

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 9.23.4.4.
WOOD FLOOR JOISTS SHALL CONFORM TO OBC 9.23.9.
MAXIMUM SPANS FOR WOOD FLOOR JOISTS SHALL CONFORM TO TABLES A-1 AND A-2 OR WITH MANUFACTURER'S SPAN TABLES.
MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR BEAMS SHALL CONFORM TO TABLES A-9 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
240 mm (9-1/2") CONCRETE BLOCK
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 SURROUNDING 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. [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 COUNTERWEIGHTED 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.(9)]

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 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.

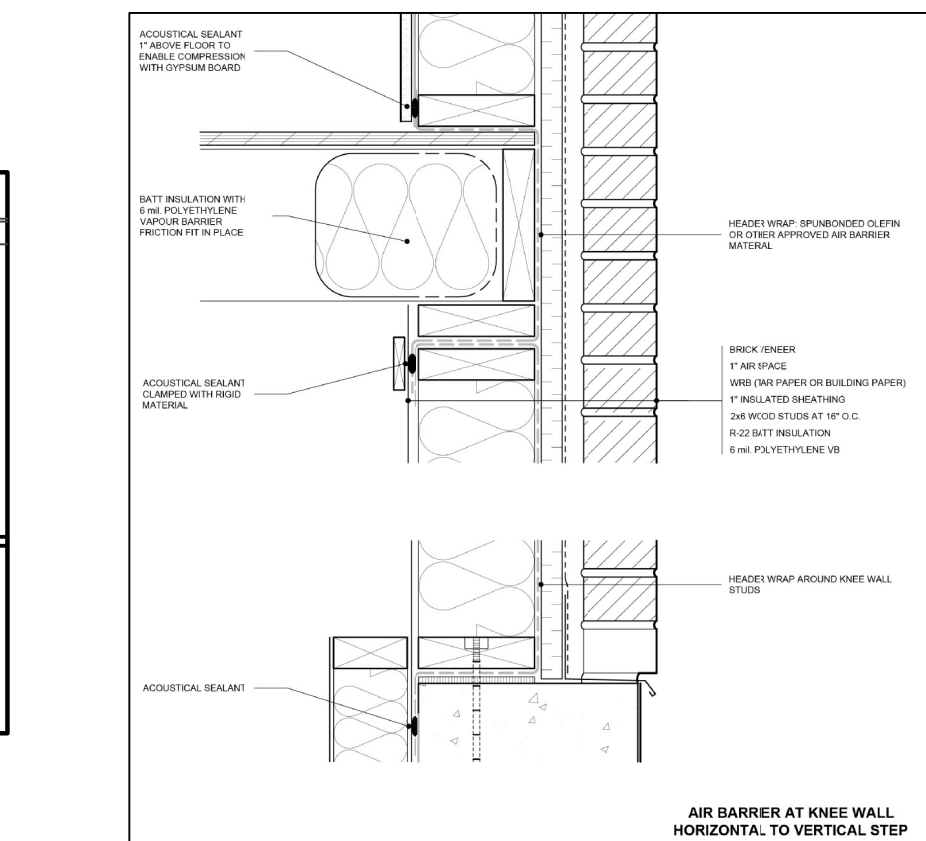
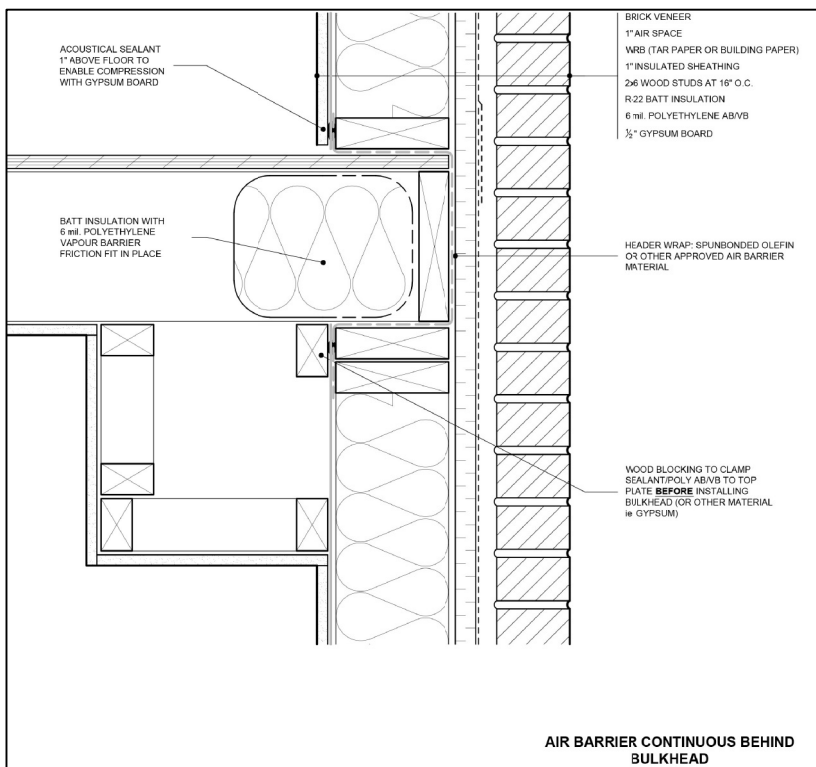
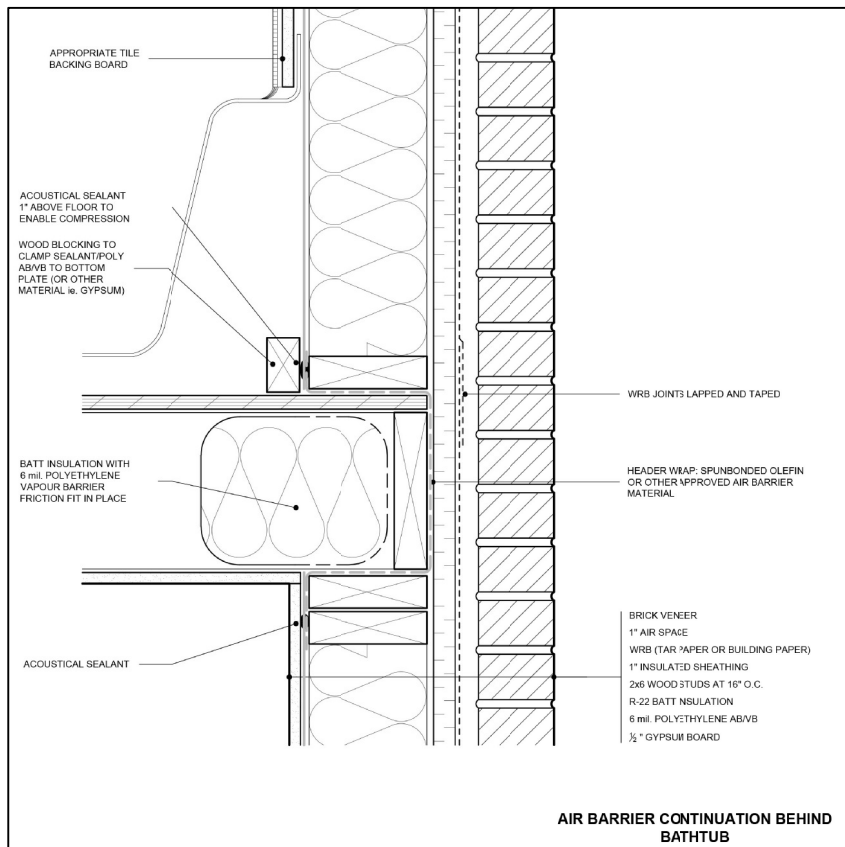
THE DEPTH OF A RECTANGULAR TREAD SHALL BE IN COMPLIANCE WITH OBC 9.8.4.1.

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.

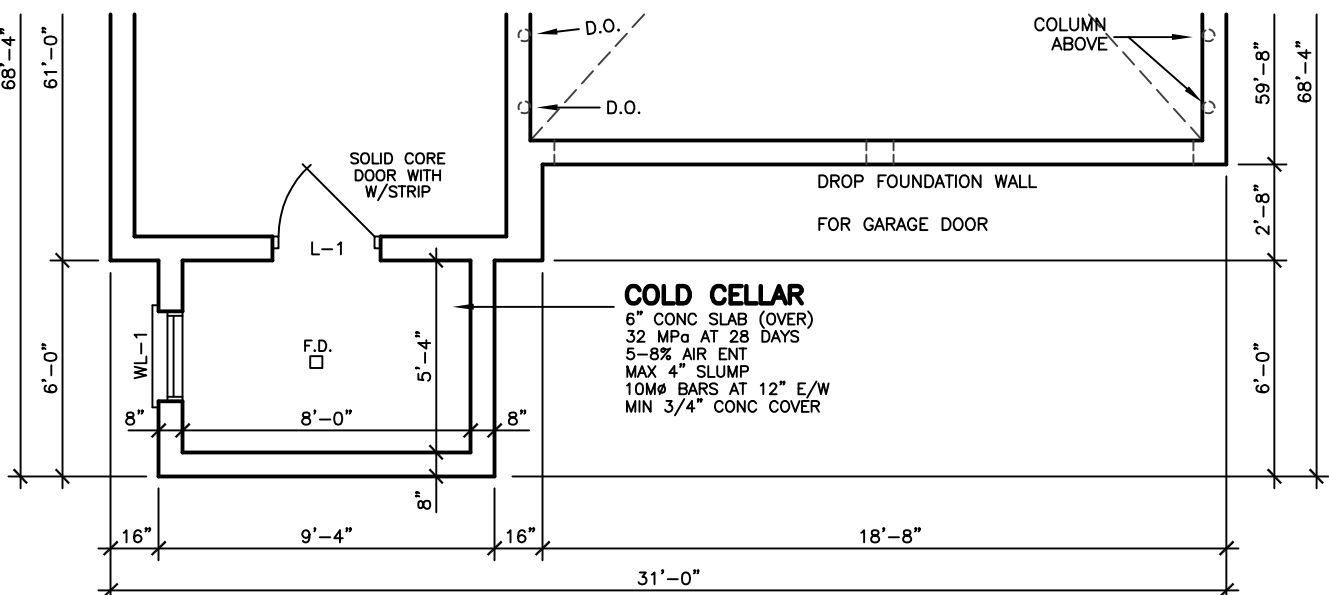


SECTION 'A-A'

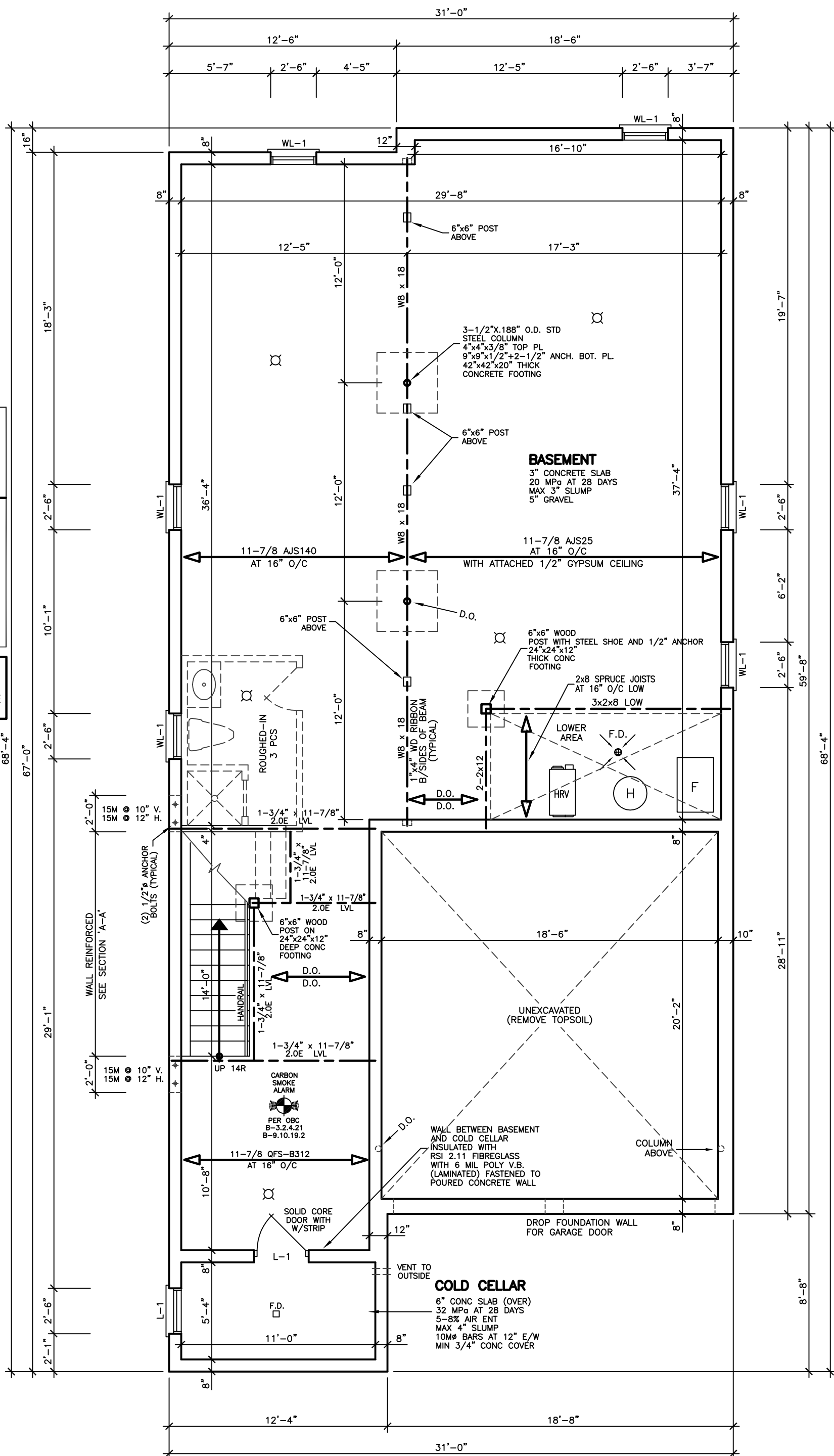
CONCRETE REINFORCING FOR ALL FOUNDATIONS ON ENGINEERED FILL

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 ⁸ 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 3/8" + (2) 2" x 12" #1 SPRUCE
WL-4	= 6" x 3 1/2" x 5/8" + (3) 2" x 12" #1 SPRUCE



BASEMENT FLOOR PLAN 'C'



BASEMENT FLOOR PLAN

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

REVISIONS

#	DATE

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 3.17.2.2.(3)]

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.

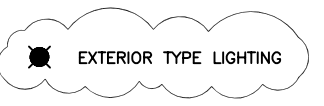
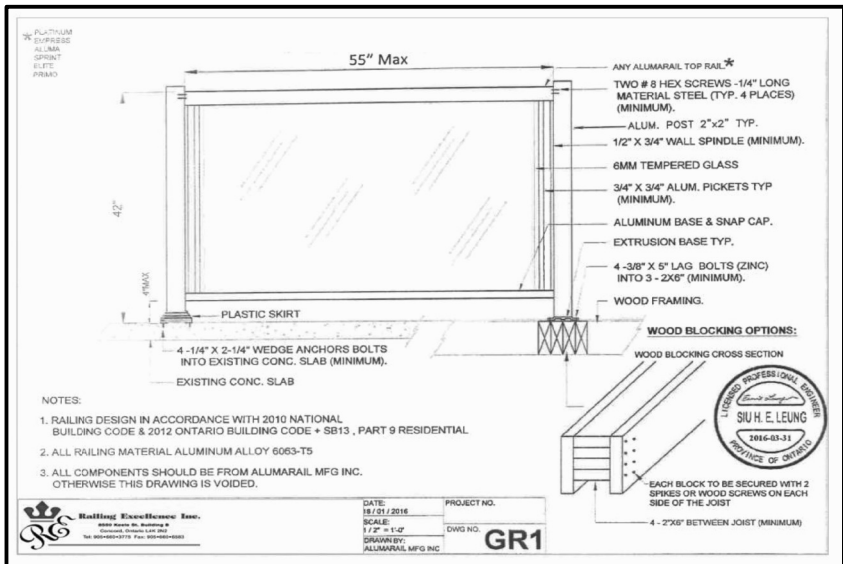
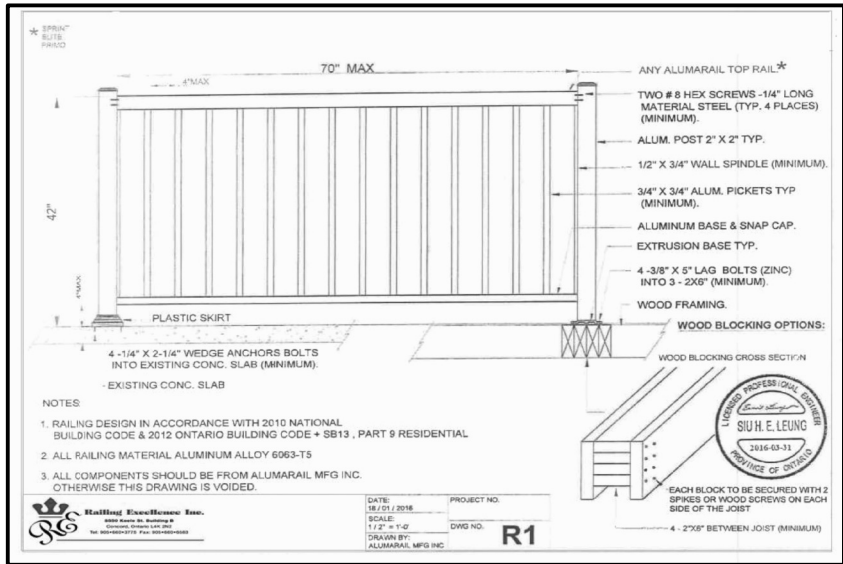
56 PENNSYLVANIA AVE.
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MODEL 3250

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

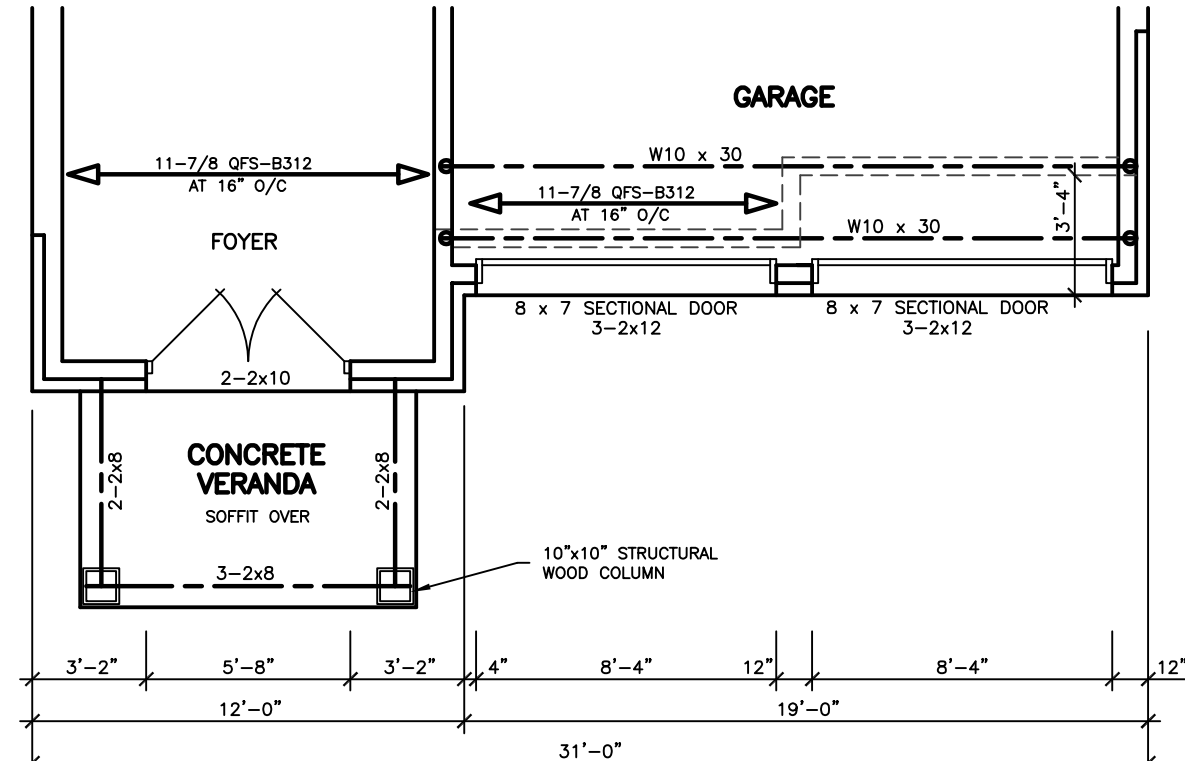
DRAWING
BASEMENT FLOOR PLAN

DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-2
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 3/4" INTERIOR
5	= 2'8" x 6'8" x 1 3/4" INTERIOR
6	= 2'4" x 6'8" x 1 3/4" INTERIOR
7	= 2'2" x 6'8" x 1 3/4" INTERIOR
8	= 2'0" x 6'8" x 1 3/4" INTERIOR
9	= 1'8" x 6'8" x 1 3/4" INTERIOR

LINTEL SCHEDULE	
L-1	= (2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2	= WB 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 3/8" + (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



FIRST FLOOR PLAN 'C'

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 9.10.15.13].

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

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

GUARDS SHALL CONFORM TO OBC 9.8.8.1 AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2.

WHERE A GARAGE IS ATTACHED TO OR BUILT INTO A BUILDING OF RESIDENTIAL OCCUPANCY, (A) AN AIR BARRIER SYSTEM IN CONFORMANCE OBC 9.25.3, SHALL BE INSTALLED BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES, AND
(B) EVERY DOOR BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING SHALL CONFORM TO OBC 9.10.15.15.

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

STRUCTURAL LEGEND

WG1 DENOTES 3-1 3/4"x11 7/8" LVL 2.0E FLUSH AT THE SECOND FLOOR LEVEL
GLUED AND SOREVED BY MEAN OF TWO 1/4" SCREWS WITH FULL PENETRATION
Ø6" O/C STAGGERED AT EACH HORIZONTAL ROW, WITH 2 1/2" EDGE DISTANCES FROM TOP AND BOTTOM AND 5" END DISTANCES FROM EACH END. CONNECT WG1 TO LVL BEAMS AT EACH END BY MEAN OF JA9 BY MITEK
JA9 - DETAIL BY MITEK
C1 DENOTES 3-1 1/2"x 0.188 HSS IN BETWEEN STUDS WITH 3/8" TOP PLATE AND 6"x5/8"x10" + 2-1/2"x ANCH BOTTOM PLATE ON SOLID BEARING

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 9.10.15.15]

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)]

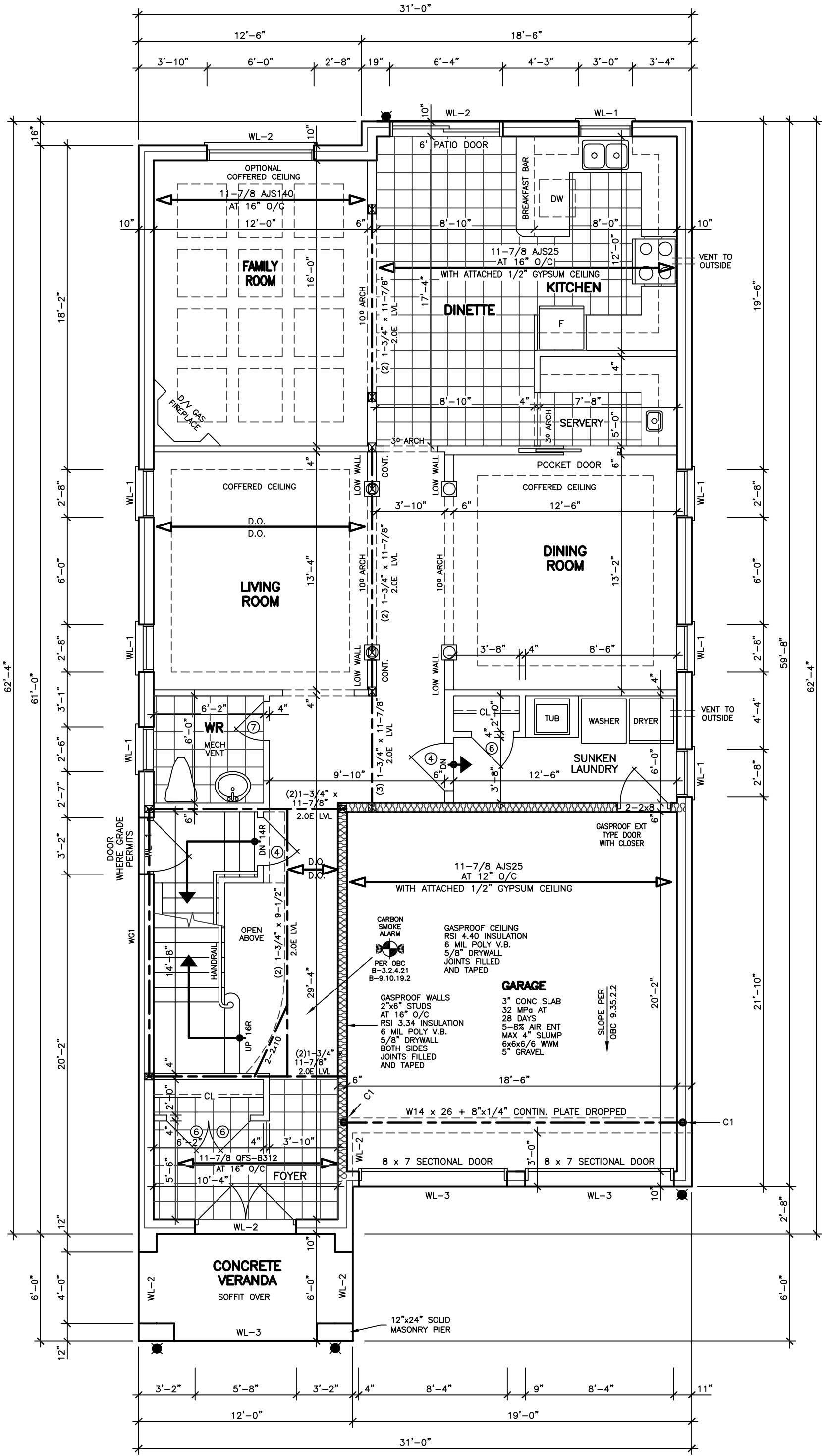
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12(10)]

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 9.33.1.2]

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

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

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



FIRST FLOOR PLAN

REVISIONS	
#	DATE
1	ADDED ELEVATION D
	AP 13 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

1st FLOOR	=	1457.28	SF
	=	135.39	SM
2nd FLOOR	=	1808.00	SF
	=	167.97	SM
(-OPENINGS)	=	-28.18	SF
	=	-2.62	SM
TOTAL	=	3237.10	SF
	=	300.74	SM
COVERAGE	=	1935.00	SF
	=	179.77	SM

LEONARD KALISHENKO AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
L. KALISHENKO
3 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

KING EAST ESTATES

ONTARIO ASSOCIATION OF ARCHITECTS
LEO ARIENNA
LICENCE 7581

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DRAWINGS MUST NOT BE SCALED.

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

MODEL 3250

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

DRAWING
FIRST FLOOR PLAN

DATE	MAR '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 5/8" + (3) 2" x 12" #1 SPRUCE

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FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER

L. KALISHENKO

3 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

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.

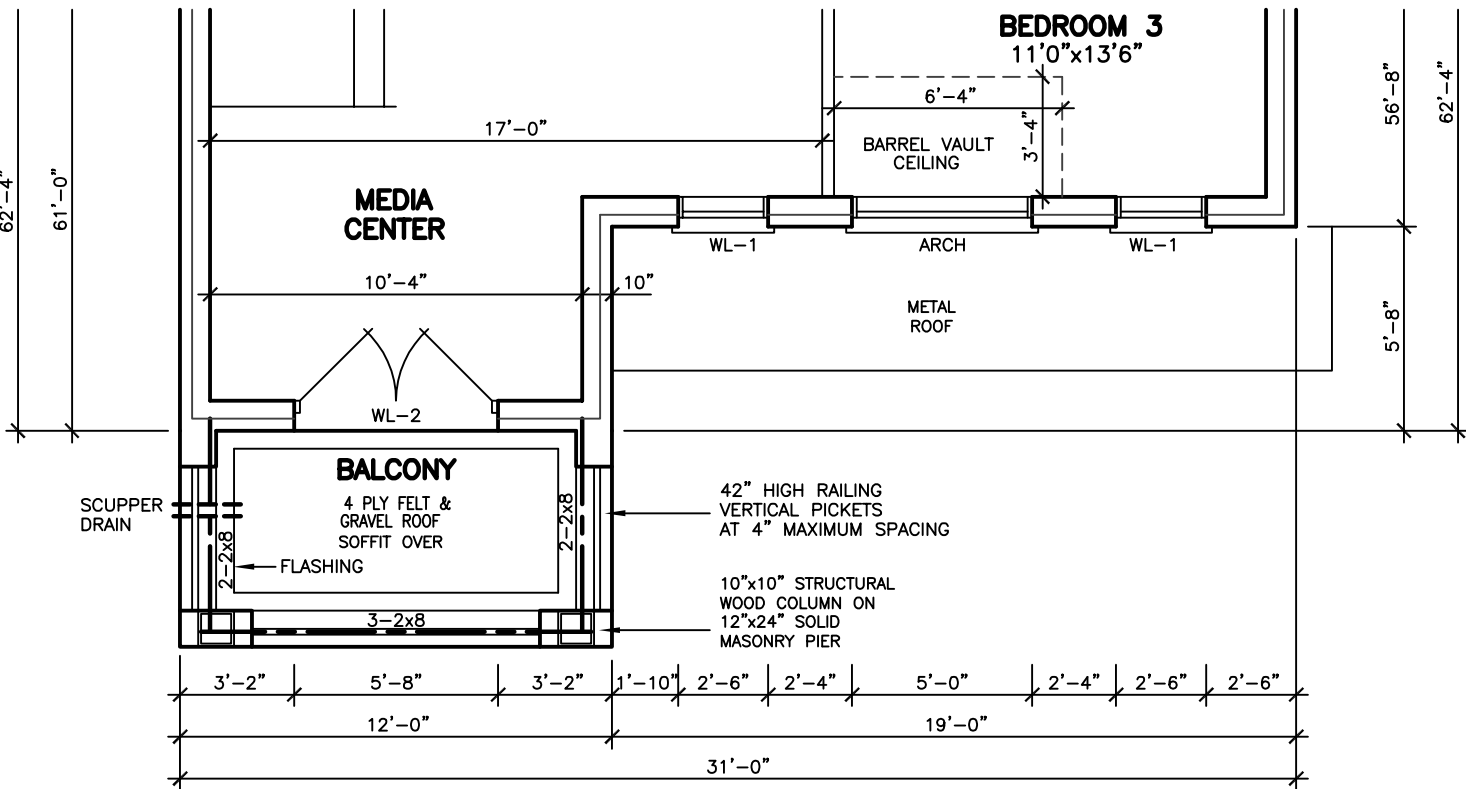
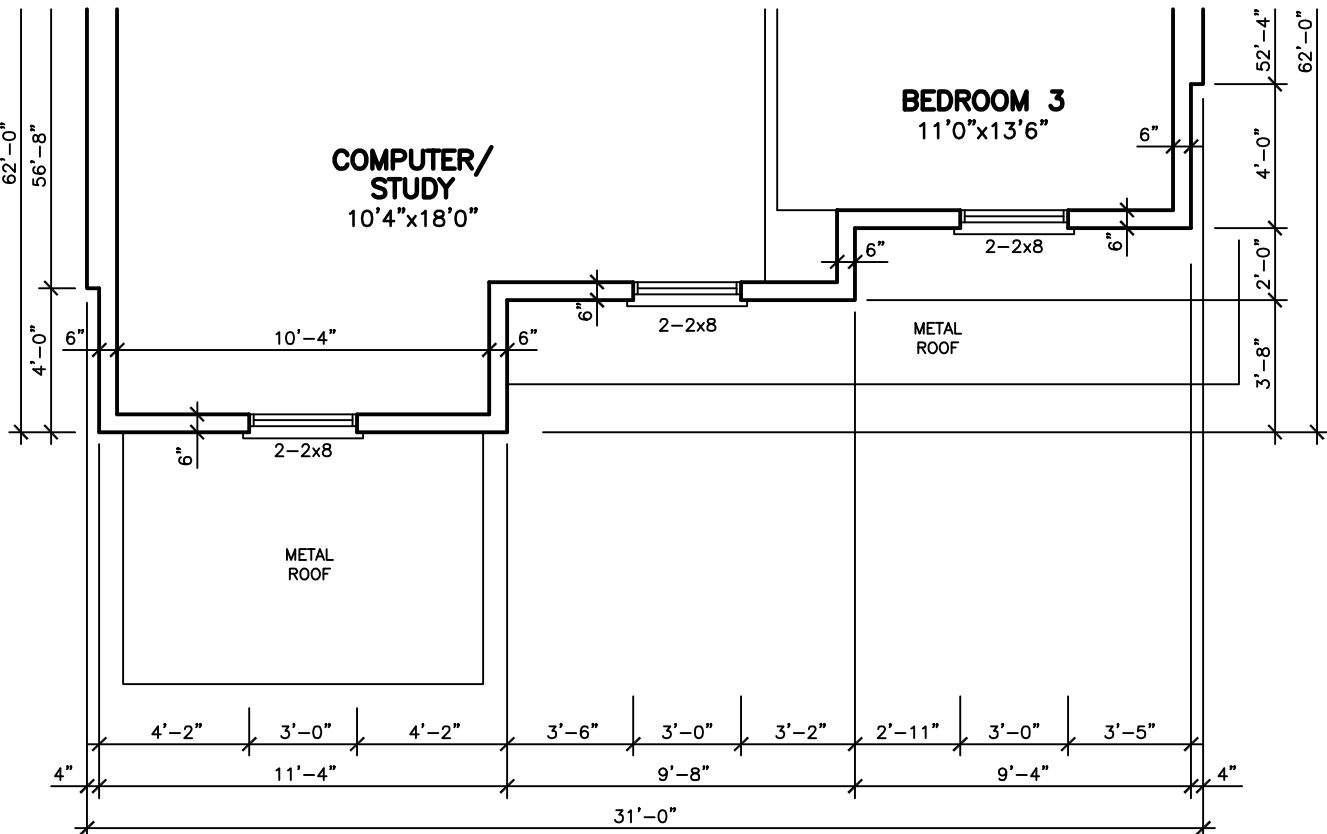
WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7

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

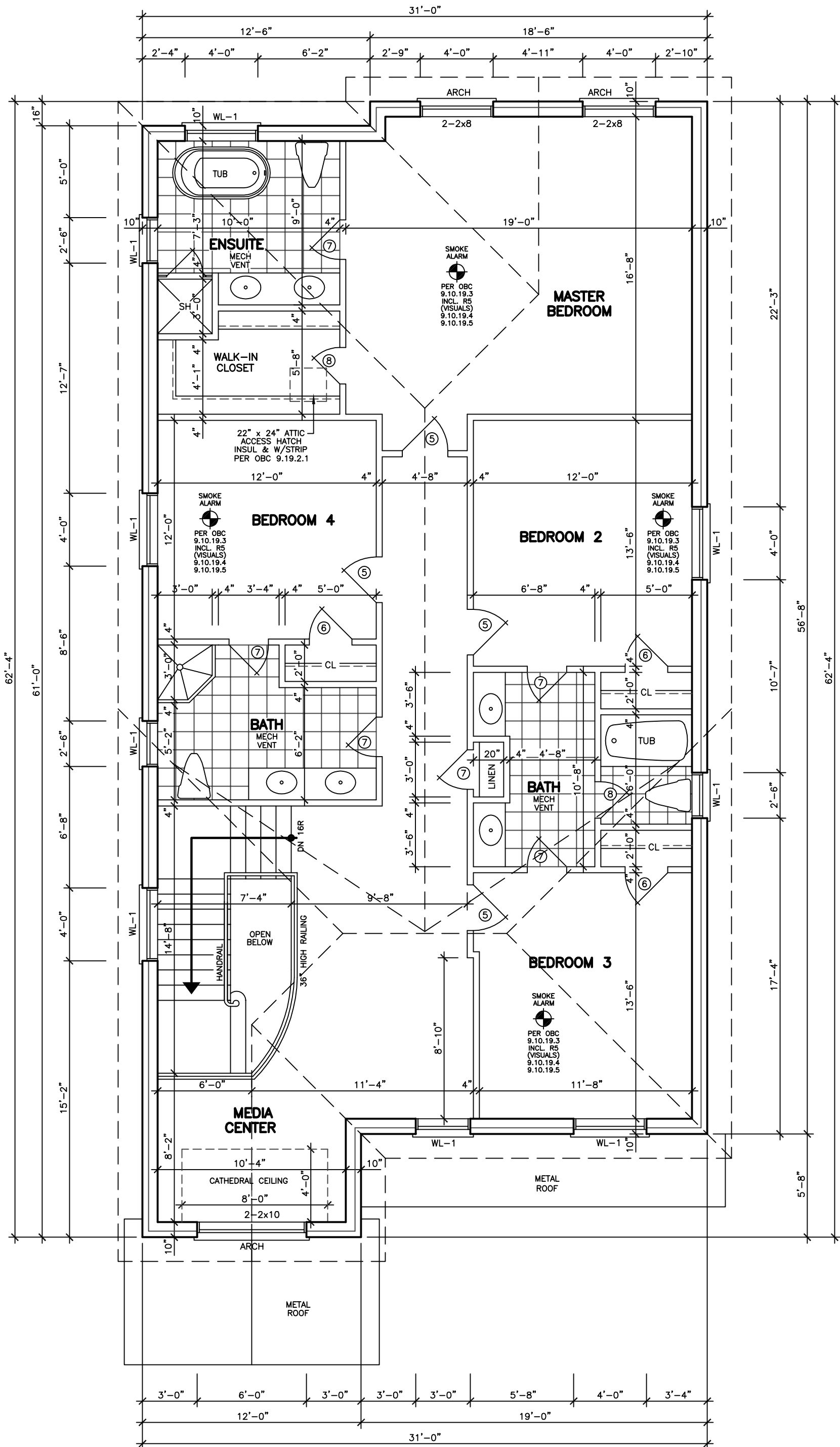
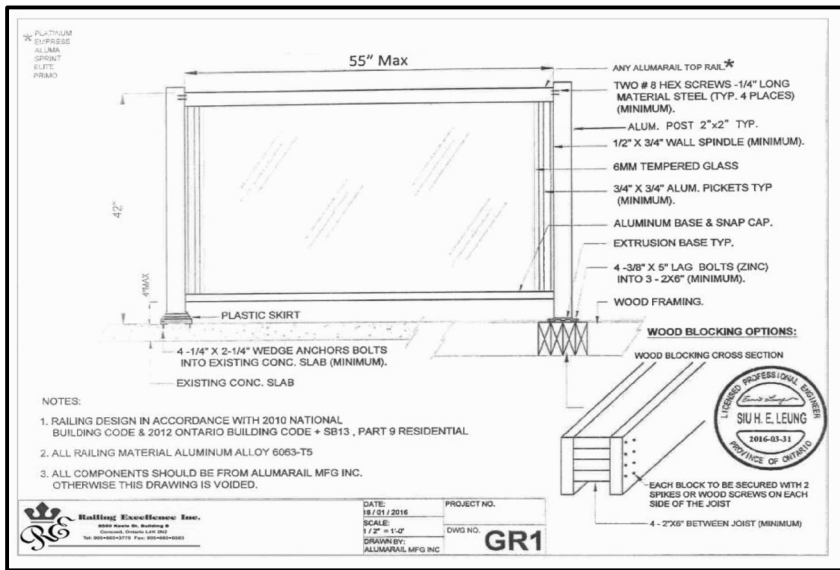
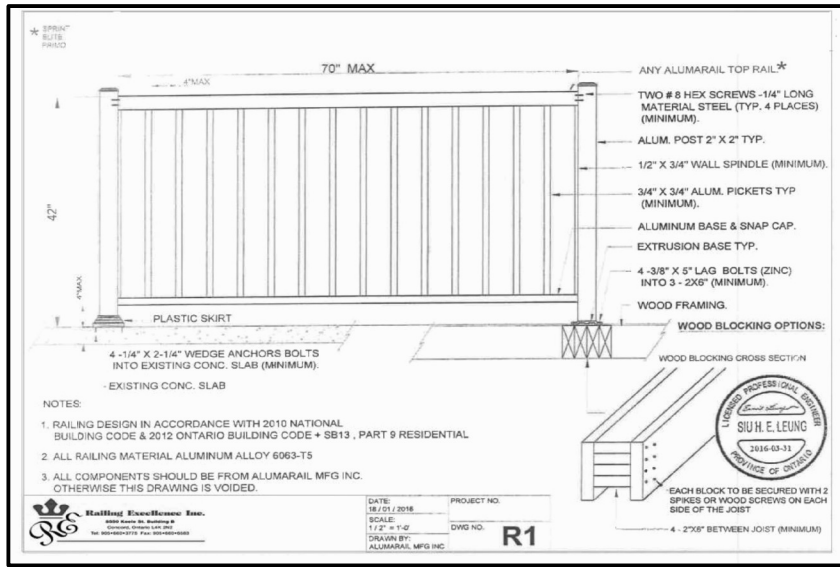
EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 sq m AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1]

WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.13.11.

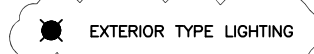
ROOFS AND OTHER PLATFORMS THAT EFFECTIVELY SERVE AS ROOFS WITH RESPECT TO ACCUMULATION OR DRAINAGE OF PRECIPITATION, SHALL BE PROTECTED WITH ROOFING, INCLUDING FLASHING, INSTALLED TO SHED RAIN EFFECTIVELY AND TO PREVENT WATER, DUE TO ICE DAMMING, FROM ENTERING THE ROOF. [OBC 9.26.1.1]



SECOND FLOOR PLAN 'B'



SECOND FLOOR PLAN



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

REVISIONS

#	DATE

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 'B'

1st FLOOR	=	1457.28	SF
	=	135.39	SM
2nd FLOOR	=	1808.00	SF
	=	167.97	SM
(-OPENINGS)	=	-28.18	SF
	=	-2.62	SM
TOTAL	=	3237.10	SF
	=	300.74	SM
COVERAGE	=	1935.00	SF
	=	179.77	SM

FLOOR AREAS AND COVERAGE 'B'

1st FLOOR	=	1457.28	SF
	=	135.39	SM
2nd FLOOR	=	1812.44	SF
	=	168.38	SM
(-OPENINGS)	=	-28.18	SF
	=	-2.62	SM
TOTAL	=	3241.54	SF
	=	301.15	SM
COVERAGE	=	1935.00	SF
	=	179.77	SM

KING EAST ESTATES

ONTARIO ASSOCIATION OF ARCHITECTS

LEO ARIENNA LICENCE 7581

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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 3250

PROJECT
PROPOSED
TWO STOREY DWELLING

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

DRAWING
SECOND FLOOR PLANS

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

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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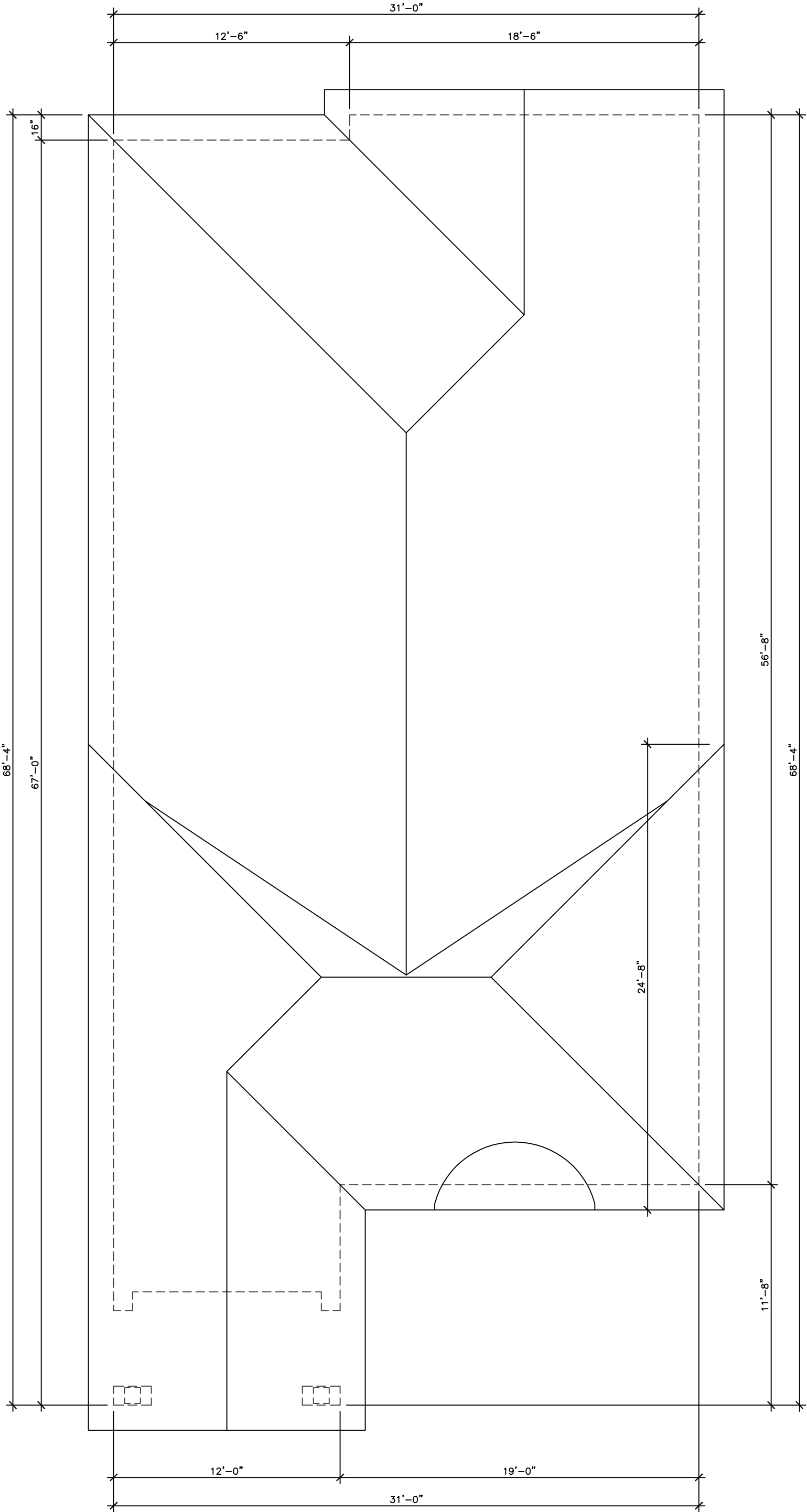
MODEL 3250

PROJECT
PROPOSED
TWO STOREY DWELLING

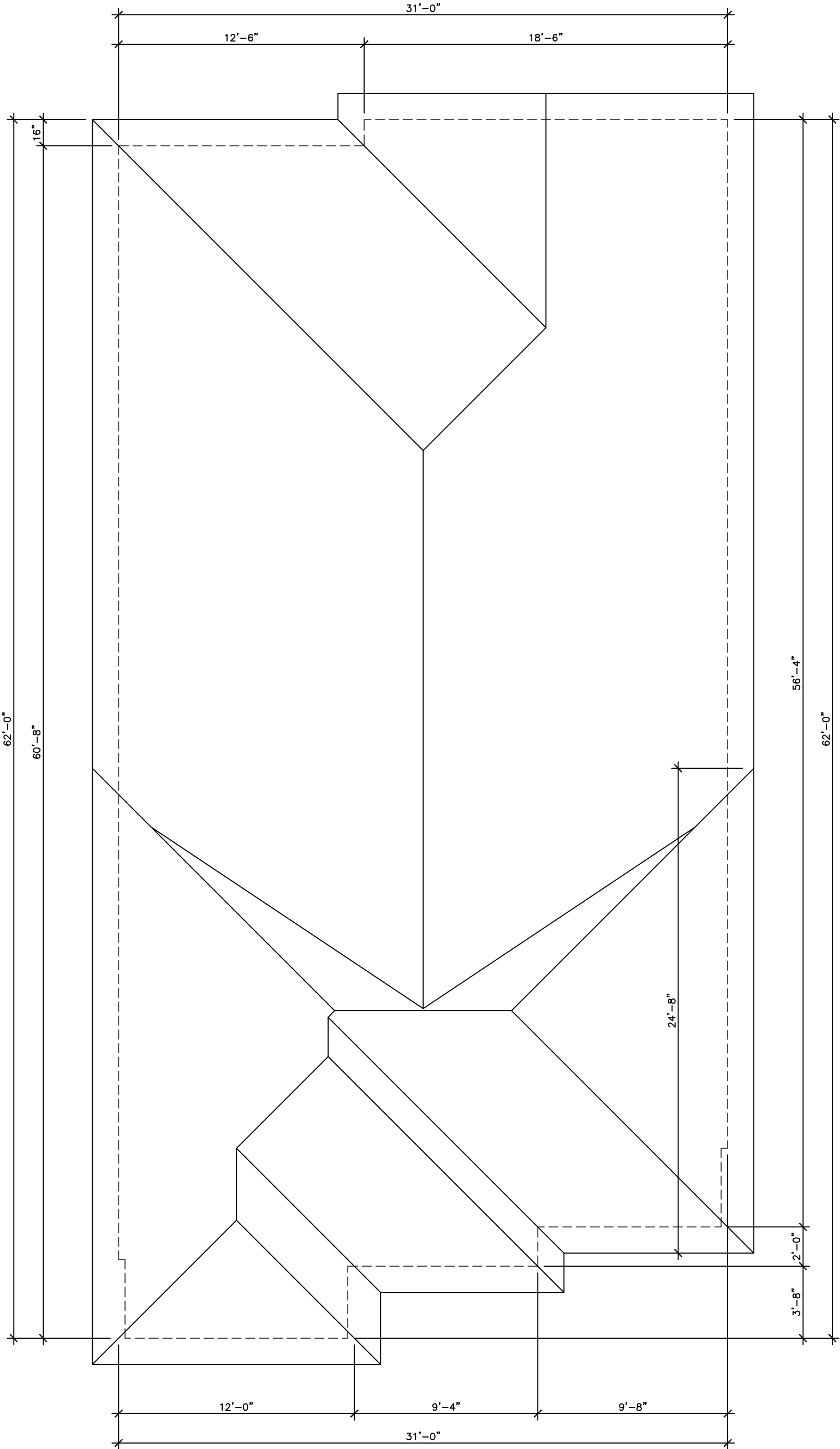
FOR: KING EAST DEVELOPMENTS INC.
AT: STREET
RICHMOND HILL

DRAWING
ROOF PLANS 'B', 'C'

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



ROOF PLAN 'B'



ROOF PLAN 'C'

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 9.14.6.5]

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 B 9.15.3.9]

THE THICKNESS AND HEIGHT OF FOUNDATION WALLS MADE OF UNREINFORCED CONCRETE BLOCKS OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2.A. FOR WALLS NOT EXCEEDING 2.5 m IN UNSUPPORTED HEIGHT. [OBC 9.15.4.2]

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

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

THE UNOBSTRUCTED ROOF VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6, OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. [OBC 9.19.1.2]

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

THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING. [OBC 9.20.13.3.(2)]

WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CAVITIES OR AIR SPACES IN MASONRY VENEER WALLS AND ABOVE LINTELS OVER WINDOW AND DOOR OPENINGS. [OBC 9.20.13.8]

A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 900 mm ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF, AND SHALL EXTEND NOT LESS THAN 600 mm ABOVE THE HIGHEST ROOF SURFACE OR STRUCTURE WITHIN 3 m OF THE CHIMNEY. [OBC 9.21.4.4]

THE SLOPE OF ROOF SURFACES, ON WHICH ROOF COVERINGS MAY BE APPLIED, SHALL CONFORM TO OBC 9.26.3.1.

FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS LISTED OBC 9.26.4

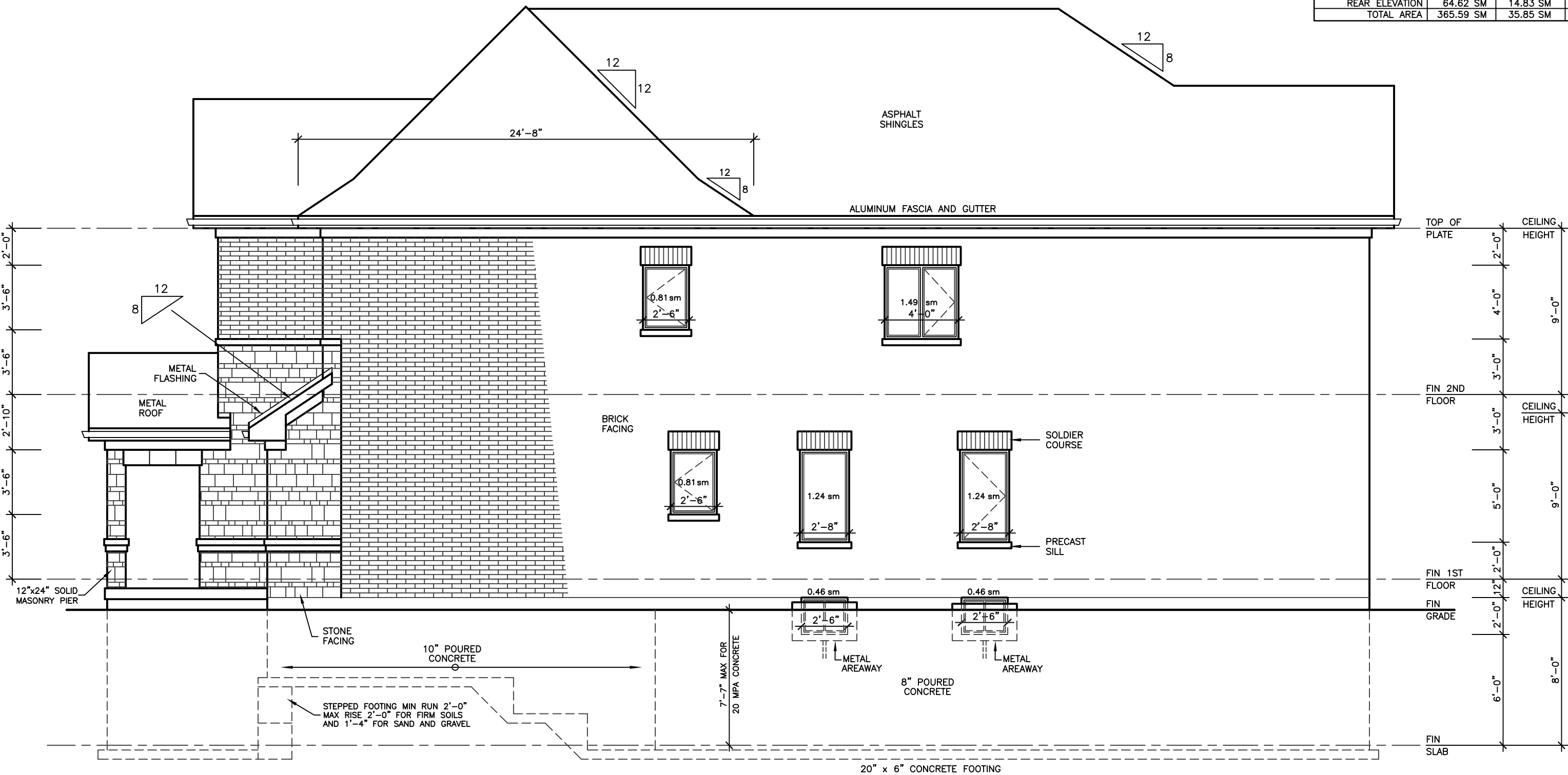
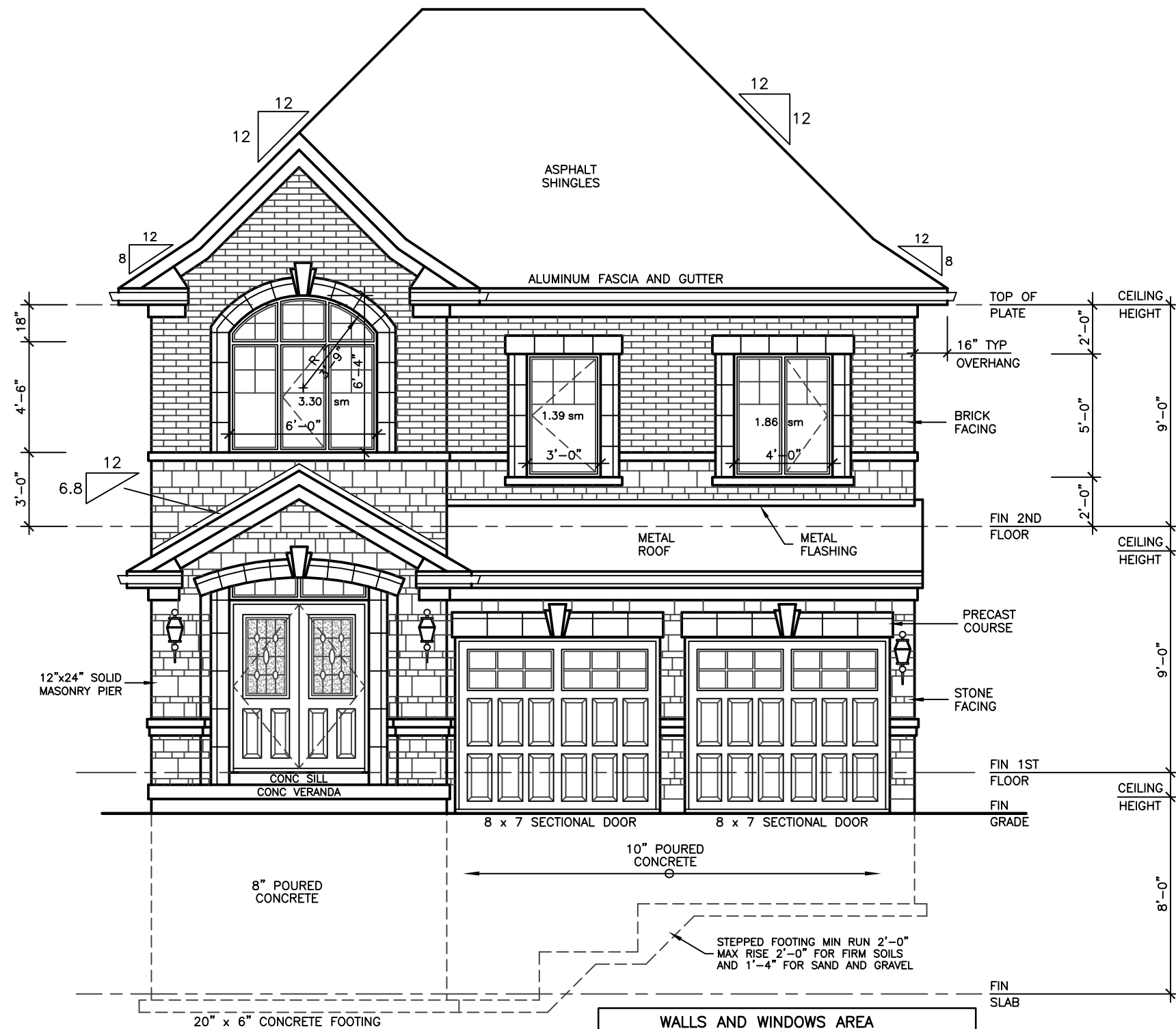
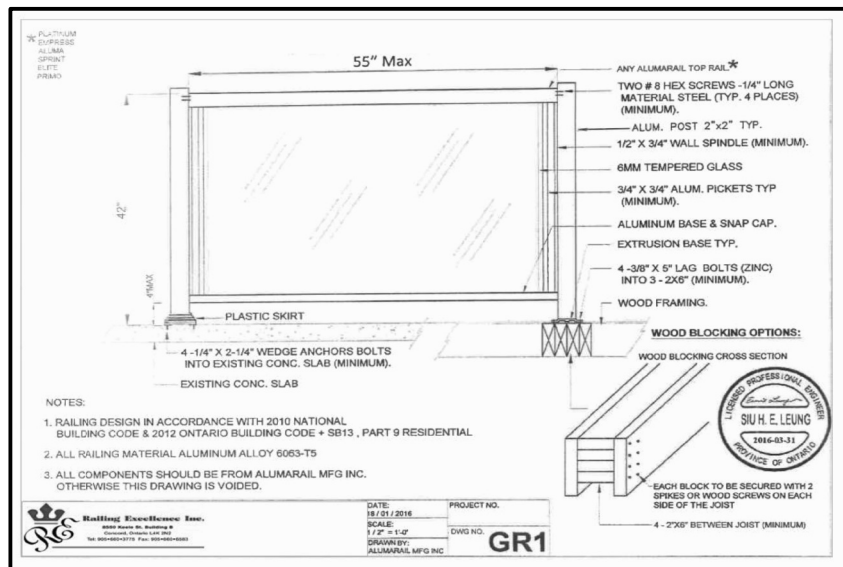
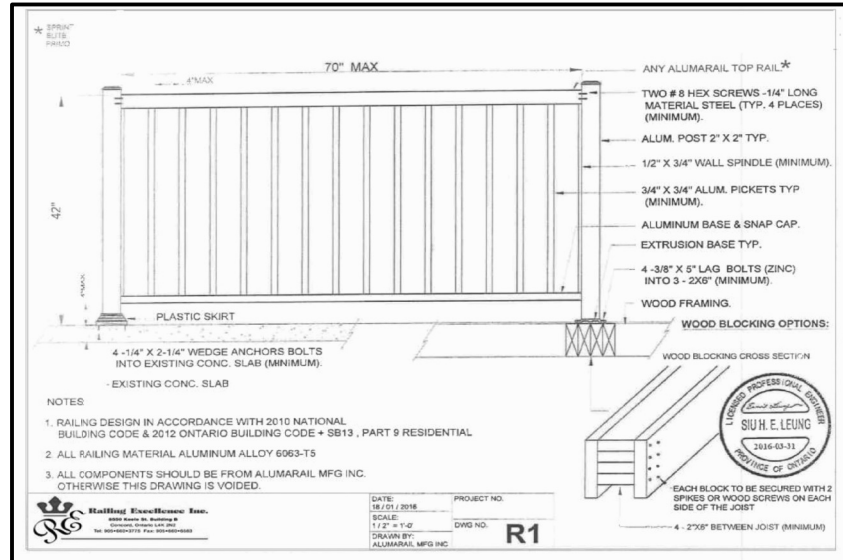
WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3.

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

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

EVERY SURFACE TO WHICH ACCESS IS PROVIDED, FOR OTHER THAN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE:
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR
(B) THE ADJACENT SURFACE WITHIN 1.2 m OF THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2. [OBC 9.8.8.1.(1)]

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:
(A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN, WHERE THE LIMITING DISTANCE IS LESS THAN 1.2 m, BUT NOT LESS THAN 0.6 m, OR
(B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN, AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.(2)]



REVISIONS

#	DATE

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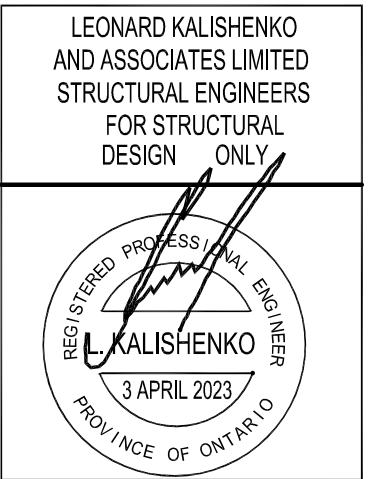
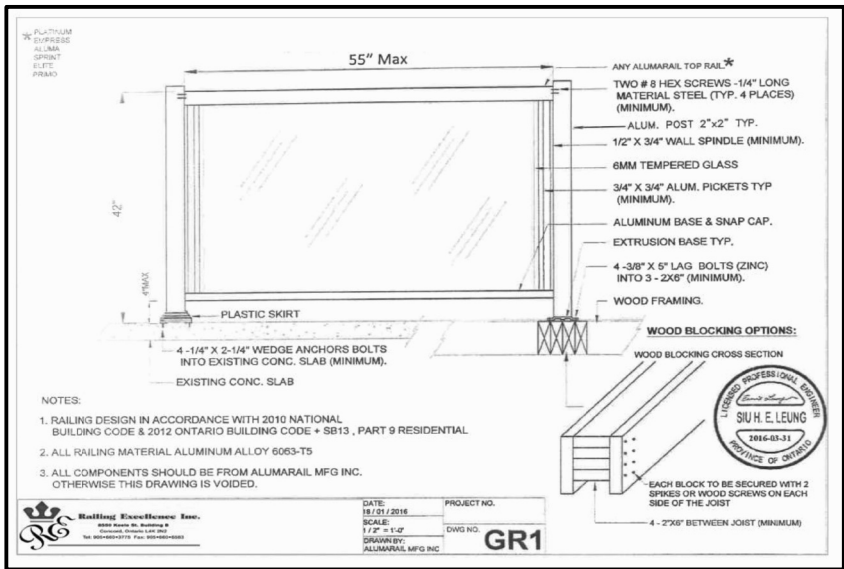
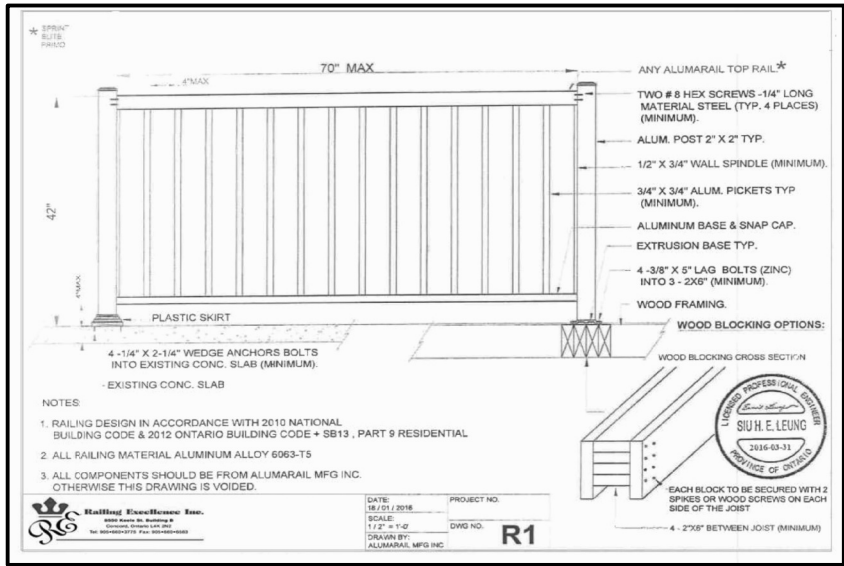
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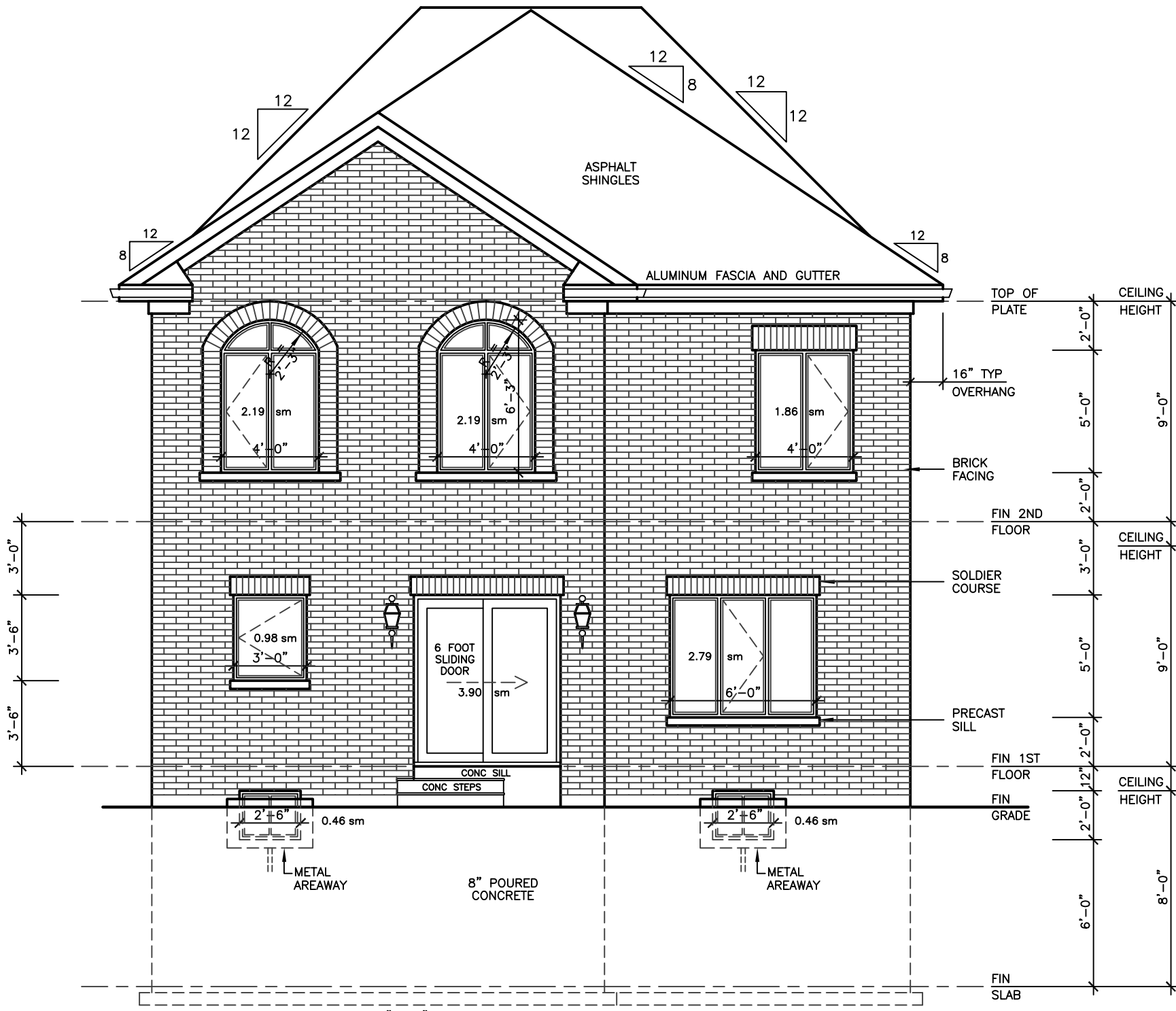
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: STREET
RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'A'

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

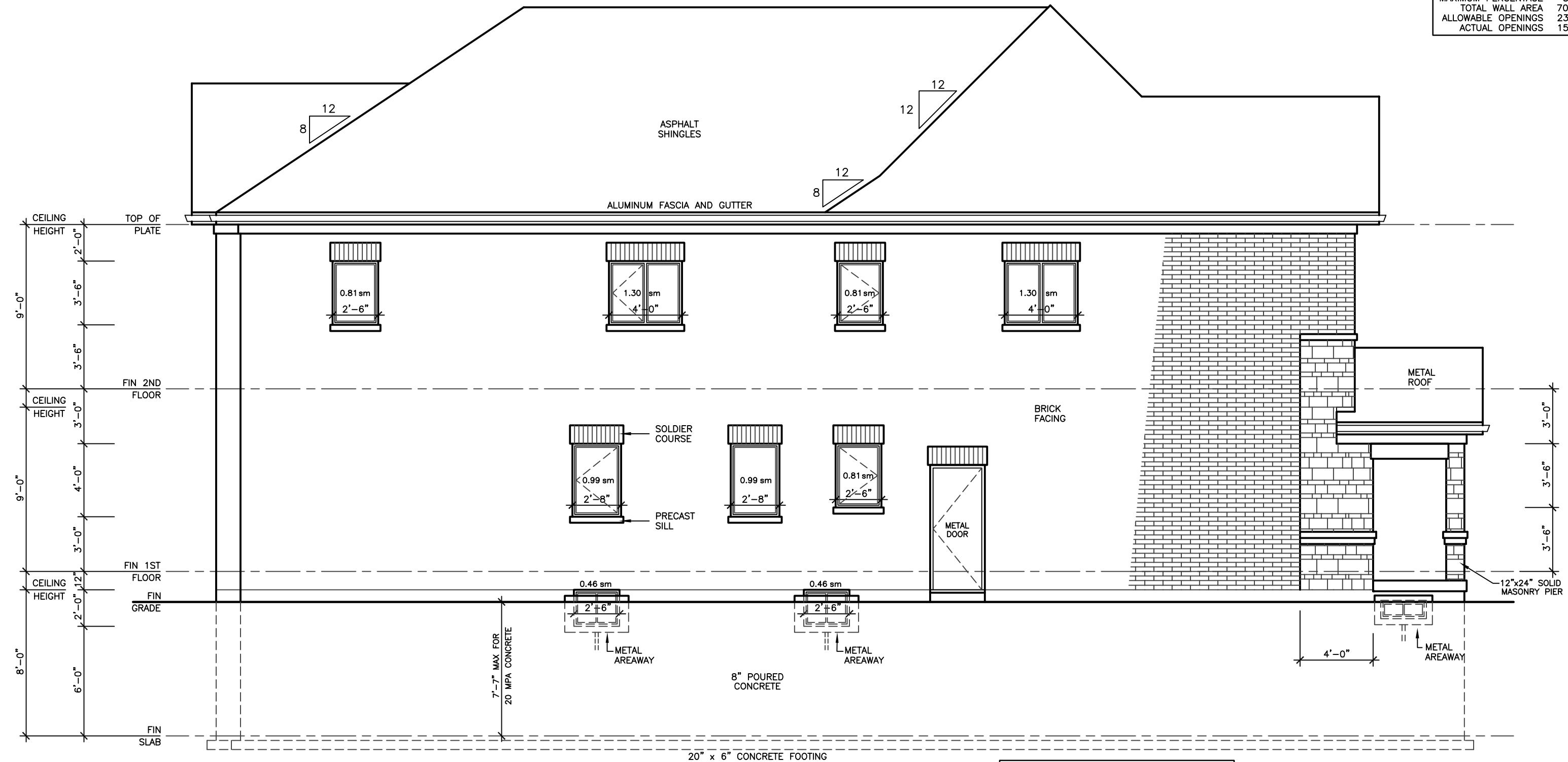


ASSUMED ROOF TRUSS BEARING ON THE EXTERIOR WALLS ONLY THE DESIGN OF ENTIRE STRUCTURE SHOULD BE REVIEWED TO ACCOMMODATE FINAL ROOF TRUSS LAYOUT



REAR ELEVATION 'A', 'B', 'C'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	700.74 SF	65.10 SM	
ALLOWABLE OPENINGS	238.25 SF	22.13 SM	
ACTUAL OPENINGS	159.66 SF	14.83 SM	



LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1269.83 SF	117.97 SM	
ALLOWABLE OPENINGS	88.89 SF	8.26 SM	
ACTUAL OPENINGS	85.58 SF	7.95 SM	

REVISIONS

#	DATE

KING EAST

ESTATES

ONTARIO ASSOCIATION OF ARCHITECTS

LEO ARIEMMA LICENCE 7581

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

MODEL 3250

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

DRAWING
REAR AND LEFT SIDE ELEVATIONS 'A'

DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-7
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 9.14.6.5]

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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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

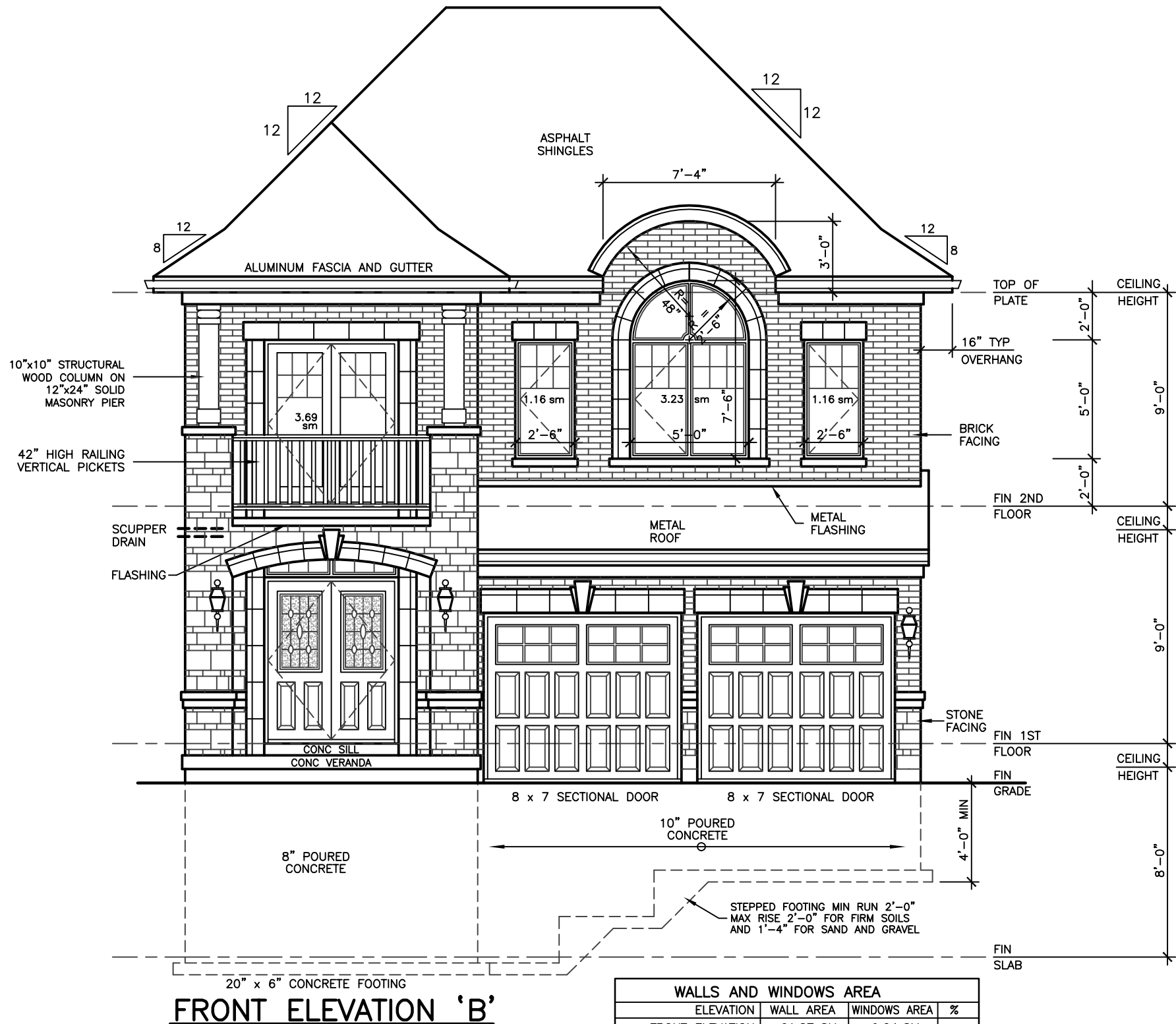
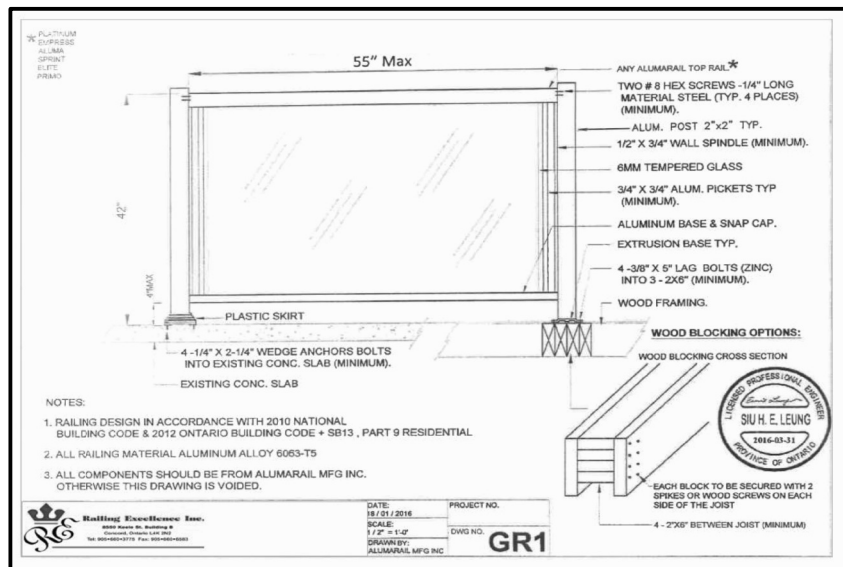
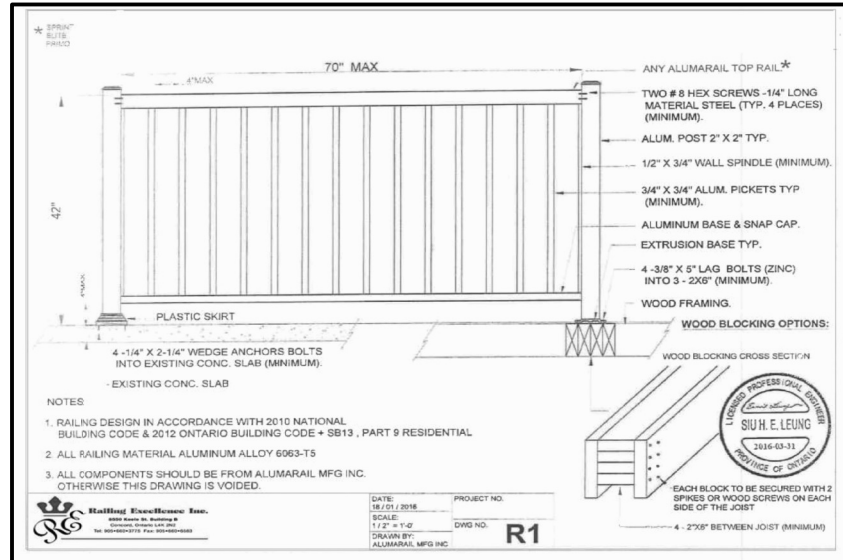
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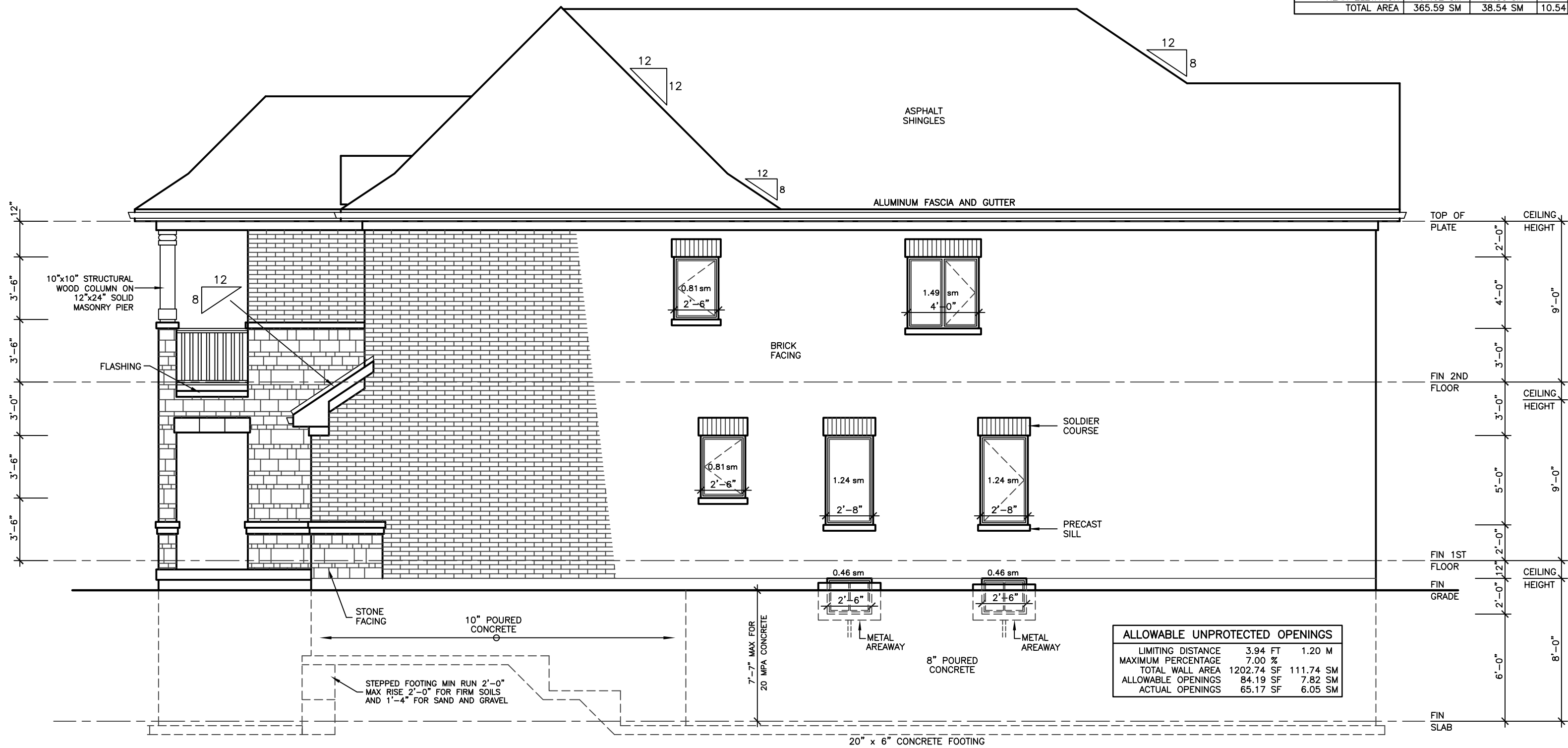
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(B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN, AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.(2)]



WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	61.87 SM	9.24 SM	
RIGHT SIDE ELEVATION	119.55 SM	6.52 SM	
LEFT SIDE ELEVATION	119.55 SM	7.95 SM	
REAR ELEVATION	64.82 SM	14.83 SM	
TOTAL AREA	365.59 SM	38.54 SM	10.54



ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1202.74 SF	111.74 SM	
ALLOWABLE OPENINGS	84.19 SF	7.82 SM	
ACTUAL OPENINGS	65.17 SF	6.05 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

KING EAST
ESTATES



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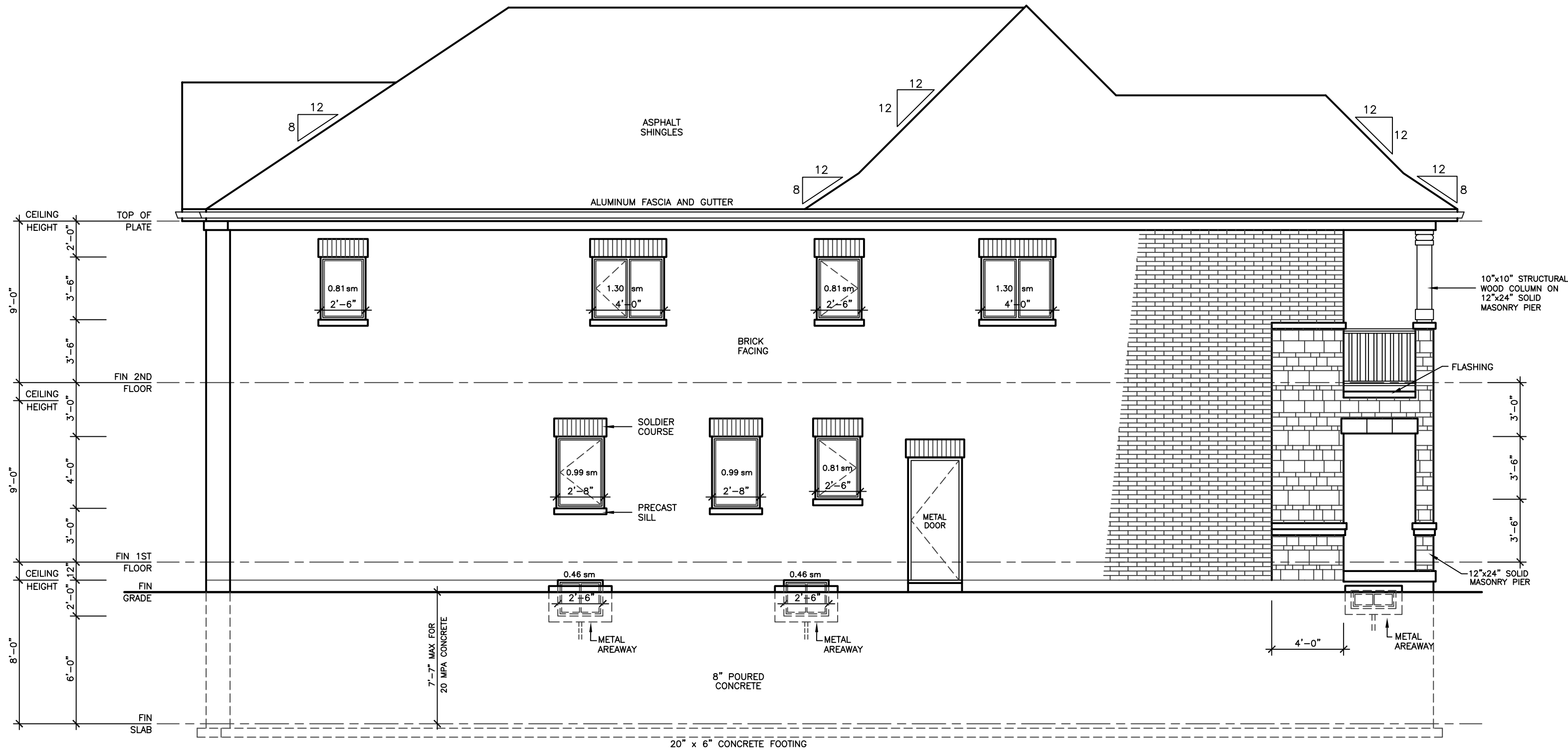
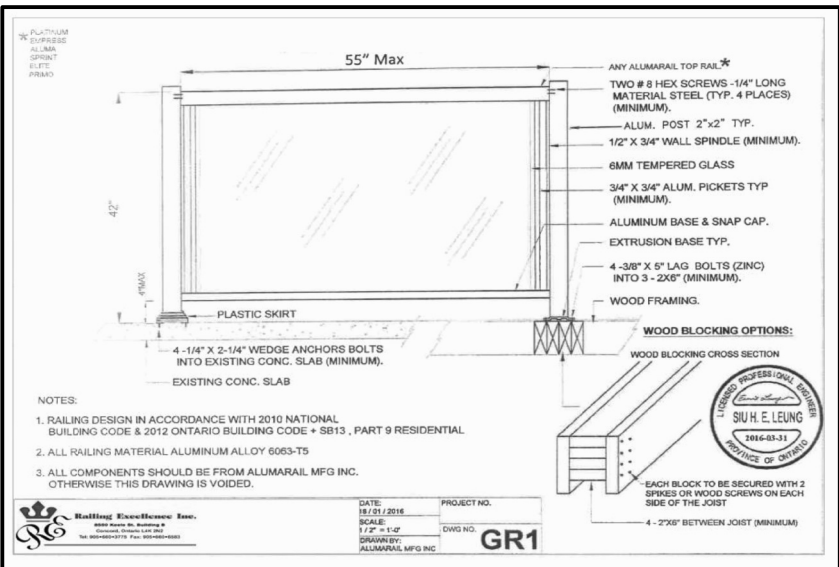
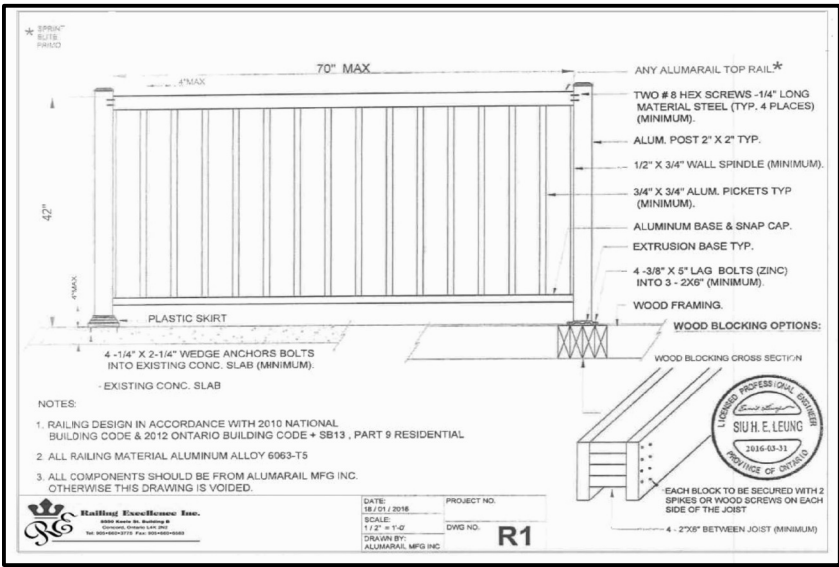
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
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MODEL 3250

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

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'B'

DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-8
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	1269.83 SF	117.97 SM	
ALLOWABLE OPENINGS	88.89 SF	8.26 SM	
ACTUAL OPENINGS	85.58 SF	7.95 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

KING EAST
ESTATES



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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 3250

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

DRAWING
LEFT SIDE ELEVATION 'B'

DATE	MAR '23	PROJECT NO.	20-23
DRAWN	E.B.	DRAWING NO.	A-9
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 9.14.6.5]

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 B 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

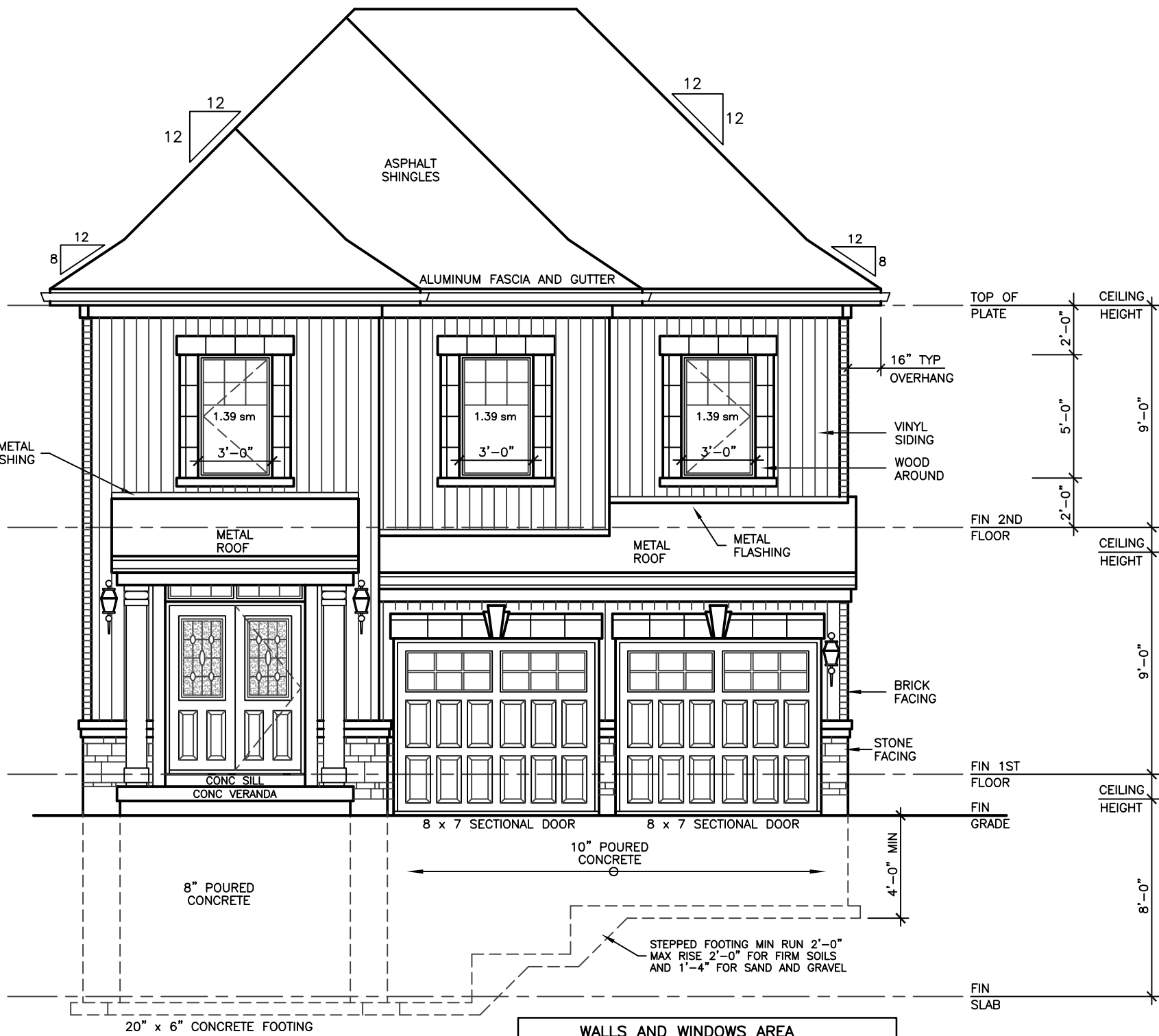
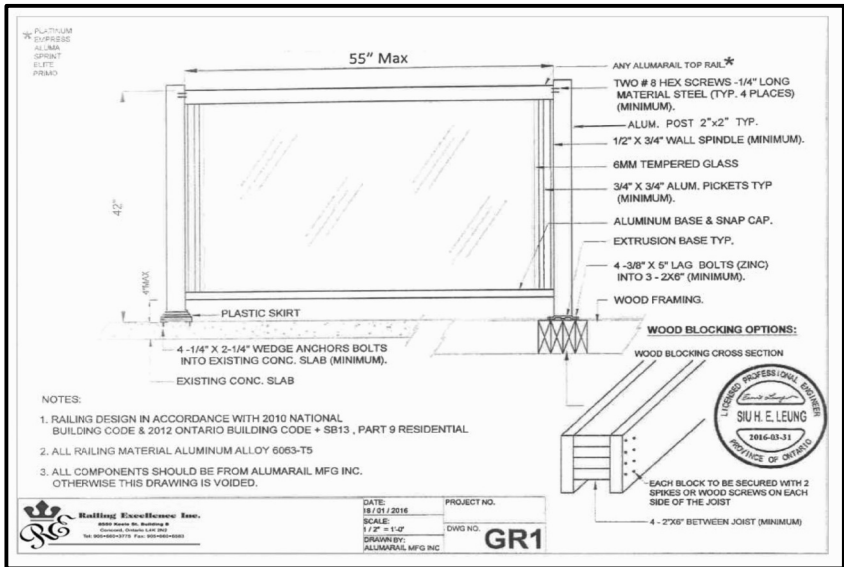
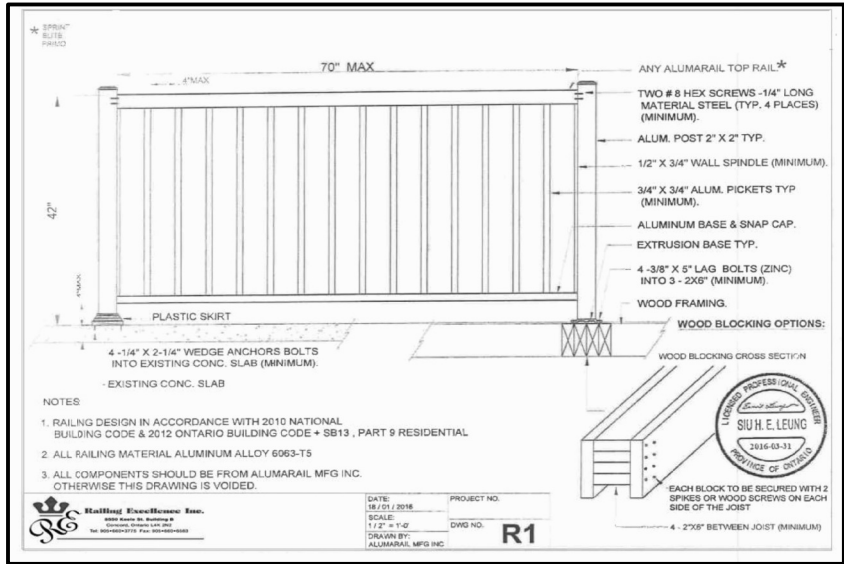
WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3.

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]

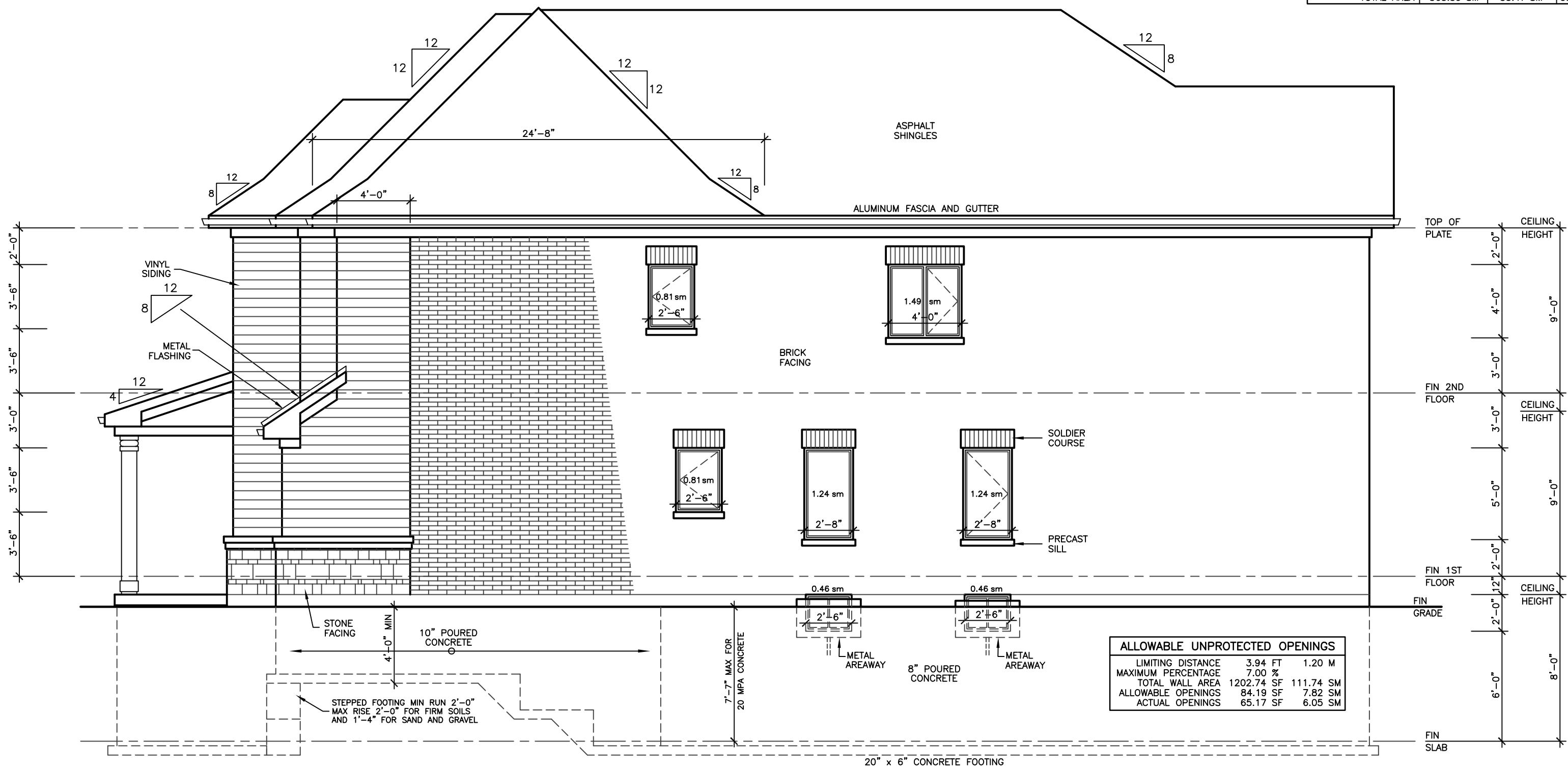
REFER TO LOT GRADING / SITE PLAN FOR REQUIRED NUMBER OF EXTERIOR STEPS, DOOR OR BASEMENT WALKOUT CONDITION.

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)]



WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	61.87 SM	4.17 SM	
RIGHT SIDE ELEVATION	119.55 SM	6.52 SM	
LEFT SIDE ELEVATION	119.55 SM	7.95 SM	
REAR ELEVATION	64.62 SM	14.83 SM	
TOTAL AREA	365.59 SM	33.47 SM	9.16



ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1202.74 SF	111.74 SM	
ALLOWABLE OPENINGS	84.19 SF	7.82 SM	
ACTUAL OPENINGS	65.17 SF	6.05 SM	

REVISIONS

#	DATE

KING EAST
ESTATES



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**ARCHITECTURAL
DESIGN INC.**

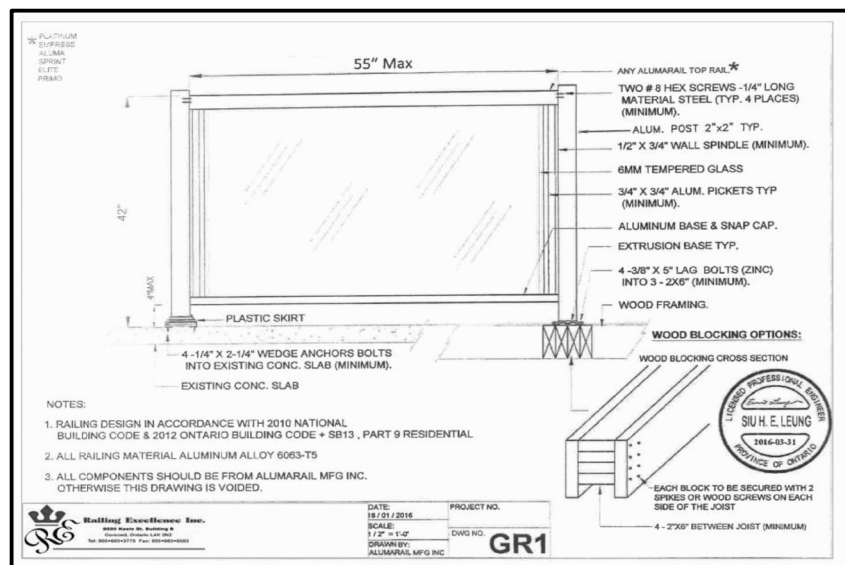
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 3250

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

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'C'

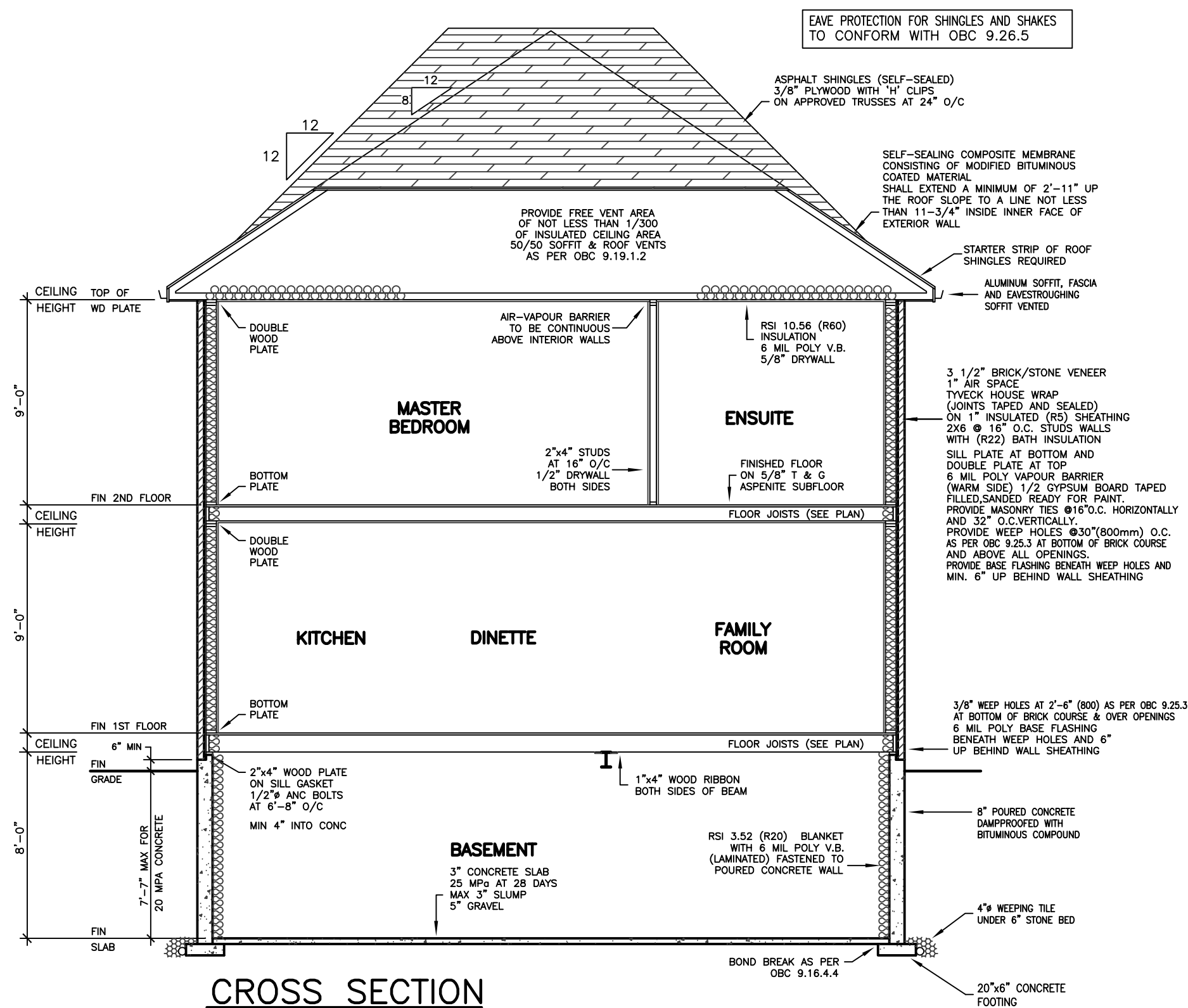
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DRAWN	E.B.	DRAWING NO	A-10
CHECKED			
SCALE	3/16"=1'-0"		



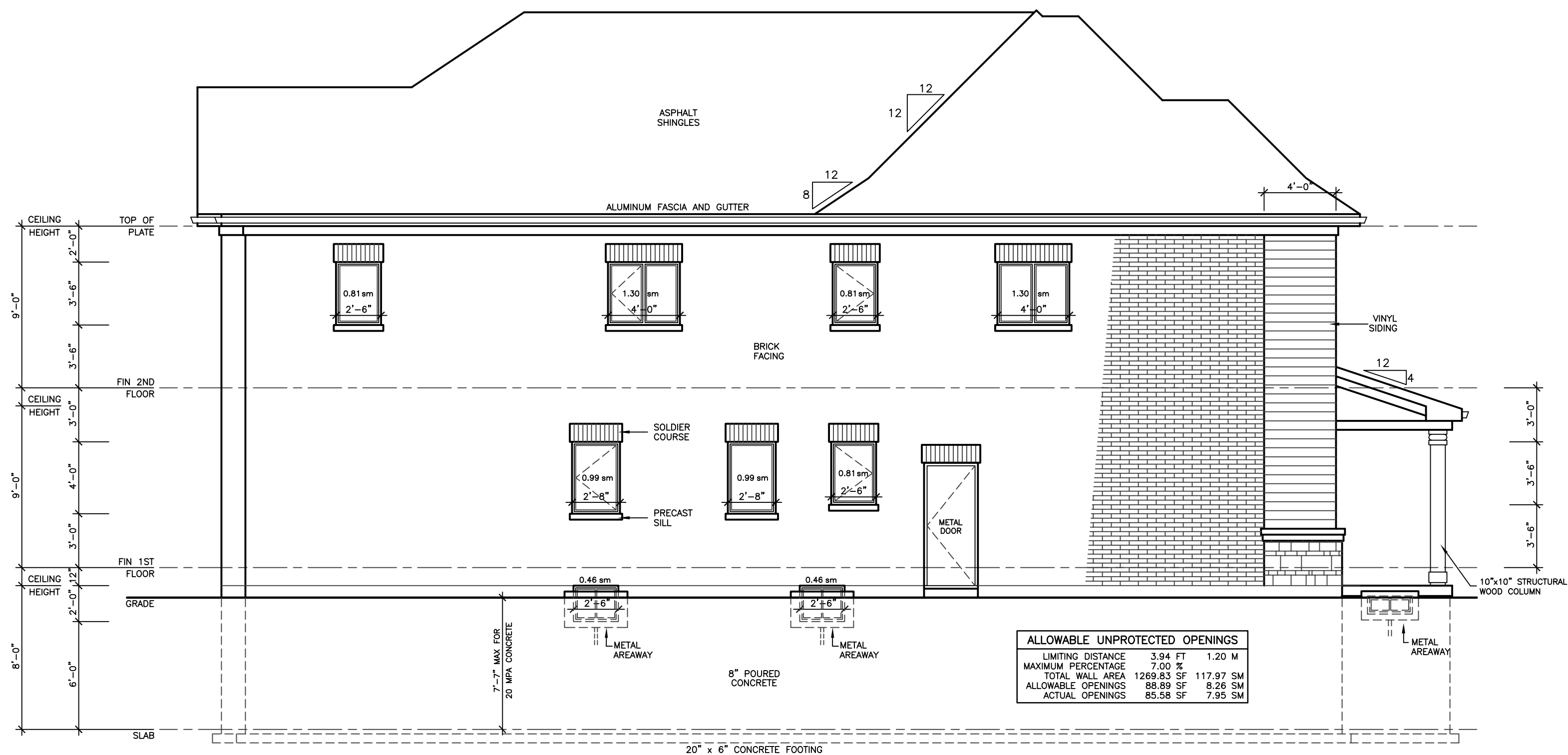
LINTEL SCHEDULE
L-1 = (2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2 = W8 x 18 + 1/4" PLATE
WL-1 = 3 1/2" x 3 1/2" x 1/4" + (2) 2" x 8" #1 SPRUCE
WL-2 = 5" x 3 1/2" x 5/16" + (2) 2" x 10" #1 SPRUCE
WL-3 = 5" x 3 1/2" x 3/8" + (2) 2" x 12" #1 SPRUCE
WL-4 = 6" x 3 1/2" x 1/2" + (3) 2" x 12" #1 SPRUCE

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

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]



CROSS SECTION



LEFT SIDE ELEVATION 'C'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1269.83 SF	117.97 SM	
ALLOWABLE OPENINGS	88.89 SF	8.26 SM	
ACTUAL OPENINGS	85.58 SF	7.95 SM	

[illegible]

ASSUMED ROOF TRUSS BEARING
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THE DESIGN OF ENTIRE STRUCTURE
SHOULD BE REVIEWED TO ACCOMMODATE
FINAL ROOF TRUSS LAYOUT

KING EAST




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**ARCHITECTURAL
DESIGN INC.**



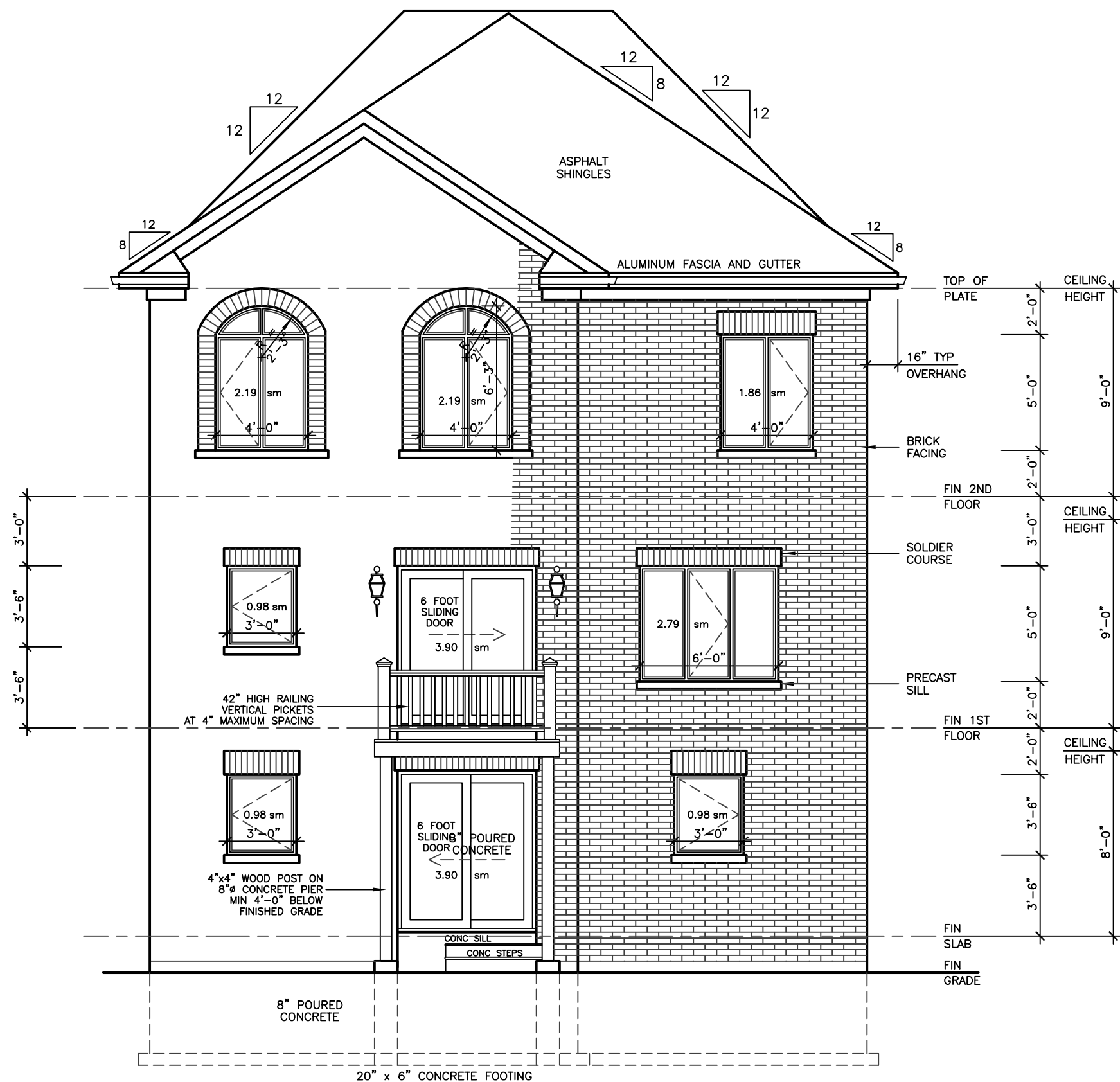
**56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419**

MODEL 3250

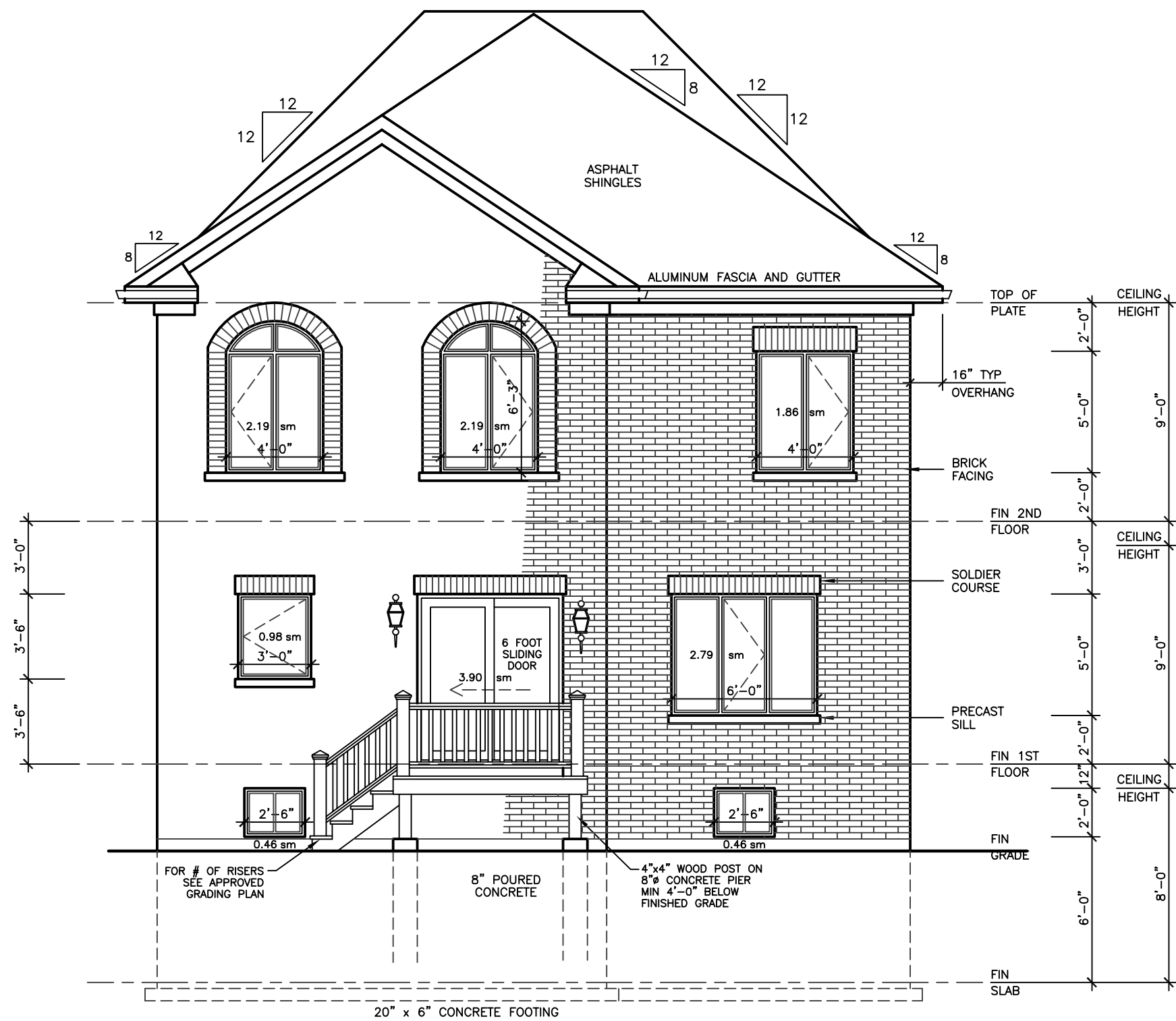
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC
AT: STREET
RICHMOND HILL

DRAWING
CROSS SECTION
LEFT SIDE ELEVATION 'C'

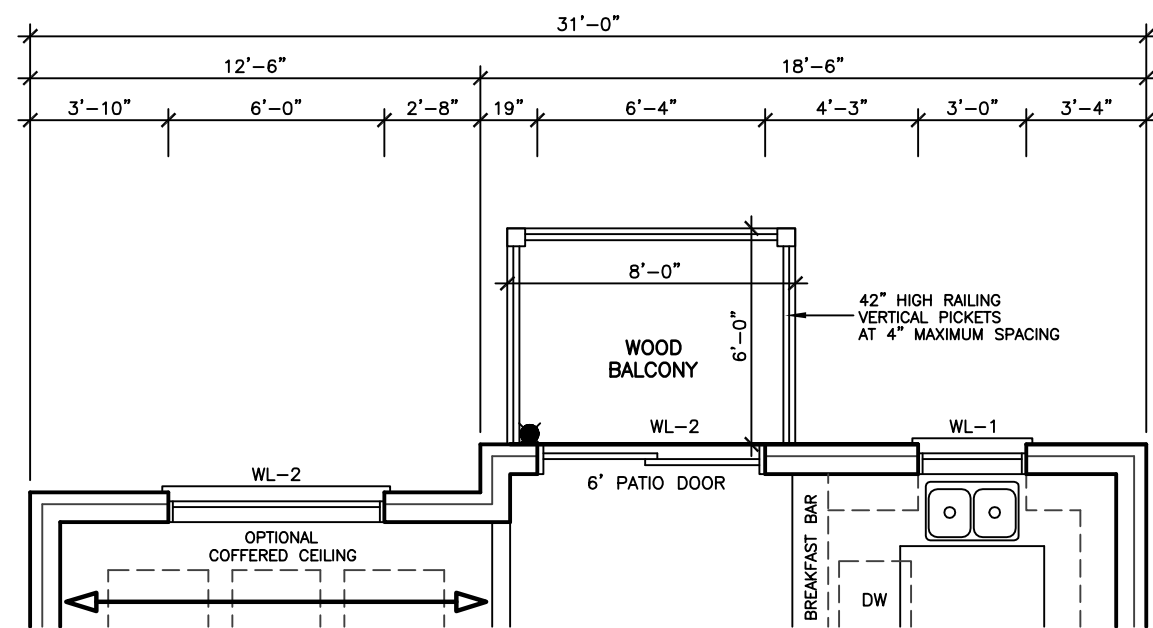
DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-11
CHECKED			
SCALE	3/16"=1'-0"		



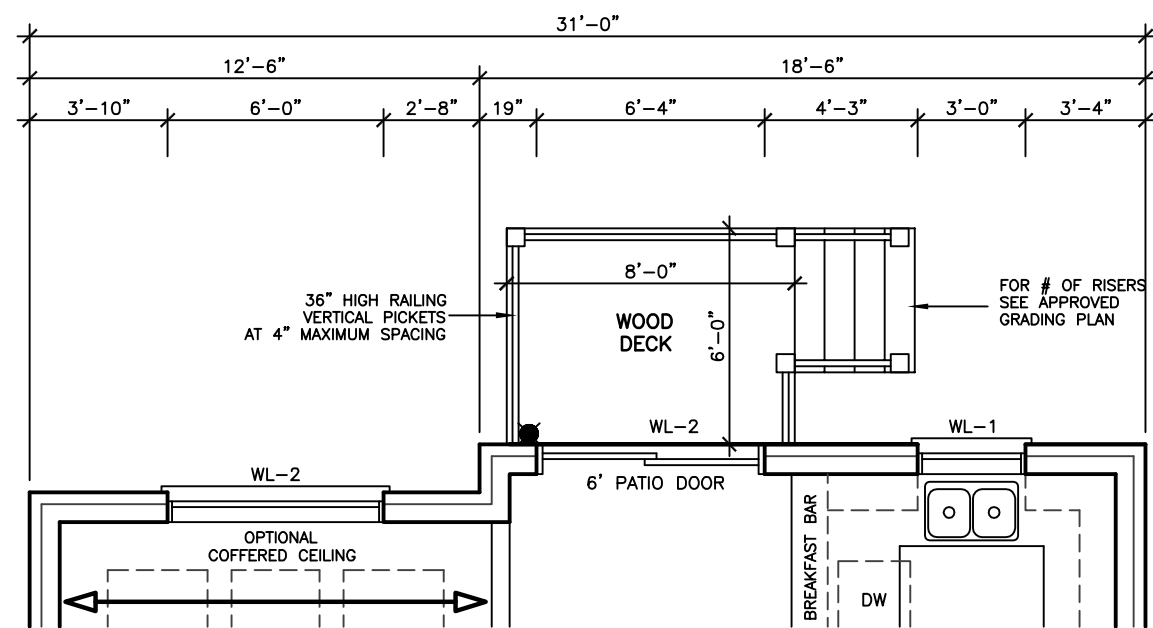
REAR ELEVATION 'A', 'B', 'C'
FOR WALKOUT BASEMENT



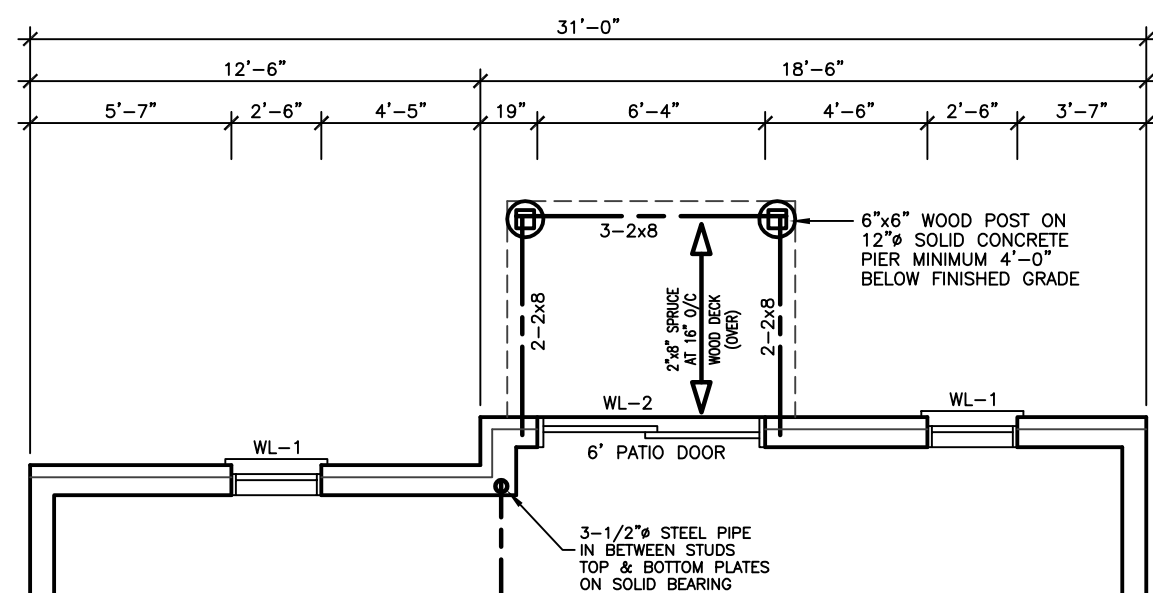
REAR ELEVATION 'A', 'B', 'C'
WITH DECK OPTIONAL



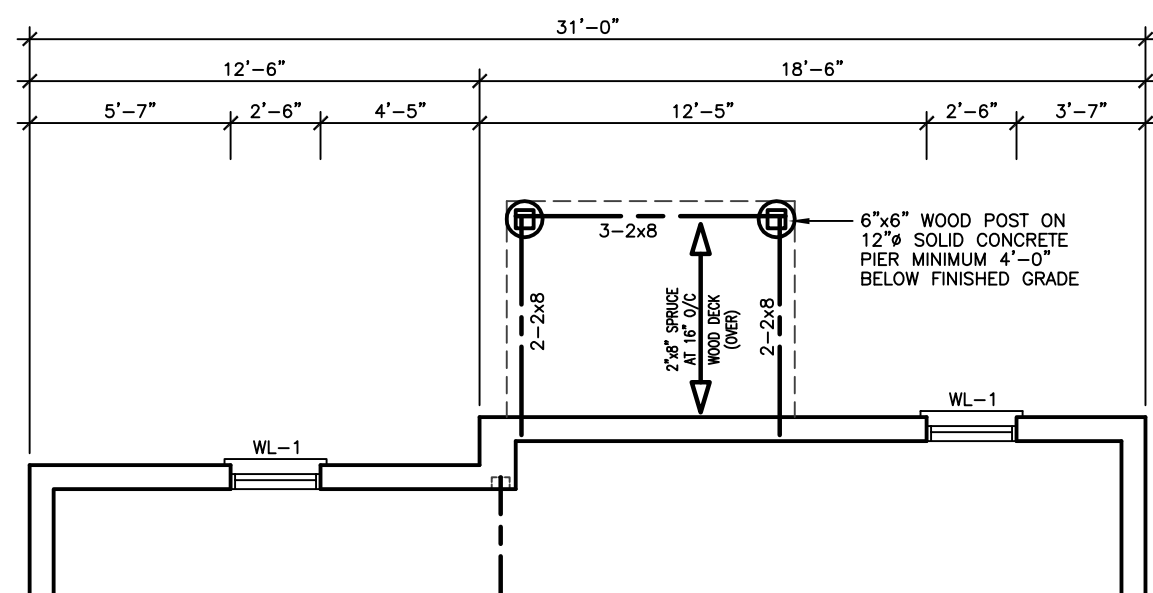
FIRST FLOOR PLAN
FOR WALKOUT BASEMENT



FIRST FLOOR PLAN
WITH DECK OPTIONAL



BASEMENT FLOOR PLAN
FOR WALKOUT BASEMENT



BASEMENT FLOOR PLAN
WITH DECK OPTIONAL

REVISIONS	
#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
3 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

KING EAST
ESTATES

ONTARIO ASSOCIATION
OF ARCHITECTS
LEO ARIEMMA
LICENCE 7581

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**ARCHITECTURAL
DESIGN INC.**

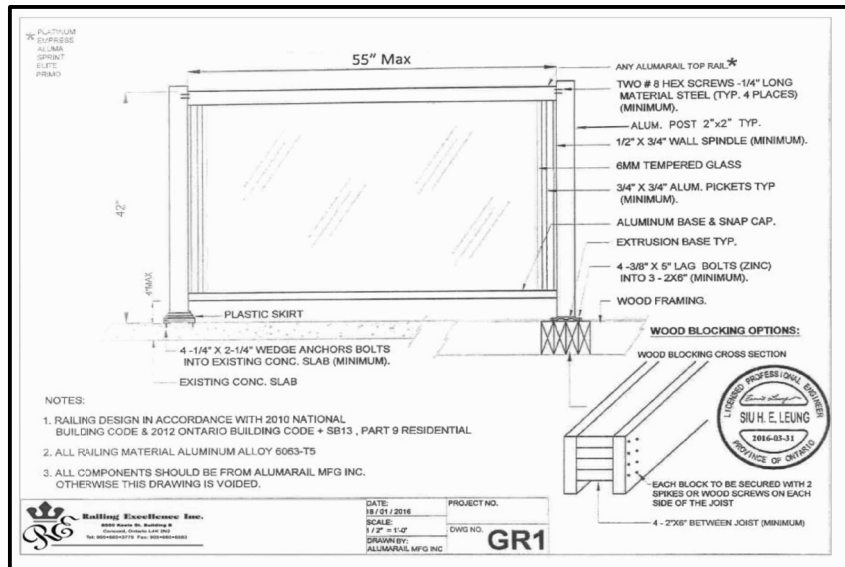
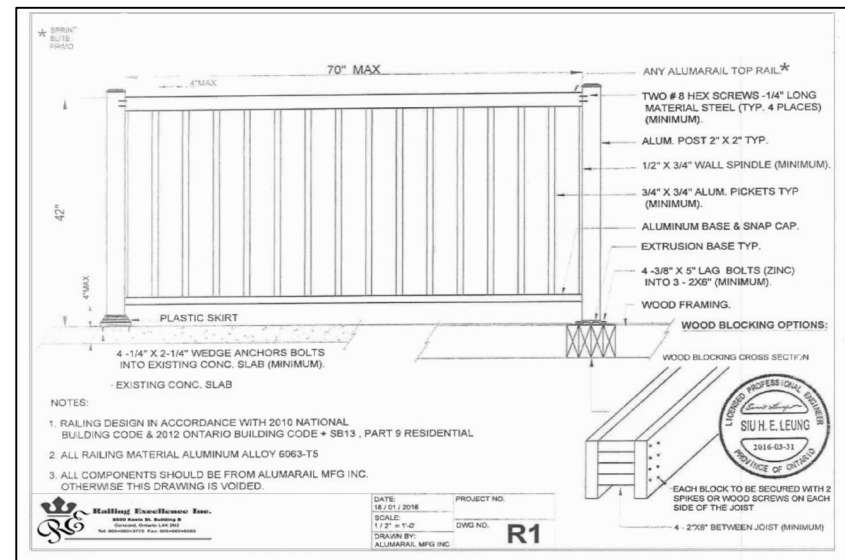
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 3250

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

DRAWING
REAR ELEVATIONS
WITH OPTIONAL DECK
WITH OPTIONAL WALKOUT

DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-12
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 B 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 9.20.13.6]

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.

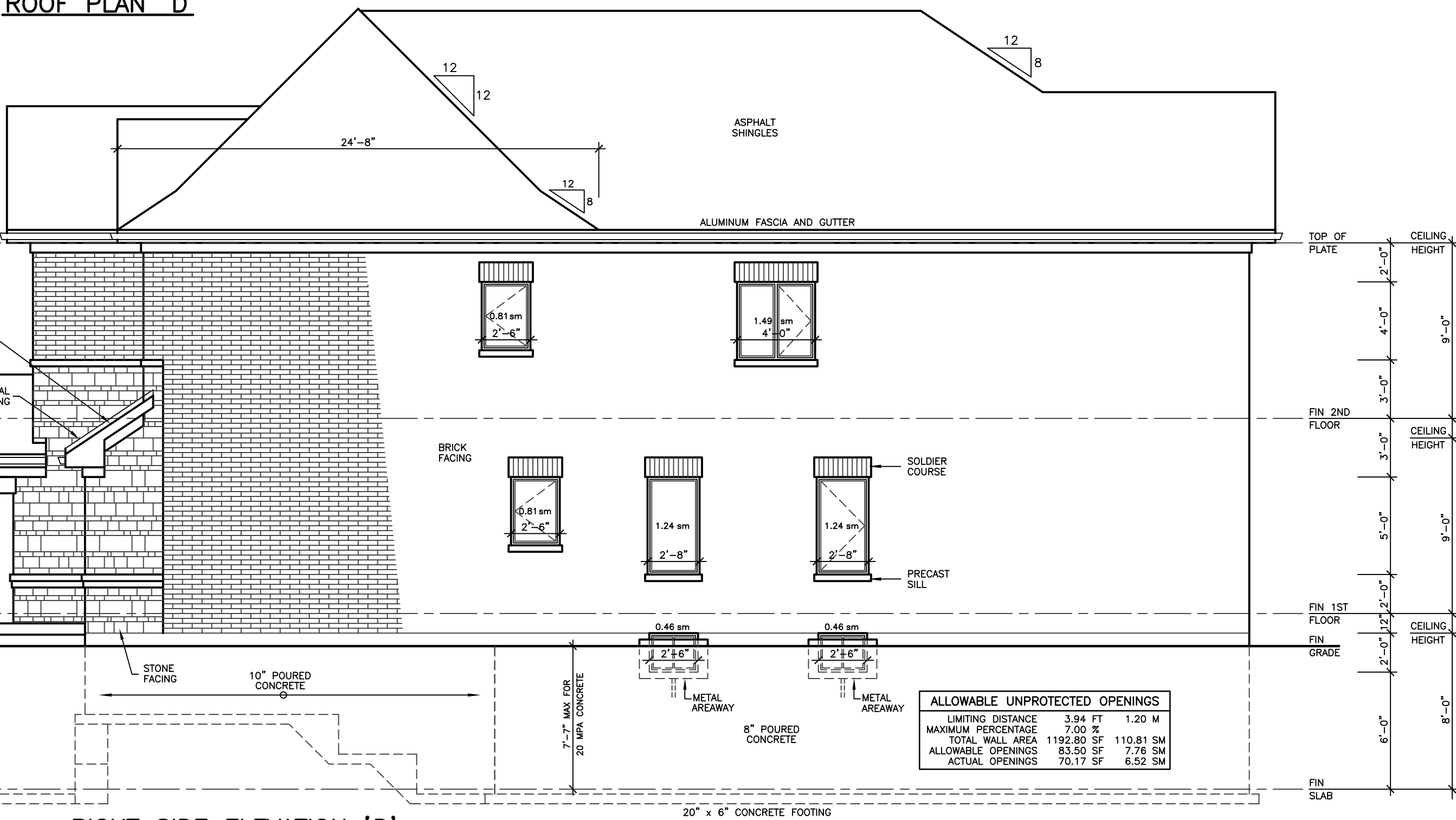
EVERY SURFACE TO WHICH ACCESS IS PROVIDED, FOR OTHER THAN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE:

(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)]

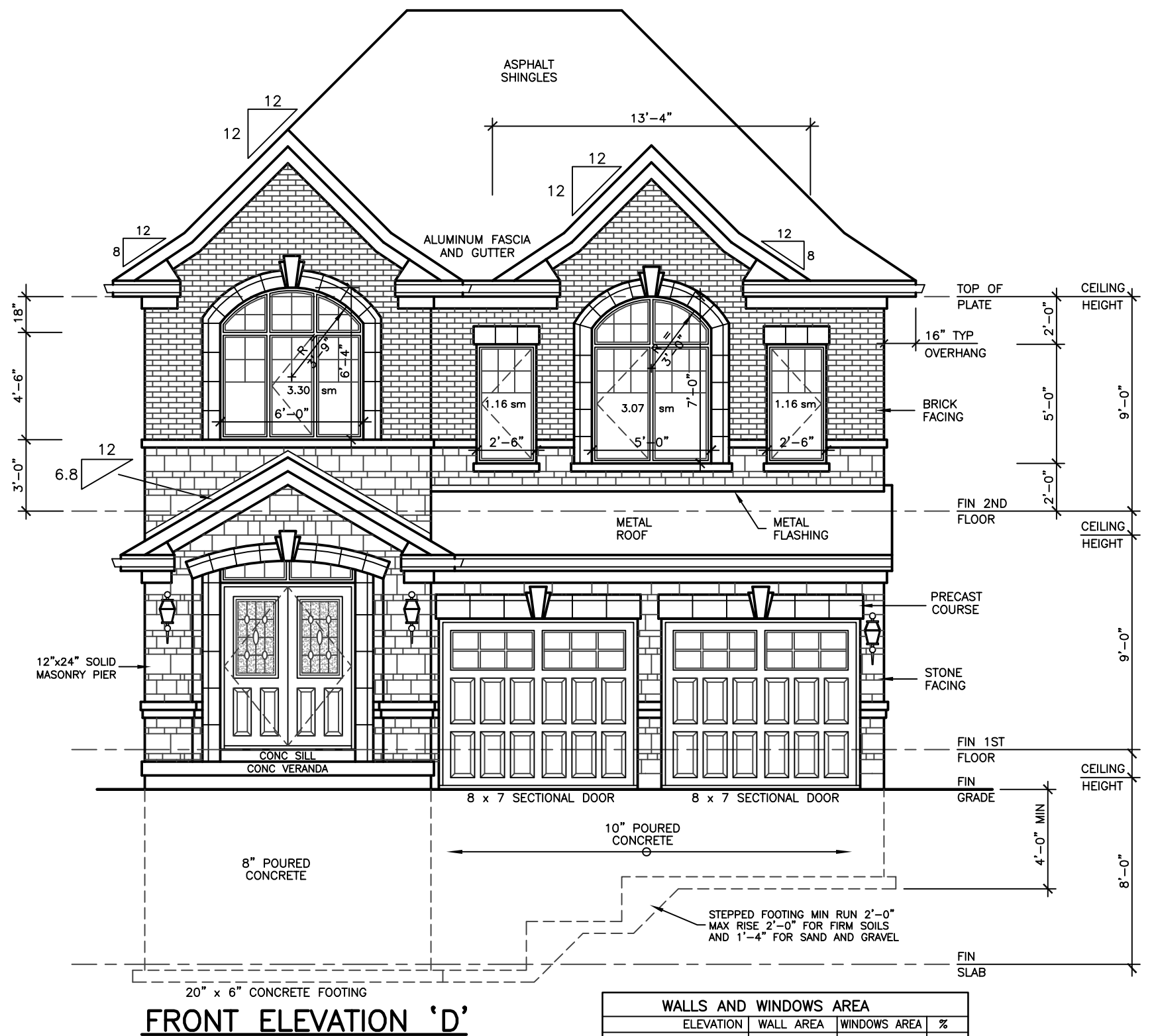
FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:

(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)]

ROOF PLAN 'D'



RIGHT SIDE ELEVATION 'D'

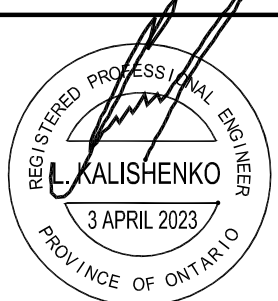


FRONT ELEVATION 'D'

REVISIONS

#	DATE
1	AP 12 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



ASSUMED ROOF TRUSS BEARING
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FINAL ROOF TRUSS LAYOUT

KING EAST
ESTATES



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ARCHITECTURAL
DESIGN INC.

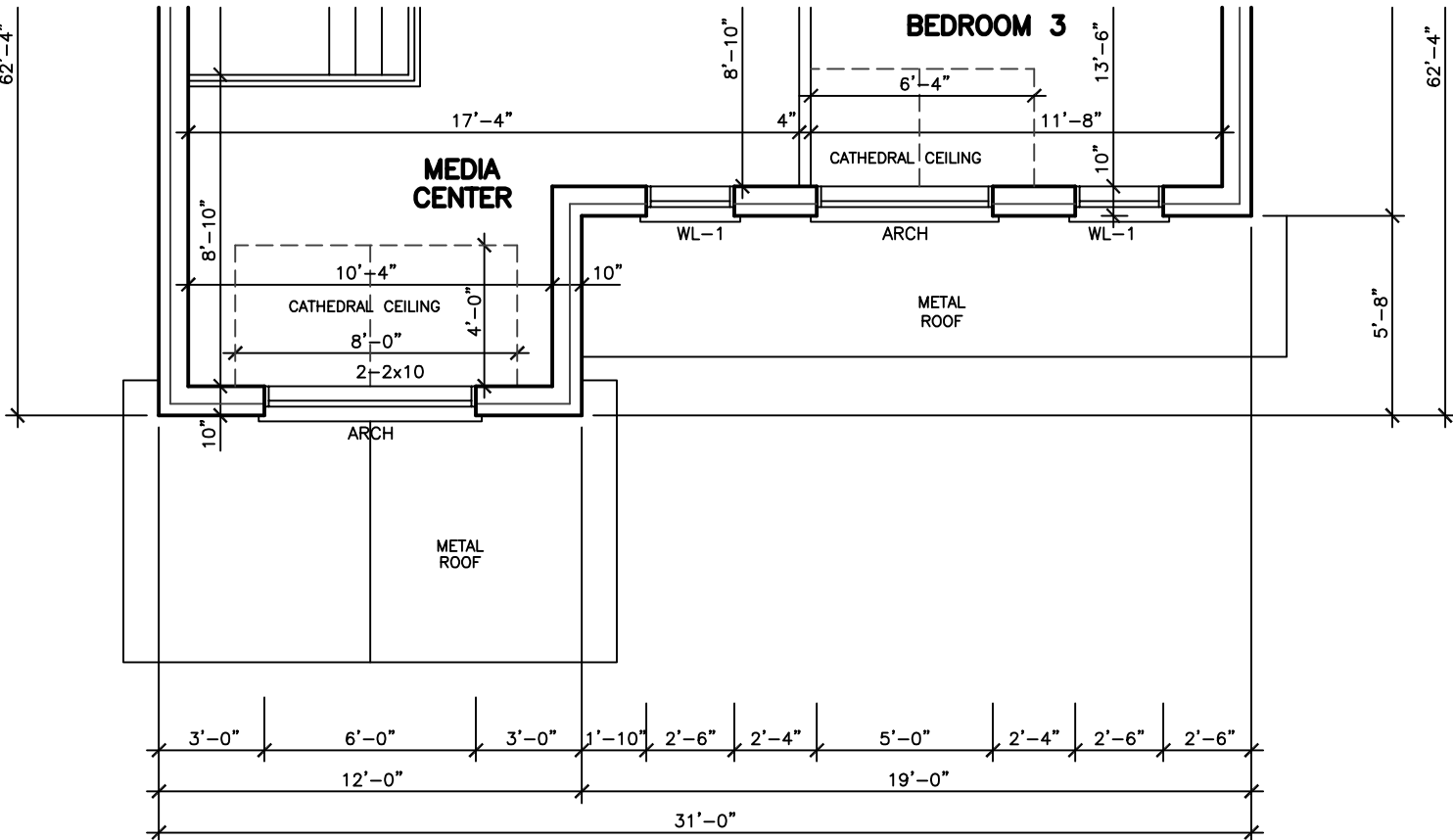
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 3250

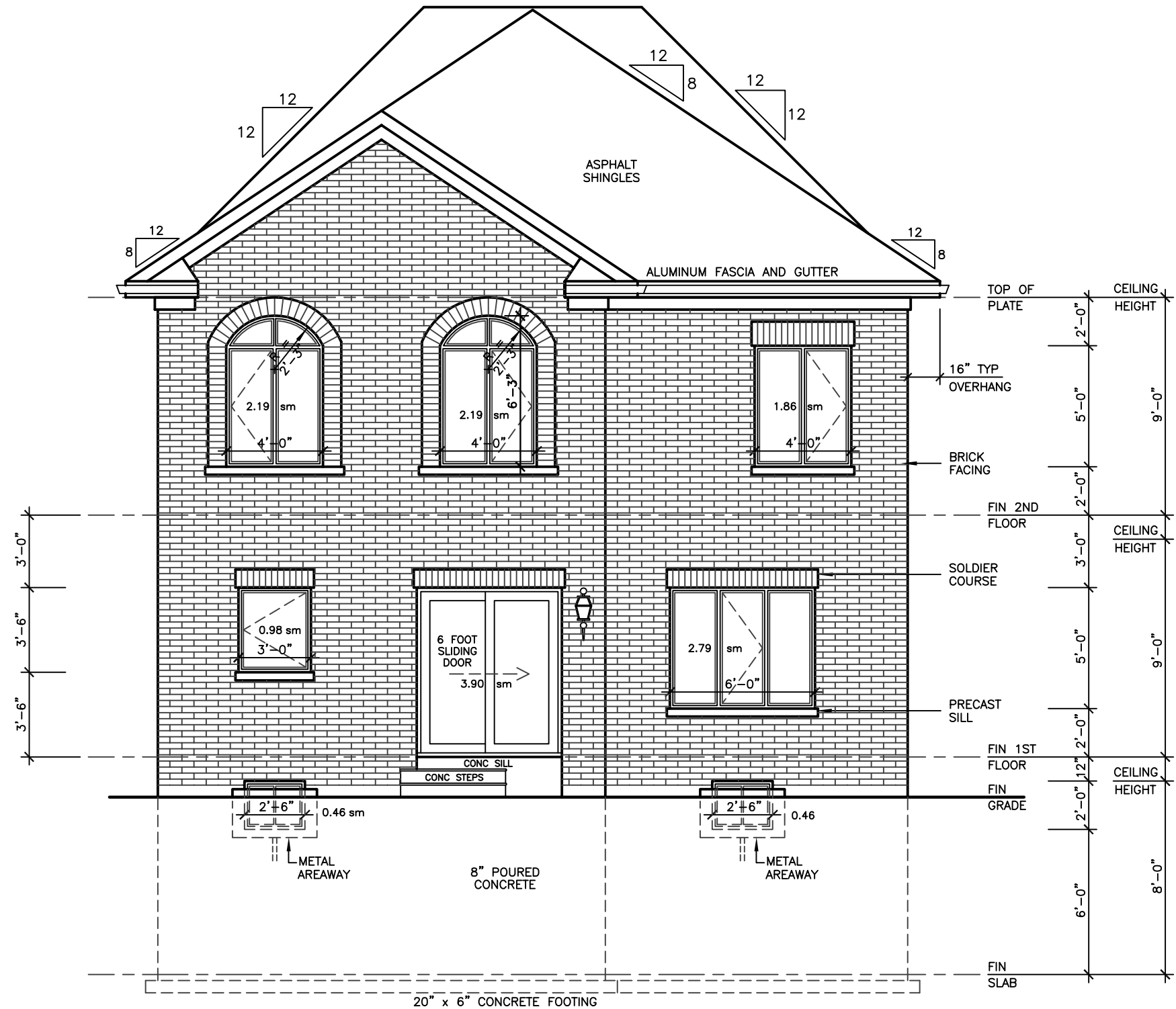
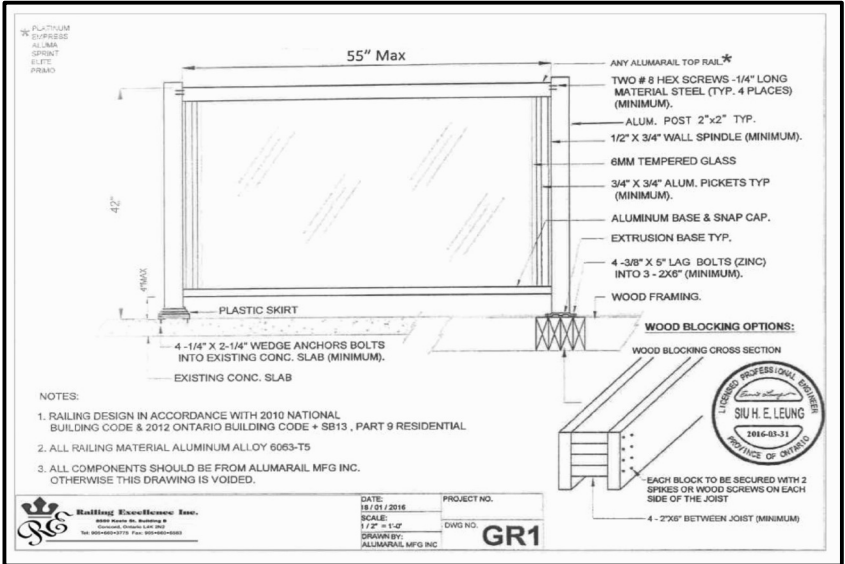
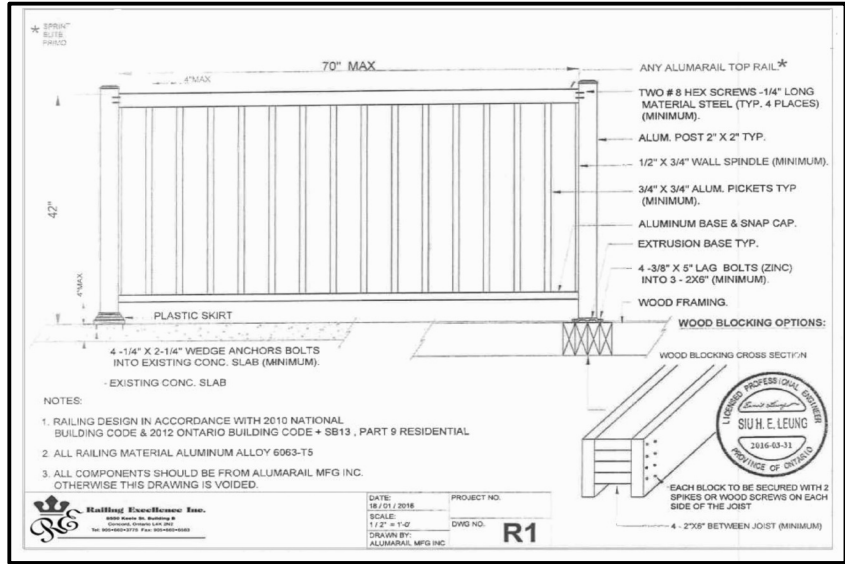
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: STREET
RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'D'

DATE	APR '23	PROJECT NO	20-23
DRAWN	N.L.	DRAWING NO	A-13
CHECKED			
SCALE	3/16"=1'-0"		

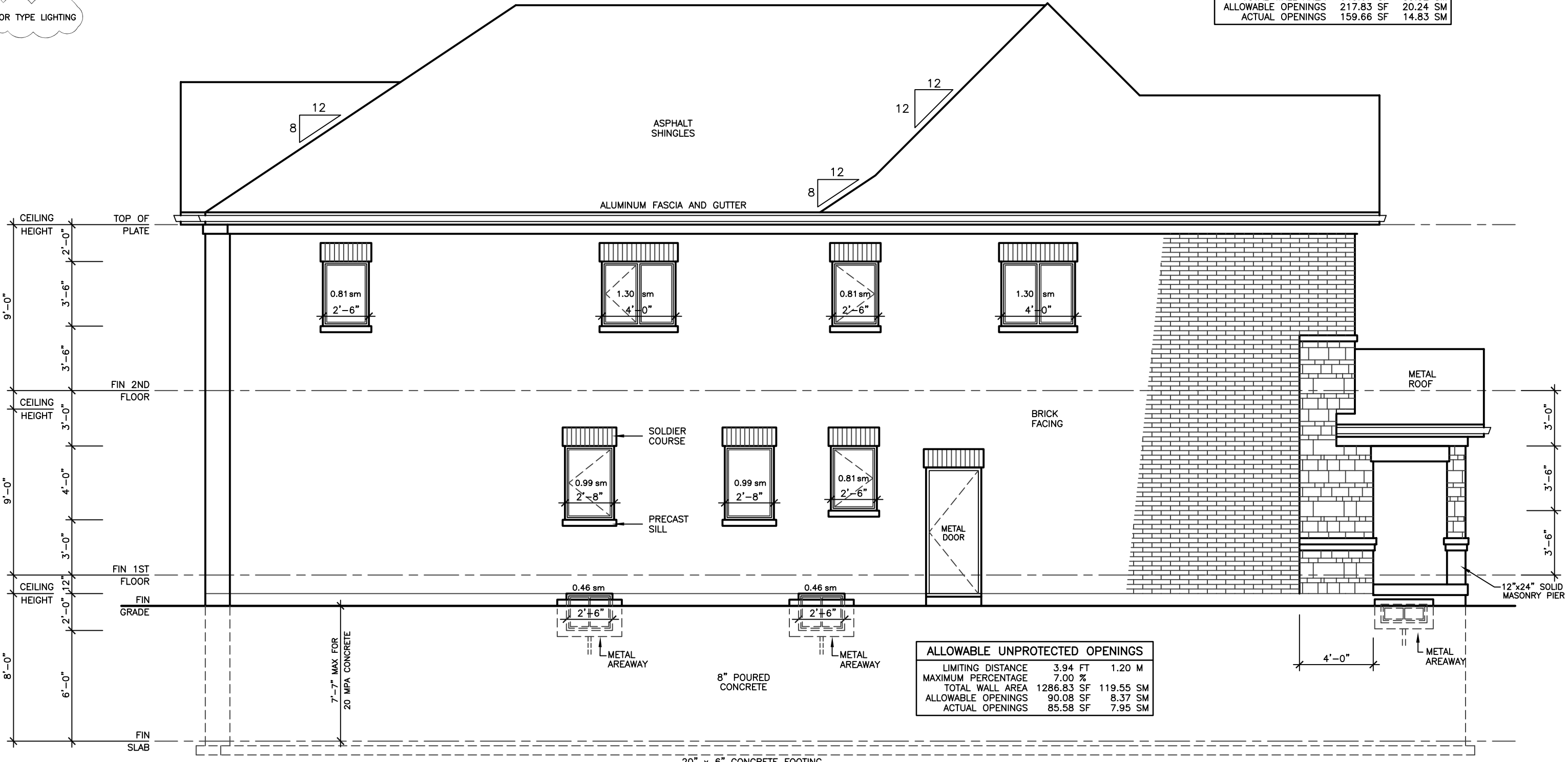


SECOND FLOOR PLAN 'D'



REAR ELEVATION 'D'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	640.67 SF	59.52 SM	
ALLOWABLE OPENINGS	217.83 SF	20.24 SM	
ACTUAL OPENINGS	159.66 SF	14.83 SM	



LEFT SIDE ELEVATION 'D'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1286.83 SF	119.55 SM	
ALLOWABLE OPENINGS	90.08 SF	8.37 SM	
ACTUAL OPENINGS	85.58 SF	7.95 SM	

REVISIONS	
#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
3 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

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 3250

PROJECT
PROPOSED
TWO STOREY DWELLING

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

DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'D'

DATE	APR '23	PROJECT NO	20-23
DRAWN	N.L.	DRAWING NO	A-14
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
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 9.15 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 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") SPRUCE AT 400 mm (16") OR 38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C. UNLESS NOTED OTHERWISE, ON 6 MIL POLYETHYLENE DAMPPROOFING. STRIPS 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 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 FLASHING PAPER. IF SUCH FLASHING IS FLEXIBLE, IT SHALL BE PROVIDED WITH CONTINUOUS SUPPORT.

ABOVE-GRADE MASONRY TO COMPLY WITH O.B.C. SECTION 9.20

WOOD FRAMING

SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH ANCHOR BOLTS THAT HAVE A MINIMUM DIAMETER OF 12 mm (1/2") AND BE SPACED A MAXIMUM OF 2.4 m (7'-10") O.C. THESE ANCHOR BOLTS SHALL BE PROVIDED WITH NUTS AND WASHERS AND SHALL BE EMBEDDED A MINIMUM OF 100 mm (4") IN THE FOUNDATION.

BEAMS SHALL HAVE EVEN AND LEVEL BEARING WITH A MINIMUM LENGTH OF BEARING OF 89 mm (3-1/2") 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 9.30.6.

SOLID BLOCKING SHALL BE PROVIDED UNDER ALL CONCENTRATED LOADS.

ROOF CONSTRUCTION

EAVESTROUSERS AND DOWNSPOUTS SHALL BE PROVIDED AND CONNECTED TO STORM SEWERS, WHERE AVAILABLE, OR DISCHARGED ONTO CONCRETE PADS AND DIRECTED AWAY FROM ANY BUILDINGS.

NATURAL AND MECHANICAL VENTILATION

ROOMS IN DWELLING UNITS VENTILATED BY NATURAL MEANS SHALL HAVE UNFINISHED BASEMENTS 0.09 m² (0.97 ft²)
0.28 m² (3.00 ft²)
ALL OTHER ROOMS 0.28 m² (3.00 ft²)

INSULATION, AIR AND VAPOUR BARRIERS

THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A CONTINUOUS BARRIER TO AIR LEAKAGE AND WATER VAPOUR DIFFUSION FROM THE INTERIOR OF THE BUILDING INTO WALL, FLOOR, ATTIC AND ROOF SPACES.

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 9.2.3.1.

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.

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 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 CAN/ULC-S351, "SMOKE ALARMS", 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 1.0 mm (1/32") OR FINEER NOT LESS THAN 1.0 mm (1/32")

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

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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 [OBC 9.10.13.15]

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 WITH OBC 9.2.3.1, 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 AIR TIGHTNESS IN THE AIR BARRIER SYSTEM, ALL JOINTS SHALL BE COVERED WITH A POLYETHYLENE SUPPORTED. [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 CAN/ULC-S351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. [OBC 9.32.3.5(2)]

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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)]

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