

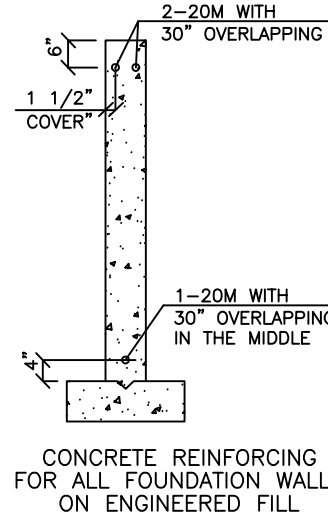
BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.

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.

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]



DOOR SCHEDULE	
1	= 2'10" 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 1/8" INTERIOR
5	= 2'8" x 6'8" x 1 1/8" INTERIOR
6	= 2'4" x 6'8" x 1 1/8" INTERIOR
7	= 2'2" x 6'8" x 1 1/8" INTERIOR
8	= 2'0" x 6'8" x 1 1/8" INTERIOR
9	= 1'8" x 6'8" x 1 1/8" 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 3/8" + (3) 2" x 12" #1 SPRUCE

(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 (9-1/2") CONCRETE BLOCK 290 mm (11-3/8") CONCRETE BLOCK A SUBSURFACE INVESTIGATION, INCLUDING GROUNDWATER CONDITIONS, SHALL BE CARRIED OUT, BY OR UNDER THE DIRECTION OF A PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATIONS TO A DEGREE APPROPRIATE FOR THE BUILDING AND ITS USE, THE GROUND AND THE SURROUNDING SITE CONDITIONS. IN CONFORMANCE WITH OBC 4.2.1.1. 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.

A HANDRAIL SHALL BE PROVIDED ... (A) ON AT LEAST ONE SIDE OF STAIRS OR RAMP LESS THAN 1,100 mm IN WIDTH, (B) ON 2 SIDES OF CURVED STAIRS OR RAMP OF ANY WIDTH, EXCEPT CURVED STAIRS WITHIN DWELLING UNITS, AND (C) ON 2 SIDES OF STAIRS OR RAMP 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 RAMP SHALL BE NOT LESS THAN 865 mm AND NOT MORE THAN 965 mm. [B 9.8.7.4]

EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON UNIT MASONRY OR CONCRETE WALLS OR PIERS NOT LESS THAN 150 mm IN CROSS SECTION, OR CANTILEVERED FROM THE MAIN FOUNDATION WALL. [OBC 9.8.8.2]

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 SIZE SHALL CONFORM TO OBC SECTION 4.2. [OBC 9.15.1.1.(3)]

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

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

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

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

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

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

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR EACH 30 m<sup>2</sup> OF FLOOR AREA OR FRACTION OF IT IN UNFINISHED BASEMENTS. [OBC 9.34.2.4]

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

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC B 9.40.1.4.

EXCEPT FOR DOORS ON ENCLOSED UNHEATED VESTIBULES AND COLD CELLARS, AND EXCEPT FOR THE GLAZED PORTIONS OF DOORS, ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.7 WHERE A STORM DOOR IS NOT PROVIDED. [OBC B 12.3.2.7]

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

COMBINATION ROOMS SHALL CONFORM TO OBC 9.5.1.4.

WINDOWS DOORS AND SKYLIGHTS SHALL CONFORM TO OBC SECTION 9.7

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

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

LANDINGS SHALL BE PROVIDED IN CONFORMANCE WITH OBC 9.8.6.2.

DIMENSIONS OF REQUIRED LANDINGS SHALL CONFORM TO OBC 9.8.6.3.

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

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

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

LOADS ON STAIRS AND RAMP SHALL CONFORM TO OBC 9.8.9.1.

THE FINISH FOR TREADS, LANDINGS AND RAMP 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 9.23.5.2.

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.

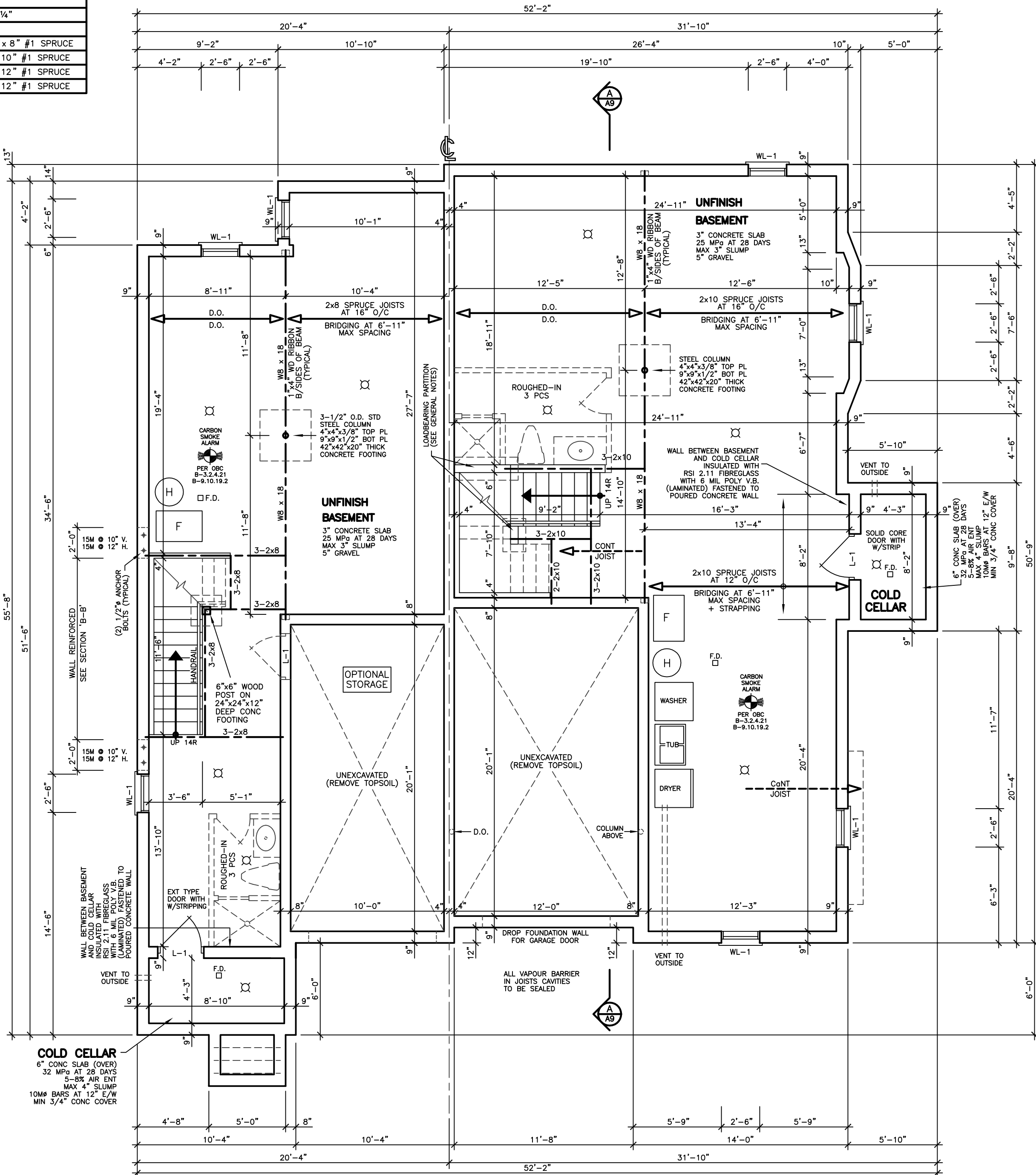
ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

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)]



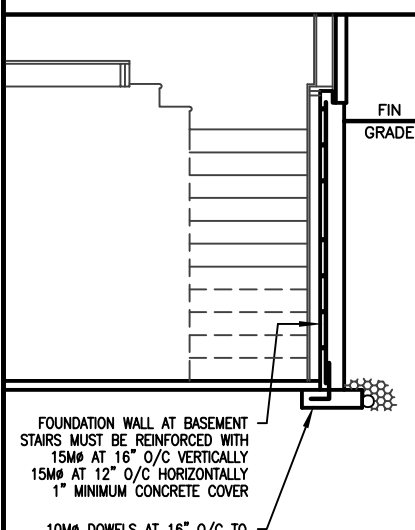
MODEL 1750 BASEMENT FLOOR PLAN

MODEL 2325

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. BEAMS FOR SUPPORT OF RAILINGS TO BE COORDINATED WITH RAILING SUPPLIER.  
3. STAIRS TO BE DESIGNED BY STAIR SUPPLIER.

## REVISIONS

#	DATE



## SECTION 'B-B'

LEONARD KALISHENKO  
AND ASSOCIATES LIMITED  
STRUCTURAL ENGINEERS  
FOR STRUCTURAL  
DESIGN ONLY



City of Richmond Hill  
Design Review

☐ Preliminary ☒ Final  
14 Jun 2024 By: James Prud'homme

**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.

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FAX 905 660-9419

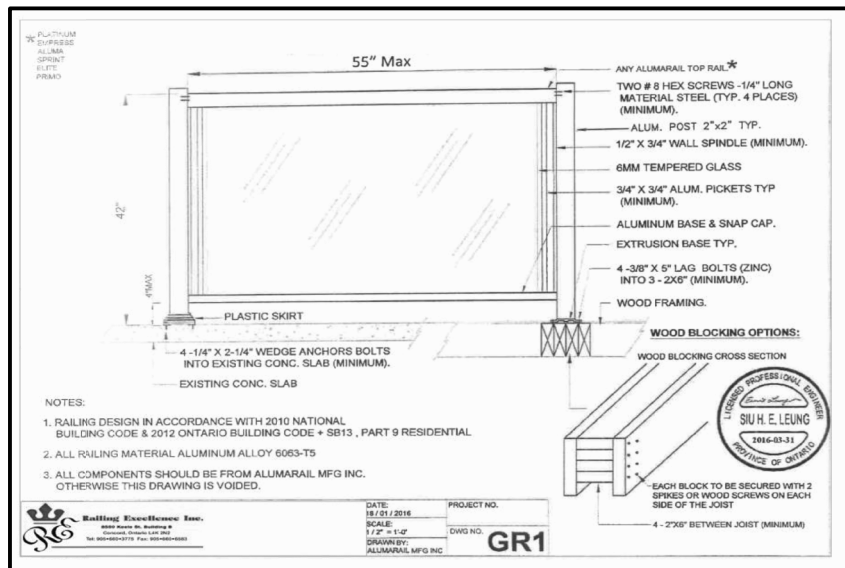
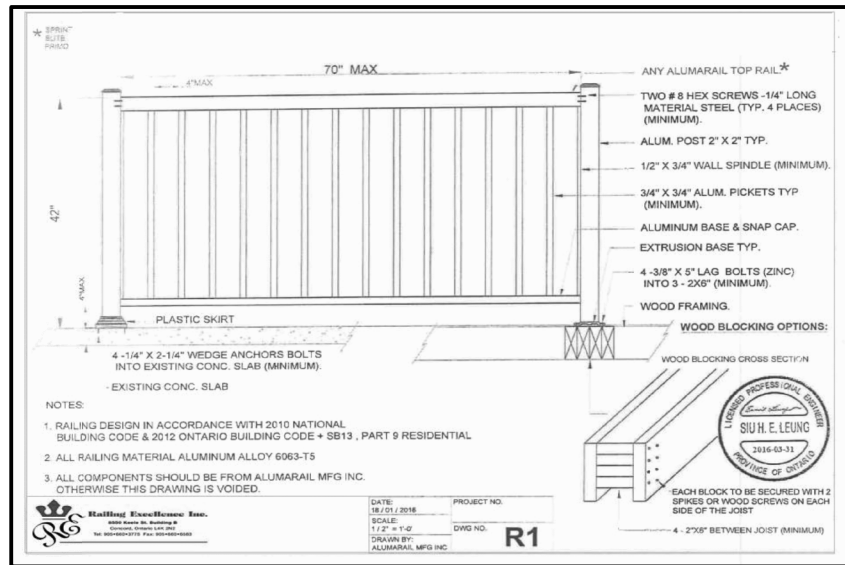
**SEMI 1750  
SEMI 2325  
LOT 68-B**

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

DRAWING  
BASEMENT FLOOR PLAN

DATE	APR '24	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 6.2.3.8.(7)]

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

IF WOOD OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN CONFORMANCE WITH OBC 9.5.2.3.

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

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. OBC 9.10.15.13.

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

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

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

WHERE A GARAGE IS ATTACHED 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-5610-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)]

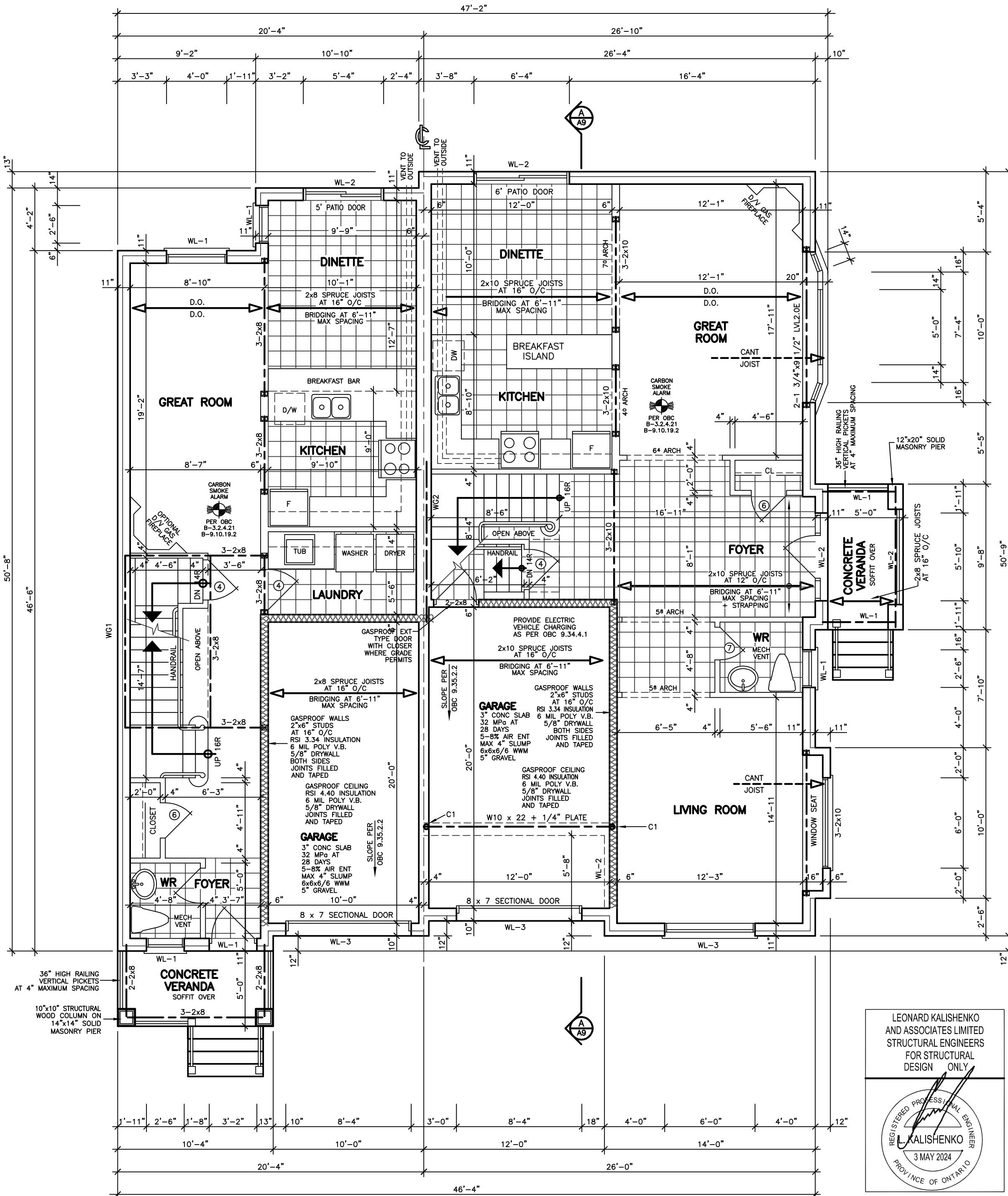
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12.(10)]

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)]

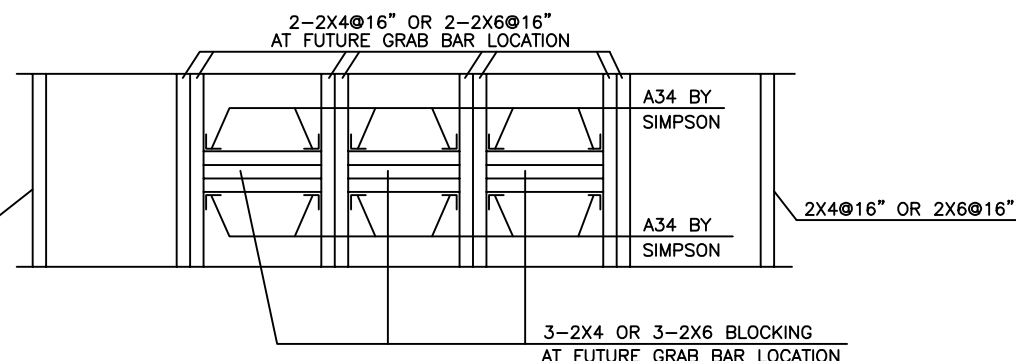
A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR AN ATTACHED, BUILT-IN OR DETACHED GARAGE OR CARPORT. [OBC 9.34.2.6]



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

LINTEL SCHEDULE	
L-1	= (2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2	= 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 1/4" + (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.
  - STAIRS TO BE DESIGNED BY STAIR SUPPLIER.
- STRUCTURAL LEGEND
- WG1 DENOTES 3-1 3/4"x11 7/8" LV2.0E FLUSH AT THE SECOND FLOOR LEVEL  
GLUED AND SCREWED BY MEAN OF TWO 1/4" SCREWS WITH FULL PENETRATION  
O/C STAGGERED AT EACH HORIZONTAL ROW, WITH 2 1/2" EDGE DISTANCES FROM TOP AND BOTTOM AND 5" END DISTANCES FROM EACH END, CONNECT WG1 TO LVL BEAMS AT EACH END BY MEAN OF JA9 BY MITEK  
JA9 - DETAIL BY MITEK
- WG2 DENOTES 2-1 3/4"x9 1/2" LV2.0E FLUSH AT THE SECOND FLOOR LEVEL  
GLUED AND SCREWED BY MEAN OF TWO 1/4" SCREWS WITH FULL PENETRATION  
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 WG2 TO RIMBOARDS AT EACH END BY MEAN OF JA9 BY MITEK
- C1 DENOTES 3-1/2"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

MODEL 1750  
FIRST FLOOR PLAN 'A'

MODEL 2325

EXTERIOR TYPE LIGHTING

REVISIONS	
#	DATE

ABOVE-GRADE MASONRY SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.20

WOOD FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.23

#### FLOOR AREAS AND COVERAGE 1750

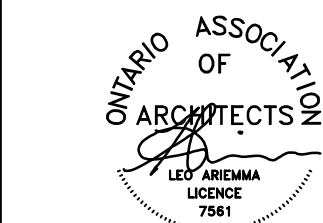
1st FLOOR	=	768.78	SF
2nd FLOOR	=	71.42	SM
(-OPENINGS)	=	985.61	SF
	=	91.57	SM
TOTAL	=	-12.64	SF
	=	-1.17	SM
TOTAL	=	1741.75	SF
	=	161.82	SM
COVERAGE	=	1035.39	SF
	=	96.19	SM

#### FLOOR AREAS AND COVERAGE 2325

1st FLOOR	=	1066.90	SF
2nd FLOOR	=	99.12	SM
(-OPENINGS)	=	1261.89	SF
	=	117.23	SM
TOTAL	=	-4.17	SF
	=	-0.39	SM
TOTAL	=	2324.62	SF
	=	215.96	SM
COVERAGE	=	1371.90	SF
	=	127.46	SM

City of Richmond Hill  
Design Review  
☐ Preliminary ☒ Final  
14 Jun 2024 By: James Partridge

KING EAST  
ESTATES



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DRAWINGS MUST NOT BE SCALED.

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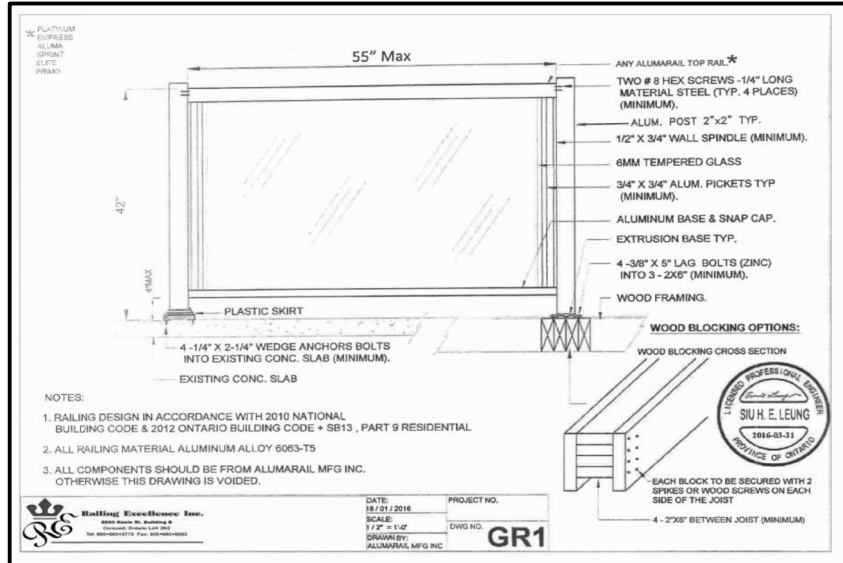
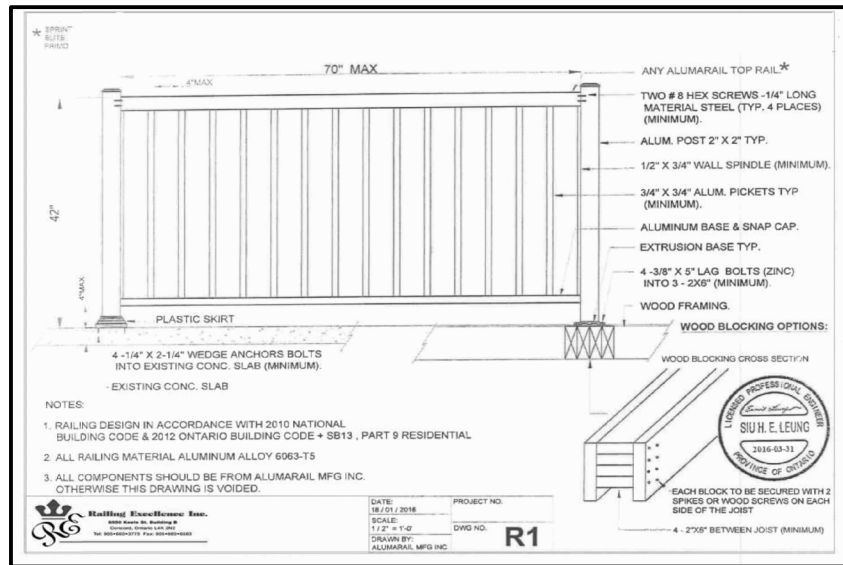
SEMI 1750  
SEMI 2325  
LOT 68-B

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

DRAWING  
FIRST FLOOR PLAN

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





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

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 ROOMS 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]

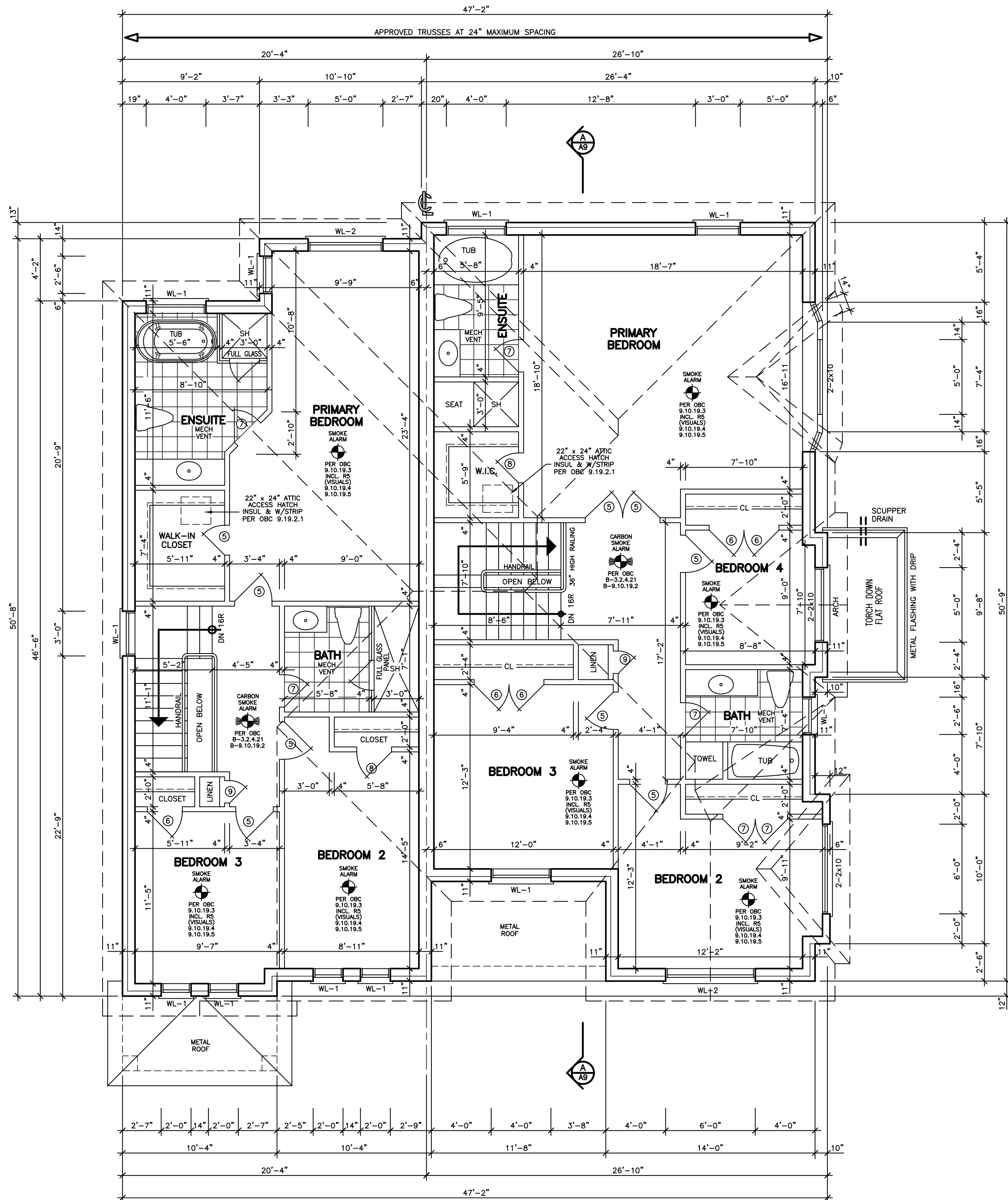
EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 sm AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1]

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



MODEL 1750  
SECOND FLOOR PLAN 'A'

MODEL 2325

#### REVISIONS

#	DATE

LEONARD KALISHENKO  
AND ASSOCIATES LIMITED  
STRUCTURAL ENGINEERS  
FOR STRUCTURAL  
DESIGN ONLY



City of Richmond Hill  
Design Review

☐ Preliminary ☒ Final  
14 Jun 2024 By: James Partridge

**KING EAST**  
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TEL 905 660-9393  
FAX 905 660-9419

**SEMI 1750  
SEMI 2325  
LOT 68-B**

#### PROJECT

PROPOSED  
TWO STOREY SEMI

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

#### DRAWING

SECOND FLOOR PLAN

DATE APR '24

DRAWN E.B.

CHECKED

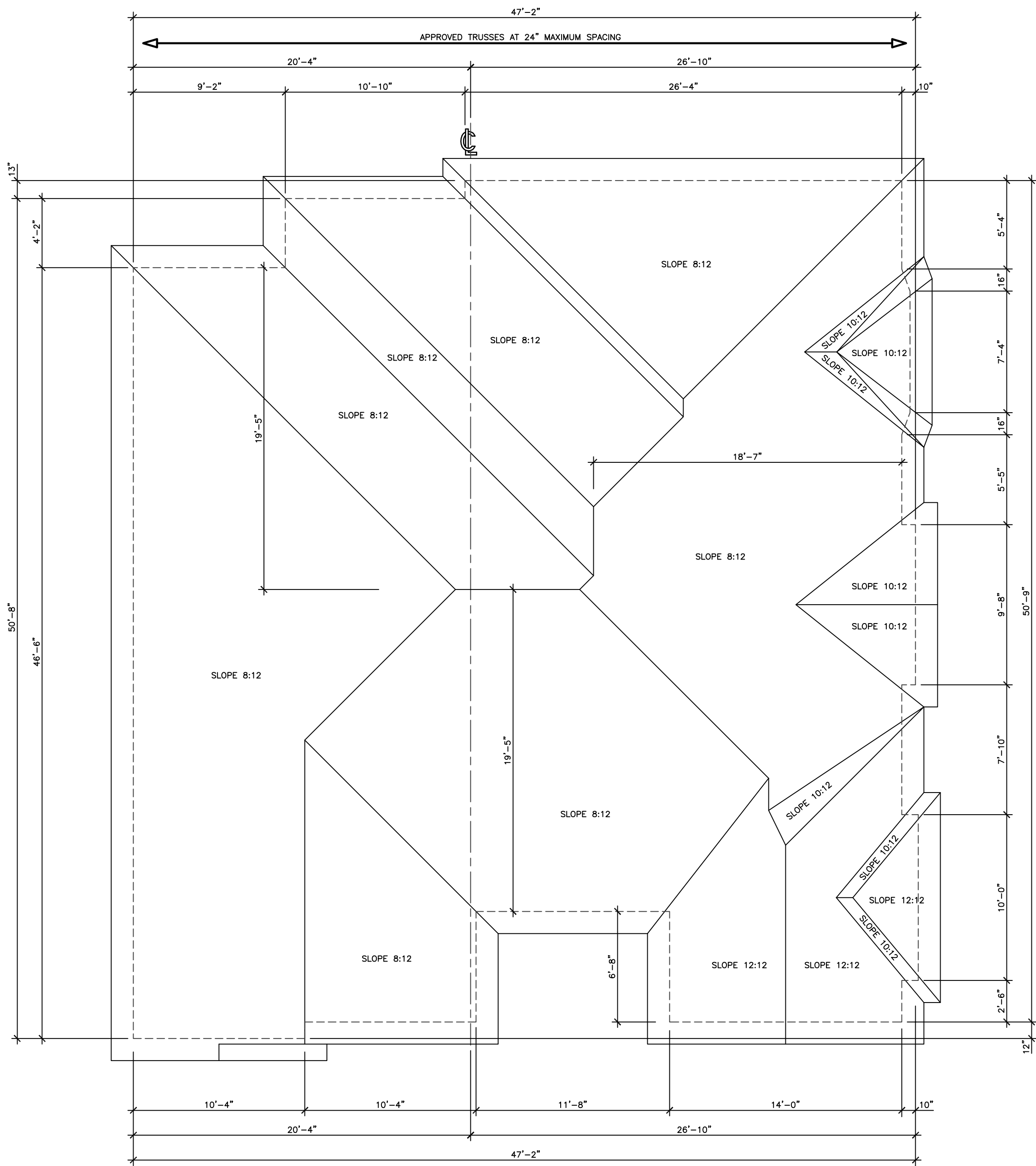
SCALE 3/16"=1'-0"

PROJECT NO

20-23

DRAWING NO

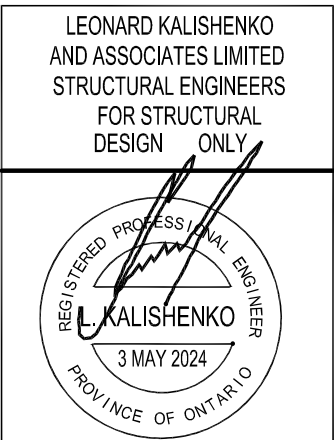
A-4



MODEL 1750  
ROOF PLAN 'A'

MODEL 2325

REVISIONS	
#	DATE



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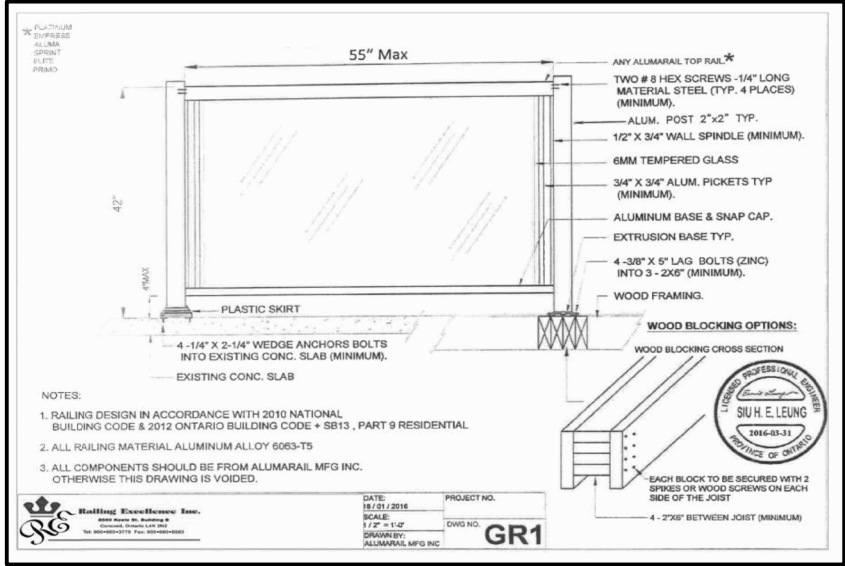
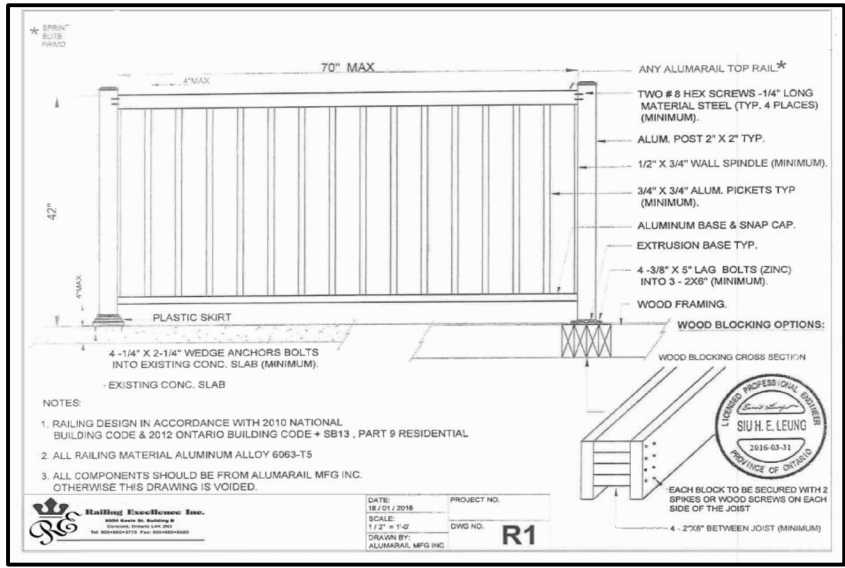
SEMI 1750  
SEMI 2325  
LOT 68-B

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

DRAWING  
ROOF PLAN

DATE	APR '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 LINTELS OVER WINDOW AND DOOR OPENINGS. [OBC 9.20.13.6]

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

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

FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS LISTED OBC 9.26.4.

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

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

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

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

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



MODEL 1750  
FRONT ELEVATION 'A'

MODEL 2325  
LEFT SIDE ELEVATION 'A'

WALLS AND WINDOWS AREA ELEVATION 'A'				
	ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	42.11 SM		4.58 SM	
LEFT SIDE ELEVATION	101.09 SM		4.12 SM	
REAR ELEVATION	38.90 SM		8.92 SM	
INTERIOR WALL	83.96 SM			
TOTAL AREA	266.06 SM		17.62 SM	6.62

## REVISIONS

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AND ASSOCIATES LIMITED  
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City of Richmond Hill  
Design Review

☐ Preliminary ☒ Final

14 Jun 2024 By: James Paradis

KING EAST  
ESTATES



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TEL 905 660-9393  
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SEMI 1750  
SEMI 2325  
LOT 68-B

PROJECT

PROPOSED  
TWO STOREY SEMI

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

DRAWING  
FRONT ELEVATION M.1750  
LEFT SIDE ELEVATION  
MODEL 2325

DATE

APR '24

DRAWN

E.B.

CHECKED

SCALE

3/16"=1'-0"

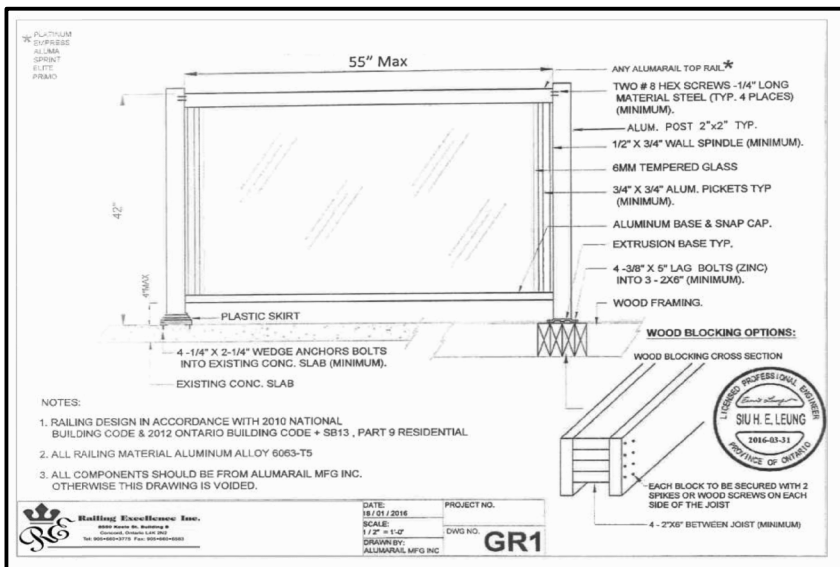
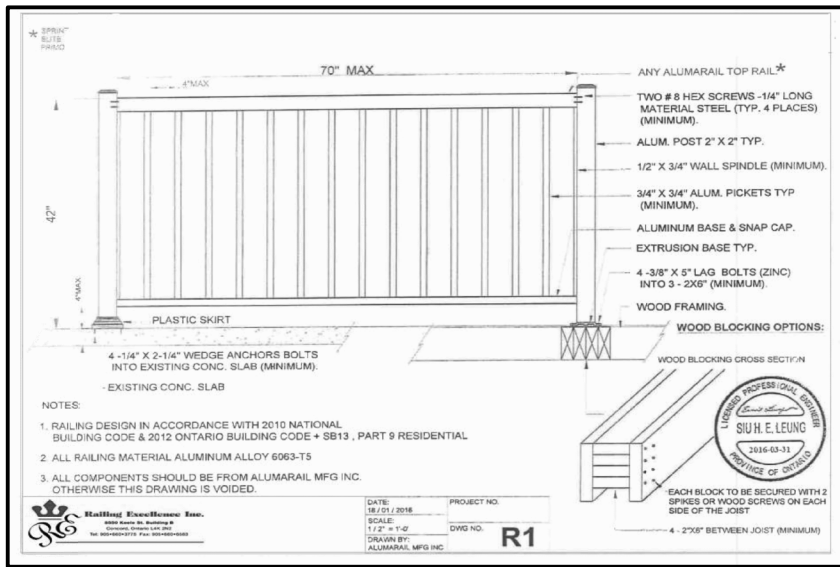
PROJECT NO

20-23

DRAWING NO

A-6





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MODEL 2325  
FRONT ELEVATION 'A'

WALLS AND WINOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	104.51 SM	18.11 SM	
RIGHT SIDE ELEVATION	52.21 SM	7.81 SM	
LEFT SIDE ELEVATION	56.02 SM	6.77 SM	
INTERIOR WALL	83.96 SM	- SM	
TOTAL AREA	296.70 SM	32.69 SM	11.02

## REVISIONS

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City of Richmond Hill  
Design Review

☐ Preliminary ☒ Final

14 Jun 2024 By: James Partridge

KING EAST  
ESTATES



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SEMI 1750  
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LOT 68-B

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

DRAWING  
FRONT ELEVATION  
MODEL 2325

DATE APR '24 PROJECT NO

DRAWN E.B. 20-23

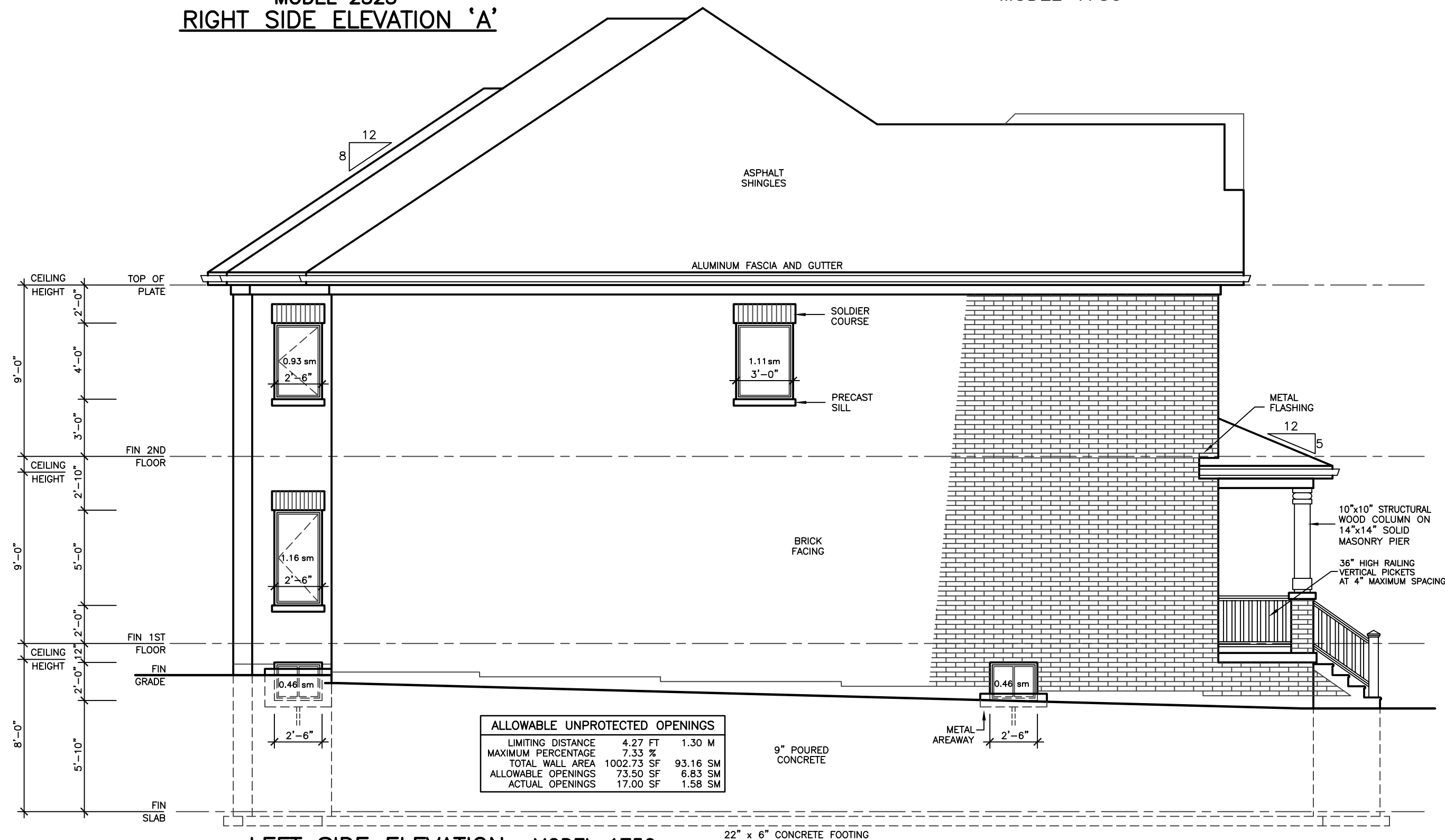
CHECKED DRAWING NO

SCALE 3/16"=1'-0" A-7



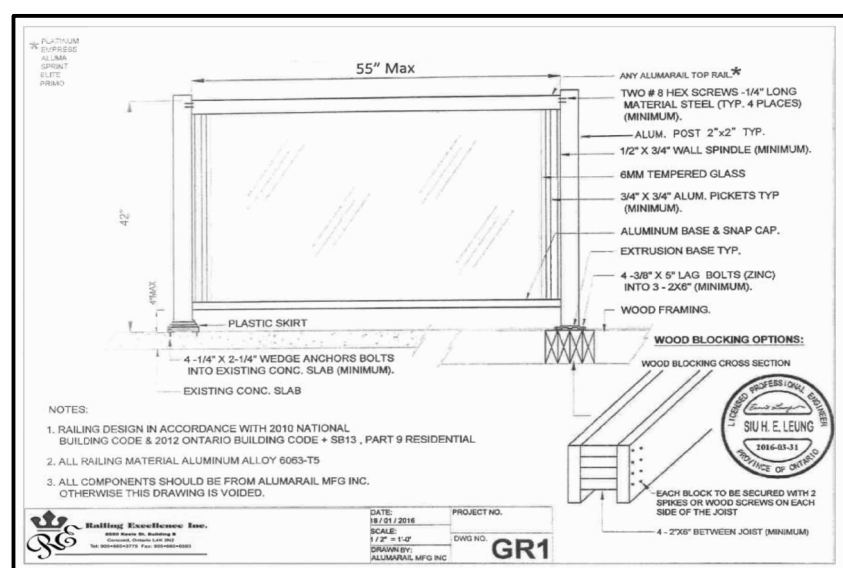
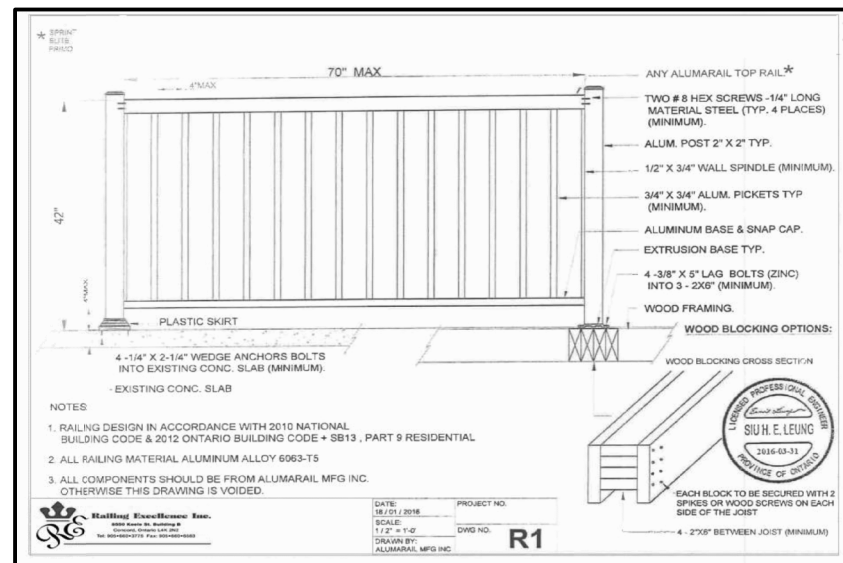
MODEL 2325  
RIGHT SIDE ELEVATION 'A'

MODEL 1750



LEFT SIDE ELEVATION MODEL 1750

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	4.27 FT	1.30 M	
MAXIMUM PERCENTAGE	7.33 %		
TOTAL WALL AREA	1002.73 SF	93.16 SM	
ALLOWABLE OPENINGS	73.50 SF	6.83 SM	
ACTUAL OPENINGS	17.00 SF	1.58 SM	



REVISIONS

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City of Richmond Hill  
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PROJECT  
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FOR: KING EAST DEVELOPMENTS INC.  
AT: SEGUIN STREET  
RICHMOND HILL

DRAWING  
LEFT SIDE ELEVATION  
MODEL 1750  
REAR ELEVATION M.1750  
RIGHT SIDE ELEVATION  
MODEL 2325

DATE	APR '24	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, CEILING 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.

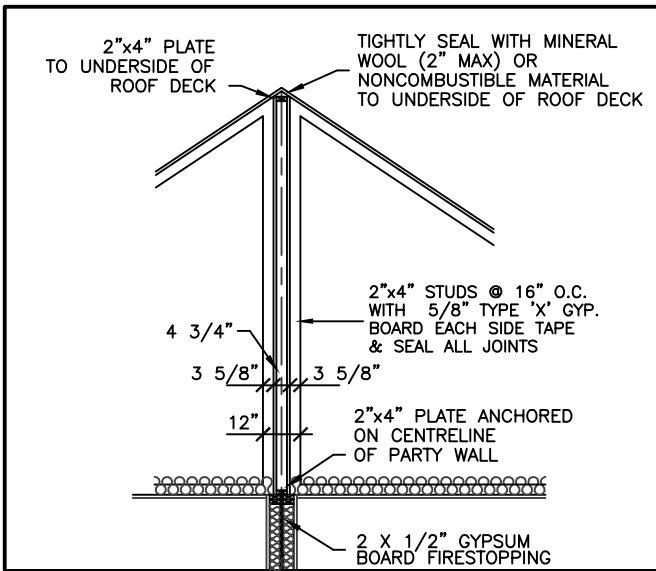
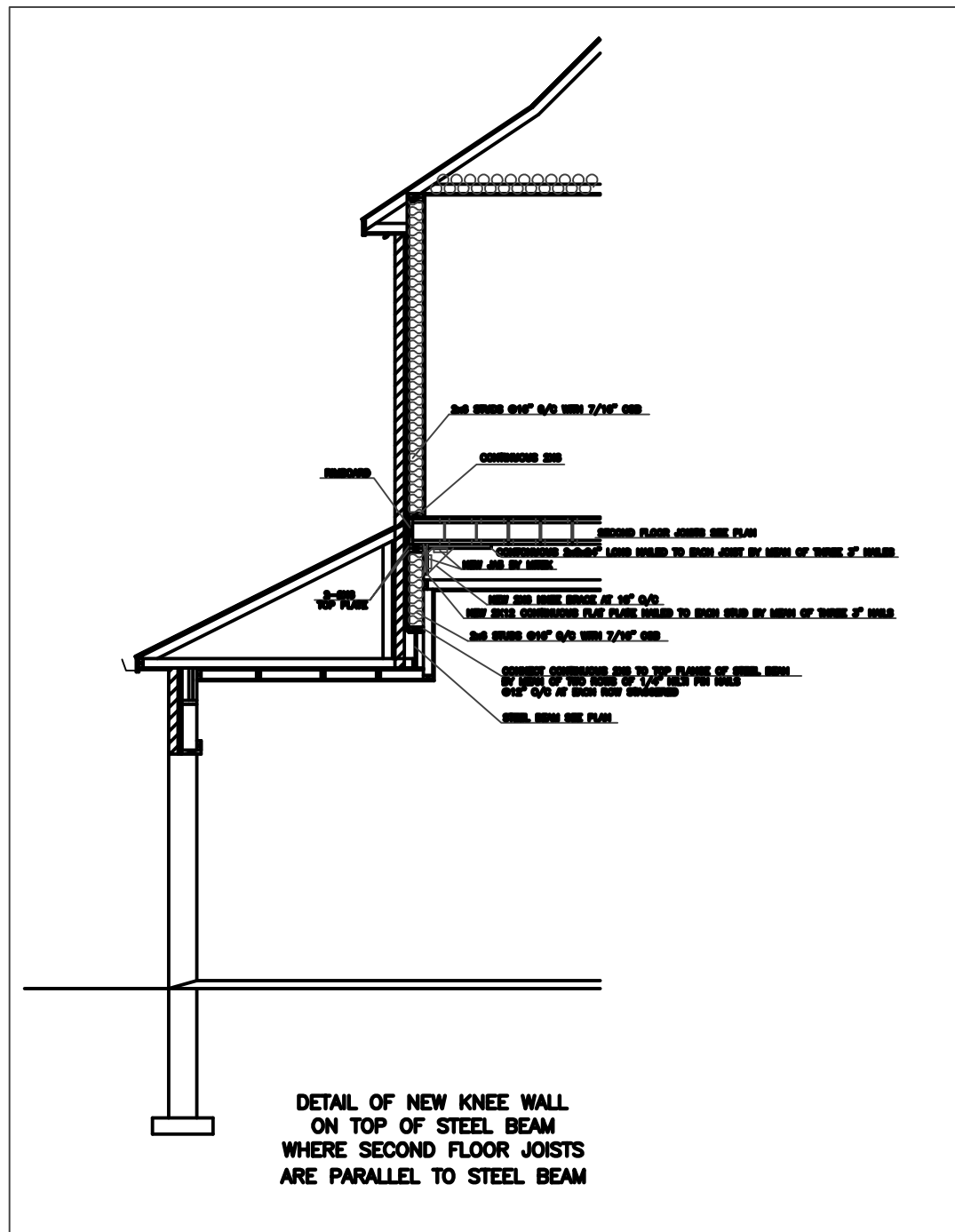
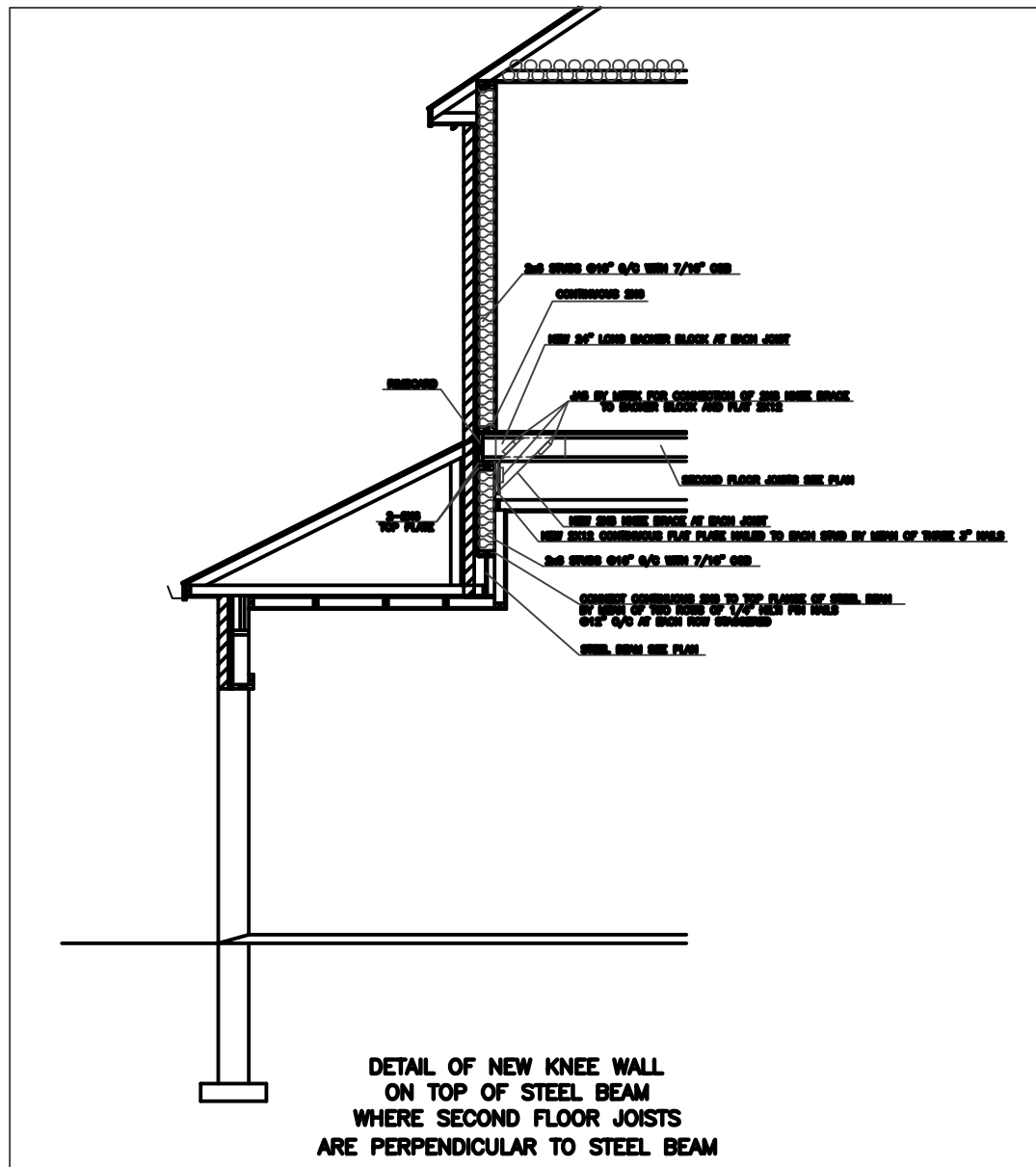
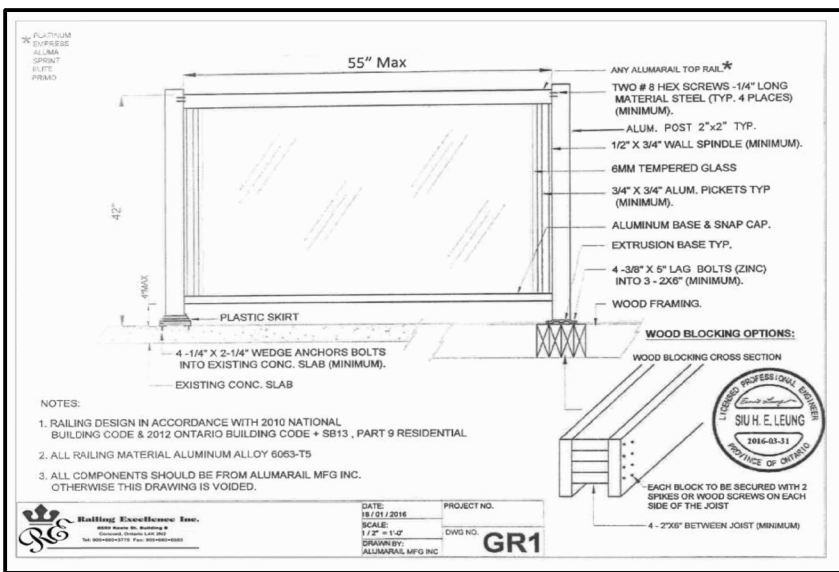
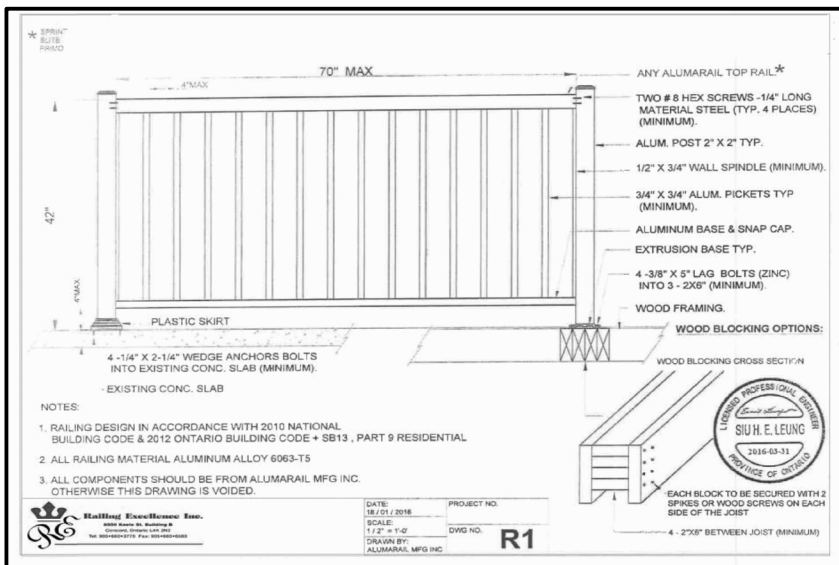
DRAIN TILE AND DRAIN PIPE FOR FOUNDATION DRAINAGE SHALL CONFORM TO THE ENTIRE SUBSECTION OBC 9.14.3.

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)]

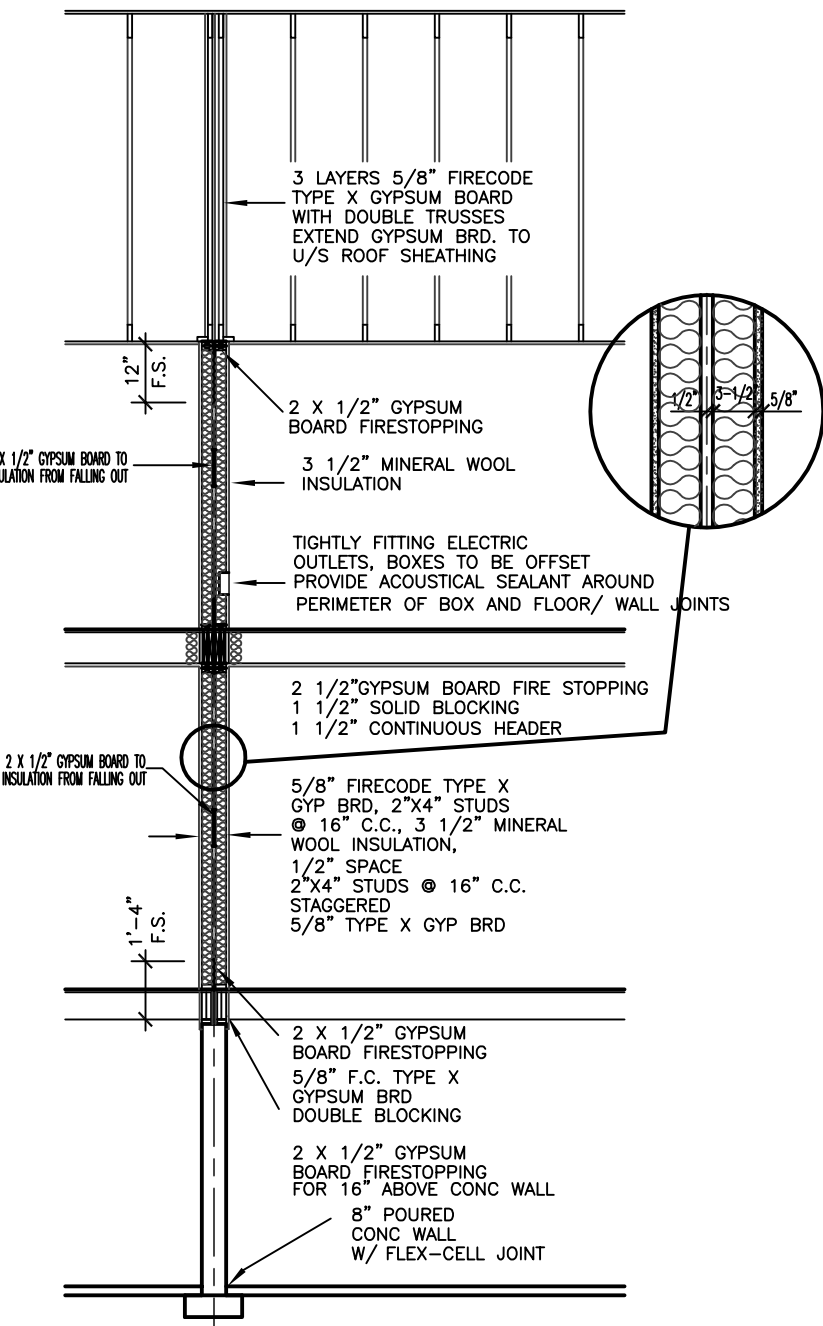
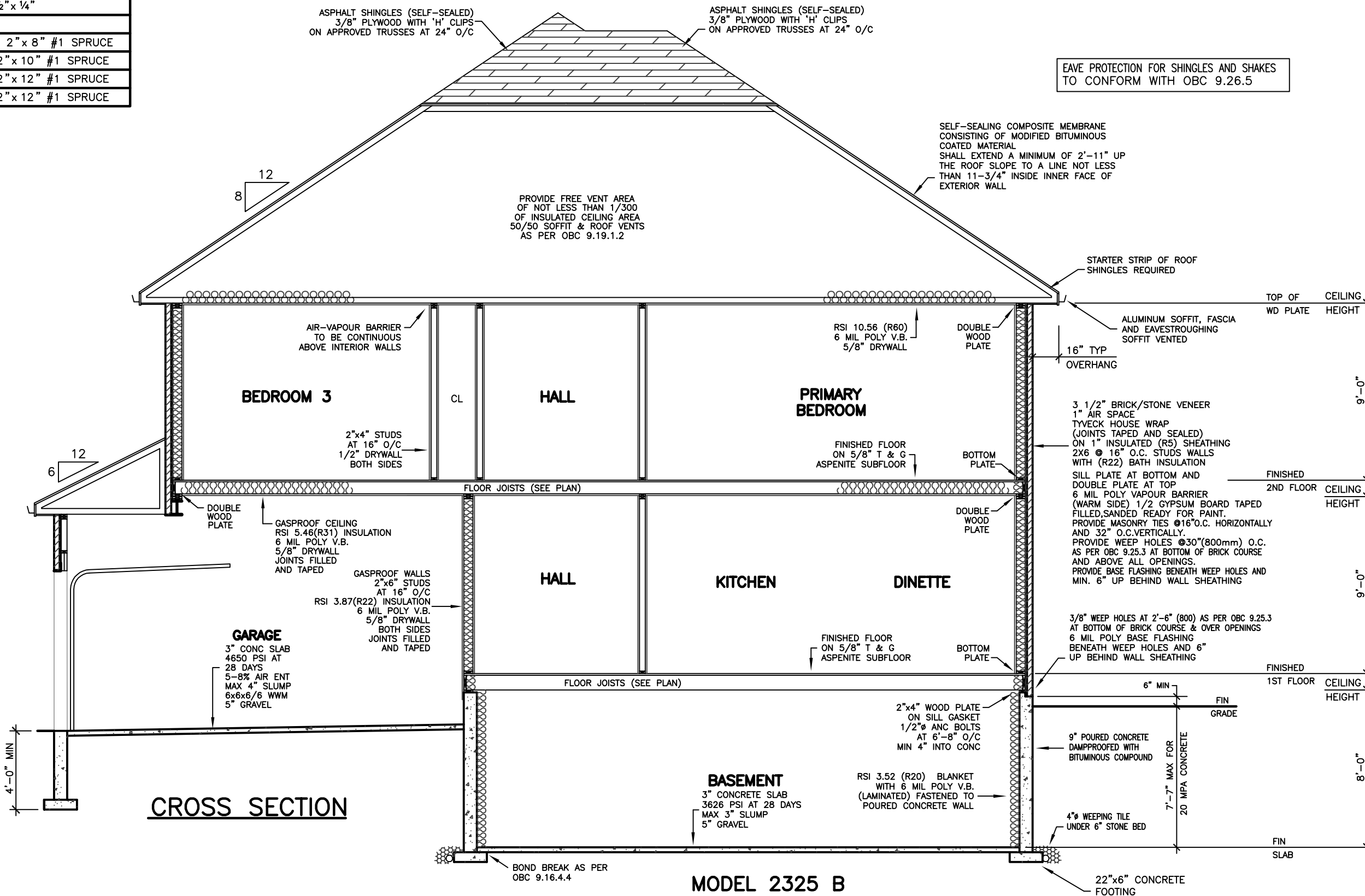
ALL WALLS, CEILING AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE GROUND SHALL BE PROVIDED WITH THERMAL INSULATION CONFORMING TO SUBSECTIONS 9.25.2, AN AIR BARRIER SYSTEM CONFORMING TO SUBSECTION 9.25.3, AND A VAPOUR BARRIER CONFORMING TO SUBSECTION 9.25.4, AND CONSTRUCTED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

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



DOOR SCHEDULE	
1	= 2'10" x 6'8" x 1 3/4" EXTERIOR
2	= 2'8" x 6'8" x 1 3/4" EXTERIOR
3	= 2'8" x 6'8" x 1 3/4" GARAGE, GASPROOF + CLOSER
4	= 2'8" x 6'8" x 1 3/8" INTERIOR
5	= 2'8" x 6'8" x 1 3/8" INTERIOR
6	= 2'4" x 6'8" x 1 3/8" INTERIOR
7	= 2'2" x 6'8" x 1 3/8" INTERIOR
8	= 2'0" x 6'8" x 1 3/8" INTERIOR
9	= 1'8" x 6'8" x 1 3/8" INTERIOR

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



PARTY WALL

CROSS SECTION

MODEL 2325 B

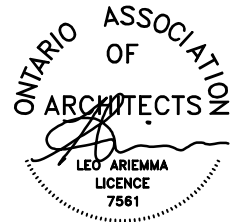
REVISIONS

#	DATE

LEONARD KALISHENKO  
AND ASSOCIATES LIMITED  
STRUCTURAL ENGINEERS  
FOR STRUCTURAL  
DESIGN ONLY



KING EAST  
ESTATES



ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.  
THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.  
DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL  
DESIGN INC.

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

SEMI 1750  
SEMI 2325  
LOT 68-B

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

DRAWING  
CROSS SECTION

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



