

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.

BRICK VENEER LINTELS

ML1 = 3-1/2"x3-1/2"x1/4" (100x90x6.0L) + 2-2"x8" SPR. No.2
ML2 = 4"x3-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
ML3 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
ML4 = 6"x3-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
ML5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
ML6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
ML7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
ML8 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
ML9 = 6"x4"x3/8" (150x100x10.0L) + 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)
WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB12 = 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" (100x90x6.0L)
L2 = 4"x3-1/2"x5/16" (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" (150x90x10.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

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 = 16"x16"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'-7", 2 ROWS FOR
SPANS GREATER THAN 7'

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 C/M
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

MODEL NAME		ELEV. 2B	COMPLIANCE PACKAGE "A1"		
ELEVATION	WALL FT ²	WALL MT ²	OPENING FT ²	OPENING MT ²	PERCENTAGE
FRONT	415.07	38.56	56.55	5.25	13.62 %
LEFT SIDE	1095.09	101.74	0.00	0.00	0.00 %
RIGHT SIDE	1095.09	101.74	82.67	7.68	7.55 %
REAR	1120.12	104.06	121.44	11.33	10.89 %
TOTAL	3725.37	346.10	261.16	24.26	7.01 %

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)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.87 (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%
HV MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

AREA CALCULATIONS ELMBROOK		ELEV. 2B
GROUND FLOOR AREA	=	867 Sq. Ft.
SECOND FLOOR AREA	=	1070 Sq. Ft.
TOTAL FLOOR AREA	=	1937 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	=	1947 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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Reviewed By: _____
Date: _____
Reviewed For:
☐ Final Review
☐ Preliminary Review



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 3.2.6 of the building code

NICOLA LOMBARDO 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
AREA CHARTS
ELEV. 2B

SCALE
3/16"=1'-0"
DATE OCT 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.

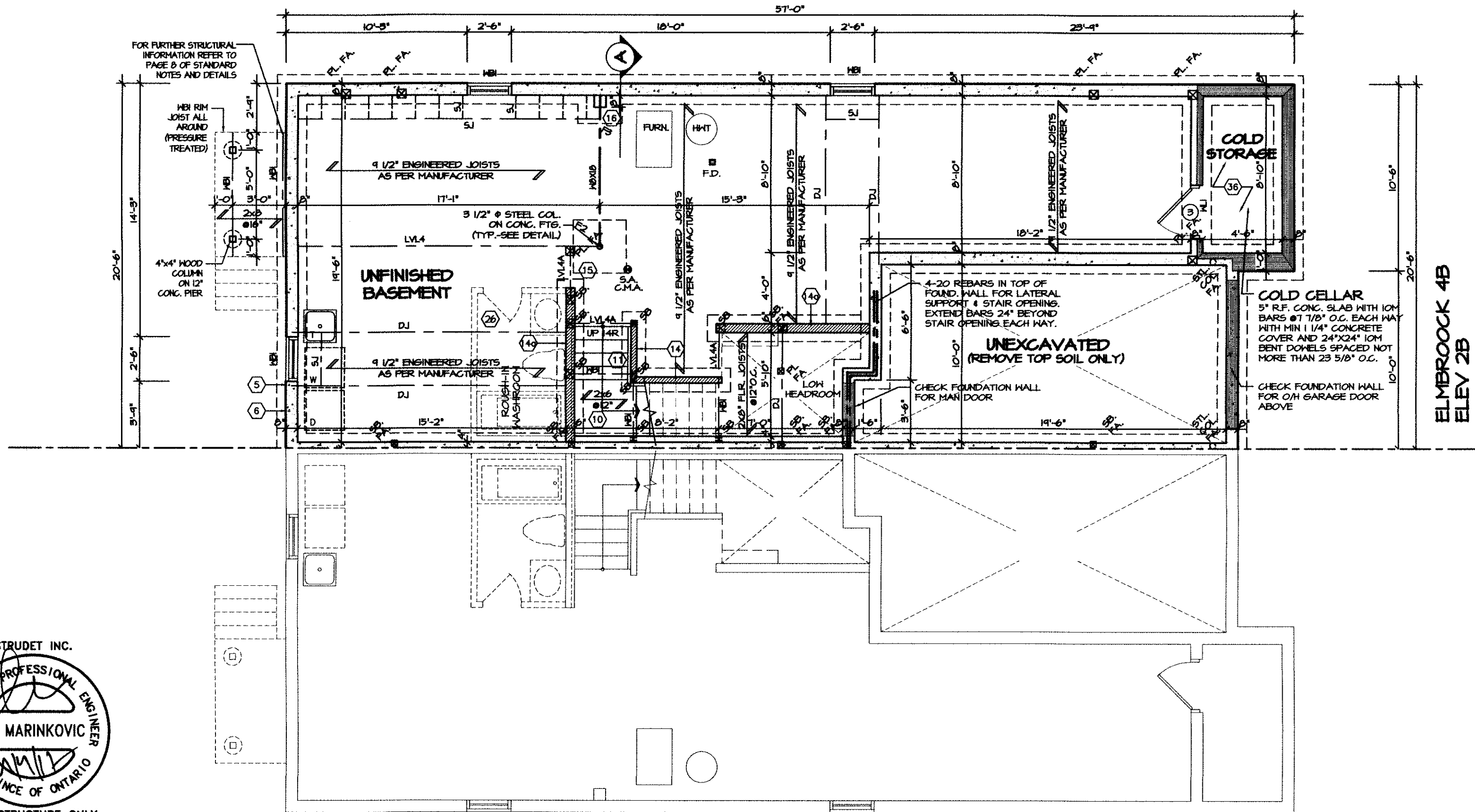
AREA
1942
PAGE No.
0
PROJECT
01-01-17

Greenpark.

PROJECT NAME
STAR TIME HOME LTD.

JAN 16 2017

ELMBROOK 4B - 32R
COMPLIANCE PACKAGE "A1"



ELMBROOK 4B
ELEV 2B



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BASEMENT PLAN 2

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'

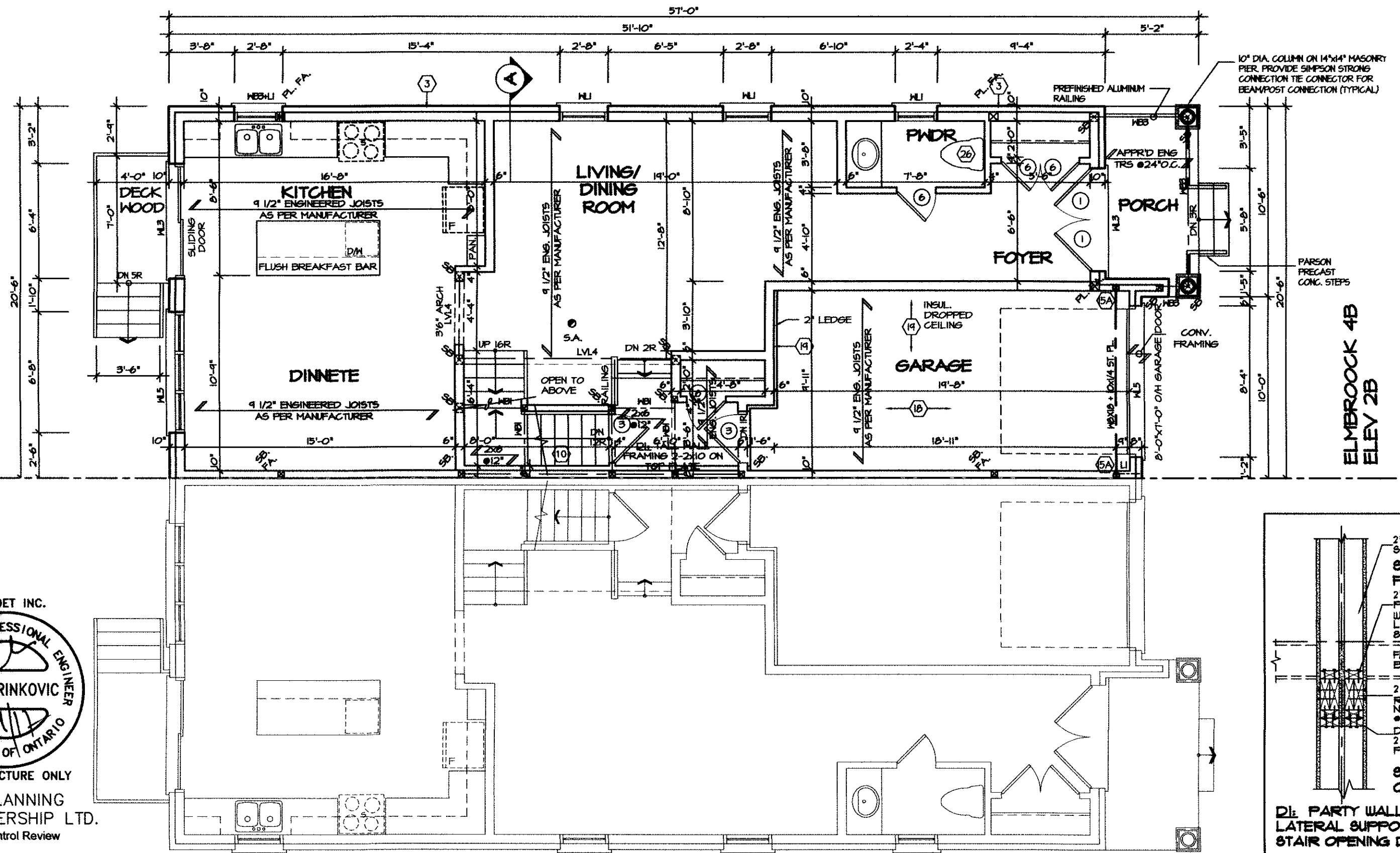
REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

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

JAN 16 2017

ELMBROOK 4B - 32R
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. UPDATED FOR LOT 32R JAN 2017 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 0/ 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 BASEMENT PLAN ELEV. 2B 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 1942 PAGE No. 1-2	Greenpark. PROJECT NAME STAR TIME HOME LTD.
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GROUND FLOOR PLAN 2

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" PLY AND TO BE GLUED AND NAILED ON THIS FLOOR.

JAN 16 2017

ELMBROOK 4B - 32R
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	UPDATED FOR LOT 32R	JAN 2017
REVISIONS		

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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
**FIRST FLOOR PLAN
ELEV. 2B**

SCALE 3/16"=1'-0"
DATE MAR 2016
BY ZMP/VG
TYPE

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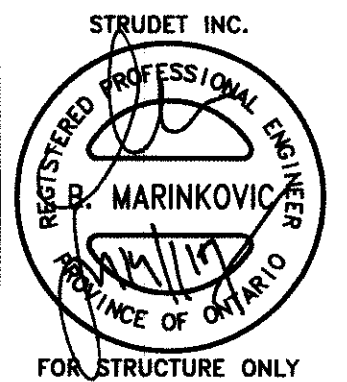
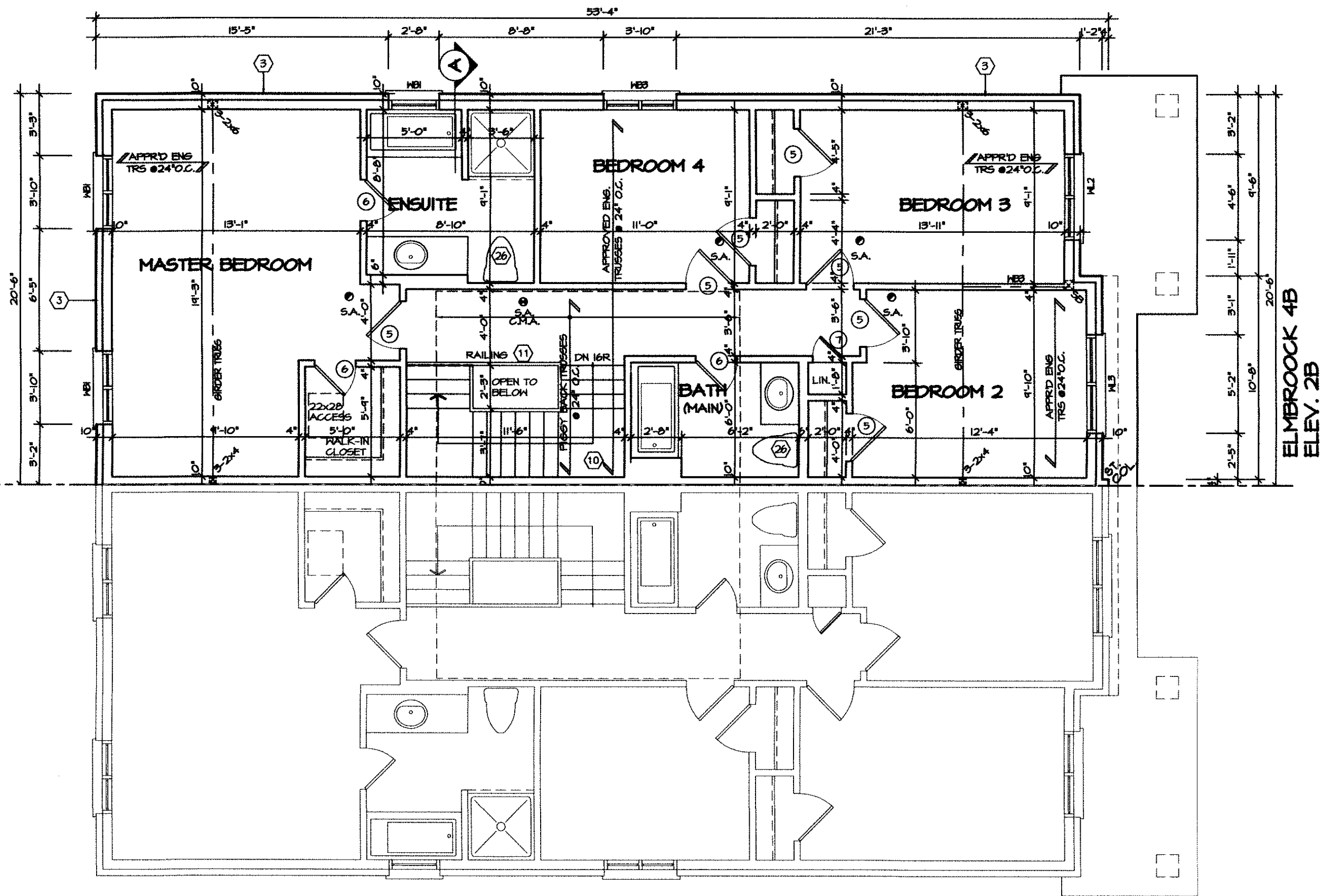
AREA 1942
PAGE No. 2-2
PROJECT 01-01-17

Greenpark.

PROJECT NAME
STAR TIME HOME LTD.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3, 3.0.3.0.(1)(d) & 3.0.3.13.(1)(f)



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5.	
4.	
3.	
2.	
1.	UPDATED FOR LOT 32R
REVISIONS	
JAN 2017	

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NICOLA LOMBARDO
NAME
SIGNATURE
28679
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 680-0746

REGION
DESIGN
INC.

SHEET TITLE
SECOND FLOOR PLAN
ELEV. 2B

SCALE
3/16"=1'-0"

DATE
MAR 2016

BY
ZMP/VG

TYPE

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AREA
1942

PROJECT
01-01-17

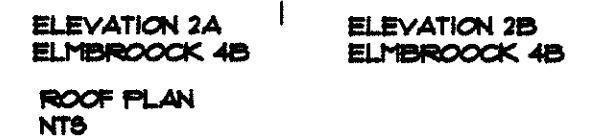
PAGE No.
3-2

Greenpark.

PROJECT NAME
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COMPLIANCE PACKAGE "A1"



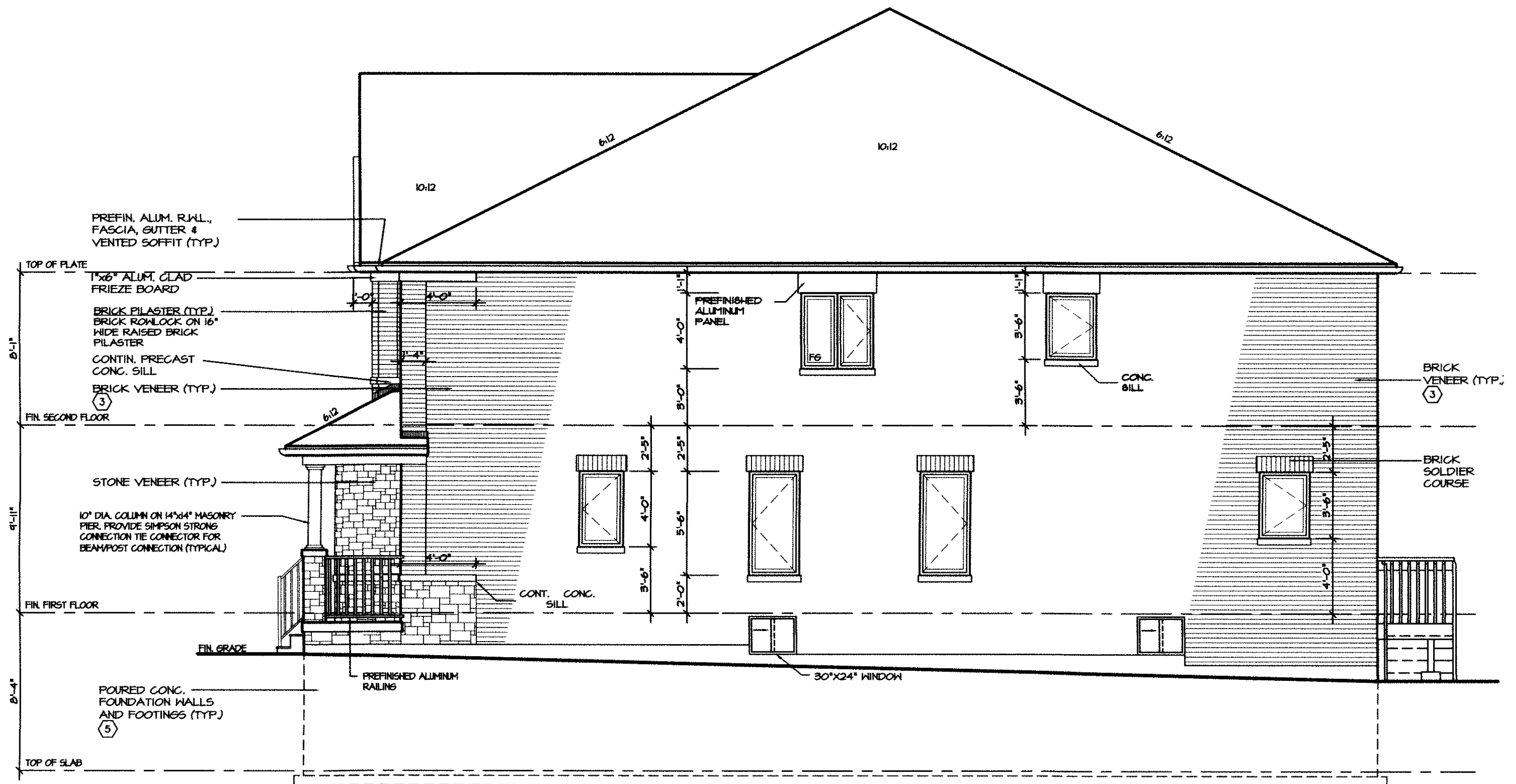
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ELMBROOK 4B- 32R
FRONT ELEV 2B

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NO 6207

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4.					FRONT ELEVATION				
3.					ELEV. 2B				
2.					SCALE	BY	AREA	PAGE No.	
1.	UPDATED FOR LOT 32R				JAN 2017	3/16"=1'-0"	ZMP/VG	1942	
REVISIONS					DATE	TYPE	PROJECT	PROJECT NAME	
					MAR 2016		01-01-17	STAR TIME HOME LTD.	



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ALLOWABLE GLAZING

WALL AREA

WALL AREA 1040.68
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD) 72.85
ACTUAL WINDOW AREA 57.60

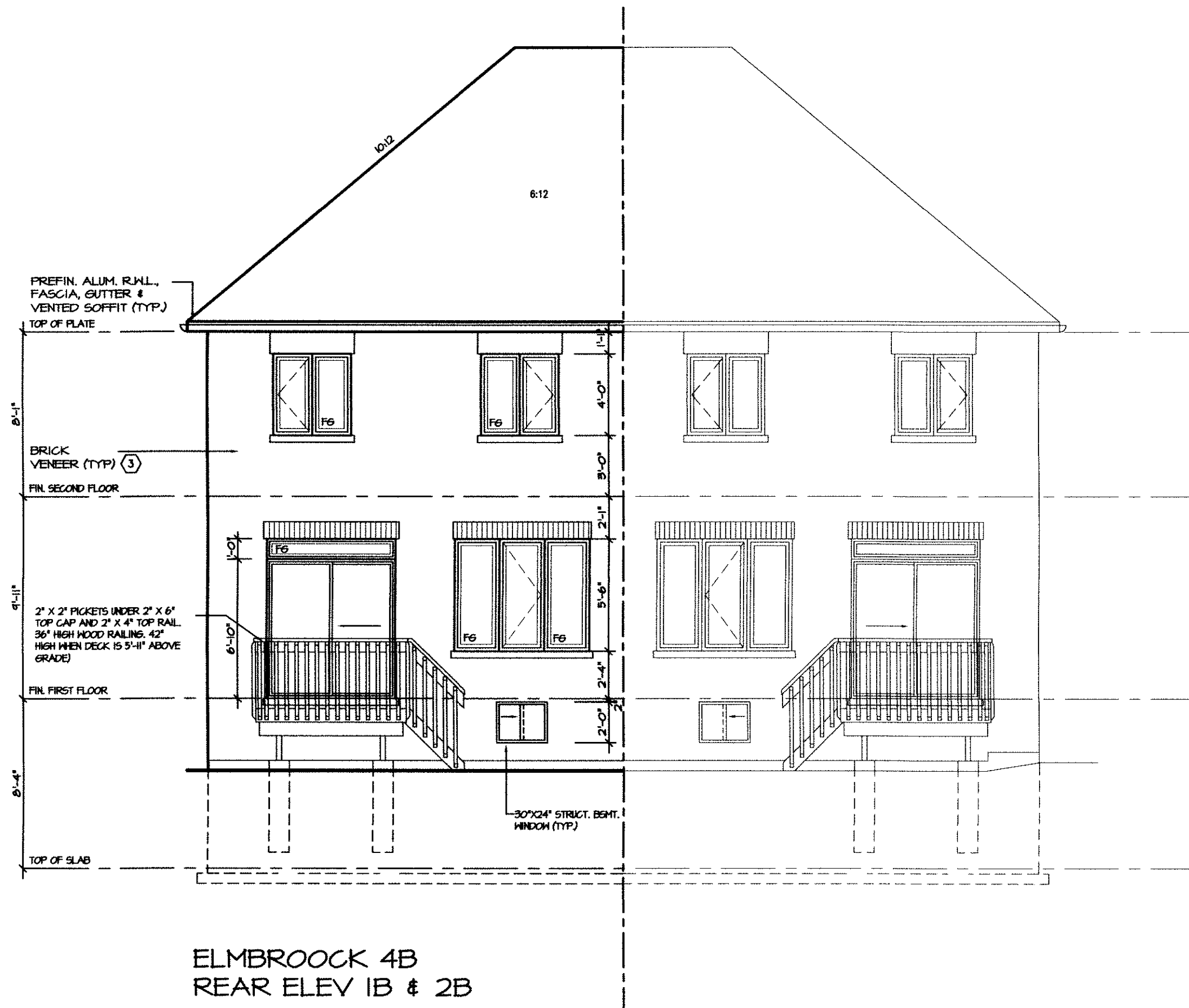
ELMBROOK 4B-32R RIGHT ELEVATION 2B

JAN 16 2017

ELMBROOK 4B - 32R

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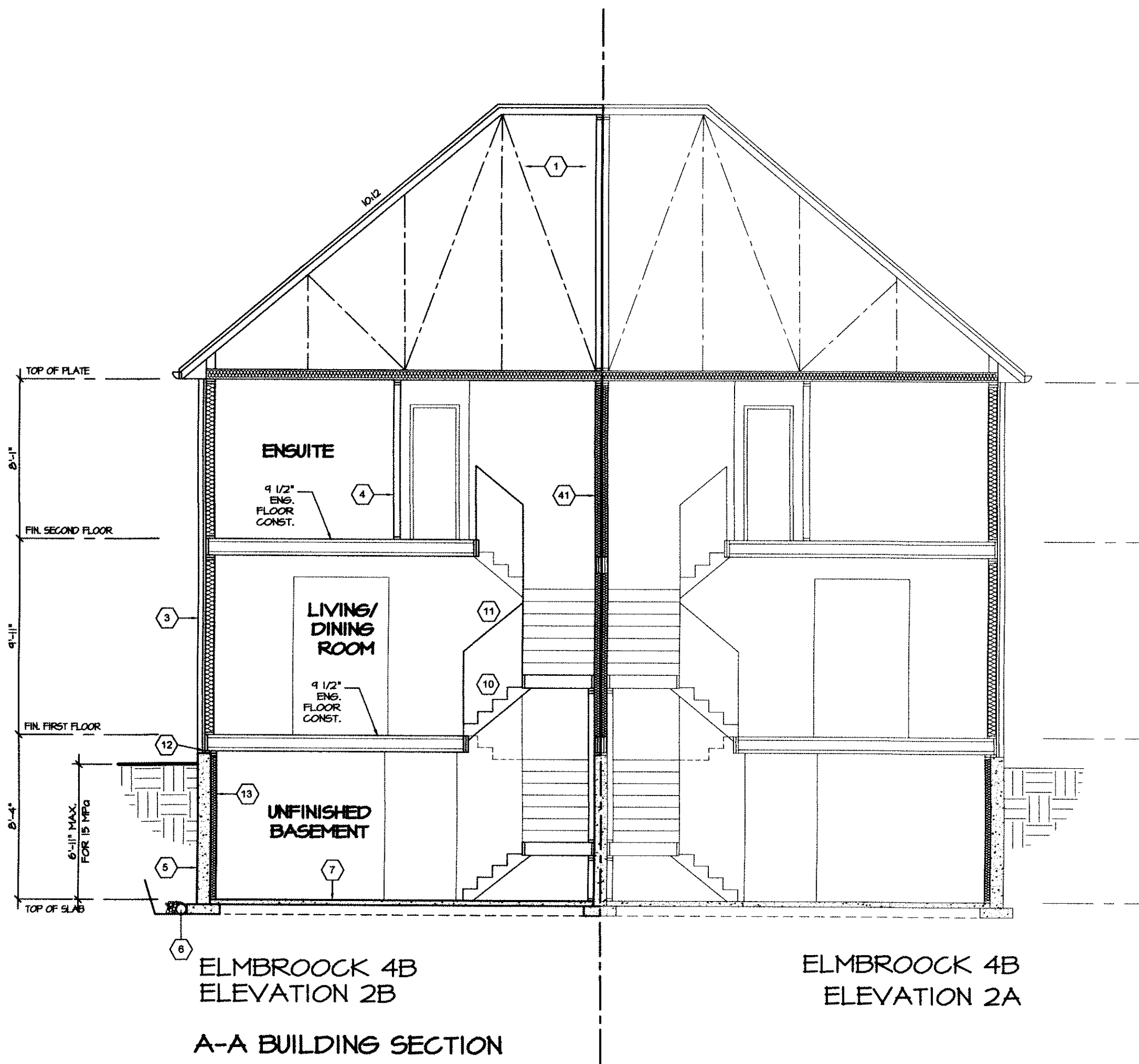
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ELMBROOK 4B - 32R
COMPLIANCE PACKAGE "A1"

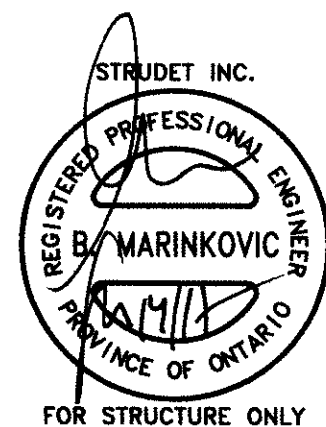
5. _____		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the building code NICOLA LOMBARDO <i>[Signature]</i> 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 REAR ELEVATION 2 ELEV. 2B		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 Greenpark.
4. _____	_____				SCALE 3/16"=1'-0"	BY ZMP/VG	AREA 1942	PAGE No. 6-2	
3. _____	_____				DATE MAR 2016	TYPE	PROJECT 01-01-17		
2. _____	_____								
1. UPDATED FOR LOT 32R	JAN 2017								
REVISIONS									PROJECT NAME STAR TIME HOME LTD.



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ELMBROOK 4B - 32R
COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. UPDATED FOR LOT 32R JAN 2017	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 CROSS SECTION ELEV. 2B 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 1942 PAGE No. 7 PROJECT 01-01-17	PROJECT NAME STAR TIME HOME LTD.
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