

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.

(8.9.15.4.2) 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 (11-3/4") 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 TREADS SHALL BE NOT LESS THAN 1,950 mm, WITHIN DWELLING UNITS [OBC 9.8.2.2]

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

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

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

EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON UNIT MASONRY OR CONCRETE WALLS OR PIERS NOT LESS THAN 150 mm IN CROSS SECTION, OR 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)]

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 9.20.5.3]

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 VESTIBLES 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.

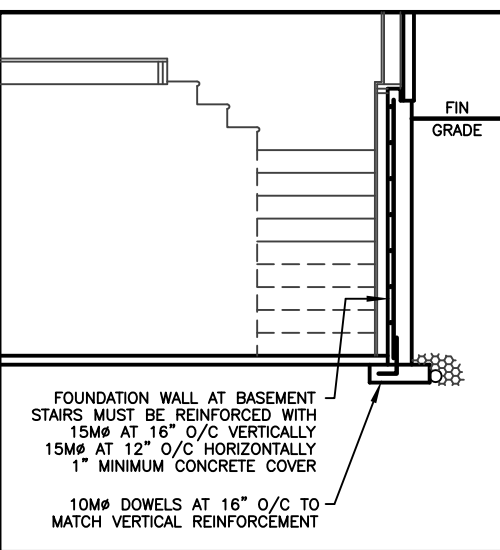
ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

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

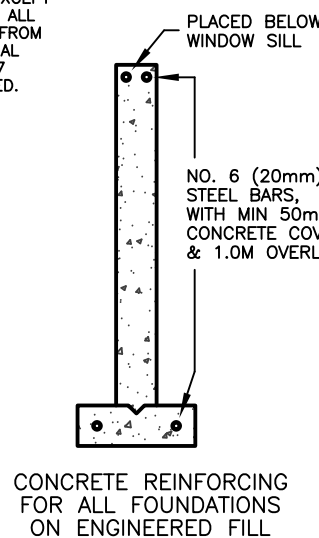
CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.33.4.

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)]



SECTION 'A-A'



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 3/16" + (2) 2" x 10" #1 SPRUCE
WL-3	= 5" x 3 1/2" x 3/16" + (2) 2" x 12" #1 SPRUCE
WL-4	= 6" x 3 1/2" x 3/16" + (3) 2" x 12" #1 SPRUCE

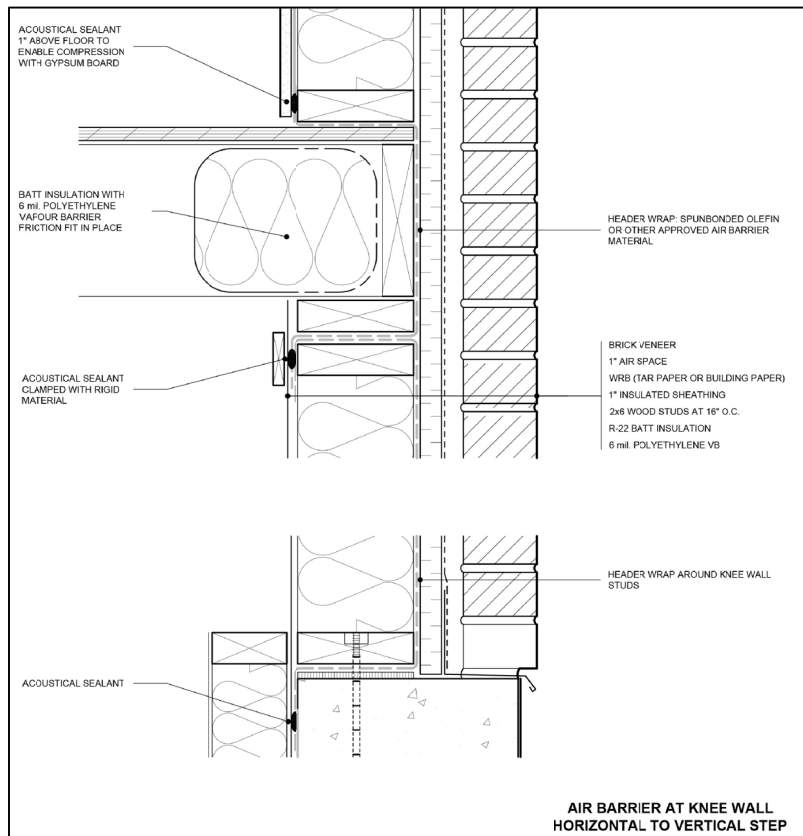
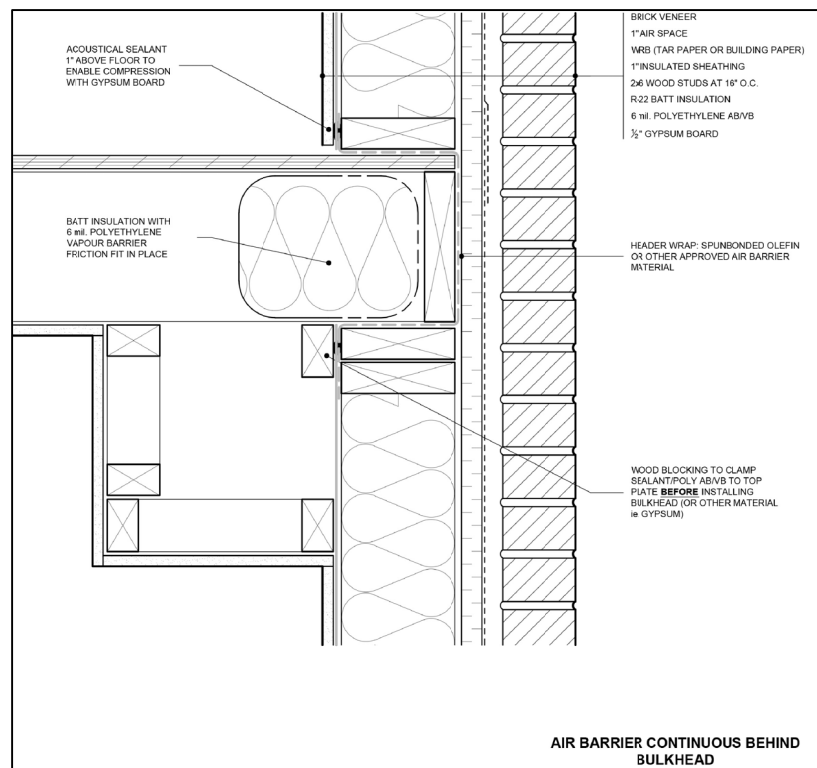
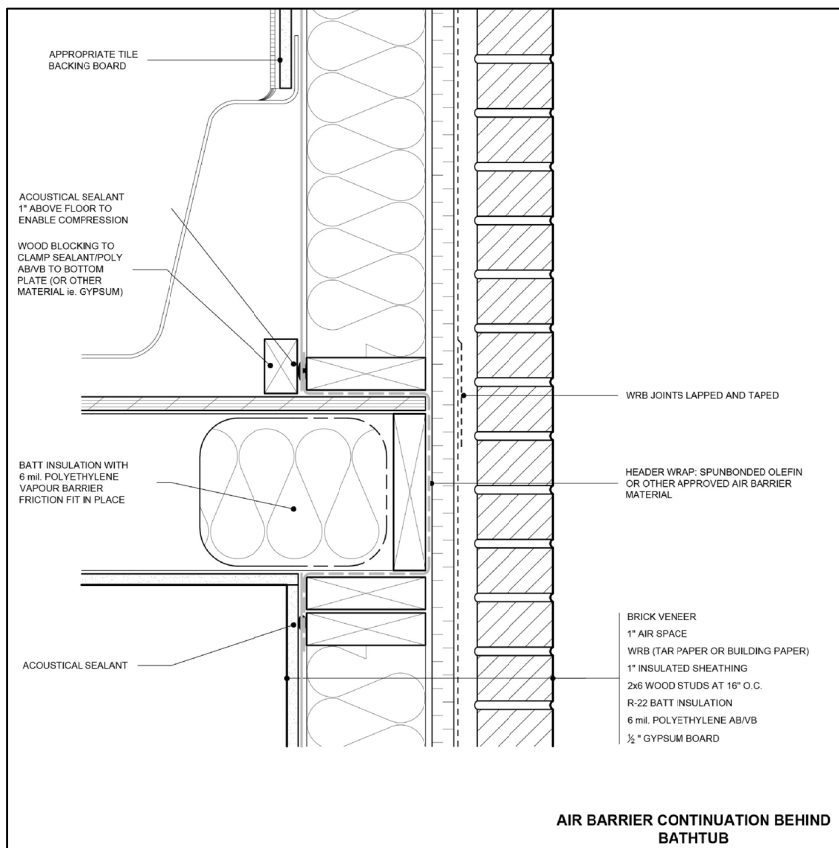
STRUCTURAL NOTES

1. PROVIDE 3-2x6 OR 3-2x4 POST MIN. TO MATCH WALL STUDS AT EACH LINTEL OR BEAM BEARING (TYP.) UNLESS NOTED ON PLAN.

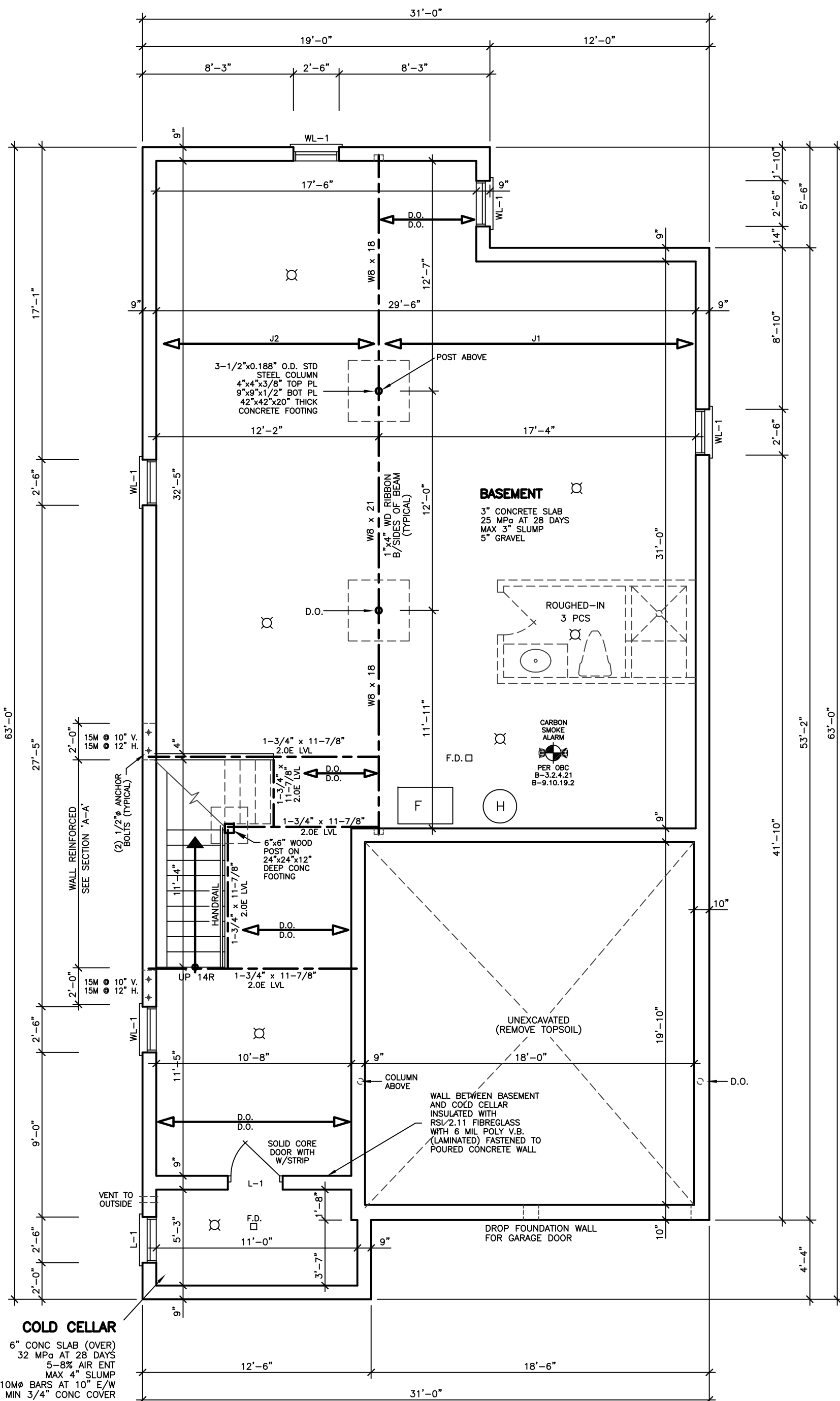
JOISTS INFORMATION

J1 DENOTES 11 7/8" AISI250 16" O/C WITH 19/32" OSB SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING

J2 DENOTES 11 7/8" AISI408 19.2" O/C WITH 19/32" OSB SUBFLOOR GLUED AND NAILED AND APPLIED 1/2" GYPSUM CEILING



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	= 1'6" x 6'8" x 1 3/8" INTERIOR



BASEMENT FLOOR PLAN

REVISIONS

#	REVISIONS	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
KALISHENKO
19 APR 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

KING EAST ESTATES



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

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

DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL DESIGN INC.

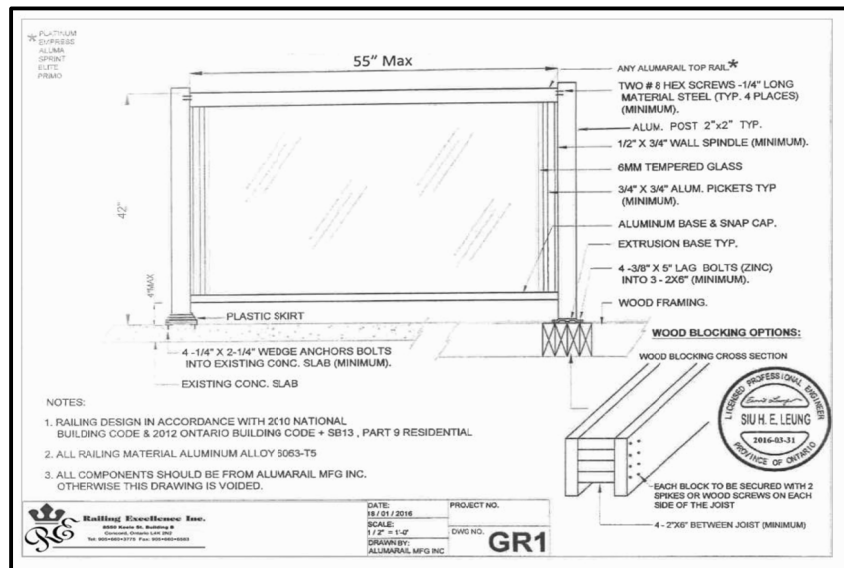
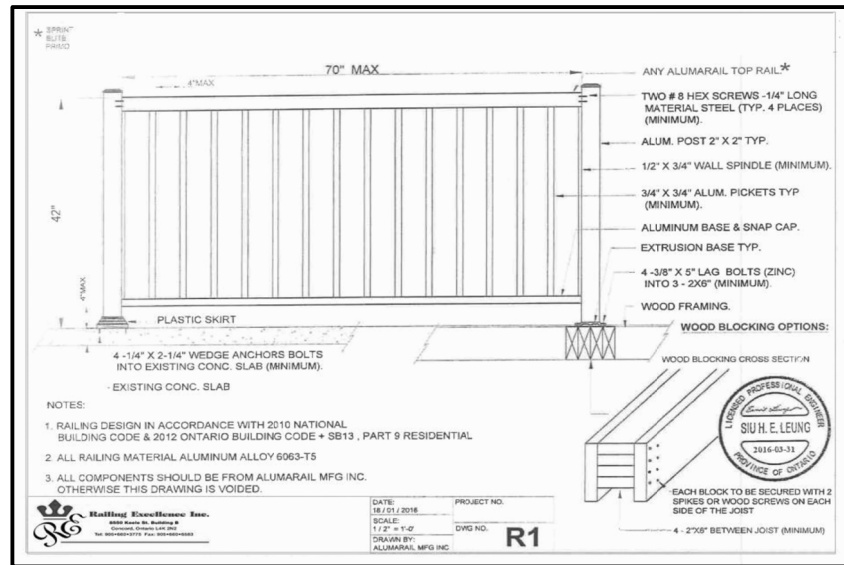
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 2930

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

DRAWING
BASEMENT FLOOR PLAN

DATE	MAY '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 8.9.7

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. [9.8.7.4.1]

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)]

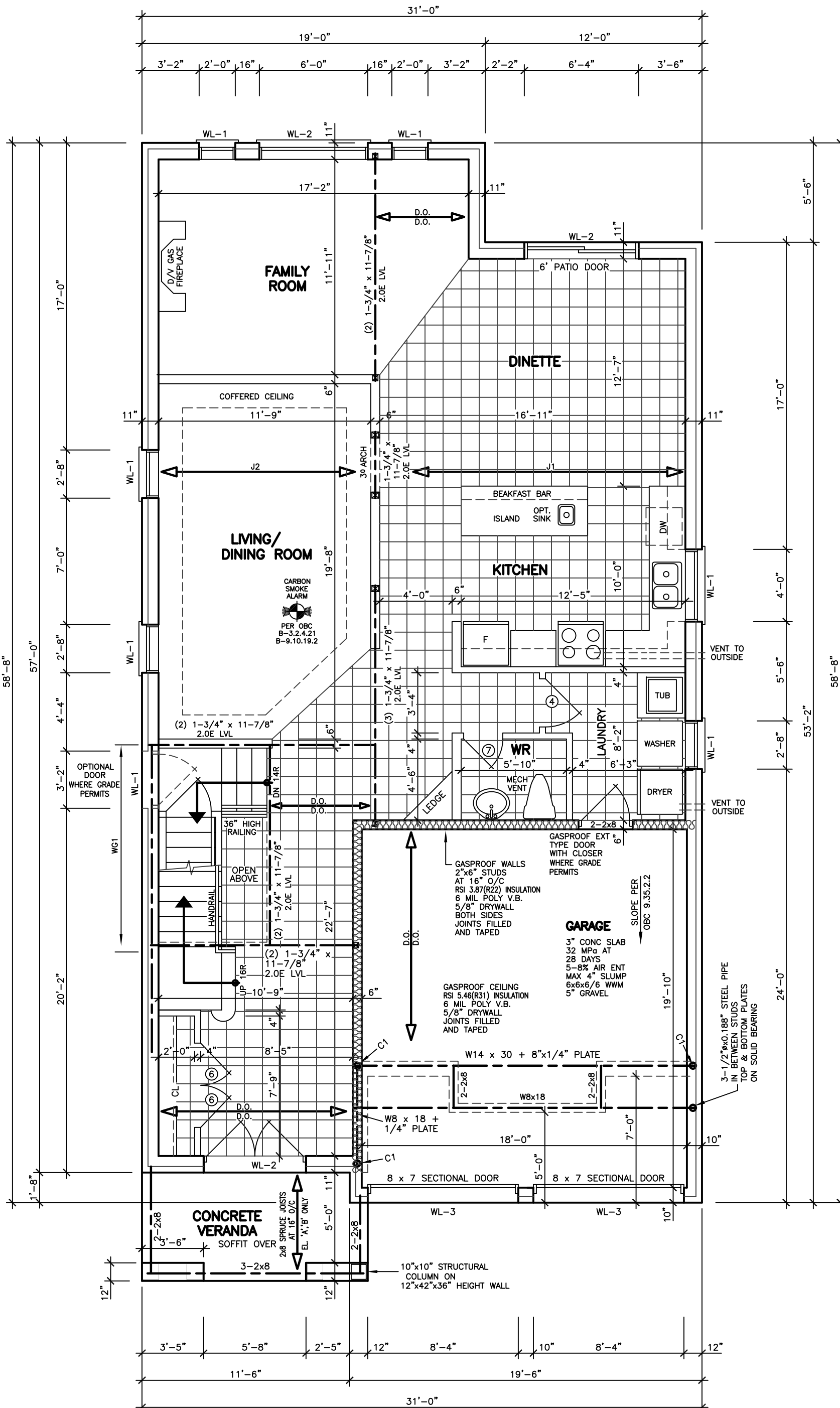
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12.(10)]

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-B565-M, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC 8.9.33.1.2]

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

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

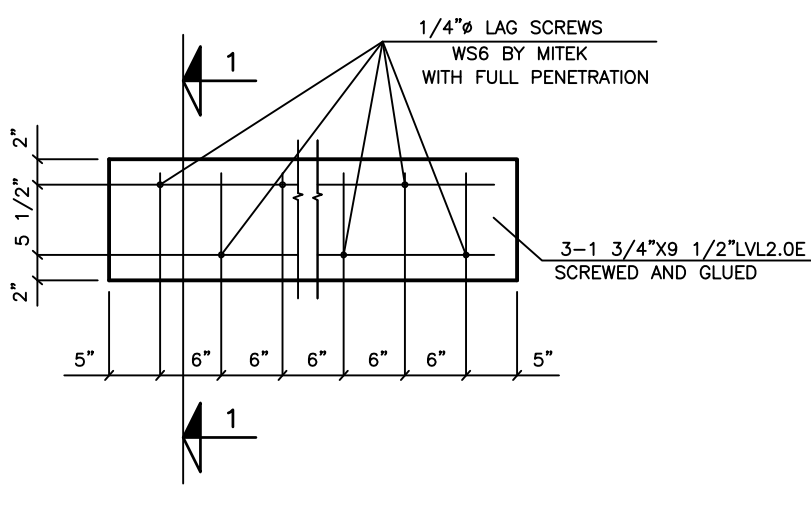
A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR AN ATTACHED, BUILT-IN OR DETACHED GARAGE OR CARPORT. [OBC 9.34.2.6]



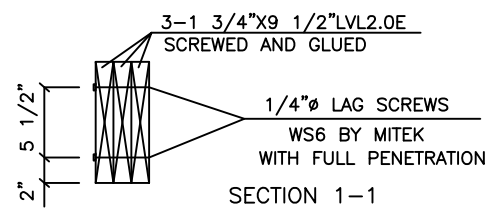
FIRST FLOOR PLAN

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

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



DETAIL OF CONNECTION OF WL1

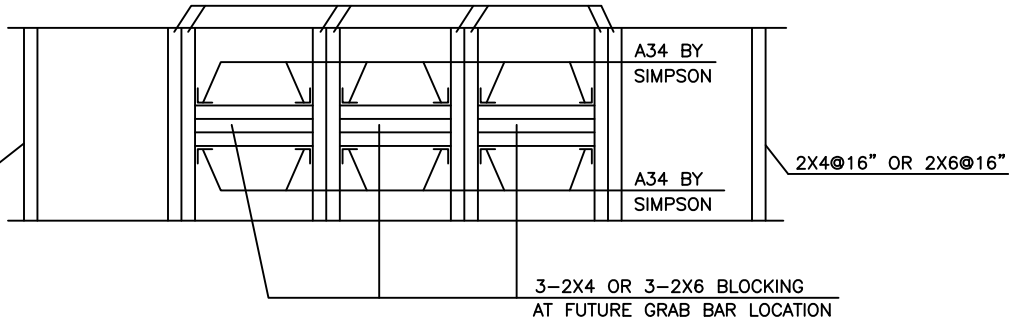


SECTION 1-1

STRUCTURAL LEGEND

WG1 DENOTES 3-1 3/4\" x 9 1/2\" LV2.0E GLUED AND SCREWED BY MEAN OF TWO ROWS OF 1/4\" SCREWS WITH FULL PENETRATION @6\" 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 RIM BOARDS AT EACH END BY MEAN OF JA7 BY MITEK

2-2X4@16\" OR 2-2X6@16\" AT FUTURE GRAB BAR LOCATION



DETAIL OF STUD WALL CONSTRUCTION AT FUTURE GRAB BAR LOCATION

STRUCTURAL LEGEND

C1 DENOTES 3-1/2\" x 3/8\" HSS IN BETWEEN STUDS WITH 3/8\" TOP PLATE AND 6\"x5/8\"x10\" + 2-1/2\" ANCH WITH 7\" EMBEDMENT BOTTOM PLATE ON SOLID BEARING

STRUCTURAL NOTES

1. PROVIDE 3-2x6 OR 3-2x4 POST MIN. TO MATCH WALL STUDS AT EACH LINTEL OR BEAM BEARING (TYP.) UNLESS NOTED ON PLAN.

JOISTS INFORMATION

J1 DENOTES 11 7/8\"xJ25@16\" O/C WITH 19/32\" OSB SUBFLOOR GLUED AND NAILED AND APPLIED 1/2\" GYPSUM CEILING

J2 DENOTES 11 7/8\"xJ14@19.2\" O/C WITH 19/32\" OSB SUBFLOOR GLUED AND NAILED AND APPLIED 1/2\" GYPSUM CEILING

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

1st FLOOR	=	1343.17	SF
	=	124.78	SM
2nd FLOOR	=	1619.67	SF
	=	150.47	SM
(-OPENINGS)	=	-18.13	SF
	=	-1.68	SM
TOTAL	=	2944.710	SF
	=	273.570	SM
COVERAGE	=	1806.840	SF
	=	167.860	SM

LEONARD KALISHENKO AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL DESIGN ONLY



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

KING EAST
ESTATES



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

ARCHITECTURAL
DESIGN INC.

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

MODEL 2930

PROJECT

PROPOSED
TWO STOREY DWELLING

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

DRAWING

FIRST FLOOR PLAN

DATE MAY '24

DRAWN E.B.

CHECKED

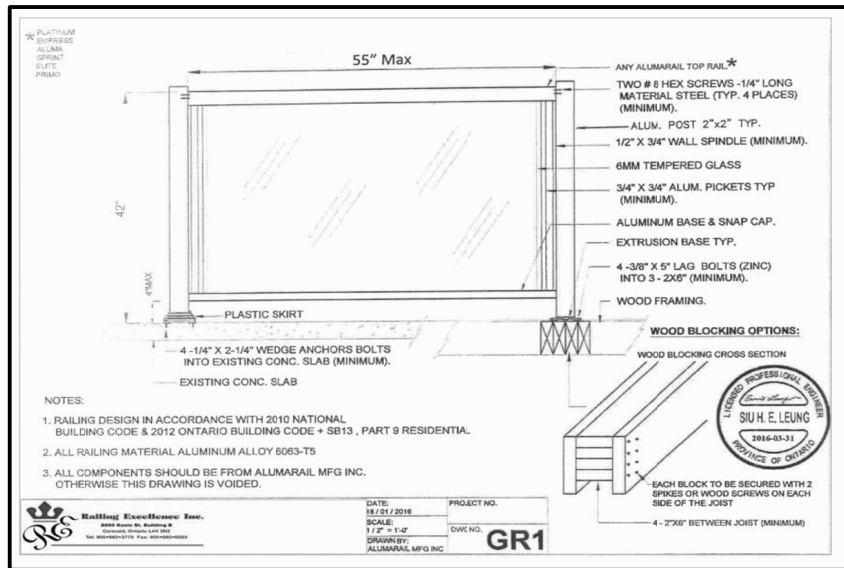
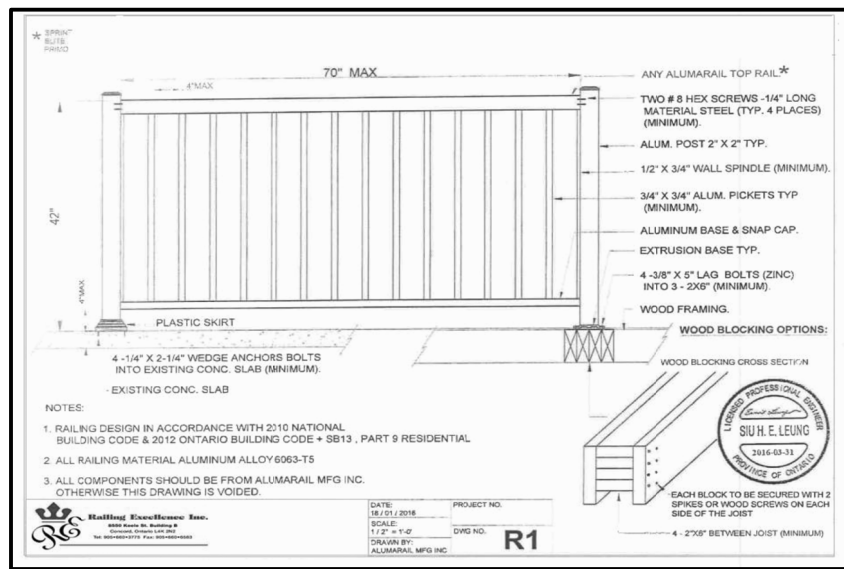
SCALE 3/16\"=1'-0\"

PROJECT NO

20-23

DRAWING NO

A-3



EXTERIOR TYPE LIGHTING

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

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

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 9.7.2.3.

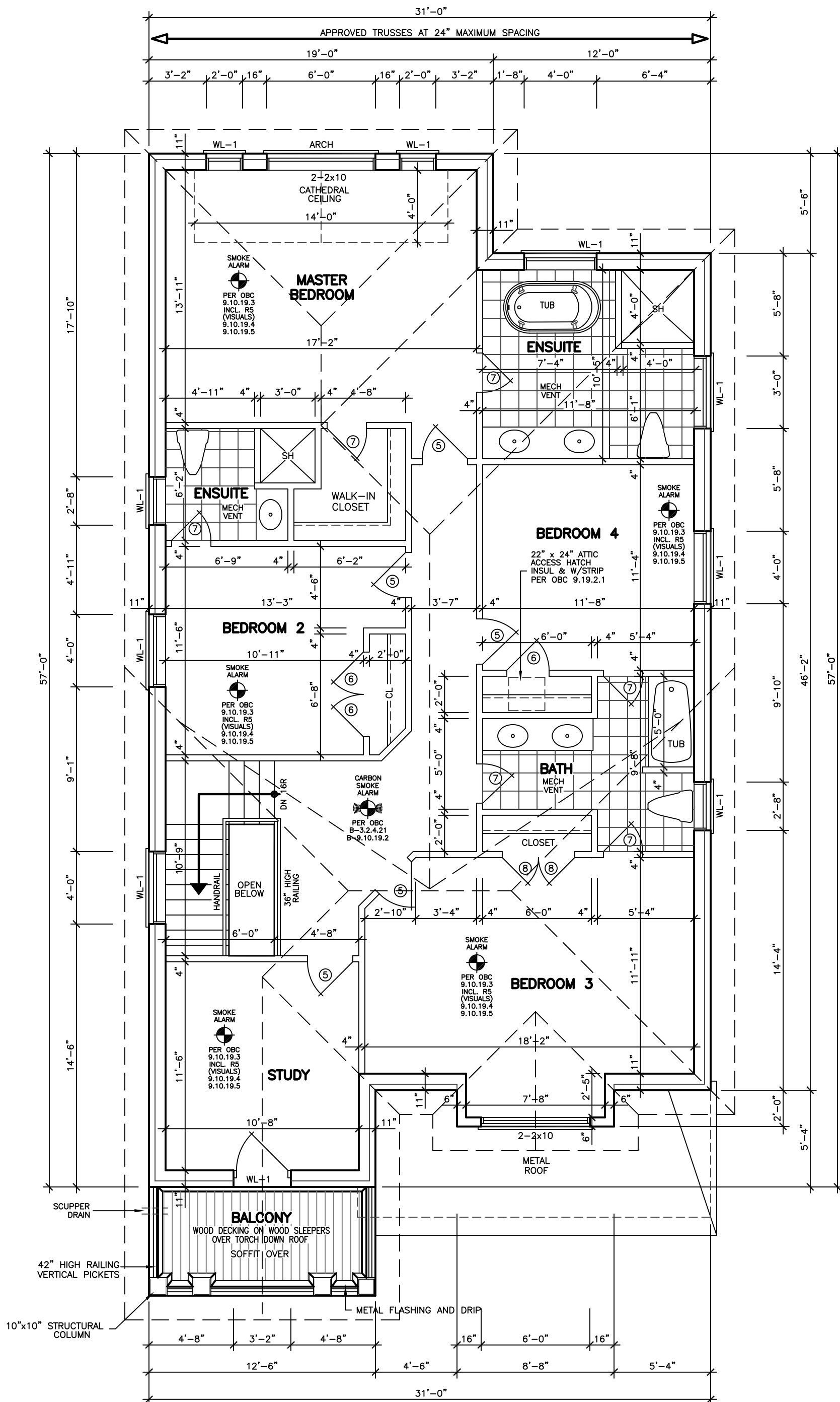
WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC 9.9.7.

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

REVISIONS

#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

KING EAST
ESTATES



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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 2930

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

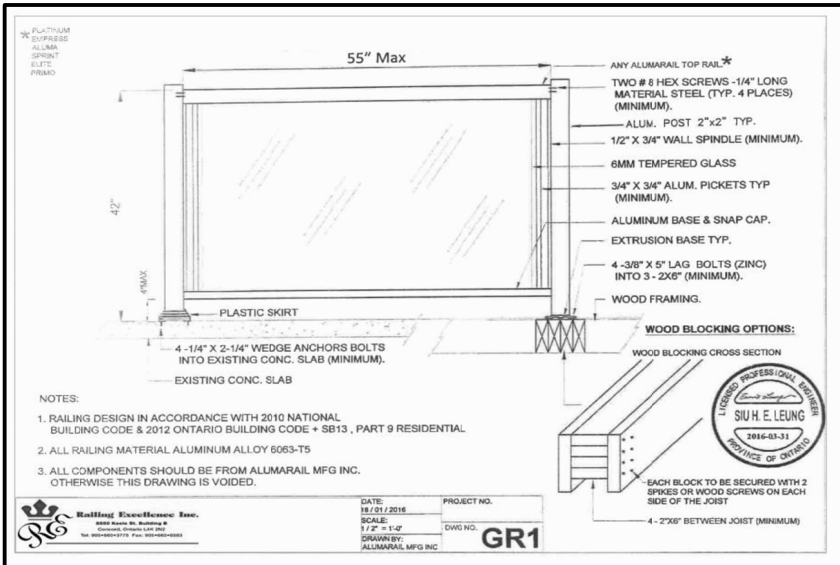
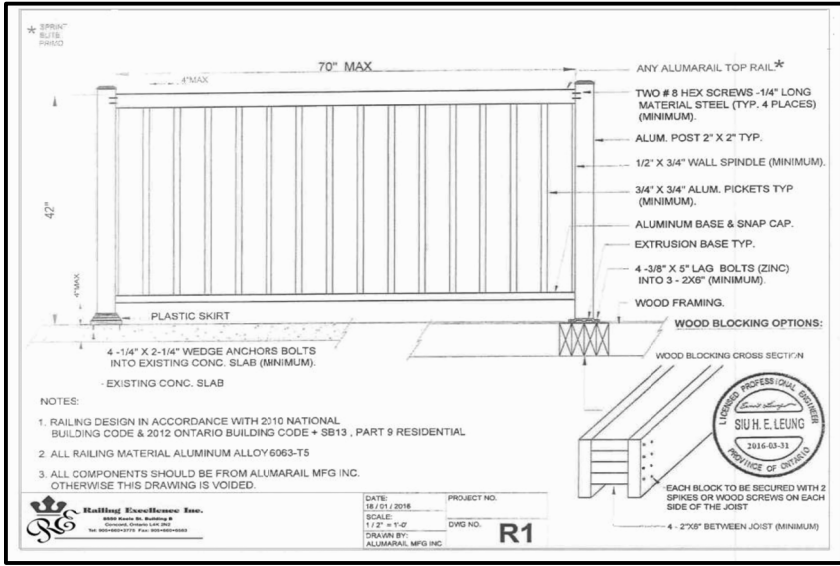
DRAWING
SECOND FLOOR PLAN

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

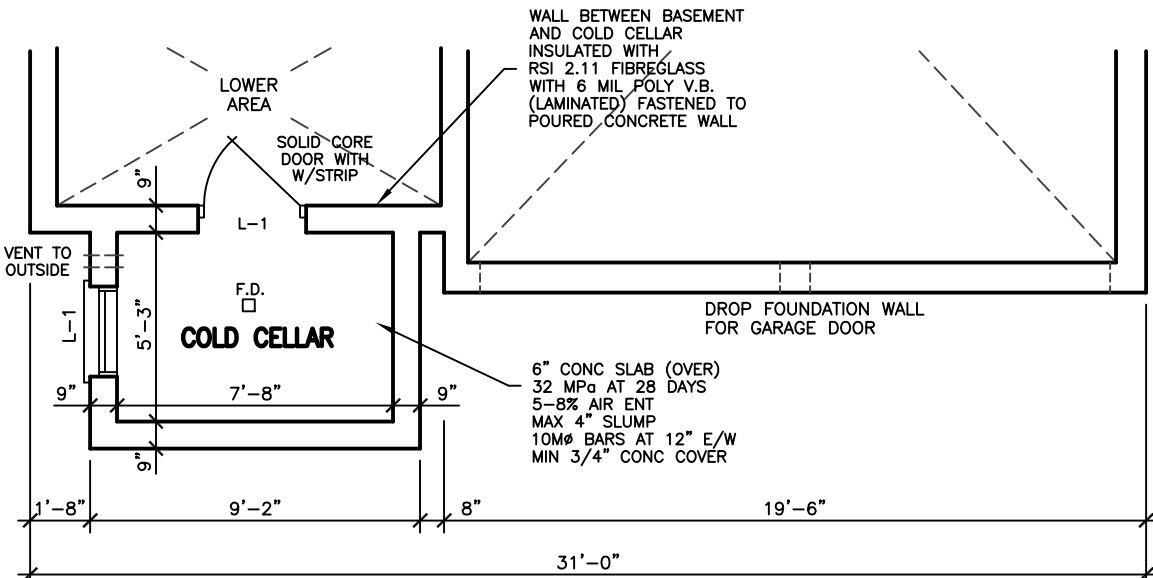
LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
LEONARD KALISHENKO
19 APR 2024
PROVINCE OF ONTARIO

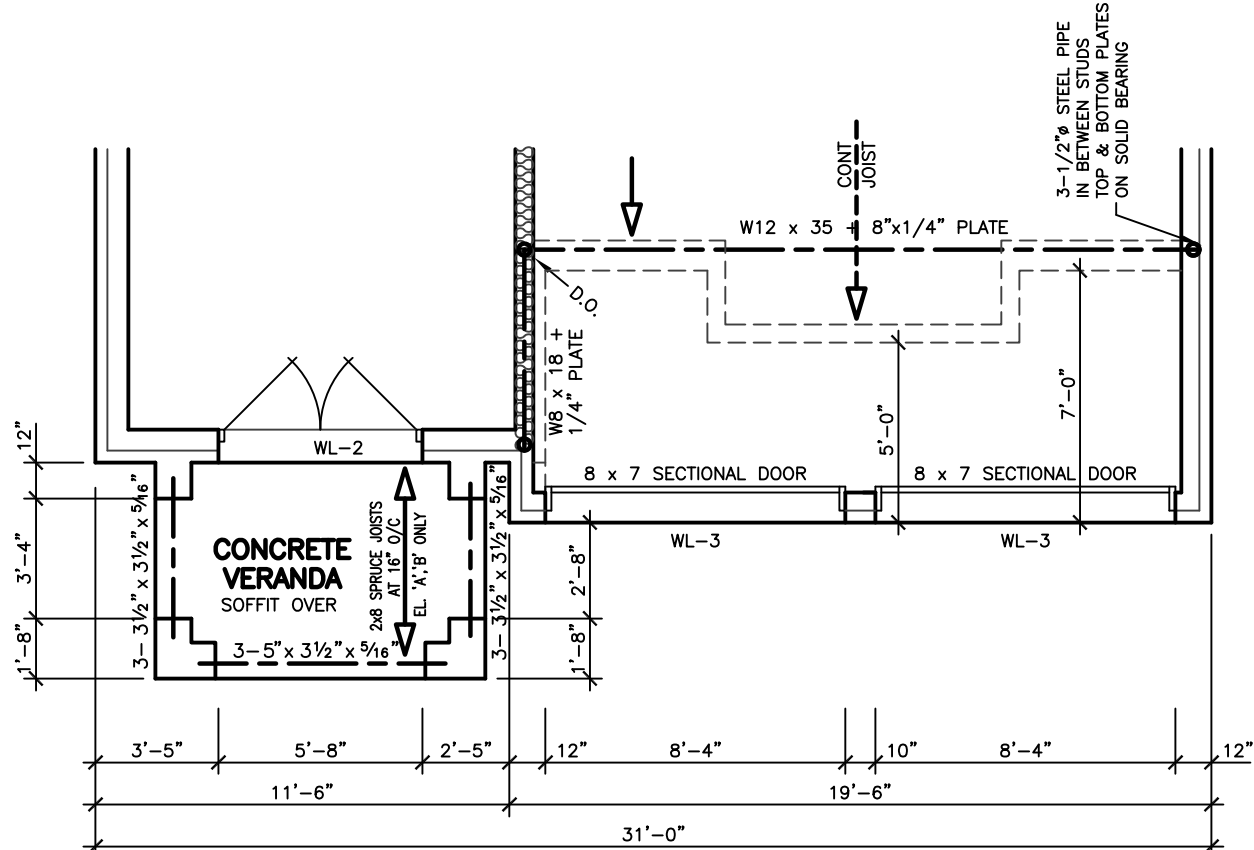
ASSUMED ROOF TRUSS BEARING
ON THE EXTERIOR WALLS ONLY
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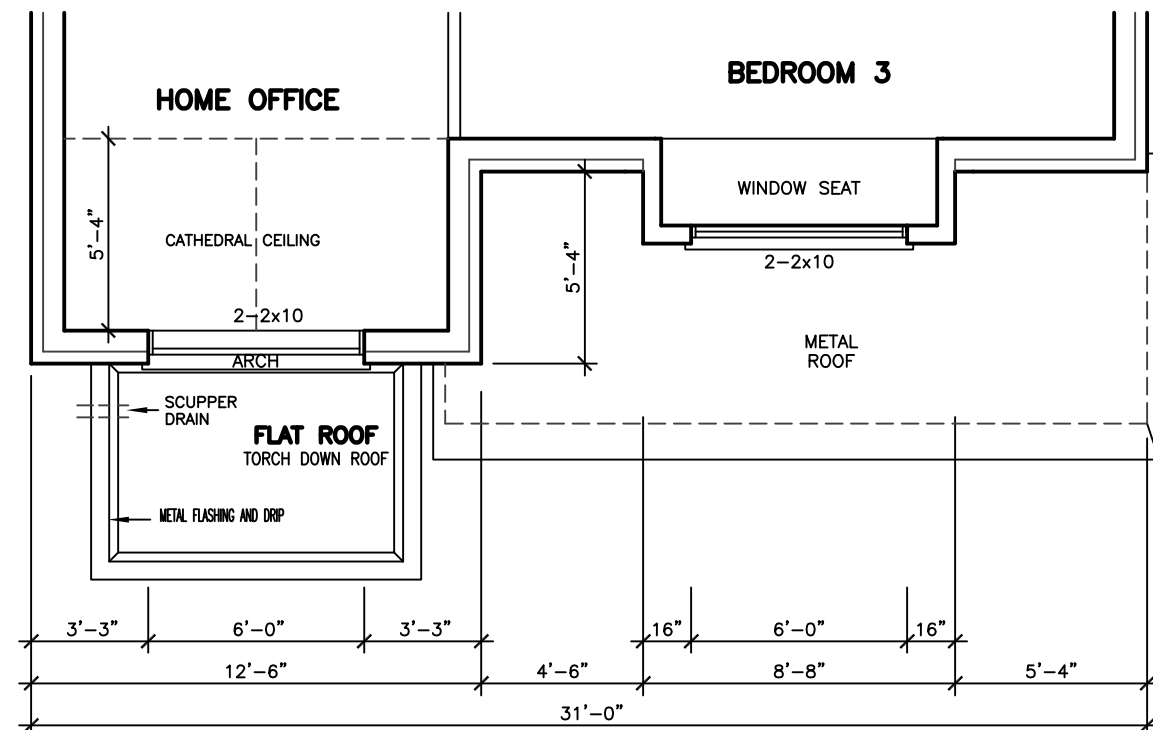
EXTERIOR TYPE LIGHTING



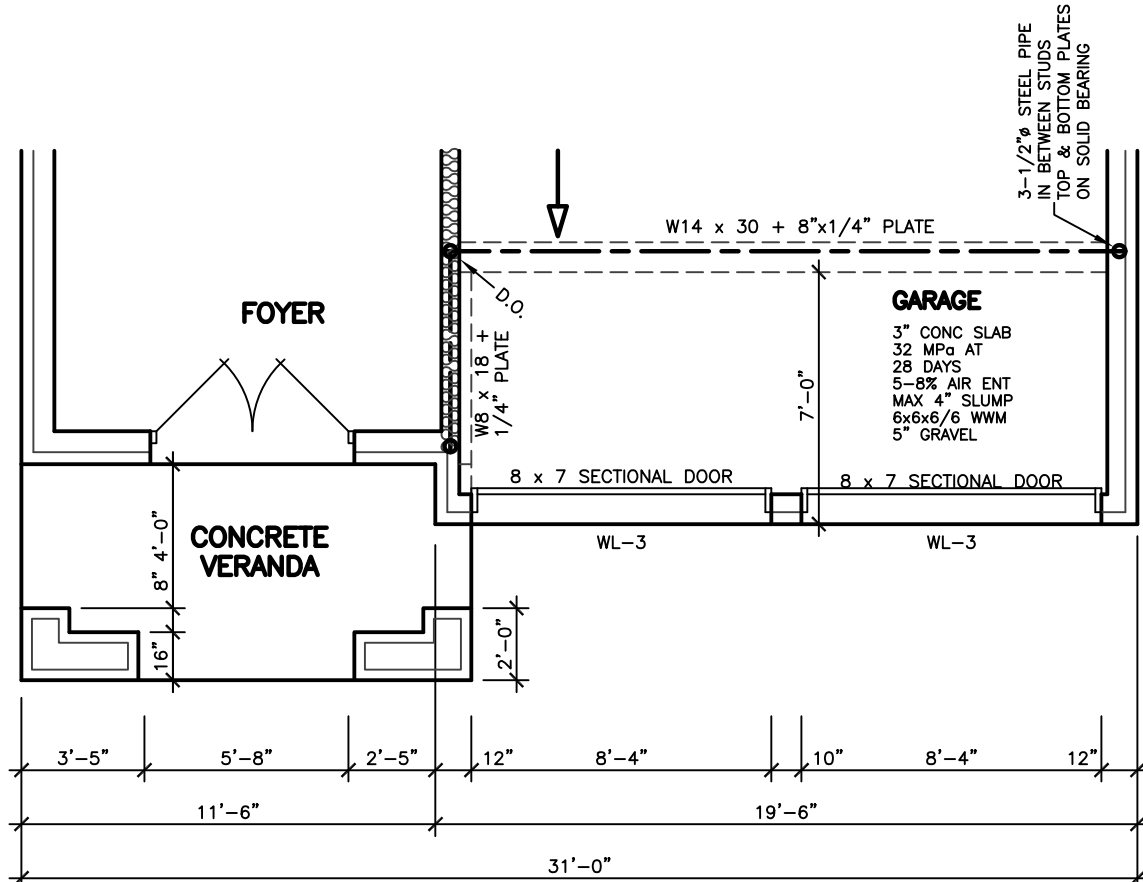
BASEMENT FLOOR PLAN 'B'



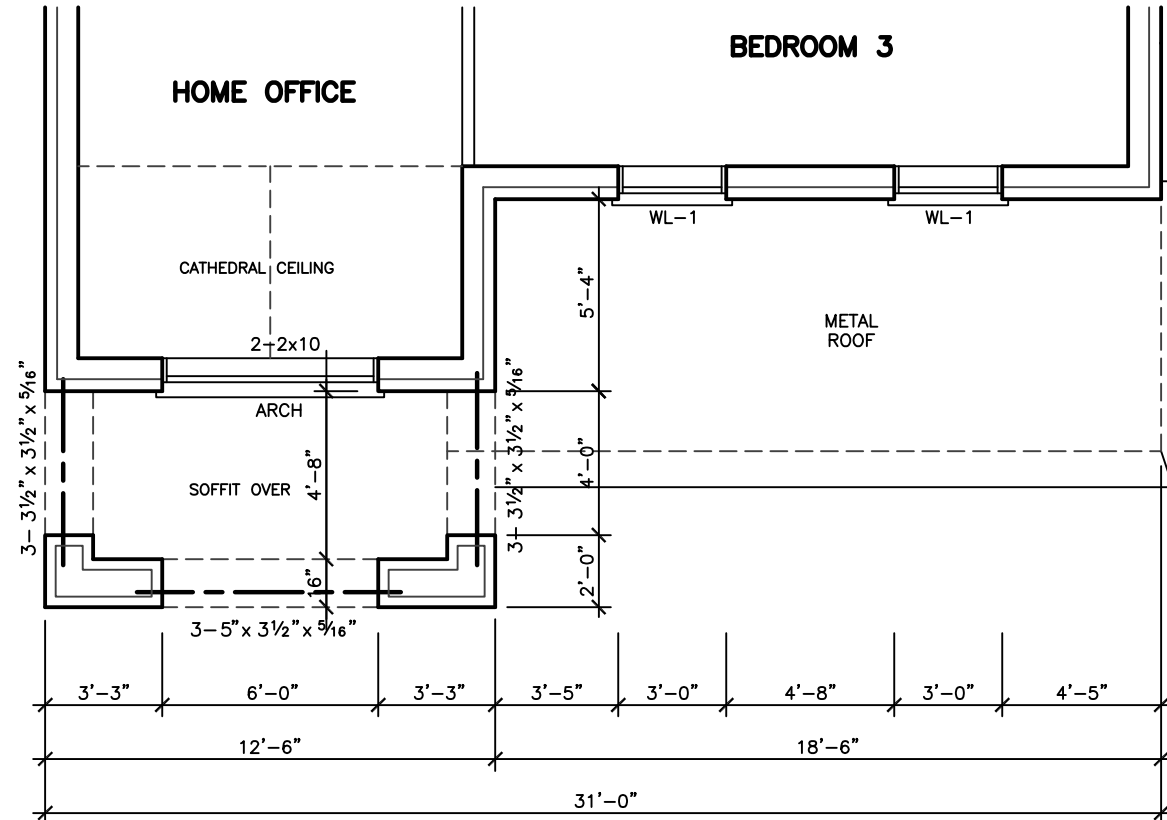
FIRST FLOOR PLAN 'B'



SECOND FLOOR PLAN 'B'



FIRST FLOOR PLAN 'C'



SECOND FLOOR PLAN 'C'

REVISIONS	
#	DATE

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

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

FLOOR AREAS AND COVERAGE 'B'

1st FLOOR	=	1343.17	SF
	=	124.78	SM
2nd FLOOR	=	1602.33	SF
	=	148.86	SM
(-OPENINGS)	=	-18.13	SF
	=	-1.68	SM
TOTAL	=	2927.37	SF
	=	271.96	SM
COVERAGE	=	1788.50	SF
	=	166.15	SM

FLOOR AREAS AND COVERAGE 'C'

1st FLOOR	=	1343.17	SF
	=	124.78	SM
2nd FLOOR	=	1594.83	SF
	=	148.17	SM
(-OPENINGS)	=	-18.13	SF
	=	-1.68	SM
TOTAL	=	2919.87	SF
	=	271.27	SM
COVERAGE	=	1806.84	SF
	=	167.86	SM

KING EAST
ESTATES



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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL
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TEL 905 660-9393
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MODEL 2930

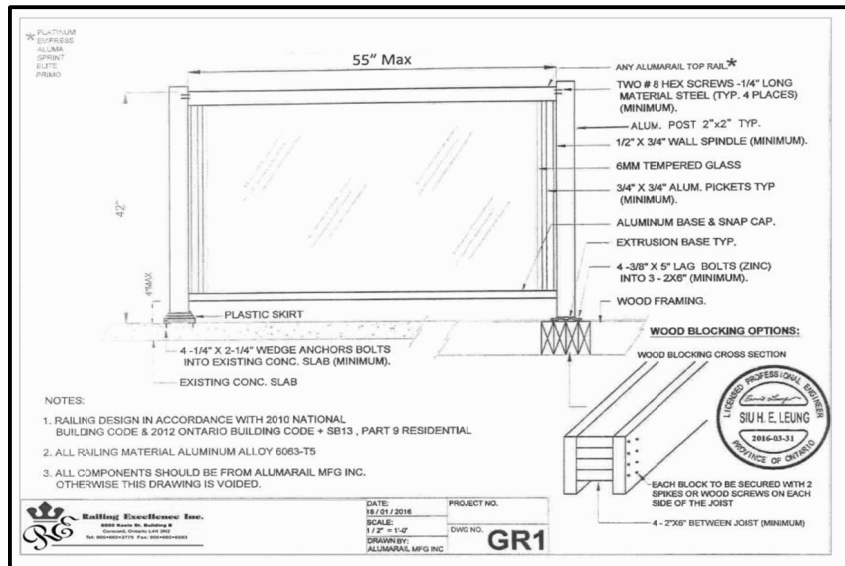
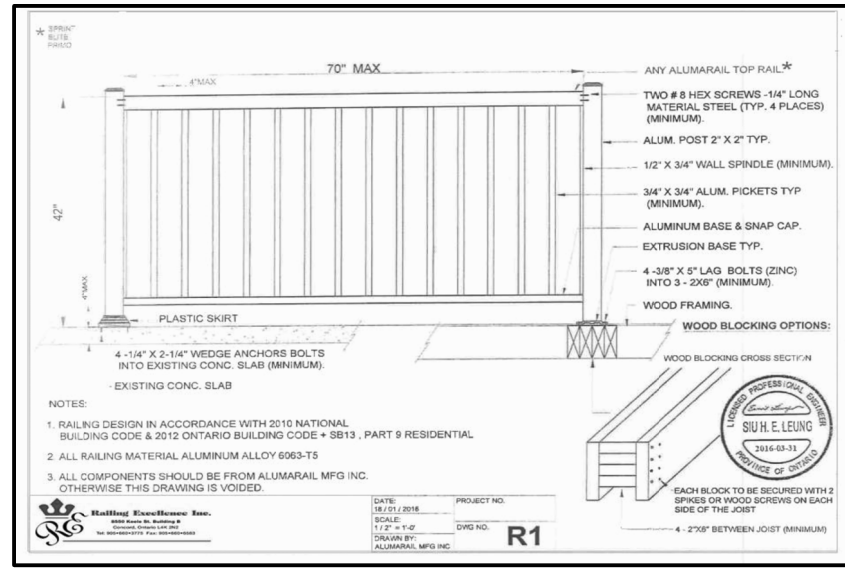
PROJECT
PROPOSED
TWO STOREY DWELLING

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

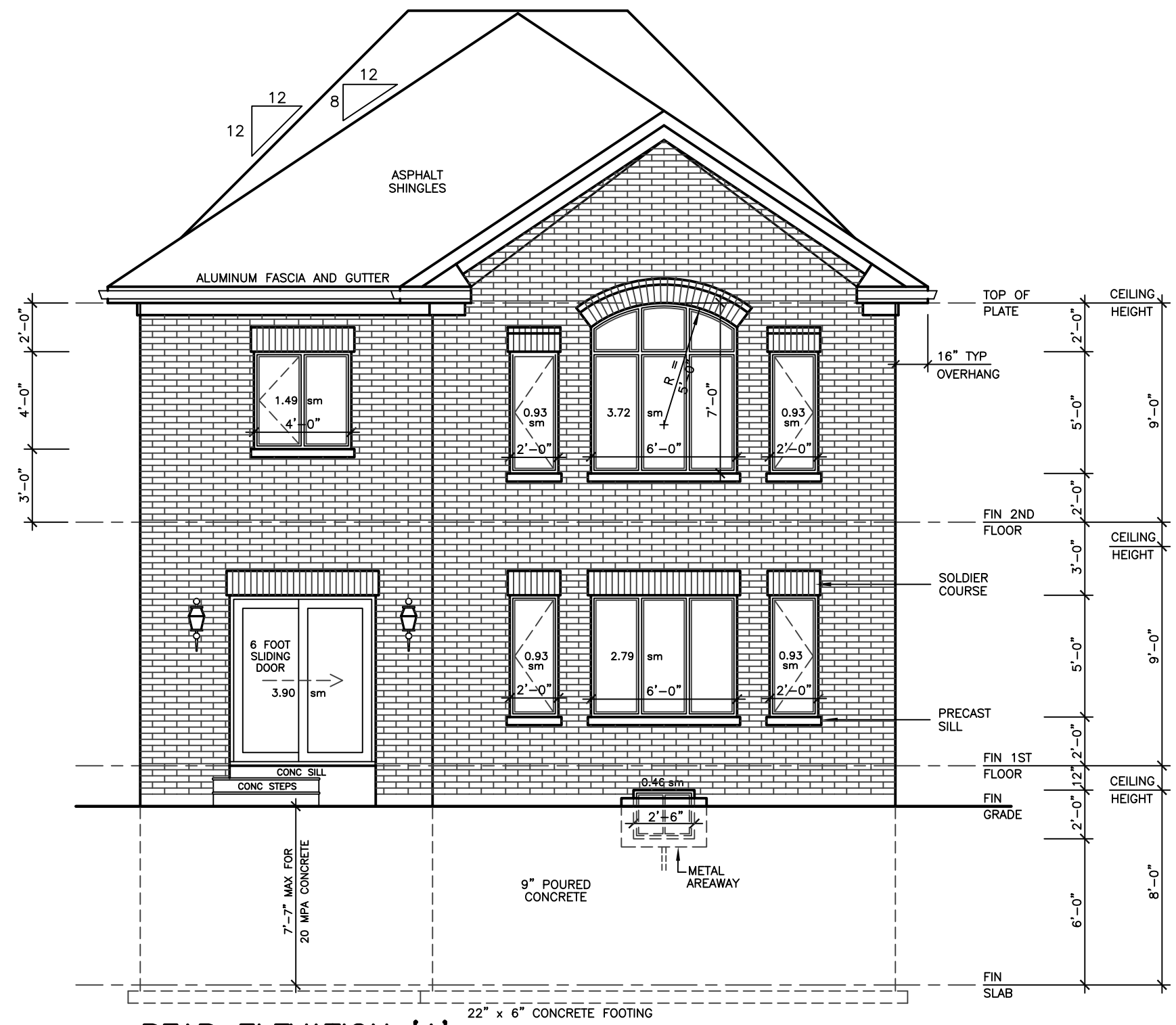
DRAWING
PART FLOOR PLANS
FOR EL. 'B' AND 'C'

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

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

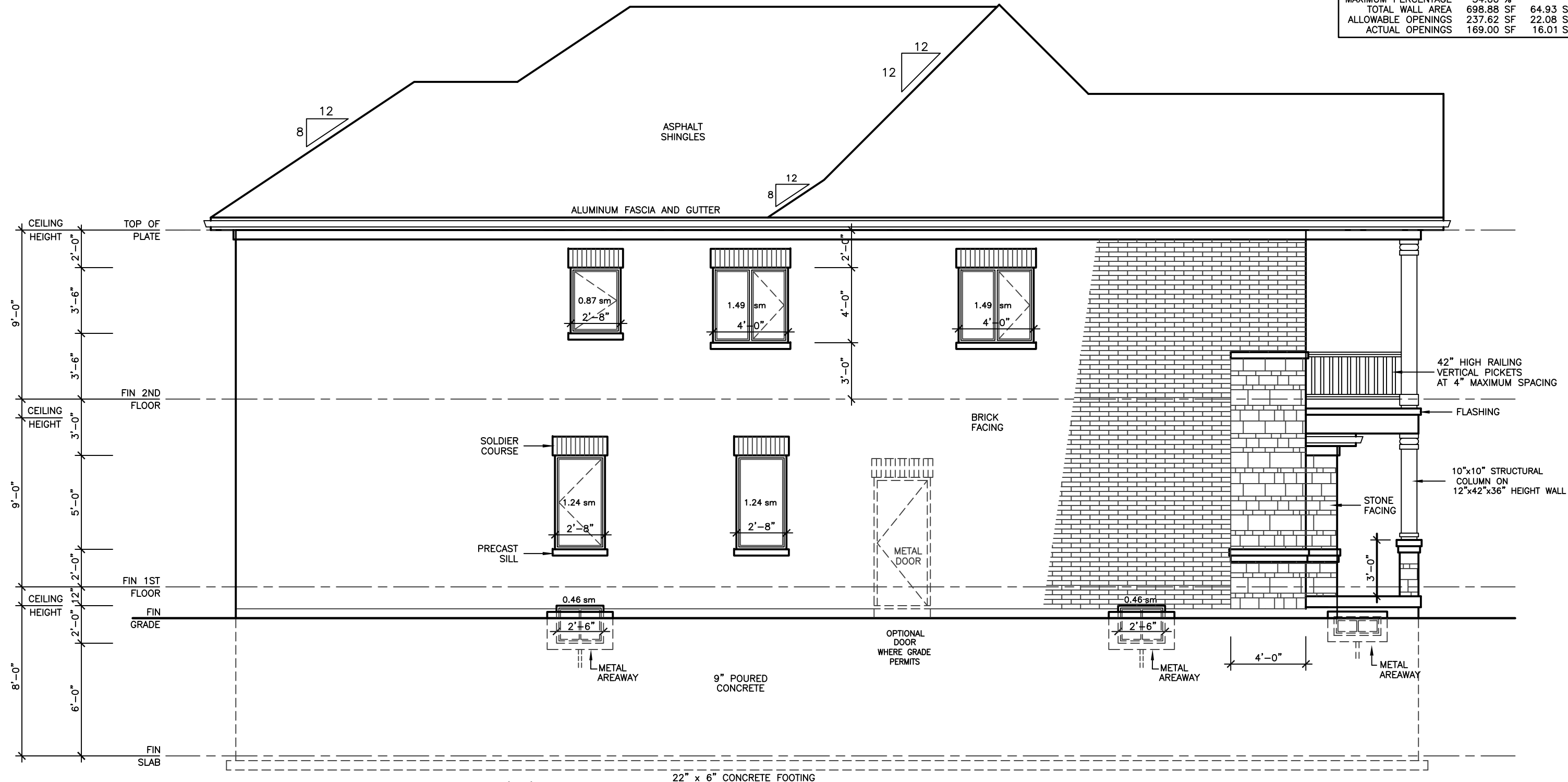


EXTERIOR TYPE LIGHTING



REAR ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	22.97 FT	7.00 M
MAXIMUM PERCENTAGE	34.00 %	
TOTAL WALL AREA	698.88 SF	64.93 SM
ALLOWABLE OPENINGS	237.62 SF	22.08 SM
ACTUAL OPENINGS	169.00 SF	16.01 SM



LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	3.94 FT	1.20 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	1193.28 SF	110.86 SM
ALLOWABLE OPENINGS	83.53 SF	7.78 SM
ACTUAL OPENINGS	78.00 SF	7.25 SM

REVISIONS

#	DATE

LEONARD KALISHENKO
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STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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FINAL ROOF TRUSS LAYOUT

KING EAST
ESTATES



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DESIGN INC.

56 PENNSYLVANIA AVE.
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FAX 905 660-9419

MODEL 2930

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

DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'A'

DATE	MAY '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:

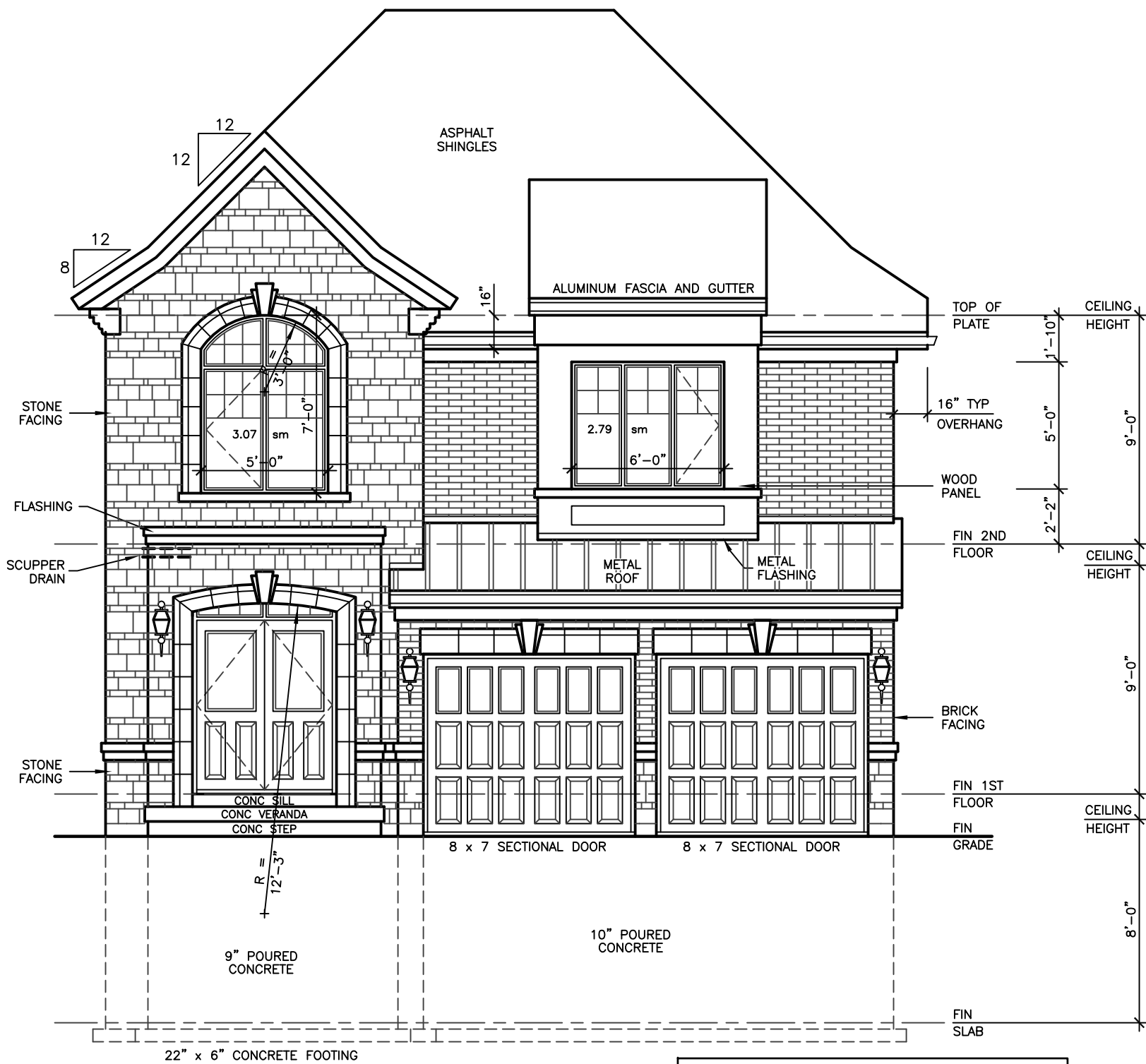
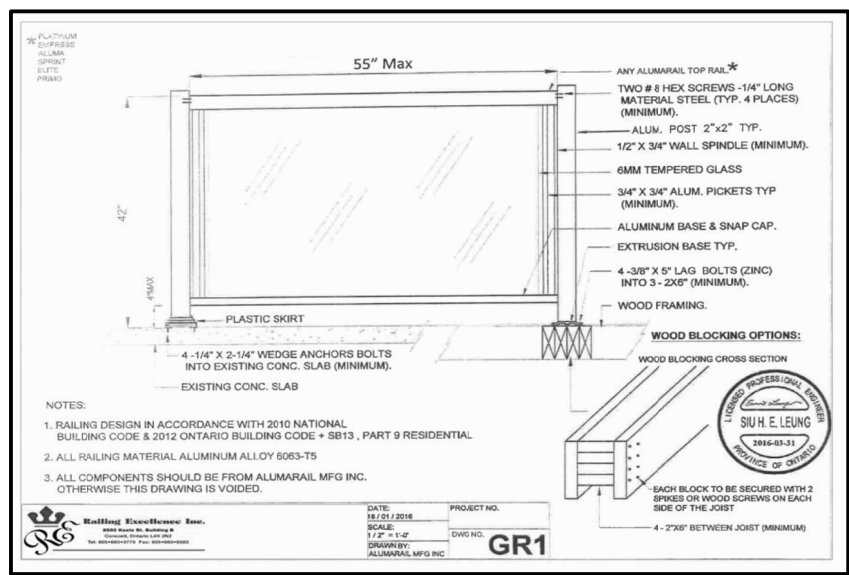
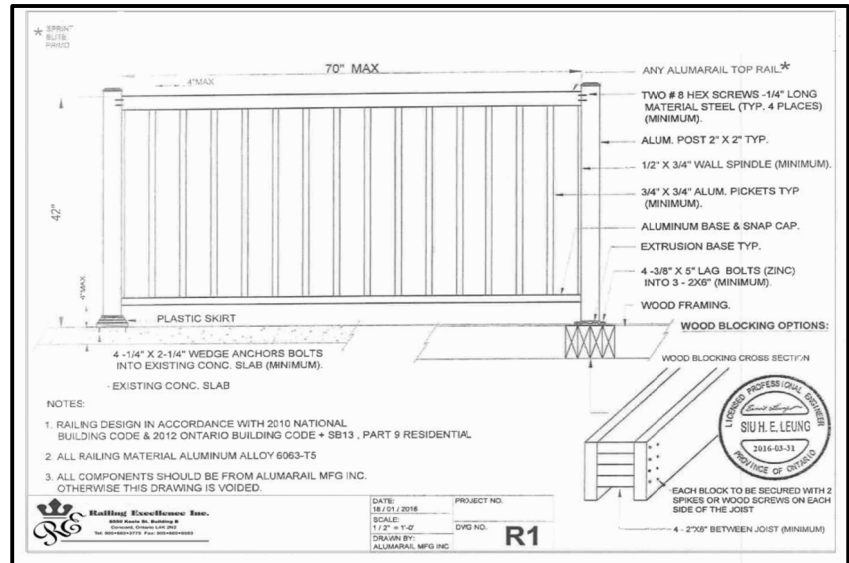
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR

(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)]

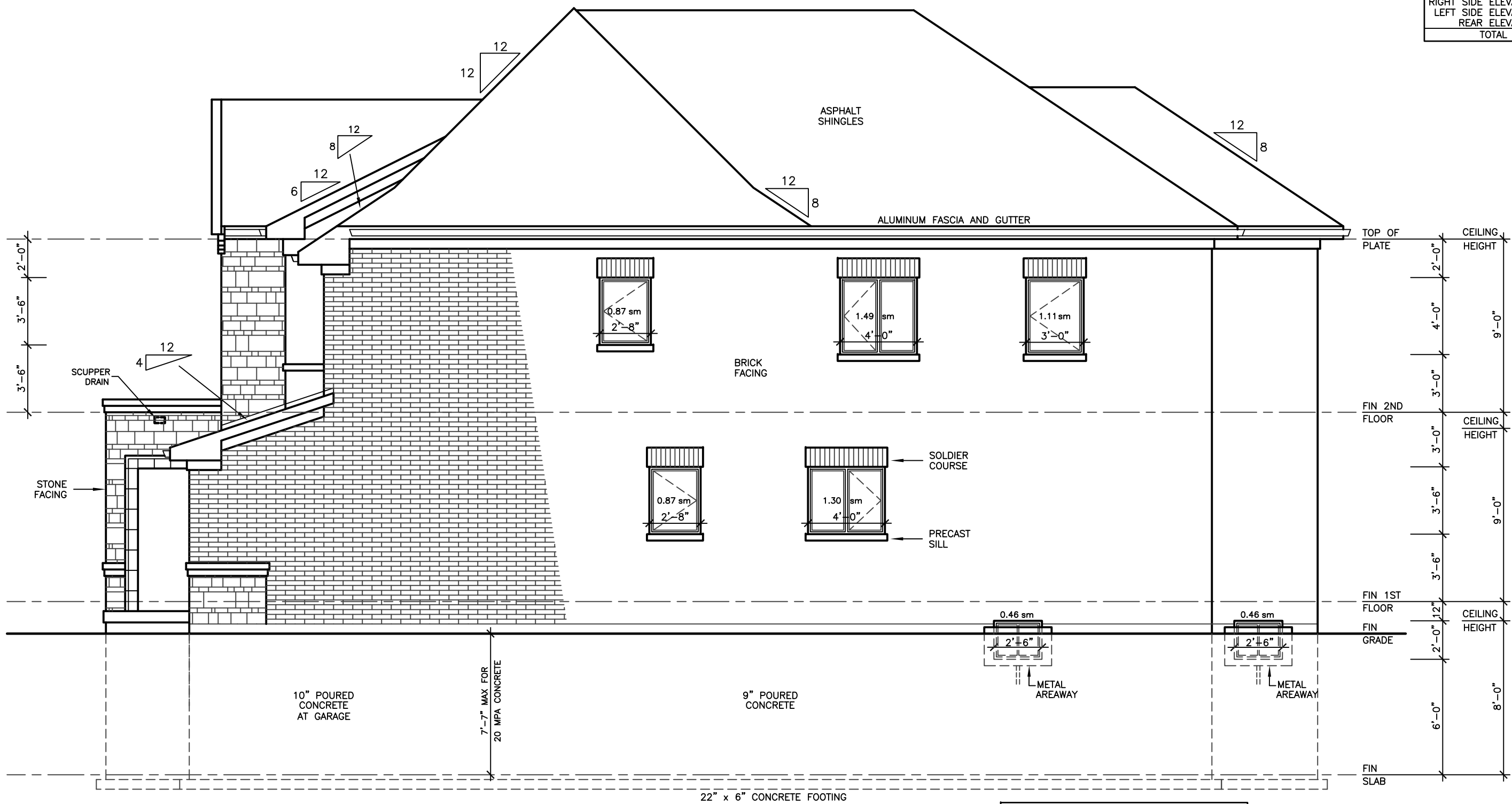
FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:

(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)]



WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	61.10 SM	5.86 SM	
RIGHT SIDE ELEVATION	109.95 SM	6.05 SM	
LEFT SIDE ELEVATION	110.86 SM	7.25 SM	
REAR ELEVATION	64.45 SM	16.01 SM	
TOTAL AREA	346.36 SM	35.17 SM	10.15



ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1009.42 SF	93.78 SM	
ALLOWABLE OPENINGS	70.66 SF	6.56 SM	
ACTUAL OPENINGS	65.12 SF	6.05 SM	

REVISIONS

#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



ASSUMED ROOF TRUSS BEARING
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FINAL ROOF TRUSS LAYOUT

KING EAST
ESTATES



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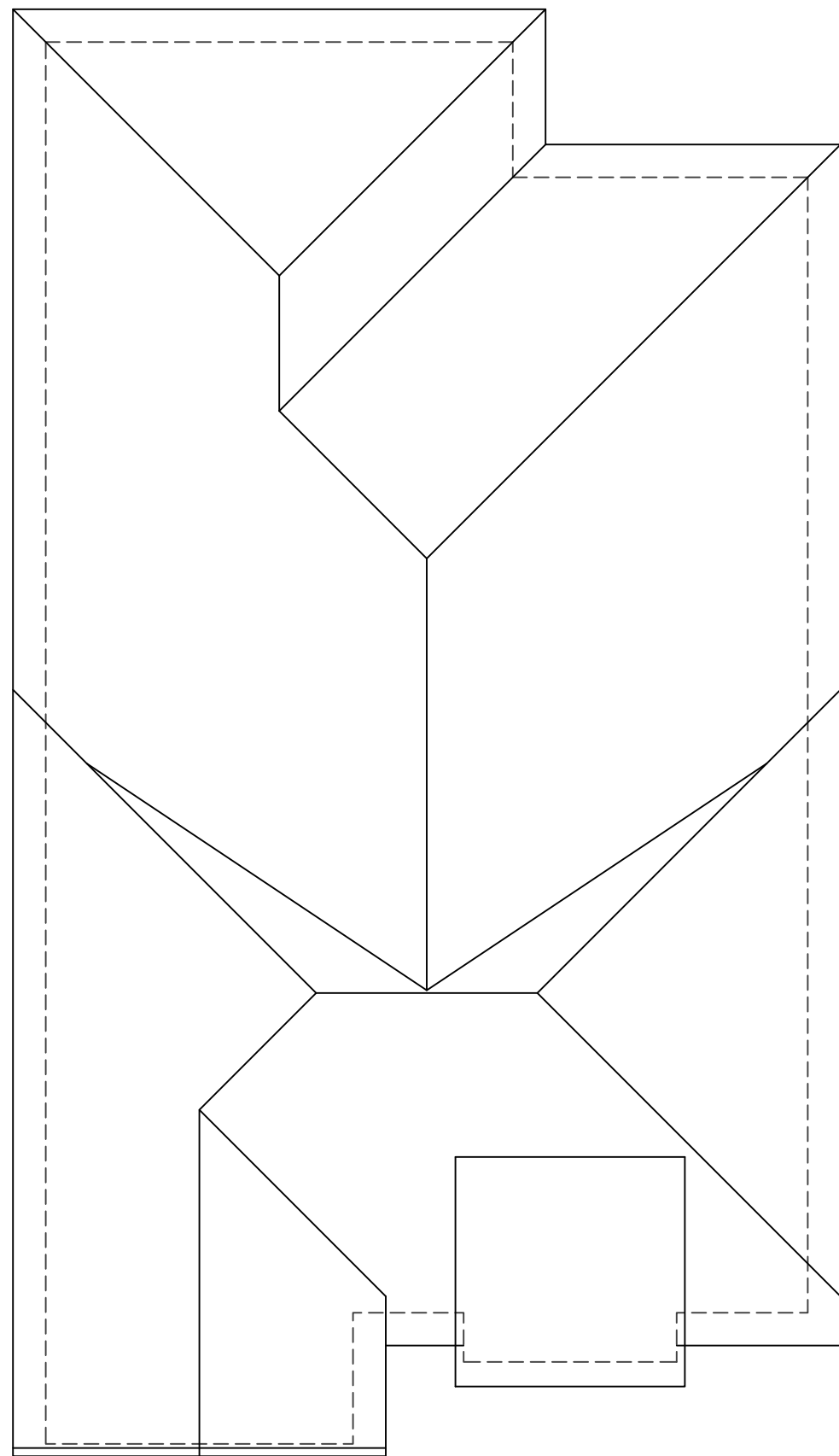
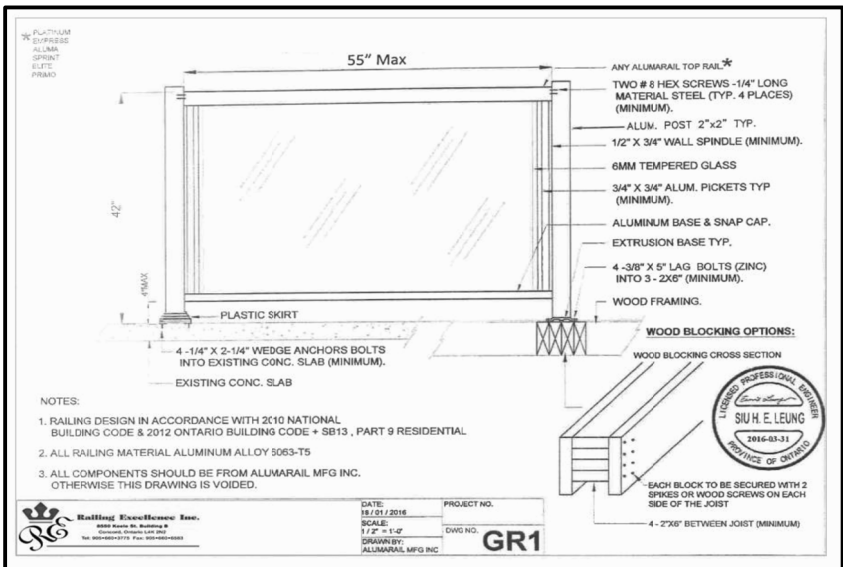
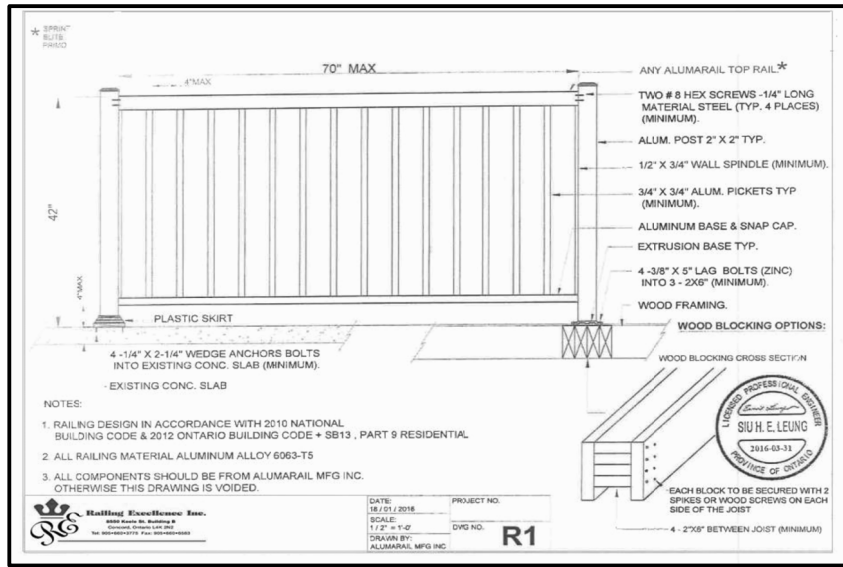
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UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
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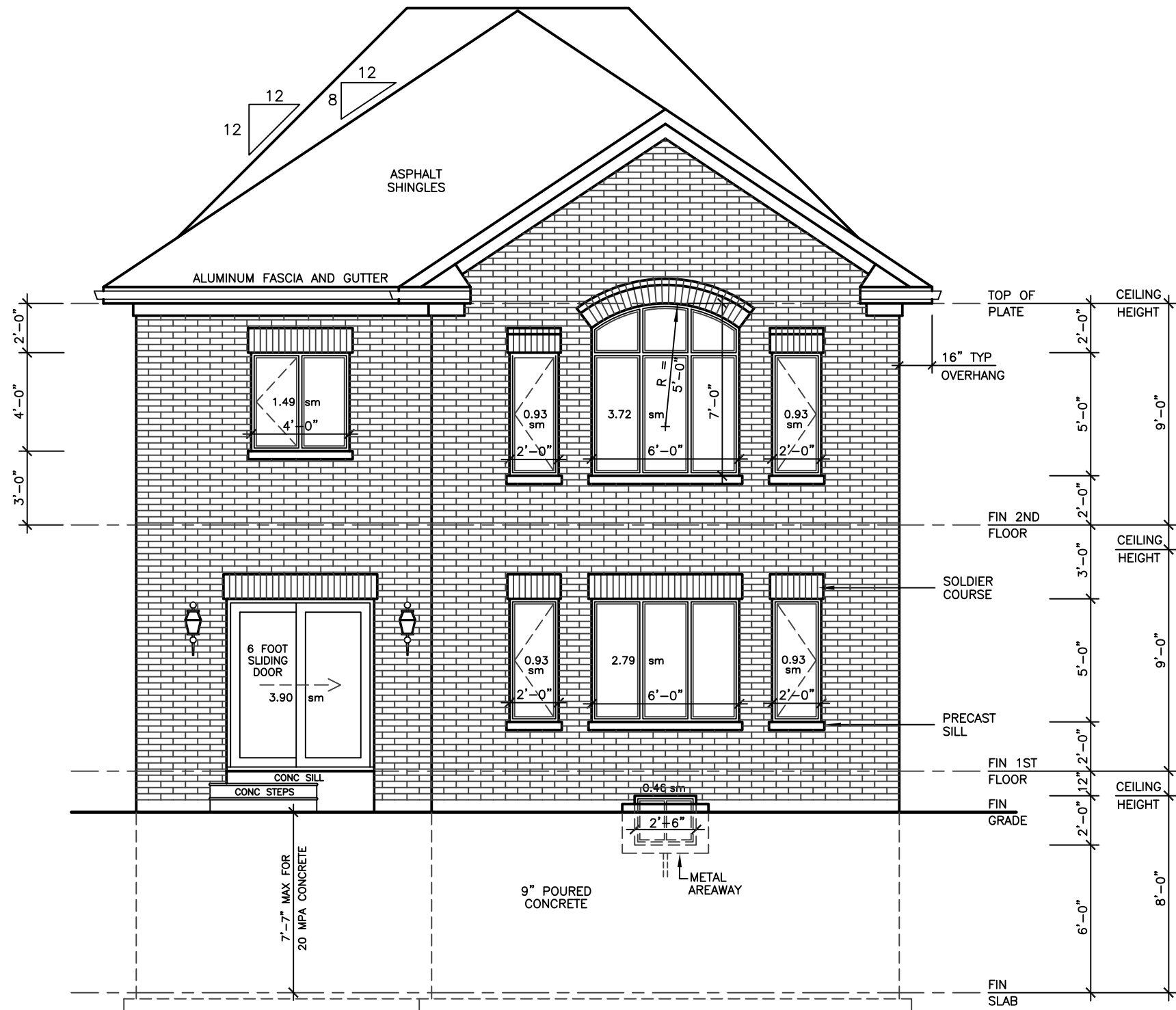
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'B'

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

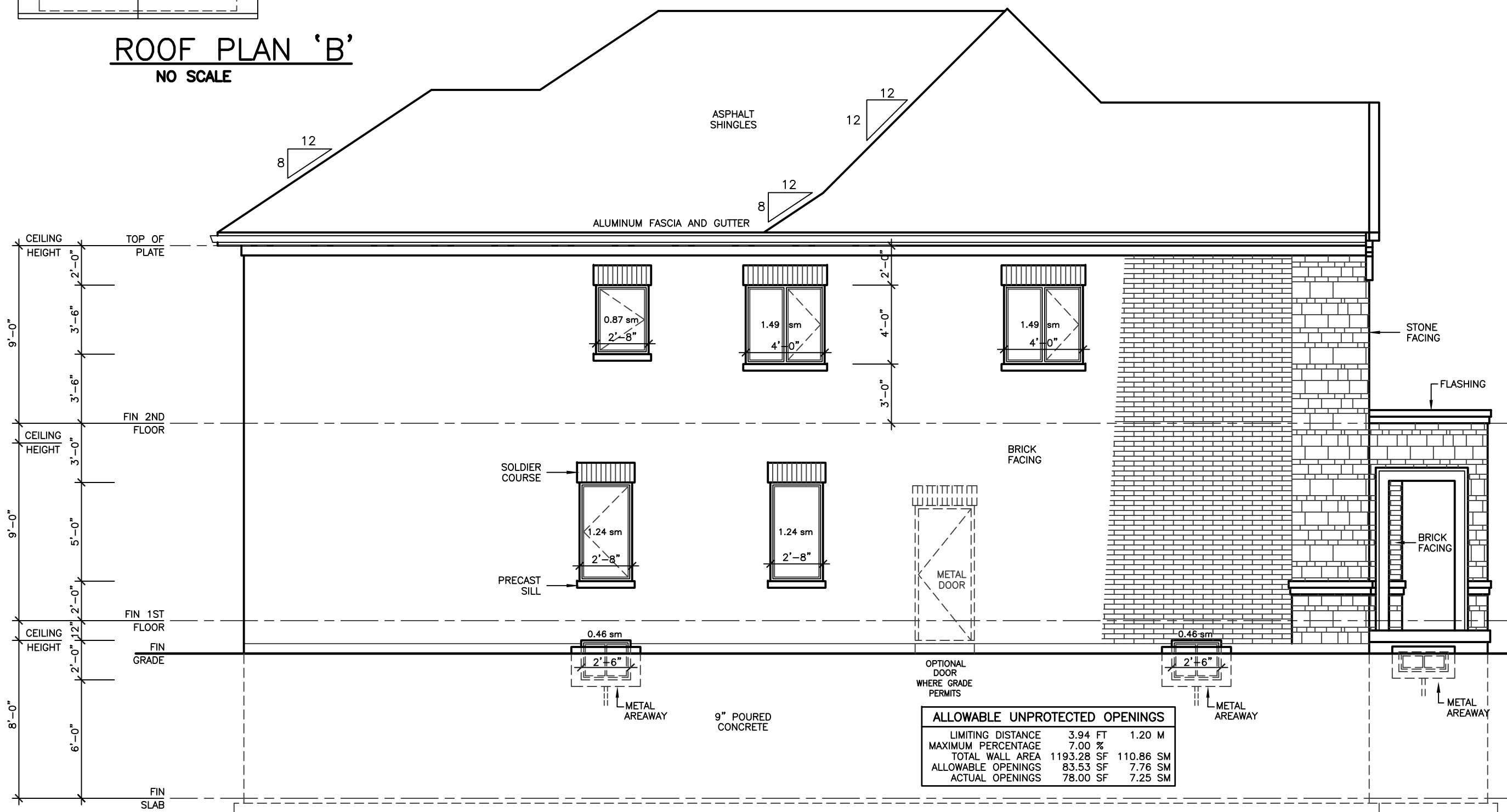


ROOF PLAN 'B'
NO SCALE



REAR ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	22.97 FT	7.00 M
MAXIMUM PERCENTAGE	34.00 %	
TOTAL WALL AREA	698.88 SF	64.93 SM
ALLOWABLE OPENINGS	237.62 SF	22.08 SM
ACTUAL OPENINGS	169.00 SF	16.01 SM



LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	3.94 FT	1.20 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	1193.28 SF	110.86 SM
ALLOWABLE OPENINGS	83.53 SF	7.76 SM
ACTUAL OPENINGS	78.00 SF	7.25 SM

REVISIONS

#	DATE

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

DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'B'
ROOF PLAN 'B'

DATE MAY '24
DRAWN E.B.
CHECKED
SCALE 3/16"=1'-0"

PROJECT NO
20-23
DRAWING NO
A-9

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 9.8.6.1.

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:

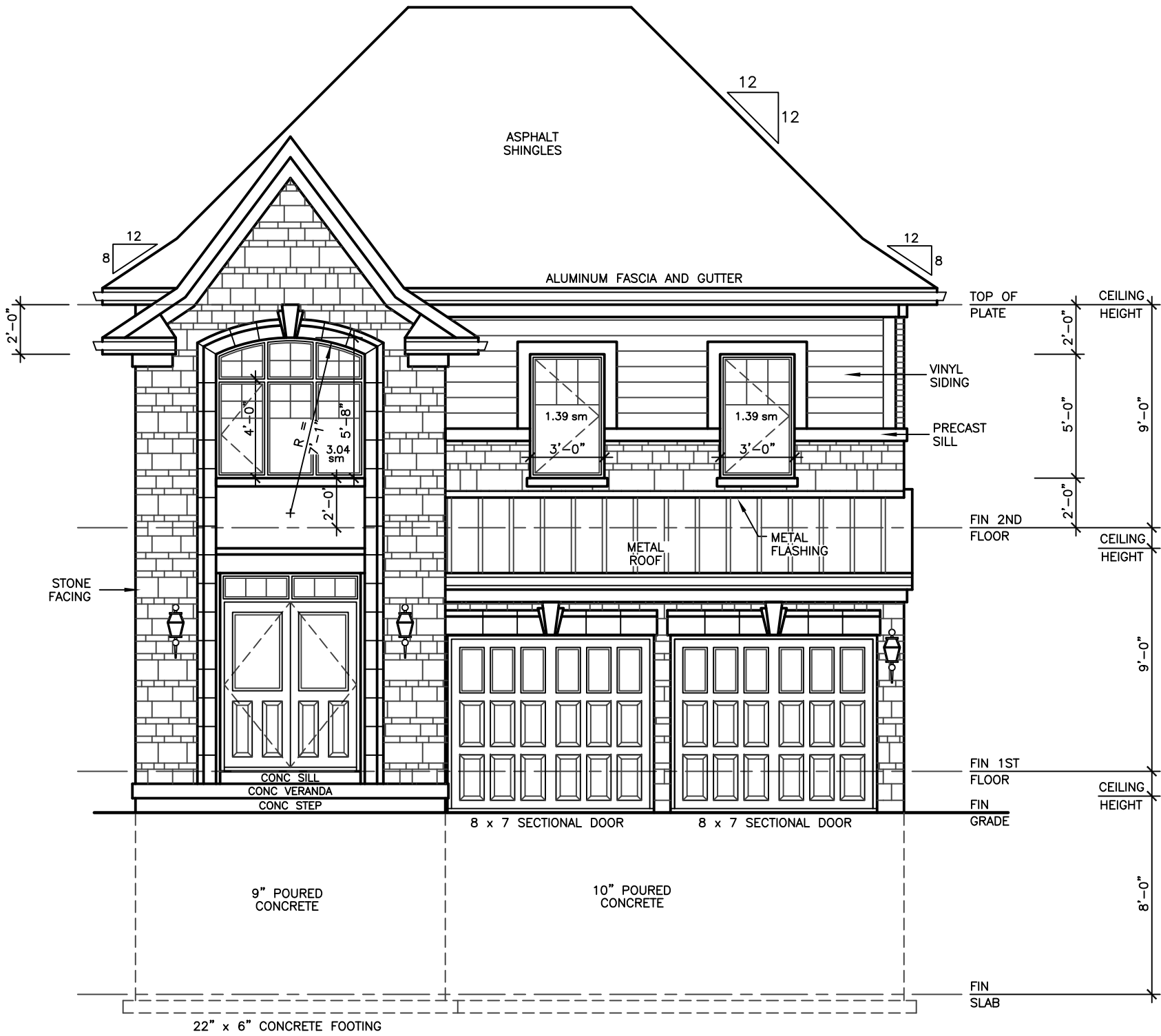
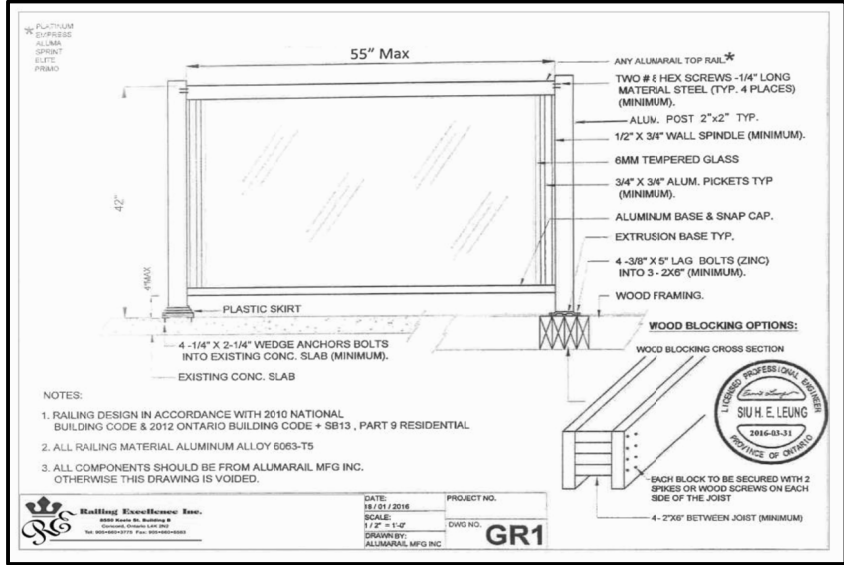
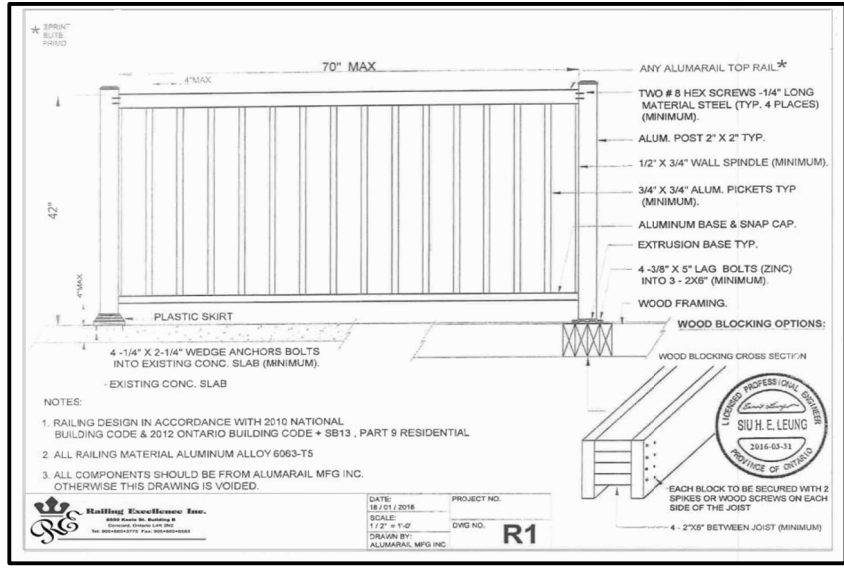
(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR

(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)]

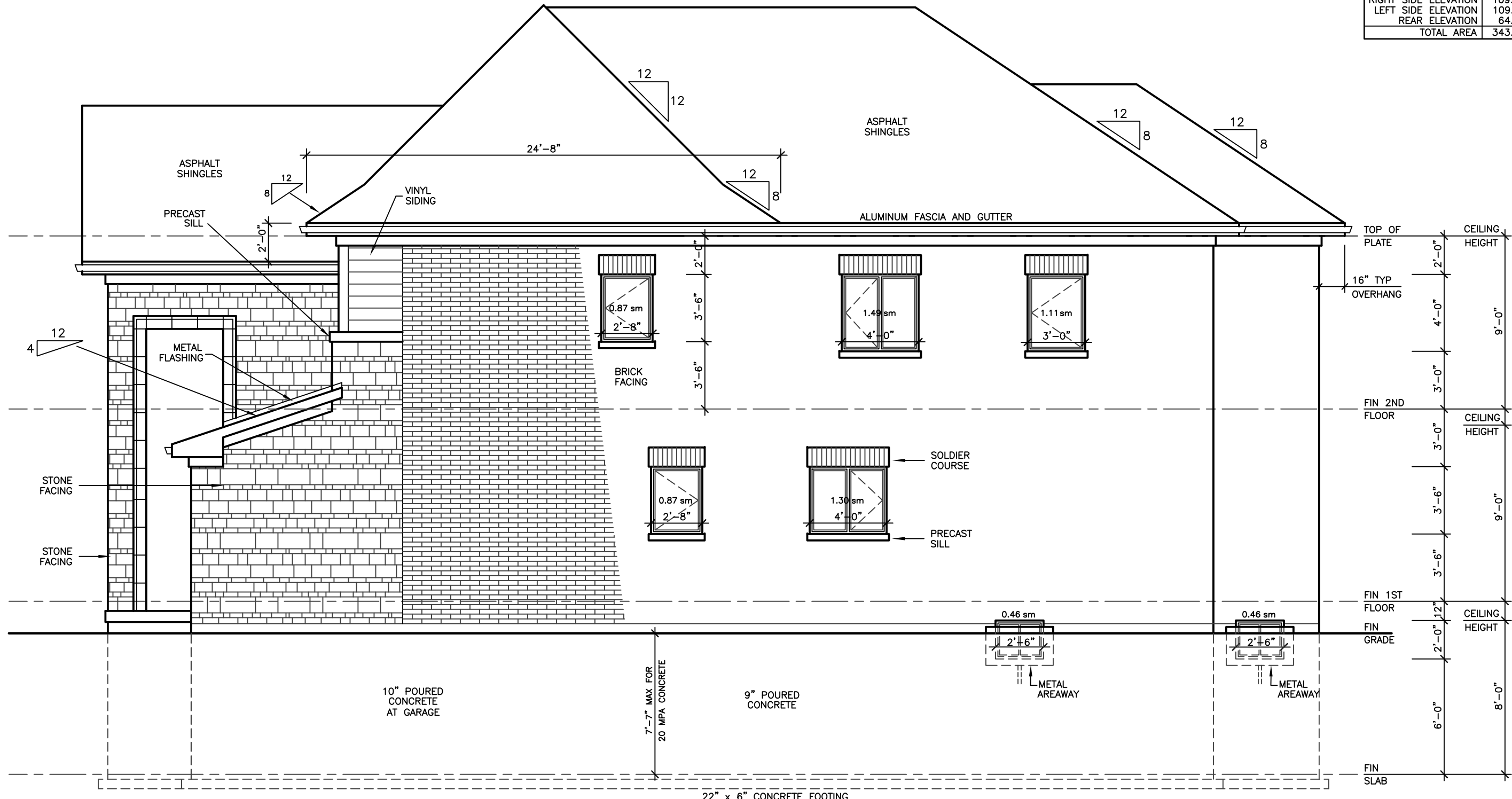
FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL:

(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)]



WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	59.04 SM	5.82 SM	
RIGHT SIDE ELEVATION	109.95 SM	6.05 SM	
LEFT SIDE ELEVATION	109.69 SM	7.25 SM	
REAR ELEVATION	64.45 SM	16.76 SM	
TOTAL AREA	343.13 SM	35.88 SM	10.46



ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1009.42 SF	93.78 SM	
ALLOWABLE OPENINGS	70.66 SF	6.56 SM	
ACTUAL OPENINGS	65.12 SF	6.05 SM	

REVISIONS

#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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

KING EAST
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DRAWINGS MUST NOT BE SCALED.

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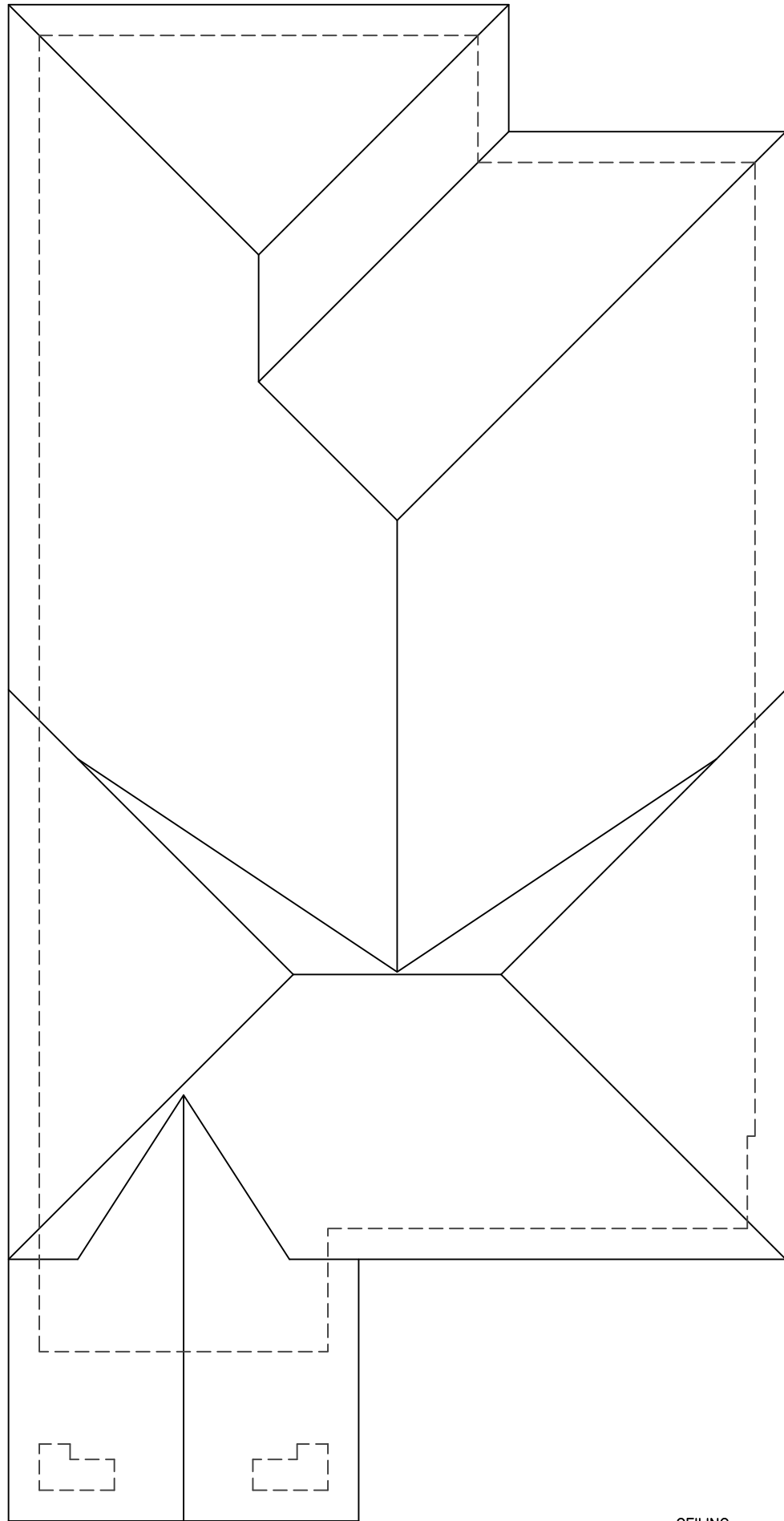
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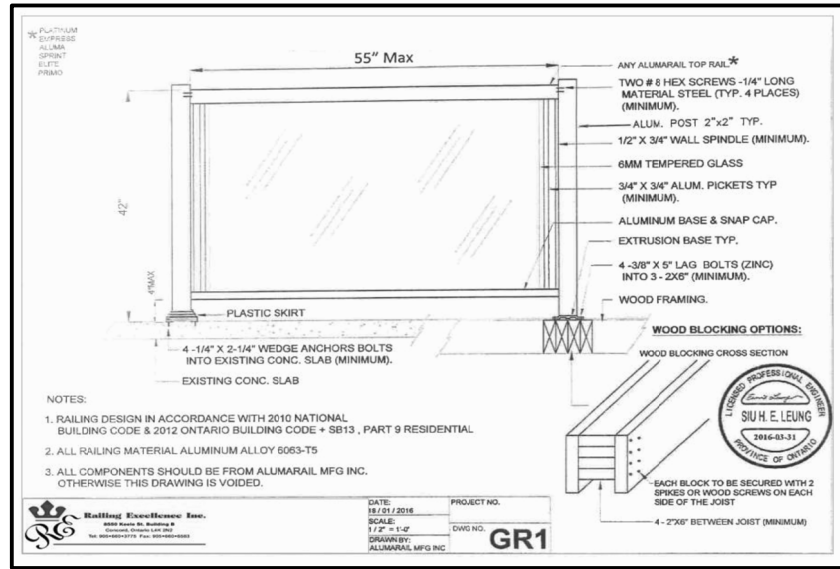
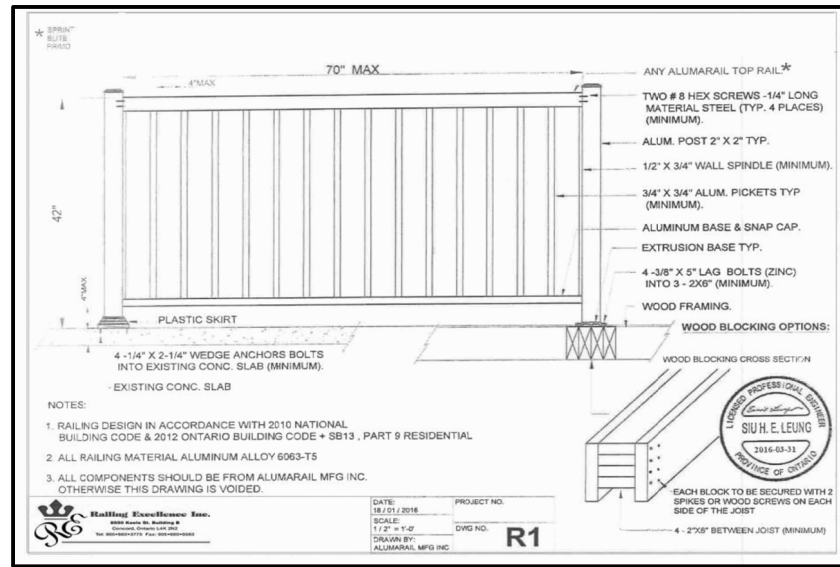
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: SEGUIN STREET
RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'C'

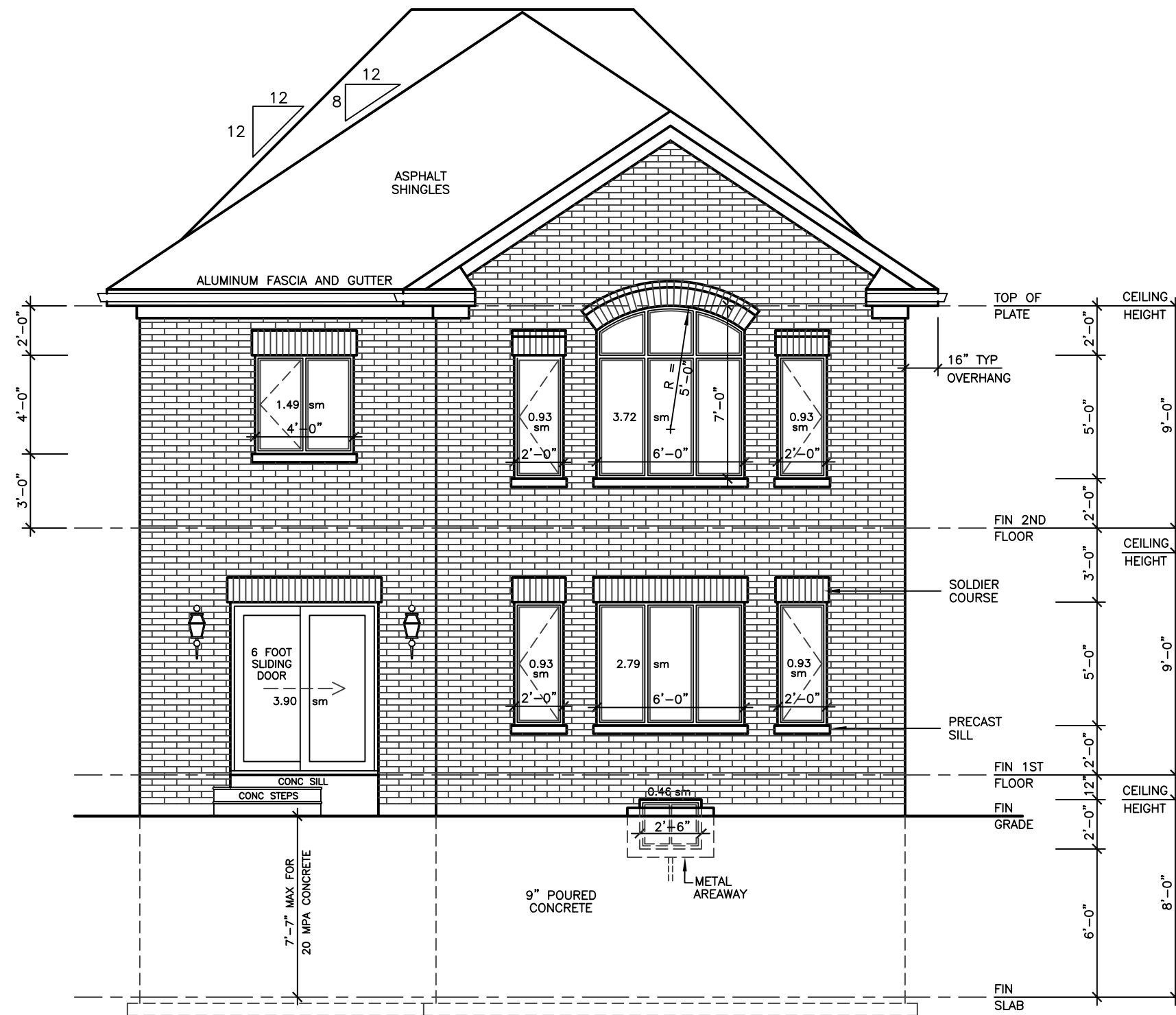
DATE	MAY '24	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-10R
CHECKED			
SCALE	3/16"=1'-0"		



ROOF PLAN 'C'
NO SCALE

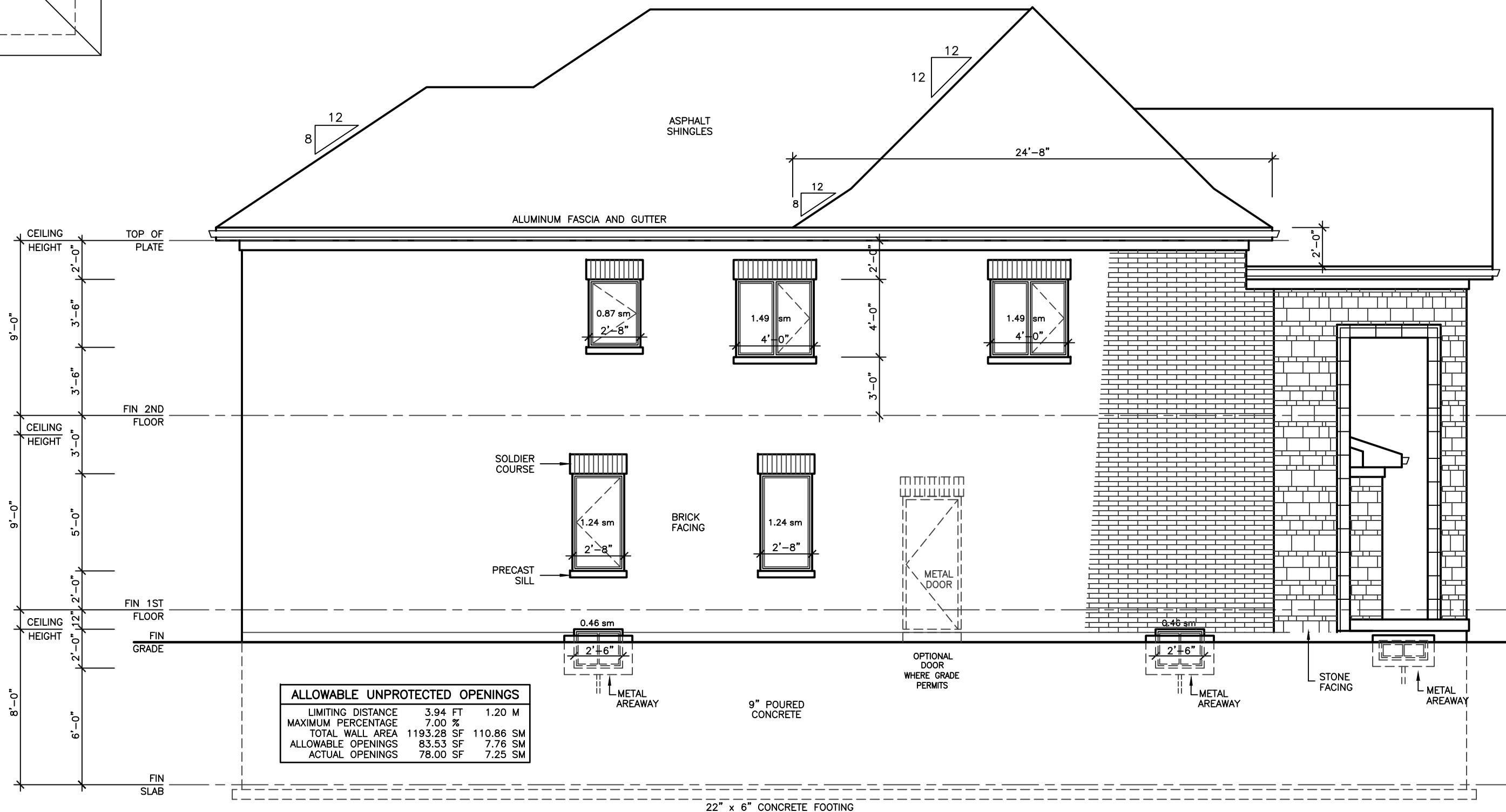


EXTERIOR TYPE LIGHTING



REAR ELEVATION 'C'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	22.97 FT	7.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	698.88 SF	64.93 SM	
ALLOWABLE OPENINGS	237.62 SF	22.08 SM	
ACTUAL OPENINGS	169.00 SF	16.01 SM	



LEFT SIDE ELEVATION 'C'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1193.28 SF	110.86 SM	
ALLOWABLE OPENINGS	83.53 SF	7.76 SM	
ACTUAL OPENINGS	78.00 SF	7.25 SM	

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FINAL ROOF TRUSS LAYOUT

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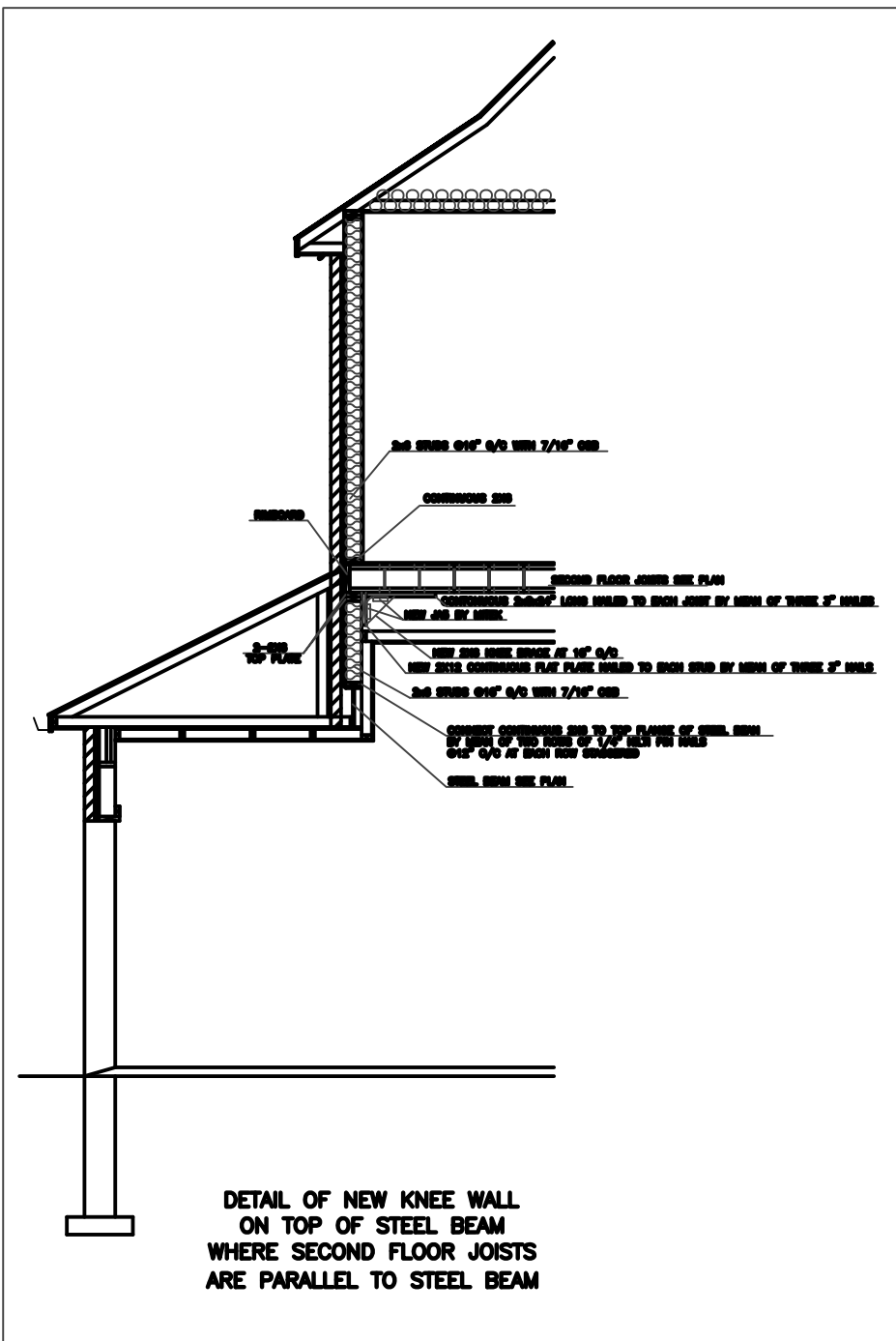
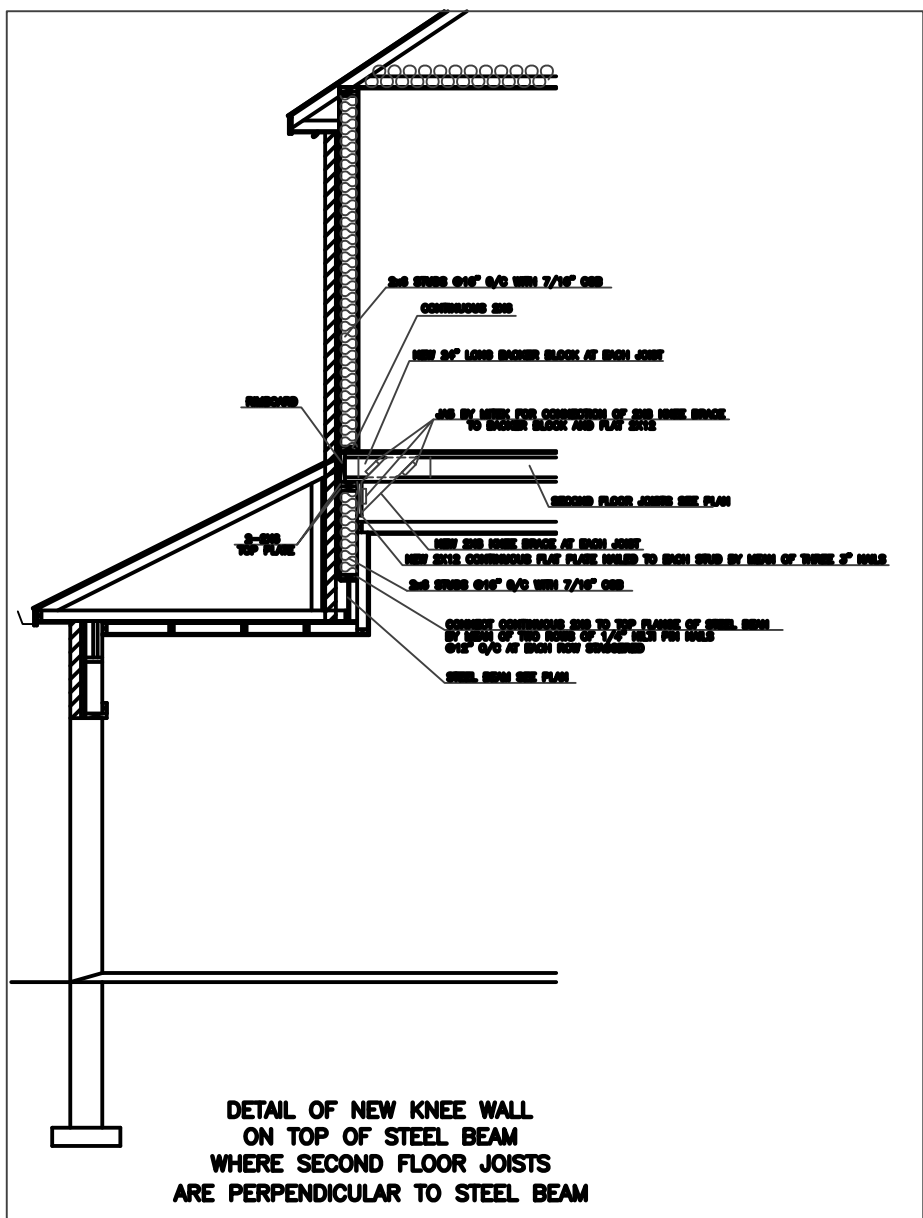
MODEL 2930

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

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'C'
ROOF PLAN 'C'

DATE MAY '24
DRAWN E.B.
CHECKED
SCALE 3/16"=1'-0"

PROJECT NO
20-23
DRAWING NO
A-11R



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 9.14.3"

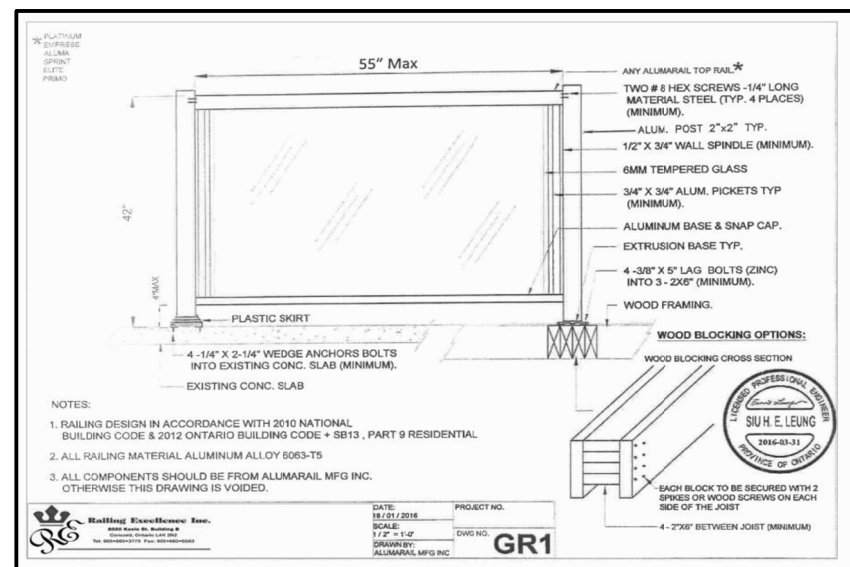
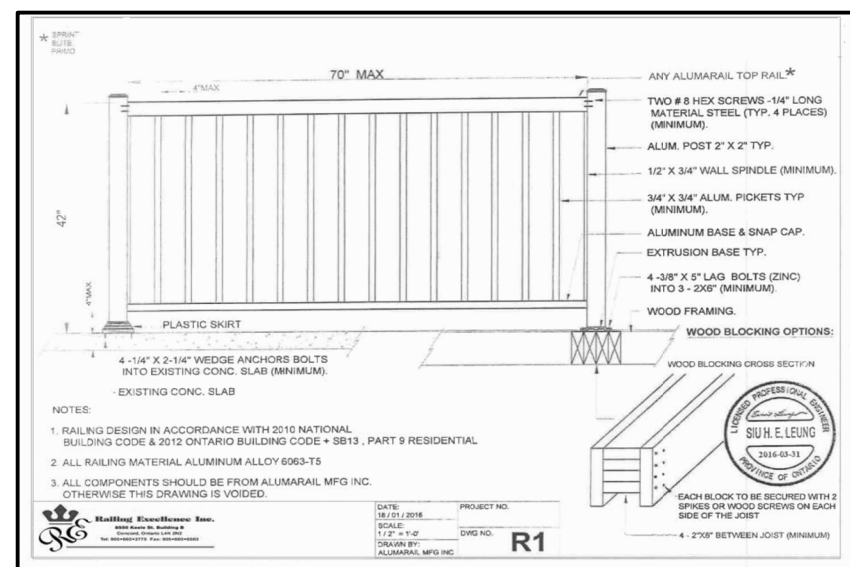
FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. [OBC 9.15.3.2]

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 50 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

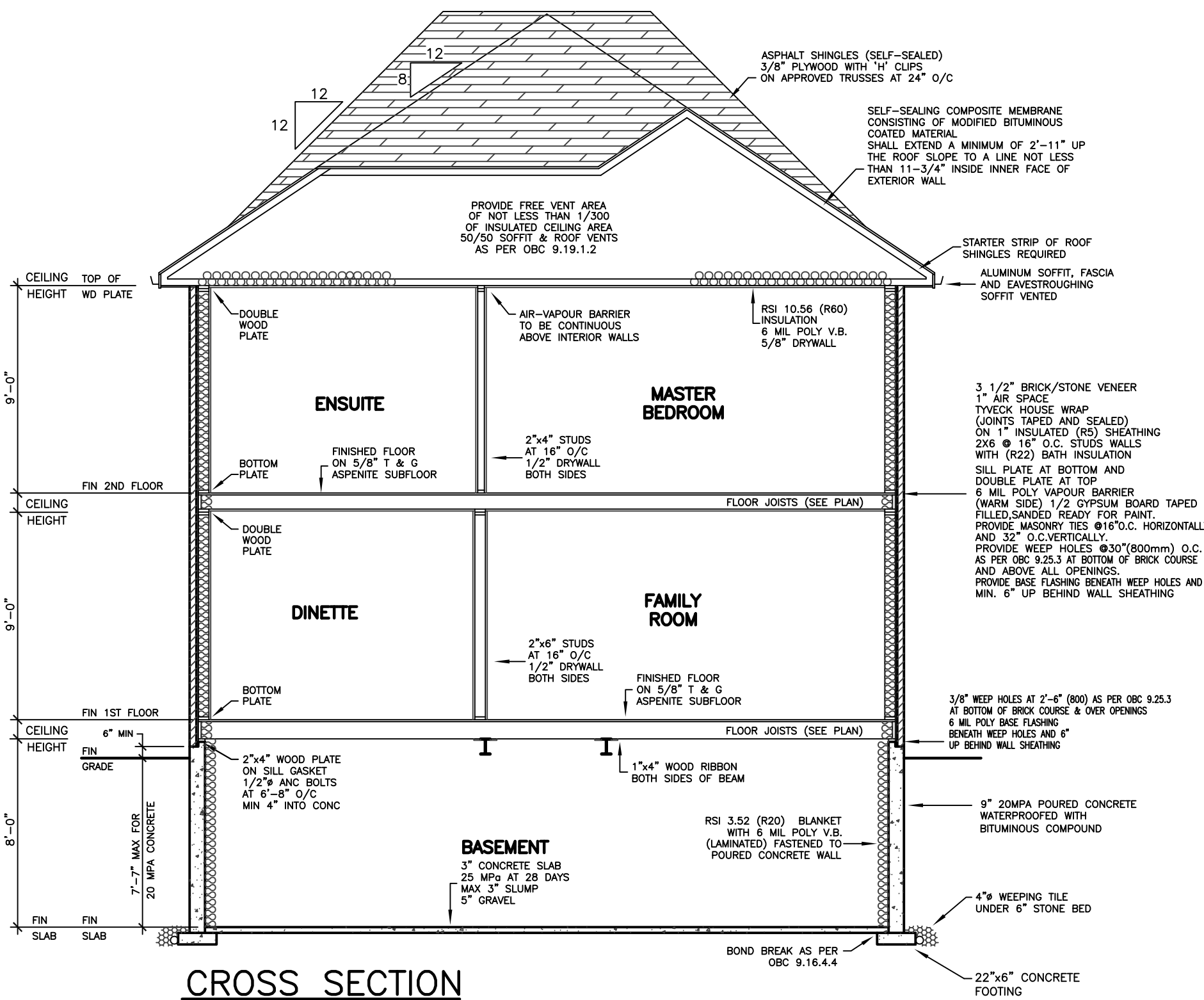
STUCCO SHALL BE NOT LESS THAN 200 mm ABOVE FINISHED GROUND LEVEL EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONRY. [OBC 9.28.1.4]

EAVE PROTECTION FOR SHINGLES AND SHAKES TO CONFORM WITH OBC 9.26.5

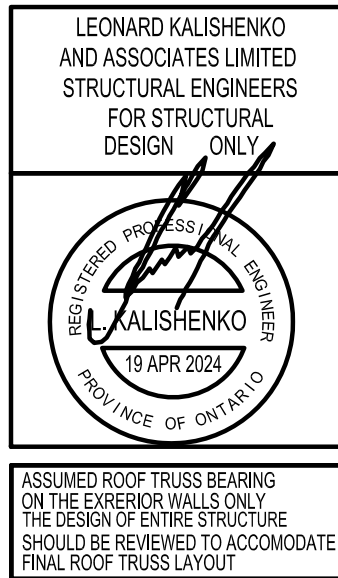


DOOR SCHEDULE	
1	= 2'10\" x 6'8\" x 1 3/4\" EXTERIOR
2	= 2'8\" x 6'8\" x 1 3/4\" EXTERIOR
3	= 2'8\" x 6'8\" x 1 3/4\" GARAGE, GASPROOF + CLOSER
4	= 2'8\" x 6'8\" x 1 3/8\" INTERIOR
5	= 2'8\" x 6'8\" x 1 3/8\" INTERIOR
6	= 2'4\" x 6'8\" x 1 3/8\" INTERIOR
7	= 2'2\" x 6'8\" x 1 3/8\" INTERIOR
8	= 2'0\"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

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



REVISIONS	
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MODEL 2930

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

DRAWING
CROSS SECTION

DATE	MAY '24	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-12
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 DAMPROOFED 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 DAMPROOFING, 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")
SPRUCED AT 400 mm (16") O.C.
38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C.
IF NOT NOTED OTHERWISE, 6 MIL POLYETHYLENE DAMPROOFING SHALL BE
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 MINIMUM 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 WEAP
PAPER. IF SUCH FLASHING IS FLEXIBLE, IT SHALL BE PROVIDED WITH
CONTINUOUS SUPPORT.

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC 9.3.9.

WOOD FRAMING

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

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

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

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

WHERE FLOOR SHEATHING SUPPORTS CERAMIC TILES, IT SHALL BE
REINFORCED IN ACCORDANCE WITH O.B.C. SECTION 9.30.6.

ROOF CONSTRUCTION

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

NATURAL AND MECHANICAL VENTILATION

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

BATHROOMS 0.09 m² (0.97 ft²)

ALL OTHER ROOMS 0.28 m² (3.00 ft²)

INSULATION, AIR AND VAPOUR BARRIERS

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

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

BASEMENT

BEARING CAPACITY OF SOIL SHALL BE
CONFIRMED PRIOR TO CONSTRUCTION.

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

MINIMUM FOOTING WIDTH OR AREA SHALL
CONFORM TO TABLE 9.15.3.4.

WOOD COLUMNS SHALL CONFORM TO OBC 9.17.3.

MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR
BEAMS SHALL CONFORM TO TABLES A-8
THROUGH A-10.

MAXIMUM SPANS FOR LINTELS SHALL
CONFORM TO TABLES A-13 THROUGH A-19.

FLOORS-ON-GROUNDS SHALL CONFORM TO
OBC 9.16.

CONCRETE SHALL CONFORM TO OBC 9.3.1.

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

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

STRUCTURAL MEMBERS AND THEIR
CONNECTIONS SHALL CONFORM TO OBC 9.4.1.

THE CLEAR HEIGHT OVER STAIRS MEASURED
VERTICALLY FROM A LINE DRAWN THROUGH
THE LEADING EDGES OF THE TREADS SHALL
BE NOT LESS THAN 1,950 mm (6'-5") WITHIN
DWELLING UNITS [OBC 9.8.2.2]

DIMENSIONS FOR RECTANGULAR TREADS AND RUN
(1) THE RUN, WHICH IS MEASURED AS
THE HORIZONTAL NOSING TO NOSING DISTANCE,
AND THE TREAD DEPTH OF RECTANGULAR TREADS
SHALL CONFORM TO TABLE 9.8.4.1

(2) THE DEPTH OF A RECTANGULAR TREAD SHALL
NOT BE LESS THAN ITS RUN AND NOT MORE
THAN ITS RUN PLUS 25mm [OBC 9.8.4.2]

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

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 CURVED
RAMPS 1,100 mm IN WIDTH OR GREATER.

HANDRAILS ARE NOT REQUIRED FOR ...
(A) INTERIOR STAIRS HAVING NOT MORE
THAN 2 RISERS AND SERVING A SINGLE
DWELLING UNIT, OR
(B) EXTERIOR STAIRS HAVING NOT MORE
THAN 3 RISERS AND SERVING A SINGLE
DWELLING UNIT. [OBC 9.8.7.1]

THE HEIGHT OF HANDRAILS ON STAIRS AND
RAMPS SHALL BE NOT LESS THAN 865 mm (2'-8")
AND NOT MORE THAN 965 mm. [OBC 9.8.7.4(2)]

EXTERIOR CONCRETE STAIRS WITH MORE
THAN 2 RISERS AND 2 TREADS SHALL BE
SUPPORTED ON UNIFORM MASONRY OR CONCRETE
WALLS OR 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 FOUNDATION SHALL CONFORM TO OBC
9.14.4.2. [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 MINIMUM END BEARING AT END
SUPPORTS. [OBC 9.23.0.1]

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 9.32.3.9.

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 9.3.9.

PERFORMANCE OF WINDOWS DOORS AND
SKYLIGHT TO CONFORM WITH OBC 9.7.3

FIRST FLOOR

EXHAUST DUCTS CONNECTED TO LAUNDRY
DRYING EQUIPMENT SHALL BE
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 PLATWORK,
(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 STEEL 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.

WEATHER STRIPPING SHALL BE PROVIDED
AROUND ALL EXTERIOR DOORS. EXCEPT
GARAGE DOORS. [OBC 9.6.5.6]

SWINGING ENTRANCE DOORS TO DWELLING
UNITS, BETWEEN DWELLING UNITS AND
ATTACHED GARAGES OR OTHER ANCILLARY
SPACES, AND DOORS THAT PROVIDE ACCESS
DIRECTLY OR INDIRECTLY FROM A GARAGE
TO A DWELLING UNIT SHALL BE PROVIDED
WITH A DEAD-BOLT LOCK WITH A CYLINDER
HAVING NO FEWER THAN 5 PINS AND A BOLT
THROW NOT LESS THAN 25 mm PROTECTED
WITH A SOLID OR HARDENED FREE-TURNING
RING OR BEVELLED CYLINDER HOUSING.
[OBC 9.6.6.3]

THE HEIGHT OF HANDRAILS ON STAIRS AND
RAMPS SHALL BE NOT LESS THAN 865 mm
AND NOT MORE THAN 965 mm. [OBC 9.8.7.4(2)]

GUARDS SHALL CONFORM TO OBC 9.8.8
AND SHALL RESIST LOADS IN CONFORMANCE
WITH TABLE 9.8.8.2

WHERE A GARAGE IS ATTACHED TO OR BUILT
INTO A BUILDING OF RESIDENTIAL OCCUPANCY,
(A) AN AIR BARRIER SYSTEM IN CONFORMANCE
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.

WHERE MEMBRANE MATERIALS ARE USED TO
PROVIDE THE REQUIRED AIR TIGHTNESS IN THE
AIR BARRIER SYSTEM, ALL JOINTS SHALL
BE PROTECTED WITH AN APPROPRIATELY SUPPORTED.
[OBC 9.10.9.16(5)]

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

FACTORY-BUILT FIREPLACES AND THEIR
INSTALLATION SHALL CONFORM TO
CANULC-351, "SMOKE ALARMS", SHALL
BE INSTALLED IN EACH DWELLING UNIT.
[OBC 9.22.8.1.3]

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

A CLOTHES DRYER EXHAUST DUCT SYSTEM
SHALL CONFORM TO PART 6, [OBC 9.32.1.1.(5)]

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

EXCEPT FOR CLOTHES DRYERS, EXHAUST
OUTLETS SHALL BE FITTED WITH SCREENS OF
1.0 mm (1/32") OR FINER, 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-FUELED BURNING APPLIANCES
AND EQUIPMENT, INCLUDING STOVES, RANGES
AND SPACE HEATERS SHALL CONFORM TO
CAN/CSA-B365, "INSTALLATION CODE FOR
GAS-FUELED BURNING APPLIANCES AND
EQUIPMENT". [OBC 9.33.1.2]

A LIGHTING OUTLET WITH FIXTURE CONTROLLED
BY A WALL SWITCH SHALL BE PROVIDED IN
KITCHENS, UTILITY ROOMS, LAUNDRY ROOMS,
DINING ROOMS, BATHROOMS, WATER-CLOSET
ROOMS, VESTIBULES AND HALLWAYS, AS WELL
AS IN BEDROOMS AND BATHS. LIGHTS THAT
ARE NOT PROVIDED WITH A RECEPTACLE
THAT IS CONTROLLED BY A WALL SWITCH.
[OBC 9.34.2.3(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 A HOUSE
OR 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 9.3.9.

PERFORMANCE OF WINDOWS DOORS AND
SKYLIGHT TO CONFORM WITH OBC 9.7.3

EXHAUST DUCTS CONNECTED TO LAUNDRY
DRYING EQUIPMENT SHALL BE
INDEPENDENT OF OTHER EXHAUST DUCTS.

(B) DESIGNED AND INSTALLED SO THAT
THE ENTIRE DUCT CAN BE CLEANED, AND
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