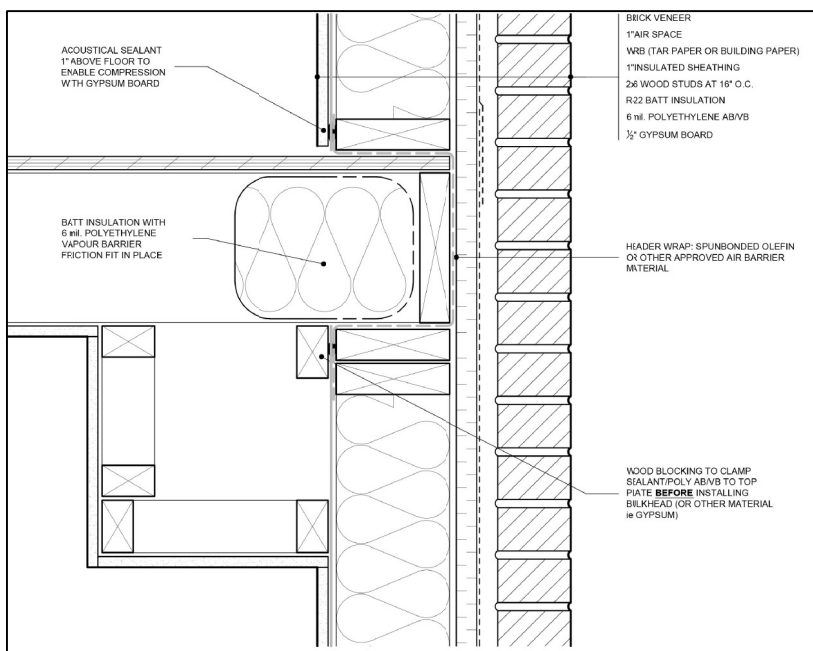
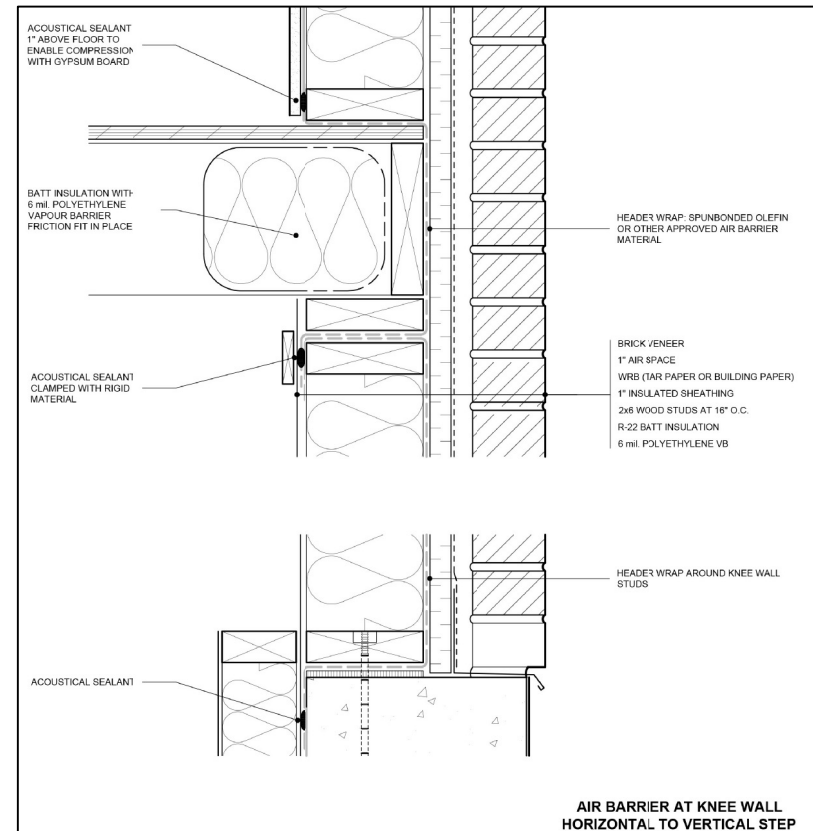


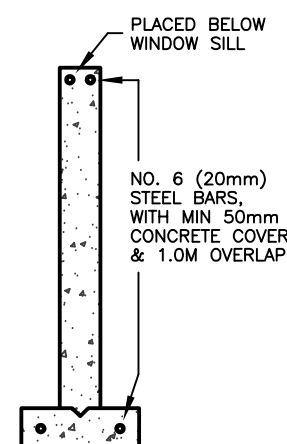
AIR BARRIER CONTINUATION BEHIND BATHTUB



AIR BARRIER CONTINUOUS BEHIND SULKHEAD



AIR BARRIER AT KNEE WALL HORIZONTAL TO VERTICAL STEP



CONCRETE REINFORCING FOR ALL FOUNDATIONS ON ENGINEERED FILL

BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.

FOR ENGINEERED TRUSS JOISTS, REFER TO ATTACHED MANUFACTURER'S FLOOR JOIST DRAWINGS.

MINIMUM FOOTING WIDTH OR AREA SHALL CONFORM TO TABLE 9.15.3.4. STEEL COLUMNS SHALL CONFORM TO OBC 9.17.3. WOOD COLUMNS SHALL CONFORM TO OBC 9.17.4. MAXIMUM SPANS OF STEEL BEAMS SUPPORTING FLOORS SHALL CONFORM TO TABLE 9.23.4.3. MAXIMUM SPANS OF STEEL BEAMS SUPPORTING A ROOF AND ONE FLOOR SHALL CONFORM TO TABLES A-20 TO A-29. WOOD FLOOR JOISTS SHALL CONFORM TO OBC 9.23.9. MAXIMUM SPANS FOR WOOD FLOOR JOISTS SHALL CONFORM TO TABLES A1 AND A-2 OR WITH MANUFACTURER'S SPAN TABLES. MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR BEAMS SHALL CONFORM TO TABLES A-8 THROUGH A-10. MAXIMUM SPANS FOR LINTELS SHALL CONFORM TO TABLES A-13 THROUGH A-19. FLOORS-ON-GROUND SHALL CONFORM TO OBC 9.16. CONCRETE SHALL CONFORM TO OBC 9.3.1.

(B.9.15.4.2) CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF 200 mm (7-7/8") UNLESS OTHERWISE SPECIFIED. THE MAXIMUM HEIGHT OF THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR LATERALLY SUPPORTED WALLS, SHALL BE AS FOLLOWS: 200 mm (7-7/8") SOLID CONCRETE 240 mm (9-1/2") CONCRETE BLOCK (B.9.15.4.2) CONCRETE BLOCK

A SUBSURFACE INVESTIGATION, INCLUDING GROUNDWATER CONDITIONS, SHALL BE CARRIED OUT, BY OR UNDER THE DIRECTION OF A PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATIONS TO A DEGREE APPROPRIATE FOR THE BUILDING AND ITS USE, THE GROUND AND THE SURROUNDING SITE CONDITIONS, IN CONFORMANCE WITH OBC 4.2.2.1.

TERMITE AND DECAY PROTECTION FOR LUMBER AND WOOD PRODUCTS SHALL CONFORM TO OBC 9.3.2.9.(6)

STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL CONFORM TO OBC 9.4.1.

THE CLEAR HEIGHT OVER STAIRS MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE LEADING EDGES OF THE TREADS SHALL BE NOT LESS THAN 1,950 mm, WITHIN DWELLING UNITS [OBC 9.8.2.2]

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]

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 965 mm AND NOT MORE THAN 965 mm. [B 9.8.7.4]

EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON UNIT MASONRY OR CONCRETE WALLS OR PIERS NOT LESS THAN 150 mm IN CROSS SECTION, OR CANTILEVERED FROM THE MAIN FOUNDATION WALL. [OBC 9.8.9.2]

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

WHERE A FOUNDATION IS ERECTED ON FILLED GROUND, PEAT OR SENSITIVE CLAY, THE FOOTING SIZES SHALL CONFORM TO OBC SECTION 4.2. [OBC 9.15.1.1.(3)]

LINTELS 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 END BEARING OF FLOOR, ROOF OR CEILING 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 89 mm LENGTH OF BEARING AT END SUPPORTS. [OBC 9.23.8.1]

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

CAPACITY AND SOUND RATINGS FOR REQUIRED FANS SHALL CONFORM TO OBC 9.32.3.9.

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 EACH 30 m² OF FLOOR AREA OR FRACTION OF IT IN UNFINISHED BASEMENTS. [OBC 9.34.2.4]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED IN STORAGE ROOMS. [OBC 9.34.2.5]

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC B 9.40.1.4

EXCEPT FOR DOORS ON ENCLOSED UNHEATED VESTIBLES AND COLD CELLARS, AND EXCEPT FOR THE GLAZED PORTIONS OF DOORS, ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.7 WHERE A STORM DOOR IS NOT PROVIDED. [OBC B 12.3.2.7]

STRUCTURAL NOTE

- PROVIDE 3-2x6 OR 3-2x4 POST MIN. TO MATCH WALL STUDS AT EACH LINTEL OR BEAM BEARINGS (TYP.) UNLESS NOTED ON PLAN.
- CONCRETE FOR FOOTINGS SHOULD BE 15MPA CONCRETE.

THE MAXIMUM DEFLECTION OF STRUCTURAL MEMBERS SHALL CONFORM TO TABLE 9.4.3.1.

COMBINATION ROOMS SHALL CONFORM TO OBC 9.5.1.4.

WINDOWS DOORS AND SKYLIGHTS SHALL CONFORM TO OBC SECTION 9.7

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

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

LANDINGS SHALL BE PROVIDED IN CONFORMANCE WITH OBC 9.8.6.2.

DIMENSIONS OF REQUIRED LANDINGS SHALL CONFORM TO OBC 9.8.6.3.

THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN 50 mm. ALL HANDRAILS SHALL BE CONSTRUCTED SO AS TO BE CONTINUALLY GRASPABLE ALONG THEIR ENTIRE LENGTH WITH NO OBSTRUCTION ON OR ABOVE THEM TO BREAK A HANDHOLD, EXCEPT WHERE THE HANDRAIL IS INTERRUPTED BY NEWELS AT CHANGES IN DIRECTION. [OBC 9.8.7.5]

THE DESIGN AND ATTACHMENT OF HANDRAILS AND ANY BUILDING ELEMENT THAT COULD BE USED AS A HANDRAIL SHALL CONFORM TO OBC 9.8.7.7.

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

LOADS ON STAIRS AND RAMPS SHALL CONFORM TO OBC 9.8.9.1.

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

FIRE BLOCKS MATERIALS SHALL CONFORM TO OBC 9.10.16.3.

SMOKE ALARMS CONFORMING TO CAN/ULC-S351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19.

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

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 BUILT INTO WALLS SHALL CONFORM TO OBC 9.23.10.7.

VAPOUR BARRIER MATERIALS SHALL CONFORM TO OBC 9.25.4.2.

VAPOUR BARRIER INSTALLATION SHALL CONFORM TO OBC 9.25.4.3.

ALL PLUMBING FACILITIES AND SYSTEMS SHALL COMPLY WITH OBC SECTION 9.31.

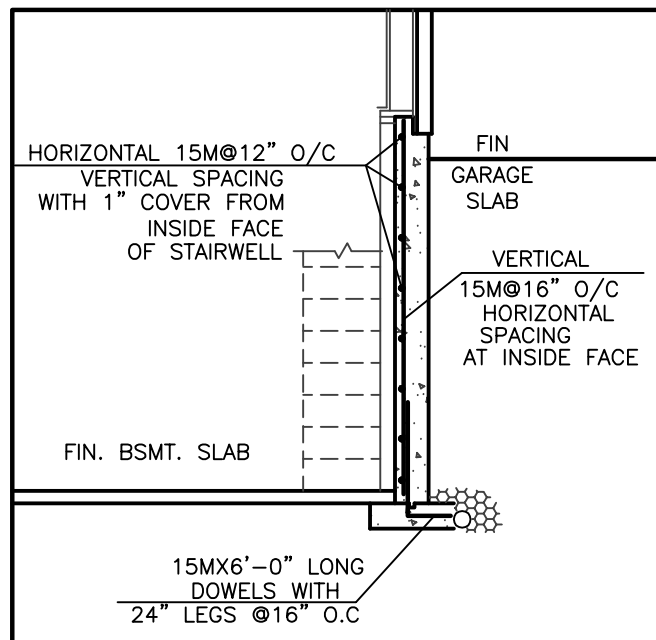
ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

ALL HEATING AND ALL AIR-CONDITIONING SYSTEMS AND CENTRAL HEATING SYSTEMS INCLUDING REQUIREMENTS FOR COMBUSTION AIR SHALL COMPLY WITH OBC SECTION 9.33.

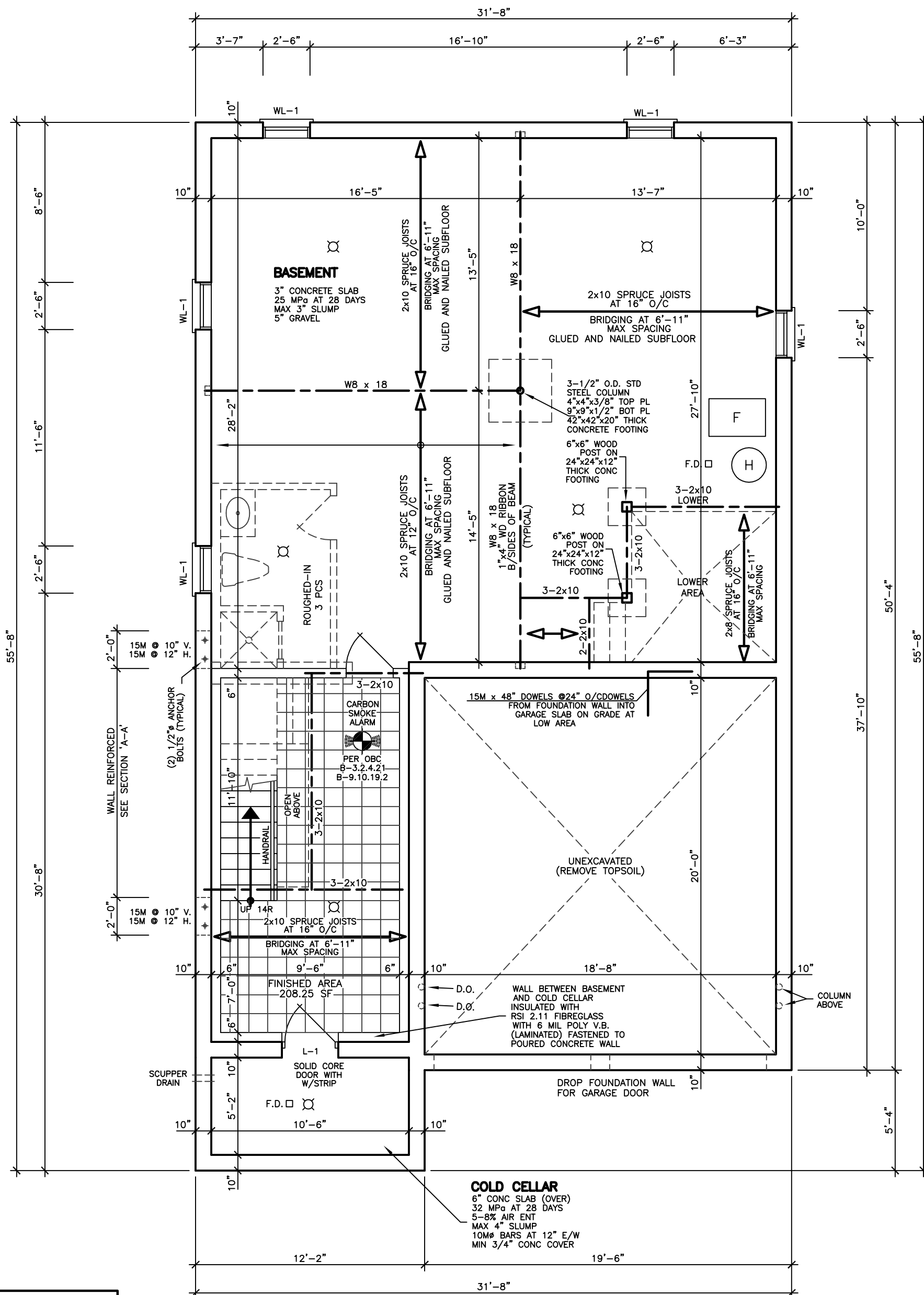
CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.33.4.

ALL ELECTRICAL FACILITIES AND OUTLETS SHALL CONFORM TO OBC SECTION 9.34.

COLUMNS THAT SUPPORT A DECK WITH NO SUPERSTRUCTURE NEED NOT BE PROVIDED WITH LATERAL SUPPORT WHERE THE COLUMNS ARE NOT MORE THAN 600 mm IN LENGTH AS MEASURED FROM THE FINISHED GROUND TO THE UNDERSIDE OF THE SUPPORTED MEMBER. [OBC 9.17.2.2.(3)]



SECTION 'A-A'



BASEMENT FLOOR PLAN 'A', 'B', 'C', 'D'

DOOR SCHEDULE	
1	2'10" x 6'8" x 1 3/4" EXTERIOR
2	2'8" x 6'8" x 1 3/4" EXTERIOR
3	2'8" x 6'8" x 1 3/4" GARAGE, GASPROOF + CLOSER
4	2'8" x 6'8" x 1 3/8" INTERIOR
5	2'8" x 6'8" x 1 3/8" INTERIOR
6	2'4" x 6'8" x 1 3/8" INTERIOR
7	2'2" x 6'8" x 1 3/8" INTERIOR
8	2'0" x 6'8" x 1 3/8" INTERIOR
9	1'6" x 6'8" x 1 3/8" INTERIOR

LINTEL SCHEDULE	
L-1	(2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2	W8 x 18 x 1/4" PLATE
WL-1	3 1/2" x 3 1/2" x 1/4" + (2) 2" x 8" #1 SPRUCE
WL-2	5" x 3 1/2" x 1/8" + (2) 2" x 10" #1 SPRUCE
WL-3	5" x 3 1/2" x 3/8" + (2) 2" x 12" #1 SPRUCE
WL-4	6" x 3 1/2" x 3/8" + (3) 2" x 12" #1 SPRUCE

REVISIONS

#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	AU 18 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Mar 2024 By: Kunal Chaudhry

KING EAST
ESTATES



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THE CONTRACTORS 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 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 2665

PROJECT

PROPOSED
TWO STOREY DWELLING

FOR: KING EAST DEVELOPMENTS INC.
AT: RICHMOND HILL

DRAWING

BASEMENT FLOOR PLAN
'A''B''C''D'

DATE JUL '23 PROJECT NO

DRAWN E.B. 20-23

CHECKED DRAWING NO

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

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) 20 MPa FOR INTERIOR FLOORS, AND
(C) 15 MPa FOR ALL OTHER APPLICATIONS.
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 RAMP LESS THAN 1,100 mm IN WIDTH,
(B) ON 2 SIDES OF CURVED STAIRS OR RAMP OF ANY WIDTH, EXCEPT CURVED STAIRS WITHIN DWELLING UNITS, AND
(C) ON 2 SIDES OF STAIRS OR RAMP 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 RAMP 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 GROUPED 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)]

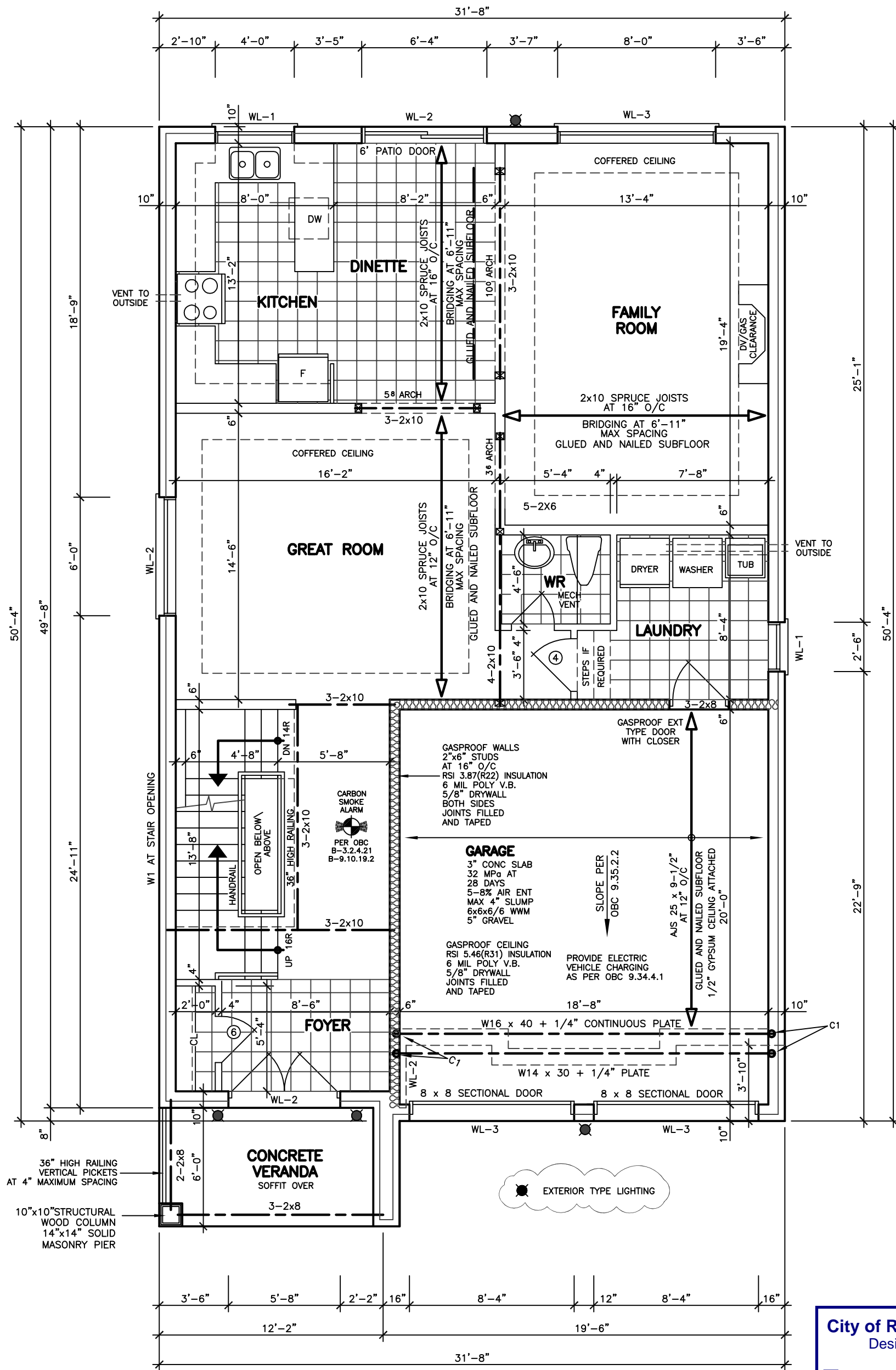
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12(10)]

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]



City of Richmond Hill
Design Review

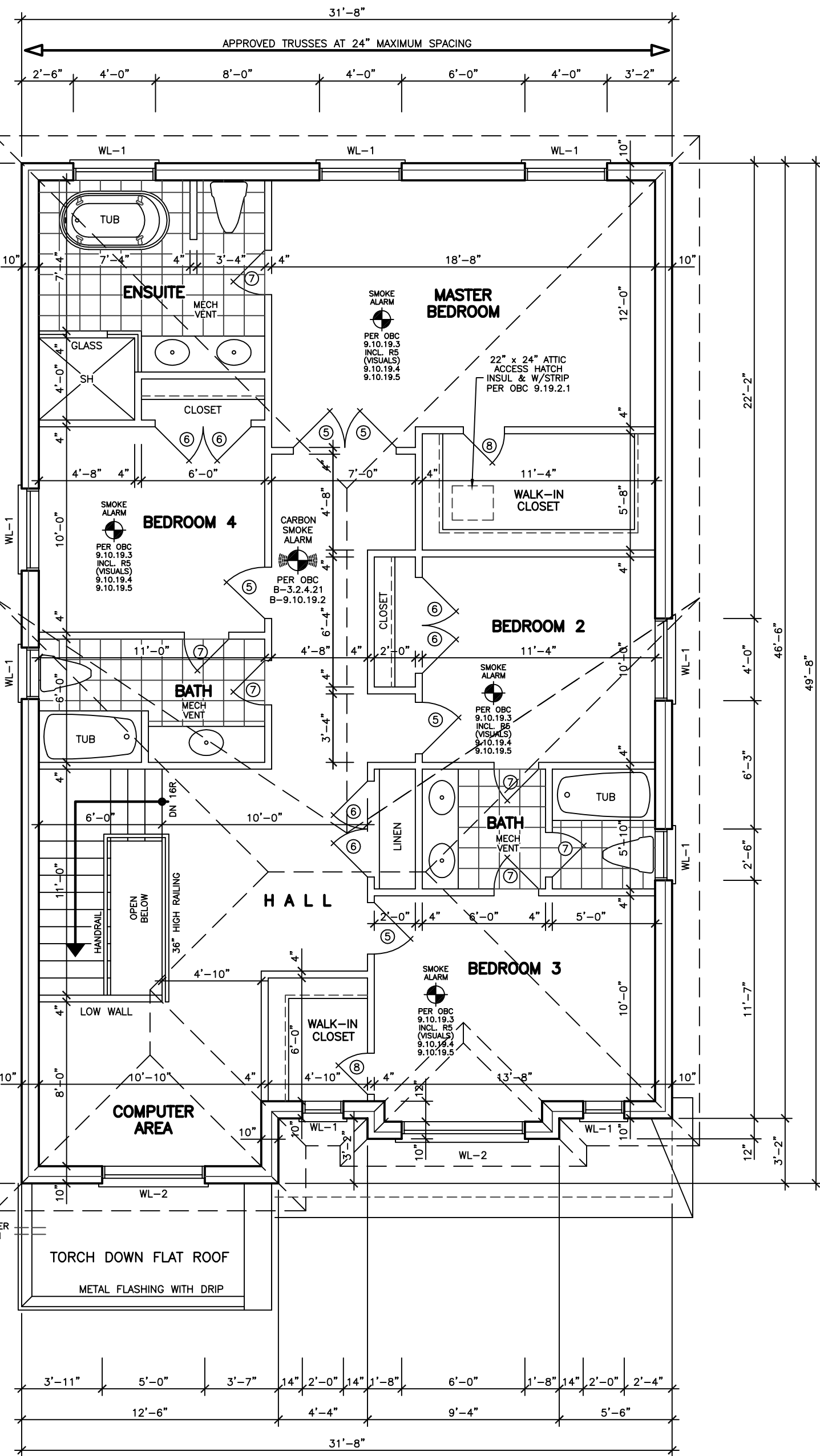
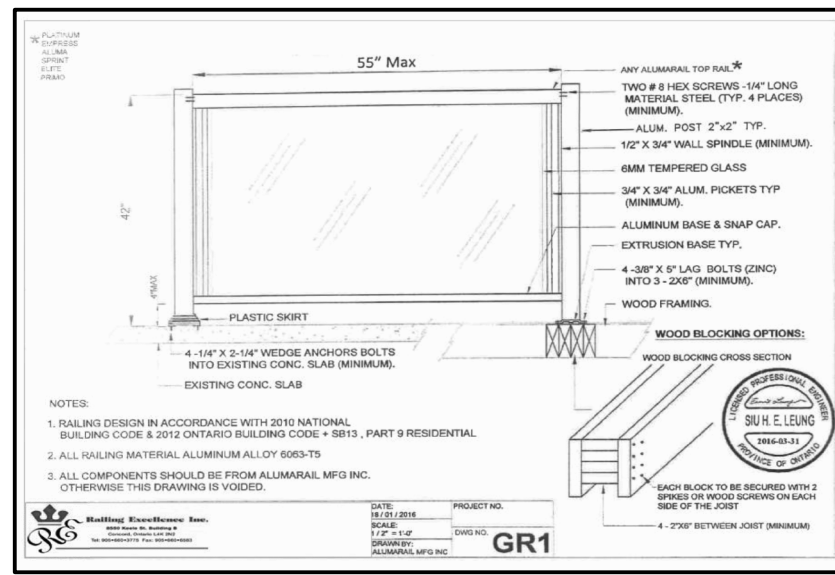
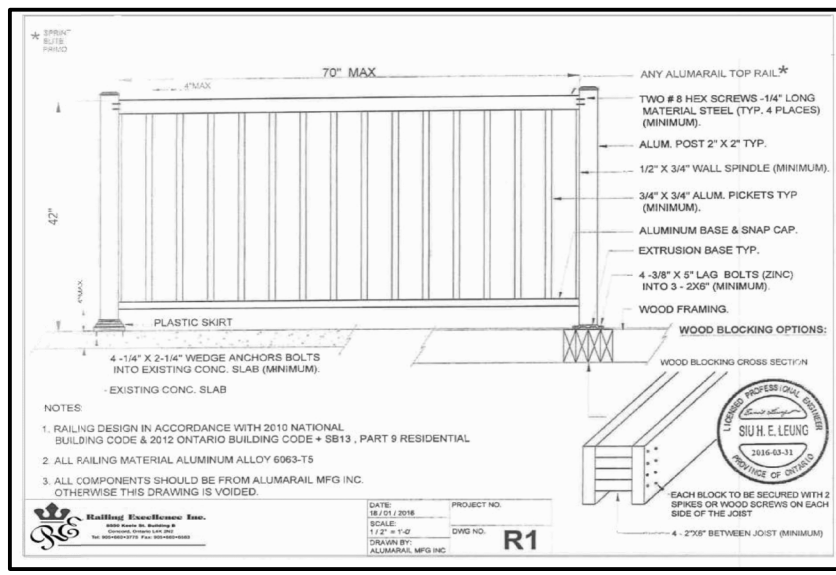
☐ Preliminary ☒ Final

14 Mar 2024 By:Kunal Chaudhary

FIRST FLOOR PLAN 'A' 'D'

DOOR SCHEDULE	
1	= 2'0" x 6'8" x 1 3/4" EXTERIOR
2	= 2'6" x 6'8" x 1 3/4" EXTERIOR
3	= 2'6" x 6'8" x 1 3/4" GARAGE, GASPROOF + CLOSER
4	= 2'6" x 6'8" x 1 3/4" INTERIOR
5	= 2'6" x 6'8" x 1 3/8" INTERIOR
6	= 2'4" x 6'8" x 1 3/8" INTERIOR
7	= 2'2" x 6'8" x 1 3/8" INTERIOR
8	= 2'0" x 6'8" x 1 3/8" INTERIOR
9	= 1'6" x 6'8" x 1 3/8" INTERIOR

LINTEL SCHEDULE	
L-1	= (2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2	= W8 x 18 + 1/4" PLATE
WL-1	= 3 1/2" x 3 1/2" x 1/4" + (2) 2" x 8" #1 SPRUCE
WL-2	= 5" x 3 1/2" x 5/16" + (2) 2" x 10" #1 SPRUCE
WL-3	= 5" x 3 1/2" x 5/16" + (2) 2" x 12" #1 SPRUCE
WL-4	= 6" x 3 1/2" x 5/16" + (3) 2" x 12" #1 SPRUCE



SECOND FLOOR PLAN 'A'

STRUCTURAL NOTE

- PROVIDE 3-2x6 OR 3-2x4 POST MIN. TO MATCH WALL STUDS AT EACH LINTEL OR BEAM BEARING (TYP.) UNLESS NOTED ON PLAN.
- PROVIDE 3-2x6 OR 4-2x4 POST MIN. TO MATCH WALL STUDS EXTENDED DOWN TO FOOTING AT EACH ROOF GIRDER TRUSS OR BEAM BEARING TYPICAL UNLESS NOTED ON PLAN.

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.9.2.3.

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 PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 m² 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]

REVISIONS

#	DATE
1	REVISED STRUCTURE BY KALISHENKO AU 18 23

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'

1st FLOOR	=	1179.53	SF
2nd FLOOR	=	1521.42	SF
TOTAL	=	2700.95	SF
COVERAGE	=	250.92	SM
	=	154.10	SM

FINISH BASEM.	=	208.25	SF
	=	19.35	SM

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

KING EAST
ESTATES



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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

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

MODEL 2665

PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: RICHMOND HILL

DRAWING
FIRST FLOOR PLAN 'A'D'
SECOND FLOOR PLAN 'A'

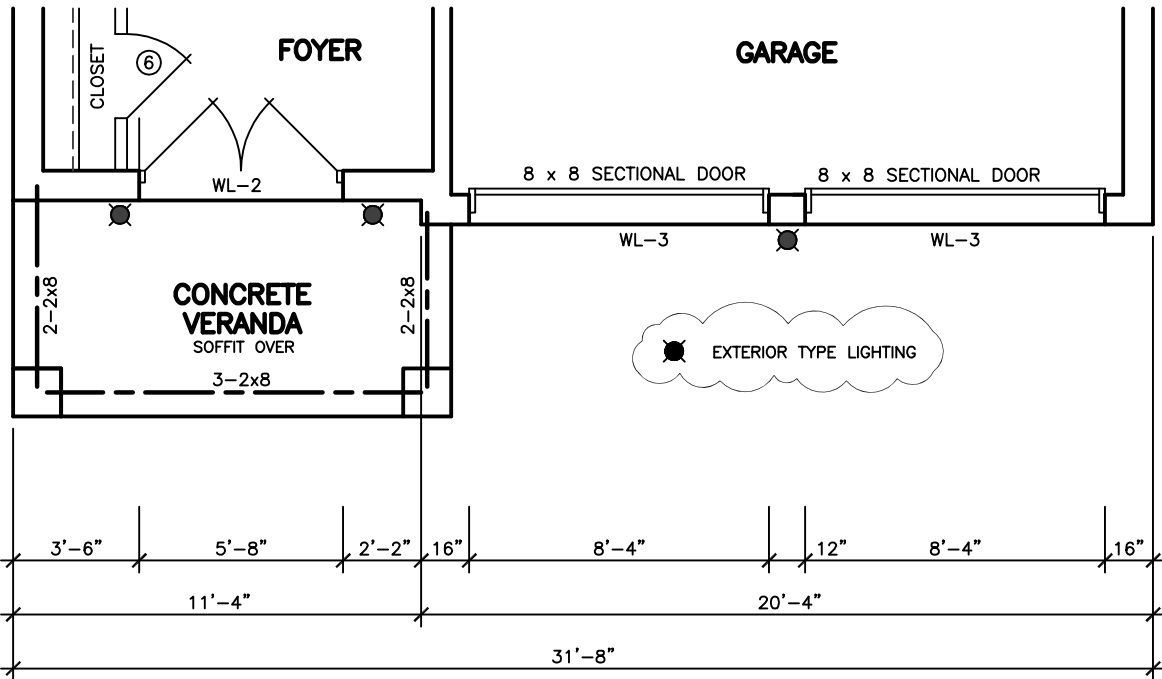
DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-3
CHECKED			
SCALE	3/16"=1'-0"		

DOOR SCHEDULE	
1	= 2'0" x 6'8" x 1 3/4" EXTERIOR
2	= 2'8" x 6'8" x 1 3/4" EXTERIOR
3	= 2'8" x 6'8" x 1 3/4" GARAGE, GASPROOF + CLOSER
4	= 2'8" x 6'8" x 1 3/8" INTERIOR
5	= 2'8" x 6'8" x 1 3/8" INTERIOR
6	= 2'4" x 6'8" x 1 3/8" INTERIOR
7	= 2'2" x 6'8" x 1 3/8" INTERIOR
8	= 2'0" x 6'8" x 1 3/8" INTERIOR
9	= 1'6" x 6'8" x 1 3/8" INTERIOR

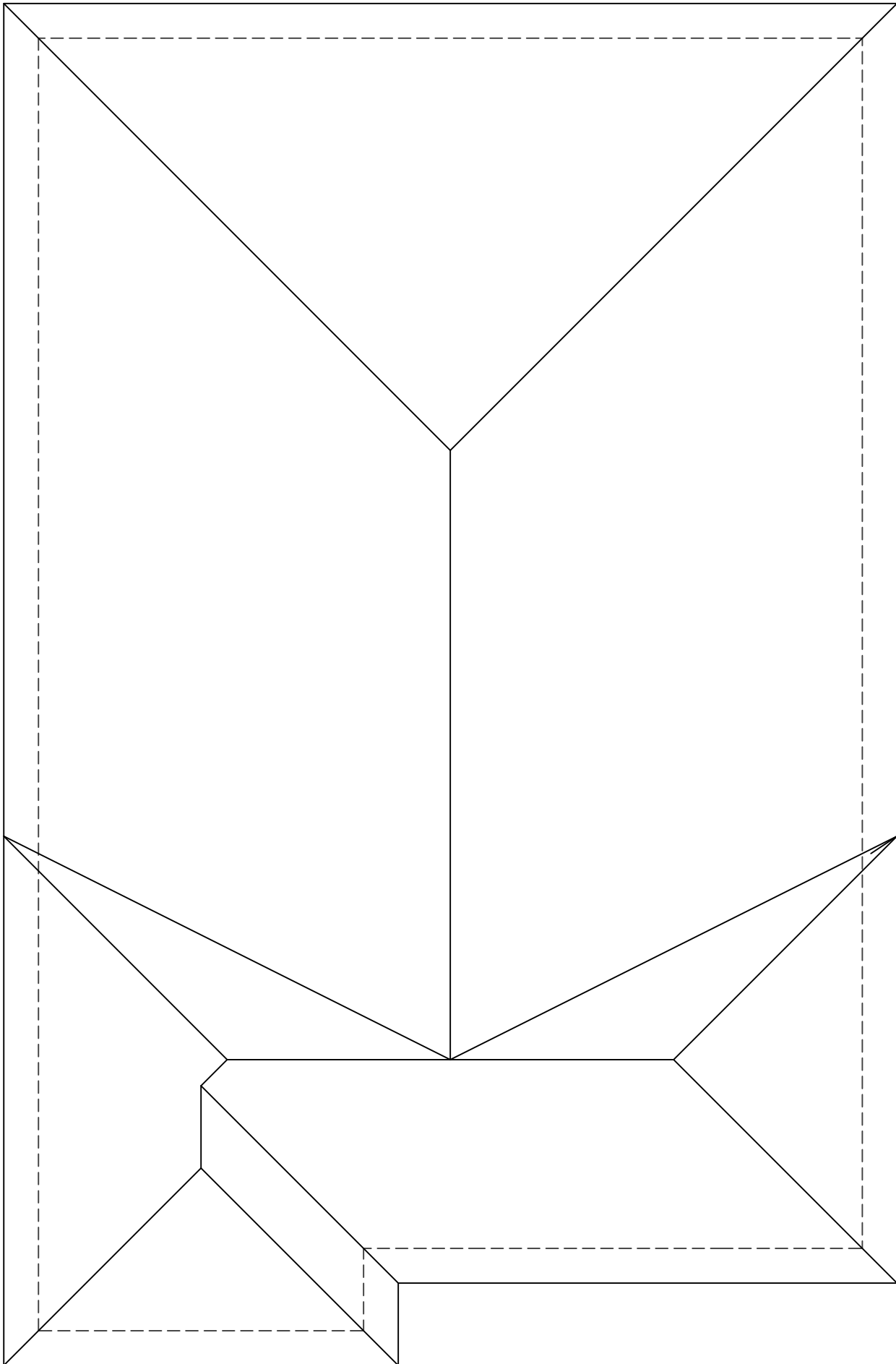
LINTEL SCHEDULE	
L-1	= (2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2	= W8 x 18 + 1/4" PLATE
WL-1	= 3 1/2" x 3 1/2" x 1/4" + (2) 2" x 8" #1 SPRUCE
WL-2	= 5" x 3 1/2" x 5/8" + (2) 2" x 10" #1 SPRUCE
WL-3	= 5" x 3 1/2" x 3/8" + (2) 2" x 12" #1 SPRUCE
WL-4	= 6" x 3 1/2" x 3/8" + (3) 2" x 12" #1 SPRUCE

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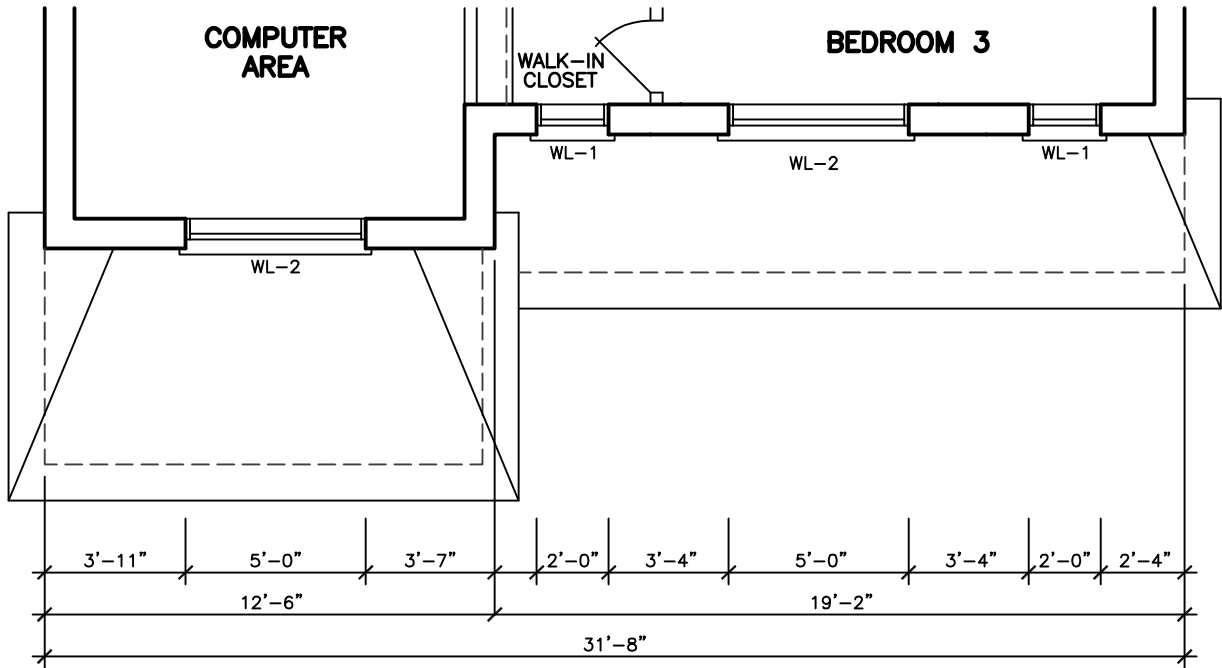
ASSUMED ROOF TRUSS BEARING
ON THE EXTERIOR WALLS ONLY.
THE DESIGN OF ENTIRE STRUCTURE
SHOULD BE REVIEWED TO ACCOMMODATE
FINAL ROOF TRUSS LAYOUT BY TRUSS
DESIGNER



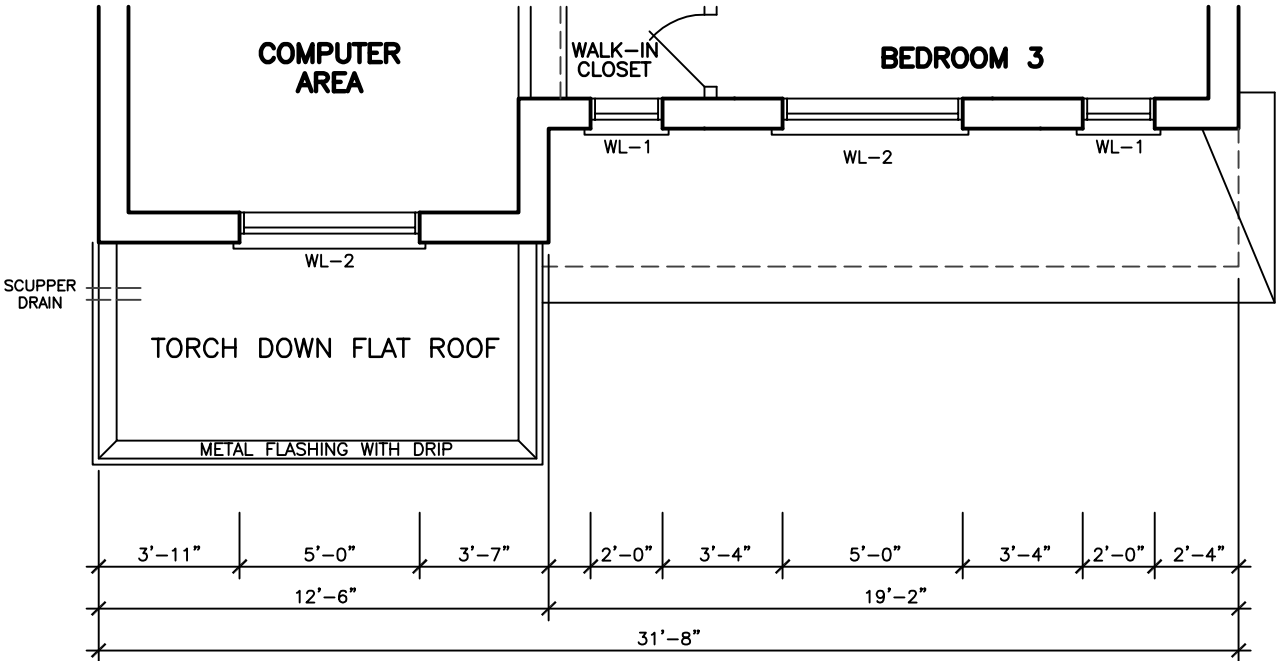
FIRST FLOOR PLAN 'B' 'C'



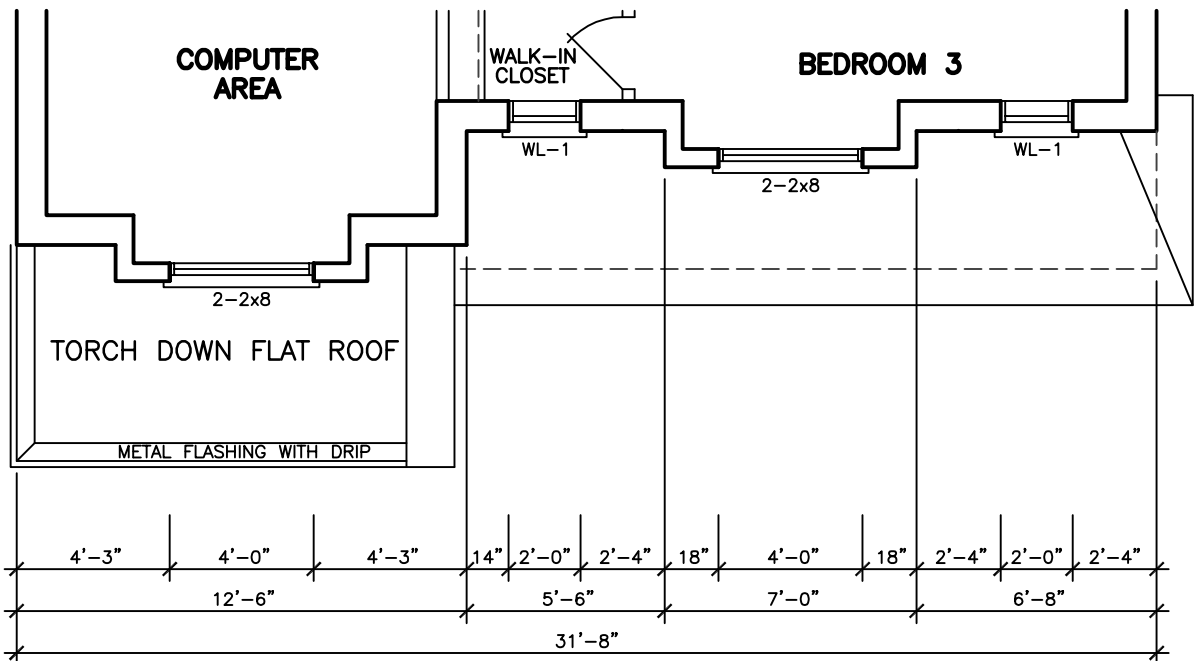
ROOF PLAN 'D'



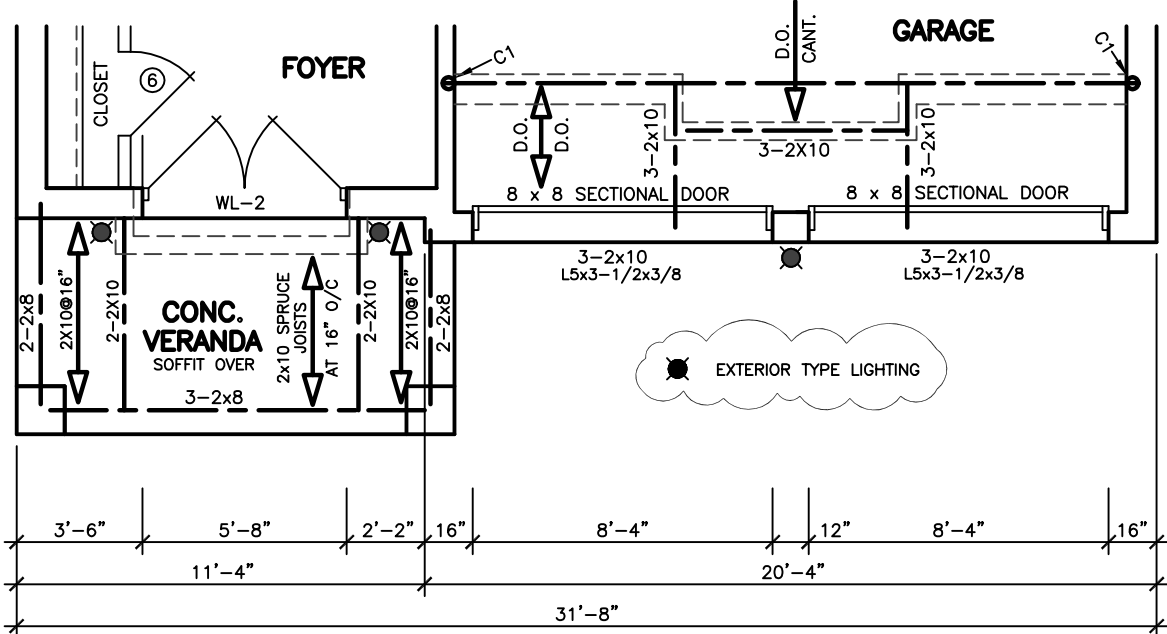
SECOND FLOOR PLAN 'B'



SECOND FLOOR PLAN 'C'



SECOND FLOOR PLAN 'D'



FIRST FLOOR PLAN 'D'

REVISIONS	
#	DATE
1	REVISED STRUCTURE BY KALISHENKO AU 18 23

FLOOR AREAS AND COVERAGE 'B'	
1st FLOOR	= 1179.53 SF
	= 109.58 SM
2nd FLOOR	= 1512.08 SF
	= 140.48 SM
TOTAL	= 2691.61 SF
	= 250.06 SM
COVERAGE	= 1658.78 SF
	= 154.10 SM

FINISH BASEM.	= 208.25 SF
	= 19.35 SM

FLOOR AREAS AND COVERAGE 'C'	
1st FLOOR	= 1179.53 SF
	= 109.58 SM
2nd FLOOR	= 1512.08 SF
	= 140.48 SM
TOTAL	= 2691.61 SF
	= 250.06 SM
COVERAGE	= 1658.78 SF
	= 154.10 SM

FINISH BASEM.	= 208.25 SF
	= 19.35 SM

FLOOR AREAS AND COVERAGE 'D'	
1st FLOOR	= 1179.53 SF
	= 109.58 SM
2nd FLOOR	= 1526.08 SF
	= 141.78 SM
TOTAL	= 2705.61 SF
	= 251.36 SM
COVERAGE	= 1658.78 SF
	= 154.10 SM

FINISH BASEM.	= 208.25 SF
	= 19.35 SM

KING EAST
ESTATES

ONTARIO
ASSOCIATION
OF
ARCHITECTS
LEO ARIEMMA
LICENCE
7561

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DRAWINGS MUST NOT BE SCALED.

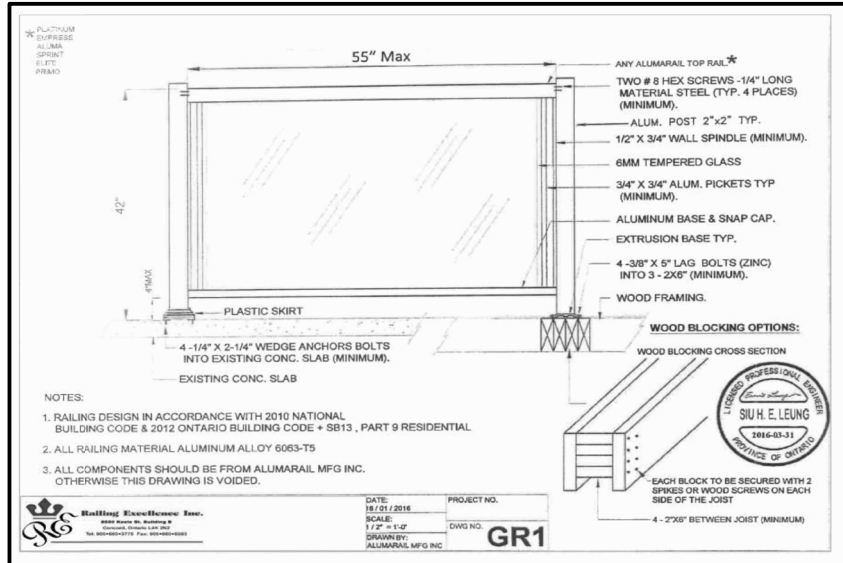
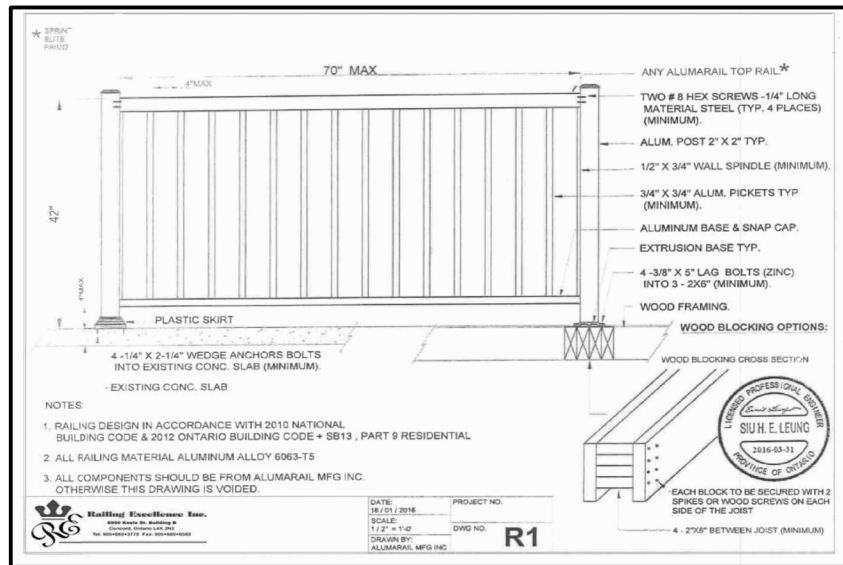
**ARCHITECTURAL
DESIGN INC.**
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 2665

PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: RICHMOND HILL

DRAWING
PART FLOOR PLANS
ROOF PLAN 'D'

DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-4
CHECKED			
SCALE	3/16"=1'-0"		



FINISHED GRADE'S PROFILE LINE IS GENERIC AND DOES NOT REFLECT EXACT ELEVATION.

WEED 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)]

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)]

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]

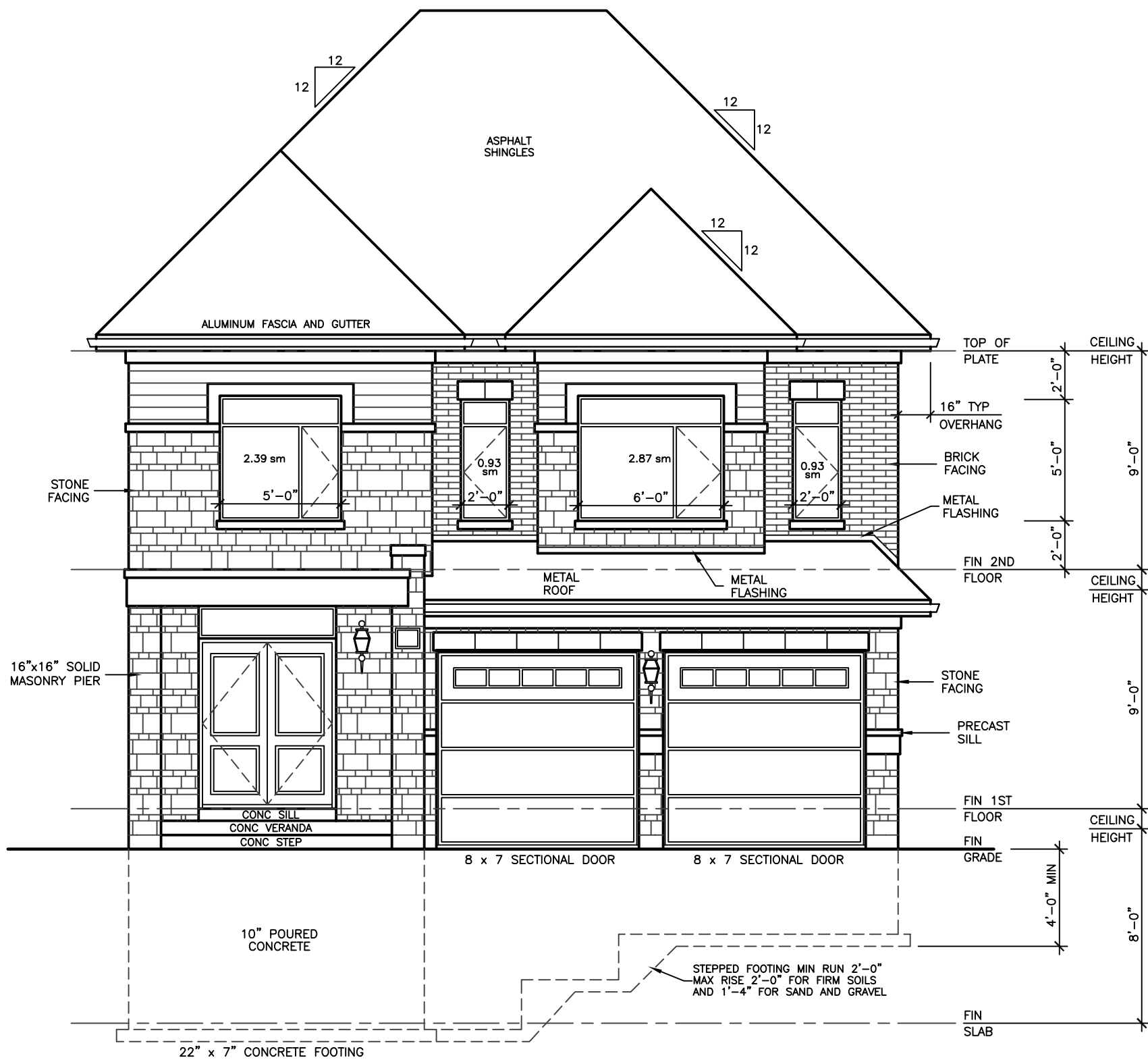
EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.6]

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]

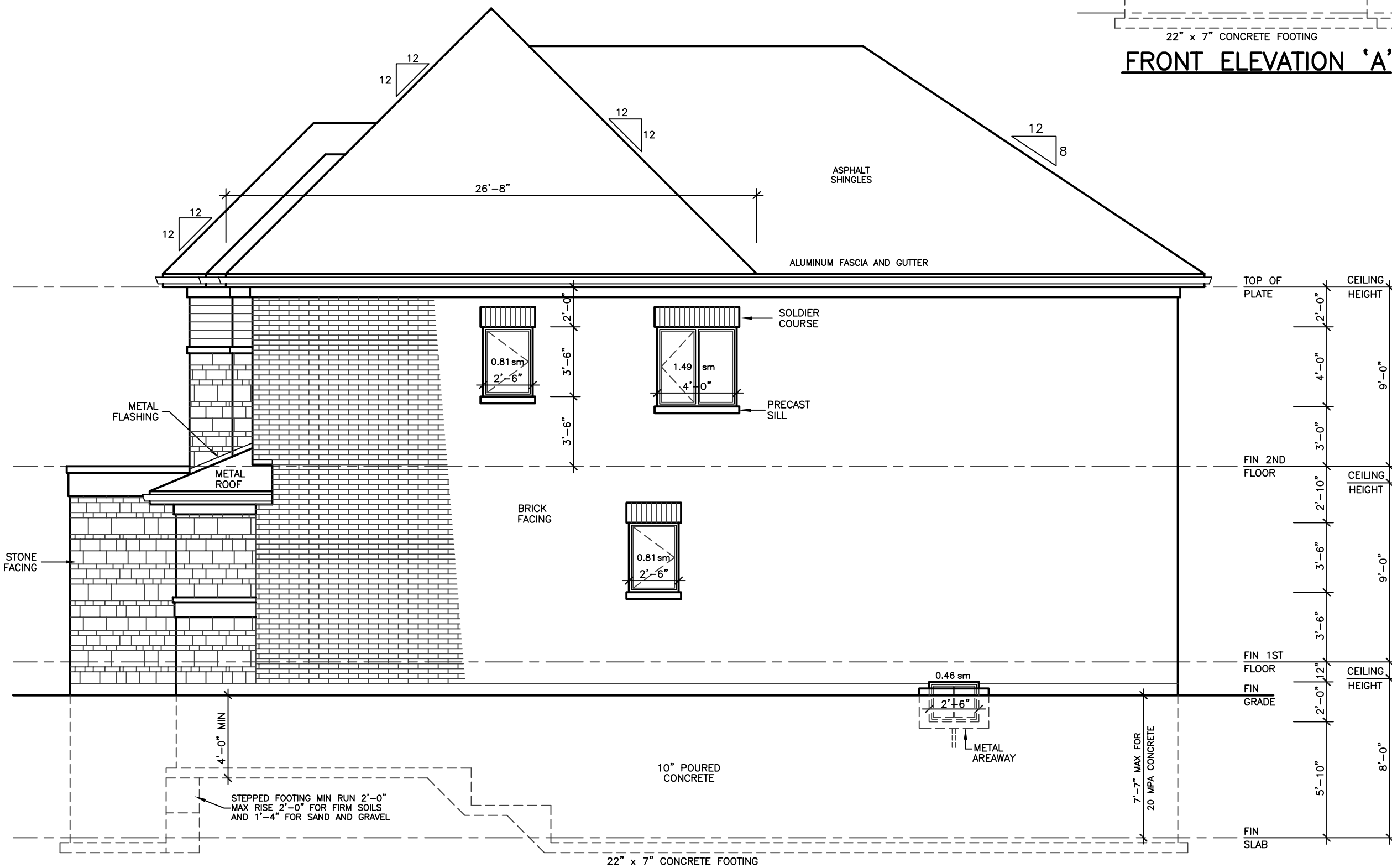
FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS IN CONFORMANCE WITH OBC 9.20.13.3.(1).

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)]



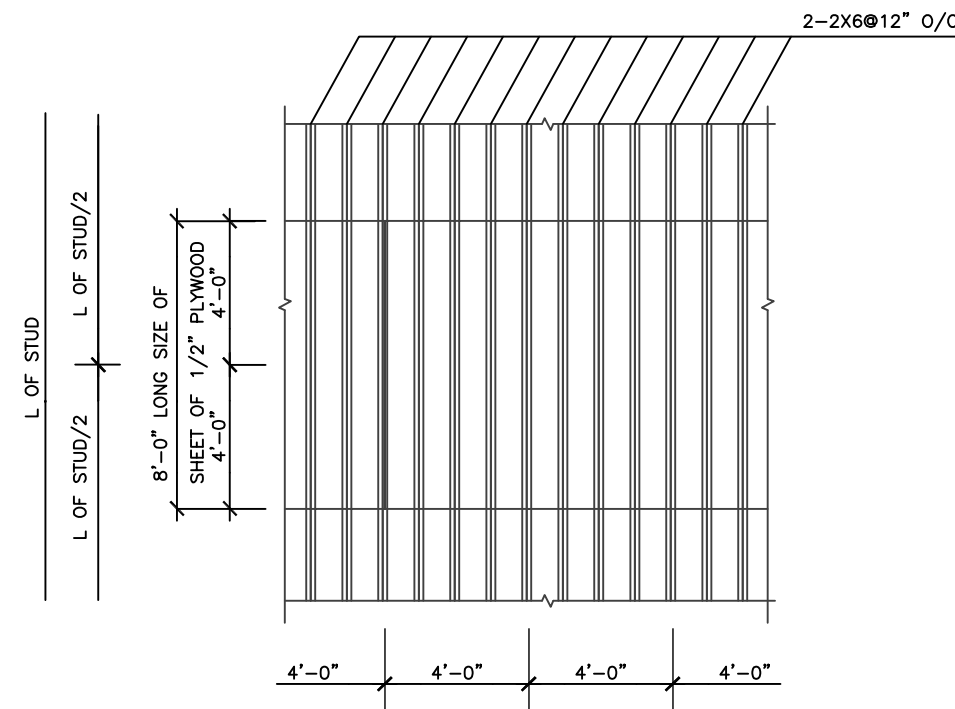
FRONT ELEVATION 'A'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	60.31 SM	7.12 SM	
RIGHT SIDE ELEVATION	91.97 SM	3.58 SM	
LEFT SIDE ELEVATION	94.59 SM	6.02 SM	
REAR ELEVATION	60.31 SM	14.31 SM	
TOTAL AREA	307.18 SM	31.03 SM	10.10



RIGHT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	3.94 FT	1.20 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	989.99 SF	91.97 SM
ALLOWABLE OPENINGS	69.30 SF	6.44 SM
ACTUAL OPENINGS	38.50 SF	3.58 SM



CONSTRUCTION OF TWO STOREY WALL W1

REVISIONS

#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	AU 18 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Mar 2024 By: Kunal Choudhary

KING EAST
ESTATES



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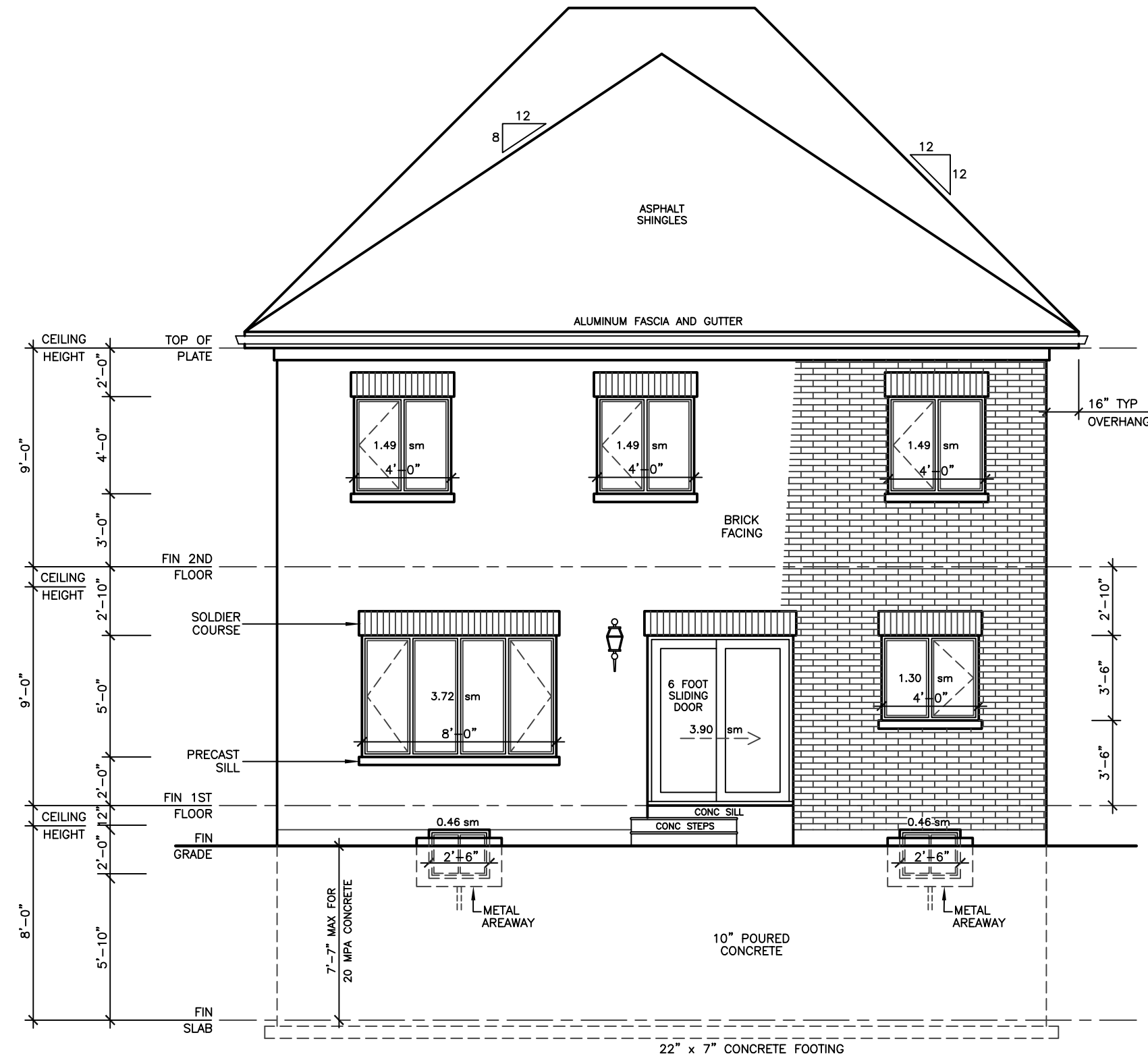
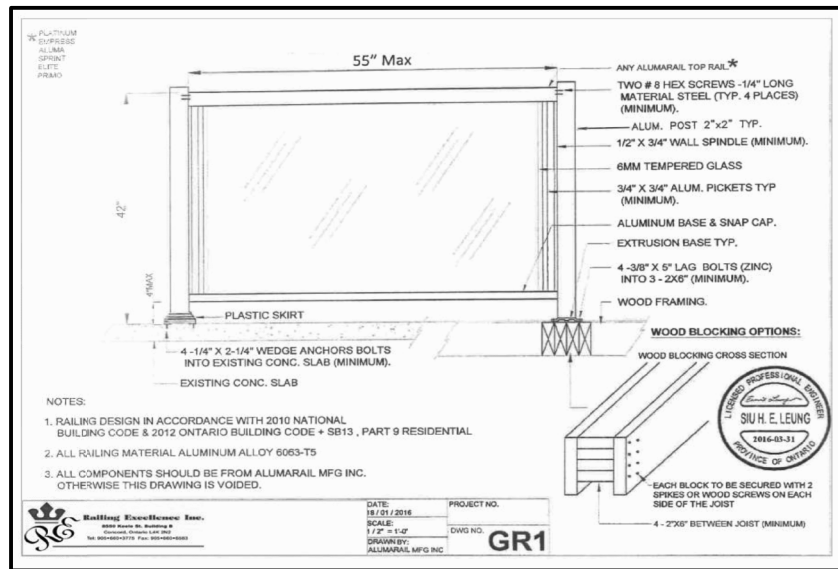
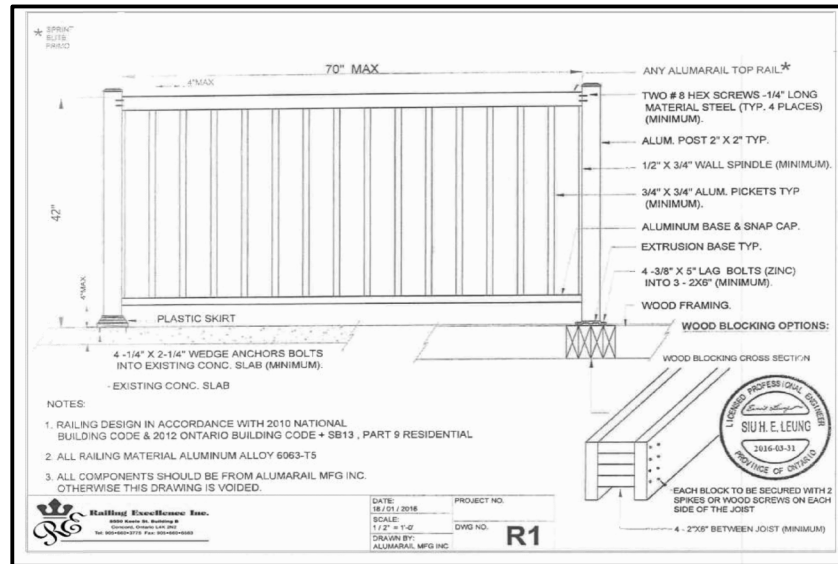
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
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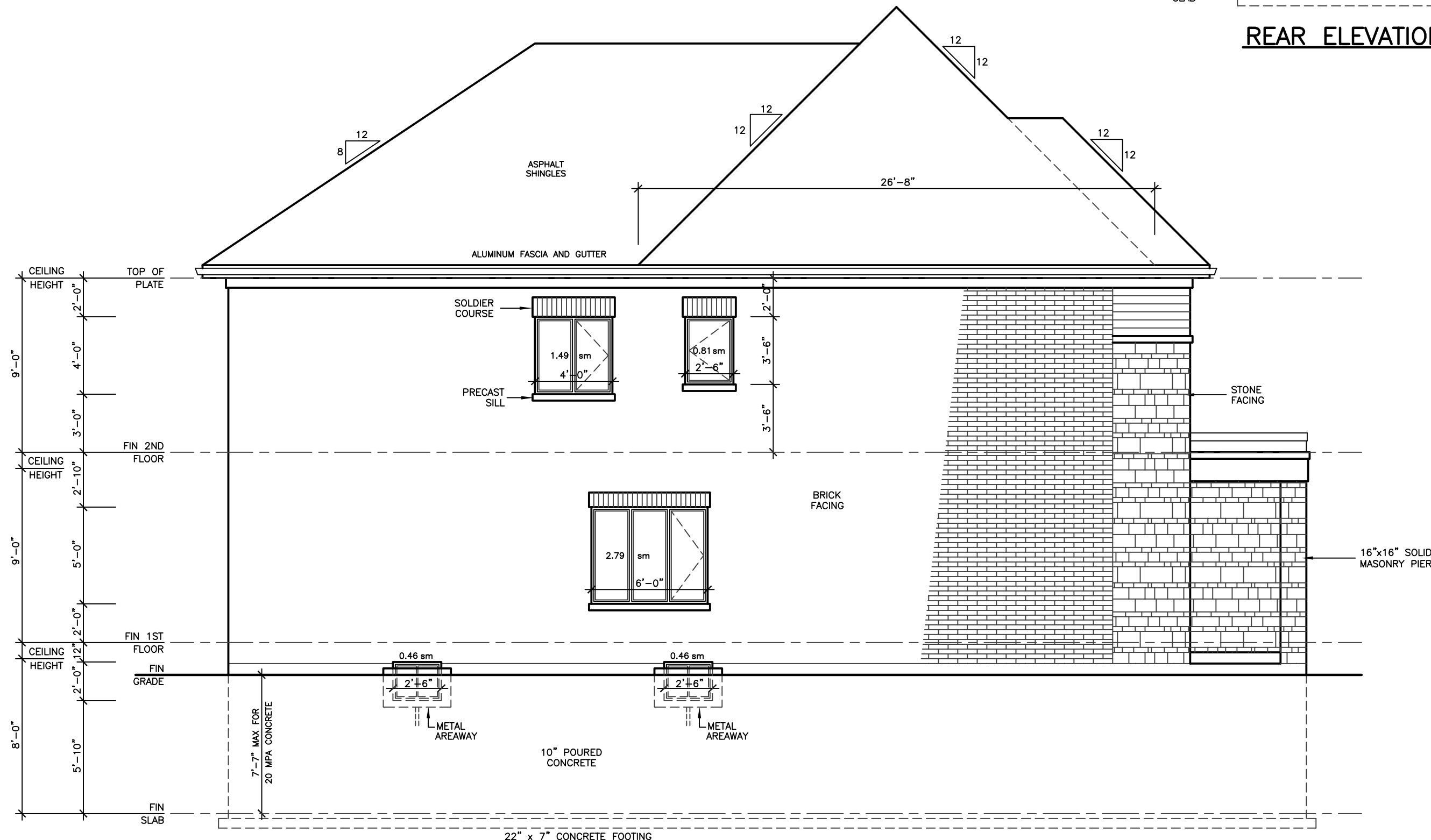
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT:
RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'A'

DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-5
CHECKED			
SCALE	3/16"=1'-0"		



REAR ELEVATION 'A'



LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	3.94 FT	1.20 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	1018.17 SF	94.59 SM
ALLOWABLE OPENINGS	71.27 SF	6.62 SM
ACTUAL OPENINGS	64.75 SF	6.02 SM

REVISIONS

#	DATE

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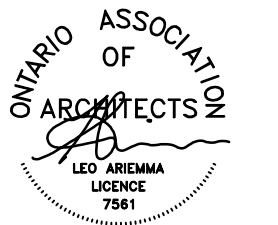
ASSUMED ROOF TRUSS BEARING
ON THE EXTERIOR WALLS ONLY.
THE DESIGN OF ENTIRE STRUCTURE
SHOULD BE REVIEWED TO ACCOMMODATE
FINAL ROOF TRUSS LAYOUT BY TRUSS
DESIGNER

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Mar 2024 By: Konal Chaudhry

KING EAST
ESTATES



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DRAWINGS MUST NOT BE SCALED.

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DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
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MODEL 2665

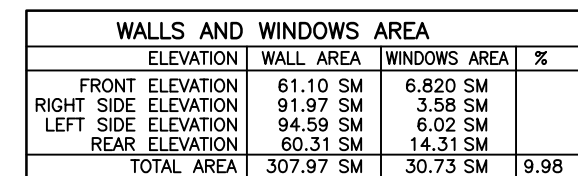
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: RICHMOND HILL

DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'A'

DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-6
CHECKED			
SCALE	3/16"=1'-0"		

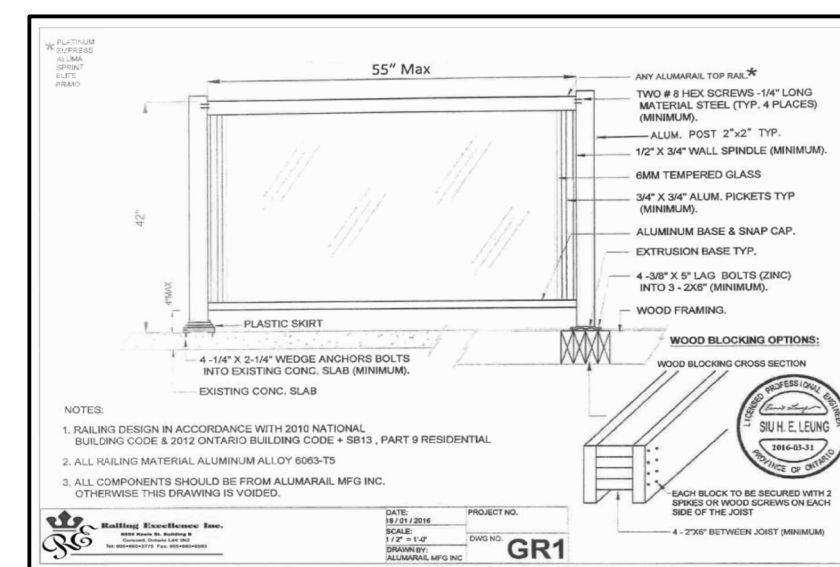
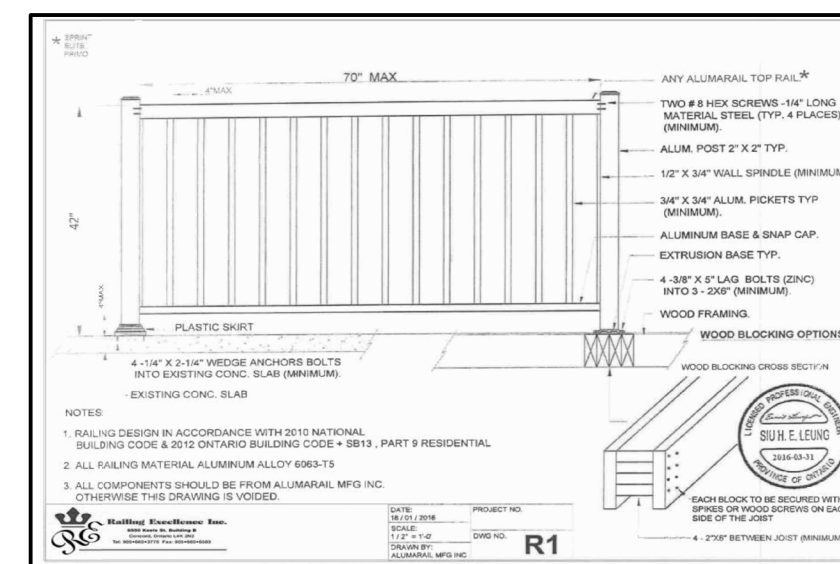
(A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. WHERE THE LIMITING DISTANCE IS LESS THAN 1.2 m, BUT NOT LESS THAN 0.6 m, OR

(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)]

[illegible]

RIGHT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE		3.94 FT	1.20 M
MAXIMUM PERCENTAGE		7.00 %	
TOTAL WALL AREA		989.99 SF	91.97 SM
ALLOWABLE OPENINGS		69.30 SF	6.44 SM
ACTUAL OPENINGS		38.50 SF	3.58 SM



EXTERIOR TYPE LIGHTING

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

14 Mar 2024 By: Kunal Chaudhry


KING EAST



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**ARCHITECTURAL
DESIGN INC.**



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

MODEL 2665

PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'B'

DATE JUL '23	PROJECT NO 20-23
DRAWN E.B.	DRAWING NO A-7
CHECKED	
SCALE 3/16"=1'-0"	

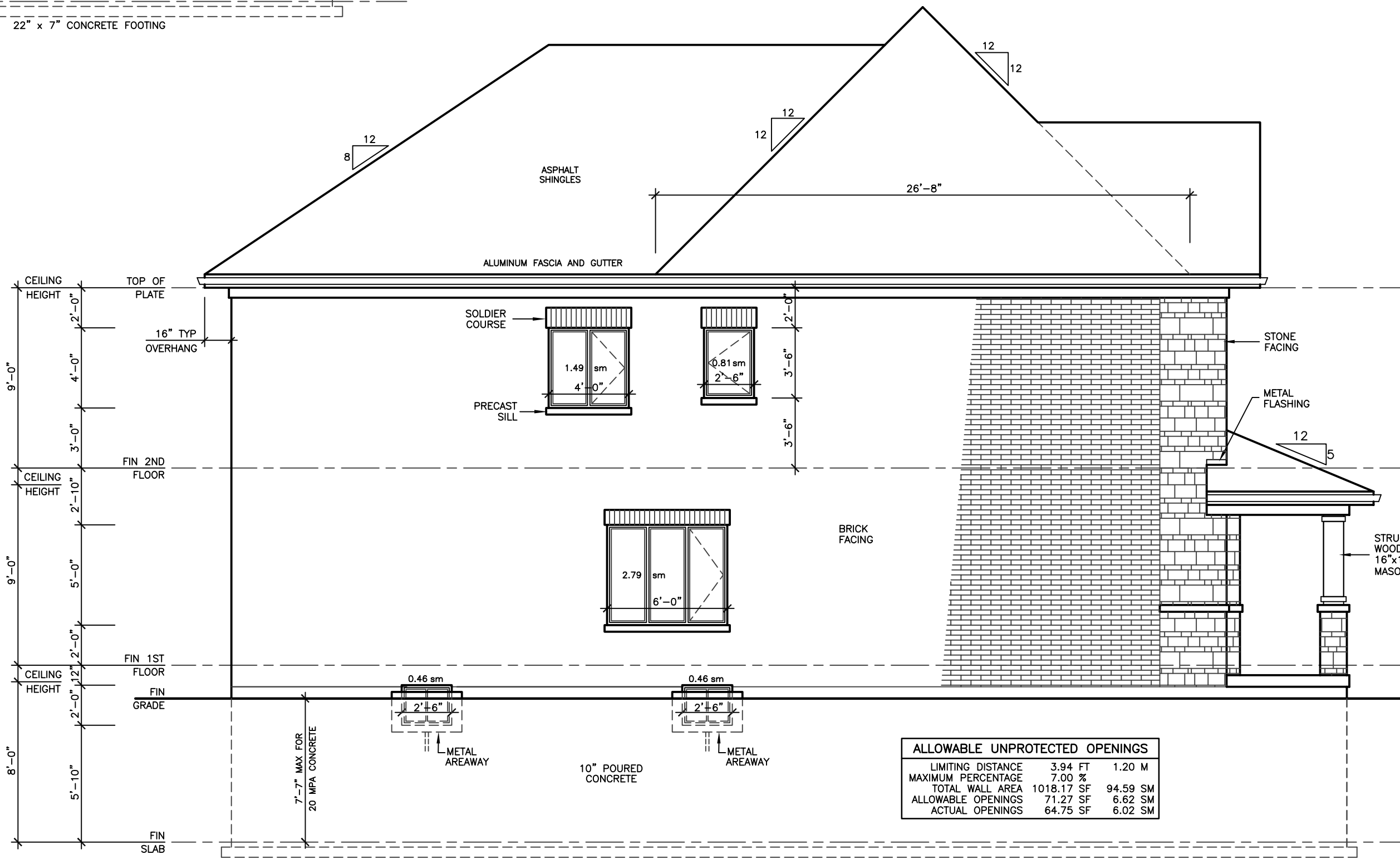
PROJECT NO
20-23

DRAWING NO.

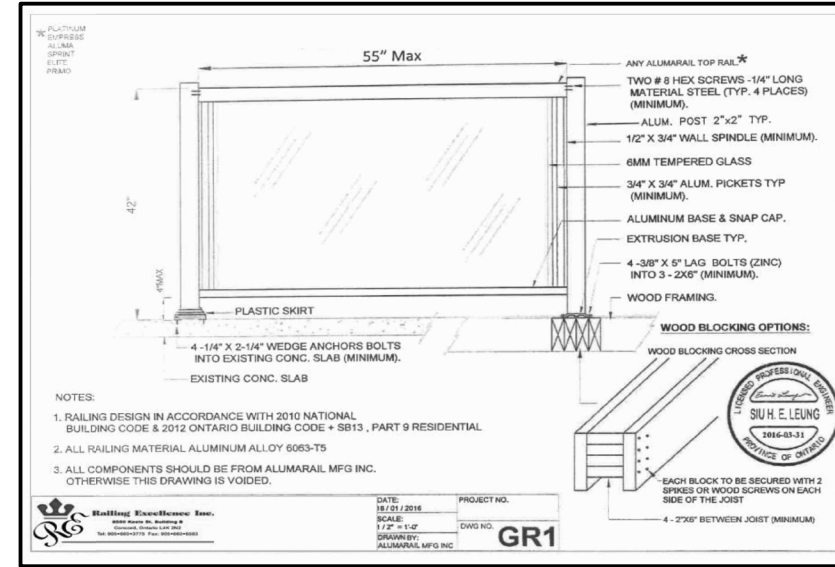
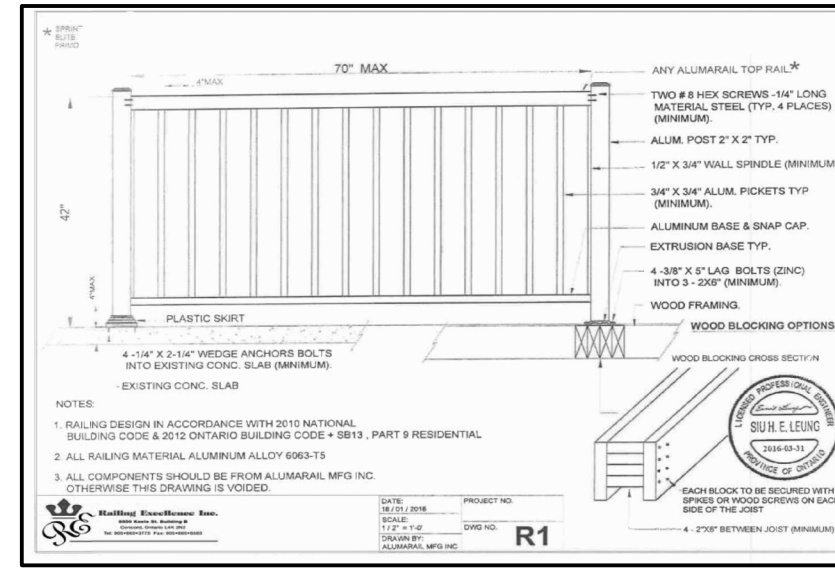
A-7



REAR ELEVATION 'B'



LEFT SIDE ELEVATION 'B'



EXTERIOR TYPE LIGHTING

REVISIONS

#	DATE

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FOR STRUCTURAL
DESIGN ONLY



ASSUMED ROOF TRUSS BEARING
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FINAL ROOF TRUSS LAYOUT BY TRUSS
DESIGNER

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final
14 Mar 2024 By: Karal Chaudhry

KING EAST
ESTATES



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MODEL 2665

PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT:
RICHMOND HILL

DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'B'

DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-8
CHECKED			
SCALE	3/16"=1'-0"		

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)]

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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.

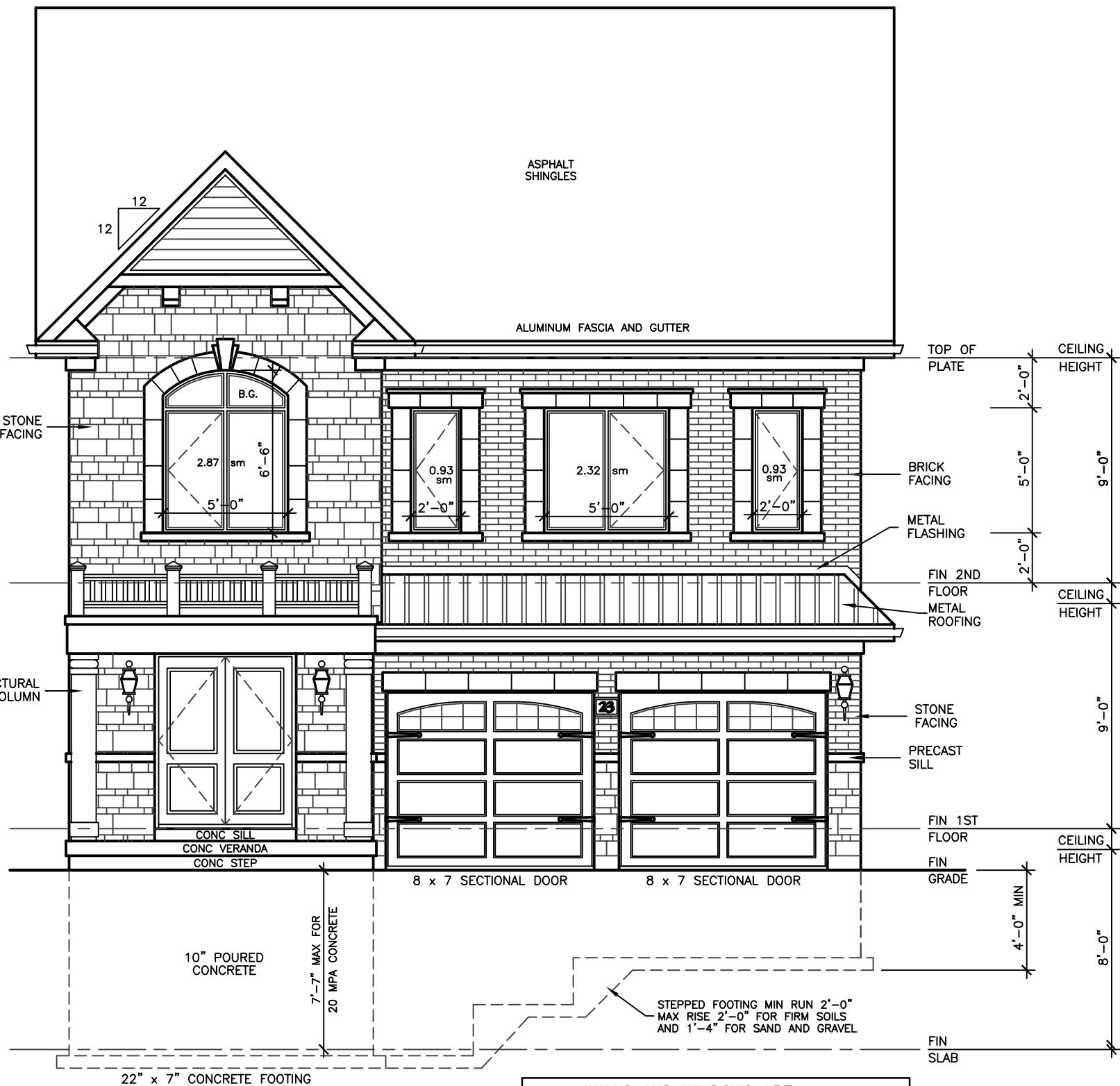
EVERY SURFACE TO WHICH ACCESS IS PROVIDED, FOR OTHER THAN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE:
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR
(B) THE ADJACENT SURFACE WITHIN 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

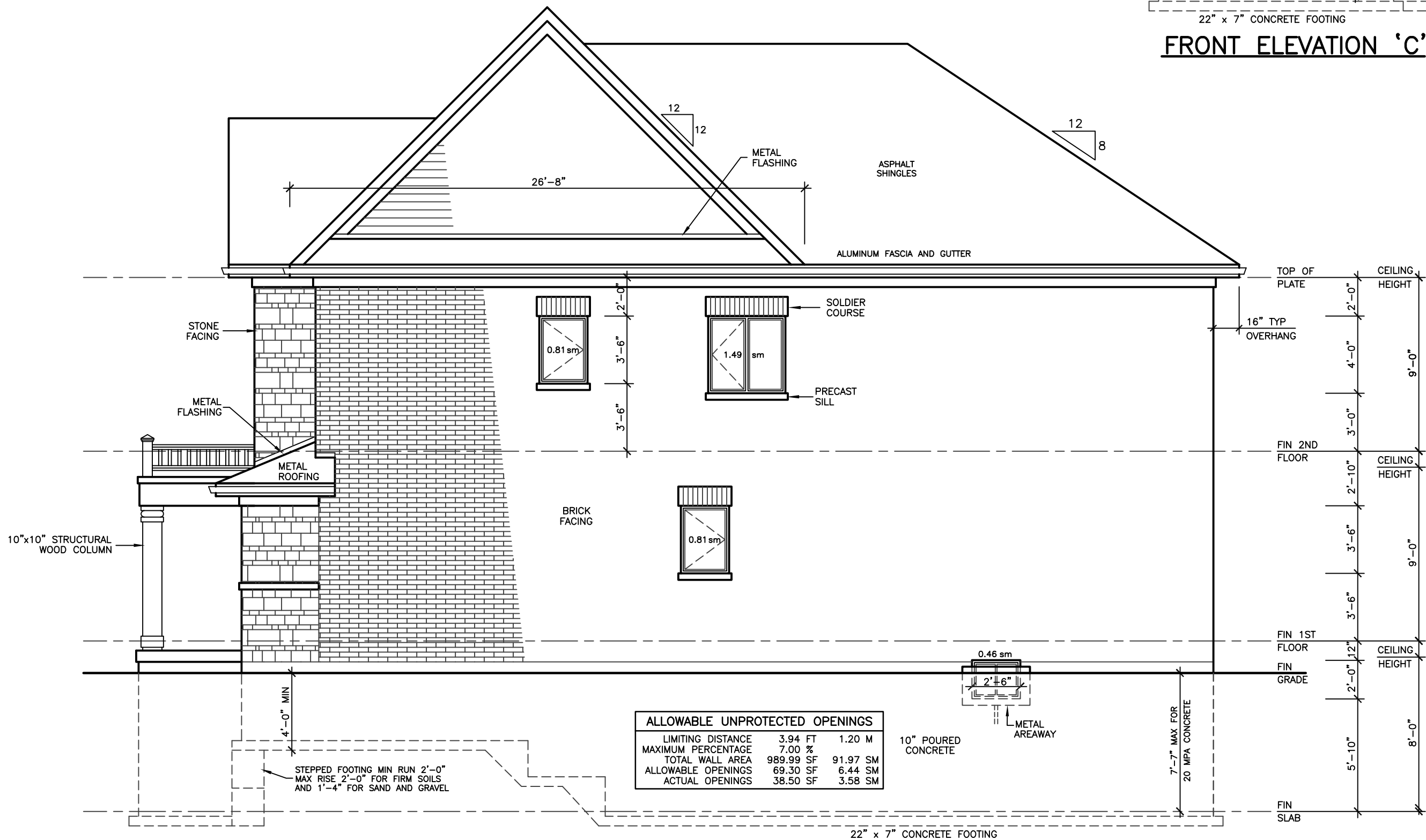
(B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.(2)]

10"x10" STRUCTURAL WOOD COLUMN



FRONT ELEVATION 'C'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	61.65 SM	7.05 SM	
RIGHT SIDE ELEVATION	91.97 SM	3.58 SM	
LEFT SIDE ELEVATION	94.59 SM	6.02 SM	
REAR ELEVATION	60.31 SM	14.31 SM	
TOTAL AREA	308.520 SM	30.96 SM	10.04



RIGHT SIDE ELEVATION 'C'

REVISIONS

#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Mar 2024 By: Kunal Chaudhary

KING EAST
ESTATES



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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

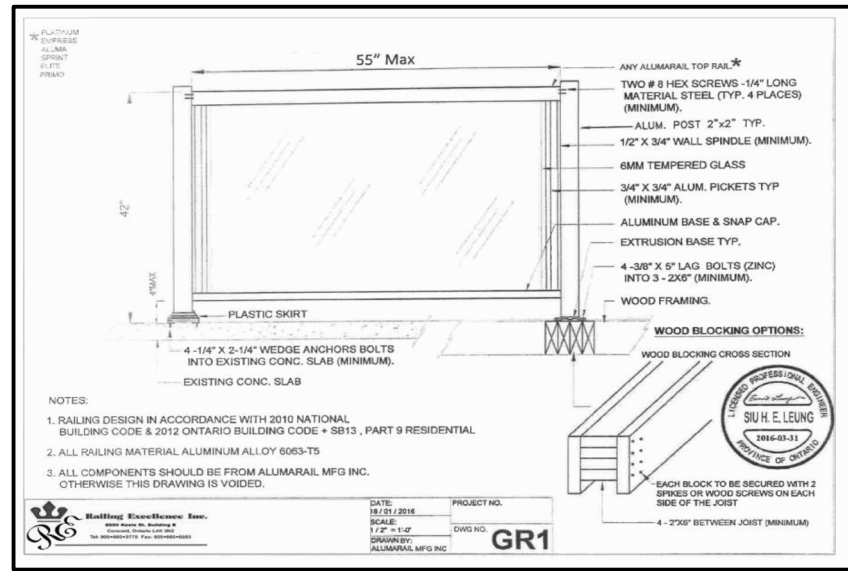
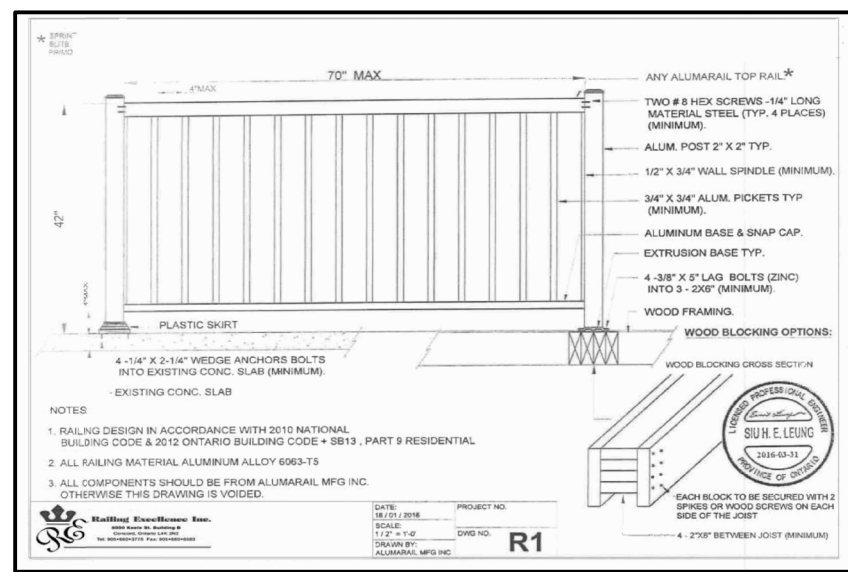
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 2665

PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT:
RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'C'

DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-9
CHECKED			
SCALE	3/16"=1'-0"		





ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE		3.94 FT	1.20 M
MAXIMUM PERCENTAGE		7.00 %	
TOTAL WALL AREA		1018.17 SF	94.59 SM
ALLOWABLE OPENINGS		71.27 SF	6.62 SM
ACTUAL OPENINGS		64.75 SF	6.02 SM

DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-10
CHECKED			
SCALE	3/16"=1'-0"		

DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-10
CHECKED			
SCALE	3/16"=1'-0"		

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.

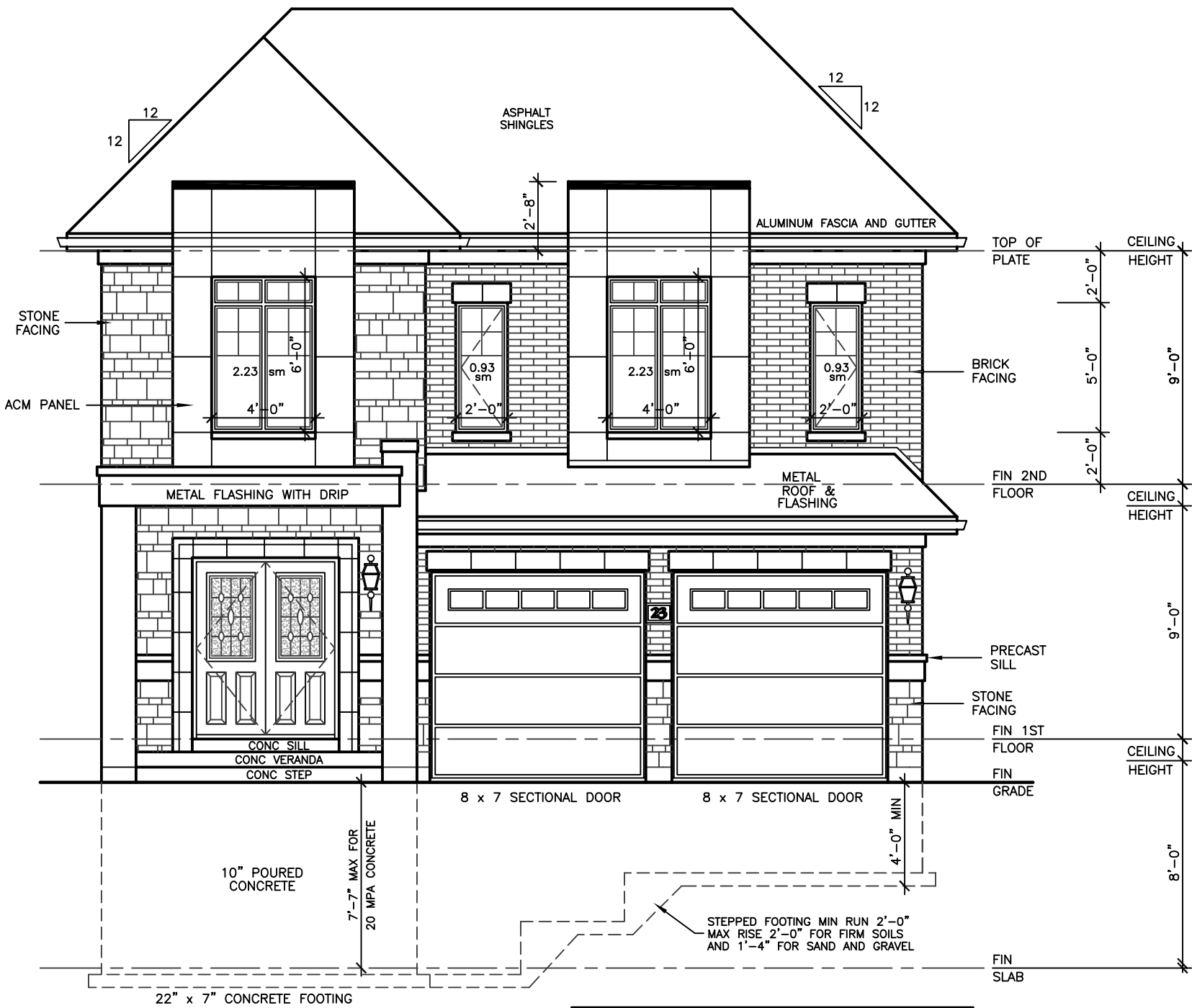
AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY. [OBC 9.34.2.1]

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:
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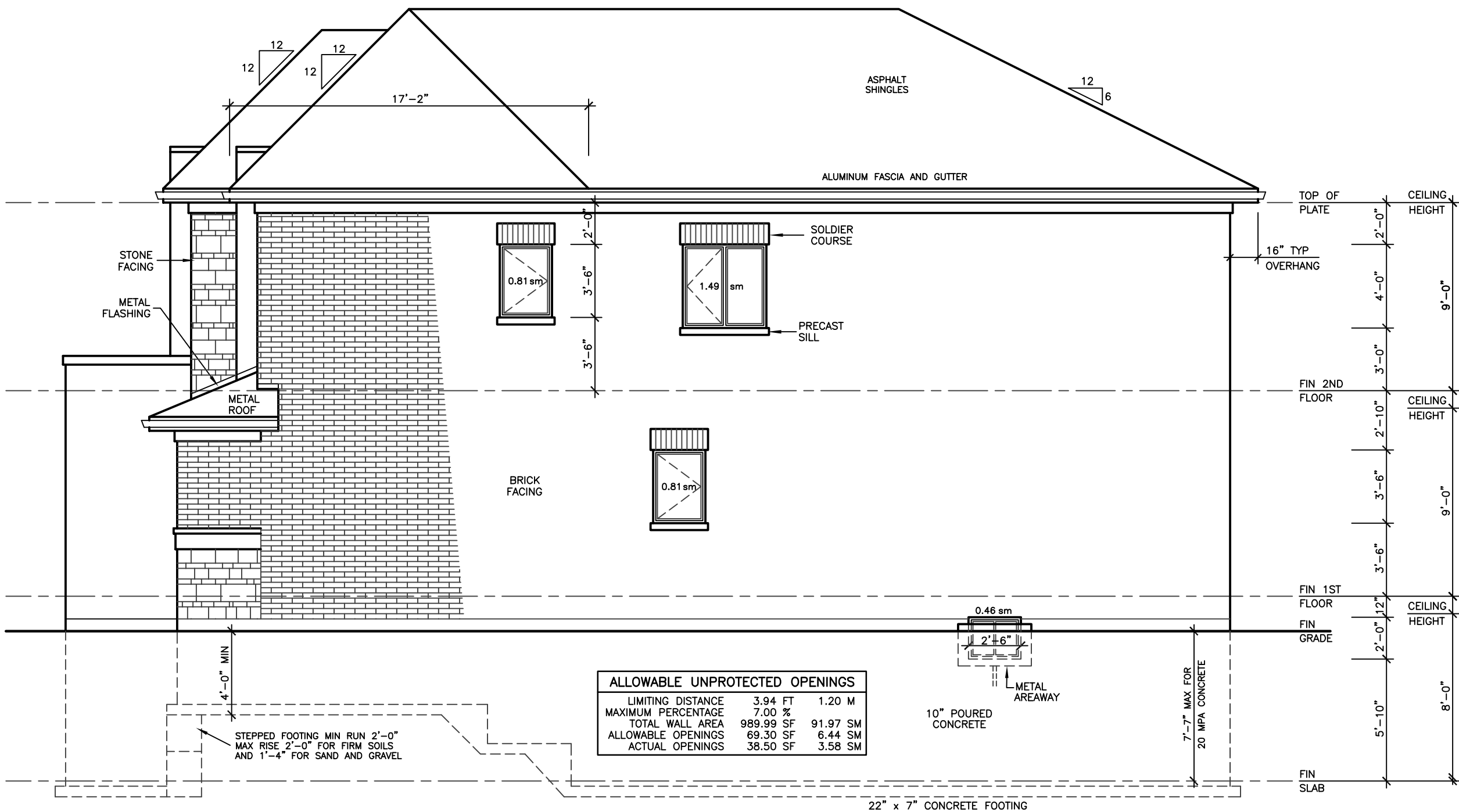
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(B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN, AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.(2)]



FRONT ELEVATION 'D'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	60.31 SM	6.32 SM	
RIGHT SIDE ELEVATION	91.97 SM	3.58 SM	
LEFT SIDE ELEVATION	94.59 SM	6.02 SM	
REAR ELEVATION	60.31 SM	14.31 SM	
TOTAL AREA	307.18 SM	30.23 SM	9.84



RIGHT SIDE ELEVATION 'D'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	989.99 SF	91.97 SM	
ALLOWABLE OPENINGS	69.30 SF	6.44 SM	
ACTUAL OPENINGS	38.50 SF	3.58 SM	

REVISIONS

#	DATE

LEONARD KALISHENKO
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DESIGN ONLY



ASSUMED ROOF TRUSS BEARING
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SHOULD BE REVIEWED TO ACCOMMODATE
FINAL ROOF TRUSS LAYOUT BY TRUSS
DESIGNER

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Mar 2024 By: Kunal Choudhry

KING EAST
ESTATES



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56 PENNSYLVANIA AVE.
UNIT 1
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TEL 905 660-9393
FAX 905 660-9419

MODEL 2665

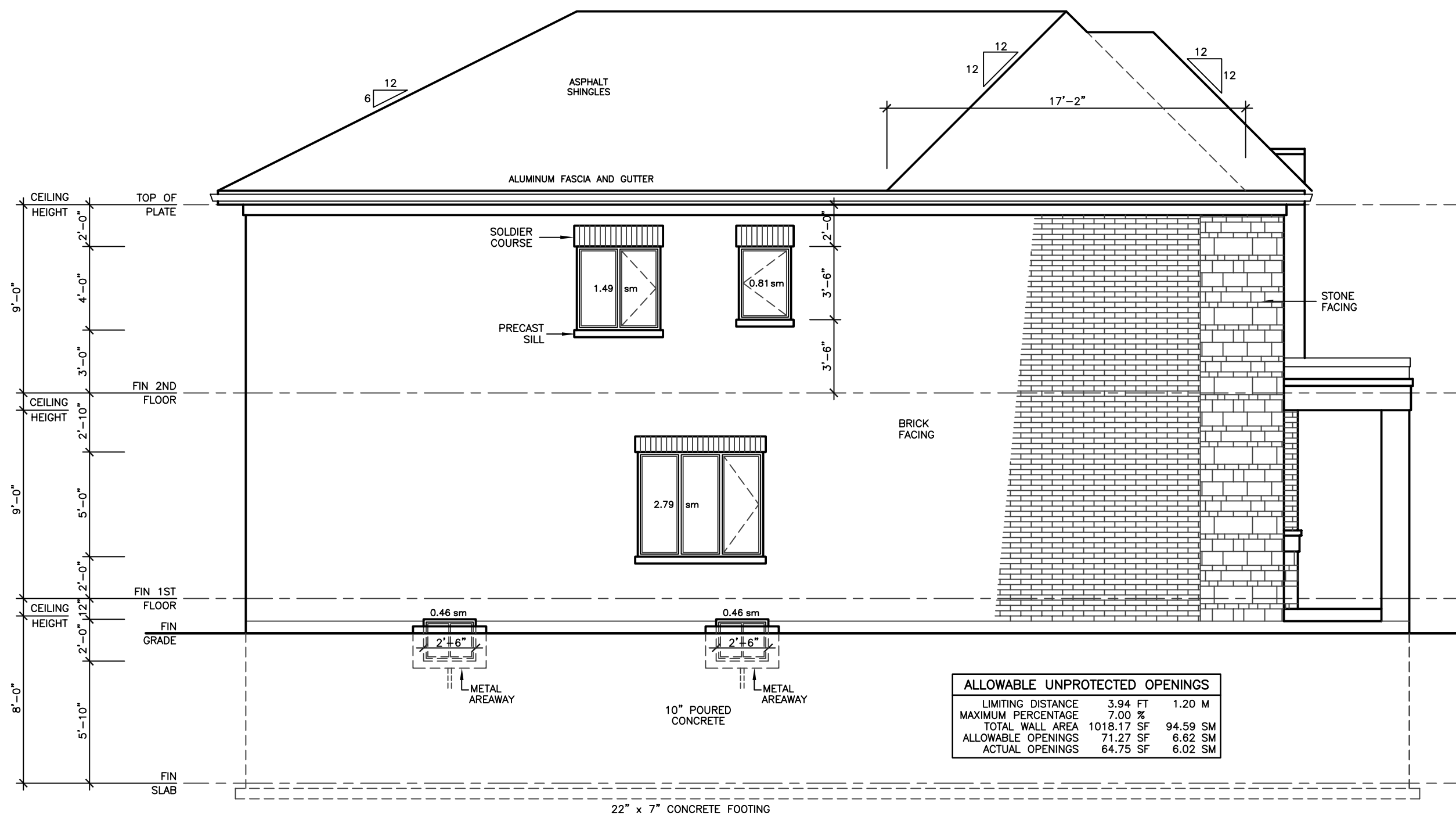
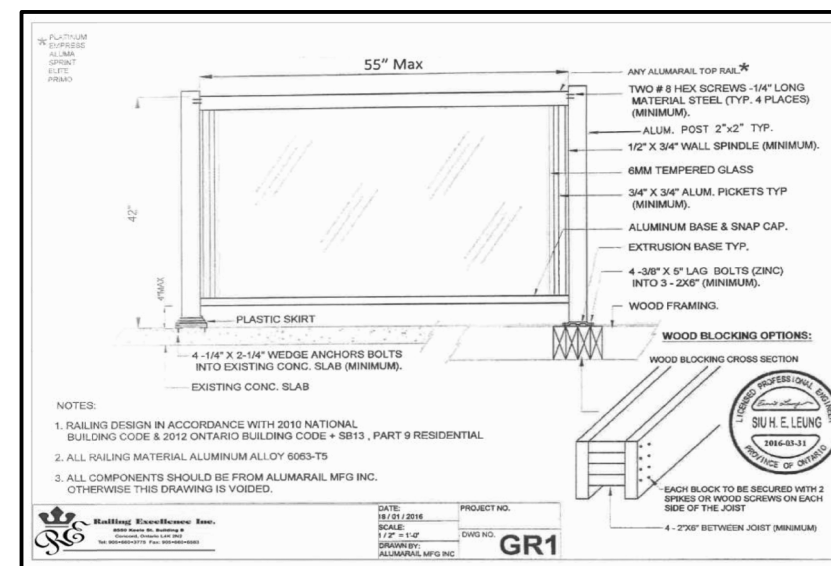
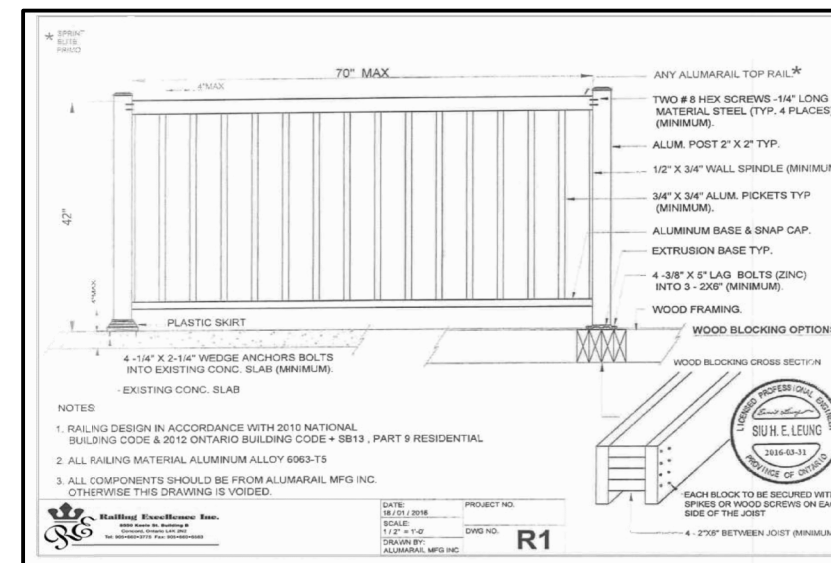
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT:
RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'D'

DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-11
CHECKED			
SCALE	3/16"=1'-0"		



REAR ELEVATION 'D'



LEFT SIDE ELEVATION 'D'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1018.17 SF	94.59 SM	
ALLOWABLE OPENINGS	71.27 SF	6.62 SM	
ACTUAL OPENINGS	64.75 SF	6.02 SM	

REVISIONS

#	DATE

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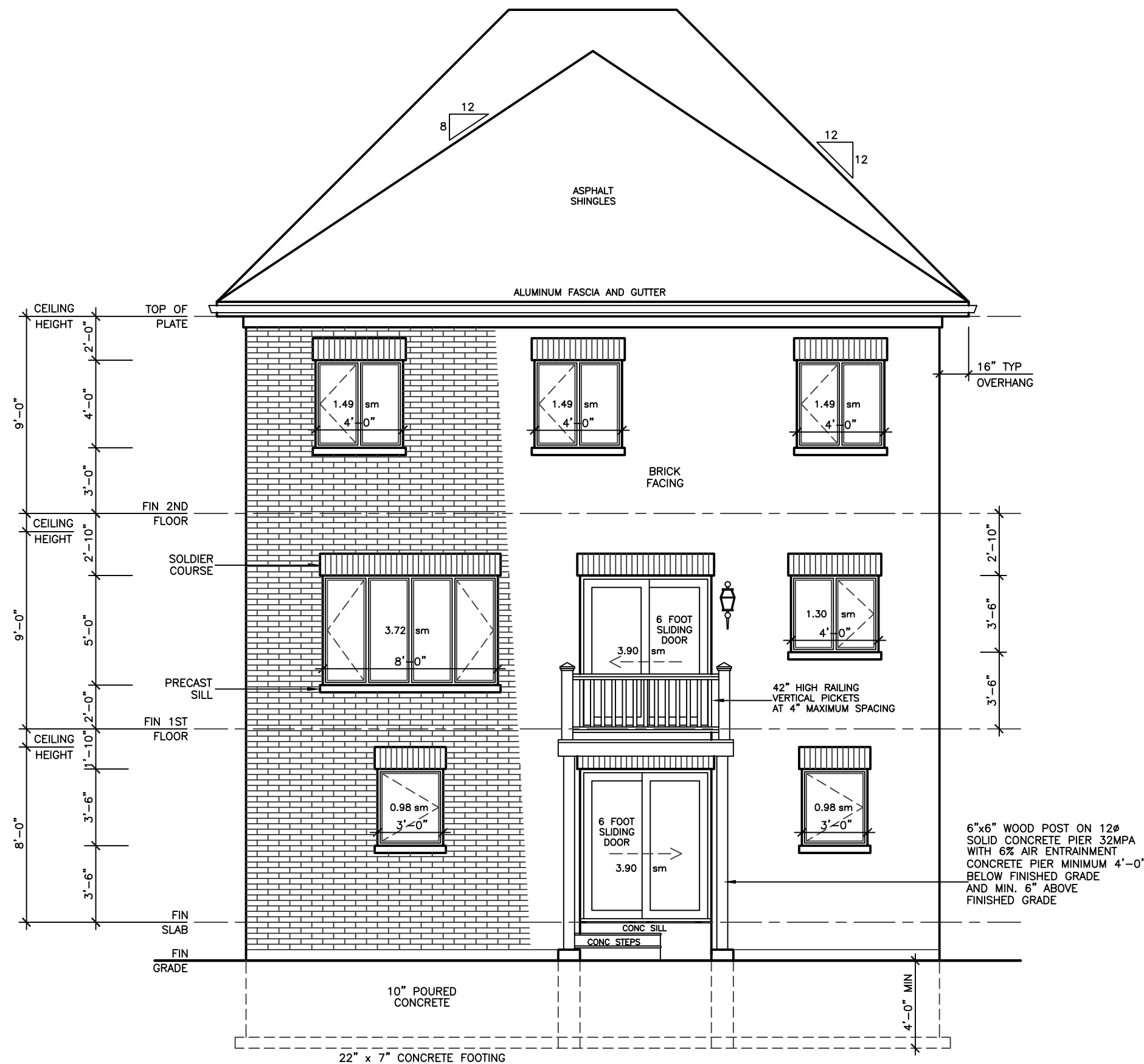
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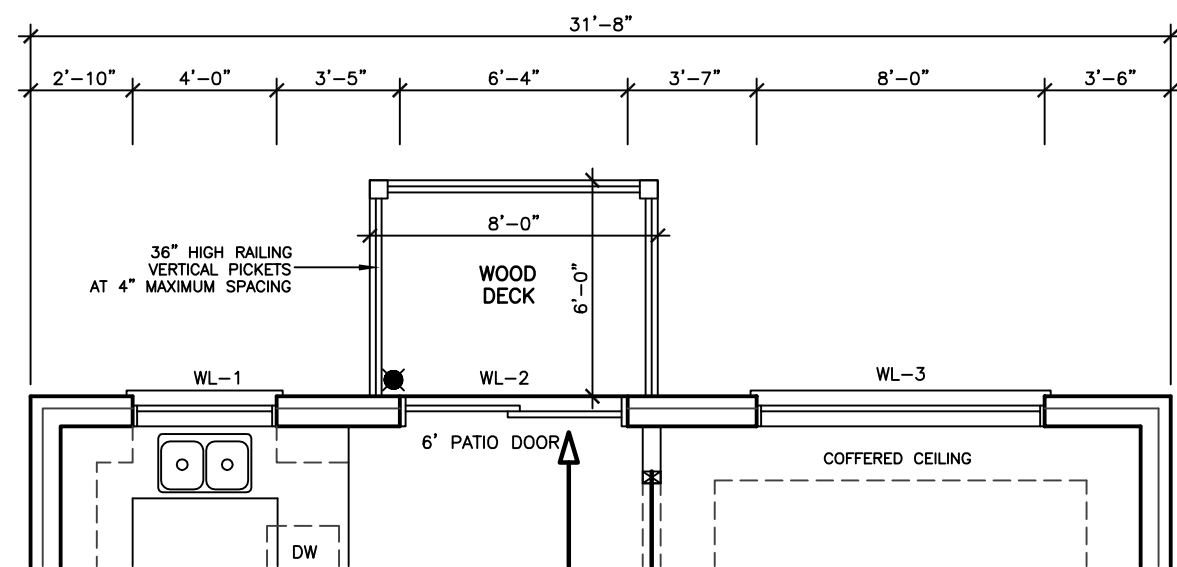
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: RICHMOND HILL

DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'D'

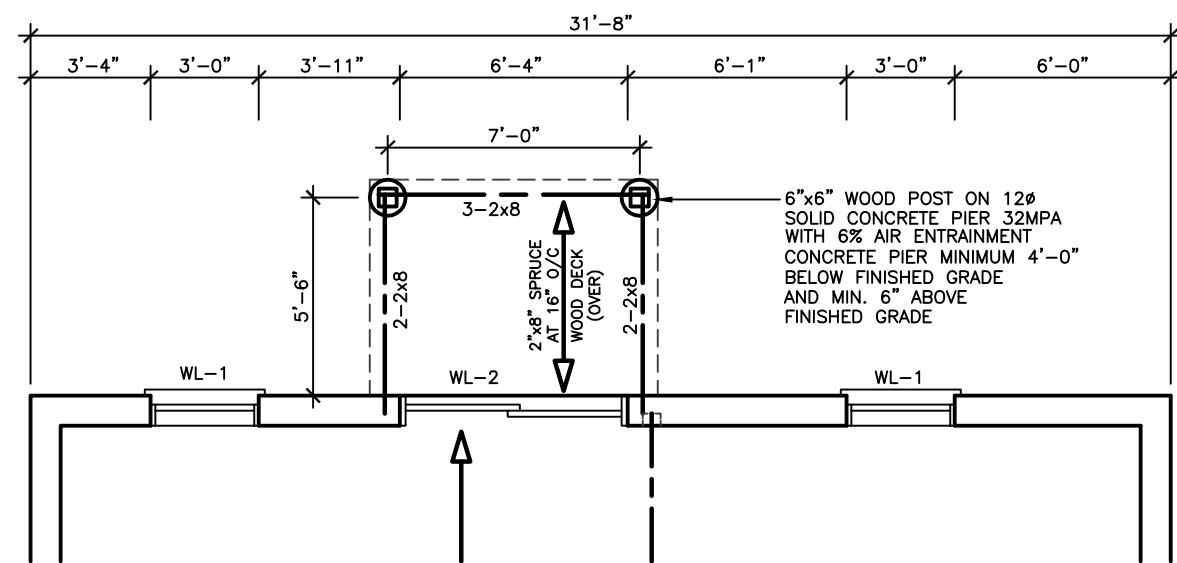
DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-12
CHECKED			
SCALE	3/16"=1'-0"		



REAR ELEVATION 'A''B''
FOR WALKOUT BASEMENT



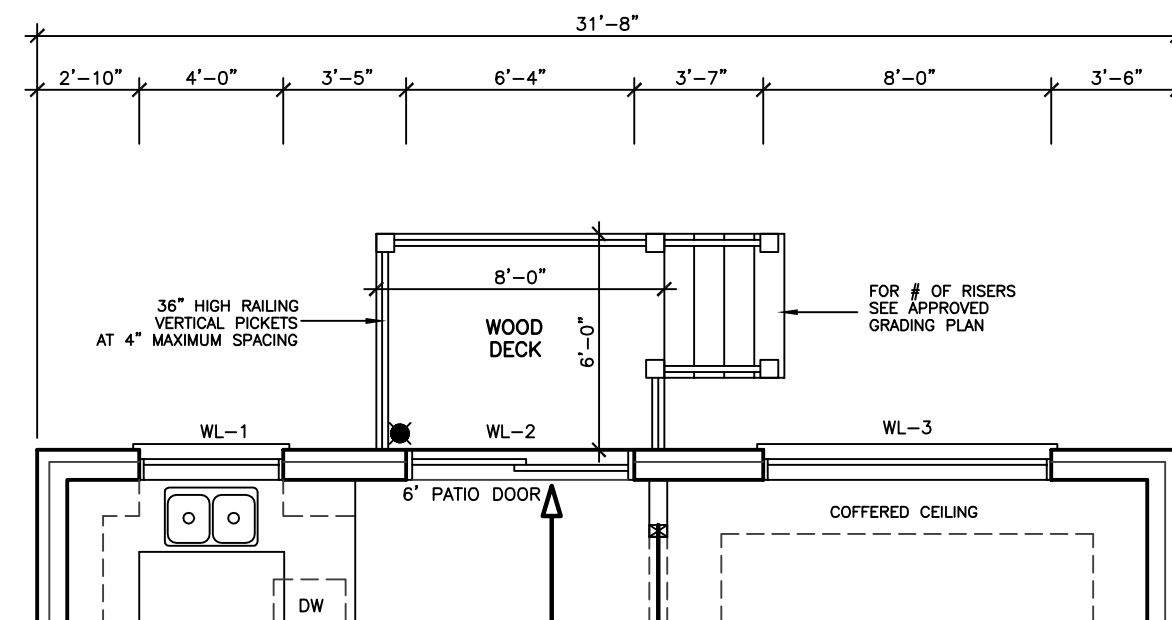
FIRST FLOOR PLAN 'A''B''C''D''
WITH WALKOUT OPTIONAL



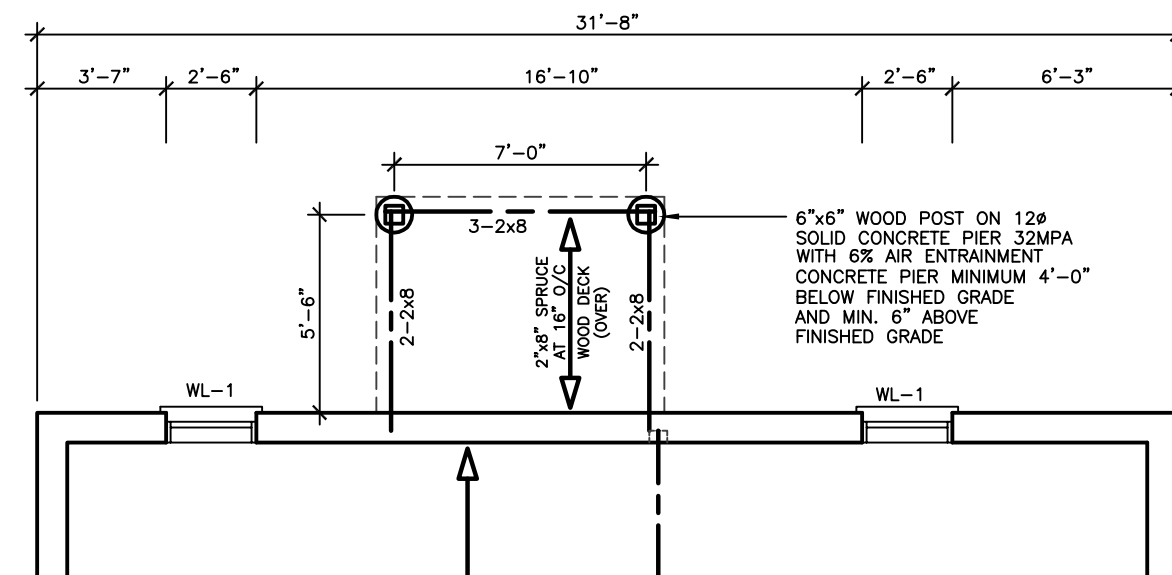
BASEMENT FLOOR PLAN 'A''B''C''D''
WITH WALKOUT OPTIONAL



REAR ELEVATION 'A''B''
WITH DECK OPTIONAL



FIRST FLOOR PLAN 'A''B''C''D''
WITH DECK OPTIONAL



BASEMENT FLOOR PLAN 'A''B''C''D''
WITH DECK OPTIONAL

REVISIONS	
#	DATE
1	REVISED STRUCTURE BY KALISHENKO AU 18 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
25 AUG 2023
PROVINCE OF ONTARIO

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Mar 2024 By:Kunal Chaudhry

KING EAST
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CONCORD, ONT. L4K 3V9
TEL 905 660-9393
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MODEL 2665

PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: RICHMOND HILL

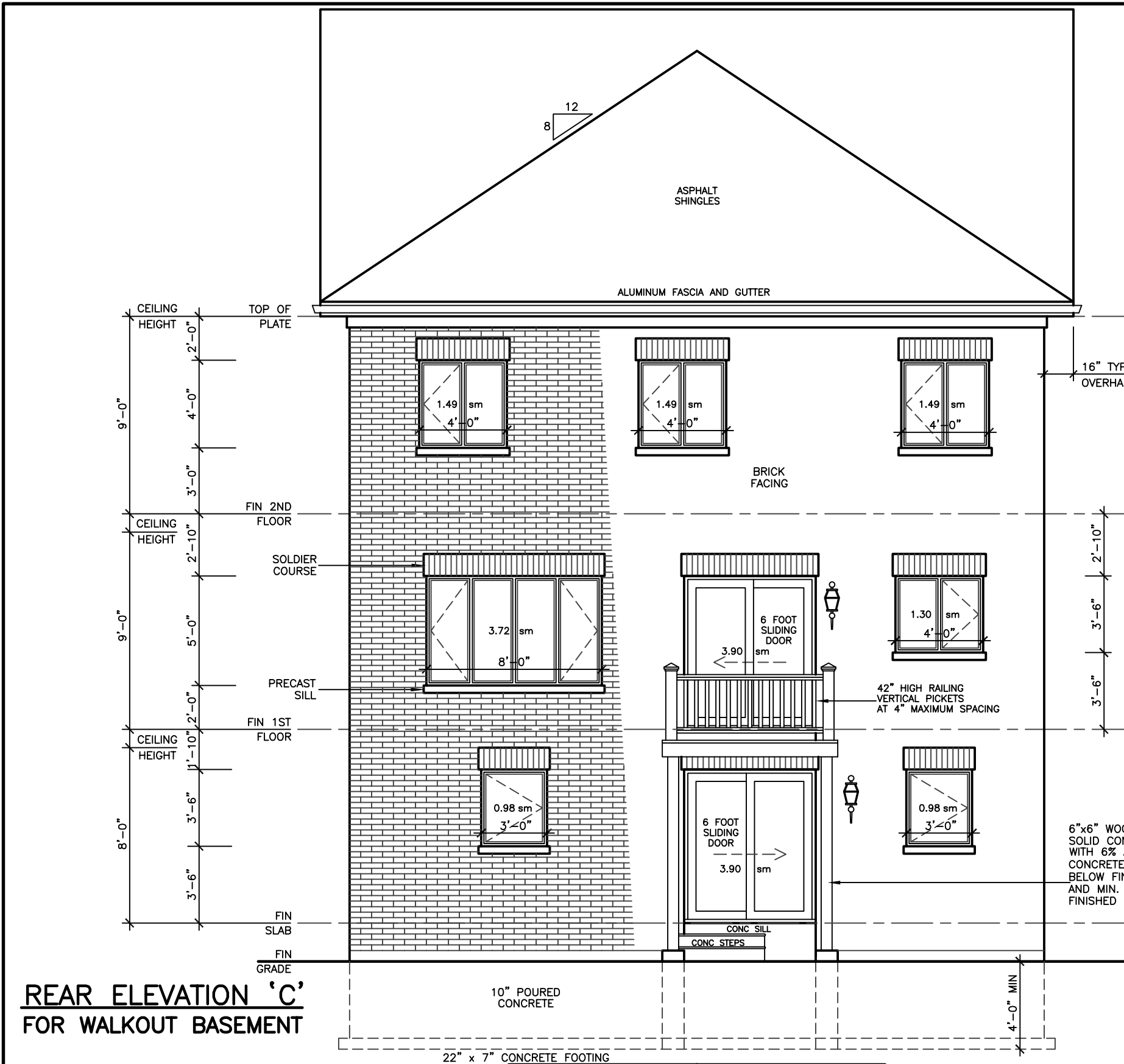
DRAWING
REAR ELEVATIONS 'A''B''
WITH OPTIONAL DECK
WITH OPTIONAL WALKOUT

DATE JUL '23 PROJECT NO 20-23

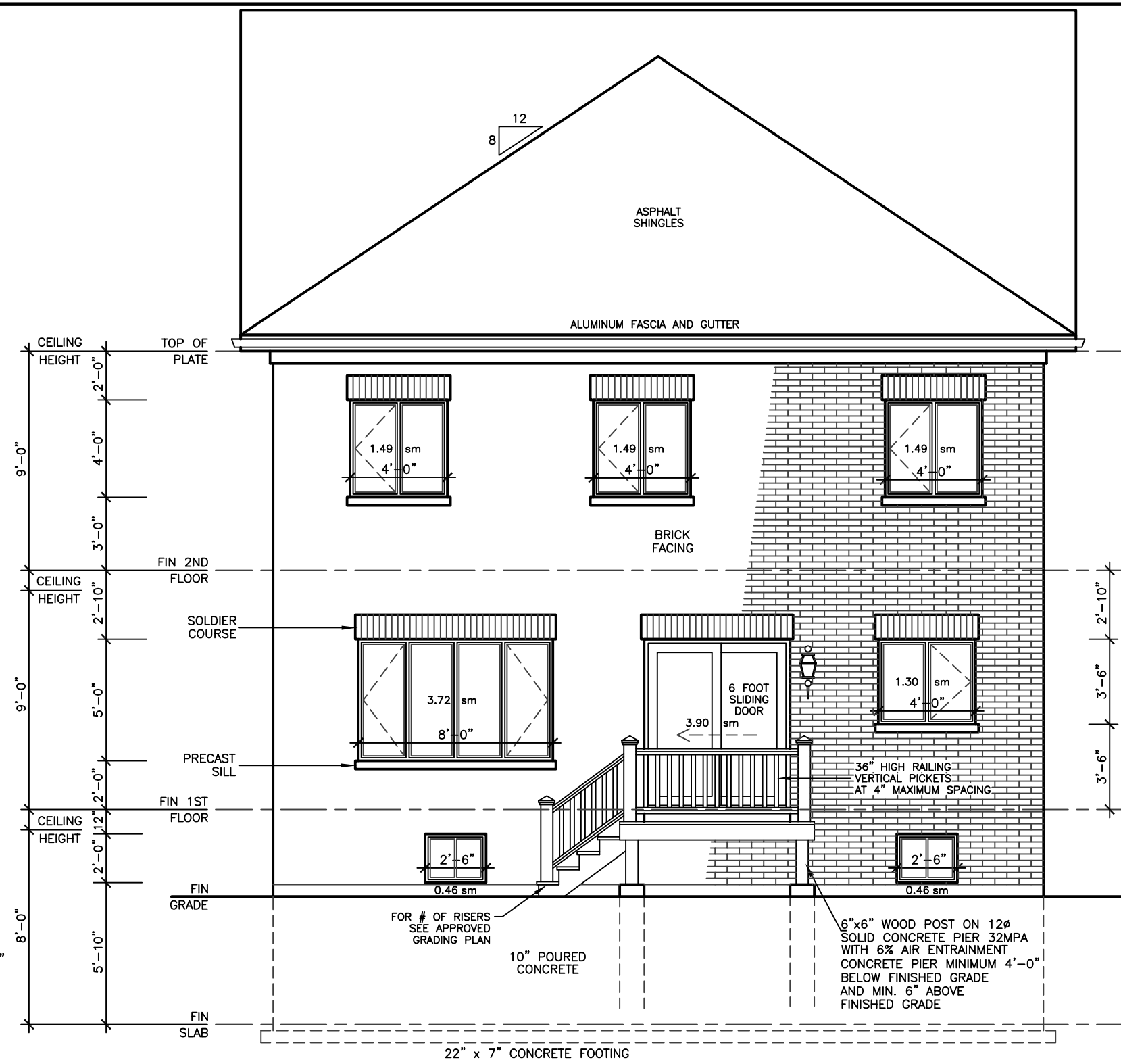
DRAWN E.B. DRAWING NO

CHECKED

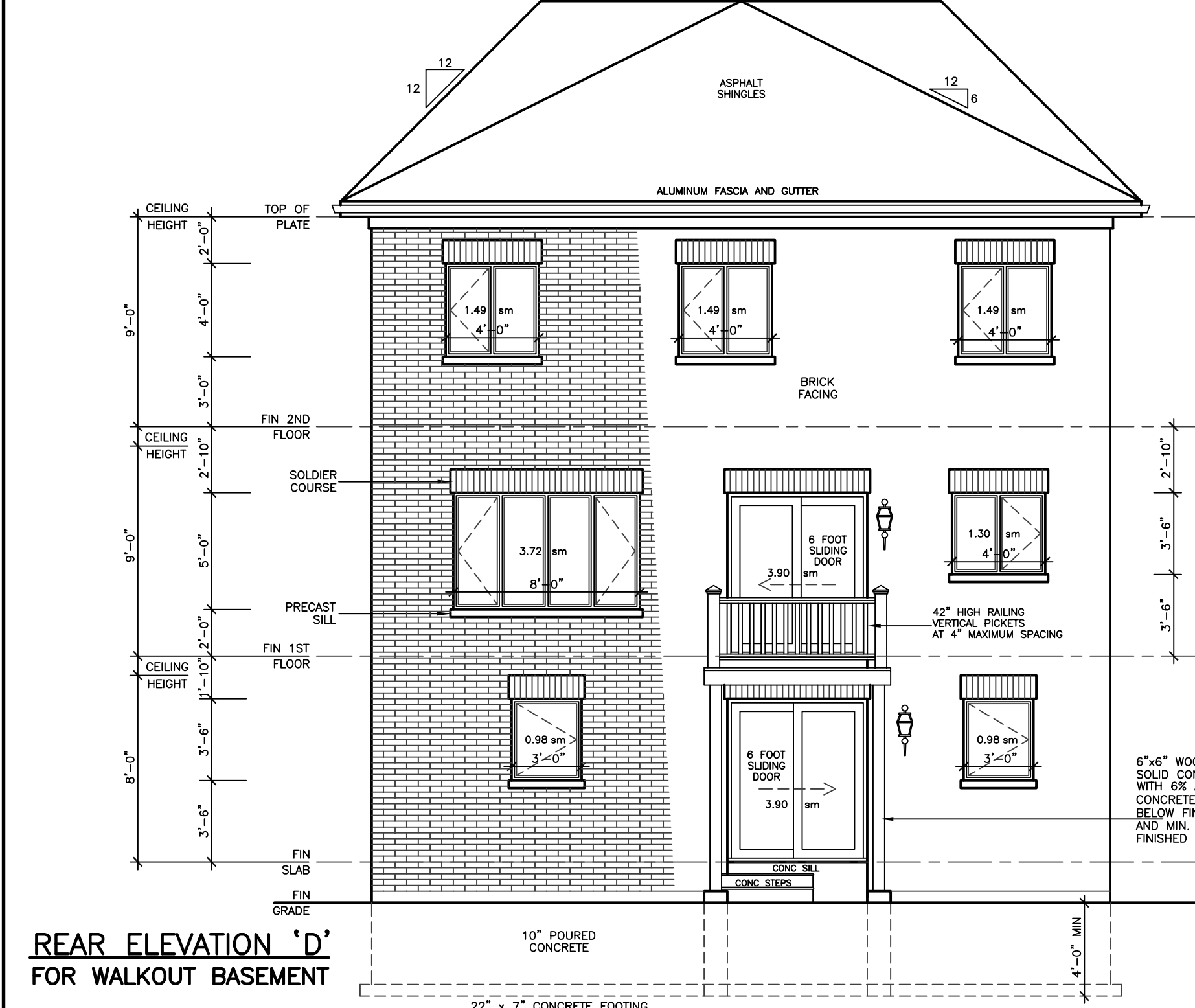
SCALE 3/16"=1'-0" A-13



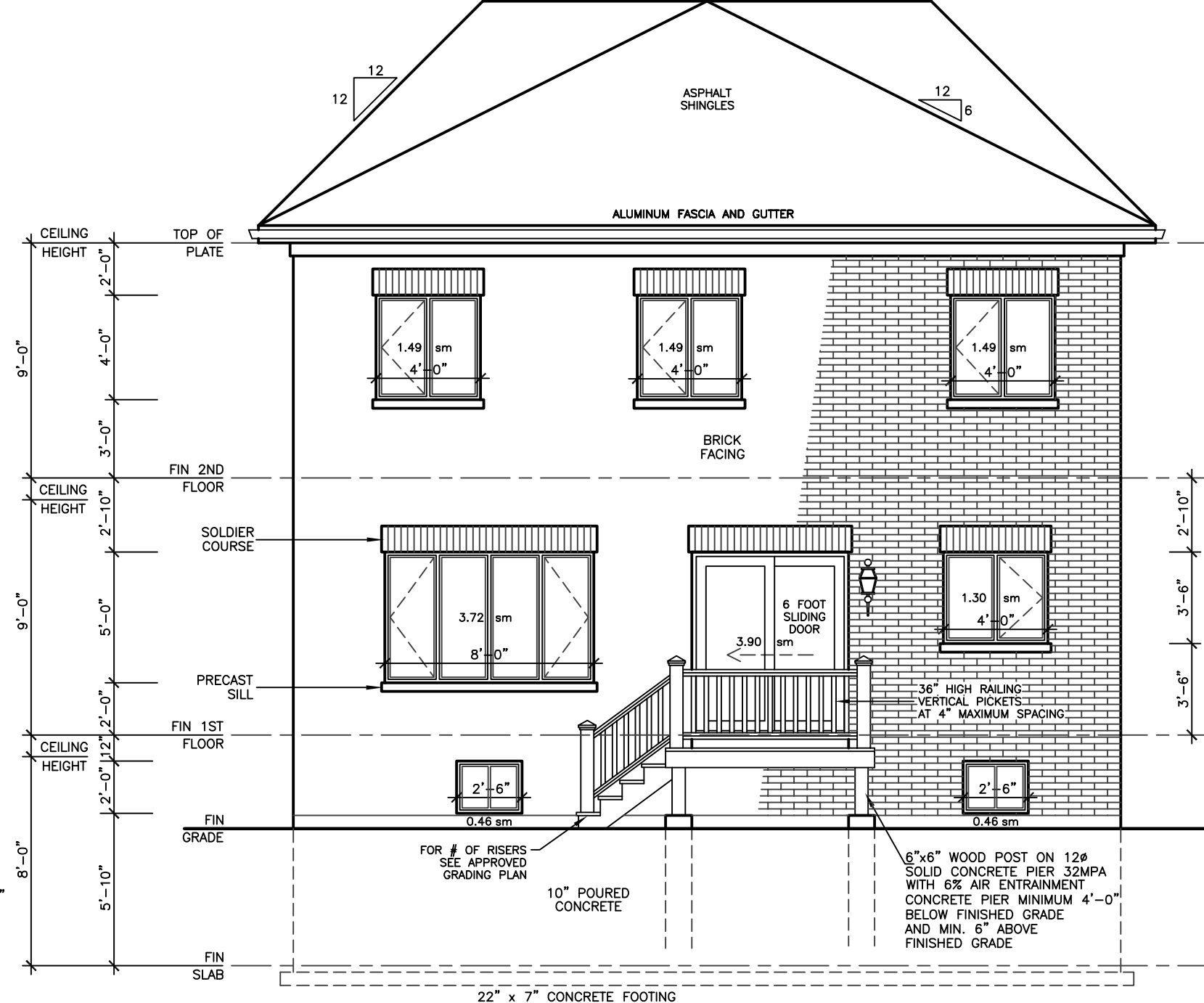
REAR ELEVATION 'C'
FOR WALKOUT BASEMENT



REAR ELEVATION 'C'
WITH DECK OPTIONAL



REAR ELEVATION 'D'
FOR WALKOUT BASEMENT



REAR ELEVATION 'D'
WITH DECK OPTIONAL

REVISIONS		
#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	AU 18 23

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AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
25 AUG 2023
PROVINCE OF ONTARIO

ASSUMED ROOF TRUSS BEARING
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FINAL ROOF TRUSS LAYOUT BY TRUSS
DESIGNER

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

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KING EAST
ESTATES

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OF ARCHITECTS

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FAX 905 660-9419

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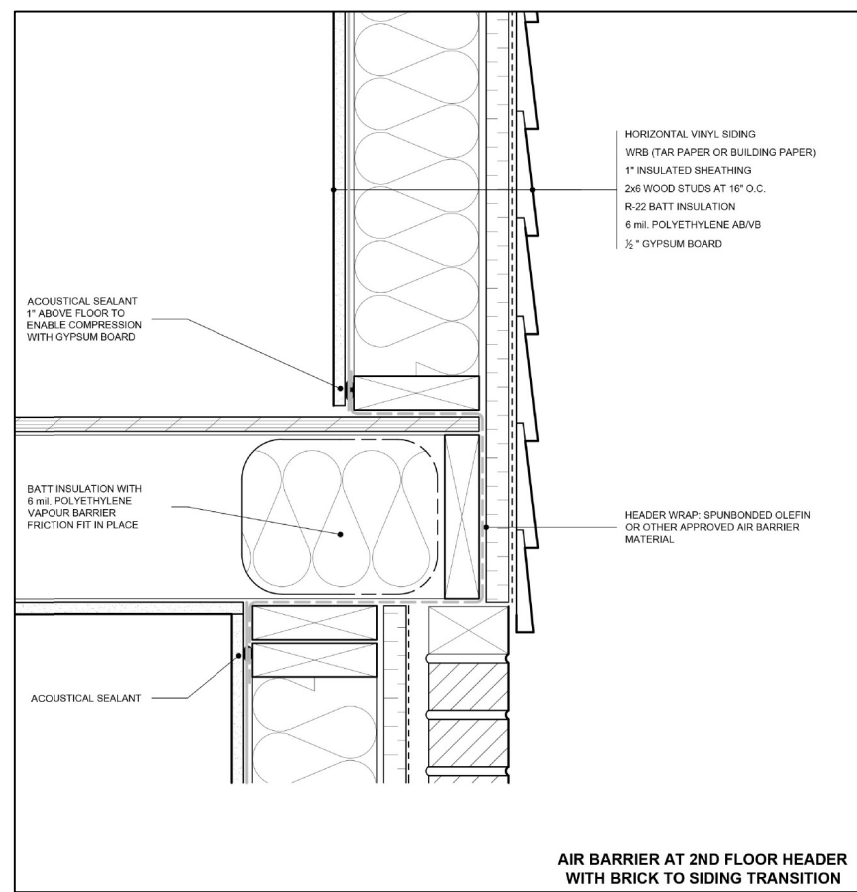
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: RICHMOND HILL

DRAWING REAR ELEVATIONS 'C' & 'D' WITH OPTIONAL DECK WITH OPTIONAL WALKOUT	PROJECT NO 20-23
DATE JUL '23	DRAWING NO A-14
DRAWN E.B.	
CHECKED 	
SCALE 3/16"=1'-0"	

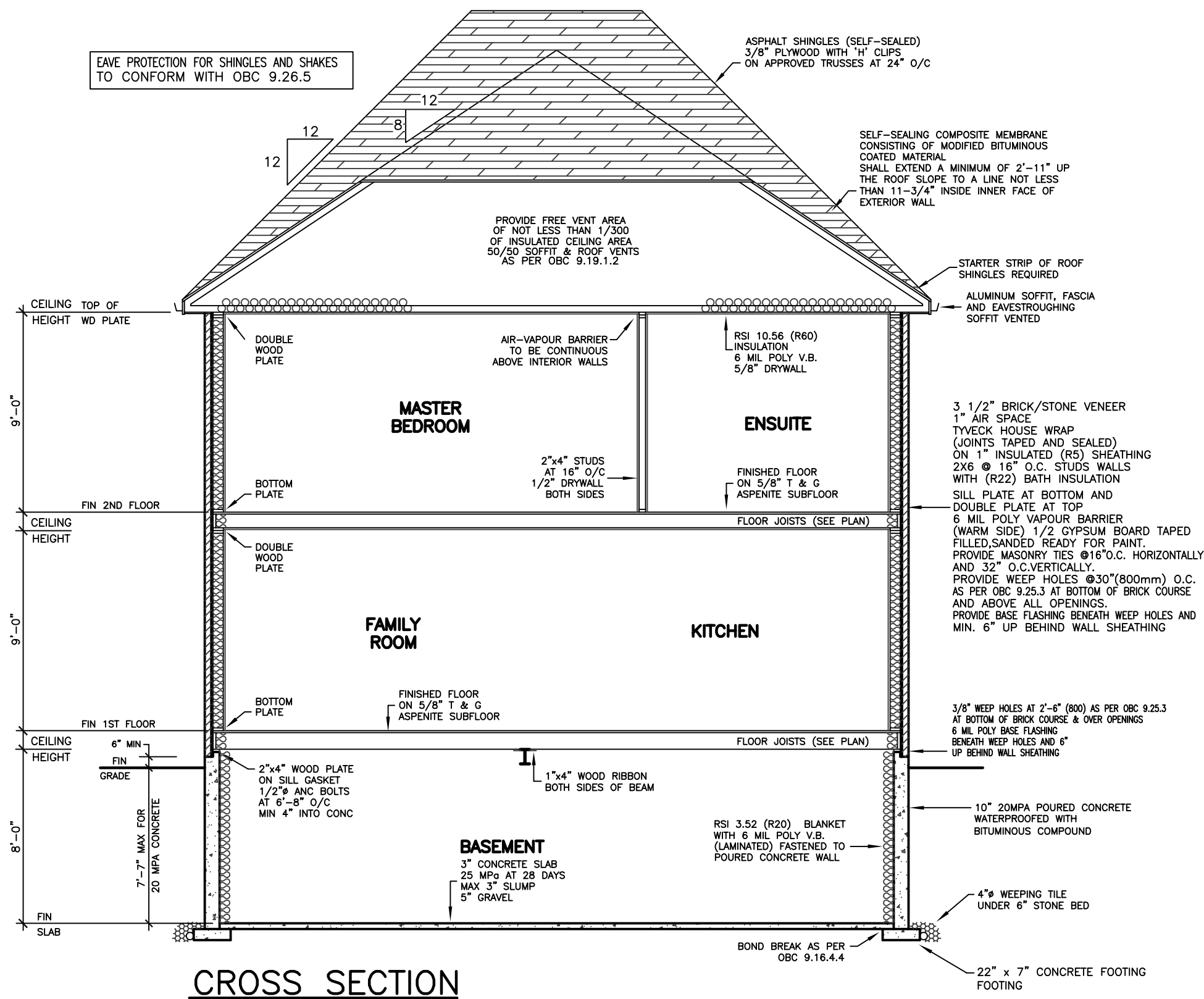
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STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
L. KALISHENKO
25 AUG 2023
PROVINCE OF ONTARIO

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FINAL ROOF TRUSS LAYOUT BY TRUSS
DESIGNER




STUCCO SHALL BE NOT LESS THAN 200 mm
ABOVE FINISHED GROUND LEVEL EXCEPT WHEN
IT IS APPLIED OVER CONCRETE OR MASONRY
[OBC 9.28.1.4]



ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 LEO ARIEMMA
 LICENCE
 7561

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PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: RICHMOND HILL

DATE	JUL '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-15
CHECKED			
SCALE	3/16"=1'-0"		

GENERAL NOTES

BASED ON 2012 ONTARIO BUILDING CODE
GENERAL CONTRACTOR RESPONSIBLE FOR COMPLYING WITH O.B.C. PART 9,
LATEST EDITION

FOOTINGS AND SLABS

FOOTINGS AND FOUNDATIONS TO COMPLY WITH O.B.C. SECTION 9.15
THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE SLABS SHALL
BE NOT LESS THAN 15 MPa (2,200 psi) AFTER 28 DAYS AND THE SLUMP
SHALL BE NOT MORE THAN 75 mm (3"). UNLESS OTHERWISE SPECIFIED.

CONCRETE SLABS USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR
VERANDAS AND STEPS, SHALL HAVE A COMPRESSIVE STRENGTH OF NOT
LESS THAN 32 MPa (4,650 psi) AFTER 28 DAYS, AIR ENTRAINMENT OF
5% TO 8% AND A SLUMP OF NOT MORE THAN 100 mm (4").

THE TOPSOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER
A BUILDING SHALL BE REMOVED.

SOIL ALLOWABLE BEARING PRESSURE 2500 PSF
TO BE CONFIRMED ON SITE BY SOIL ENGINEER
PRIOR TO POURING OF FOOTINGS.

SOIL CAPACITY TO BE CONFIRMED ON SITE BY SOIL ENGINEER BEFORE
POURING OF FOOTINGS.
MINIMUM DEPTH OF FOOTINGS – 1.2 m (4'-0") BELOW FINISHED GRADE.

HABITABLE ROOMS ON CONCRETE SLABS SHALL BE DAMPPROOFED WITH A
MEMBRANE OF POLYETHYLENE WITH A THICKNESS OF NOT LESS THAN
0.15 mm (0.006") AND JOINTS SHALL BE LAPPED NOT LESS THAN
300 mm (11-3/4"). IN LIEU OF DAMPPROOFING, SUCH ROOMS SHALL
BE BUILT ON CONCRETE SLABS THAT HAVE COMPRESSIVE STRENGTH
OF NOT LESS THAN 25 MPa (3,600 psi) AFTER 28 DAYS.

STEPPED FOOTINGS SHALL HAVE A MINIMUM RUN OF
600 mm (23-5/8") AND SHALL HAVE A MAXIMUM RISE
OF 600 mm (23-5/8") FOR FIRM SOLIDS AND 400 mm (15-3/4")
FOR SAND OR GRAVEL.

CONCRETE SLABS RESTING ON EARTH AT GRADE SHALL BE REINFORCED
WITH 6x6x6/6 WELDED WIRE MESH. REINFORCING FOR CONCRETE SLABS
RESTING ON EARTH BELOW GRADE IS OPTIONAL.

CONCRETE FOUNDATION WALLS

CONCRETE BLOCK FOUNDATION WALLS SHALL BE PARGED BELOW GROUND LEVEL
WITH AN MINIMUM OF 8 mm (1/4") OF MORTAR AND SHALL BE
COVERED OVER THE FOOTING WHEN THE FIRST COURSE OF BLOCK IS LAID.

BITUMINOUS OR OTHER WATERPROOFING MATERIAL SHALL BE APPLIED OVER
THE PARGING OR POURED CONCRETE BELOW GROUND LEVEL.

THE THICKNESS OF FOUNDATION WALLS MADE OF UNREINFORCED CONC. BLOCK
OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL
CONFORM TO TABLE 9.15.4.2 FOR WALLS NOT EXCEEDING 3.0M IN
UNSUPPORTED HEIGHT.

CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF
200 mm (8") UNLESS OTHERWISE SPECIFIED. THE MAXIMUM HEIGHT OF
THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR LATERALLY
SUPPORTED WALLS, SHALL BE AS FOLLOWS:

200 mm (7-7/8") FOR CONCRETE 2.1 m (6'-11")
240 mm (9-1/2") CONCRETE BLOCK 1.8 m (5'-11")
290 mm (11-5/8") CONCRETE BLOCK 2.2 m (7'-3")

WHEN A FOUNDATION WALL CONTAINS AN OPENING MORE THAN 1.2 m
(3'-11") IN LENGTH OR CONTAINS OPENINGS IN MORE THAN 25% OF ITS
LENGTH, THAT PORTION OF THE WALL BENEATH SUCH OPENINGS SHALL BE
CONSIDERED LATERALLY UNSUPPORTED AND SHALL BE REINFORCED.

CONCRETE BLOCK WALLS SHALL BE REINFORCED WITH 15 mm (19/32")
DIAMETER BARS AT 400 mm (16") O.C. VERTICALLY AND TRUSS-TYPE
REINFORCEMENTS AT 400 mm (16") O.C. HORIZONTALLY. Voids around
VERTICAL BARS SHALL BE FILLED WITH SOFT MASONRY.

POURED CONCRETE WALLS SHALL BE REINFORCED WITH 10 mm (3/8")
DIAMETER BARS EXTENDING 300 mm (12") PAST OPENING ON EACH SIDE.
FOUNDATION WALLS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING

BASEMENT COLUMNS AND BEARING WALLS

STEEL COLUMNS SHALL BE FITTED WITH STEEL PLATES AT BOTH ENDS THAT
ARE NOT LESS THAN 100 mm (4") BY 9.5 mm (3/8") THICK, AND WHERE THE COLUMN SUPPORTS A WOOD BEAM, THE TOP PLATE
SHALL EXTEND ACROSS THE FULL WIDTH OF THE BEAM.

STEEL COLUMN BOTTOM PLATES SHALL BE ANCHORED TO CONCRETE
FOOTINGS WITH A MINIMUM OF 20 mm (3/4") DIAMETER STEEL ANCHOR
BOLTS A MINIMUM DEPTH OF 100 mm (4") INTO FOOTING.

STEEL COLUMN TOP PLATES SHALL BE FASTENED WITH A MINIMUM OF TWO
13 mm (1/2") DIAMETER BOLTS (FOR WOOD BEAMS) AND WELDED TO
BEAM FLANGES (FOR STEEL BEAMS).

INTERIOR BEARING STUD PARTITIONS SHALL BE 38 mm x 89 mm (2"x4")
SPRUCES AT 400 mm (16") O.C. OR
38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C.
OR
38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C.
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38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C.
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OR
38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C.

BASEMENT

BEARING CAPACITY OF SOIL SHALL BE
CONFIRMED PRIOR TO CONSTRUCTION.

FOR ENGINEERED TRUSS JOISTS, REFER
TO ATTACHED MANUFACTURER'S FLOOR
JOIST DRAWINGS.

MINIMUM FOOTING WIDTH OR AREA SHALL
CONFORM TO TABLE 9.15.3.4.
WOOD COLUMNS SHALL CONFORM TO OBC 9.17.3.
MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR
BEAMS SHALL CONFORM TO TABLE 9.23.4.3
MAXIMUM SPANS OF STEEL BEAMS SUPPORTING
A ROOF AND ONE FLOOR SHALL CONFORM TO
TABLES A-20 TO A-29

WOOD FLOOR JOISTS SHALL CONFORM TO
OBC 9.23.9.
MAXIMUM SPANS FOR WOOD FLOOR JOISTS
SHALL CONFORM TO TABLES A1 AND A-2
OR WITH MANUFACTURER'S SPAN TABLES.

MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR
BEAMS SHALL CONFORM TO TABLES A-8
THROUGH A-10.
MAXIMUM SPANS FOR LINTELS SHALL
CONFORM TO TABLES A-13 THROUGH A-19.
FLOORS-ON-GROUNDS SHALL CONFORM TO
OBC 9.16.

CONCRETE SHALL CONFORM TO OBC 9.3.1.
A SUBSURFACE INVESTIGATION, INCLUDING
GROUNDWATER CONDITIONS, SHALL BE CARRIED
OUT BY OR UNDER THE DIRECTION OF
PERSON HAVING KNOWLEDGE AND EXPERIENCE
IN MINING AND EXECUTING SUCH
INVESTIGATIONS TO A DEGREE APPROPRIATE
FOR THE BUILDING AND ITS USE, THE GROUND
AND THE SURROUNDING SITE CONDITIONS.
IN CONFORMANCE WITH OBC 4.2.2.1.

TERMITE AND DECAY PROTECTION FOR
LUMBER AND WOOD PRODUCTS SHALL
CONFORM TO OBC 9.3.2.9.

STRUCTURAL MEMBERS AND THEIR
CONNECTIONS SHALL CONFORM TO OBC 9.4.1.

THE CLEAR HEIGHT OVER STAIRS MEASURED
VERTICALLY FROM A LINE DRAWN THROUGH
THE LEADING EDGES OF THE TREADS SHALL
BE NOT LESS THAN 1,950 mm (6'-5") WITHIN
DWELLING UNITS [OBC 9.8.2.2]

DIMENSIONS FOR RECTANGULAR TREADS AND RUN
(1) THE RUN, WHICH IS MEASURED AS
THE HORIZONTAL NOSING TO NOSING DISTANCE,
AND THE TREAD DEPTH OF RECTANGULAR TREADS
SHALL CONFORM TO TABLE 9.8.4.1

(2) THE DEPTH OF A RECTANGULAR TREAD SHALL
NOT BE LESS THAN ITS RUN AND NOT MORE
THAN ITS RUN PLUS 25mm [OBC 9.8.4.2]

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
TABLE 9.22.8.3

LAUNDRY FACILITIES OR A SPACE FOR
LAUNDRY FACILITIES SHALL BE PROVIDED
IN EVERY DWELLING UNIT OR GROUPED
ELSEWHERE IN THE BUILDING AND BE
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.(5)]

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
1.00 mm (1/32") OR SMALLER, 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-FUELED BURNING APPLIANCES
AND EQUIPMENT, INCLUDING STOVES, RANGES
AND SPACE HEATERS SHALL CONFORM TO
CAN/CSA-B365, "INSTALLATION CODE FOR
GAS-FUELED BURNING APPLIANCES AND
EQUIPMENT." [OBC 9.3.3.1.2]

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 BATHS. LIGHTS THAT
ARE NOT PROVIDED WITH A RECEPTACLE
THAT IS CONTROLLED BY A WALL SWITCH.
[OBC 9.3.4.2.2]

3-WAY WALL SWITCHES LOCATED AT THE
HEAD AND FOOT OF EVERY STAIRWAY SHALL
BE PROVIDED TO CONTROL AT LEAST ONE
OR DWELLING UNITS. [OBC 9.3.4.2.3(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE
PROVIDED FOR AN ATTACHED GARAGE OR
DETACHED GARAGE OR CARPORT. [OBC 9.3.4.2.6]

GLASS IN GUARDS SHALL BE EITHER
(A) SAFETY GLASS OF THE LAMINATED OR
TEMPERED TYPE CONFORMING TO
CAN/CGSB-12.1-M, "TEMPERED OR
LAMINATED GLASS CONFORMING TO
(B) WIRE GLASS CONFORMING TO
CAN/CGSB-12.11-M, "WIRED SAFETY
GLASS." [OBC 9.8.8.1.7]

THE MAXIMUM AGGREGATE AREA OF
UNPROTECTED OPENINGS IN EXTERIOR
WALLS SHALL CONFORM TO TABLE
9.10.14.4.

CONSTRUCTION OF EXPOSING BUILDING FACE
OF HOUSES 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
FOR REQUIRED NUMBER OF EXTERIOR
PORTIONS SHALL NOT EXCEED 600 mm.
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 FOR WALLS
NOT EXCEEDING 3.0 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 NOT
LESS THAN 1/150 OF THE INSULATED
CEILING AREA. [OBC 9.19.1.2.(1)(2)]

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

THROUGH-WALL FLASHING SHALL BE PROVIDED
IN A MASONRY VENEER WALL SUCH THAT ANY
MOISTURE WHICH ACCUMULATES IN THE AIR
SPACE WILL BE DIRECTIONED 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 INTERSECTION OF CAVITIES OR AIR SPACES
IN MASONRY VENEER WALLS AND ABOVE
LINTELS OVER WINDOW AND DOOR OPENINGS.
[OBC 9.20.13.3.9]

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 CHIMNEY 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 TABLE 9.26.3.1.

FLASHING SHALL BE INSTALLED AT ...
(A) ALL ROOF-WALL JUNCTIONS,
(B) ALL JUNCTIONS OF SIMILAR TYPES OF
ELEMENTS, AND
(C) ALL GUARDS THAT ARE CONNECTED TO
THE ROOF BY OTHER THAN PICKETS OR
POSTS. [OBC 9.26.4.1]

WHERE SLOPING SURFACES OF SHINGLED
ROOFS INTERSECT TO FORM A VALLEY, THE
VALLEY SHALL BE FLASHED IN CONFORMANCE
WITH OBC 9.26.4.3.

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

SMOKE ALARMS CONFORMING TO
CAN/ULC-S351, "SMOKE ALARMS," SHALL
BE INSTALLED IN EACH DWELLING UNIT
IN EACH SLEEPING ROOM NOT WITHIN A
DWELLING UNIT AND EACH INTERIOR SHARED
MEANS OF EGRESS AND COMMON AREA IN
A HOUSE [OBC 9.10.19.1]

WEATHER STRIPPING SHALL BE PROVIDED
AROUND ALL EXTERIOR DOORS AND
GARAGE DOORS. [OBC 9.8.5.6]

FOAMED INSULATION MUST BE PROTECTED ON INTERIOR SURFACES BY
GYPSUM BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.

FOAMED INSULATION MUST BE PROTECTED ON INTERIOR SURFACES BY
GYPSUM BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.

FOAMED INSULATION MUST BE PROTECTED ON INTERIOR SURFACES BY
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GYPSUM BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.

SWINGING ENTRANCE DOORS TO DWELLING
UNITS, BETWEEN DWELLING UNITS AND
ATTACHED GARAGES OR OTHER ANCILLARY
SPACES, AND DOORS THAT PROVIDE ACCESS
DIRECTLY OR INDIRECTLY FROM A GARAGE
TO A DWELLING UNIT SHALL BE PROVIDED
WITH A DEADENING LOCK WITH A CYLINDER
HAVING NO FEWER THAN 5 PINS AND A BOLT
THROW NOT LESS THAN 25 mm PROTECTED
WITH A SOLID OR HARDENED FREE-TURNING
RING OR BEVELLED CYLINDER HOUSING.
[OBC 9.6.6.3]

THE HEIGHT OF HANDRAILS ON STAIRS AND
RAMPS SHALL BE NOT LESS THAN 865 mm
AND NOT MORE THAN 965 mm. [9.8.7.4.(2)]

GUARDS SHALL CONFORM TO OBC 9.8.8
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.

WHERE MEMBRANE MATERIALS ARE USED TO
PROVIDE THE REQUIRED BARRIER, THE
AIR BARRIER SYSTEM, ALL JOINTS SHALL
BE SEALED TO PREVENT AIR LEAKAGE.
[OBC 9.10.16.1(5)]

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
TABLE 9.22.8.3

LAUNDRY FACILITIES OR A SPACE FOR
LAUNDRY FACILITIES SHALL BE PROVIDED
IN EVERY DWELLING UNIT OR GROUPED
ELSEWHERE IN THE BUILDING AND BE
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.(5)]

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
1.00 mm (1/32") OR SMALLER, 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-FUELED BURNING APPLIANCES
AND EQUIPMENT, INCLUDING STOVES, RANGES
AND SPACE HEATERS SHALL CONFORM TO
CAN/CSA-B365, "INSTALLATION CODE FOR
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A LIGHTING OUTLET WITH FIXTURE CONTROLLED
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DINING ROOMS, BATHROOMS, WATER-CLOSET
ROOMS, VESTIBULES AND HALLWAYS, AS WELL
AS IN BEDROOMS AND BATHS. LIGHTS THAT
ARE NOT PROVIDED WITH A RECEPTACLE
THAT IS CONTROLLED BY A WALL SWITCH.
[OBC 9.3.4.2.2]

3-WAY WALL SWITCHES LOCATED AT THE
HEAD AND FOOT OF EVERY STAIRWAY SHALL
BE PROVIDED TO CONTROL AT LEAST ONE
OR DWELLING UNITS. [OBC 9.3.4.2.3(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE
PROVIDED FOR AN ATTACHED GARAGE OR
DETACHED GARAGE OR CARPORT. [OBC 9.3.4.2.6]