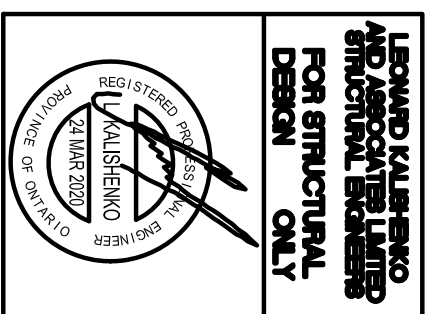


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**LEXINGTON
MODEL 3240**

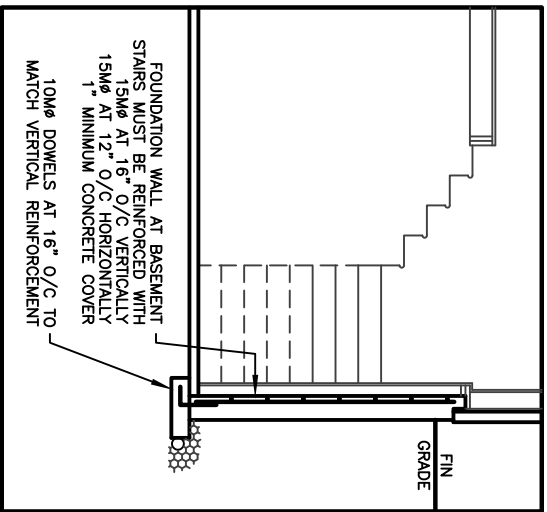
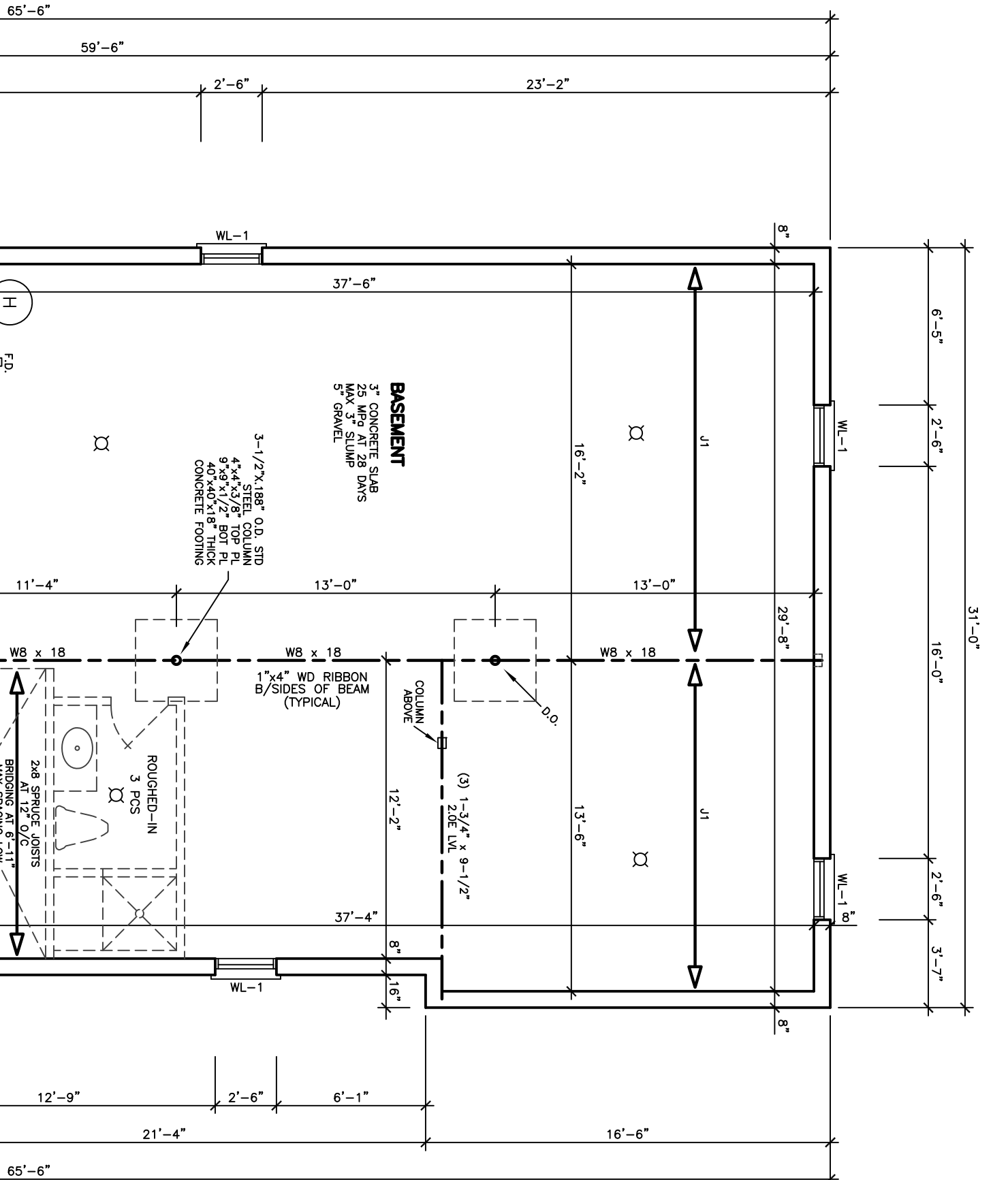
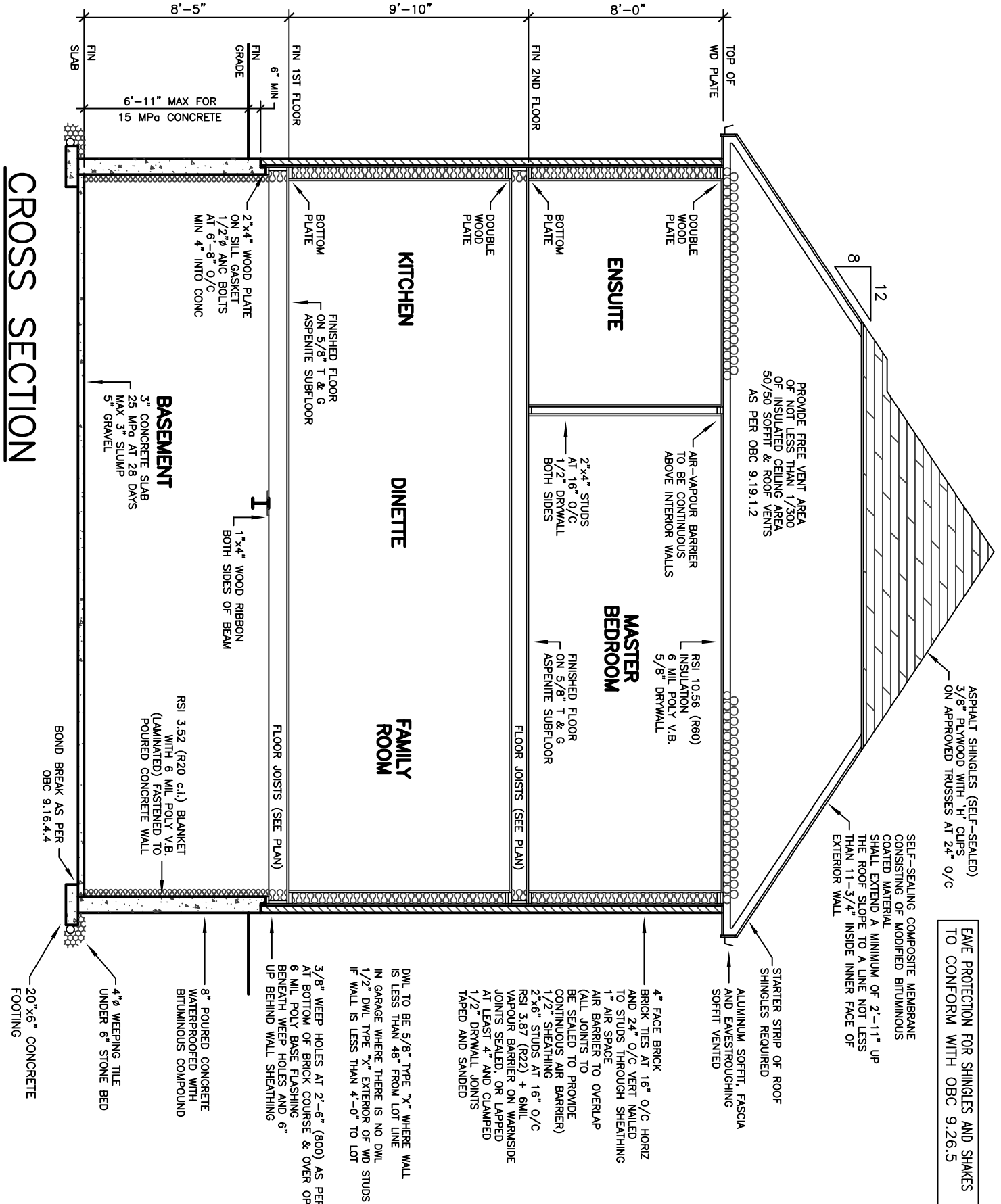
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: LORMEL HOMES
AT: BRADFORD

DRAWING
BASEMENT FLOOR PLAN
AND CROSS SECTION

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

SCALE	3/16"=1'-0"
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A-2



CEILING HEIGHTS OF ROOMS OR SPACES IN RESIDENTIAL OCCUPANCIES AND USE/WORK AREAS IN ROOMS OR SPACES OVER WHICH CEILING HEIGHT IS NOT LESS THAN THE CEILING HEIGHT OF THE SPACE IMMEDIATELY ADJACENT TO THOSE ROOMS OR SPACES. [OBC 9.8.5.1]

CONCEALED SPACES IN INTERIOR WALLS, CEILINGS AND CRAWL SPACES SHALL BE SEPARATED BY FIRE BARRIERS FROM CONCEALED ROOF SPACES. [OBC 9.10.16.1(1)]

SMOKE ALARMS CONFORMING TO CANULC-5531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DETACHED UNIT IN CONFORMANCE WITH OBC 9.10.19.

THE MINIMUM DEPTH OF FOUNDATIONS BELOW FINISHED GROUND LEVEL SHALL BE IN ACCORDANCE WITH TABLE E12.2.2.

DRAIN TILE AND DRAIN PIPE FOR FUNDATION SUBSTITUTION. [OBC 9.9.14.3]

FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. [OBC 9.15.3.2]

WHERE THE TOP OF A FOUNDATION WALL IS EXPOSED TO WEATHER, THE EXTERIOR FACE OF THE INSULATION OF MASONRY EXTENSION SHALL NOT BE LESS THAN 6 mm THICK, AND THE REDUCED SECTION SHALL BE (B) NOT LESS THAN 6 mm THICK, AND THE REDUCED SECTION SHALL BE SPACED NOT MORE THAN 200 mm O.C., SPACED NOT MORE THAN 200 mm O.C. ONLY. (C) THE SPACE BETWEEN THE WALL AND THE FOAM SHALL BE FILLED WITH MORTAR. [OBC 9.15.4.(2)(3)]

ALL WALLS, CEILINGS AND FLOORS SEPARATING EXTERIOR AIR OR THE GROUND SURFACE, BE PROVIDED WITH THERMAL INSULATION, INCLUDING JOINTS TO SUBFLOORS, AND GARAGE SLAB TO SUBFLOORS TO SUBSECTION 9.25.2, AND A VAPOR BARRIER CONFORMING TO SUBSECTION 9.25.4, AND CONSTRUCTED IN RELATIVE POSITION OF ALL THE MATERIALS CONFORM TO SUBSECTION 9.25.5

STUCCO SHALL BE NOT LESS THAN 200 mm ASKED FINISHED GROUND LEVEL EXCEPT WHEN OBC 9.28.1.4.]

STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL CONFORM TO OBC 9.4.1.

BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.

FOR REINFORCED TRUSS JOISTS REFER TO APPLIED DESIGN/ANALYSIS'S FLOOR JOIST DRAMINGS.

MINIMUM FOOTING WIDTH OR AREA SHALL CONFORM TO TABLE E15.5.4.

STEEL COLUMN SHALL CONFORM TO OBC 9.17.2.

MAXIMUM SPANS OF STEEL BEAMS SUPPORTING FLOORS SHALL CONFORM TO TABLE 9.23.4.3

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

ROOF OR JOISTS SHALL CONFORM TO OBC 9.23.5

MAXIMUM SPANS FOR FLOOR JOISTS SHALL CONFORM TO TABLES A-13 THROUGH A-19.

WOOD BEAMS SHALL CONFORM TO OBC 9.16.

CONCRETE SHALL CONFORM TO OBC 9.3.1.

(9.15.4.2) A MINIMUM THICKNESS OF SPECIFIED (7.2.1.2.2) CONFINEMENT OF THE FINISHED GRADE ABOVE THE SUPPORTED WALLS SHALL BE AS FOLLOWS:

300 mm (1'-0") SOLID CONCRETE;
360 mm (1'-5/8") CONCRETE BLOCK;

A SUBSURFACE INVESTIGATION INCLUDING GROUNDWATER CONDITIONS, SHALL BE OBTAINED BY A LICENSED PROFESSIONAL ENGINEER OR PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATIONS TO PREPARE THE FOUNDATION FOR THE BUILDING AND ITS USE. THE GROUND AND THE SUBSURROUNDING SITE CONDITIONS, IN CONFORMANCE WITH OBC 4.2.2.1.

EXTENSIVE GEOTECHNICAL STUDIES WITH MORE THAN 2 RISERS AND 2 TRIAXES SHALL BE SUBMITTED ON UNIT MASONRY OR CONCRETE IN CROSS SECTION OR COUNTEREFFECTED FROM THE MAIN FOUNDATION WALL. [OBC 9.9.9.2]

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

WHERE A FOUNDATION IS ERECTED ON SLOPED TERRAIN, THE MINIMUM LENGTH OF THE FOOTING SIZES SHALL CONFORM TO OBC SECTION 4.2. [OBC 9.15.1.1.(3)]

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

THE LENGTH OF END BEARING OR BEAMS THAT ARE SUPPORTED ON MASONRY SHALL END BEARING OF FLOOR OR CEILING JOISTS THAT ARE SUPPORTED ON MASONRY [OBC 9.20.6.1]

WOOD BEAMS SHALL HAVE AN EVEN AND SMOOTH GRAIN ENOUGH FOR END SUPPORTS. [OBC 9.22.8.1]

A ROOF DRAIN SHALL BE INSTALLED IN A BASEMENT FORMING PART OF A DWELLING OR SINGLE-FAMILY HOUSE. [OBC 9.3.1.4.1]

CRAZYJOY AND SOUND RAINING FOR REQUIRED PAIS SHALL CONFORM TO OBC 9.32.3.9.

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

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR EACH 30 m² OF FLOOR AREA [OBC 9.42.4.1]

IN UNFINISHED DISCOUNTS,

REINFORCED CONCRETE SLABS SHALL

UNIFORM BARBERS INSTALLATION SHALL CONFORM TO OBC 9.25.4.3.

UNIFORM BARBERS MATERIALS SHALL CONFORM TO OBC 9.23.10.7.

TO OBC 9.23.10.7.

STUD POSTS BUILT INTO WALLS SHALL CONFORM TO OBC 9.23.10.7.

WALL STUD SIZE AND SPACING SHALL CONFORM TO OBC 9.23.10.7.

ANCHORAGE OF COLUMNS AND POSTS SHALL CONFORM TO OBC 9.23.6.2.

PREFRIGE INSERTS AND HEARTH-MOUNTED STOVES SHALL CONFORM TO OBC 9.22.10.

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

FIRE BLOCKS MATERIALS SHALL CONFORM TO OBC 9.10.16.3.

SMOKE ALARMS CONFORMING TO CANULC-5531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DETACHED UNIT IN CONFORMANCE WITH OBC 9.10.19.

LOADS ON STAIRS AND RAIRS SHALL CONFORM TO OBC 9.8.9.1.

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

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

THE CLEARANCE BETWEEN A HANDRAIL AND THE WALL SHALL BE NOT LESS THAN 50 mm. ALL HANDRAILS SHALL BE CONSTRUCTED SO AS TO BE CONTINUALLY SECURED TO THE WALL OR ABOVE THEM WITHOUT ANY OBSTRUCTION OR OF ABOVE THEM 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.

THE CLEARANCE BETWEEN A HANDRAIL AND THE WALL SHALL BE NOT LESS THAN 50 mm. ALL HANDRAILS SHALL BE CONSTRUCTED SO AS TO BE CONTINUALLY SECURED TO THE WALL OR ABOVE THEM WITHOUT ANY OBSTRUCTION OR OF ABOVE THEM 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.

PERMANENTLY SECURED TO THE FRAME, THROUGHOUT THE ENTIRE HEIGHT OF THE UNIT. THE DISTANCE BETWEEN THE TOP AND BOTTOM OF THE UNIT SHALL BE NOT LESS THAN 1,950 mm, WITHIN DIMENSIONING UNITS [OBC 9.8.2.2]

DIMENSIONS FOR RECTANGULAR TREADS

RISE MAX. 200 mm, MIN. 75 mm
TREAD MIN. 250 mm, MAX. 355 mm
TREAD DEPTH MAX. 355 mm, MIN. 235 mm [OBC 9.8.4.2]

A HANDRAIL SHALL BE PROVIDED :—
(a) ON ONE OR TWO SIDES OF STAIRS OR
(b) ON ONE OR TWO SIDES OF CURVED STAIRS OR
(c) ON 2 SIDES OF STAIRS OR RAMP
HANDRAILS ARE NOT REQUIRED FOR :—
(a) INTERIOR STAIRS HAVING NOT MORE THAN 12 STEPS, OR
(b) DWELLING UNIT, OR
(c) STAIRS HAVING NOT MORE THAN 3 STEPS, AND SERVING A SINGLE DWELLING UNIT. [OBC 9.8.7.1]

THE HEIGHT OF HANDRAILS ON STAIRS AND RAMP SHALL BE NOT LESS THAN 900 mm AND NOT MORE THAN 965 mm. [OBC 9.8.7.1]

EXCEPT FOR DOORS OR ENCLOSED UNREVEALED DOORS, ALL DOORS SHALL BE PROVIDED WITH A MINIMUM RESISTANCE OF NOT LESS THAN ISI 9.7, AND SHALL BE PROVIDED WITH A STORM DOOR IS NOT PROVIDED. [OBC B 12.5.7.1]

THE MAXIMUM DEFLECTION OF STRUCTURAL MEMBERS SHALL CONFORM TO TABLE 9.8.4.1.

COMBINATION ROOMS SHALL CONFORM TO OBC 9.8.1.4.

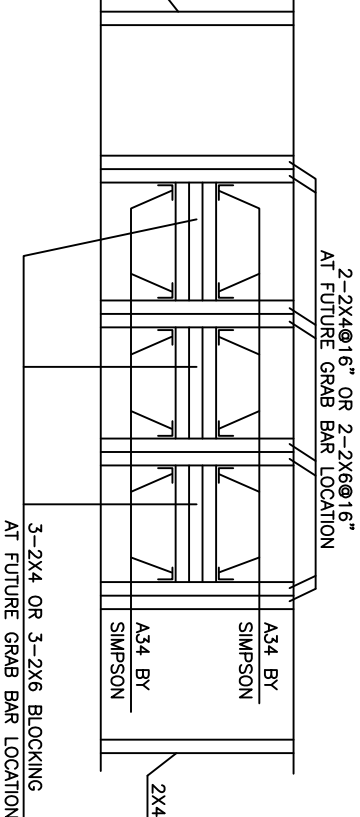
WINDOWS, DOORS AND SHELTERS SHALL CONFORM TO OBC SECTION 9.7

UNIFORMITY AND TOLERANCES FOR RISERS AND TREADS SHALL CONFORM TO OBC 9.8.4.4 AND SHALL CONFORM TO OBC 9.8.4.1.

THE DEPTH OF A RECTANGULAR TREAD SHALL BE IN COMPLIANCE WITH OBC 9.8.4.1.

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]

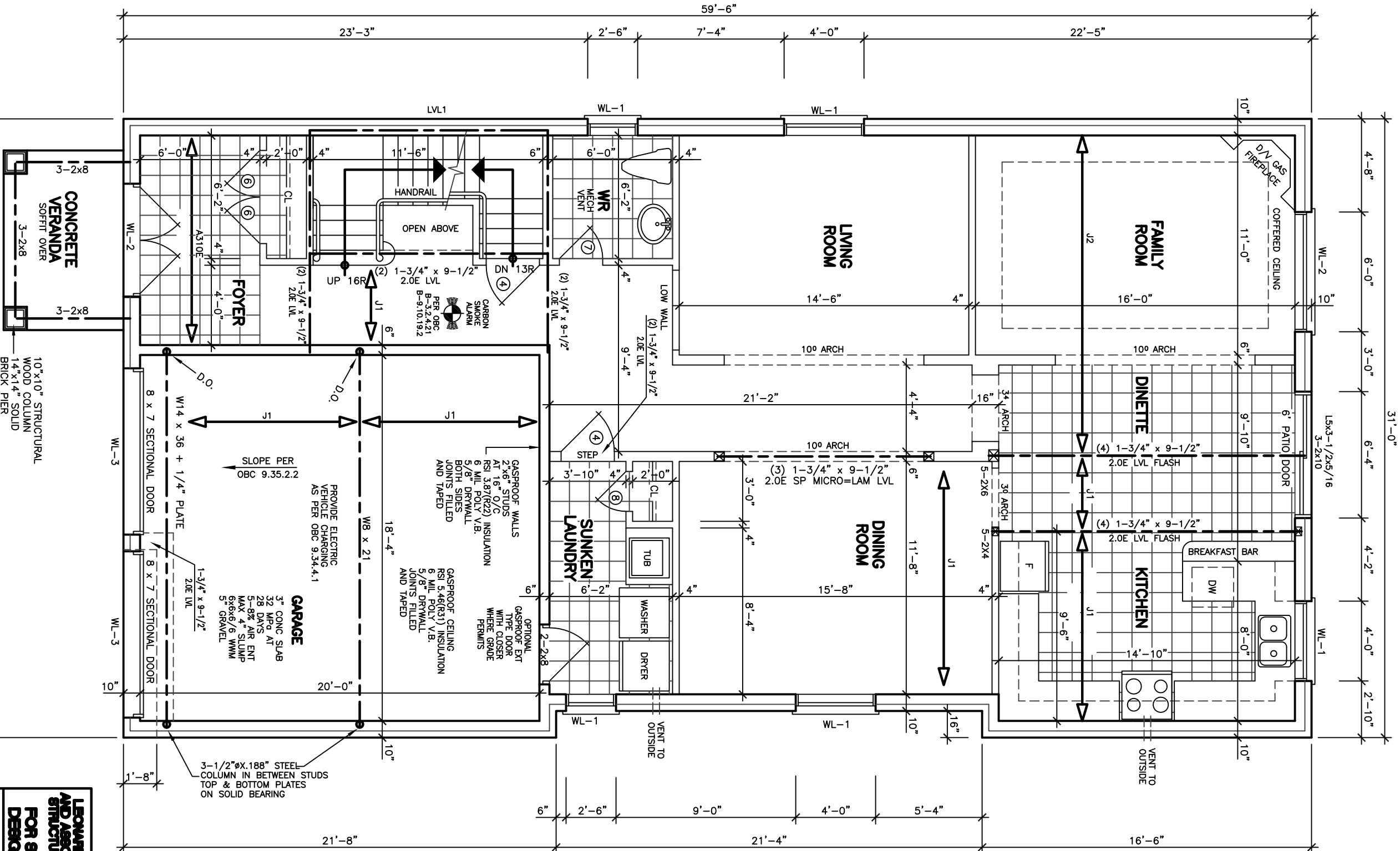
THE MINIMUM WINDOW GLASS AREA FOR
ROOMS IN BUILDINGS OF RESIDENTIAL
OCCUPANCY OR THAT ARE USED FOR
SLEEPING SHALL CONFORM TO TABLE B 9.7.2.3.
WINDOWS, DOORS AND SLOTTINGS SHALL
CONFORM TO OBC B.9.7
PURVISIONS FOR RESIDENTIAL TREES
RIN MAX. 200 mm, MIN. 125 mm
RIN MAX. 355 mm, MIN. 210 mm
RIN MAX. 355 mm, MIN. 210 mm
[OBC 9.4.6.1.4]

EVERY ATTIC OR ROOF SPACE SHALL BE
PROVIDED WITH AN ACCESS HATCH WITH A
MINIMUM AREA OF 0.32 m² AND WITH NO
HATCHES SHALL BE FITTED WITH DOORS
OR COVERS. [OBC 9.19.2.1]
WOOD ROOF TRUSSES SHALL CONFORM
TO OBC 9.23.13.11.
ROOF AND OTHER BATHROOMS THAT
EFFECTIVELY SERVE AS ROOFS WITH RESPECT
TO ACCUMULATION OR DRAINAGE OF
WATER SHALL BE PROTECTED WITH
ROOFING, INCLUDING FLASHING, INSTALLED TO
SHED RAIN EFFECTIVELY AND TO PREVENT
ENTERING THE ROOF. [OBC 9.26.1.1]

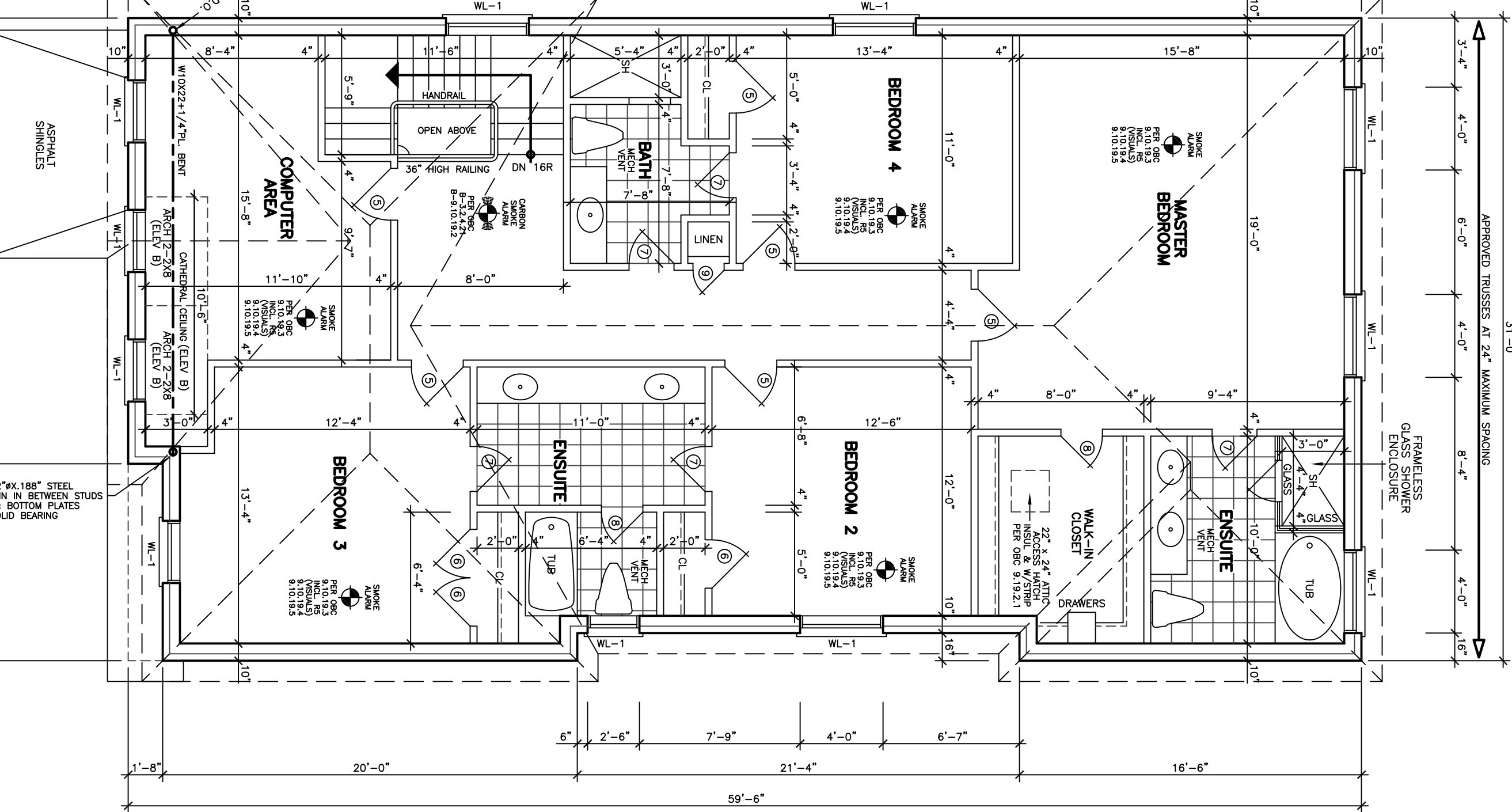
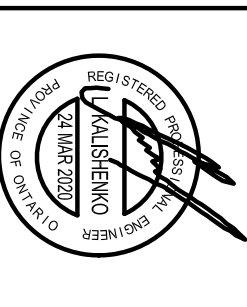
31'-0"

APPROVED TRUSSES AT 24" MAXIMUM SPACING

FRAMELESS
GLASS SHOWER
ENCLOSURE



LEONARD KILBURN AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



ASPHALT
SHINGLES

3-1/2" x 6" x 18" STEEL
COLUMN IN BETWEEN STUDS
TOP & BOTTOM PLATES
2" SOLID BEARING

FIRST FLOOR PLAN 'A' 'B'

SECOND FLOOR PLAN 'A' 'B'

38' LOT

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

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

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



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LEXINGTON
MODEL 3240

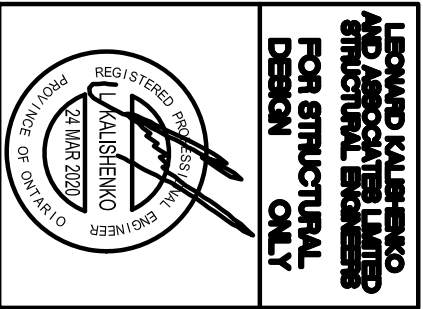
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: LORNE HOMES
AT: BRADFORD

DRAWING
FIRST AND SECOND
FLOOR PLANS

DATE	JAN '19	PROJECT NO	19-64
DRAWN	N.L.	DRAWING NO	A-3
CHECKED			

SCALE 3/16"=1'-0"

REVISIONS		DATE
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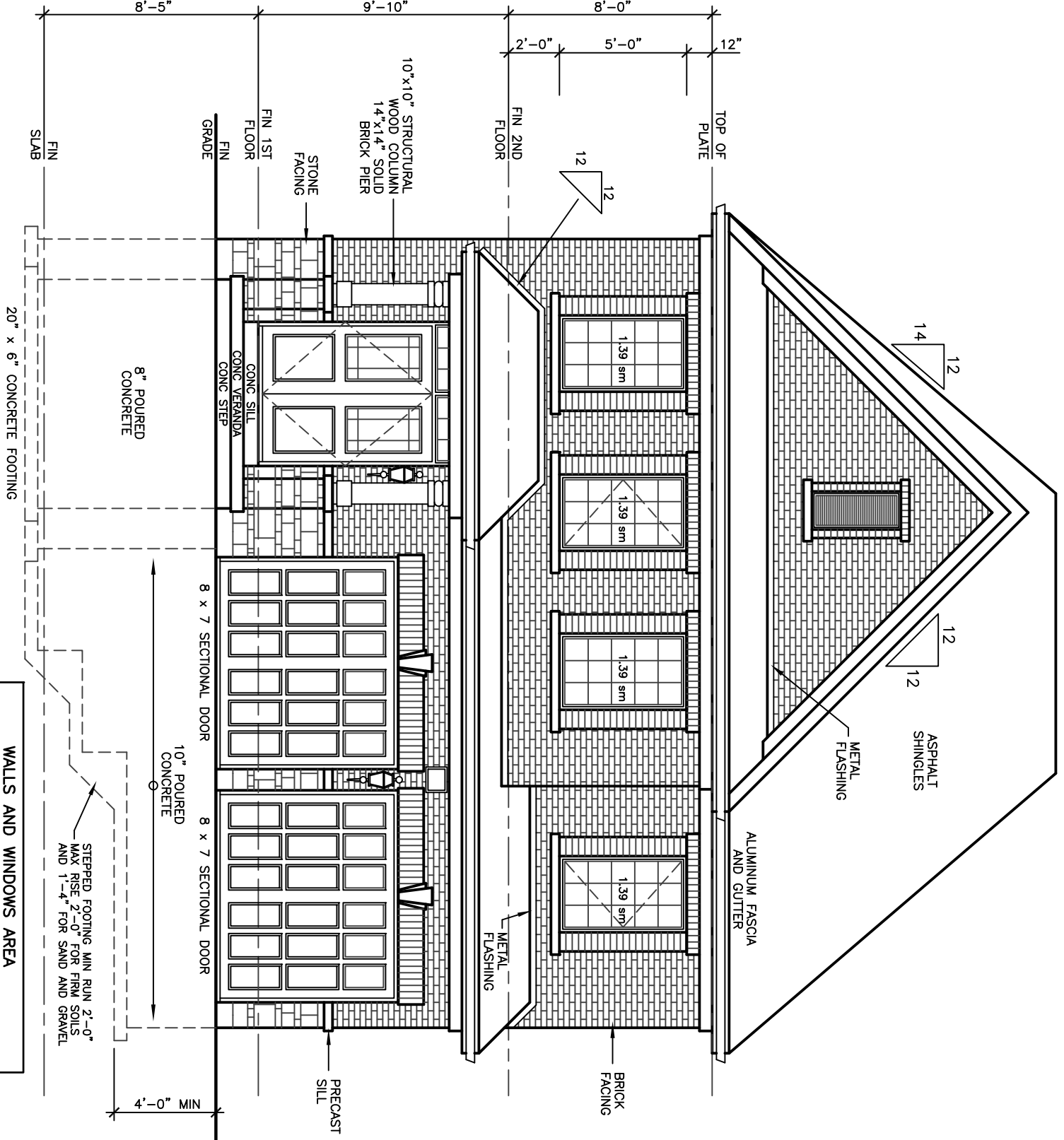
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LEXINGTON MODEL 3240

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 600 mm 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.

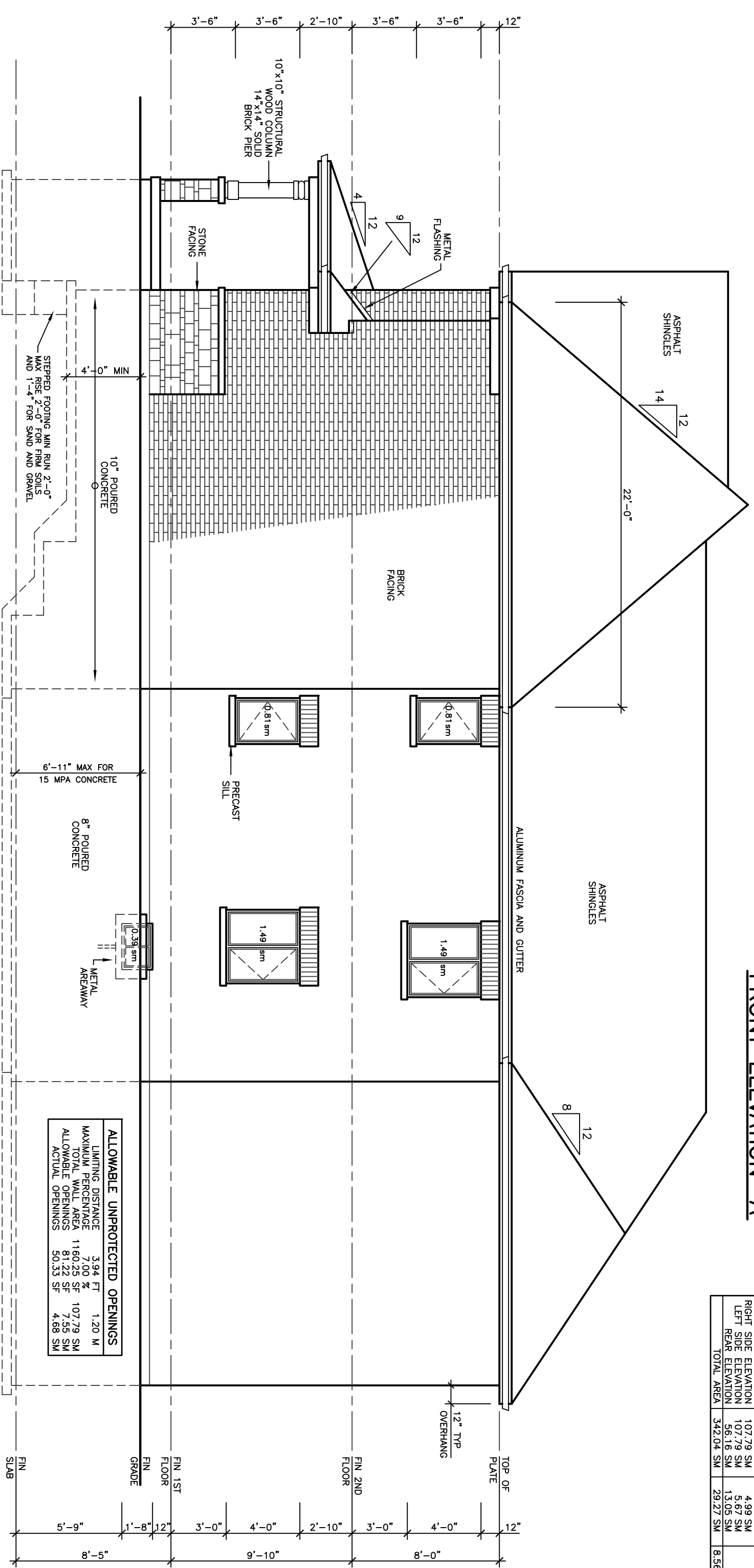
EVERY SURFACE TO WHICH ACCESS IS PROPOSED, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL OR THE DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR (B) THE ADJACENT SURFACE WITHIN 1.2 m OF MORE THAN 1 IN 2. [OBC 9.8.8.1(1)]

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. UNINSULATED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. [OBC 9.15.1.2]

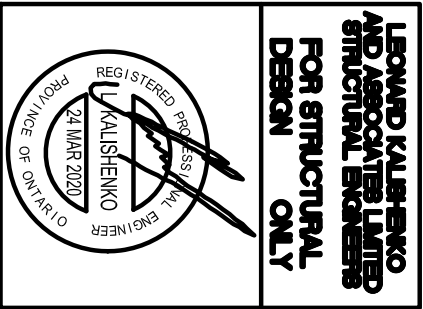
FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS IN CONFORMANCE WITH OBC 9.20.13.5.(1).

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



RIGHT SIDE ELEVATION 'A'

REVISIONS		DATE
1		

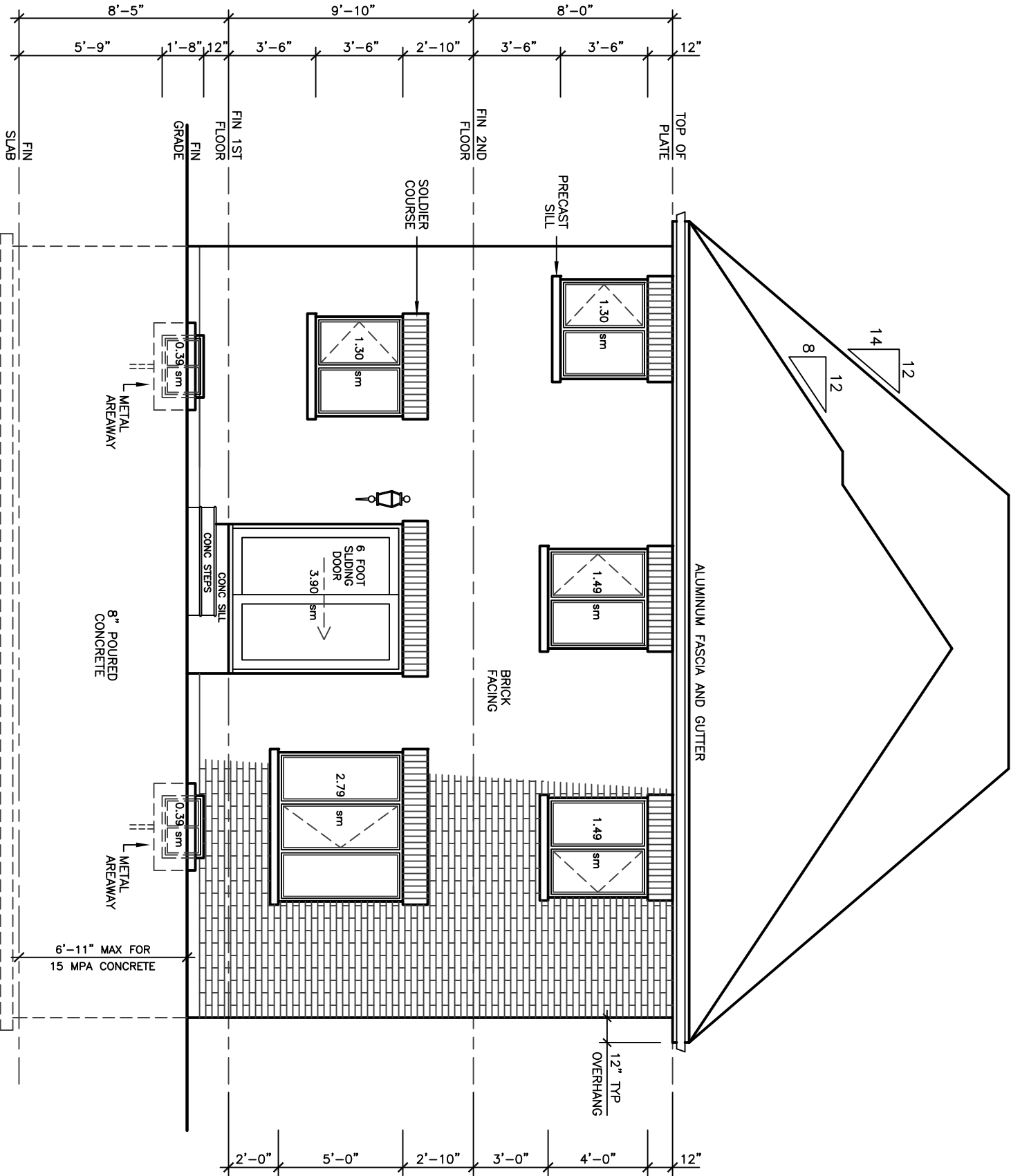


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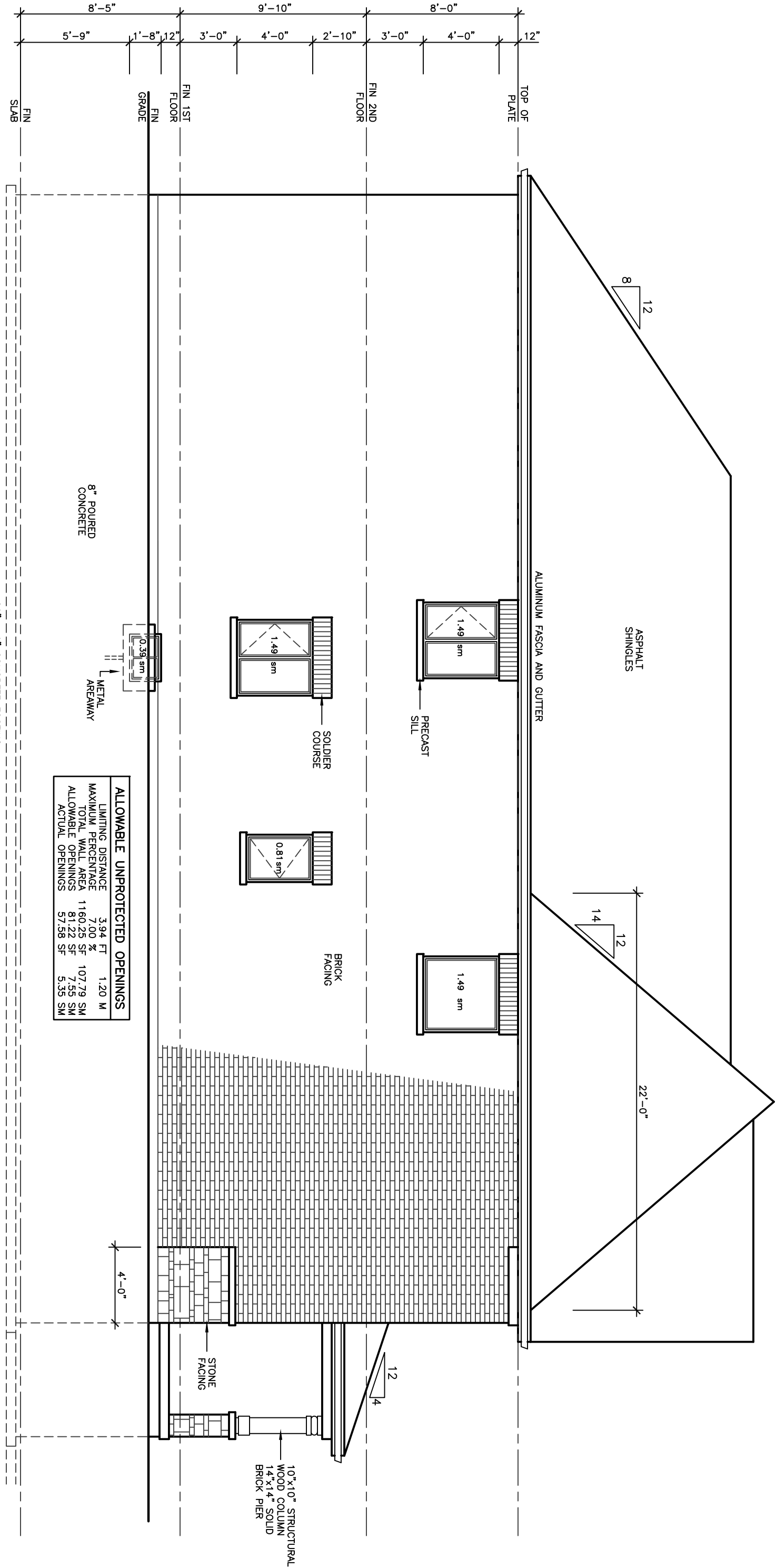
LEXINGTON MODEL 3240
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: LORAMEL HOMES
AT: BRADFORD

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



REAR ELEVATION 'A'

20" x 6" CONCRETE FOOTING

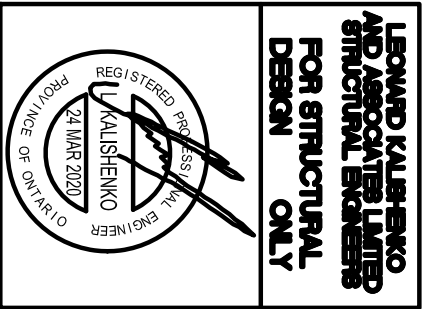


LEFT SIDE ELEVATION 'A'

20" x 6" CONCRETE FOOTING

38' LOT

REVISIONS		DATE
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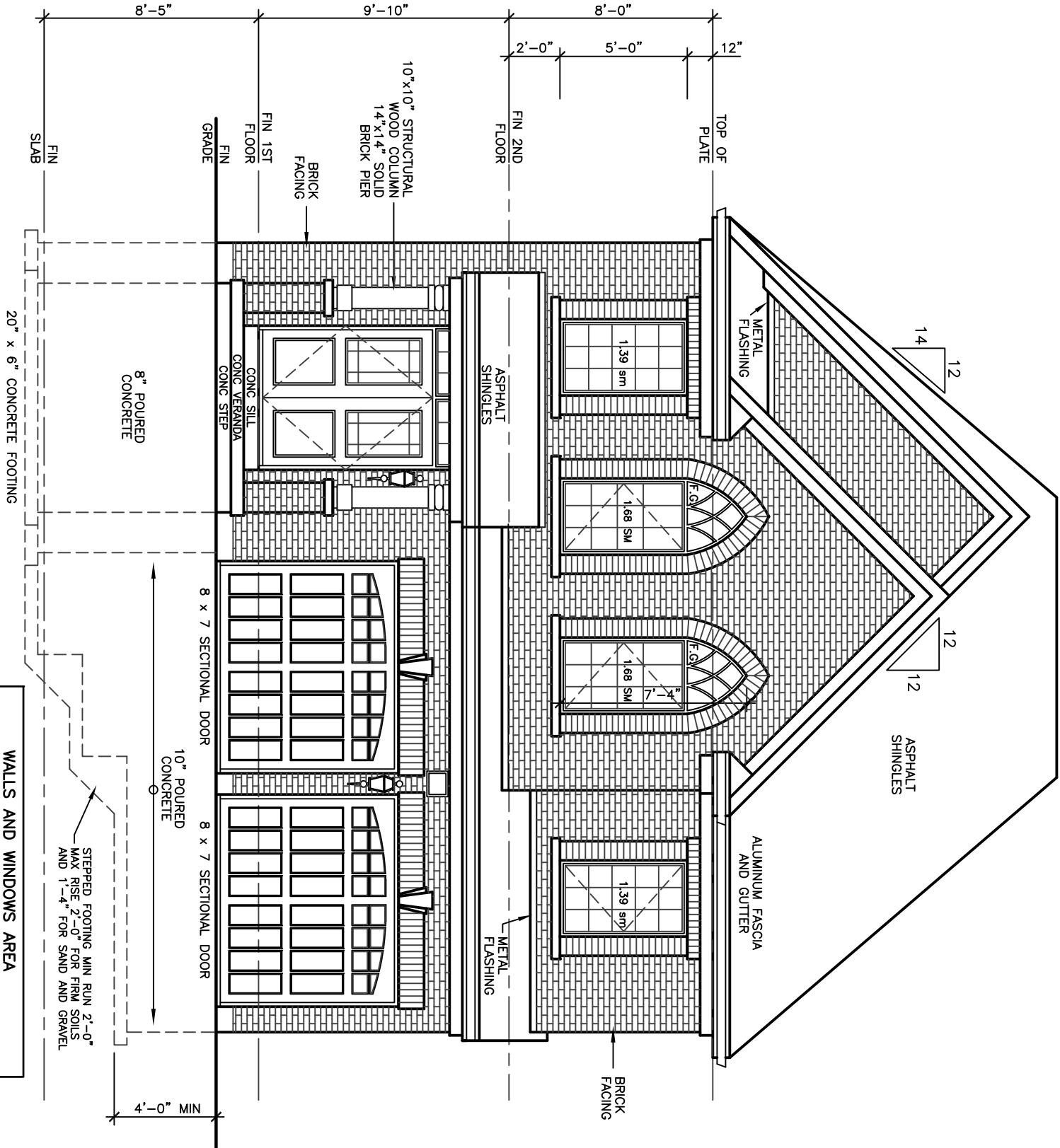
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**LEXINGTON
MODEL 3240**

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

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



WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CEMENTS OR AIR SPACES IN UNREINFORCED 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 HIGHEST 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 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]

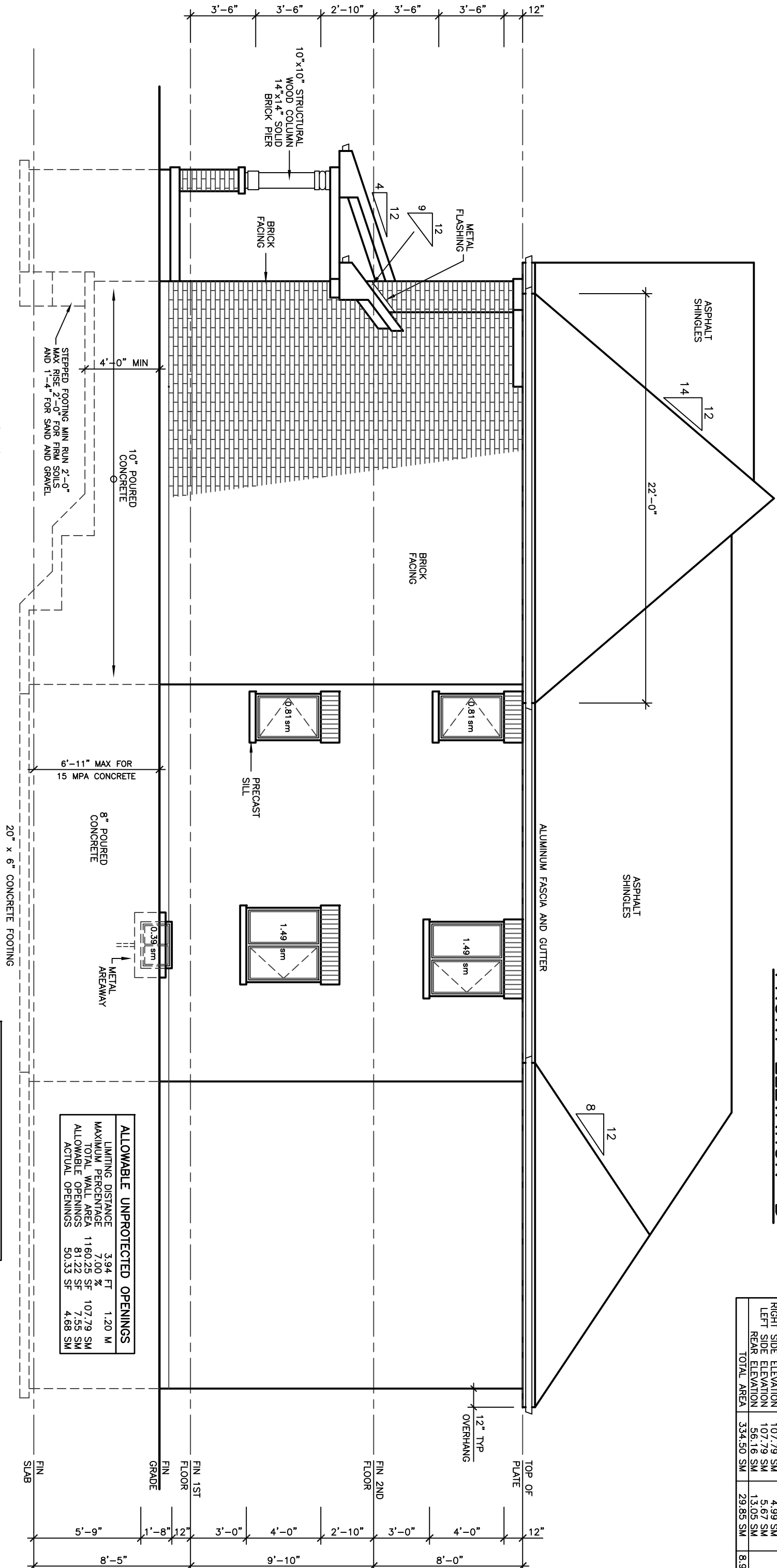
EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.6]

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

THE 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 12. 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]

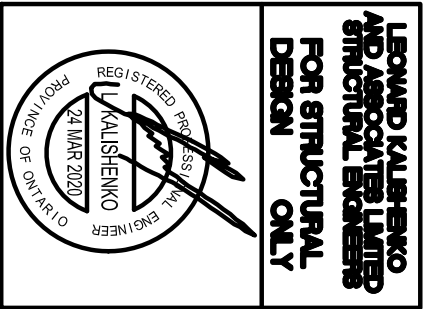
FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS IN CONFORMANCE WITH OBC 9.20.13.5.(1).

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



RIGHT SIDE ELEVATION 'B'

REVISIONS		DATE
1		



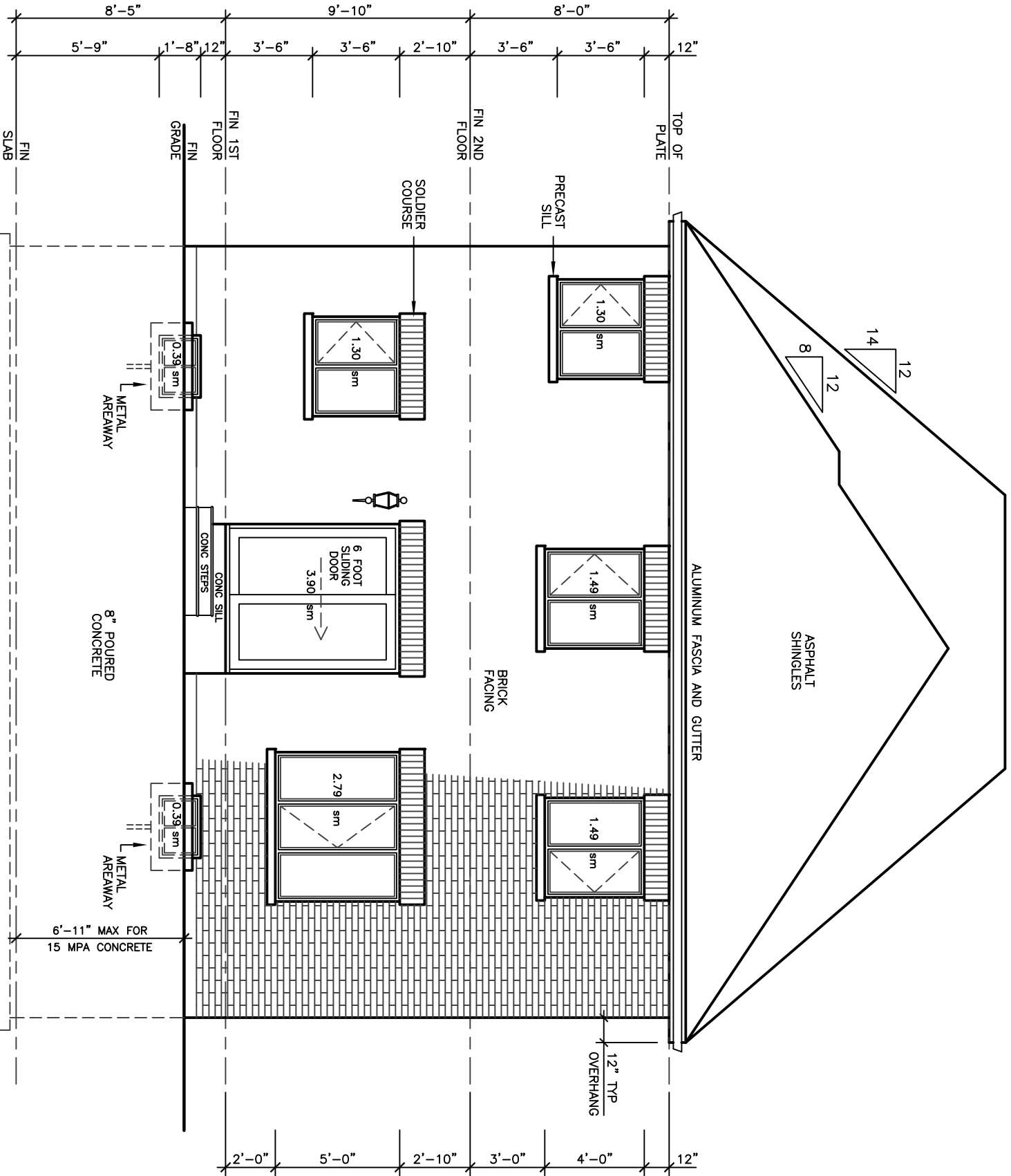
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ARCHITECTURAL DESIGN INC.
56 PENNSYLVANIA AVE.
CONCORD, ONT. L4K 3Y9
TEL 905 660-9393
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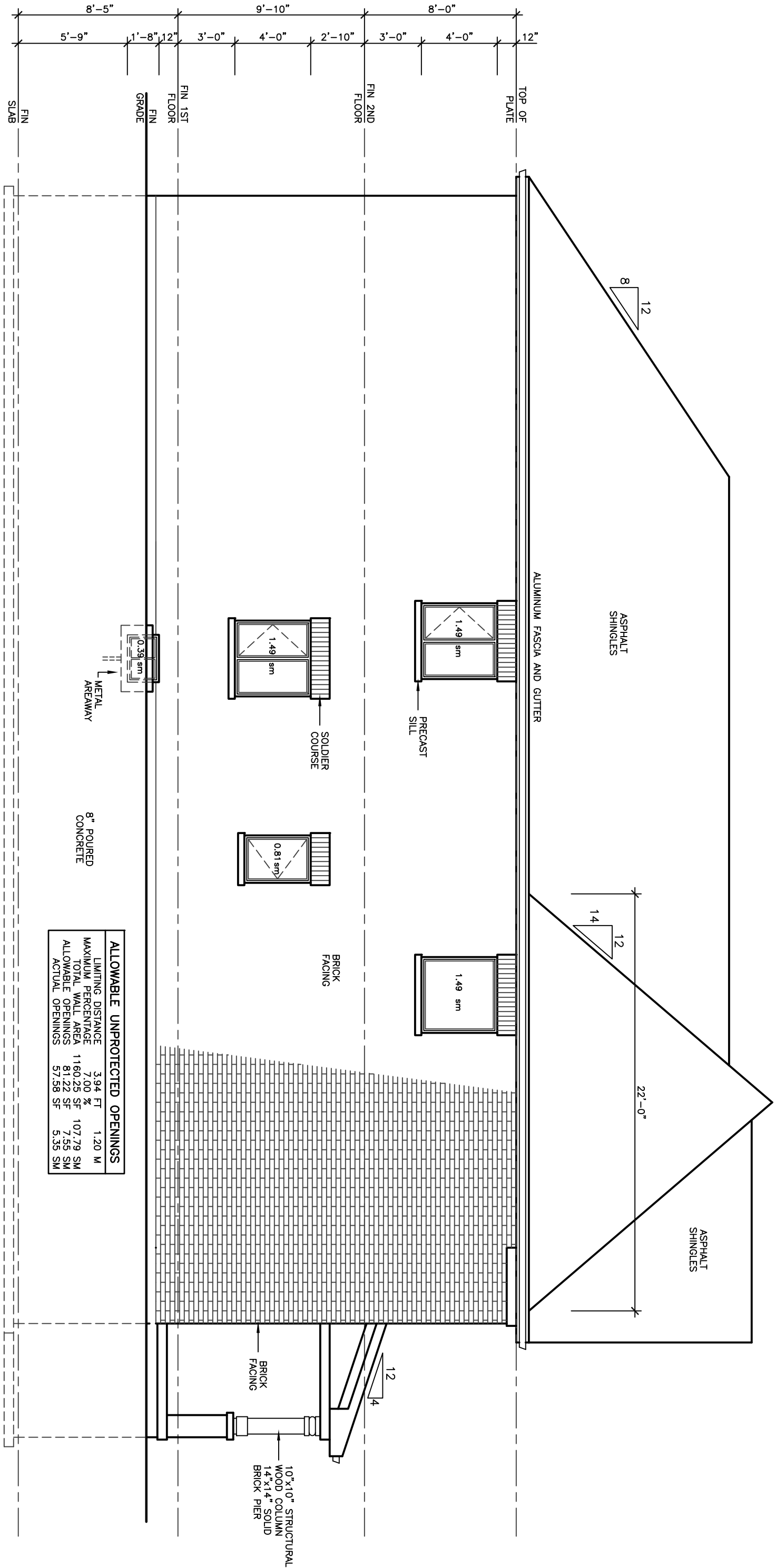
**LEXINGTON
MODEL 3240**

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

DRAWING	DATE	PROJECT NO
REAR AND LEFT SIDE ELEVATIONS 'B'	JAN '19	19-64
CHECKED	N.L.	DRAWING NO
SCALE	3/16"=1'-0"	A-7



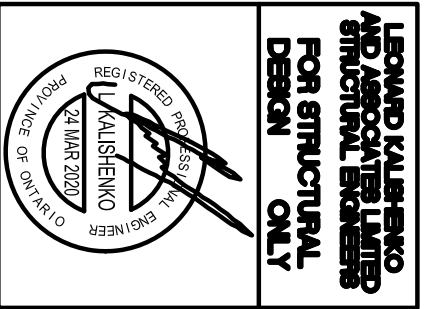
REAR ELEVATION 'B'



LEFT SIDE ELEVATION 'B'

38' LOT

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



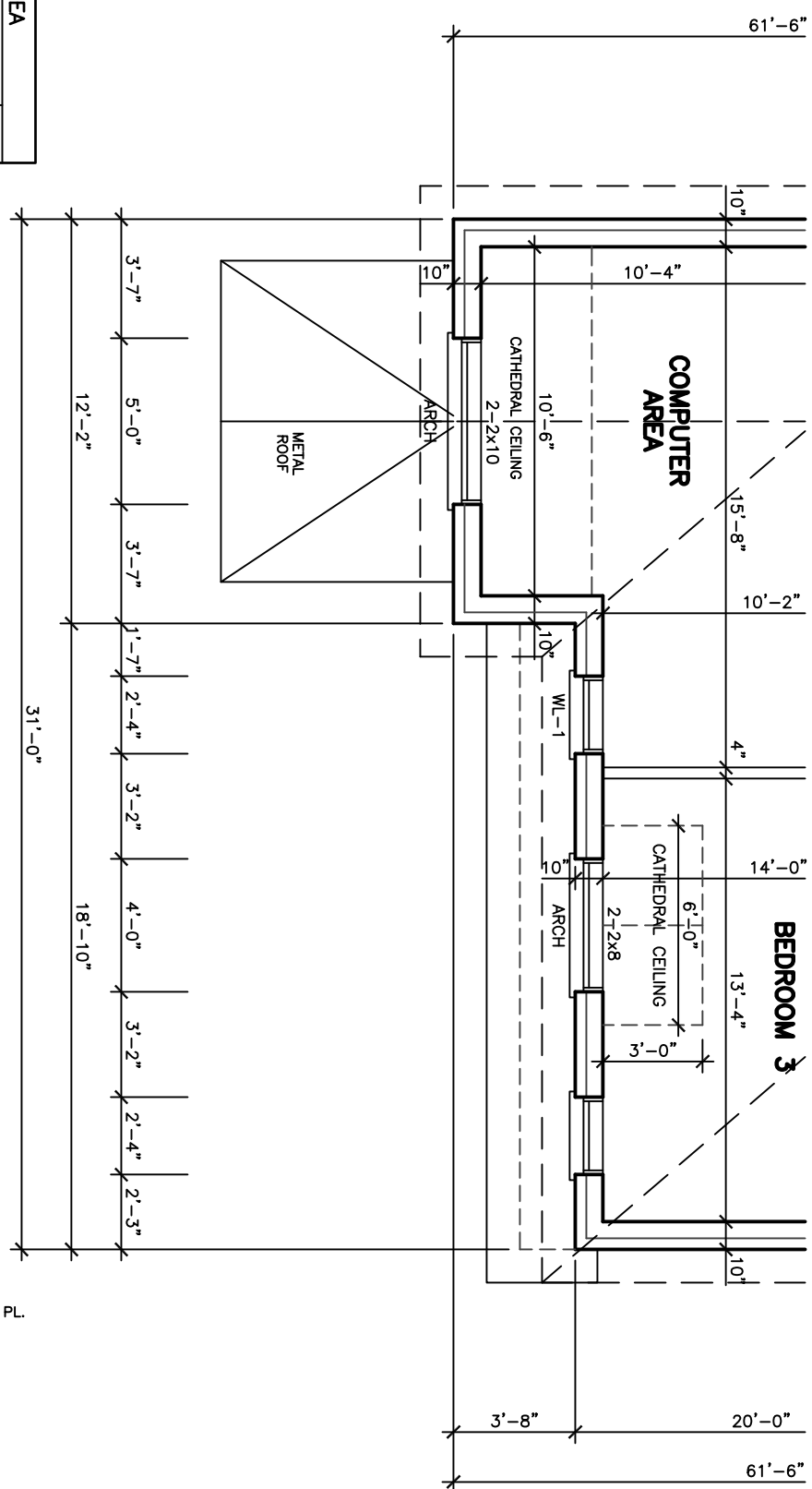
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DESIGN INC.**
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TEL 905 660-9393
FAX 905 660-9419

**LEXINGTON
MODEL 3240**

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

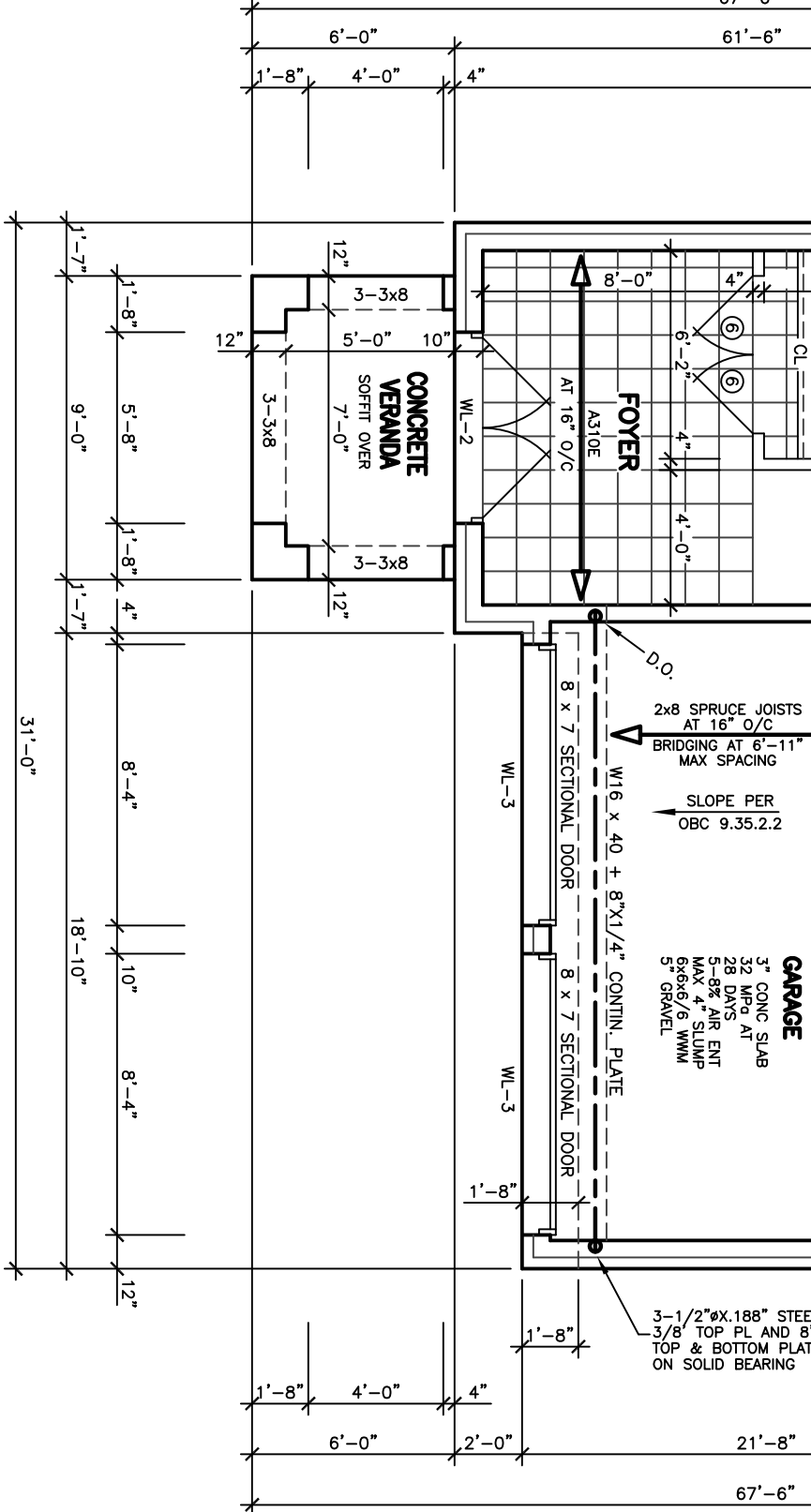
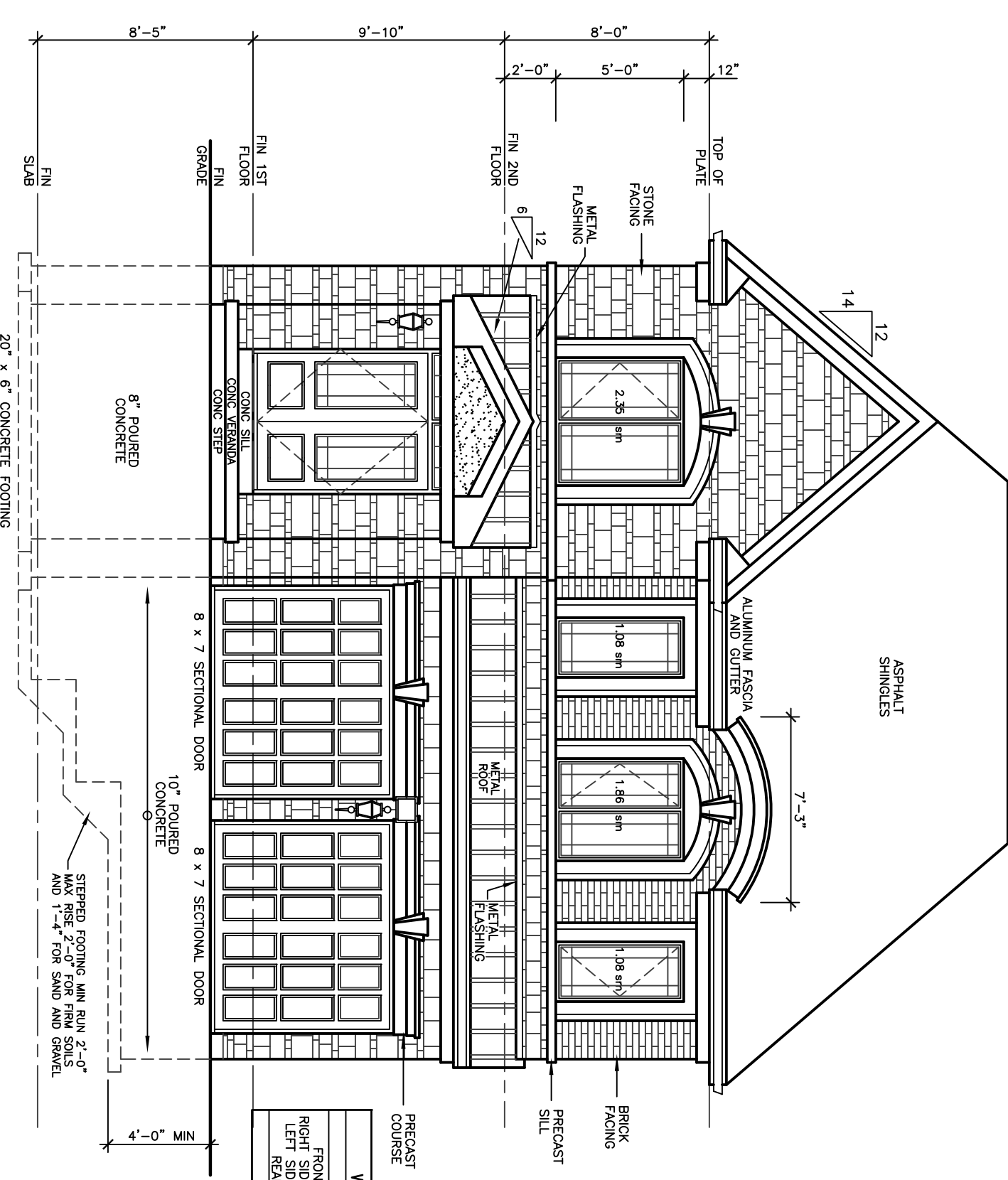
DRAWING	PROJECT NO
DATE JAN '19	19-64
DRAWN N.L.	DRAWING NO
CHECKED	
SCALE 3/16"=1'-0"	A-8



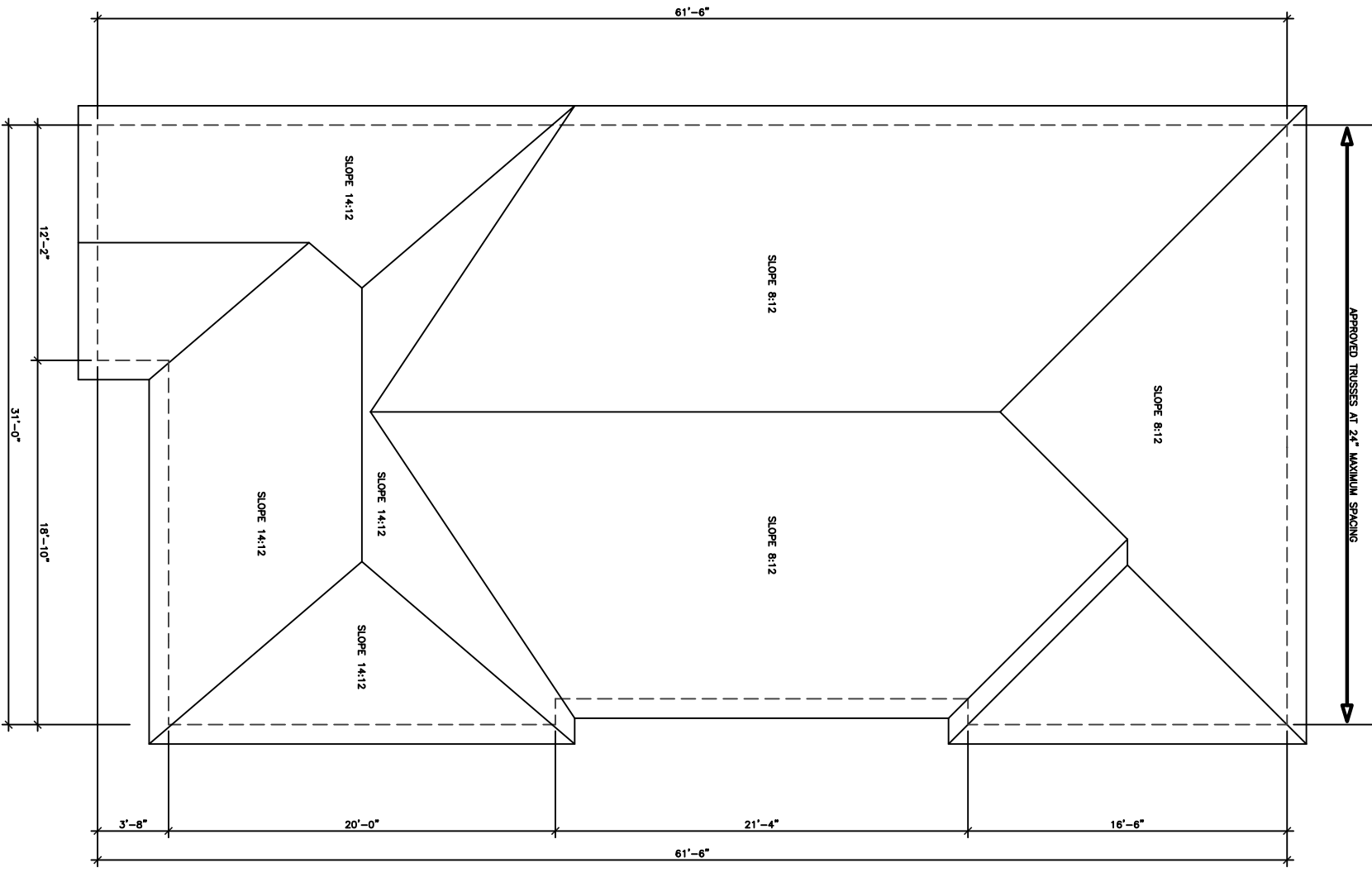
SECOND FLOOR PLAN 'C'

ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	56.16 SM	5.56 SM	
RIGHT SIDE ELEVATION	107.79 SM	4.99 SM	
LEFT SIDE ELEVATION	107.79 SM	5.67 SM	
REAR ELEVATION	56.16 SM	13.05 SM	
TOTAL AREA	327.90 SM	29.27 SM	8.93

FRONT ELEVATION 'C'



FIRST FLOOR PLAN 'C'



ROOF PLAN 'C'

38' LOT

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 9.8.1.4.

RESISTANCE TO FORCED ENTRY SHALL BE AS REQUIRED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 253. GLASS SHALL CONFORM TO OBC 9.7.5.3. GLAZES SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2.

GLASS IN GLAZES CONFORM TO OBC SECTION 9.8.1.1.

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

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, CONSTRUCTION OF EXPOSING BUILDING UNITS 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 NOT 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 SHALL BE NOT LESS THAN 150 mm. TO LATERAL EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2. FOR WALLS HEIGHT 2.0 m OR MORE, THE MINIMUM HEIGHT SHALL BE 150 mm. [OBC 9.15.4.2]

EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.8]

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

THE UNSTRUCTURED ROOF VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA, WHERE THE ROOF SLOPE IS LESS THAN 1/150. IN ROOFS THAT ARE UNSTRUCTURED 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 CONFORMANCE WITH OBC 9.20.13.3.(1).

THROUGHOUT FLASHING SHALL BE PROVIDED IN ALL ROOFS, WALLS AND CEILING JOINTS, MOSTURE WHICH ACCUMULATES IN THE AIR OF THE BUILDING. [OBC 9.20.13.3.(6)]

WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED IN MASONRY VENTER WALLS AND ABOVE LIMITS OVER WINDOW AND DOOR OPENINGS. [OBC 9.20.13.8]

A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 1.5 m ABOVE THE ROOF LINE, AT WHICH THE CHIMNEY TERMINATES, CONTACT WITH THE ROOF, AND SHALL EXTEND NOT LESS THAN 800 mm ABOVE THE HIGHEST POINT OF THE ROOF 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 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, AND TO THE GRADING PLAN FOR REQUIRED DECK OR BASEMENT WALKOUT CONDITION.

PERY SURFACE TO WHICH ACCESS IS PROVIDED FOR OTHER PLANN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8. GUARDS SHALL BE NOT LESS THAN 1.2 m HIGH, AND SHALL BE LOCATED BY A WALL FOR THE LENGTH WHERE:

(a) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 1.2 m.

(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.(7)]

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, CONSTRUCTION OF EXPOSING BUILDING UNITS 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 NOT 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 SHALL BE NOT LESS THAN 150 mm. TO LATERAL EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2. FOR WALLS HEIGHT 2.0 m OR MORE, THE MINIMUM HEIGHT SHALL BE 150 mm. [OBC 9.15.4.2]

EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.8]

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

THE UNSTRUCTURED ROOF VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA, WHERE THE ROOF SLOPE IS LESS THAN 1/150. IN ROOFS THAT ARE UNSTRUCTURED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. [OBC 9.19.1.2]

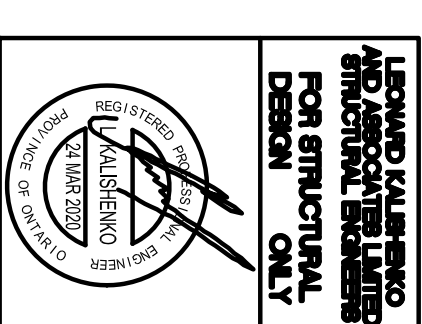
FLASHING SHALL BE INSTALLED IN MASONRY CONFORMANCE WITH OBC 9.20.13.3.(1).

THROUGHOUT FLASHING SHALL BE PROVIDED IN ALL ROOFS, WALLS AND CEILING JOINTS, MOSTURE WHICH ACCUMULATES IN THE AIR OF THE BUILDING. [OBC 9.20.13.3.(6)]

[illegible]

REVISIONS

DATE



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

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

DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
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LEXINGTON
MODEL 3240

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

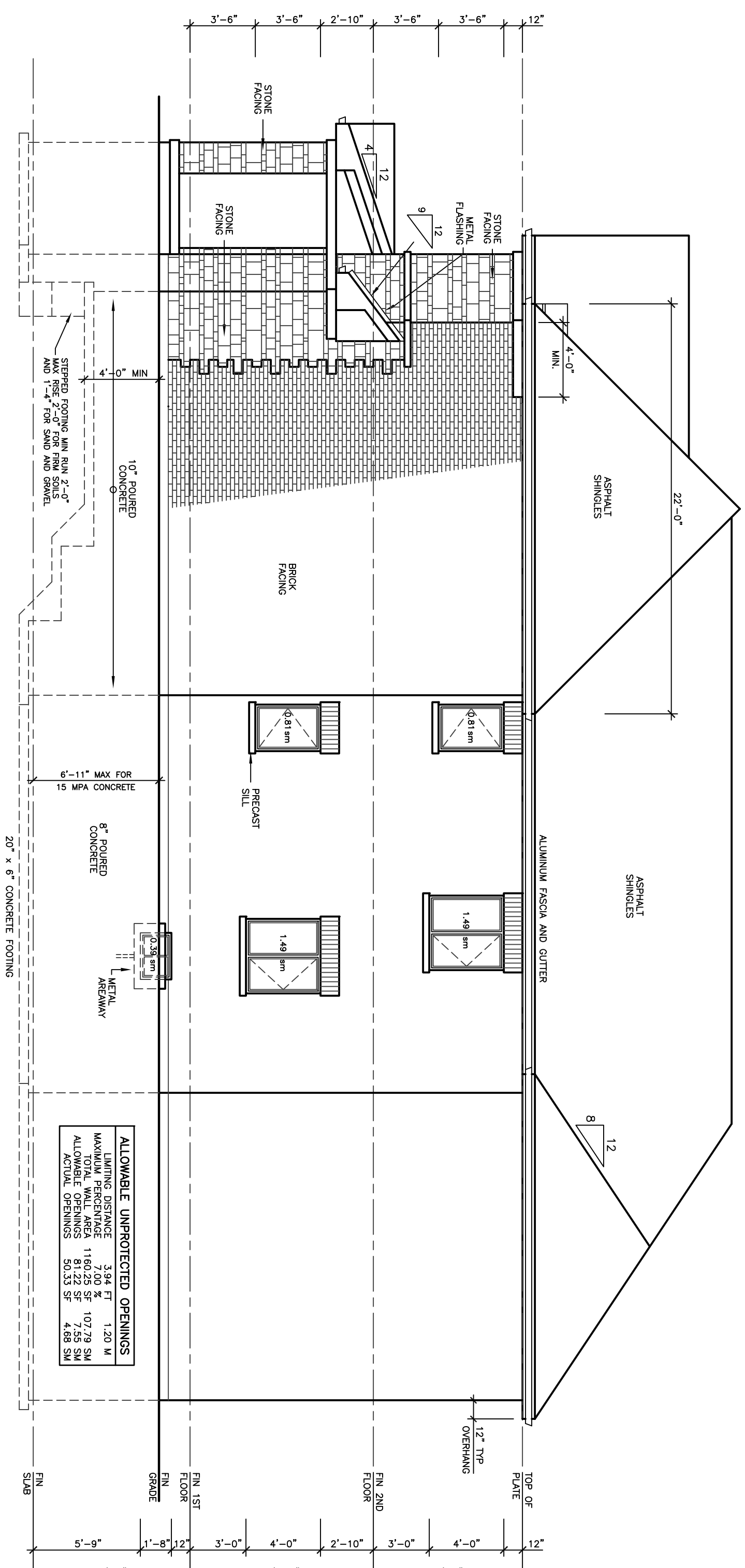
DRAWING
SIDE ELEVATION 'C'

DATE	PROJECT NO
JAN '19	

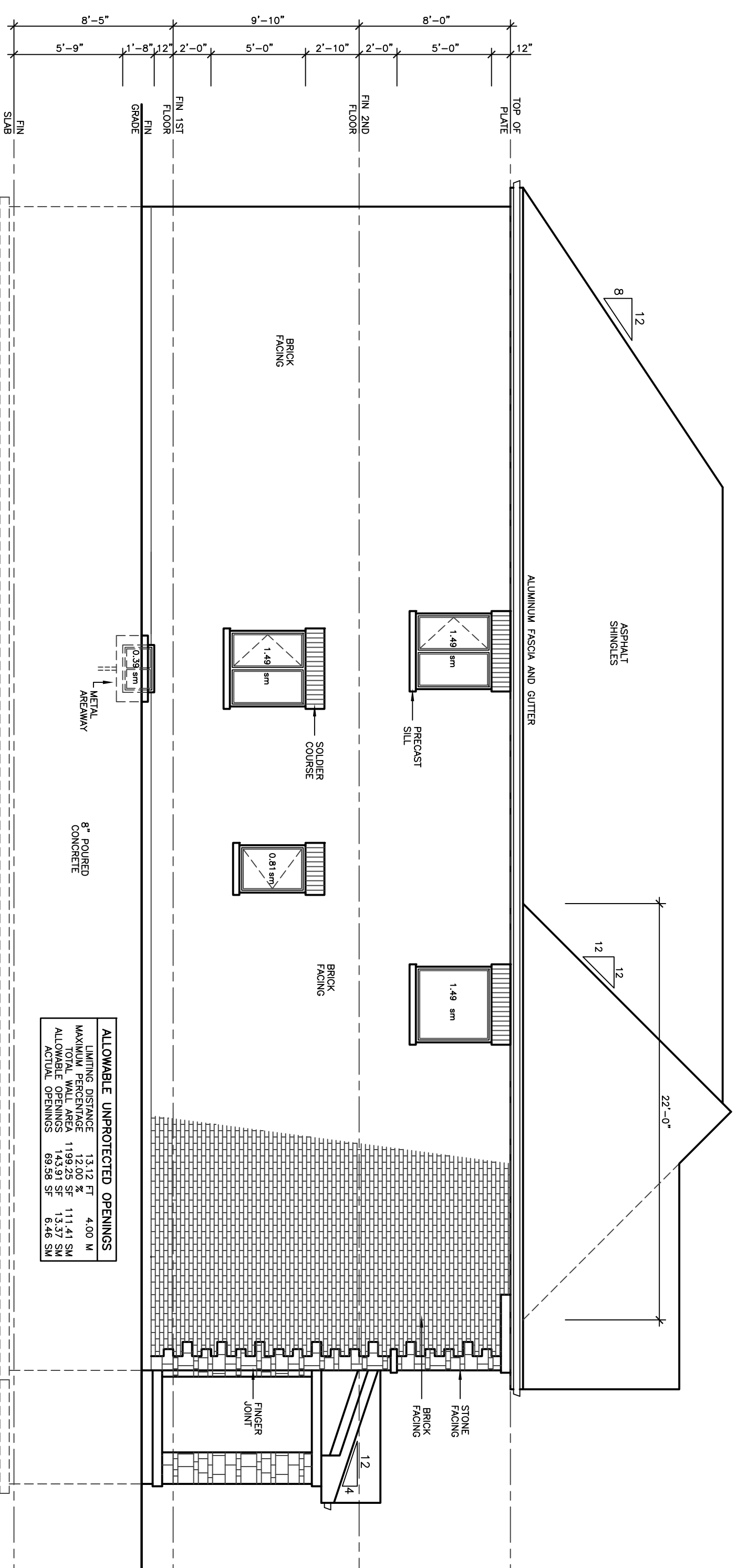
N.L.	DRAWING NO
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	DINWIDDIE INC
CHECKED	

SCALE
3/16"=1'-0"

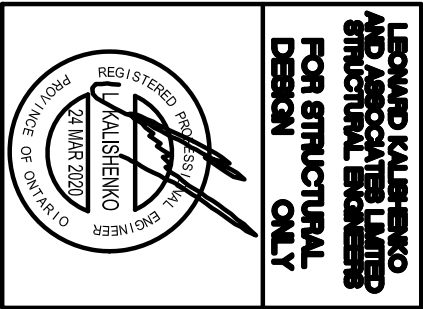


RIGHT SIDE ELEVATION 'C'



LEFT SIDE ELEVATION 'C'

REVISIONS		DATE
1		



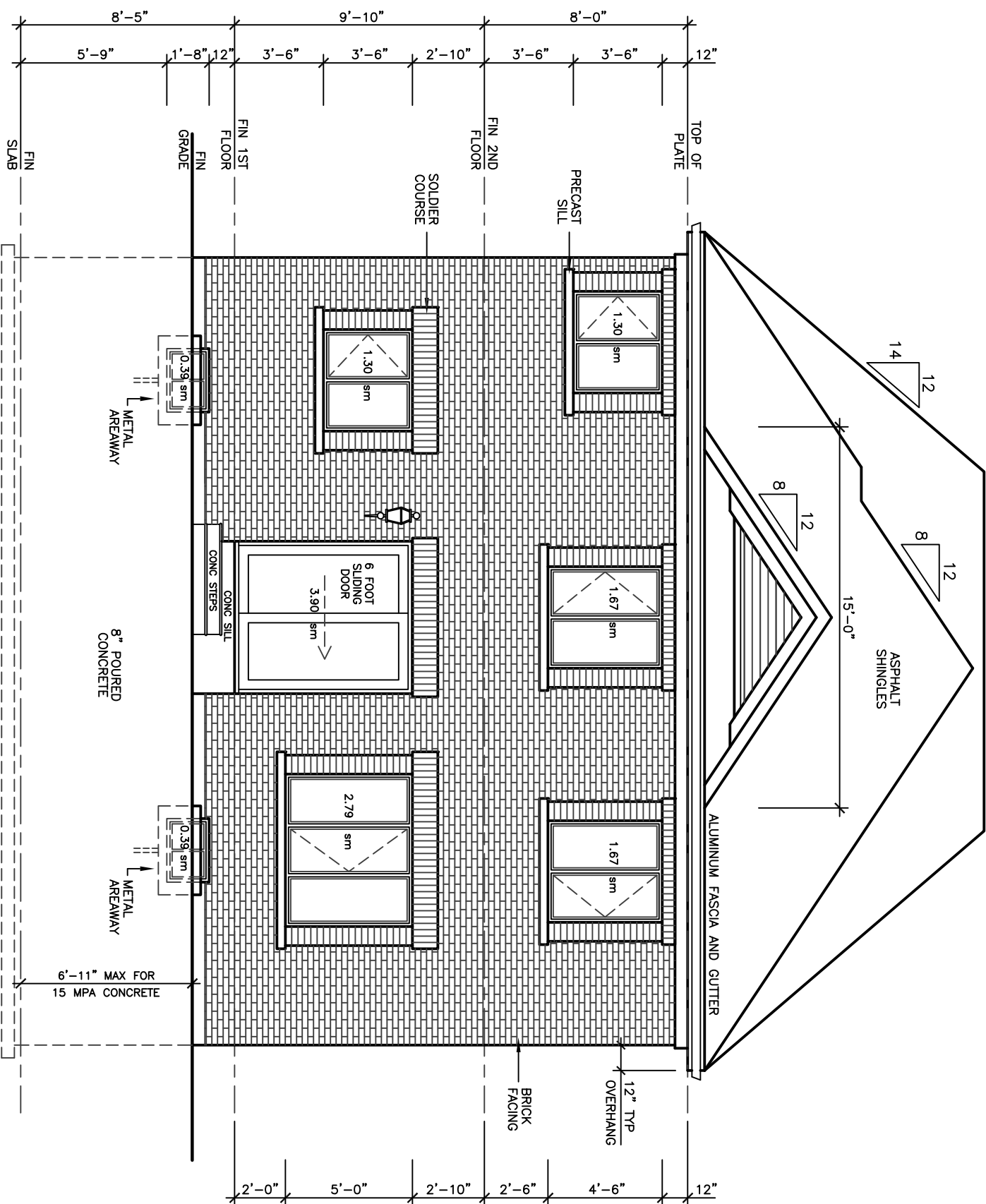
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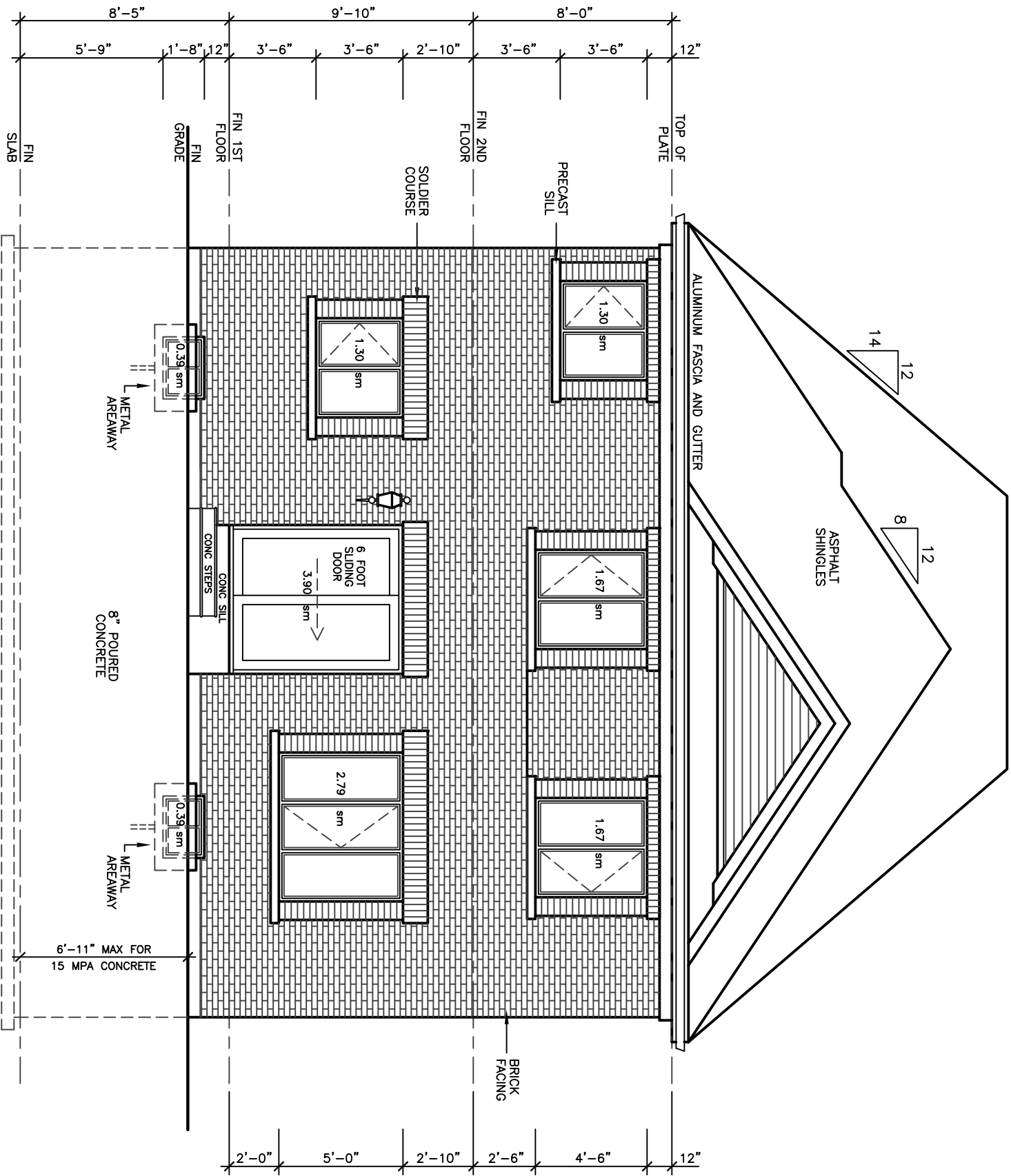
**LEXINGTON
MODEL 3240**

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

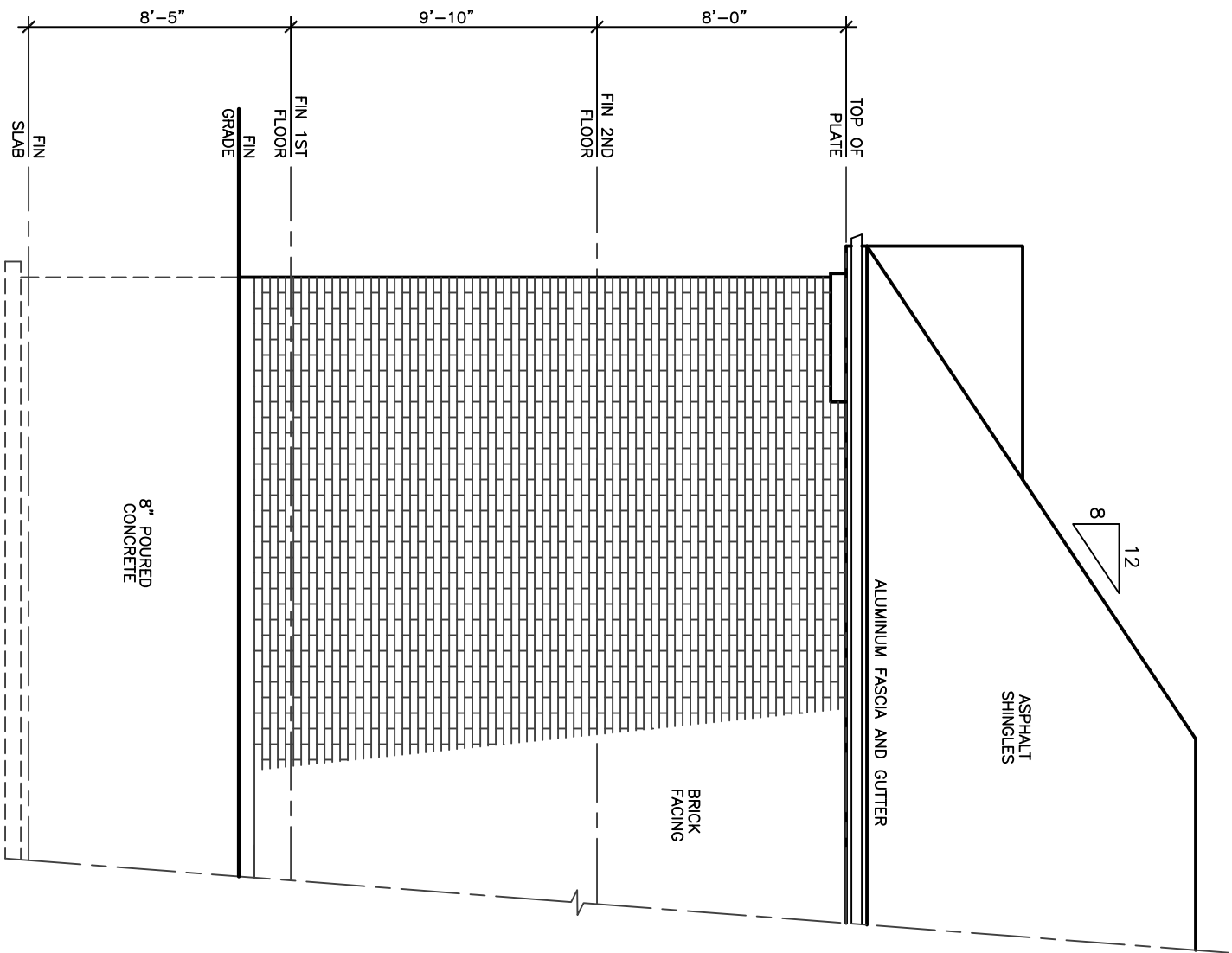
DRAWING UPGRADE REAR ELEVATION 'C'	
DATE JAN '19	PROJECT NO 19-64
DRAWN N.L.	DRAWING NO
CHECKED	
SCALE 3/16"=1'-0"	A-10



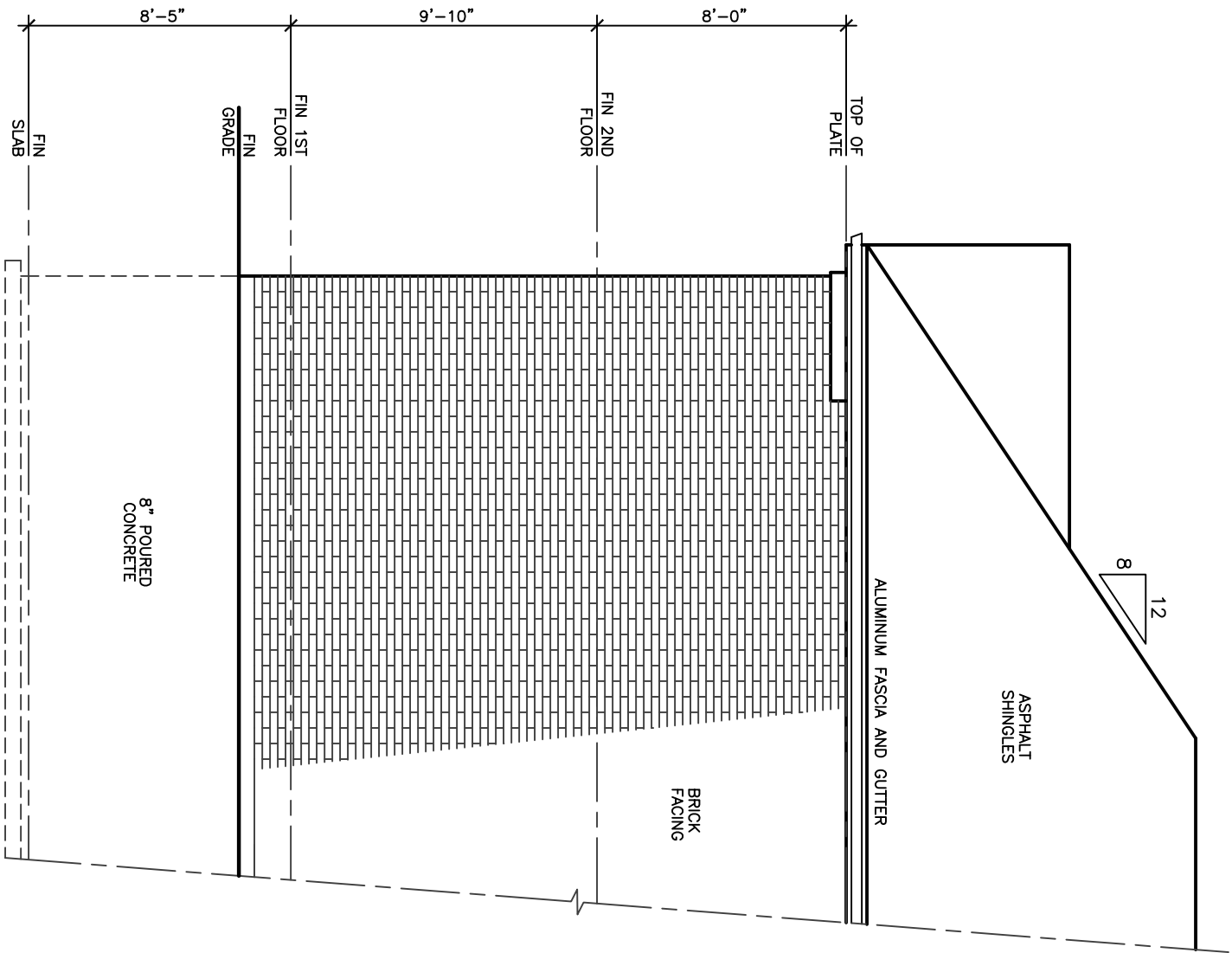
UPGRADE REAR ELEVATION 'C'



UPGRADE REAR ELEVATION 'A', 'B'



LEFT SIDE ELEVATION 'C'



LEFT SIDE ELEVATION 'A', 'B'

38' LOT