BUILDING PERMIT COVER PAGE

CORPORATION OF THE CITY OF OSHAWA
TRUE COPY
OF PERMIT PLANS
Nov 22 2023
PER: _____
CHIEF BUILDING OFFICIAL

MHP 23026

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.

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.

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

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 STATUES 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 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 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

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.

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

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.

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.

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.

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

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

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.

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
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.)

STRIP FOOTINGS FOR SINGLES AND SEMIS UP TO 2 STOREY

MHP 23026

120 KPa NATIVE SOIL

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

90 KPa ENGINEERED FILL SOIL

CRETE STRIP FOOTINGS WITH REINFORCING BELOW FOUNDATION WALLS.
CRETE 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)

PAD FOOTING

120 KPa NATIVE SOIL	90 KPa ENGINEERED FILL SOIL	100 KPa NATIVE SOIL
F1 = 42"x42"x18" CONCRETE PAD	F1 = 48"x48"x20" CONCRETE PAD	F1 = 46"x46"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD	F2 = 40"x40"x16" CONCRETE PAD	F2 = 38"x38"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD	F3 = 34"x34"x14" CONCRETE PAD	F3 = 32"x32"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD	F4 = 28"x28"x12" CONCRETE PAD	F4 = 26"x26"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD	F5 = 18"x18"x8" CONCRETE PAD	F5 = 17"x17"x8" CONCRETE PAD

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

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

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

BRICK VENEER LINTELS:

WL1 = 3 1\2" x 3 1\2" x 1\4" (90x90x6) + 2- 2" x 8" SPR.
WL2 = 4' x 3 1\2" x 5\16" (100x90x8) + 2- 2" x 8" SPR.
WL3 = 5' x 3 1\2" x 5\16" (125x90x8) + 2- 2" x 10' SPR.
WL4 = 6' x 3 1\2" x 3\8" (150x90x10) + 2- 2" x 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' x 3 1\2" x 5\16" (125x90x8) + 3- 2" x 10' SPR.
WL8 = 5' x 3 1\2" x 5\16" (125x90x8) + 3- 2" x12' SPR.
WL9 = 6' x 4' x 3\8" (150x100x10) + 3- 2" x 12' SPR.

WOOD LINTELS:

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

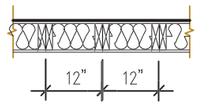
STEEL LINTELS:

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

LAMINATED VENEER LUMBER (LVL BEAMS)

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A= 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A= 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)

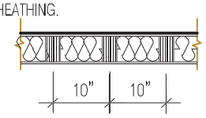
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @12" O.C. FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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 SPANS GREATER THAN 7'

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

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

AREA CALCULATIONS EL-1

FIRST FLOOR AREA	=	1094 Sq. Ft.
SECOND FLOOR AREA	=	1317 Sq. Ft.
TOTAL FLOOR AREA	=	2411 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2411 Sq. Ft.
GROUND FLOOR COVERAGE	=	1094 Sq. Ft.
GARAGE COVERAGE / AREA	=	241 Sq. Ft.
PORCH COVERAGE / AREA	=	47 Sq. Ft.
COVERAGE W/ PORCH	=	1382 Sq. Ft.
	=	128.39 Sq. m.
COVERAGE W/O PORCH	=	1335 Sq. Ft.
	=	124.03 Sq. m.

AREA CALCULATIONS EL-2

FIRST FLOOR AREA	=	1095 Sq. Ft.
SECOND FLOOR AREA	=	1319 Sq. Ft.
TOTAL FLOOR AREA	=	2414 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2414 Sq. Ft.
GROUND FLOOR COVERAGE	=	1095 Sq. Ft.
GARAGE COVERAGE / AREA	=	241 Sq. Ft.
PORCH COVERAGE / AREA	=	62 Sq. Ft.
COVERAGE W/ PORCH	=	1398 Sq. Ft.
	=	129.88 Sq. m.
COVERAGE W/O PORCH	=	1336 Sq. Ft.
	=	124.12 Sq. m.

AREA CALCULATIONS EL-3

FIRST FLOOR AREA	=	1095 Sq. Ft.
SECOND FLOOR AREA	=	1315 Sq. Ft.
TOTAL FLOOR AREA	=	2410 Sq. Ft.
ADD OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	2410 Sq. Ft.
GROUND FLOOR COVERAGE	=	1095 Sq. Ft.
GARAGE COVERAGE / AREA	=	241 Sq. Ft.
PORCH COVERAGE / AREA	=	62 Sq. Ft.
COVERAGE W/ PORCH	=	1398 Sq. Ft.
	=	129.88 Sq. m.
COVERAGE W/O PORCH	=	1336 Sq. Ft.
	=	124.12 Sq. m.

RIVER 9 ELEV.-1 — ENERGY EFFICIENCY- A1 PACKAGE

ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	551.64	75.12	13.62 %
LEFT SIDE	1224.00	111.33	9.10 %
RIGHT SIDE	1177.44	0.00	0.00 %
REAR	538.13	115.94	21.54 %
TOTAL	3491.21	302.39	8.66 %

RIVER 9 ELEV.-2 — ENERGY EFFICIENCY- A1 PACKAGE

ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	544.33	74.00	13.59 %
LEFT SIDE	1224.00	111.33	9.10 %
RIGHT SIDE	1177.44	0.00	0.00 %
REAR	538.13	115.94	21.54 %
TOTAL	3483.90	301.27	8.65 %

RIVER 9 ELEV.-3 — ENERGY EFFICIENCY- A1 PACKAGE

ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	540.46	91.88	17.00 %
LEFT SIDE	1224.00	111.33	9.10 %
RIGHT SIDE	1175.92	0.00	0.00 %
REAR	534.25	115.94	21.70 %
TOTAL	3474.63	319.15	9.19 %

Door Schedule

NO.	WIDTH	HEIGHT 8' TO 9' CEILINGS		HEIGHT 10' OR MORE CEILINGS		TYPE
1	2'-10"	6'-8"	(865x2033)	8'-0"	(865x2439)	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	(815x2033)	8'-0"	(815x2439)	INSULATED FRONT DOORS
2	2'-8"	6'-8"	(815x2033)	8'-0"	(815x2439)	WOOD & GLASS DOOR
3	2'-8"	6'-8 x 1-3/4"	(815x2033x45)	8'-0" x 1-3/4"	(815x2439x45)	EXTERIOR SLAB DOOR
4	2'-8"	6'-8" x 1-3/8"	(815x2033x35)	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"	(660x2033x35)	8'-0" x 1-3/8"	(660x2439x35)	INTERIOR SLAB DOOR
7	1'-6"	6'-8" x 1-3/8"	(460x2033x35)	8'-0" x 1-3/8"	(460x2439x35)	INTERIOR SLAB DOOR
8	3'-0"	6'-8" x 1-3/8"	(915x2033x35)	8'-0" x 1-3/8"	(915x2439x35)	INTERIOR SLAB DOOR

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

2411
LOT 26
RIVER 9 (GR) ELEVATION 1
A1 PACKAGE
O.REG. 332/12

No:	DATE:	WORK DESCRIPTION:
7		
6		
5		
4	MAY 9, 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 & USED 4 BED LAYOUT

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

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

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

Walter Botter — 21031
NAME — SIGNATURE — BCIN

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

jardin design group inc. — 27763
FIRM NAME — BCIN

TITLE SHEET

ZADORRA ESTATE INC.
CITY OF OSHAWA

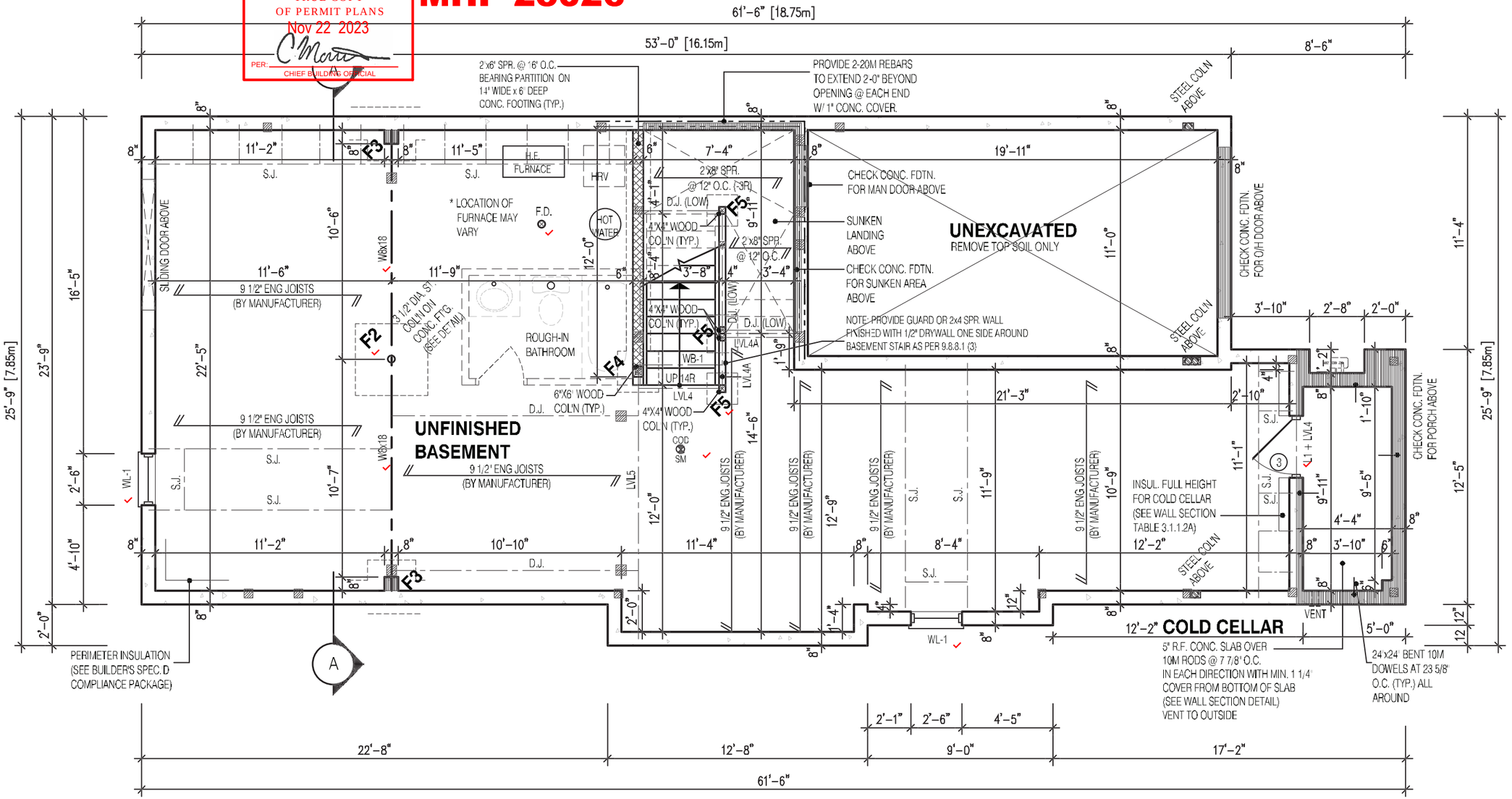
BILD

MODEL: RIVER 9
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 0

DRAWN BY:
DRAWING NAME:

CORPORATION OF THE CITY OF OSHAWA
TRUE COPY
OF PERMIT PLANS
Nov 22 2023
PER: _____
CHIEF BUILDING OFFICIAL

MHP 23026



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

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

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

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

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
May 11,2023
FOR STRUCTURE ONLY

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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.

DRAWN BY:
DRAWING NAME:

2411
LOT 26
RIVER 9 (GR) ELEVATION 2
A1 PACKAGE
O.REG. 332/12

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

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

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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

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

No:	DATE:	WORK DESCRIPTION:
7		
6		
5		
4	MAY 9, 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

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

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

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

Walter Botter — 21031 — BCIN
NAME — SIGNATURE

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

jardin design group inc. — 27763 — BCIN
FIRM NAME

BASEMENT PLAN EL-2

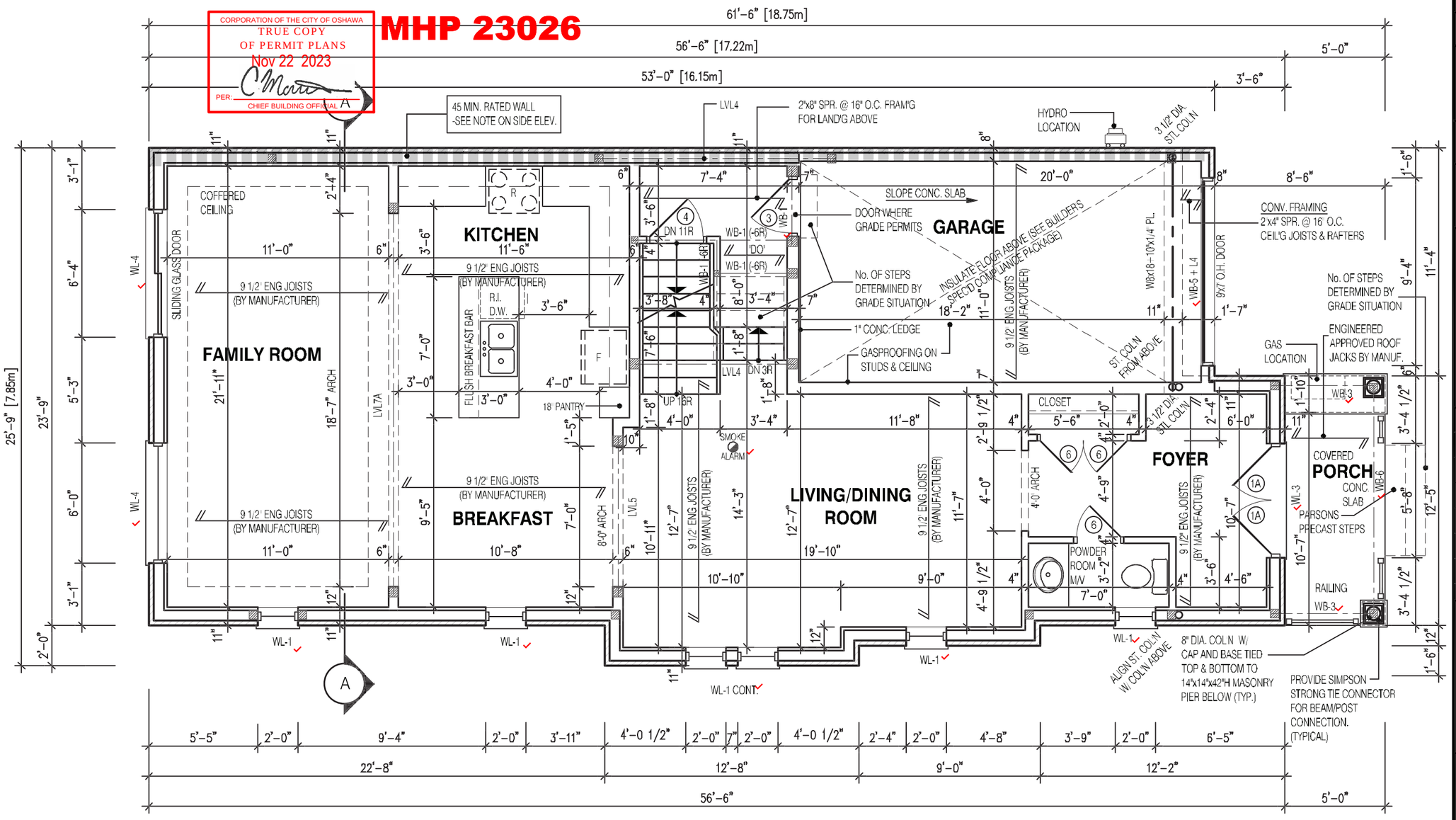
ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: RIVER 9
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 1A

CORPORATION OF THE CITY OF OSHAWA
TRUE COPY
OF PERMIT PLANS
Nov 22 2023
PER: CHIEF BUILDING OFFICIAL

MHP 23026



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

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

NOTE:
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NOTE:
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO
May 11,2023
FOR STRUCTURE ONLY

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: JUL 31, 2023
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DRAWN BY:
DRAWING NAME:

2411
LOT 26
RIVER 9 (GR)
ELEVATION 2
A1 PACKAGE
O.REG. 332/12

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

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Walter Botter 21031
NAME SIGNATURE BCIN

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

jardin design group inc. 27763
FIRM NAME BCIN

FIRST FLOOR PLAN EL-2

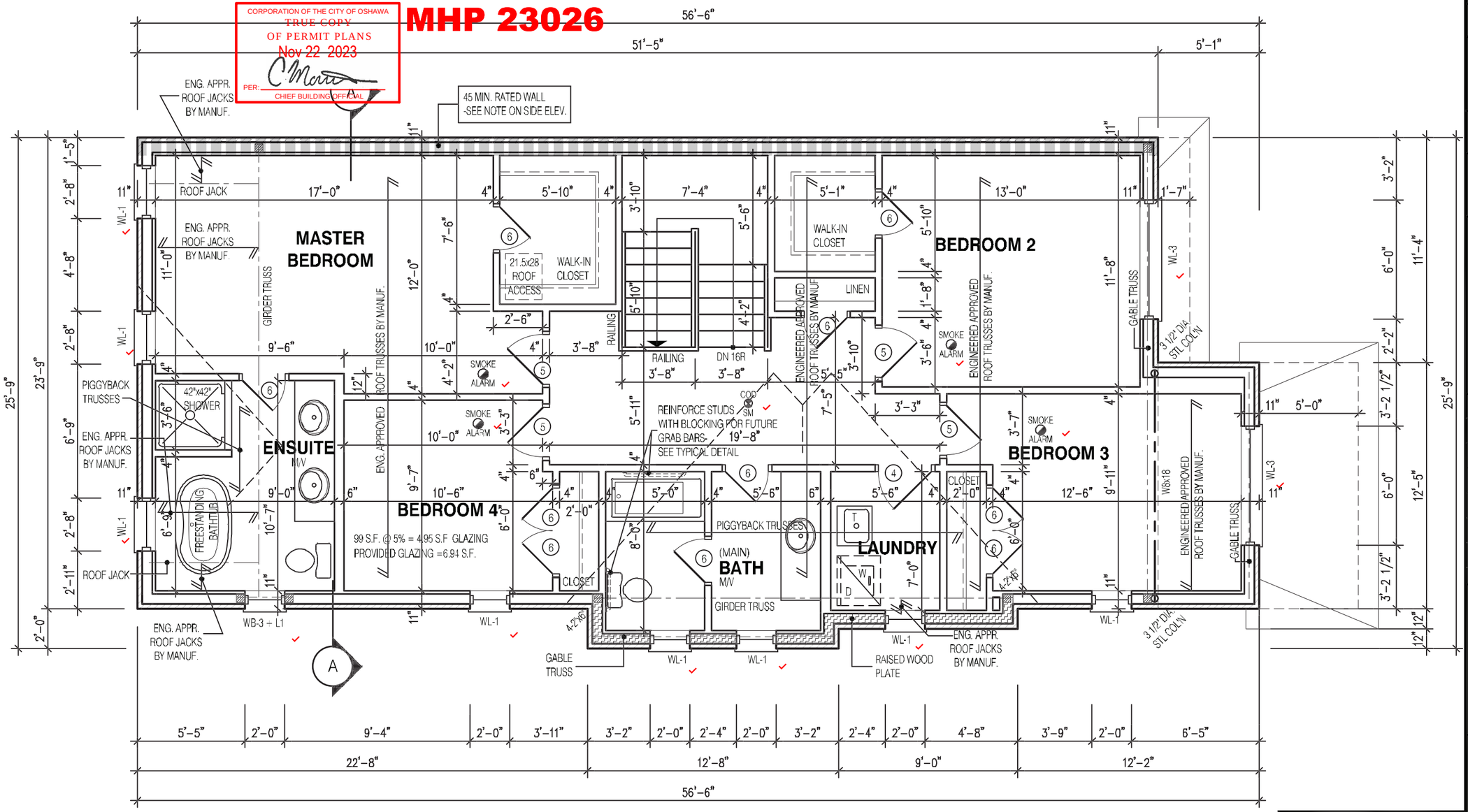
ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: RIVER 9
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 2A

CORPORATION OF THE CITY OF OSHAWA
TRUE COPY
OF PERMIT PLANS
Nov 22 2023
PER: CHIEF BUILDING OFFICIAL

MHP 23026



NOTE:

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- REPEAT NOTE
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STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO

May 11 2023

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DRAWING NAME:

2411
LOT 26
RIVER 9 (GR) ELEVATION 2
A1 PACKAGE
O.REG. 332/12

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TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter — 21031
NAME — SIGNATURE — BCIN

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

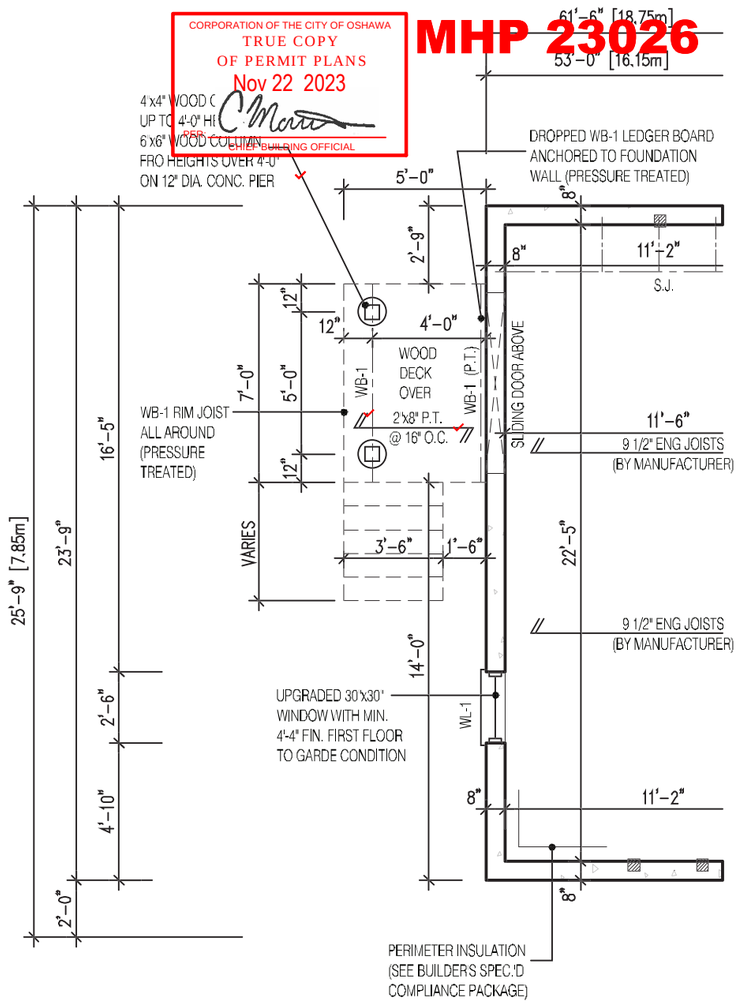
SECOND FLOOR PL EL-2

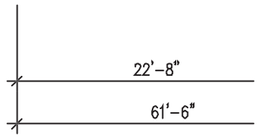
ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: RIVER 9
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 3A

MHP 23026



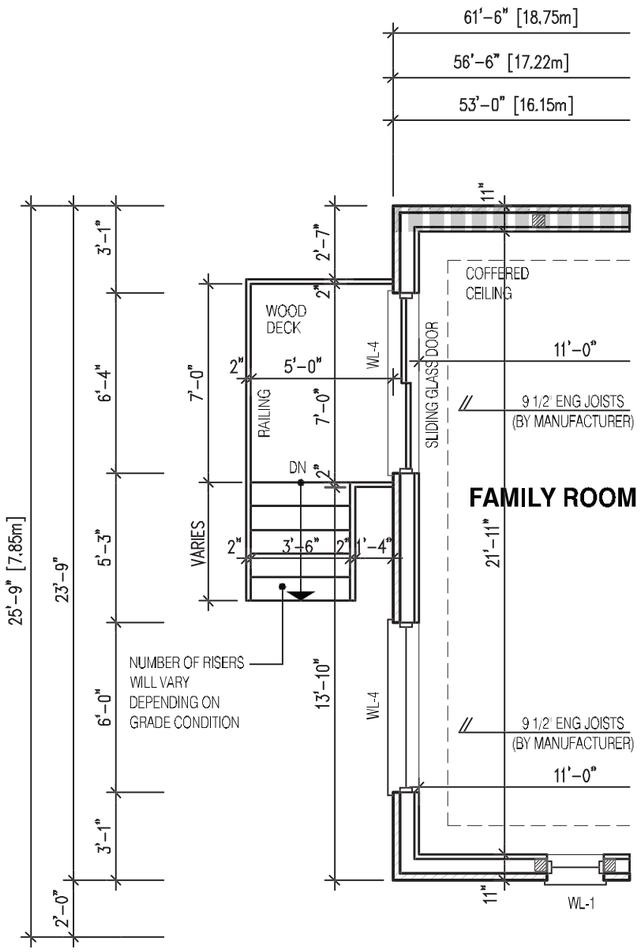


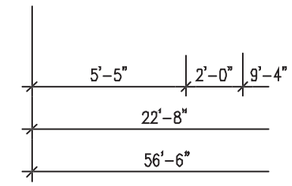
PARTIAL BASEMENT LAYOUT
FOR DECK CONDITION EL-2

NOTE:

SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL

ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL





PARTIAL FIRST FLOOR LAYOUT
FOR DECK CONDITION EL-2

NOTE:

SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL

ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

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

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

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

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

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

STRUDET INC.

FOR STRUCTURE ONLY

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

DRAWING NAME:

2411
LOT 26
RIVER 9 (GR)
ELEVATION 2
A1 PACKAGE
O.REG. 332/12

No:	DATE:	WORK DESCRIPTION:
7		
6		
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4	MAY 9, 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. 28, 2023	ADDED DRAWING TO SET

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

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

QUALIFICATION INFORMATION
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Walter Botter — 21031
NAME — SIGNATURE — BCIN

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

jardin design group inc. — 27763
FIRM NAME — BCIN

DECK CONDITION EL-2

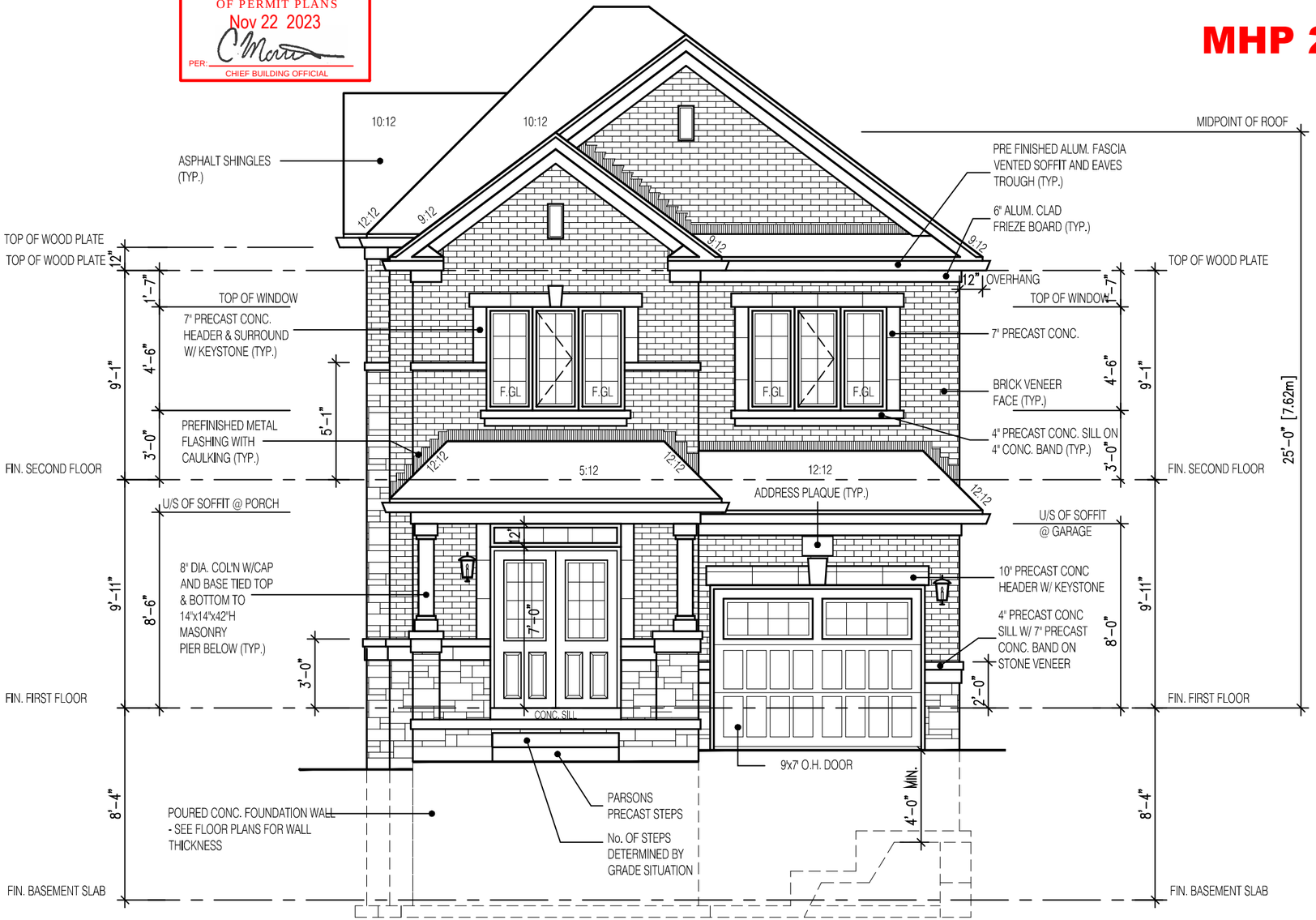
ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: RIVER 9
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 3A-1

CORPORATION OF THE CITY OF OSHAWA
TRUE COPY
OF PERMIT PLANS
Nov 22 2023
PER: _____
CHIEF BUILDING OFFICIAL

MHP 23026



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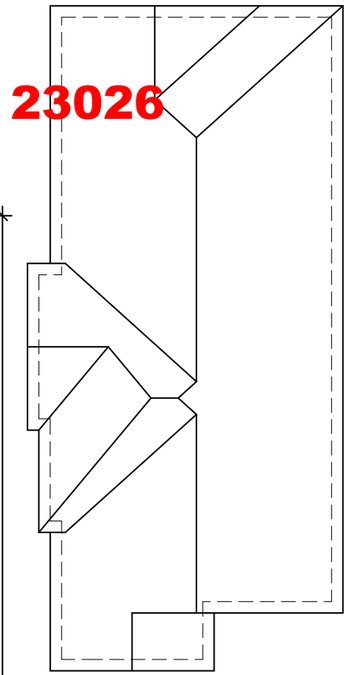

ROOF PLAN
N.T.S.

RIVER 9
FRONT ELEVATION 2

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DRAWN BY:

DRAWING NAME:

2411
LOT 26
RIVER 9 (GR)
ELEVATION 2
A1 PACKAGE
O.REG. 332/12

No:	DATE:	WORK DESCRIPTION:
7		
6		
5	NOV 20, 2023	ADDED BUILDING HEIGHT. REISSUED TO CLIENT FOR PERMIT
4	MAY 9, 2023	ISSUED TO CLIENT FOR PERMIT
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2	MAR. 1, 2023	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
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jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter 21031
NAME SIGNATURE BCIN

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

jardin design group inc. 27763
FIRM NAME BCIN

FRONT ELEVATION 2

ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: RIVER 9
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 4A

CORPORATION OF THE CITY OF OSHAWA
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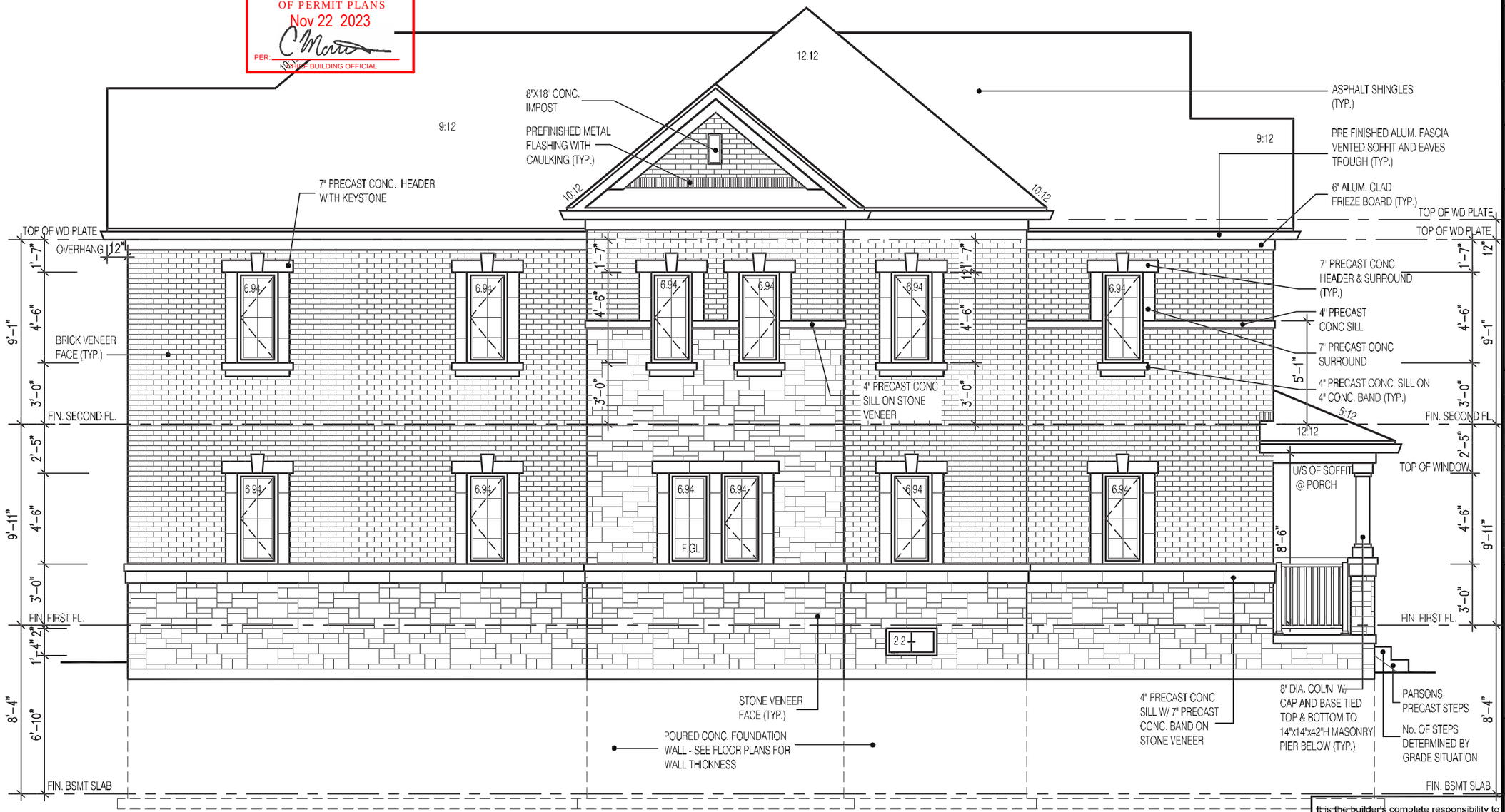

RIVER 9
LEFT SIDE UPGRADE ELEVATION 2
UNPROTECTED OPENINGS

WALL AREA	1233 ф
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	86.31 ф
ACTUAL GLAZED AREA	85.49 ф ✓

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2411
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RIVER 9 (GR)
ELEVATION 2
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O.REG. 332/12

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NAME — SIGNATURE — BCIN

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jardin design group inc. — 27763
FIRM NAME — BCIN

FLANKAGE ELEVATION 2

ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: RIVER 9
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 5A

DRAWN BY:
DRAWING NAME:

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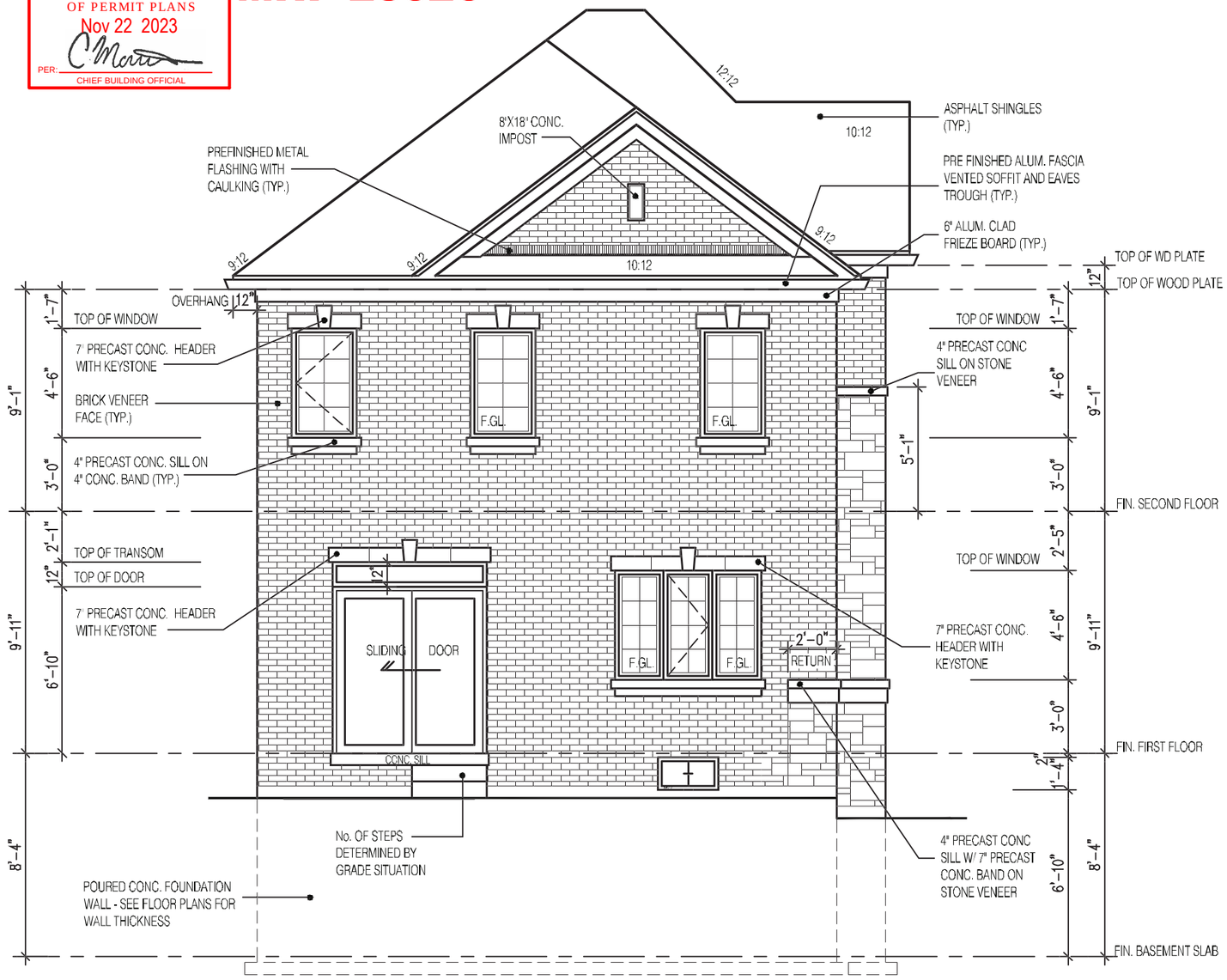

RIVER 9
REAR ELEVATION 2

DRAWN BY:

DRAWING NAME:

2411
LOT 26
RIVER 9 (GR) ELEVATION 2
A1 PACKAGE
O.REG. 332/12

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REAR ELEVATION 2

ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: RIVER 9
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 6A

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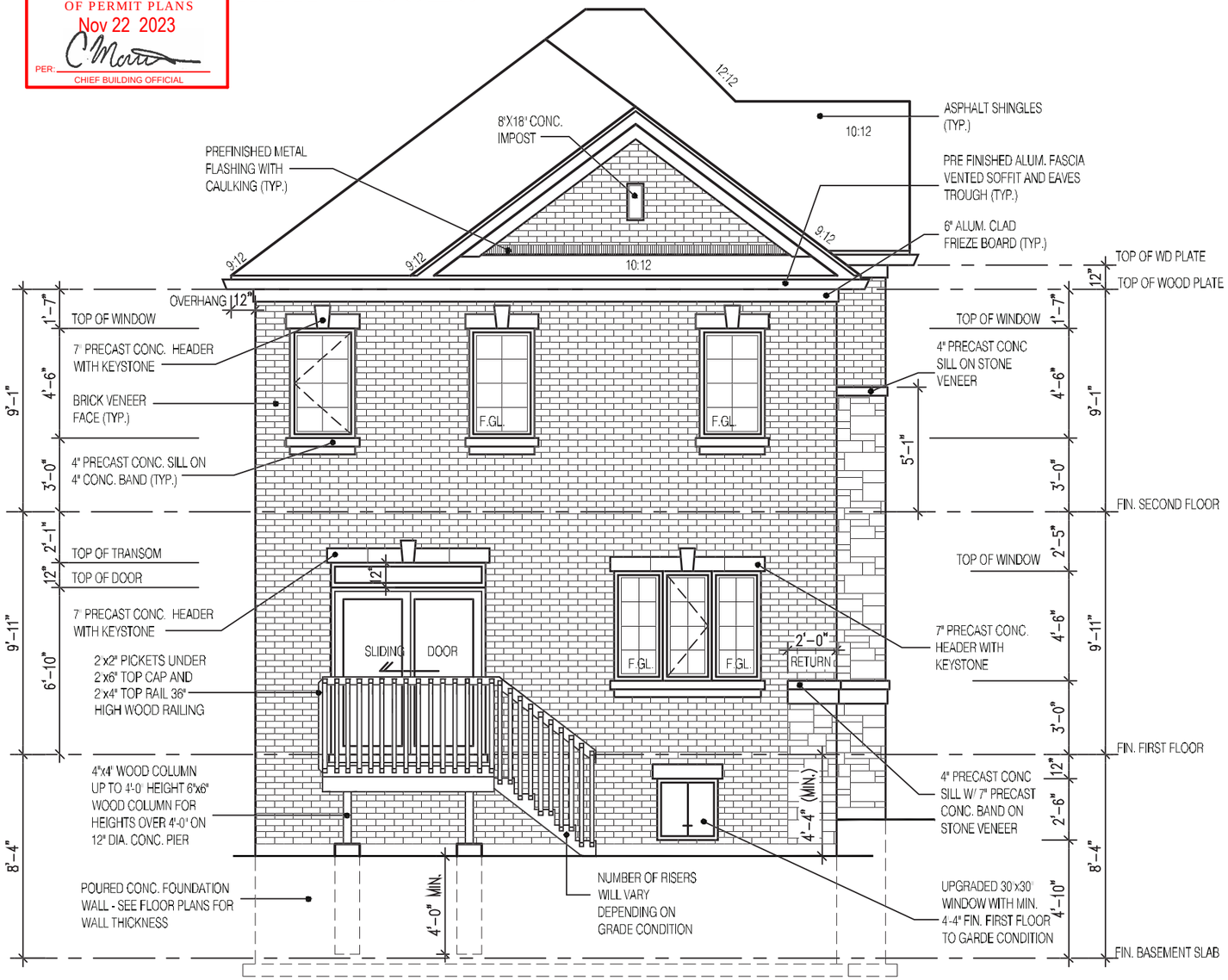
CHIEF BUILDING OFFICIAL

MHP 23026



RIVER 9
REAR ELEVATION 2
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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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.

DRAWN BY:
DRAWING NAME:

2411
LOT 26
RIVER 9 (GR)
ELEVATION 2
A1 PACKAGE
O.REG. 332/12

No:	DATE:	WORK DESCRIPTION:
7		
6		
5		
4	MAY 9, 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. 28, 2023	ADDED DRAWING TO SET

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

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

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

Walter Botter 21031
NAME SIGNATURE BCIN

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

jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-2

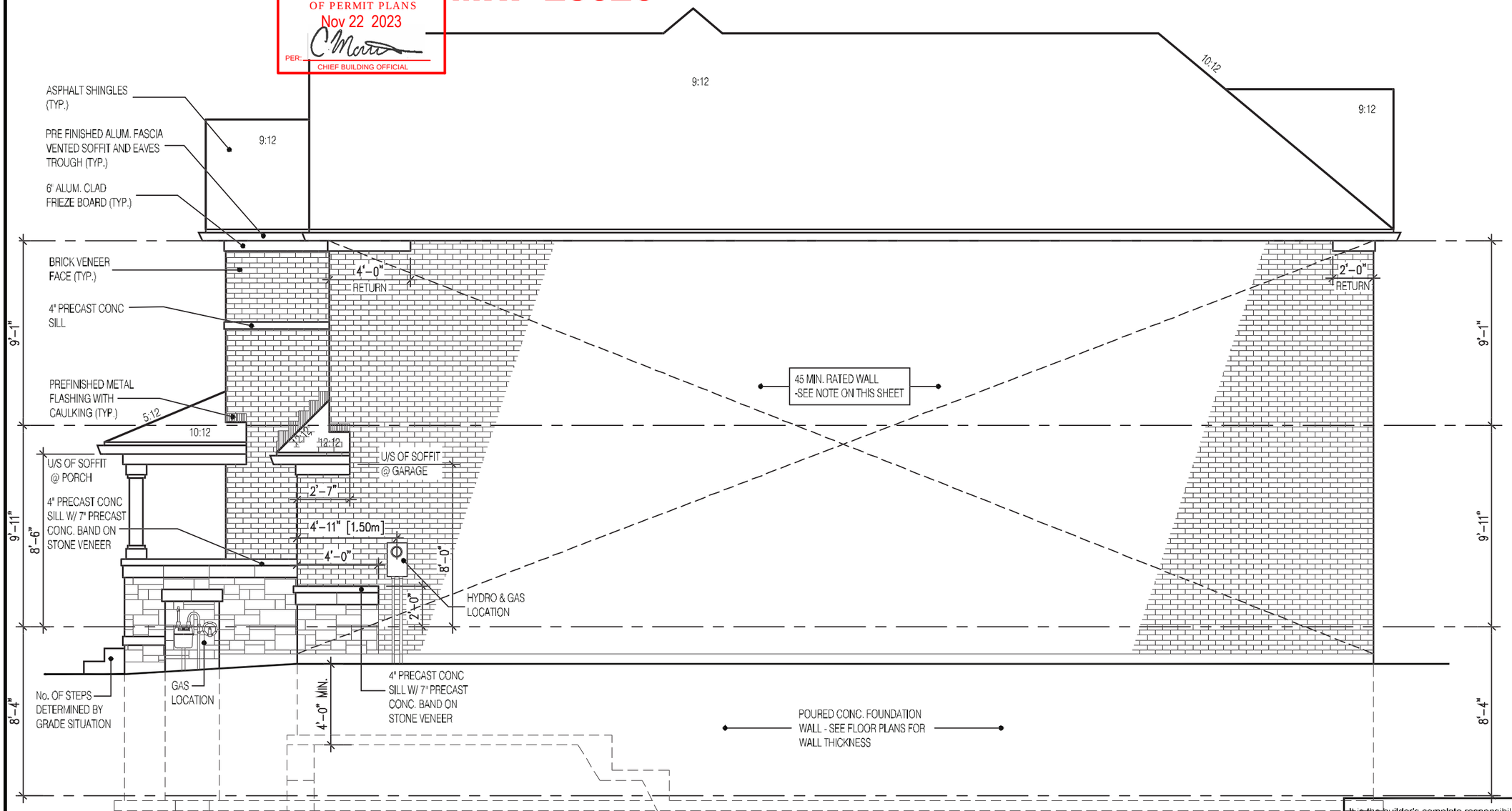
ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: RIVER 9
SCALE: 3/16"=1'-0"
PROJ. No. 22-16
DWG. No. 6A-1

CORPORATION OF THE CITY OF OSHAWA
TRUE COPY
OF PERMIT PLANS
Nov 22 2023
PER: _____
CHIEF BUILDING OFFICIAL

MHP 23026



RIVER 9
SIDE ELEVATION 2

HEADER/RIM JOIST LEVEL

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

45 MINUTE FIRE RATED AT HEADER

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

(REFER TO SECTION 2.3 OF SUPPLEMENTARY GUIDELINES)

BRICK VENEER CONSTRUCTION

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

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER 12.7mm (1/2") TYPE 'X" GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90%% OF THE CAVITY THICKNESS. THE TYPE " X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTIONS. MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE "X" IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION 2.3 OF SUPPLEMENTARY GUIDELINES)

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: _____
DATE: JUL 31, 2023
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DRAWN BY:

DRAWING NAME:

2411
LOT 26
RIVER 9 (GR)
ELEVATION 2
A1 PACKAGE
O.REG. 332/12

No:	DATE:	WORK DESCRIPTION:
7		
6		
5		
4	MAY 9, 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

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

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

Walter Botter *21031*
NAME SIGNATURE BCIN

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

jardin design group inc. *27763*
FIRM NAME BCIN

SIDE ELEVATION 2

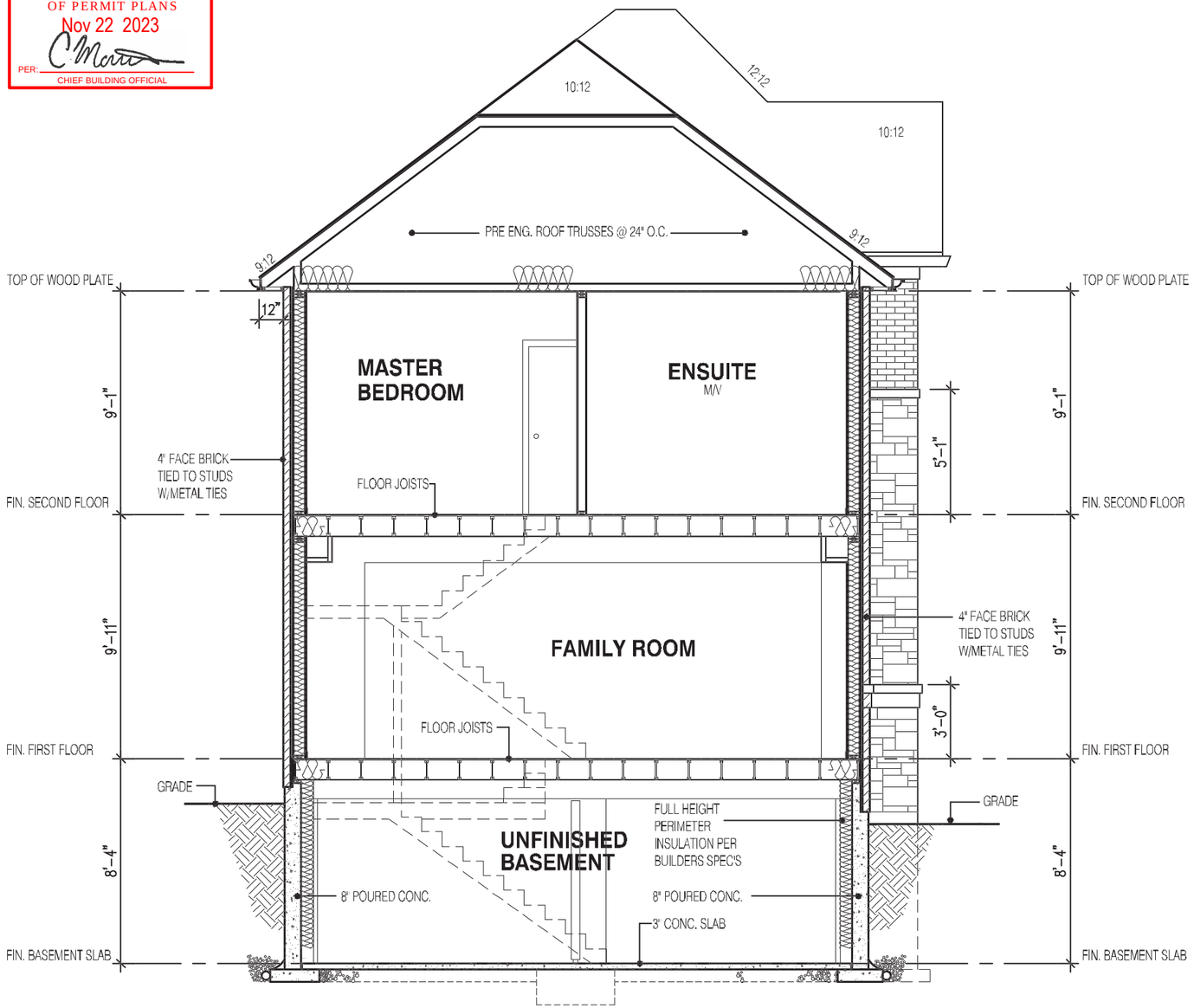
ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: GARDEN 9
SCALE: 3/16"=1'-0"
PROJ. No. 21-35
DWG. No. 7A

CORPORATION OF THE CITY OF OSHAWA
TRUE COPY
OF PERMIT PLANS
Nov 22 2023
PER: _____
CHIEF BUILDING OFFICIAL

MHP 23026



SECTION A ELEVATION 2

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
May 11,2023

FOR STRUCTURE ONLY

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2411
LOT 26
RIVER 9 (GR) ELEVATION 1
A1 PACKAGE
O.REG. 332/12

No:	DATE:	WORK DESCRIPTION:
7		
6		
5		
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jardin
DESIGN GROUP INC
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Walter Botter — 21031
NAME — SIGNATURE — BCIN

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

jardin design group inc. — 27763
FIRM NAME — BCIN

SECTION A ELEV-2

ZADORRA ESTATE INC.
CITY OF OSHAWA

BILD

MODEL: GARDEN 9
SCALE: 3/16"=1'-0"
PROJ. No. 21-35
DWG. No. 8A

DRAWN BY:
DRAWING NAME: