

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 90 KPa ENGINEERED FILL SOIL  
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD  
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD  
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD  
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD  
F5 = 16"x16"x8" 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

BRICK VENEER LINTELS

WL1 = 3'-1/2"x3'-1/2"x1/4" (90x90x6.0L) + 2-2"x8" SPR. No.2  
WL2 = 4"x3'-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2  
WL3 = 5"x3'-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2  
WL4 = 6"x3'-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2  
WL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2  
WL6 = 5"x3'-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2  
WL7 = 5"x3'-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2  
WL8 = 5"x3'-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2  
WL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD 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" (3-45x456)

LOOSE STEEL LINTELS

L1 = 3'-1/2"x3'-1/2"x1/4" (90x90x6.0L)  
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)

DOOR SCHEDULE

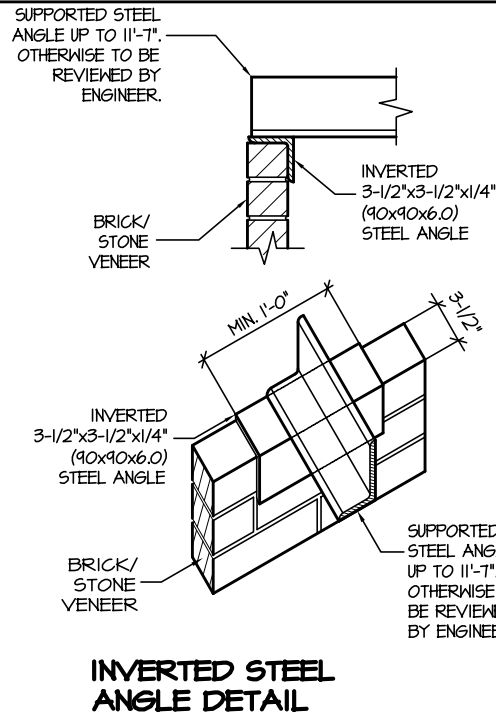
NOS.	WIDTH	HEIGHT 8'-0" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB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

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 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



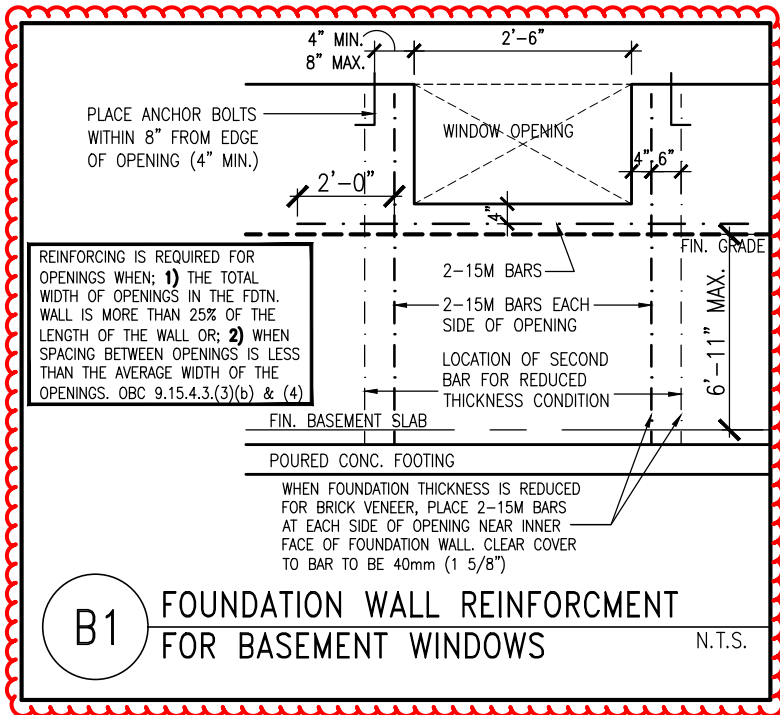
THE MINIMUM THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT  
SHALL CONFORM TO THE FOLLOWING

2012 ENERGY STAR V-12.7

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	8.81 (R50)
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	4.4 (R20+R5)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY STAR ® ZONE C (ER 24/MV 1.4)
SPACE HEATING EQUIPMENT MINIMUM AFUE	95% ENERGY STAR ® WITH ECM
GAS FIREPLACE	ELECTRONIC SPARK IGNITION
HRV MINIMUM EFFICIENCY	TIER 2 65% SRE ENERGY STAR ® HRV TO BE INTERCONNECTED TO THE FURNACE FAN MUST BE BALANCED INDICATING ON HIGH SPEED FRESH/STALE
HOT WATER TANK	CONDENSING HOT WATER TANK 90% TE ENVIROSENCE
DRAIN WATER HEAT RECOVERY	ONE SHOWER > 42% STEADY R3-42 OR TD342
AIR TIGHTNESS MUST MEET MINIMUM	DETACHED LEVEL 1 (2.5 ACH/0.18 NLR) ATTACHED LEVEL 1 (3.0 ACH/0.26 NLR)
DUCT SEALING	ALL SUPPLY DUCTS 1 m (HORIZONTAL) OF RETURN DUCTS
LIGHTS	75% CFLs OR LEDs

AREA CALCULATIONS		ELEV. 2
GROUND FLOOR AREA	=	1560 Sq. Ft.
SECOND FLOOR AREA	=	1898 Sq. Ft.
TOTAL FLOOR AREA	=	3458 Sq. Ft.
	=	321.26 Sq. M.
1ST FLOOR OPEN AREA	=	0 Sq. Ft.
2ND FLOOR OPEN AREA	=	10 Sq. Ft.
ADD TOTAL OPEN AREAS	=	10 Sq. Ft.
ADD FIN. BASEMENT AREA	=	0 Sq. Ft.
GROSS FLOOR AREA	=	3468 Sq. Ft.
	=	322.19 Sq. M.
GROUND FLOOR COVERAGE	=	1560 Sq. Ft.
GARAGE COVERAGE / AREA	=	389 Sq. Ft.
PORCH COVERAGE / AREA	=	38 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1987 Sq. Ft.
	=	184.60 Sq. m.
TOTAL COVERAGE W/O PORCH	=	1949 Sq. Ft.
	=	181.07 Sq. m.

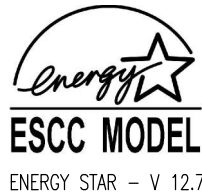
JUNIPER 9-317		ELEV.2			
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	864.19	80.29	136.29	12.66	15.77 %
LEFT SIDE	1406.59	130.68	86.00	7.99	6.11 %
RIGHT SIDE	1318.72	122.51	41.00	3.81	3.11 %
REAR	998.17	92.73	173.19	16.09	17.35 %
TOTAL	4587.67	426.21	436.48	40.55	9.51 %



GENERAL NOTES/CONSTRUCTION DETAILS  
Reviewed drawings to be read in conjunction  
with reviewed general notes, constructions  
details and specifications

TOWN OF MILTON  
PLANNING AND DEVELOPMENT  
BUILDING PERMIT: 17-7103  
BUILDING: REVIEWED  
SCOTT SHERRIFFS JUN 12, 2017  
PLANS EXAMINER DATE  
Neither the issuance of a permit nor carrying out of  
inspections by the Town of Milton relieves the owner from  
full responsibility for compliance with the provisions of  
the Ontario Building Code Act and the Ontario Building  
Code, both as amended, as well as other applicable  
statutes and regulations of the Province of Ontario,  
By-laws of the Region of Halton and Town of Milton

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TOWN OF MILTON  
MAY 30, 2017  
17-7103  
BUILDING DIVISION



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and all applicable regulations and requirements  
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Architect is not responsible in any way for  
examining or approving site (lotting) plans or  
working drawings with respect to any zoning or  
building code or permit matter or that any  
house can be properly built or located on its lot.

This is to certify that these plans comply  
with the applicable Architectural Design  
Guidelines approved by the Town of  
MILTON.

JUNIPER 9-317  
ENERGY STAR

5.		
4.		
3.		
2.		
1.	REVISED FOR LOT 317	APR 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  
VIKAS GAJJAR 28770  
NAME SIGNATURE BCIN

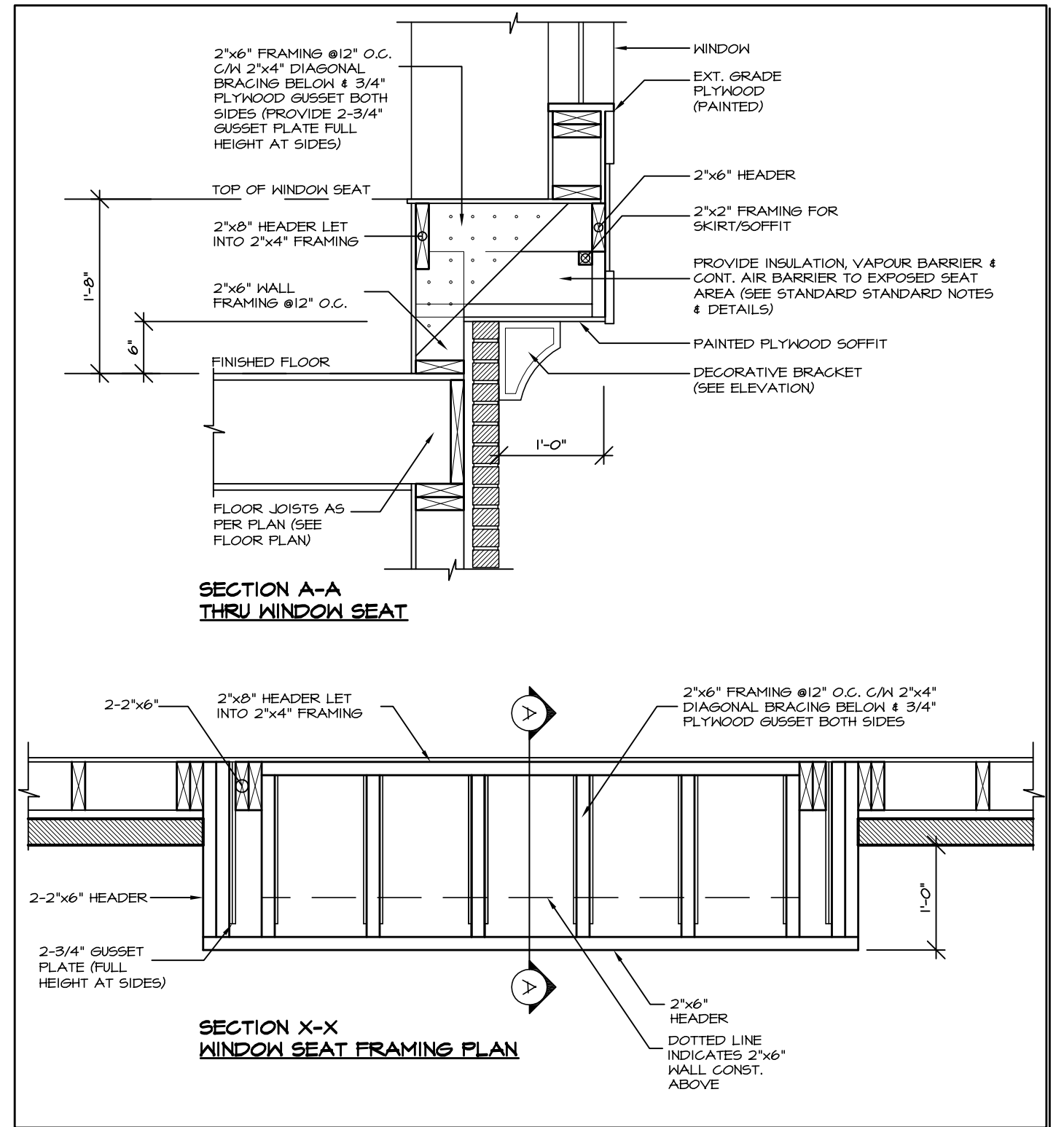
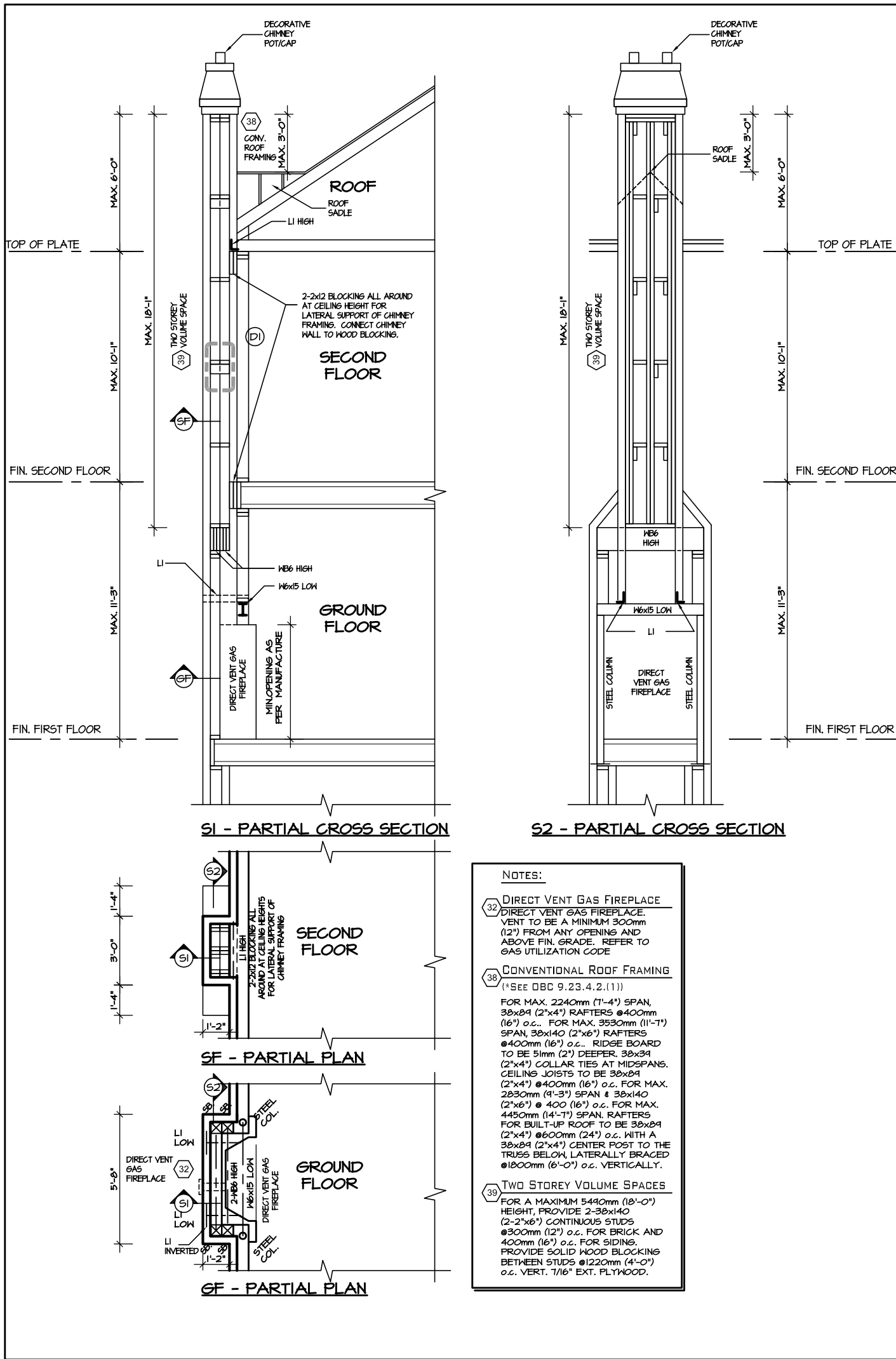
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CONCORD, ONTARIO  
L4K 4S6  
P (416) 736-4096  
F (905) 660-0746

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DESIGN  
INC.

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

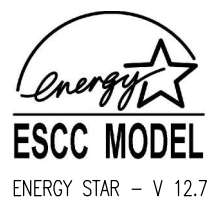
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	AREA	3468	PAGE No.	0
	PROJECT	02-10-103		

Greenpark.  
PROJECT NAME  
LECCO RIDGE



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MAY 30, 2017  
17-7103  
BUILDING DIVISION

TOWN OF MILTON  
PLANNING AND DEVELOPMENT  
BUILDING PERMIT: 17-7103  
BUILDING: REVIEWED  
SCOTT SHERRIFFS JUN 12, 2017  
PLANS EXAMINER DATE  
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ARCHITECTURAL REVIEW & APPROVAL  
MAR 20 2017  
John G. Williams Limited, Architect

ENERGY STAR - V 12.7

**JUNIPER 9-317**  
ENERGY STAR

5.		
4.		
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1.	REVISED FOR LOT 317	APR 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

VIKAS GAJJAR  
NAME SIGNATURE BCIN 28770

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8700 DUFFERIN ST.  
CONCORD, ONTARIO  
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SHEET TITLE  
**DETAILS**

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

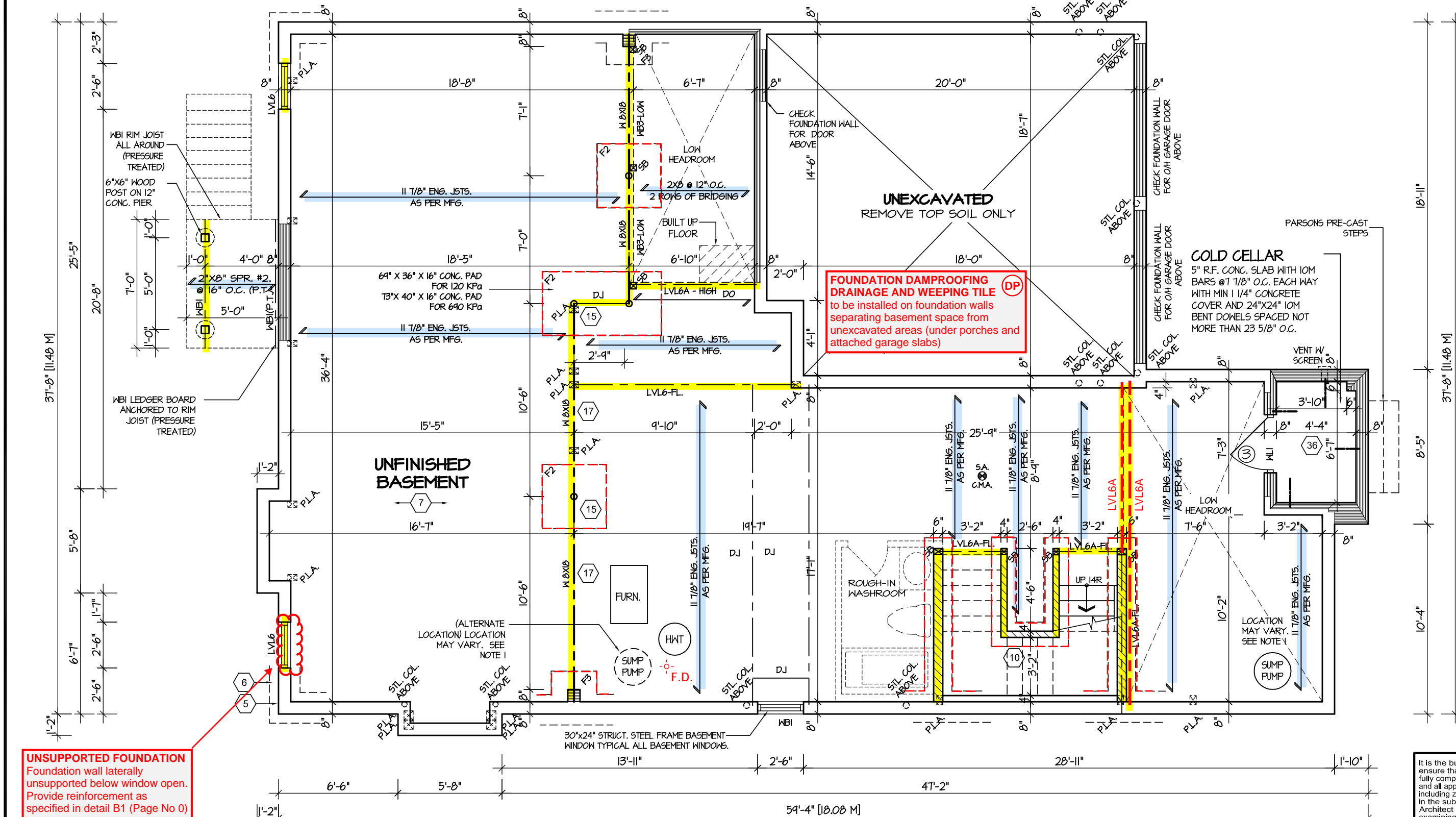
AREA 3468  
PROJECT 02-10-103

PAGE No.  
**0-2**

**Greenpark.**

PROJECT NAME  
**LECCO RIDGE**





**UNSUPPORTED FOUNDATION**  
Foundation wall laterally unsupported below window open. Provide reinforcement as specified in detail B1 (Page No 0)

**TOWN OF MILTON**  
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TOWN OF MILTON  
MAY 30, 2017  
17-7103  
BUILDING DIVISION

**ENGINEERED FLOOR SYSTEM**  
Drawings to be read in conjunction with reviewed engineered floor system layout

### BASEMENT 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'

**NOTE 1:** FINAL LOCATION OF SUMP PUMP IS BASED ON SITE CONDITION

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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ARCHITECTURAL REVIEW & APPROVAL  
MAR 20 2017  
John G. Williams Limited, Architect

**JUNIPER 9-317**  
ENERGY STAR

REVISIONS		
5.		
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1.	REVISED FOR LOT 317	APR 2017

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QUALIFICATION INFORMATION  
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VIKAS GAJJAR  
NAME SIGNATURE BCIN 28770

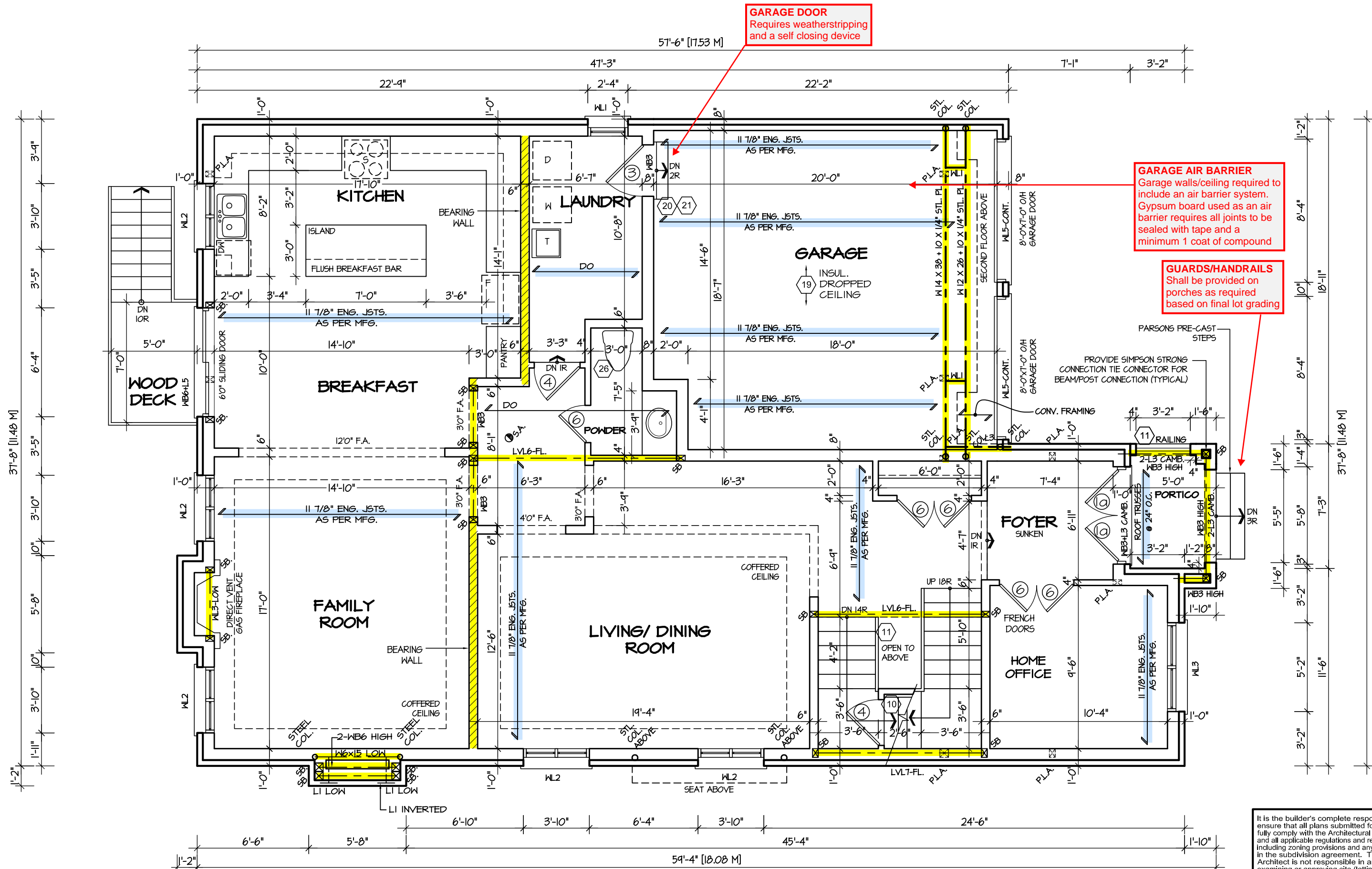
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**REGION DESIGN INC.**

SHEET TITLE  
**BASEMENT PLAN 2**  
SCALE 3/16"=1'-0"  
DATE APR 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 3468  
PAGE No. 1  
PROJECT 02-10-103

**Greenpark.**  
PROJECT NAME  
LECCO RIDGE



FIRST FLOOR PLAN '2'

**TOWN OF MILTON**  
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MAY 30, 2017  
17-7103  
BUILDING DIVISION

ENGINEERED FLOOR SYSTEM  
Drawings to be read in conjunction with reviewed engineered floor system layout



FOR STRUCTURE ONLY

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ARCHITECTURAL REVIEW & APPROVAL

MAR 20 2017

John G. Williams Limited, Architect

JUNIPER 9-317  
ENERGY STAR

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NAME	SIGNATURE	BCIN

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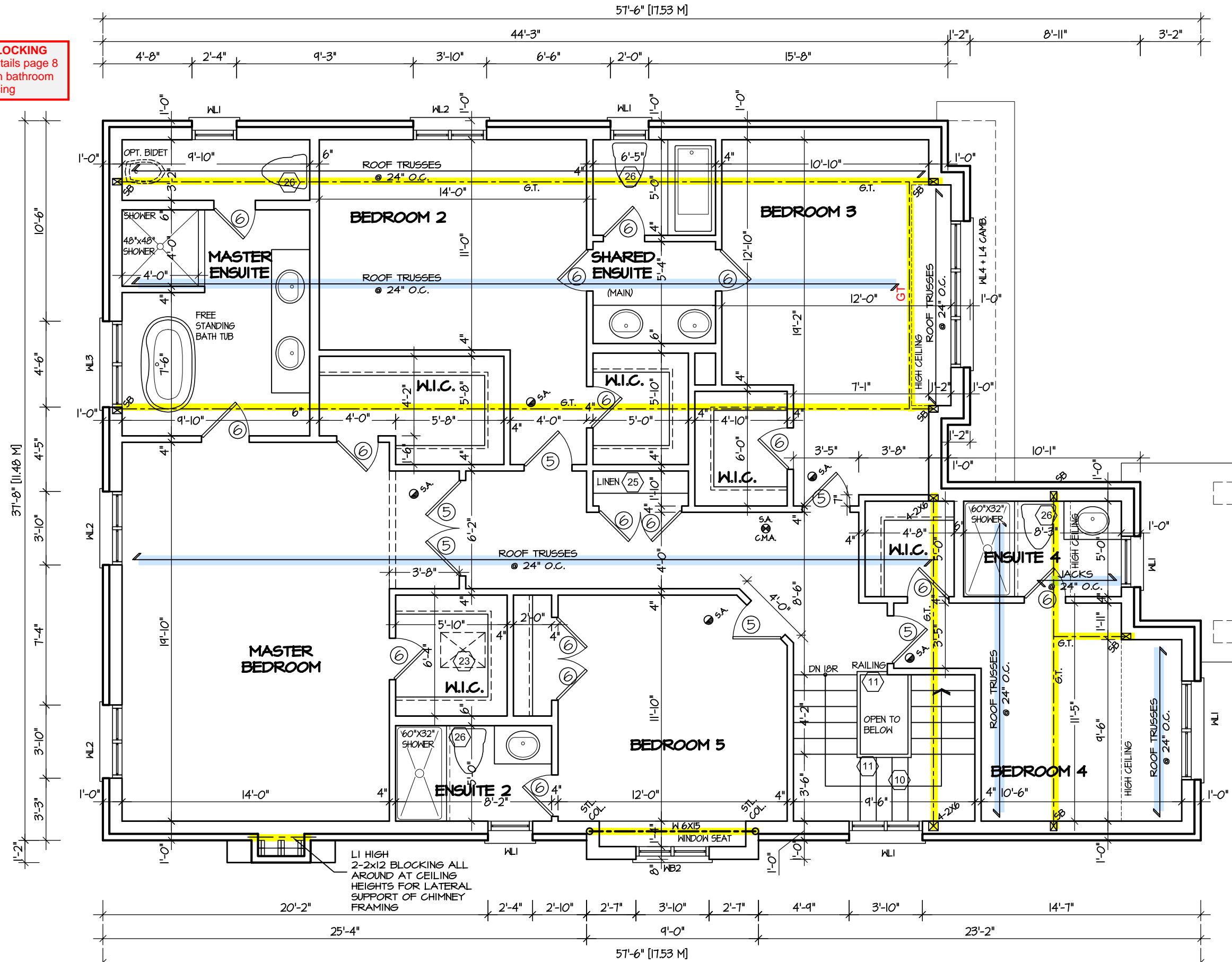
SHEET TITLE FIRST FLOOR PLAN 2	
SCALE 3/16"=1'-0"	BY ZMP
DATE APR 2017	TYPE

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AREA 3468	PAGE No. 2
PROJECT 02-10-103	

PROJECT NAME LECCO RIDGE	



**BATHROOM BLOCKING**  
See standard details page 8  
for required main bathroom  
grab bar reinforcing



SECOND FLOOR PLAN '2'



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ARCHITECTURAL REVIEW & APPROVAL  
MAR 20 2017  
John G. Williams Limited, Architect

**JUNIPER 9-317**  
ENERGY STAR



PROJECT NAME  
LECCO RIDGE

**TOWN OF MILTON**  
PLANNING AND DEVELOPMENT  
BUILDING PERMIT: 17-7103  
**BUILDING: REVIEWED**  
SCOTT SHERRIFFS JUN 12, 2017  
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TOWN OF MILTON  
MAY 30, 2017  
17-7103  
BUILDING DIVISION

**ENGINEERED TRUSS SYSTEM**  
Reviewed drawings to be read in  
conjunction with reviewed  
engineered truss system layout

5.		
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REVISIONS		

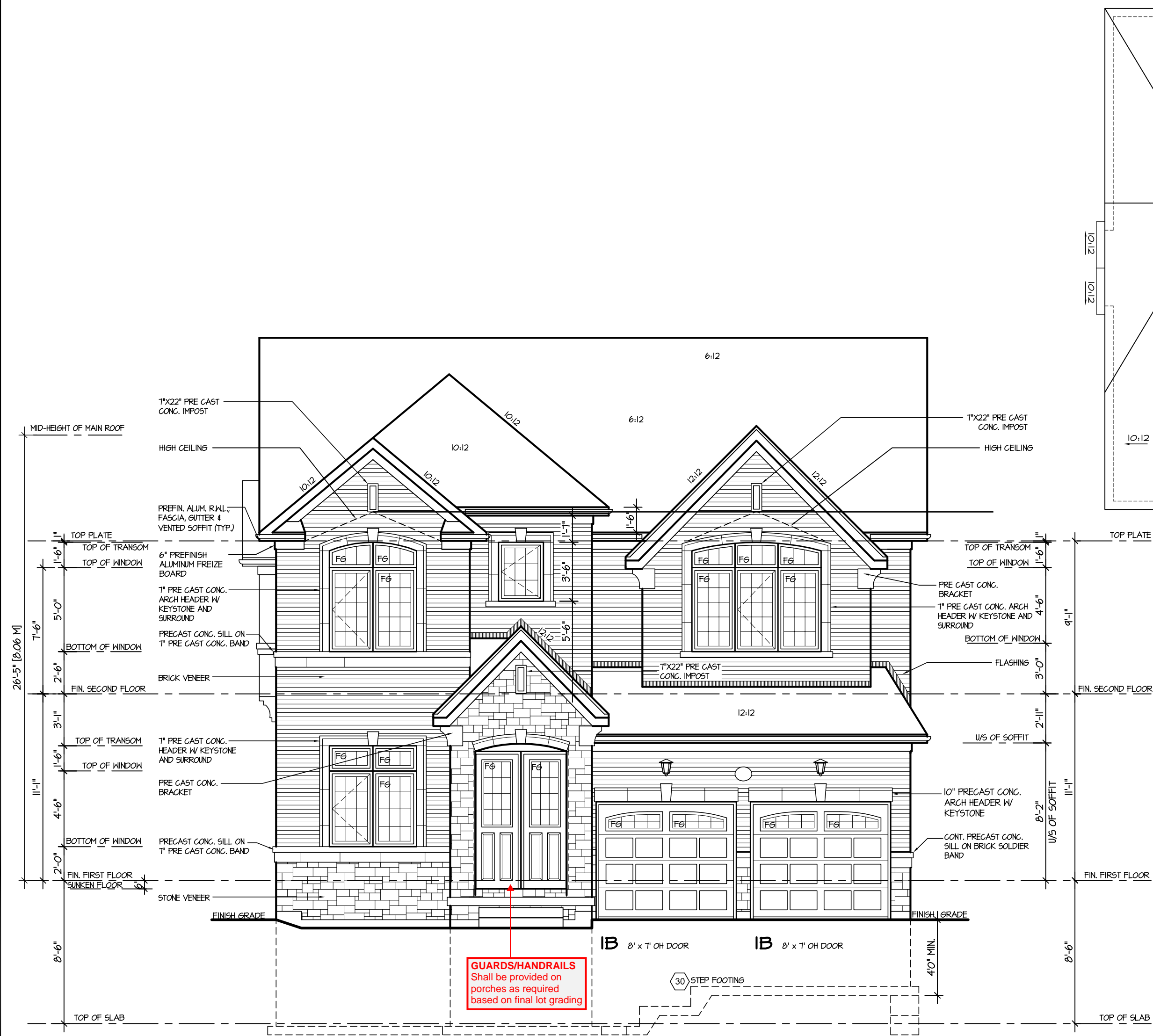
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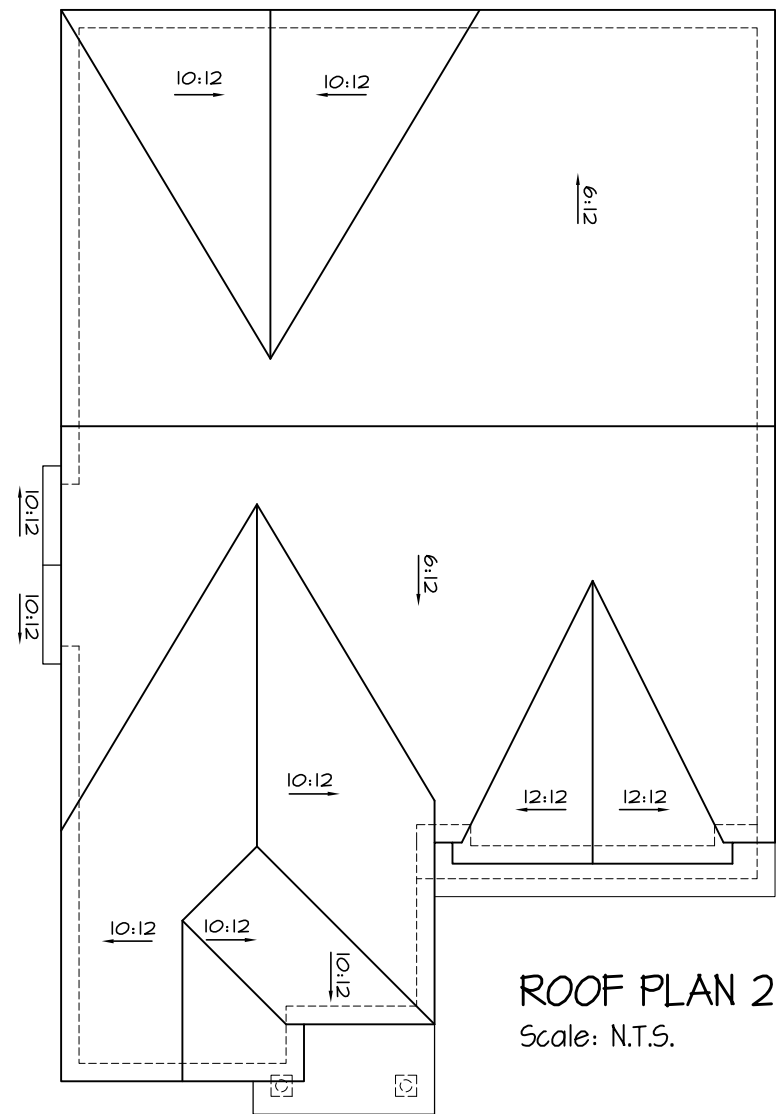
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DESIGN  
INC.**

SHEET TITLE SECOND FLOOR PLAN 2	
SCALE 3/16"=1'-0"	BY ZMP
DATE APR 2017	TYPE

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AREA 3468	PAGE No. 3
PROJECT 02-10-103	



FRONT ELEVATION 2



**TOWN OF MILTON**  
PLANNING AND DEVELOPMENT  
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SCOTT SHERRIFFS JUN 12, 2017  
PLANS EXAMINER DATE  
Neither the issuance of a permit nor carrying out of inspections by the Town of Milton relieves the owner from full responsibility for compliance with the provisions of the Ontario Building Code Act and the Ontario Building Code, both as amended, as well as other applicable statutes and regulations of the Province of Ontario, By-laws of the Region of Halton and Town of Milton

**RECEIVED**  
TOWN OF MILTON  
MAY 30, 2017  
17-7103  
BUILDING DIVISION

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of MILTON.

ARCHITECTURAL REVIEW & APPROVAL  
MAR 20 2017  
John G. Williams Limited, Architect

**JUNIPER 9-317**  
ENERGY STAR

5.		
4.		
3.		
2.		
1.	REVISED FOR LOT 317	APR 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

VIKAS GAJJAR	28770
NAME	BCIN
SIGNATURE	

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 2**

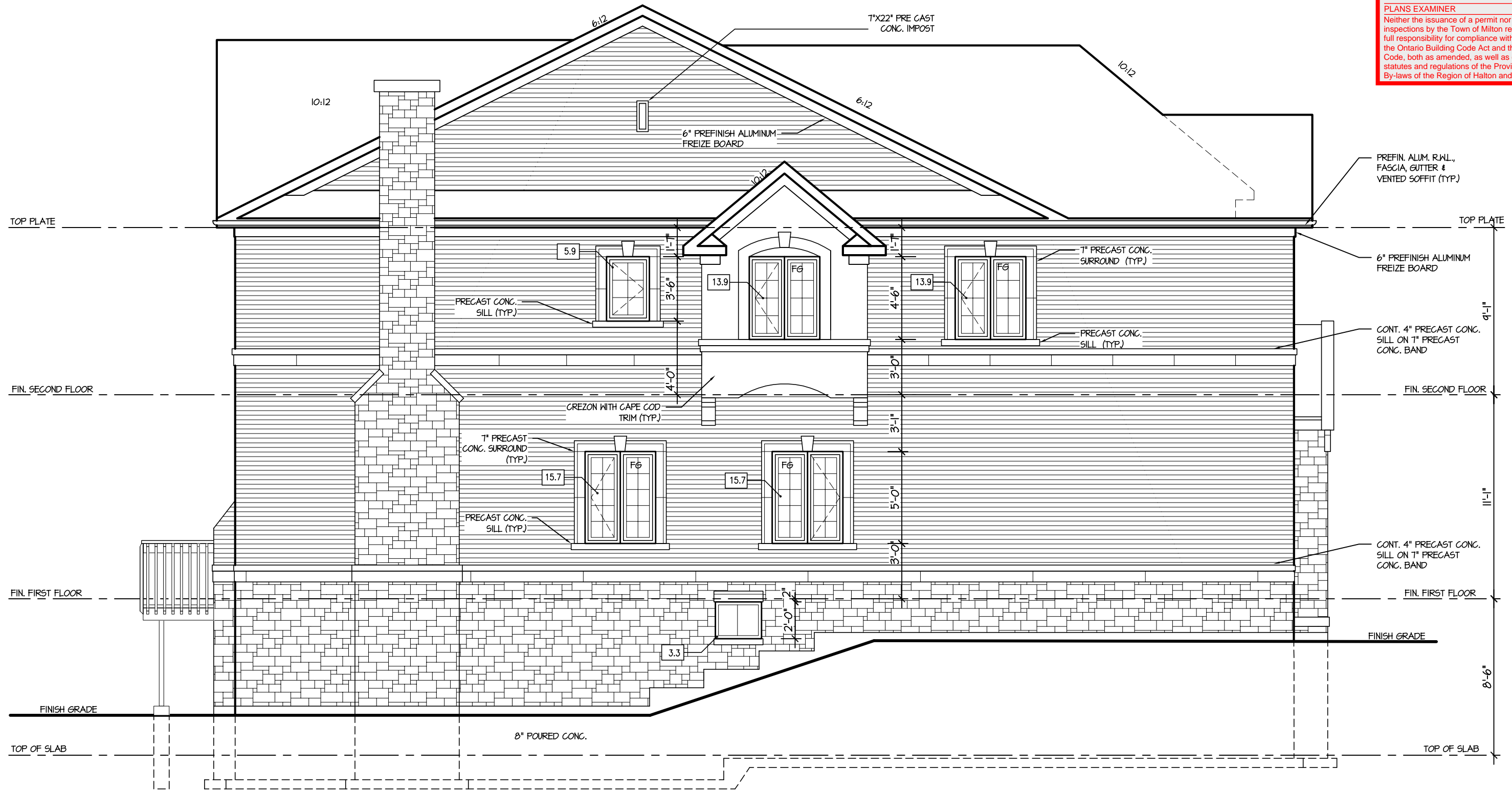
SCALE 3/16"=1'-0"	BY ZMP
DATE APR 2017	TYPE

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 3468	PAGE No. 4
PROJECT 02-10-103	

**Greenpark.**

PROJECT NAME  
**LECCO RIDGE**



LEFT ELEVATION 2

ALLOWABLE GLAZING (STANDARD PLAN)			
WALL AREA	=	1407	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7 & 1.2 M SIDE YARD	=	98.44	Sq. Ft.
ACTUAL GLAZED AREA	=	68.4	Sq. Ft.

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JUNIPER 9-317  
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4.						SCALE 3/16"=1'-0"	BY ZMP	AREA 3468	PAGE No. 5	
3.						DATE APR 2017	TYPE	PROJECT 02-10-103		
2.										
1.	REVISED FOR LOT 317	APR 2017								
REVISIONS			VIKAS GAJJAR NAME	 SIGNATURE	28770 BCIN					



ALLOWABLE GLAZING (STANDARD PLAN)			
WALL AREA	=	1067	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% 1.2 M SIDE YARD	=	74.69	Sq. Ft.
ACTUAL GLAZED AREA	=	30.9	Sq. Ft.

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ARCHITECTURAL REVIEW &amp; APPROVAL

MAR 2/0 201

John G. Williams Limited, Architects

**JUNIPER 9-317**  
ENERGY STAR

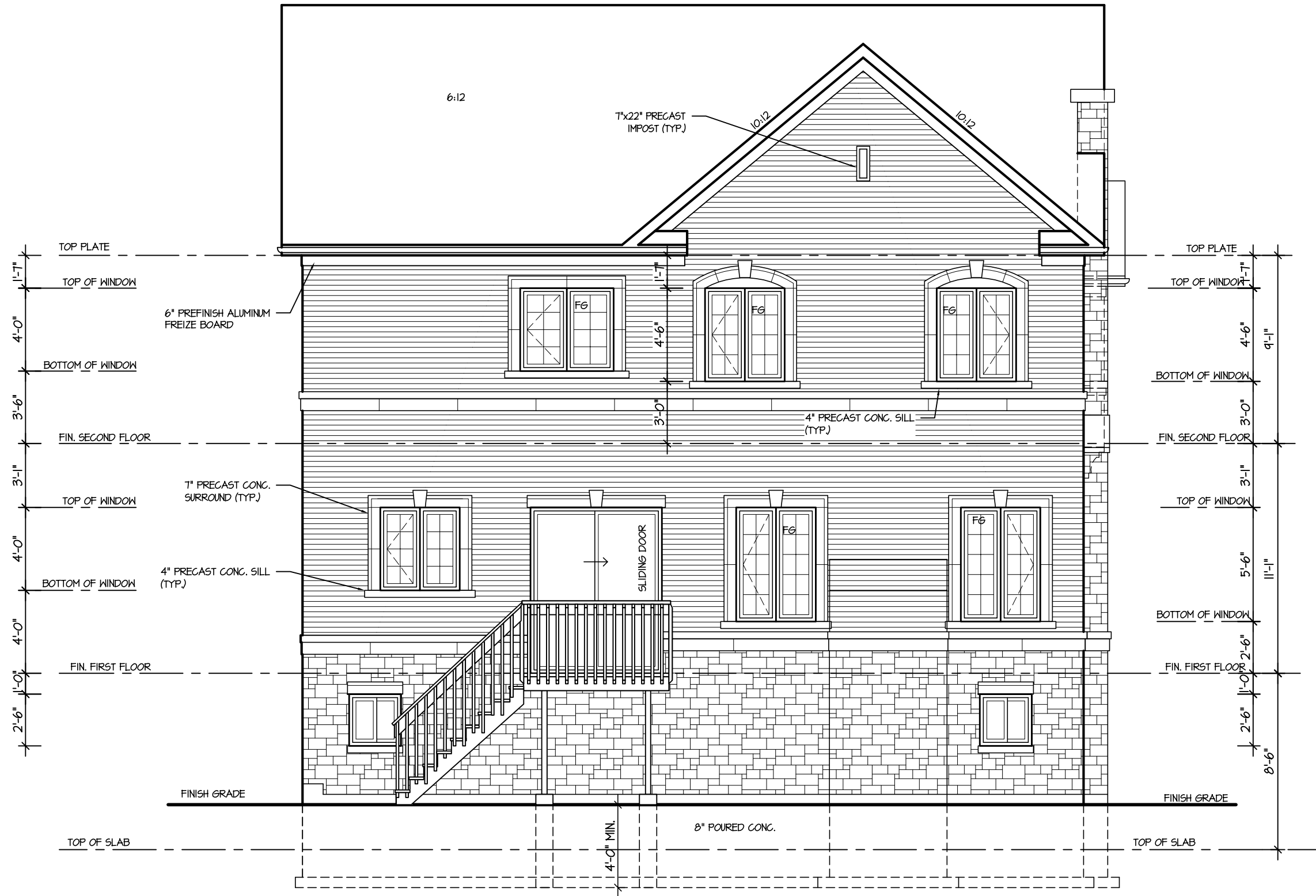
 **Greenpark.**

PROJECT NAME **LECCO RIDGE**

RECEIVED  
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MAY 30, 2017  
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4.					RIGHT SIDE ELEVATION 2					<p>PROJECT NAME</p> <p>LECCO RIDGE</p>
3.					SCALE	BY	AREA	PAGE No.		
2.					3/16"=1'-0"	ZMP	3468	6		
1.	REVISED FOR LOT 317				DATE	TYPE	PROJECT			
		APR 2017		02-10-103						
REVISIONS		VIKAS GAJJAR				28770				
		NAME		SIGNATURE		BCIN				





REAR ELEVATION 2

DECK DETAILS  
See standard details pages 5  
and 5-2 for additional deck  
construction details

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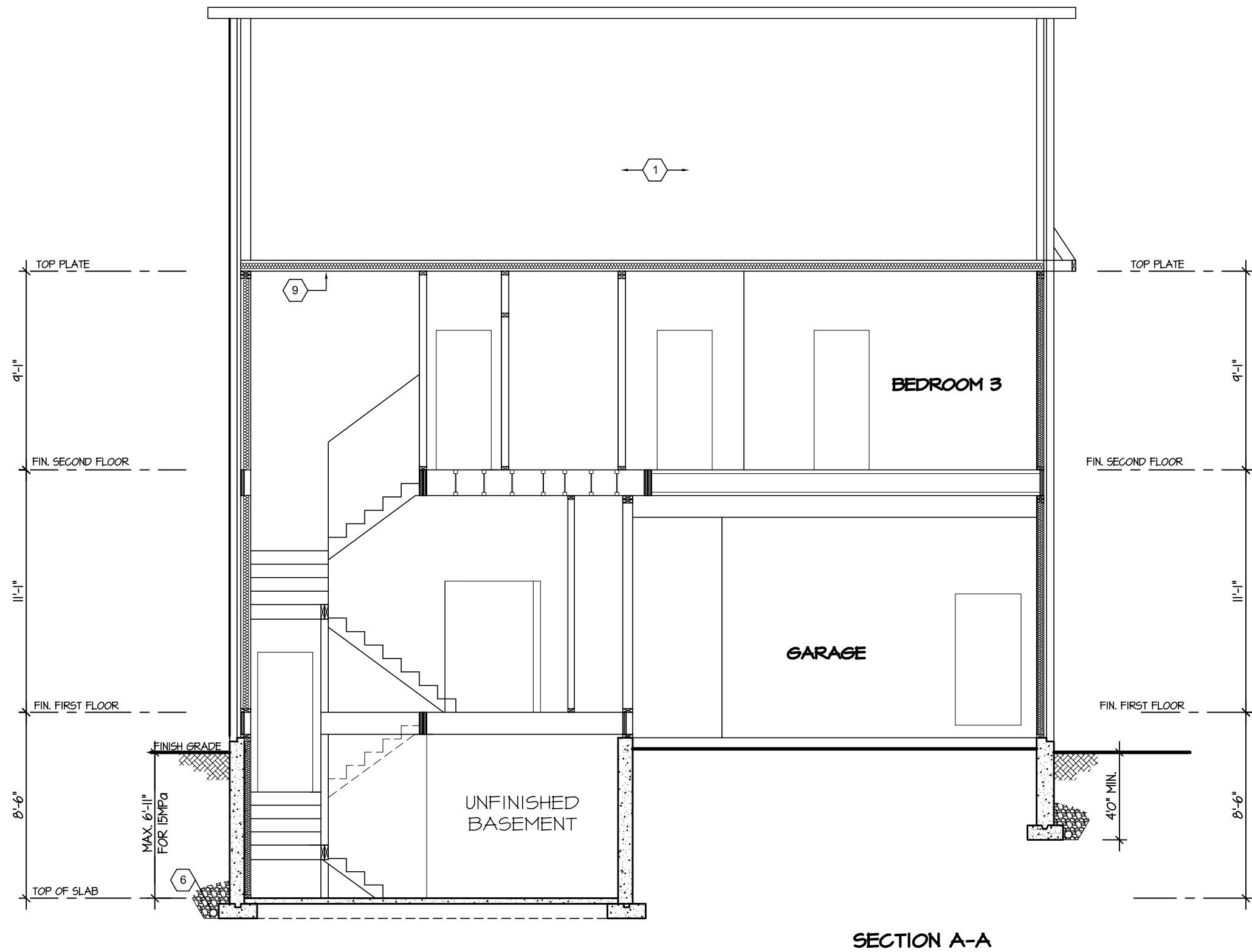
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4.						SCALE 3/16"=1'-0"	BY ZMP	AREA 3468	PAGE No. 7	
3.						DATE APR 2017	TYPE	PROJECT 02-10-103		
2.										
1.	REVISED FOR LOT 317	APR 2017								
REVISIONS			VIKAS GAJJAR NAME	 SIGNATURE	28770 BCIN					



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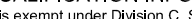

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4.						SCALE	BY	AREA	PAGE No.	
3.						3/16"=1'-0"	ZMP	3468	8	
2.						DATE	TYPE	PROJECT		
1.	REVISED FOR LOT 317	APR 2017				APR 2017		02-10-103		
REVISIONS										