Building Services Division
(905) 771-8810 Fax. (905) 771-5445

City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
Canada, L4B 3P4

GENERAL NOTES (PART 9 - RESIDENTIAL)

PERMIT NO. RM#24-00024

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 ½") 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 ¾ 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)

Strip Footings

For Singles and Semi-Detached Houses up to 2 storeys

For 8" or 10" foundation walls with 2x8 / 2x10 floor joists
20" wide x 6" thick concrete strip footings below foundation walls.
24" wide x 8" thick concrete strip footings below party walls.

Foundation walls with engineered joists over 16' spans
24" wide x 8" thick concrete strip footings below party walls.

Footings on engineered fill
24" wide x 8" thick concrete strip footings with reinforcing below exterior walls.
30" wide x 8" thick concrete strip footings with reinforcing below party walls.
(refer to the footings details on engineered fill)

Assume the larger footing size when two conditions apply.

Assumed 120 kPa (18 psi) soil bearing capacity or 90 kPa engineered soil fill. Bearing capacity to be verified on site, **by soil engineer report**

Concrete Pad Footing Sizes

120 kPa Native Soil	90 kPa Engineered Fill
F1 = 42" x 42" x 2**3**"	**F1** = 48" x 48" x 2**0**"
F2 = 36" x 36" x 1**8**"	**F2** = 40" x 40" x 2**0**"
F3 = 30" x 30" x 1**5**"	**F3** = 34" x 34" x 1**7**"
F4 = 24" x 24" x 12"	**F4** = 28" x 28" x 1**4**"
F5 = 16" x 16" x 8"	**F5** = 18" x 18" x 8"

Refer to the floor plans for non-standard footing sizes.

Brick Veneer Cuts

When the brick veneer cut is greater than 26" a 10" thick poured concrete foundation wall is required.

Exterior Concrete Slabs

All garage slabs, porch slabs, poured concrete stairs and exposed concrete flat work to be 32 MPa with 5-8% air entrainment.

Ceramic Tile over Joists

Space conventional floor joists @ 12" o/c below all ceramic tile areas. Provide 1 row of bridging for spans of 5'-7" and 2 rows for spans greater than 7'-0".

Engineered Roof Trusses

Refer to the roof truss shop drawings for all roof framing information.

Engineered Floor Joists

Refer to the floor framing shop drawings for engineered framing layouts, hardware and details.

Steel Column Notes

C1 = 4" x 4" x ¼" HSS w/ 10" x 8" x ½" base plate and 2 - ¾" dia. anchor bolts.
C2 = 5" x 5" x ¼" HSS w/ 12" x 12" x ½" base plate and 4 - ¾" dia. anchor bolts.

Use 4 bolts for moment connection.

"M" = Moment connection at beam and column = 35 kN-m

Grading

Plans and elevations are not drawn to accurate grade elevations. Refer to final grading plan.

Door Schedule

No.	Width	Ceiling Heights 8' to 9'	10' or more	Type
1	2'-10" (34")	6'-8"	8'-0"	Insulated entrance door
1A	2'-8" (32")	6'-8"	8'-0"	Insulated entrance door
2	2'-8" (32")	6'-8"	8'-0"	Wood and glass door
3	2'-8" (32")	6'-8"	8'-0"	Exterior slab door
4	2'-8" (32")	6'-8"	8'-0"	Interior slab door
5	2'-6" (30")	6'-8"	8'-0"	Interior slab door
6	2'-2" (26")	6'-8"	8'-0"	Interior slab door
7	1'-6" (18")	6'-8"	8'-0"	Interior slab door

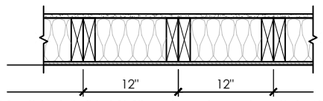
Garage Wall - 2x4 Stud Design

Studs	Spacing	Maximum Height
2x4	16" o/c	8'-0 (2.44m)
2x4	12" o/c	8'-10" (2.69m)
2-2x4	16" o/c	10'-1" (3.07m)
2-2x4	12" o/c	10'-9" (3.28m)
3-2x4	16" o/c	11'-2" (3.40m)
3-2x4	12" o/c	12'-4" (3.76m)

Notes
1. For roof design snow loads of 2.6kPa
2. Supported roof truss length of 6.0m
3. Supported floor joist length of 2.5m
4. Studs exceeding 3.0m in height shall be installed per OBC 9.23.10.1.(2)

Two Storey Height Wall Details - max. 18'-0" tall

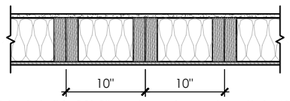
2 - 2 x 6 stud wall nailed together and spaced at 12" o/c full height c/w solid blocking @ 48" o/c vertical and 7/16" OSB exterior wall sheathing.



Note: maximum height of wall for this detail is 18'-0" and maximum length is 40'-0".

Two Storey Height Wall Detail - max. 20'-2" tall

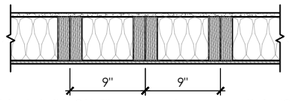
2 - 1½" x 5½" Laminated strand lumber (LSL) 1.5E stud wall glued and nailed together and spaced at 10" o/c full height c/w solid blocking @ 8'-0" o/c vertical and 7/16" OSB exterior wall sheathing.



Note: maximum height of wall for this detail is 20'-2" and maximum length is 40'-0".

Two Storey Height Wall Detail - max. 21'-5" tall

2 - 1½" x 5½" Laminated strand lumber (LSL) 1.5E stud wall glued and nailed together and spaced at 9" o/c full height c/w solid blocking @ 8'-0" o/c vertical and 7/16" OSB exterior wall sheathing.



Note: maximum height of wall for this detail is 21'-5" and maximum length is 40'-0".

Steel Angles and Wood Beam Schedules

Brick Veneer Steel Lintels + Wood Lintels and Beams

Label	Steel Angle Size (v x h x t)		Wood Size (members + w + h)
WL1 =	3½" x 3½" x ¼" (89 x 89 x 6.4) [2]	+	2 - 2 x 8 (2 - 38 x 184) S.P.F. No. 2
WL2 =	4" x 3½" x 5/16" (102 x 89 x 7.9) [?]	+	2 - 2 x 8 (2 - 38 x 184) S.P.F. No. 2
WL3 =	5" x 3½" x 5/16" (127 x 89 x 7.9) [4]	+	2 - 2 x 10 (2 - 38 x 235) S.P.F. No. 2
WL4 =	6" x 3½" x ⅜" (152 x 89 x 9.5) [?]	+	2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL5 =	6" x 4" x ⅜" (152 x 102 x 9.5) [?]	+	2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL6 =	5" x 3½" x 5/16" (127 x 89 x 7.9) [4]	+	2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL7 =	5" x 3½" x 5/16" (127 x 89 x 7.9) [4]	+	3 - 2 x 10 (3 - 38 x 235) S.P.F. No. 2
WL8 =	5" x 3½" x 5/16" (127 x 89 x 7.9) [4]	+	3 - 2 x 12 (3 - 38 x 286) S.P.F. No. 2
WL9 =	6" x 4" x ⅜" (152 x 102 x 9.5) [?]	+	3 - 2 x 12 (3 - 38 x 286) S.P.F. No. 2

Wood Lintels and Beams

Label		Beam Size (members + w + h)	
WB1	=	2 - 2 x 8	(2 - 38 x 184) S.P.F. No. 2
WB2	=	3 - 2 x 8	(3 - 38 x 184) S.P.F. No. 2
WB3	=	2 - 2 x 10	(2 - 38 x 235) S.P.F. No. 2
WB4	=	3 - 2 x 10	(3 - 38 x 235) S.P.F. No. 2
WB5	=	2 - 2 x 12	(2 - 38 x 286) S.P.F. No. 2
WB6	=	3 - 2 x 12	(3 - 38 x 286) S.P.F. No. 2
WB7	=	5 - 2 x 12	(5 - 38 x 286) S.P.F. No. 2
WB11	=	4 - 2 x 10	(4 - 38 x 235) S.P.F. No. 2
WB12	=	4 - 2 x 12	(4 - 38 x 286) S.P.F. No. 2

Laminated Veneer Lumber (LVL) Beams

Label		Beam Size (members + w + h)	
LVL1A	=	1 - 1 ¾" x 7½"	(1 - 45 x 184)
LVL1	=	2 - 1 ¾" x 7½"	(2 - 45 x 184)
LVL2	=	3 - 1 ¾" x 7½"	(3 - 45 x 184)
LVL3	=	4 - 1 ¾" x 7½"	(4 - 45 x 184)
LVL4A	=	1 - 1 ¾" x 9½"	(1 - 45 x 240)
LVL4	=	2 - 1 ¾" x 9½"	(2 - 45 x 240)
LVL5	=	3 - 1 ¾" x 9½"	(3 - 45 x 240)
LVL5A	=	4 - 1 ¾" x 9½"	(4 - 45 x 240)
LVL6A	=	1 - 1 ¾" x 11 7/8"	(1 - 45 x 300)
LVL6	=	2 - 1 ¾" x 11 7/8"	(2 - 45 x 300)
LVL7	=	3 - 1 ¾" x 11 7/8"	(3 - 45 x 300)
LVL7A	=	4 - 1 ¾" x 11 7/8"	(4 - 45 x 300)
LVL8	=	2 - 1 ¾" x 14"	(2 - 45 x 356)
LVL9	=	3 - 1 ¾" x 14"	(3 - 45 x 356)
LVL10	=	2 - 1 ¾" x 18"	(2 - 45 x 456)

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 26, 2023
FOR STRUCTURE ONLY

Loose Steel Lintels

Label		Steel Size (v x h x t)	
L1	=	3½" x 3½" x ¼"	(89 x 89 x 6.4) [2]
L2	=	4" x 3½" x 5/16"	(102 x 89 x 7.9) [?]
L3	=	5" x 3½" x 5/16"	(127 x 89 x 7.9) [4]
L4	=	6" x 3½" x ⅜"	(152 x 89x 9.5) [?]
L5	=	6" x 4" x ⅜"	(152 x 102 x 9.5) [?]
L6	=	7" x 4" x ⅜"	(178 x 102 x 9.5) [?]

Glue-Laminated Floor Beams

Label		Beam Size (w x h)	
GLU1	=	3⅛" x 11 7/8"	(80 x 300)
GLU2	=	5⅛" x 11 7/8"	(130 x 300)

Minimum Thermal Performance

The minimum thermal performance of building envelope and equipment shall conform to the following.

Prescriptive Package A1

Space Heating Fuel Gas

Component	R Max. Nominal	Max. U	R Min. Effective
Ceiling with Attic Space	60	0.017	59.22
Ceiling without Attic Space	31	0.036	27.65
Exposed Floor	31	0.034	29.80
Walls Above Grade	22	0.059	17.03
Basement Walls	20 ci	0.047	21.12
Below Grade Slab Entire Surface > 600 mm Below Grade	-	-	-
Heated Slab or Slab <= 600 mm Below Grade	10	0.090	11.13
Edge of Below Grade Slab <= 600 mm Below Grade	10		

Windows and Sliding Glass Doors	Energy rating:	25	Max. U: 0.28
Skylights	Max. U:	0.49	
Space Heating Equipment	Min. AFAU:	96%	
HRV	Min. SRE:	75%	
Domestic Water Heater	Min. EF:	0.80	

OPTIONAL 8'-6" FOUNDATION POUR HEIGHT

- 10" THICK CONCRETE FOUNDATION WALLS (15 MPa)
- BASEMENT FLOOR TO FLOOR HEIGHT
  - 9½" FLOOR JOISTS = 9'-2" (2.79m) HEIGHT
  - 11 7/8" FLOOR JOISTS = 9'-4" (2.84m) HEIGHT
- BASEMENT STAIRS
  - 15 RISERS (EXTRA RISER ADDED TO BASE OF STAIR)

Area Calculations
Villa 2-1 -

Ground Floor	1172 sq ft, 108.88 sq m
Second Floor	1345 sq ft, 124.95 sq m
Total floor area	2517 sq ft, 233.84 sq m
Total open to below	10 sq ft, 0.93 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	2527 sq ft, 234.77 sq m
Coverage Areas	
Ground floor	1172 sq ft, 108.88 sq m
Garage	397 sq ft, 36.88 sq m
Porch	51 sq ft, 4.74 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1569 sq ft, 145.76 sq m
Coverage w/ porch	1620 sq ft, 150.50 sq m

SB-12 Calculations
Villa 2-1

Elevation	Wall Area	Window Area	Percentage
Front	600.6 sq ft (55.8 sq m)	74.7 sq ft (6.9 sq m)	12.43%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	30.8 sq ft (2.9 sq m)	2.76%
Rear	581.6 sq ft (54.0 sq m)	80.8 sq ft (7.5 sq m)	13.90%
Total	**3391.2 sq ft (315.1 sq m)**	**241.4 sq ft (22.4 sq m)**	**7.12%**

Area Calculations
Villa 2-2 -

Ground Floor	1172 sq ft, 108.88 sq m
Second Floor	1345 sq ft, 124.95 sq m
Total floor area	2517 sq ft, 233.84 sq m
Total open to below	10 sq ft, 0.93 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	2527 sq ft, 234.77 sq m
Coverage Areas	
Ground floor	1172 sq ft, 108.88 sq m
Garage	397 sq ft, 36.88 sq m
Porch	51 sq ft, 4.74 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1569 sq ft, 145.76 sq m
Coverage w/ porch	1620 sq ft, 150.50 sq m

SB-12 Calculations
Villa 2-2

Elevation	Wall Area	Window Area	Percentage
Front	608.5 sq ft (56.5 sq m)	73.5 sq ft (6.8 sq m)	12.08%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	30.8 sq ft (2.9 sq m)	2.76%
Rear	581.6 sq ft (54.0 sq m)	80.8 sq ft (7.5 sq m)	13.90%
Total	**3399.1 sq ft (315.8 sq m)**	**240.3 sq ft (22.3 sq m)**	**7.07%**

Area Calculations
Villa 2-3 -

Ground Floor	1172 sq ft, 108.88 sq m
Second Floor	1341 sq ft, 124.58 sq m
Total floor area	2513 sq ft, 233.47 sq m
Total open to below	10 sq ft, 0.93 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	2523 sq ft, 234.39 sq m
Coverage Areas	
Ground floor	1172 sq ft, 108.88 sq m
Garage	397 sq ft, 36.88 sq m
Porch	68 sq ft, 6.32 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1569 sq ft, 145.76 sq m
Coverage w/ porch	1637 sq ft, 152.08 sq m

SB-12 Calculations
Villa 2-3

Elevation	Wall Area	Window Area	Percentage
Front	600.6 sq ft (55.8 sq m)	82.6 sq ft (7.7 sq m)	13.75%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	40.1 sq ft (3.7 sq m)	3.59%
Rear	581.6 sq ft (54.0 sq m)	80.8 sq ft (7.5 sq m)	13.90%
Total	**3391.2 sq ft (315.1 sq m)**	**258.6 sq ft (24.0 sq m)**	**7.63%**

W Architect Inc.
DESIGN CONTROL REVIEW
NOV. 01, 2023
FINAL BY:
This stamp is only for the purposes of design control and carries no other professional obligations.

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

Villa 2
Compliance Package A1

Revisions

#	Description	Date	By
1.	Issued for client review	2023-07-18	JM
2.	Coord. floor and roof, Issued for p.eng. review	2023-09-27	JM
3.	Issued for permit	2023-09-28	JM

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Jamie Mack | 35923 | Signature
Name | BCIN
Registration Information | **Mackitecture** | 103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **General Notes and Charts Elevation 1**

scale	by	area	sheet no.
	JM	2527 sq ft	0
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 11:15:56 AM by JMACK

These drawings have been reviewed under Compliance Option: **A1** of the OBC 2012, SB-12.

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

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.

City of Richmond Hill
Building Division

REVIEWED

By: KER Date: 10/07/2024

Building Permit #: RM#24-00024

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 905-771-8810
building@richmondhill.ca

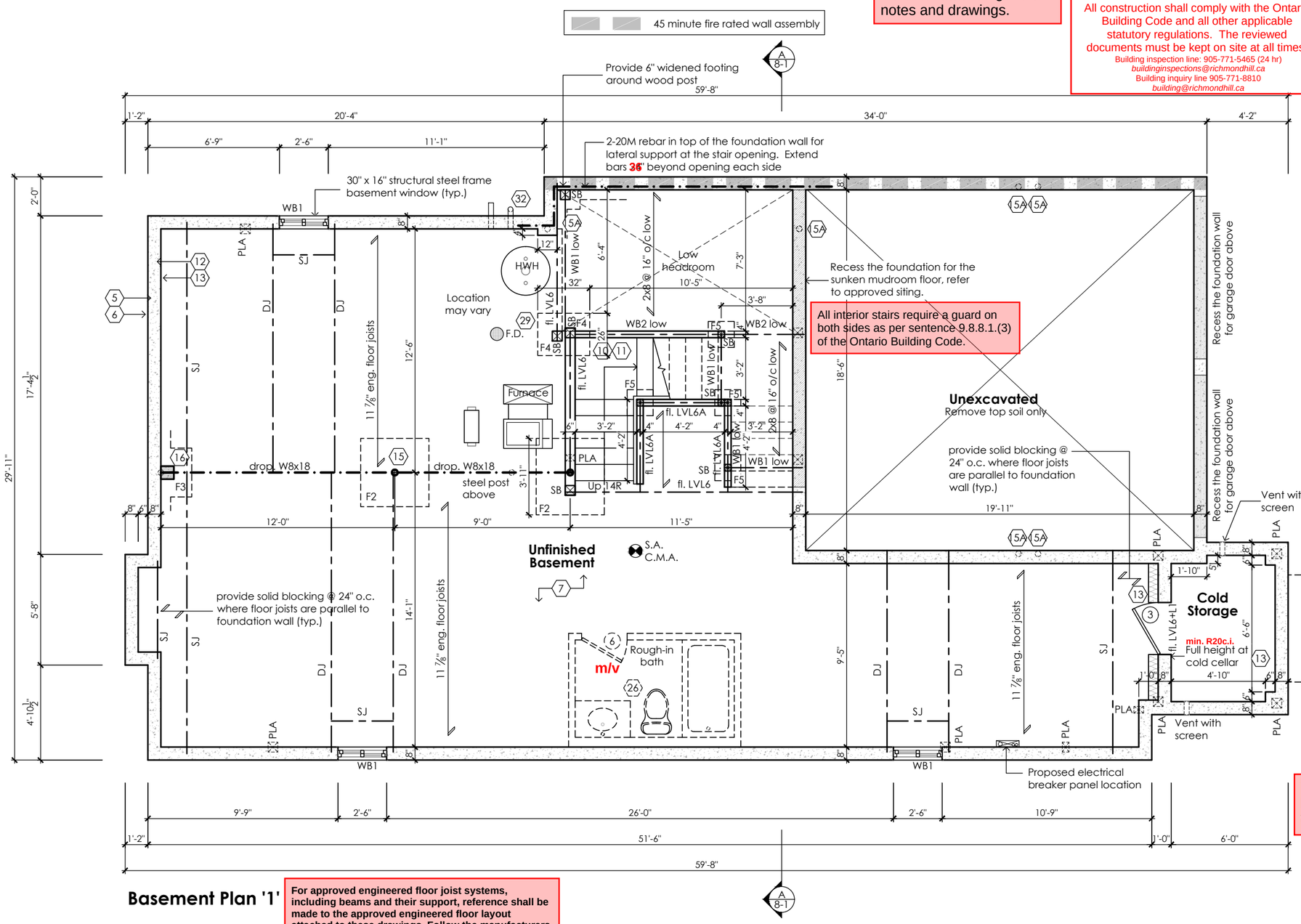
City of Richmond Hill
Building Division

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.



Basement 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.

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 28, 2023
FOR STRUCTURE ONLY

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		
Jamie Mack	35923	Signature
Registration Information	**Mackitecture**	103532

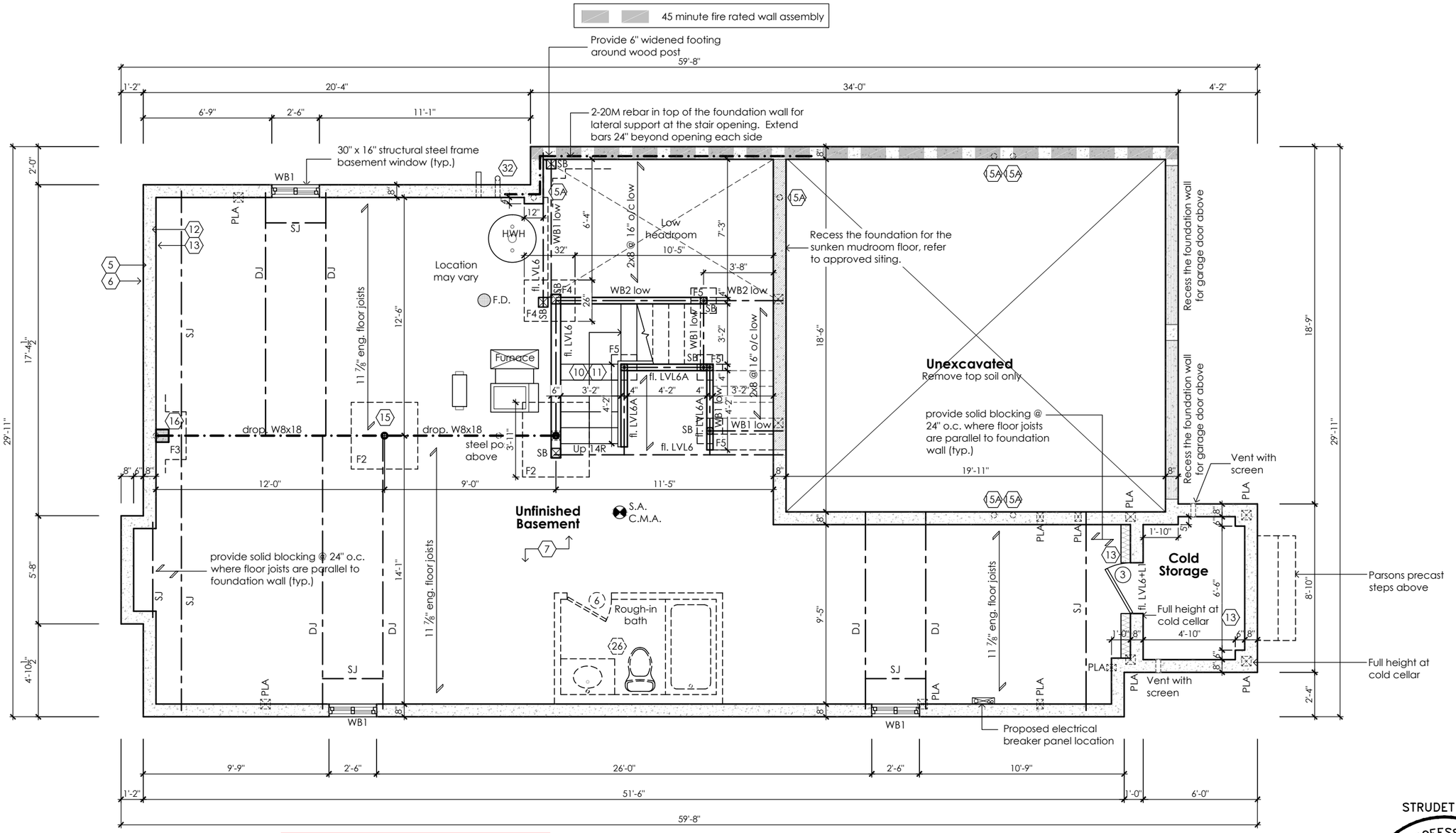
www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Basement Floor Plan Elevation 1**			
scale: **3/16" = 1'-0"**	by: **JM**	area: **2527 sq ft**	sheet no.: **1-1**
date: **2023-09-28**	type: **36' Single**	project no.: **22-016**	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:05 AM by JMACK



Basement 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.

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 28, 2023
FOR STRUCTURE ONLY

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

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

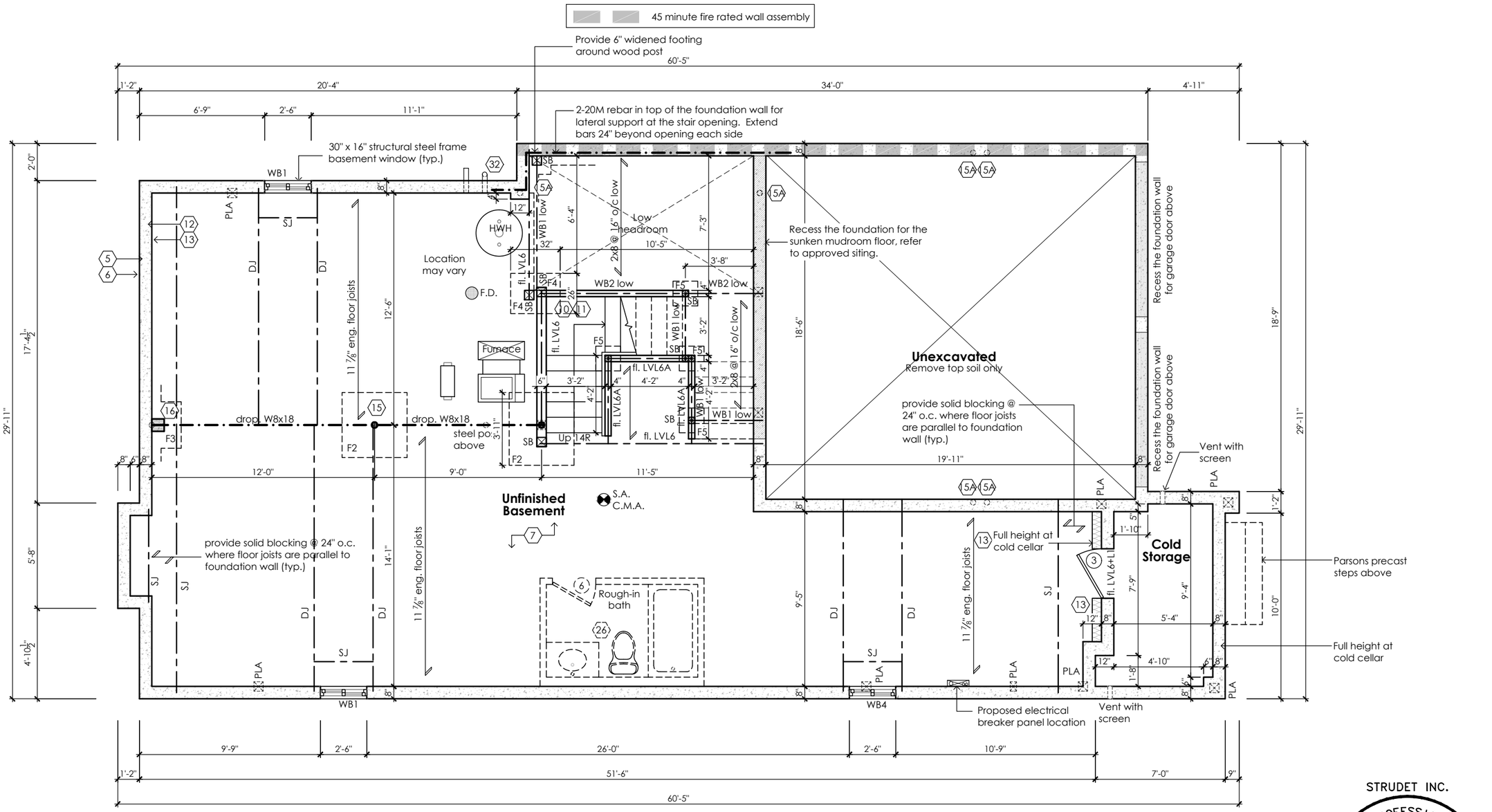
www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Basement Floor Plan Elevation 2**

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	1-2
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca
project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:09 AM by JMACK



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.

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 28, 2023

FOR STRUCTURE ONLY

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

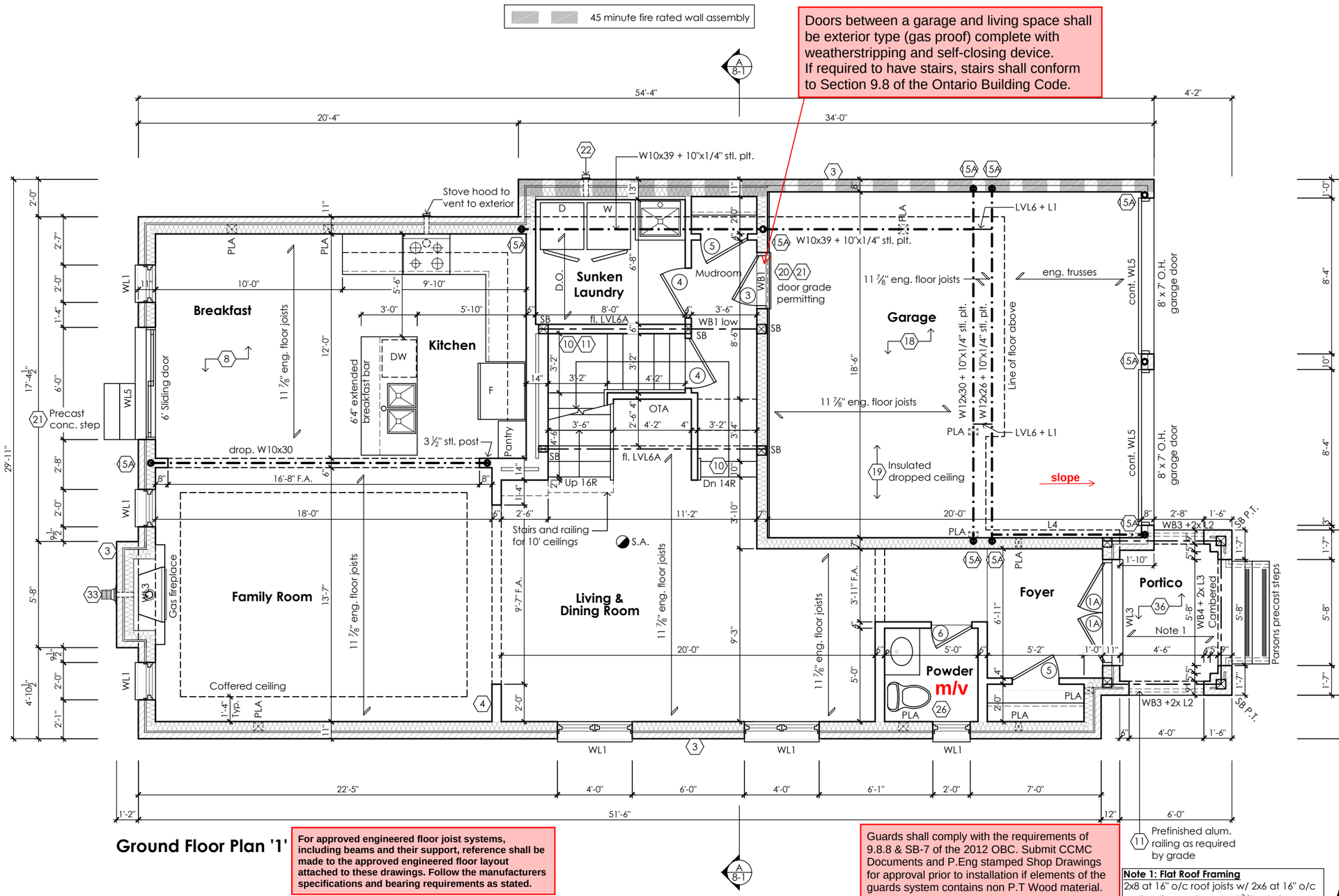
title: **Basement Floor Plan Elevation 3**

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2523 sq ft	1-3
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:12 AM by JMACK



Ground 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 shall comply with the requirements of 9.8.8 & SB-7 of the 2012 OBC. 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.

(11) Prefinished alum. railing as required by grade

Note 1: Flat Roof Framing
2x8 at 16" o/c roof joists w/ 2x6 at 16" o/c purlins diagonally cut w/ ¾" exterior grade roof sheathing w/ built-up roofing.

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 26, 2023
FOR STRUCTURE ONLY

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

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

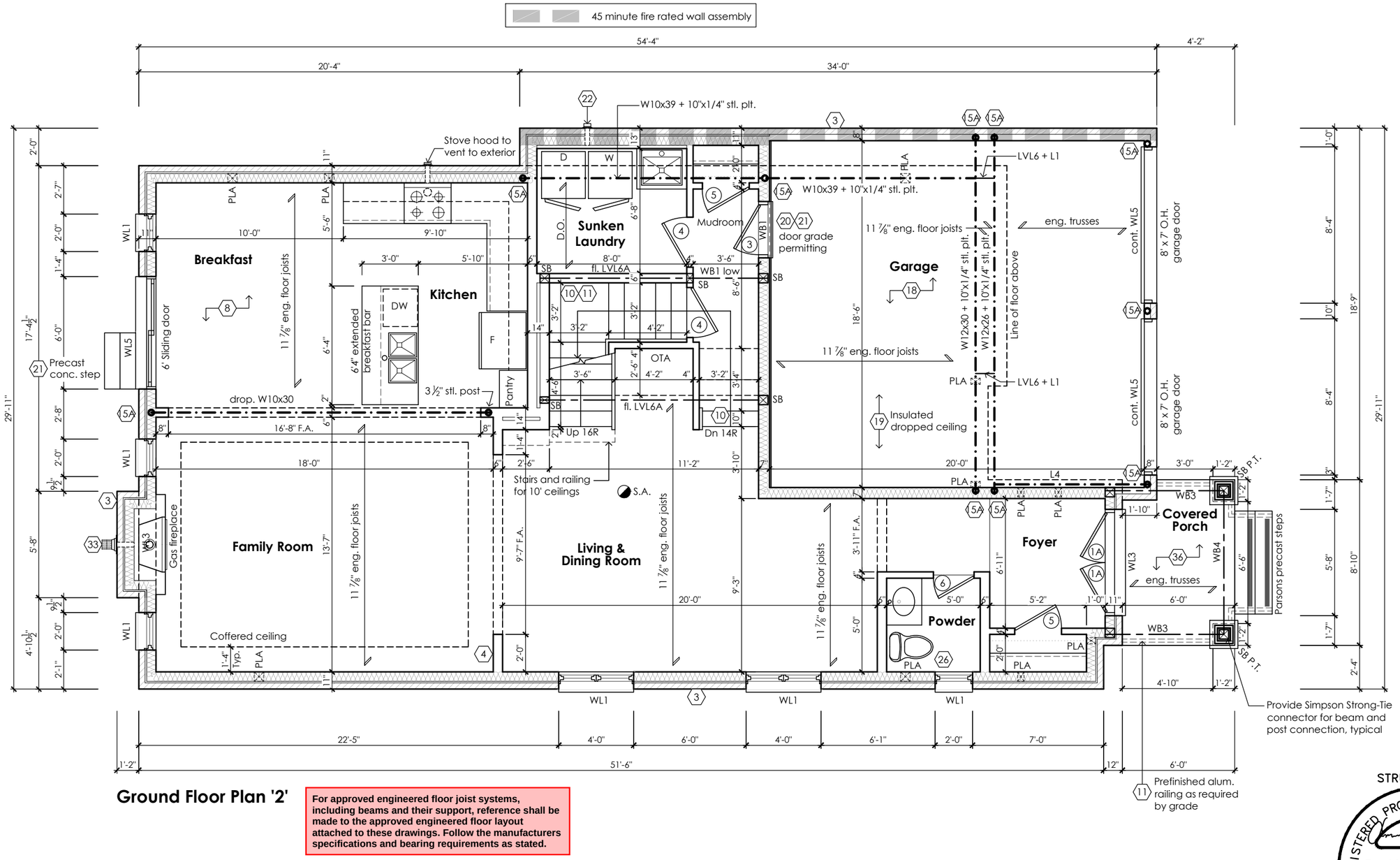
www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Ground Floor Plan Elevation 1**

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	2-1
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca
project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:16 AM by JMACK



Ground 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.

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 28, 2023

FOR STRUCTURE ONLY

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

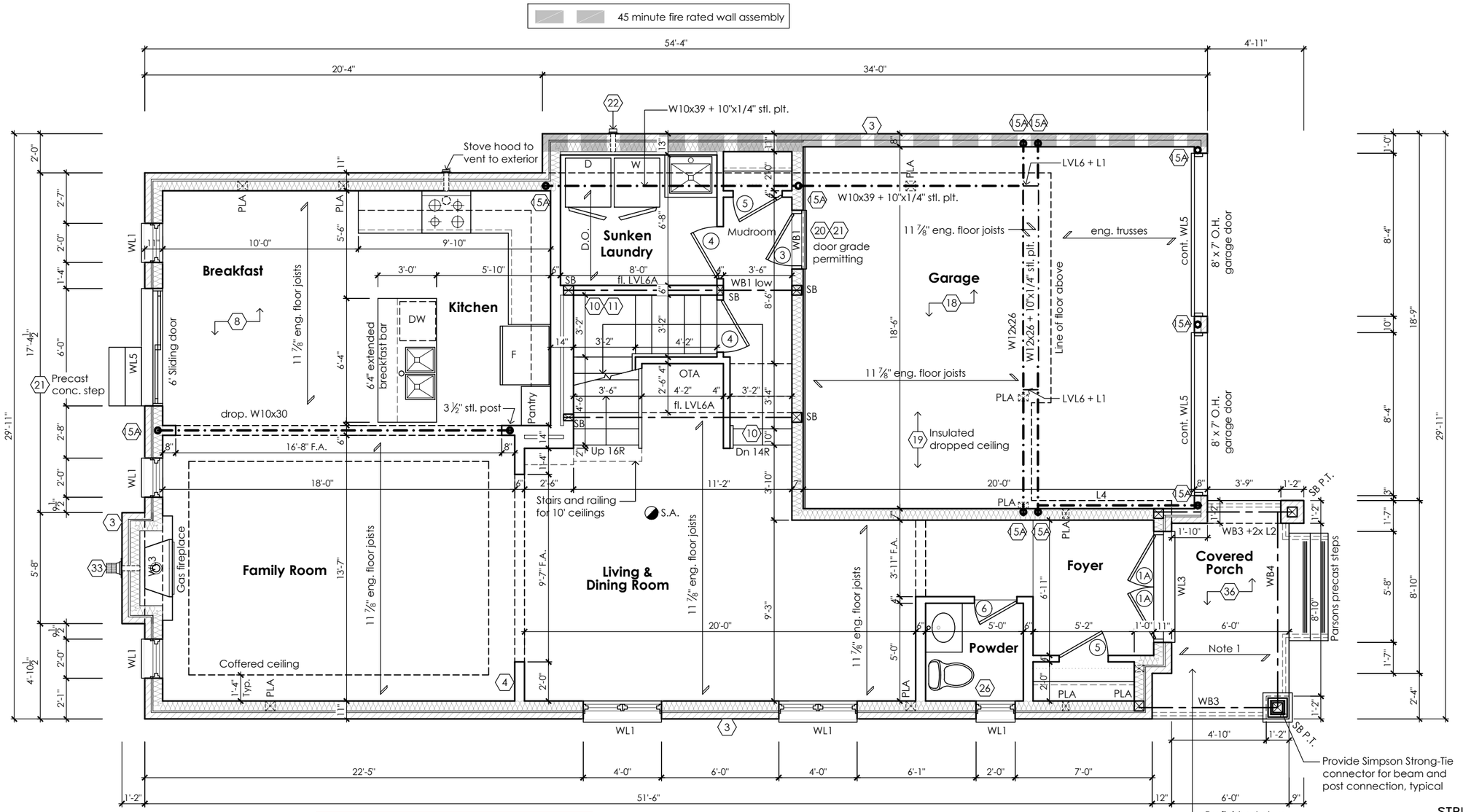
title: **Ground Floor Plan Elevation 2**

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	2-2
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:20 AM by JMACK



Ground 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.

Note 1: Flat Roof Framing
2x8 at 16" o/c roof joists w/ 2x6 at 16" o/c purlins diagonally cut w/ ¾" exterior grade roof sheathing w/ built-up roofing.

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 28, 2023
FOR STRUCTURE ONLY

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

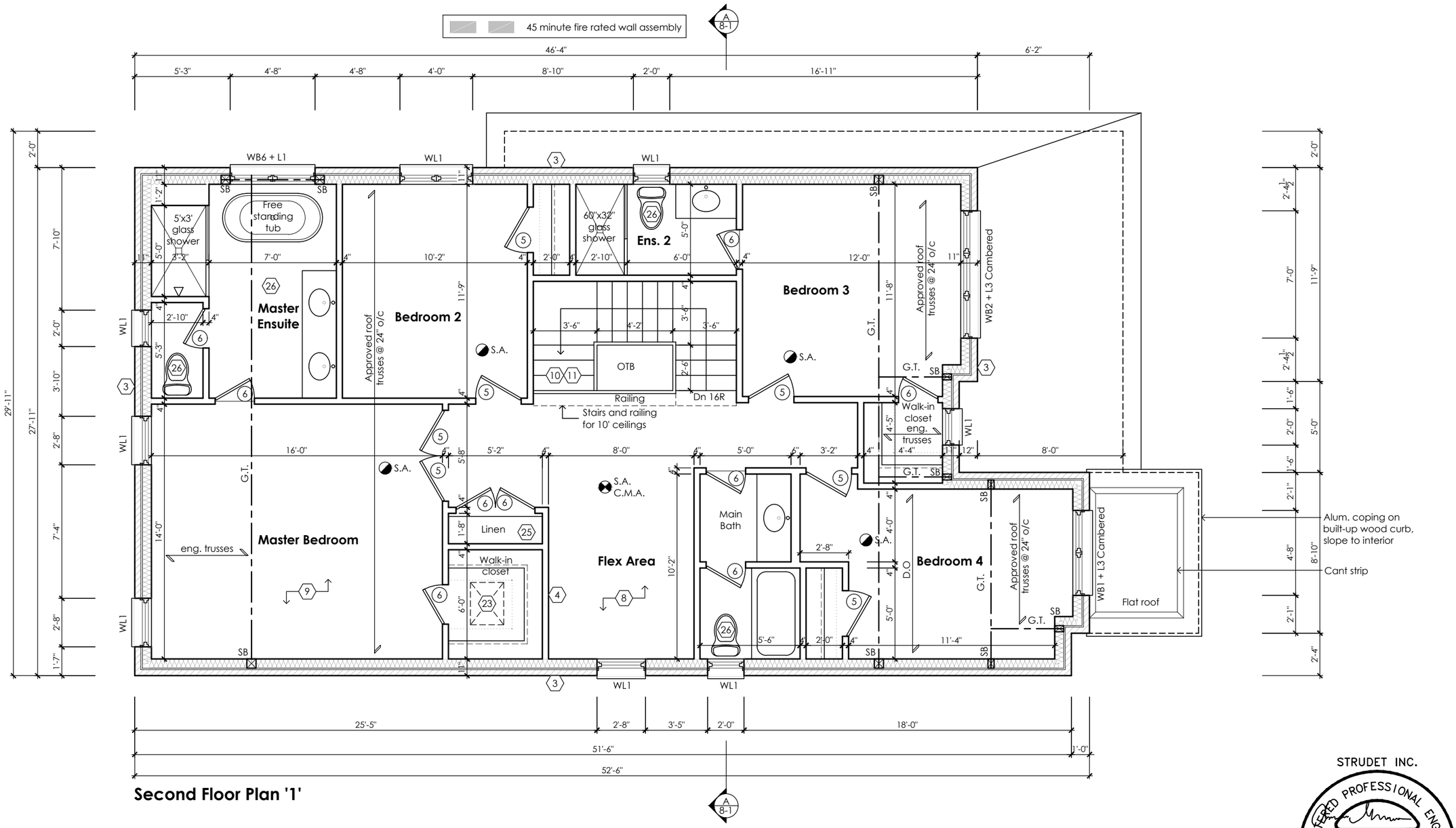
title: **Ground Floor Plan Elevation 3**

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2523 sq ft	2-3
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:23 AM by JMACK



Second Floor Plan '1'

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 28, 2023

FOR STRUCTURE ONLY

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

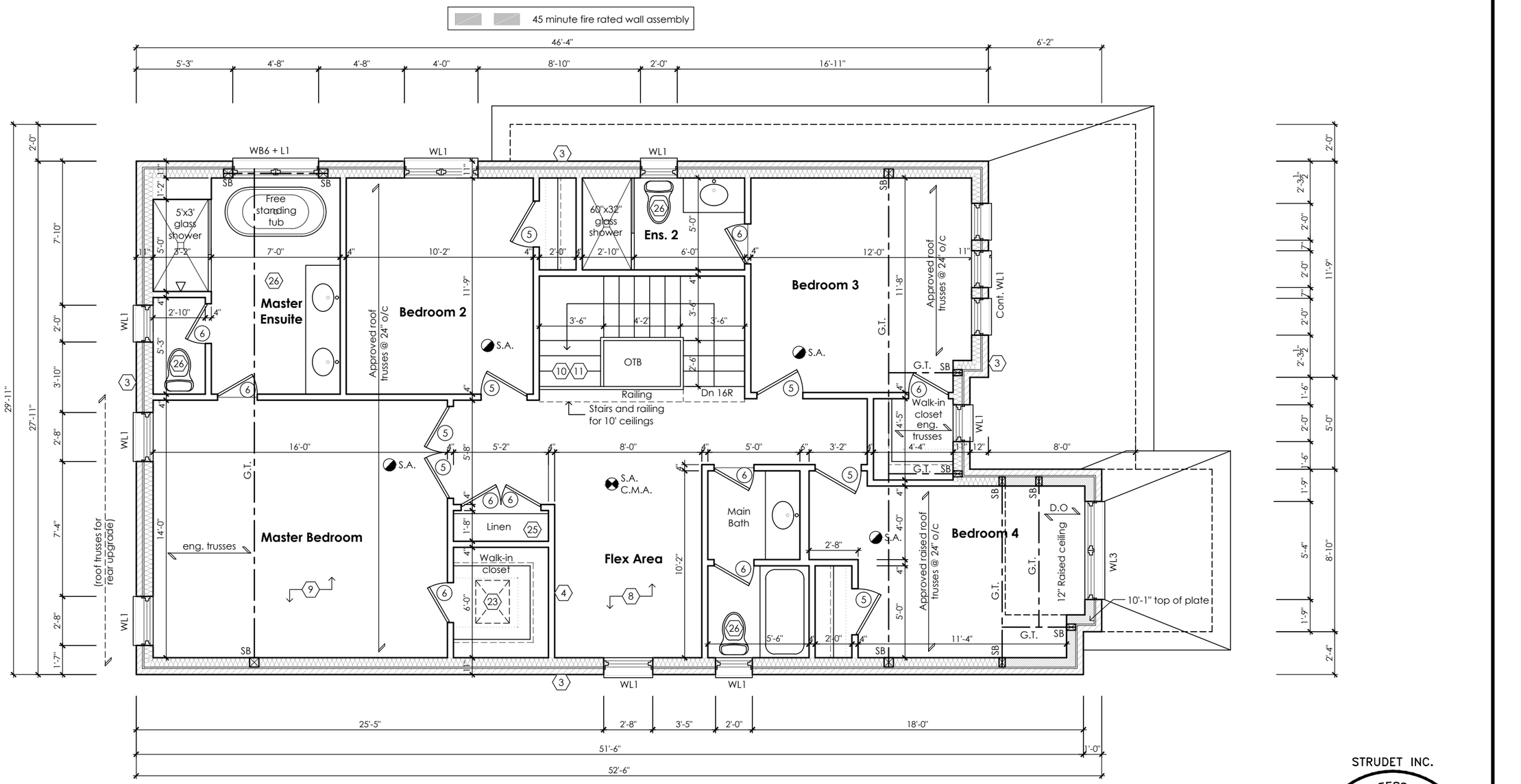
title: **Second Floor Plan Elevation 1**

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	3-1
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:27 AM by JMACK



Second Floor Plan '2'

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 28, 2023

FOR STRUCTURE ONLY

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

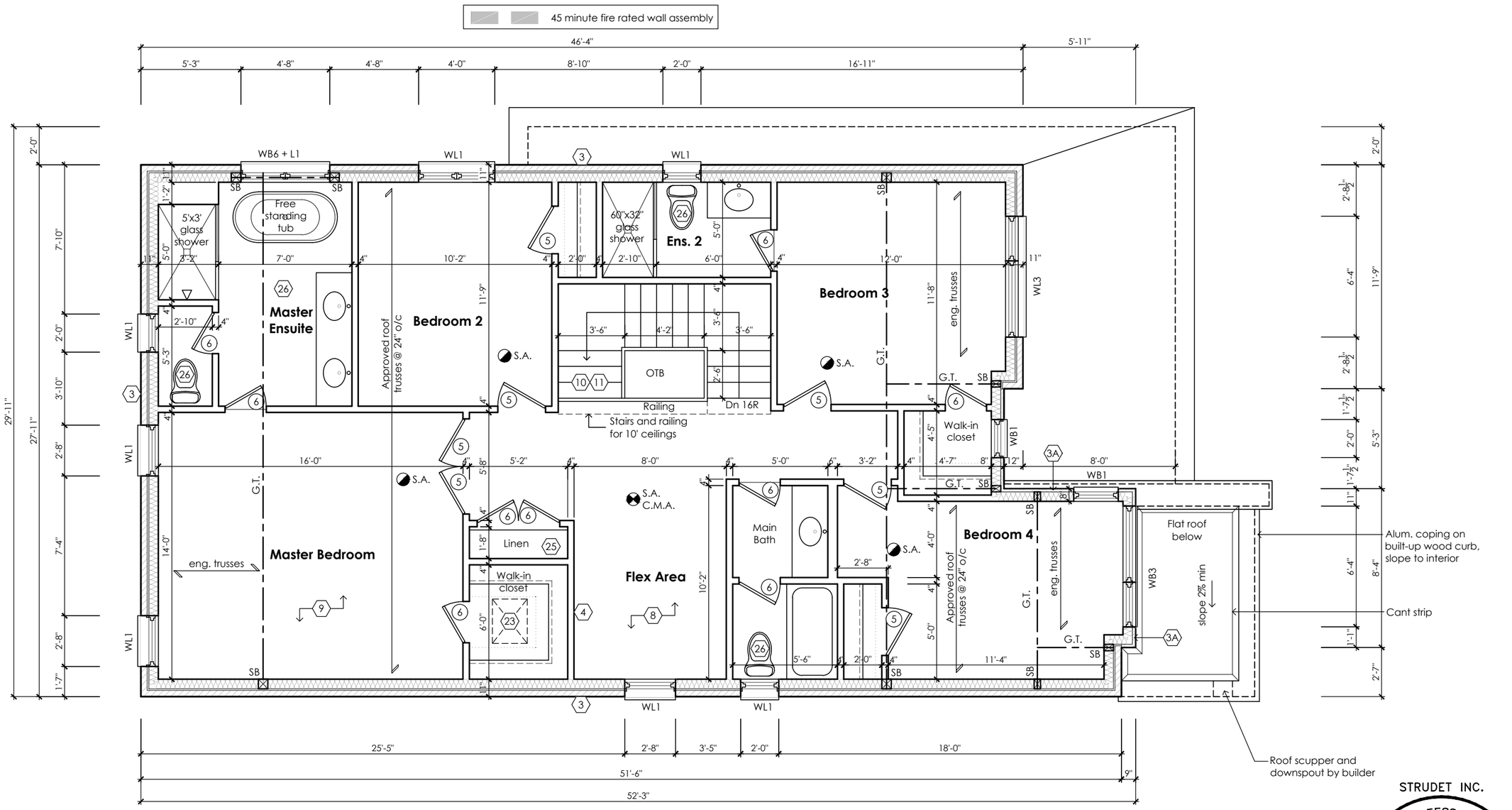
title: **Second Floor Plan Elevation 2**

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	3-2
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:31 AM by JMACK



Second Floor Plan '3'

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 26, 2018

FOR STRUCTURE ONLY

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Second Floor Plan Elevation 3**

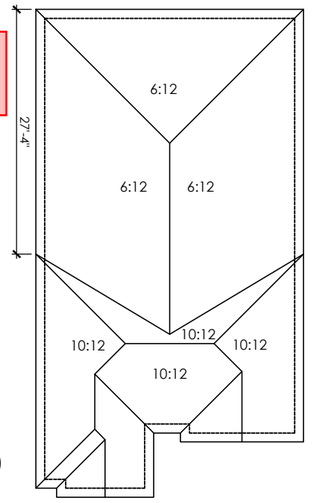
scale	by	area	sheet no.
3/16" = 1'-0"	JM	2523 sq ft	3-3
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

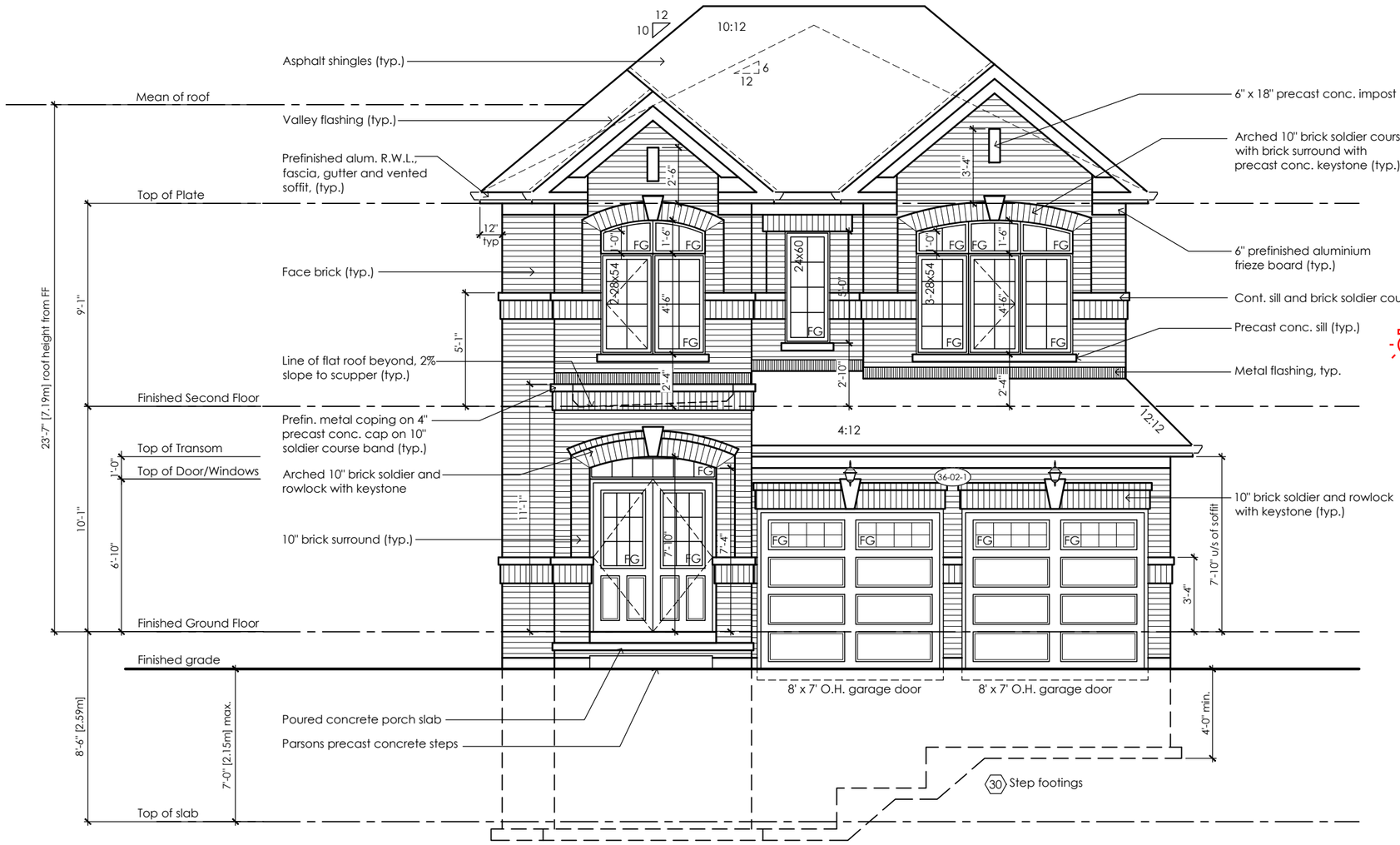
Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:34 AM by JMACK

Attic ventilation min. 1 square foot / 300 square foot of ceiling area. Locate 50% of ventilation near ridge.

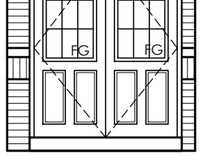


Roof Plan '1'

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



Front Elevation '1'



Inside Portico Elev. '1'

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

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

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
13 Aug 2024 By: James Pavlidis

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

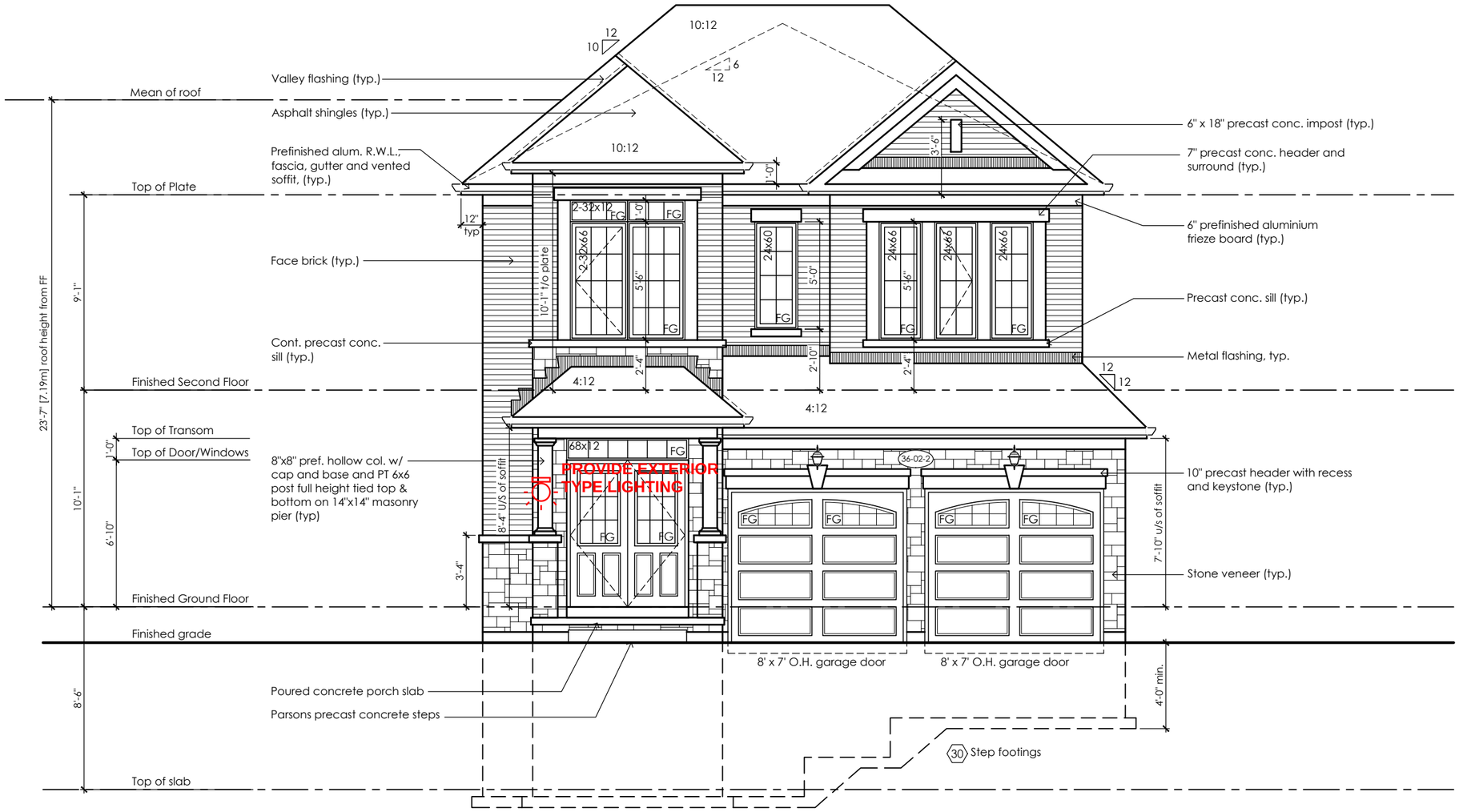
title: **Front Elevation**
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	4-1
date	type	project no.	
2023-09-28	36' Single	22-016	

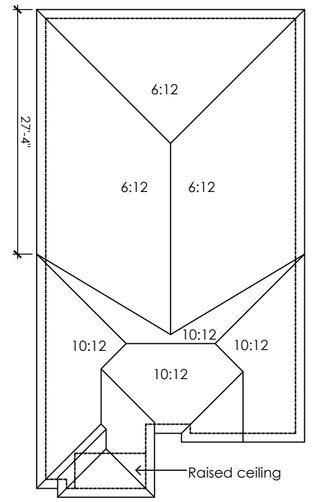
Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:38 AM by JMACK



Front Elevation '2'



Roof Plan '2'

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

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

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

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
13 Aug 2024 By: James Pavlidis

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Jamie Mack	35923	
Name	BCIN	Signature
Registration Information	**Mackitecture**	103532

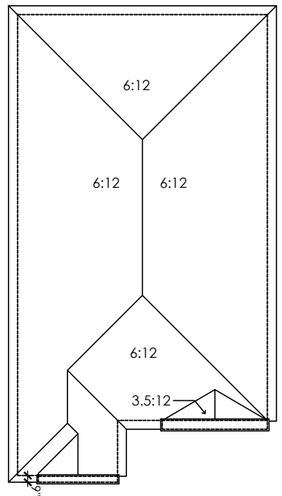
www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title			
Front Elevation **Elevation 2**			
scale: **3/16" = 1'-0"**	by: **JM**	area: **2527 sq ft**	sheet no.: **4-2**
date: **2023-09-28**	type: **36' Single**	project no.: **22-016**	

Greenpark
www.greenparkgroup.ca

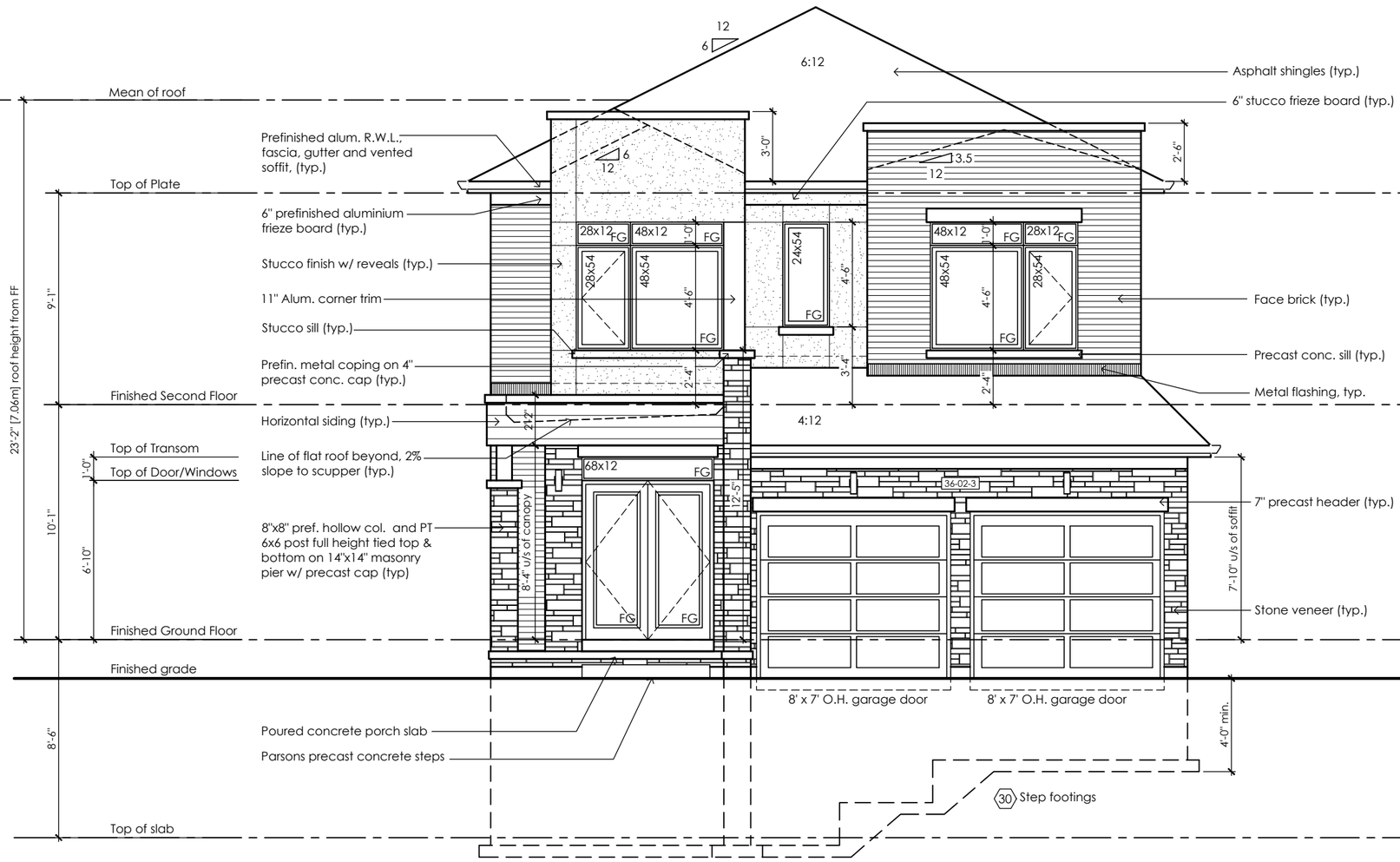
project name
Trinigroup Developments Inc.

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:42 AM by JMACK



Roof Plan '3'

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



Front Elevation '3'

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

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

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
13 Aug 2024 By: James Paulidis

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	

Registration Information **Mackitecture** 103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Front Elevation**
Elevation 3

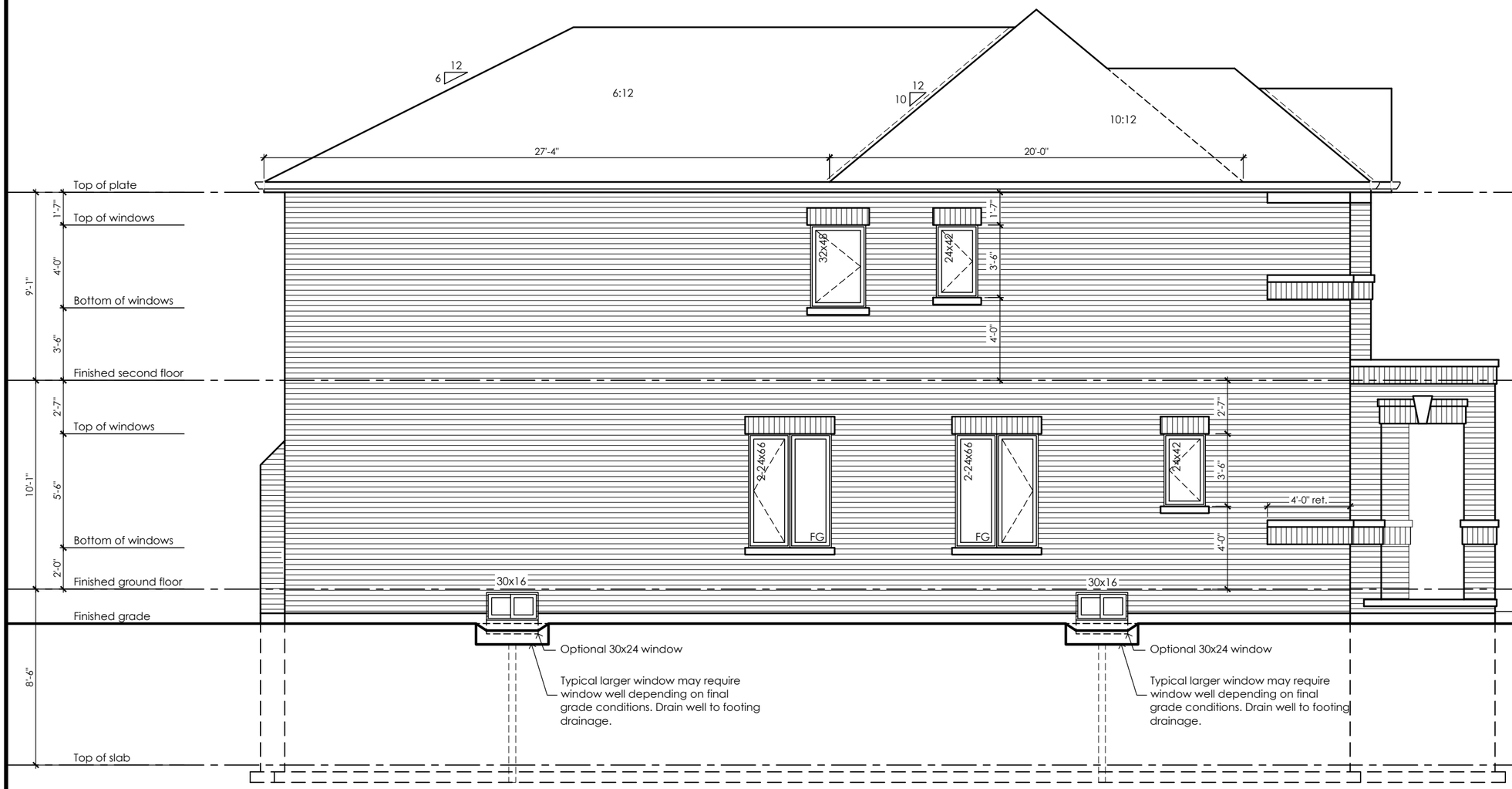
scale	by	area	sheet no.
3/16" = 1'-0"	JM	2523 sq ft	4-3
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:45 AM by JMACK

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1093.7 sq ft (101.61 sq m)
Permitted glazed openings: 7.0%, 76.6 sq ft (7.11 sq m)
Provided glazed openings: 5.6%, 61 sq ft (5.12 sq m)
Summary
Areas calculated with a frame offset of 2.25"
2 - 15.00 x 16.00: 1.68 sq ft (0.16 sq m)
2 - 15.00 x 16.00: 1.68 sq ft (0.16 sq m)
1 - 24.00 x 42.00: 5.08 sq ft (0.47 sq m)
1 - 24.00 x 42.00: 5.08 sq ft (0.47 sq m)
1 - 32.00 x 48.00: 8.31 sq ft (0.77 sq m)
2 - 24.00 x 66.00: 16.66 sq ft (1.55 sq m)
2 - 24.00 x 66.00: 16.66 sq ft (1.55 sq m)



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_____

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

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
13 Aug 2024 By: James Paulidis

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Jamie Mack 35923 Signature
Name BCIN

Registration Information **Mackitecture** 103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title
Left Side Elevation
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	5-1
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name
Trinigroup Developments Inc.

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:49 AM by JMACK

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1093.7 sq ft (101.61 sq m)
Permitted glazed openings: 7.0%, 76.6 sq ft (7.11 sq m) **Refer to**
Provided glazed openings: 5.0%, 55.1 sq ft (5.12 sq m) **sheet no. 5-1**
Summary

Areas calculated with a frame offset of 2.25"
2 - 15.00 x 16.00: 1.68 sq ft (0.16 sq m)
2 - 15.00 x 16.00: 1.68 sq ft (0.16 sq m)
1 - 24.00 x 42.00: 5.08 sq ft (0.47 sq m)
1 - 24.00 x 42.00: 5.08 sq ft (0.47 sq m)
1 - 32.00 x 48.00: 8.31 sq ft (0.77 sq m)
2 - 24.00 x 66.00: 16.66 sq ft (1.55 sq m)
2 - 24.00 x 66.00: 16.66 sq ft (1.55 sq m)

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.

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

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
13 Aug 2024 By: James Pavlidis

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

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Left Side Elevation**
Elevation 2

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	5-2
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:53 AM by JMACK

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1093.7 sq ft (101.61 sq m)
Permitted glazed openings: 7.0%, 76.6 sq ft (7.11 sq m)
Provided glazed openings: 5.0%, 55.1 sq ft (5.12 sq m)

Refer to sheet no. 5-1

Summary

Areas calculated with a frame offset of 2.25"
2 - 15.00 x 16.00: 1.68 sq ft (0.16 sq m)
2 - 15.00 x 16.00: 1.68 sq ft (0.16 sq m)
1 - 24.00 x 42.00: 5.08 sq ft (0.47 sq m)
1 - 24.00 x 42.00: 5.08 sq ft (0.47 sq m)
1 - 32.00 x 48.00: 8.31 sq ft (0.77 sq m)
2 - 24.00 x 66.00: 16.66 sq ft (1.55 sq m)
2 - 24.00 x 66.00: 16.66 sq ft (1.55 sq m)

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.

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

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
13 Aug 2024 By: James Pavlidis

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Left Side Elevation**
Elevation 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2523 sq ft	5-3
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

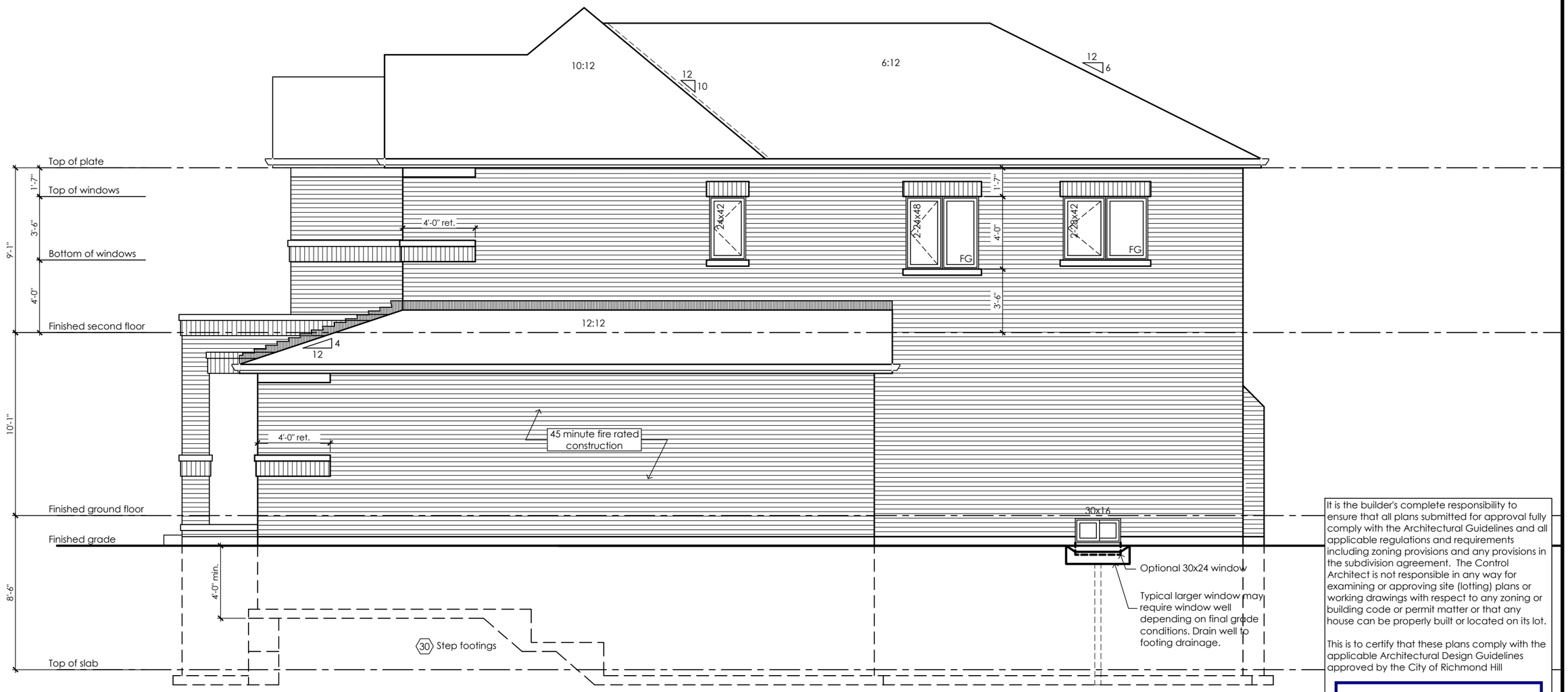
Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:51:56 AM by JMACK

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1115.3 sq ft (103.61 sq m)
Permitted glazed openings: 7.0%, 78.1 sq ft (7.25 sq m)
Provided glazed openings: 2.8%, 30.8 sq ft (2.86 sq m)
Summary
Areas calculated with a frame offset of 2.25"
2 - 15.00 x 16.00: 1.68 sq ft (0.16 sq m)
1 - 24.00 x 42.00: 5.08 sq ft (0.47 sq m)
2 - 24.00 x 48.00: 11.78 sq ft (1.09 sq m)
2 - 28.00 x 42.00: 12.24 sq ft (1.14 sq m)

45 Minute Fire Rated Wall Assemblies (refer to MMAH SB-2 Section 2.3.)
For exposing building face with a limiting distance less than 1.2m (3'-11")

Stud Wall with Brick Veneer
Provide 12.7mm (1/2") type "x" gypsum board installed so that all edges are supported, taped and filled. Space between wood studs to be filled with preformed mineral fibre insulation with a mass of not less than 1.22 kg / sq m

Rim Joist
At the rim joist provide 15.9mm (5/8") type "x" gypsum board between the floor joist and rim joist or continuously along the rim joist when the floor joists are parallel to the rim joist.



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.

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

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
13 Aug 2024 By: James Pavlidis

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

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Right Side Elevation**
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	6-1
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca
project name: **Trinigroup Developments Inc.**

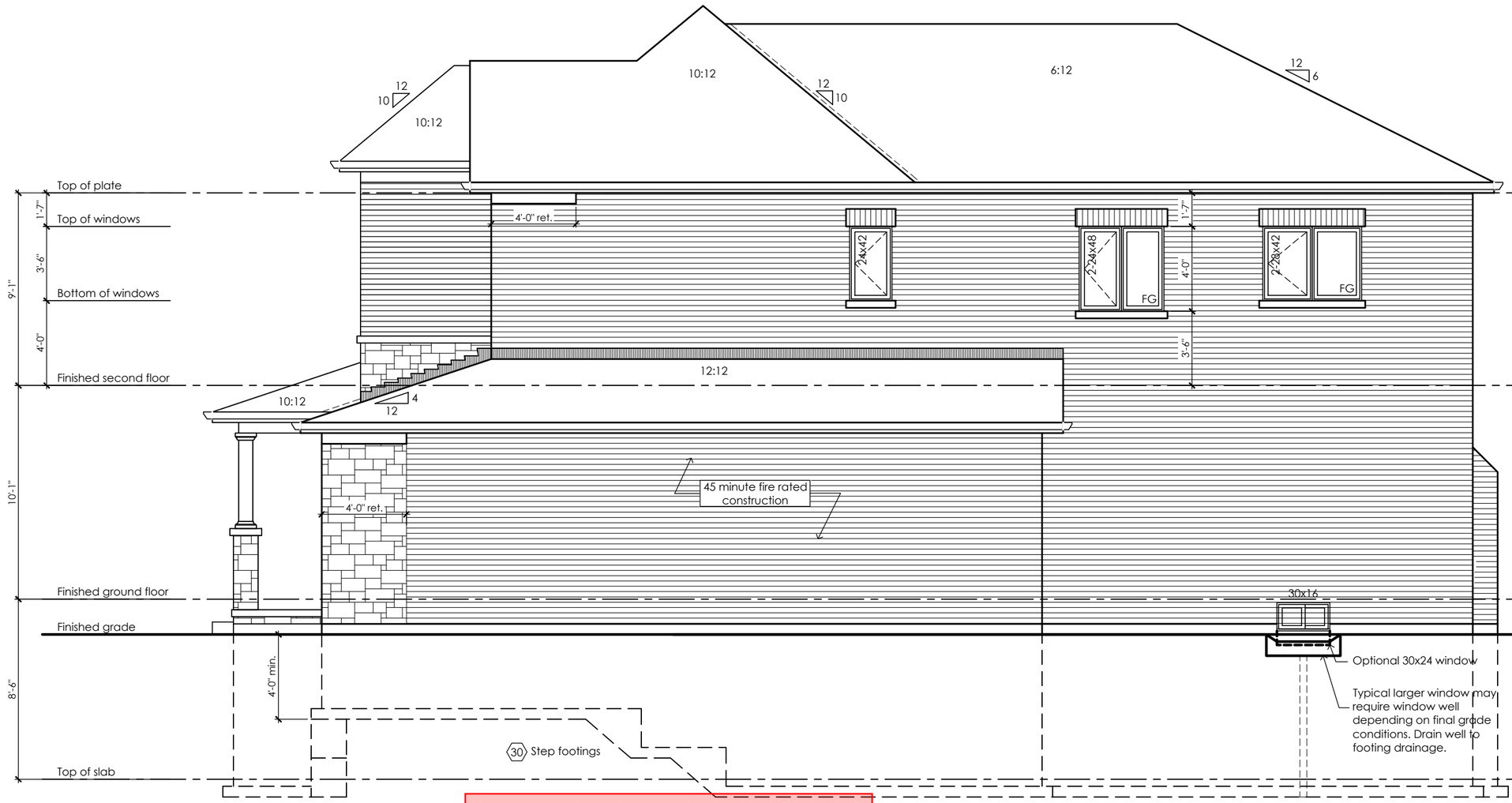
Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:00 AM by JMACK

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1115.3 sq ft (103.61 sq m)
Permitted glazed openings: 7.0%, 78.1 sq ft (7.25 sq m)
Provided glazed openings: 2.8%, 30.8 sq ft (2.86 sq m)
Summary
Areas calculated with a frame offset of 2.25"
2 - 15.00 x 16.00: 1.68 sq ft (0.16 sq m)
1 - 24.00 x 42.00: 5.08 sq ft (0.47 sq m)
2 - 24.00 x 48.00: 11.78 sq ft (1.09 sq m)
2 - 28.00 x 42.00: 12.24 sq ft (1.14 sq m)

45 Minute Fire Rated Wall Assemblies (refer to MMAH SB-2 Section 2.3.)
For exposing building face with a limiting distance less than 1.2m (3'-11")

Stud Wall with Brick Veneer
Provide 12.7mm (1/2") type "x" gypsum board installed so that all edges are supported, taped and filled. Space between wood studs to be filled with preformed mineral fibre insulation with a mass of not less than 1.22 kg / sq m

Rim Joist
At the rim joist provide 15.9mm (5/8") type "x" gypsum board between the floor joist and rim joist or continuously along the rim joist when the floor joists are parallel to the rim joist.



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.

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

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
13 Aug 2024 By: James Pavlidis

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

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		Signature
Jamie Mack	35923	
Registration Information	BCIN	
Mackitecture	103532	

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Right Side Elevation**
Elevation 2

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2527 sq ft	6-2
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca
project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:03 AM by JMACK

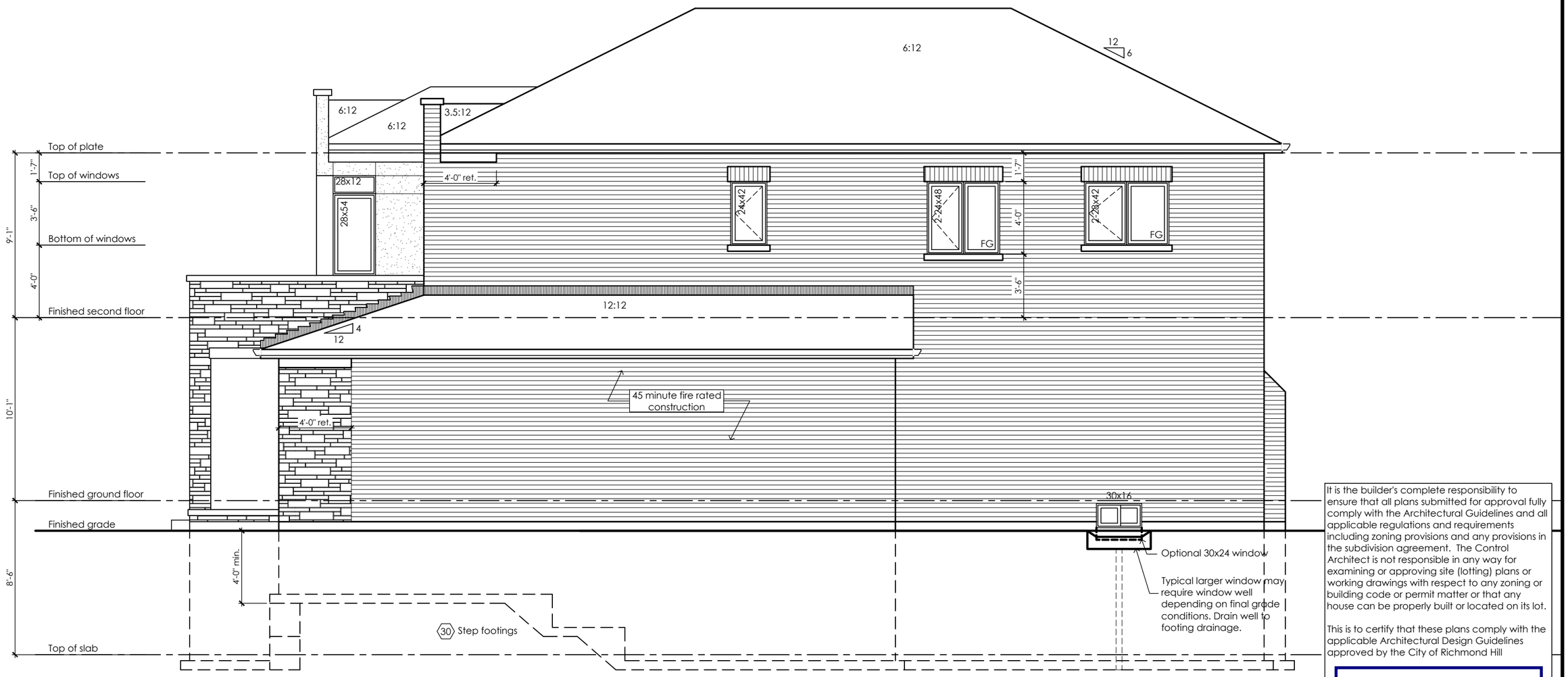
Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1115.3 sq ft (103.61 sq m)
Permitted glazed openings: 7.0%, 78.1 sq ft (7.25 sq m)
Provided glazed openings: 3.6%, 40.1 sq ft (3.72 sq m)
Summary

Areas calculated with a frame offset of 2.25"
1 - 28.00 x 12.00: 1.22 sq ft (0.11 sq m)
2 - 15.00 x 16.00: 1.68 sq ft (0.16 sq m)
1 - 24.00 x 42.00: 5.08 sq ft (0.47 sq m)
1 - 28.00 x 54.00: 8.08 sq ft (0.75 sq m)
2 - 24.00 x 48.00: 11.78 sq ft (1.09 sq m)
2 - 28.00 x 42.00: 12.24 sq ft (1.14 sq m)

45 Minute Fire Rated Wall Assemblies (refer to MMAH SB-2 Section 2.3.)
For exposing building face with a limiting distance less than 1.2m (3'-11")

Stud Wall with Brick Veneer
Provide 12.7mm (1/2") type "x" gypsum board installed so that all edges are supported, taped and filled. Space between wood studs to be filled with preformed mineral fibre insulation with a mass of not less than 1.22 kg / sq m

Rim Joist
At the rim joist provide 15.9mm (5/8") type "x" gypsum board between the floor joist and rim joist or continuously along the rim joist when the floor joists are parallel to the rim joist.



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.

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

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
13 Aug 2024 By: James Pavlidis

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

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

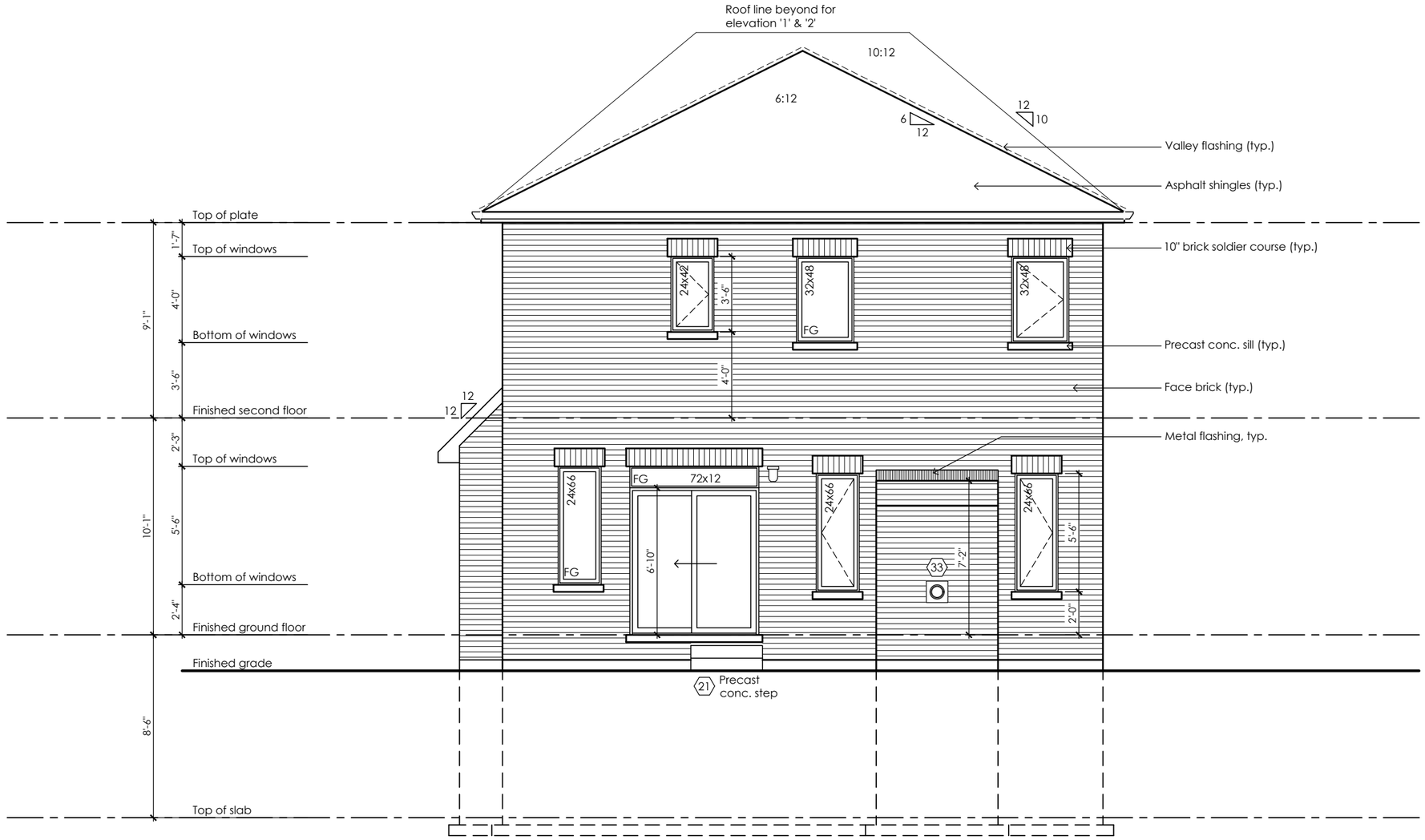
title: **Right Side Elevation**
Elevation 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2523 sq ft	6-3
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:07 AM by JMACK



Rear Elevation '1', '2' & '3'

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

13 Aug 2024 By: *James Paulidis*

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		Signature
Jamie Mack	35923	
Registration Information	BCIN	
Mackitecture		103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

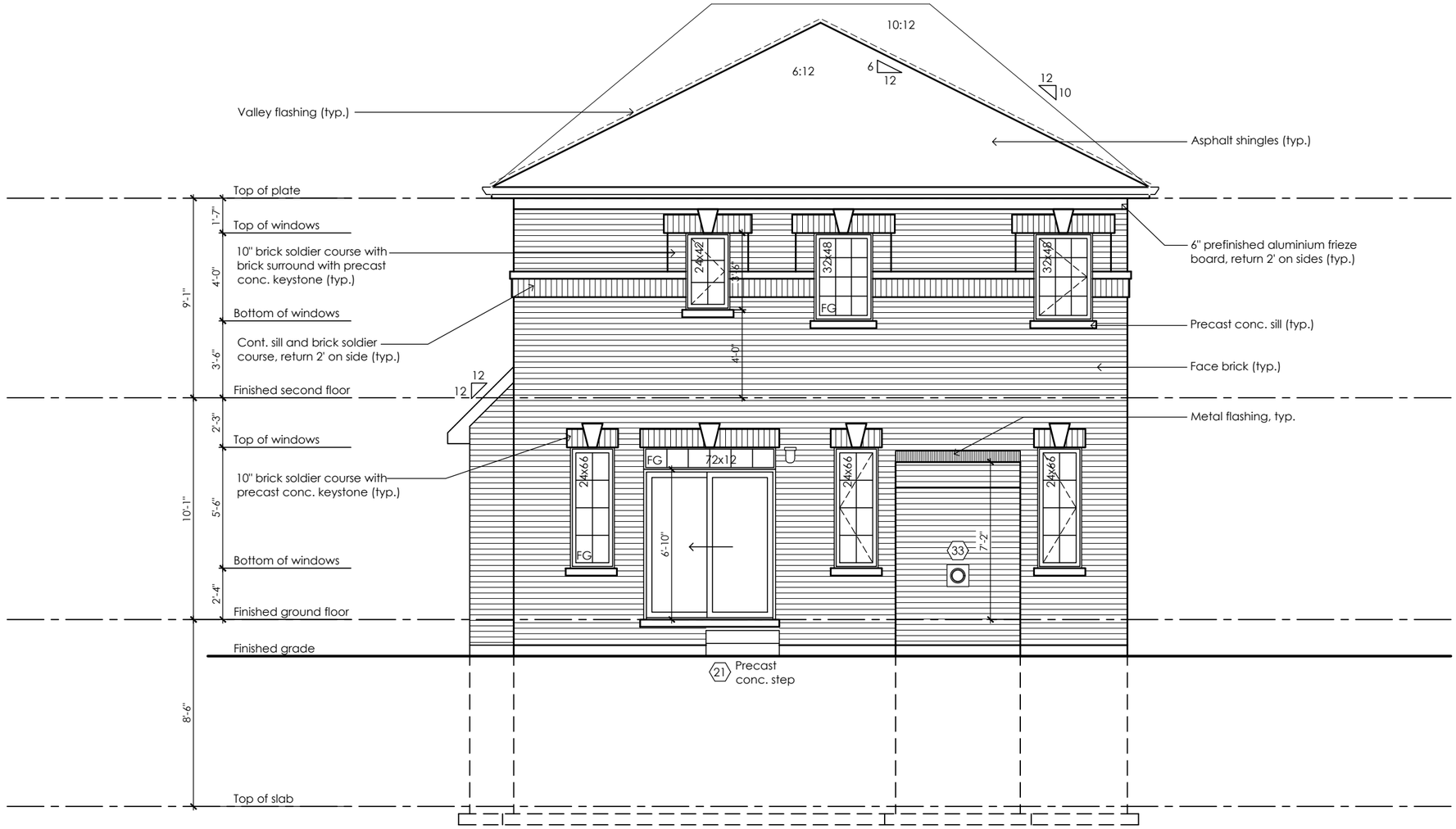
title: **Rear Elevation**
Elevation 1, 2, 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	7-1
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name
Trinigroup Developments Inc.

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:10 AM by JMACK



Rear Upgrade Elevation '1'

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

13 Aug 2024 By: James Pavlidis

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

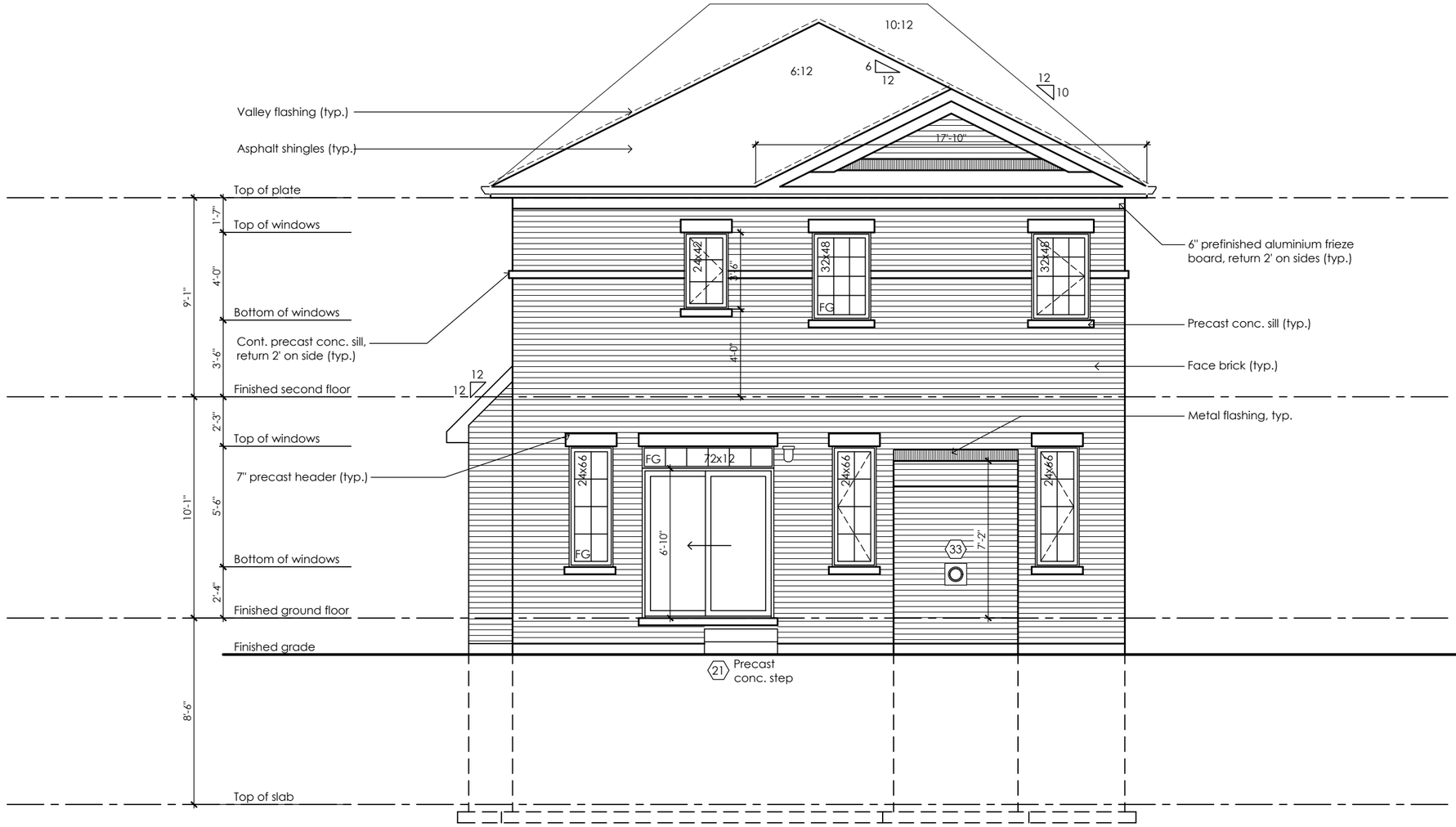
title: **Rear Upgrade Elevation**
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	7-1A
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name
Trinigroup Developments Inc.

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:14 AM by JMACK



Rear Upgrade Elevation '2'

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

13 Aug 2024 By: *James Pavlidis*

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

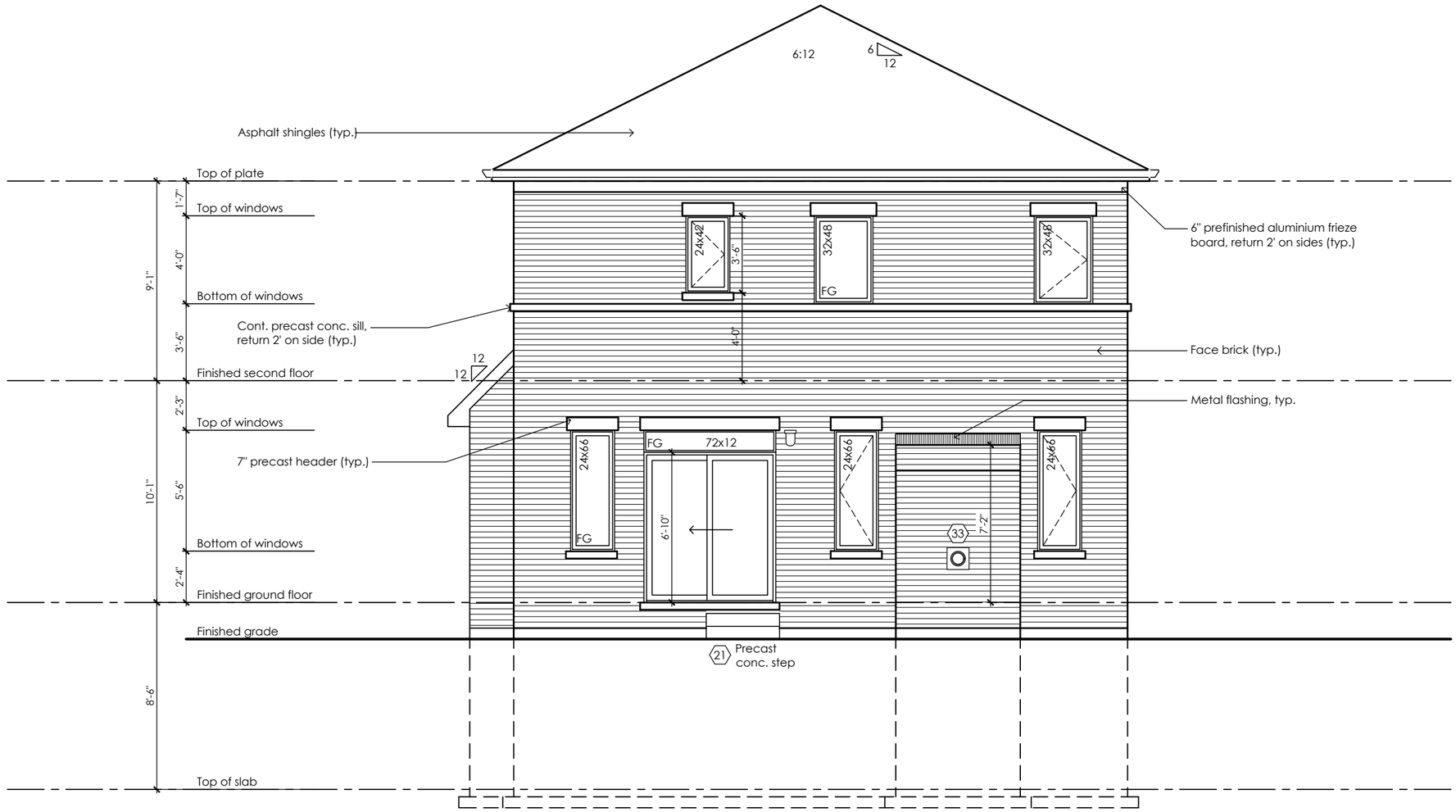
title: **Rear Upgrade Elevation**
Elevation 2

scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	7-2A
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:17 AM by JMACK



Rear Upgrade Elevation '3'

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

13 Aug 2024 By: *James Pavlidis*

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		Signature
Jamie Mack	35923	
Registration Information	BCIN	
Mackitecture		103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

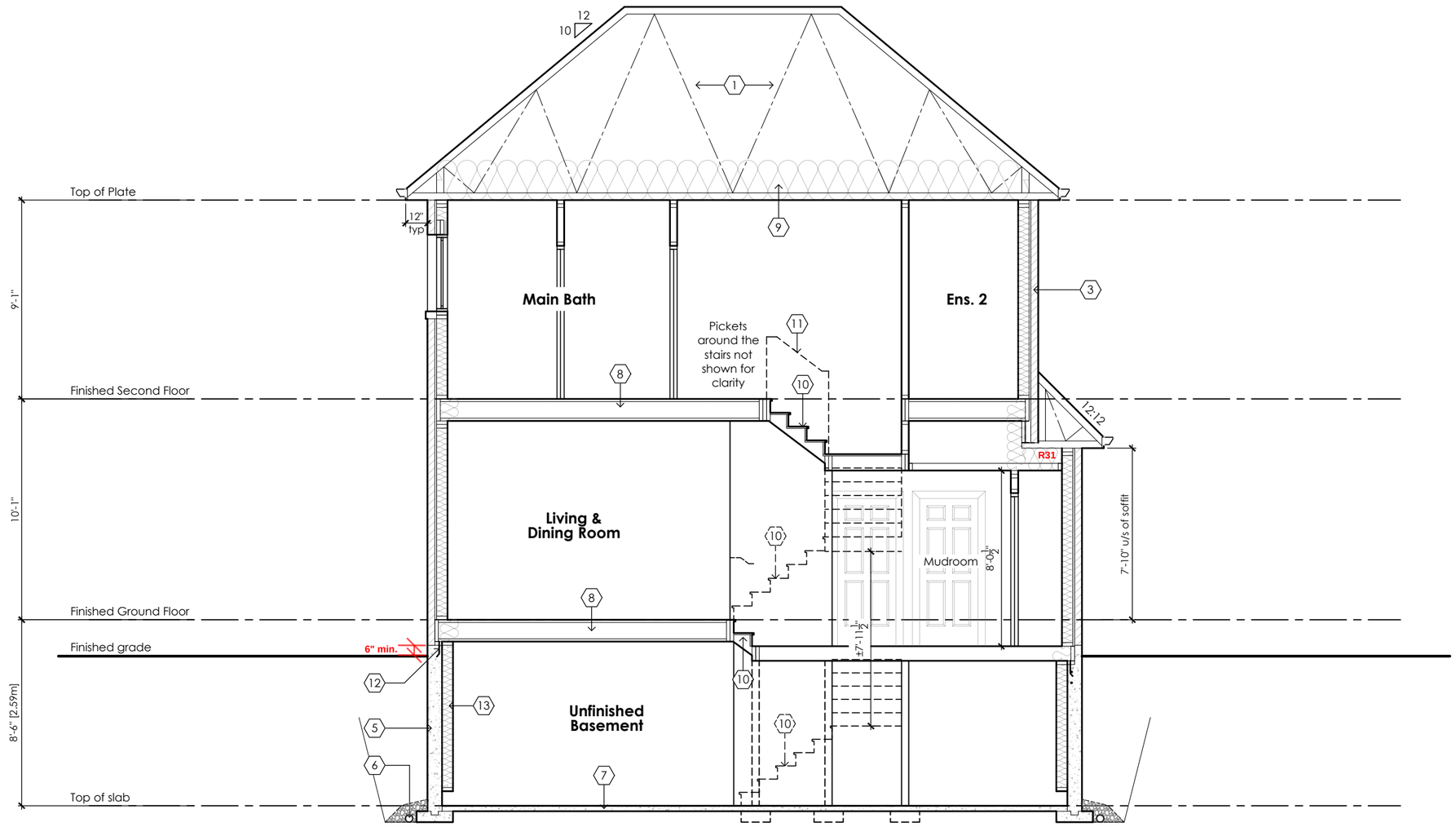
title: **Rear Upgrade Elevation**
Elevation 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	7-3A
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:21 AM by JMACK



Section 'A-A'

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

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		Signature
Jamie Mack	35923	
Registration Information	BCIN	
Mackitecture		103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title
Building Section
Elevations 1, 2 and 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	8-1
date	type	project no.	
2023-09-28	36' Single	22-016	

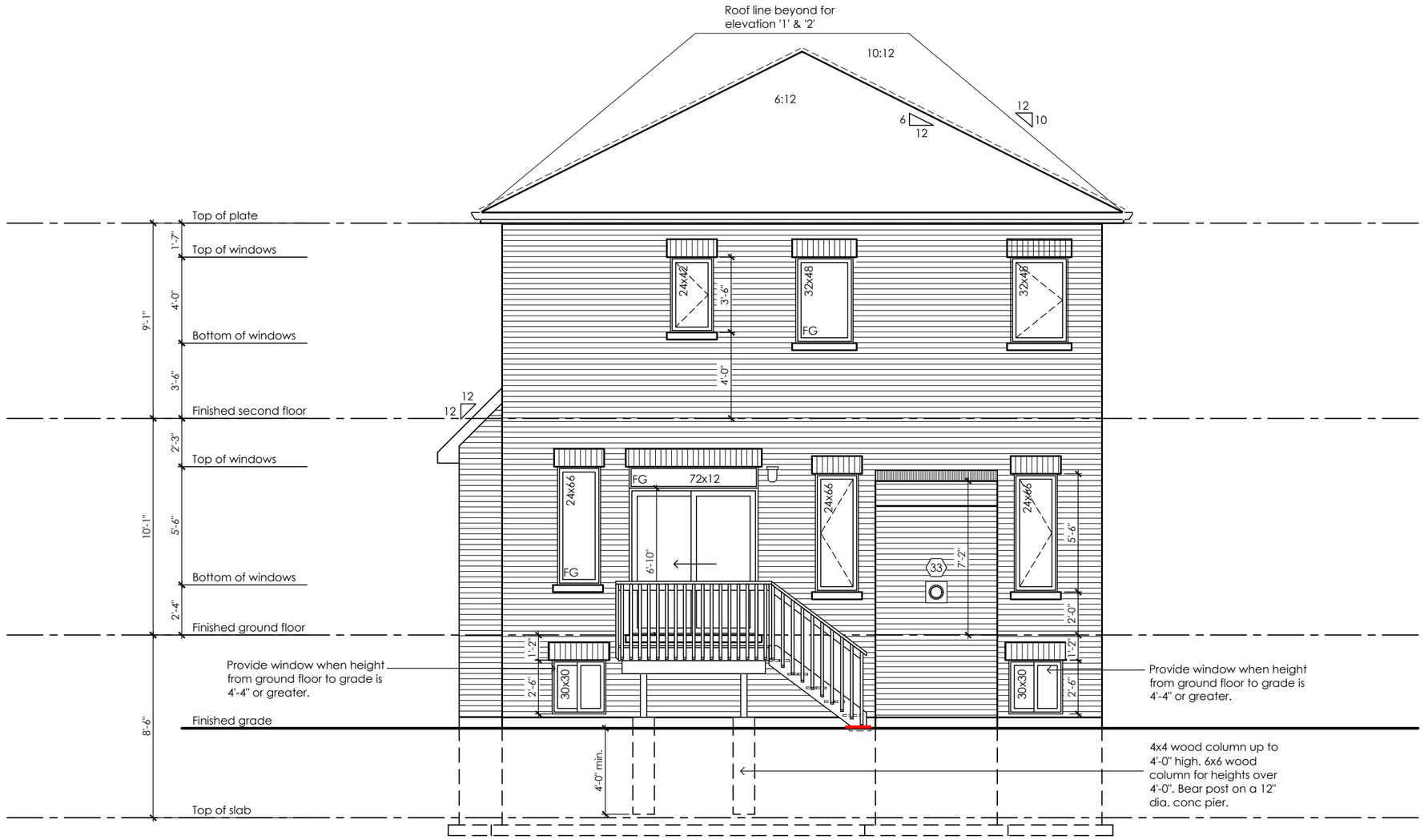
Greenpark
www.greenparkgroup.ca

project name
Trinigroup Developments Inc.

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:24 AM by JMACK

SB-12 Calculations
Villa 2 - Deck Condition

Elevation	Wall Area	Window Area	Percentage
Front	600.6 sq ft (55.8 sq m)	74.7 sq ft (6.9 sq m)	12.43%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	30.8 sq ft (2.9 sq m)	2.76%
Rear	656.0 sq ft (60.9 sq m)	84.5 sq ft (7.9 sq m)	12.89%
Total	**3465.7 sq ft (322.0 sq m)**	**245.1 sq ft (22.8 sq m)**	**7.07%**



Rear Elevation '1', '2' & '3'
Deck Condition

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

13 Aug 2024 By: *James Paulidis*

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

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name	BCIN	Signature
Jamie Mack	35923	

Registration Information **Mackitecture** 103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

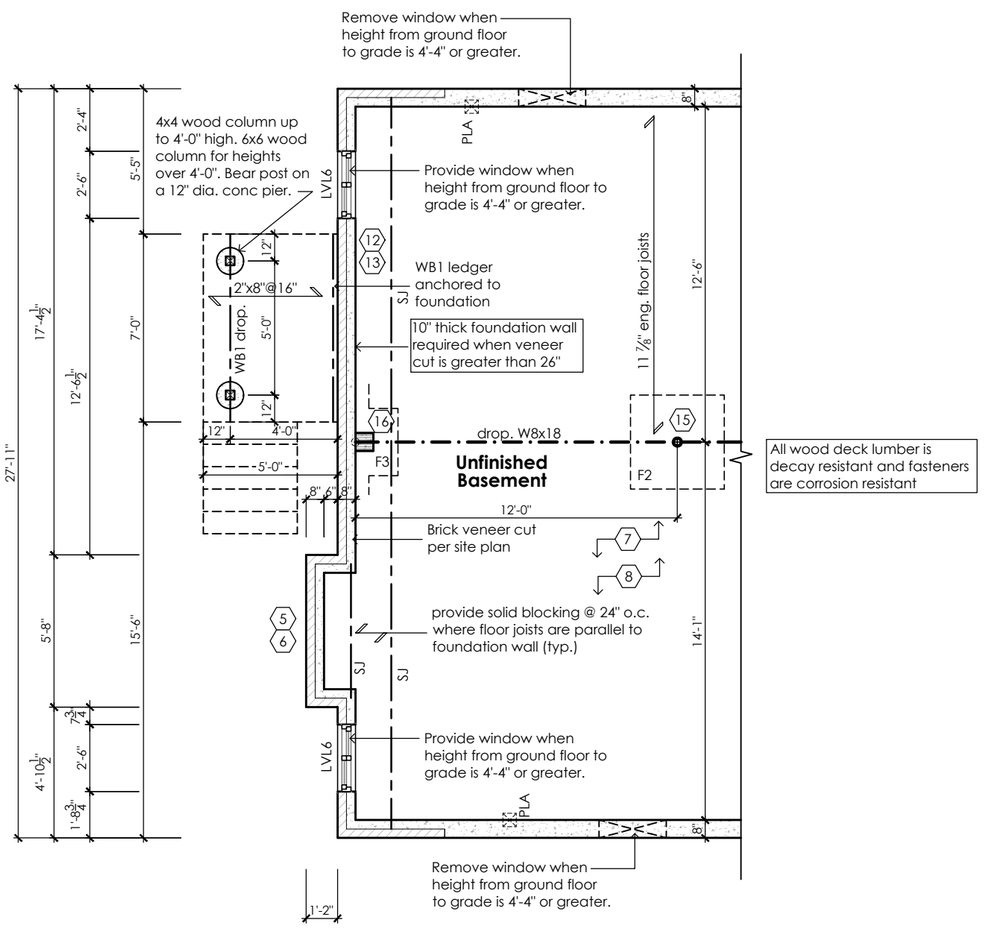
title: **Deck Elevation**
Elevations 1, 2 and 3

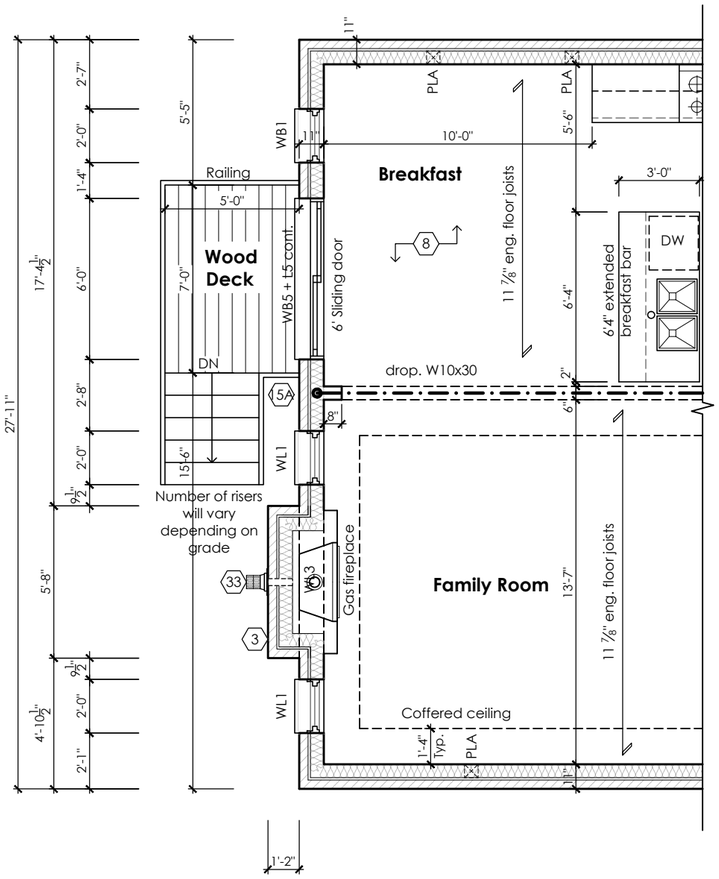
scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	9-1
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:28 AM by JMACK





Partial Basement Plan For Deck Condition Elevation '1', '2' and '3'

Deck and guard construction shall comply with attached details.

Partial Floor Plan For Deck Condition Elevation '1', '2' and '3'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
September 28, 2023
FOR STRUCTURE ONLY

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

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

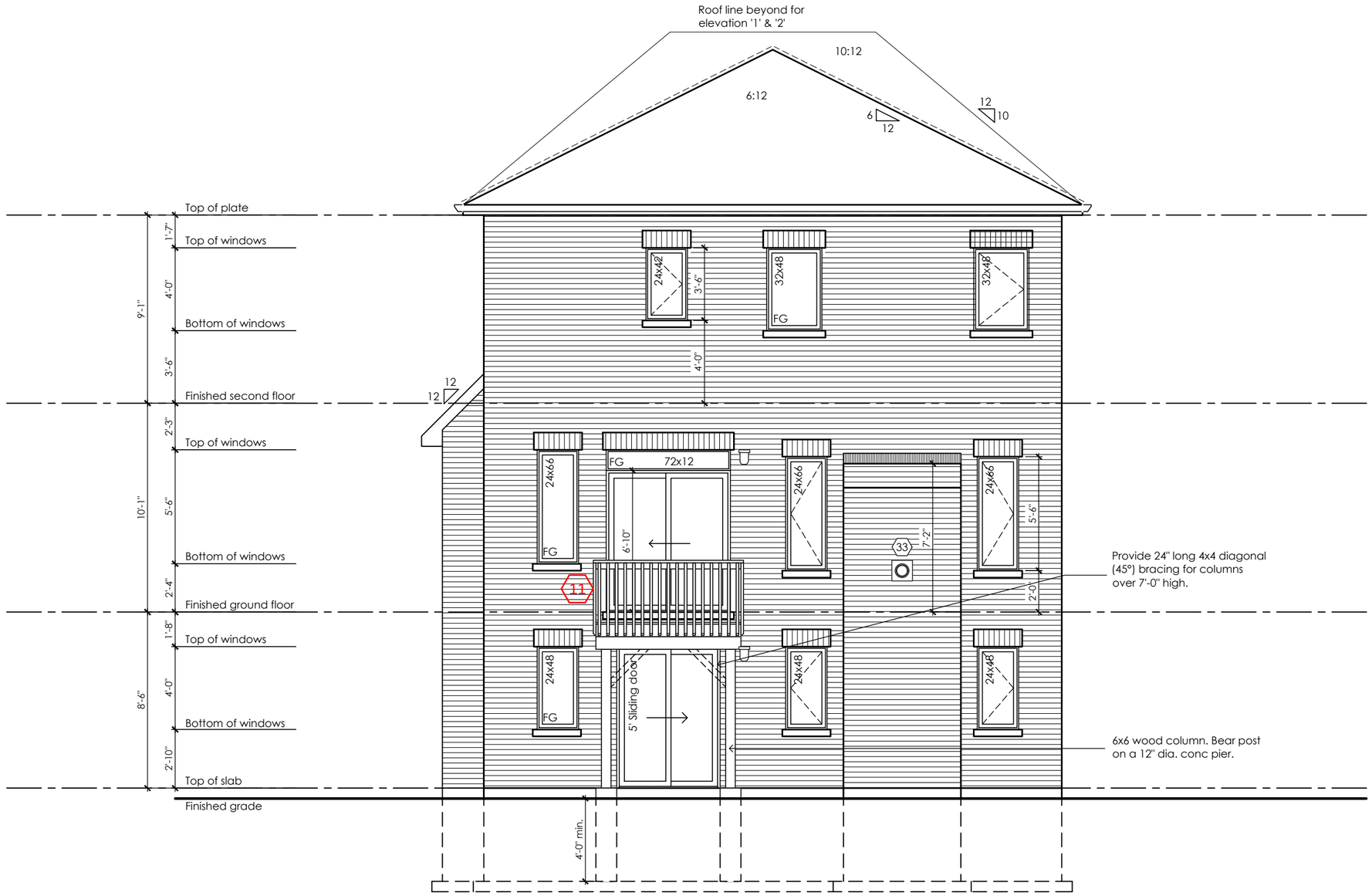
title: **Deck Plans Elevations 1, 2 and 3**			
scale: **3/16" = 1'-0"**	by: **JM**	area: **-**	sheet no.: **9-2**
date: **2023-09-28**	type: **36' Single**	project no.: **22-016**	

Greenpark
www.greenparkgroup.ca
project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:32 AM by JMACK

SB-12 Calculations
Villa 2 - Walkout Condition

Elevation	Wall Area	Window Area	Percentage
Front	600.6 sq ft (55.8 sq m)	74.7 sq ft (6.9 sq m)	12.43%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	30.8 sq ft (2.9 sq m)	2.76%
Rear	786.3 sq ft (73.1 sq m)	138.3 sq ft (12.8 sq m)	17.59%
Total	**3596.0 sq ft (334.1 sq m)**	**298.9 sq ft (27.8 sq m)**	**8.31%**



Rear Elevation '1', '2' & '3'
Walkout Condition

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

13 Aug 2024 By: James Paulidis

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

Villa 2
Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

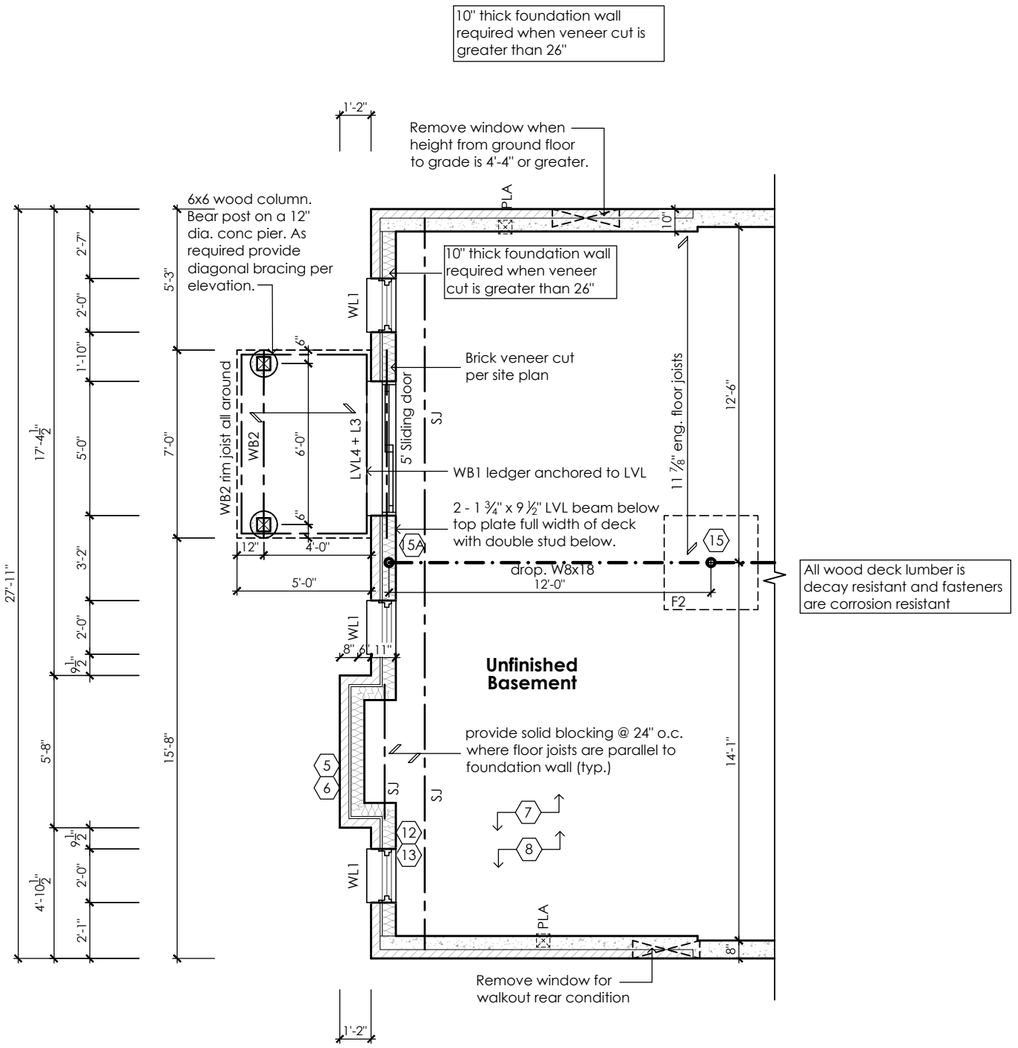
title: **Walkout Basement Elevation**
Elevations 1, 2 and 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	10-1
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

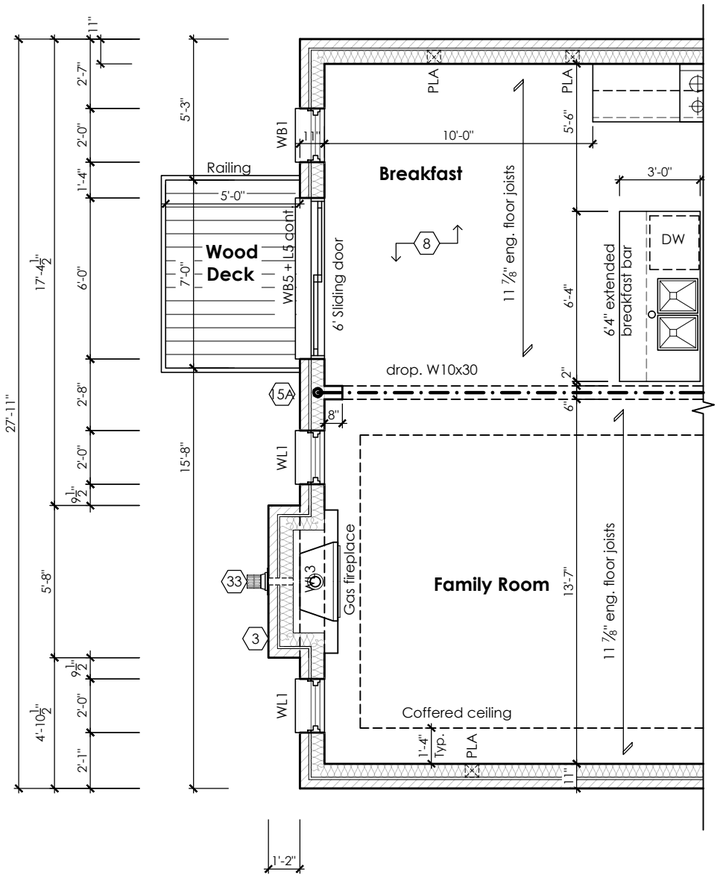
project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:35 AM by JMACK



Partial Basement Plan For Walkout Condition Elevation '1', '2' and '3'

Deck and guard construction shall comply with attached details.



Partial Floor Plan For Walkout Condition Elevation '1', '2' and '3'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2023
REVISED
Per: KER
September 28, 2023

Villa 2

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name		Signature
Jamie Mack	35923	
Registration Information	**Mackitecture**	103532

www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title: **Walkout Basement Plans Elevations 1, 2 and 3**

scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	10-2
date	type	project no.	
2023-09-28	36' Single	22-016	

Greenpark
www.greenparkgroup.ca

project name: **Trinigroup Developments Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 2-WD-V1.DWG plotted on 2023-09-28 at 10:52:39 AM by JMACK