



**LORMEL DEVELOPMENTS (BRADFORD) LTD.
PURCHASER EXTRAS**

LOT - 120 P.E #002 — Ashbury — 2350 Elev. B

Attention Trades...

The following items below are Purchaser Extras, please make sure that they are done on time and properly complete. Any outstanding items will be Back Charged. If you have any questions please call Roberto Ruiz. Make sure that you review ALL of the items on the Purchaser Extras.

Please be advised that Purchase Orders will come at a later date.

*****Also it is very important to speak to Roberto Ruiz before starting on site ****

TRADE:

ITEMS TO BE COMPLETED

Basecrete	#1
Medi Group	#2

Date: September 10, 2020

From: Lormel Homes

Site Trailer – Jai Fitzgerald

Tel: 905-775-3633

Site Trailer Fax: 905-775-9083

NOTE: If more information is needed please call Roberto Ruiz cell-416-688-9324

If more information needed on quotes or changes, please call Zachary 905-832-2023 ext. 224



VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): Daniel Mantione and Adriana Montesano

LOT NUMBER: 120 PHASE: 3

MODEL: Ashbury 2350

P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order.

[illegible]

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

Per: _____
VENDOR

REVISIONS

#	DATE
1	REVISED STRUCTURE TO A/S JOISTS
2	REVISED PER CLIENT REVIEW
3	REVISED PER CLIENT REVIEW
4	REVISED ARCH'S OPENING
5	REVISED STRUCTURE BY KALISHENKO

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	= 1084.00 SF
	= 100.71 SM
2nd FLOOR	= 1278.44 SF
	= 118.77 SM
(-OPENINGS)	= -13.18 SF
	= -1.22 SM
TOTAL	= 2349.26 SF
	= 218.26 SM
COVERAGE	= 1396.83 SF
	= 129.77 SM

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



ASSUMED ROOF TRUSS BEARING ON THE EXTERIOR WALLS ONLY. THE DESIGN OF STRUCTURE SHOULD BE REVIEWED TO ACCOMMODATE FINAL ROOF TRUSS LAYOUT

Lormel
HOMES



ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL DESIGN INC.

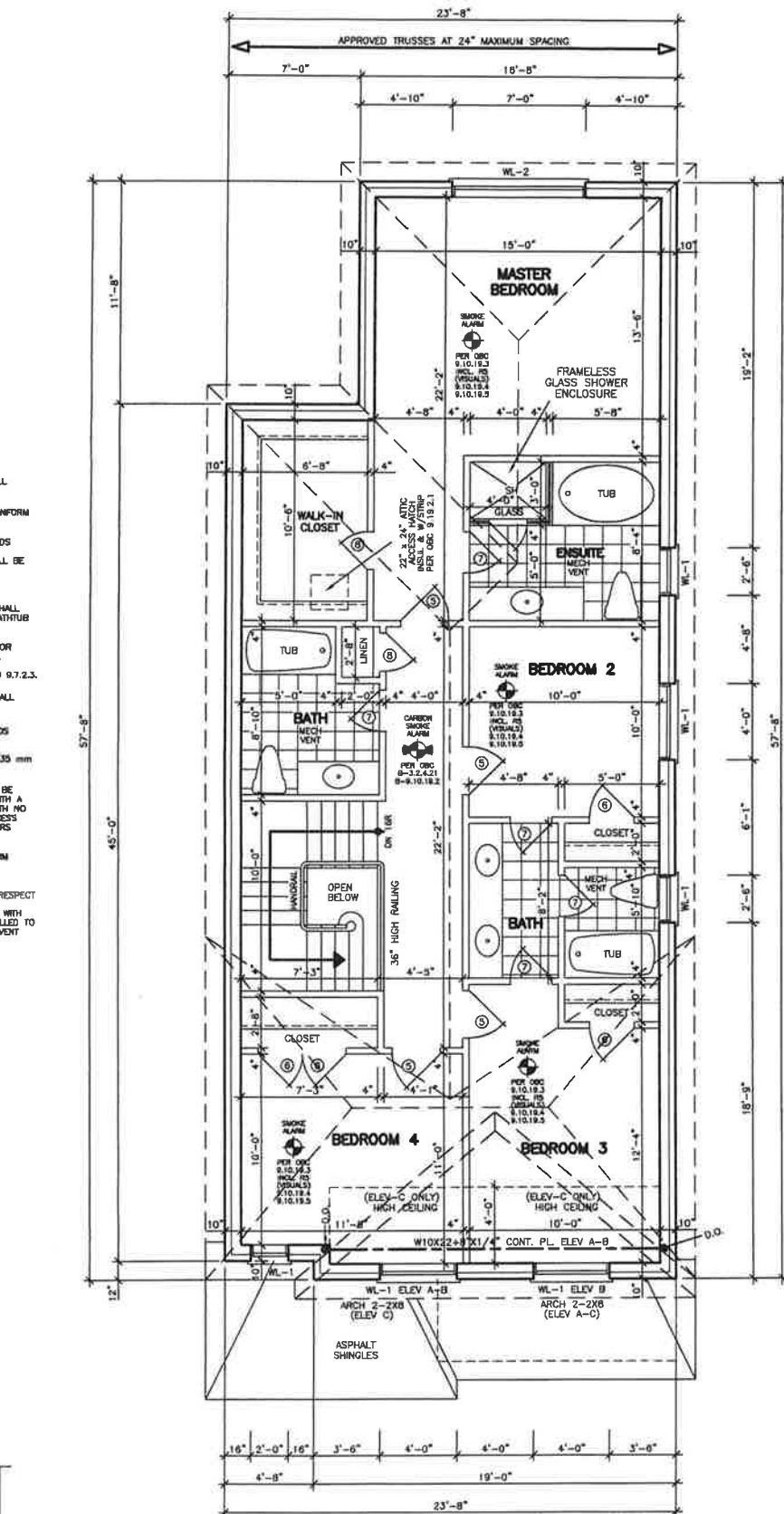
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V8
TEL 905 860-8393
FAX 905 860-8419

ASHBURY MODEL 2350

PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: LORMEL 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"		



SECOND FLOOR PLAN 'A''B''C'

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

30' LOT

STRUCTURAL LEGEND
J1 DENOTES 9 1/2 1B400016" O/C WITH 3/4" OSB SUBFLOOR.
LVL1 DENOTES (3) 1-3/4" x 9-1/2" 2.0E LVL
AT SECOND FLOOR LEVEL GLOUED NAILLED CONNECTED
TO SECOND FLOOR BEAMS AT EACH END BY MEAN
OF TWOMP34 BY MITEK - 4 DETAILS ON ON LVL1