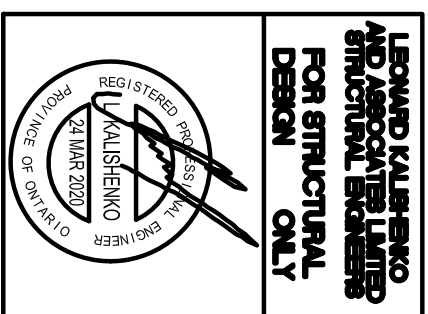


[illegible]

Corneil
HOMES



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DRAWINGS MUST NOT BE SCALED.

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UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

LEXINGTON
MODEL 3240

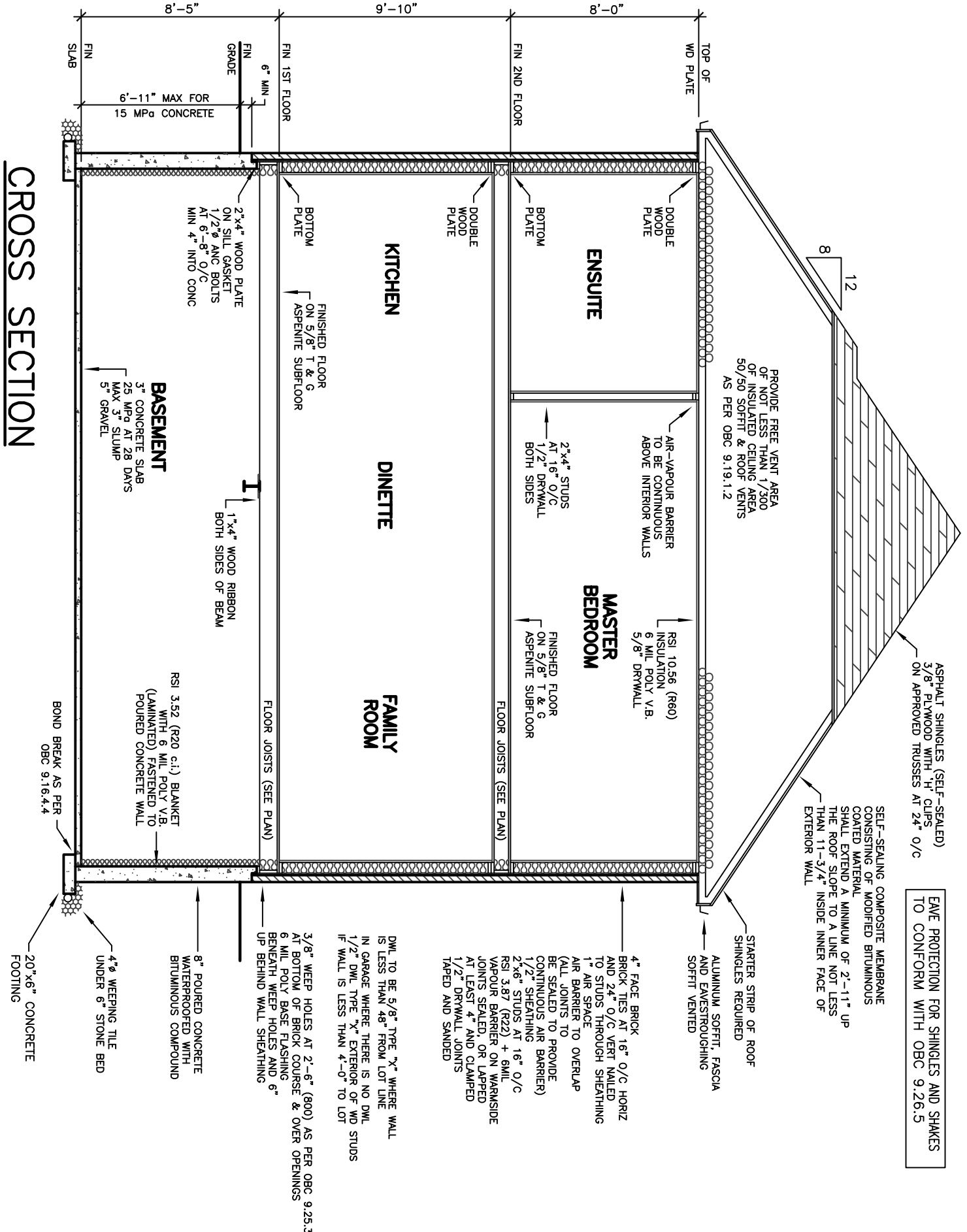
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: LORMEL HOMES
AT: BRADFORD

DRAWING
BASEMENT FLOOR PLAN
AND CROSS SECTION

JAN '19
19-64
DRAWN

N.L.	DRAWING NO
CHECKED	

38, LOT



CROSS SECTION

CEILING HEIGHTS OF ROOMS OR SPACES IN RESIDENTIAL OCCUPANCIES AND LIVING AREAS SHALL CONFORM TO THE FOLLOWING:

(A) CEILING HEIGHT IS NOT LESS THAN THE CEILING HEIGHT OF ROOMS OR SPACES OVER WHICH IT IS LOCATED.

(B) CEILING HEIGHT IS CONTIGUOUS WITH THE ENTRY OR ENTRIES TO THOSE ROOMS OR SPACES. [OBC 9.03.1]

CONCEALED SPACES IN INTERIOR WALLS, CEILINGS AND CRAWL SPACES SHALL BE SEPARATED BY FIBER GLASS WOOL CONDENSATION BARRIER. [OBC 9.10.6.1(1)]

SHAKE ALARMS CONFORMING TO CANULC-531, "SHAKE ALARMS" SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19.

THE MINIMUM DEPTH OF FOUNDATIONS BELOW FINISHED GRADE LEVEL SHALL BE IN ACCORDANCE WITH TABLE 9.12.2.2.

FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. [OBC 9.10.3.2]

WHERE THE TOP OF A FOUNDATION WALL IS EXPOSED ABOVE FINISHED GRADE, PROTECTION INSULATION OF AN EXISTING EXTERIOR FINISHING, THE REDUCED SECTION SHALL BE (A) NOT LESS THAN 8 mm THICK; AND (B) NOT LESS THAN 50 mm VERTICAL AND HORIZONTAL DISTANCES FROM THE EXISTING MATERIALS CONFINING TO OBC 9.20.3.4.(3)

FOUNDATIONS SHALL NOT MORE THAN 200 mm OUTLY. (C) THE SPACE BETWEEN THE WALL AND THE FOUNDATION SHALL BE FILLED WITH MORTAR. [OBC 9.10.3.4.(2)(3)]

ALL WALLS, CEILINGS AND FLOORS SEPARATING ADJACENT DWELLING UNITS SHALL BE PROVIDED WITH THERMAL INSULATION. EXTERIOR AIR OF THE GROUND SHALL BE PROVIDED WITH THERMAL INSULATION. GROUND SURFACES SUBJECT TO FREEZING CONDITIONS SHALL HAVE A VAPOUR BARRIER CONFORMING TO SUBSECTION 9.23.4, AND CONSTRUCTED IN RELATIVE POSITION OF ALL THE MATERIALS CONFORM TO SUBSECTION 9.23.5.

STUCCO SHALL BE NOT LESS THAN 200 mm ABOVE FINISHED GROUND LEVEL EXCEPT WHEN APPLIED DIRECTLY ON CONCRETE ON MAXIMUM. [OBC 9.28.1.4]

BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.

FOR REINFORCED TREES, JOISTS, BEER JOIST BRACKETS,

TO FITTED UNFINISHED FLOOR JOIST DRAWINGS.

MINIMUM FLOORING TYPE OR AREA SHALL CONFORM TO TABLE 9.10.3.4.

STEEL COLUMN SHALL CONFORM TO OBC 9.17.3.

MAXIMUM SPANS FOR WOOD BEAMS SUPPORTING FLOORS SHALL CONFORM TO TABLE 9.23.4.3.

A FLOOR AND ONE FLOOR SHALL CONFORM TO TABLE A-20 TO A-29

OBC 9.23.0R JOISTS SHALL CONFORM TO OBC 9.23.0R

MAXIMUM SPANS FOR WOOD FLOOR JOISTS SHALL CONFORM TO TABLE 9.23.4.2

MAXIMUM SPANS FOR BUILD-UP WOOD FLOOR BEAMS SHALL CONFORM TO TABLE A-8

MAXIMUM SPANS FOR UNITS SHALL CONFORM TO TABLE A-13 THROUGH A-19

CONCRETE SHALL CONFORM TO OBC 9.16

CONCRETE SHALL CONFORM TO OBC 9.3.1.

[9.15.4.2] CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF SPECIFIED (SEE GENERAL REQUIREMENTS OF THE FINISHED GRADE ABOVE THE SPECIFIED) (SEE GENERAL REQUIREMENTS OF THE FINISHED GRADE ABOVE THE SPECIFIED).

A SUBSURFACE INVESTIGATION, INCLUDING GEOTECHNICAL ANALYSIS, SHALL BE CARRIED OUT PRIOR TO CONSTRUCTION OF THE FOUNDATION. PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATION SHALL BE RESPONSIBLE FOR THE BUILDING AND ITS USE, THE GROUND AND THE SURROUNDING SITE CONDITIONS, IN CONFORMANCE WITH OBC 4.2.2.1.

A SUBSURFACE INVESTIGATION, INCLUDING GEOTECHNICAL ANALYSIS, SHALL BE CARRIED OUT PRIOR TO CONSTRUCTION OF THE FOUNDATION. PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATION SHALL BE RESPONSIBLE FOR THE BUILDING AND ITS USE, THE GROUND AND THE SURROUNDING SITE CONDITIONS, IN CONFORMANCE WITH OBC 4.2.2.1.

LUMBER AND WOOD PRODUCTS SHALL CONFORM TO OBC 9.23.9.(6)

STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL CONFORM TO OBC 9.4.1

EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON UNIT MASONRY OR CONCRETE IN CROSS SECTION, OR CAST-IN-PLACE IN THE MAIN FOUNDATION WALL. [OBC 9.8.9.2]

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

WHERE A FOUNDATION IS ERECTED ON SLOPE, THE FOUNDATION SHALL CONFORM TO THE FOOTING SIZES SHALL CONFORM TO OBC SECTION 4.2. [OBC 9.15.1.1.(3)]

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

THE LENGTH OF END BEARING OR BEAMS THAT ARE SUPPORTED ON MASONRY SHALL NOT BE LESS THAN 100 mm.

END BEARING OF FLOOR, ROOF OR CEILING JOISTS THAT ARE SUPPORTED ON MASONRY [OBC 9.20.5.1]

WOOD BEAMS SHALL HAVE AN EVEN AND STRAIGHT GRAIN AND SHALL NOT BE LONGER THAN 80 mm LENGTH OF BEARING AT END SUPPORTS. [OBC 9.23.8.1]

A FLOOR GRAB SHALL BE INSTALLED IN A BASEMENT FORMING PART OF A DWELLING UNIT. [OBC 9.31.4.4]

3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED WITH FLUXURE FOR STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS. [OBC 9.34.2.3(2)]

A LIGHTING OUTLET WITH FUTURE SHALL BE PROVIDED FOR EACH 30 m² OF FLOOR AREA IN UNITS IN UNFINISHED BASEMENTS. [OBC 9.34.2.4]

A LIGHTING OUTLET WITH FUTURE SHALL BE PROVIDED IN STORAGE ROOM. [OBC 9.34.2.5]

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC 9.10.19

EXTENSION OF REQUIRED LANDINGS SHALL CONFORM TO OBC 9.8.6.3

THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SHALL BE NOT LESS THAN 50 mm. ALL HANDRAILS SHALL BE CONSTRUCTED SO AS TO BE CONTINUALLY SECURED TO THE WALL WITHOUT THE NEED TO BREAK A HANDHOLD, EXCEPT WHERE THEY ARE INSTALLED IN CORNERS OR AT CHANGES IN DIRECTION. [OBC 9.8.7.5]

THE DESIGN AND ATTACHMENT OF HANDRAILS USED AS A HANDRAIL SHALL CONFORM TO OBC 9.8.7.7.

ALL GAPS WITHIN DWELLING UNITS SHALL BE NOT LESS THAN 900 mm HIGH. [OBC 9.8.8.3]

LOADS ON STAIRS AND RAMP SHALL CONFORM TO OBC 9.8.9.1.

THE FINISH FOR TREADS, LANDINGS AND RAMP SHALL CONFORM TO OBC 9.8.9.6

FIRE BLOCKS MATERIALS SHALL CONFORM TO OBC 9.10.16.3.

SMOKE ALARMS CONFORMING TO CANULC-531, "SHAKE ALARMS" SHALL CONFORM TO OBC 9.10.19.

PREFABRICATED INSERTS AND HEARTH-MOUNTED STOVES SHALL CONFORM TO OBC 9.23.6.2.

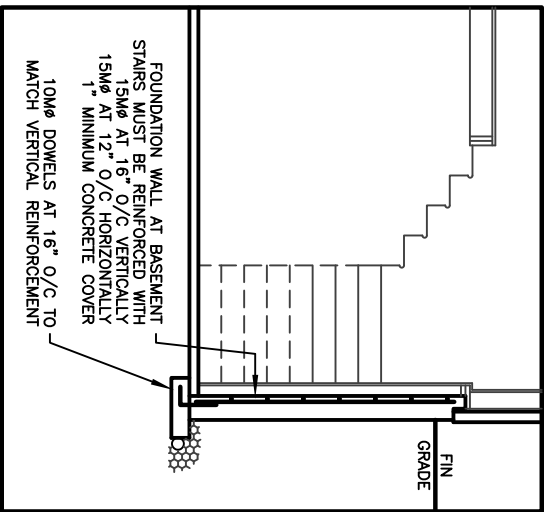
ANCHORAGE OF COLUMNS AND POSTS SHALL CONFORM TO OBC 9.23.6.2.

WALL STUD SIZE AND SPACING SHALL CONFORM TO OBC 9.23.10.1.

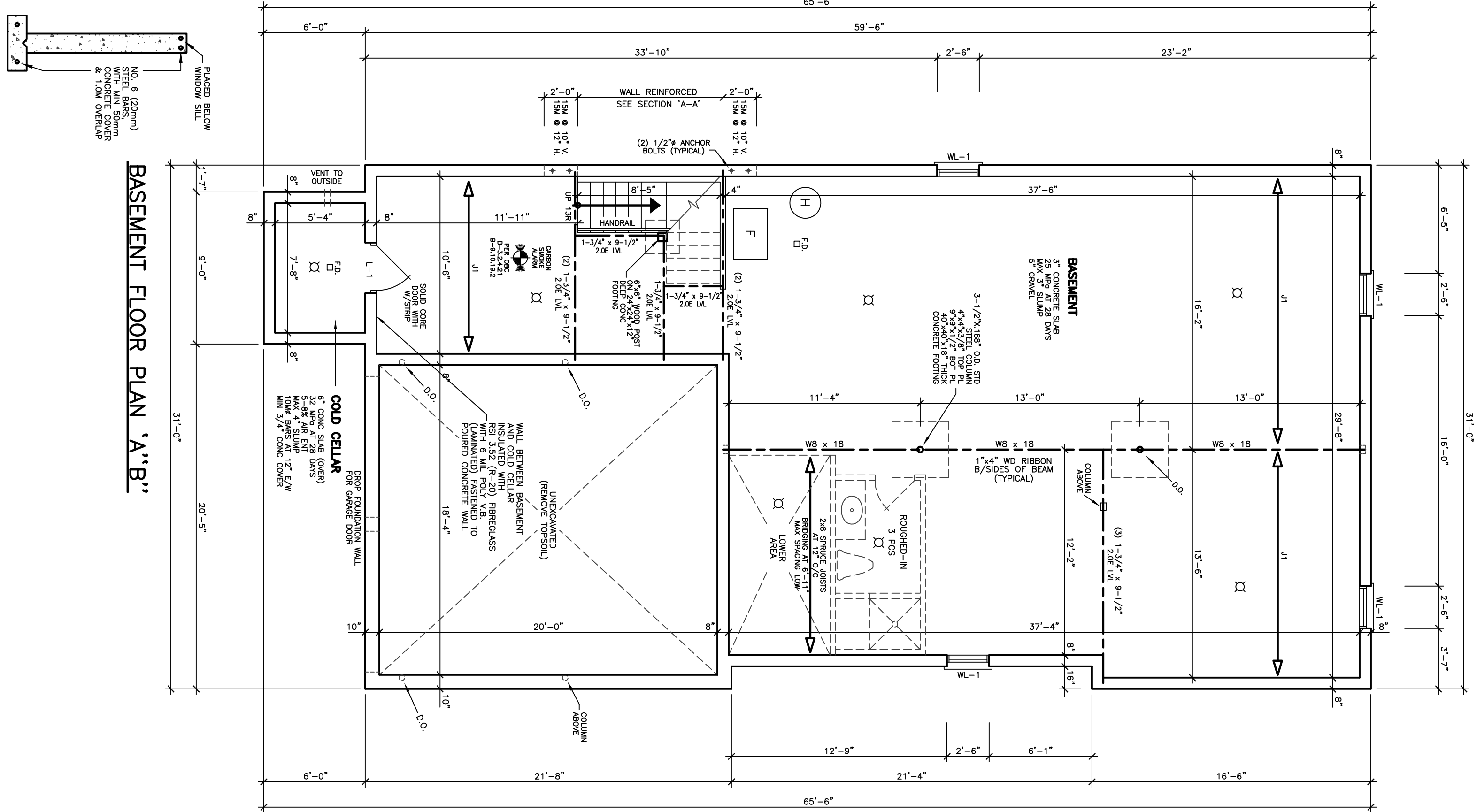
STUD POSTS MUST NOT WALLS SHALL CONFORM TO OBC 9.23.10.7.

WAPOR BARRIER MATERIALS SHALL CONFORM TO OBC 9.23.4.3.

WAPOR BARRIER INSTALLATION SHALL CONFORM TO OBC 9.23.4.3.



SECTION 'A-A'

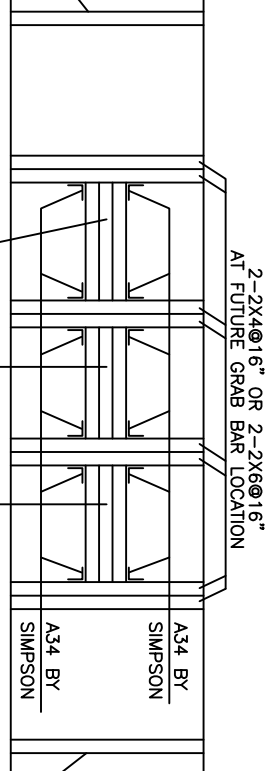


BASEMENT FLOOR PLAN "A" "B"

CONCRETE REINFORCING
FOR ALL FOUNDATIONS
ON ENGINEERED FILL

STRUCTURAL LEGEND
J1 DENOTES 9 1/2" BK400@16" O/C WITH 3/4" OSB SUBFLOOR.
J2 DENOTES 9 1/2" BK400@12" O/C WITH 3/4" OSB SUBFLOOR.
LVL1 DENOTES (3) 1-3/4" x 9-1/2" x 9-1/2" 20E LVL
AT SECOND FLOOR LEVEL, GULLED NAILED CONNECTED
TO WOOD FRAMING BY WELDER - 4 DENOTES ON ON LVL1
OF WOOD FRAMING BY WELDER - 4 DENOTES ON ON LVL1

DETAIL OF STUD WALL CONSTRUCTION
AT FUTURE GRAB BAR LOCATION



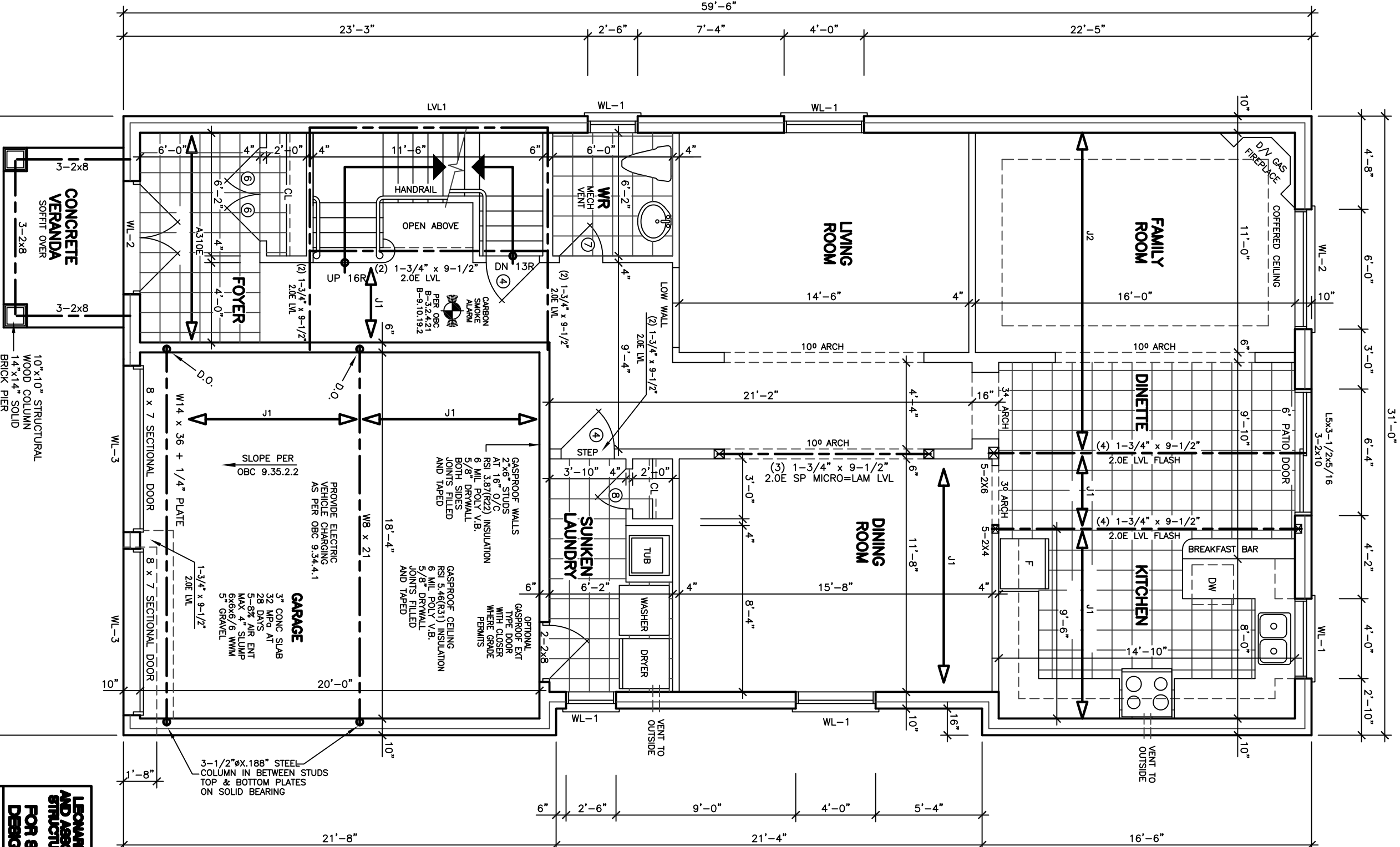
SPECIFIED DESIGN SNOW LOADS SHALL
CONFORM TO OBC 9.4.2.2.
ATTICS AND ROOF SPACES SHALL CONFORM
TO OBC 9.4.2.4.
IF WOOD OR SHEET STEEL WALL STUDS
ENCLOSE THE MAIN BATHROOM IN A
SHOWER ENCLOSURE, THE STUDS SHALL BE
INSTALLED TO PERMIT THE FUTURE
INSTALLATION OF A GRAB BAR IN
CONFORMANCE WITH OBC 9.5.2.3.
GLASS USED FOR A SHOWER OR BATHUB
ENCLOSURE [OBC B 9.6.1.1.4]

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.
WINDOWS, DOORS AND SLOTLIGHTS SHALL
CONFORM TO OBC B.9.7
SIMPSON'S FOR RESIDENTIAL TRUSS
RISER MAX. 200 mm, MIN. 125 mm
RIN MAX. 355 mm, MIN. 210 mm
[OBC 9.4.6.1.4]

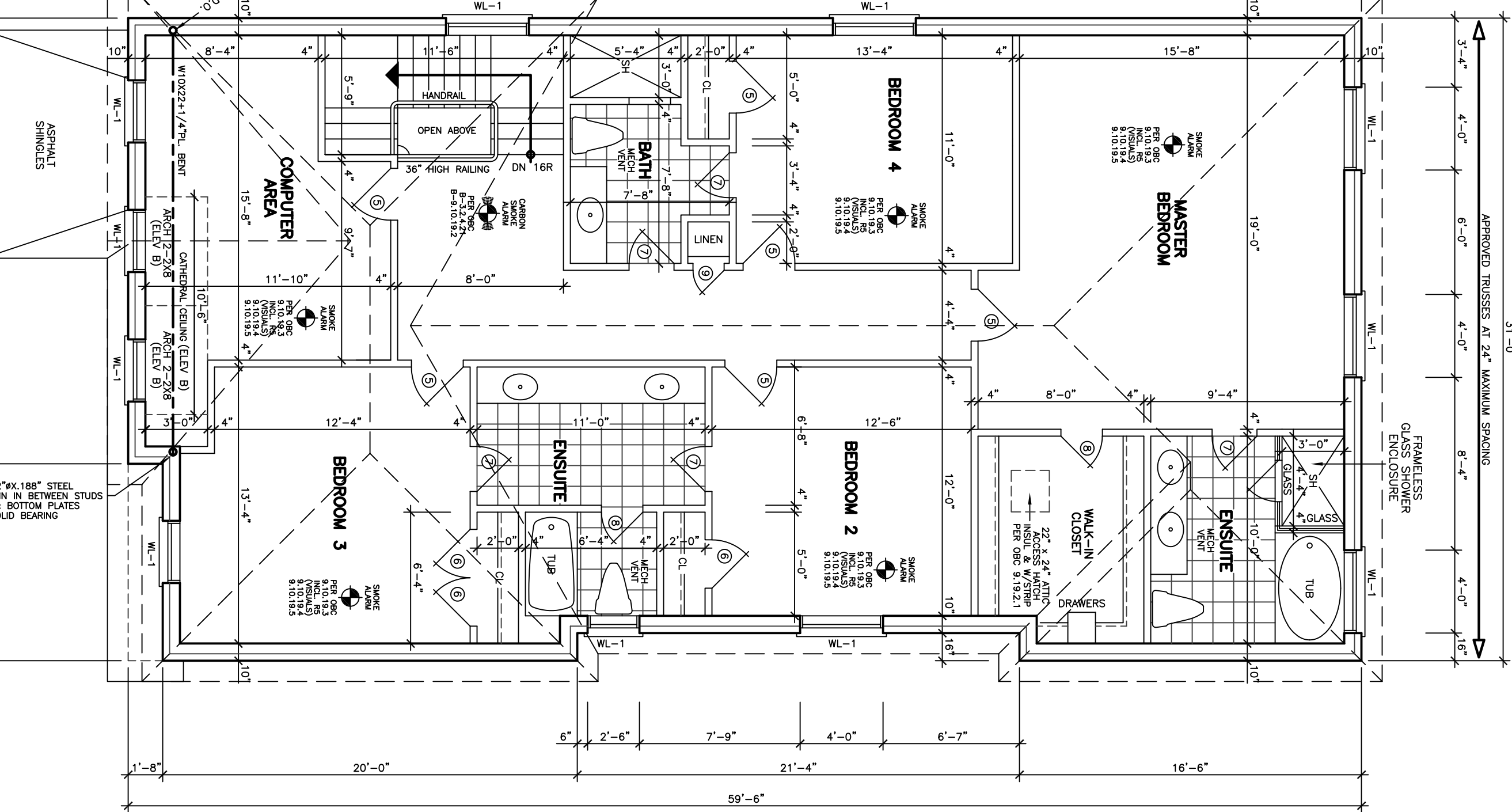
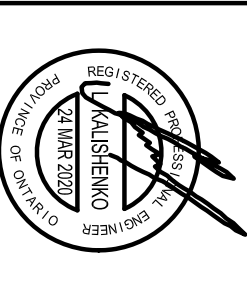
WOOD ROOF TRUSSES SHALL CONFORM
TO OBC 9.2.3.13.11.
ROOF AND OTHER BAYTRONS THAT
EFFECTIVELY SERVE AS ROOFS WITH RESPECT
TO ACCUMULATION OR DRAINAGE OF
PRECIPITATION SHALL BE CONSIDERED WITH
ROOFING, INCLUDING FLASHING, INSTALLED TO
SHED RAIN EFFECTIVELY AND TO PREVENT
ENTERING THE ROOF [OBC 9.26.1.1]

APPROVED TRUSSES AT 24" MAXIMUM SPACING

FRAMELESS
GLASS SHOWER
ENCLOSURE



LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



ASPHALT
SHINGLES

3-1/2\"/>

FIRST FLOOR PLAN 'A' 'B'

SECOND FLOOR PLAN 'A' 'B'

38' LOT

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

WOOD FRAME CONSTRUCTION
SHALL BE IN ACCORDANCE
WITH O.B.C. SECTION 9.2.3

FLOOR AREAS AND COVERAGE 'A' 'B'	
1st FLOOR	= 1415.92 SF
2nd FLOOR	= 131.54 SM
(-OPENINGS)	= 1800.22 SF
TOTAL	= 167.25 SM
COVERAGE	= -10.12 SF
	= 3206.02 SF
	= 297.85 SF
	= 1870.06 SF
	= 173.73 SM

FLOOR AREAS AND COVERAGE 'C'	
1st FLOOR	= 1440.25 SF
2nd FLOOR	= 133.80 SM
(-OPENINGS)	= 1809.00 SF
TOTAL	= 168.06 SM
COVERAGE	= -10.12 SF
	= -0.94 SM
	= 3239.13 SF
	= 300.92 SM
	= 1894.39 SF
	= 175.99 SM



ASSOCIATION
OF
ARCHITECTS
LEONARD KALISHENKO
7581

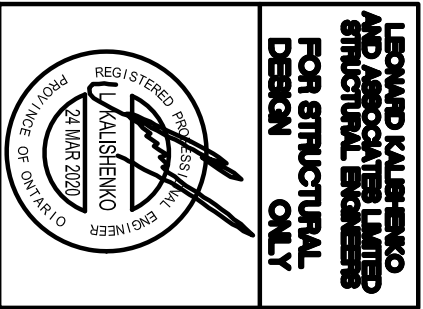
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DESIGN INC.
56 PENNSYLVANIA AVE.
CONCORD, ONT. L4K 3Y9
TEL 905 660-9393
FAX 905 660-9419

LEXINGTON
MODEL 3240
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: LORNE HOMES
AT: BRADFORD

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

REVISIONS		DATE
1		
2		
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7		
8		
9		
10		



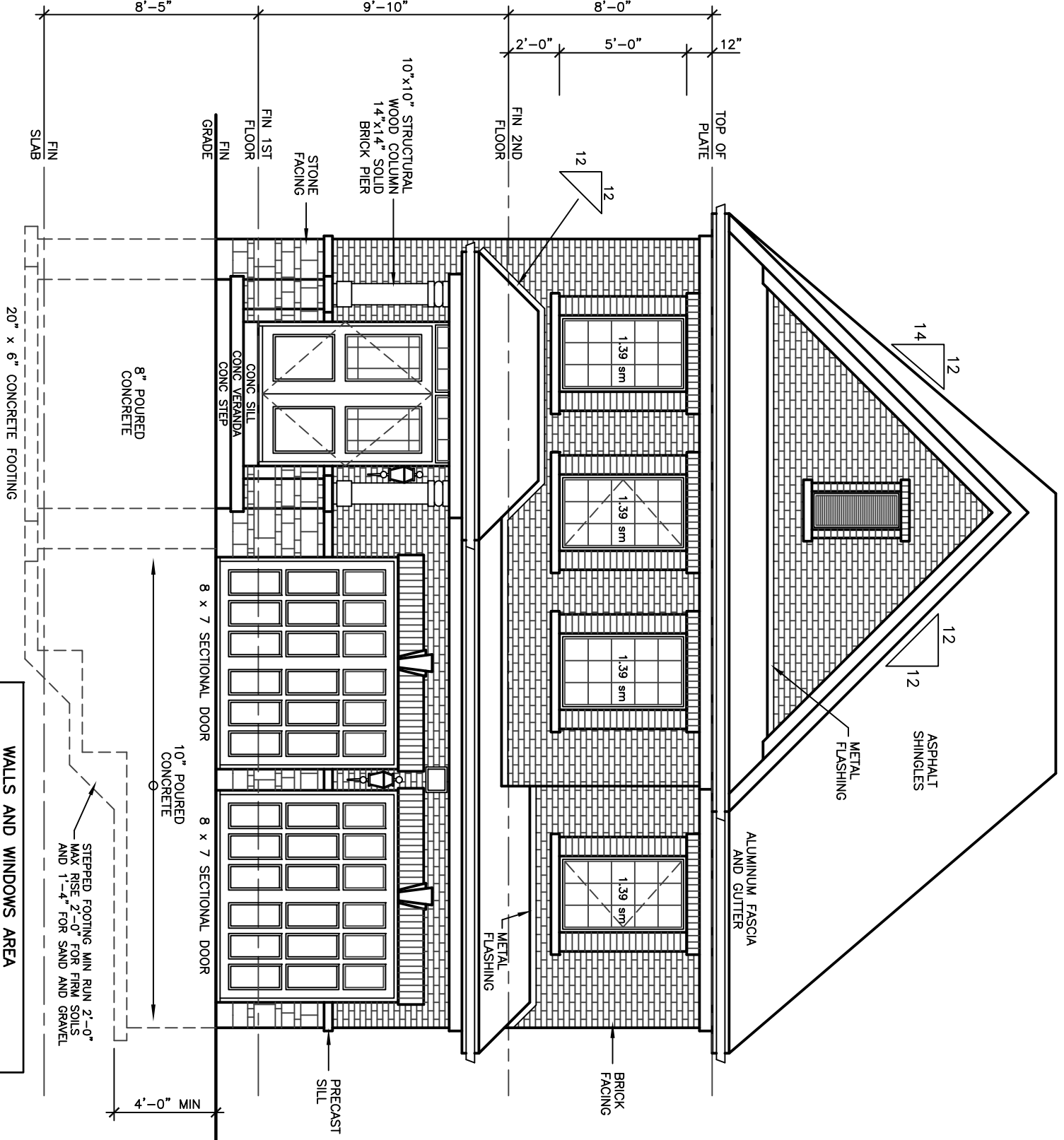
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56 PENNSYLVANIA AVE.
CONCORD, ONT. L4K 3Y9
TEL 905 660-9393
FAX 905 660-9419

LEXINGTON MODEL 3240

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

DRAWING	DATE	PROJECT NO
FRONT AND RIGHT SIDE ELEVATIONS 'A'	JAN '19	19-64
CHECKED	N.L.	DRAWING NO
SCALE	3/16"=1'-0"	A-4



FRONT ELEVATION 'A'

WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CHIMNEYS OR AIR SPACES IN EXTERIOR WALLS. WEEDS SHALL BE REMOVED FROM THE BASE OF CHIMNEYS, UNITS OVER WINDOWS AND DOOR OPENINGS. [OBC 9.20.13.8]

A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 1.2 m ABOVE THE HIGHEST POINT OF THE ROOF, AND SHALL EXTEND NOT LESS THAN 600 mm ABOVE THE HIGHEST POINT 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, DECK OR BASEMENT WALKOUT CONDITION.

EVERY SURFACE TO WHICH ACCESS IS PROPOSED, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL OR THE DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR (B) THE ADJACENT SURFACE WITHIN 1.2 m OF MORE THAN 1 IN 2. [OBC 9.8.8.1(1)]

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE, AND EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 0.6 m, OR (B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1.2 m, BUT NOT WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.2)]

THE THICKNESS AND HEIGHT OF FOUNDATION WALLS MADE OF UNREINFORCED CONCRETE BLOCKS OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL CONFORM TO OBC 9.15.4.2.1. UNINSULATED VENT AREAS SHALL NOT EXCEED 2.5 m IN UNSUPPORTED HEIGHT. [OBC 9.15.4.2]

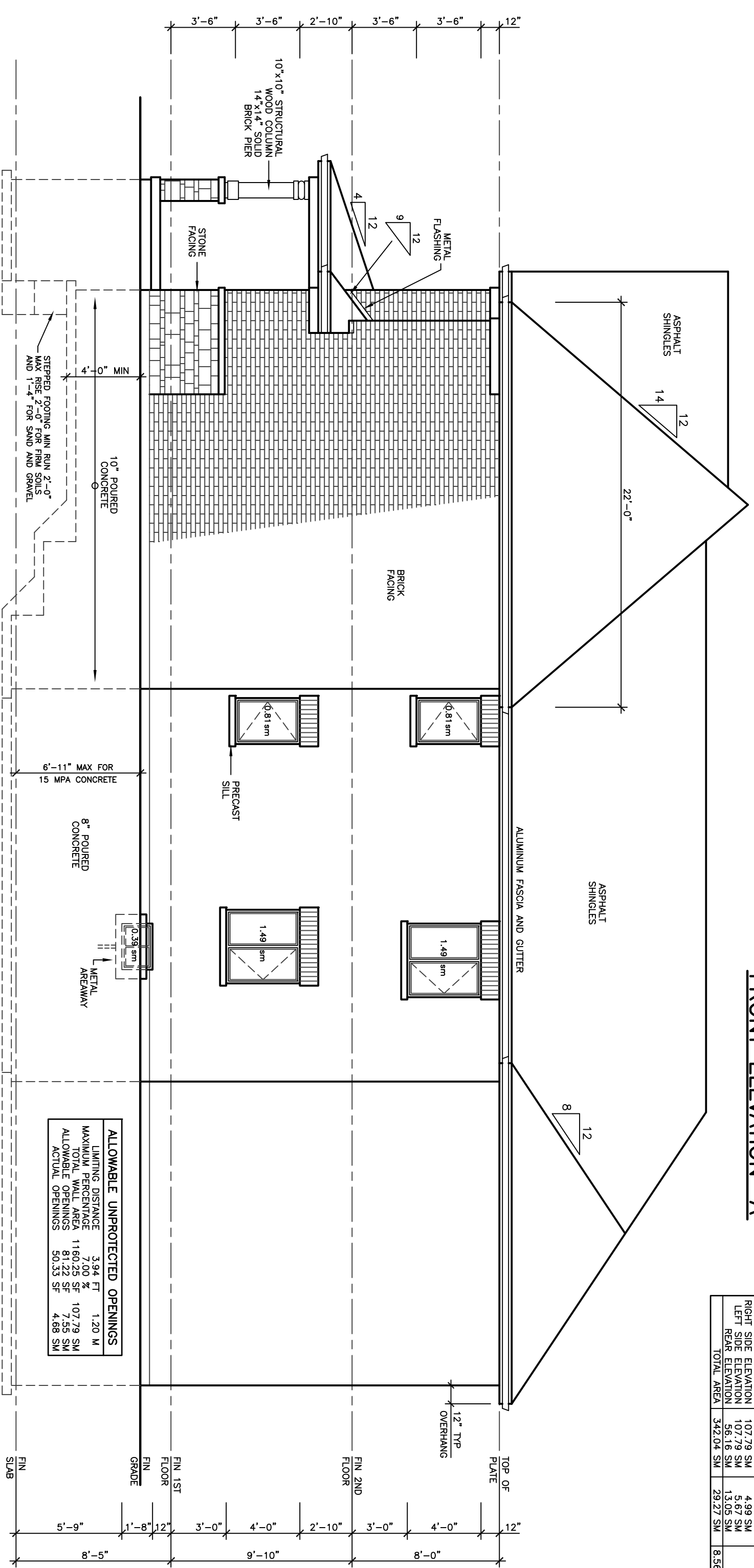
EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.6]

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 12/12. ROOF VENTS 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]

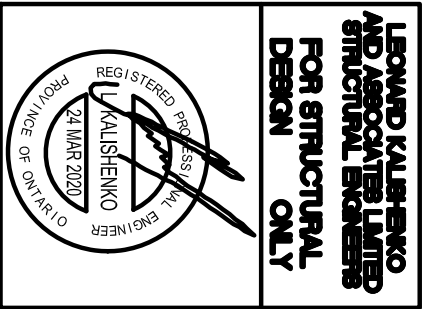
FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS IN CONFORMANCE WITH OBC 9.20.13.5.1(1).

THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE BEHIND THE VENEER SHALL BE REMOVED FROM THE BUILDING. [OBC 9.20.13.5.2)]



RIGHT SIDE ELEVATION 'A'

REVISIONS		DATE
1		

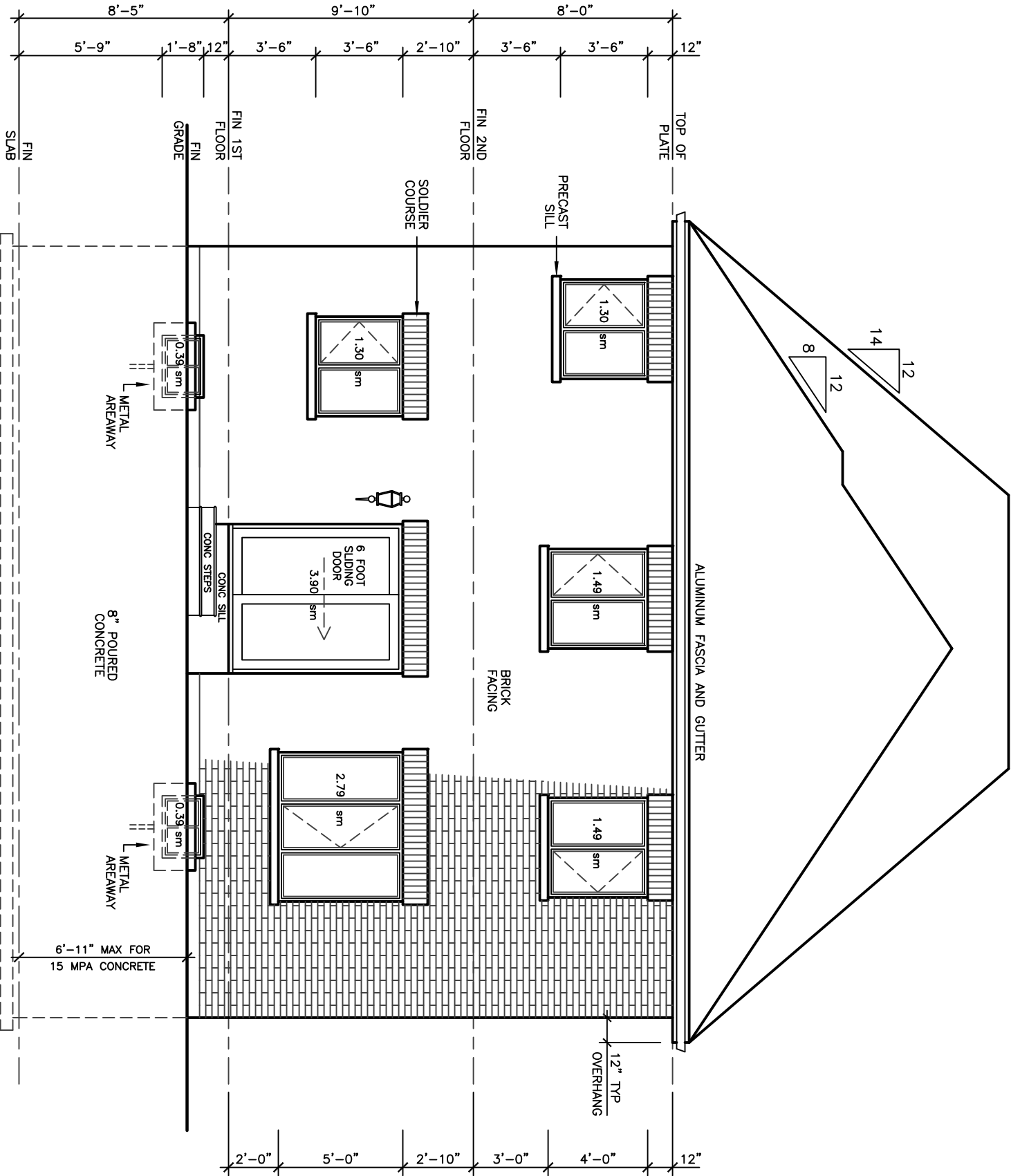


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56 PENNSYLVANIA AVE.
CONCORD, ONT. L4K 3Y9
TEL 905 660-9393
FAX 905 660-9419

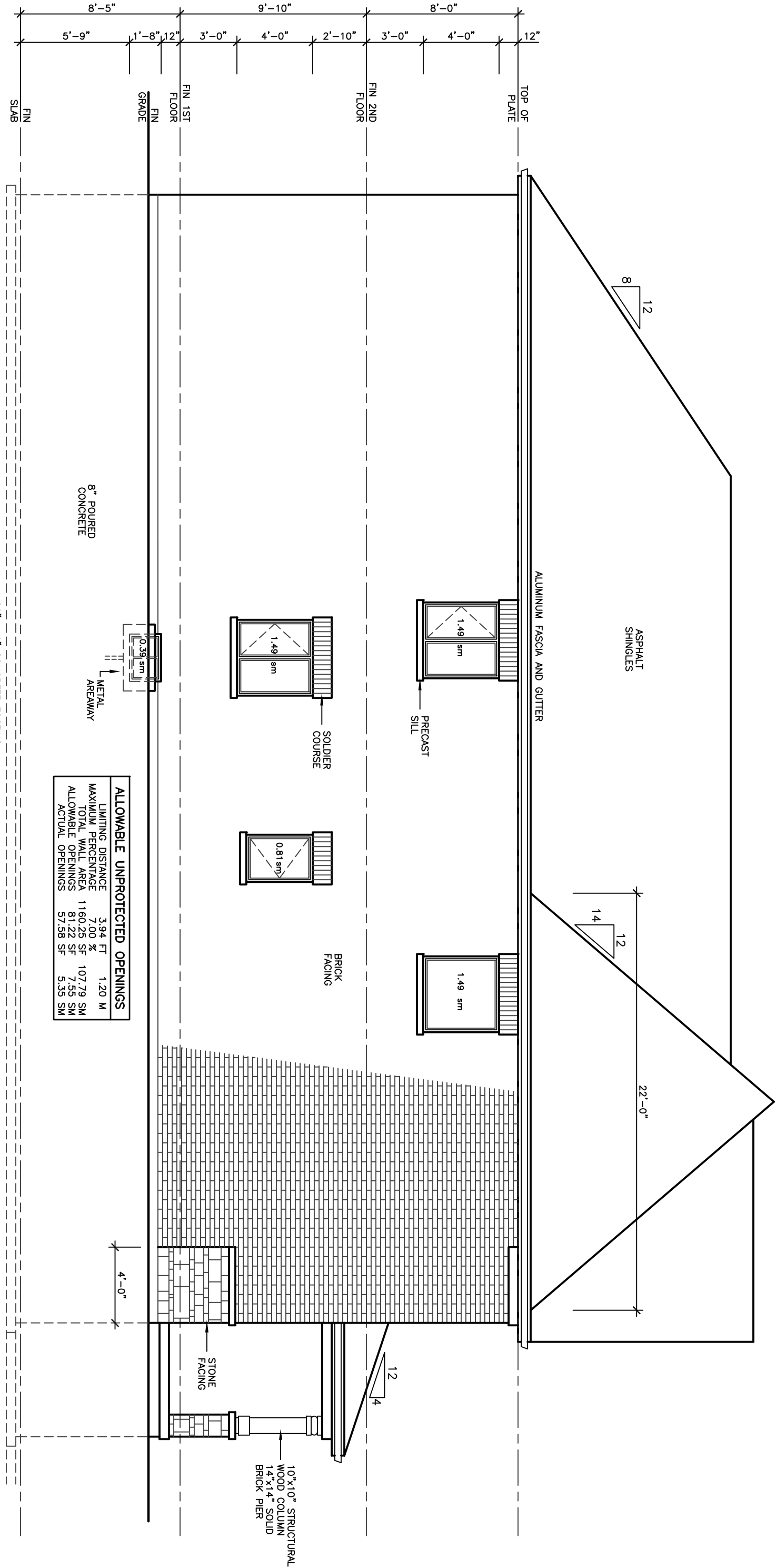
LEXINGTON MODEL 3240
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: LORAMEL HOMES
AT: BRADFORD

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



REAR ELEVATION 'A'

20' x 6" CONCRETE FOOTING

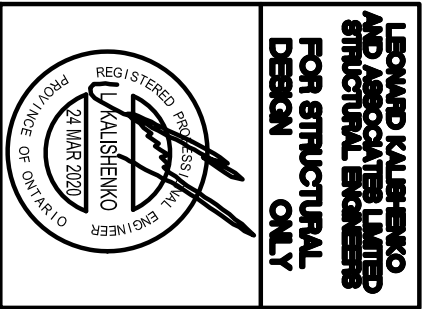


LEFT SIDE ELEVATION 'A'

20' x 6" CONCRETE FOOTING

38' LOT

REVISIONS		DATE
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2		
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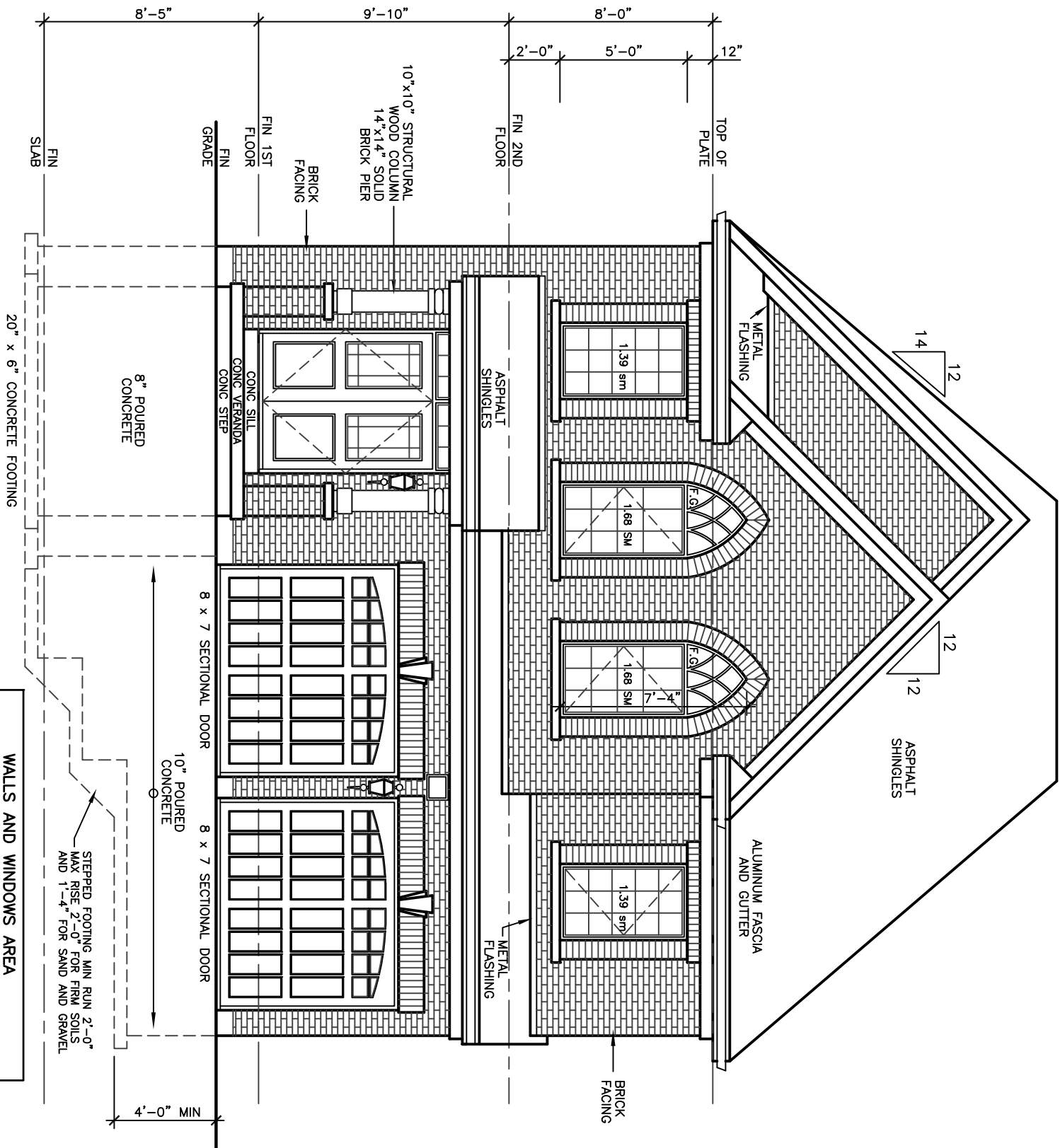
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LEXINGTON MODEL 3240

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

DRAWING FRONT AND RIGHT SIDE ELEVATIONS 'B'	
DATE JAN '19	PROJECT NO 19-64
DRAWN N.L.	DRAWING NO A-6
CHECKED	
SCALE 3/16"=1'-0"	



WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	62.76 SM	6.14 SM	
RIGHT SIDE ELEVATION	107.79 SM	4.99 SM	
LEFT SIDE ELEVATION	107.79 SM	4.99 SM	
REAR ELEVATION	56.16 SM	13.05 SM	
TOTAL AREA	334.50 SM	29.95 SM	8.92

WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CEMENTS OR AIR SPACES IN UNFINISHED WALLS AND 600 mm. UNITS OVER WINDOW AND DOOR OPENINGS. [OBC 9.20.13.8]

A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 1.2 m ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF, AND SHALL EXTEND NOT LESS THAN 600 mm ABOVE THE HIGHEST POINT OF SPACE ABOVE 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 SINGLE 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 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, DECK OR BASEMENT WALKOUT CONDITION.

EVERY SURFACE TO WHICH ACCESS IS PROPOSED, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL OR THE DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR (B) THE ADJACENT SURFACE WITHIN 1.2 m OF MORE THAN 1 IN 2. [OBC 9.8.8.1(1)]

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE, AND EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL (A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 0.6 m, OR (B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1.2 m, BUT NOT WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE 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 9.7.5.2 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, 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 AND THE HORIZONTAL DISTANCE BETWEEN 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 BLOCKS OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL CONFORM TO OBC 9.15.4.2. WALLS NOT EXCEEDING 2.5 m IN UNSUPPORTED HEIGHT. [OBC 9.15.4.2]

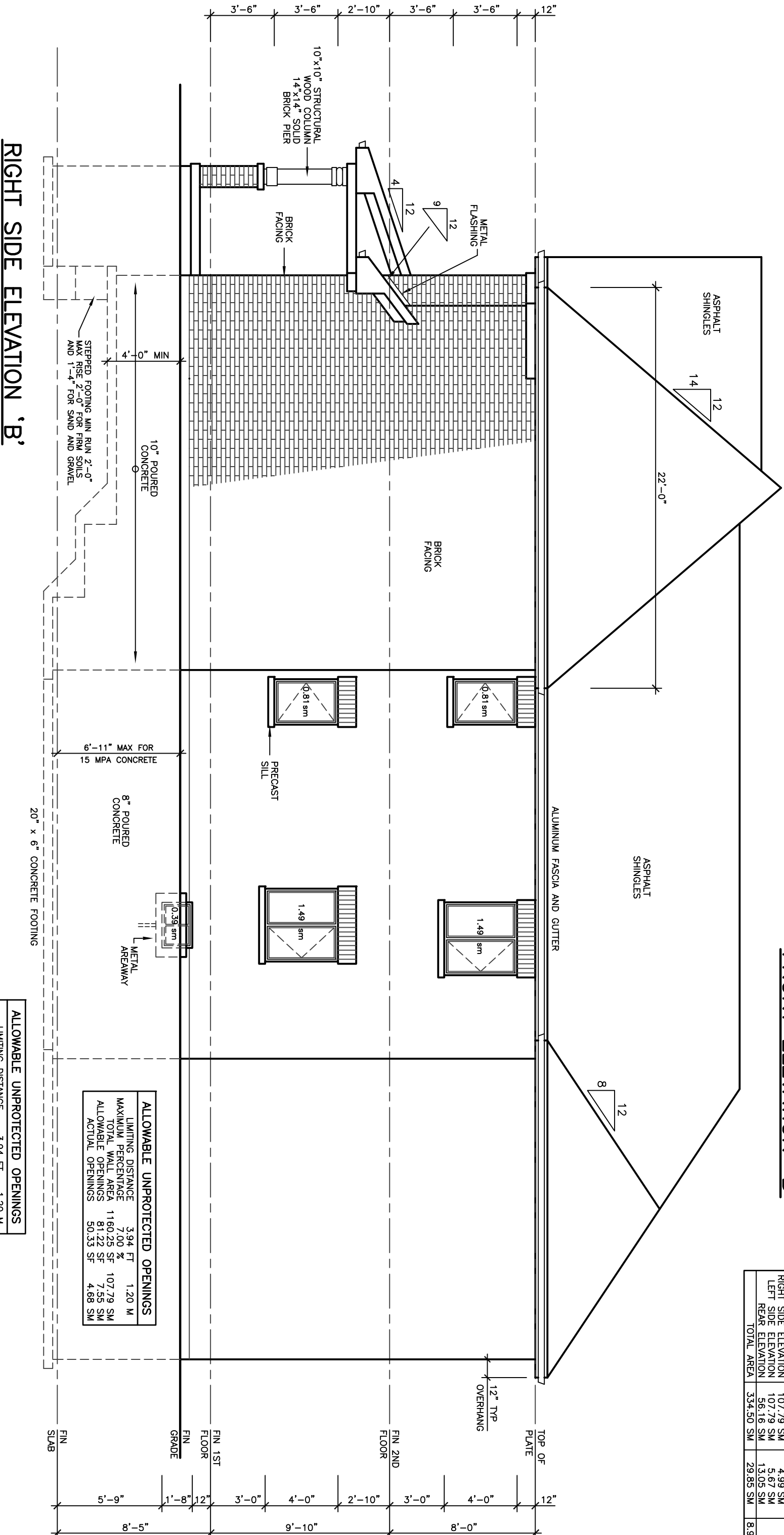
EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.6]

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

THE UNPROTECTED ROOF VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA, WHERE THE ROOF SLOPE IS LESS THAN 1 IN 12. ROOF VENTS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNPROTECTED 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 9.20.13.5.(1).

THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE BEHIND THE FLASHING BE DIRECTED TO THE EXTERIOR OF THE BUILDING. [OBC 9.20.13.5.(2)]

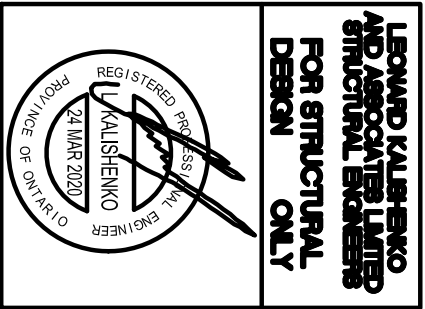


ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.96 FT	1.20 M	
MAXIMUM PERCENT	7.0	%	
TOTAL WALL AREA	1160.25 SF	107.79 SM	
ALLOWABLE OPENINGS	81.22 SF	7.55 SM	
ACTUAL OPENINGS	50.33 SF	4.68 SM	

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.96 FT	1.20 M	
MAXIMUM PERCENT	7.0	%	
TOTAL WALL AREA	1143.58 SF	106.24 SM	
ALLOWABLE OPENINGS	80.05 SF	7.44 SM	
ACTUAL OPENINGS	52.00 SF	4.83 SM	

38' LOT

REVISIONS		DATE
1		



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ARCHITECTURAL DESIGN INC.
56 PENNSYLVANIA AVE.
CONCORD, ONT. L4K 3Y9
TEL 905 660-9393
FAX 905 660-9419

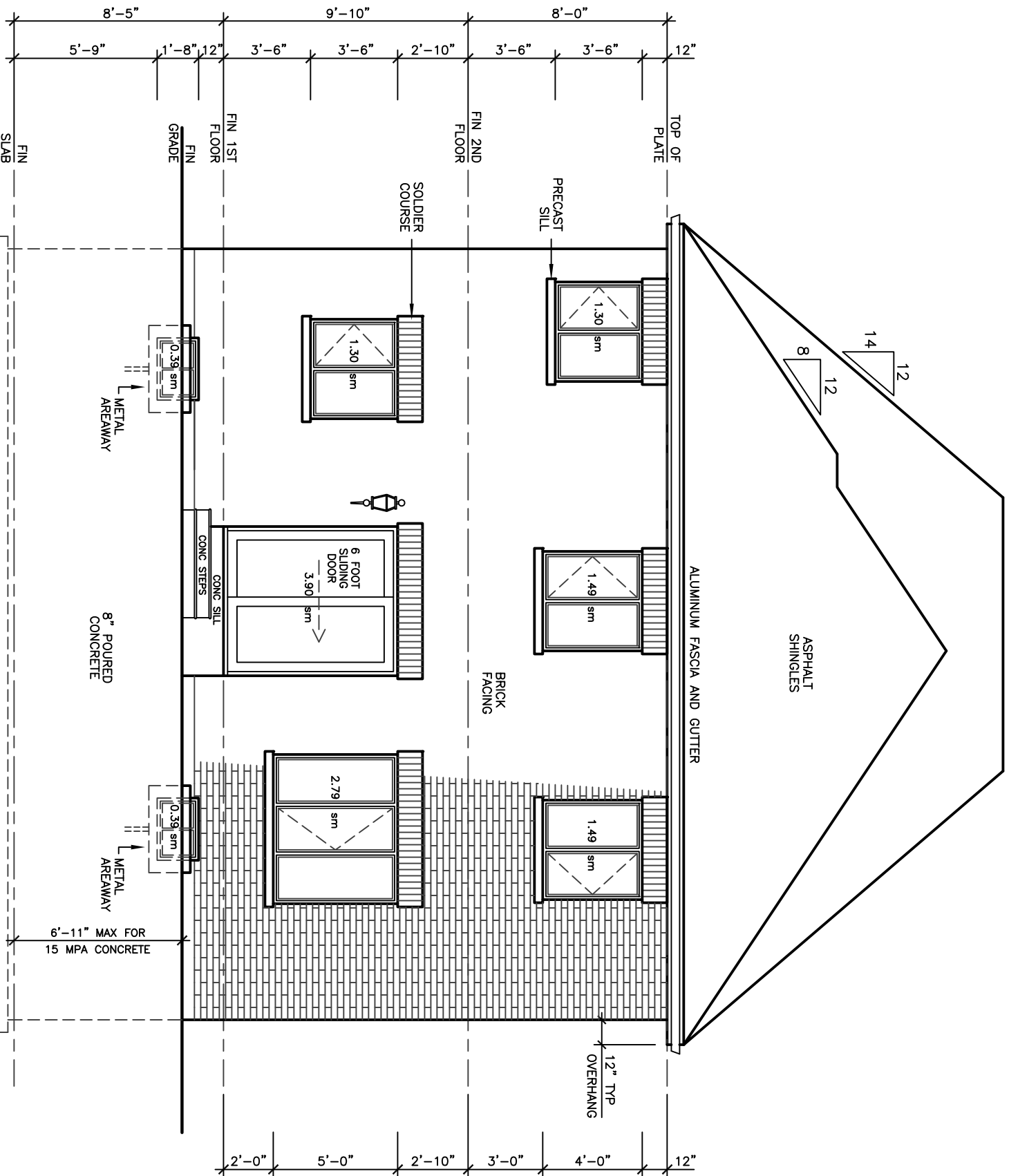
LEXINGTON MODEL 3240

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

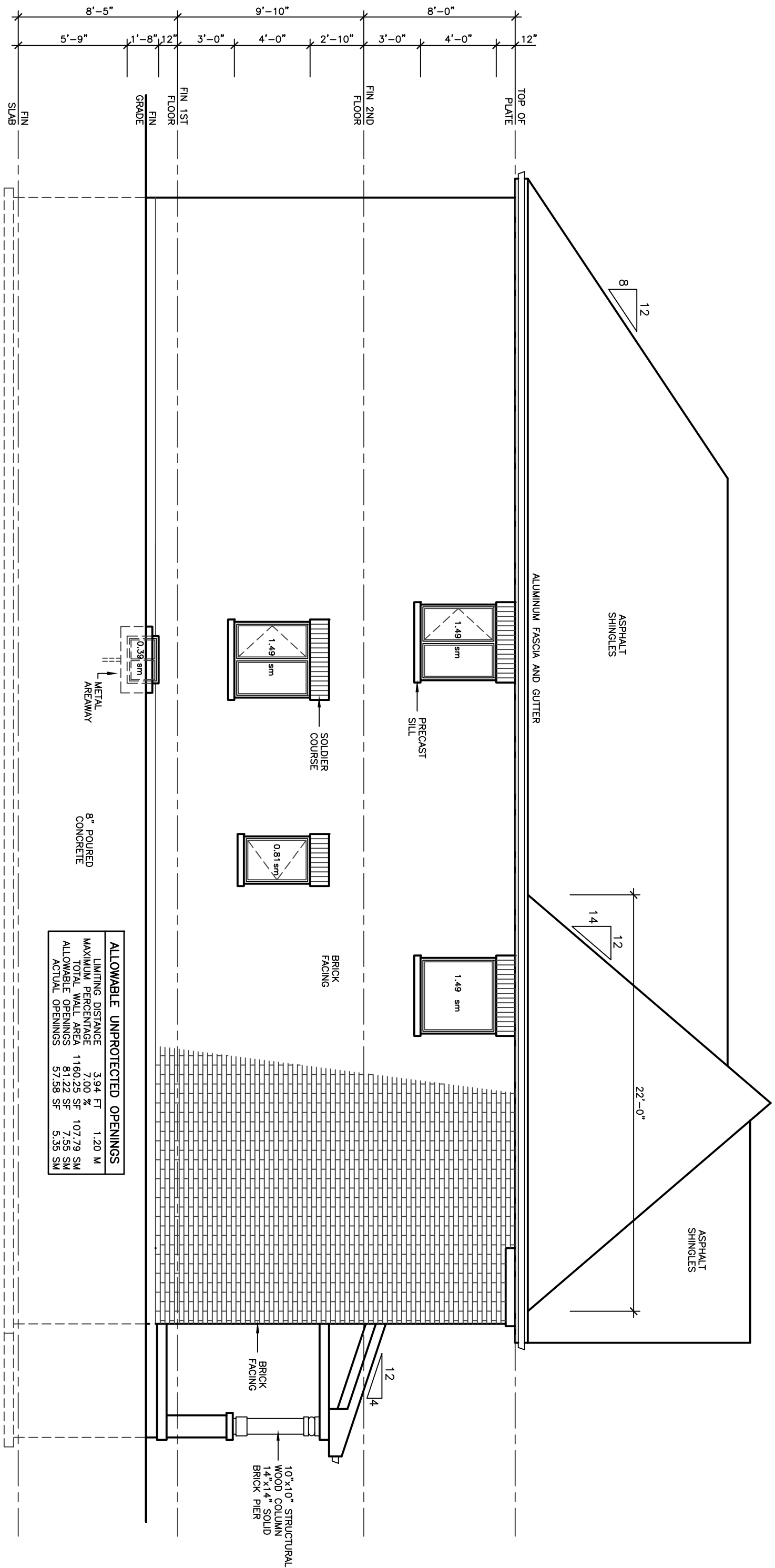
DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'B'

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

A-7



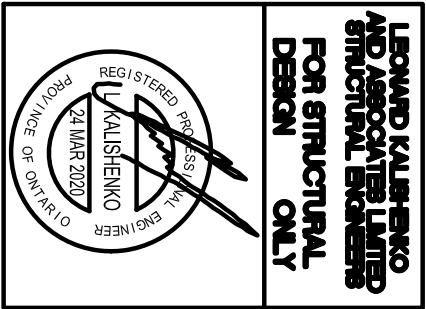
REAR ELEVATION 'B'



LEFT SIDE ELEVATION 'B'

38' LOT

REVISIONS		DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



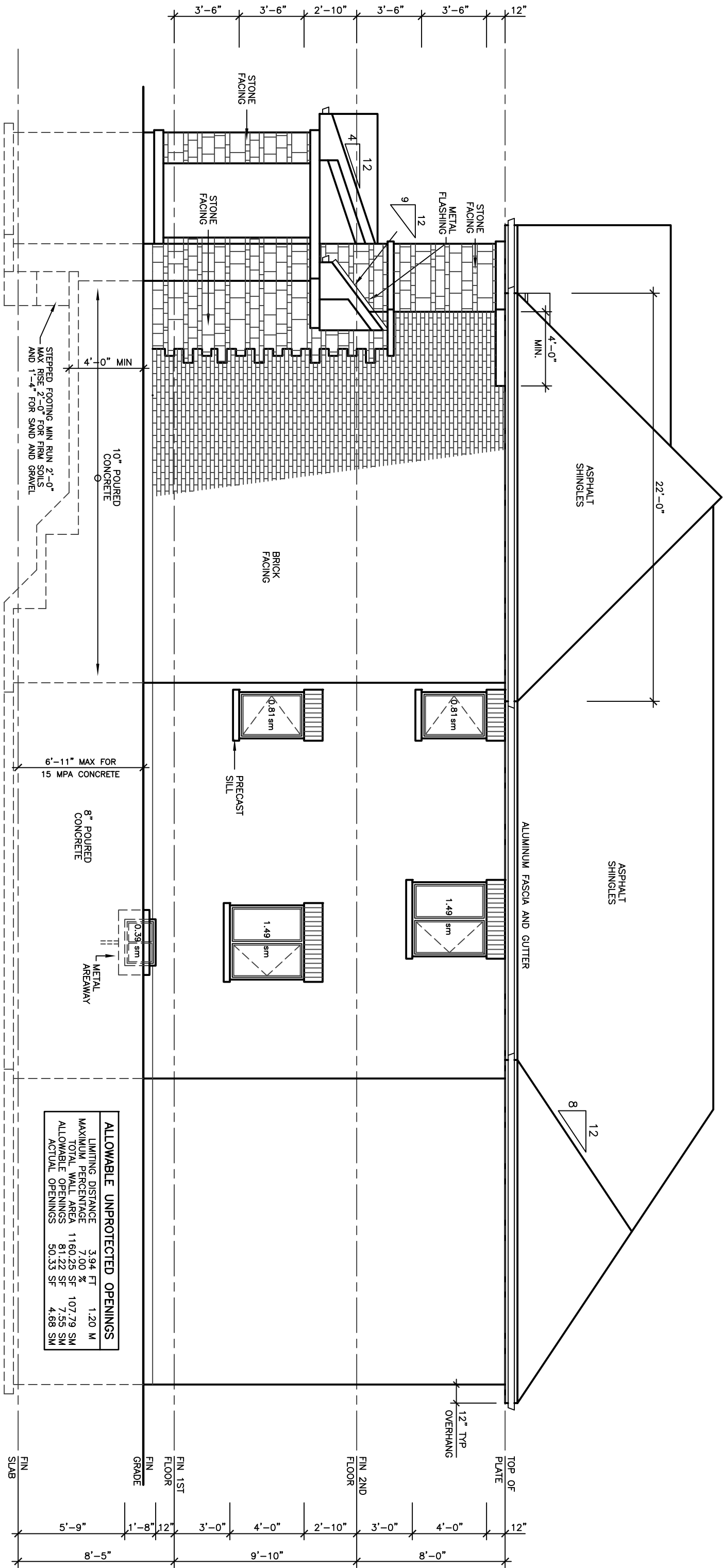
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CONCORD, ONT. L4K 3Y9
TEL 905 660-9393
FAX 905 660-9419

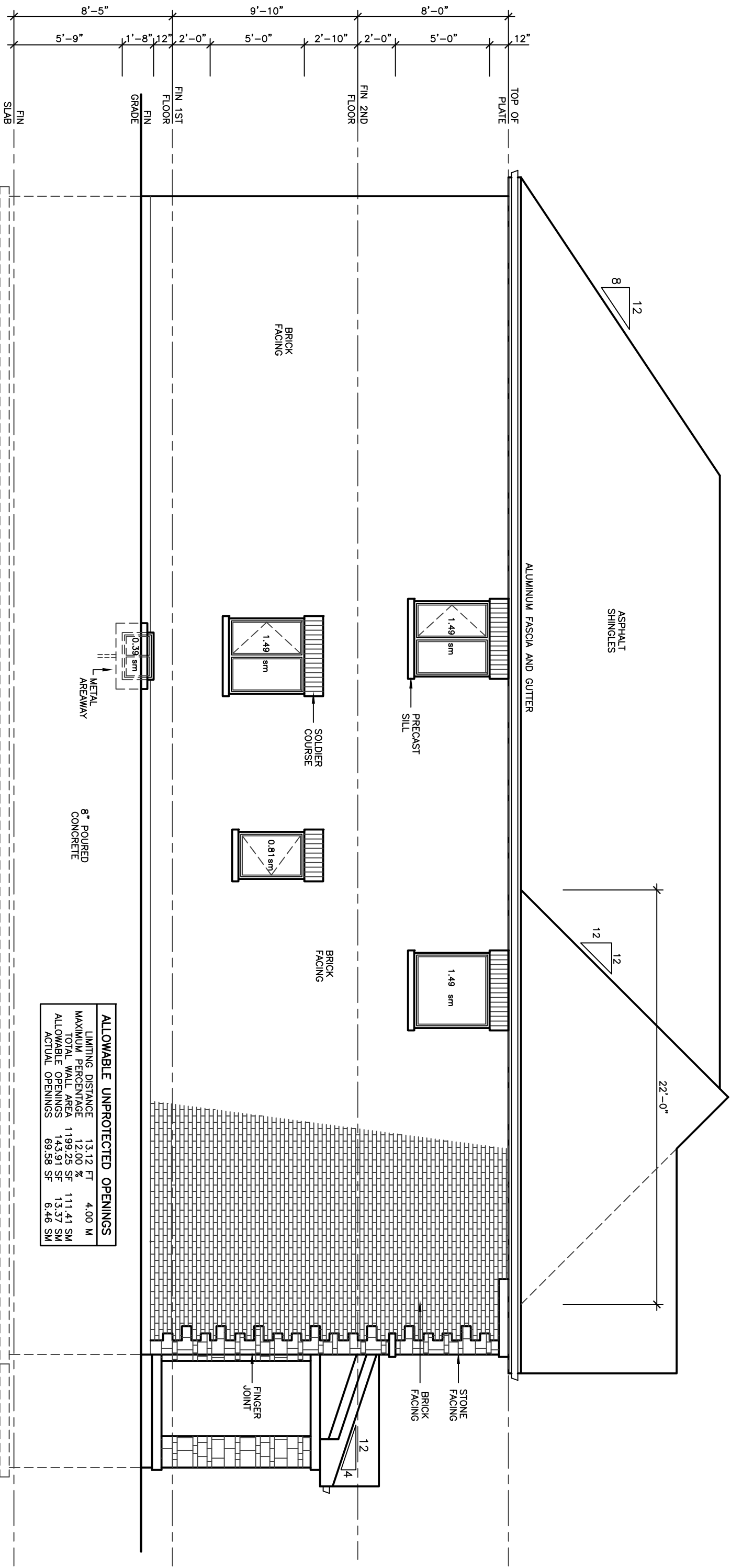
**LEXINGTON
MODEL 3240**

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

DRAWING SIDE ELEVATION 'C'	
DATE JAN '19	PROJECT NO 19-64
DRAWN N.L.	DRAWING NO
CHECKED	
SCALE 3/16"=1'-0"	A-9

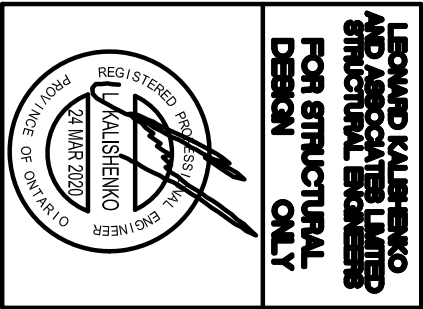


RIGHT SIDE ELEVATION 'C'



LEFT SIDE ELEVATION 'C'

REVISIONS		DATE
1		



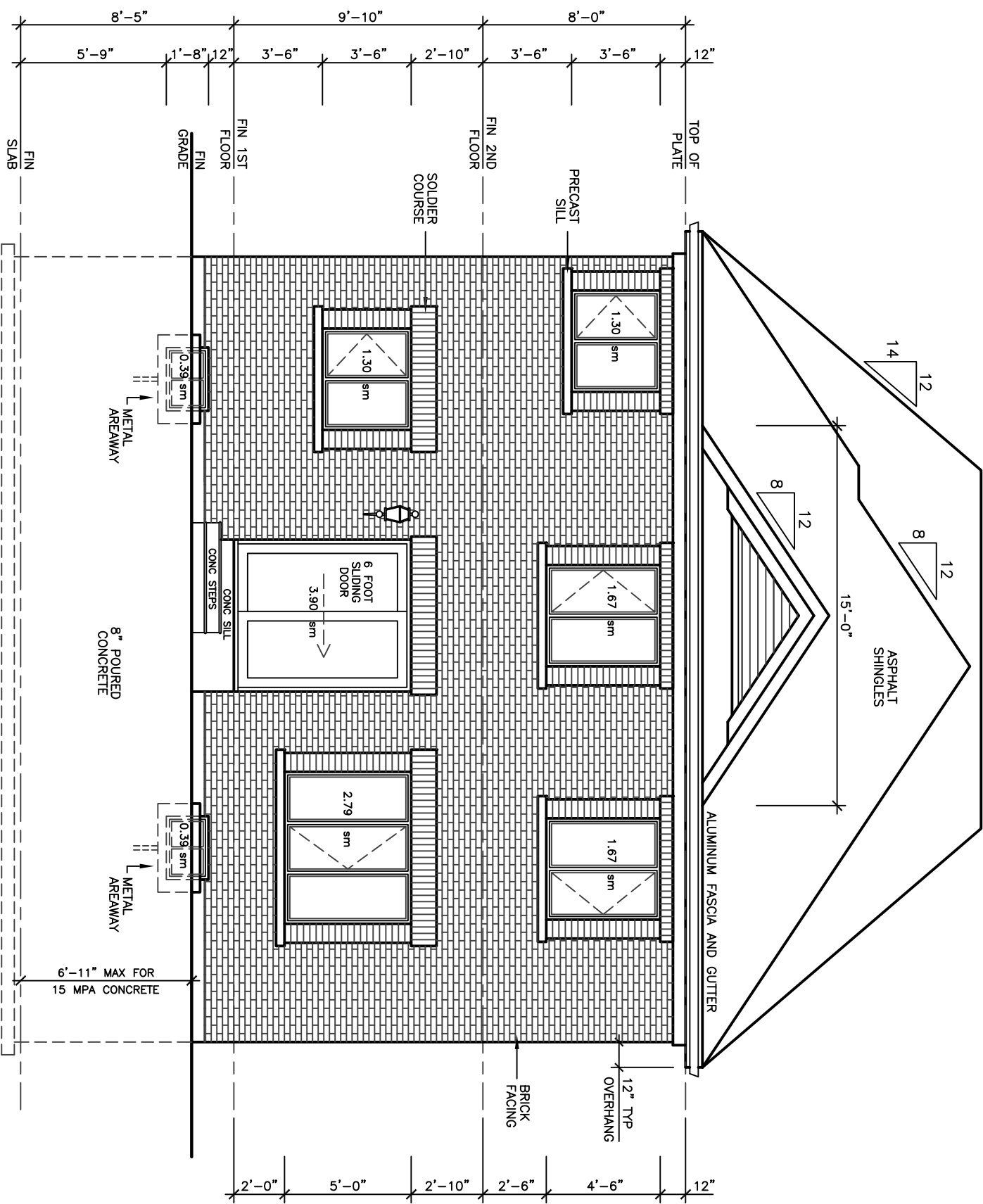
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TEL 905 660-9393
FAX 905 660-9419

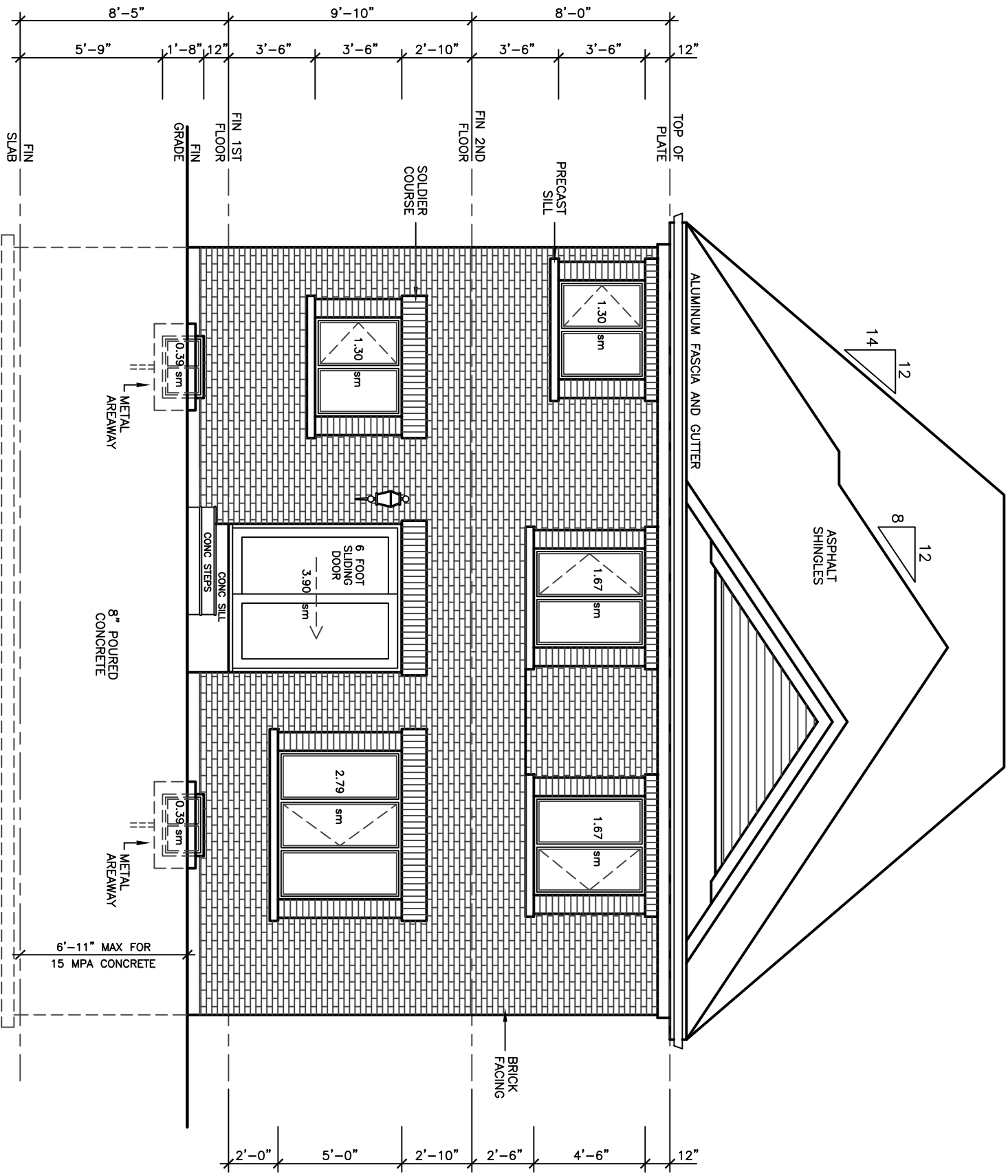
**LEXINGTON
MODEL 3240**

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

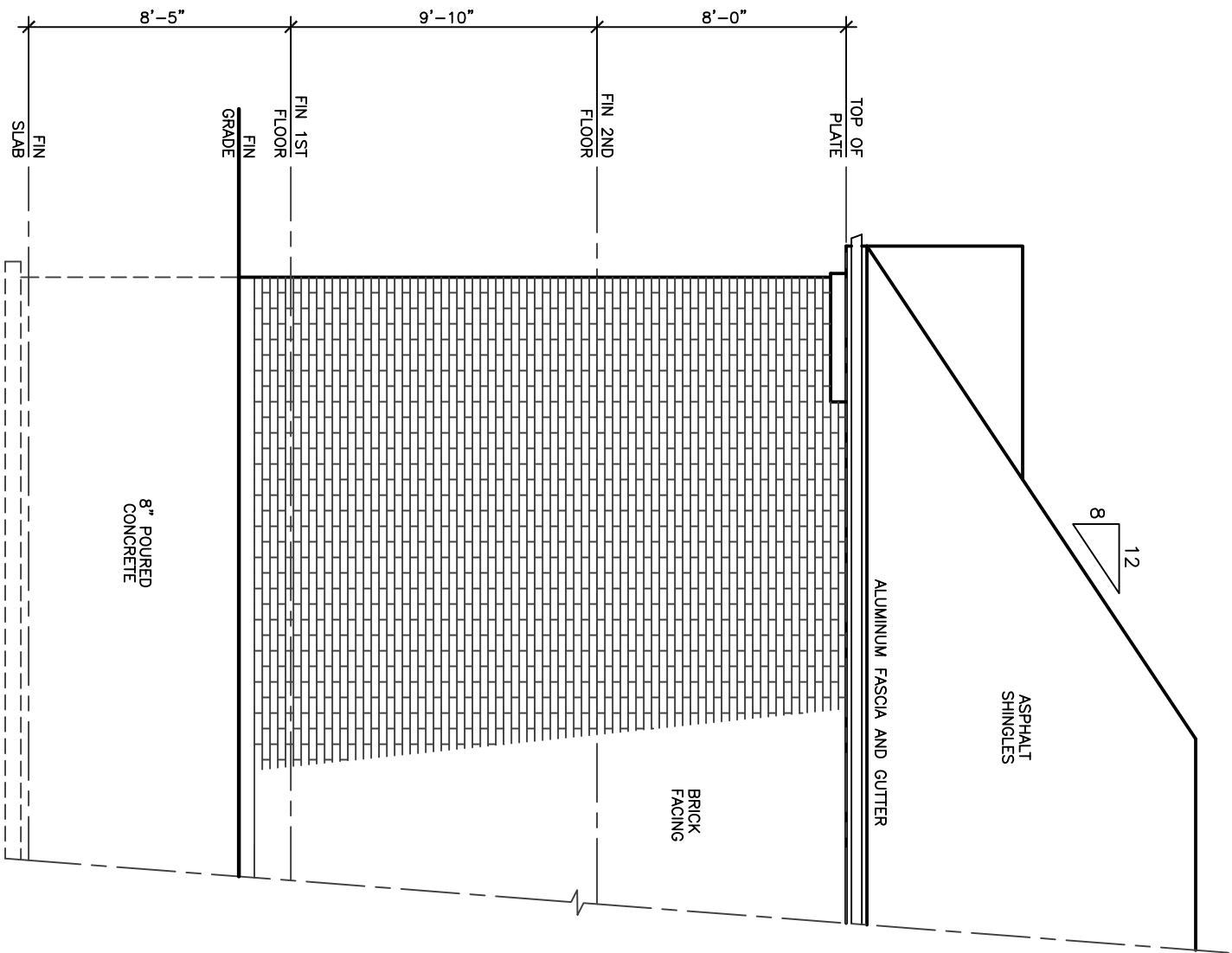
DRAWING UPGRADE REAR ELEVATION 'C'	
DATE JAN '19	PROJECT NO 19-64
DRAWN N.L.	DRAWING NO
CHECKED	
SCALE 3/16"=1'-0"	A-10



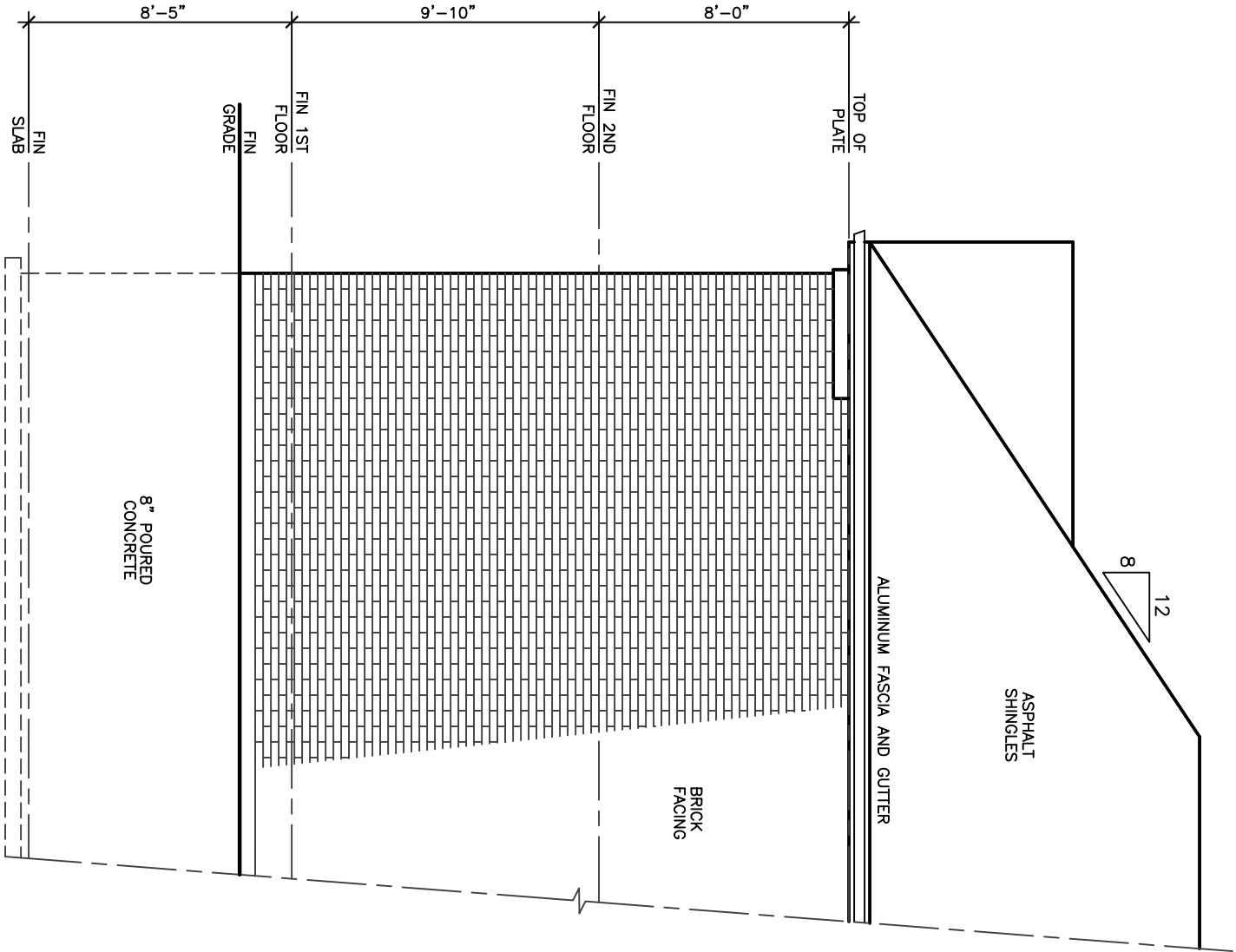
UPGRADE REAR ELEVATION 'C'



UPGRADE REAR ELEVATION 'A' & 'B'



LEFT SIDE ELEVATION 'C'



LEFT SIDE ELEVATION 'A' & 'B'

38' LOT