



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER:   
CHIEF BUILDING OFFICIAL

# BUILDING PERMIT COVER PAGE

## MHP 23041

Development Services Department  
Building Permit and Inspection Services

BUILDING PERMIT PLANS REVIEW	ACCEPTED AS NOTED	
	REVIEWED BY	DATE
ZONING		
PLANNING		
ARCHITECTURAL	CM	NOV 16, 2023
STRUCTURAL		
FIRE		
PLUMBING	CARD	
MECHANICAL		
PLANS REVIEW COMPLETED	CM	NOV 16, 2023

### SOIL CONDITIONS

SOIL CONDITIONS SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER COMPETENT IN THE FIELD OF SOIL ENGINEERING, PRIOR TO PLACING ANY FOUNDATION.

**THE PERMIT PLANS HAVE BEEN REVIEWED FOR ONE (1) DWELLING UNIT. ANY FUTURE CHANGES WILL REQUIRE A SEPARATE BUILDING PERMIT**

### PLUMBING INSTALLATIONS

ALL PLUMBING INSTALLATIONS ARE TO BE DONE BY A PLUMBING CONTRACTOR POSSESSING AN ONTARIO COLLEGE OF TRADES MEMBERSHIP. NO PLUMBING IS TO BE COVERED UNTIL INSPECTED AND APPROVED BY A PLUMBING INSPECTOR. TELEPHONE 905-436-5658 WHEN READY FOR AN INSPECTION AND TESTING.

ALL STANDARDS REFERRED TO IN THESE BUILDING PERMIT DOCUMENTS SHALL BE THE EDITION DESIGNATED IN OBC 2012 AS AMENDED.

RAIN WATER DOWNSPOUTS ARE TO BE DISCHARGED AT GRADE AND NOT CONNECTED TO WEEPING TILES.

### FUTURE ALTERATIONS

A SEPARATE BUILDING PERMIT IS REQUIRED FOR ANY PROPOSED INTERIOR PARTITIONS AND/OR ALTERATIONS.

### NOTE:

IT IS RECOMMENDED THAT CRUSHED CONCRETE OR SLAG AGGREGATE **NOT** TO BE USED FOR BACKFILL UNDER CONCRETE SLABS, AROUND SEWER LATERALS OR WEEPERS.

### AS BUILT SURVEY

UPON COMPLETION OF THE FOUNDATION, A SURVEY PREPARED BY AN ONTARIO LAND SURVEYOR INDICATING THE LOCATION OF THE BUILDING TO ALL PROPERTY LINES IS REQUIRED TO BE SUBMITTED TO THE BUILDING DEPARTMENT

COPY OF THE STAMPED/REVIEWED DRAWINGS MUST REMAIN ON SITE DURING CONSTRUCTION.

### MHP CERTIFICATION

ALL MARKUPS AND STAMPS APPLIED TO BASE MODEL AND BASE ELEVATION SHALL APPLY AS APPLICABLE TO THE ENTIRE MODEL HOUSE PLAN

### IMPORTANT NOTE

NEITHER THE ISSUANCE OF A PERMIT NOR THE CARRYING OUT OF INSPECTIONS BY THE CITY RELIEVE THE APPLICANT FROM FULL RESPONSIBILITY FOR COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE ACT AND THE ONTARIO BUILDING CODE, BOTH AS AMENDED, AS WELL AS OTHER APPLICABLE STATUTES AND REGULATIONS OF THE PROVINCE OF ONTARIO AND ALL RELEVANT BY-LAWS OF THE CITY OF OSHAWA AND THE REGIONAL MUNICIPALITY OF DURHAM.

### OBC 9.10.14.5 - CLADDING

CLADDING ON THE EXPOSING BUILDING FACE IS PERMITTED TO BE VINYL WHEN WITHIN 600mm OF PROPERTY LINE, PROVIDED THAT THE VINYL CONFORMS TO OBC DIV. B. 9.27.13. IS INSTALLED OVER SHEATHING PAPER AND 12.7mm DRYWALL, HAS A FLAME SPREAD RATING NOT GREATER THAN 25, AND IS NOT MORE THAN 2mm THICK AND THE ENTIRE EXTERIOR WALL HAS A MINIMUM FIRE RESISTANCE RATING OF ¾ HOURS.

### PREFABRICATED WOOD TRUSSES

FABRICATION AND ERECTION DRAWINGS WITH DESIGN DATA, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER, MUST BE AVAILABLE ON SITE FOR REVIEW BY THE BUILDING INSPECTOR

### ROOF CEILING INSULATION

ROOF FRAMING OR TRUSS HEEL JOINT MUST PERMIT SUFFICIENT SPACE FOR THE EXTENSION OF THE ROOF-CEILING INSULATION OVER EXTERIOR WALLS MINIMIZE THERMAL BRIDGES. AN UNOBSTRUCTED VENTILATION SPACE MUST BE PROVIDED OVER EXTERIOR WALLS TO ALLOW UNIMPEDED AIR FLOW FORM SOFFIT VENTS TO ROOF VENTS.

ALL ELECTRICAL WIRING MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS (PERMITS) MUST BE FILED. WE RECOMMEND YOU USE A QUALIFIED ELECTRICAL CONTRACTOR. FOR MORE INFORMATION PLEASE CALL:



ELECTRICAL  
SAFETY  
AUTHORITY

1-877-ESA-SAFE  
OR VISIT  
WWW.ESASAFE.COM

### BEDROOM WINDOWS

- (1) EVERY FLOOR LEVEL CONTAINING BEDROOMS IN A *SUITE* SHALL BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS, AND EACH SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35M<sup>2</sup> (3.8 SQ.FT.) WITH NO DIMENSION LESS THAN 380 MM (15 IN).
- (2) EXCEPT FOR *BASEMENT* AREAS, THE WINDOW DESCRIBED IN SENTENCE (1) SHALL HAVE A MAXIMUM SILL HEIGHT OF 1M (3 FT 3 IN) ABOVE THE FLOOR.
- (3) WHEN SLIDING WINDOWS ARE USED, THE MINIMUM DIMENSION DESCRIBED IN SENTENCE (1) SHALL APPLY TO THE OPENABLE PORTION OF THE WINDOW.

**ATTIC HATCHES SHALL NOT BE LESS THAN 550mm (21 5/8") BY 900mm (35")**

### OBC 9.26.4.1.

FLASHING REQUIRED AT ALL ROOF-WALL JUNCTIONS

### INTERIOR FINISH OF EXITS

THE FLAME SPREAD RATING OF WALL OR CEILING FINISH IN AN EXIT MUST NOT EXCEED 25.

### INTERIOR FINISH (EXCEPT EXITS)

FLAME SPREAD RATING OF INTERIOR FINISH MATERIALS SHALL NOT EXCEED 150 ON WALLS AND 150 ON CEILINGS. COMBUSTIBLE WALL AND CEILING FINISHES SUCH AS WOOD, PLYWOOD, PLASTIC, FABRIC, CARPET, ETC. MUST BE APPROVED BY THE INSPECTOR PRIOR TO THE INSTALLATION.

### DIV.B. 9.10.14.1 EXPOSING BUILDING FACE OF HOUSES

UNPROTECTED OPENINGS IN THE EXPOSING BUILDING FACE SHALL NOT BE PERMITTED IF THE LIMITING DISTANCE IS LESS THAN 1.2m (3'11") AND SHALL BE LIMITED IN CONFORMANCE WITH THE REQUIREMENTS FOR UNPROTECTED OPENINGS IN DIV. B ARTICLE 9.10.15.1. WHERE THE LIMITING DISTANCE IS 1.2m (3'11") OR GREATER.

THE EXPOSING BUILDING FACE SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES WHERE THE LIMITING DISTANCE IS LESS THAN 1.2m.

### RESISTANCE TO FORCED ENTRY 2012 O.B.C. DIV B. 9.7.5.2. & 9.7.5.3.

1. SWINGING DOORS PROVIDING ACCESS TO DWELLING UNITS SHALL SATISFY THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY AS DESCRIBED IN SUBSECTION 9.7.5.2.
2. WINDOWS IN DWELLING UNITS THAT ARE LOCATED WITHIN 2M OF ADJACENT GROUND LEVEL SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY AS DESCRIBED IN CLAUSE 5.3.5.OF AAMA/WDMA/CSA 101/1.S.2/A440.

A return air inlet shall be located in any room where at least 1/2 of the floor area is located over an unconditioned space (e.g. room over a garage)

2012 Code

### 9.8.8.1.(8)(a)(b) Windows over Stairs, Ramps and Landings

- (2) In *dwelling units*, glazing installed over stairs, ramps and landings that extend to less than 900 mm (2 ft 11 in) above the surface to the treads, ramp or landing shall be,
- (a) protected by *guards*, in accordance with this Subsection, or
  - (b) non-openable and designed to withstand the specified lateral loads for *guards* as provided in Article 4.1.5.14.

2012 OBC DIV. B, 9.8.2.1. to 9.8.4.7. STAIR DIMENSIONS						
STAIR TYPE	MAX. RISE, mm, ALL STEPS	MIN. RISE, mm, ALL STEPS	MAX. RUN, mm RECTANGULAR TREADS	MIN. RUN, mm RECTANGULAR TREADS	STAIR WIDTH, mm	HEADROOM, mm
PRIVATE STAIRS	200	125	355	255	860	1950
PUBLIC STAIRS	180	125	NO LIMIT	280	900	2050
SERVICE STAIRS	NO LIMIT	125	355	NO LIMIT	900	2050
STAIR TO UNOCCUPIED ATTIC SPACE	NO LIMIT	125	355	NO LIMIT	860	1950
STAIRS TO CRAWL SPACE	NO LIMIT	125	355	NO LIMIT	860	1950
STAIRS THAT SERVE MEZZANINES NOT EXCEEDING 20 m <sup>2</sup> WITHIN LIVE/WORK UNITS	NO LIMIT	125	355	NO LIMIT	WIDTH AS PER DIV B 9.8.2.1.(3)	2050
<b>NOTE:</b> THE CURVED EDGES OF TREADS SHALL NOT REDUCE THE REQUIRED TREAD DEPTH BY MORE THAN 15mm AND SHALL NOT EXCEED 25mm HORIZONTALLY.						

### STRUCTURAL ALTERATIONS

ALL STRUCTURAL ALTERATIONS MUST BE FIELD REVIEWED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE BUILDING INSPECTOR

### FINISHED SITE GRADING

THE BUILDING SHALL BE LOCATED AND THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ANY ADJACENT PROPERTIES.

**A CURSORY REVIEW OF THE STRUCTURAL ELEMENTS HAS BEEN COMPLETED AND IS RELIANT ON ENGINEER'S CERTIFICATION OF DRAWINGS.**

### 9.5.2.3. STUD WALL REINFORCEMENT

- (1) IF WOOD WALL STUDS OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO,
- (a) A WATER CLOSET IN THE LOCATION REQUIRED BY CLAUSE 3.8.3.8.(1)(d), AND
  - (b) A SHOWER OR BATHTUB IN THE LOCATION BY CLAUSE 3.8.3.13.(1)(f).

(SEE APPENDIX A.)



## STRIP FOOTINGS -

FOR SINGLES & SEMIS UP TO 2 STOREY  
8" OR 10" FOUNDATION WALLS WITH 2"x8" 2"x12" OR JOISTS  
20"x6" CONCRETE STRIP FOOTINGS BE  
24"x8" CONCRETE STRIP FOOTINGS BE

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS  
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

## FOOTINGS ON ENGINEERED FILL

24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING  
BELOW EXTERIOR WALLS.

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

(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE  
WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY OR 90 KPa  
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

## PAD FOOTINGS

120 KPa NATIVE SOIL

90 KPa ENGINEERED FILL SOIL

F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD  
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD  
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" 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)

## BRICK VENEER LINTELS

WL1 = 3'-1/2"x3'-1/2"x1/4" L (90x90x6.0L) + 2-2"x8" SPR. No.2  
WL2 = 4"x3'-1/2"x5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2  
WL3 = 5"x3'-1/2"x5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2  
WL4 = 6"x3'-1/2"x3/8" L (150x90x10.0L) + 2-2"x12" SPR. No.2  
WL5 = 6"x4"x3/8" L (150x100x10.0L) + 2-2"x12" SPR. No.2  
WL6 = 5"x3'-1/2"x5/16" L (125x90x8.0L) + 2-2"x12" SPR. No.2  
WL7 = 5"x3'-1/2"x5/16" L (125x90x8.0L) + 3-2"x10" SPR. No.2  
WL8 = 5"x3'-1/2"x5/16" L (125x90x8.0L) + 3-2"x12" SPR. No.2  
WL9 = 6"x4"x3/8" L (150x100x10.0L) + 3-2"x12" SPR. No.2

## LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)  
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)  
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)  
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)  
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)  
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)  
WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)  
WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)  
WB12 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

## LAMINATED VENEER LUMBER (LVL) BEAMS

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

LVL BEAMS SHALL BE VERSA-LAM 2.0E (Fb=2800psi MIN) OR  
EQUIVALENT.

## GLUE-LAMINATED LUMBER BEAMS

GLU1 = 3 1/8" X 11 7/8" (80 X 300)  
GLU2 = 5 1/8" X 11 7/8" (130 X 300)

## LOOSE STEEL LINTELS

L1 = 3'-1/2"x3'-1/2"x1/4" L (90x90x6.0L)  
L2 = 4"x3'-1/2"x5/16" L (100x90x8.0L)  
L3 = 5"x3'-1/2"x5/16" L (125x90x8.0L)  
L4 = 6"x3'-1/2"x3/8" L (150x90x10.0L)  
L5 = 6"x4"x3/8" L (150x100x10.0L)  
L6 = 7"x4"x3/8" L (175x100x10.0L)

## DOOR SCHEDULE

NOS	WIDTH	HEIGHT 8'-4" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

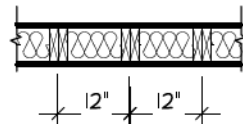
SPACE CONVENTIONAL FLOOR JOISTS @ 12"  
O.C. BELOW ALL CERAMIC TILE AREAS.  
PROVIDE 1 ROW BRIDGING FOR SPANS OF  
5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR  
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS  
FOR ENGINEERED FRAMING LAYOUTS

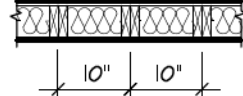
2-2"x6" STUD WALL NAILED TOGETHER AND  
SPACED @12" O.C. FULL HT C/M SOLID  
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"  
EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL  
FOR THIS DETAIL IS 18'-0"

## TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E  
STUD WALL GLUED AND NAILED TOGETHER  
AND SPACED MAX. @10" O.C. FULL HT C/M  
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL  
AND 7/16" EXT. OSB SHEATHING.



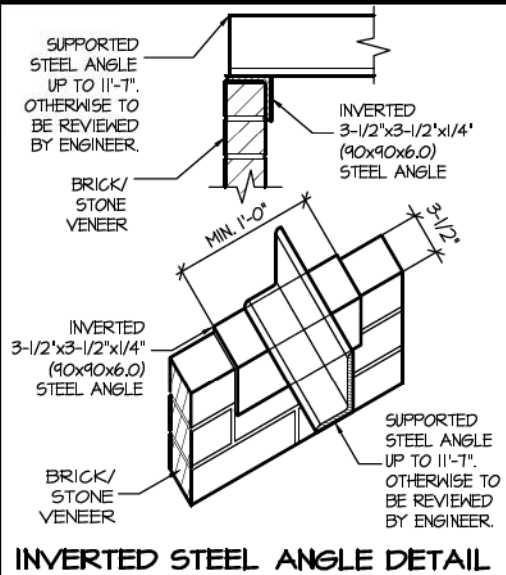
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS  
DETAIL IS 20'-2" AND MAXIMUM WIDTH  
IS 40'-0"

## TWO STORY HEIGHT WALL DETAIL

THE MINIMUM THERMAL PERFORMANCE OF BUILDING  
ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE  
FOLLOWING

## 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	3.81 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATING = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80



## AREA CALCULATIONS

	ELEV. 1
GROUND FLOOR AREA	= 1523 Sq. Ft.
SECOND FLOOR AREA	= 1692 Sq. Ft.
TOTAL FLOOR AREA	= 3215 Sq. Ft.
	298.68 Sq. M.
1ST FLOOR OPEN AREA	= 0 Sq. Ft.
2ND FLOOR OPEN AREA	= 15 Sq. Ft.
ADD TOTAL OPEN AREAS	= 15 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 3230 Sq. Ft.
	300.08 Sq. M.
GROUND FLOOR COVERAGE	= 1523 Sq. Ft.
GARAGE COVERAGE / AREA	= 417 Sq. Ft.
PORCH COVERAGE / AREA	= 63 Sq. Ft.
TOTAL COVERAGE W/ PORCH	= 2003 Sq. Ft.
	186.08 Sq. m.
TOTAL COVERAGE W/O PORCH	= 1940 Sq. Ft.
	180.23 Sq. m.

## AREA CALCULATIONS

	ELEV. 2
GROUND FLOOR AREA	= 1517 Sq. Ft.
SECOND FLOOR AREA	= 1706 Sq. Ft.
TOTAL FLOOR AREA	= 3223 Sq. Ft.
	299.43 Sq. M.
1ST FLOOR OPEN AREA	= 0 Sq. Ft.
2ND FLOOR OPEN AREA	= 15 Sq. Ft.
ADD TOTAL OPEN AREAS	= 15 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 3238 Sq. Ft.
	300.82 Sq. M.
GROUND FLOOR COVERAGE	= 1517 Sq. Ft.
GARAGE COVERAGE / AREA	= 417 Sq. Ft.
PORCH COVERAGE / AREA	= 164 Sq. Ft.
TOTAL COVERAGE W/ PORCH	= 2098 Sq. Ft.
	194.91 Sq. m.
TOTAL COVERAGE W/O PORCH	= 1934 Sq. Ft.
	179.67 Sq. m.

## AREA CALCULATIONS

	ELEV. 3
GROUND FLOOR AREA	= 1517 Sq. Ft.
SECOND FLOOR AREA	= 1692 Sq. Ft.
TOTAL FLOOR AREA	= 3209 Sq. Ft.
	298.13 Sq. M.
1ST FLOOR OPEN AREA	= 0 Sq. Ft.
2ND FLOOR OPEN AREA	= 15 Sq. Ft.
ADD TOTAL OPEN AREAS	= 15 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 3224 Sq. Ft.
	299.52 Sq. M.
GROUND FLOOR COVERAGE	= 1517 Sq. Ft.
GARAGE COVERAGE / AREA	= 417 Sq. Ft.
PORCH COVERAGE / AREA	= 63 Sq. Ft.
TOTAL COVERAGE W/ PORCH	= 1997 Sq. Ft.
	185.53 Sq. m.
TOTAL COVERAGE W/O PORCH	= 1934 Sq. Ft.
	179.67 Sq. m.

CAROL 12	ELEV.1	COMPLIANCE PACKAGE "A1"			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	719.37	66.83	82.51	7.67	11.47 %
LEFT SIDE	1171.50	109.34	250.72	23.24	21.24 %
RIGHT SIDE	1192.38	110.78	50.62	4.70	4.25 %
REAR	784.72	72.40	152.44	14.21	19.50 %
TOTAL	3873.47	359.40	536.84	44.87	13.86 %

CAROL 12	ELEV.2	COMPLIANCE PACKAGE "A1"			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	719.37	66.83	115.72	10.75	16.04 %
LEFT SIDE	1171.50	109.34	232.12	21.56	19.71 %
RIGHT SIDE	1192.38	110.78	50.62	4.70	4.25 %
REAR	784.72	72.40	152.44	14.21	19.50 %
TOTAL	3873.47	359.40	551.45	51.23	14.23 %

CAROL 12	ELEV.3	COMPLIANCE PACKAGE "A1"			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	719.37	66.83	106.60	9.40	14.82 %
LEFT SIDE	1171.50	109.34	271.12	25.14	23.03 %
RIGHT SIDE	1192.38	110.78	50.62	4.70	4.25 %
REAR	784.72	72.40	152.44	14.21	19.50 %
TOTAL	3873.47	359.40	581.33	54.01	15.01 %

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  
Oshawa.

STRUDET INC.



FOR STRUCTURE ONLY

CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022
REVISIONS		

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

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

VIKAS GAJJAR  
NAME

SIGNATURE

28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE

AREA CHARTS

SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

BY  
MB  
TYPE

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

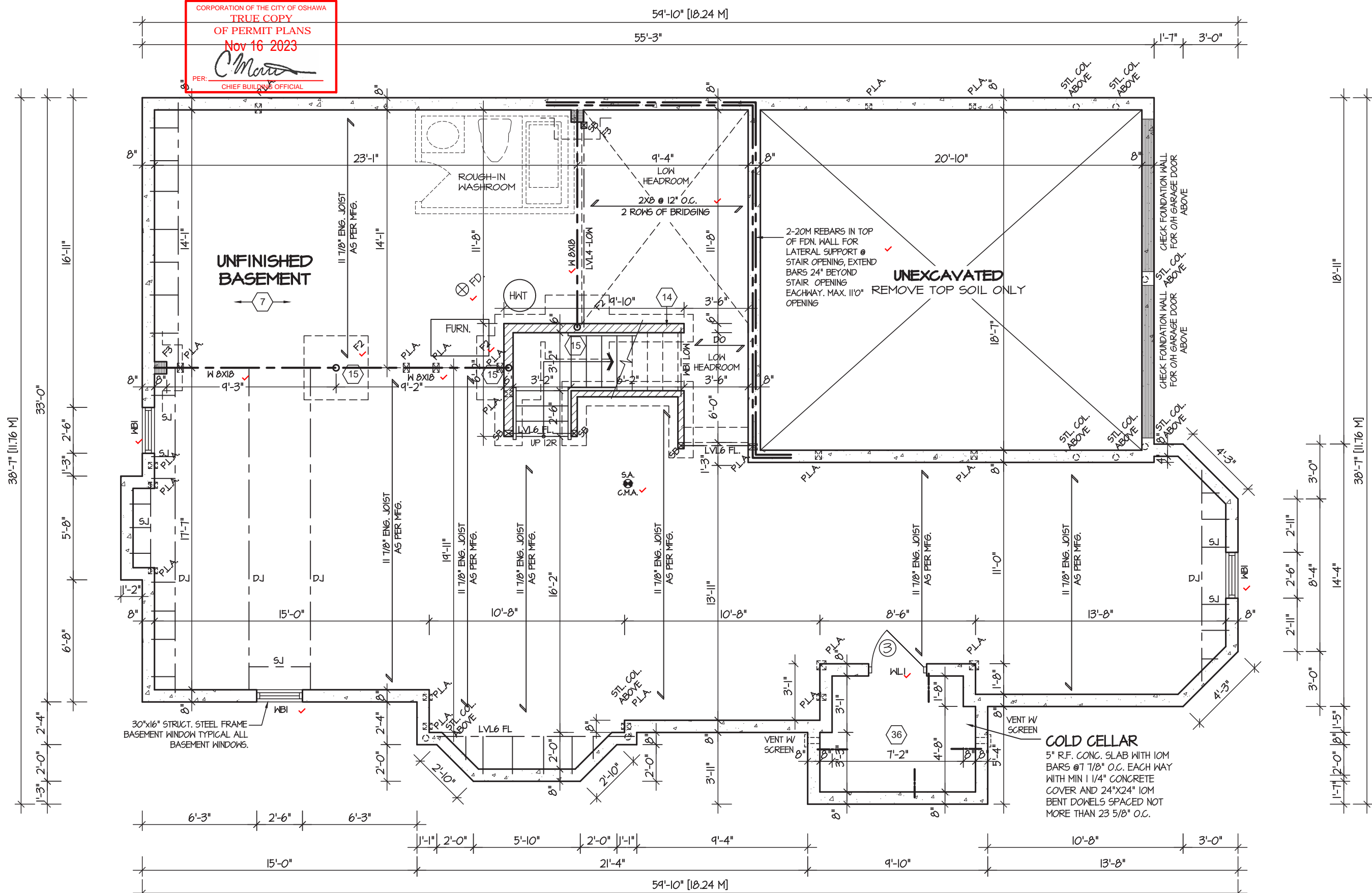
AREA  
3,230  
PROJECT  
03-03-22

PAGE No.  
0

PROJECT NAME  
ZADORRA ESTATES INC.



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *Chief Building Official*  
CHIEF BUILDING OFFICIAL



### BASEMENT FLOOR 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.

STRUDET INC.



FOR STRUCTURE ONLY

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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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

#### 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

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE  
BASEMENT PLAN  
ELEV. 1

SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

BY  
MB  
TYPE

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

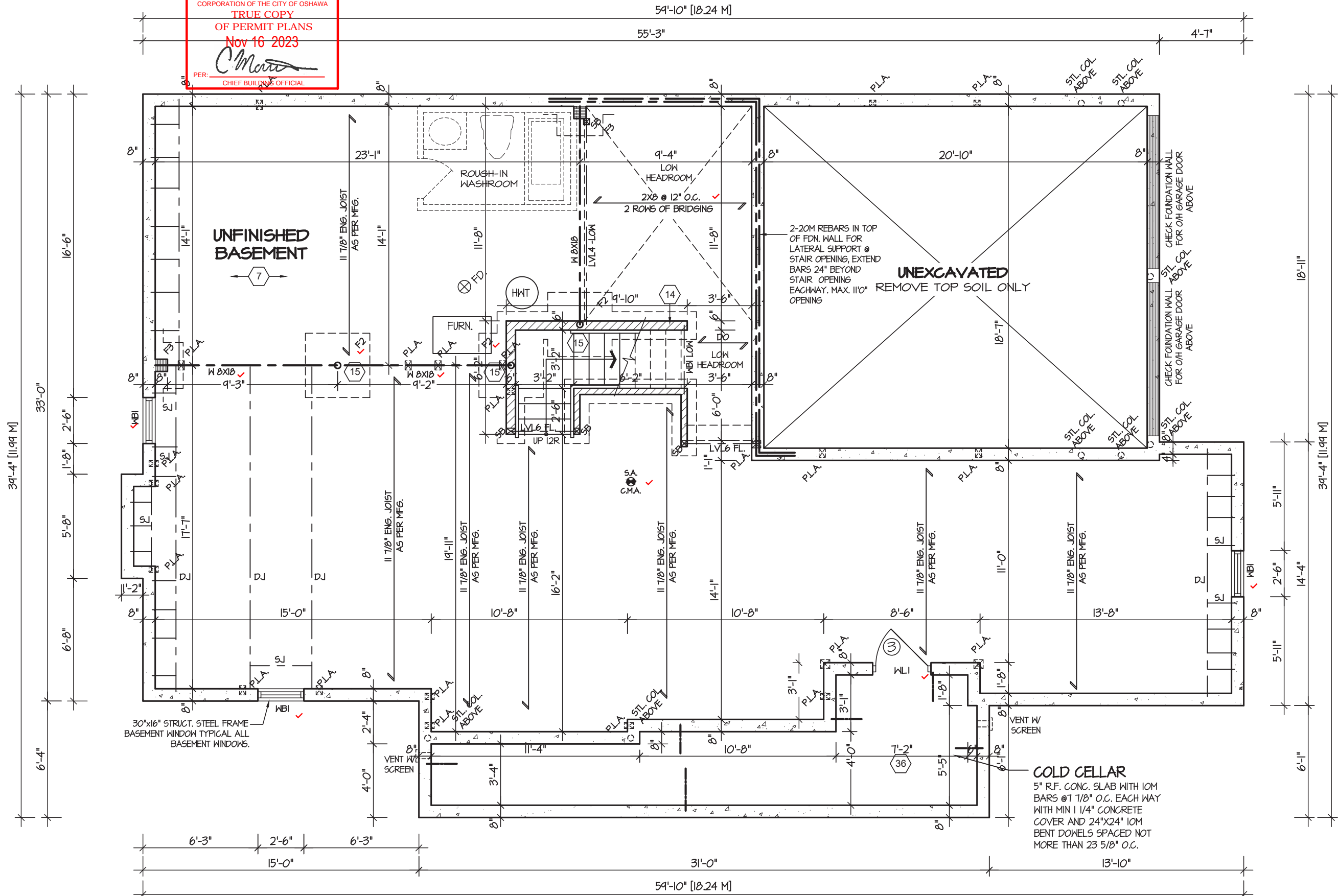
AREA  
3,230  
PROJECT  
03-03-22

PAGE No.  
1

**Greenpark.**

PROJECT NAME  
ZADORRA ESTATES INC.

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *[Signature]*  
CHIEF BUILDING OFFICIAL



BASEMENT FLOOR PLAN '2'

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

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

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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



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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
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CAROL 12  
COMPLIANCE PACKAGE "A1"

REVISIONS		
5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

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  
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VIKAS GAJJAR  
NAME  
28770  
BCIN

*[Signature]*  
SIGNATURE

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CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE  
BASEMENT PLAN  
ELEV. 2

SCALE  
3/16"=1'-0"

DATE  
APR. 2023

BY  
MB

TYPE

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  
3,230

PAGE No.  
1-2

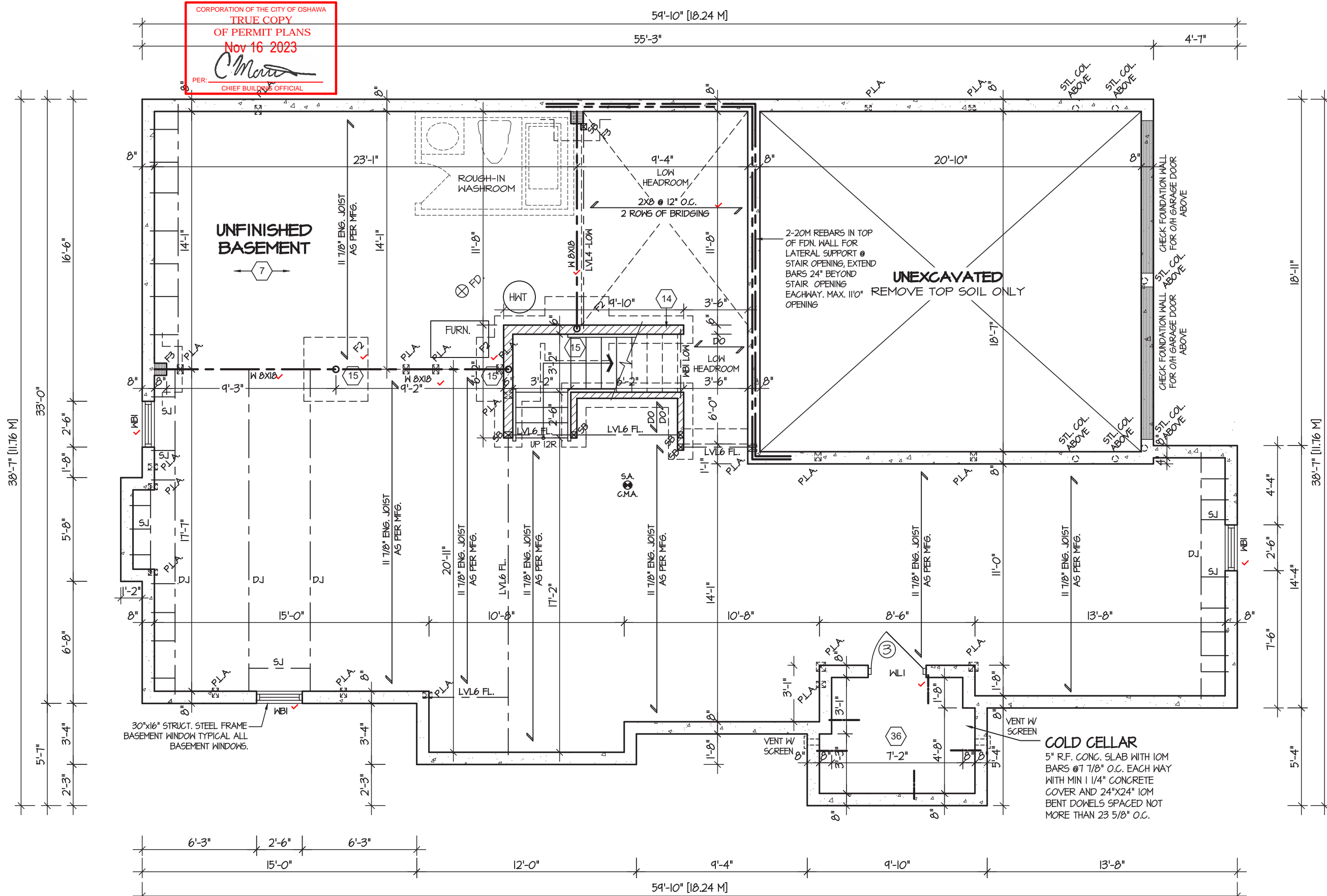
PROJECT  
03-03-22

**Greenpark.**

PROJECT NAME  
ZADORRA ESTATES INC.



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *Chief Building Official*  
CHIEF BUILDING OFFICIAL



### BASEMENT FLOOR PLAN '3'

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

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.  
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REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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

STRUDET INC.



FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

## CAROL 12

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

#### REVISIONS

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

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

VIKAS GAJJAR

NAME

SIGNATURE

28770

BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

**REGION  
DESIGN  
INC.**

SHEET TITLE  
**BASEMENT PLAN  
ELEV. 3**

SCALE  
3/16"=1'-0"

DATE  
APR. 2023

BY  
MB

TYPE

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  
3,230

PROJECT  
03-03-22

PAGE No.

1-3

**Greenpark.**

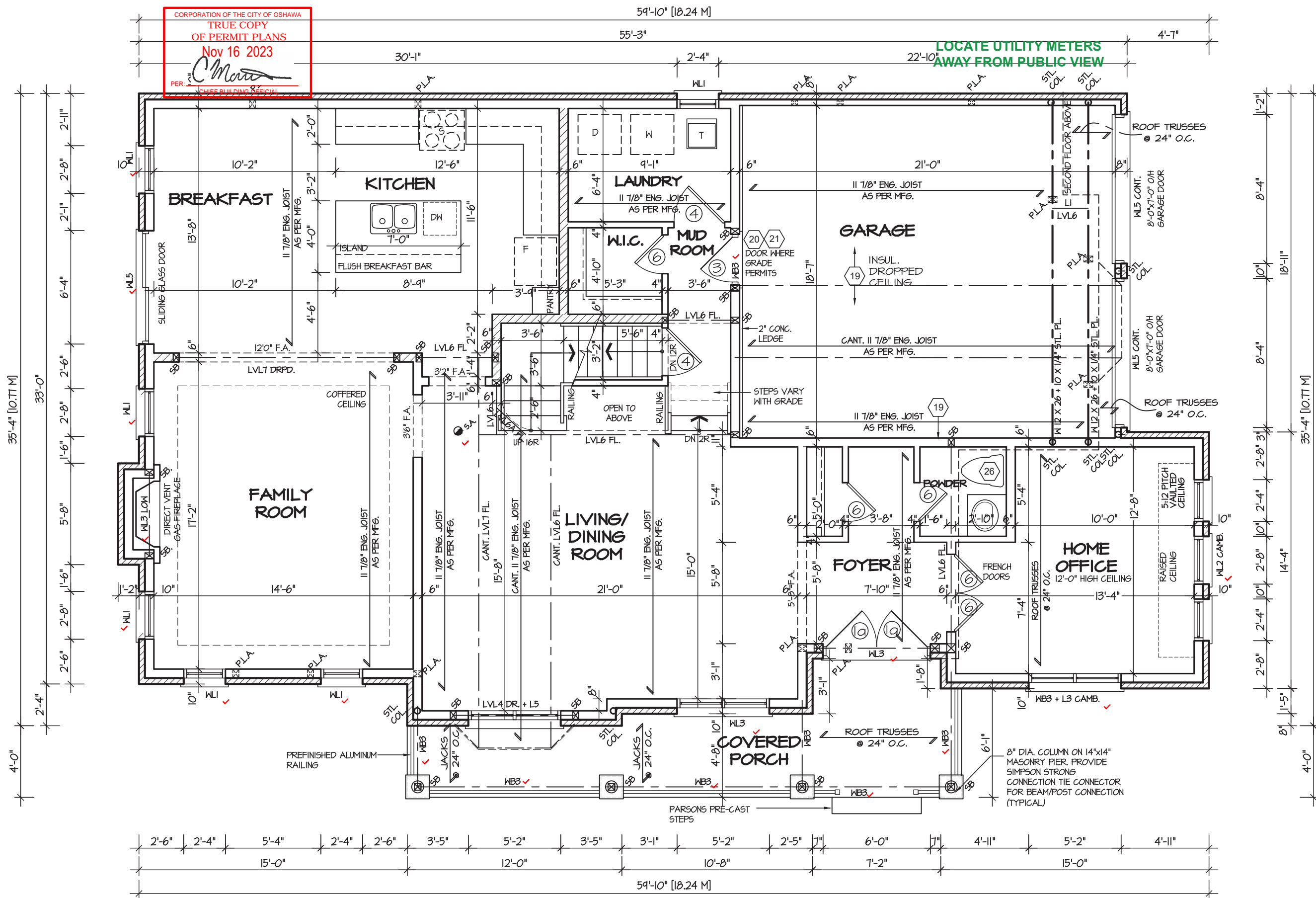
PROJECT NAME

ZADORRA ESTATES INC.





CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: CHIEF BUILDING OFFICIAL



FIRST FLOOR PLAN '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.

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: JUL 31, 2023  
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CAROL 12  
COMPLIANCE PACKAGE "A1"

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
JUL 12 2023  
PROVINCE OF ONTARIO  
FOR STRUCTURE ONLY

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

REVISIONS

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QUALIFICATION INFORMATION  
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VIKAS GAJJAR  
NAME  
28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
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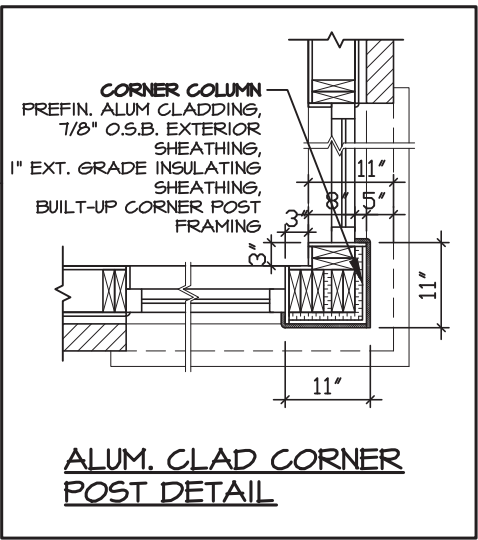
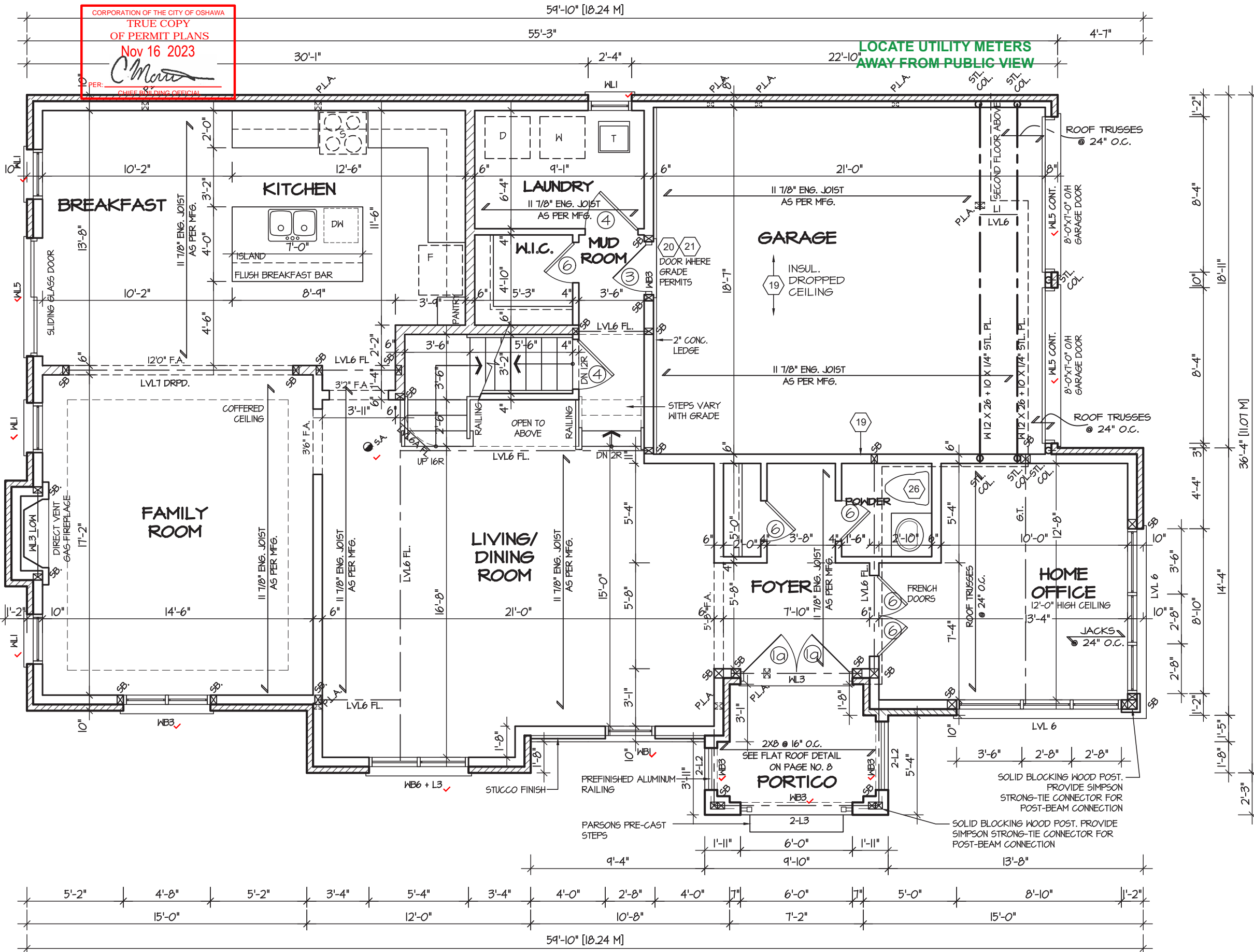
REGION  
DESIGN  
INC.

SHEET TITLE  
FIRST FLOOR PLAN  
ELEV. 2  
SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

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  
3,230  
PAGE No.  
2-2  
PROJECT  
03-03-22

PROJECT NAME  
ZADORRA ESTATES INC.

Greenpark.



FIRST FLOOR PLAN '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.

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: JUL 31, 2023  
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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

REVISIONS

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QUALIFICATION INFORMATION  
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VIKAS GAJJAR  
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28770  
BCIN  
SIGNATURE

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CONCORD, ONTARIO  
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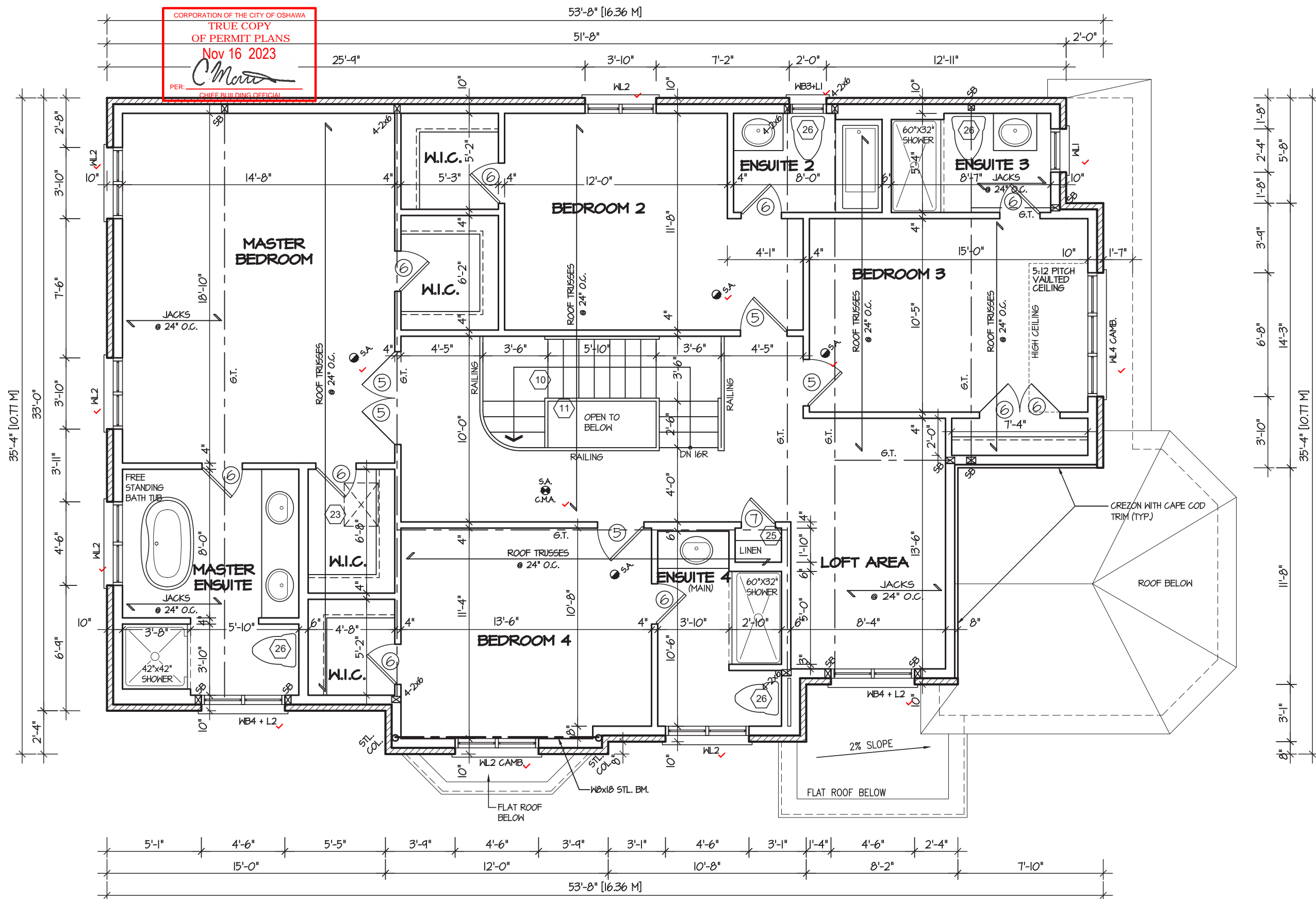
SHEET TITLE  
FIRST FLOOR PLAN  
ELEV. 3  
SCALE  
3/16"=1'-0"  
BY  
MB  
DATE  
APR. 2023  
TYPE

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  
3,230  
PAGE No.  
2-3  
PROJECT  
03-03-22

PROJECT NAME  
ZADORRA ESTATES INC.  
Greenpark.



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *C. Mar*  
CHIEF BUILDING OFFICIAL



SECOND FLOOR PLAN 'I'



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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

REVISIONS

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QUALIFICATION INFORMATION

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

VIKAS GAJJAR  
NAME  
28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE  
SECOND FLOOR PLAN  
ELEV. 1

SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

BY  
MB  
TYPE

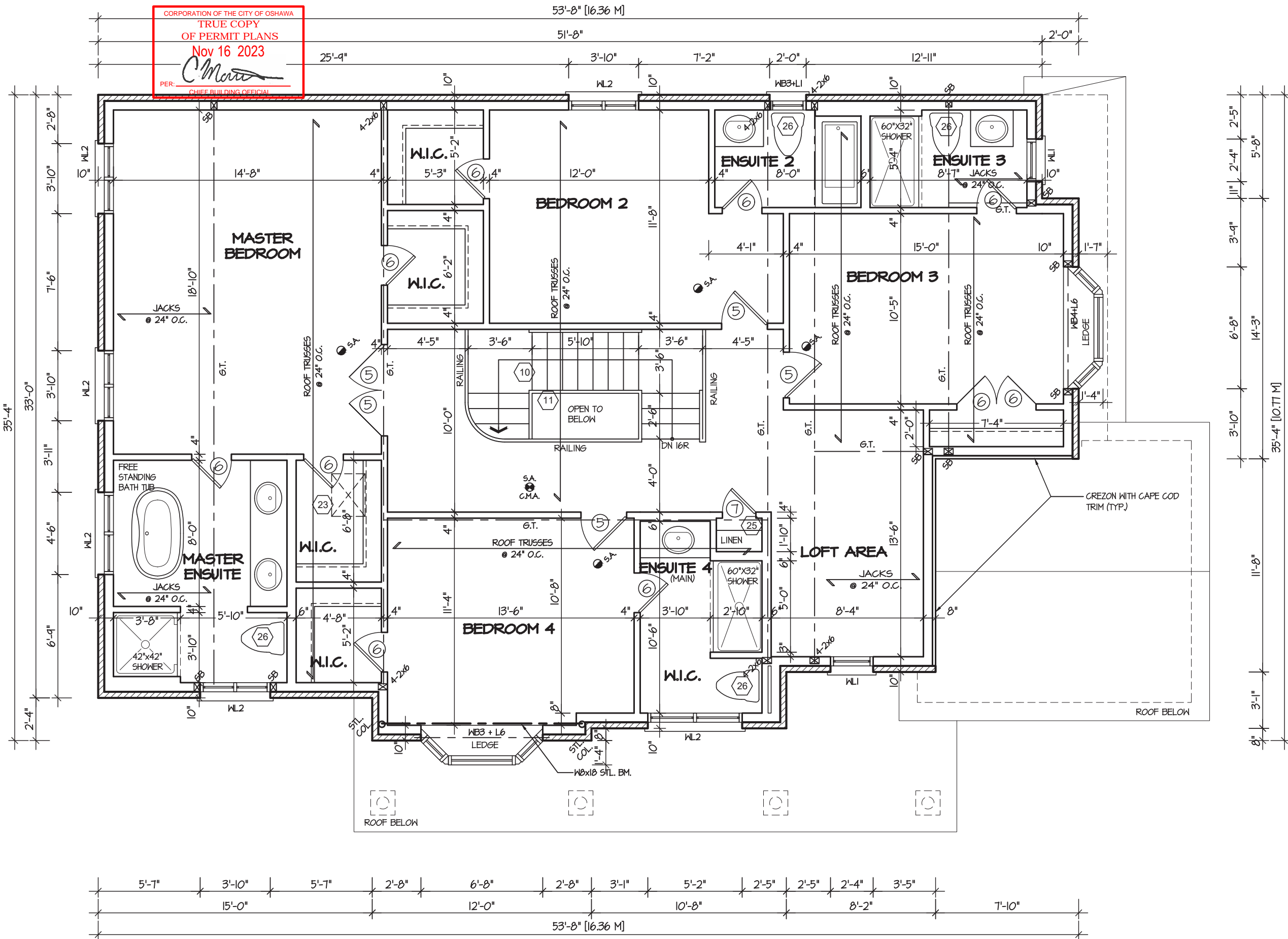
CONTRACTOR SHALL CHECK ALL  
DIMENSIONS AND ELEVATIONS BEFORE  
COMMENCING WITH WORK AND REPORT  
ANY DISCREPANCIES TO THE DESIGNER.  
PRINTS ARE NOT TO BE SCALED.

AREA  
3,230  
PROJECT  
03-03-22

PAGE No.  
3

Greenpark

PROJECT NAME  
ZADORRA ESTATES INC.



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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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
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2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

REVISIONS

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QUALIFICATION INFORMATION  
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VIKAS GAJJAR  
NAME  
28770  
BCIN

*[Signature]*  
SIGNATURE

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE  
SECOND FLOOR PLAN  
ELEV. 2

SCALE 3/16"=1'-0"

DATE APR. 2023

BY MB

TYPE

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 3,230

PAGE No. 3-2

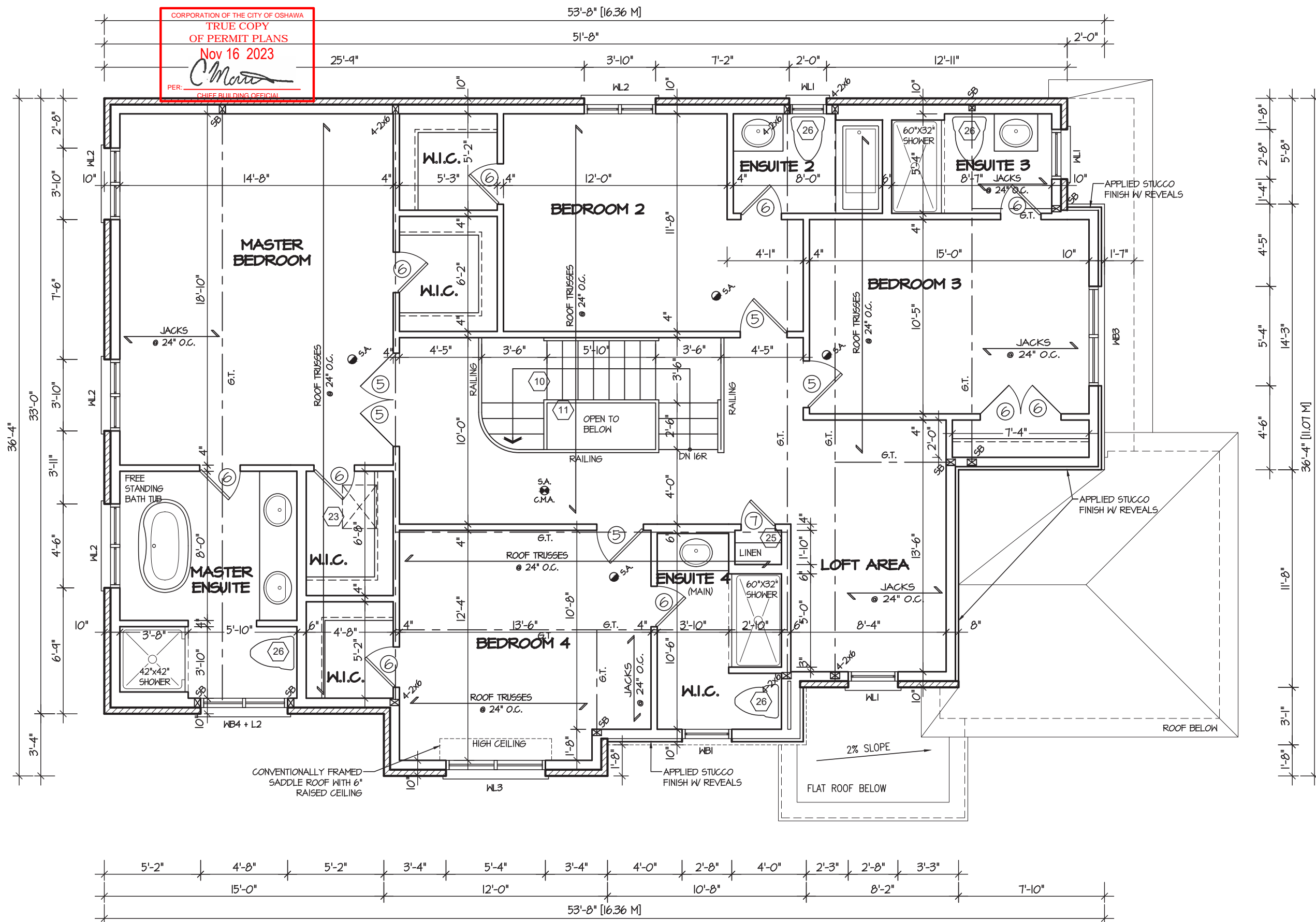
PROJECT 03-03-22

**Greenpark.**

PROJECT NAME  
ZADORRA ESTATES INC.



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *C. Marinkovic*  
CHIEF BUILDING OFFICIAL



SECOND FLOOR PLAN '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.

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

REVISIONS

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

VIKAS GAJJAR	28770
NAME	BCIN
SIGNATURE	

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CONCORD, ONTARIO  
L4K 4S6  
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REGION  
DESIGN  
INC.

SHEET TITLE  
SECOND FLOOR PLAN  
ELEV. 3

SCALE 3/16"=1'-0"	BY MB
DATE APR. 2023	TYPE

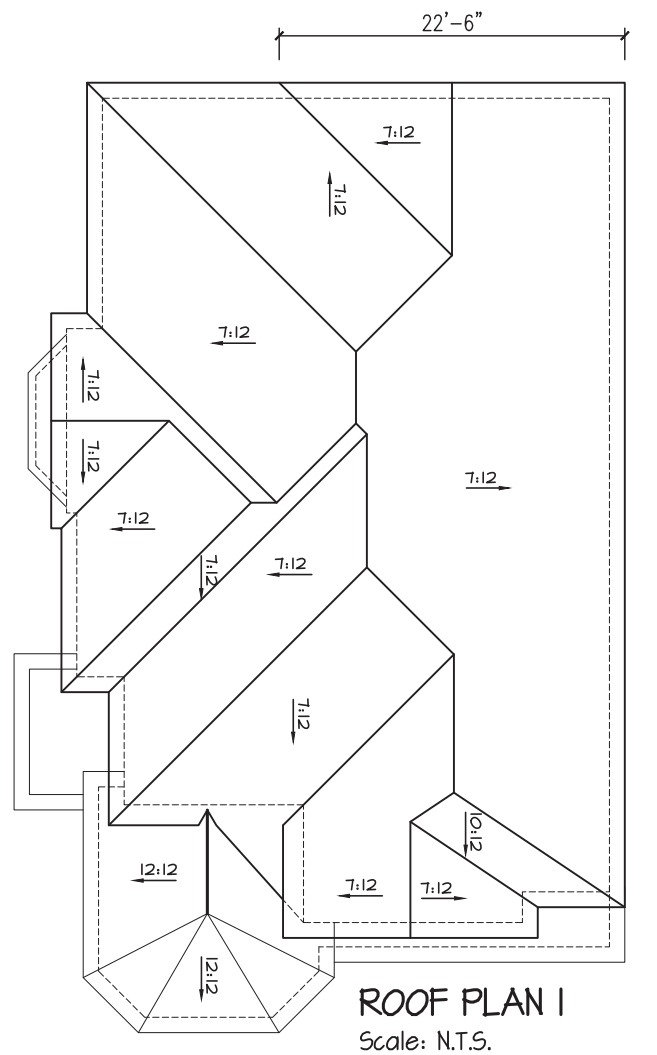
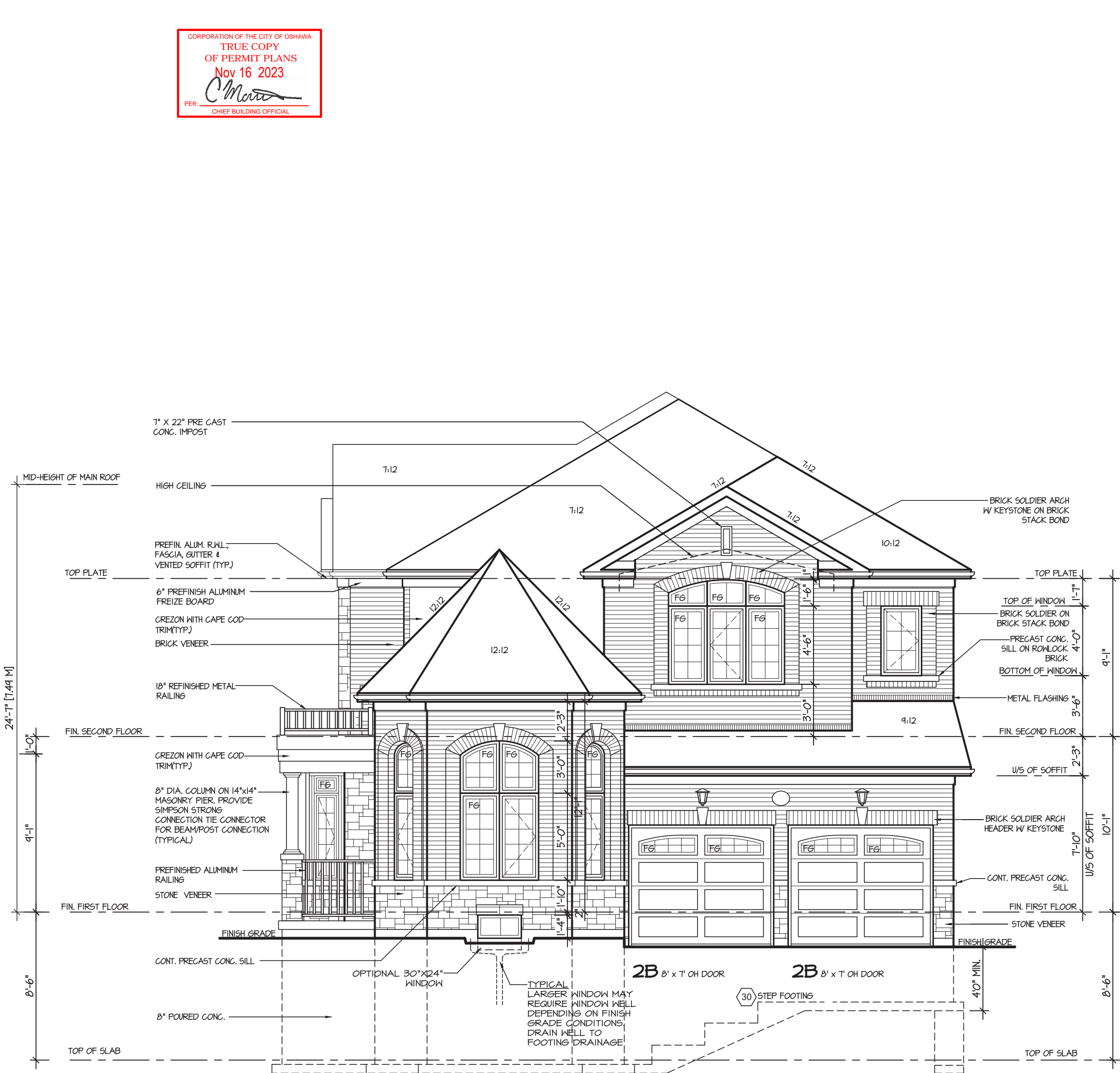
CONTRACTOR SHALL CHECK ALL  
DIMENSIONS AND ELEVATIONS BEFORE  
COMMENCING WITH WORK AND REPORT  
ANY DISCREPANCIES TO THE DESIGNER.  
PRINTS ARE NOT TO BE SCALED.

AREA 3,230	PAGE No. 3-3
PROJECT 03-03-22	

**Greenpark.**

PROJECT NAME  
ZADORRA ESTATES INC.

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *C. M...*  
CHIEF BUILDING OFFICIAL



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ARCHITECTURAL CONTROL REVIEW  
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APPROVED BY: *[Signature]*  
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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

REVISIONS

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VIKAS GAJJAR  
NAME  
28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
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L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

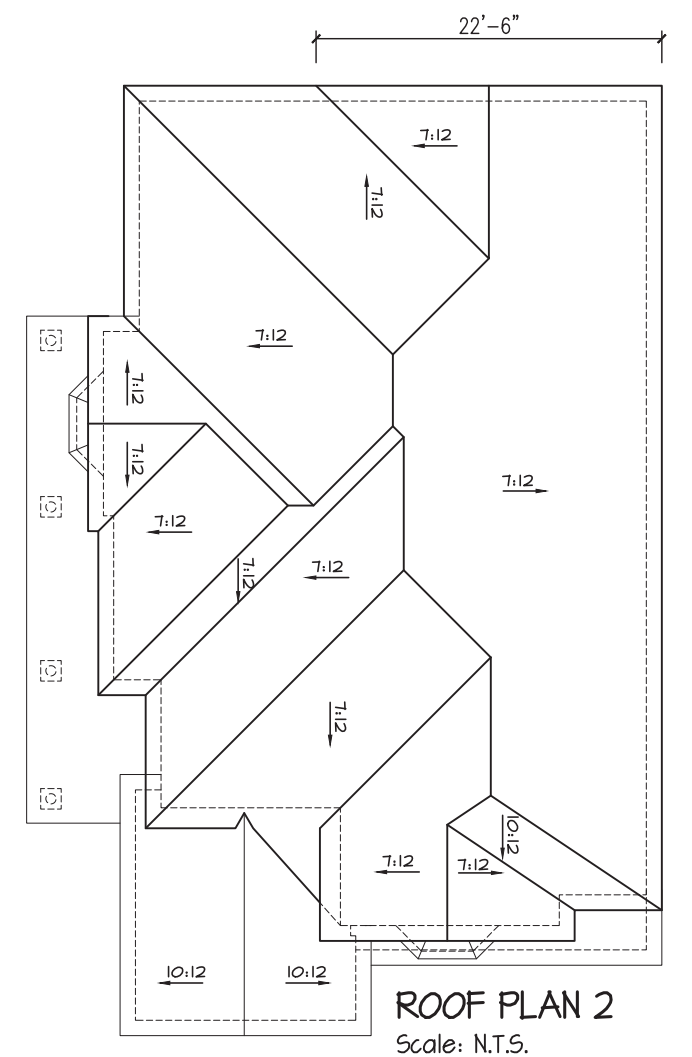
SHEET TITLE  
FRONT ELEVATION  
ELEV. 1  
SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.  
BY  
MB  
TYPE  
AREA  
3,230  
PROJECT  
03-03-22

PROJECT NAME  
ZADORRA ESTATES INC.

Greenpark





 <b>Greenpark™</b>	
PROJECT NAME <b>ZADORRA ESTATES INC.</b>	

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022
REVISIONS		

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VIKAS GAJJAR	28770
NAME	SIGNATURE
	BCIN

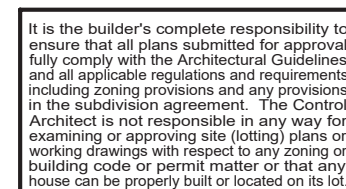
REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE	
FRONT ELEVATION ELEV. 2	
SCALE 3/16"=1'-0"	BY MB
DATE APR. 2023	TYPE

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 3,230	PAGE No.
PROJECT 03-03-22	4-2



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

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: \_\_\_\_\_  
DATE: JUL 31, 2023

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

# CAROL 12

## COMPLIANCE PACKAGE "A1"

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><b>REGION DESIGN INC.</b></p>	SHEET TITLE		<p>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>		
4.						FRONT ELEVATION				
3.						ELEV. 3				
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023				SCALE	BY	AREA	PAGE No.	
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022				3/16"=1'-0"	MB	3,230	4-3	
REVISIONS			DATE	TYPE	PROJECT			PROJECT NAME		
			APR. 2023		03-03-22			ZADORRA ESTATES INC.		



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *C. Mart*  
CHIEF BUILDING OFFICIAL



FLANKAGE ELEVATION I

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

REVISIONS

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VIKAS GAJJAR  
NAME  
28770  
BCIN  
SIGNATURE

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE  
LEFT SIDE ELEVATION  
ELEV. 1  
SCALE 3/16"=1'-0"  
DATE APR. 2023  
BY MB  
TYPE

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 3,230  
PROJECT 03-03-22  
PAGE No. 5

PROJECT NAME  
ZADORRA ESTATES INC.  
Greenpark.

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *C. Mart*  
CHIEF BUILDING OFFICIAL



FLANKAGE ELEVATION 2

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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022
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NAME	SIGNATURE	BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746



SHEET TITLE	
LEFT SIDE ELEVATION ELEV. 2	
SCALE 3/16"=1'-0"	BY MB
DATE APR. 2023	TYPE

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AREA 3,230	PAGE No. 5-2
PROJECT 03-03-22	

PROJECT NAME ZADORRA ESTATES INC.

10:03:44 AM M:\PROJECTS\ZADORRA OSHAWA\STANDARD\CAROL 12\CAROL 12 MASTER.DWG June 7, 2023

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *C. Mart*  
CHIEF BUILDING OFFICIAL



FLANKAGE ELEVATION 3

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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
4.		
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2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
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REGION  
DESIGN  
INC.

SHEET TITLE  
LEFT SIDE ELEVATION  
ELEV. 3  
SCALE  
3/16"=1'-0"  
DATE  
APR. 2023  
BY  
MB  
TYPE

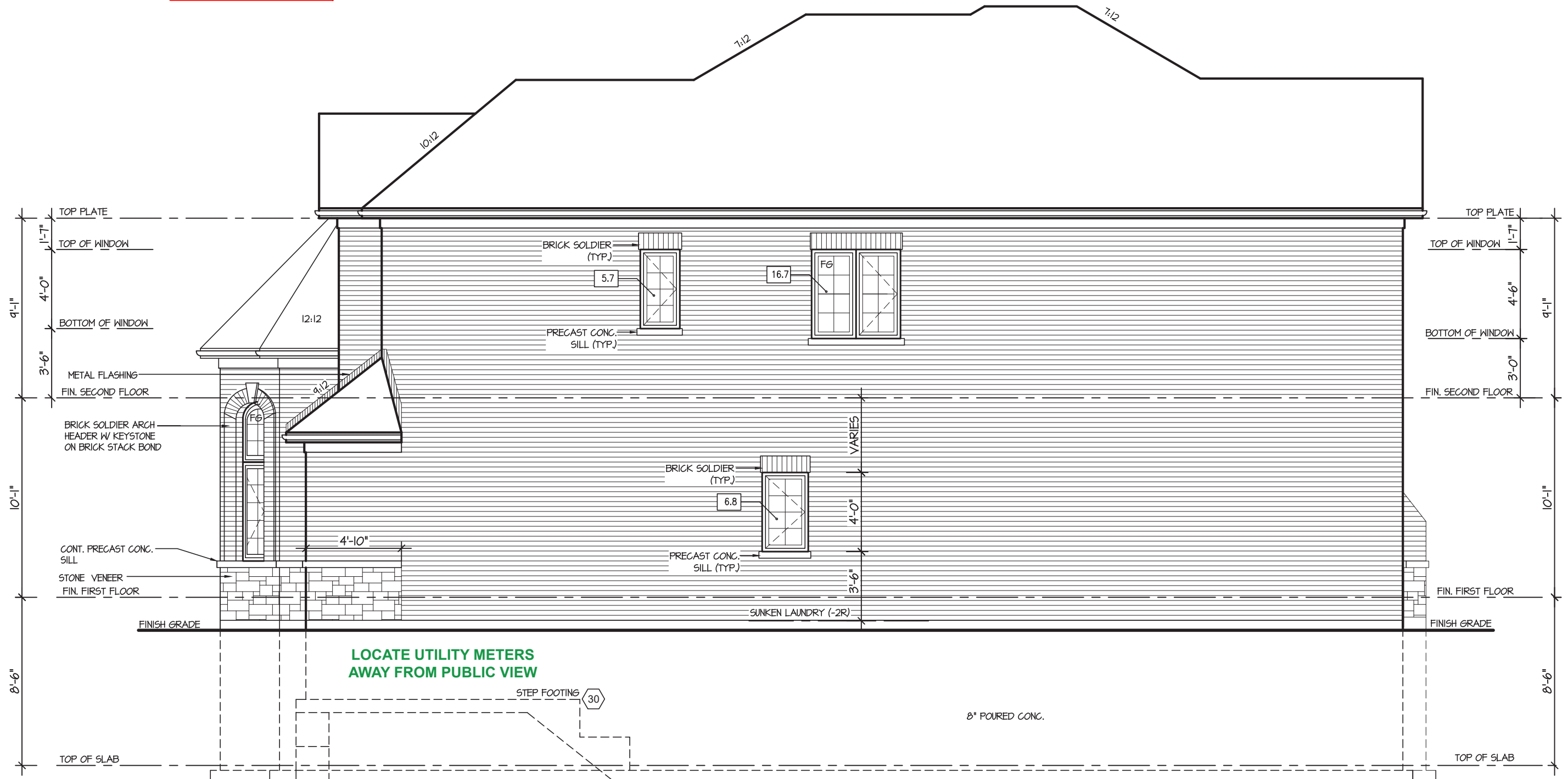
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AREA  
3,230  
PAGE No.  
5-3  
PROJECT  
03-03-22

PROJECT NAME  
ZADORRA ESTATES INC.

Greenpark



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER:   
CHIEF BUILDING OFFICIAL



RIGHT ELEVATION I

ALLOWABLE GLAZING (STANDARD PLAN)

WALL AREA	=	1067	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7 % 1.2 M SIDE YARD	=	74.69	Sq. Ft.
ACTUAL GLAZED AREA	=	29.2	Sq. Ft.

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CAROL 12

COMPLIANCE PACKAGE "A1"

5.		
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2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

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REGION  
DESIGN  
INC.

SHEET TITLE  
RIGHT SIDE ELEVATION  
ELEV. 1

SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

CONTRACTOR SHALL CHECK ALL  
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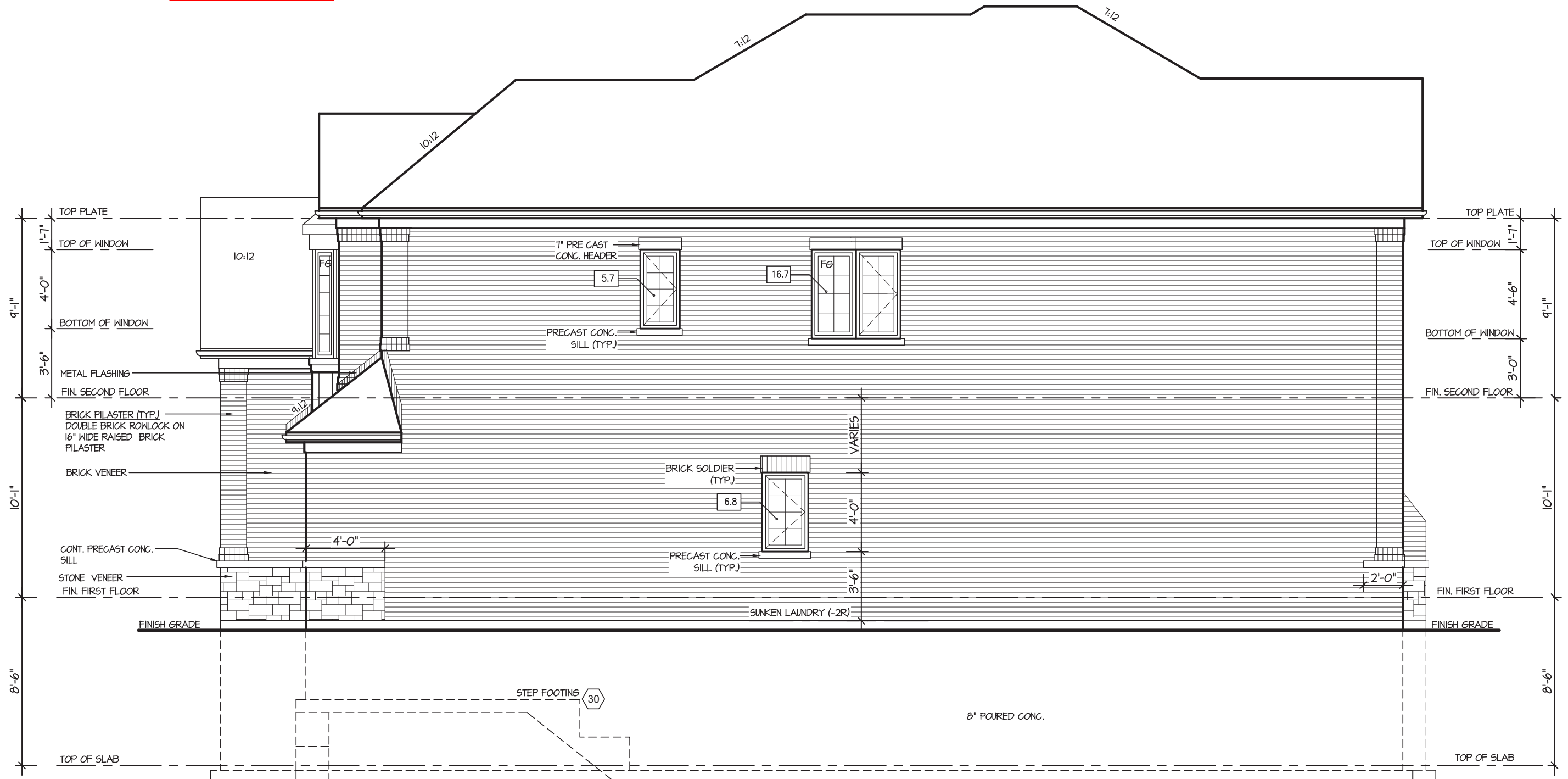
AREA  
3,230  
PROJECT  
03-03-22

PAGE No.  
6



PROJECT NAME  
ZADORRA ESTATES INC.

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER:   
CHIEF BUILDING OFFICIAL



RIGHT ELEVATION 2

ALLOWABLE GLAZING (STANDARD PLAN)

WALL AREA	=	1067	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7 % 1.2 M SIDE YARD	=	74.69	Sq. Ft.
ACTUAL GLAZED AREA	=	29.2	Sq. Ft.

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CAROL 12

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	MAR 2017

REVISIONS

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REGION  
DESIGN  
INC.

SHEET TITLE  
RIGHT SIDE ELEVATION  
ELEV. 2

SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

BY  
MB  
TYPE

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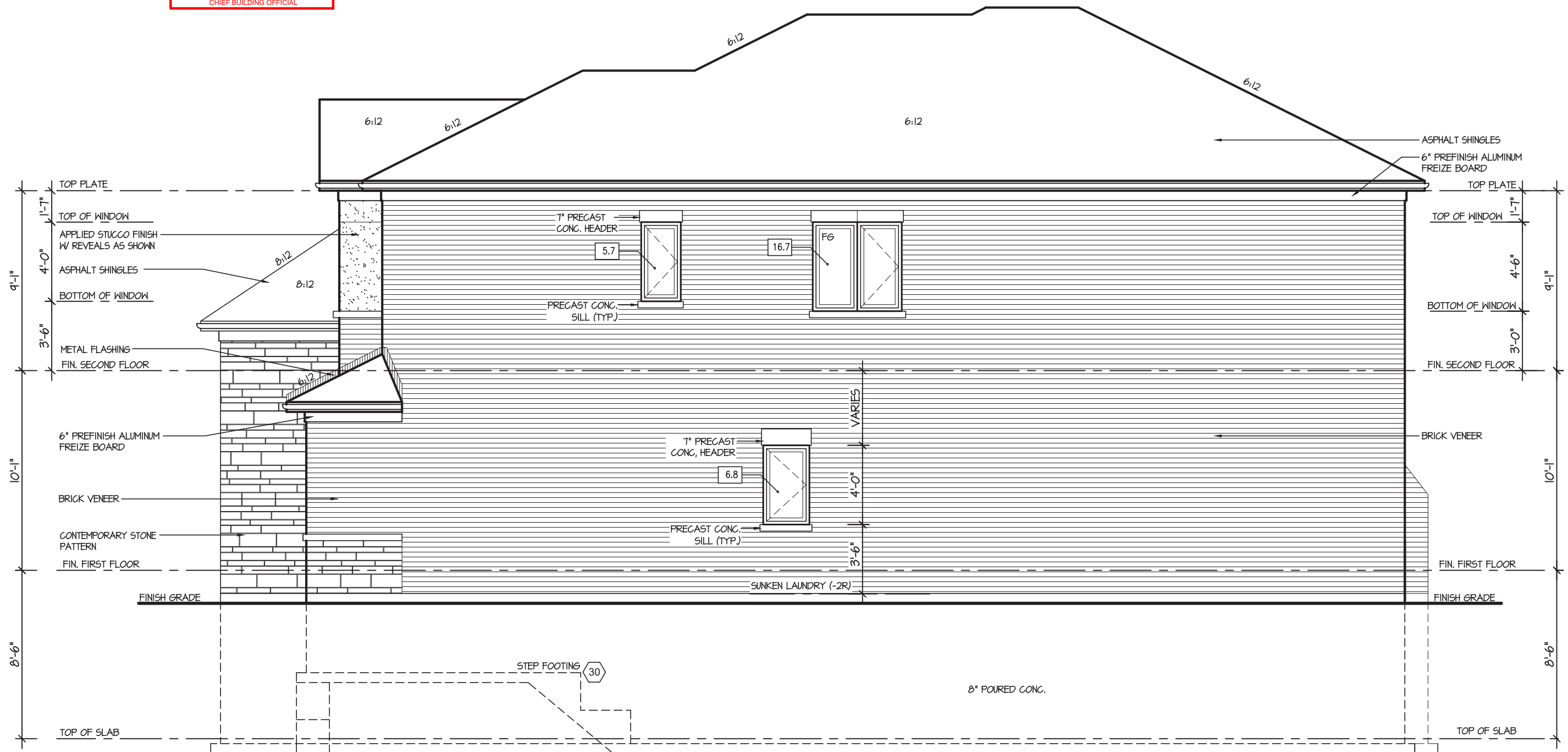
AREA  
3,230  
PROJECT  
03-03-22

PAGE No.  
6-2



PROJECT NAME  
ZADORRA ESTATES INC.

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Nov 16 2023  
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RIGHT ELEVATION 3

ALLOWABLE GLAZING (STANDARD PLAN)

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ALLOWABLE GLAZED AREA @ 7% 1.2 M SIDE YARD	=	74.69	Sq. Ft.
ACTUAL GLAZED AREA	=	29.2	Sq. Ft.

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REGION  
DESIGN  
INC.

SHEET TITLE  
RIGHT SIDE ELEVATION  
ELEV. 3

SCALE  
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DATE  
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BY  
MB  
TYPE  
AREA  
3,230  
PROJECT  
03-03-22

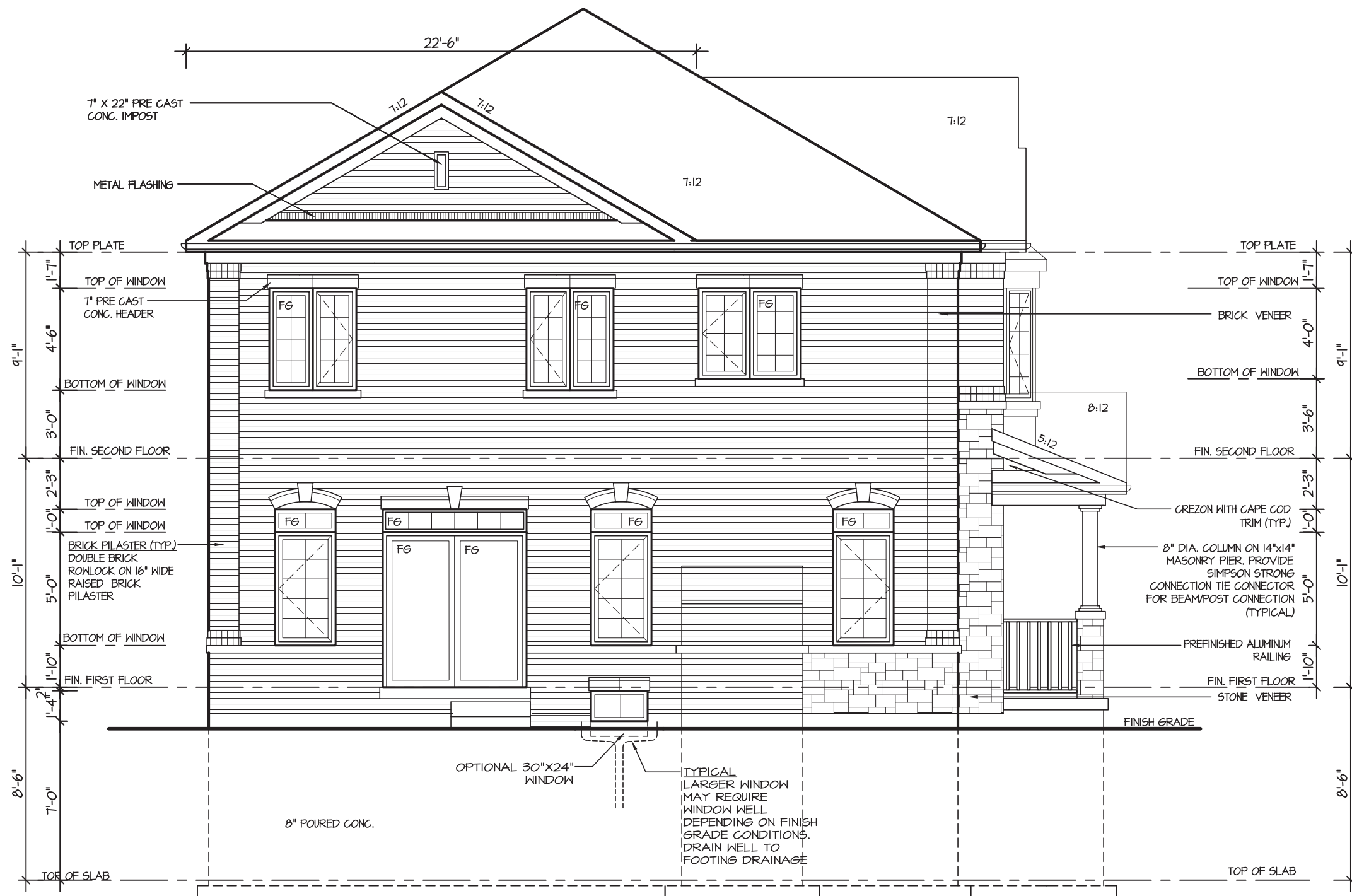
PAGE No.  
6-3

  
PROJECT NAME  
ZADORRA ESTATES INC.





CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *C. Mart*  
CHIEF BUILDING OFFICIAL



REAR ELEVATION 2

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5.		
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REGION  
DESIGN  
INC.

SHEET TITLE  
REAR ELEVATION  
ELEV. 2

SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

BY  
MB  
TYPE

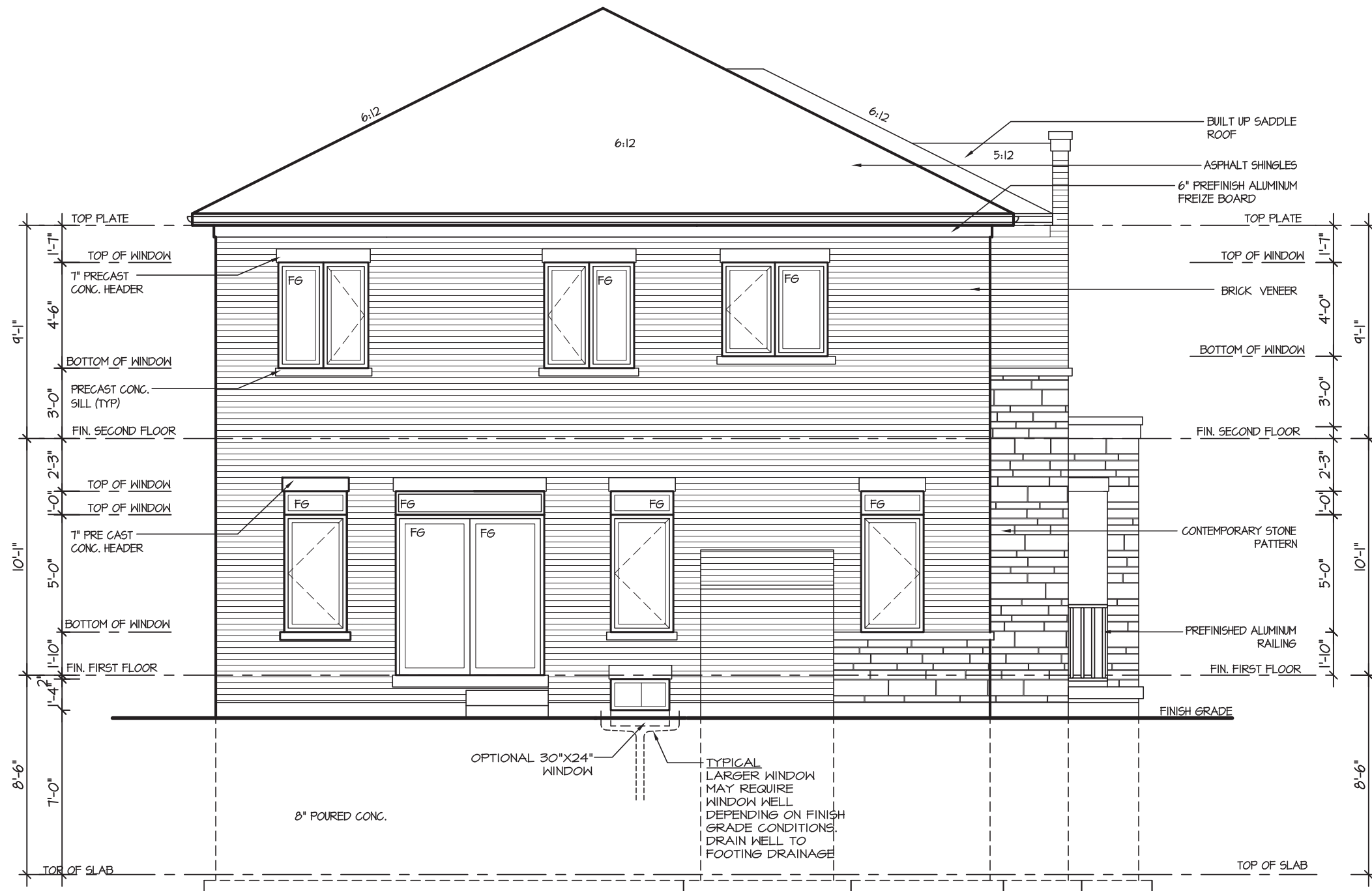
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AREA  
3,230  
PROJECT  
03-03-22

PAGE No.  
7-2

**Greenpark.**  
PROJECT NAME  
ZADORRA ESTATES INC.

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REAR ELEVATION 3

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REGION  
DESIGN  
INC.

SHEET TITLE  
REAR ELEVATION  
ELEV. 3

SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

BY  
MB  
TYPE

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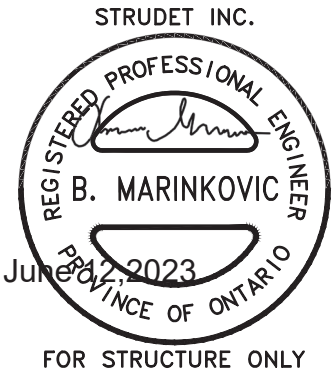
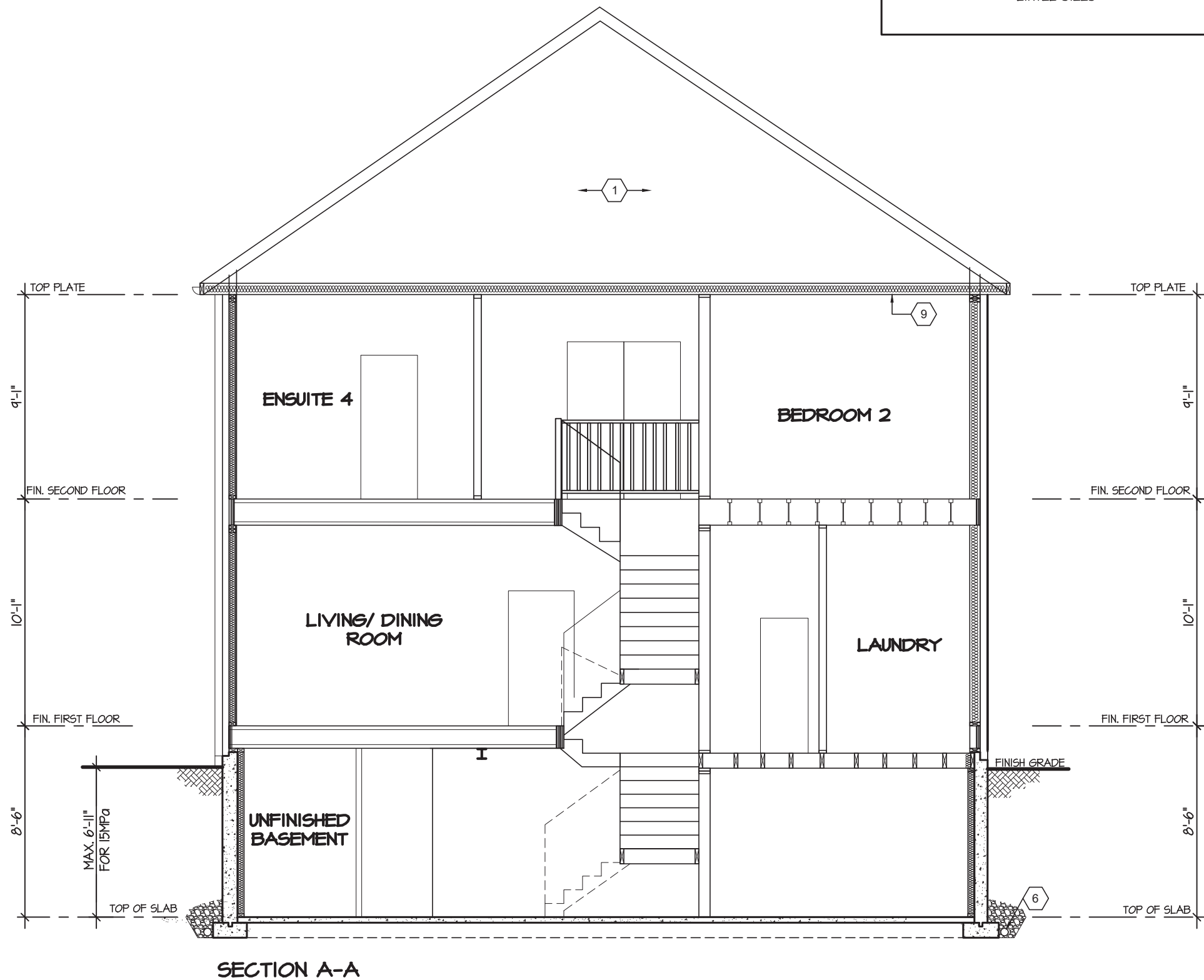
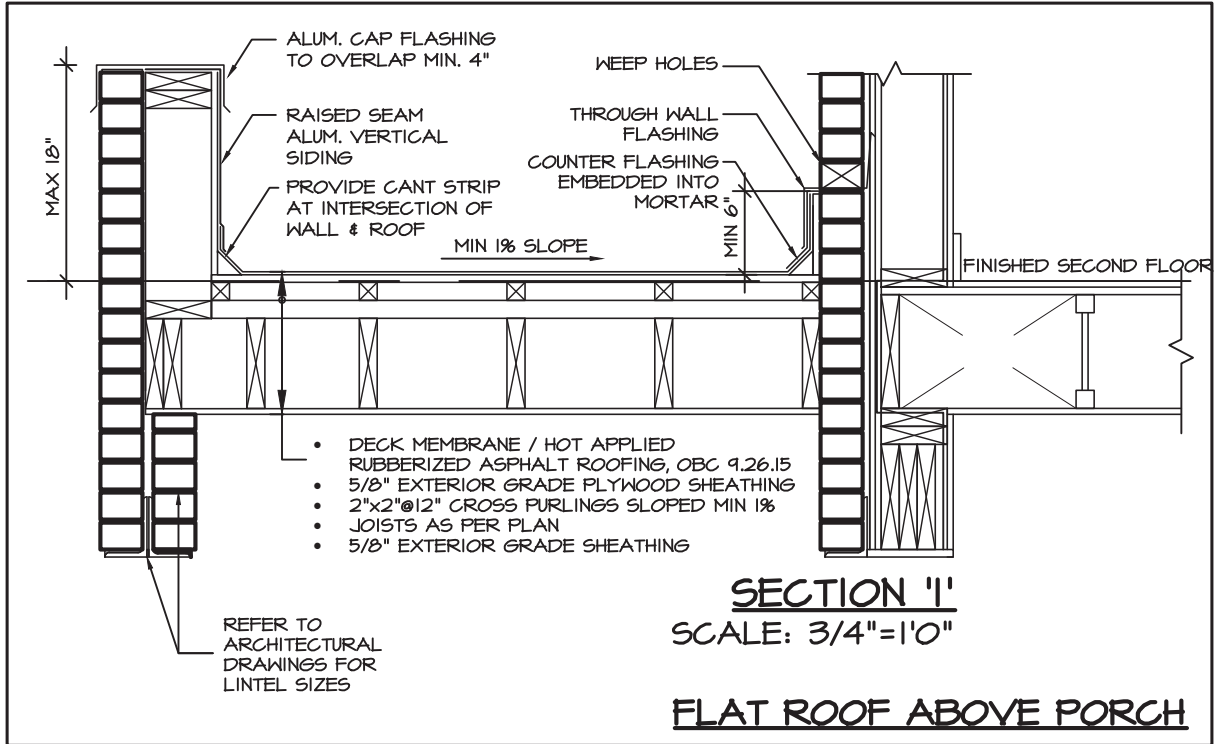
AREA  
3,230  
PROJECT  
03-03-22

PAGE No.  
7-3

**Greenpark.**  
PROJECT NAME  
ZADORRA ESTATES INC.



CORPORATION OF THE CITY OF OSHAWA  
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PER: *C. Marinkovic*  
CHIEF BUILDING OFFICIAL



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SHEET TITLE  
CROSS SECTION

SCALE 3/16"=1'-0"

DATE APR. 2023

BY MB  
TYPE

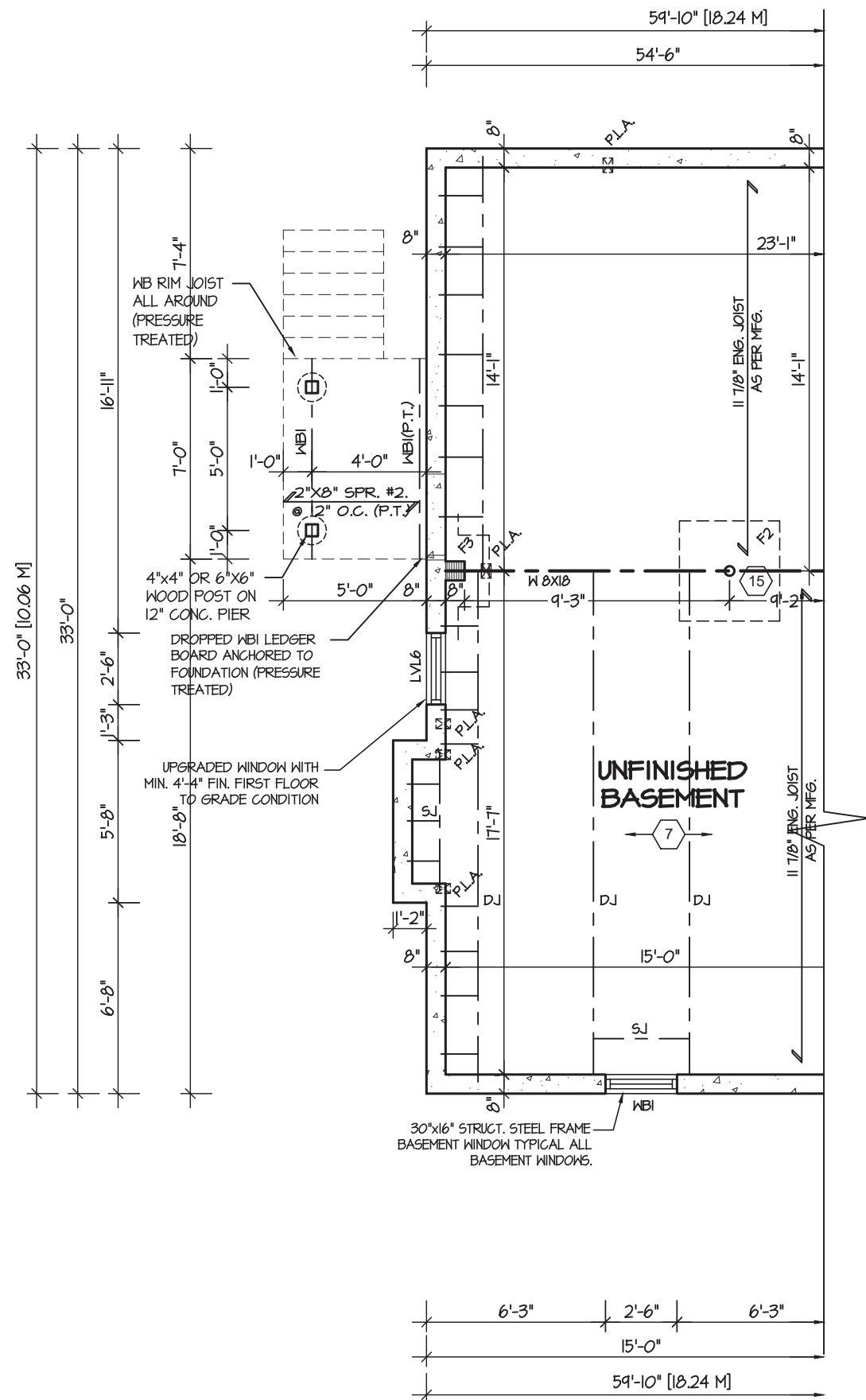
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AREA 3,230  
PROJECT 03-03-22

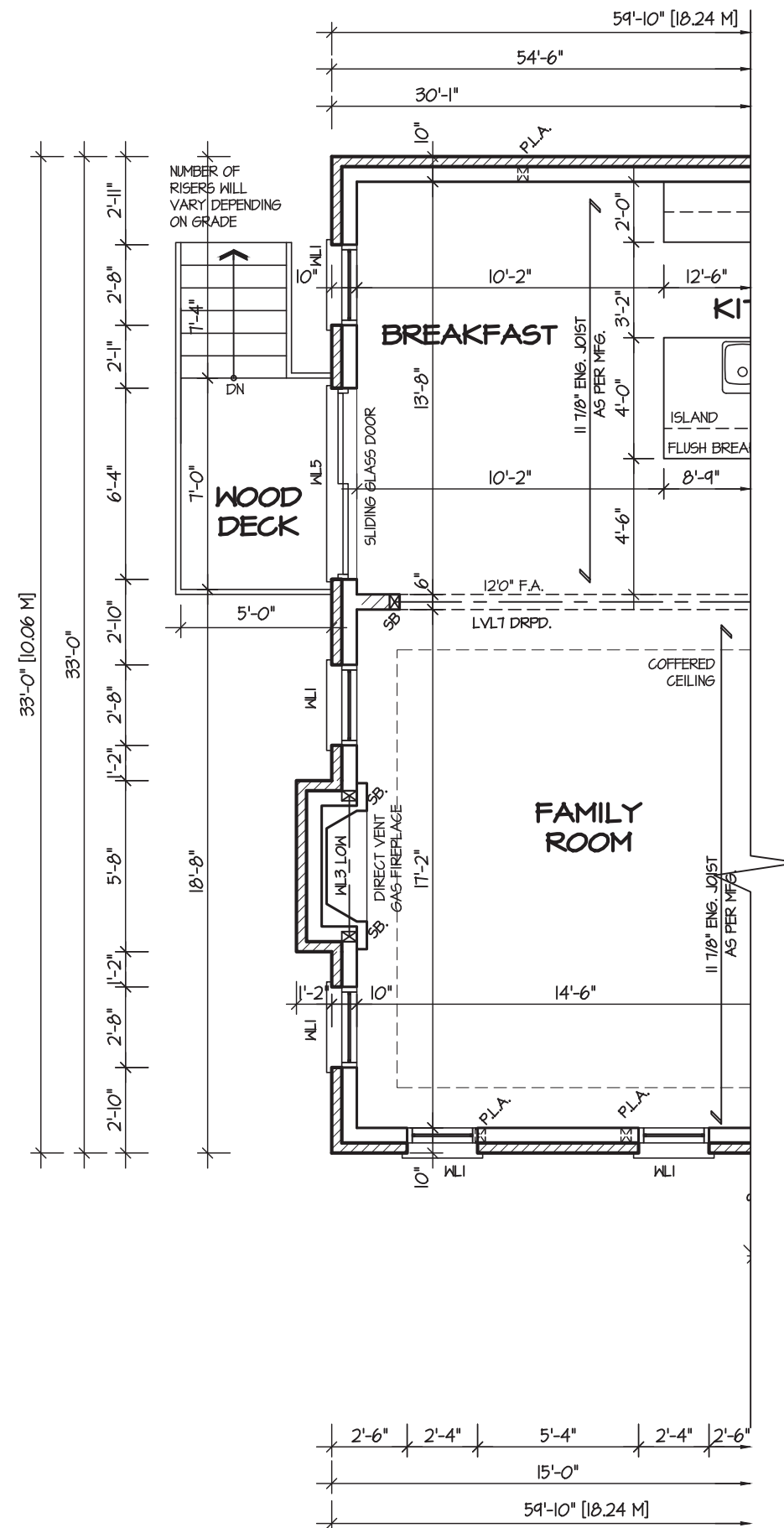
PAGE No.  
8

**Greenpark**

PROJECT NAME  
ZADORRA ESTATES INC.



PARTIAL BASEMENT PLAN  
FOR DECK CONDITION



PARTIAL FIRST FLOOR PLAN  
FOR DECK CONDITION



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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: JUL 31, 2023  
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CAROL 12  
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REGION  
DESIGN  
INC.

SHEET TITLE  
DECK PLANS  
SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

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AREA  
3,230  
PAGE No.  
9  
PROJECT  
03-03-22

PROJECT NAME  
ZADORRA ESTATES INC.



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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: JUL 31, 2023  
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# CAROL 12

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

## REVISIONS

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

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

**REGION  
DESIGN  
INC.**

SHEET TITLE  
**DECK ELEVATION  
ELEV. 1**  
SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

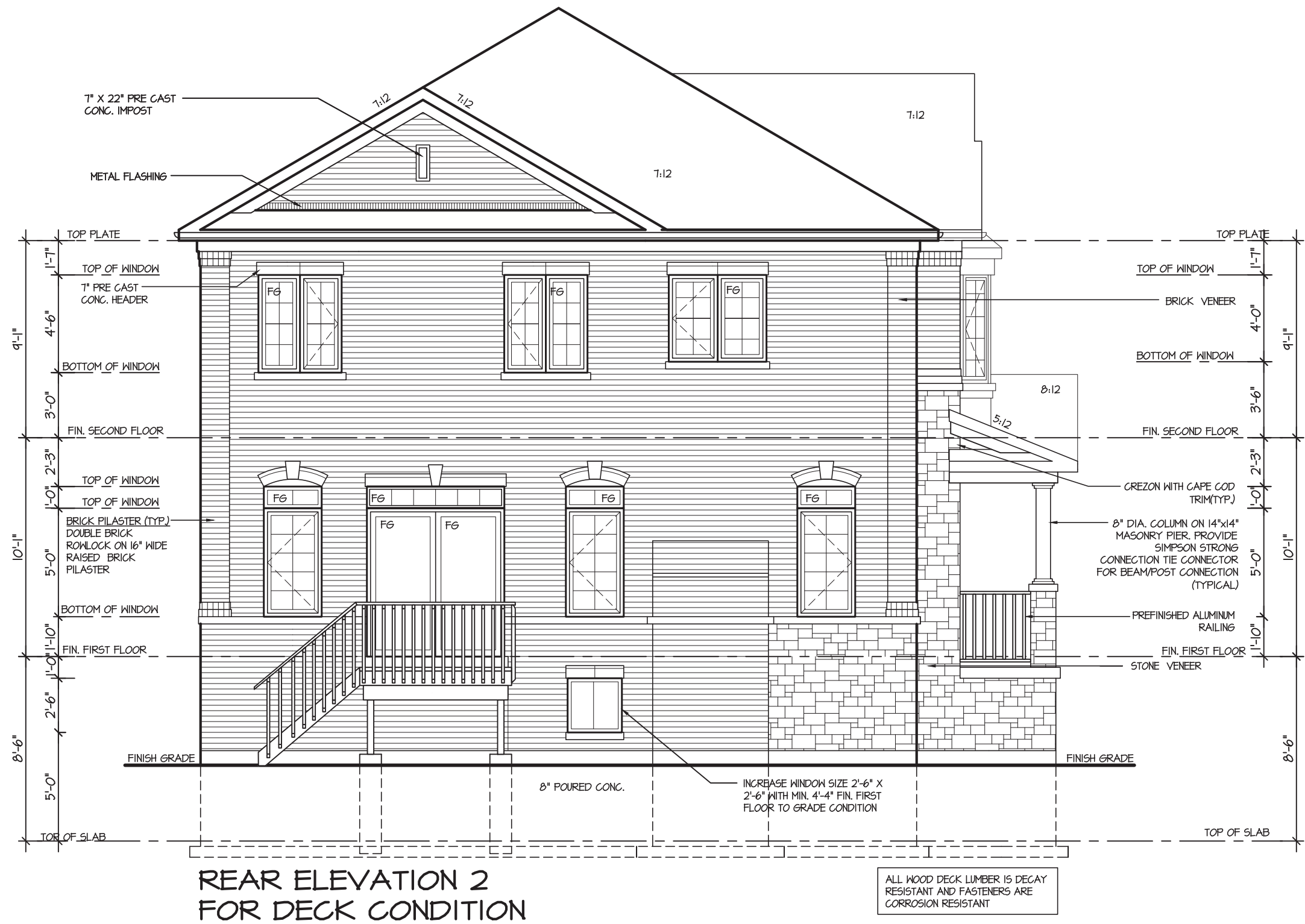
BY  
MB  
TYPE

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  
3,230  
PROJECT  
03-03-22  
PAGE No.  
10-1

**Greenpark.**  
PROJECT NAME  
ZADORRA ESTATES INC.



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER:   
CHIEF BUILDING OFFICIAL



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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
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REGION  
DESIGN  
INC.

SHEET TITLE  
DECK ELEVATION  
ELEV. 2  
SCALE  
3/16"=1'-0"  
DATE  
APR. 2023  
BY  
MB  
TYPE

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AREA  
3,230  
PROJECT  
03-03-22  
PAGE No.  
10-2

  
PROJECT NAME  
ZADORRA ESTATES INC.



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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
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REGION  
DESIGN  
INC.

SHEET TITLE  
DECK ELEVATION  
ELEV. 3  
SCALE  
3/16"=1'-0"  
DATE  
APR. 2023

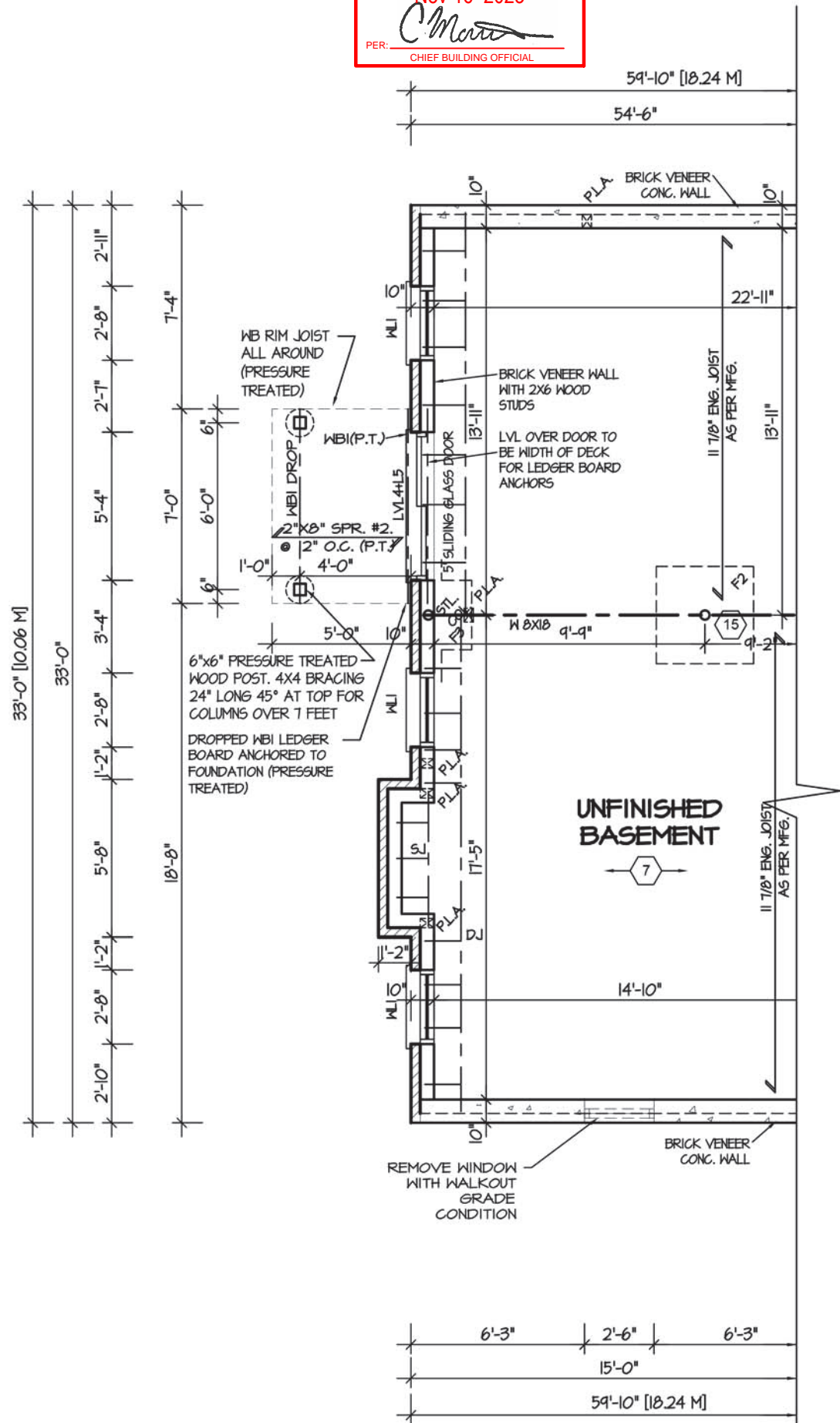
BY  
MB  
TYPE

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AREA  
3,230  
PROJECT  
03-03-22

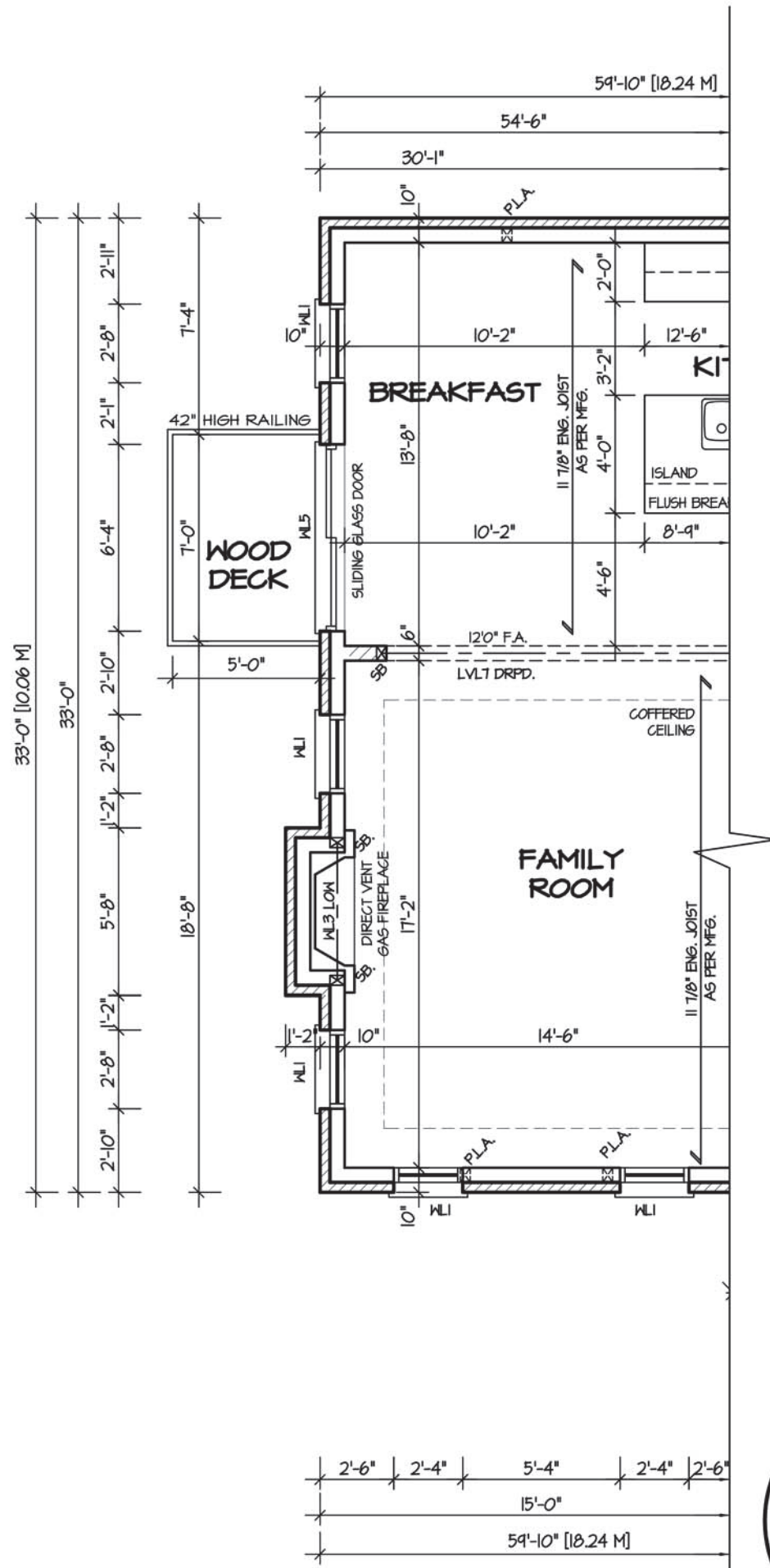
PAGE No.  
10-3

  
PROJECT NAME  
ZADORRA ESTATES INC.

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER:   
CHIEF BUILDING OFFICIAL



PARTIAL BASEMENT PLAN  
FOR WALKOUT CONDITION



PARTIAL FIRST FLOOR PLAN  
FOR WALKOUT CONDITION

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
JUL 12 2023  
PROVINCE OF ONTARIO  
FOR STRUCTURE ONLY

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APPROVED BY:   
DATE: JUL 31 2023  
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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
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2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022

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L4K 4S6  
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F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE  
WALKOUT BASEMENT  
FLOOR PLANS  
SCALE 3/16"=1'-0"  
DATE APR. 2023  
BY MB  
TYPE  
AREA 3,230  
PAGE No. 11  
PROJECT 03-03-22

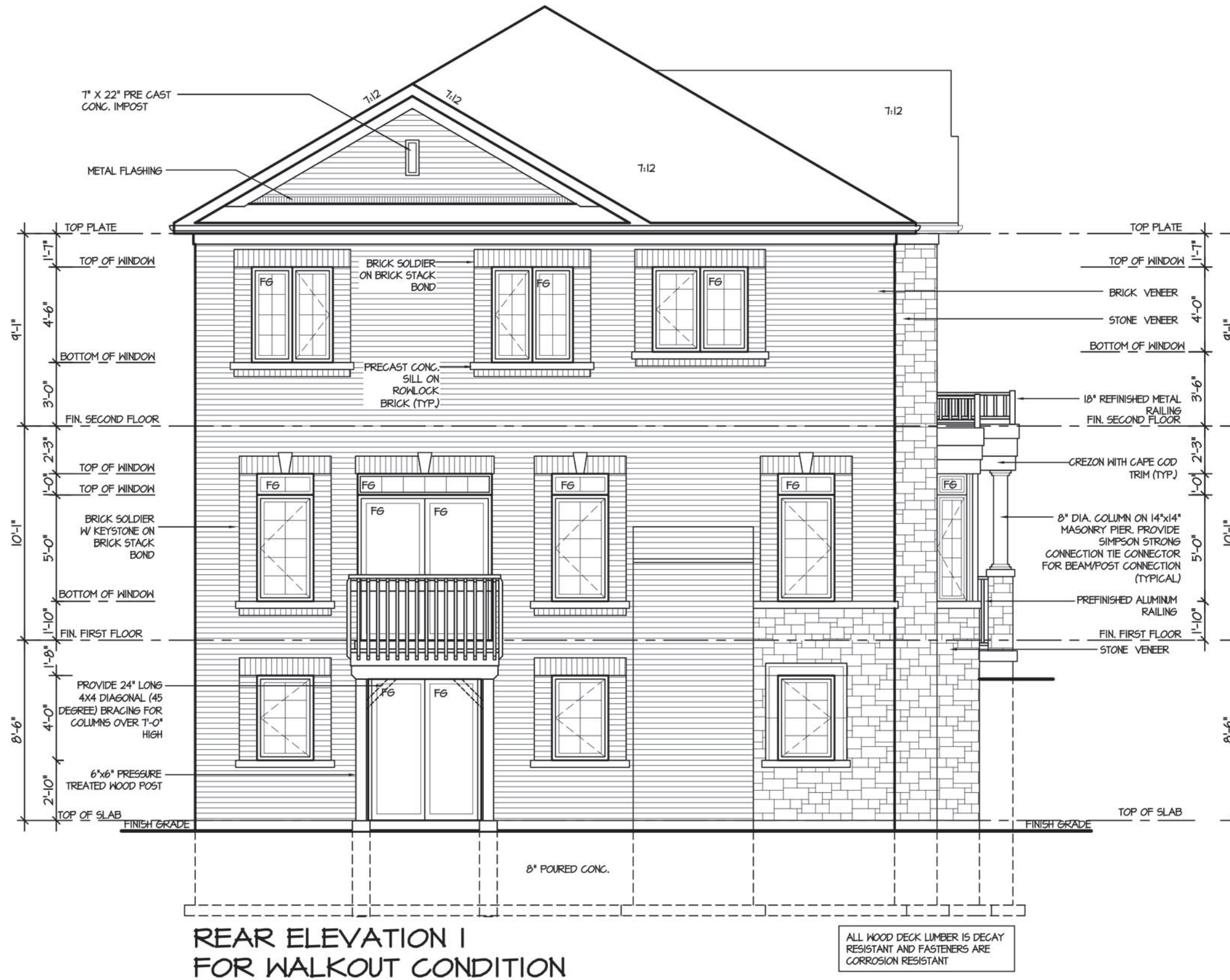
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.



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AND APPROVAL

APPROVED BY:   
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CAROL 12  
COMPLIANCE PACKAGE "A1"

5.		
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REGION  
DESIGN  
INC.

SHEET TITLE  
WALKOUT BASEMENT  
REAR ELEVATION 1

SCALE  
3/16"=1'-0"

DATE  
APR. 2023

BY  
MB

TYPE

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AREA  
3,230

PAGE No.  
12-1

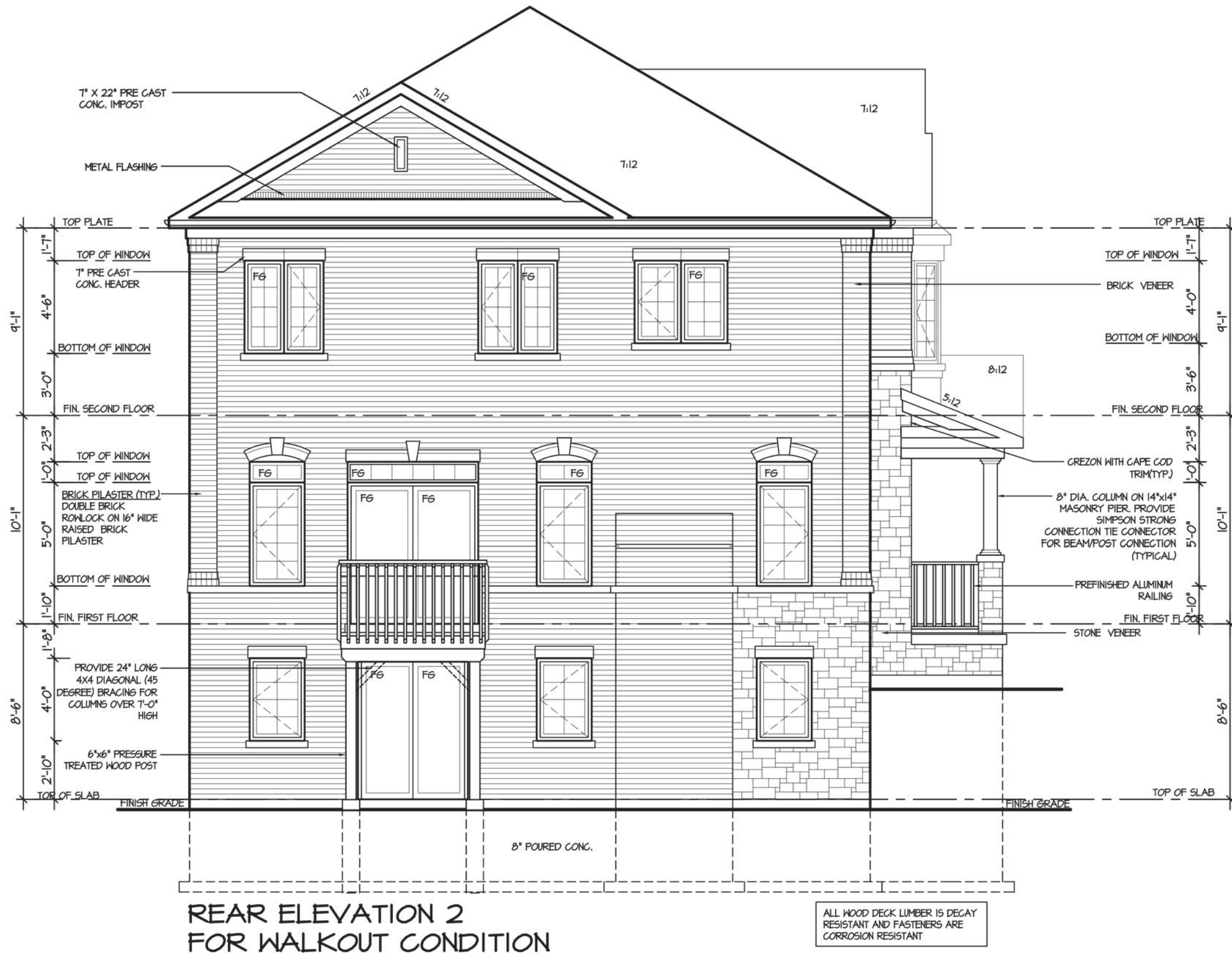
PROJECT  
03-03-22



PROJECT NAME  
ZADORRA ESTATES INC.



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REGION  
DESIGN  
INC.

SHEET TITLE  
WALKOUT BASEMENT  
REAR ELEVATION 2  
SCALE 3/16"=1'-0"  
DATE APR. 2023  
BY MB  
TYPE  
PROJECT 03-03-22

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AREA 3,230  
PAGE No. 12-2



PROJECT NAME  
ZADORRA ESTATES INC.

10:05:18 AM M:\PROJECTS\ZADORRA OSHAWA\STANDARD\CAROL 12\CAROL 12 MASTER.DWG June 7, 2023



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER:   
CHIEF BUILDING OFFICIAL



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CAROL 12  
COMPLIANCE PACKAGE "A1"

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4.						SCALE	3/16"=1'-0"	BY	MB	AREA	3,230		PAGE No.	12-3	
3.						DATE	APR. 2023	TYPE		PROJECT	03-03-22				
2.	TRANSFER FROM TRINIGROUP NOW WITH KOTT LUMBER	APR 2023													
1.	BASED ON ROSEWOOD 12 FROM RUSSELL GARDENS II	DEC 2022													
REVISIONS															
			<p>PROJECT NAME</p> <p>ZADORRA ESTATES INC.</p>												