

BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.

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

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

(B.9.15.4.2) CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF 200 mm (7-7/8") UNLESS OTHERWISE SPECIFIED. THE MAXIMUM HEIGHT OF THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR LATERALLY SUPPORTED WALLS, SHALL BE AS FOLLOWS:
200 mm (7-7/8") SOLID CONCRETE
200 mm (7-7/8") 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 4.2.2.1.
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 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 9.20.8.3]

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 9.12.3.9.

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

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

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

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC B 9.40.1.4

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

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

COMBINATION ROOMS SHALL CONFORM TO OBC 9.5.1.4.

WINDOWS DOORS AND SKYLIGHTS SHALL CONFORM TO OBC SECTION 9.7

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

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

LANDINGS SHALL BE PROVIDED IN CONFORMANCE WITH OBC 9.8.6.2.

DIMENSIONS OF REQUIRED LANDINGS SHALL CONFORM TO OBC 9.8.6.3.

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

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

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-S357 "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.

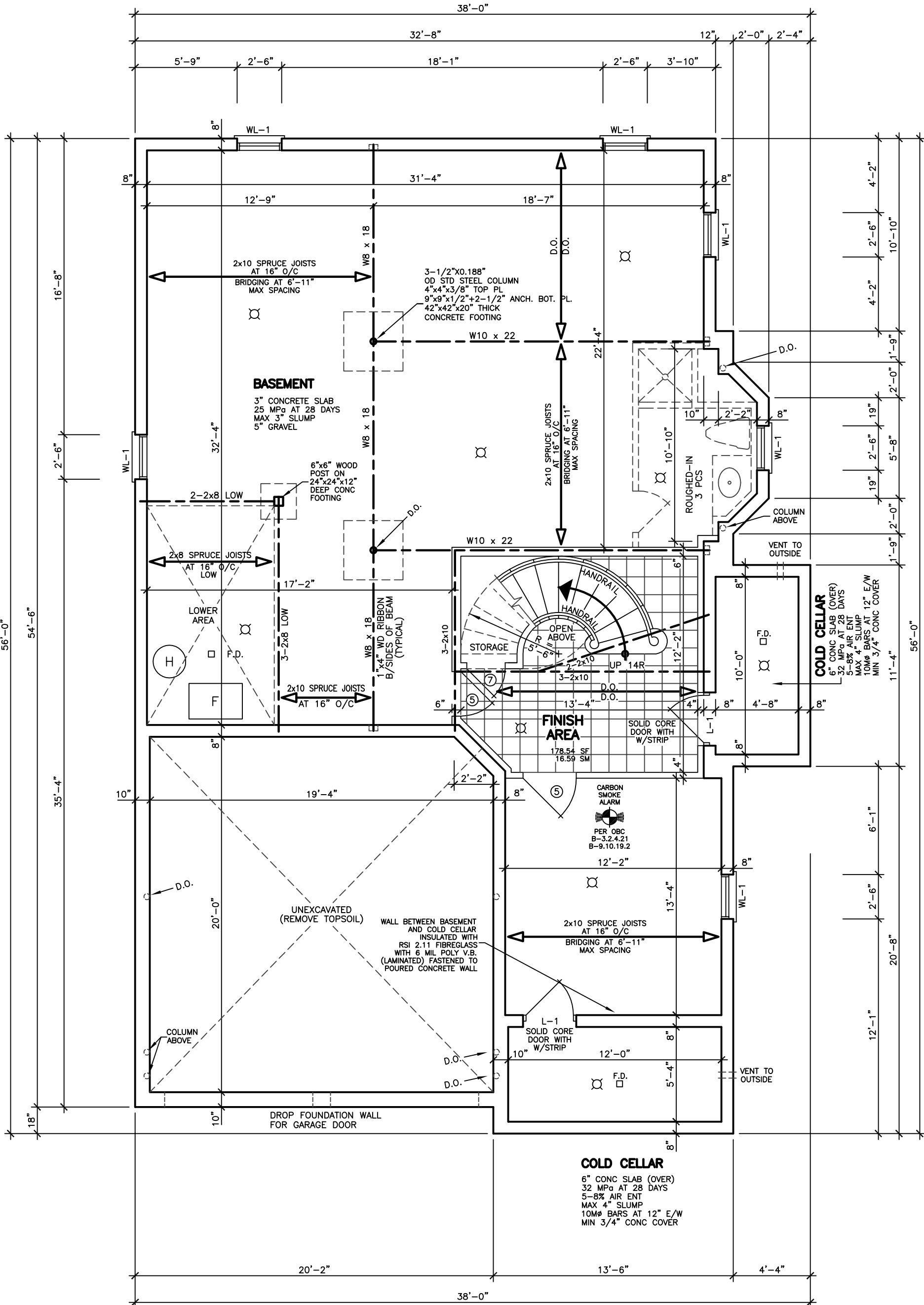
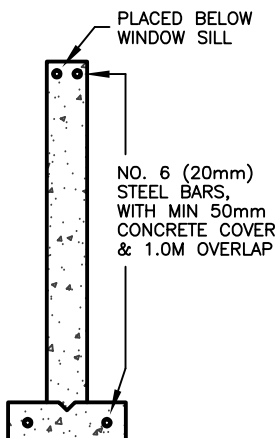
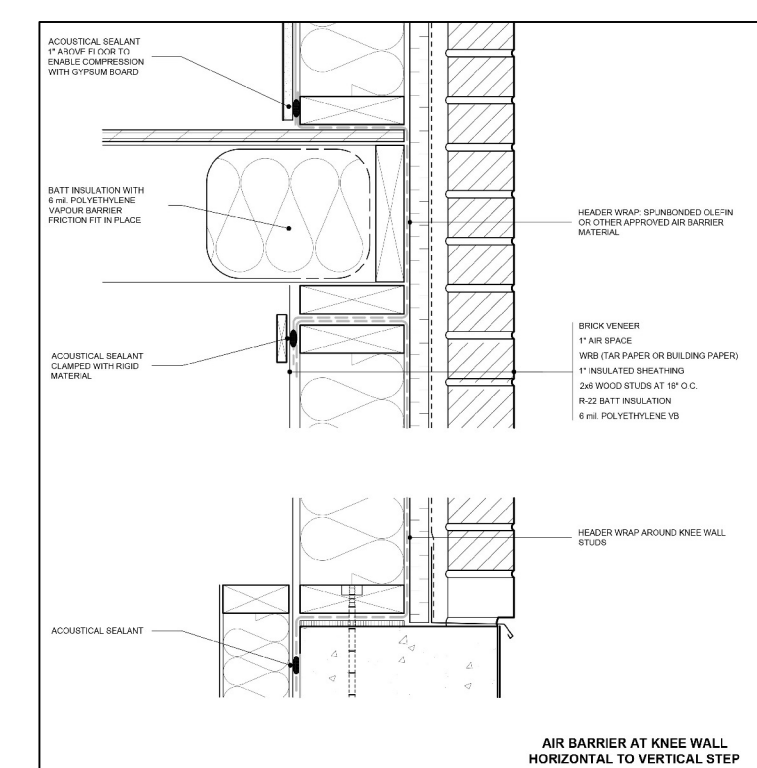
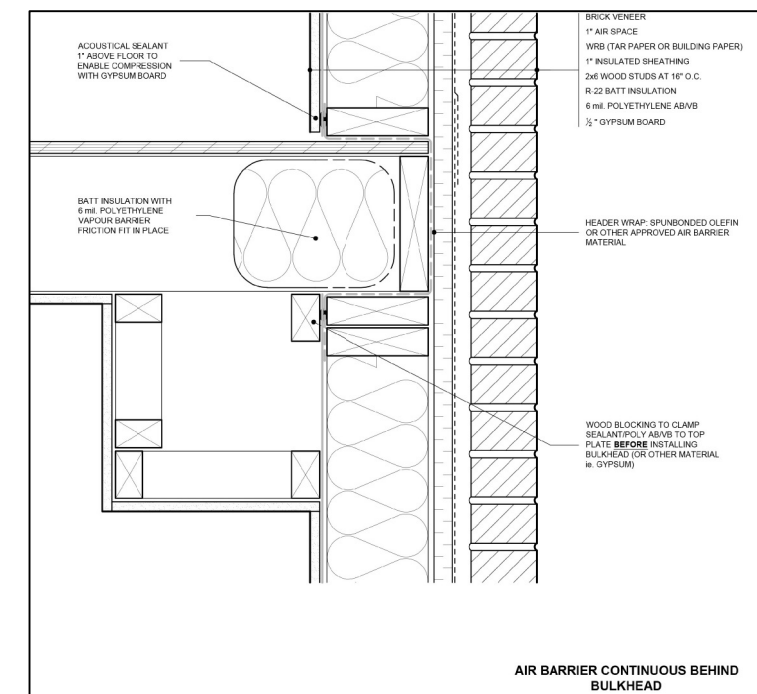
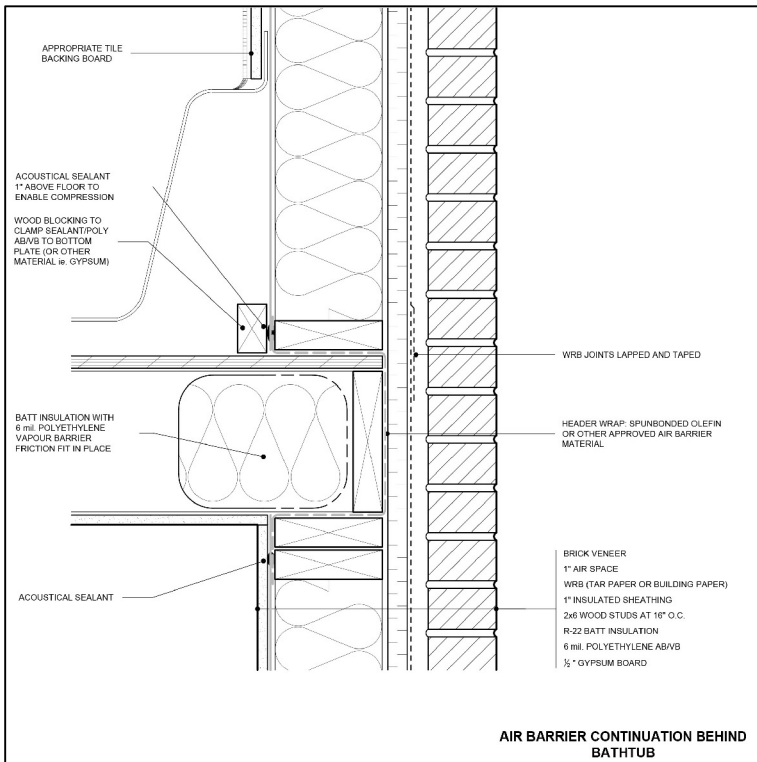
ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

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)]



BASEMENT FLOOR PLAN 'A'

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

16 Mar 2024 By: Kunal Chaudhry

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	=	1349.55	SF
	=	125.38	SM
2nd FLOOR	=	1723.17	SF
	=	160.09	SM
(-OPENINGS)	=	-57.78	SF
	=	-5.37	SM
TOTAL	=	3014.94	SF
	=	280.10	SM
COVERAGE	=	1908.69	SF
	=	177.33	SM

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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 & 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.

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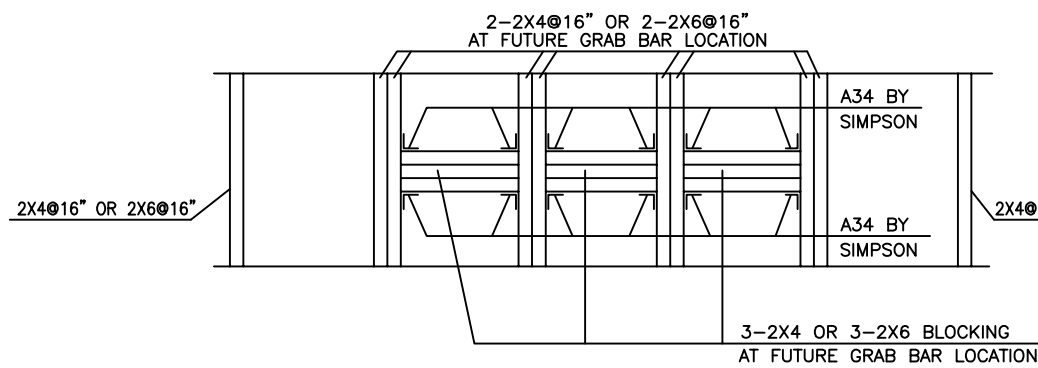
56 PENNSYLVANIA AVE.
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TEL 905 660-9393
FAX 905 660-9419

MODEL 3020
CORNER

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

DRAWING
BASEMENT FLOOR PLAN 'A'

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



DETAIL OF STUD WALL CONSTRUCTION AT FUTURE GRAB BAR LOCATION

DOOR SCHEDULE

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

LINTEL SCHEDULE

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

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

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

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

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

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

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]

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]

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

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

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

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

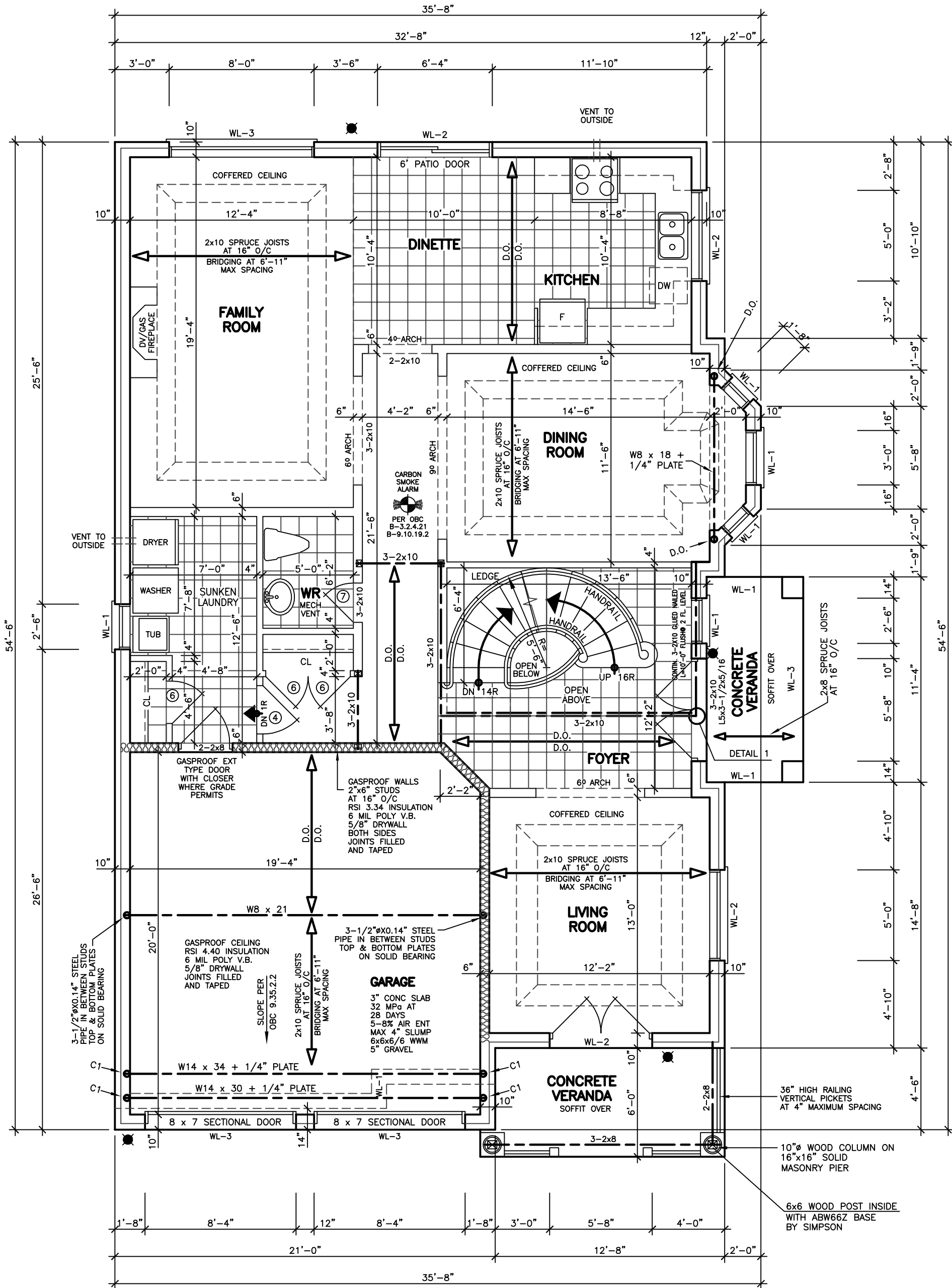
EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12.(10)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, COOK TOPS AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365-M, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC B.9.3.3.1.2]

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

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

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



FIRST FLOOR PLAN 'A'

STRUCTURAL NOTE

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

STRUCTURAL LEGEND

C1 DENOTES 3-1/2" x 0.188 HSS IN BETWEEN STUDS WITH 3/8" TOP PLATE AND 6x6x8x10" + 2-1/2" ANCH BOTTOM PLATE ON SOLID BEARING

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

16 Mar 2024 By: Kunal Chaudhry

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	=	1349.55	SF
2nd FLOOR	=	125.38	SM
	=	1723.17	SF
(-OPENINGS)	=	160.09	SM
	=	-57.78	SF
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ASSUMED ROOF TRUSS BEARING ON THE EXTERIOR WALLS ONLY THE DESIGN OF ENTIRE STRUCTURE SHOULD BE REVIEWED TO ACCOMMODATE FINAL ROOF TRUSS LAYOUT

KING EAST
B/TATES



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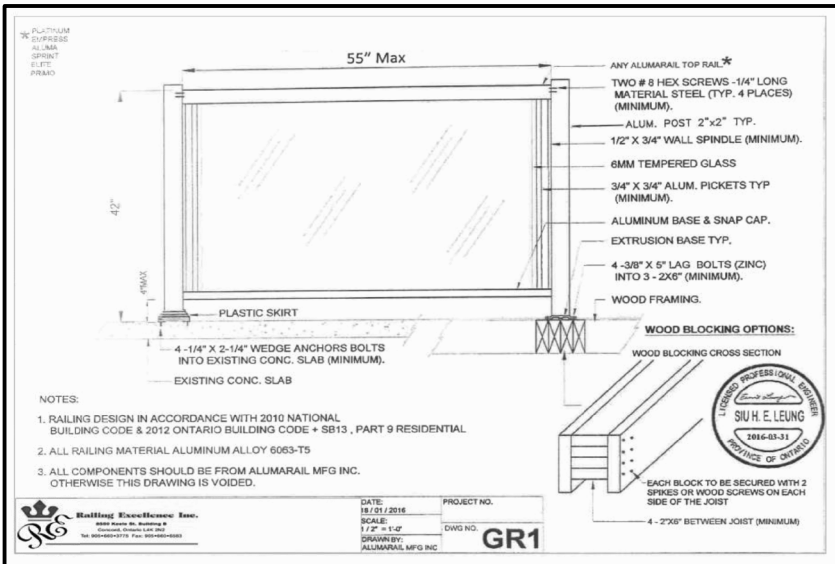
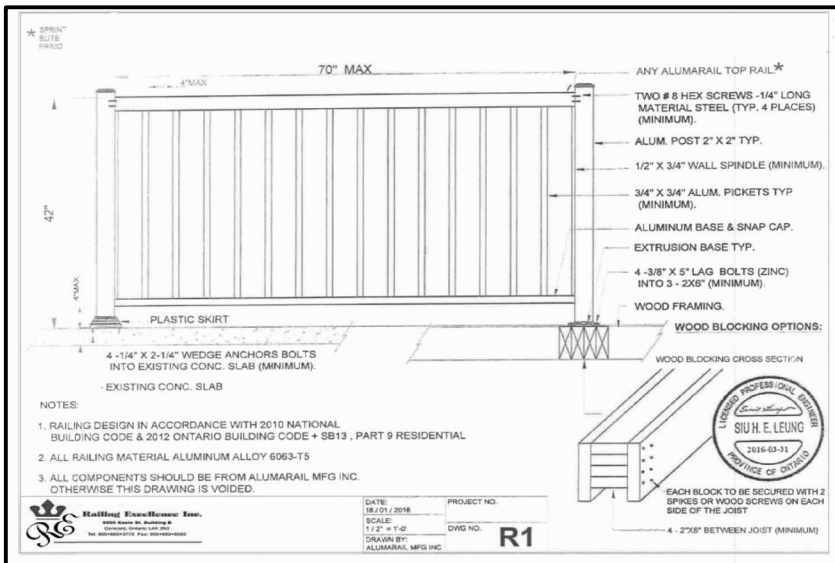
56 PENNSYLVANIA AVE.
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TEL 905 660-9393
FAX 905 660-9419

MODEL 3020
CORNER

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

DRAWING
FIRST FLOOR PLAN 'A'

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



EXTERIOR TYPE LIGHTING

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

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

SPECIFIED DESIGN SNOW LOADS SHALL CONFORM TO OBC 9.4.2.2.

ATTICS AND ROOF SPACES SHALL CONFORM TO OBC 9.4.2.4.

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

GLASS OTHER THAN SAFETY GLASS SHALL NOT BE USED FOR A SHOWER OR BATHTUB ENCLOSURE. [OBC B 9.6.1.4.(6)]

THE MINIMUM WINDOW GLASS AREA FOR ROOMS IN BUILDINGS OF RESIDENTIAL OCCUPANCY OR ROOM THAT ARE USED FOR SLEEPING SHALL CONFORM TO TABLE B 9.7.2.3.

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

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

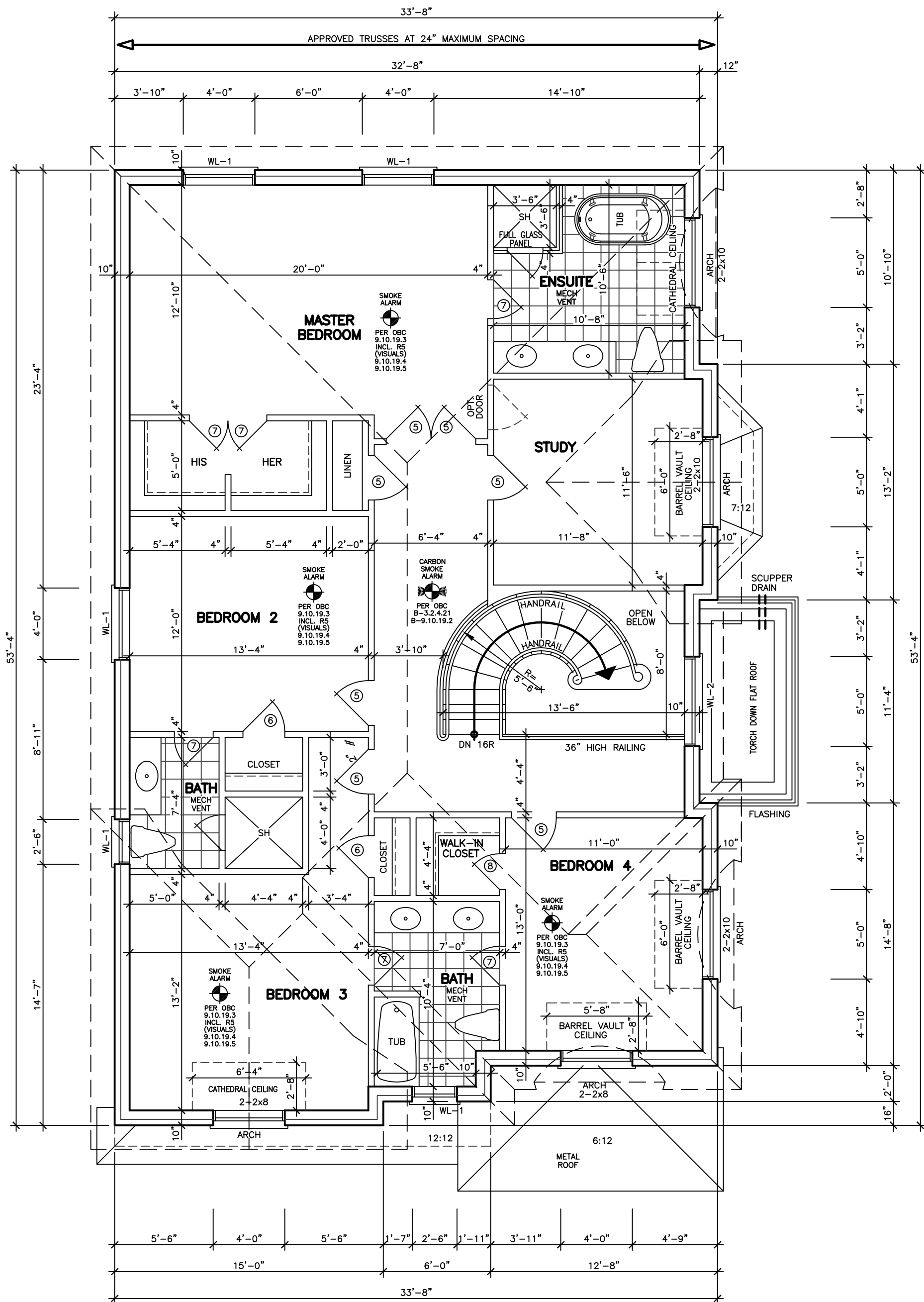
EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 sq m AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1]

WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.13.11.

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

STRUCTURAL NOTE

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



SECOND FLOOR PLAN 'A'

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

16 Mar 2024 By: Kunal Choudhry

KING EAST
ESTATES



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ARCHITECTURAL
DESIGN INC.

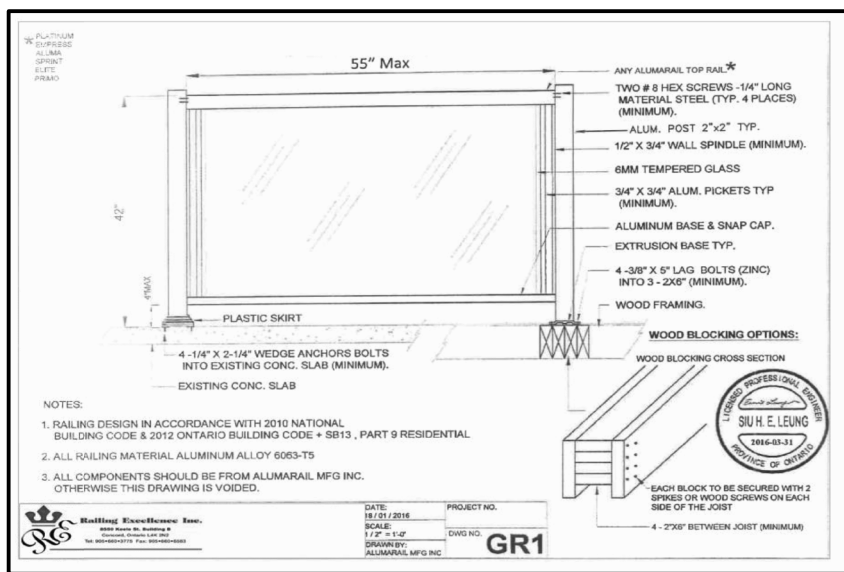
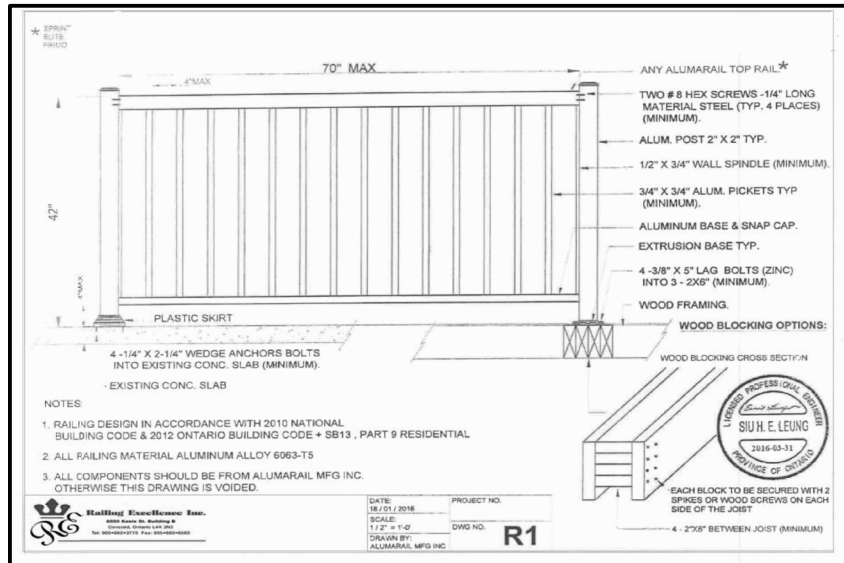
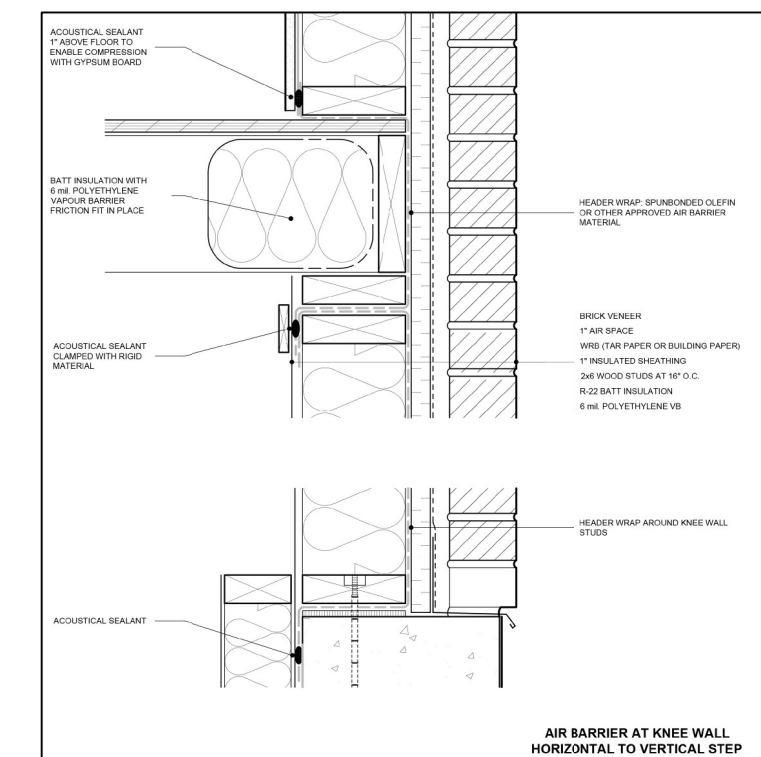
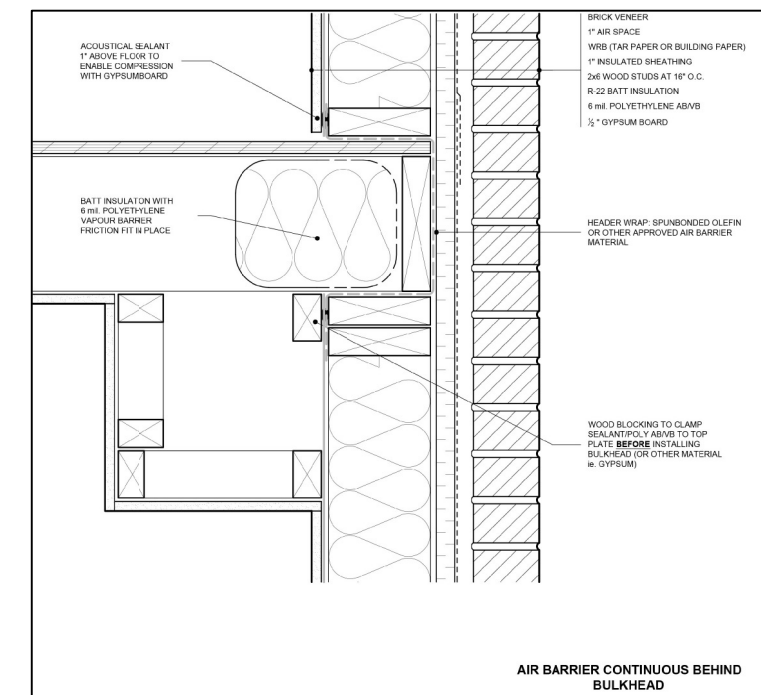
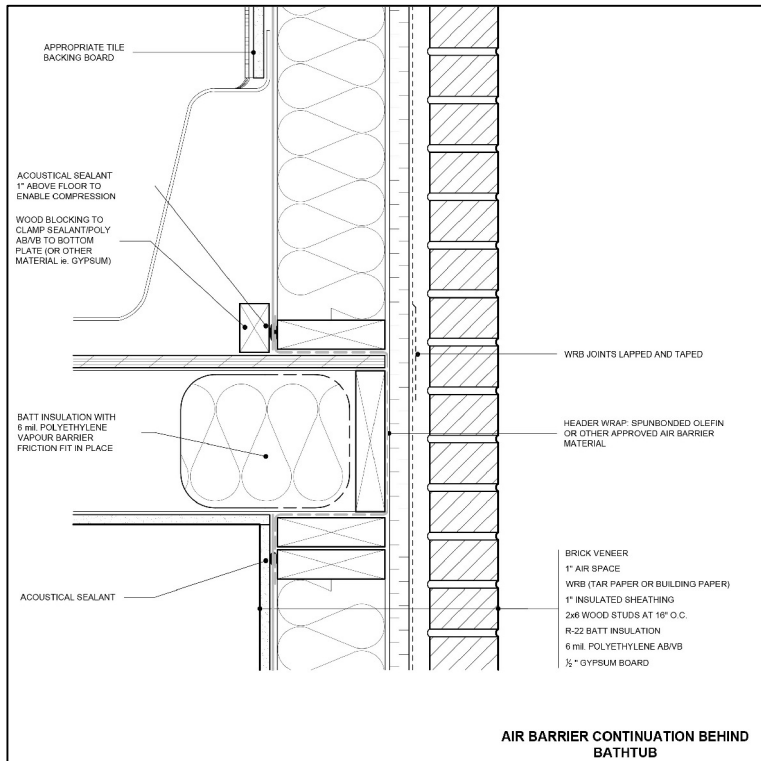
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

MODEL 3020
CORNER

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

DRAWING
SECOND FLOOR PLAN 'A'

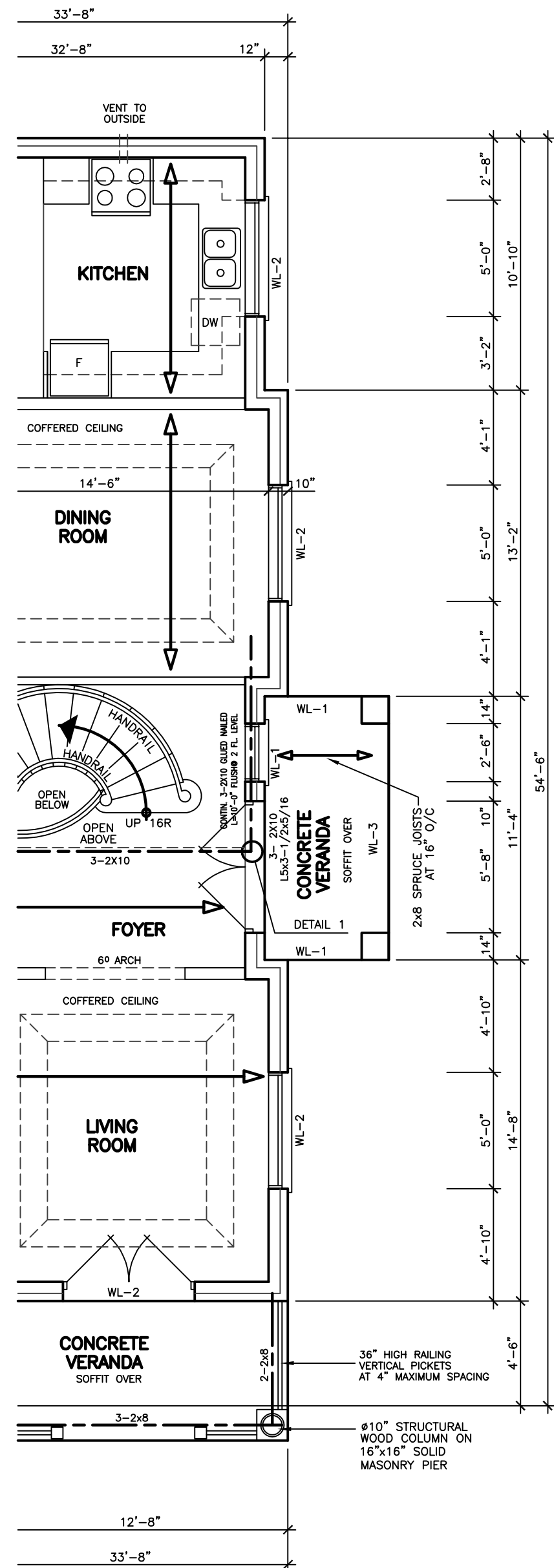
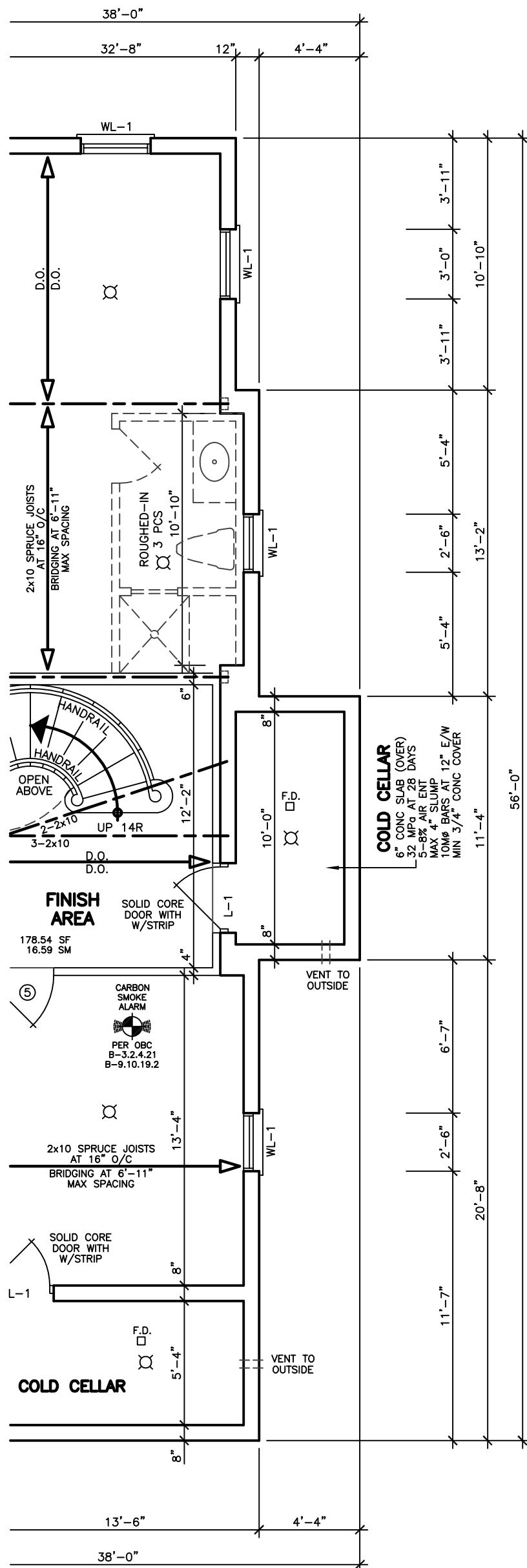
DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-4
CHECKED			
SCALE	3/16"=1'-0"		



EXTERIOR TYPE LIGHTING

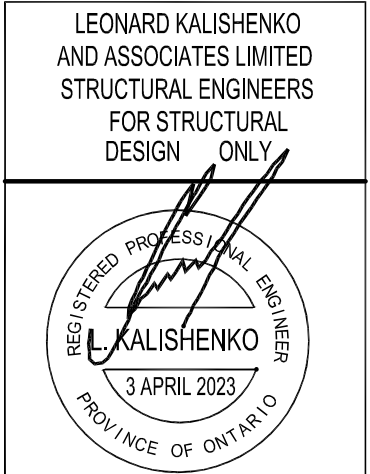
DOOR SCHEDULE	
1 =	2'10" x 6'8" x 1 3/4" EXTERIOR
2 =	2'8" x 6'8" x 1 3/4" EXTERIOR
3 =	2'8" x 6'8" x 1 3/4" GARAGE, GASPROOF + CLOSER
4 =	2'8" x 6'8" x 1 3/8" INTERIOR
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LINTEL SCHEDULE	
L-1 =	(2) LINTELS 3 1/2" x 3 1/2" x 1/4"
L-2 =	W8 x 18 + 1/4" PLATE
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REVISIONS

#	DATE



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

KING EAST
ESTATES



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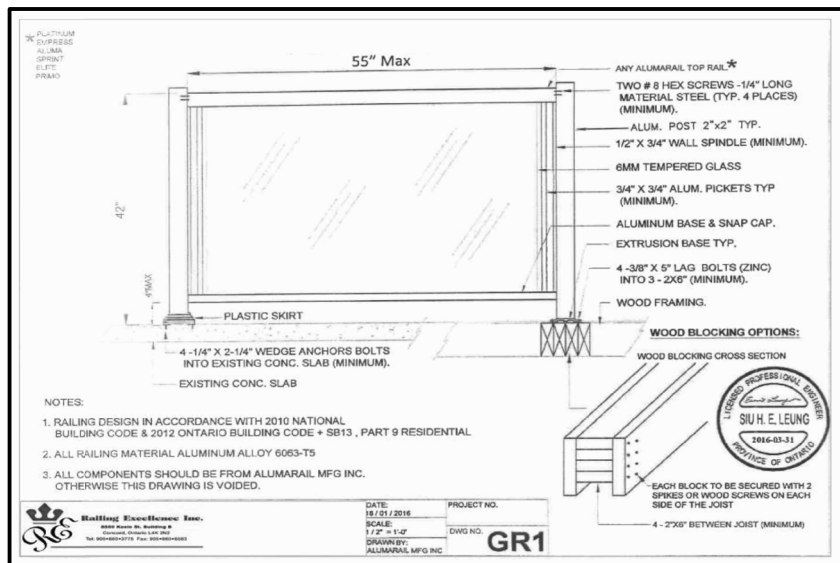
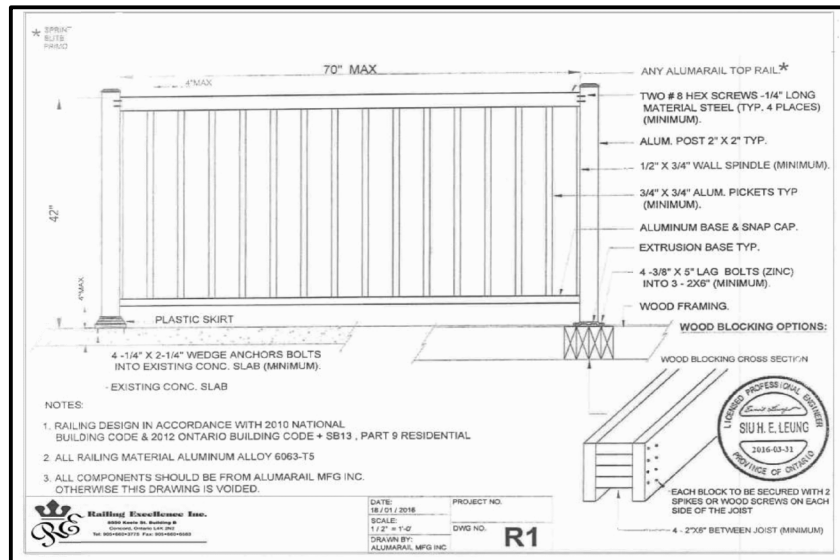
ARCHITECTURAL DESIGN INC.
UNIT 1
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CONCORD, ONT. L4K 3V9
TEL 905 660-9393
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MODEL 3020 CORNER

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

DRAWING
BASEMENT AND FIRST
FLOOR PLANS 'B', 'C'

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



DOOR SCHEDULE	
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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 AREA FOR ROOMS IN BUILDINGS OF RESIDENTIAL OCCUPANCY OR ROOM THAT ARE USED FOR SLEEPING SHALL CONFORM TO TABLE B 9.7.2.3.

THE MINIMUM WINDOW GLASS AREA FOR ROOMS IN BUILDINGS OF RESIDENTIAL OCCUPANCY OR ROOM THAT ARE USED FOR SLEEPING SHALL CONFORM TO TABLE B 9.7.2.3.

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

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

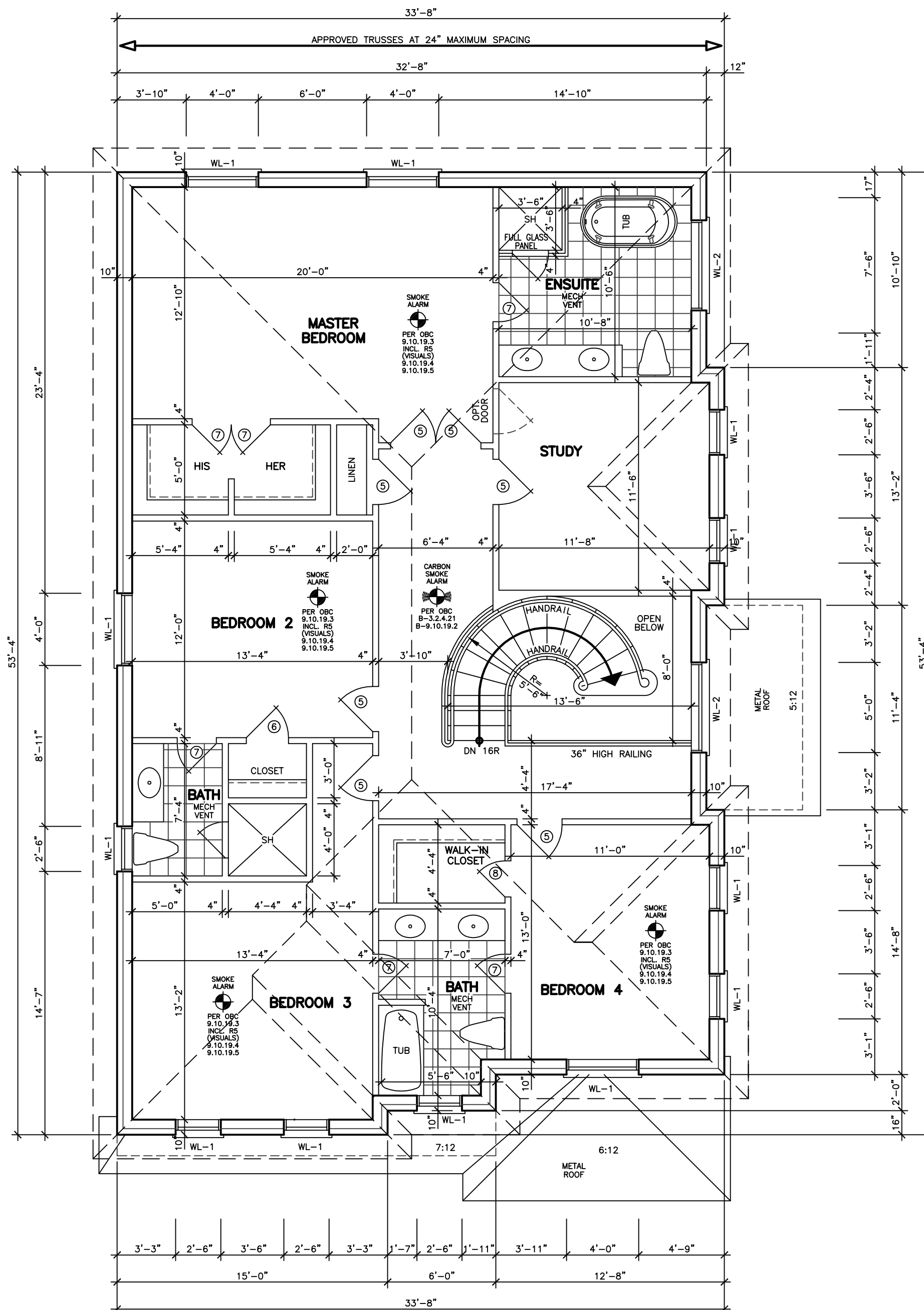
EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 sq. m. AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1]

WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.13.11.

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

STRUCTURAL NOTE

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



SECOND FLOOR PLAN 'B'

REVISIONS

#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY



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THE DESIGN OF ENTIRE STRUCTURE
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FINAL ROOF TRUSS LAYOUT

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

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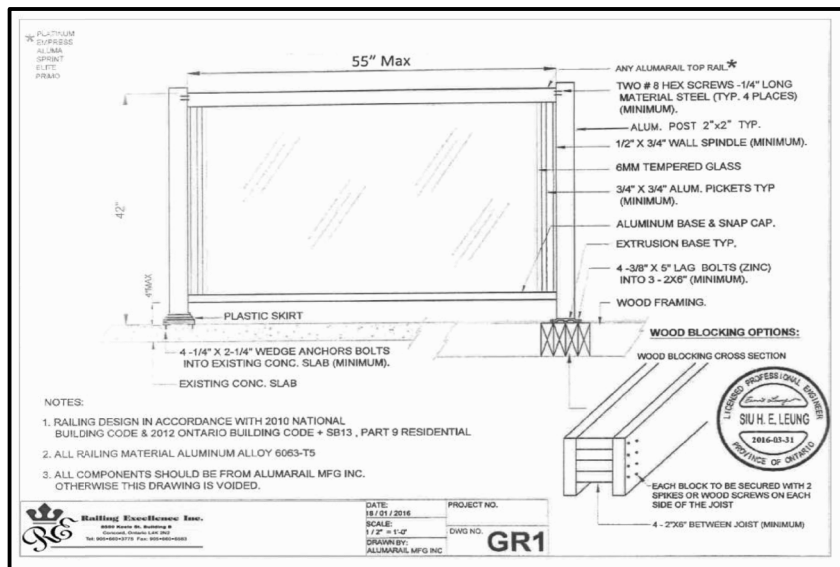
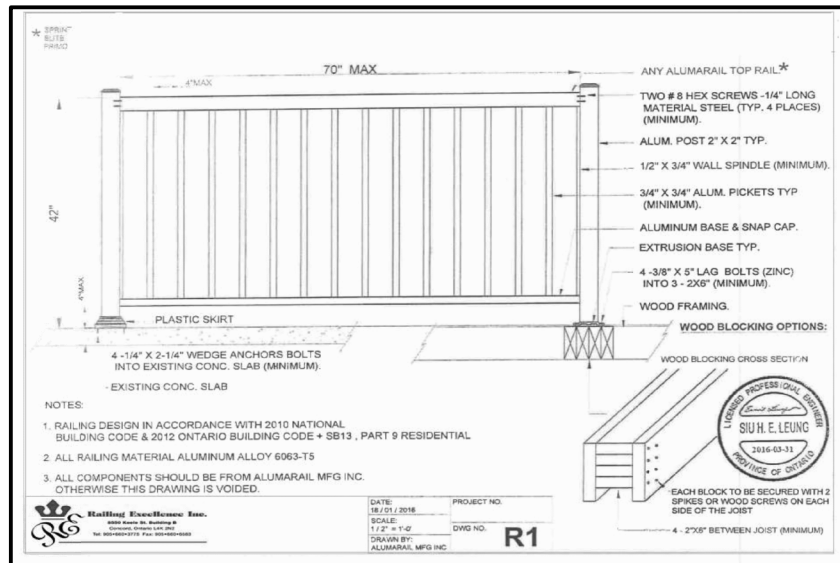
56 PENNSYLVANIA AVE.
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FAX 905 660-9419

MODEL 3020
CORNER

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

DRAWING
SECOND FLOOR PLAN 'B'

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



DOOR SCHEDULE	
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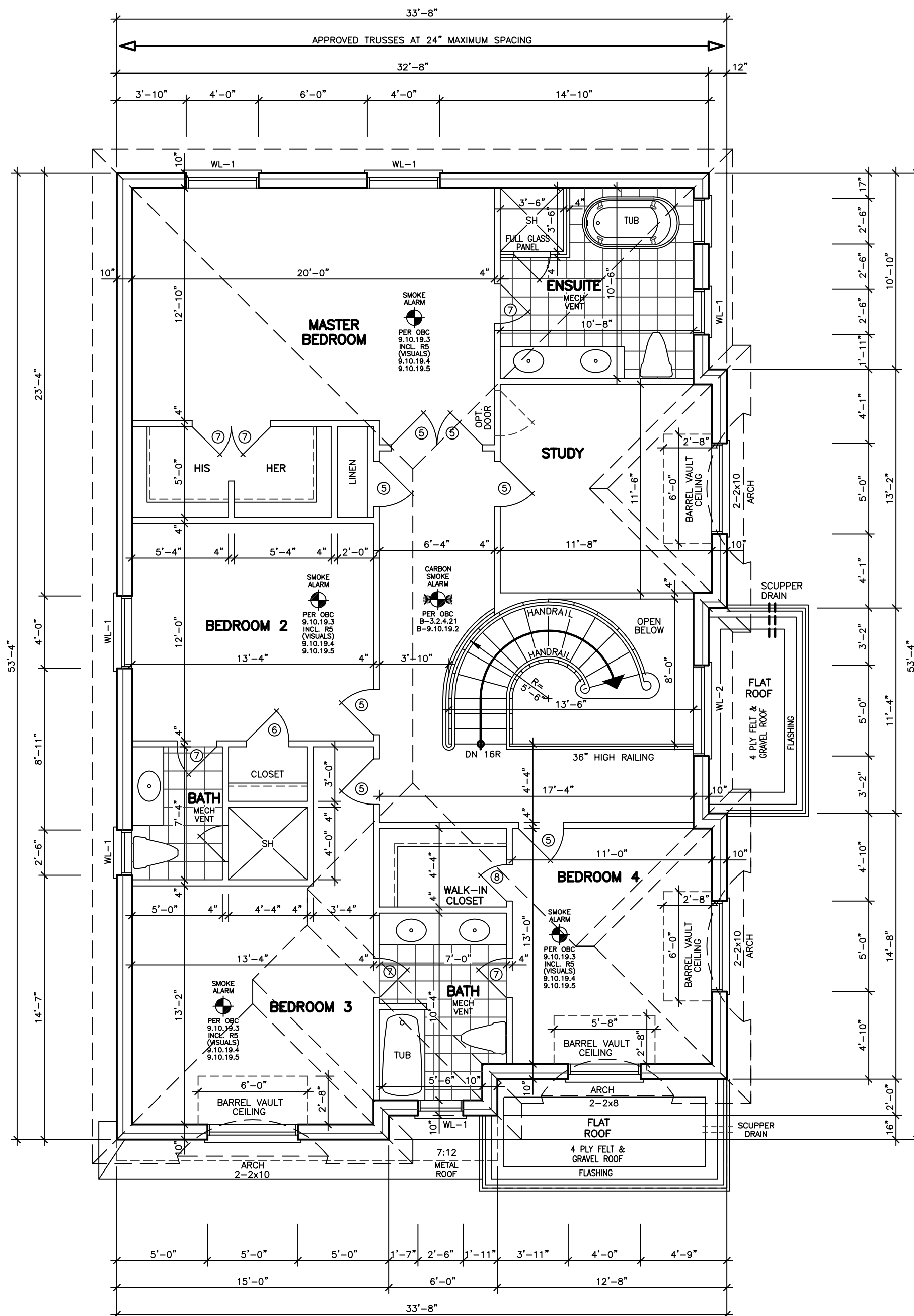
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SECOND FLOOR PLAN 'C'

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

16 Mar 2024 By: Konal Chaudhry

KING EAST
B + TATES



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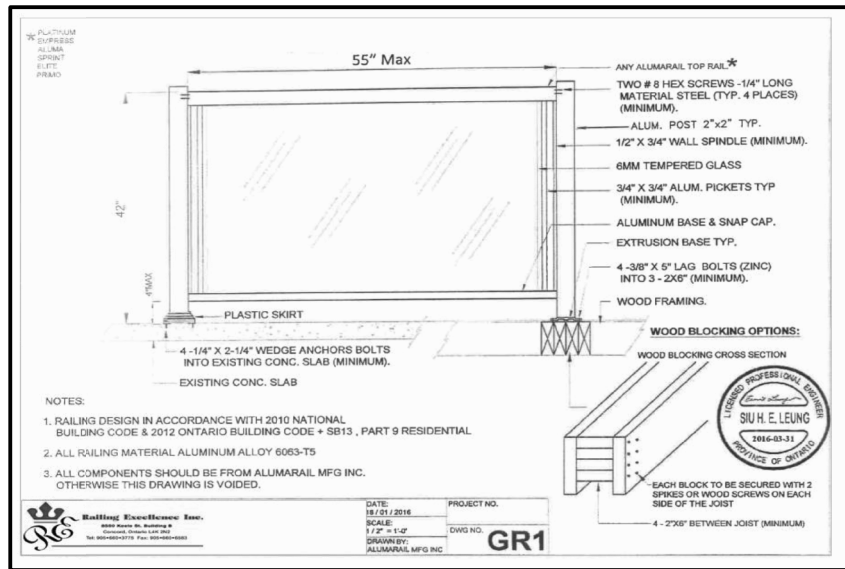
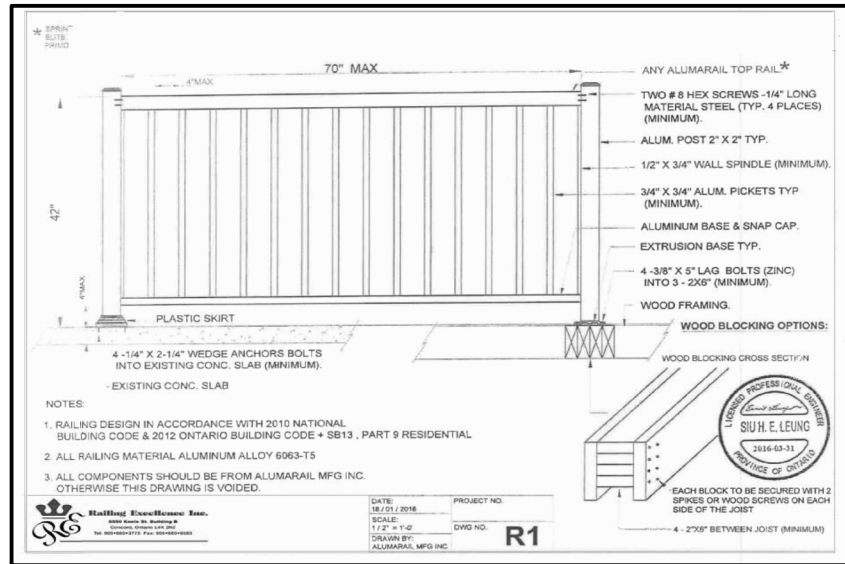
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

**MODEL 3020
CORNER**

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

DRAWING
SECOND FLOOR PLAN 'C'

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



EXTERIOR TYPE LIGHTING

10" WOOD COLUMN ON 16"x16" SOLID MASONRY PIER



FRONT ELEVATION 'A'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	109.43 SM	20.89 SM	
RIGHT SIDE ELEVATION	66.05 SM	11.52 SM	
LEFT SIDE ELEVATION	72.34 SM	9.60 SM	
REAR ELEVATION	105.53 SM	3.58 SM	
TOTAL AREA	353.35 SM	45.79 SM	12.96

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

WEAP 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

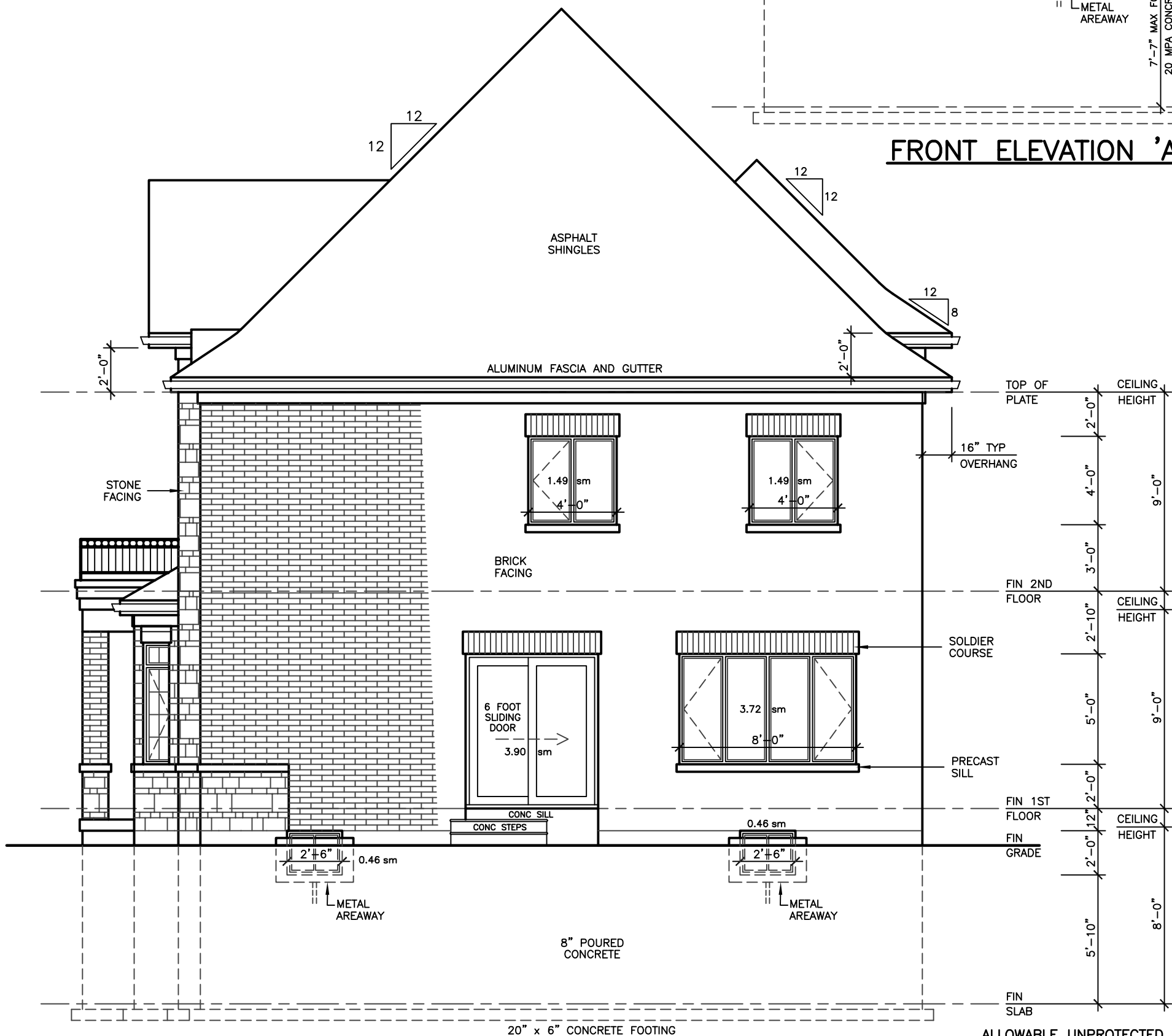
WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3.

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)]



RIGHT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	711.00 SF	66.05 SM	
ALLOWABLE OPENINGS	241.74 SF	22.46 SM	

REVISIONS

#	DATE

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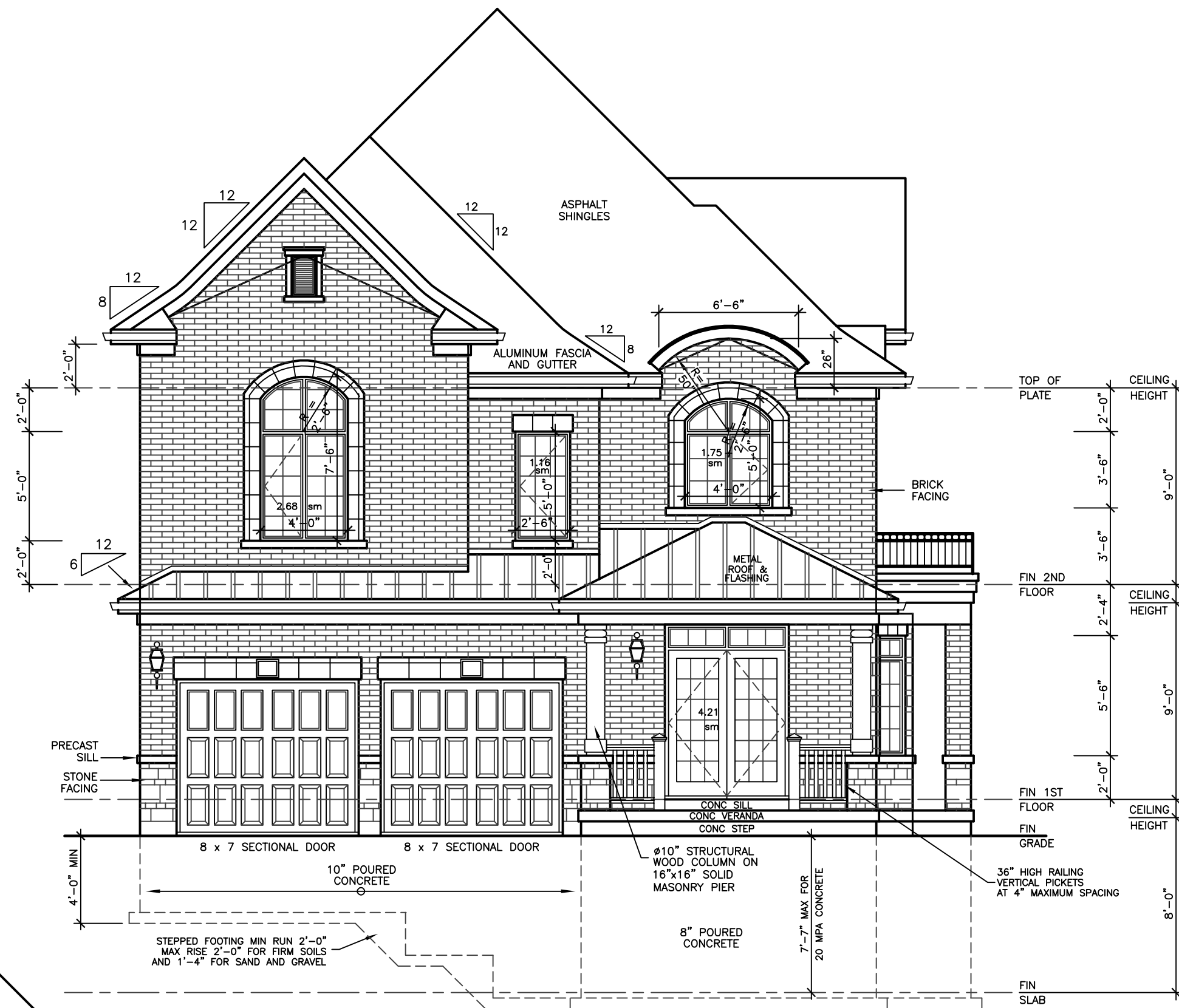
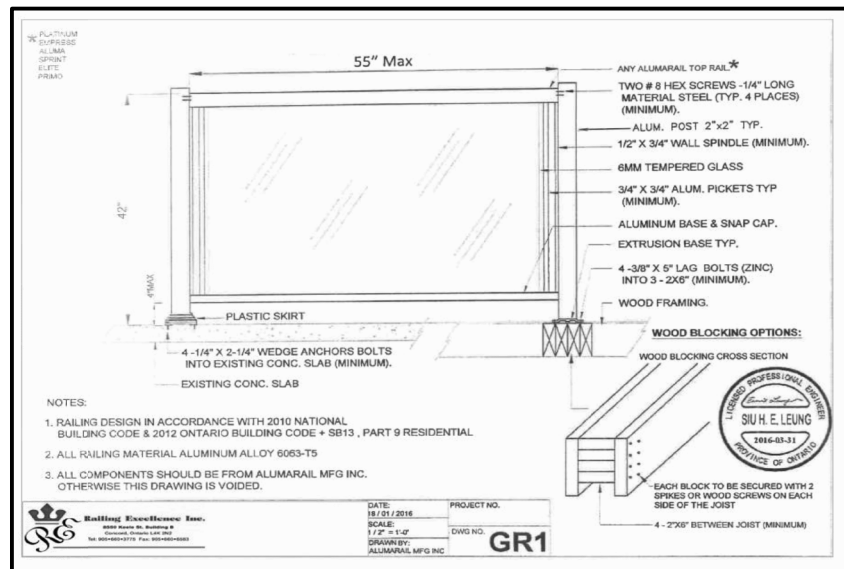
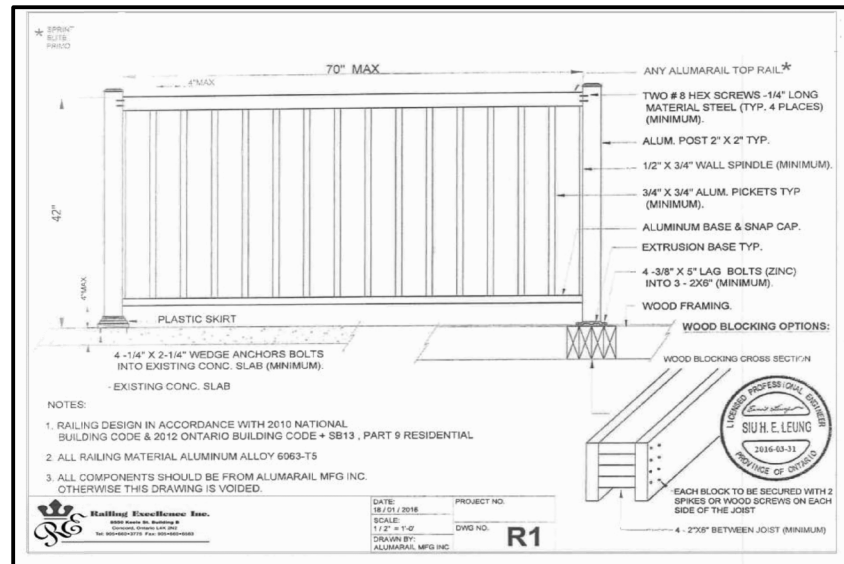
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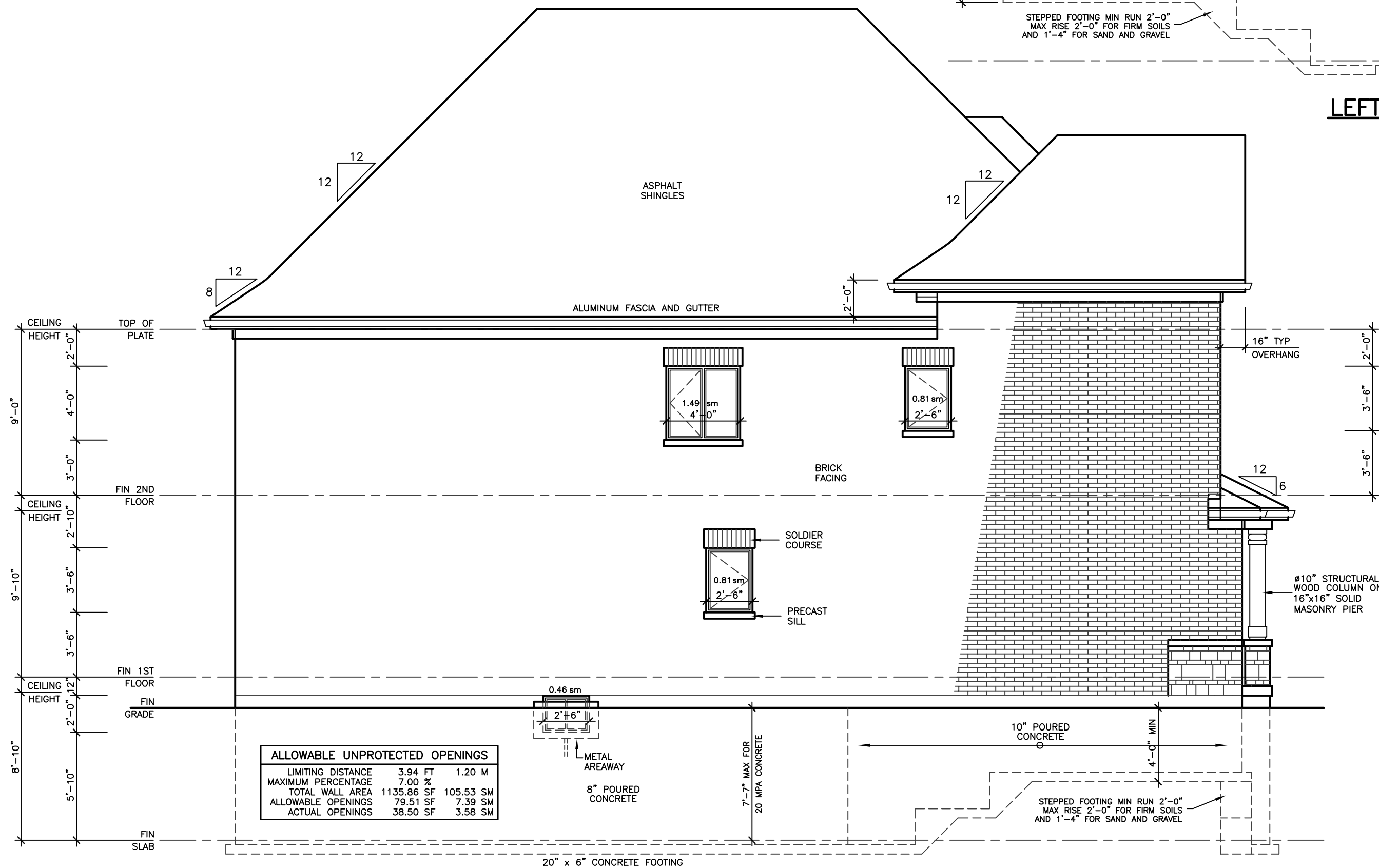
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: STREET
RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'A'

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



LEFT SIDE ELEVATION 'A'



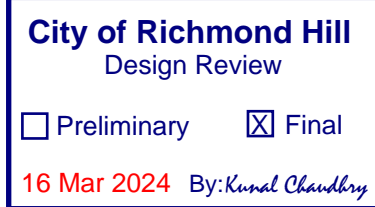
REAR ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	1135.86 SF	105.53 SM	
ALLOWABLE OPENINGS	79.51 SF	7.39 SM	
ACTUAL OPENINGS	38.50 SF	3.58 SM	

REVISIONS	
#	DATE



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



KING EAST
ESTATES



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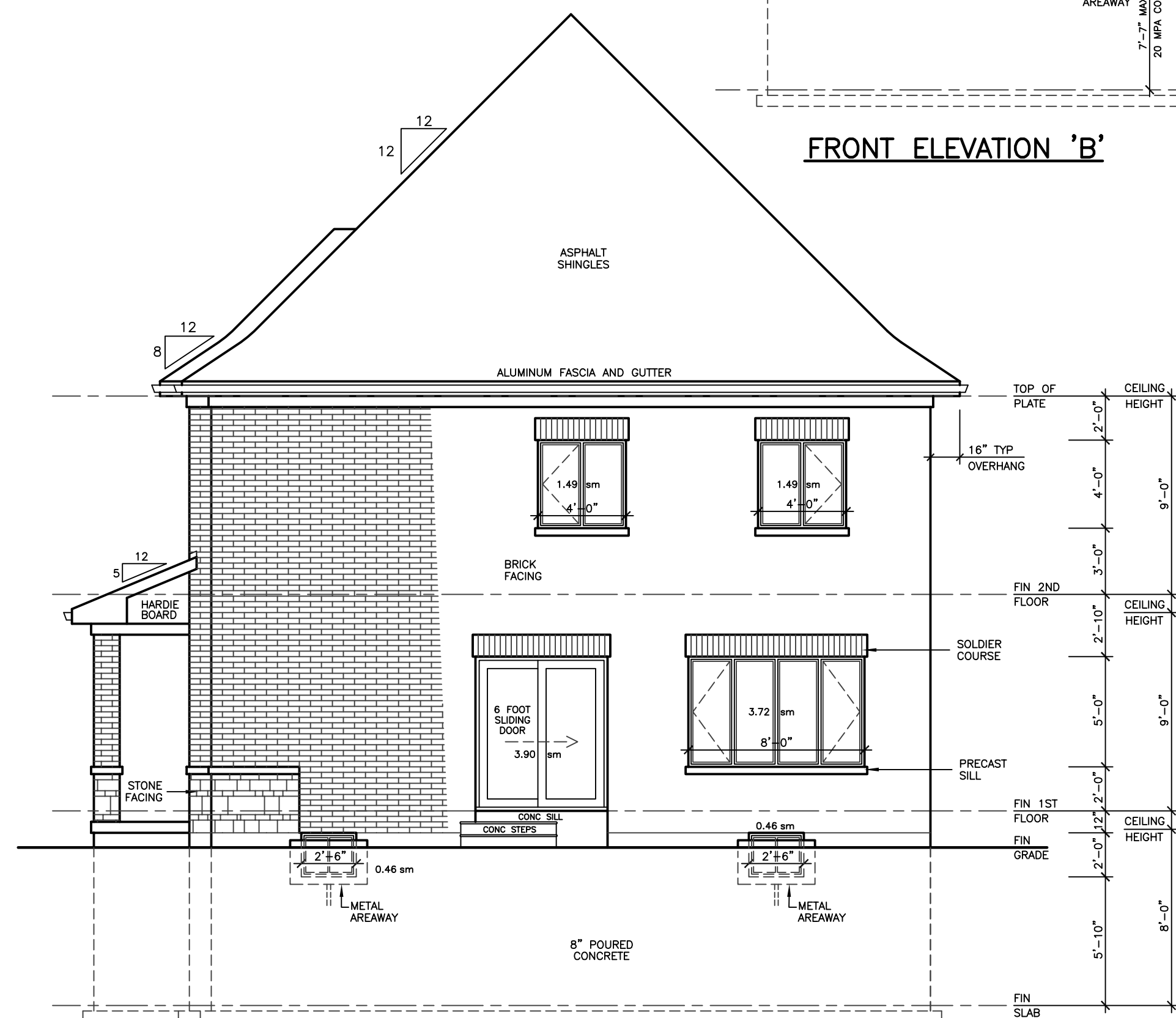
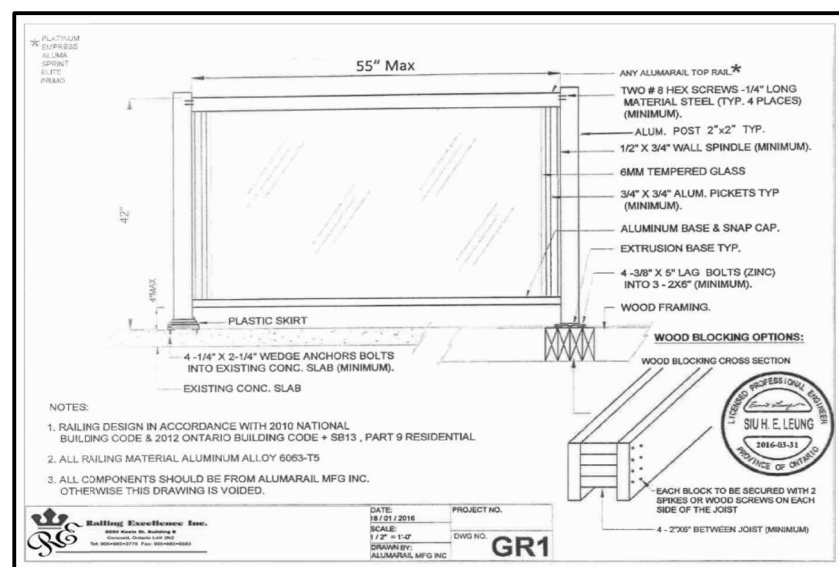
**ARCHITECTURAL
DESIGN INC.**
56 PENNSYLVANIA AVE.
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

**MODEL 3020
CORNER**

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

DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'A'

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



RIGHT SIDE ELEVATION 'B'



FRONT ELEVATION 'B'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	102.68 SM	17.86 SM	
RIGHT SIDE ELEVATION	66.05 SM	11.52 SM	
LEFT SIDE ELEVATION	64.12 SM	9.44 SM	
REAR ELEVATION	102.68 SM	3.58 SM	
TOTAL AREA	335.53 SM	42.40 SM	12.6%

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	19.68 FT	6.00 M	
MAXIMUM PERCENTAGE	34.00 %		
TOTAL WALL AREA	711.00 SF	66.05 SM	
ALLOWABLE OPENINGS	241.74 SF	22.46 SM	
ACTUAL OPENINGS	124.00 SF	11.52 SM	

[illegible]

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 ACCOMODATE
FINAL ROOF TRUSS LAYOUT

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

16 Mar 2024 By: Kunal Chaudhry

KING EAST

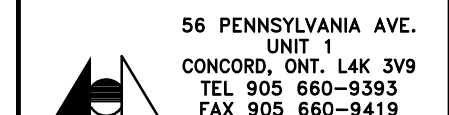


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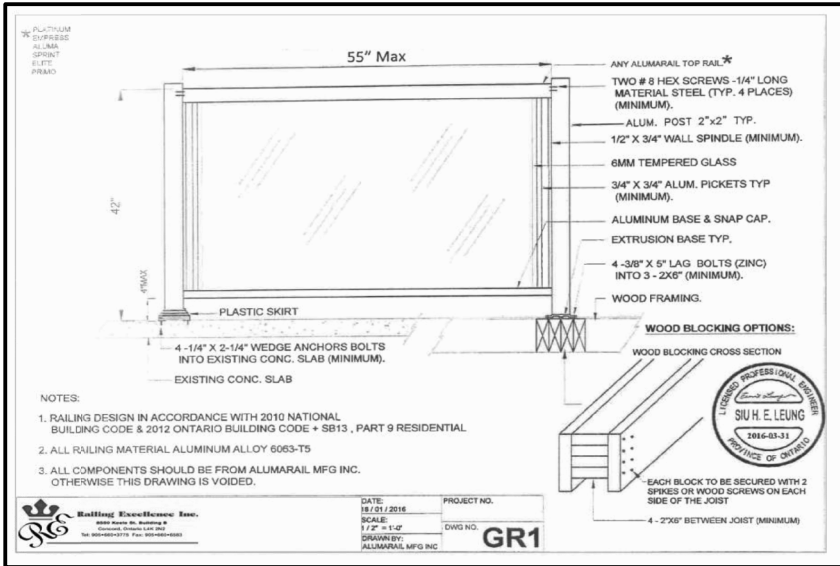
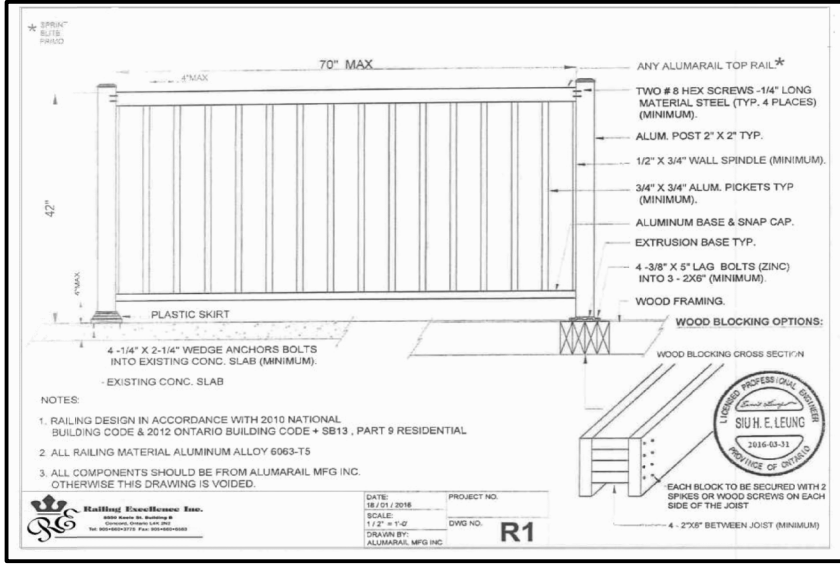
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FOR: KING EAST DEVELOPMENTS INC.
AT: STREET
RICHMOND HILL

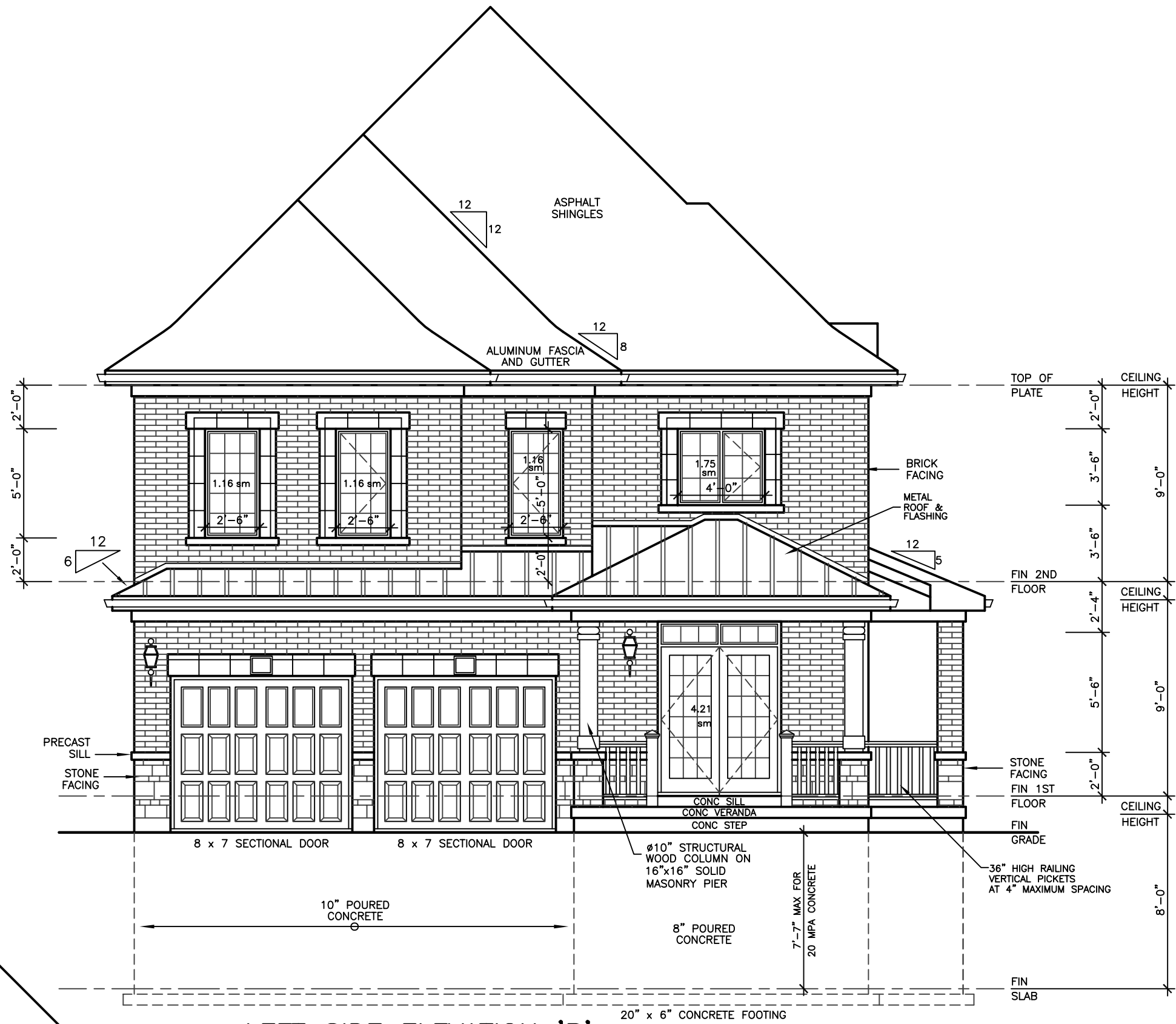
DRAWING

FRONT AND RIGHT
SIDE ELEVATIONS 'B'

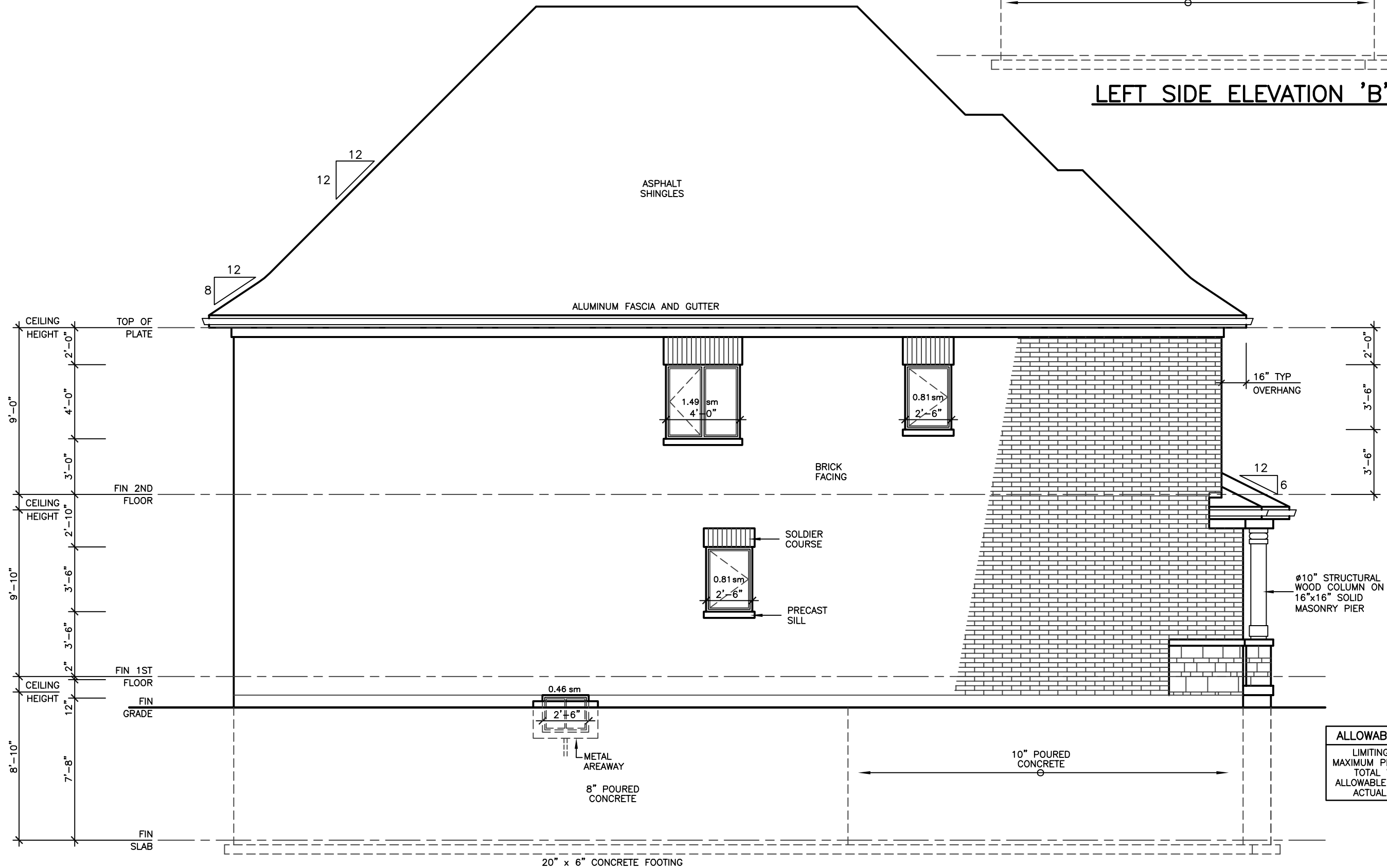
DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-10
CHECKED			
SCALE	3/16"=1'-0"		



EXTERIOR TYPE LIGHTING



LEFT SIDE ELEVATION 'B'



REAR ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	3.94 FT	1.20 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	1082.53 SF	100.57 SM
ALLOWABLE OPENINGS	75.78 SF	7.04 SM
ACTUAL OPENINGS	38.50 SF	3.58 SM

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

16 Mar 2024 By: Kunal Chaudhary

REVISIONS

#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
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ASSUMED ROOF TRUSS BEARING
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FINAL ROOF TRUSS LAYOUT

KING EAST
B/TATES



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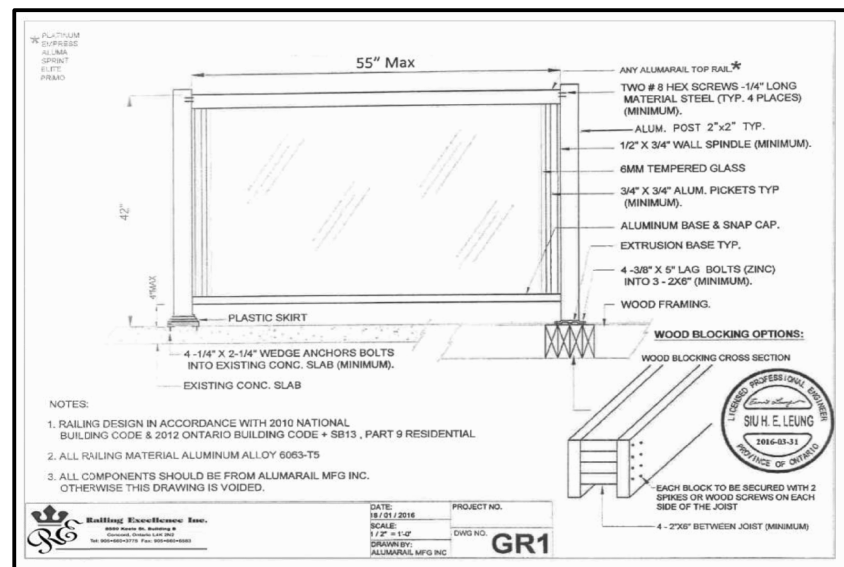
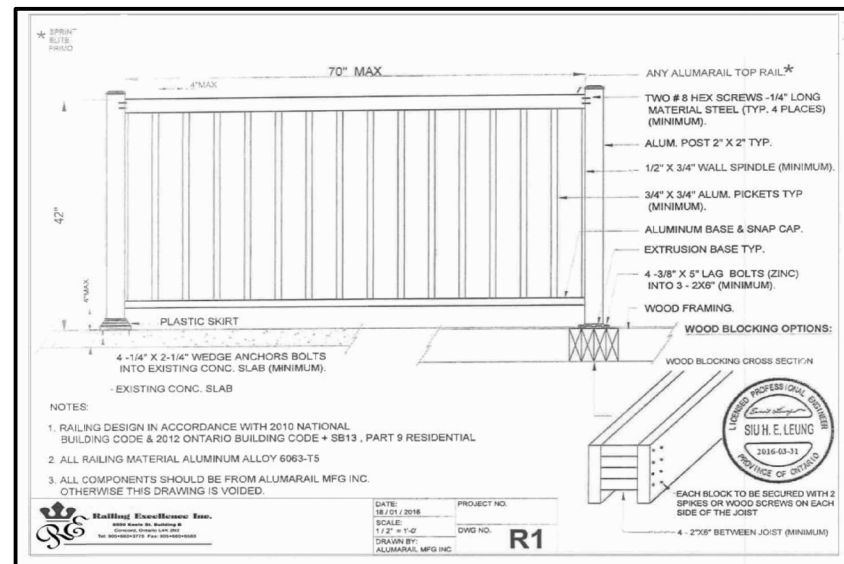
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CORNER

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

DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'B'

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

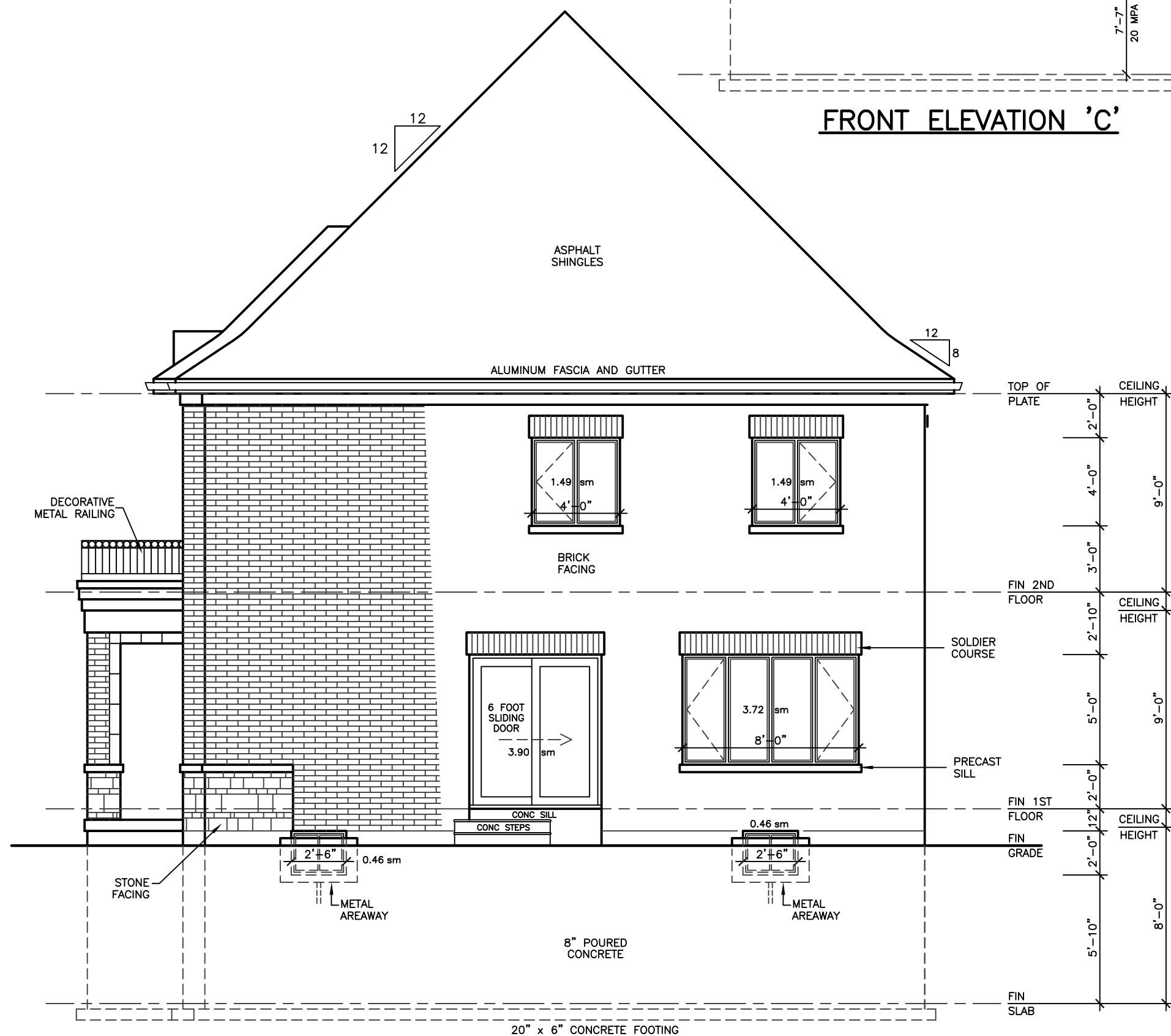


EXTERIOR TYPE LIGHTING



FRONT ELEVATION 'C'

WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	102.68 SM	18.73 SM	
RIGHT SIDE ELEVATION	64.12 SM	11.16 SM	
LEFT SIDE ELEVATION	64.12 SM	9.76 SM	
REAR ELEVATION	102.68 SM	3.58 SM	
TOTAL AREA	333.60 SM	43.23 SM	12.96



RIGHT SIDE ELEVATION 'C'

ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	19.68 FT	6.00 M
MAXIMUM PERCENTAGE	34.00 %	
TOTAL WALL AREA	711.00 SF	66.05 SM
ALLOWABLE OPENINGS	241.74 SF	22.46 SM
ACTUAL OPENINGS	124.00 SF	11.52 SM

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

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

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

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

GLASS IN GUARDS CONFORM TO OBC SECTION 9.8.8.1.

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

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

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

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

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

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

VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

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

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

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

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

A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 800 mm ABOVE THE HIGHEST POINT AT THE BOTTOM OF 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 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

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) LESS THAN 45 MIN. WHERE THE LIMITING

LESS THAN 0.6 m, OR

(B) LESS THAN 45 MIN. AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.(2)]

REVISIONS

#	REVISIONS	DATE

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FINAL ROOF TRUSS LAYOUT

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

16 Mar 2024 By: *Komal Chaudhry*

KING EAST
ESTATES



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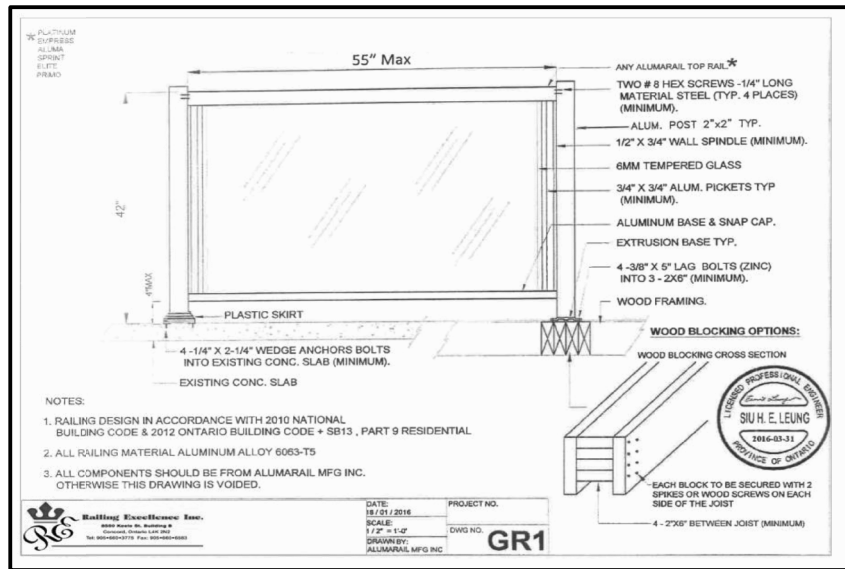
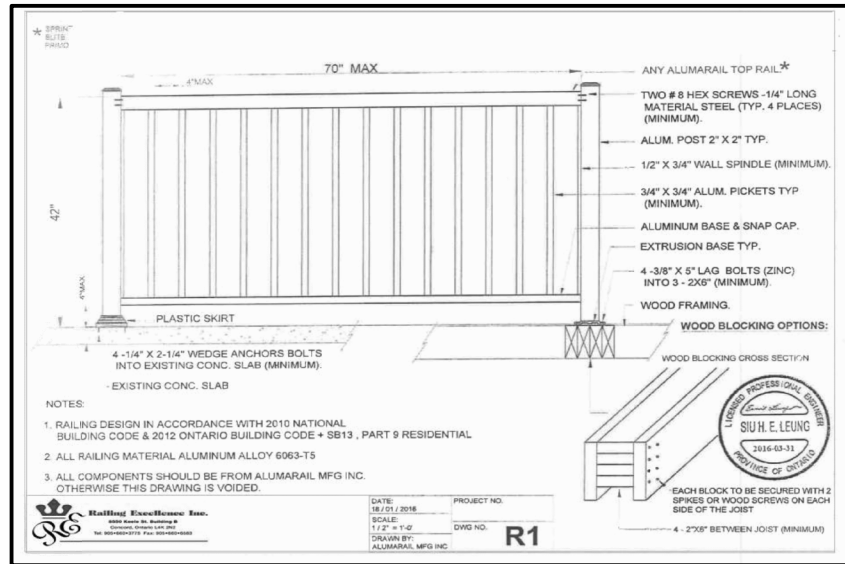
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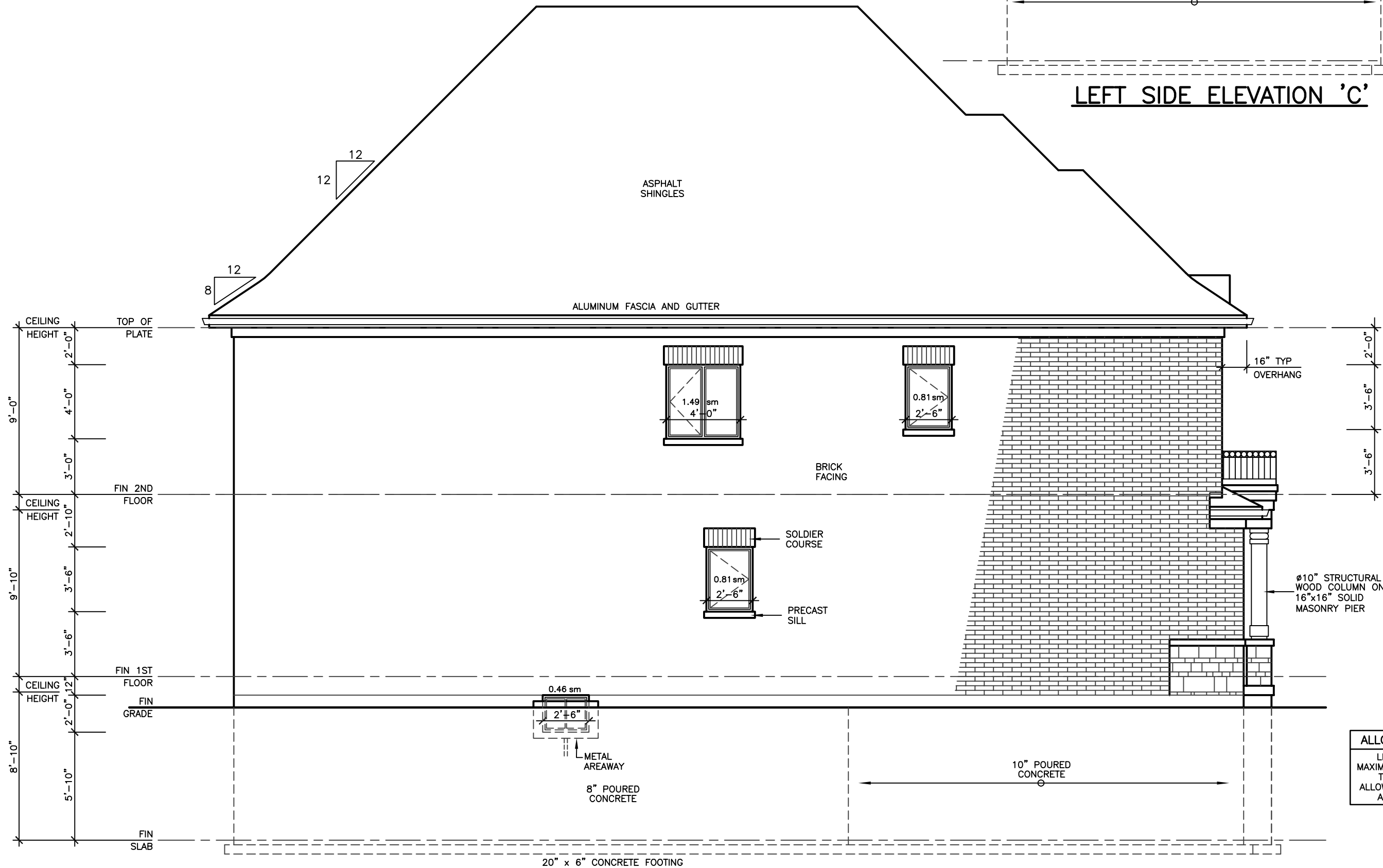
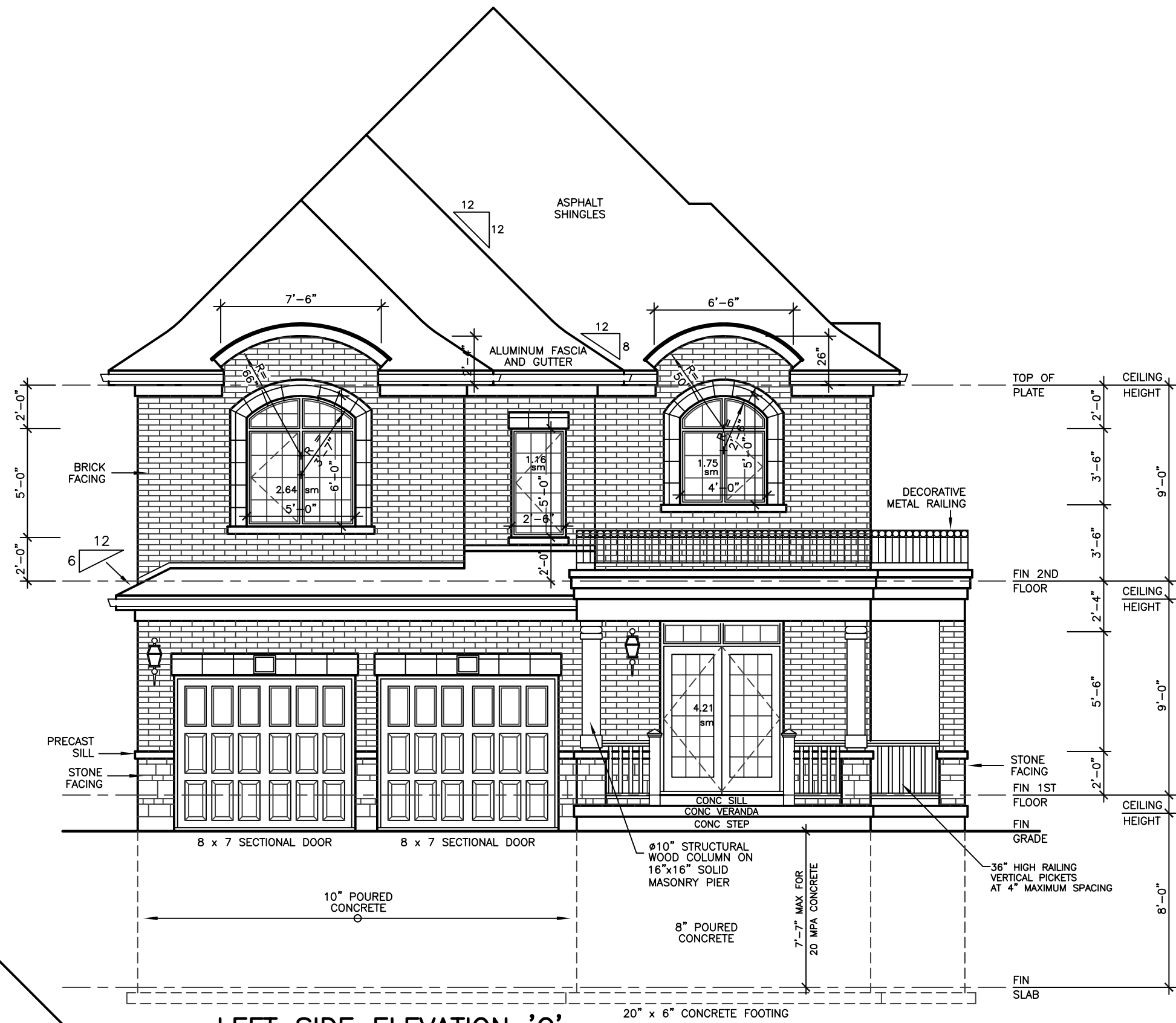
PROJECT
PROPOSED
TWO STOREY DWELLING
FOR: KING EAST DEVELOPMENTS INC.
AT: STREET
RICHMOND HILL

DRAWING
FRONT AND RIGHT
SIDE ELEVATIONS 'C'

DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-12
CHECKED			
SCALE	3/16"=1'-0"		



EXTERIOR TYPE LIGHTING



ALLOWABLE UNPROTECTED OPENINGS		
LIMITING DISTANCE	3.94 FT	1.20 M
MAXIMUM PERCENTAGE	7.00 %	
TOTAL WALL AREA	1082.53 SF	100.57 SM
ALLOWABLE OPENINGS	75.78 SF	7.04 SM
ACTUAL OPENINGS	38.50 SF	3.58 SM

City of Richmond Hill
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16 Mar 2024 By: Kunal Chaudhry

REVISIONS

#	DATE

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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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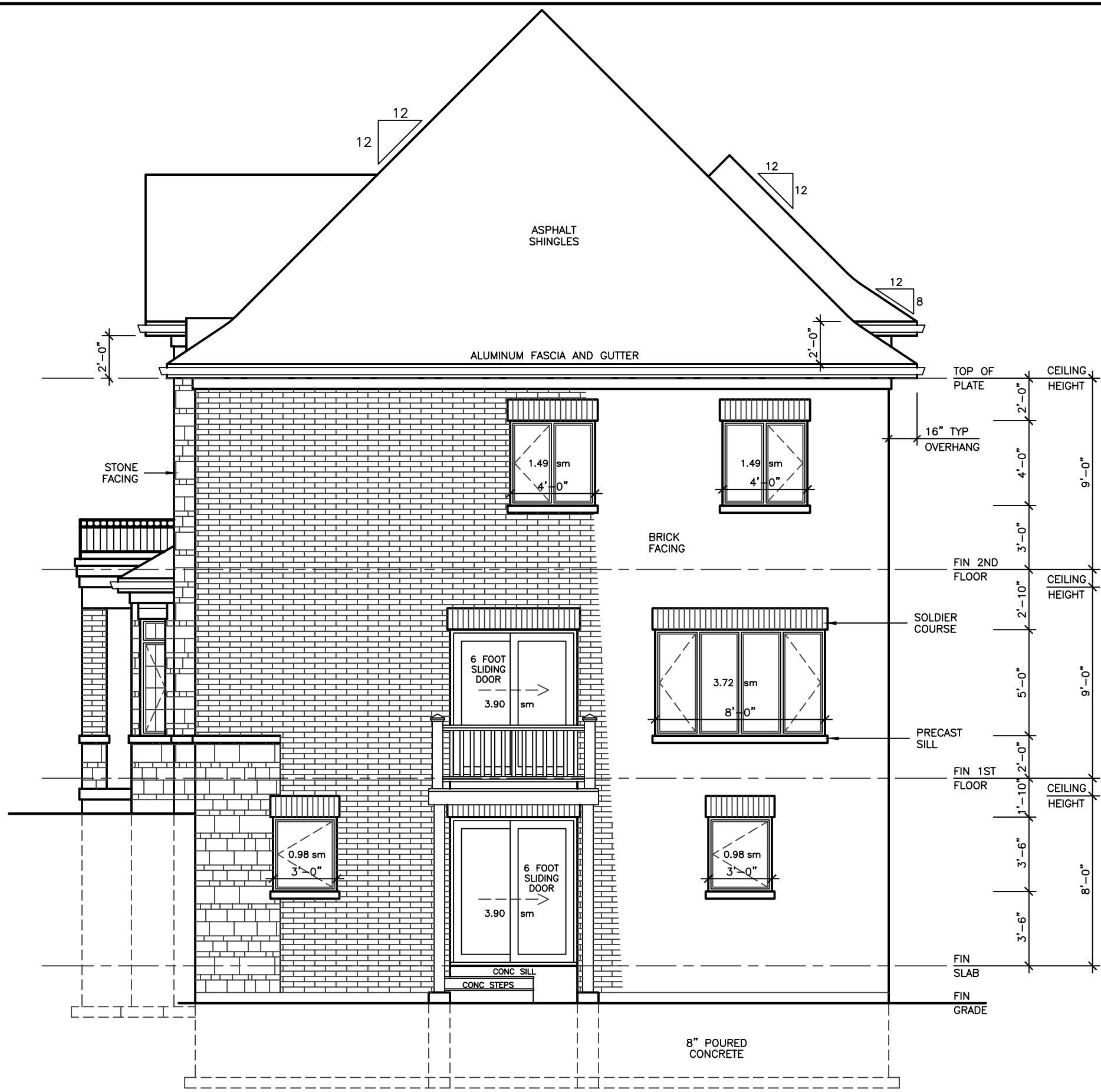
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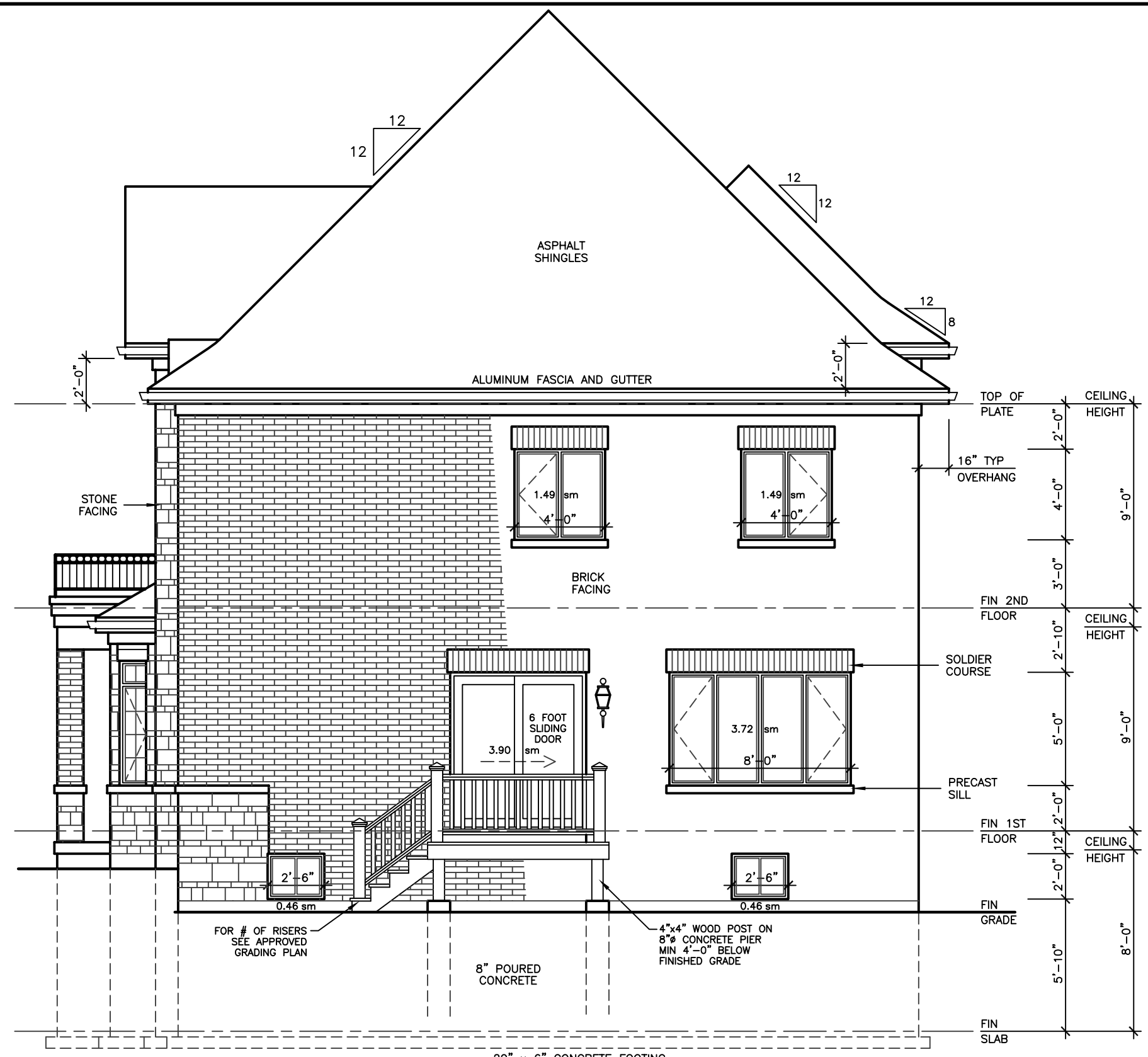
PROJECT
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TWO STOREY DWELLING
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DRAWING
REAR AND LEFT
SIDE ELEVATIONS 'C'

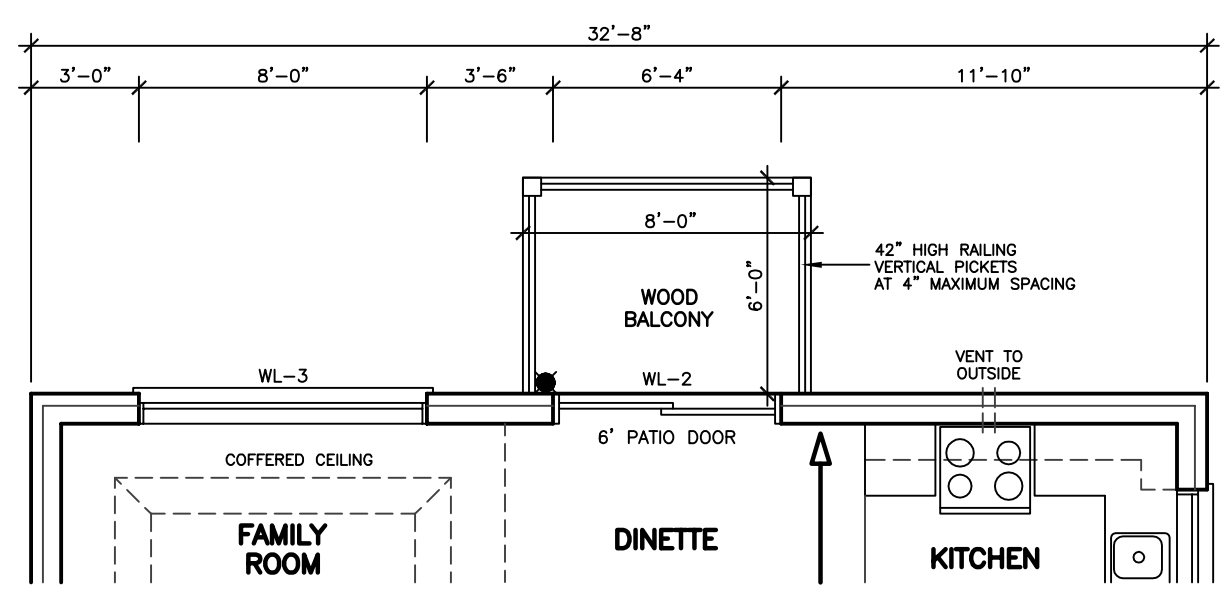
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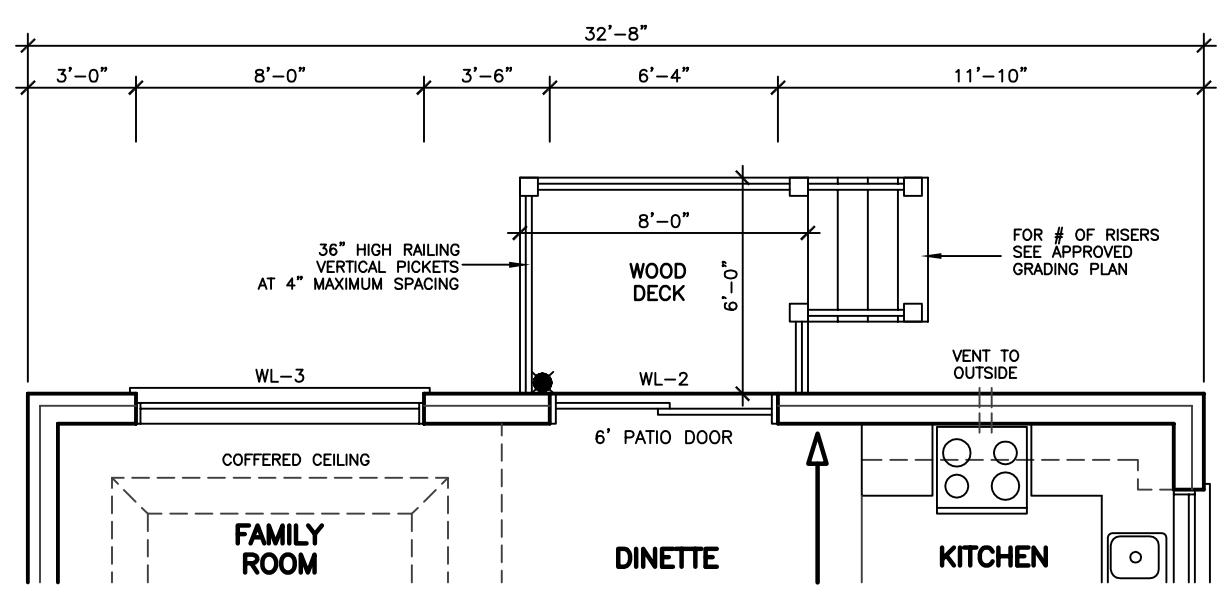
RIGHT SIDE ELEVATION 'A'
FOR WALKOUT BASEMENT



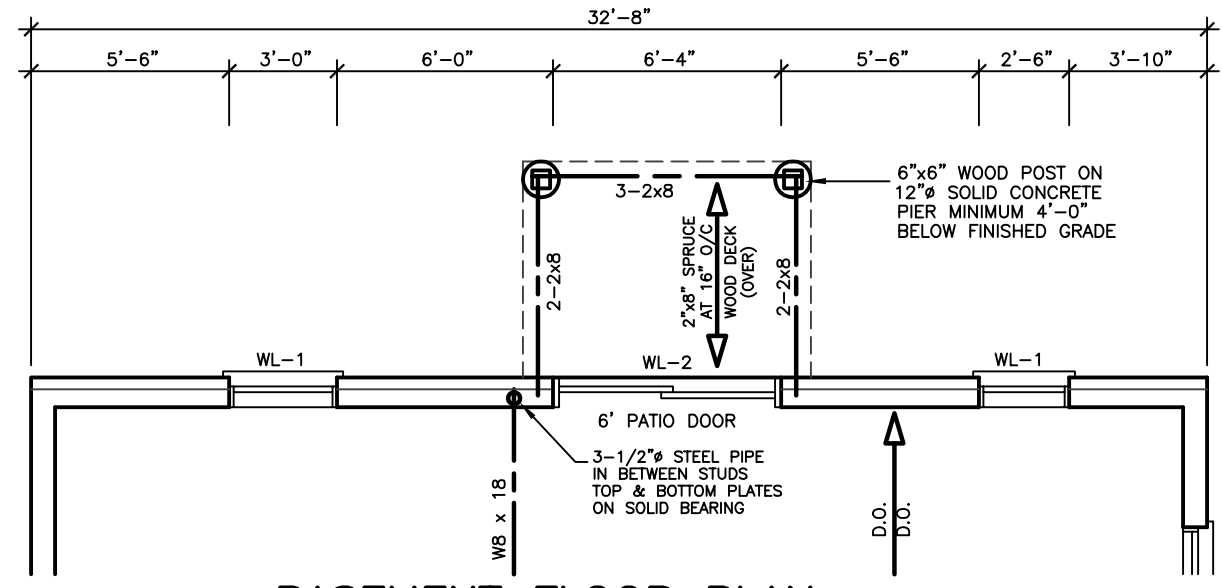
RIGHT SIDE ELEVATION 'A'
WITH DECK OPTIONAL



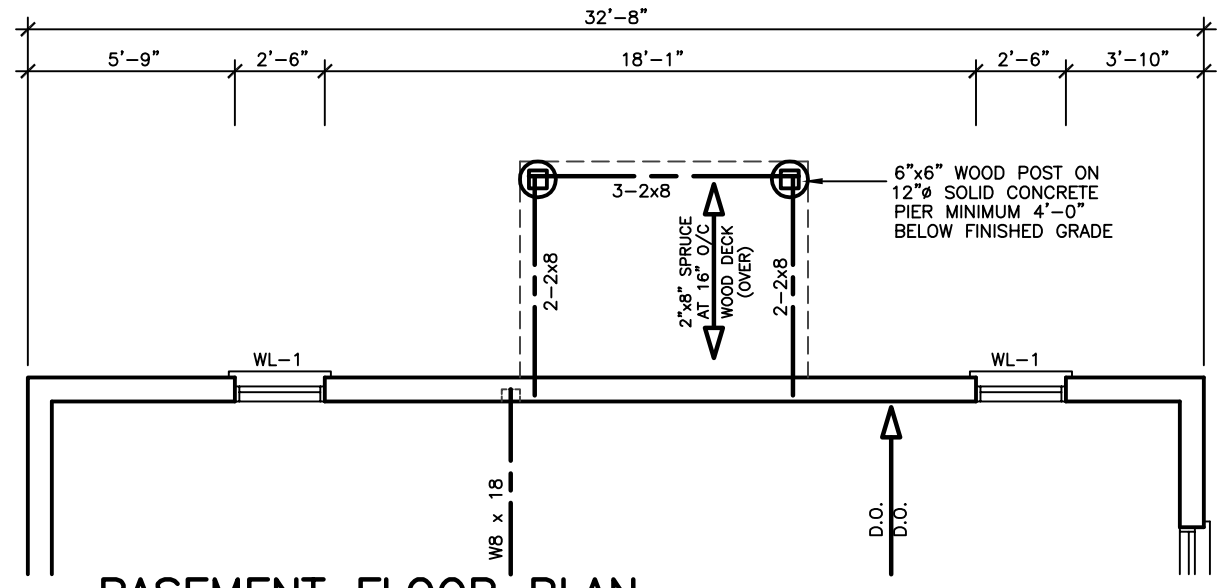
FIRST FLOOR PLAN
FOR WALKOUT BASEMENT



FIRST FLOOR PLAN
WITH DECK OPTIONAL



BASEMENT FLOOR PLAN
FOR WALKOUT BASEMENT



BASEMENT FLOOR PLAN
WITH DECK OPTIONAL

REVISIONS	
#	DATE

LEONARD KALISHENKO
AND ASSOCIATES LIMITED
STRUCTURAL ENGINEERS
FOR STRUCTURAL
DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER
L. KALISHENKO
3 APRIL 2023
PROVINCE OF ONTARIO

ASSUMED ROOF TRUSS BEARING
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THE DESIGN OF ENTIRE STRUCTURE
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FINAL ROOF TRUSS LAYOUT

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

16 Mar 2024 By: Kunal Chaudhary

KING EAST
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ONTARIO ASSOCIATION
OF ARCHITECTS
LEO ARIENMA
LICENCE 7561

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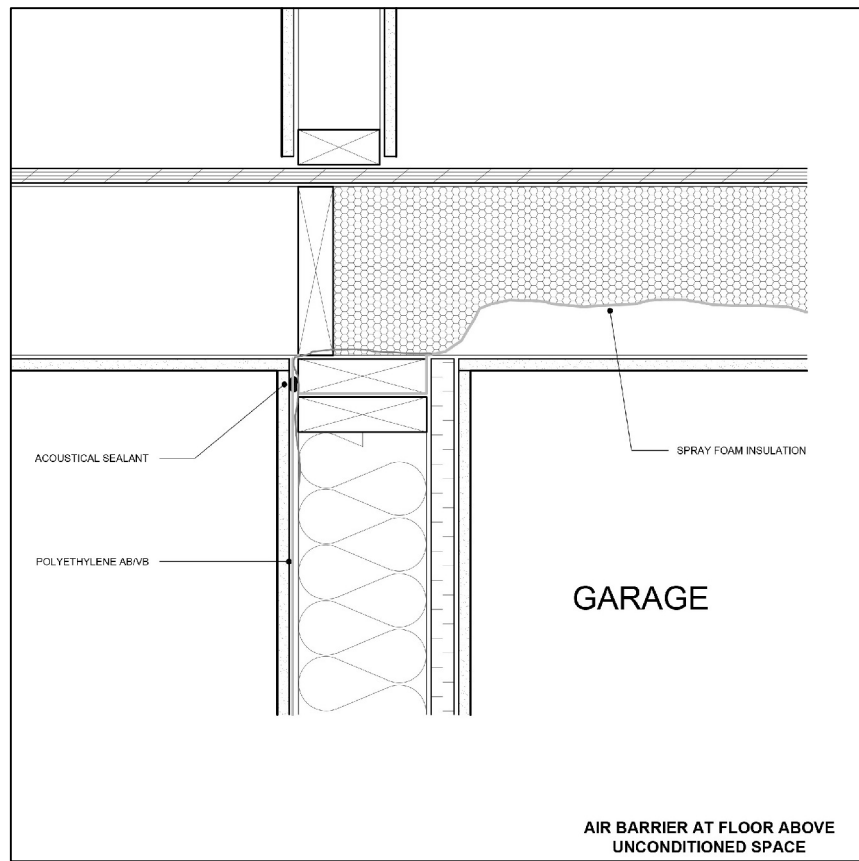
56 PENNSYLVANIA AVE.
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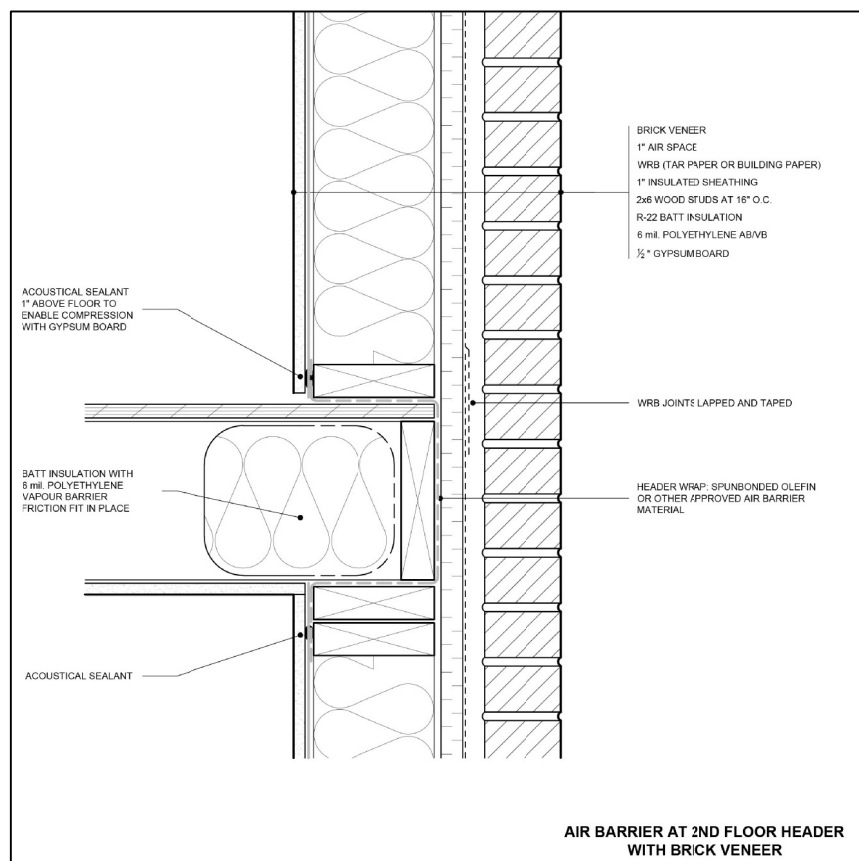
DRAWING
REAR ELEVATIONS
WITH OPTIONAL DECK
WITH OPTIONAL WALKOUT

DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-14
CHECKED			
SCALE	3/16"=1'-0"		

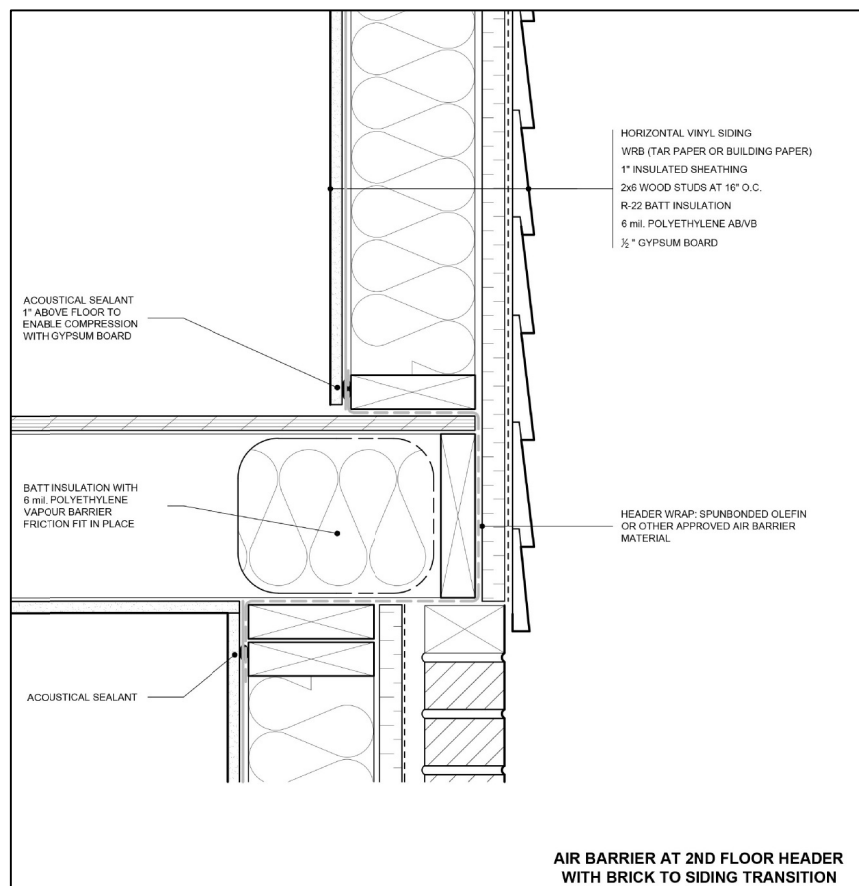


GARAGE

AIR BARRIER AT FLOOR ABOVE UNCONDITIONED SPACE



AIR BARRIER AT 2ND FLOOR HEADER WITH BRICK VENEER



AIR BARRIER AT 2ND FLOOR HEADER WITH BRICK TO SIDING TRANSITION

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.

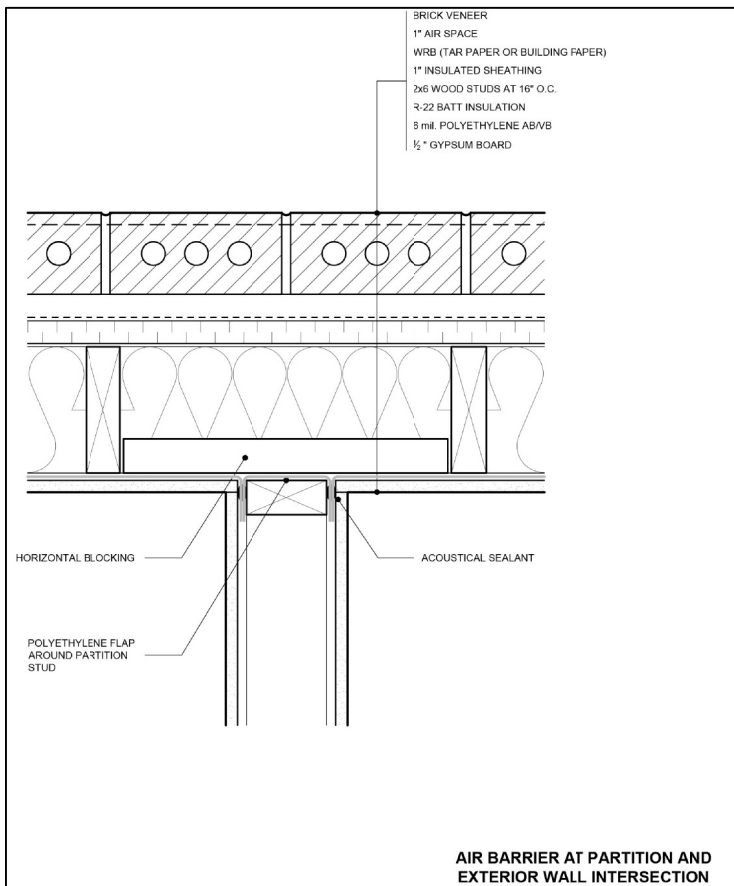
DRAIN TILE AND DRAIN PIPE FOR FOUNDATION DRAINAGE SHALL CONFORM TO THE ENTIRE SUBSECTION OBC 9.9.14.3

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

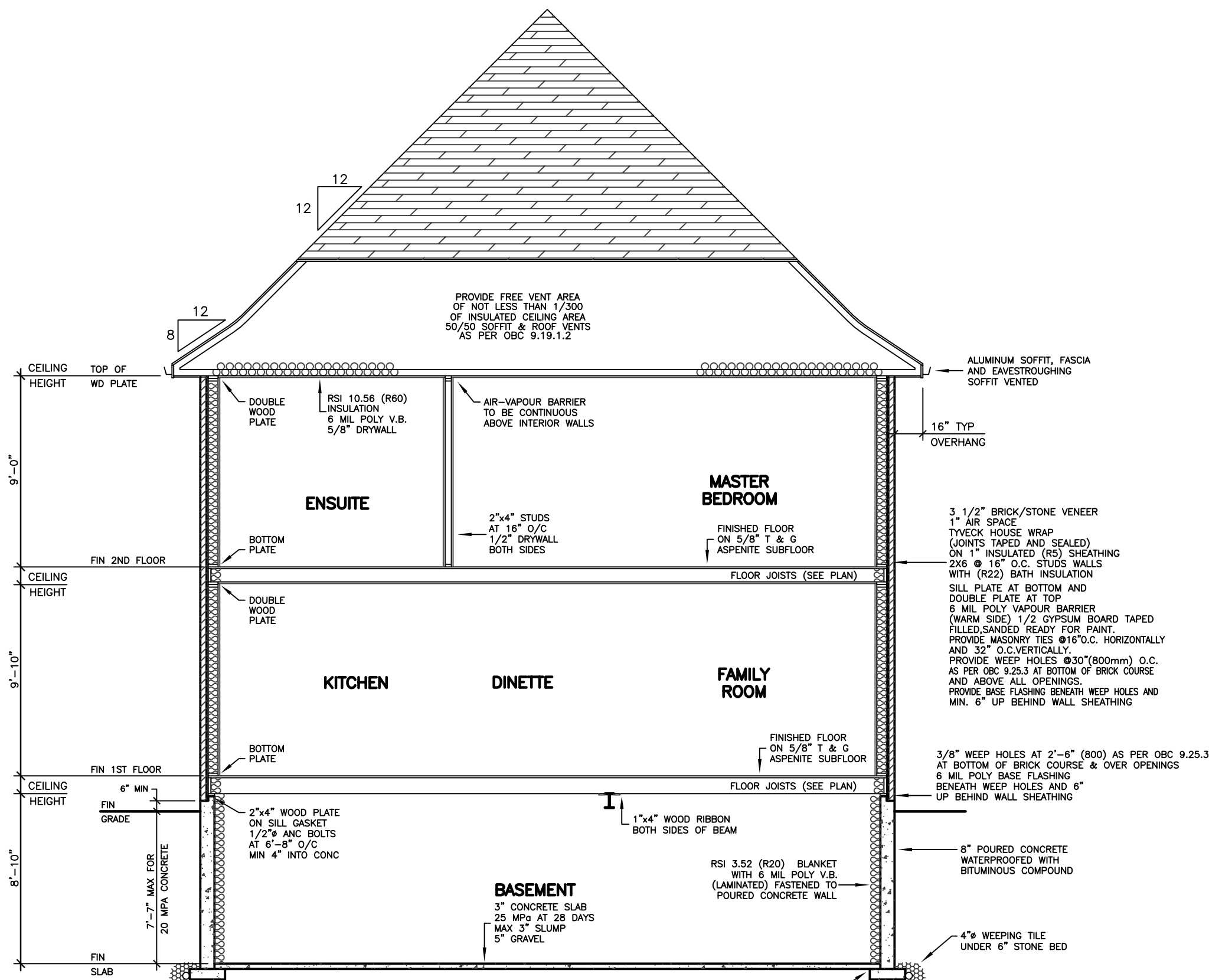
WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE (A) NOT LESS THAN 90 mm THICK, AND (B) TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO OBC 9.20.9.4.(3) SPACED NOT MORE THAN 200 mm O.C. VERTICALLY, AND 900 mm O.C. HORIZONTALLY. (C) THE SPACE BETWEEN THE WALL AND THE FACING SHALL BE FILLED WITH MORTAR. [OBC 9.15.4.7.(2)(3)]

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

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



AIR BARRIER AT PARTITION AND EXTERIOR WALL INTERSECTION



CROSS SECTION

REVISIONS

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KING EAST
E • T A T E S



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RICHMOND HILL

DRAWING
CROSS SECTION

DATE	MAR '23	PROJECT NO	20-23
DRAWN	E.B.	DRAWING NO	A-15
CHECKED			
SCALE	3/16"=1'-0"		

