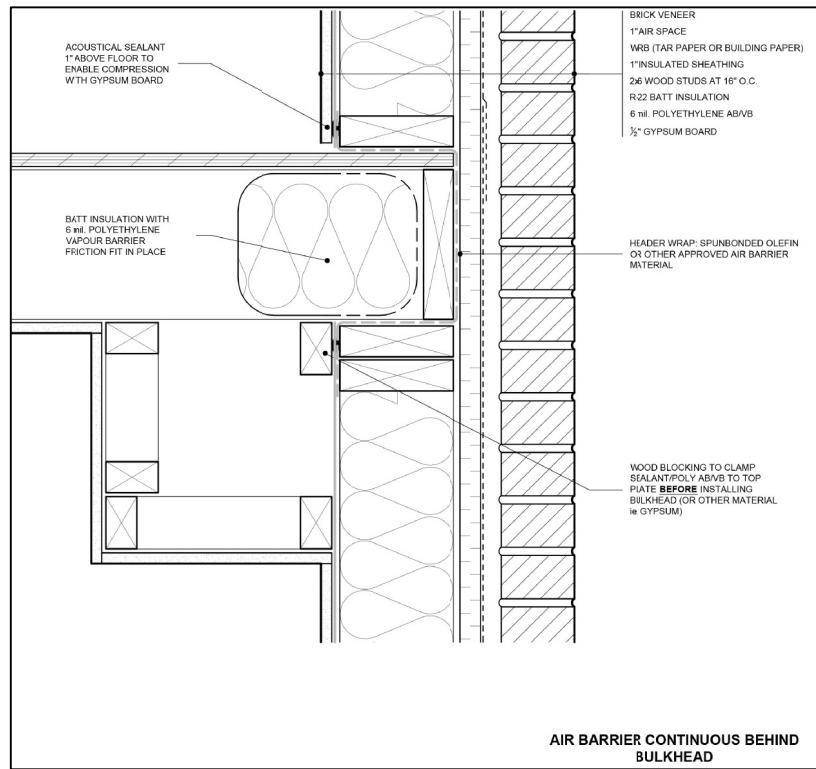
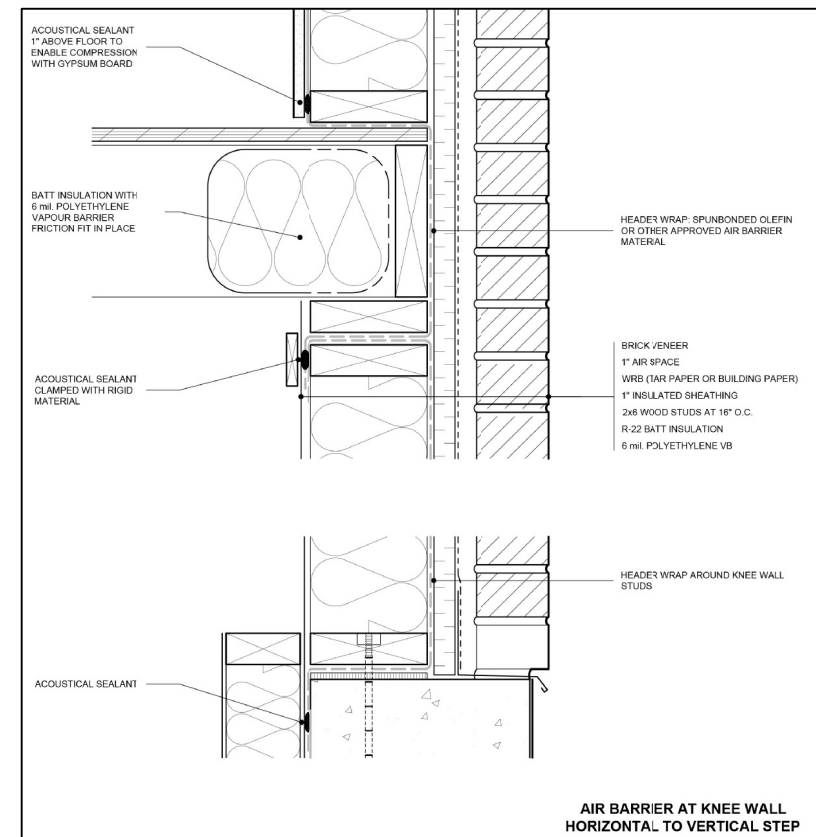


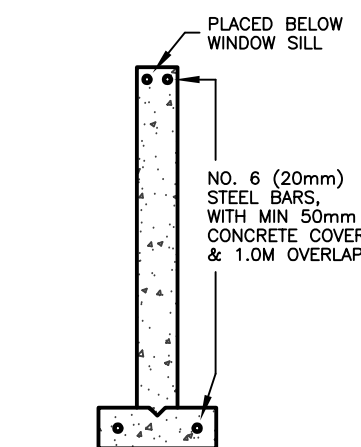
AIR BARRIER CONTINUATION BEHIND BATHTUB



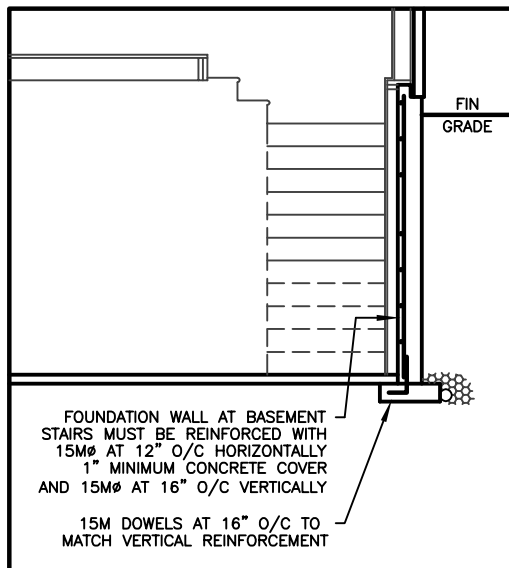
AIR BARRIER CONTINUOUS BEHIND BULKHEAD



AIR BARRIER AT KNEE WALL HORIZONTAL TO VERTICAL STEP



CONCRETE REINFORCING FOR ALL FOUNDATIONS ON ENGINEERED FILL



SECTION 'A-A'

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 TABLE 9.20.1. 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.

(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, 250 mm (9-7/8") 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. 255 mm [OBC TABLE 9.8.4.1]

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. [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 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 m<sup>2</sup> 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 VESTIBULES 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]

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)]

#### DOOR SCHEDULE

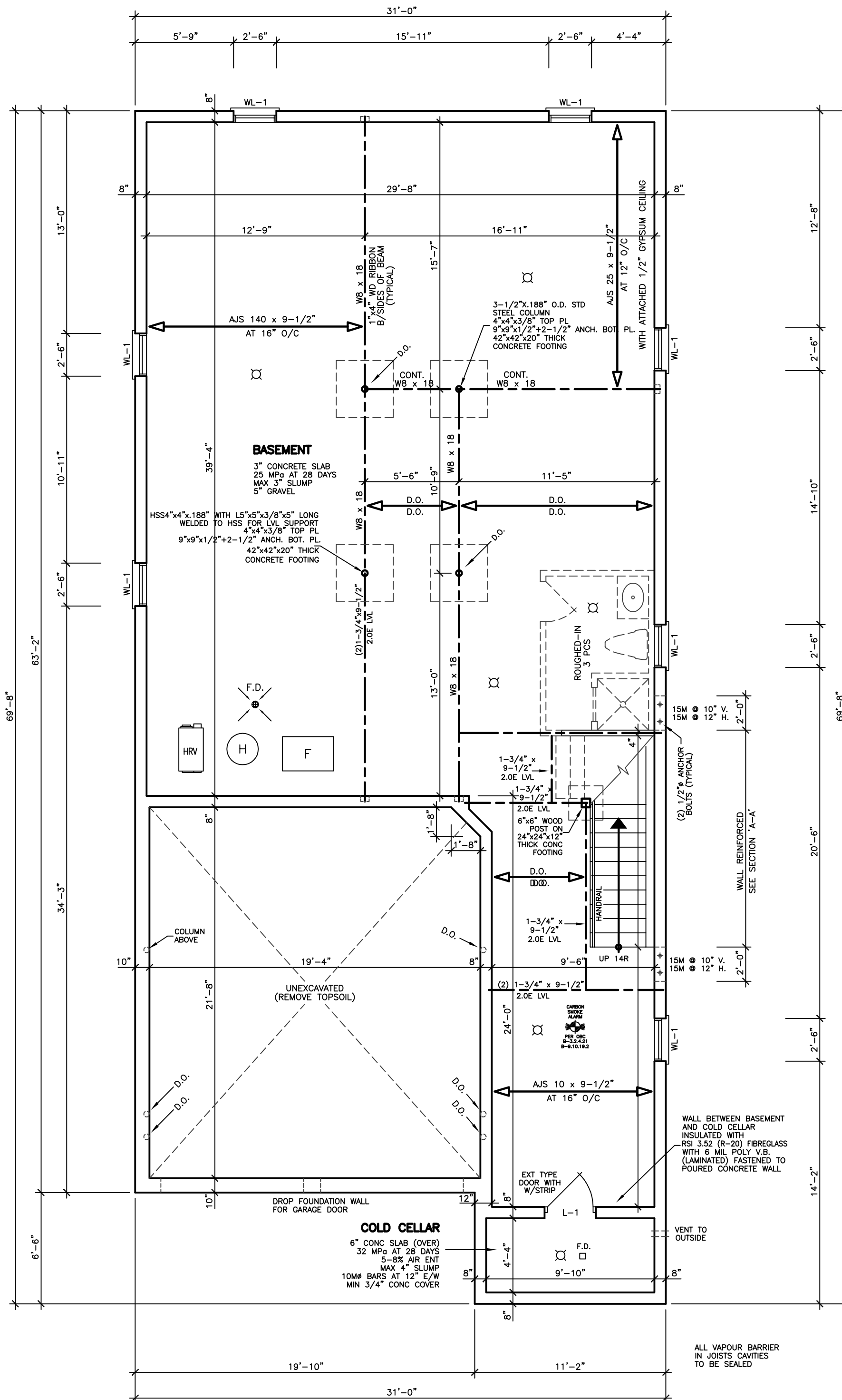
1	=	2 <sup>10</sup> x 6 <sup>8</sup> x 1 <sup>3</sup> / <sub>4</sub> "	EXTERIOR
2	=	2 <sup>8</sup> x 6 <sup>8</sup> x 1 <sup>3</sup> / <sub>4</sub> "	EXTERIOR
3	=	2 <sup>8</sup> x 6 <sup>8</sup> x 1 <sup>3</sup> / <sub>4</sub> "	GARAGE, GASPROOF + CLOSER
4	=	2 <sup>8</sup> x 6 <sup>8</sup> x 1 <sup>3</sup> / <sub>4</sub> "	INTERIOR
5	=	2 <sup>8</sup> x 6 <sup>8</sup> x 1 <sup>3</sup> / <sub>4</sub> "	INTERIOR
6	=	2 <sup>4</sup> x 6 <sup>8</sup> x 1 <sup>3</sup> / <sub>4</sub> "	INTERIOR
7	=	2 <sup>2</sup> x 6 <sup>8</sup> x 1 <sup>3</sup> / <sub>4</sub> "	INTERIOR
8	=	2 <sup>0</sup> x 6 <sup>8</sup> x 1 <sup>3</sup> / <sub>4</sub> "	INTERIOR
9	=	1 <sup>6</sup> x 6 <sup>8</sup> x 1 <sup>3</sup> / <sub>4</sub> "	INTERIOR

#### LINTEL SCHEDULE

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

#### STRUCTURAL NOTE

1. PROVIDE 3-2x6 OR 3-2x4 POST MIN. TO MATCH WALL STUDS AT EACH LINTEL OR BEAM BEARING (TYP.) UNLESS NOTED ON PLAN



BASEMENT FLOOR PLAN

#### 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 Choudhry

KING EAST  
ESTATES



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  
DESIGN INC.

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

MODEL 3400

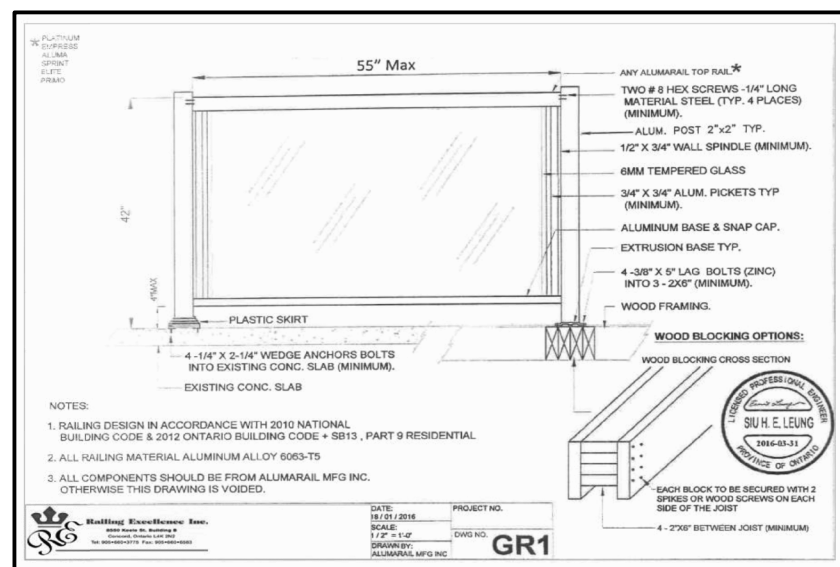
PROJECT  
PROPOSED  
TWO STOREY DWELLING

FOR: KING EAST DEVELOPMENTS INC.  
AT: STREET  
RICHMOND HILL

DRAWING  
BASEMENT FLOOR PLAN

DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-2
CHECKED			
SCALE	3/16"=1'-0"		





A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR AN ATTACHED, BUILT-IN OR DETACHED GARAGE OR CARPORT. [IBC 9.34.2.]



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 5/16" + (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 5/8" + (3) 2" x 12" #1 SPRUCE

14 Mar 2024 By: Kunal Chaudh



1st FLOOR	=	1522.90	SF
	=	141.48	SM
2nd FLOOR	=	1912.03	SF
	=	177.63	SM
(-OPENINGS)	=	-19.45	SF
	=	-1.81	SM
TOTAL	=	3415.48	SF
	=	317.30	SM
COVERAGE	=	2030.75	SF
	=	188.66	SM

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



 The seal of the Ontario Association of Architects is a circular emblem. It features the text "ONTARIO ASSOCIATION OF ARCHITECTS" around the top inner edge. In the center, there is a stylized signature of "Leo Ariemma" over the words "LEO ARIEMMA" and "LICENCE 7561".

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  
DESIGN INC.**



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

MODEL 3400

PROJECT  
PROPOSED  
TWO STOREY DWELLING

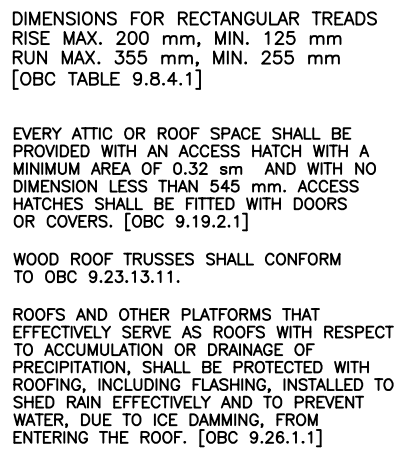
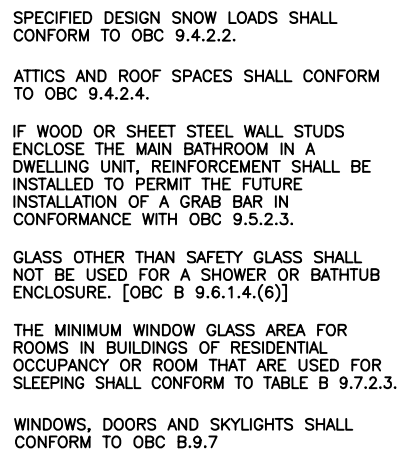
FOR: KING EAST DEVELOPMENTS INC.  
AT: STREET  
RICHMOND HILL

DRAWING

FIRST FLOOR PLANS

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





STRUCTURAL NOTE  
PROVIDE 3-2x6 OR 4-2X4 POST EXTENDED DOWN  
TO FOOTING AT EACH GIRDER TRUSS  
AND ROOF BEAM BERING (TYP.) UNLESS NOTED ON PLAN.



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 3½" x 3½" x ¼"
L-2 =	W8 x 18 + ¼" PLATE
WL-1 =	3½" x 3½" x ¼" + (2) 2" x 8" #1 SPRUCE
WL-2 =	5" x 3½" x 5/16" + (2) 2" x 10" #1 SPRUCE
WL-3 =	5" x 3½" x 3/8" + (2) 2" x 12" #1 SPRUCE
WL-4 =	6" x 3½" x 3/8" + (3) 2" x 12" #1 SPRUCE

[illegible]

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



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  
DESIGN INC.



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

MODEL 3400

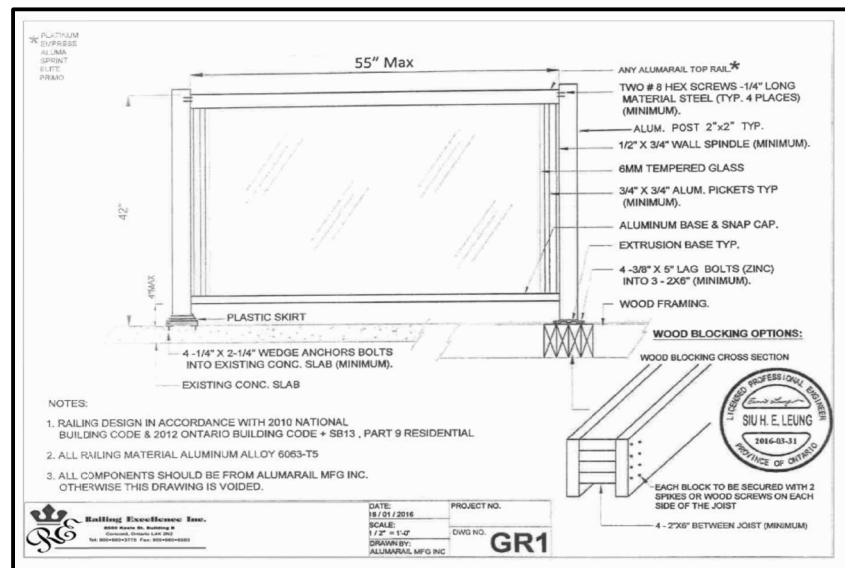
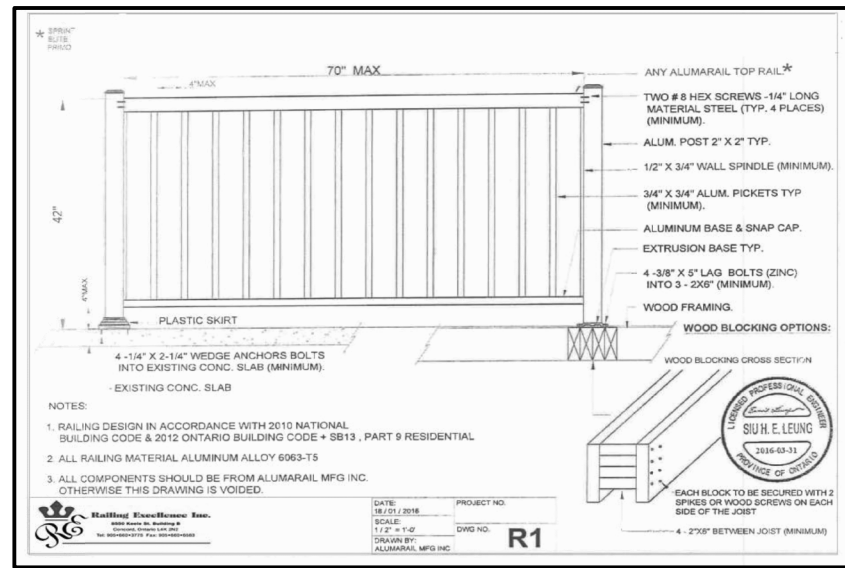
PROJECT  
PROPOSED  
TWO STOREY DWELLING  
FOR: KING EAST DEVELOPMENTS INC.  
AT: STREET  
RICHMOND HILL

DRAWING

SECOND FLOOR PLANS

DATE	APR '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.

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 600 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CAVITIES OR AIR SPACES IN MASONRY VENEER WALLS AND ABOVE UNITS 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]

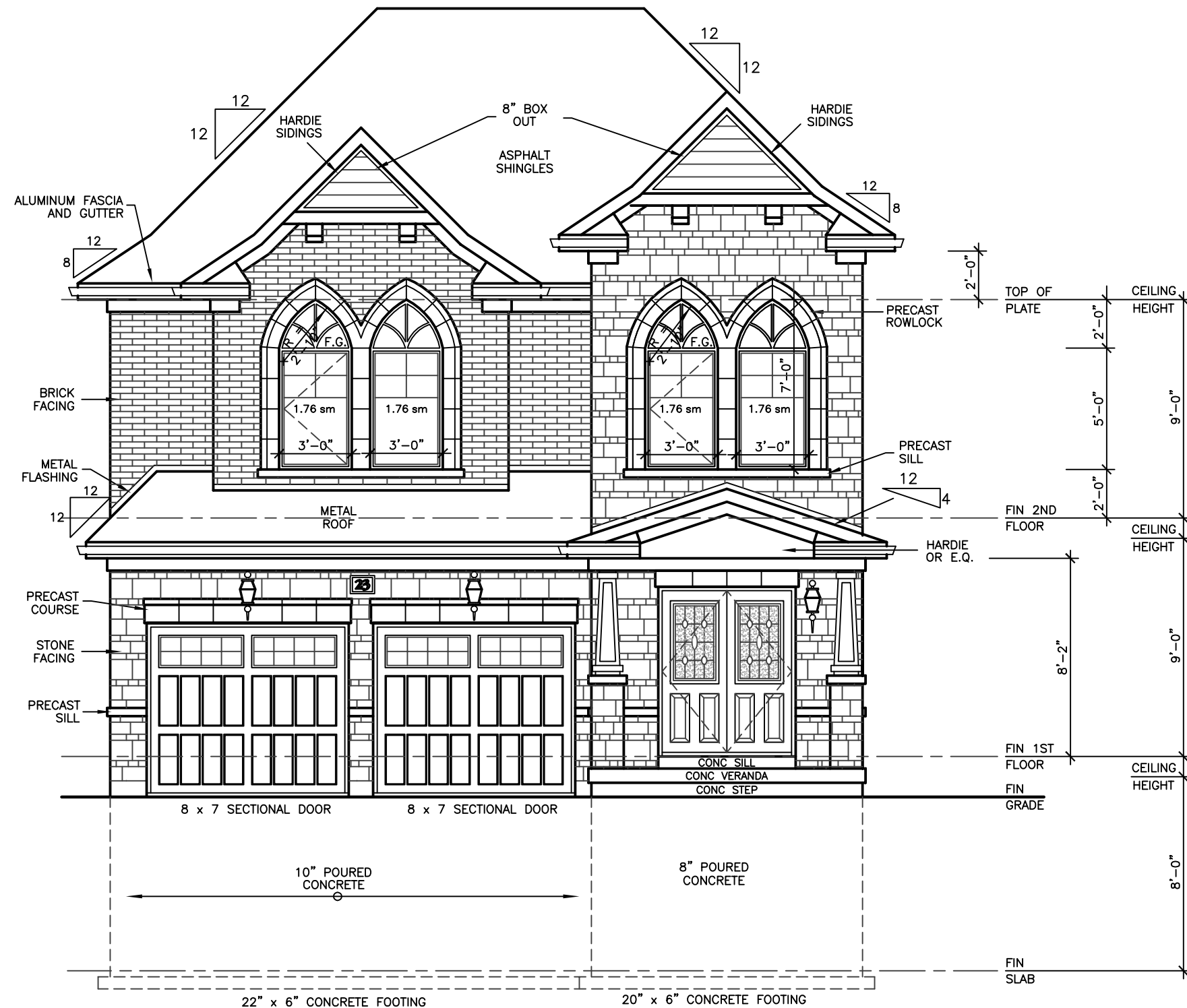
REFER TO LOT GRADING / SITE PLAN FOR REQUIRED NUMBER OF EXTERIOR STEPS, DOOR BETWEEN GARAGE AND DWELLING, DECK OR BASEMENT WALKOUT CONDITION.

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)]

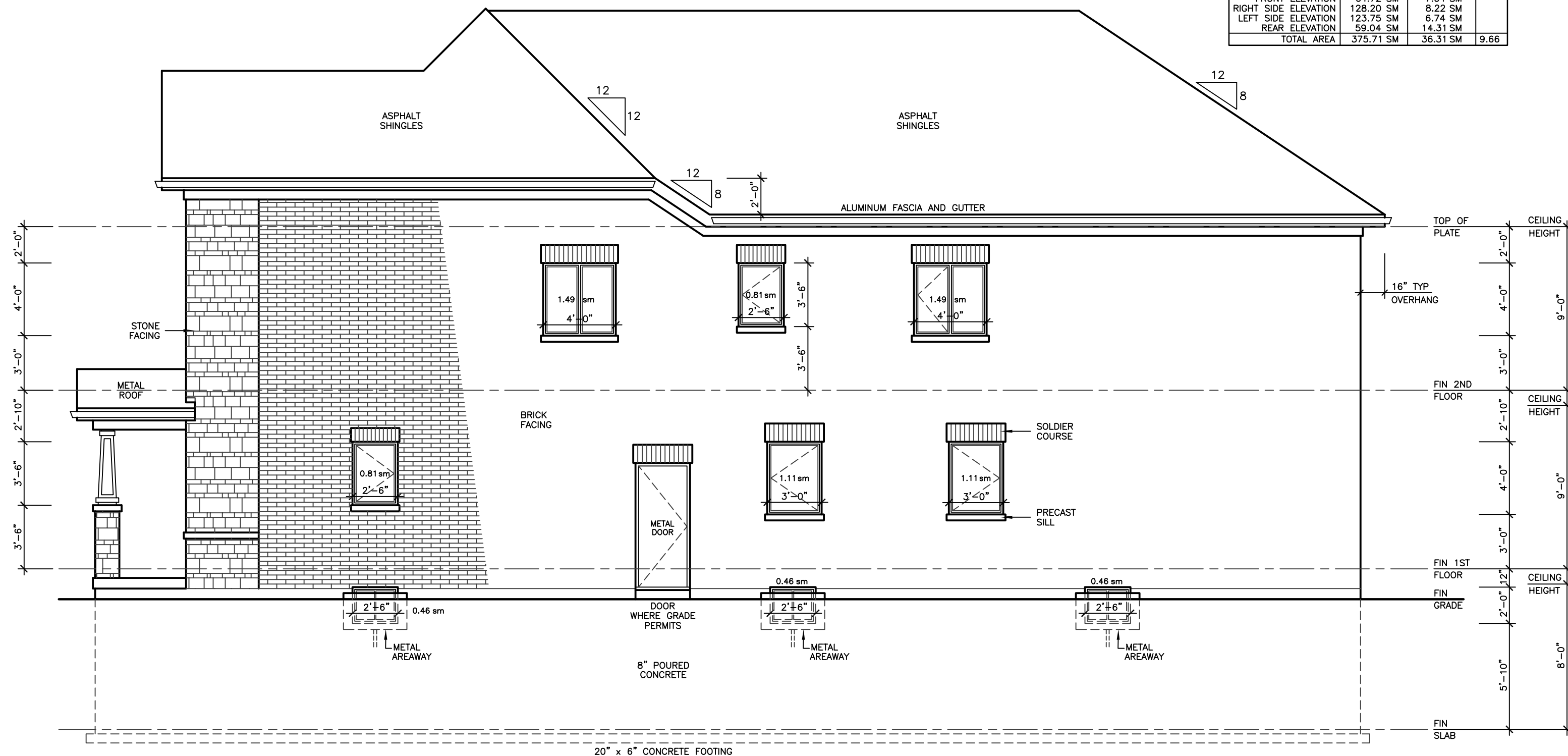
FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:

(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)]



FRONT ELEVATION 'A'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	64.72 SM	7.04 SM	
RIGHT SIDE ELEVATION	128.20 SM	8.22 SM	
LEFT SIDE ELEVATION	123.75 SM	6.74 SM	
REAR ELEVATION	59.04 SM	14.31 SM	
TOTAL AREA	375.71 SM	36.31 SM	9.66



RIGHT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1379.93 SF	128.20 SM	
ALLOWABLE OPENINGS	96.60 SF	8.97 SM	
ACTUAL OPENINGS	88.50 SF	8.22 SM	

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 Chaudhry

KING EAST  
ESTATES



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  
DESIGN INC.

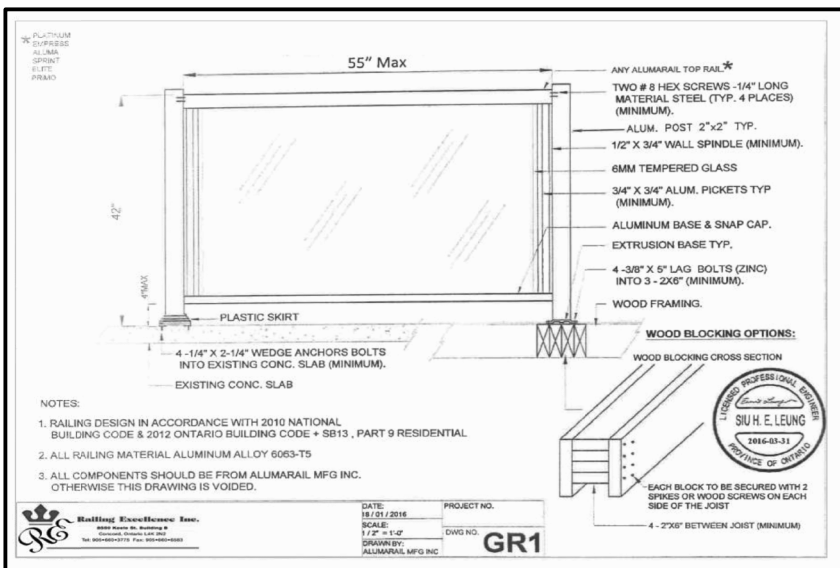
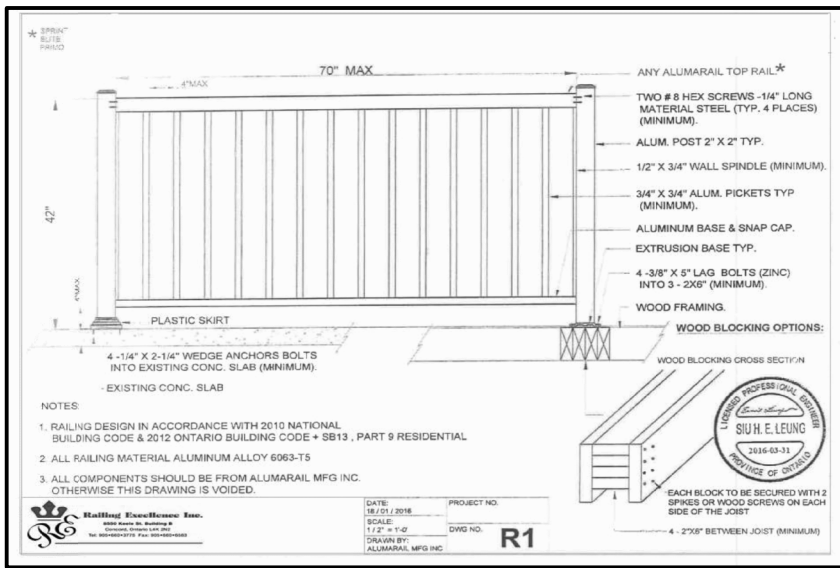
56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

MODEL 3400

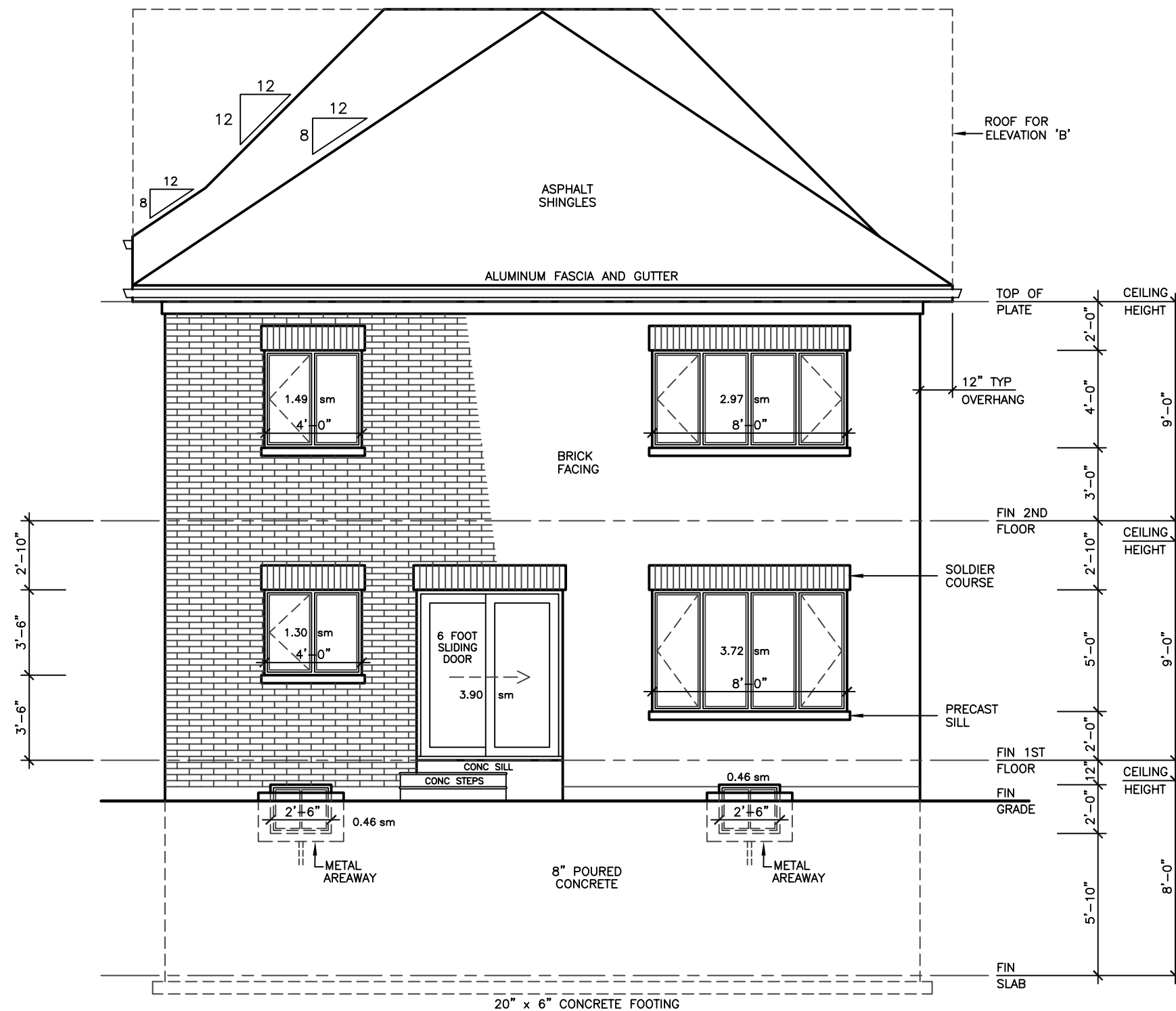
PROJECT  
PROPOSED  
TWO STOREY DWELLING  
FOR: KING EAST DEVELOPMENTS INC.  
AT: STREET  
RICHMOND HILL

DRAWING  
FRONT AND RIGHT  
SIDE ELEVATIONS 'A'

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

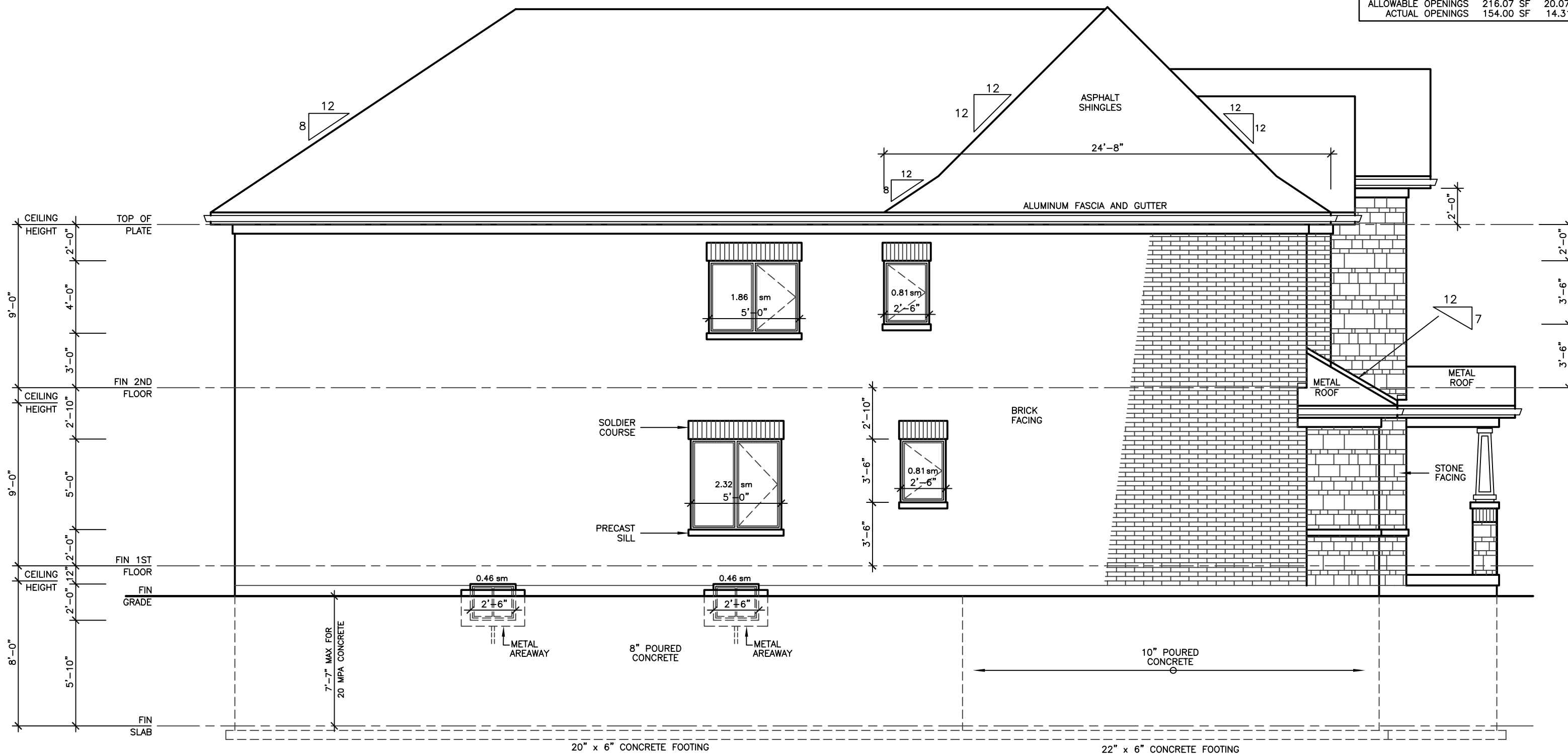


EXTERIOR TYPE LIGHTING



REAR ELEVATION A'B'C'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	635.50 SF	59.04 SM	
ALLOWABLE OPENINGS	216.07 SF	20.07 SM	
ACTUAL OPENINGS	154.00 SF	14.31 SM	



LEFT SIDE ELEVATION A'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1252.25 SF	116.34 SM	
ALLOWABLE OPENINGS	87.66 SF	8.14 SM	
ACTUAL OPENINGS	72.50 SF	6.74 SM	

REVISIONS

#	DATE



City of Richmond Hill  
Design Review

☐ Preliminary ☒ Final

14 Mar 2024 By: Kunal Chaudhary

**KING EAST**  
ESTATES



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  
DESIGN INC.

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

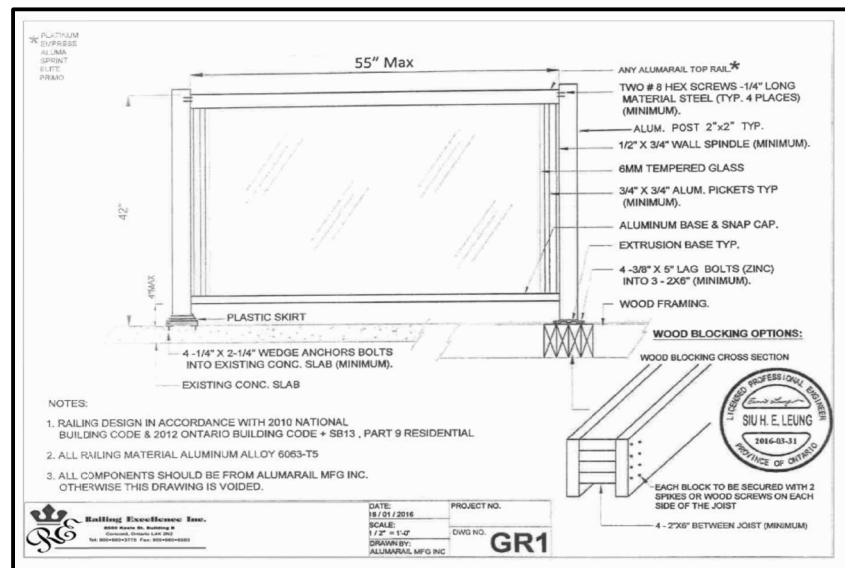
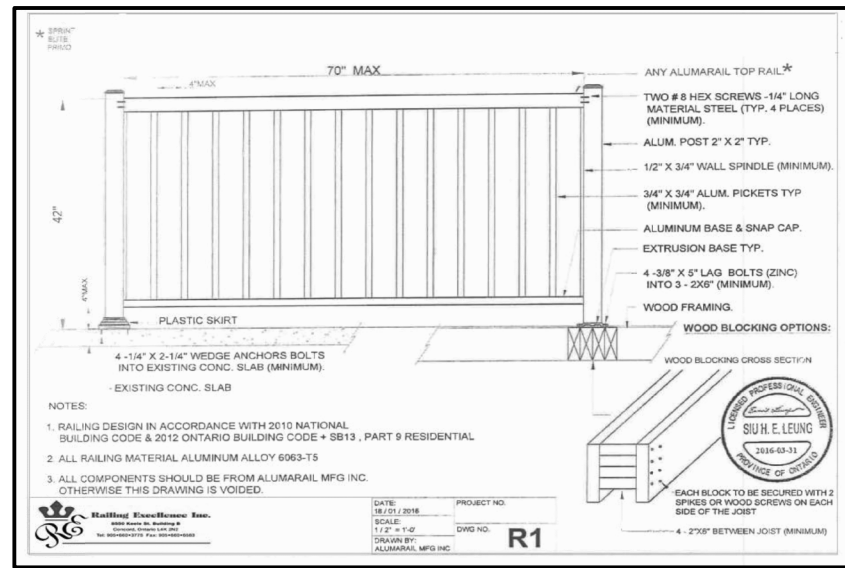
MODEL 3400

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

DRAWING  
REAR AND LEFT  
SIDE ELEVATIONS 'A'

DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-6
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 600 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:

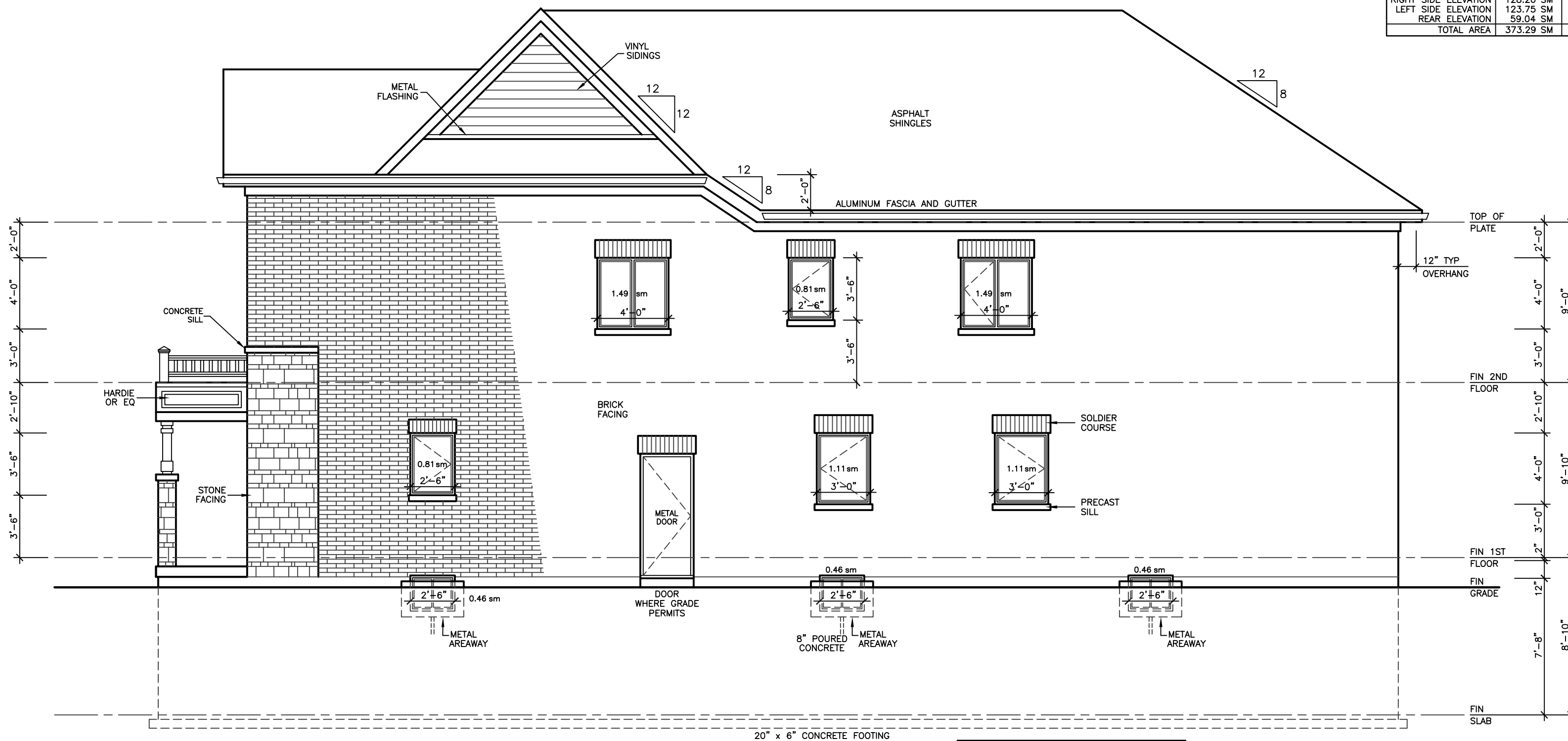
(A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN, WHERE THE LIMITING DISTANCE IS LESS THAN 1.2 m, BUT NOT LESS THAN 0.6 m, OR

(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)]



FRONT ELEVATION 'B'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	62.30 SM	6.02 SM	
RIGHT SIDE ELEVATION	128.20 SM	8.22 SM	
LEFT SIDE ELEVATION	123.75 SM	6.74 SM	
REAR ELEVATION	59.04 SM	14.31 SM	
TOTAL AREA	373.29 SM	35.29 SM	9.45



RIGHT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1379.93 SF	128.20 SM	
ALLOWABLE OPENINGS	96.60 SF	8.97 SM	
ACTUAL OPENINGS	88.50 SF	8.22 SM	

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 Chaudhry

KING EAST  
ESTATES



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  
DESIGN INC.

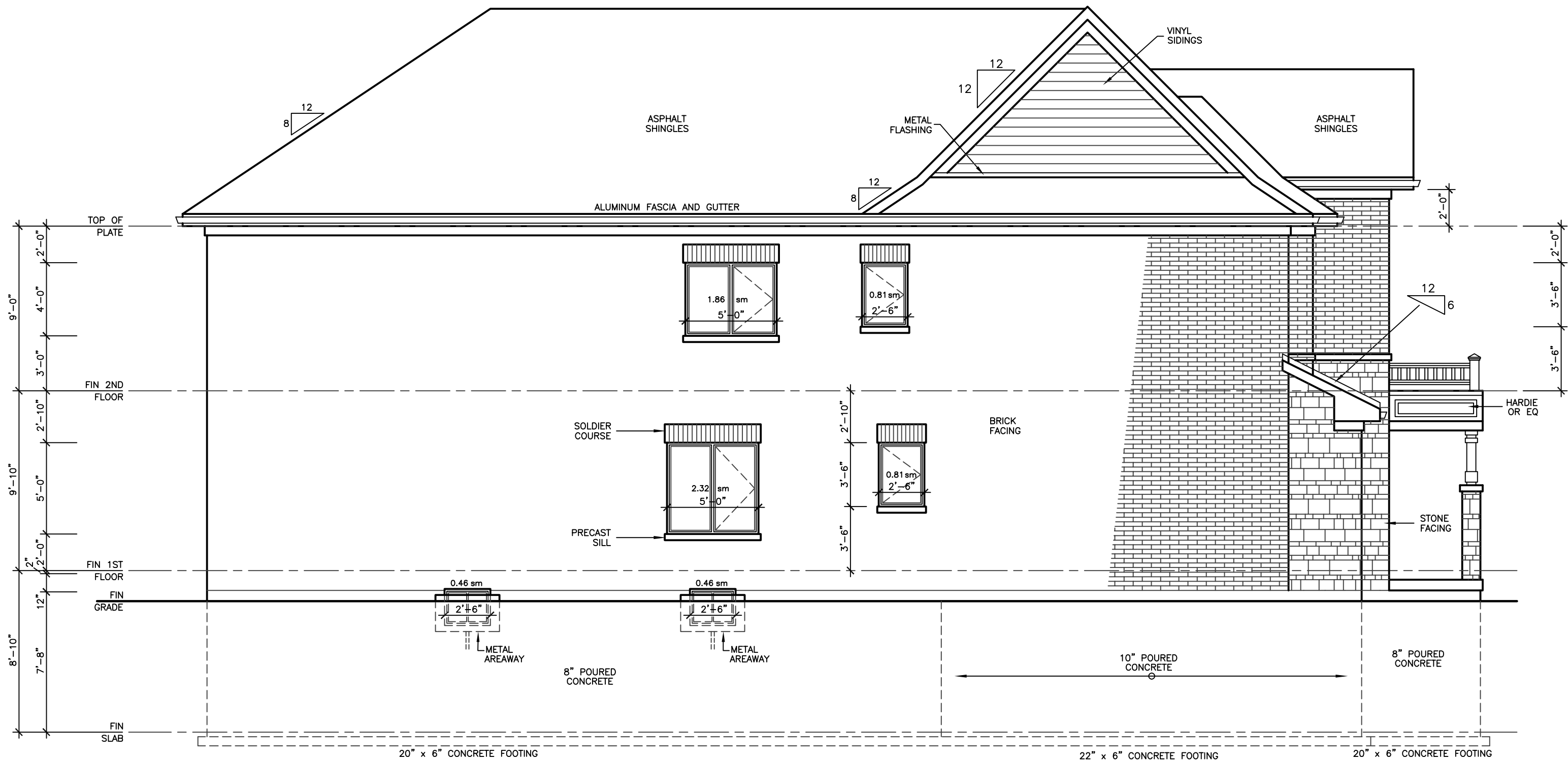
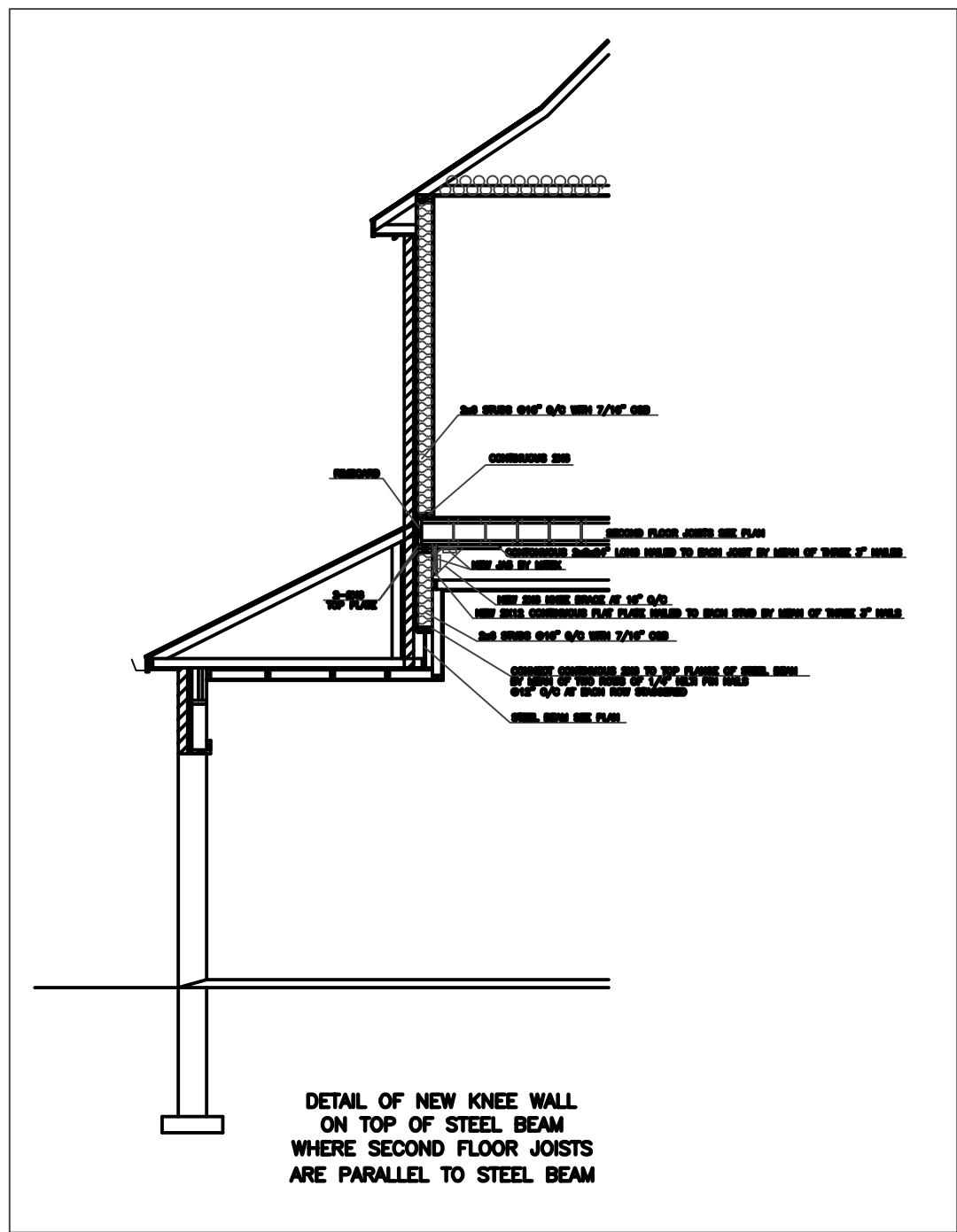
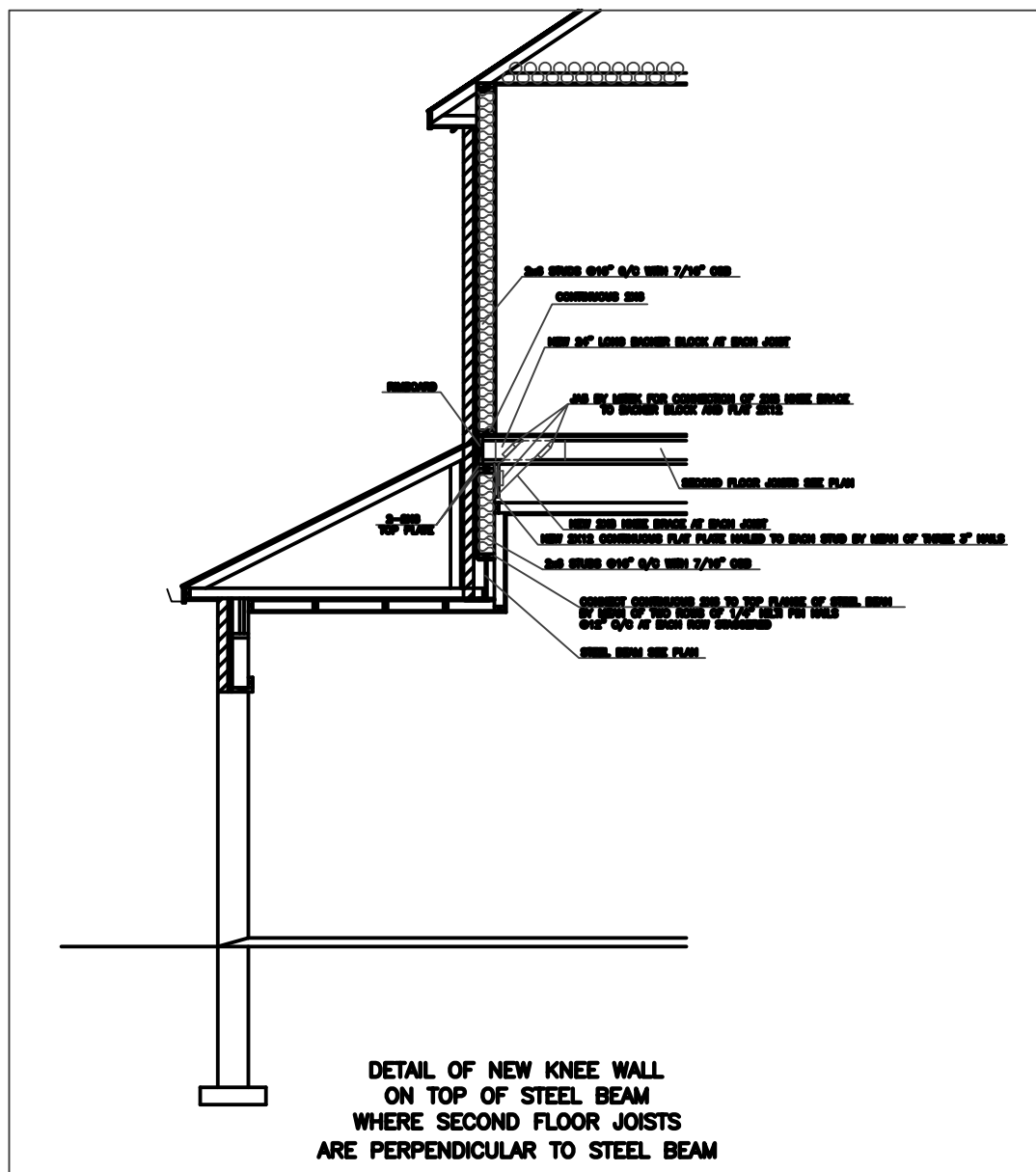
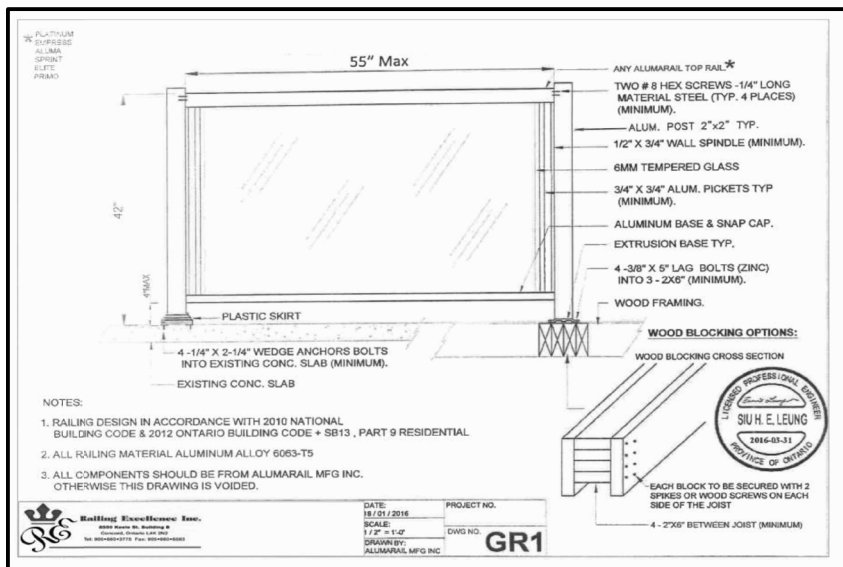
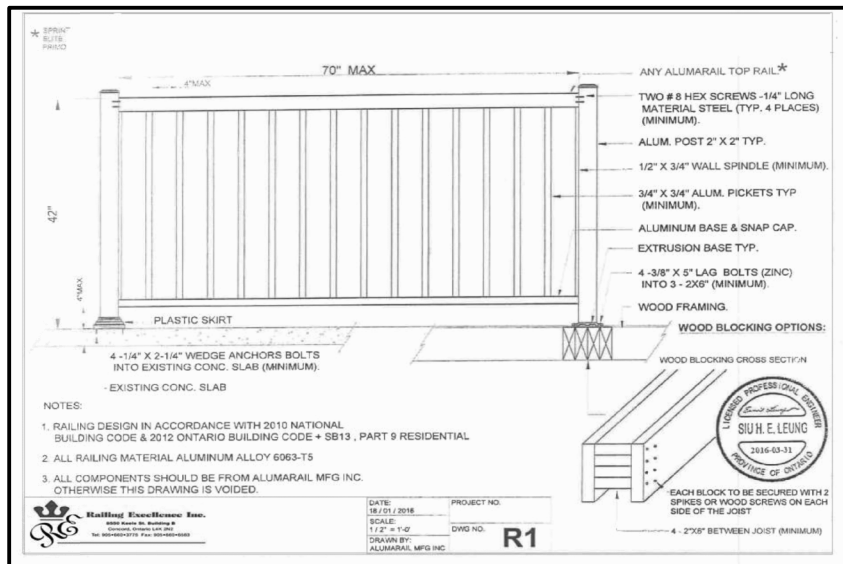
56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

MODEL 3400

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

DRAWING  
FRONT AND RIGHT  
SIDE ELEVATIONS 'B'

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



LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1331.33 SF	123.69 SM	
ALLOWABLE OPENINGS	93.19 SF	8.66 SM	
ACTUAL OPENINGS	67.50 SF	6.27 SM	

REVISIONS	
#	DATE

LEONARD KALISHENKO  
AND ASSOCIATES LIMITED  
STRUCTURAL ENGINEERS  
FOR STRUCTURAL  
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER  
L. KALISHENKO  
5 APRIL 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 Choudhary

KING EAST  
ESTATES

ONTARIO ASSOCIATION  
OF ARCHITECTS

LEO ARIEMMA  
LICENCE 7581

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  
DESIGN INC.

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

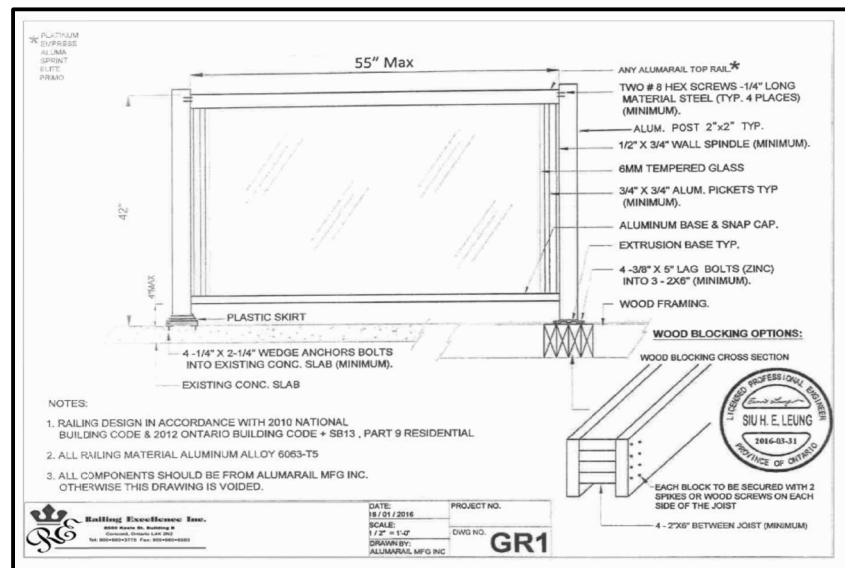
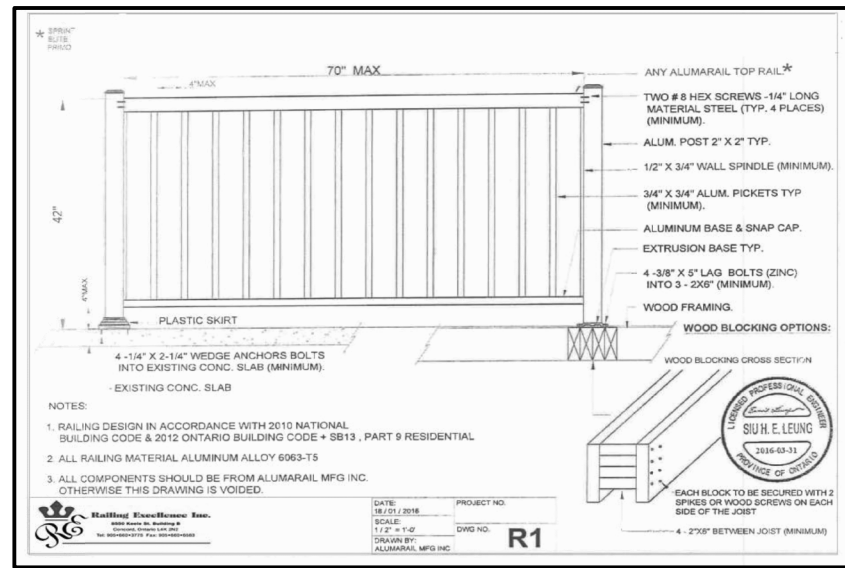
MODEL 3400

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

DRAWING  
LEFT SIDE ELEVATION 'B'

DATE	APR '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)]

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 UNITS 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

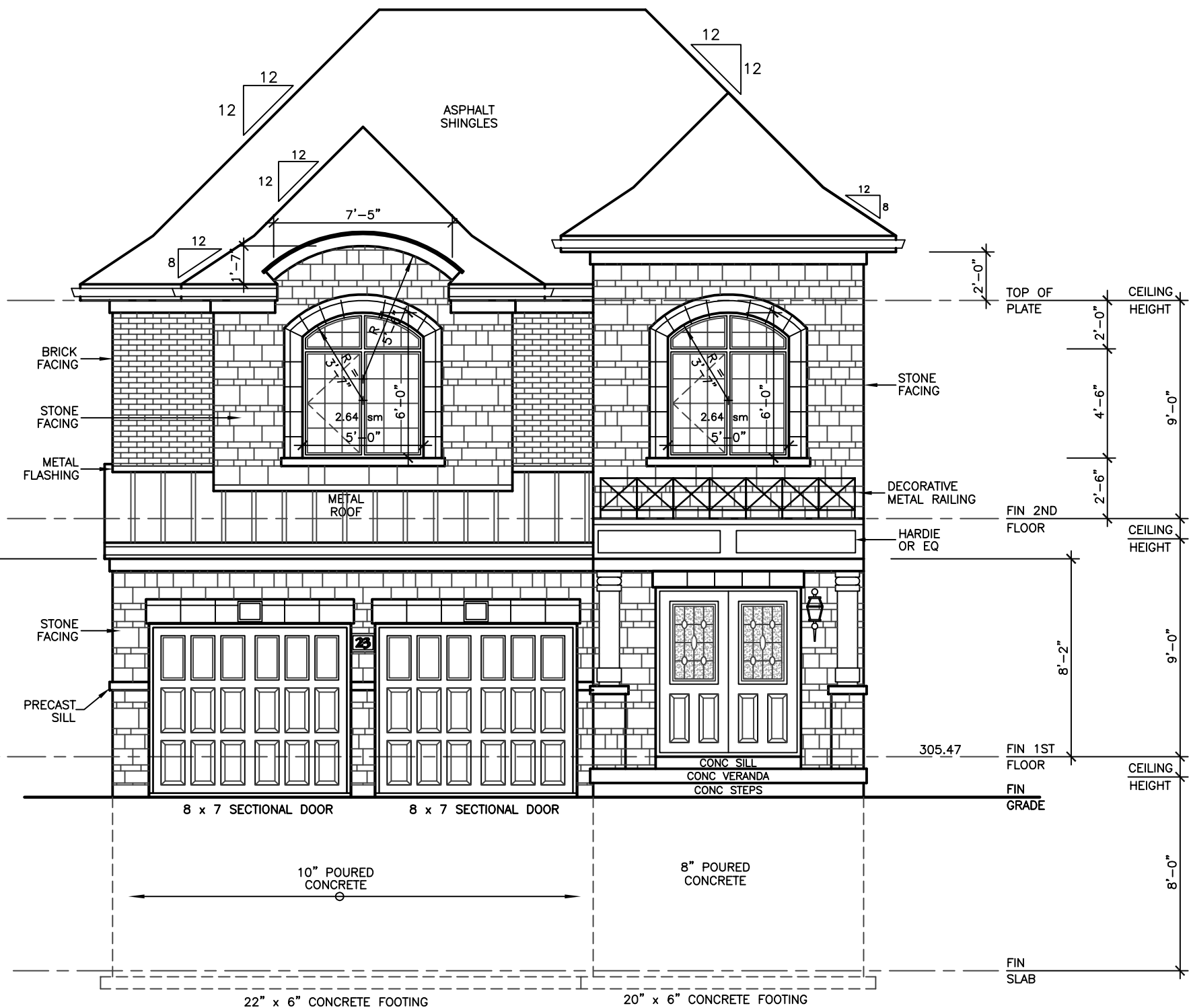
WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3.

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.

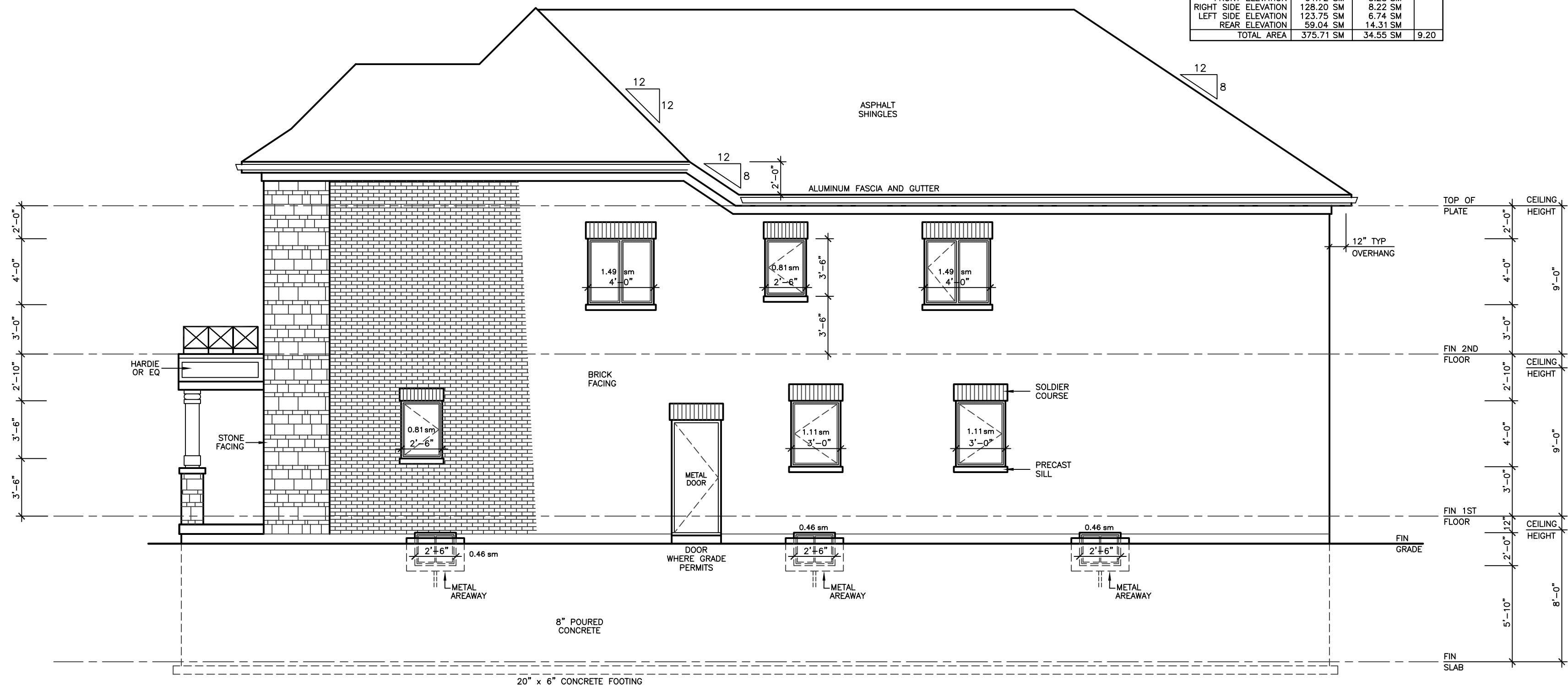
EVERY SURFACE TO WHICH ACCESS IS PROVIDED, FOR OTHER THAN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE:  
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR  
(B) THE ADJACENT SURFACE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



FRONT ELEVATION 'C'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	64.72 SM	5.28 SM	
RIGHT SIDE ELEVATION	128.20 SM	8.22 SM	
LEFT SIDE ELEVATION	123.75 SM	6.74 SM	
REAR ELEVATION	59.04 SM	14.31 SM	
TOTAL AREA	375.71 SM	34.55 SM	9.20



RIGHT SIDE ELEVATION 'C'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1379.93 SF	128.20 SM	
ALLOWABLE OPENINGS	96.60 SF	8.97 SM	
ACTUAL OPENINGS	88.50 SF	8.22 SM	

REVISIONS

#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	FE 10 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

City of Richmond Hill  
Design Review

☐ Preliminary ☒ Final

14 Mar 2024 By: Kunal Choudhry

KING EAST  
ESTATES



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  
DESIGN INC.

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

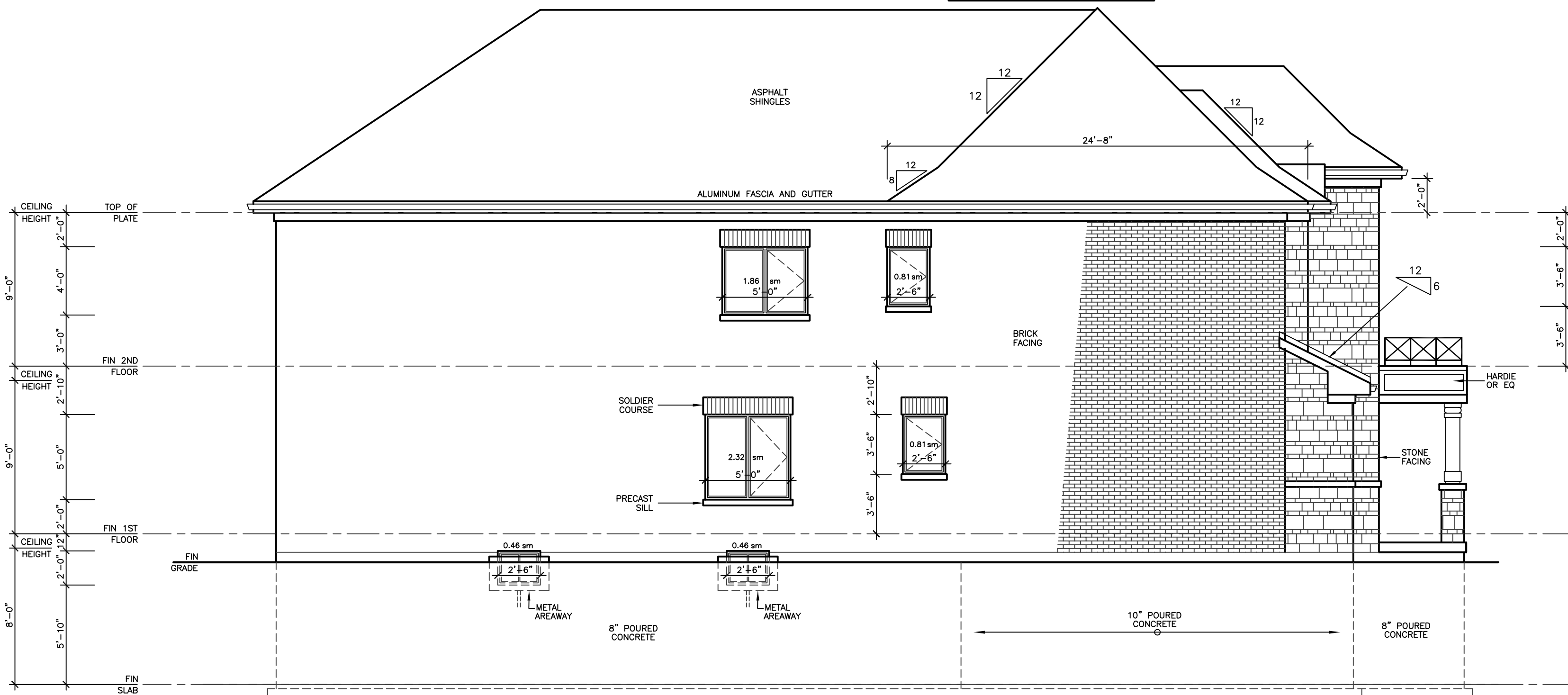
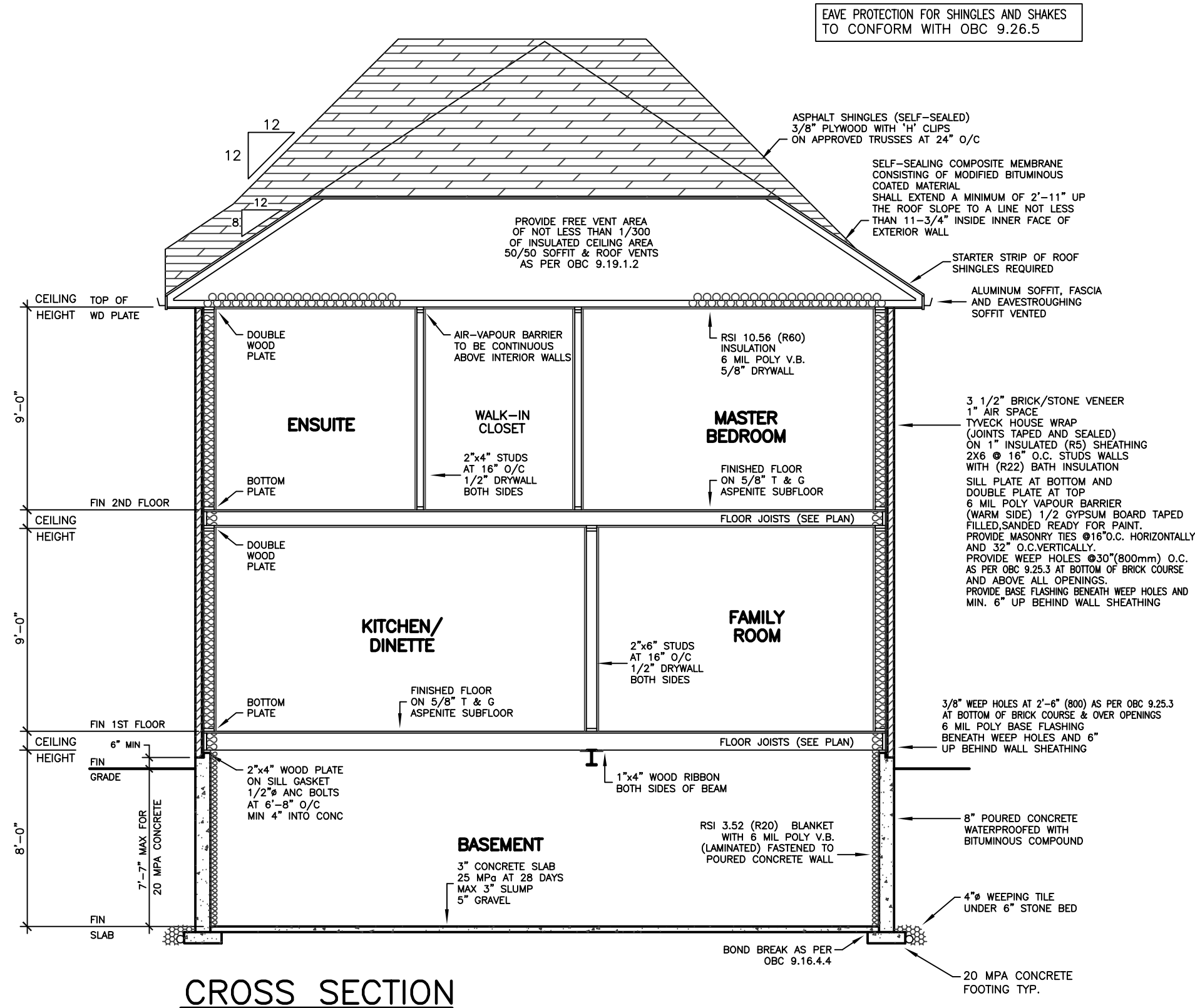
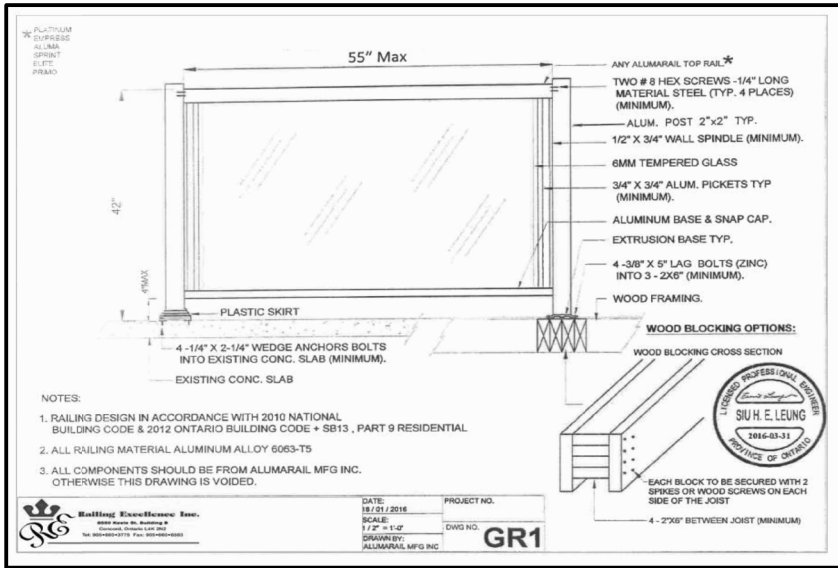
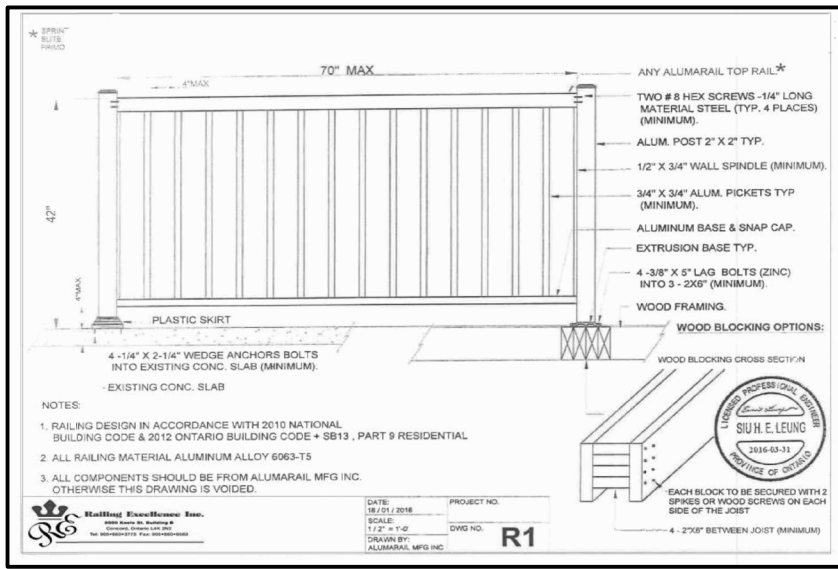
MODEL 3400

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

DRAWING  
FRONT AND RIGHT  
SIDE ELEVATIONS 'C'

DATE	APR '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	1252.25 SF	116.34 SM	
ALLOWABLE OPENINGS	87.66 SF	8.14 SM	
ACTUAL OPENINGS	72.50 SF	6.74 SM	

REVISIONS		
#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	FE 10 23

LEONARD KALISHENKO  
AND ASSOCIATES LIMITED  
STRUCTURAL ENGINEERS  
FOR STRUCTURAL  
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER  
KALISHENKO  
15 DEC 2022  
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.

City of Richmond Hill  
Design Review

☐ Preliminary ☒ Final

14 Mar 2024 By: Kunal Chaudhary

KING EAST  
ESTATES

ONTARIO ASSOCIATION  
OF ARCHITECTS

LEO ARIEMMA  
LICENCE 7581

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  
DESIGN INC.

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

MODEL 3400

PROJECT  
PROPOSED  
TWO STOREY DWELLING

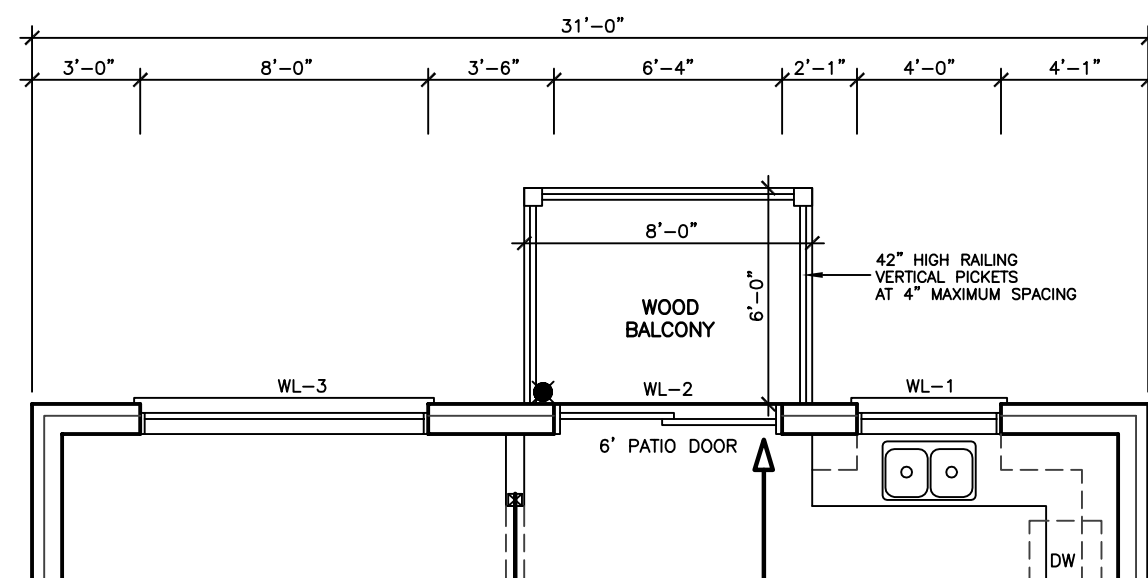
FOR: KING EAST DEVELOPMENTS INC.  
AT: SPECIOSA STREET  
RICHMOND HILL

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

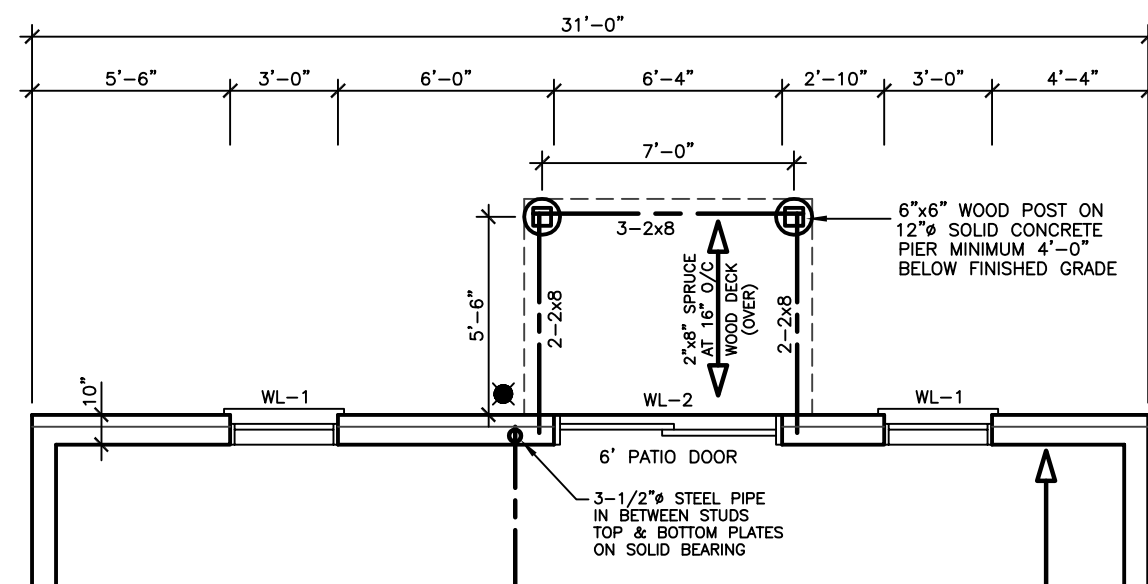




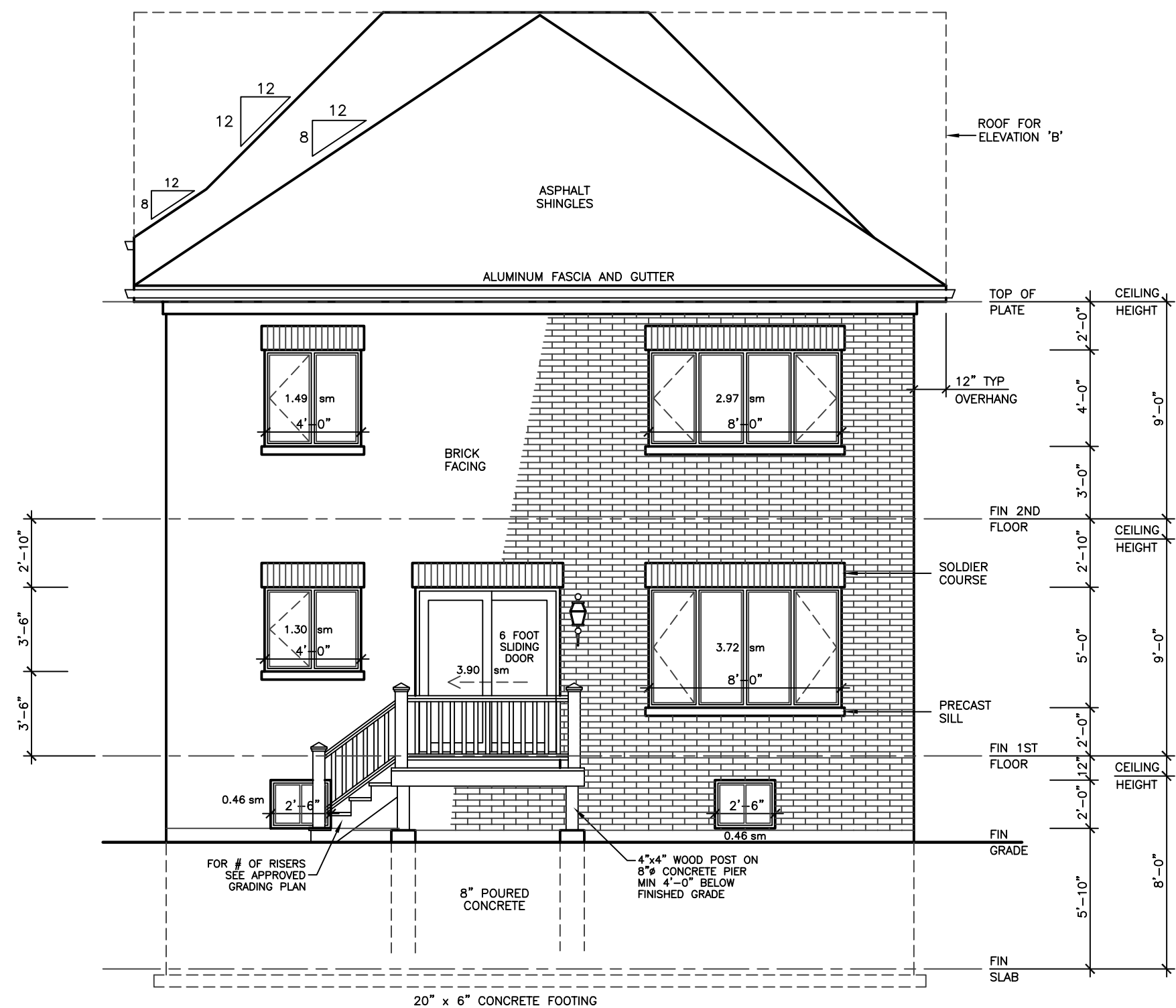
REAR ELEVATION A'B'C'  
FOR WALKOUT BASEMENT



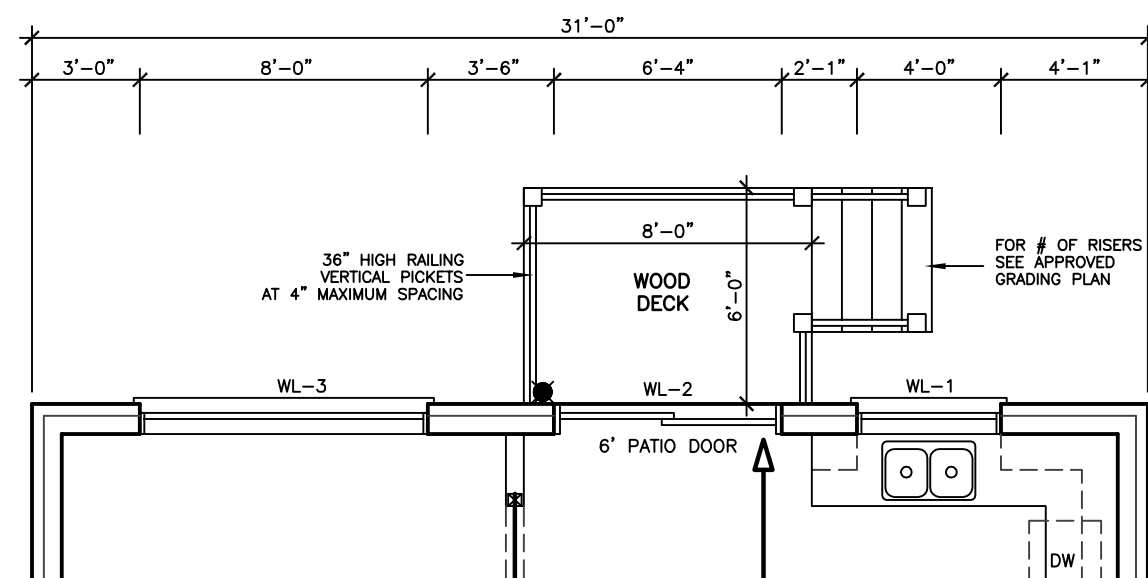
FIRST FLOOR PLAN  
FOR WALKOUT BASEMENT



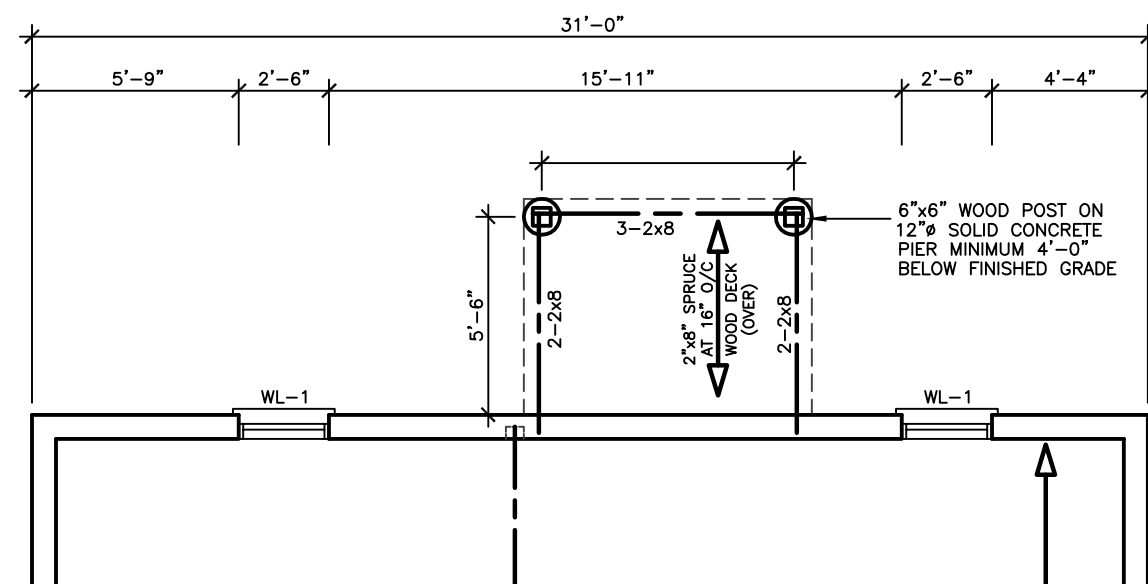
BASEMENT FLOOR PLAN  
FOR WALKOUT BASEMENT



REAR ELEVATION A'B'C'  
WITH DECK OPTIONAL



FIRST FLOOR PLAN  
WITH DECK OPTIONAL



BASEMENT FLOOR PLAN  
WITH DECK OPTIONAL

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: Karal Chaudhary

KING EAST  
ESTATES



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  
DESIGN INC.

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

MODEL 3400

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

DRAWING  
REAR ELEVATIONS  
WITH OPTIONAL DECK  
WITH OPTIONAL WALKOUT

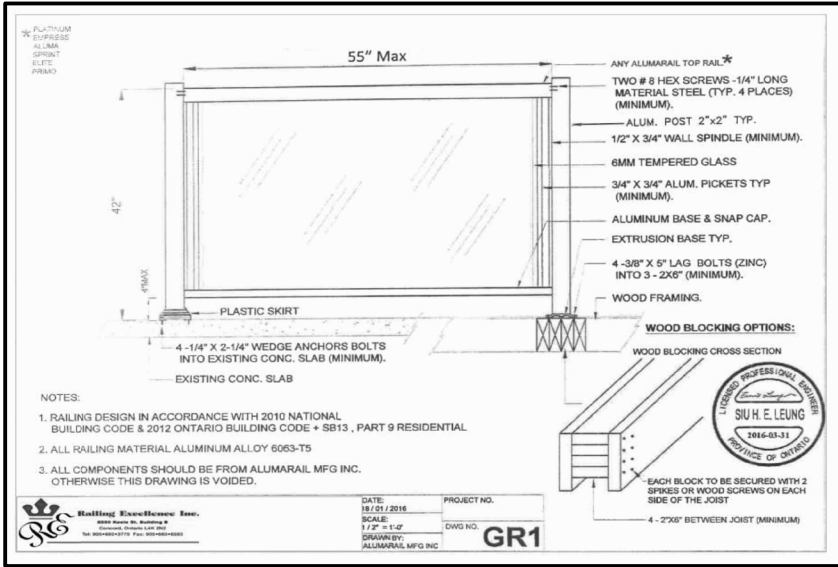
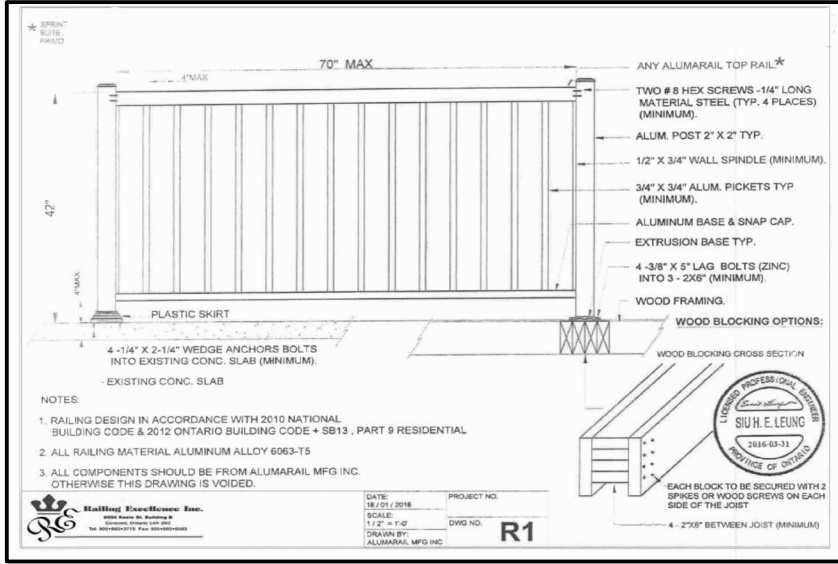
DATE APR '23 PROJECT NO. 20-23

DRAWN E.B. DRAWING NO.

CHECKED

SCALE 3/16"=1'-0" A-11





CEILING HEIGHTS OF ROOMS OR SPACES IN RESIDENTIAL OCCUPANCIES AND LIVE/WORK UNITS SHALL CONFORM TO TABLE 9.5.3.1. AREAS IN ROOMS OR SPACES OVER WHICH CEILING HEIGHT IS NOT LESS THAN THE MINIMUM SPECIFIED IN TABLE 9.5.3.1 SHALL BE CONTIGUOUS WITH THE ENTRY OR ENTRIES TO THOSE ROOMS OR SPACES. [OBC 9.5.3.1]

CONCEALED SPACES IN INTERIOR WALLS, CEILINGS AND CRAWL SPACES SHALL BE SEPARATED BY FIRE BLOCKS 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 CONFORMANCE WITH OBC 9.10.19.1

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

DRAIN TILE AND DRAIN PIPE FOR FOUNDATION DRAINAGE SHALL CONFORM TO THE ENTIRE SUBSECTION OBC B.9.14.3

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

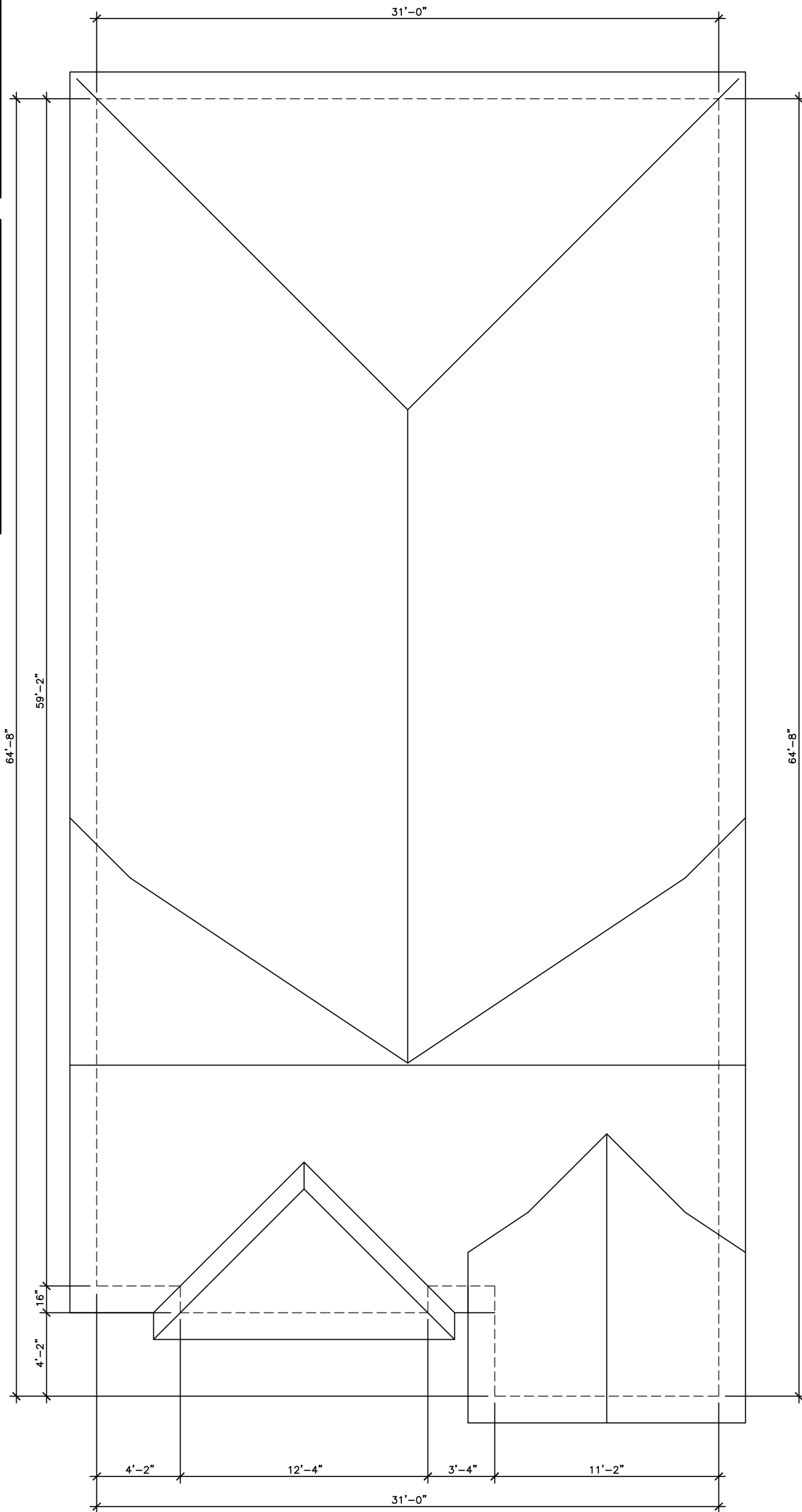
WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE (A) NOT LESS THAN 90 mm THICK, AND (B) TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO OBC 9.20.3.4.(3) SPACED NOT MORE THAN 200 mm O.C. VERTICALLY, AND 900 mm O.C. HORIZONTALLY. (C) THE SPACE BETWEEN THE WALL AND THE FACING SHALL BE FILLED WITH MORTAR. [OBC 9.15.4.7.(2)(3)]

ALL WALLS, CEILINGS AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE GROUND SHALL BE PROVIDED WITH THERMAL INSULATION CONFORMING TO SUBSECTIONS 9.25.2, AN AIR BARRIER SYSTEM CONFORMING TO SUBSECTION 9.25.3, AND A VAPOUR BARRIER CONFORMING TO SUBSECTION 9.25.4, AND CONSTRUCTED IN SUCH A WAY THAT THE PROPERTIES AND RELATIVE POSITION OF ALL THE MATERIALS CONFORM TO SUBSECTION 9.25.5

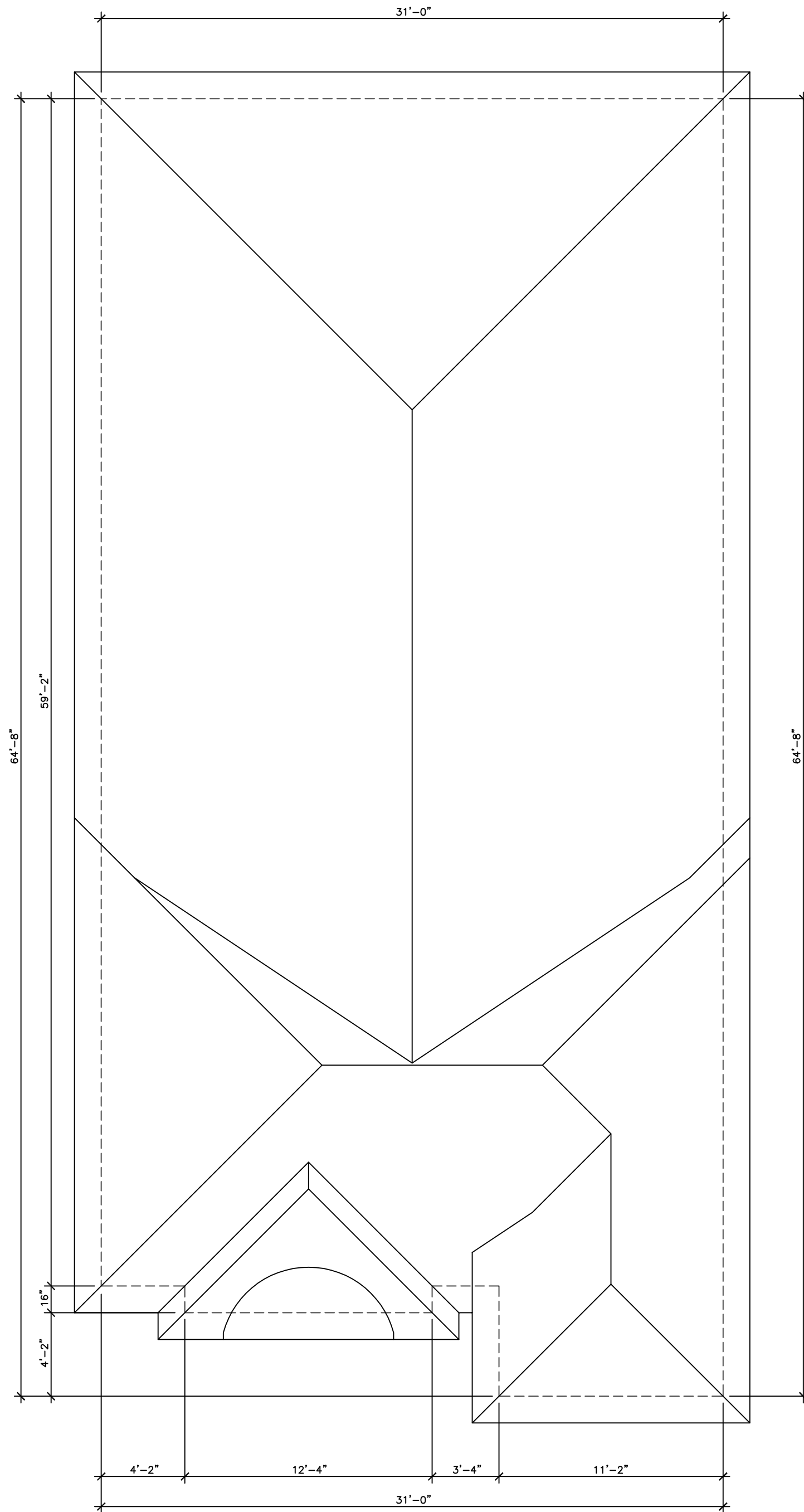
STUCCO SHALL BE NOT LESS THAN 200 mm ABOVE FINISHED GROUND LEVEL EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONRY. [OBC 9.28.1.4]

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	= 2'6" 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 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 5/16" + (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



ROOF PLAN 'B'



ROOF PLAN '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

**KING EAST**  
ESTATES



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  
DESIGN INC.**

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

**MODEL 3400**

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

DRAWING  
CROSS SECTION  
ROOF PLAN 'B'C'

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



