



GENERAL NOTES (PART 9 - RESIDENTIAL)

PERMIT NO. **RM#24-00029**

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 & SEMIS UP TO 2 STOREY

FOUNDATION WALLS WITH TYPICAL JOISTS UNDER 16' SPANS
20"x6" MIN. CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" MIN. CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH TYP. FLOOR JOISTS OVER 16' SPANS
24"x8" MIN. CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
30"x8" MIN. CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOOTINGS ON ENGINEERED FILL

24"x8" MIN. CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW FOUNDATION WALLS.
30"x8" MIN. CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS.

(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE
WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (10 psf) SOIL BEARING CAPACITY OR 90 KPa
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE, **by a soil engineer report**

PAD FOOTINGS

120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL
F1 = 42"x42"x24" CONCRETE PAD F1 = 48"x48"x24" CONCRETE PAD
F2 = 36"x36"x18" CONCRETE PAD F2 = 40"x40"x18" CONCRETE PAD
F3 = 30"x30"x13" CONCRETE PAD F3 = 34"x34"x13" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

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

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

BRICK VENEER LINTELS

WL1 = 3'-1/2"x3'-1/2"x1/4" (100x90x6.0L) + 2-2"x8" SFR. No.2
WL2 = 4"x3'-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SFR. No.2
WL3 = 5"x3'-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SFR. No.2
WL4 = 6"x3'-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SFR. No.2
WL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SFR. No.2
WL6 = 5"x3'-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SFR. No.2
WL7 = 5"x3'-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SFR. No.2
WL8 = 5"x3'-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SFR. No.2
WL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

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

LAMINATED VENEER LUMBER (LVL) BEAMS

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

LOOSE STEEL LINTELS

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

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

OPTIONAL 8'-6" FOUNDATION POUR HEIGHT

- 10" THICK CONCRETE FOUNDATION WALLS (15 MPa)
- BASEMENT FLOOR TO FLOOR HEIGHT
 - 4 1/2" FLOOR JOISTS = 9'-2" (2.74m) HEIGHT
 - 11 1/8" FLOOR JOISTS = 9'-4" (2.84m) HEIGHT
- BASEMENT STAIRS
 - 15 RISERS (EXTRA RISER ADDED TO BASE OF STAIR)

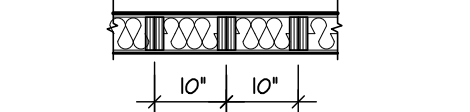
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS,
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

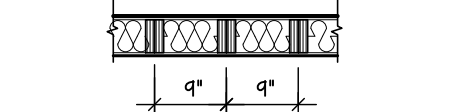
2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSJ) 1.5E
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @10" O.C. FULL HT C/W
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 1/16" EXT. OSB SHEATHING.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS
20'-2" AND MAXIMUM SUPPORTED LENGTH OF
TRUSS IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

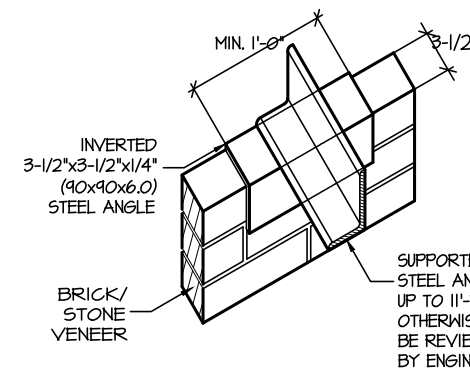
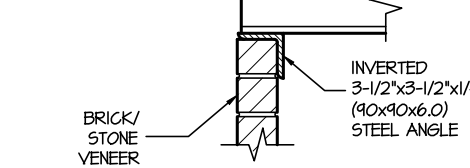
2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSJ) 1.5E
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @9" O.C. FULL HT C/W
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 1/16" EXT. OSB SHEATHING.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS
21'-5" AND MAXIMUM SUPPORTED LENGTH
OF TRUSS IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

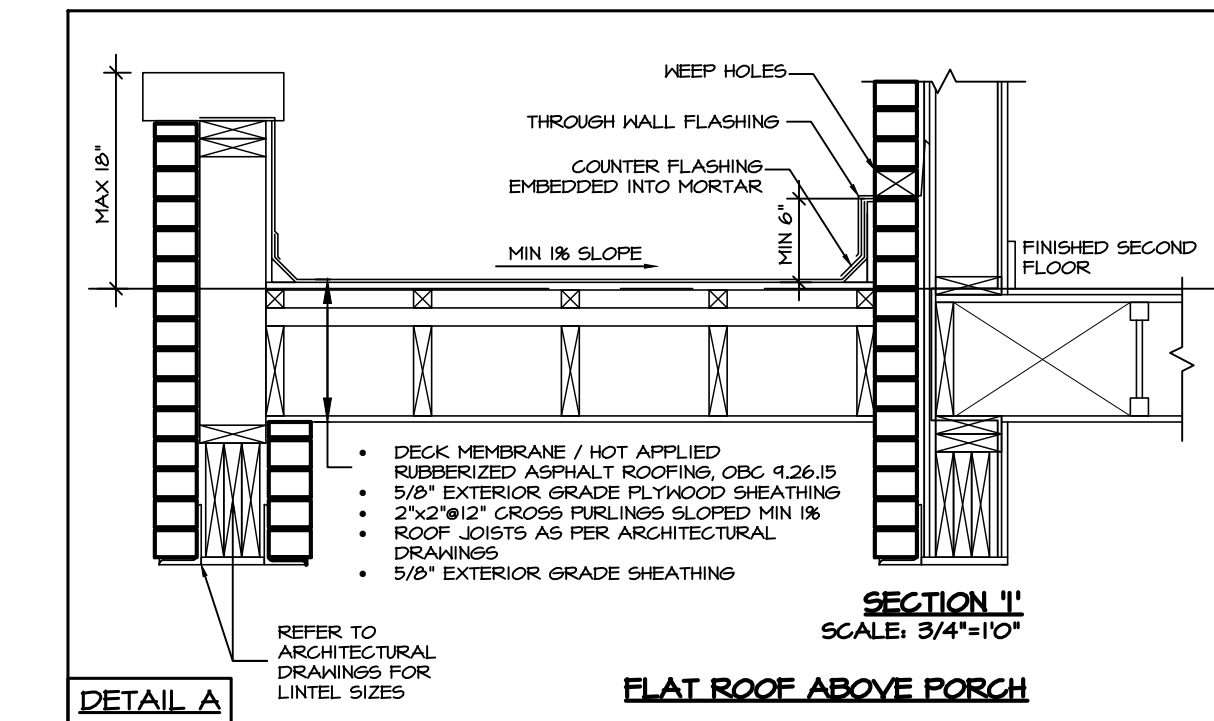
SUPPORTED STEEL
ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED
BY ENGINEER.

INVERTED STEEL
ANGLE DETAIL

AREA CALCULATIONS

		ELEV. 1	
GROUND FLOOR AREA		=	1343 Sq. Ft.
SECOND FLOOR AREA		=	1678 Sq. Ft.
TOTAL FLOOR AREA		=	3021 Sq. Ft.
		=	280.66 Sq. M.
1st FLOOR OPEN AREA	=	0	Sq. Ft.
2nd FLOOR OPEN AREA	=	14	Sq. Ft.
ADD TOTAL OPEN AREAS	=	14	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	3035	Sq. Ft.
	=	281.96	Sq. M.
GROUND FLOOR COVERAGE	=	1343	Sq. Ft.
GARAGE COVERAGE / AREA	=	396	Sq. Ft.
PORCH COVERAGE / AREA	=	47	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1786	Sq. Ft.
	=	165.92	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1739	Sq. Ft.
	=	161.56	Sq. m.

VILLA 9	ELEV.1 COMPLIANCE PACKAGE 'A1'				
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	143.34	64.06	108.45	10.08	14.54 %
LEFT SIDE	1131.74	105.70	100.64	9.35	8.85 %
RIGHT SIDE	1141.26	106.03	0.00	0.00	0.00 %
REAR	128.30	61.66	103.56	9.62	14.22 %
TOTAL	3750.74	348.46	312.65	29.05	8.34 %



THE MINIMUM THERMAL PERFORMANCE OF BUILDING
ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE
FOLLOWING **Refer to EEDS**

COMPLIANCE PACKAGE "A1"	
COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.51 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.51 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.16 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATING = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HVAC MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

CITY OF RICHMOND HILL
BUILDING DIVISION

08/21/2024

REVISED

Per: KER

STRUDET INC.



FOR STRUCTURE ONLY

VILLA 9
COMPLIANCE PACKAGE "A1"

W Architect Inc.
DESIGN CONTROL REVIEW

FEB. 08, 2024

FINAL BY: [Signature]
This stamp is only for the purposes of design
control and carries no other professional obligations.

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE

AREA CHARTS

SCALE 3/16"=1'-0"

DATE JAN 2024

BY VG

TYPE

AREA 3.035

PROJECT XXX

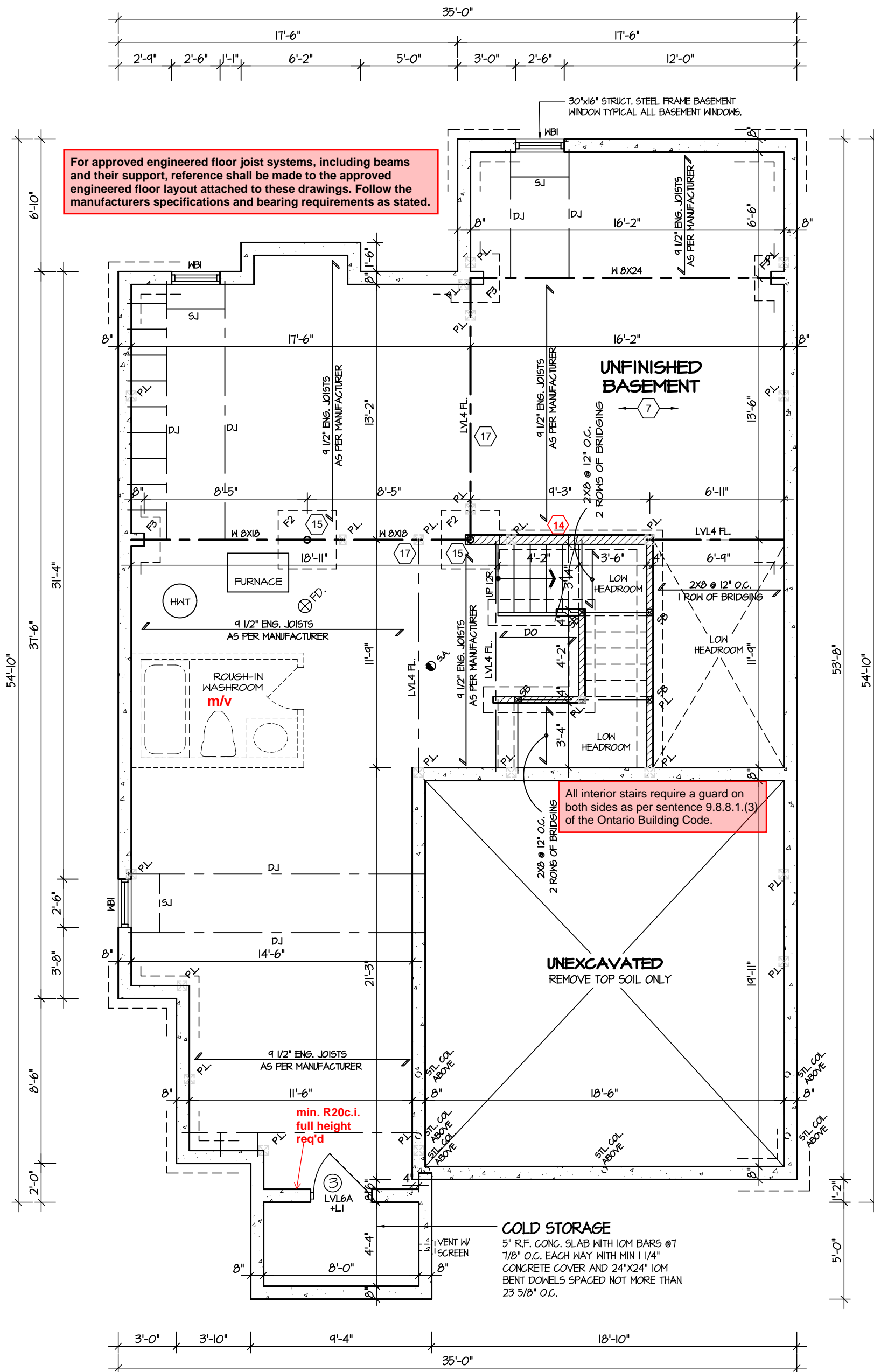
PAGE No.

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PROJECT NAME

TRINIGROUP

Greenpark



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.

All interior stairs require a guard on both sides as per sentence 9.8.8.1.(3) of the Ontario Building Code.

COLD STORAGE
5" R.F. CONC. SLAB WITH 10M BARS @ 7 1/8" O.C. EACH WAY WITH MIN 1 1/4" CONCRETE COVER AND 24"x24" 10M BENT DOVELS SPACED NOT MORE THAN 23 5/8" O.C.

BASEMENT PLAN 'I'

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

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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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

City of Richmond Hill Building Division

REVIEWED

By: **KER** Date: **11/01/2024**

Building Permit #: **RM#24-00029**

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

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.

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.

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

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

February 5, 2024

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

CITY OF RICHMOND HILL BUILDING DIVISION

08/21/2024

REVISED
Per: **KER**

VILLA 9
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	ISSUED FOR REVIEW	JAN 2024
REVISIONS		

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR
NAME

28770
BCIN

SIGNATURE

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 660-0746

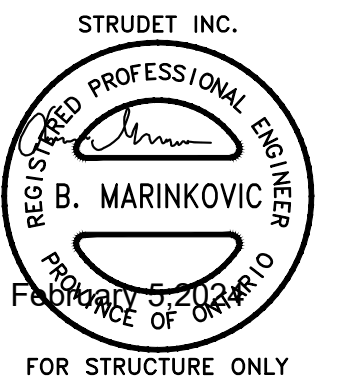
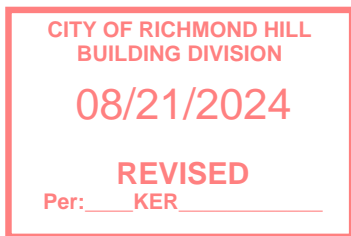
REGION DESIGN INC.

SHEET TITLE			
BASEMENT PLAN			
ELEV. 1			
SCALE	BY	AREA	PAGE No.
3/16"=1'-0"	VG	3,035	1
DATE	TYPE	PROJECT	
JAN 2024			

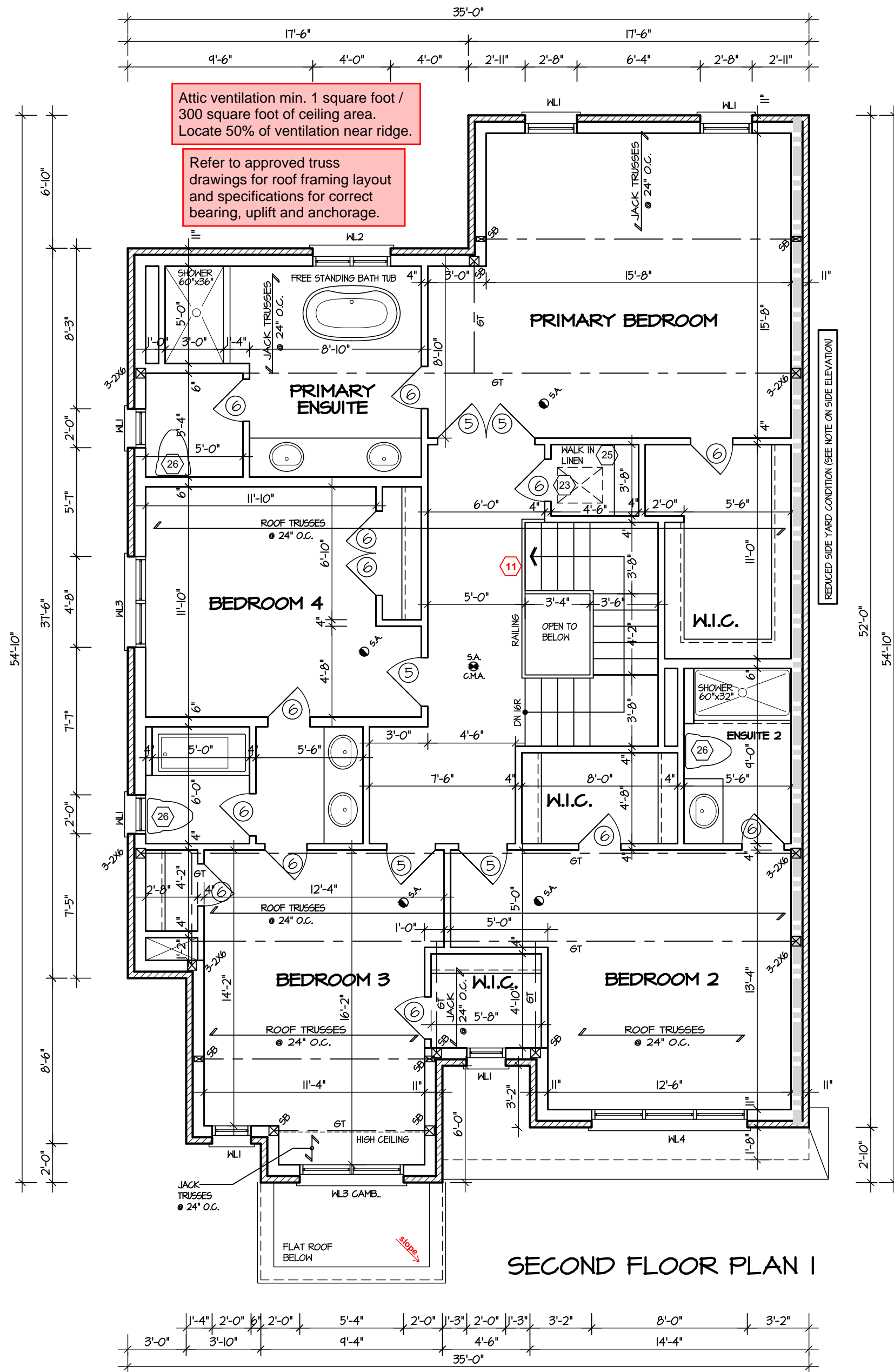
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

Greenpark.

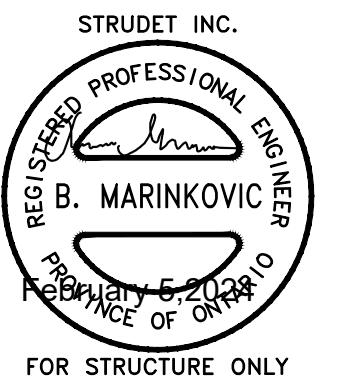
PROJECT NAME
TRINIGROUP



5.		<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR 28770</p> <p>NAME  SIGNATURE BCIN</p>	<p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S6</p> <p>P (416) 736-4096</p> <p>F (905) 660-0746</p>	<p>REGION DESIGN INC.</p>	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 <p>Greenpark™</p> <p>PROJECT NAME</p> <p>TRINIGROUP</p>	
4.					FIRST FLOOR PLAN					<p>PAGE No.</p> <p>2</p>
3.					SCALE	BY	AREA			
2.					3/16"=1'-0"	VG	3,035			
1.					DATE	TYPE	PROJECT			
ISSUED FOR REVIEW		JAN 2024								
REVISIONS										

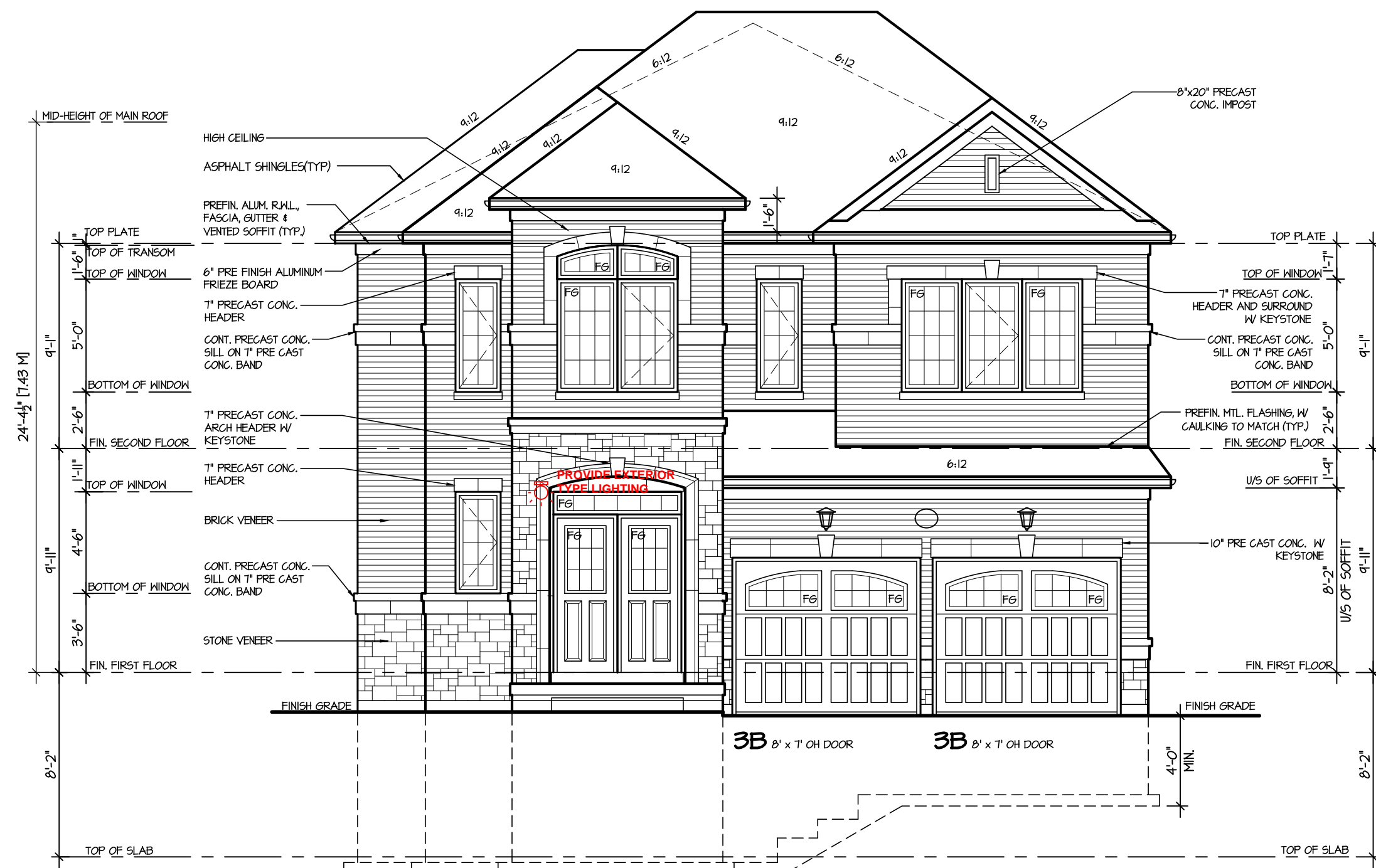


CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER



VILLA 9
COMPLIANCE PACKAGE "A1"

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
4.			QUALIFICATION INFORMATION	
3.			Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	
2.			VIKAS GAJJAR	28770
1.	ISSUED FOR REVIEW	JAN 2024	NAME	BCIN
REVISIONS				
REGION DESIGN INC.				
8700 DUFFERIN ST.				
CONCORD, ONTARIO				
L4K 4S6				
P (416) 736-4098				
F (905) 660-0746				
REGION DESIGN INC.				
SHEET TITLE				
FIRST FLOOR PLAN				
ELEV. 1				
SCALE		BY	AREA	PAGE No.
3/16"=1'-0"		VG	3,035	3
DATE		TYPE	PROJECT	
JAN 2024				
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.				
PROJECT NAME				
TRINIGROUP				
Greenpark				



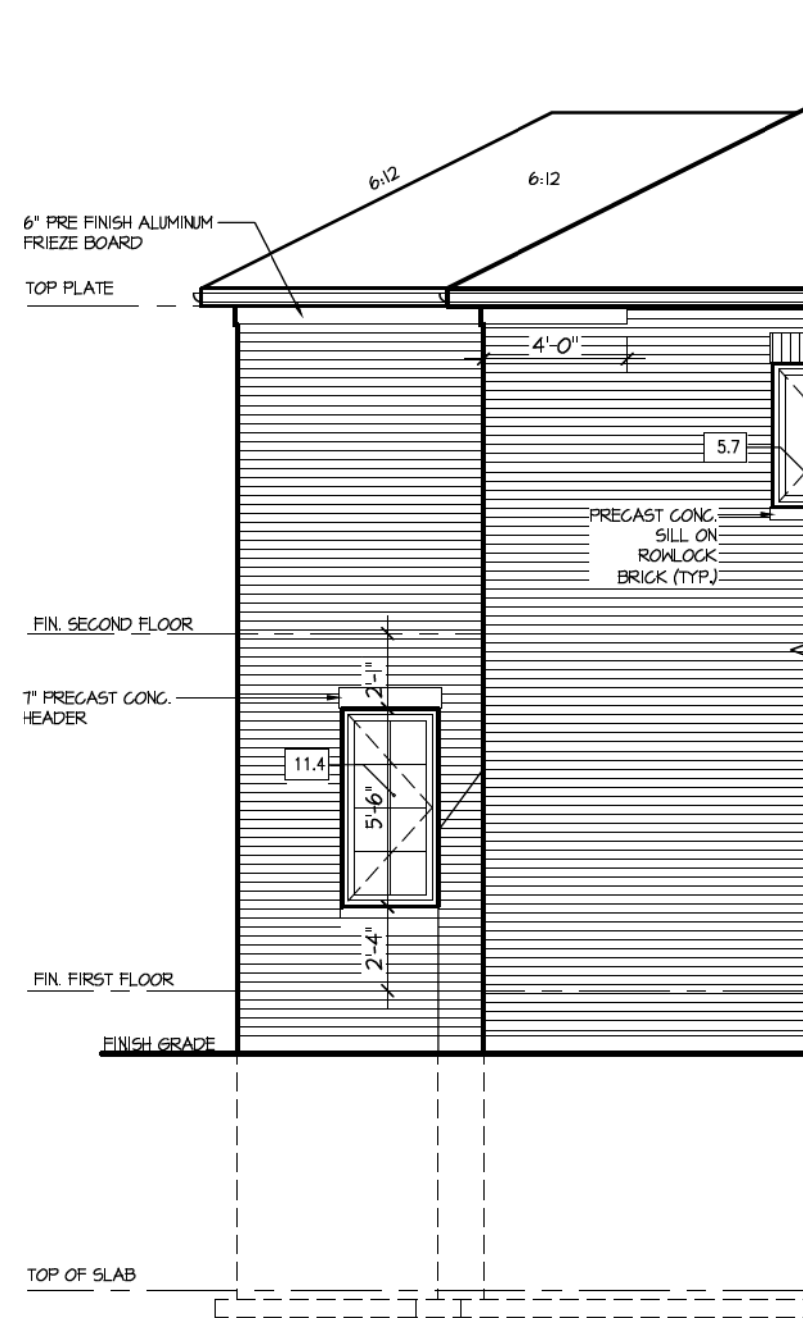
FRONT ELEVATION I

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

VILLA 9
COMPLIANCE PACKAGE "A1"

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3.			Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		
2.					
1.	ISSUED FOR REVIEW	JAN 2024	VIKAS GAJJAR	28770	
REVISIONS			NAME	SIGNATURE	BCIN

City of Richmond Hill Design Review		REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4098 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE FRONT ELEVATION ELEV. 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.	
<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final	15 Aug 2024 By: James Padias		SCALE 3/16"=1'-0"	BY VG	AREA 3,035	PAGE No. 4
				DATE JAN 2024	TYPE	PROJECT	PROJECT NAME TRINIGROUP



LEFT SIDE ELEVATION
(UPGRADE)



ALLOWABLE GLAZING
WALL AREA
ALLOWABLE GLAZED AREA @ 1% 12 M SIDE YARD
ACTUAL GLAZED AREA

= 1136.46
= 80.22
= 79.9

Sq. Ft.
Sq. Ft.
Sq. Ft.

LEFT SIDE ELEVATION I

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

VILLA 9
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	ISSUED FOR REVIEW	JAN 2024
REVISIONS		

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VIKAS GAJJAR
NAME
28770
BCIN
SIGNATURE

City of Richmond Hill
Design Review
☐ Preliminary ☒ Final
15 Aug 2024 By: James Padias

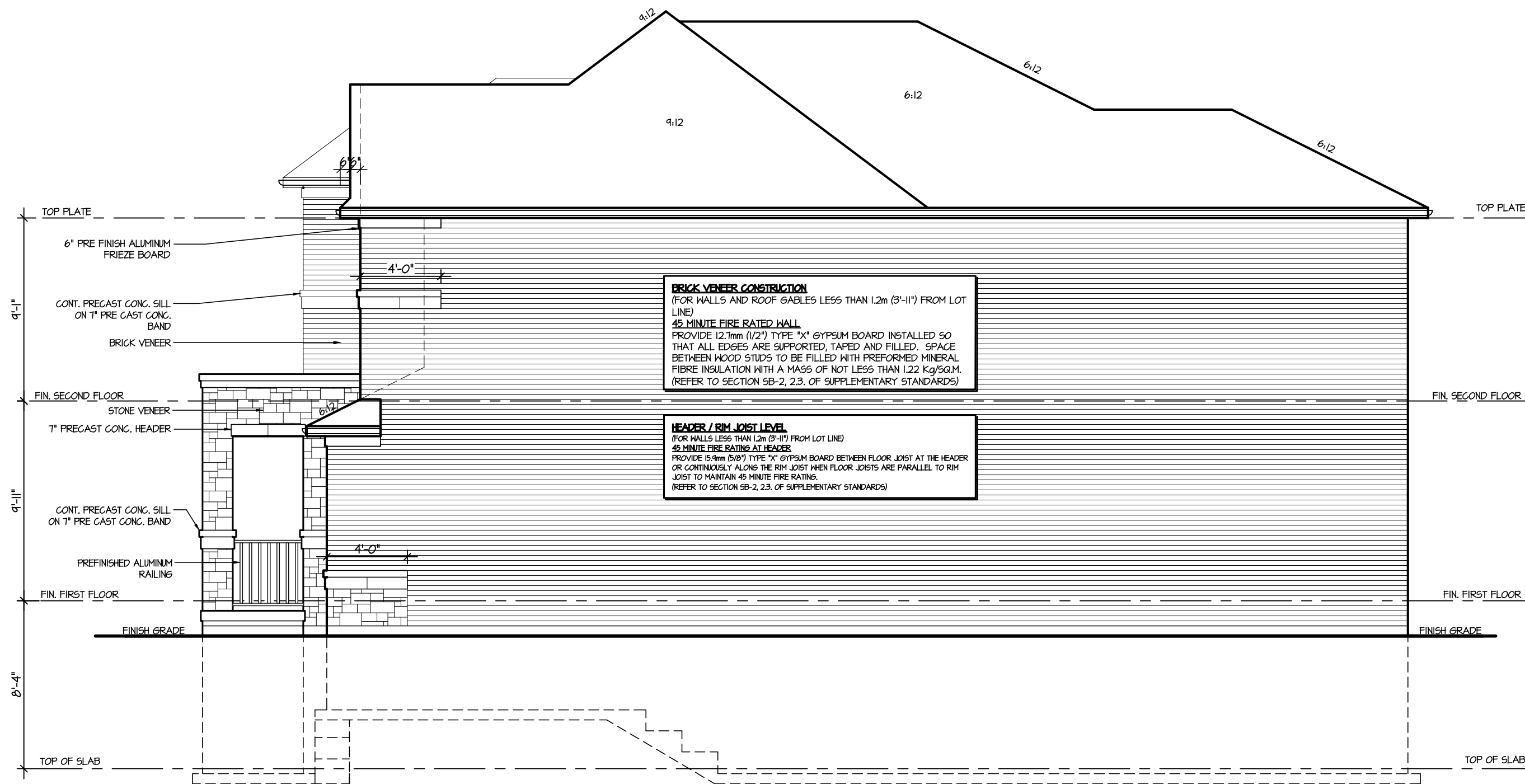
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE LEFT SIDE ELEVATION ELEV. 1	
SCALE 3/16"=1'-0"	BY VG
DATE JAN 2024	TYPE PROJECT

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	AREA 3,035	PAGE No. 5
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PROJECT NAME TRINIGROUP



RIGHT SIDE ELEVATION I

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

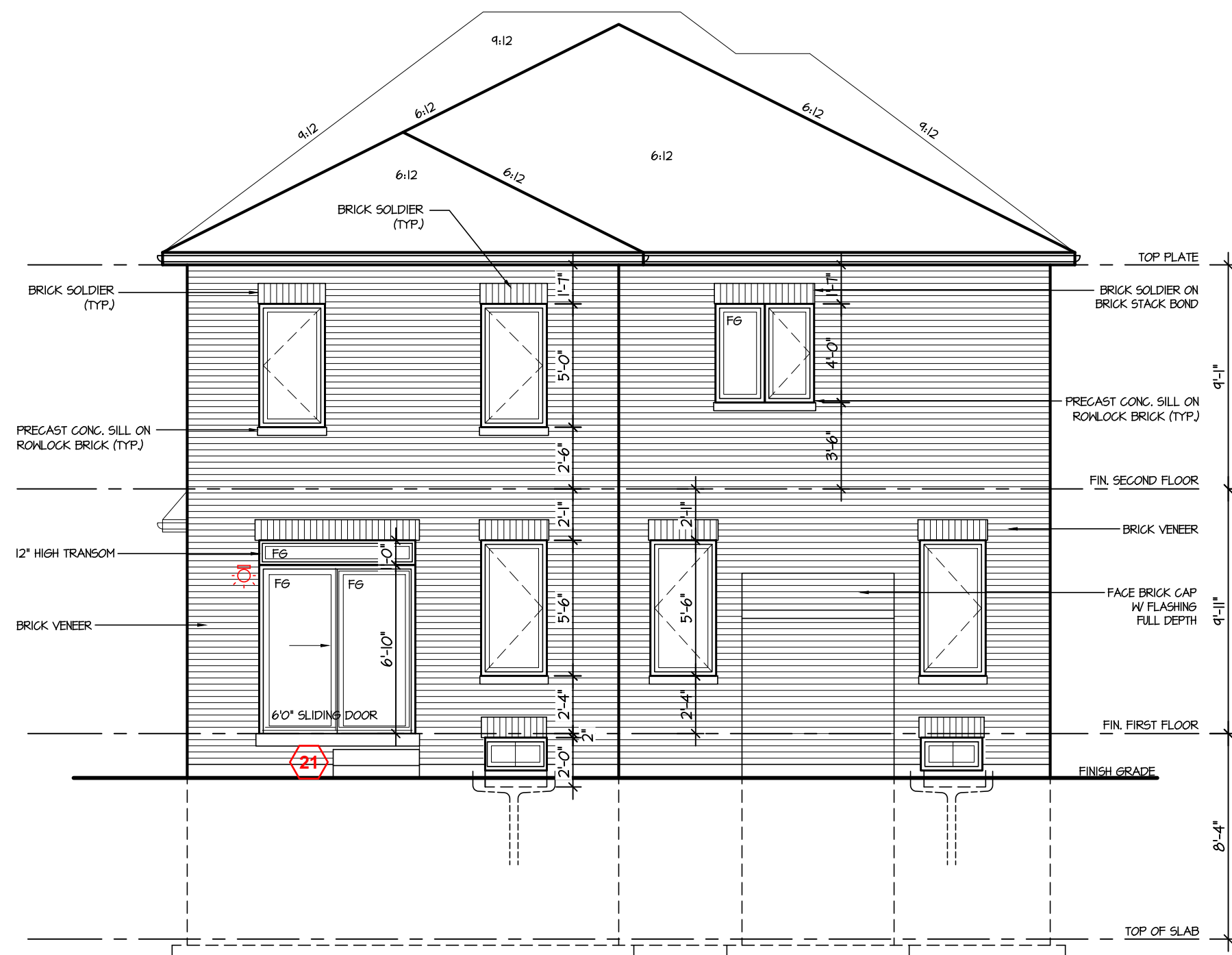
CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
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VILLA 9
COMPLIANCE PACKAGE "A1"

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4.						SCALE 3/16"=1'-0"	BY VG	AREA 3,035	PAGE No. 6	
3.						DATE JAN 2024	TYPE	PROJECT		
2.										
1. ISSUED FOR REVIEW										
REVISIONS										





REAR ELEVATION I

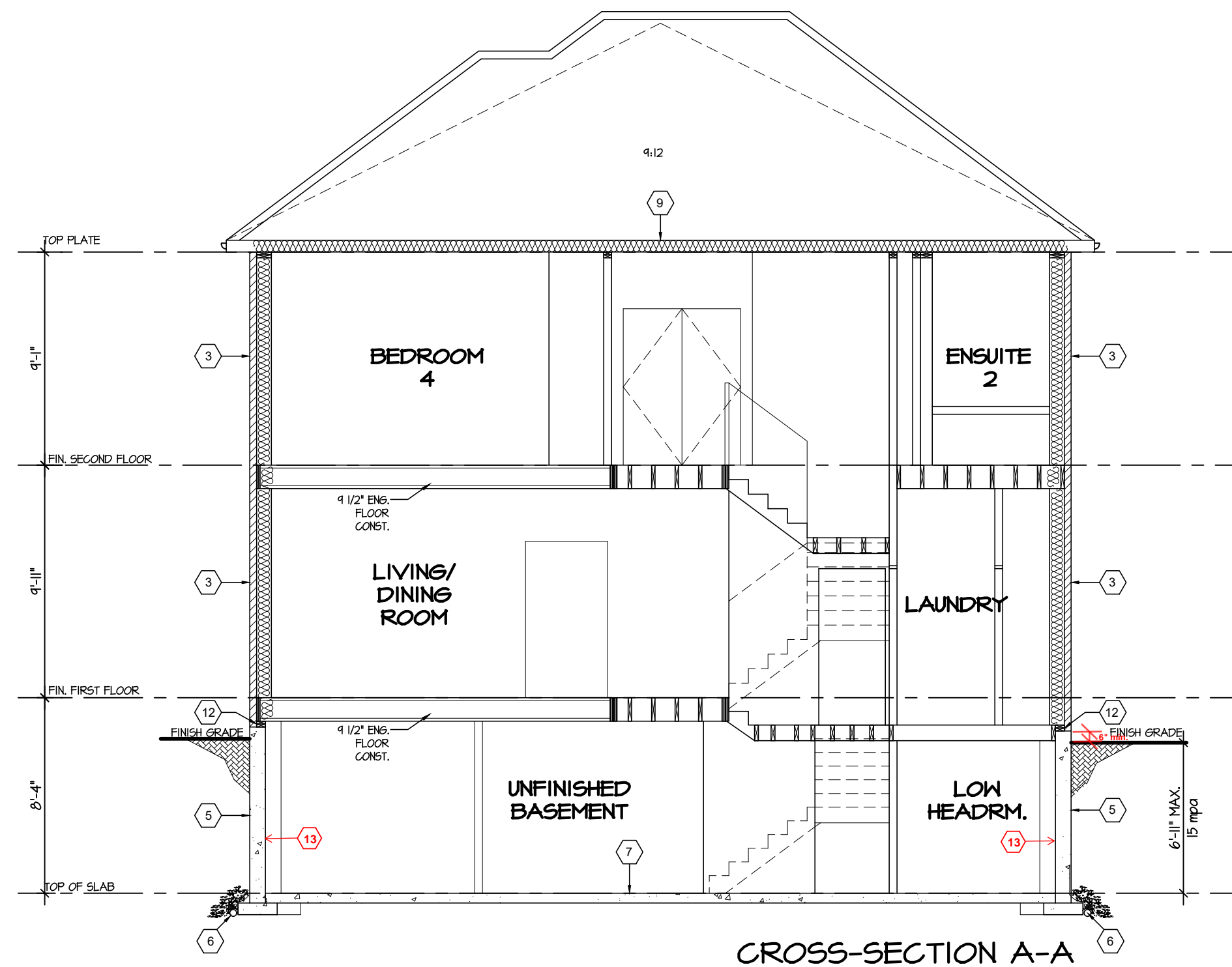


REAR ELEVATION I (UPGRADE)

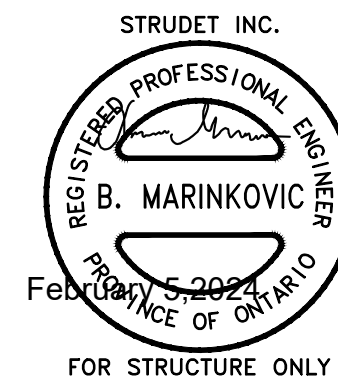
CITY OF RICHMOND HILL
BUILDING DIVISION
08/21/2024
REVISED
Per: KER

VILLA 9
COMPLIANCE PACKAGE "A1"

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4.											
3.											
2.											
1.	ISSUED FOR REVIEW	JAN 2024									
REVISIONS											



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



VILLA 9
COMPLIANCE PACKAGE "A1"

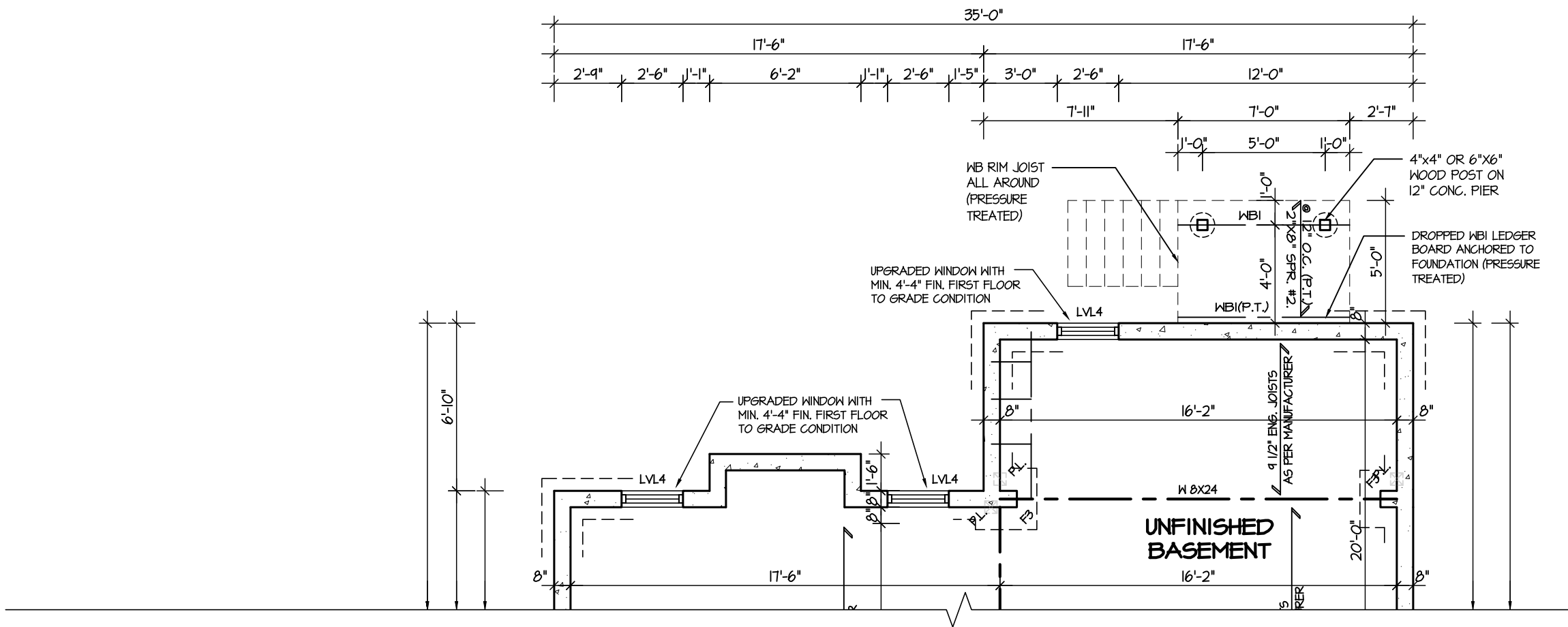
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REVISIONS		

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VIKAS GAJJAR	28770	
NAME	SIGNATURE	BCIN

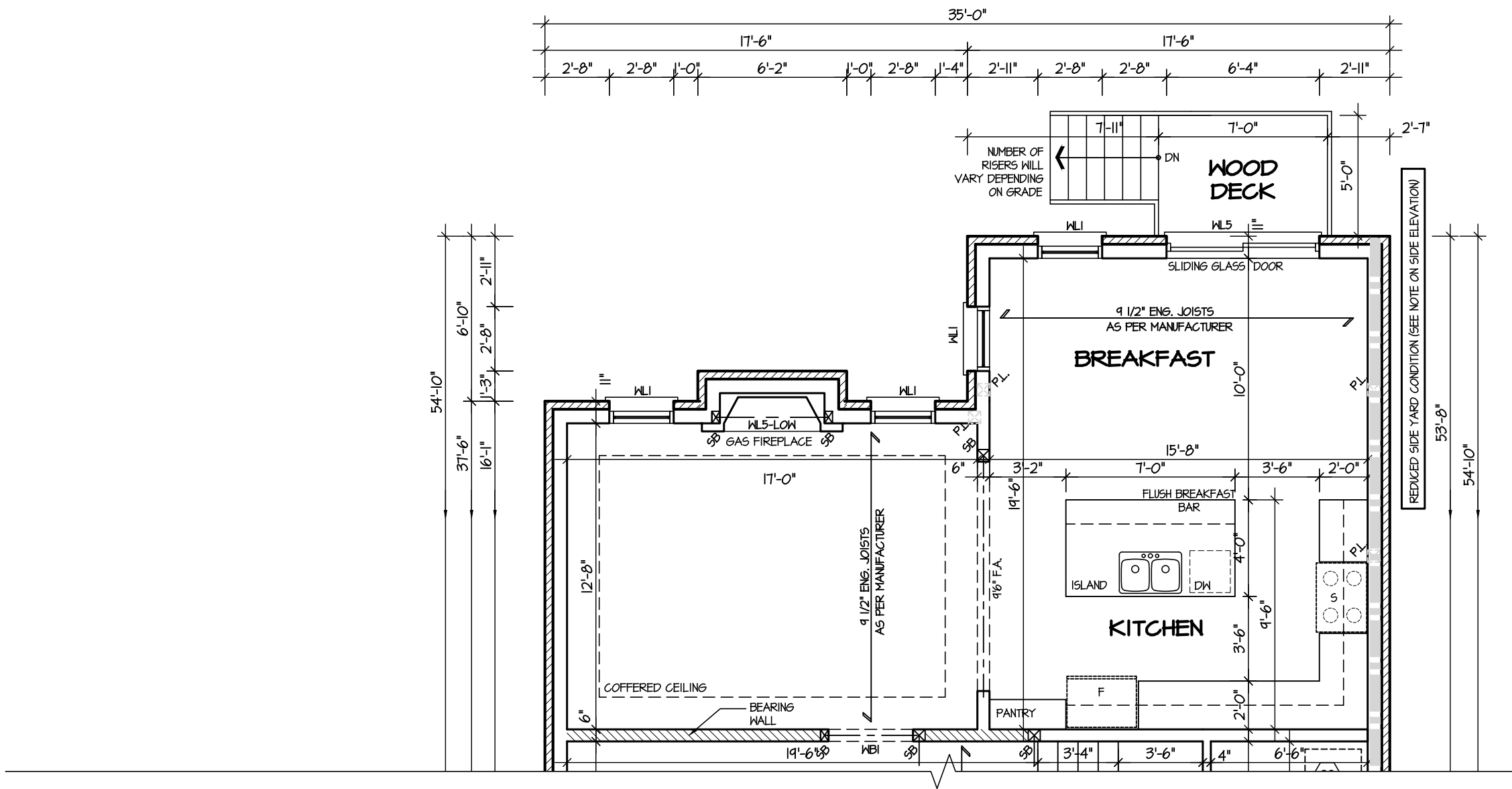
REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4098 F (905) 660-0746	REGION DESIGN INC.
--	-----------------------------------

SHEET TITLE CROSS SECTION			
SCALE 3/16"=1'-0"	BY VG	AREA 3,035	PAGE No. 8
DATE JAN 2024	TYPE	PROJECT	

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
Greenpark.	
PROJECT NAME TRINIGROUP	



PARTIAL BASEMENT PLAN
DECK CONDITION



Deck and guard construction
shall comply with attached details.

PARTIAL FIRST FLOOR PLAN
DECK CONDITION

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



VILLA 9
COMPLIANCE PACKAGE "A1"

5.		
4.		
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NAME
28770
BCIN
SIGNATURE

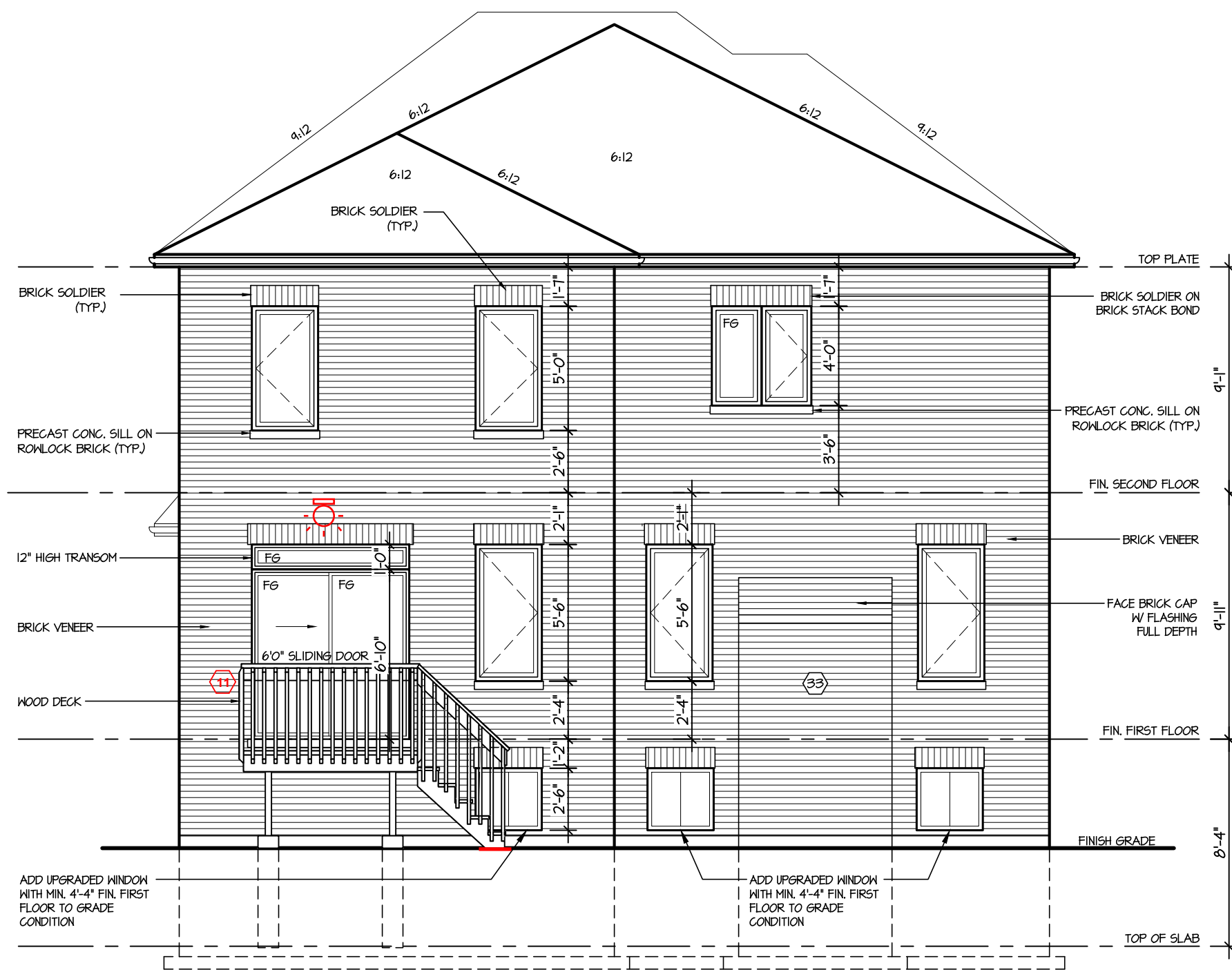
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 660-0746



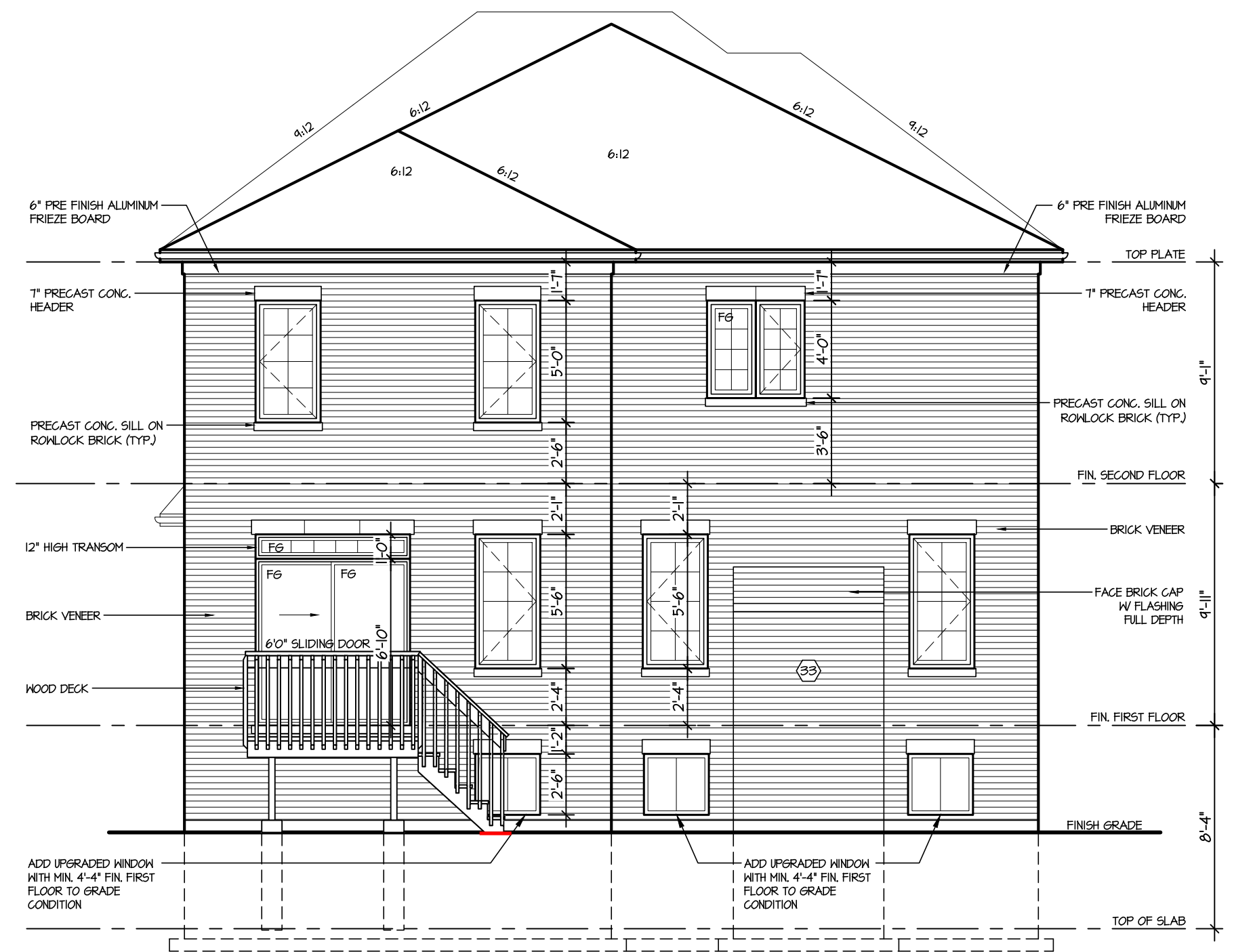
SHEET TITLE DECK PLAN			
SCALE 3/16"=1'-0"	BY VG	AREA 3,035	PAGE No. 9
DATE JAN 2024	TYPE	PROJECT	

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PROJECT NAME
TRINIGROUP





REAR ELEVATION 1
FOR DECK CONDITION



REAR ELEVATION 1 (UPGRADE)
FOR DECK CONDITION

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

VILLA 9
COMPLIANCE PACKAGE "A1"

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L4K 4S6
P (416) 736-4098
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE			
REAR ELEVATION 1 DECK CONDITION			
SCALE	BY	AREA	PAGE No.
3/16"=1'-0"	VG	3,035	10
DATE	TYPE	PROJECT	
JAN 2024			
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Greenpark
PROJECT NAME
TRINIGROUP