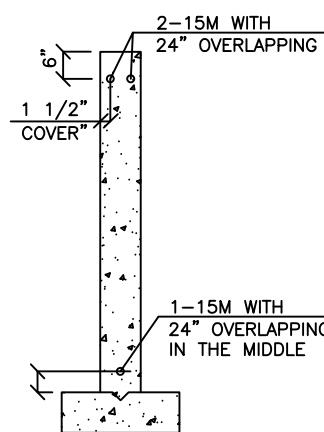


ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN 50 mm. ALL HANDRAILS SHALL BE CONSTRUCTED SO AS TO BE CONTINUALLY GRASPABLE ALONG THEIR ENTIRE LENGTH WITH NO OBSTRUCTION ON OR ABOVE THEM TO BREAK A HANDHOLD, EXCEPT WHERE THE HANDRAIL IS INTERRUPTED BY NEWELS AT CHANGES IN DIRECTION. [ORC 9.8.7.5]



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

BEAMS FOR SUPPORT OF RAILINGS TO BE COORDINATED WITH RAILING SUPPLIER

[illegible]

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 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 ... 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 SHALL NOT BE 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)]

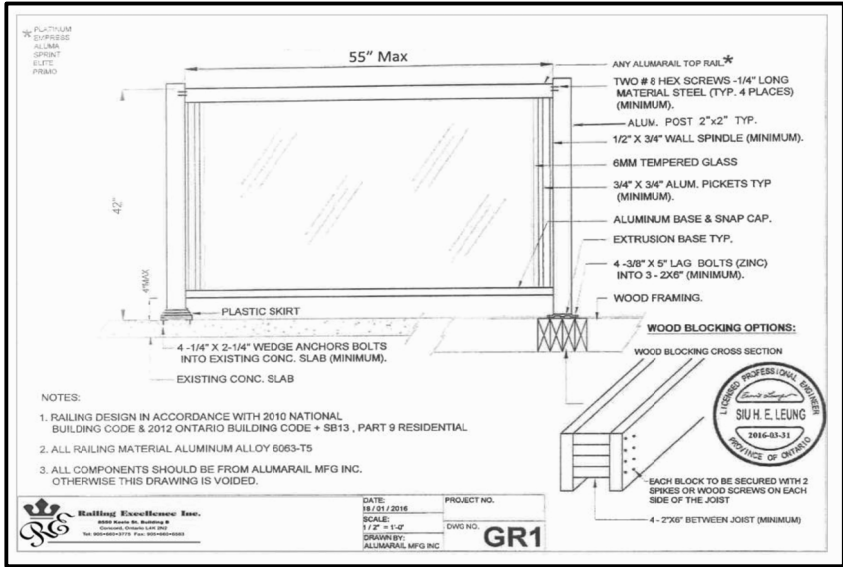
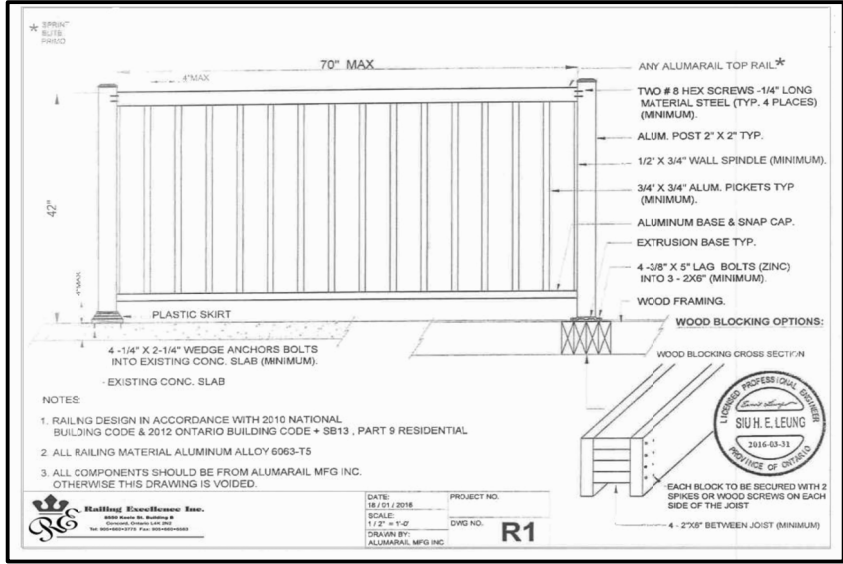
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12.(10)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365-M, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND SPACE HEATERS". [OBC 9.32.3.12.(10)]

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	= 2'9" 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 3/8" INTERIOR
5	= 2'6" x 6'8" x 1 3/8" INTERIOR
6	= 2'4" x 6'8" x 1 3/8" INTERIOR
7	= 2'2" x 6'8" x 1 3/8" INTERIOR
8	= 2'9" x 6'8" x 1 3/8" INTERIOR
9	= 1'6" x 6'8" x 1 3/8" INTERIOR

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

STRUCTURAL NOTE

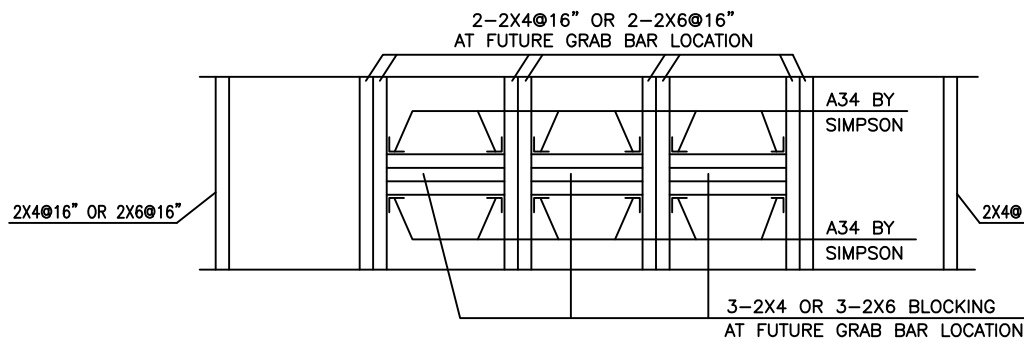
- PROVIDE 3-2x6 OR 3-2x4 POST MIN. TO MATCH WALL STUDS AT EACH LINTEL OR BEAM BEARING (TYP.) UNLESS NOTED ON PLAN
- BEAMS FOR SUPPORT OF RAILINGS TO BE COORDINATED WITH RAILING SUPPLIER.

LEONARD KALISHENKO
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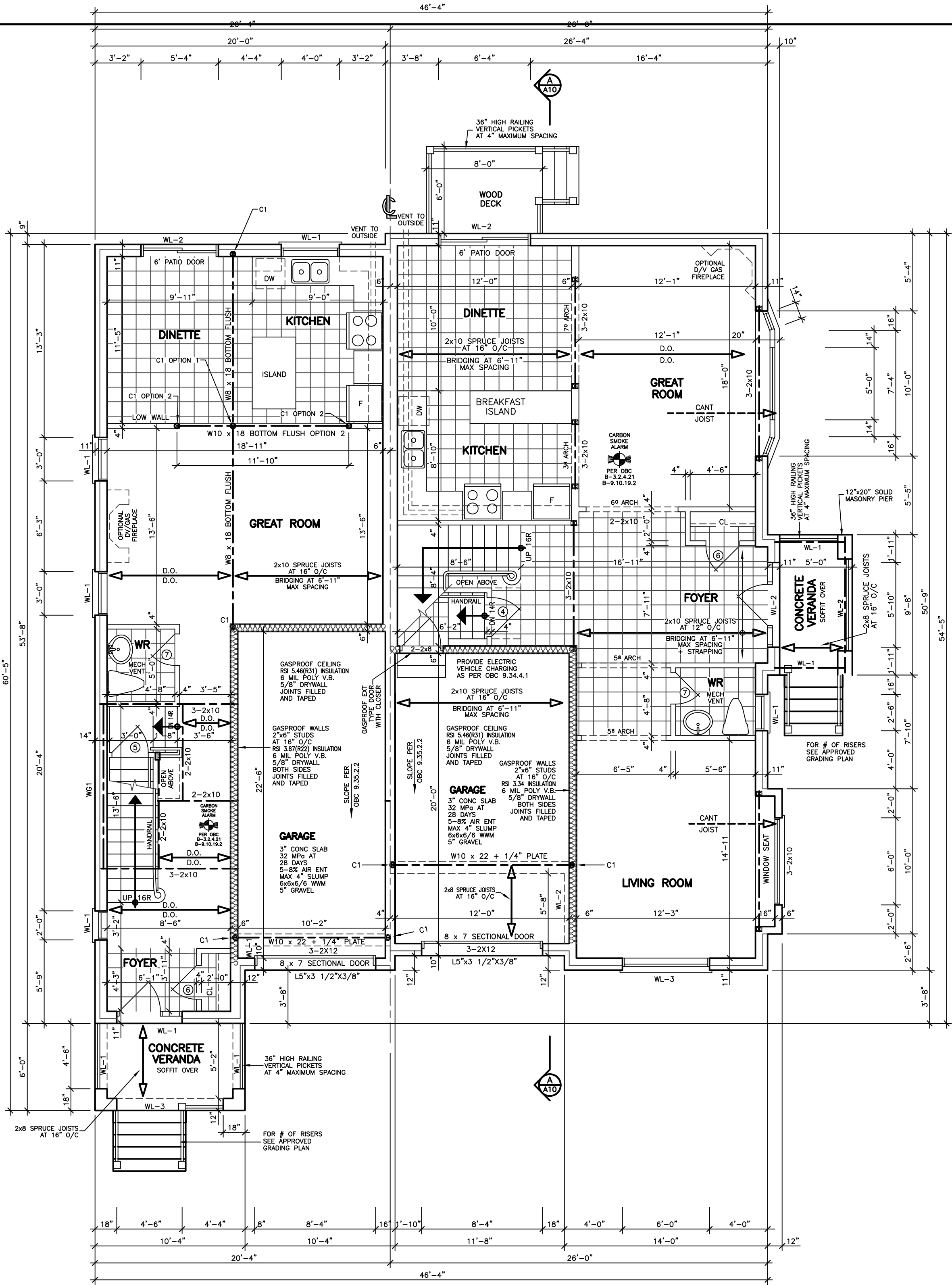


ASSUMED ROOF TRUSS BEARING ON THE EXTERIOR WALLS ONLY. THE DESIGN OF ENTIRE STRUCTURE SHOULD BE REVIEWED TO ACCOMMODATE FINAL ROOF TRUSS LAYOUT BY TRUSS DESIGNER

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



DETAIL OF STUD WALL CONSTRUCTION
AT FUTURE GRAB BAR LOCATION



REVISIONS		
#	REVISION	DATE
1	REVISED ELEVATIONS TO ELEVATIONS 'A'	JN 22 23
1	REVISED STRUCTURE BY KALISHENKO	FE 14 24

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 1850

1st FLOOR	=	809.97 SF
	=	75.25 SM
2nd FLOOR	=	1037.89 SF
	=	96.42 SM
(-OPENINGS)	=	-4.25 SF
	=	-0.39 SM
TOTAL	=	1843.61 SF
	=	171.28 SM
COVERAGE	=	1054.97 SF
	=	98.01 SM

FLOOR AREAS AND COVERAGE 2325

1st FLOOR	=	1066.90 SF
	=	99.12 SM
2nd FLOOR	=	1261.89 SF
	=	117.23 SM
(-OPENINGS)	=	-4.17 SF
	=	-0.39 SM
TOTAL	=	2324.62 SF
	=	215.96 SM
COVERAGE	=	1323.57 SF
	=	122.97 SM

KING EAST
ESTATES



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THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.

**ARCHITECTURAL
DESIGN INC.**

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

**SEMI 1850 A
SEMI 2325 A
LOT 4B**

PROJECT

PROPOSED
TWO STOREY SEMI

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

DRAWING

FIRST FLOOR PLAN

DATE FEB '24

DRAWN E.B.

CHECKED

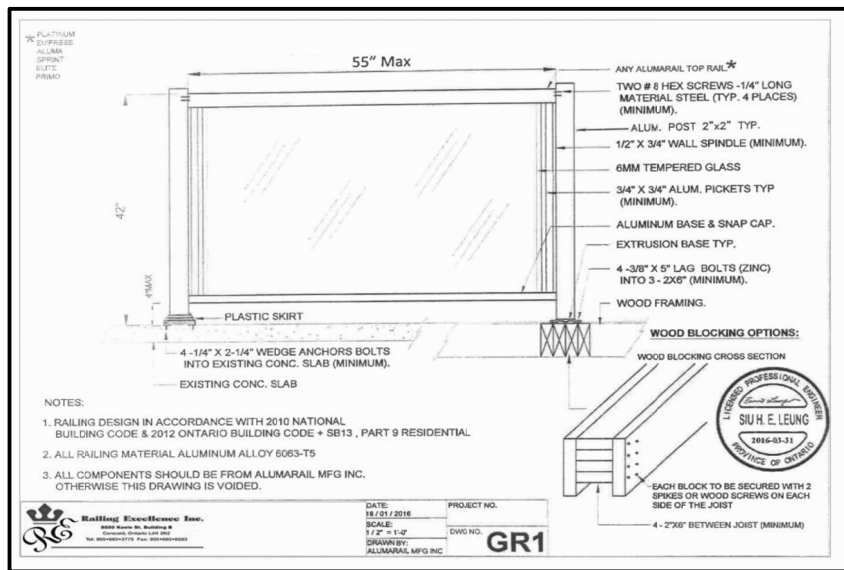
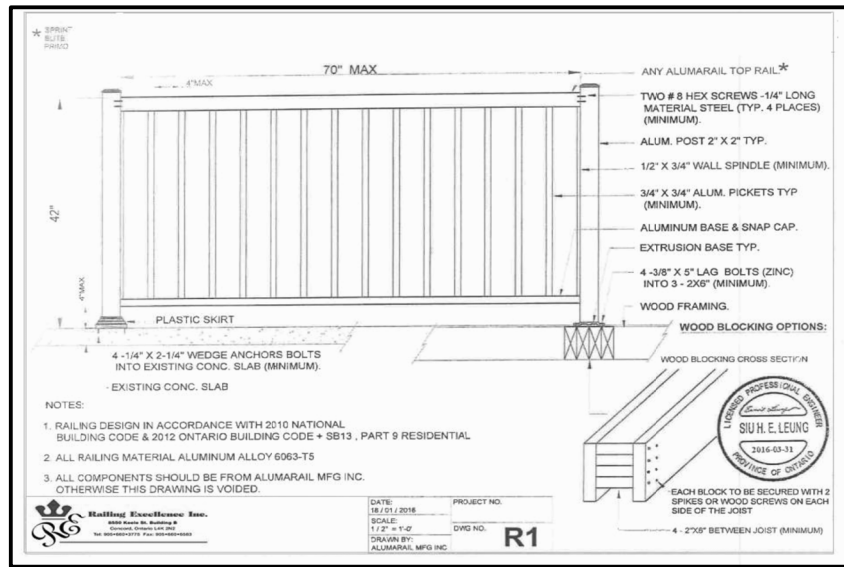
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PROJECT NO

20-23

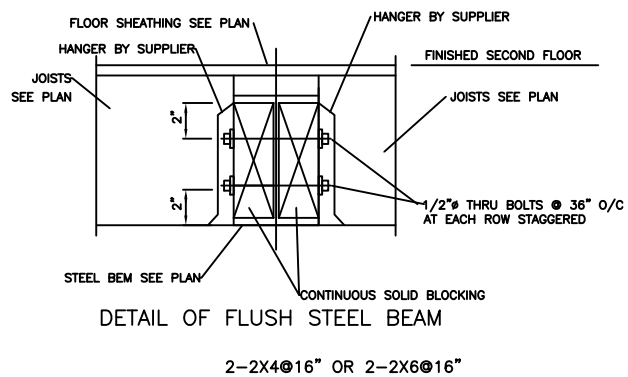
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A-3



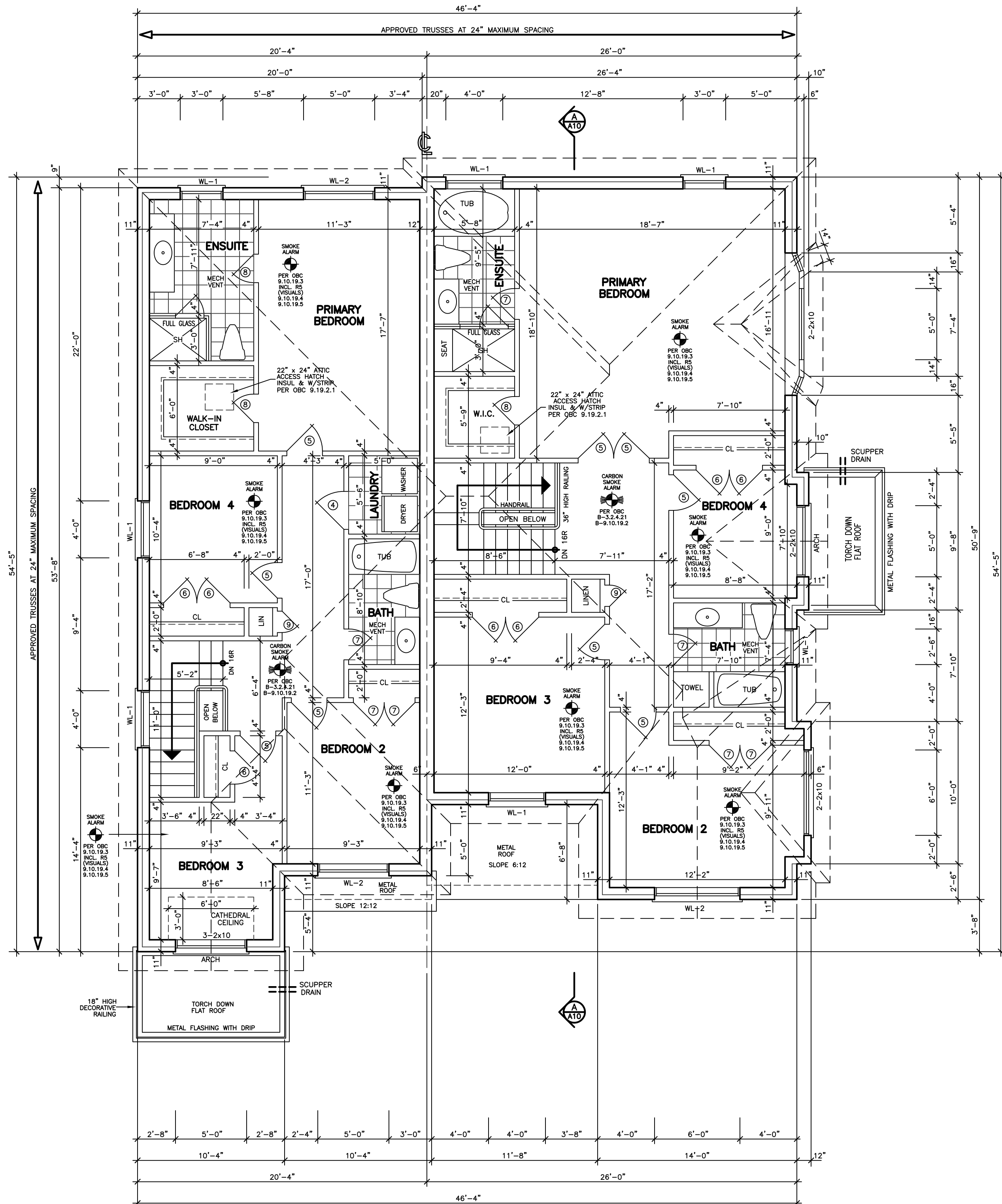
DOOR SCHEDULE	
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LINTEL SCHEDULE	
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L-2	= W8 x 18 + 1/4" PLATE
WL-1	= 3 1/2" x 3 1/2" x 1/4" + (2) 2" x 8" #1 SPRUCE
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WL-3	= 5" x 3 1/2" x 3/8" + (2)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



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

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]



MODEL 1850 A
SECOND FLOOR PLAN

MODEL 2325 A

REVISIONS		
#	DESCRIPTION	DATE
1	REVISED ELEVATIONS TO ELEVATIONS 'A'	JN 22 23
1	REVISED STRUCTURE BY KALISHENKO	FE 14 24

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
7 FEB 2024
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
LEI ARENIA
LICENCE 7561

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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

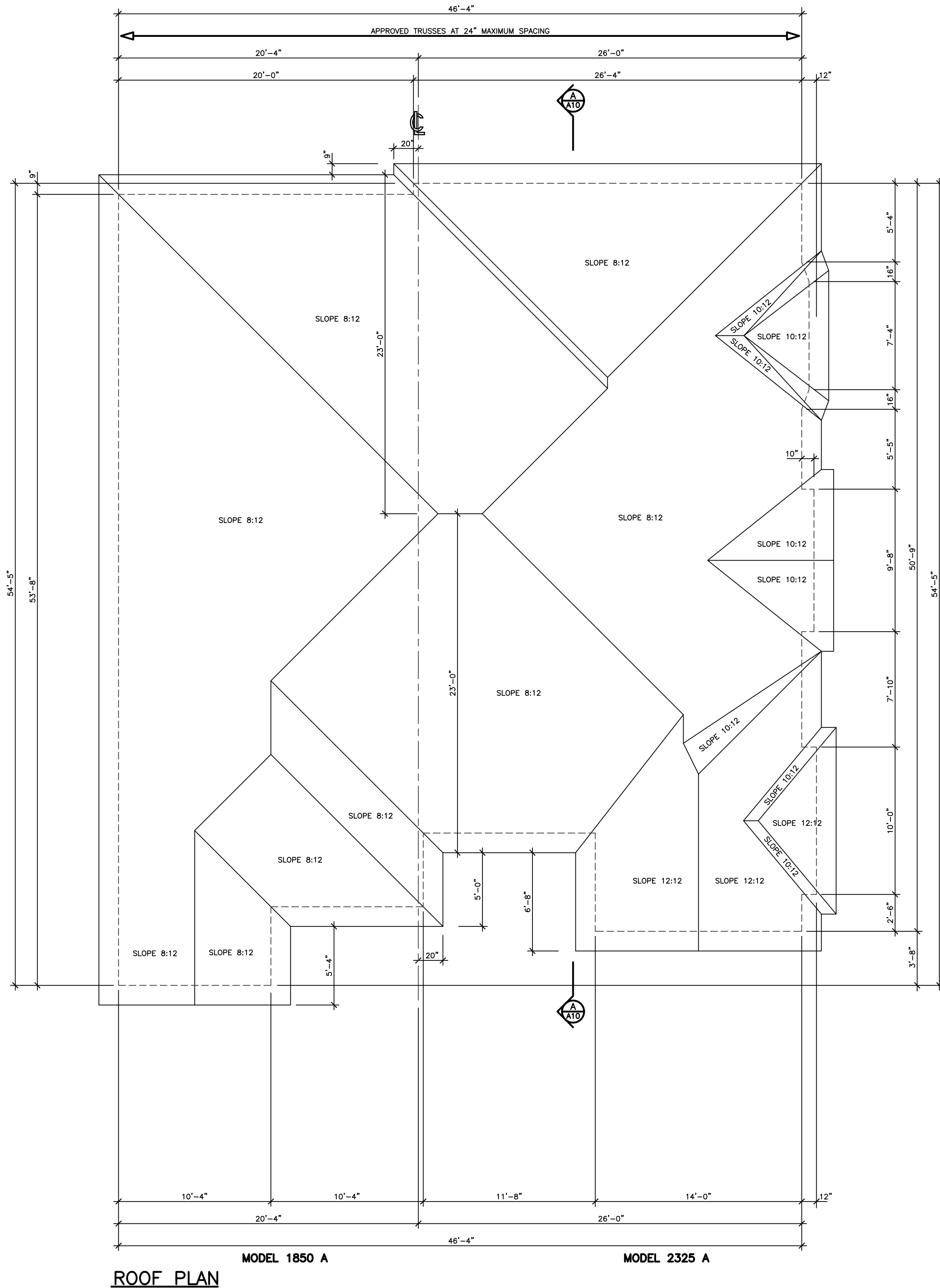
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TEL 905 660-9393
FAX 905 660-9419

SEMI 1850 A
SEMI 2325 A
LOT 4B

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

DRAWING
SECOND FLOOR PLAN

DATE	FEB '24	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-4
CHECKED			
SCALE	3/16"=1'-0"		



ROOF PLAN

REVISIONS	
#	DATE
1	REVISED ELEVATIONS TO ELEVATIONS 'A' JN 22 23
1	REVISED STRUCTURE BY KALISHENKO FE 14 24

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AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
L. KALISHENKO
7 FEB 2024
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

LEV. ARIENNA
LICENCE
7561

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DIMENSIONS ON THE SITE AND REPORT ANY
DISCREPANCIES TO THE ARCHITECT.

DRAWINGS MUST NOT BE SCALED.

**ARCHITECTURAL
DESIGN INC.**

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

**SEMI 1850 A
SEMI 2325 A
LOT 4B**

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

DRAWING
ROOF PLAN

DATE	FEB '24	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-5
CHECKED			
SCALE	3/16"=1'-0"		

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

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

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

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

GLASS IN GUARDS CONFORM TO OBC SECTION 9.8.8.1.

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

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

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

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

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

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

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

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

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

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

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

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

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

FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS LISTED OBC 9.26.4.

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

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

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

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

(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR
(B) THE ADJACENT SURFACE WITHIN 1.2 m OF THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2. [OBC 9.8.8.1.(1)]

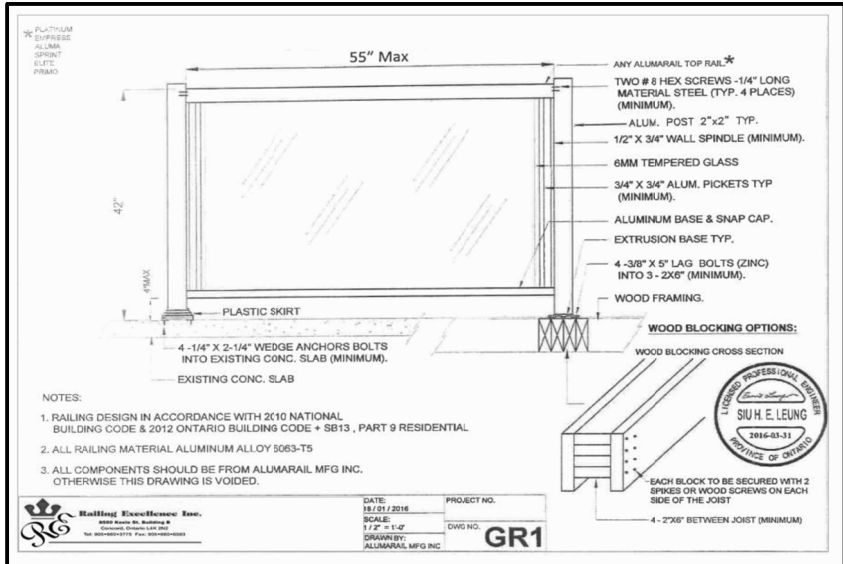
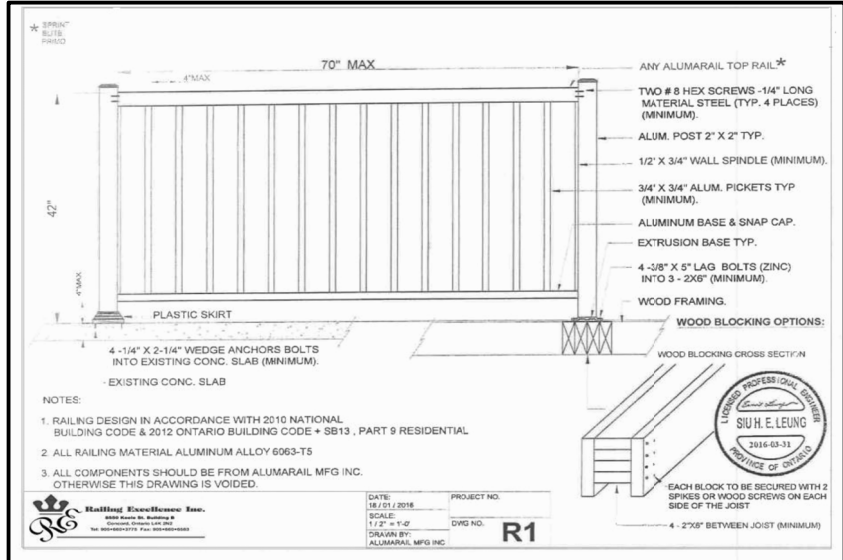
FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:

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

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

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)]



REVISIONS

#	REVISIONS	DATE
1	REVISED ELEVATIONS TO ELEVATIONS 'A'	JN 22 23
1	REVISED STRUCTURE BY KALISHENKO	FE 14 24

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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THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
DESIGN INC.

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

SEMI 1850 A
SEMI 2325 A
LOT 4B

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

DRAWING
FRONT ELEVATION 1850
LEFT SIDE ELEVATION 2325

DATE	FEB '24	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-6
CHECKED			
SCALE	3/16"=1'-0"		

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

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

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

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

GLASS IN GUARDS CONFORM TO OBC SECTION 9.8.8.1.

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

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

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

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

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

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

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

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

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

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

WEEP HOLES THAT ARE SPACED NOT MORE THAN 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)]

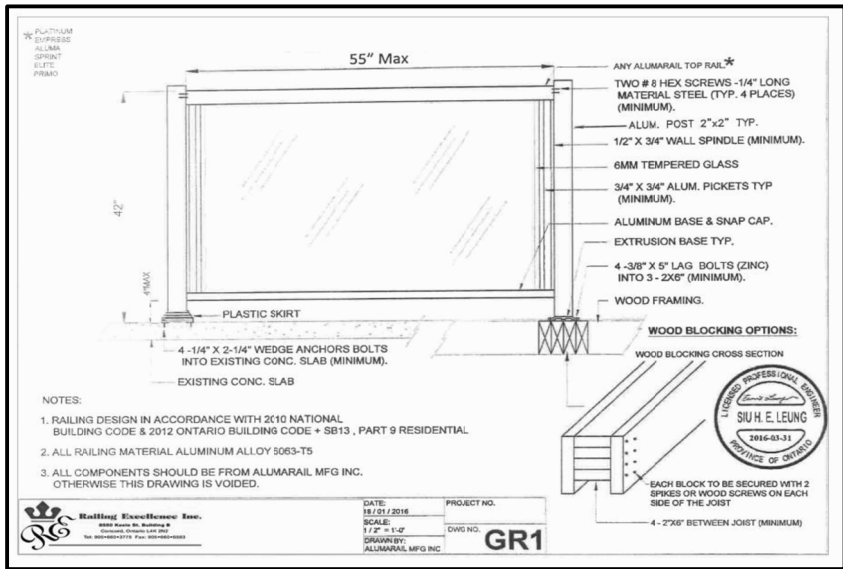
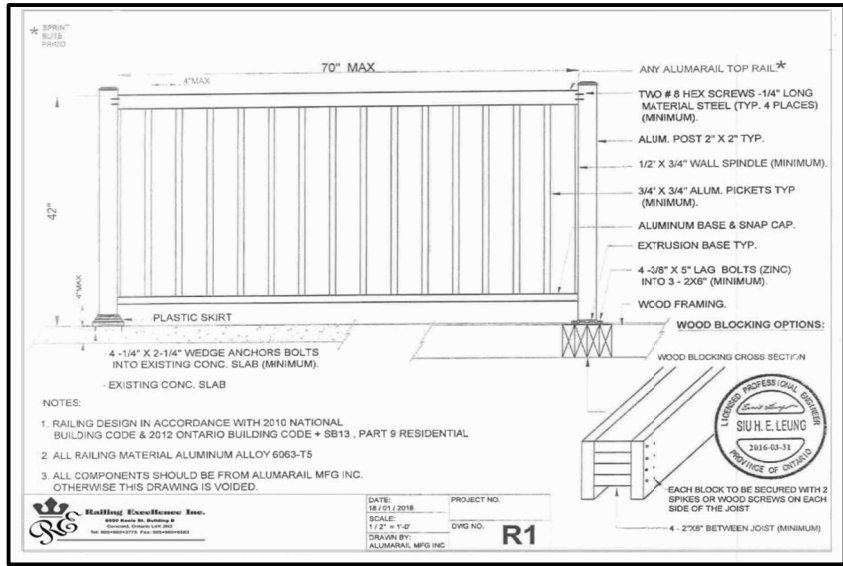
FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:

(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'
MODEL 2325

WALLS AND WINDOWS AREA 2325 A			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	109.99 SM	18.11 SM	
LEFT SIDE ELEVATION	56.12 SM	7.19 SM	
RIGHT SIDE ELEVATION	51.91 SM	6.78 SM	
INTERIOR WALL	66.22 SM		
TOTAL AREA	284.24 SM	32.08 SM	11.29



REVISIONS	
#	DATE
1	REVISED ELEVATIONS TO ELEVATIONS 'A' JN 22 23
1	REVISED STRUCTURE BY KALISHENKO FE 14 24

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
L. KALISHENKO
7 FEB 2024
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 AREHMA
LICENCE
7561

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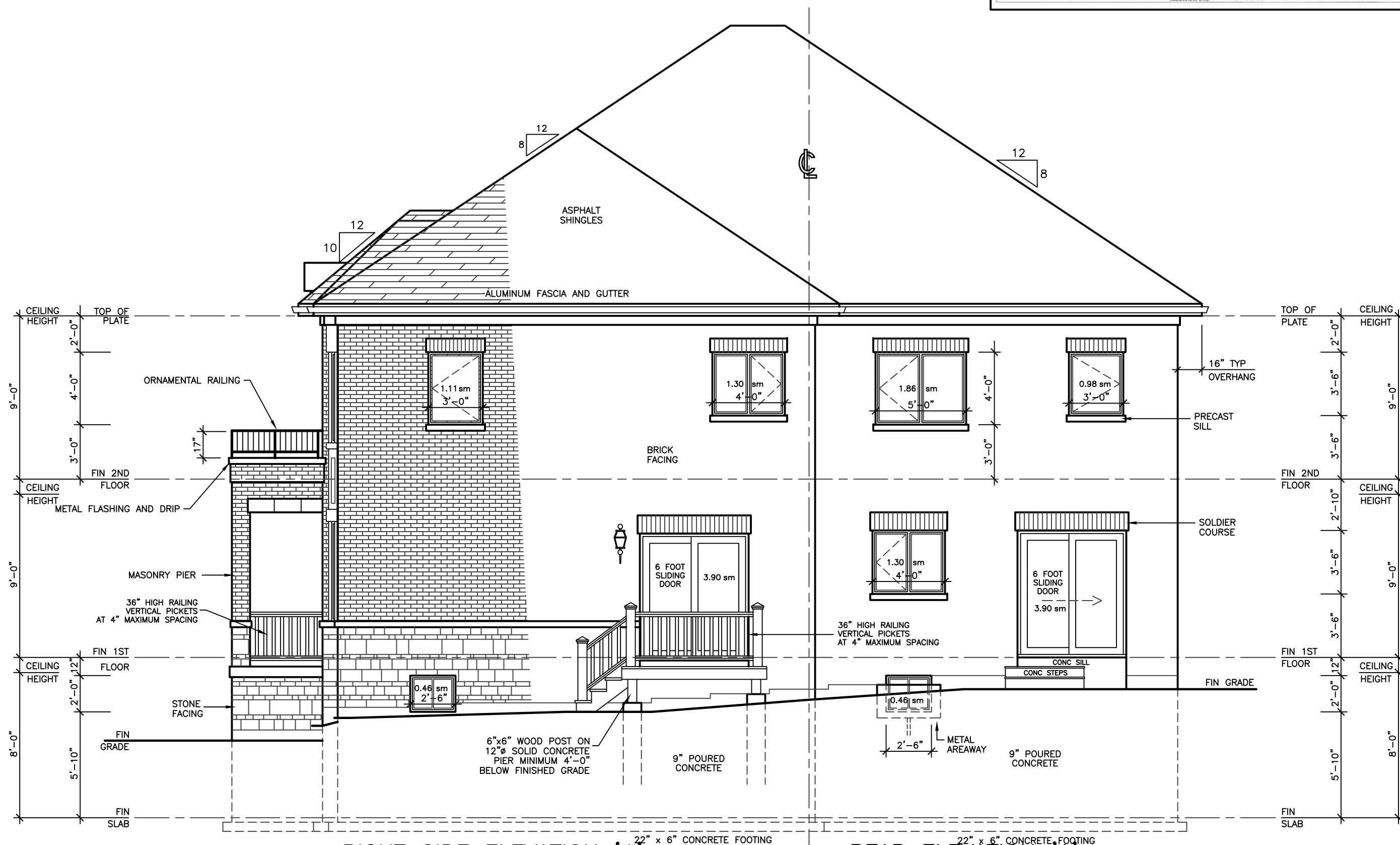
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TEL 905 660-9393
FAX 905 660-9419

SEMI 1850 A
SEMI 2325 A
LOT 4B

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

DRAWING
FRONT ELEVATION 2325

DATE	FEB '24	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-7
CHECKED			
SCALE	3/16"=1'-0"		

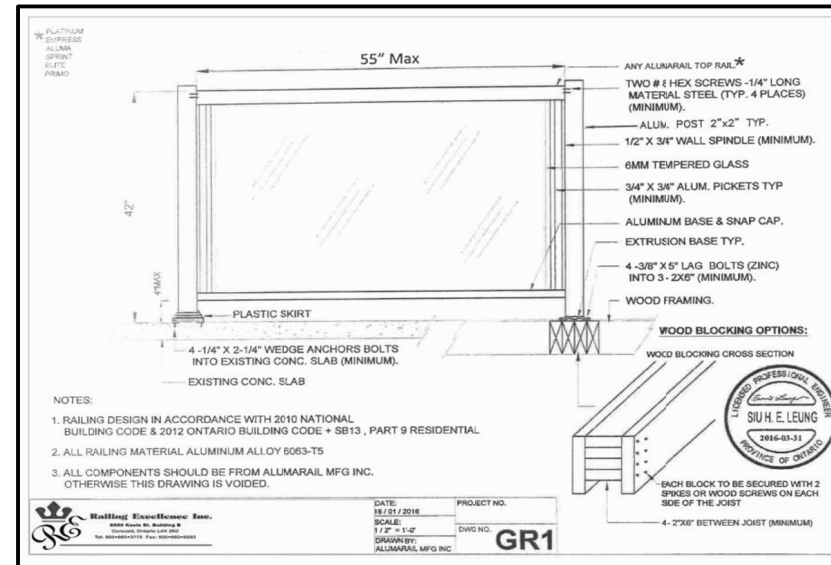
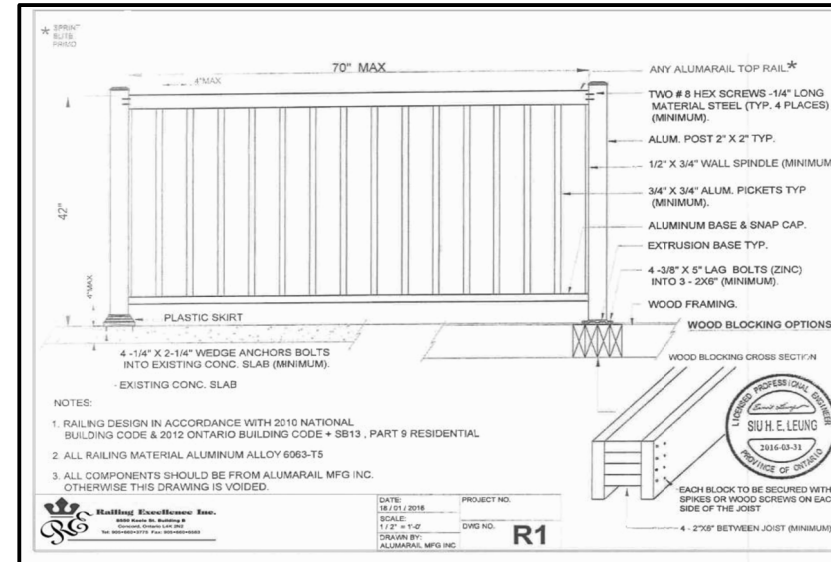


RIGHT SIDE ELEVATION 'A'
MODEL 2325 A

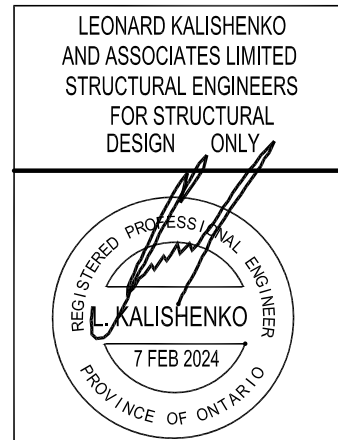
ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	22.97 FT	7.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	558.78 SF	51.91 SM	
ALLOWABLE OPENINGS	190.01 SF	17.65 SM	
ACTUAL OPENINGS	73.00 SF	6.78 SM	

REAR ELEVATION 'A'
MODEL 1850 A

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	22.97 FT	7.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	400.69 SF	37.22 SM	
ALLOWABLE OPENINGS	136.23 SF	12.65 SM	
ACTUAL OPENINGS	91.50 SF	8.50 SM	

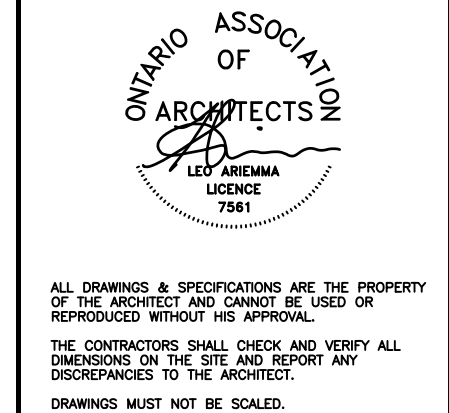


REVISIONS		
#	DESCRIPTION	DATE
1	REVISED ELEVATIONS TO ELEVATIONS 'A'	JN 22 23



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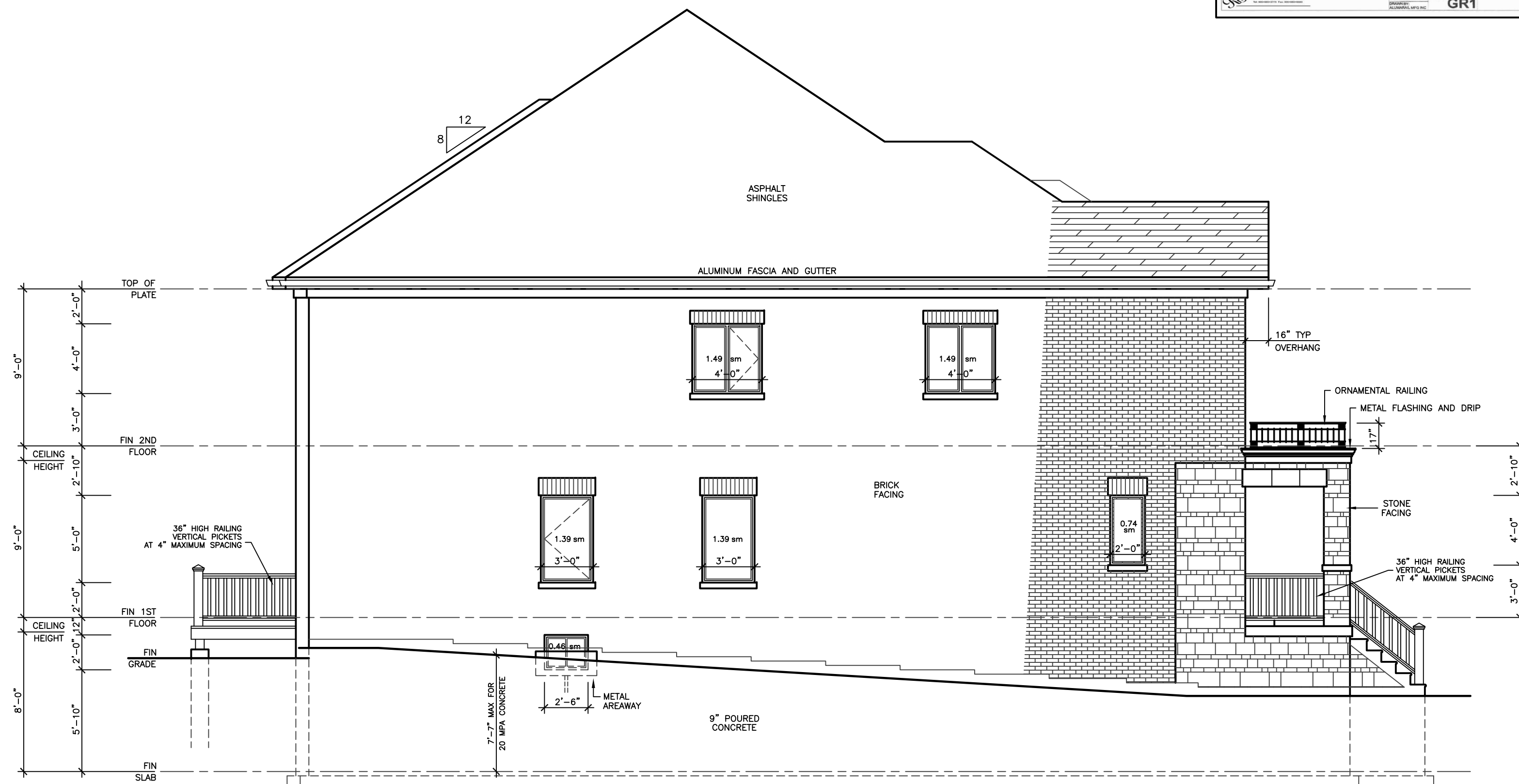
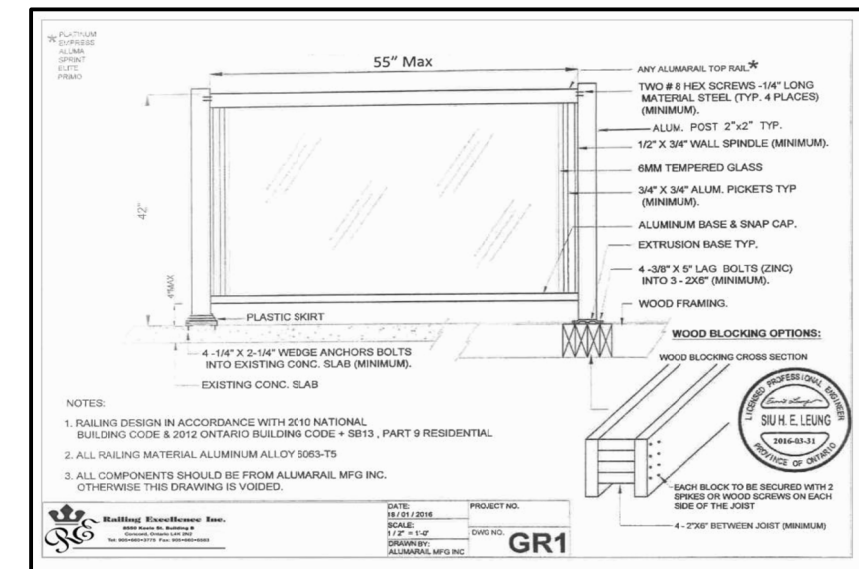
PROJECT
PROPOSED
TWO STOREY SEMI
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
REAR ELEVATION 1850
RIGHT SIDE ELEVATION 2325

DATE	FEB '24	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-8
CHECKED			
SCALE	3/16"=1'-0"		

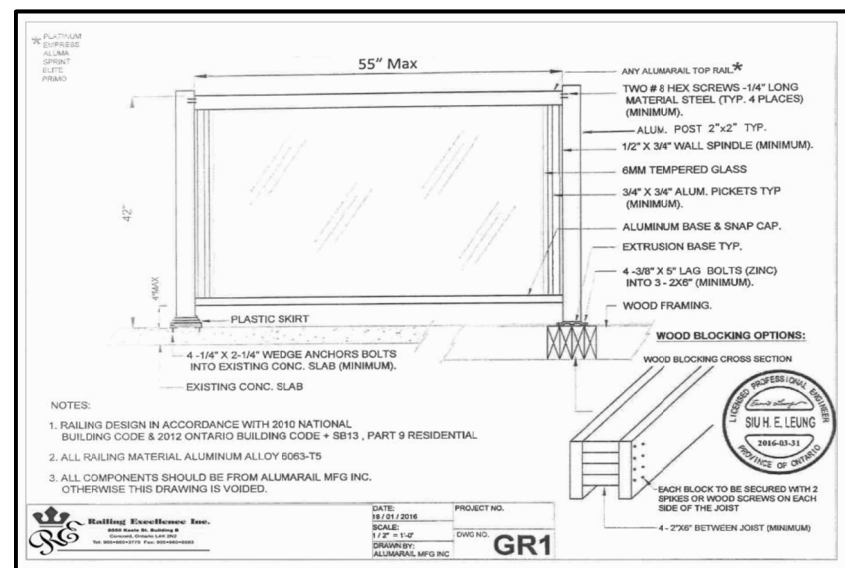
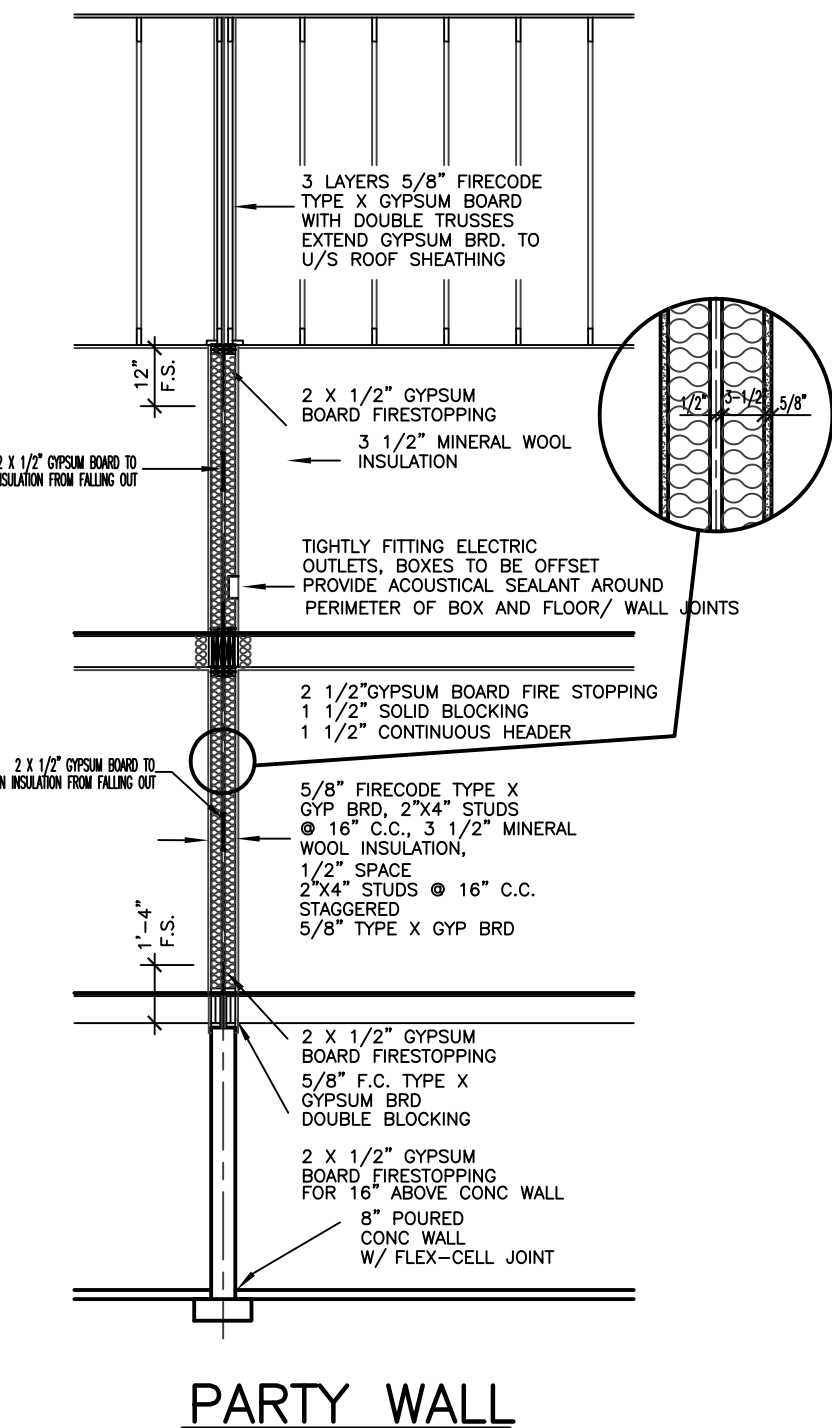
ASSUMED ROOF TRUSS BEARING
ON THE EXTERIOR WALLS ONLY
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FINAL ROOF TRUSS LAYOUT BY TRUSS
DESIGNER

DATE	FEB '24	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	
CHECKED			A-9
SCALE	3/16"=1'-0"		



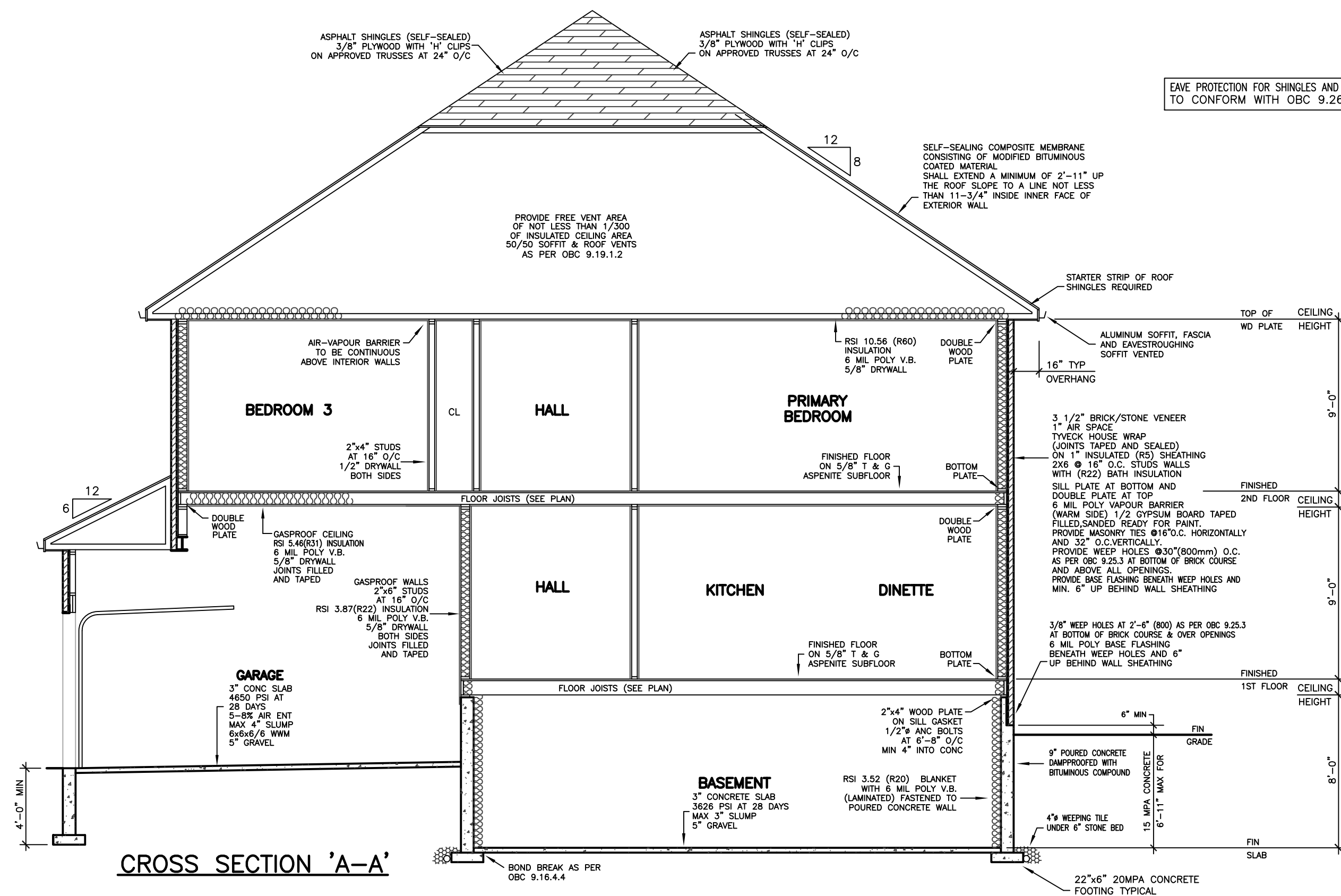
LEFT SIDE ELEVATION 'A'
MODEL 1850 A

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	4.27 FT	1.30 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1182.92 SF	109.90 SM	
ALLOWABLE OPENINGS	82.80 SF	7.69 SM	
ACTUAL OPENINGS	75.00 SF	6.97 SM	



LINTEL SCHEDULE	
L-1 =	(2) LINTELS 3½" x 3½" x ¼"
L-2 =	W8 x 18 + ¼" PLATE
WL-1 =	3½" x 3½" x ¼" + (2) 2" x 8" #1 SPRUCE
WL-2 =	5" x 3½" x 5/16" + (2) 2" x 10" #1 SPRUCE
WL-3 =	5" x 3½" x 3/8" + (2) 2" x 12" #1 SPRUCE
WL-4 =	6" x 3½" x ½" + (3) 2" x 12" #1 SPRUCE

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]



ASSUMED ROOF TRUSS BEARING
ON THE EXTERIOR WALLS ONLY
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DESIGNER

DATE FEB '24	PROJECT NO 20-23
DRAWN E.B.	DRAWING NO A-10
CHECKED	
SCALE 3/16"=1'-0"	

