


[illegible]


<p>LEONARD KALISHENKO AND ASSOCIATES LIMITED STRUCTURAL ENGINEERS FOR STRUCTURAL DESIGN ONLY</p>	
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Ormel
HOMES

ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.

THE CONTRACTORS SHALL OBLIGATE TO VERIFY ALL DISCREPANCIES TO THE ARCHITECT.

DRAWINGS MUST NOT BE COLORED.



**ARCHITECTURAL
DESIGN INC.**

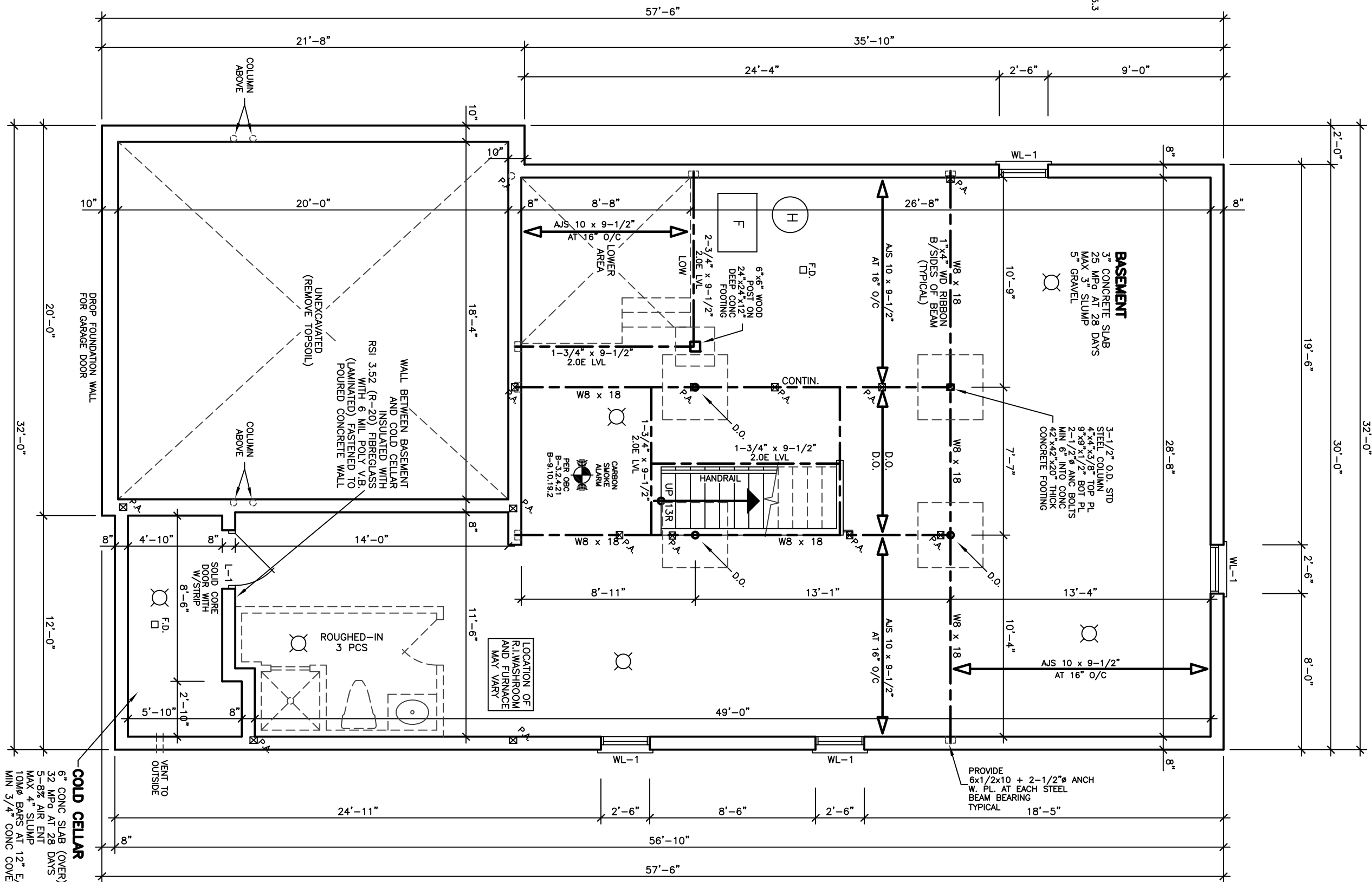
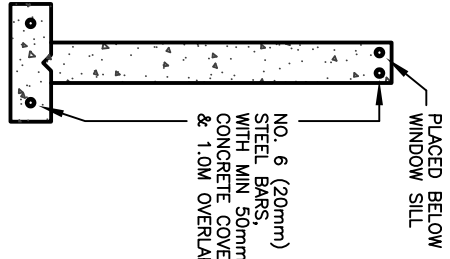
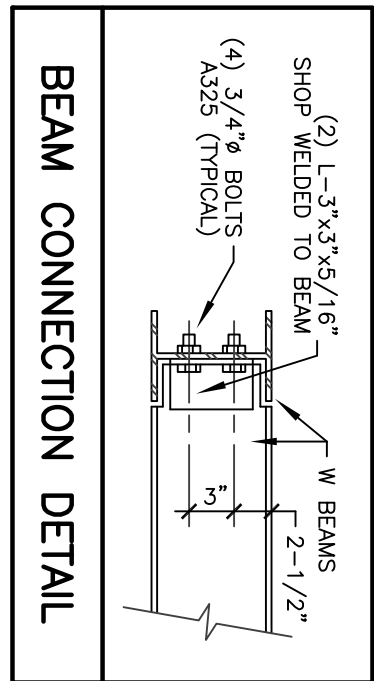
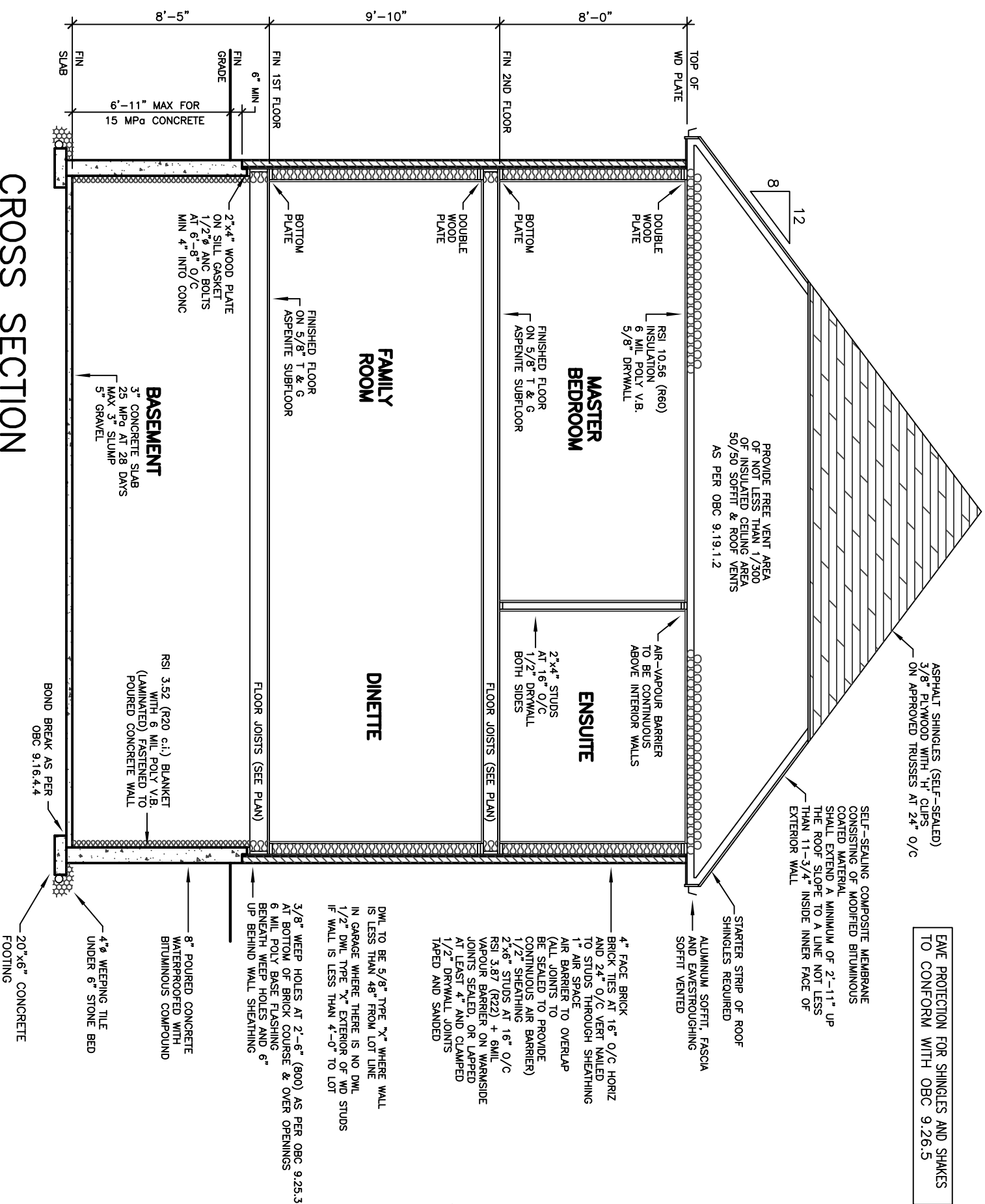
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3Y9
TEL 905 660-9393
FAX 905 660-9419

LOT 13
ROSEMOUNT
MODEL 2800

PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: LORMEL HOMES
AT: BRADFORD

DRAWING	
BASEMENT FLOOR PLAN	
CROSS SECTION	
DATE	PROJECT NO
MAR '20	4004

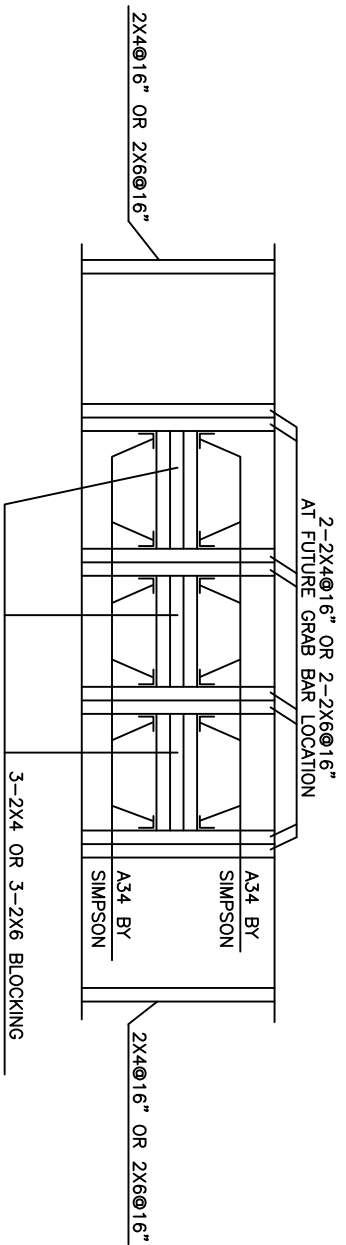
DRAWN	N.L.	DRAWING NO	A-2
CHECKED			
SCALE	3/16"=1'-0"		



CROSS SECTION

BASEMENT FLOOR PLAN

38' LOT



DETAIL OF STUD WALL CONSTRUCTION AT FUTURE GRAB BAR LOCATION

EXHAUST DUCTS CONNECTED TO LAUNDRY
EQUIPMENT SHALL BE:
(A) INDEPENDENT OF OTHER EXHAUST DUCTS,
(B) DESIGNED AND INSTALLED SO THAT THE
PRESSURE IN THE EXHAUST DUCTS IS
(C) CONSTRUCTED OF MATERIAL THAT IS
SMOOTH AND CORROSION-RESISTANT.
[OBC 6.2.3.6(1)]

THE COMPRESSIVE STRENGTH OF
CONCRETE SHALL BE NOT LESS THAN:
(A) 32 MPa FOR GARAGE FLOORS, CARPORT
FLOORS, PORCHES, PATIOS, AND
(B) 25 MPa FOR INTERIOR FLOORS AND
CONCRETE USED FOR GARAGE AND CARPORT
FLOORS AND EXTERIOR STEPS SHALL HAVE
AN ENTHRAINMENT OF 3 TO 6% [OBC 9.3.1.5]
IF WOOD OR SHEET STEEL WALL STUDS
ENCLOSE THE MAIN BATHROOM IN A
DWELLING UNIT, REINFORCEMENT SHALL BE
INSTALLED IN THE WALLS AND FLOORS IN
CONFORMANCE WITH OBC 9.5.2.3.
WINDOWS, DOORS AND SKYLIGHTS SHALL
CONFORM TO OBC 8.9.7

A DOOR BETWEEN AN ATTACHED OR BUILT-IN
GARAGE AND A DWELLING UNIT SHALL BE
DESIGNED TO RESIST THE PASSAGE OF
PASSAGE OF GASES AND EXHAUST FUELS
FROM THE GARAGE TO THE DWELLING UNIT.
[OBC 9.10.15.1]
A HANDRAIL SHALL BE PROVIDED:
(A) RAMPED STAIRS, 100 mm IN WIDTH,
(B) ON 2 SIDES OF CURVED STAIRS OR
STAIRS OF ANY WIDTH, EXCEPT CURVED
STAIRS OF ANY WIDTH, EXCEPT CURVED
(C) ON 2 SIDES OF STAIRS OR RAMP
HANDRAILS SHALL BE 900 mm IN WIDTH
(A) INTERIOR STAIRS HAVING NOT MORE
THAN 12 RISERS AND SERVING A SINGLE
DWELLING UNIT. [OBC 9.8.2.1]
(B) EXTERIOR STAIRS HAVING NOT MORE
THAN 3 RISERS AND SERVING A SINGLE
DWELLING UNIT. [OBC 9.8.2.1]
THE HEIGHT OF HANDRAILS ON STAIRS AND
RAMPED STAIRS SHALL BE 900 mm
AND NOT MORE THAN 980 mm. [B.9.8.7.2]
GARAGE SHALL CONFORM TO OBC 9.8.8.1
AND SHALL CONFORM TO OBC 9.8.8.2
WITH TABLE 9.8.8.2.

WHERE A GARAGE IS ATTACHED TO OR BUILT
INTO A BUILDING OF RESIDENTIAL OCCUPANCY,
(A) AN AIR BARRIER SYSTEM IN CONFORMANCE
WITH OBC 9.2.2.2 SHALL BE INSTALLED BETWEEN
THE GARAGE AND THE BUILDING TO PREVENT
BUILDING TO PROVIDE AN EFFECTIVE BARRIER
TO GAS AND EXHAUST FUELS, AND
(B) THE REMAINDER OF THE BUILDING SHALL
CONFORM TO OBC 9.10.13.15.

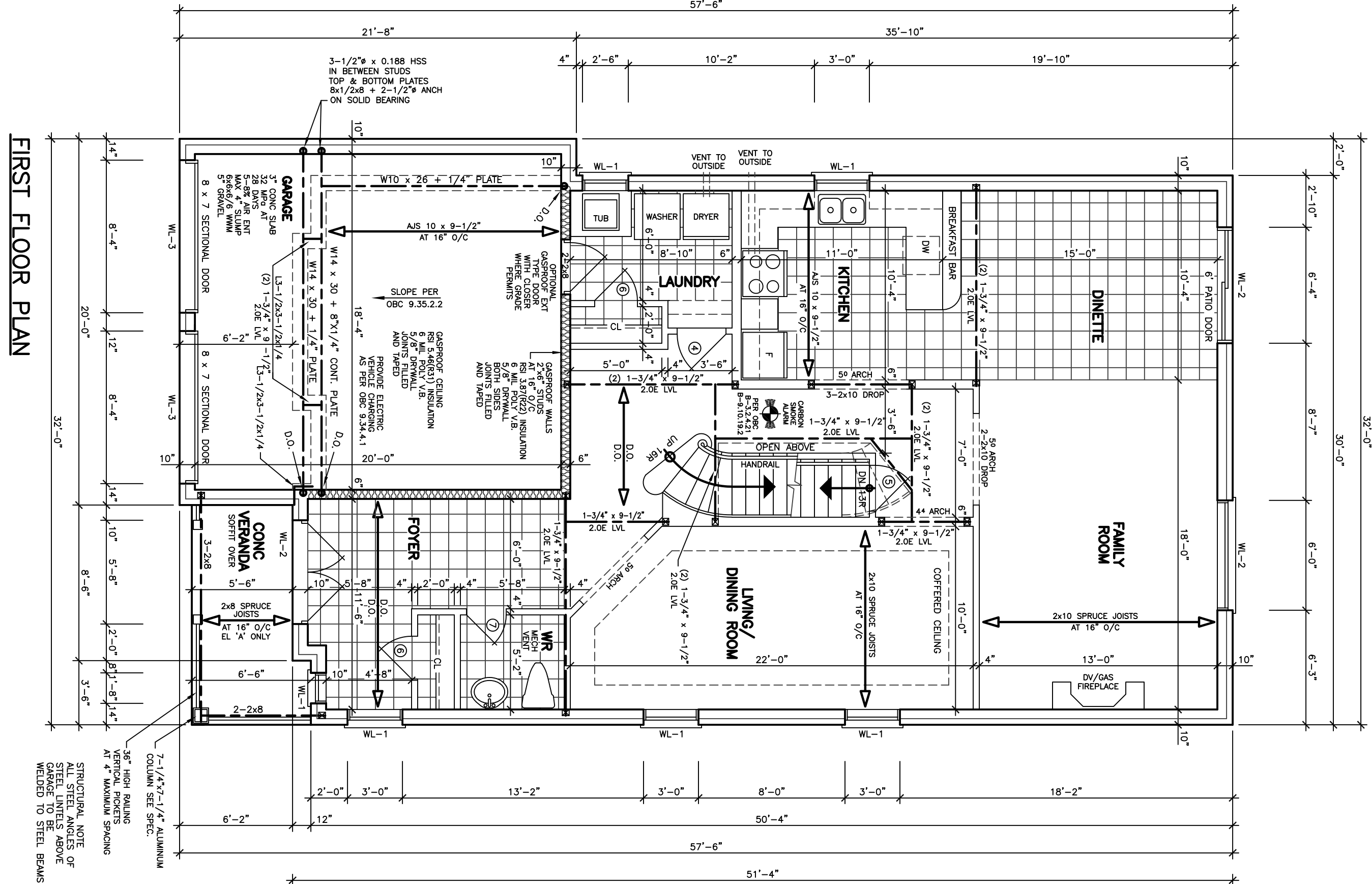
A DOOR BETWEEN AN ATTACHED OR BUILT-IN
GARAGE AND A DWELLING UNIT SHALL BE
DESIGNED TO RESIST THE PASSAGE OF
PASSAGE OF GASES AND EXHAUST FUELS
FROM THE GARAGE TO THE DWELLING UNIT.
[OBC 9.10.13.15]
FACTORY-BUILT FIREPLACES AND THEIR
INSTALLATION SHALL CONFORM TO
CANULC-S-1006 FACTORY-BUILT
FIREPLACES. [OBC 9.2.6.1]
LAUNDRY FACILITIES OR A SPACE FOR
LAUNDRY SHALL BE PROVIDED IN EVERY
DWELLING UNIT OR GROUPED
OF EVERY DWELLING UNIT. [9.3.1.4.2]

A CLOTHES DRESSER EXHAUST DUCT SYSTEM
SHALL CONFORM TO PART 6. [OBC 9.3.1.1]
AN EXHAUST AIR INTAKE SHALL BE INSTALLED
CLOSE TO THE EXHAUST DUCT WHERE
CLOSED ROOM. [OBC 9.3.2.3.6(2)]
EXHAUST FOR CLOTHES DRESSERS, EXHAUST
DUCTS SHALL BE FITTED WITH SCREENS OF
MESH NOT LARGER THAN 15 mm, EXCEPT
WHERE CLIMATE CONDITIONS MAY REQUIRE
LARGER SCREENS. [OBC 9.3.2.3.1(10)]
THE DESIGN, CONSTRUCTION AND INSTALLATION,
AND EQUIPMENT, INCLUDING STOVES, COOK TOPS
CANYON/254-6345-41 INSTALLATION CODE FOR
SOLID-FUEL-BURNING APPLIANCES AND
EQUIPMENT. [OBC 9.3.3.1.2]

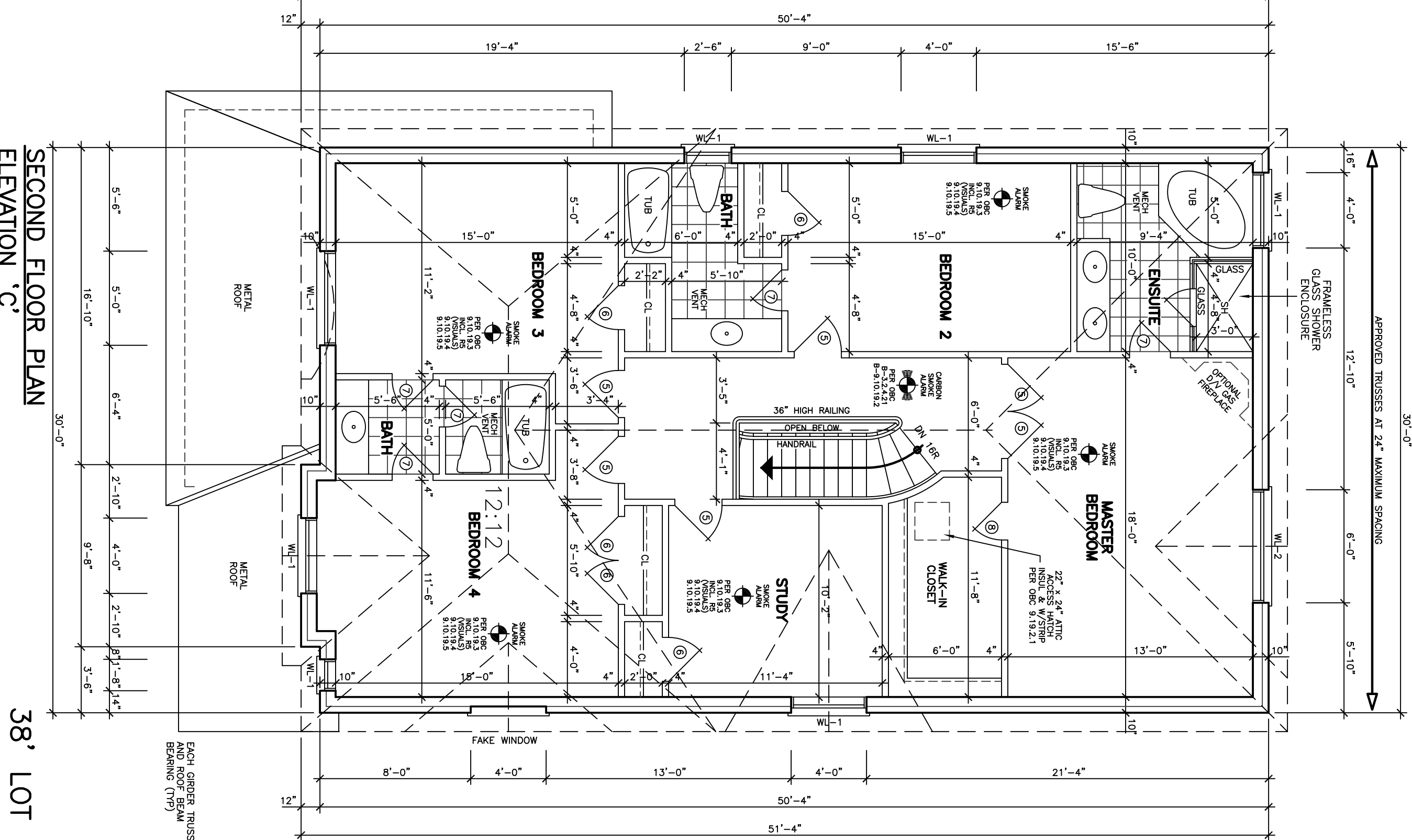
A LIGHTING OUTLET WITH FUTURE CONTROLLED
SWITCHING SHALL BE PROVIDED IN THE
KITCHENS, UTILITY ROOMS, LAUNDRY ROOMS,
DINING ROOMS, BATHROOMS, WATER-CLOSET
AS IN BEDROOMS AND LIVING ROOMS THAT
ARE NOT PROVIDED BY A WALL SWITCH.
[OBC 9.3.4.2.2]

A LIGHTING OUTLET WITH FUTURE SWITCH
SHALL BE PROVIDED FOR AN ATTACHED, BUILT-IN OR
DETACHED GARAGE OR CARPORT. [OBC 9.3.4.2.6]

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SPECIFIED DESIGN SNOW LOADS SHALL
CONFORM TO OBC 9.4.2.2.
ATTICS AND ROOF SPACES SHALL CONFORM
TO OBC 9.4.2.4.
IF WOOD OR SHEET STEEL WALL STUDS
ENCLOSE THE MAIN BATHROOM IN A
DWELLING UNIT, REINFORCEMENT SHALL BE
INSTALLED TO PERMIT THE FUTURE
INSTALLATION OF A GRAB BAR IN
CONFORMANCE WITH OBC 9.3.2.3.
GLASS OTHER THAN SAFETY GLASS SHALL
NOT BE USED FOR A SHOWER OR BATHING
ENCLOSURE. [OBC 9.6.1.4]
THE MINIMUM WINDOW GLASS AREA FOR
ROOMS IN BUILDINGS OF RESIDENTIAL
OCCUPANCY OR THAT ARE USED FOR
SLEEPING SHALL CONFORM TO TABLE 9.7.2.3.
WINDOWS, DOORS AND SKYLIGHTS SHALL
CONFORM TO OBC 8.9.7

DIMENSIONS FOR RECTANGULAR TRUSSES
RISE MAX 200 mm, MIN 125 mm
RUN MAX 355 mm, MIN 210 mm
[OBC 9.4.4.3]
EVERY ATTIC OR ROOF SPACE SHALL BE
DESIGNED TO RESIST THE WEIGHT OF
MINIMUM AREA OF 0.225 SF AND WITH NO
DIMENSION LESS THAN 245 mm. ACCESS
DOORS SHALL BE FITTED WITH DOORS
OR COVERS. [OBC 9.19.2.1]
WOOD ROOF TRUSSES SHALL CONFORM
TO OBC 9.2.3.13.11.
ROOFS AND OTHER PLATFORMS THAT
RESPECT TO REGULAR STAIRS OR PASSAGE OF
PRECIPITATION, SHALL BE PROTECTED WITH
ROOFING, INCLUDING FLASHING, INSTALLED
TO PREVENT LEAKAGE OF WATER FROM
ENTERING THE ROOF. [OBC 9.26.1.1]

ABOVE-GRADE MASONRY
SHALL BE IN ACCORDANCE
WITH O.B.C. SECTION 9.20
WOOD FRAME CONSTRUCTION
SHALL BE IN ACCORDANCE
WITH O.B.C. SECTION 9.23

REVISIONS	
#	DATE
1	REVISED STRUCTURE TO A.S. JOISTS
2	UPGRADE CORNER LOT 13
3	REVISED STRUCTURE BY KALISHENKO
4	REVISED STRUCTURE BY KALISHENKO
5	REVISED STRUCTURE BY KALISHENKO

FLOOR AREAS AND COVERAGE	
1st FLOOR	1284.72 SF
2nd FLOOR	119.35 SF
(-OPENINGS)	1519.67 SF
TOTAL	141.18 SF
COVERAGE	-4.23 SF
TOTAL	2800.16 SF
COVERAGE	1760.33 SF
TOTAL	163.54 SF

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
27 MAY 2020
PROVINCE OF ONTARIO

ASSUMED ROOF TRUSS BEARING
ON THE EXTERIOR WALLS ONLY
THE DESIGN OF STRUCTURE SHOULD
BE REVIEWED TO ACCOMMODATE
FINAL ROOF TRUSS LAYOUT

Corneil
HOMES

ASSOCIATION OF
ARCHITECTS
OF ONTARIO
LEONARD KALISHENKO
7861

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY
OF ARCHITECTS OF ONTARIO AND SHALL NOT BE
REPRODUCED WITHOUT HIS APPROVAL. THE
CONTRACTOR SHALL OBTAIN AND VERIFY ALL
DIMENSIONS TO BE ACCURATE TO THE
DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.
56 PENNSYLVANIA AVE.
CONCORD, ONT. L4K 3Y9
TEL 905 660-9353
FAX 905 660-9419


LOT 13
ROSEMOUNT
MODEL 2800

PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: LORNE HOMES
AT: BRADFORD

DRAWING
FIRST AND SECOND
FLOOR PLANS
DATE MAR 20
PROJECT NO 19-64
DRAWN N.L.
CHECKED
SCALE 3/16"=1'-0"

19-64
A-3

[illegible]

<p>LEONARD KALISHENKO AND ASSOCIATES LIMITED STRUCTURAL ENGINEERS FOR STRUCTURAL DESIGN ONLY</p>	
<p>ASSUMED ROOF TRUSS BEARING ON THE EXTERIOR WALLS ONLY THE DESIGN OF STRUCTURE SHOULD BE REVIEWED TO ACCOMMODATE FINAL ROOF TRUSS LAYOUT</p>	



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THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DRAWINGS MUST NOT BE SCALED.

**ARCHITECTURAL
DESIGN INC.**

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
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LOT 13
ROSEMOUNT
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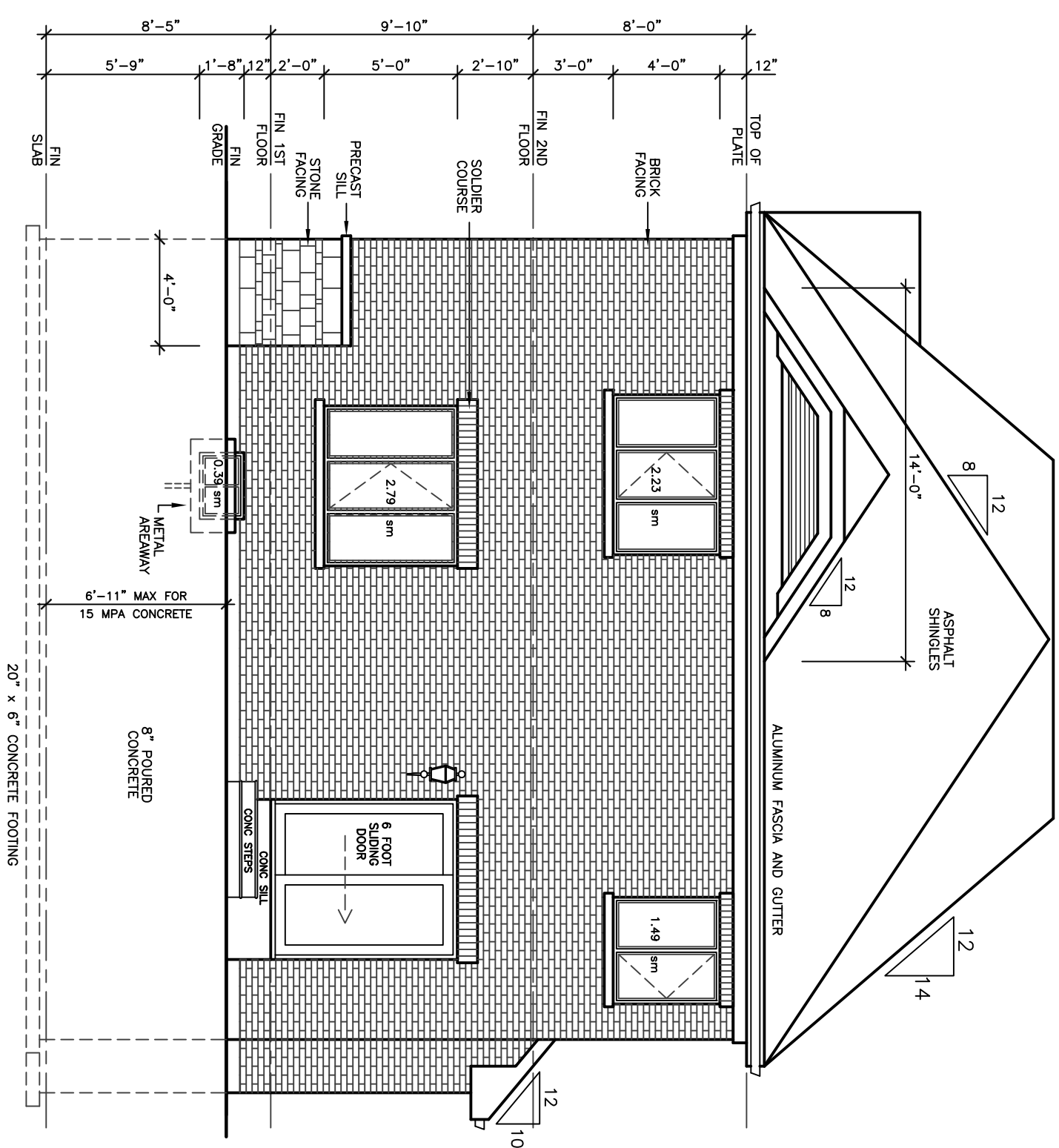
PROPOSED
TWO STOREY DWELLING
FOR: LORMEL HOMES
AT: BRADFORD

DRAWING BEAR AND LEFT

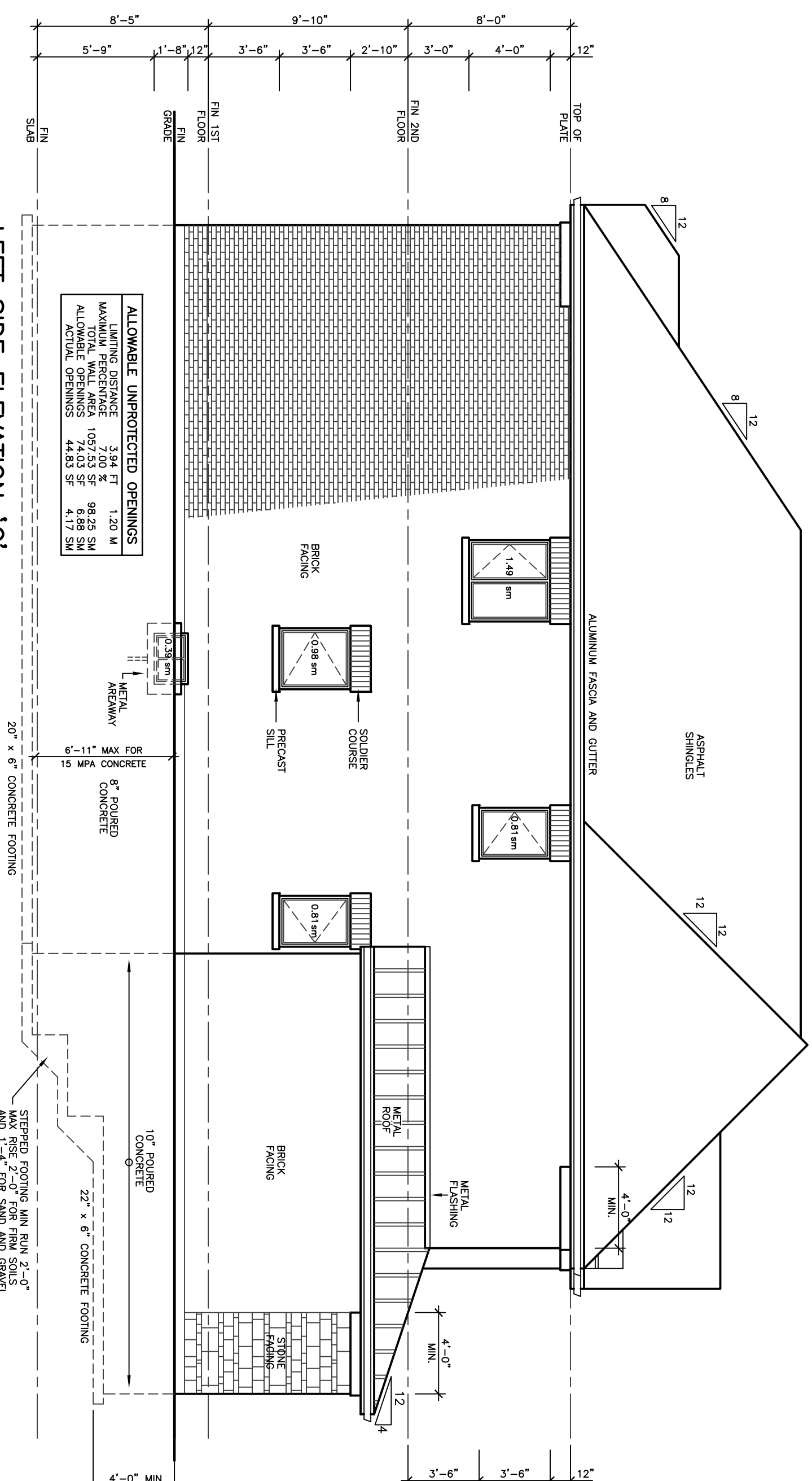
DATE	PROJECT NO
MAR '90	

DRAWN		19-64
N.L.		
DRAWING NO		

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[illegible]

UPGRADE REAR ELEVATION 'C'



LEFT SIDE ELEVATION 'C'

38, LOT

DATE		PROJECT NO
MAR '20		19-64
DRAWN		
N.L.		
CHECKED		
SCALE		DRAWING NO
3/16"=1'-0"		A-5