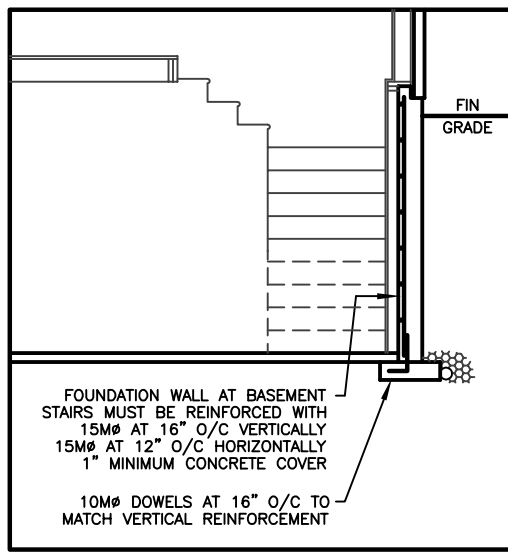
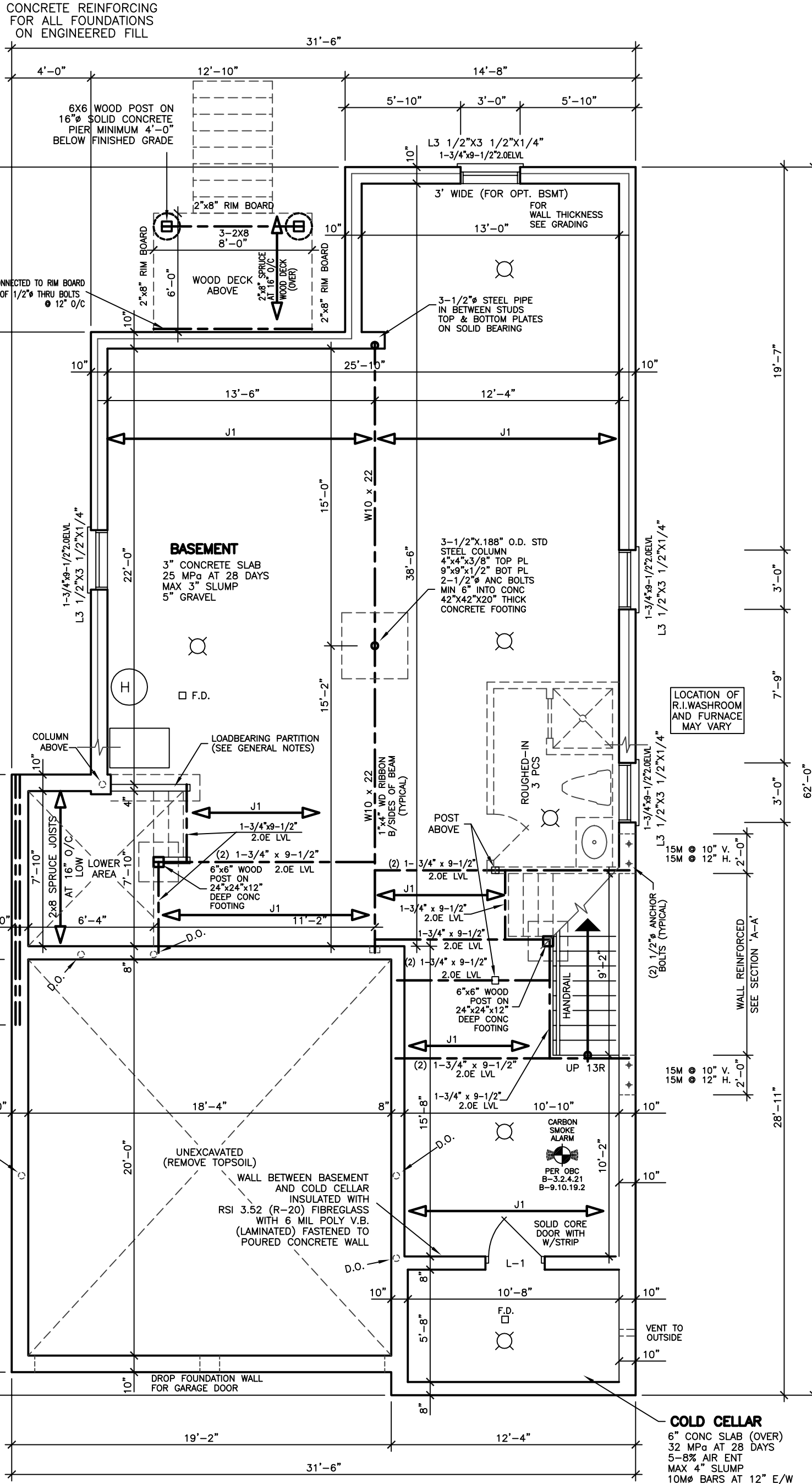
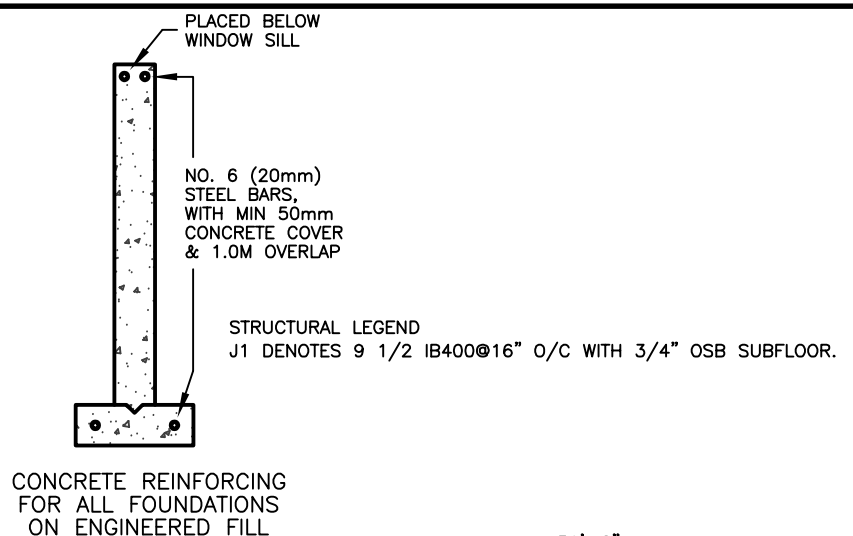


CROSS SECTION



SECTION 'A-A'



BASEMENT FLOOR PLAN

38' LOT

REVISIONS	
#	DATE

LEONARD KALISHENKO AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
L. KALISHENKO
24 MAR 2020
PROVINCE OF ONTARIO



ONTARIO ASSOCIATION OF ARCHITECTS

LEO AREMMA
LICENCE 7561

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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL DESIGN INC.

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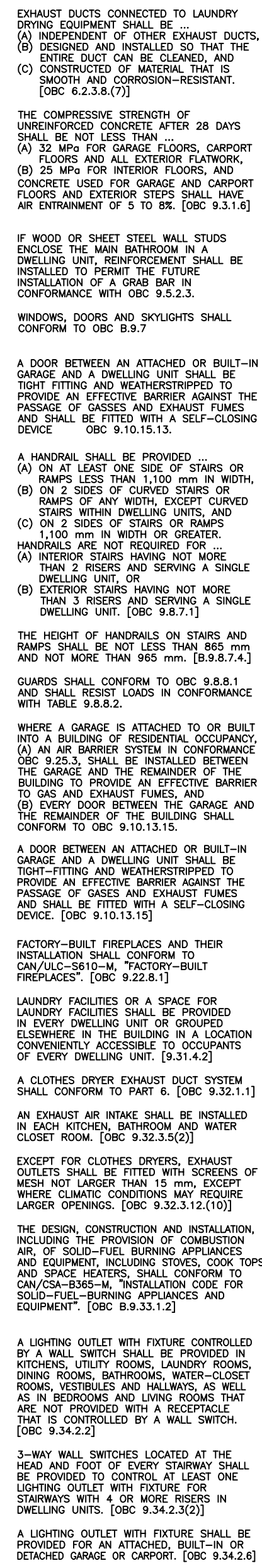
LOT 103
HONEYOOD
MODEL 2480

PROJECT
PROPOSED
BUNGALOW DWELLING

FOR: LORMEL HOMES
AT: BRADFORD

DRAWING
BASEMENT FLOOR PLAN
CROSS SECTION

DATE	AUG '20	PROJECT NO	19-64
DRAWN	N.L.	DRAWING NO	A-2
CHECKED			
SCALE	3/16"=1'-0"		



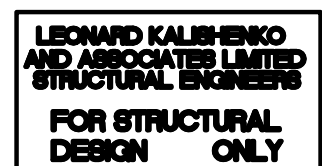
<p>SPECIFIED DESIGN SNOW LOADS SHALL CONFORM TO OBC 9.4.2.2.</p> <p>ATTICS AND ROOF SPACES SHALL CONFORM TO OBC 9.4.2.4.</p> <p>IF WOOD OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN CONFORMANCE WITH OBC 9.5.2.3.</p> <p>GLASS OTHER THAN SAFETY GLASS SHALL NOT BE USED FOR A BATHROOM OR BATHTUB ENCLOSURE. [OBC B.9.6.1.4.]</p> <p>THE MINIMUM WINDOW GLASS AREA FOR ROOMS IN BUILDINGS OF RESIDENTIAL OCCUPANCY OR THAT ARE USED FOR SLEEPING SHALL CONFORM TO TABLE B.9.7.2.3.</p> <p>WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7</p>	<p>DIMENSIONS FOR RECTANGULAR TREADS RISE MAX. 200 mm, MIN. 125 mm RUN MAX. 355 mm, MIN. 210 mm TREAD DEPTH: MAX. 355 mm, MIN. 235 mm [OBC 9.8.4.2.]</p> <p>EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 sqm. AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FLITTED TO THE DOORS OR COVERS. [OBC 9.19.2.1]</p> <p>WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.2.3.13.11.</p> <p>ROOFS AND OTHER PLATFORMS THAT EFFECTIVELY SERVE AS ROOFS WITH RESPECT TO ACCUMULATION OR DRAINAGE OF PRECIPITATION, SHALL BE PROTECTED WITH ROOFING, INCLUDING FLASHING, INSTALLED TO SHED RAIN EFFECTIVELY TO THE NEXT WATER. DUE TO ICE DAMMING, FROM ENTERING THE ROOF. [OBC 9.26.1.1]</p>
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[illegible]

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

1st FLOOR	=	1223.61	SF
	=	113.68	SM
2nd FLOOR	=	1371.75	SF
	=	127.44	SM
(-OPENINGS)	=	-101.61	SF
	=	-9.44	SM
TOTAL	=	2493.75	SF
	=	231.68	SM
COVERAGE	=	1701.03	SF
	=	158.03	SM



Lorrel
HOMES




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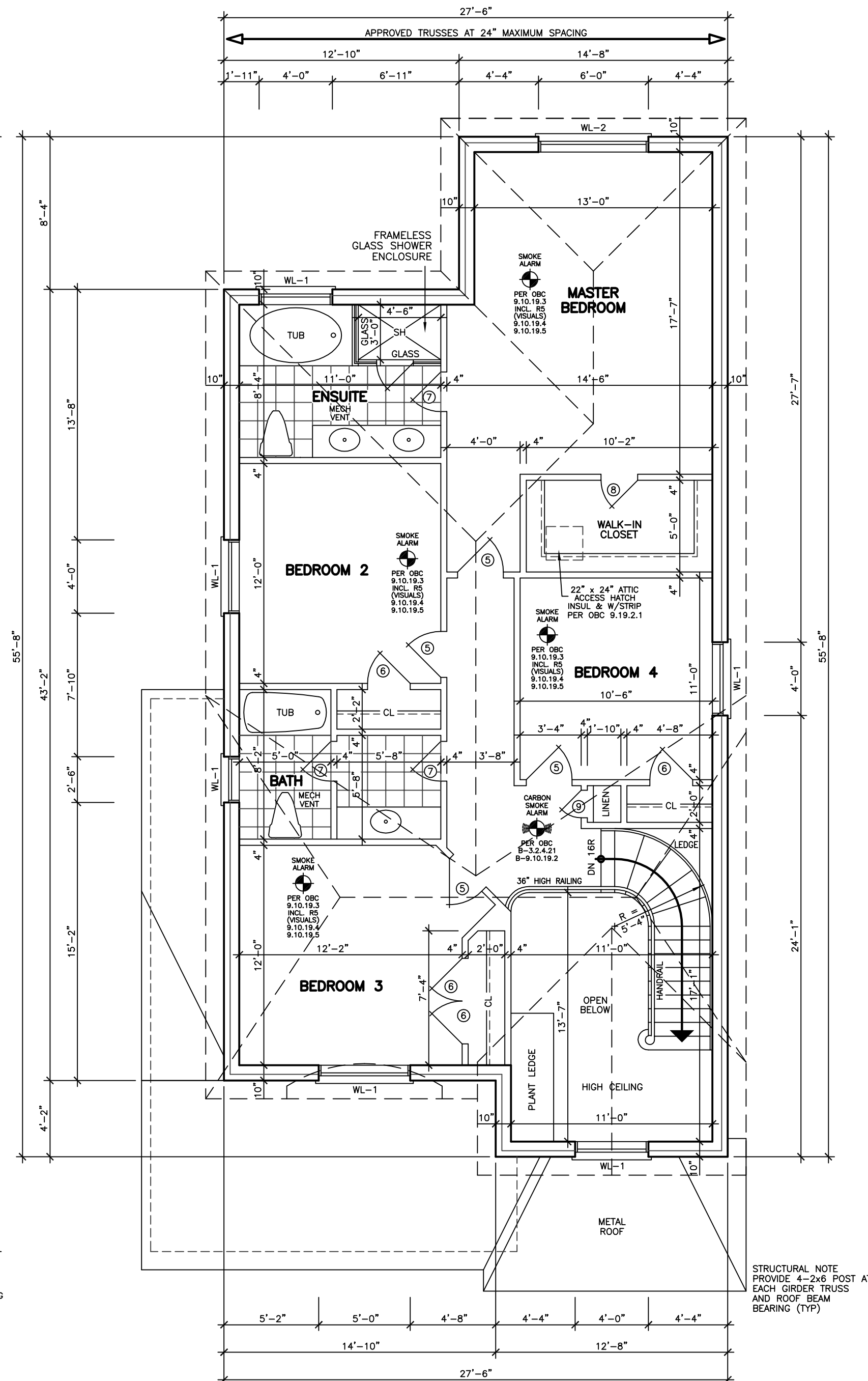
LOT 103
HONEYWOOD
MODEL 2480

PROJECT
PROPOSED
BUNGALOW DWELLING

FOR: LORMEL HOMES
AT: BRADFORD

DRAWING
FIRST AND SECOND
FLOOR PLANS

DATE	AUG '20	PROJECT NO	19-64
DRAWN	N.L.	DRAWING NO	A-3
CHECKED			
SCALE			



SECOND FLOOR PLAN 'C'

38' LOT

STRUCTURAL NOTE
PROVIDE 4-2x6 POST AT
EACH GIRDER TRUSS
AND ROOF BEAM
BEARING (TYP)

FINISHED GRADE'S PROFILE LINE IS GENERIC AND DOES NOT REFLECT EXACT ELEVATION.

TYPES OF GLASS AND PROTECTION OF GLASS SHALL BE IN ACCORDANCE WITH OBC 9.6.1.4.

RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED FOR DOORS IN ACCORDANCE WITH OBC 9.7.5.2 AND FOR WINDOWS IN ACCORDANCE WITH OBC 9.7.5.3.

GUARDS SHALL CONFORM TO OBC 9.8.8.1 AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2.

GLASS IN GUARDS CONFORM TO OBC SECTION 9.8.8.1.

THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN AN EXPOSING BUILDING FACE SHALL CONFORM TO TABLE 9.10.14.4.

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, CONSTRUCTION OF EXPOSING BUILDING FACES SHALL CONFORM TO OBC 9.10.15.5.

EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. [OBC 9.14.6.3]

WHERE STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN THE HORIZONTAL PORTIONS SHALL NOT EXCEED 600 mm, AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600 mm. [OBC 9.15.3.9]

THE THICKNESS AND HEIGHT OF FOUNDATION WALLS MADE OF UNREINFORCED CONCRETE BLOCKS OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2.A. FOR WALLS NOT EXCEEDING 2.5 m IN UNSUPPORTED HEIGHT. [OBC 9.15.4.2]

EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.6]

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

THE UNOBSTRUCTED ROOF VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6, OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. [OBC 9.19.1.2]

FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS IN CONFORMANCE WITH OBC 9.20.13.3.(1).

THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING. [OBC 9.20.13.3.(2)]

WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CAVITIES OR AIR SPACES IN MASONRY VENEER WALLS AND ABOVE LINTELS OVER WINDOW AND DOOR OPENINGS. [OBC 9.20.13.8]

A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 900 mm ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF, AND SHALL EXTEND NOT LESS THAN 800 mm ABOVE THE HIGHEST ROOF SURFACE OR STRUCTURE WITHIN 3 m OF THE CHIMNEY. [OBC 9.21.4.4]

THE SLOPE OF ROOF SURFACES, ON WHICH ROOF COVERINGS MAY BE APPLIED, SHALL CONFORM TO OBC 9.26.3.1.

FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS LISTED OBC 9.26.4.

WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3.

AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY. [OBC 9.34.2.1]

REFER TO LOT GRADING / SITE PLAN FOR REQUIRED NUMBER OF EXTERIOR STEPS, DOOR BETWEEN GARAGE AND DWELLING, DECK OR BASEMENT WALKOUT CONDITION.

EVERY SURFACE TO WHICH ACCESS IS PROVIDED, FOR OTHER THAN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE:

(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR

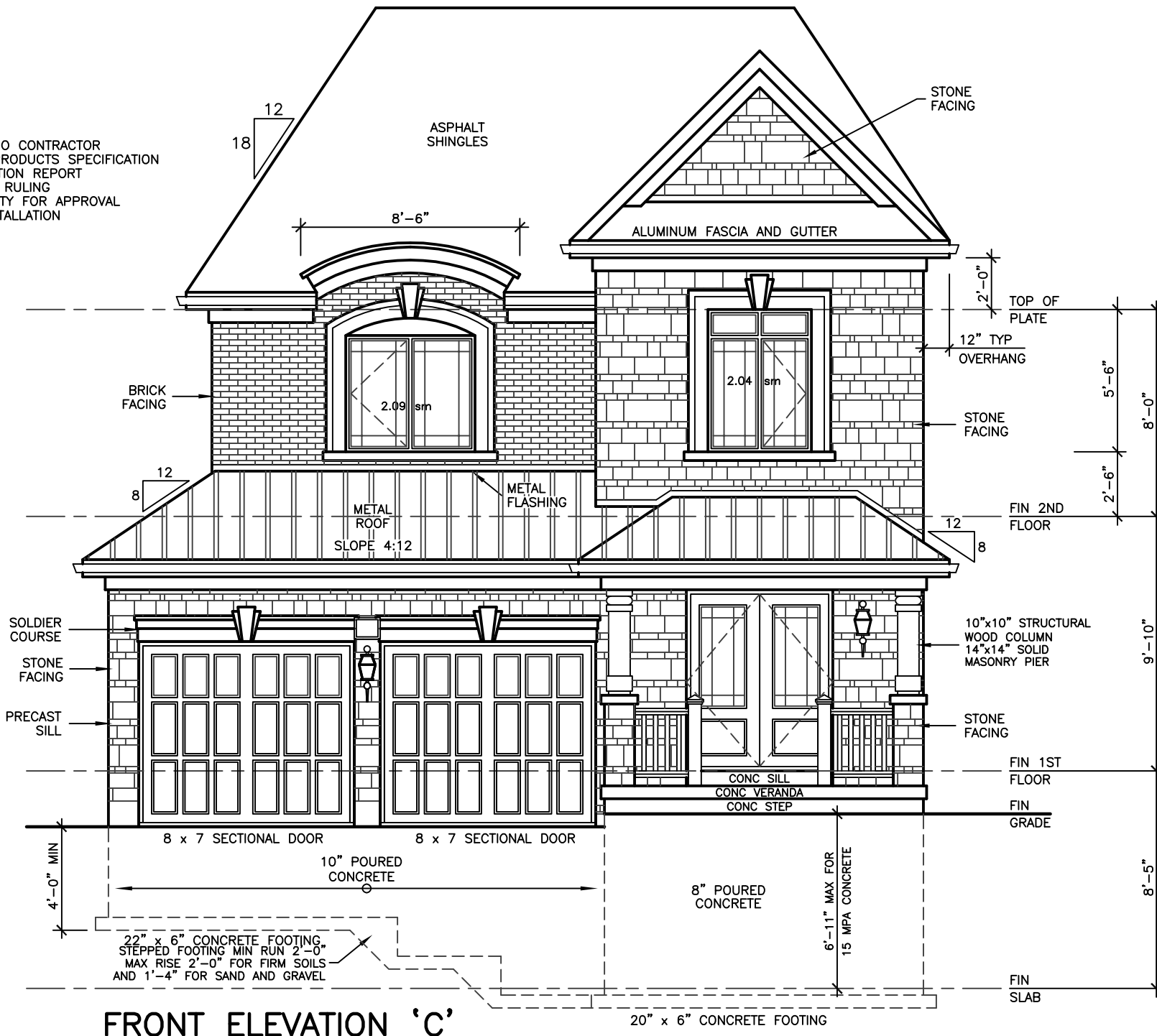
(B) THE ADJACENT SURFACE WITHIN 1.2 m OF THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2. [OBC 9.8.8.1.(1)]

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:

(A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN, WHERE THE LIMITING DISTANCE IS LESS THAN 1.2 m, BUT NOT LESS THAN 0.6 m, OR

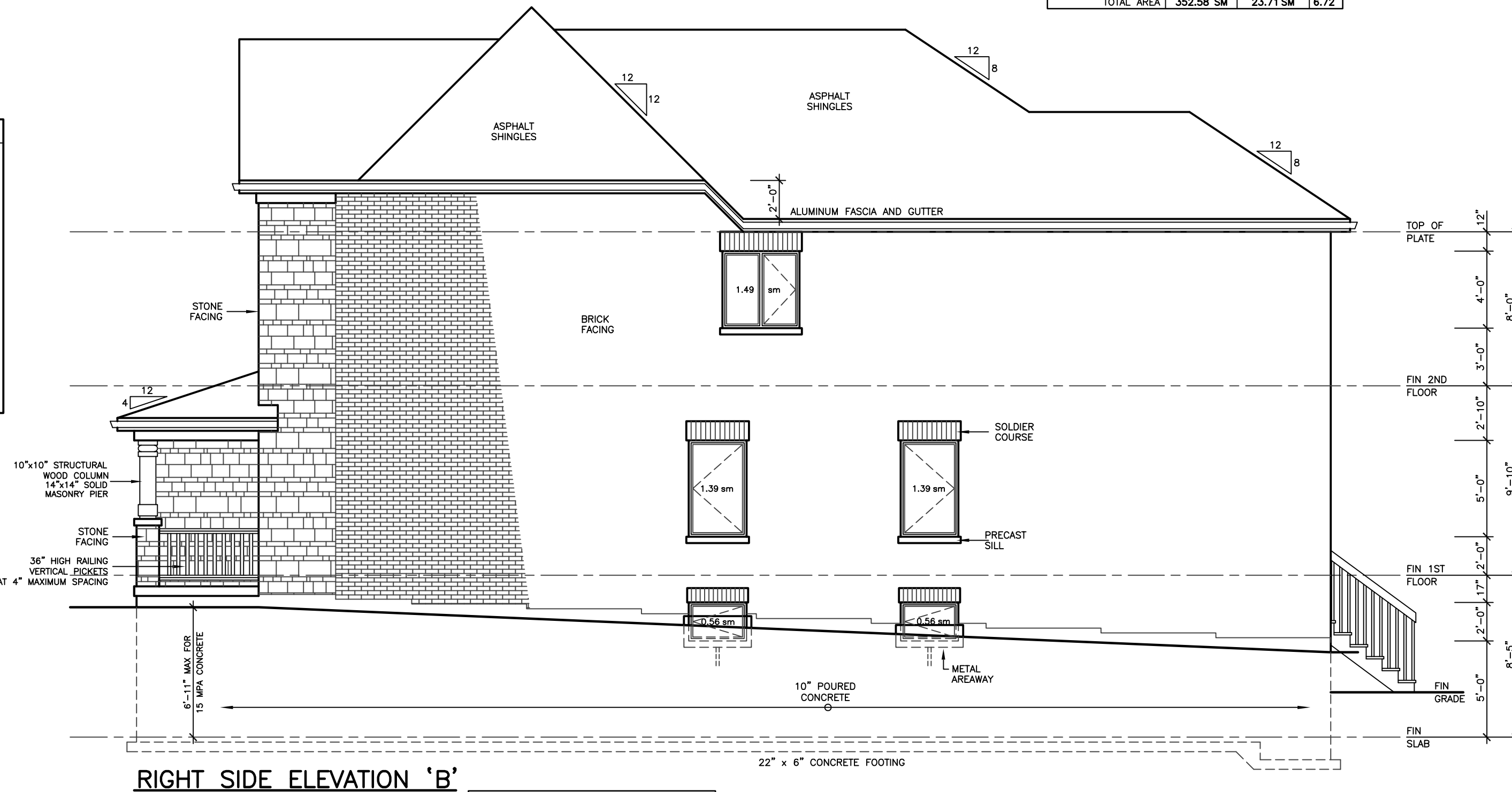
(B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN, AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.(2)]

NOTE: STUCCO CONTRACTOR TO PROVIDE PRODUCTS SPECIFICATION CCMC EVALUATION REPORT AND MINISTRY RULING TO MUNICIPALITY FOR APPROVAL PRIOR TO INSTALLATION



WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	55.58 SM	4.13 SM	
RIGHT SIDE ELEVATION	115.77 SM	5.39 SM	
LEFT SIDE ELEVATION	118.35 SM	2.88 SM	
REAR ELEVATION	62.88 SM	11.33 SM	
TOTAL AREA	352.58 SM	23.71 SM	6.72

- CONSTRUCTION INFORMATION & MATERIALS REQUESTED BY CITY
- A
1. SIDING MATERIAL WILL BE VINYL SIDING
 2. SPRAY FOAM WILL BE USED IN GARAGE BY SUCCESSFUL BIDDER
 3. DOORS AND WINDOWS WILL BE BY "BROWN" CO.
 4. GUARDS AND RAILING BY "CPL ALUM. RAIL INC."
 5. **WOOD DECK (TYP) IS SUPPLIED ON MODEL WHICH HAS DECK**
- B
1. ALL GARAGE FLOORS SLOPE 1% MIN.
 2. SEE NOTE 1, ABOVE
 3. ALL DORMERS CONSTRUCTED OF 2x4
 4. 2 COPIES OF TRUSS DRWGS WILL BE SUPPLIED
 5. LIGHTING TO BE PROVIDED AT ALL EXTERIOR DOORS AND MUNICIPAL NUMBERS.
 6. **REINFORCED FOUNDATION WALL AND STAMP WILL BE PROVIDED ON SAME PAGE.**
 7. FOUNDATION WALL INSULATION TO EXTEND TO FLOOR OF BASEMENT
 8. EXTERIOR GUARD ON VERANDAS TO BE 42" AND BY CPL ALUMINUM RAILING INC
 9. **SMOKE DETECTORS TO BE PROVIDED ON ALL MAIN LEVELS**



ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	3.94 FT	1.20 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	1198.78 SF	111.37 SM
ALLOWABLE OPENINGS	83.91 SF	7.80 SM
ACTUAL OPENINGS	51.70 SF	4.80 SM

REVISIONS

#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
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FOR STRUCTURAL
DESIGN ONLY



Lormel
HOMES

ONTARIO ASSOCIATION
OF
ARCHITECTS

LEO ARIEMMA
LICENCE
7561

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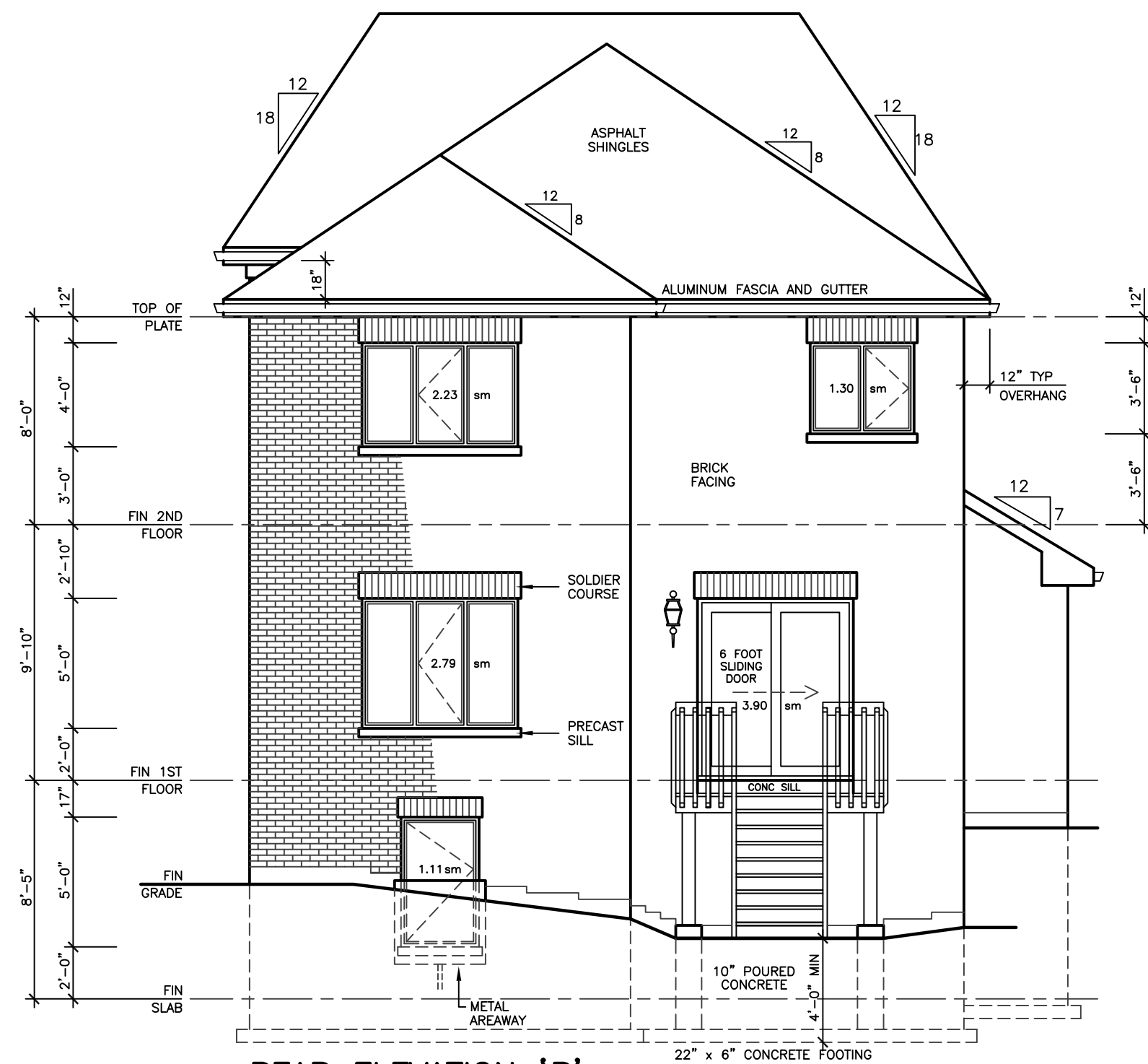
LOT 103
HONEYWOOD
MODEL 2480

PROJECT
PROPOSED
BUNGALOW DWELLING
FOR: LORMEL HOMES
AT: BRADFORD

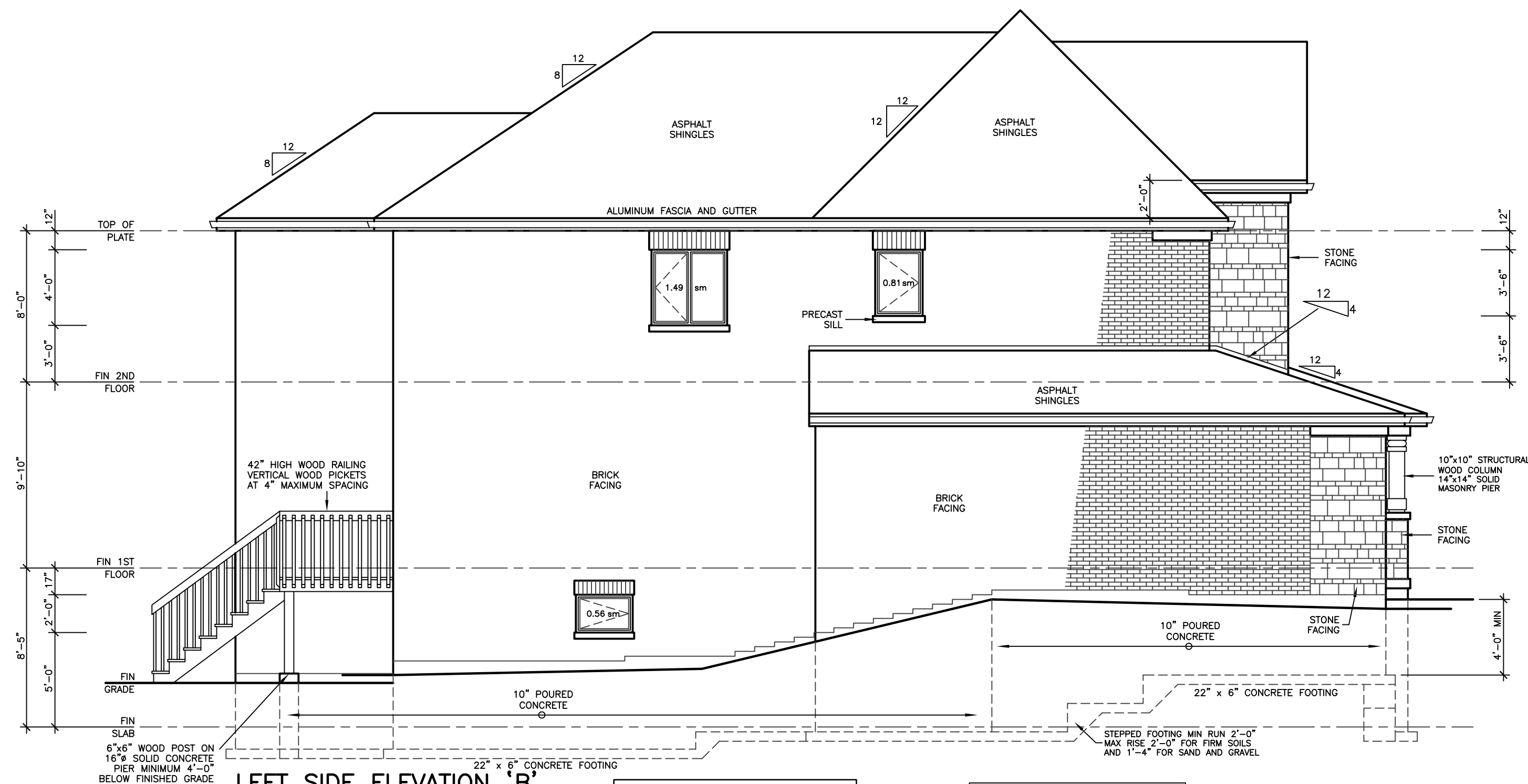
DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'C'

DATE	AUG '20	PROJECT NO	19-64
DRAWN	N.L.	DRAWING NO	A-4
CHECKED			
SCALE	3/16"=1'-0"		

38' LOT



REAR ELEVATION 'B'



LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1023.25 SF	95.06 SM	
ALLOWABLE OPENINGS	71.63 SF	6.65 SM	
ACTUAL OPENINGS	30.75 SF	2.86 SM	

DWL TO BE 5/8\" TYPE \"X\" WHERE WALL IS LESS THAN 48\" FROM LOT LINE
IN GARAGE WHERE THERE IS NO DWL 1/2\" DWL TYPE \"X\" E.S. OF WD STUDS
IF WALL IS LESS THAN 4'-0\" TO LOT

REVISIONS

#	DATE

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AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



Lormel
HOMES

ONTARIO ASSOCIATION
OF
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LEO ARIEMMA
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LOT 103
HONEYWOOD
MODEL 2480

PROJECT
PROPOSED
BUNGALOW DWELLING
FOR: LORMEL HOMES
AT: BRADFORD

DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'C'

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

38' LOT