



GENERAL NOTES (PART 9 - RESIDENTIAL)

PERMIT NO. **RM#24-00026**

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)

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

F1 = 42" x 42" x **2'8"**

F2 = 36" x 36" x **1'8"**

F3 = 30" x 30" x **1'8"**

F4 = 24" x 24" x 1'2"

F5 = 16" x 16" x 8"

90 kPa Engineered Fill

F1 = 48" x 48" x **2'8"**

F2 = 40" x 40" x **2'8"**

F3 = 34" x 34" x **1'7"**

F4 = 28" x 28" x **1'8"**

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 $\frac{1}{4}$ " HSS w/ 10" x 8" x $\frac{1}{2}$ " base plate and 2 - $\frac{3}{4}$ " dia. anchor bolts.
C2 = 5" x 5" x $\frac{1}{4}$ " HSS w/ 12" x 12" x $\frac{1}{2}$ " base plate and 4 - $\frac{3}{4}$ " 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"
1A	2'-8" (32")	6'-8"	8'-0"
2	2'-8" (32")	6'-8"	8'-0"
3	2'-8" (32")	6'-8"	8'-0"
4	2'-8" (32")	6'-8"	8'-0"
5	2'-6" (30")	6'-8"	8'-0"
6	2'-2" (26")	6'-8"	8'-0"
7	1'-6" (18")	6'-8"	8'-0"

Garage Wall - 2x4 Stud Design

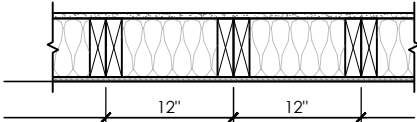
Studs	Spacing	Maximum Height
2x4	16" o/c	8'-0" (2.44m)
2x4	12" o/c	8'-10" (2.69m)
2-2x4	16" o/c	10'-1" (3.07m)
2-2x4	12" o/c	10'-9" (3.28m)
3-2x4	16" o/c	11'-2" (3.40m)
3-2x4	12" o/c	12'-4" (3.76m)

Notes

- For roof design snow loads of 2.6kPa
- Supported roof truss length of 6.0m
- Supported floor joist length of 2.5m
- 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

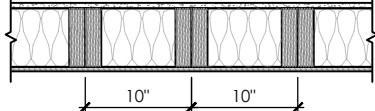
2 - 2 x 6 stud wall nailed together and spaced at 12" o/c full height c/w solid blocking @ 48" o/c vertical and $\frac{3}{16}$ " OSB exterior wall sheathing.



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

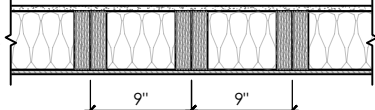
2 - 1 $\frac{1}{2}$ " x 5 $\frac{1}{2}$ " Laminated strand lumber (LSL) 1.5E stud wall glued and nailed together and spaced at 10" o/c full height c/w solid blocking @ 8'-0" o/c vertical and $\frac{3}{16}$ " OSB exterior wall sheathing.



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 - 1 $\frac{1}{2}$ " x 5 $\frac{1}{2}$ " 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 $\frac{3}{16}$ " 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	= 3 $\frac{1}{2}$ " x 3 $\frac{1}{2}$ " x $\frac{1}{4}$ " (89 x 89 x 6.4) [2]	+ 2 - 2 x 8 (2 - 38 x 184) S.P.F. No. 2
WL2	= 4" x 3 $\frac{1}{2}$ " x $\frac{3}{16}$ " (102 x 89 x 7.9) [?] +	2 - 2 x 8 (2 - 38 x 184) S.P.F. No. 2
WL3	= 5" x 3 $\frac{1}{2}$ " x $\frac{3}{16}$ " (127 x 89 x 7.9) [4] +	2 - 2 x 10 (2 - 38 x 235) S.P.F. No. 2
WL4	= 6" x 3 $\frac{1}{2}$ " x $\frac{3}{16}$ " (152 x 89 x 9.5) [?] +	2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL5	= 6" x 4" x $\frac{3}{8}$ " (152 x 102 x 9.5) [?] +	2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL6	= 5" x 3 $\frac{1}{2}$ " x $\frac{3}{16}$ " (127 x 89 x 7.9) [4] +	2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL7	= 5" x 3 $\frac{1}{2}$ " x $\frac{3}{16}$ " (127 x 89 x 7.9) [4] +	3 - 2 x 10 (3 - 38 x 235) S.P.F. No. 2
WL8	= 5" x 3 $\frac{1}{2}$ " x $\frac{3}{16}$ " (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 $\frac{3}{8}$ " (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 $\frac{3}{4}$ " x 7 $\frac{1}{2}$ " (1 - 45 x 184)
LVL1	= 2 - 1 $\frac{3}{4}$ " x 7 $\frac{1}{2}$ " (2 - 45 x 184)
LVL2	= 3 - 1 $\frac{3}{4}$ " x 7 $\frac{1}{2}$ " (3 - 45 x 184)
LVL3	= 4 - 1 $\frac{3}{4}$ " x 7 $\frac{1}{2}$ " (4 - 45 x 184)
LVL4A	= 1 - 1 $\frac{3}{4}$ " x 9 $\frac{1}{2}$ " (1 - 45 x 240)
LVL4	= 2 - 1 $\frac{3}{4}$ " x 9 $\frac{1}{2}$ " (2 - 45 x 240)
LVL5	= 3 - 1 $\frac{3}{4}$ " x 9 $\frac{1}{2}$ " (3 - 45 x 240)
LVL5A	= 4 - 1 $\frac{3}{4}$ " x 9 $\frac{1}{2}$ " (4 - 45 x 240)
LVL6A	= 1 - 1 $\frac{3}{4}$ " x 11 $\frac{1}{8}$ " (1 - 45 x 300)
LVL6	= 2 - 1 $\frac{3}{4}$ " x 11 $\frac{1}{8}$ " (2 - 45 x 300)
LVL7	= 3 - 1 $\frac{3}{4}$ " x 11 $\frac{1}{8}$ " (3 - 45 x 300)
LVL7A	= 4 - 1 $\frac{3}{4}$ " x 11 $\frac{1}{8}$ " (4 - 45 x 300)
LVL8	= 2 - 1 $\frac{3}{4}$ " x 14" (2 - 45 x 356)
LVL9	= 3 - 1 $\frac{3}{4}$ " x 14" (3 - 45 x 356)
LVL10	= 2 - 1 $\frac{3}{4}$ " x 18" (2 - 45 x 456)

Loose Steel Lintels

Label	Steel Size (v x h x t)
L1	= 3 $\frac{1}{2}$ " x 3 $\frac{1}{2}$ " x $\frac{1}{4}$ " (89 x 89 x 6.4) [2]
L2	= 4" x 3 $\frac{1}{2}$ " x $\frac{3}{16}$ " (102 x 89 x 7.9) [?] +
L3	= 5" x 3 $\frac{1}{2}$ " x $\frac{3}{16}$ " (127 x 89 x 7.9) [4]
L4	= 6" x 3 $\frac{1}{2}$ " x $\frac{3}{16}$ " (152 x 89 x 9.5) [?] +
L5	= 6" x 4" x $\frac{3}{8}$ " (152 x 102 x 9.5) [?] +
L6	= 7" x 4" x $\frac{3}{8}$ " (178 x 102 x 9.5) [?] +

Glue-Laminated Floor Beams

Label	Beam Size (w x h)
GLU1	= 3 $\frac{1}{8}$ " x 11 $\frac{7}{8}$ " (80 x 300)
GLU2	= 5 $\frac{1}{8}$ " x 11 $\frac{7}{8}$ " (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	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

Edge of Below Grade Slab
<= 600 mm Below Grade

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

Area Calculations Villa 5-1

Ground Floor	1255 sq ft, 116.59 sq m
Second Floor	1607 sq ft, 149.30 sq m
Total floor area	2862 sq ft, 265.89 sq m

Total open to below	19 sq ft, 1.77 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	2881 sq ft, 267.65 sq m

Coverage Areas	
Ground floor	1255 sq ft, 116.59 sq m
Garage	396 sq ft, 36.79 sq m
Porch	64 sq ft, 5.95 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1651 sq ft, 153.38 sq m
Coverage w/ porch	1715 sq ft, 159.33 sq m

Area Calculations Villa 5-2

Ground Floor	1255 sq ft, 116.59 sq m
Second Floor	1596 sq ft, 148.27 sq m
Total floor area	2851 sq ft, 264.87 sq m

Total open to below	19 sq ft, 1.77 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	2870 sq ft, 266.63 sq m

Coverage Areas	
Ground floor	1255 sq ft, 116.59 sq m
Garage	396 sq ft, 36.79 sq m
Porch	67 sq ft, 6.22 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1651 sq ft, 153.38 sq m
Coverage w/ porch	1718 sq ft, 159.61 sq m

Area Calculations Villa 5-3

Ground Floor	1255 sq ft, 116.59 sq m
Second Floor	1599 sq ft, 148.55 sq m
Total floor area	2854 sq ft, 265.15 sq m

Total open to below	19 sq ft, 1.77 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	2873 sq ft, 266.91 sq m

Coverage Areas	
Ground floor	1255 sq ft, 116.59 sq m
Garage	396 sq ft, 36.79 sq m
Porch	68 sq ft, 6.32 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1651 sq ft, 153.38 sq m
Coverage w/ porch	1719 sq ft, 159.70 sq m

OPTIONAL 8'-6" FOUNDATION POUR HEIGHT

- 10" THICK CONCRETE FOUNDATION WALLS (15 MPa)
- BASEMENT FLOOR TO FLOOR HEIGHT
 - 9 $\frac{1}{2}$ " FLOOR JOISTS = 9'-2" (2.79m) HEIGHT
 - 11 $\frac{1}{8}$ " FLOOR JOISTS = 9'-4" (2.84m) HEIGHT
- BASEMENT STAIRS
 - 15 RISERS (EXTRA RISER ADDED TO BASE OF STAIR)

SB-12 Calculations Villa 5-1

Elevation	Wall Area	Window Area	Percentage
Front	623.3 sq ft (57.9 sq m)	65.4 sq ft (6.1 sq m)	10.49%
Left side	1185.8 sq ft (110.2 sq m)	70.1 sq ft (6.5 sq m)	5.92%
Right side	1200.0 sq ft (111.5 sq m)	32.5 sq ft (3.0 sq m)	2.71%
Rear	623.3 sq ft (57.9 sq m)	89.3 sq ft (8.3 sq m)	14.33%
Total	3632.3 sq ft (337.5 sq m)	257.4 sq ft (23.9 sq m)	7.09%

SB-12 Calculations Villa 5-3

Elevation	Wall Area	Window Area	Percentage
Front	623.3 sq ft (57.9 sq m)	69.8 sq ft (6.5 sq m)	11.20%
Left side	1185.8 sq ft (110.2 sq m)	70.1 sq ft (6.5 sq m)	5.92%
Right side	1200.0 sq ft (111.5 sq m)	32.5 sq ft (3.0 sq m)	2.71%
Rear	623.3 sq ft (57.9 sq m)	89.3 sq ft (8.3 sq m)	14.33%
Total	3632.3 sq ft (337.5 sq m)	261.8 sq ft (24.3 sq m)	7.21%

SB-12 Calculations Villa 5-3

Elevation	Wall Area	Window Area	Percentage
Front	625.1 sq ft (58.1 sq m)	84.2 sq ft (7.8 sq m)	13.47%
Left side	1185.8 sq ft (110.2 sq m)	70.1 sq ft (6.5 sq m)	5.92%
Right side	1200.0 sq ft (111.5 sq m)	32.5 sq ft (3.0 sq m)	2.71%
Rear	623.3 sq ft (57.9 sq m)	89.3 sq ft (8.3 sq m)	14.33%
Total	3634.2 sq ft (337.6 sq m)	276.2 sq ft (25.7 sq m)	7.60%

W Architect Inc.
DESIGN CONTROL REVIEW

NOV. 01, 2023

FINAL BY: *Alb*
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 5

Compliance Package A1

Greenpark

www.greenparkgroup.ca

project name

Trinigroup Developments Inc.

Revisions

#	Description	Date	By
1.	Issued for client review	2023-07-18	JM
2.	Revised siding to stucco on Elev. 3	2023-07-26	LM
3.	Coord. floor and roof. Issued for p.eng. review	2023-09-19	JM
4.	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

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

General Notes and Charts

Elevation 1

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

City of Richmond Hill Building Division

REVIEWED

By: **KER** Date: **10/09/2024**

Building Permit #: **RM#24-00026**

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

Refer to attached general notes and drawings.

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.

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.

City of Richmond Hill Building Division

INSPECTION NOTICES - HOUSING

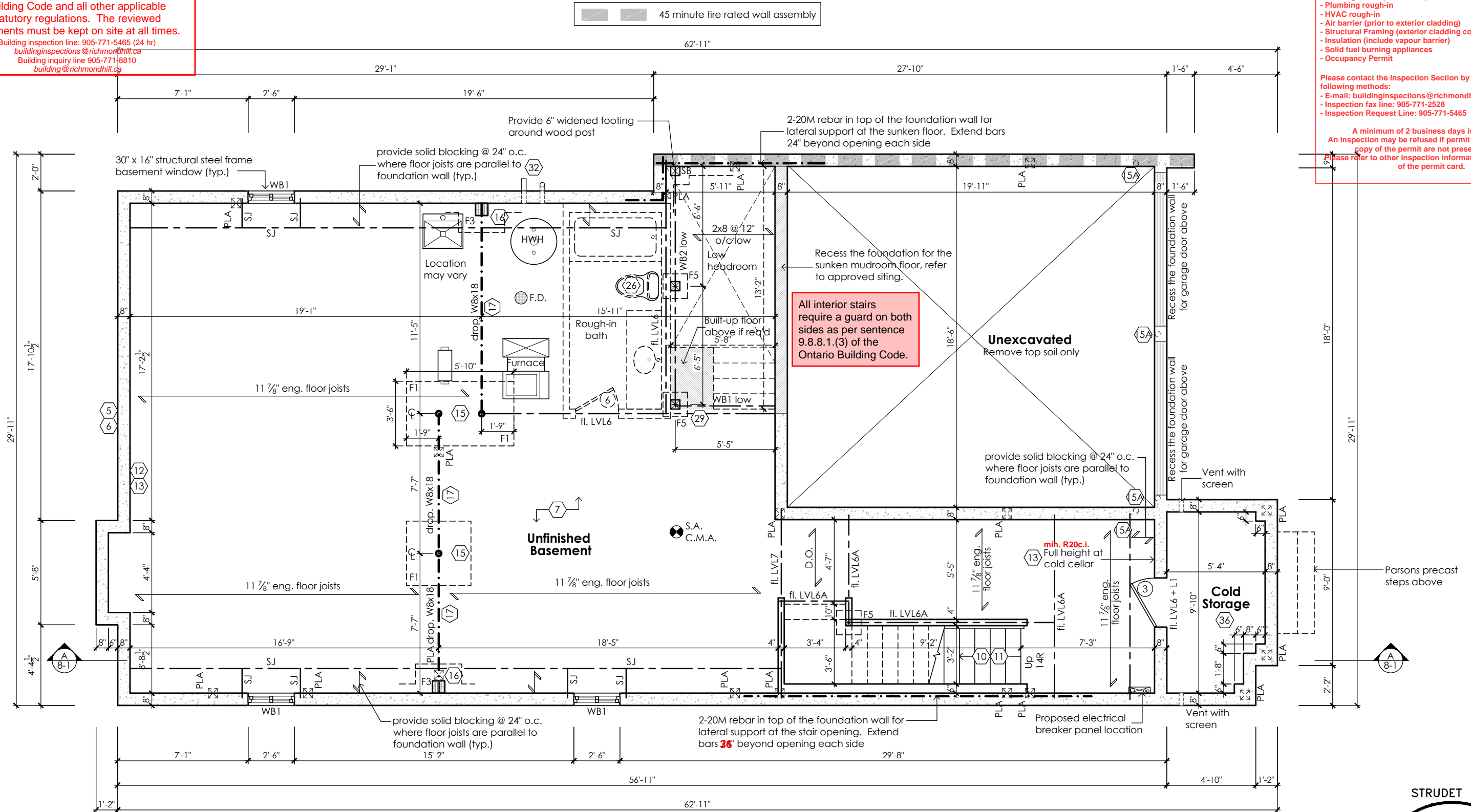
You are required to notify the Inspection Section of the readiness to inspect at the following construction stages:

- 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

CITY OF RICHMOND HILL BUILDING DIVISION

08/21/2024

REVISED

Per: **KER**

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

September 28, 2023

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

Villa 5

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 BCIN

Signature

Registration Information **Mackitecture** 103532

Mackitecture

www.mackitecture.ca

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

Basement Floor Plan
Elevation 1

scale 3/16" = 1'-0"

by JM

area 2881 sq ft

date 2023-09-28

type 36' Single

project no. 22-016

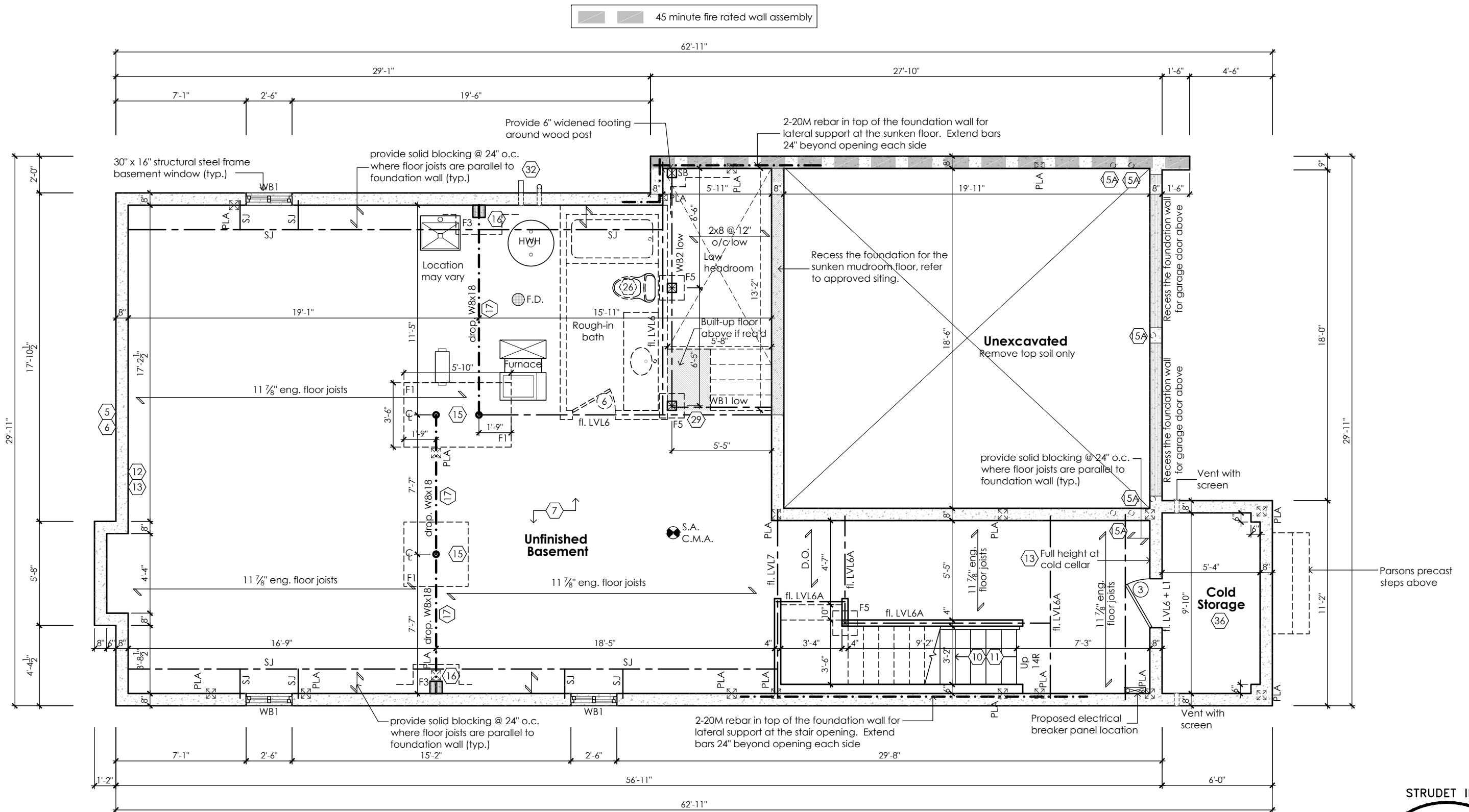
sheet no. 1-1

Greenpark

www.greenparkgroup.ca

project name

Trinigroup Developments Inc.



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.

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
September 28, 2023
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY
Villa 5
Compliance Package A1

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Qualification Information

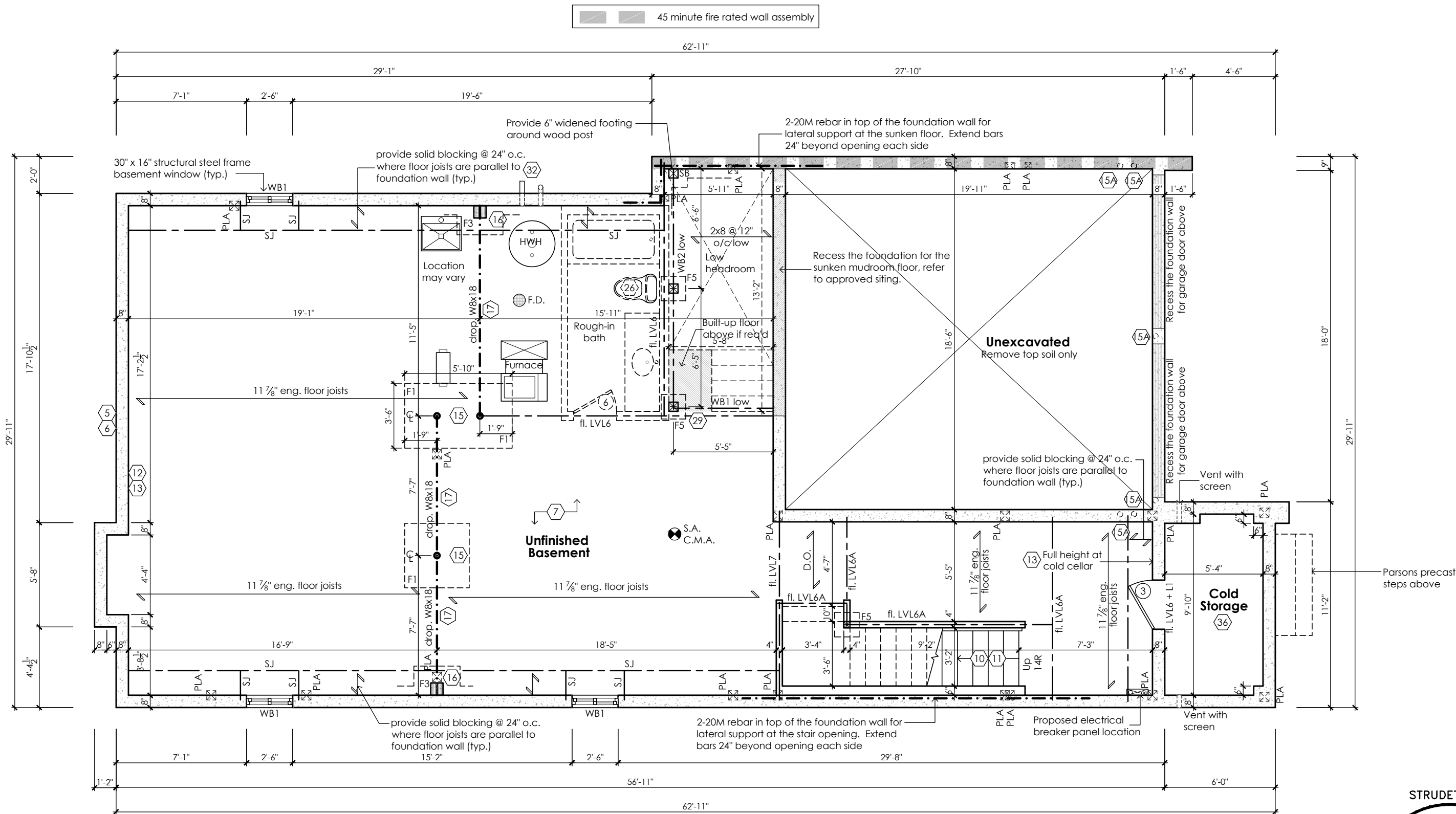
Jamie Mack 35923
Name BCIN
Registration Information Mackitecture 103532

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

**Basement Floor Plan
Elevation 2**

scale 3/16" = 1'-0"	by JM	area 2870 sq ft	sheet no. 1-2
date 2023-09-28	type 36' Single	project no. 22-016	

www.greenparkgroup.ca
project name
Trinigroup Developments Inc.



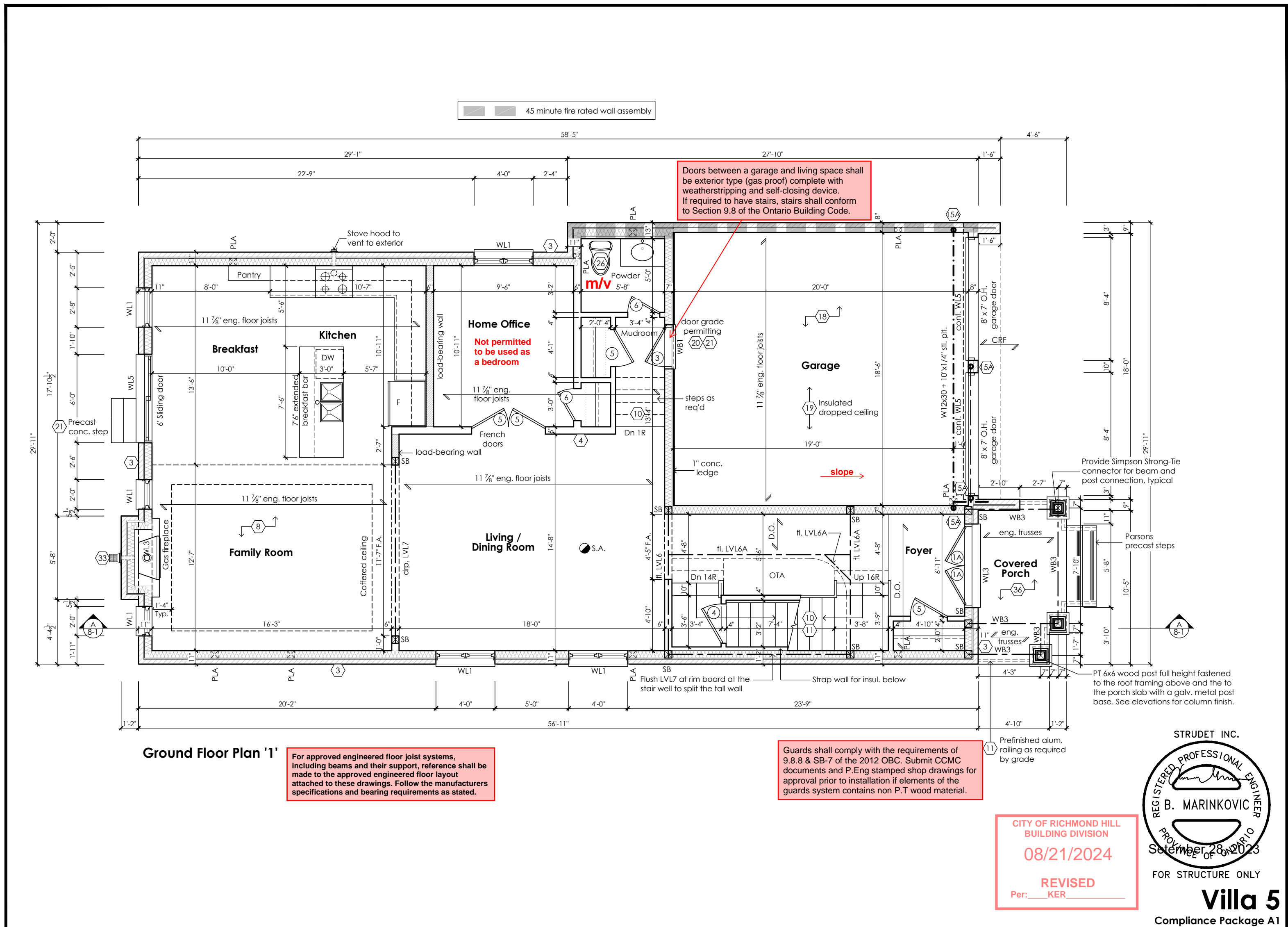
Basement Plan '3'

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.

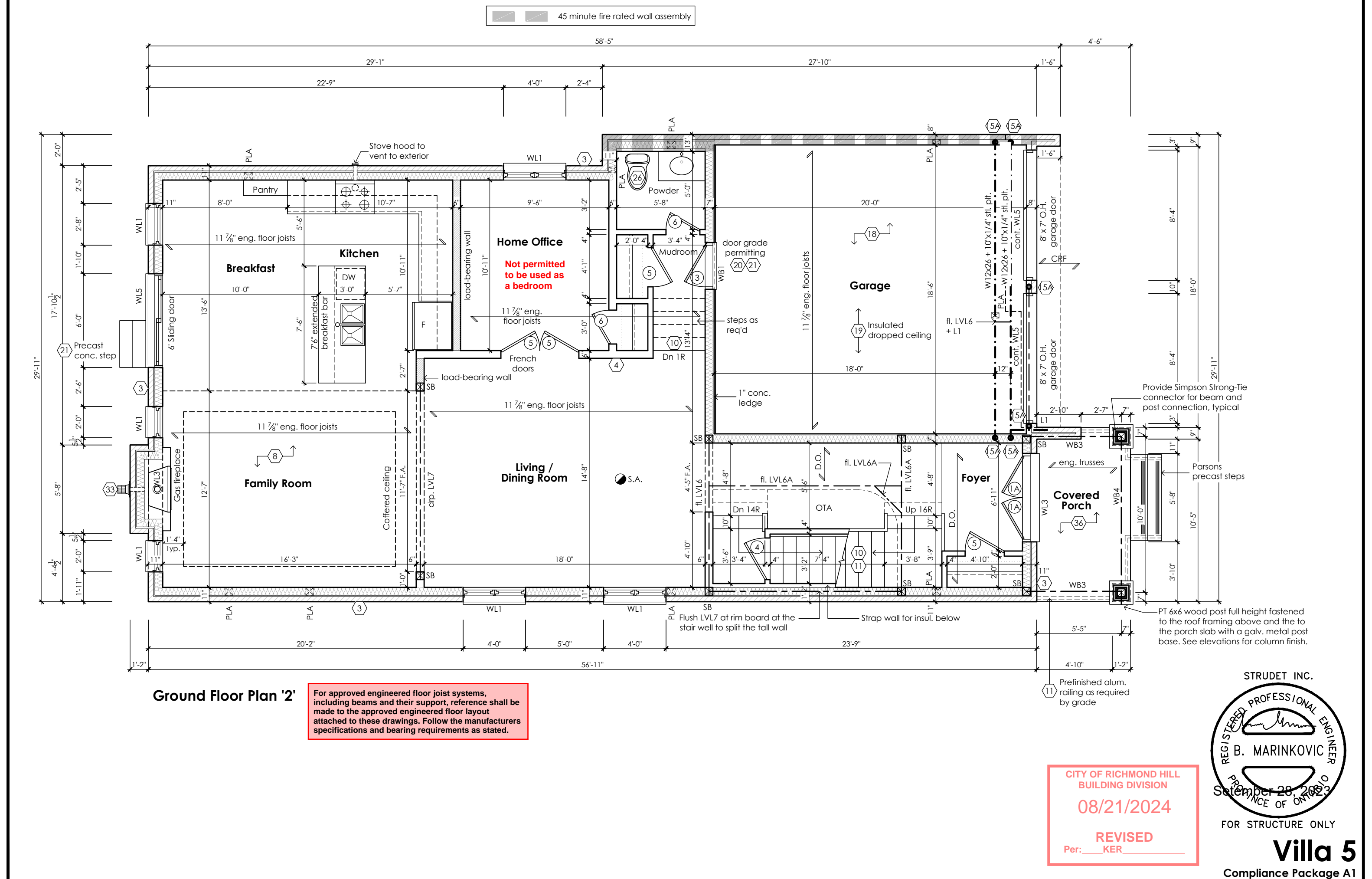
CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
September 28, 2023
FOR STRUCTURE ONLY
Villa 5
Compliance Package A1

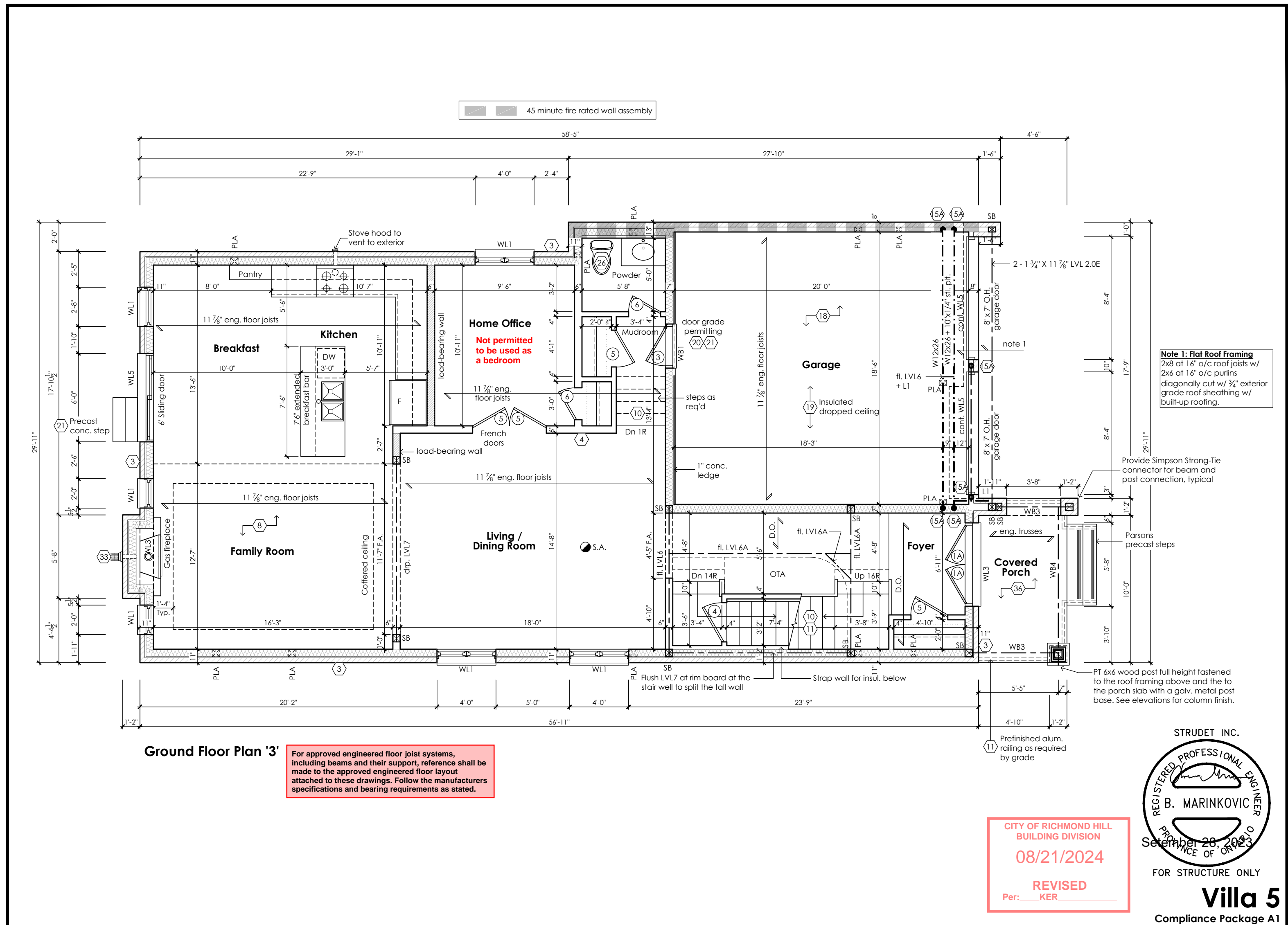
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	Qualification Information							
	Jamie Mack 35923 Name BCIN Signature			scale 3/16" = 1'-0" by JM area 2854 sq ft sheet no. 1-3		project name		
Registration Information Mackitecture 103532		date 2023-09-28 type 36' Single project no. 22-016		Trinigroup Developments Inc.				



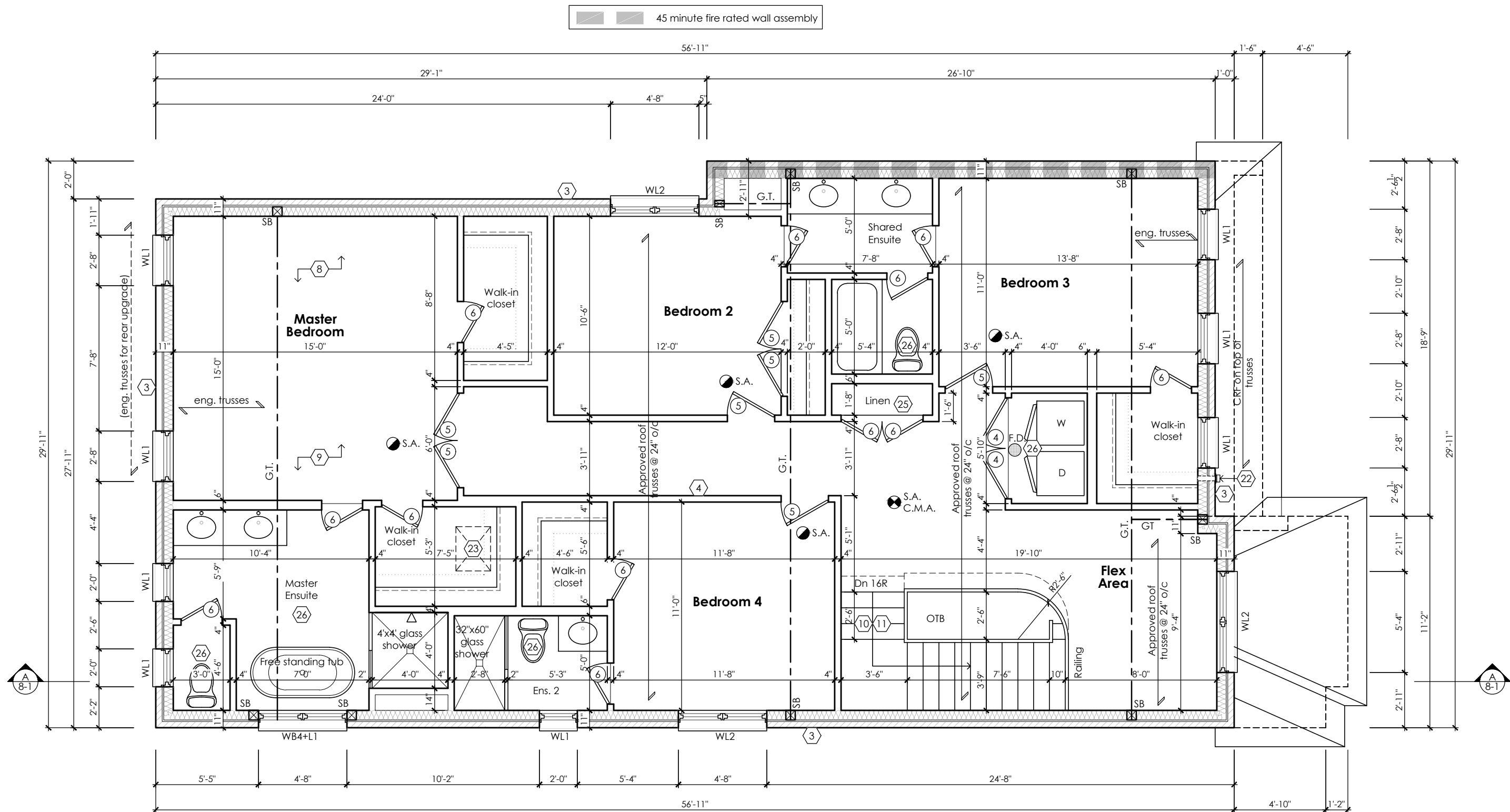
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Second Floor Plan '1'



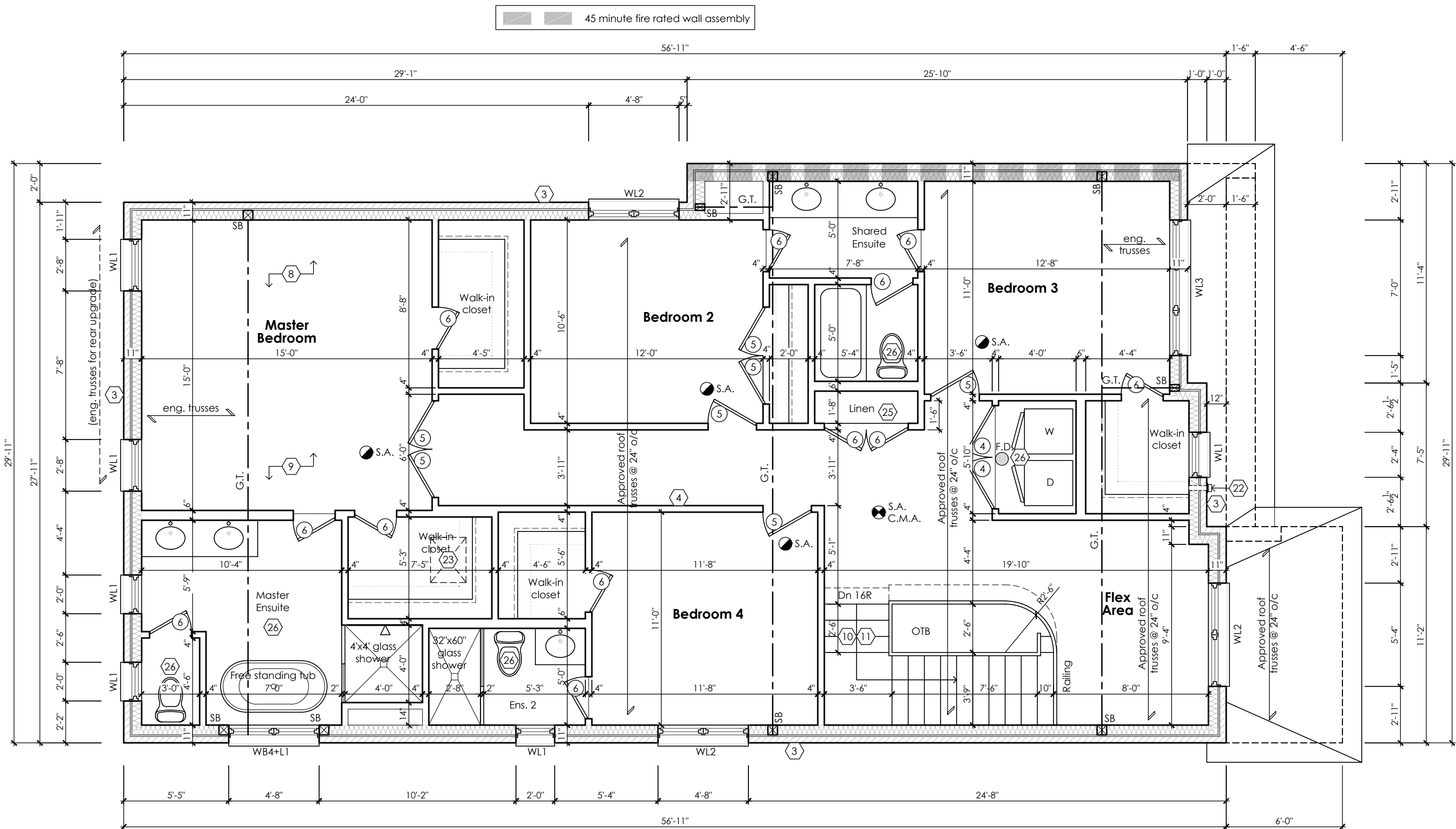
FOR STRUCTURE ONLY

Villa 5

Compliance Package A1

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

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Second Floor Plan '2'



CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
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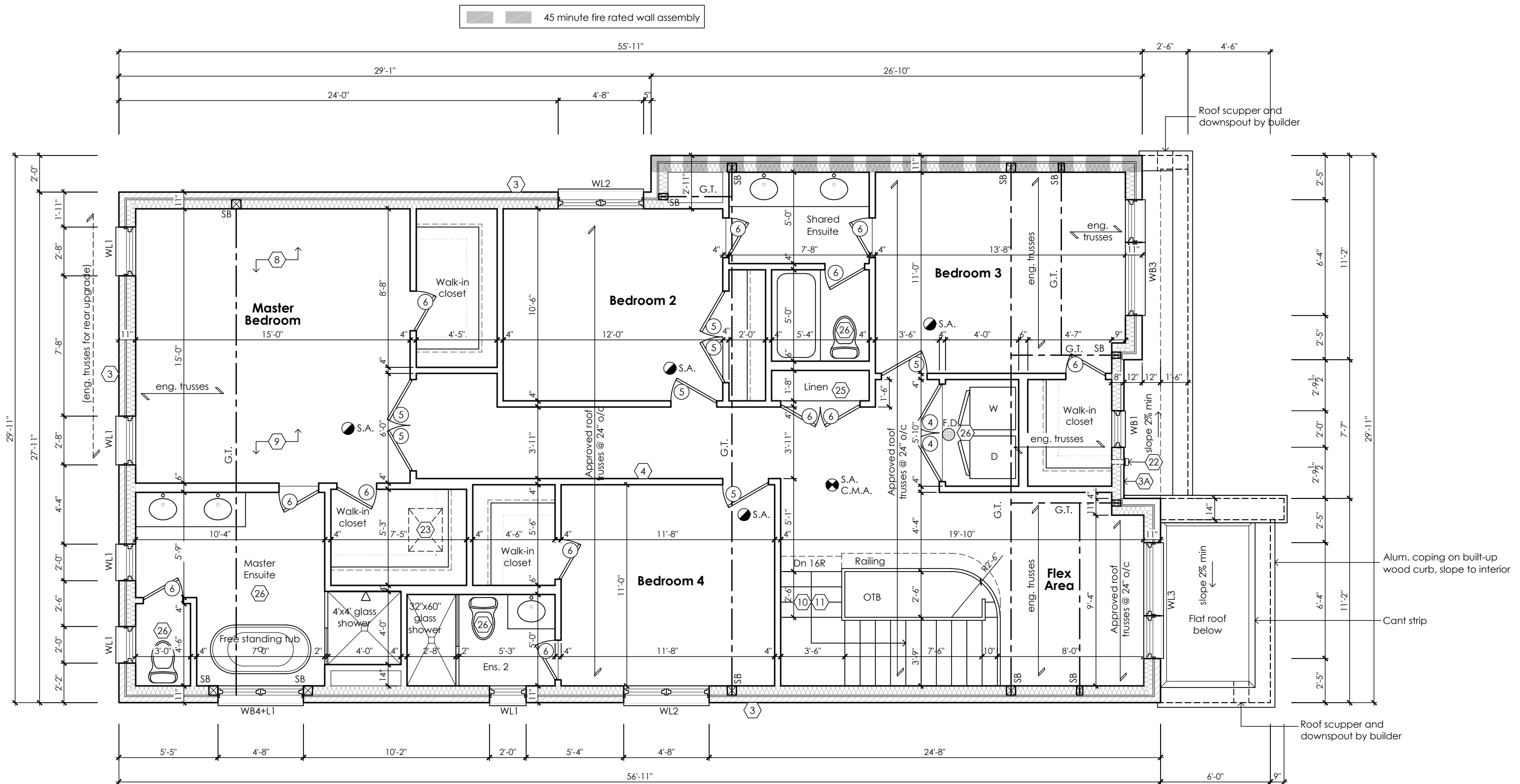
Jamie Mack 35923
Name BCIN
Registration Information **Mackitecture** 103532

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

Second Floor Plan
Elevation 2

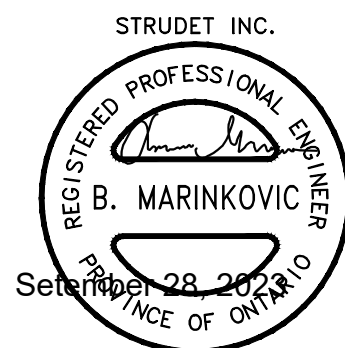
scale 3/16" = 1'-0"	by JM	area 2870 sq ft	sheet no. 3-2
date 2023-09-28	type 36' Single	project no. 22-016	

www.greenparkgroup.ca
project name
Trinigroup Developments Inc.



Second Floor Plan '3'

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



FOR STRUCTURE ONLY

Villa 5
Compliance Package A1

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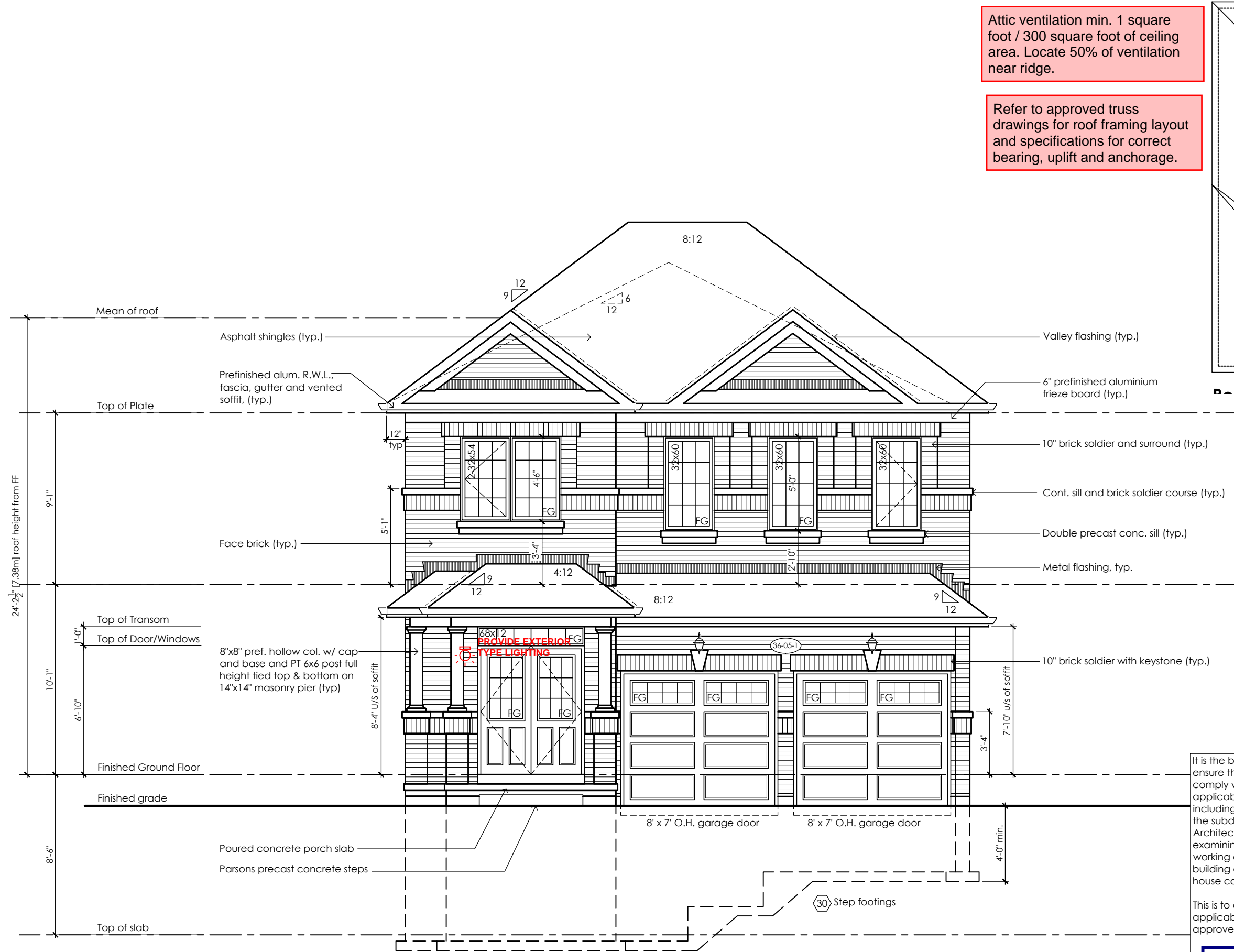
Jamie Mack 35923
Name BCIN Signature
Registration Information **Mackitecture** 103532

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

Second Floor Plan
Elevation 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2854 sq ft	3-3
date	type	project no.	
2023-09-28	36' Single	22-016	

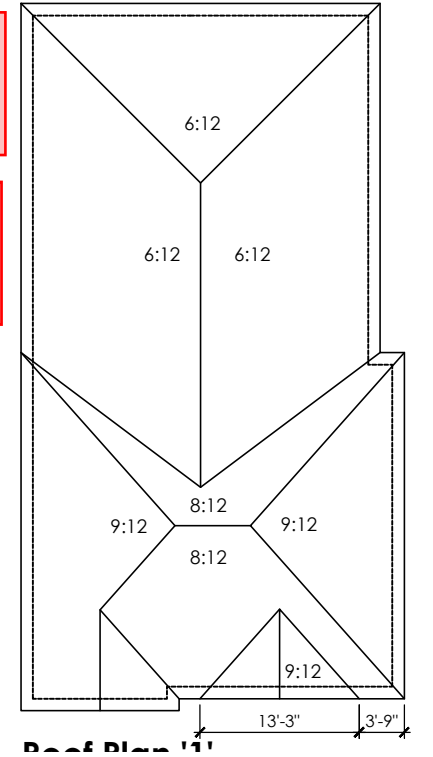
www.greenparkgroup.ca
project name
Trinigroup Developments Inc.



Front Elevation 1

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

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.

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City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Aug 2024 By: James Pavlidis

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED

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Villa 5

Compliance Package A1

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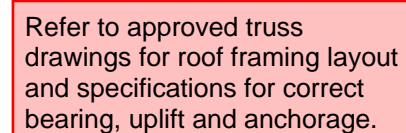
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

Front Elevation Elevation 1			
scale	by	area	sheet no.
3/16" = 1'-0"	JM	2881 sq ft	4-1
date	type	project no.	
2023-09-28	36' Single	22-016	



www.greenparkgroup.ca

project name
Trinigroup Developments Inc.



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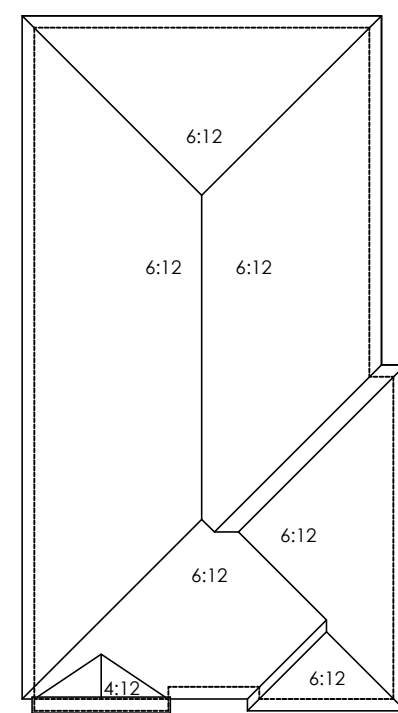
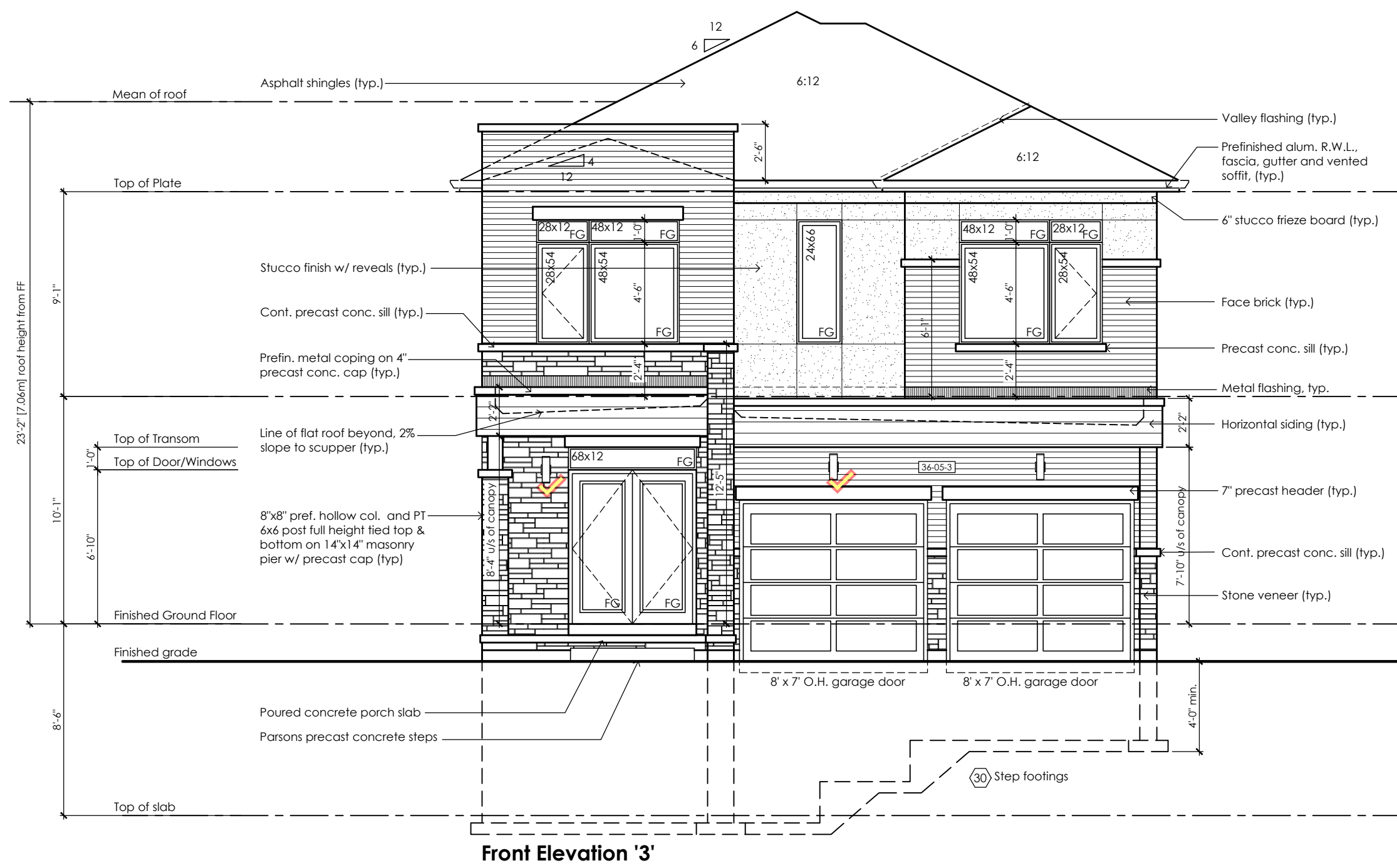
14 Aug 2024 By: James Paulidis

Compliance Package A1

Per: KER

Trinigroup Developments Inc.

Drawing created with Mackitector v.1.0.0 (build 2658). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 5-WD-V1.DWG plotted on 2023-09-28 at 10:55:44 AM by JMACK



Roof Plan '3'

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.

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14 Aug 2024 By: *James Pavidis*

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BUILDING DIVISION

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Villa 5

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	Qualification Information			scale 3/16" = 1'-0"	by JM	area 2854 sq ft	sheet no. 4-3	
	Jamie Mack Name BCIN Signature <i>Jamie Mack</i>	35923 Mackitecture 103532		Registration Information	date 2023-09-28	type 36' Single	project no. 22-016	

Drawing created with Mackitecture v.1.0.0 (build 2658), File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 5-WD-V1.DWG plotted on 2023-09-28 at 10:55:48 AM by JMAAC

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 2-7 1/2' (0.80m)
Wall area: 1185.8 sq ft (110.16 sq m)
Permitted glazed openings: 7.0%, 83 sq ft (0.00 sq m)
Provided glazed openings: 6.1%, 70.1 sq ft (6.52 sq m)
Summary: 71.9
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)
2 - 28,00 x 48,00: 14,20 sq ft (1,32 sq m)
2 - 28,00 x 48,00: 14,20 sq ft (1,32 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.

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.

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14 Aug 2024 By: James Paulidis

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Villa 5

Compliance Package A1

Greenpark

www.greenparkgroup.ca

project name
Trinigroup Developments Inc.

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Qualification Information

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Registration Information Mackitecture 103532



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Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

Left Side Elevation
Elevation 1

scale 3/16" = 1'-0"
by JM
area 2881 sq ft
date 2023-09-28
type 36' Single
project no. 22-016

sheet no.
5-1

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

This architectural elevation drawing illustrates the front facade of a building. The roof features three distinct pitches: 6:12 on the left, 8:12 in the center, and 9:12 on the right. The facade is divided into two main levels: the finished second floor and the finished ground floor. The second floor has a height of 9'-1" and contains three windows: two 2'-28"x4'-8" units and one 2'-4"x4'-2" unit, all with a finished grade (FG) sill. The ground floor has a height of 10'-1" and contains two 2'-2"x4'-6" windows, also with FG sills. A set of stairs is shown on the right side of the ground floor. The building is finished with horizontal siding. On the right, a stone chimney and a small porch with a 12:4 pitch roof are visible. Structural details include a 4'-0" return on the chimney and a 30x16 window well for the ground-floor windows. Notes specify that larger windows may require a window well depending on final grade conditions and that the drain well should lead to footing drainage. The drawing also shows the top of the plate, top of windows, bottom of windows, finished second floor, finished ground floor, finished grade, and top of slab.

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

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

14 Aug 2024 By: James Paulidis

REVISED
Per: KER

Compliance Package A1

Drawing created with MacKilecture v.1.0.0 (build 2658). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 5-WD-V1.DWG plotted on 2023-09-28 at 10:55:55 AM by JMACK

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 2'-7 1/2" (0.80m)
Wall area: 1185.8 sq ft (110.16 sq m)
Permitted glazed openings: 0.0%, 0.0 sq ft (0.00 sq m)
Provided glazed openings: 5.9%, 70.1 sq ft (6.52 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)
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2 - 28,00 x 48,00: 14,20 sq ft (1,32 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)



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.

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City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Aug 2024 By: *James Paulidis*

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

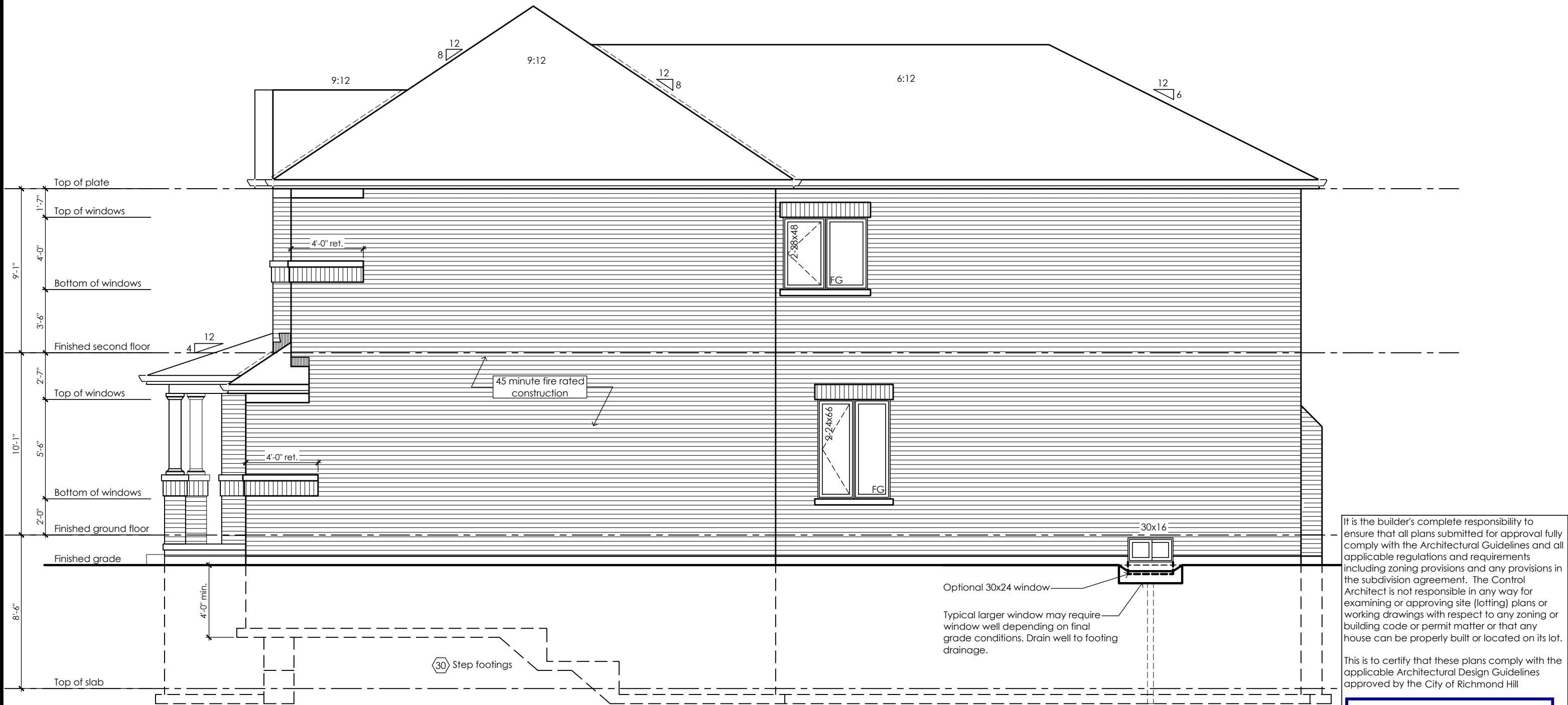
Villa 5

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		 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				 www.greenparkgroup.ca
	Jamie Mack Name BCIN Registration Information	35923 Signature <i>Jamie Mack</i> Mackitecture 103532		scale 3/16" = 1'-0" date 2023-09-28	by JM type 36' Single	area 2854 sq ft project no. 22-016	sheet no. 5-3	

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1200.0 sq ft (111.48 sq m)
Permitted glazed openings: 7.0%, 84.0 sq ft (7.80 sq m)
Provided glazed openings: 2.7%, 32.5 sq ft (3.02 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 - 28,00 x 48,00: 14,20 sq ft (1,32 sq m)
2 - 24,00 x 66,00: 16,66 sq ft (1,55 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.

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

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

Villa 5
Compliance Package A1

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

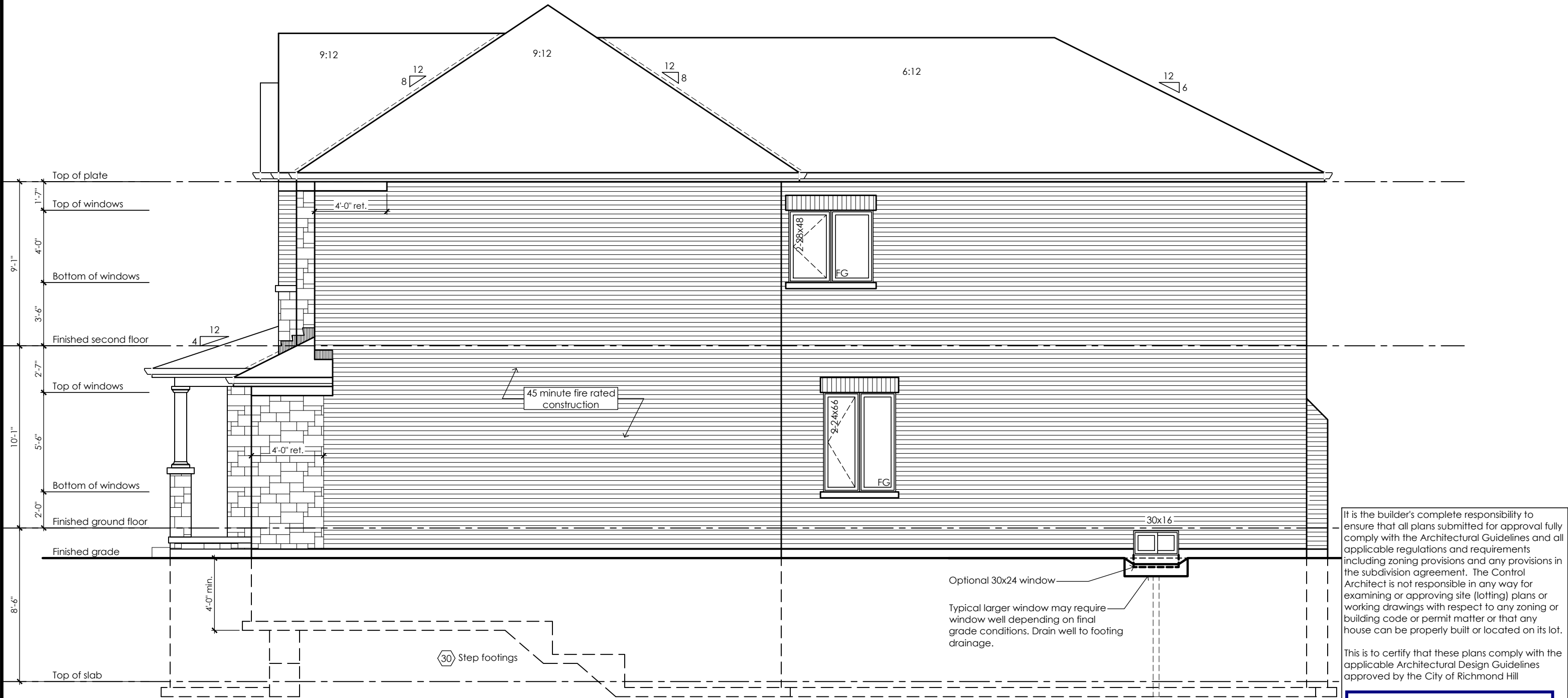
www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

Right Side Elevation Elevation 1			
scale 3/16" = 1'-0"	by JM	area 2881 sq ft	sheet no. 6-1
date 2023-09-28	type 36' Single	project no. 22-016	

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

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1200.0 sq ft (111.48 sq m)
Permitted glazed openings: 7.0%, 84.0 sq ft (7.80 sq m)
Provided glazed openings: 2.7%, 32.5 sq ft (3.02 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 - 28,00 x 48,00: 14,20 sq ft (1,32 sq m)
2 - 24,00 x 66,00: 16,66 sq ft (1,56 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.

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

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

Villa 5
Compliance Package A1

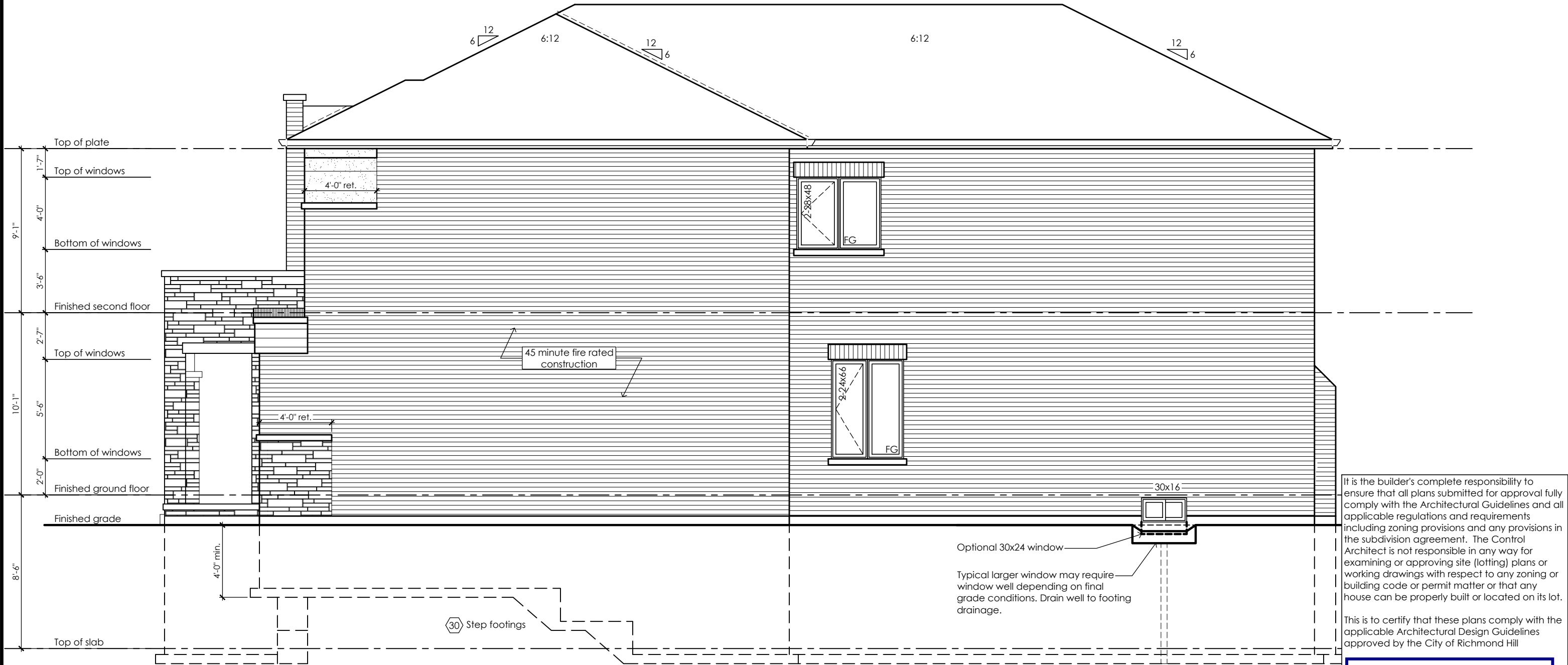
Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the Designer. Prints are not to be scaled.		The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer. Qualification Information Jamie Mack 35923 Name BCIN 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		Right Side Elevation Elevation 2 scale 3/16" = 1'-0" by JM area 2870 sq ft sheet no. 6-2 date 2023-09-28 type 36' Single project no. 22-016		 www.greenparkgroup.ca project name Trinigroup Developments Inc.	
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Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1200.0 sq ft (111.48 sq m)
Permitted glazed openings: 7.0%, 84.0 sq ft (7.80 sq m)
Provided glazed openings: 2.7%, 32.5 sq ft (3.02 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 - 28,00 x 48,00: 14,20 sq ft (1,32 sq m)
2 - 24,00 x 66,00: 16,66 sq ft (1,55 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.

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City of Richmond Hill
Design Review

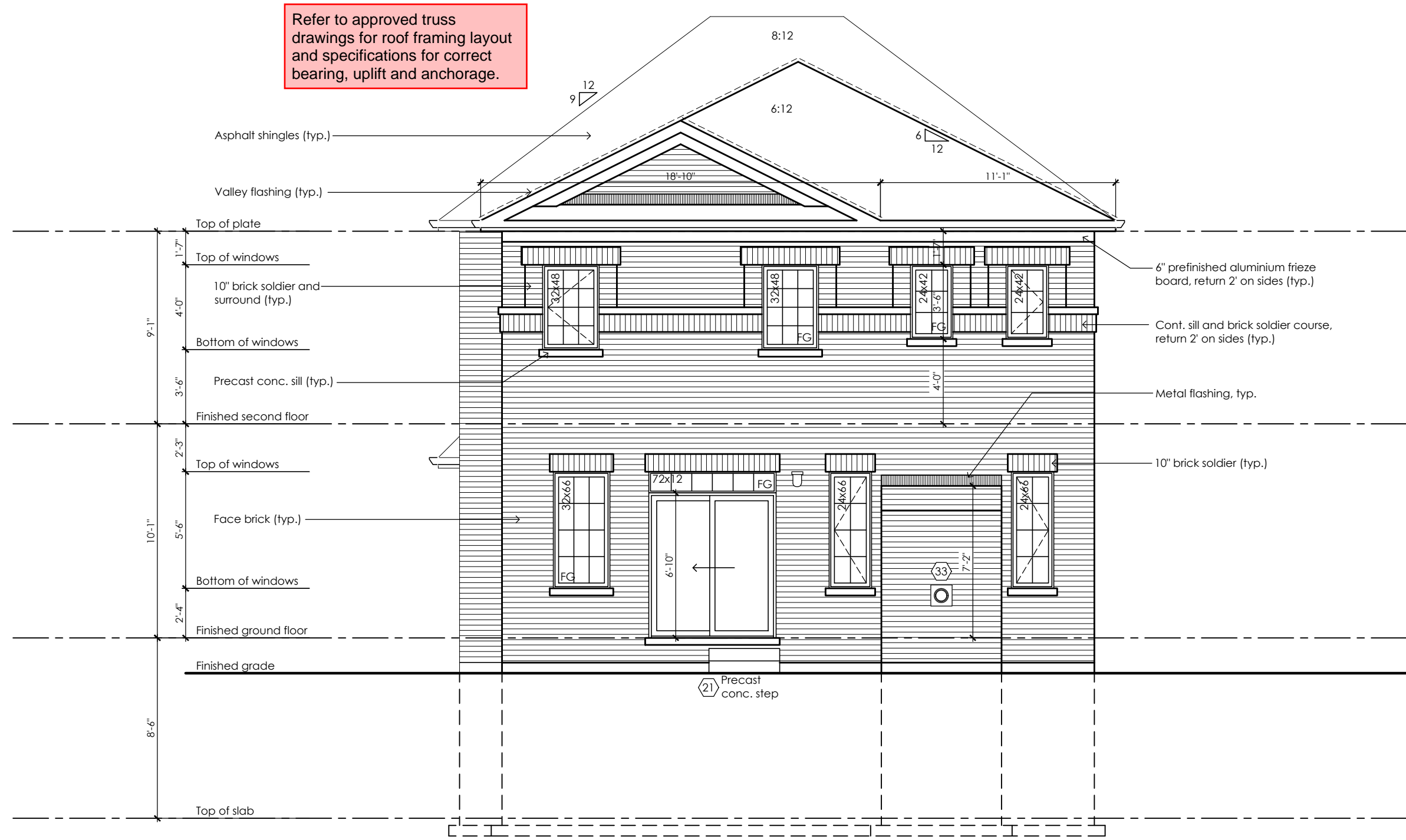
☐ Preliminary ☒ Final

14 Aug 2024 By: James Paulidis

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

Villa 5
Compliance Package A1

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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.

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City of Richmond Hill
Design Review

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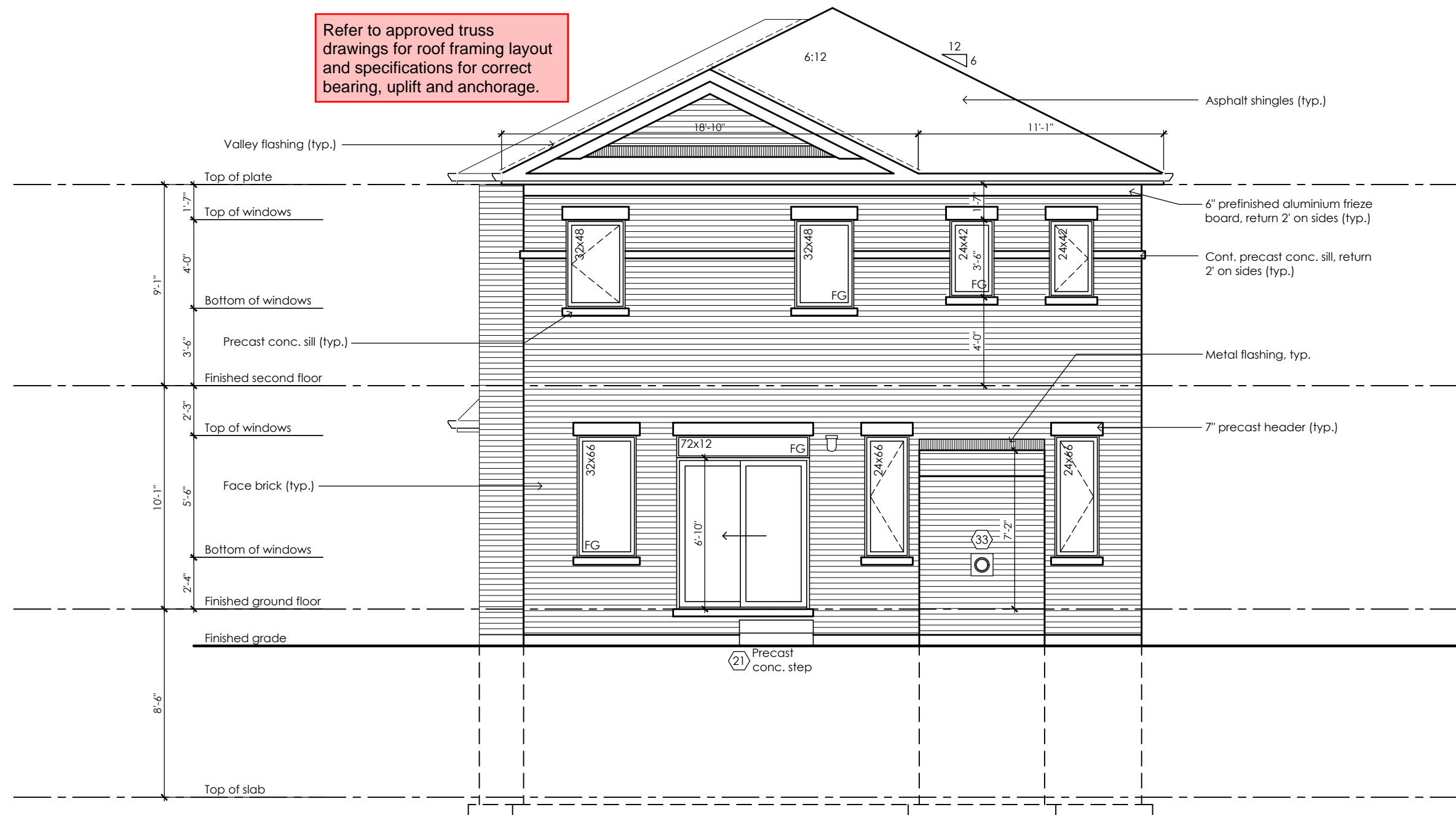
14 Aug 2024 By: James Paulidis

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

Villa 5

Compliance Package A1

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



Rear Upgrade Elevation '3'

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City of Richmond Hill
Design Review

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14 Aug 2024 By: James Paulidis

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED

Per: KER

Villa 5

Compliance Package A1

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Qualification Information

Jamie Mack 35923
Name BCIN Signature

Registration Information **Mackitecture** 103532

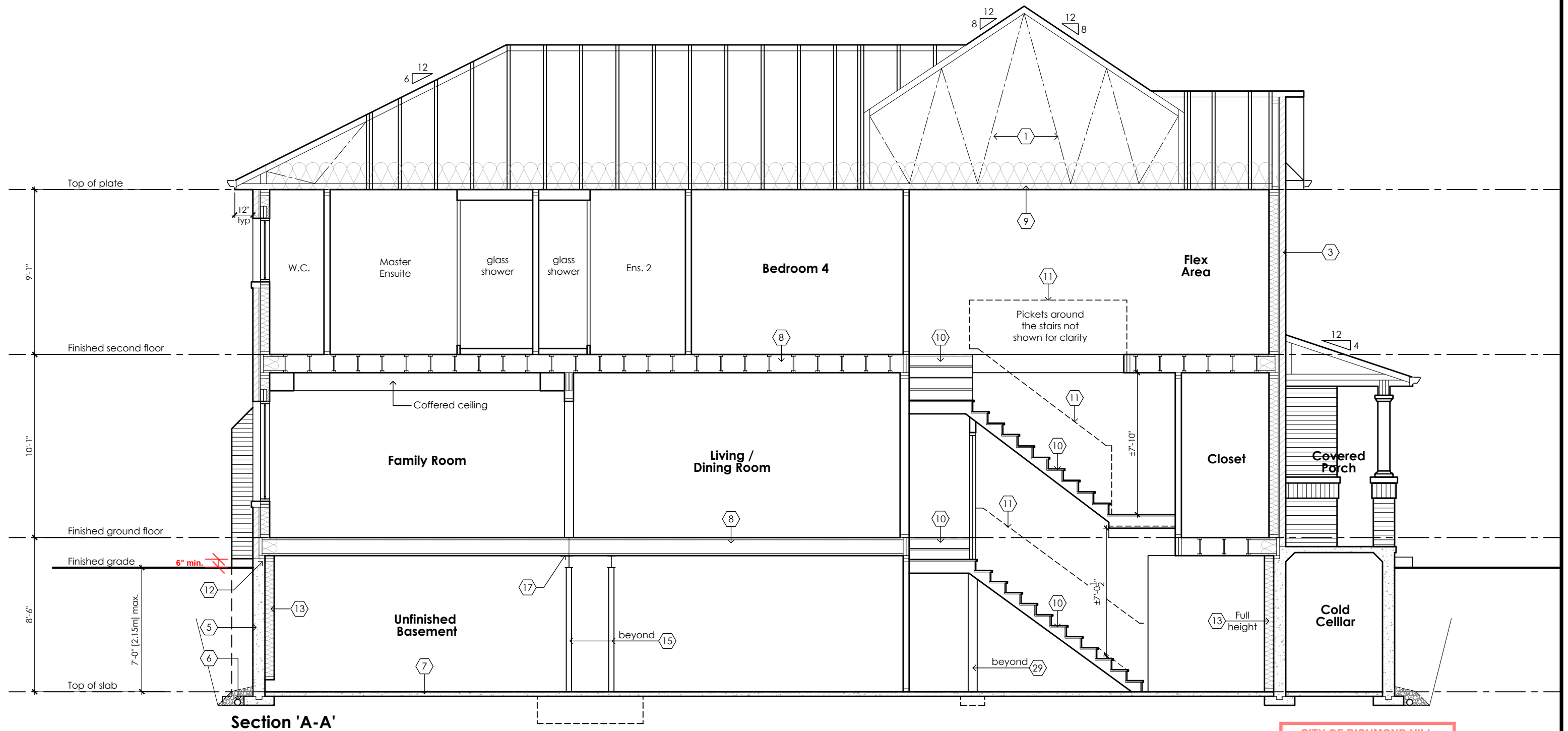
www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

**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.



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

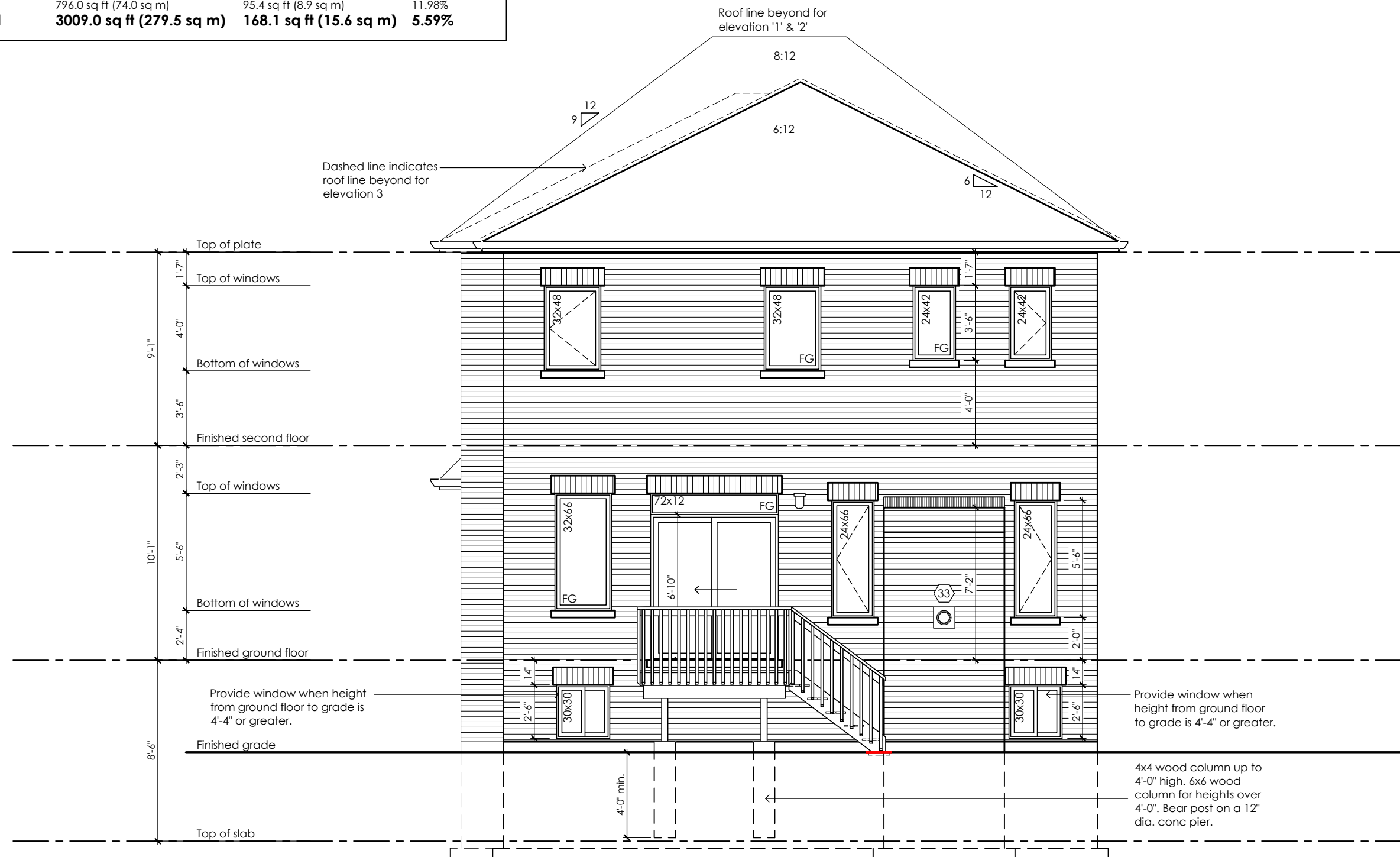
Villa 5

Compliance Package A1

	<p>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.</p> <p>Qualification Information</p> <div><div>Jamie Mack</div><div>35923</div><div></div></div> <div><div>Name</div><div>BCIN</div><div>Signature</div></div> <div><div>Registration Information</div><div>Mackitecture</div><div>103532</div></div>	<div> www.mackitecture.ca 975A Elgin Street West, Suite 353 Cobourg, ON K9A 5J3 Tel: 416-735-8190 Email: info@mackitecture.ca</div>	<table><tr><td colspan="4">Building Section Elevations 1, 2 and 3</td></tr><tr><td>scale 3/16" = 1'-0"</td><td>by JM</td><td>area -</td><td>sheet no. 8-1</td></tr><tr><td>date 2023-09-28</td><td>type 36' Single</td><td>project no. 22-016</td><td></td></tr></table>	Building Section Elevations 1, 2 and 3				scale 3/16" = 1'-0"	by JM	area -	sheet no. 8-1	date 2023-09-28	type 36' Single	project no. 22-016		<div> www.greenparkgroup.ca</div> <div>project name Trinigroup Developments Inc.</div>
Building Section Elevations 1, 2 and 3																
scale 3/16" = 1'-0"	by JM	area -	sheet no. 8-1													
date 2023-09-28	type 36' Single	project no. 22-016														
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Drawing created with Mackitecture v.1.0.0 (build 2658). File P:\2022\22-016-GREENPARK-TRINIGROUP-RICHMOND HILL\WORKING\22-016-VILLA 5-WD-V1.DWG plotted on 2023-09-28 at 10:56:27 AM by JMACK

Elevation	Wall Area	Window Area	Percentage
Front	623.3 sq ft (57.9 sq m)	65.4 sq ft (6.1 sq m)	10.49%
Left side	1185.8 sq ft (110.2 sq m)	70.1 sq ft (6.5 sq m)	5.92%
Right side	1200.0 sq ft (111.5 sq m)	32.5 sq ft (3.0 sq m)	2.71%
Rear	796.0 sq ft (74.0 sq m)	95.4 sq ft (8.9 sq m)	11.98%
Total	3009.0 sq ft (279.5 sq m)	168.1 sq ft (15.6 sq m)	5.59%



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

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City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Aug 2024 By: James Paulidis

Villa 5

Compliance Package A1

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

Per: **REVISED**
KER

Deck Elevation Elevations 1, 2 and 3

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



Greenpark

www.greenparkgroup.ca

project name

Trinigroup Developments Inc.

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

Registration Information

Mackitecture

103532

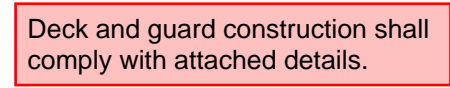


www.mackitecture.ca

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

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



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



Villa 5

Compliance Package A1

project name

Trinigroup Developments Inc.

SB-12 Calculations
Villa 5 - Walkout Condition

Elevation	Wall Area	Window Area	Percentage
Front	623.3 sq ft (57.9 sq m)	65.4 sq ft (6.1 sq m)	10.49%
Left side	1185.8 sq ft (110.2 sq m)	70.1 sq ft (6.5 sq m)	5.92%
Right side	1200.0 sq ft (111.5 sq m)	32.5 sq ft (3.0 sq m)	2.71%
Rear	842.7 sq ft (78.3 sq m)	133.9 sq ft (12.4 sq m)	15.89%
Total	3851.7 sq ft (357.8 sq m)	302.0 sq ft (28.1 sq m)	7.84%



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

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City of Richmond Hill
Design Review

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14 Aug 2024 By: James Paulidis

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED

Per: KER

Villa 5

Compliance Package A1

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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

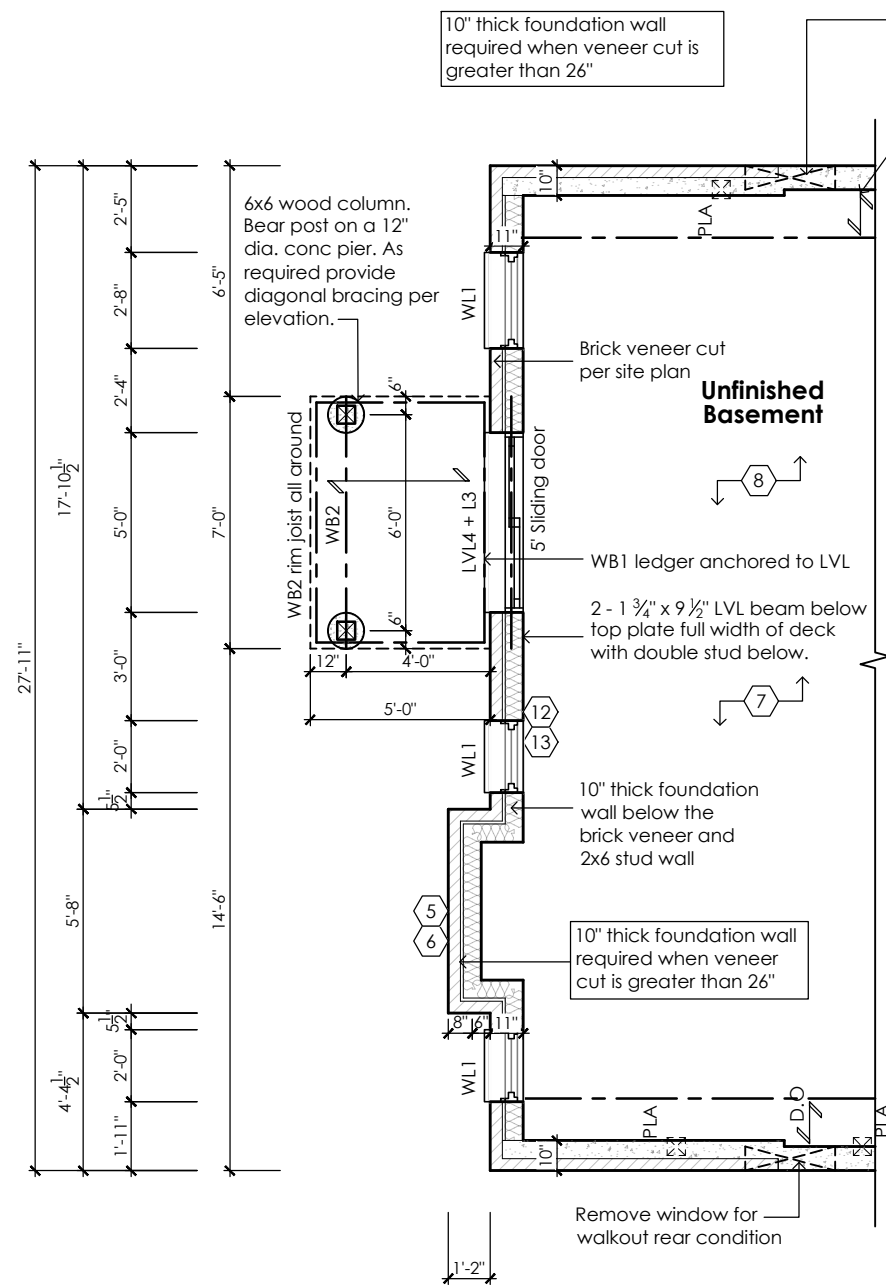
Walkout Basement Elevation
Elevations 1, 2 and 3

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

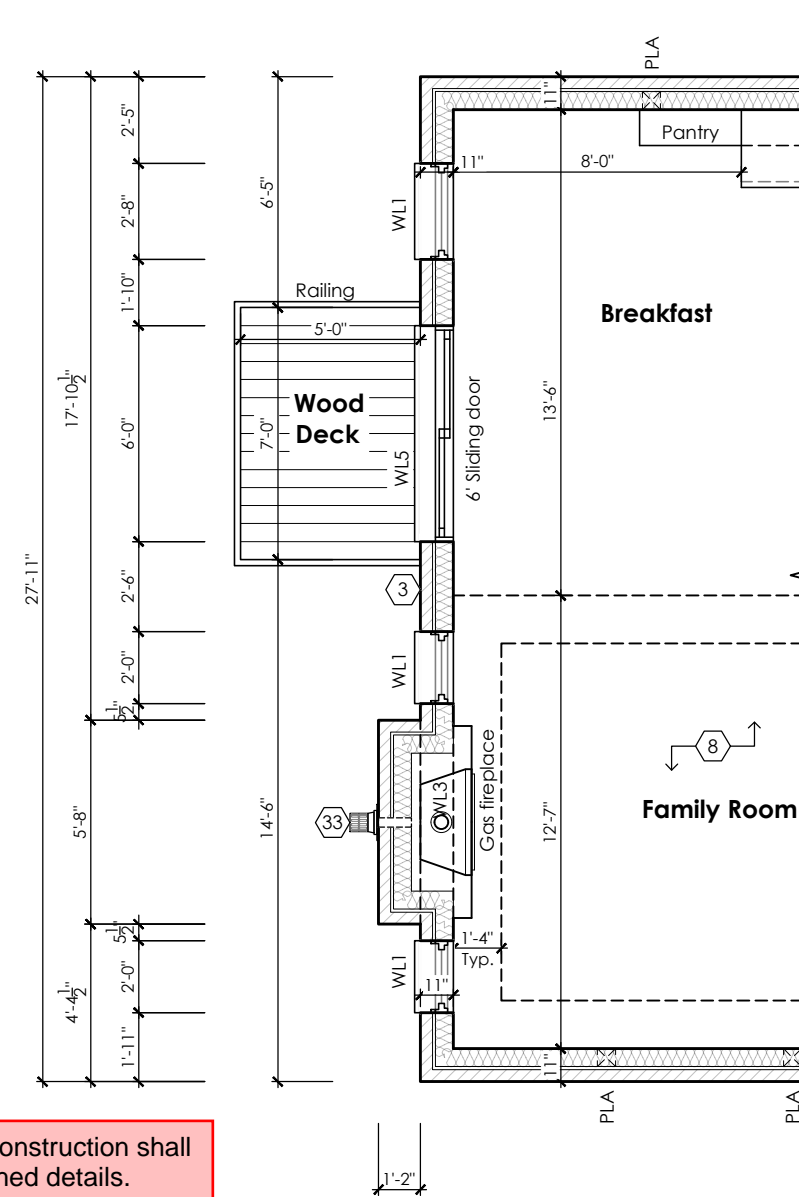
Greenpark

www.greenparkgroup.ca

project name
Trinigroup Developments Inc.



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



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

Deck and guard construction shall comply with attached details.

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

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

Villa 5
Compliance Package A1

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Qualification Information

Jamie Mack 35923
Name BCIN Signature

Registration Information **Mackitecture** 103532

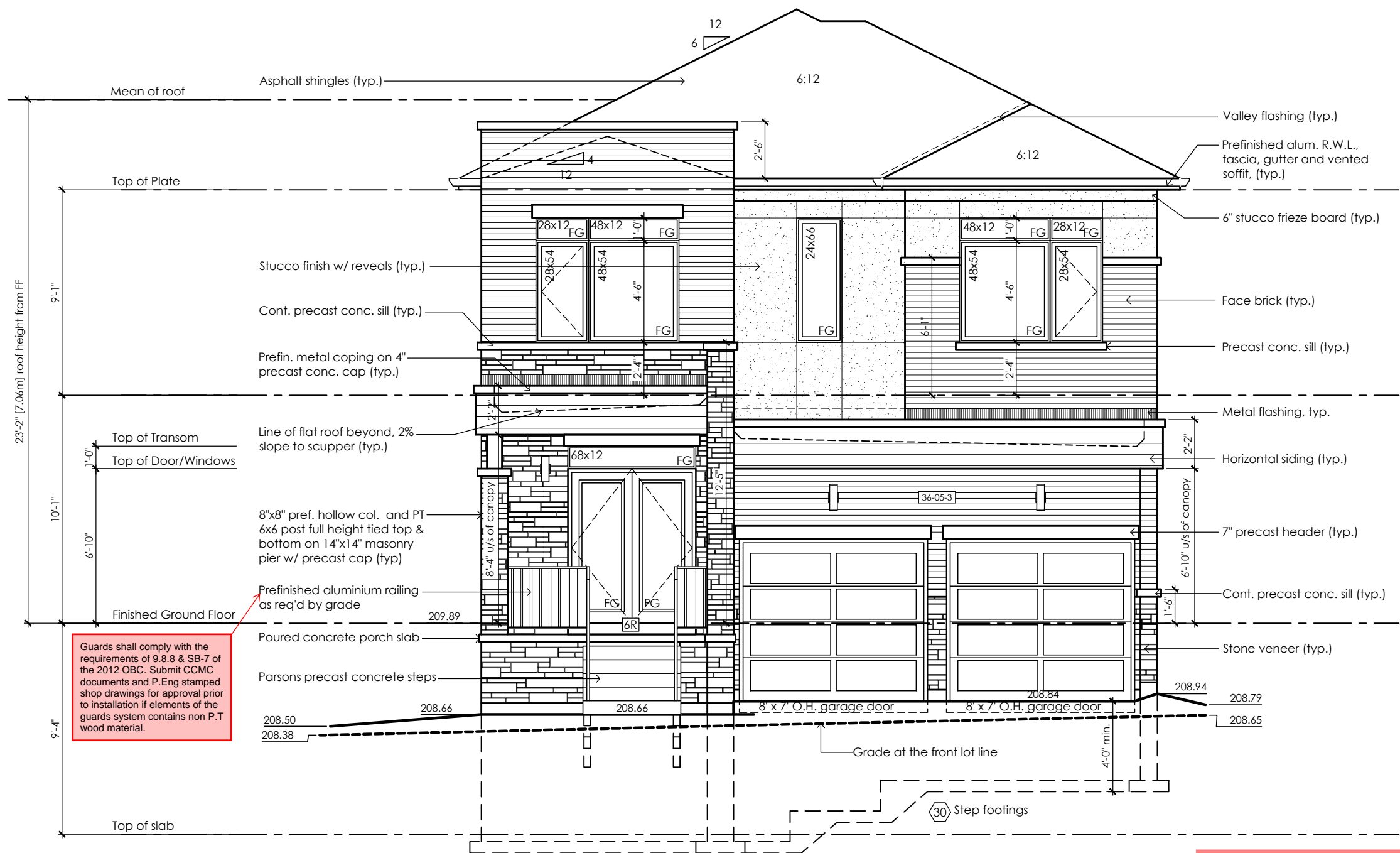
Mackitecture
www.mackitecture.ca
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

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

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

Greenpark
www.greenparkgroup.ca

project name
Trinigroup Developments Inc.



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.

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Front Elevation '3'
Lot 82

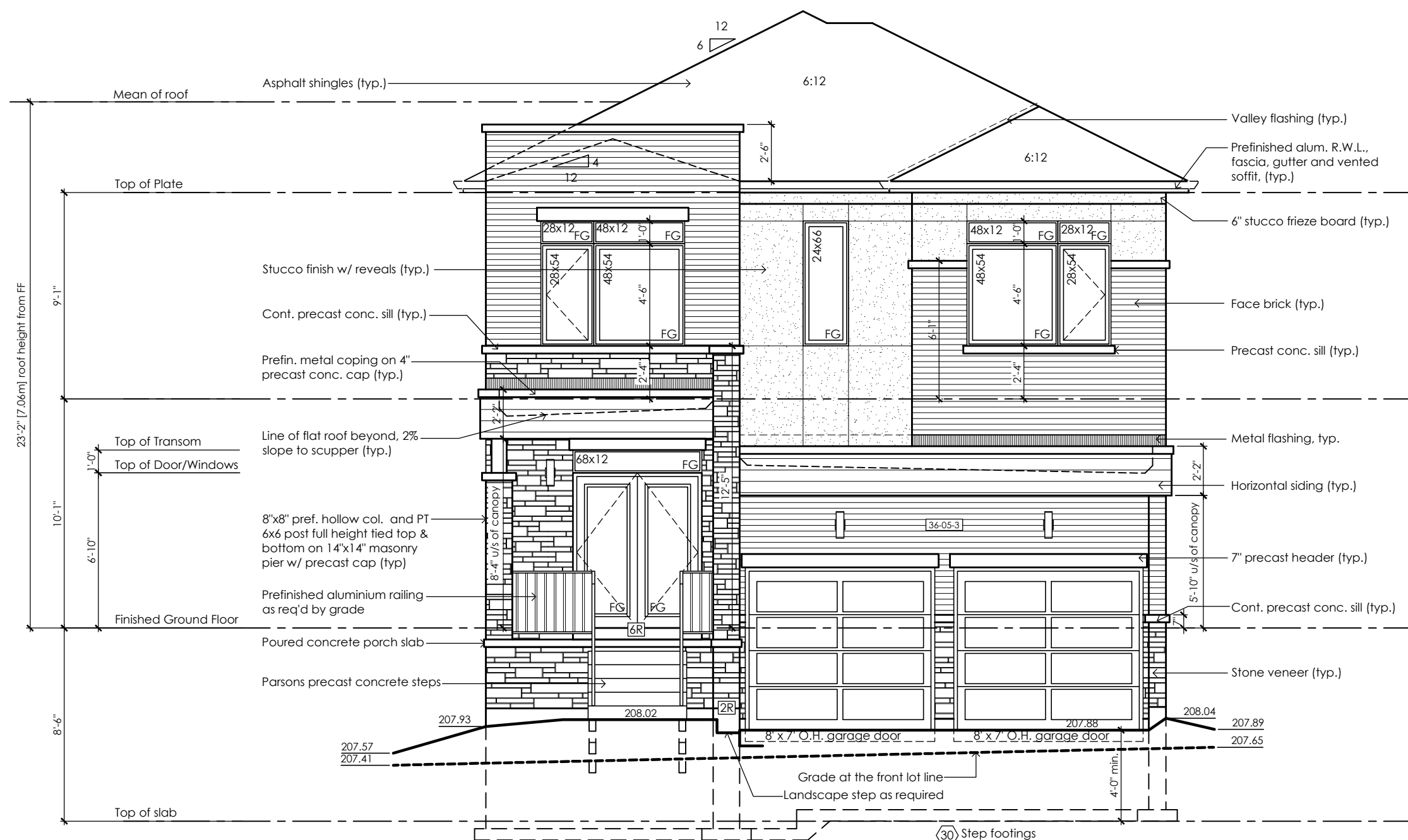
Lot Specific Changes
- Garage roof soffit dropped 12"

CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
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City of Richmond Hill
Design Review
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14 Aug 2024 By: James Paulidis

Lot 82 - Villa 5-3
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		 www.mackitECTURE.ca 975A Elgin Street West, Suite 353 Cobourg, ON K9A 5J3 Tel: 416-735-8190 Email: info@mackitECTURE.ca		Title Lot 82 Front Elevation Villa 5, Elevation 3		 www.greenparkgroup.ca	
	Jamie Mack Name BCIN Registration Information	35923 BCIN MackitECTURE			scale 3/16" = 1'-0" date 2024-03-01	by JM type 36' Single	area 2854 sq ft project no. 22-016	sheet no. 82-1 project name Trinigroup Developments Inc.



Front Elevation '3'
Lot 86

Lot Specific Changes
- Garage roof soffit dropped 24"

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

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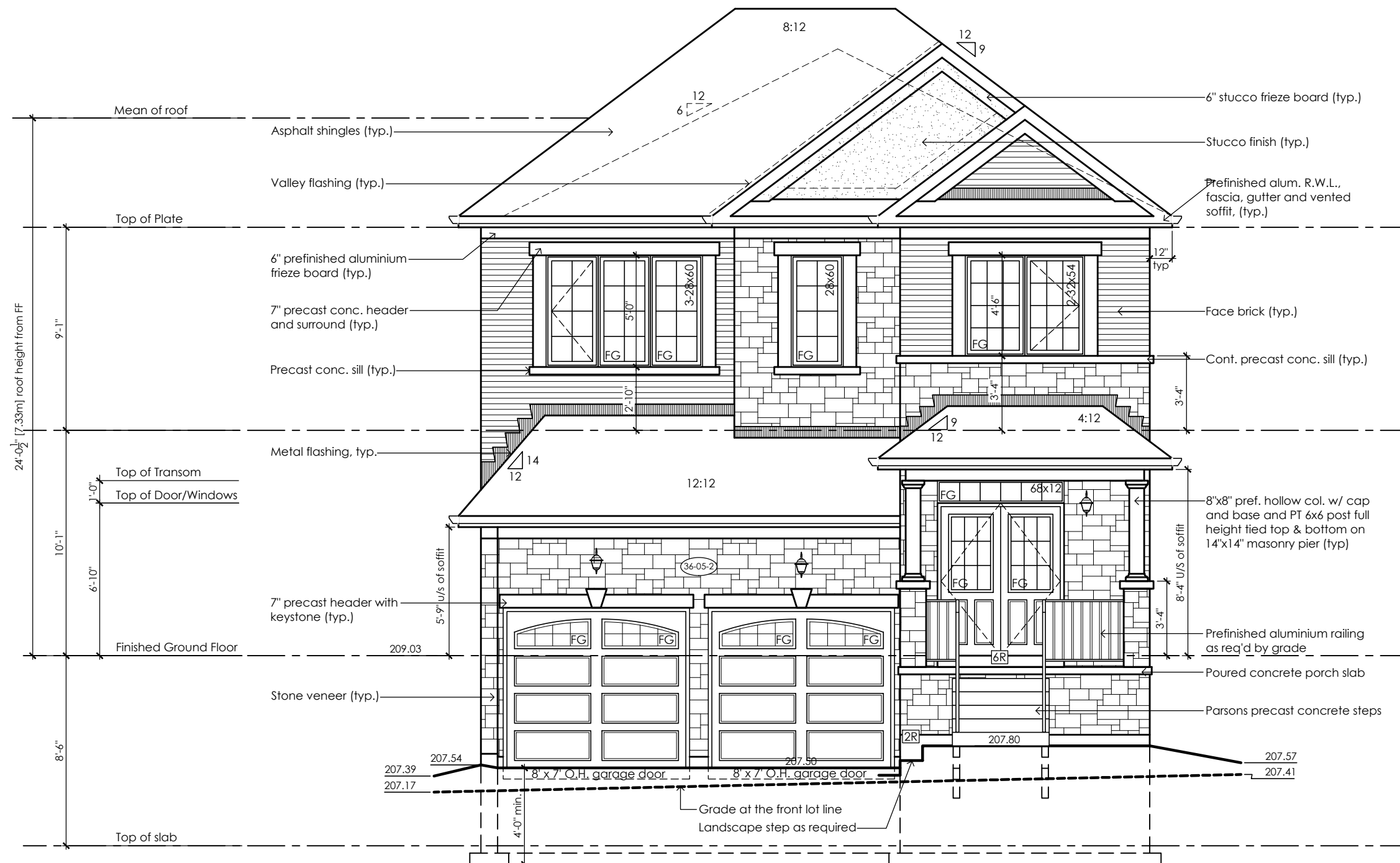
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Design Review
☐ Preliminary ☒ Final
14 Aug 2024 By: James Paulidis

Lot 86 - Villa 5-3

Compliance Package A1

	<p>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.</p> <p>Qualification Information</p> <div><div>Jamie Mack</div><div>35923</div><div></div></div> <div><div>Name</div><div>BCIN</div><div>Signature</div></div> <div><div>Registration Information</div><div>Mackitecture</div><div>103532</div></div>	<div> www.mackitecture.ca 975A Elgin Street West, Suite 353 Cobourg, ON K9A 5J3 Tel: 416-735-8190 Email: info@mackitecture.ca</div>	<table><tr><td colspan="4">title</td></tr><tr><td colspan="4">Lot 86 Front Elevation Villa 5, Elevation 3</td></tr><tr><td>scale</td><td>by</td><td>area</td><td>sheet no.</td></tr><tr><td>3/16" = 1'-0"</td><td>JM</td><td>2854 sq ft</td><td rowspan="2">86-1</td></tr><tr><td>date</td><td>type</td><td>project no.</td></tr><tr><td>2024-03-01</td><td>36' Single</td><td>22-016</td><td></td></tr></table>	title				Lot 86 Front Elevation Villa 5, Elevation 3				scale	by	area	sheet no.	3/16" = 1'-0"	JM	2854 sq ft	86-1	date	type	project no.	2024-03-01	36' Single	22-016		<div> www.greenparkgroup.ca</div> <div>project name</div> <div>Trinigroup Developments Inc.</div>
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Front Elevation '2' Rev.
Lot 87

Lot Specific Changes

- Garage roof soffit dropped 25"
- Garage roof slope changed on front and side

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED

Per: KER

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

14 Aug 2024 By: James Paulidis

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

Lot 87 - Villa 5-2 Rev.

Compliance Package A1

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