



GENERAL NOTES (PART 9 - RESIDENTIAL)

PERMIT NO. **RM#24-00021**

All construction must comply with the Ontario Building Code (OBC) 2012 as amended, including but not limited to the following. As a minimum, the following requirements **shall** be incorporated in the final construction:

1. All footings shall rest on natural undisturbed soil or compacted granular fill with a minimum bearing capacity of 75 KPa (1570 psf) unless known capacity is less and provided for in the foundation design.
2. Step footings shall have a maximum rise of 600 mm (23 5/8") for firm soils, 400 mm (15 3/4") for sand or gravel and a minimum horizontal run of 600 mm (23 5/8").
3. Concrete for exterior steps, garage and carport floors and all exterior flat work shall have a minimum compressive strength of 32 MPa (4650 psi) at 28 days, with air entrainment of 5 to 8%. Concrete floors with no damp proofing shall have a minimum compressive strength of 25 MPa (3000 psi). All other concrete to be 15MPa (2200 psi).
4. Foundations and the soil beneath them shall be protected against freezing during winter construction. Where foundation walls require permanent lateral support, the wall shall be braced or laterally supported before backfilling.
5. When the unsupported height of a foundation wall exceeds 3.0 m (9'-10"), the wall shall be designed by an engineer in accordance with OBC Part 4.
6. Exterior concrete stairs with more than 2 steps shall be supported on unit masonry, concrete walls or piers not less than 150x150 (6"x6") with footings at 1.2 m (4') below grade.
7. Where the top of a foundation wall is reduced in thickness to permit the installation of masonry exterior facing, the reduced section shall be not less than 90 mm (3 1/2") thick and tied to the facing material with metal ties conforming to Sentence 9.20.9.4. (3), spaced not more than 200 mm (7 7/8") o.c. vertically and 900 mm (2'-11") o.c. horizontally. The space between the wall and masonry veneer shall be filled with mortar.
8. Provide continuous lateral support to top flange of all steel beams. Steel beams shall have minimum 90 mm (3 1/2") bearing length. Connections to other steel beams shall have a minimum of 2-M20 (3/4" dia.) A325 steel bolts or a full welded connection (with full shear capacity of beam). Steel beams supported on wood shall be designed by an Engineer.
9. Provide solid blocking support under all point loads and continue down to the foundation. Built-up columns shall comply with OBC 9.23.10.7. For engineered systems, follow manufacturer's specifications for correct blocking and bearing requirements.
10. Refer to the approved engineered layout drawings for engineered floor joist and roof truss systems, including beams and supports. Follow manufacturers specifications for bridging, bracing, bearing and connection requirements for built up beams or joists.
11. Tie the lower ends of roof rafters with continuous horizontal ties to the opposing rafters unless lateral thrust is otherwise specifically designed for.
12. Guards shall be constructed in accordance with Supplementary Standard 7 of the OBC or in conformance with OBC Part 4 (including design loads on guards). Min. guard height to comply with OBC 9.8.8. All guards to be non-climbable.
13. All masonry veneer ties shall be corrosion-resistant, minimum of 0.76 mm (0.03") thick, 22 mm (7/8") wide and be spaced in accordance with Table 9.20.9.5 of the OBC
14. Ceramic floor tile and its supporting floor shall be constructed in accordance to OBC 9.30.6.
15. For insulation values, window and door U-values and efficiency of appliances refer to SB-12 requirements: Prescriptive or Performance design or values specified by Energy Star requirements.
16. Foundation walls enclosing heated spaces shall be insulated to not more than 8" above the basement slab and an approved drainage layer is required on the exterior.
17. Exterior Insulated Finished System (EIFS) over wood framed wall and other moisture sensitive substrates shall consist of dual barrier with drained joints (DB/DJ). They shall be constructed in accordance to OBC 9.27.13 and shall conform to CAN/ULC-S716.1. All other exterior applied stucco finishes shall be constructed in accordance with OBC 9.28.
18. Stairs serving a house or dwelling unit shall have min. headroom of 1950 mm (6'-5"), min. width of 860 mm (2'-10"), max. rise of 200 mm (7 7/8") & min. 125 mm (4 7/8") and a min. run of 255 mm (10"). Tapered stairs shall have a min. average run of 255 mm (10") at the point of 300mm measured from the center of the handrail. The tolerance of stair dimensions shall conform to OBC 9.8.4.4. Secure stair stringers at top and bottom.
19. Basement ceiling height shall be min. 2.1 m. (6'-11") over at least 75% of the area and 1.95 m. (6'-5") under beams and ducts.
20. Every floor level containing a bedroom shall be provided with at least 1 outside window with an operable unobstructed opening having a minimum area of 0.35 sq. m. (3.8 sq. ft.), with no dimension less than 380 mm (15"). Every floor level, requiring travel of more than 1 storey to an exit door, shall be provided with an unobstructed escape window opening of not less than 1 m. (3'-3") in height and 0.55 m (21 5/8") in width with the sill not more than 1 m (3'-3") above the floor and 7 m. (23') above adjacent ground level or that floor shall be provided with a balcony. Except for basement locations, all windows shall have a maximum sill height of 1 m. (3'-3") above the floor.
21. Provide window protection to minimize the hazard to children in accordance with OBC 9.7.1.6.
22. Exterior walls, which are less than 1.2 m (4'-0") from the lot line, shall have no unprotected opening and be constructed with a 3/4 hr. fire resistance rating. These walls shall be rated from the interior. Exterior walls, which are less than 0.6 m (2'-0") from the lot line, shall in addition have non-combustible cladding.
23. All entrance doors, doors between the dwelling unit and the attached garage, patio doors and windows within 2m (6'-7") of adjacent ground level shall conform to OBC Subsections 9.6.8 & 9.7.6 'Resistance to Forced Entry'.
24. Roof vents shall be provided on the basis of 1 sq. ft./300 sq. ft. of insulated ceiling area. Where the roof slope is less than 1 in 6 or in cathedral ceilings, roof vents shall be provided on the basis of 1 sq. ft./150 sq. ft. of insulated ceiling area. Roof vents shall be uniformly distributed to ventilate each roof space with a minimum of 25% of the required vent space to be located at the top and the bottom of the roof.
25. Eave protection is required, beneath the start strip, from the edge of the roof to a minimum distance of 900 mm (3'-0") up the roof slope to not less than 300 mm (12") inside the inner face of the exterior wall on shingled, shake or tile roofs except as provided by 9.26.5.1.(2).
26. Foamed plastic insulation shall be protected with interior finishes according to OBC 9.10.17.10.
27. The wall and ceiling between an attached garage and the dwelling unit shall be constructed and sealed so as to provide an effective barrier to exhaust fumes. Door between the garage and the dwelling unit shall be tight fitting, weather-stripped and equipped with a self closing device.
28. Smoke alarms shall be provided on each floor level and be located within each bedroom. Smoke alarms shall be interconnected and hard wired with no disconnect switch. Smoke alarms are required to have a visual signaling component conforming to NFPA 72.
29. A carbon monoxide detector conforming to CAN/CGA-6.19 or UL 2034 shall be installed on every building containing a fuel burning appliance or an attached garage in conformance with the OBC 9.33.4.
30. In addition to the above carbon monoxide detectors, Town of Richmond Hill By-law No. 245-99 requires that a carbon monoxide detector, equipped with an alarm that is audible within bedrooms when the intervening doors are closed and conforming to CAN/CGA-6.19 or UL 2034, be installed in accordance with the manufacturer's instructions in every dwelling unit. Where the carbon monoxide detector is electrically powered, it must be approved by the Canadian Standards Association and be equipped with a visual indicator indicating that it is in operating condition and have NO switch between the carbon monoxide alarm and the power distribution panel.
31. A mechanical ventilation system is required in every dwelling. An exhaust only' ventilation system is permitted only where forced air heating is used, there is no electric heating or fireplace (other than a direct vent gas fireplace), and where a mechanically vented induced draft or direct vented furnace and hot water tank are used. A ventilation system with a heat recovery ventilator or Part 6 design is required in all other cases.
32. All exterior doors greater than 600mm above grade which do not exit onto a deck shall be permanently adjusted to prevent opening as per 9.6.4.1(2) of the OBC or be guarded as per 9.8.8 of the OBC
33. The main bathroom shall have stud reinforcement to accommodate future installation of grab bars adjacent to water closets and shower or bathtub as per OBC 9.5.2.3.
34. Slopes on roof surfaces shall comply with OBC 9.26.3.1.
35. Windows shall comply with OBC 9.7
36. Exhaust ducts connected to laundry drying equipment shall comply with OBC 6.2.3.8. (7)

ROSE 9
COMPLIANCE PACKAGE "A1"

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL

W Architect Inc.
DESIGN CONTROL REVIEW
NOV. 01, 2023

FINAL BY: *W Architect Inc.*
This stamp is only for the purpose of design control and carries no other professional obligations.

STRIP FOOTINGS -
FOR SINGLES & SEMIS UP TO 2 STOREY
8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS.
(REFER TO FOOTING DETAILS ON ENGINEERED FILL)
ASSUME THE LARGER FOOTING SIZE
WHEN TWO CONDITIONS APPLY
ASSUMED 120 KPA (16 P.S.I.) SOIL BEARING CAPACITY OR 90 KPa
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE, **by a soil engineer report**

PAD FOOTINGS
120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL
F1 = 42"x42"x12" CONCRETE PAD F1 = 48"x48"x12" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x18" CONCRETE PAD F3 = 34"x34"x18" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FDTN. WALL IS REQUIRED.

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT

BRICK VENEER LINTELS
ML1 = 3-1/2"x3-1/2"x1/4" (100x90x6.0L) + 2-2"x8" SPR. No.2
ML2 = 4"x3-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
ML3 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
ML4 = 6"x3-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
ML5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
ML6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
ML7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
ML8 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
ML9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS
WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)
WB8 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB9 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LAMINATED VENEER LUMBER (LVL) BEAMS
LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 18" (2-45x456)

LOOSE STEEL LINTELS
L1 = 3-1/2"x3-1/2"x1/4" (100x90x6.0L)
L2 = 4"x3-1/2"x5/16" (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" (150x90x10.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

DOOR SCHEDULE
1 = 2'-0" x 6'-8" (665x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS, PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) L5E STUD WALL GLUED AND NAILED TOGETHER AND SPACED MAX. @10" O.C. FULL HT C/W SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.
10" 10"
MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"
TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) L5E STUD WALL GLUED AND NAILED TOGETHER AND SPACED MAX. @10" O.C. FULL HT C/W SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.
4" 4"
MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 21'-5" AND MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"
TWO STORY HEIGHT WALL DETAIL

SUPPORTED STEEL ANGLE UP TO 11'-1". OTHERWISE TO BE REVIEWED BY ENGINEER.
BRICK/STONE VENEER
INVERTED 3-1/2"x3-1/2"x1/4" (90x90x6.0) STEEL ANGLE
MIN 1'-0"
INVERTED 3-1/2"x3-1/2"x1/4" (90x90x6.0) STEEL ANGLE
BRICK/STONE VENEER
SUPPORTED STEEL ANGLE UP TO 11'-1". OTHERWISE TO BE REVIEWED BY ENGINEER.
INVERTED STEEL ANGLE DETAIL

THE MINIMUM THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING Refer to EEDS	
COMPLIANCE PACKAGE "A1"	
COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.57 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.87 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB < 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATING = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

OPTIONAL 8'-6" FOUNDATION POUR HEIGHT
- 10" THICK CONCRETE FOUNDATION WALLS (15 MPa)
- BASEMENT FLOOR TO FLOOR HEIGHT
• 9 1/2" FLOOR JOISTS = 9'-2" (2.79m) HEIGHT
• 11 1/8" FLOOR JOISTS = 9'-4" (2.84m) HEIGHT
- BASEMENT STAIRS
• 15 RISERS (EXTRA RISER ADDED TO BASE OF STAIR)

AREA CALCULATIONS		ELEV. 1	
GROUND FLOOR AREA		=	1606 Sq. Ft.
SECOND FLOOR AREA		=	1850 Sq. Ft.
TOTAL FLOOR AREA		=	3456 Sq. Ft.
		=	321.07 Sq. M.
1st FLOOR OPEN AREA	= 0		Sq. Ft.
2nd FLOOR OPEN AREA	= 0		Sq. Ft.
ADD TOTAL OPEN AREAS	= 0		Sq. Ft.
ADD FIN. BASEMENT AREA	= 0		Sq. Ft.
GROSS FLOOR AREA		=	3456 Sq. Ft.
		=	321.07 Sq. M.
GROUND FLOOR COVERAGE		=	1606 Sq. Ft.
GARAGE COVERAGE / AREA		=	397 Sq. Ft.
PORCH COVERAGE / AREA		=	43 Sq. Ft.
TOTAL COVERAGE W/ PORCH		=	2046 Sq. Ft.
		=	190.08 Sq. m.
TOTAL COVERAGE W/O PORCH		=	2003 Sq. Ft.
		=	186.08 Sq. m.

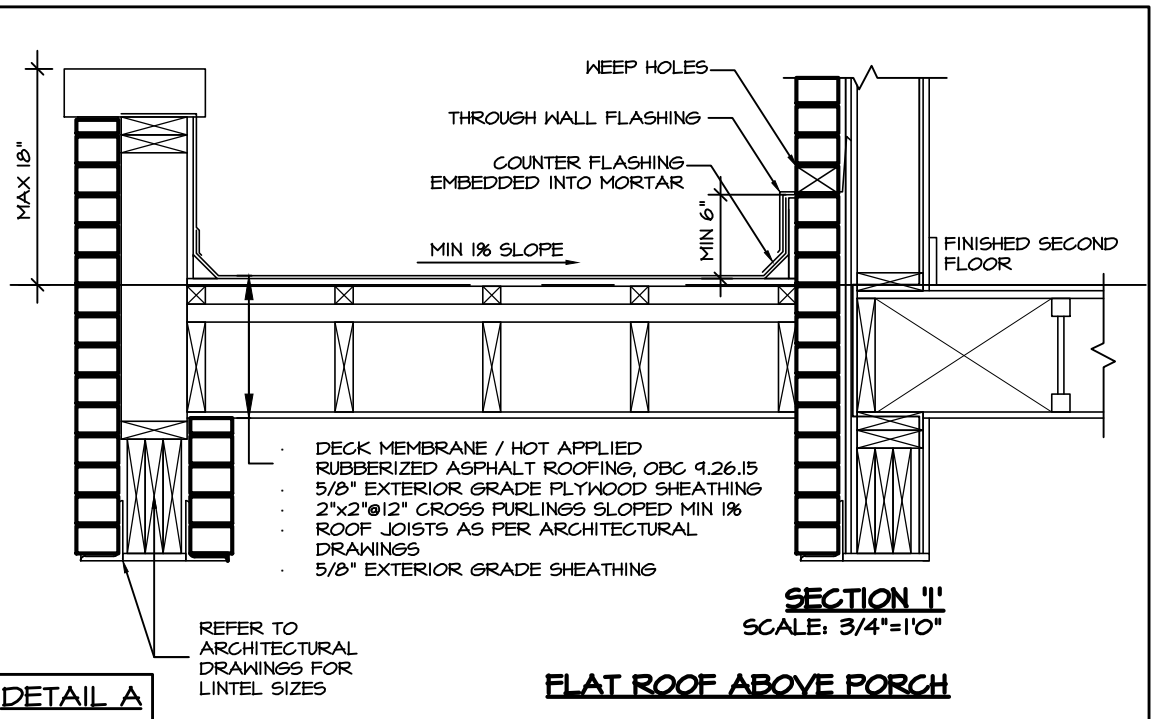
AREA CALCULATIONS		ELEV. 2	
GROUND FLOOR AREA		=	1606 Sq. Ft.
SECOND FLOOR AREA		=	1860 Sq. Ft.
TOTAL FLOOR AREA		=	3466 Sq. Ft.
		=	322.00 Sq. M.
1st FLOOR OPEN AREA	= 0		Sq. Ft.
2nd FLOOR OPEN AREA	= 0		Sq. Ft.
ADD TOTAL OPEN AREAS	= 0		Sq. Ft.
ADD FIN. BASEMENT AREA	= 0		Sq. Ft.
GROSS FLOOR AREA		=	3466 Sq. Ft.
		=	322.00 Sq. M.
GROUND FLOOR COVERAGE		=	1606 Sq. Ft.
GARAGE COVERAGE / AREA		=	397 Sq. Ft.
PORCH COVERAGE / AREA		=	42 Sq. Ft.
TOTAL COVERAGE W/ PORCH		=	2045 Sq. Ft.
		=	194.63 Sq. m.
TOTAL COVERAGE W/O PORCH		=	2003 Sq. Ft.
		=	186.08 Sq. m.

AREA CALCULATIONS		ELEV. 3	
GROUND FLOOR AREA		=	1606 Sq. Ft.
SECOND FLOOR AREA		=	1860 Sq. Ft.
TOTAL FLOOR AREA		=	3466 Sq. Ft.
		=	322.00 Sq. M.
1st FLOOR OPEN AREA	= 0		Sq. Ft.
2nd FLOOR OPEN AREA	= 0		Sq. Ft.
ADD TOTAL OPEN AREAS	= 0		Sq. Ft.
ADD FIN. BASEMENT AREA	= 0		Sq. Ft.
GROSS FLOOR AREA		=	3466 Sq. Ft.
		=	322.00 Sq. M.
GROUND FLOOR COVERAGE		=	1606 Sq. Ft.
GARAGE COVERAGE / AREA		=	397 Sq. Ft.
PORCH COVERAGE / AREA		=	43 Sq. Ft.
TOTAL COVERAGE W/ PORCH		=	2046 Sq. Ft.
		=	190.08 Sq. m.
TOTAL COVERAGE W/O PORCH		=	2003 Sq. Ft.
		=	186.08 Sq. m.

ROSE 9 - ELEV. 1					SB-12
ELEVATION	WALL FT²	(WALL M²)	OPENING FT²	(OPENING M²)	PERCENTAGE
FRONT	1121.87	(104.23)	226.90	(21.08)	20.23 %
LEFT SIDE	842.44	(82.91)	57.37	(5.33)	6.43 %
RIGHT SIDE	842.44	(82.91)	20.00	(1.86)	2.24 %
REAR	1056.29	(98.13)	210.00	(19.51)	19.88 %
TOTAL	3463.04 FT²	(368.18 M²)	514.27 FT²	(47.78M²)	12.98 %

ROSE 9 - ELEV. 2					SB-12
ELEVATION	WALL FT²	(WALL M²)	OPENING FT²	(OPENING M²)	PERCENTAGE
FRONT	1096.21	(101.84)	190.57	(17.70)	17.38 %
LEFT SIDE	842.44	(82.91)	57.37	(5.33)	6.43 %
RIGHT SIDE	842.44	(82.91)	20.00	(1.86)	2.24 %
REAR	1056.29	(98.13)	210.00	(19.51)	19.88 %
TOTAL	3437.38 FT²	(365.74 M²)	477.94 FT²	(44.40M²)	12.14 %

ROSE 9 - ELEV. 2					SB-12
ELEVATION	WALL FT²	(WALL M²)	OPENING FT²	(OPENING M²)	PERCENTAGE
FRONT	1096.21	(101.84)	190.57	(17.70)	17.38 %
LEFT SIDE	842.44	(82.91)	57.37	(5.33)	6.43 %
RIGHT SIDE	842.44	(82.91)	20.00	(1.86)	2.24 %
REAR	1056.29	(98.13)	210.00	(19.51)	19.88 %
TOTAL	3437.38 FT²	(365.74 M²)	477.94 FT²	(44.40M²)	12.14 %



5.		
4.		
3.		
2.		
1.	NEW DESIGN	MAR 2023

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

GENERAL NOTES

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746
REGION DESIGN INC.

Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.

Greenpark.

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	
PROJECT NO.	--	

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED
Per: KER

Richmond Hill City of Richmond Hill Building Division
REVIEWED
By: **KER** Date: **10/25/2024**
Building Permit #: **BP#24-00021**
All construction shall comply with the Ontario Building Code and all other applicable statutory regulations. The reviewed documents must be kept on site at all times.
Building inspection line: 905-771-5465 (24 hr)
buildinginspections@richmondhill.ca
Building inquiry line 905-771-5810
building@richmondhill.ca

This review does not exempt the owner, designer and the builder from complying with all applicable regulations and by-laws of the City of Richmond Hill and the Ontario Building Code.

Refer to attached general notes and drawings.

Windows, sliding glass doors and skylights shall comply with OBC 2012, SB-12, 3.1.1.9 for maximum U-Value.

These drawings have been reviewed under Compliance Option: **A1** of SB-12 of the 2012 O.B.C.

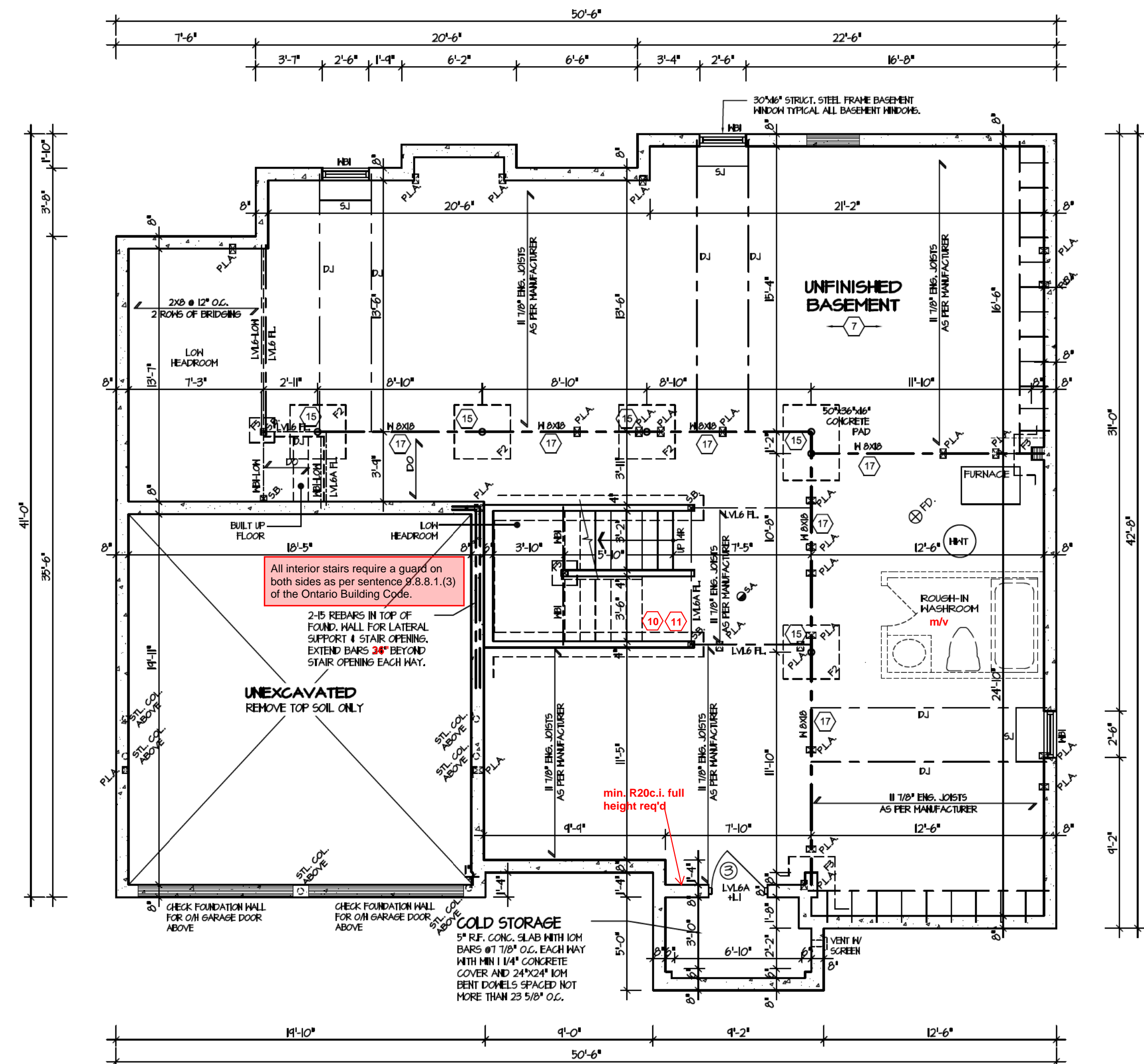
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

ROSE 9

COMPLIANCE PACKAGE "A1"

Richmond Hill City of Richmond Hill Building Division
INSPECTION NOTICES - HOUSING
You are required to notify the Inspection Section of the readiness to inspect at the following construction stages:
- Footings (prior to concrete placement)
- Building sewers (laterals)
- Water service pipe (lateral)
- Foundation (prior to backfill)
- Building drains (under slab)
- Plumbing rough-in
- HVAC rough-in
- Air barrier (prior to exterior cladding)
- Structural Framing (exterior cladding completed)
- Insulation (include vapour barrier)
- Solid fuel burning appliances
- Occupancy Permit
Please contact the Inspection Section by one of the following methods:
- E-mail: buildinginspections@richmondhill.ca
- Inspection fax line: 905-771-2528
- Inspection Request Line: 905-771-5465
A minimum of 2 business days is required.
An inspection may be refused if permit documents and a copy of the permit are not present on site.
Please refer to other inspection information on the reverse of the permit card.



REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-1", 2 ROWS FOR SPANS GREATER THAN 1'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

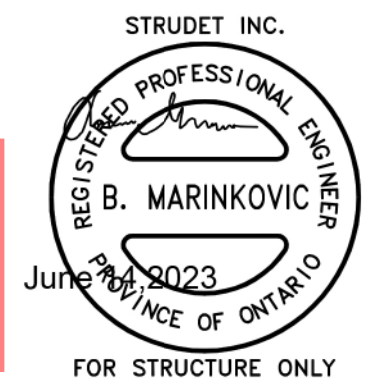
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

BASEMENT PLAN "I"

For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

THE ENGINEER OF RECORD SHALL PROVIDE THE BUILDING INSPECTOR WITH A FIELD REVIEW REPORT

CITY OF RICHMOND HILL BUILDING DIVISION
08/21/2024
REVISED
Per: **KER**

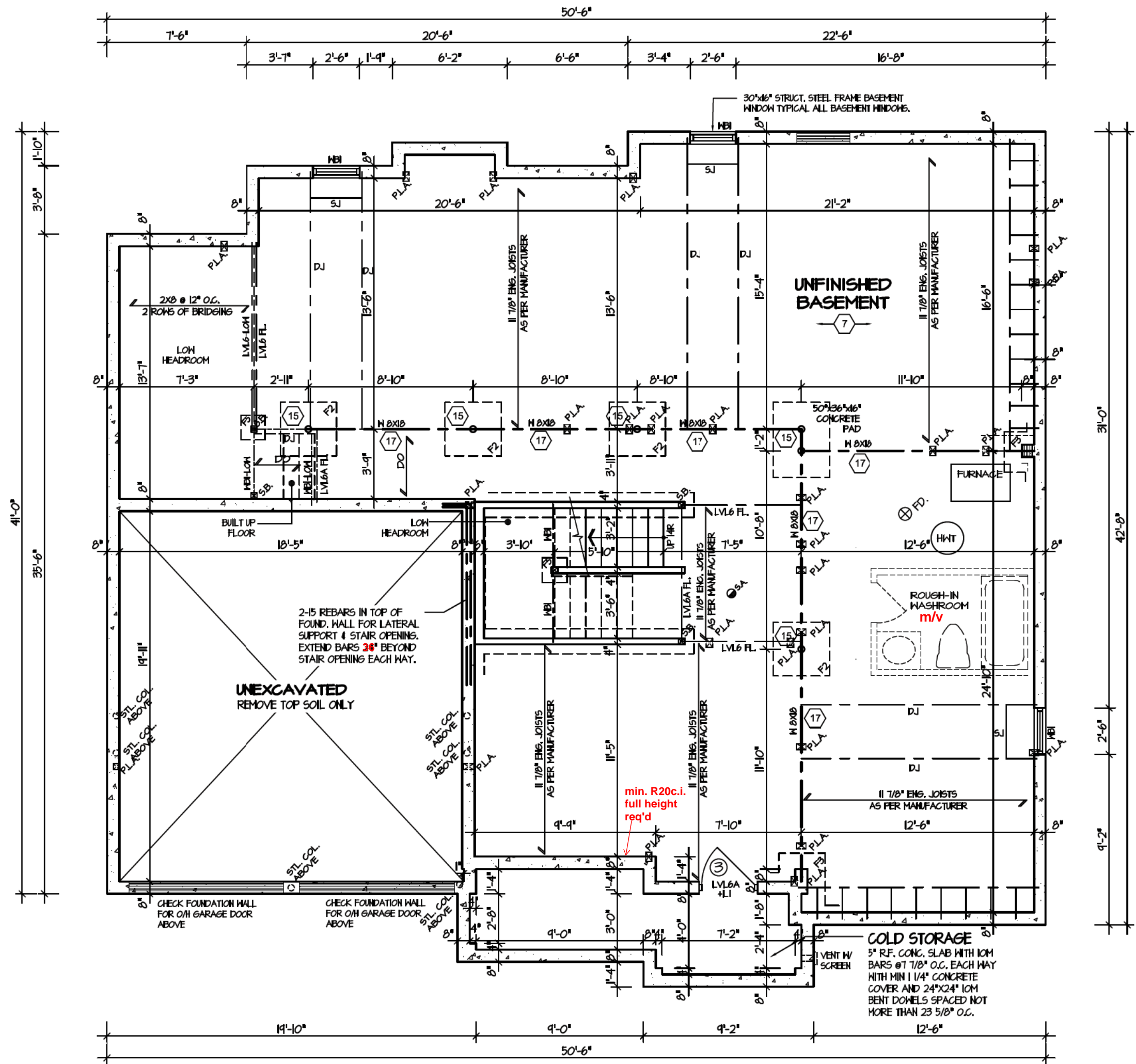


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1.	NEW DESIGN	MAR 2023
REVISIONS		
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		
VIKAS GAJJAR	28770	
NAME	SIGNATURE	BCIN
SHEET TITLE		
BASEMENT PLAN ELEVATION 1		
LOT	AREA	BY
-	3,456 SQ.FT.	V.G.
PROJECT NAME		
TRINIGROUP		
Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746		REGION DESIGN INC.
Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.		
Greenpark.		
DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	1
PROJECT NO.	-	

ROSE 9
COMPLIANCE PACKAGE "A1"

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BASEMENT PLAN '2'

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
June 14, 2023
PROVINCIAL ENGINEER OF ONTARIO
FOR STRUCTURE ONLY

Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.

Greenpark

DATE: MAR 2023
SCALE: 3/16"=1'-0"
PROJECT NO.: -

PAGE NO.: 1-2

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1.	NEW DESIGN	MAR 2023

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
BCIN

SHEET TITLE
BASEMENT PLAN
ELEVATION 2

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

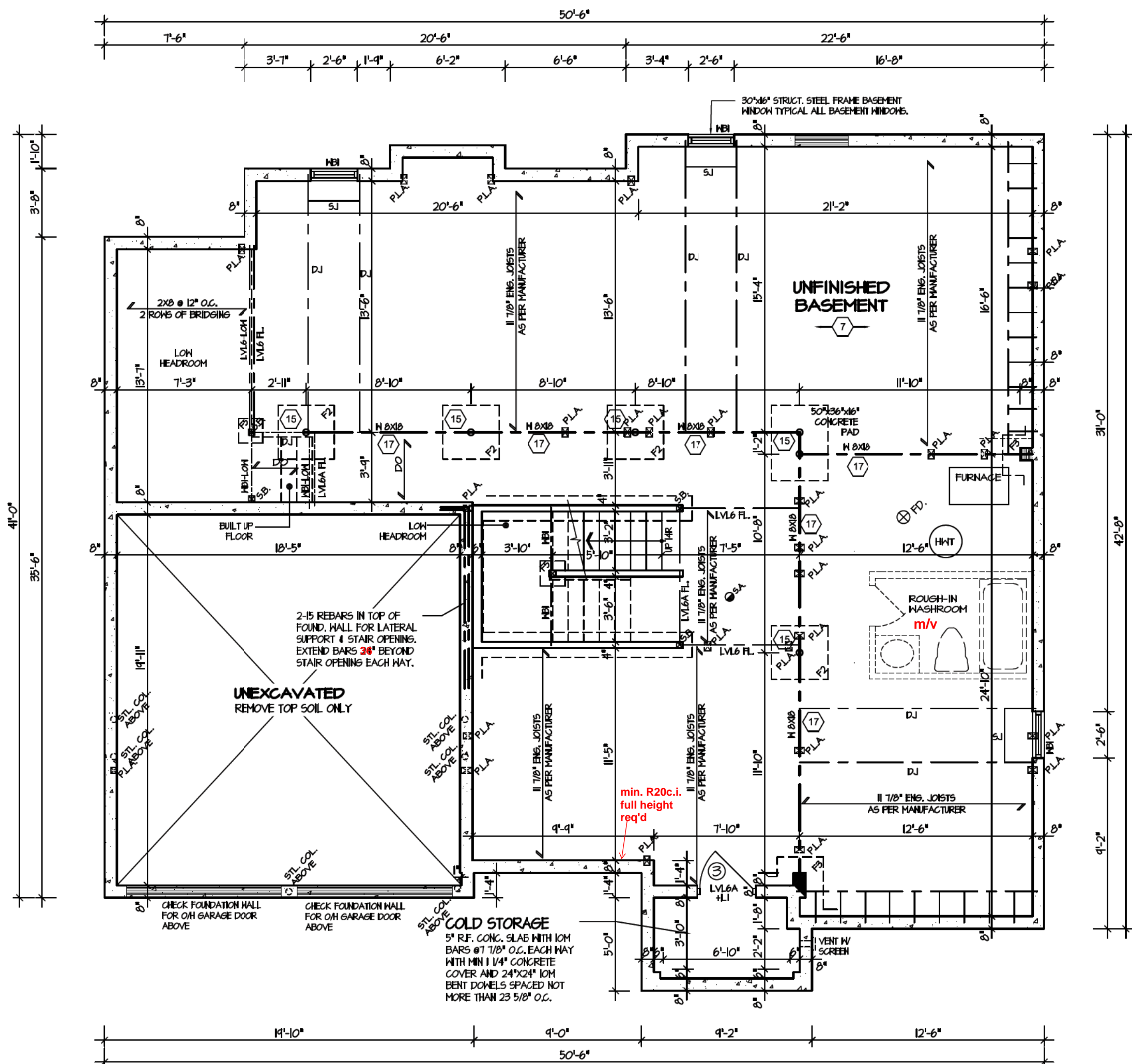
PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746

REGION DESIGN INC.

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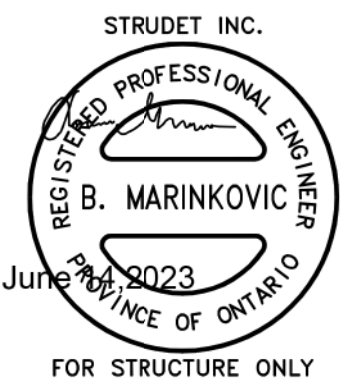
REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

BASEMENT PLAN '3'

For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER



Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.

Greenpark

DATE: MAR 2023
SCALE: 3/16"=1'-0"
PROJECT NO.: -

PAGE NO.: 1-3

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1.	NEW DESIGN	MAR 2023
REVISIONS		
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		
VIKAS GAJJAR	28770	
NAME	SIGNATURE	BCIN

SHEET TITLE: BASEMENT PLAN ELEVATION 3

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

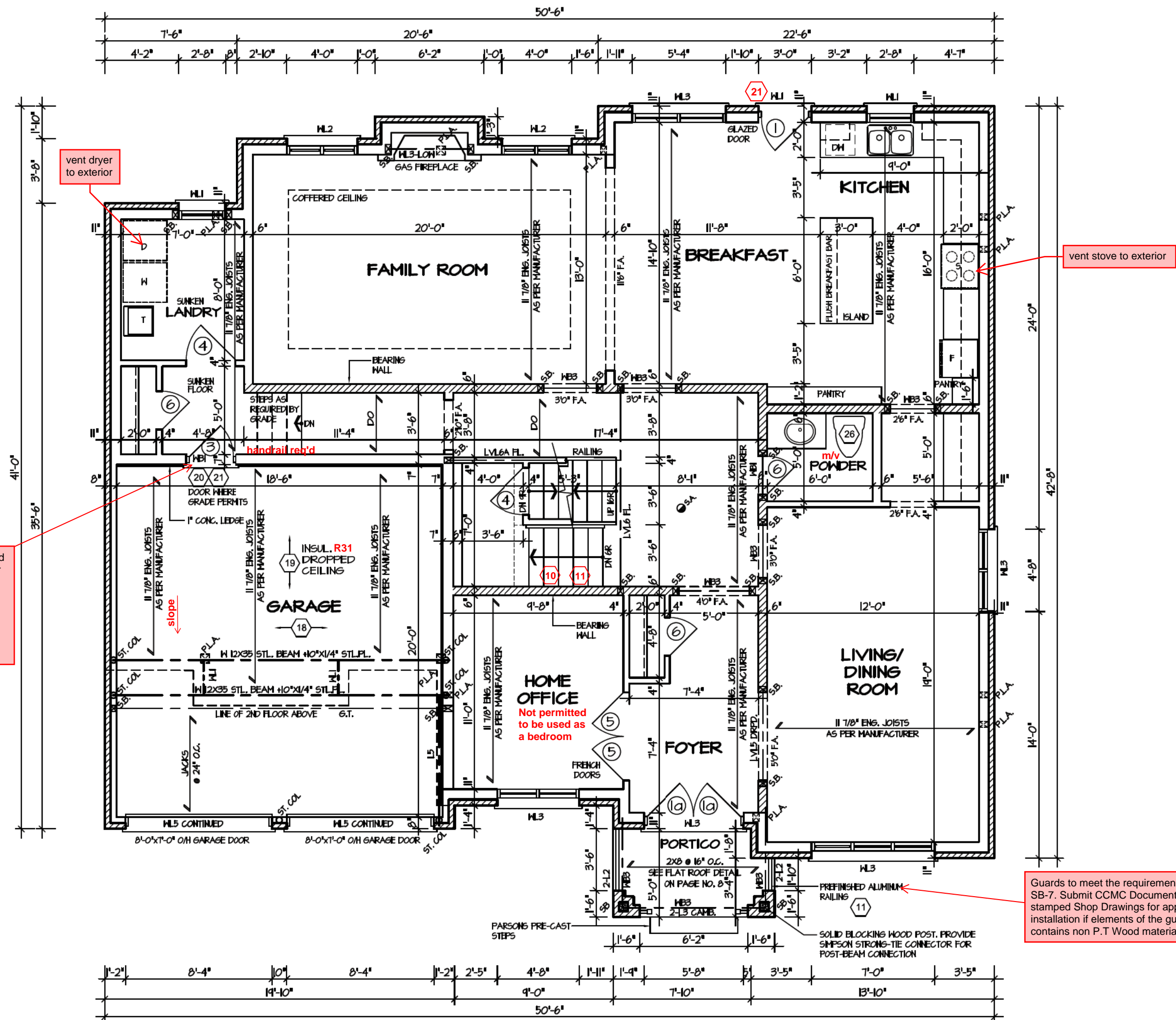
PROJECT NAME: TRINIGROUP

Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746	REGION DESIGN INC.
--	-----------------------------------

ROSE 9
COMPLIANCE PACKAGE "A1"

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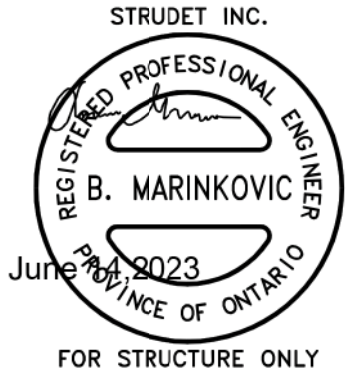
FIRST FLOOR PLAN "1"

For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

Guards to meet the requirements of OBC 2012 SB-7. Submit CCMC Documents and P.Eng stamped Shop Drawings for approval prior to installation if elements of the guards system contains non P.T Wood material.

Doors between a garage and living space shall be exterior type (gas proof) complete with weatherstripping and a self-closing device. If required to have stairs, stairs shall conform to Section 9.8 of the Ontario Building Code.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER



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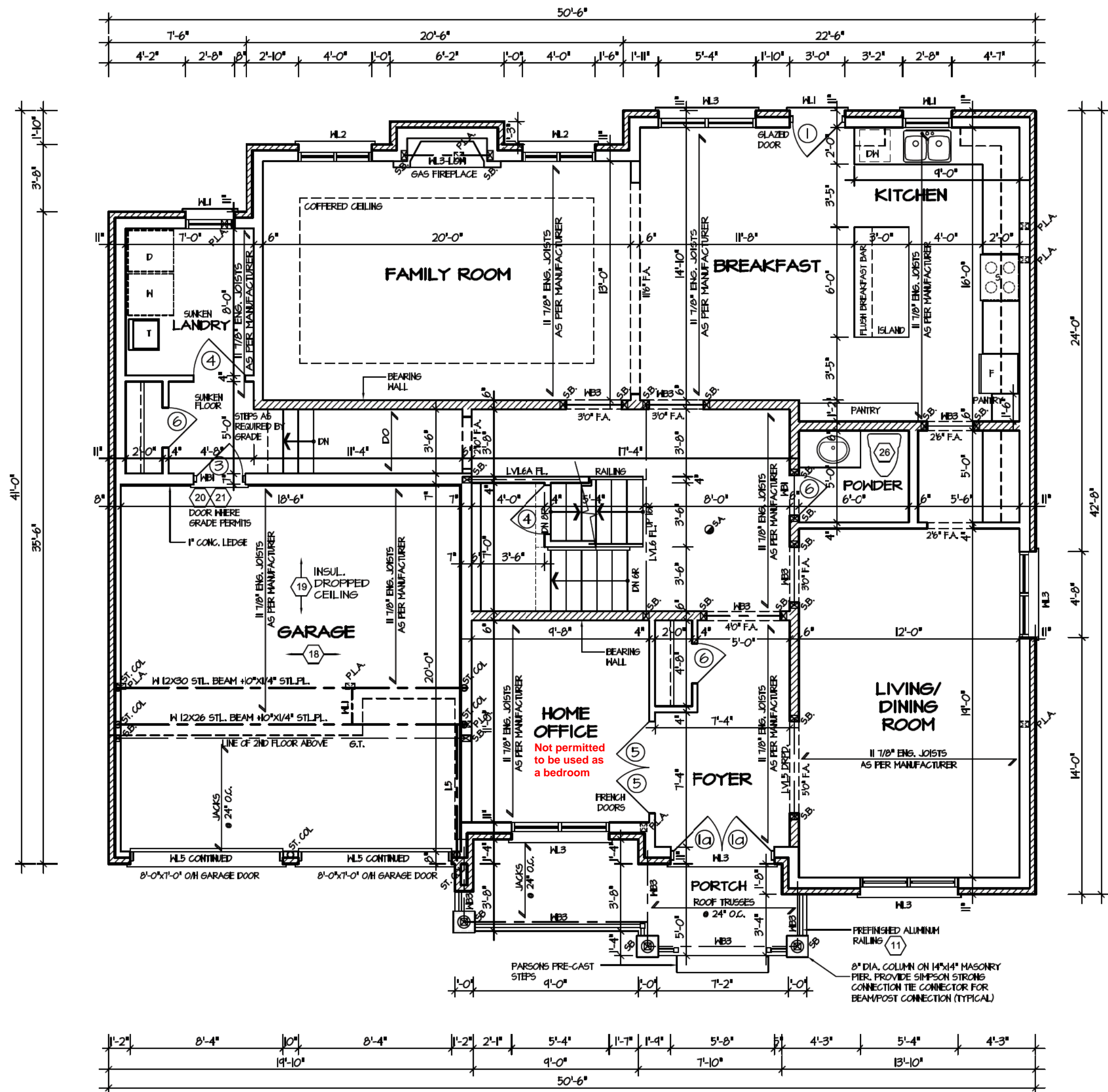
Greenpark.

DATE: MAR 2023
SCALE: 3/16"=1'-0"
PROJECT NO.: --

ROSE 9
COMPLIANCE PACKAGE "A1"

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FIRST FLOOR PLAN '2'

For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER



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Greenpark

DATE: MAR 2023
SCALE: 3/16"=1'-0"
PROJECT NO.: -

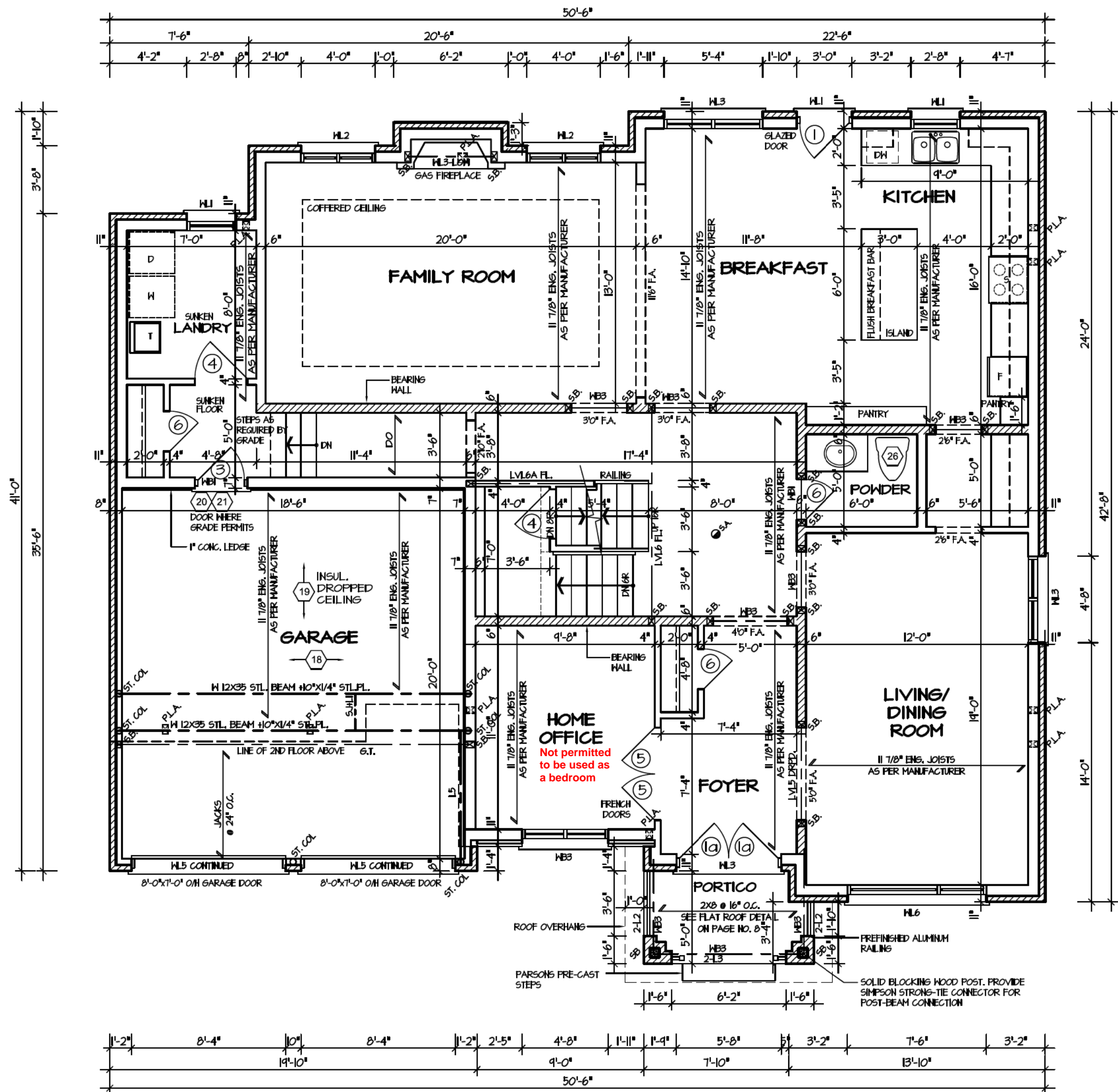
PAGE NO.: 2-2

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1.	NEW DESIGN	MAR 2023
REVISIONS		
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QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		
VIKAS GAJJAR	28770	
NAME	SIGNATURE	BCIN
SHEET TITLE		
FIRST FLOOR PLAN		
LOT	AREA	BY
-	3,456 SQ.FT.	V.G.
PROJECT NAME		
TRINIGROUP		
Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746		
REGION DESIGN INC.		

ROSE 9
COMPLIANCE PACKAGE "A1"

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FIRST FLOOR PLAN '3'

For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER



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Greenpark

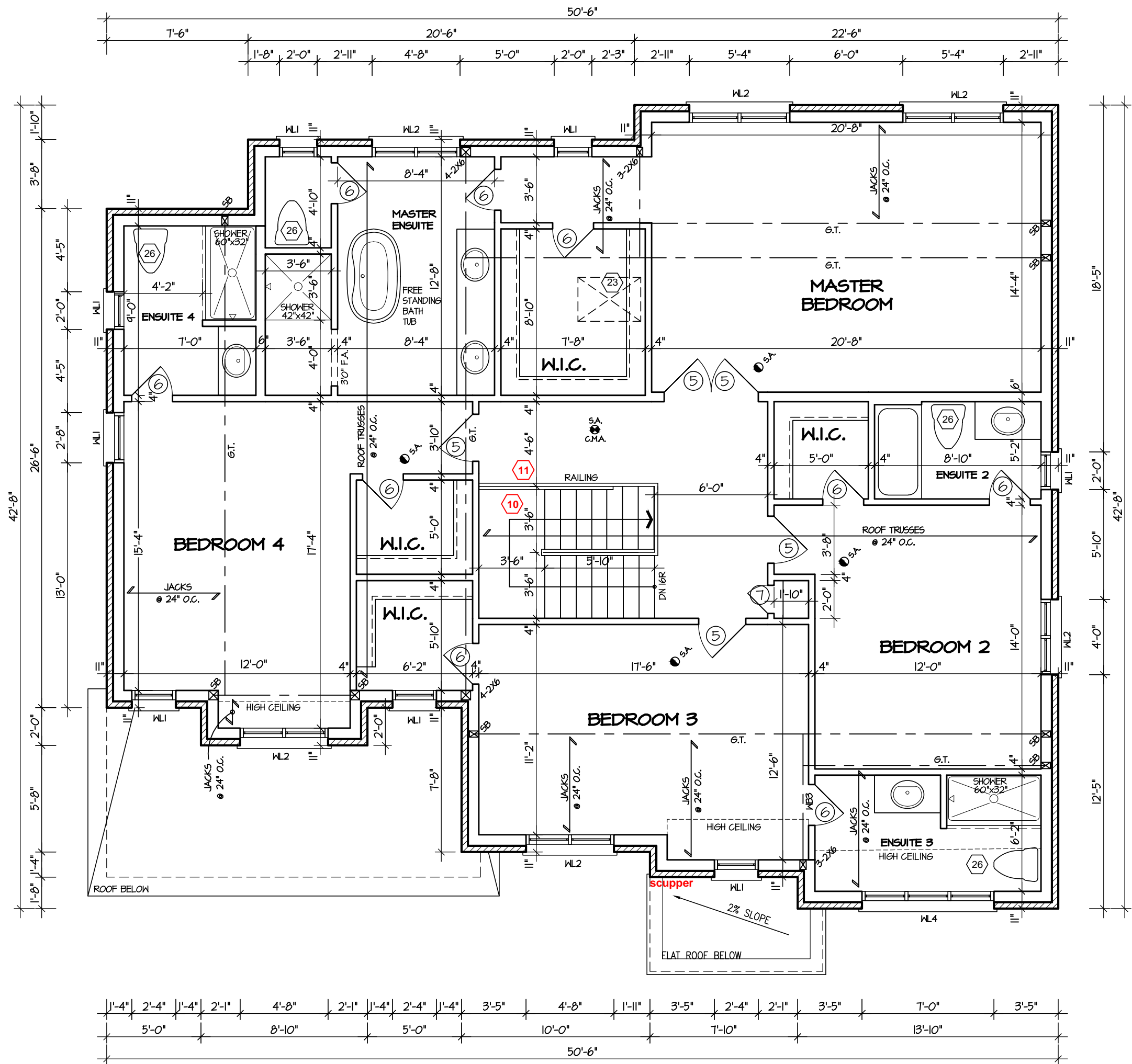
DATE: MAR 2023
SCALE: 3/16"=1'-0"
PROJECT NO.:
PAGE NO.: 2-3

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ROSE 9

COMPLIANCE PACKAGE "A1"



SECOND FLOOR PLAN "I"

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
JUNE 14, 2023
PROFESSIONAL ENGINEER
IN THE PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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1.	NEW DESIGN	MAR 2023

REVISIONS

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

SHEET TITLE SECOND FLOOR PLAN ELEV 1		
LOT -	AREA 3,456 SQ.FT.	BY V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746

REGION DESIGN INC.

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Greenpark

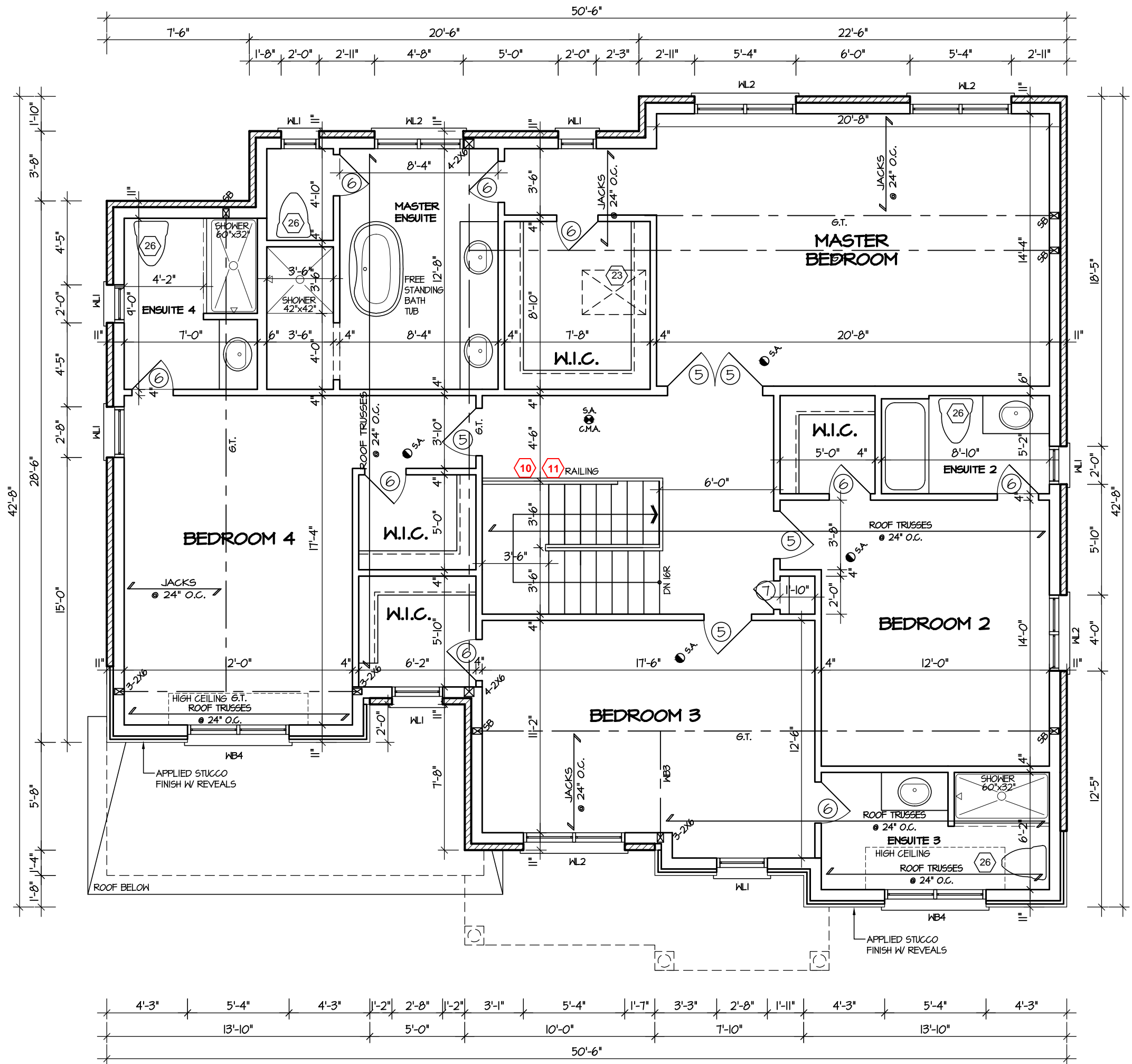
DATE MAR 2023	PAGE NO. 3
SCALE 3/16"=1'-0"	
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ROSE 9

COMPLIANCE PACKAGE "A1"



SECOND FLOOR PLAN '2'

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1.	NEW DESIGN	MAR 2023

REVISIONS

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

SHEET TITLE
SECOND FLOOR PLAN
ELEV 2 - STANDARD

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746	REGION DESIGN INC.
--	-----------------------------------

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Greenpark

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	
PROJECT NO.		

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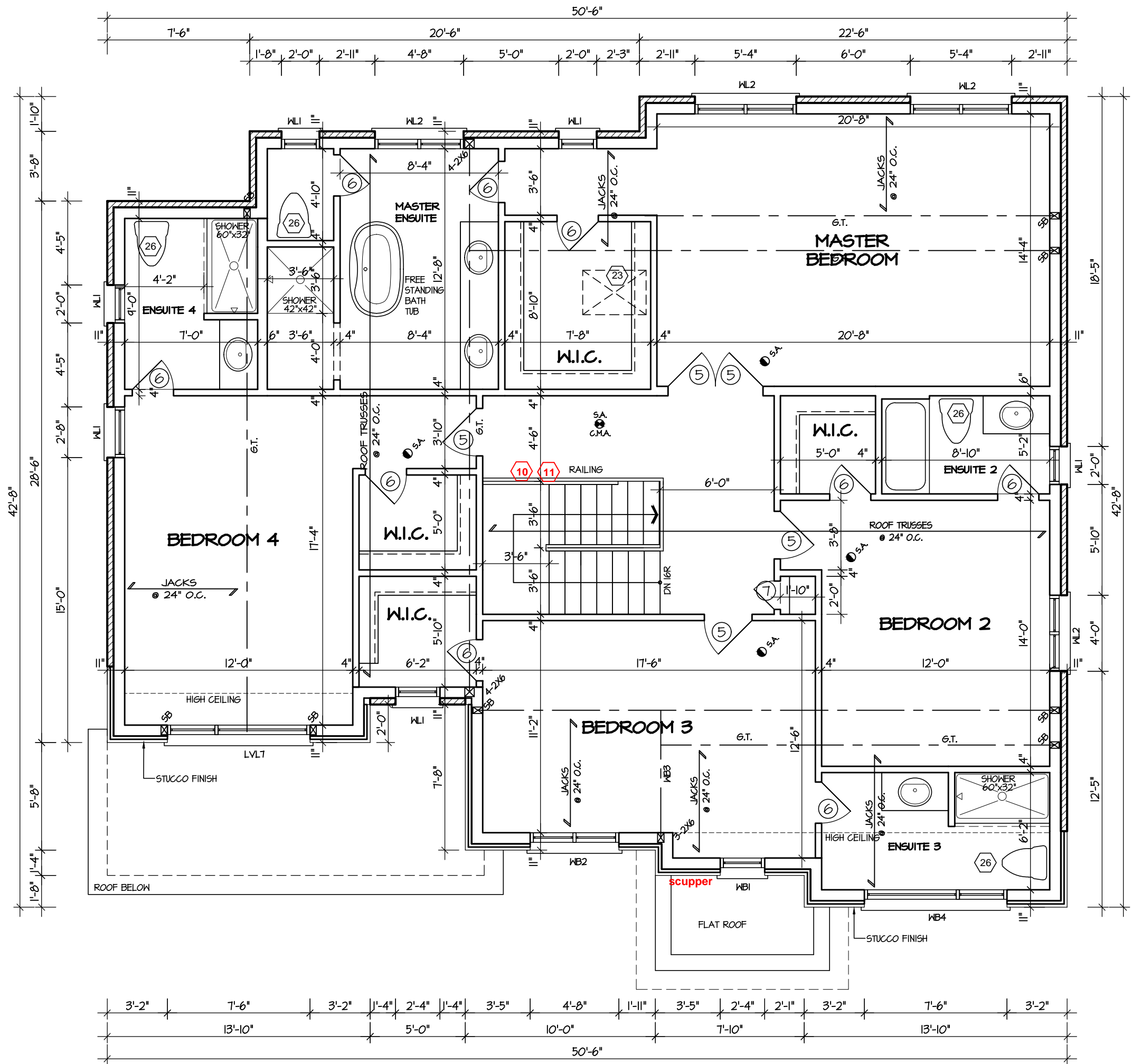
STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
CITY OF RICHMOND HILL
BUILDING DIVISION
June 14, 2023
OFFICE OF CDD
FOR STRUCTURE ONLY
Per: KER

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ROSE 9

COMPLIANCE PACKAGE "A1"



SECOND FLOOR PLAN '3'

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
CITY OF RICHMOND HILL
BUILDING DIVISION
June 14, 2023
OFFICE OF THE
FOR STRUCTURE ONLY
Per: KER

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1.	NEW DESIGN	MAR 2023

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

SHEET TITLE
SECOND FLOOR PLAN
ELEV 2 - 5 BED OPT.

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746

**REGION
DESIGN
INC.**

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DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	3-3
PROJECT NO.	--	

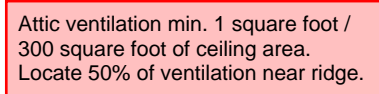
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements included in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any zoning or working drawings with respect to any zoning or other code or permit requirements that may apply to a property or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

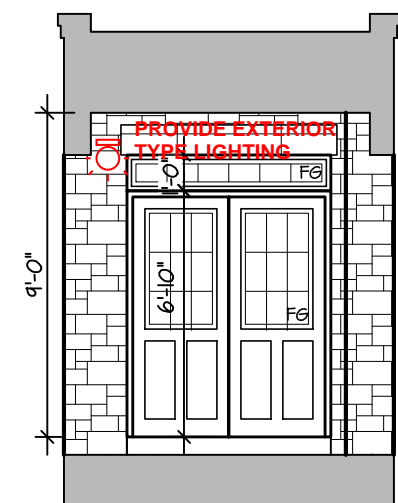
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Jan 2024 By: *James Prodelis*



Refer to approved truss drawings for roof framing layout and specifications for correct bearing, uplift and anchorage.



INSIDE PORTICO ELEVATION I

FRONT ELEVATION I

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER



DATE	MAR 2023	PAGE NO.
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V.G.

June 14, 2023

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ROSE 9
COMPLIANCE PACKAGE "A1"

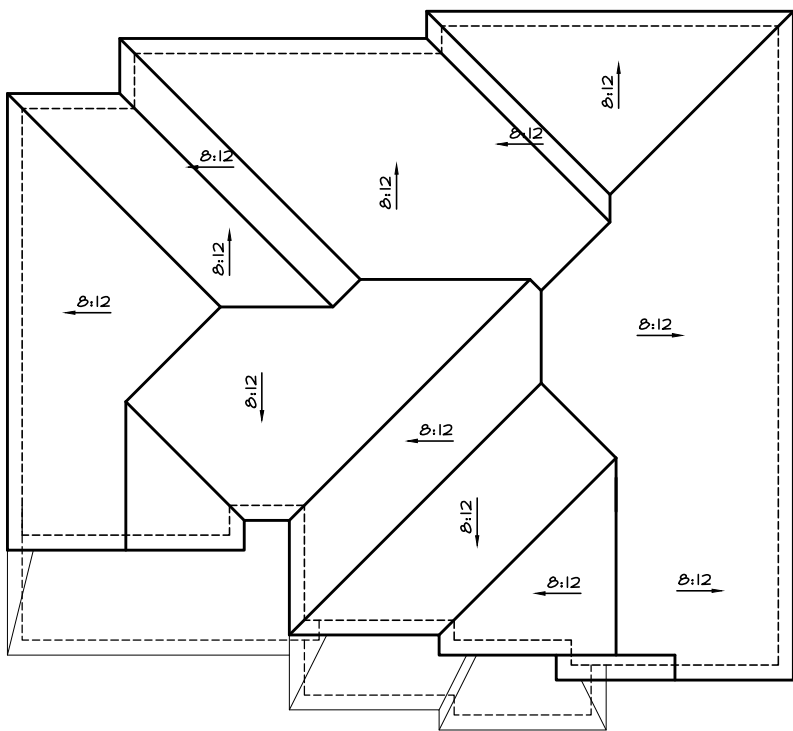
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City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Paskidis



ROOF PLAN 2

SCALE- N.T.S.

Refer to approved truss drawings for roof framing layout and specifications for correct bearing, uplift and anchorage.



FRONT ELEVATION 2

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1.	NEW DESIGN	MAR 2023

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

SHEET TITLE
FRONT ELEVATION 2

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746	REGION DESIGN INC.
--	-----------------------------------

Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.

Greenpark.

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	4-2
PROJECT NO.	--	

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED
Per: KER

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June 14, 2023

ROSE 9
COMPLIANCE PACKAGE "A1"

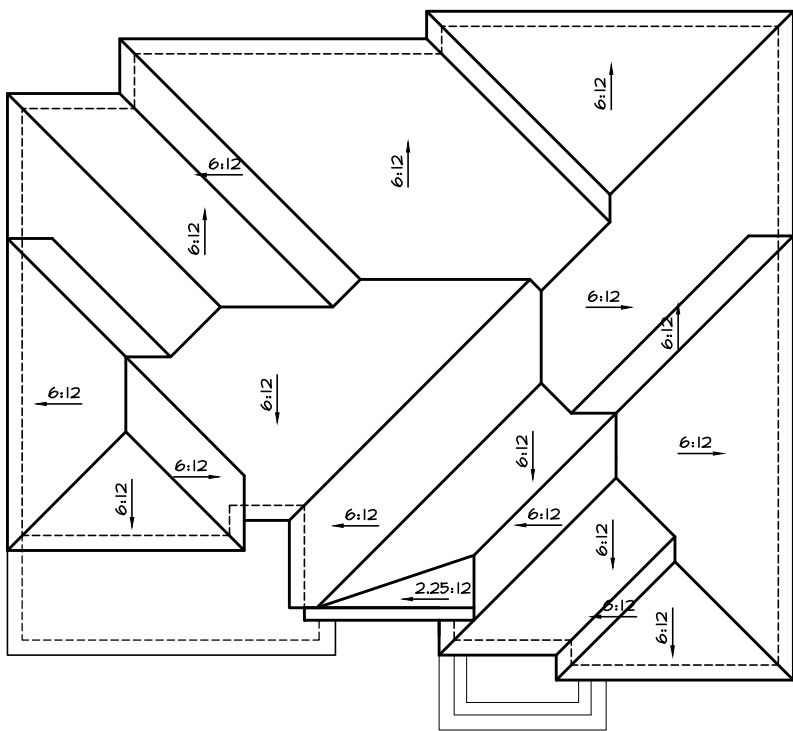
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City of Richmond Hill
Design Review

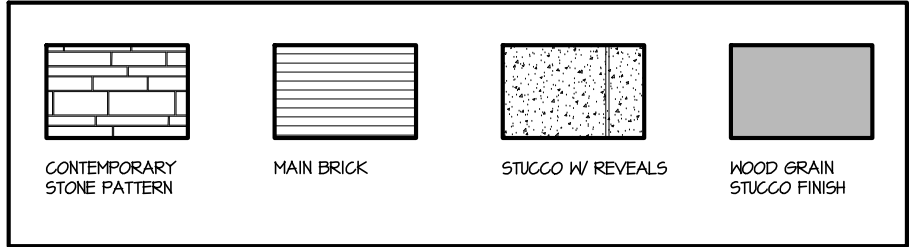
☐ Preliminary ☒ Final

11 Aug 2024 By: James Paradis

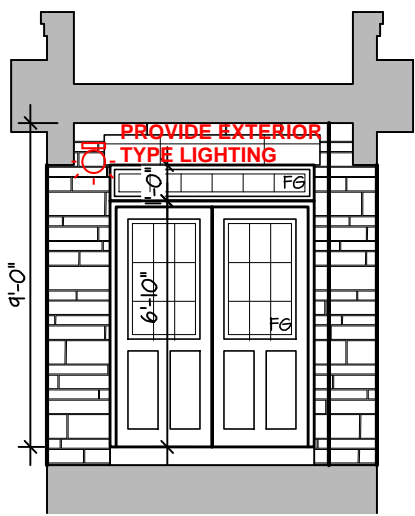


ROOF PLAN 3
SCALE- N.T.S.

Refer to approved truss drawings for
roof framing layout and specifications for
correct bearing, uplift and anchorage.



FRONT ELEVATION 3



INSIDE PORTICO
ELEVATION 3

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1.	NEW DESIGN	MAR 2023

REVISIONS

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

SHEET TITLE
FRONT ELEVATION 3

LOT - AREA 3,456 SQ.FT. BY V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746

**REGION
DESIGN
INC.**

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Greenpark.

DATE MAR 2023 PAGE NO.
SCALE 3/16"=1'-0"

PROJECT NO. --

4-3

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED
Per: KER

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June 14, 2023

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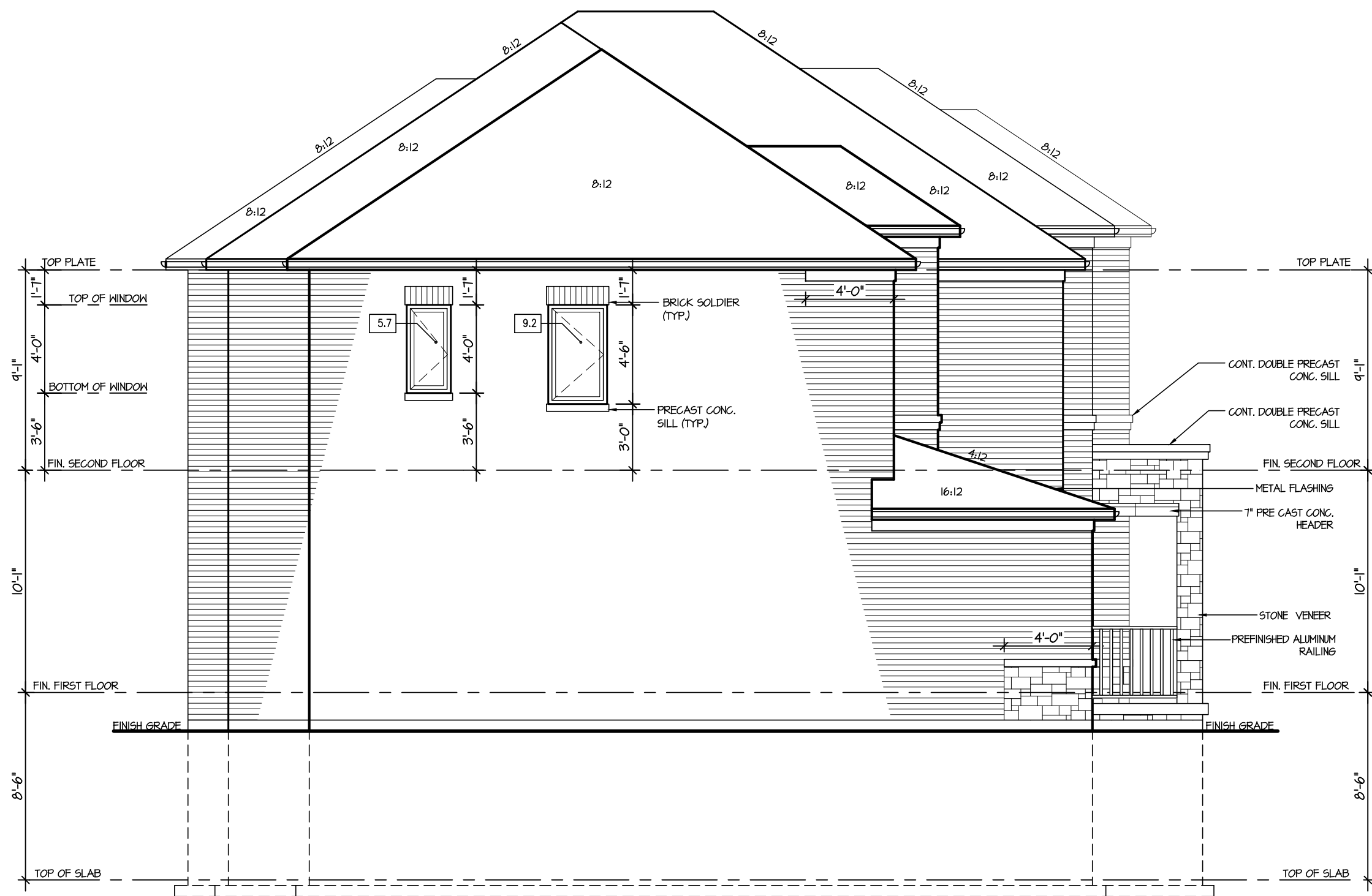
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidias

ROSE 9

COMPLIANCE PACKAGE "A1"



ALLOWABLE GLAZING			
WALL AREA	=	842	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7 % 1/2 M SIDE YARD	=	62.44	Sq. Ft.
ACTUAL GLAZED AREA	=	14.9	Sq. Ft.

LEFT SIDE ELEVATION 1

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

5.		
4.		
3.		
2.		
1.	NEW DESIGN	MAR 2023

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

SHEET TITLE
LEFT ELEVATION
ELEVATION 1

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746	REGION DESIGN INC.
--	-----------------------------------

Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.

Greenpark

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	
PROJECT NO.	--	

5

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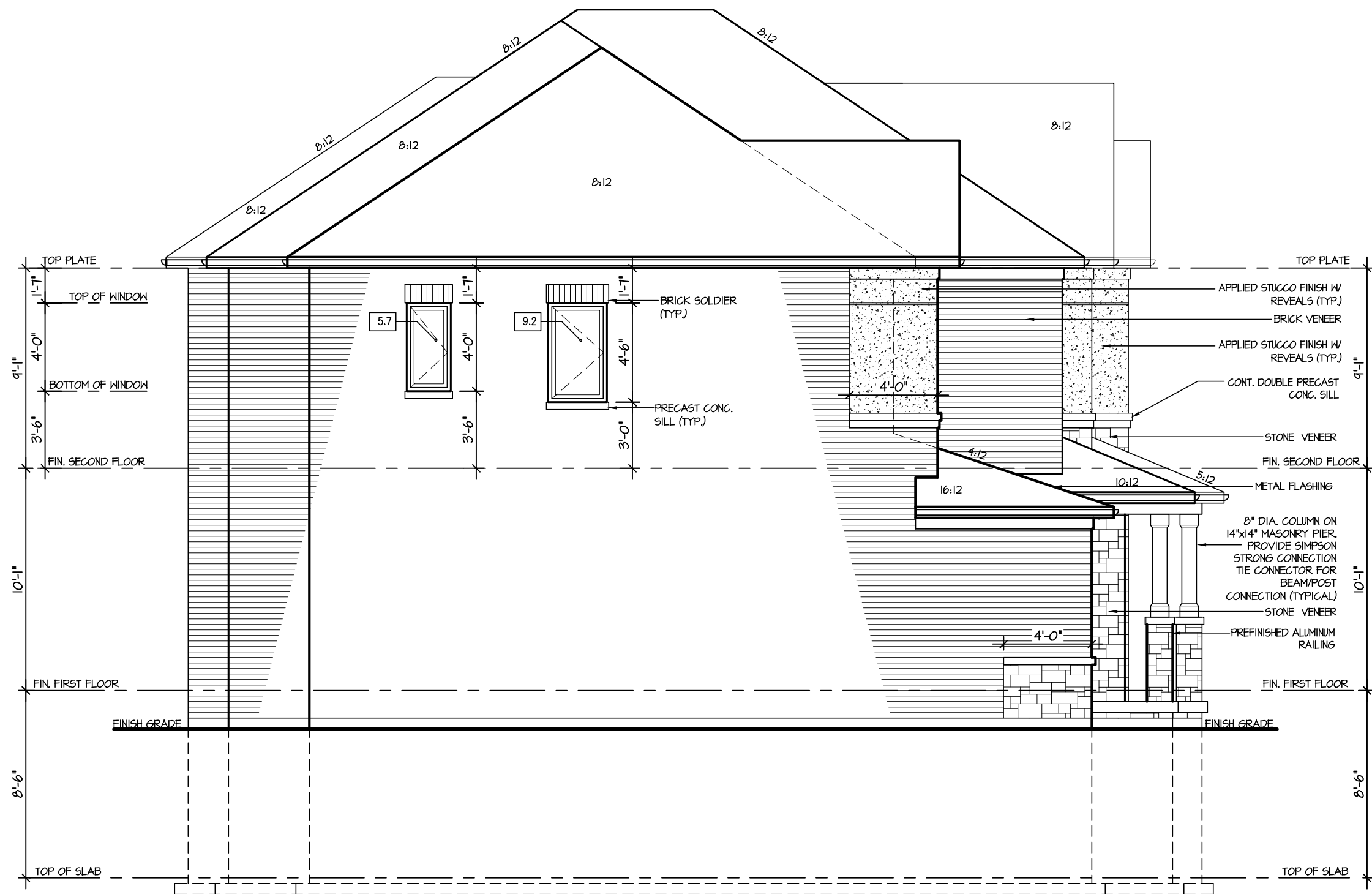
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidlo

ROSE 9

COMPLIANCE PACKAGE "A1"



ALLOWABLE GLAZING			
WALL AREA	=	892	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% 1/2 M SIDE YARD	=	62.44	Sq. Ft.
ACTUAL GLAZED AREA	=	14.1	Sq. Ft.

LEFT SIDE ELEVATION 2

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

5.		
4.		
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2.		
1.	NEW DESIGN	MAR 2023

REVISIONS

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

SHEET TITLE
LEFT ELEVATION
ELEVATION 2

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746	REGION DESIGN INC.
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Greenpark

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	5-2
PROJECT NO.	--	

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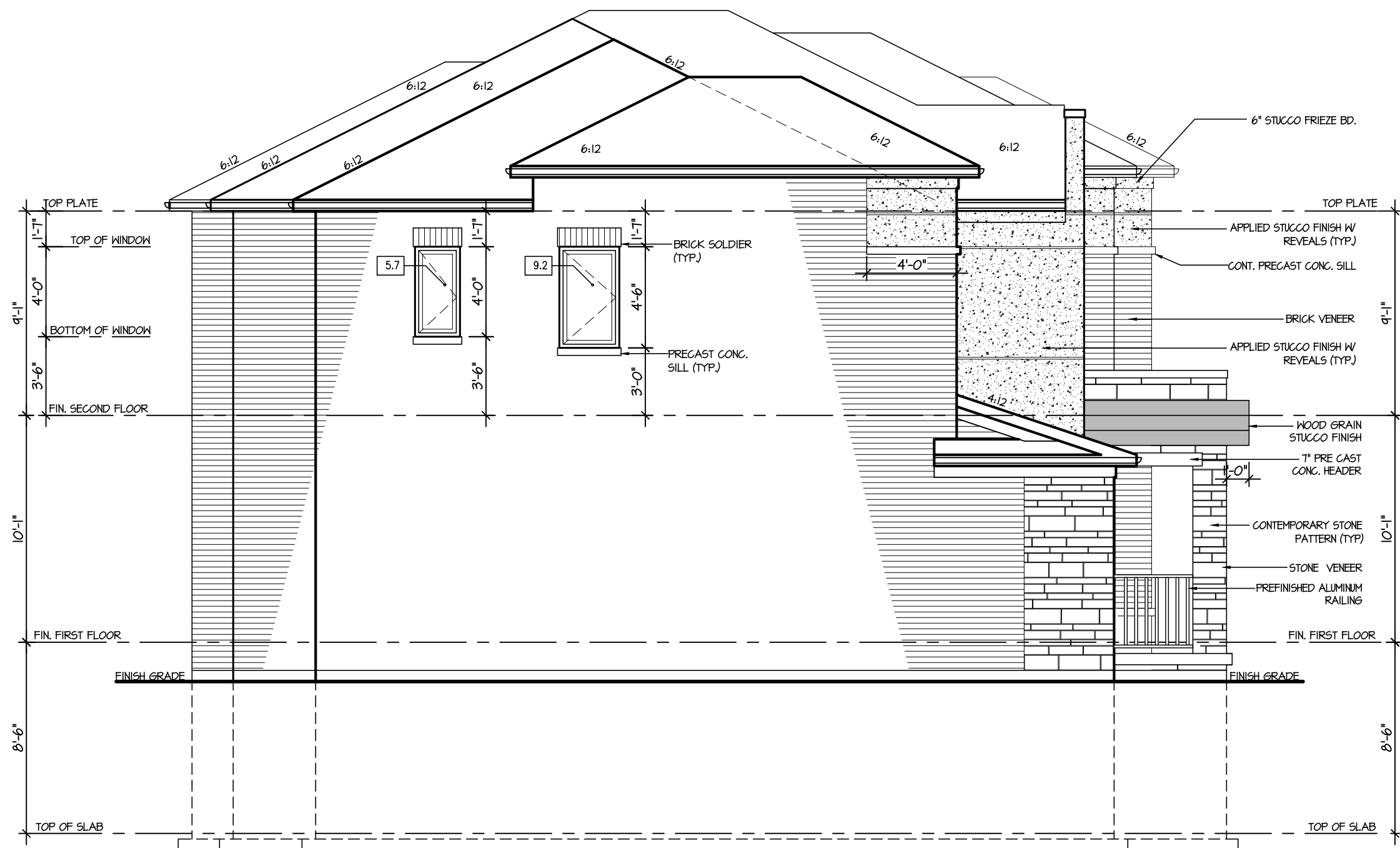
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidlo

ROSE 9

COMPLIANCE PACKAGE "A1"



ALLOWABLE GLAZING			
WALL AREA	=	892	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1% 1/2 M SIDE YARD	=	62.44	Sq. Ft.
ACTUAL GLAZED AREA	=	14.1	Sq. Ft.

LEFT SIDE ELEVATION 3

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED

Per: KER

5.		
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1.	NEW DESIGN	MAR 2023

REVISIONS

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VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

SHEET TITLE

LEFT ELEVATION ELEVATION 2

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746	REGION DESIGN INC.
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Greenpark

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	5-3
PROJECT NO.	--	

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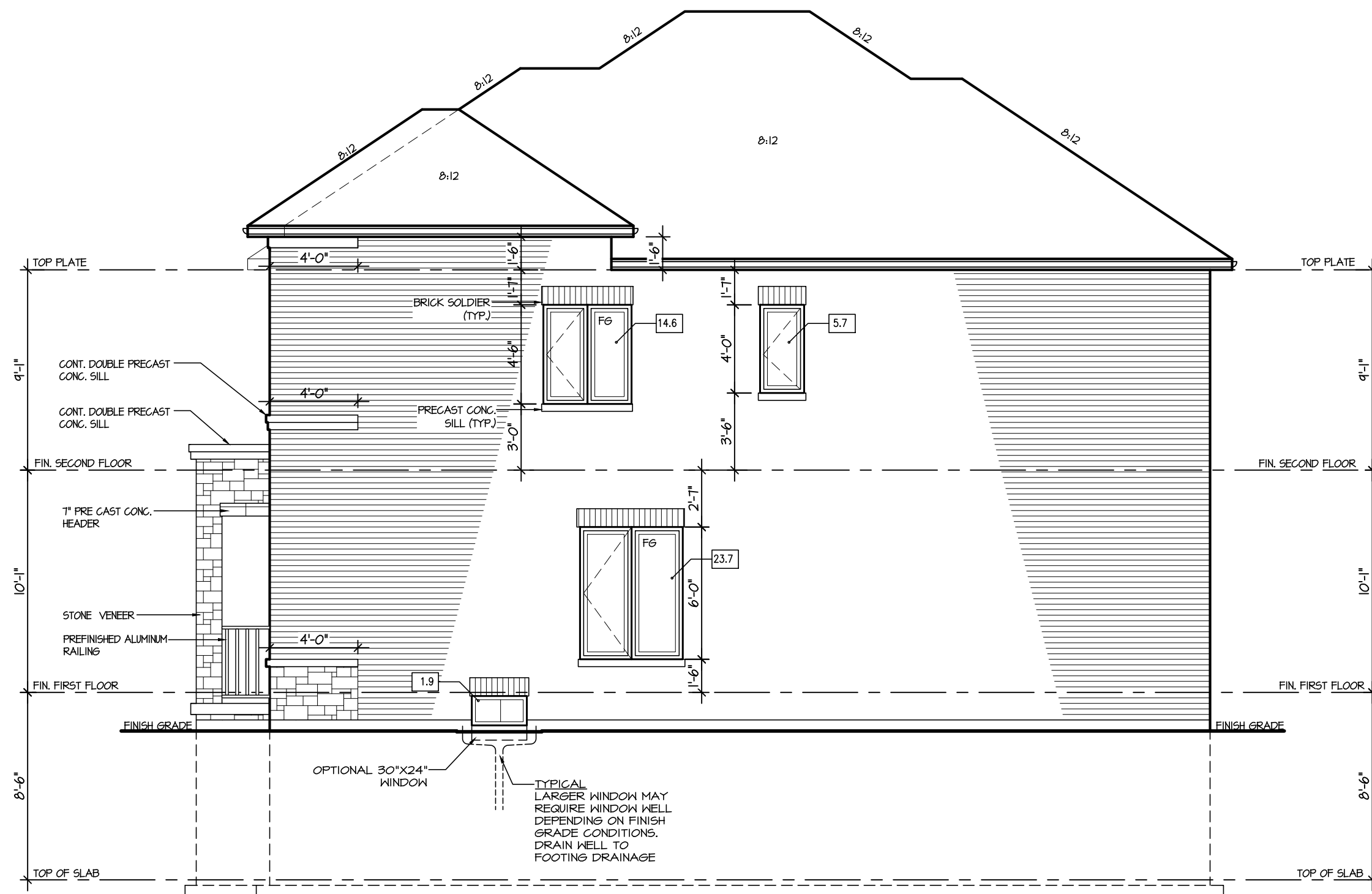
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidias

ROSE 9

COMPLIANCE PACKAGE "A1"



ALLOWABLE GLAZING			
WALL AREA	=	842	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1 % 1/2 M SIDE YARD	=	62.44	Sq. Ft.
ACTUAL GLAZED AREA	=	45.9	Sq. Ft.
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL GLAZED AREA	=	47.3	Sq. Ft.

RIGHT SIDE ELEVATION 1

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED

Per: KER

5.		
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1.	NEW DESIGN	MAR 2023

REVISIONS

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

SHEET TITLE
RIGHT ELEVATION
ELEVATION 1

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746	REGION DESIGN INC.
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Greenpark

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	
PROJECT NO.	--	

6

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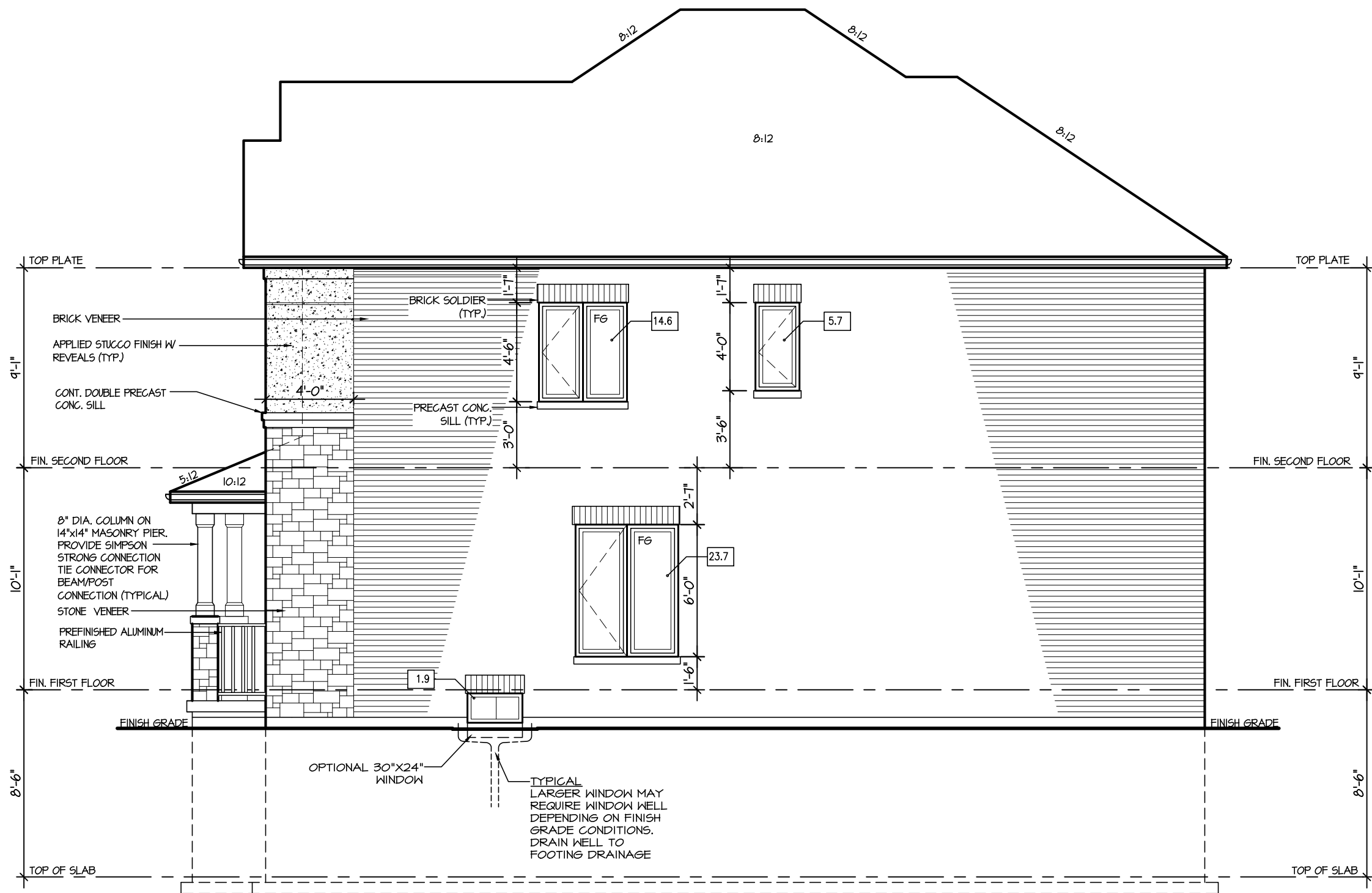
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Paskidis

ROSE 9

COMPLIANCE PACKAGE "A1"



ALLOWABLE GLAZING			
HALL AREA	=	842	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1 & 1/2 M SIDE YARD	=	62.44	Sq. Ft.
ACTUAL GLAZED AREA	=	45.9	Sq. Ft.
WITH OPTIONAL 30"X24" BASEMENT WINDOWS ACTUAL GLAZED AREA	=	47.3	Sq. Ft.

RIGHT SIDE ELEVATION 2

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

5.		
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1.	NEW DESIGN	MAR 2023

REVISIONS

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

SHEET TITLE
RIGHT ELEVATION
ELEVATION 2

LOT
-
AREA
3,456 SQ.FT.
BY
V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746
**REGION
DESIGN
INC.**

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Greenpark.

DATE
MAR 2023
SCALE
3/16"=1'-0"
PROJECT NO.
--
PAGE NO.
6-2

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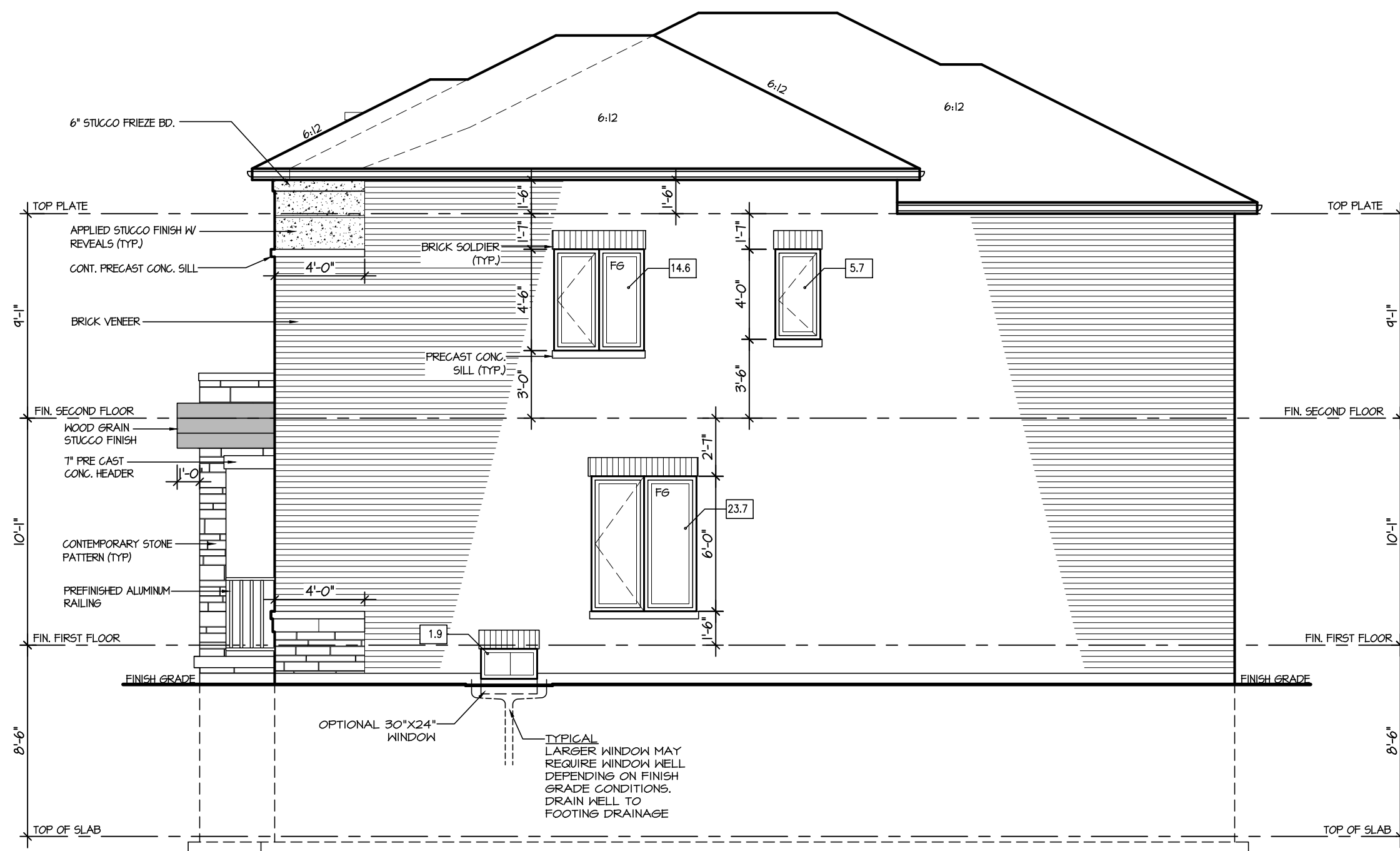
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidla

ROSE 9

COMPLIANCE PACKAGE "A1"



ALLOWABLE GLAZING			
WALL AREA	=	842	Sq. Ft.
ALLOWABLE GLAZED AREA @ 1 % 1.2 M SIDE YARD	=	62.44	Sq. Ft.
ACTUAL GLAZED AREA	=	45.9	Sq. Ft.
WITH OPTIONAL 30\"X24\" BASEMENT WINDOWS - ACTUAL GLAZED AREA	=	47.3	Sq. Ft.

RIGHT SIDE ELEVATION 3

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

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1.	NEW DESIGN	MAR 2023

REVISIONS

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NAME
28770
BCIN

SHEET TITLE
RIGHT ELEVATION
ELEVATION 2

LOT
-
AREA
3,456 SQ.FT.
BY
V.G.

PROJECT NAME
TRINIGROUP

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fax (905) 660-0746

REGION
DESIGN
INC.

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Greenpark

DATE
MAR 2023
SCALE
3/16"=1'-0"
PROJECT NO.
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PAGE NO.
6-3

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City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Paskidis

ROSE 9

COMPLIANCE PACKAGE "A1"



REAR SIDE ELEVATION 1, 2 & 3

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

SHEET TITLE
REAR ELEVATION 1

LOT - AREA 3,456 SQ.FT. BY V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746

**REGION
DESIGN
INC.**

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Greenpark.

DATE MAR 2023
SCALE 3/16"=1'-0"
PROJECT NO. --

PAGE NO.
7

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City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidze

ROSE 9

COMPLIANCE PACKAGE "A1"



REAR SIDE ELEVATION 1 (UPGRADE)

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

5.		
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1.	NEW DESIGN	MAR 2023

REVISIONS

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

SHEET TITLE
REAR ELEVATION 1
UPGRADE

LOT - AREA 3,456 SQ.FT. BY V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746

**REGION
DESIGN
INC.**

Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.

Greenpark.

DATE MAR 2023
SCALE 3/16"=1'-0"
PROJECT NO. --

PAGE NO.
7A

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City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Paskidis

ROSE 9

COMPLIANCE PACKAGE "A1"



REAR SIDE ELEVATION 2 (UPGRADE)

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

5.		
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1.	NEW DESIGN	MAR 2023

REVISIONS

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

SHEET TITLE
REAR ELEVATION 2
UPGRADE

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746

**REGION
DESIGN
INC.**

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DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	7B
PROJECT NO.	--	

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City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidala

ROSE 9

COMPLIANCE PACKAGE "A1"



REAR SIDE ELEVATION 3 (UPGRADE)

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

5.		
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2.		
1.	NEW DESIGN	MAR 2023

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Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

SHEET TITLE
REAR ELEVATION 1
UPGRADE

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
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**REGION
DESIGN
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Greenpark.

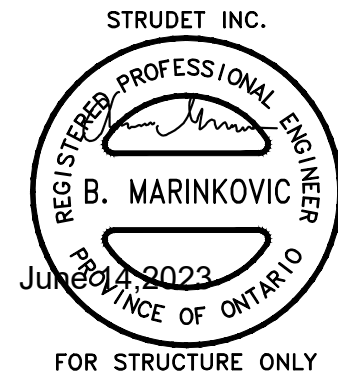
DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	7C
PROJECT NO.	--	

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ROSE 9

COMPLIANCE PACKAGE "A1"



5.		
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1.	NEW DESIGN	MAR 2023

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VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

CROSS SECTION

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746

**REGION
DESIGN
INC.**

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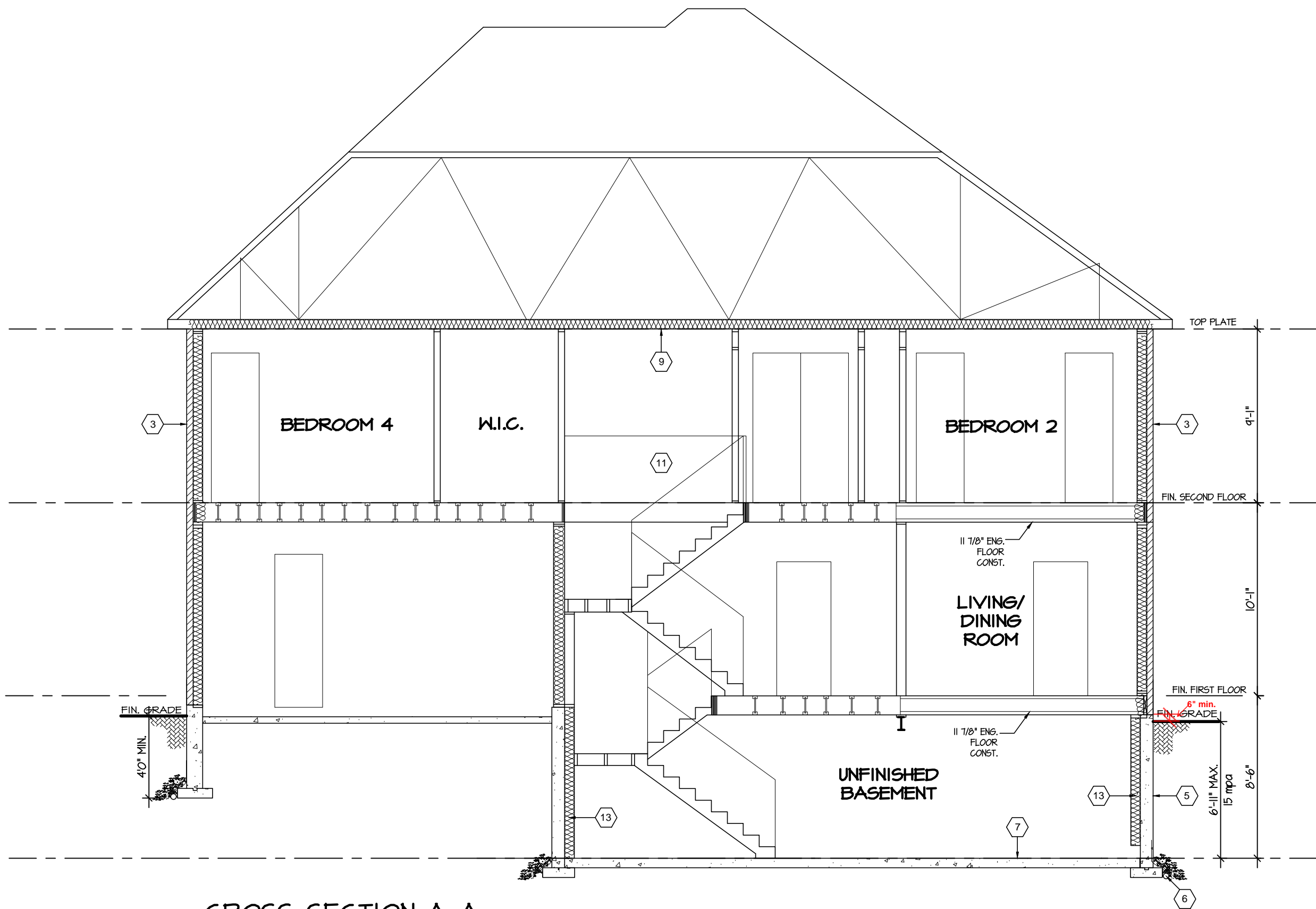
Greenpark™

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	8
PROJECT NO.	--	

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED
Per: KER



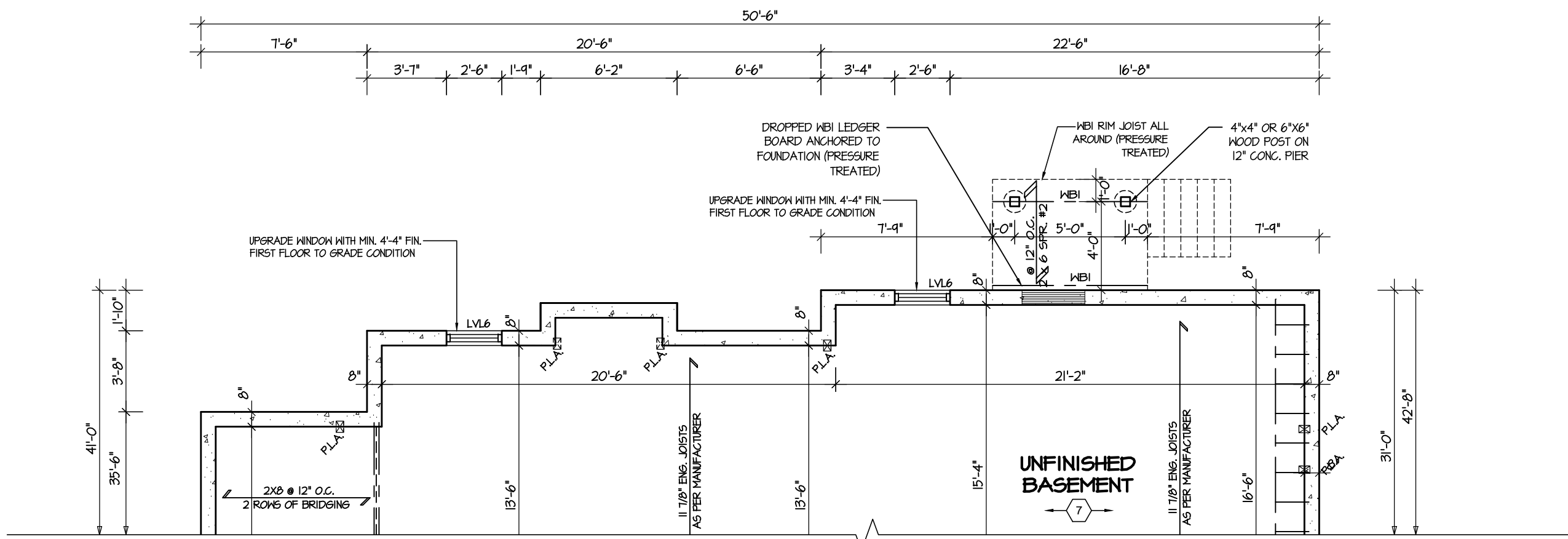
CROSS-SECTION A-A

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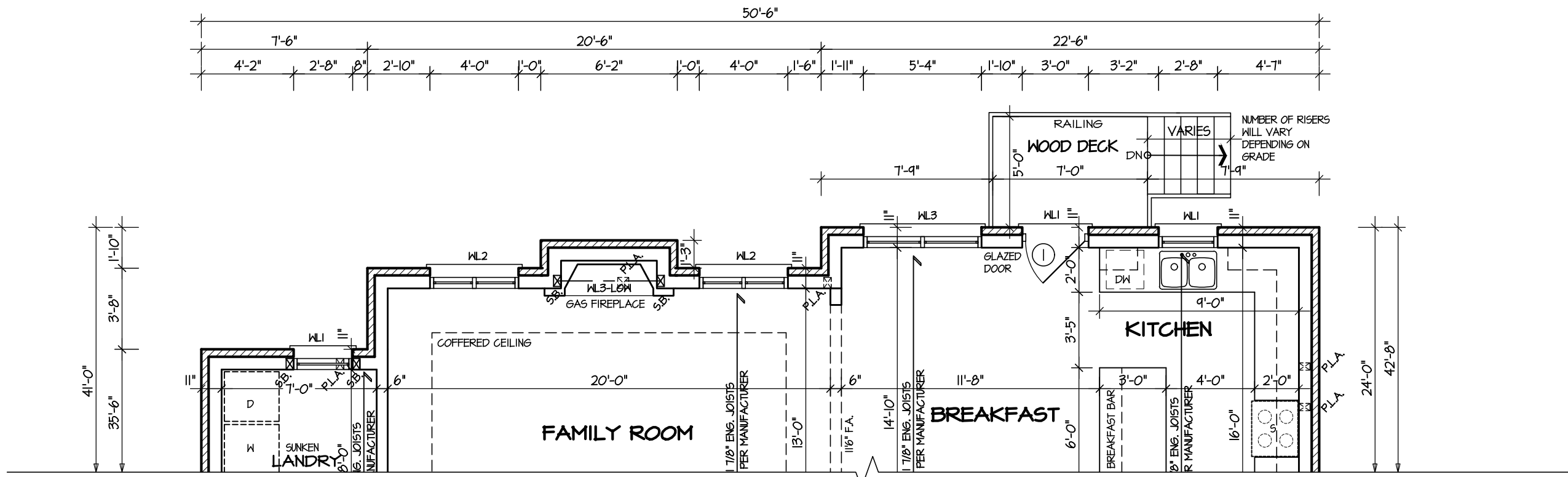
ROSE 9

COMPLIANCE PACKAGE "A1"



PARTIAL BASEMENT PLAN
DECK CONDITION

Deck and guard construction shall comply with attached details.



PARTIAL FIRST FLOOR PLAN
DECK CONDITION

5.		
4.		
3.		
2.		
1.	NEW DESIGN	MAR 2023

REVISIONS

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Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

DECK PLANS

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

PROJECT NAME
TRINIGROUP

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Concord, Ontario
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**REGION
DESIGN
INC.**

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Greenpark

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	
PROJECT NO.	--	

9

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

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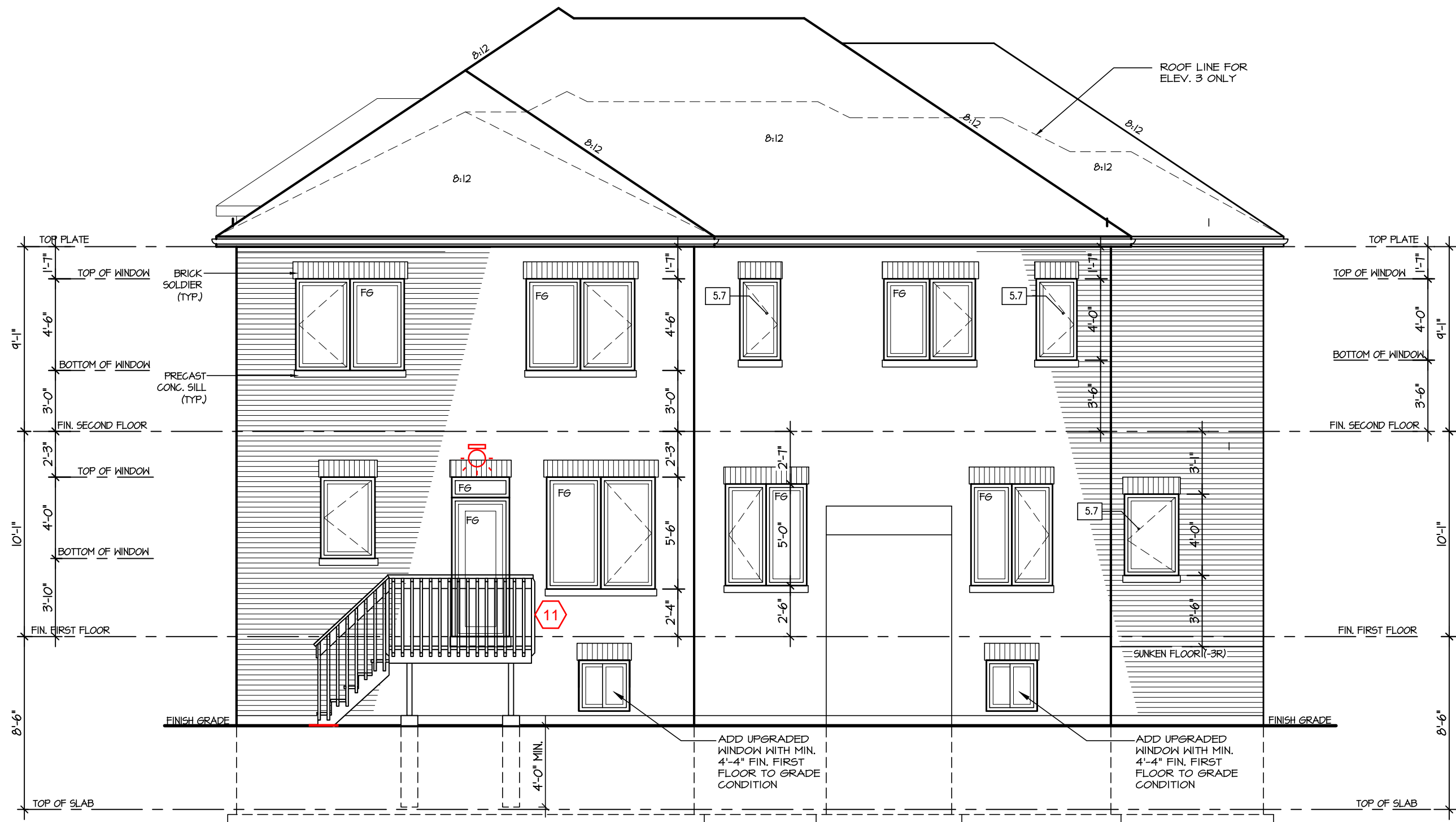
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidze

ROSE 9

COMPLIANCE PACKAGE "A1"



REAR SIDE ELEVATION 1, 2 & 3

5.		
4.		
3.		
2.		
1.	NEW DESIGN	MAR 2023

REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

SHEET TITLE
REAR ELEVATION 1
DECK CONDITION

LOT - AREA 3,456 SQ.FT. BY V.G.

PROJECT NAME
TRINIGROUP

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746
**REGION
DESIGN
INC.**

Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.

Greenpark

DATE MAR 2023
SCALE 3/16"=1'-0"
PROJECT NO. --
PAGE NO. 10

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED
Per: KER

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ROSE 9

COMPLIANCE PACKAGE "A1"



5.		
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1.	NEW DESIGN	MAR 2023

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28770
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SHEET TITLE
WALK UP STAIR

LOT - AREA 3,456 SQ.FT. BY V.G.

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REGION DESIGN INC.

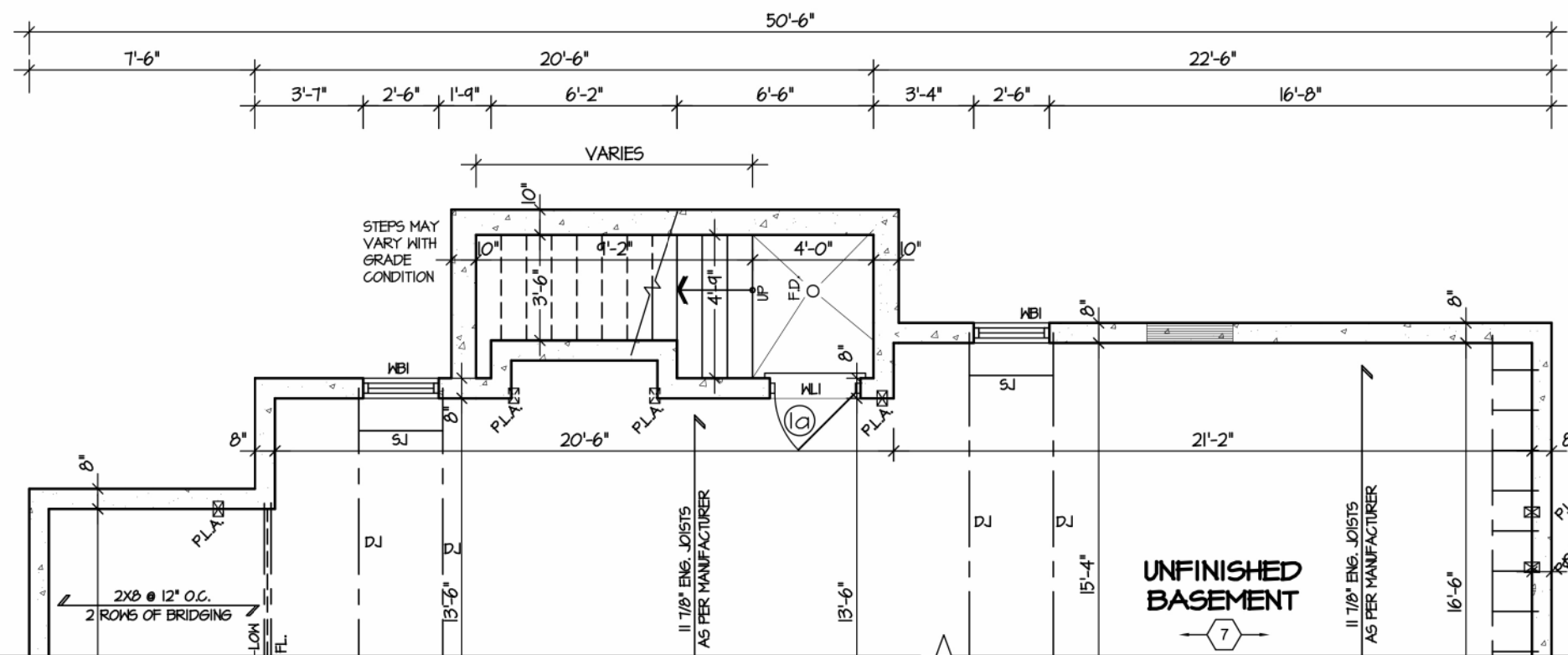
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Greenpark

DATE MAR 2023
SCALE 3/16"=1'-0"
PROJECT NO. --

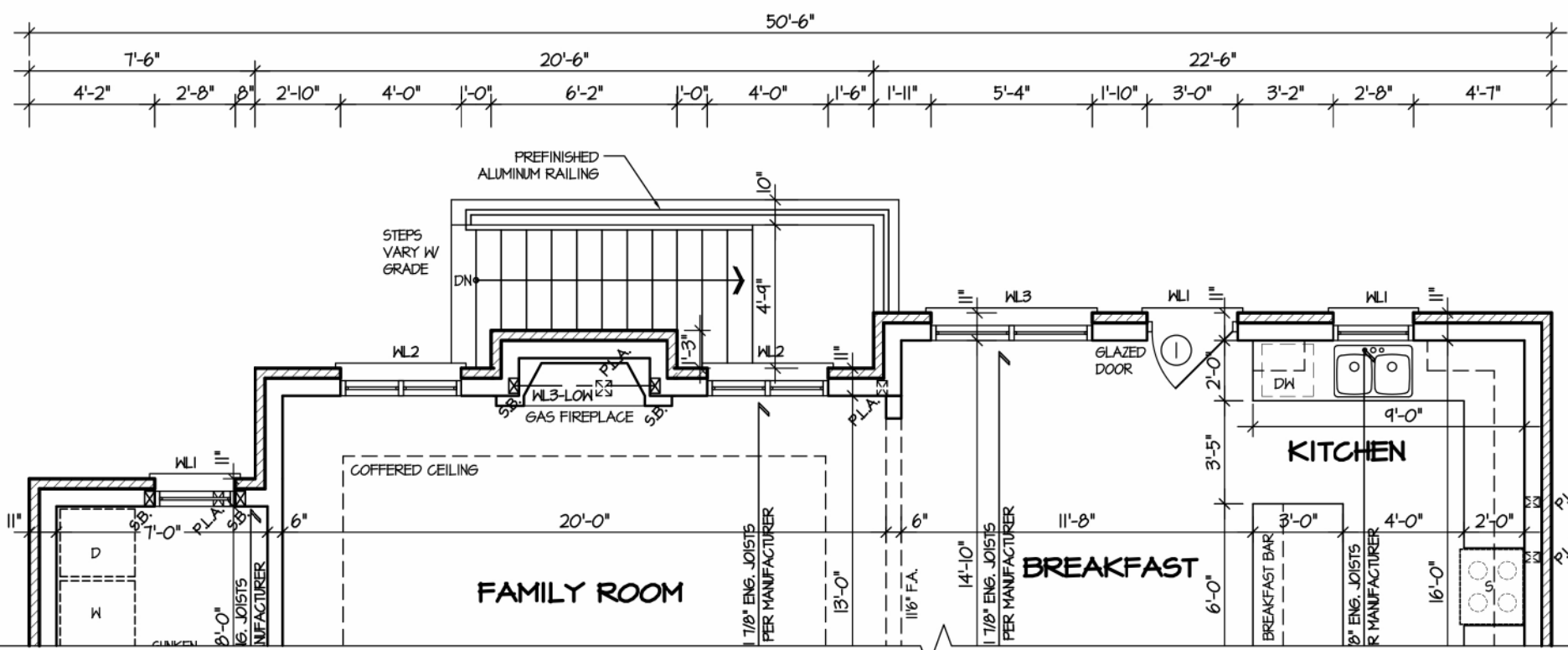
PAGE NO. 11

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

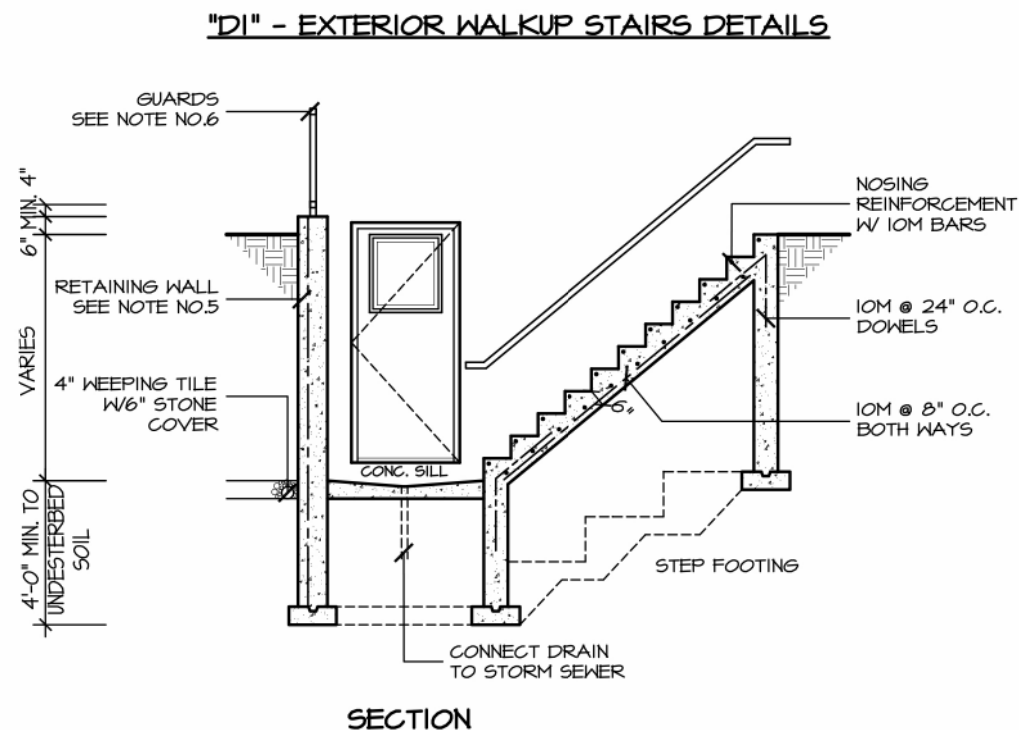


PARTIAL BASEMENT PLAN
WALK UP STAIR

Refer to attached
detail RHB01



PARTIAL FIRST FLOOR PLAN
WALK UP STAIR



- GENERAL NOTES:**
- FOOTING**
24"x8" POURED CONC. FOOTINGS. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
 - CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
 - EXTERIOR STAIRS**
7 1/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
4 1/4" TREAD MINIMUM
 - INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
 - RETAINING WALL**
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-1". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 1'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
 - GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11", 2'-11" FOR LESSER HEIGHTS, MAXIMUM 4" BETWEEN VERTICAL PICKETS.

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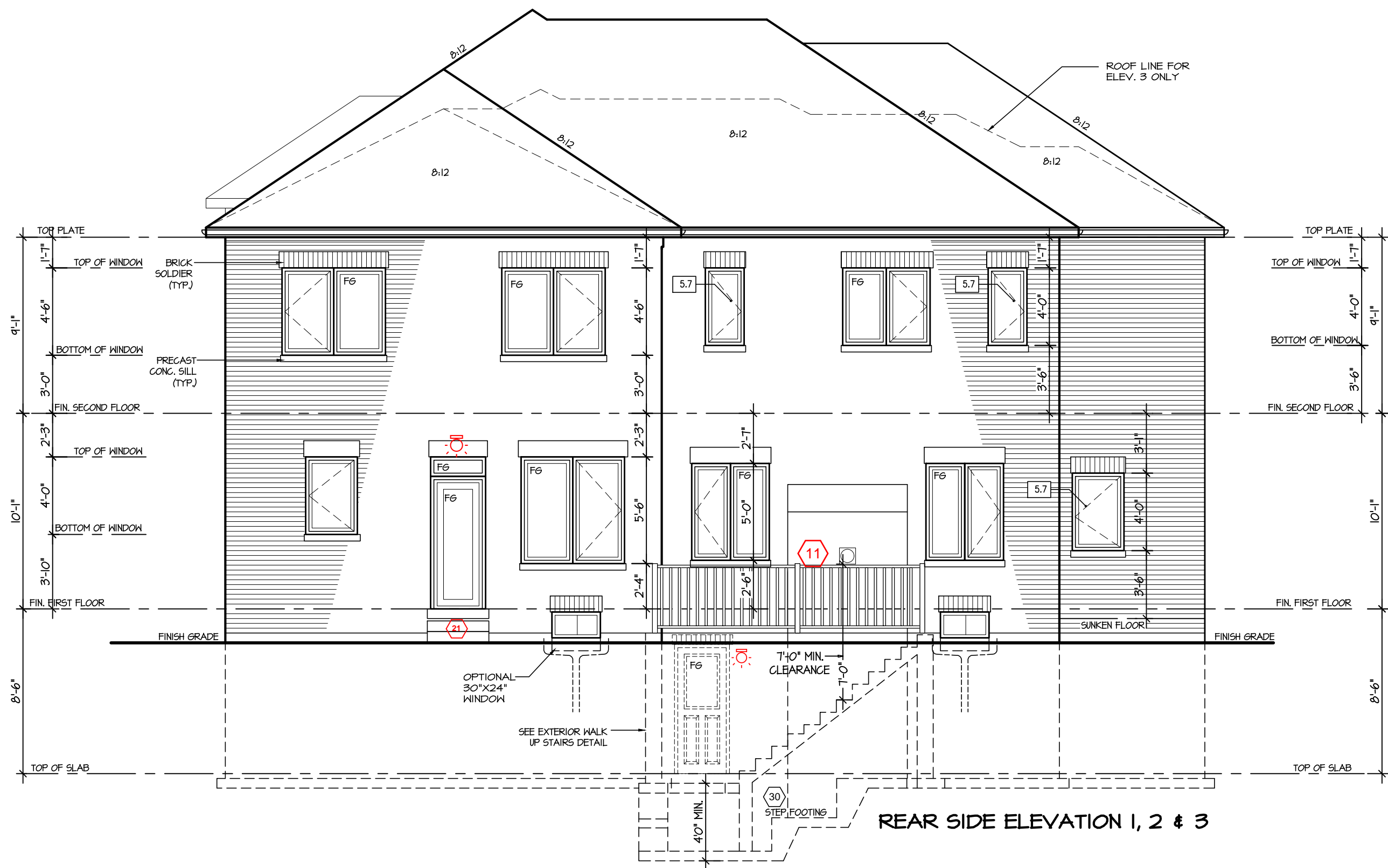
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidze

ROSE 9

COMPLIANCE PACKAGE "A1"



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SIGNATURE
BCIN

SHEET TITLE

REAR ELEVATION 1, 2 & 3
WALK UP STAIR

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

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Greenpark™

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	12
PROJECT NO.	--	

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

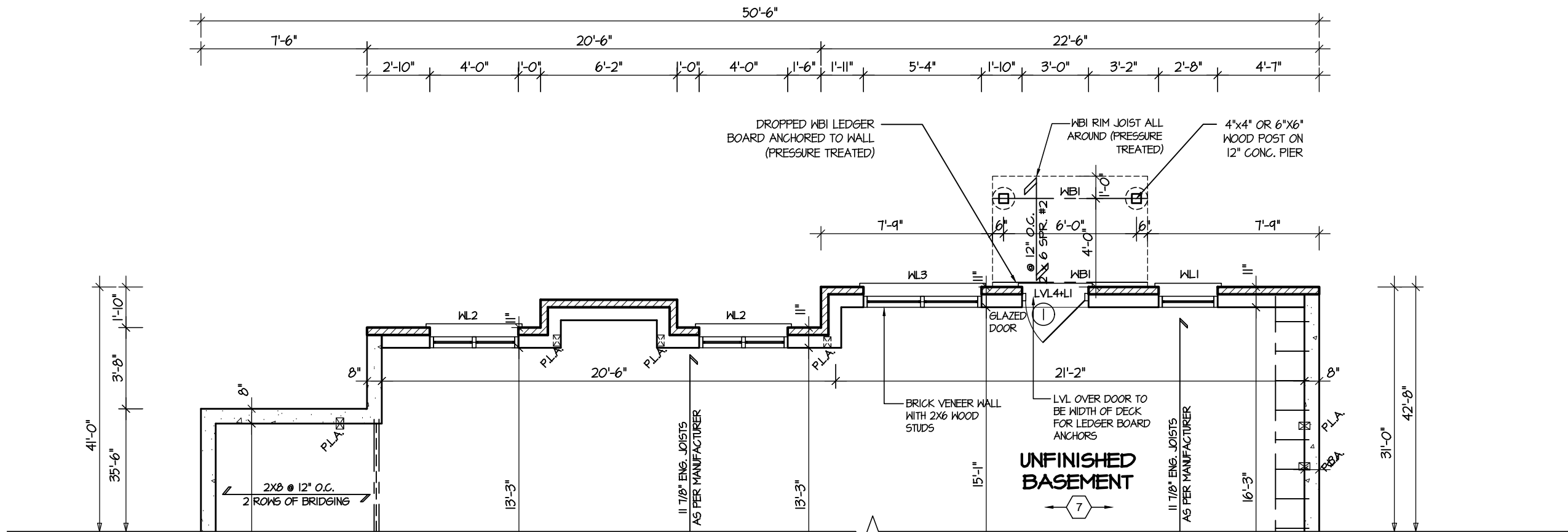
REVISED
Per: KER

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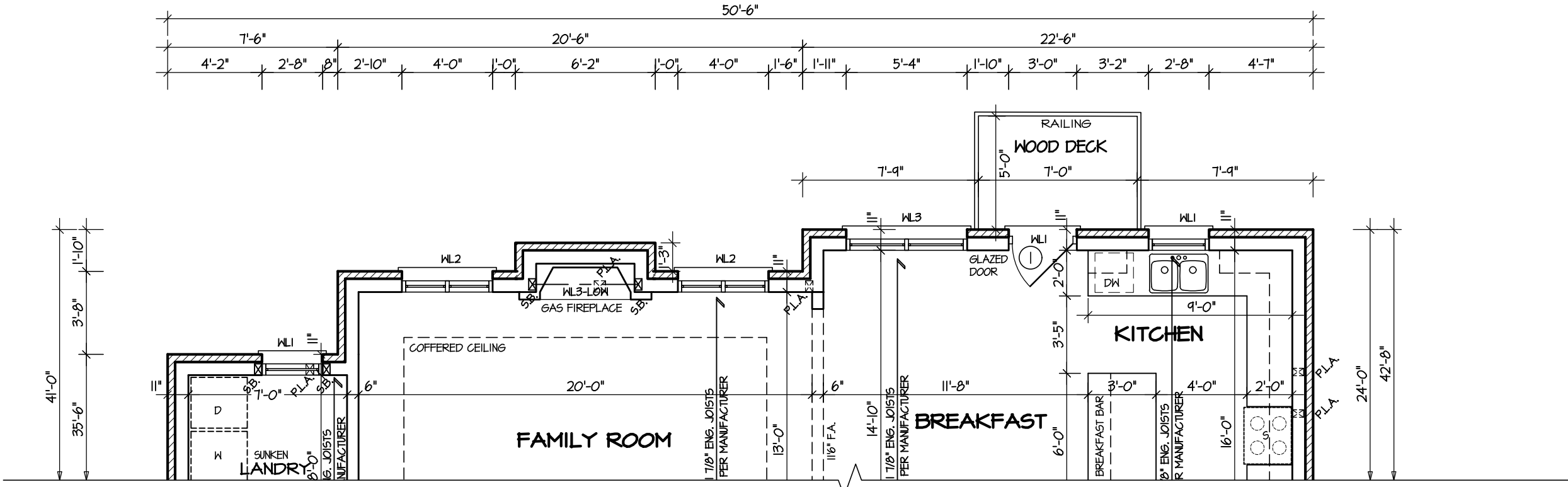
ROSE 9

COMPLIANCE PACKAGE "A1"



PARTIAL BASEMENT PLAN
WALK OUT CONDITION

Refer to attached
detail RHB01



PARTIAL FIRST FLOOR PLAN
WALK OUT CONDITION

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28770
BCIN

SHEET TITLE
WALK OUT BASEMENT CONDITION

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

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Greenpark

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	12A
PROJECT NO.	--	

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED
Per: KER

10:07:48 AM M:\PROJECTS\TRINIGROUP\STANDARD\ROSE 9\ROSE 9 MASTER.DWG

June 14, 2023

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City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

11 Aug 2024 By: James Padidias

ROSE 9

COMPLIANCE PACKAGE "A1"



REAR SIDE ELEVATION 1, 2 & 3

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

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SHEET TITLE

REAR ELEVATION 1, 2 & 3
WALK UP STAIR

LOT	AREA	BY
-	3,456 SQ.FT.	V.G.

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Greenpark™

DATE	MAR 2023	PAGE NO.
SCALE	3/16"=1'-0"	12B
PROJECT NO.	--	