


CONCRETE REINFORCING
FOR ALL FOUNDATIONS
ON ENGINEERED FILL

	3 = $2^8 \times 6^8$
	4 = $2^8 \times 6^8$
	5 = $2^6 \times 6^8$
	6 = $2^4 \times 6^8$
	7 = $2^2 \times 6^8$
	8 = $2^0 \times 6^8$
	9 = $1^6 \times 6^8$

STRUCTURAL LEGEND
LVL9 DENOTES 1-1 3/4" X 9 1/2" LVL2.OE



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

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

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.(6)]

THE MINIMUM WINDOW GLASS AREA FOR ROOMS IN BUILDINGS OF RESIDENTIAL OCCUPANCY OR ROOM THAT ARE USED FOR SLEEPING SHALL CONFORM TO TABLE B 9.7.2.3.

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

DIMENSIONS FOR RECTANGULAR TREADS
RISE MAX. 200 mm, MIN. 125 mm
RUN MAX. 355 mm, MIN. 255 mm
[OBC TABLE 9.8.4.1]

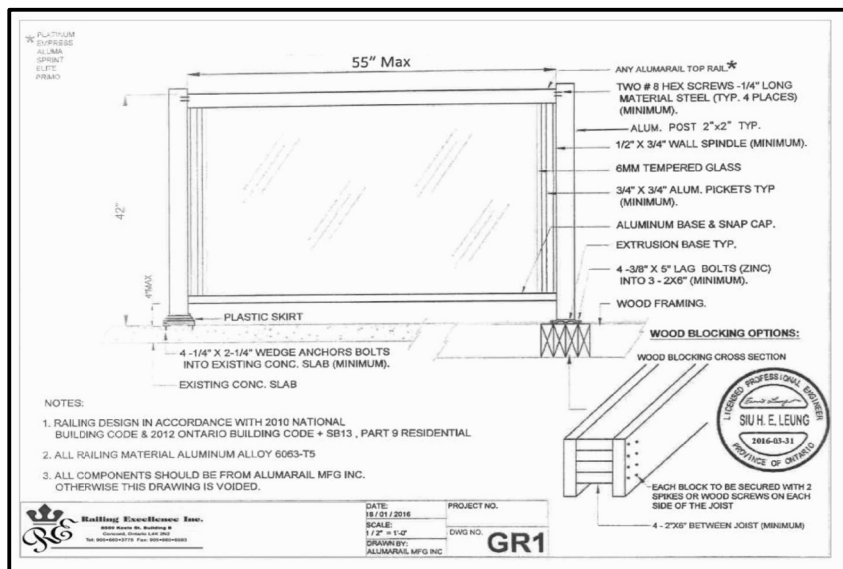
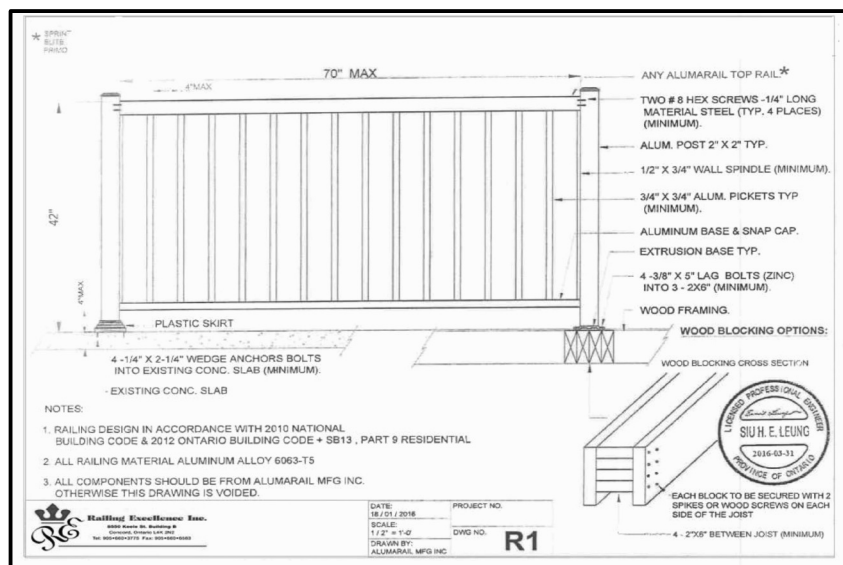
EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 sq. m. AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1]

WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.13.11.

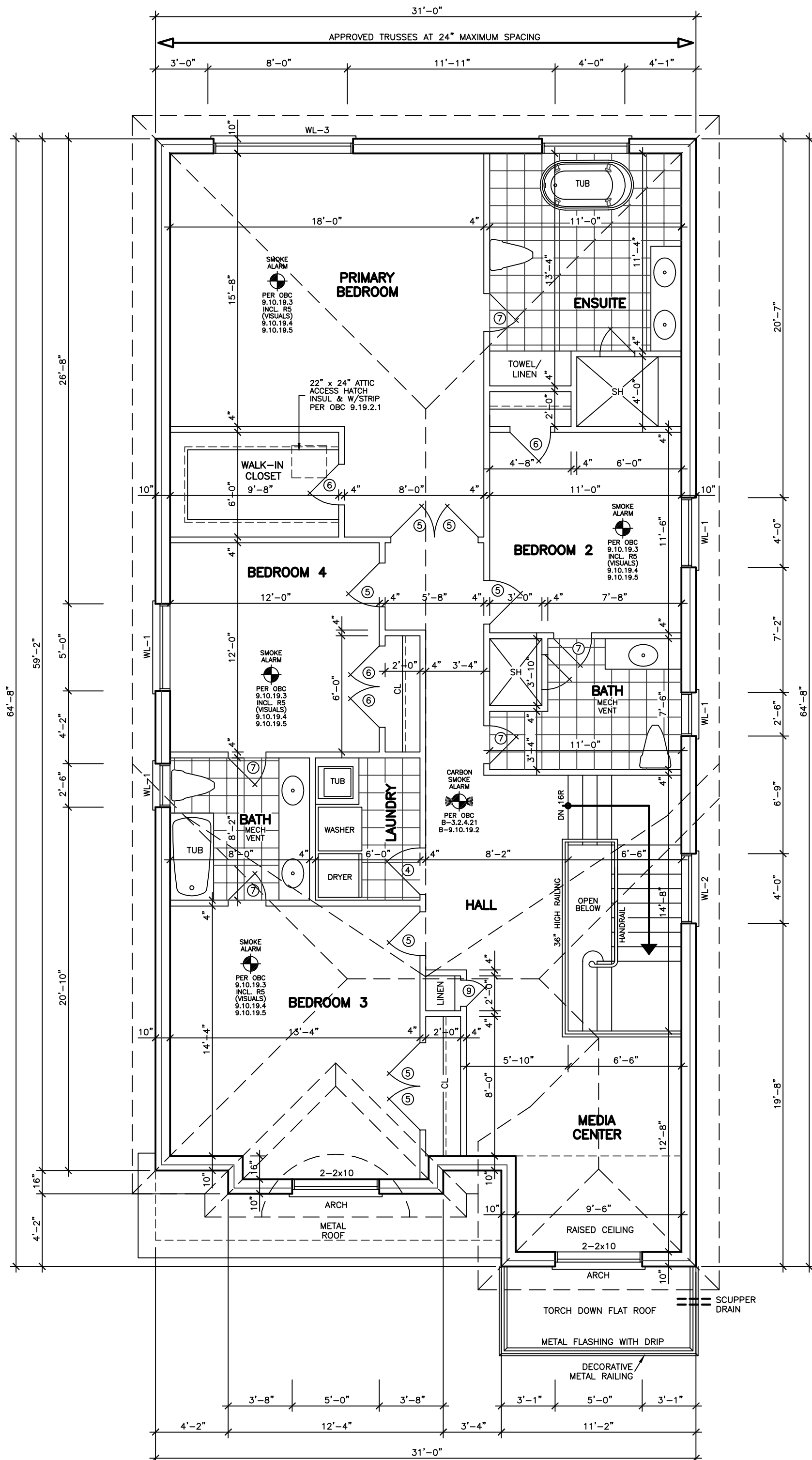
ROOFS AND OTHER PLATFORMS THAT EFFECTIVELY SERVE AS ROOFS WITH RESPECT TO ACCUMULATION OR DRAINAGE OF PRECIPITATION, SHALL BE PROTECTED WITH ROOFING, INCLUDING FLASHING, INSTALLED TO SHED RAIN EFFECTIVELY AND TO PREVENT WATER, DUE TO ICE DAMMING, FROM ENTERING THE ROOF. [OBC 9.26.1.1]

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 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 5/16" + (2) 2" x 12" #1 SPRUCE
WL-4	= 6" x 3 1/2" x 5/16" + (3) 2" x 12" #1 SPRUCE



STRUCTURAL NOTE
1. PROVIDE 3-2x6 OR 4-2x4 POST EXTENDED DOWN TO FOOTING AT EACH GIRDER TRUSS AND ROOF BEAM BERING (TYP.) UNLESS NOTED ON PLAN.



SECOND FLOOR 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

KING EAST
ESTATES



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THE CONTRACTORS SHALL CHECK AND VERIFY ALL
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DISCREPANCIES TO THE ARCHITECT.
DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

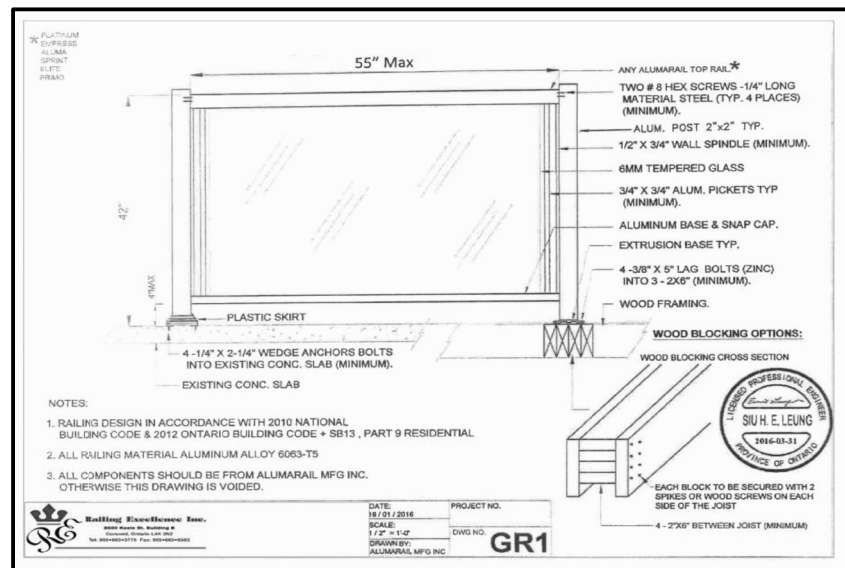
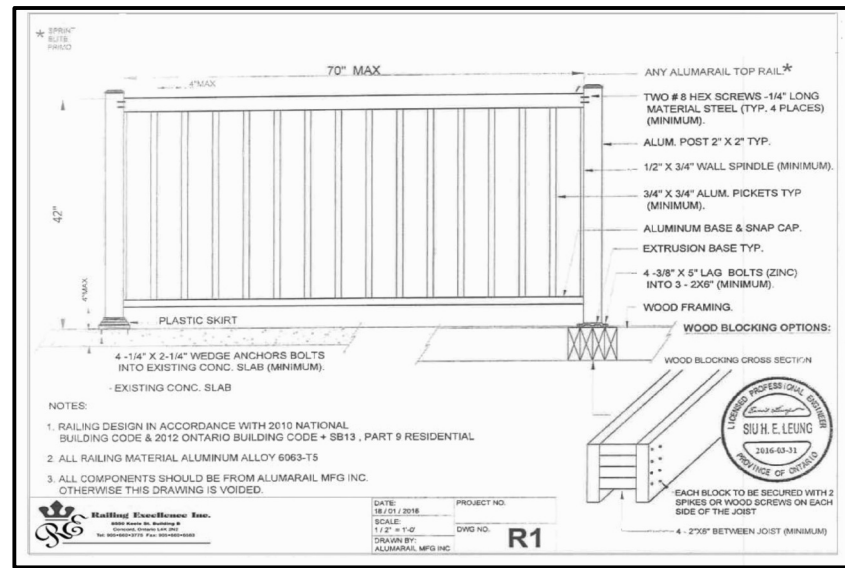
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

C2A-17
MODEL 3400 C

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

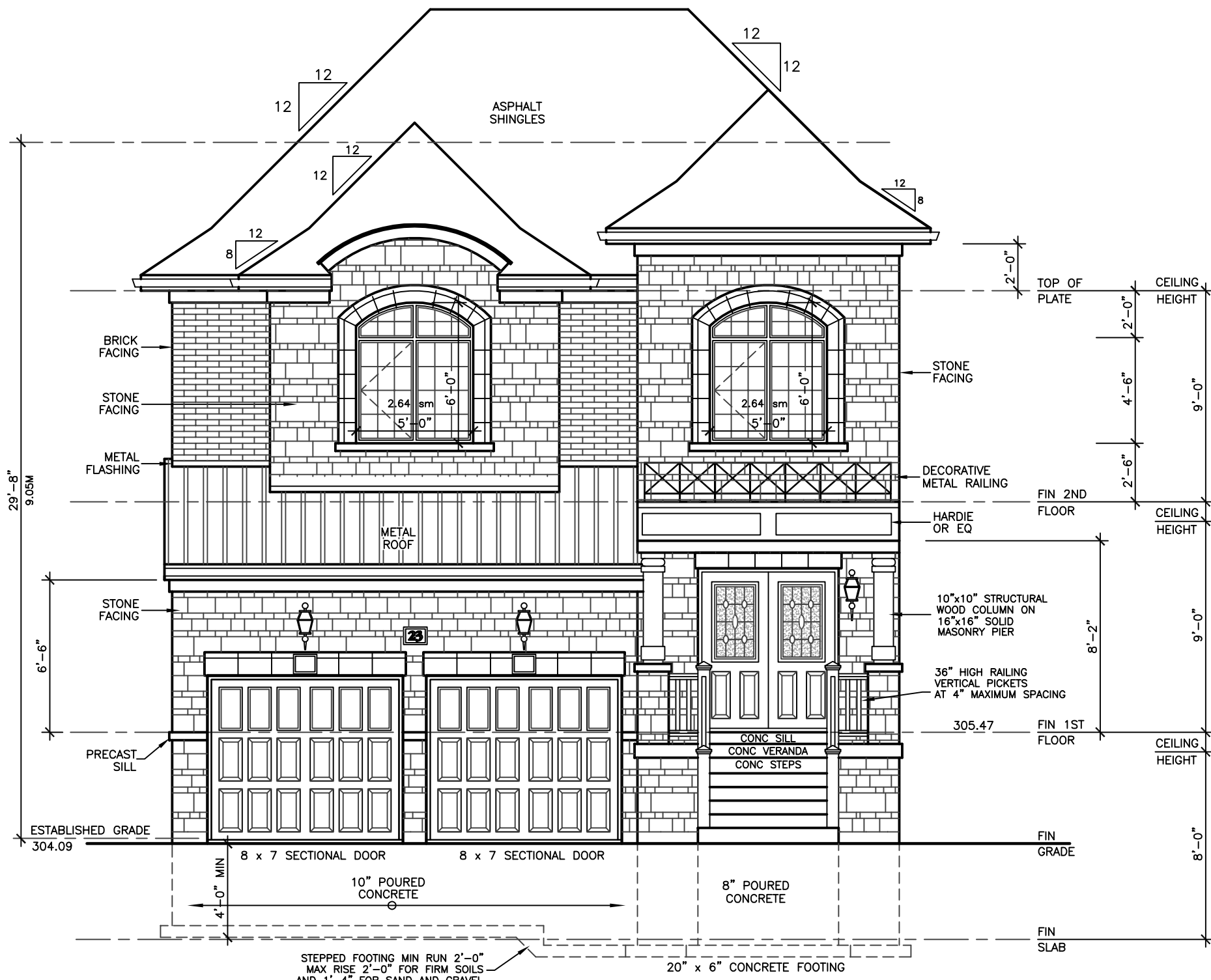
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR

(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)]

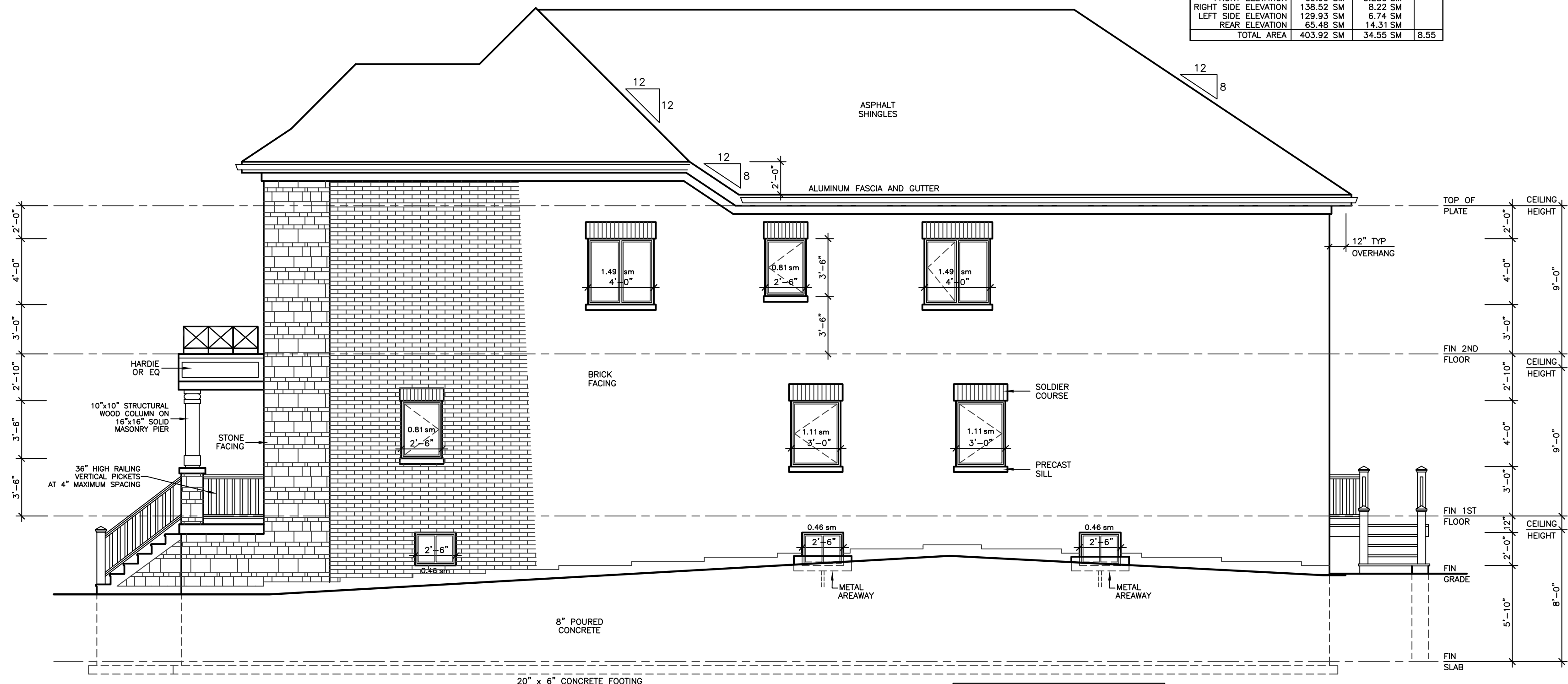
FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:

(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 'C'



RIGHT SIDE ELEVATION 'C'

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

KING EAST
ESTATES

ONTARIO ASSOCIATION
OF ARCHITECTS

LEO ARIEMMA
LICENCE 7581

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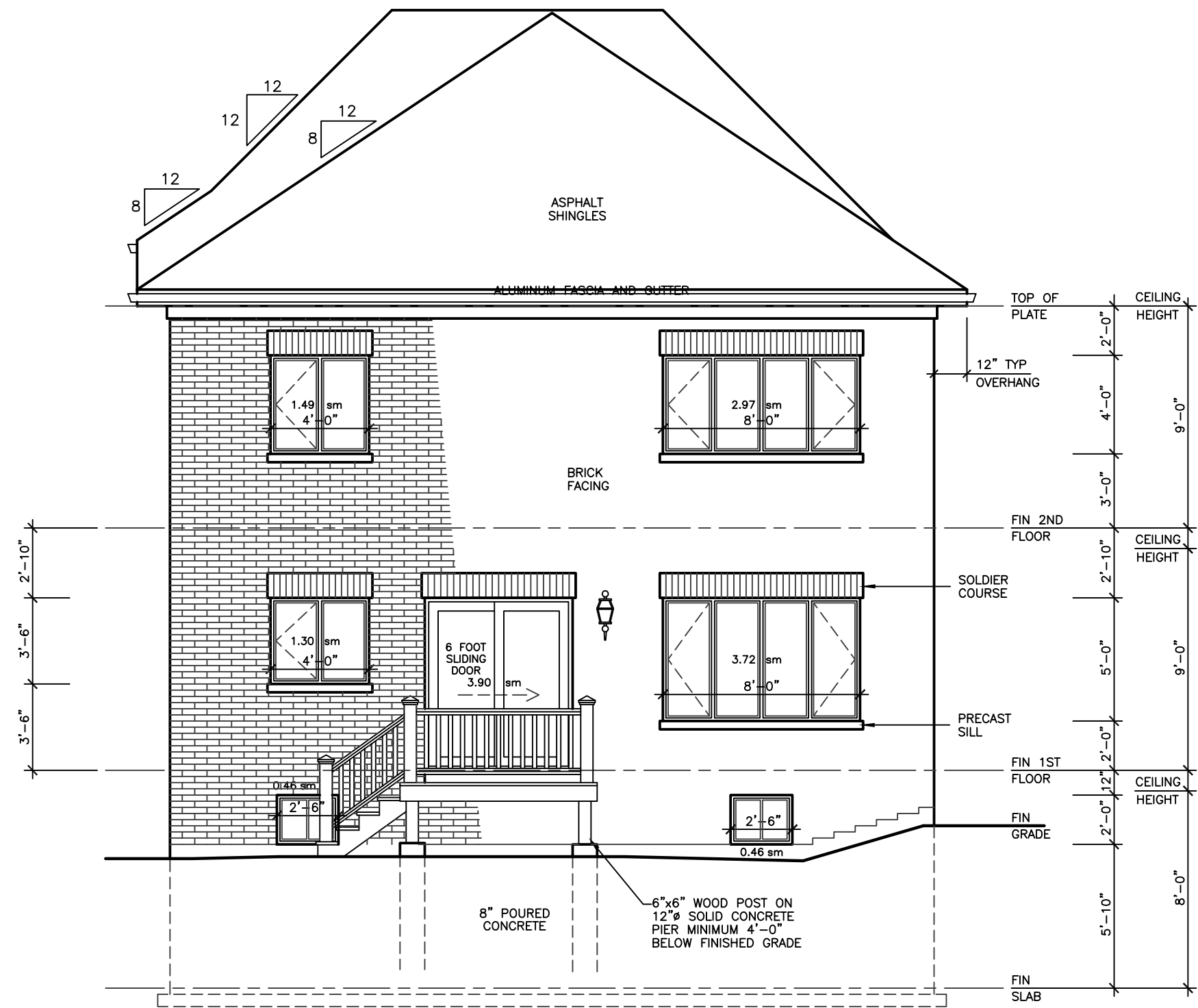
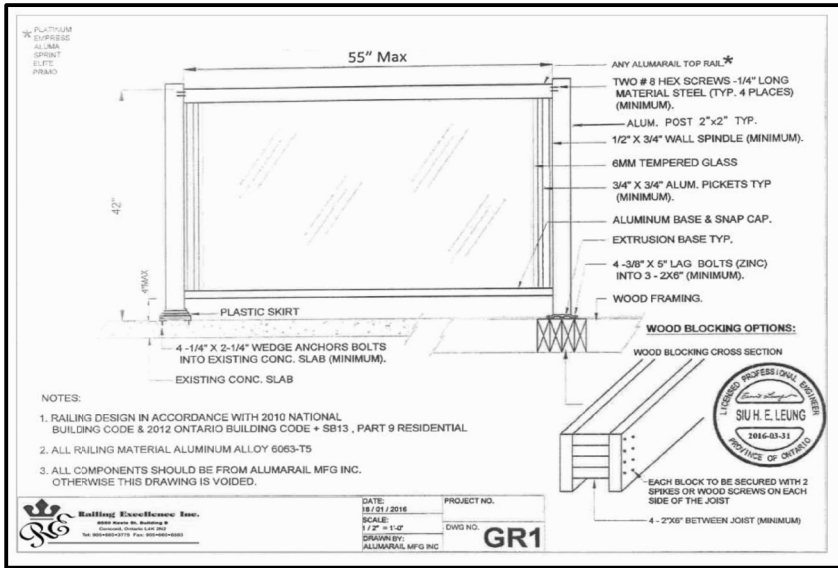
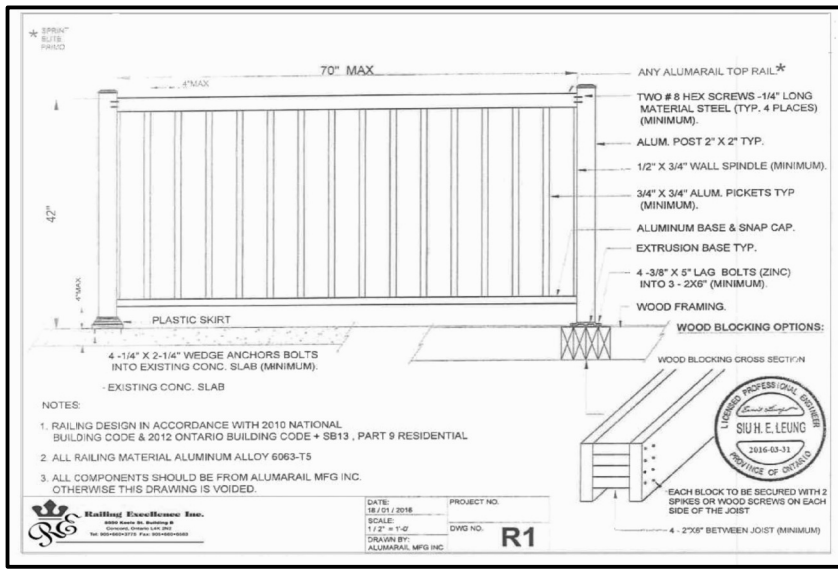
ARCHITECTURAL
DESIGN INC.

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

C2A-17
MODEL 3400 C

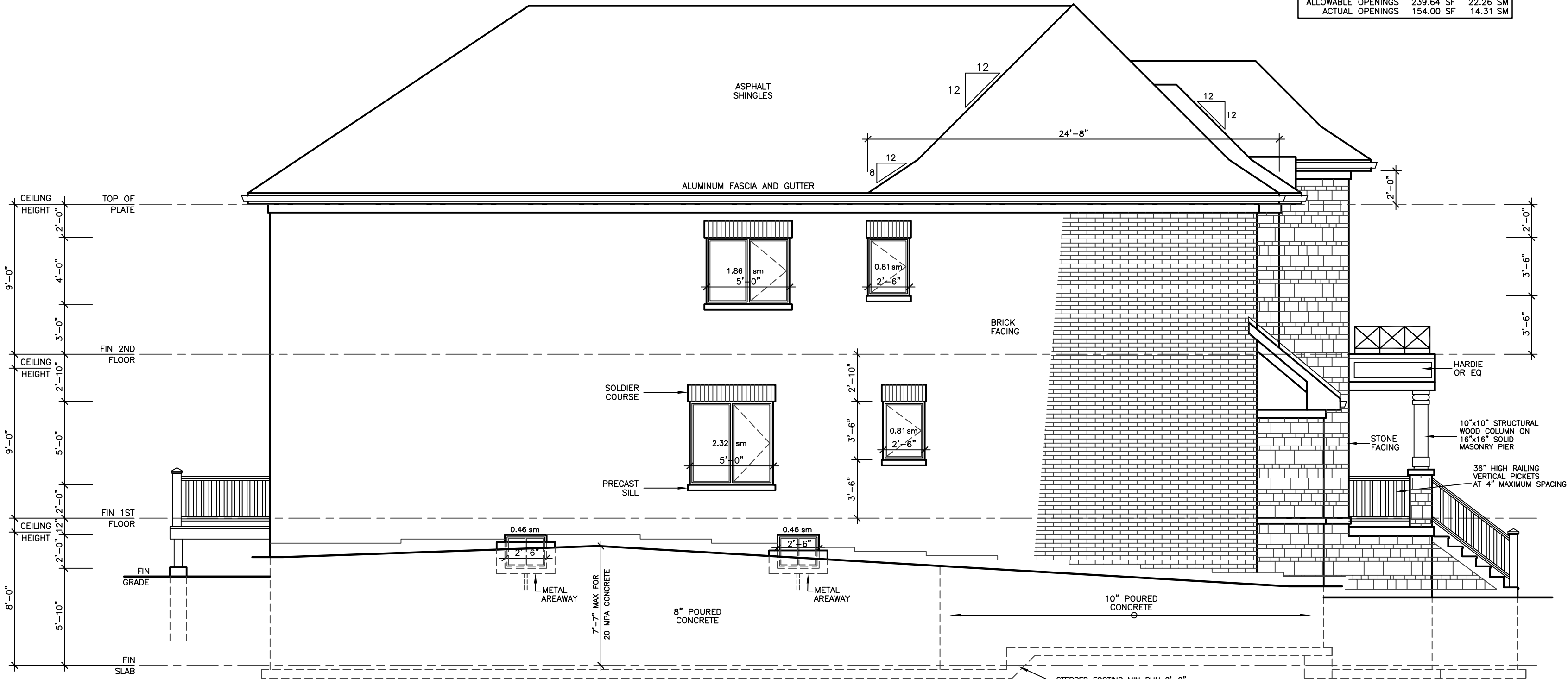
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: SPECIOSA STREET
RICHMOND HILL

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



REAR ELEVATION 'C'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	704.83 SF	65.48 SM	
ALLOWABLE OPENINGS	239.64 SF	22.28 SM	
ACTUAL OPENINGS	154.00 SF	14.31 SM	



LEFT SIDE ELEVATION 'C'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	4.27 FT	1.30 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1314.15 SF	122.09 SM	
ALLOWABLE OPENINGS	91.99 SF	8.55 SM	
ACTUAL OPENINGS	72.50 SF	6.74 SM	

REVISIONS		
#	DESCRIPTION	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

KING EAST
ESTATES

ONTARIO ASSOCIATION
OF ARCHITECTS

LEO ARIEMMA
LICENCE 7581

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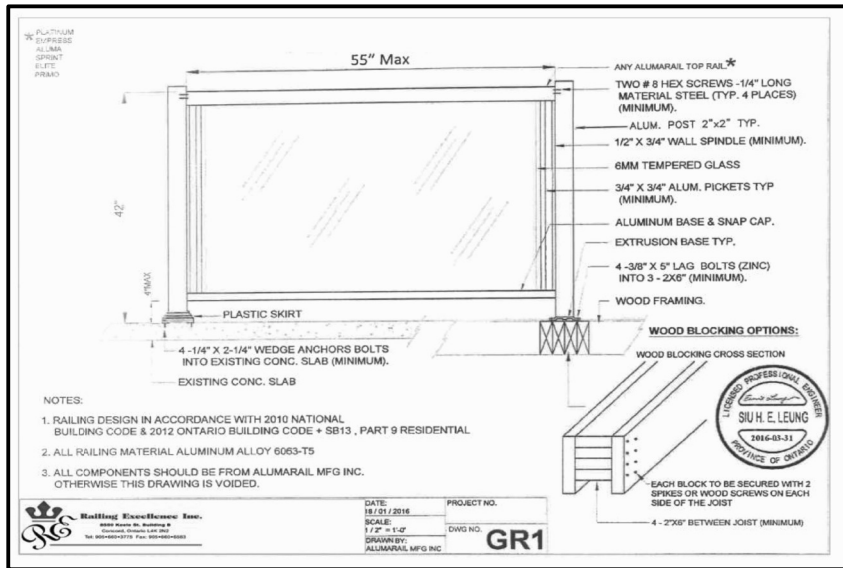
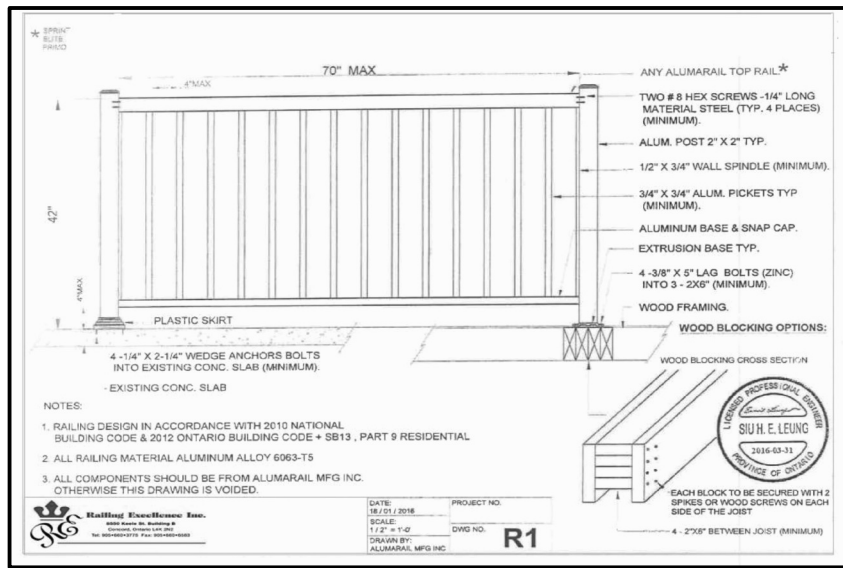
ARCHITECTURAL
DESIGN INC.

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

C2A-17
MODEL 3400 C

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

DRAWING REAR AND LEFT SIDE ELEVATIONS 'C'	PROJECT NO 20-23
DATE APR '23	DRAWING NO A-6
DRAWN E.B.	
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	= WB 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 3/16" + (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

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-5351, "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.

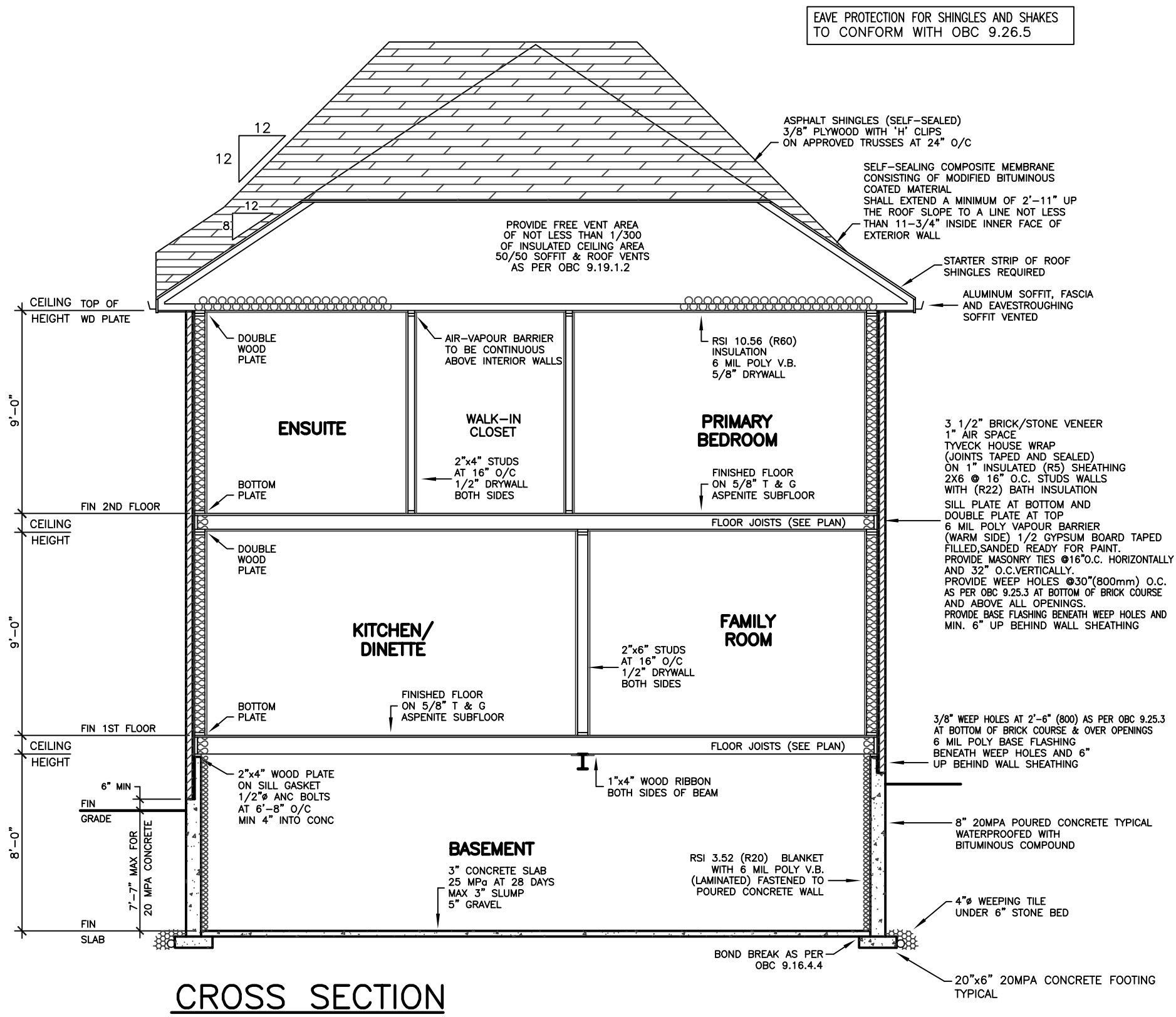
DRAIN TILE AND DRAIN PIPE FOR FOUNDATION DRAINAGE SHALL CONFORM TO THE ENTIRE SUBSECTION OBC 8.9.14.3

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 FINISH, 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 9.20.9.4.(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]



REVISIONS	
#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
L. 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

KING EAST
ESTATES



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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

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UNIT 1
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TEL 905 660-9393
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C2A-17
MODEL 3400 C

PROJECT
PROPOSED
TWO STOREY DWELLING

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

DRAWING
CROSS SECTION

DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-7
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 NOT MORE THAN 1,950 mm (6'-5")
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 (1/32")
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.
38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C.
IF NOT NOTED OTHERWISE, ON 6 MIL POLYETHYLENE DAMPPROOFING
ON 200 mm (8") HIGH POURED CONCRETE OR CONCRETE BLOCK CURB
ON 300 mm x 200 mm (14"x8") CONCRETE FOOTINGS WITH
DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE ANCHORED TO CONCRETE
CURB AT 2030 mm (6'-8") O.C.

EXTERIOR WOOD COLUMNS SHALL BE ANCHORED TO CONCRETE SLABS OR
FOOTINGS WITH A STEEL ANCHOR SHOE A MINIMUM OF 175 mm (7")
ABOVE FINISHED GRADE AND TO THE BEAM WITH A 19 mm x 89 mm x
90 mm (1"x4"x7") ANCHOR NAILING STRIP AT THE TOP OF THE COLUMN.

FIRE SEPARATION

BEAMS AND JOISTS WHICH ARE FRAMED INTO A MASONRY OR CONCRETE
FIRE SEPARATION SHALL NOT REDUCE THE THICKNESS OF THAT FIRE
SEPARATION TO LESS THAN 100 mm (4") OF MASONRY OR CONCRETE.

FOAMED PLASTICS WHICH FORM PART OF A WALL OR CEILING ASSEMBLY
SHALL BE PROTECTED FROM ADJACENT HABITABLE SPACES BY GYPSUM
BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.

MASONRY VENEER WALLS

MASONRY VENEER RESTING ON A BEARING SUPPORT SHALL BE OF SOLID
UNITS WITH A MINIMUM THICKNESS OF 70 mm (2-3/4") TO A MAXIMUM
HEIGHT OF 11 m (36'-1").

AN AIR SPACE, WITH A MINIMUM THICKNESS OF 25 mm (1"), SHALL BE
PROVIDED BETWEEN MASONRY VENEER AND WALL SHEATHING.

MASONRY VENEER SHALL BE TIED TO WOOD FRAMING MEMBERS WITH
CORROSION-RESISTANT STRAPS, WITH A MINIMUM THICKNESS OF 0.76 mm
(0.030") AND A MINIMUM WIDTH OF 22 mm (7/8"). STRAPS SHALL BE
SPACED AT 600 mm (23-5/8") O.C. VERTICALLY AND 400 mm (15-3/4")
O.C. HORIZONTALLY AND SHALL BE NAILED TO THE WOOD STUDS THROUGH
THE WALL SHEATHING.

MASONRY VENEER RESTING ON A BEARING SUPPORT SHALL NOT PROJECT
MORE THAN 25 mm (1") WHERE THE VENEER IS AT LEAST 90 mm
(3-1/2") THICK, AND 12 mm (1/2") WHERE THE VENEER IS LESS THAN
90 mm (3-1/2") THICK.

WEEP HOLES SHALL BE PROVIDED ABOVE ALL OPENINGS, AT ROOF/WALL
INTERSECTIONS AND AT THE BOTTOM OF MASONRY VENEER WALLS. THESE
HOLES SHALL BE 10 mm (3/8") AND SHALL HAVE A MAXIMUM SPACING
OF 900 mm (2'-7").

WEEP HOLES AT THE BOTTOM OF MASONRY VENEER WALLS SHALL BE
PROVIDED WITH FLASHING THAT EXTENDS FROM A POINT A MINIMUM OF
5 mm (3/16") BEYOND THE OUTSIDE FACE OF THE SUPPORTING WALL TO
A POINT A MINIMUM OF 150 mm (5-7/8") UP BEHIND THE VENEER
PAPER. IF SUCH FLASHING IS FLEXIBLE, IT SHALL BE PROVIDED WITH
CONTINUOUS SUPPORT.

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC 9.3.9.

PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHT TO CONFORM WITH
OBC 9.7.3

WOOD BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS
THAN 89 mm (3-1/2") BEARING AT END SUPPORTS. [OBC 9.2.3.9.1]

A FLOOR DRAIN SHALL BE INSTALLED IN A BASEMENT FORMING PART OF A DWELLING
UNIT. [OBC 9.3.1.4.4]

CAPACITY AND SOUND RATINGS FOR REINFORCED
FANS SHALL CONFORM TO OBC 9.3.2.3.9.

3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL
HAVE TWO SWITCHES TO CONTROL AT LEAST ONE LIGHTING OUTLET WITH FIXTURE FOR
STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS. [OBC 9.3.4.2.3(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR EACH 30 m² OF FLOOR AREA
OR FRACTION OF IT IN UNFINISHED BASEMENTS. [OBC 9.3.4.2.4]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED IN STORAGE ROOMS. [OBC 9.3.4.2.5]

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC 9.3.9.

PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHT TO CONFORM WITH
OBC 9.7.3

WOOD BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS
THAN 89 mm (3-1/2") BEARING AT END SUPPORTS.

ALL FLOOR JOISTS, CEILING JOISTS, ROOF JOISTS AND RAFTERS SHALL HAVE
A MINIMUM END BEARING LENGTH OF 38 mm (1-1/2").

WALL PLATES SHALL BE NOT LESS THAN 38 mm (1-1/2") THICK AND
SHALL BE THE SAME WIDTH AS THE WALL STUDS. NO FEWER THAN TWO
TOP PLATES SHALL BE PROVIDED IN LOADBEARING WALLS.

WHERE FLOOR SHEATHING SUPPORTS CERAMIC TILES, IT SHALL BE
REINFORCED IN ACCORDANCE WITH O.B.C. SECTION 9.3.0.6

SOLID BLOCKING SHALL BE PROVIDED UNDER ALL CONCENTRATED LOADS.

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

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 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 SOIL TESTING 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 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 (2'-8")
AND NOT MORE THAN 965 mm. [OBC 9.8.7.4(2)]

EXTERIOR CONCRETE STAIRS WITH MORE
THAN 2 RISERS AND 2 TREADS SHALL BE
SUPPORTED ON UNIFORM MASONRY OR CONCRETE
WALLS OR PIERES 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 FOUNDATION SHALL CONFORM TO OBC
TO OBC SECTION 4.2. [OBC 9.15.1.1.(3)]

LINTELS AND ARCHES THAT SUPPORT
MASONRY SHALL CONFORM TO OBC 9.2.0.5.

THE LENGTH OF END BEARING OF WALLS
THAT ARE SUPPORTED ON MASONRY SHALL
BE NOT LESS THAN 80 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 9.2.0.8.3]

WOOD BEAMS SHALL HAVE AN EVEN AND
LEVEL BEARING AND SHALL HAVE NOT LESS
THAN 89 mm (3-1/2") BEARING AT END
SUPPORTS. [OBC 9.2.3.9.1]

A FLOOR DRAIN SHALL BE INSTALLED IN A
BASEMENT FORMING PART OF A DWELLING
UNIT. [OBC 9.3.1.4.4]

CAPACITY AND SOUND RATINGS FOR REINFORCED
FANS SHALL CONFORM TO OBC 9.3.2.3.9.

3-WAY WALL SWITCHES LOCATED AT THE
HEAD AND FOOT OF EVERY STAIRWAY SHALL
HAVE TWO SWITCHES TO CONTROL AT LEAST ONE
LIGHTING OUTLET WITH FIXTURE FOR
STAIRWAYS WITH 4 OR MORE RISERS IN
DWELLING UNITS. [OBC 9.3.4.2.3(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE
PROVIDED FOR EACH 30 m² OF FLOOR AREA
OR FRACTION OF IT IN UNFINISHED BASEMENTS.
[OBC 9.3.4.2.4]

A LIGHTING OUTLET WITH FIXTURE SHALL BE
PROVIDED IN STORAGE ROOMS. [OBC 9.3.4.2.5]

REINFORCED CONCRETE SLABS SHALL
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SKYLIGHT TO CONFORM WITH OBC 9.7.3

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