

BEARING CAPACITY OF SOIL SHALL BE
CONFIRMED PRIOR TO CONSTRUCTION.

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

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 9.17.4.1.
MAXIMUM SPANS OF STEEL BEAMS SUPPORTING
FLOORS SHALL CONFORM TO TABLE 9.17.4.1.

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

TERMITES 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 1,850 mm, WITHIN
DWELLING UNITS [OBC 9.6.2.2].

DIMENSIONS FOR RECTANGULAR TREADS
RISER 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
LESS THAN 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 9.8.7.1]

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 CONTAINED WITHIN
THE MAIN FOUNDATION WALL. [OBC 9.8.8.2]

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

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

UNITS 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 9.20.8.1]

WOOD BEAMS SHALL HAVE AN EVEN AND
LEVEL BEARING AND SHALL HAVE NOT LESS
THAN 90 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]

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 PORTINGS 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 9.3.1.4.

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 9.8.4.1.1.

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

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

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

LOADS ON STAIRS AND RAMPS SHALL
CONFORM TO OBC 9.8.9.1.

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

FIRE DOORS SHALL CONFORM TO OBC 9.10.1.6.3.

SMOKE ALARMS CONFORMING TO
CAN/ULC-3301, "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 9.22.1.1.

ANCHORAGE OF COLUMNS AND POSTS SHALL
CONFORM TO OBC 9.23.6.2.

WALL STUD SIZE AND SPACING SHALL
CONFORM TO OBC 9.23.10.1.

STUD POSTS BUILT INTO WALLS SHALL
CONFORM TO OBC 9.23.10.7.

VAPOUR BARRIER MATERIALS SHALL CONFORM
TO OBC 9.25.4.2.

VAPOUR BARRIER INSTALLATION SHALL
CONFORM TO OBC 9.25.4.3.

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

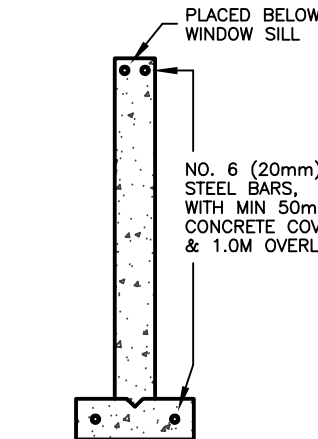
ALL NATURAL VENTILATION OF ROOMS AND
SPACES, AND SELF-CONTAINED MECHANICAL
VENTILATION SYSTEMS SHALL COMPLY WITH
OBC SECTION 9.32.

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

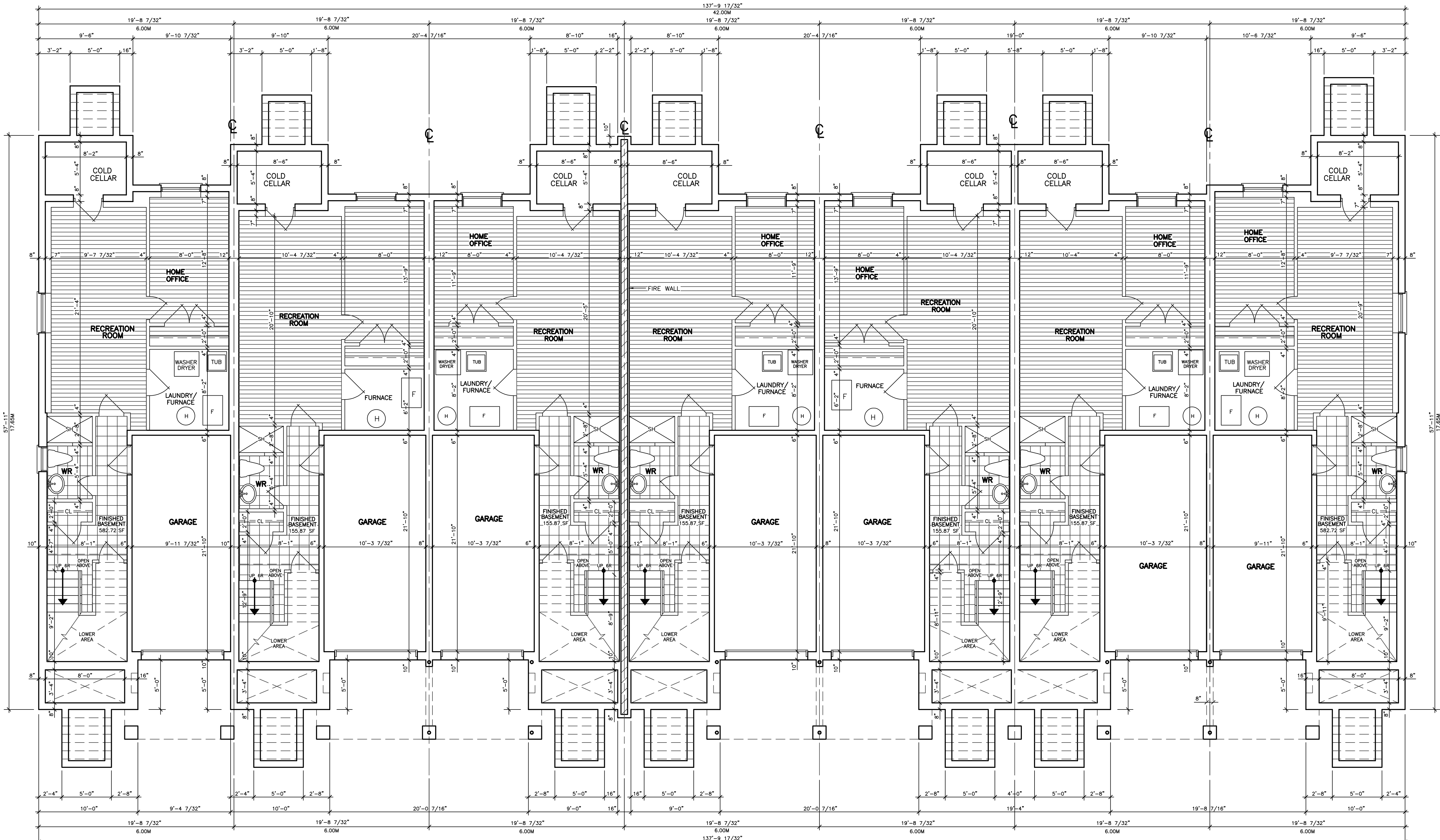
CARBON MONOXIDE ALARMS SHALL BE
INSTALLED IN CONFORMANCE WITH OBC 9.33.4.

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

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



CONCRETE REINFORCING
FOR ALL FOUNDATIONS
ON ENGINEERED FILL



MODEL 2030S 'A'
UNIT 1
END UNIT

MODEL 2010 'B'
UNIT 2

MODEL 2030 'B'
UNIT 3

MODEL 2030A 'A'
UNIT 4

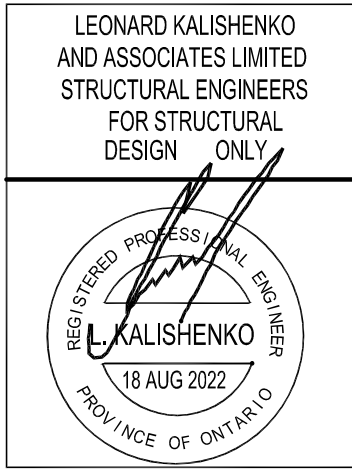
MODEL 2010 'A'
UNIT 5

MODEL 2030 'B'
UNIT 6

MODEL 2030S 'B'
UNIT 7
END UNIT

BASEMENT FLOOR PLAN

#	DATE
1	REVISED TO FINISH BASEMENT JUL 17 23
2	REVISED STRUCTURE AUG 21 23



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

KING EAST
ESTATES



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

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BLOCK 50B

PROJECT
PROPOSED
TOWNHOUSES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
BASEMENT FLOOR PLAN

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

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 9.2.3.8 (7)]

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN (A) 32 MPa FOR GARAGE FLOORS, CARRIOT FLOORS AND ALL EXTERIOR FLATWORK, (B) 20 MPa FOR INTERIOR FLOORS, AND (C) 15 MPa FOR ALL OTHER APPLICATIONS. CONCRETE USED FOR GARAGE AND CARRIOT FLOORS AND EXTERIOR STEPS SHALL HAVE AN 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 9.9.7

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

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)]

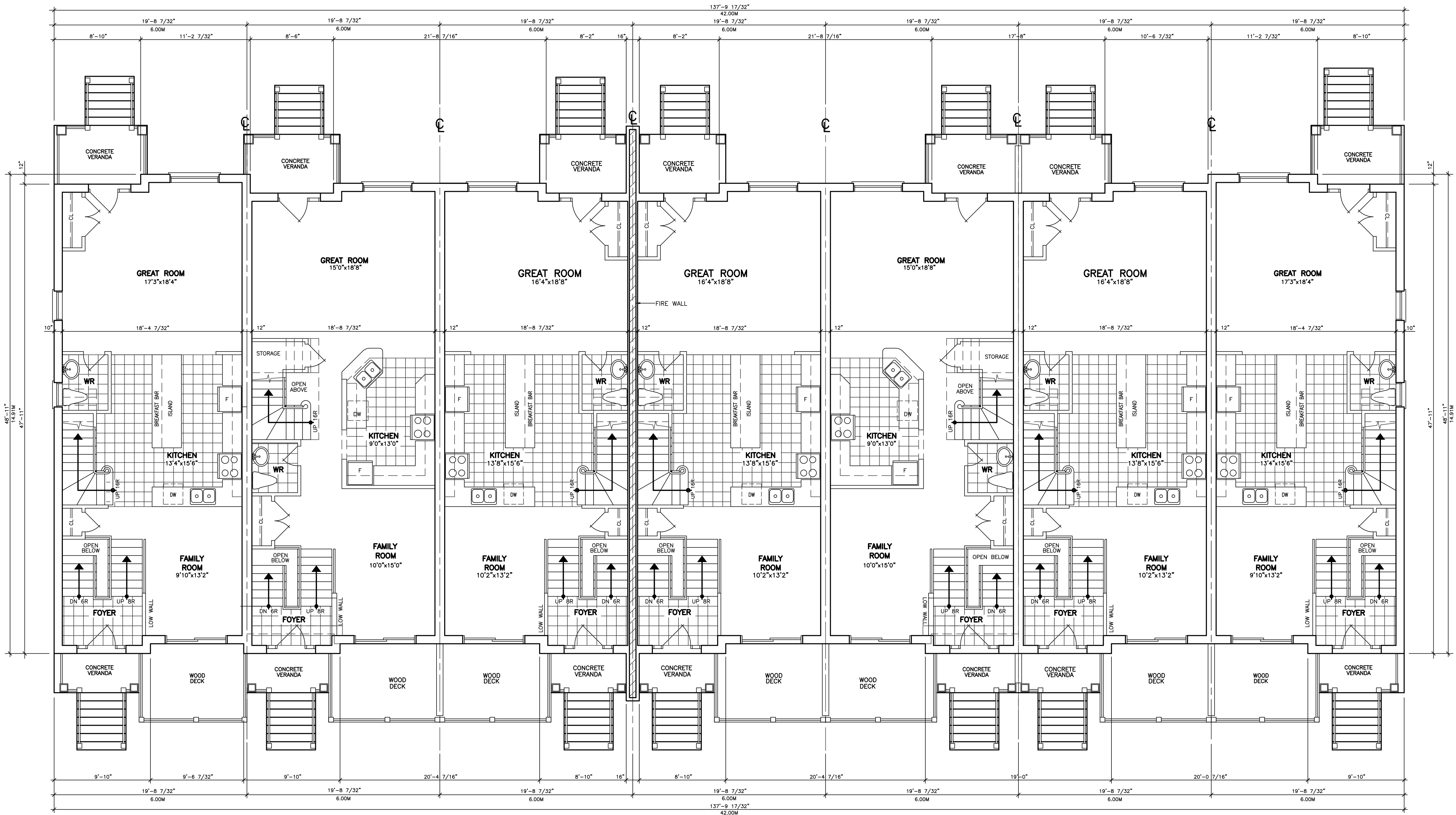
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12 (10)]

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 9.3.3.1.2]

A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN KITCHENS, UTILITY ROOMS, LAUNDRY ROOMS, DINING ROOMS, BATHROOMS, WATER-CLOSET ROOMS, VESTIBULES AND HALLWAYS, AS WELL AS IN BEDROOMS AND 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 CARRIOT. [OBC 9.34.2.6]



MODEL 2030S 'A'
UNIT 1
END UNIT

MODEL 2010 'B'
UNIT 2

MODEL 2030 'B'
UNIT 3

MODEL 2030 'A'
UNIT 4

MODEL 2010 'A'
UNIT 5

MODEL 2030 'B'
UNIT 6

MODEL 2030S 'B'
UNIT 7
END UNIT

FIRST FLOOR PLAN

#	DATE
1	REVISED STRUCTURE
	AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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



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PROJECT
PROPOSED
TOWNHOUSES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
FIRST FLOOR PLAN

DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-3
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 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.

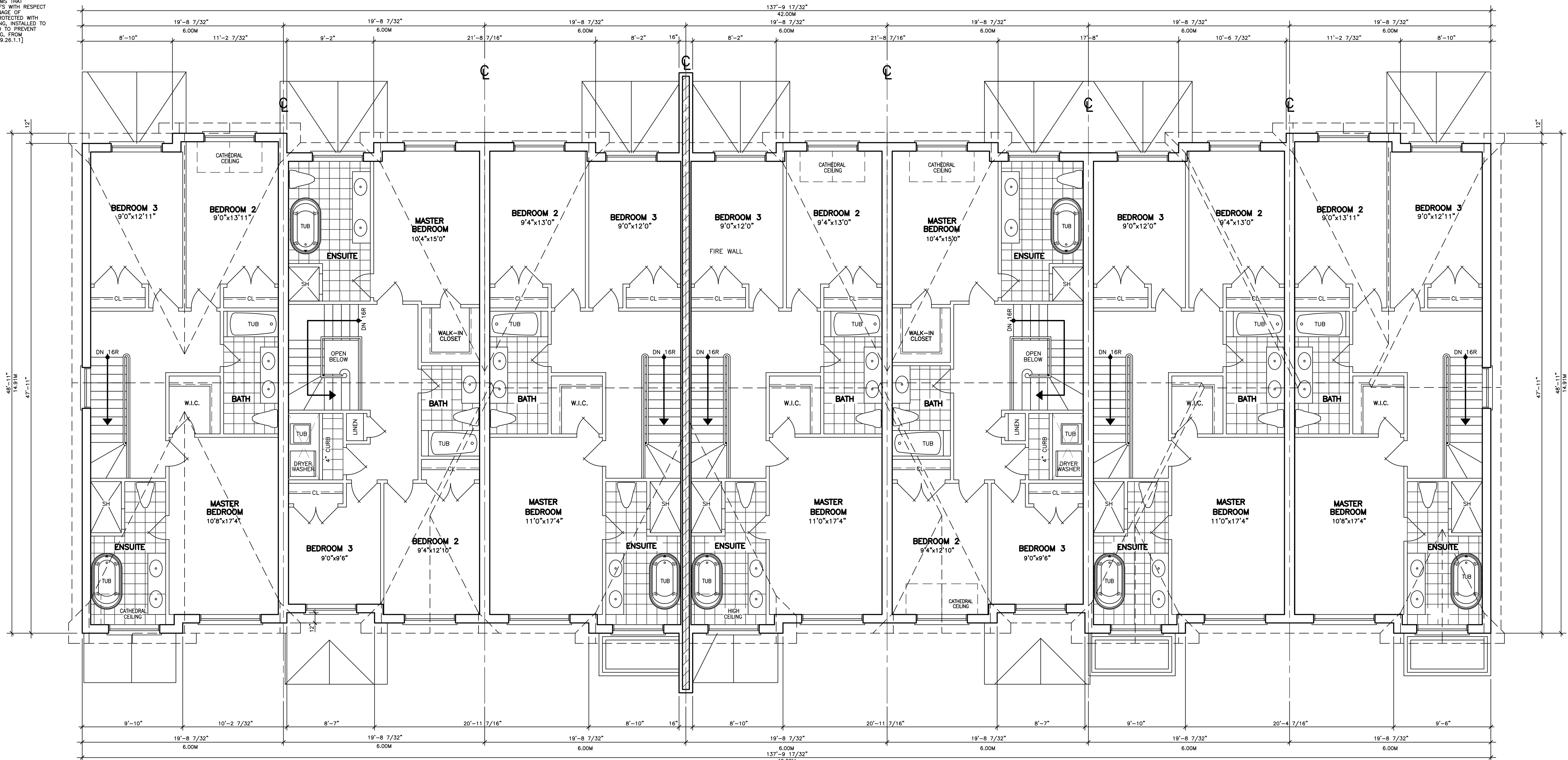
WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7

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 sqm 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]



MODEL 2030S 'A'
UNIT 1
SECOND FLOOR PLAN

MODEL 2010 'B'
UNIT 2

MODEL 2030 'B'
UNIT 3

MODEL 2030 'A'
UNIT 4

MODEL 2010 'A'
UNIT 5

MODEL 2030 'B'
UNIT 6

MODEL 2030 'B'
UNIT 7
END UNIT

#		DATE
1	REVISED PER CLIENT REVIEW	JL 26 23
2	REVISED STRUCTURE	AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



ASSUMED ROOF TRUSS BEARING
ON THE EXTERIOR WALLS ONLY
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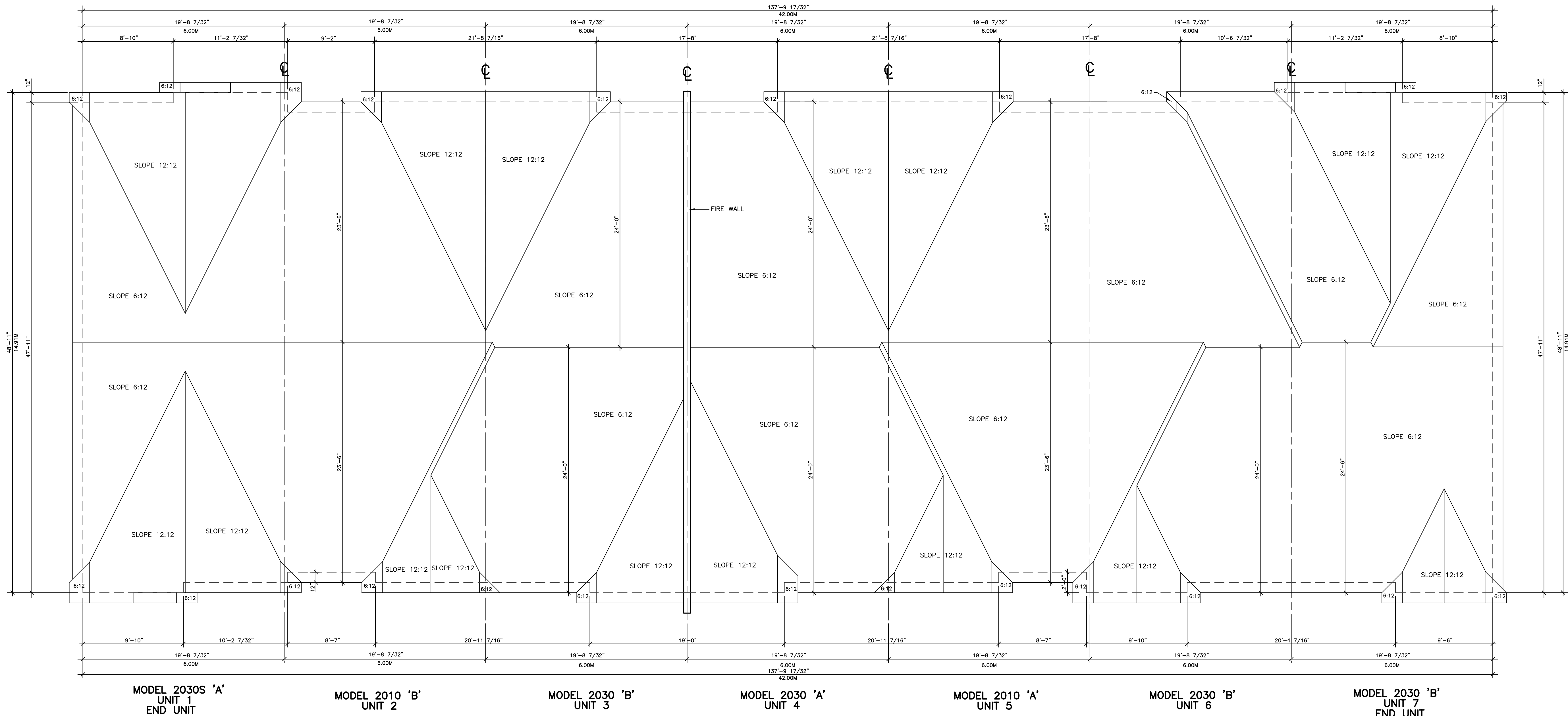
BLOCK 50B

PROJECT
PROPOSED
TOWNHOUSES

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

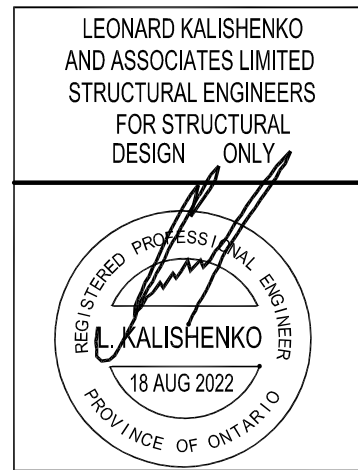
DRAWING
SECOND FLOOR PLAN

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



ROOF PLAN

#		DATE
1	REVISED PER CLIENT REVIEW	JL 26 23
2	REVISED STRUCTURE	AU 21 23



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

KING EAST
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PROJECT
PROPOSED
TOWNHOUSES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
ROOF PLAN

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



MODEL 2030S 'A'
UNIT 1
END UNIT

WALLS AND WINDOWS AREA		
ELEVATION	WALL AREA	WINDOWS AREA
FRONT ELEVATION	53.20 SM	13.78 SM
LEFT SIDE ELEVATION	118.93 SM	5.50 SM
REAR ELEVATION	42.97 SM	11.33 SM
INTERIOR WALL	86.87 SM	— SM
TOTAL AREA	301.57 SM	30.61 SM

MODEL 2010 'B'
UNIT 2

WALLS AND WINDOWS AREA		
ELEVATION	WALL AREA	WINDOWS AREA
FRONT ELEVATION	53.26 SM	13.78 SM
REAR ELEVATION	42.98 SM	10.99 SM
INTERIOR WALL	173.74 SM	— SM
TOTAL AREA	269.98 SM	24.77 SM

MODEL 2030 'B'
UNIT 3

WALLS AND WINDOWS AREA		
ELEVATION	WALL AREA	WINDOWS AREA
FRONT ELEVATION	53.21 SM	13.78 SM
REAR ELEVATION	42.97 SM	10.99 SM
INTERIOR WALL	173.74 SM	— SM
TOTAL AREA	270.44 SM	24.77 SM

MODEL 2030 'A'
UNIT 4

WALLS AND WINDOWS AREA		
ELEVATION	WALL AREA	WINDOWS AREA
FRONT ELEVATION	53.12 SM	13.78 SM
REAR ELEVATION	42.97 SM	11.33 SM
INTERIOR WALL	173.74 SM	— SM
TOTAL AREA	269.83 SM	25.11 SM

MODEL 2010 'A'
UNIT 5

WALLS AND WINDOWS AREA		
ELEVATION	WALL AREA	WINDOWS AREA
FRONT ELEVATION	53.11 SM	13.78 SM
REAR ELEVATION	42.96 SM	11.33 SM
INTERIOR WALL	173.74 SM	— SM
TOTAL AREA	269.71 SM	25.11 SM

MODEL 2030 'B'
UNIT 6

WALLS AND WINDOWS AREA		
ELEVATION	WALL AREA	WINDOWS AREA
FRONT ELEVATION	53.11 SM	13.78 SM
REAR ELEVATION	43.56 SM	10.99 SM
INTERIOR WALL	173.74 SM	— SM
TOTAL AREA	270.41 SM	24.77 SM

MODEL 2030 'B'
UNIT 7
END UNIT

WALLS AND WINDOWS AREA		
ELEVATION	WALL AREA	WINDOWS AREA
FRONT ELEVATION	53.96 SM	13.44 SM
RIGHT SIDE ELEVATION	119.64 SM	5.50 SM
REAR ELEVATION	43.96 SM	10.99 SM
INTERIOR WALL	86.87 SM	— SM
TOTAL AREA	304.43 SM	29.93 SM

FRONT ELEVATION

WALLS AND WINDOWS AREA UNIT 1 - 3		
ELEVATION	WALL AREA	WINDOWS AREA
FRONT ELEVATION	159.67 SM	40.19 SM
LEFT SIDE ELEVATION	115.27 SM	5.50 SM
REAR ELEVATION	129.04 SM	33.31 SM
INTERIOR WALL	260.61 SM	— SM
TOTAL AREA	664.59 SM	79.00 SM

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 9.15.4.2.4. THERE IS NO LIMIT ON THE EXCEEDING 2.5 m IN UNSUPPORTED HEIGHT. [OBC 9.15.4.2]

EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GRADE LEVEL. [OBC 9.15.4.7]

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

THE UNRESTRICTED ROOF VENT AREA SHALL BE NOT LESS THAN 1/100 OF THE INSULATED CEILING AREA, WHERE THE ROOF SLOPE IS LESS THAN 1:10, OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNRESTRICTED 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 GUTTERS 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 800 mm ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF, AND SHALL EXTEND NOT LESS THAN 800 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 GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE:

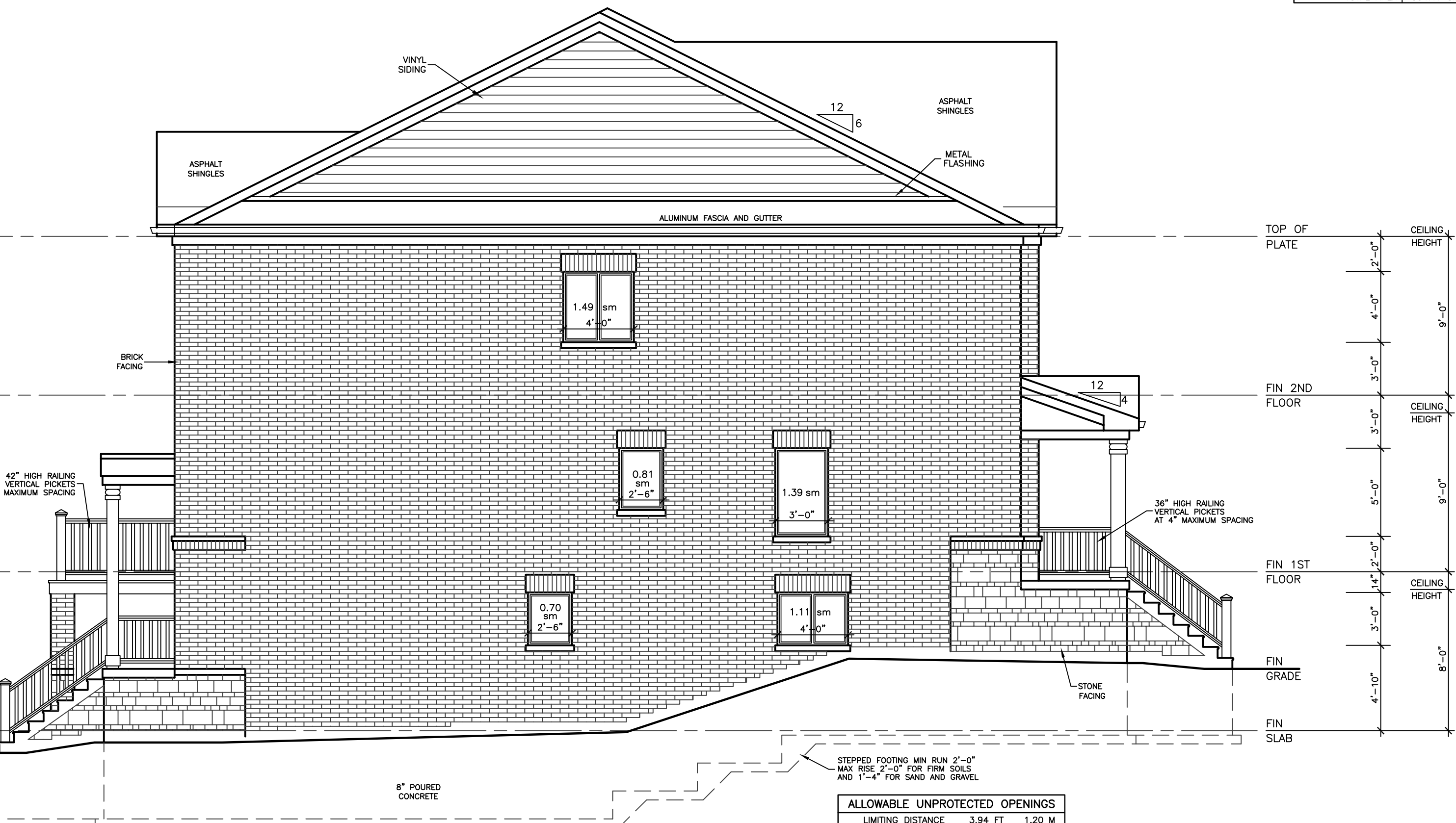
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR

(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)]



RIGHT SIDE ELEVATION

MODEL 2030 'B'
UNIT 7
END UNIT

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	3.94 FT	1.20 M
MAXIMUM PERCENTAGE	7.00 %	—
TOTAL WALL AREA	1287.79 SF	119.64 SM
ALLOWABLE OPENINGS	90.15 SF	8.37 SM
ACTUAL OPENINGS	59.25 SF	5.50 SM

#	REVISION	DATE
1	REVISED PER CLIENT REVIEW	AUG 28 23
2	REVISED STRUCTURE	AUG 21 23



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

KING EAST
ESTATES



ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.

THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT. ALL 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

BLOCK 50B

PROJECT
PROPOSED
TOWNHOUSES

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

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS

DATE APR '23 PROJECT NO 20-23

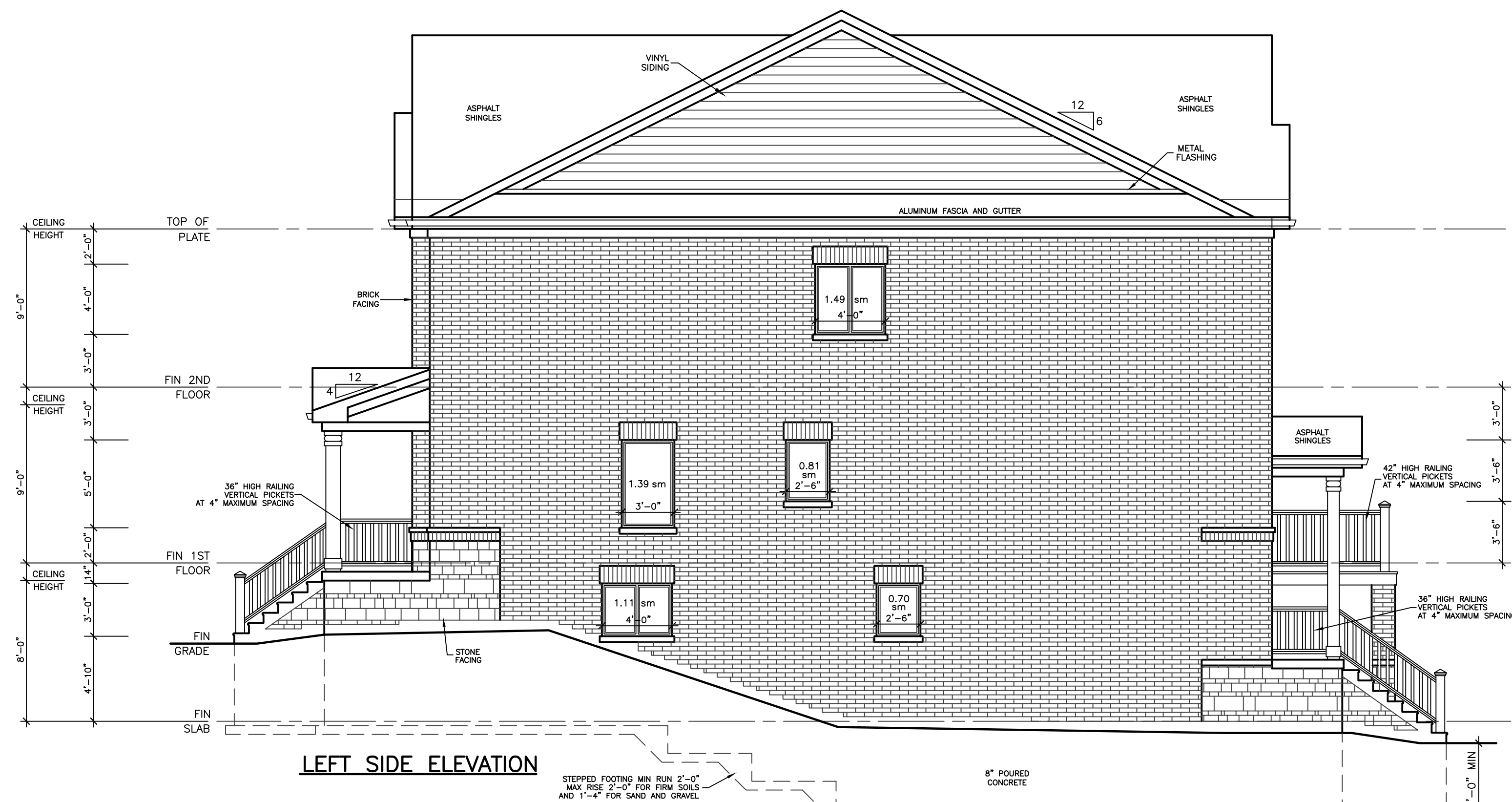
DRAWN E.B. DRAWING NO

CHECKED A-6

SCALE 3/16"=1'-0"



REAR ELEVATION



LEFT SIDE ELEVATION

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	4.92 FT	1.50 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	1280.18 SF	118.93 SM
ALLOWABLE OPENINGS	89.61 SF	8.33 SM
ACTUAL OPENINGS	59.25 SF	5.50 SM

#	REVISION	DATE
1	REVISED STRUCTURE	AUG 21 23



KING EAST
ESTATES



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BLOCK 50B

PROJECT
PROPOSED
TOWNHOUSES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

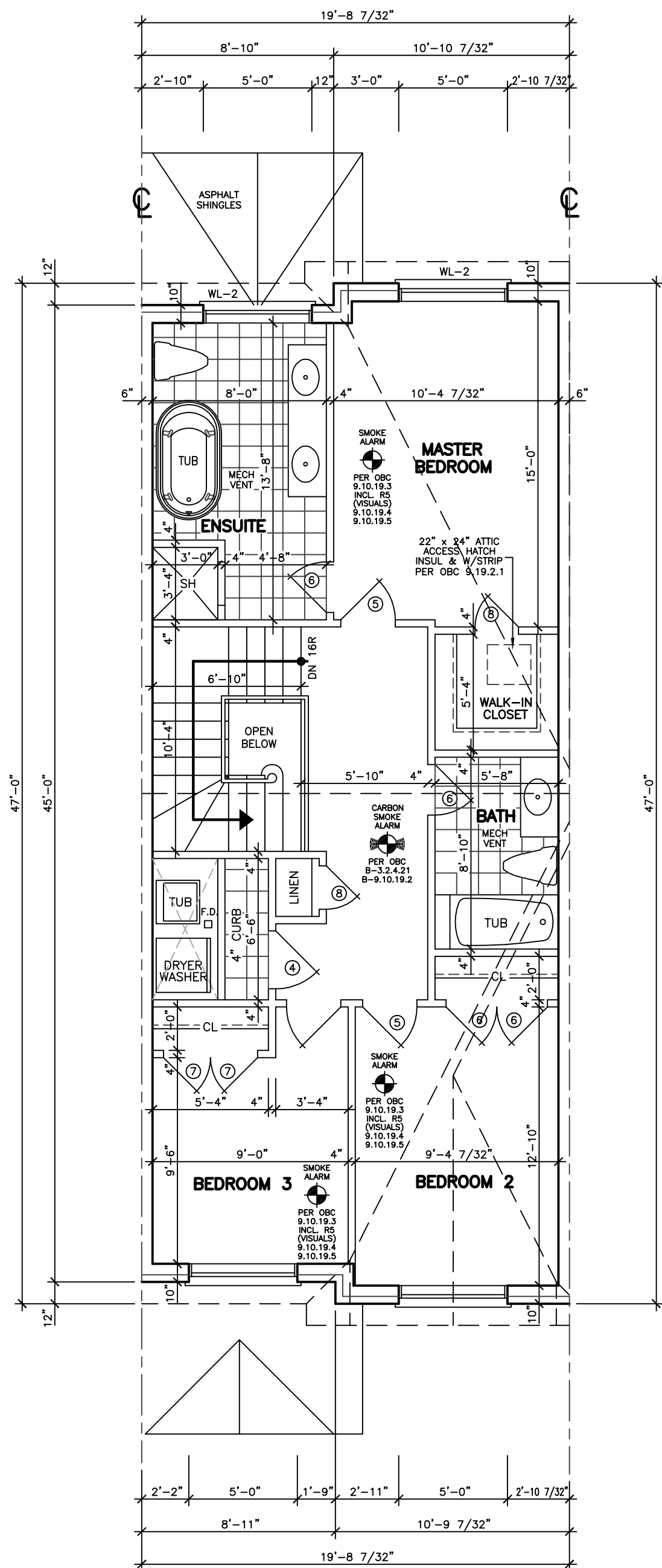
DRAWING
REAR AND LEFT
SIDE ELEVATIONS

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



FIRST FLOOR PLAN 'A'
UNIT 5

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



SECOND FLOOR PLAN 'B'
UNIT 2

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	= 1'6" 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	= 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 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

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.

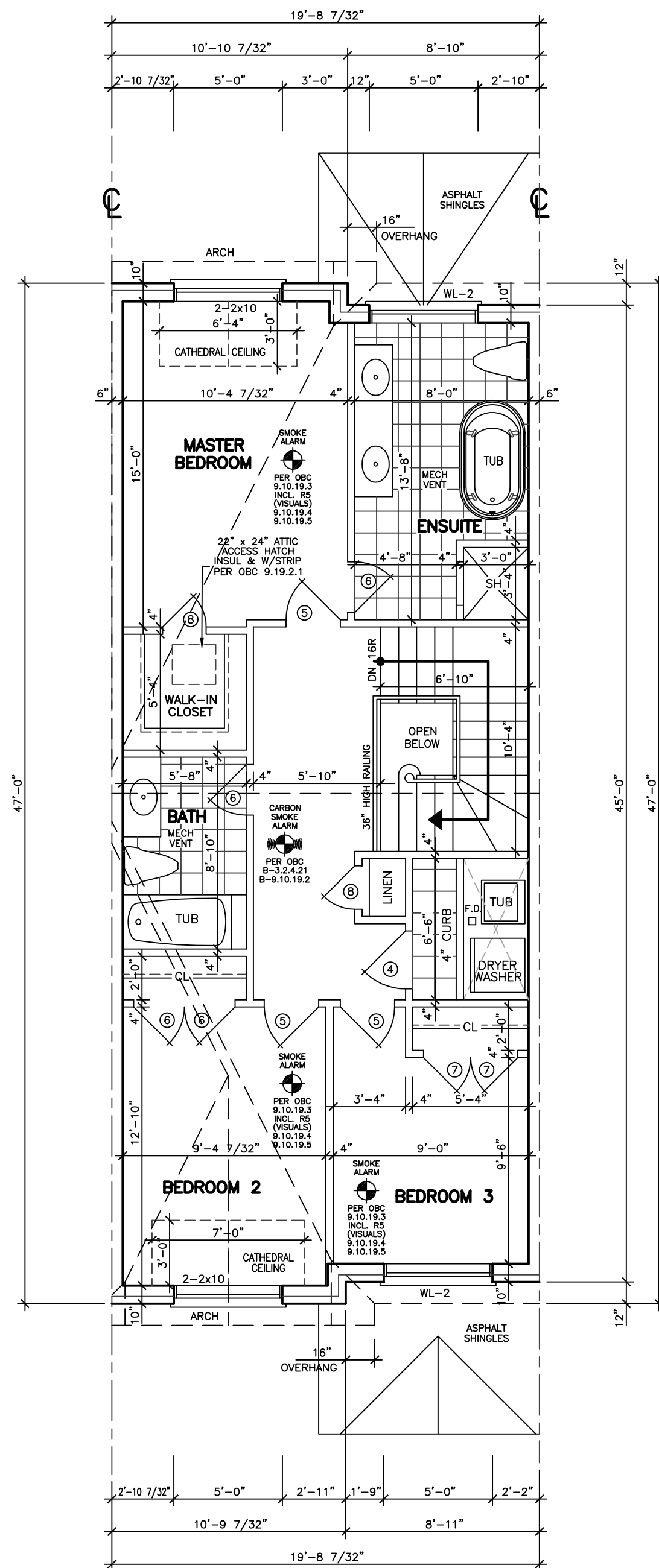
WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7.

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 'A'
UNIT 5

REVISIONS	
#	DATE
1	REVISED STRUCTURE AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
18 AUG 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 BY TRUSS
DESIGNER

KING EAST STATES

ASSOCIATION
OF
ARCHITECTS
LEO ARIEMMA
LICENCE
7561

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DISCREPANCIES TO THE ARCHITECT.
DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

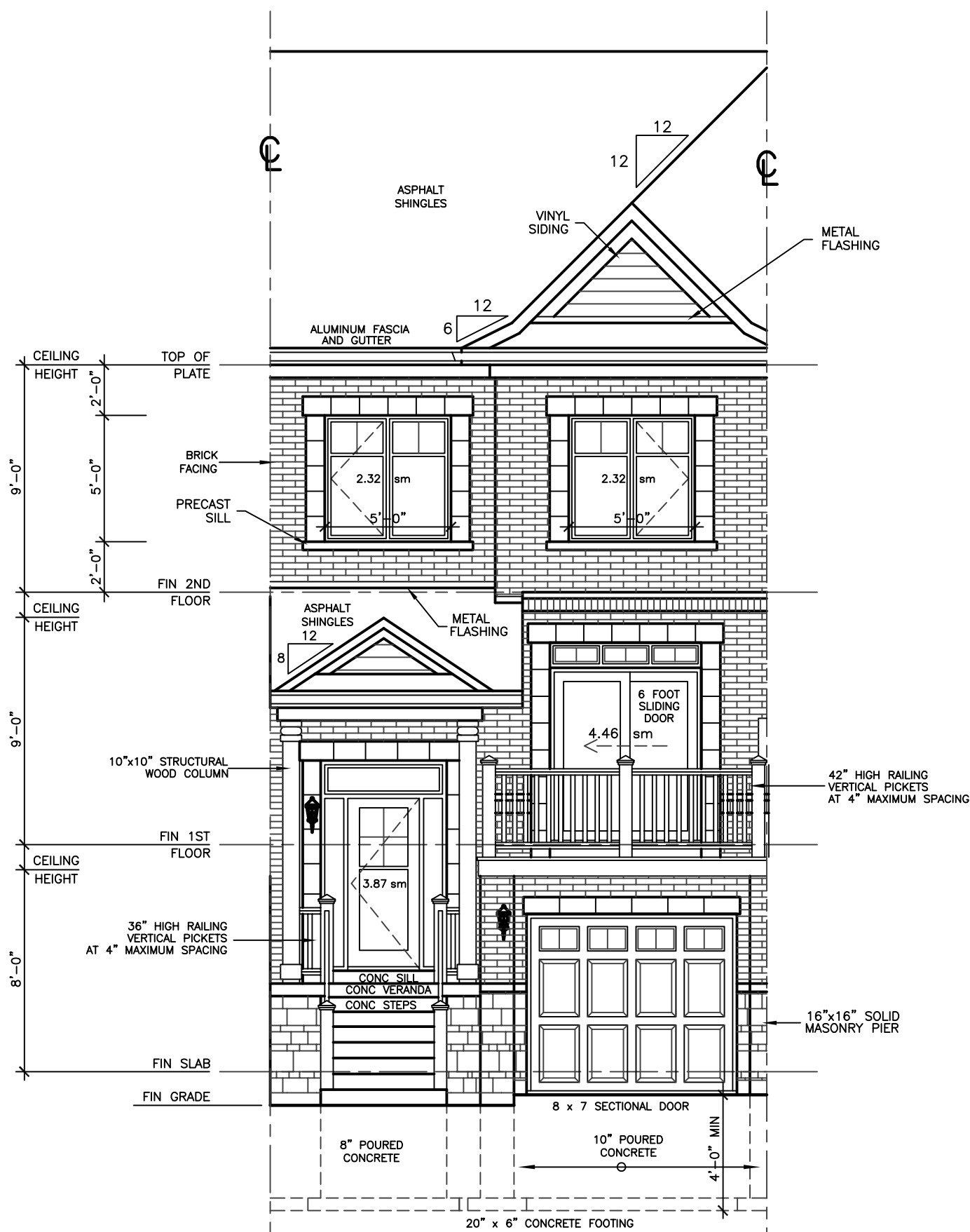
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 2010 BLOCK 50B UNIT 2, 5

PROJECT
PROPOSED
TOWNHOMES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
SECOND FLOOR PLANS

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



FRONT ELEVATION 'B'
UNIT 2

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	53.26 SM	13.78 SM	
REAR ELEVATION	42.98 SM	10.99 SM	
INTERIOR WALL	173.74 SM		
TOTAL AREA	269.98 SM	24.77 SM	9.17

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 EXPOSING BUILDING FACES SHALL CONFORM TO OBC 9.10.15.5.

EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. [OBC 9.14.6.3]

WHERE STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN THE HORIZONTAL PORTIONS SHALL NOT EXCEED 600 mm, AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600 mm. [OBC 9.15.3.9]

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

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

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

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

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

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

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

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

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

FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS LISTED OBC 9.26.4

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

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

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

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

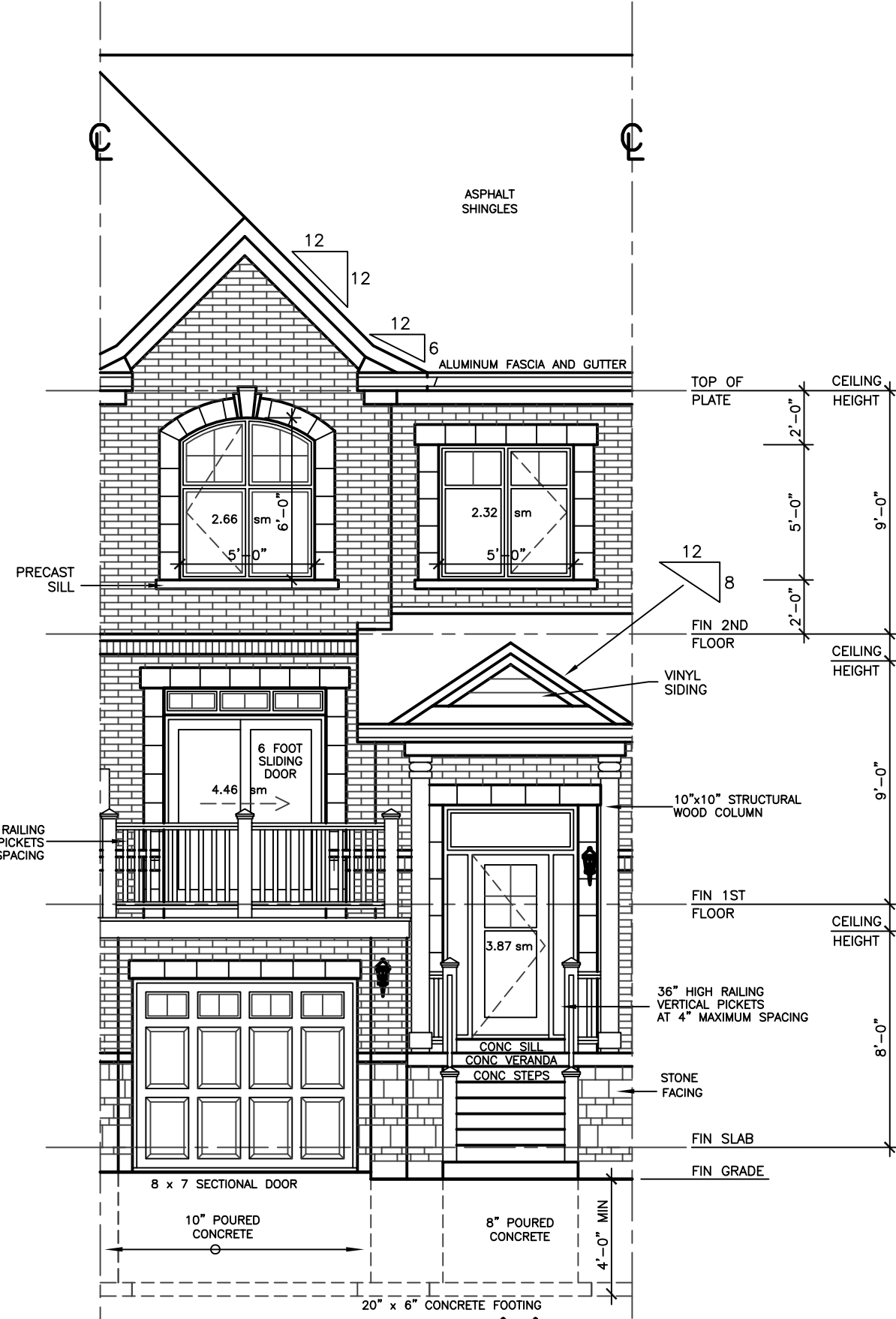
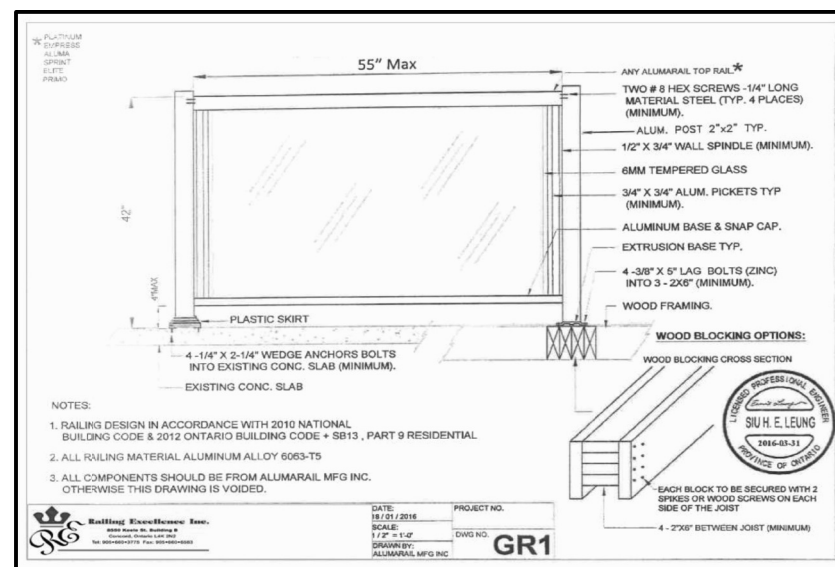
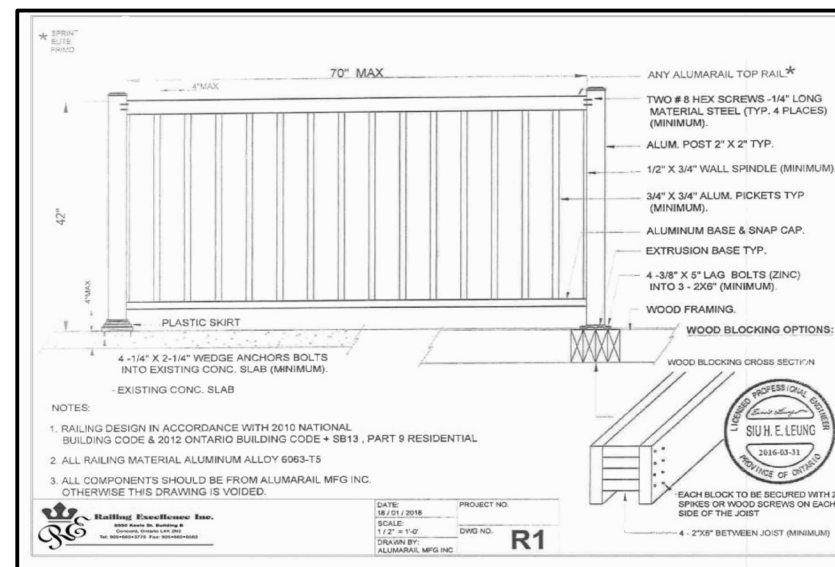
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR

(B) THE ADJACENT SURFACE WITHIN 1.2 m OF THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2. [OBC 9.8.8.1.(1)]

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

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

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



FRONT ELEVATION 'A'
UNIT 5

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	53.11 SM	13.78 SM	
REAR ELEVATION	42.86 SM	11.33 SM	
INTERIOR WALL	173.74 SM		
TOTAL AREA	269.71 SM	25.11 SM	9.31

REVISIONS	
#	DATE
1	REVISED STRUCTURE AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
18 AUG 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 BY TRUSS
DESIGNER

KING EAST
STATES



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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

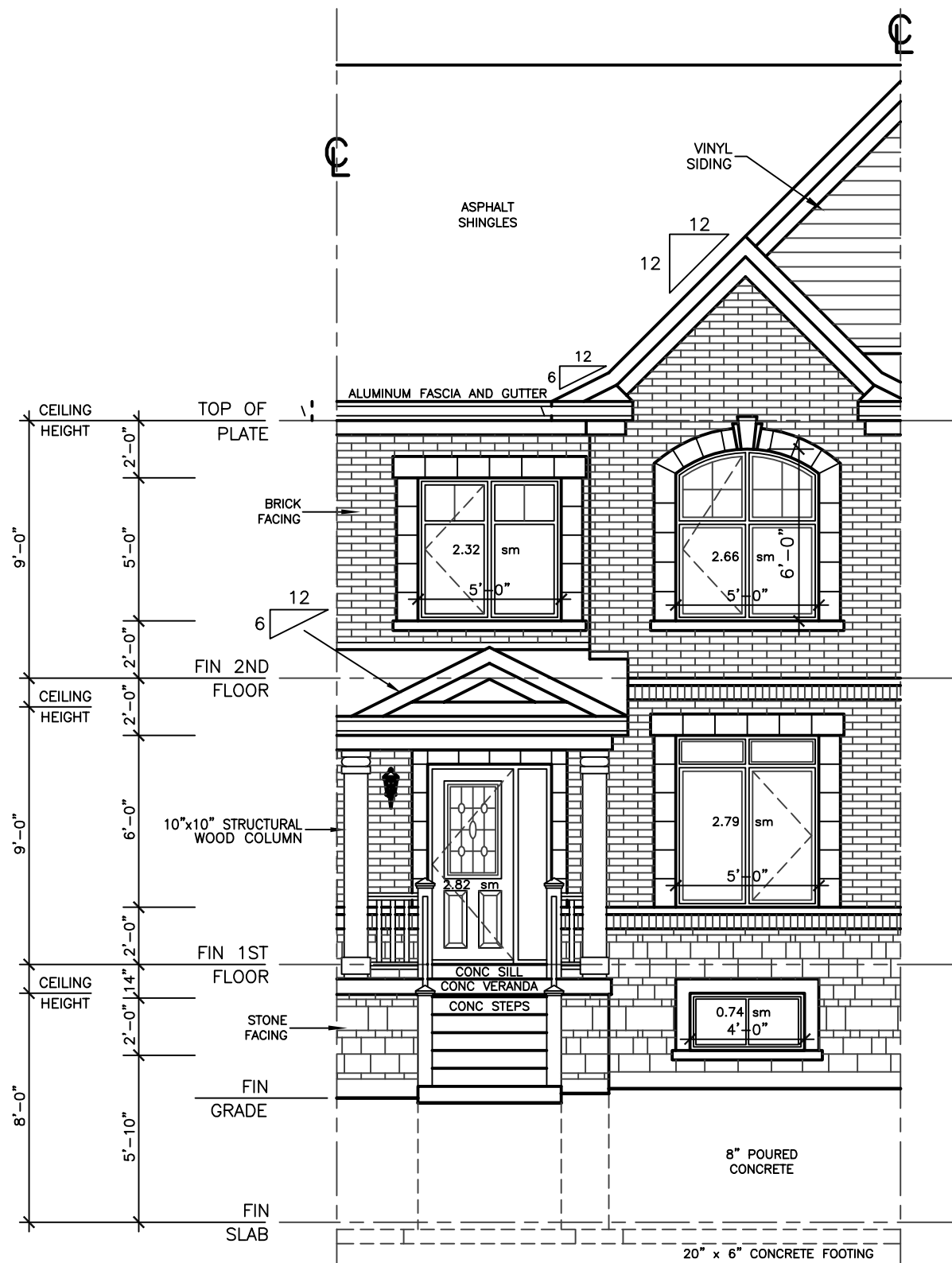
MODEL 2010
BLOCK 50B
UNIT 2, 5

PROJECT
PROPOSED
TOWNHOMES

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

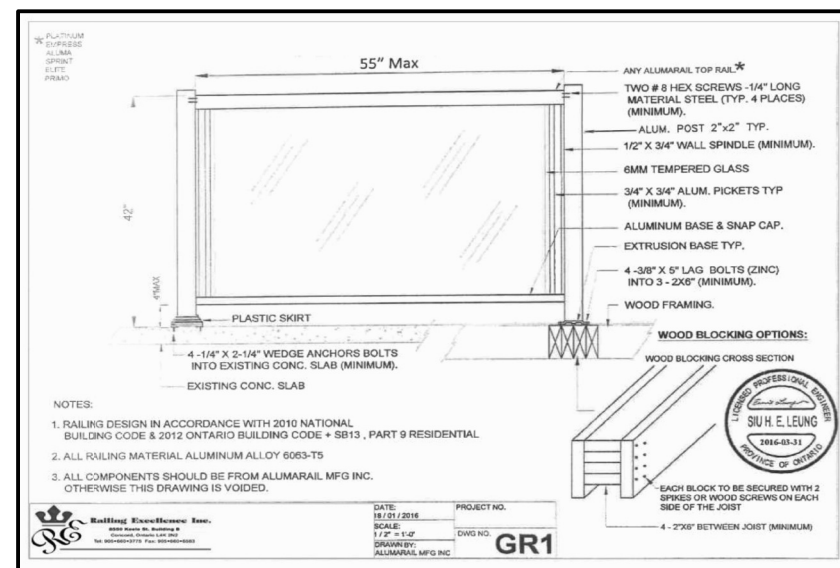
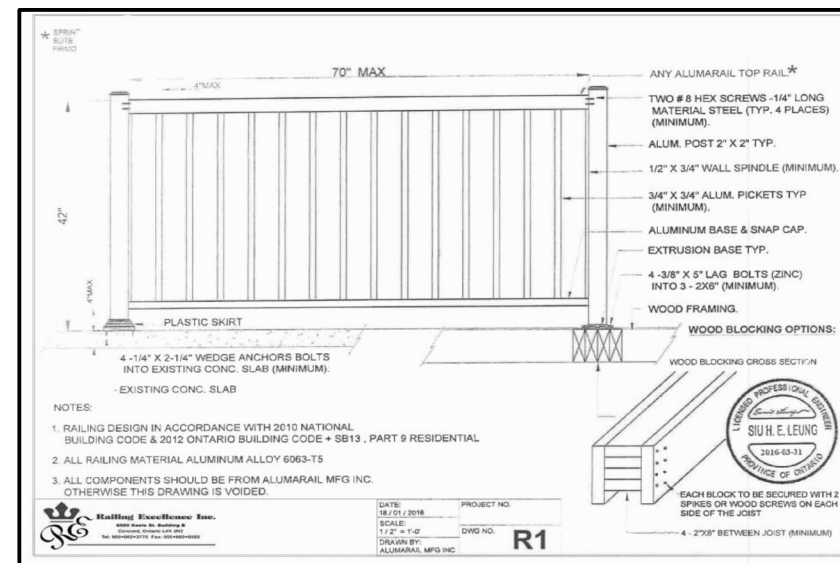
DRAWING
FRONT ELEVATIONS

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

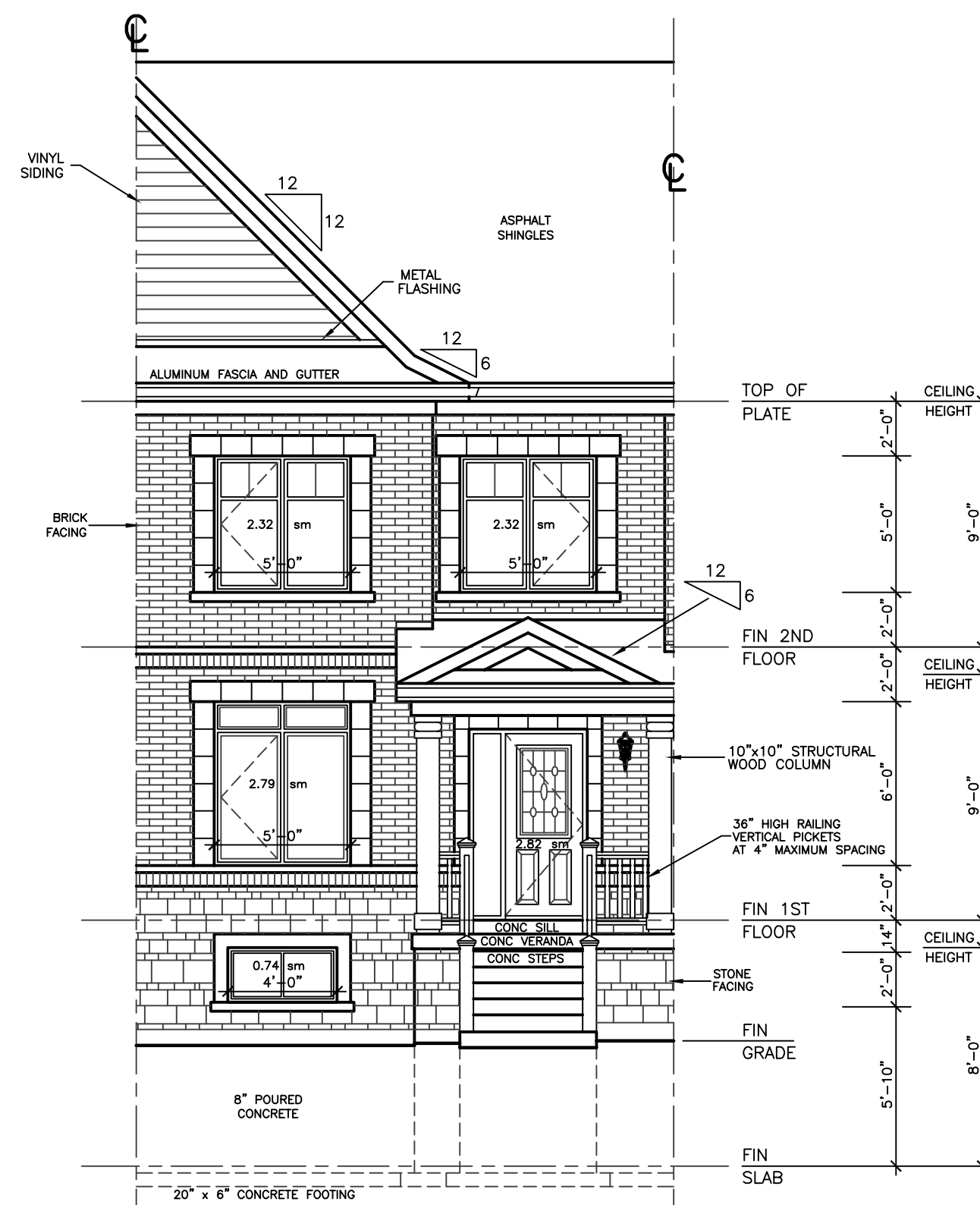


REAR ELEVATION 'A'
UNIT 5

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	461.37 SF	42.86 SM	
ALLOWABLE OPENINGS	156.86 SF	14.57 SM	
ACTUAL OPENINGS	121.95 SF	11.33 SM	



EXTERIOR TYPE LIGHTING



REAR ELEVATION 'B'
UNIT 2

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	462.66 SF	42.98 SM	
ALLOWABLE OPENINGS	157.30 SF	14.61 SM	
ACTUAL OPENINGS	118.33 SF	10.99 SM	

REVISIONS	
#	DATE
1	REVISED STRUCTURE BY KALISHENKO AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
18 AUG 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 BY TRUSS
DESIGNER

KING EAST
ESTATES

ASSOCIATION
OF
ARCHITECTS
LEO ARIEMMA
LICENCE
7561

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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

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

MODEL 2010
BLOCK 50B
UNIT 2, 5

PROJECT
PROPOSED
TOWNHOMES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
REAR ELEVATIONS

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

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

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

SMOKE ALARMS CONFORMING TO CAN/ULC-S351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19.1

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

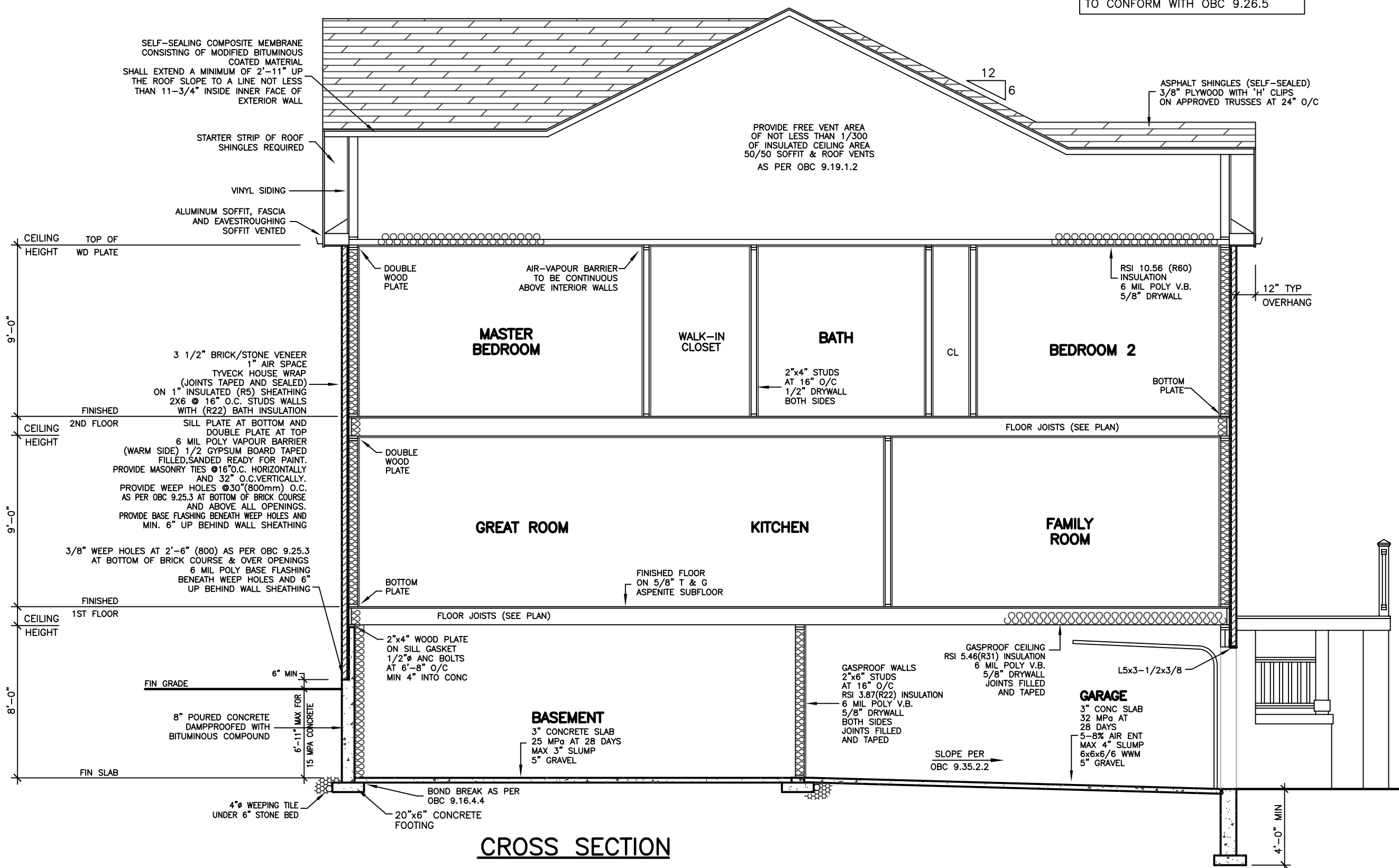
DRAIN TILE AND DRAIN PIPE FOR FOUNDATION DRAINAGE SHALL CONFORM TO THE ENTIRE SUBSECTION OBC 8.9.14.3

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

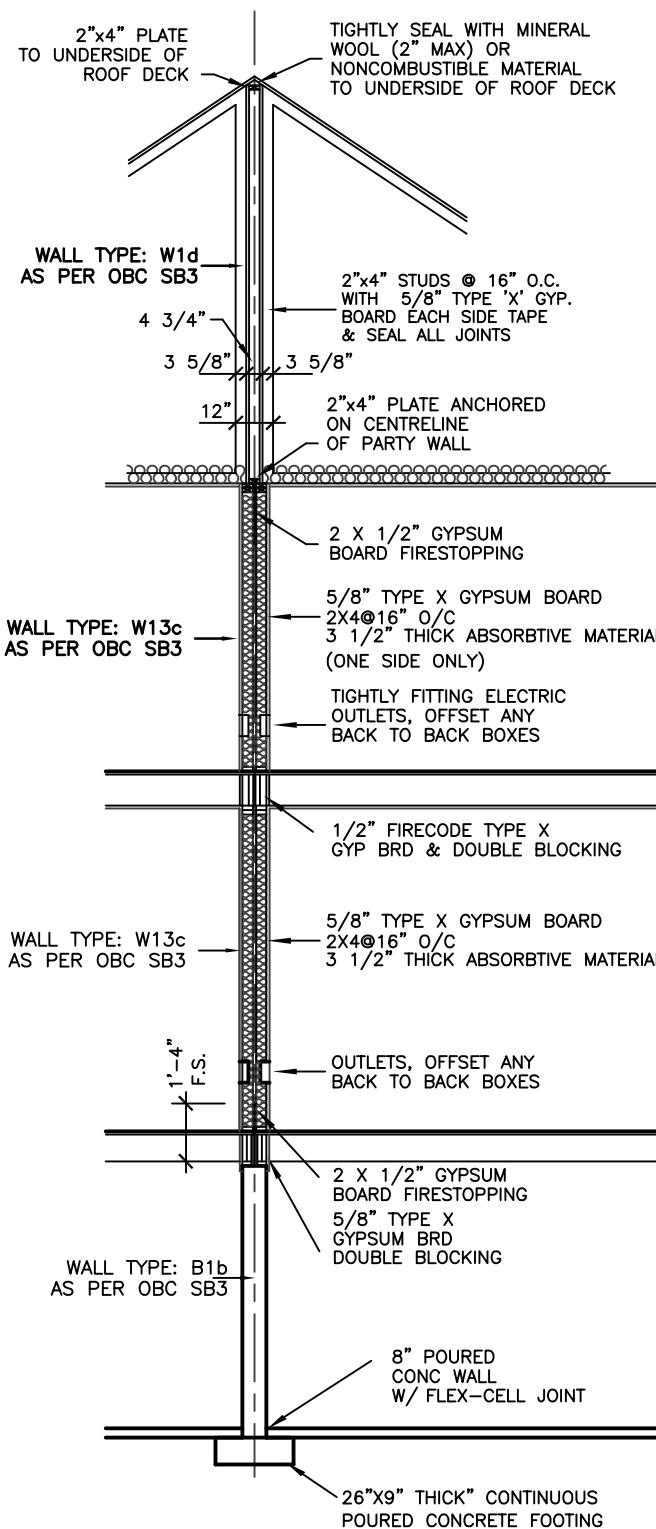
WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE (A) NOT LESS THAN 90 mm THICK, AND (B) TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO OBC 9.20.9.4.(3) SPACED NOT MORE THAN 200 mm O.C. VERTICALLY, 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

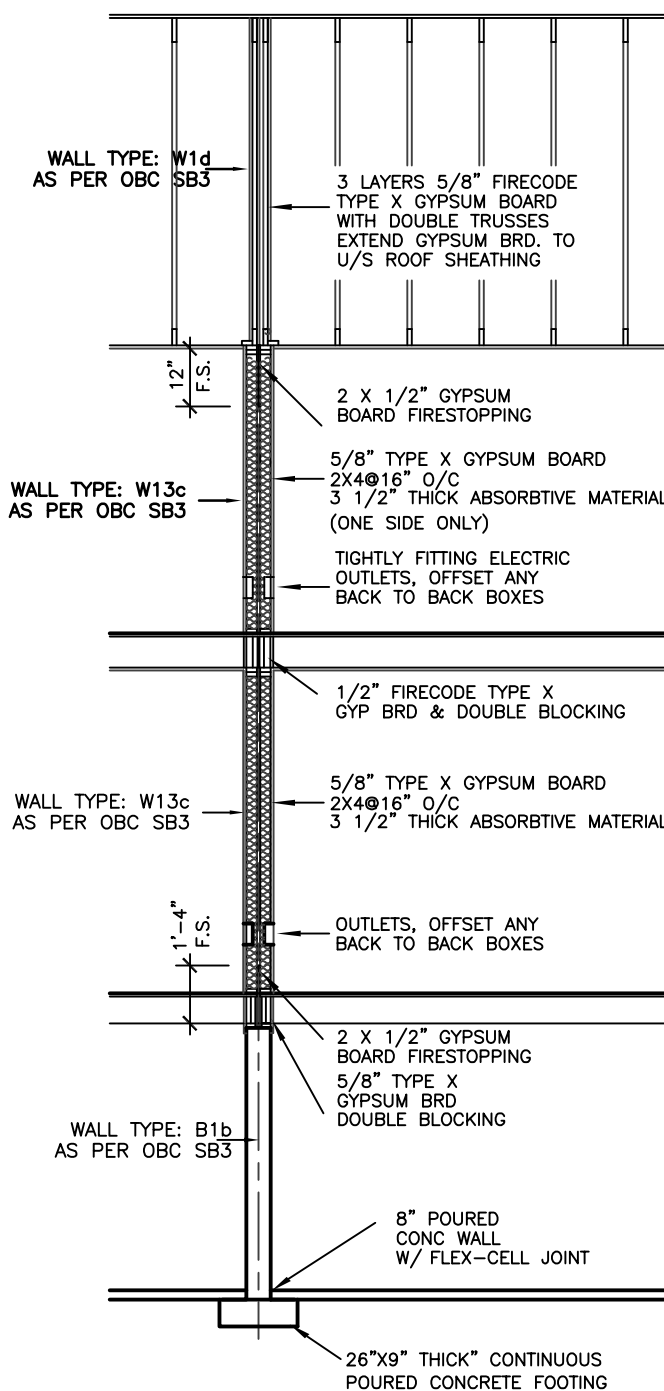
STUCCO SHALL BE NOT LESS THAN 200 mm ABOVE FINISHED GROUND LEVEL EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONRY. [OBC 9.28.1.4]



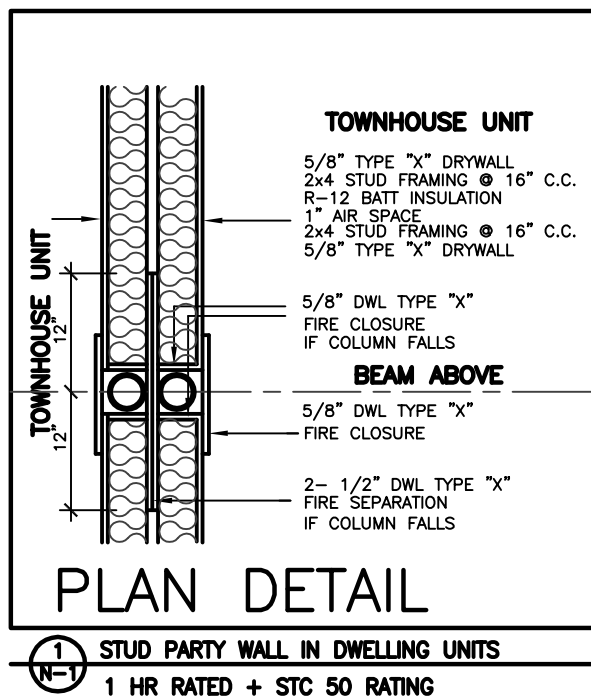
CROSS SECTION



PARTY WALL
1 HR RATED + STC 50 RATING



PARTY WALL
1 HR RATED + STC 50 RATING



PLAN DETAIL
1 HR RATED + STC 50 RATING

REVISIONS

#	DATE
1	REVISED STRUCTURE BY KALISHENKO AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

KING EAST
STATES



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.

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UNIT 1
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TEL 905 660-9393
FAX 905 660-9419

MODEL 2010
BLOCK 50B
UNIT 2, 5

PROJECT
PROPOSED
TOWNHOMES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
CROSS SECTION

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

BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.

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

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

(B.9.15.4.2) CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF 200 mm (7-7/8") UNLESS OTHERWISE SPECIFIED. THE MAXIMUM HEIGHT OF THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR EXTERIOR WALLS, SHALL BE AS FOLLOWS:
200 mm (7-7/8") SOLID CONCRETE
240 mm (9-7/8") SOLID CONCRETE
290 mm (11-5/8") CONCRETE BLOCK

A SUBSURFACE INVESTIGATION, INCLUDING GROUNDWATER CONDITIONS, SHALL BE CARRIED OUT, BY OR UNDER THE DIRECTION OF A PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATIONS TO A DEGREE APPROPRIATE FOR THE BUILDING AND ITS USE, THE GROUND AND THE SURROUNDING SITE CONDITIONS.
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 965 mm AND NOT MORE THAN 965 mm. [B 9.8.7.4]

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

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

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

LINTELS AND ARCHES THAT SUPPORT MASONRY SHALL CONFORM TO OBC 9.20.5.

THE LENGTH OF END BEARING OF BEAMS THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 90 mm. THE LENGTH OF END BEARING OF FLOOR, ROOF OR CEILING JOISTS THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 40 mm. [OBC 9.20.8.3]

WOOD BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 89 mm LENGTH OF BEARING AT END SUPPORTS. [OBC 9.23.8.1]

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

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

3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT LEAST ONE LIGHTING OUTLET WITH FIXTURE FOR STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS. [OBC 9.34.2.(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.

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

LOADS ON STAIRS AND RAMPS SHALL CONFORM TO OBC 9.8.9.1.

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

FIRE BLOCKS MATERIALS SHALL CONFORM TO OBC 9.10.16.3.

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

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

ANCHORAGE OF COLUMNS AND POSTS SHALL CONFORM TO OBC 9.23.6.2.

WALL STUD SIZE AND SPACING SHALL CONFORM TO OBC 9.23.10.1.

STUD POSTS BUILT INTO WALLS SHALL CONFORM TO OBC 9.23.10.7.

VAPOUR BARRIER MATERIALS SHALL CONFORM TO OBC 9.25.4.2.

VAPOUR BARRIER INSTALLATION SHALL CONFORM TO OBC 9.25.4.3.

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

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

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

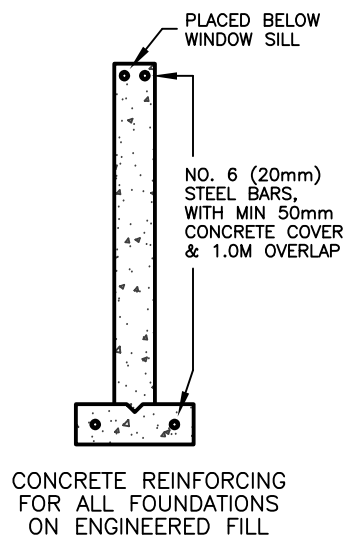
CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.33.4.

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

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

DOOR SCHEDULE	
1	= 2 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 ⁸ x 6 ⁸ x 1 3/8" INTERIOR
8	= 2 ⁸ 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 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 5/8" + (3) 2"x 12" #1 SPRUCE



STRUCTURAL LEGEND

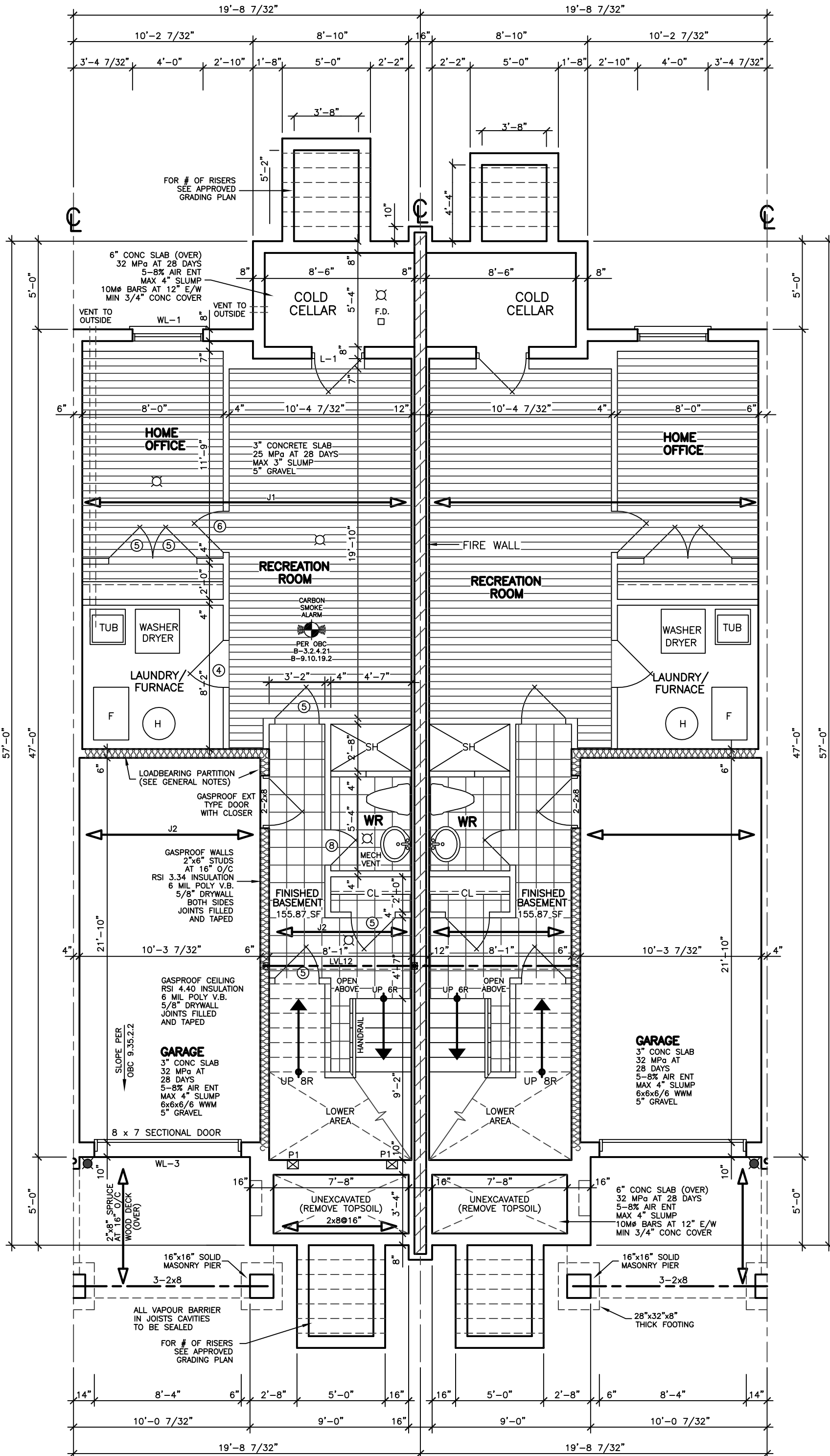
LVL12 DENOTES 1-3/4" x 11-7/8" LVL2.0E
W1 DENOTES 2-2X6@12" O/C FROM SILL PLATE CONNECTED TO SECOND FLOOR STRUCTURE WITH CONTINUOUS 1/2" PLYWOOD GLUED AND NAILED
P1 DENOTES CONTINUOUS 5-2X6 GLUED AND NAILED FROM SILL PLATE CONNECTED TO THE SECOND FLOOR STRUCTURE WITH CONTINUOUS 1/2" PLYWOOD GLUED AND NAILED

JOISTS INFORMATION

J1 DENOTES 11 7/8" x 25" @ 19.2" O/C WITH 3/4" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING
J2 DENOTES 11 7/8" x 14" @ 19.2" O/C WITH 3/4" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING

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.
2. CONCRETE FOR FOOTINGS SHOULD BE 15MPA CONCRETE.



UNIT 3 BASEMENT FLOOR PLAN UNIT 4

REVISIONS

#	REVISION	DATE
1	REVISED TO FINISH BASEMENT	JL 17 23
2	REVISED STRUCTURE BY KALISHENKO	AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

KING EAST
ESTATES



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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

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

MODEL 2030
BLOCK 50B
UNIT 2, 3, 6

PROJECT

PROPOSED
TOWNHOMES

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

DRAWING

BASEMENT FLOOR PLANS
UNIT 3, 4

DATE MAY '23

DRAWN E.B.

CHECKED

SCALE 3/16"=1'-0"

PROJECT NO

20-23

DRAWING NO

A-2

EXHAUST DUCTS CONNECTED TO LAUNDRY DRYING EQUIPMENT SHALL BE ...
(A) INDEPENDENT OF OTHER EXHAUST DUCTS,
(B) DESIGNED AND INSTALLED SO THAT THE ENTIRE DUCT CAN BE CLEANED, AND
(C) CONSTRUCTED OF MATERIAL THAT IS SMOOTH AND CORROSION-RESISTANT. [OBC 6.2.3.8.(7)]

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN ...
(A) 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK,
(B) 20 MPa FOR INTERIOR FLOORS, AND
(C) 15 MPa FOR ALL OTHER APPLICATIONS. CONCRETE USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 TO 8%. [OBC 9.3.1.6]

IF WOOD OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN CONFORMANCE WITH OBC 9.8.2.3.

WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC 9.9.7.

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. [OBC 9.10.13.13]

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 9.10.13.15.

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT-FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. [OBC 9.10.13.15]

FACTORY-BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC-S610-M, "FACTORY-BUILT FIREPLACES". [OBC 9.22.8.1]

LAUNDRY FACILITIES OR A SPACE FOR LAUNDRY FACILITIES SHALL BE PROVIDED IN EVERY DWELLING UNIT OR GROUPED ELSEWHERE IN THE BUILDING IN A LOCATION CONVENIENTLY ACCESSIBLE TO OCCUPANTS OF EVERY DWELLING UNIT. [9.31.4.2]

A CLOTHES DRYER EXHAUST DUCT SYSTEM SHALL CONFORM TO PART 6. [OBC 9.32.1.1]

AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. [OBC 9.32.3.5(2)]

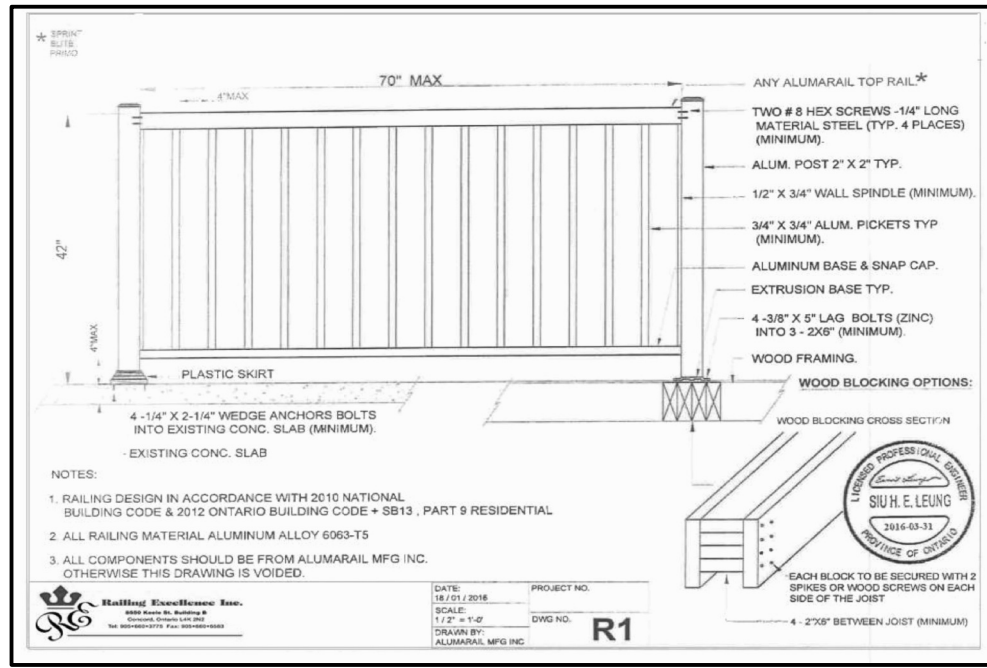
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12(10)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, COOK TOPS AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-S565-M, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC 9.9.33.1.2]

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]

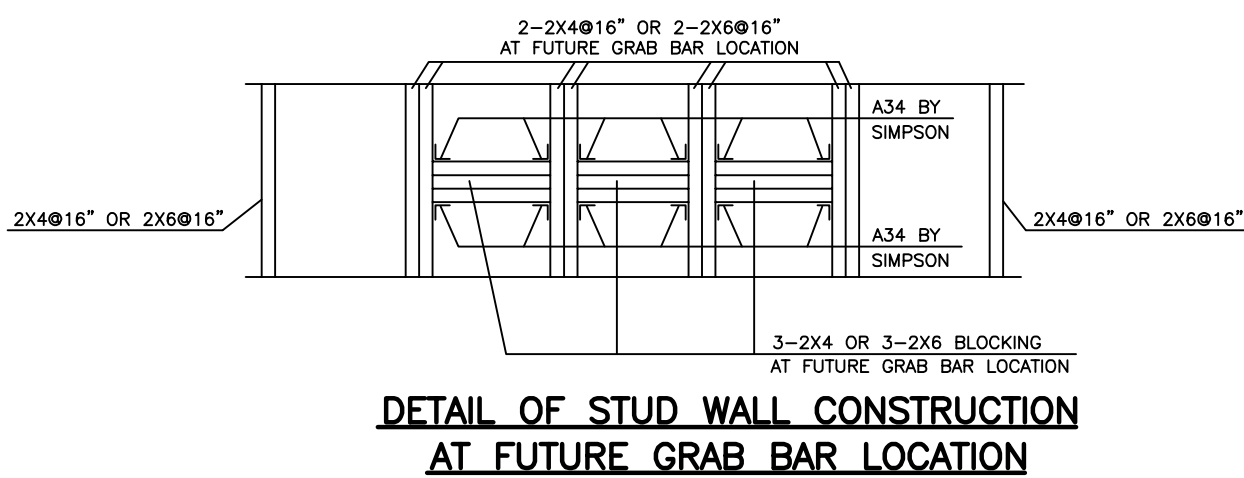


DOOR SCHEDULE	
1	= 2'0\" x 6'8\" x 1 3/4\" EXTERIOR
2	= 2'6\" x 6'8\" x 1 3/4\" EXTERIOR
3	= 2'6\" x 6'8\" x 1 3/4\" GARAGE, GASPROOF + CLOSER
4	= 2'6\" x 6'8\" x 1 3/4\" INTERIOR
5	= 2'6\" x 6'8\" x 1 3/4\" INTERIOR
6	= 2'4\" x 6'8\" x 1 3/4\" INTERIOR
7	= 2'2\" x 6'8\" x 1 3/4\" INTERIOR
8	= 2'0\"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



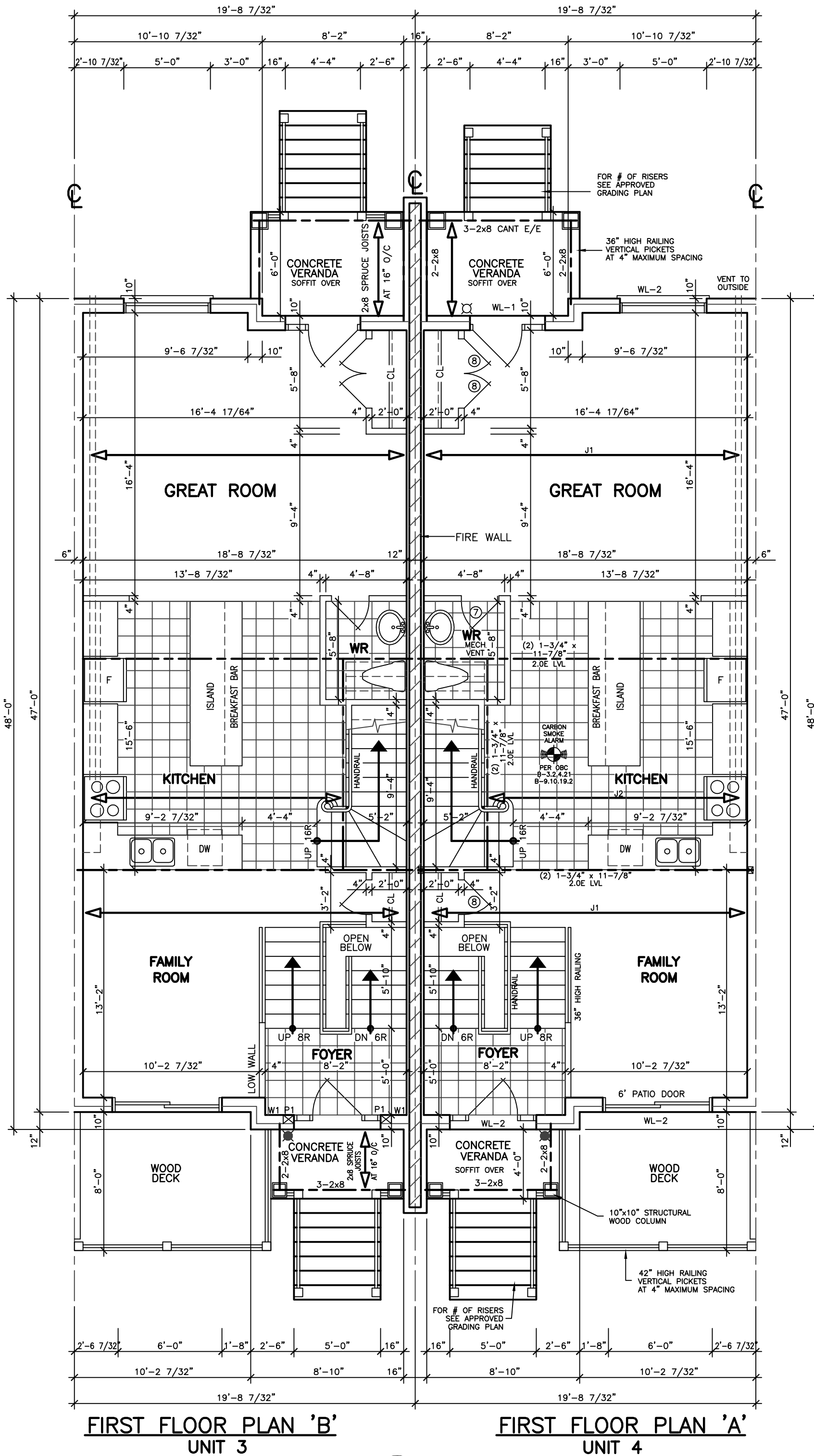
ASSUMED ROOF TRUSS BEARING ON THE EXTERIOR WALLS ONLY. THE DESIGN OF ENTIRE STRUCTURE SHOULD BE REVIEWED TO ACCOMMODATE FINAL ROOF TRUSS LAYOUT BY TRUSS DESIGNER.



JOISTS INFORMATION
J1 DENOTES 11 7/8\" x 25\" @ 19.2\" O/C WITH 3/4\" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2\" GYPSUM CEILING
J2 DENOTES 11 7/8\" x 14\" @ 19.2\" O/C WITH 3/4\" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2\" GYPSUM CEILING

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.

W1 DENOTES 2-2X6@12\" O/C FROM SILL PLATE CONNECTED TO SECOND FLOOR STRUCTURE WITH CONTINUOUS 1/2\" PLYWOOD GLUED AND NAILED



REVISIONS	
#	DATE
1	REVISED STRUCTURE BY KALISHENKO AU 21 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	= 944.24 SF
	= 87.72 SM
2nd FLOOR	= 944.24 SF
	= 87.72 SM
(-OPENINGS)	= -12.64 SF
	= -1.17 SM
TOTAL	= 1875.840 SF
	= 174.270 SM
COVERAGE	= 944.24 SF
	= 87.72 SM

FINISH BASEMENT	= 582.72 SF
	= 54.14 SM

KING EAST
STATES



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 AT 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 2030
BLOCK 50B
UNIT 3, 4, 6

PROJECT
PROPOSED
TOWNHOMES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
FIRST FLOOR PLANS
UNIT 3, 4

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

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 A-20 TO A-29.
WOOD FLOOR JOISTS SHALL CONFORM TO OBC 9.23.9.
MAXIMUM SPANS FOR WOOD FLOOR JOISTS SHALL CONFORM TO TABLE A1 AND A-2 OR WITH MANUFACTURER'S SPAN TABLES.
MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR BEAMS SHALL CONFORM TO TABLES A-8 THROUGH A-10.
MAXIMUM SPANS FOR LINTELS SHALL CONFORM TO TABLES A-13 THROUGH A-19.
FLOORS-ON-GROUND SHALL CONFORM TO OBC 9.16.
CONCRETE SHALL CONFORM TO OBC 9.3.1.

(9.15.4.2) CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 25 MPa (3,600 PSI) AND A MINIMUM 11-3/4" CONCRETE BLOCK SHALL BE USED FOR THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR LATERALLY SUPPORTED WALLS, SHALL BE AS FOLLOWS:
(1) 11-3/4" CONCRETE BLOCK
(2) 11-3/4" CONCRETE BLOCK
(3) 11-3/4" CONCRETE BLOCK

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

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

STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL CONFORM TO OBC 9.4.1.

THE CLEAR HEIGHT OVER STAIRS MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE LEADING EDGES OF THE STAIRS 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. [8.9.7.4]

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

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

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

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 PARTS 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]

STRUCTURAL LEGEND

WG1 DENOTES CONTINUOUS 2-1 3/4"x11 7/8" LVL2.0E FLUSH AT THE FIRST FLOOR LEVEL
GLUED AND SCREWED BY MEAN OF TWO ROWS OF 1/4" SCREWS WITH FULL PENETRATION
Ø8" O/C AT EACH HORIZONTAL ROW, STAGGERED
WITH 2 1/2" EDGE DISTANCES FROM TOP AND BOTTOM
AND 5" END DISTANCES FROM EACH END.
CONNECT WG1 TO LVL BEAMS BY MEAN OF JAG BY MITEK
AND TO P1 BY MEAN OF TWO MP3 BY MITEK TOP AND BOT. OF THE BEAM
LVL12 DENOTES 1-3/4" x 11-7/8" LVL2.0E

JOISTS INFORMATION

J1 DENOTES 11 7/8" AS125@19.2" O/C WITH 3/4" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING
J2 DENOTES 11 7/8" AS140@19.2" O/C WITH 3/4" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING

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

COMBINATION ROOMS SHALL CONFORM TO OBC 9.5.1.4.

WINDOWS DOORS AND SKYLIGHTS SHALL CONFORM TO OBC SECTION 9.7

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

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

LANDINGS SHALL BE PROVIDED IN CONFORMANCE WITH OBC 9.8.6.2.

DIMENSIONS OF REQUIRED LANDINGS SHALL CONFORM TO OBC 9.8.6.3.

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

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

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

LOADS ON STAIRS AND RAMPS SHALL CONFORM TO OBC 9.8.9.1.

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

FIRE BLOCKING 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.

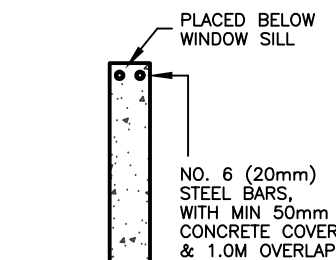
ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

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

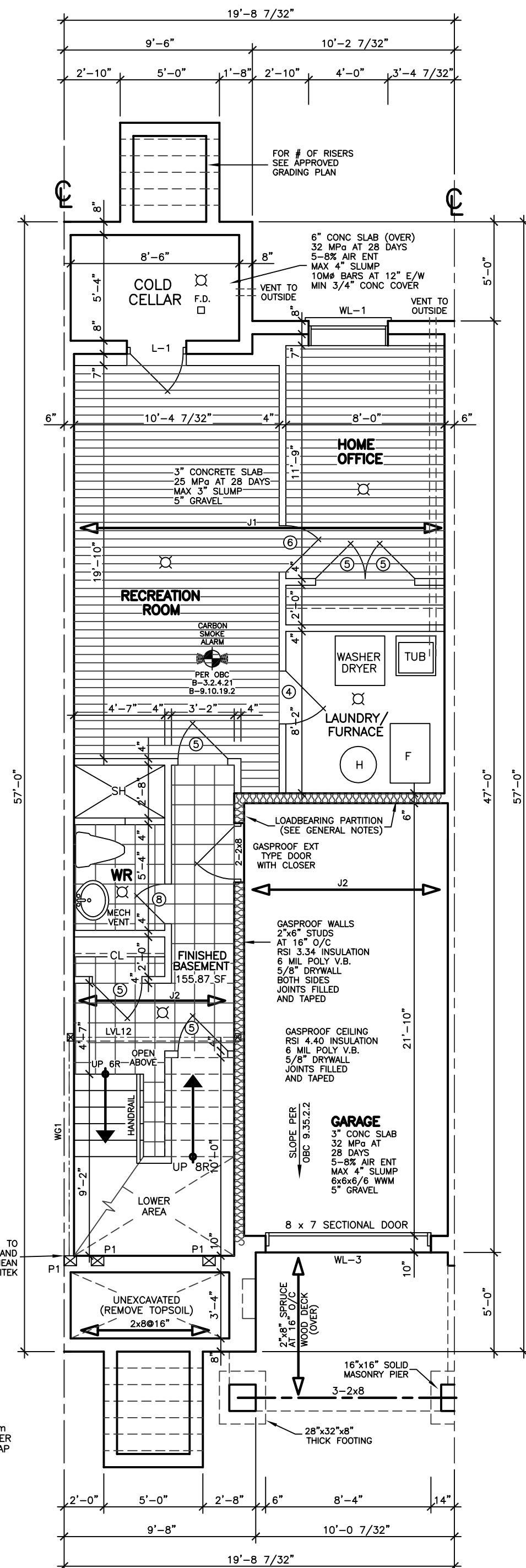
CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.33.4.

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 40 mm IN LENGTH AS MEASURED FROM THE FINISHED GROUND TO THE UNDERSIDE OF THE SUPPORTED MEMBER. [OBC 9.17.2.2.(3)]



CONCRETE REINFORCING FOR ALL FOUNDATIONS ON ENGINEERED FILL



BASEMENT FLOOR PLAN
UNIT 6

STRUCTURAL NOTE

- PROVIDE 3-2x6 OR 3-2x4 POST MIN. TO MATCH WALL STUDS AT EACH LINTEL OR BEAM BEARING (TYP.) UNLESS NOTED ON PLAN.
- CONCRETE FOR FOOTINGS SHOULD BE 25MPA CONCRETE.
- CONCRETE FOR FOUNDATION WALLS SHOULD BE 20MPA CONCRETE.

DOOR SCHEDULE	
1	= 2'0" x 6'8" x 1 1/4" EXTERIOR
2	= 2'8" x 6'8" x 1 1/4" EXTERIOR
3	= 2'8" x 6'8" x 1 1/4" GARAGE, GASPROOF + CLOSER
4	= 2'8" x 6'8" x 1 1/4" INTERIOR
5	= 2'6" x 6'8" x 1 1/4" INTERIOR
6	= 2'4" x 6'8" x 1 1/4" INTERIOR
7	= 2'2" x 6'8" x 1 1/4" INTERIOR
8	= 2'0" x 6'8" x 1 1/4" INTERIOR
9	= 1'6" x 6'8" x 1 1/4" 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 1/4" + (2) 2" x 10" #1 SPRUCE
WL-3	= 5" x 3 1/2" x 1/4" + (2) 2" x 12" #1 SPRUCE
WL-4	= 6" x 3 1/2" x 1/4" + (3) 2" x 12" #1 SPRUCE

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. [8.9.7.4]

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

WHERE A GARAGE IS ATTACHED TO OR BUILT INTO A BUILDING OF RESIDENTIAL OCCUPANCY, (A) AN AIR BARRIER SYSTEM IN CONFORMANCE OBC 9.25.3 SHALL BE INSTALLED BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES, AND
(B) EVERY DOOR BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING SHALL CONFORM TO OBC 9.10.13.15.

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT-FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. [OBC 9.10.13.15]

FACTORY-BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC-S610-M, "FACTORY-BUILT FIREPLACES". [OBC 9.22.8.1]

LAUNDRY FACILITIES OR A SPACE FOR LAUNDRY FACILITIES SHALL BE PROVIDED IN EVERY DWELLING UNIT OR GROUPED ELSEWHERE IN THE BUILDING IN A LOCATION CONVENIENTLY ACCESSIBLE TO OCCUPANTS OF EVERY DWELLING UNIT. [9.31.4.2]

A CLOTHES DRYER EXHAUST DUCT SYSTEM SHALL CONFORM TO PART 6. [OBC 9.32.1.1]

AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. [OBC 9.32.3.5(2)]

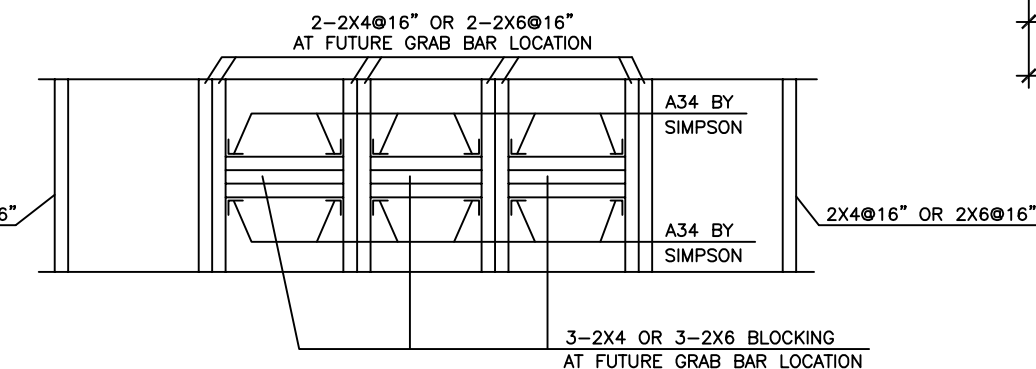
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12.(10)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, COOK TOPS AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365-M, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC 9.33.3.12]

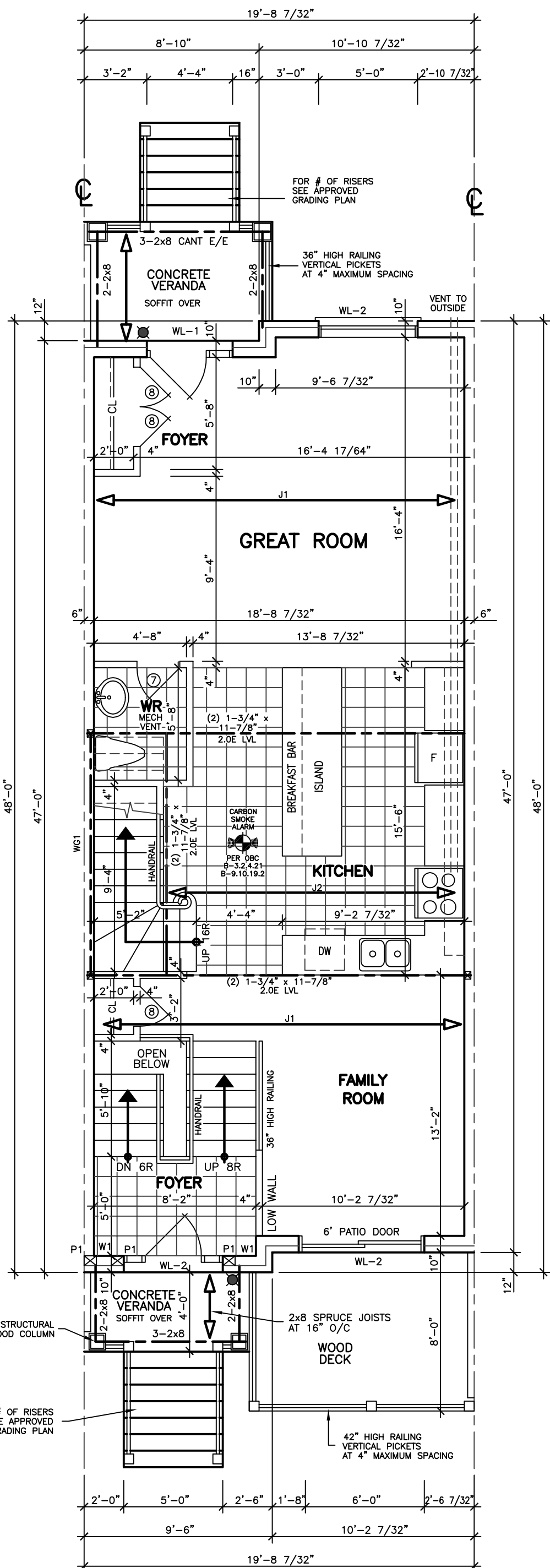
A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN KITCHENS, UTILITY ROOMS, LAUNDRY ROOMS, DINING ROOMS, BATHROOMS, WATER-CLOSET ROOMS, VESTIBULES AND HALLWAYS, AS WELL AS IN BEDROOMS AND LIVING ROOMS THAT ARE NOT PROVIDED WITH A RECEPTACLE THAT IS CONTROLLED BY A WALL SWITCH.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



DETAIL OF STUD WALL CONSTRUCTION
AT FUTURE GRAB BAR LOCATION



FIRST FLOOR PLAN 'B'
UNIT 6

JOISTS INFORMATION

J1 DENOTES 11 7/8" AS125@19.2" O/C WITH 3/4" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING
J2 DENOTES 11 7/8" AS140@19.2" O/C WITH 3/4" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING

STRUCTURAL NOTE

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

REVISIONS	
#	DATE
1	REVISED TO FINISH BASEMENT JL 17 23
2	REVISED STRUCTURE BY KALISHENKO AU 21 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	=	944.24	SF
2nd FLOOR	=	87.72	SM
	=	944.24	SF
	=	87.72	SM
(-OPENINGS)	=	-12.64	SF
	=	-1.17	SM
TOTAL	=	1875.840	SF
	=	174.270	SM
COVERAGE	=	944.24	SF
	=	87.72	SM

FINISH BASEMENT	=	582.72	SF
	=	54.14	SM

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 905 660-8393
FAX 905 660-9419

MODEL 2030
BLOCK 50B
UNIT 3, 4, 6

PROJECT

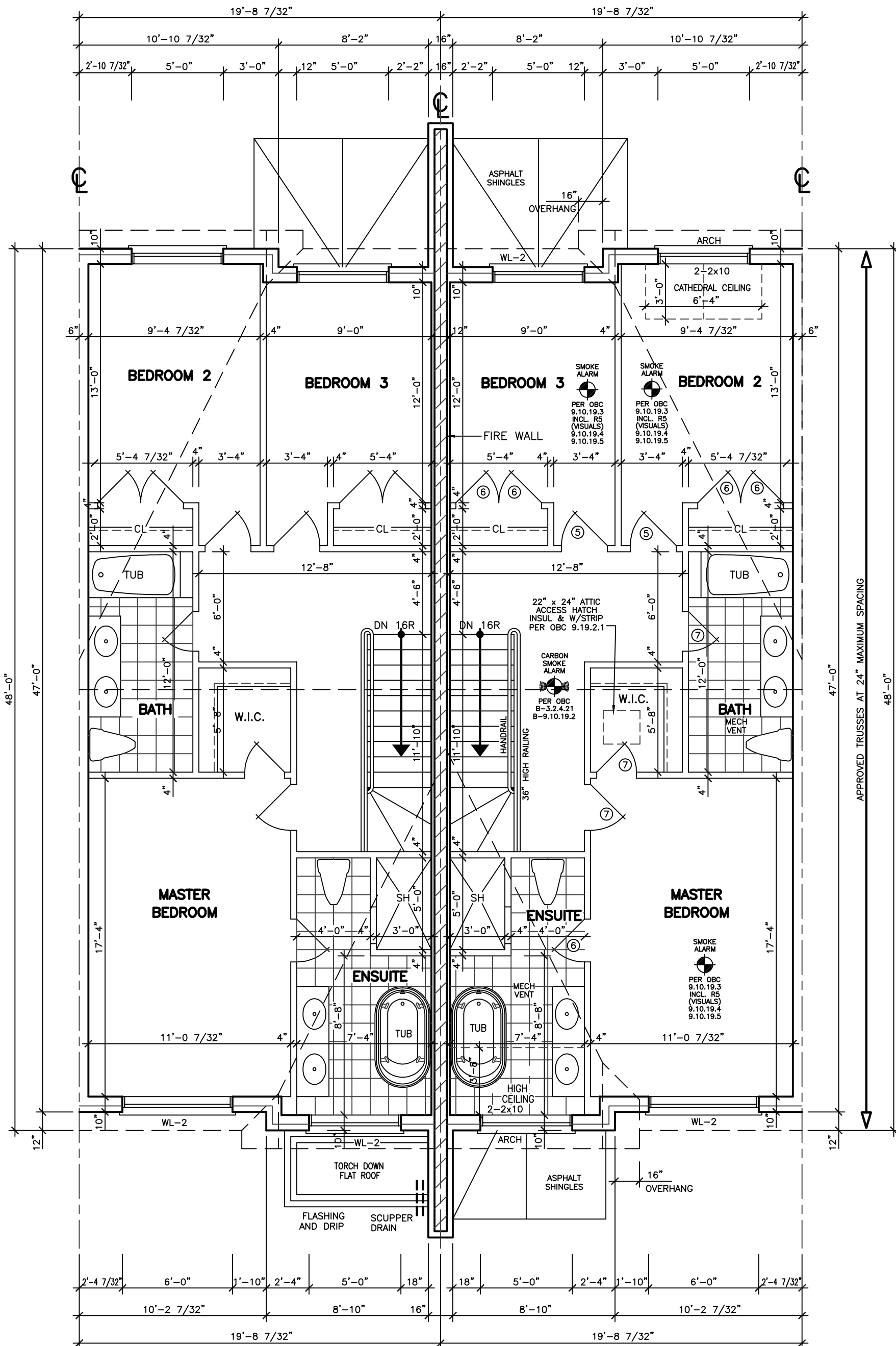
PROPOSED
TOWNHOMES

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

DRAWING

BASEMENT AND FIRST
FLOOR PLANS UNIT 6

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



SECOND FLOOR PLAN 'B'
UNIT 3

SECOND FLOOR PLAN 'A'
UNIT 4

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

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.

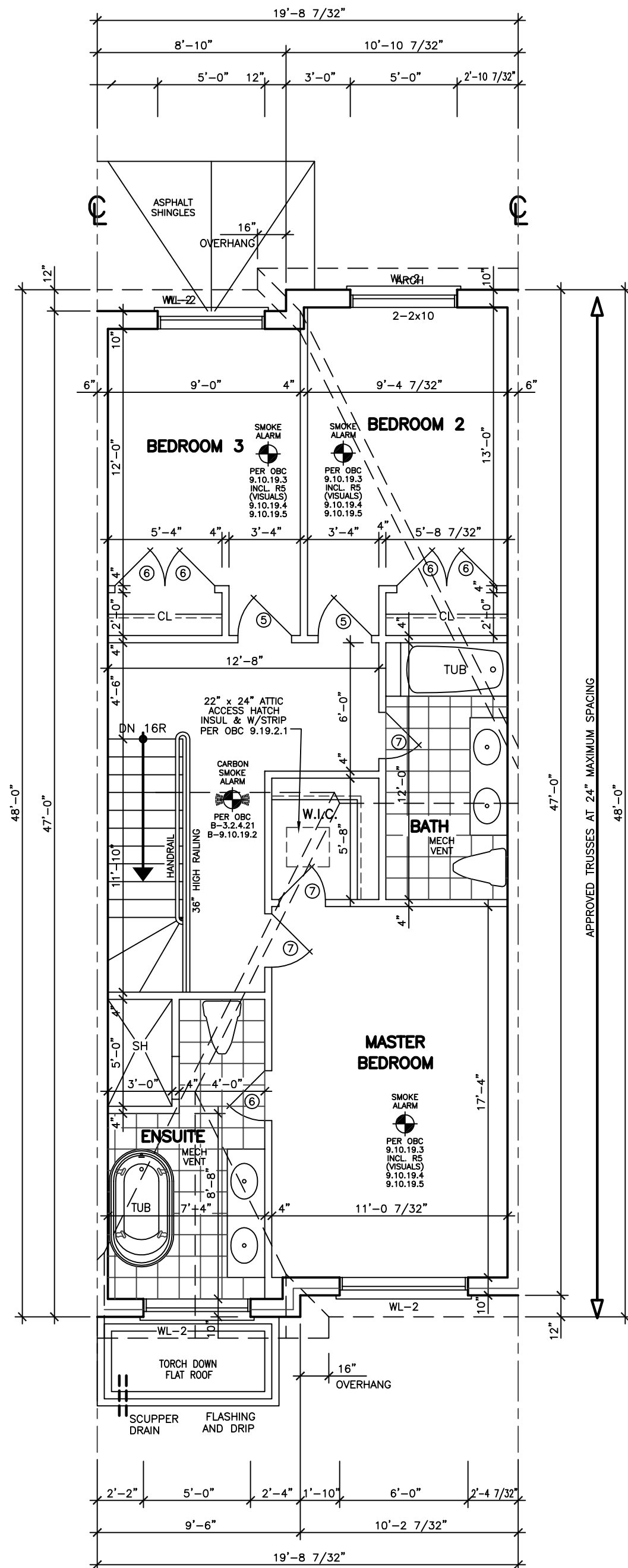
DIMENSIONS FOR RECTANGULAR TREADS
RISE MAX. 200 mm, MIN. 125 mm
RUN MAX. 355 mm, MIN. 255 mm
[OBC TABLE 9.8.4.1]

EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 m² AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1]

WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.1.3.1.

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]

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



SECOND FLOOR PLAN 'B'
UNIT 6

REVISIONS	
#	DATE
1	REVISED PER CLIENT REVIEW JL 26 23
2	REVISED STRUCTURE BY KALISHENKO AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
L. KALISHENKO
18 AUG 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 BY TRUSS
DESIGNER

KING EAST
ESTATES



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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

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

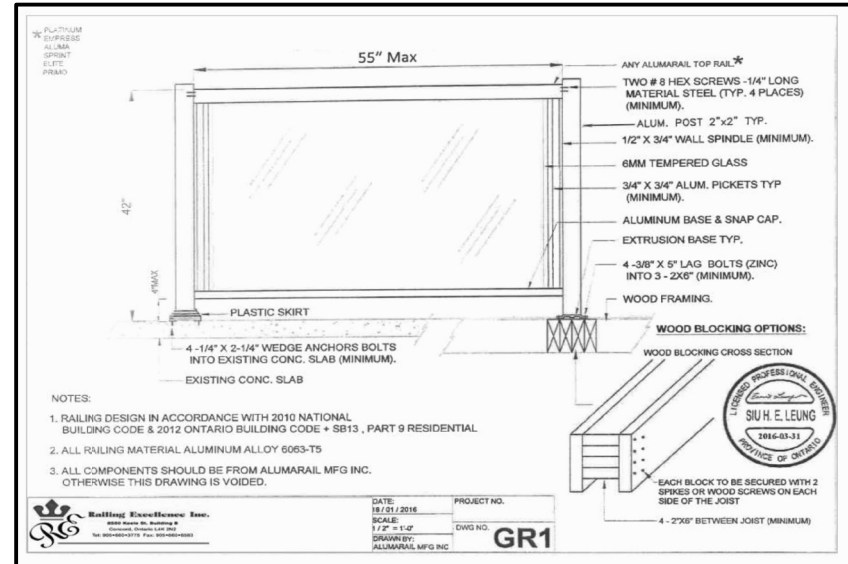
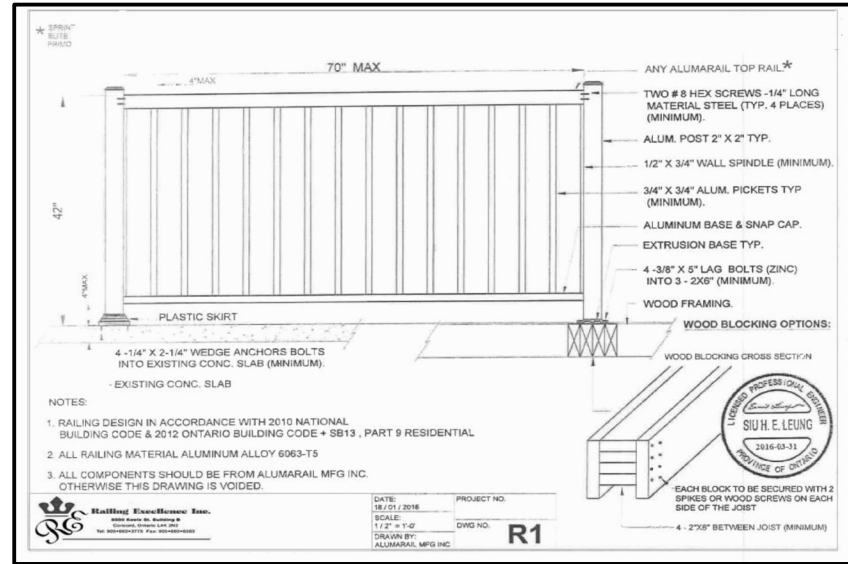
MODEL 2030
BLOCK 50B
UNIT 3, 4, 6

PROJECT
PROPOSED
TOWNHOMES

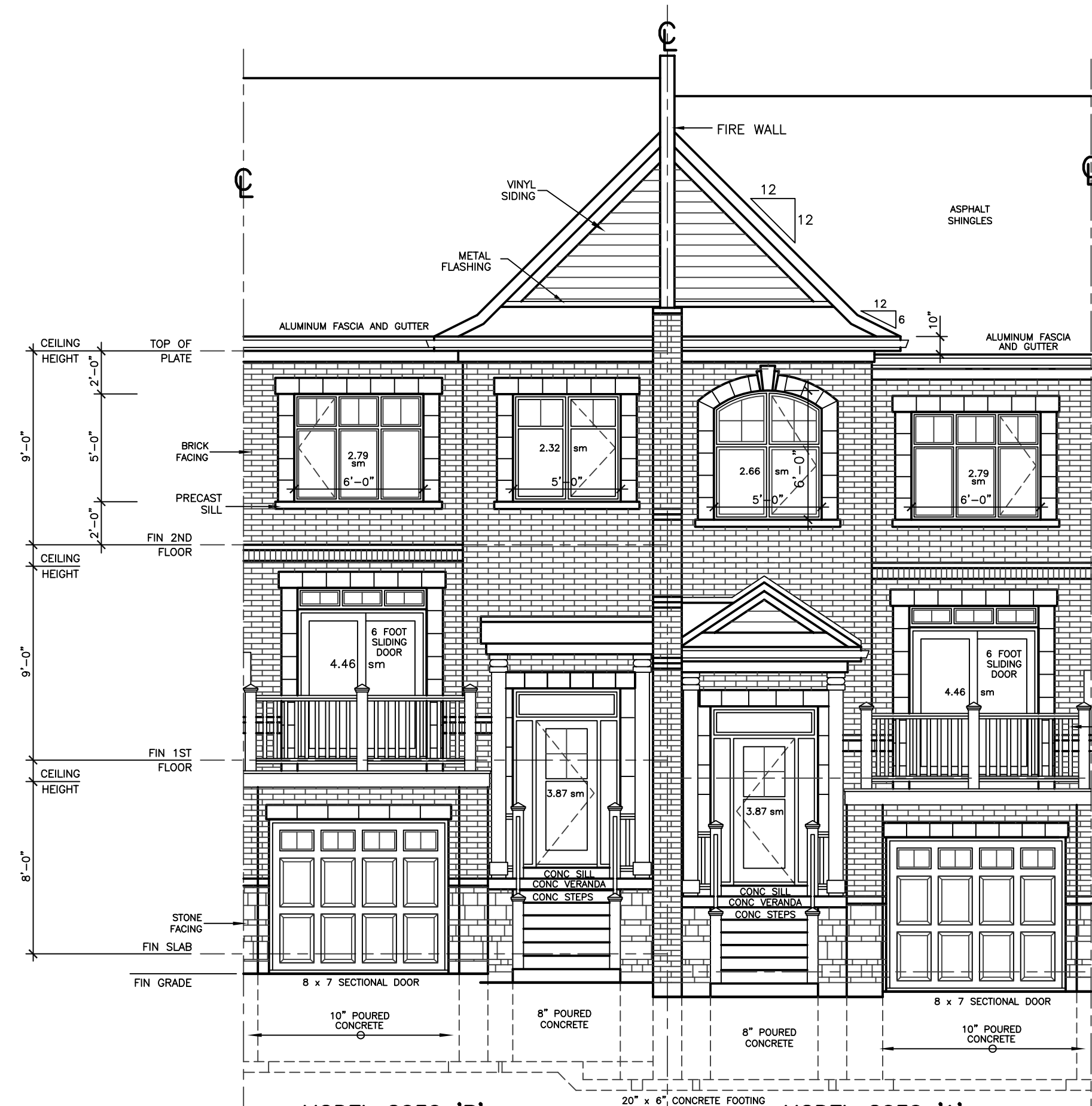
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
SECOND FLOOR PLANS

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



EXTERIOR TYPE LIGHTING

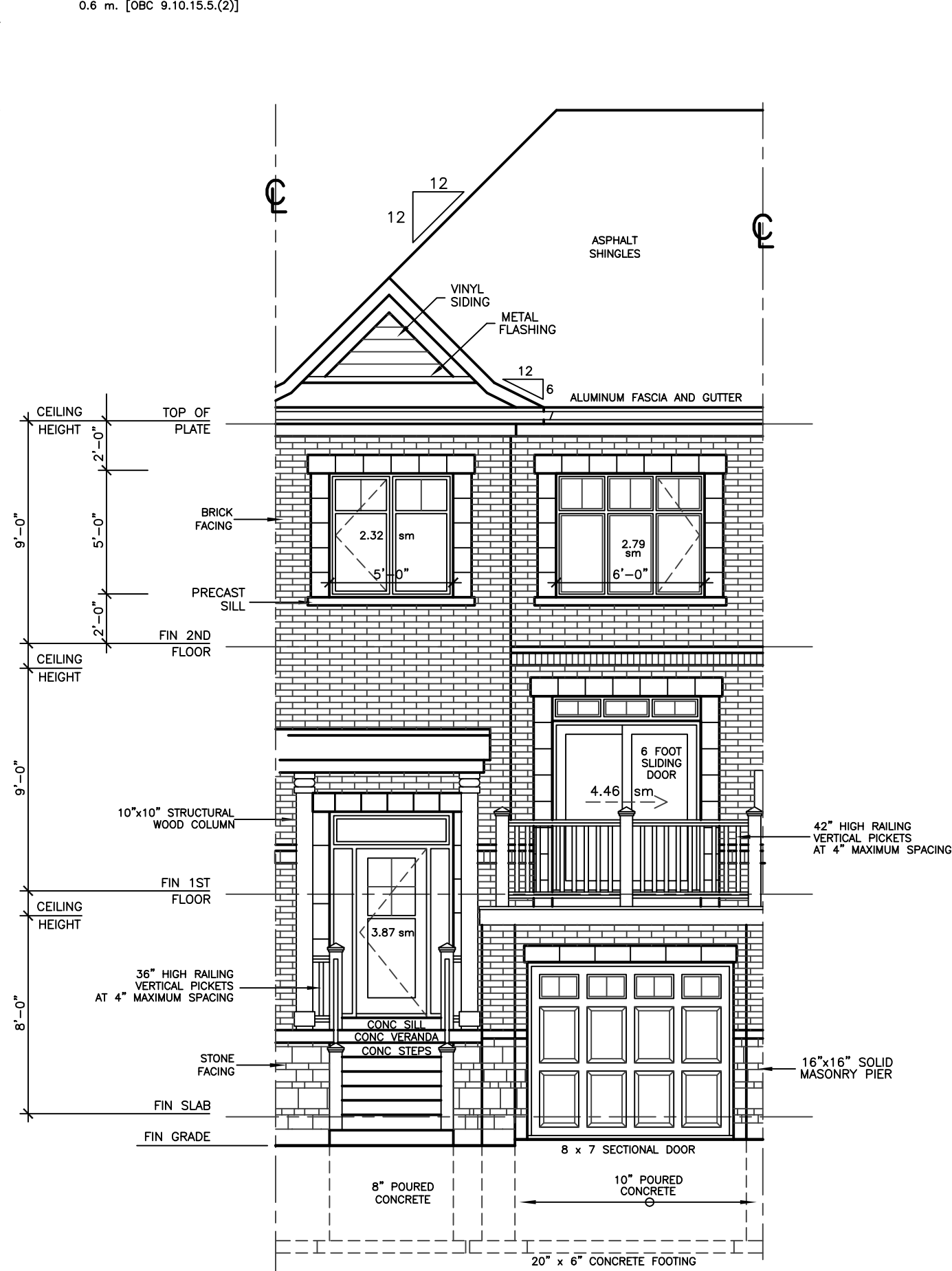
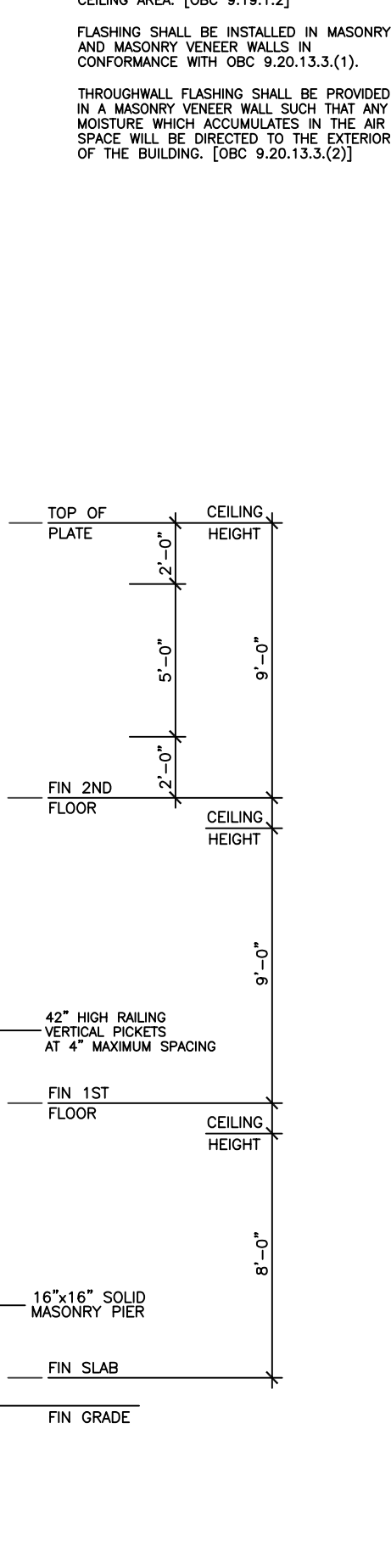


MODEL 2030 'B'
UNIT 3

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	53.21 SM	13.78 SM	
REAR ELEVATION	43.49 SM	10.99 SM	
INTERIOR WALL	173.74 SM	- SM	
TOTAL AREA	270.44 SM	24.77 SM	9.16

MODEL 2030 'A'
UNIT 4

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	53.12 SM	13.78 SM	
REAR ELEVATION	42.97 SM	11.33 SM	
INTERIOR WALL	173.74 SM	- SM	
TOTAL AREA	269.83 SM	25.11 SM	9.31



MODEL 2030 'B'
UNIT 6

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	53.11 SM	13.78 SM	
REAR ELEVATION	43.56 SM	10.99 SM	
INTERIOR WALL	173.74 SM	- SM	
TOTAL AREA	270.41 SM	24.77 SM	9.16

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 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
1	REVISED PER CLIENT REVIEW	JL 26 23
2	REVISED STRUCTURE BY KALISHENKO	AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

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

KING EAST STATES



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UNIT 1
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TEL 905 660-9393
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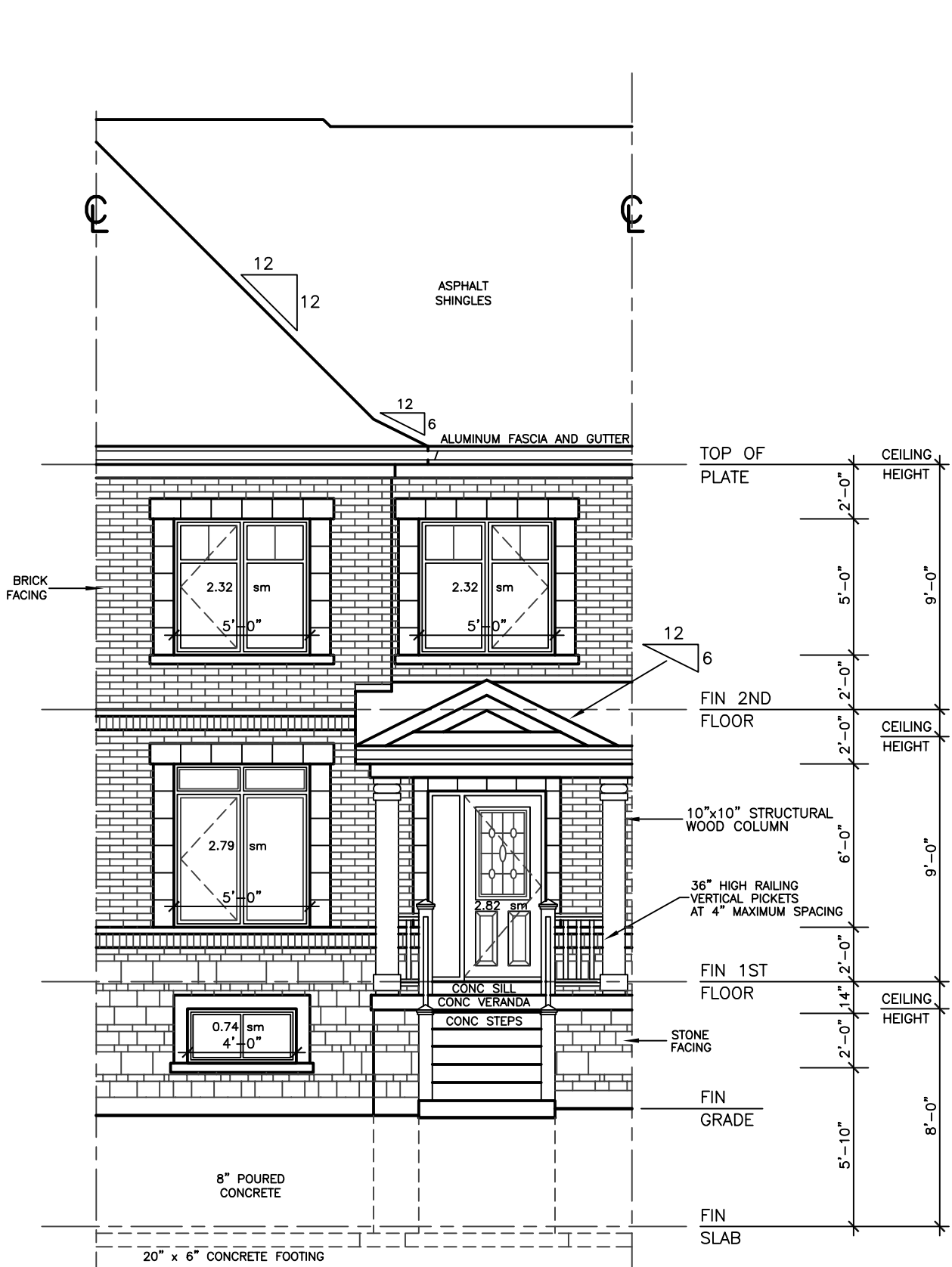
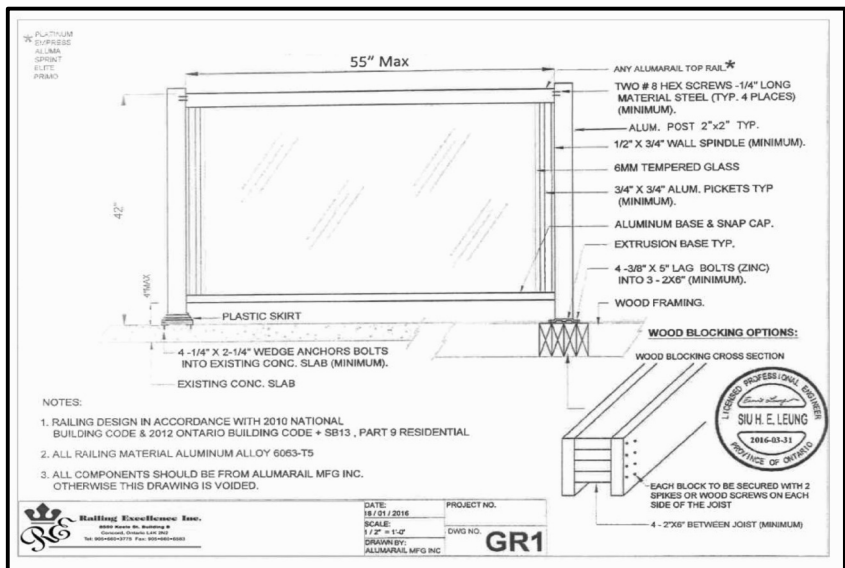
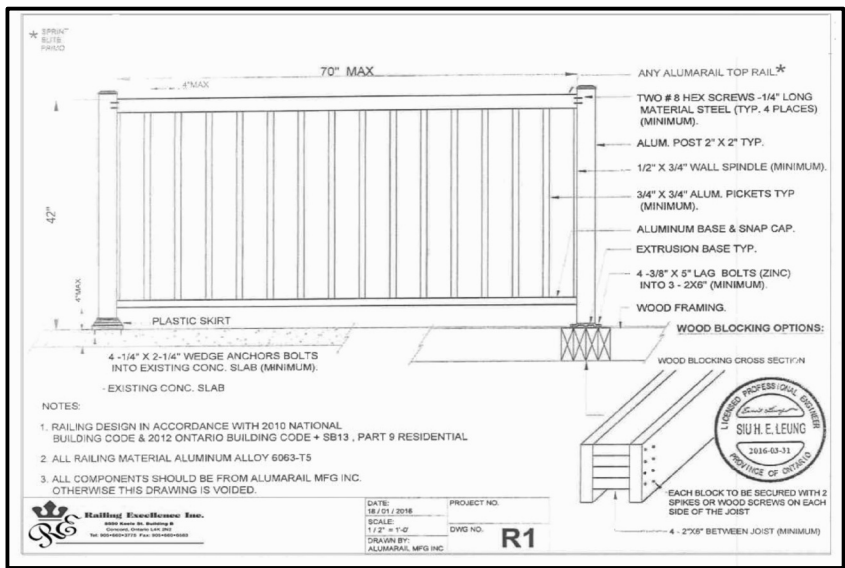
MODEL 2030 BLOCK 50B UNIT 3, 4, 6

PROJECT
PROPOSED
TOWNHOMES

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

DRAWING
SECOND FLOOR PLANS
UNIT 3, 4

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



REAR ELEVATION 'B'
UNIT 6

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	468.88 SF	43.56 SM	
ALLOWABLE OPENINGS	157.30 SF	14.61 SM	
ACTUAL OPENINGS	118.33 SF	10.99 SM	



REAR ELEVATION 'A'
UNIT 4

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	461.37 SF	42.86 SM	
ALLOWABLE OPENINGS	156.86 SF	14.57 SM	
ACTUAL OPENINGS	121.95 SF	11.33 SM	

REAR ELEVATION 'B'
UNIT 3

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	462.66 SF	42.98 SM	
ALLOWABLE OPENINGS	157.30 SF	14.61 SM	
ACTUAL OPENINGS	118.33 SF	10.99 SM	

REVISIONS

#	DATE
1	REVISED STRUCTURE BY KALISHENKO AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

KING EAST STATES



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ARCHITECTURAL DESIGN INC.

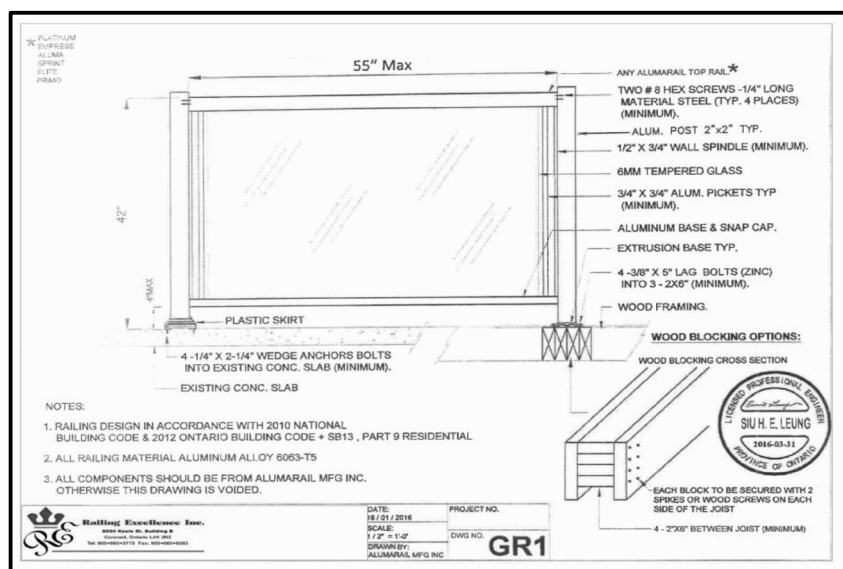
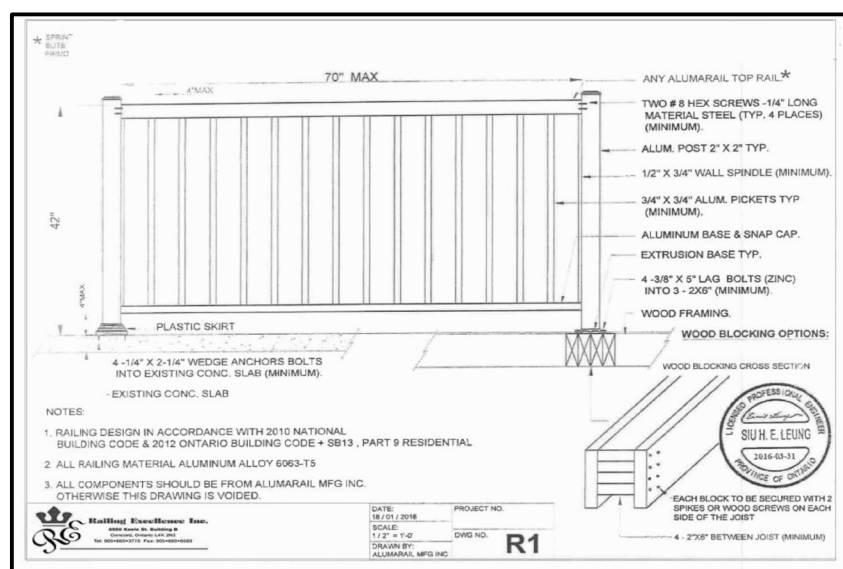
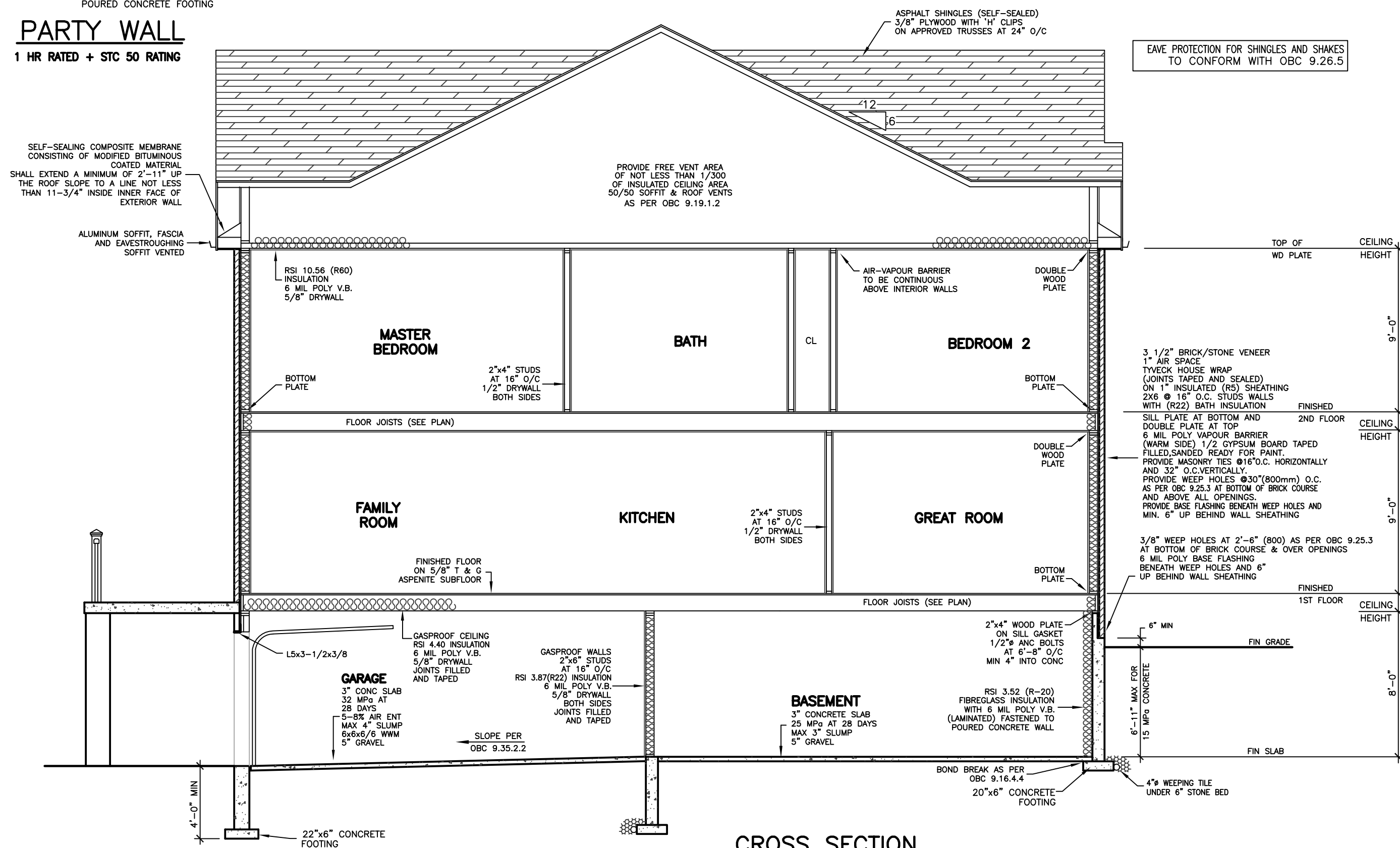
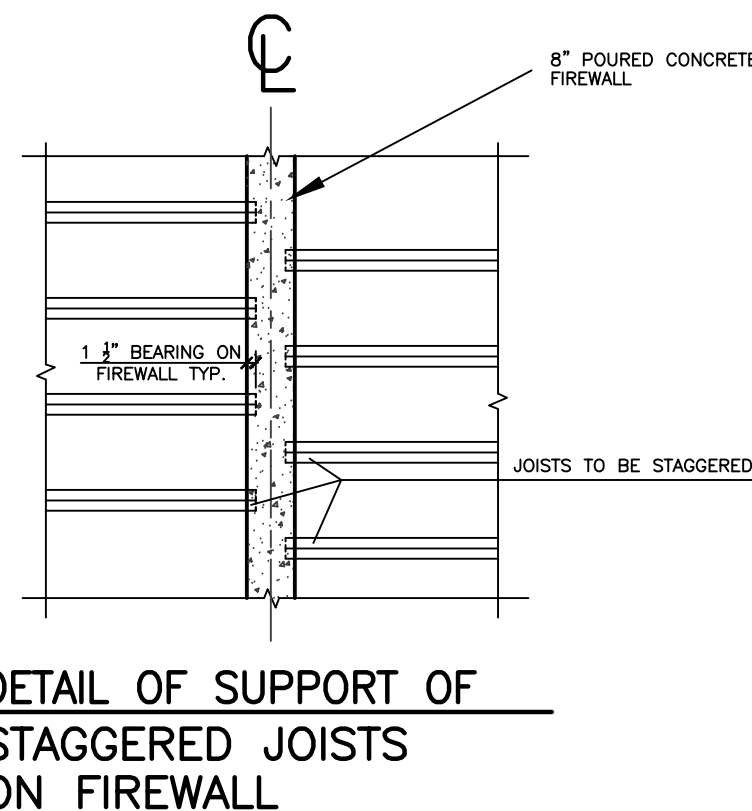
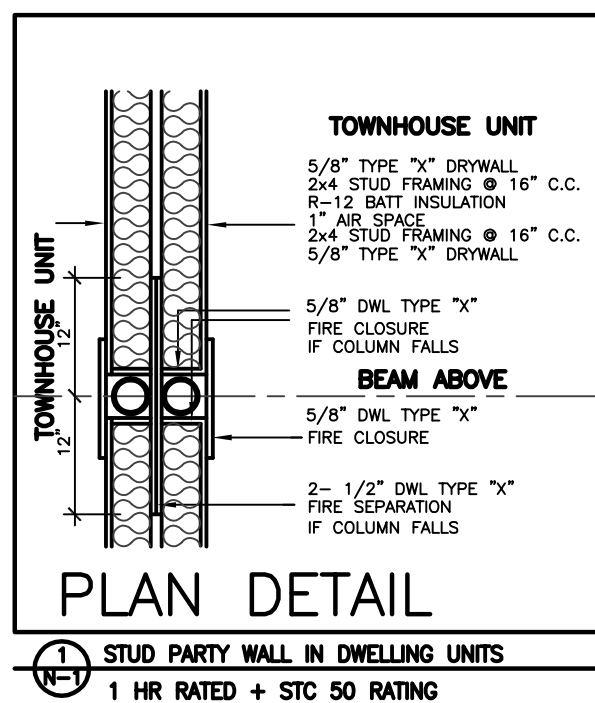
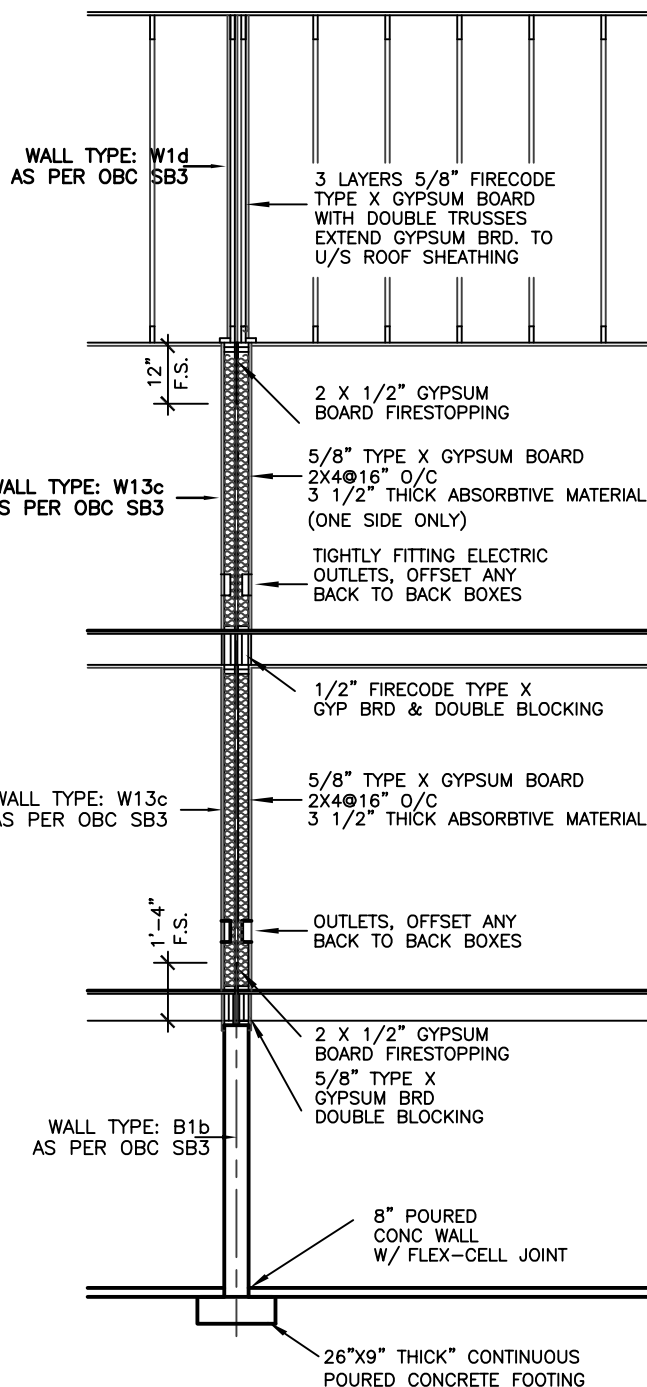
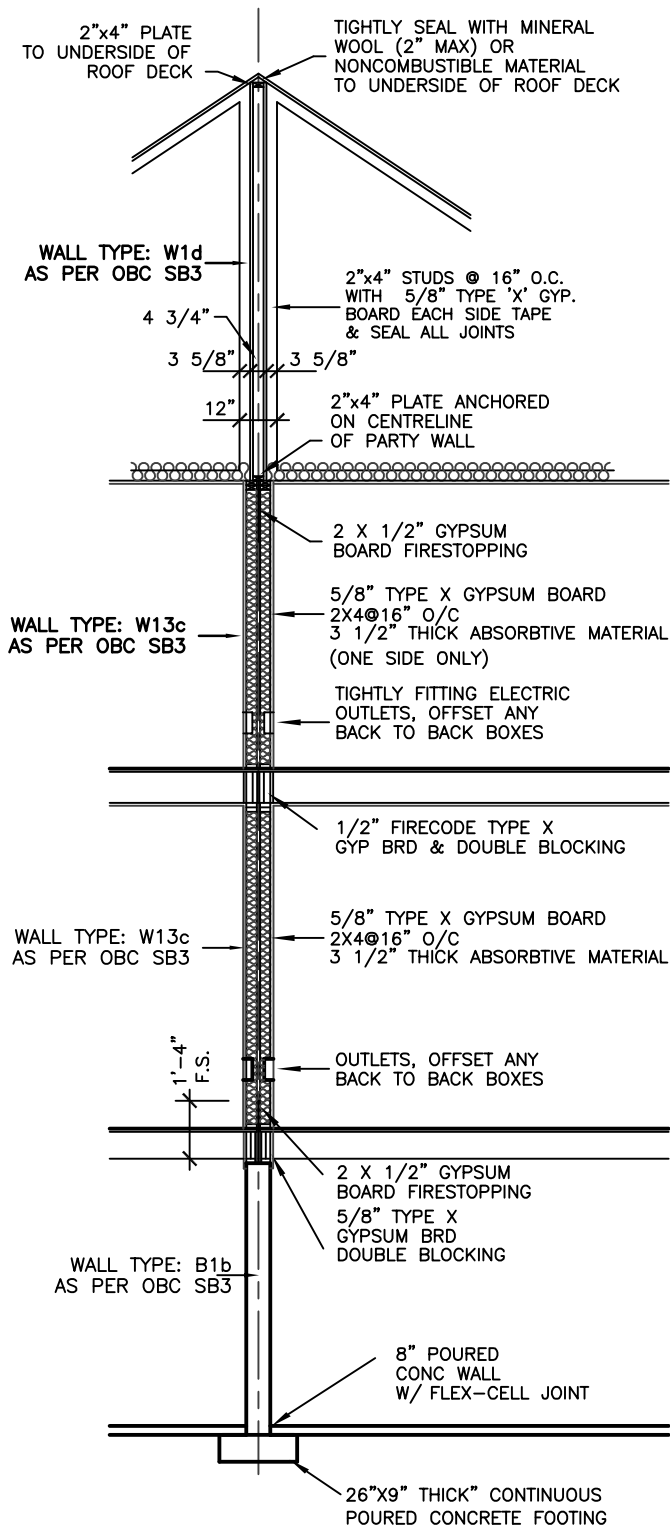
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 2030 BLOCK 50B UNIT 3, 4, 6

PROJECT
PROPOSED
TOWNHOMES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING REAR ELEVATIONS

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



REVISIONS		
#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
18 AUG 2022
PROVINCE OF ONTARIO

ASSUMED ROOF TRUSS BEARING
ON THE EXTERIOR WALLS ONLY
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FINAL ROOF TRUSS LAYOUT BY TRUSS
DESIGNER

KING EAST
STATES



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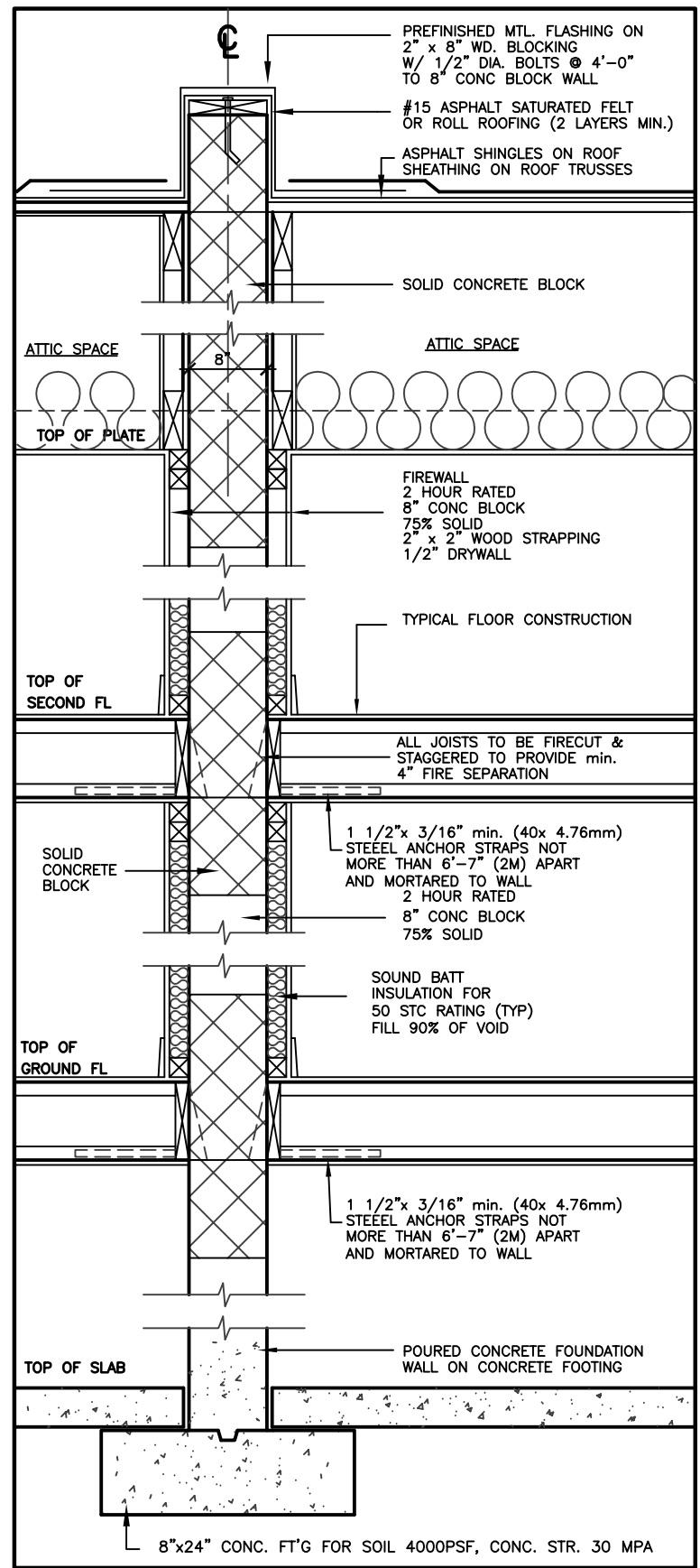
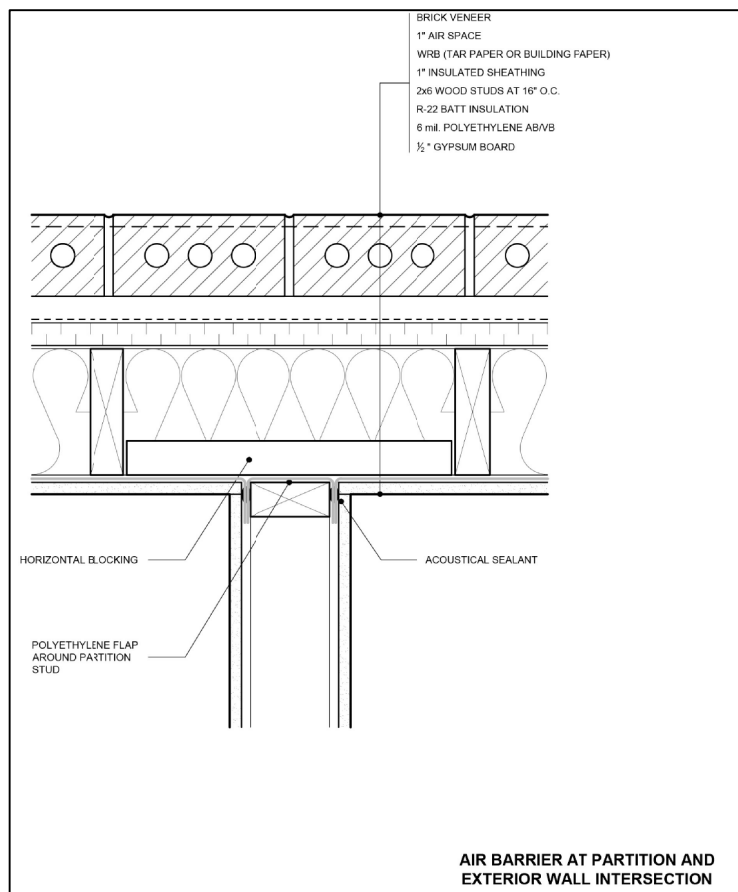
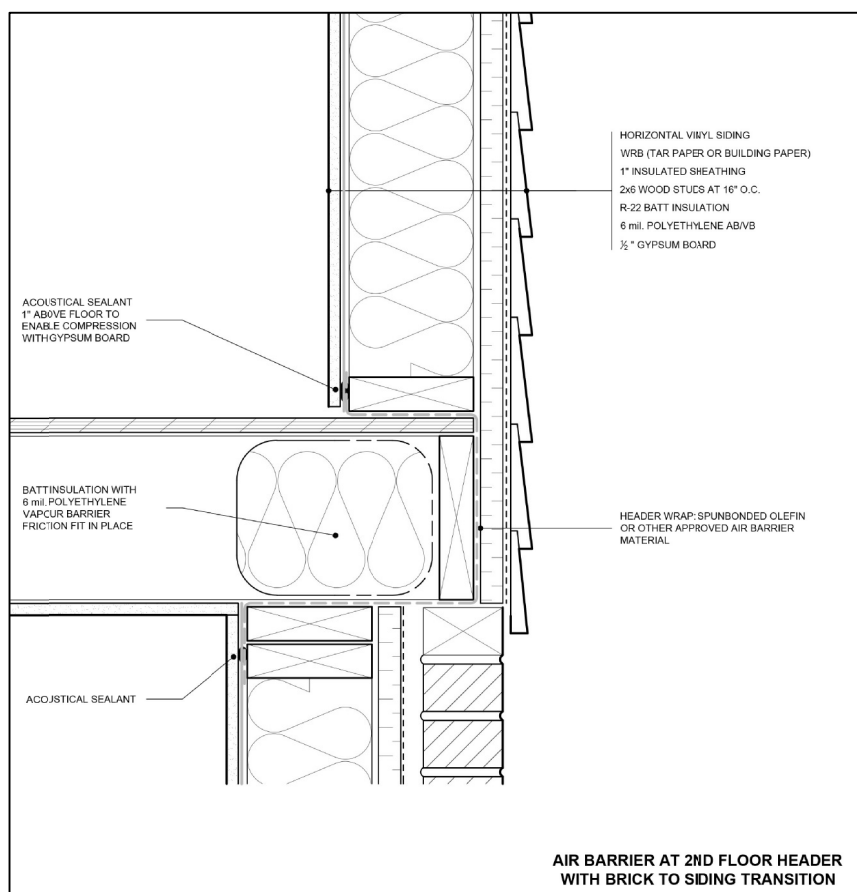
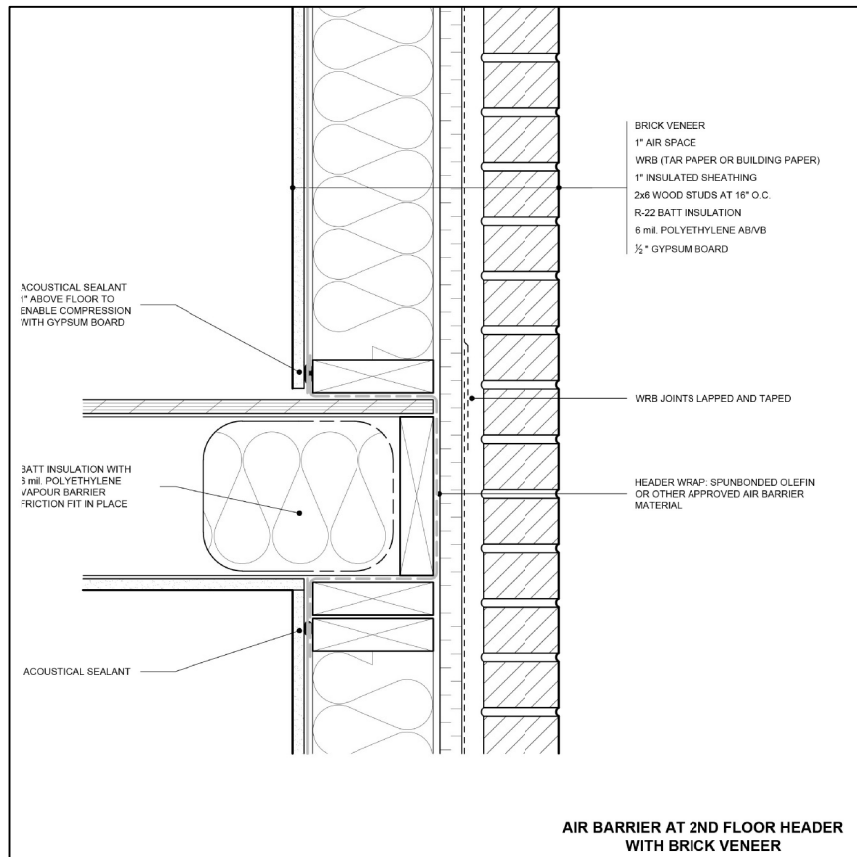
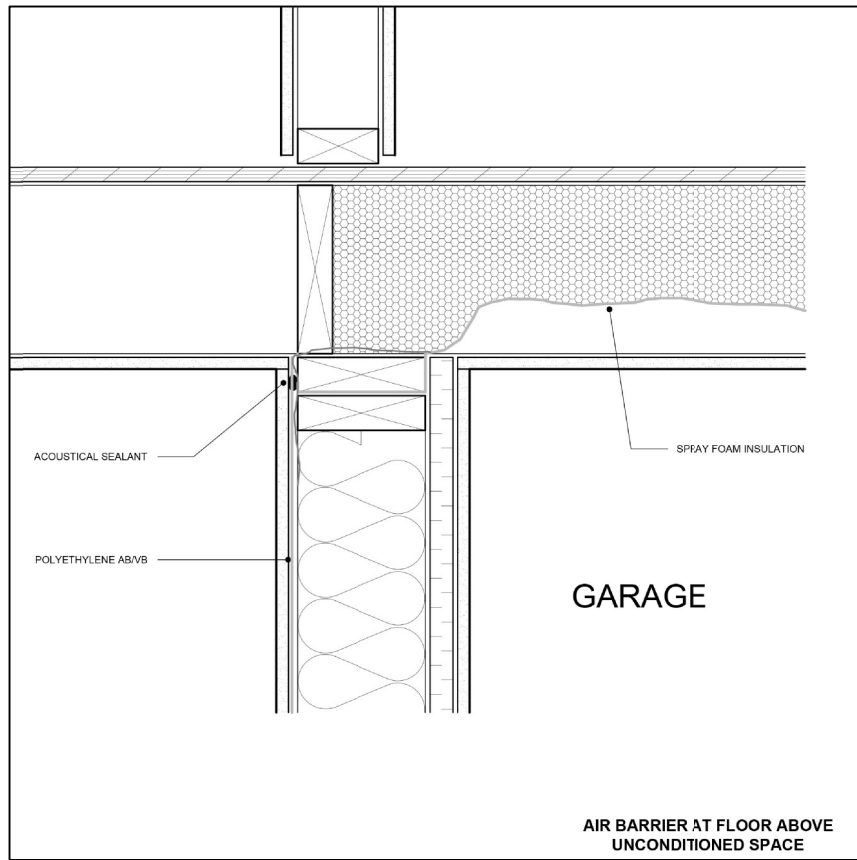
**ARCHITECTURAL
DESIGN INC.**
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

**MODEL 2030
BLOCK 50B
UNIT 3, 4, 6**

PROJECT
PROPOSED
TOWNHOMES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
CROSS SECTION

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



FIREWALL SECTION (2HR RATED)

SECTION

REVISIONS		
#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
18 AUG 2022
PROVINCE OF ONTARIO

ASSUMED ROOF TRUSS BEARING
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DESIGNER

KING EAST

STATES

ONTARIO ASSOCIATION
OF
ARCHITECTS

LEO ARIEMMA
LICENCE
7561

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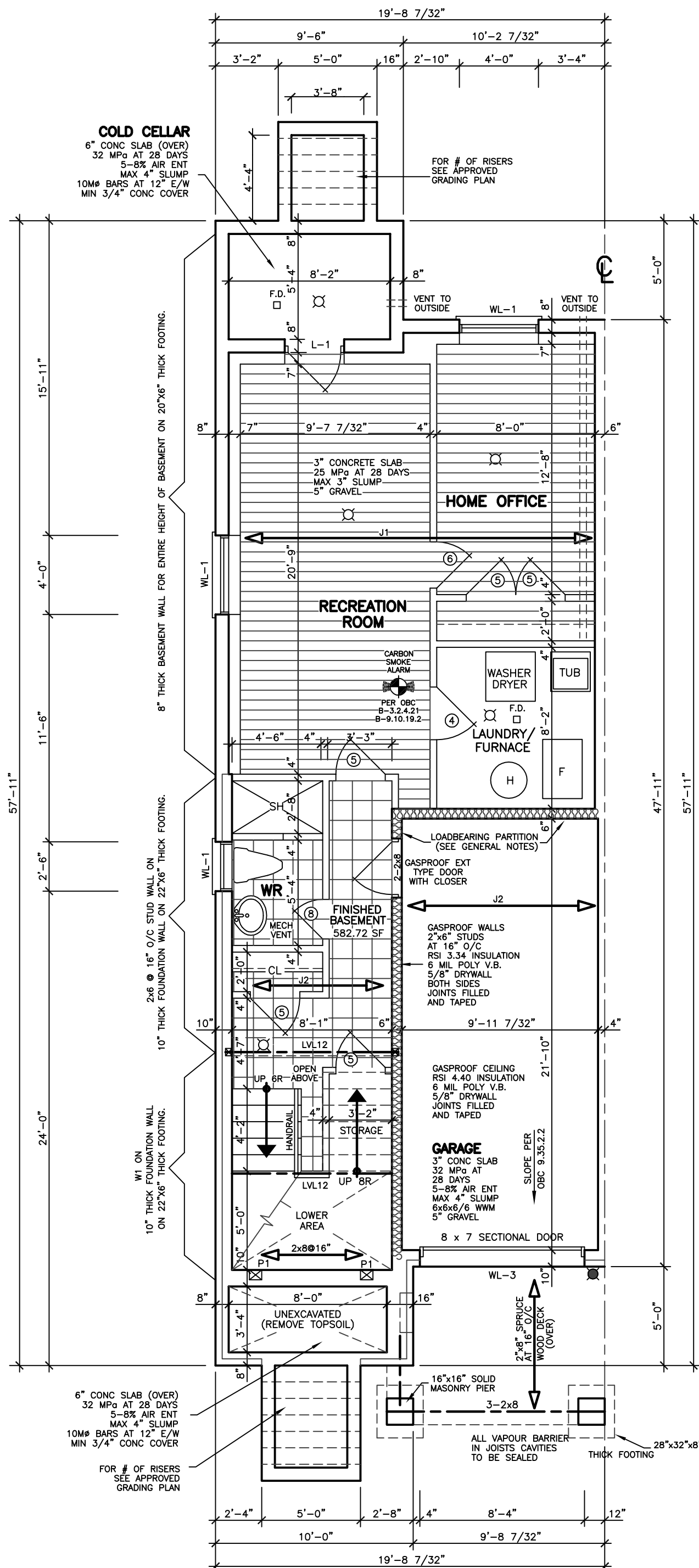
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TEL 905 660-9393
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**MODEL 2030
BLOCK 50B
UNIT 3, 4, 6**

PROJECT
PROPOSED
TOWNHOMES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
FIREWALL SECTION

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



BASEMENT FLOOR PLAN
UNIT 1

JOISTS INFORMATION

J1 DENOTES 11 7/8" x 19.2" O/C WITH 3/4" SUBFLOOR
GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING
J2 DENOTES 11 7/8" x 19.2" O/C WITH 3/4" SUBFLOOR
GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING

STRUCTURAL LEGEND

LVL12 DENOTES 1-3/4" x 11-7/8" LVL12 OE
W1 DENOTES 2-2x6x12" O/C FROM SILL PLATE
CONNECTED TO SECOND FLOOR STRUCTURE
WITH CONTINUOUS 1/2" PLYWOOD GLUED AND NAILED
P1 DENOTES CONTINUOUS 5-2x6 GLUED AND NAILED FROM SILL PLATE CONNECTED
TO THE SECOND FLOOR STRUCTURE
WITH CONTINUOUS 1/2" PLYWOOD GLUED AND NAILED

BEARING CAPACITY OF SOIL SHALL BE
CONFIRMED PRIOR TO CONSTRUCTION.

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

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

(B.9.15.4.2) CONCRETE FOUNDATION WALLS
SHALL HAVE A MINIMUM THICKNESS OF
200 mm (7-7/8") UNLESS OTHERWISE
SPECIFIED. THE MAXIMUM HEIGHT
OF THE FINISHED GRADE ABOVE THE
BASEMENT FLOOR, FOR LATERALLY
SUPPORTED WALLS, SHALL BE AS FOLLOWS:
200 mm (7-7/8") SOLID CONCRETE
240 mm (9-7/8") CONCRETE BLOCK
290 mm (11-5/8") CONCRETE BLOCK

A SUBSURFACE INVESTIGATION, INCLUDING
GROUNDWATER CONDITIONS, SHALL BE CARRIED
OUT, BY OR UNDER THE DIRECTION OF A
PERSON HAVING KNOWLEDGE AND EXPERIENCE
IN PLANNING AND EXECUTING SUCH
INVESTIGATIONS TO A DEGREE APPROPRIATE
FOR THE BUILDING AND ITS USE, THE GROUND
AND THE SURROUNDING SITE CONDITIONS.
TERMITES 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 965 mm
AND NOT MORE THAN 965 mm. [B 9.8.7.4]

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

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

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

LINTELS AND ARCHES THAT SUPPORT
MASONRY SHALL CONFORM TO OBC 9.20.5.

THE LENGTH OF END BEARING OF BEAMS
THAT ARE SUPPORTED ON MASONRY SHALL
BE NOT LESS THAN 90 mm. THE LENGTH OF
END BEARING OF FLOOR, ROOF OR CEILING
JOISTS THAT ARE SUPPORTED ON MASONRY
SHALL BE NOT LESS THAN 40 mm.
[OBC 9.20.8.3]

WOOD BEAMS SHALL HAVE AN EVEN AND
LEVEL BEARING AND SHALL HAVE NOT LESS
THAN 89 mm LENGTH OF BEARING AT END
SUPPORTS. [OBC 9.23.8.1]

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

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

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

A LIGHTING OUTLET WITH FIXTURE SHALL BE
PROVIDED FOR EACH 30 m² OF FLOOR AREA
OR FRACTION OF IT IN UNFINISHED BASEMENTS.
[OBC 9.34.2.4]

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

REINFORCED CONCRETE SLABS SHALL
CONFORM TO OBC 9.40.1.4

EXCEPT FOR DOORS ON ENCLOSED UNHEATED
VESTIBULES AND COLD CELLARS, AND UNLESS
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 9.8.8.2.

DIMENSIONS OF REQUIRED LANDINGS SHALL
CONFORM TO OBC 9.8.6.3.

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

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

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

LOADS ON STAIRS AND RAMPS SHALL
CONFORM TO OBC 9.8.9.1.

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

FIRE BLOCKS MATERIALS SHALL CONFORM TO
OBC 9.10.16.3.

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

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

ANCHORAGE OF COLUMNS AND POSTS SHALL
CONFORM TO OBC 9.23.6.2.

WALL STUD SIZE AND SPACING SHALL
CONFORM TO OBC 9.23.10.1.

STUD POSTS BUILT INTO WALLS SHALL
CONFORM TO OBC 9.23.10.7.

VAPOUR BARRIER MATERIALS SHALL CONFORM
TO OBC 9.25.4.2.

VAPOUR BARRIER INSTALLATION SHALL
CONFORM TO OBC 9.25.4.3.

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

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

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

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

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

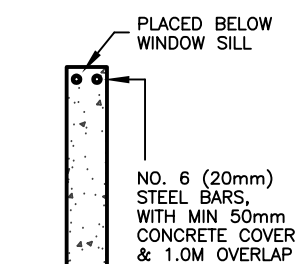
COLUMNS THAT SUPPORT A DECK WITH NO
SUPERSTRUCTURE NEED NOT BE PROVIDED
WITH LATERAL SUPPORT WHERE THE COLUMNS
ARE NOT MORE THAN 600 mm IN LENGTH
AS MEASURED FROM THE FINISHED GROUND
TO THE UNDERSIDE OF THE SUPPORTED
MEMBER. [OBC 9.17.2.2.(3)]

DOOR SCHEDULE

- 1 = 210 x 68 x 1 3/4" EXTERIOR
- 2 = 28 x 68 x 1 3/4" EXTERIOR
- 3 = 28 x 68 x 1 3/4" GARAGE, GASPROOF + CLOSER
- 4 = 28 x 68 x 1 3/4" INTERIOR
- 5 = 28 x 68 x 1 3/4" INTERIOR
- 6 = 24 x 68 x 1 3/4" INTERIOR
- 7 = 22 x 68 x 1 3/4" INTERIOR
- 8 = 20 x 68 x 1 3/4" INTERIOR
- 9 = 18 x 68 x 1 3/4" INTERIOR

LINTEL SCHEDULE

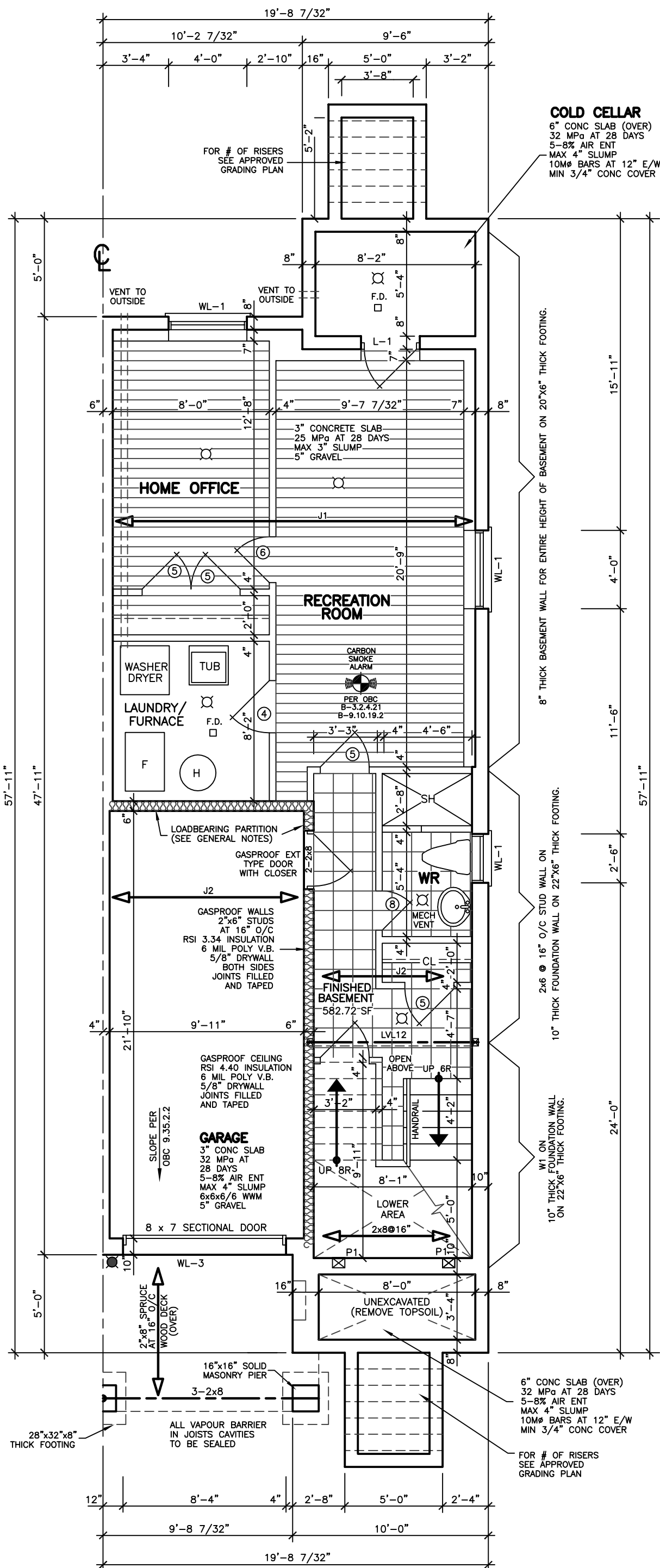
- L-1 = (2) LINTELS 3 1/2" x 3 1/2" x 1/4"
- L-2 = W8 x 18 x 1/4" PLATE
- WL-1 = 3 1/2" x 3 1/2" x 1/4" + (2) 2" x 8" #1 SPRUCE
- WL-2 = 5" x 3 1/2" x 3/8" + (2) 2" x 10" #1 SPRUCE
- WL-3 = 5" x 3 1/2" x 3/8" + (2) 2" x 12" #1 SPRUCE
- WL-4 = 6" x 3 1/2" x 3/8" + (3) 2" x 12" #1 SPRUCE



CONCRETE REINFORCING
FOR ALL FOUNDATIONS
ON ENGINEERED FILL

STRUCTURAL NOTE

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



BASEMENT FLOOR PLAN
UNIT 7

REVISIONS

#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

KING EAST
STATES



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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
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TEL 905 660-9393
FAX 905 660-9419

MODEL 2030S
BLOCK 50B
UNIT 1, 7

PROJECT

PROPOSED
TOWNHOMES

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

DRAWING

BASEMENT FLOOR PLANS

DATE

APR '23

DRAWN

E.B.

CHECKED

SCALE

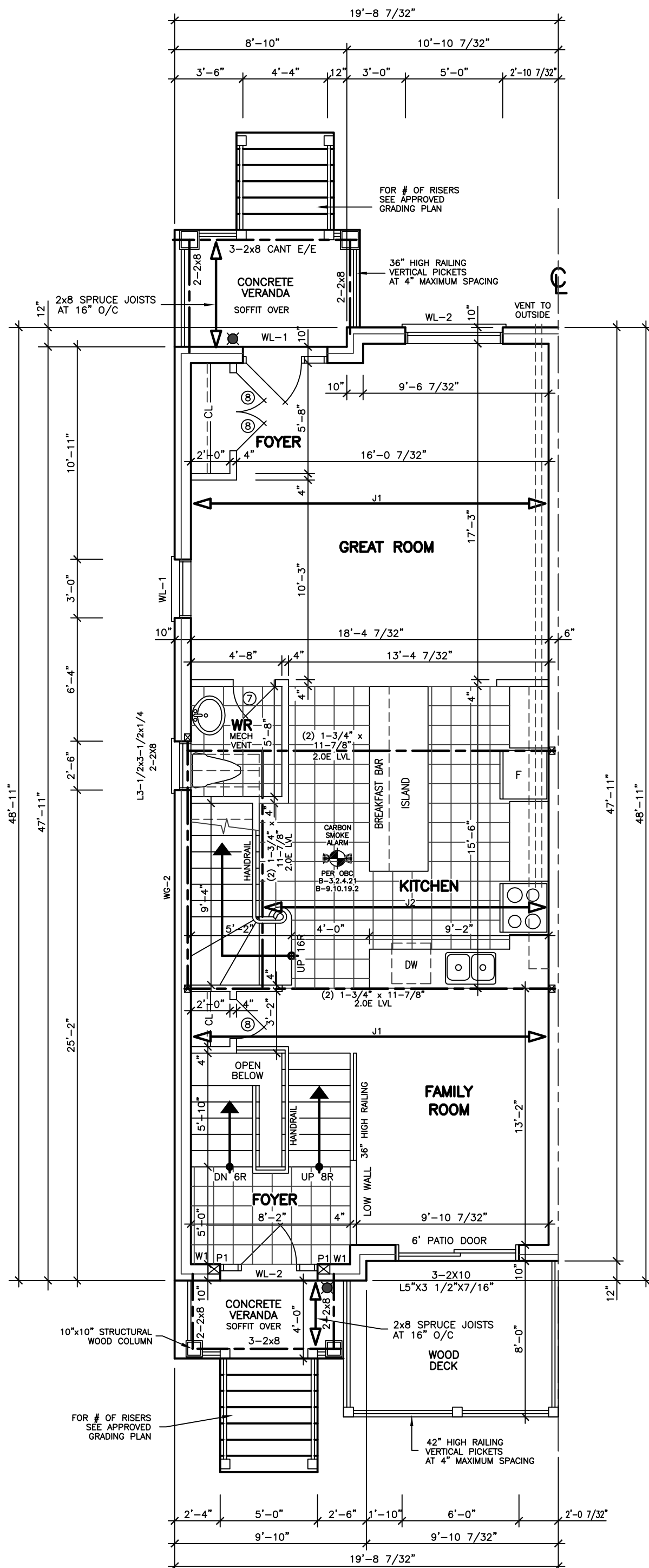
3/16"=1'-0"

PROJECT NO

20-23

DRAWING NO

A-2



FIRST FLOOR PLAN
UNIT 1

EXTERIOR TYPE LIGHTING

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 6.2.3.8.1(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 9.10.13.15.

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT-FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. [OBC 9.10.13.15]

FACTORY-BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC-S610-M, "FACTORY-BUILT FIREPLACES". [OBC 9.22.8.1]

LAUNDRY FACILITIES OR A SPACE FOR LAUNDRY FACILITIES SHALL BE PROVIDED IN EVERY DWELLING UNIT OR GROUPED ELSEWHERE IN THE BUILDING IN A LOCATION CONVENIENTLY ACCESSIBLE TO OCCUPANTS OF EVERY DWELLING UNIT. [9.31.4.2]

A CLOTHES DRYER EXHAUST DUCT SYSTEM SHALL CONFORM TO PART 6. [OBC 9.32.1.1]

AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. [OBC 9.32.3.5(2)]

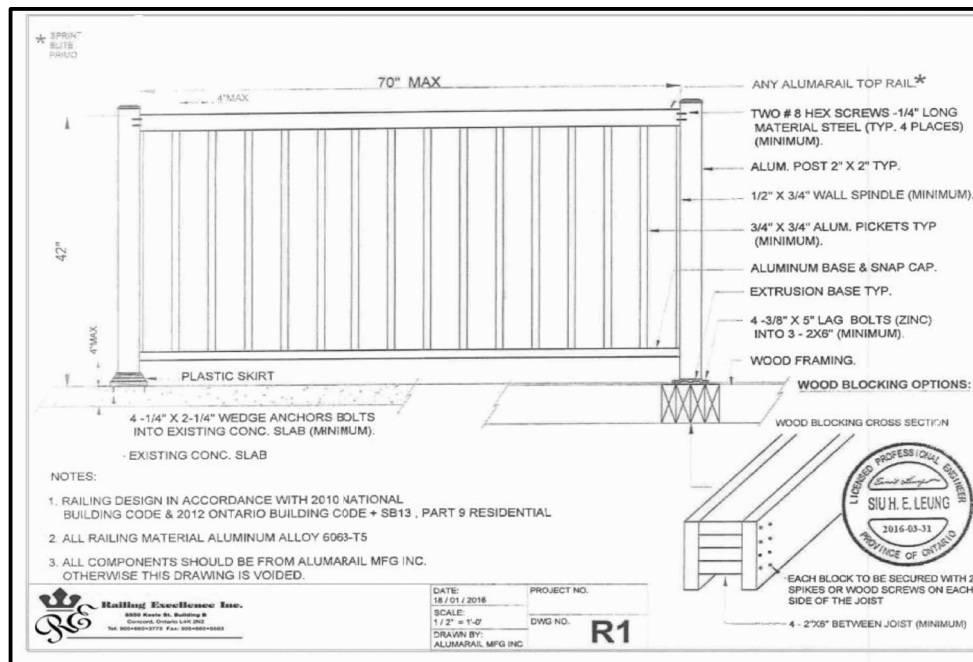
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12(10)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, COOK TOPS AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365-M, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC B.9.33.1.2]

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

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

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



DETAIL OF STUD WALL CONSTRUCTION
AT FUTURE GRAB BAR LOCATION

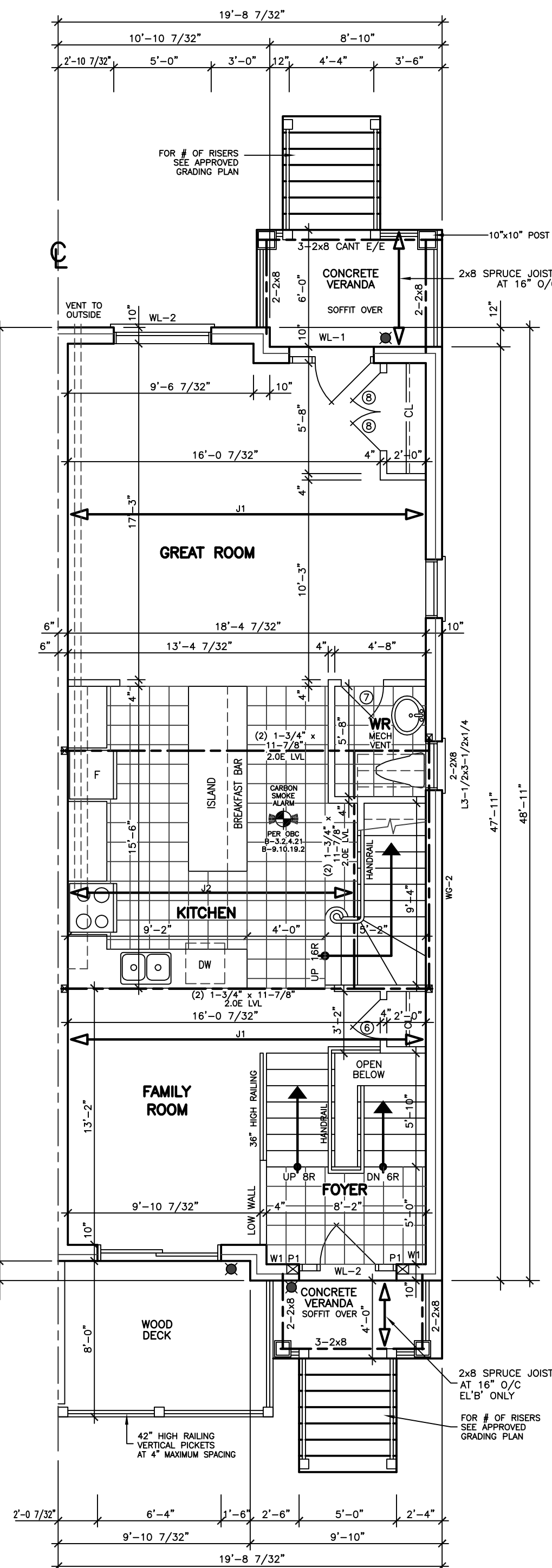
STRUCTURAL LEGEND

WC2 DENOTES 3-1 3/4"x11 7/8" LVL 2.0E FLUSH AT THE SECOND FLOOR LEVEL
GLUED AND SCREWED BY MEAN OF TWO ROWS OF 1/4" SCREWS WITH FULL PENETRATION
@ 8" O/C AT EACH HORIZONTAL ROW, STAGGERED
WITH 2 1/2" EDGE DISTANCES FROM TOP AND BOTTOM
AND 5" END DISTANCES FROM EACH END.
CONNECT WC1 TO LVL BEAMS AT EACH END BY MEAN OF JA9 BY MITEK

W1 DENOTES 2-2x6@12" O/C FROM SILL PLATE CONNECTED TO SECOND FLOOR STRUCTURE WITH CONTINUOUS 1/2" PLYWOOD GLUED AND NAILED

JOISTS INFORMATION

J1 DENOTES 11 7/8" JUS25@19.2" O/C WITH 3/4" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING
J2 DENOTES 11 7/8" JUS14@19.2" O/C WITH 3/4" SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING



FIRST FLOOR PLAN
UNIT 7

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
1	REVISED STRUCTURE BY KALISHENKO AU 21 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	=	944.24	SF
2nd FLOOR	=	87.72	SM
(-OPENINGS)	=	944.24	SF
	=	87.72	SM
TOTAL	=	-12.64	SF
	=	-1.17	SM
COVERAGE	=	1875.840	SF
	=	174.270	SM
	=	944.24	SF
	=	87.72	SM

FINISH BASEMENT	=	582.72	SF
	=	54.14	SM

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
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DESIGN ONLY



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

KING EAST
ESTATES



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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

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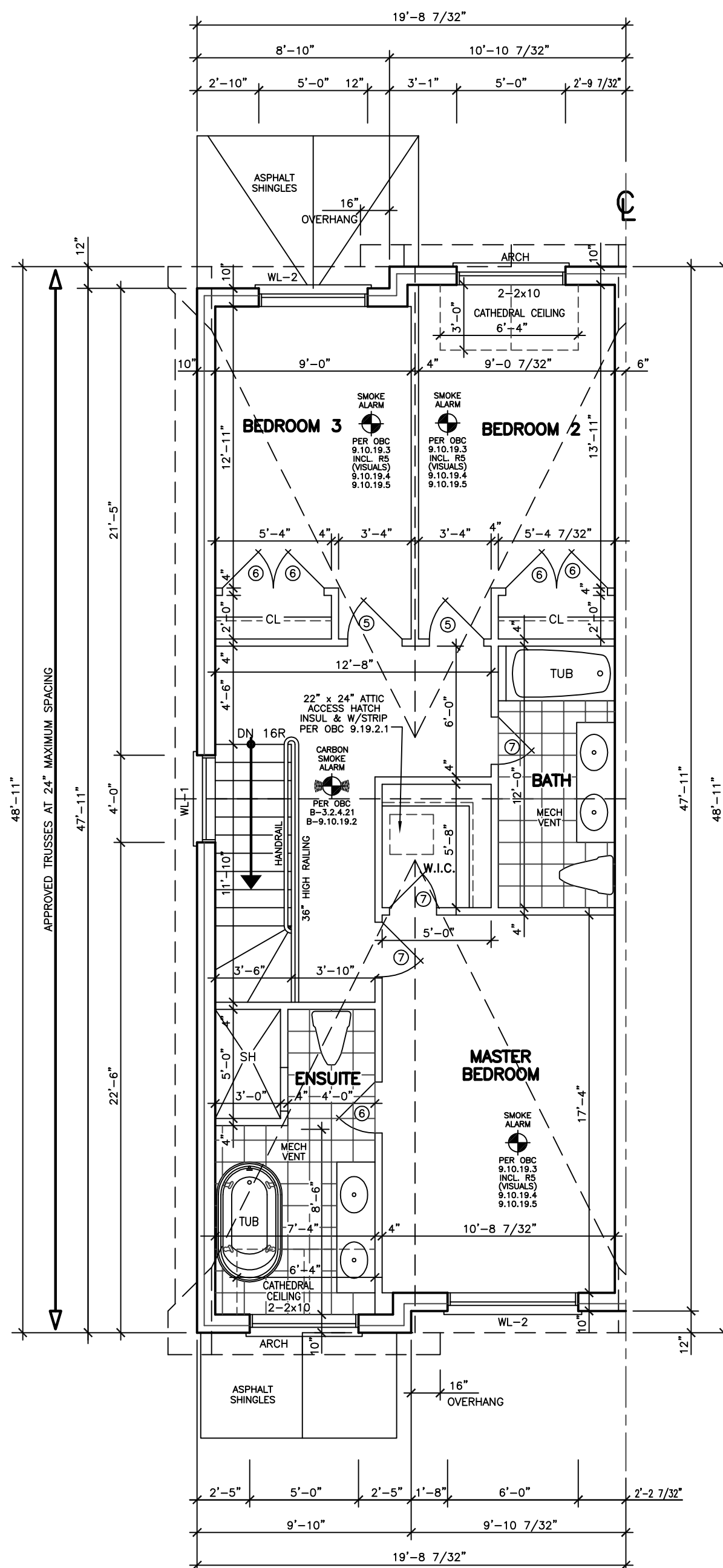
MODEL 2030S
BLOCK 50B
UNIT 1, 7

PROJECT
PROPOSED
TOWNHOMES

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

DRAWING
FIRST FLOOR PLANS

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



SECOND FLOOR PLAN 'A'
UNIT 1

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 3/4" 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	= 1'6" 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	= 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 5/8" + (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

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.

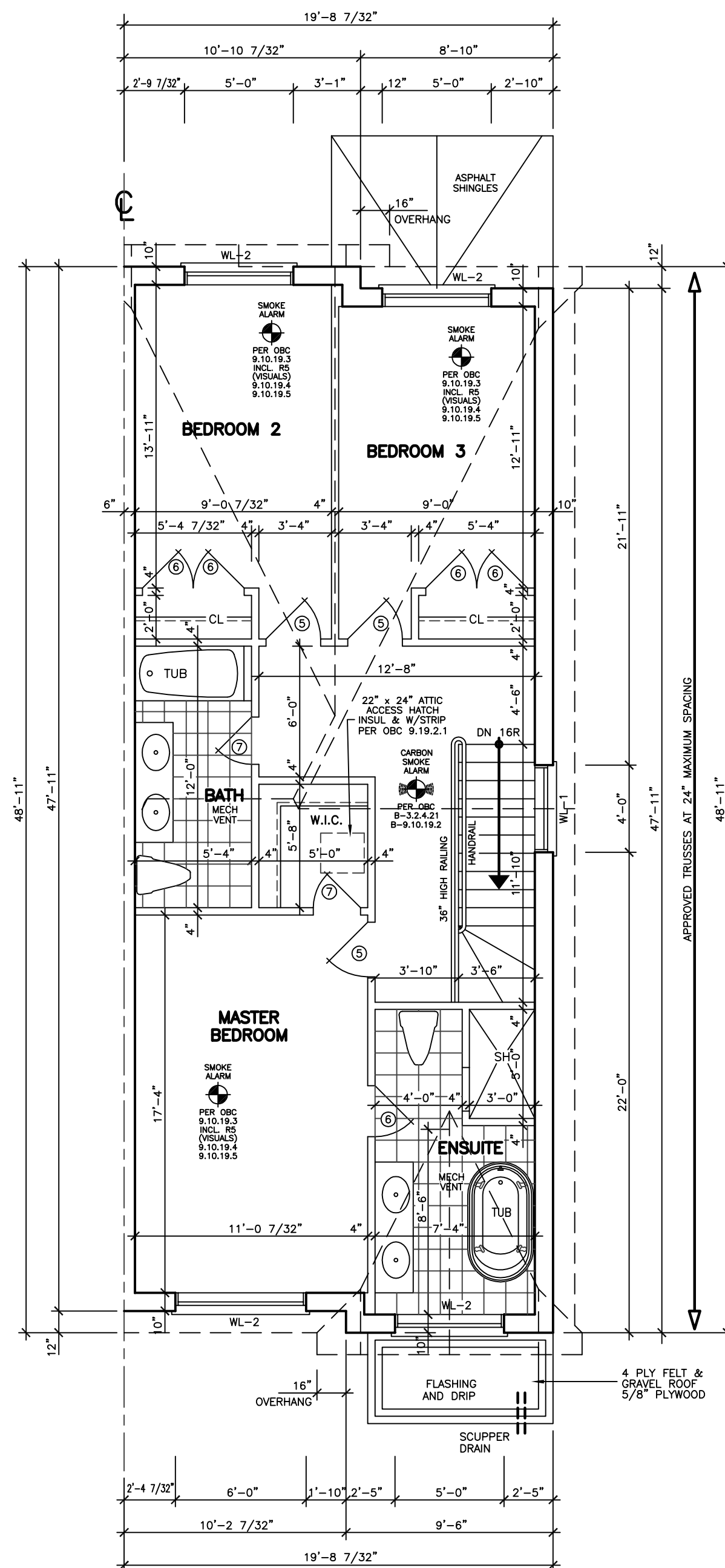
DIMENSIONS FOR RECTANGULAR TREADS
RISE MAX. 200 mm, MIN. 125 mm
RUN MAX. 355 mm, MIN. 255 mm
[OBC TABLE 9.8.4.1]

EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 m² AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1]

WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.13.11.

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

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



SECOND FLOOR PLAN 'B'
UNIT 7

REVISIONS	
#	DATE
1	REVISED STRUCTURE BY KALISHENKO AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
18 AUG 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 BY TRUSS
DESIGNER

KING EAST
ESTATES

ONTARIO ASSOCIATION
OF
ARCHITECTS

LEO ARIEMMA
LICENCE
7561

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ARCHITECTURAL
DESIGN INC.

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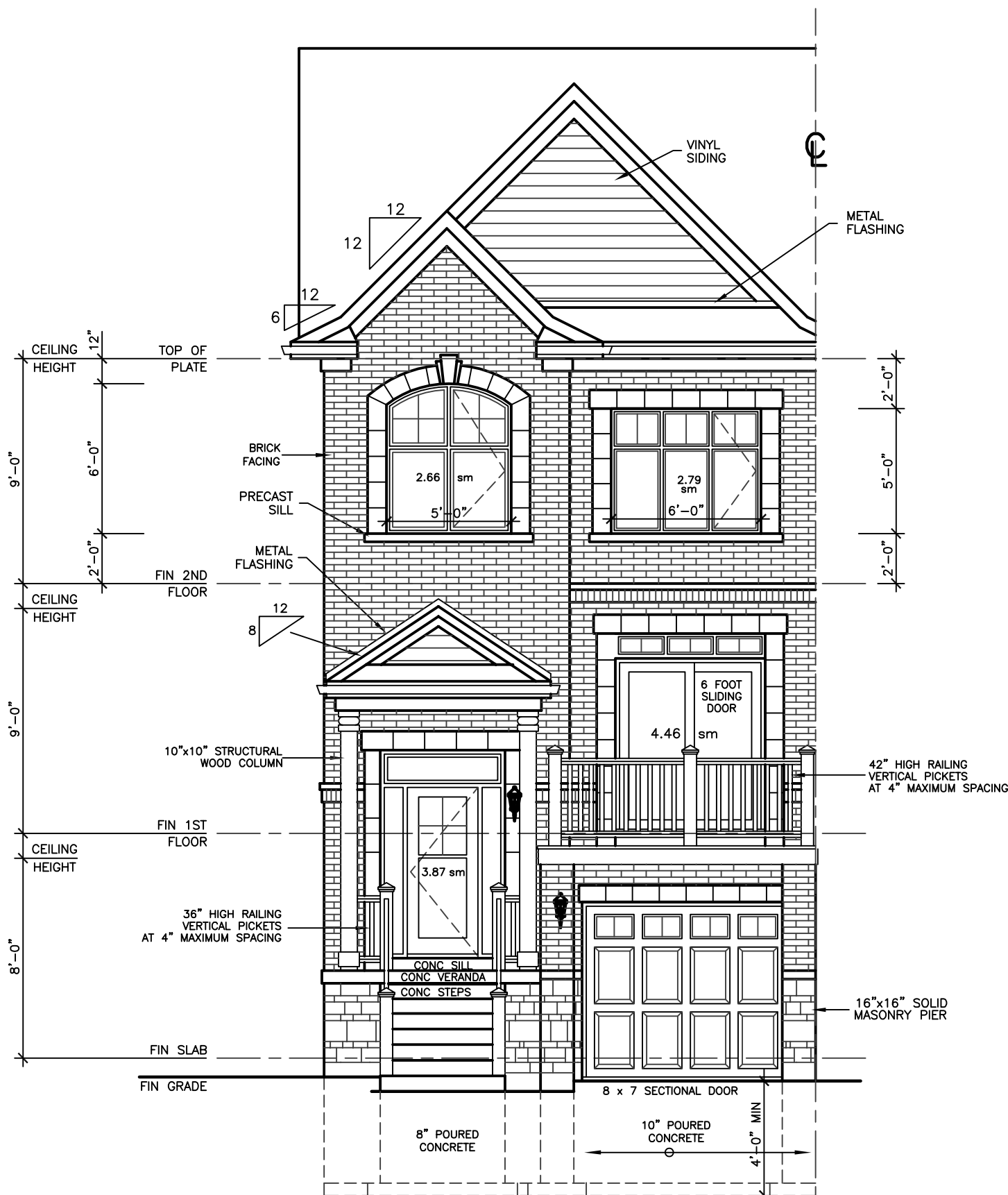
MODEL 2030S
BLOCK 50B
UNIT 1, 7

PROJECT
PROPOSED
TOWNHOMES

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

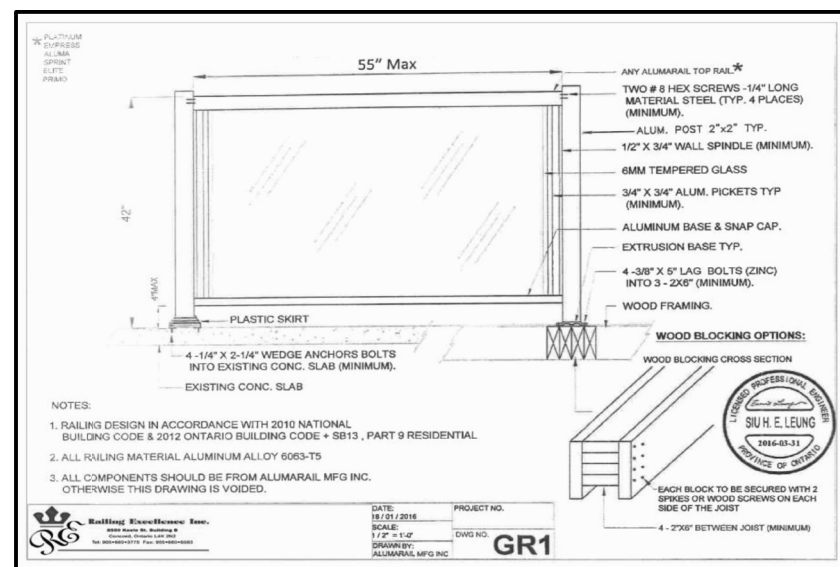
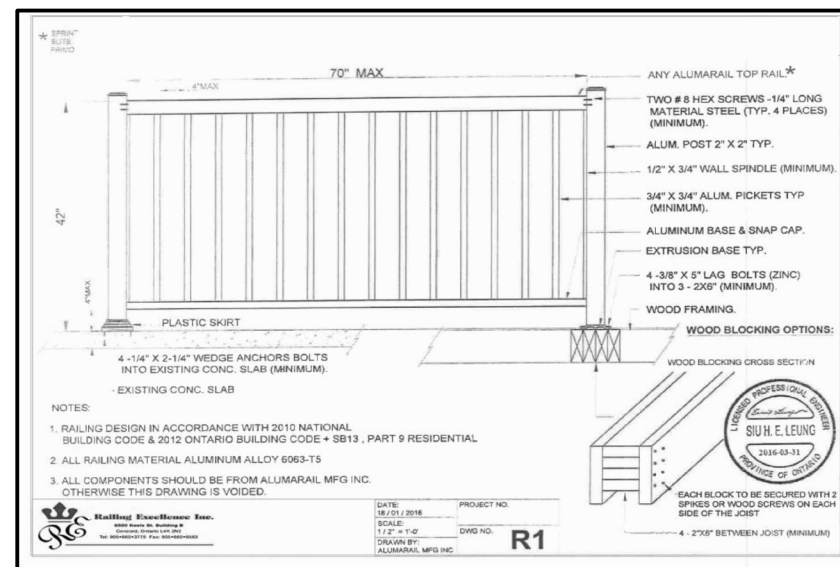
DRAWING
SECOND FLOOR PLANS

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



FRONT ELEVATION 'A'
UNIT 1

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	53.20 SM	13.78 SM	
LEFT SIDE ELEVATION	118.93 SM	5.50 SM	
REAR ELEVATION	42.57 SM	11.33 SM	
INTERIOR WALL	86.87 SM	- SM	
TOTAL AREA	301.57 SM	30.61 SM	10.15



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

TYPES OF GLASS AND PROTECTION OF GLASS SHALL BE IN ACCORDANCE WITH OBC 9.6.1.4.

RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED FOR DOORS IN ACCORDANCE WITH OBC 9.7.5.2 AND FOR WINDOWS IN ACCORDANCE WITH OBC 9.7.5.3.

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

GLASS IN GUARDS CONFORM TO OBC SECTION 9.8.8.1.

THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN AN EXPOSING BUILDING FACE SHALL CONFORM TO TABLE 9.10.14.4.

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, CONSTRUCTION OF EXPOSING BUILDING FACES SHALL CONFORM TO OBC 9.10.15.5.

EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. [OBC 9.14.6.3]

WHERE STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN THE HORIZONTAL PORTIONS SHALL NOT EXCEED 600 mm, AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600 mm. [OBC 9.15.3.9]

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

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

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

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

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

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

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

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

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

FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS LISTED OBC 9.26.4.

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

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

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

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

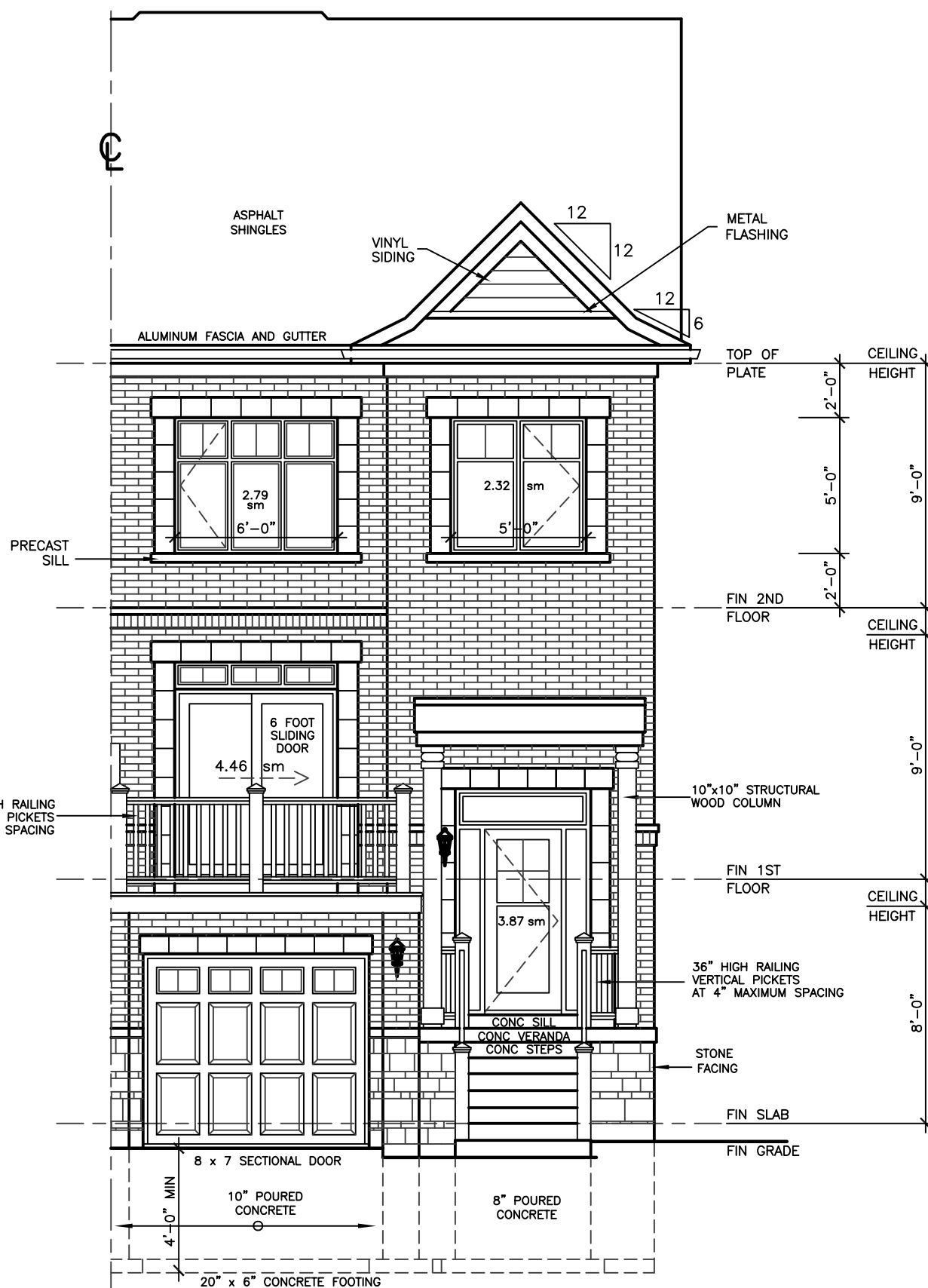
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR

(B) THE ADJACENT SURFACE WITHIN 1.2 m OF THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2. [OBC 9.8.8.1.(1)]

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

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

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



FRONT ELEVATION 'B'
UNIT 7

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	53.96 SM	13.44 SM	
RIGHT SIDE ELEVATION	119.64 SM	5.50 SM	
REAR ELEVATION	43.96 SM	10.99 SM	
INTERIOR WALL	86.87 SM	- SM	
TOTAL AREA	304.43 SM	29.93 SM	9.83

REVISIONS		
#	REVISION	DATE
1	REVISED STRUCTURE BY KALISHENKO	AU 21 23

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
L. KALISHENKO
18 AUG 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 BY TRUSS
DESIGNER

KING EAST
STATES



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**ARCHITECTURAL
DESIGN INC.**

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UNIT 1
CONCORD, ONT. L4K 3V9
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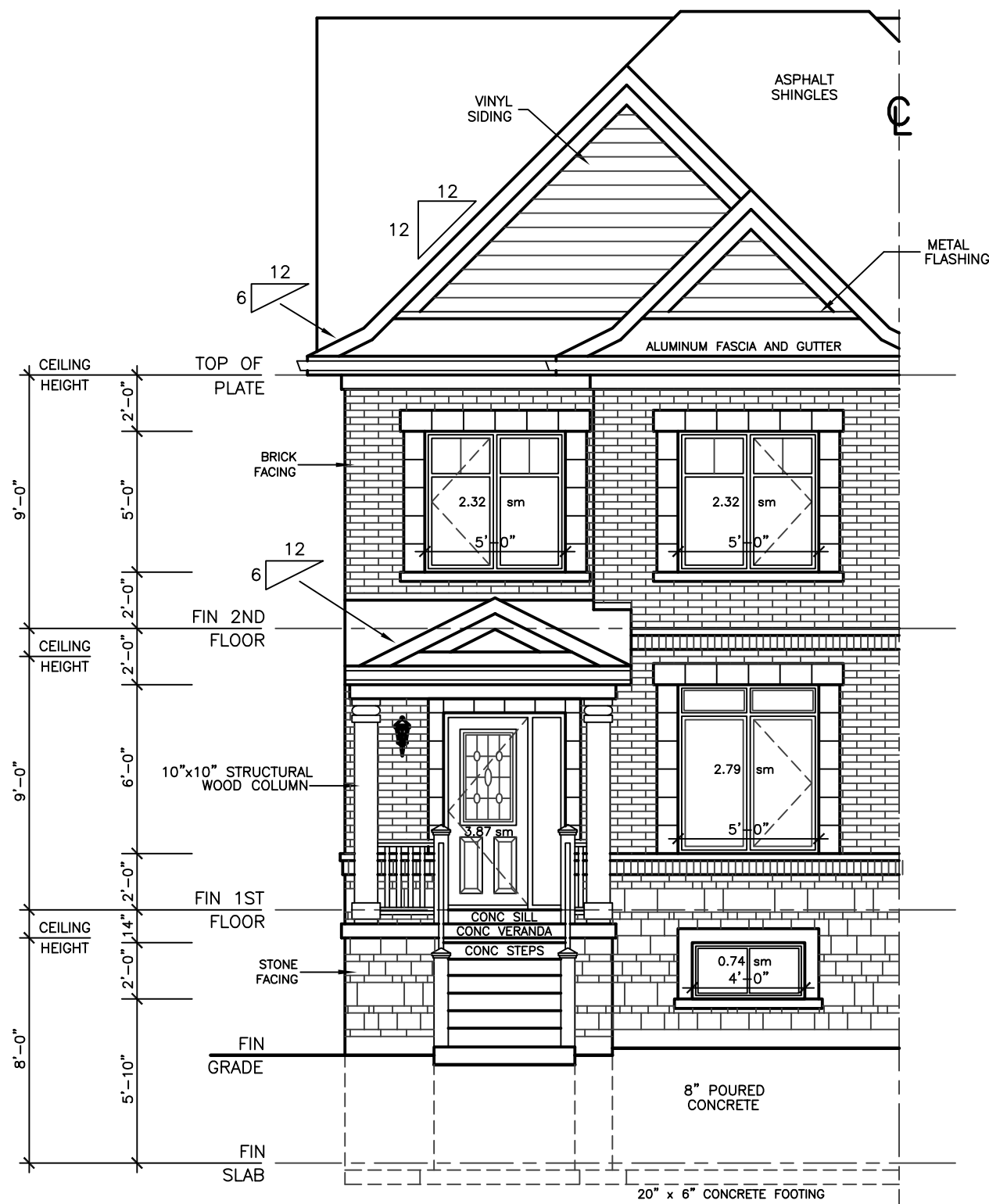
**MODEL 2030S
BLOCK 50B
UNIT 1, 7**

PROJECT
PROPOSED
TOWNHOMES

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

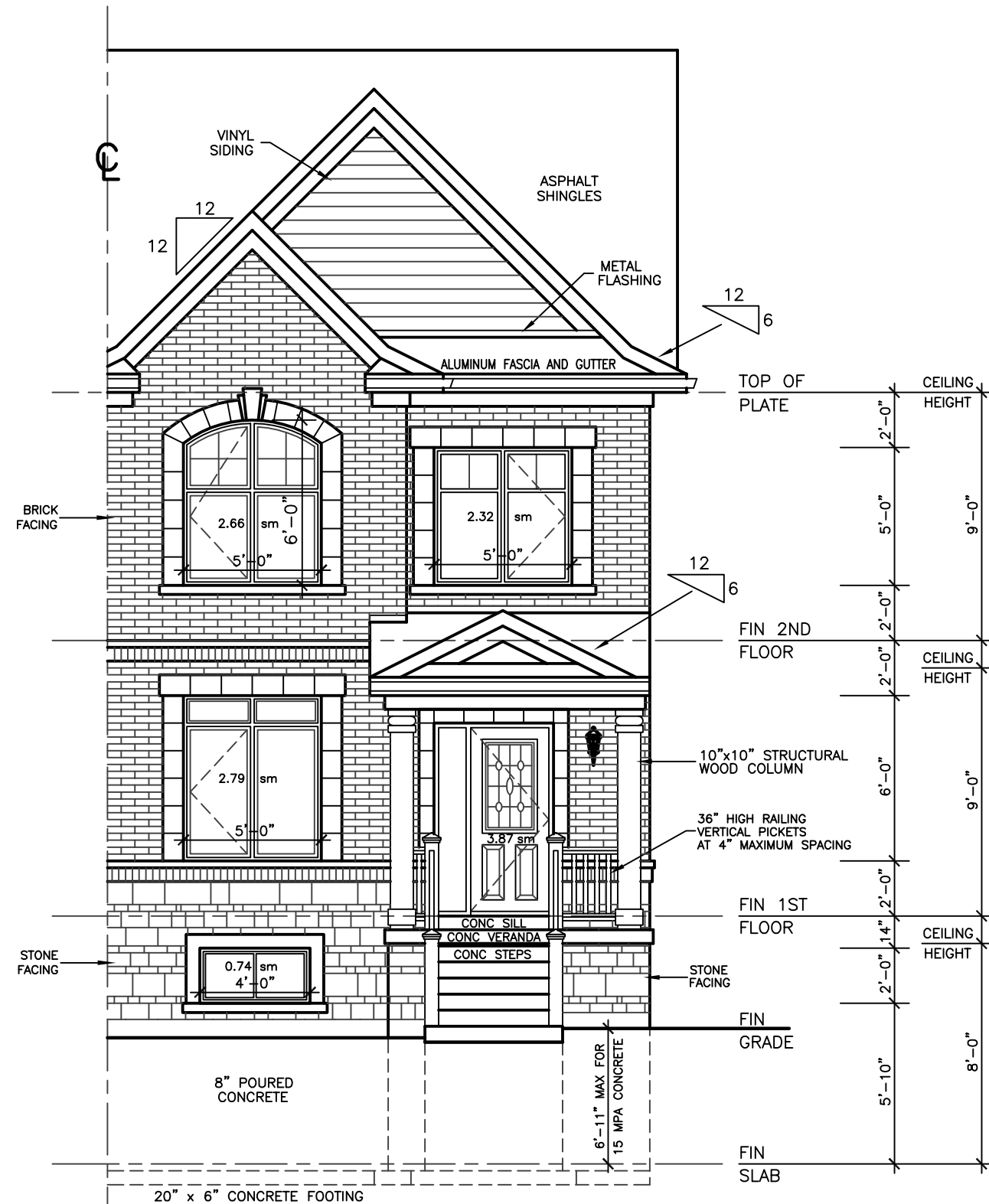
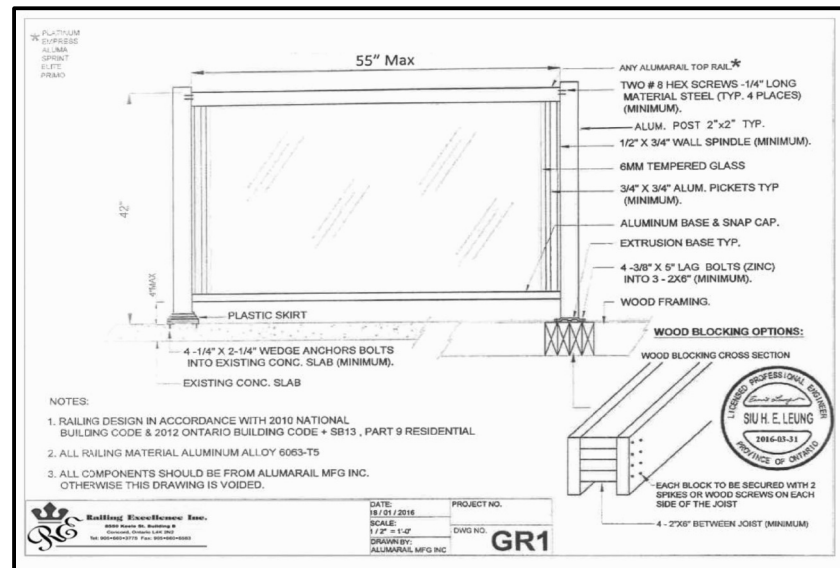
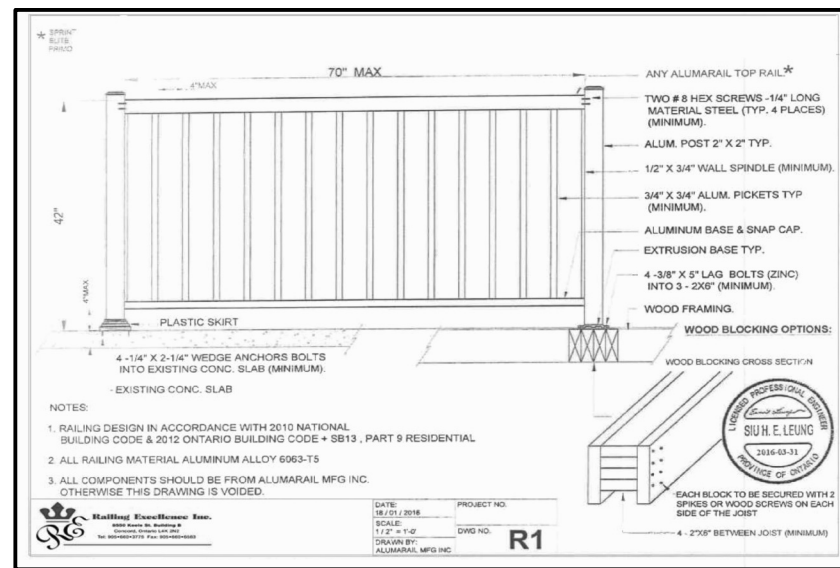
DRAWING
FRONT ELEVATIONS

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



REAR ELEVATION 'B'
UNIT 7

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	473.18 SF	43.96 SM	
ALLOWABLE OPENINGS	160.88 SF	14.94 SM	
ACTUAL OPENINGS	118.33 SF	10.99 SM	



REAR ELEVATION 'A'
UNIT 1

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	458.24 SF	42.57 SM	
ALLOWABLE OPENINGS	155.80 SF	14.47 SM	
ACTUAL OPENINGS	121.95 SF	11.33 SM	

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REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
18 AUG 2022
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MODEL 2030S
BLOCK 50B
UNIT 1, 7

PROJECT
PROPOSED
TOWNHOMES

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

DRAWING
REAR ELEVATIONS

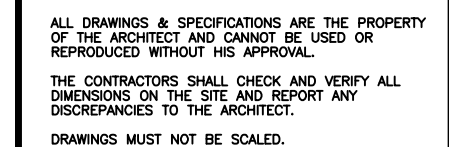
DATE	APR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-6
CHECKED			
SCALE	3/16"=1'-0"		

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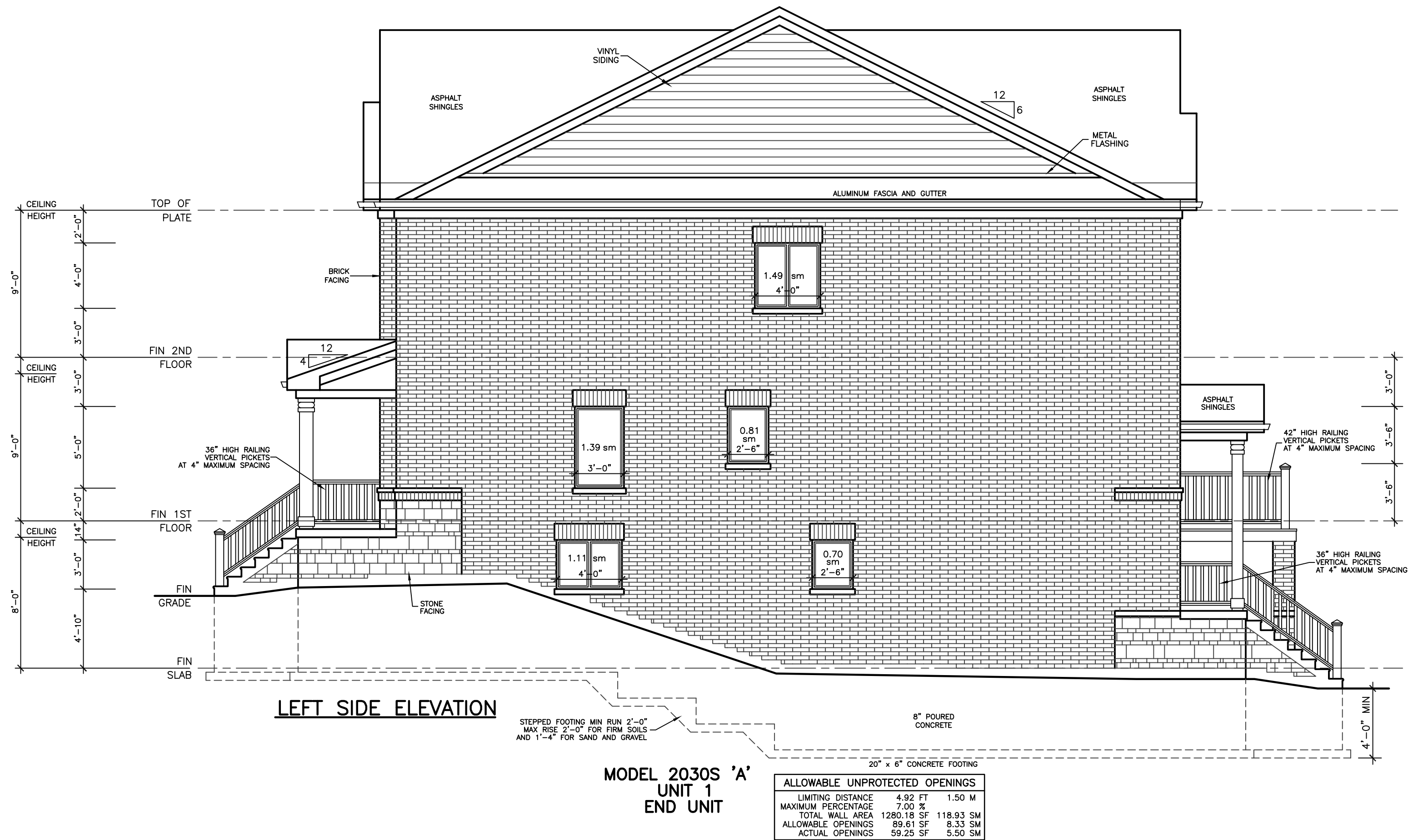
MODEL 2030S
BLOCK 50B
UNIT 1, 7

PROJECT
PROPOSED
TOWNHOMES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING

RIGHT SIDE ELEVATION

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



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LICENCE
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AT: SEGUIN STREET
RICHMOND HILL

DRAWING
LEFT SIDE ELEVATION

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

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

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

SMOKE ALARMS CONFORMING TO CAN/ULC-S351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19.1.

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

DRAIN TILE AND DRAIN PIPE FOR FOUNDATION DRAINAGE SHALL CONFORM TO THE ENTIRE SUBSECTION OBC 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 FACING, THE REDUCED SECTION SHALL BE (A) NOT LESS THAN 90 mm THICK, AND (B) TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO OBC 9.20.9.4.(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

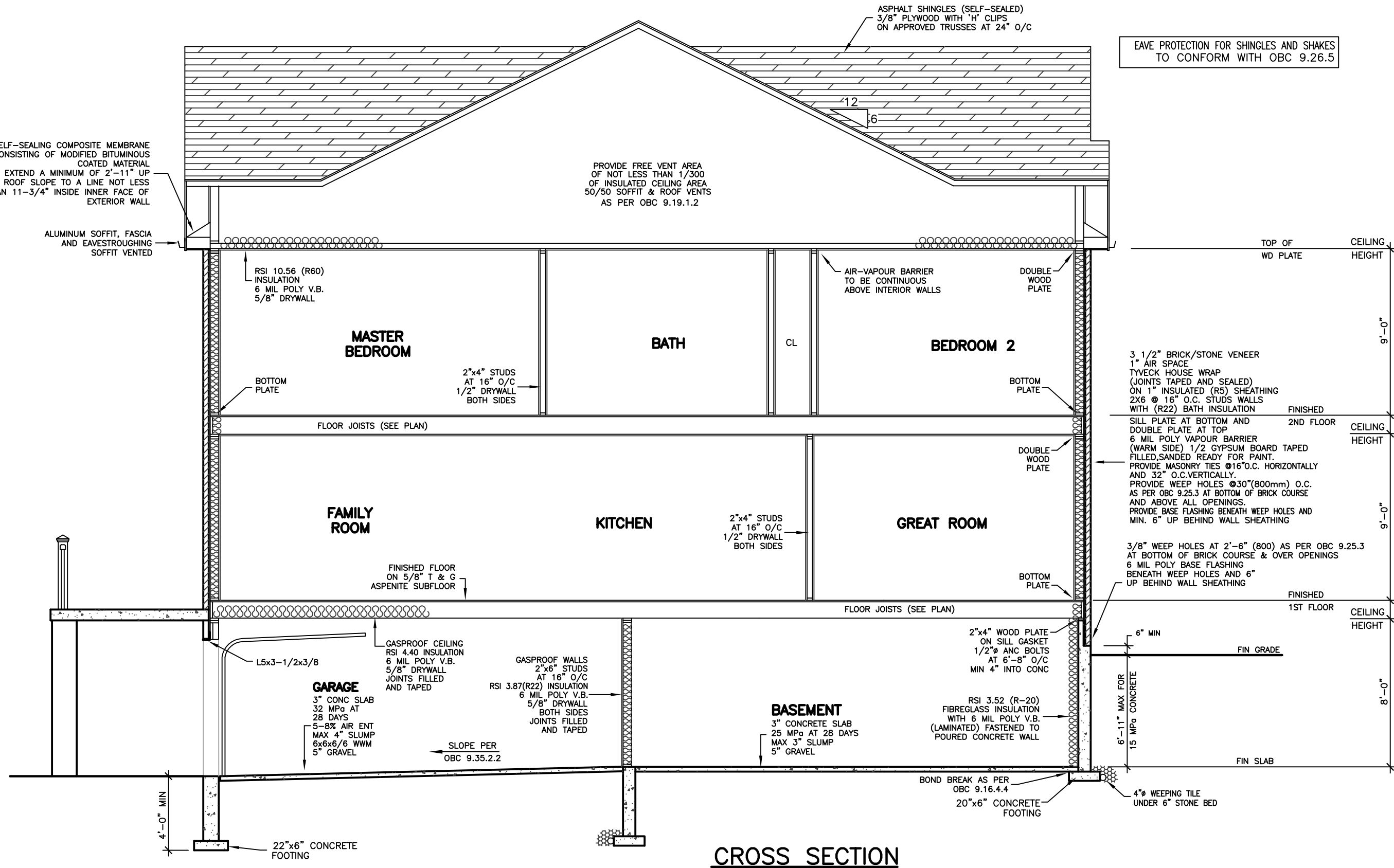
STUCCO SHALL BE NOT LESS THAN 200 mm ABOVE FINISHED GROUND LEVEL EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONRY. [OBC 9.28.1.4]

SELF-SEALING COMPOSITE MEMBRANE CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL SHALL EXTEND A MINIMUM OF 2'-11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 11'-3/4" INSIDE INNER FACE OF EXTERIOR WALL

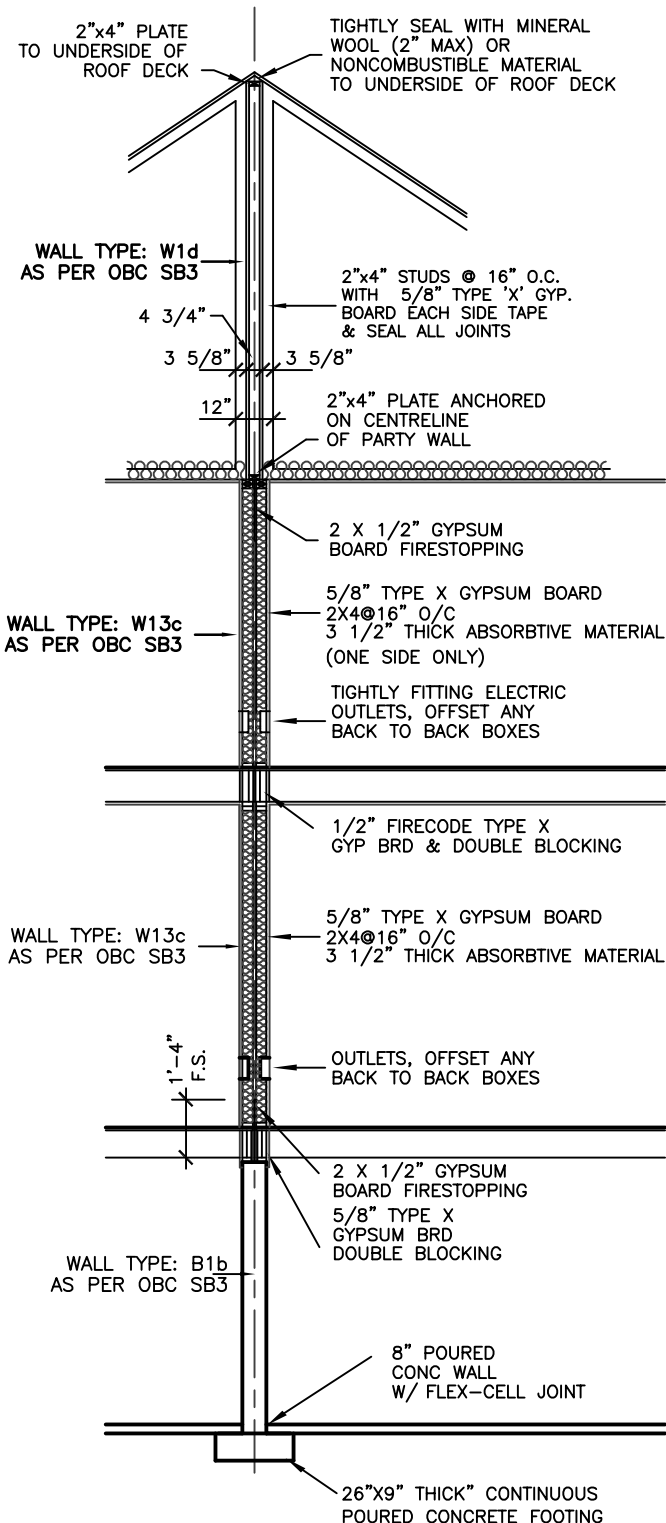
ALUMINUM SOFFIT, FASCIA AND EAVESTROUGHING SOFFIT VENTED

PROVIDE FREE VENT AREA OF NOT LESS THAN 1/300 OF INSULATED CEILING AREA 50/50 SOFFIT & ROOF VENTS AS PER OBC 9.19.1.2

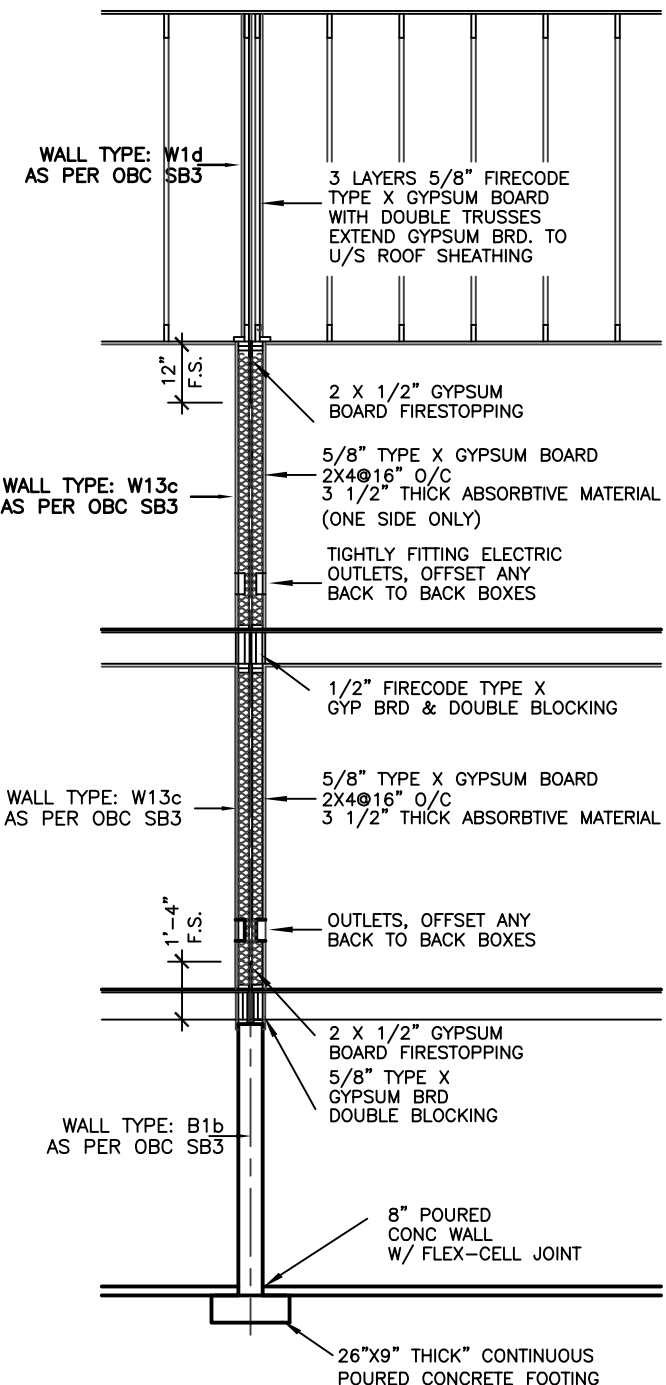
EAVE PROTECTION FOR SHINGLES AND SHAKES TO CONFORM WITH OBC 9.26.5



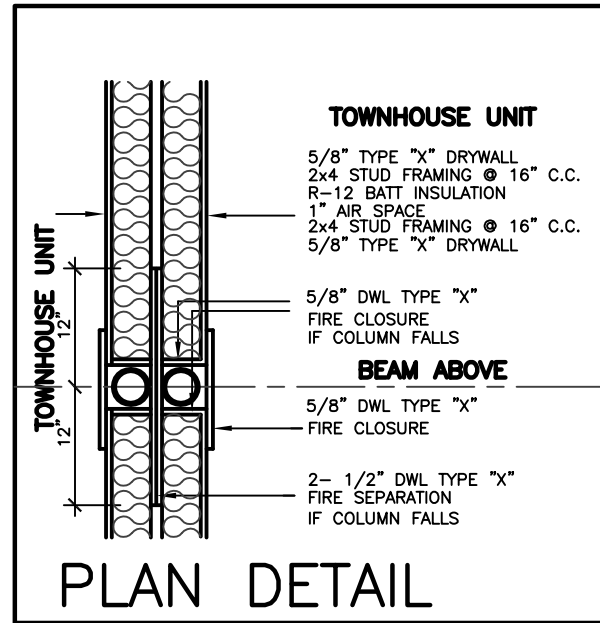
CROSS SECTION



PARTY WALL
1 HR RATED + STC 50 RATING



PARTY WALL
1 HR RATED + STC 50 RATING



PLAN DETAIL
1 HR RATED + STC 50 RATING

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REGISTERED PROFESSIONAL ENGINEER
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18 AUG 2022
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MODEL 2030S
BLOCK 50B
UNIT 1, 7

PROJECT
PROPOSED
TOWNHOMES
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
CROSS SECTION

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

GENERAL NOTES

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

FOOTINGS AND SLABS

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

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

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

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

SOIL CAPACITY TO BE CONFIRMED ON SITE BY SOIL ENGINEER BEFORE
POURING OF FOOTINGS.
MINIMUM DEPTH OF FOOTINGS – 1.2 m (4'-0") BELOW FINISHED GRADE.
HABITABLE ROOMS ON CONCRETE SLABS SHALL BE DAMPPROOFED WITH A
MEMBRANE OF POLYETHYLENE WITH A THICKNESS OF NOT LESS THAN
0.15 mm (0.006") AND JOINTS SHALL BE LAPPED NOT LESS THAN
300 mm (11-3/4"). IN LIEU OF DAMPPROOFING, SUCH ROOMS SHALL
BE BUILT ON CONCRETE SLABS THAT HAVE COMPRESSIVE STRENGTH
OF NOT LESS THAN 25 MPa (3,600 psi) AFTER 28 DAYS.

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

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

CONCRETE FOUNDATION WALLS

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

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

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

CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF
200 mm (8") UNLESS OTHERWISE SPECIFIED. THE MAXIMUM HEIGHT OF
THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR LATERALLY
SUPPORTED WALLS, SHALL BE AS FOLLOWS:
200 mm (7-7/8") FOR CONCRETE 2.1 m (6'-11")
240 mm (9-1/2") CONCRETE BLOCK 1.8 m (5'-11")
290 mm (11-5/8") CONCRETE BLOCK 2.2 m (7'-3")

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

CONCRETE BLOCK WALLS SHALL BE REINFORCED WITH 15 mm (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") STEEL ANCHOR 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 9.2.3.8.1]

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.

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