

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"x18" 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

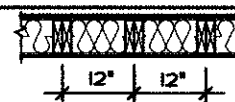
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL
CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR
SPANS GREATER THAN 7'

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 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

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

MB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
MB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
MB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
MB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
MB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
MB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
MB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)
MB8 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
MB9 = 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)

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	3.81 (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%
HVAC MINIMUM EFFICIENCY	75%
HOT WATER TANK	MIN. EF 0.80

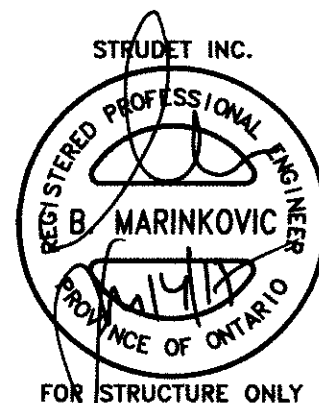
ELMBROOK 4B	ELEV. 1B	COMPLIANCE PACKAGE "A1"			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	416.40	38.68	66.30	6.16	15.92 %
LEFT SIDE	1095.58	101.78	0.00	0.00	0.00 %
RIGHT SIDE	1096.15	101.84	82.67	7.68	7.54 %
REAR	430.24	39.97	121.94	11.33	28.34 %
TOTAL	3038.37	282.27	270.91	25.17	8.92 %

AREA CALCULATIONS ELMBROOK	ELEV. 1B
GROUND FLOOR AREA	= 867 Sq. Ft.
SECOND FLOOR AREA	= 1070 Sq. Ft.
TOTAL FLOOR AREA	= 1937 Sq. Ft.
1st FLOOR OPEN AREA	= 0
2nd FLOOR OPEN AREA	= 10
ADD TOTAL OPEN AREAS	= 10
ADD FIN. BASEMENT AREA	= 0
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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I, Richard F. Merrill of The Planning
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guidelines. This stamp is ONLY
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obligation.

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



5.	
4.	
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2.	
1.	UPDATED FOR LOR 33
REVISIONS	
	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 3.2.2 of the building code

NICOLA LOMBARDO 28679
NAME SIGNATURE BCIN

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

REGION
DESIGN
INC.

SHEET TITLE

AREA CHARTS
ELEV. 1B

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
PROJECT 01-01-16

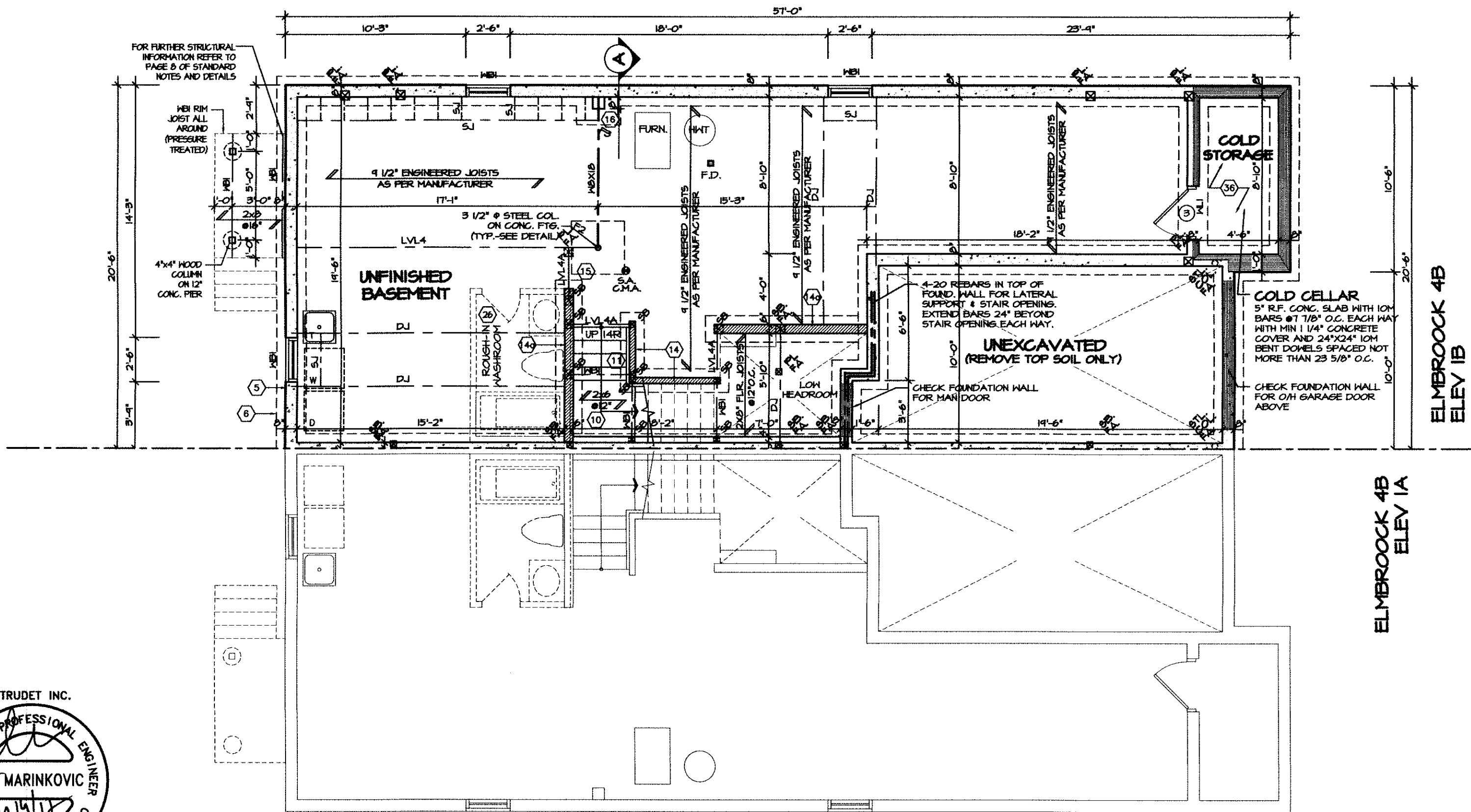
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Greenpark.

PROJECT NAME
STAR TIME HOME LTD.

JAN 16 2017

ELMBROOK 4B - 33R
COMPLIANCE PACKAGE "A1"



ELMBROOK 4B
ELEV 1B

ELMBROOK 4B
ELEV 1A



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BASEMENT PLAN I

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 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 - 33R COMPLIANCE PACKAGE "A1"

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REGION
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INC.

SHEET TITLE
BASEMENT PLAN
ELEV. 1B

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.

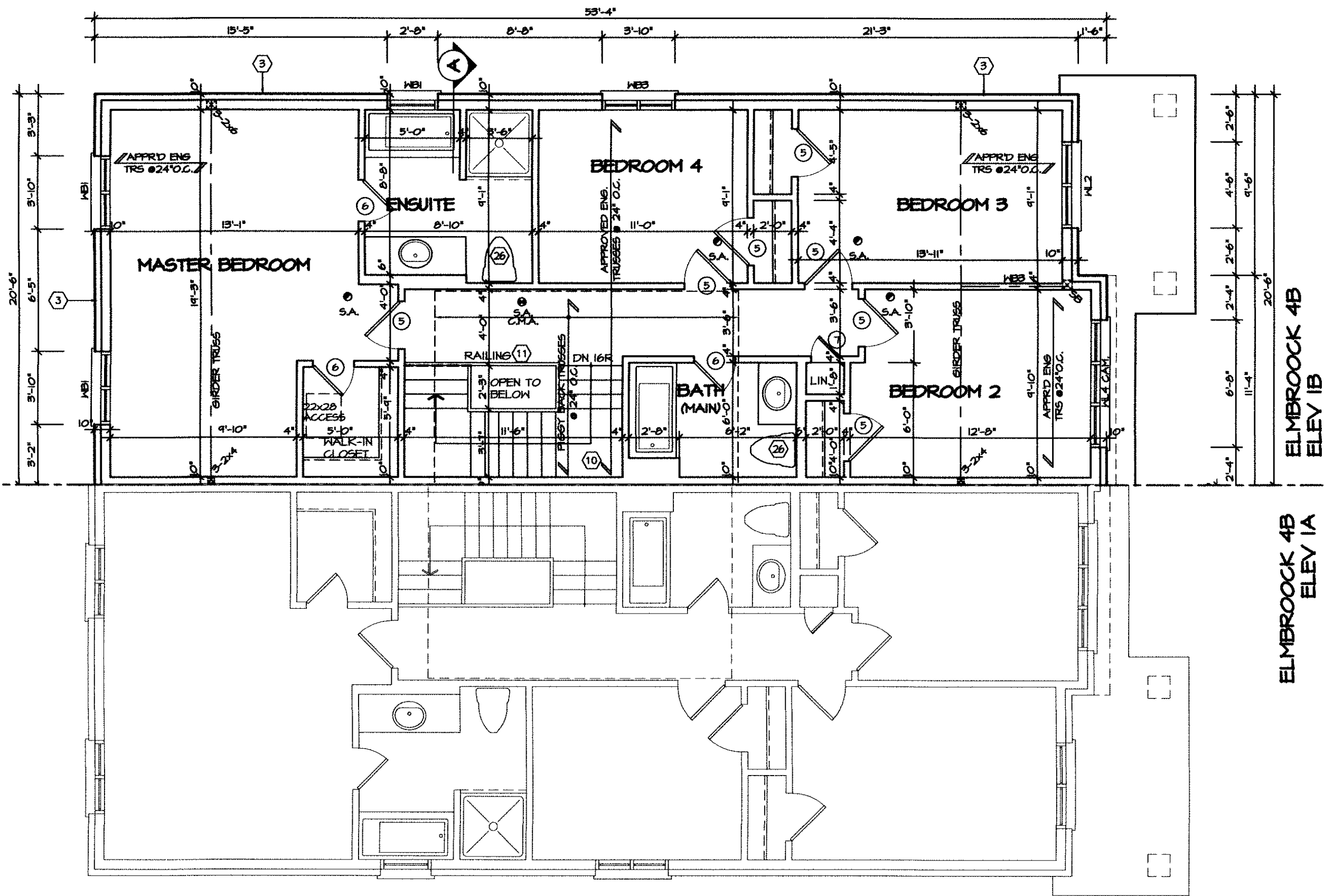
AREA 1942
PAGE No. 1
PROJECT 01-01-16

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PROJECT NAME
STAR TIME HOME LTD.

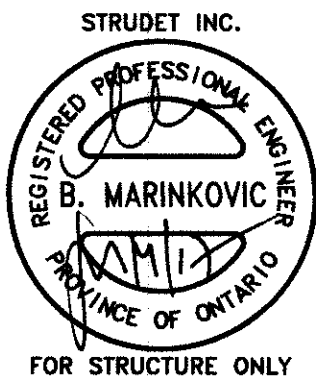
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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)



ELMBROOK 4B
ELEV 1B

ELMBROOK 4B
ELEV 1A



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☐ Preliminary Review

JAN 16 2017

ELMBROOK 4B - 33R
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 <i>Nicola Lombardo</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 SECOND FLOOR PLAN ELEV. 1B		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.					SCALE 3/16"=1'-0"	BY ZMP/VG	AREA 1942	PAGE No. 3	
3.					DATE MAR 2016	TYPE	PROJECT 01-01-16		
2.					REVISIONS				
1.	UPDATED FOR LOR 33				JAN 2017				

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QUALIFICATION INFORMATION
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NICOLA LOMBARDO
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SHEET TITLE
FRONT ELEVATION
ELEV. 1B
SCALE
3/16"=1'-0"
DATE
MAR 2016
BY
ZMP/VG
TYPE
PROJECT
01-01-16

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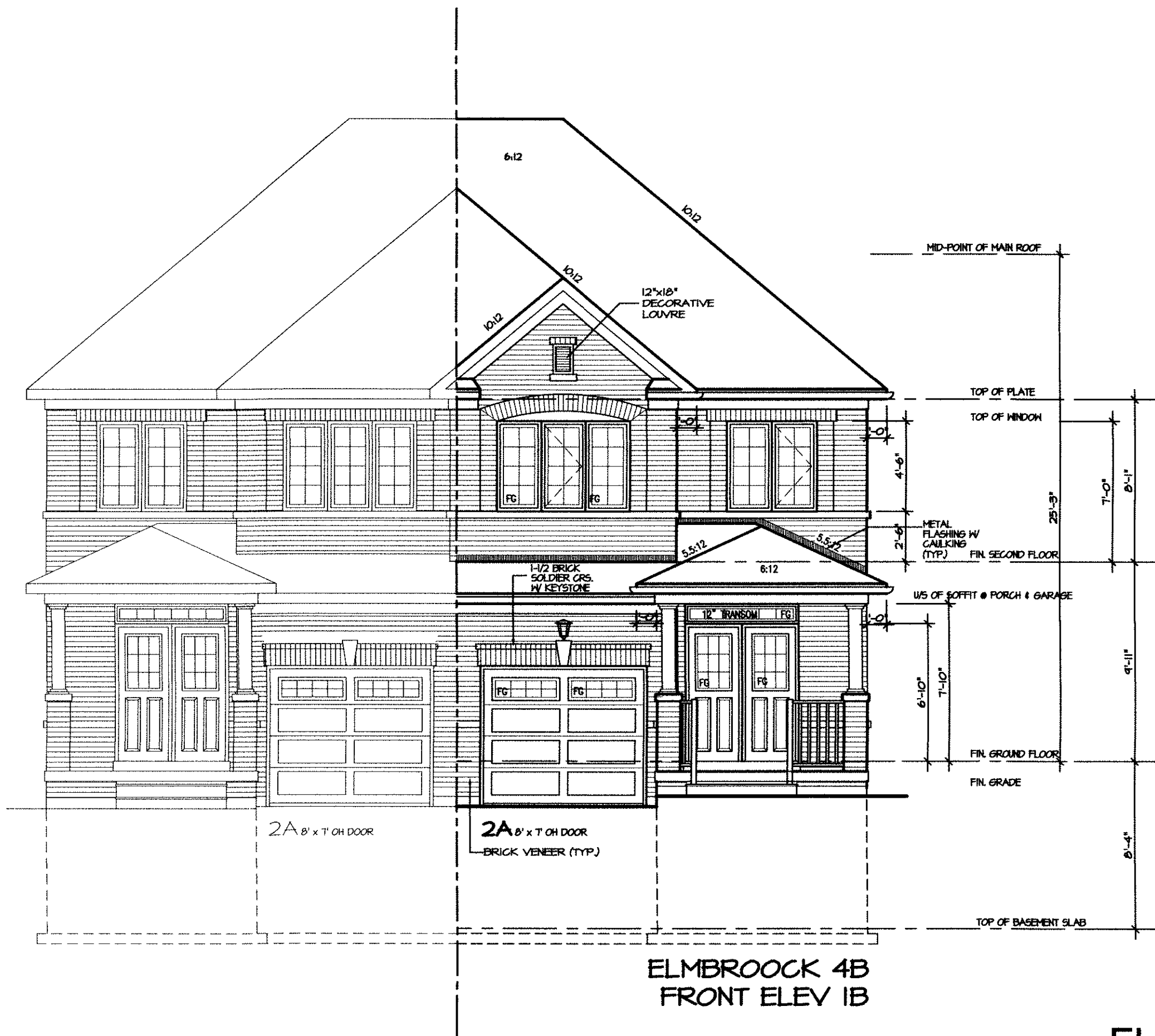
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1942
PAGE No.
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PROJECT NAME
STAR TIME HOME LTD.

ELMBROOK 4B - 33R
COMPLIANCE PACKAGE "A1"

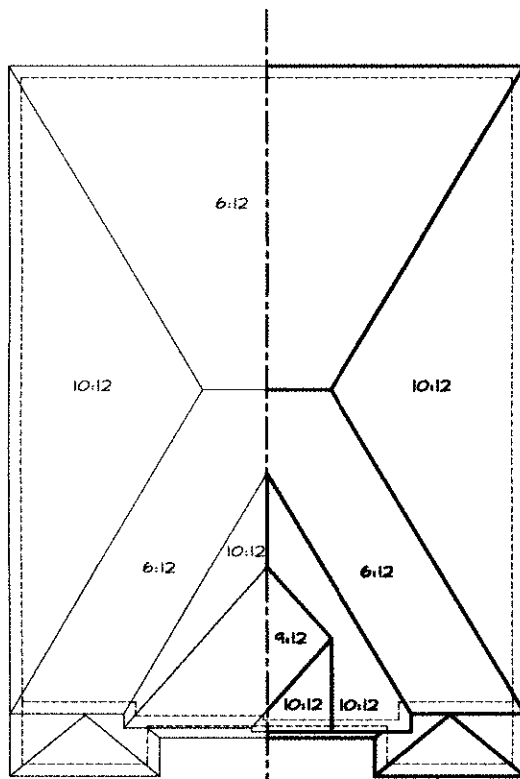
JAN 16 2017

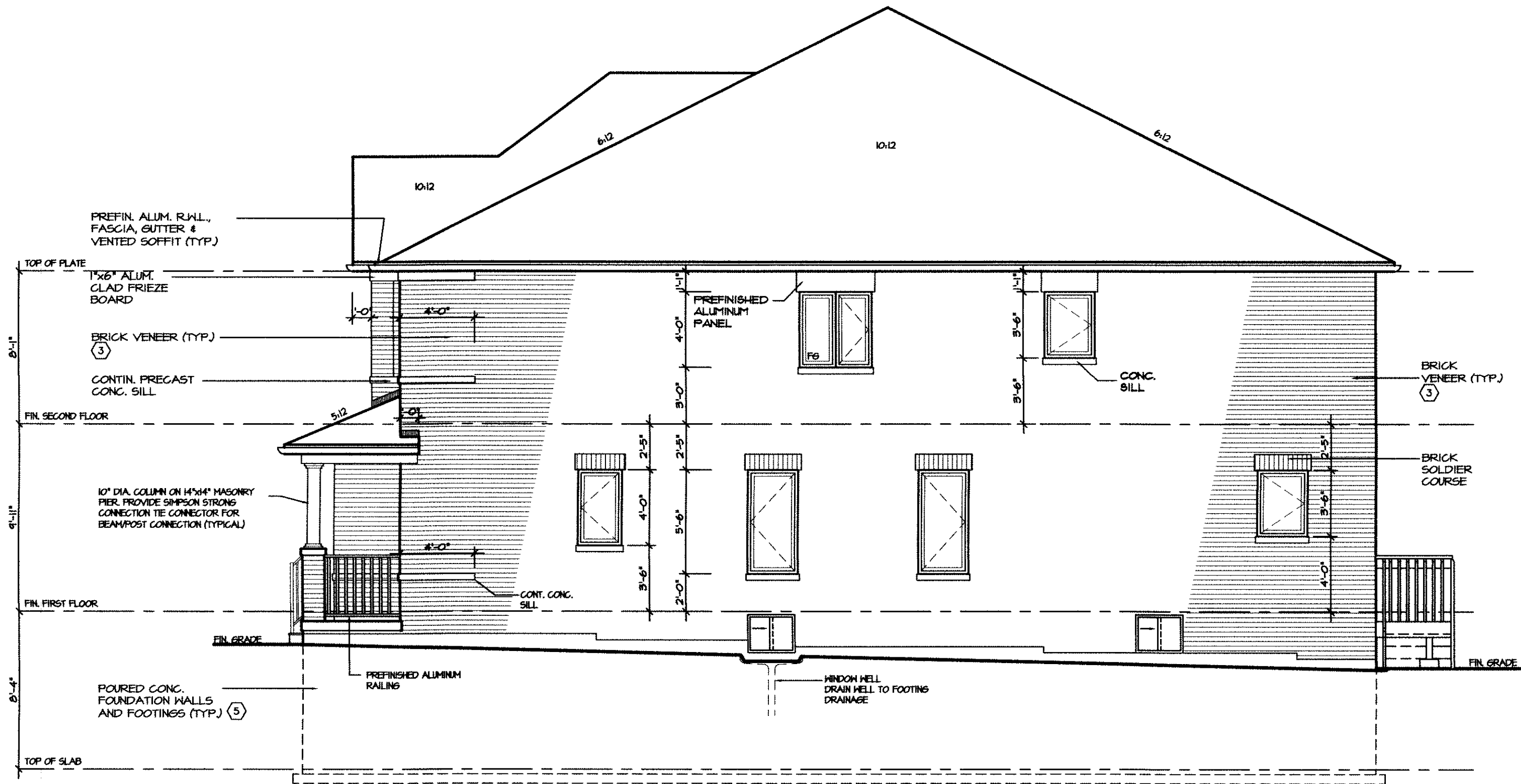


ELEVATION 1A
ELMBROOK 4B

ELEVATION 1B
ELMBROOK 4B

ROOF PLAN
NTS





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ALLOWABLE GLAZING

WALL AREA	
WALL AREA	1054.14
ALLOWABLE WINDOW AREA @ 7.00 % (1.2 M SIDEYARD)	73.79
ACTUAL WINDOW AREA	57.60

ELMBROOK 4B
RIGHT ELEVATION 1B

JAN 16 2017

ELMBROOK 4B - 33R
COMPLIANCE PACKAGE "A1"

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REGION
DESIGN
INC.

SHEET TITLE
RIGHT SIDE ELEVATION
ELEV. 1B

SCALE
3/16"=1'-0"

DATE
MAR 2016

BY
ZMP/VG

TYPE

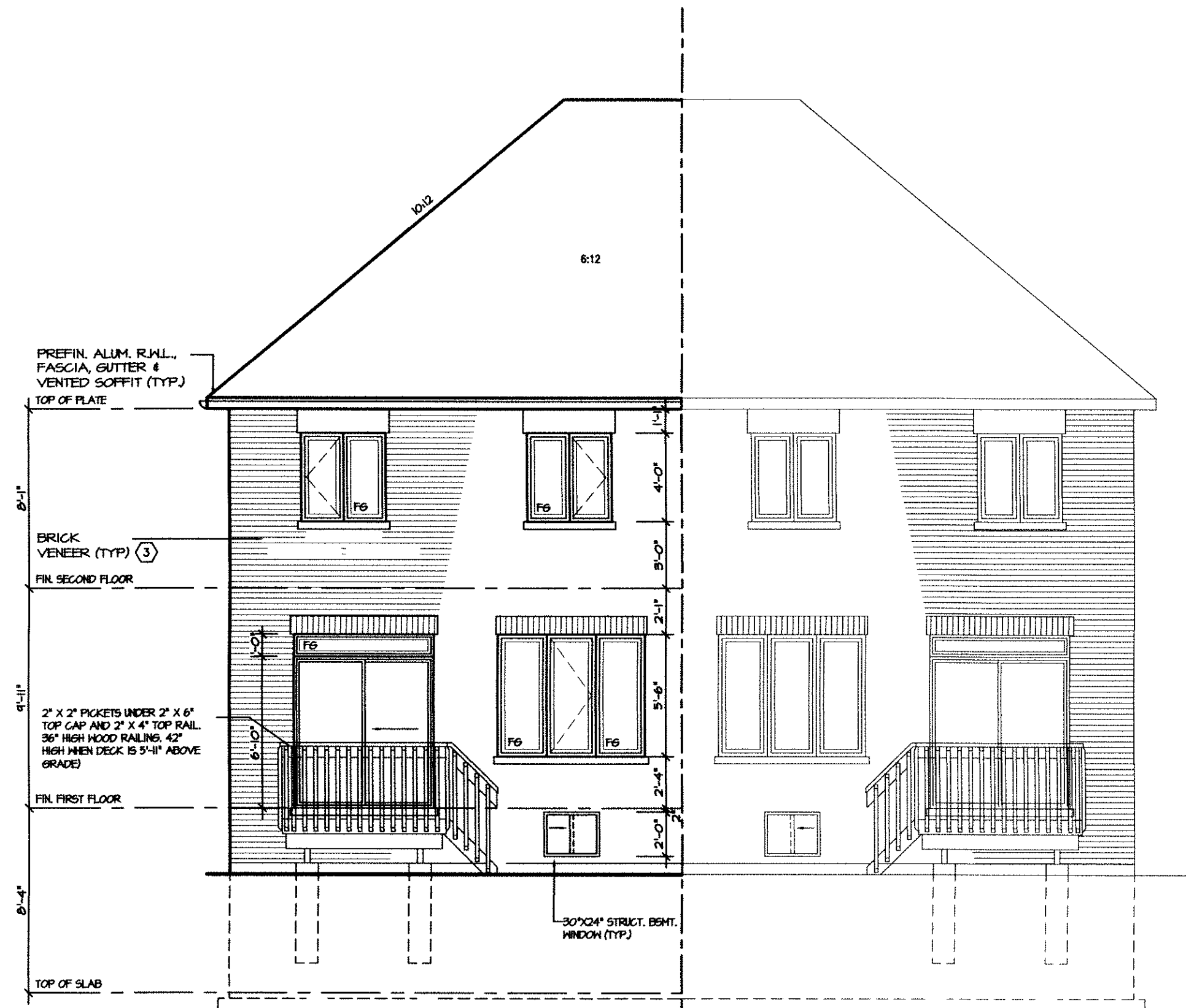
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AREA
1942

PROJECT
01-01-16

Greenpark.

PROJECT NAME
STAR TIME HOME LTD.



ELMBROOK 4B - 33R
REAR ELEV 1B

JAN 16 2017

ELMBROOK 4B - 33R

COMPLIANCE PACKAGE "A1"

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**REGION
DESIGN
INC.**

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

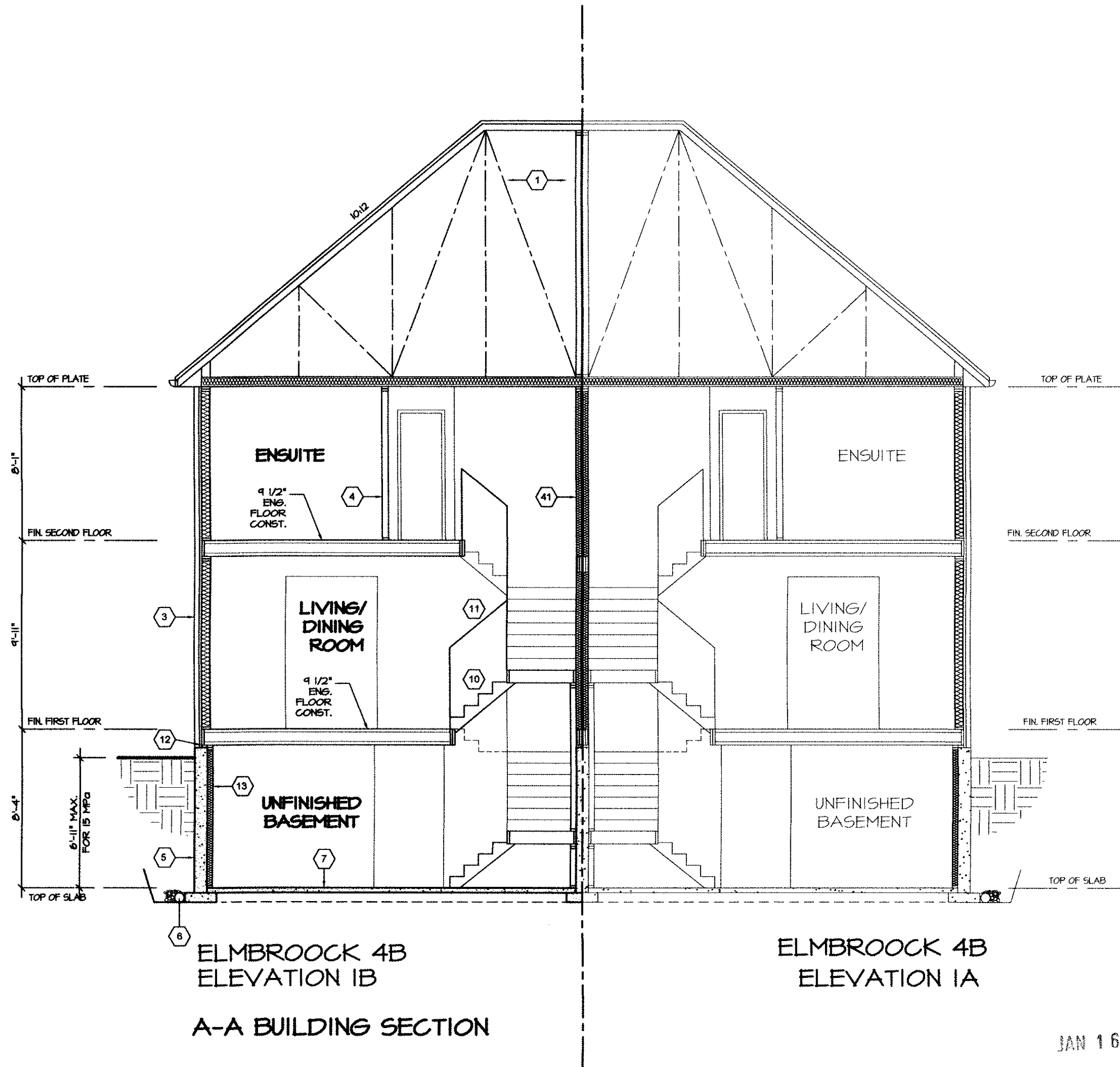
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AREA
1942
PROJECT
01-01-16

PAGE No.
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PROJECT NAME
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ELMBROOK 4B - 33R
COMPLIANCE PACKAGE "A1"

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January 13, 2017 2:35:08 PM M:\PROJECTS\STAR TIME\CUSTOMS\ELMBROOK 4B - 4B E1 LOT 33\ELMBROOK 4B E1 LOT 33 L & R.DWG