BLOCK 331 – ELEVATION 2

LOT No.	Model Type	Garage Dimension W x L (m)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Uncoverd 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)
331–1	IVY 11	2.90x6.00	128.30	350.04	36.65	23.61	72.01	48.40	67.21	12.94	30.00	
331–2	IVY 5	2.97x6.02	118.54	228.60	51.85	22.90	47.38	24.48	51.67	7.62	30.00	
331–3	IVY 4	2.97x6.02	112.60	228.60	49.26	22.86	50.68	27.82	54.89	7.62	30.00	
331–4	IVY 4	2.97x6.02	112.60	228.60	49.26	22.86	50.66	27.80	54.88	7.62	30.00	
331–5	IVY 5	2.97x6.02	118.54	228.60	51.85	22.86	47.38	24.52	51.75	7.62	30.00	
331–6	IVY 12	2.90x6.00	132.85	385.49	34.46	23.61	68.67	45.06	65.62	11.94	30.00	
TOTAL			723.43	1649.93	43.85	138.70	336.78	198.08	58.82			8.28

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

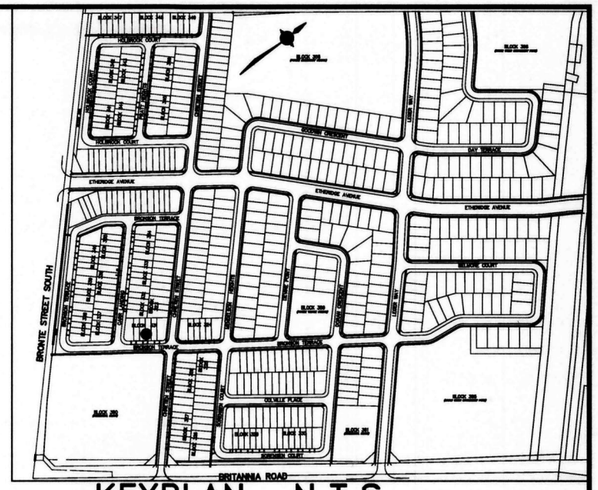
The MUNICIPAL INFRASTRUCTURE Group Ltd.

DATE: APR 0 7 2017 By: B. GIBSON

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.

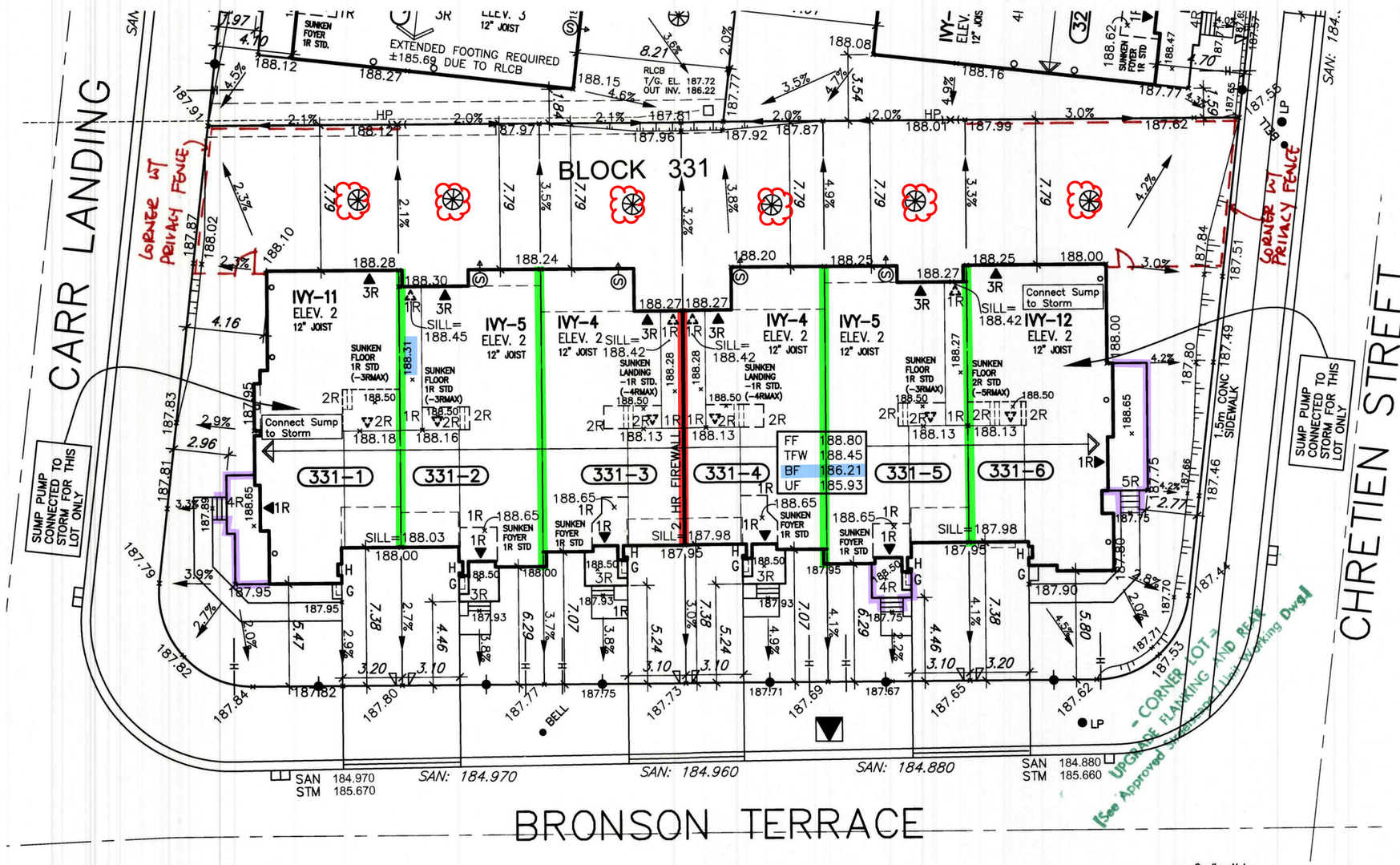
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of MILTON.

ARCHITECTURAL REVIEW & APPROVAL
MAR 2 1 2017
John G. Williams Limited, Architect



KEYPLAN N.T.S.

LICENSED PROFESSIONAL ENGINEER
D. A. F. SMITH
100012984
2017 04 07
PROVINCE OF ONTARIO



TOWN OF MILTON
PLANNING AND DEVELOPMENT
RMD1*223 ZONE
ZONING: APPROVED
Matthew Seymour — MAY 2, 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.
- 2.1 m Backfill height as per 9.15.

Siting to be read in conjunction with reviewed main model drawings

RECEIVED
TOWN OF MILTON
APR 12, 2017
17-5037 TO 17-5042
BUILDING DIVISION

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.

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.

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

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		5		6

- PROPOSED VALVE
- LP LIGHT POLE
- H HYDRANT
- TRANSFORMER
- WATER SERVICE
- DOUBLE STM./SAN. CONNECTION
- SINGLE STM./SAN. CONNECTION
- CB CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL

- _R 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
- SWALE DIRECTION
- EMBANKMENT

- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- AC AIR CONDITIONER REQUIRED
- RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
- SIDE WINDOW LOCATION
- EXTERIOR DOOR LOCATION
- REDUCE SIDE YARD

north arrow

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: Richard Vink — BCIN 24488
registration information: VA3 Design Inc. — 42658

Builder to verify location of all hydrants, 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.	municipality: MILTON
lot/block no.: 331	registered plan no.: –
project no.: 16015	
date: NOV. 2016	LOT GRADING
drawn by: GW	checked by: –
scale: 1:250	file name: 16015–LRD–SP–BASE
drawing no.: LG9	

GREG – H:\ARCHIVE\WORKING\2016\16015.GRE\SITE\16015–LRD–SP–BASE.dwg – Wed – Feb 22 2017 – 1:38 PM

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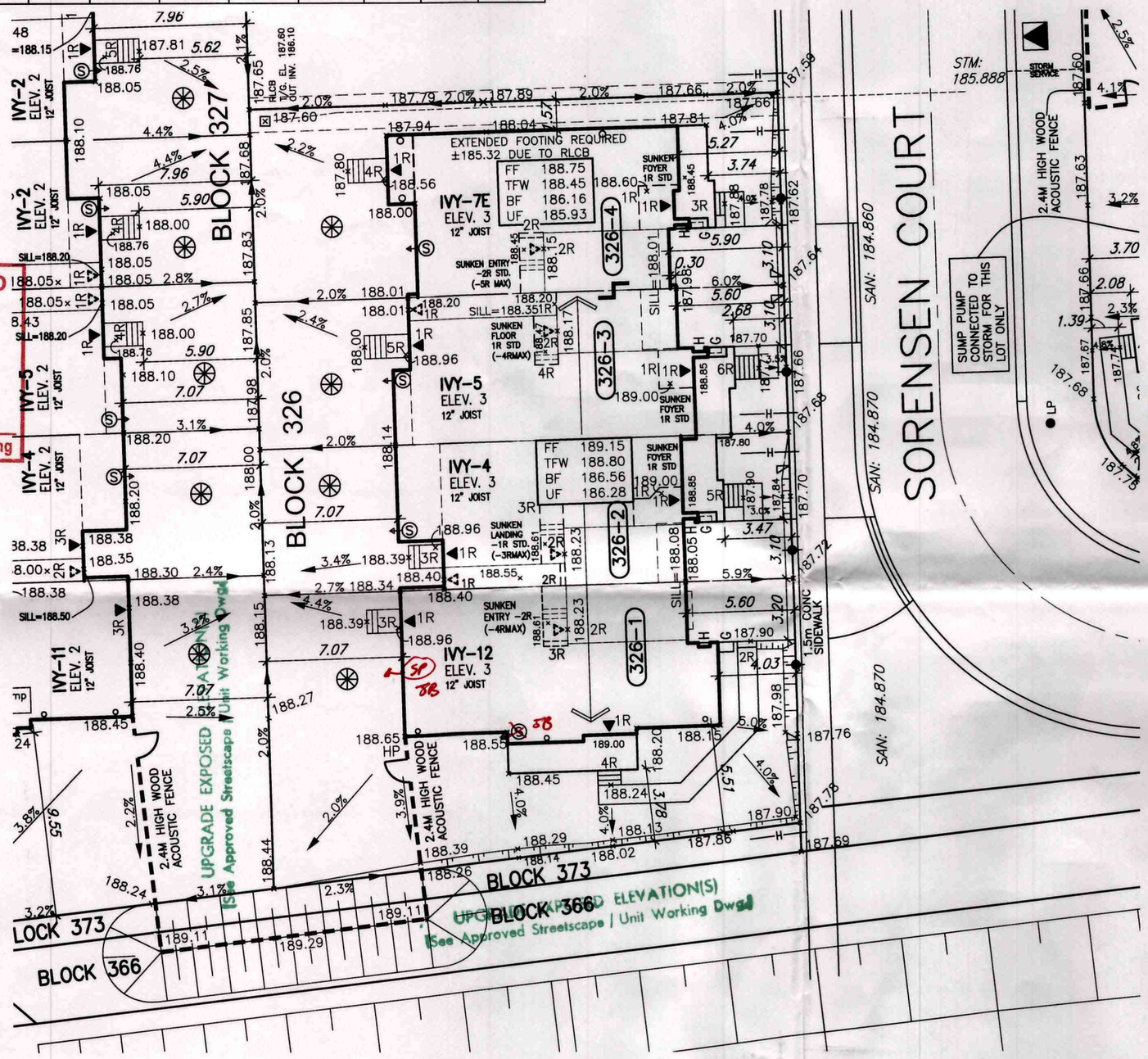
BLOCK 326 – ELEVATION 3

LOT No.	Model Type	Garage Dimension W x L (m)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Uncoverd 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)
326–1	IVY 12	2.90x6.00	132.57	382.35	34.67	17.92	56.73	38.81	68.41	13.20	27.50	
326–2	IVY 4	2.97x6.02	115.94	209.55	55.33	17.35	33.61	16.26	48.38	7.62	27.50	
326–3	IVY 5	2.97x6.02	122.26	209.55	58.34	17.35	30.19	12.84	42.53	7.62	27.50	
326–4	IVY 7E	2.97x6.30	127.93	275.00	46.52	18.23	43.30	25.07	57.90	10.00	27.50	
TOTAL			498.70	1076.45	46.33	70.85	163.83	92.98	56.75			8.38



KEYPLAN N.T.S.

#17-5037 to #17-5042

LOT GRADING APPROVED

APR 25 2017

Town of Milton - Development Engineering

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ARCHITECTURAL REVIEW & APPROVAL

MAR 21 2017

John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER D.A.F. SMITH 100012984 2017-04-07 PROVINCE OF ONTARIO

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.

- [x] REVIEWED
- [ ] REVIEWED AS NOTED
- [ ] REVISE AND RESUBMIT

The MUNICIPAL INFRASTRUCTURE Group Ltd.

DATE: APR 07 2017 By: B. GIBSON

RECEIVED TOWN OF MILTON APR 12 2017 BLDG. DIVISION

NOTE:
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2	REVISED PER ENG. ISSUED FOR PERMIT.	FEB. 22/17	GW
3			
4			
5			
6			

PROPOSED VALVE; LP LIGHT POLE; H HYDRANT; TRANSFORMER; WATER SERVICE; DOUBLE STM./SAN. CONNECTION; SINGLE STM./SAN. CONNECTION; CB CATCH BASIN; CABLE TELEVISION PEDESTAL; BELL PEDESTAL

_R 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; SWALE DIRECTION; EMBANKMENT

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north arrow

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qualification information: Richard Vink — signature: R Vink — BCIN 24488

name: VA3 Design Inc. — registration information 42658

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Greenpark™

project name: LECCO RIDGE DEV. INC.	municipality: MILTON	lot/block no. 326 registered plan no. –	
date: NOV. 2016		LOT GRADING	project no. 16015
drawn by: GW	checked by: –	scale: 1:250	file name: 16015-LRD-SP-BASE
GREG – H:\ARCHIVE\WORKING\2016\16015.GRE\SITE\16015-LRD-SP-BASE.dwg – Wed – Feb 22 2017 – 1:38 PM			drawing no. LG4

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