



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 21 2023  
PER:   
CHIEF BUILDING OFFICIAL

BUILDING PERMIT COVER PAGE

MHP 23040

Development Services Department  
Building Permit and Inspection Services

BUILDING PERMIT PLANS REVIEW	ACCEPTED AS NOTED	
	REVIEWED BY	DATE
ZONING		
PLANNING		
ARCHITECTURAL	CM	Nov 21, 2023
STRUCTURAL		
FIRE		
PLUMBING	CARD	
MECHANICAL		
PLANS REVIEW COMPLETED	CM	Nov 21, 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.

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

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 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 0.35M<sup>2</sup> (3.8 SQ.FT.) WITH NO DIMENSION LESS THAN 380 MM (15 IN).
- (2) EXCEPT FOR *BASEMENT* AREAS, THE WINDOW DESCRIBED IN SENTENCE (1) SHALL HAVE A MAXIMUM SILL HEIGHT OF 1M (3 FT 3 IN) ABOVE THE FLOOR.
- (3) WHEN SLIDING WINDOWS ARE USED, THE MINIMUM DIMENSION DESCRIBED IN SENTENCE (1) SHALL APPLY TO THE OPENABLE PORTION OF THE WINDOW.

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 m <sup>2</sup> WITHIN LIVE/WORK UNITS	NO LIMIT	125	355	NO LIMIT	WIDTH AS PER DIV B 9.8.2.1.(3)	2050
<b>NOTE:</b> 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.)

## Strip Footing

For Singles and

Houses up to 23040

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

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

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

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

### Footings on engineered fill

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

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

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

## Concrete Pad Footing Sizes

### 120 kPa Native Soil

F1 = 42" x 42" x 18"

F2 = 36" x 36" x 16"

F3 = 30" x 30" x 12"

F4 = 24" x 24" x 12"

F5 = 16" x 16" x 8"

### 90 kPa Engineered Fill

F1 = 48" x 48" x 20"

F2 = 40" x 40" x 16"

F3 = 34" x 34" x 14"

F4 = 28" x 28" x 12"

F5 = 18" x 18" x 8"

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

## Brick Veneer Cuts

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

## Exterior Concrete Slabs

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

## Ceramic Tile over Joists

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

## Engineered Roof Trusses

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

## Engineered Floor Joists

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

## Steel Column Notes

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

Use 4 bolts for moment connection.

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

## Grading

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

## Door Schedule

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

## Garage Wall - 2x4 Stud Design

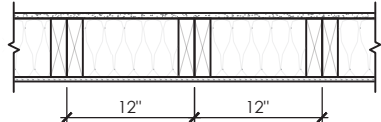
Studs	Spacing	Maximum Height
2x4	16" o/c	8'-0 (2.44m)
2x4	12" o/c	8'-10" (2.69m)
2-2x4	16" o/c	10'-1" (3.07m)
2-2x4	12" o/c	10'-9" (3.28m)
3-2x4	16" o/c	11'-2" (3.40m)
3-2x4	12" o/c	12'-4" (3.76m)

### Notes

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

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

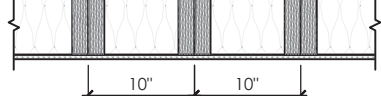
2 - 1 1/2" x 5 1/2" Laminated strand lumber (LSL) 1.5E stud wall nailed together and spaced at 12" o/c full height c/w solid blocking @ 48" o/c vertical and 3/8" OSB exterior wall sheathing.



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

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

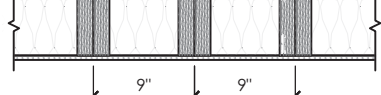
2 - 1 1/2" x 5 1/2" Laminated strand lumber (LSL) 1.5E stud wall glued and nailed together and spaced at 10" o/c full height c/w solid blocking @ 8'-0" o/c vertical and 3/8" OSB exterior wall sheathing.



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

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

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



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

## Steel Angles and Wood Beam Schedules

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

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

### Wood Lintels and Beams

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

### Laminated Veneer Lumber (LVL) Beams

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

### Loose Steel Lintels

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

### Glue-Laminated Floor Beams

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

## Minimum Thermal Performance

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

### Prescriptive Package A1

Space Heating Fuel Gas

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

Below Grade Slab Entire Surface  
> 600 mm Below Grade

Heated Slab or Slab  
<= 600 mm Below Grade

Edge of Below Grade Slab  
<= 600 mm Below Grade

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

## Area Calculations Villa 12A-1

Ground Floor	1254 sq ft, 116.50 sq m
Second Floor	1574 sq ft, 146.23 sq m
Total floor area	2828 sq ft, 262.73 sq m

Total open to below	0 sq ft, 0.00 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	2828 sq ft, 262.73 sq m

Coverage Areas	
Ground floor	1254 sq ft, 116.50 sq m
Garage	396 sq ft, 36.79 sq m
Porch	58 sq ft, 5.39 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1650 sq ft, 153.29 sq m
Coverage w/ porch	1708 sq ft, 158.68 sq m

## Area Calculations Villa 12A-2

Ground Floor	1254 sq ft, 116.50 sq m
Second Floor	1574 sq ft, 146.23 sq m
Total floor area	2828 sq ft, 262.73 sq m

Total open to below	0 sq ft, 0.00 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	2828 sq ft, 262.73 sq m

Coverage Areas	
Ground floor	1254 sq ft, 116.50 sq m
Garage	396 sq ft, 36.79 sq m
Porch	58 sq ft, 5.39 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1650 sq ft, 153.29 sq m
Coverage w/ porch	1708 sq ft, 158.68 sq m

## Area Calculations Villa 12A-3

Ground Floor	1249 sq ft, 116.04 sq m
Second Floor	1571 sq ft, 145.95 sq m
Total floor area	2820 sq ft, 261.99 sq m

Total open to below	0 sq ft, 0.00 sq m
Finished basement	0 sq ft, 0.00 sq m
Total gross floor area	2820 sq ft, 261.99 sq m

Coverage Areas	
Ground floor	1249 sq ft, 116.04 sq m
Garage	396 sq ft, 36.79 sq m
Porch	60 sq ft, 5.57 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1645 sq ft, 152.83 sq m
Coverage w/ porch	1705 sq ft, 158.40 sq m

## SB-12 Calculations Villa 12A-1

Elevation	Wall Area	Window Area	Percentage
Front	631.9 sq ft (58.7 sq m)	92.5 sq ft (8.6 sq m)	14.64%
Left side	1194.4 sq ft (111.0 sq m)	216.7 sq ft (20.1 sq m)	18.14%
Right side	1194.4 sq ft (111.0 sq m)	0.0 sq ft (0.0 sq m)	0.00%
Rear	631.9 sq ft (58.7 sq m)	116.1 sq ft (10.8 sq m)	18.38%
Total	3652.8 sq ft (339.4 sq m)	425.4 sq ft (39.5 sq m)	11.64%

## SB-12 Calculations Villa 12A-2

Elevation	Wall Area	Window Area	Percentage
Front	621.5 sq ft (57.7 sq m)	100.8 sq ft (9.4 sq m)	16.22%
Left side	1194.4 sq ft (111.0 sq m)	189.1 sq ft (17.6 sq m)	15.83%
Right side	1194.4 sq ft (111.0 sq m)	0.0 sq ft (0.0 sq m)	0.00%
Rear	631.9 sq ft (58.7 sq m)	105.4 sq ft (9.8 sq m)	16.67%
Total	3642.4 sq ft (338.4 sq m)	395.3 sq ft (36.7 sq m)	10.85%

## SB-12 Calculations Villa 12A-3

Elevation	Wall Area	Window Area	Percentage
Front	631.5 sq ft (58.7 sq m)	106.9 sq ft (9.9 sq m)	16.92%
Left side	1206.4 sq ft (112.1 sq m)	216.6 sq ft (20.1 sq m)	17.95%
Right side	1199.7 sq ft (111.5 sq m)	0.0 sq ft (0.0 sq m)	0.00%
Rear	631.9 sq ft (58.7 sq m)	105.4 sq ft (9.8 sq m)	16.67%
Total	3669.5 sq ft (340.9 sq m)	428.8 sq ft (39.8 sq m)	11.69%

# Villa 12A

Compliance Package A1



www.greenparkgroup.ca

project name

Zadorra Estates Inc.

### Revisions

#	Description	Date	By
1.	Issued for client review	2023-04-28	JM
2.	Issued for p. eng. review	2023-06-21	JM
3.	Issued for permit	2023-07-11	LM

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

title

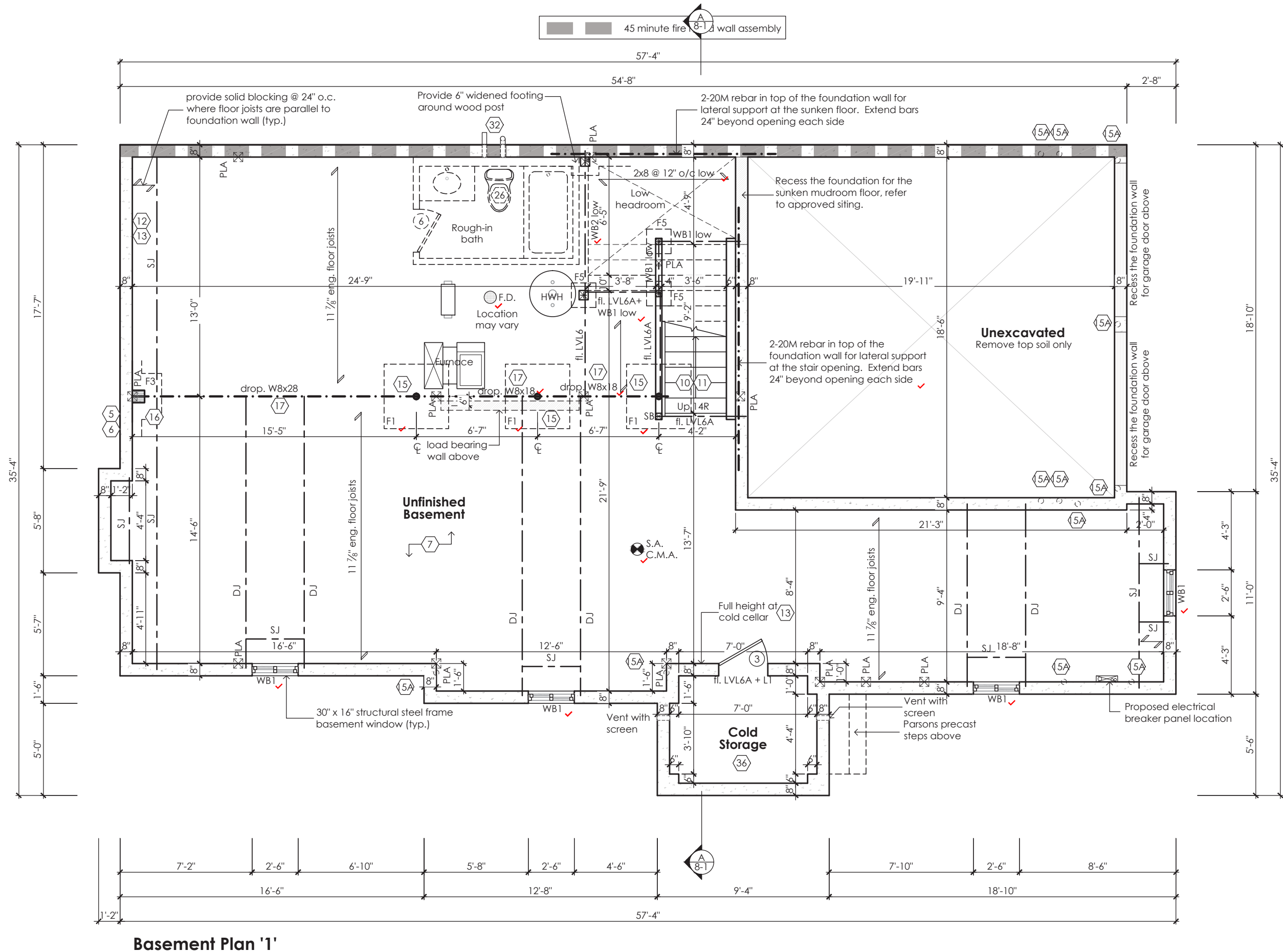
### General Notes and Charts

### Elevation 1

scale	by	area	sheet no.
	JM	-	0
date	type	project no.	
2023-07-11	36' Single	22-012	



MHP 23040



Basement Plan '1'

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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.

STRUDET INC.



FOR STRUCTURE ONLY

Villa 12A

Compliance Package A1

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

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

Qualification Information

Jamie Mack 35923  
Name BCIN Signature  
Registration Information Mackitecture 103532



www.mackitecture.ca

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

Basement Floor Plan  
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2828 sq ft	1-1
date	type	project no.	
2023-07-11	36' Single	22-012	

Greenpark

www.greenparkgroup.ca

project name

Zadorra Estates Inc.

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



### Compliance Package A1

**Zadorra Estates Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-012-GREENPARK-ZADORRA-OSHAWA\UNITS\WORKING\22-012-VILLA 12A-WD-V1.DWG plotted on 2023-07-11 at 12:59:45 PM by LAURA

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## Compliance Package A1

**Zadorra Estates Inc.**

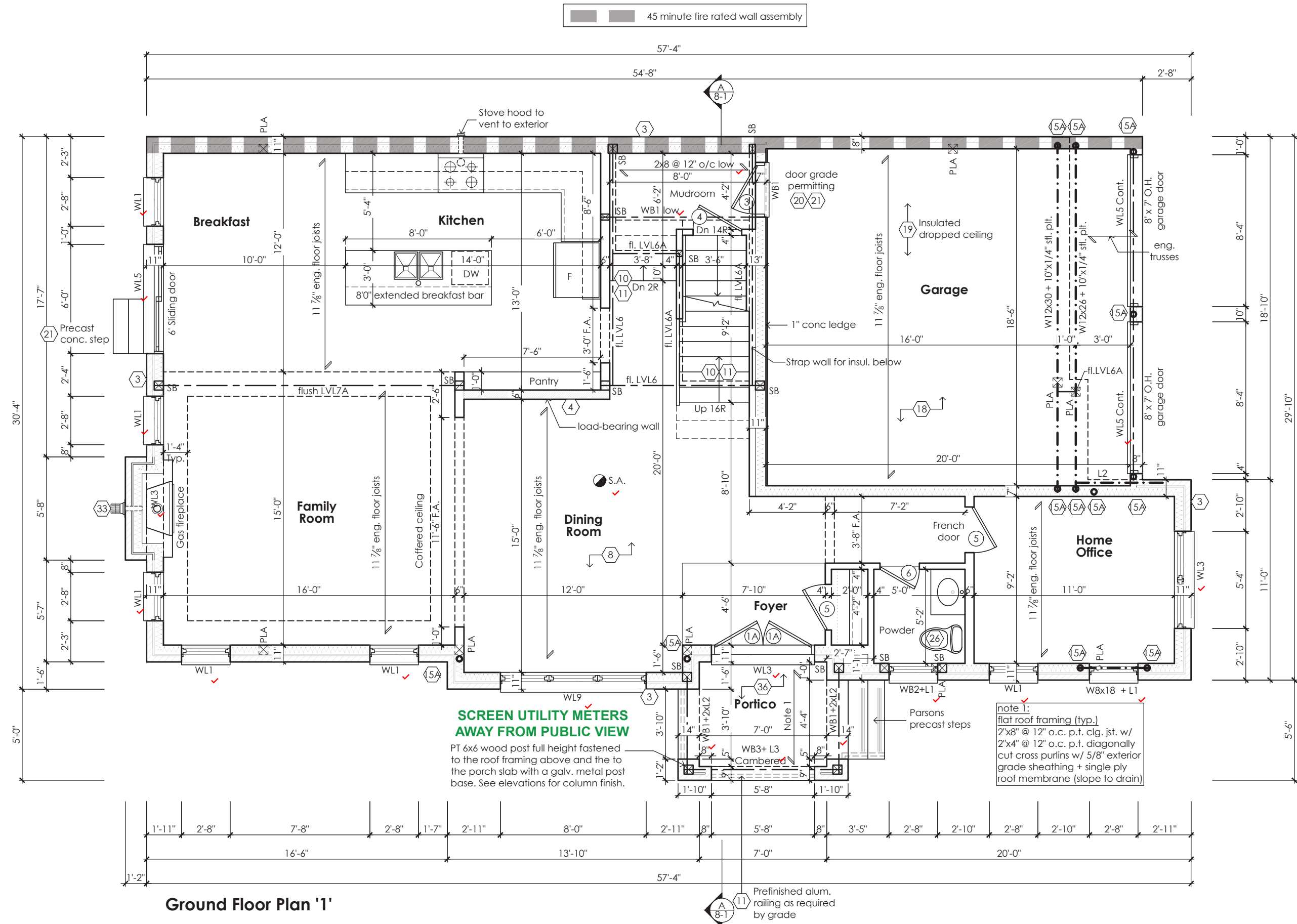
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STRUDET INC.



FOR STRUCTURE ONLY

Villa 12A

Compliance Package A1

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Registration Information Mackitecture 103532



www.mackitecture.ca

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

Ground Floor Plan  
Elevation 1

scale 3/16" = 1'-0"  
date 2023-07-11  
by JM  
type 36' Single  
area 2828 sq ft  
project no. 22-012  
sheet no. 2-1

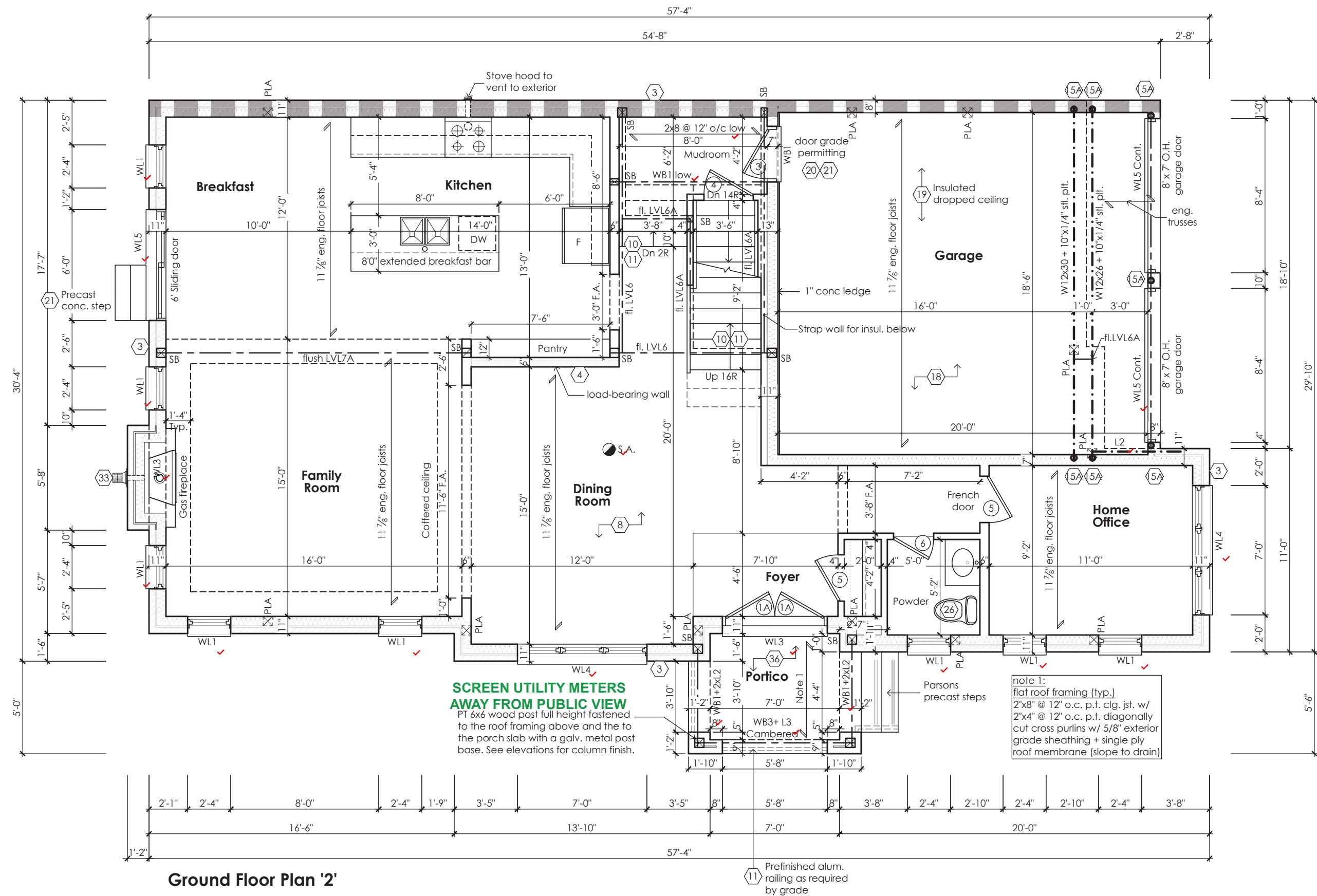


www.greenparkgroup.ca

project name  
Zadorra Estates Inc.

MHP 23040

45 minute fire rated wall assembly



Ground Floor Plan '2'

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
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STRUDET INC.



FOR STRUCTURE ONLY

Villa 12A

Compliance Package A1

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**Qualification Information**

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

*[Signature]*  
Signature

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

Ground Floor Plan  
Elevation 2

scale 3/16" = 1'-0"	by JM	area 2828 sq ft	sheet no. 2-2
date 2023-07-11	type 36' Single	project no. 22-012	

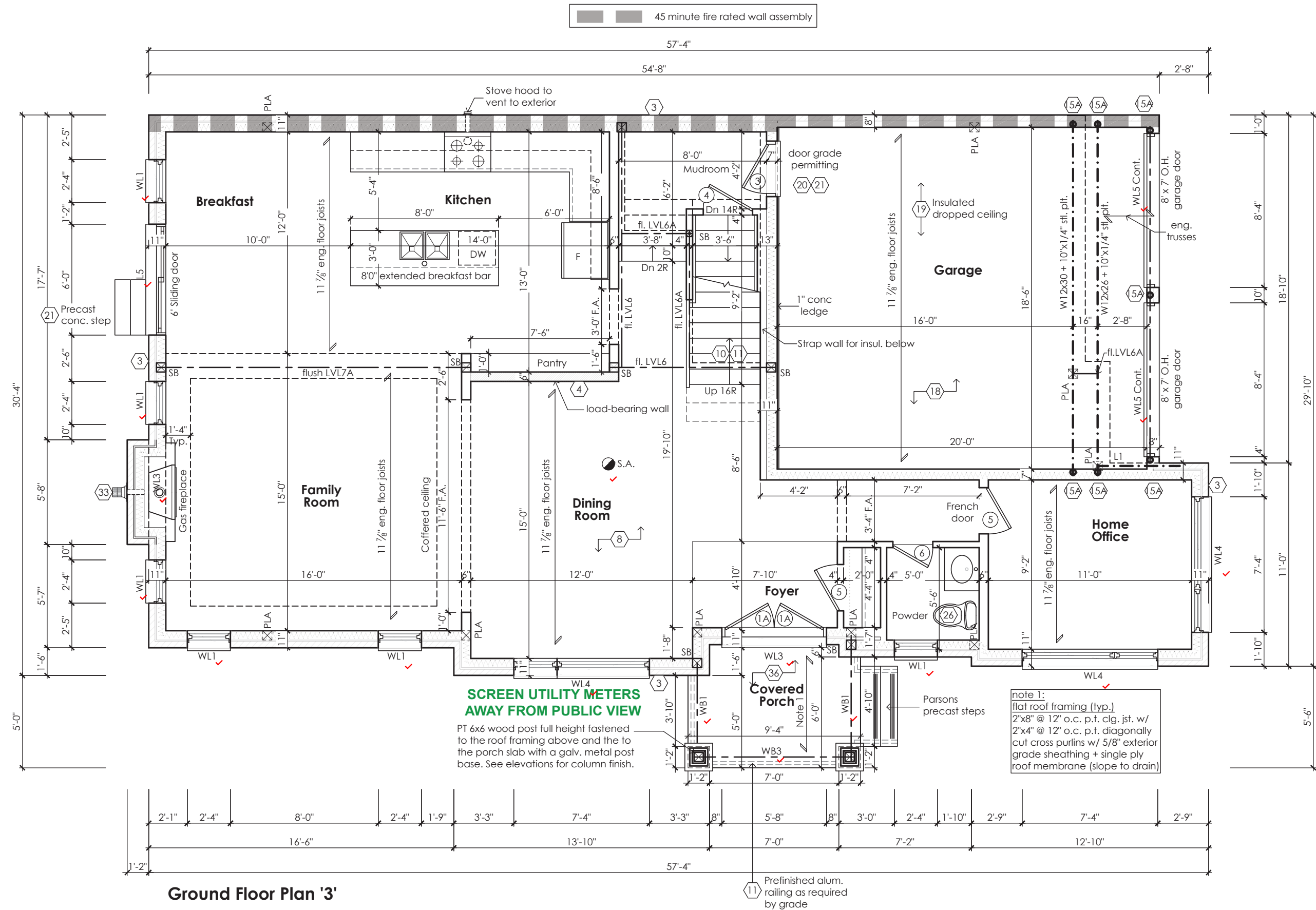
**Greenpark**  
www.greenparkgroup.ca  
project name  
**Zadorra Estates Inc.**

MHP 23040

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.

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
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STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
FROM 1 2023  
JULY 1 2023  
INCE OF ONTARIO

FOR STRUCTURE ONLY  
**Villa 12A**  
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.

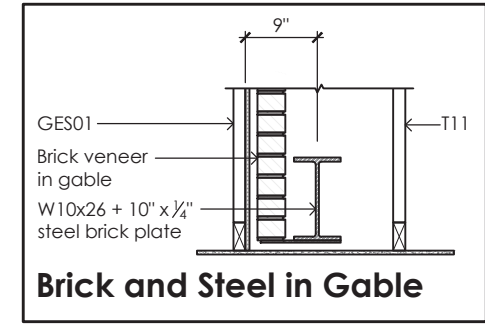
The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.  
**Qualification Information**  
Jamie Mack 35923  
Name BCIN  
Registration Information **Mackitecture** 103532

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

**Ground Floor Plan  
Elevation 3**  
scale 3/16" = 1'-0"  
date 2023-07-11  
by JM  
type 36' Single  
area 2820 sq ft  
project no. 22-012  
sheet no. 2-3

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





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

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STRUDET INC.



FOR STRUCTURE ONLY

# Villa 12A

## Compliance Package A1

### Qualification Information

## Registration Information

## Mackitecture

103532



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

## Second Floor Plan

### Elevation 1

area	<b>2828 sq ft</b>
------	-------------------

### 3-1

type  
**36' Single**

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



**Greenpark**

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

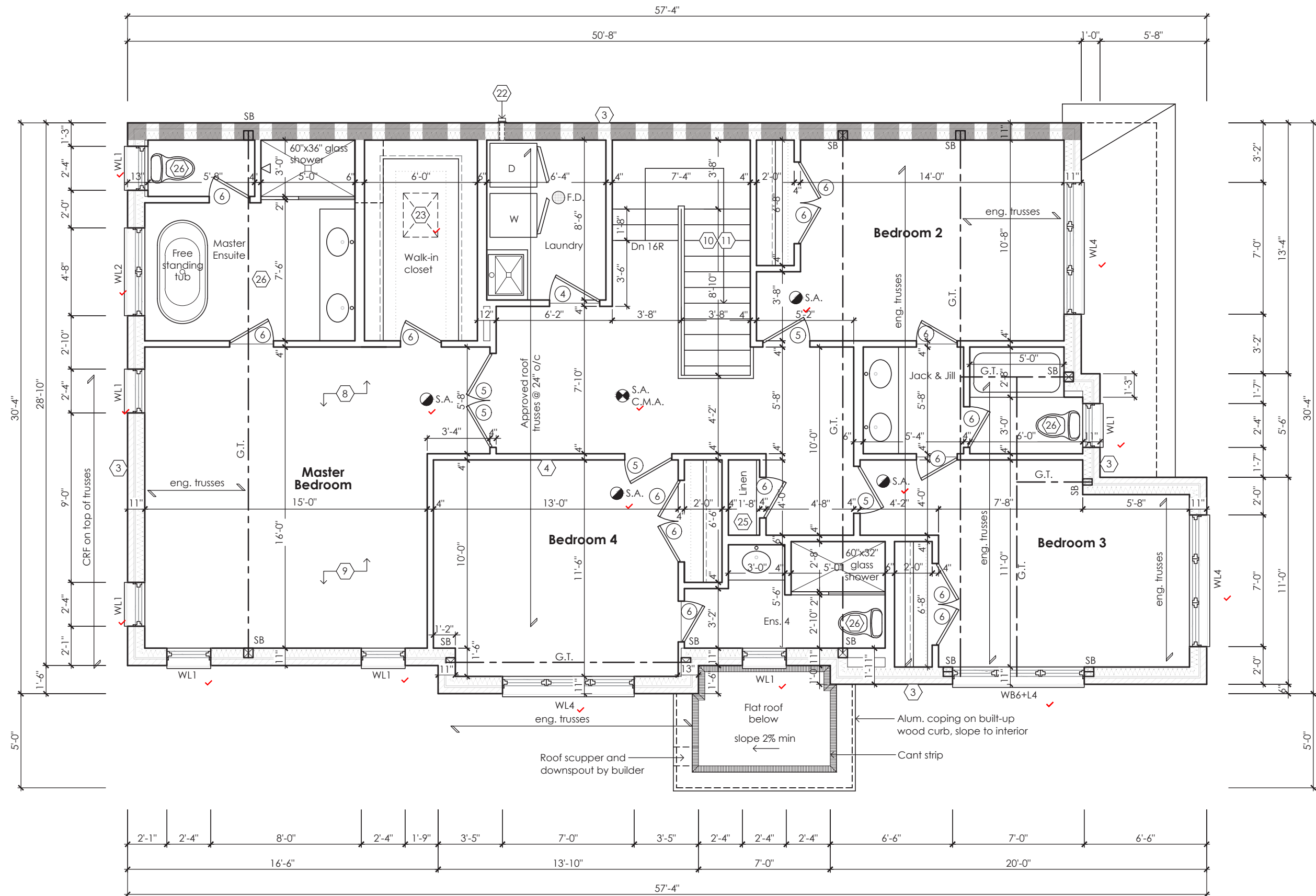
project name
--------------

**Zadorra Estates Inc.**

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

MHP 23040

45 minute fire rated wall assembly



Second Floor Plan '2'

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



FOR STRUCTURE ONLY

Villa 12A

Compliance Package A1

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**Qualification Information**

Jamie Mack 35923  
Name BCIN  
Registration Information Mackitecture 103532

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

Second Floor Plan Elevation 2			
scale 3/16" = 1'-0"	by JM	area 2828 sq ft	sheet no. 3-2
date 2023-07-11	type 36' Single	project no. 22-012	

  
www.greenparkgroup.ca  
project name  
Zadorra Estates Inc.

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



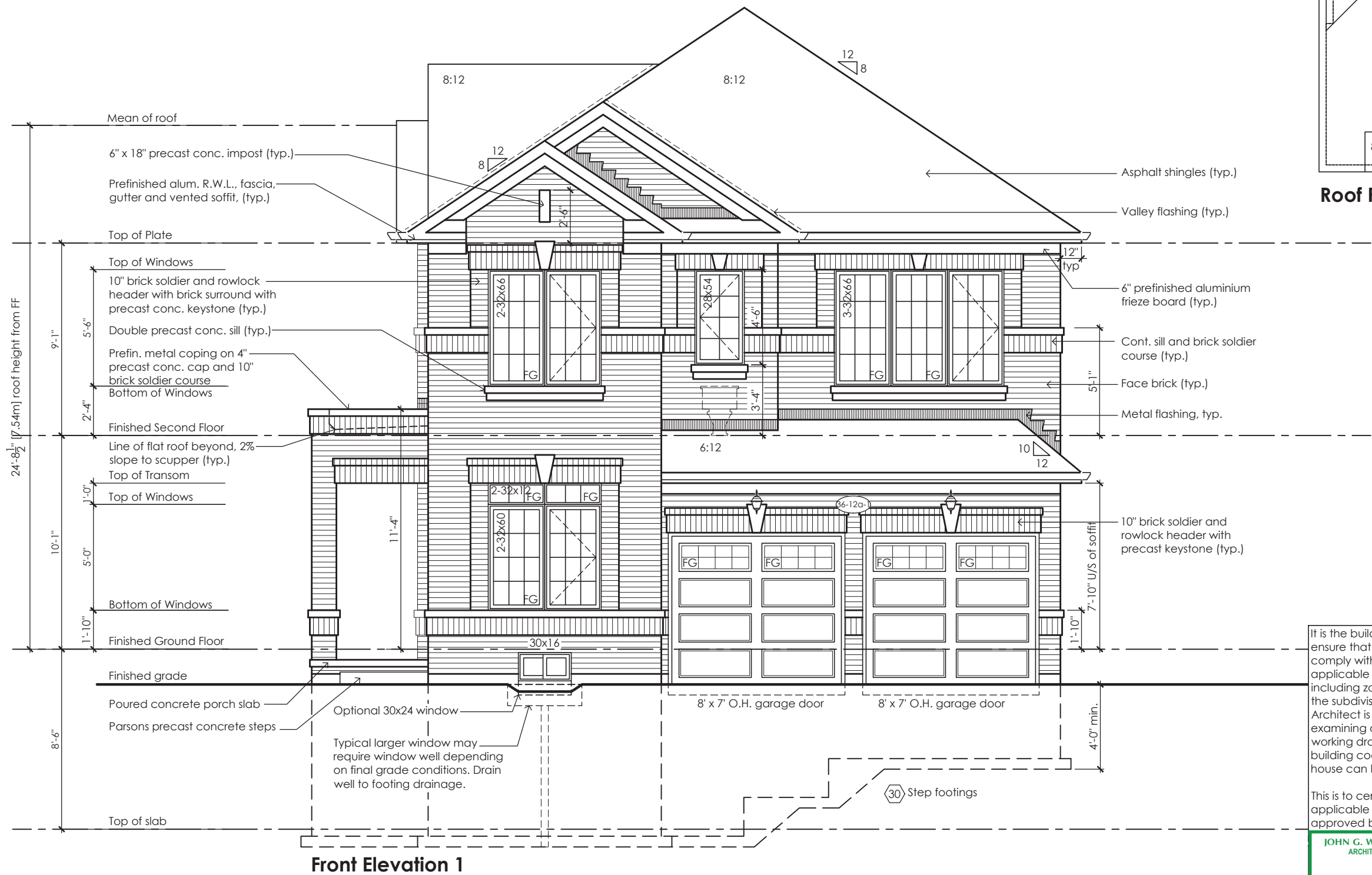
## Compliance Package A1

**Zadorra Estates Inc.**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-012-GREENPARK-ZADORRA-OSHAWA\UNITS\WORKING\22-012-VILLA 12A-WD-V1.DWG plotted on 2023-07-11 at 12:59:51 PM by LAURA



MHP 23040



Roof Plan '1'

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

July 11, 2023 JU

Villa 12A

Compliance Package A1

**Greenpark**

www.greenparkgroup.ca

project name

Zadorra Estates Inc.

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  
Name

35923  
BCIN

*[Signature]*  
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

Front Elevation  
Elevation 1

scale

3/16" = 1'-0"

by

JM

area

2828 sq ft

sheet no.

4-1

date

2023-07-11

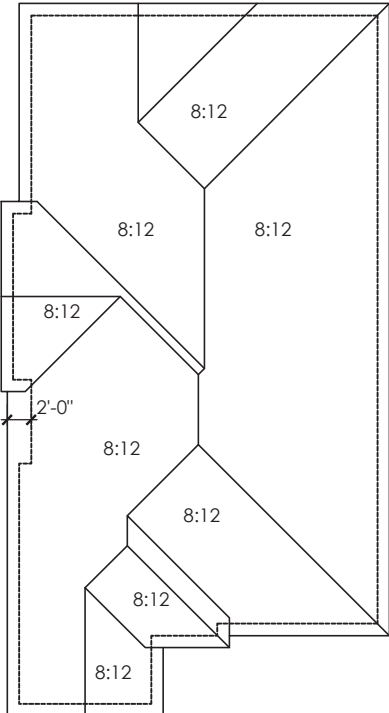
type

36' Single

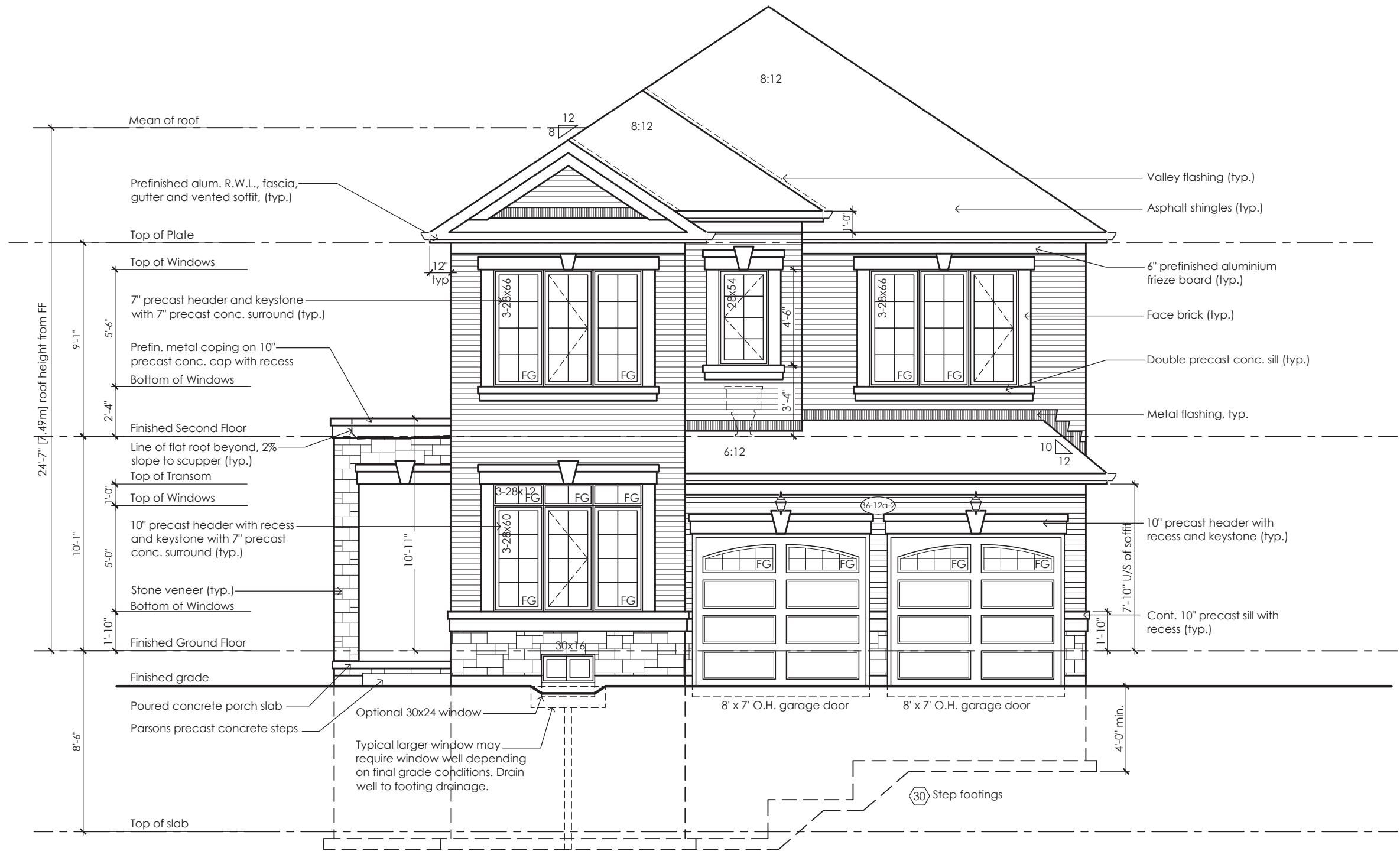
project no.

22-012

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Roof Plan '2'



Front Elevation '2'

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JOHN G. WILLIAMS LTD., ARCHITECT  
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AND APPROVAL  
APPROVED BY: *[Signature]*  
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Villa 12A

Compliance Package A1



www.greenparkgroup.ca

project name

Zadorra Estates Inc.

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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

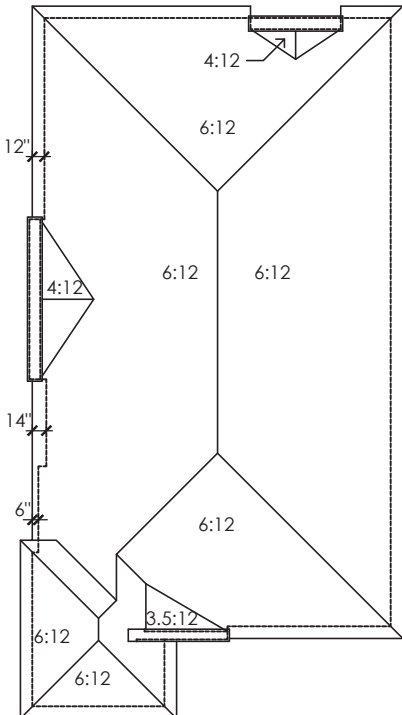
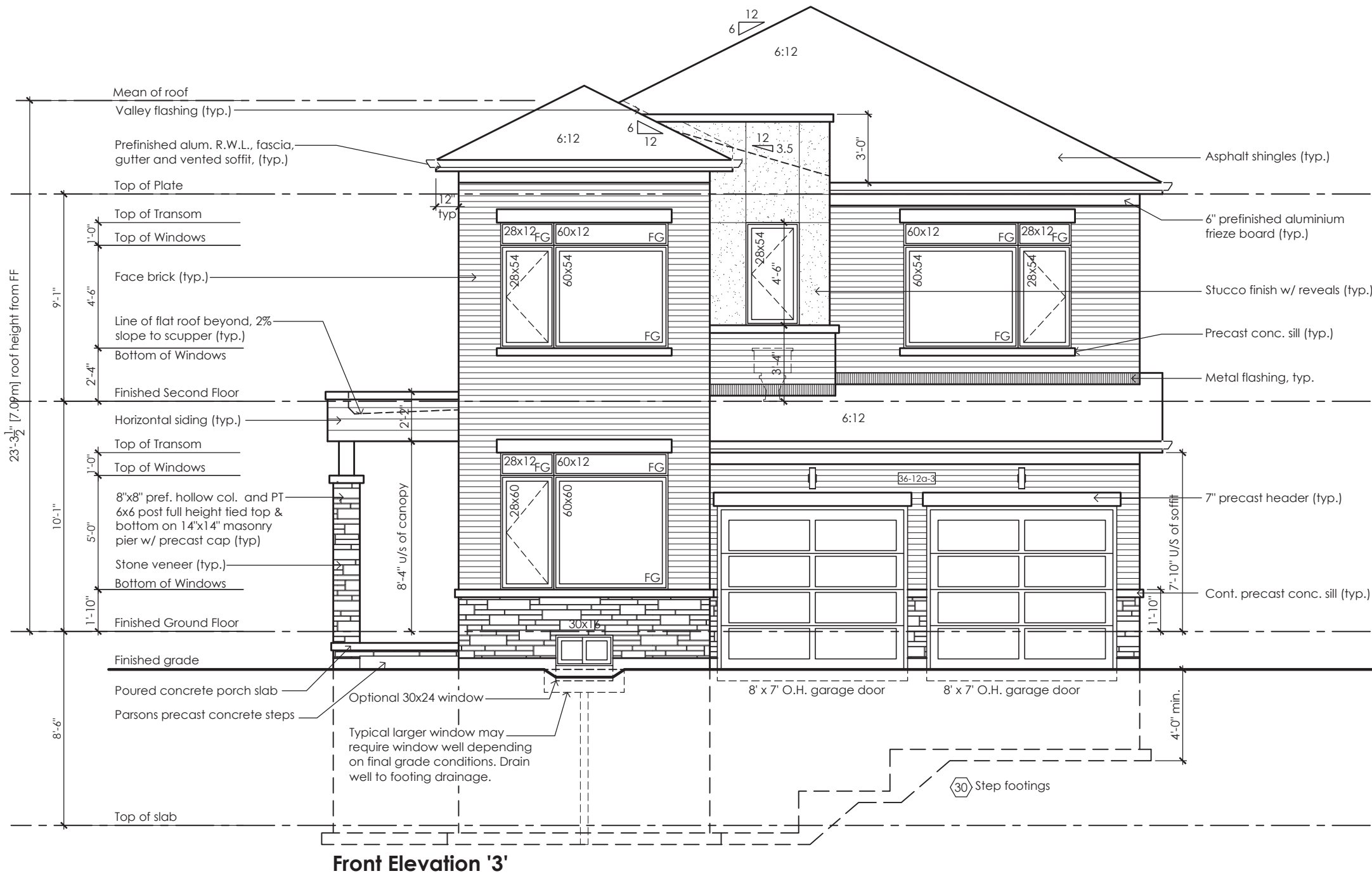
Tel: 416-735-8190 Email: info@mackitecture.ca

Front Elevation  
Elevation 2

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2828 sq ft	4-2
date	type	project no.	
2023-07-11	36' Single	22-012	

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MHP 23040



Roof Plan '3'

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AND APPROVAL  
APPROVED BY: *[Signature]*  
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Villa 12A

Compliance Package A1



www.greenparkgroup.ca

project name  
Zadorra Estates Inc.

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Qualification Information

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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

Front Elevation  
Elevation 3

scale	by	area	sheet no.
3/16" = 1'-0"	JM	2820 sq ft	4-3
date	type	project no.	
2023-07-11	36' Single	22-012	

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MHP 23040



Villa 12A

Compliance Package A1

**Greenpark**

www.greenparkgroup.ca

project name

Zadorra Estates Inc.

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**Qualification Information**

Jamie Mack  
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35923  
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

title

**Left Side Elevation  
Elevation 1**

scale

3/16" = 1'-0"

by

JM

area

2828 sq ft

sheet no.

5-1

date

2023-07-11

type

36' Single

project no.

22-012

MHP 23040



JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
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Villa 12A

Compliance Package A1

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project name

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

title

Left Side Elevation  
Elevation 2

scale

3/16" = 1'-0"

by

JM

area

2828 sq ft

sheet no.

5-2

date

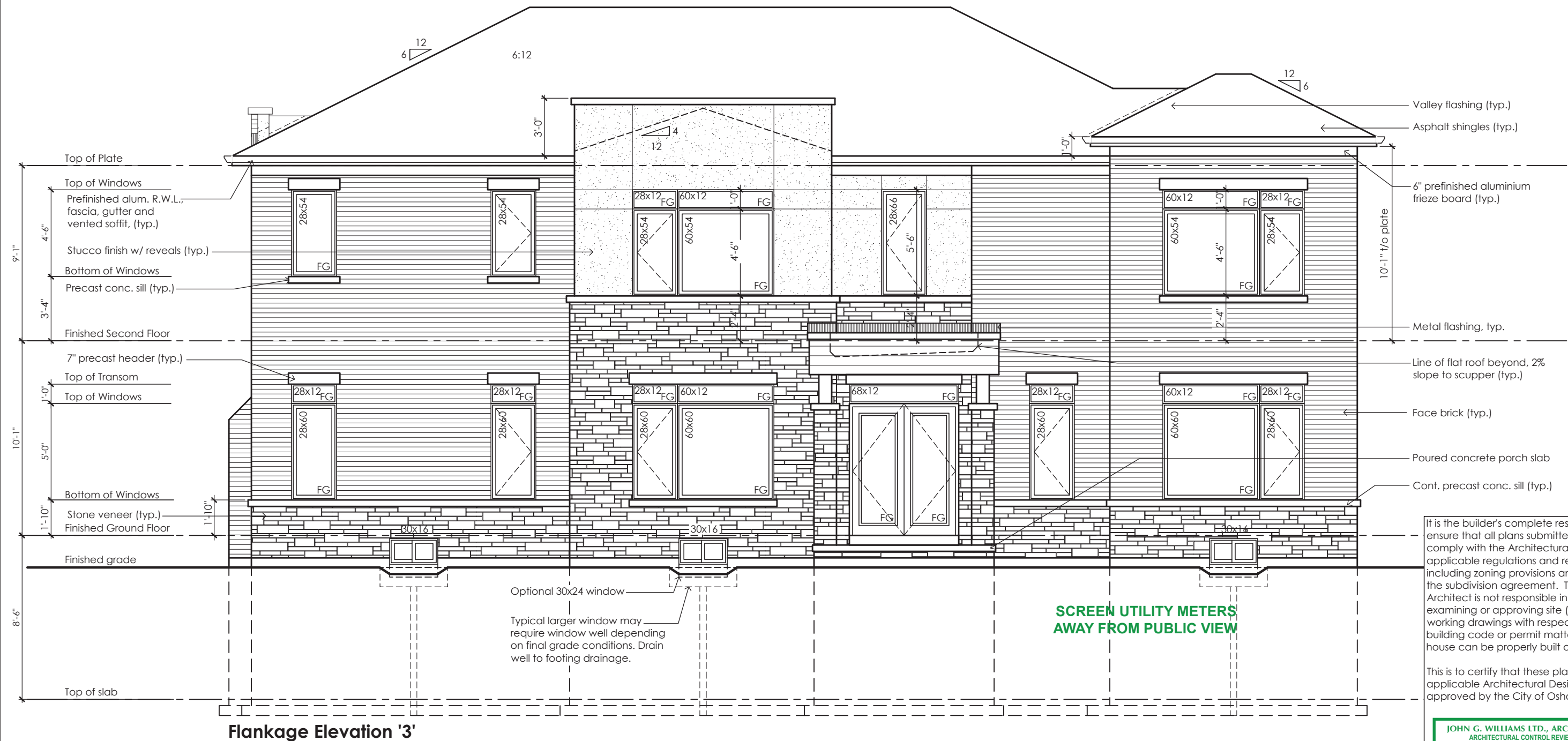
2023-07-11

type

36' Single

project no.

22-012



Flankage Elevation '3'

SCREEN UTILITY METERS  
AWAY FROM PUBLIC VIEW

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: JUL 31, 2023  
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Villa 12A  
Compliance Package A1

**Greenpark**  
www.greenparkgroup.ca

project name  
**Zadorra Estates Inc.**

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

*[Signature]*  
Signature

**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 3

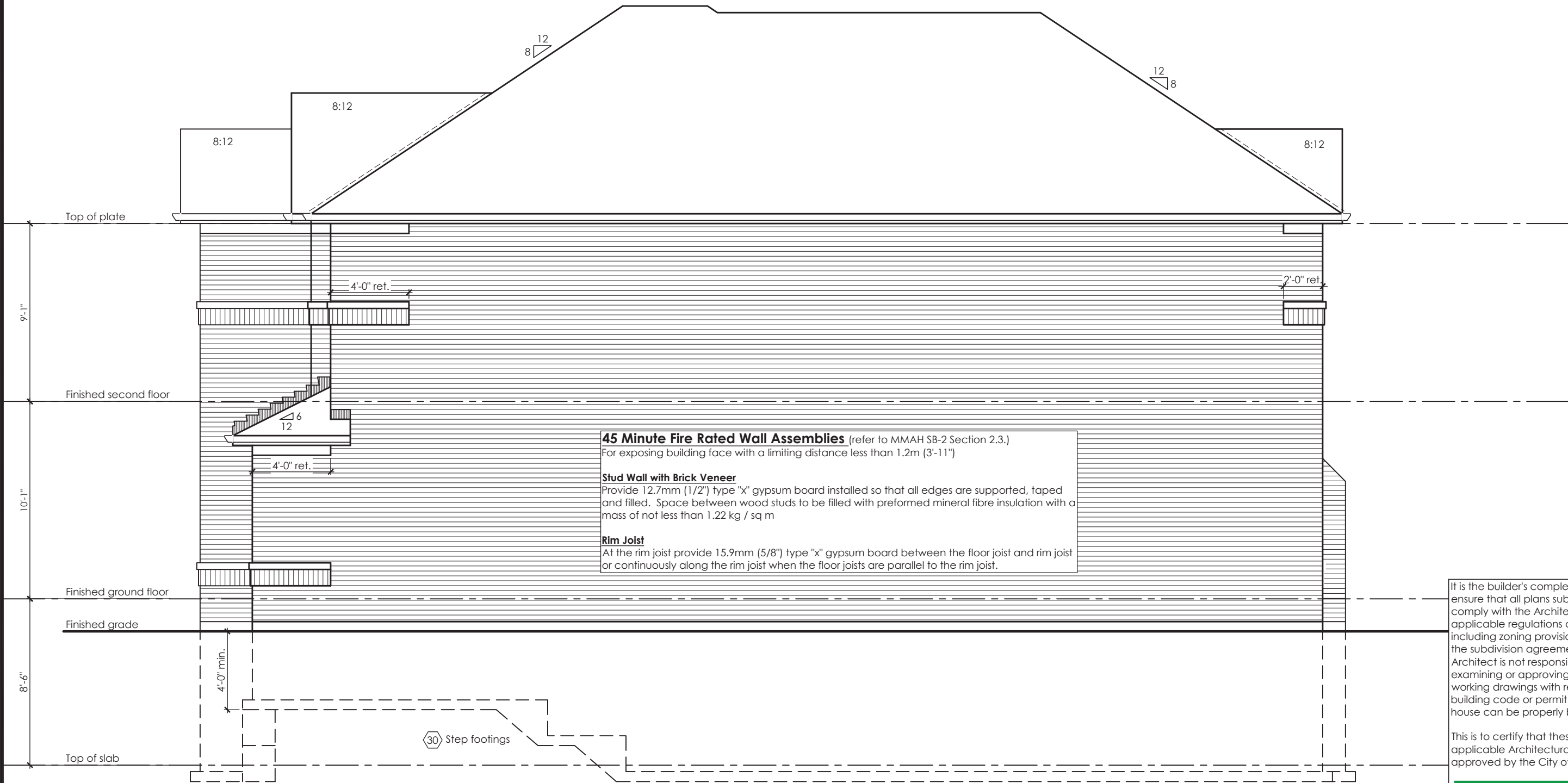
scale 3/16" = 1'-0"  
date 2023-07-11

by JM  
type 36' Single

area 2820 sq ft  
project no. 22-012

sheet no. **5-3**






Right Side Elevation '1'

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

APPROVED BY:   
DATE: JUL 31, 2023

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Villa 12A

Compliance Package A1

  
www.greenparkgroup.ca

project name

Zadorra Estates Inc.

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Jamie Mack  
Name

35923  
BCIN

Signature

Registration Information

Mackitecture

103532



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

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

title

Right Side Elevation  
Elevation 1

scale

3/16" = 1'-0"

by

JM

area

2828 sq ft

sheet no.

6-1

date

2023-07-11

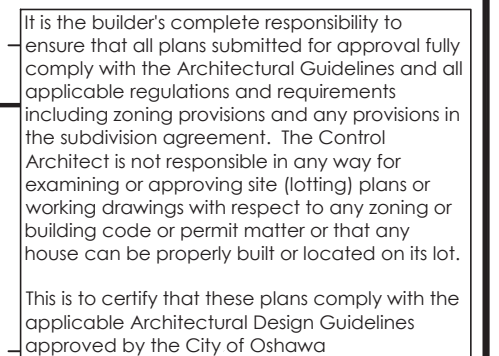
type

36' Single

project no.

22-012

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

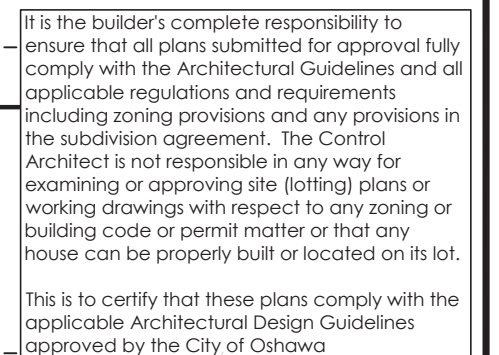


# Villa 12A

project name

**Zadorra Estates Inc.**

**6-2**



# Villa 12A

project name

**Zadorra Estates Inc.**

scale <b>3/16" = 1'-0"</b>	by <b>JM</b>	area <b>2820 sq ft</b>	sheet no.  <b>6-3</b>
date <b>2023-07-11</b>	type <b>36' Single</b>	project no. <b>22-012</b>	





Rear Elevation '1'

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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: JUL 31, 2023  
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Villa 12A

Compliance Package A1

  
www.greenparkgroup.ca

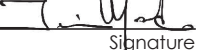
project name

Zadorra Estates Inc.

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Qualification Information

Jamie Mack 35923  
Name BCIN  
Registration Information Mackitecture 103532  
Signature 



www.mackitecture.ca

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

title  
Rear Elevation  
Elevation 1

scale 3/16" = 1'-0"	by JM	area 2828 sq ft	sheet no. 7-1
date 2023-07-11	type 36' Single	project no. 22-012	



Rear Elevation '2'

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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.

Villa 12A

Compliance Package A1



www.greenparkgroup.ca

project name

Zadorra Estates Inc.

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  
Name

35923  
BCIN

  
Signature

Registration Information

Mackitecture

103532



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Cobourg, ON K9A 5J3

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

title

Rear Elevation  
Elevation 2

scale

3/16" = 1'-0"

by

JM

area

2828 sq ft

sheet no.

7-2

date

2023-07-11

type

36' Single

project no.

22-012

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



Rear Elevation '3'

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Villa 12A

Compliance Package A1

  
www.greenparkgroup.ca

project name

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title

Rear Elevation  
Elevation 3

scale

3/16" = 1'-0"

by

JM

area

2820 sq ft

sheet no.

7-3

date

2023-07-11

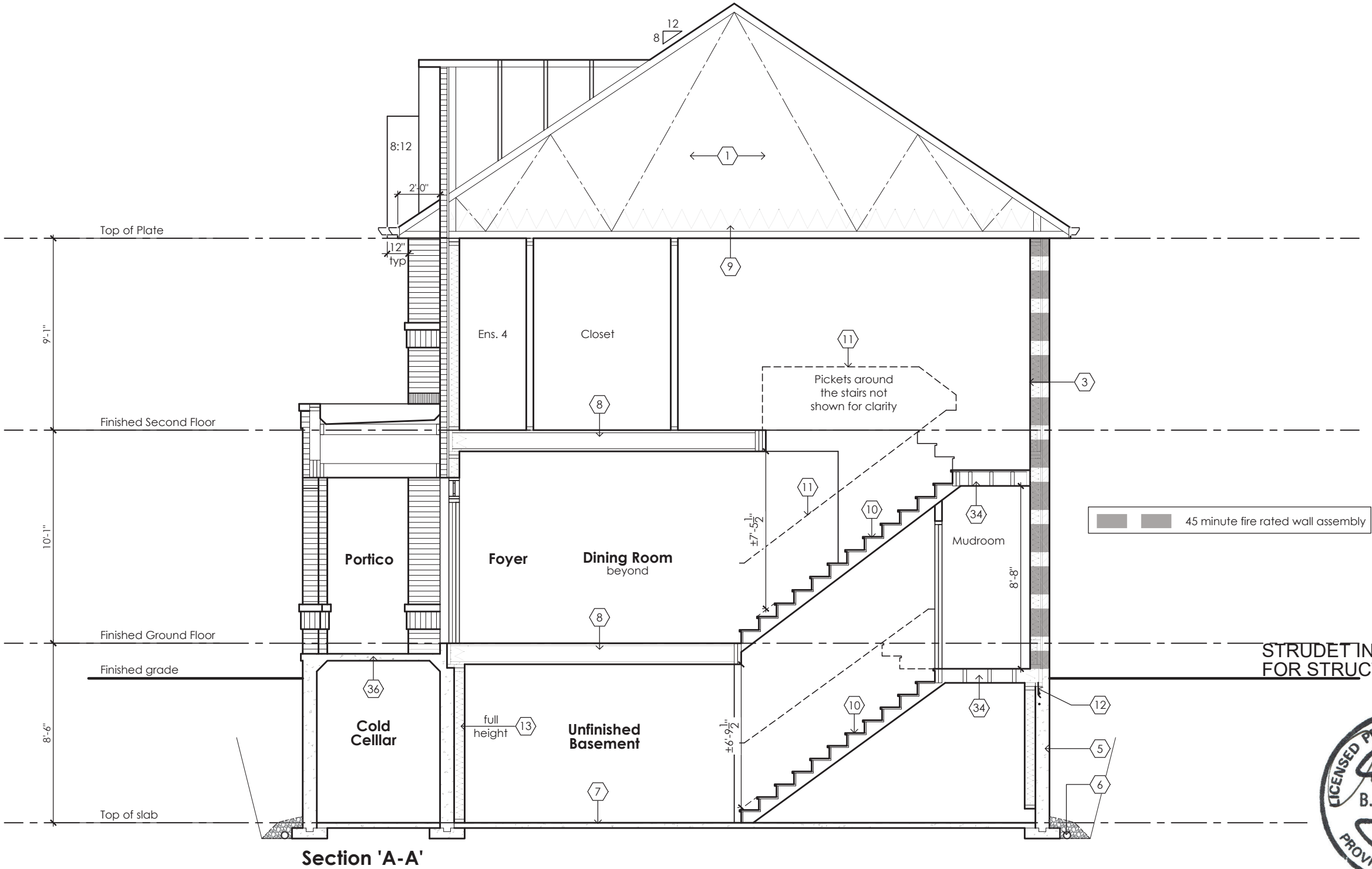
type

36' Single

project no.

22-012





July 11, 2023

Villa 12A  
Compliance Package A1

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Name BCIN Signature

Registration Information **Mackitecture** 103532

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Building Section Elevations 1, 2 and 3			
scale	by	area	sheet no.
3/16" = 1'-0"	JM	-	8-1
date	type	project no.	
2023-07-11	36' Single	22-012	

**Greenpark**  
www.greenparkgroup.ca

project name  
**Zadorra Estates Inc.**

SB-12 Calculations			
Villa 12A - 1 Deck Condition			
Elevation	Wall Area	Window Area	Percentage
Front	631.9 sq ft (58.7 sq m)	92.5 sq ft (8.6 sq m)	14.64%
Left side	1194.4 sq ft (111.0 sq m)	216.7 sq ft (20.1 sq m)	18.14%
Right side	1194.4 sq ft (111.0 sq m)	0.0 sq ft (0.0 sq m)	0.00%
Rear	716.6 sq ft (66.6 sq m)	119.8 sq ft (11.1 sq m)	16.72%
Total	3737.5 sq ft (347.2 sq m)	429.1 sq ft (39.9 sq m)	11.48%



Rear Elevation '1'  
Deck Condition

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Villa 12A  
Compliance Package A1

**Greenpark**

www.greenparkgroup.ca

project name

Zadorra Estates Inc.

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title

Deck Elevation  
Elevation 1

scale

3/16" = 1'-0"

by

JM

area

2828 sq ft

sheet no.

9-1

date

2023-07-11

type

36' Single

project no.

22-012

SB-12 Calculations			
Villa 12A - 2 Deck Condition			
Elevation	Wall Area	Window Area	Percentage
Front	621.5 sq ft (57.7 sq m)	100.8 sq ft (9.4 sq m)	16.22%
Left side	1194.4 sq ft (111.0 sq m)	189.1 sq ft (17.6 sq m)	15.83%
Right side	1194.4 sq ft (111.0 sq m)	0.0 sq ft (0.0 sq m)	0.00%
Rear	1348.6 sq ft (125.3 sq m)	214.5 sq ft (19.9 sq m)	15.90%
Total	4359.0 sq ft (405.0 sq m)	504.4 sq ft (46.9 sq m)	11.57%



Rear Elevation '2'  
Deck Condition

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Villa 12A  
Compliance Package A1

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Name BCIN Signature  
Registration Information **Mackitecture** 103532



Deck Elevation Elevation 2			
scale 3/16" = 1'-0"	by JM	area 2828 sq ft	sheet no. 9-2
date 2023-07-11	type 36' Single	project no. 22-012	

**Greenpark**  
www.greenparkgroup.ca

project name  
**Zadorra Estates Inc.**

SB-12 Calculations			
Villa 12A - 3 Deck Condition			
Elevation	Wall Area	Window Area	Percentage
Front	631.5 sq ft (58.7 sq m)	106.9 sq ft (9.9 sq m)	16.92%
Left side	1206.4 sq ft (112.1 sq m)	216.6 sq ft (20.1 sq m)	17.95%
Right side	1199.7 sq ft (111.5 sq m)	0.0 sq ft (0.0 sq m)	0.00%
Rear	716.6 sq ft (66.6 sq m)	109.1 sq ft (10.1 sq m)	15.22%
Total	3754.2 sq ft (348.8 sq m)	432.5 sq ft (40.2 sq m)	11.52%



Rear Elevation '3'  
Deck Condition

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Villa 12A

Compliance Package A1

**Greenpark**

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project name

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title

Deck Elevation  
Elevation 3

scale

3/16" = 1'-0"

by

JM

area

2820 sq ft

sheet no.

9-3

date

2023-07-11

type

36' Single

project no.


22-012



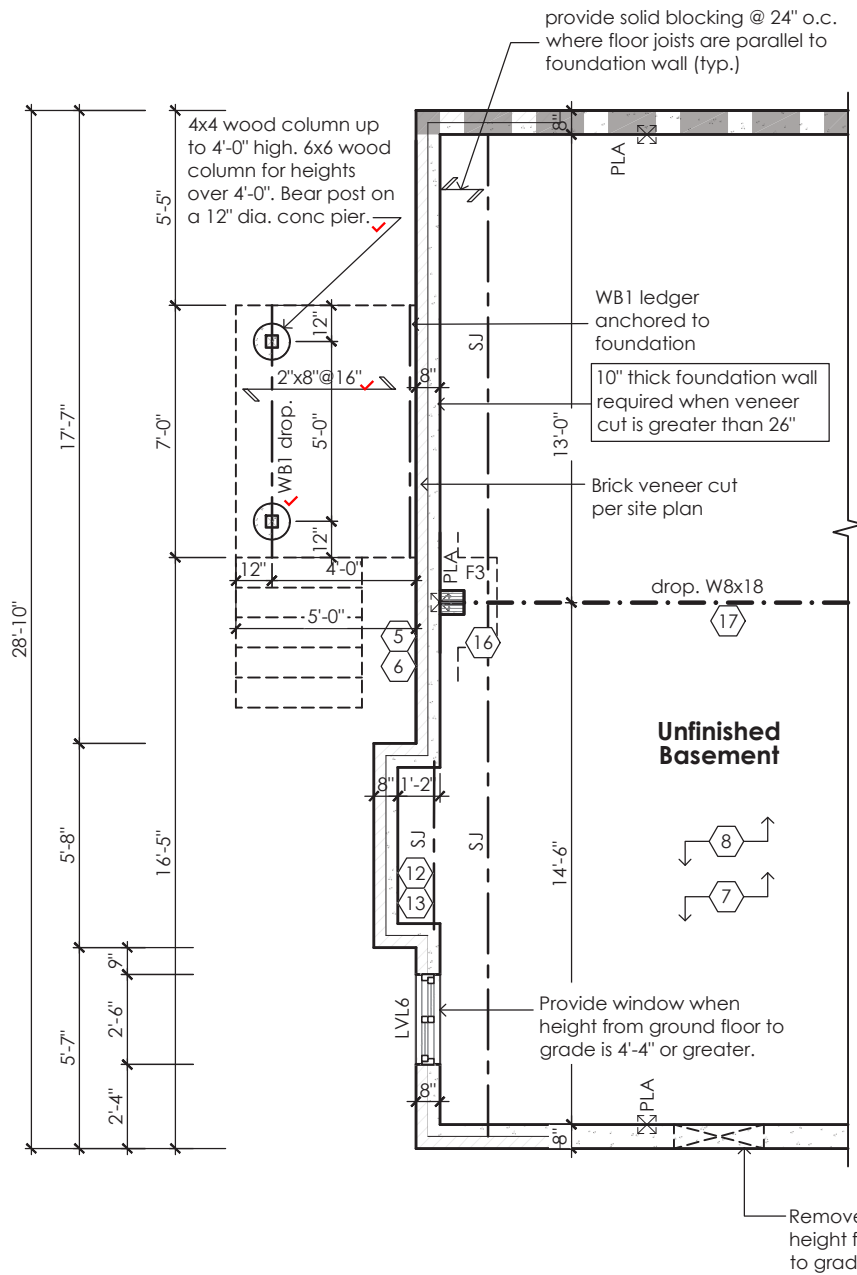
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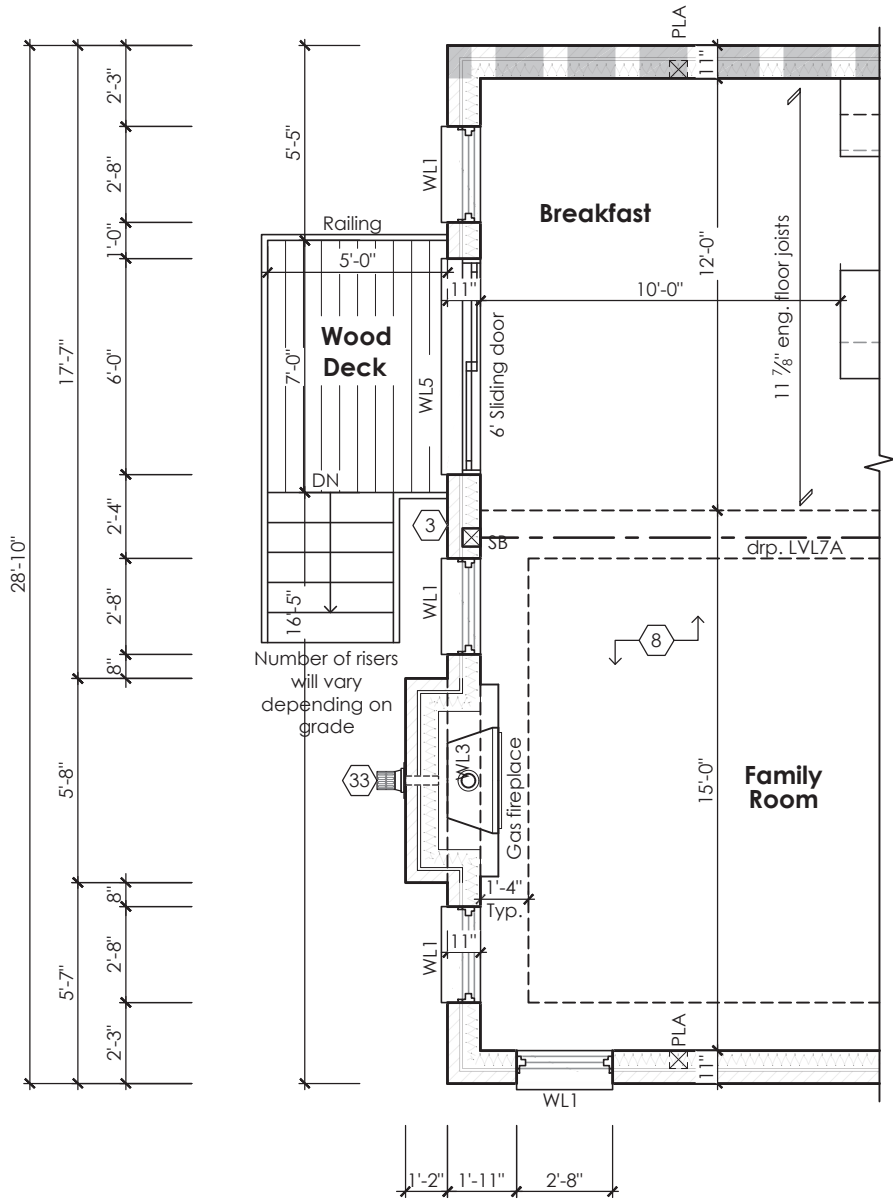
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Partial Basement Plan For Deck Condition  
Elevations '1', '2' and '3'



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

STRUDET INC.



July 11, 2023

FOR STRUCTURE ONLY

Villa 12A

Compliance Package A1

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Deck Plans Elevations 1, 2 and 3			
scale 3/16" = 1'-0"	by JM	area -	sheet no. 9-4
date 2023-07-11	type 36' Single	project no. 22-012	

  
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Zadorra Estates Inc.