

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**

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

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.

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

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.

MHP CERTIFICATION

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

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.

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

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

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



ELECTRICAL  
SAFETY  
AUTHORITY

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

BEDROOM WINDOWS

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

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.

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.

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.

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/I.S.2/A440.

RETURN AIR INLET FROM ANY ROOM

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.

OBC 9.26.4.1.

FLASHING REQUIRED AT ALL ROOF-WALL JUNCTIONS

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.

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)

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.)

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.**

MHP 23032

## Footings for Single and Semi-Detached Houses up to 2 storeys

### For 8" or 10" foundation walls with 2x8 / 2x10 floor joists

20" wide x 6" thick concrete strip footings below foundation walls.  
24" wide x 8" thick concrete strip footings below party walls.

### Foundation walls with engineered joists over 16' spans

24" wide x 8" thick concrete strip footings below party walls.

### Footings on engineered fill

24" wide x 8" thick concrete strip footings with reinforcing below exterior walls.  
30" wide x 8" thick concrete strip footings with reinforcing below party walls.  
(refer to the footings details on engineered fill)

### Assume the larger footing size when two conditions apply.

Assumed 120 kPa (18 psi) soil bearing capacity or 90 kPa engineered soil fill. Bearing capacity to be verified on site.

## Concrete Pad Footing Sizes

### 120 kPa Native Soil

F1 = 42" x 42" x 18"

F2 = 36" x 36" x 16"

F3 = 30" x 30" x 12"

F4 = 24" x 24" x 12"

F5 = 16" x 16" x 8"

### 90 kPa Engineered Fill

F1 = 48" x 48" x 20"

F2 = 40" x 40" x 16"

F3 = 34" x 34" x 14"

F4 = 28" x 28" x 12"

F5 = 18" x 18" x 8"

Refer to the floor plans for non-standard footing sizes.

## Brick Veneer Cuts

When the brick veneer cut is greater than 26" a 10" thick poured concrete foundation wall is required.

## Exterior Concrete Slabs

All garage slabs, porch slabs, poured concrete stairs and exposed concrete flat work to be 32 MPa with 5-8% air entrainment.

## Ceramic Tile over Joists

Space conventional floor joists @ 12" o/c below all ceramic tile areas. Provide 1 row of bridging for spans of 5'-7" and 2 rows for spans greater than 7'-0".

## Engineered Roof Trusses

Refer to the roof truss shop drawings for all roof framing information.

## Engineered Floor Joists

Refer to the floor framing shop drawings for engineered framing layouts, hardware and details.

## Steel Column Notes

C1 = 4" x 4" x 1/4" HSS w/ 10" x 8" x 1/2" base plate and 2 - 3/4" dia. anchor bolts.  
C2 = 5" x 5" x 1/4" HSS w/ 12" x 12" x 1/2" base plate and 4 - 3/4" dia. anchor bolts.

Use 4 bolts for moment connection.

"M" = Moment connection at beam and column = 35 kN-m

## Grading

Plans and elevations are not drawn to accurate grade elevations. Refer to final grading plan.

## Door Schedule

No.	Width	Ceiling Heights 8' to 9'	10' or more	Type
1	2'-10" (34")	6'-8"	8'-0"	Insulated entrance door
1A	2'-8" (32")	6'-8"	8'-0"	Insulated entrance door
2	2'-8" (32")	6'-8"	8'-0"	Wood and glass door
3	2'-8" (32")	6'-8"	8'-0"	Exterior slab door
4	2'-8" (32")	6'-8"	8'-0"	Interior slab door
5	2'-6" (30")	6'-8"	8'-0"	Interior slab door
6	2'-2" (26")	6'-8"	8'-0"	Interior slab door
7	1'-6" (18")	6'-8"	8'-0"	Interior slab door

## Garage Wall - 2x4 Stud Design

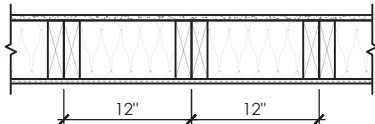
Studs	Spacing	Maximum Height
2x4	16" o/c	8'-0 (2.44m)
2x4	12" o/c	8'-10" (2.69m)
2-2x4	16" o/c	10'-1" (3.07m)
2-2x4	12" o/c	10'-9" (3.28m)
3-2x4	16" o/c	11'-2" (3.40m)
3-2x4	12" o/c	12'-4" (3.76m)

### Notes

- For roof design snow loads of 2.6kPa
- Supported roof truss length of 6.0m
- Supported floor joist length of 2.5m
- Studs exceeding 3.0m in height shall be installed per OBC 9.23.10.1.(2)

## Two Storey Height Wall Details - max. 18'-0" tall

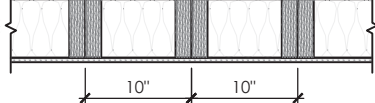
2 - 2 x 6 stud wall nailed together and spaced at 12" o/c full height c/w solid blocking @ 48" o/c vertical and 3/8" OSB exterior wall sheathing.



Note: maximum height of wall for this detail is 18'-0" and maximum length is 40'-0".

## Two Storey Height Wall Detail - max. 20'-2" tall

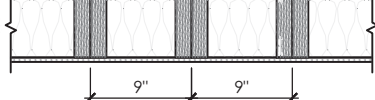
2 - 1 1/2" x 5 1/2" Laminated strand lumber (LSL) 1.5E stud wall glued and nailed together and spaced at 10" o/c full height c/w solid blocking @ 8'-0" o/c vertical and 3/8" OSB exterior wall sheathing.



Note: maximum height of wall for this detail is 20'-2" and maximum length is 40'-0".

## Two Storey Height Wall Detail - max. 21'-5" tall

2 - 1 1/2" x 5 1/2" Laminated strand lumber (LSL) 1.5E stud wall glued and nailed together and spaced at 9" o/c full height c/w solid blocking @ 8'-0" o/c vertical and 3/8" OSB exterior wall sheathing.



Note: maximum height of wall for this detail is 21'-5" and maximum length is 40'-0".

## Steel Angles and Wood Beam Schedules

### Brick Veneer Steel Lintels + Wood Lintels and Beams

Label	Steel Angle Size (v x h x t)	Wood Size (members + w + h)
WL1	= 3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4) [2]	+ 2 - 2 x 8 (2 - 38 x 184) S.P.F. No. 2
WL2	= 4" x 3 1/2" x 3/8" (102 x 89 x 7.9) [?] ]	+ 2 - 2 x 8 (2 - 38 x 184) S.P.F. No. 2
WL3	= 5" x 3 1/2" x 3/8" (127 x 89 x 7.9) [4]	+ 2 - 2 x 10 (2 - 38 x 235) S.P.F. No. 2
WL4	= 6" x 3 1/2" x 3/8" (152 x 89 x 9.5) [?] ]	+ 2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL5	= 6" x 4" x 3/8" (152 x 102 x 9.5) [?] ]	+ 2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL6	= 5" x 3 1/2" x 3/8" (127 x 89 x 7.9) [4]	+ 2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL7	= 5" x 3 1/2" x 3/8" (127 x 89 x 7.9) [4]	+ 3 - 2 x 10 (3 - 38 x 235) S.P.F. No. 2
WL8	= 5" x 3 1/2" x 3/8" (127 x 89 x 7.9) [4]	+ 3 - 2 x 12 (3 - 38 x 286) S.P.F. No. 2
WL9	= 6" x 4" x 3/8" (152 x 102 x 9.5) [?] ]	+ 3 - 2 x 12 (3 - 38 x 286) S.P.F. No. 2

### Wood Lintels and Beams

Label	Beam Size (members + w + h)
WB1	= 2 - 2 x 8 (2 - 38 x 184) S.P.F. No. 2
WB2	= 3 - 2 x 8 (3 - 38 x 184) S.P.F. No. 2
WB3	= 2 - 2 x 10 (2 - 38 x 235) S.P.F. No. 2
WB4	= 3 - 2 x 10 (3 - 38 x 235) S.P.F. No. 2
WB5	= 2 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WB6	= 3 - 2 x 12 (3 - 38 x 286) S.P.F. No. 2
WB7	= 5 - 2 x 12 (5 - 38 x 286) S.P.F. No. 2
WB11	= 4 - 2 x 10 (4 - 38 x 235) S.P.F. No. 2
WB12	= 4 - 2 x 12 (4 - 38 x 286) S.P.F. No. 2

### Laminated Veneer Lumber (LVL) Beams

Label	Beam Size (members + w + h)
LVL1A	= 1 - 1 3/4" x 7 1/2" (1 - 45 x 184)
LVL1	= 2 - 1 3/4" x 7 1/2" (2 - 45 x 184)
LVL2	= 3 - 1 3/4" x 7 1/2" (3 - 45 x 184)
LVL3	= 4 - 1 3/4" x 7 1/2" (4 - 45 x 184)
LVL4A	= 1 - 1 3/4" x 9 1/2" (1 - 45 x 240)
LVL4	= 2 - 1 3/4" x 9 1/2" (2 - 45 x 240)
LVL5	= 3 - 1 3/4" x 9 1/2" (3 - 45 x 240)
LVL5A	= 4 - 1 3/4" x 9 1/2" (4 - 45 x 240)
LVL6A	= 1 - 1 3/4" x 11 7/8" (1 - 45 x 300)
LVL6	= 2 - 1 3/4" x 11 7/8" (2 - 45 x 300)
LVL7	= 3 - 1 3/4" x 11 7/8" (3 - 45 x 300)
LVL7A	= 4 - 1 3/4" x 11 7/8" (4 - 45 x 300)
LVL8	= 2 - 1 3/4" x 14" (2 - 45 x 356)
LVL9	= 3 - 1 3/4" x 14" (3 - 45 x 356)
LVL9A	= 2 - 1 3/4" x 16" (2 - 45 x 406)
LVL9B	= 3 - 1 3/4" x 16" (3 - 45 x 406)
LVL10	= 2 - 1 3/4" x 18" (2 - 45 x 456)

### Loose Steel Lintels

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

### Glue-Laminated Floor Beams

Label	Beam Size (w x h)
GLU1	= 3 1/8" x 11 7/8" (80 x 300)
GLU2	= 5 1/8" x 11 7/8" (130 x 300)

## Minimum Thermal Performance

The minimum thermal performance of building envelope and equipment shall conform to the following.

### Prescriptive Package A1

Space Heating Fuel Gas

Component	R Max. Nominal	Max. U	R Min. Effective
Ceiling with Attic Space	60	0.017	59.22
Ceiling without Attic Space	31	0.036	27.65
Exposed Floor	31	0.034	29.80
Walls Above Grade	22	0.059	17.03
Basement Walls	20 ci	0.047	21.12

Below Grade Slab Entire Surface  
> 600 mm Below Grade

Heated Slab or Slab  
<= 600 mm Below Grade

Edge of Below Grade Slab  
<= 600 mm Below Grade

Windows and Sliding Glass Doors Energy rating: 25 Max. U: 0.28  
Skylights Max. U: 0.49  
Space Heating Equipment Min. AFAU: 96%  
HRV Min. SRE: 75%  
Domestic Water Heater Min. EF: 0.80

## Area Calculations Rose 12-1

Ground Floor	1406 sq ft, 130.62 sq m
Second Floor	1756 sq ft, 163.14 sq m
Total floor area	3162 sq ft, 293.76 sq m

Total open to below	0 sq ft, 0.00 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	3162 sq ft, 293.76 sq m

Coverage Areas	
Ground floor	1406 sq ft, 130.62 sq m
Garage	396 sq ft, 36.79 sq m
Porch	60 sq ft, 5.57 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1802 sq ft, 167.41 sq m
Coverage w/ porch	1862 sq ft, 172.99 sq m

## Area Calculations Rose 12-2

Ground Floor	1406 sq ft, 130.62 sq m
Second Floor	1756 sq ft, 163.14 sq m
Total floor area	3162 sq ft, 293.76 sq m

Total open to below	0 sq ft, 0.00 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	3162 sq ft, 293.76 sq m

Coverage Areas	
Ground floor	1406 sq ft, 130.62 sq m
Garage	396 sq ft, 36.79 sq m
Porch	60 sq ft, 5.57 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1802 sq ft, 167.41 sq m
Coverage w/ porch	1862 sq ft, 172.99 sq m

## Area Calculations Rose 12-3

Ground Floor	1406 sq ft, 130.62 sq m
Second Floor	1756 sq ft, 163.14 sq m
Total floor area	3162 sq ft, 293.76 sq m

Total open to below	0 sq ft, 0.00 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	3162 sq ft, 293.76 sq m

Coverage Areas	
Ground floor	1406 sq ft, 130.62 sq m
Garage	396 sq ft, 36.79 sq m
Porch	60 sq ft, 5.57 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1802 sq ft, 167.41 sq m
Coverage w/ porch	1862 sq ft, 172.99 sq m

## SB-12 Calculations Rose 12-1

Elevation	Wall Area	Window Area	Percentage
Front	701.4 sq ft (65.2 sq m)	80.5 sq ft (7.5 sq m)	11.48%
Left side	1163.2 sq ft (108.1 sq m)	182.8 sq ft (17.0 sq m)	15.71%
Right side	1163.2 sq ft (108.1 sq m)	33.1 sq ft (3.1 sq m)	2.85%
Rear	701.4 sq ft (65.2 sq m)	100.9 sq ft (9.4 sq m)	14.38%
Total	3729.2 sq ft (346.5 sq m)	397.3 sq ft (36.9 sq m)	10.65%

## SB-12 Calculations Rose 12-2

Elevation	Wall Area	Window Area	Percentage
Front	714.7 sq ft (66.4 sq m)	78.5 sq ft (7.3 sq m)	10.98%
Left side	714.7 sq ft (66.4 sq m)	189.6 sq ft (17.6 sq m)	26.52%
Right side	1163.2 sq ft (108.1 sq m)	33.1 sq ft (3.1 sq m)	2.85%
Rear	701.4 sq ft (65.2 sq m)	100.9 sq ft (9.4 sq m)	14.38%
Total	3294.0 sq ft (306.0 sq m)	402.1 sq ft (37.4 sq m)	12.21%

## SB-12 Calculations Rose 12-3

Elevation	Wall Area	Window Area	Percentage
Front	721.4 sq ft (67.0 sq m)	113.4 sq ft (10.5 sq m)	15.73%
Left side	1185.4 sq ft (110.1 sq m)	236.2 sq ft (21.9 sq m)	19.93%
Right side	1163.2 sq ft (108.1 sq m)	33.1 sq ft (3.1 sq m)	2.85%
Rear	701.4 sq ft (65.2 sq m)	103.6 sq ft (9.6 sq m)	14.77%
Total	3771.4 sq ft (350.4 sq m)	486.4 sq ft (45.2 sq m)	12.90%

Rose 12

Compliance Package A1

### Revisions

#	Description	Date	By
1.	Issued for client review	2023-04-28	JM
2.	Issued for p. eng. review	2023-06-19	JM
3.	Issued for permit	2023-06-30	JM

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

### Qualification Information

Jamie Mack 35923  
Name BCIN Signature

Registration Information Mackitecture 103532



www.mackitecture.ca

975A Elgin Street West, Suite 353  
Cobourg, ON K9A 5J3

Tel: 416-735-8190 Email: info@mackitecture.ca

## General Notes and Charts Elevation 1

scale	by JM	area -	sheet no.
date 2023-06-30	type 40' Single	project no. 22-012	0



www.greenparkgroup.ca

project name

Zadorra Estates Inc.



MHP 23032

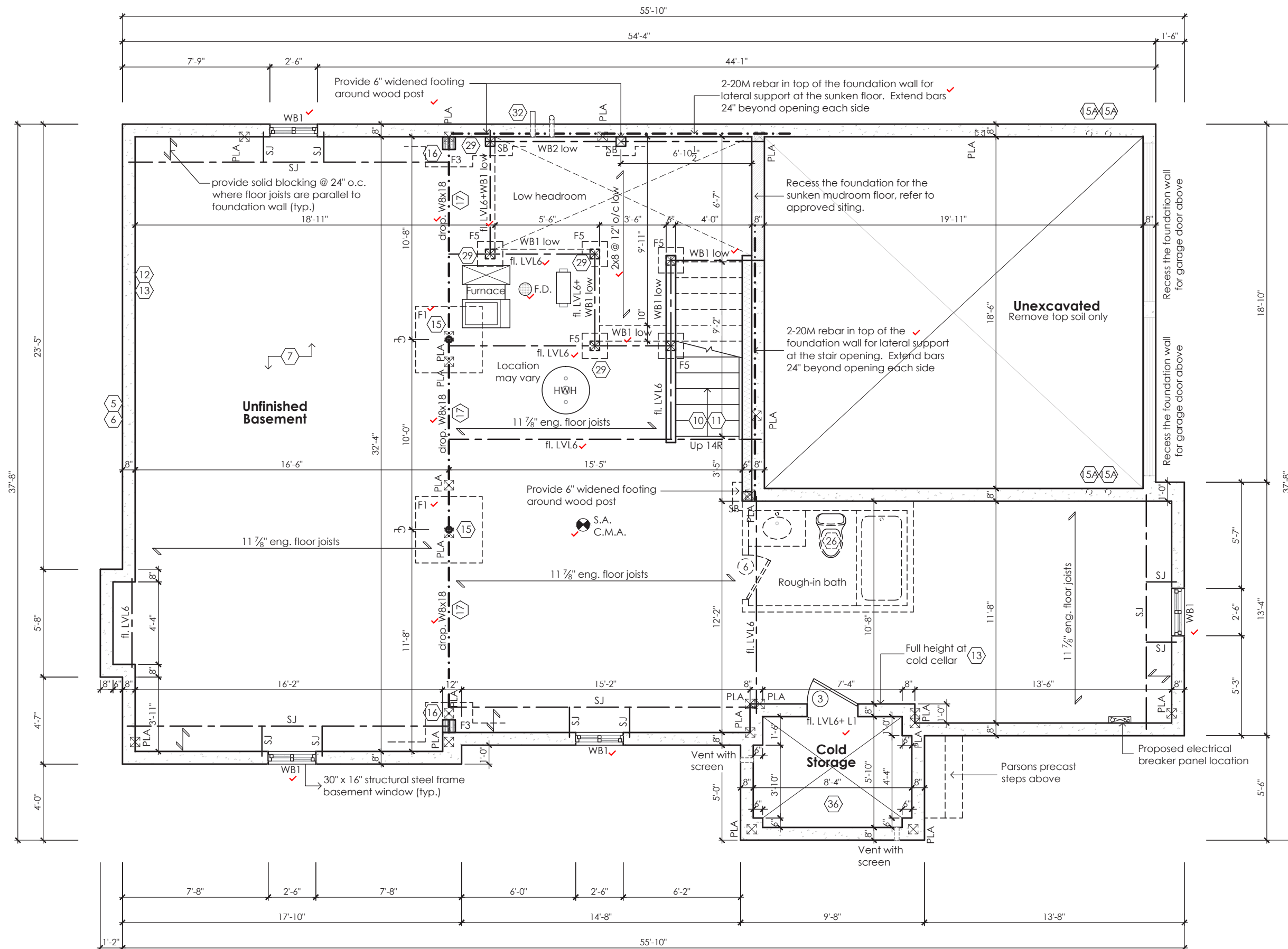
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023

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



Basement Plan '1'

STRUDET INC.



FOR STRUCTURE ONLY

Rose 12

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Jamie Mack 35923  
Name BCIN Signature  
Registration Information Mackitecture 103532



www.mackitecture.ca

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

Basement Floor Plan  
Elevation 1

scale 3/16" = 1'-0"  
by JM  
area 3162 sq ft  
date 2023-06-30  
type 40' Single  
project no. 22-012

sheet no.  
1-1



www.greenparkgroup.ca

project name

Zadorra Estates Inc.

MHP 23032

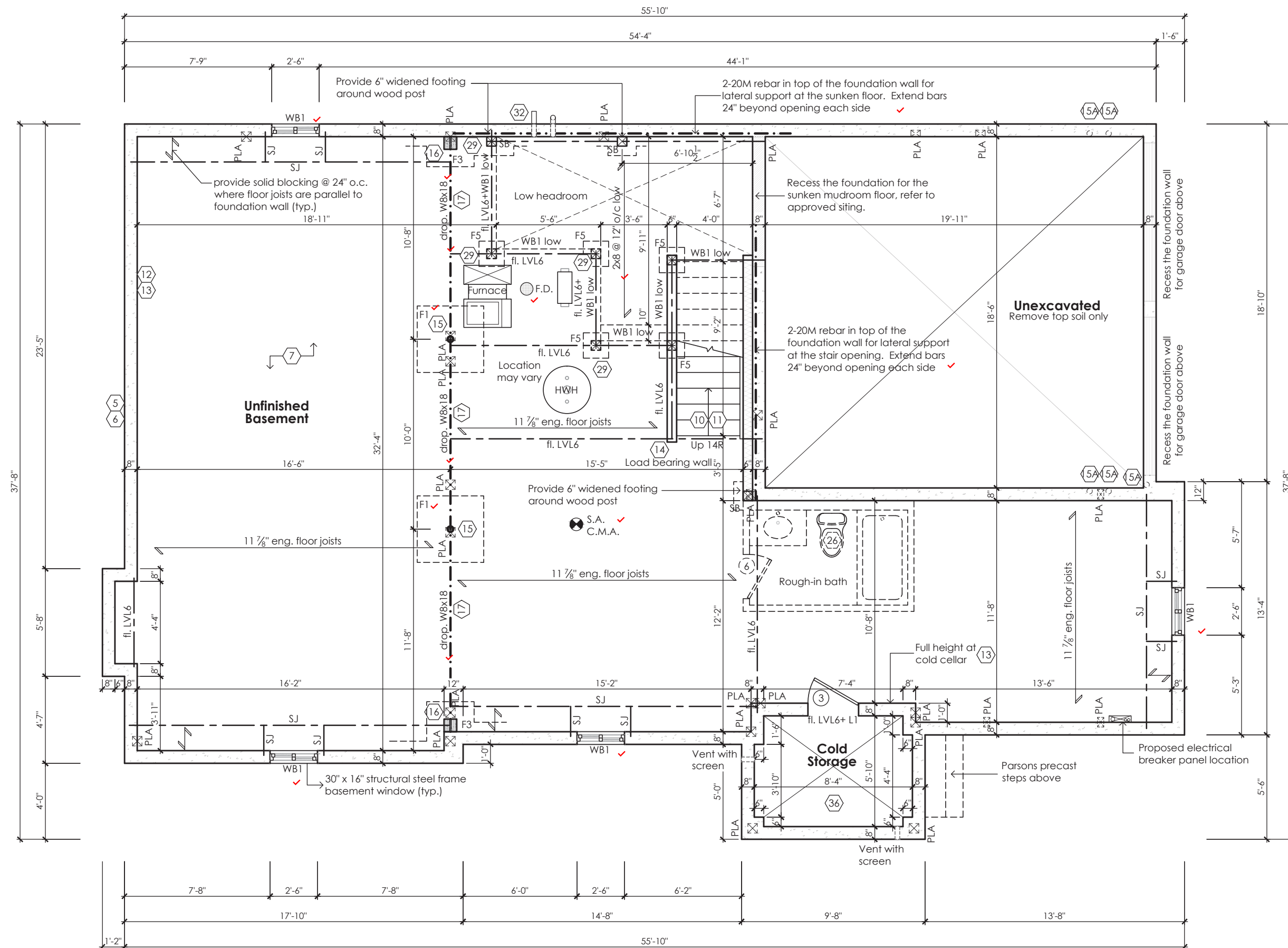
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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023

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



Basement Plan '2'

STRUDET INC.



FOR STRUCTURE ONLY

Rose 12

Compliance Package A1

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Qualification Information

Jamie Mack 35923  
Name BCIN Signature  
Registration Information Mackitecture 103532



www.mackitecture.ca

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

Basement Floor Plan  
Elevation 2

scale 3/16" = 1'-0"  
date 2023-06-30  
by JM  
type 40' Single  
area 3162 sq ft  
project no. 22-012

sheet no. 1-2



www.greenparkgroup.ca

project name Zadorra Estates Inc.





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APPROVED BY: [Signature]  
DATE: JUL 31, 2023

[illegible]

### Compliance Package A1

**Zadorra Estates Inc.**

Drawing created with Macitecture v.1.0.0 (build 2654). File P:\2022\22-012-GREENPARK-ZADORRA-OSHAWA\UNITS\WORKING\22-012-ROSE 12-WD-V1.DWG plotted on 2023-06-30 at 12:57:28 PM by JMACK

MHP 23032

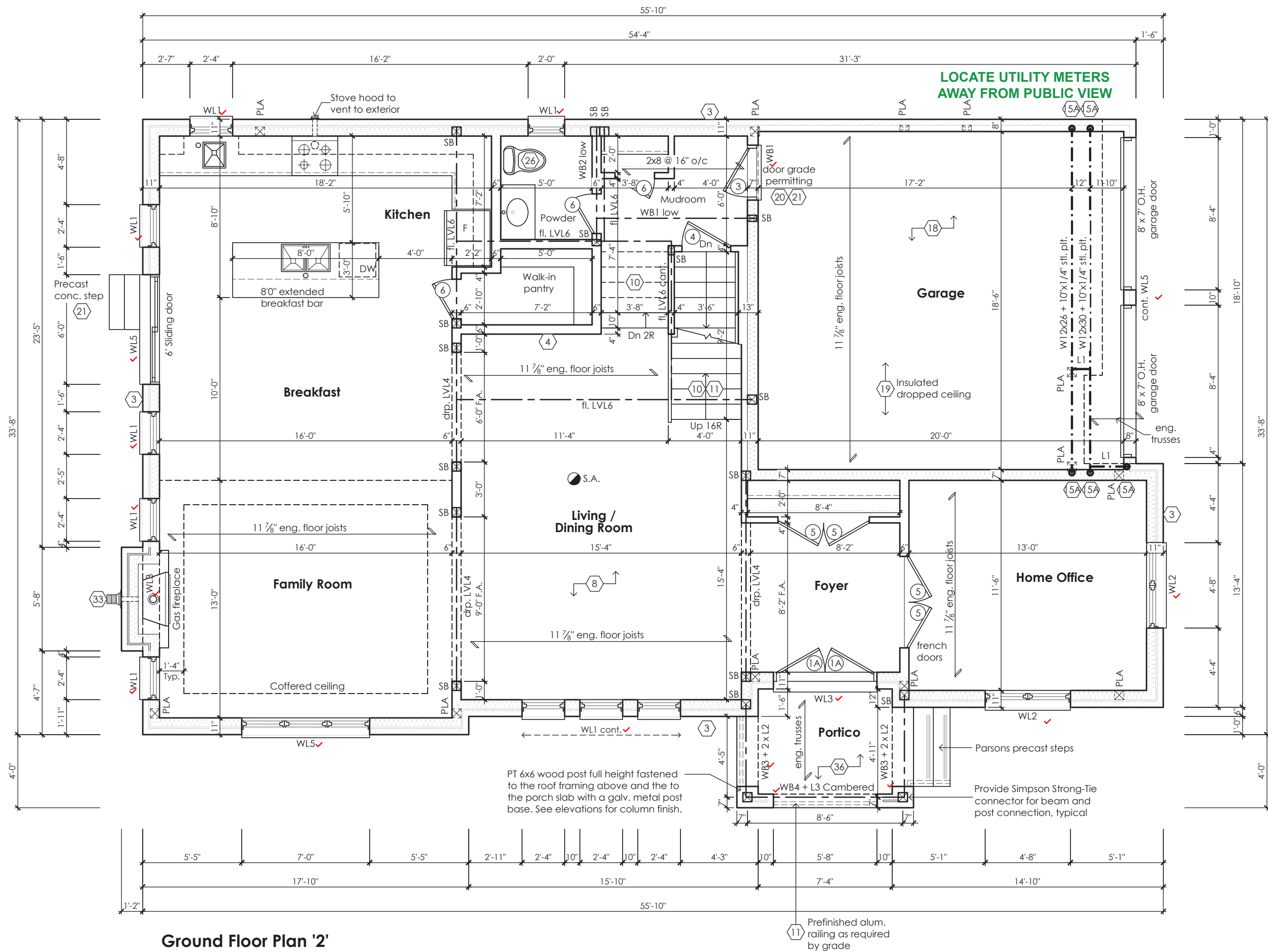
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FOR STRUCTURE ONLY

Rose 12

Compliance Package A1

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Qualification Information

Jamie Mack 35923  
Name BCIN  
Registration Information Mackitecture 103532



www.mackitecture.ca

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

Ground Floor Plan  
Elevation 2

scale 3/16" = 1'-0"  
date 2023-06-30  
by JM  
type 40' Single  
area 3162 sq ft  
project no. 22-012

2-2



www.greenparkgroup.ca

project name

Zadorra Estates Inc.

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### Compliance Package A1

**Zadorra Estates Inc.**

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MHP 23032

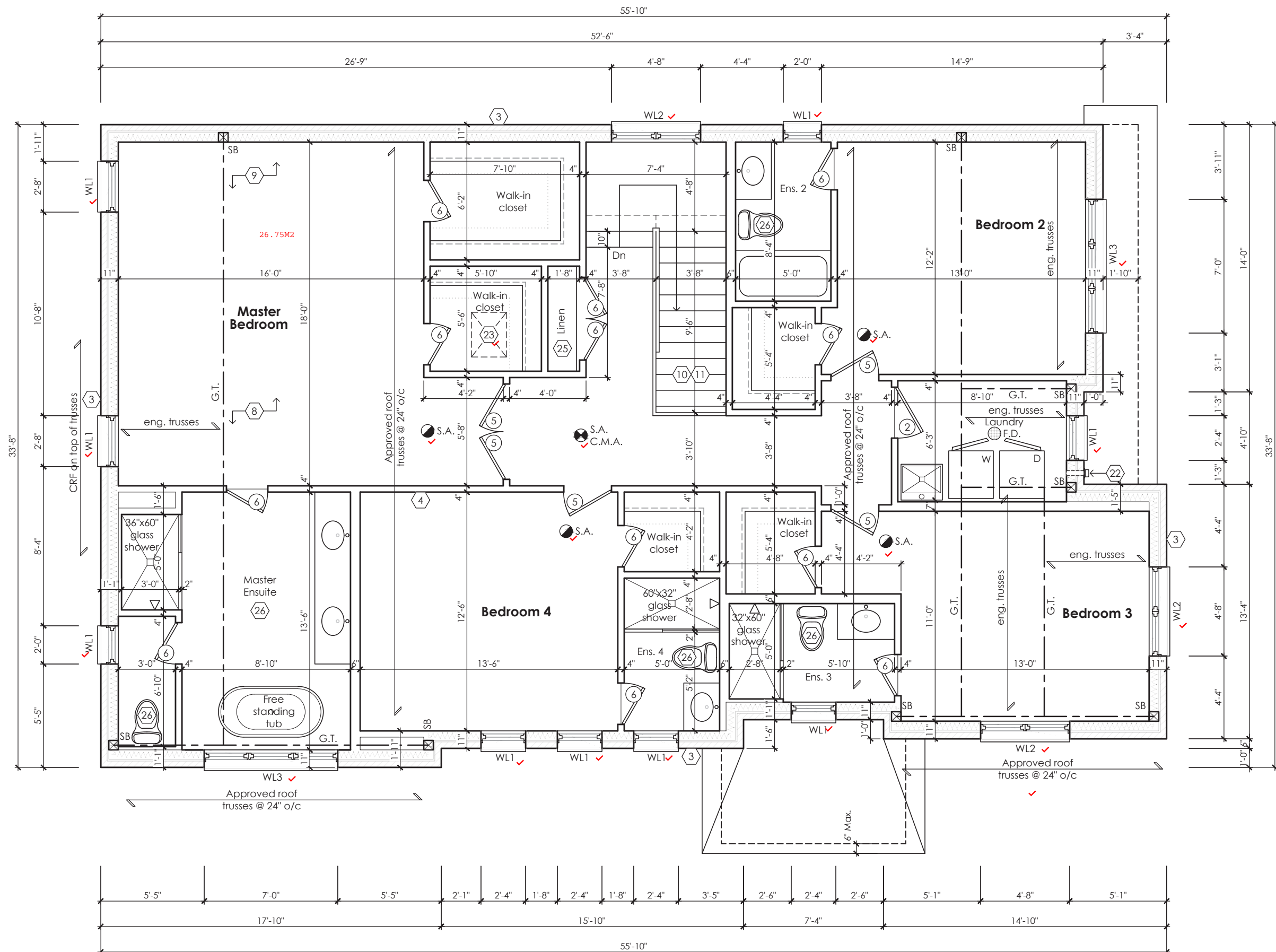
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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
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Second Floor Plan '1'

STRUDET INC.



FOR STRUCTURE ONLY

Rose 12

Compliance Package A1

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Qualification Information

Jamie Mack 35923  
Name BCIN  
Registration Information Mackitecture 103532



www.mackitecture.ca

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

Second Floor Plan  
Elevation 1

scale 3/16" = 1'-0"  
date 2023-06-30  
by JM  
type 40' Single  
area 3162 sq ft  
project no. 22-012

3-1



www.greenparkgroup.ca

project name

Zadorra Estates Inc.

MHP 23032

**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.

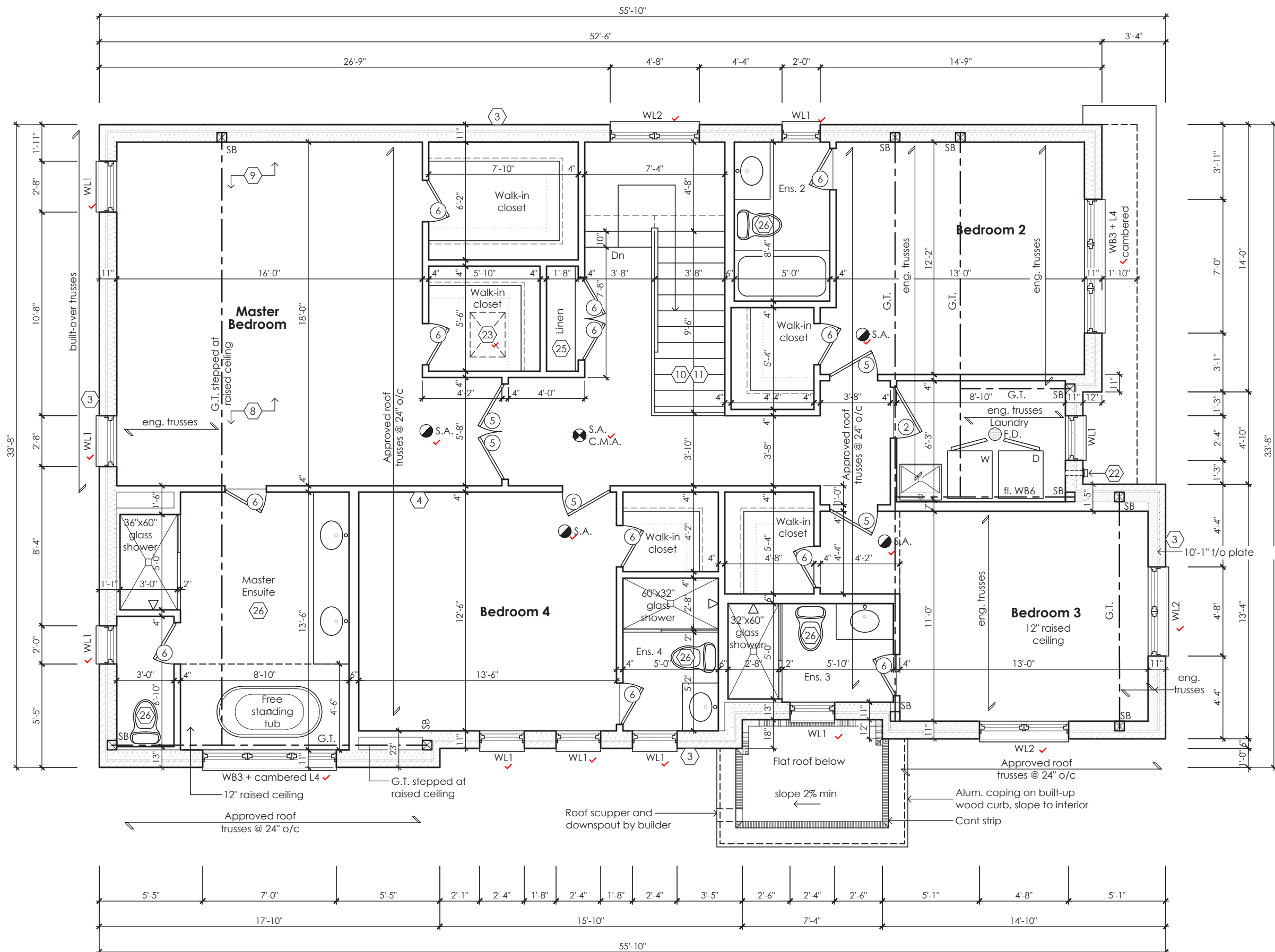
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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

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Second Floor Plan '2'

STRUDET INC.



FOR STRUCTURE ONLY

**Rose 12**

Compliance Package A1

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**Qualification Information**

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



775A Elgin Street West, Suite 353  
Cobourg, ON K9A 5J3  
Tel: 416-735-8190 Email: info@mackitecture.ca

**Second Floor Plan  
Elevation 2**

scale **3/16" = 1'-0"**  
date **2023-06-30**  
by **JM**  
type **40' Single**  
area **3162 sq ft**  
project no. **22-012**  
sheet no. **3-2**



www.greenparkgroup.ca

project name  
**Zadorra Estates Inc.**

MHP 23032

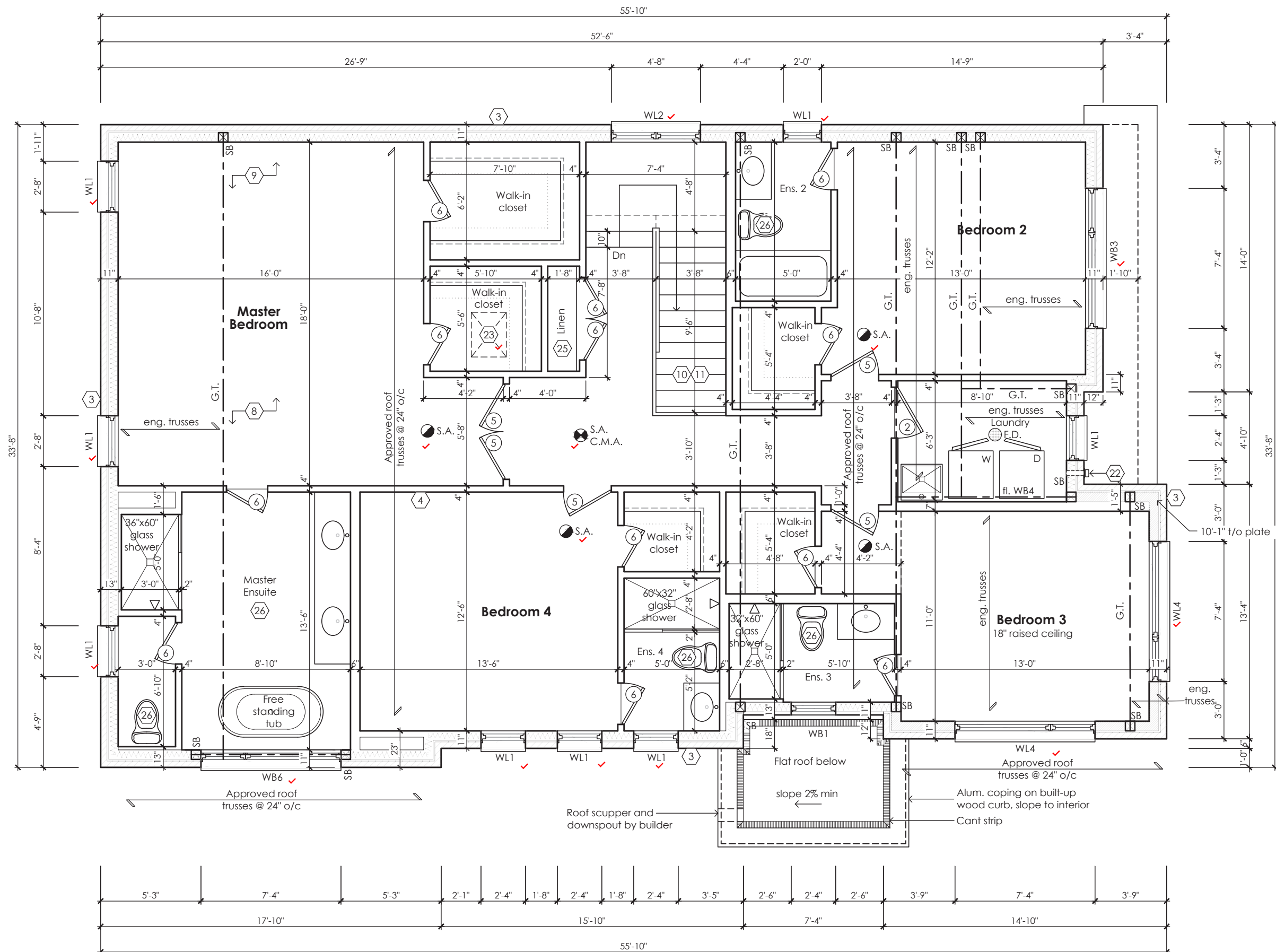
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ARCHITECTURAL CONTROL REVIEW  
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APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023

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Second Floor Plan '3'

STRUDET INC.



FOR STRUCTURE ONLY

Rose 12

Compliance Package A1

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Name BCIN  
Registration Information Mackitecture 103532



www.mackitecture.ca

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

Second Floor Plan  
Elevation 3

scale 3/16" = 1'-0"  
date 2023-06-30  
by JM  
type 40' Single  
area 3162 sq ft  
project no. 22-012

sheet no.  
3-3



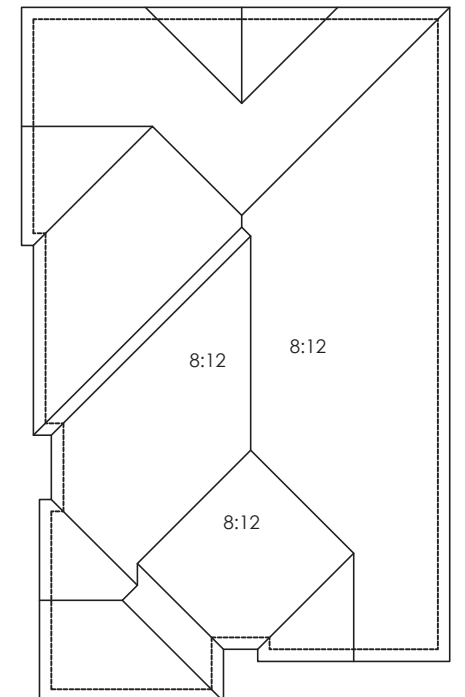
www.greenparkgroup.ca

project name  
Zadorra Estates Inc.

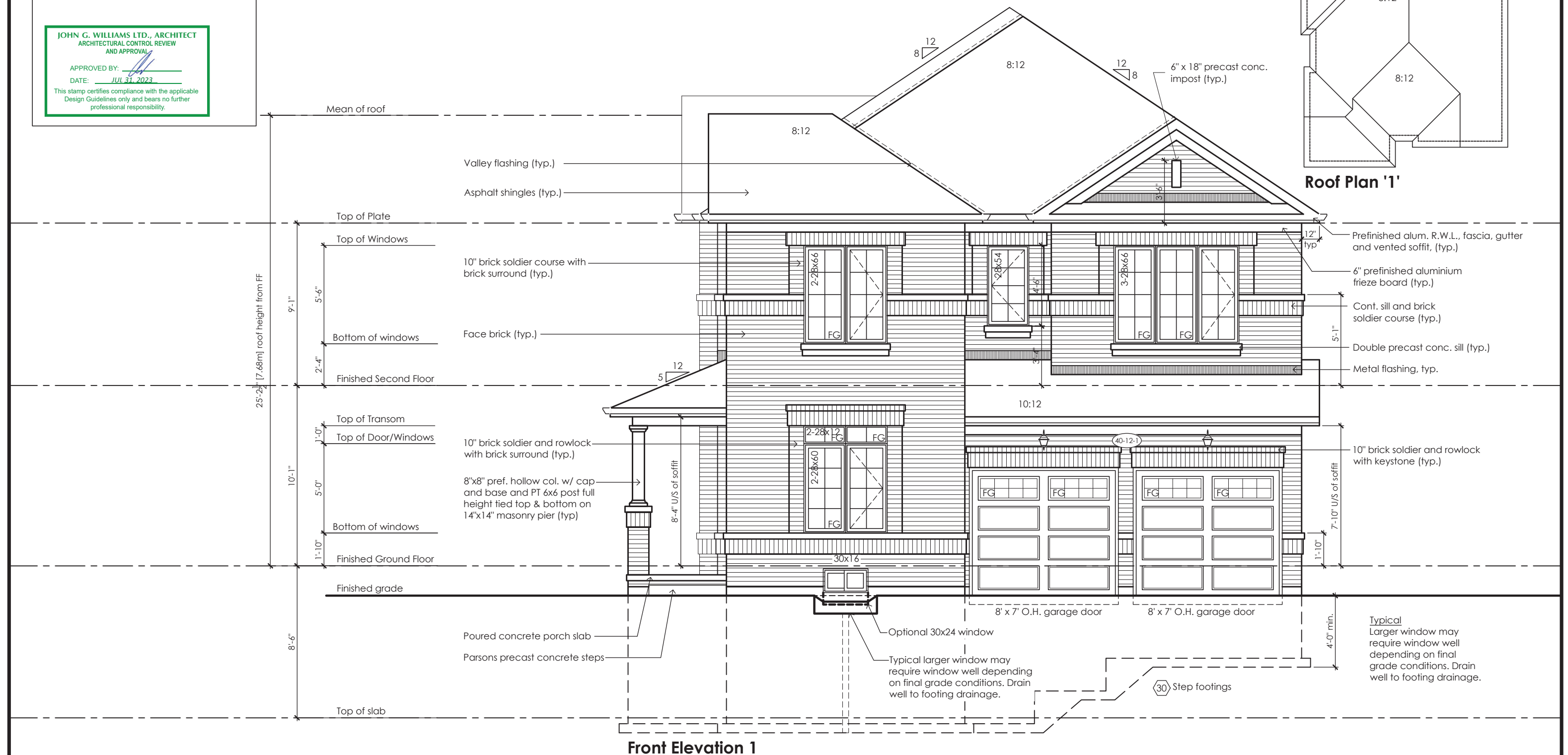


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Roof Plan '1'



Front Elevation 1

Rose 12

Compliance Package A1

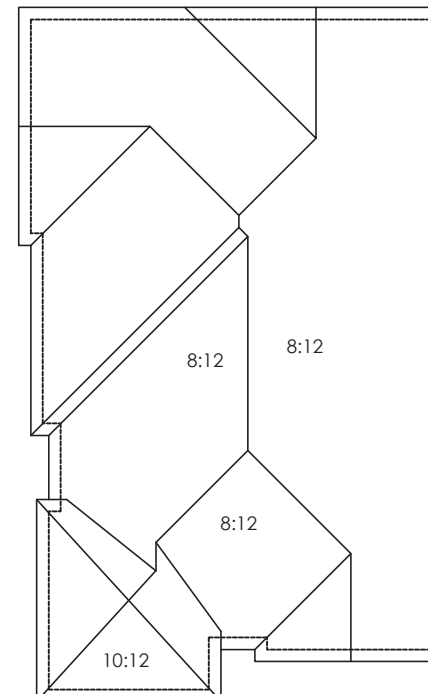
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	Jamie Mack Name Registration Information	35923 BCIN <b>Mackitecture</b>			scale <b>3/16" = 1'-0"</b> date <b>2023-06-30</b>	by <b>JM</b> type <b>40' Single</b>	area <b>3162 sq ft</b> project no. <b>22-012</b>	sheet no. <b>4-1</b> project name <b>Zadorra Estates Inc.</b>

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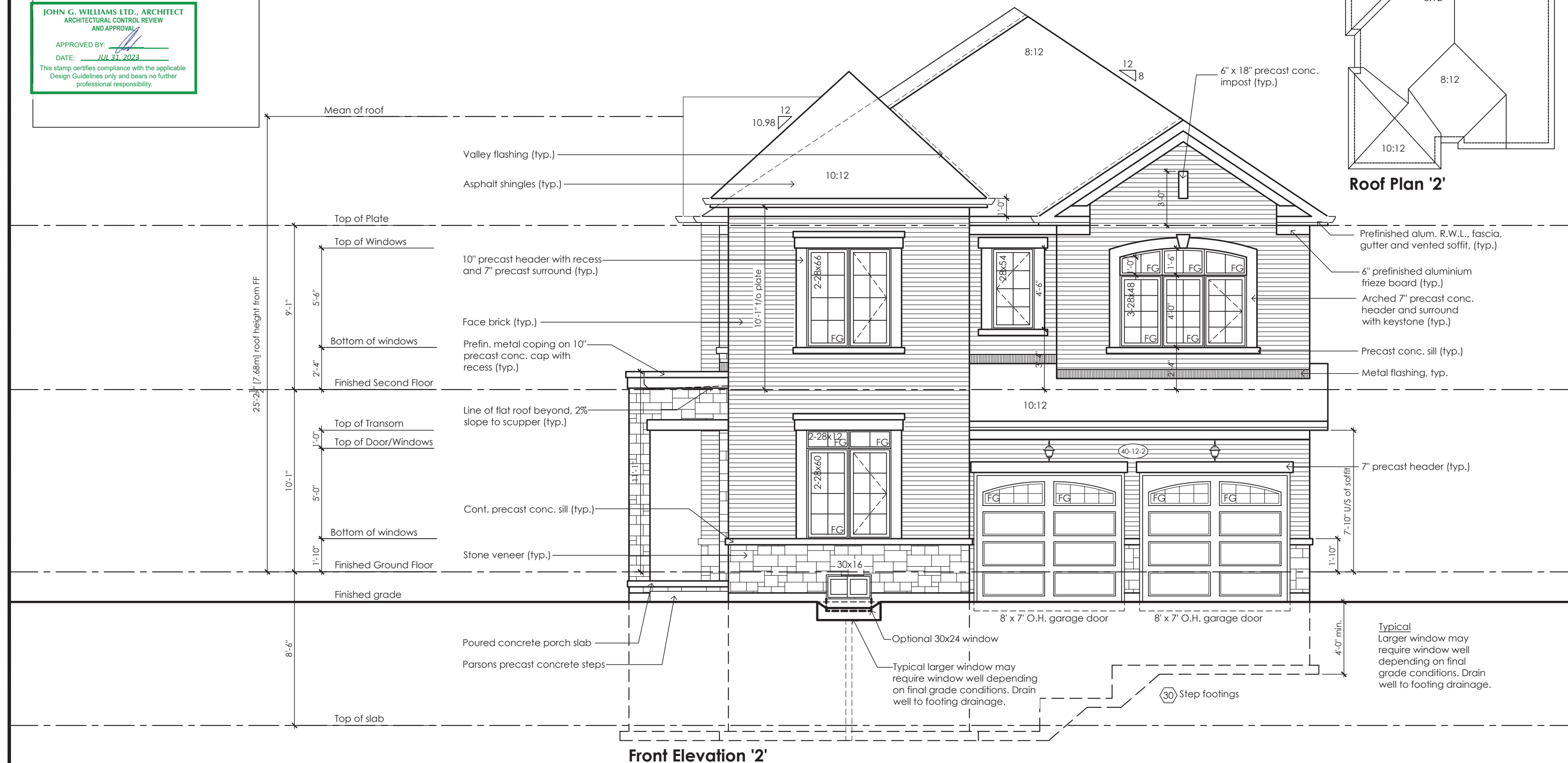
**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: JUL 31, 2023

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### Roof Plan '2'



### Front Elevation '2'

## Rose 12

## Compliance Package A1



[www.greenparkgroup.ca](http://www.greenparkgroup.ca)

project name
--------------

**Zadorra Estates Inc.**

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### Qualification Information

Jamie Mack  
Name

35923

BCIN

## Registration Information

**Mackitecture**

103532



[www.mackitecture.ca](http://www.mackitecture.ca)

975A Elgin Street West, Suite 353  
Cobourg, ON K9A 5J3

Tel: 416-735-8190 Email: [info@mackitecture.ca](mailto:info@mackitecture.ca)

	title
--	-------

### Front Elevation Elevation 2

scale

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

	by
--	----

JM

	area
--	------

3162 sq ft

sheet no.
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4-2


	project no.
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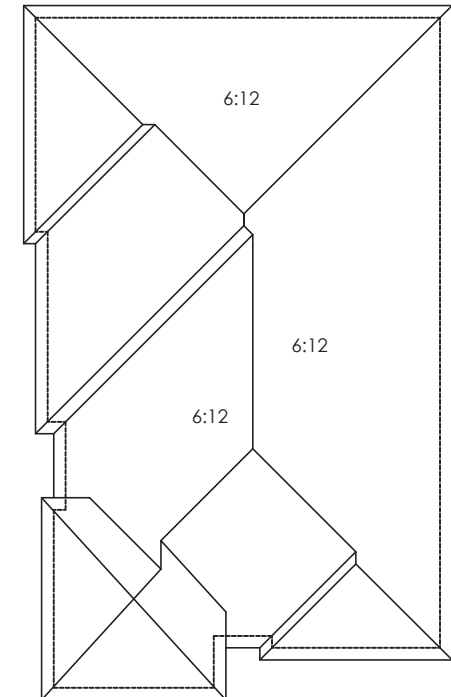
22-012

Drawing created with MacKitecture v.1.0.0 (build 2654), File P:\2022\22-012-GREENPARK-ZADORRA-OSHAWA\UNITS\WORKING\22-012-ROSE 12-WD-V1.DWG plotted on 2023-06-30 at 12:57:35 PM by JMACK

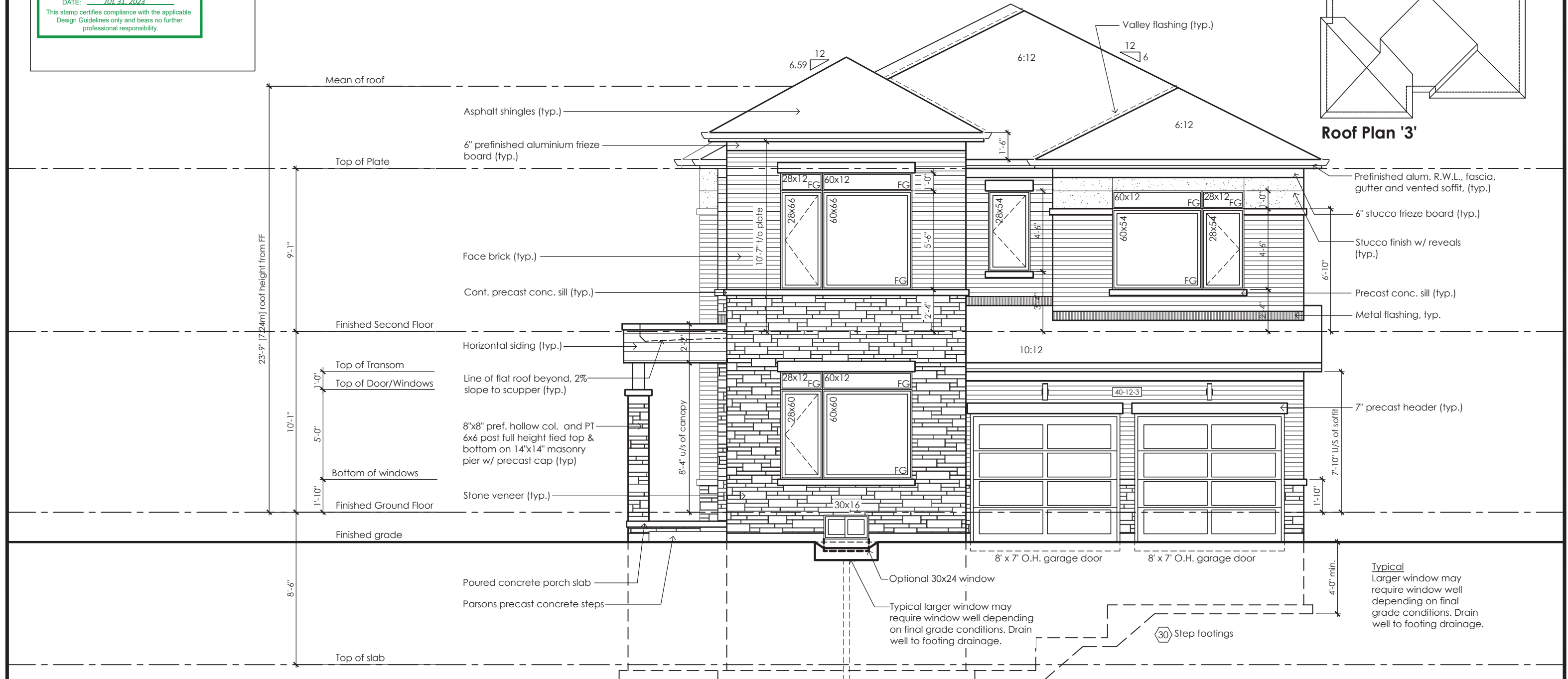
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APPROVED BY:   
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Roof Plan '3'



Front Elevation '3'

Rose 12

Compliance Package A1

	<p>The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.</p> <p><b>Qualification Information</b></p> <div><div>Jamie Mack</div><div>35923</div><div></div></div> <div><div>Name</div><div>BCIN</div><div>Signature</div></div> <p>Registration Information      <b>Mackitecture</b>      103532</p>	<div> <b>www.mackitecture.ca</b> 975A Elgin Street West, Suite 353 Cobourg, ON K9A 5J3 Tel: 416-735-8190 Email: info@mackitecture.ca</div>	<table><tr><td colspan="4">title <b>Front Elevation Elevation 3</b></td></tr><tr><td>scale <b>3/16" = 1'-0"</b></td><td>by <b>JM</b></td><td>area <b>3162 sq ft</b></td><td>sheet no. <b>4-3</b></td></tr><tr><td>date <b>2023-06-30</b></td><td>type <b>40' Single</b></td><td>project no. <b>22-012</b></td><td></td></tr></table>	title <b>Front Elevation Elevation 3</b>				scale <b>3/16" = 1'-0"</b>	by <b>JM</b>	area <b>3162 sq ft</b>	sheet no. <b>4-3</b>	date <b>2023-06-30</b>	type <b>40' Single</b>	project no. <b>22-012</b>		<div> <b>www.greenparkgroup.ca</b></div> <div>project name <b>Zadorra Estates Inc.</b></div>
title <b>Front Elevation Elevation 3</b>																
scale <b>3/16" = 1'-0"</b>	by <b>JM</b>	area <b>3162 sq ft</b>	sheet no. <b>4-3</b>													
date <b>2023-06-30</b>	type <b>40' Single</b>	project no. <b>22-012</b>														
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CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 03 2023  
PER: *C. Mack*  
CHIEF BUILDING OFFICER

MHP 23032

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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
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Flankage Elevation '1'

Rose 12  
Compliance Package A1

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	Jamie Mack Name Registration Information	35923 BCIN <b>Mackitecture</b>		scale <b>3/16" = 1'-0"</b> date <b>2023-06-30</b>	by <b>JM</b> type <b>40' Single</b>	area <b>3162 sq ft</b> project no. <b>22-012</b>	

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Flankage Elevation '2'

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**Qualification Information**

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

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

Left Side Elevation  
Elevation 2

scale	by	area	sheet no.
3/16" = 1'-0"	JM	3162 sq ft	5-2
date	type	project no.	
2023-06-30	40' Single	22-012	

**Greenpark**  
www.greenparkgroup.ca  
project name  
**Zadorra Estates Inc.**

(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.

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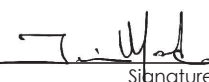


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Name BCIN  
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Signature

  
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Tel: 416-735-8190 Email: info@mackitecture.ca

Left Side Elevation  
Elevation 3

scale <b>3/16" = 1'-0"</b>	by <b>JM</b>	area <b>3162 sq ft</b>	sheet no. <b>5-3</b>
date <b>2023-06-30</b>	type <b>40' Single</b>	project no. <b>22-012</b>	

  
**www.greenparkgroup.ca**  
project name  
**Zadorra Estates Inc.**

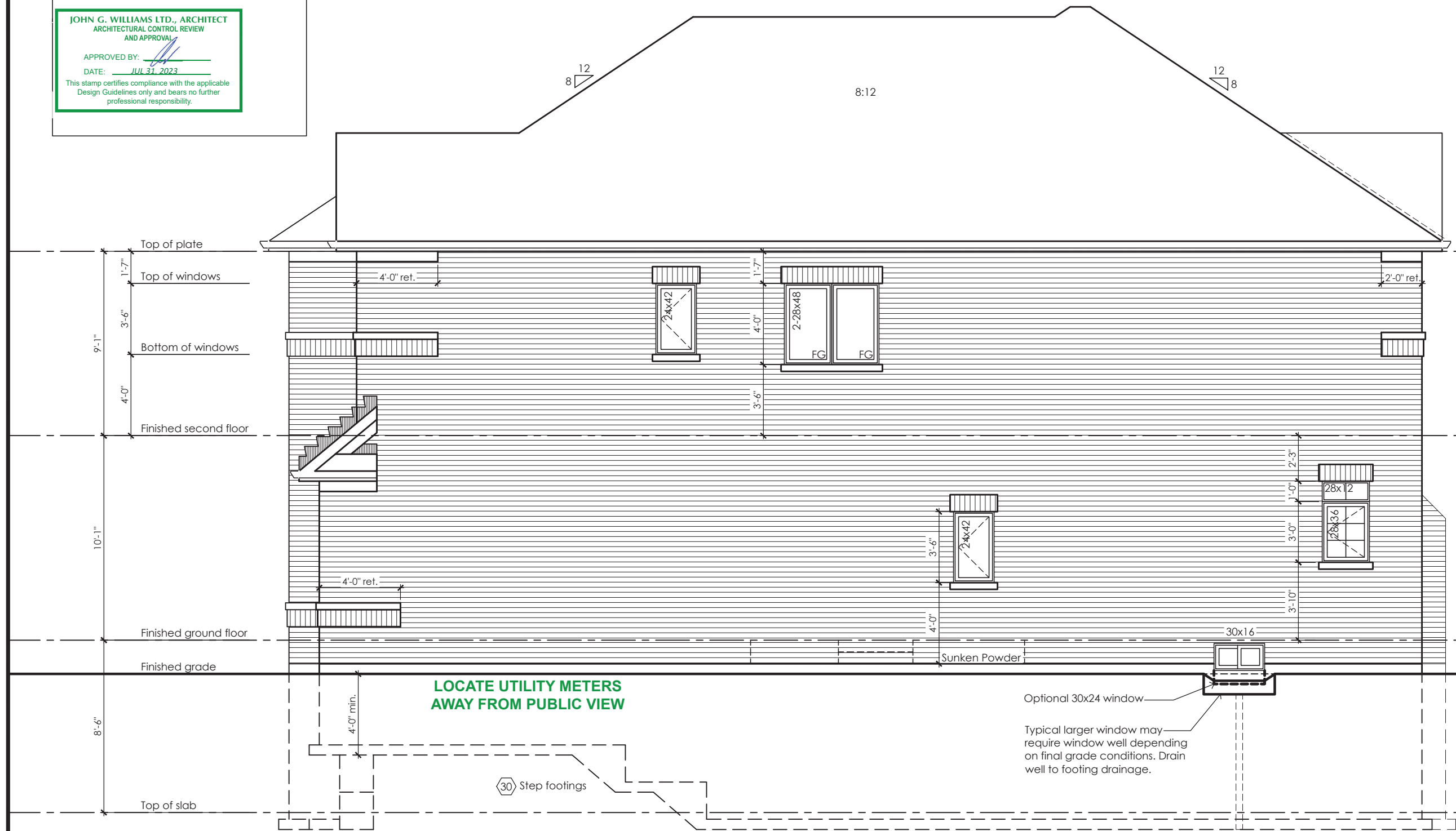


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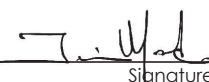
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APPROVED BY:   
DATE: JUL 31, 2023  
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Glazed Openings Calculation (OBC 9.10.15.4.)  
Limiting distance: 3'-11" (1.20m)  
Wall area: 1163.2 sq ft (108.06 sq m)  
Permitted glazed openings: 7.0%, 81.4 sq ft (7.56 sq m) ✓  
Provided glazed openings: 2.8%, 33.1 sq ft (3.08 sq m)  
Summary  
Areas calculated with a frame offset of 2,25"  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 28,00 x 48,00: 7,10 sq ft (0,66 sq m)  
2 - 28,00 x 48,00: 14,20 sq ft (1,32 sq m)



Right Side Elevation '1'

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Tel: 416-735-8190 Email: info@mackitecture.ca

Right Side Elevation Elevation 1			
scale <b>3/16" = 1'-0"</b>	by <b>JM</b>	area <b>3162 sq ft</b>	sheet no. <b>6-1</b>
date <b>2023-06-30</b>	type <b>40' Single</b>	project no. <b>22-012</b>	

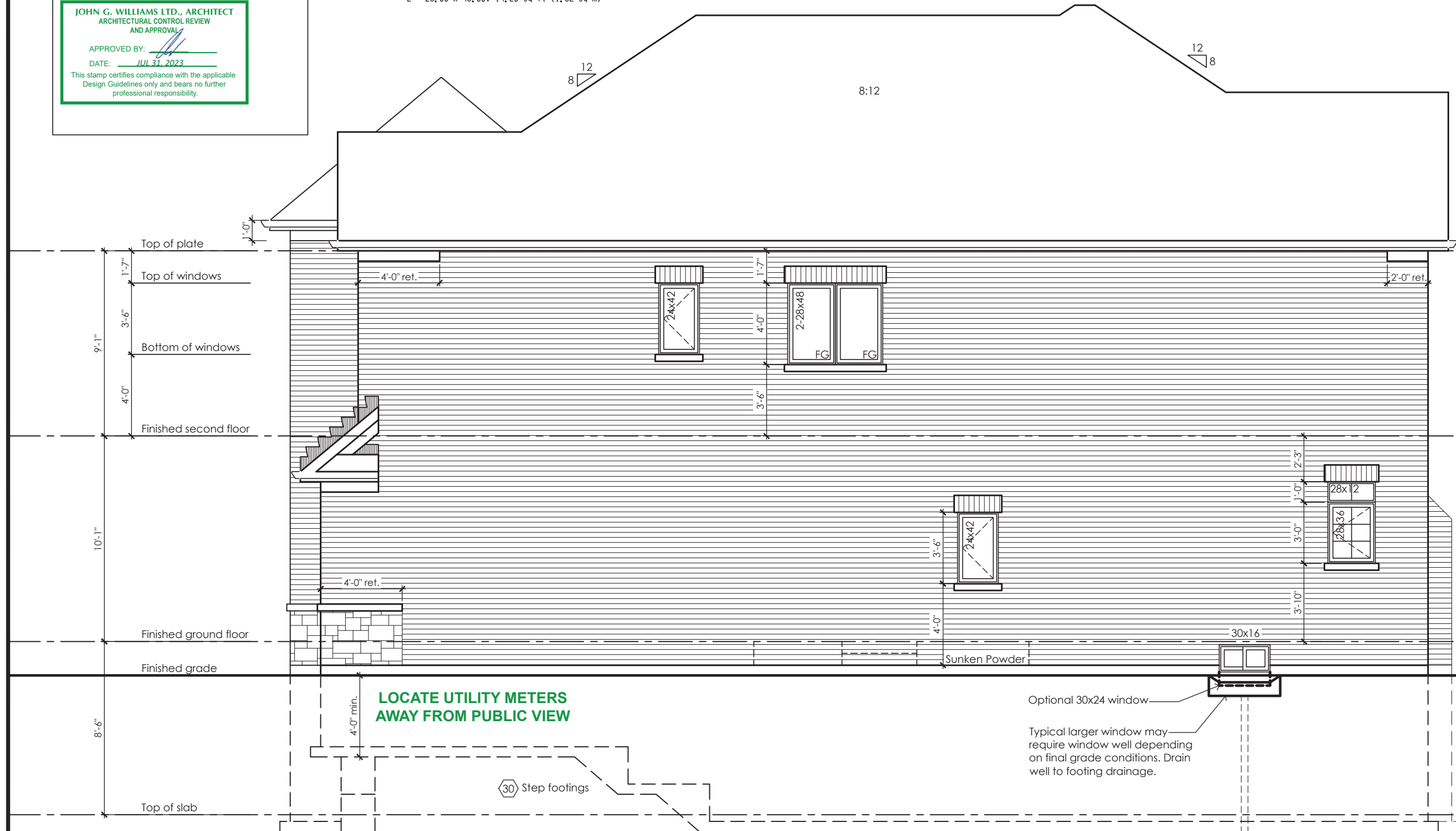
  
**www.greenparkgroup.ca**  
project name  
**Zadorra Estates Inc.**

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Glazed Openings Calculation (OBC 9.10.15.4.)  
Limiting distance: 3'-11" (1.20m)  
Wall area: 1163.2 sq ft (108.06 sq m)  
Permitted glazed openings: 7.0%, 81.4 sq ft (7.56 sq m)  
Provided glazed openings: 2.8%, 33.1 sq ft (3.08 sq m) ✓  
Summary  
Areas calculated with a frame offset of 2,25"  
2 - 16,00 x 16,00: 1,68 sq ft (0,16 sq m)  
1 - 24,00 x 42,00: 6,08 sq ft (0,47 sq m)  
1 - 24,00 x 42,00: 6,08 sq ft (0,47 sq m)  
1 - 28,00 x 48,00: 7,10 sq ft (0,66 sq m)  
2 - 28,00 x 48,00: 14,20 sq ft (1,32 sq m)



Right Side Elevation '2'

Rose 12

Compliance Package A1

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

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Jamie Mack 35923  
Name BCIN  
Registration Information Mackitecture 103532



www.mackitecture.ca

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

Right Side Elevation  
Elevation 2

scale	by	area	sheet no.
3/16" = 1'-0"	JM	3162 sq ft	6-2
date	type	project no.	
2023-06-30	40' Single	22-012	



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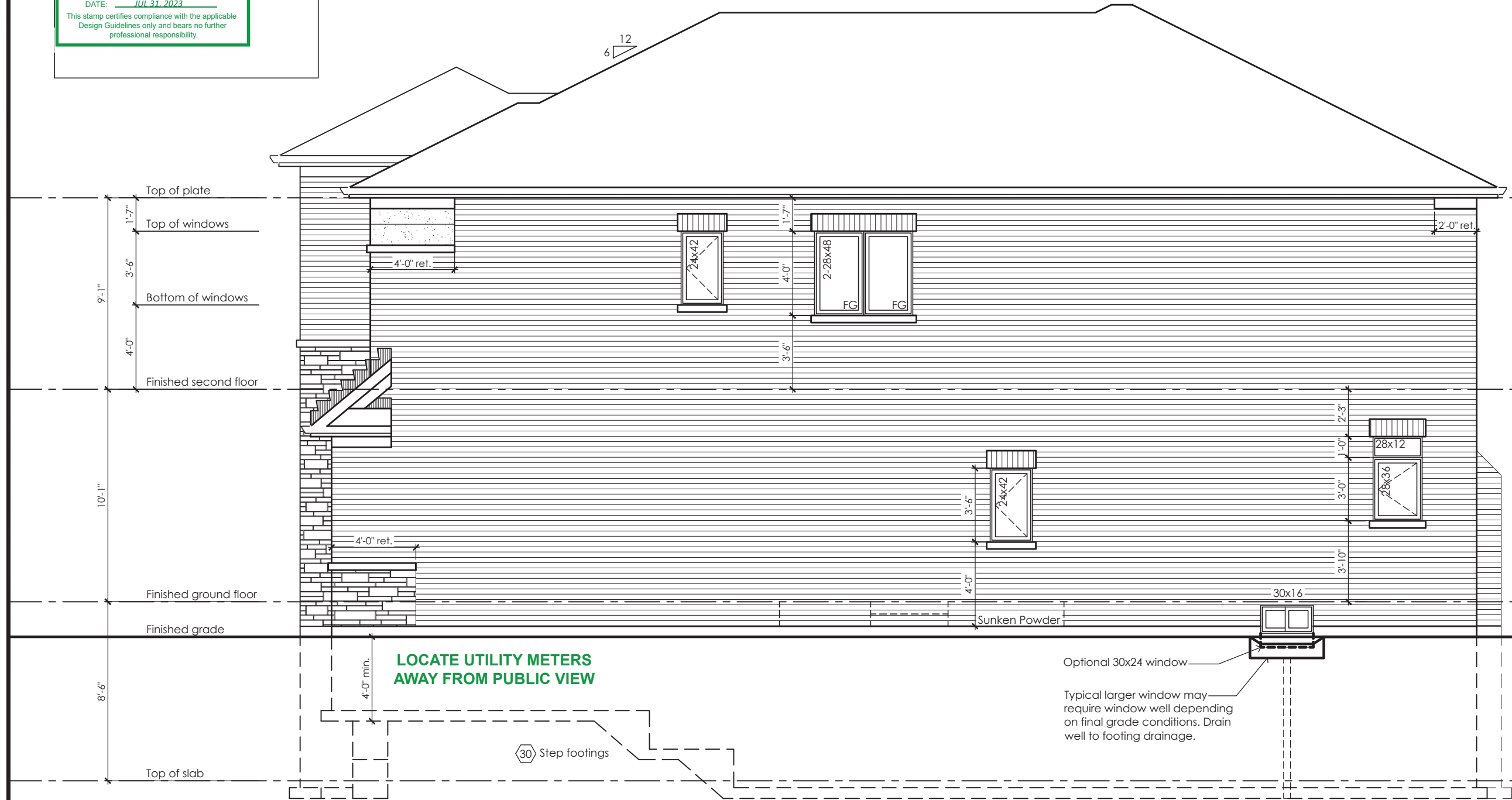
project name  
Zadorra Estates Inc.

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

Glazed Openings Calculation (OBC 9.10.15.4.)  
Limiting distance: 3'-11" (1.20m)  
Wall area: 1163.2 sq ft (108.06 sq m)  
Permitted glazed openings: 7.0%, 81.4 sq ft (7.56 sq m)  
Provided glazed openings: 2.8%, 33.1 sq ft (3.08 sq m) ✓  
Summary  
Areas calculated with a frame offset of 2.25"  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 28,00 x 48,00: 7,10 sq ft (0,66 sq m)  
2 - 28,00 x 48,00: 14,20 sq ft (1,32 sq m)



Right Side Elevation '3'

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

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

Right Side Elevation Elevation 3			
scale <b>3/16" = 1'-0"</b>	by <b>JM</b>	area <b>3162 sq ft</b>	sheet no. <b>6-3</b>
date <b>2023-06-30</b>	type <b>40' Single</b>	project no. <b>22-012</b>	

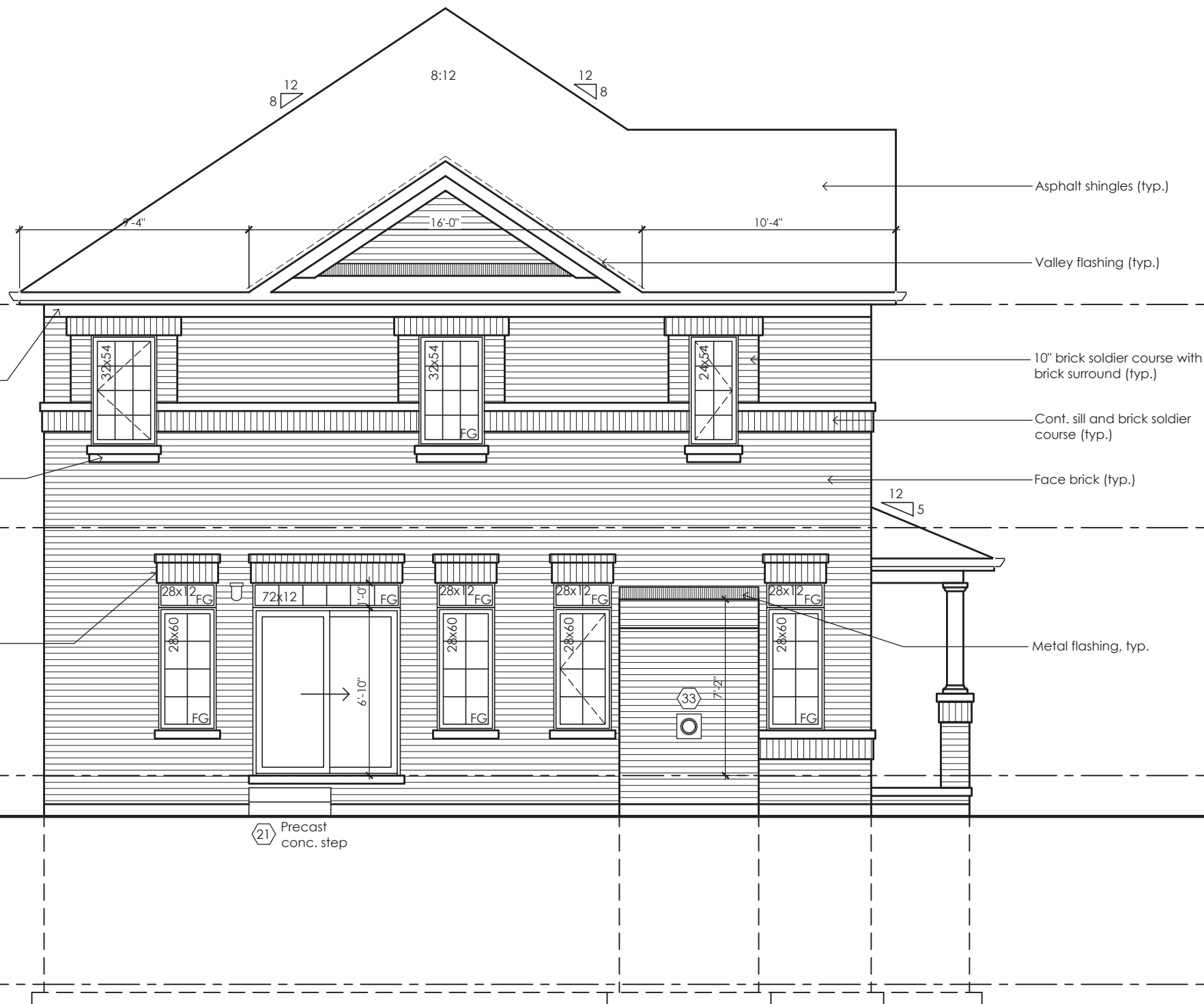
**Greenpark**  
**www.greenparkgroup.ca**  
project name  
**Zadorra Estates Inc.**



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AND APPROVAL  
APPROVED BY:   
DATE: JUL 31, 2023  
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Rear Elevation '1'

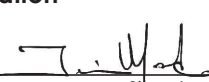
Rose 12  
Compliance Package A1

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**Qualification Information**

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

  
Signature

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

title			
Rear Elevation Elevation 1			
scale	by	area	sheet no.
3/16" = 1'-0"	JM	3162 sq ft	7-1
date	type	project no.	
2023-06-30	40' Single	22-012	

  
**www.greenparkgroup.ca**  
project name  
**Zadorra Estates Inc.**

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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
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Rear Elevation '2'

Rose 12  
Compliance Package A1

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**Qualification Information**

Jamie Mack 35923  
Name BCIN  
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*[Signature]*  
Signature


**M**  
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Tel: 416-735-8190 Email: info@mackitecture.ca

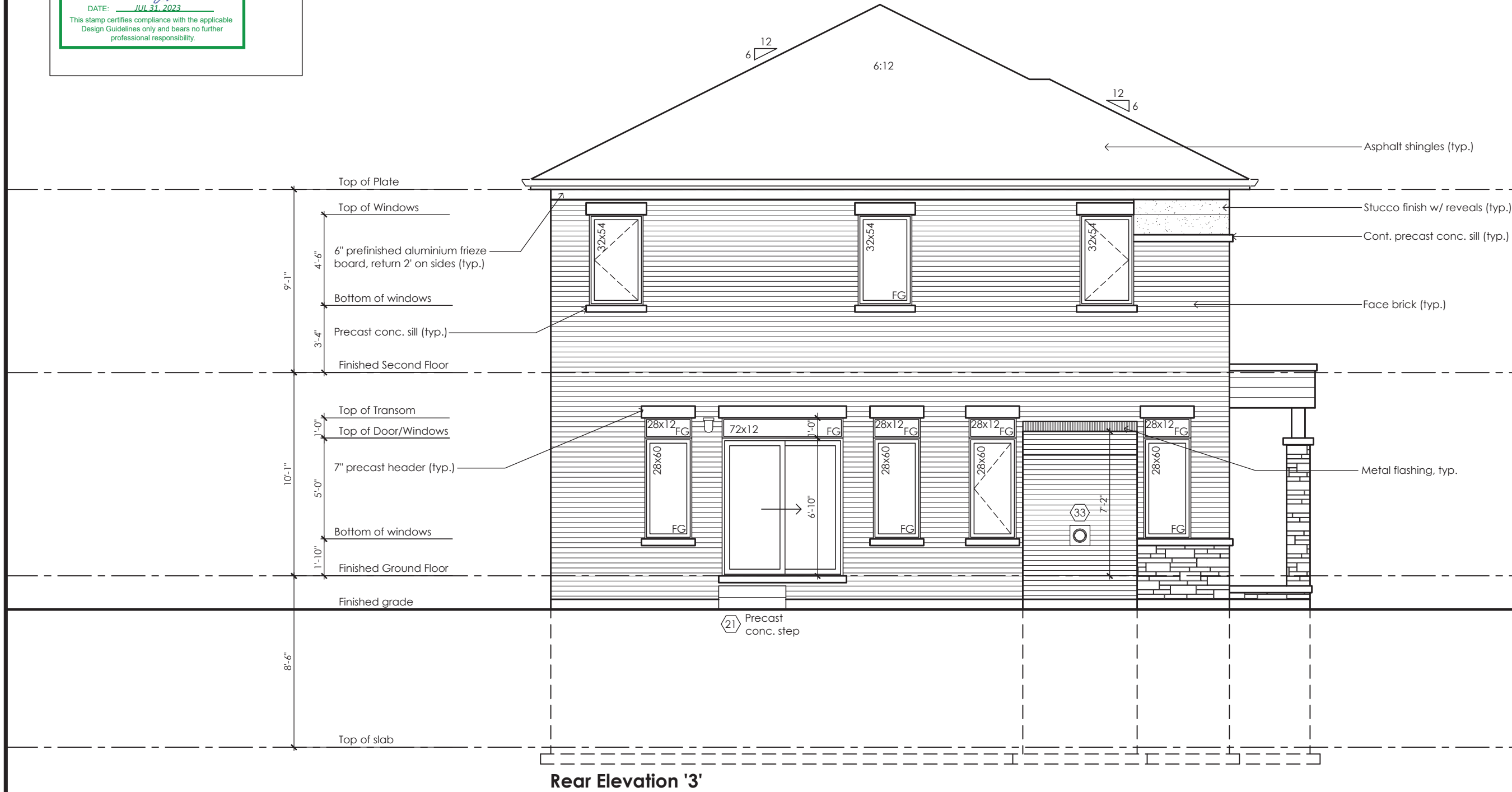
title			
Rear Elevation Elevation 2			
scale	by	area	sheet no.
3/16" = 1'-0"	JM	3162 sq ft	7-2
date	type	project no.	
2023-06-30	40' Single	22-012	

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www.greenparkgroup.ca  
project name  
**Zadorra Estates Inc.**

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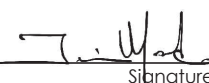
JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: JUL 31 2023  
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Rear Elevation '3'

Rose 12  
Compliance Package A1

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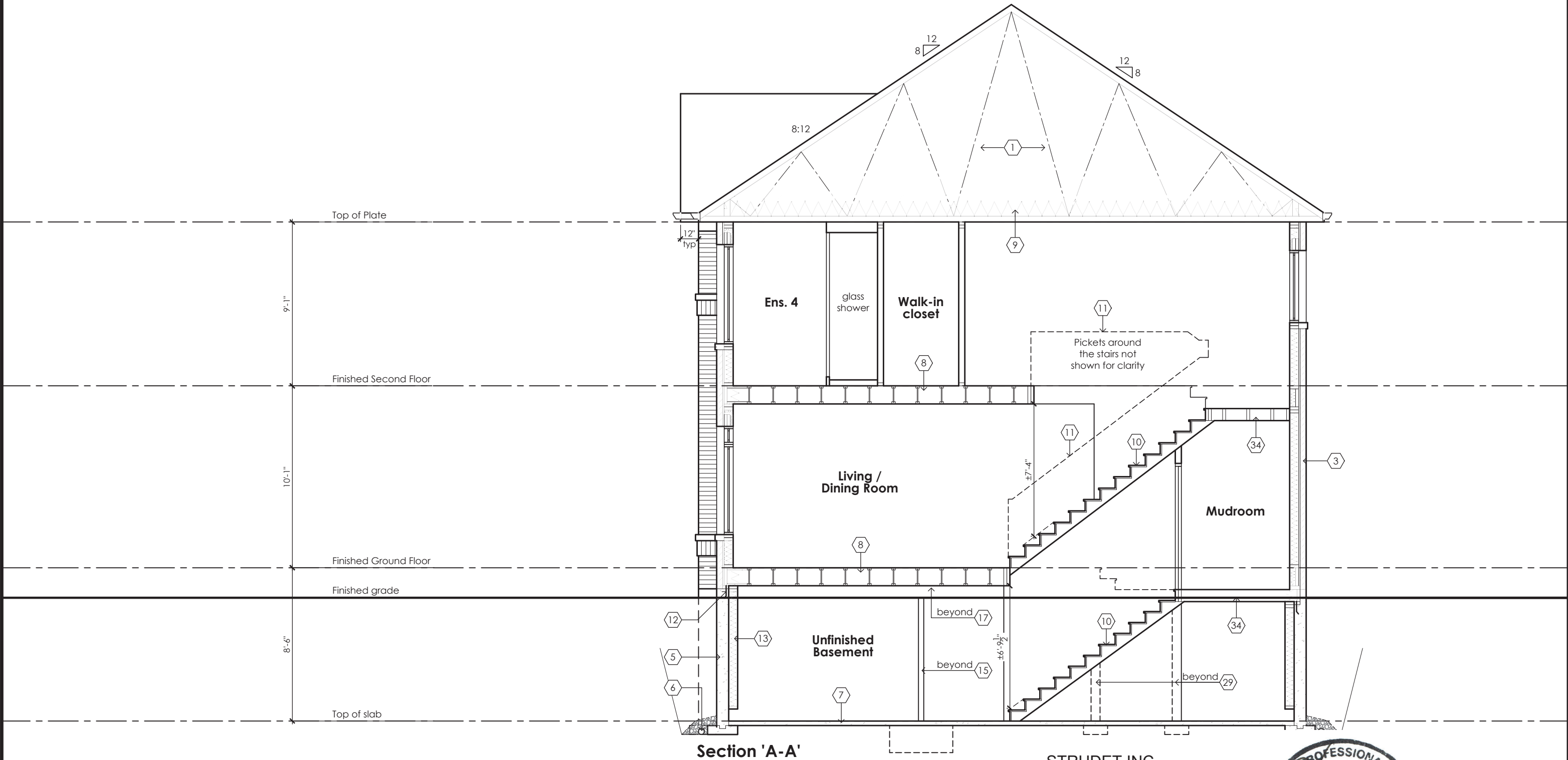
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Name BCIN  
Registration Information **Mackitecture** 103532  


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

Rear Elevation Elevation 3			
scale <b>3/16" = 1'-0"</b>	by <b>JM</b>	area <b>3162 sq ft</b>	sheet no. <b>7-3</b>
date <b>2023-06-30</b>	type <b>40' Single</b>	project no. <b>22-012</b>	

  
**www.greenparkgroup.ca**  
project name  
**Zadorra Estates Inc.**





Section 'A-A'

STRUDET INC  
FOR STRUCTURAL ONLY



July 5, 2023

Rose 12  
Compliance Package A1

	<p>The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.</p> <p><b>Qualification Information</b></p> <div><div>Jamie Mack</div><div>35923</div><div></div></div> <div><div>Name</div><div>BCIN</div><div>Signature</div></div> <div><div>Registration Information</div><div><b>Mackitecture</b></div><div>103532</div></div>	 <p><b>www.mackitecture.ca</b> 975A Elgin Street West, Suite 353 Cobourg, ON K9A 5J3 Tel: 416-735-8190 Email: info@mackitecture.ca</p>	<table><tr><th colspan="4">Building Section Elevations 1, 2 and 3</th></tr><tr><td>scale</td><td>by</td><td>area</td><td>sheet no.</td></tr><tr><td>3/16" = 1'-0"</td><td>JM</td><td>-</td><td rowspan="2">8-1</td></tr><tr><td>date</td><td>type</td><td>project no.</td></tr><tr><td>2023-06-30</td><td>40' Single</td><td>22-012</td><td></td></tr></table>	Building Section Elevations 1, 2 and 3				scale	by	area	sheet no.	3/16" = 1'-0"	JM	-	8-1	date	type	project no.	2023-06-30	40' Single	22-012		<div><p><b>www.greenparkgroup.ca</b></p></div> <div><div>project name</div><div><b>Zadorra Estates Inc.</b></div></div>
Building Section Elevations 1, 2 and 3																							
scale	by	area	sheet no.																				
3/16" = 1'-0"	JM	-	8-1																				
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2023-06-30	40' Single	22-012																					
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MHP 23032

3-12 Calculations

Rose 12 Deck Condition

Elevation	Wall Area	Window Area	Percentage
Front	701.4 sq ft (65.2 sq m)	80.5 sq ft (7.5 sq m)	11.48%
Left side	1163.2 sq ft (108.1 sq m)	182.8 sq ft (17.0 sq m)	15.71%
Right side	1163.2 sq ft (108.1 sq m)	33.1 sq ft (3.1 sq m)	2.85%
Rear	791.2 sq ft (73.5 sq m)	108.3 sq ft (10.1 sq m)	13.69%
Total	3818.9 sq ft (354.8 sq m)	404.7 sq ft (37.6 sq m)	10.60%

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

APPROVED BY: *[Signature]*

DATE: JUL 31, 2023

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



Rear Elevation '1'  
Deck Condition

All wood deck lumber is  
decay resistant and fasteners  
are corrosion resistant

Rose 12

Compliance Package A1

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Qualification Information

Jamie Mack 35923  
Name BCIN Signature  
Registration Information Mackitecture 103532



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Cobourg, ON K9A 5J3  
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Deck Elevation  
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	JM	3162 sq ft	9-1
date	type	project no.	
2023-06-30	40' Single	22-012	



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project name  
Zadorra Estates Inc.

3-12 Calculations

Rose 12 Deck Condition

Elevation	Wall Area	Window Area	Percentage
Front	714.7 sq ft (66.4 sq m)	78.5 sq ft (7.3 sq m)	10.98%
Left side	714.7 sq ft (66.4 sq m)	189.6 sq ft (17.6 sq m)	26.52%
Right side	1163.2 sq ft (108.1 sq m)	33.1 sq ft (3.1 sq m)	2.85%
Rear	791.2 sq ft (73.5 sq m)	108.3 sq ft (10.1 sq m)	13.69%
Total	3383.8 sq ft (314.4 sq m)	409.5 sq ft (38.0 sq m)	12.10%

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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: JUL 31, 2023  
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Rear Elevation '2'  
Deck Condition

All wood deck lumber is decay resistant and fasteners are corrosion resistant

Rose 12

Compliance Package A1

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Name BCIN Signature  
Registration Information Mackitecture 103532



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

Deck Elevation  
Elevation 2

scale 3/16" = 1'-0"  
date 2023-07-11  
by JM  
type 40' Single  
area 3162 sq ft  
project no. 22-012

9-2



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project name  
Zadorra Estates Inc.



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 03 2023  
PER: *C. Mart*  
CHIEF BUILDING OFFICIAL

MHP 23032

9-3-12 Calculations

Rose 12 Deck Condition

Elevation	Wall Area	Window Area	Percentage
Front	721.4 sq ft (67.0 sq m)	113.4 sq ft (10.5 sq m)	15.73%
Left side	1185.4 sq ft (110.1 sq m)	236.2 sq ft (21.9 sq m)	19.93%
Right side	1163.2 sq ft (108.1 sq m)	33.1 sq ft (3.1 sq m)	2.85%
Rear	791.2 sq ft (73.5 sq m)	111.1 sq ft (10.3 sq m)	14.04%
Total	3861.2 sq ft (358.7 sq m)	493.9 sq ft (45.9 sq m)	12.79%

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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
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Rear Elevation '3'  
Deck Condition

All wood deck lumber is decay resistant and fasteners are corrosion resistant

Rose 12  
Compliance Package A1

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			scale <b>3/16" = 1'-0"</b>	by <b>JM</b>	area <b>3162 sq ft</b>	project no. <b>22-012</b>		
			date <b>2023-07-11</b>	type <b>40' Single</b>				

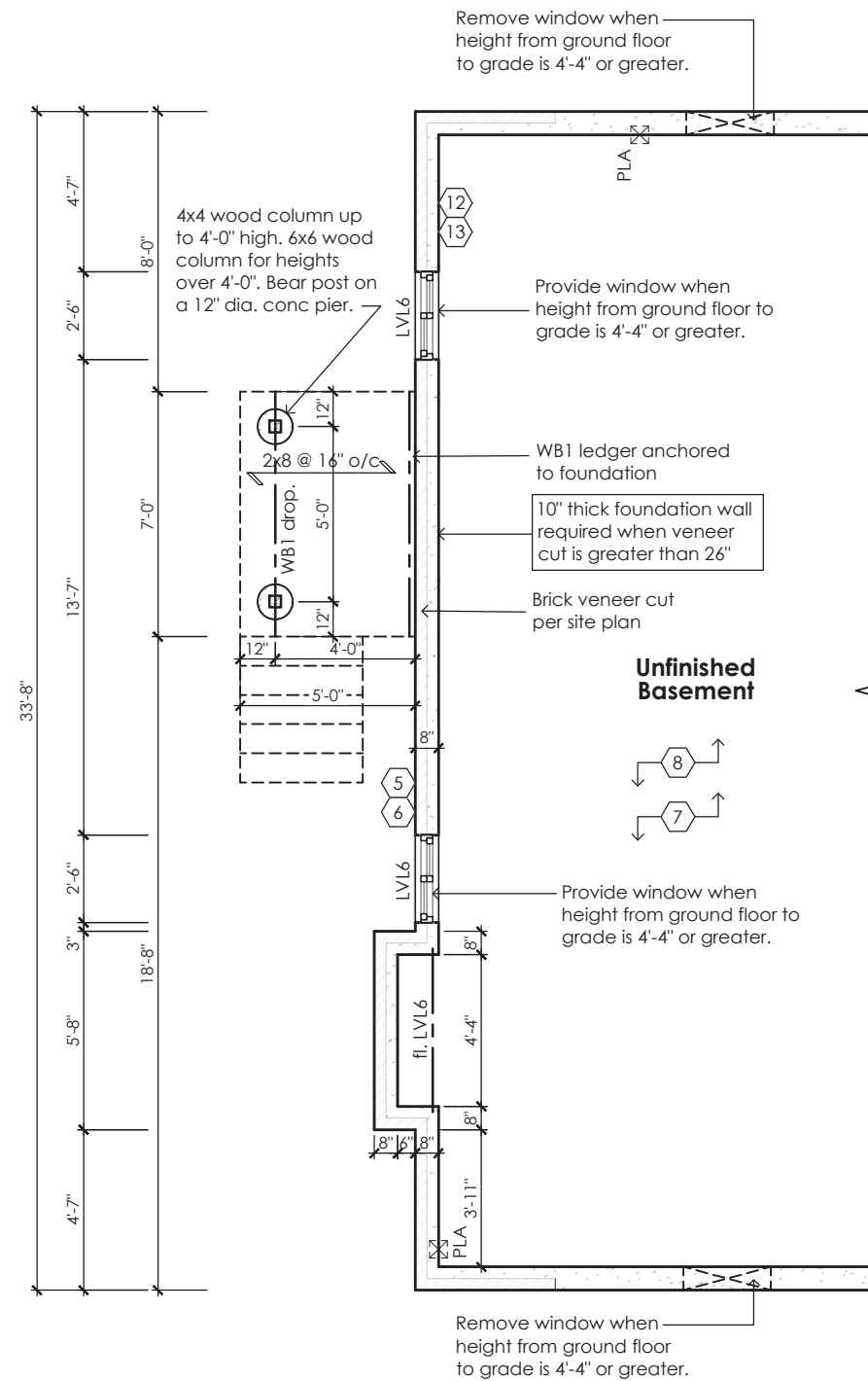
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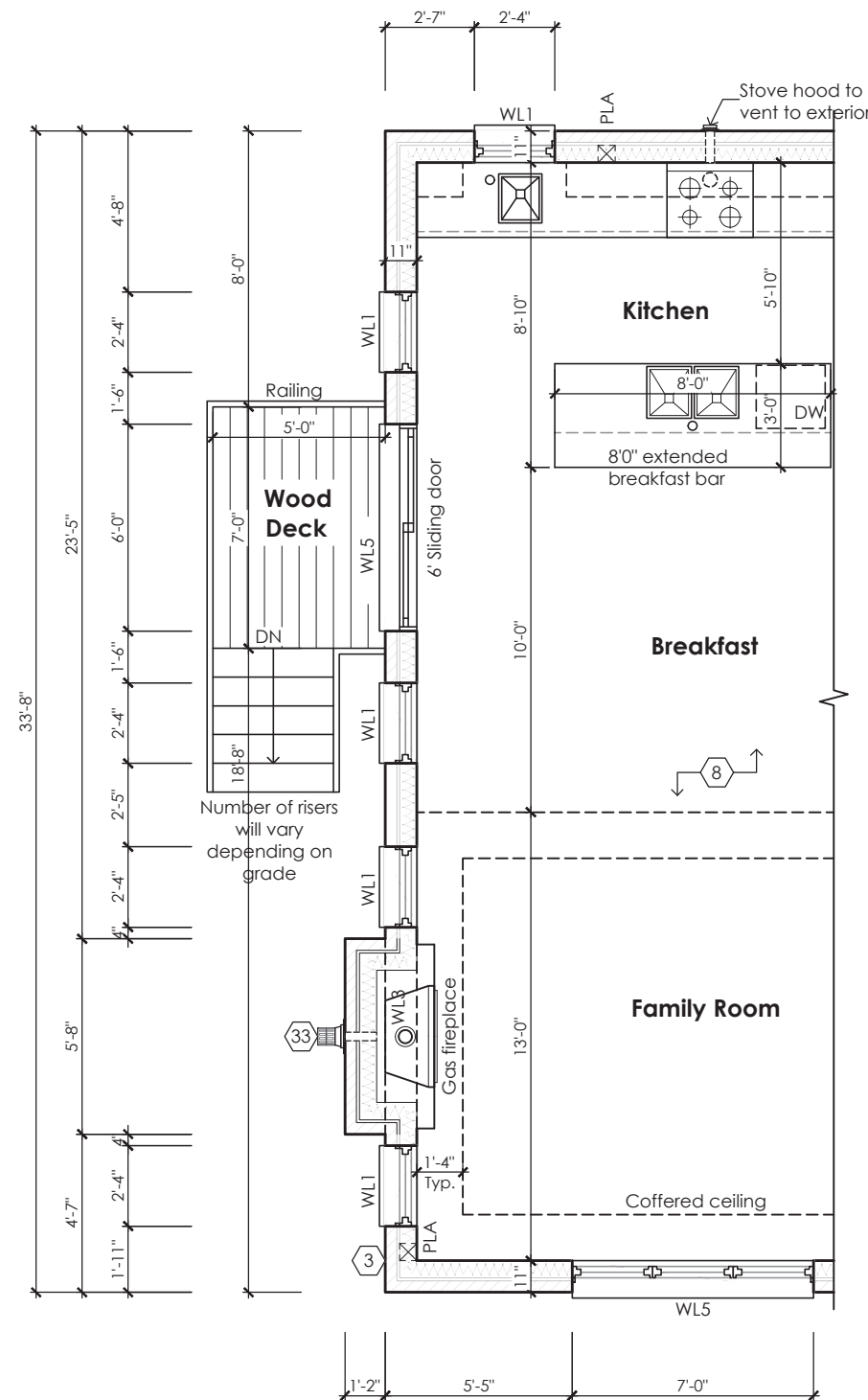
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023

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

All wood deck lumber is decay resistant and fasteners are corrosion resistant



Partial floor plan For Deck Condition  
Elevations '1', '2' and '3'

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
July 5, 2023  
PROVINCE OF ONTARIO  
FOR STRUCTURE ONLY

Rose 12  
Compliance Package A1

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Tel: 416-735-8190 Email: info@mackitecture.ca

Deck Plans  
Elevations 1, 2 and 3

scale 3/16" = 1'-0"  
by JM  
area -  
sheet no. 9-4  
date 2023-06-30  
type 40' Single  
project no. 22-012



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project name  
Zadorra Estates Inc.