notes



Status
Application for building permit

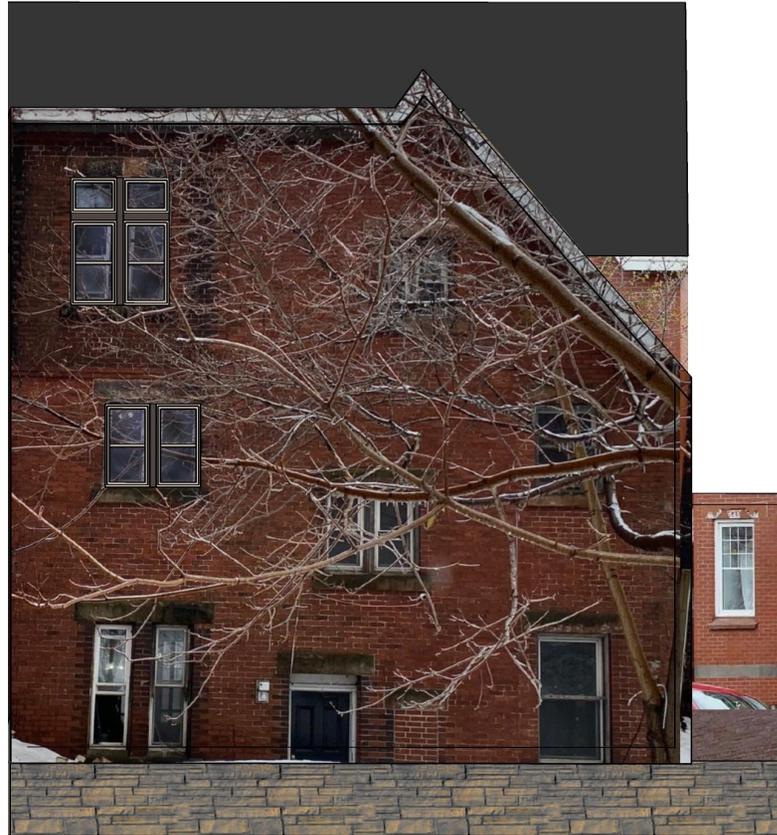
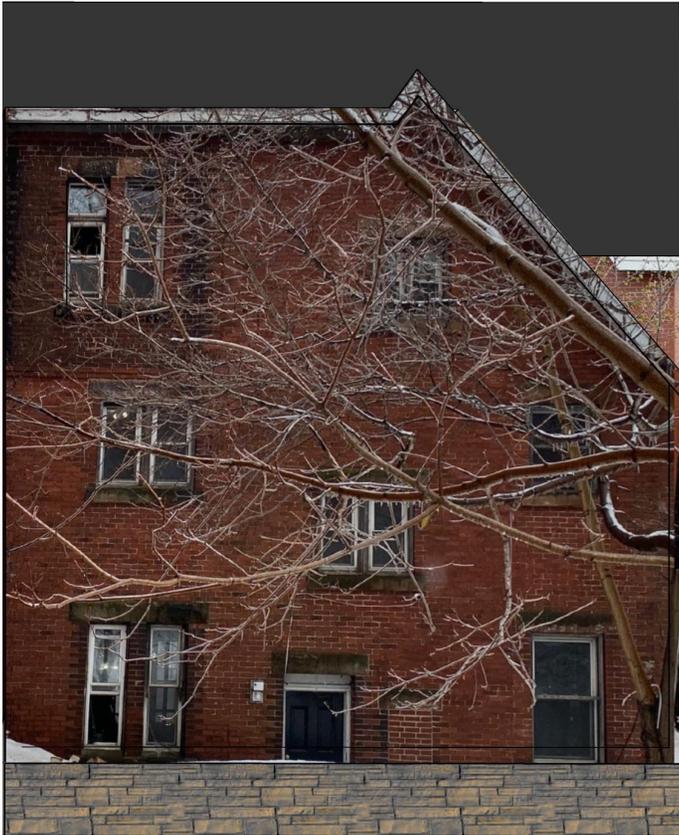
Client

Project
68 Queens Road Restoration

Sheet Title

Date
April 2, 2020

#



Existing

Proposed

Philip Pratt
Architect

Notes



Status
Application for
building permit

Client

Project
68 Queens Road
Restoration

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Date
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#



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

Notes



Status
Application for building permit

Client

Project
68 Queens Road
Restoration

Sheet Title

Date
April 2, 2020

#



BUILDING MATERIALS

8300/8500

30
50 PALMITS
Mini
Red
Non
55145
BOY

HICKEY'S
M-BR
Mart