

BUILDING PERMIT COVER PAGE

MHP 23027 Development Services Department **Building Permit and Inspection Services**

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

SOIL CONDITIONS

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

THE PERMIT PLANS HAVE BEEN **ANY FUTURE CHANGES WILL REQUIRE A SEPARATE BUILDING PERMIT**

PLUMBING INSTALLATIONS

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

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

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

FUTURE ALTERATIONS

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

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

NOTE:

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

MHP CERTIFICATION

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

AS BUILT SURVEY

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

IMPORTANT NOTE

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

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



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

OBC 9.10.14.5 - CLADDING

CLADDING ON THE EXPOSING BUILDING FACE IS PERMITTED TO BE VINYL WHEN WITHIN 600mm OF PROPERTY LINE, PROVIDED THAT THE VINYL CONFORMS TO OBC DIV. B. 9.27.13, IS INSTALLED OVER SHEATHING PAPER AND12.7mm DRYWALL, HAS A FLAME SPREAD RATING NOT GREATER THAN 25, AND IS NOT MORE THAN 2mm THICK AND THE ENTIRE EXTERIOR WALL HAS A MINIMUM FIRE RESISTANCE RATING OF 3/2 HOURS

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

BEDROOM WINDOWS

(1) EVERY FLOOR LEVEL CONTAINING BEDROOMS IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS, AND EACH SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35M2 (3.8 SQ.FT.) WITH NO DIMENSION LESS THAN 380 MM (15 IN).

(2) EXCEPT FOR BASEMENT AREAS. THE WINDOW DESCRIBED IN SENTENCE (1) SHALL HAVE A MAXIMUM SILL HEIGHT OF 1M (3 FT 3 IN) ABOVE THE FLOOR. (3) WHEN SLIDING WINDOWS ARE USED, THE MINIMUM DIMENSION DESCRIBED IN SENTENCE (1) SHALL APPLY TO THE OPENABLE PORTION OF THE WINDOW.

PREFABRICATED WOOD TRUSSES

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

ROOF CEILING INSULATION

ROOF FRAMING OR TRUSS HEEL JOINT MUST PERMIT SUFFICIENT SPACE FOR THE EXTENSION OF THE ROOF-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

900mm (35")

OBC 9.26.4.1. FLASHING REQUIRED AT ALL **ROOF-WALL JUNCTIONS**

ATTIC HATCHES SHALL NOT BE

LESS THAN 550mm (21 5") BY

INTERIOR FINISH OF EXITS

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

INTERIOR FINISH (EXCEPT EXITS)

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

DIV.B. 9.10.14.1 EXPOSING BUILDING FACE OF HOUSES

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

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

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 F AND SHALL BE FITTED WITH AN APPROVED SELF CLOSING DEVICE

STAIR TYPE	MAX. RISE, mm, ALL STEPS	MINL 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)	
NOTE: THE CURVED EDGES OF TREADS SHALL NOT REDUCE THE REQUIRED TREAD DEPTH BY MORE THAN 15mm AND SHALL NOT EXCEED 25mm HORIZONTALLY.			DEPTH			

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

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

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

2012 Code

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

(2) In dwelling units, glazing installed over stairs, ramps and landings that extend to less than 900 mm (2 ft 11 in) above the surface to the treads, ramp or landing shall be,

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

STRUCTURAL ALTERATIONS

2012 OBC DIV. B, 9.8.2.1. to 9.8.4.7. STAIR DIME

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**

STUD WALL REINFORCEMENT

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

(SEE APPENDIX A.)

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

120 KPa NATIVE SOIL

20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS 24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

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

100 KPa NATIVE SOIL

22"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS. 28"x10" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS OR

28'x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS

GENERAL NOTE

ASSUMED 120/100 KPa NATIVE SOIL BEARING CAPACITY OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE. REFER TO ENGINEERED FILL FOOTING DETAIL FOR REINFORCEMENT

(REFER TO ENG. FILL FOOTING DETAIL)

F1 = 46"x46"x20" CONCRETE PAD

F5 = 17"x17"x8" CONCRETE PAD

AREA CALCULATIONS EL-1

FIRST FLOOR AREA 968 Sa. Ft SECOND FLOOR AREA = 1161 Sq. Ft TOTAL FLOOR AREA = 2129 Sq. Ft ADD OPEN AREAS 10 Sg. F ADD FIN. BASEMENT AREA 0 Sq. Ft = 2139 sq. Ft GROSS FLOOR AREA GROUND FLOOR COVERAGE = GARAGE COVERAGE / AREA = PORCH COVERAGE / AREA

COVERAGE W/ PORCH

COVERAGE W/O PORCH

968 Sq. Ft 223 Sa. Ft 121 Sq. Ft = 1312 Sq. Ft $= 121.89 \, \text{Sq. m}.$ = 1191 Sq. Ft.

WALL FT²

508.00

1134.33

1133.77

486.11

3262.21

WALL FT²

510.13

1136.06

1132.25

486.11

3264.55

WALL FT²

502.69

1130.67

1133.77

486.11

3253.24

= 110.65 Sq. m.

RIVER 11 ELEV -1

LEVATION

RONT

FET SIDE

IGHT SIDE

EAR

TOTAL

ELEVATION

FRONT

LEFT SIDE

RIGHT SIDE

REAR

TOTAL

ELEVATION

EFT SIDE

IGHT SIDE

FΔR

TOTAL

RIVER 11 ELEV.-3

RIVER 11 ELEV.-2

AREA CALCULATIONS EL-2

IRST FLOOR AREA 968 Sa. Ft SECOND FLOOR AREA = 1161 Sq. Ft TOTAL FLOOR AREA = 2129 Sq. Ft = 10 Sq. Ft. ADD OPEN AREAS ADD FIN. BASEMENT AREA 0 Sq. Ft = 2139 sq. Ft. GROSS FLOOR AREA GROUND FLOOR COVERAGE = 968 Sq. Ft GARAGE COVERAGE / AREA 223 Sa. Ft 121 Sq. Ft. PORCH COVERAGE / AREA = 1312 Sq. Ft COVERAGE W/ PORCH $= 121.89 \, \text{Sg. m.}$ = 1191 Sq. Ft. COVERAGE W/O PORCH $= 110.65 \, \text{Sq. m.}$

OPENING FT²

62.00

151.08

34.67

118.00

365.75

OPENING FT²

69.28

156.16

34.67

118.00

378.11

OPENING ET

83.00

144.75

34.67

118.00

380.42

AREA CALCULATIONS EL-3

FIRST FLOOR AREA 968 Sa. Ft SECOND FLOOR AREA = 1161 Sq. Ft TOTAL FLOOR AREA = 2129 Sq. Ft ADD OPEN AREAS 10 Sq. Ft ADD FIN. BASEMENT AREA 0 Sq. Ft = 2139 sq. Ft GROSS FLOOR AREA GROUND FLOOR COVERAGE = 968 Sq. Ft GARAGE COVERAGE / AREA = 223 Sq. Ft 121 Sq. Ft PORCH COVERAGE / AREA = 1312 Sa. Ft COVERAGE W/ PORCH $= 121.89 \, \text{Sq. m.}$ = 1191 Sq. Ft

= 110.65 Sq. m.

COVERAGE W/O PORCH

ENERGY EFFICIENCY- A1 PACKAGE

ENERGY EFFICIENCY- A1 PACKAGE

ENERGY EFFICIENCY- A1 PACKAGE

PERCENTAGE

12.20 %

13.32 %

3.06 %

24.27 %

11.21 %

PERCENTAGE

13.58 %

13 75 %

3.06 %

24.27 %

11.58 %

PERCENTAGE

16.51 %

12.80 %

3.06 %

24.27 %

11.69 %

CORNER LOT 6 RIVER 11 (GR) **ELEVATION 1**

2139

A1 PACKAGE

O.REG. 332/12

ONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION

ARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCUPA THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE SSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE. NGINEERING CRAWINGS BEFORE PROCESDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POLIFING

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

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND I THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAY TO BE SCALED.

7		
6		
5		
4	MAY 8, 2023	ISSUED TO CLIENT FOR PERMIT
3	MAY 3, 2023	COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS
2	MAR. 1, 2023	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
1	FEB. 14, 2023	INTRODUCED FROM JOB 21-35 CUT PLAN & REV AS 4 BED LAYOUT

DESIGN GROUP INC

WORK DESCRIPTION:

DATE:

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

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

QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsectio

3.2.5 of t Walter Botter NAME

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

jardin design group inc. 27763

FIRM NAME

TITLE SHEE

ZADORRA ESTATE INC CITY OF OSHAWA



SCALE:

RIVER 11 3/16"=1'-0" PROJ. No. 22-16

WG. No

PAD FOOTING 120 KPa NATIVE SOIL

F1 = 42"x42"x18" CONCRETE PAD

F2 = 36"x36"x16" CONCRETE PAD

F3 = 30"x30"x12" CONCRETE PAD

F4 = 24"x24"x12" CONCRETE PAD

F5 = 16"x16"x8" CONCRETE PAD

90 KPa ENGINEERED FILL SOIL 100 KPa NATIVE SOIL

F1 = 48"x48"x20" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD

F5 = 18"x18"x8" CONCRETE PAD

F2 = 38''x38''x16'' CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD F3 = 32"x32"x14" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD F4 = 26"x26"x12" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART

NOTE:

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

NOTE:

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

BRICK VENEER LINTELS:

 $WL1 = 3 \, 1 \ 2'' \times 3 \, 1 \ 2'' \times 1 \ 4'' \, (90 \times 90 \times 6) + 2 - 2'' \times 8'' \, SPR.$ $WL2 = 4'' \times 3 \times 1/2'' \times 5/16'' \times 1/20 \times 90 \times 8) + 2 - 2'' \times 8'' SPR.$ $WL3 = 5'' \times 3 \times 1/2'' \times 5/16'' \times 125 \times 90 \times 8) + 2 - 2'' \times 10'' \text{ SPR}.$ $WL4 = 6" \times 3 \times 2" \times 3$ " (150x90x10) + 2-2" × 12" SPR. WL5 = 6" x 4" x 3\8" (150x100x10) + 2- 2" x 12" SPR

WL6 = 5" x 3 1\2" x 5\16" (125x90x8) + 2- 2" x 12" SPR. $WL7 = 5'' \times 3 \times 1^{2}'' \times 5 \times 16'' \times 125 \times 90 \times 8) + 3 - 2'' \times 10'' \text{ SPR}.$ $WL8 = 5'' \times 3 \times 2'' \times 5 \times 16'' \times 125 \times 90 \times 8 + 3 - 2'' \times 12'' \text{SPR}$ WL9 = 6" x 4" x 3\8" {150x100x10} + 3-2" x 12" SPR.

LVL7A= 4-1 3/4" x 11 7/8" (4-45x300)

LVL8 = 2-1 3/4" x 14" (2-45x356)

LVL9 = 3-1 3/4" x 14" (3-45x356)

WOOD LINTELS:

WB1 = 2-2" x 8" SPRUCE BEAM WB6 = 3-2" x 12" SPRUCE BEAM WB2 = 3-2" x 8" SPRUCE BEAM WB7 = 5-2" x 12" SPRUCE BEAM WB10 = 4-2" x 8" SPRUCE BEAM WB3 = 2-2" x 10" SPRUCE BEAM WB4 = 3-2" x 10" SPRUCE BEAM WB11 = 4-2" x 10" SPRUCE BEAM WB5 = 2-2" x 12" SPRUCE BEAM

STEEL LINTELS:

 $L1 = 3.1 \times 3.1 \times 3.1 \times 1.4$ (90 x 90 x 6) L4 = 6 x 3.1 \(2\) x 3\(8\) (150 x 90 x 10) L2 = 4" x 3 1\2" x 5\16" (100 x 90 x 8) L5 = 6" x 4" x 3\8" (150 x 100 x 10) L3 = 5" x 3 1\2" x 5\16" (125 x 90 x 8) L6 = 7" x 4" x 3\8" (180 x 100 x 10)

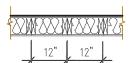
LAMINATED VENEER LUMBER (LVL BEAMS)

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184) $LVL1 = 2-13/4" \times 71/4" (2-45\times184)$ $LVL2 = 3-13/4" \times 71/4" (3-45\times184)$ $LVL3 = 4-13/4" \times 71/4" (4-45\times184)$ $LVL4A = 1-1 3/4" \times 9 1/2" (1-45x240)$ $LVL4 = 2-1.3/4" \times 9.1/2" (2-45x240)$ $LVL5 = 3-13/4" \times 91/2" (3-45x240)$ $LVL5A = 4-13/4" \times 91/2" (4-45x240)$ LVL6A= 1-1 3/4" x 11 7/8" (1-45x300) $LVL6 = 2-1 3/4" \times 11 7/8" (2-45x300)$ LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)

DRAWN BY

FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING

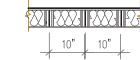
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @12" O.C.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

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



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

NOTE:

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

NOTE:

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

NOTE:

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

NOTE:

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

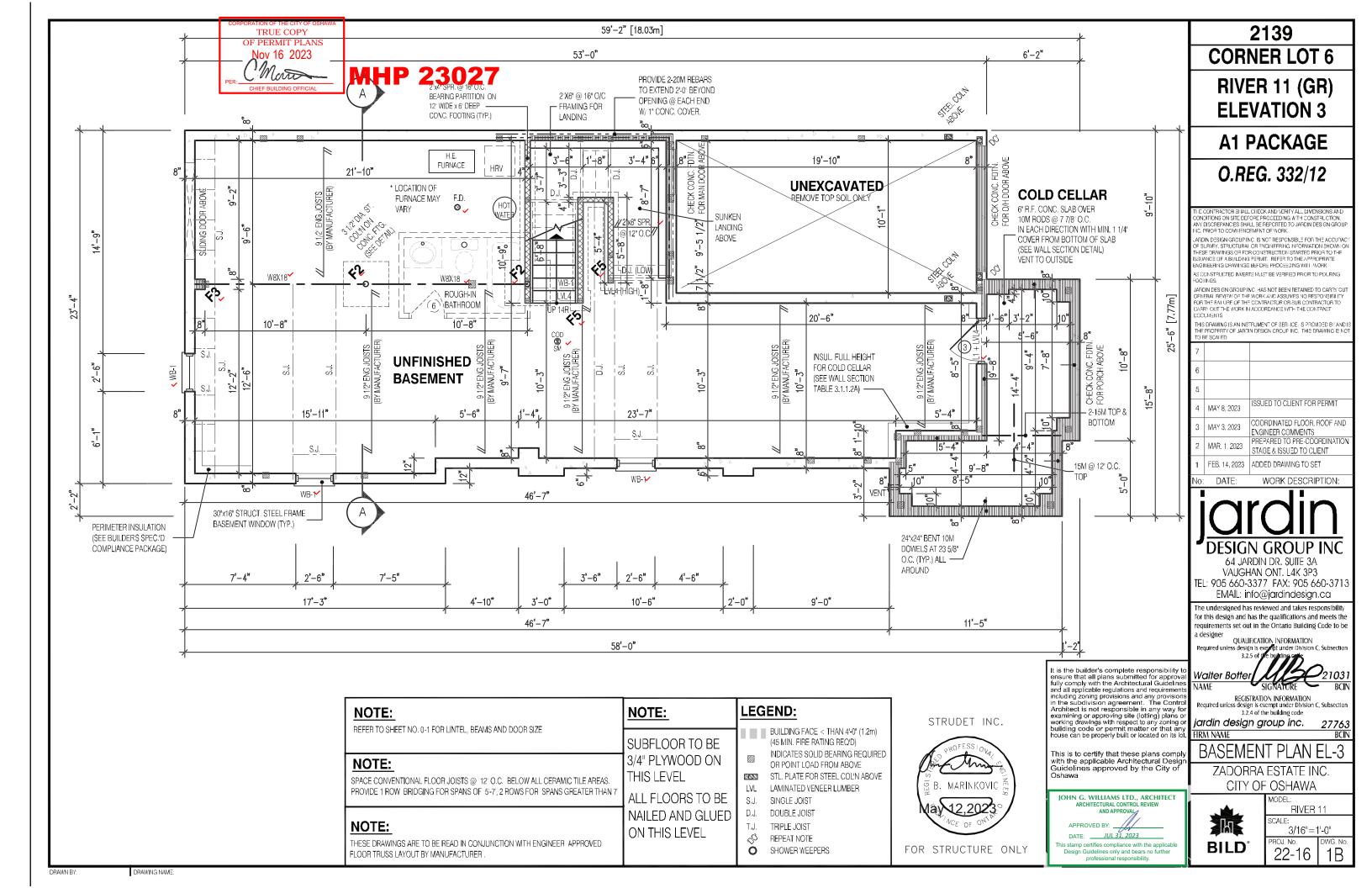
Door Schedule

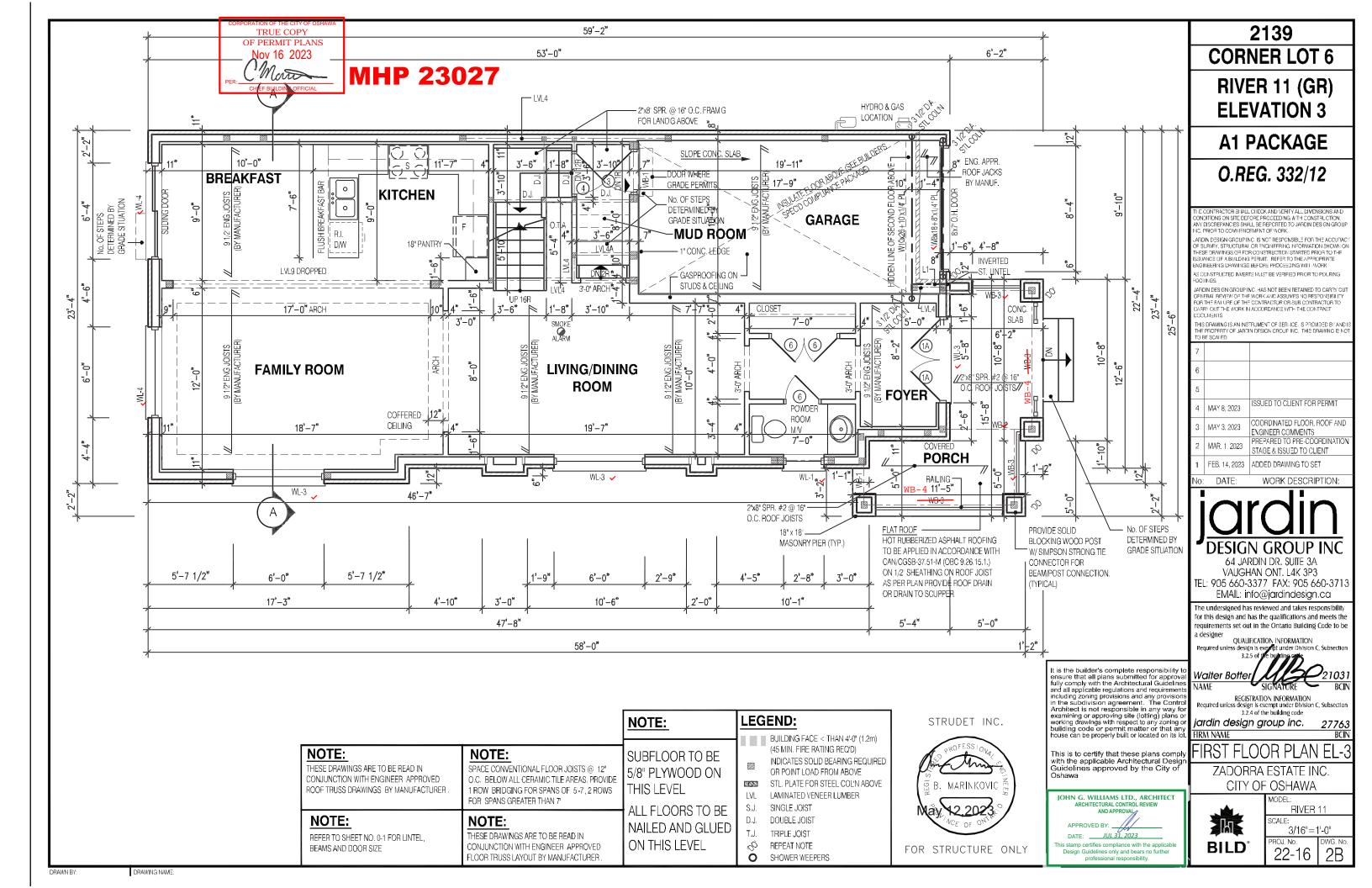
_							
- 1	1		HEI	GHT	HEIGH	- T	
c.	NO.	WIDTH	8' To	O 9'	10' OF	R MORE	TYPE
	l .		CEL	LINGS	CEILIN	JGS	
W(OLI	LINGO	OLILII	VGO	
ANS	1	2'-10"	6'-8"	(865x2033)	8'-0"	(865x2439)	INSULATED ENTRANCE DOOR
	1a	2'-8"	6'-8"	(815x2033)	8'-0"	(815x2439)	INSULATED FRONT DOORS
\neg	2	2'-8"	6'-8"	(815x2033)	8'-0"	(815x2439)	WOOD & GLASS DOOR
	3	2'-8"	6'-8 x 1-3/4"	(815×2033×45)	8'-0" x 1-3/4"	(815x2439x45)	EXTERIOR SLAB DOOR
	4	2'-8"	6'-8" x 1-3/8"	(815×2033×35)	8'-0" x 1-3/8"	(815x2439x35)	INTERIOR SLAB DOOR
=	5	2'-6"	6'-8" x 1-3/8"	(760x2033x35)	8'-0" x 1-3/8"	(760x2439x35)	INTERIOR SLAB DOOR
	6	2'-2"	6'-8" x 1-3/8"	(660×2033×35)	8'-0" x 1-3/8"	(660x2439x35)	INTERIOR SLAB DOOR
	7	1'-6"	6'-8" x 1-3/8"	(460×2033×35)	8'-0" x 1-3/8"	(460x2439x35)	INTERIOR SLAB DOOR
	8	3'-0"	6'-8" x 1-3/8"	(915×2033×35)	8'-0" x 1-3/8"	(915x2439x35)	INTERIOR SLAB DOOR

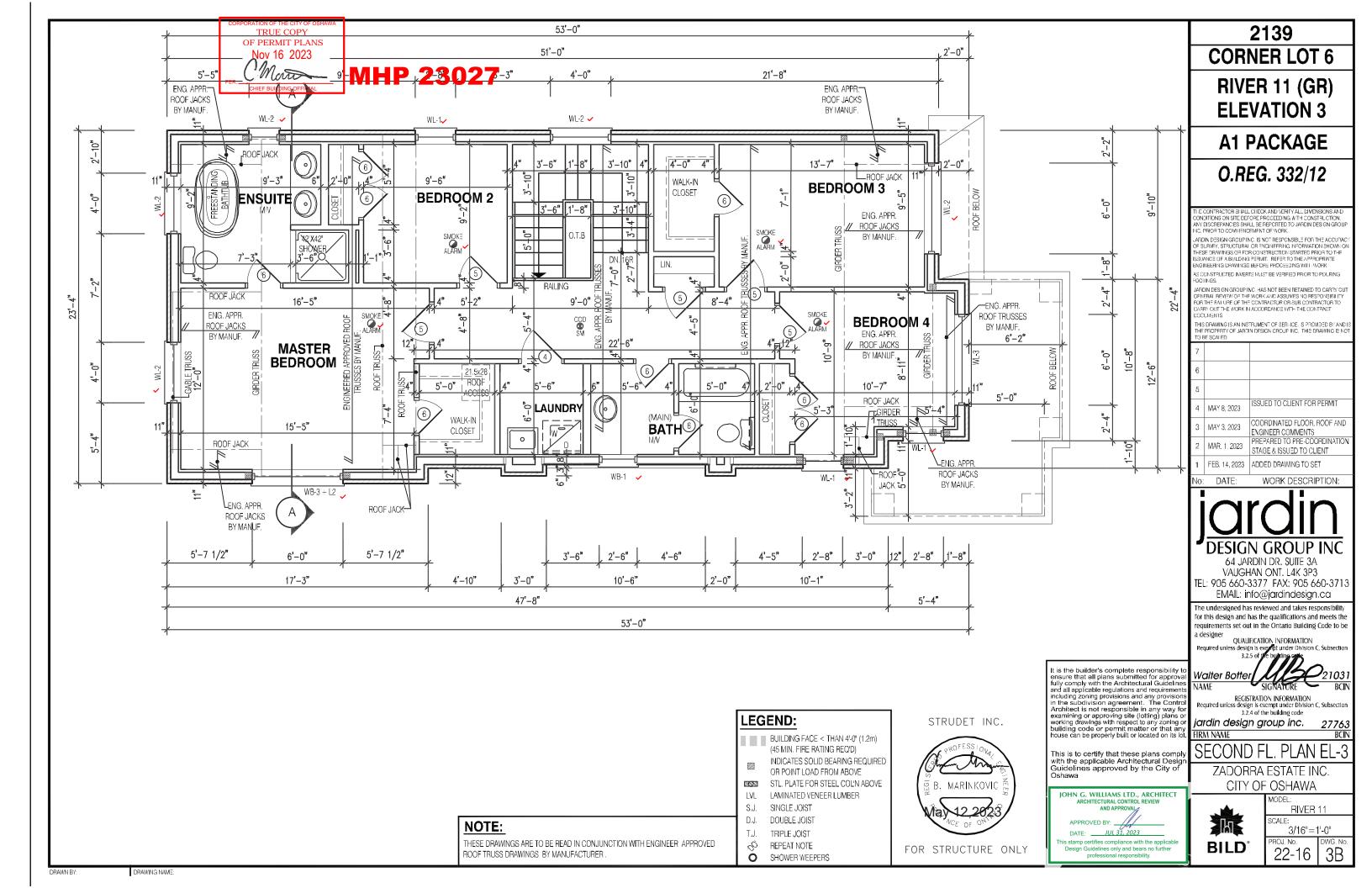
is the builder's complete responsibility ensure that all plans submitted for appro-fully comply with the Architectural Guidelin and all applicable regulations and requireme including zoning provisions and any provisi n the subdivision agreement. The Contr Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning of building code or permit matter or that an house can be properly built or located on its

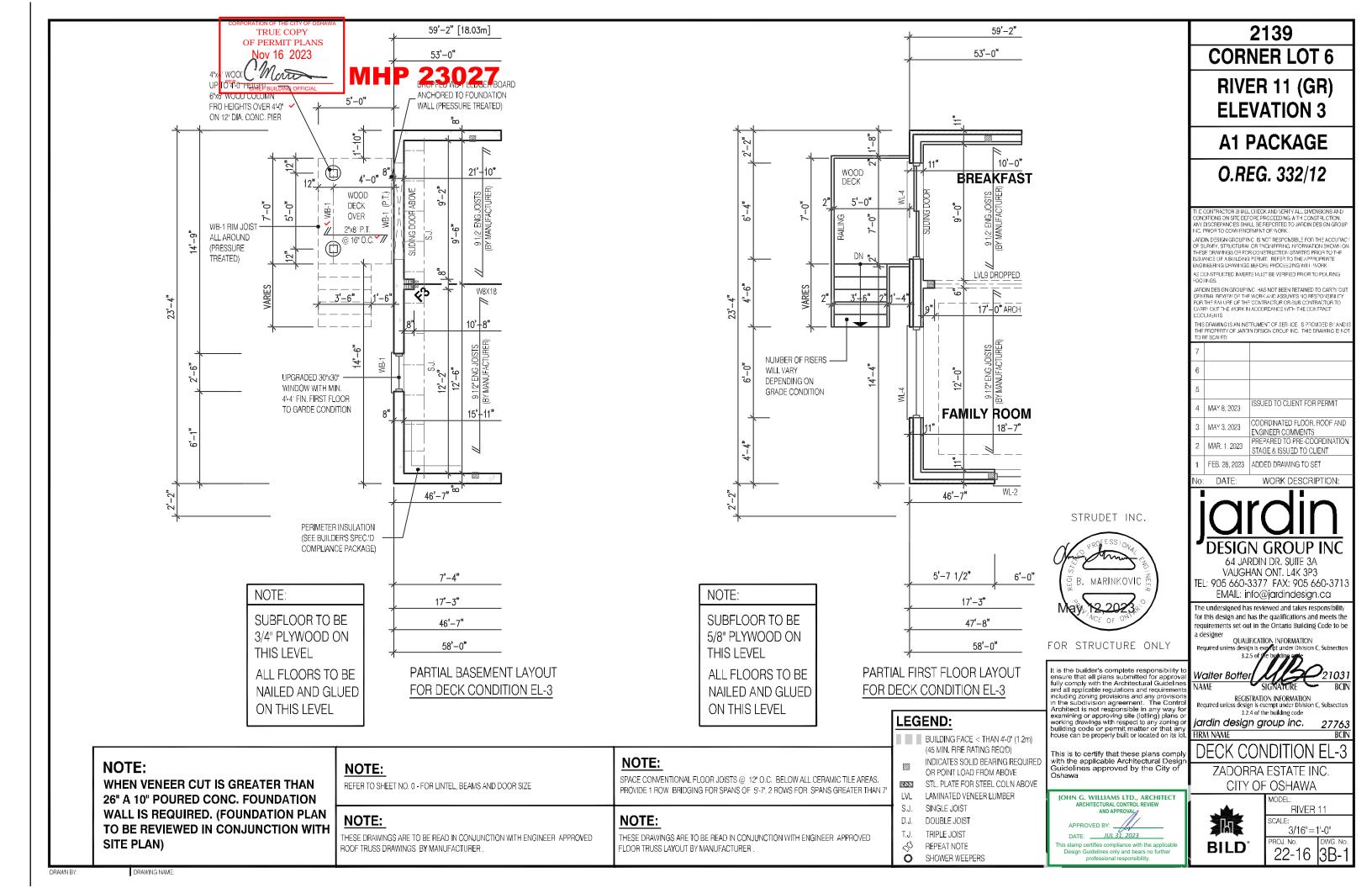
This is to certify that these plans compl with the applicable Architectural Design Guidelines approved by the City of

DRAWING NAME



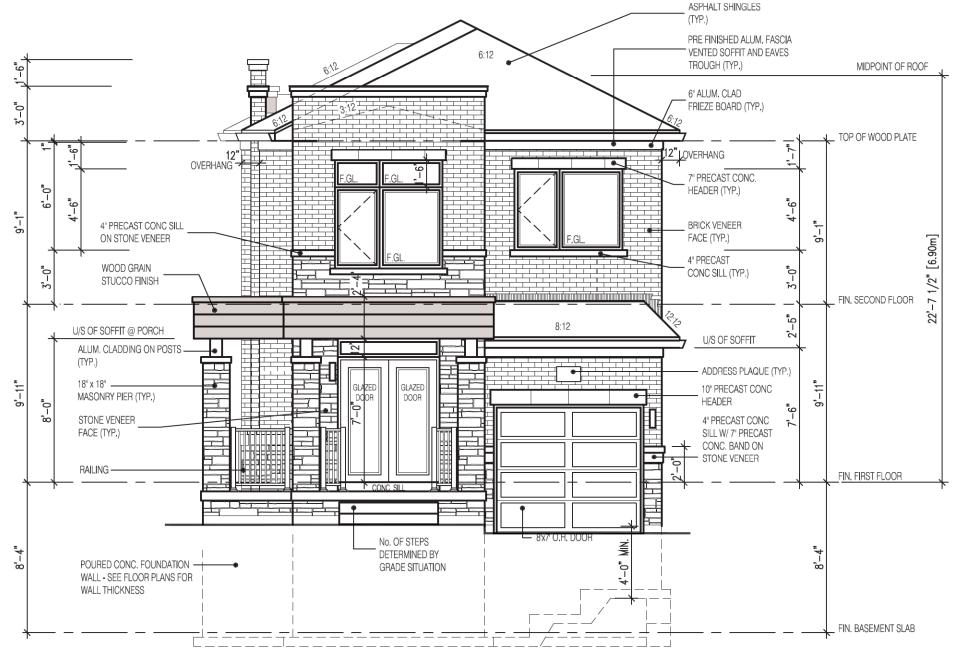




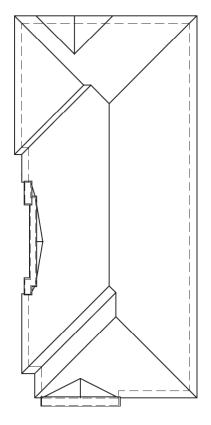


TRUE COPY OF PERMIT PLANS Nov 16 2023 Morto

MHP 23027



RIVER 11 **FRONT ELEVATION 3**



ROOF PLAN

CORNER LOT 6 RIVER 11 (GR)

2139

ELEVATION 3

A1 PACKAGE

O.REG. 332/12

CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURAC JARIDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURA OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN (THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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

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ı	5	NOV 15, 2023	ADDED BUILDING HEIGHT. REISSUED TO CLIENT FOR PERMIT
	4	MAY 8, 2023	ISSUED TO CLIENT FOR PERMIT
	3	MAY 3, 2023	COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS
	2	MAR. 1, 2023	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
-	1	FEB. 14, 2023	ADDED DRAWING TO SET

WORK DESCRIPTION: DATE:



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

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

QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection

Walter Botter NAME

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

iardin design group inc.

IRM NAME

FRONT ELEVATION 3

RIVER 11

3/16"=1'-0"

4B

ZADORRA ESTATE INC.

SCALE: PROJ. No. 22-16

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Oshawa CITY OF OSHAWA JOHN G. WILLIAMS LTD., ARCHITECT

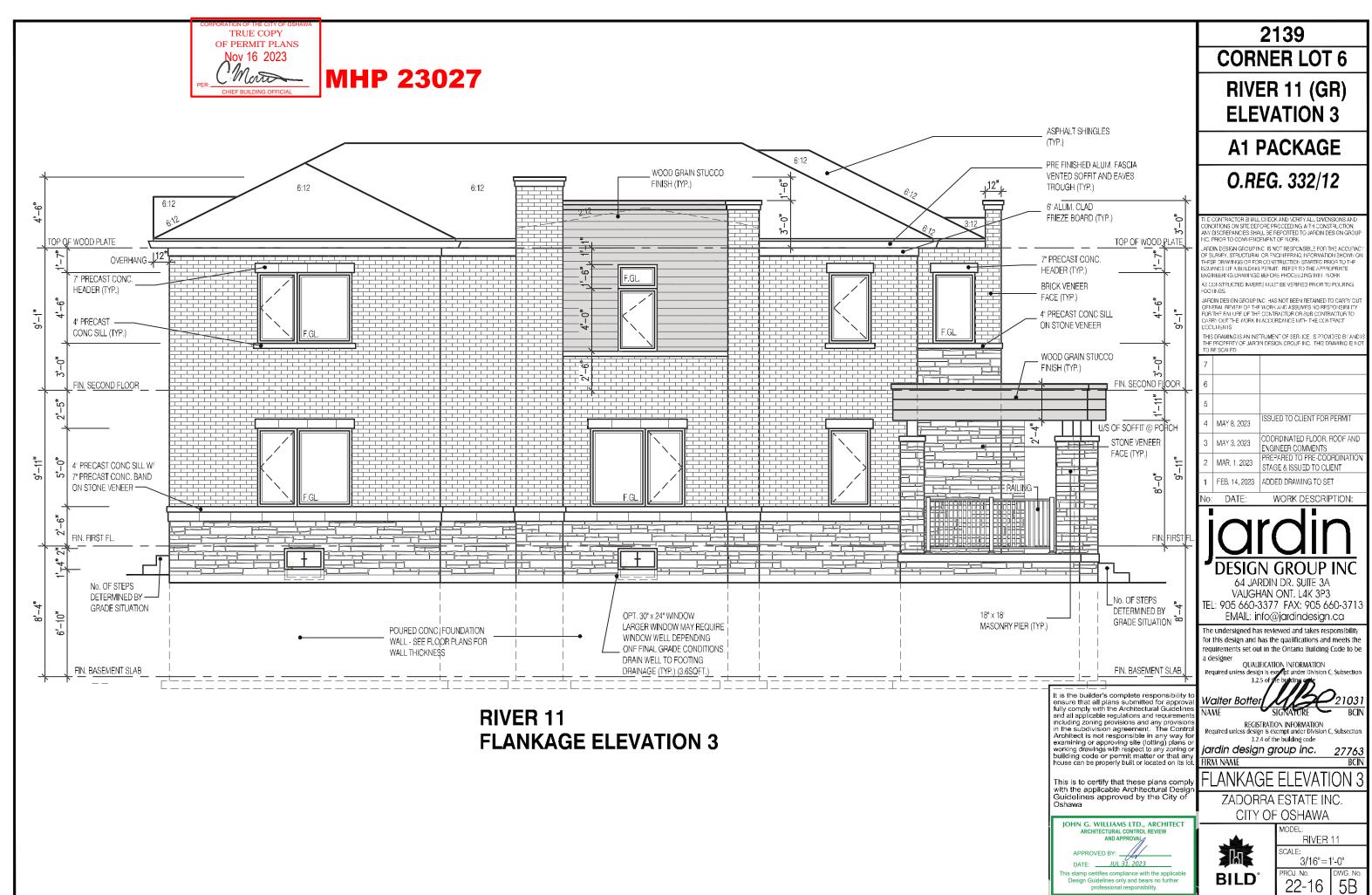
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This stamp certifies compliance with the applicable

AND APPROVAL

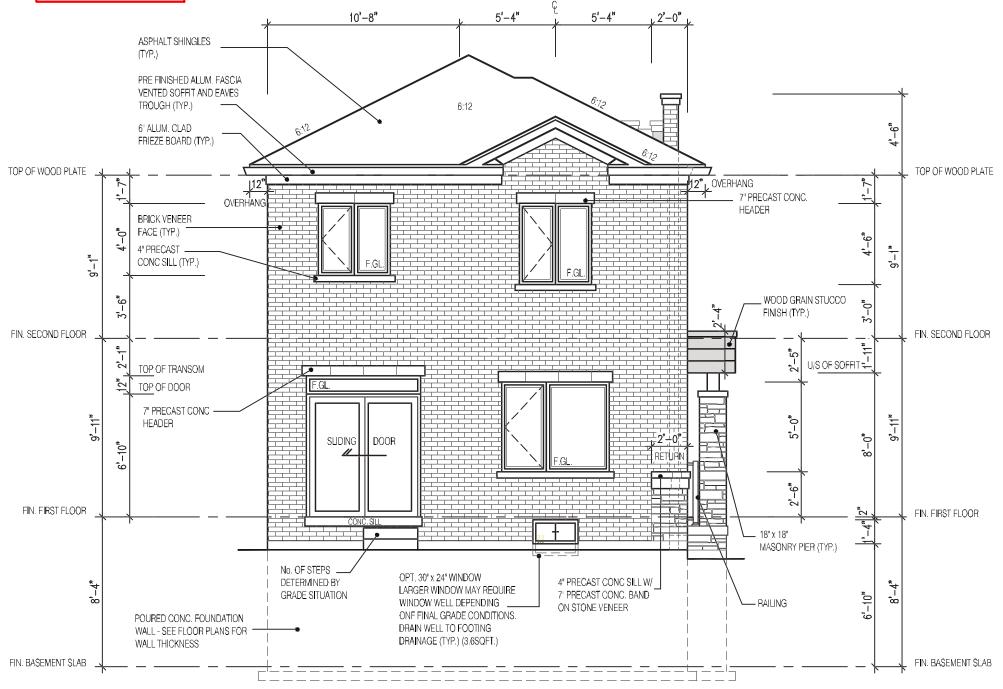
It is the builder's complete responsibility

It is the builder's complete responsibility to ensure that all plans submitted for approve fully comply with the Architectural Guidelines and all applicable regulations and requirement including zoning provisions and any provision in the subdivision agreement. The Contro Architect is not responsible in any way fo examining or approving site (lotting) plans o working drawlings with respect to any zoning o building code or permit matter or that any house can be properly built or located on its lot





MHP 23027



REAR ELEVATION 3 UPGRADE

2139

CORNER LOT 6

RIVER 11 (GR) **ELEVATION 3**

A1 PACKAGE

O.REG. 332/12

TI E CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE DEFORE PROCEEDING ATH CONSTRUCTION. ANY DISCREPANCES SHALL BE REPORTED TO JARDIN DESIGN GROUPING. PRIOR TO COMMENCEMENT OF WORK.

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4	MAY 8, 2023	ISSUED TO CLIENT FOR PERMIT
3	MAY 3, 2023	COORDINATED FLOOR, ROOF AN ENGINEER COMMENTS
2	MAR. 1, 2023	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
1	FFR 14 2023	ADDED DRAWING TO SET

DATE: WORK DESCRIPTION:



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

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

QUALIFICATION INFORMATION

Walter Botter NAME

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

3.2.4 of the building code jardin design group inc.

FIRM NAME

REAR ELEVATION 3

ZADORRA ESTATE INC.

SCALE:

PROJ. No.

22-16

RIVER 11

3/16"=1'-0"

6B

CITY OF OSHAWA

BILD

JOHN G. WILLIAMS LTD., ARCHITECT

t is the builder's complete responsibility

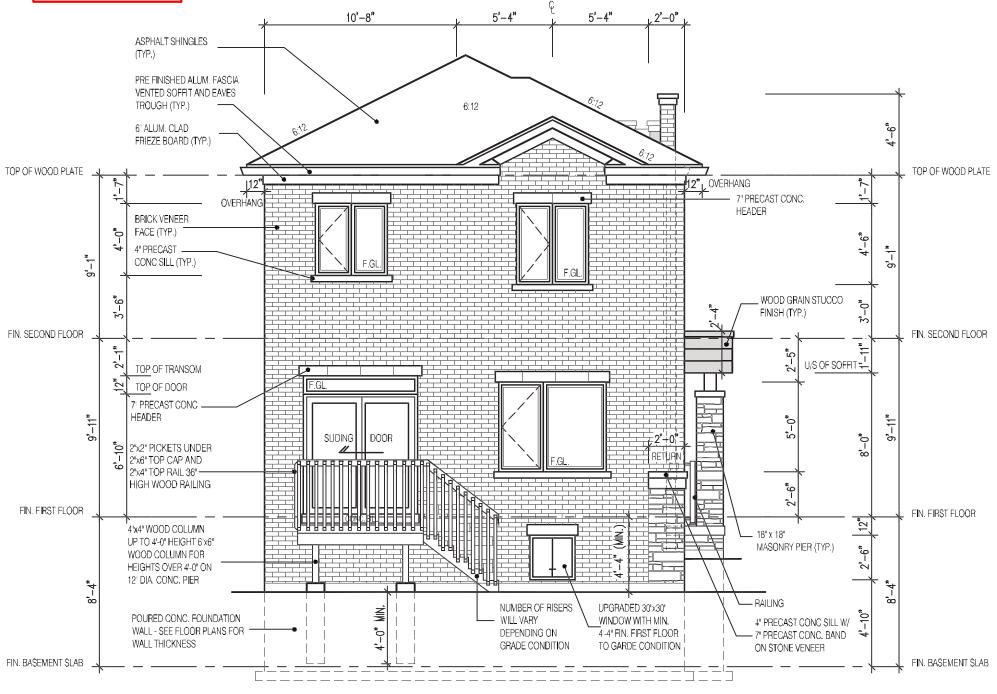
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DATE: JUL 31, 2023 his stamp certifies compliance with the applicable Design Guidelines only and bears no further



MHP 23027



REAR ELEVATION 3 UPGRADE DECK CONDITION

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

NOTE:

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

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JOHN G. WILLIAMS LTD., ARCHITECT AND APPROVAL IIII 31 2023 nis stamp certifies compliance with the applicabl Design Guidelines only and bears no further

2139

CORNER LOT 6

RIVER 11 (GR) **ELEVATION 3**

A1 PACKAGE

O.REG. 332/12

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WORK DESCRIPTION: DATE



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Walter Botter

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

3.2.4 of the building code jardin design group inc.

FIRM NAME

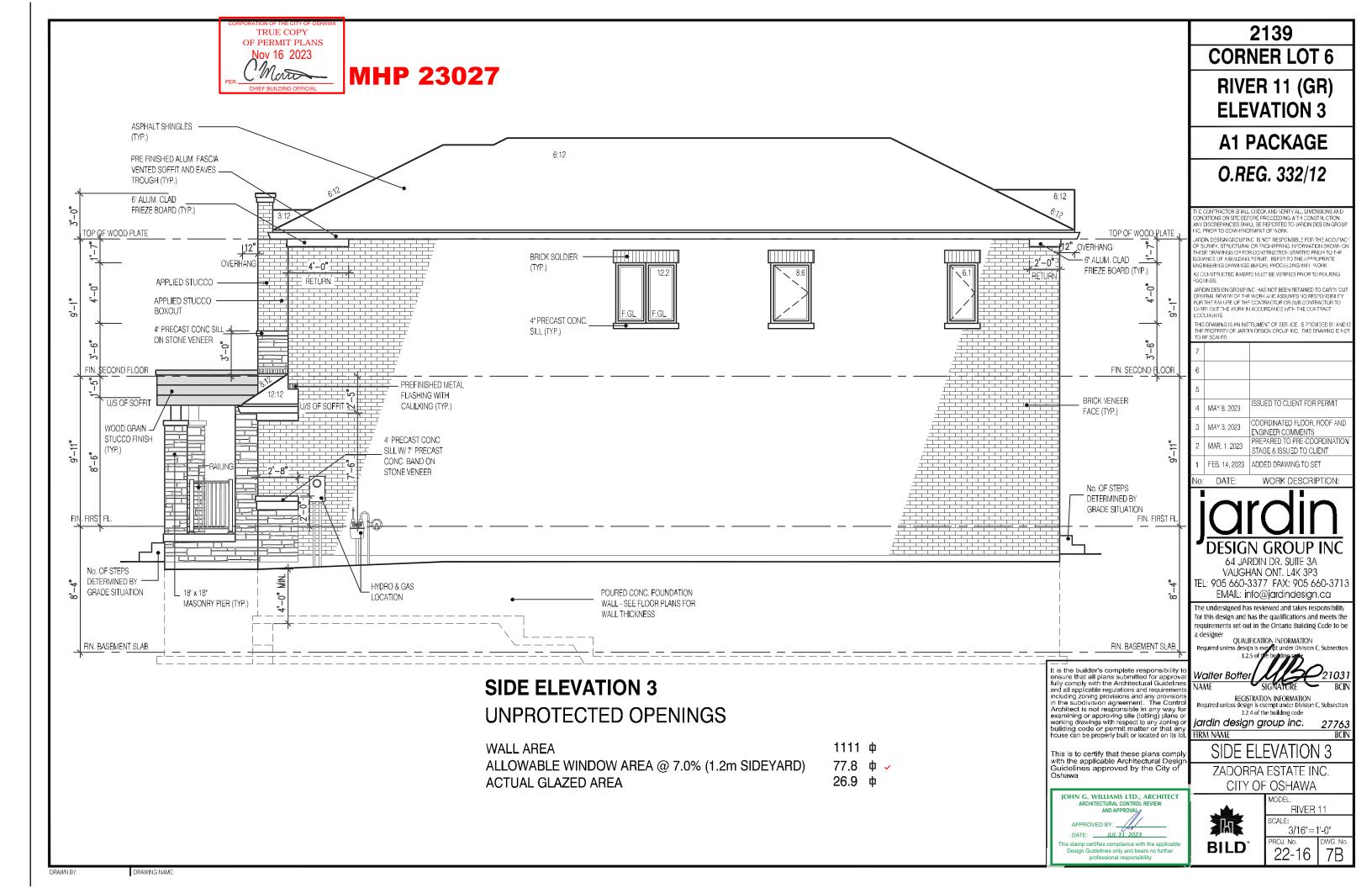
DECK CONDITION EL-3

ZADORRA ESTATE INC

CITY OF OSHAWA RIVER 11

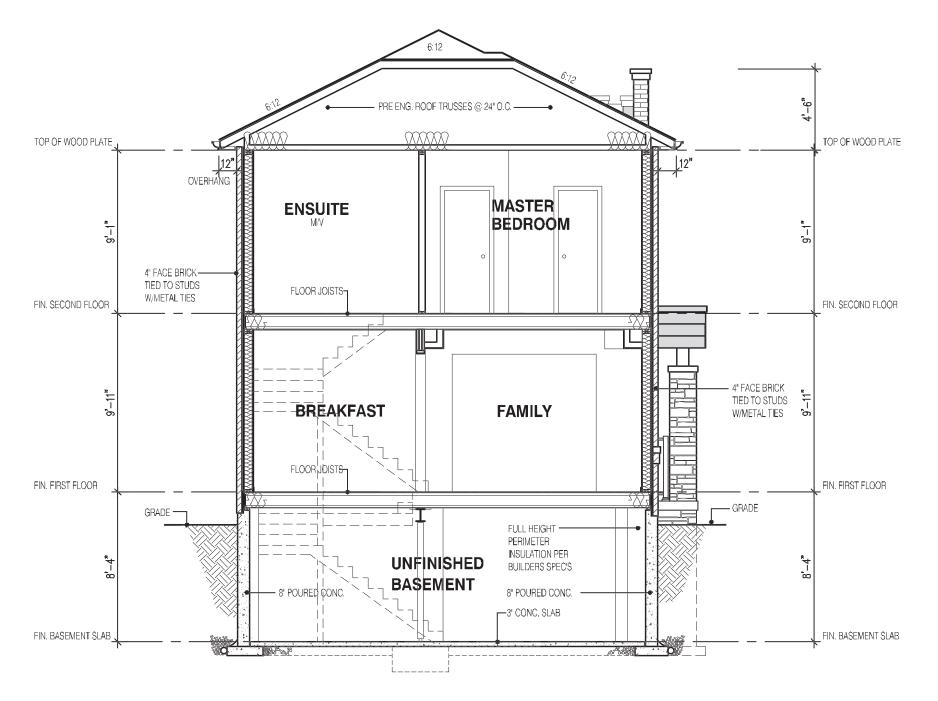
BILD

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





MHP 23027



SECTION A ELEVATION 3

B. MARINKOVIC

STRUDET INC.

FOR STRUCTURE ONLY

2139

CORNER LOT 6

RIVER 11 (GR) **ELEVATION 3**

A1 PACKAGE

O.REG. 332/12

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QUALIFICATION INFORMATION



REGISTRATION INFORMATION
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jardin design group inc.

FIRM NAME

SECTION A ELEV-3

ZADORRA ESTATE INC. CITY OF OSHAWA



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RIVER 11 SCALE: 3/16"=1'-0" PROJ. No.

22-16

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