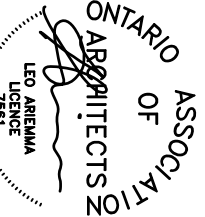
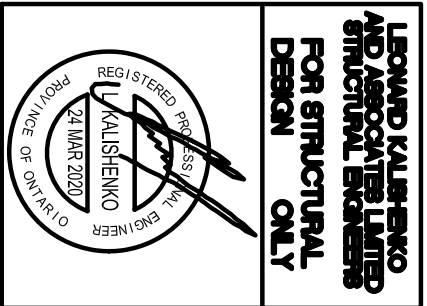


REVISIONS	
#	DATE
1	REVISED STRUCTURE TO A.S. JOISTS MAR 19 19



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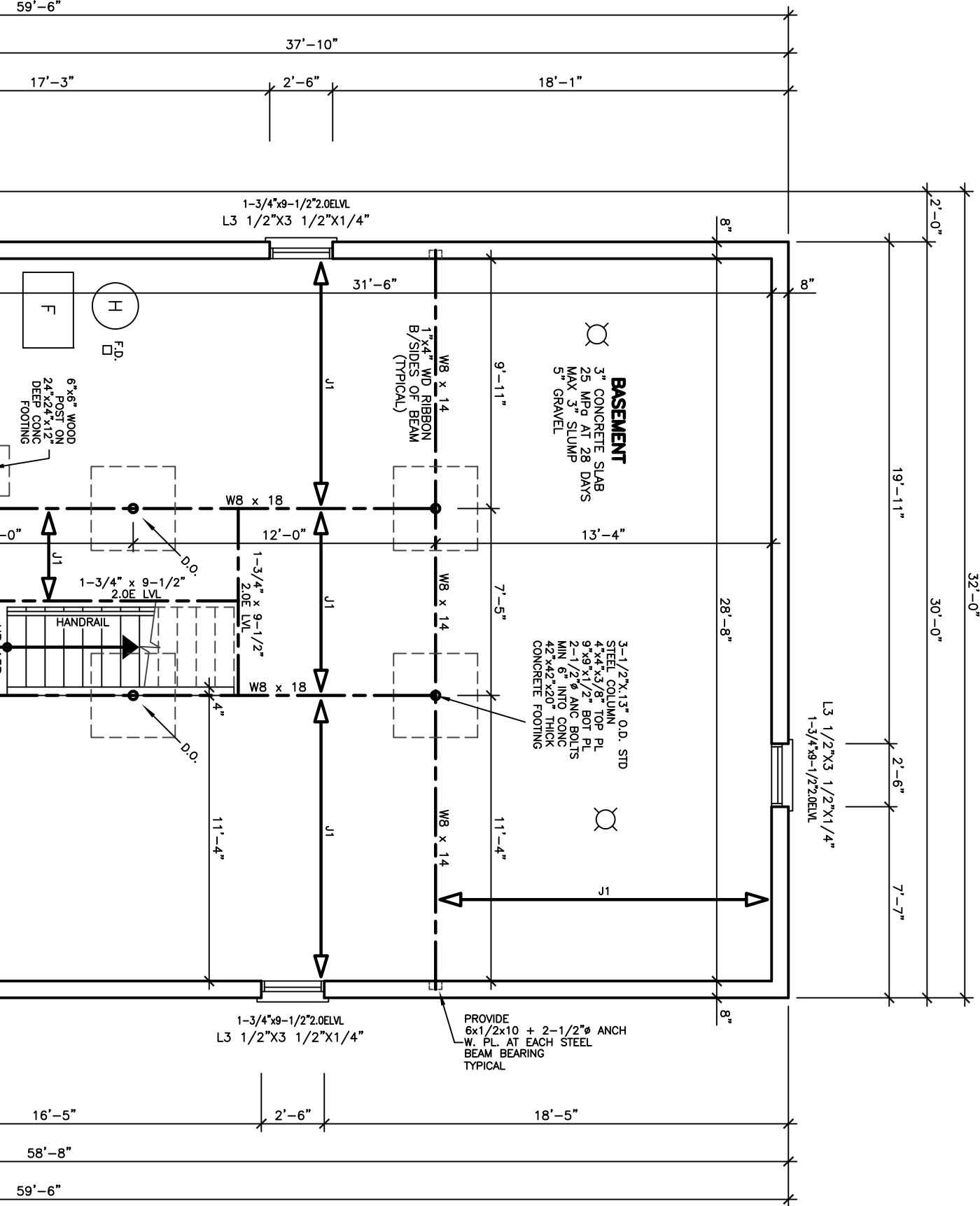
PROJECT  
PROPOSED  
TWO STOREY DWELLING  
FOR: LORNE/ HOMES  
A/T: BRADFORD

DRAWING  
BASEMENT FLOOR PLAN  
CROSS SECTION

DATE JUN '19 PROJECT NO 19-64

DRAWN N.L. DRAWING NO A-2

SCALE 3/16"=1'-0"



WALL BETWEEN BASEMENT AND 1ST FLOOR SHALL BE CONSTRUCTED WITH 8" CMU BLOCKS, 12" MIN. THICK, WITH 1/2" REINFORCING BARS AT 18" ON CENTER. TOP OF WALL SHALL BE FINISHED WITH 1/2" GYP. BOARD.

LOCATIONS OF R/W STRIPS MAY VARY

ROUGHED-IN 3 PCS

UNEXCAVATED (REMOVE TOP SOIL)

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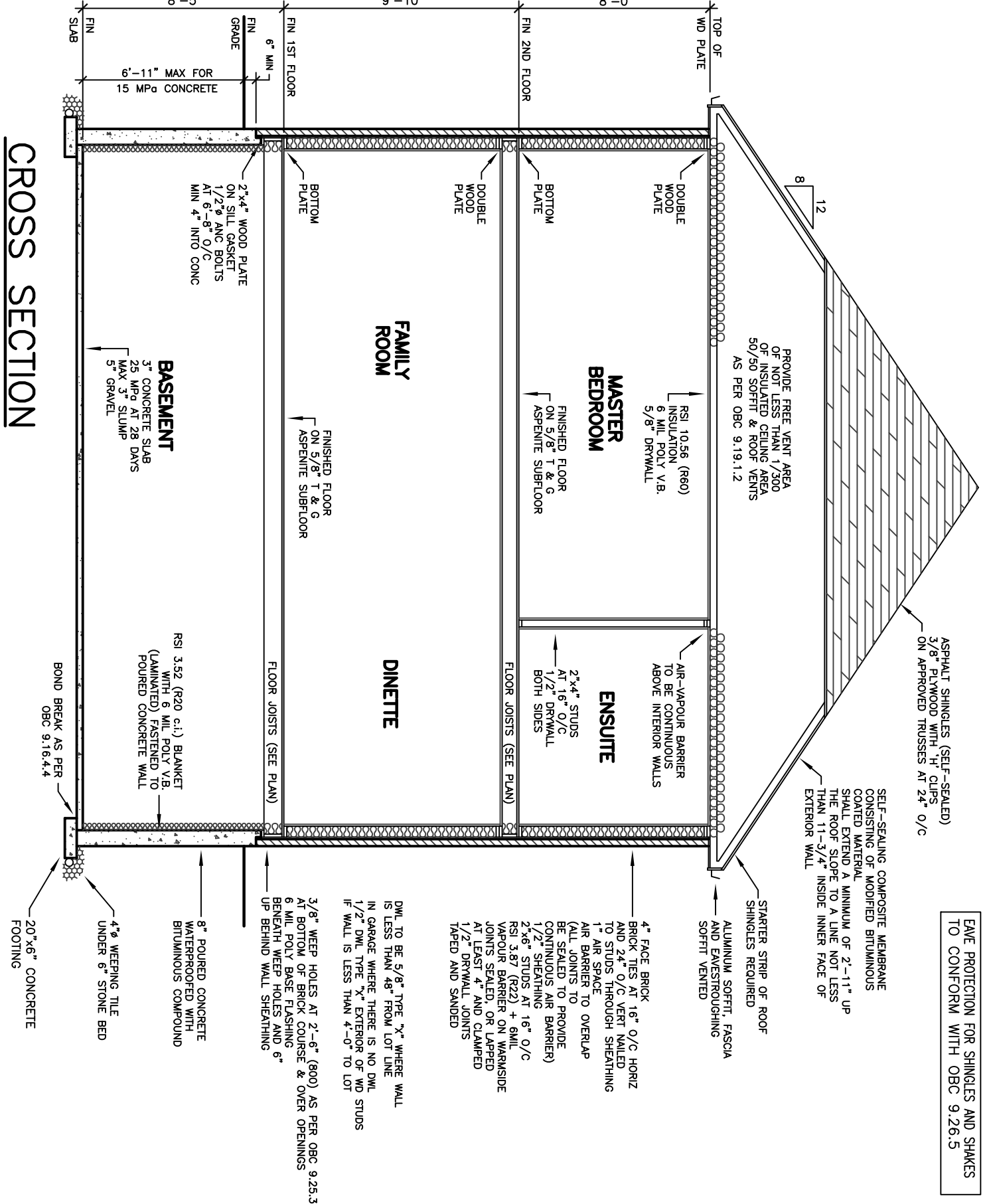
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## CROSS SECTION



THE HEIGHT OF HANDRAILS ON STAIRS AND RAMP SHALL BE NOT LESS THAN 863 mm AND NOT MORE THAN 965 mm. [B 9.6.1.4]

EXTERIOR CONCRETE STAIRS WITH MORE THAN ONE FLIGHT SHALL BE SUPPORTED BY A MINIMUM OF TWO CONCRETE WALLS OR PIERS NOT LESS THAN 150 mm THICK. THE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 150 mm THICK CONCRETE. [B 9.6.2.2]

GRANULAR MATERIAL, USED TO DRAIN THE BOTTOM OF A FOUNDATION SHALL CONFORM TO OBC 9.14.4.1.

WHERE A FOUNDATION IS EXCISED ON, FLEED GROUND, PEAT OR SENSITIVE CLAY, THE FOUNDATION SHALL BE CONSTRUCTED TO OBC SECTION 4.2. [OBC 9.15.1.1.10]

LIMITS AND ARCHES THAT SUPPORT MASONRY SHALL CONFORM TO OBC 9.20.5.

THE LENGTH OF END BEARING OF BEAMS THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 90 mm. THE LENGTH OF JOISTS THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 40 mm. [OBC 9.20.8.3]

WOOD BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 100 mm (4") OF END BEARING AT END SUPPORTS. [OBC 9.23.8.1]

A FLOOR DRAIN SHALL BE INSTALLED IN A UNIT. [OBC 9.31.4.4]

CONCRETE SHALL BE AS FOLLOWS: 250 mm (10") MIN. CONCRETE BLOCK SHALL BE USED FOR EXTERIOR WALLS. [OBC 9.15.4.2]

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BEARING CAPACITY OF SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION, FOR ENGINEERED TRUSS JOISTS, REFER TO ATTACHED MANUFACTURER'S FLOOR JOIST DRAWINGS.

MINIMUM FLOORING WITH OR AREA SHALL CONFORM TO TABLE 9.15.3.4.

MAXIMUM SPANS OF STEEL BEAMS SUPPORTING MASONRY SPANS OF STEEL BEAMS SUPPORTING A ROOF AND ONE FLOOR SHALL CONFORM TO OBC 9.23.9.

MAXIMUM SPANS FOR WOOD FLOOR JOISTS SHALL CONFORM TO OBC 9.23.9.

MAXIMUM SPANS FOR BRICK-UP-AND-UP FLOOR JOISTS SHALL CONFORM TO OBC 9.23.9.

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CEILING HEIGHTS OF ROOMS OR SPACES IN UNITS SHALL CONFORM TO TABLE 9.5.3.1.

AREAS IN ROOMS OR SPACES OVER WHICH MINIMUM SPECIFIED IN TABLE 9.5.3.1 SHALL BE CONTIGUOUS WITH THE ENTRY OR EXITS TO THOSE ROOMS OR SPACES. [OBC 9.5.3.1]

CONCEALED SPACES IN INTERIOR WALLS, SEPARATED BY FIRE BLOCKS FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES. [OBC 9.10.16.1.10]

SMOKE ALARMS CONFORMING TO CANULC-5351, "SMOKE ALARMS" SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19.

FINISHED GROUND LEVEL SHALL BE IN ACCORDANCE WITH TABLE 9.12.2.2.

DRAIN TILE AND DRAIN PILE FOR FOUNDATION DRAINAGE SHALL CONFORM TO THE ENTIRE SUBSECTION. [OBC 9.8.14.3]

FOOTINGS SHALL REST ON UNDISTURBED SOIL OR ROCK. [OBC 9.15.3.2]

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR WALL, THE REDUCTION SHALL BE AS FOLLOWS: (A) NOT LESS THAN 90 mm THICK, AND (B) TIED TO THE FACING MATERIAL WITH (1) VERTICAL AND 900 mm O.C. HORIZONTALLY, THE FACING SHALL BE FILLED WITH MORTAR. [OBC 9.15.4.2(2)(3)]

ALL WALLS, CEILINGS AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE GROUND SHALL CONFORM TO SUBSECTION 9.25.2, AN AIR BARRIER SYSTEM CONFORMING TO SUBSECTION 9.25.4, AND CONSTRUCTED IN SUCH A WAY THAT THE PROPERTIES AND CHARACTERISTICS OF THE BARRIER SYSTEM SHALL CONFORM TO SUBSECTION 9.25.2.

STICCO SHALL BE NOT LESS THAN 200 mm ABOVE FINISHED GROUND LEVEL, EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONRY. [OBC 9.26.1.4]

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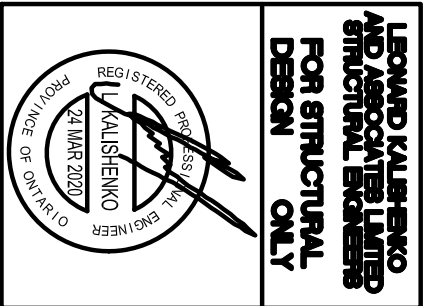
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REVISIONS	DATE



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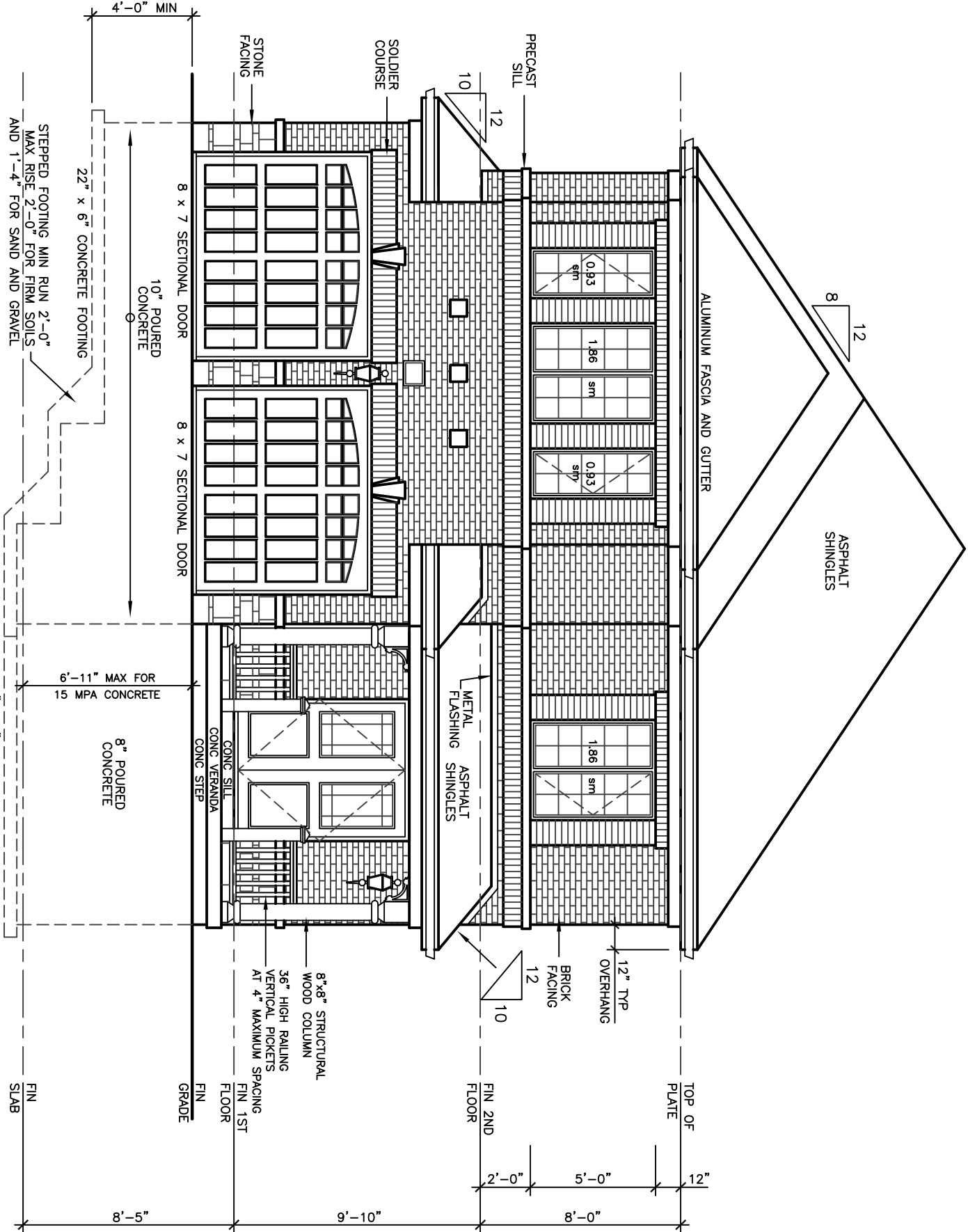
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**KIMBERLEY  
MODEL 3020**

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

DRAWING  
FRONT AND RIGHT  
SIDE ELEVATIONS 'A'

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



WALLS AND WINDOWS AREA	ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	56.05 SM	5.58 SM		
RIGHT SIDE ELEVATION	107.79 SM	4.24 SM		
LEFT SIDE ELEVATION	56.25 SM	13.03 SM		
REAR ELEVATION	327.88 SM	29.52 SM		
TOTAL AREA			9.00	

WHERE HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CHIMNEYS OR AIR SPACES LIMITED 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 OR STRUCTURE. THE HIGHEST ROOF SURFACE OR STRUCTURE WITHIN 3 m OF THE CHIMNEY: [OBC 9.21.4.1]

THE SLOPE OF ROOF SURFACES, ON WHICH LOAD 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 FLASHING SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.26.4.3.

AN EXTERIOR LIGHTING OUTLET WITH ENTIRELY CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED FOR EACH EXTERIOR LIGHTING OUTLET. [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 GUARD. [OBC 9.8.8.1]

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

(B) OF MORE THAN 1.2 m, OR

(C) 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 EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE SHALL BE PROTECTED BY A GUARD. [OBC 9.8.8.1(2)]

(A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 0.8 h, OR

(B) LESS THAN 1.2 m, BUT NOT LESS THAN 0.8 h, OR

(C) WITH NONCOMBUSTIBLE MATERIAL WHERE THE WALKING SURFACE IS LESS THAN 0.6 m. [OBC 9.10.15.5(2)]

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 9.7.2.2, AND FOR WINDOWS IN ACCORDANCE WITH OBC 9.7.2.3.

GLAZES SHALL CONFORM TO OBC 9.8.8.1, AND SHALL BE INSTALLED 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 9.10.15.3.

EVERY WINDOW WELL SHALL BE DRAINED TO LOCATION. [OBC 9.14.6.3]

WHERE STEEP FOOTINGS ARE USED, THE STEEPNESS SHALL NOT EXCEED 600 mm, AND THE HORIZONTAL DISTANCE BETWEEN STEPS SHALL NOT BE LESS THAN 600 mm. [OBC B 9.15.3.5]

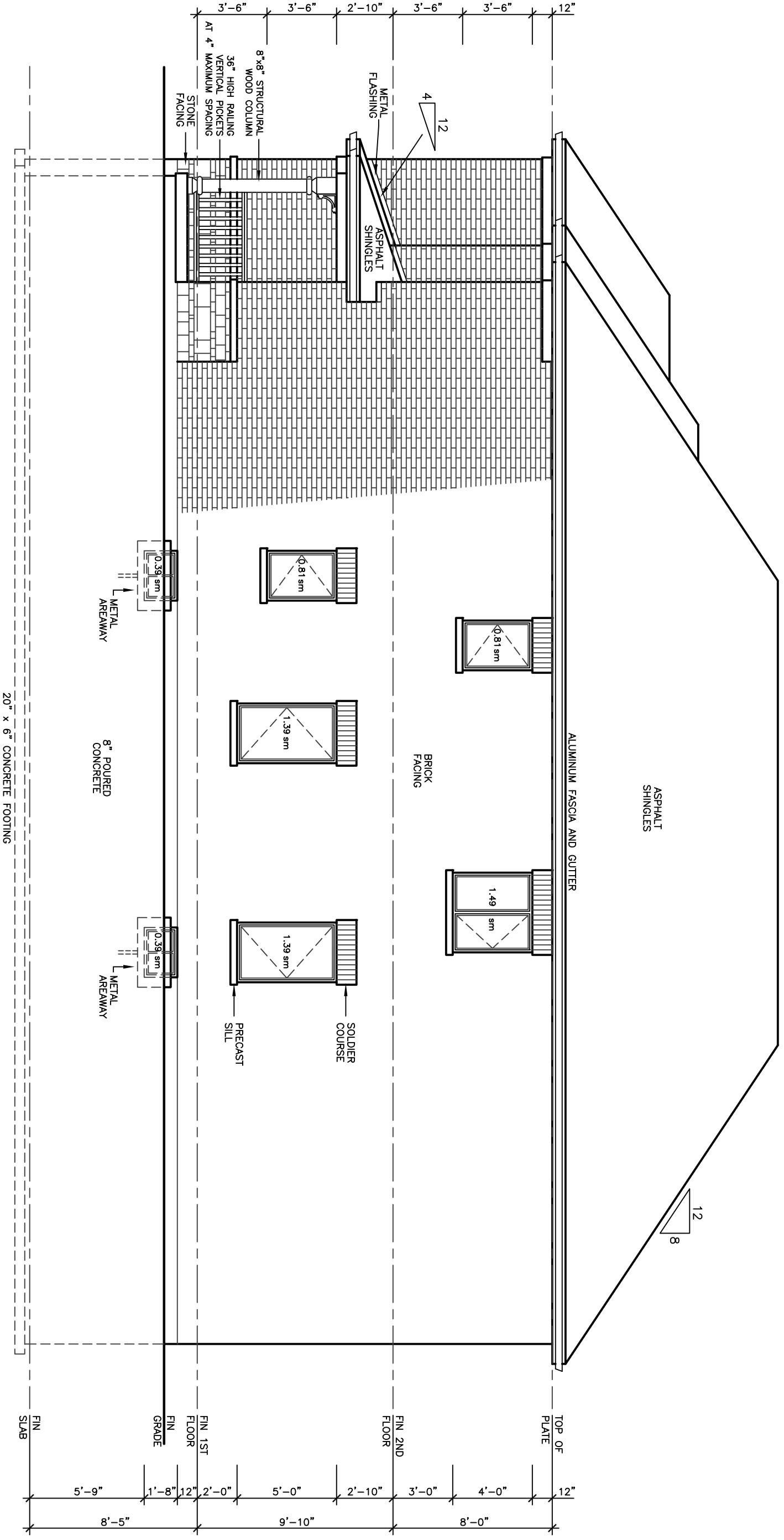
THE THICKNESS AND HEIGHT OF FOUNDATION WALLS MADE OF UNREINFORCED CONCRETE SHALL BE NOT LESS THAN 1/300 OF THE INSULATED AREA OF THE WALL. THE WALLS SHALL BE CONSTRUCTED WITH ROOF JOISTS, THE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. [OBC 9.19.1.2]

FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENER WALLS IN CONFORMANCE WITH OBC 9.20.13.5(1).

THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENER WALL SUCH THAT ANY SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING. [OBC 9.20.13.5(2)]

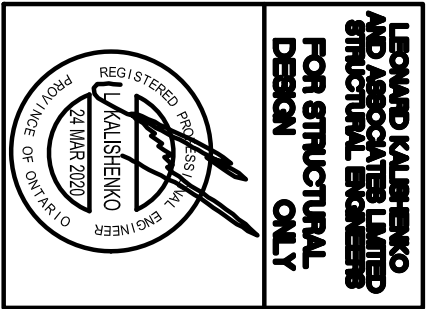
- CONSTRUCTION INFORMATION & MATERIALS REQUESTED BY CITY
1. SIDING MATERIAL WILL BE VINYL SIDING
  2. 8" SILOCESS WALL BUILDER IN GARAGE
  3. DOORS AND WINDOWS WILL BE BY "BROWN" CO.
  4. 8" SILOCESS WALL BUILDER IN GARAGE
  5. WOOD DECK MATERIALS SUPPLIED ON MODEL WHICH HAS DECK
  6. 1. ALL GARAGE FLOORS SLOPE 1% MIN.
  7. ALL DOCKERS CONSTRUCTED OF 2x4
  8. LIGHTING TO BE PROVIDED AT ALL
  9. REINFORCED FOUNDATION WALL AND STAIR
  10. FOUNDATION WALL INSULATION TO EXTEND
  11. EXTERIOR GUARD OVER STAIRS TO BE 42"
  12. AND BY CRL ALUMINUM RAILING INC
  13. SMOKE DETECTORS TO BE PROVIDED ON ALL MAIN LEVELS

RIGHT SIDE ELEVATION 'A'



38' LOT

REVISIONS	
#	DATE



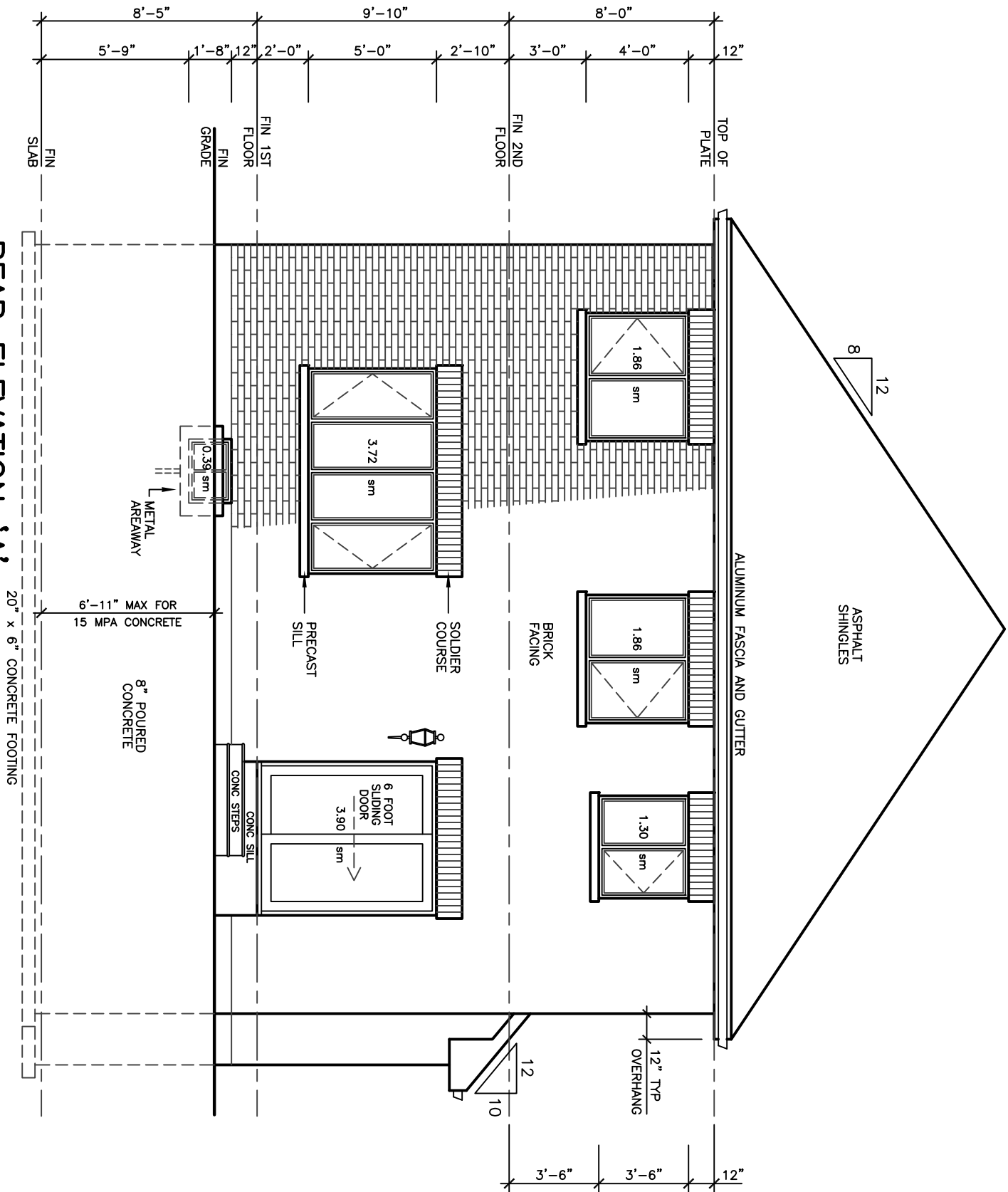
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FAX 905 660-9419

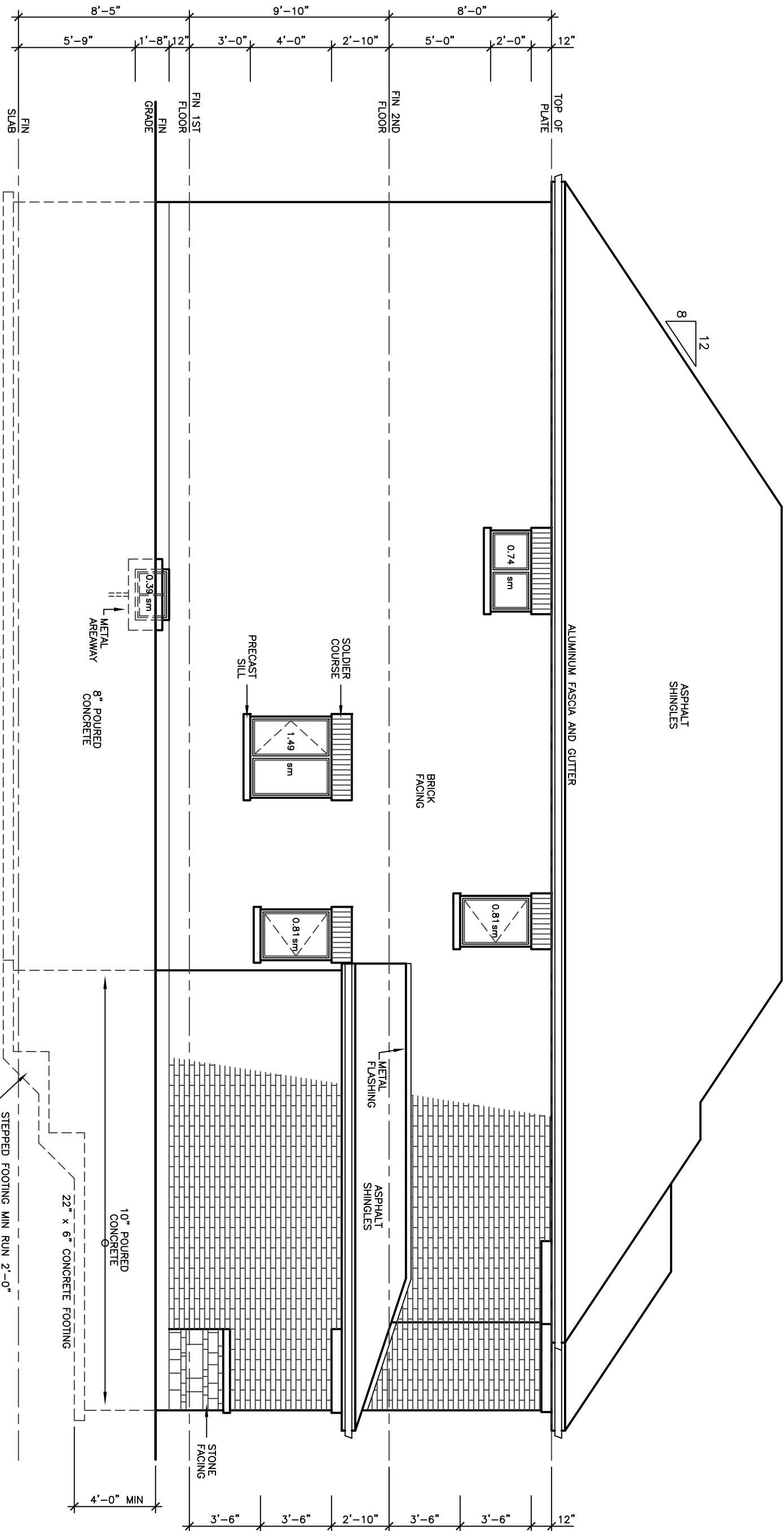
**KIMBERLEY  
MODEL 3020**

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

DRAWING REAR AND LEFT SIDE ELEVATIONS 'A'	
DATE	JAN '19
DRAWN	N.L.
CHECKED	
PROJECT NO	19-64
DRAWING NO	A-5
SCALE	3/16"=1'-0"



REAR ELEVATION 'A'



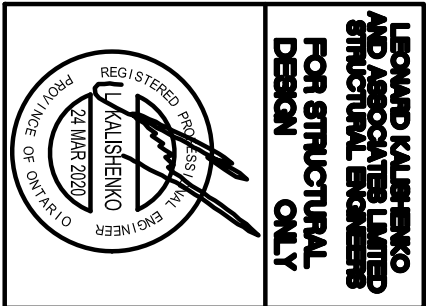
LEFT SIDE ELEVATION 'A'

38' LOT





REVISIONS		DATE
#		



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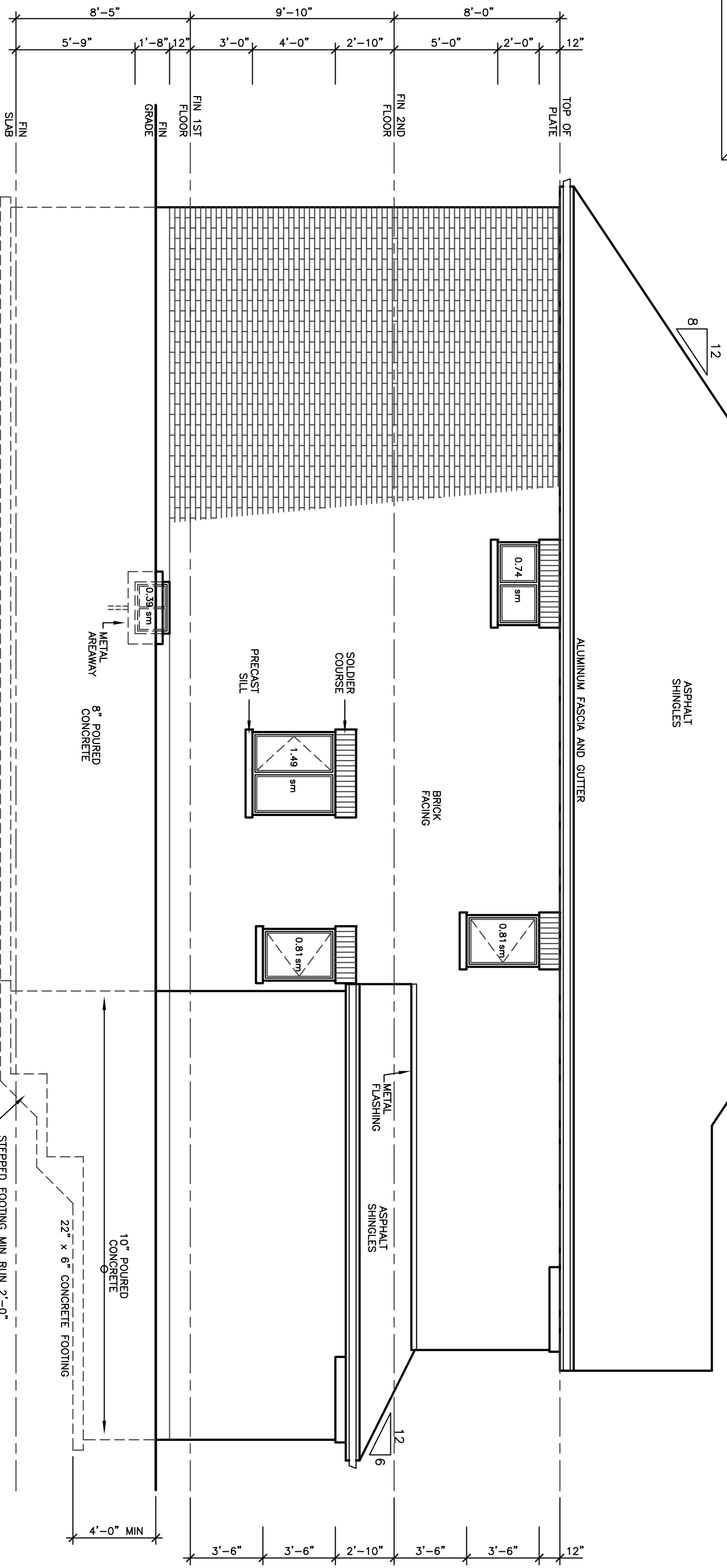
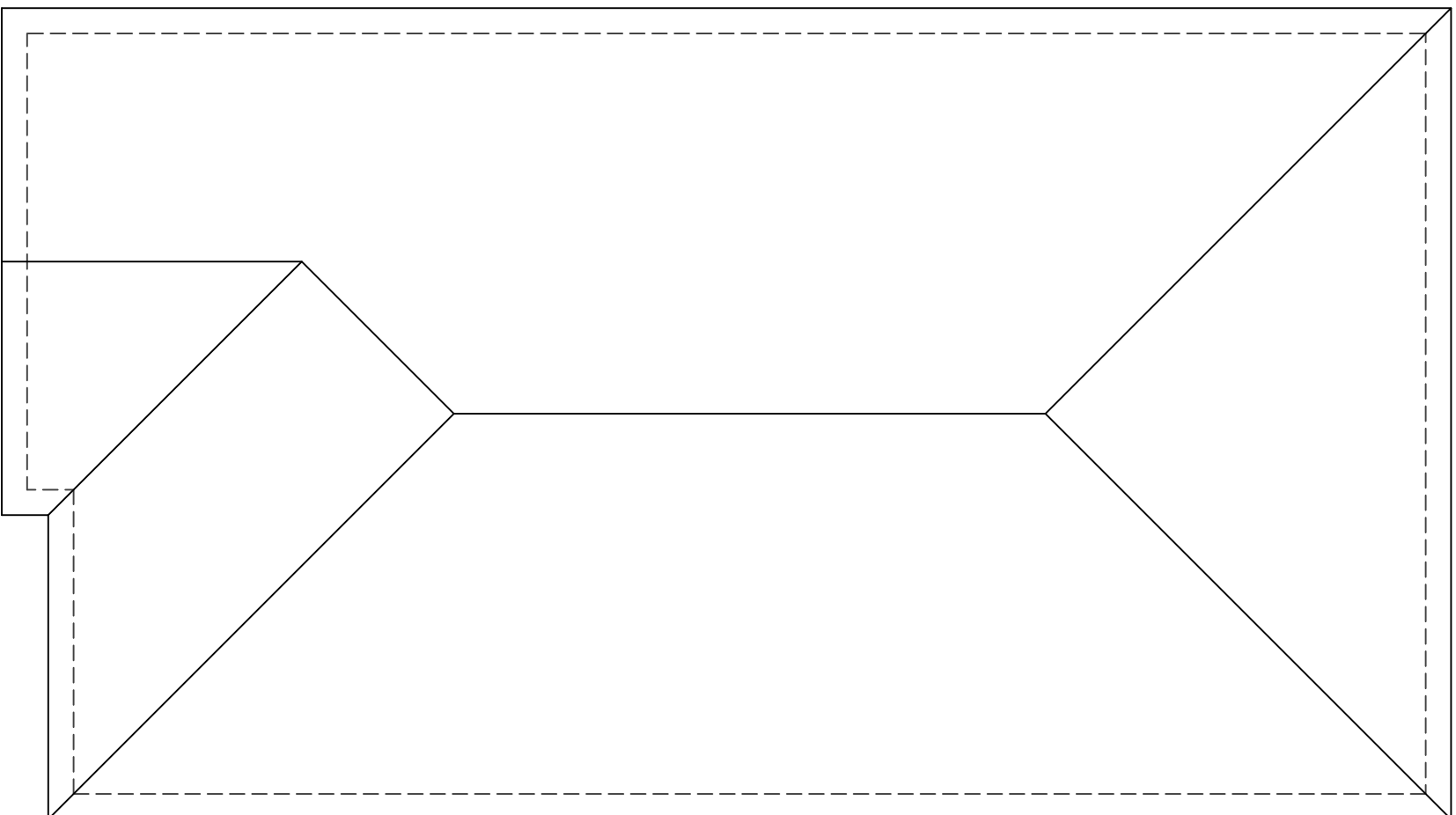
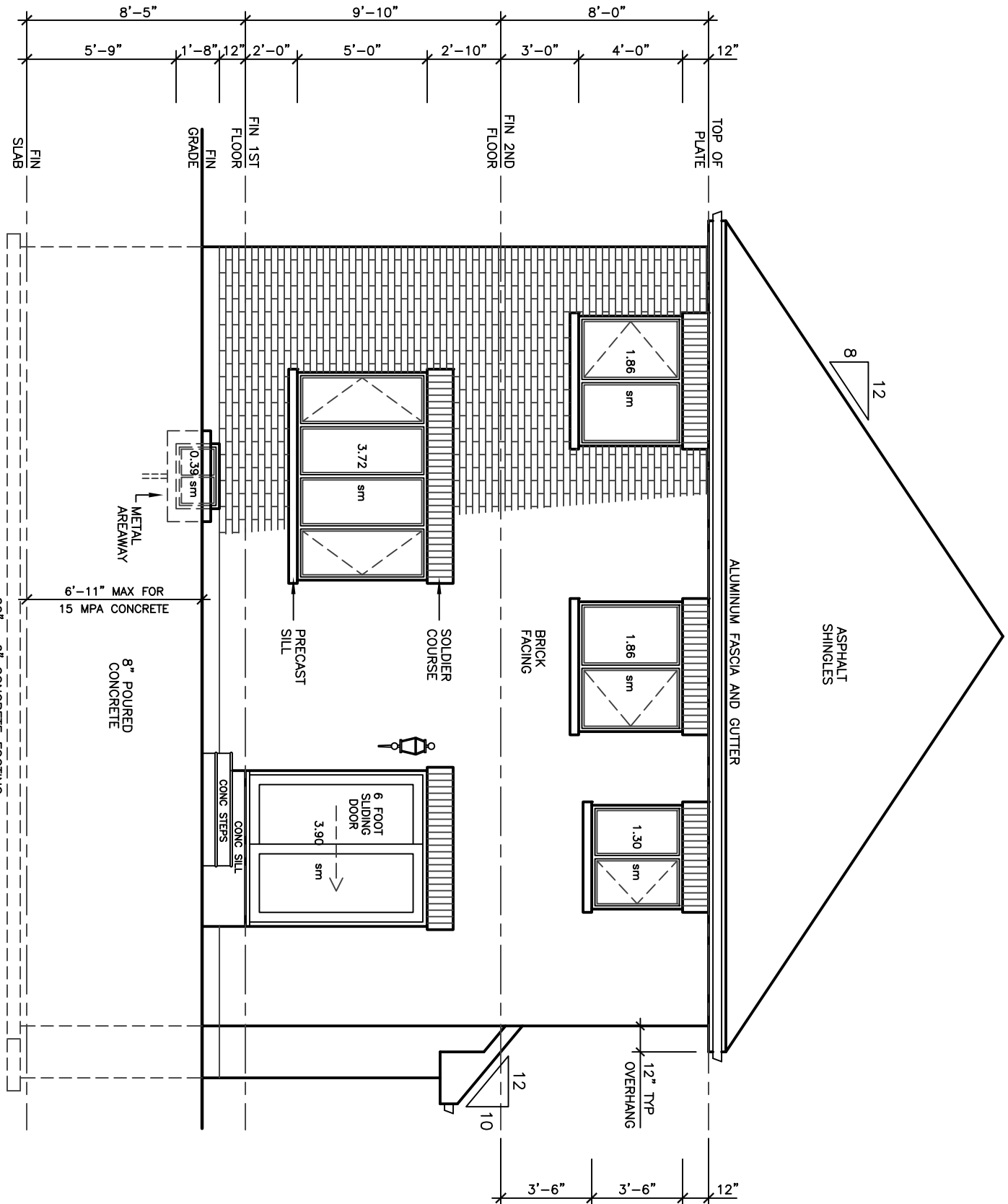
**KIMBERLEY  
MODEL 3020**

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

DRAWING  
REAR AND LEFT  
SIDE ELEVATIONS 'B'  
ROOF PLAN 'B'

DATE JAN '19 PROJECT NO 19-64  
DRAWN N.L. DRAWING NO  
CHECKED

SCALE 3/16"=1'-0" A-7

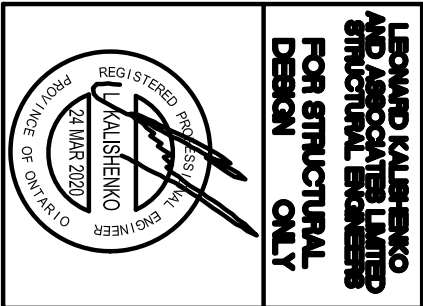


ALLOWABLE UNPROTECTED OPENINGS	
LIMITING DISTANCE	3.94 FT 1.20 M
MAXIMUM PERCENTAGE	7.00 %
TOTAL WALL AREA	1160.25 SF 107.79 SM
ALL WALLS	42.13 SF 3.93 SM
ACTUAL OPENINGS	

DWL TO BE 5/8" TYPE "X" WHERE WALL IS LESS THAN 48" FROM LOT LINE. 1/2" DWL TYPE "X" E.S. OF WD STUDS IF WALL IS LESS THAN 4'-0" TO LOT.

38' LOT

REVISIONS	DATE



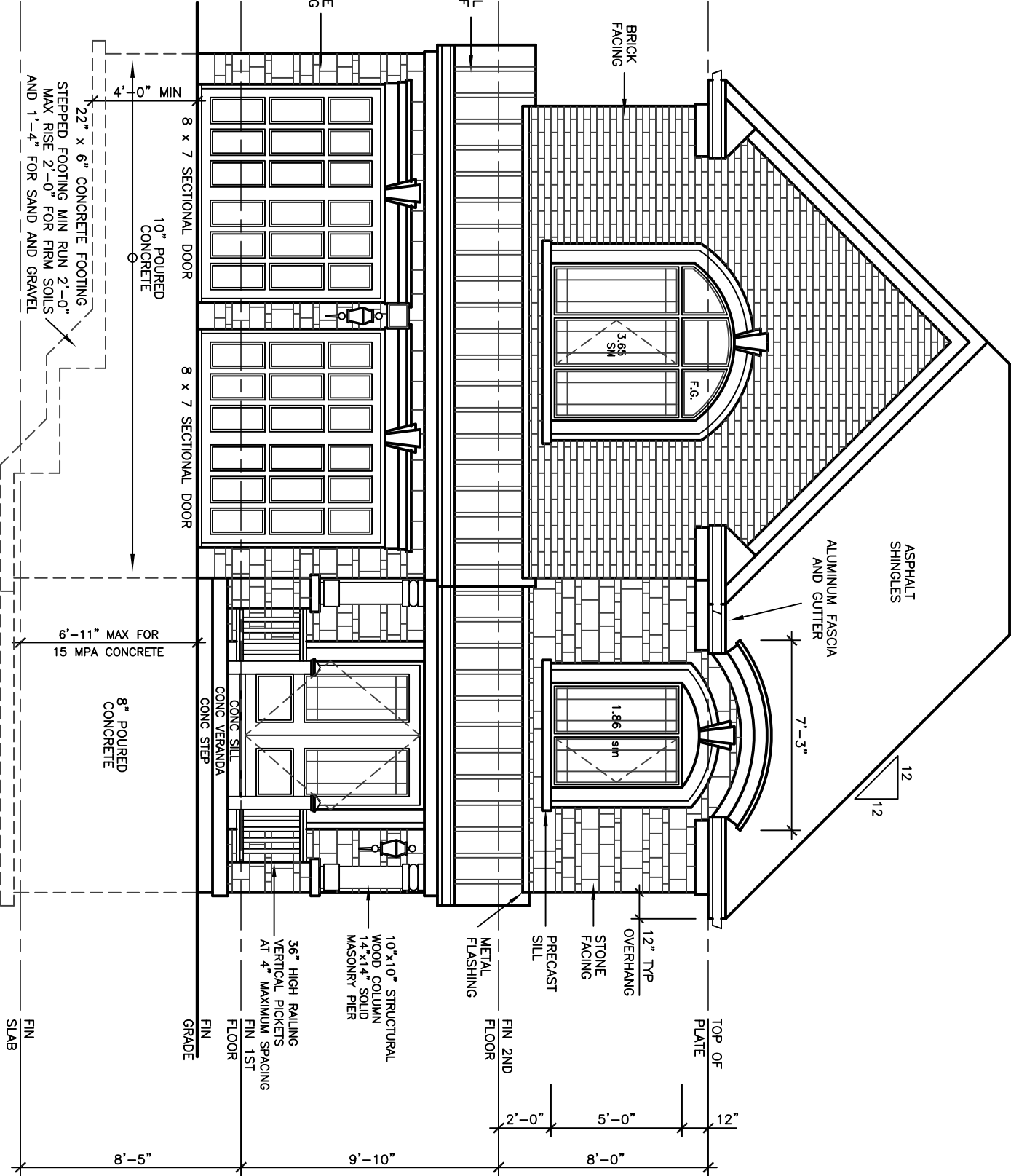
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**KIMBERLEY  
MODEL 3020**

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

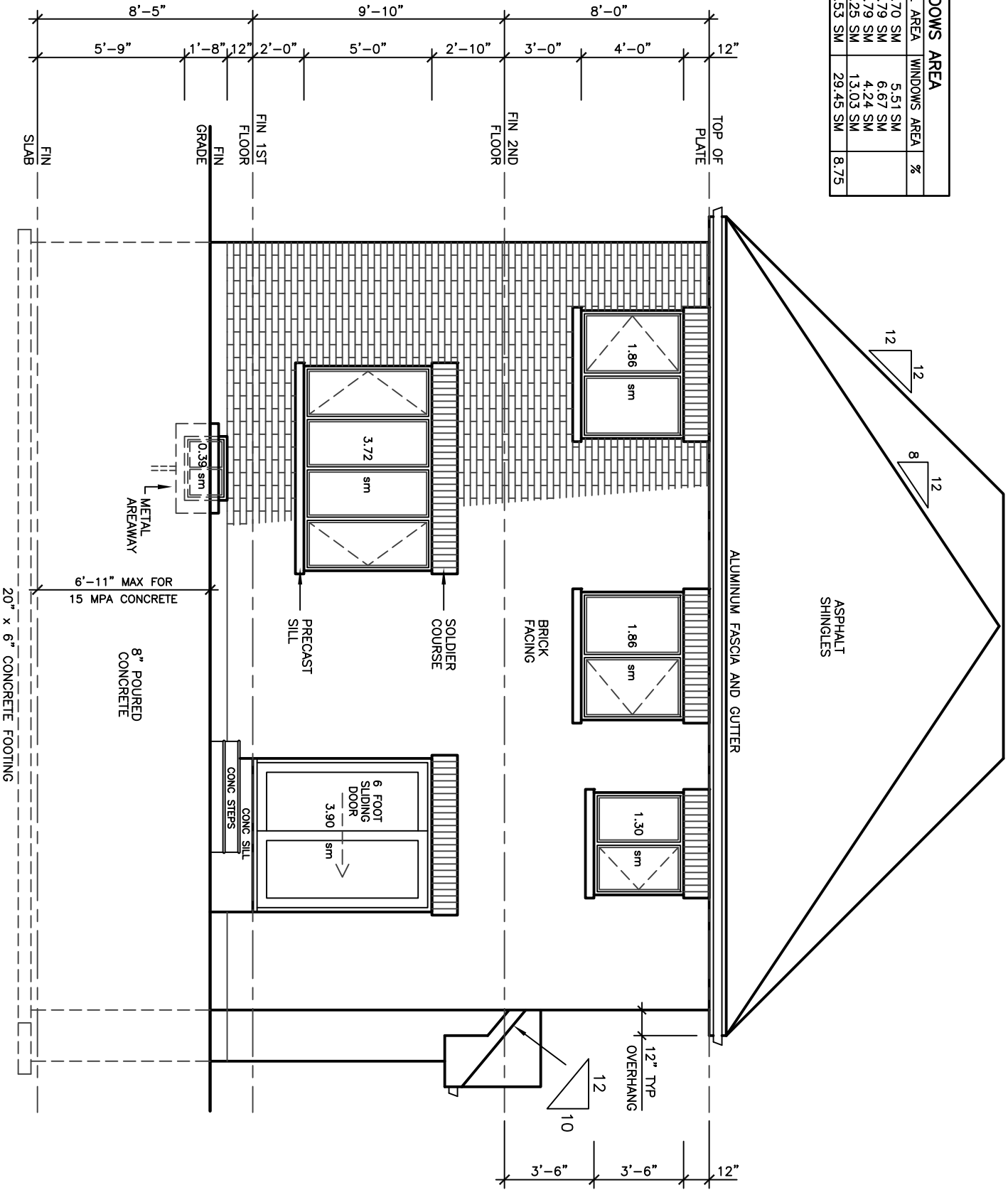
DRAWING FRONT AND REAR SIDE ELEVATIONS 'C'	PROJECT NO 19-64
DRAWN N.L.	CHECKED N.L.
DATE JAN '19	SCALE 3/16"=1'-0"
A-8	



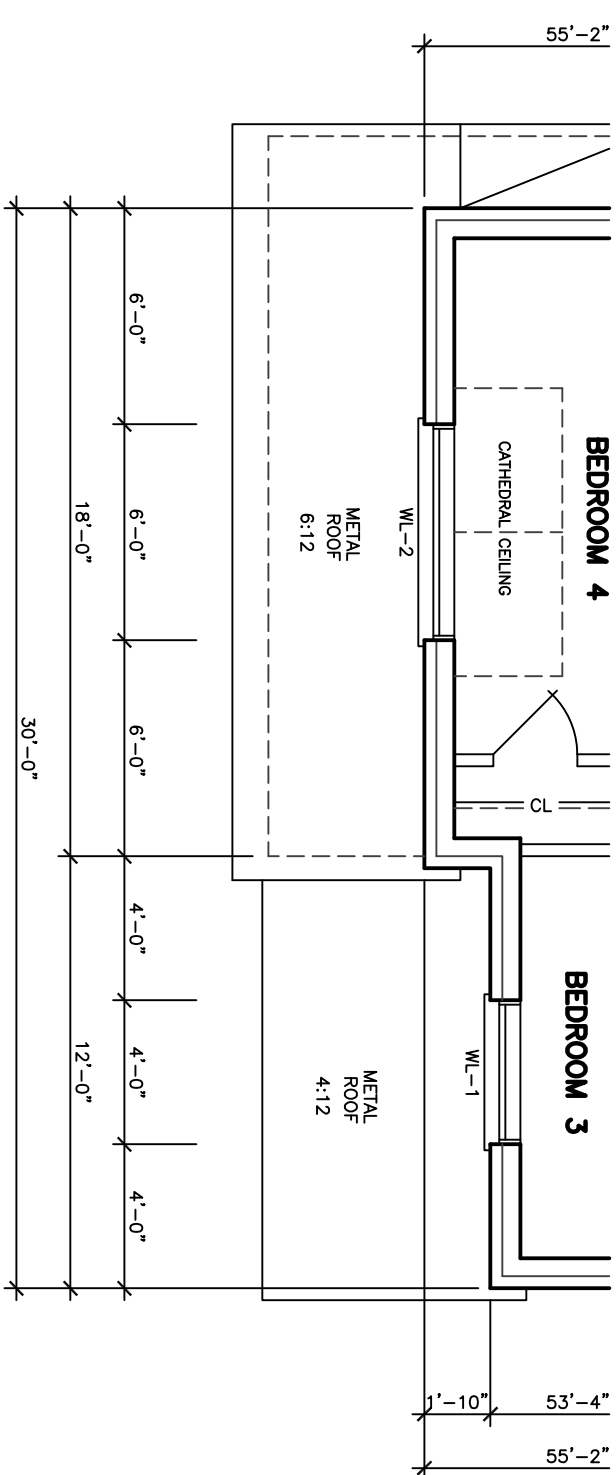
FRONT ELEVATION 'C'

20' x 6" CONCRETE FOOTING  
FIN SLAB

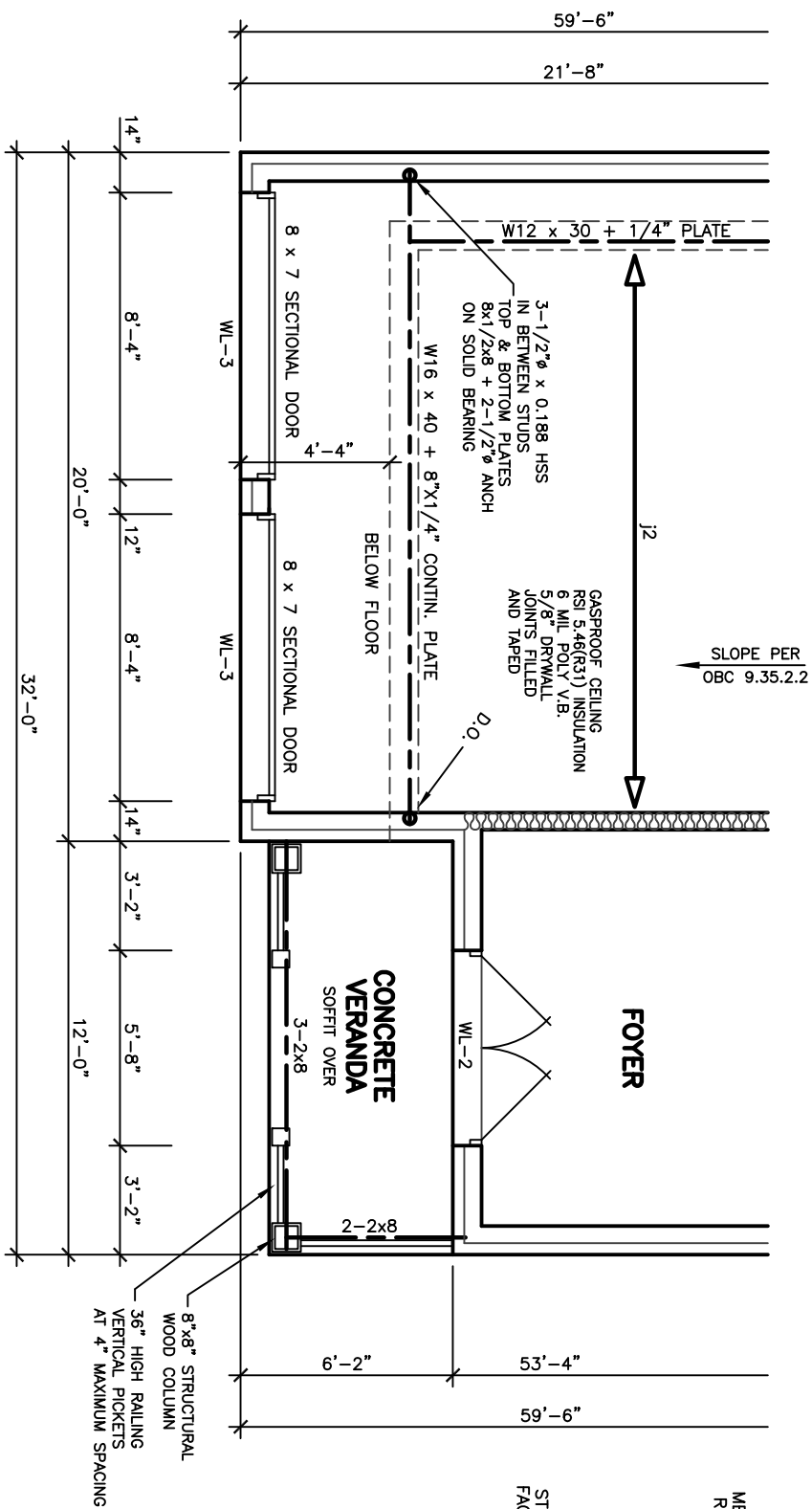
WALLS AND WINDOWS AREA	ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	64.70 SM	5.51 SM	6.51 SM	10.05
REAR ELEVATION	107.79 SM	4.24 SM	13.03 SM	12.10
TOTAL AREA	356.53 SM	29.45 SM	8.75	



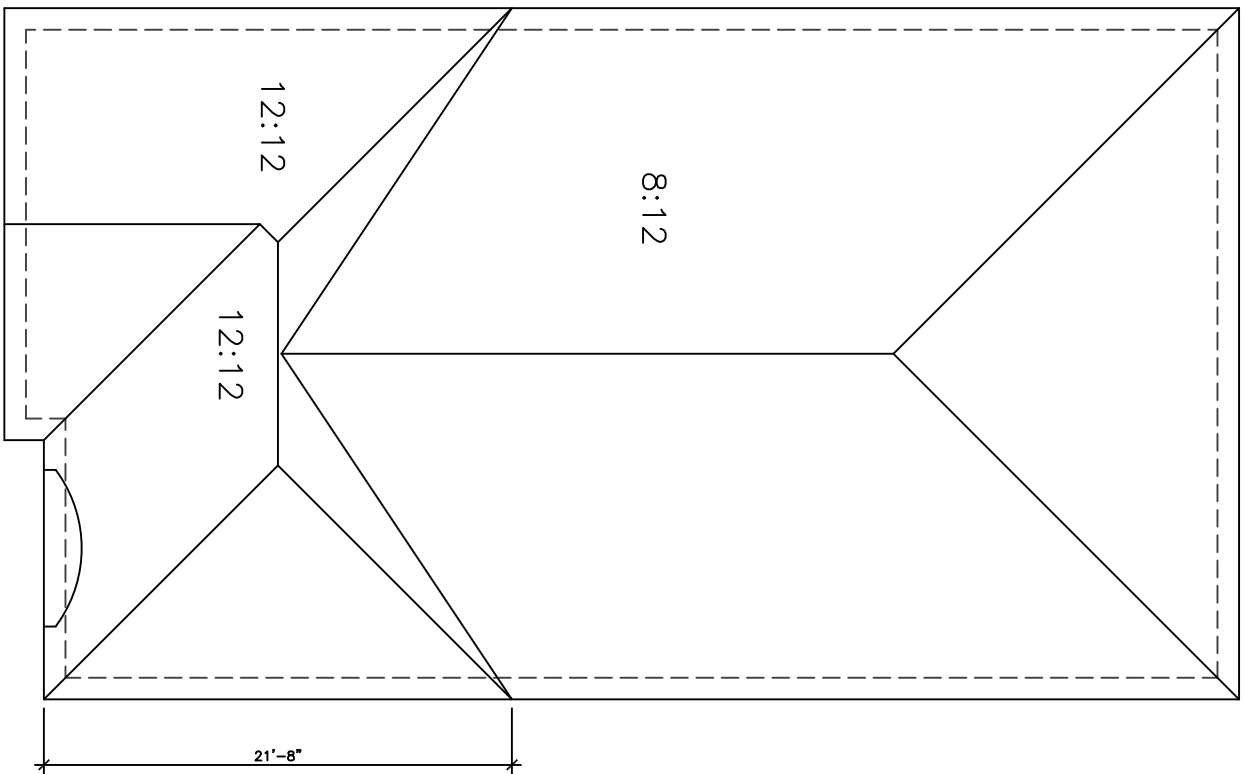
REAR ELEVATION 'C'



SECOND FLOOR PLAN 'C'



FIRST FLOOR PLAN 'C'



ROOF PLAN 'C'

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 OBC 9.2.4.2 AND GLASS WINDOWS SHALL ACCORDANCE WITH OBC 9.7.5.3. GLAZERS SHALL CONFORM TO OBC 9.8.8.1 AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2.

GLASS IN CHAIRS CONFORM TO OBC SECTION 9.8.8.1.

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

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, UNPROTECTED OPENINGS IN EXPOSING SURFACES SHALL CONFORM TO OBC 9.10.15.5. EVERY WINDOW WELL SHALL BE PRANED TO LOCATION. [OBC 9.14.6.3]

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

THE THICKNESS AND HEIGHT OF FOUNDATION WALLS MADE OF UNREINFORCED CONCRETE TO EXTERIOR EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2.A FOR WALLS EXCEEDING 2.3 m IN UNSUPPORTED HEIGHT. [OBC 9.15.4.2]

EXTERIOR FOUNDATION WALLS SHALL EXTEND TO FINISH GRADE AND BE FINISHED TO VARYING FOR ROOF SPACES SHALL CONFORM TO OBC 9.18.1.2.

THE UNOBSTRUCTED ROOF VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE ROOF AREA LESS THAN 1 m 6, OR IN ROOFS THAT ARE LESS THAN 600 mm ABOVE THE HIGHEST UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. [OBC 9.18.1.2]

FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENER WALLS IN A MANNER CONFORMANCE WITH OBC 9.26.1.3.1.(1).

THROUGHWALL FLASHING SHALL BE PROVIDED TO PREVENT MOISTURE FROM PENETRATING THE SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING. [OBC 9.26.1.3.1.(2)]

WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED TO PREVENT MOISTURE FROM PENETRATING THE SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING. [OBC 9.26.1.3.1.(2)]

A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 100 mm ABOVE THE HIGHEST POINT OF THE ROOF AND SHALL NOT BE LESS THAN 600 mm ABOVE THE HIGHEST UNOBSTRUCTED VENT AREA 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 SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY. [OBC 9.24.2.1]

REFER TO LOT GRADING / SITE PLAN FOR REQUIRED NUMBER OF EXTERIOR STEPS, DECK OR BREASTED WALKOUT CONDITION.

EVERY SURFACE TO WHICH ACCESS IS PROVIDED FROM OUTDOOR RECREATION PURPOSES, SHALL BE PROTECTED BY A GRASS OR TURF MAT.

GLAZERS SHALL BE PROTECTED BY A WALL FOR THE LENGTH WHERE:

(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 1 m 2. [OBC 9.8.8.1.(1)]

(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, EXTERIOR WALLS AND ROOFS SHALL BE PROTECTED BY A WALL FOR THE LENGTH WHERE:

(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 1 m 2. [OBC 9.8.8.1.(1)]

(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)]

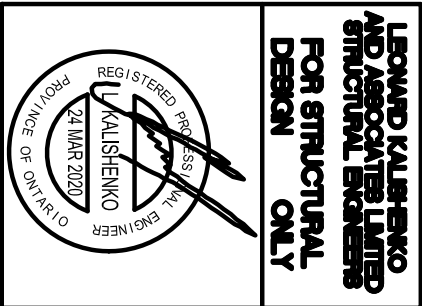
LESS THAN 45 MM, AND ALSO BE CLAD WITH A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR. [OBC 9.10.15.3.(2)]

THE LUNING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.3.(2)]





REVISIONS		DATE



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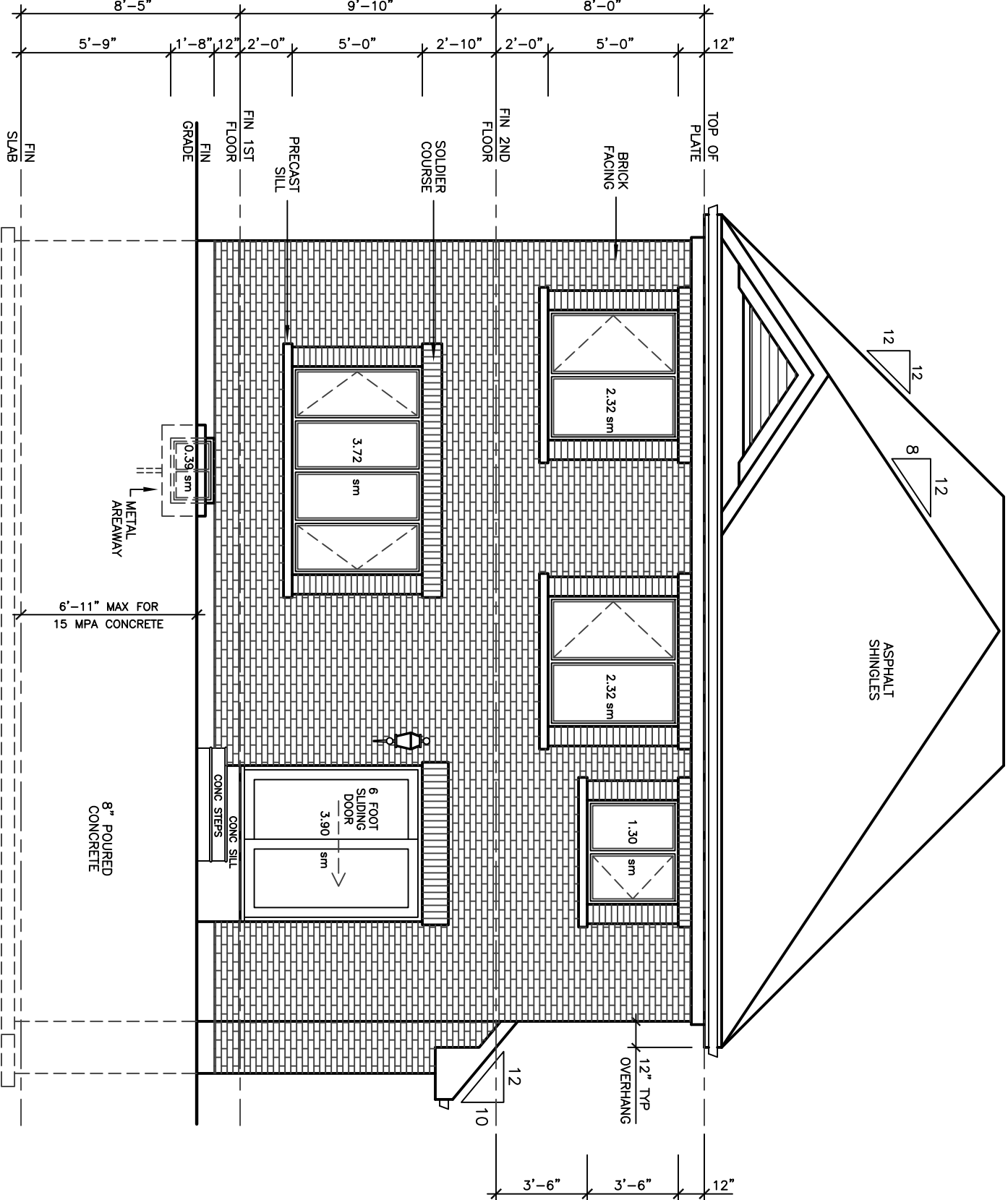
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**KIMBERLEY  
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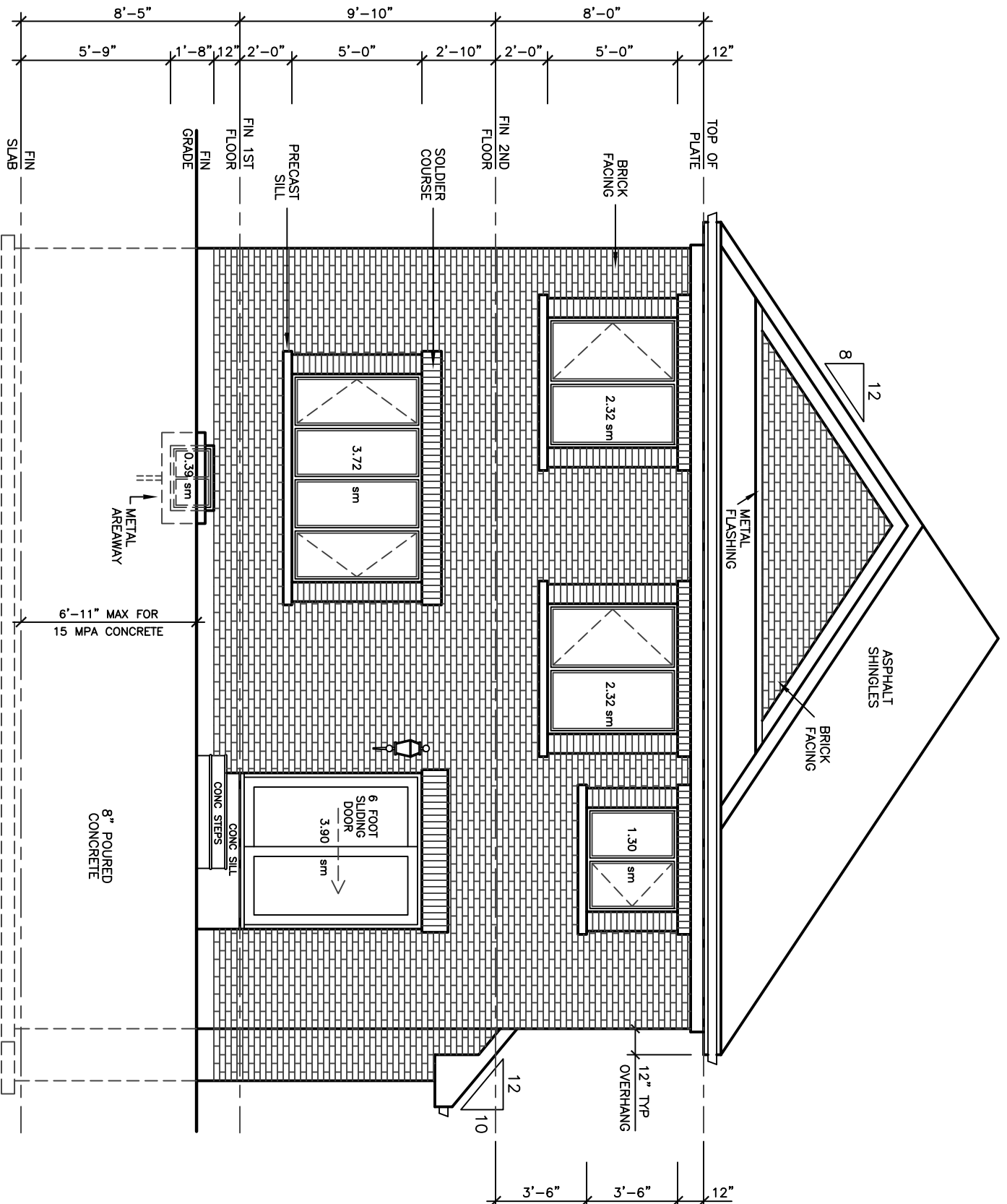
PROJECT  
PROPOSED  
TWO STOREY DWELLING  
FOR: LORAMEL HOMES  
AT: BRADFORD

DRAWING  
UPGRADE REAR  
ELEVATIONS

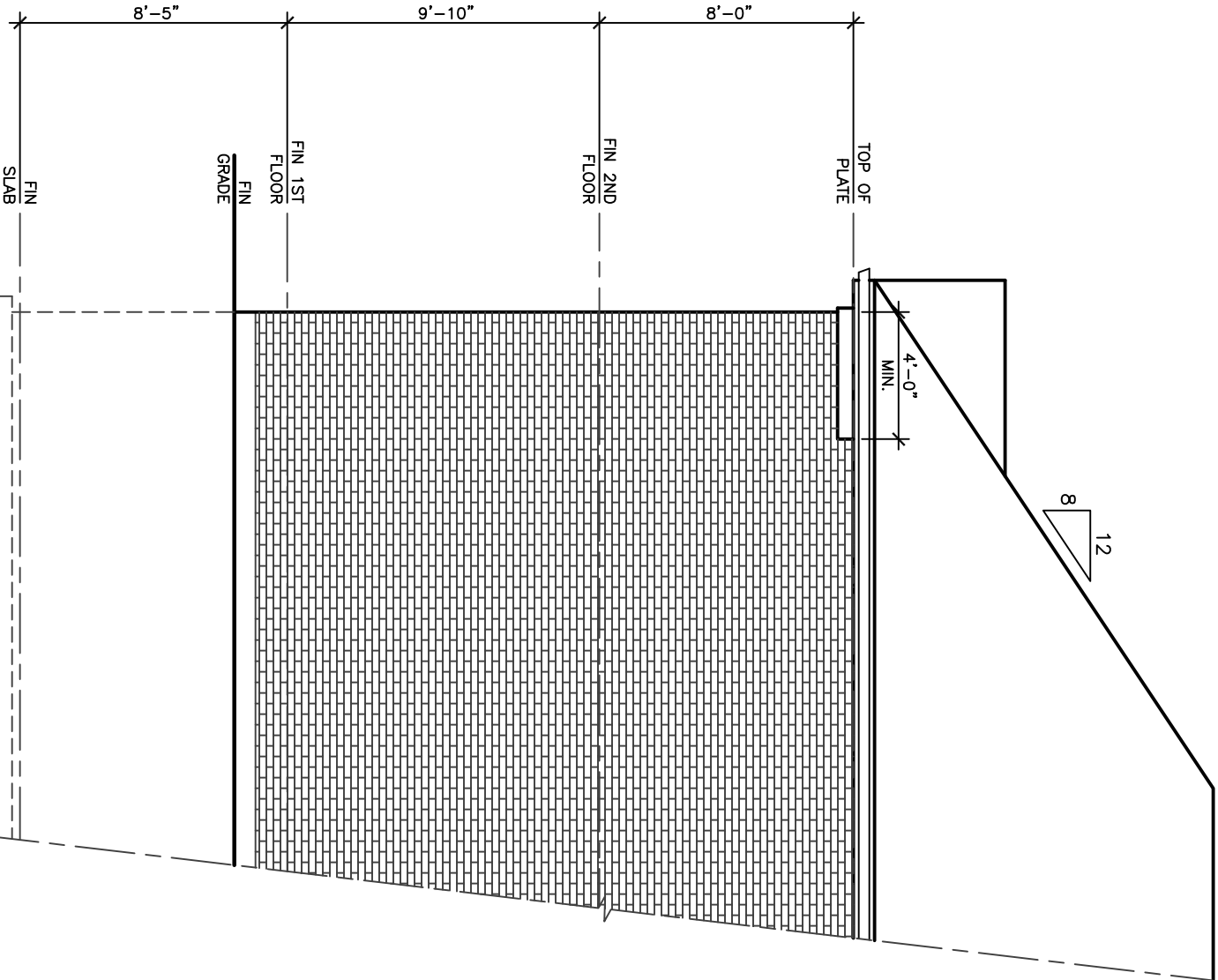
DATE	JAN '19	PROJECT NO	19-64
DRAWN	N.L.	DRAWING NO	A-10
CHECKED			
SCALE	3/16"=1'-0"		



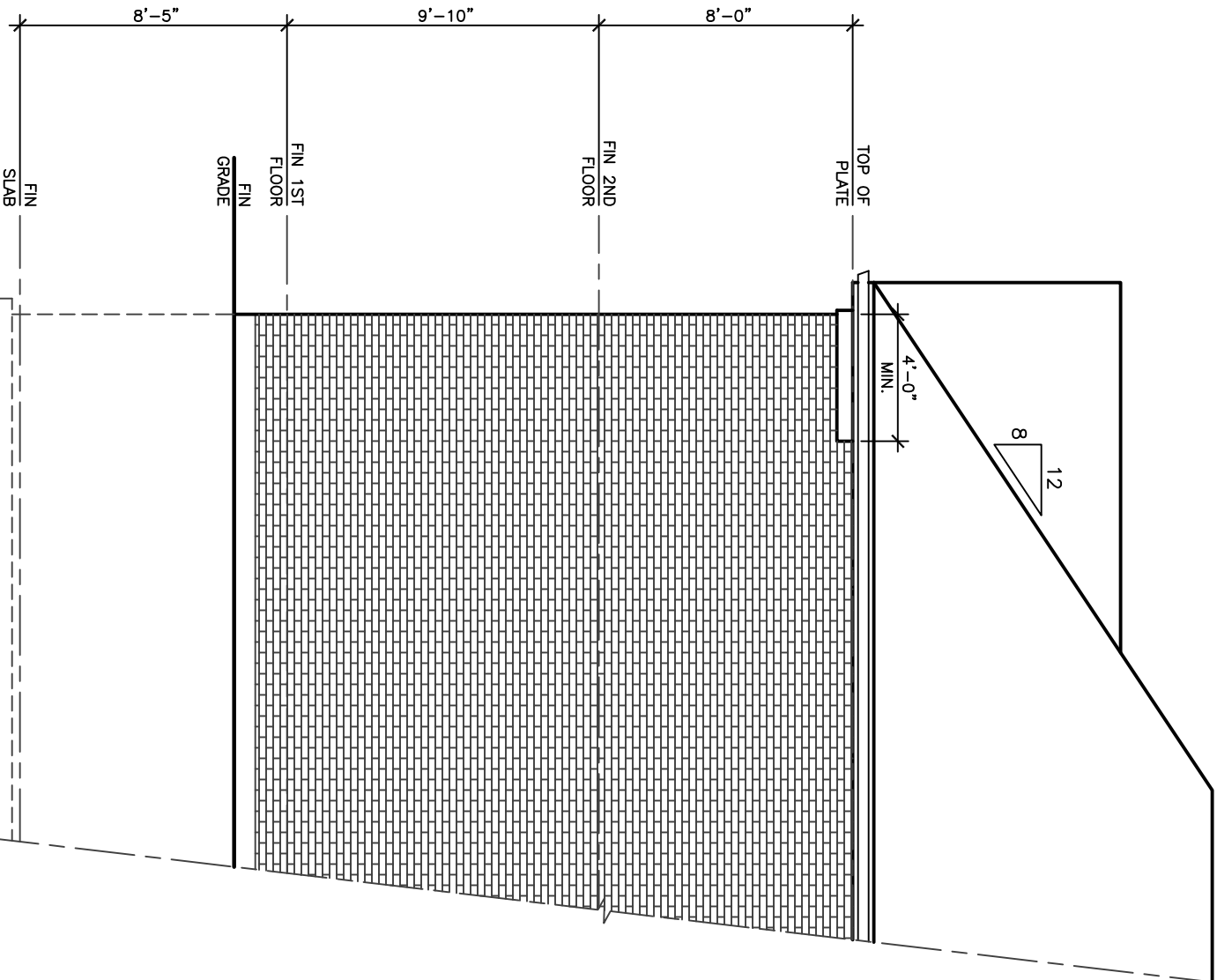
UPGRADE REAR ELEVATION 'A,' 'B'



UPGRADE REAR ELEVATION 'C'



LEFT SIDE ELEVATION 'C'



LEFT SIDE ELEVATION 'A,' 'B'

38' LOT