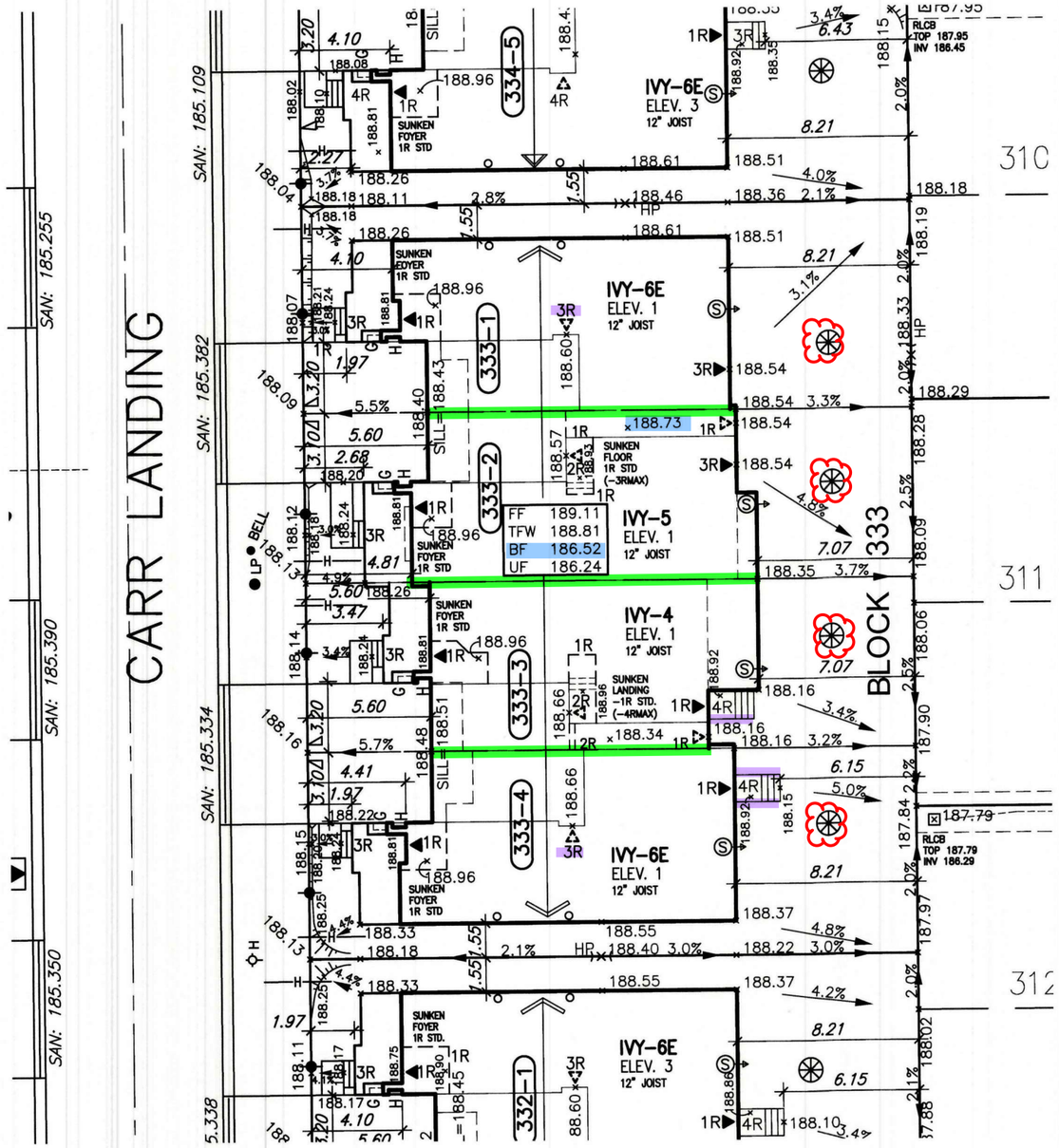

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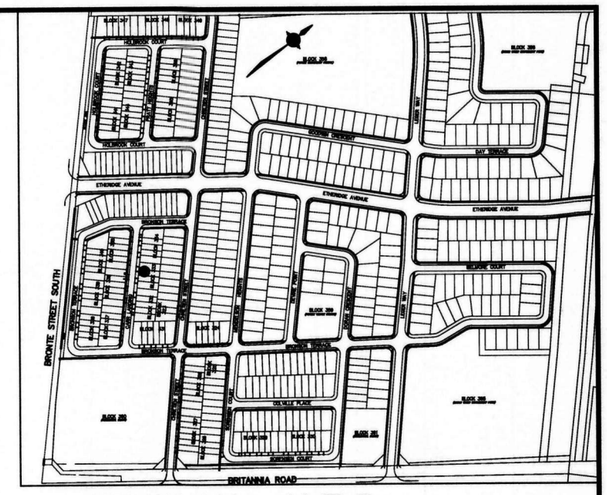
ARCHITECTURAL REVIEW & APPROVAL
MAR 21 2017
John G. Williams Limited, Architect



KEYPLAN N.T.S.

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 0 7 2017 By: B. GIBSON

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.
- 2.21 m Backfill height as per 9.15.

Siting to be read in conjunction with reviewed main model drawings

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TOWN OF MILTON
APR 12, 2017
17-5058 to 17-5061
BUILDING DIVISION

BACKFILL HEIGHT
Areas with backfill height exceeding 2.15 m are to have foundation wall thickened to 10" (refer to reviewed block plans)

BLOCK 333 – ELEVATION 1

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)
333–1	IVY 6E	3.07x6.65	122.26	256.30	47.70	17.92	31.15	13.23	42.47	9.32	27.50	
333–2	IVY 5	2.97x6.02	122.91	209.55	58.65	17.35	29.47	12.12	41.13	7.62	27.50	
333–3	IVY 4	2.97x6.02	115.94	209.55	55.33	17.35	33.75	16.40	48.59	7.62	27.50	
333–4	IVY 6E	3.07x6.65	122.26	256.30	47.70	17.92	31.15	13.23	42.47	9.32	27.50	
TOTAL			483.37	931.70	51.88	70.54	125.52	54.98	43.80			8.15

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DRAWINGS ARE NOT TO BE SCALED.

NOTE: SUMP PUMP REQUIRED (S)
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; LIGHT POLE; HYDRANT; TRANSFORMER; WATER SERVICE; DOUBLE STM./SAN. CONNECTION; SINGLE STM./SAN. CONNECTION; CATCH BASIN; CABLE TELEVISION PEDESTAL; BELL PEDESTAL

No. OF RISERS; FINISHED FLOOR ELEVATION; UNDERSIDE FOOTING ELEVATION; FIN. BASEMENT FLOOR SLAB; TOP OF FOUNDATION WALL; UNDERSIDE FOOTING AT REAR; UNDERSIDE FOOTING AT FRONT; UNDERSIDE FOOTING AT SIDE; WALK OUT DECK; WALK OUT BASEMENT; REVERSE PLAN

STREET SIGN; 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; 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 — 24488
name — signature — BCIN
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.: 333
registered plan no.: –
project no.: 16015
date: NOV. 2016
drawn by: GW
checked by: –
scale: 1:250
LOT GRADING
file name: 16015-LRD-SP-BASE
drawing no.: LG11

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BLOCK 324 – ELEVATION 3

	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)
324–1	IVY 11	2.90x6.00	134.90	337.69	39.95	22.74	67.11	44.37	66.12	12.98	29.00	
324–2	IVY 1	2.90x6.65	104.98	220.85	47.53	22.09	39.50	17.41	44.08	7.62	28.92	
324–3	IVY 1	2.90x6.65	104.98	219.86	47.75	21.47	38.52	17.05	44.26	7.62	28.78	
324–4	IVY 3	2.90x6.00	119.19	218.83	54.47	21.30	40.28	18.98	47.12	7.62	28.65	
324–5	IVY 3	2.90x6.00	119.19	217.80	54.72	20.64	39.25	18.61	47.41	7.62	28.51	
324–6	IVY 12	2.90x6.00	132.57	367.88	36.04	21.13	58.68	37.55	63.99	12.05	28.51	
TOTAL			715.81	1582.91	45.22	129.37	283.34	153.97	54.34			8.18

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ARCHITECTURAL REVIEW & APPROVAL

MAR 21 2017

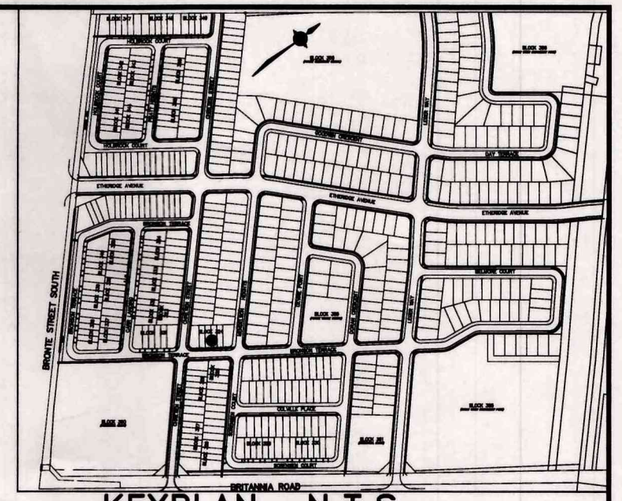
John G. Williams Limited, Architect

LOT GRADING APPROVED

APR 25 2017

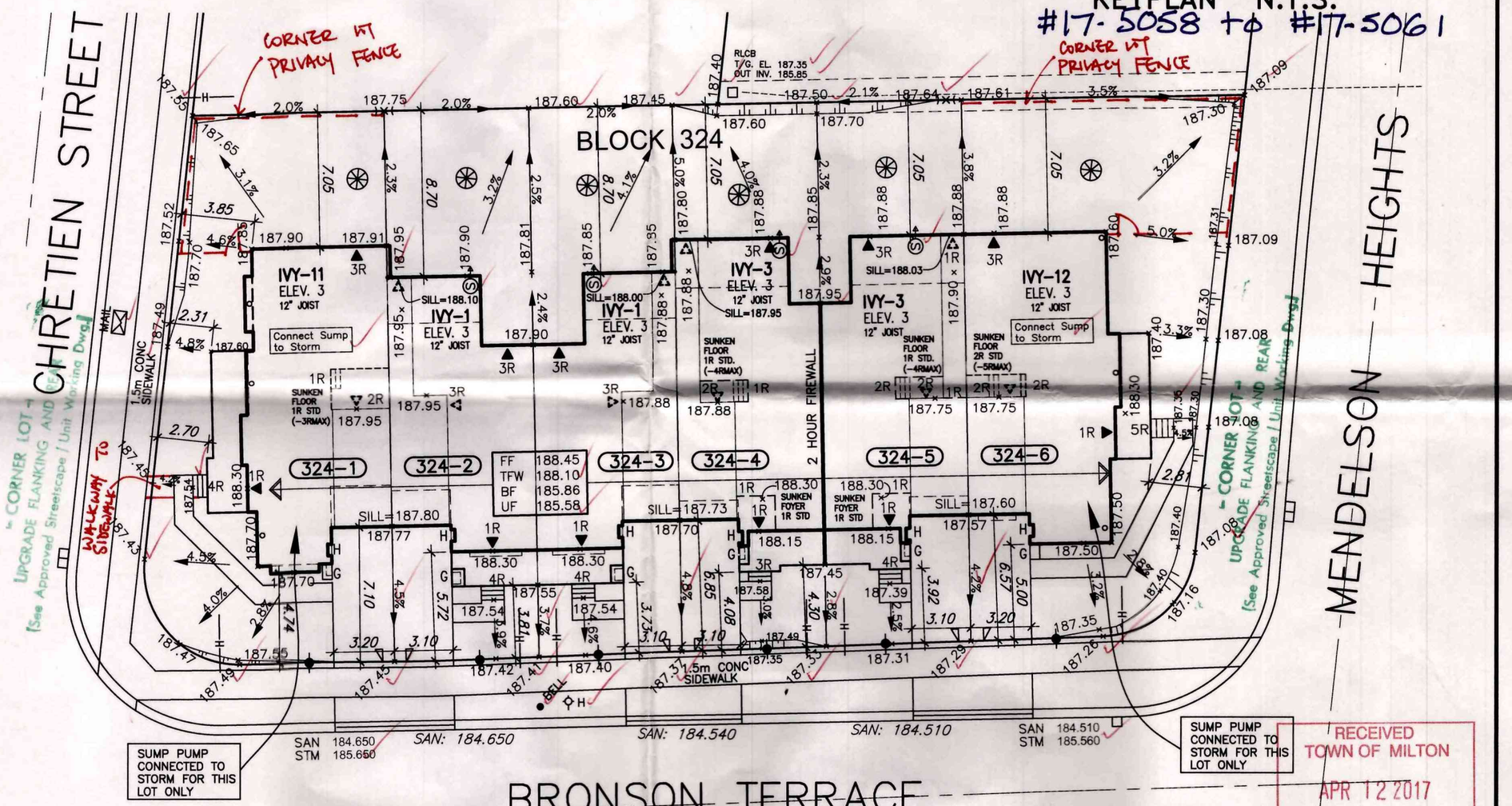
Town of Milton - Development Engineering

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



KEYPLAN N.T.S.

#17-5058 to #17-5061



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BLDG. DIVISION

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The MUNICIPAL INFRASTRUCTURE Group Ltd.

DATE: APR 07 2017 By: B. GIBSON

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Greenpark™

project name: LECCO RIDGE DEV. INC.
municipality: MILTON
lot/block no.: 324
registered plan no.: –
project no.: 16015
date: NOV. 2016
drawn by: GW
checked by: –
scale: 1:250
LOT GRADING
file name: 16015-LRD-SP-BASE
drawing no.: LG2

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