

Development Services Department Building Permit and Inspection Services

BUILDING PERMIT PLANS	ACCEPTED AS NOTED		
REVIEW	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 **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.

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

NOTE:

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

MHP CERTIFICATION

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

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**

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 STATUES AND REGULATIONS OF THE PROVINCE OF ONTARIO AND ALL RELEVANT BY-LAWS OF THE CITY OF OSHAWA AND THE REGIONAL MUNICIPALITY OF DURHAM.

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:



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

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 VINYI CONFORMS TO OBC DIV. B. 9.27.13, IS INSTALLED OVER SHEATHING PAPER AND12.7mm 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 3/2 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.

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.

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-CELLING INSULATION OVER EXTERIOR WALLS MINIMIZE THERMAL BRIDGES. AN UNOBSTRUCTED VENTILATION SPACE MUST BE PROVIDED OVER EXTERIOR WALLS TO ALLOW UNIMPEDED AIR FLOW FORM SOFFIT

900mm (35")

OBC 9.26.4.1.

FLASHING REQUIRED AT ALL **ROOF-WALL JUNCTIONS**

ATTIC HATCHES SHALL NOT BE

LESS THAN 550mm (21 5") BY

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 $\underline{150}$ ON WALLS AND $\underline{150}$ 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

2012 OBC DIV. B, 9.8.2.1. to 9.8.4.7. STAIR DIMENSIONS MAX. RISE, MIN. RISE, MAX. RUN, mm MIN. RUN, mm RECTANGULAR RECTANGULAR STAIR TYPE nm, RECTAN ALL STEPS ALL STEPS TREADS

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 m2 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.					EPTH	

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**

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

- 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/I.S.2/A440.

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,

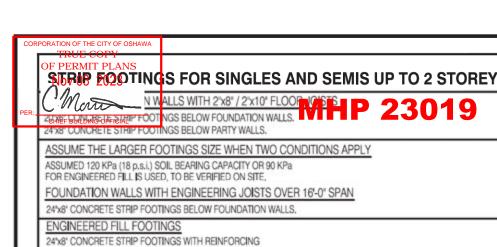
- (a) protected by guards, in accordance with this Subsection, or
- (b) non-openable and designed to withstand the specified lateral loads for guards as provided in Article 4.1.5.14.

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.)

The Corporation of the City of Oshawa, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 Phone 905.436.5658 1.800.667.4292 Fax 905.436.5623



301x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS. (REFER TO ENG. FILL FOOTING DETAIL

PAD FOOTING

BELOW EXTERIOR WALLS.

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 UNUSU	AL SIZE PADS NOT ON CHART)

NOTE:

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

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

BRICK VENEER LINTELS:

$WL1 = 3 \frac{1}{2} \times 3 \frac{1}{2} \times 1 \frac{4}{90} \times 90 \times 6 + 2 \cdot 2 \times 8 \times SPR$	$WL6 = 5" \times 3 \times 1^{2} \times 5 \times 16" (125 \times 90 \times 8) + 2 - 2" \times 12" SPR.$
WI 2 = 4° x 3 1/2° x 5/16° (100x00x8) \pm 2- 2° x 8° SDD	$W1.7 = 5" \times 3.1 \times 5 \times 16" (125 \times 0.00 \times 8) + 3.2" \times 10" SDR$
WL3 = 5" x 3 1\2" x 5\16" (125x90x8) + 2- 2" x 10" SPR.	WL8 = 5" x 3 1\2" x 5\16" (125x90x8) + 3-2" x12" SPR.
$WL4 = 6^{\circ} \times 3 1 \cdot 2^{\circ} \times 3 \cdot 8^{\circ} (150 \times 90 \times 10) + 2 \cdot 2^{\circ} \times 12^{\circ} SPR.$	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"x8" SPRUCE BEAM	WB6 = 3-2" x 12" SPRUCE BEAM
WB2 = 3-2"x8" 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\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\16" (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\16" (125 x 90 x 8)	L6 = 7" x 4" x 3 8" (180 x 100 x 10)

LAMINATED VENEER LUMBER (LVL BEAMS)

LVLIM -	1-1 3/4 X / 1/4 (1-43X104)
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)

IVI 1A = 1.1 3/4" x 7 1/4" /1.45v194\

DOOR SHEDULE:

1 = 2'-10" x 6'-8" INSULATED ENTRANCE DO	OR
1A = 2'-8" x 6'-8" INSULATED ENTRANCE DO	OR
2 = 2'-8" x 6'-8" EXTERIOR GLAZED DOOR	
3 = 24-8" x 64-8" SLAB DOOR (1 3/4" EXTERIO	R)
4 = 24-8" x 64-8" SLAB DOOR (1 3/8" INTERIOR	
5 = 2'-6" x 6'-8" SLAB DOOR (1 3/8" INTERIOR	R)
6 = 2'-2" x 6'-8" SLAB DOOR (1 3/8" INTERIOR	
7 = 1'-6" x 6'-8" SLAB DOOR (1 3/8" INTERIOR	R)
8 = 2'-6" x 6'-8" BI-FOLD (1 3/8" INTERIOR)	,
$9 = 3'-0" \times 6'-8" BI-FOLD (1.3/8" INTERIOR)$	

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:

HESE 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- SB		
	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 ELEV2	AREA C			
ELEVATION	ATION WALL FT ² OPENING FT ² PERCENTAGE		GROUND FLOOR	
FRONT	728.00	123.00	16.90 %	SECOND FLOOR A
LEFT SIDE	1170.00	90.00	7.69 %	TOTAL FLOOR
RIGHT SIDE	1200.00	23.00	1.92 %	ADD OPEN AREAS
REAR	695.00	130,00	18.71 %	ADD FIN. BASEME
				GROSS FLOOR
TOTAL	3793.00	366.00	9.65 %	GROUND FLOOR

Y- SB12	AREA CALCUL	ATIO	NS EL-1
GE	GROUND FLOOR AREA	=	1378 Sq. Ft.
	SECOND FLOOR AREA	=	1667 Sq. Ft.
	TOTAL FLOOR AREA	=	3045 Sq. Ft.
	ADD OPEN AREAS	=	0 Sq. Ft.
27	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.
	CONTRACT WILDOROLL		1001 0- 0

GROUND FLOOR AREA

SECOND FLOOR AREA

TOTAL FLOOR AREA

ADD FIN, BASEMENT AREA

GROSS FLOOR AREA

GROUND FLOOR COVERAGE

GARAGE COVERAGE / AREA

PORCH COVERAGE / AREA

COVERAGE W/ PORCH

COVERAGE W/O PORCH

ADD OPEN AREAS

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.
	=	173,2 Sq. m.
COVERAGE W/O PORCH	=	1774 Sq. Ft.
	=	164.8 Sq. m.

=	3045 Sq. Ft.	
=	0 Sq. Ft.	
=	0 Sq. Ft.	ı
=	3045 Sq. Ft.	
=	1378 Sq. Ft.	Г
=	396 Sq. Ft.	
=	90 Sq. Ft.	Н
=	1864 Sq. Ft.	П
=	173,2 Sq. m.	Н
=	1774 Sq. Ft.	Н
=	164.8 Sq. m.	Н
		Н
		Н

AREA CALCUL	OITA	NS EL-2
GROUND FLOOR AREA SECOND FLOOR AREA	=	1378 Sq. Ft. 1667 Sq. Ft.
TOTAL FLOOR AREA	=	3045 Sq. Ft.
ADD OPEN AREAS ADD FIN. BASEMENT AREA	= =	0 Sq. Ft. 0 Sq. Ft.
GROSS FLOOR AREA	=	3045 Sq. Ft.
GROUND FLOOR COVERAGE GARAGE COVERAGE / AREA PORCH COVERAGE / AREA	= = =	1378 Sq. Ft. 396 Sq. Ft. 66 Sq. Ft.
COVERAGE W/ PORCH	=	1840 Sq. Ft.
COVERAGE W/O PORCH	= =	171.0 Sq. m. 1774 Sq. Ft. 164.8 Sq. m.

AREA CALCULATIONS EL-3

3045		
12.20m LOTS		
DENIDOCE O		

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 compty 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

ROIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURA I SURVEY, STRUCTUPAL OR ENGINEURING INFORMATION SHOWN O ESSE DRAININGS OR FOR CONSTRUCTION STRATED PRIOR TO THE SUNCE OF A BULDING PERMIT, REFER TO THE APPROPRIATE KINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. INSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING

RDIN DESIGN GROUP INC, HAS NOT BEEN RETAINED TO CARRY OU NERFAL REMEW OF THE WORK AND ASSUMES NO RESPONSEBLITY IS THE FRALINE OF THE CONTRACTOR OF SUID CONTRACTOR TO RRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT

0 Sq. Ft.	CARP OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND I THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NO TO BE SCALED.		
3042 Sq. Ft.			
1378 Sq. Ft. 396 Sq. Ft.	7		
68 Sq. Ft.	6		
1842 Sq. Ft.	5		
171.1 Sq. m. 1774 Sq. Ft.	4		
164,8 Sq. m.	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

STRUDET INC. WORK DESCRIPTION: B. MARINKOVIC DESIGN GROUP INC 64 JARDIN DR. SUITE 3A 第527 VAUGHAN ONT, L4K 3P3

1378 Sq. Ft.

1664 Sq. Ft.

3042 Sq. Ft.

EMAIL: info@jardindesign.ca The undersigned has reviewed and takes responsibilit

for this design and has the qualifications and meets the equirements set out in the Ontario Building Code to be

TEL: 905 660-3377 FAX: 905 660-3713

QUALIFICATION INFORMATION Required unless design is except under Division C, Subsection 3.2.5 of the business and 2.3.10.3

Walter Botter NAME

REGISTRATION INFORMATION Required unless design is exempt under Div 3.2.4 of the building code 27763 BCIN

jardin design group inc.

FIRM NAME

TITLE SHEET

ZADORRA ESTATES CORP. CITY OF OSHAWA

3/16"=1'-0"

22-16



BILD

BUILDING FACE < THAN 440" (1.2m) (45 MIN, FIRE RATING REQ'D) INDICATES SOLID BEARING REQUIRED

S.J. SINGLE JOIST

> TRIPLE JOIST REPEAT NOTE

ELEVATION WALL FT² OPENING FT² PERCENTAGE FRONT 750.00 143.00 19.07 % FT SIDE 1170.00 90.00 7.69 % 2.88% RIGHT SIDE 1214.00 35.00 694.00 130.00 18.73 % TOTAL 3828 00 398.00 10.40 %

DUCT SEALING

LIGHTS

PENROSE 2 ELEV.-3

2-2 x6 STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT C/W SOLID BLOCKING @ 4"0" OIC VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.
BRICK VENEER
0 000 000 000 000
12" 1/2" DRYWALL 12"
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0'

TWO STOREY HEIGHT WALL DETAIL WITH BRICK VENEER

2-2"x8" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT C/W SOLID BLOCKING @ 4-0" O/C VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.	
BRICK VEN	I IEER
0000000000	0000
12" 1/2" DRYW	μ.
NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DE	TA I L IS 20'-2"

TWO STOREY HEIGHT WALL DETAIL WITH BRICK VENEER

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

ENERGY EFFICIENCY-SB12

MINIMUM RSI (R) VALUE	(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	3,87 (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 O HIGH SPEED FRESH/STALE	
HOT WATER TANK	CONDENSING HOT WATER TANK 90% TE ENVIROSENCE	
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/0.26 NLR)	

ALL SUPPLY DUCTS 1 m (HORIZONTAL) OF RETURN

75% CFLs OR LEDs

LEGEND:

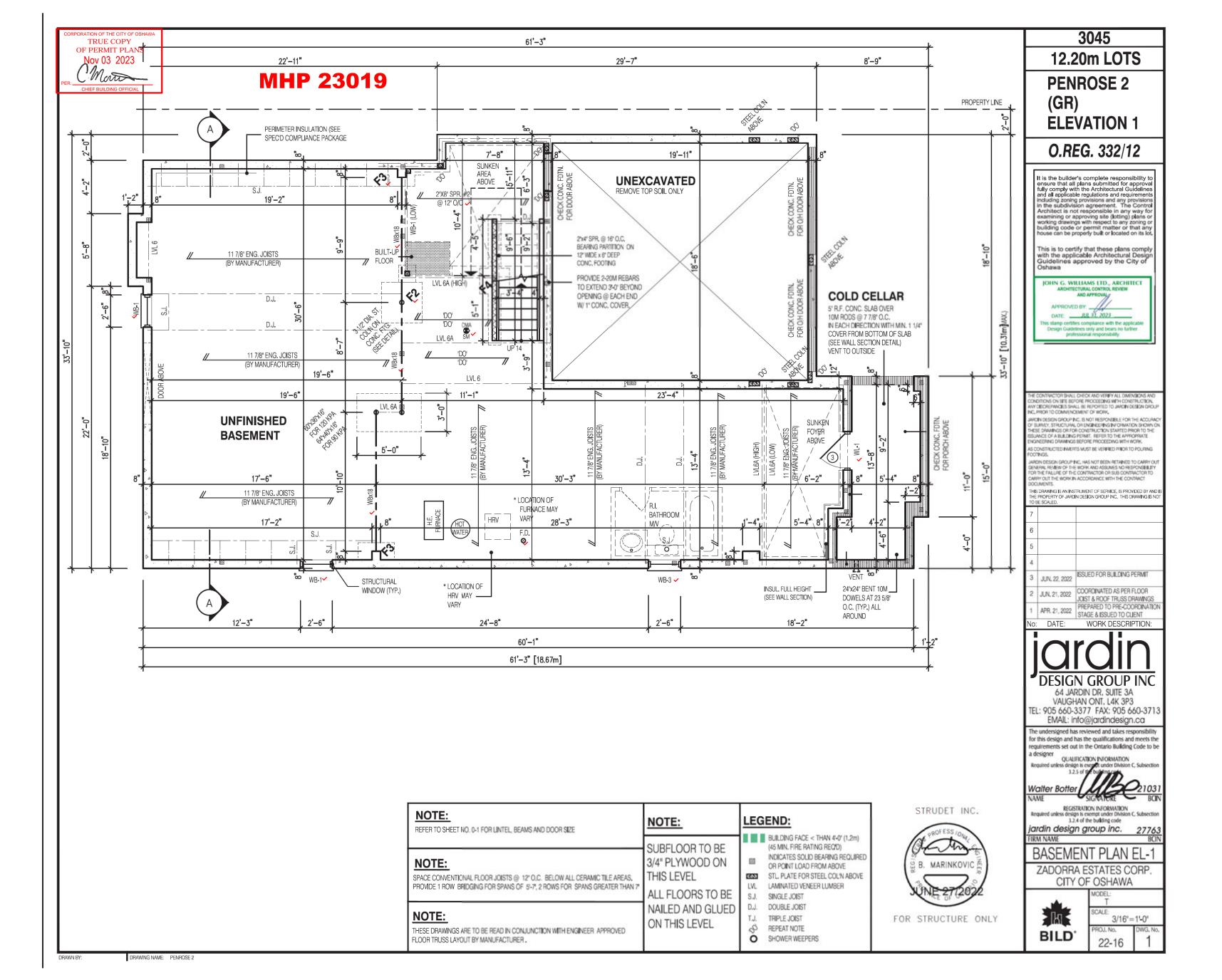
OR POINT LOAD FROM ABOVE

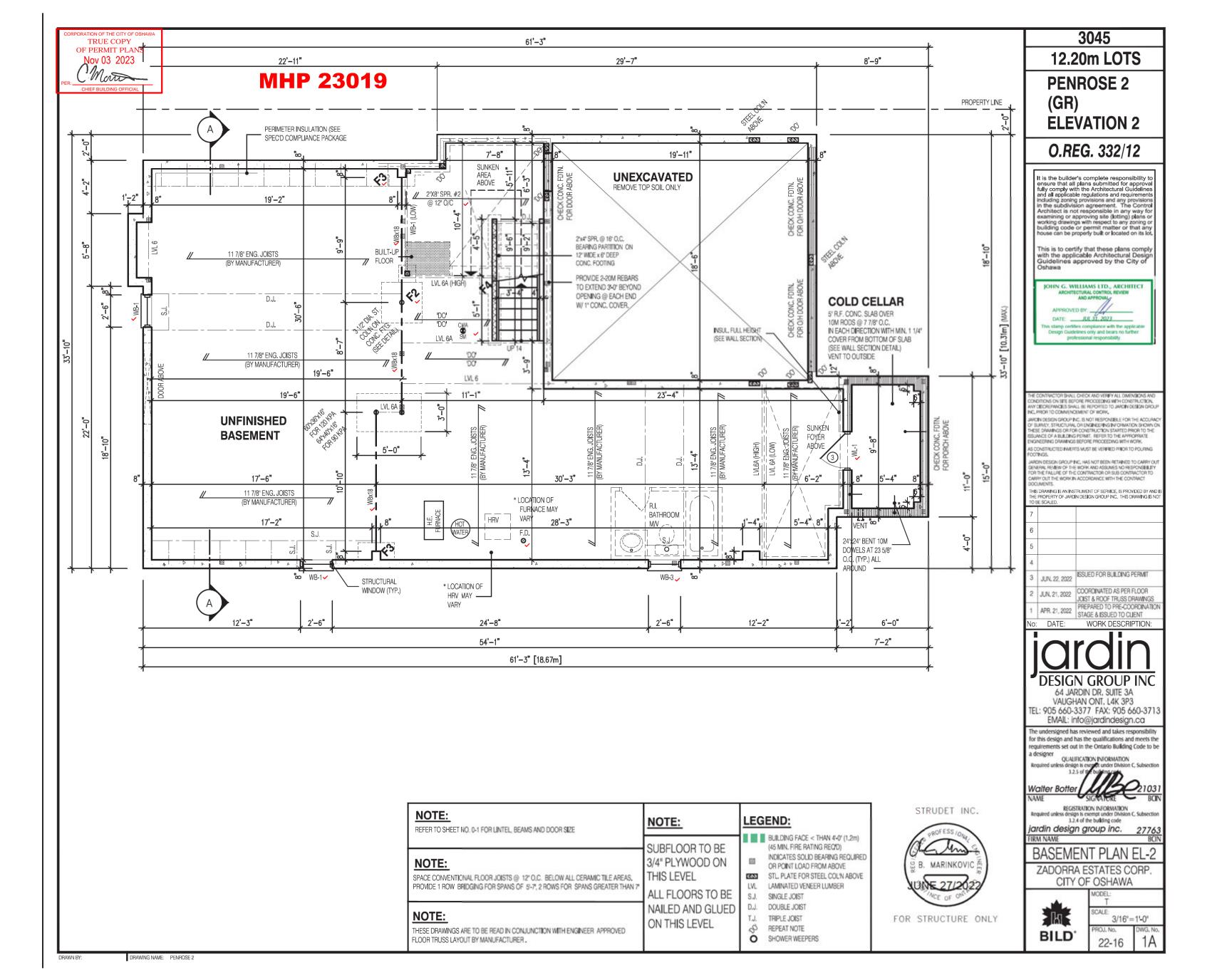
FOR STRUCTURE ONLY

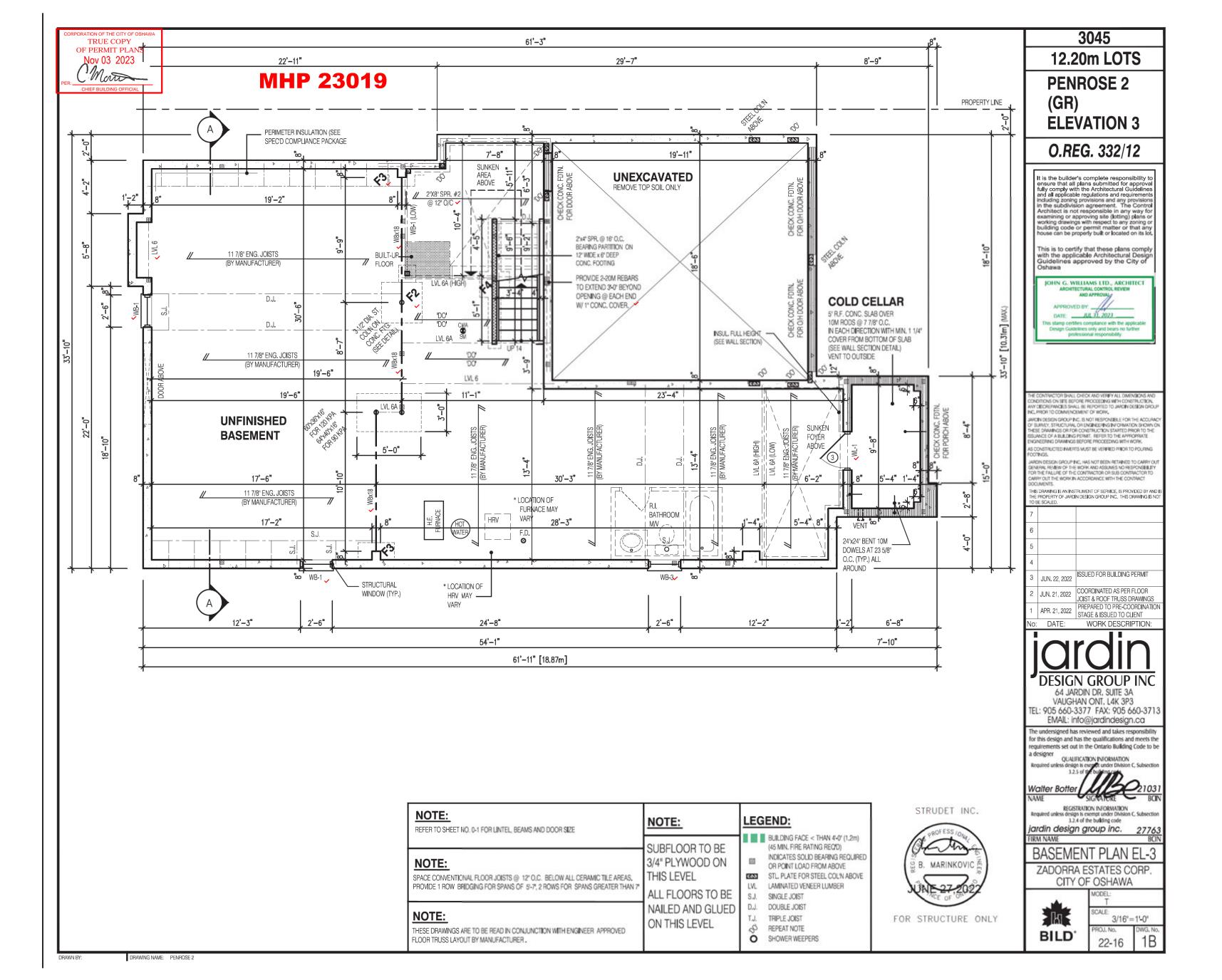
STL, PLATE FOR STEEL COL'N ABOVE LAMINATED VENEER LUMBER

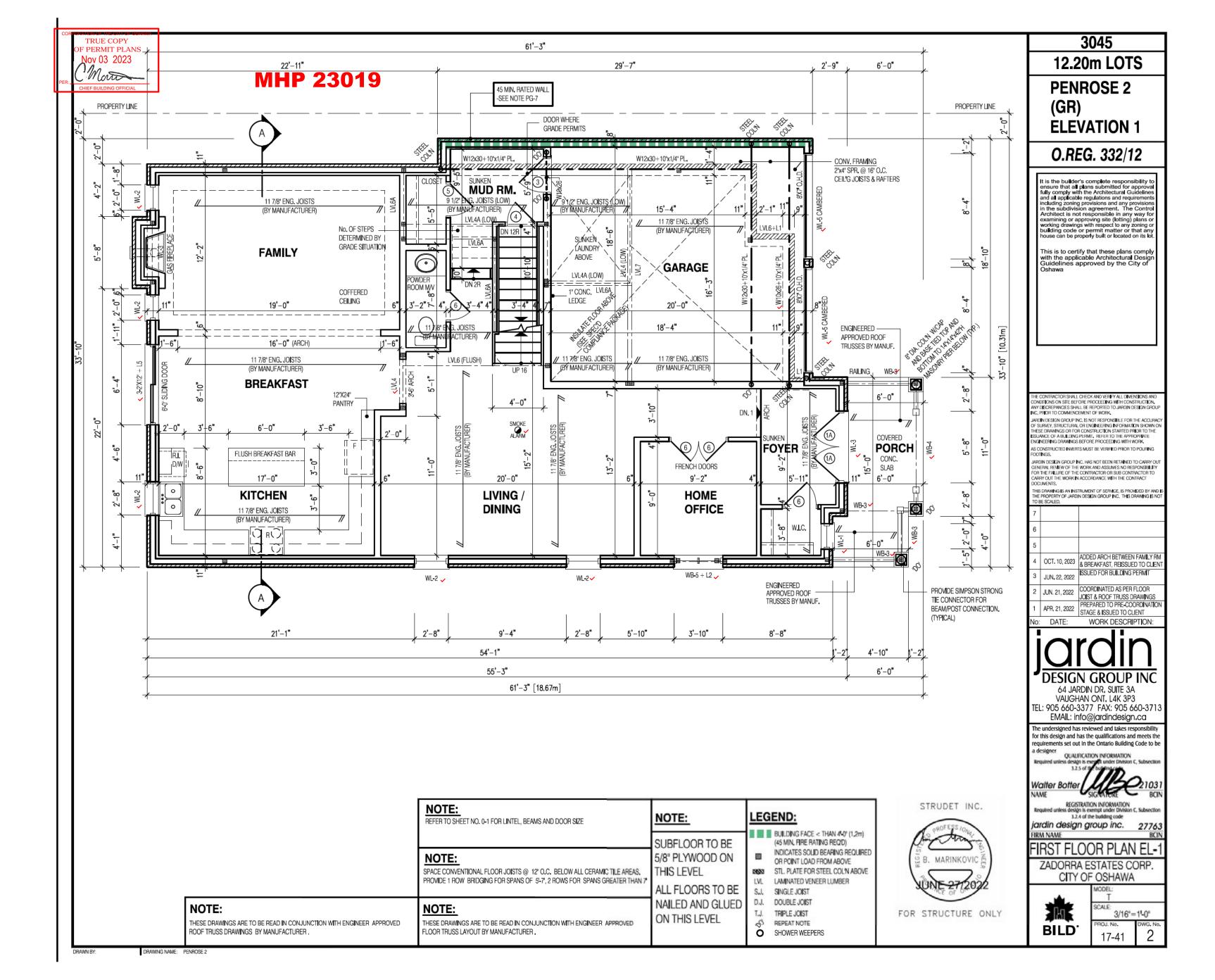
D.J. DOUBLE JOIST T.J.

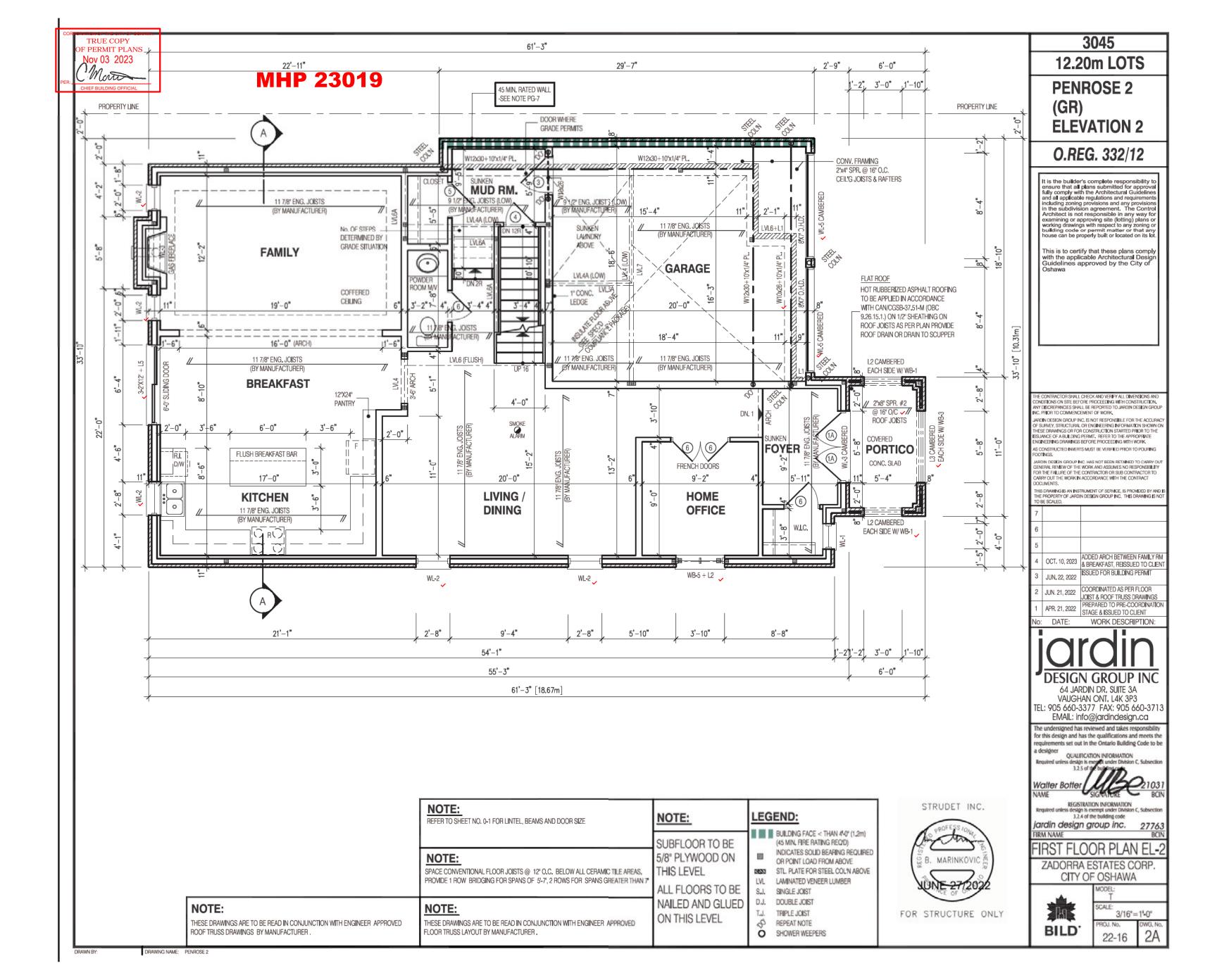
Ò SHOWER WEEPERS

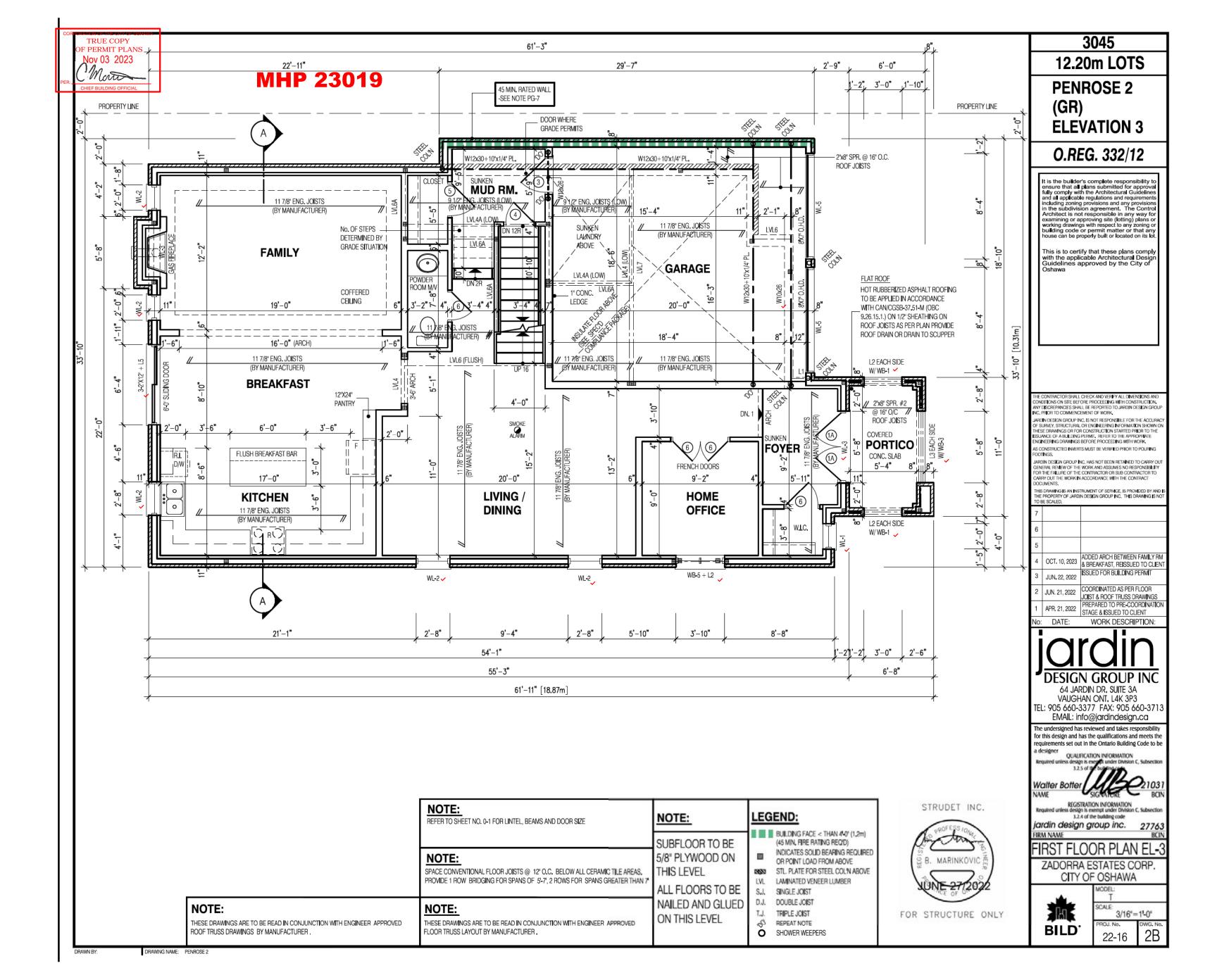


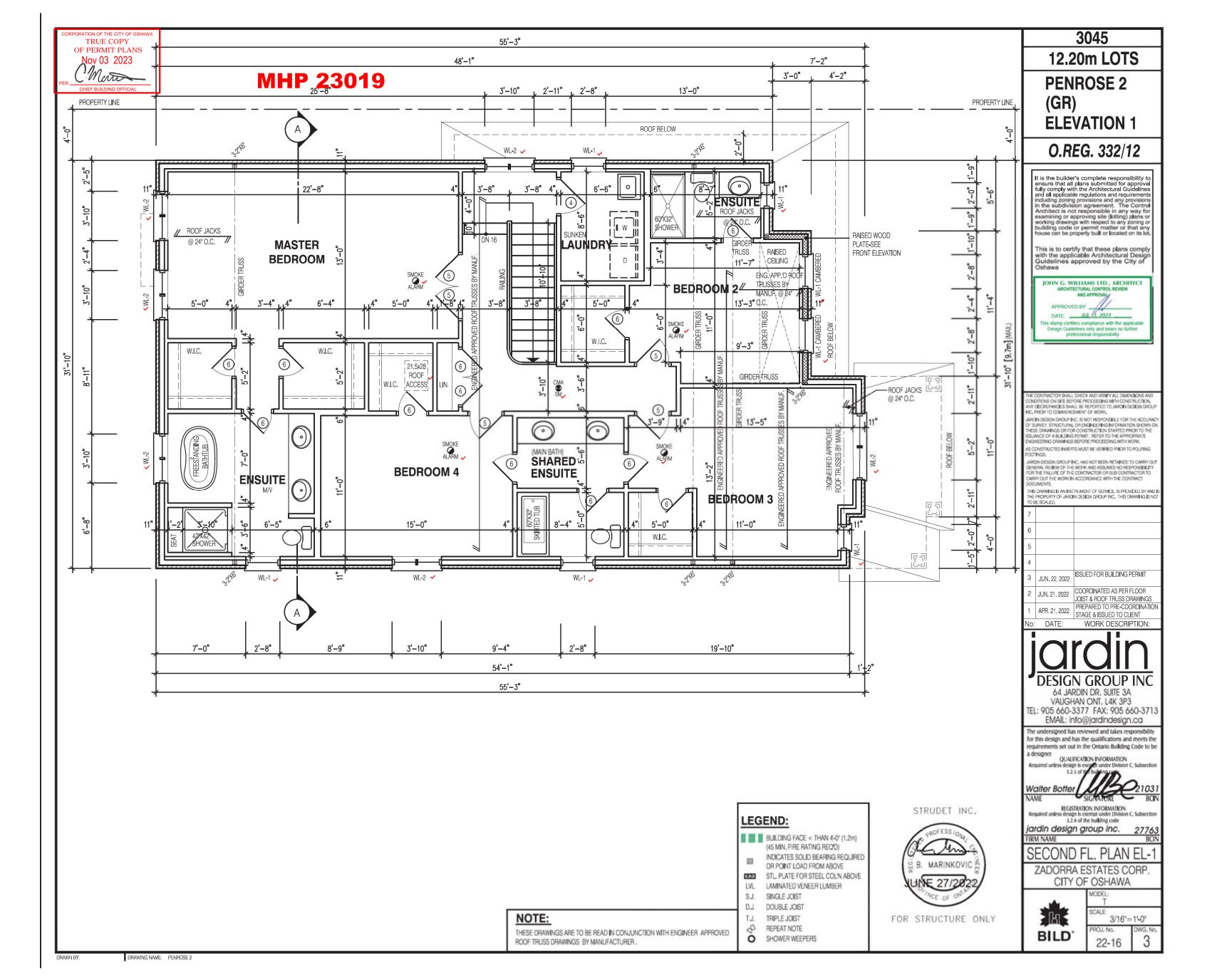


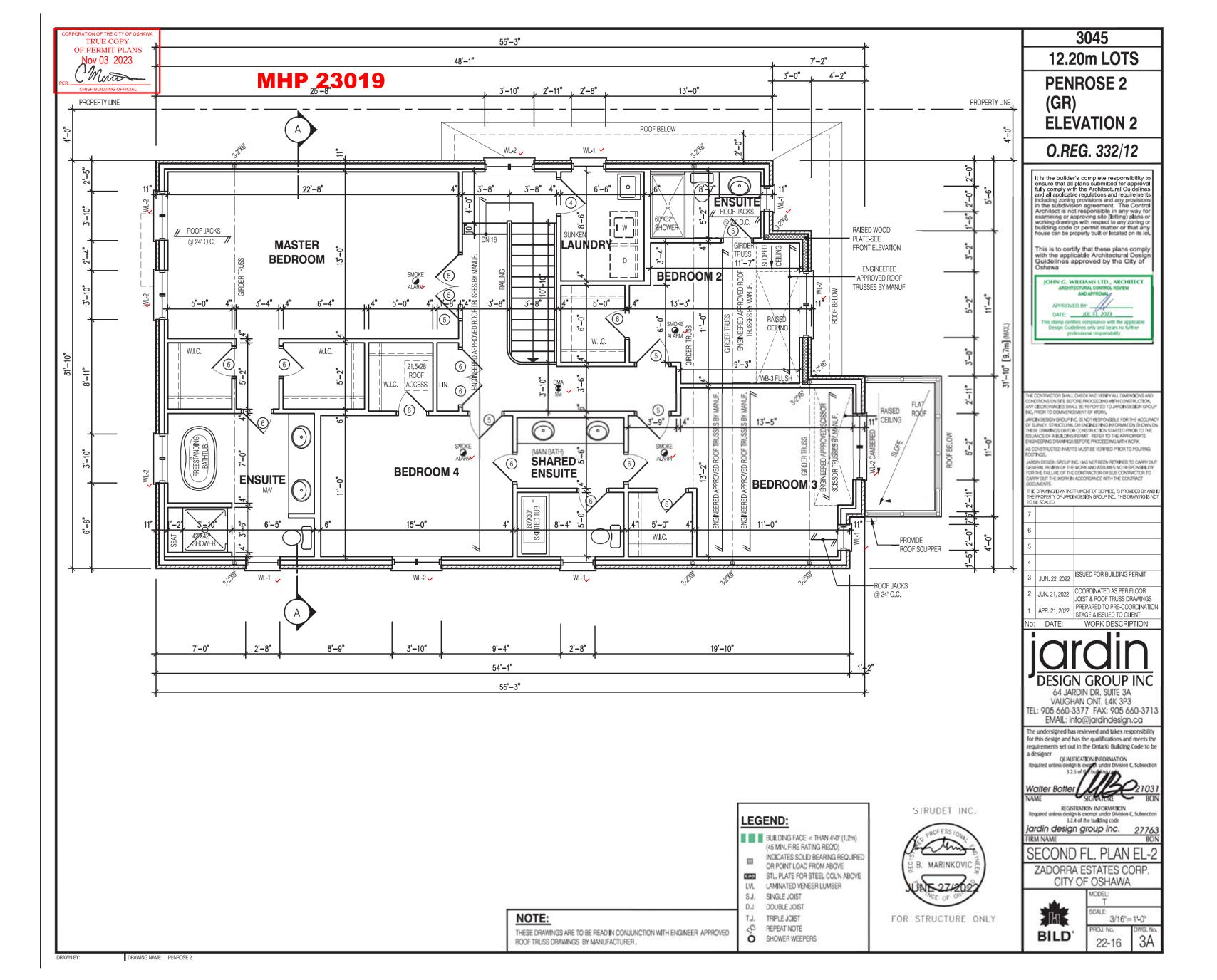


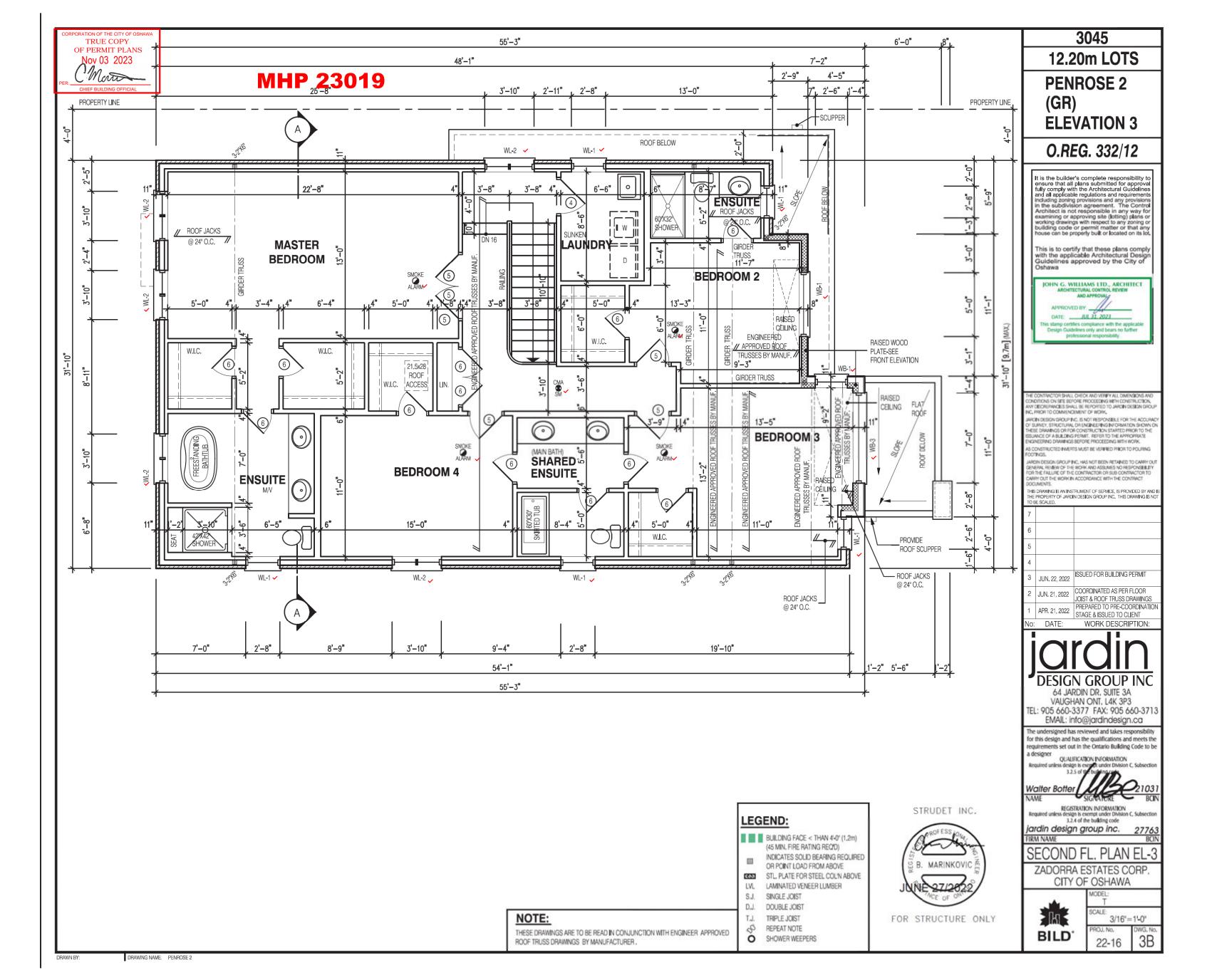


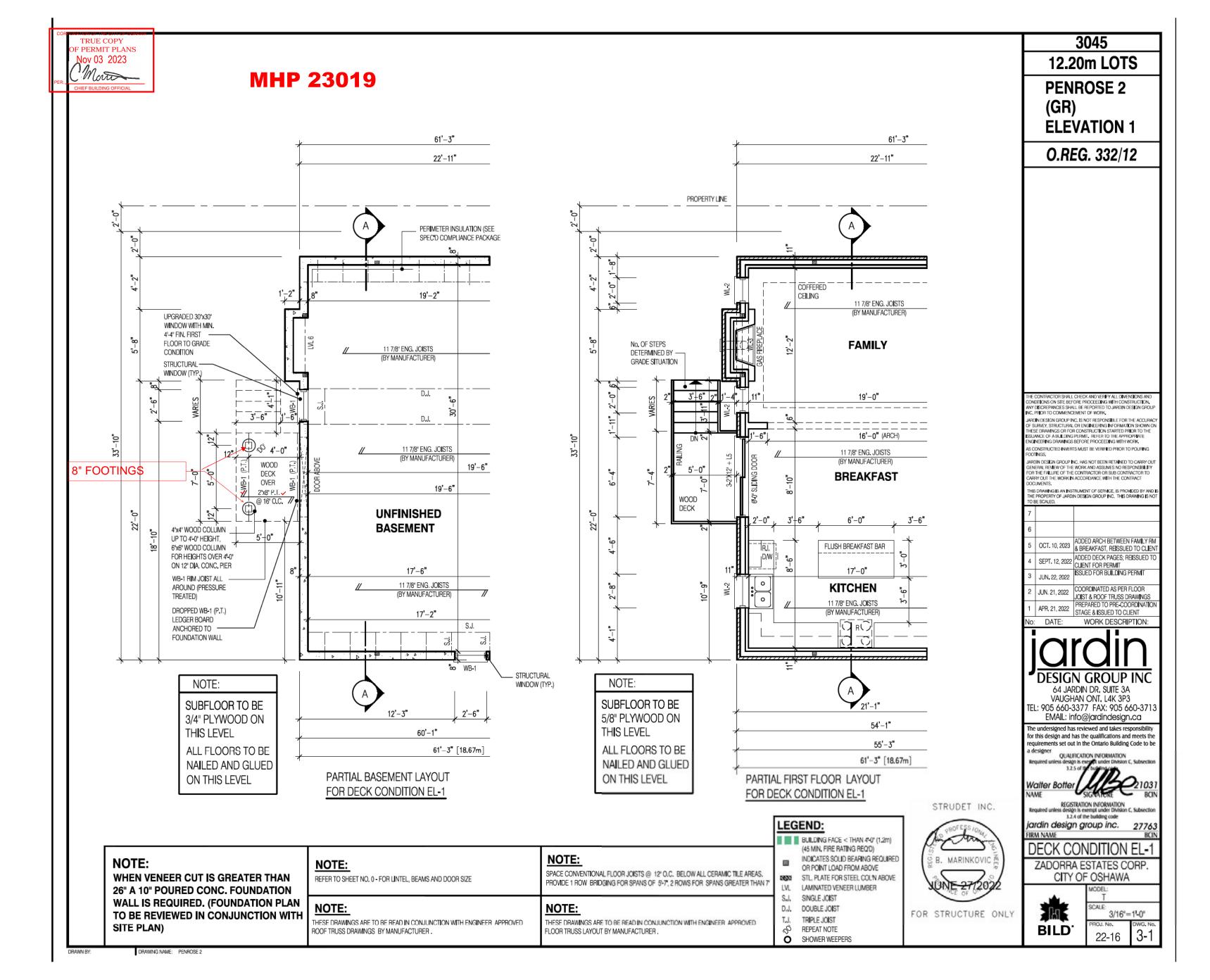












TRUE COPY PERMIT PLANS Nov 03 2023 Morto

> UPGRADED 30"x30" WINDOW WITH MIN. 4'-4" FIN. FIRST FLOOR TO GRADE

CONDITION

STRUCTURAL WINDOW (TYP

> 4"x4" WOOD COLUMN UP TO 4'-0" HEIGHT, 6"x6" WOOD COLUMN

WB-1 RIM JOIST ALL

AROUND (PRESSURE

DROPPED WB-1 (P.T.)

NOTE:

THIS LEVEL

SUBFLOOR TO BE

3/4" PLYWOOD ON

ALL FLOORS TO BE

NAILED AND GLUED

ON THIS LEVEL

LEDGER BOARD

ANCHORED TO FOUNDATION WALL

FOR HEIGHTS OVER 4'-0" ON 12" DIA. CONC. PIER

3'-6"

⊕₆ 4'-0"

WOOD

DECK

OVER

2"x8" P.T.

MHP 23019

Α

61'-3"

22'-11"

PERIMETER INSULATION (SEE

19'-2"

D.J.

11 7/8" ENG. JOISTS

(BY MANUFACTURER)

UNFINISHED

17'-6"

11 7/8" ENG. JOISTS
(BY MANUFACTURER)

17'-2"

BASEMENT

19'-6"

19'-6"

S.J.

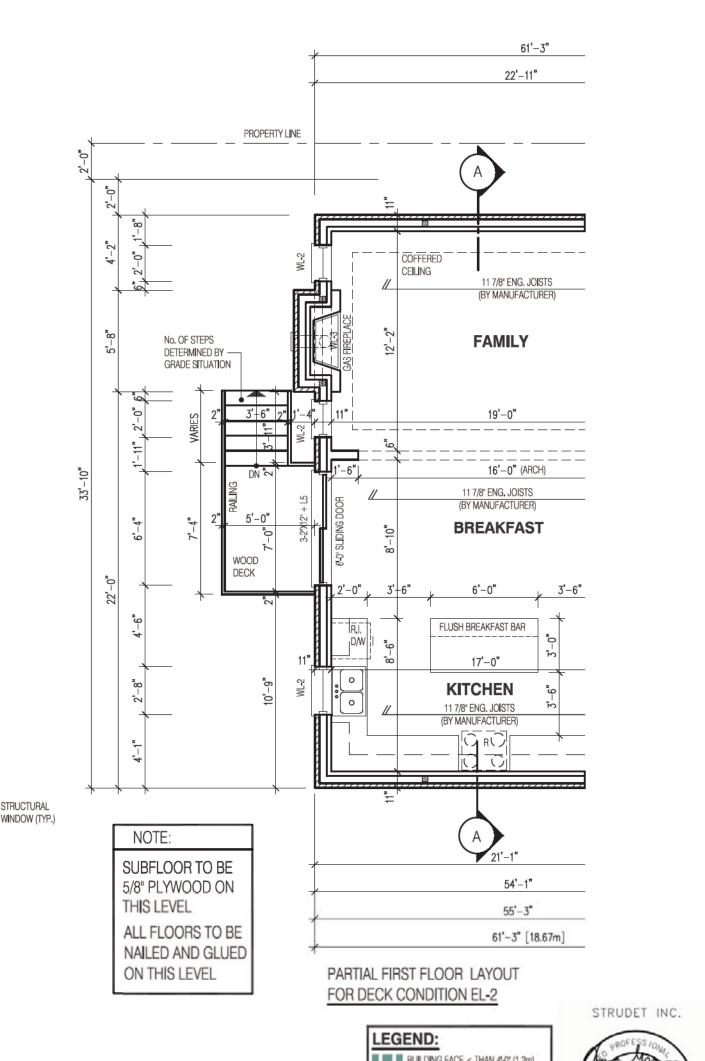
2'-6"

S.J.

STRUCTURAL

11 7/8" ENG. JOISTS

SPEC'D COMPLIANCE PACKAGE



NOTE:

22,

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

ROOF TRUSS DRAWINGS BY MANUFACTURER.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED

12'-3"

PARTIAL BASEMENT LAYOUT

FOR DECK CONDITION EL-2

54'-1"

61'-3" [18.67m]

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.

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 LAMINATED VENEER LUMBER

SINGLE JOIST DOUBLE JOIST

2222

LVL

S.J.

DJ. T.J. TRIPLE JOIST 00 REPEAT NOTE SHOWER WEEPERS B. MARINKOVIC

FOR STRUCTURE ONLY

3045 12.20m LOTS

PENROSE 2 (GR) **ELEVATION 2**

O.REG. 332/12

HE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND ONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION, NY DISCREPANCES SHALL BE REPORTED TO JARDIN DESIGN GROUD, PRIOR TO COMMENCEMENT OF WORK.

JAPOIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURA OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN O THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE SSUANCE OF A BUILDING PERMIT. REFER TO THE APPROP

IRRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACTO ICUMENTS.

- 1	TO DE GOVEED,		
	7		
	6		
	5	OCT. 10, 2023	ADDED ARCH BETWEEN FAMILY RI & BREAKFAST, REISSUED TO CLIE!
	4	SEPT. 12, 2022	ADDED DECK PAGES; REISSUED TO CLIENT FOR PERMIT
I	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-COORDINATIO STAGE & ISSUED TO CLIENT
	No.	DATE:	WORK DESCRIPTION:

DESIGN GROUP INC

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

64 JARDIN DR. SUITE 3A

equirements set out in the Ontario Building Code to be

REGISTRATION INFORMATION

jardin design group inc. IRM NAME

DECK CONDITION EL-2

ZADORRA ESTATES CORP. CITY OF OSHAWA



3/16"=11-0"

22-16

3A-

TRUE COPY PERMIT PLANS Nov 03 2023 Maria

MHP 23019

Α

61'-3"

PERIMETER INSULATION (SEE SPEC'D COMPLIANCE PACKAGE

19'-2"

11 7/8" ENG. JOISTS

(BY MANUFACTURER)

D.J.

D.J.

11 7/8" ENG. JOISTS

(BY MANUFACTURER)

UNFINISHED

17'-6"

54'-1"

61'-11" [18.87m]

11 7/8' ENG. JOISTS

(BY MANUFACTURER)

BASEMENT

19'-6"

19'-6"

S.J.

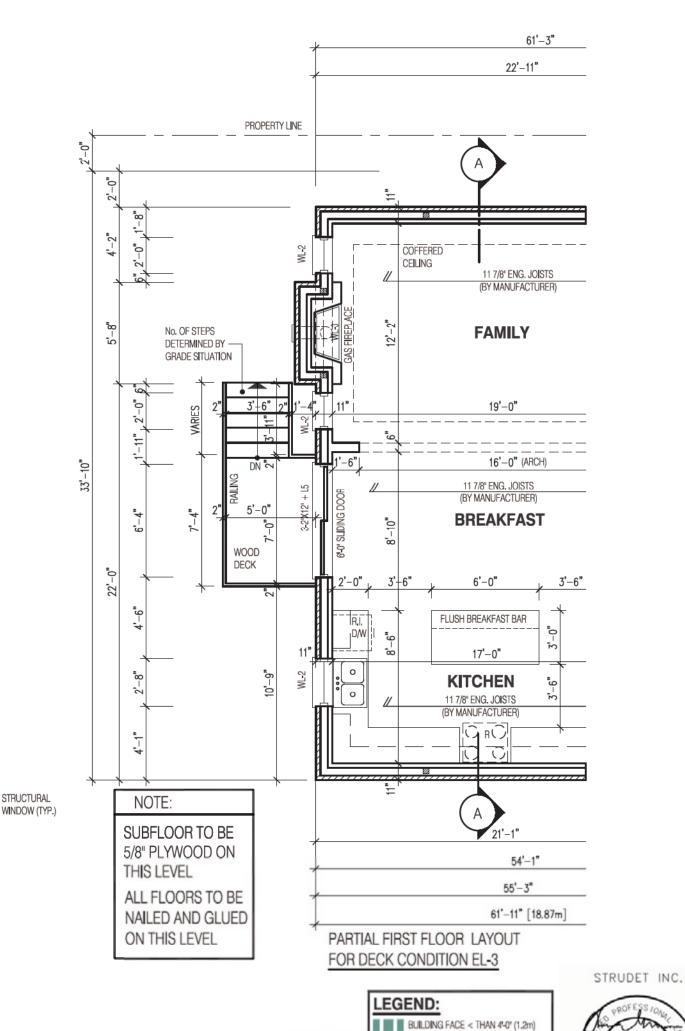
S.J.

22'-11"



(GR) **ELEVATION 3**

O.REG. 332/12



HE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND ONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION, MY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROU C, PRIOR TO COMMENCEMENT OF WORK.

ARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURA IF SURPLY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN OR HEESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE SUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE NGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

- 1			
I	7		
	6		
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	1	APR. 21, 2022	PREPARED TO PRE-COORDINATIO STAGE & ISSUED TO CLIENT
ı	No.	DATE:	WORK DESCRIPTION:

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 equirements set out in the Ontario Building Code to be



REGISTRATION INFORMATION

jardin design group inc. IRM NAME

DECK CONDITION EL-3

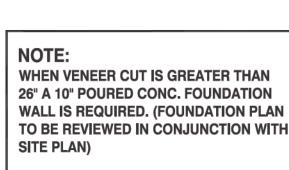
ZADORRA ESTATES CORP. CITY OF OSHAWA



B. MARINKOVIC

FOR STRUCTURE ONLY

3/16"=11-0" 3B-22-16



UPGRADED 30"x30" WINDOW WITH MIN. 4'-4" FIN. FIRST FLOOR TO GRADE

CONDITION

STRUCTURAL WINDOW (TYF

> 4"x4" WOOD COLUMN UP TO 4'-0" HEIGHT,

6"x6" WOOD COLUMN FOR HEIGHTS OVER 4'-0" ON 12" DIA. CONC. PIER

WB-1 RIM JOIST ALL

AROUND (PRESSURE

DROPPED WB-1 (P.T.)

NOTE:

THIS LEVEL

SUBFLOOR TO BE

3/4" PLYWOOD ON

ALL FLOORS TO BE

NAILED AND GLUED

ON THIS LEVEL

LEDGER BOARD

ANCHORED TO FOUNDATION WALL

22,

⊕ 4'-0"

WOOD

DECK

2"x8" P.T

NOTE:

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

ROOF TRUSS DRAWINGS BY MANUFACTURER.

PARTIAL BASEMENT LAYOUT

FOR DECK CONDITION EL-3

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

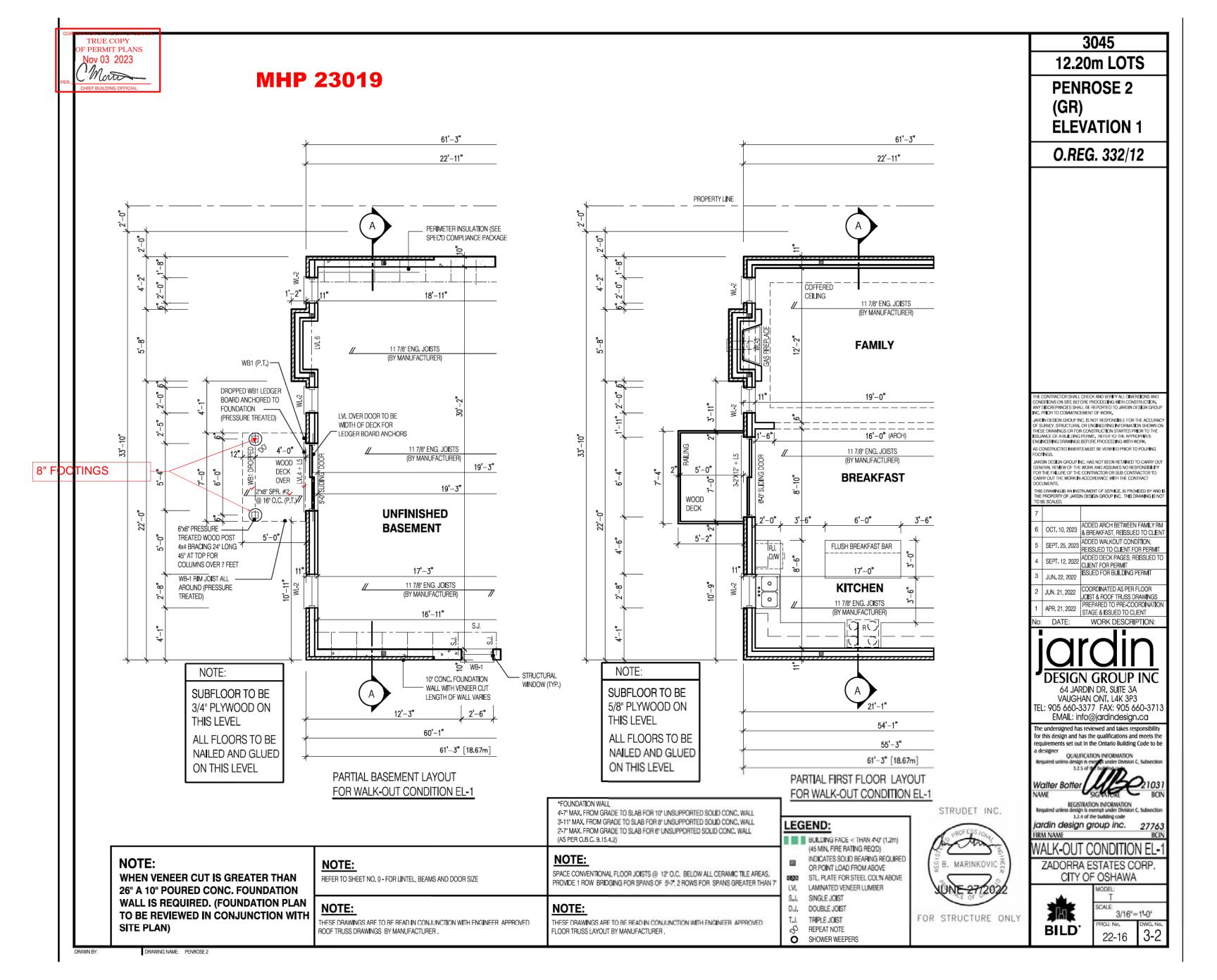
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

(45 MIN. FIRE RATING REQ'D) INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE 2222 STL. PLATE FOR STEEL COL'N ABOVE LVL

LAMINATED VENEER LUMBER SINGLE JOIST

S.J. DJ. DOUBLE JOIST

T.J. TRIPLE JOIST 00 REPEAT NOTE SHOWER WEEPERS



TRUE COPY PERMIT PLANS Nov 03 2023 Morto

MHP 23019

DROPPED WB1 LEDGER

BOARD ANCHORED TO FOUNDATION

(PRESSURE TREATED)

TREATED WOOD POST 4x4 BRACING 24" LONG

COLUMNS OVER 7 FEET

AROUND (PRESSURE

NOTE:

THIS LEVEL

SUBFLOOR TO BE

3/4" PLYWOOD ON

ALL FLOORS TO BE

NAILED AND GLUED

ON THIS LEVEL

WHEN VENEER CUT IS GREATER THAN

26" A 10" POURED CONC. FOUNDATION

WALL IS REQUIRED. (FOUNDATION PLAN

TO BE REVIEWED IN CONJUNCTION WITH

TREATED)

WOOD 5

DECK

OVER

61'-3"

22'-11"

PERIMETER INSULATION (SEE SPEC'D COMPLIANCE PACKAGE

18'-11"

11 7/8' ENG. JOISTS (BY MANUFACTURER)

UNFINISHED

17'-3" 11 7/8' ENG. JOISTS

(BY MANUFACTURER)

54'-1"

BASEMENT

12'-3"

PARTIAL BASEMENT LAYOUT

FOR WALK-OUT CONDITION EL-2

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

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED

NOTE:

19'-3"

19'-3"

S.J.

2'-6"

10" CONC. FOUNDATION

WALL WITH VENEER CUT

LENGTH OF WALL VARIES

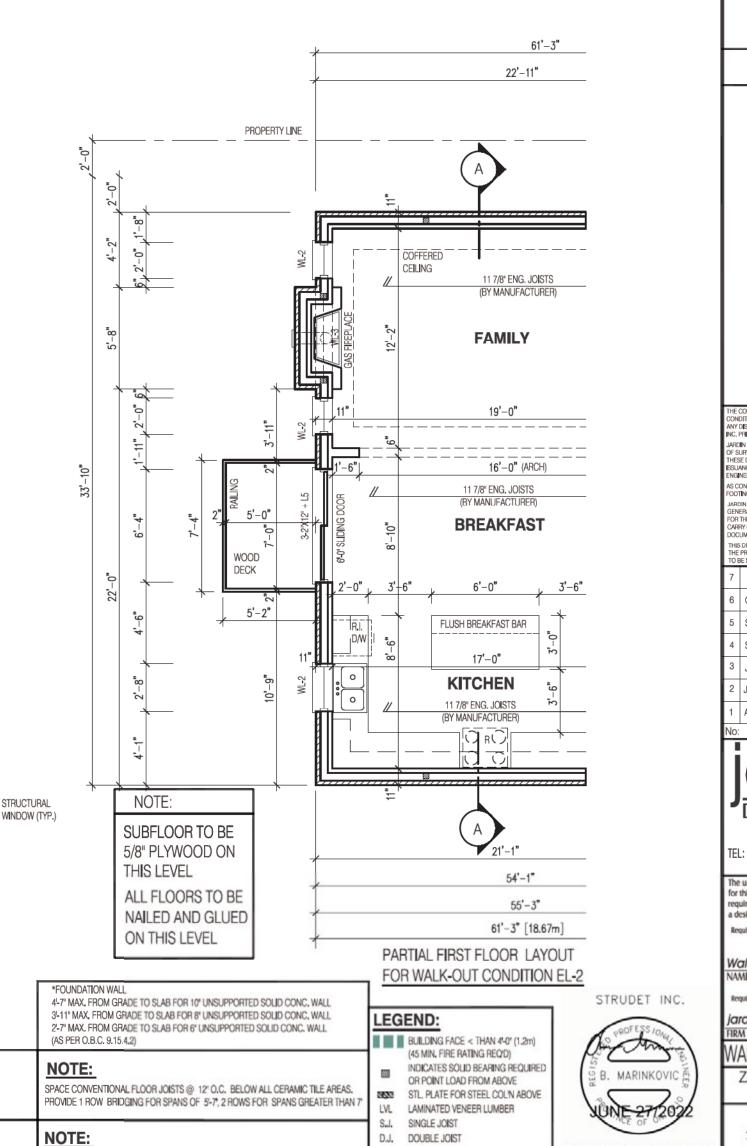
61'-3" [18.67m]

STRUCTURAL

11 7/8" ENG. JOISTS (BY MANUFACTURER)

LVL OVER DOOR TO BE

WIDTH OF DECK FOR EDGER BOARD ANCHORS



T.J.

00

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED

FLOOR TRUSS LAYOUT BY MANUFACTURER

TRIPLE JOIST

REPEAT NOTE

SHOWER WEEPERS

3045 12.20m LOTS

PENROSE 2 (GR) **ELEVATION 2**

O.REG. 332/12

HE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND ONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION, MY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROU C, PRIOR TO COMMENCEMENT OF WORK.

ARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURA IF SURPLY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN OR HEESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE SUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE NGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

7		
6	OCT. 10, 2023	ADDED ARCH BETWEEN FAMILY RM & BREAKFAST, REISSUED TO CLIEN
5	SEPT. 25, 2023	ADDED WALKOUT CONDITION, REISSUED TO CLIENT FOR PERMIT
4	SEPT. 12, 2022	ADDED DECK PAGES; REISSUED TO CLIENT FOR PERMIT
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1	APR. 21, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
No:	DATE:	WORK DESCRIPTION:

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 ents set out in the Ontario Building Code to be



REGISTRATION INFORMATION

jardin design group inc. IRM NAME

VALK-OUT CONDITION EL-2

ZADORRA ESTATES CORP. CITY OF OSHAWA



FOR STRUCTURE ONLY

3/16"=11-0" 3A-2 22-16

SITE PLAN)

NOTE:

22

PERMIT PLANS Nov 03 2023 Mort

MHP 23019

DROPPED WB1 LEDGER

BOARD ANCHORED TO FOUNDATION

(PRESSURE TREATED)

WOOD 5

DECK

OVER

61'-3"

22'-11"

PERIMETER INSULATION (SEE SPEC'D COMPLIANCE PACKAGE

18'-11"

11 7/8' ENG. JOISTS

(BY MANUFACTURER)

UNFINISHED

17'-3"

11 7/8' ENG. JOISTS

(BY MANUFACTURER)

54'-1"

BASEMENT

12'-3"

PARTIAL BASEMENT LAYOUT

FOR WALK-OUT CONDITION EL-3

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

ROOF TRUSS DRAWINGS BY MANUFACTURER.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED

NOTE:

19'-3"

19'-3"

S.J.

2'-6"

10" CONC. FOUNDATION

WALL WITH VENEER CUT

LENGTH OF WALL VARIES

61'-11" [18.87m]

STRUCTURAL

NOTE:

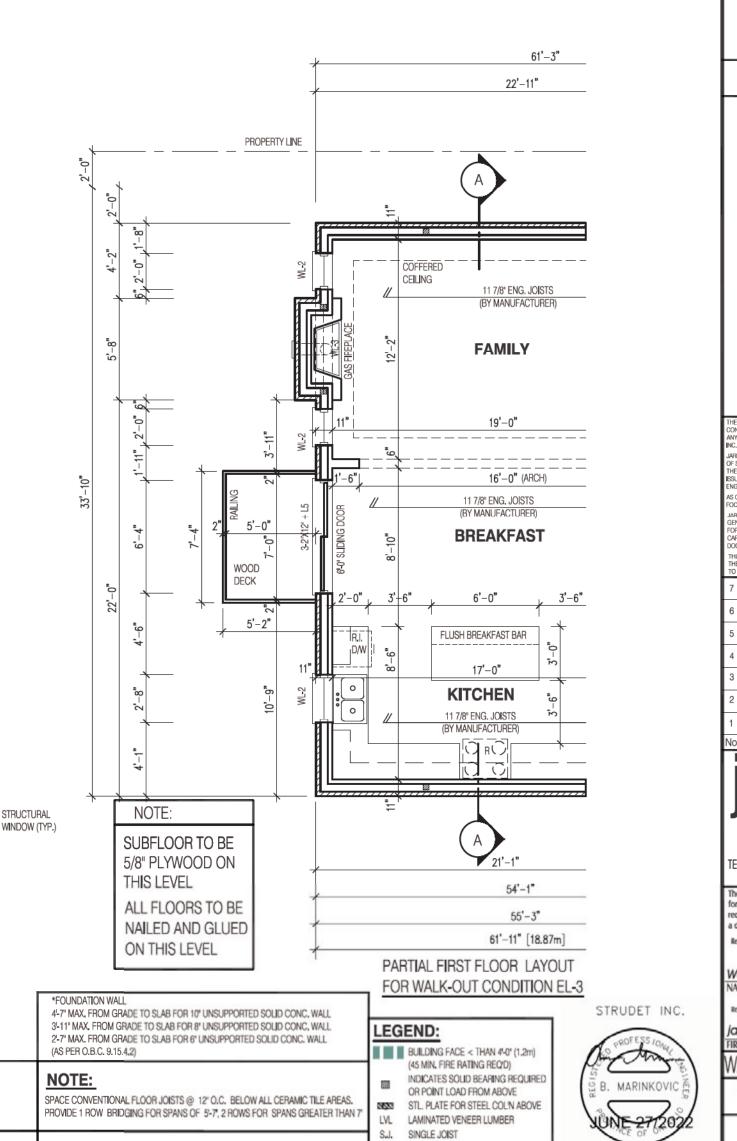
FLOOR TRUSS LAYOUT BY MANUFACTURER

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED

11 7/8" ENG. JOISTS (BY MANUFACTURER)

LVL OVER DOOR TO BE

WIDTH OF DECK FOR EDGER BOARD ANCHORS



DJ.

T.J.

00

DOUBLE JOIST

TRIPLE JOIST

REPEAT NOTE

SHOWER WEEPERS

3045

12.20m LOTS

PENROSE 2 (GR) **ELEVATION 3**

O.REG. 332/12

C. PRIOR TO COMMENCEMENT OF WORK

ARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURA IF SURPLY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN IN HERE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE SUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE NGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK,

7		
6	OCT. 10, 2023	ADDED ARCH BETWEEN FAMILY RM & BREAKFAST, REISSUED TO CLIEN
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1	APR. 21, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
No:	DATF:	WORK DESCRIPTION:

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 ents set out in the Ontario Building Code to b



REGISTRATION INFORMATION

jardin design group inc. IRM NAME

VALK-OUT CONDITION EL-

ZADORRA ESTATES CORP. CITY OF OSHAWA



FOR STRUCTURE ONLY

3/16"=11-0" 3B-2 22-16

NOTE:

SITE PLAN)

22,

6"x6" PRESSURE TREATED WOOD POST 4x4 BRACING 24" LONG

COLUMNS OVER 7 FEET

WB-1 RIM JOIST ALL

AROUND (PRESSURE

NOTE:

THIS LEVEL

SUBFLOOR TO BE

3/4" PLYWOOD ON

ALL FLOORS TO BE

NAILED AND GLUED

ON THIS LEVEL

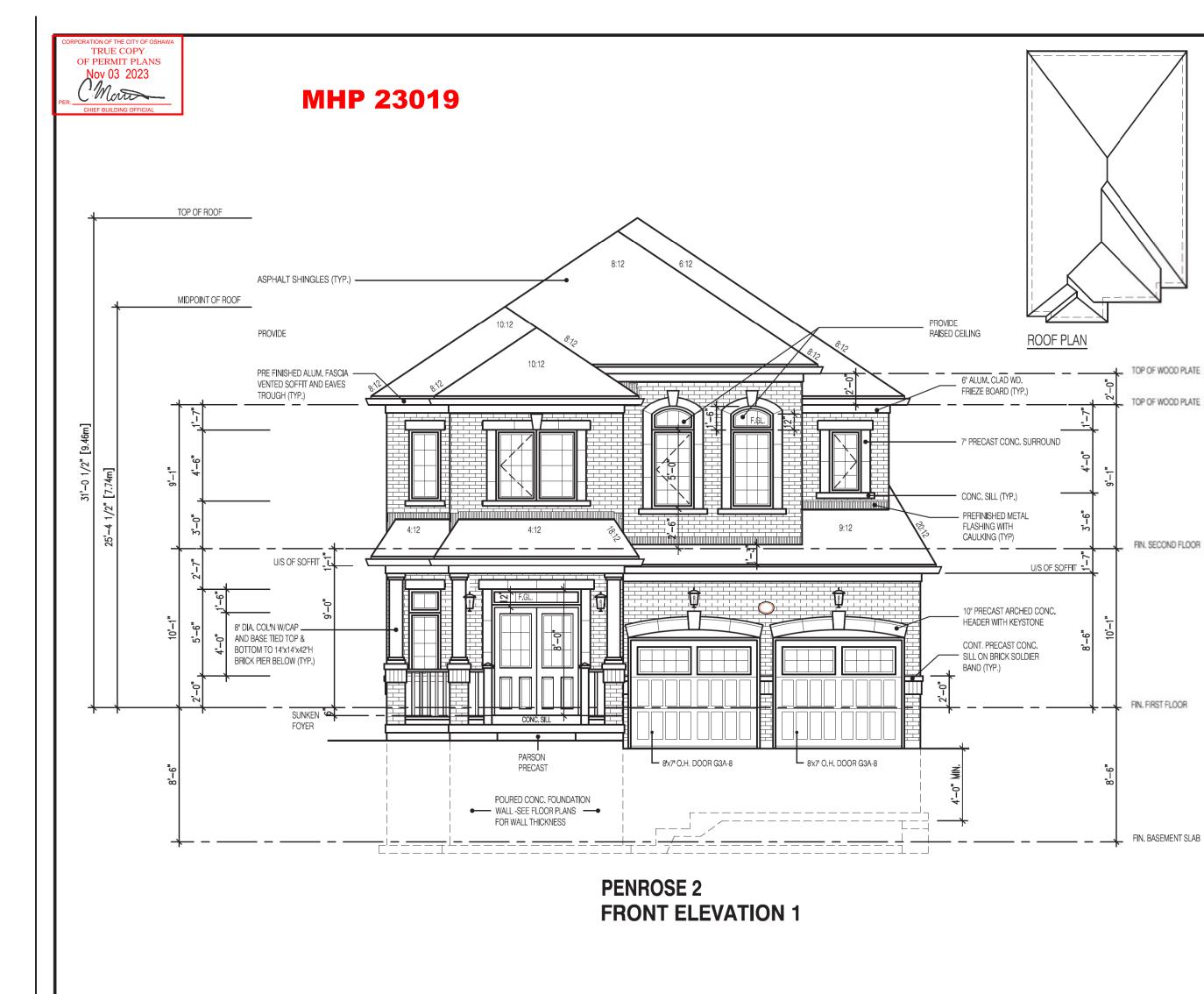
WHEN VENEER CUT IS GREATER THAN

26" A 10" POURED CONC. FOUNDATION

WALL IS REQUIRED. (FOUNDATION PLAN

TO BE REVIEWED IN CONJUNCTION WITH

TREATED)



3045

12.20m LOTS

PENROSE 2 (GR) **ELEVATION 1**

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

JOHN G. WILLIAMS LTD., ARCHITECT DATE: JUL 31, 2023
s stamp certifies compliance with the applicat
Design Guidelines only and bears no further

IRDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURA IF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN O RESE CHAININGS OR FOR CONSTRUCTION STARTED PRIOR TO THE SUNACE OF A BULDING PERMIT, REFER TO THE APPROPRIATE VIGNEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

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

APR. 21, 2022 STAGE & ISSUED TO CLIENT WORK DESCRIPTION:

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

QUALIFICATION INFORMATION

Required unless design is except under Division 3.2.5 of the building reduced. Walter Botter SIGNATURE

REGISTRATION INFORMATION jardin design group inc.

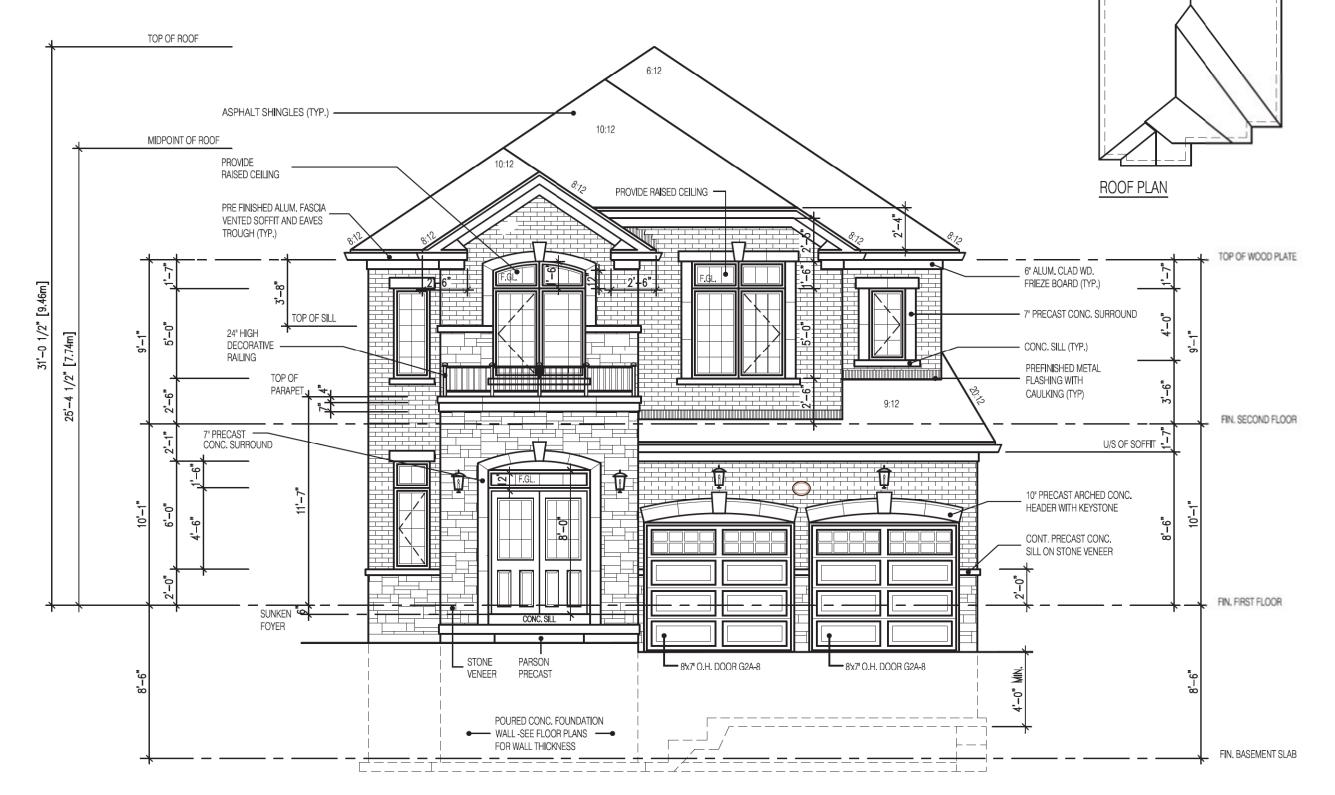
FIRM NAME FRONT ELEVATION -1

ZADORRA ESTATES CORP. CITY OF OSHAWA



3/16"=1**'-**0" 22-16





PENROSE 2
FRONT ELEVATION 2

3045

12.20m LOTS

PENROSE 2 (GR) ELEVATION 2

O.REG. 332/12

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

JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL APPROVED BY:

APPROVED BY:

DATE: IVI 31, 2023

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

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 BUT PROPERTY OF COMMENCEMENT OF WICE.

PRON DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCUPACY I SURVEY, STRUCTURAL OR ENGINEURING INFORMATION SHOWN ON SESS DRAIBNOSS OR FOR CONSTRUCTION STARTED PRIOR TO THE SUNACE OF A BULDING PERMIT. REFER TO THE APPROPRIATE WINNESSING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

EPAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY. THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO RY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT UMENTS.

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

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

ardin DESIGN GROUP INC

WORK DESCRIPTION:

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

a designer QUALIFICATION INFORMATION
Required unless design is except under Division C, Subsect
3.2.5 of the bulling roots

NAME SIGNATURE 210

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code
jardin design group inc. 2776

FRONT ELEVATION -2

ZADORRA ESTATES CORP. CITY OF OSHAWA



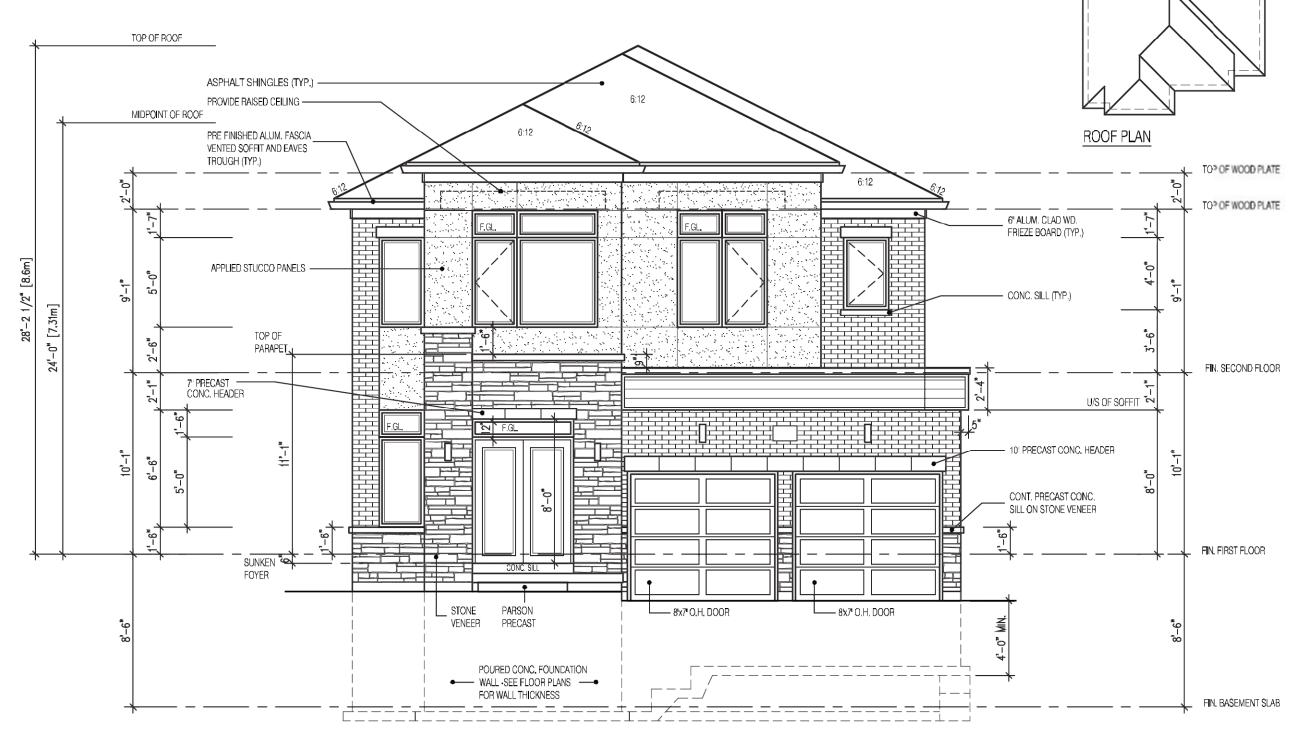
FIRM NAME

SCA PRO

3/16"=1'-0"
PROJ. No. DWG. No.
22-16 4A

AWN BY: DRAWING NAME: PENBOS





PENROSE 2 FRONT ELEVATION 3

3045

12.20m LOTS

PENROSE 2 (GR) ELEVATION 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 Osbawa



-E CONTRACTOR SHALL CHECK AND VERIFY ALL DIVENSIONS AND ONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION, VIJISCHEPANCIES SHALL BE HEPORTED TO JAHUN DESIGN GROUP C. PRIOR TO COMMENCEMENT OF WORK.

ARINN DESIGN ORGUPPING, IS NOT BESPONSIBLE FOR THE ACQUEAGE FEURPHY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON HEREO DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISBANCE OF A BUILDING PERMIT. BEFER TO THE APPROPRIA E KONNEERING DRAWINGS BEFORE PROCEEDING WITH WORK, S CONSTRUCTED INVERTIS MUS. BE VERIFIED PRIOR TO POLIFING DOTINGS.

CHINGS. REIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OU INERAL BEVIEW OF THE WORK AND ASSUMES NO BESPONSIBILITY

DOCUMENTS.
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS

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4	MAR. 2, 2023	REMOVED ALUM, CLAD CORNER POST FOR EL-3, REISSUED TO CLIENT
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

DATE

ardin DESIGN GROUP INC

WORK DESCRIPTION:

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

a designer

QUALIFICATION INFORMATION

Required unless design is except under Division C, sub

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

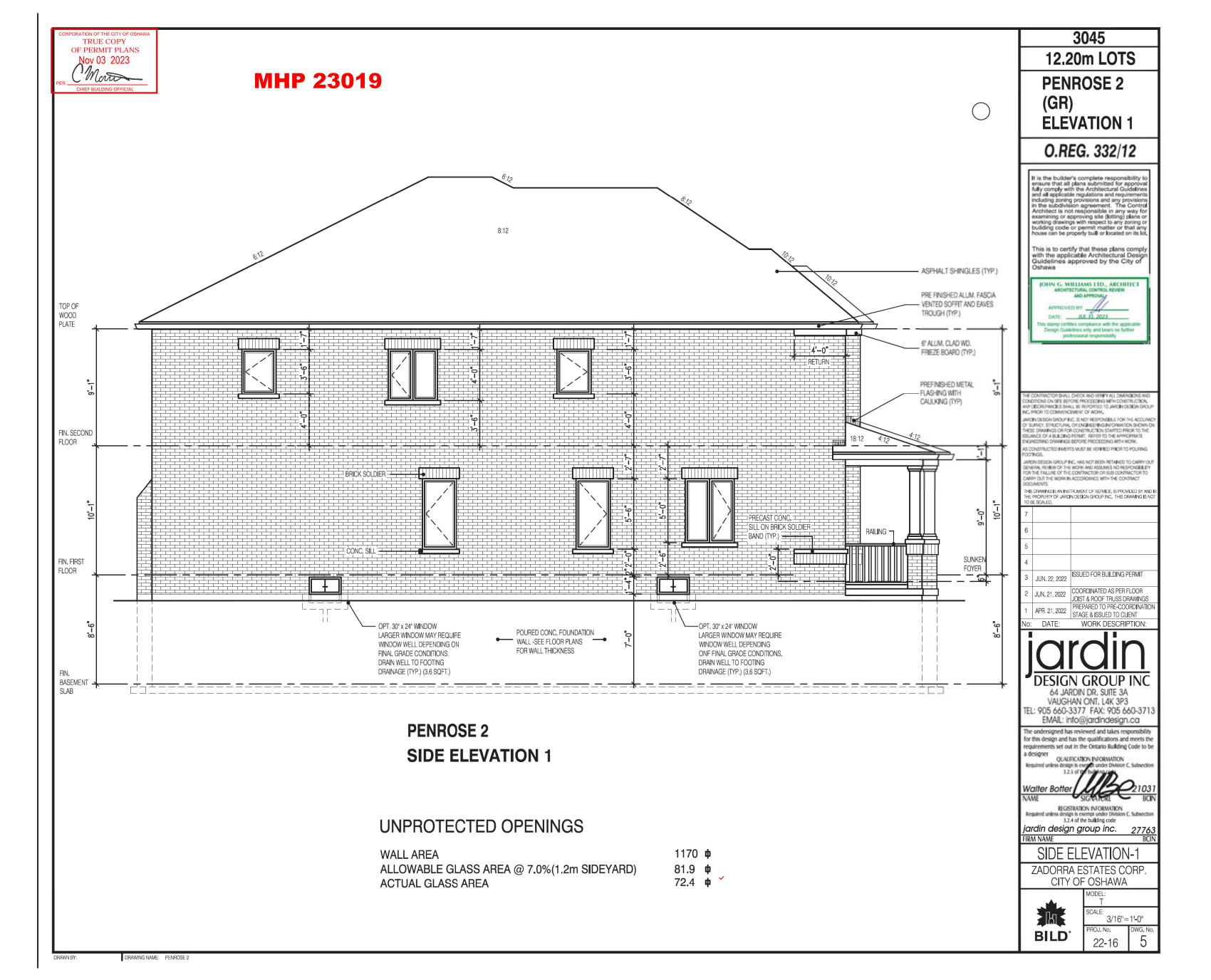
12.4 of the building code jardin design group inc. 27 FIRM NAME

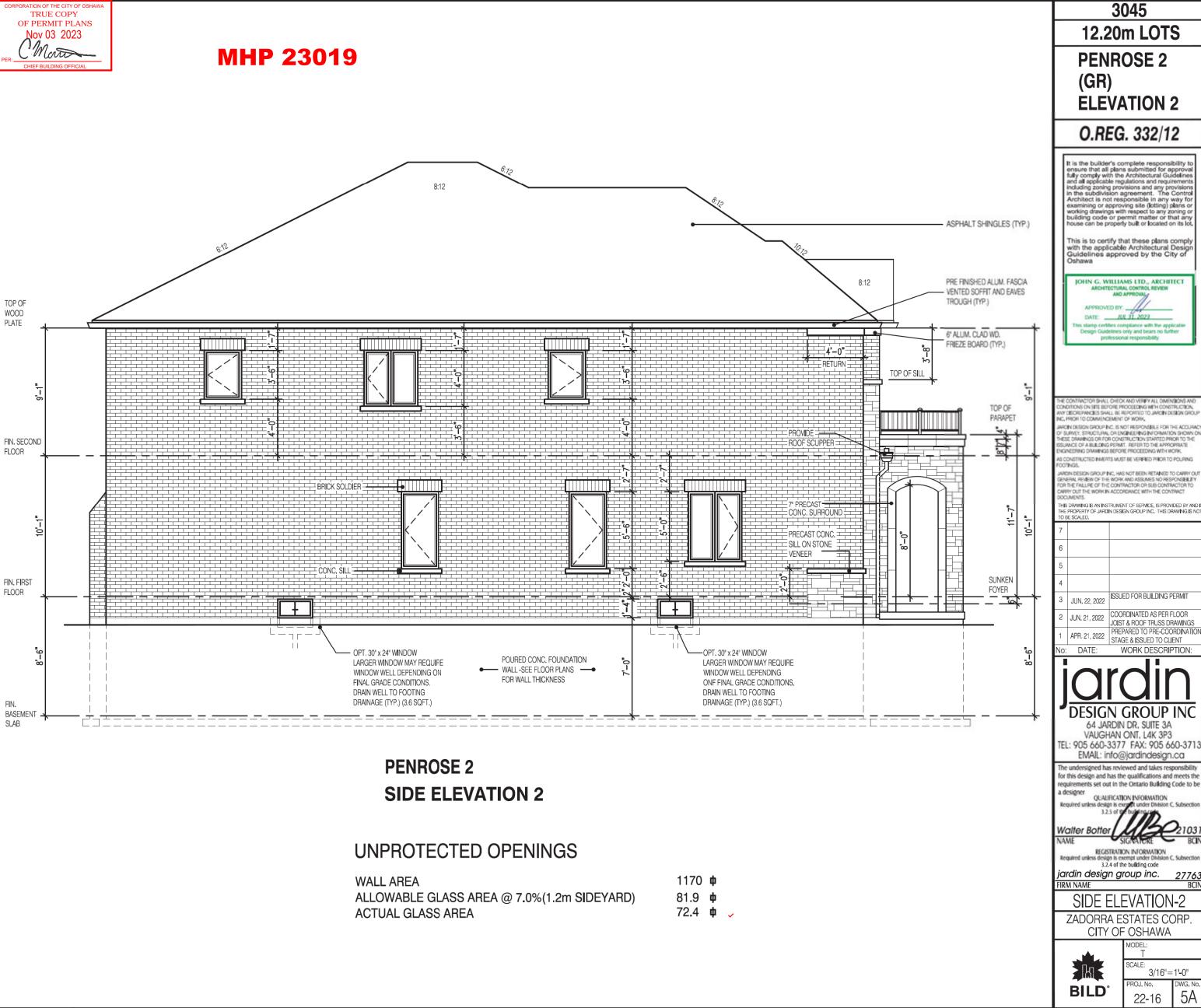
FRONT ELEVATION -3

ZADORRA ESTATES CORP. CITY OF OSHAWA



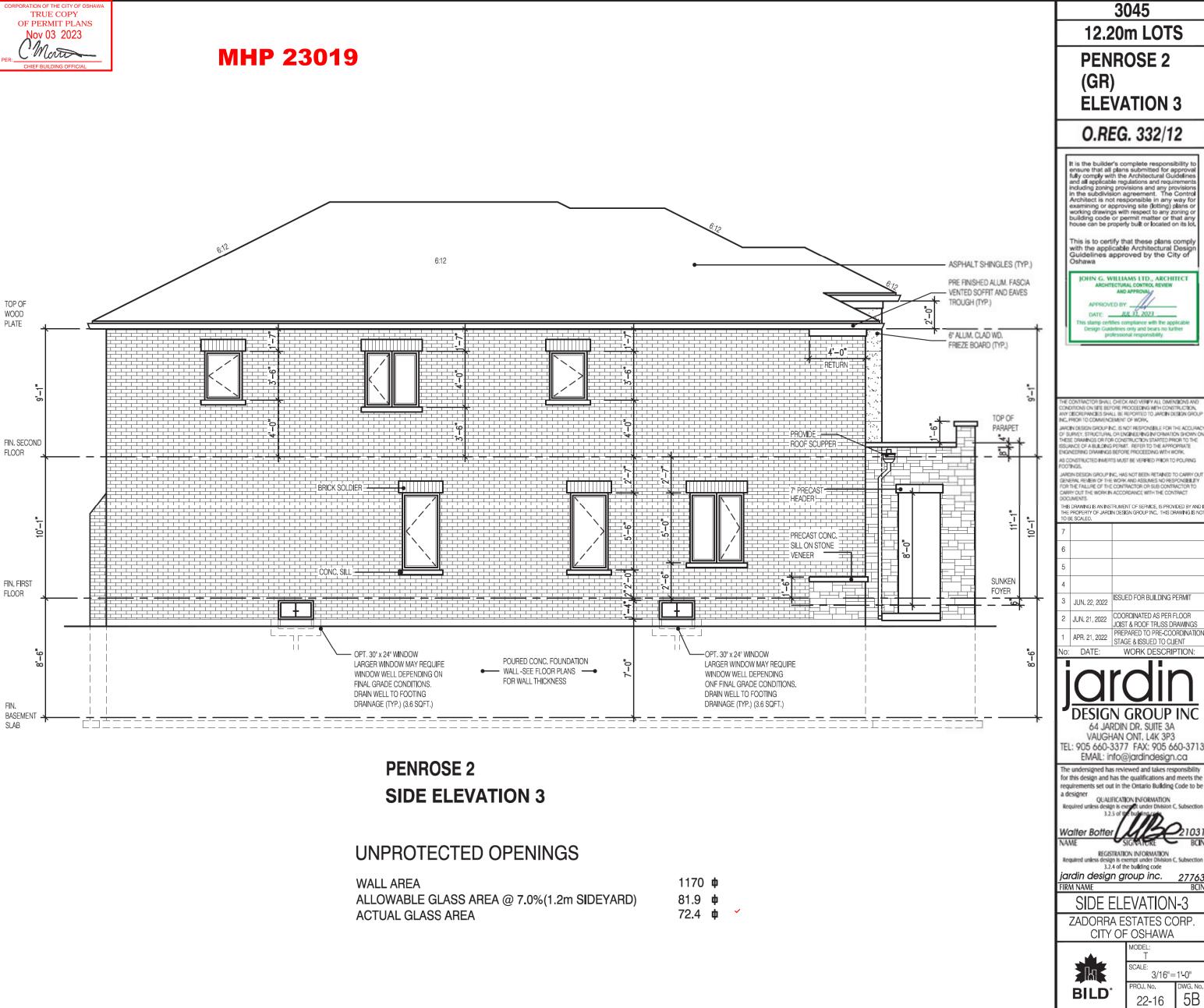
MODEL: T SCALE: 3/16"=1'-0" PROJ. No. DWG. No. 22-16 4B





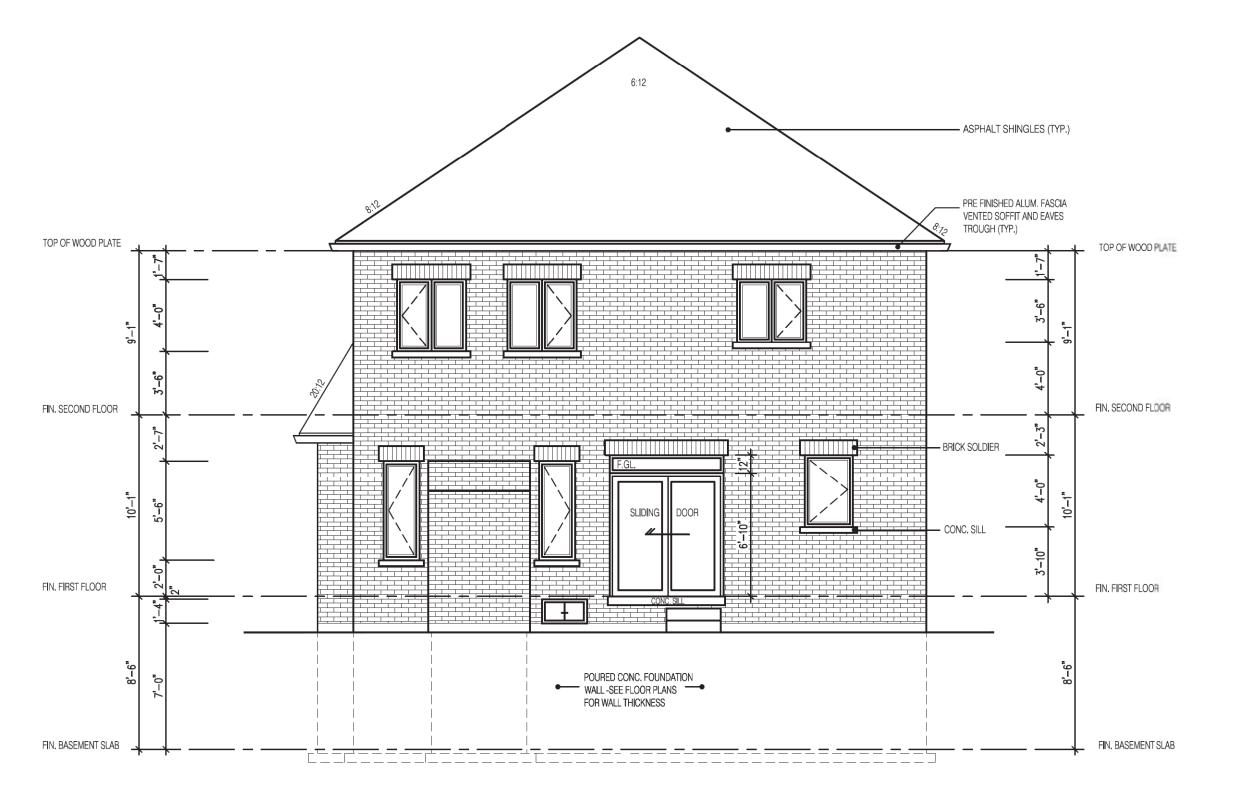
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1	APR. 21, 2022	PREPARED TO PRE-COORDINATION

requirements set out in the Ontario Building Code to be



5B





PENROSE 2 **REAR ELEVATION 1**

3045

12.20m LOTS

PENROSE 2 (GR) **ELEVATION 1**

O.REG. 332/12

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

JOHN G. WILLIAMS LTD., ARCHITECT his stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ROIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACQUIPA IF SURVEY, STRUCTURAL OR ENGINEURING INFORMATION SHOWN O RESE DRAININGS OR FOR CONSTRUCTION STRAFTED PRIOR TO THE SURVINCE OF A BULDING PERMIT, REFER TO THE APPROPRIATE VIGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING ITINGS.

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3	JUN, 22, 2022	ISSUED FOR BUILDING PERMIT
2	JUN, 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS
		PREPARED TO PRE-COORDINATE

APR. 21, 2022 PREPARED TO PRECOCURATE STAGE & ISSUED TO CLIENT WORK DESCRIPTION:



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

QUALIFICATION INFORMATION

Required unless design is except under Division 3.2.5 of the building reduced to the building reduced Walter Botter SIGNATURE

REGISTRATION INFORMATION

jardin design group inc. FIRM NAME

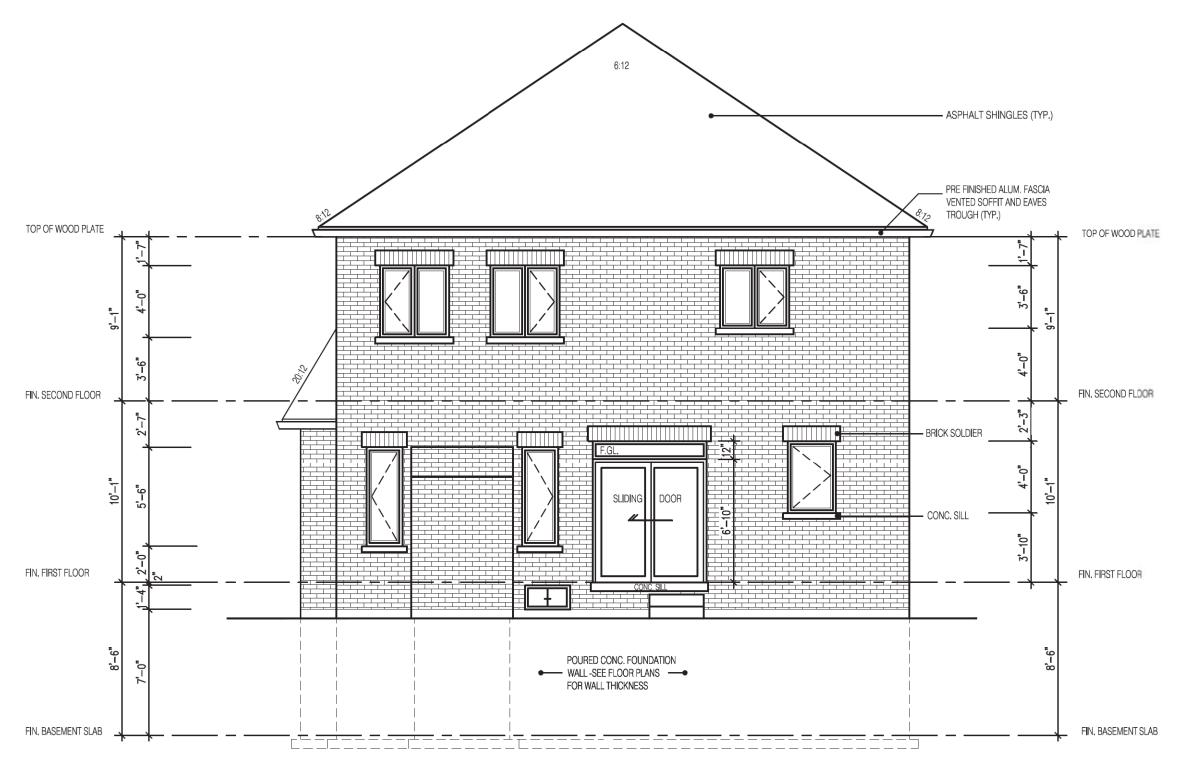
REAR ELEVATION-1

ZADORRA ESTATES CORP. CITY OF OSHAWA



3/16"=1**'-**0" 6 22-16





PENROSE 2 **REAR 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

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QUALIFICATION INFORMATION

Required unless design is except under Division 3.2.5 of the building code. Walter Botter SIGNATURE

REGISTRATION INFORMATION jardin design group inc.

FIRM NAME

REAR ELEVATION-2

22-16

3/16"=1**'-**0"

6A

ZADORRA ESTATES CORP. CITY OF OSHAWA







PENROSE 2 **REAR ELEVATION 3** 3045

12.20m LOTS

PENROSE 2 (GR) **ELEVATION 3**

O.REG. 332/12

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JOHN G. WILLIAMS LTD., ARCHITECT DATE: JUL 31, 2023
is stamp certifies compliance with the applicat
Design Guidelines only and bears no further

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QUALIFICATION INFORMATION Required unless design is except under Division 3.2.5 of the building reduced to the building reduced

Walter Botter SIGNATURE

REGISTRATION INFORMATION jardin design group inc.

FIRM NAME

REAR ELEVATION-3

22-16

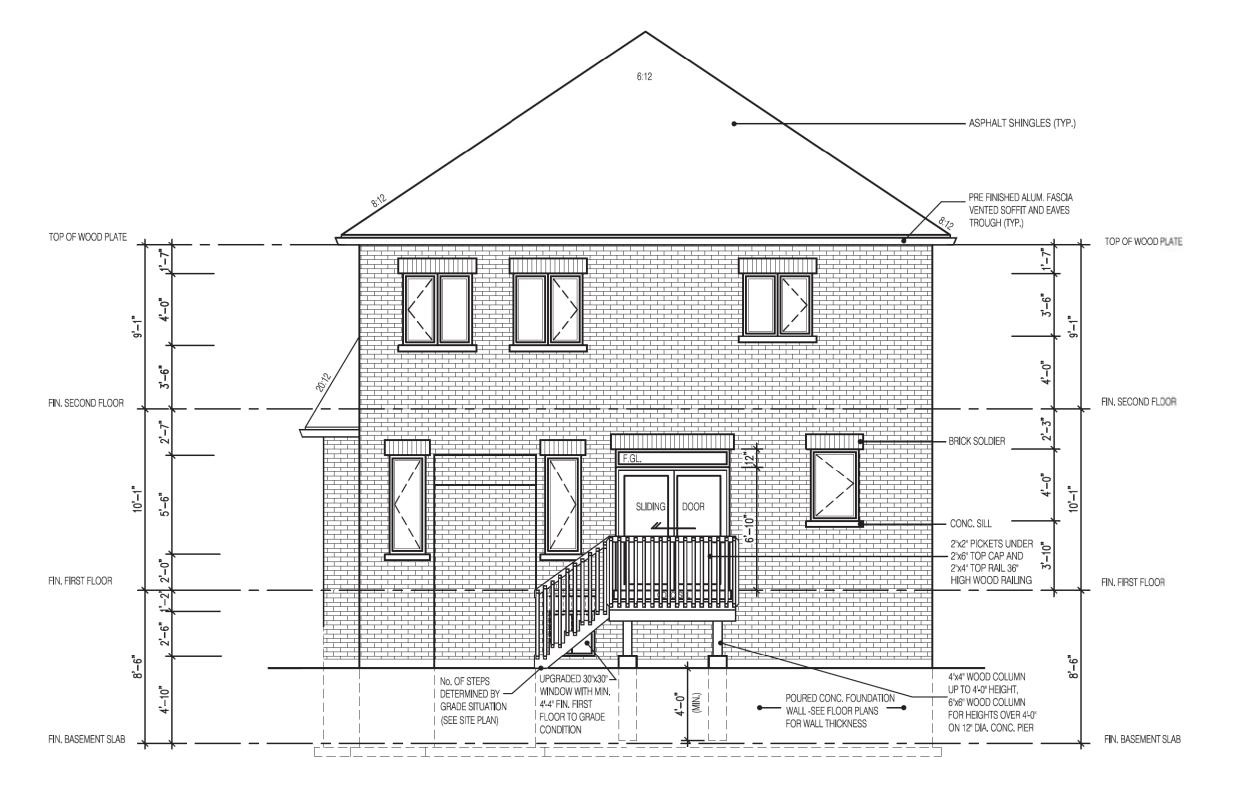
3/16"=1**'-**0"

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ZADORRA ESTATES CORP. CITY OF OSHAWA







PENROSE 2 REAR ELEVATION 1 DECK CONDITION

PENROSE 2 ELEV1 (DECK CONDITION)		ENER	GY 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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OUTINGS.

ARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OF SHERRIES FOR SEVEN OF THE WORK AND ASSUMES NO RESPONSIBILITY.

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Jardin DESIGN GROUP INC

WORK DESCRIPTION:

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

esigner

QUALIFICATION INFORMATION
puired unless design is except under Division

Walter Botter Signations

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

jardin design group inc. FIRM NAME

DECK CONDITION EL-1

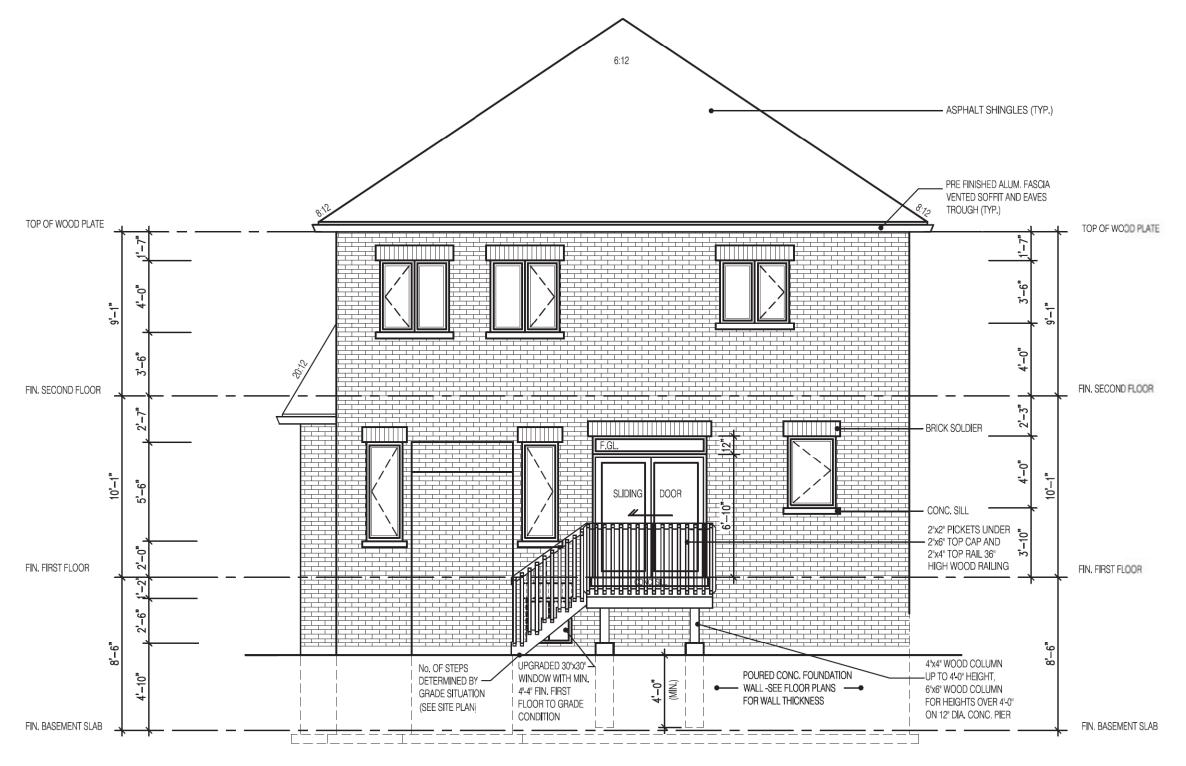
ZADORRA ESTATES CORP. CITY OF OSHAWA



T SCALE: 3/16"=

3/16"=1'-0"
'ROJ. No. DWG, No. C22-16 6-1





PENROSE 2 REAR ELEVATION 2 DECK CONDITION

PENROSE 2 ELEV2 (DECK CONDITION)		ENER	GY 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

NOTE:

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

DATE: JUL 31, 2023

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JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY

IR THE TAILURE OF THE CONTRACTION OR SUB-CONTRACTION TO REPLY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT COLUMENTS. HIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND IS

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APR. 21, 2022 PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT DATE: WORK DESCRIPTION:



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

designer

QUALIFICATION INFORMATION

Required unless design is except under Division C. Su

Walter Botter

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

jardin design group inc.

DECK CONDITION EL-2

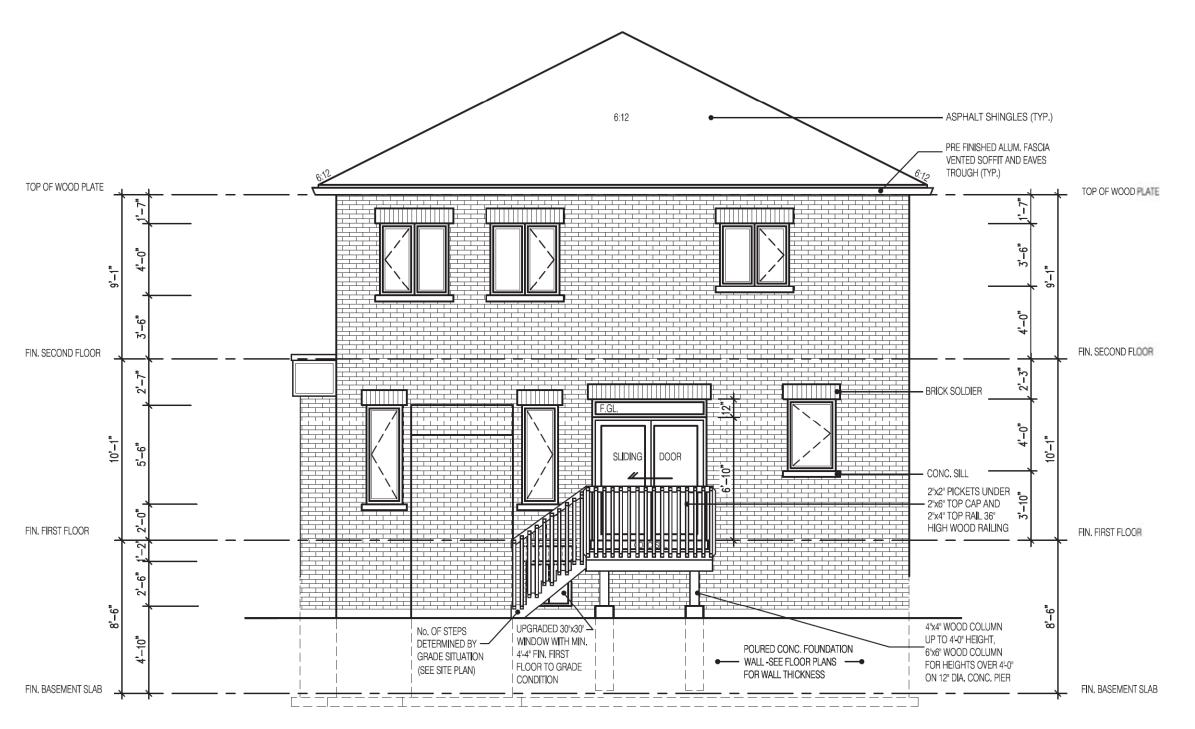
ZADORRA ESTATES CORP. CITY OF OSHAWA



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

3/16"=1'-0" PROJ. No. DWG 22-16 6A





PENROSE 2 REAR ELEVATION 3 DECK CONDITION

PENROSE 2 ELEV3 (DECK CONDITION)		ENER	GY 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 %

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.
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3045

12.20m LOTS

PENROSE 2 (GR) ELEVATION 3

O.REG. 332/12

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DATE JUL 31, 2023

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FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OF GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FALL HE OF THE CONTRACTOR OF SUR CONTRACTOR.

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-4	ADD 01 0000	PREPARED TO PRE-COORDINATION

DATE: WORK DESCRIPTION:



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

signer
QUALIFICATION INFORMATION
ulred unless design is except under Division C.

Walter Botte

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

jardin design group inc. FIRM NAME

DECK CONDITION EL-3

ZADORRA ESTATES CORP. CITY OF OSHAWA

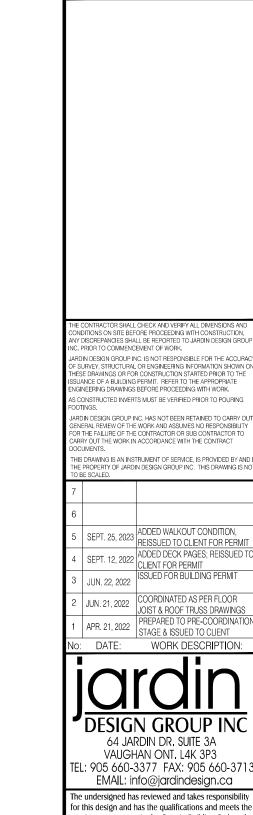


T SCALE: 3/16"=1'-0"

22-16 6B-1

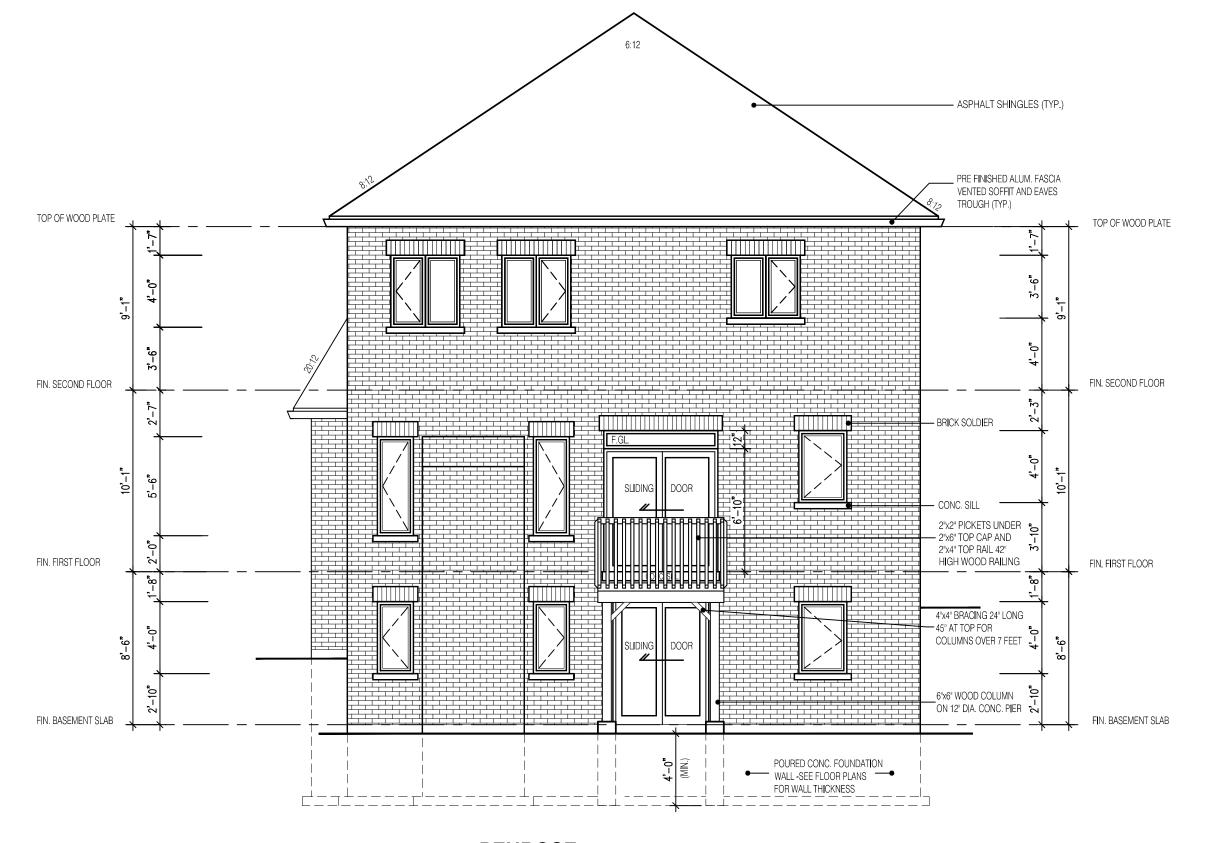
OF PERMIT PLANS Nov 03 2023

PENROSE 2 MHP 23019 (GR) **ELEVATION 1** O.REG. 332/12



3045

12.20m LOTS



PENROSE 2 REAR ELEVATION 1 WALK-OUT CONDITION

FOR ADDITIONAL DECK STRUCTURE REFER TO PAGE 8-1 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)

ZADORRA ESTATES CORP. CITY OF OSHAWA MODEL:

jardin design group inc.

equirements set out in the Ontario Building Code to be QUALIFICATION INFORMATION

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsecti

3.2.4 of the building code



3/16"=1'-0" 6-2 22-16

WORK DESCRIPTION:

OF PERMIT PLANS Nov 03 2023

PENROSE 2 MHP 23019 (GR) **ELEVATION 2** O.REG. 332/12 - ASPHALT SHINGLES (TYP.)

PRE FINISHED ALUM. FASCIA VENTED SOFFIT AND EAVES TROUGH (TYP.) TOP OF WOOD PLATE TOP OF WOOD PLATE FIN. SECOND FLOOR FIN. SECOND FLOOR - BRICK SOLDIER 2"X2" PICKETS UNDER - 2"x6" TOP CAP AND 2"x4" TOP RAIL 42" HIGH WOOD RAILING FIN. FIRST FLOOR FIN. FIRST FLOOR 4"x4" BRACING 24" LONG 45° AT TOP FOR COLUMNS OVER 7 FEET DOOR $_{0}^{-6}$ wood column $_{0}^{-1}$ 0n 12" dia. conc. Pier $_{0}^{-2}$ FIN. BASEMENT SLAB FIN. BASEMENT SLAB POURED CONC. FOUNDATION WALL -SEE FLOOR PLANS -

> **PENROSE 2 REAR ELEVATION 2 WALK-OUT CONDITION**

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

NOTE:

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3045

12.20m LOTS

7		
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5	SEPT. 25, 2023	ADDED WALKOUT CONDITION, REISSUED TO CLIENT FOR PERMIT
4	SEPT. 12, 2022	ADDED DECK PAGES; REISSUED T CLIENT FOR PERMIT
3	JUN. 22, 2022	ISSUED FOR BUILDING PERMIT
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JUN. 21, 2022 COORDINATED AS PER FLOOR
JOIST & ROOF TRUSS DRAWINGS
PREPARED TO PRE-COORDINATION APR. 21, 2022 STAGE & ISSUED TO CLIENT DATE: WORK DESCRIPTION:

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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QUALIFICATION INFORMATION

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsect

3.2.4 of the building code jardin design group inc.

ZADORRA ESTATES CORP.

CITY OF OSHAWA



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

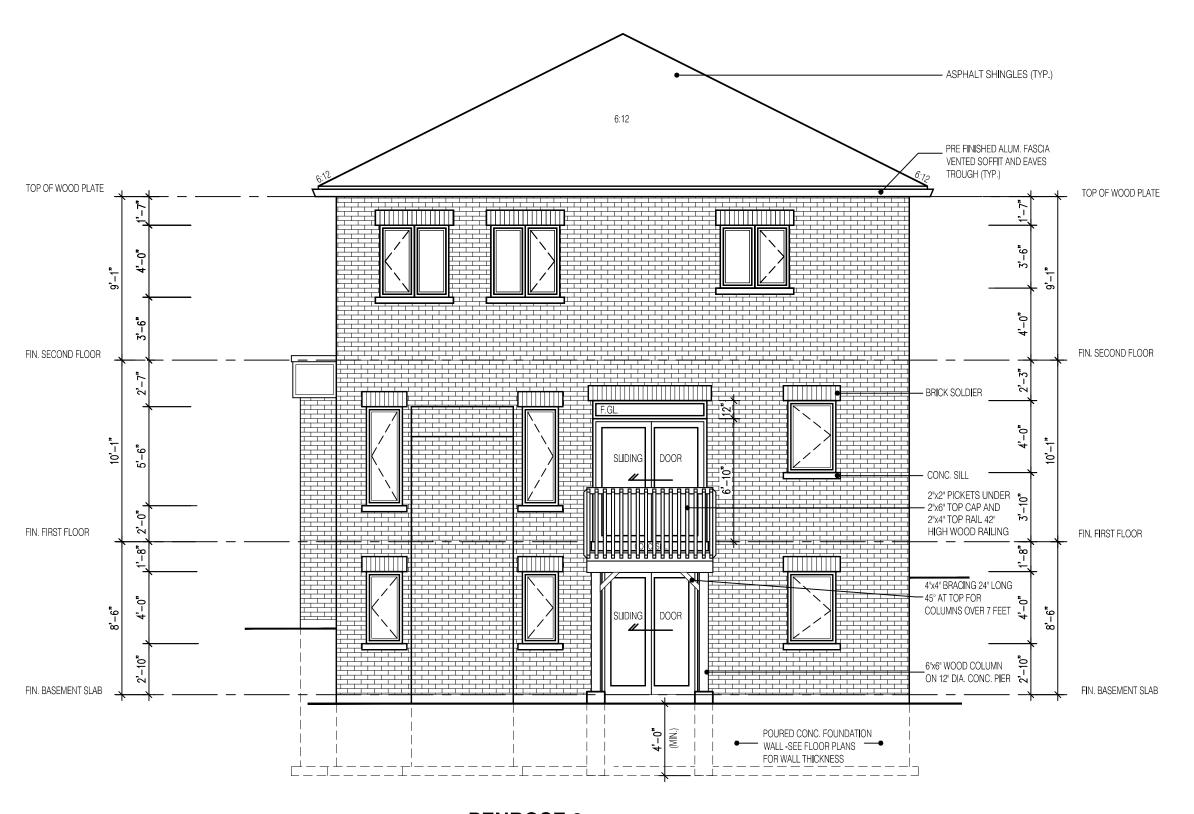
MHP 23019

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 REFER TO PAGE 8-1 OF THE DETAIL PACKAGE

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FOOTINGS,

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GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY

MADISH DESIGN GROUP INC. AND NOT DEED HE FAMED TO CARRH TO SENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY OR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO SARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT JOCUMENTS.

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

Walter Bott

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsect

3.2.4 of the building code jardin design group inc.

FIRM NAME

WALK-OUT CONDITION EL

ZADORRA ESTATES CORP. CITY OF OSHAWA



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

TRUE COPY OF PERMIT PLANS Nov 03 2023 Mart

MHP 23019

3045 12.20m LOTS

PENROSE 2 (GR) **ELEVATION 1**

O.REG. 332/12

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

OHN G. WILLIAMS LTD., ARCHITECT AND APP

FON DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCUR-SUMPLY, STRUCTURAL OR ENGINEERING INTO PRAINTON SHOWN RESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE SUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE

ISSUED FOR BUILDING PERMIT JUN. 21, 2022 COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT

WORK DESCRIPTION:

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 responsibilit for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be

QUALIFICATION INFORMATION Required unless design is except under Division 3.2.5 of the building roots

Walter Botter

REGISTRATION INFORMATION Required unless design is exempt under DM 3.2.4 of the building code jardin design group inc.

FIRM NAME

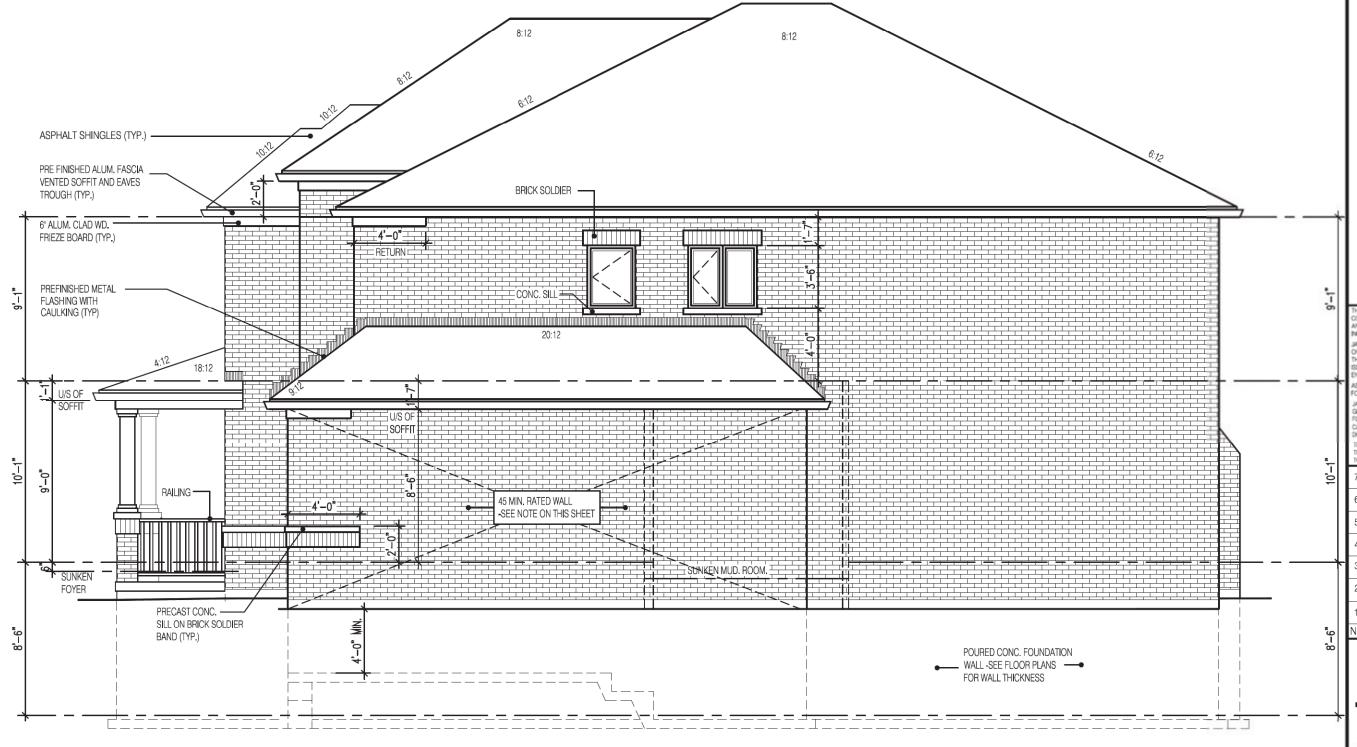
SIDE ELEVATION-1

3/16"=1'-0"

22-16

ZADORRA ESTATES CORP. CITY OF OSHAWA

- IL BILD



PENROSE 2 **SIDE ELEVATION 1**

UNPROTECTED OPENINGS

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

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 S8-2 2.3.

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

BRICK VENEER CONSTRUCTION

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/21 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 WINERAL 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 % & NSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE NSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS

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

TRUE COPY OF PERMIT PLANS Nov 03 2023 Mart

MHP 23019

3045 12.20m LOTS

PENROSE 2 (GR) **ELEVATION 2**

O.REG. 332/12

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AND APPI

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ISSUED FOR BUILDING PERMIT JUN. 21, 2022 COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT

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QUALIFICATION INFORMATION

Required unless design is except under Division 3.2.5 of the building roots Walter Botter

REGISTRATION INFORMATION Required unless design is exempt under DM 3.2.4 of the building code

jardin design group inc.

FIRM NAME

SIDE ELEVATION-2

3/16"=1'-0"

22-16

7A

ZADORRA ESTATES CORP. CITY OF OSHAWA



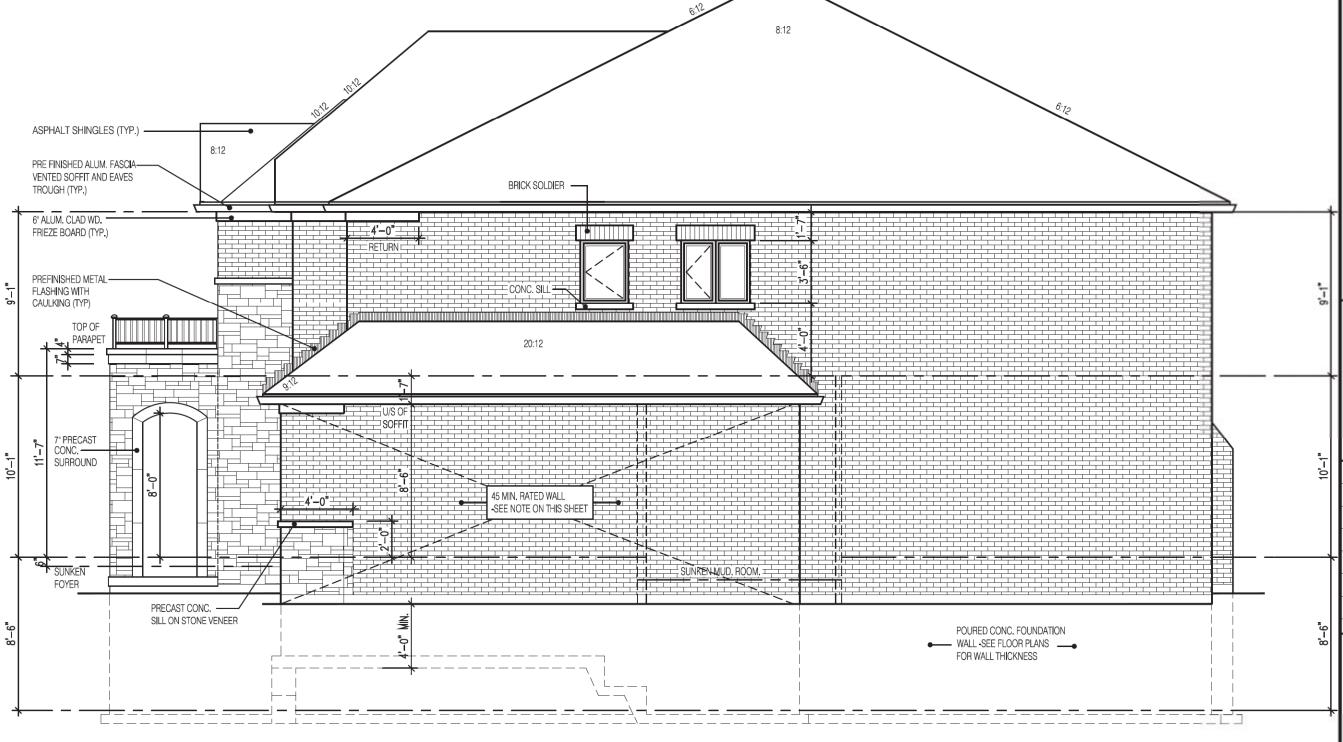
45 MINUTE FIRE RATED WALL PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/21 TYPE X GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED. TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED

BRICK VENEER CONSTRUCTION

MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 122 KINSO M AND MUST FILL AT LEAST 90% OF THE SULFINE CRIES IN EXPRESS TO 202 NSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE NSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS

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

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



PENROSE 2 **SIDE ELEVATION 2**

UNPROTECTED OPENINGS

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

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 S8-2 2.3.



3045

12.20m LOTS

PENROSE 2 (GR) ELEVATION 3

O.REG. 332/12

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIVENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION, ANY DISCHEPANCES SHALL SHERFORMED TO JARRIAN DESIGN GROUN PRIOR TO COMMENCEMENT OF WORK.

C PRIOR TO COMMENCEMENT OF MASSINE FOR THE ACCURACY F SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN OF ESE DRAWINGS OR FOR CONSTRIBUTION STARTED PRIOR TO THE SURVANCE OF R BUILDING PERMIT REFERS TO THE APPROPRIA E CANNOC OF A BUILDING PERMIT REFERS TO THE APPROPRIA E CANNOC OF A BUILDING PROPRIA FER PROPERTIES OF THE APPROPRIA E

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THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO
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TURN BUTS.

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	4	MAR. 2, 2023	REMOVED ALUM, CLAD CORNER POST FOR EL-3, REISSUED TO CLIE	
\rightarrow	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-COORDINATIO STAGE & ISSUED TO CLIENT	
* 9	No:	DATE:	WORK DESCRIPTION:	

jardin

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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QUALIFICATION INFORMATION
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3.2.5 of the business.

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

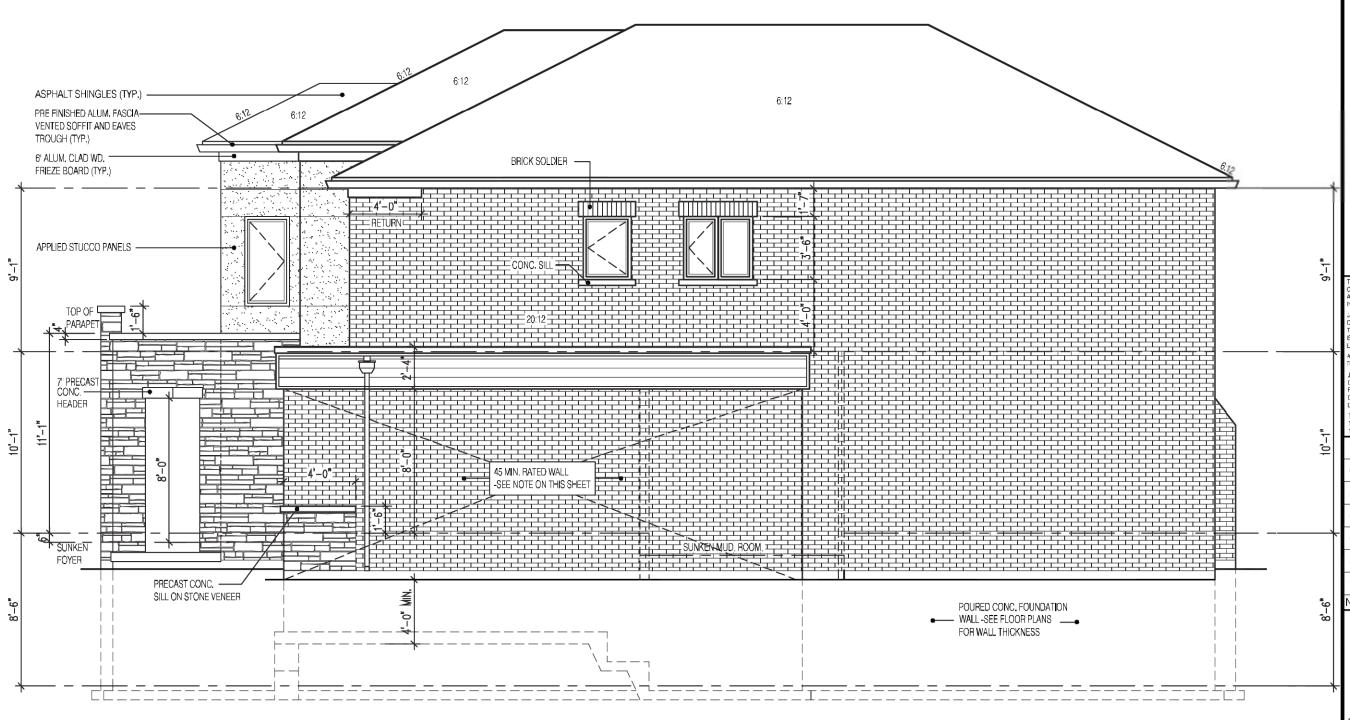
12.4 of the building code jardin design group inc. 27 FIRM NAME

SIDE ELEVATION-3

ZADORRA ESTATES CORP. CITY OF OSHAWA



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



PENROSE 2 SIDE ELEVATION 3

UNPROTECTED OPENINGS

WALL AREA

ALLOWABLE GLASS AREA @ 7.0%(1.2m SIDEYARD)

ACTUAL GLASS AREA

1200

44.0

427.5

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

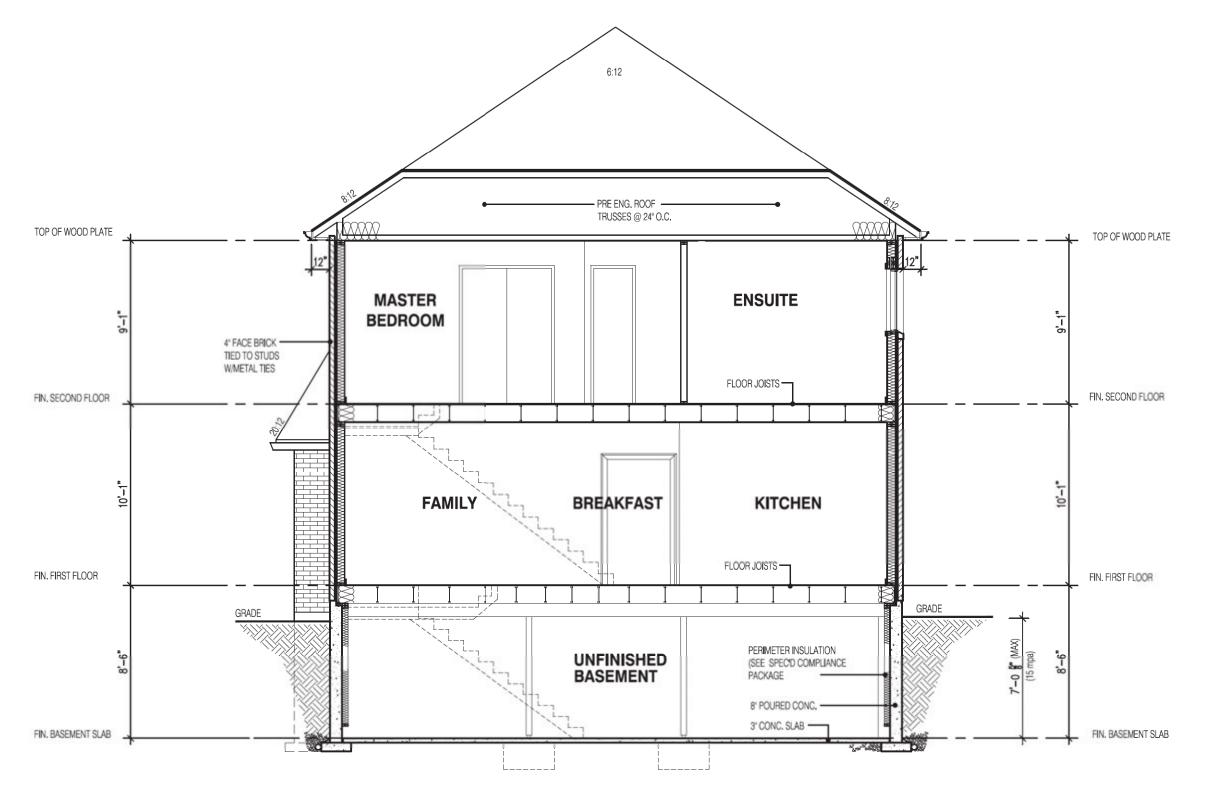
(FOR WALLS LESS THAN 1.2m (3'-11') FROM LOT LINE

45 MINUTE FIRE RATED WALL

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





SECTION A-A ELEVATION 1

B. MARINKOVIC

STRUDET INC.

FOR STRUCTURE ONLY

3045

12.20m LOTS

PENROSE 2 (GR) **ELEVATION 1**

O.REG. 332/12

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ROIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACQUIPA IF SURVEY, STRUCTURAL OR ENGINEURING INFORMATION SHOWN O RESE DRAININGS OR FOR CONSTRUCTION STRAFTED PRIOR TO THE SURVINCE OF A BULDING PERMIT, REFER TO THE APPROPRIATE VIGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. ONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NO TO BE SCALED.

ISSUED FOR BUILDING PERMIT JUN, 22, 2022

JUN. 21, 2022 COORDINATED AS PER FLOOR
JOIST & PROOF TRUSS DRAWINGS

APR. 21, 2022 PREPARED TO PRE-COORDINATION
STAGE & ISSUED TO CLIENT WORK DESCRIPTION:

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

QUALIFICATION INFORMATION

Walter Botter NAME

REGISTRATION INFORMATION Required unless design is exempt under DNs 3.2.4 of the building code

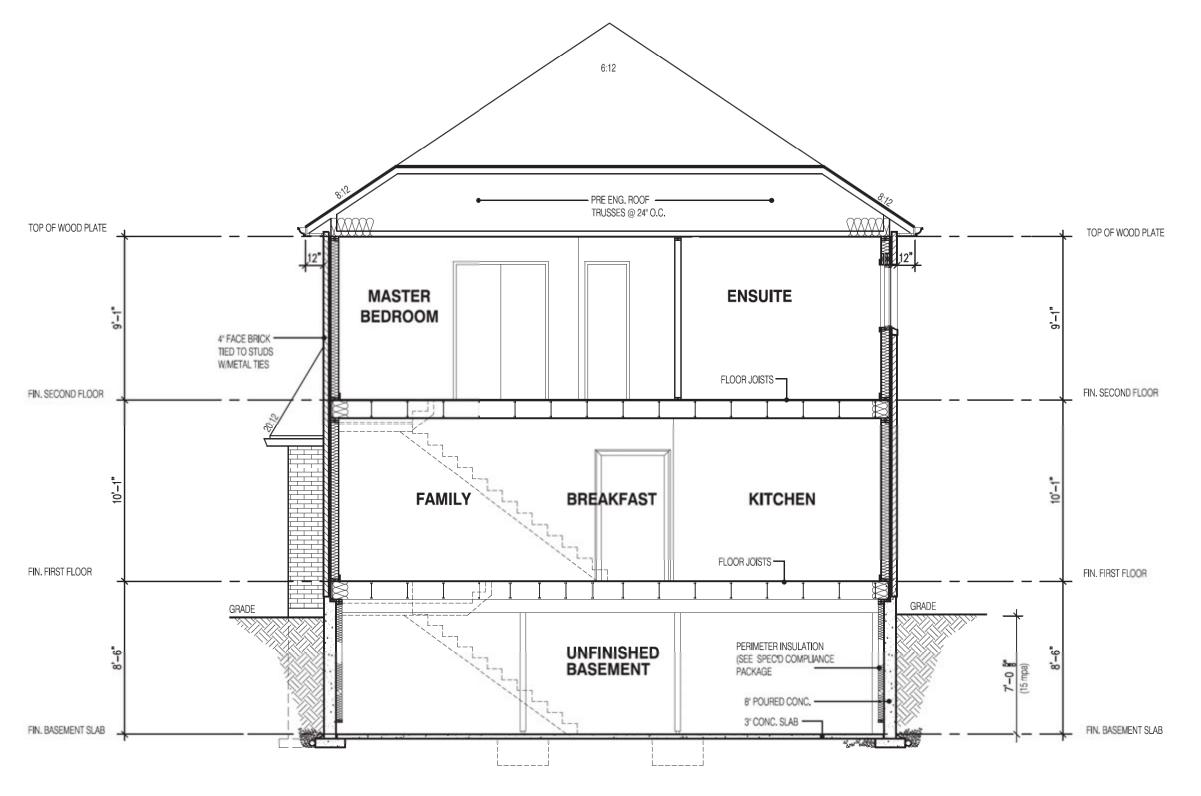
jardin design group inc. FIRM NAME SECTION ELEV.-1

ZADORRA ESTATES CORP. CITY OF OSHAWA



3/16"=1'-0" 8 22-16





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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ITINGS. ION DESIGN GROUP INC, HAS NOT BEEN RETAINED TO CARRY OUT KERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY

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

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3	JUN, 22, 2022	ISSUED FOR BUILDING PERMIT
2	JUN, 21, 2022	COORDINATED AS PER FLOOR JOIST & ROOF TRUSS DRAWINGS

APR. 21, 2022 PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT WORK DESCRIPTION:



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designer

QUALIFICATION INFORMATION
Required unless design is except under Division

Walter Botter SIGNATORE

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

jardin design group inc. FIRM NAME

SECTION ELEV.-2

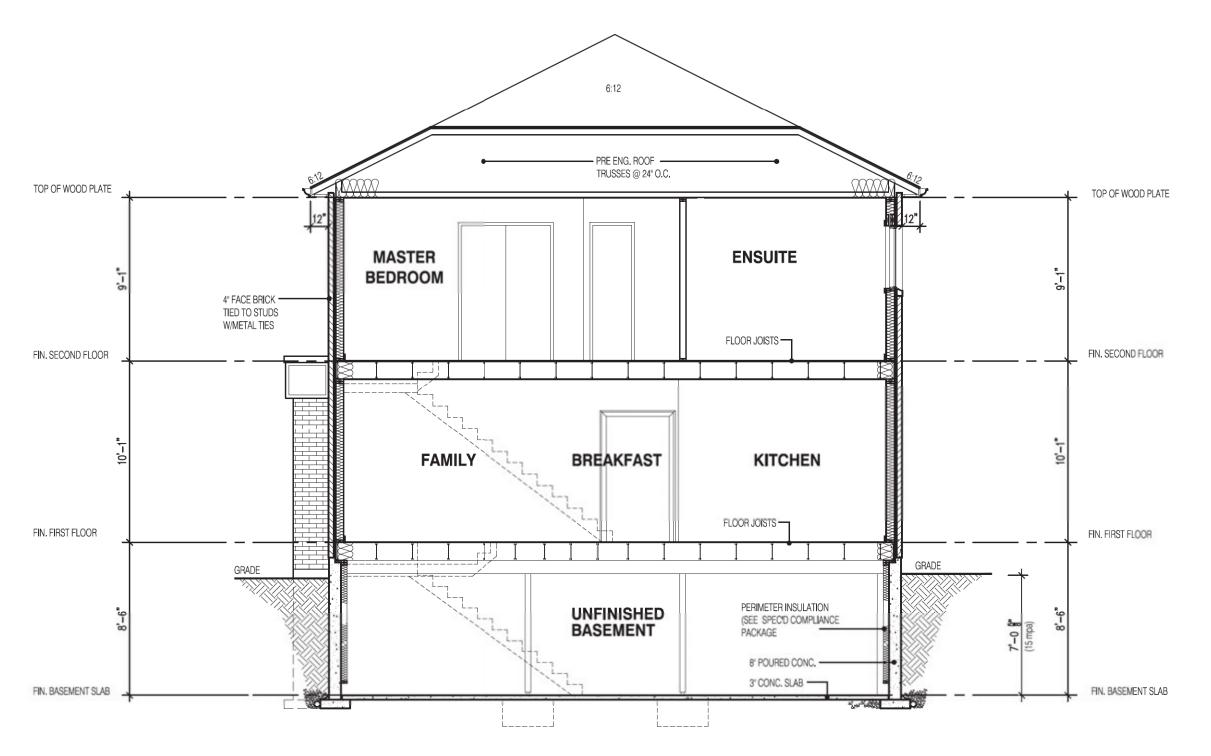
ZADORRA ESTATES CORP.
CITY OF OSHAWA



T SCALE: 3/16"=1"-0" PROLING

22-16 8A





SECTION A-A ELEVATION 3

B. MARINKOVIC

STRUDET INC.

FOR STRUCTURE ONLY

3045

12.20m LOTS

PENROSE 2 (GR) **ELEVATION 3**

O.REG. 332/12

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REGISTRATION INFORMATION Required unless design is exempt under DNs 3.2.4 of the building code

jardin design group inc. FIRM NAME

SECTION ELEV.-3 ZADORRA ESTATES CORP. CITY OF OSHAWA



3/16"=1'-0" 8B

22-16