

NL1 = 3-1/2"x3-1/2"x1/4" (100x40x6.0L) + 2-2"x8" SFR No.2
 NL2 = 4"x3-1/2"x1/6" (100x40x6.0L) + 2-2"x8" SFR No.2
 NL3 = 5"x3-1/2"x1/6" (125x40x6.0L) + 2-2"x10" SFR No.2
 NL4 = 6"x3-1/2"x1/6" (150x40x10.0L) + 2-2"x12" SFR No.2
 NL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SFR No.2
 NL6 = 5"x3-1/2"x1/6" (125x40x6.0L) + 2-2"x12" SFR No.2
 NL7 = 5"x3-1/2"x1/6" (125x40x6.0L) + 3-2"x10" SFR No.2
 NL8 = 5"x3-1/2"x1/6" (125x40x6.0L) + 3-2"x12" SFR No.2
 NL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SFR No.2

WB1	= 2-2"x8" SFR	No.2 (2-30x184 SFR No.2)
WB2	= 3-2"x8" SFR	No.2 (3-30x184 SFR No.2)
WB3	= 2-2"x10" SFR	No.2 (2-30x235 SFR No.2)
WB4	= 3-2"x10" SFR	No.2 (3-30x235 SFR No.2)
WB5	= 2-2"x12" SFR	No.2 (2-30x286 SFR No.2)
WB6	= 3-2"x12" SFR	No.2 (3-30x286 SFR No.2)
WB7	= 5-2"x12" SFR	No.2 (5-30x286 SFR No.2)
WB11	= 4-2"x10" SFR	No.2 (4-30x235 SFR No.2)
WB12	= 4-2"x12" SFR	No.2 (4-30x286 SFR No.2)

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

$$\begin{aligned} L1 &= 3 \cdot 1/2 \cdot x^3 - 1/2 \cdot x^1 / 4^L \text{ (90x90x6.0L)} \\ L2 &= 4^x x^3 - 1/2^x x^5 / 16^L \text{ (100x90x8.0L)} \\ L3 &= 5^x x^3 - 1/2^x x^5 / 16^L \text{ (125x90x8.0L)} \\ L4 &= 6^x x^3 - 1/2^x x^3 / 8^L \text{ (150x90x10.0L)} \\ L5 &= 6^x x^4 x^3 / 8^L \text{ (150x100x10.0L)} \\ L6 &= 7^x x^4 x^3 / 8^L \text{ (175x100x10.0L)} \end{aligned}$$

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

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.

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)

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

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

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'

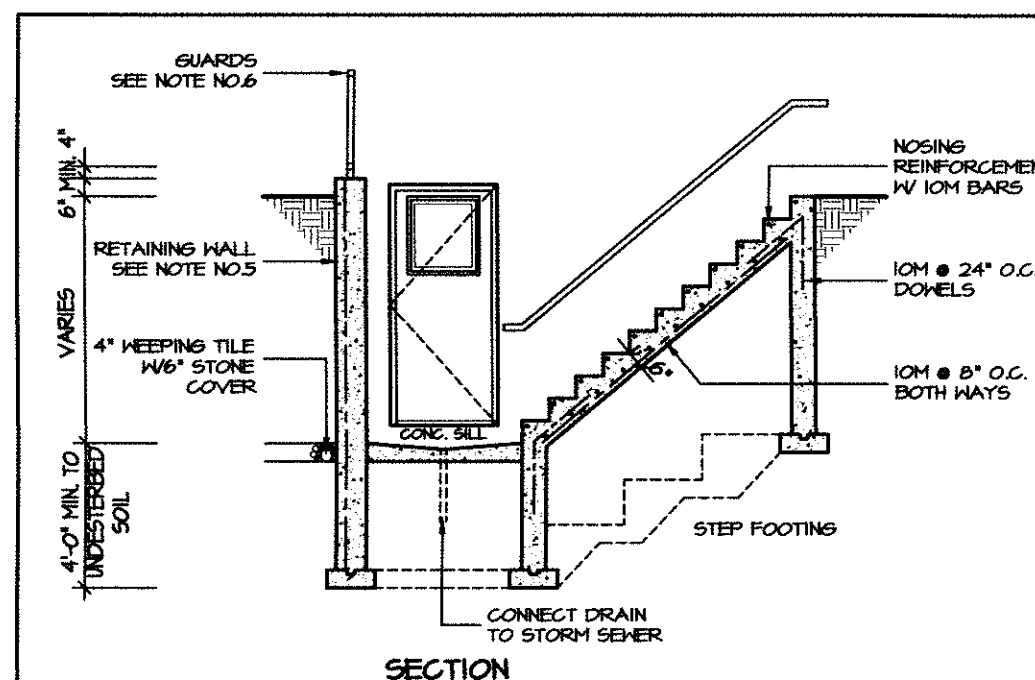
REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION

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

REFER TO FLOOR FRAMING SHOP DRAWINGS
FOR ENGINEERED FRAMING LAYOUTS

FIRST FLOOR AREA			=	1098	Sq. Ft.
SECOND FLOOR AREA			=	1176	Sq. Ft.
TOTAL FLOOR AREA			=	2274	Sq. Ft.
				211.26	Sq. M.
1st FLOOR OPEN AREA	=	18		Sq. Ft.	
2nd FLOOR OPEN AREA	=	0		Sq. Ft.	
ADD TOTAL OPEN AREAS			=	18	Sq. Ft.
ADD FIN. BASEMENT AREA			=	90	Sq. Ft.
GROSS FLOOR AREA			=	2362	Sq. Ft.
				221.50	Sq. M.
FIRST FLOOR COVERAGE			=	1098	Sq. Ft.
GARAGE COVERAGE / AREA			=	495	Sq. Ft.
PORCH COVERAGE / AREA			=	85	Sq. Ft.
TOTAL COVERAGE W/ PORCH			=	1678	Sq. Ft.
			=	155.89	Sq. m.
TOTAL COVERAGE W/O PORCH			=	1593	Sq. Ft.
			=	147.99	Sq. m.

ELEV.	WALL FT ²	WALL MT ²	OPENING FT ²	OPENING MT ²	PERCENTAGE
FRONT	120.33	66.92	71.03	6.60	9.86 %
LEFT SIDE	1433.42	133.17	0.00	0.00	0.00 %
RIGHT SIDE	1440.12	133.85	100.75	9.36	6.99 %
REAR	639.27	59.39	155.91	14.48	24.39 %
TOTAL	4233.14	393.33	327.69	30.44	7.74 %

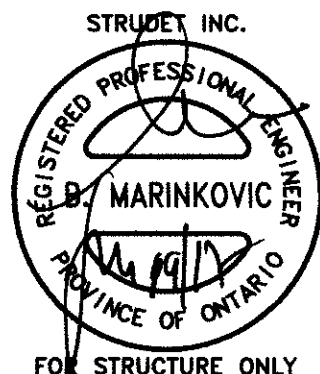


1. FOOTING
24"x20" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
2. CONCRETE
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
3. EXTERIOR STAIRS
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
4. INSULATION
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
5. RETAINING WALL
10' POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS FROM 4'-8" TO 7'-0".
15M HORIZONTAL & VERTICAL REINFORCEMENT @ 12" O.C. EACH FACE FOR WALL HEIGHTS FROM 7'-0" TO 9'-0".
RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
6. GUARDS
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

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



FOR STRUCTURE ONLY

5.		
4.		
3.		
2.		
1.	REVISED FOR LOT 9	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 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) 860-0746

REGIONAL
DESIGN
INC.

SHEET TITLE	
AREA CHARTS	
SCALE	BY
3/16"=1'-0"	ZMP
DATE	TYPE
JAN 2017	

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 2382	PAGE No. 0
PROJECT 01-01-02	

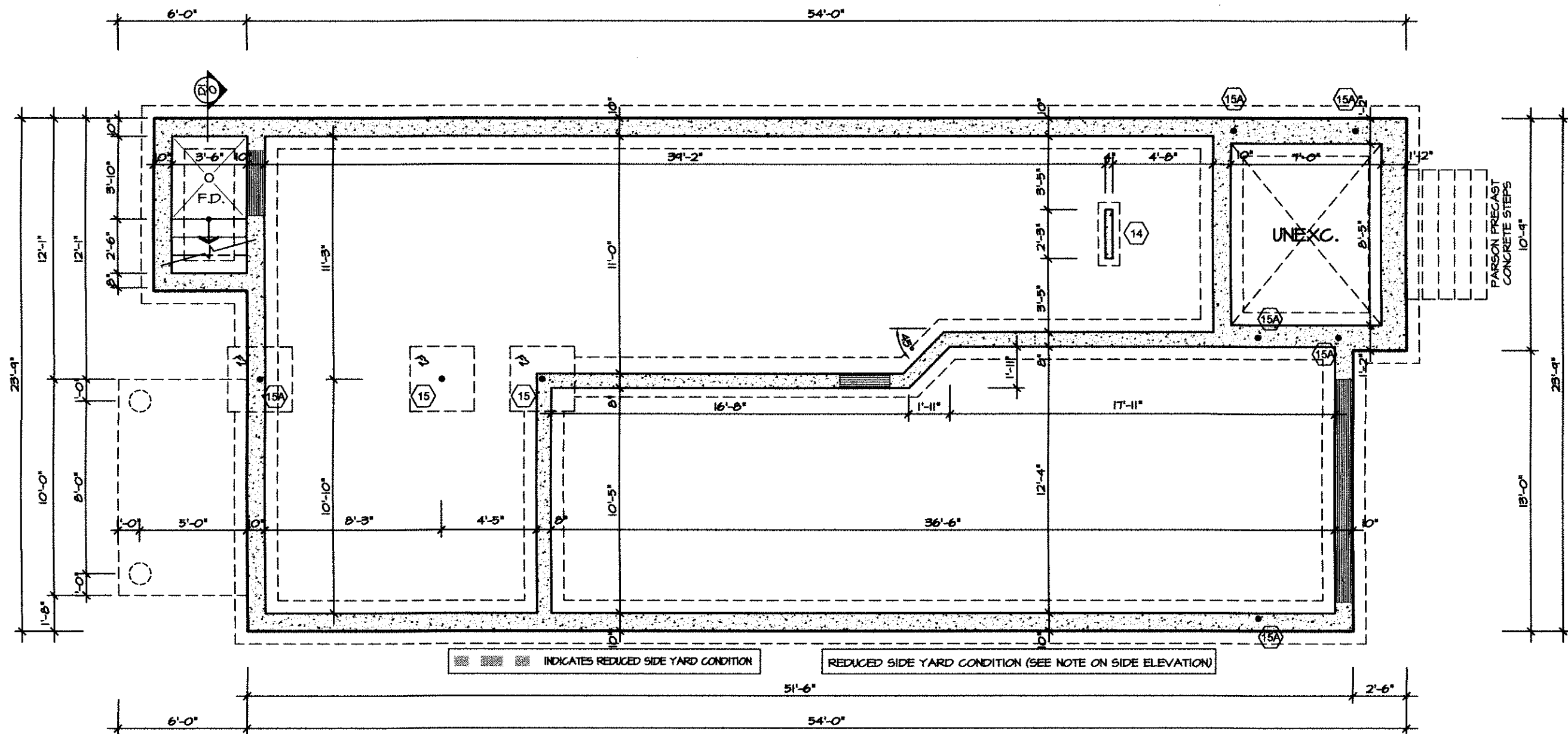
Greenpark.

PROJECT NAME
STAR TIME HOME LTD.

BRIDGEFORD 2-009

COMPLIANCE PACKAGE "A1"

January 19 2017 2:03:08 PM M:\PROJECTS\STAR TIME\CUSTOMS\BRIDGEFORD 2 - LOT 9 E2\BRIDGEFORD 2 LOT9 E2 DWG



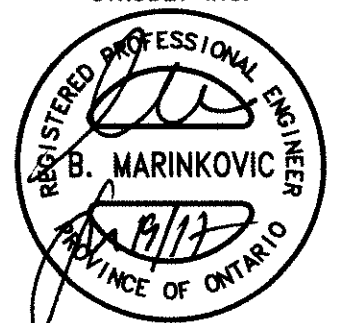
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☐ Preliminary Review

FOUNDATION PLAN 2

STRUDET INC.

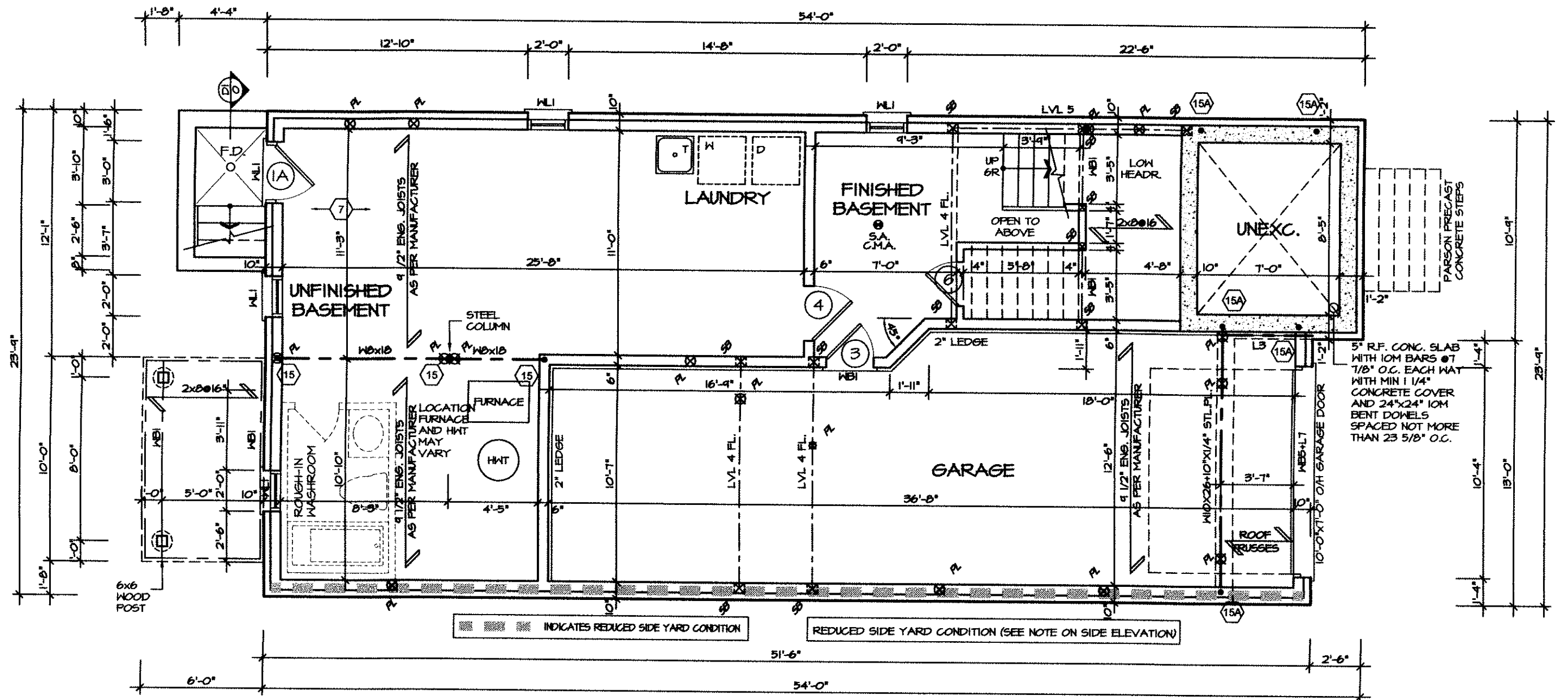


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5. _____ 4. _____ 3. _____ 2. _____ 1. REVISED FOR LOT 9 JAN 2017 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division 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 FOUNDATION PLAN 2 SCALE 3/16"=1'-0" DATE JAN 2017 BY ZMP 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 2382 PROJECT 01-01-02 PAGE No. 1	Greenpark™ PROJECT NAME STAR TIME HOME LTD.
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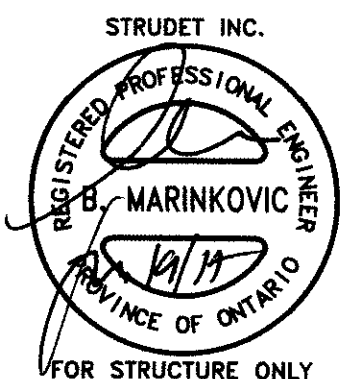


BASEMENT FLOOR PLAN 2

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Design Control Review

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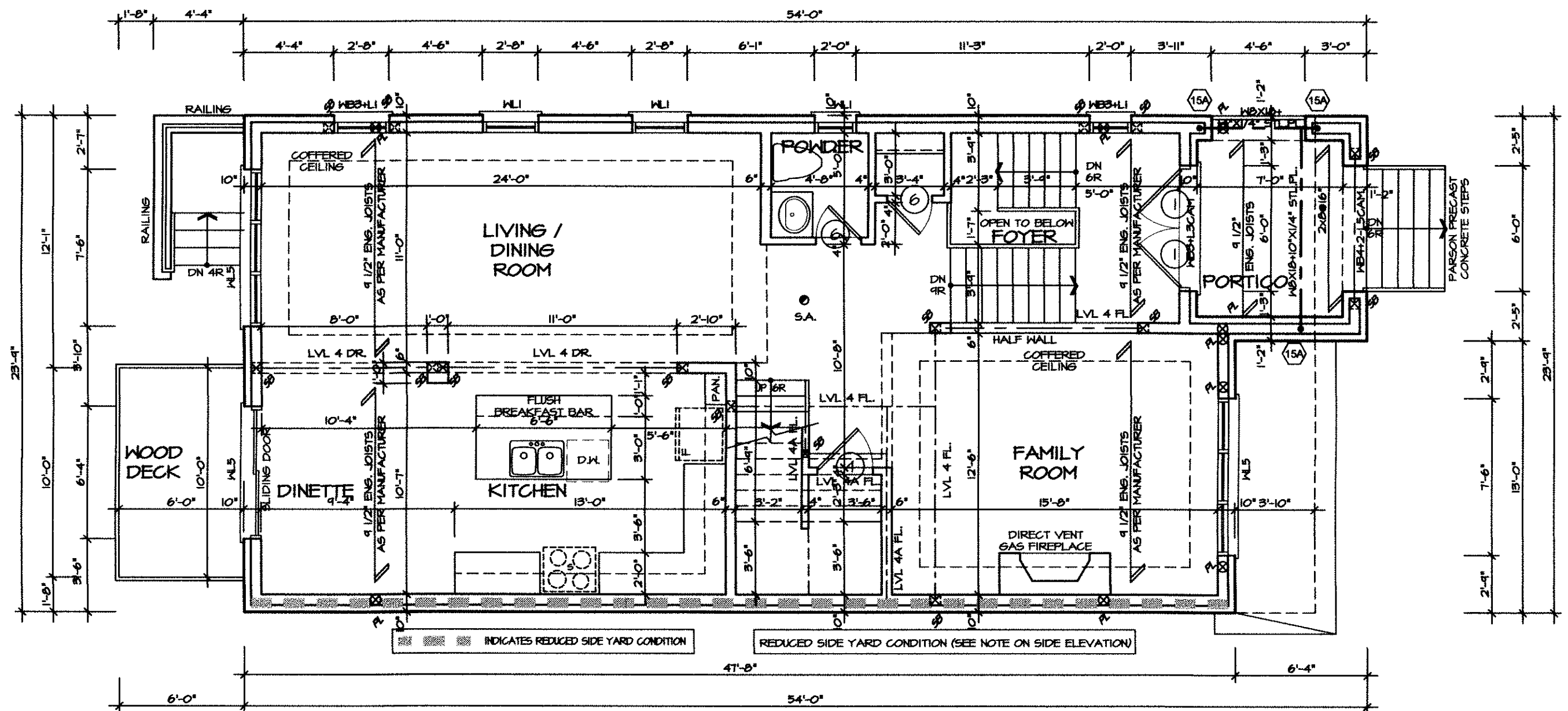
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Date: _____
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☐ Preliminary Review



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5. _____ 4. _____ 3. _____ 2. _____ 1. REVISED FOR LOT 9 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 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 BASEMENT PLAN ELEV. 2 SCALE 3/16"=1'-0" DATE JAN 2017	BY ZMP TYPE	AREA 2382 PROJECT 01-01-02	PAGE No. 2	PROJECT NAME STAR TIME HOME LTD.
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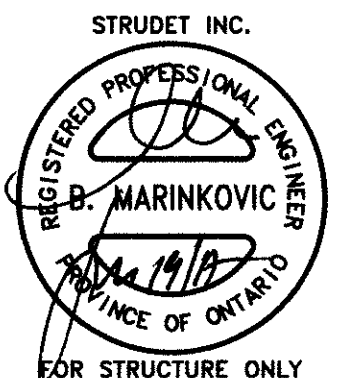


FIRST FLOOR PLAN 2

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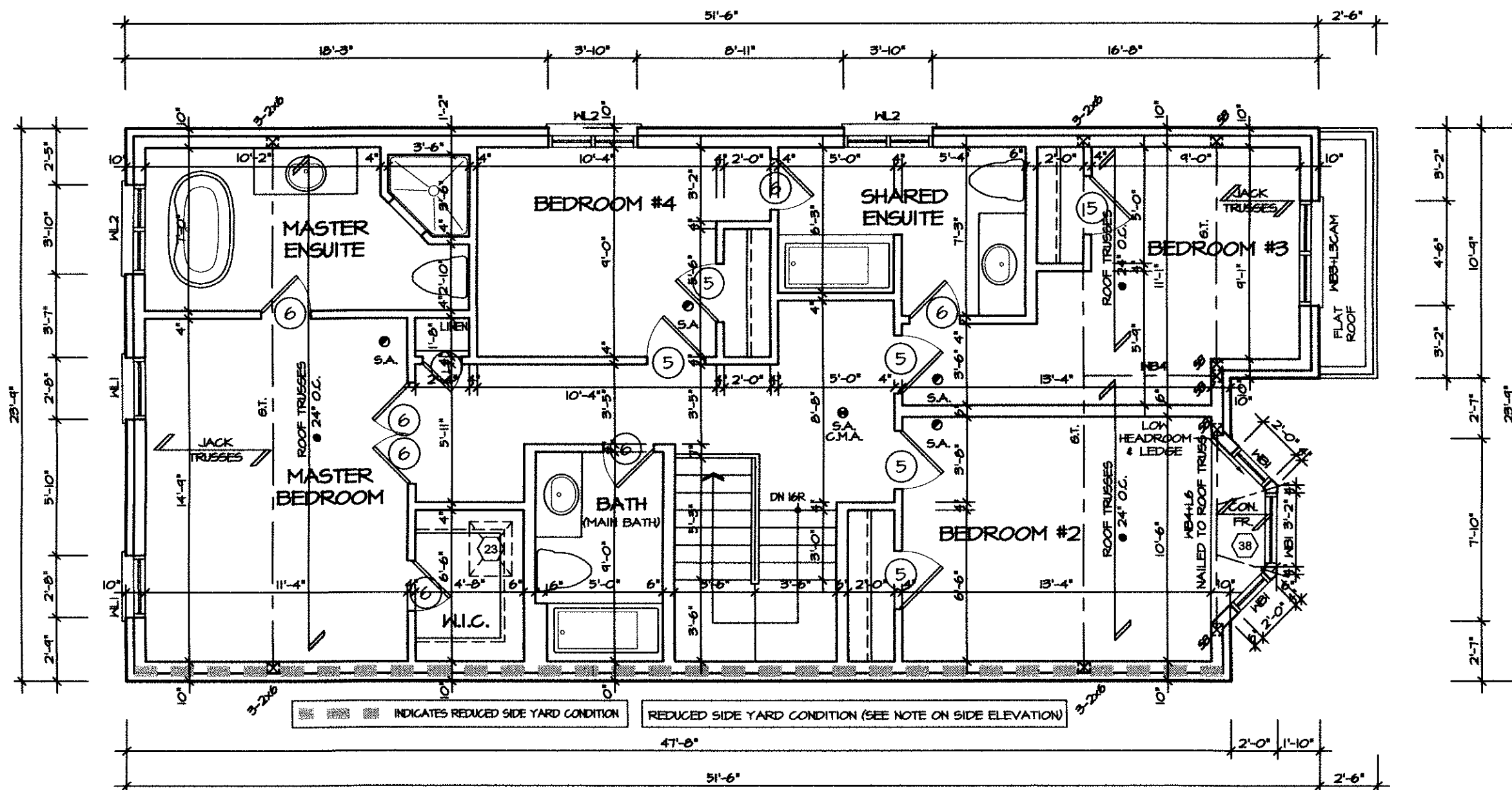
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Date: _____
Reviewed For:
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☐ Preliminary Review



BRIDGEFORD 2-009

COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. REVISED FOR LOT 9 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 2 Subsection 3.2.5 of the building code NICOLA LOMBARDO 28679 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4096 F (905) 660-0746	SHEET TITLE FIRST FLOOR PLAN ELEV. 2 SCALE 3/16"=1'-0" DATE JAN 2017	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 2382 PROJECT 01-01-02	Greenpark. PROJECT NAME STAR TIME HOME LTD.
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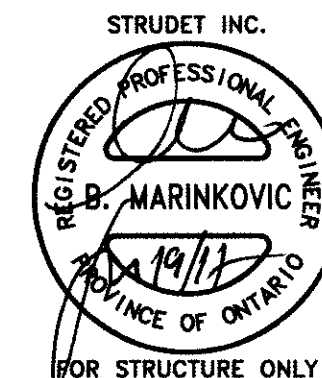


SECOND FLOOR PLAN 2

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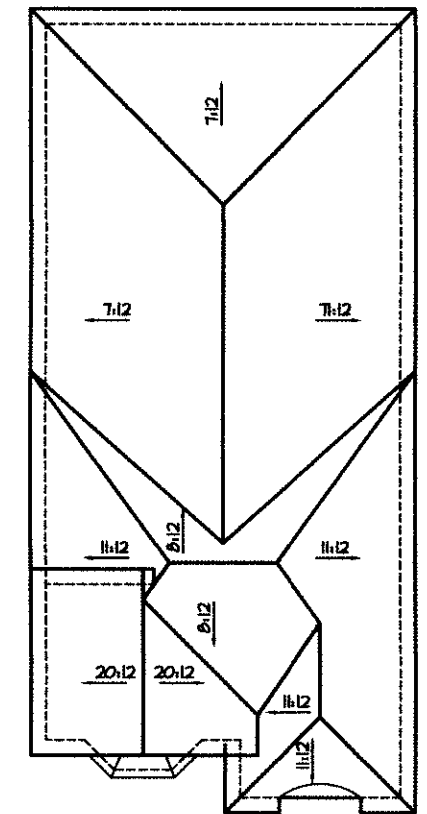
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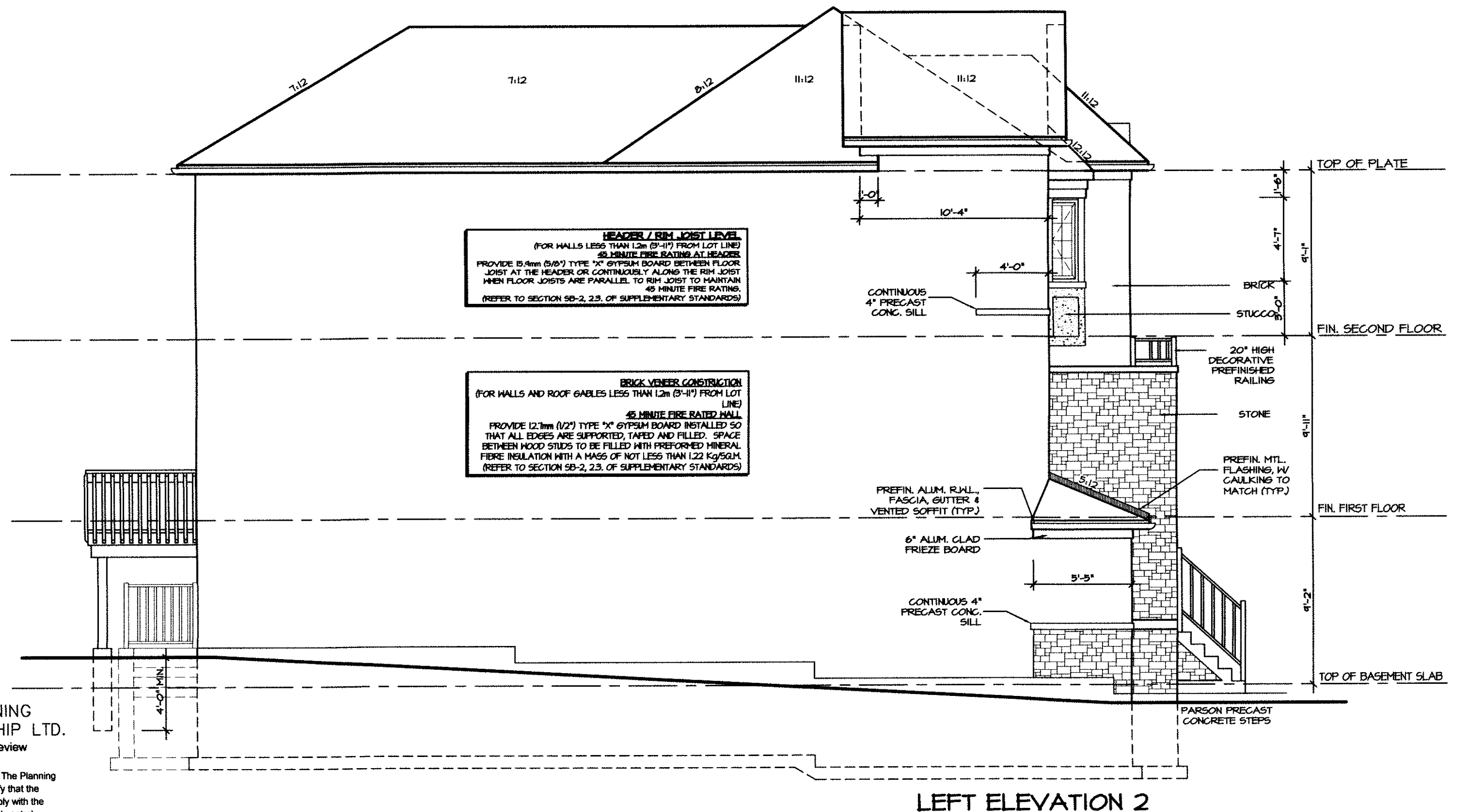
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5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code 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.				FRONT ELEVATION					PROJECT NAME STAR TIME HOME LTD.
3.				ELEV. 2					
2.				SCALE	BY	AREA	PAGE No.		
1.	REVISED FOR LOT 9			JAN 2017	3/16"=1'-0"	ZMP	2382		
REVISIONS			NICOLA LOMBARDO  28679 NAME SIGNATURE BCIN		DATE		PROJECT		
					JAN 2017		01-01-02		



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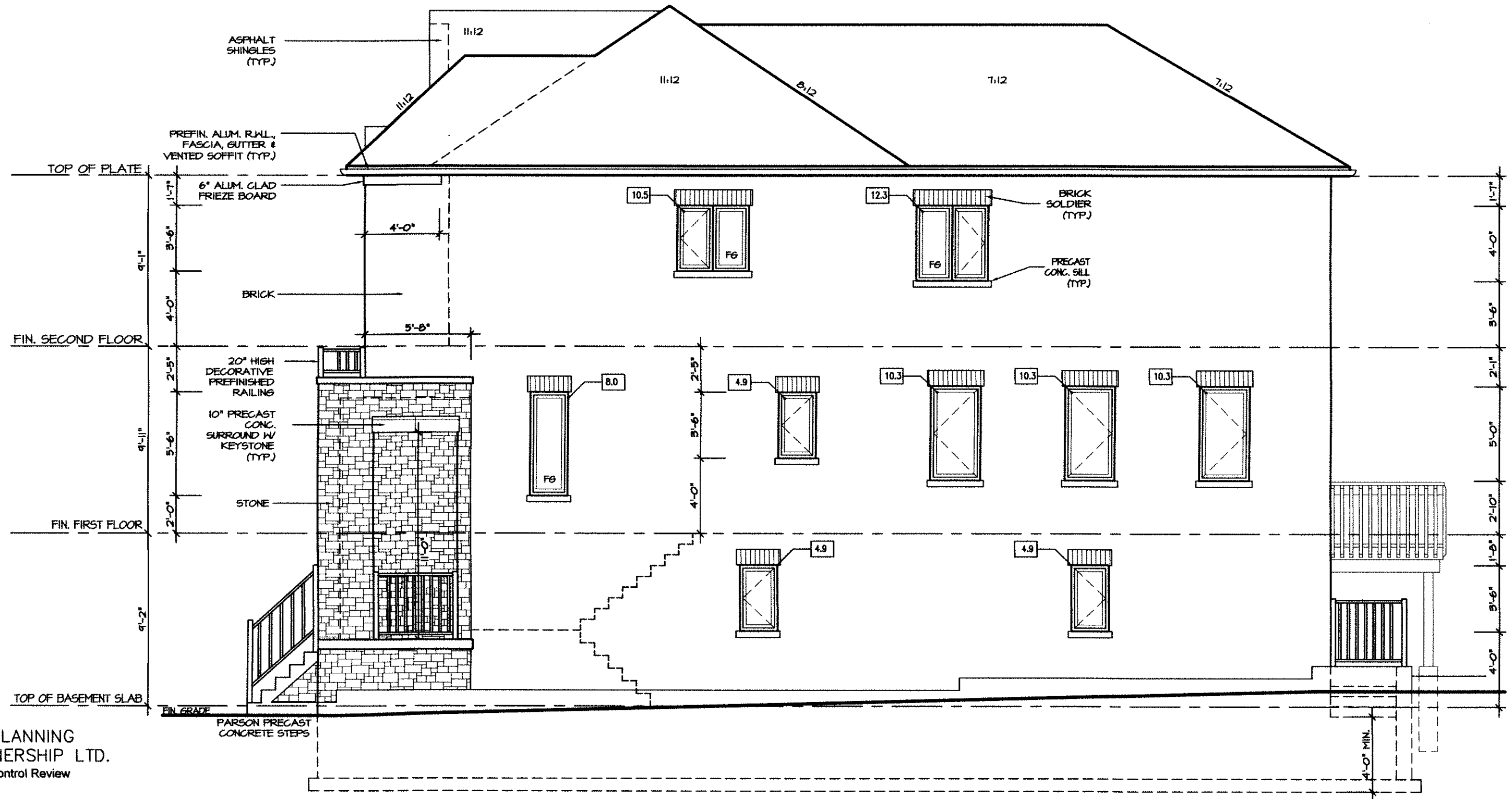
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LEFT ELEVATION 2

BRIDGEFORD 2-009

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4.						SCALE 3/16"=1'-0"	BY ZMP	AREA 2382	PAGE No. 6	
3.						DATE JAN 2017	TYPE	PROJECT 01-01-02		
2.										
1.	REVISED FOR LOT 9	JAN 2017								
REVISIONS										



RIGHT ELEVATION 2

ALLOWABLE GLAZING

WALL AREA	=	1440	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% I.2 M	=	100.80	Sq. Ft.
SIDE YARD			
ACTUAL GLAZED AREA	=	76.4	Sq. Ft.

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BRIDGEFORD 2-009

COMPLIANCE PACKAGE "A1"

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4.					SCALE 3/16"=1'-0"	BY ZMP	AREA 2382	PAGE No. 7		
3.					DATE JAN 2017	TYPE	PROJECT 01-01-02			
2.										
1.										
REVISIONS		JAN 12		NICOLA LOMBARDO NAME		SIGNATURE		28679 BCIN		

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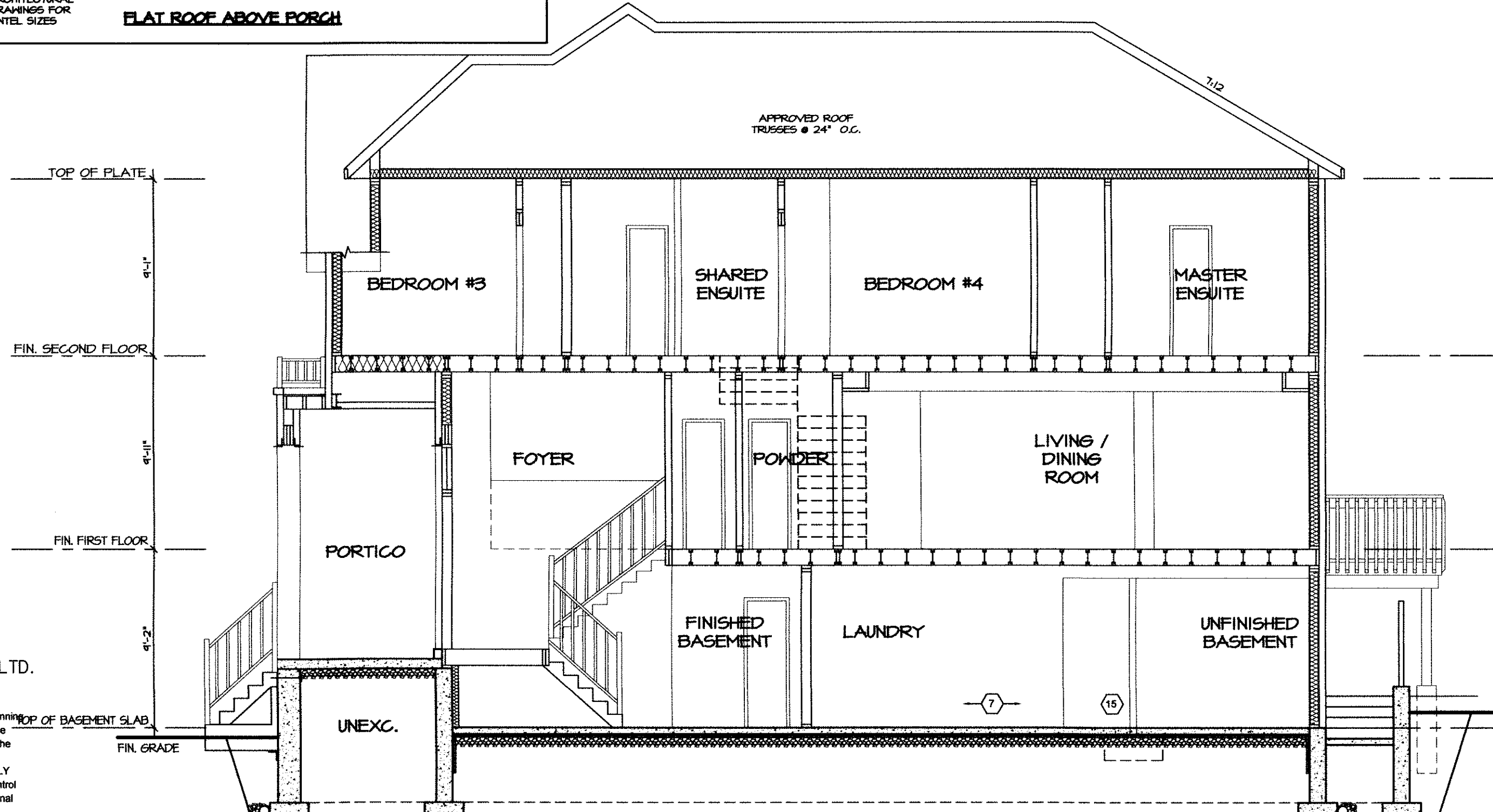
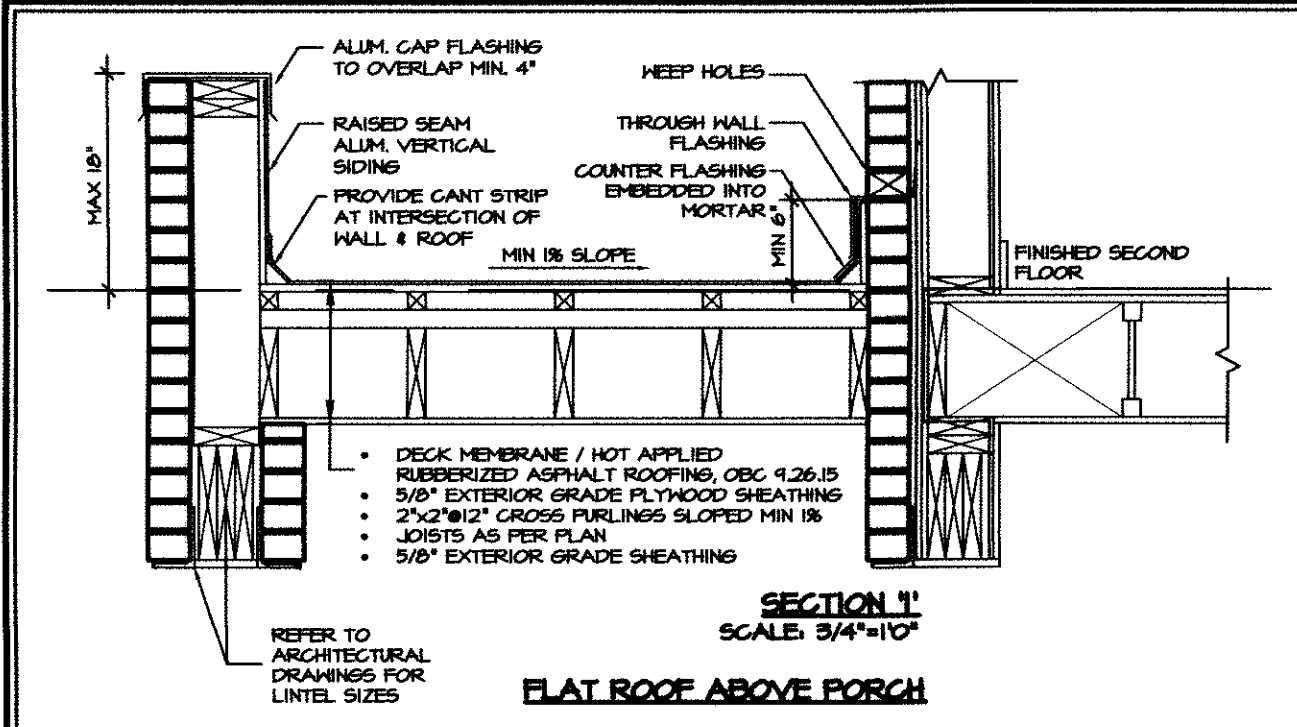
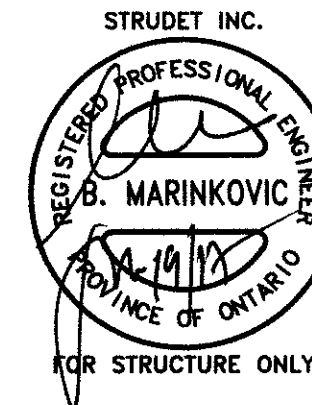


REAR ELEVATION 2

BRIDGEFORD 2-009

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 NAME SIGNATURE 28679 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		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	AREA 2382	PAGE No. 8		
3.									
2.									
1.	REVISED FOR LOT 9								JAN 2017
REVISIONS									



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

CROSS SECTION A-A

BRIDGEFORD 2-009

COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. REVISED FOR LOT 9 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 SCALE 3/16"=1'-0" BY ZMP DATE JAN 2017 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 2382 PAGE No. 9 PROJECT 01-01-02		Greenpark. PROJECT NAME STAR TIME HOME LTD.	
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