

**DETAIL OF STUD WALL CONSTRUCTION  
AT FUTURE GRAB BAR LOCATION**

EXHAUST DUCTS CONNECTED TO LAUNDRY DRYING EQUIPMENT SHALL BE:  
(A) INDEPENDENT OF OTHER EXHAUST DUCTS,  
(B) DESIGNED AND INSTALLED SO THAT THE ENTIRE DUCT CAN BE CLEANED, AND  
(C) CONSTRUCTED OF MATERIAL THAT IS SMOOTH AND CORROSION-RESISTANT. [OBC 6.2.3.8.(7)]

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN:  
(A) 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK,  
(B) 25 MPa FOR INTERIOR FLOORS, AND CONCRETE USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 TO 8%. [OBC 9.3.1.6]

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.

WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7.

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. [OBC 9.10.13.15]

A HANDRAIL SHALL BE PROVIDED ...  
(A) ON AT LEAST ONE SIDE OF STAIRS OR RAMPS LESS THAN 1,100 mm IN WIDTH,  
(B) ON 2 SIDES OF CURVED STAIRS OR RAMPS OF ANY WIDTH, EXCEPT CURVED STAIRS WITHIN DWELLING UNITS, AND  
(C) ON 2 SIDES OF STAIRS OR RAMPS 1,100 mm IN WIDTH OR GREATER.  
HANDRAILS ARE NOT REQUIRED FOR:  
(A) INTERIOR STAIRS HAVING NOT MORE THAN 2 RISERS AND SERVING A SINGLE DWELLING UNIT, OR  
(B) EXTERIOR STAIRS HAVING NOT MORE THAN 3 RISERS AND SERVING A SINGLE DWELLING UNIT. [OBC 9.8.7.1]

THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE NOT LESS THAN 865 mm AND NOT MORE THAN 965 mm. [B.9.8.7.4]

GUARDS SHALL CONFORM TO OBC 9.8.8.1 AND SHALL RESIST LOADS IN CONFORMANCE 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 OBC 9.25.3, SHALL BE INSTALLED BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES, AND  
(B) EVERY DOOR BETWEEN THE GARAGE AND 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 TIGHT-FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. [OBC 9.10.13.15]

FACTORY-BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC-S610-M, "FACTORY-BUILT FIREPLACES". [OBC 9.22.8.1]

LAUNDRY FACILITIES OR A SPACE FOR LAUNDRY FACILITIES SHALL BE PROVIDED IN EVERY DWELLING UNIT OR PROVIDED ELSEWHERE IN THE BUILDING IN A LOCATION CONVENIENTLY ACCESSIBLE TO OCCUPANTS OF EVERY DWELLING UNIT. [9.31.4.2]

A CLOTHES DRYER EXHAUST DUCT SYSTEM SHALL CONFORM TO PART 6. [OBC 9.32.1.1]

AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. [OBC 9.32.3.5(2)]

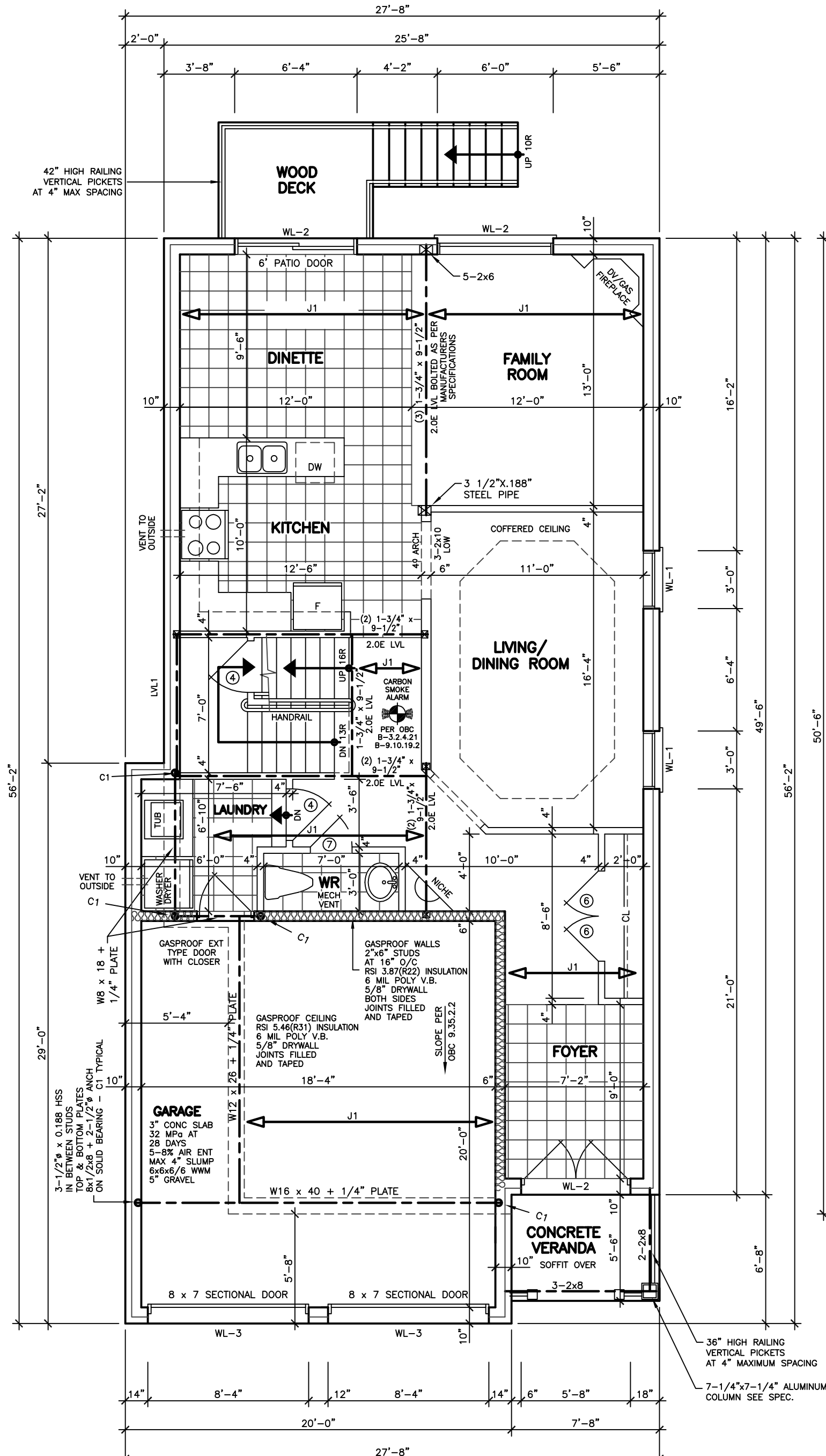
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12.(10)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, COOK TOPS AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365-M, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC B.9.33.1.2]

A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN KITCHENS, UTILITY ROOMS, LAUNDRY ROOMS, DINING ROOMS, BATHROOMS, WATER-CLOSET ROOMS, VESTIBULES AND HALLWAYS, AS WELL AS IN BEDROOMS AND LIVING ROOMS THAT ARE NOT PROVIDED WITH A RECEPTACLE THAT IS CONTROLLED BY A WALL SWITCH. [OBC 9.34.2.2]

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

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR AN ATTACHED, BUILT-IN OR DETACHED GARAGE OR CARPORT. [OBC 9.34.2.6]



**FIRST FLOOR PLAN**

STRUCTURAL LEGEND  
LVL1 DENOTES (3) 1-3/4" x 9-1/2" 2.0E LVL AT SECOND FLOOR LEVEL GLUED NAILED CONNECTED TO SECOND FLOOR BEAMS AT EACH END BY MEAN OF TWOMP34 BY MITEK - 4 DETAILS ON ON LVL1  
J1 DENOTES 9 1/2 1B400@16" O/C WITH 3/4" OSB SUBFLOOR.

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 9.5.2.3.

GLASS OTHER THAN SAFETY GLASS SHALL NOT BE USED FOR A SHOWER OR BATHTUB ENCLOSURE. [OBC B 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 B 9.7.2.3.

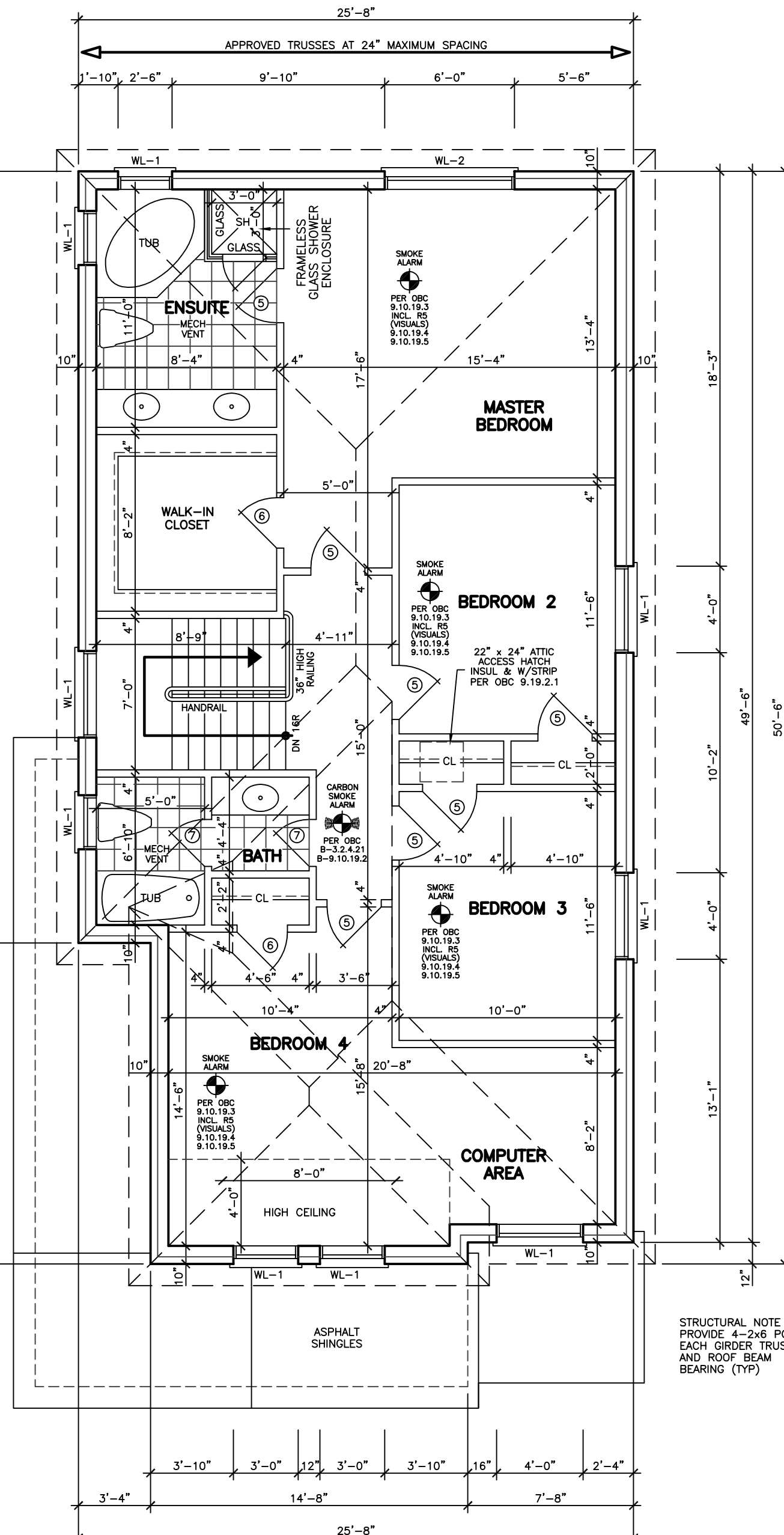
WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7

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]

EVERY ATTIC OR ROOF SPACE SHALL BE EFFECTIVELY SERVED AS ROOFS WITH A MINIMUM AREA OF 0.32 am AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1]

WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.13.11.

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 AND TO PREVENT WATER, DUE TO ICE DAMMING, FROM ENTERING THE ROOF. [OBC 9.26.1.1]



**SECOND FLOOR PLAN 'B'**

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

**REVISIONS**

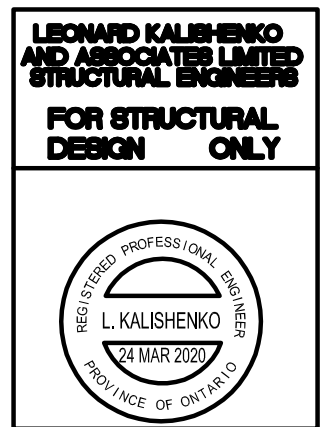
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ABOVE-GRADE MASONRY SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.20

WOOD FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.23

**FLOOR AREAS AND COVERAGE**

1st FLOOR	=	1043.64	SF
	=	96.96	SM
2nd FLOOR	=	1239.06	SF
	=	115.11	SM
(-OPENINGS)	=	0.00	SF
	=	0.00	SM
TOTAL	=	2282.70	SF
	=	212.07	SM
COVERAGE	=	1490.67	SF
	=	138.49	SM



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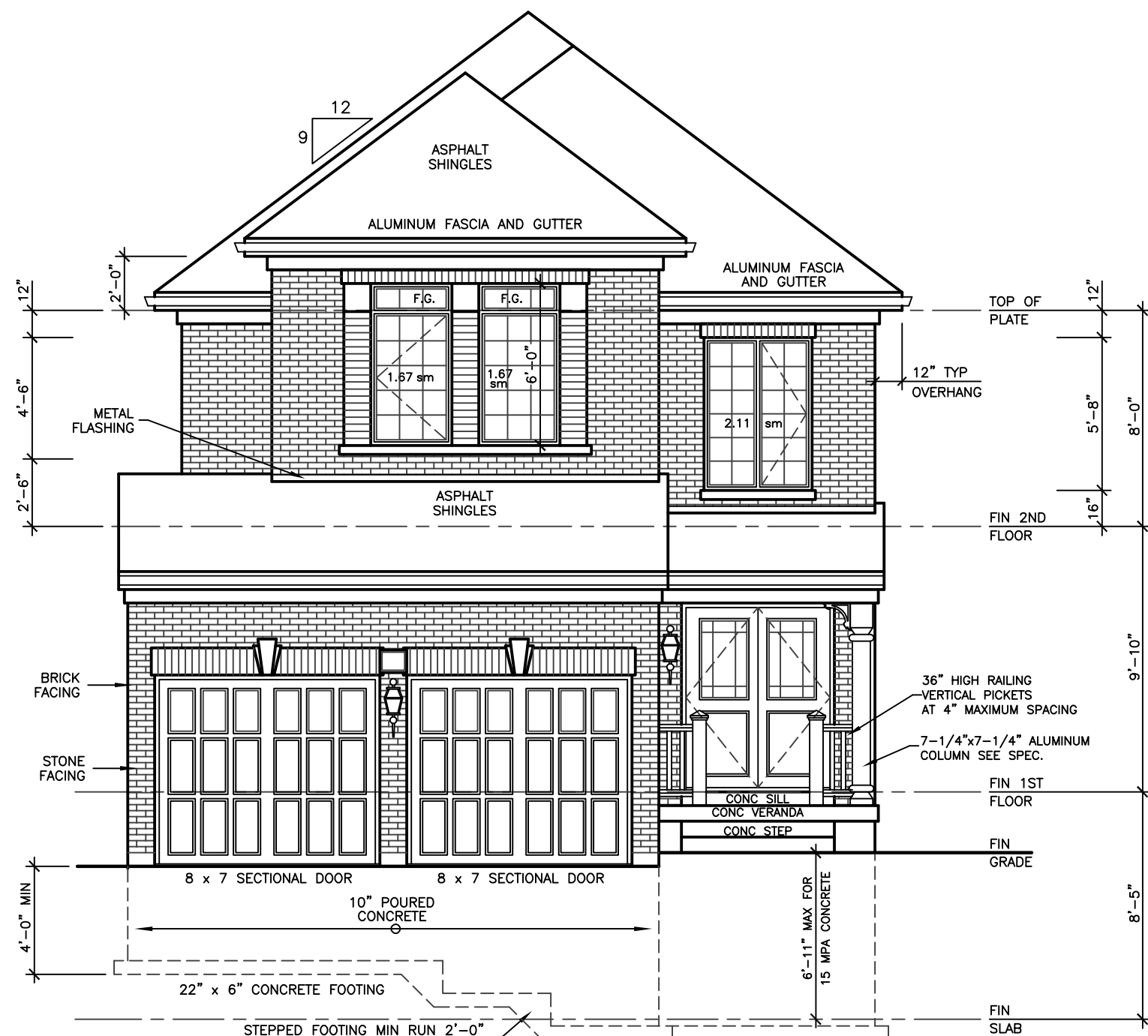
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**LOT 01  
REDWING  
MODEL 2280**

PROJECT  
TWO STOREY DWELLING  
FOR: LORMEL HOMES  
AT: BRADFORD

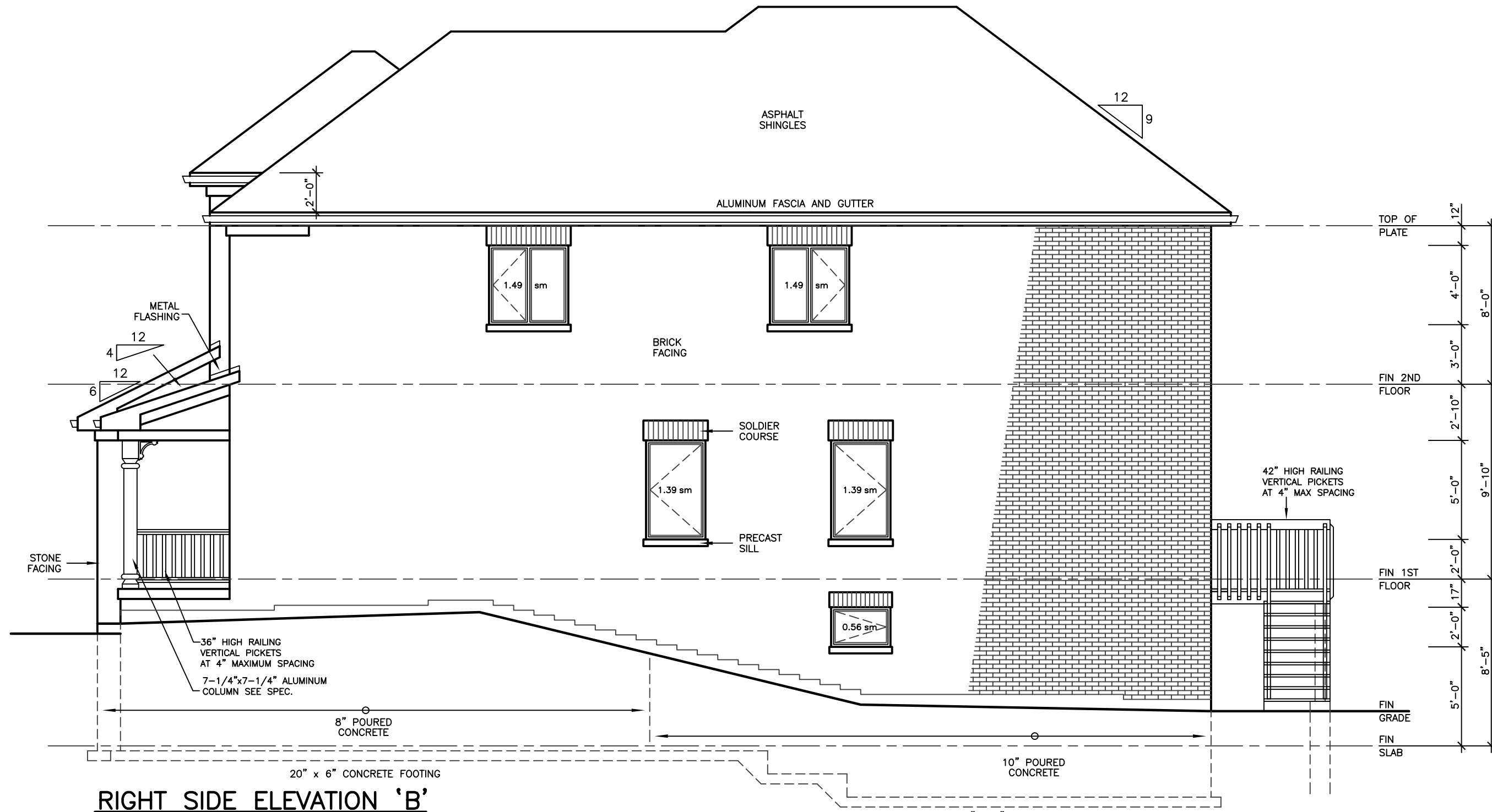
DRAWING  
FIRST AND SECOND  
FLOOR PLANS

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



FRONT ELEVATION 'B'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	51.08 SM	5.45 SM	
RIGHT SIDE ELEVATION	109.02 SM	6.32 SM	
LEFT SIDE ELEVATION	115.47 SM	3.67 SM	
REAR ELEVATION	60.93 SM	10.84 SM	
TOTAL AREA	336.50 SM	26.28 SM	8.72



RIGHT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1098.06 SF	102.01 SM	
ALLOWABLE OPENINGS	76.86 SF	7.14 SM	
ACTUAL OPENINGS	68.00 SF	6.32 SM	

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 600 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)]

## REVISIONS

#	DATE

**LEONARD KALISHENKO  
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STRUCTURAL ENGINEERS**

**FOR STRUCTURAL  
DESIGN ONLY**



**Lormel  
HOMES**

ONTARIO  
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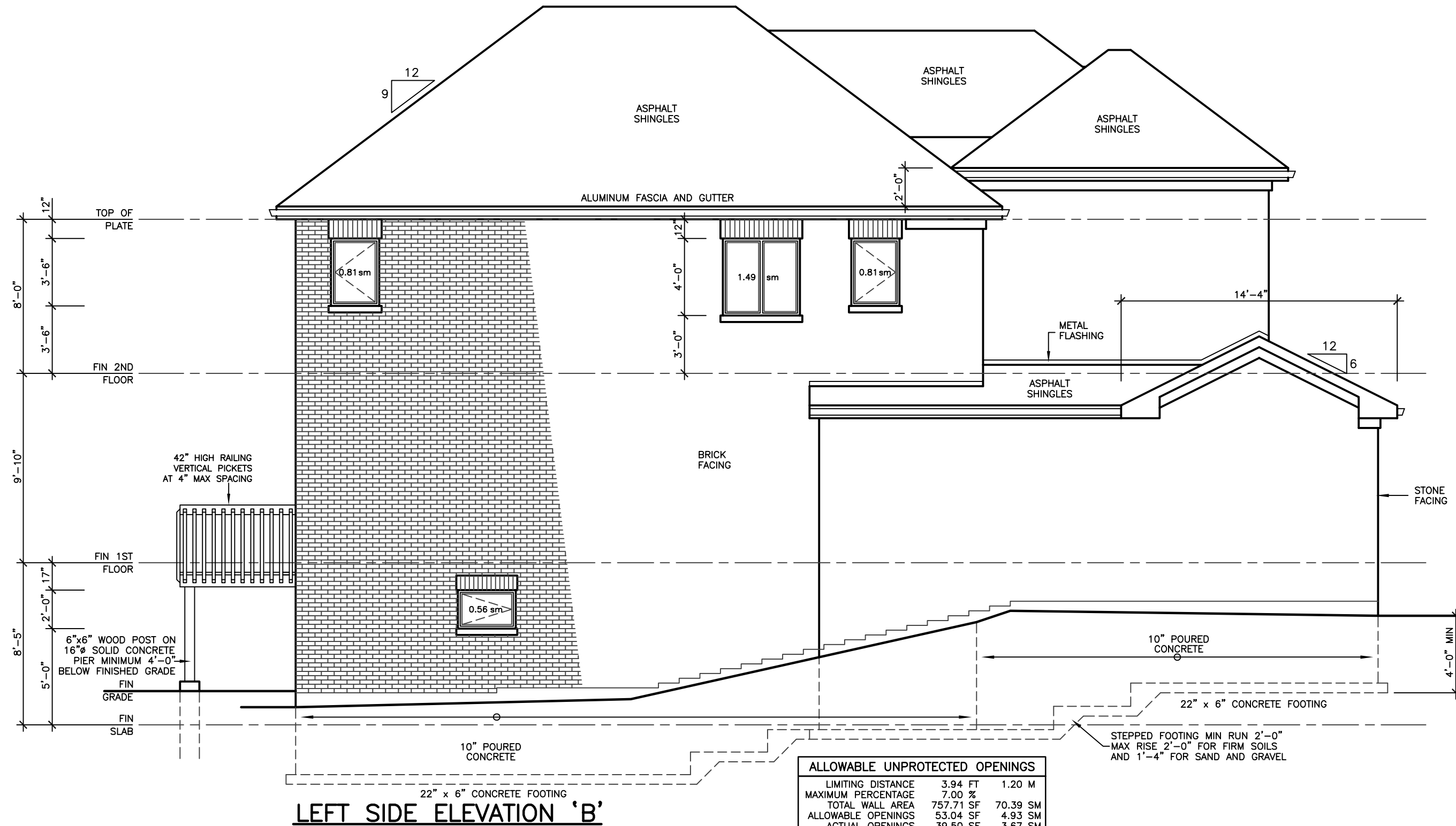
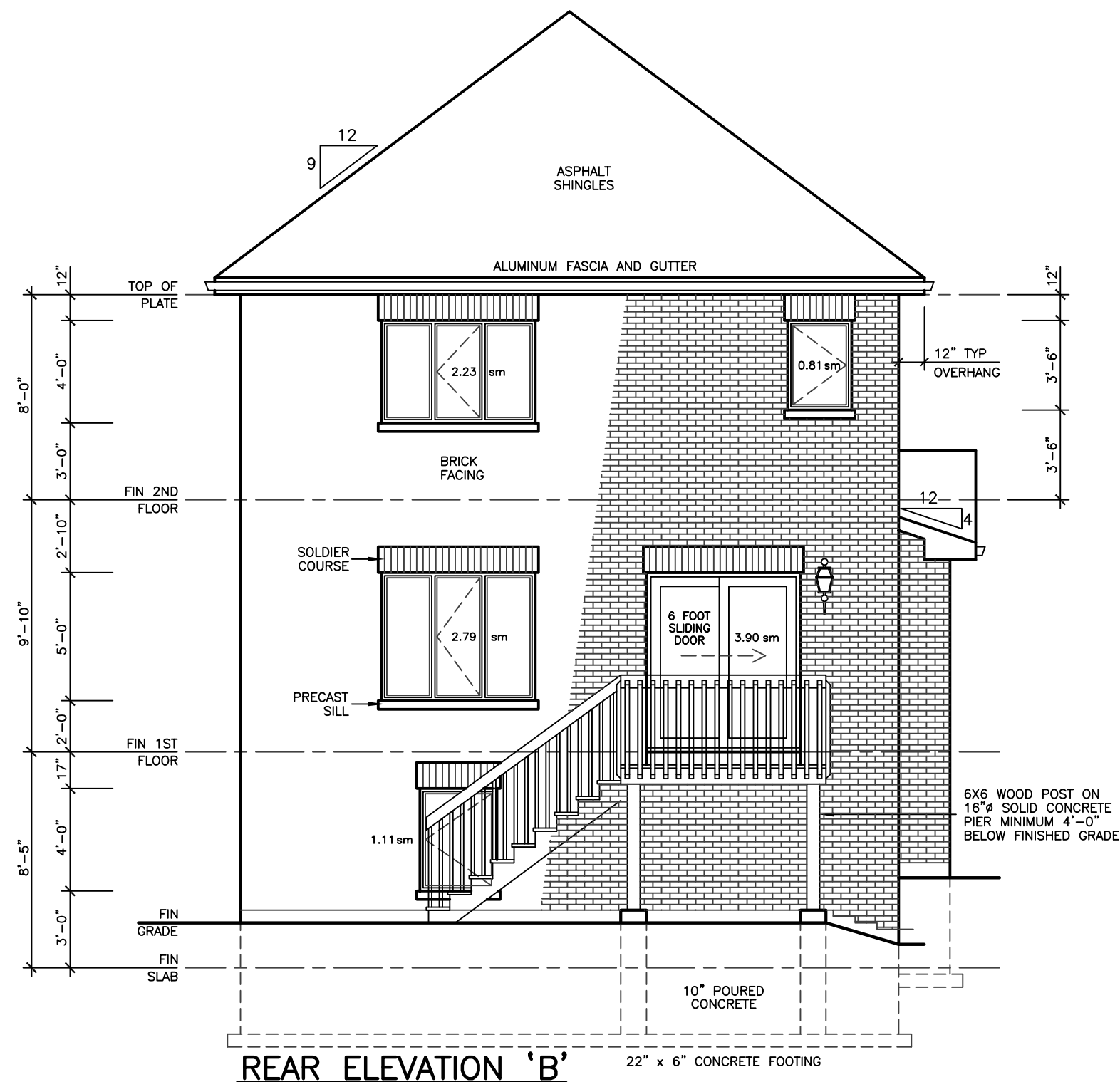
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**LOT 01  
REDWING  
MODEL 2280**

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

DRAWING  
FRONT AND RIGHT  
SIDE ELEVATIONS 'B'

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



ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	757.71 SF	70.39 SM	
ALLOWABLE OPENINGS	53.04 SF	4.93 SM	
ACTUAL OPENINGS	39.50 SF	3.67 SM	

# REVISIONS

#	DATE

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**LOT 01  
REDWING  
MODEL 2280**

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

DRAWING  
REAR AND LEFT  
SIDE ELEVATIONS 'B'

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