



BUILDING PERMIT COVER PAGE

Development Services Department
Building Permit and Inspection Services

MHP 23019

BUILDING PERMIT PLANS REVIEW	ACCEPTED AS NOTED	
	REVIEWED BY	DATE
ZONING		
PLANNING		
ARCHITECTURAL	CM	NOV 3, 2023
STRUCTURAL		
FIRE		
PLUMBING	CARD	
MECHANICAL		
PLANS REVIEW COMPLETED	CM	NOV 3, 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.

RETURN AIR INLET FROM ANYROOM

PROVISIONS SHALL BE MADE FOR THE RETURN OF AIR FROM ANY ROOM OR SPACE WITHOUT A RETURN AIR INLET, BY LEAVING GAPS BENEATH DOORS, USING LOUVERED DOORS, OR INSTALLING RETURN AIR DUCT INLETS.

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 0.35M² (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.

ATTACHED OR BUILT-IN GARAGE

THE SEPARATION BETWEEN THE GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED AS AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES. THE DOOR BETWEEN THE GARAGE AND DWELLING UNIT SHALL BE EXTERIOR TYPE, TIGHT FITTING AND WEATHER-STRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GAS AND EXHAUST FUMES, AND SHALL BE FITTED WITH AN APPROVED SELF CLOSING DEVICE

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 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 ² WITHIN LIVE/WORK UNITS	NO LIMIT	125	355	NO LIMIT	WIDTH AS PER DIV B 9.8.2.1.(3)	2050
NOTE: 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.)

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.

FOOTINGS FOR SINGLES AND SEMIS UP TO 2 STOREY

N WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS

24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

ASSUME THE LARGER FOOTINGS SIZE WHEN TWO CONDITIONS APPLY

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

FOUNDATION WALLS WITH ENGINEERING JOISTS OVER 16'-0" SPAN

24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

ENGINEERED FILL FOOTINGS

24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING

BELOW EXTERIOR WALLS.

30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS. (REFER TO ENG. FILL FOOTING DETAIL)

PAD FOOTING

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)

NOTE:

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

NOTE:

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

BRICK VENEER LINTELS:

WL1 = 3 1/2" x 3 1/2" x 1 1/4" (90x90x6) + 2- 2" x 8" SPR.

WL6 = 5" x 3 1/2" x 5 1/6" (125x90x8) + 2- 2" x 12" SPR.

WL2 = 4" x 3 1/2" x 5 1/6" (100x90x8) + 2- 2" x 8" SPR.

WL7 = 5" x 3 1/2" x 5 1/6" (125x90x8) + 3- 2" x 10" SPR.

WL3 = 5" x 3 1/2" x 5 1/6" (125x90x8) + 2- 2" x 10" SPR.

WL8 = 5" x 3 1/2" x 5 1/6" (125x90x8) + 3- 2" x 12" SPR.

WL4 = 6" x 3 1/2" x 3/8" (150x90x10) + 2- 2" x 12" SPR.

WL9 = 6" x 4" x 3/8" (150x100x10) + 3- 2" x 12" SPR.

WL5 = 6" x 4" x 3/8" (150x100x10) + 2- 2" x 12" SPR.

WOOD LINTELS:

WB1 = 2- 2" x 8" SPRUCE BEAM

WB6 = 3- 2" x 12" SPRUCE BEAM

WB2 = 3- 2" x 8" SPRUCE BEAM

WB7 = 5- 2" x 12" SPRUCE BEAM

WB3 = 2- 2" x 10" SPRUCE BEAM

WB10 = 4- 2" x 8" SPRUCE BEAM

WB4 = 3- 2" x 10" SPRUCE BEAM

WB11 = 4- 2" x 10" SPRUCE BEAM

WB5 = 2- 2" x 12" SPRUCE BEAM

STEEL LINTELS:

L1 = 3 1/2" x 3 1/2" x 1 1/4" (90 x 90 x 6)

L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)

L2 = 4" x 3 1/2" x 5 1/6" (100 x 90 x 8)

L5 = 6" x 4" x 3/8" (150 x 100 x 10)

L3 = 5" x 3 1/2" x 5 1/6" (125 x 90 x 8)

L6 = 7" x 4" x 3/8" (180 x 100 x 10)

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)

DOOR SCHEDULE:

1 = 2'-10" x 6'-8" INSULATED ENTRANCE DOOR

1A = 2'-8" x 6'-8" INSULATED ENTRANCE DOOR

2 = 2'-8" x 6'-8" EXTERIOR GLAZED DOOR

3 = 2'-8" x 6'-8" SLAB DOOR (1 3/4" EXTERIOR)

4 = 2'-8" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

5 = 2'-6" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

6 = 2'-2" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

7 = 1'-6" x 6'-8" SLAB DOOR (1 3/8" INTERIOR)

8 = 2'-6" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

9 = 3'-0" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

10 = 2'-2'-0" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

11 = 2'-2'-6" x 6'-8" BI-FOLD (1 3/8" INTERIOR)

12 = 2'-6" x 6'-8" FRENCH DOOR (1 3/8" INTERIOR)

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER .

NOTE:

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'

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER .

NOTE:

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

PENROSE 2 ELEV.-1

ENERGY EFFICIENCY- SB12

ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	730.00	113.00	15.48 %
LEFT SIDE	1170.00	90.00	7.69 %
RIGHT SIDE	1206.00	23.00	1.91 %
REAR	695.00	130.00	18.71 %
TOTAL	3801.00	356.00	9.37 %

PENROSE 2 ELEV.-2

ENERGY EFFICIENCY- SB12

ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	728.00	123.00	16.90 %
LEFT SIDE	1170.00	90.00	7.69 %
RIGHT SIDE	1200.00	23.00	1.92 %
REAR	695.00	130.00	18.71 %
TOTAL	3793.00	366.00	9.65 %

PENROSE 2 ELEV.-3

ENERGY EFFICIENCY- SB12

ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	750.00	143.00	19.07 %
LEFT SIDE	1170.00	90.00	7.69 %
RIGHT SIDE	1214.00	35.00	2.88 %
REAR	694.00	130.00	18.73 %
TOTAL	3828.00	398.00	10.40 %

AREA CALCULATIONS EL-1

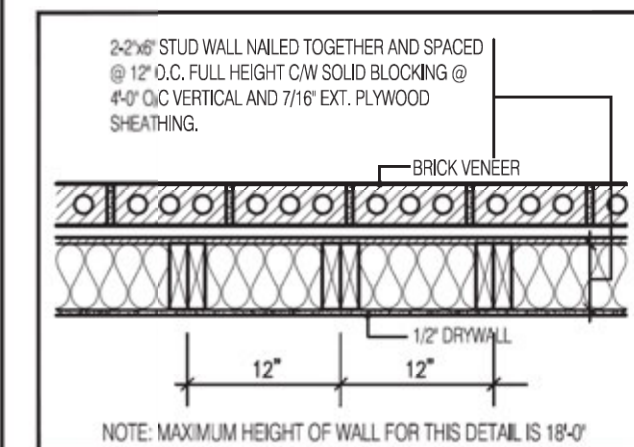
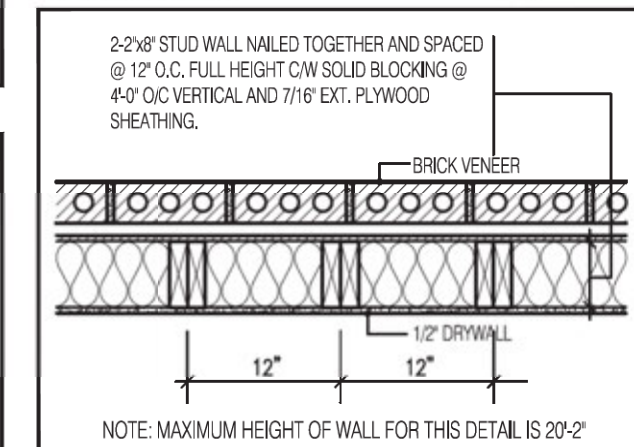
GROUND FLOOR AREA	=	1378 Sq. Ft.
SECOND FLOOR AREA	=	1667 Sq. Ft.
TOTAL FLOOR AREA	=	3045 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	3045 Sq. Ft.
GROUND FLOOR COVERAGE	=	1378 Sq. Ft.
GARAGE COVERAGE / AREA	=	396 Sq. Ft.
PORCH COVERAGE / AREA	=	90 Sq. Ft.
COVERAGE W/ PORCH	=	1864 Sq. Ft.
COVERAGE W/O PORCH	=	1774 Sq. Ft.
COVERAGE W/O PORCH	=	164.8 Sq. m.

AREA CALCULATIONS EL-2

GROUND FLOOR AREA	=	1378 Sq. Ft.
SECOND FLOOR AREA	=	1667 Sq. Ft.
TOTAL FLOOR AREA	=	3045 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	3045 Sq. Ft.
GROUND FLOOR COVERAGE	=	1378 Sq. Ft.
GARAGE COVERAGE / AREA	=	396 Sq. Ft.
PORCH COVERAGE / AREA	=	66 Sq. Ft.
COVERAGE W/ PORCH	=	1840 Sq. Ft.
COVERAGE W/O PORCH	=	171.0 Sq. m.
COVERAGE W/O PORCH	=	1774 Sq. Ft.
COVERAGE W/O PORCH	=	164.8 Sq. m.

AREA CALCULATIONS EL-3

GROUND FLOOR AREA	=	1378 Sq. Ft.
SECOND FLOOR AREA	=	1664 Sq. Ft.
TOTAL FLOOR AREA	=	3042 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	3042 Sq. Ft.
GROUND FLOOR COVERAGE	=	1378 Sq. Ft.
GARAGE COVERAGE / AREA	=	396 Sq. Ft.
PORCH COVERAGE / AREA	=	68 Sq. Ft.
COVERAGE W/ PORCH	=	1842 Sq. Ft.
COVERAGE W/O PORCH	=	171.1 Sq. m.
COVERAGE W/O PORCH	=	1774 Sq. Ft.
COVERAGE W/O PORCH	=	164.8 Sq. m.

TWO STOREY HEIGHT WALL DETAIL
WITH BRICK VENEER N.T.S.TWO STOREY HEIGHT WALL DETAIL
WITH BRICK VENEER N.T.S.

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

SB-12 PRESCRIPTIVE PACKAGE A1

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.57 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.48 (R31)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.48 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.87 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20) ci
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	1.6 (0.28)
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
GAS FIREPLACE	ELECTRONIC SPARK IGNITION
HRV MINIMUM EFFICIENCY	75% HRV TO BE INTERCONNECTED TO THE FURNACE FAN MUST BE BALANCED INDICATING ON HIGH SPEED FRESH/AIR
HOT WATER TANK	CONDENSING HOT WATER TANK 90% TE ENVIRONMENT
DRAIN WATER HEAT RECOVERY	ONE SHOWER > 42% STEADY R3-42 OR TD342
AIR TIGHTNESS MUST MEET MINIMUM	DETACHED LEVEL 1 (2.5 ACH/0.18 NLR) ATTACHED LEVEL 1 (3.0 ACH/0.28 NLR)
DUCT SEALING	ALL SUPPLY DUCTS 1 m (HORIZONTAL) OF RETURN DUCTS
LIGHTS	75% CFLs OR LEDs

STRUDET INC.



FOR STRUCTURE ONLY

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COL'N ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

3045

12.20m LOTS

PENROSE 2
(GR)
ELEV. - 1,2, & 3

O.REG. 332/12

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

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

7		
6		
5		
4		
3	JUN. 22, 2022	ISSUED FOR BUILDING PERMIT
2	JUN. 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS
1	APR. 21, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

TITLE SHEET

ZADORRA ESTATES CORP.
CITY OF OSHAWA

	MODEL: T	DWG. No. 0
	SCALE: 3/16"=1'-0"	
	PROJ. No. 22-16	

MHP 23019

61'-3"

29'-7"

8'-9"

PROPERTY LINE

3045

12.20m LOTS

**PENROSE 2
(GR)
ELEVATION 1**

O.REG. 332/12

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7		
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5		
4		
3	JUN. 22, 2022	ISSUED FOR BUILDING PERMIT
2	JUN. 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS
1	APR. 21, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
No:	DATE:	WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

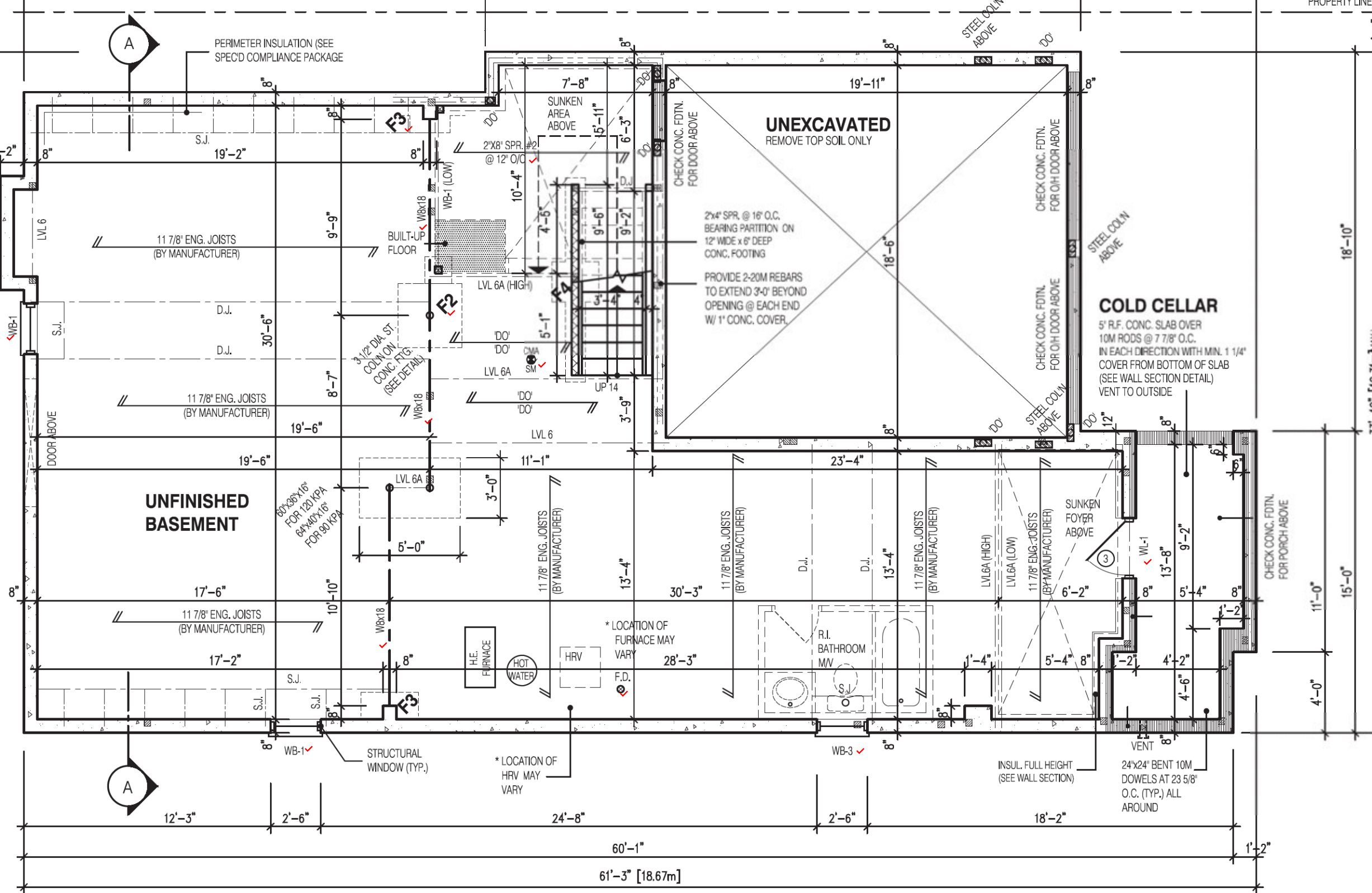
Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN EL-1
ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16" = 1'-0"
PROJ. No. 22-16 DWG. No. 1



NOTE:
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
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'

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:
BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
STL. PLATE FOR STEEL COLN ABOVE
LAMINATED VENEER LUMBER
LVL LAMINATED VENEER LUMBER
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
REPEAT NOTE
SHOWER WEEPERS

STRUDET INC.



FOR STRUCTURE ONLY

MHP 23019

61'-3"

29'-7"

8'-9"

PROPERTY LINE

3045

12.20m LOTS

**PENROSE 2
(GR)
ELEVATION 2**

O.REG. 332/12

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: JUL 31 2023
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No:	DATE:	WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter  21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN EL-2
ZADORRA ESTATES CORP.
CITY OF OSHAWA

 MODEL:
T
SCALE:
3/16" = 1'-0"
PROJ. No. 22-16 DWG. No. 1A

NOTE:

REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:

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





NOTE:

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NOTE:

SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:

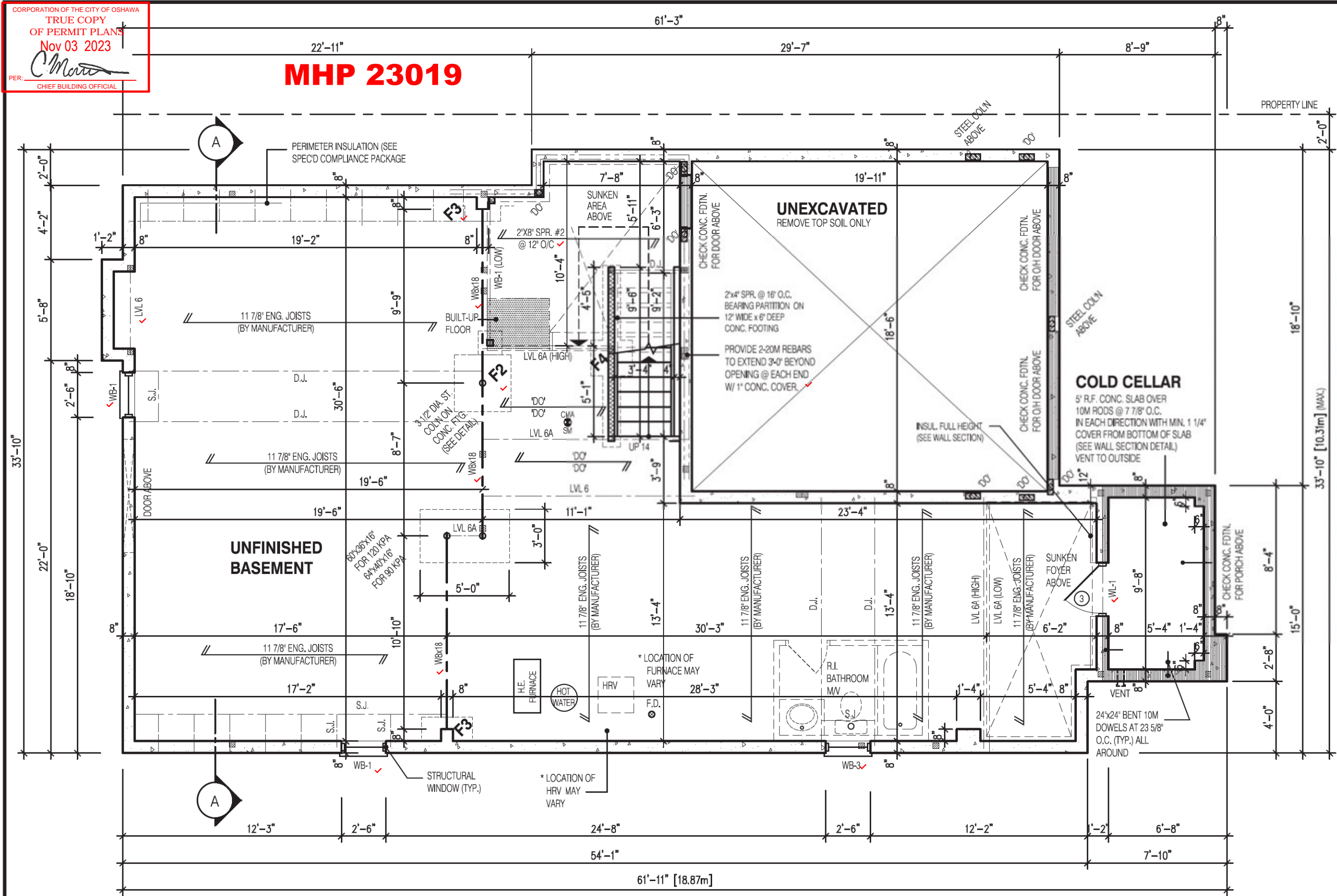
-  BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
-  INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
-  STL. PLATE FOR STEEL COLN ABOVE
-  LVL LAMINATED VENEER LUMBER
-  S.J. SINGLE JOIST
-  D.J. DOUBLE JOIST
-  T.J. TRIPLE JOIST
-  REPEAT NOTE
-  SHOWER WEEPERS

STRUDET INC.



FOR STRUCTURE ONLY

MHP 23019



3045
12.20m LOTS
PENROSE 2
(GR)
ELEVATION 3
O.REG. 332/12

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No:	DATE:	WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN EL-3
ZADORRA ESTATES CORP.
CITY OF OSHAWA

BILD
MODEL: T
SCALE: 3/16" = 1'-0"
PROJ. No. 22-16
DWG. No. 1B

NOTE:
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
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'

NOTE:
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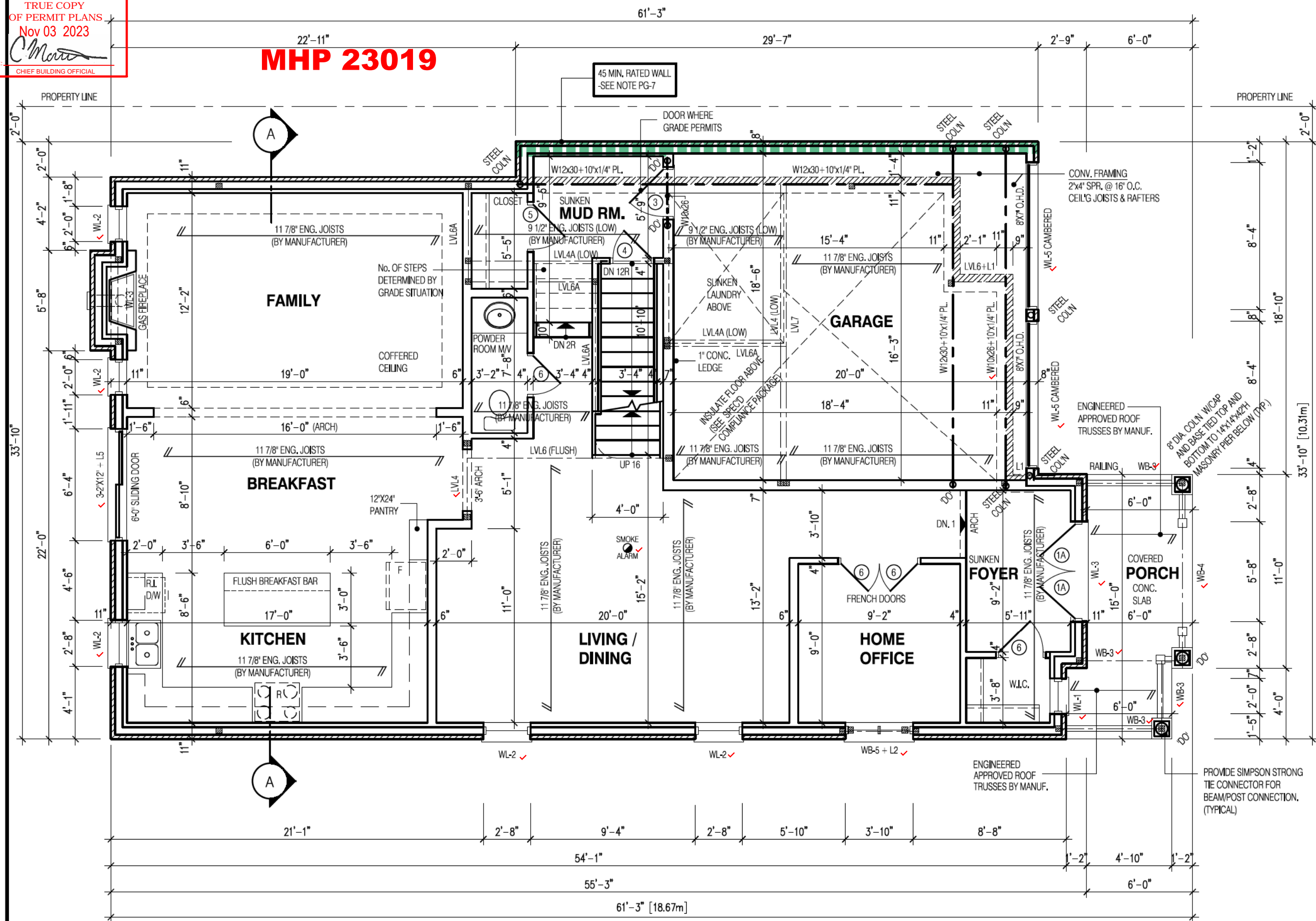
NOTE:
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STL. PLATE FOR STEEL COLN ABOVE
LAMINATED VENEER LUMBER
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
REPEAT NOTE
SHOWER WEEPERS

STRUDET INC.



FOR STRUCTURE ONLY



NOTE:
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NOTE:
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NOTE:
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LEGEND:
■ BUILDING FACE < THAN 45" (1.2m)
(45 MIN. FIRE RATING REQ'D)
■ INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
STL. PLATE FOR STEEL COLN ABOVE
LVL LAMINATED VENEER LUMBER
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
○ REPEAT NOTE
○ SHOWER WEEPERS



3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 1

O.REG. 332/12

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7	
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4	OCT. 10, 2023
3	JUN. 22, 2022
2	JUN. 21, 2022
1	APR. 21, 2022

No: DATE: WORK DESCRIPTION:

jardin

DESIGN GROUP INC

64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

FIRST FLOOR PLAN EL-1

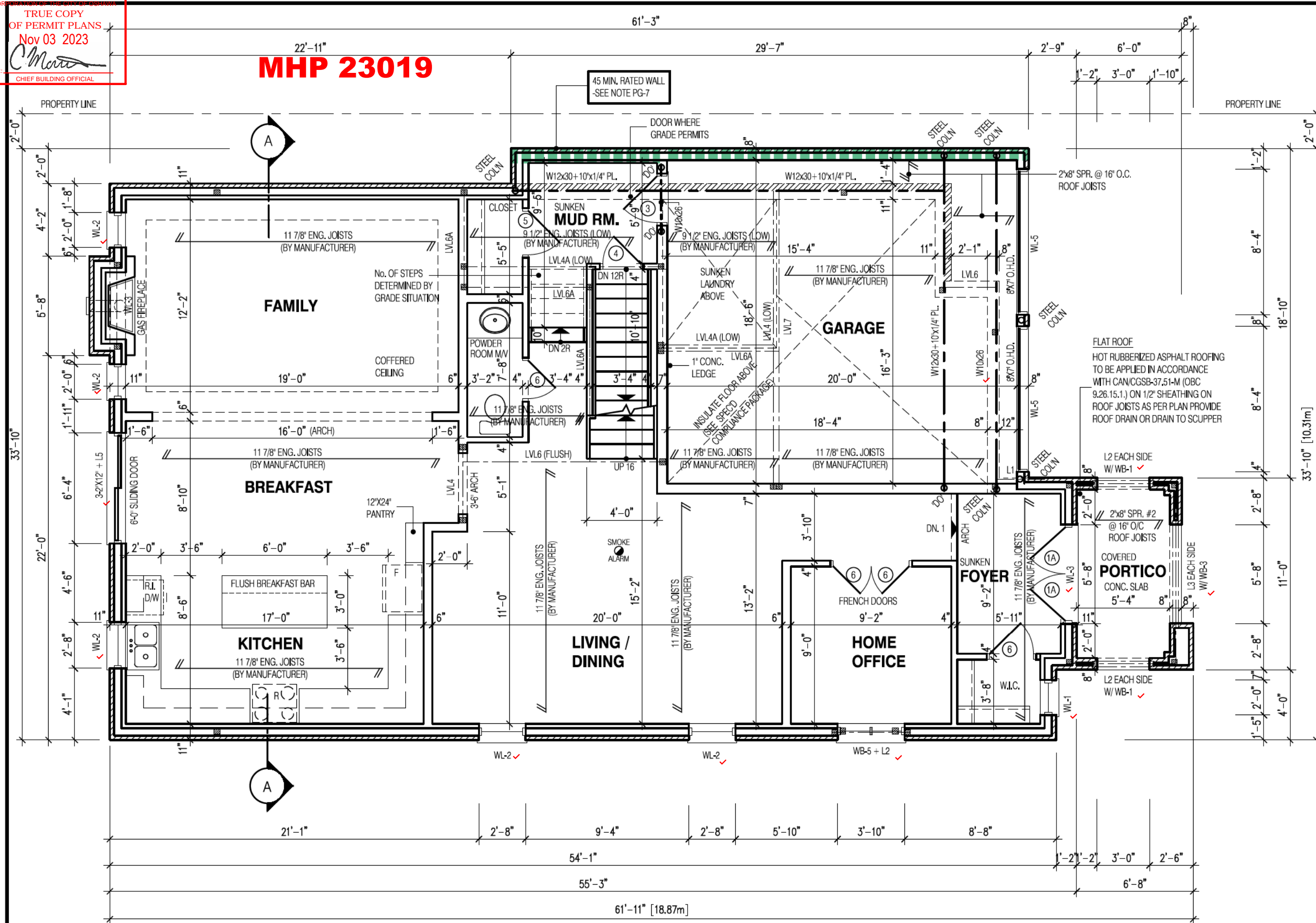
ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL:
T

SCALE:
3/16"=1'-0"

PROJ. No.
17-41

DWG. No.
2



3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12

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Walter Botter

21031

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jardin design group inc.

27763

FIRM NAME BCIN

FIRST FLOOR PLAN EL-3

ZADORRA ESTATES CORP.

CITY OF OSHAWA

MODEL: T

SCALE: 3/16"=1'-0"

PROJ. No. 22-16

DWG. No. 2B

NOTE:
REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL

NOTE:
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LEGEND:

■ BUILDING FACE < THAN 45" (1.2m)
(45 MIN. FIRE RATING REQ'D)
INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
STL. PLATE FOR STEEL COLN ABOVE

■ LVL LAMINATED VENEER LUMBER

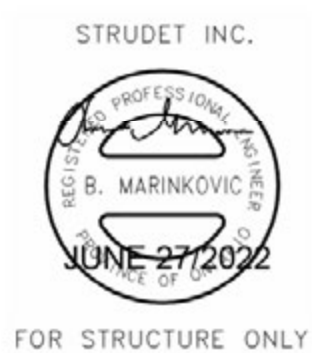
■ S.J. SINGLE JOIST

■ D.J. DOUBLE JOIST

■ T.J. TRIPLE JOIST

○ REPEAT NOTE

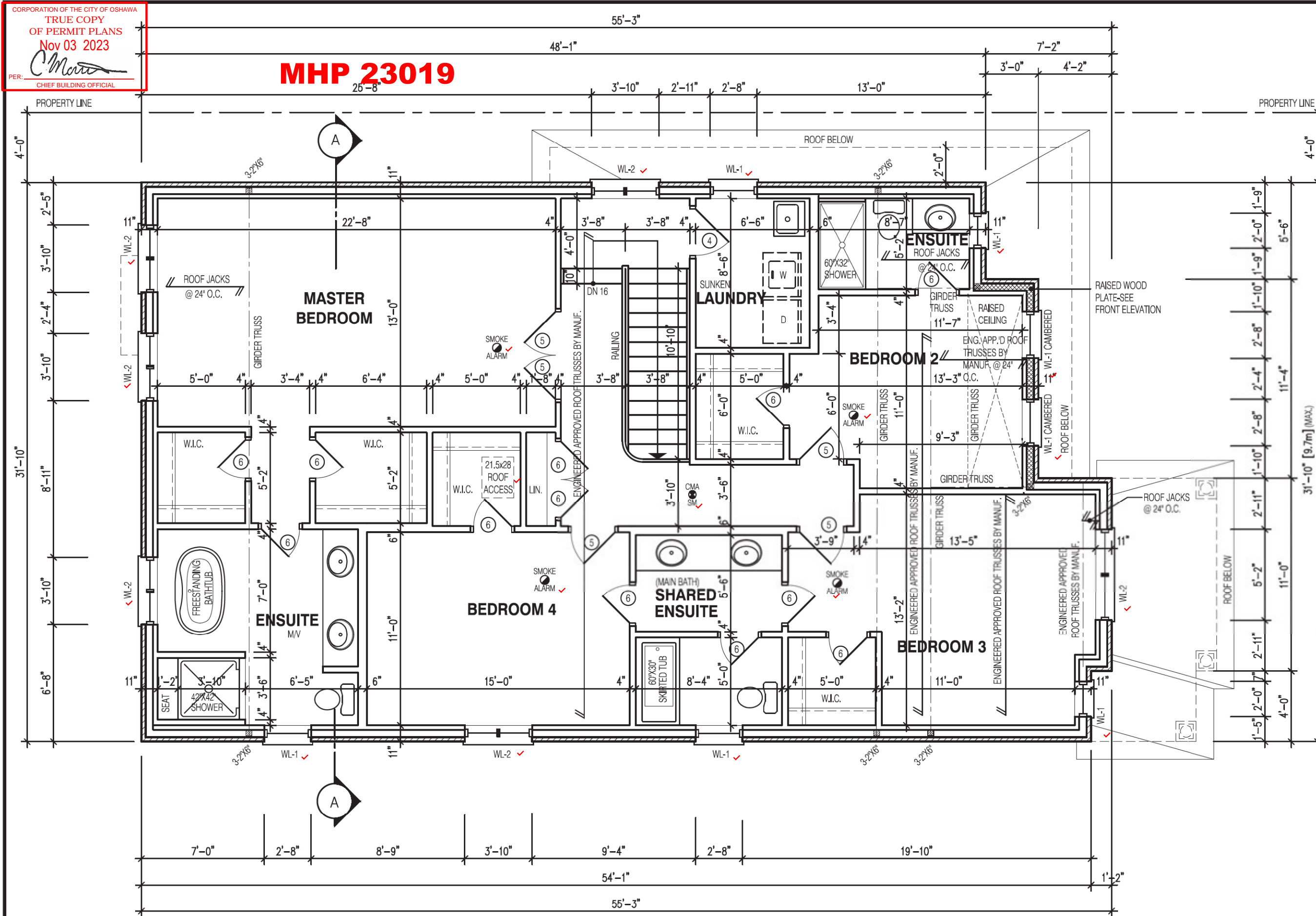
○ SHOWER WEEPERS



NOTE:
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NOTE:
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MHP 23019



NOTE:
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 - LVL. LAMINATED VENEER LUMBER
 - S.J. SINGLE JOIST
 - D.J. DOUBLE JOIST
 - T.J. TRIPLE JOIST
 - R.N. REPEAT NOTE
 - S.W. SHOWER WEEPERS

STRUDET INC.

FOR STRUCTURE ONLY

3045

12.20m LOTS

PENROSE 2 (GR)

ELEVATION 1

O.REG. 332/12

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No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
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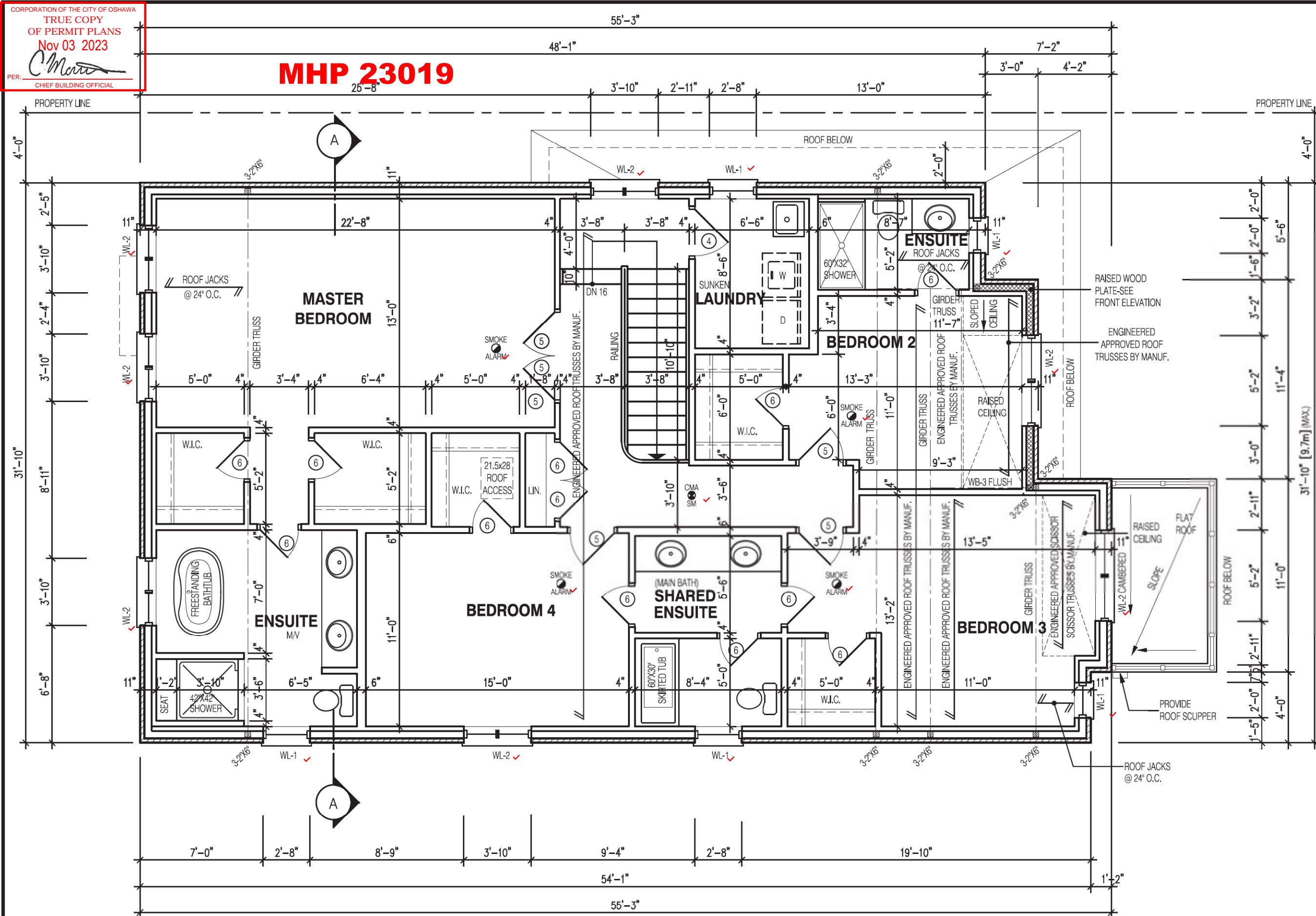
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jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PLAN EL-1
ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16" = 1'-0"
PROJ. No. 22-16
DWG. No. 3

MHP 23019



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STRUDET INC.



FOR STRUCTURE ONLY

3045

12.20m LOTS

**PENROSE 2
(GR)
ELEVATION 2**

O.REG. 332/12

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7		
6		
5		
4		
3	JUN. 22, 2022	ISSUED FOR BUILDING PERMIT
2	JUN. 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS
1	APR. 21, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
No.	DATE:	WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

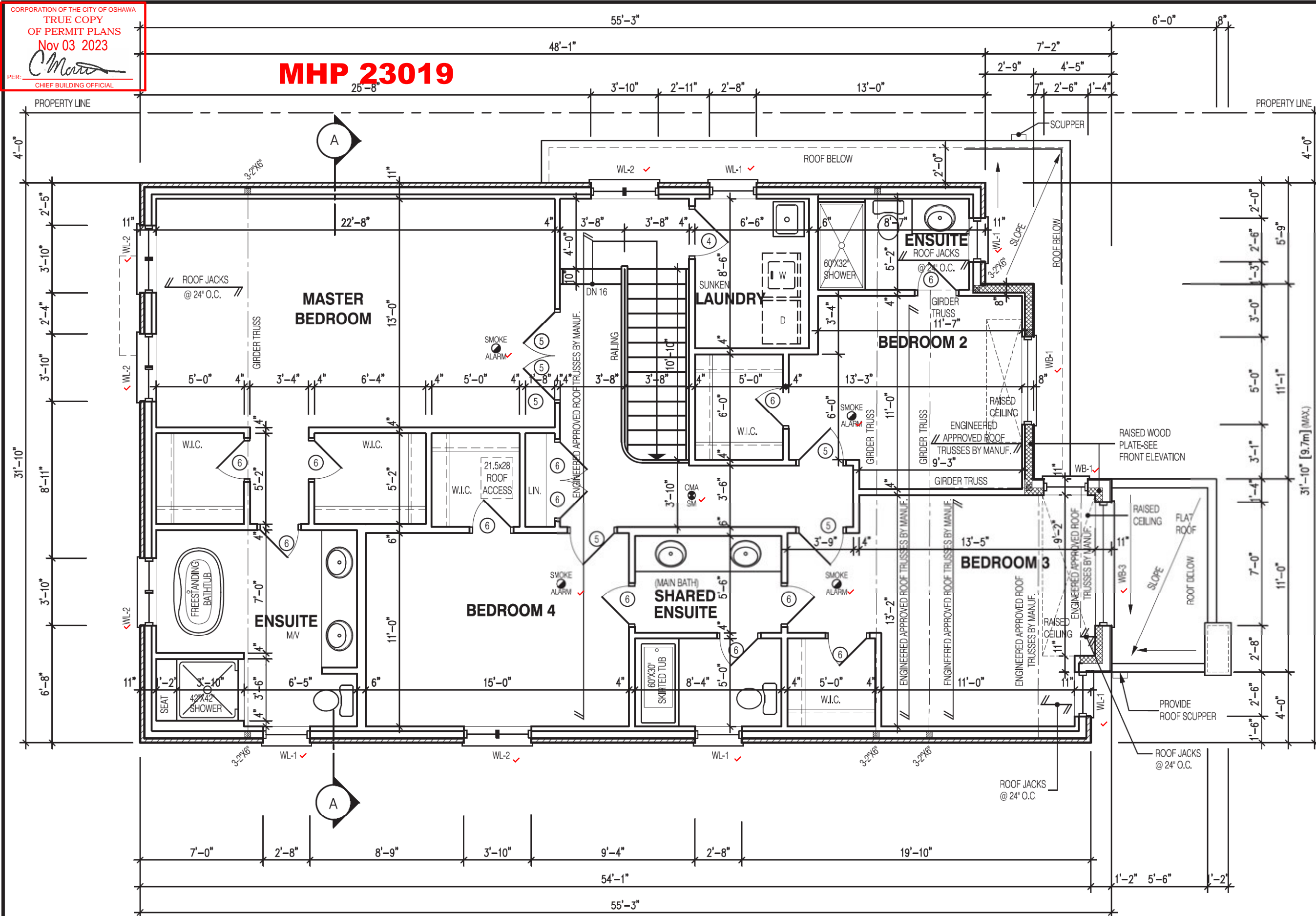
jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PLAN EL-2

ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16 DWG. No. 3A

MHP 23019



NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE
- LVL. LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

STRUDET INC.



FOR STRUCTURE ONLY

3045

12.20m LOTS

**PENROSE 2
(GR)
ELEVATION 3**

O.REG. 332/12

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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PLAN EL-3

ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16" = 1'-0"
PROJ. No. 22-16 DWG. No. 3B

MHP 23019

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 1

O.REG. 332/12

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7		
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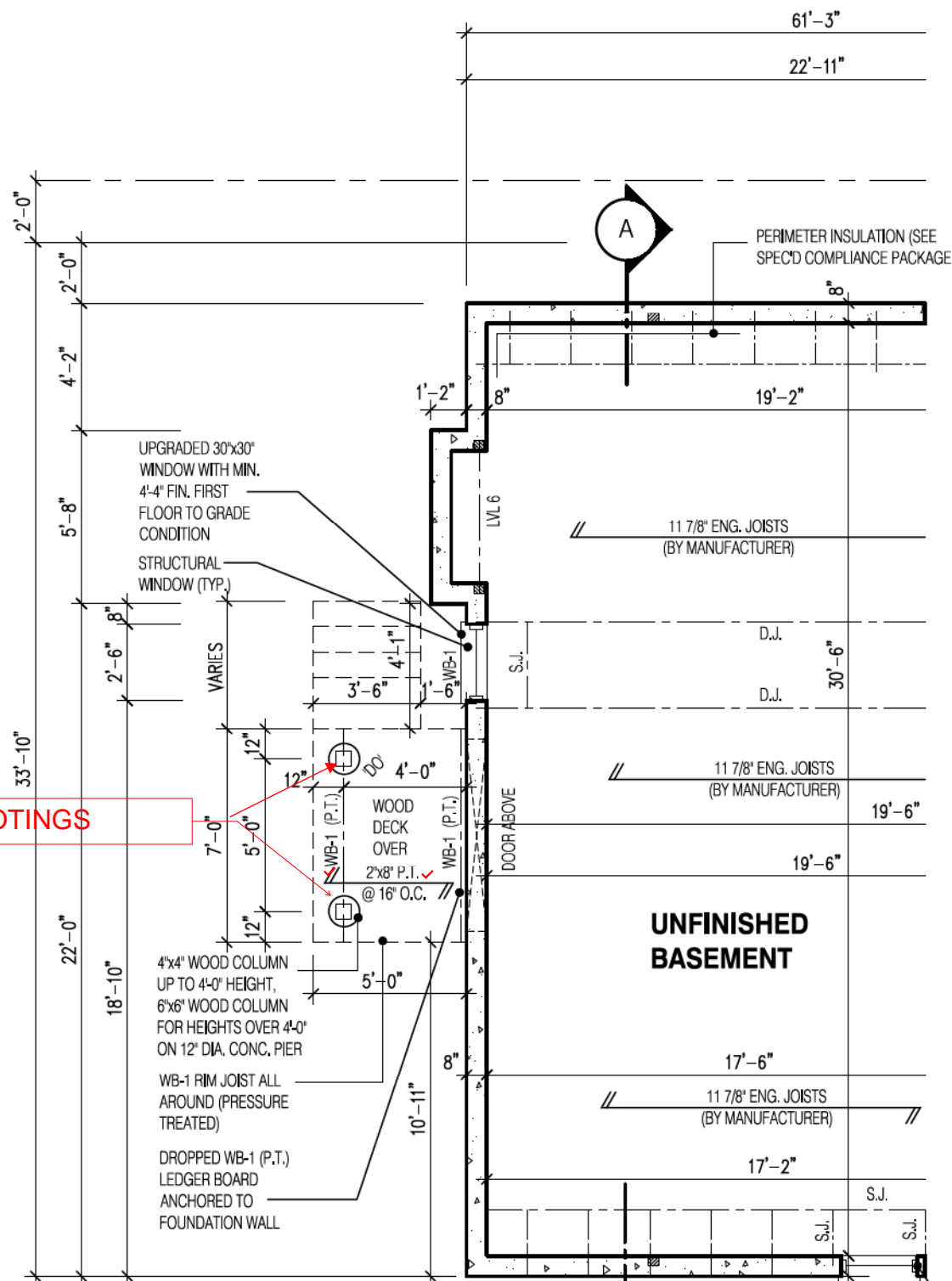
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REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-1
ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16" = 1'-0"
PROJ. No. 22-16 DWG. No. 3-1

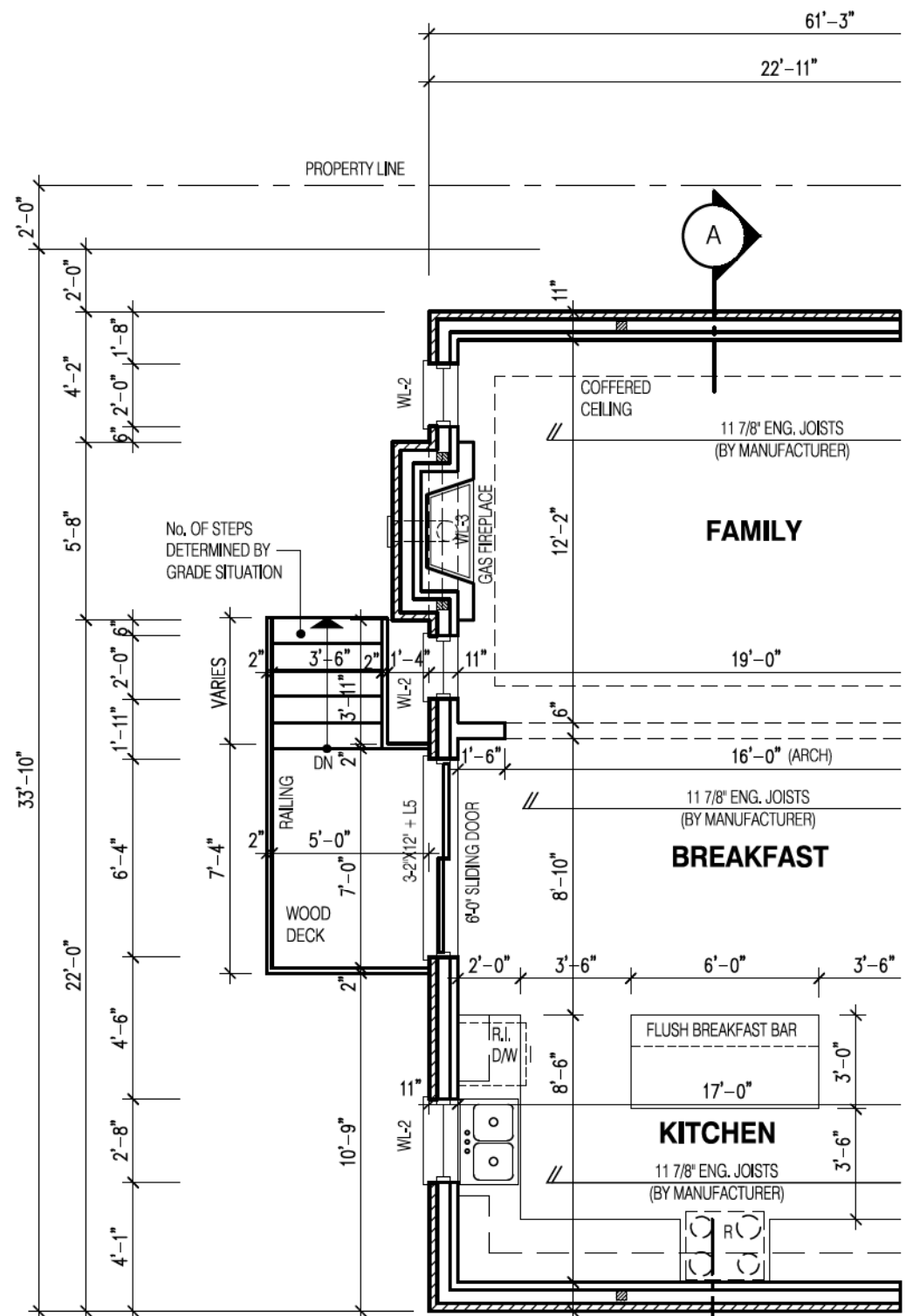


NOTE:
SUBFLOOR TO BE 3/4\"/>

NOTE:
WHEN VENEER CUT IS GREATER THAN 26\"/>

NOTE:
REFER TO SHEET NO. 0 - FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.



NOTE:
SUBFLOOR TO BE 5/8\"/>

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

LEGEND:
BUILDING FACE < THAN 4'-0\"/>

STRUDET INC.
B. MARINKOVIC
JUNE 27/2022
FOR STRUCTURE ONLY

MHP 23019

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 2

O.REG. 332/12

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jardin
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64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
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Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

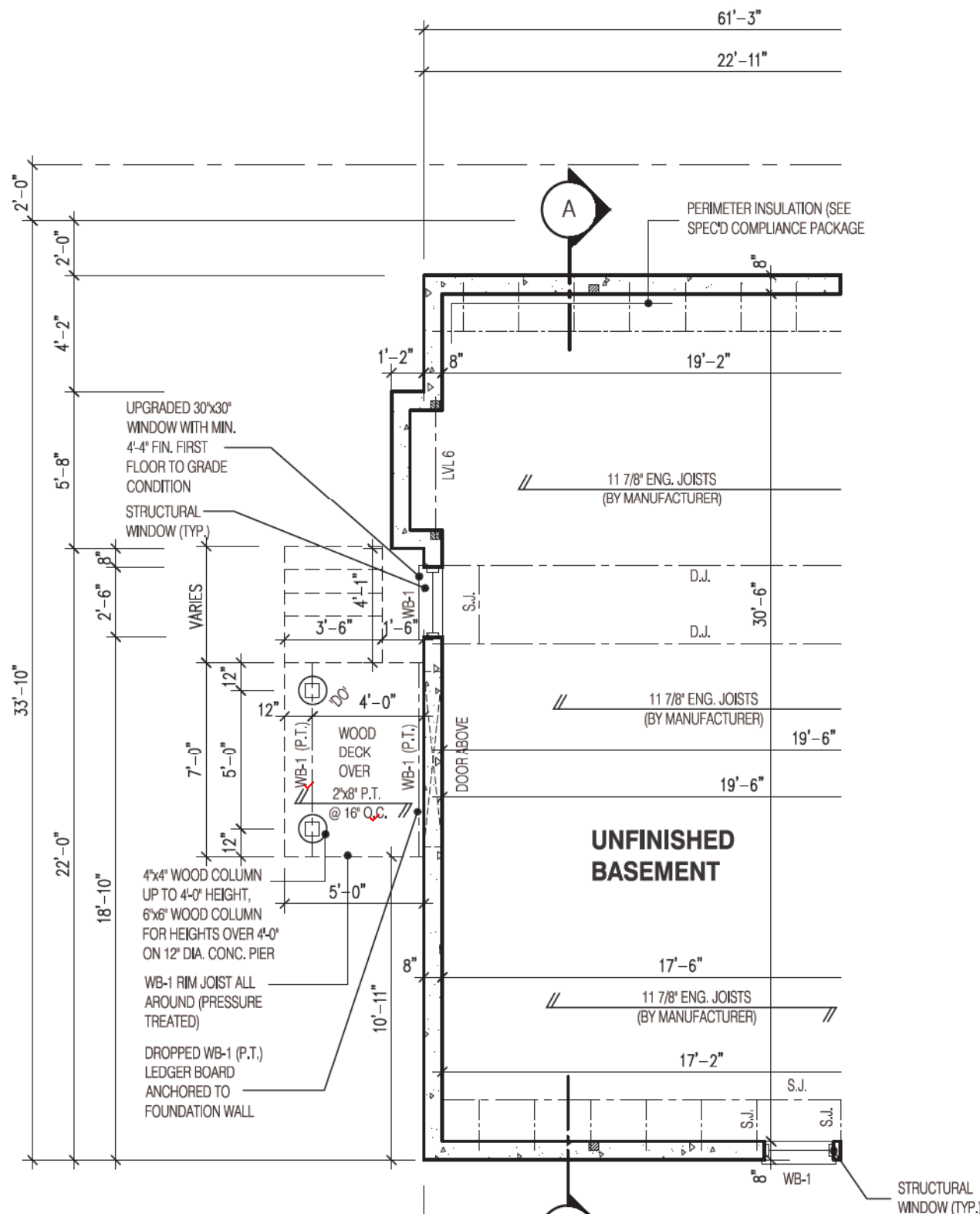
REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-2

ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16 DWG. No. 3A-1



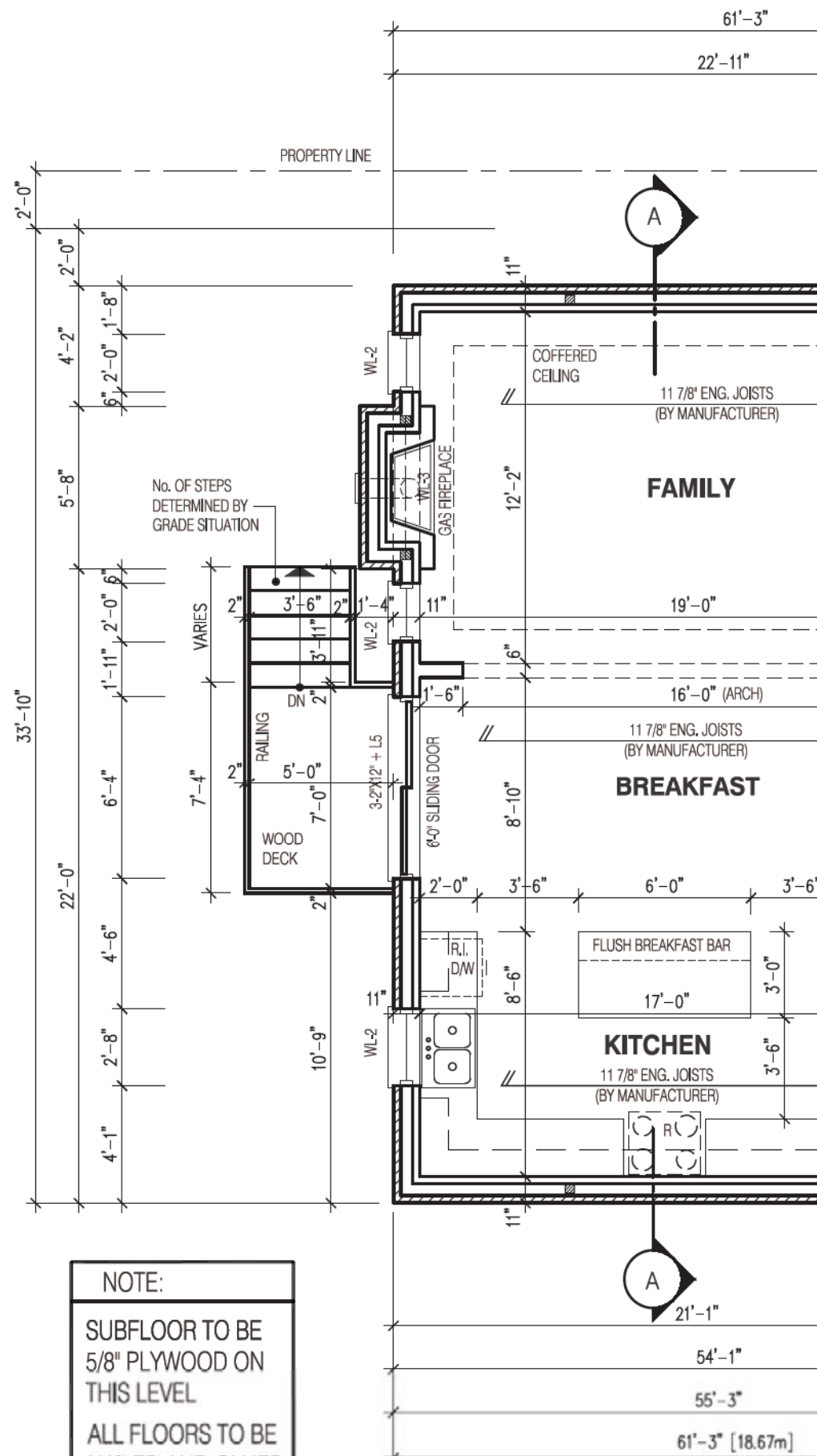
NOTE:

SUBFLOOR TO BE
3/4\"/>

ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

PARTIAL BASEMENT LAYOUT
FOR DECK CONDITION EL-2

STRUCTURAL
WINDOW (TYP.)



NOTE:

SUBFLOOR TO BE
5/8\"/>

ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

PARTIAL FIRST FLOOR LAYOUT
FOR DECK CONDITION EL-2

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m)
(45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED
OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COLN ABOVE
- LAMINATED VENEER LUMBER
- LVL SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

STRUDET INC.



FOR STRUCTURE ONLY

NOTE:

WHEN VENEER CUT IS GREATER THAN
26" A 10" POURED CONC. FOUNDATION
WALL IS REQUIRED. (FOUNDATION PLAN
TO BE REVIEWED IN CONJUNCTION WITH
SITE PLAN)

NOTE:

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

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED
ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:

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'

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED
FLOOR TRUSS LAYOUT BY MANUFACTURER.

MHP 23019

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12

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No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

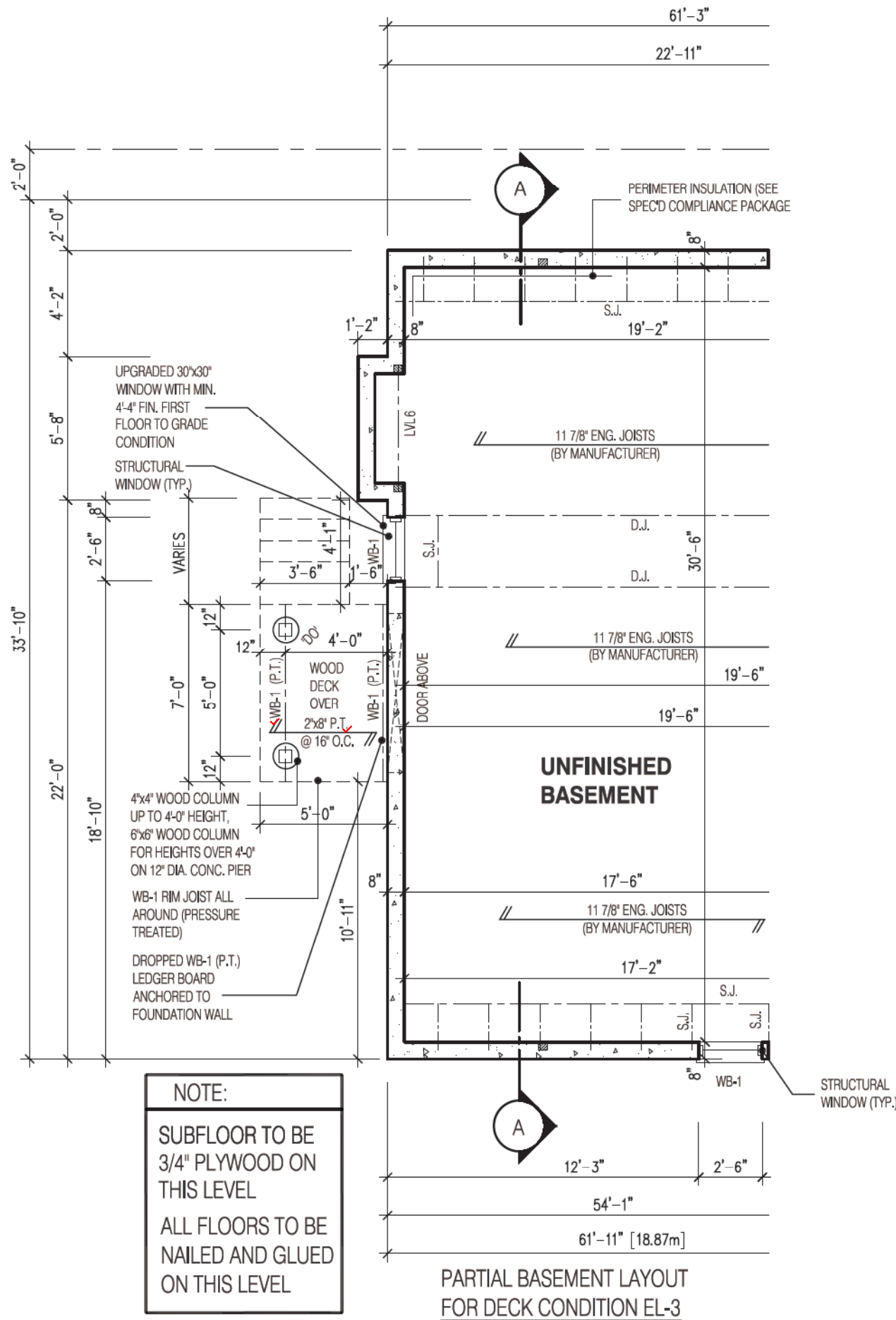
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-3

ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16 DWG. No. 3B-1



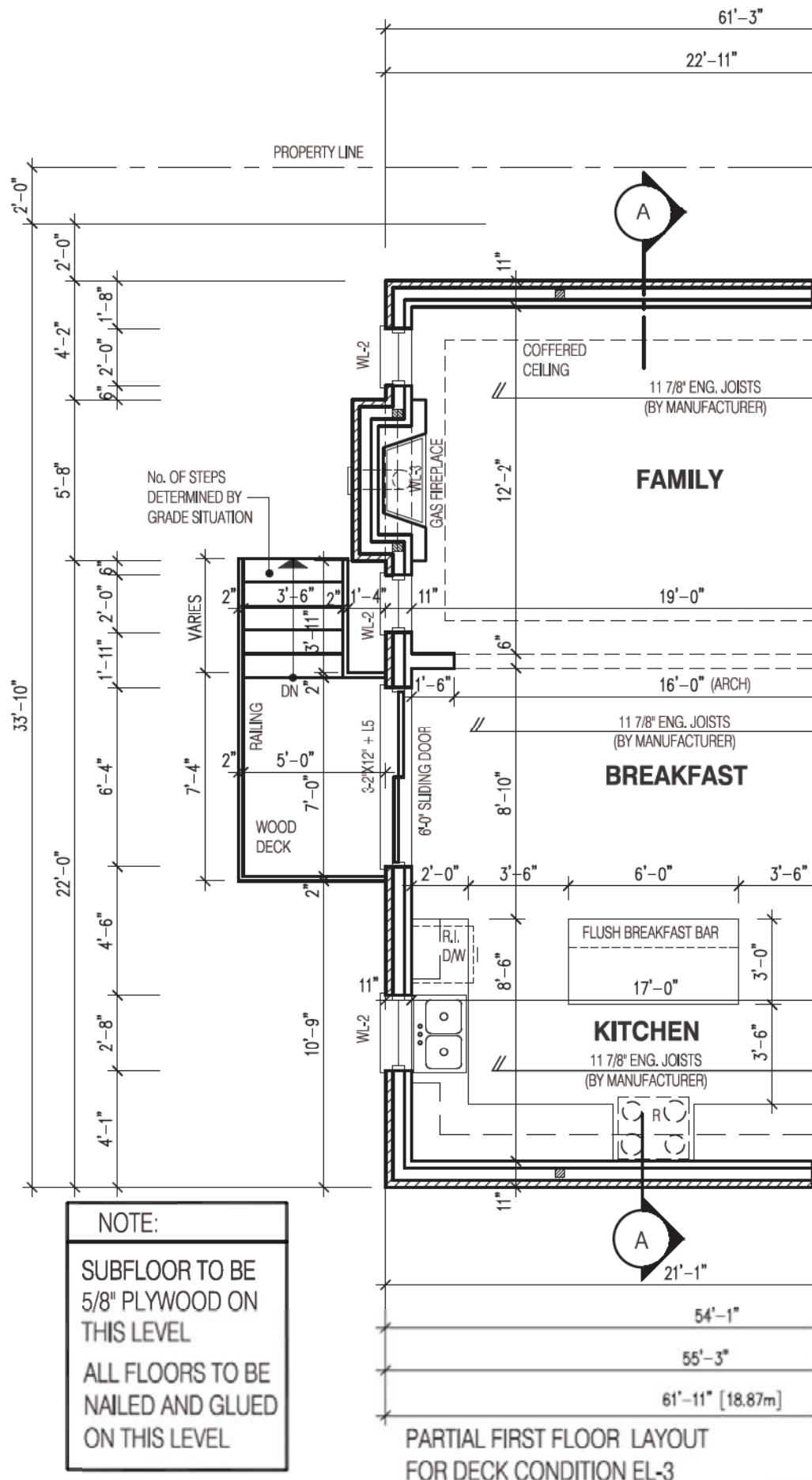
NOTE:
SUBFLOOR TO BE 3/4\"/>

NOTE:
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NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

NOTE:
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NOTE:
SUBFLOOR TO BE 5/8\"/>

LEGEND:	
	BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
	INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
	STL. PLATE FOR STEEL COLN ABOVE
LVL	LAMINATED VENEER LUMBER
S.J.	SINGLE JOIST
D.J.	DOUBLE JOIST
T.J.	TRIPLE JOIST
	REPEAT NOTE
	SHOWER WEEPERS

STRUDET INC.



FOR STRUCTURE ONLY

MHP 23019

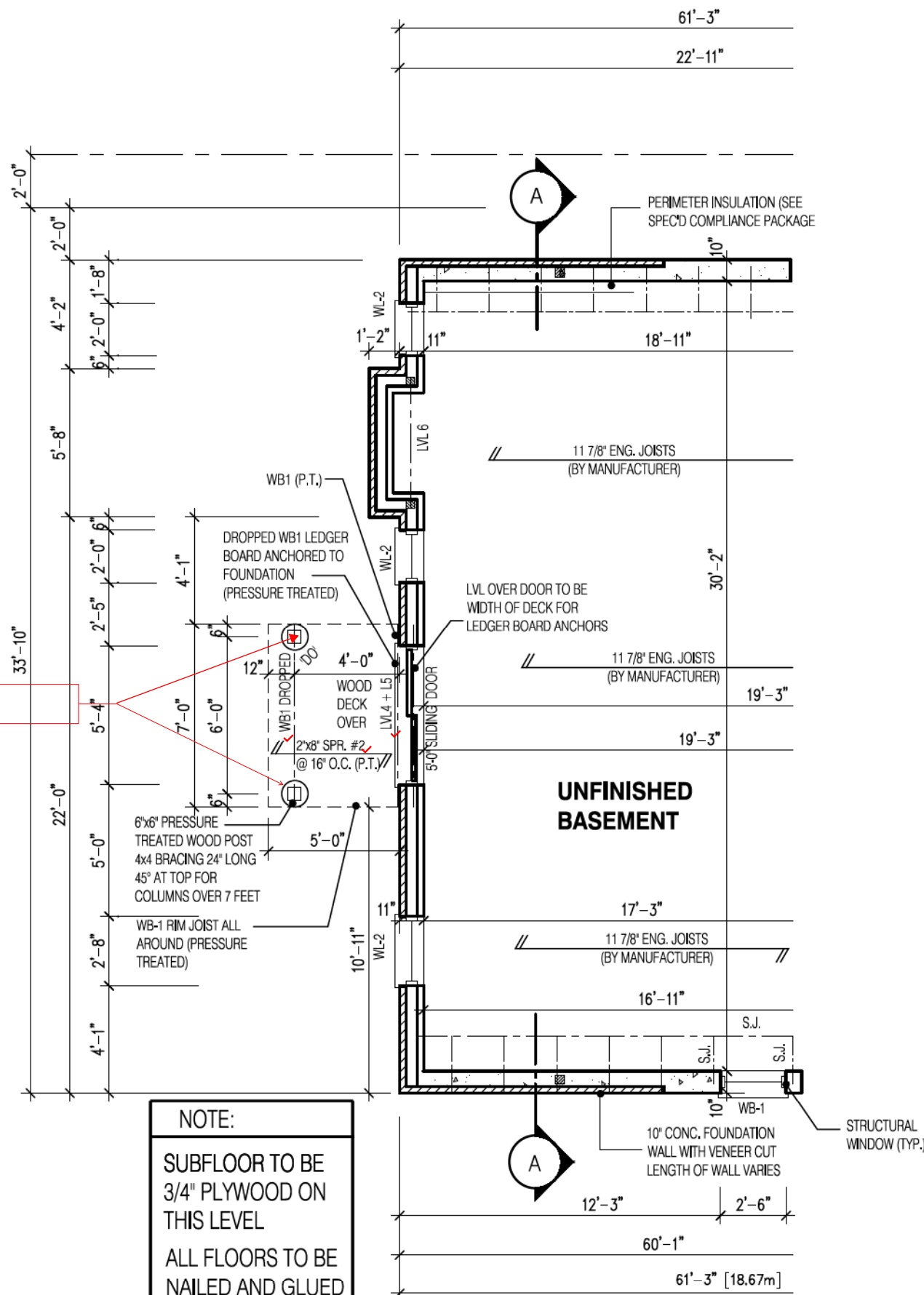
3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 1

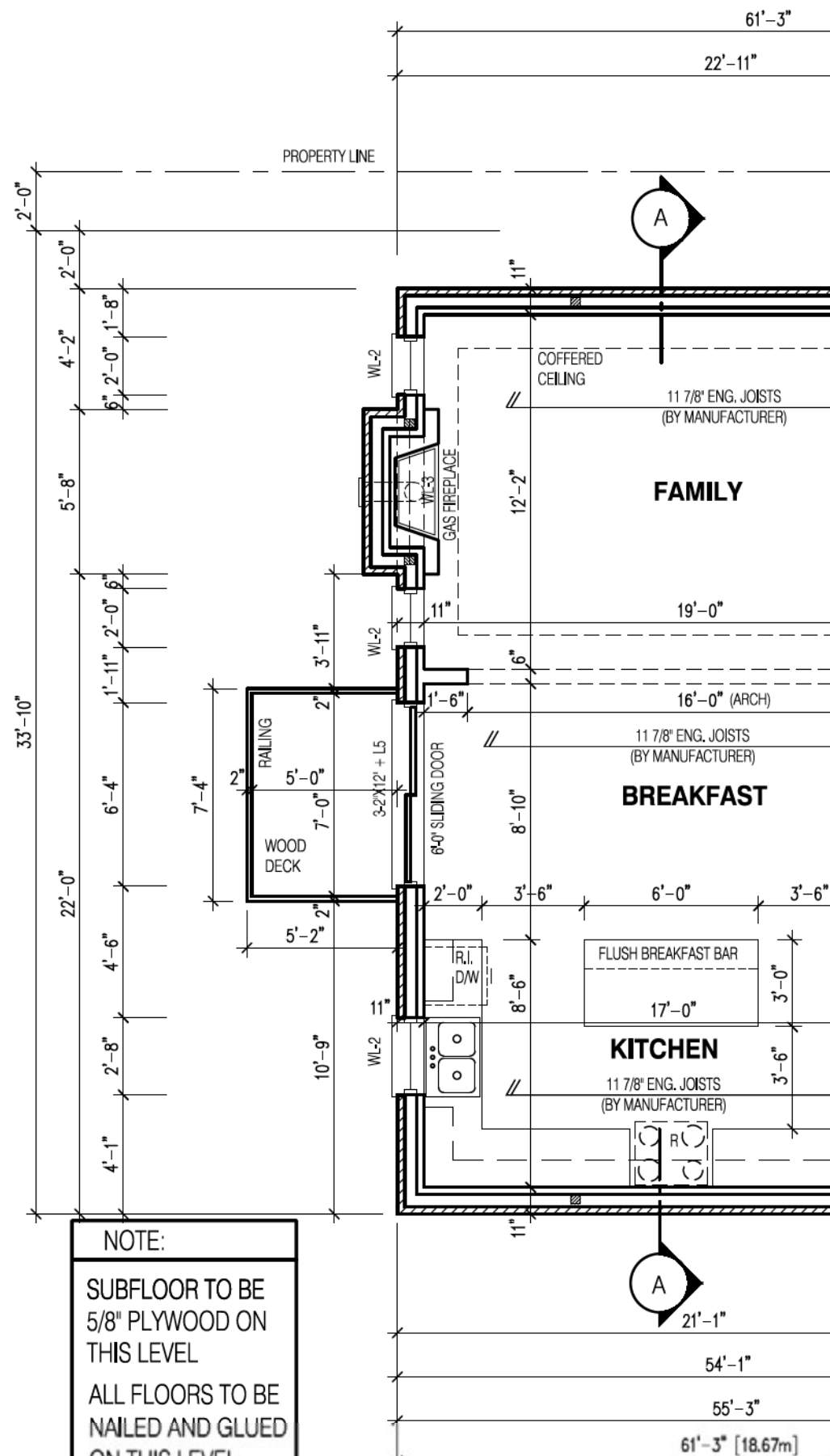
O.REG. 332/12

8" FOOTINGS



NOTE:
SUBFLOOR TO BE
3/4\"/>

PARTIAL BASEMENT LAYOUT
FOR WALK-OUT CONDITION EL-1



NOTE:
SUBFLOOR TO BE
5/8\"/>

PARTIAL FIRST FLOOR LAYOUT
FOR WALK-OUT CONDITION EL-1

*FOUNDATION WALL
4-7\"/>

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

NOTE:
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FLOOR TRUSS LAYOUT BY MANUFACTURER .

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Walter Botter  21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

WALK-OUT CONDITION EL-1

ZADORRA ESTATES CORP.
CITY OF OSHAWA

	MODEL: T
	SCALE: 3/16" = 1'-0"
PROJ. No. 22-16	DWG. No. 3-2

MHP 23019

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 2

O.REG. 332/12

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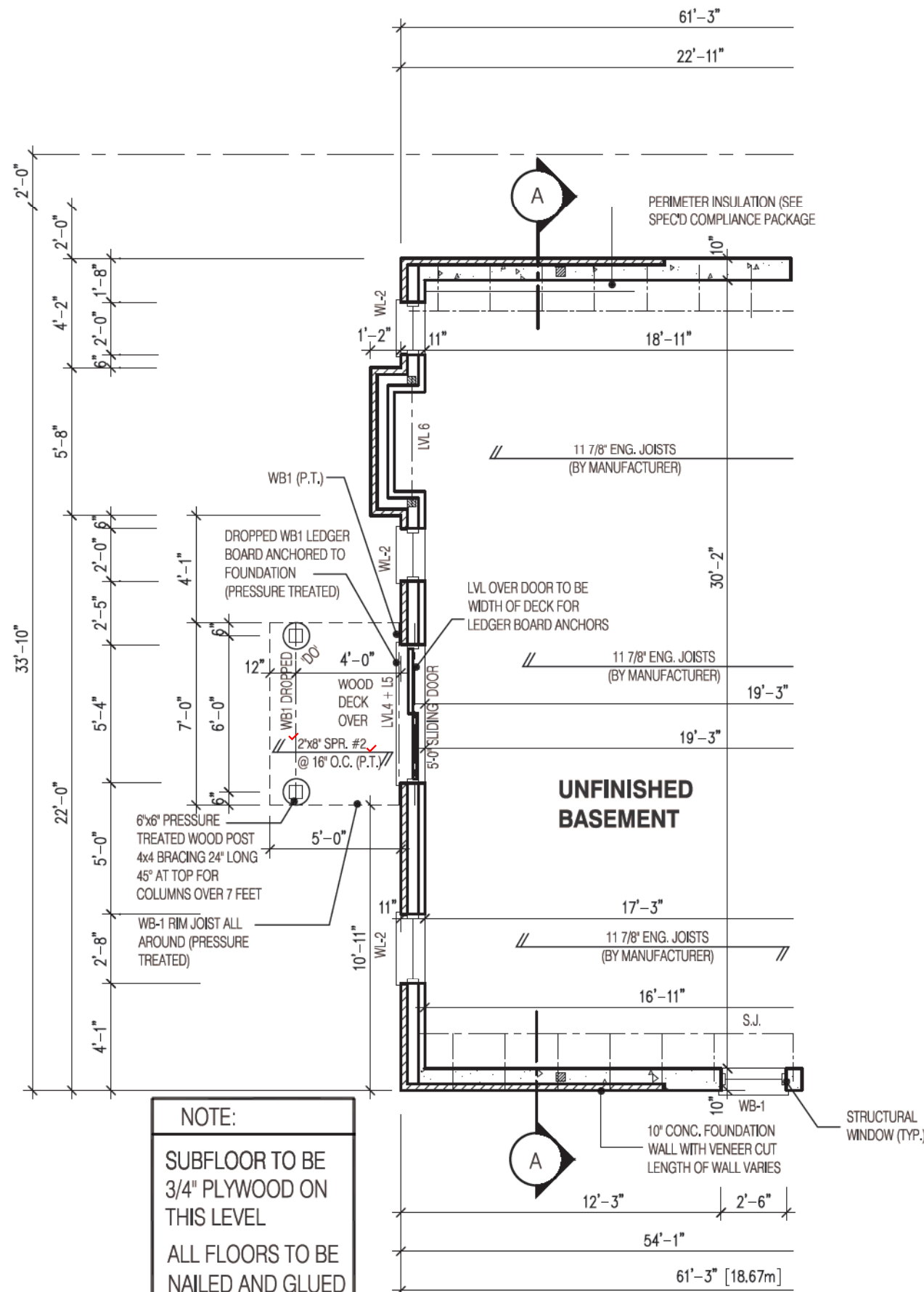
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jardin design group inc. 27763
FIRM NAME BCIN

WALK-OUT CONDITION EL-2

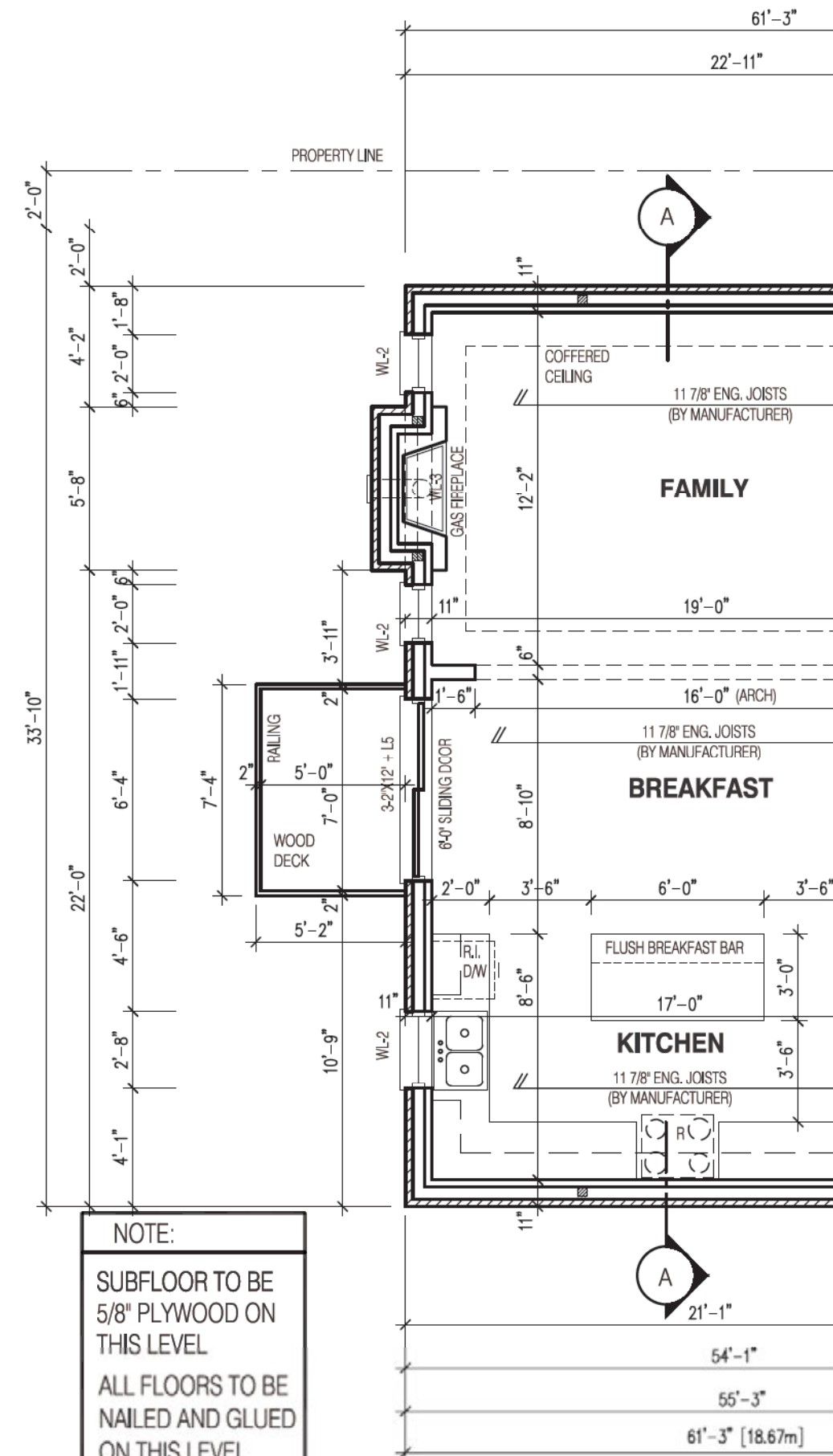
ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16 DWG. No. 3A-2



NOTE:
SUBFLOOR TO BE 3/4\"/>

PARTIAL BASEMENT LAYOUT
FOR WALK-OUT CONDITION EL-2



NOTE:
SUBFLOOR TO BE 5/8\"/>

PARTIAL FIRST FLOOR LAYOUT
FOR WALK-OUT CONDITION EL-2

*FOUNDATION WALL
4'-7\"/>

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

- LEGEND:**
- BUILDING FACE < THAN 4'-0\"/>
 - INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
 - STL. PLATE FOR STEEL COLN ABOVE
 - LVL LAMINATED VENEER LUMBER
 - S.J. SINGLE JOIST
 - D.J. DOUBLE JOIST
 - T.J. TRIPLE JOIST
 - REPEAT NOTE
 - SHOWER WEEPERS

STRUDET INC.
B. MARINKOVIC
JUNE 27, 2022
FOR STRUCTURE ONLY

NOTE:
WHEN VENEER CUT IS GREATER THAN 26\"/>

NOTE:
REFER TO SHEET NO. 0 - FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

MHP 23019

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12

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7		
6	OCT. 10, 2023	ADDED ARCH BETWEEN FAMILY RM & BREAKFAST, REISSUED TO CLIENT
5	SEPT. 25, 2023	ADDED WALKOUT CONDITION, REISSUED TO CLIENT FOR PERMIT
4	SEPT. 12, 2022	ADDED DECK PAGES, REISSUED TO CLIENT FOR PERMIT
3	JUN. 22, 2022	ISSUED FOR BUILDING PERMIT
2	JUN. 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS
1	APR. 21, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

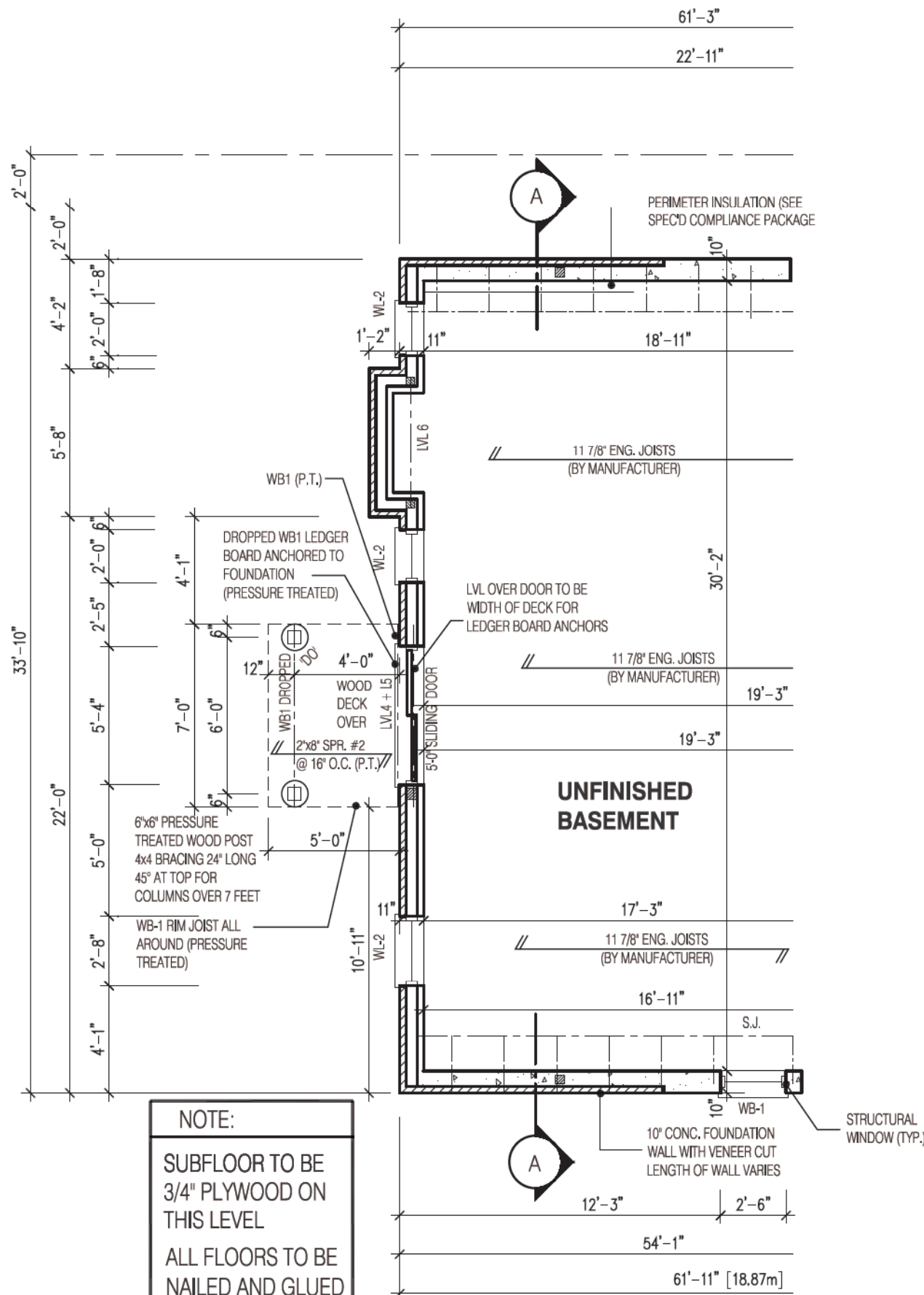
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

WALK-OUT CONDITION EL-3

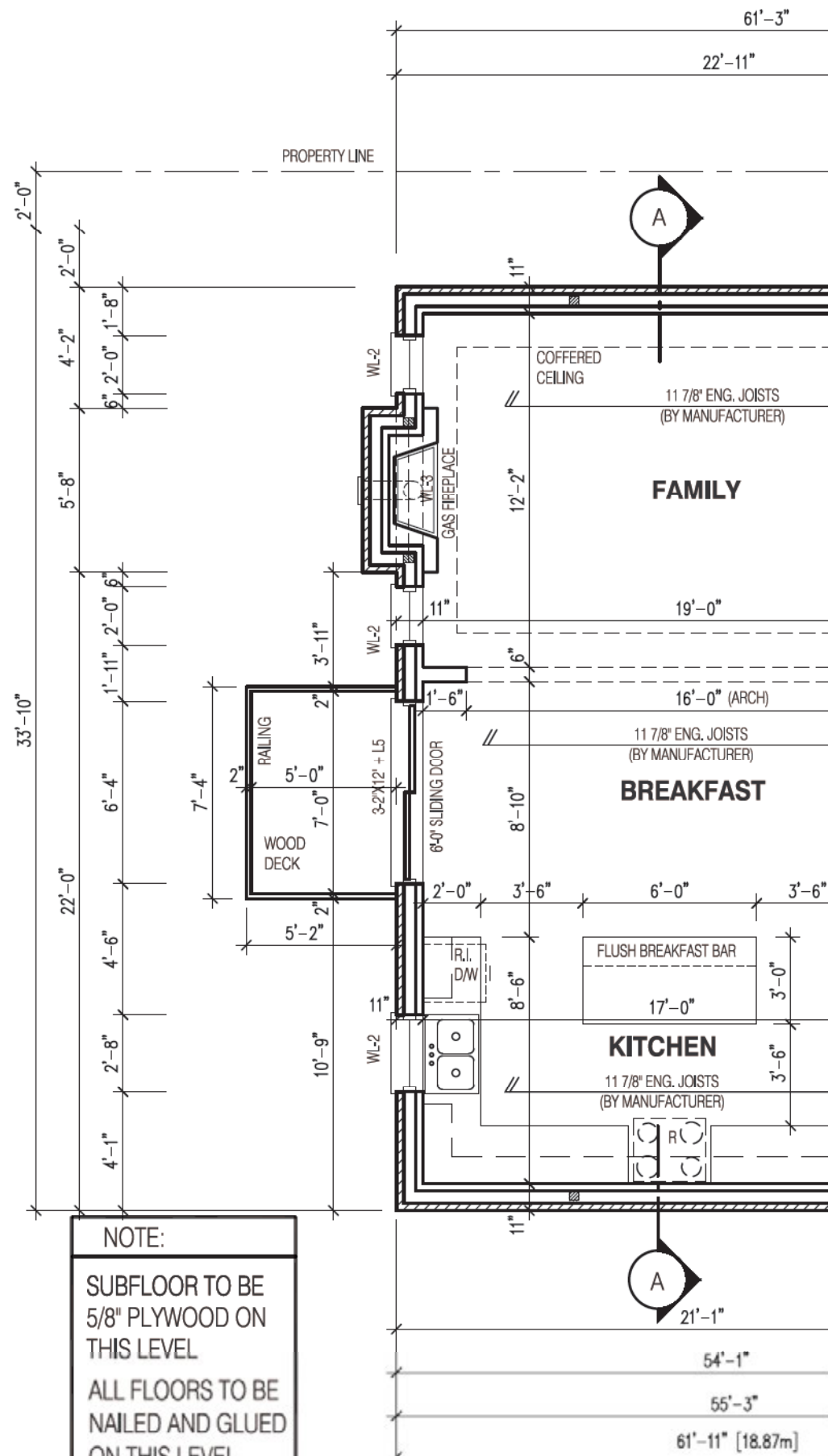
ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16 DWG. No. 3B-2



NOTE:
SUBFLOOR TO BE 3/4\"/>

PARTIAL BASEMENT LAYOUT
FOR WALK-OUT CONDITION EL-3



NOTE:
SUBFLOOR TO BE 5/8\"/>

PARTIAL FIRST FLOOR LAYOUT
FOR WALK-OUT CONDITION EL-3

*FOUNDATION WALL
4'-7\"/>

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12\"/>

NOTE:
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LEGEND:	
	BUILDING FACE < THAN 4'-0\"/>
	INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
	STL. PLATE FOR STEEL COLN ABOVE
	LAMINATED VENEER LUMBER
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	TRIPLE JOIST
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STRUDET INC.



FOR STRUCTURE ONLY

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APPROVED BY: _____

DATE: JUL 31, 2023

This stamp certifies compliance with
Florida Guidelines only and has

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7		
6		
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4		
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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code

3.2.4 of the building code	
jardin design group inc.	27763
FIRM NAME	BCIN

FRONT ELEVATION -1

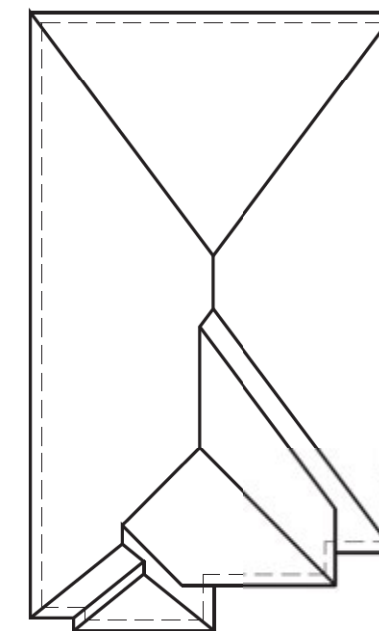
ZADORRA ESTATES CORP.
CITY OF OSHAWA



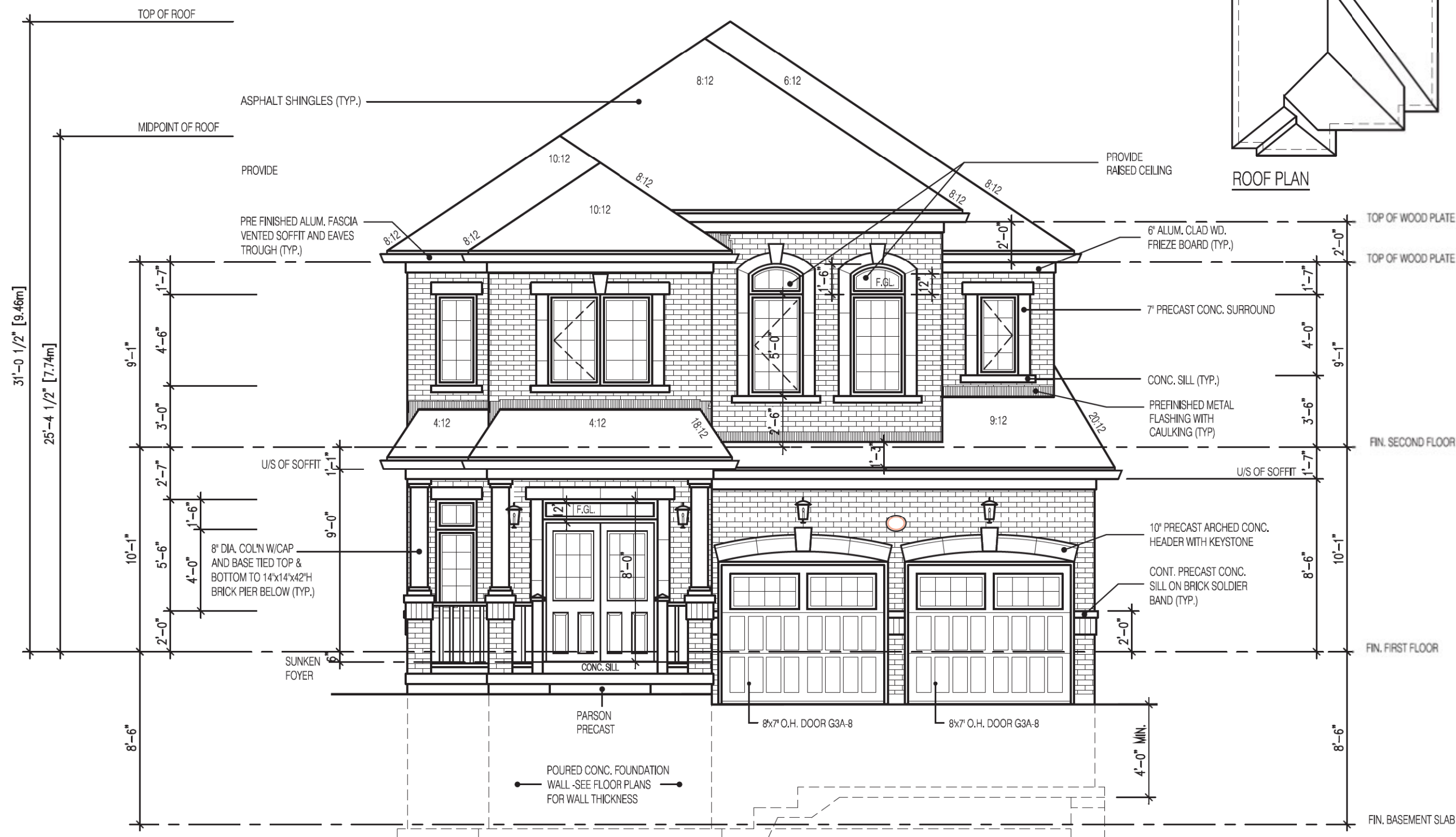
MODEL:	T
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SCALE: $3/16" = 1'-0"$

PROJ. No.	DWG. No.
22-16	4



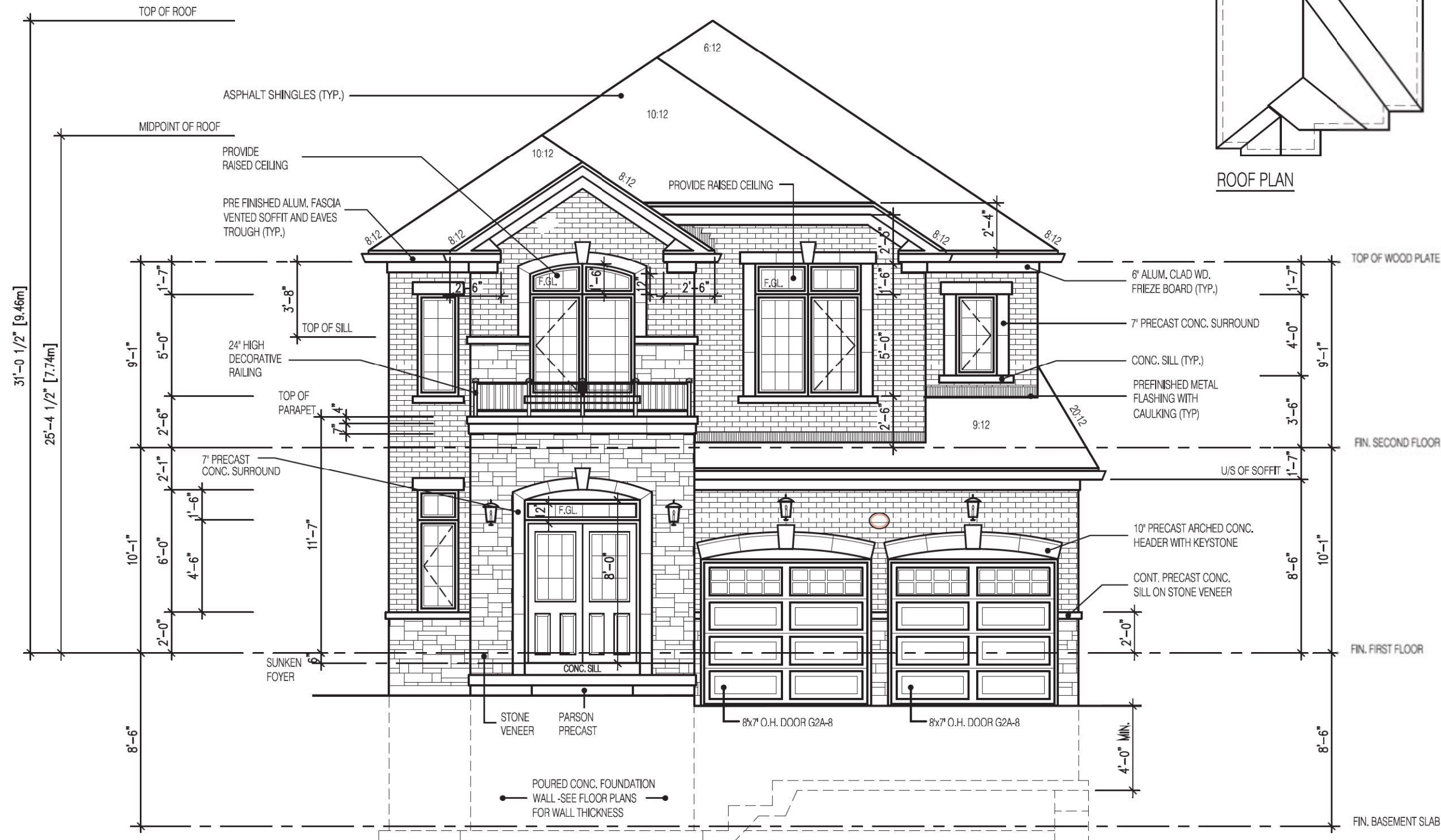
ROOF PLAN



PENROSE 2

FRONT ELEVATION 1

MHP 23019



PENROSE 2
FRONT ELEVATION 2

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 2

O.REG. 332/12

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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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jardin
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64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

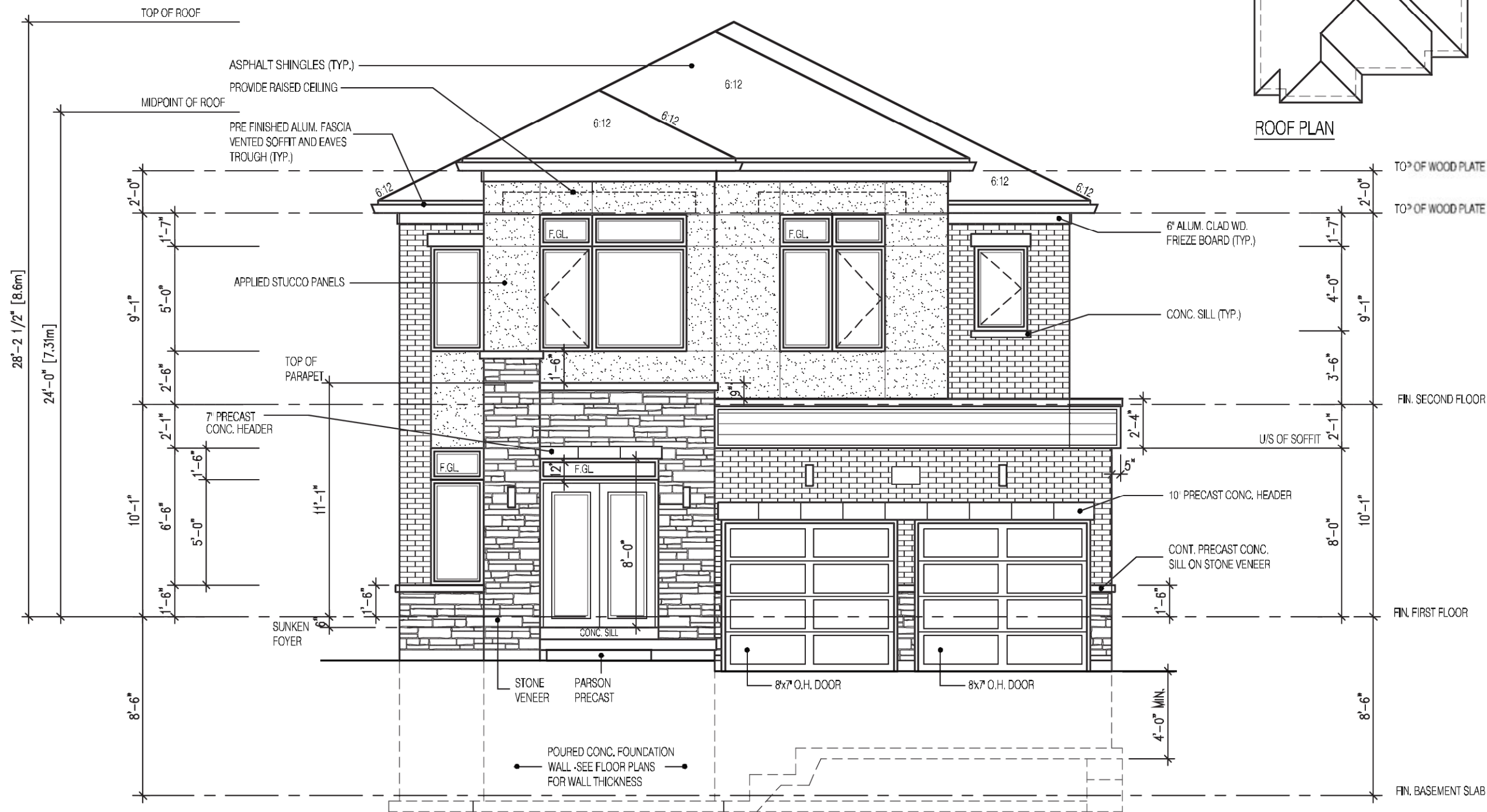
FRONT ELEVATION -2

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16" = 1'-0"
PROJ. No.
22-16
DWG. No.
4A

MHP 23019



ROOF PLAN

PENROSE 2
FRONT ELEVATION 3

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12

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7		
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4	MAR. 2, 2023	REMOVED ALUM. CLAD CORNER POST FOR EL-3, REISSUED TO CLIENT ISSUED FOR BUILDING PERMIT
3	JUN. 22, 2022	
2	JUN. 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
1	APR. 21, 2022	

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
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EMAIL: info@jardindesign.ca

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Walter Botter *[Signature]* 21031
NAME SIGNATURE BCIN

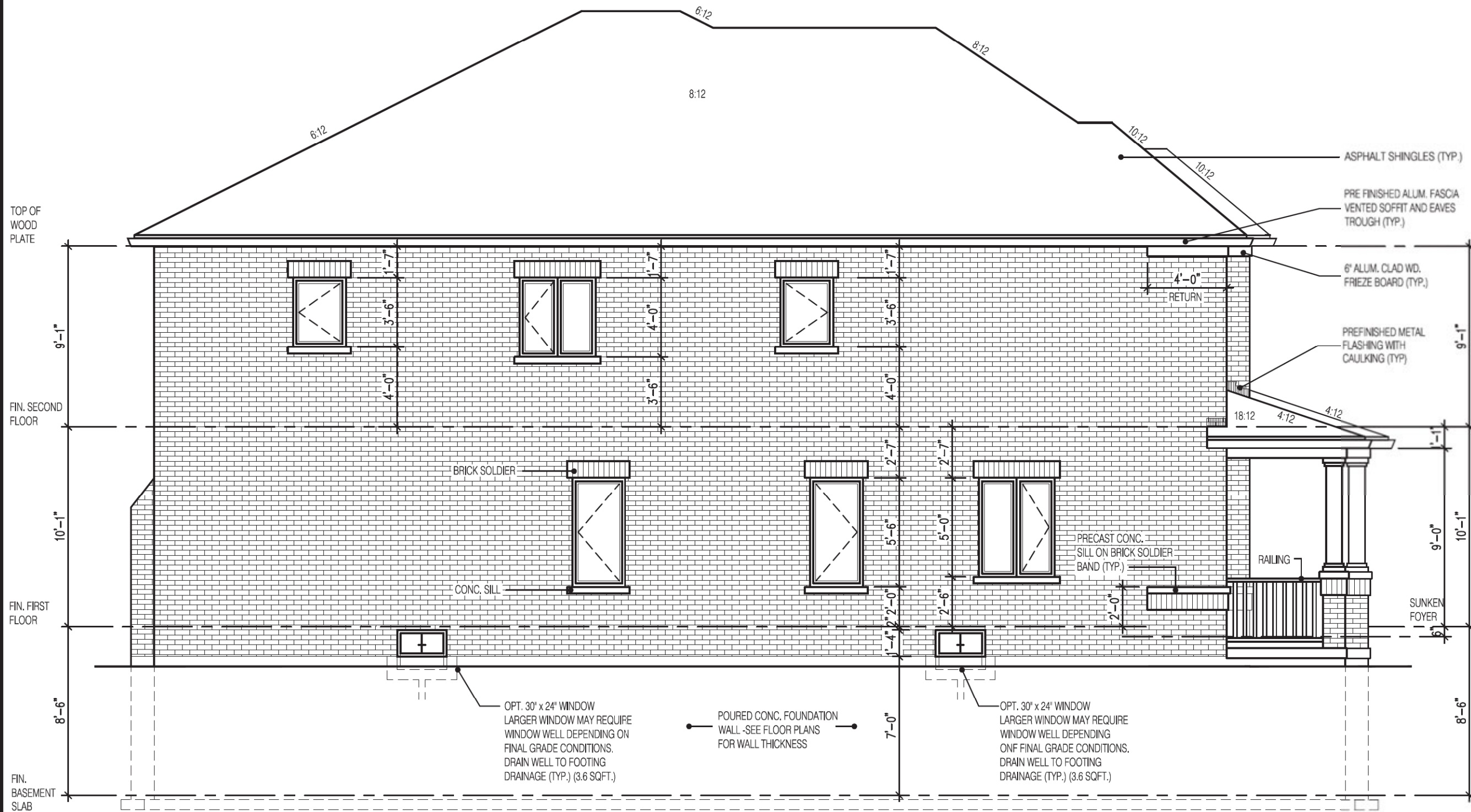
REGISTRATION INFORMATION
required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

FRONT ELEVATION -3
ZADORRA ESTATES CORP.
CITY OF OSHAWA

MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 4B

MHP 23019



PENROSE 2
SIDE ELEVATION 1

UNPROTECTED OPENINGS

WALL AREA
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDYARD)
ACTUAL GLASS AREA

1170 Φ
81.9 Φ
72.4 Φ ✓

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 1

O.REG. 332/12

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jardin
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64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
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EMAIL: info@jardindesign.ca

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Walter Botter  21031
NAME SIGNATURE BCIN

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FIRM NAME BCIN

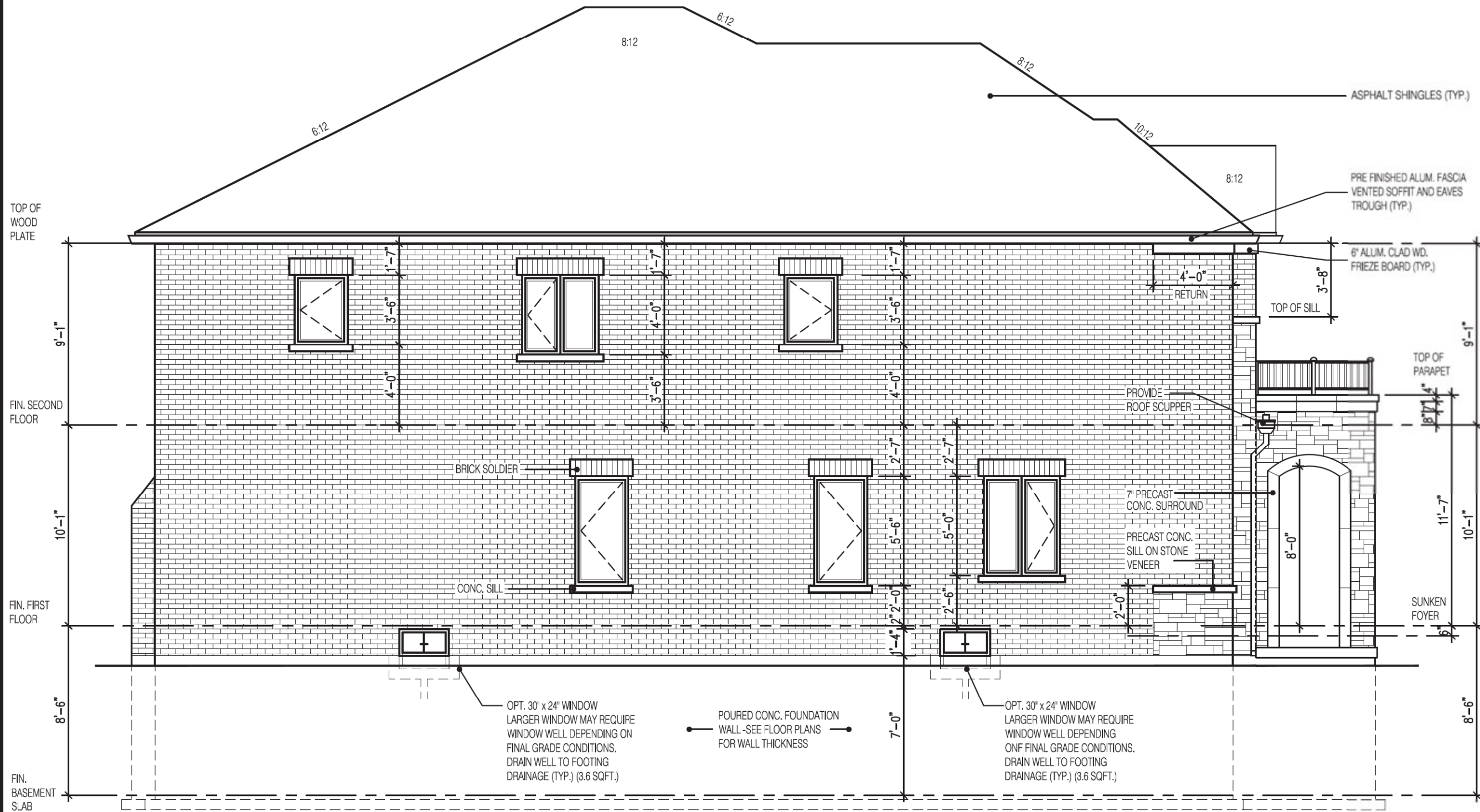
SIDE ELEVATION-1

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16"=1'-0"
PROJ. No.
22-16
DWG. No.
5

MHP 23019



PENROSE 2
SIDE ELEVATION 2

UNPROTECTED OPENINGS

WALL AREA
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDEYARD)
ACTUAL GLASS AREA

1170 Φ
81.9 Φ
72.4 Φ ✓

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 2

O.REG. 332/12

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jardin design group inc. 27763
FIRM NAME BCIN

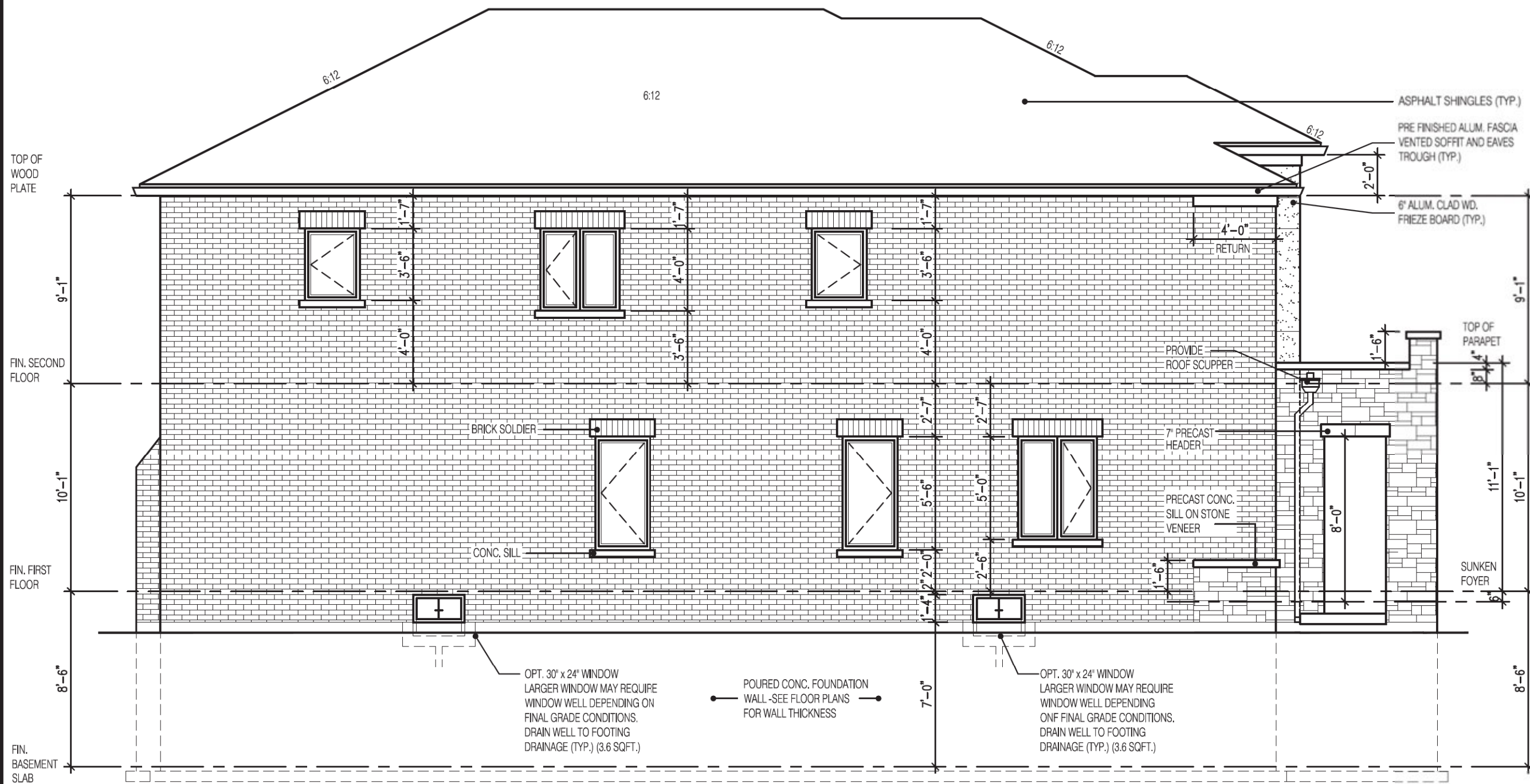
SIDE ELEVATION-2

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16"=1'-0"
PROJ. No.
22-16
DWG. No.
5A

MHP 23019



PENROSE 2
SIDE ELEVATION 3

UNPROTECTED OPENINGS

WALL AREA
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDNEYARD)
ACTUAL GLASS AREA

1170 Φ
81.9 Φ
72.4 Φ ✓

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12

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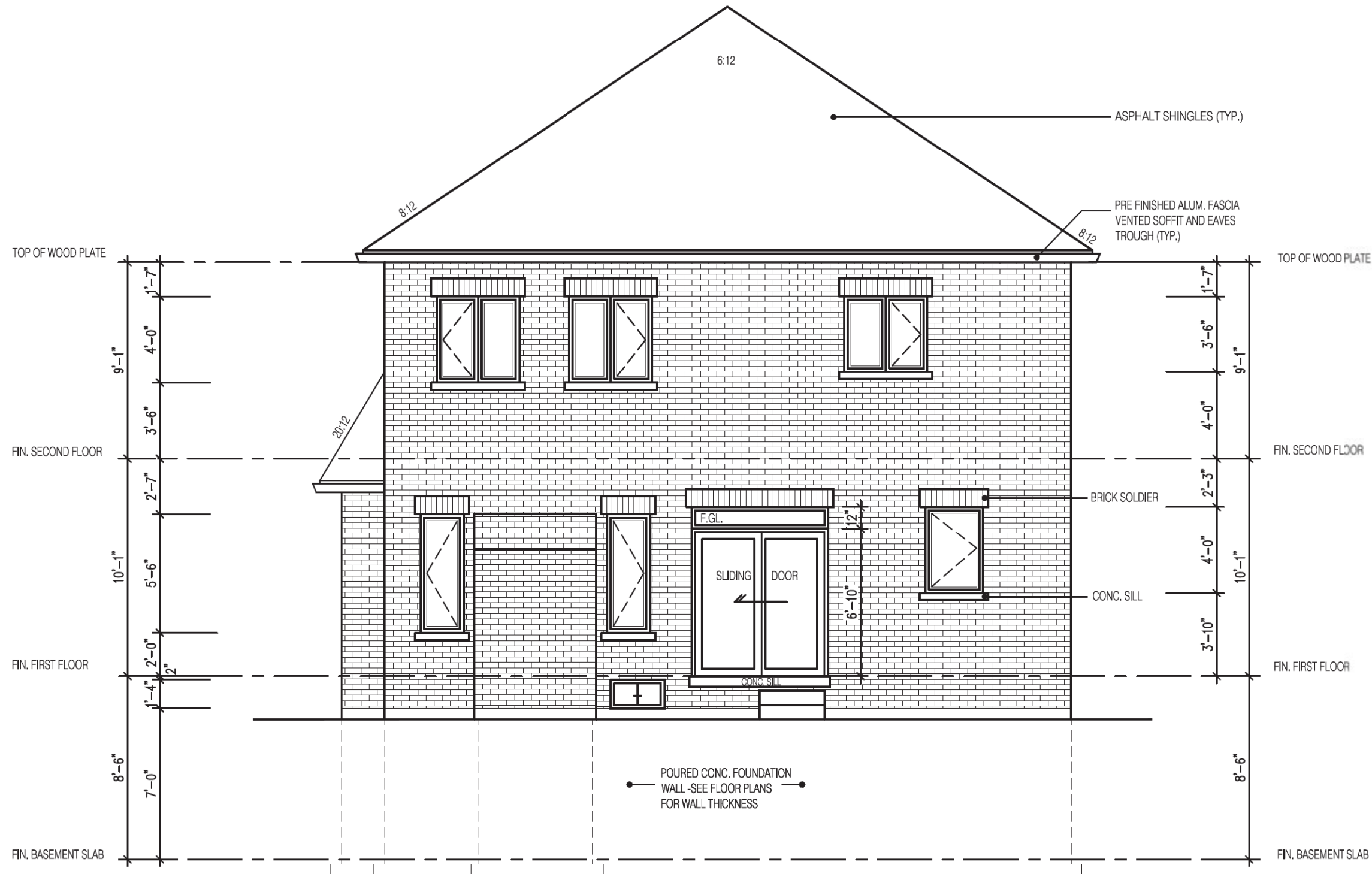
jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION-3

ZADORRA ESTATES CORP.
CITY OF OSHAWA

 MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16 DWG. No. 5B

MHP 23019



PENROSE 2
REAR ELEVATION 1

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 1

O.REG. 332/12

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2	JUN. 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS
1	APR. 21, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter  21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

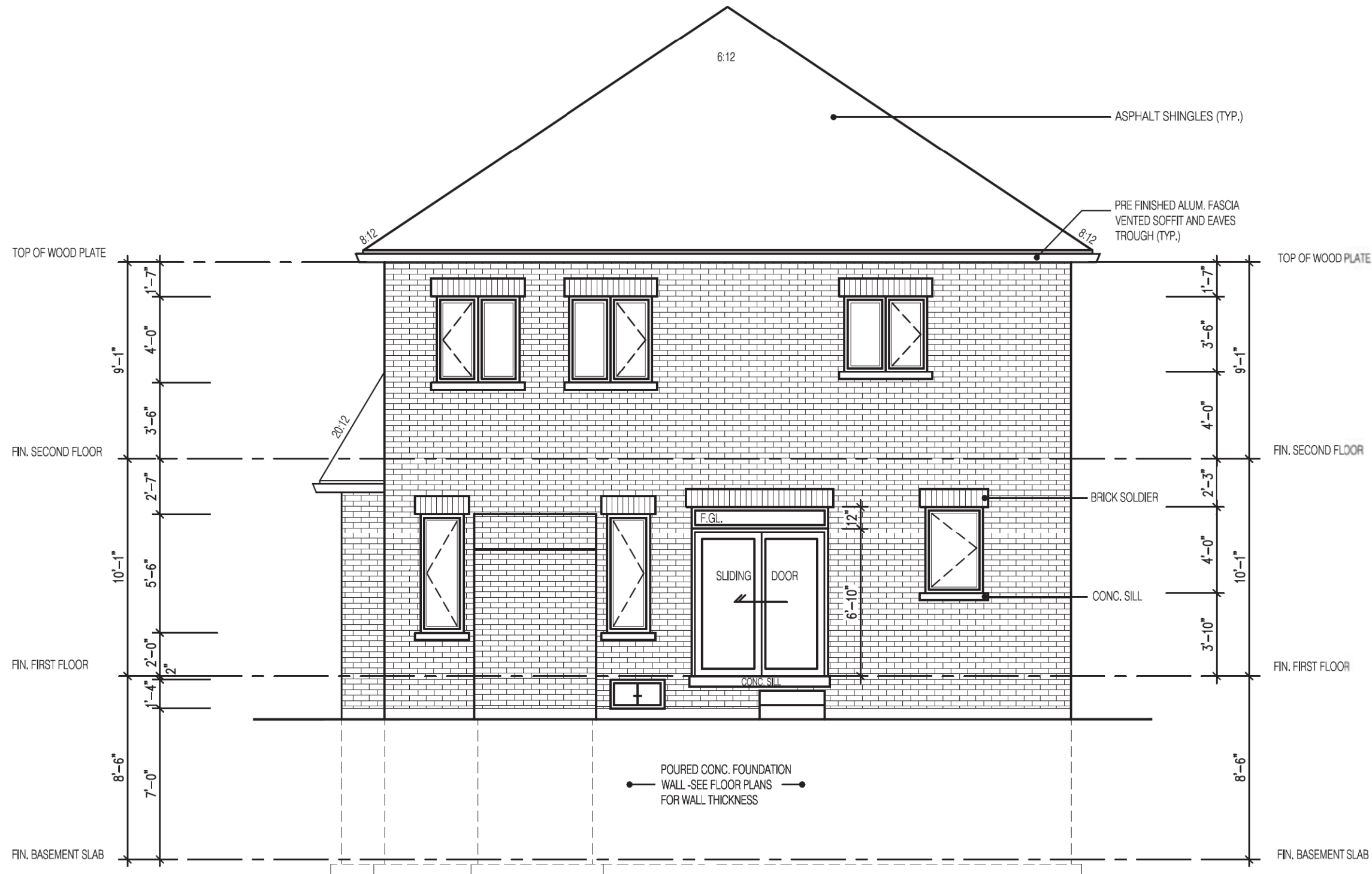
REAR ELEVATION-1

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16" = 1'-0"
PROJ. No.
22-16
DWG. No.
6

MHP 23019



PENROSE 2
REAR ELEVATION 2

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 2

O.REG. 332/12

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jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION-2

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16"=1'-0"
PROJ. No.
22-16
DWG. No.
6A

MHP 23019



PENROSE 2
REAR ELEVATION 3

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12

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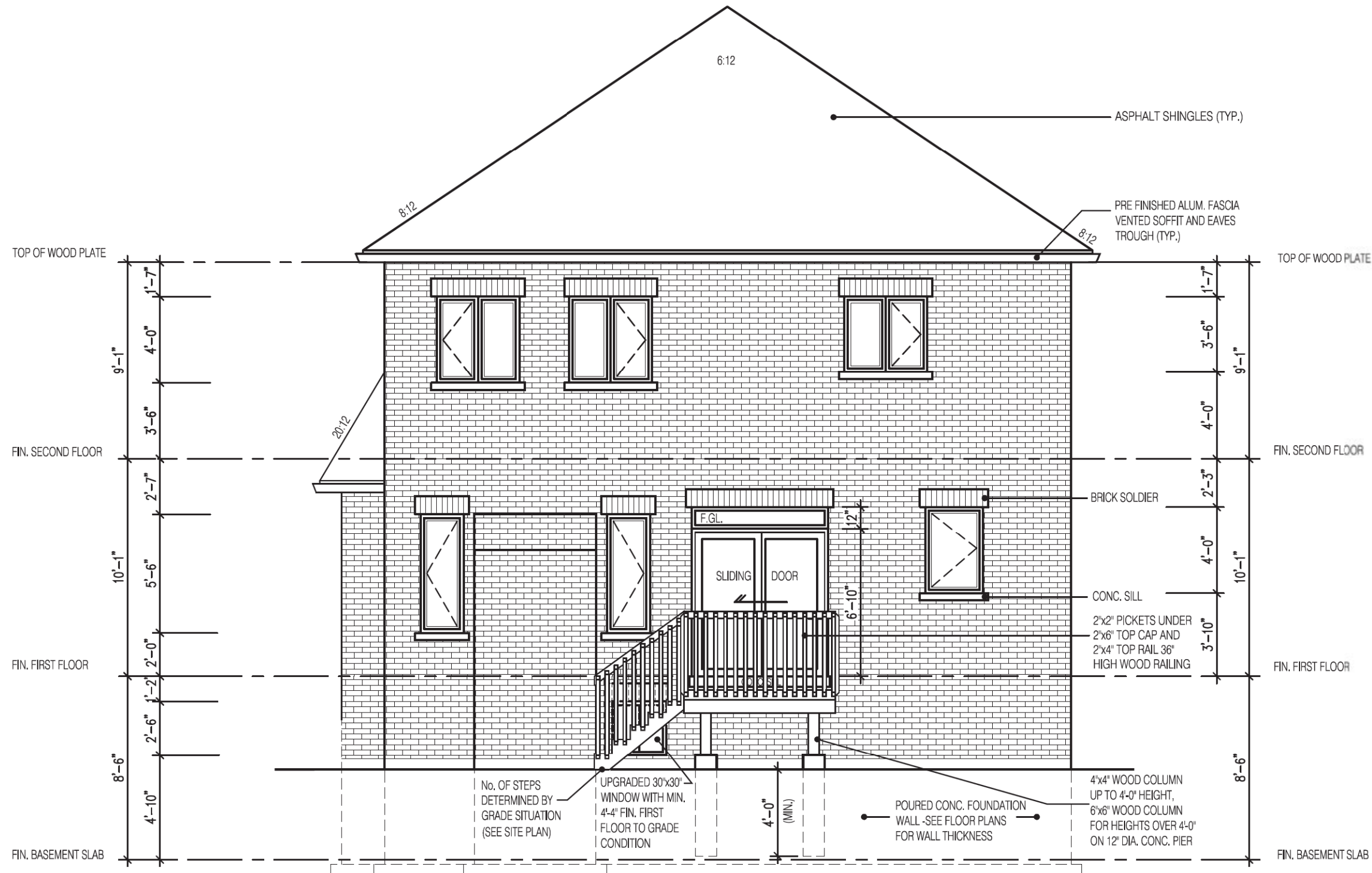
REAR ELEVATION-3

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16"=1'-0"
PROJ. No.
22-16
DWG. No.
6B

MHP 23019



PENROSE 2
REAR ELEVATION 1
DECK CONDITION

PENROSE 2 ELEV.-1 (DECK CONDITION)		ENERGY EFFICIENCY- SB12	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	730.00	113.00	15.48 %
LEFT SIDE	1170.00	90.00	7.69 %
RIGHT SIDE	1206.00	23.00	1.91 %
REAR	757.00	133.00	17.57 %
TOTAL	3863.00	359.00	9.29 %

FOR ADDITIONAL DECK STRUCTURE
REFER TO PAGE 7 OF THE DETAIL PACKAGE

NOTE:
WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FOUNDATION WALL IS REQUIRED.
(FOUNDATION PLAN TO BE REVIEWED IN CONJUNCTION WITH SITE PLAN)

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 1

O.REG. 332/12

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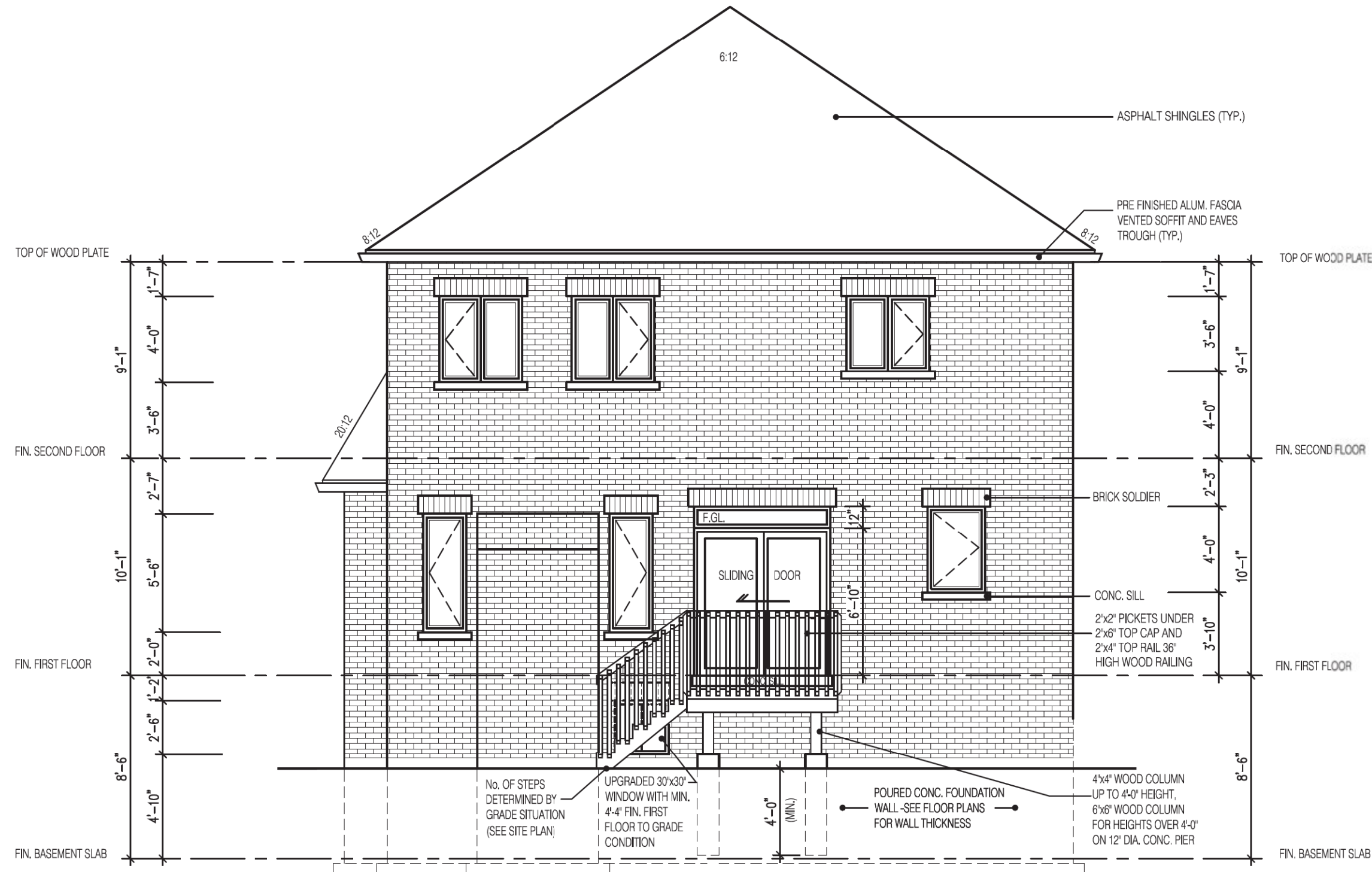
jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-1

ZADORRA ESTATES CORP.
CITY OF OSHAWA

 MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16 DWG. No. 6-1

MHP 23019



PENROSE 2
REAR ELEVATION 2
DECK CONDITION

PENROSE 2 ELEV.-2 (DECK CONDITION)		ENERGY EFFICIENCY- SB12	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	728.00	123.00	16.90 %
LEFT SIDE	1170.00	90.00	7.69 %
RIGHT SIDE	1200.00	23.00	1.92 %
REAR	757.00	133.00	17.57 %
TOTAL	3855.00	369.00	9.57 %

FOR ADDITIONAL DECK STRUCTURE
REFER TO PAGE 7 OF THE DETAIL PACKAGE

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(FOUNDATION PLAN TO BE REVIEWED IN CONJUNCTION WITH SITE PLAN)

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 2

O.REG. 332/12

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jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-2

ZADORRA ESTATES CORP.
CITY OF OSHAWA

 MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16 DWG. No. 6A-1

MHP 23019



PENROSE 2
REAR ELEVATION 3
DECK CONDITION

PENROSE 2 ELEV.-3 (DECK CONDITION)		ENERGY EFFICIENCY- SB12	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	750.00	143.00	19.07 %
LEFT SIDE	1170.00	90.00	7.69 %
RIGHT SIDE	1214.00	35.00	2.88 %
REAR	756.00	133.00	17.59 %
TOTAL	3890.00	401.00	10.31 %

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(FOUNDATION PLAN TO BE REVIEWED IN CONJUNCTION WITH SITE PLAN)

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12

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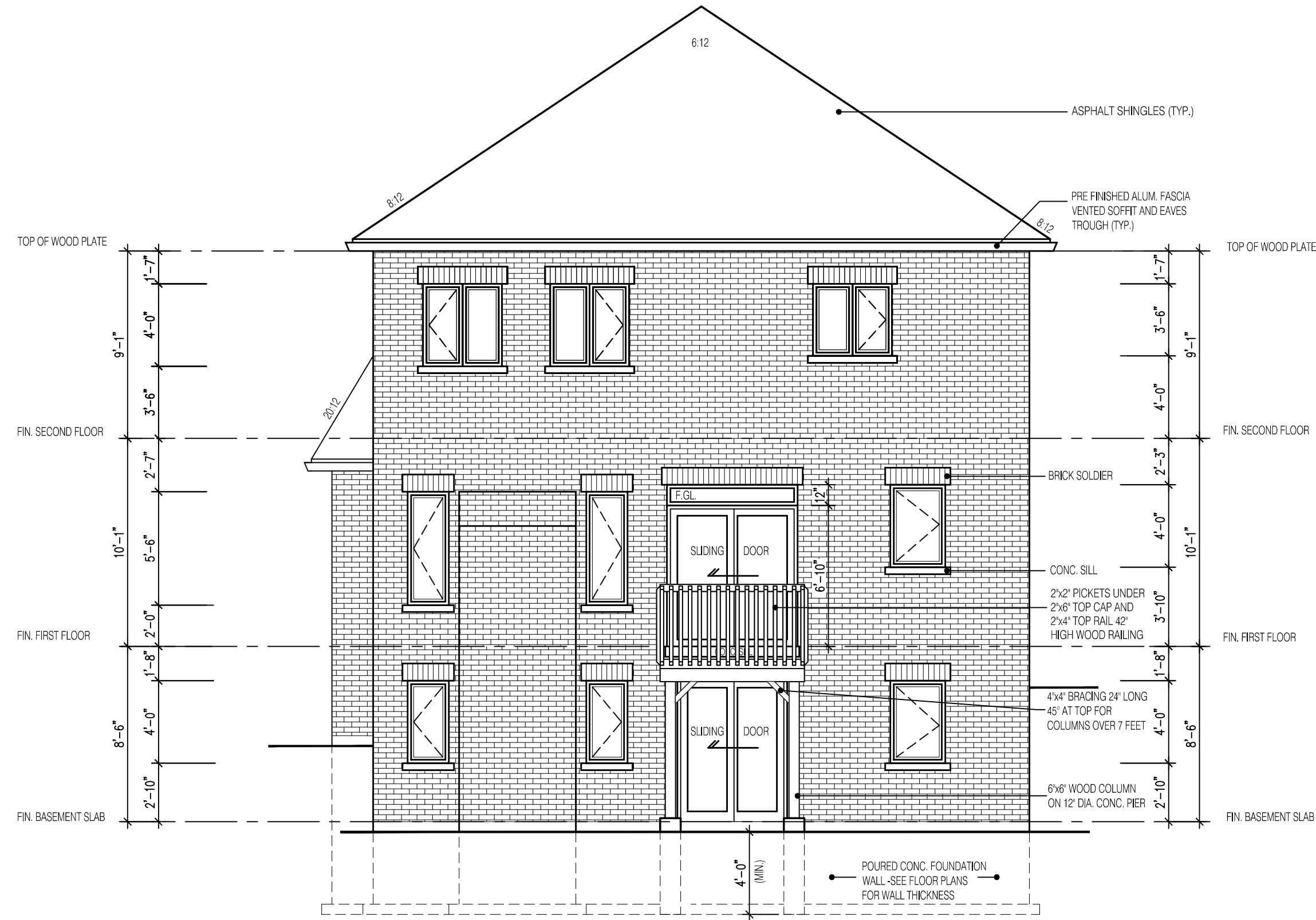
jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-3

ZADORRA ESTATES CORP.
CITY OF OSHAWA

 MODEL: T
SCALE: 3/16"=1'-0"
PROJ. No. 22-16 DWG. No. 6B-1

MHP 23019



PENROSE 2
REAR ELEVATION 1
WALK-OUT CONDITION

FOR ADDITIONAL DECK STRUCTURE
REFER TO PAGE 8-1 OF THE DETAIL PACKAGE

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3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 1

O.REG. 332/12

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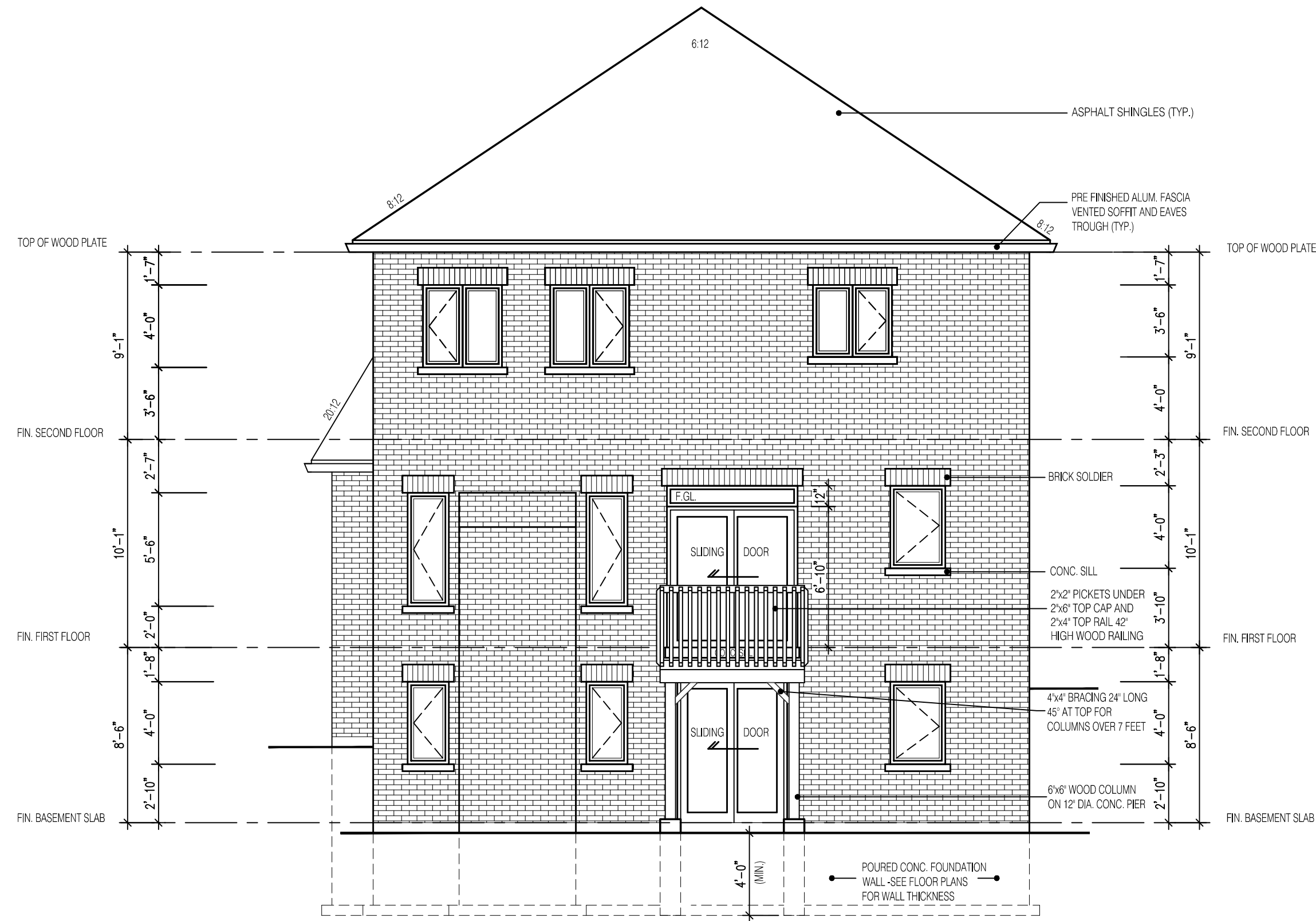
jardin design group inc. 27763
FIRM NAME BCIN

WALK-OUT CONDITION EL-1

ZADORRA ESTATES CORP.
CITY OF OSHAWA

	MODEL: T	
	SCALE: 3/16"=1'-0"	
	PROJ. No. 22-16	DWG. No. 6-2

MHP 23019



PENROSE 2
REAR ELEVATION 2
WALK-OUT CONDITION

FOR ADDITIONAL DECK STRUCTURE
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12.20m LOTS

PENROSE 2
(GR)
ELEVATION 2

O.REG. 332/12

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WALK-OUT CONDITION EL-2

ZADORRA ESTATES CORP.
CITY OF OSHAWA

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	22-16	6A-2

MHP 23019

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12



PENROSE 2
REAR ELEVATION 3
WALK-OUT CONDITION

FOR ADDITIONAL DECK STRUCTURE
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No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code

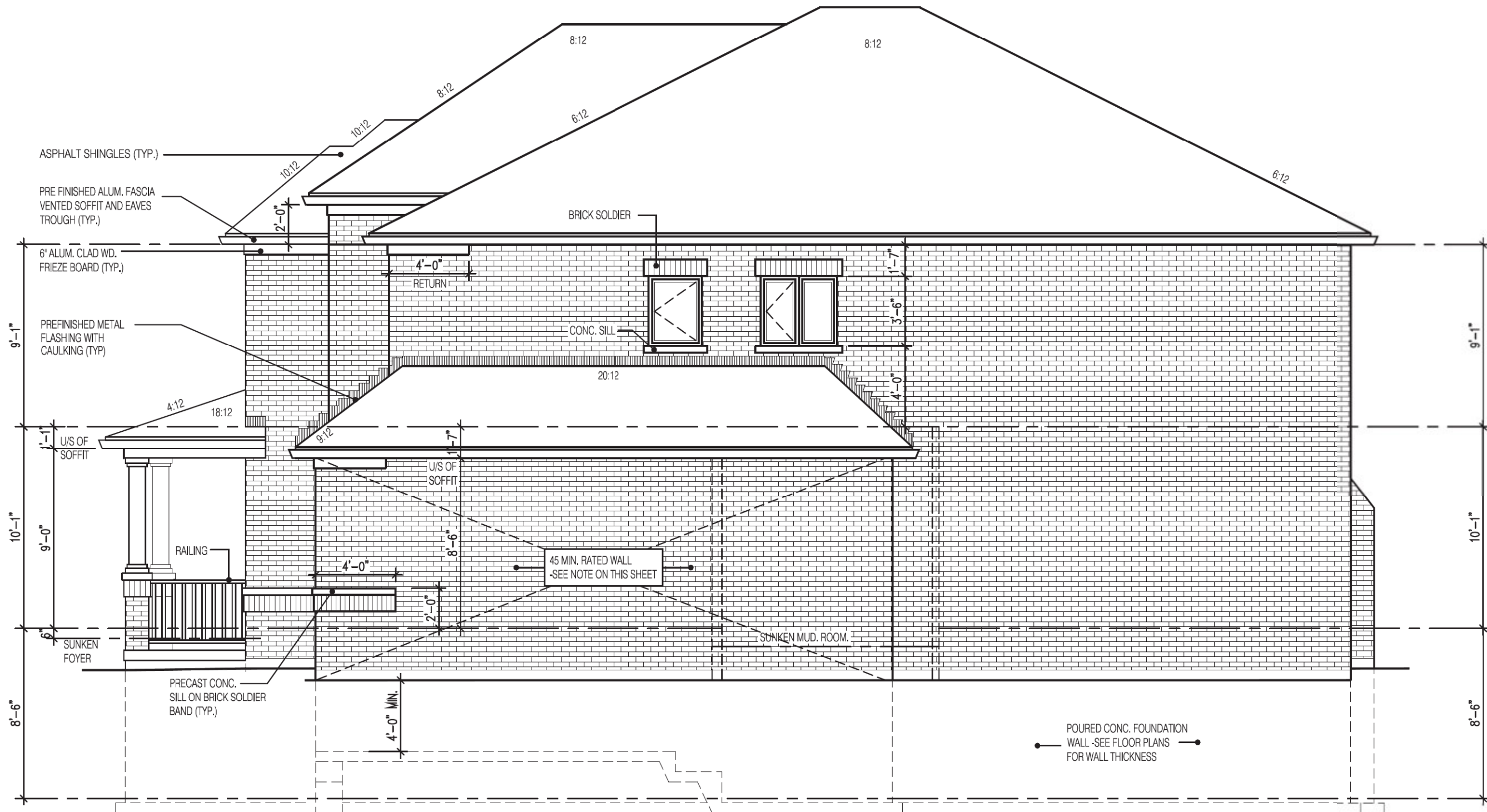
jardin design group inc. 27763
FIRM NAME BCIN

WALK-OUT CONDITION EL-3

ZADORRA ESTATES CORP.
CITY OF OSHAWA

BILD
MODEL:
T
SCALE:
3/16"=1'-0"
PROJ. No.
22-16
DWG. No.
6B-2

MHP 23019



PENROSE 2
SIDE ELEVATION 1

UNPROTECTED OPENINGS

WALL AREA	1206	⌘
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDEYARD)	84.4	⌘
ACTUAL GLASS AREA	18.4	⌘

HEADER/RIM JOIST LEVEL

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE)

45 MINUTE FIRE RATED AT
HEADER

PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

(REFER TO SUPPLEMENTARY STANDARD SB-2 2.3.

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE)

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) 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. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS

(REFER TO SUPPLEMENTARY STANDARD SB-2 2.3.5 (2)

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 1

O.REG. 332/12

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7		
6		
5		
4		
3	JUN. 22, 2022	ISSUED FOR BUILDING PERMIT
2	JUN. 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS
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Walter Botter  21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

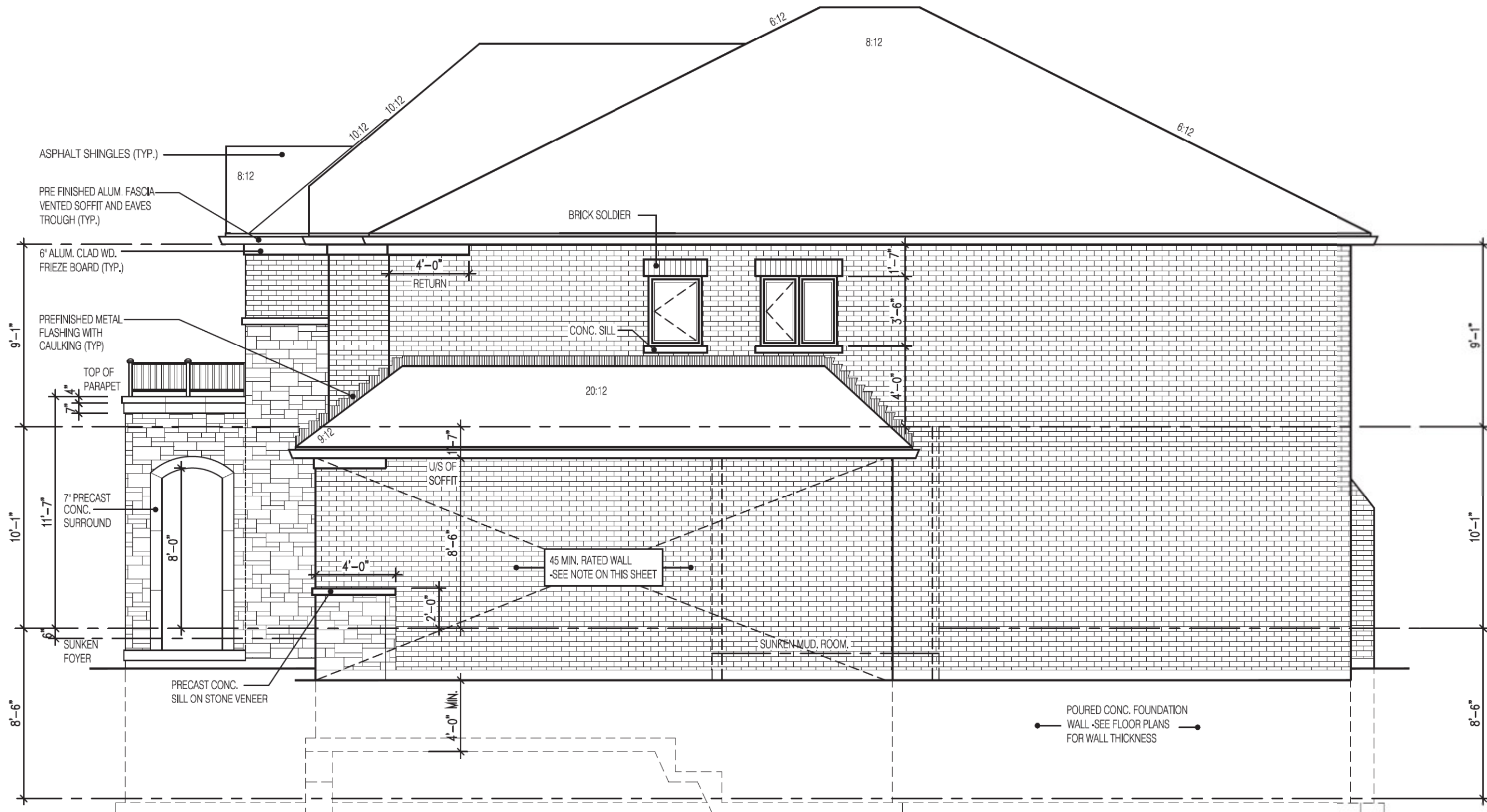
SIDE ELEVATION-1

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16" = 1'-0"
PROJ. No.
22-16
DWG. No.
7

MHP 23019



PENROSE 2
SIDE ELEVATION 2

UNPROTECTED OPENINGS

WALL AREA	1200	⌘
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDEYARD)	84.0	⌘
ACTUAL GLASS AREA	18.4	⌘

HEADER/RIM JOIST LEVEL

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE)

45 MINUTE FIRE RATED AT
HEADER

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(REFER TO SUPPLEMENTARY STANDARD SB-2 2.3.

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE)

45 MINUTE FIRE RATED WALL

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(REFER TO SUPPLEMENTARY STANDARD SB-2 2.3.5 (2)

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 2

O.REG. 332/12

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7		
6		
5		
4		
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Walter Botter  21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

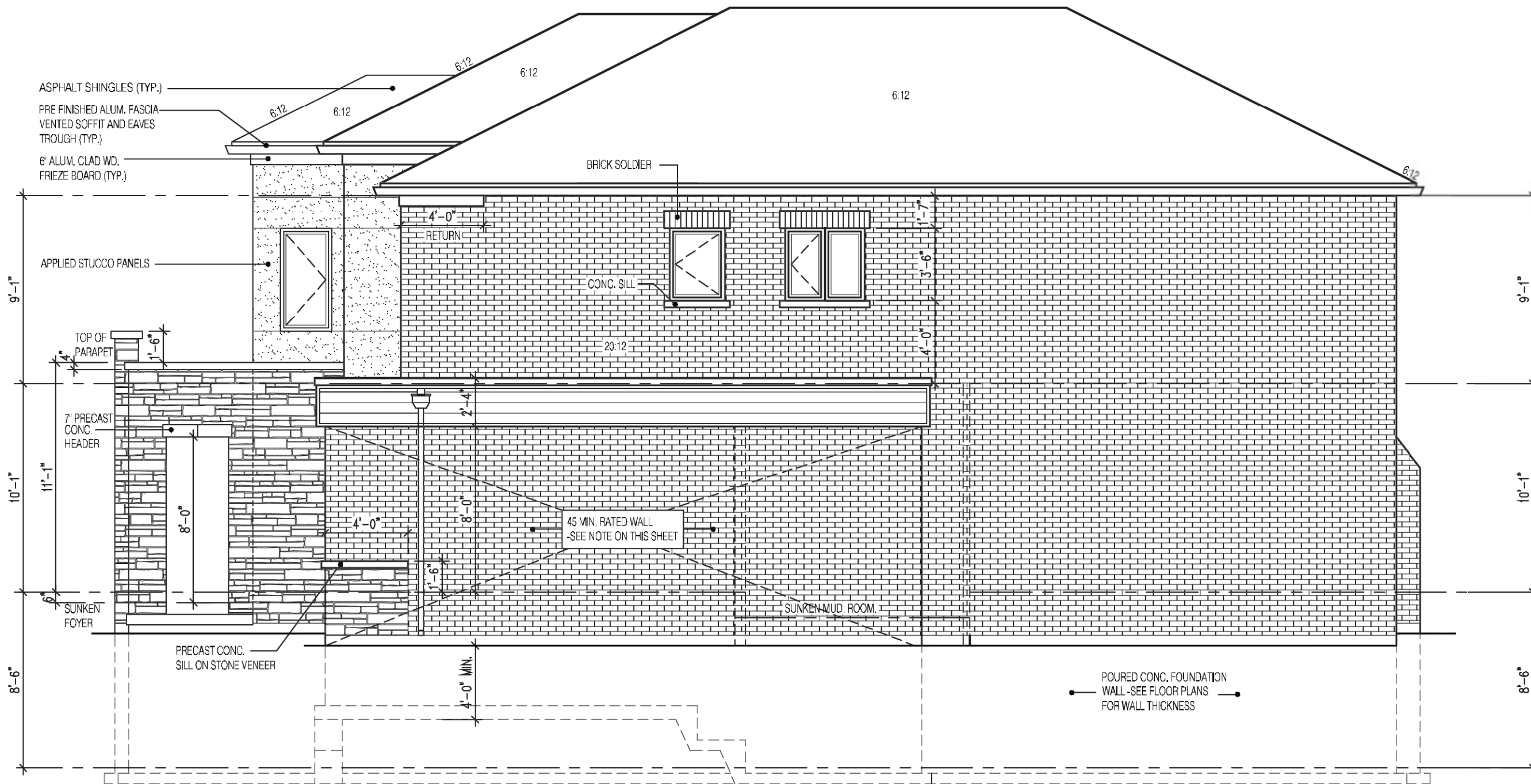
SIDE ELEVATION-2

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16" = 1'-0"
PROJ. No.
22-16
DWG. No.
7A

MHP 23019



PENROSE 2
SIDE ELEVATION 3

UNPROTECTED OPENINGS

WALL AREA	1200	⌀
ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDEYARD)	84.0	⌀
ACTUAL GLASS AREA	27.5	⌀

HEADER/RIM JOIST LEVEL

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE)

45 MINUTE FIRE RATED AT
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(REFER TO SUPPLEMENTARY STANDARD SB-2 2.3.5.(2)

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12

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7		
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4	MAR. 2, 2023	REMOVED ALUM. CLAD CORNER POST FOR EL-3, REISSUED TO CLIENT ISSUED FOR BUILDING PERMIT
3	JUN. 22, 2022	
2	JUN. 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
1	APR. 21, 2022	

No: DATE: WORK DESCRIPTION:

jardin
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Walter Boffer  21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

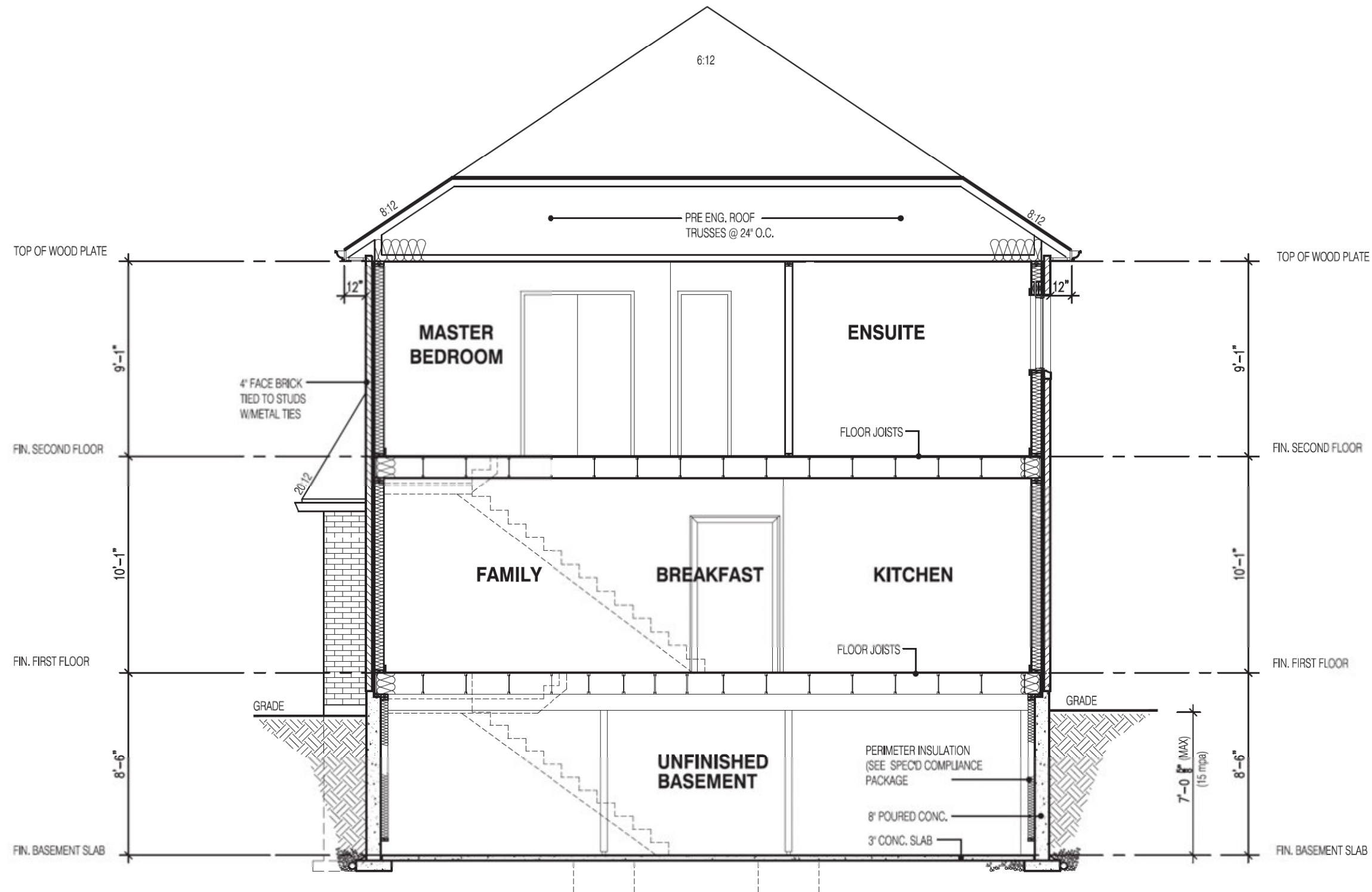
SIDE ELEVATION-3

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:	T
SCALE:	3/16"=1'-0"
PROJ. No.	22-16
DWG. No.	7B

MHP 23019



SECTION A-A
ELEVATION 1

STRUDET INC.



FOR STRUCTURE ONLY

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 1

O.REG. 332/12

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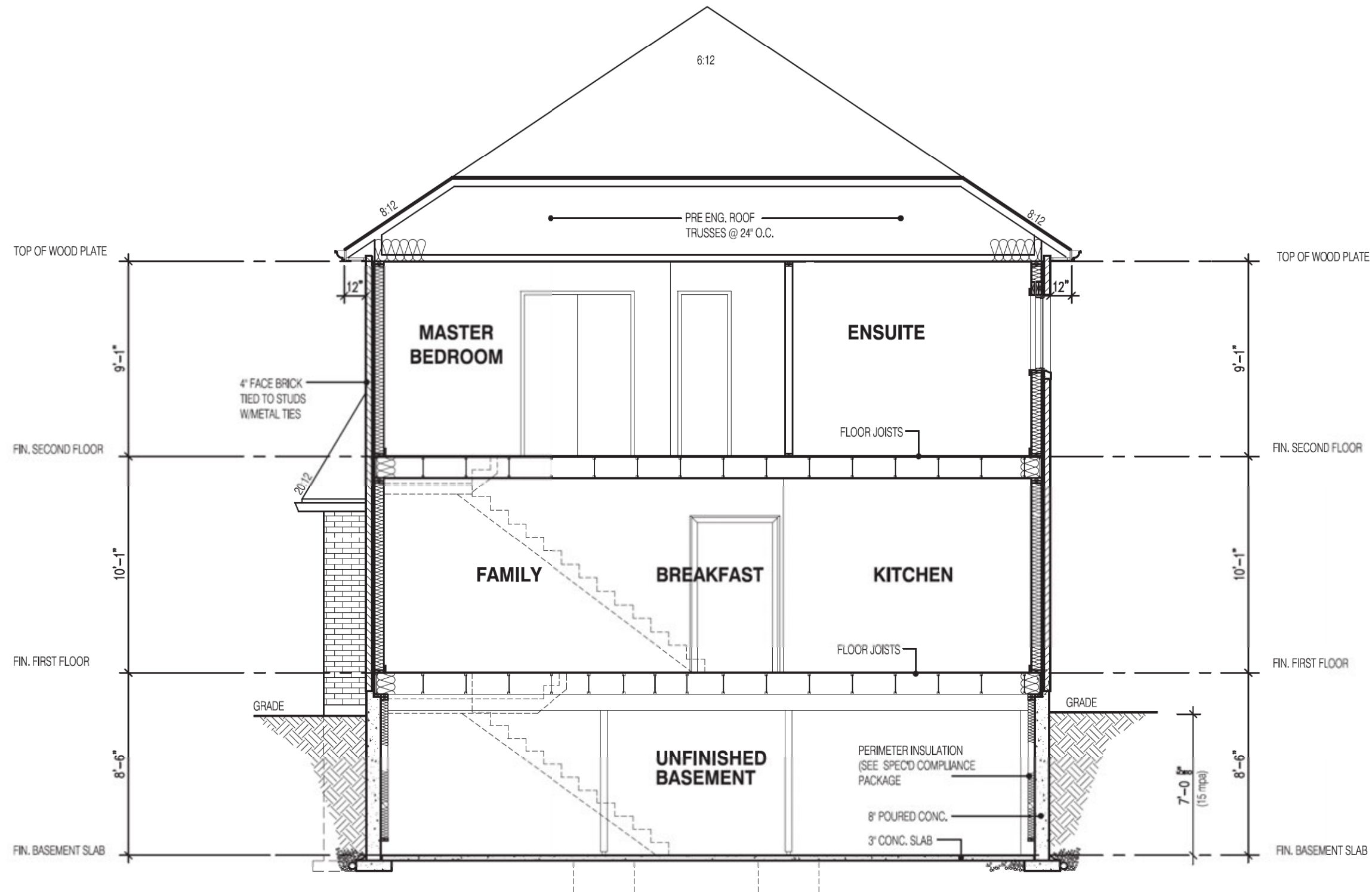
SECTION ELEV.-1

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16" = 1'-0"
PROJ. No.
22-16
DWG. No.
8

MHP 23019



SECTION A-A
ELEVATION 2

STRUDET INC.



FOR STRUCTURE ONLY

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 2

O.REG. 332/12

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FIRM NAME BCIN

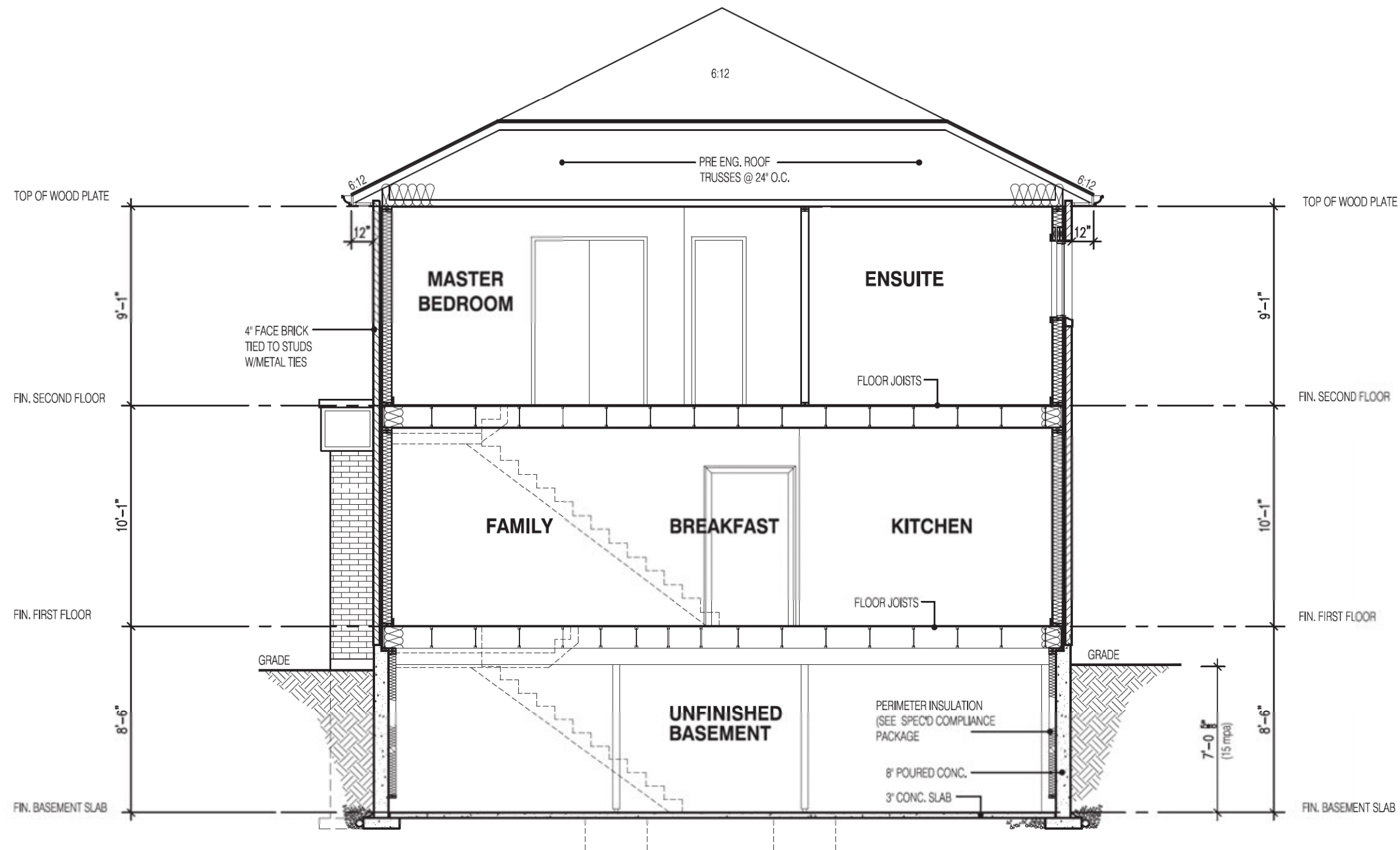
SECTION ELEV.-2

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
T
SCALE:
3/16" = 1'-0"
PROJ. No.
22-16
DWG. No.
8A

MHP 23019



SECTION A-A
ELEVATION 3

STRUDET INC.



FOR STRUCTURE ONLY

3045

12.20m LOTS

PENROSE 2
(GR)
ELEVATION 3

O.REG. 332/12

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FIRM NAME BCIN

SECTION ELEV.-3

ZADORRA ESTATES CORP.
CITY OF OSHAWA



MODEL:
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SCALE:
3/16" = 1'-0"
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22-16
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8B