

ELMBROOK 4A
ELEV. 1

ELMBROOK 10A
ELEV. 1



THE PLANNING
PARTNERSHIP LTD.
Design Control Review

I, Richard F. Merrill of The Planning
Partnership Ltd., certify that the
Plans/ Drawings comply with the
approved architectural control
guidelines. This stamp is ONLY
for the purposes of design control
and carries no other professional
obligation.

Reviewed By: _____
Date: _____
Reviewed For:
☐ Final Review
☐ Preliminary Review

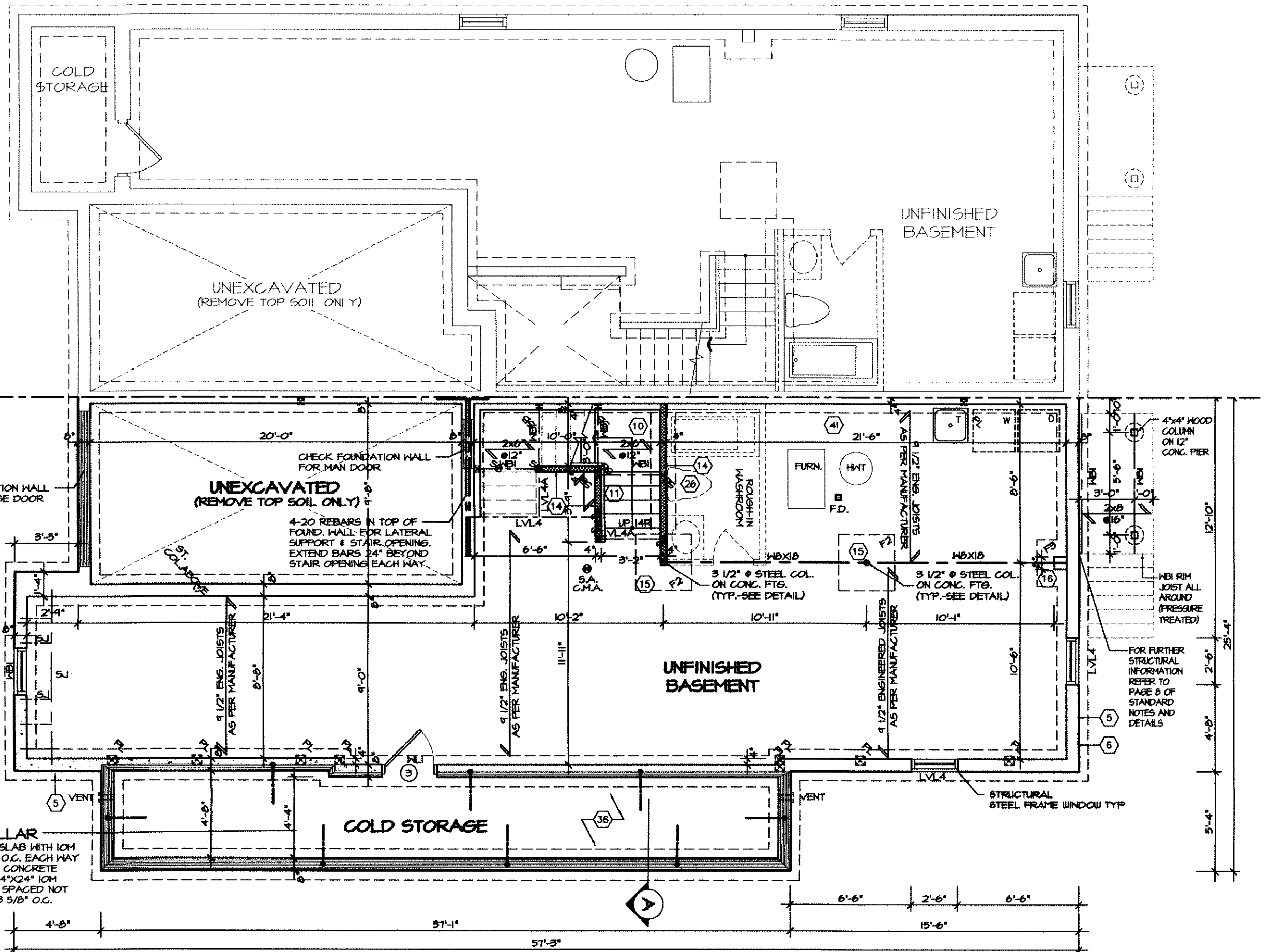
COLD CELLAR
5" R.F. CONC. SLAB WITH 10M
BARS @ 7 1/8" O.C. EACH WAY
WITH MIN 1 1/4" CONCRETE
COVER AND 24"X24" 10M
BENT DOUELS SPACED NOT
MORE THAN 23 5/8" O.C.

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'-7", 2 ROWS FOR SPANS
GREATER THAN 7'

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.

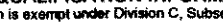


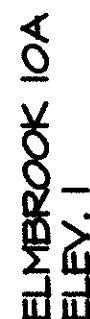
BASEMENT PLAN I

JAN 19 2017

ELMBROOK 10A-31R

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 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		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.					BASEMENT PLAN ELEV. 1				
3.					SCALE 3/16"=1'-0"	BY ZMP/VG	AREA 1938	PAGE No. 1	
2.					DATE MAR 2016	TYPE	PROJECT 01-01-14		
1.	UPDATED FROM LAMBERTS LANE				MAR 2016				
REVISIONS		PROJECT NAME STAR TIME HOME LTD.							



COMPLIANCE PACKAGE "A1"



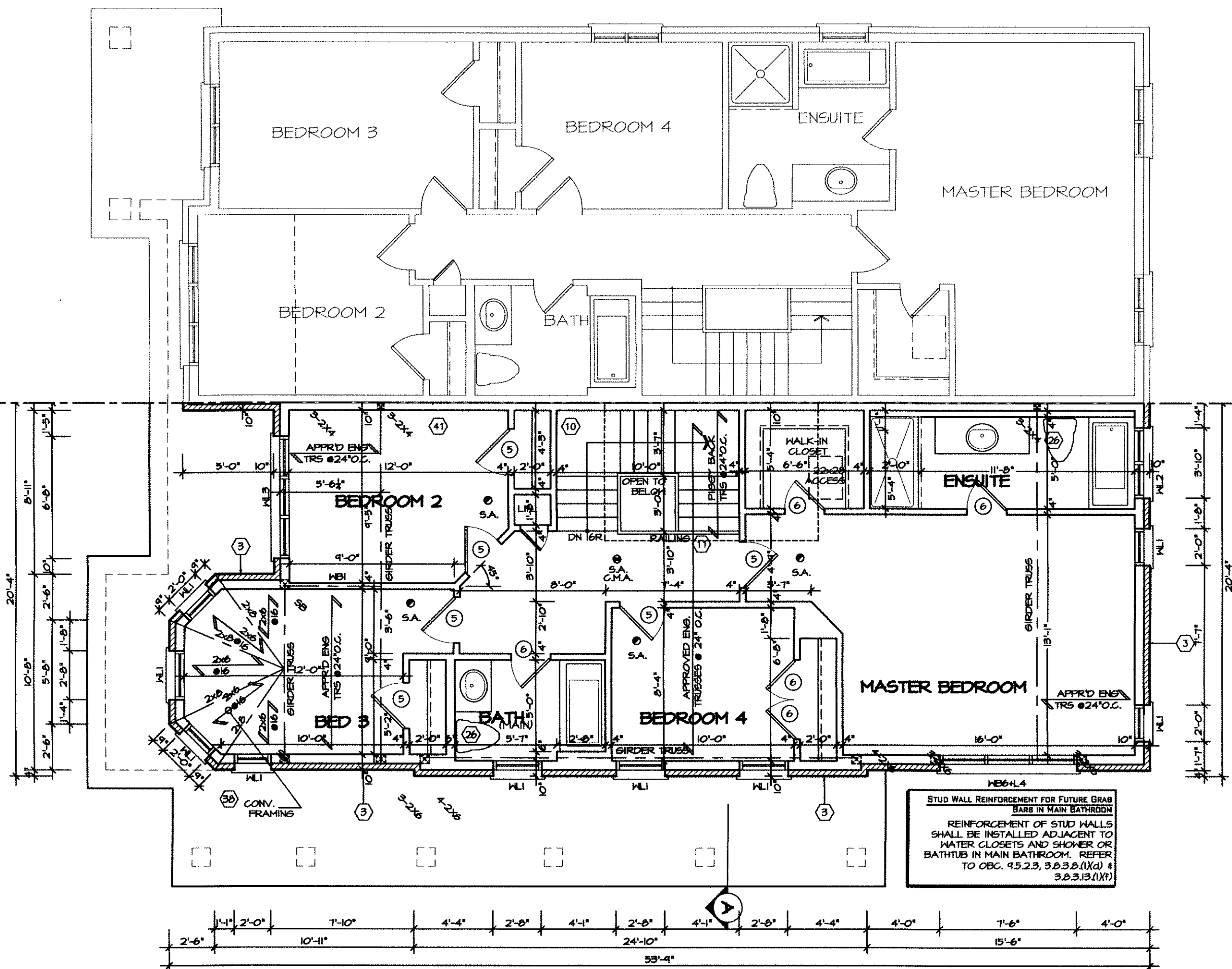
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☐ Preliminary Review

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

PROJECT NAME
STAR TIME HOME LTD.

ELMBROOK 4A
ELEV. 1

ELMBROOK 10A
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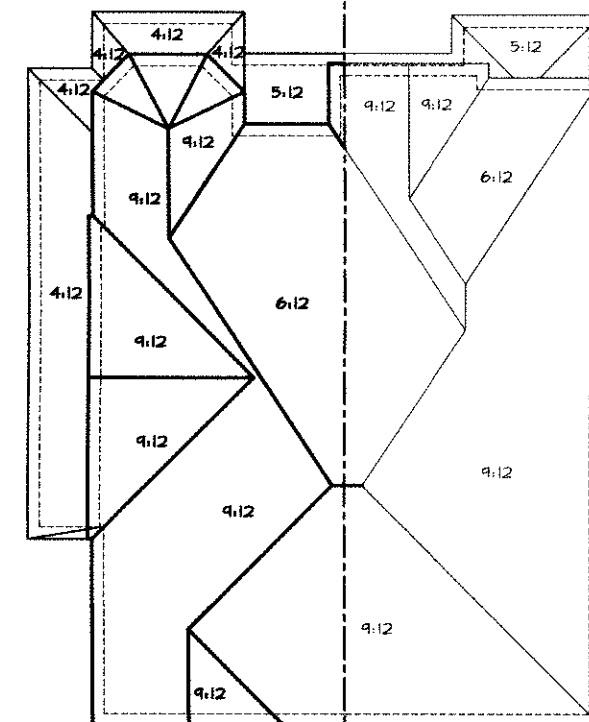
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SECOND FLOOR PLAN I

JAN 5 2017
ELMBROOK 10A-31R

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



ELMBROOK 10A
ELEV. 1

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ELEV. 1

ROOF PLAN
NTS

ASPHALT SHINGLES

VALLEY FLASHING

PREFIN. ALUM. R.W.L., FASCIA,
GUTTER & VENTED SOFFIT
(TYP.)

1"x6" ALUM.
CLAD FRIEZE
BD.

CONTIN. PRECAST CONC.
SILL OVER BRICK
SOLDIER BAND

PRECAST CONC. SILL
W/ BRICK SOLDIER
COURSE

BRICK VENEER(TYP.)

8"x8" COLUMN PROVIDE SIMPSON
STRONG CONNECTION TIE
CONNECTOR FOR BEAM/POST
CONNECTION (TYPICAL)

PREFINISHED
ALUMINUM RAILING

CONTIN. PRECAST CONC.
SILL OVER BRICK
SOLDIER BAND

POURED CONC.
FOUNDATION WALLS AND
FOOTINGS (TYP.)

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ELMBROOK 4A
FRONT ELEVATION I

ELMBROOK 10A
FRONT ELEVATION I

ELMBROOK 10A-31R

COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	UPDATED FROM LAMBERTS LANE	MAR 2016

REVISIONS

The undersigned has reviewed and takes responsibility for this
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QUALIFICATION INFORMATION
Required unless design is exempt under Division 2, 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
FRONT ELEVATION
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.
4

Greenpark.

PROJECT NAME
STAR TIME HOME LTD.



ELMBROOK 10A
FLANKAGE ELEVATION I

THE PLANNING
PARTNERSHIP LTD.
Design Control Review

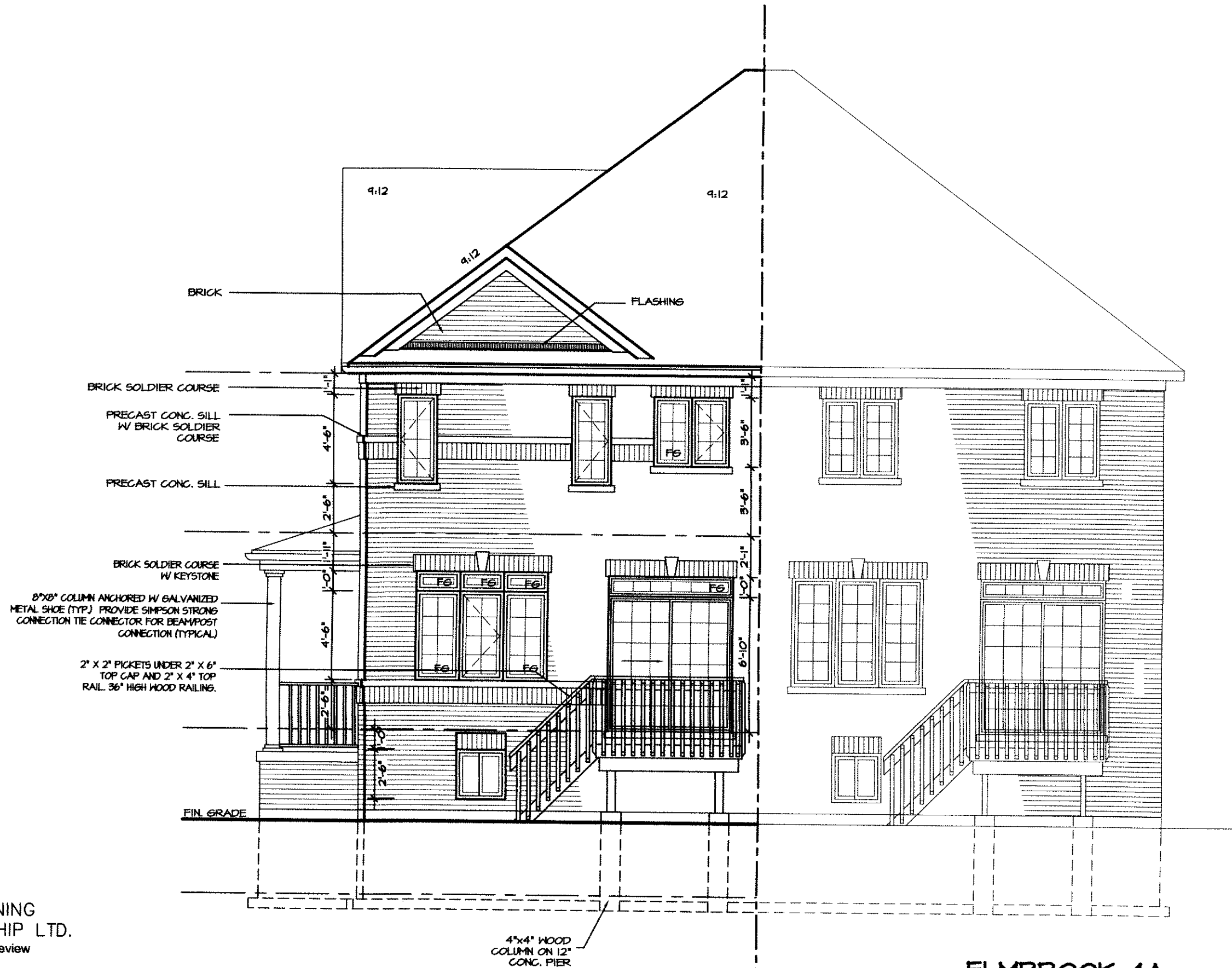
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JAN 19 2017

ELMBROOK 10A-31R
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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	SHEET TITLE RIGHT SIDE ELEVATION ELEV. 1 SCALE 3/16"=1'-0" DATE MAR 2016	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	PROJECT NAME STAR TIME HOME LTD. PAGE No. 5
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ELMBROOK 10A
REAR ELEVATION I

ELMBROOK 4A
REAR ELEVATION I

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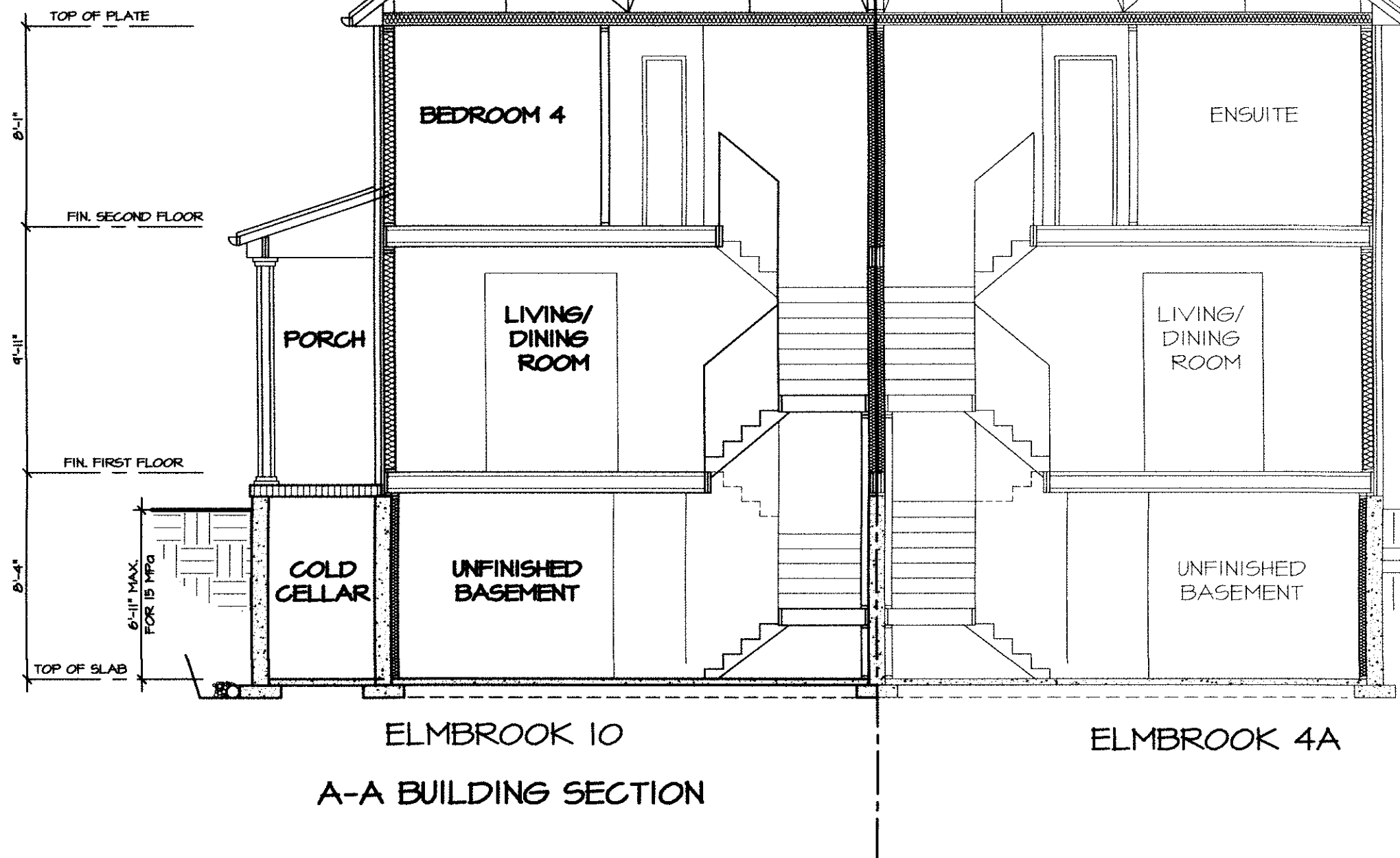
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ELMBROOK 10
A-A BUILDING SECTION

ELMBROOK 4A

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ELMBROOK 10A-31R

COMPLIANCE PACKAGE "A1"



5.		
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NICOLA LOMBARDO
NAME SIGNATURE BCIN 28679

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



SHEET TITLE CROSS SECTION	
SCALE 3/16"=1'-0"	BY ZMP/VG
DATE MAR 2016	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	


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STAR TIME HOME LTD.