

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"L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16"L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8"L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8"L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8"L (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"L (90x90x6.0L)
L2 = 4"x3-1/2"x5/16"L (100x90x8.0L)
L3 = 5"x3-1/2"x5/16"L (125x90x8.0L)
L4 = 6"x3-1/2"x3/8"L (150x90x10.0L)
L5 = 6"x4"x3/8"L (150x100x10.0L)
L6 = 7"x4"x3/8"L (175x100x10.0L)

Door Schedule

NOS.	WIDTH	HEIGHT 8'-0" CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1a	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

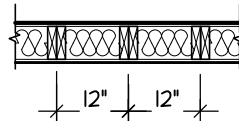
SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF
5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

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

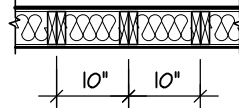
2-2"x6" STUD WALL NAILED TOGETHER AND
SPACED @12" O.C. FULL HT C/W SOLID
BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL
FOR THIS DETAIL IS 18'-0"

TWO STORY HEIGHT WALL DETAIL

2 - 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E
STUD WALL GLUED AND NAILED TOGETHER
AND SPACED MAX. @10" O.C. FULL HT C/W
SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL
AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS
DETAIL IS 20'-2" AND MAXIMUM WIDTH
IS 40'-0"

TWO STORY HEIGHT WALL DETAIL

SUPPORTED STEEL
ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED BY
ENGINEER.

INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0) STEEL ANGLE

BRICK/
STONE
VENEER

INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0) STEEL ANGLE

BRICK/
STONE
VENEER

INVERTED STEEL
ANGLE DETAIL

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

2012 ENERGY STAR V-12.7

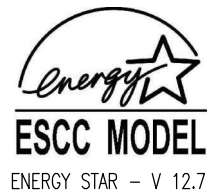
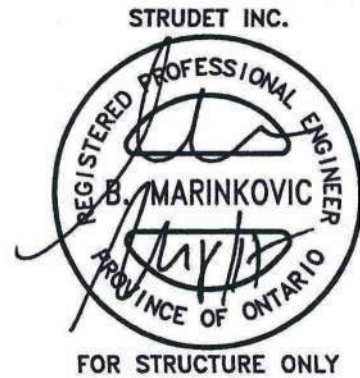
COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	8.81 (R50)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSE FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	4.4 (R20+R5)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY STAR ® ZONE C (ER 24/1V 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/AIR
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	=	1289	Sq. Ft.
SECOND FLOOR AREA	=	1682	Sq. Ft.
TOTAL FLOOR AREA	=	2971	Sq. Ft.
		276.02	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	0	Sq. Ft.
ADD TOTAL OPEN AREAS	=	0	Sq. Ft.
ADD FIN. BASEMENT AREA	=	0	Sq. Ft.
GROSS FLOOR AREA	=	2971	Sq. Ft.
		276.02	Sq. M.
GROUND FLOOR COVERAGE	=	1289	Sq. Ft.
GARAGE COVERAGE / AREA	=	399	Sq. Ft.
PORCH COVERAGE / AREA	=	324	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	2012	Sq. Ft.
		186.92	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1688	Sq. Ft.
		156.82	Sq. m.

JUNIPER II		ELEV.2		ENERGY STAR	
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	921.71	85.63	125.80	11.69	13.65 %
LEFT SIDE	1045.07	101.74	49.25	4.58	4.50 %
RIGHT SIDE	1162.74	108.02	240.82	22.37	20.71 %
REAR	858.28	79.74	155.28	14.43	18.09 %
TOTAL	4037.80	375.12	571.15	53.06	14.15 %



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ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
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.



JUNIPER 11-254
ENERGY STAR

5.		
4.		
3.		
2.	10' FIRST FLOOR, REVERSE FOR LOT 254	MAR 2017
1.	ISSUED FOR REVIEW	OCT 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		
VIKAS GAJJAR	28770	
NAME	SIGNATURE	BCIN

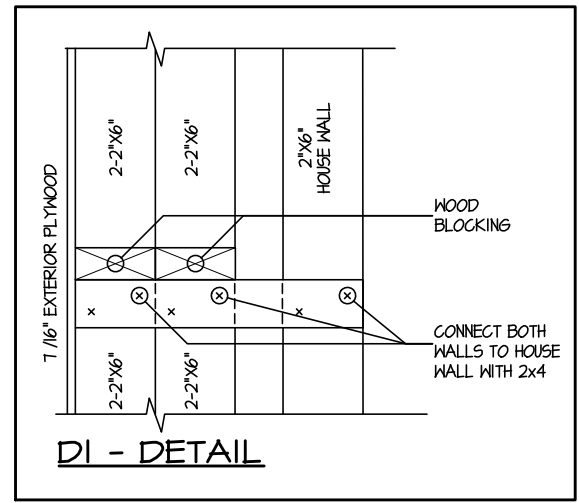
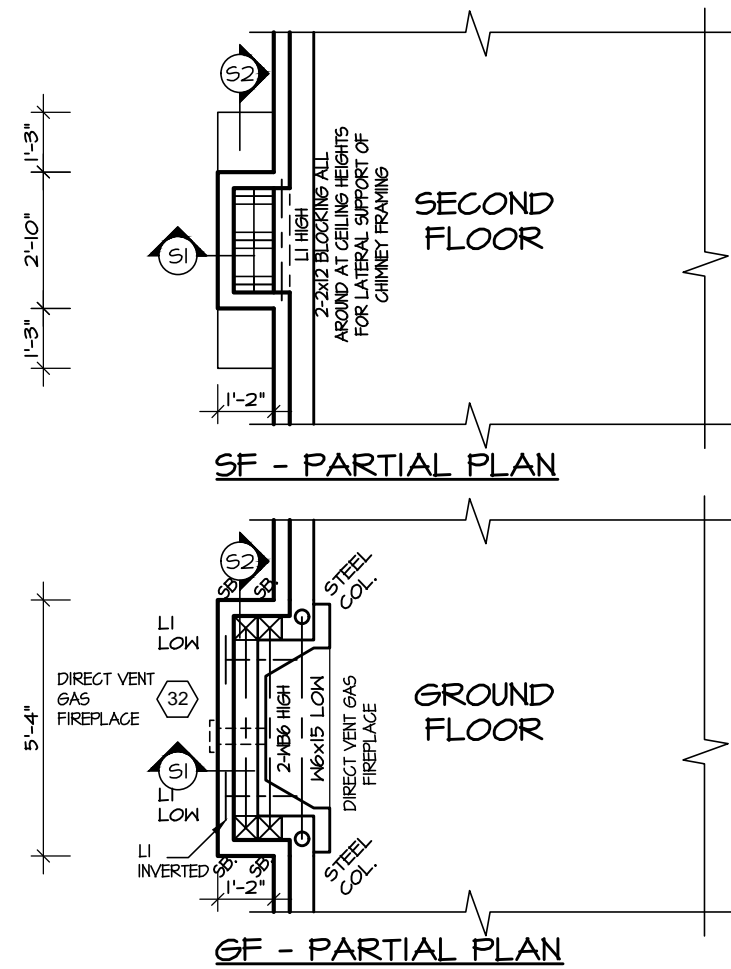
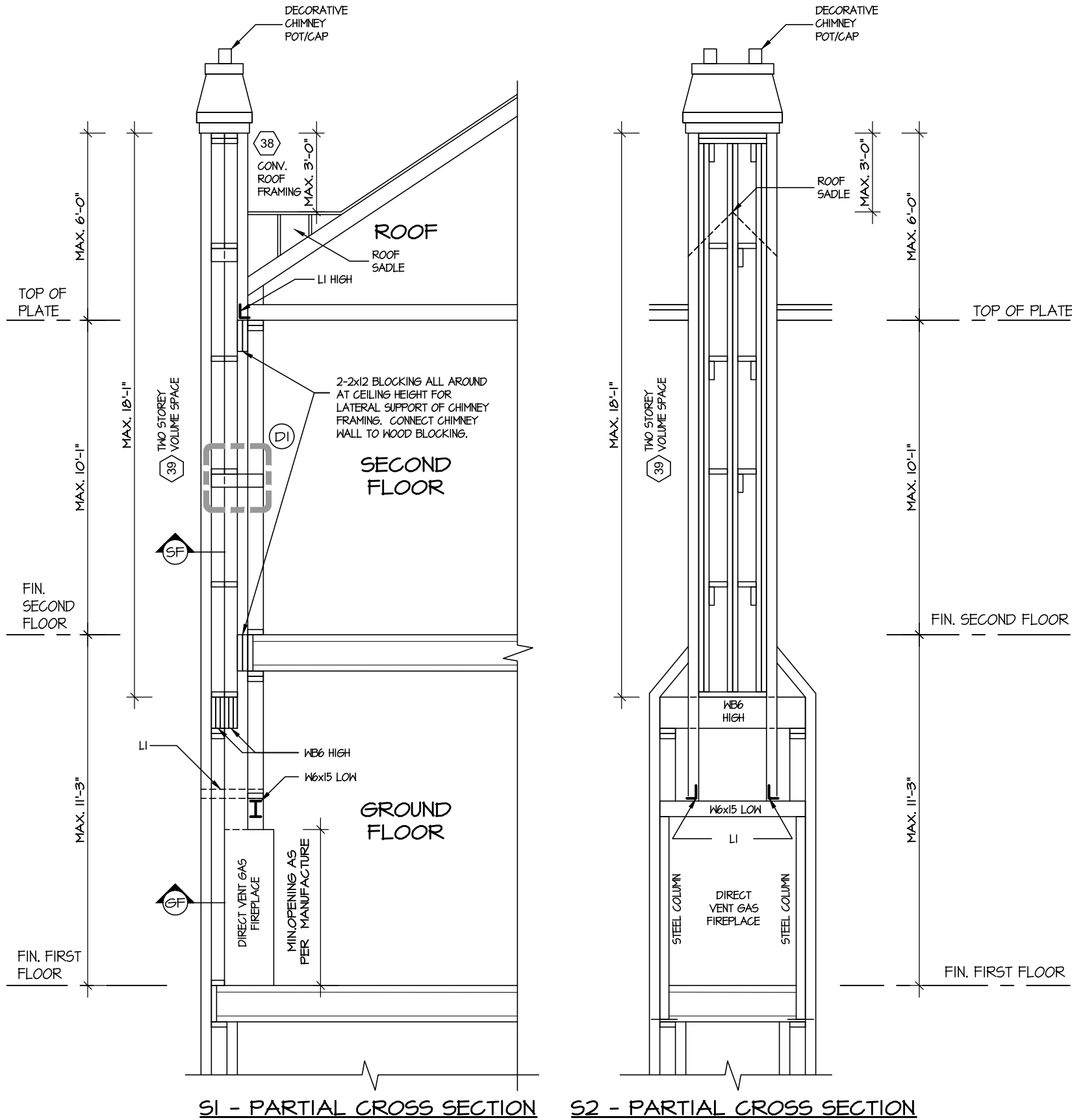
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746



SHEET TITLE	
AREA CHARTS	
SCALE	3/16"=1'-0"
DATE	JUL 2016
BY	V.G.
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	PAGE No.
2971	0	
PROJECT	02-10-22	





Notes:

32 Direct Vent Gas Fireplace
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE

38 Conventional Roof Framing
(*See OBC 9.23.4.2. (1))
FOR MAX. 2240mm (7'-4") SPAN, 38x89 (2"x4") RAFTERS @400mm (16") o.c.. FOR MAX. 3530mm (11'-7") SPAN, 38x140 (2"x6") RAFTERS @400mm (16") o.c.. RIDGE BOARD TO BE 51mm (2") DEEPER. 38x39 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @600mm (24") o.c. WITH A 38x89 (2"x4") CENTER POST TO THE TRUSS BELOW, LATERALLY BRACED @1800mm (6'-0") o.c. VERTICALLY.

39 Two Storey Volume Spaces
FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0") o.c. VERT. 1/16" EXT. PLYWOOD.

TOWN OF MILTON
PLANNING AND DEVELOPMENT
BUILDING PERMIT: 17-6230

BUILDING: REVIEWED
SCOTT SHERRIFFS MAY 15, 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 11, 2017
17-6230
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 OAKVILLE.

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

Energy
ESCC MODEL
ENERGY STAR - V 12.7

JUNIPER 11-254
ENERGY STAR

5.		
4.		
3.		
2.	10' FIRST FLOOR, REVERSE FOR LOT 254	MAR 2017
1.	ISSUED FOR REVIEW	OCT 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

VIKAS GAJJAR **28770**
NAME SIGNATURE BCIN

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

REGION DESIGN INC.

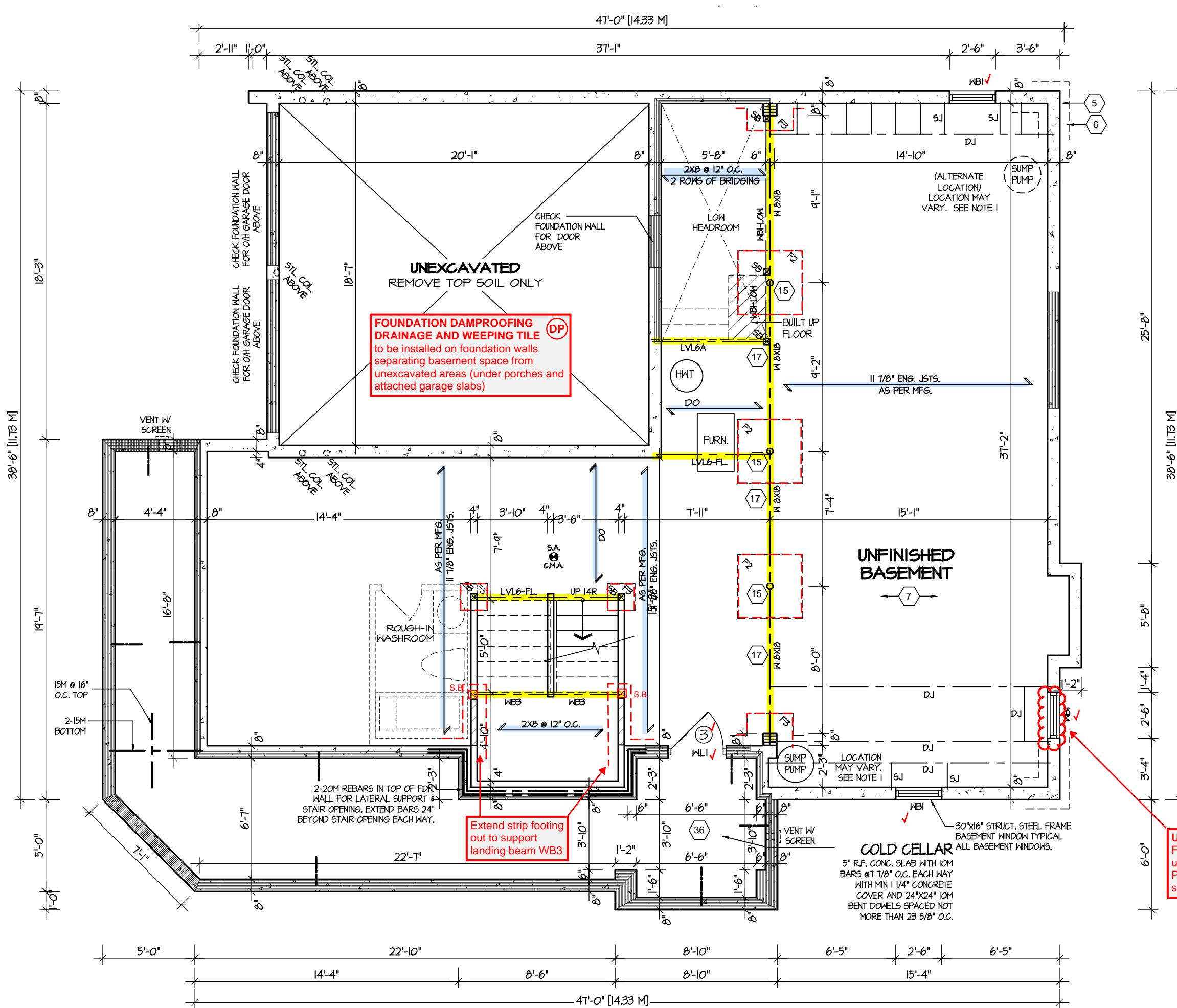
CHIMNEY DETAIL

SCALE: 3/16"=1'-0"
DATE: JUL 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: 2971
PAGE No.: 0-2
PROJECT: 02-10-22

Greenpark
PROJECT NAME: LECCO RIDGE



BASEMENT FLOOR PLAN '2'

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZES

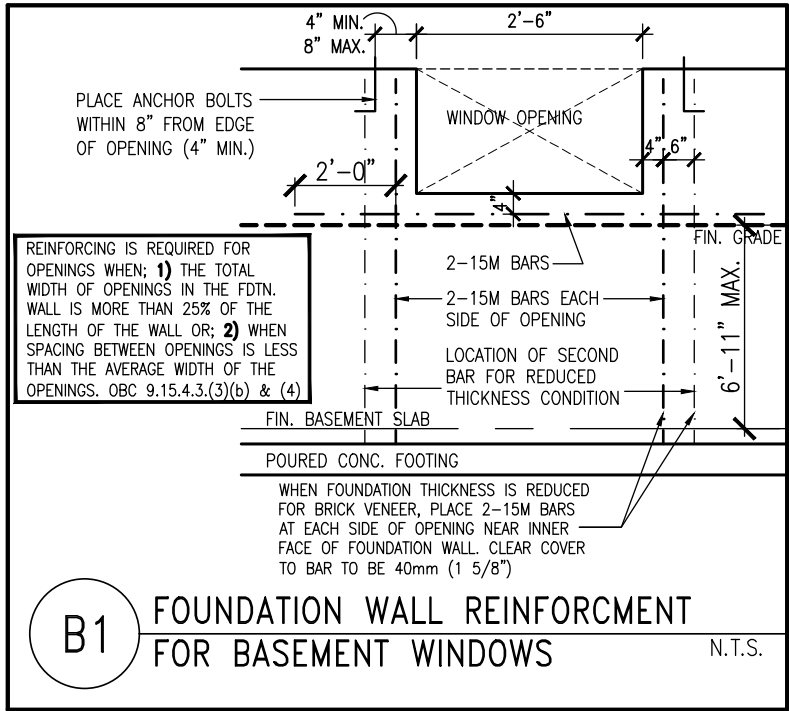
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

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.

ENGINEERED FLOOR SYSTEM
Reviewed model drawings to be read in conjunction with reviewed engineered floor system layout

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

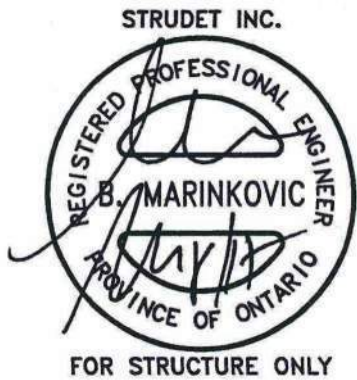


RECEIVED
TOWN OF MILTON
MAY 11, 2017
17-6230
BUILDING DIVISION

TOWN OF MILTON
PLANNING AND DEVELOPMENT
BUILDING PERMIT: 17-6230

BUILDING: REVIEWED
SCOTT SHERRIFFS
PLANS EXAMINER
MAY 15, 2017
DATE

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UNSUPPORTED FOUNDATION
Foundation wall laterally unsupported below window open. Provide reinforcement as specified in detail B1

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

JUNIPER 11-254
ENERGY STAR

5.		
4.		
3.		
2.	10' FIRST FLOOR, REVERSE FOR LOT 254	MAR 2017
1.	ISSUED FOR REVIEW	OCT 2016
REVISIONS		

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME SIGNATURE

28770
BCIN

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F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE
BASEMENT PLAN ELEV. 2

SCALE 3/16"=1'-0"
DATE JUL 2016

BY V.G.
TYPE

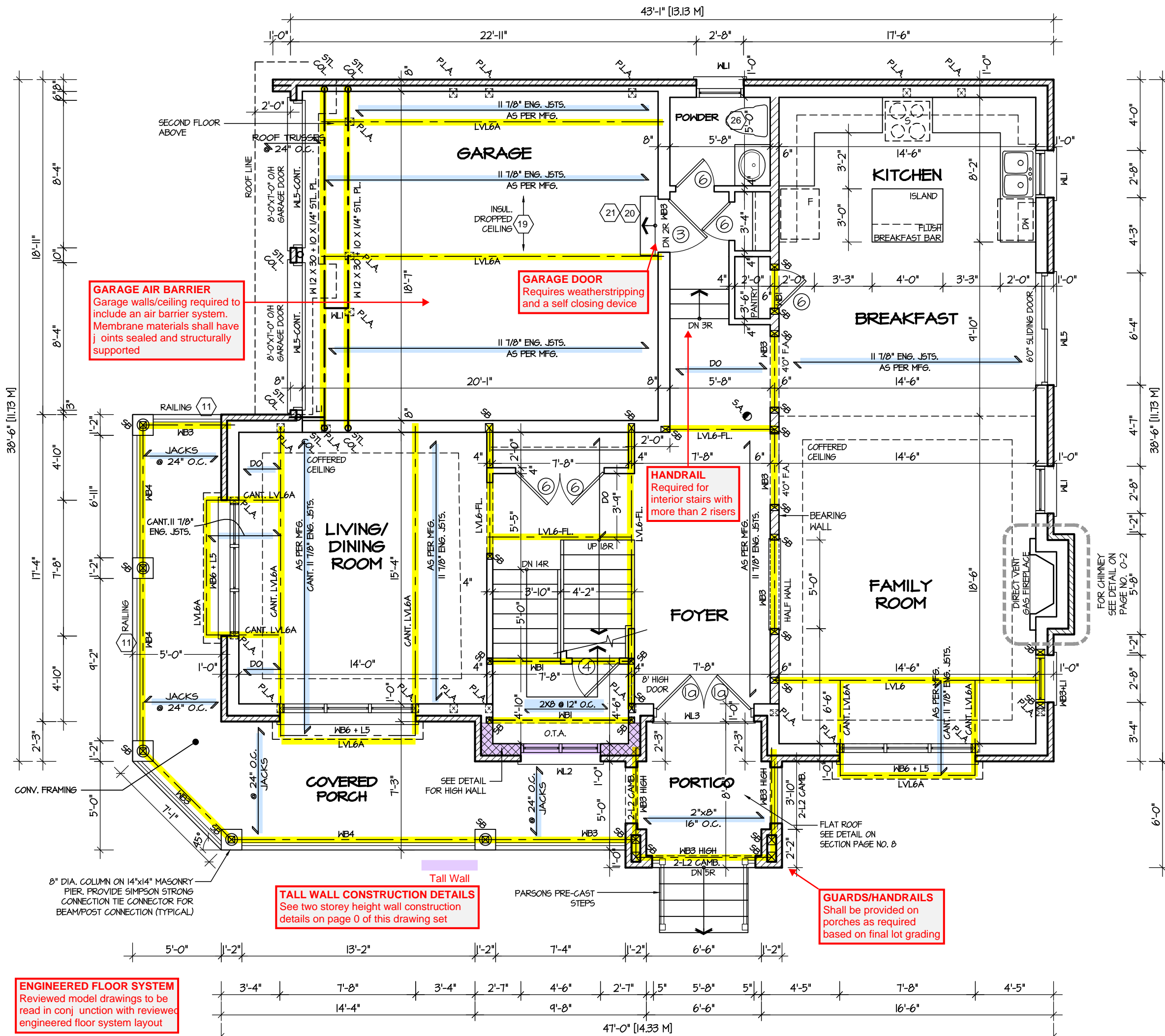
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AREA 2971
PROJECT 02-10-22

PAGE No.
1-2

Greenpark.

PROJECT NAME
LECCO RIDGE



FIRST FLOOR PLAN '2'

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TOWN OF MILTON
MAY 11, 2017
17-6230
BUILDING DIVISION

TOWN OF MILTON
PLANNING AND DEVELOPMENT
BUILDING PERMIT: 17-6230
BUILDING: REVIEWED
SCOTT SHERRIFFS MAY 15, 2017
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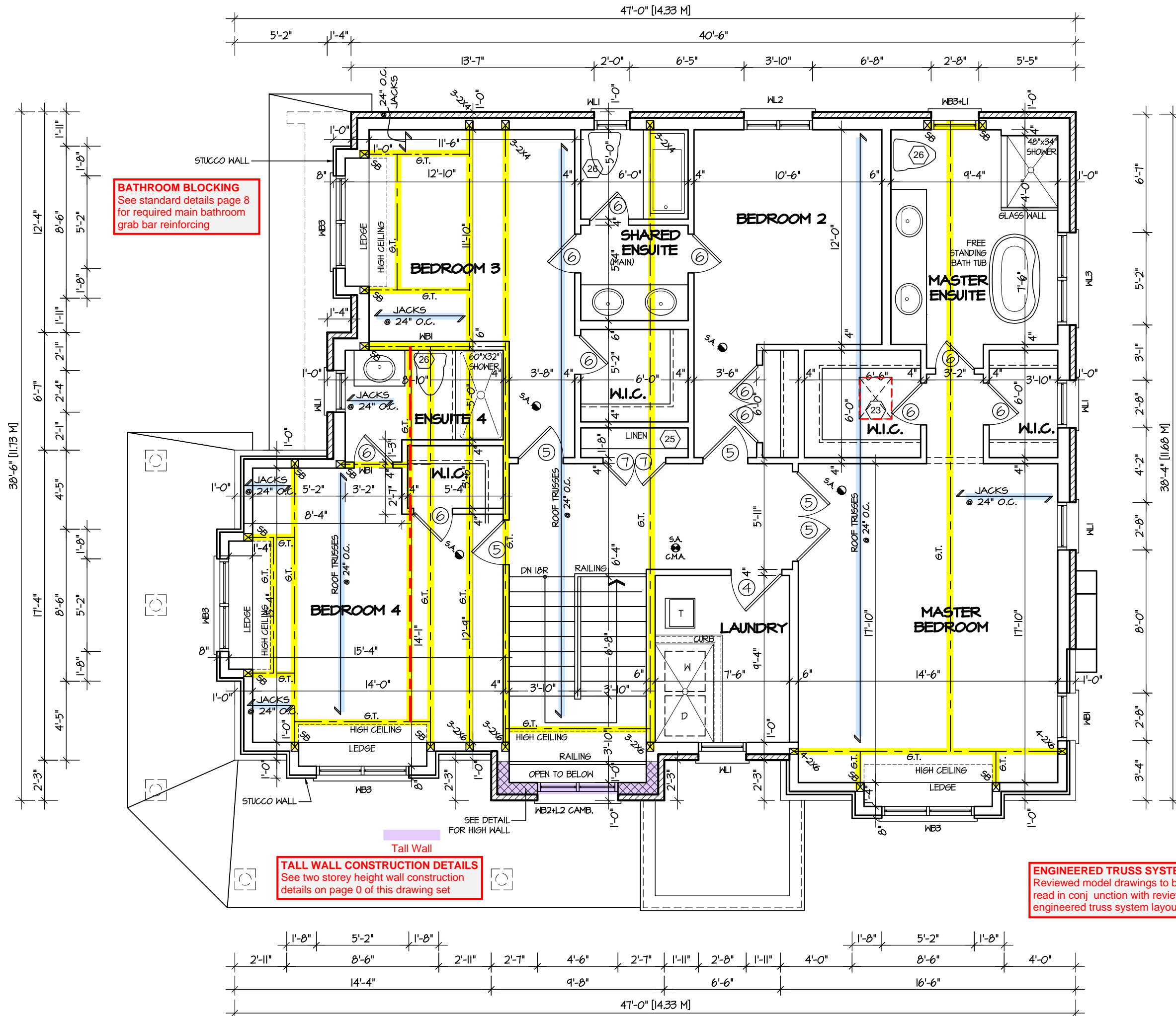
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ARCHITECTURAL REVIEW & APPROVAL
MAR 20 2017
John G. Williams, Architect

JUNIPER 11-254
ENERGY STAR

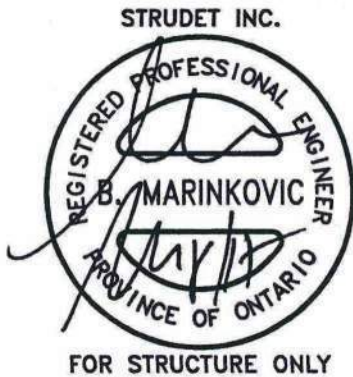
5. REVISIONS		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		REGION DESIGN INC.		SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
4.		QUALIFICATION INFORMATION		8700 DUFFERIN ST.		FIRST FLOOR PLAN		AREA	
3.		Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		CONCORD, ONTARIO		ELEV. 2		PAGE No.	
2. 10' FIRST FLOOR, REVERSE FOR LOT 254		VIKAS GAJJAR		L4K 456		SCALE		2971	
1. ISSUED FOR REVIEW		28770		P (416) 736-4096		3/16"=1'-0"		BY	
		NAME SIGNATURE BCIN		F (905) 660-0746		DATE		V.G.	
						JUL 2016		TYPE	
								PROJECT	
								02-10-22	
								2-2	
								PROJECT NAME	
								LECCO RIDGE	



SECOND FLOOR PLAN '2'

RECEIVED
TOWN OF MILTON
MAY 11, 2017
17-6230
BUILDING DIVISION

TOWN OF MILTON
PLANNING AND DEVELOPMENT
BUILDING PERMIT: 17-6230
BUILDING: REVIEWED
SCOTT SHERRIFFS MAY 15, 2017
PLANS EXAMINER DATE
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ARCHITECTURAL REVIEW & APPROVAL
MAR 20 2017
John G. Williams Limited, Architect

JUNIPER 11-254
ENERGY STAR

5.		
4.		
3.		
2.	10' FIRST FLOOR, REVERSE FOR LOT 254	MAR 2017
1.	ISSUED FOR REVIEW	OCT 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		
VIKAS GAJJAR	28770	
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. 2		
SCALE 3/16"=1'-0"	BY V.G.	AREA 2971
DATE JUL 2016	TYPE	PROJECT 02-10-22

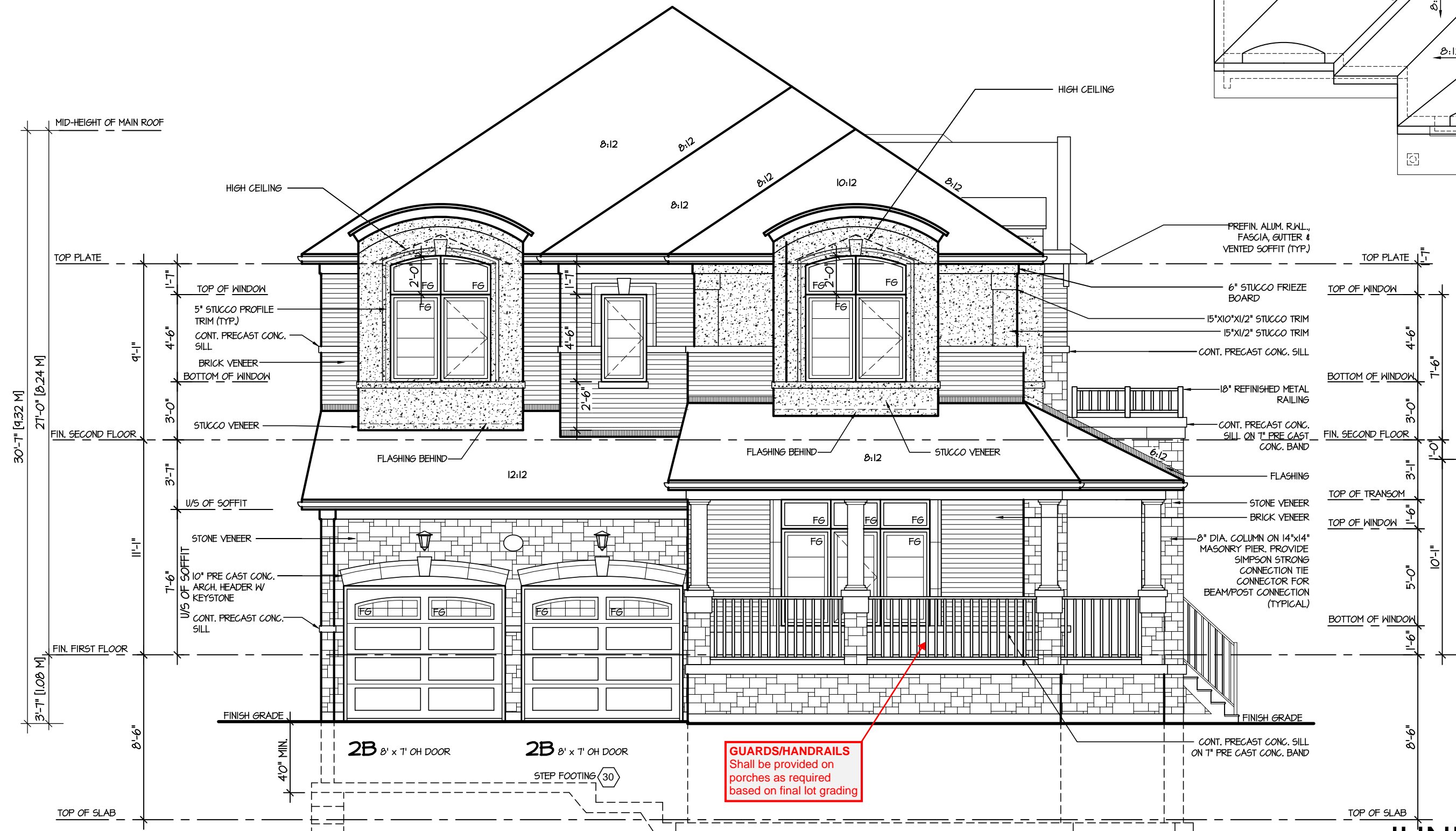
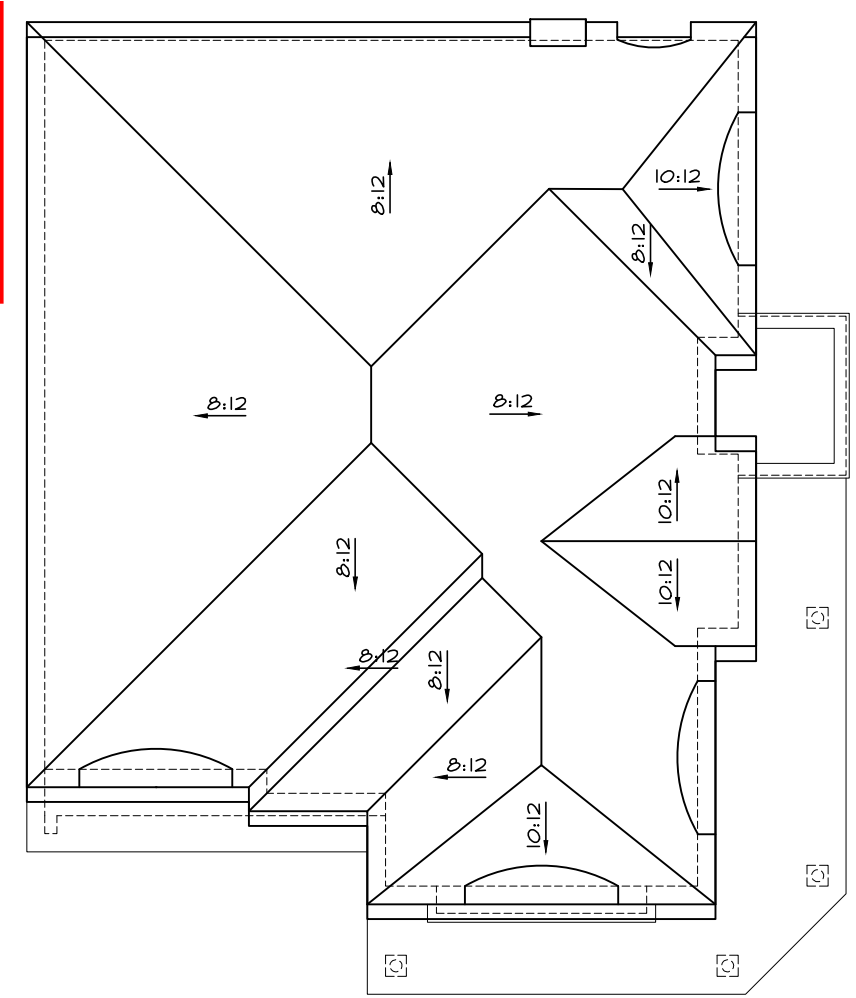
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
PAGE No. 3-2		

PROJECT NAME LECCO RIDGE	
-----------------------------	--

Greenpark

RECEIVED
TOWN OF MILTON
MAY 11, 2017
17-6230
BUILDING DIVISION

TOWN OF MILTON
PLANNING AND DEVELOPMENT
BUILDING PERMIT: 17-6230
BUILDING: REVIEWED
SCOTT SHERRIFFS MAY 15, 2017
PLANS EXAMINER DATE
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Code, both as amended, as well as other applicable
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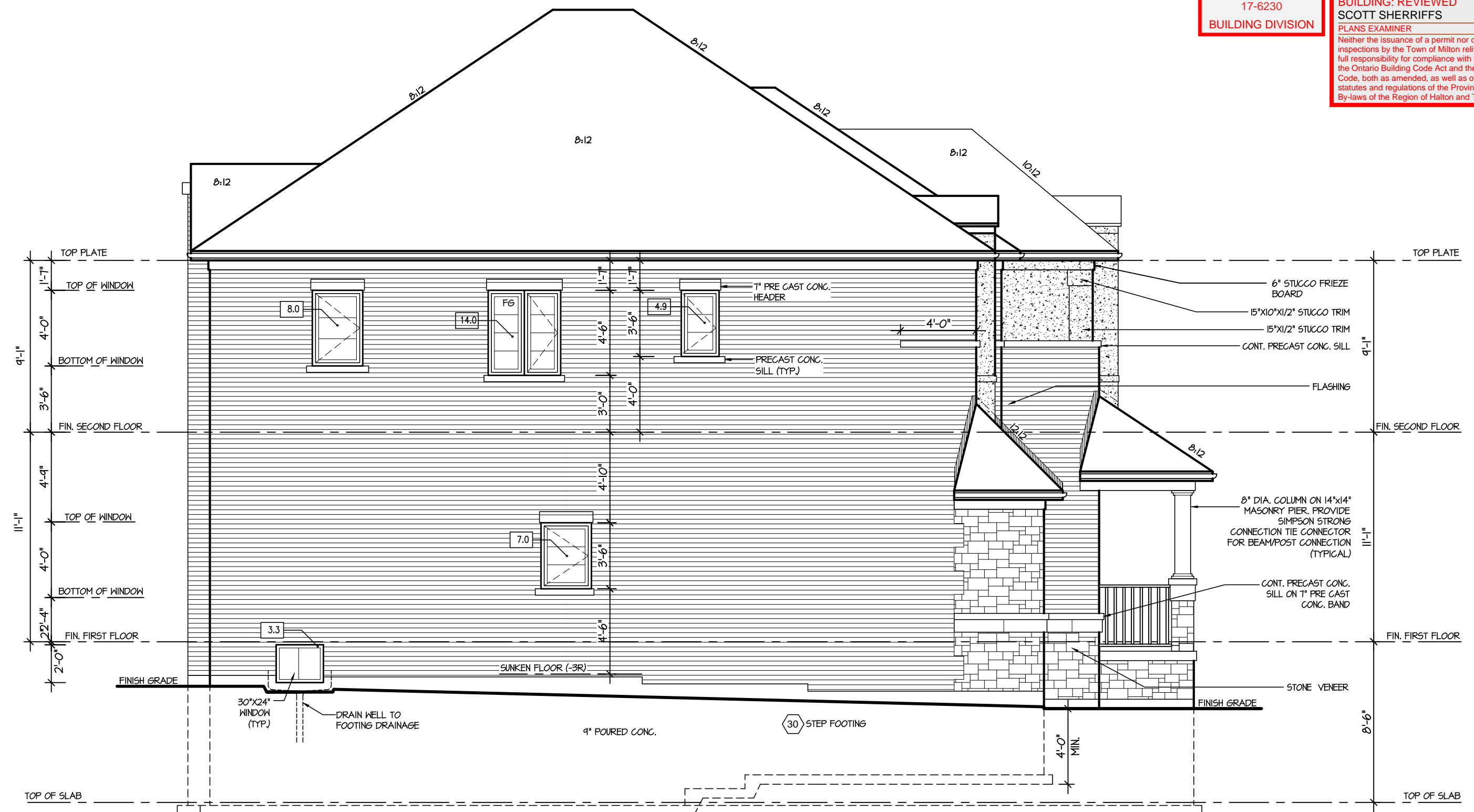
ARCHITECTURAL REVIEW & APPROVAL
MAR 20 2017
John G. Williams Limited, Architect

JUNIPER 11-254
ENERGY STAR

FRONT ELEVATION 2

5.			<div>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.</div> <div>QUALIFICATION INFORMATION</div> <div>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</div> <div>VIKAS GAJJAR28770</div> <div>NAMESIGNATUREBCIN</div>	<div>REGION DESIGN INC.</div> <div>8700 DUFFERIN ST.</div> <div>CONCORD, ONTARIO</div> <div>L4K 4S6</div> <div>P (416) 736-4096</div> <div>F (905) 660-0746</div> <div>REGION DESIGN INC.</div>	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.		<div></div> <div>PROJECT NAME</div> <div>LECCO RIDGE</div>
4.					FRONT ELEVATION				
3.					ELEV. 2				
2.	10' FIRST FLOOR, REVERSE FOR LOT 254	MAR 2017			SCALE	BY	AREA	PAGE No.	
1.	ISSUED FOR REVIEW	OCT 2016			3/16"=1'-0"	V.G.	2971	4-2	
REVISIONS			DATE	TYPE	PROJECT				
			JUL 2016		02-10-22				

The logo for the Town of Milton Planning and Development Building Permit. It features a blue square with a white stylized 'M' and the word 'MILTON' in white. To the right, the text 'TOWN OF MILTON' is in large blue letters, 'PLANNING AND DEVELOPMENT' is in smaller blue letters, and 'BUILDING PERMIT: 17-6230' is in large red letters. Below this, 'BUILDING: REVIEWED' is in large red letters, 'SCOTT SHERRIFFS' is in large blue letters, and 'MAY 15, 2017' is in large blue letters. At the bottom, 'PLANS EXAMINER' is in blue and 'DATE' is in red, both in large letters.



ALLOWABLE GLAZING (STANDARD PLAN)			
WALL AREA	=	971	Sq. Ft.
ALLOWABLE GLAZED AREA @ 7% 12 M SIDE YARD	=	67.97	Sq. Ft.
ACTUAL GLAZED AREA	=	37.2	Sq. Ft.

LEFT ELEVATION 2

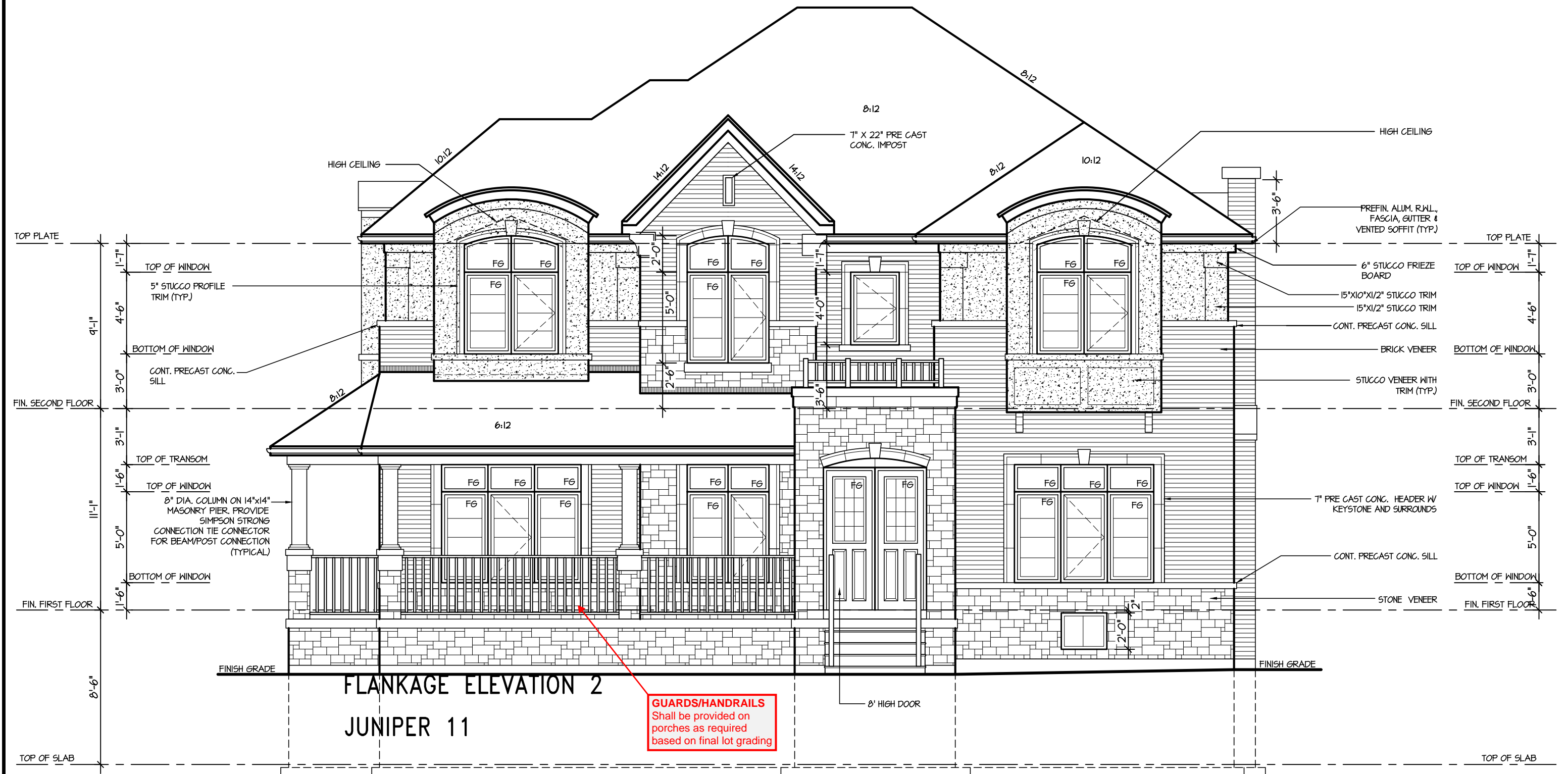
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ARCHITECTURAL REVIEW & APPROVAL
MAR 20 2017
John G. Williams Limited, Architect

JUNIPER 11-254
ENERGY STAR

5.			<p>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.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR 28770</p> <table><tr><td>NAME</td><td>SIGNATURE</td><td>BCIN</td></tr></table>	NAME	SIGNATURE	BCIN	<p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S6</p> <p>P (416) 736-4096</p> <p>F (905) 660-0746</p> <p>REGION DESIGN INC.</p>	SHEET TITLE		<p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p>		
NAME	SIGNATURE	BCIN										
4.				LEFT SIDE ELEVATION								
3.				ELEV. 2								
2.	10' FIRST FLOOR, REVERSE FOR LOT 254	MAR 2017		SCALE	BY	AREA		PAGE No.				
1.	ISSUED FOR REVIEW	OCT 2016	3/16"=1'-0"	V.G.	2971	5-2						
REVISIONS			DATE	TYPE	PROJECT			PROJECT NAME				
			JUL 2016		02-10-22			LECCO RIDGE				



FLANKAGE ELEVATION 2

RECEIVED
TOWN OF MILTON
MAY 11, 2017
17-6230
BUILDING DIVISION

TOWN OF MILTON
PLANNING AND DEVELOPMENT
BUILDING PERMIT: 17-6230
BUILDING: REVIEWED
SCOTT SHERRIFFS MAY 15, 2017
PLANS EXAMINER DATE
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ARCHITECTURAL REVIEW & APPROVAL
MAR 20 2017
John G. Williams Limited, Architect

JUNIPER 11-254
ENERGY STAR

5.		
4.		
3.		
2.	10' FIRST FLOOR, REVERSE FOR LOT 254	MAR 2017
1.	ISSUED FOR REVIEW	OCT 2016
REVISIONS		

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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
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SHEET TITLE RIGHT SIDE ELEVATION ELEV. 2	
SCALE 3/16"=1'-0"	BY V.G.
DATE JUL 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	2971	PAGE No.
PROJECT	02-10-22	6-2

PROJECT NAME LECCO RIDGE	

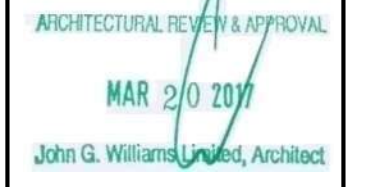


REAR ELEVATION 2

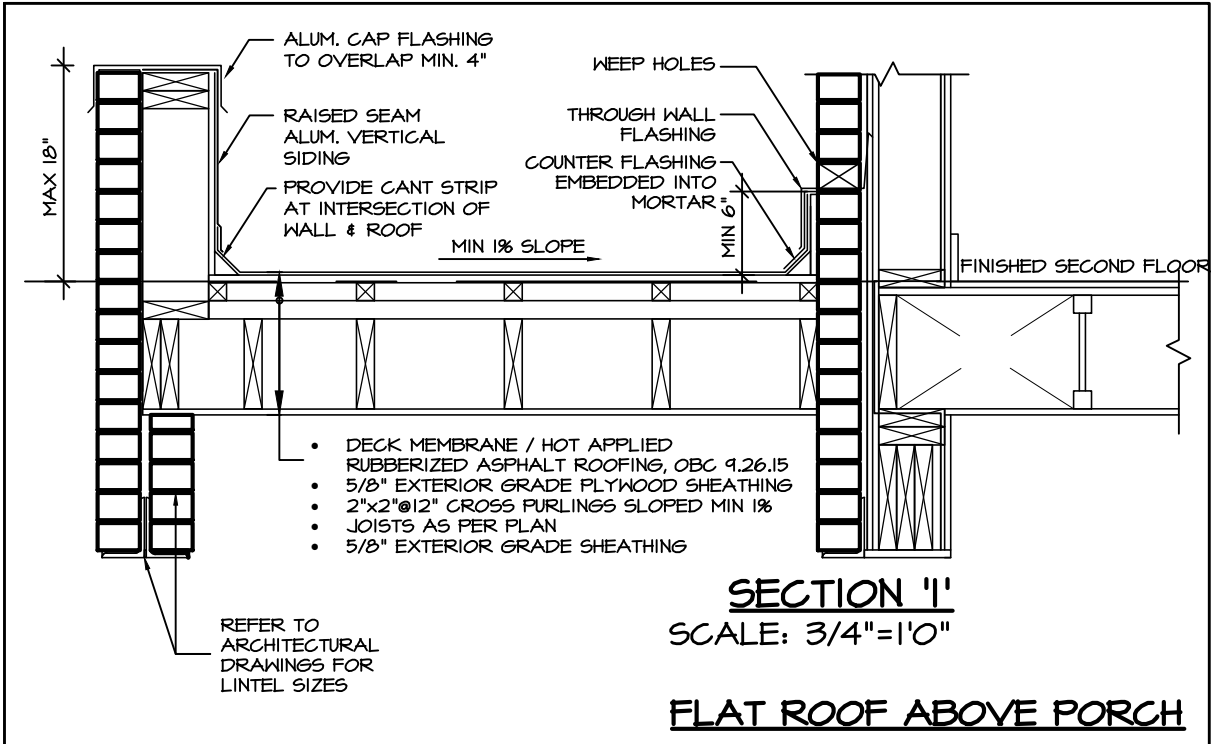


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4.						SCALE	3/16"=1'-0"	BY	V.G.	AREA	2971		PAGE No.	7-2
3.						DATE	JUL 2016	TYPE		PROJECT	02-10-22			
2.	10' FIRST FLOOR, REVERSE FOR LOT 254	MAR 2017												
1.	ISSUED FOR REVIEW	OCT 2016												
REVISIONS														

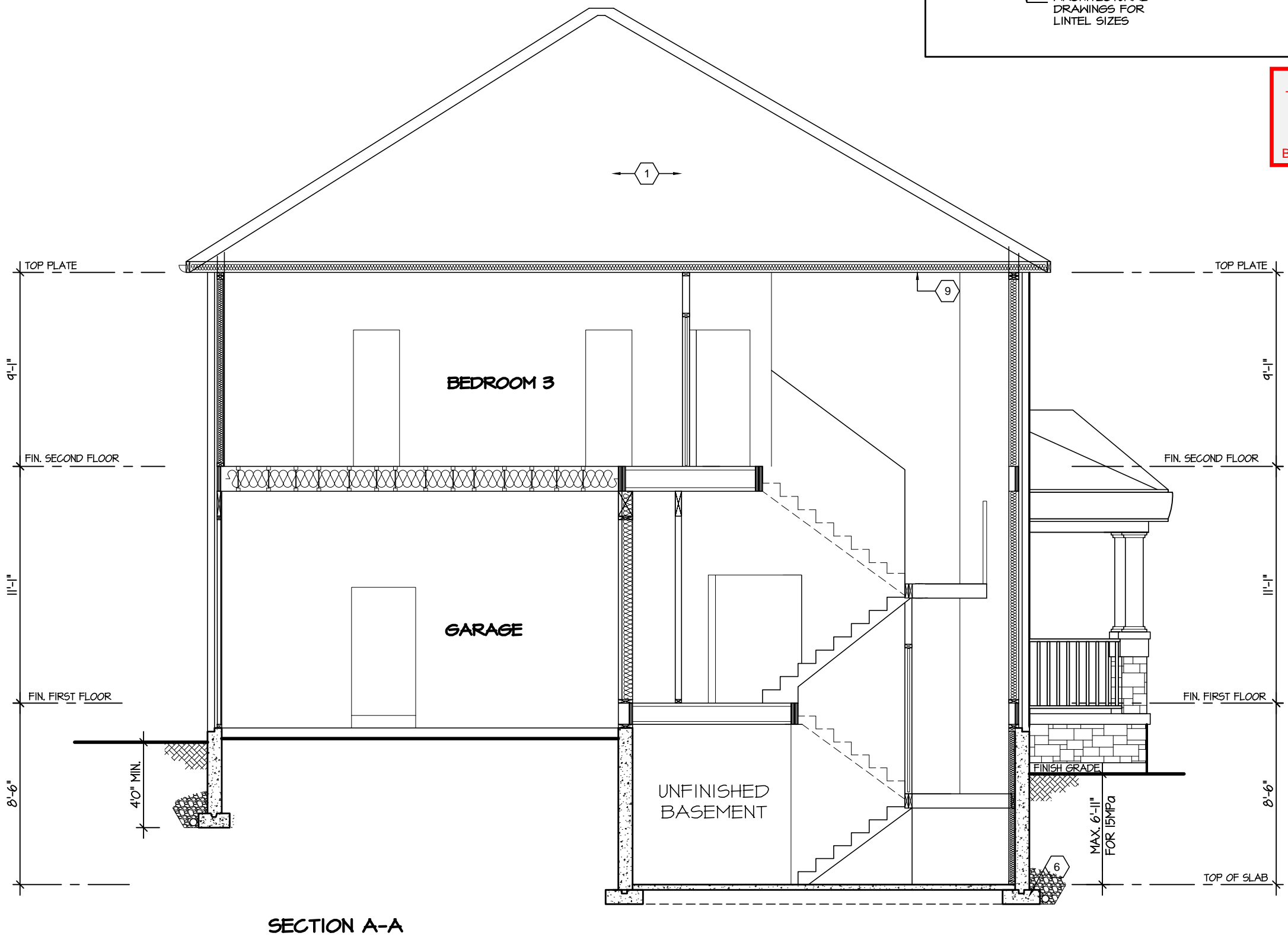


RECEIVED
TOWN OF MILTON
MAY 11, 2017
17-6230
BUILDING DIVISION

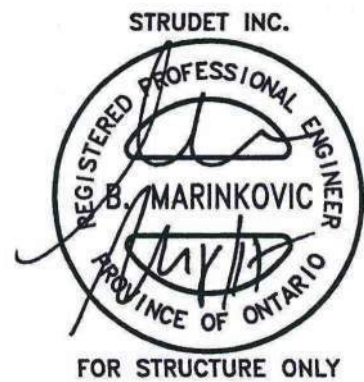
TOWN OF MILTON
PLANNING AND DEVELOPMENT
BUILDING PERMIT: 17-6230

BUILDING: REVIEWED
SCOTT SHERRIFFS MAY 15, 2017
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SECTION A-A



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JUNIPER 11-254
ENERGY STAR

5.		
4.		
3.		
2.	10' FIRST FLOOR, REVERSE FOR LOT 254	MAR 2017
1.	ISSUED FOR REVIEW	OCT 2016

REVISIONS

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QUALIFICATION INFORMATION

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VIKAS GAJJAR
NAME SIGNATURE BCIN 28770

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SHEET TITLE
CROSS SECTION

SCALE
3/16"=1'-0"

DATE
JUL 2016

BY
V.G.

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
2971

PAGE No.
8



PROJECT NAME
LECCO RIDGE