



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 14 2023  
PER: *C. Morin*  
CHIEF BUILDING OFFICIAL

MHP 23034

BUILDING PERMIT COVER PAGE

Development Services Department  
Building Permit and Inspection Services

BUILDING PERMIT PLANS REVIEW	ACCEPTED AS NOTED	
	REVIEWED BY	DATE
ZONING		
PLANNING		
ARCHITECTURAL	CM	Nov 14, 2023
STRUCTURAL		
FIRE		
PLUMBING	CARD	
MECHANICAL		
PLANS REVIEW COMPLETED	CM	Nov 14, 2023

SOIL CONDITIONS

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

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

PLUMBING INSTALLATIONS

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

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

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

FUTURE ALTERATIONS

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

NOTE:

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

AS BUILT SURVEY

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

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

MHP CERTIFICATION

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

IMPORTANT NOTE

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

OBC 9.10.14.5 - CLADDING

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

PREFABRICATED WOOD TRUSSES

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

ROOF CEILING INSULATION

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

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



ELECTRICAL  
SAFETY  
AUTHORITY

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

BEDROOM WINDOWS

- (1) EVERY FLOOR LEVEL CONTAINING BEDROOMS IN A *SUITE* SHALL BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS, AND EACH SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35M<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 Footings

For Singles and Semi-Detached Houses up to 2 storeys

For 8" or 10" foundation walls with 2x8 / 2x10 floor joists  
20" wide x 6" thick concrete strip footings below foundation walls.  
24" wide x 8" thick concrete strip footings below party walls.

Foundation walls with engineered joists  
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	90 kPa Engineered Fill
F1 = 42" x 42" x 18"	F1 = 48" x 48" x 20"
F2 = 36" x 36" x 16"	F2 = 40" x 40" x 16"
F3 = 30" x 30" x 12"	F3 = 34" x 34" x 14"
F4 = 24" x 24" x 12"	F4 = 28" x 28" x 12"
F5 = 16" x 16" x 8"	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

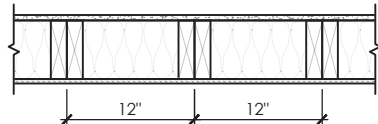
Studs	Spacing	Maximum Height
2x4	16" o/c	8'-0 (2.44m)
2x4	12" o/c	8'-10" (2.69m)
2-2x4	16" o/c	10'-1" (3.07m)
2-2x4	12" o/c	10'-9" (3.28m)
3-2x4	16" o/c	11'-2" (3.40m)
3-2x4	12" o/c	12'-4" (3.76m)

#### 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)

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

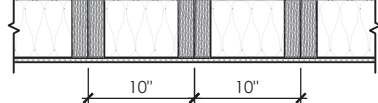
2 - 2x6 stud wall nailed together and spaced at 12" o/c full height c/w solid blocking @ 48" o/c vertical and 7/8" OSB exterior wall sheathing.



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

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

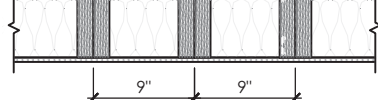
2 - 1 1/2" x 5 1/2" Laminated strand lumber (LSL) 1.5E stud wall glued and nailed together and spaced at 10" o/c full height c/w solid blocking @ 8'-0" o/c vertical and 7/8" OSB exterior wall sheathing.



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

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

2 - 1 1/2" x 5 1/2" Laminated strand lumber (LSL) 1.5E stud wall glued and nailed together and spaced at 9" o/c full height c/w solid blocking @ 8'-0" o/c vertical and 7/8" OSB exterior wall sheathing.



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

## Steel Angles and Wood Beam Schedules

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

Label	Steel Angle Size (v x h x t)	Wood Size (members + w + h)
WL1	= 3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4) [2]	+ 2 - 2 x 8 (2 - 38 x 184) S.P.F. No. 2
WL2	= 4" x 3 1/2" x 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 89 x 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 2-1

Ground Floor	1172 sq ft, 108.88 sq m
Second Floor	1345 sq ft, 124.95 sq m
Total floor area	2517 sq ft, 233.84 sq m

Total open to below  
Finished basement 10 sq ft, 0.93 sq m  
Total gross floor area 0 sq ft, 0.00 sq m  
2527 sq ft, 234.77 sq m

Coverage Areas	
Ground floor	1172 sq ft, 108.88 sq m
Garage	397 sq ft, 36.88 sq m
Porch	51 sq ft, 4.74 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1569 sq ft, 145.76 sq m
Coverage w/ porch	1620 sq ft, 150.50 sq m

## Area Calculations

### Villa 2-2

Ground Floor	1172 sq ft, 108.88 sq m
Second Floor	1345 sq ft, 124.95 sq m
Total floor area	2517 sq ft, 233.84 sq m

Total open to below  
Finished basement 10 sq ft, 0.93 sq m  
Total gross floor area 0 sq ft, 0.00 sq m  
2527 sq ft, 234.77 sq m

Coverage Areas	
Ground floor	1172 sq ft, 108.88 sq m
Garage	397 sq ft, 36.88 sq m
Porch	51 sq ft, 4.74 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1569 sq ft, 145.76 sq m
Coverage w/ porch	1620 sq ft, 150.50 sq m

## Area Calculations

### Villa 2-3

Ground Floor	1172 sq ft, 108.88 sq m
Second Floor	1341 sq ft, 124.58 sq m
Total floor area	2513 sq ft, 233.47 sq m

Total open to below  
Finished basement 10 sq ft, 0.93 sq m  
Total gross floor area 0 sq ft, 0.00 sq m  
2523 sq ft, 234.39 sq m

Coverage Areas	
Ground floor	1172 sq ft, 108.88 sq m
Garage	397 sq ft, 36.88 sq m
Porch	68 sq ft, 6.32 sq m
Other structures	0 sq ft, 0.00 sq m
Coverage w/o porch	1569 sq ft, 145.76 sq m
Coverage w/ porch	1637 sq ft, 152.08 sq m

## SB-12 Calculations

### Villa 2-1

Elevation	Wall Area	Window Area	Percentage
Front	600.6 sq ft (55.8 sq m)	74.7 sq ft (6.9 sq m)	12.43%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	30.8 sq ft (2.9 sq m)	2.76%
Rear	581.6 sq ft (54.0 sq m)	80.8 sq ft (7.5 sq m)	13.90%
Total	3391.2 sq ft (315.1 sq m)	241.4 sq ft (22.4 sq m)	7.12%

## SB-12 Calculations

### Villa 2-2

Elevation	Wall Area	Window Area	Percentage
Front	608.5 sq ft (56.5 sq m)	73.5 sq ft (6.8 sq m)	12.08%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	30.8 sq ft (2.9 sq m)	2.76%
Rear	581.6 sq ft (54.0 sq m)	80.8 sq ft (7.5 sq m)	13.90%
Total	3399.1 sq ft (315.8 sq m)	240.3 sq ft (22.3 sq m)	7.07%

## SB-12 Calculations

### Villa 2-3

Elevation	Wall Area	Window Area	Percentage
Front	600.6 sq ft (55.8 sq m)	82.6 sq ft (7.7 sq m)	13.75%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	40.1 sq ft (3.7 sq m)	3.59%
Rear	581.6 sq ft (54.0 sq m)	80.8 sq ft (7.5 sq m)	13.90%
Total	3391.2 sq ft (315.1 sq m)	258.6 sq ft (24.0 sq m)	7.63%

# Villa 2

Compliance Package A1

#### 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	2023-07-06	JM

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

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

#### Qualification Information

Jamie Mack	35923	Signature
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

## General Notes and Charts

### Elevation 1

scale	by	area	sheet no.
	-	2527 sq ft	0
date	type	project no.	
2023-07-06	36' Single	22-012	



www.greenparkgroup.ca

project name

Zadorra Estates Inc.





## Villa 2

## Compliance Package A1

## Qualification Information



<div> <div>title</div> <div>Basement Floor Plan Elevation 1</div> </div>			
<div> <div>scale</div> <div>3/16" = 1'-0"</div> </div>	<div> <div>by</div> <div>-</div> </div>	<div> <div>area</div> <div>2527 sq ft</div> </div>	<div> <div>sheet no.</div> <div>1-1</div> </div>
<div> <div>date</div> <div>2023-07-06</div> </div>	<div> <div>type</div> <div>36' Single</div> </div>	<div> <div>project no.</div> <div>22-012</div> </div>	

 **Greenpark**  
www.greenparkgroup.ca

project name

**Zadorra Estates Inc.**



## Villa 2

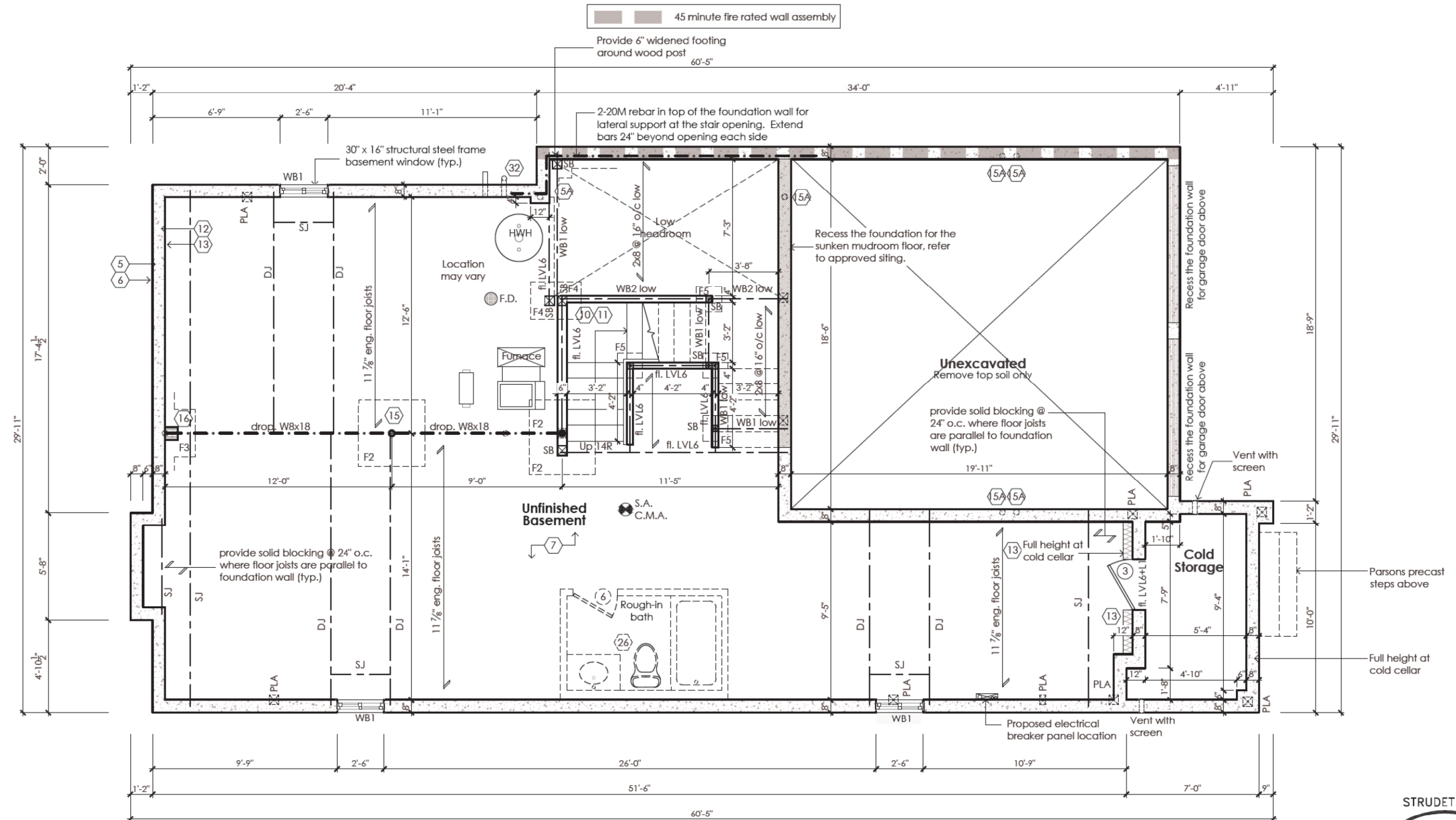
Compliance Package A1

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 2-WD-V1.DWG plotted on 2023-07-07 at 10:01:36 AM by JMACK



MHP 23034



Basement Plan '3'

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
PROJ 2023  
JULY 10 2023  
PROVINCE OF ONTARIO  
FOR STRUCTURE ONLY

Villa 2  
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 3			
scale	3/16" = 1'-0"	by	-
date	2023-07-06	type	36' Single
area	2523 sq ft	project no.	22-012
sheet no.	1-3		

Greenpark  
www.greenparkgroup.ca

project name  
Zadorra Estates Inc.

MHP 23034

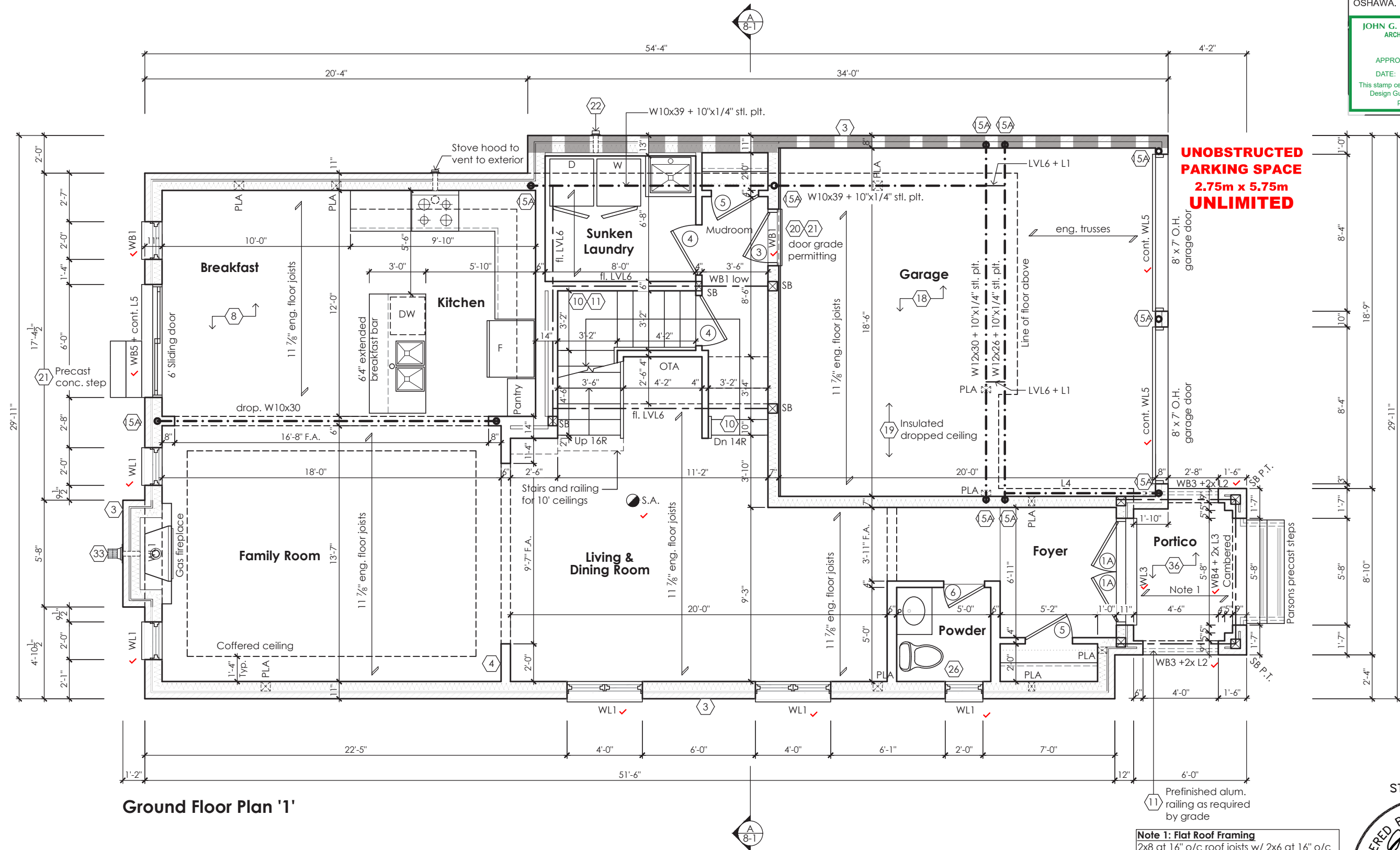
CORPORATION OF THE CITY OF OSHAWA  
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OF PERMIT PLANS  
Nov 14 2023  
PER: *Chieff*  
CHIEF BUILDING OFFICIAL

45 minute fire rated wall assembly

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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.



Ground Floor Plan '1'

**Note 1: Flat Roof Framing**  
2x8 at 16" o/c roof joists w/ 2x6 at 16" o/c purlins diagonally cut w/ 3/4" exterior grade roof sheathing w/ built-up roofing.

STRUDET INC.



FOR STRUCTURE ONLY

Villa 2

Compliance Package A1

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**Qualification Information**

Jamie Mack 35923  
Name BCIN Signature  
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 1			
scale	by	area	sheet no.
3/16" = 1'-0"	-	2527 sq ft	2-1
date	type	project no.	
2023-07-06	36' Single	22-012	

**Greenpark**  
www.greenparkgroup.ca

project name  
**Zadorra Estates Inc.**



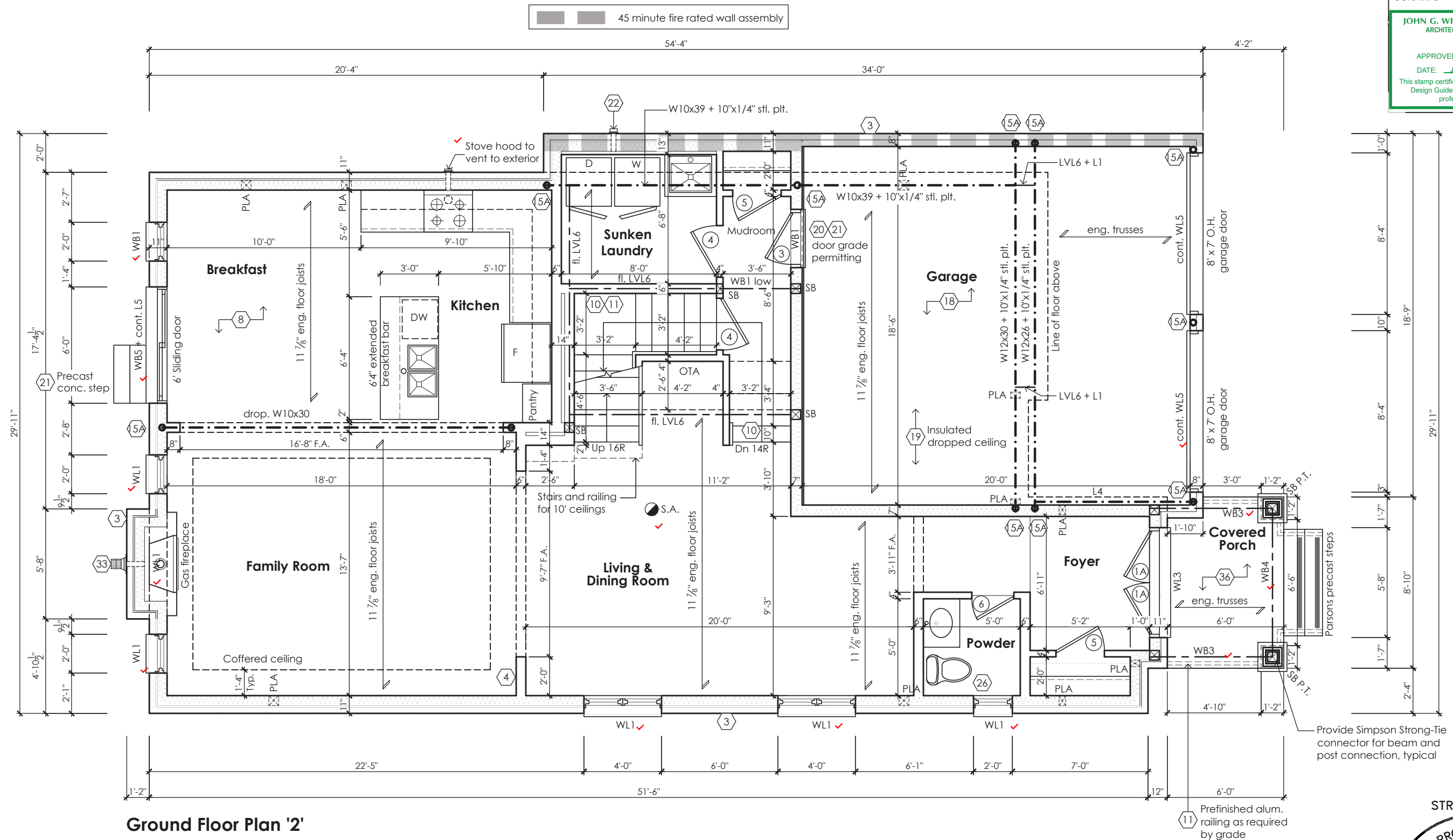
MHP 23034

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OF PERMIT PLANS  
Nov 14 2023  
PER: *Chen*  
CHIEF BUILDING OFFICIAL

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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  
PROFESSIONAL ENGINEER  
JULY 2023  
PROVINCE OF ONTARIO  
FOR STRUCTURE ONLY

Villa 2  
Compliance Package A1

	<p>The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.</p> <p><b>Qualification Information</b></p> <div><div>Jamie Mack</div><div>35923</div><div></div></div> <div><div>Name</div><div>BCIN</div><div>Signature</div></div> <div><div>Registration Information</div><div><b>Mackitecture</b></div><div>103532</div></div>	<div><p><b>www.mackitecture.ca</b></p><p>975A Elgin Street West, Suite 353 Cobourg, ON K9A 5J3 Tel: 416-735-8190 Email: info@mackitecture.ca</p></div>	<table><tr><td colspan="4">title</td></tr><tr><td colspan="4">Ground Floor Plan Elevation 2</td></tr><tr><td>scale</td><td>by</td><td>area</td><td>sheet no.</td></tr><tr><td>3/16" = 1'-0"</td><td>-</td><td>2527 sq ft</td><td rowspan="2">2-2</td></tr><tr><td>date</td><td>type</td><td>project no.</td></tr><tr><td>2023-07-06</td><td>36' Single</td><td>22-012</td></tr></table>	title				Ground Floor Plan Elevation 2				scale	by	area	sheet no.	3/16" = 1'-0"	-	2527 sq ft	2-2	date	type	project no.	2023-07-06	36' Single	22-012	<div><p><b>www.greenparkgroup.ca</b></p></div> <div><p>project name</p><p><b>Zadorra Estates Inc.</b></p></div>
title																										
Ground Floor Plan Elevation 2																										
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2023-07-06	36' Single	22-012																								
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Nov 14 2023  
  
PER: \_\_\_\_\_  
CHIEF BUILDING OFFICIAL

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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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professional responsibility.



**Note 1: Flat Roof Framing**  
2x8 at 16" o/c roof joists w/ 2x6 at 16" o/c  
purlins diagonally cut w/ 3/4" exterior  
grade roof sheathing w/ built-up roofing

STRUDET INC.



FOR STRUCTURE ONLY

## Villa 2

### Compliance Package A1

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

### Registration Information

## Mackitecture

103532



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

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

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

	title
--	-------

### Ground Floor Plan Elevation 3

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

by	
----	--

area	2523 sq ft
------	------------

	sheet no.
--	-----------

date

	type
--	------

project no.	00000000
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## 2-3



**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.

Drawing created with Mackitecture v.1.0.0 (build 2657). File P:\2022\22-012-GREENPARK-ZADORRA-OSHAWA\UNITS\WORKING\22-012-VILLA 2-WD-V1.DWG plotted on 2023-07-07 at 10:01:41 AM by JMACK



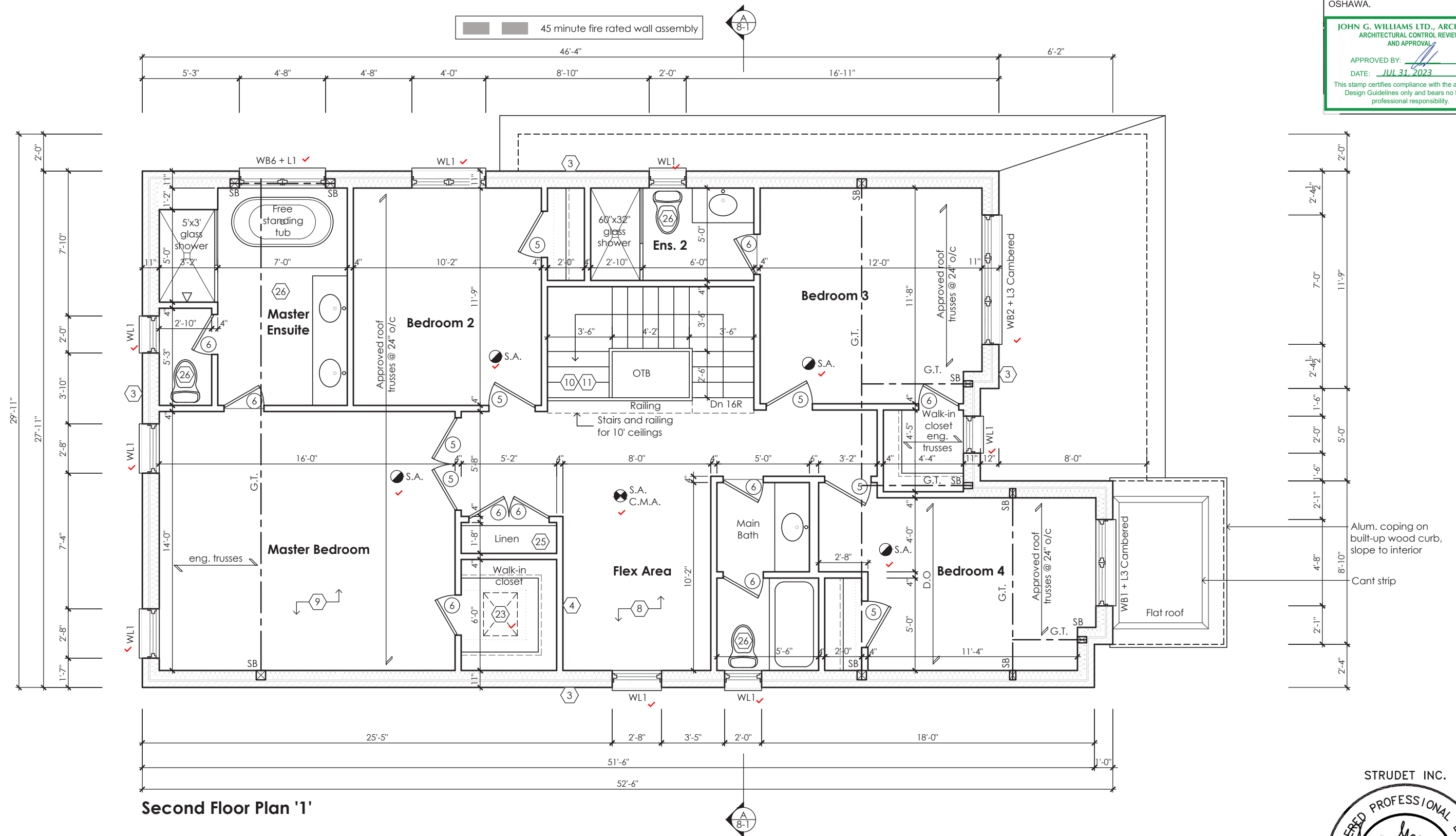
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OF PERMIT PLANS  
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PER: *C. Morris*  
CHIEF BUILDING OFFICIAL

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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  
JUL 27 2023  
PROFESSIONAL ENGINEER  
FOR STRUCTURE ONLY

Villa 2  
Compliance Package A1

Greenpark  
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

Second Floor Plan  
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	-	2527 sq ft	3-1
date	type	project no.	
2023-07-06	36' Single	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.

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Nov 14 2023  
PER: *C. Morris*  
CHIEF BUILDING OFFICIAL

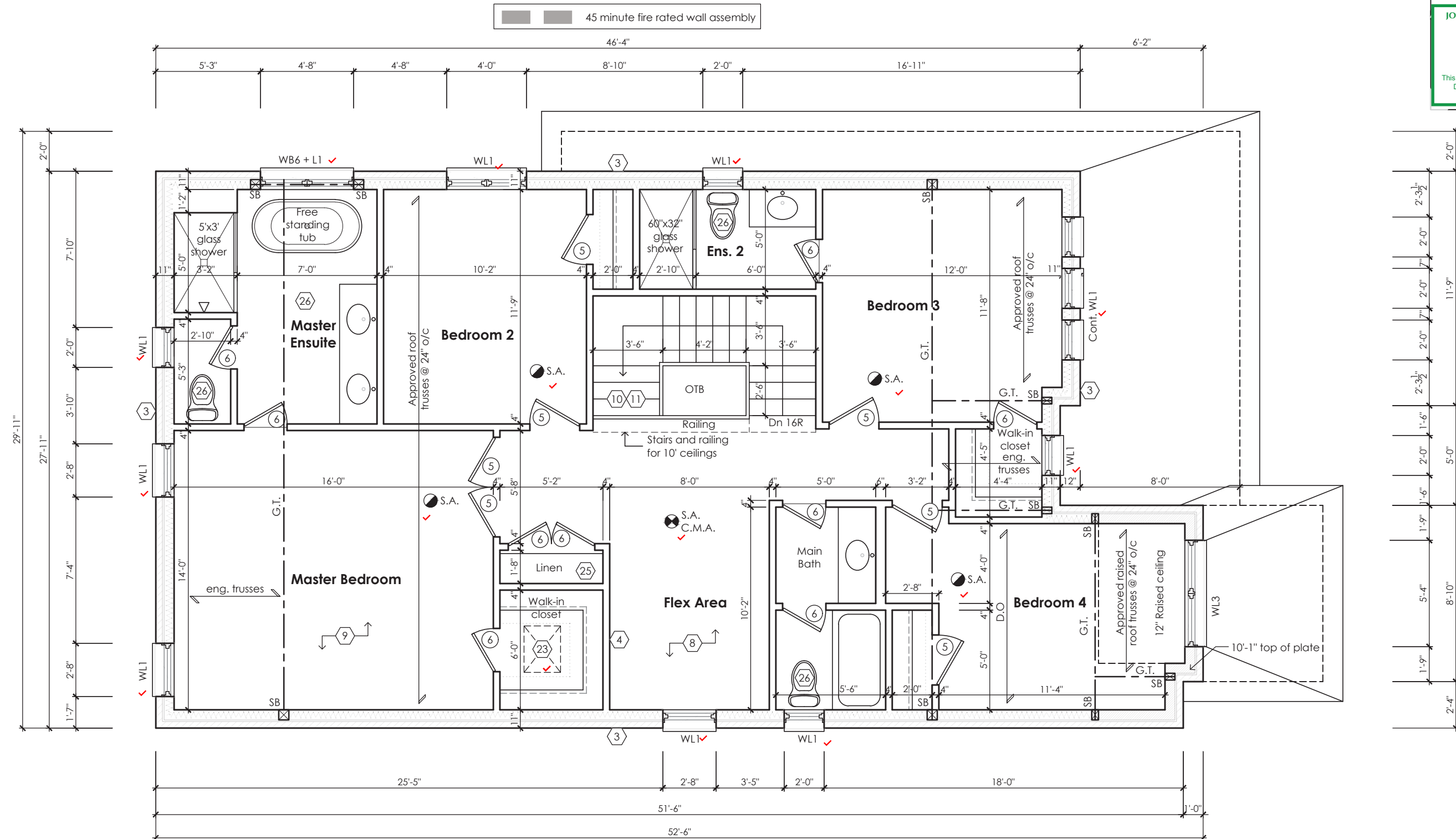
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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

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

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Second Floor Plan '2'

STRUDET INC.



FOR STRUCTURE ONLY

Villa 2

Compliance Package A1

Second Floor Plan  
Elevation 2

scale	by	area	sheet no.
3/16" = 1'-0"	-	2527 sq ft	3-2
date	type	project no.	
2023-07-06	36' Single	22-012	

**Greenpark**  
www.greenparkgroup.ca

project name  
**Zadorra Estates Inc.**

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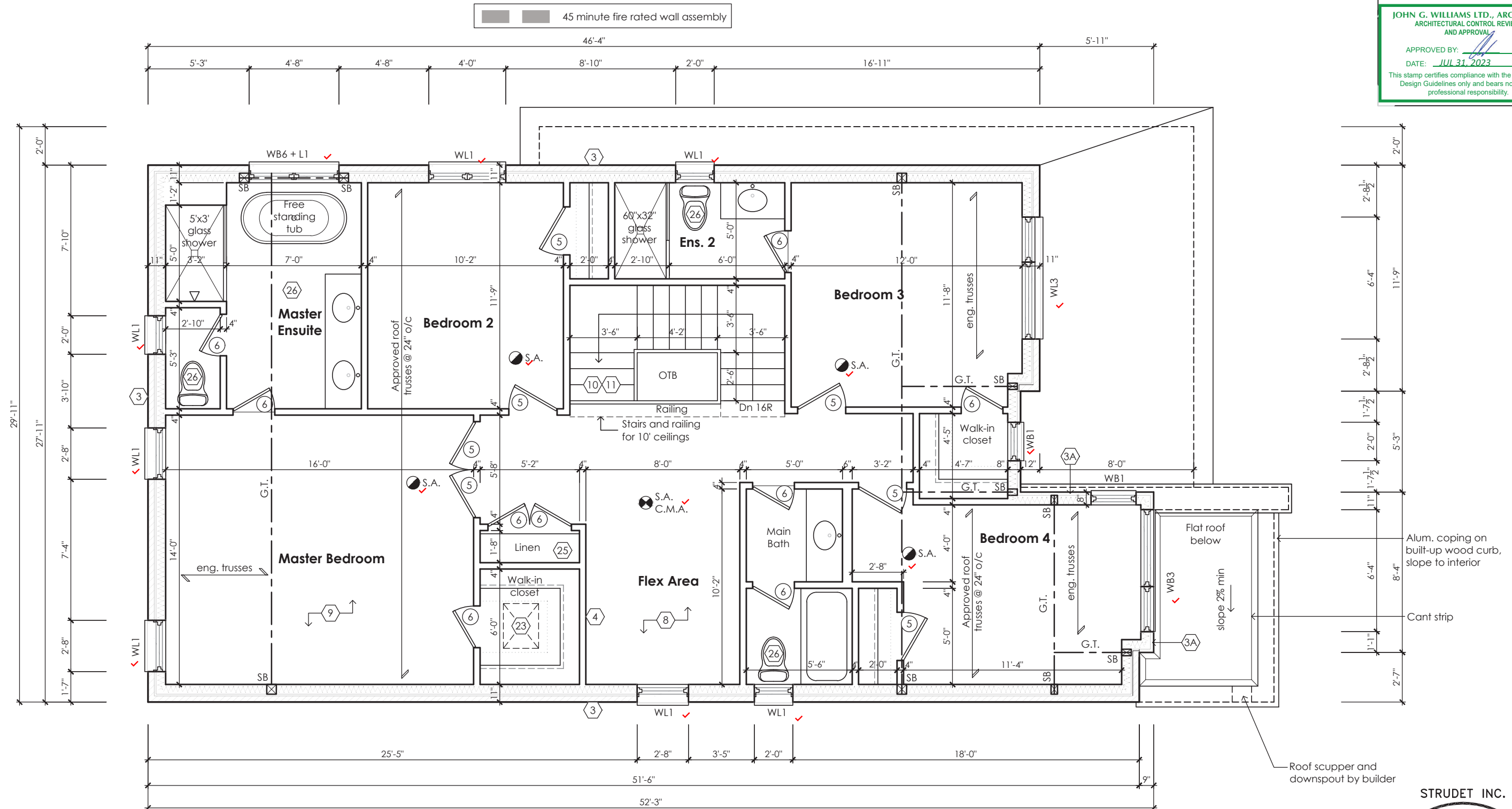
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AND APPROVAL

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

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Second Floor Plan '3'

STRUDET INC.



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Villa 2

Compliance Package A1

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**Qualification Information**

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

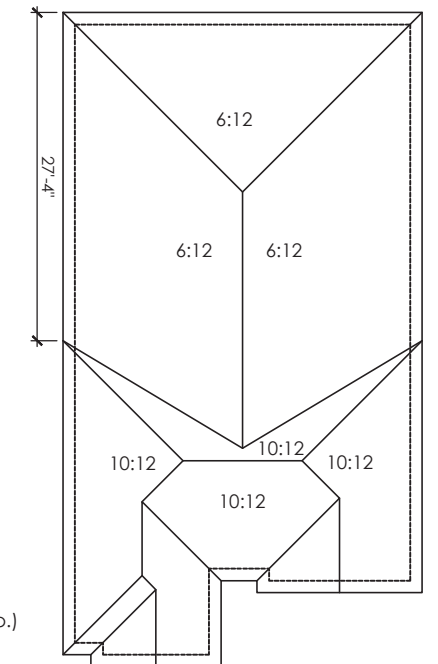
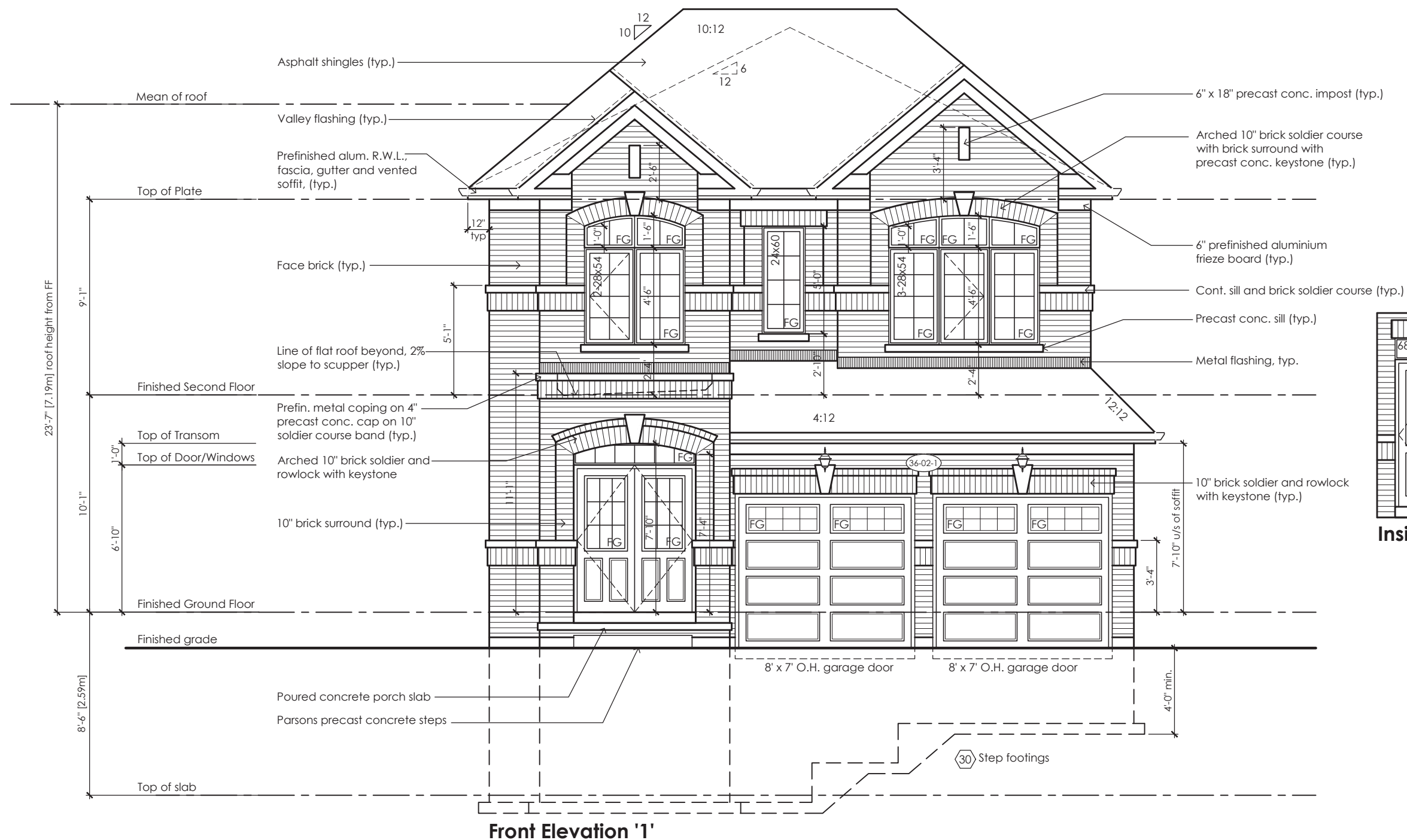
**www.mackitecture.ca**  
975A Elgin Street West, Suite 353  
Cobourg, ON K9A 5J3  
Tel: 416-735-8190 Email: info@mackitecture.ca

Second Floor Plan Elevation 3			
scale 3/16" = 1'-0"	by -	area 2523 sq ft	sheet no. 3-3
date 2023-07-06	type 36' Single	project no. 22-012	

**Greenpark**  
www.greenparkgroup.ca

project name  
**Zadorra Estates Inc.**

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Roof Plan '1'



Inside Portico Elev. '1'

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Villa 2

Compliance Package A1

**Greenpark**  
www.greenparkgroup.ca

project name

Zadorra Estates Inc.

Front Elevation  
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	-	2527 sq ft	4-1
date	type	project no.	
2023-07-06	36' Single	22-012	

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Qualification Information

Jamie Mack 35923  
Name BCIN Signature  
Registration Information Mackitecture 103532



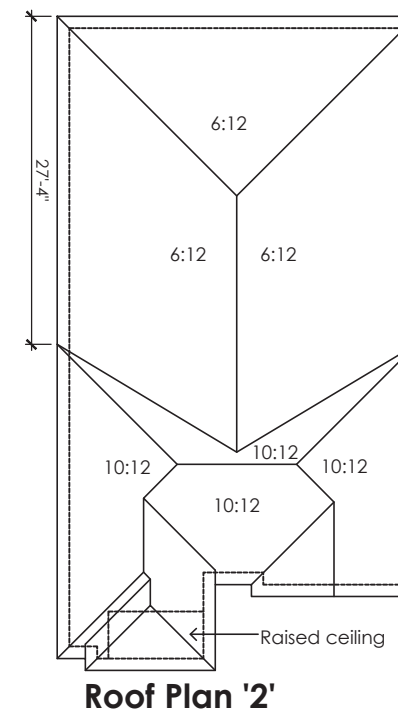
www.mackitecture.ca

975A Elgin Street West, Suite 353  
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Nov 14 2023  
  
PER: \_\_\_\_\_  
CHIEF BUILDING OFFICIAL



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

APPROVED BY: [Signature]

DATE: JUL 31, 2023

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 **Greenpark**  
www.greenparkgroup.ca

**Zadorra Estates Inc.**

scale <b>3/16" = 1'-0"</b>	by <b>-</b>	area <b>2527 sq ft</b>	sheet no. <b>1</b>
date <b>2023-07-06</b>	type <b>36' Single</b>	project no. <b>22-012</b>	

**4-2**

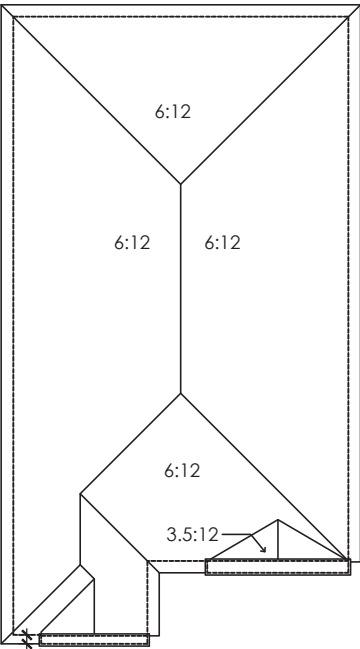
Jamie Mack	35923	
Name	BCIN	Signature
Registration Information	<b>Mackitecture</b>	103532



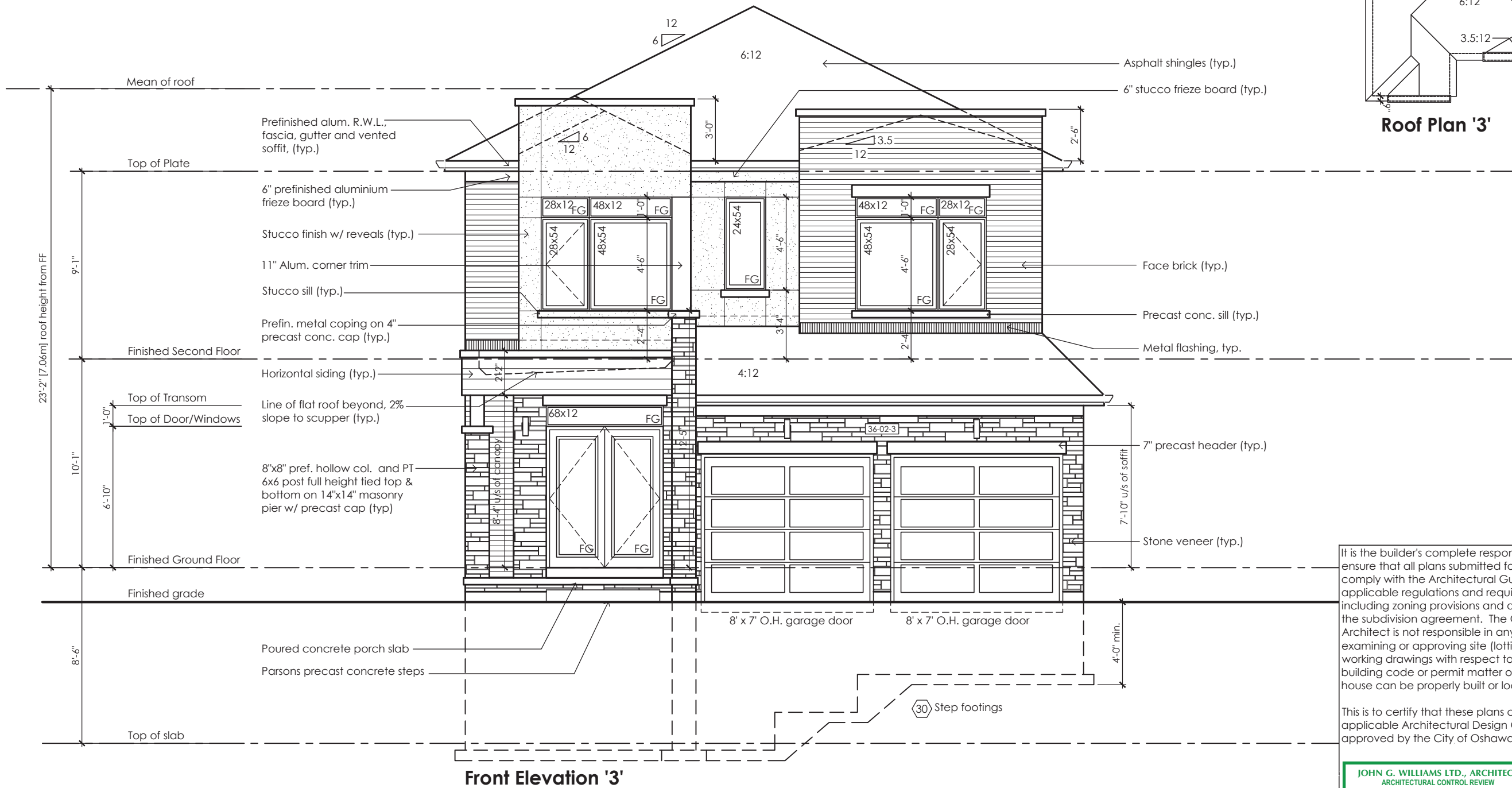
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Roof Plan '3'



Front Elevation '3'

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Villa 2

Compliance Package A1



www.greenparkgroup.ca

project name

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Qualification Information

Jamie Mack 35923  
Name BCIN Signature  
Registration Information Mackitecture 103532



www.mackitecture.ca

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

title

Front Elevation  
Elevation 3

scale

3/16" = 1'-0"

by

-

area

2523 sq ft

sheet no.

4-3

date

2023-07-06

type

36' Single

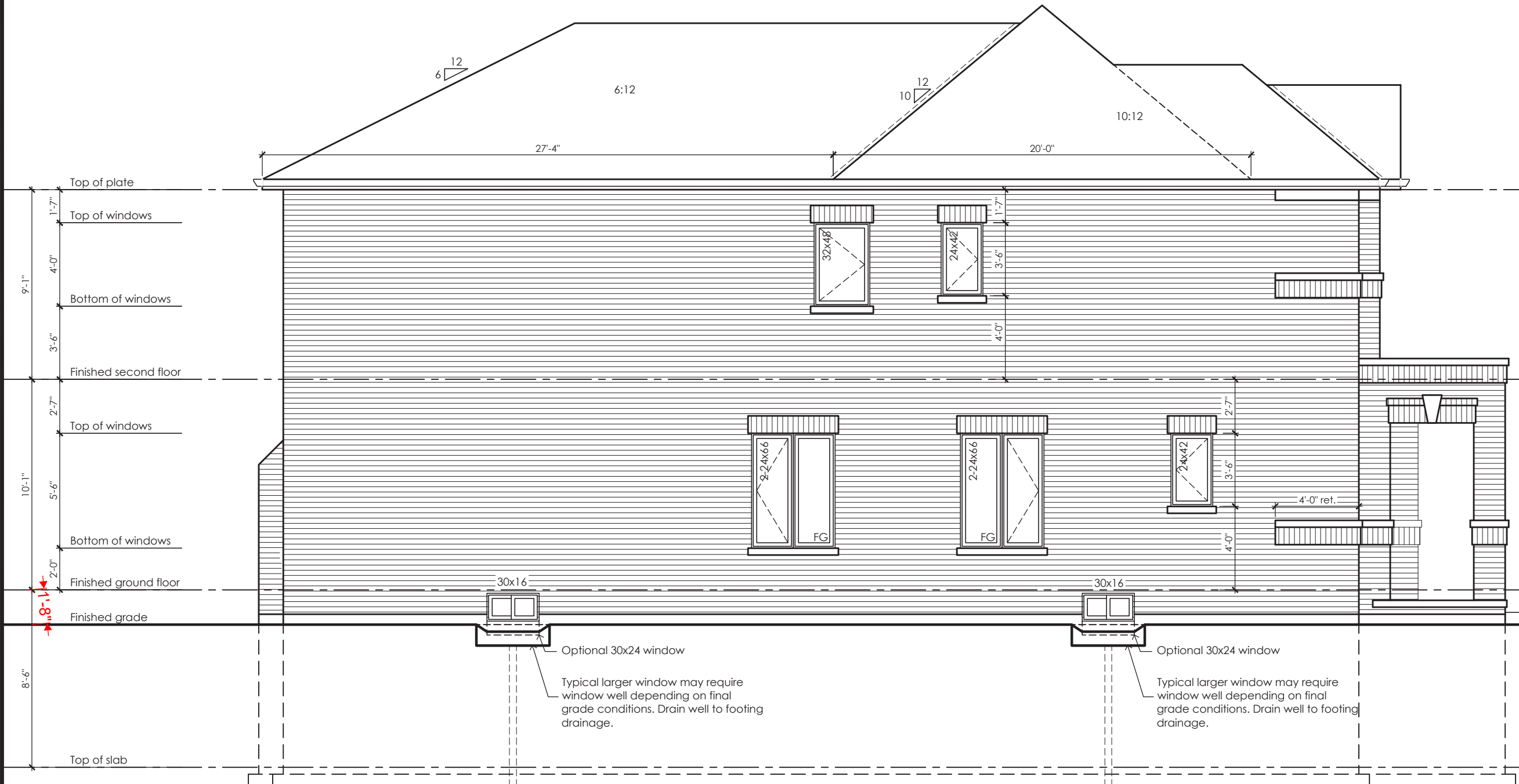
project no.

22-012

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MHP 23034

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Nov 14 2023  
Glazed Opening (0.154)  
Limiting distance  
Wall area  
Permitted glazed opening area (7.11 sq m)  
Provided glazed openings: 5.0%, 55.1 sq ft (5.12 sq m) ✓  
Summary  
Areas calculated with a frame offset of 2.25"  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 32,00 x 48,00: 8,31 sq ft (0,77 sq m)  
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)  
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)



Left Side Elevation '1'

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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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Villa 2

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

Left Side Elevation  
Elevation 1

scale	by	area	sheet no.
3/16" = 1'-0"	-	2527 sq ft	5-1
date	type	project no.	
2023-07-06	36' Single	22-012	

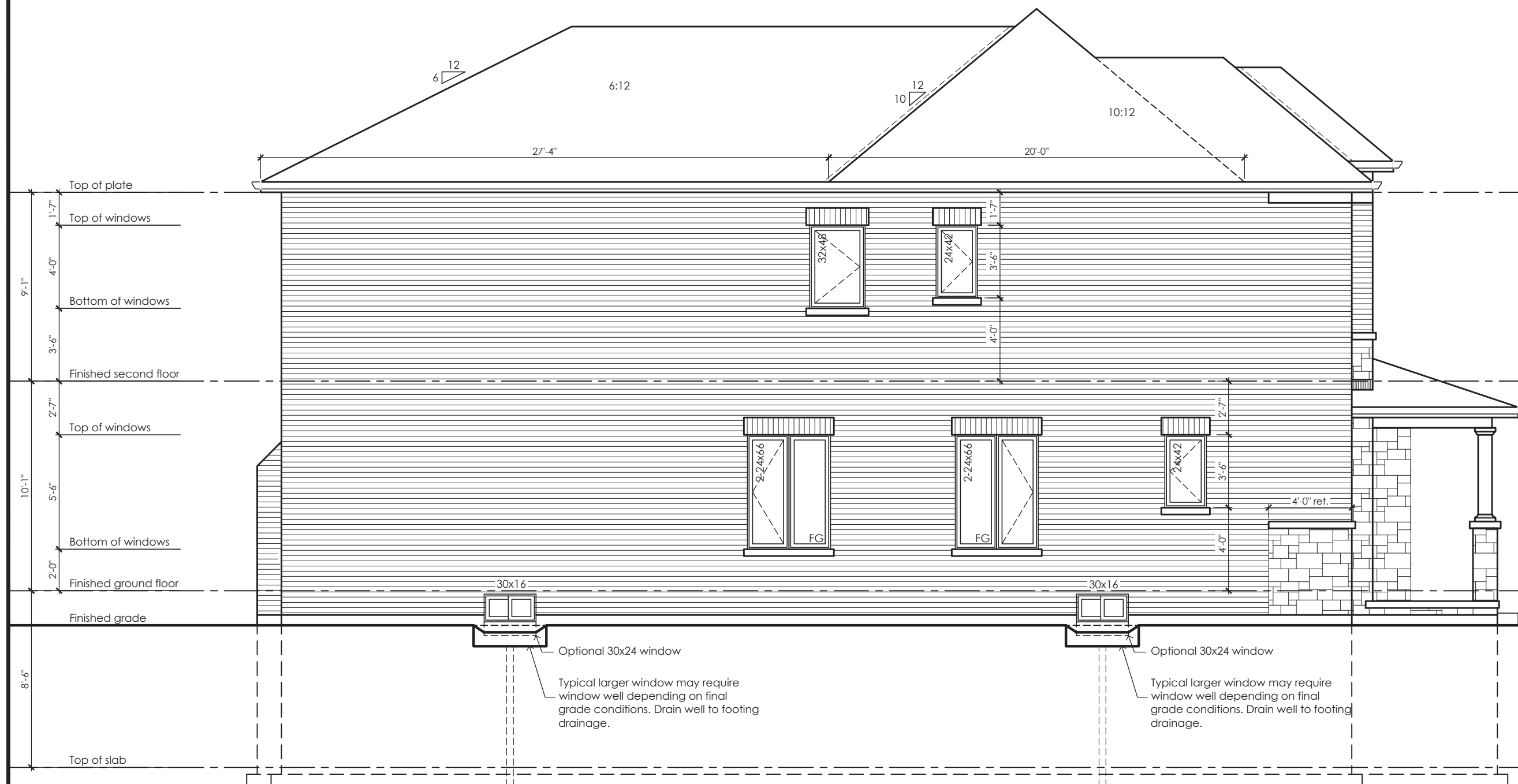
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Nov 14 2023

PER: *W. Williams* ulation (OBC 9.10.15.4.)  
1" = 120m)  
WHICH BUILDING OFFICIAL no 2 7 3 sq ft (101.61 sq m)  
Permitted glazed openings: 7.0%, 76.6 sq ft (7.11 sq m) ✓  
Provided glazed openings: 5.0%, 55.1 sq ft (5.12 sq m)  
Summary  
Areas calculated with a frame offset of 2,25"  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 32,00 x 48,00: 8,31 sq ft (0,77 sq m)  
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)  
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)



Left Side Elevation '2'

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *John G. Williams*  
DATE: JUL 31 2023  
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Villa 2

Compliance Package A1

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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

*Jamie Mack*  
Signature

**Mackitecture**  
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 2			
scale 3/16" = 1'-0"	by -	area 2527 sq ft	sheet no. 5-2
date 2023-07-06	type 36' Single	project no. 22-012	

**Greenpark**  
www.greenparkgroup.ca

project name  
**Zadorra Estates Inc.**

MHP 23034

CORPORATE SEAL OF ARCHITECT  
TRUE COPY  
OF PERMIT PLANS  
Nov 14, 2023  
PER: [Signature]  
Checked, calculated with a frame offset of 2.25"  
2 - 10,00 x 16,00: 1,68 sq ft (0,16 sq m)  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 32,00 x 48,00: 8,31 sq ft (0,77 sq m)  
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)  
2 - 24,00 x 66,00: 16,66 sq ft (1,55 sq m)  
Glass Opening Calculation (OBC 9.10.15.4.)  
Limiting distance: 3'-11" (1.20m)  
1093.7 sq ft (101.61 sq m)  
Wall area: 7.0%, 76.6 sq ft (7.11 sq m)  
enings: 5.0%, 55.1 sq ft (5.12 sq m) ✓



Left Side Elevation '3'

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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: [Signature]  
DATE: JUL 31, 2023  
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Villa 2

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.

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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

Left Side Elevation  
Elevation 3

scale	by	area	sheet no.
3/16" = 1'-0"	-	2523 sq ft	5-3
date	type	project no.	
2023-07-06	36' Single	22-012	

  
**www.greenparkgroup.ca**

project name  
**Zadorra Estates Inc.**

MHP 23034

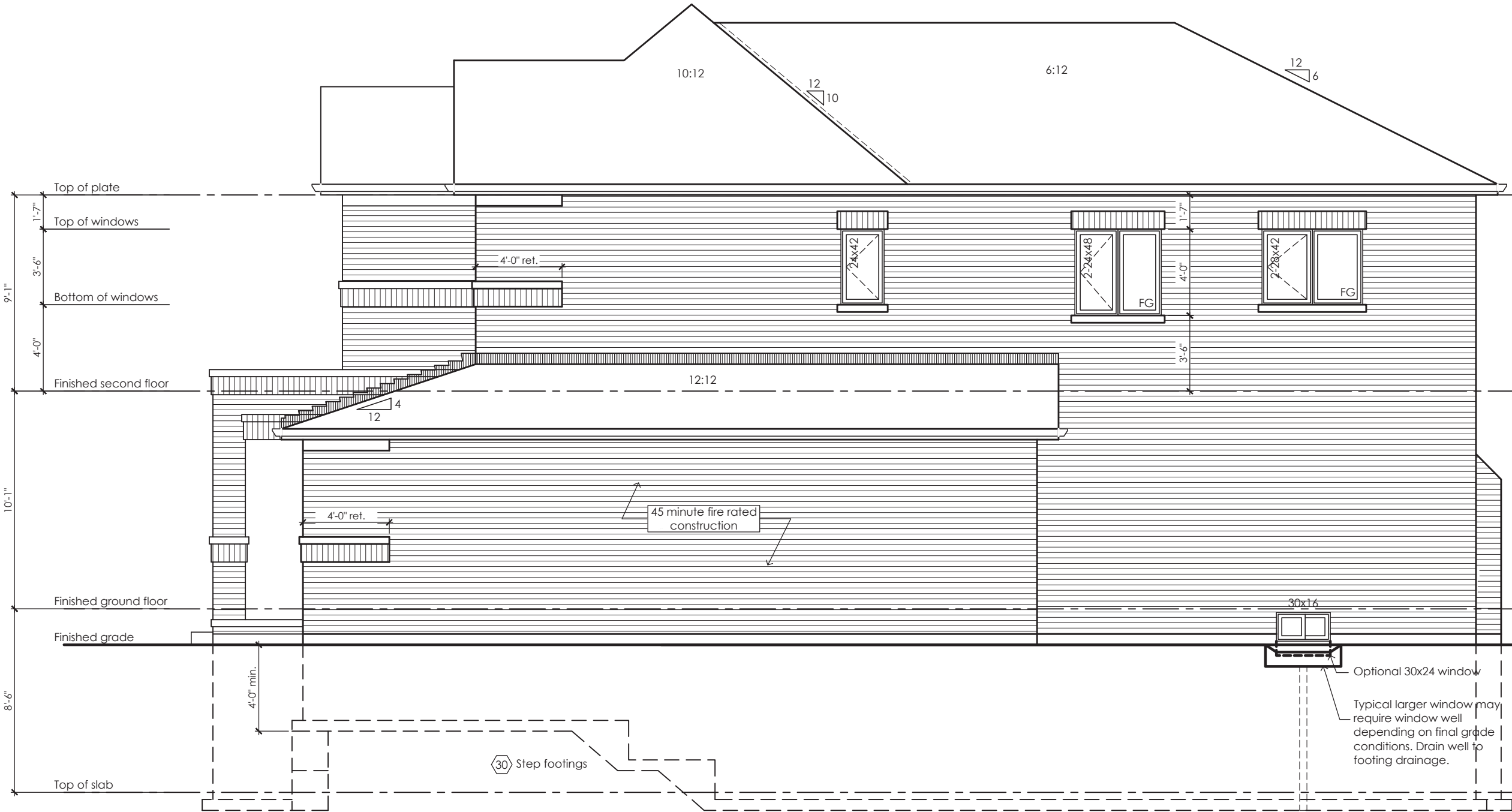
CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 14 2023

Glazed Openings: 15.4%  
Limiting distance: 15.4%  
Wall area: 115.8 sq ft (10.64 sq m)  
Permitted glazed openings: 7.0%, 78.1 sq ft (7.25 sq m)  
Provided glazed openings: 2.8%, 30.8 sq ft (2.86 sq m) ✓  
Summary  
Areas calculated with a frame offset of 2,25"  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
2 - 24,00 x 48,00: 11,78 sq ft (1,09 sq m)  
2 - 28,00 x 42,00: 12,24 sq ft (1,14 sq m)

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

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

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



Right Side Elevation '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.

Villa 2

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.

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**Qualification Information**

Jamie Mack 35923  
Name BCIN Signature  
Registration Information Mackitecture 103532

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

Right Side Elevation Elevation 1			
scale 3/16" = 1'-0"	by -	area 2527 sq ft	sheet no. 6-1
date 2023-07-06	type 36' Single	project no. 22-012	

www.greenparkgroup.ca

project name  
Zadorra Estates Inc.



MHP 23034

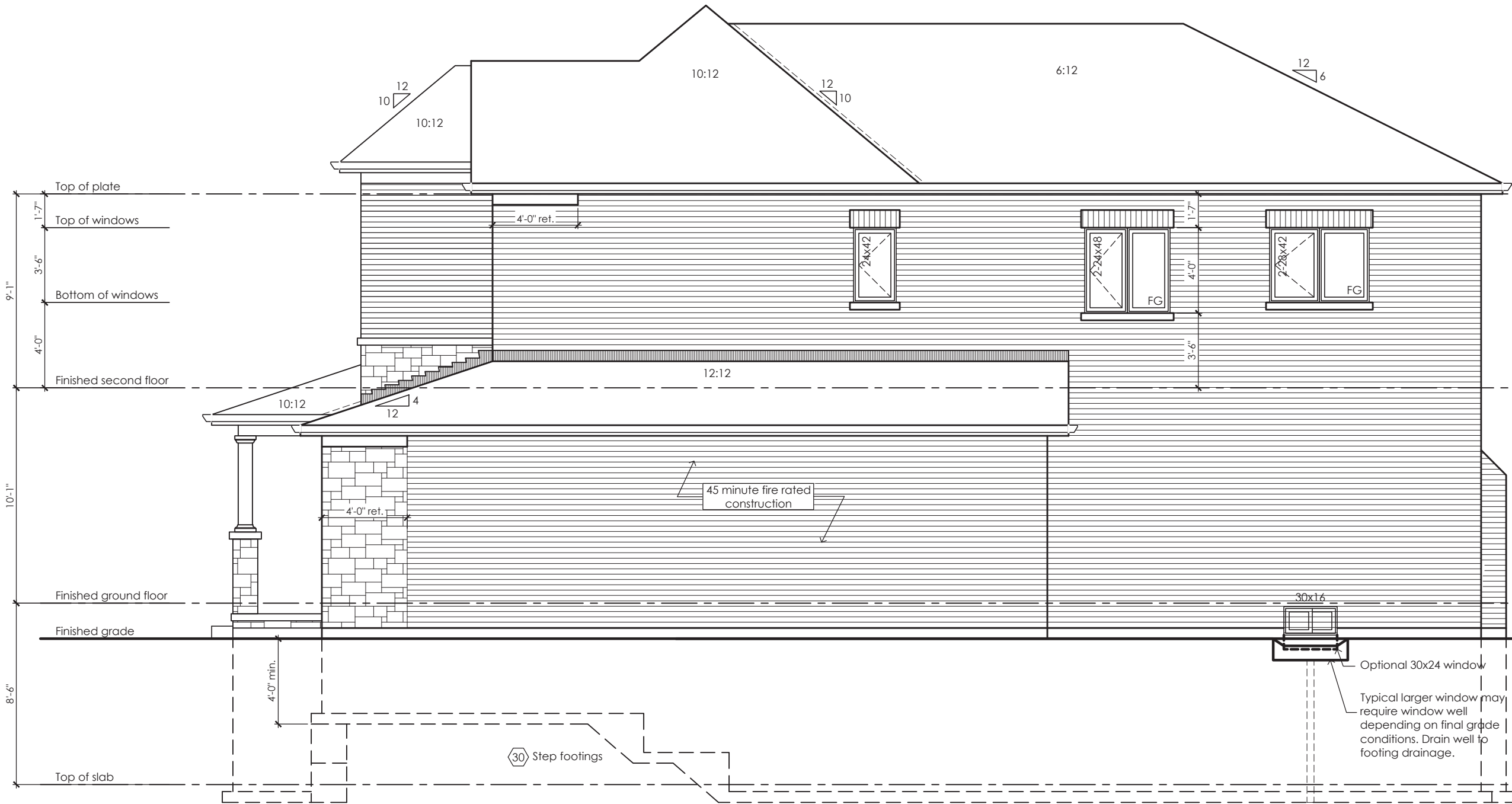
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OF PERMIT PLANS  
Nov 14 2023  
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Glazed Openings Calculations  
Limiting distance: 3'-11 1/2"  
Wall area: 1115.3 sq ft  
Permitted glazed openings: 7.0%, 78.1 sq ft (7.25 sq m)  
Provided glazed openings: 2.8%, 30.8 sq ft (2.86 sq m) ✓  
Summary  
Areas calculated with a frame offset of 2.25"  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
2 - 24,00 x 48,00: 11,78 sq ft (1,09 sq m)  
2 - 28,00 x 42,00: 12,24 sq ft (1,14 sq m)

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

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

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



Right Side Elevation '2'

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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 2

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 35923  
Name BCIN Signature  
Registration Information Mackitecture 103532



www.mackitecture.ca

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

Right Side Elevation  
Elevation 2

scale	by	area	sheet no.
3/16" = 1'-0"	-	2527 sq ft	6-2
date	type	project no.	
2023-07-06	36' Single	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.

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Glazed Openings Co.  
Limiting distance: 3'-11"  
Wall area: 11  
Permitted glazed openings: 7.0% of 78.4 sq ft (7.25 sq m)  
Provided glazed openings: 3.6%, 40.1 sq ft (3.72 sq m) ✓  
Summary  
Areas calculated with a frame offset of 2,25"  
1 - 28,00 x 12,00: 1,22 sq ft (0,11 sq m)  
2 - 15,00 x 16,00: 1,68 sq ft (0,16 sq m)  
1 - 24,00 x 42,00: 5,08 sq ft (0,47 sq m)  
1 - 28,00 x 54,00: 8,08 sq ft (0,75 sq m)  
2 - 24,00 x 48,00: 11,78 sq ft (1,09 sq m)  
2 - 28,00 x 42,00: 12,24 sq ft (1,14 sq m)

**45 Minute Fire Rated Wall Assemblies** (refer to MMAH SB-2 Section 2.3.)  
For exposing building face with a limiting distance less than 1.2m (3'-11")  
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**Rim Joist**  
At the rim joist provide 15.9mm (5/8") type "x" gypsum board between the floor joist and rim joist or continuously along the rim joist when the floor joists are parallel to the rim joist.



Right Side Elevation '3'

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
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Villa 2

Compliance Package A1

**Greenpark**

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

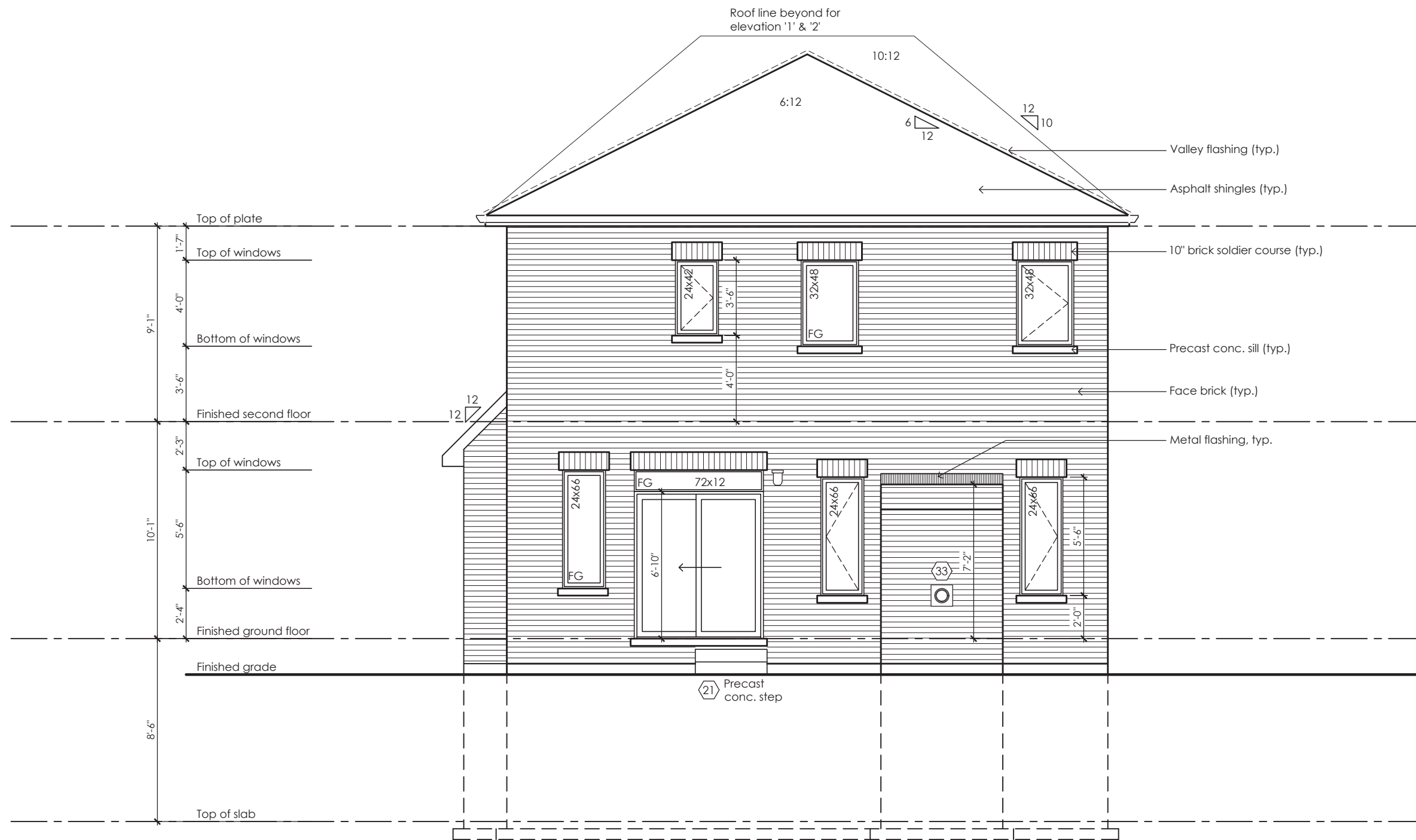
975A Elgin Street West, Suite 353  
Cobourg, ON K9A 5J3  
Tel: 416-735-8190 Email: info@mackitecture.ca

Right Side Elevation  
Elevation 3

scale	by	area	sheet no.
3/16" = 1'-0"	-	2523 sq ft	6-3
date	type	project no.	
2023-07-06	36' Single	22-012	

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Rear Elevation '1', '2' & '3'

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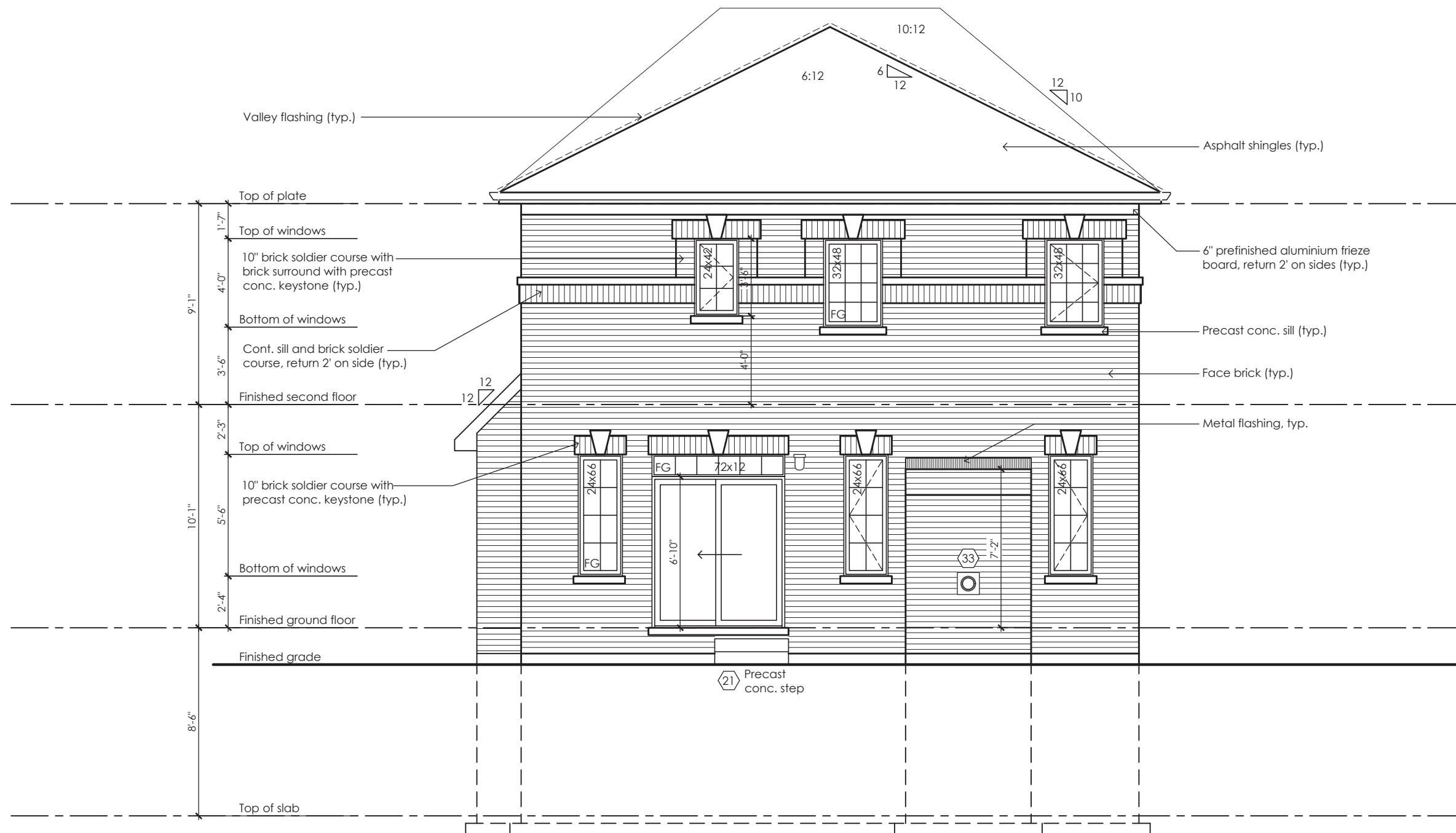
Villa 2

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. <b>Qualification Information</b>		 <b>www.mackitecture.ca</b> 975A Elgin Street West, Suite 353 Cobourg, ON K9A 5J3 Tel: 416-735-8190 Email: info@mackitecture.ca	title <b>Rear Elevation Elevation 1, 2, 3</b>		 <b>www.greenparkgroup.ca</b>
	Jamie Mack Name BCIN Registration Information <b>Mackitecture</b>	35923 Signature 103532		scale <b>3/16" = 1'-0"</b> date <b>2023-07-06</b>	by - type <b>36' Single</b>	



MHP 23034



Rear Upgrade Elevation '1'

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Villa 2

Compliance Package A1

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	Jamie Mack Name	35923 BCIN		Signature 	scale <b>3/16" = 1'-0"</b>		by -	area -	sheet no. <b>7-1A</b>	project name <b>Zadorra Estates Inc.</b>
	Registration Information	<b>Mackitecture</b>		103532	date <b>2023-07-06</b>		type <b>36' Single</b>	project no. <b>22-012</b>		

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Nov 14 2023  
  
PER: \_\_\_\_\_  
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Oshawa.

## Villa 2



**Greenpark**

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

**Zadorra Estates Inc.**

103532

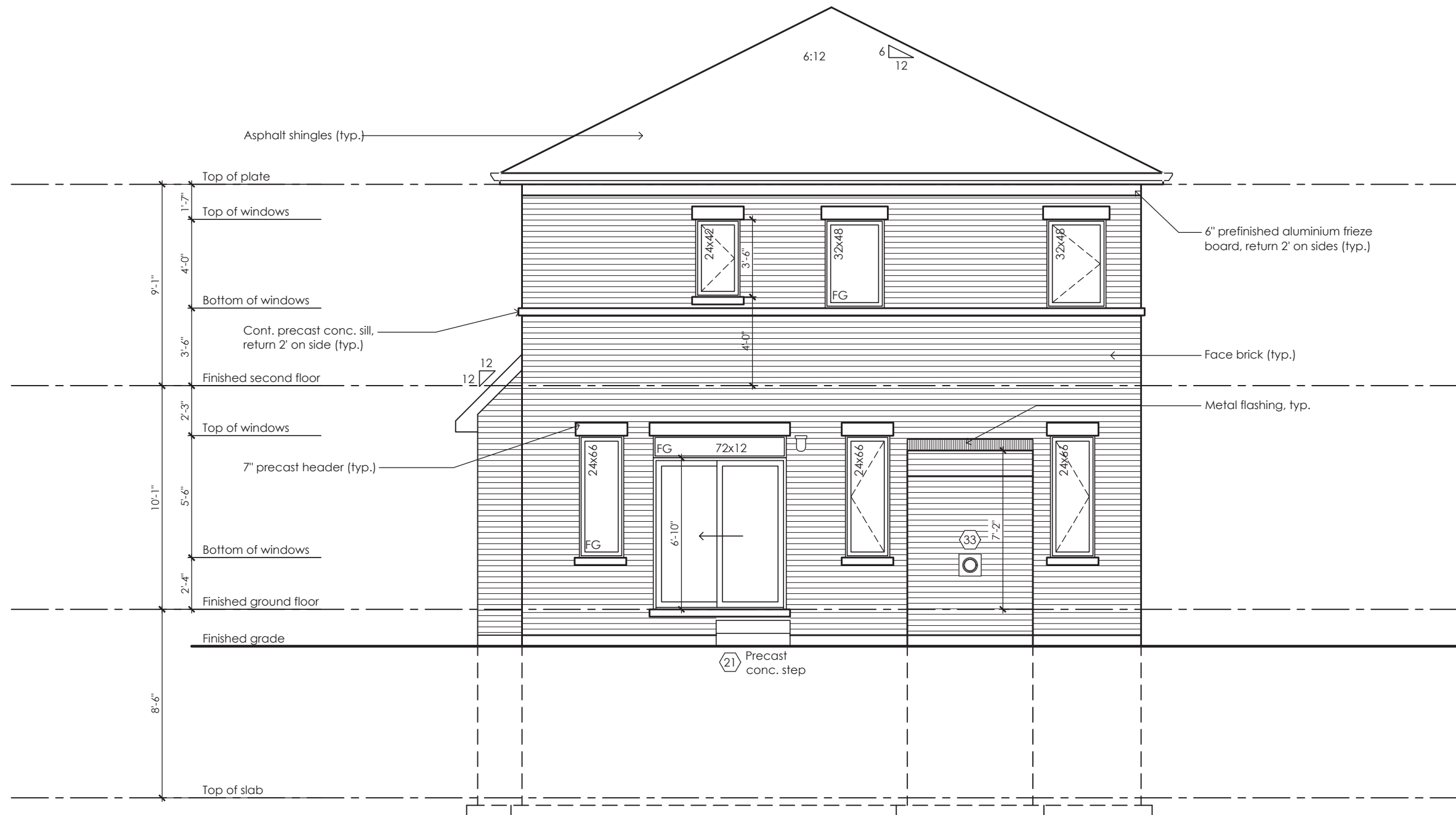
BCIN

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

**7-2A**

Drawing created with Mackitecture v.1.0.0 (build 2657), File P:\2022\22-012-GREENPARK-ZADORRA-OSHAWA\UNITS\WORKING\22-012-VILLA 2-WD-V1.DWG plotted on 2023-07-07 at 10:01:56 AM by JMACK

MHP 23034



Rear Upgrade Elevation '3'

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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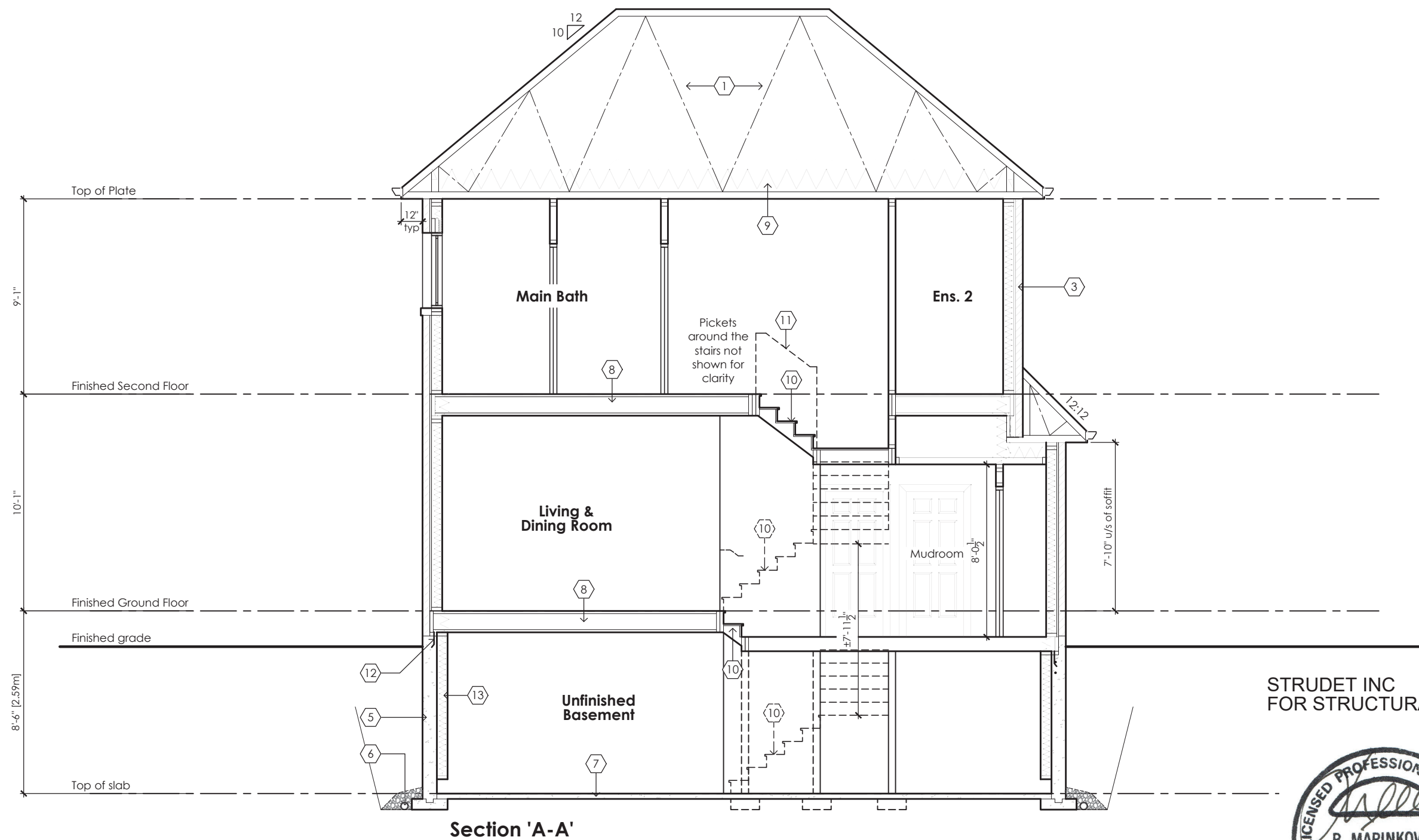
Villa 2

Compliance Package A1

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	Jamie Mack Name BCIN Registration Information	35923 Signature Mackitecture 103532		scale <b>3/16" = 1'-0"</b> date <b>2023-07-06</b>	by - type <b>36' Single</b>	area - project no. <b>22-012</b>	sheet no. <b>7-3A</b> project name <b>Zadorra Estates Inc.</b>



MHP 23034



STRUDET INC  
FOR STRUCTURAL ONLY



July 7, 2023

Villa 2

Compliance Package A1

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	Jamie Mack Name Registration Information	35923 BCIN <b>MackitECTURE</b>		scale <b>3/16" = 1'-0"</b> date <b>2023-07-06</b>	by - type <b>36' Single</b>	area - project no. <b>22-012</b>

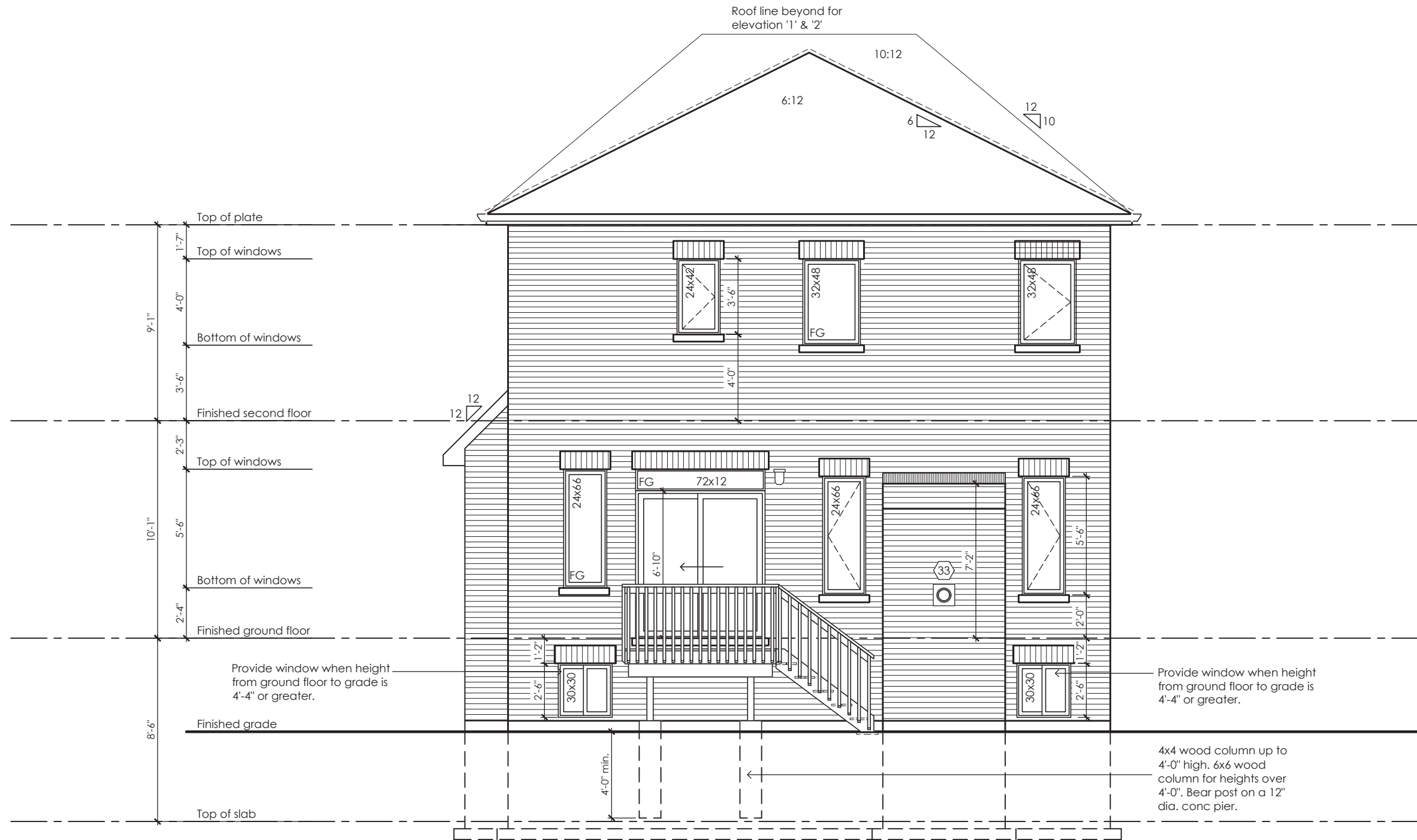
Drawing created with MackitECTURE v.1.0.0 [build 2657], File P:\2022\22-012-GREENPARK-ZADORRA-OSHAWA\UNITS\WORKING\22-012-VILLA 2-WD-V1.DWG plotted on 2023-07-07 at 10:01:58 AM by JMAC

MHP 23034

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OF PERMIT PLANS  
Nov 14 2023

SB-12 Calculation  
Villa 2 - Deck

Elevation	Wall Area	Window Area	Percentage
Front	600.6 sq ft (55.8 sq m)	74.7 sq ft (6.9 sq m)	12.43%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	30.8 sq ft (2.9 sq m)	2.76%
Rear	656.0 sq ft (60.9 sq m)	84.5 sq ft (7.9 sq m)	12.89%
Total	3465.7 sq ft (322.0 sq m)	245.1 sq ft (22.8 sq m)	7.07%



Rear Elevation '1', '2' & '3'  
Deck Condition

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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 2

Compliance Package A1

**Greenpark**

www.greenparkgroup.ca

project name

Zadorra Estates Inc.

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Qualification Information

Jamie Mack	35923	
Name	BCIN	Signature
Registration Information	<b>Mackitecture</b>	103532



www.mackitecture.ca

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

title

Deck Elevation  
Elevations 1, 2 and 3

scale

3/16" = 1'-0"

by

-

area

-

sheet no.

9-1

date

2023-07-06

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.

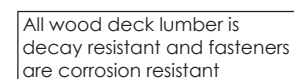
CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
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Nov 14 2023  
  
PER: \_\_\_\_\_  
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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: \_\_\_\_\_  
DATE: JUL 31, 2023

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professional responsibility.



**First Floor Plan Details:**

- Overall Dimensions:** 27'-11" (Total Width), 4'-10 1/2" (Total Depth).
- Wood Deck:** 15'-6" x 7'-0". Includes railing and stairs (DN). Number of risers will vary depending on grade.
- Breakfast Room:** 10'-0" x 11'-0". Features 11 7/8" eng. floor joists.
- Family Room:** 13'-7" x 11'-7/8". Features a gas fireplace, coffered ceiling, and 11 7/8" eng. floor joists.
- Other Features:** 6" extended breakfast bar, DW (dining area), drop. stl. bm. by p. eng., 6" sliding door, WL1 (water line), WL5 (water line), 33 (sewer), 3 (sewer), 1'-4" TYP. (typical), 1'-1" (typical), 1'-2" (typical).

STRUDET INC.

n

REGISTERED PROFESSIONAL ENGINEER

*B. Marinkovic*

B. MARINKOVIC

July 7, 2023

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

### Compliance Package A1

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

### Qualification Information

Jamie Mack	35923
Name	BCIN

### Registration Information

Mackitecture

103532



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

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

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

	title
--	-------

### Deck Plans Elevations 1, 2 and 3

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

by	-
----	---

area	
------	--

	sheet no.
--	-----------

date  
2023-07-06

	type
	<b>36' Single</b>

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

9-2



[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.

Drawing created with Mackitlectre v.1.0.0 (build 2657). File P:\2022\22-012-GREENPARK-ZADORRA-OSHAWA\UNITS\WORKING\22-012-VILLA 2-WD-V1.DWG plotted on 2023-07-07 at 10:02:00 AM by JMACK



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Nov 14 2023  
CHIEF BUILDING OFFICIAL

SB-12 Calculations  
Villa 2 - Walkout

Elevation	Wall Area	Window Area	Percentage
Front	600.6 sq ft (55.8 sq m)	74.7 sq ft (6.9 sq m)	12.43%
Left side	1093.7 sq ft (101.6 sq m)	55.1 sq ft (5.1 sq m)	5.04%
Right side	1115.3 sq ft (103.6 sq m)	30.8 sq ft (2.9 sq m)	2.76%
Rear	786.3 sq ft (73.1 sq m)	138.3 sq ft (12.8 sq m)	17.59%
Total	3596.0 sq ft (334.1 sq m)	298.9 sq ft (27.8 sq m)	8.31%



Rear Elevation '1', '2' & '3'  
Walkout Condition

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

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

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

Villa 2

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 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

Walkout Basement Elevation  
Elevations 1, 2 and 3

scale 3/16" = 1'-0"  
date 2023-07-06  
type 36' Single  
area -  
project no. 22-012  
sheet no. 10-1

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 23034



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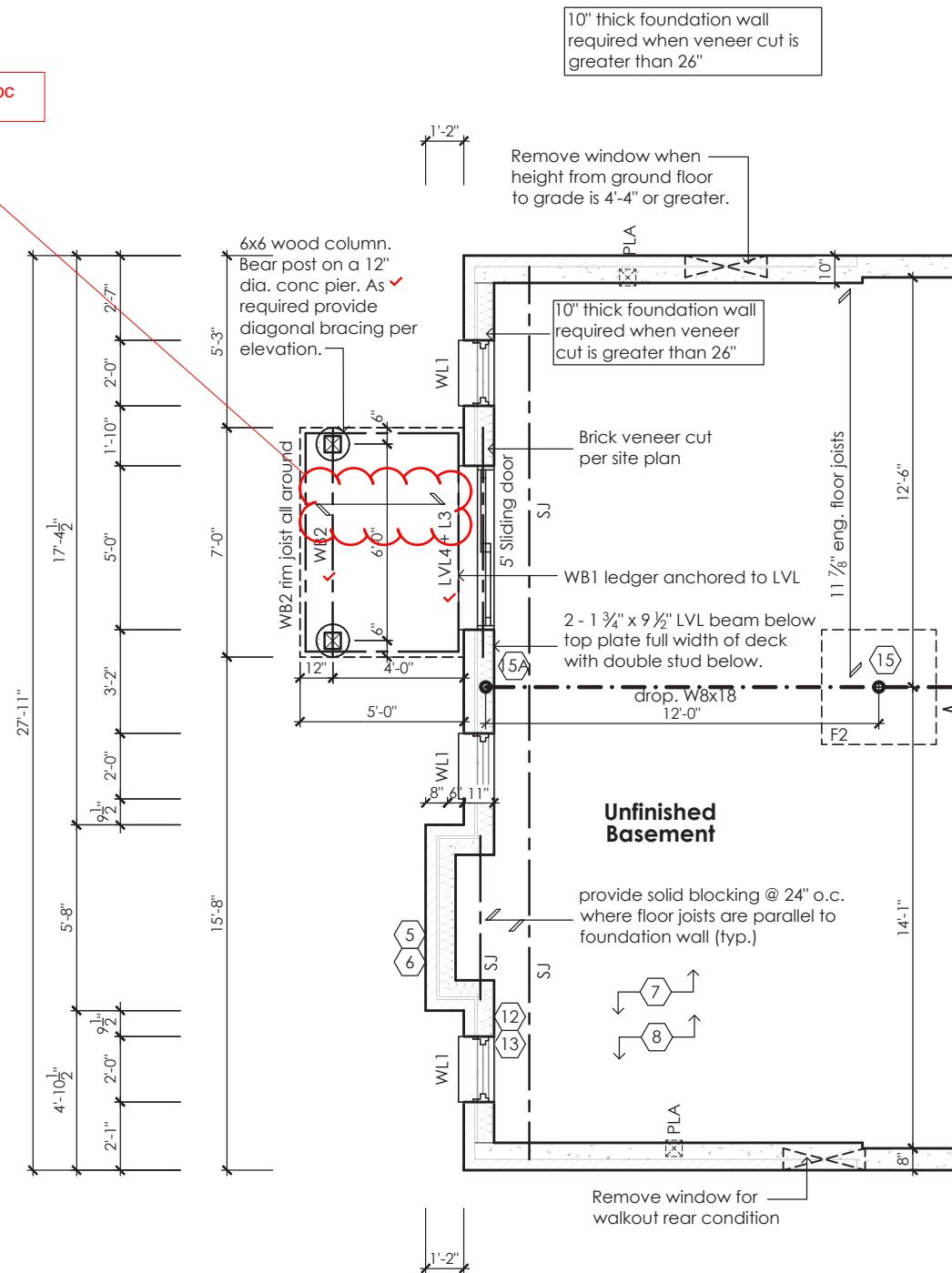
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of OSHAWA.

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

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

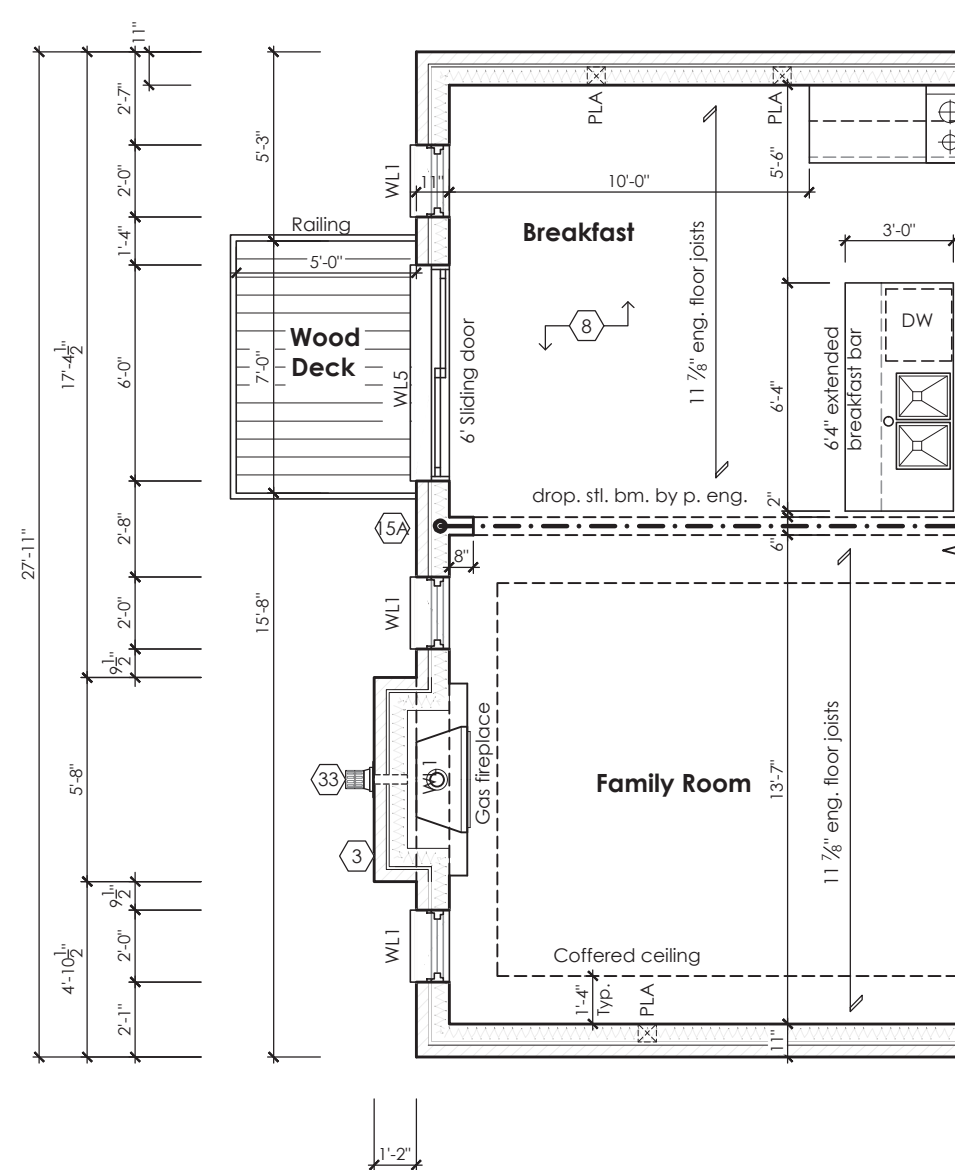
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2" X 8" X 16"oc



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

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



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

STRUDET INC.



FOR STRUCTURE ONLY

Villa 2

Compliance Package A1

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Walkout Basement Plans  
Elevations 1, 2 and 3

scale 3/16" = 1'-0"  
date 2023-07-06  
by -  
type 36' Single  
area -  
project no. 22-012  
sheet no. 10-2



www.greenparkgroup.ca

project name  
Zadorra Estates Inc.