

BLOCK 325 – ELEVATION 2

LOT No.	Model Type	Garage Dimension W x L (m)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Uncovered Driveway Area (m2)	Front Yard Area (m2)	Front Yard Landscape Area (m2)	Front Yard Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
325-1	IVY 7E	2.97x6.30	128.67	275.00	46.79	18.28	42.61	24.33	57.10	10.00	27.50	
325-2	IVY 5	2.97x6.02	118.54	209.55	56.57	17.35	33.83	16.48	48.71	7.62	27.50	
325-3	IVY 12	2.90x6.00	132.85	318.20	41.75	16.93	52.42	35.49	67.70	12.74	27.50	
TOTAL			380.06	802.75	47.34	52.56	128.86	76.30	59.21			8.46

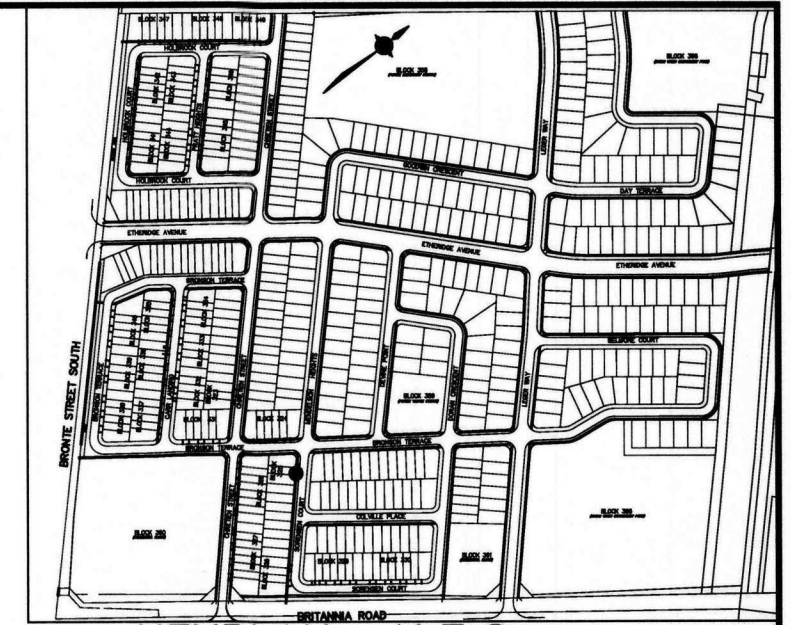
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

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

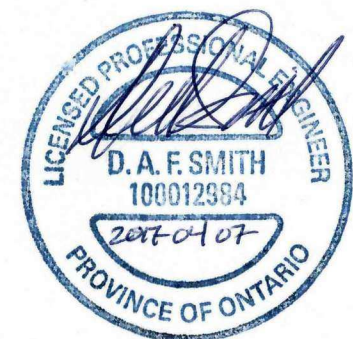
ARCHITECTURAL REVIEW & APPROVAL

MAR 21 2017

John G. Williams Limited, Architect



KEYPLAN N.T.S.



TOWN OF MILTON
PLANNING AND DEVELOPMENT
RMD1*223 ZONE
ZONING: APPROVED
Matthew Seymour MAY 1, 2017
ZONING OFFICER DATE

LEGEND
45 Min FRR
45 Min FRR w/NC Cladding
1 Hr Party Wall
2 Hr Firewall (NC)
Guard/Handrail as per 9.8.
2.21m Backfill height as per 9.15.
Siting to be read in conjunction with reviewed main model drawings

RECEIVED
TOWN OF MILTON
APR 12, 2017
17-4967 TO 17-4969
BUILDING DIVISION

WE CERTIFY THAT THE PROPOSED GRADES AT THE LOT CORNERS ARE CORRECT AND THAT THE LOT GRADING OF THE SUBJECT LOT IS IN CONFORMITY TO THE APPROVED SUBDIVISION GRADING PLANS AND TOWN STANDARDS.

☐ REVIEWED
☒ REVIEWED AS NOTED
☐ REVISE AND RESUBMIT

The MUNICIPAL INFRASTRUCTURE Group Ltd.
DATE: APR 07 2017 By: B. GIBSON

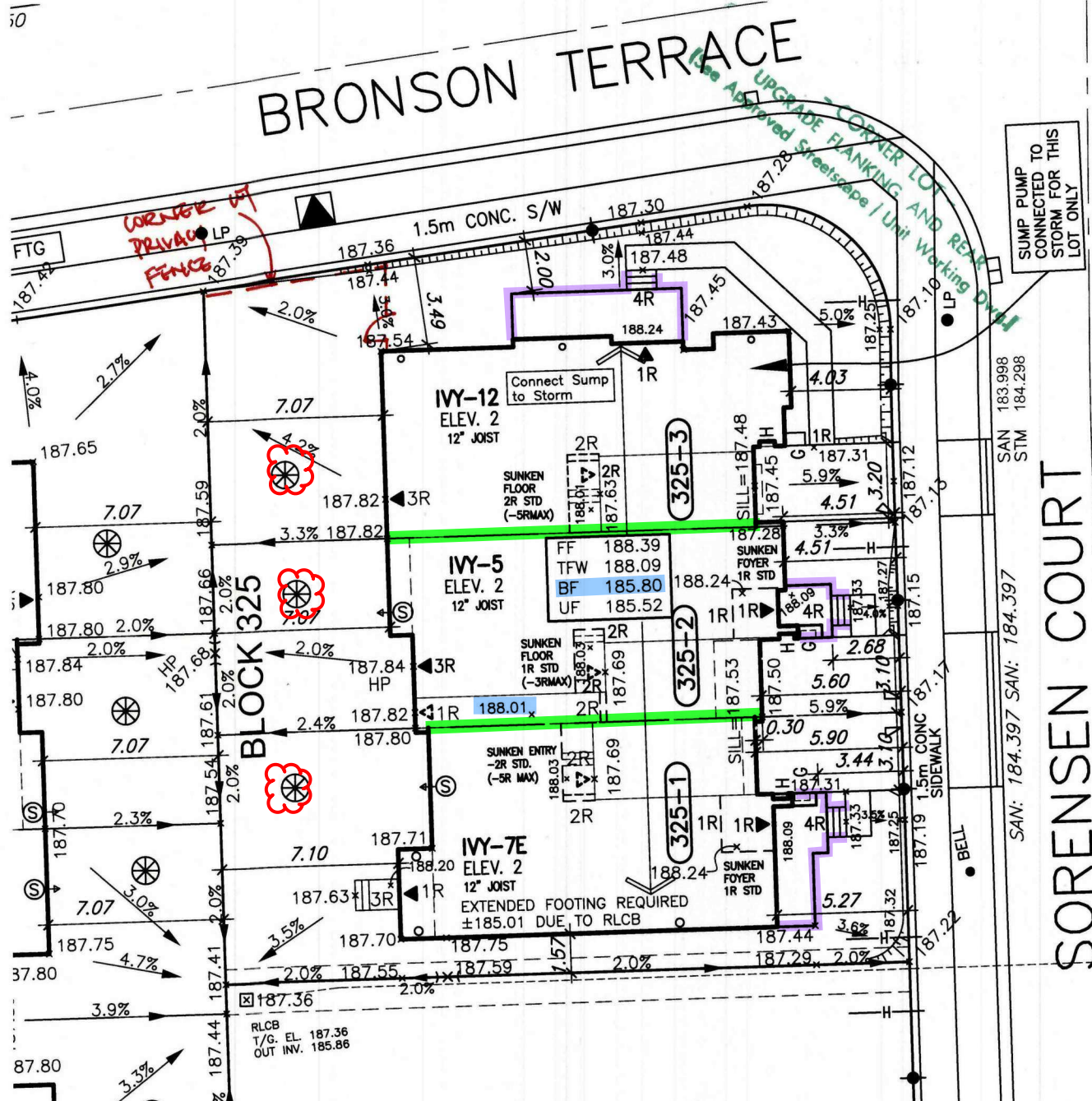
NOTE:
DOWNSPOUTS TO BE LOCATED A MINIMUM OF 3.0M FROM THE SUMP PUMP OUTLET AND ONTO A CONCRETE SPLASH PAD.

NOTE: SUMP PUMP REQUIRED
SUMP PUMPS ARE REQUIRED FOR STORM SERVICE AS PER THE TOWN OF MILTON CRITERIA.

ALL OTHER SUMP PUMPS TO DISCHARGE TO SURFACE UNLESS OTHERWISE SHOWN.

1. FOOTINGS ADJACENT TO UNDERGROUND SERVICES
FOOTINGS CONSTRUCTED NEXT TO A CATCHBASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED GROUND. SOIL CONSULTANT VERIFICATION MAY BE REQUIRED.

DRAWINGS ARE NOT TO BE SCALED.

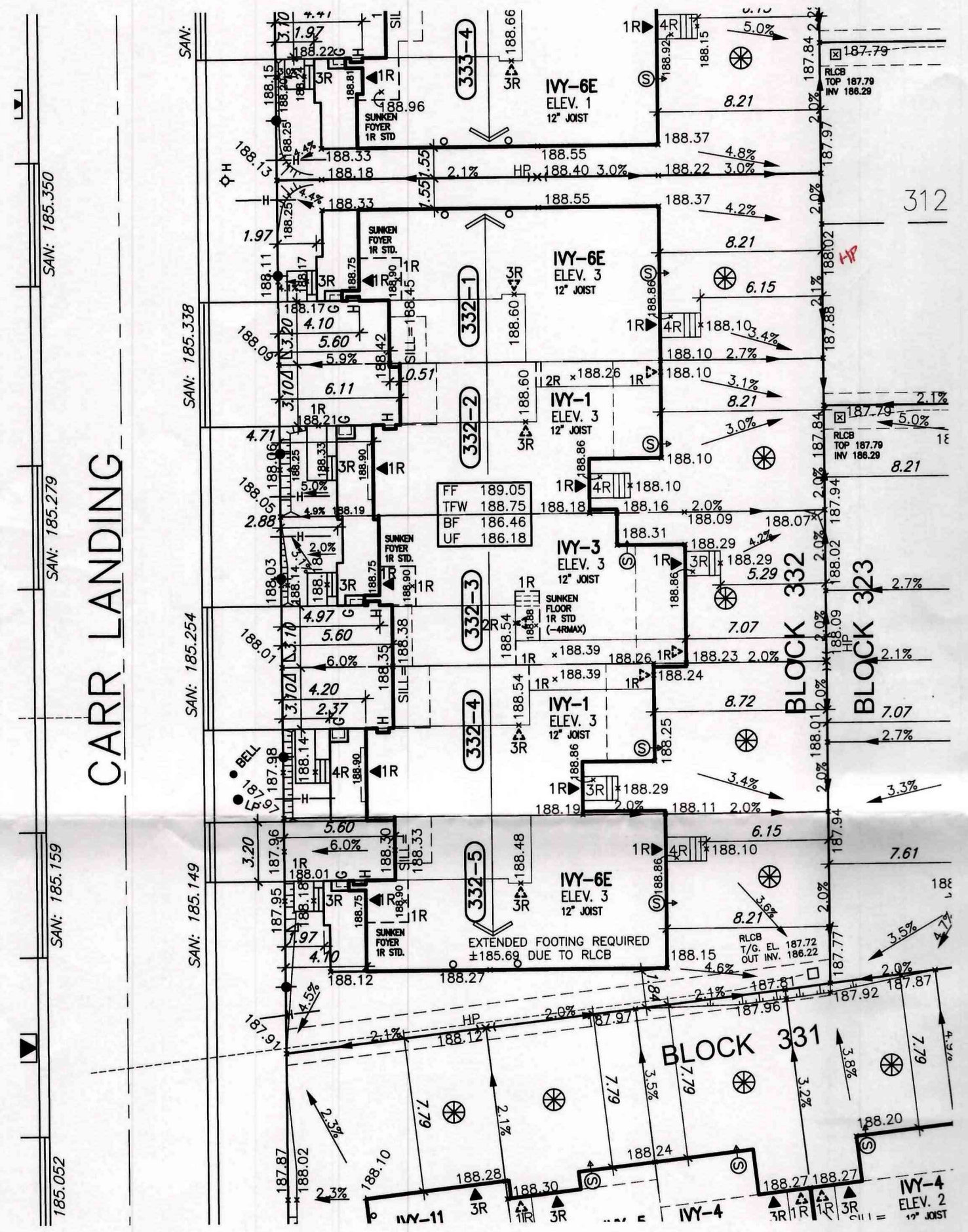


Grading Notes:
It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved grading engineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

VA3 Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavation commences in order that the building can be re-sited. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to VA3 Design Inc. Foundation wall shall be poured to a minimum of 6" above approved grades.

Finished grade lines as indicated on the house prototype are for reference only and do not necessarily depict finish grading conditions of any particular lot.

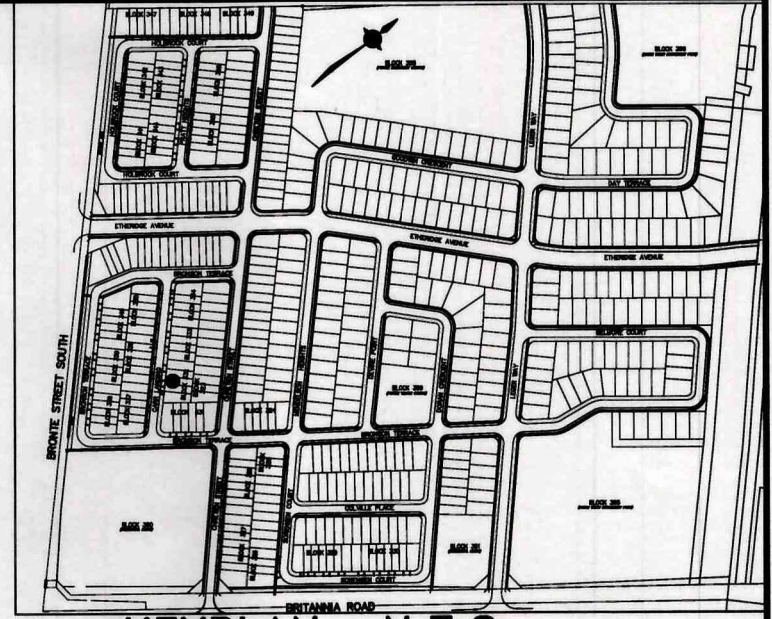
1 ISSUED FOR ENG. REVIEW. JAN. 05/17 GW 2 REVISED PER ENG. ISSUED FOR PERMIT. FEB. 22/17 GW 3		4 north arrow		The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24488 BCIN name registration information VA3 Design Inc. 42658 Builder to verify location of all hydro, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense. Builder to verify service connection elevations prior to constructing foundations.		VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		Greenpark project name LECCO RIDGE DEV. INC. date NOV. 2016 drawn by GW checked by scale 1:250 file name 16015-LRD-SP-BASE		lot/block no. 325 registered plan no. 16015 project no. 16015 drawing no. LG3	
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ARCHITECTURAL REVIEW & APPROVAL
MAR 21 2017
John G. Williams Limited, Architect



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☒ REVIEWED AS NOTED
☐ REVISE AND RESUBMIT

The MUNICIPAL INFRASTRUCTURE Group Ltd.
DATE: APR 07 2017 By: B. GIBSON

#17-4967 to #17-4969

LOT GRADING APPROVED
APR 25 2017

RECEIVED
TOWN OF MILTON
APR 12 2017
BLDG. DIVISION

BLOCK 332 - ELEVATION 3										
	Model Type	Garage Dimension W x L (m)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Uncovered Driveway Area (m2)	Front Yard Area (m2)	Front Yard Landscape Area (m2)	Front Yard Landscape (%)	Lot Frontage (m)
332-1	IVY 6E	3.07x6.65	122.26	256.30	47.70	17.92	31.15	13.23	42.47	9.32
332-2	IVY 1	2.90x6.65	104.98	209.55	50.10	18.93	31.96	13.03	40.77	7.62
332-3	IVY 3	2.90x6.00	119.19	209.55	56.88	17.35	30.87	13.52	43.80	7.62
332-4	IVY 1	2.90x6.65	104.98	209.55	50.10	17.35	28.09	10.74	38.23	7.62
332-5	IVY 6E	3.07x6.65	122.26	282.26	43.31	16.90	36.45	19.55	53.64	11.16
TOTAL			573.67	1167.21	49.15	88.45	158.52	70.07	44.20	8.05

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1 ISSUED FOR ENG. REVIEW. JAN. 05/17 GW 2 REVISED PER ENG. ISSUED FOR PERMIT. FEB. 22/17 GW 3

PROPOSED VALVE

LP LIGHT POLE

H HYDRANT

TRANSFORMER

WATER SERVICE

DOUBLE STL/SAN. CONNECTION

SINGLE STL/SAN. CONNECTION

CATCH BASIN

CABLE TELEVISION PEDISTAL

BELL PEDISTAL

NO. OF RISERS

FF FINISHED FLOOR ELEVATION

UF UNDERSIDE FOOTING ELEVATION

BF FIN. BASEMENT FLOOR SLAB

TFW TOP OF FOUNDATION WALL

UFR UNDERSIDE FOOTING AT REAR

UFF UNDERSIDE FOOTING AT FRONT

UFS UNDERSIDE FOOTING AT SIDE

W.O.D. WALK OUT DECK

W.O.B. WALK OUT BASEMENT

REV REVERSE PLAN

STREET SIGN

MAIL SUPER MAIL BOX

RETAINING WALL

1.5m BLACK VINYL CHAIN LINK FENCE

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

HYDRO SERVICE LATERAL

SHWLE DIRECTION

EMBANKMENT

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA

THIS LOT CONTAINS ENGINEERED FILL

AIR CONDITIONER REQUIRED

RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

SIDE WINDOW LOCATION

EXTERIOR DOOR LOCATION

REDUCE SIDE YARD

north arrow

VA3 DESIGN

255 Consumers Rd Suite 120

Toronto ON M2J 1R4

t 416.630.2255 f 416.630.4782

va3design.com

Greenpark

project name

LECCO RIDGE DEV. INC.

municipality

MILTON

date

NOV. 2016

checked by

scale

1:250

lot/block no.

332

registered plan no.

16015

project no.

16015

drawing no.

LG10

LOT GRADING

16015-LRD-SP-BASE

Wed - Feb 22 2017 - 1:38 PM

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