

BLOCK 345 - 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)	Lot Depth (m)	Proposed Building Height (m)
345-1	IVY 7E	2.97x6.30	127.93	275.00	46.52	18.27	43.31	25.04	57.82	10.00	27.50
345-2	IVY 5	2.97x6.02	122.26	209.55	58.34	17.35	30.18	12.83	42.51	7.62	27.50
345-3	IVY 4	2.97x6.02	115.94	209.55	55.33	17.35	33.75	16.40	48.59	7.62	27.50
345-4	IVY 4	2.97x6.02	115.94	209.55	55.33	17.35	33.75	16.40	48.59	7.62	27.50
345-5	IVY 1	2.90x6.65	104.98	209.55	50.10	17.35	28.09	10.74	38.23	7.62	27.50
345-6	IVY 2	2.90x6.00	104.70	301.43	34.73	17.35	38.88	22.33	56.28	7.62	27.50
345-7	IVY 12	2.90x6.00	132.57	301.43	43.98	17.92	65.40	47.48	72.80	16.23	27.50
TOTAL			824.32	1716.06	48.04	105.02	274.16	151.22	55.16		8.10

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

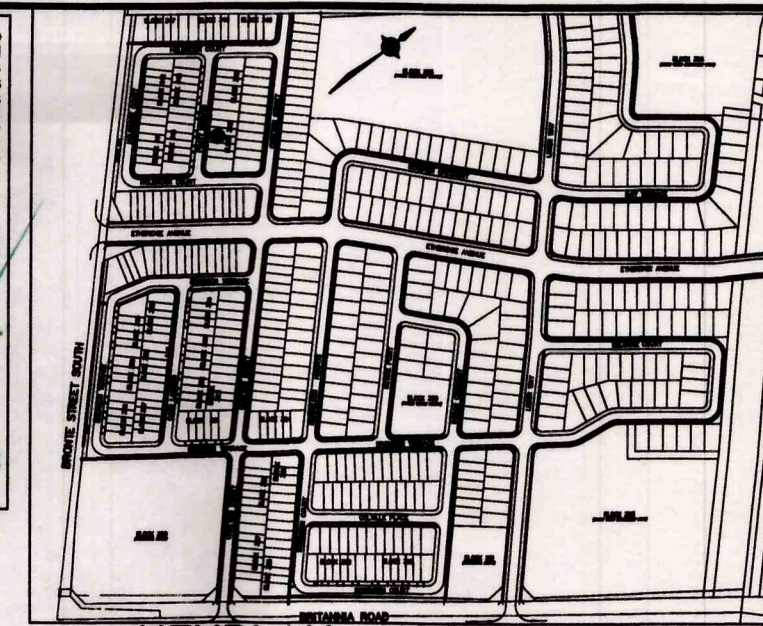
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

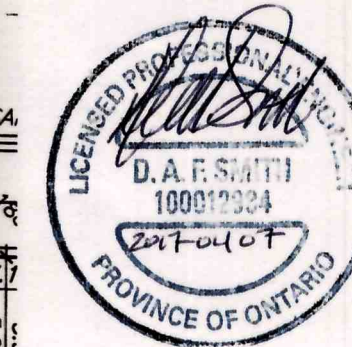
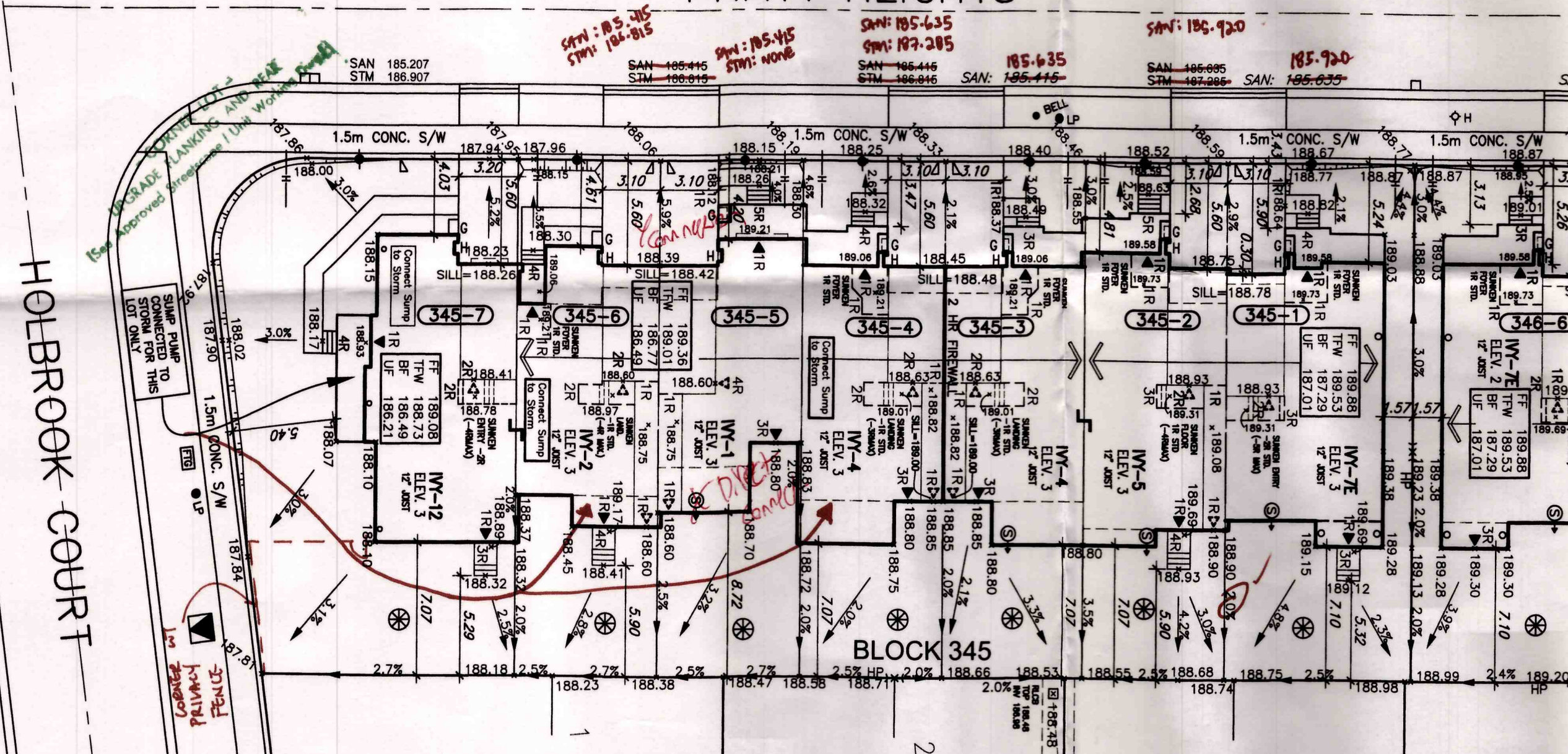
John G. Williams Limited, Architect



KEYPLAN N.T.S.

#17-5313 to #17-5349

PRATT HEIGHTS



UNIT 5 to have direct connection via y connection with unit 6 as per green park correspondence may 5 2017

LOT GRADING APPROVED
MAY 18 2017
Town of Milton - Development Engineering

RECEIVED
TOWN OF MILTON
APR 12 2017
BLDG. 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.

VAS 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 VAS 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 VALUE UP LIGHT POLE HYDRA TRANSFORMER WATER SERVICE DOUBLE STN./S.W. CONNECTION SINGLE STN./S.W. CONNECTION CATCH BASIN CABLE TELEVISION FEEDS BELL FEEDS	NO. OF RISERS FINISHED FLOOR ELEVATION UNDERGROUND FLOOR ELEVATION FIN. ELEVATION FLOOR SLAB TOP OF FOUNDATION WALL UNDERGROUND FLOOR AT REAR UNDERGROUND FLOOR AT FRONT UNDERGROUND FLOOR AT SIDE W.A.D. WALK OUT DECK W.A.D. WALK OUT DECK REAR FENCE PLAN	STREET SIGN SUPER WALL SIGN REAR FENCE 1.5m BLACK VINYL CHAIN LINK FENCE ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL SINGLE 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

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.

project name: **LECCO RIDGE DEV. INC.**

project no.: **16015**

date: **NOV. 2016**

drawn by: **Greg**

checked by: **Greg**

scale: **1:250**

file name: **16015-LR0-SP-BASE**

drawn on: **H:\ARCHIVE\WORKING\2016\16015\16015-LR0-SP-BASE.dwg**

date: **Wed - Feb 22 2017 - 1:39 PM**