





WINDOWS - CANADA ZONE C

- (1) MINIMUM BEDROOM WINDOW (\*OBC 9.9.10.1.)  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m<sup>2</sup> (3.8 SQ.FT.) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3")  
GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA.  
MAXIMUM U-VALUE 0.28
- (2) WINDOW GUARDS (\*OBC 9.8.8.1(6))  
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

GENERAL:

- (1) MECHANICAL VENTILATION  
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
- (2) OUTDOOR AIR INTAKE ●  
ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-B 6.2.3.12. AND TABLE 6.2.3.12.
- (3) REINFORCEMENT FOR GRAB BARS (\*OBC 9.5.2.3.) ●  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO O.B.C. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(g) & 3.8.3.13.(4)(e). SEE DETAIL ON PAGE II.

LUMBER:

- 1.) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE, UNLESS NOTED OTHERWISE.
- 2.) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE-PINE-FIR No.1&2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 3.) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4.) LVL BEAMS SHALL BE 2.0E (Fb=2800psi MIN). NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") o.c.
- 5.) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6.) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 7.) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2mil. POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350N.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

REVISION:

- ONT. REG. 332/12-2012 OBC AMENDMENT O, REG. 88/19 JAN. 01, 2020

STABILITY OF NARROW (20'-25') & TALL (±30') HOUSES

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION. FURTHER RECOMMENDATIONS:

- 1.) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c. (4'-0") FOR STANDARD CONDITIONS.
- 2.) USE 9.5mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR THE EXTERIOR WALL SHEATHING.
- 3.) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 9.5mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.OL) + 2-2"x8" SPR. No.2  
WL2 = 4"x3-1/2"x5/16"L (100x90x8.OL) + 2-2"x8" SPR. No.2  
WL3 = 5"x3-1/2"x5/16"L (125x90x8.OL) + 2-2"x10" SPR. No.2  
WL4 = 6"x3-1/2"x3/8"L (150x90x10.OL) + 2-2"x12" SPR. No.2  
WL5 = 6"x4"x3/8"L (150x100x10.OL) + 2-2"x12" SPR. No.2  
WL6 = 5"x3-1/2"x5/16"L (125x90x8.OL) + 2-2"x12" SPR. No.2  
WL7 = 5"x3-1/2"x5/16"L (125x90x8.OL) + 3-2"x10" SPR. No.2  
WL8 = 5"x3-1/2"x5/16"L (125x90x8.OL) + 3-2"x12" SPR. No.2  
WL9 = 6"x4"x3/8"L (150x100x10.OL) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)  
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)  
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)  
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)  
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)  
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)  
WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)  
WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)  
WB12 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.OL)  
L2 = 4"x3-1/2"x5/16"L (100x90x8.OL)  
L3 = 5"x3-1/2"x5/16"L (125x90x8.OL)  
L4 = 6"x3-1/2"x3/8"L (150x90x10.OL)  
L5 = 6"x4"x3/8"L (150x100x10.OL)  
L6 = 7"x4"x3/8"L (175x100x10.OL)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)  
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)  
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)  
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)  
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)  
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)  
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)  
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)  
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)  
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)  
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)  
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)  
LVL8 = 2-1 3/4" x 14" (2-45x356)  
LVL9 = 3-1 3/4" x 14" (3-45x356)  
LVL10 = 2-1 3/4" x 18" (2-45x456)

GLUE LAMINATED LUMBER BEAMS

GLU1 = 3 1/8" x 11 7/8" (80x300)  
GLU2 = 5 1/8" x 11 7/8" (130x300)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR  
1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS  
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR  
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR  
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR  
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR  
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR  
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

LEGEND

DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
GT	GIRDER TRUSS
	POINT LOAD
	SOLID WOOD BEARING. SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
	LOAD-BEARING WALL
	TWO-STOREY WALL. SEE NOTE <span>39</span>
	FLAT ARCH
F.D. 	FLOOR DRAIN
SA 	SMOKE ALARM. SEE NOTE <span>43</span>
SA CMA 	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE <span>44</span>

2012 CODE

COMPLIANCE PACKAGE "A1"



PROJECT NAME  
ZADORRA

2

GENERAL NOTES

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

N.T.S.

MAY 2023

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746



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

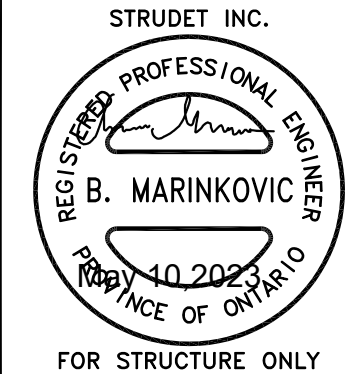
QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR  
NAME

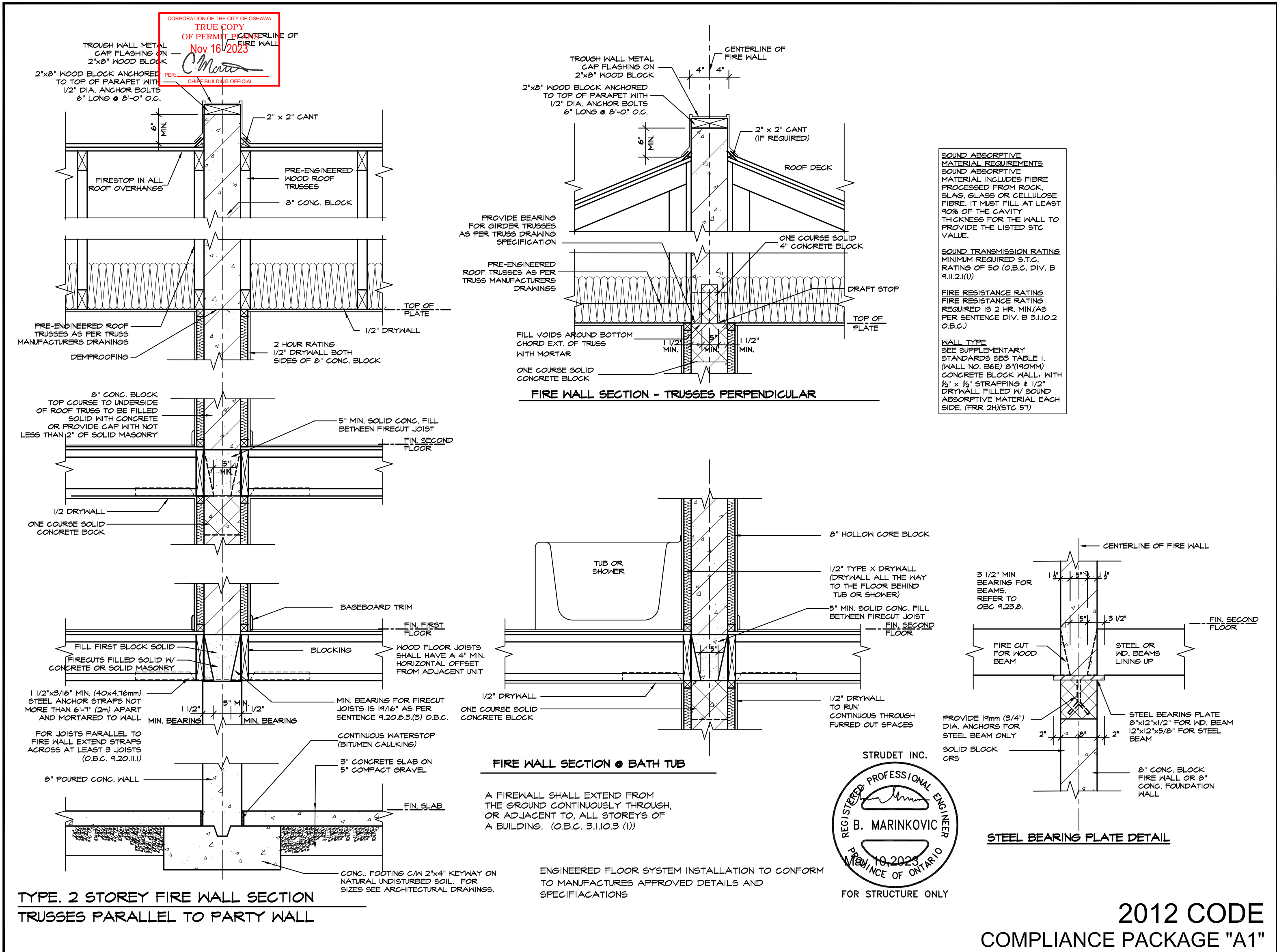
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28770  
BCIN

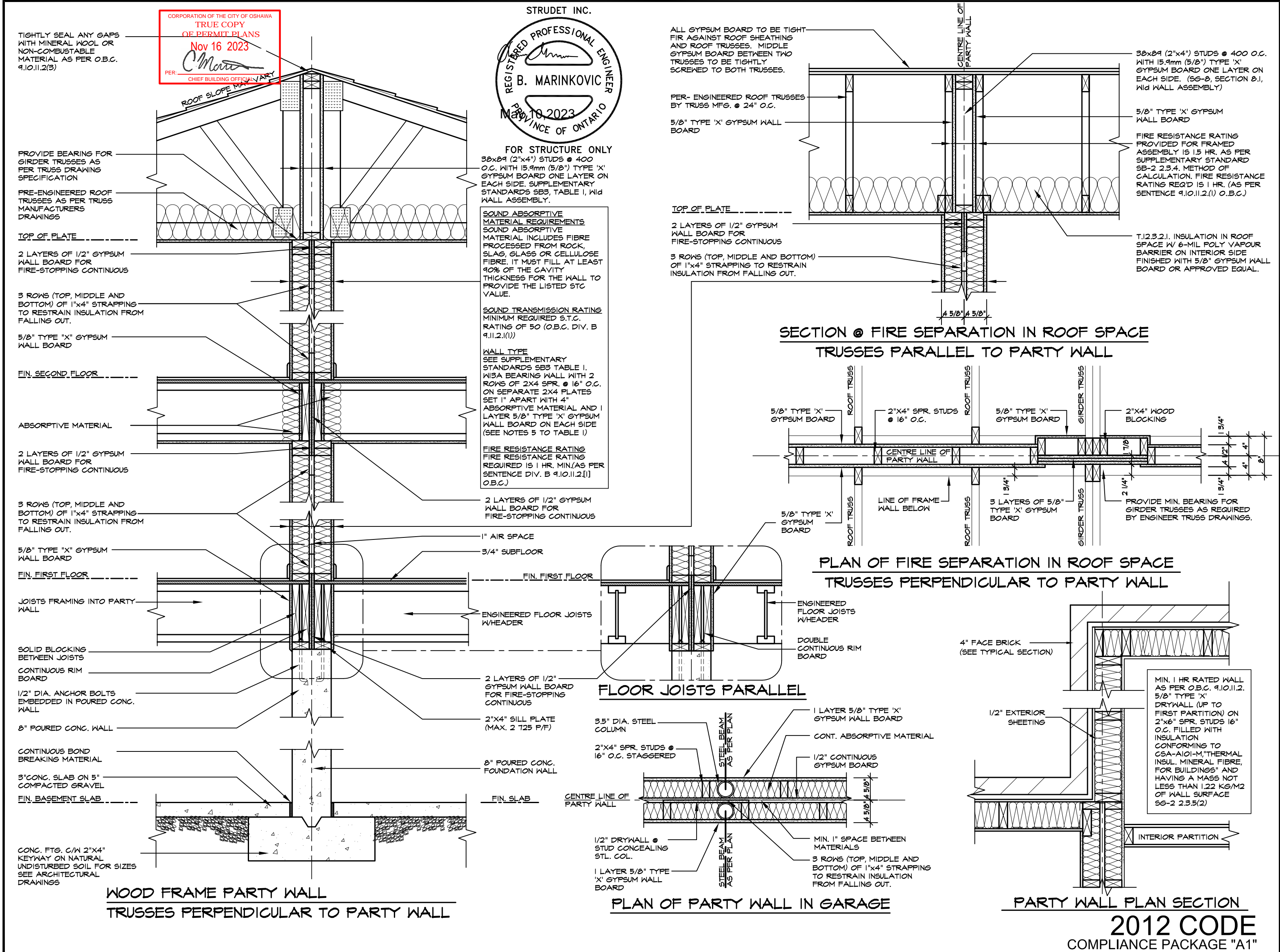
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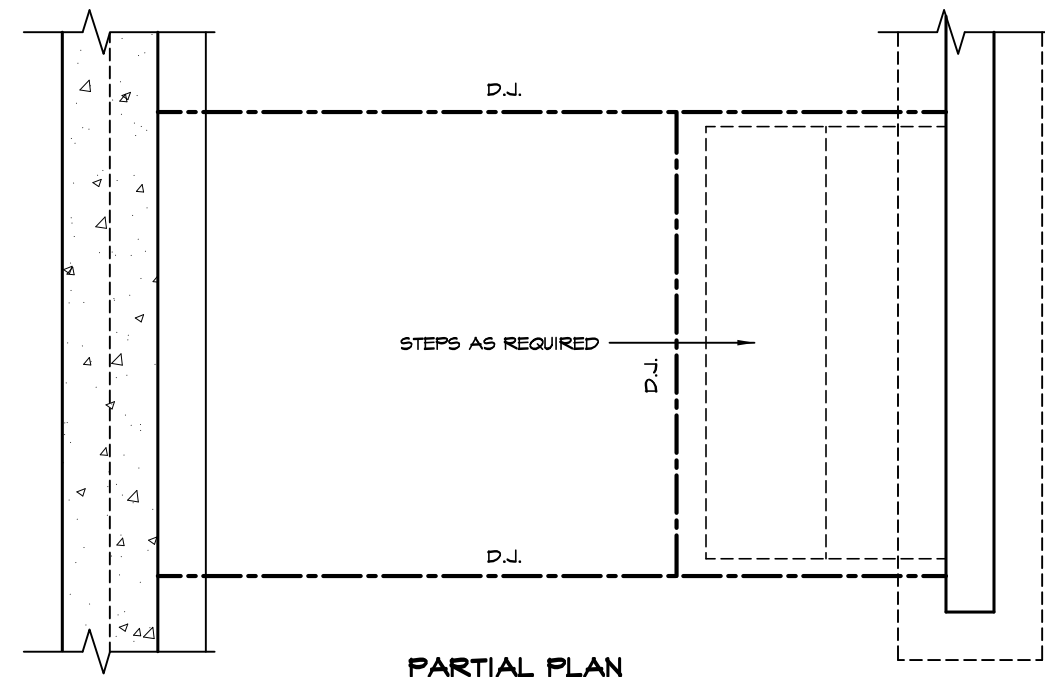
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1.	ISSUED FOR PERMIT	JAN 31, 2015
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5.		<div>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</div> <div>QUALIFICATION INFORMATION</div> <div>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</div> <div><div>VIKAS GAJJAR</div><div></div><div>28770</div></div> <div><div>NAME</div><div>SIGNATURE</div><div>BCIN</div></div>	<div>REGION DESIGN INC.</div> <div>8700 DUFFERIN ST.</div> <div>CONCORD, ONTARIO</div> <div>L4K 4S6</div> <div>P (416) 736-4096</div> <div>F (905) 660-0746</div>	<div>REGION DESIGN INC.</div>	SHEET TITLE		<div>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</div>	<div></div>		
4.					FIRE WALL				PAGE No.	3
3.					SCALE	3/4"=1'-0"				
2.					DATE	MAY 2023				
1.	ISSUED FOR PERMIT				JUL 30, 2018				PROJECT NAME	
REVISIONS										



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4.					PARTY WALL WOOD				
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1. ISSUED FOR PERMIT					JUL 30, 2018				
REVISIONS		VIKAS GAJJAR NAME	<div></div> SIGNATURE	28770 BCIN	PAGE No. <div>4</div>				PROJECT NAME ZADORRA



## PARTIAL PLAN



FOR STRUCTURE ONLY

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# COMPLIANCE PACKAGE "A1"

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4.				LAUNDRY DETAILS				PAGE No.	PROJECT NAME
3.				SUNKEN					
2.					SCALE	3/4"=1'-0"	5	ZADORRA	
1.	ISSUED FOR PERMIT			JUL 30, 2018	DATE	MAY 2023			
REVISIONS									

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE EAVE PROTECTION SHALL BE L. ER STRIP AND SHALL CONSIST OF TYPE M OR TYPE 3 ASPHALT COATED ROOFING SHEETS.

210 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

SEE PLAN FOR ROOF SLOPE

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:300 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

ROOF TRUSSES @ 24" O.C. MAX. RAISED HEEL TO MATCH PLATE

TOP OF WOOD PLATE

2"x5" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-60 INSULATION

MIN. R22 INSULATION (6") ABOVE INNER FACE OF EXTERIOR WALL

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" WIDE METAL TIES @ 16" O.C. HORIZONTAL AND 24" O.C. VERTICAL

1" AIR SPACE

#15 BUILDING PAPER OVER 7/16" O.S.B. EXTERIOR SHEATHING, 2"x6" SPR. STUDS @ 16" O.C. FILLED WITH R-22 INSULATION AND 6 MIL. POLY VAPOUR BARRIER

1/2" GYPSUM BOARD CEILING FINISH

CONTINUOUS TIMBERSTRAND

AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

FIN. FLOORING ON 3/4" T&G PLYWOOD

SCREENED WEeping HOLES 3/8" DIA. AT 24" O.C. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEeping AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE

SLOPE

MIN.

HEAVY COAT OF BITUMEN OVER CONC. WALL

FOUNDATION WALLS TO BE WATER PROOFED OR PROVIDE A DRAINAGE LAYER ADJACENT TO EXT. SURFACE OF FOUNDATION WALL AND EXTEND TO FOOTING LAYER OR PROVIDE "SYSTEM PLANTON AIR GAP MEMBRANE"

CEMENT COVE

4" DIA. WEeping TILES W/6" CRUSHED STONE COVER

FIN. SLAB

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" O.C. MIN. 4" INTO FOUNDATION WALL

R-20 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

POURED CONC. FDN. WALL. FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

3" CONCRETE SLAB 25 MPa ON 4" MIN. COMPACT GRAVEL

CONC. FOOTING C/W FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

## 2 STOREY WALL SECTION

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION. (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

GARAGE

#15 BUILDING PAPER, 2"x6" SPR. STUDS @ 16" O.C. FILLED WITH R-22 INSULATION AND 6 MIL. POLY VAPOUR BARRIER

1/2" GYPSUM BOARD CEILING FINISH

AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE

DOUBLE TOP PLATE

## DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS

WALL FLASHING

WEEP HOLES

WEEP HOLES

WEEP HOLES

WEEP HOLES

WEEP HOLES

WEEP HOLES

WEEP HOLES

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WEEP HOLES

## DETAIL FOR CONCRETE VENEER DROPPED GRADE

EVERY OTHER BRICK IS OMITTED TO TIE IN CONC SLAB MIN. 4" INTO FOUND. WALL

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

5" MIN. REINF. CONC. PORCH SLAB. SEE ARCHITECTURAL DRAWINGS.

3" MIN. BEARING

R-20 BLANK INSULATION FULL HEIGHT

FOUNDATION WALL

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

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## DETAIL FOR COLD CELLAR PORCH SLAB

## 2012 CODE COMPLIANCE PACKAGE "A1"

5.		
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1.	ISSUED FOR PERMIT	JUL 30, 2018
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VIKAS GAJJAR	28770	BCIN
NAME	SIGNATURE	

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
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**REGION  
DESIGN  
INC.**

SHEET TITLE 2"X6" BRICK VENEER 2 STOREY SECTION	
SCALE	3/4"=1'-0"
DATE	MAY 2023

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No.	6

<b>Greenpark.</b>
PROJECT NAME ZADORRA

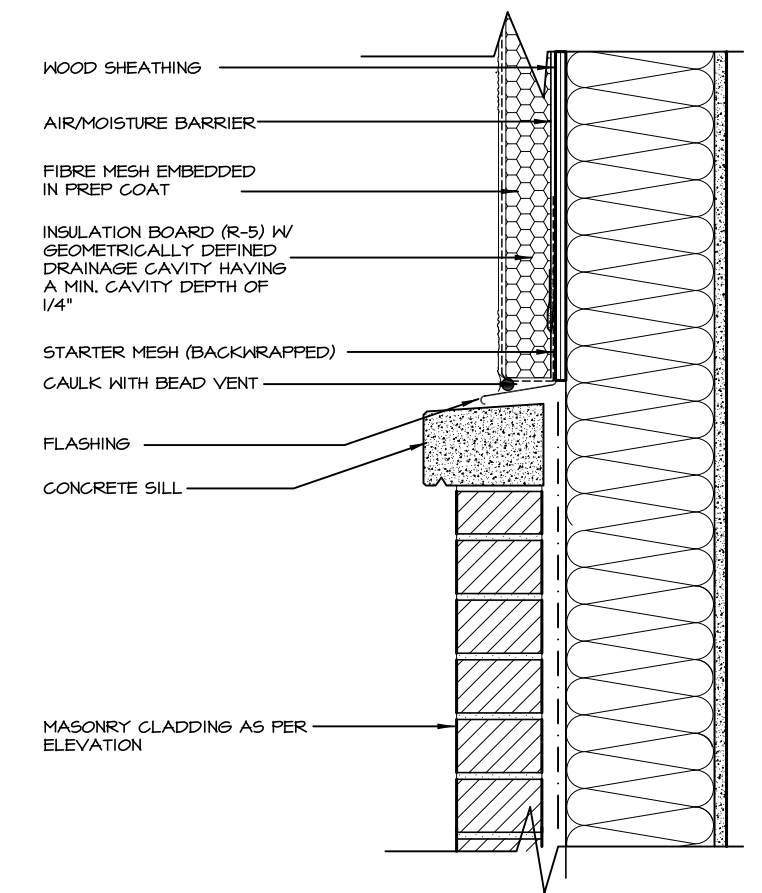
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210 ASPHALT SHINGLES ON 3/8" PLY TRUSSES CHIEF BUILDING OFFICIAL

BAFFLES AS REQUIRED FOR ROOF VENTILATION

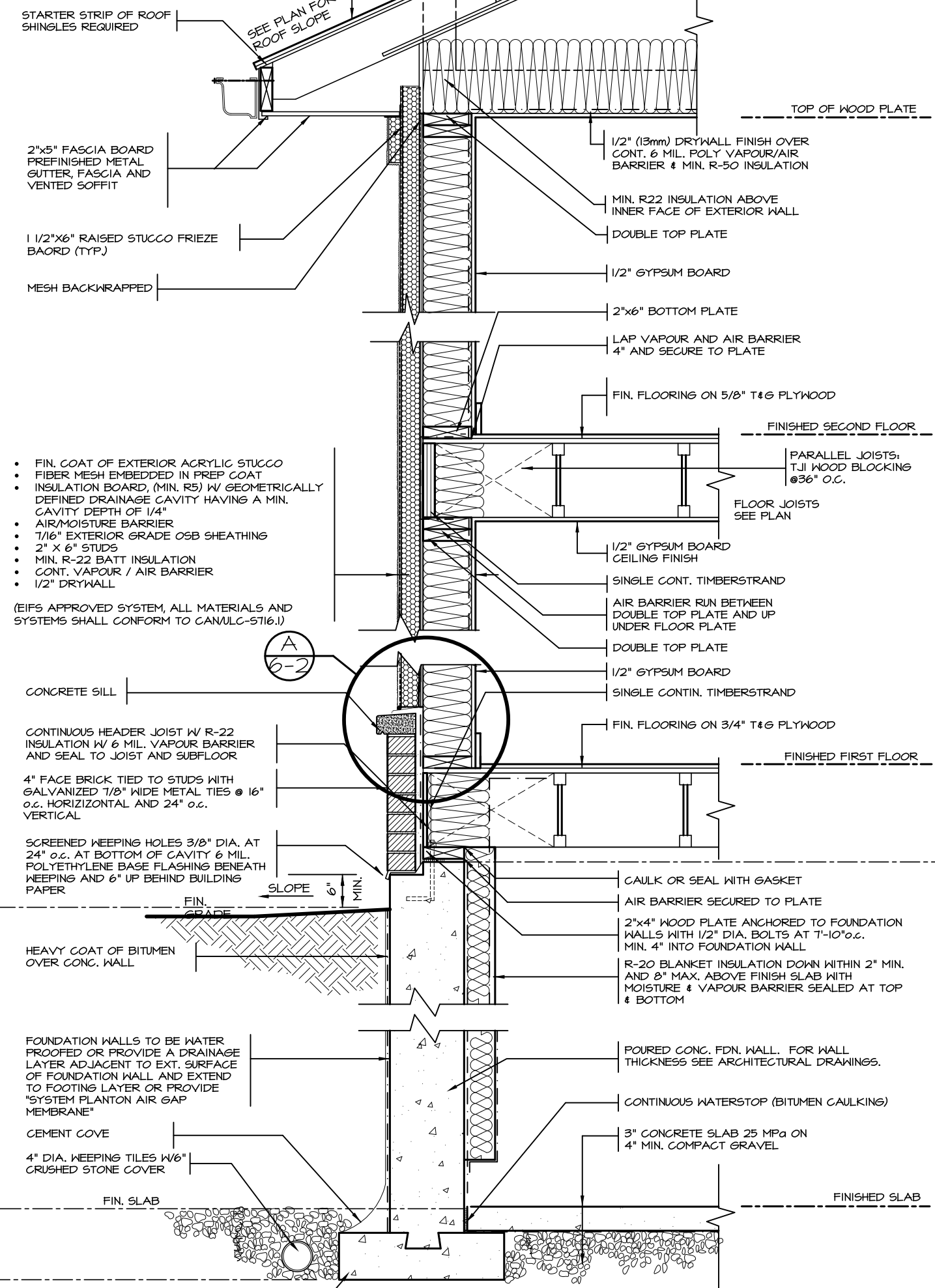
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ROOF TRUSSES @ 24" O.C. MAX. RAISED HEEL TO MATCH PLATE

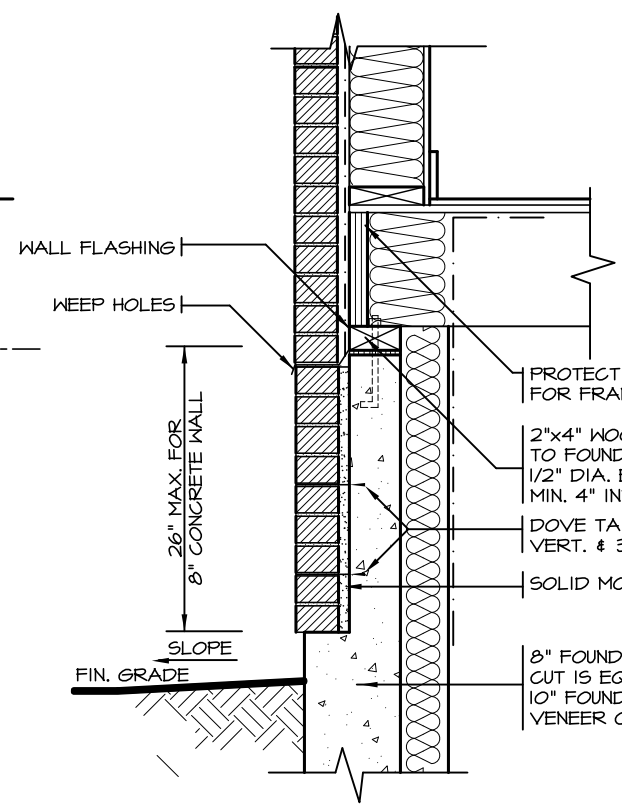


A. TERMINATION AT MASONRY CLADDING WITH SEALANT

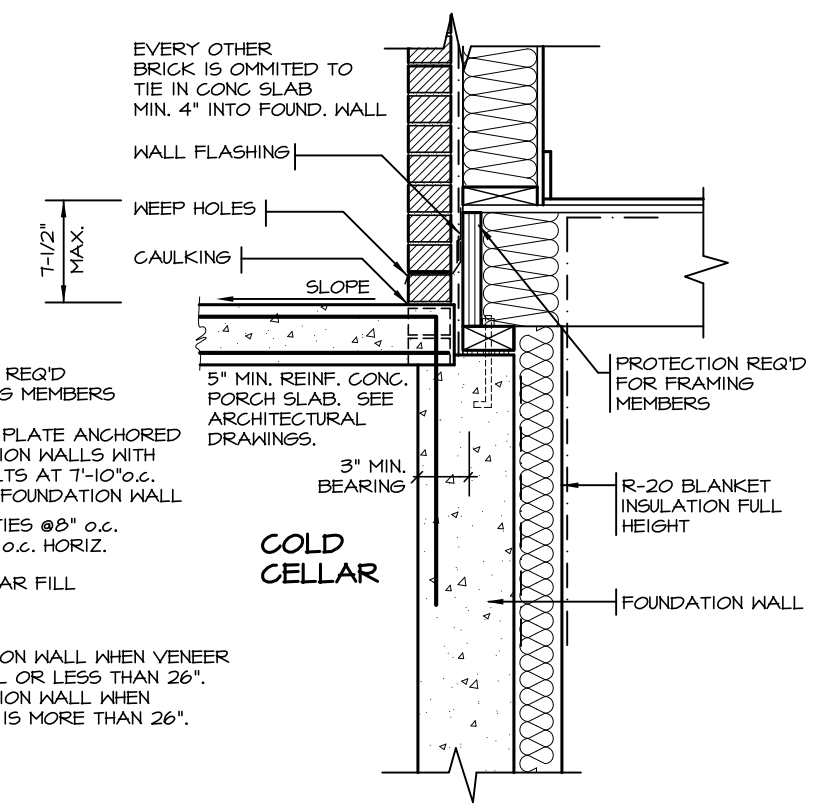
$1\ 1/2" = 1'0"$



2 STOREY WALL SECTION



DETAIL FOR CONCRETE VENEER DROPPED GRADE

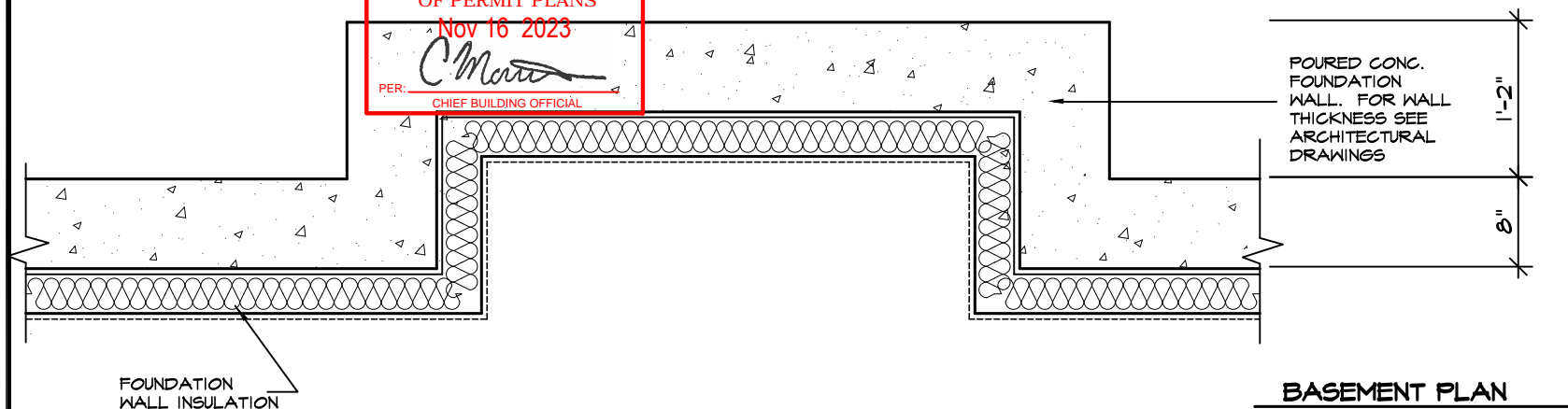


DETAIL FOR COLD CELLAR PORCH SLAB

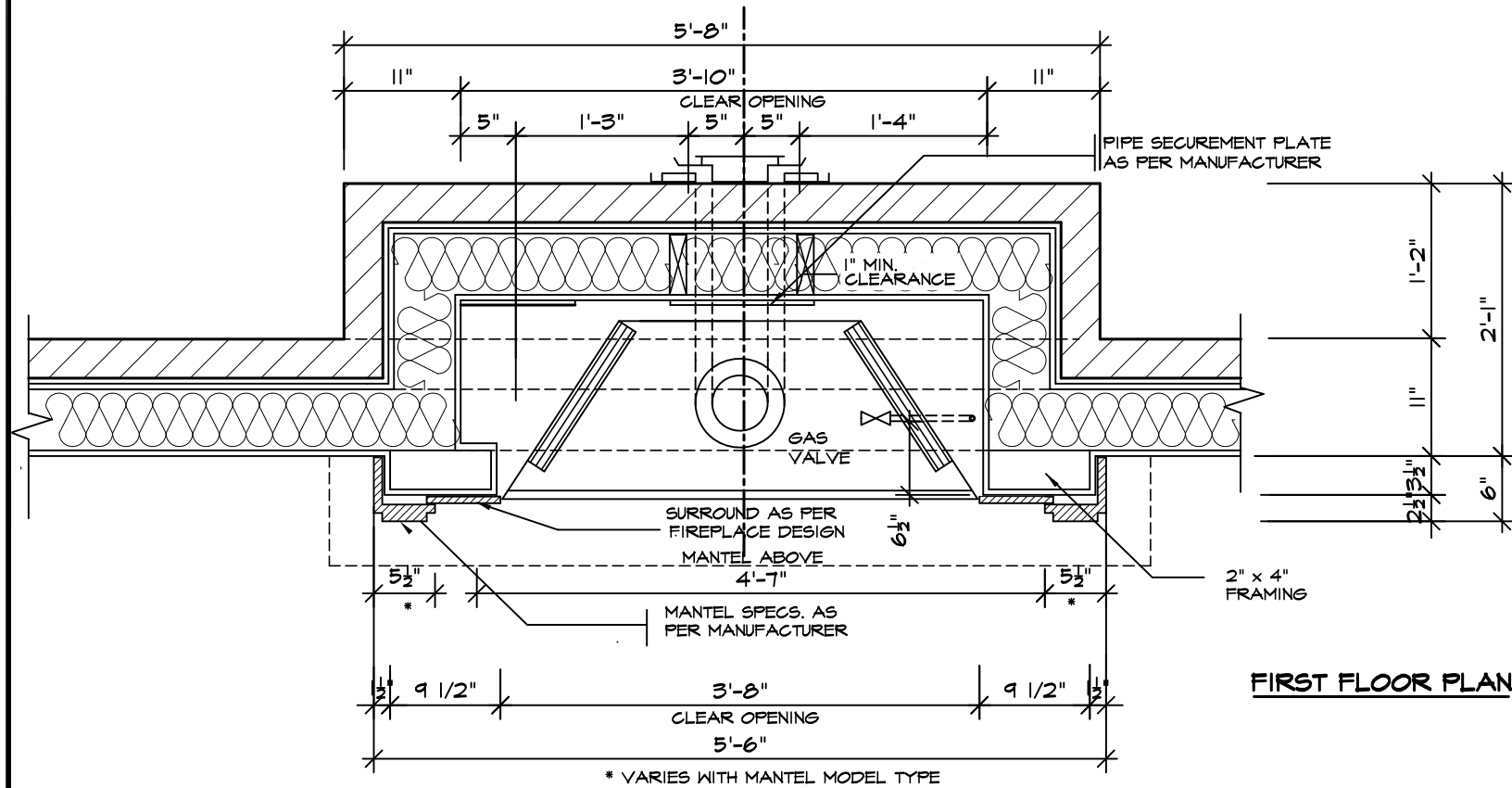
2012 CODE COMPLIANCE PACKAGE "A1"

5.			<div>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</div> <div>QUALIFICATION INFORMATION</div> <div>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</div> <div><div>VIKAS GAJJAR</div><div></div><div>28770</div></div> <div><div>NAME</div><div>SIGNATURE</div><div>BCIN</div></div>	<div>REGION DESIGN INC.</div> <div>8700 DUFFERIN ST.</div> <div>CONCORD, ONTARIO</div> <div>L4K 4S6</div> <div>P (416) 736-4096</div> <div>F (905) 660-0746</div>	<div>R D I</div> <div>REGION DESIGN INC.</div>	SHEET TITLE		<div>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</div> <div></div>	<div>PROJECT NAME</div> <div>ZADORRA</div>	
4.						2"X6" STUCCO WALL				<div>PAGE No.</div> <div>6-2</div>
3.						2 STOREY SECTION				
2.						SCALE	AS NOTED			
1.	ISSUED FOR PERMIT	JUL 30, 2018				DATE	MAY 2023			
REVISIONS										

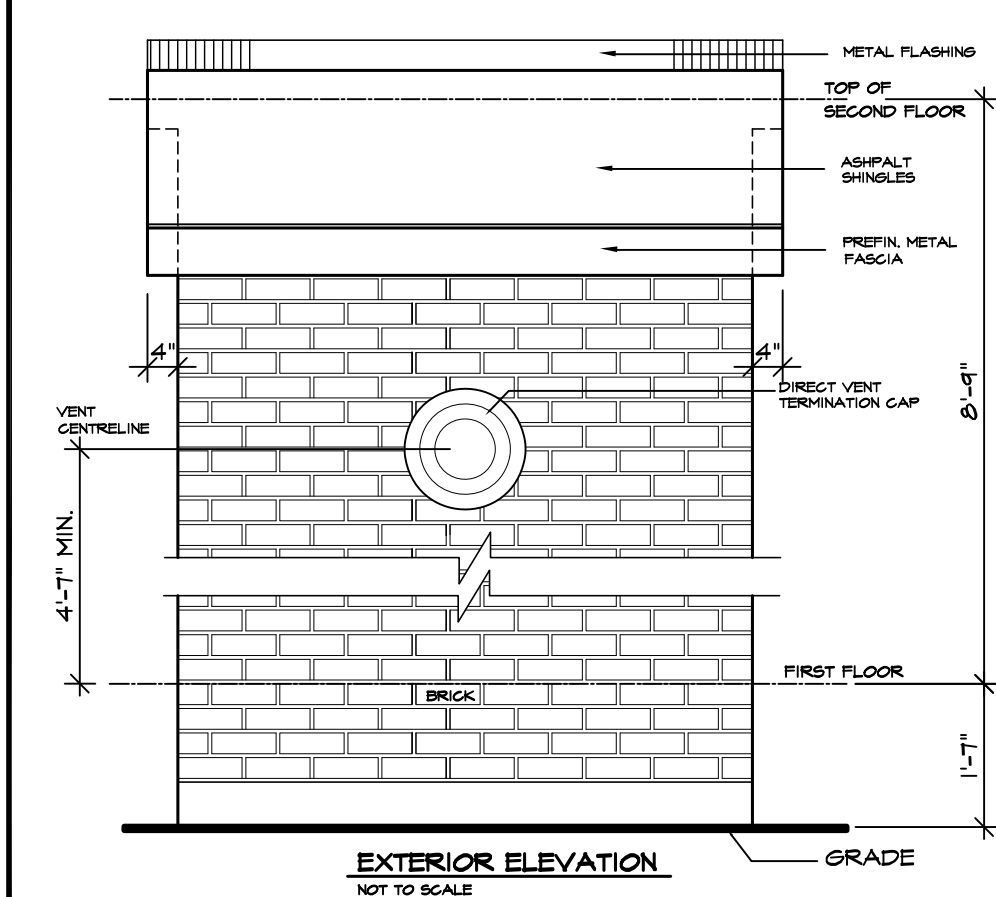
CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *[Signature]*  
CHIEF BUILDING OFFICIAL



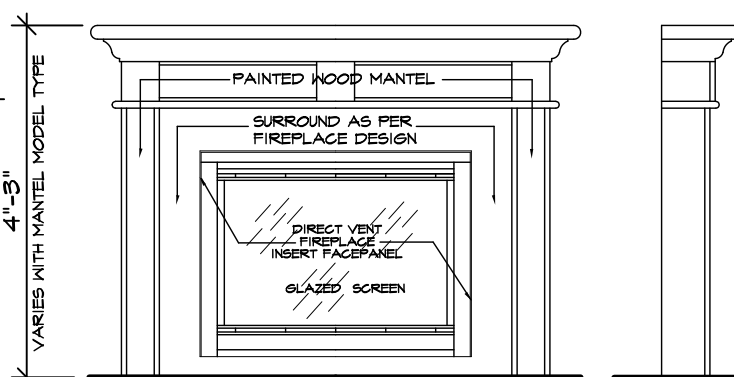
BASEMENT PLAN



FIRST FLOOR PLAN



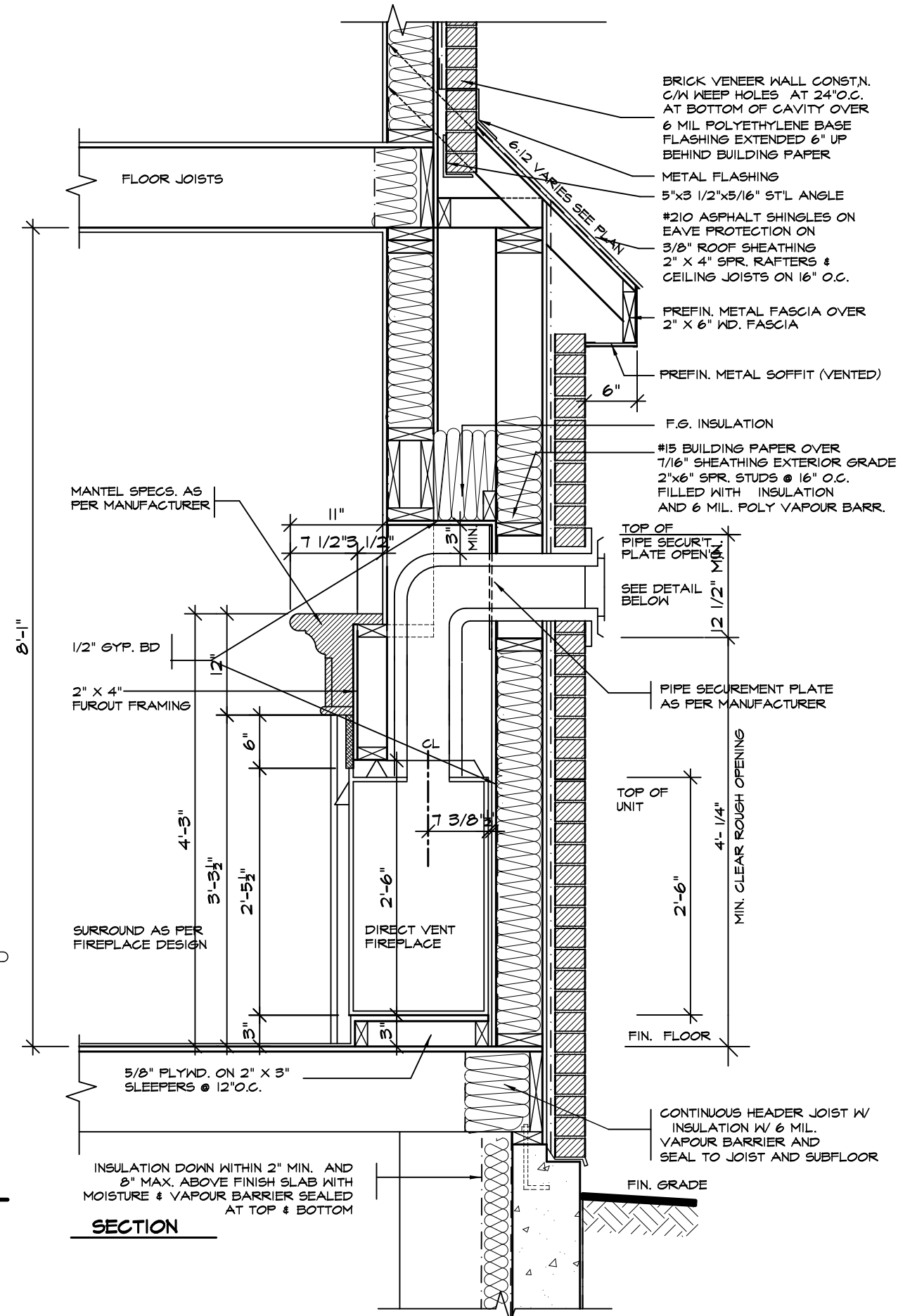
EXTERIOR ELEVATION  
NOT TO SCALE



FRONT/SIDE ELEVATION  
NOT TO SCALE

GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
  - FROM TOP OF UNIT 0"
  - FROM BACK OF UNIT 1/2"
  - FROM SIDES OF UNIT 1/2"
  - FROM TOP OF HORIZ. VENT 3"
  - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



SECTION

STRUDET INC.



FOR STRUCTURE ONLY

2012 CODE  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JULY 30, 2018
REVISIONS		

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

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

VIKAS GAJJAR  
NAME  
28770  
BCIN

*[Signature]*  
SIGNATURE

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE  
VENT FIREPLACE  
DIRECT

SCALE  
3/4"=1'-0"

DATE  
MAY 2023

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No.  
7

**Greenpark.**

PROJECT NAME  
ZADORRA

OF PERMIT PLANS  
Nov 16 2023  
PER: *C. Martin*  
CHIEF BUILDING OFFICIAL

POURED CONC. FOUNDATION WALL. FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS

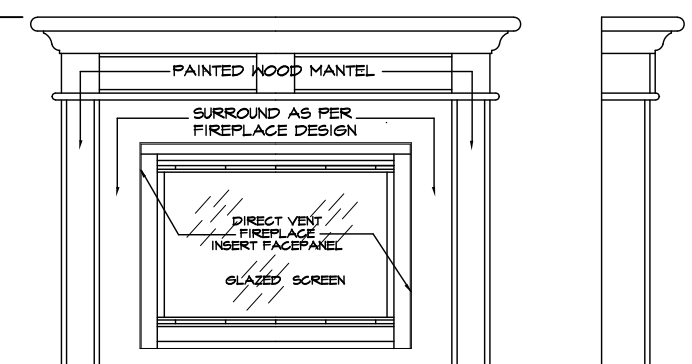
1'-2"  
8"

Technical drawing of a fireplace cross-section showing dimensions and components. The drawing includes the following labels and dimensions:

- Dimensions:**
  - Overall width: 5'-8"
  - Top left offset: 11"
  - Top center offset: 3'-10"
  - Top right offset: 11"
  - Left side offset: 5"
  - Center offset: 1'-3"
  - Right side offset: 1'-4"
  - Right side offset: 5"
  - Right side offset: 5"
  - Right side offset: 11"
  - Right side offset: 1'-2"
  - Right side offset: 2'-1"
  - Right side offset: 11"
  - Right side offset: 5 1/2"
  - Right side offset: 6"
  - Bottom left offset: 5 1/2"
  - Bottom center offset: 4'-7"
  - Bottom right offset: 5 1/2"
  - Bottom right offset: 2" x 4" FRAMING
- Components and Labels:**
  - PIPE SECUREMENT PLATE AS PER MANUFACTURER
  - 1" MIN. CLEARANCE
  - GAS VALVE
  - SURROUND AS PER FIREPLACE DESIGN
  - MANTEL ABOVE 4'-7"
  - MANTEL SPECS. AS PER MANUFACTURER

CLEAR OPENING  
5'-6"


\* VARIES WITH MANTEL MODEL TYPE



NOT TO SCALE

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
  - FROM TOP OF UNIT 0"
  - FROM BACK OF UNIT 1/2"
  - FROM SIDES OF UNIT 1/2"
  - FROM TOP OF HORIZ. VENT 3"
  - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.

STRUDET INC.



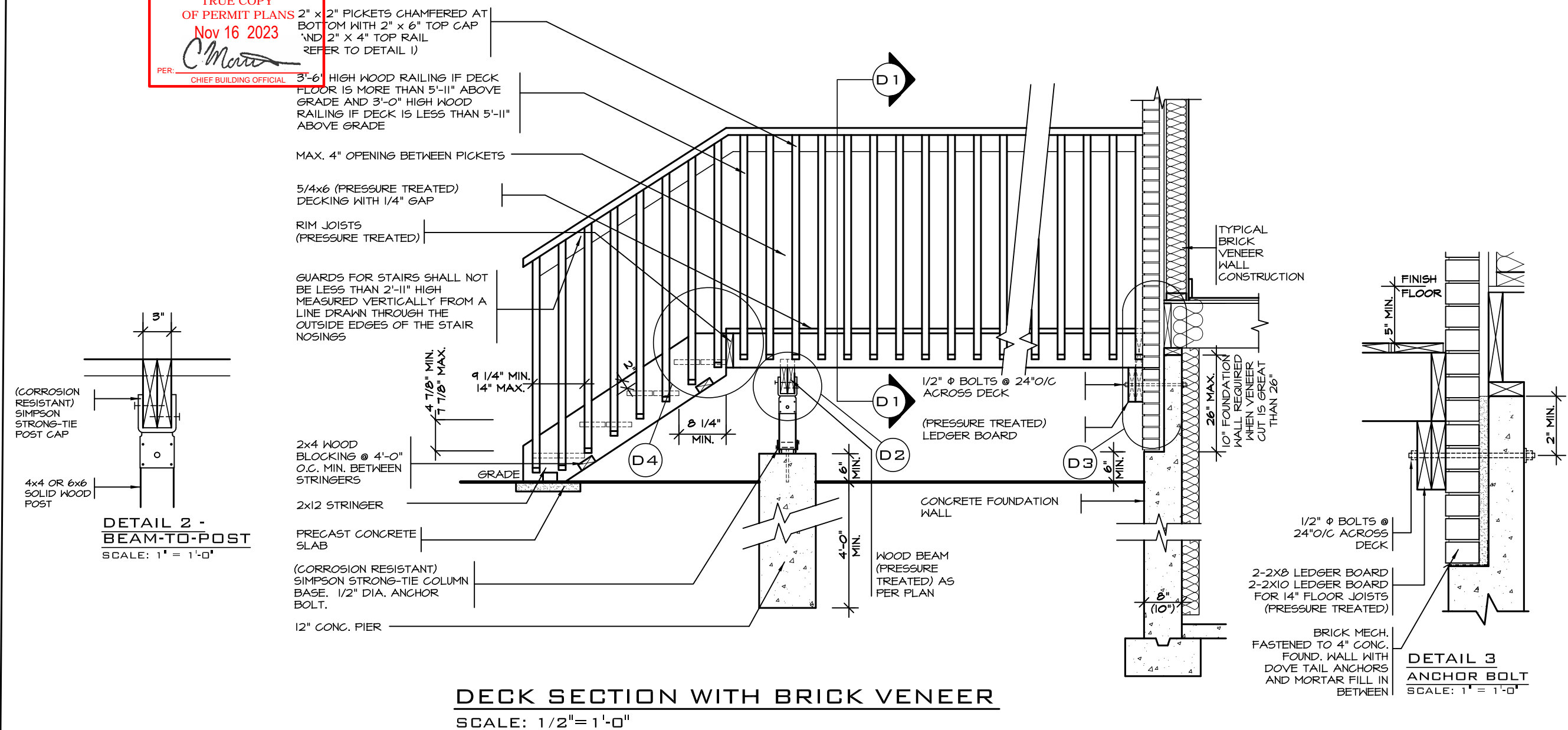
A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "B. MARINKOVIC" is printed below a stylized signature. A date stamp "May 10, 2023" is overlaid on the seal.

FOR STRUCTURE ONLY



May 9, 2023 9:42:35 AM M:\STANDARD DETAILS\PERMIT SET\2023\A1 PACKAGE - ZADORRAIP 7-2 - DIRECT VENT FIRE PACKAGE A1.DWG

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *C. Marinkovic*  
CHIEF BUILDING OFFICIAL

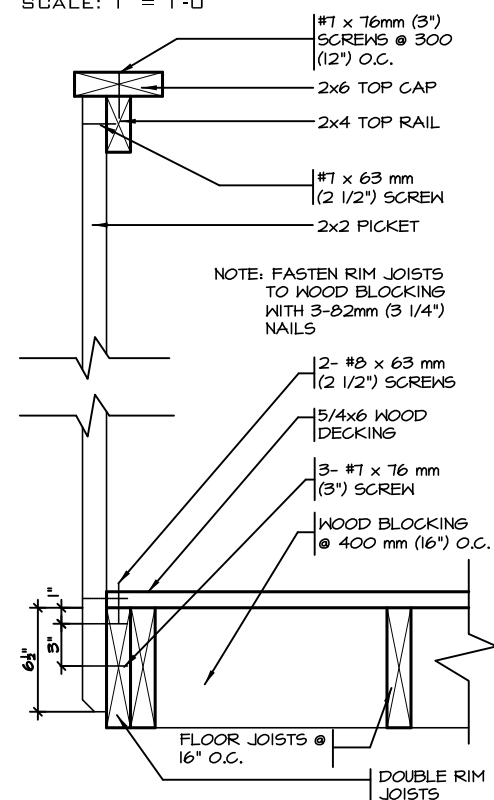


**DETAIL 1**

**CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK**

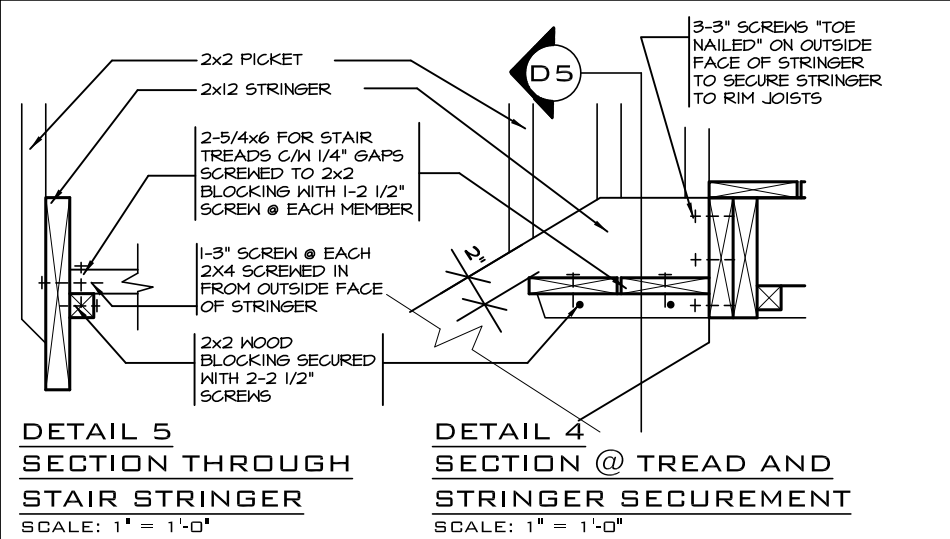
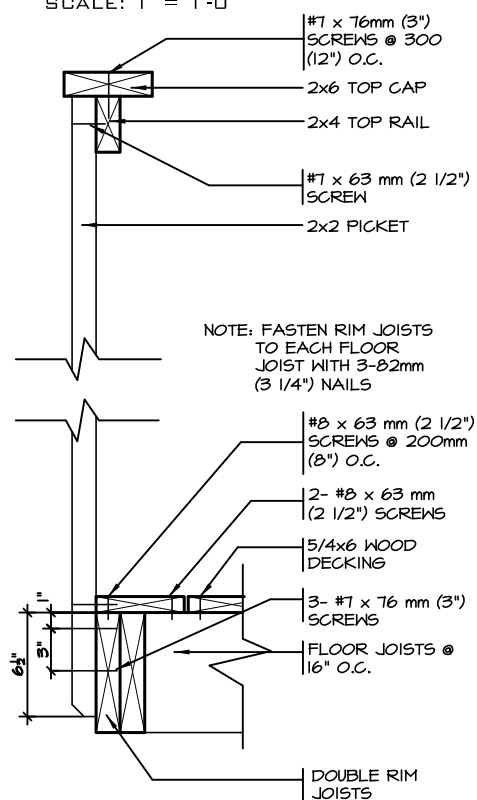
**GUARD PARALLEL TO FLOOR JOISTS**

SCALE: 1" = 1'-0"



**GUARD PERPENDICULAR TO FLOOR JOISTS**

SCALE: 1" = 1'-0"



**GENERAL NOTES**

- BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
- MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WOOD FOR CANTILEVERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf].
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
- FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf].



FOR STRUCTURE ONLY

**2012 CODE**

**COMPLIANCE PACKAGE "A1"**

5.		
4.		
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1.	REVISED FOR STARTIME	NOV 16
REVISIONS		

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR  
NAME

*V. Gajjar*  
SIGNATURE

28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

**REGION  
DESIGN  
INC.**

SHEET TITLE

WOOD  
DECK DETAIL

SCALE  
AS SHOWN

DATE  
MAY 2023

BY

TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA

PROJECT  
00-00-00

PAGE No.

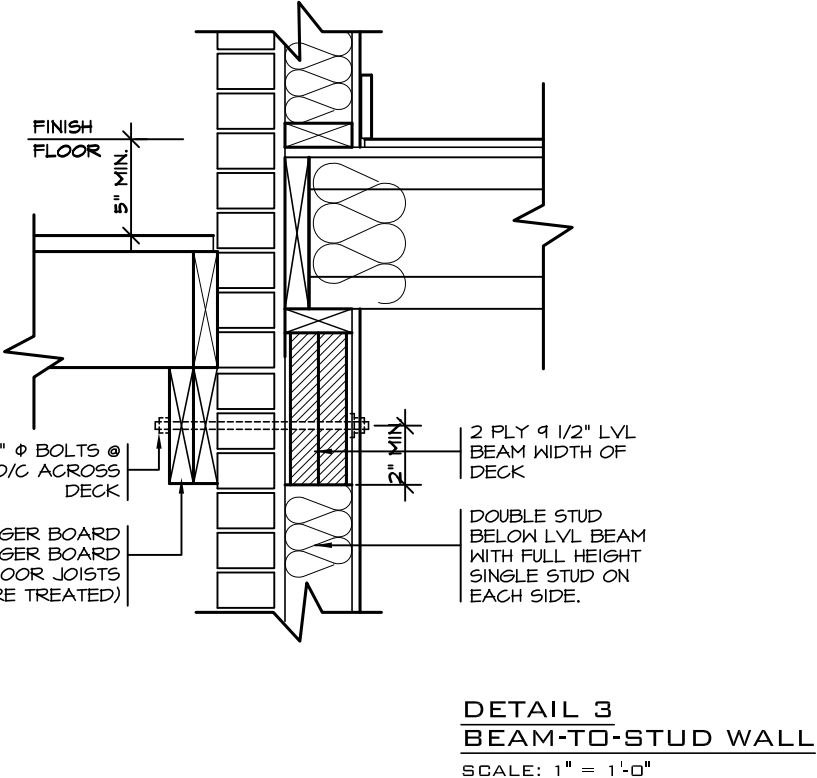
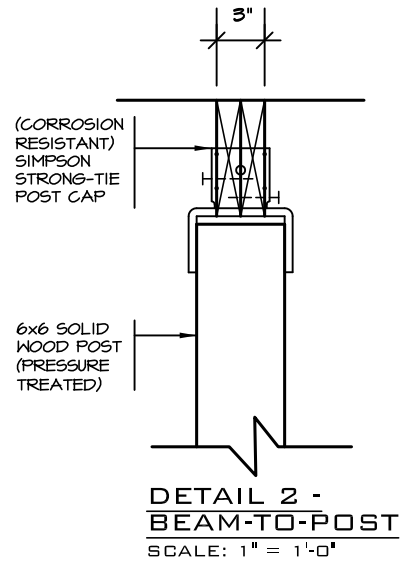
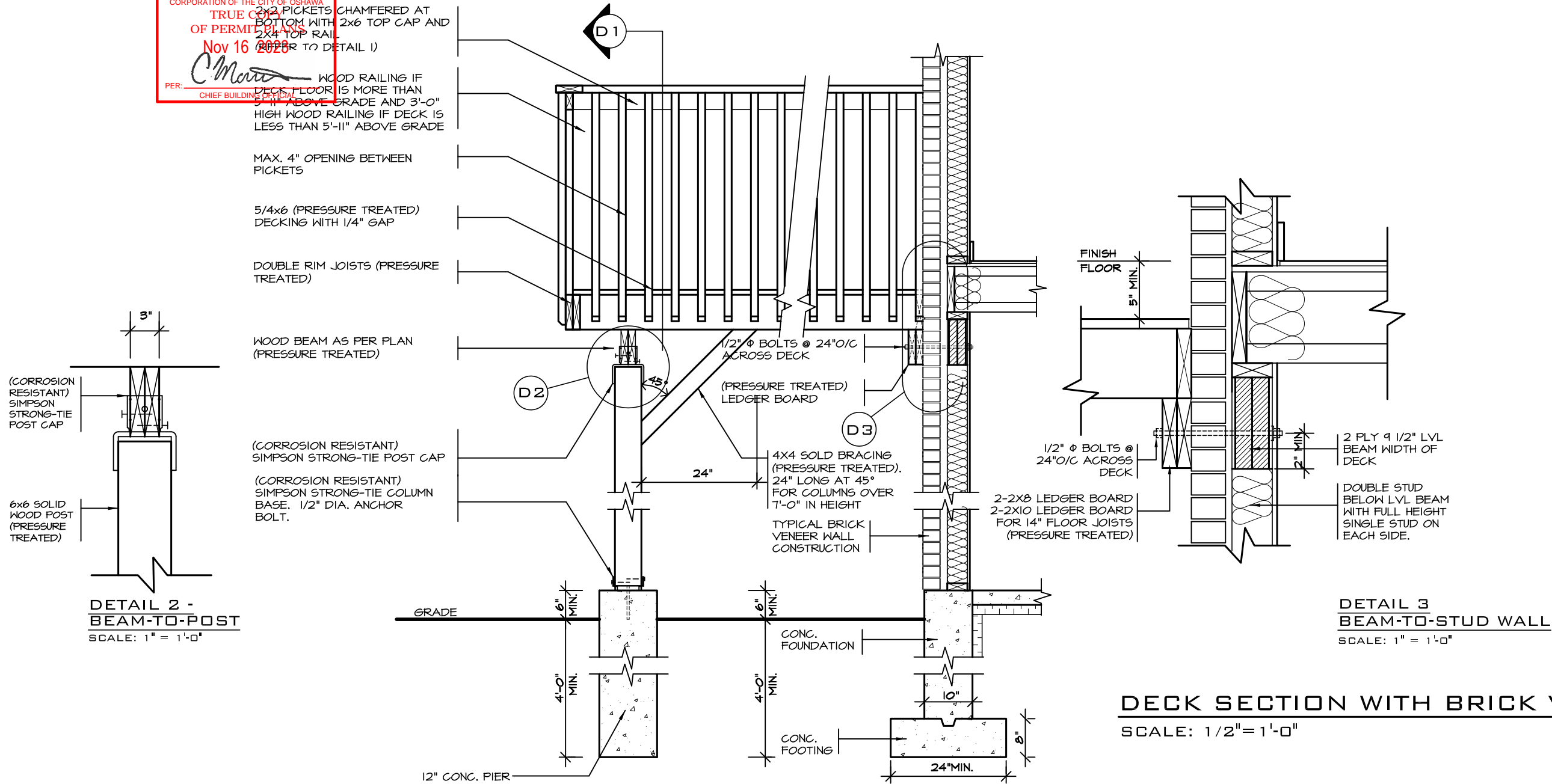
8

**Greenpark.**

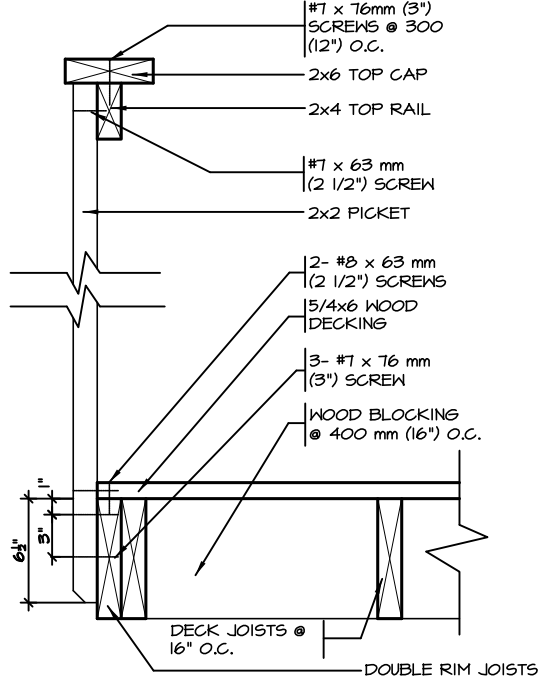
PROJECT NAME

ZADORRA

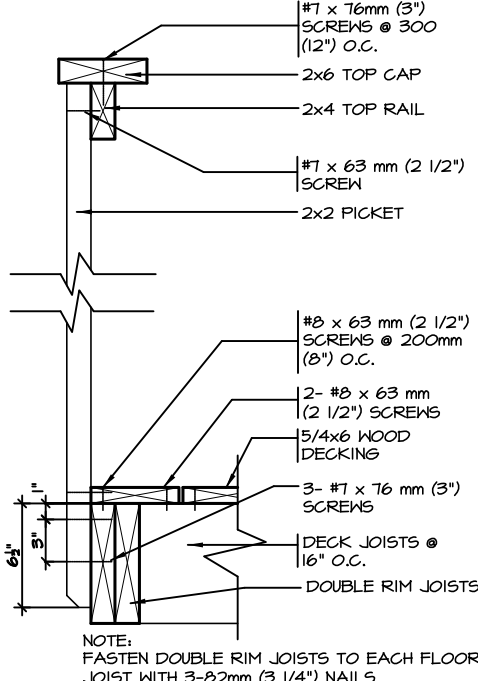
CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *[Signature]*  
CHIEF BUILDING OFFICIAL



DETAIL 1  
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK  
GUARD PERPENDICULAR  
TO FLOOR JOISTS  
SCALE: 1" = 1'-0"

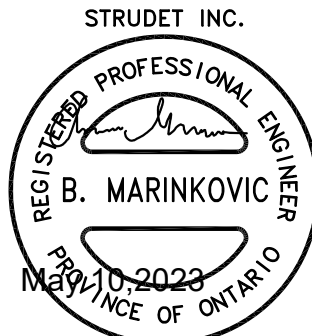


DETAIL 2  
GUARD PERPENDICULAR  
TO FLOOR JOISTS  
SCALE: 1" = 1'-0"



GENERAL NOTES

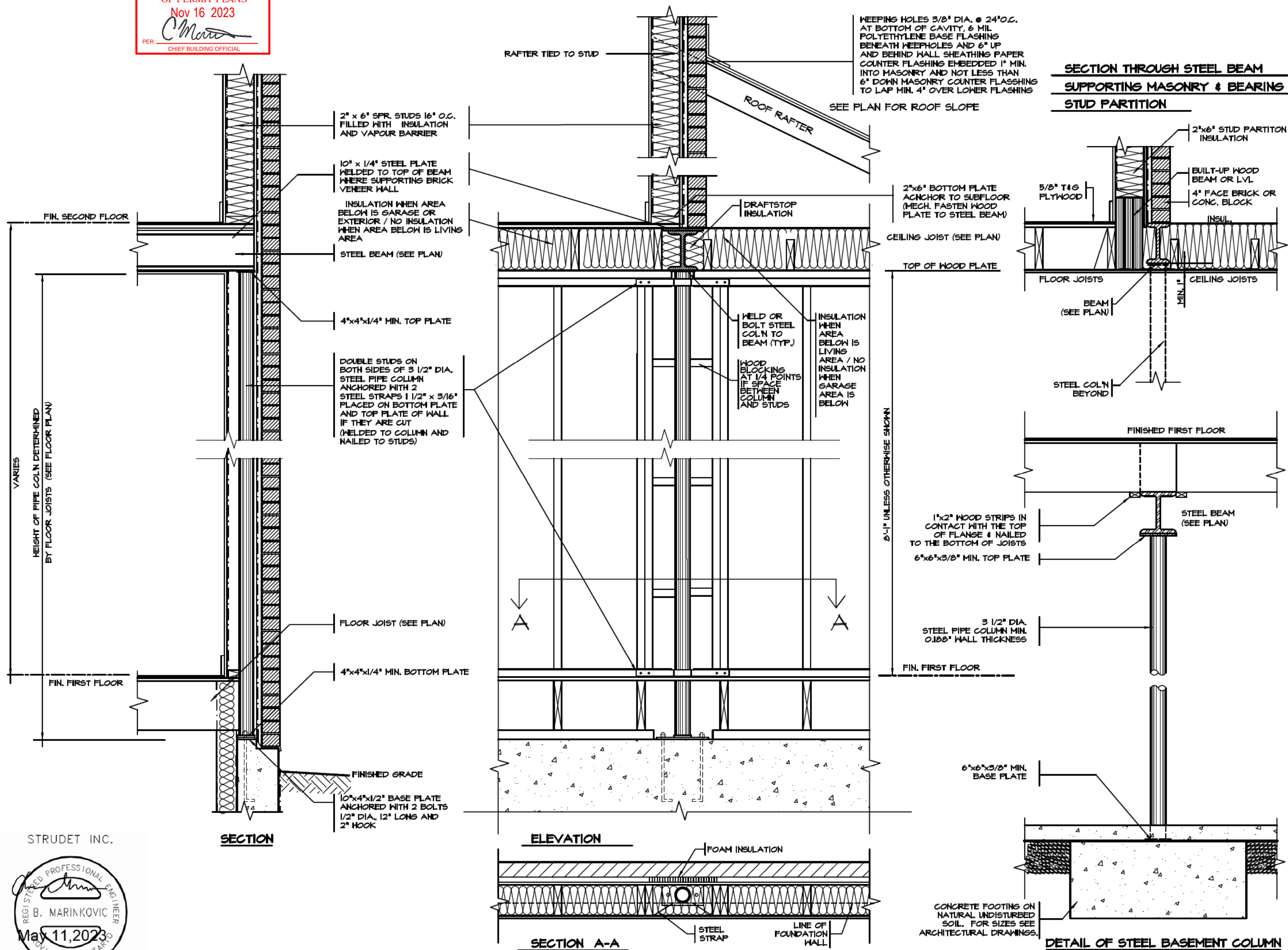
1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf]
2. ALL NAILS AND SCREWS TO BE GALVANIZED
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5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf]



FOR STRUCTURE ONLY  
**2012 CODE**  
COMPLIANCE PACKAGE "A1"

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4.						WALK-OUT DECK DETAILS				
3.						SCALE	BY	AREA	PAGE No.	
2.						AS SHOWN			8-2	
1.	REVISED FOR RUSSELL GARDENS	MAR 2018				DATE	TYPE	PROJECT		
REVISIONS			MAY 2023		00-00-00					

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *Chief Building Official*  
CHIEF BUILDING OFFICIAL

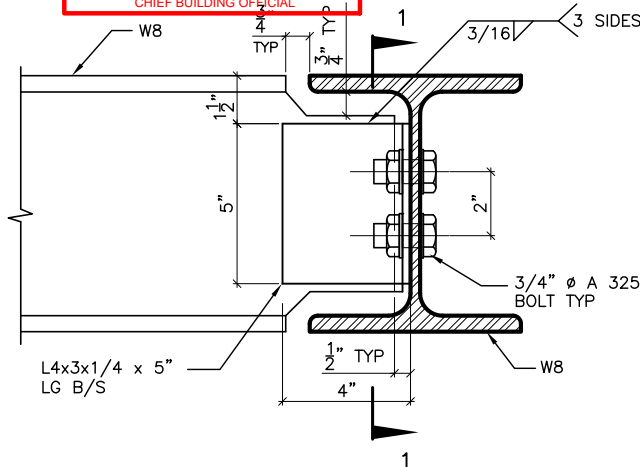


STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
May 11, 2023  
PROVINCE OF ONTARIO  
FOR STRUCTURE ONLY

2012 CODE  
COMPLIANCE PACKAGE "A1"

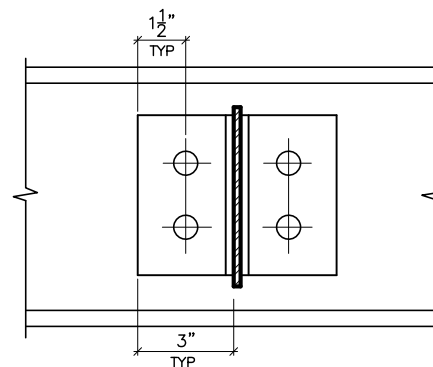
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE COLUMN DETAILS STEEL SCALE 3/4"=1'-0" DATE MAY 2023	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 9	PROJECT NAME ZADORRA
4.							
3.							
2.							
1.	ISSUED FOR PERMIT	JUL 30, 2018					
REVISIONS							

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *Ch...*  
CHIEF BUILDING OFFICIAL

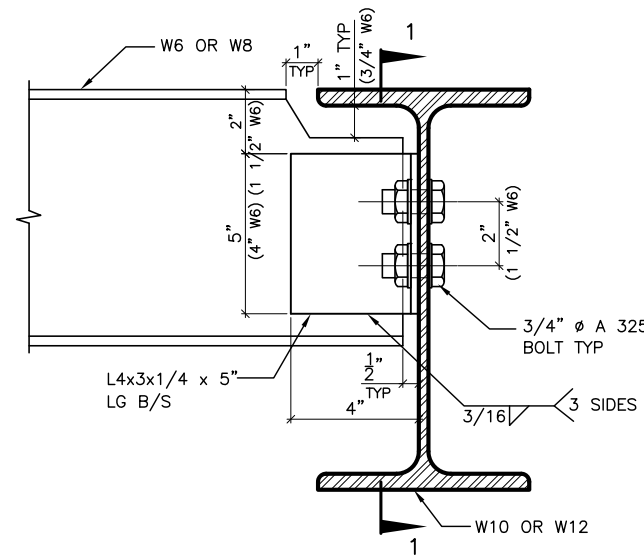


**DETAIL 1.**

W8  
TO  
W8  
CONNECTION

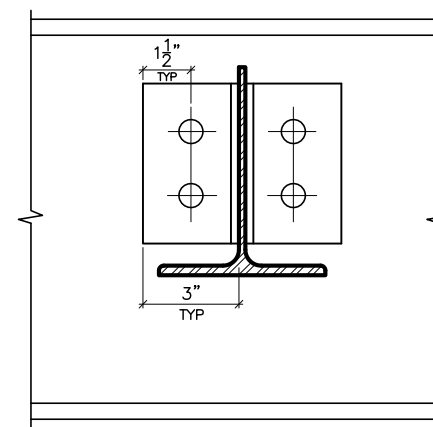


SECTION 1-1

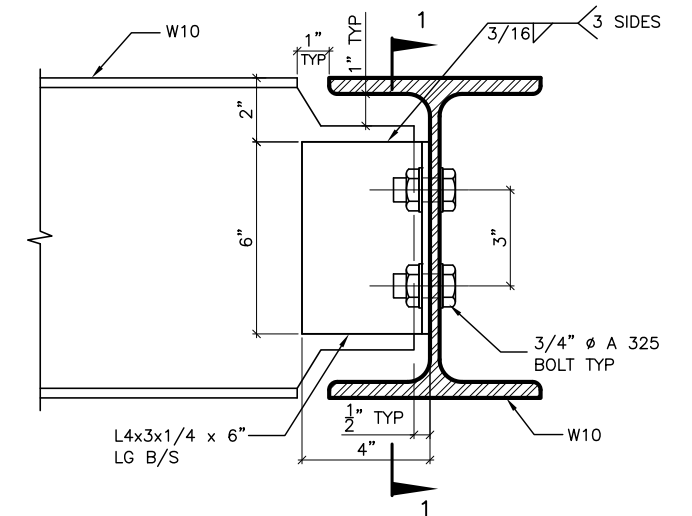


**DETAIL 2.**

W6(W8)  
TO  
W10(W12)  
CONNECTION

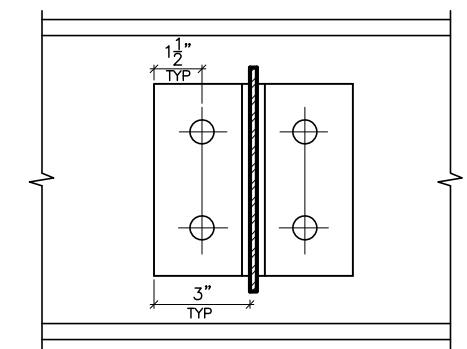


SECTION 1-1

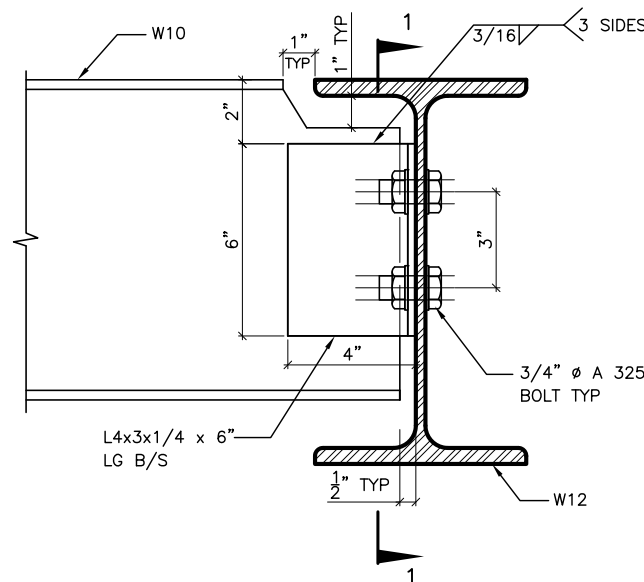


**DETAIL 3.**

W10  
TO  
W10  
CONNECTION

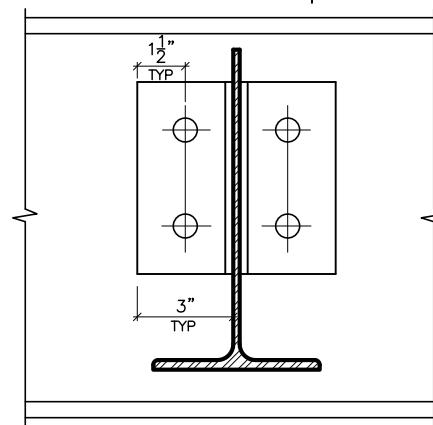


SECTION 1-1

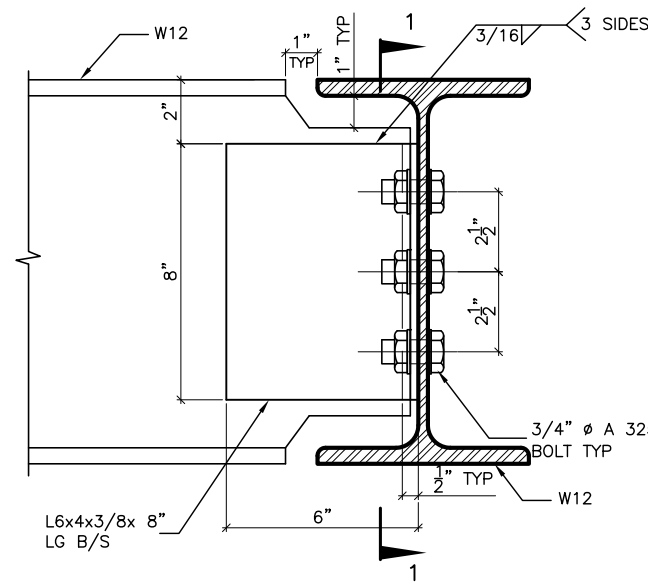


**DETAIL 4.**

W10  
TO  
W12  
CONNECTION

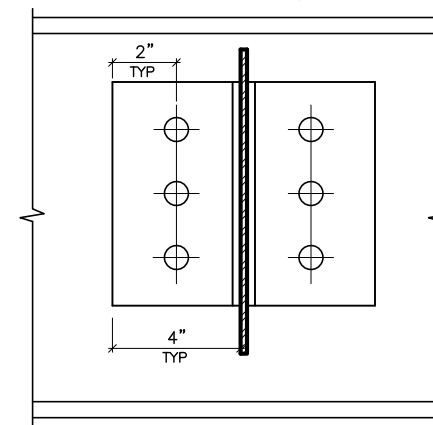


SECTION 1-1



**DETAIL 5.**

W12  
TO  
W12  
CONNECTION

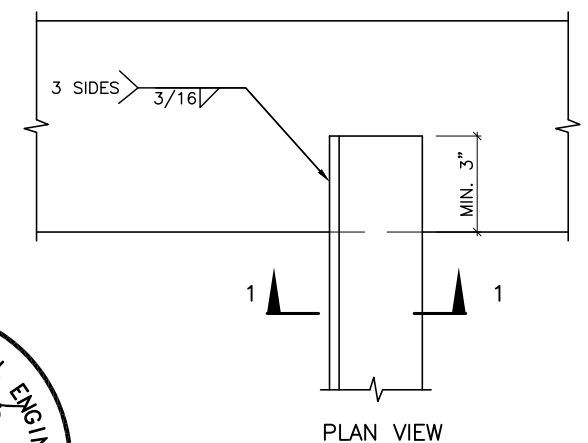


SECTION 1-1

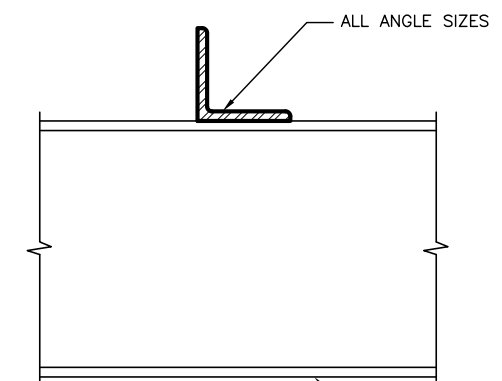


**DETAIL 6.**

ANGLE  
TO  
BEAM  
CONNECTION



PLAN VIEW



SECTION 1-1

2012 CODE  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JULY 30, 2018
REVISIONS		

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code  
VIKAS GAJJAR  
NAME  
SIGNATURE  
28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

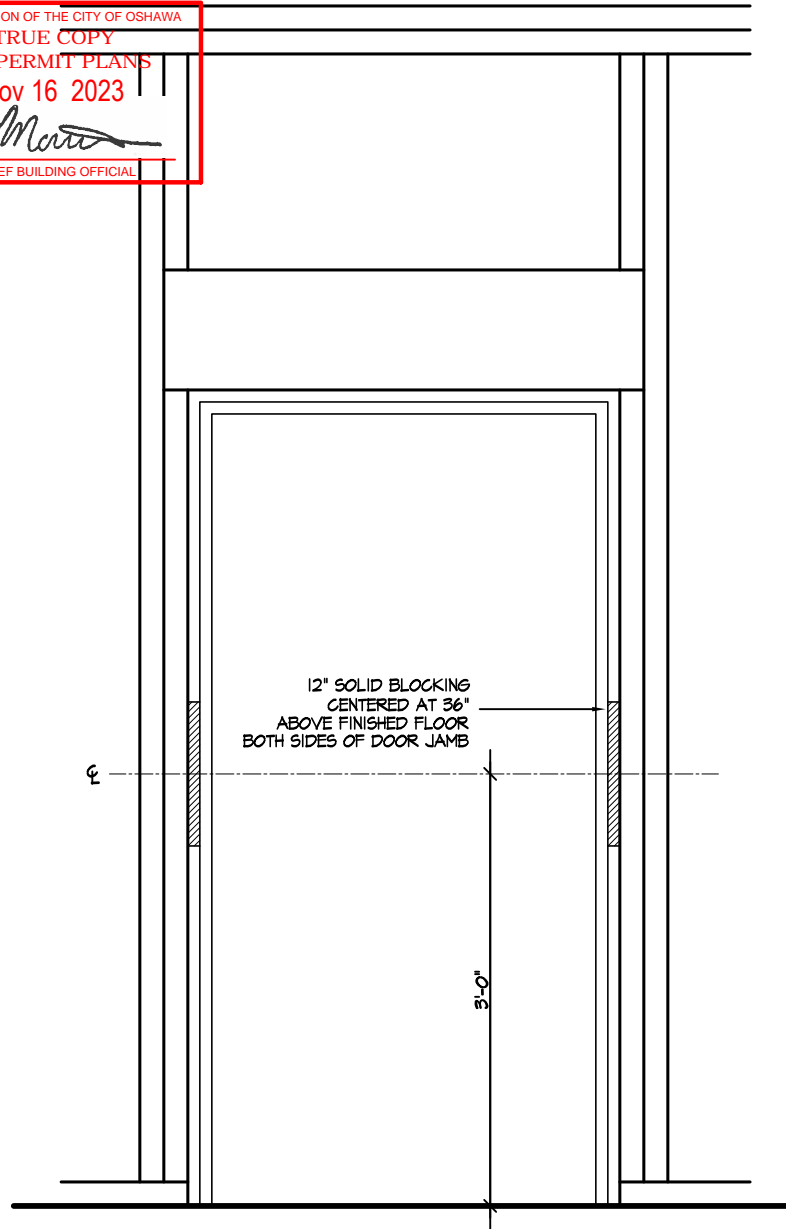
**REGION  
DESIGN  
INC.**

SHEET TITLE  
**BEAM DETAILS  
STEEL**  
SCALE  
N.T.S.  
DATE  
MAY 2023

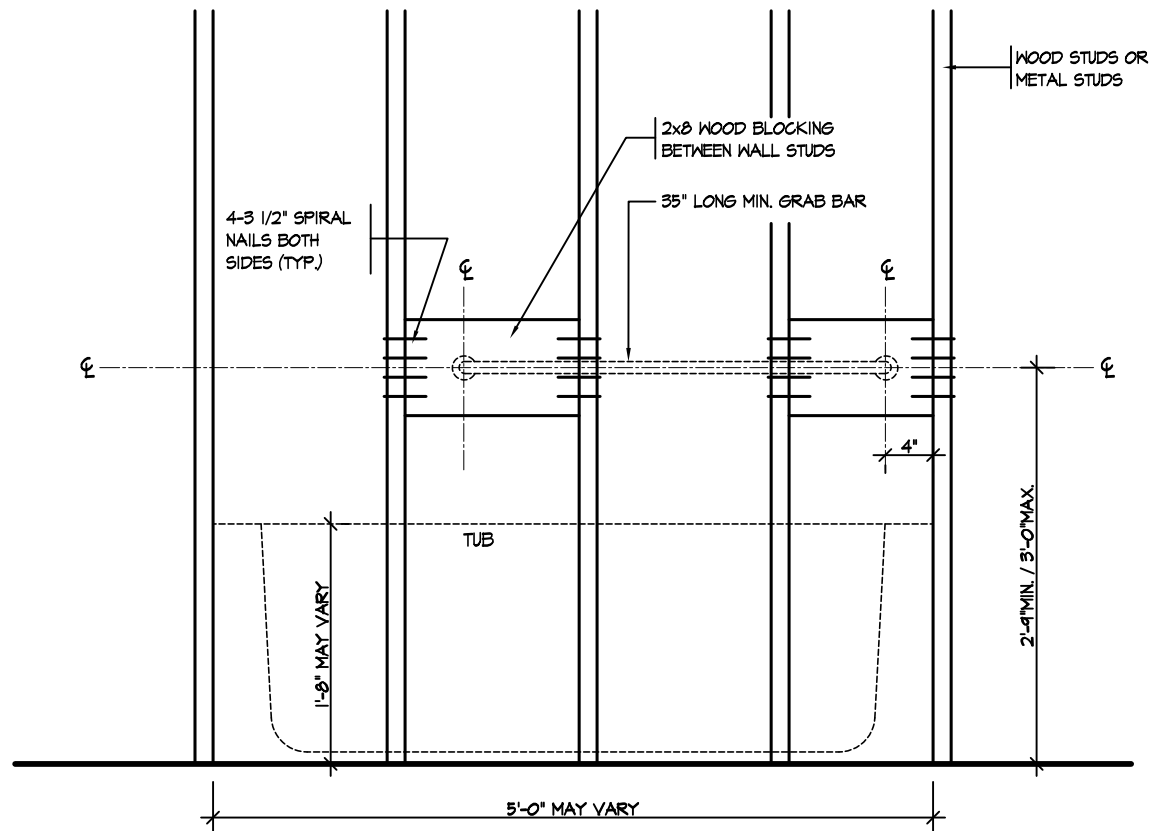
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.  
PAGE No.  
**10**

**Greenpark.**  
PROJECT NAME  
ZADORRA

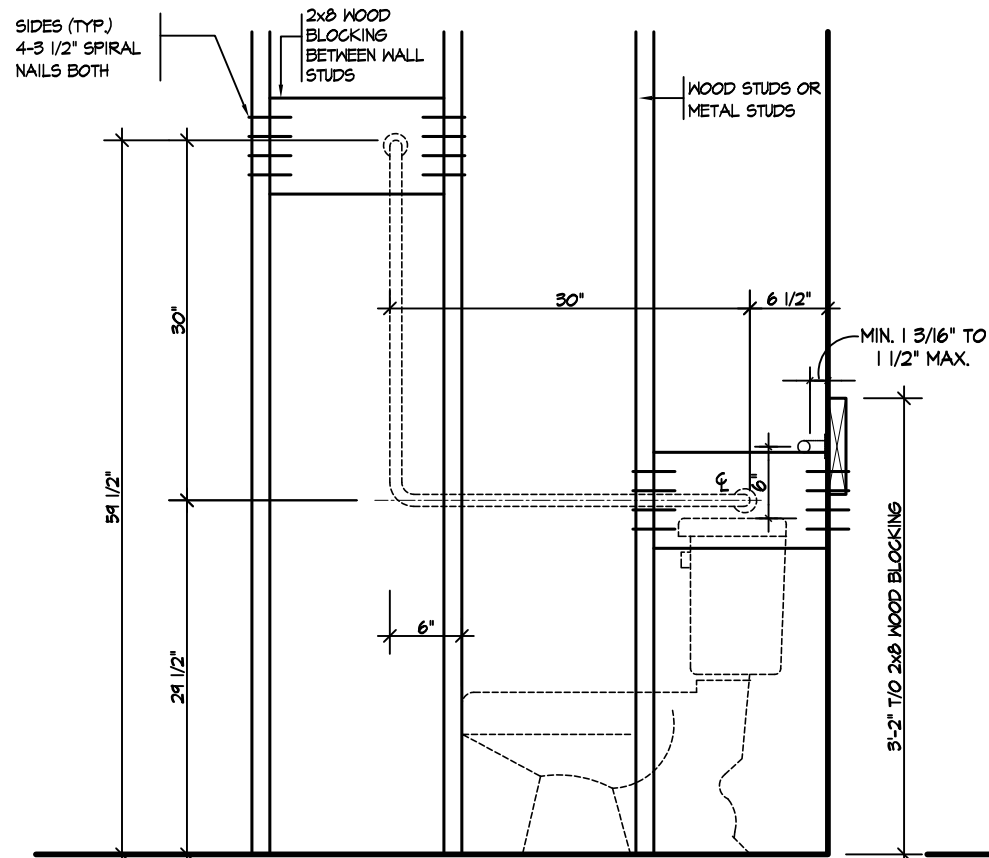
CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER:   
CHIEF BUILDING OFFICIAL



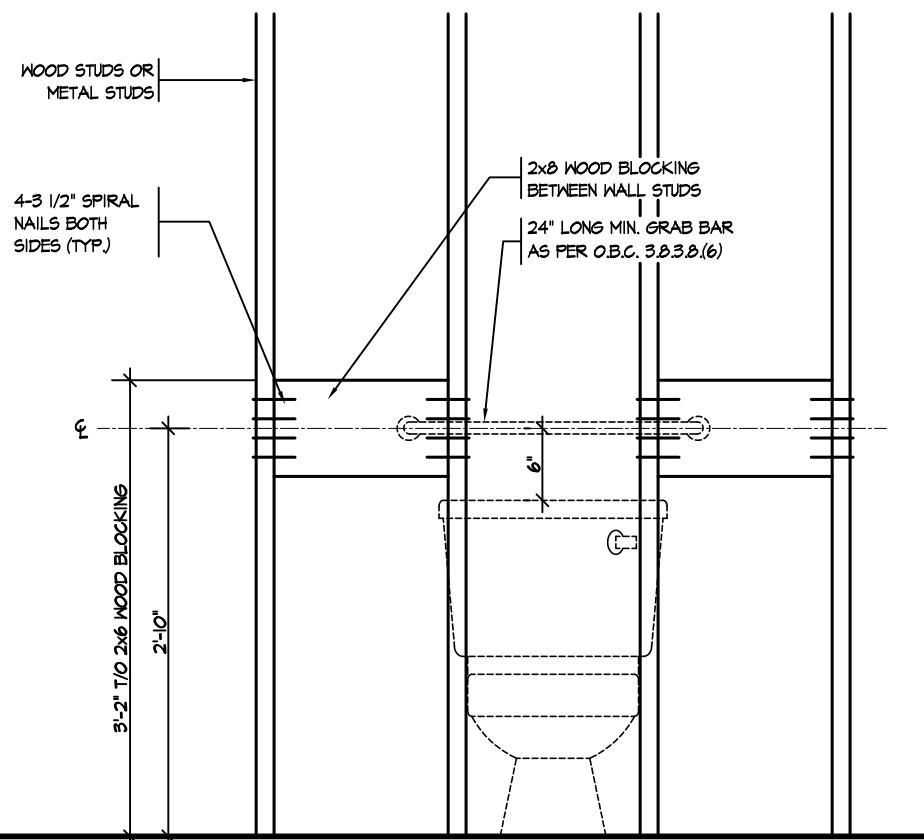
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB FRONT ELEVATION

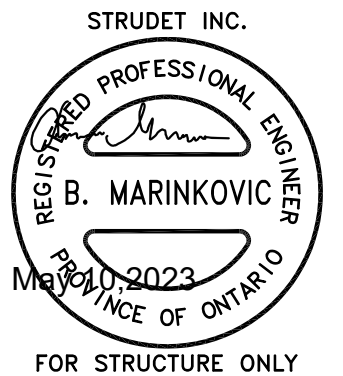


TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)



2012 CODE  
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JUL 30, 2018
REVISIONS		

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

VIKAS GAJJAR  
NAME

  
SIGNATURE

28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

**REGION  
DESIGN  
INC.**

SHEET TITLE  
**BLOCKING  
FORCED ENTRY & GRAB BAR**

SCALE  
3/4"=1'-0"

DATE  
MAY 2023

CONTRACTOR SHALL CHECK ALL  
DIMENSIONS AND ELEVATIONS BEFORE  
COMMENCING WITH WORK AND REPORT  
ANY DISCREPANCIES TO THE DESIGNER.  
PRINTS ARE NOT TO BE SCALED.

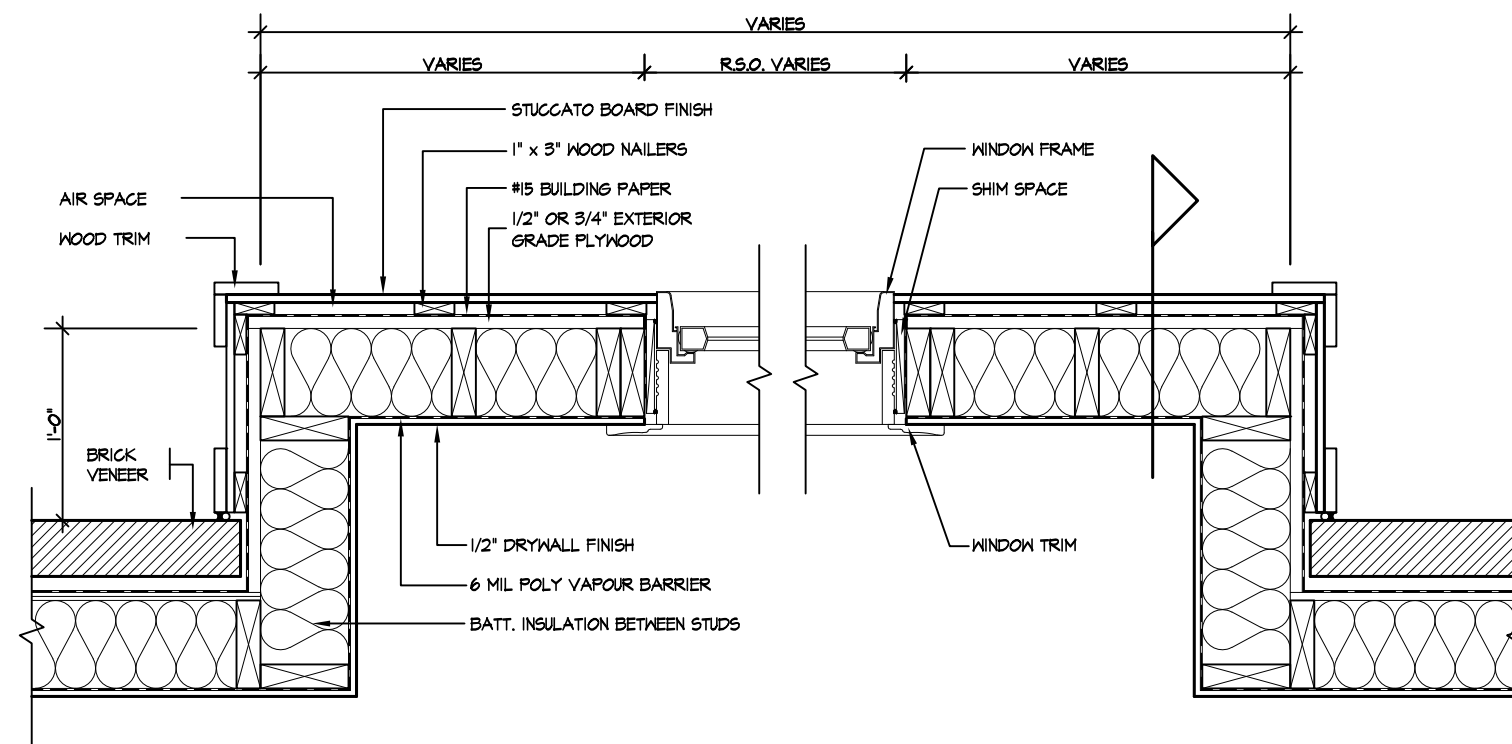
PAGE No.

11

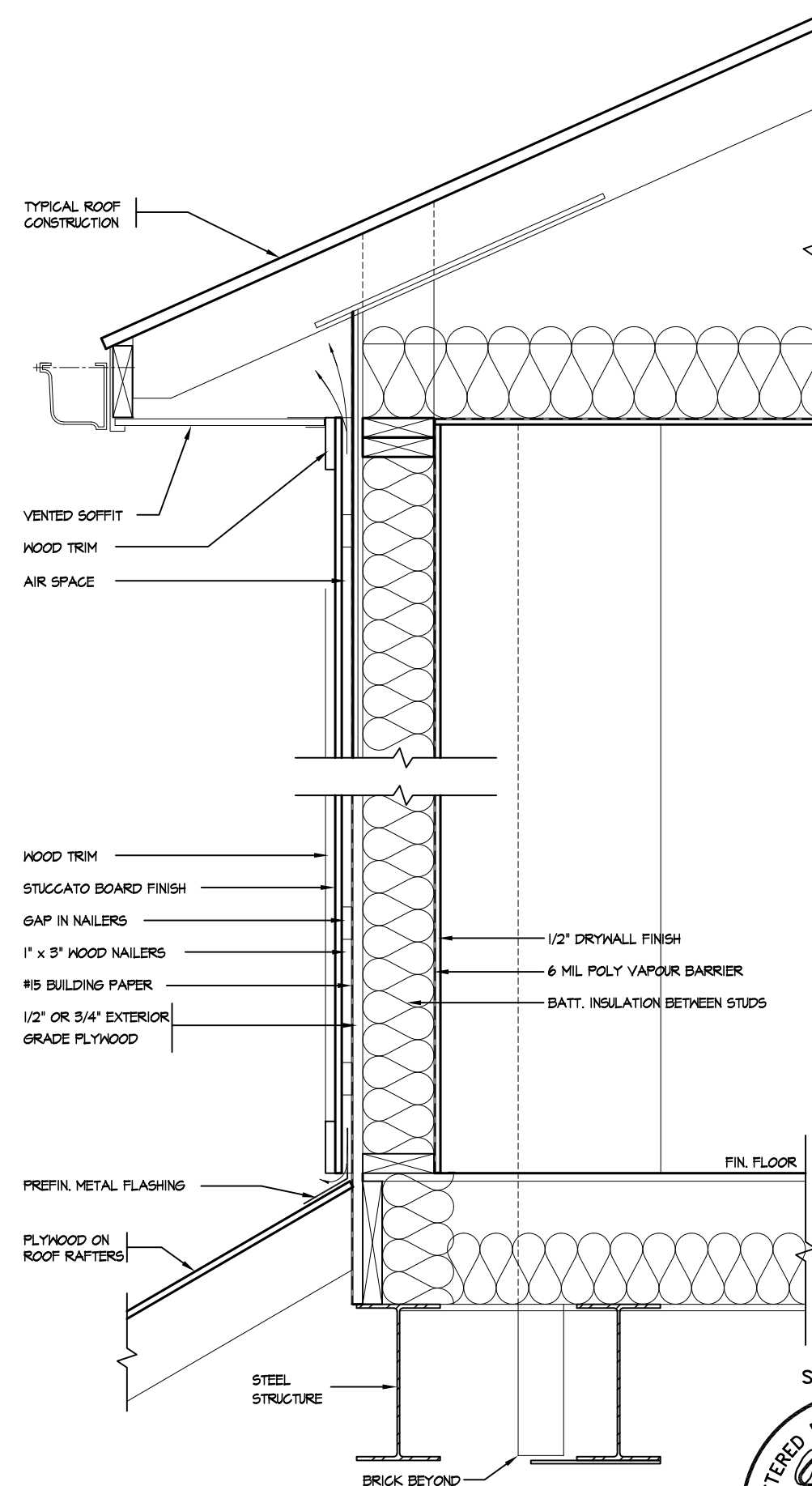


PROJECT NAME

ZADORRA



STUCCATO BOARD FINISH CLADDING (OBC 9.27.)



STRUDET INC.



REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
PROV. OF ONTARIO  
EXP. 2023

May 10, 2023

FOR STRUCTURE ONLY

5.		<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p><b>QUALIFICATION INFORMATION</b></p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR  <b>28770</b></p> <p>NAME SIGNATURE BCIN</p>	<p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S6</p> <p>P (416) 736-4096</p> <p>F (905) 660-0746</p>	<p><b>REGION DESIGN INC.</b></p>	<p>SHEET TITLE</p> <p><b>STUCCATO BOARD FINISH CLADDING</b></p>	<p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p>	 <p><b>Greenpark™</b></p>	
4.					<p>SCALE</p> <p>1/2"=1'-0"</p>	<p>PAGE No.</p> <p><b>12</b></p>		<p>PROJECT NAME</p> <p><b>ZADORRA</b></p>
3.					<p>DATE</p> <p>MAY 2023</p>			
2.								
1.	ISSUED FOR PERMIT				JUL 30, 2018			
<p>REVISIONS</p>								



NOTES:

1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



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**QUALIFICATION INFORMATION**

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

VIKAS GAJJAR		28770
NAME	SIGNATURE	BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE	
SLAB ON GRADE WALKOUT BASEMENT	
SCALE	N.T.S.
DATE	MAY 2023

CONTRACTOR SHALL CHECK ALL  
DIMENSIONS AND ELEVATIONS BEFORE  
COMMENCING WITH WORK AND REPORT  
ANY DISCREPANCIES TO THE DESIGNER.  
PRINTS ARE NOT TO BE SCALED.

PAGE No.
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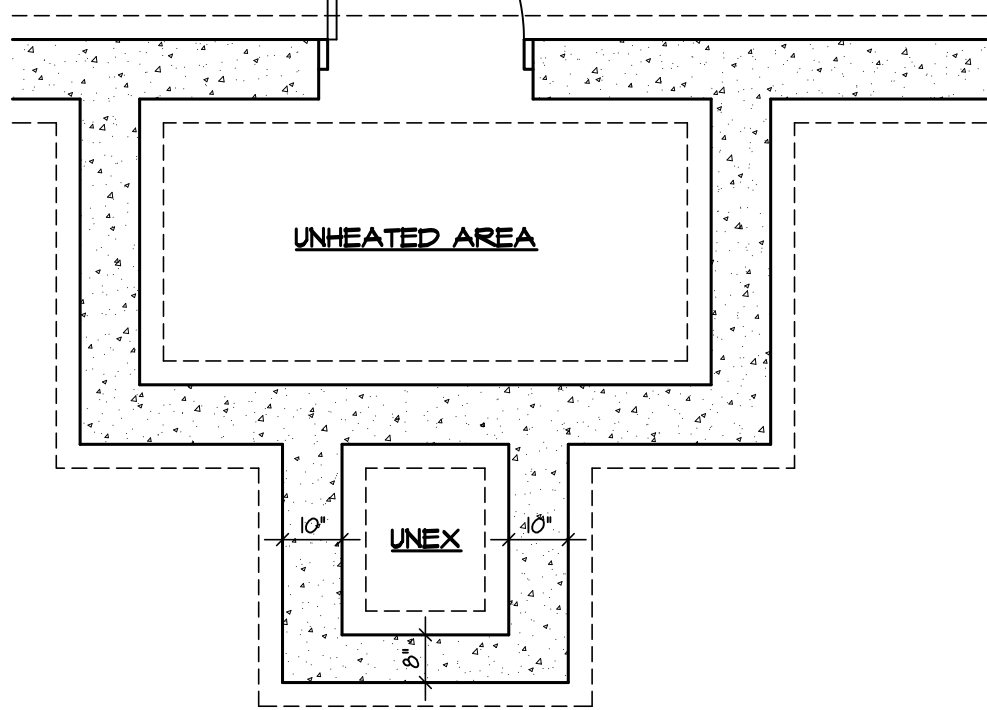
13



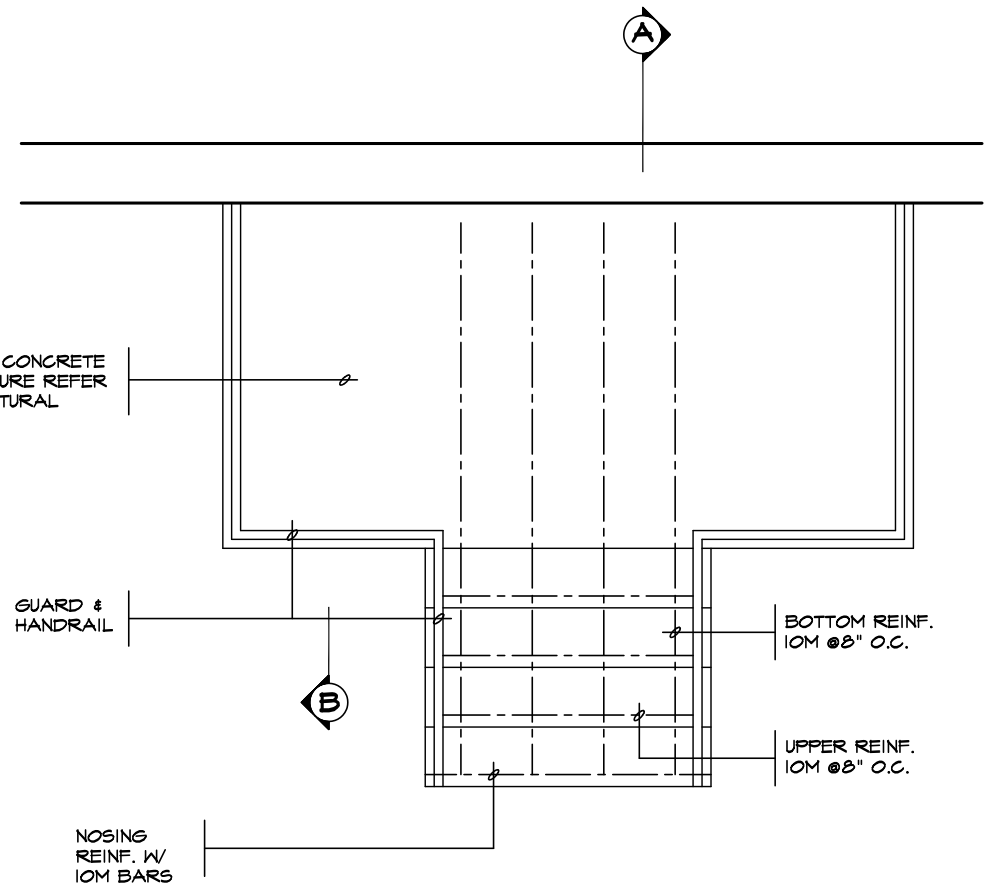
PROJECT NAME	
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ZADORRA

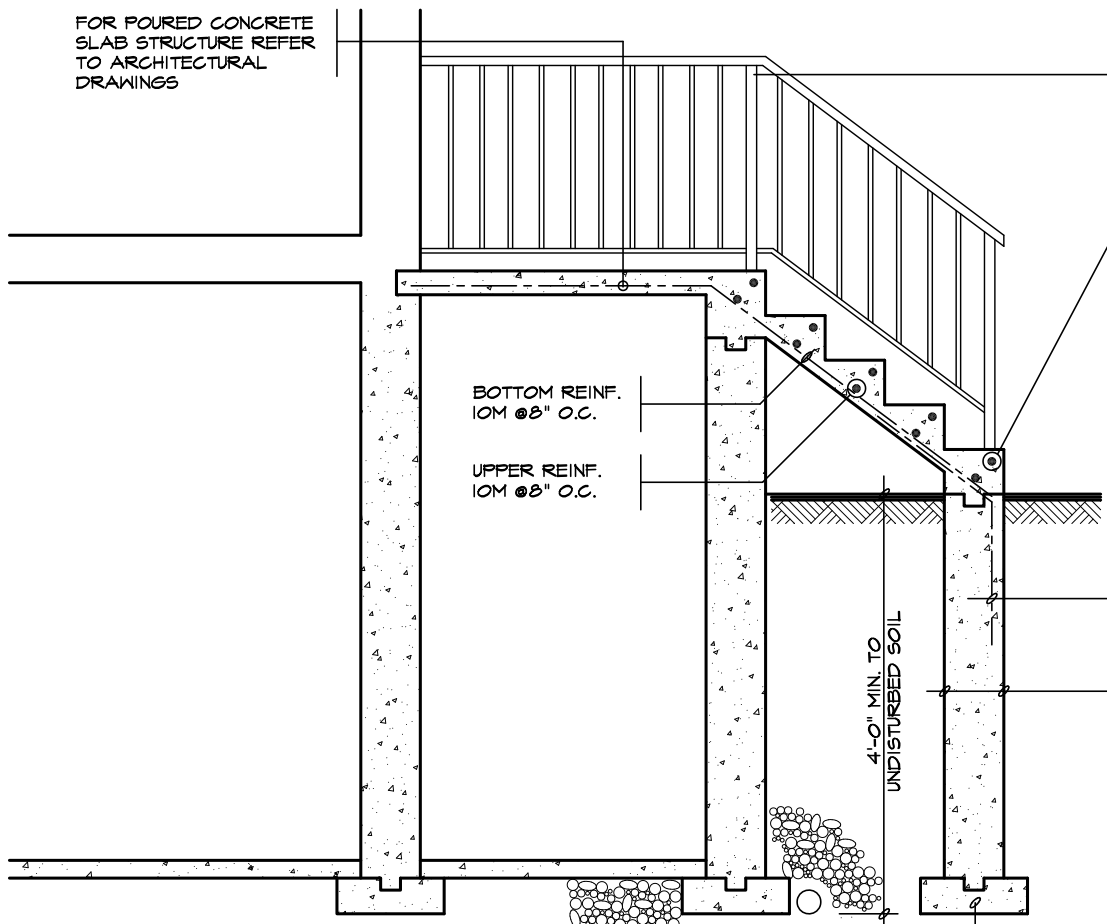
CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 16 2023  
PER: *CM*  
CHIEF BUILDING OFFICIAL



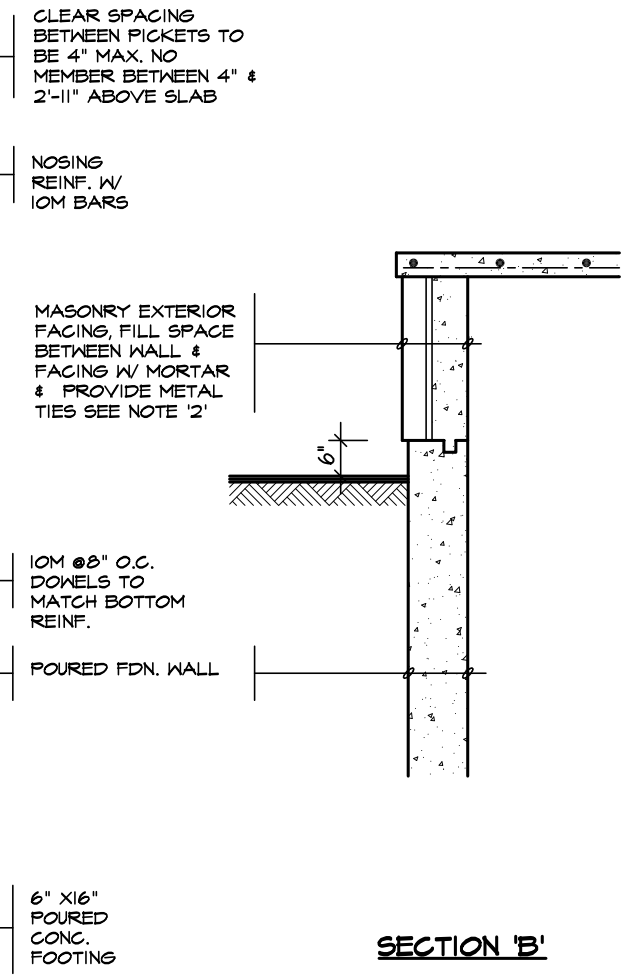
FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION 'A'



SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

- GENERAL NOTES**
- EXTERIOR STAIRS**  
7 7/8" RISE MAXIMUM  
8 1/4" RUN MINIMUM  
9 1/4" TREAD MINIMUM
  - MASONRY TIES**  
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
  - GUARDS**  
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 35" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
  - HANDRAIL**  
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 31" - 38".
  - FOUNDATION WALLS**  
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
  - CONCRETE**  
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
  - CONCRETE COVER**  
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



FOR STRUCTURE ONLY  
**2012 CODE**  
**COMPLIANCE PACKAGE "A1"**

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4.					POURED CONCRETE STAIRS				PAGE No.	14
3.					SCALE	3/8"=1'-0"				
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