



BUILDING PERMIT COVER PAGE

MHP 23029 Development Services Department Building Permit and Inspection Services

BUILDING PERMIT PLANS REVIEW	ACCEPTED AS NOTED	
	REVIEWED BY	DATE
ZONING		
PLANNING		
ARCHITECTURAL	CM	NOV 22, 2023
STRUCTURAL		
FIRE		
PLUMBING	CARD	
MECHANICAL		
PLANS REVIEW COMPLETED	CM	NOV 22, 2023

SOIL CONDITIONS

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

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

PLUMBING INSTALLATIONS

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

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

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

FUTURE ALTERATIONS

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

NOTE:

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

AS BUILT SURVEY

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

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

MHP CERTIFICATION

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

IMPORTANT NOTE

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

OBC 9.10.14.5 - CLADDING

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

PREFABRICATED WOOD TRUSSES

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

ROOF CEILING INSULATION

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

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



ELECTRICAL SAFETY AUTHORITY

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

BEDROOM WINDOWS

- (1) EVERY FLOOR LEVEL CONTAINING BEDROOMS IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS, AND EACH SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35M2 (3.8 SQ.FT.) WITH NO DIMENSION LESS THAN 380 MM (15 IN).
- (2) EXCEPT FOR BASEMENT AREAS, THE WINDOW DESCRIBED IN SENTENCE (1) SHALL HAVE A MAXIMUM SILL HEIGHT OF 1M (3 FT 3 IN) ABOVE THE FLOOR.
- (3) WHEN SLIDING WINDOWS ARE USED, THE MINIMUM DIMENSION DESCRIBED IN SENTENCE (1) SHALL APPLY TO THE OPENABLE PORTION OF THE WINDOW.

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

OBC 9.26.4.1.

FLASHING REQUIRED AT ALL ROOF-WALL JUNCTIONS

INTERIOR FINISH OF EXITS

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

INTERIOR FINISH (EXCEPT EXITS)

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

DIV.B. 9.10.14.1 EXPOSING BUILDING FACE OF HOUSES

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

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

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

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

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

2012 Code

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

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

2012 OBC DIV. B, 9.8.2.1. to 9.8.4.7. STAIR DIMENSIONS						
STAIR TYPE	MAX. RISE, mm, ALL STEPS	MIN. RISE, mm, ALL STEPS	MAX. RUN, mm RECTANGULAR TREADS	MIN. RUN, mm RECTANGULAR TREADS	STAIR WIDTH, mm	HEADROOM, mm
PRIVATE STAIRS	200	125	355	255	860	1950
PUBLIC STAIRS	180	125	NO LIMIT	280	900	2050
SERVICE STAIRS	NO LIMIT	125	355	NO LIMIT	900	2050
STAIR TO UNOCCUPIED ATTIC SPACE	NO LIMIT	125	355	NO LIMIT	860	1950
STAIRS TO CRAWL SPACE	NO LIMIT	125	355	NO LIMIT	860	1950
STAIRS THAT SERVE MEZZANINES NOT EXCEEDING 20 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.						

STRUCTURAL ALTERATIONS

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

FINISHED SITE GRADING

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

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

9.5.2.3. STUD WALL REINFORCEMENT

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

(SEE APPENDIX A.)

MHP 23029

Strip Footings

For Singles 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		Type
		8' to 9'	10' or more	
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

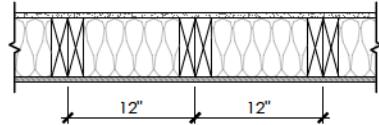
Studs	Spacing	Maximum Height
2x4	16" o/c	8'-0" (2.44m)
2x4	12" o/c	8'-10" (2.69m)
2-2x4	16" o/c	10'-1" (3.07m)
2-2x4	12" o/c	10'-9" (3.28m)
3-2x4	16" o/c	11'-2" (3.40m)
3-2x4	12" o/c	12'-4" (3.76m)

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

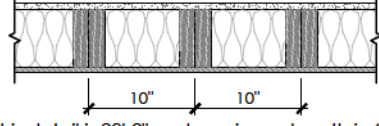
2x8 stud wall nailed together and spaced at 12" o/c full height c/w solid blocking @ 48" o/c vertical and 7/8" OSB exterior wall sheathing.



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

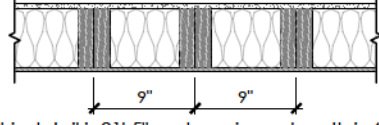
2 - 1 1/2" x 5 1/2" Laminated strand lumber (LSL) 1.5E stud wall glued and nailed together and spaced at 10" o/c full height c/w solid blocking @ 8'-0" o/c vertical and 7/8" OSB exterior wall sheathing.



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 7/8" 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 5/16" (102 x 89 x 7.9) [2]	+ 2 - 2 x 8 (2 - 38 x 184) S.P.F. No. 2
WL3	= 5" x 3 1/2" x 5/16" (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 - 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 - 2 x 12 (2 - 38 x 286) S.P.F. No. 2
WL6	= 5" x 3 1/2" x 5/16" (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 5/16" (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 5/16" (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) [2]	+ 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 5/16" (102 x 89 x 7.9) [2]
L3	= 5" x 3 1/2" x 5/16" (127 x 89 x 7.9) [4]
L4	= 6" x 3 1/2" x 3/8" (152 x 89 x 9.5) [2]
L5	= 6" x 4" x 3/8" (152 x 102 x 9.5) [2]
L6	= 7" x 4" x 3/8" (178 x 102 x 9.5) [2]

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		R
	Max.	Nominal	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
Skylights
Space Heating Equipment
HRV
Domestic Water Heater

Energy rating: 25
Max. U: 0.49
Min. AFAU: 96%
Min. SRE: 75%
Min. EF: 0.80

Max. U: 0.28

Area Calculations

Rose 3-1

Ground Floor	1416 sq ft, 131.55 sq m
Second Floor	1701 sq ft, 158.03 sq m
Total floor area	3117 sq ft, 289.58 sq m

Total open to below	24 sq ft, 2.23 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	3141 sq ft, 291.81 sq m

Coverage Areas	
Ground floor	1416 sq ft, 131.55 sq m
Garage	399 sq ft, 37.07 sq m
Porch	74 sq ft, 6.87 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1815 sq ft, 168.62 sq m
Coverage w/ porch	1889 sq ft, 175.49 sq m

Area Calculations

Rose 3-2

Ground Floor	1416 sq ft, 131.55 sq m
Second Floor	1701 sq ft, 158.03 sq m
Total floor area	3117 sq ft, 289.58 sq m

Total open to below	24 sq ft, 2.23 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	3141 sq ft, 291.81 sq m

Coverage Areas	
Ground floor	1416 sq ft, 131.55 sq m
Garage	400 sq ft, 37.16 sq m
Porch	74 sq ft, 6.87 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1816 sq ft, 168.71 sq m
Coverage w/ porch	1890 sq ft, 175.59 sq m

Area Calculations

Rose 3-3

Ground Floor	1416 sq ft, 131.55 sq m
Second Floor	1701 sq ft, 158.03 sq m
Total floor area	3117 sq ft, 289.58 sq m

Total open to below	24 sq ft, 2.23 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	3141 sq ft, 291.81 sq m

Coverage Areas	
Ground floor	1416 sq ft, 131.55 sq m
Garage	399 sq ft, 37.07 sq m
Porch	74 sq ft, 6.87 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1815 sq ft, 168.62 sq m
Coverage w/ porch	1889 sq ft, 175.49 sq m

SB-12 Calculations

Rose 3-1

Elevation	Wall Area	Window Area	Percentage
Front	704.9 sq ft (65.5 sq m)	90.3 sq ft (8.4 sq m)	12.81%
Left side	1145.8 sq ft (106.5 sq m)	47.2 sq ft (4.4 sq m)	4.12%
Right side	1164.8 sq ft (108.2 sq m)	46.8 sq ft (4.3 sq m)	4.02%
Rear	704.9 sq ft (65.5 sq m)	132.6 sq ft (12.3 sq m)	18.82%
Total	3720.4 sq ft (345.6 sq m)	316.9 sq ft (29.4 sq m)	8.52%

SB-12 Calculations

Rose 3-2

Elevation	Wall Area	Window Area	Percentage
Front	704.9 sq ft (65.5 sq m)	86.7 sq ft (8.1 sq m)	12.30%
Left side	1172.3 sq ft (108.9 sq m)	47.2 sq ft (4.4 sq m)	4.03%
Right side	1164.8 sq ft (108.2 sq m)	46.8 sq ft (4.3 sq m)	4.02%
Rear	704.9 sq ft (65.5 sq m)	132.6 sq ft (12.3 sq m)	18.82%
Total	3746.9 sq ft (348.1 sq m)	313.3 sq ft (29.1 sq m)	8.36%

SB-12 Calculations

Rose 3-3

Elevation	Wall Area	Window Area	Percentage
Front	704.9 sq ft (65.5 sq m)	91.5 sq ft (8.5 sq m)	12.98%
Left side	1171.1 sq ft (108.8 sq m)	47.2 sq ft (4.4 sq m)	4.03%
Right side	1164.8 sq ft (108.2 sq m)	46.8 sq ft (4.3 sq m)	4.02%
Rear	704.9 sq ft (65.5 sq m)	132.6 sq ft (12.3 sq m)	18.82%
Total	3745.7 sq ft (348.0 sq m)	318.1 sq ft (29.6 sq m)	8.49%

Rose 3

Compliance Package A1

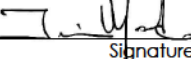
Revisions

#	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	2023-07-06	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	area	sheet no.
	JM	-	0
date	type	project no.	
2023-07-06	40' Single	22-012	



www.greenparkgroup.ca

project name

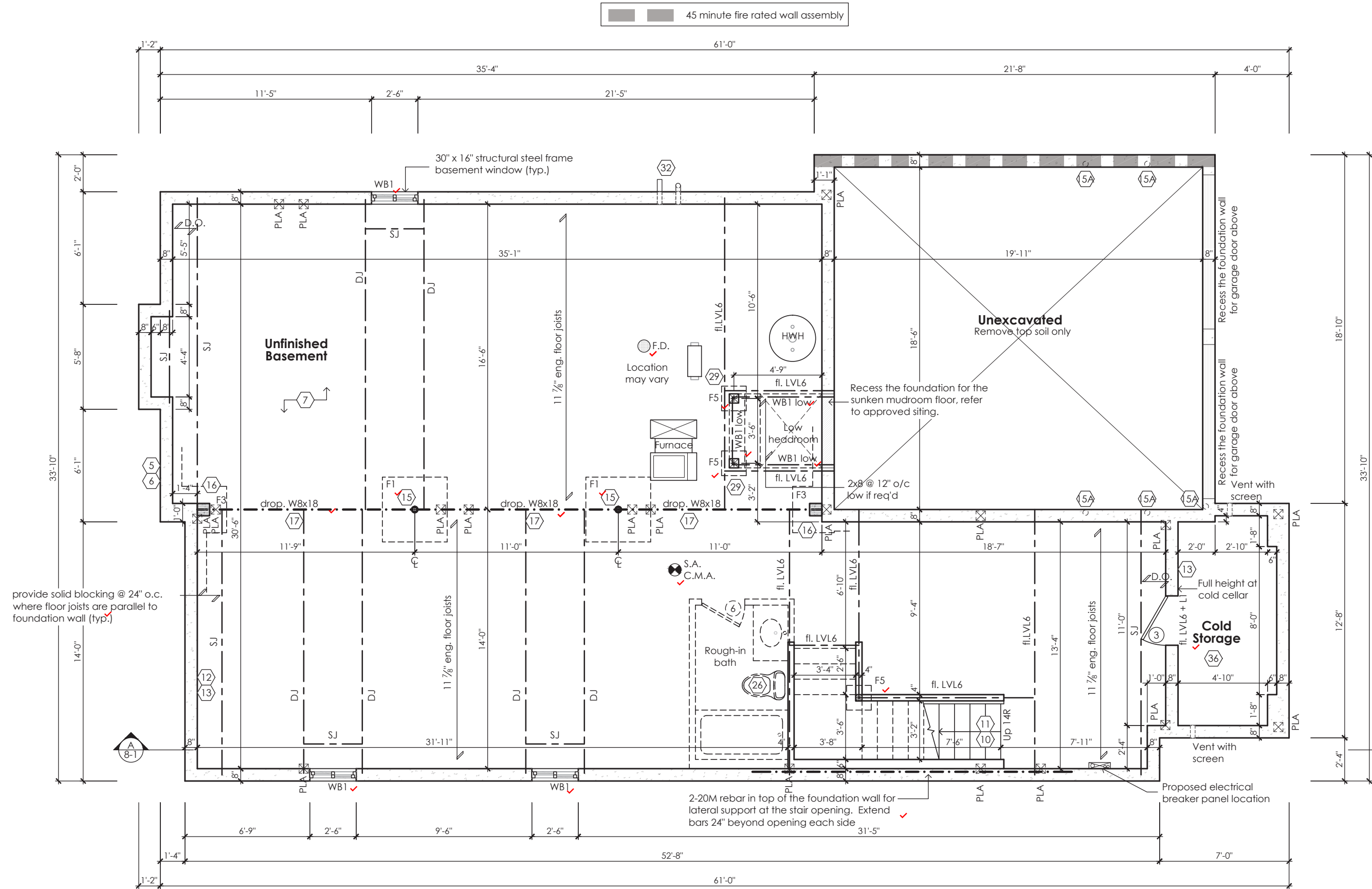
Zadorra Estates Inc.

MHP 23029

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: JUL 31 2023
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Basement Plan '1'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
JUL 31 2023
PROFESSIONAL ENGINEER
FOR STRUCTURE ONLY

Rose 3
Compliance Package A1

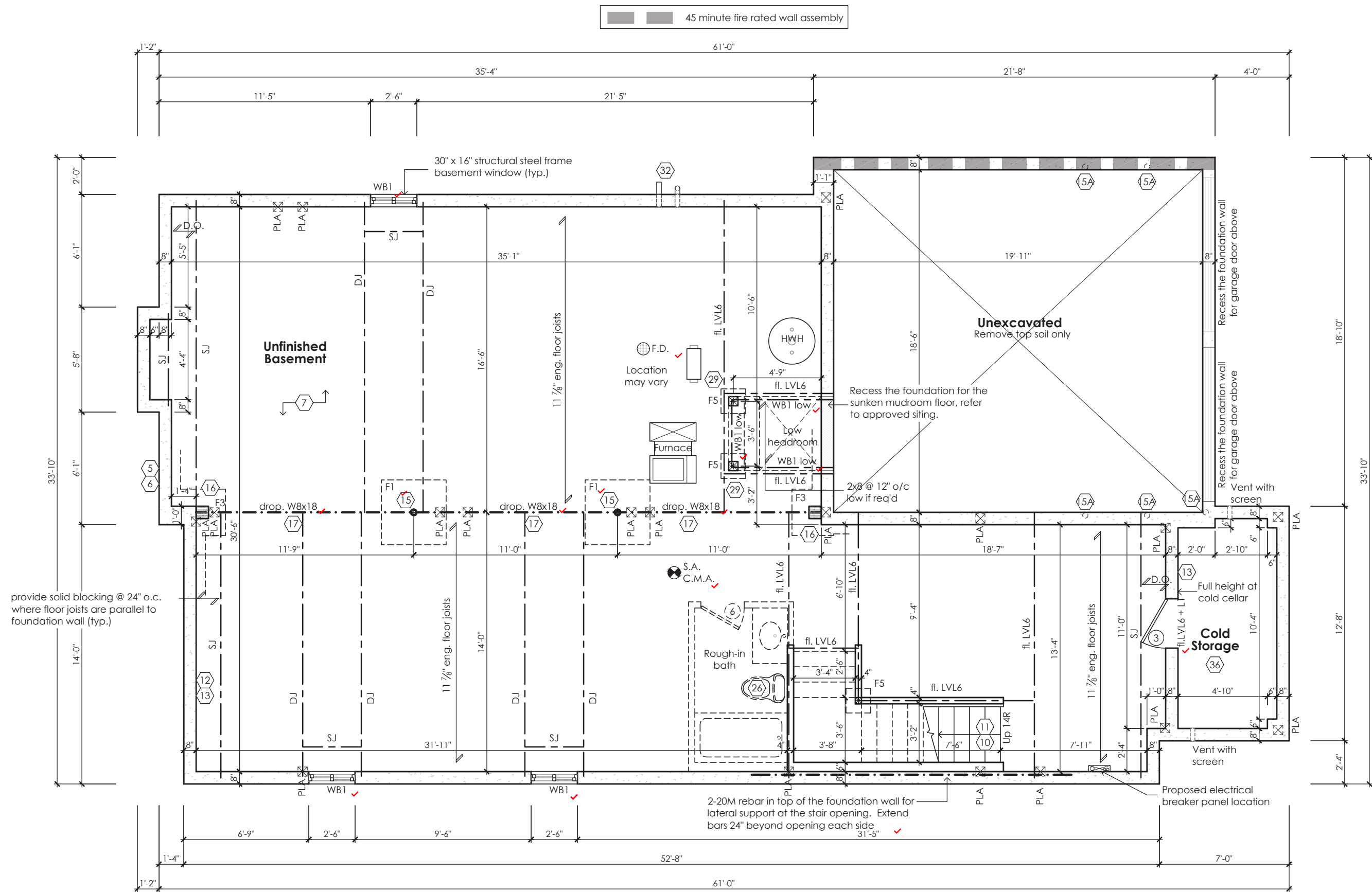
	<p>The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.</p> <p>Qualification Information</p> <table><tr><td>Jamie Mack</td><td>35923</td><td></td></tr><tr><td>Name</td><td>BCIN</td><td>Signature</td></tr><tr><td colspan="3">Registration Information</td></tr><tr><td>Mackitecture</td><td>103532</td><td></td></tr></table>	Jamie Mack	35923		Name	BCIN	Signature	Registration Information			Mackitecture	103532		<div><p>www.mackitecture.ca 975A Elgin Street West, Suite 353 Cobourg, ON K9A 5J3 Tel: 416-735-8190 Email: info@mackitecture.ca</p></div>	<table><tr><td colspan="4">title</td></tr><tr><td colspan="4">Basement Floor Plan Elevation 1</td></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>3141 sq ft</td><td rowspan="2">1-1</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></tr></table>	title				Basement Floor Plan Elevation 1				scale	by	area	sheet no.	3/16" = 1'-0"	JM	3141 sq ft	1-1	date	type	project no.	2023-06-30	40' Single	22-012	<div><p>www.greenparkgroup.ca</p><p>project name</p><p>Zadorra Estates Inc.</p></div>
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Basement Floor Plan Elevation 1																																						
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Basement Plan '2'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
JUL 5 2023
PROVINCE OF ONTARIO

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Rose 3
Compliance Package A1

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Qualification Information
Jamie Mack 35923
Name BCIN
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

**Basement Floor Plan
Elevation 2**
scale 3/16" = 1'-0"
by JM
area 3141 sq ft
date 2023-06-30
type 40' Single
project no. 22-012
sheet no. 1-2

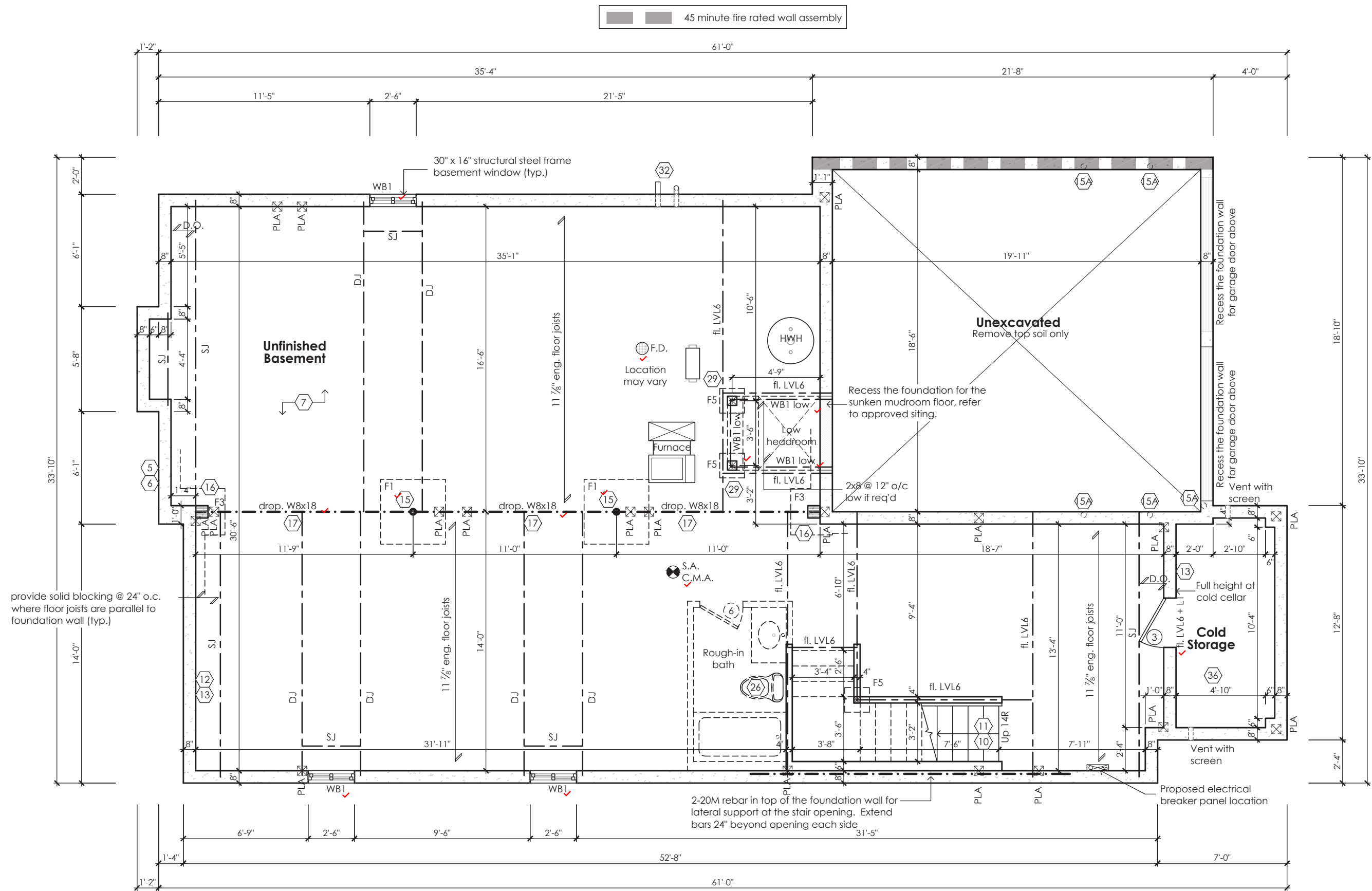

www.greenparkgroup.ca
project name **Zadorra Estates Inc.**

MHP 23029

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Basement Plan '3'

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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
JUL 31 2023
PROFESSIONAL ENGINEER OF ONTARIO
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Rose 3
Compliance Package A1

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

**Basement Floor Plan
Elevation 3**

scale 3/16" = 1'-0"	by JM	area 3141 sq ft	sheet no. 1-3
date 2023-06-30	type 40' Single	project no. 22-012	

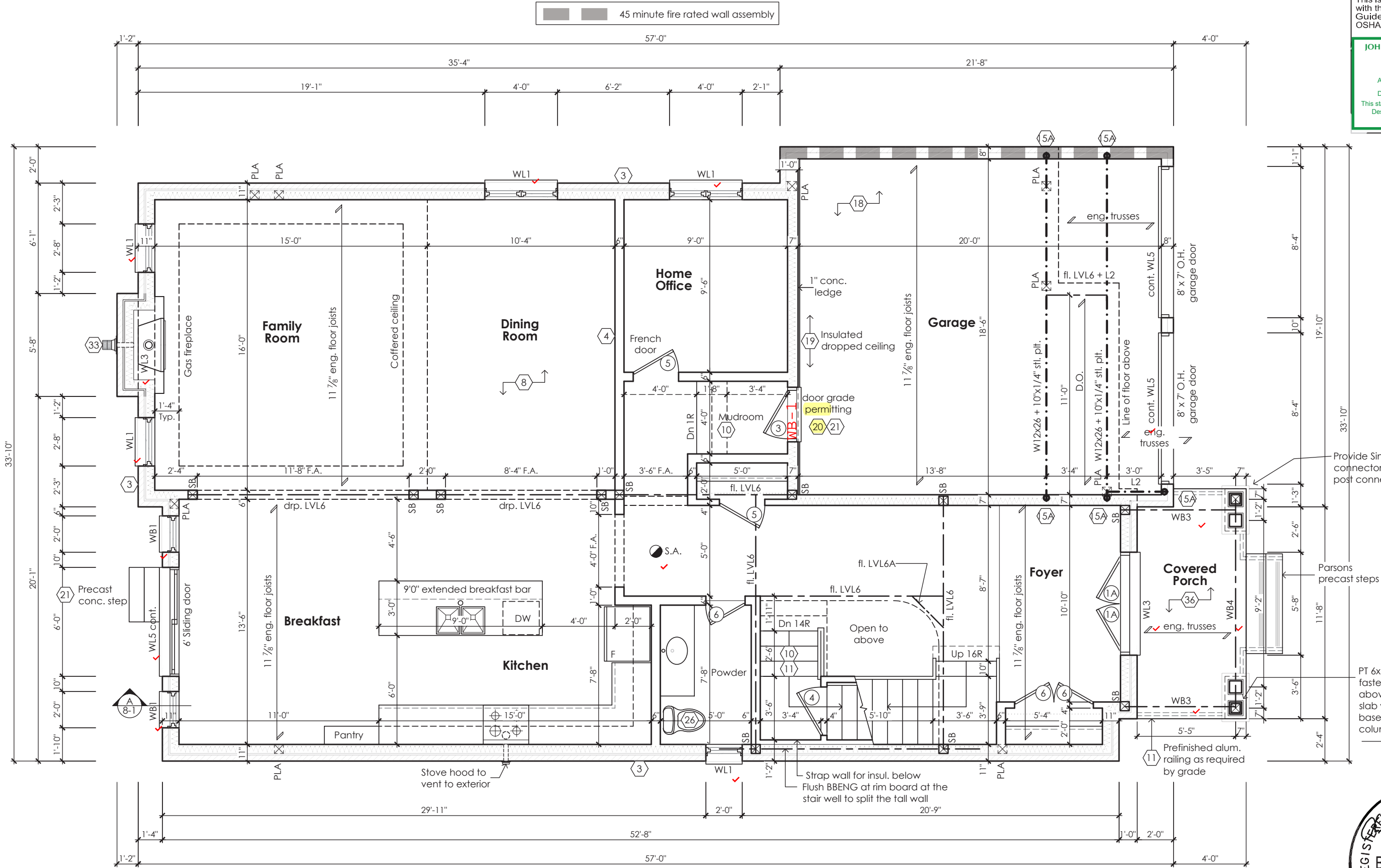

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Ground Floor Plan '1'

Provide Simpson Strong-Tie connector for beam and post connection, typical

Parsons precast steps

PT 6x6 wood post full height fastened to the roof framing above and the to the porch slab with a galv. metal post base. See elevations for column finish.

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Ground Floor Plan
Elevation 1

scale 3/16" = 1'-0"
by JM
area 3141 sq ft
date 2023-06-30
type 40' Single
project no. 22-012

2-1



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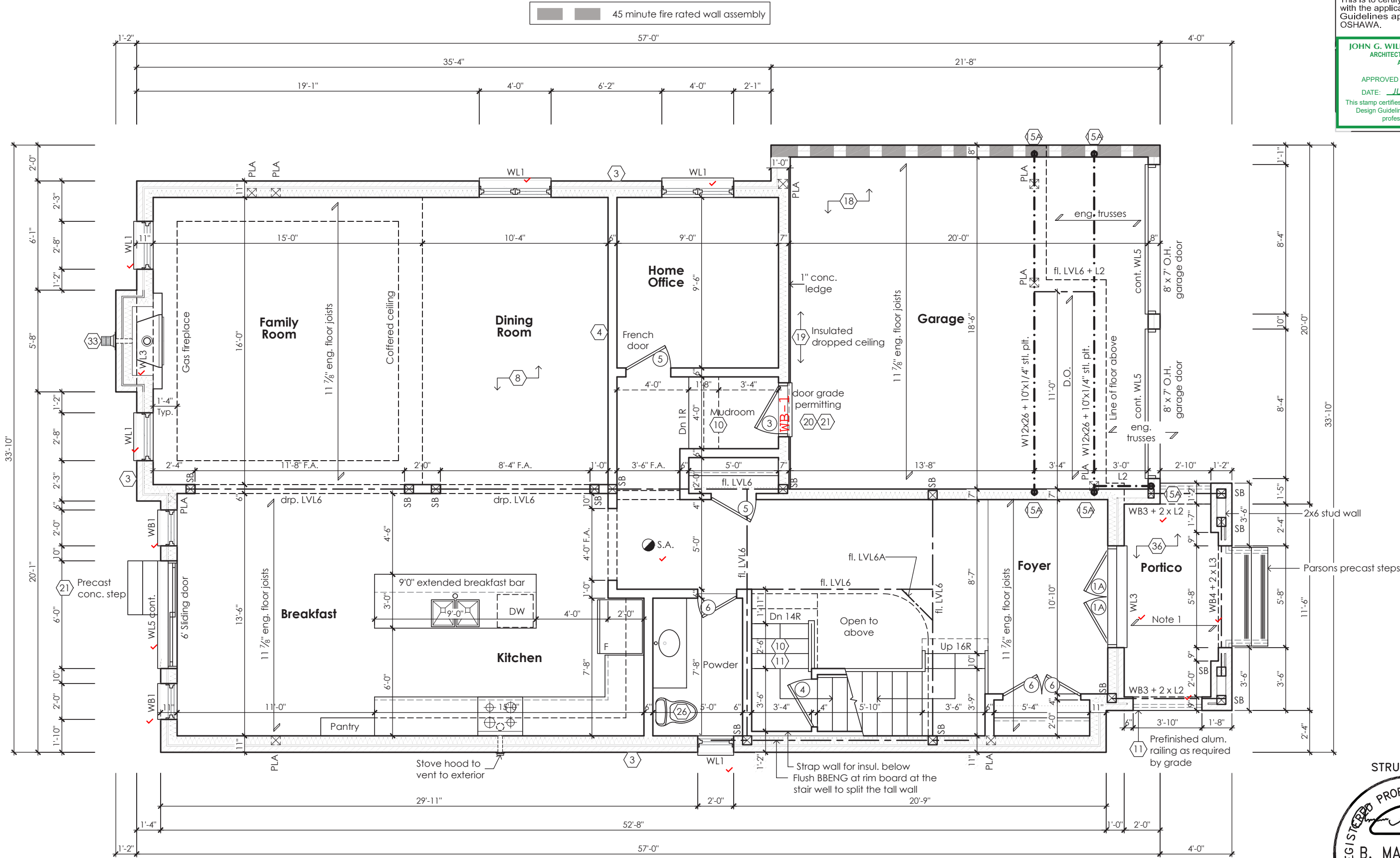
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Ground Floor Plan '2'

note 1:
flat roof framing (typ.)
2"x8" @ 12" o.c. p.t. clg. jst. w/
2"x4" @ 12" o.c. p.t. diagonally
cut cross purlins w/ 5/8" exterior
grade sheathing + single ply
roof membrane (slope to drain)

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
JUL 5 2023
PROVINCE OF ONTARIO
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Rose 3
Compliance Package A1


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project name
Zadorra Estates Inc.

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

Ground Floor Plan
Elevation 2

scale 3/16" = 1'-0"
by JM
area 3141 sq ft
date 2023-06-30
type 40' Single
project no. 22-012
sheet no. 2-2

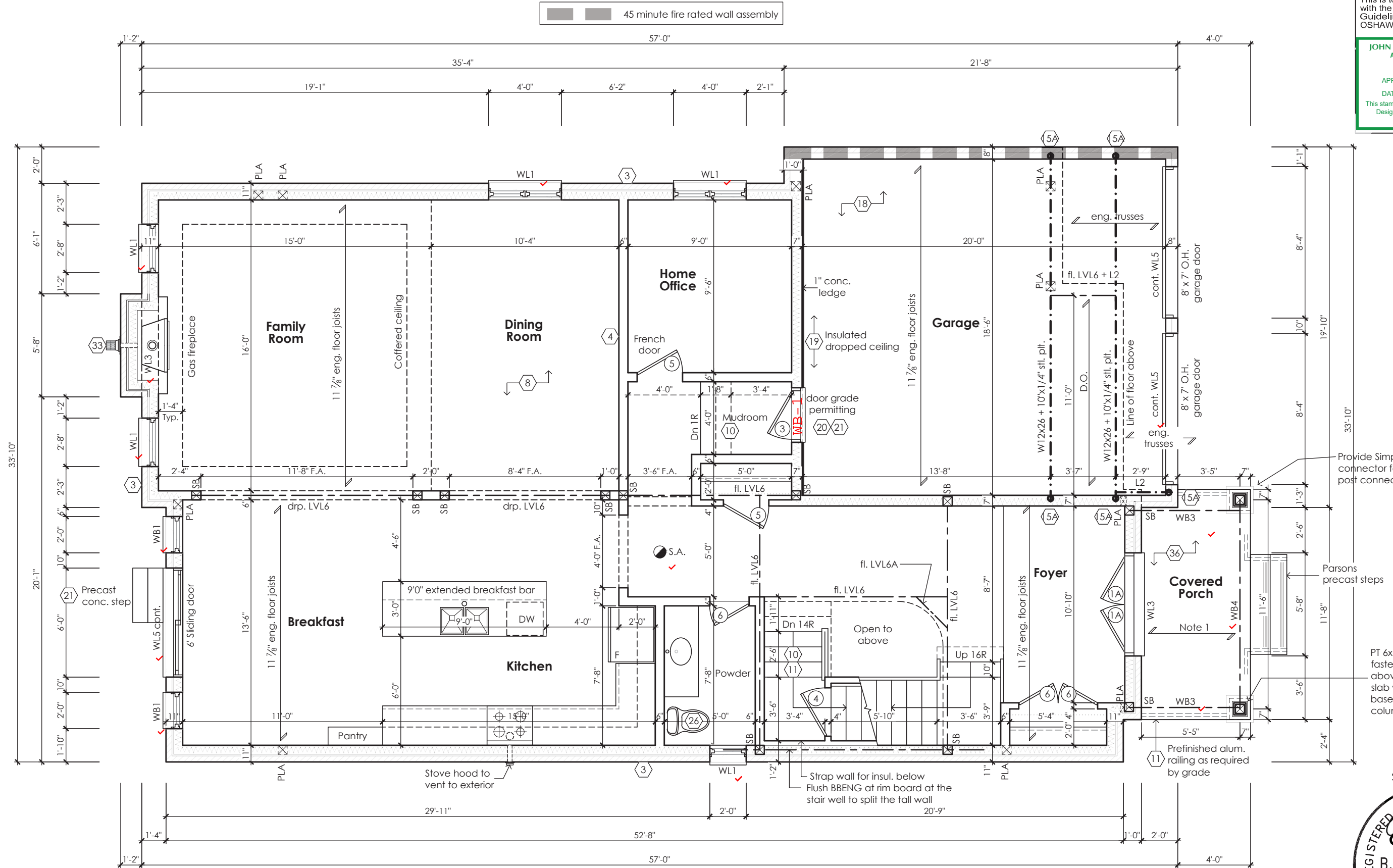
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Ground Floor Plan '3'

note 1:
flat roof framing (typ.)
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2"x4" @ 12" o.c. p.t. diagonally
cut cross purlins w/ 5/8" exterior
grade sheathing + single ply
roof membrane (slope to drain)

Provide Simpson Strong-Tie
connector for beam and
post connection, typical

Parsons
precast steps

PT 6x6 wood post full height
fastened to the roof framing
above and the to the porch
slab with a galv. metal post
base. See elevations for
column finish.

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Rose 3

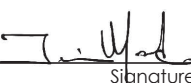
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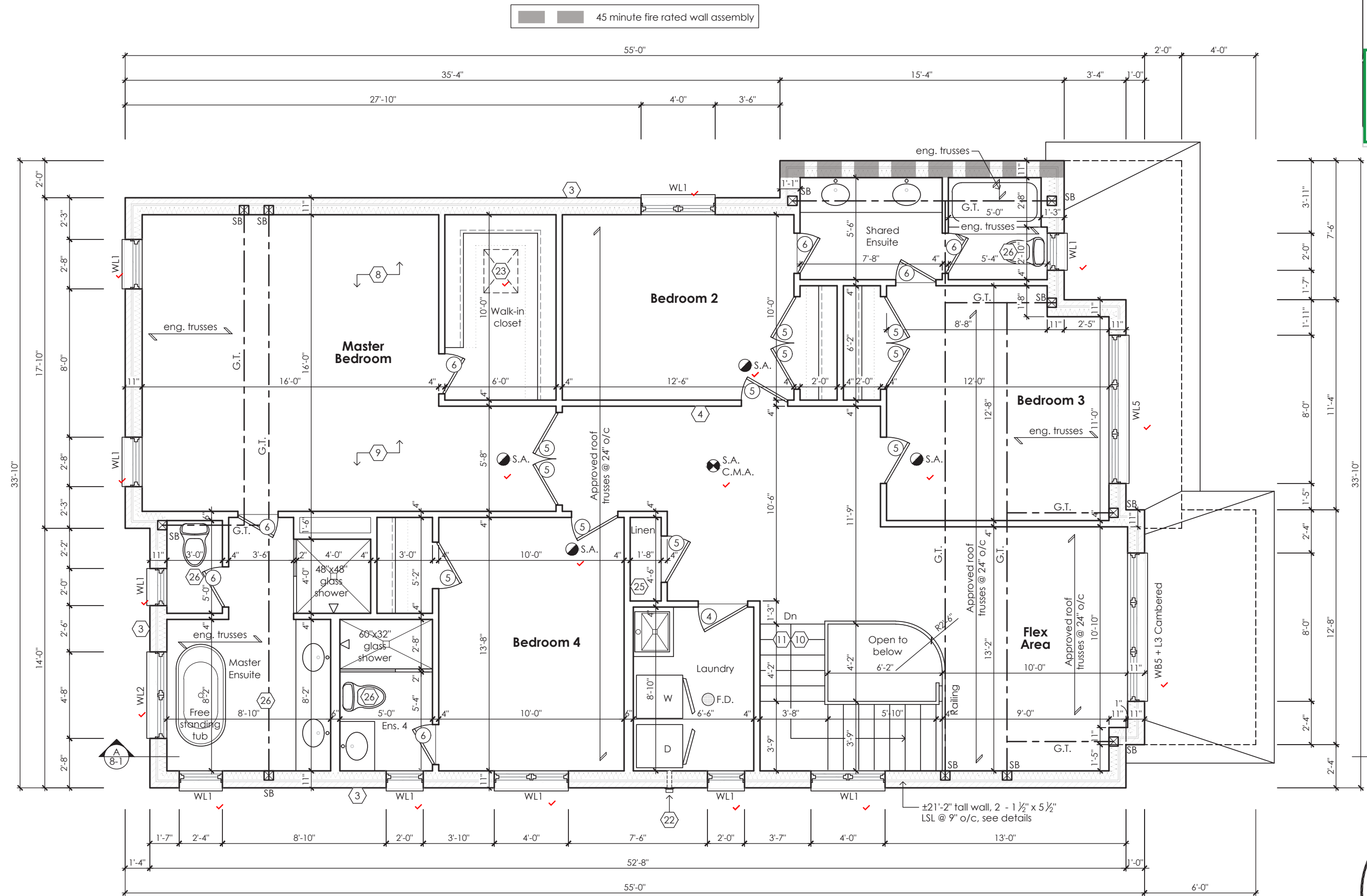



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Tel: 416-735-8190 Email: info@mackitecture.ca

Ground Floor Plan Elevation 3			
scale 3/16" = 1'-0"	by JM	area 3141 sq ft	sheet no. 2-3
date 2023-06-30	type 40' Single	project no. 22-012	


www.greenparkgroup.ca
project name
Zadorra Estates Inc.

MHP 23029



Second Floor Plan '1'

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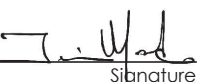
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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
JUL 5 2023
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

Rose 3
Compliance Package A1

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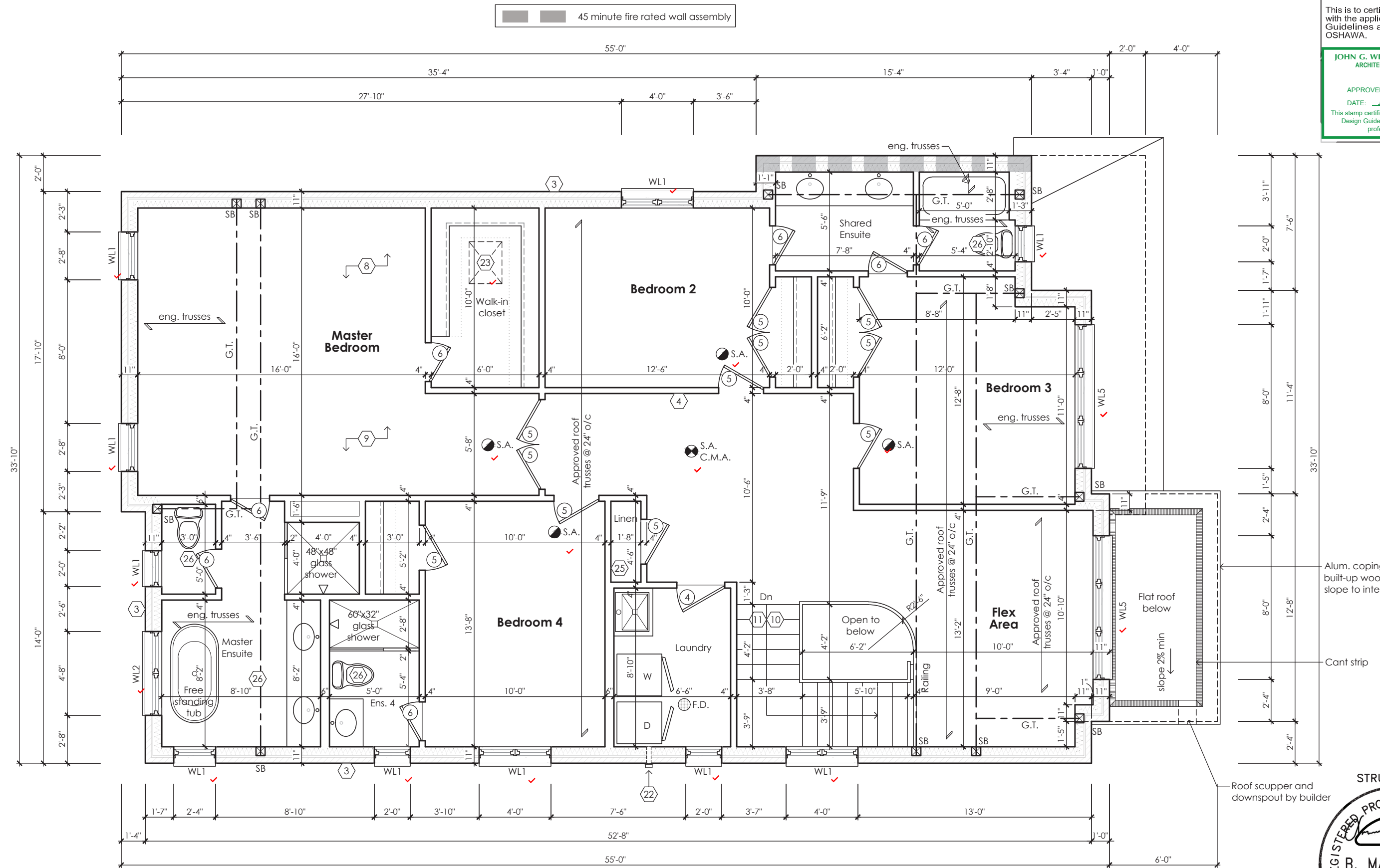
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Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

Second Floor Plan
Elevation 1
scale 3/16" = 1'-0"
by JM
area 3141 sq ft
date 2023-06-30
type 40' Single
project no. 22-012
sheet no. 3-1


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

MHP 23029



Second Floor Plan '2'

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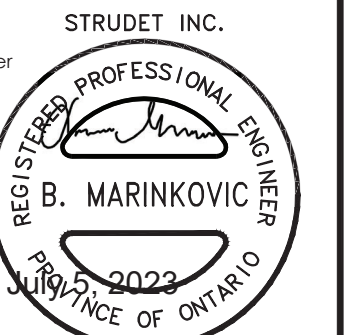
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Alum. coping on built-up wood curb, slope to interior

Cant strip

Roof scupper and downspout by builder



FOR STRUCTURE ONLY

Rose 3

Compliance Package A1

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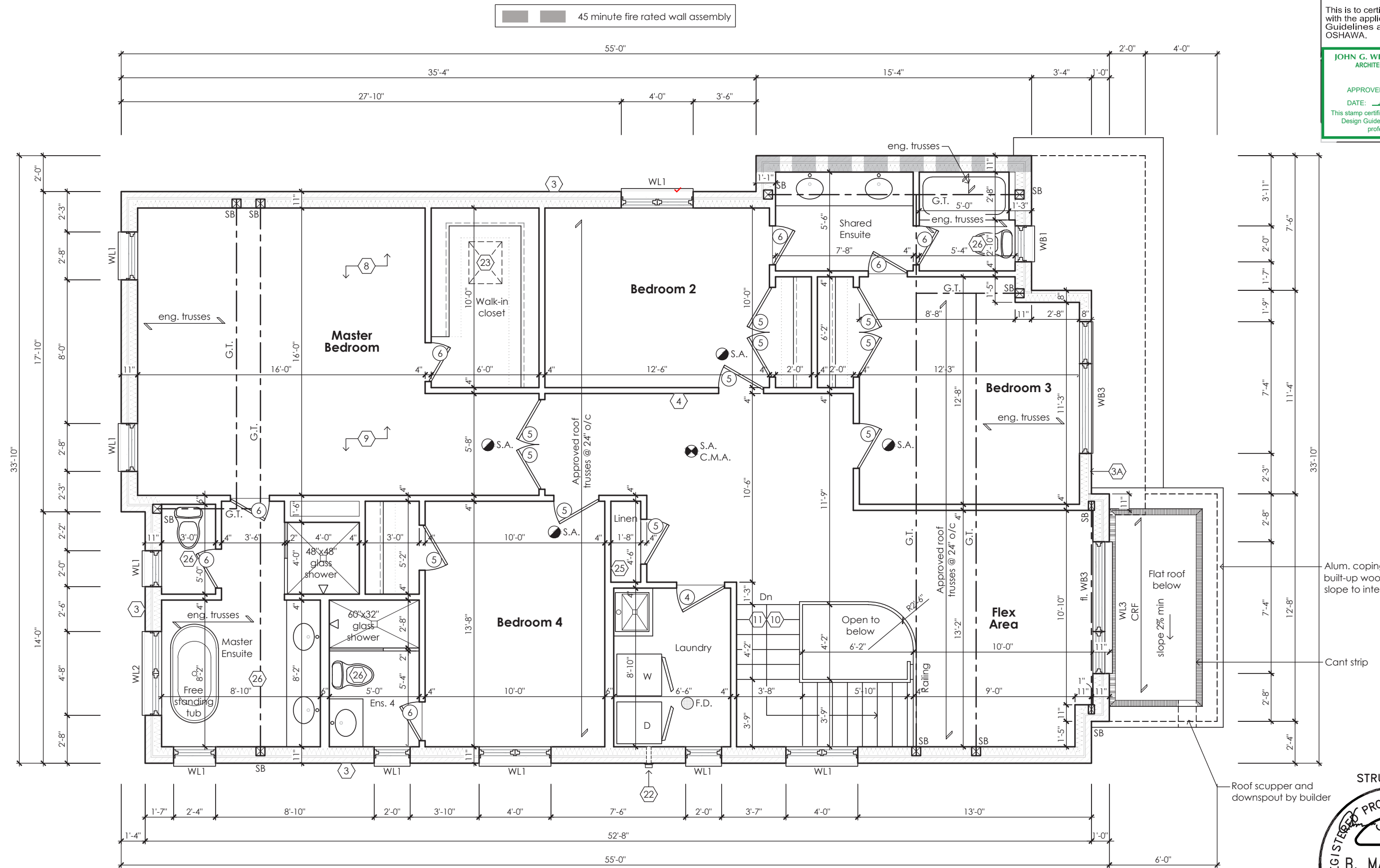
975A Elgin Street West, Suite 353
Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

title					 www.greenparkgroup.ca	
Second Floor Plan Elevation 2						
scale	by	area	sheet no.	project name		
3/16" = 1'-0"	JM	3141 sq ft	3-2			
date	type	project no.				
2023-06-30	40' Single	22-012	Zadorra Estates Inc.			



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Alum. coping on built-up wood curb, slope to interior

Cant strip

Roof scupper and downspout by builder

STRUDET INC.



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Second Floor Plan
Elevation 3

scale 3/16" = 1'-0"
by JM
area 3141 sq ft
date 2023-06-30
type 40' Single
project no. 22-012

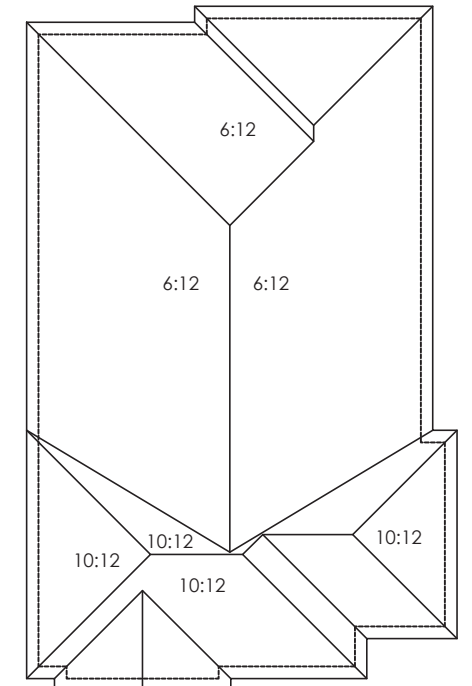
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Greenpark

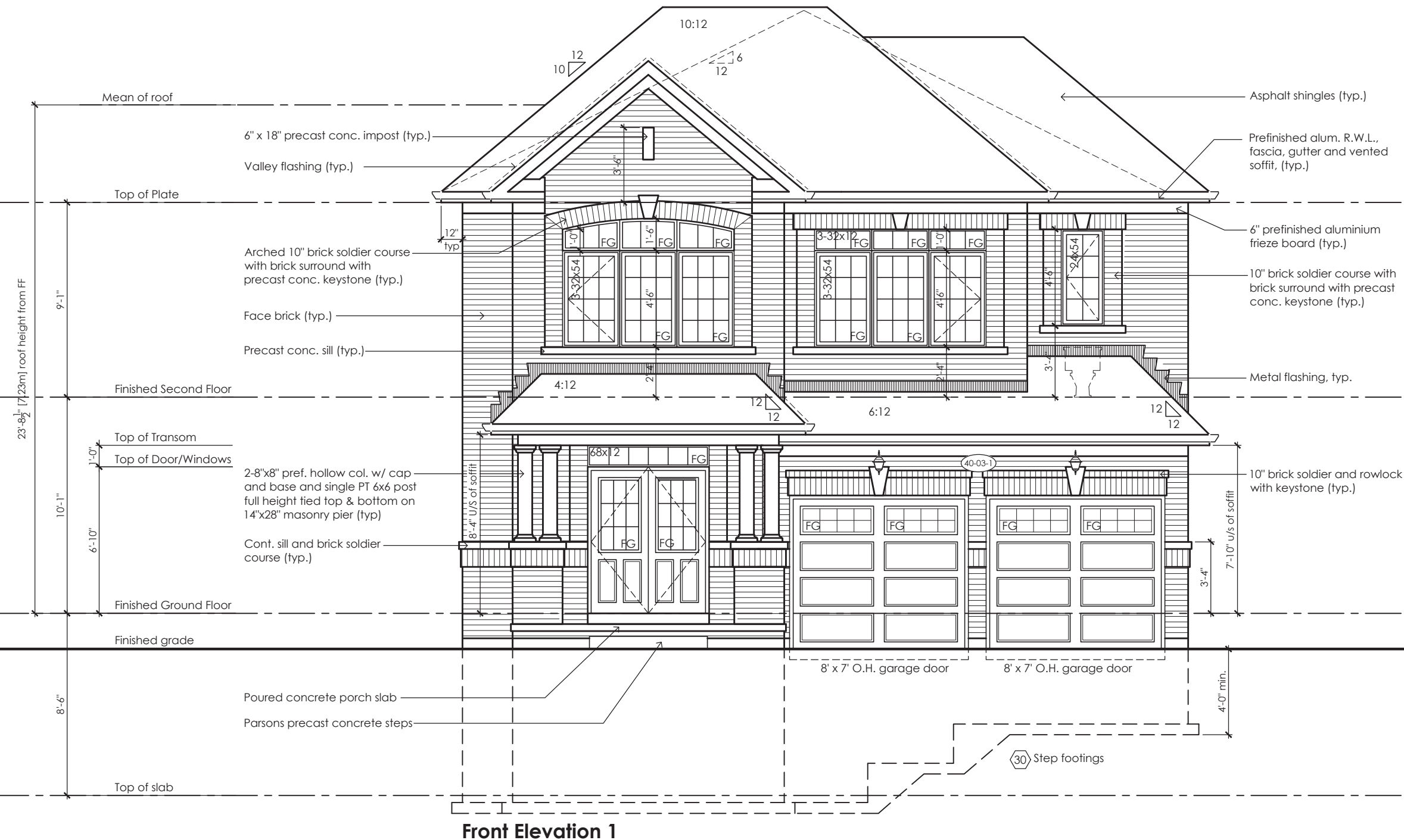
www.greenparkgroup.ca

project name

Zadorra Estates Inc.



Roof Plan '1'



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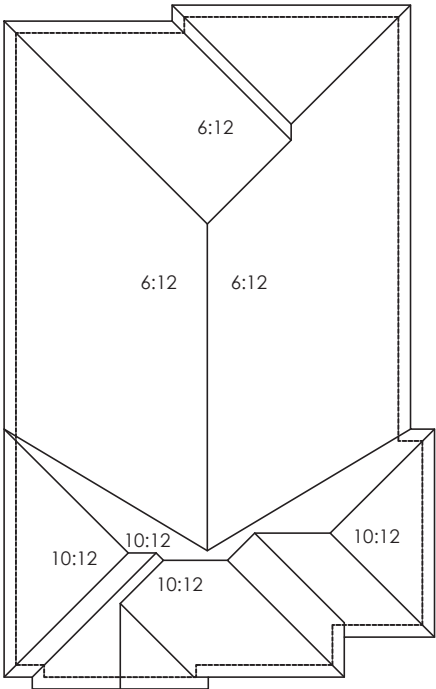
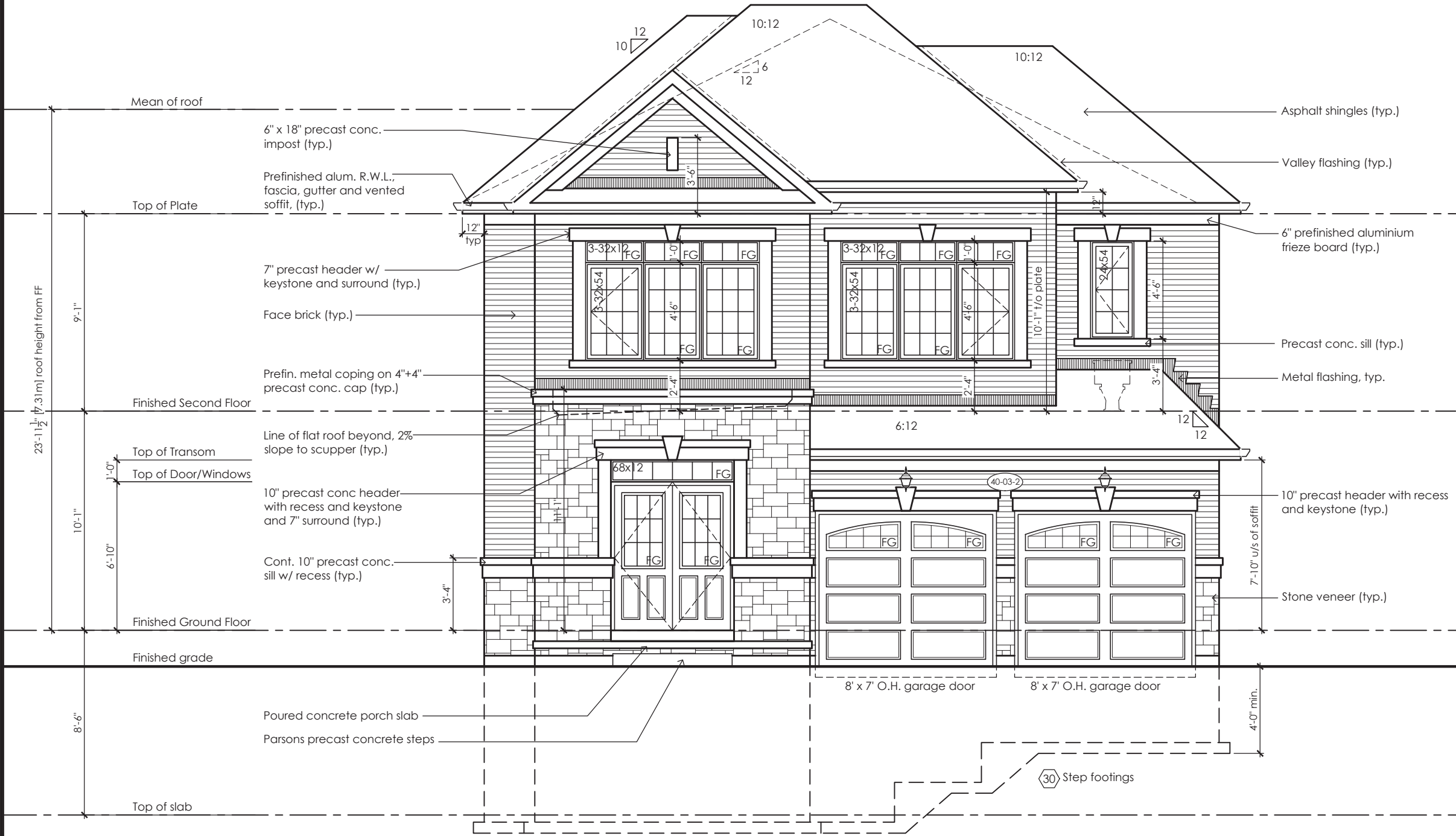


Rose 3

Compliance Package A1

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	Jamie Mack Name	35923 BCIN	 Signature		scale 3/16" = 1'-0"	by JM	area 3141 sq ft		sheet no. 4-1
	Registration Information	Mackitecture	103532		date 2023-06-30	type 40' Single	project no. 22-012		project name Zadorra Estates Inc.

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Roof Plan '2'



Inside Portico Elev. '2'

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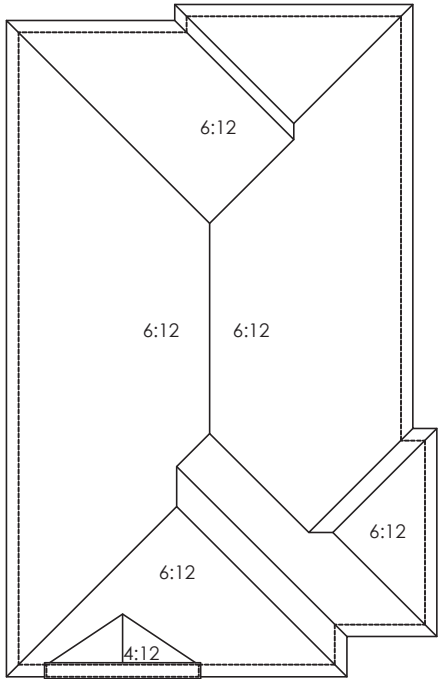
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Front Elevation
Elevation 2

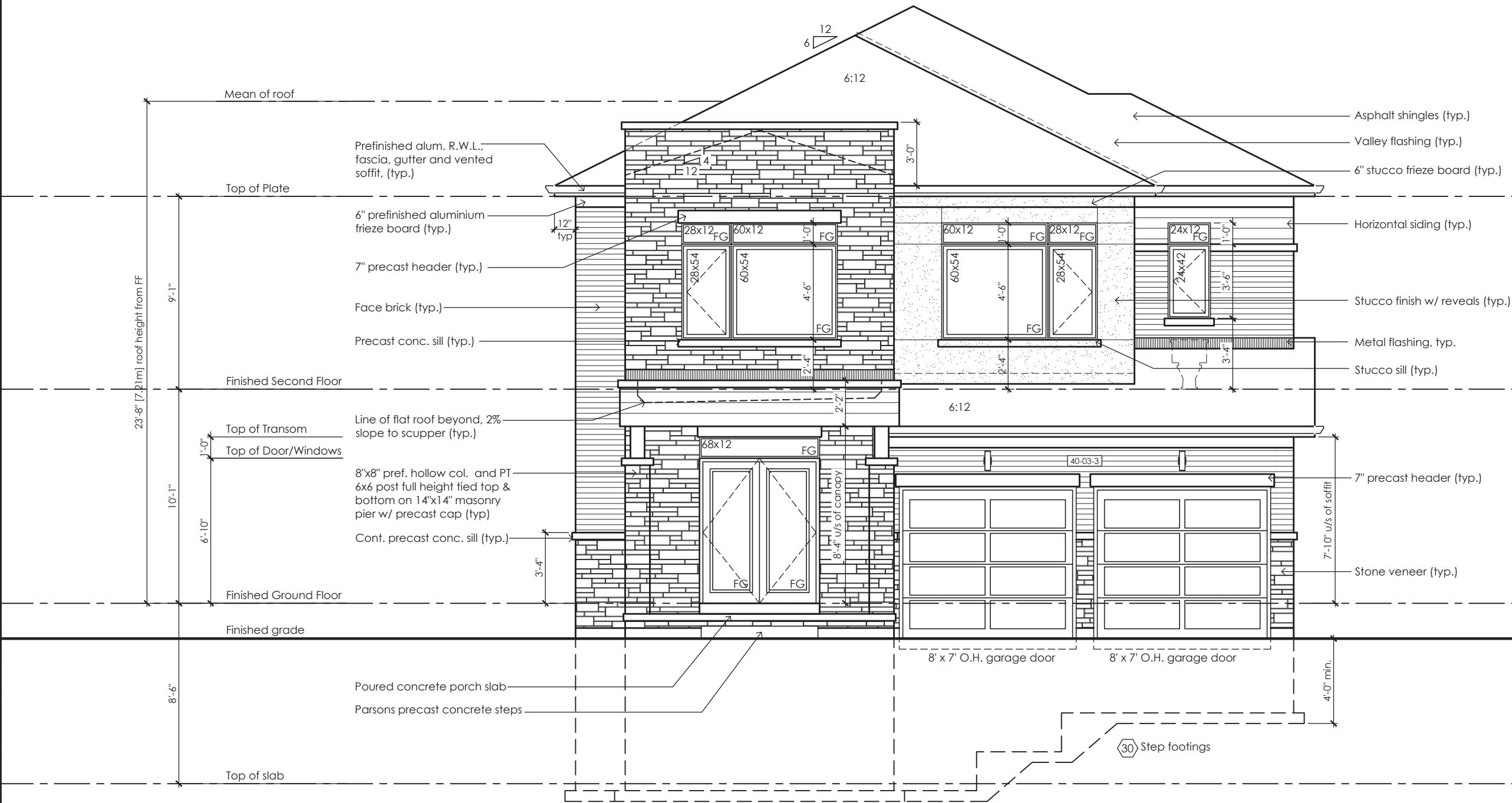
scale 3/16" = 1'-0"
date 2023-06-30
by JM
type 40' Single
area 3141 sq ft
project no. 22-012
sheet no. 4-2

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Roof Plan '3'



Front Elevation '3'

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Compliance Package A1


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Name BCIN Signature
Registration Information Mackitecture 103532



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

Front Elevation
Elevation 3

scale 3/16" = 1'-0"	by JM	area 3141 sq ft	sheet no. 4-3
date 2023-06-30	type 40' Single	project no. 22-012	

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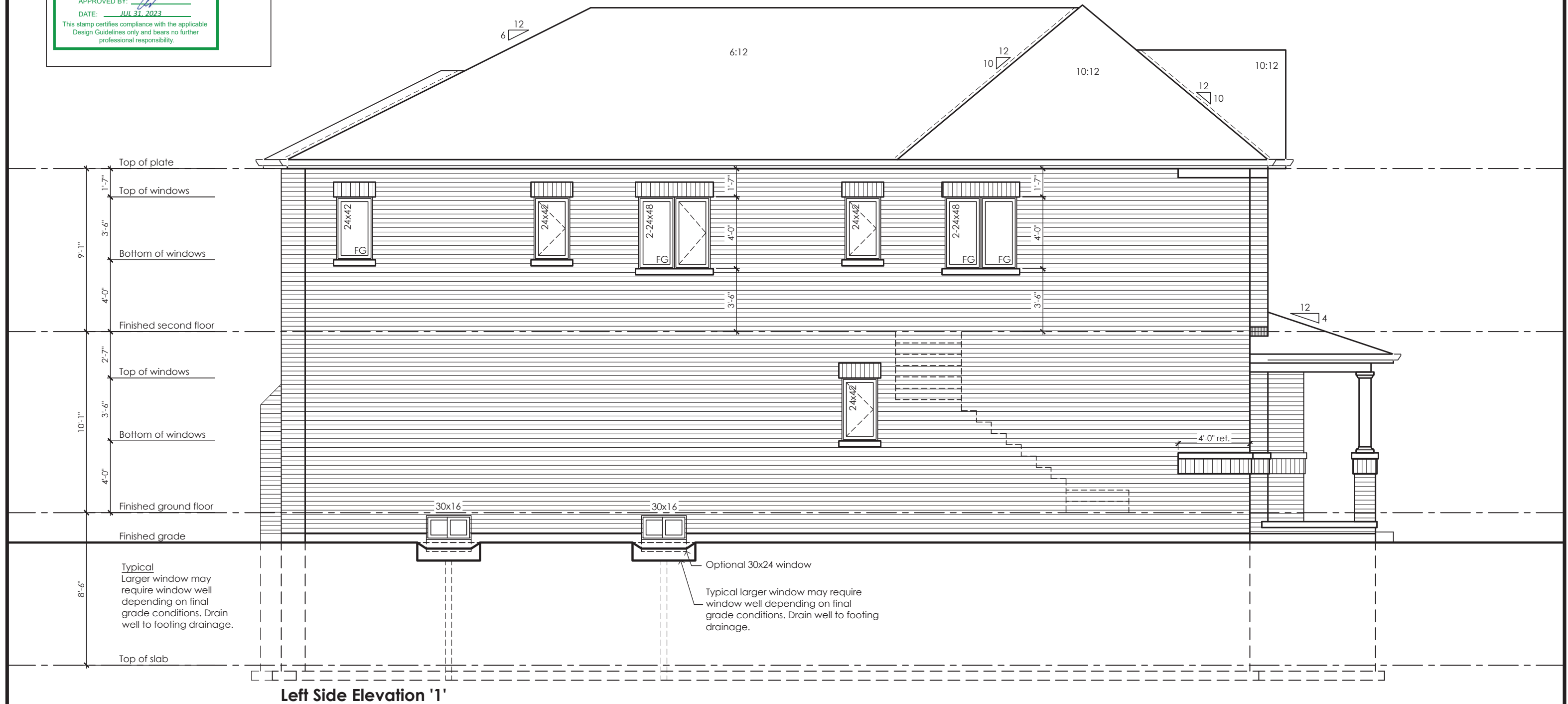
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MHP 23029

Size of openings: 7.0% (OBC 9.10.15.4.)
Limiting height: 11.7m (38'7")
Wall area: 1145.8 sq ft (106.45 sq m)
Permitted glazed openings: 7.0%, 80.2 sq ft (7.45 sq m)
Provided glazed openings: 4.1%, 47.2 sq ft (4.39 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)
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 - 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)
2 - 24,00 x 48,00: 11,78 sq ft (1,09 sq m)
2 - 24,00 x 48,00: 11,78 sq ft (1,09 sq m)



Left Side Elevation '1'

Rose 3
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

Left Side Elevation
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	JM	3141 sq ft	5-1
date	type	project no.	
2023-06-30	40' Single	22-012	

Greenpark


www.greenparkgroup.ca

project name
Zadorra Estates Inc.

CORPORATION OF THE CITY OF OSHAWA
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OF PERMIT PLANS
Nov 22 2023

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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: 
DATE: JUL 31, 2023
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

MHP 23029

Glazed Openings Calculation (OBC 9.10.15.4.)
Roofing area: 117.23 sq ft (108.91 sq m)
Wall area: 117.23 sq ft (108.91 sq m)
Permitted glazed openings: 7.0%, 82.1 sq ft (7.62 sq m)
Provided glazed openings: 4.0%, 47.2 sq ft (4.39 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)
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 - 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)
2 - 24,00 x 48,00: 11.78 sq ft (1.09 sq m)
2 - 24,00 x 48,00: 11.78 sq ft (1.09 sq m)



Left Side Elevation '2'

Rose 3
Compliance Package A1

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Qualification Information
Jamie Mack 35923
Name BCIN
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

Left Side Elevation Elevation 2			
scale 3/16" = 1'-0"	by JM	area 3141 sq ft	sheet no. 5-2
date 2023-06-30	type 40' Single	project no. 22-012	


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: 1171.1 sq ft (108.80 sq m)
Permitted glazed openings: 7.0%, 82.0 sq ft (7.62 sq m)
Provided glazed openings: 4.0%, 47.2 sq ft (4.39 sq m) ✓
Summary
Areas calculated with a frame offset of 2,25"

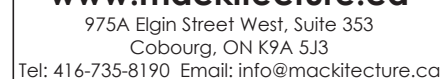
2 - 15, 00 x 16, 00:	1, 68 sq ft (0, 16 sq m)
2 - 15, 00 x 16, 00:	1, 68 sq ft (0, 16 sq m)
1 - 24, 00 x 42, 00:	5, 08 sq ft (0, 47 sq m)
1 - 24, 00 x 42, 00:	5, 08 sq ft (0, 47 sq m)
1 - 24, 00 x 42, 00:	5, 08 sq ft (0, 47 sq m)
1 - 24, 00 x 42, 00:	5, 08 sq ft (0, 47 sq m)
2 - 24, 00 x 48, 00:	11, 78 sq ft (1, 09 sq m)
2 - 24, 00 x 48, 00:	11, 78 sq ft (1, 09 sq m)



Zadorra Estates Inc.

scale 3/16" = 1'-0"	by JM	area 3141 sq ft	sheet no. 5-3
date 2023-06-30	type 40' Single	project no. 22-012	

103532



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

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

APPROVED BY: _____
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: 1164.8 sq ft (108.22 sq m)
 Permitted glazed openings: 7.0%, 81.5 sq ft (7.58 sq m)
 Provided glazed openings: 4.0%, 46.8 sq ft (4.35 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)
2 - 24.00 x 48.00:	11.78 sq ft (1.09 sq m)
2 - 24.00 x 66.00:	16.66 sq ft (1.55 sq m)
2 - 24.00 x 66.00:	16.66 sq ft (1.55 sq m)

45 Minute Fire Rated Wall Assemblies (refer to MMAH SB-2 Section 2.3.)
For exposing building face with a limiting distance less than 1.2m (3'-11")

Provide 12.7mm (1/2") type "x" gypsum board installed so that all edges are supported, taped and filled. Space between wood studs to be filled with preformed mineral fibre insulation with a mass of not less than 1.22 kg / sq m

At the rim joist provide 15.9mm (5/8") type "x" gypsum board between the floor joist and rim joist or continuously along the rim joist when the floor joists are parallel to the rim joist.



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.

Qualification Information

35923

Registration Information

Mackitecture

103532



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

Right Side Elevation Elevation 1

sheet no.

project no.	22-012
-------------	--------

6-1



project name

Zadorra Estates Inc.

It is the builder's responsibility to ensure that all plans comply with the Architectural Design Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

APPROVED BY: 
DATE: JUL 31, 2023

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MHP 23029

Permitted openings: 7.0%, 81.5 sq ft (7.58 sq m)
Limiting distance: 3'-11" (1.20m)
Wall area: 1164.8 sq ft (108.22 sq m)
Permitted glazed openings: 7.0%, 81.5 sq ft (7.58 sq m)
Provided glazed openings: 4.0%, 46.8 sq ft (4.35 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)
2 - 24,00 x 48,00: 11,78 sq ft (1,09 sq m)
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)

For Garage Wall Only

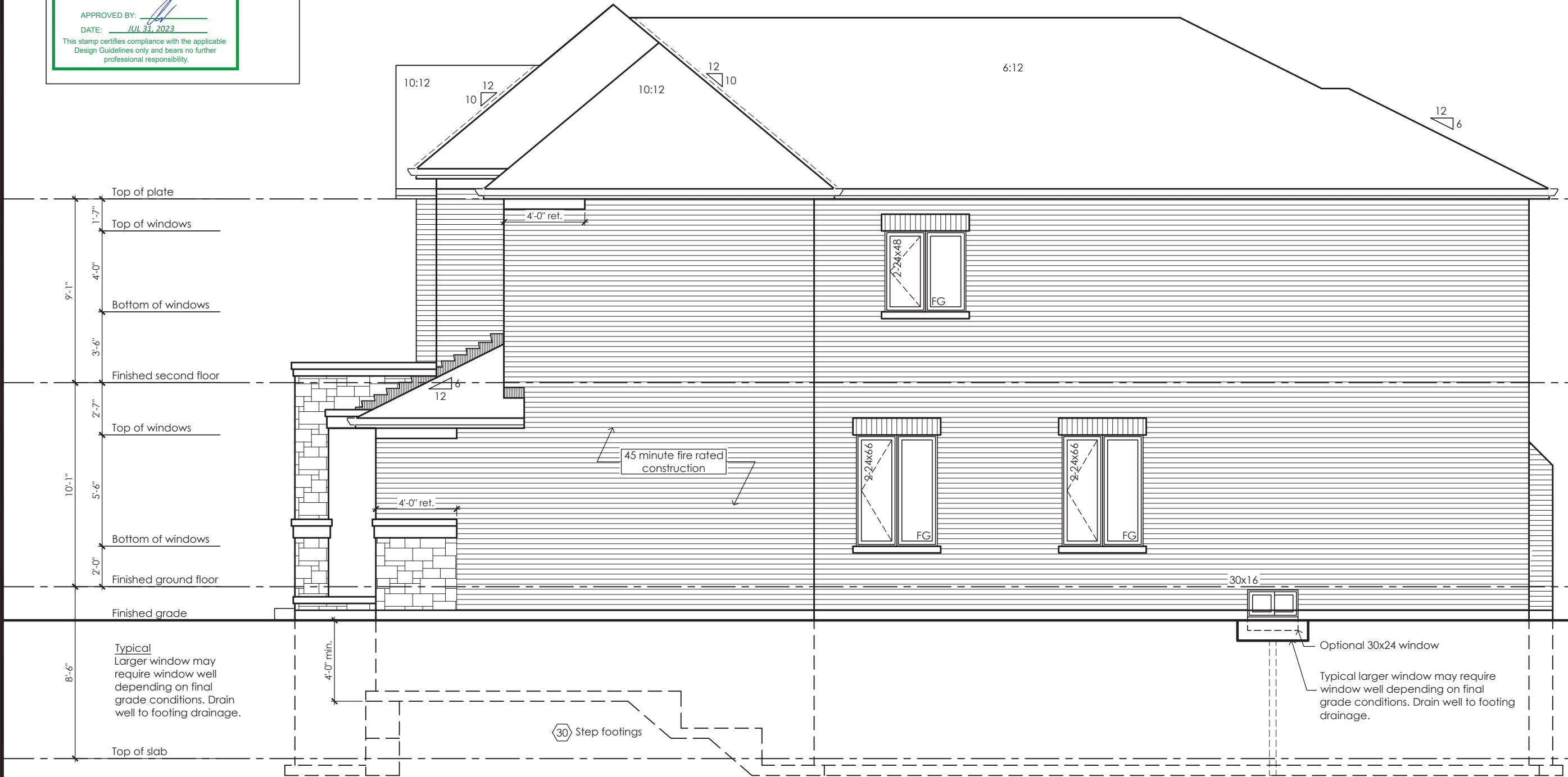
45 Minute Fire Rated Wall Assemblies (refer to MMAH SB-2 Section 2.3.)
For exposing building face with a limiting distance less than 1.2m (3'-11")

Stud Wall with Brick Veneer

Provide 12.7mm (1/2") type "x" gypsum board installed so that all edges are supported, taped and filled. Space between wood studs to be filled with preformed mineral fibre insulation with a mass of not less than 1.22 kg / sq m

Rim Joist

At the rim joist provide 15.9mm (5/8") type "x" gypsum board between the floor joist and rim joist or continuously along the rim joist when the floor joists are parallel to the rim joist.



Right Side Elevation '2'

Rose 3
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

Right Side Elevation Elevation 2				
scale	by	area	sheet no.	6-2
3/16" = 1'-0"	JM	3141 sq ft		
date	type	project no.		
2023-06-30	40' Single	22-012		


www.greenparkgroup.ca
project name
Zadorra Estates Inc.

CORPORATION OF THE CITY OF OSHAWA
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: JUL 31, 2023
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MHP 23029

Glazed Openings Calculation (OBC 9.10.15.4.)
Limiting distance: 3'-11" (1.20m)
Wall area: 1164.8 sq ft (108.22 sq m)
Permitted glazed openings: 7.0%, 81.5 sq ft (7.58 sq m)
Provided glazed openings: 4.0%, 46.8 sq ft (4.35 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)
2 - 24,00 x 48,00: 11,78 sq ft (1,09 sq m)
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)

For Garage Wall Only

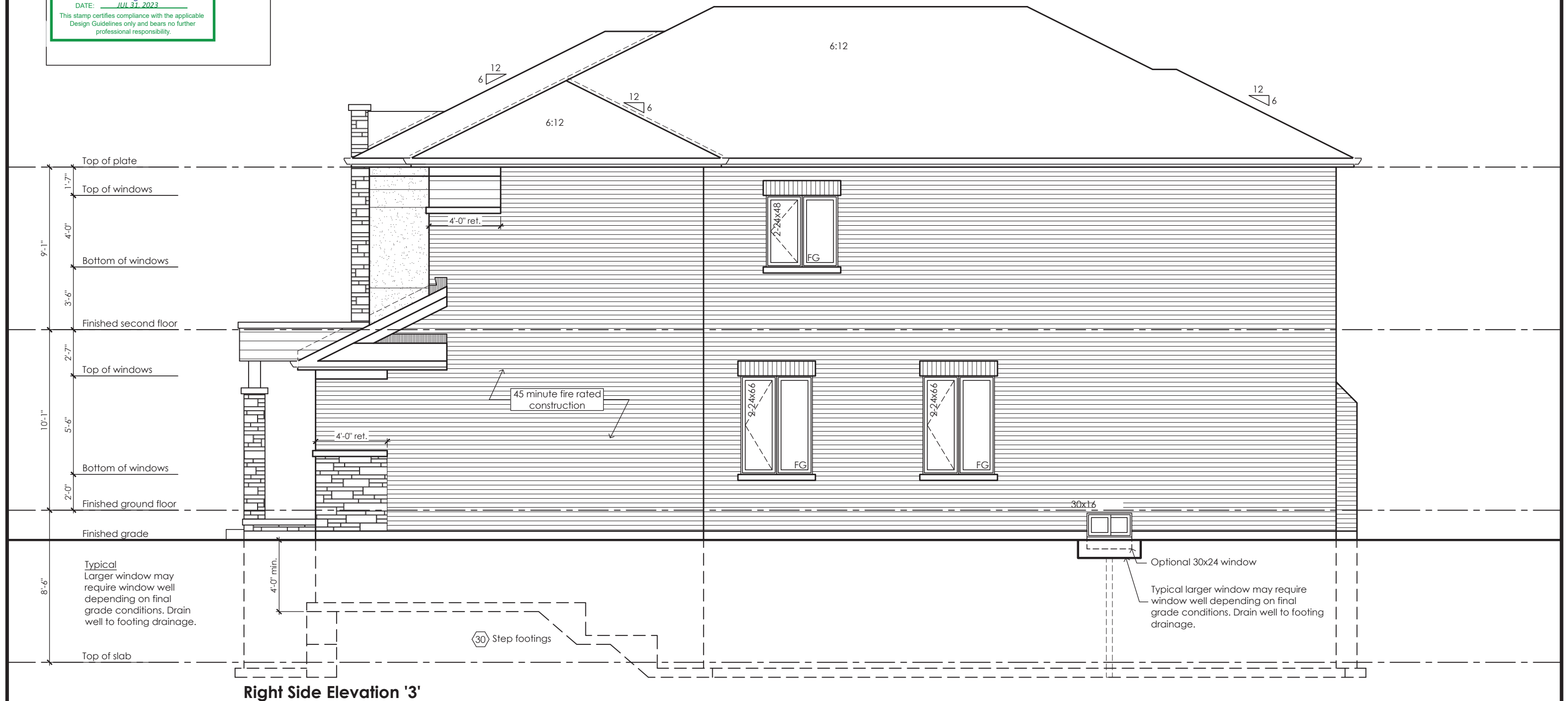
45 Minute Fire Rated Wall Assemblies (refer to MMAH SB-2 Section 2.3.)
For exposing building face with a limiting distance less than 1.2m (3'-11")

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Provide 12.7mm (1/2") type "x" gypsum board installed so that all edges are supported, taped and filled. Space between wood studs to be filled with preformed mineral fibre insulation with a mass of not less than 1.22 kg / sq m

Rim Joist

At the rim joist provide 15.9mm (5/8") type "x" gypsum board between the floor joist and rim joist or continuously along the rim joist when the floor joists are parallel to the rim joist.



Right Side Elevation '3'

Rose 3
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

title

Right Side Elevation Elevation 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	3141 sq ft	6-3
date	type	project no.	
2023-06-30	40' Single	22-012	

 **Greenpark**

www.greenparkgroup.ca

project name

Zadorra Estates Inc.

CORPORATION OF THE CITY OF OSHAWA
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OF PERMIT PLANS
Nov 22 2023

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: JUL 31 2023
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MHP 23029



Rear Elevation '1'

Rose 3
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

title			
Rear Elevation Elevation 1			
scale	by	area	sheet no.
3/16" = 1'-0"	JM	3141 sq ft	7-1
date	type	project no.	
2023-06-30	40' Single	22-012	


www.greenparkgroup.ca

project name

Zadorra Estates Inc.

CORPORATION OF THE CITY OF OSHAWA
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: JUL 31, 2023
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MHP 23029



Rear Elevation '2'

Rose 3
Compliance Package A1

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	<div><div>scale</div><div>3/16" = 1'-0"</div></div> <div><div>date</div><div>2023-06-30</div></div> <div><div>by</div><div>JM</div><div>type</div><div>40' Single</div></div> <div><div>area</div><div>-</div><div>project no.</div><div>22-012</div></div> <div><div>sheet no.</div><div>7-2</div></div>						

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
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MHP 23029



Rear Elevation '3'

Rose 3
Compliance Package A1

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	Jamie Mack Name	35923 BCIN		 Signature	scale 3/16" = 1'-0"	by JM	area -		sheet no. 7-3
	Registration Information	Mackitecture		103532	date 2023-06-30	type 40' Single	project no. 22-012		

MHP 23029

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: JUL 31 2023
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Rear Upgrade Elevation '1'

Rose 3

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

Rear Upgrade Elevation Elevation 1			
scale 3/16" = 1'-0"	by JM	area 3141 sq ft	sheet no. 7-1A
date 2023-06-30	type 40' Single	project no. 22-012	


Greenpark


www.greenparkgroup.ca

project name
Zadorra Estates Inc.

MHP 23029

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



Rear Upgrade Elevation '2'

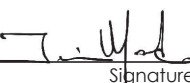
Rose 3
Compliance Package A1

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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

Rear Upgrade Elevation Elevation 2			
scale 3/16" = 1'-0"	by JM	area 3141 sq ft	sheet no. 7-2A
date 2023-06-30	type 40' Single	project no. 22-012	


www.greenparkgroup.ca
project name
Zadorra Estates Inc.

MHP 23029

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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 Upgrade Elevation '3'

Rose 3
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		 www.mackitECTURE.ca 975A Elgin Street West, Suite 353 Cobourg, ON K9A 5J3 Tel: 416-735-8190 Email: info@mackitECTURE.ca	title Rear Upgrade Elevation Elevation 3		 www.greenparkgroup.ca
	Jamie Mack Name Registration Information	35923 BCIN MackitECTURE		scale 3/16" = 1'-0"	by JM	



Rose 3

Compliance Package A1

Zadorra Estates Inc.

SB-12 Calculations
Rose 3 - Deck Condition

Elevation	Wall Area	Window Area	Percentage
Front	0.0 sq ft (0.0 sq m)	0.0 sq ft (0.0 sq m)	0.00%
Left side	1145.8 sq ft (106.5 sq m)	47.2 sq ft (4.4 sq m)	4.12%
Right side	1164.8 sq ft (108.2 sq m)	46.8 sq ft (4.3 sq m)	4.02%
Rear	795.1 sq ft (73.9 sq m)	111.9 sq ft (10.4 sq m)	14.08%
Total	3105.8 sq ft (288.5 sq m)	205.9 sq ft (19.1 sq m)	6.63%

MHP 23029

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JOHN G. WILLIAMS LTD., ARCHITECT
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AND APPROVAL
APPROVED BY: 
DATE: JUL 31 2023
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Rear Elevation '1', '2' & '3'
Deck Condition

Rose 3

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

Deck Elevation
Elevations 1, 2 and 3

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



www.greenparkgroup.ca

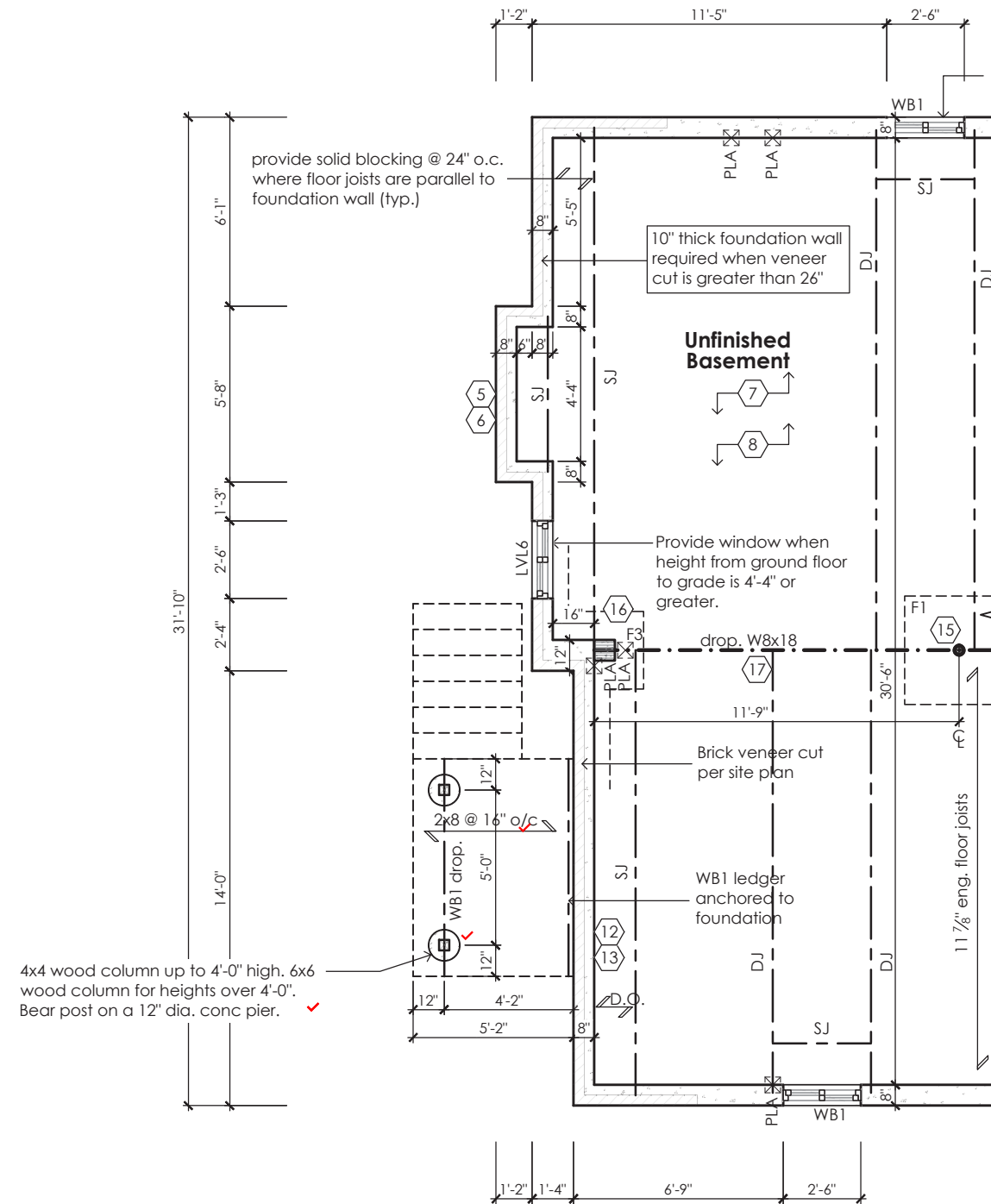
project name
Zadorra Estates Inc.

MHP 23029

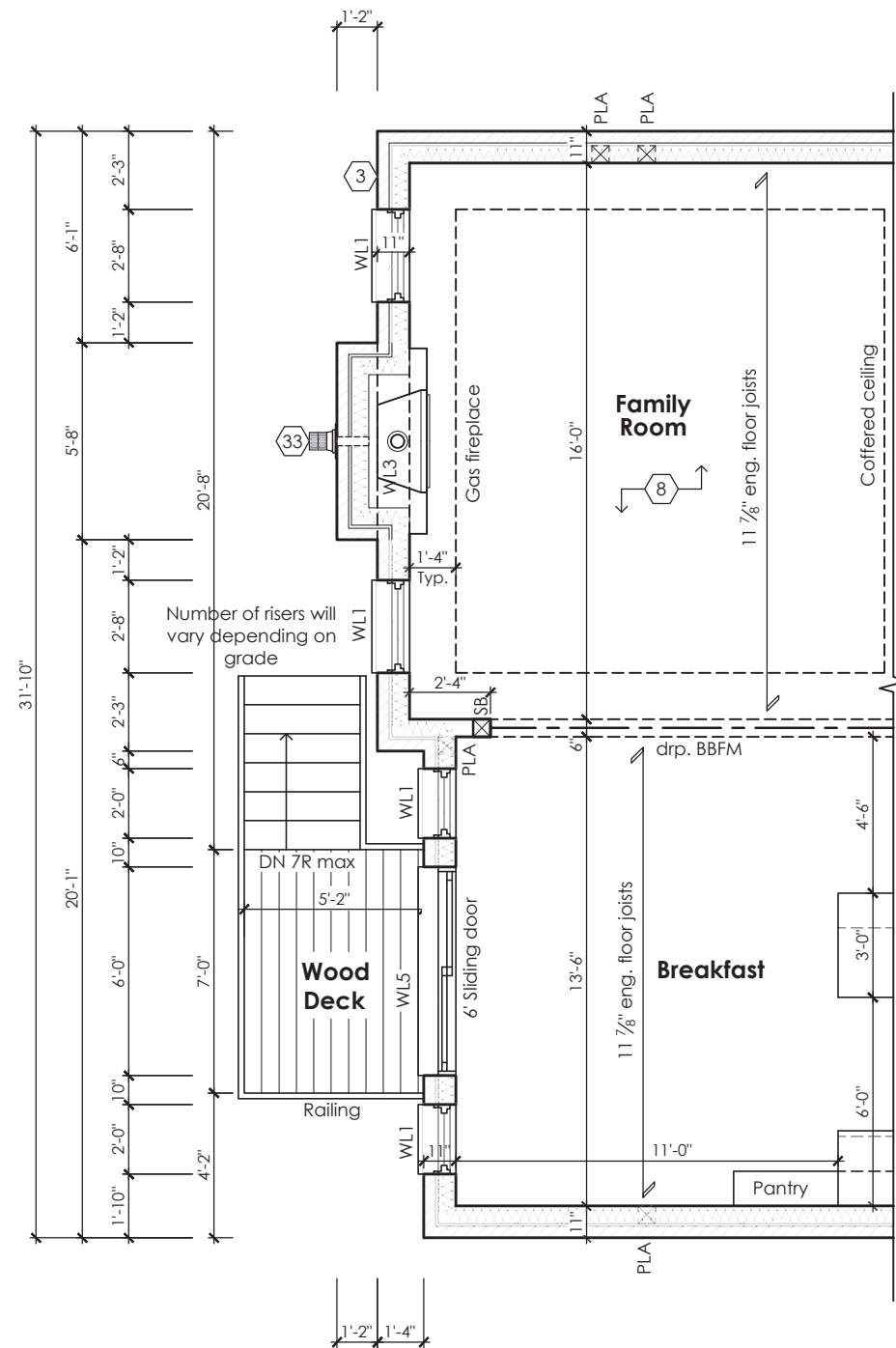
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: 
DATE: JUL 31, 2023
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



Partial Basement Plan For Deck Condition
Elevation '1', '2' and '3'
7R Max



Partial Ground Floor Plan For Deck Condition
Elevation '1', '2' and '3'

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

Rose 3
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

Deck Plans
Elevations 1, 2 and 3
scale **3/16" = 1'-0"** by **JM** area **-** sheet no. **9-2**
date **2023-06-30** type **40' Single** project no. **22-012**


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

SB-12 Calculations

Rose 3 - Walkout Condition


MHP 23029

Elevation	Wall Area	Window Area	Percentage
Front	0.0 sq ft (0.0 sq m)	0.0 sq ft (0.0 sq m)	0.00%
Left side	1145.8 sq ft (106.5 sq m)	47.2 sq ft (4.4 sq m)	4.12%
Right side	1164.8 sq ft (108.2 sq m)	46.8 sq ft (4.3 sq m)	4.02%
Rear	953.0 sq ft (88.5 sq m)	161.1 sq ft (15.0 sq m)	16.91%
Total	3263.6 sq ft (303.2 sq m)	255.1 sq ft (23.7 sq m)	7.82%

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

APPROVED BY: 
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Rear Elevation '1', '2' and '3'
Walkout Condition

Rose 3

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

Walkout Basement Elevation
Elevations 1, 2 and 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	10-1
date	type	project no.	
2023-06-30	40' Single	22-012	

Greenpark

www.greenparkgroup.ca

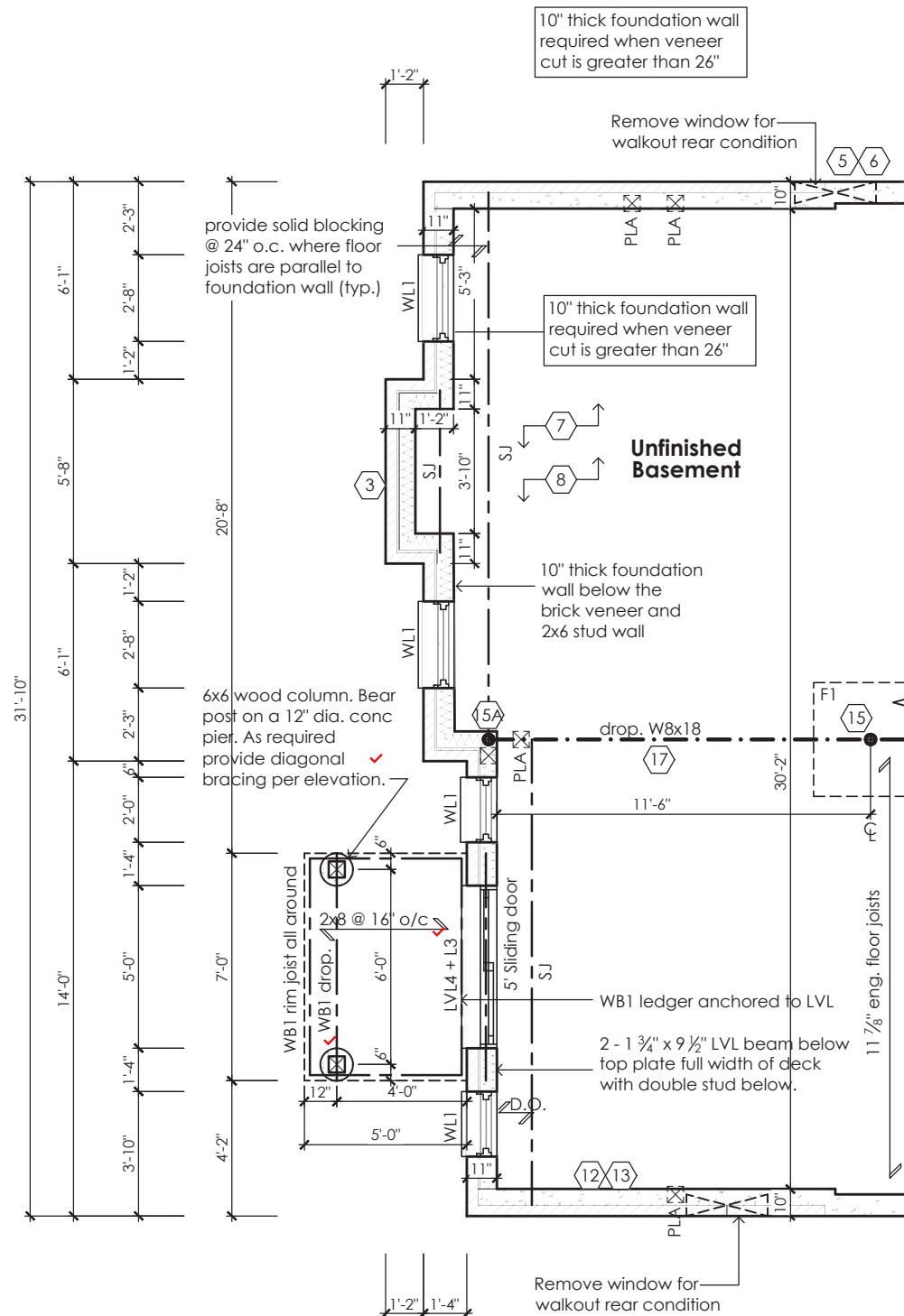
project name
Zadorra Estates Inc.

MHP 23029

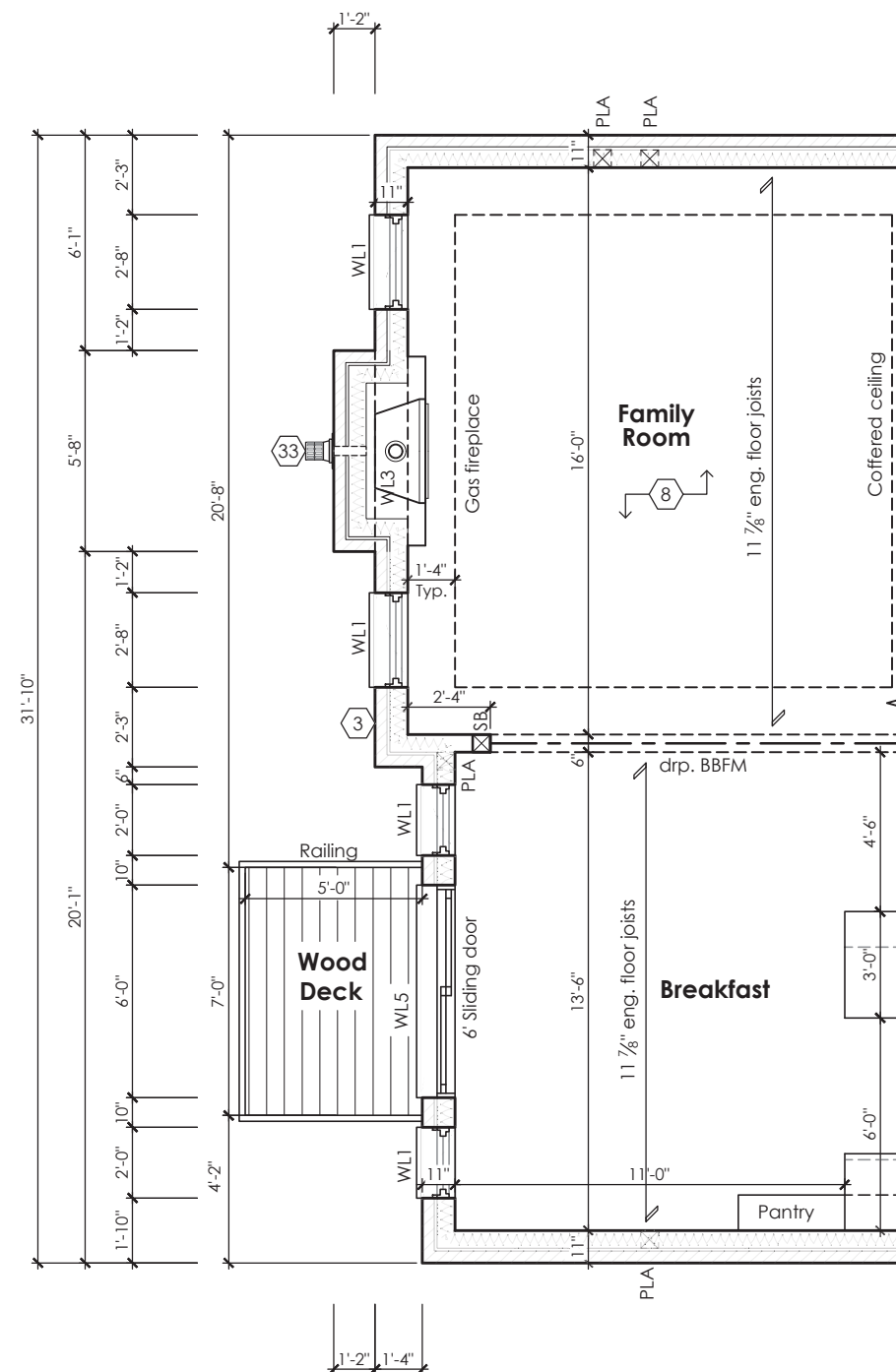
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: JUL 31, 2023
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Partial Basement Plan For Walkout Condition
Elevation '1', '2' and '3'



Partial Ground Floor Plan For Walkout Condition
Elevation '1', '2' and '3'

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
JULY 5, 2023
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Rose 3
Compliance Package A1

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title
**Walkout Basement Plans
Elevations 1, 2 and 3**
scale **3/16" = 1'-0"**
date **2023-06-30**
by **JM**
type **40' Single**
area **-**
project no. **22-012**
sheet no. **10-2**


www.greenparkgroup.ca
project name
Zadorra Estates Inc.