

# **D.A.R.C. COMMENT** (BUILDING SERVICES DIVISION - PLANS REVIEW SECTION)

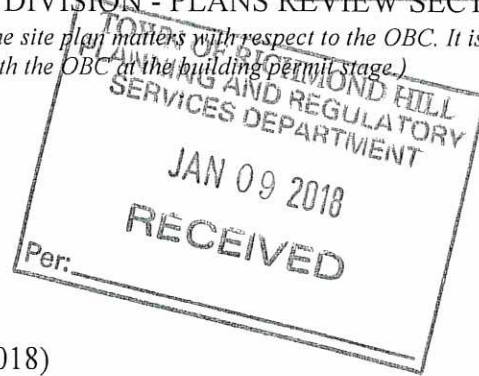
(D.A.R.C. Comment by the Building Services Division is a cursory review of the site plan matters with respect to the OBC. It is the responsibility of the owner to completely design the building in accordance with the OBC at the building permit stage.)

To: **Denis Beaulieu**

From: Martin Chan

Date: January 9, 2018

RE: **File No:** **D06-15028** (Recirculation January 4, 2018)  
**Name:** STATEVIEW HOMES (KINGS LANDING) INC  
**Location:** 272 – 286 King Road & 4 – 6 Parker Ave., Richmond Hill.



Owner and Architect are required to address the following comments.

- ☐ Please show on the site plan fire hydrants along King Road. The new hydrant inside the property and the fire hydrant on Parker Ave. do not provide adequate coverage for townhouses in Block 1 & 2.  
 Please show the interior fire hydrant (shown on Drawing SS-01), at the west of Block 6 on the private lane, on the architectural Site Plan A-01a.
- ☐ Egress from the third floor level of each dwelling unit shall comply with OBC B.9.9.9. Provide an escape window with an unobstructed opening of less than 1.0 m x 0.55 m or provide a balcony on the third floor level in each unit. Escape window sill shall be located not more than 1.0 m above its floor level and not more than 7.0 m (unobstructed height) above adjacent ground level. Please show the escape windows and their respective sill heights above grade on the Elevations. The escape balcony shall have sufficient size (min. 0.4 s.m. per person) to accommodate all occupants on the third floor. The proposed balconies on the third floor in most of the dwellings are not adequate in size and they cannot house all the occupants on their floor.  
 The occupant load of a bedroom shall be based on two persons per bedroom according to OBC B 9.9.1.3. The 3/F of all semis & townhouses has three bedrooms and therefore an occupant load of 6 persons. The proposed balconies are mostly 1.62 s.m. and 1.99 s.m. which are less than  $0.4 \times 6 = 2.4$  s.m.
- ☐ The proposed infiltration trenches are reviewed as dry wells for drainage disposal and they shall comply with OBC B 9.14.5.3. The infiltration trench at the north is less than 5.0 m from the new semi dwellings and the existing building at 10 Parker Ave. The center infiltration trench is less than 5.0 m from the townhouses in Block 5. They do not comply with OBC B 9.14.5.3.(2).  
 The infiltration trench at the north is still less than 5.0 m from the new semi dwellings and the existing building at 10 Parker Ave.