

STRIP FOOTINGS -

FOR SINGLES & SEMIS UP TO 2 STOREY

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL

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

(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE

WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY OR 90 KPa
ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS

120 KPa NATIVE SOIL

F1 = 42"x42"x18" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD

90 KPa ENGINEERED FILL SOIL

F1 = 48"x48"x20" CONCRETE PAD
F2 = 40"x40"x16" CONCRETE PAD
F3 = 34"x34"x14" CONCRETE PAD
F4 = 28"x28"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD

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

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

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

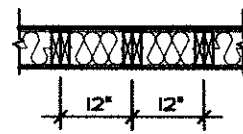
SPACE CONVENTIONAL FLOOR
JOISTS @ 12" O.C. BELOW ALL
CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR
SPANS OF 5'-1", 2 ROWS FOR
SPANS GREATER THAN 1'

REFER TO ROOF TRUSS SHOP
DRAWINGS FOR ALL ROOF
FRAMING INFORMATION

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

REFER TO FLOOR FRAMING
SHOP DRAWINGS FOR
ENGINEERED FRAMING LAYOUTS

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



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

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-4" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

THE MINIMUM THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT
SHALL CONFORM TO THE FOLLOWING

COMPLIANCE PACKAGE "A1"

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	10.51 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSED FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.81 (R22)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 RIGID)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY RATING = 25, MAX. U=0.28
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

BRICK VENEER LINTELS

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

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)
WB8 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB9 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

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)

LVL BEAMS SHALL BE VERSA-LAM 2.0E (Fb=2800psi MIN) OR
EQUIVALENT.

LOOSE STEEL LINTELS

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

ELEVATION	WALL FT² (WALL M²)	OPENING FT² (OPENING M²)	PERCENTAGE
FRONT	440.79 (134.35)	62.23 (18.41)	14.12 %
LEFT SIDE	1042.67 (333.05)	0.00 (0.00)	0.00 %
RIGHT SIDE	1066.83 (325.11)	74.33 (24.18)	7.44 %
REAR	403.17 (122.89)	120.28 (36.66)	29.88 %
TOTAL	3003.46 FT² (915.45 M²)	261.84 FT² (79.81 M²)	8.72 %

AREA CALCULATIONS EL. 1	ELMBROOK 4A
GROUND FLOOR AREA	= 867 Sq. Ft.
SECOND FLOOR AREA	= 1065 Sq. Ft.
TOTAL FLOOR AREA	= 1932 Sq. Ft.
1st FLOOR OPEN AREA	= 0 0 Sq. Ft.
2nd FLOOR OPEN AREA	= 10 10 Sq. Ft.
ADD TOTAL OPEN AREAS	= 10 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 1942 Sq. Ft.
GROUND FLOOR COVERAGE	= 867 Sq. Ft.
GARAGE COVERAGE / AREA	= 217 Sq. Ft.
PORCH COVERAGE / AREA	= 52 Sq. Ft.
TOTAL COVERAGE W/ PORCH	= 1136 Sq. Ft.
	= 105.54 Sq. m.
TOTAL COVERAGE W/O PORCH	= 1084 Sq. Ft.
	= 100.71 Sq. m.

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JAN 19 2017

ELMBROOK 4A-31L COMPLIANCE PACKAGE "A1"



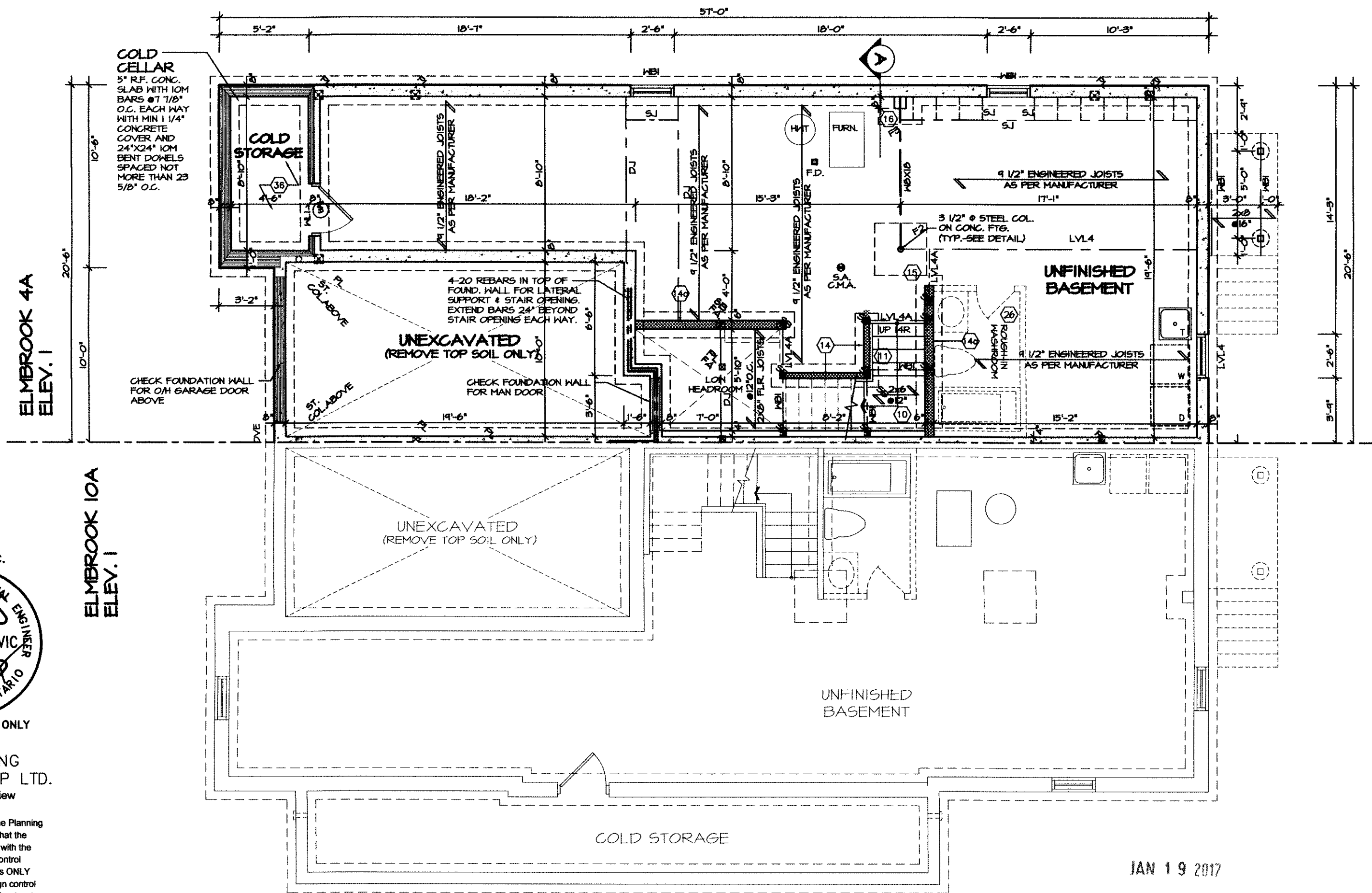
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	SHEET TITLE AREA CHARTS	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	PROJECT NAME STAR TIME HOME LTD.
4.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2. of the building code		SCALE 3/16"=1'-0"	AREA 1938	
3.		NICOLA LOMBARDO NAME SIGNATURE BCIN 28679		BY ZMP/VG	PAGE No. 0	
2.				DATE MAR 2016	PROJECT 01-01-14	
1.	UPDATED FROM LAMBERTS LANE REVISIONS MAR 2016					

REFER TO SHEET NO. 0 FOR LINTEL,
BEAMS AND DOOR SIZES

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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR.



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REVISIONS		

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QUALIFICATION INFORMATION
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NICOLA LOMBARDO *[Signature]* 28679
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 660-0746

**REGION
DESIGN
INC.**

SHEET TITLE BASEMENT PLAN ELEV. 1	
SCALE 3/16"=1'-0"	BY ZMP/VG
DATE MAR 2016	TYPE

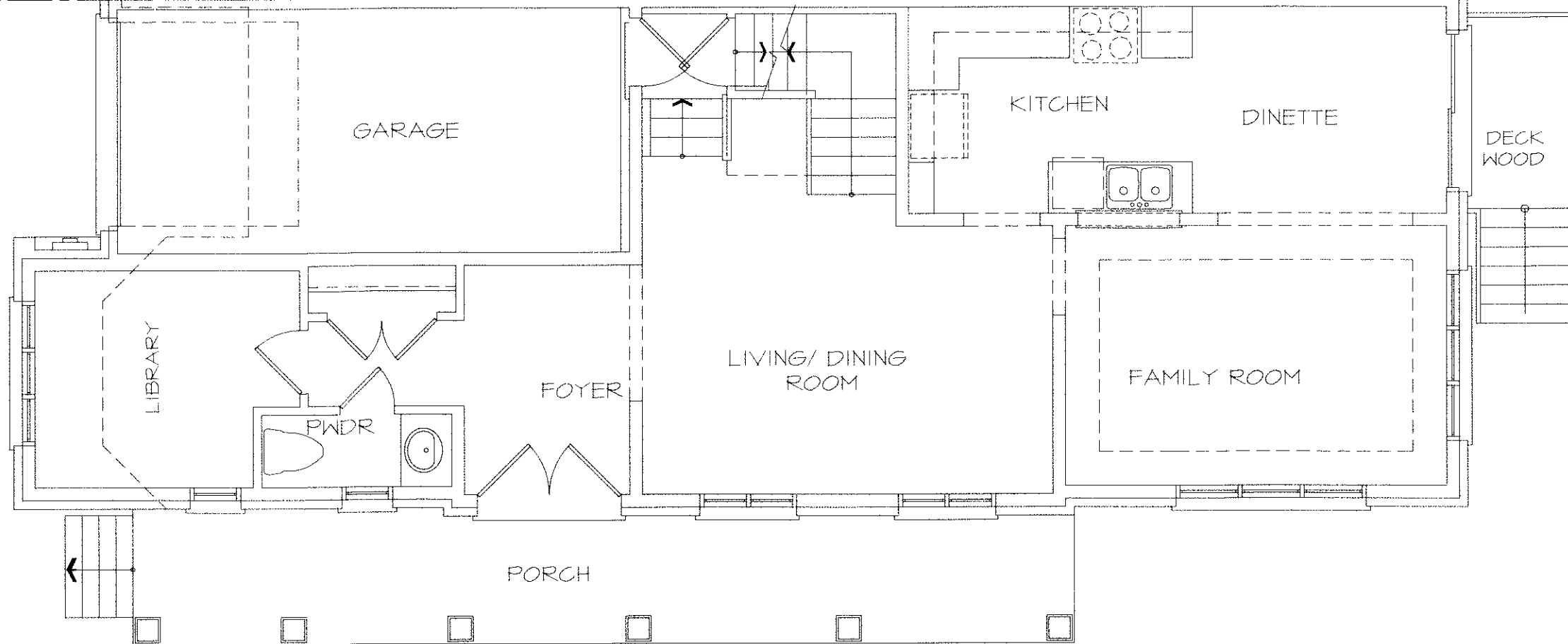
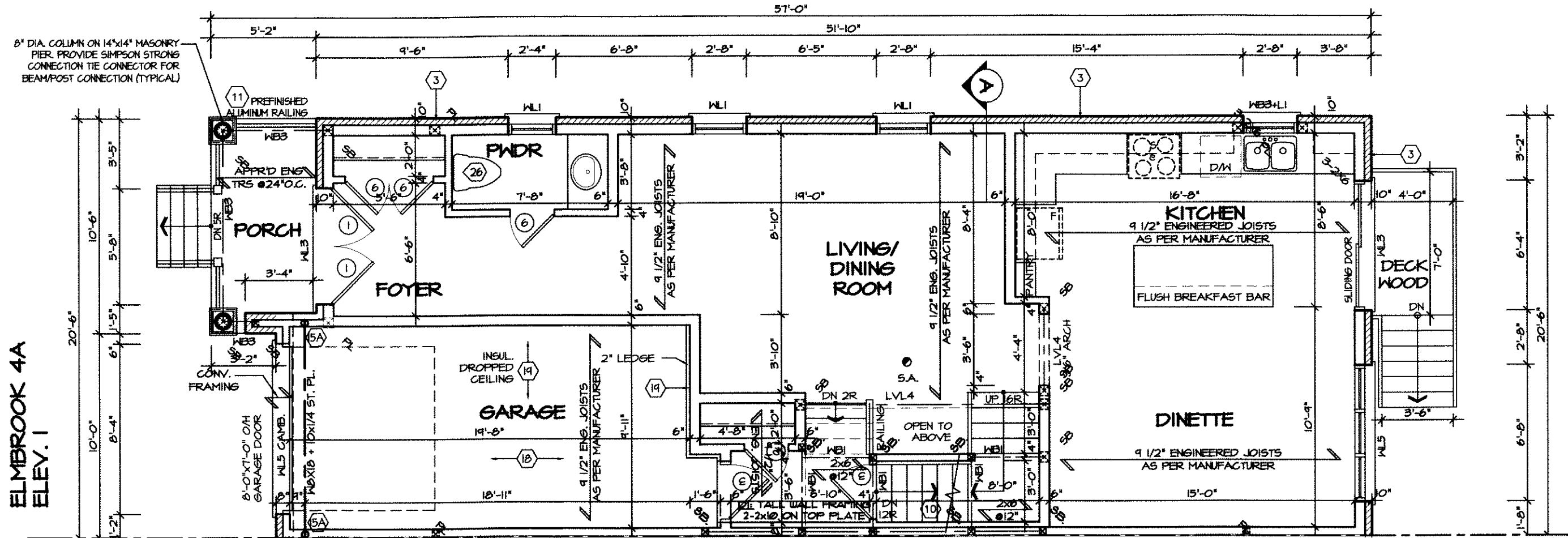
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AREA 1938	PAGE No. 1
PROJECT 01-01-14	

Greenpark.

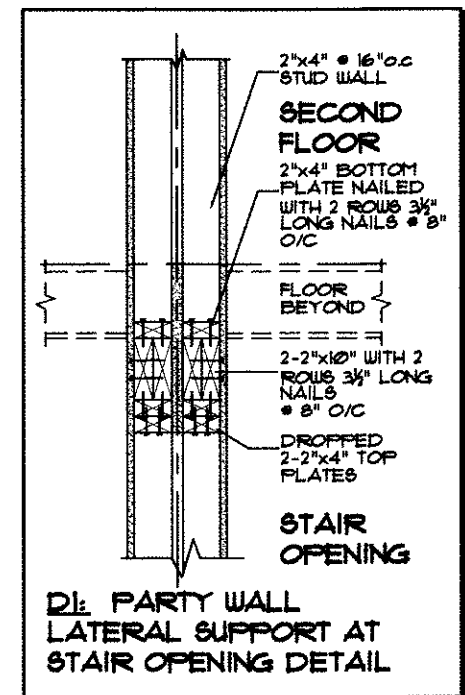
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BASEMENT PLAN I
ELMBROOK 4A-31L
COMPLIANCE PACKAGE "A1"



GROUND FLOOR PLAN I



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NICOLA LOMBARDO 28679
NAME SIGNATURE BCIN

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

**REGION
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INC.**

SHEET TITLE
FIRST FLOOR PLAN
ELEV. 1

SCALE
3/16"=1'-0"
DATE
MAR 2016

BY
ZMP/VG
TYPE

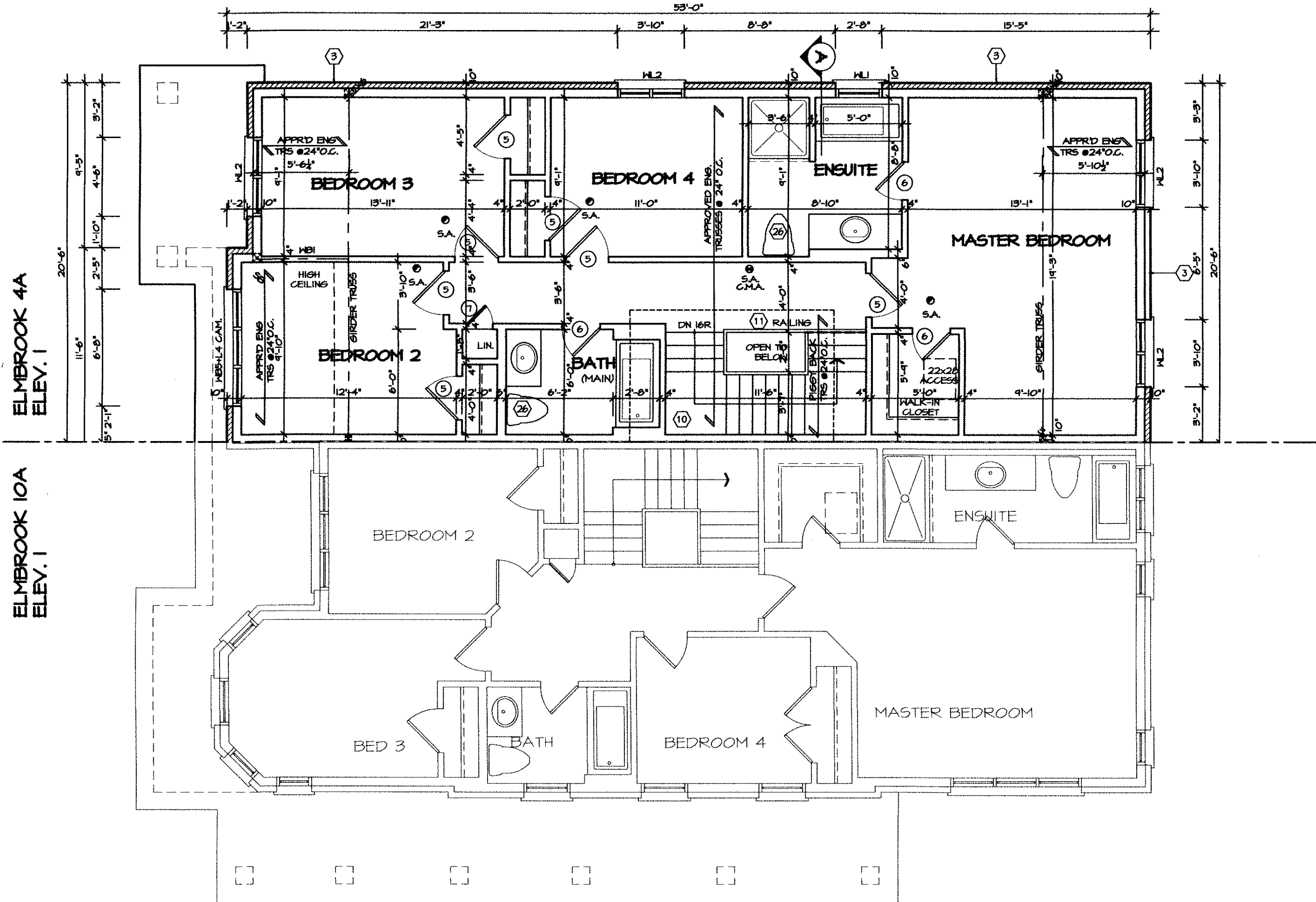
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AREA
1938
PROJECT
01-01-14

PAGE No.
2

Greenpark.

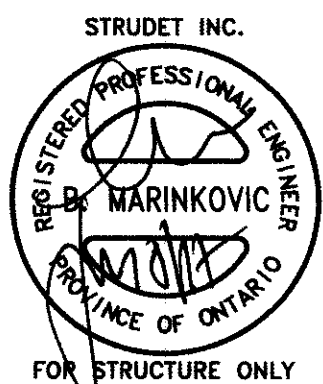
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SECOND FLOOR PLAN I

ELMBROOK 4A-31L

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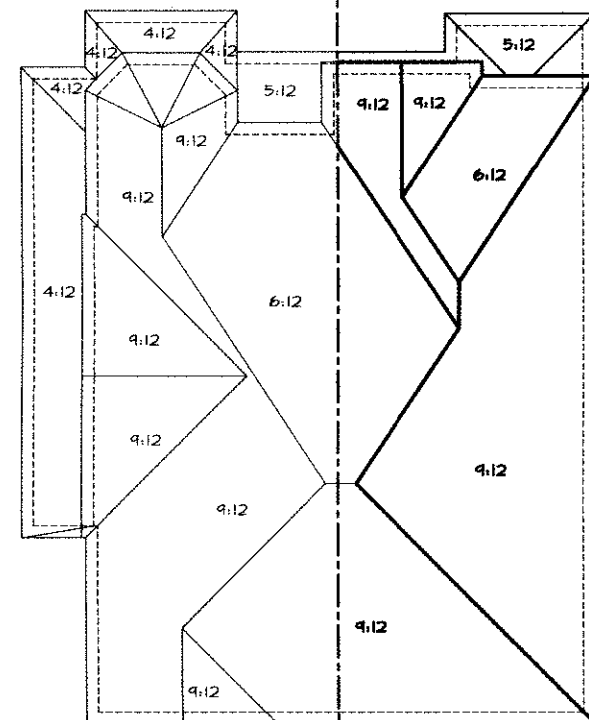
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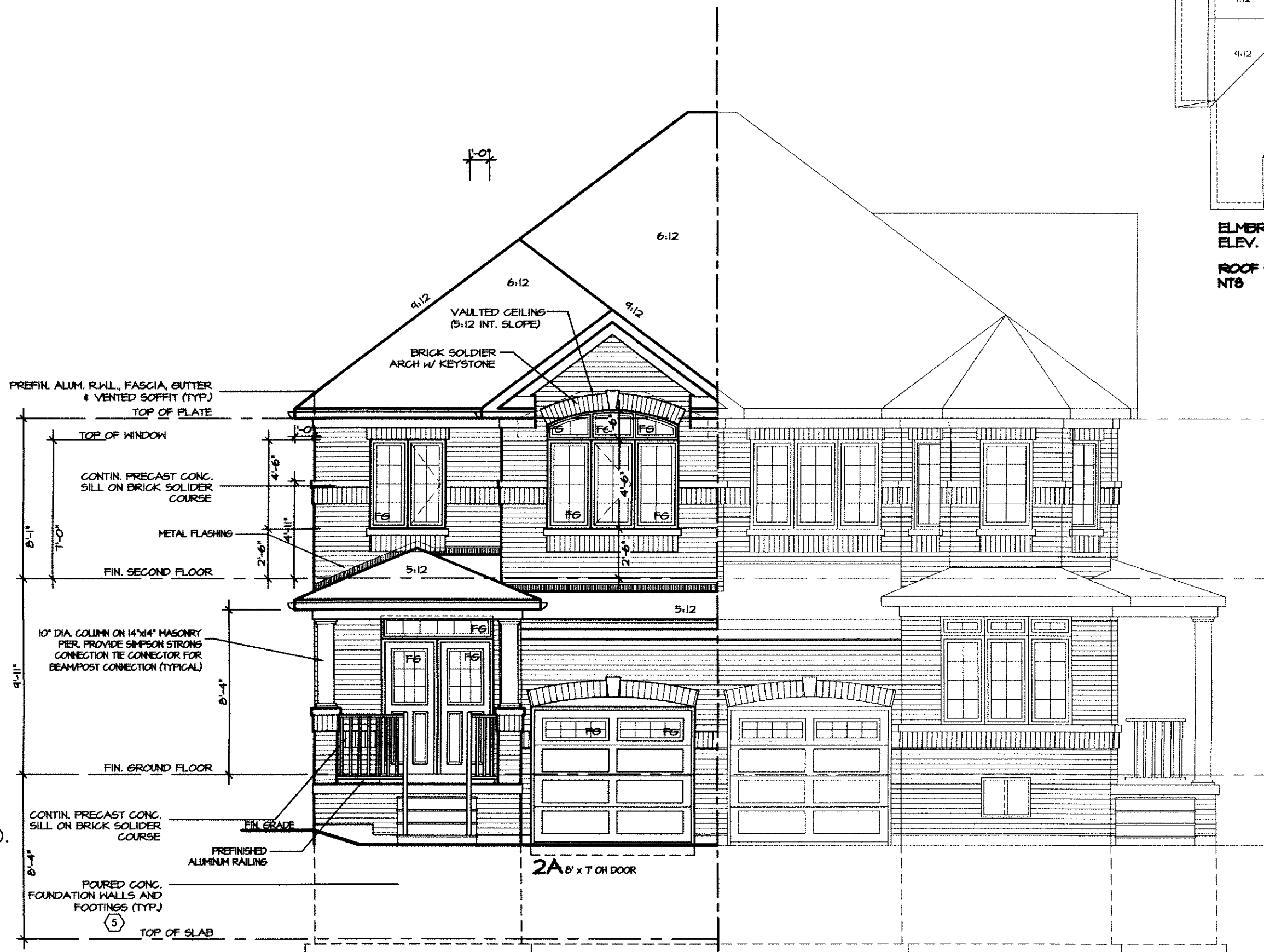
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5. _____ 4. _____ 3. _____ 2. _____ 1. UPDATED FROM LAMBERTS LANE MAR 2016 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code NICOLA LOMBARDO 28679 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 SECOND FLOOR PLAN ELEV. 1 SCALE 3/16"=1'-0" DATE MAR 2016 BY ZMP/VG 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 1938 PROJECT 01-01-14 PAGE No. 3	Greenpark. PROJECT NAME STAR TIME HOME LTD.
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ELMBROOK 10A
ELEV. 1
ELMBROOK 4A
ELEV. 1
ROOF PLAN
NTS



ELMBROOK 4A
FRONT ELEVATION 1

ELMBROOK 10A
FRONT ELEVATION 1

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ELMBROOK 4A-31L

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NAME SIGNATURE 28679
BCIN

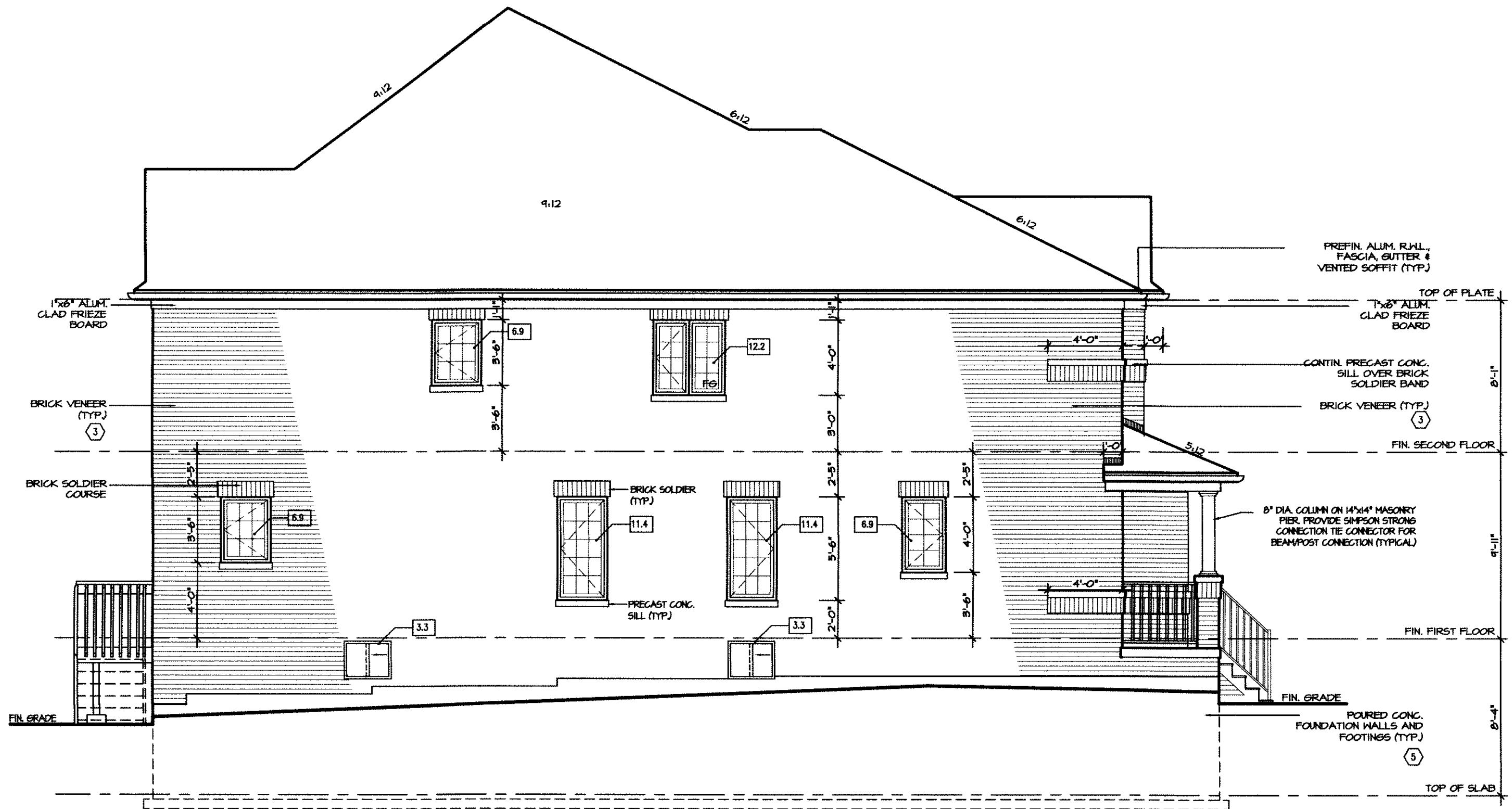
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8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE FRONT ELEVATION ELEV. 1	
SCALE 3/16"=1'-0"	BY ZMP/VG
DATE MAR 2016	TYPE

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AREA 1938	PAGE No. 4
PROJECT 01-01-14	

PROJECT NAME STAR TIME HOME LTD.	



ALLOWABLE GLAZING

WALL AREA	
WALL AREA	1179.00
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDNEYARD)	82.53
ACTUAL WINDOW AREA	62.30

ELMBROOK 4A
LEFT ELEVATION I

THE PLANNING
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Design Control Review

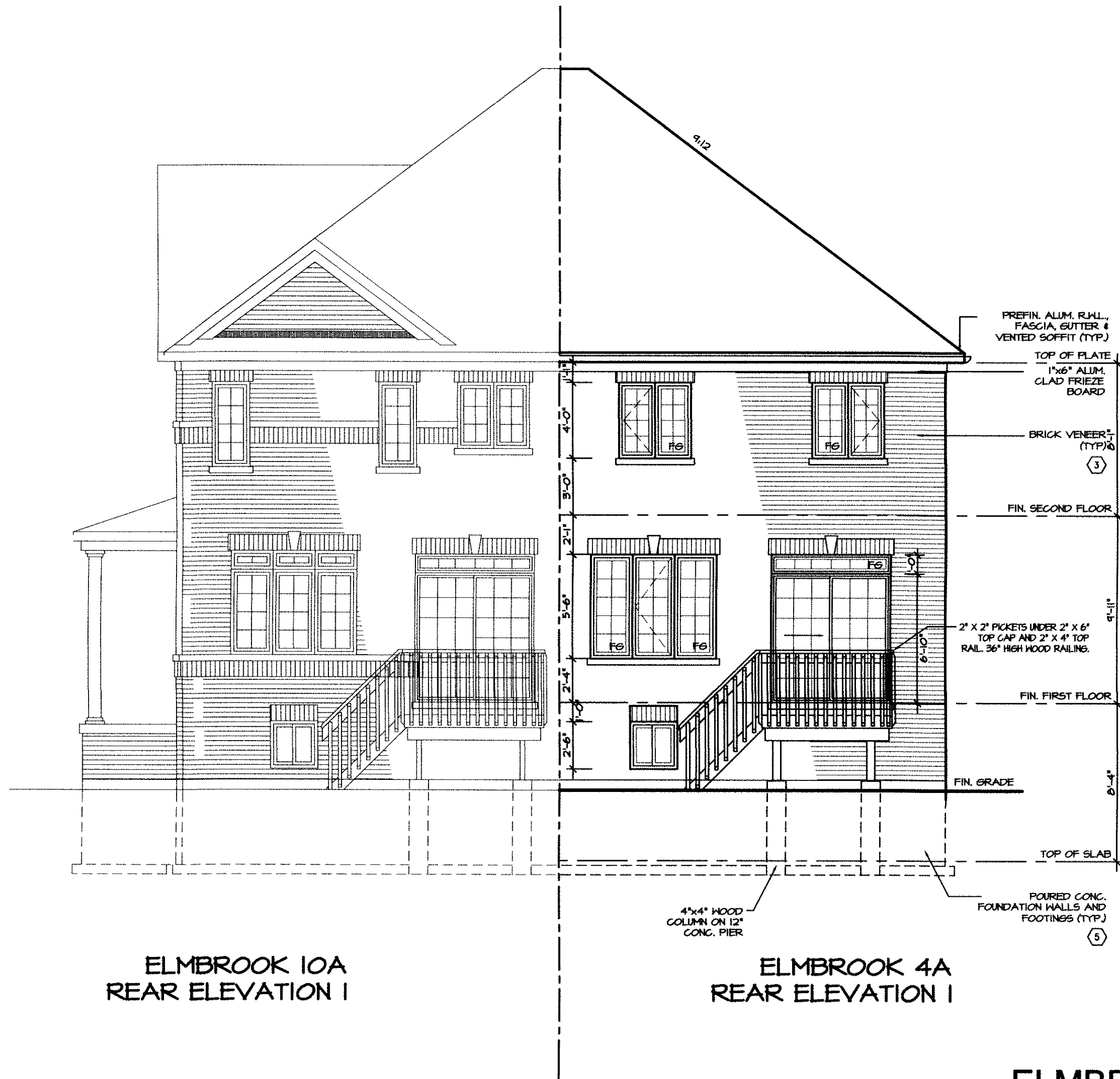
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COMPLIANCE PACKAGE "A1"

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4. _____	_____				SCALE 3/16"=1'-0"	BY ZMP/VG	AREA 1938	PAGE No. 5	
3. _____	_____				DATE MAR 2016	TYPE	PROJECT 01-01-14		
2. _____	_____								
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ELMBROOK 10A
REAR ELEVATION I

ELMBROOK 4A
REAR ELEVATION I

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ELMBROOK 4A-31L

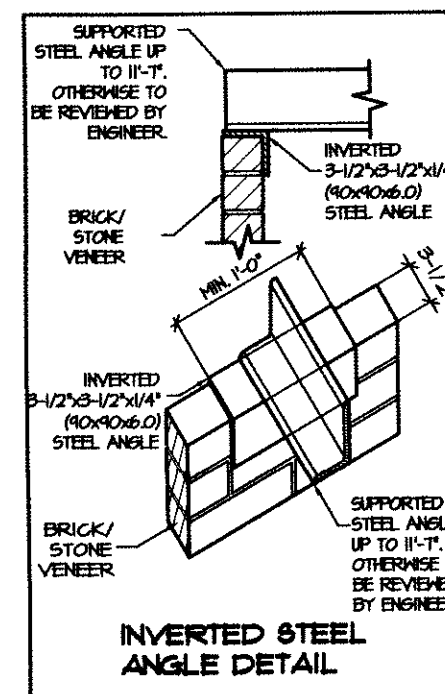
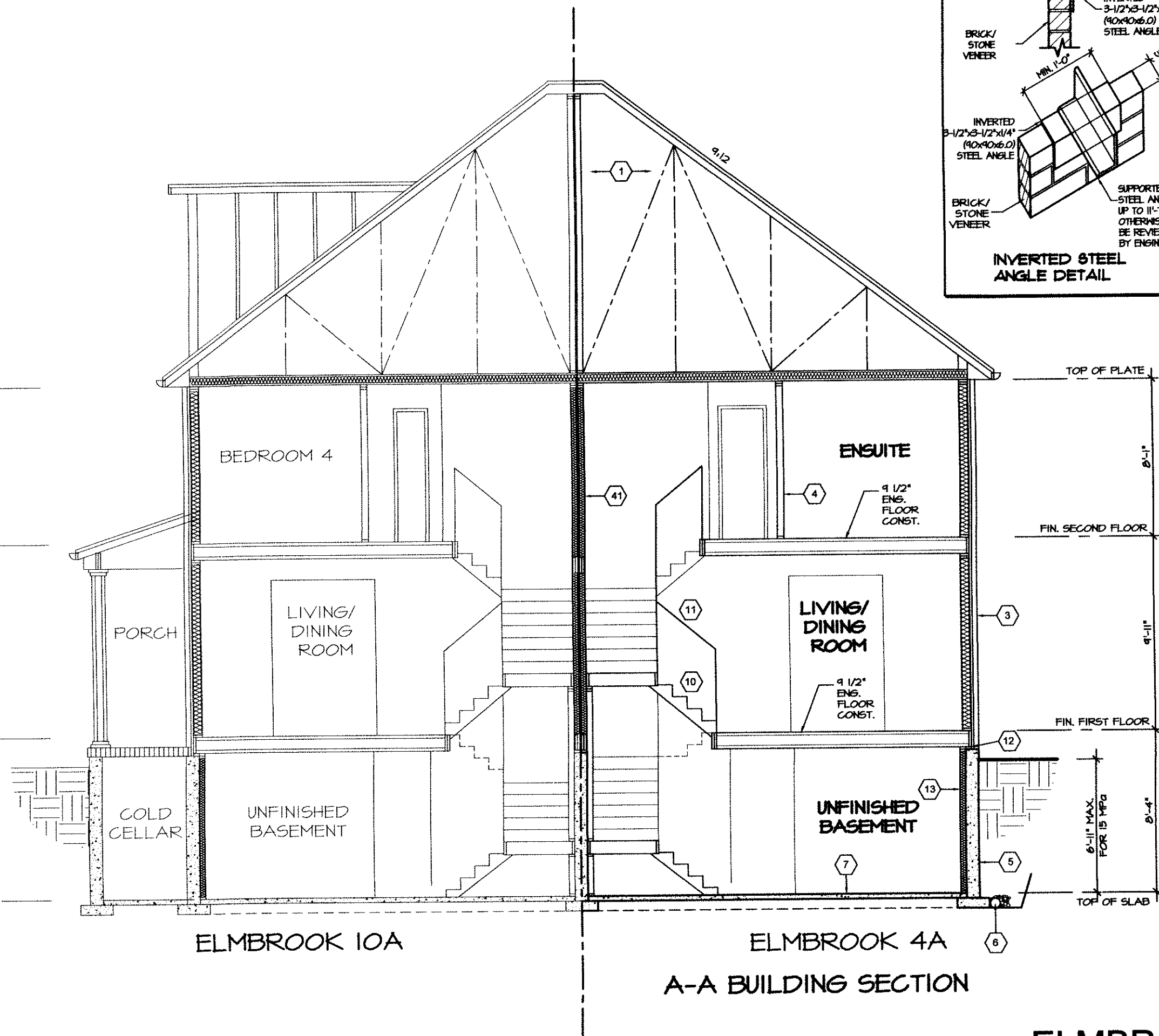
COMPLIANCE PACKAGE "A1"

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4.				SCALE 3/16"=1'-0"	BY ZMP/VG	AREA 1938	PAGE No. 6	
3.				DATE MAR 2016	TYPE	PROJECT 01-01-14		
2.								
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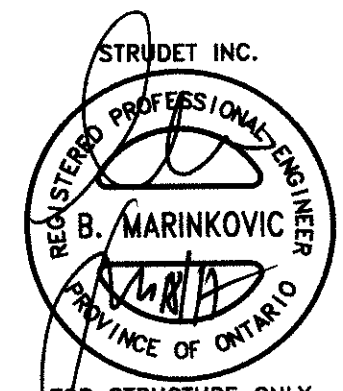


ELMBROOK 10A
ELMBROOK 4A
A-A BUILDING SECTION

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ELMBROOK 4A-31L

COMPLIANCE PACKAGE "A1"



FOR STRUCTURE ONLY

5.		
4.		
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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

NICOLA LOMBARDO
NAME SIGNATURE BCIN 28679

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

REGION
DESIGN
INC.

SHEET TITLE
CROSS SECTION
SCALE 3/16"=1'-0"
DATE MAR 2016
BY ZMP/VG
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 1938
PAGE No. 7
PROJECT 01-01-14

Greenpark

PROJECT NAME
STAR TIME HOME LTD.