

BLOCK 346 - 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)
346-1	IVY 12	2.90x6.00	132.85	355.45	37.38	17.92	48.68	30.76	63.19	12.20	27.50	
346-2	IVY 5	2.97x6.02	118.54	209.55	56.57	17.35	33.83	16.48	48.71	7.62	27.50	
346-3	IVY 4	2.97x6.02	112.60	209.55	53.73	17.35	37.11	19.76	53.25	7.62	27.50	
346-4	IVY 4	2.97x6.02	112.60	209.55	53.73	17.35	37.11	19.76	53.25	7.62	27.50	
346-5	IVY 5	2.97x6.02	118.54	209.55	56.57	17.35	33.80	16.45	48.67	7.62	27.50	
346-6	IVY 7E	2.97x6.30	128.67	275.00	46.79	18.27	42.57	24.30	57.08	10.00	27.50	
TOTAL			723.80	1468.65	49.28	105.59	233.10	127.51	54.70			7.98

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

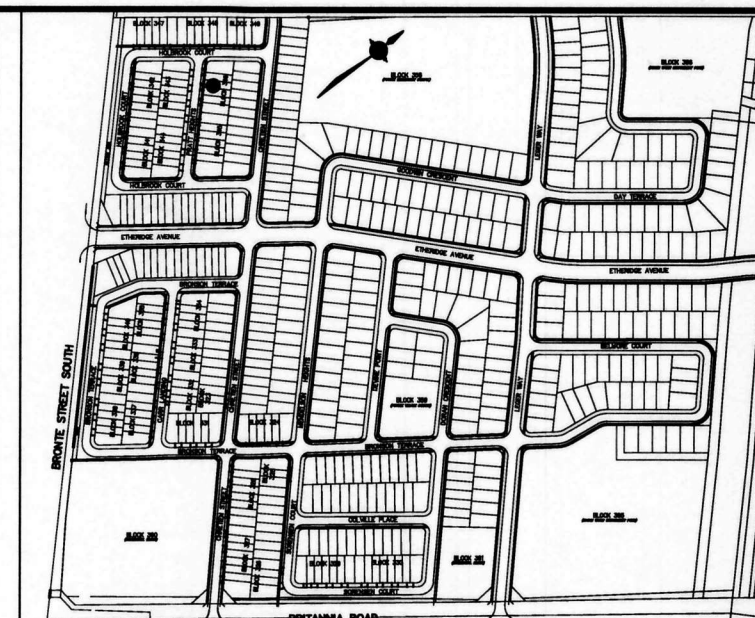
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 31 2017

John G. Williams Limited, Architect



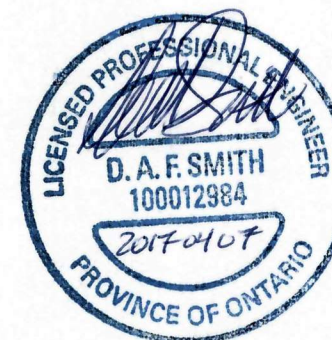
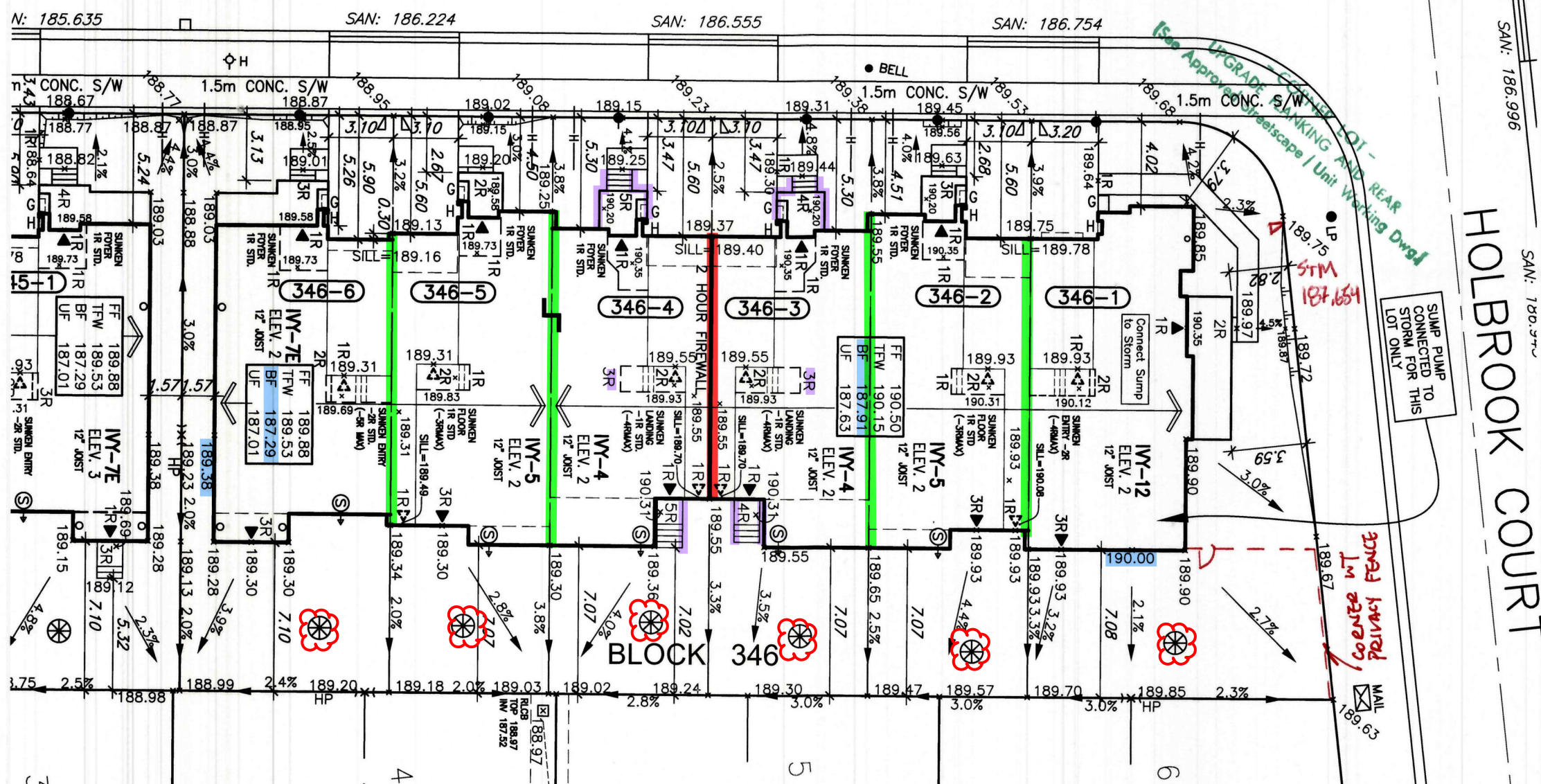
KEYPLAN N.T.S.

2.09m Backfill height as per 9.15.

RECEIVED
TOWN OF MILTON
APR 12, 2017
17-5403 to 17-5408
BUILDING DIVISION

LEGEND
45 Min FRR
45 Min FRR w/NC Cladding
1 Hr Party Wall
2 Hr Firewall (NC)
Guard/Handrail as per 9.8.
2.09m Backfill height as per 9.15.
Siting to be read in conjunction with reviewed main model drawings

PRATT HEIGHTS



TOWN OF MILTON
PLANNING AND DEVELOPMENT
RMD1*223 ZONE
ZONING: APPROVED
Matthew Seymour
ZONING OFFICER
MAY 3, 2017
DATE

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 - 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 - W.O.D. WALK OUT DECK - W.O.D. WALK OUT BASEMENT - REV 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	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 drawn by GW checked by - scale 1:250 lot/block no. 346 registered plan no. - project no. 16015 drawing no. LG24 16015-LRD-SP-BASE 16015-LRD-SP-BASE Feb 22 2017 - 1:39 PM

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The MUNICIPAL INFRASTRUCTURE Group Ltd.

DATE: APR 07 2017 By: B. GIBSON

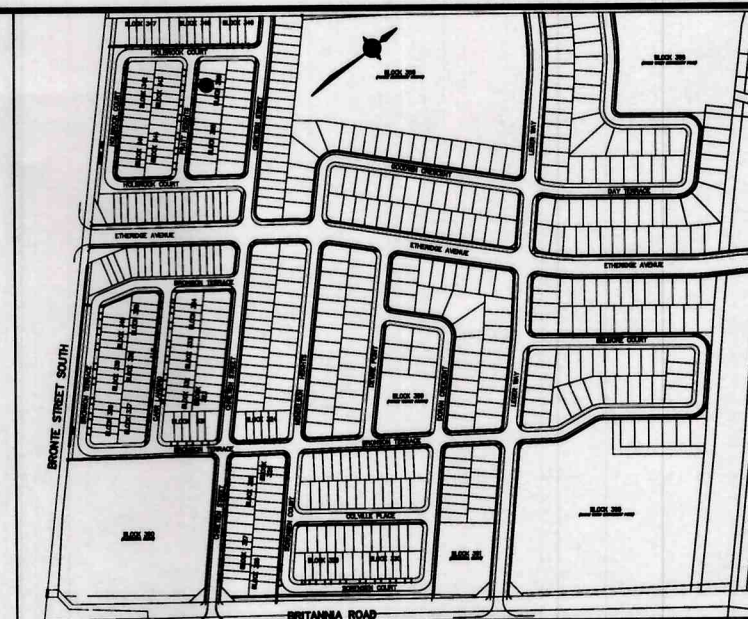
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ARCHITECTURAL REVIEW & APPROVAL

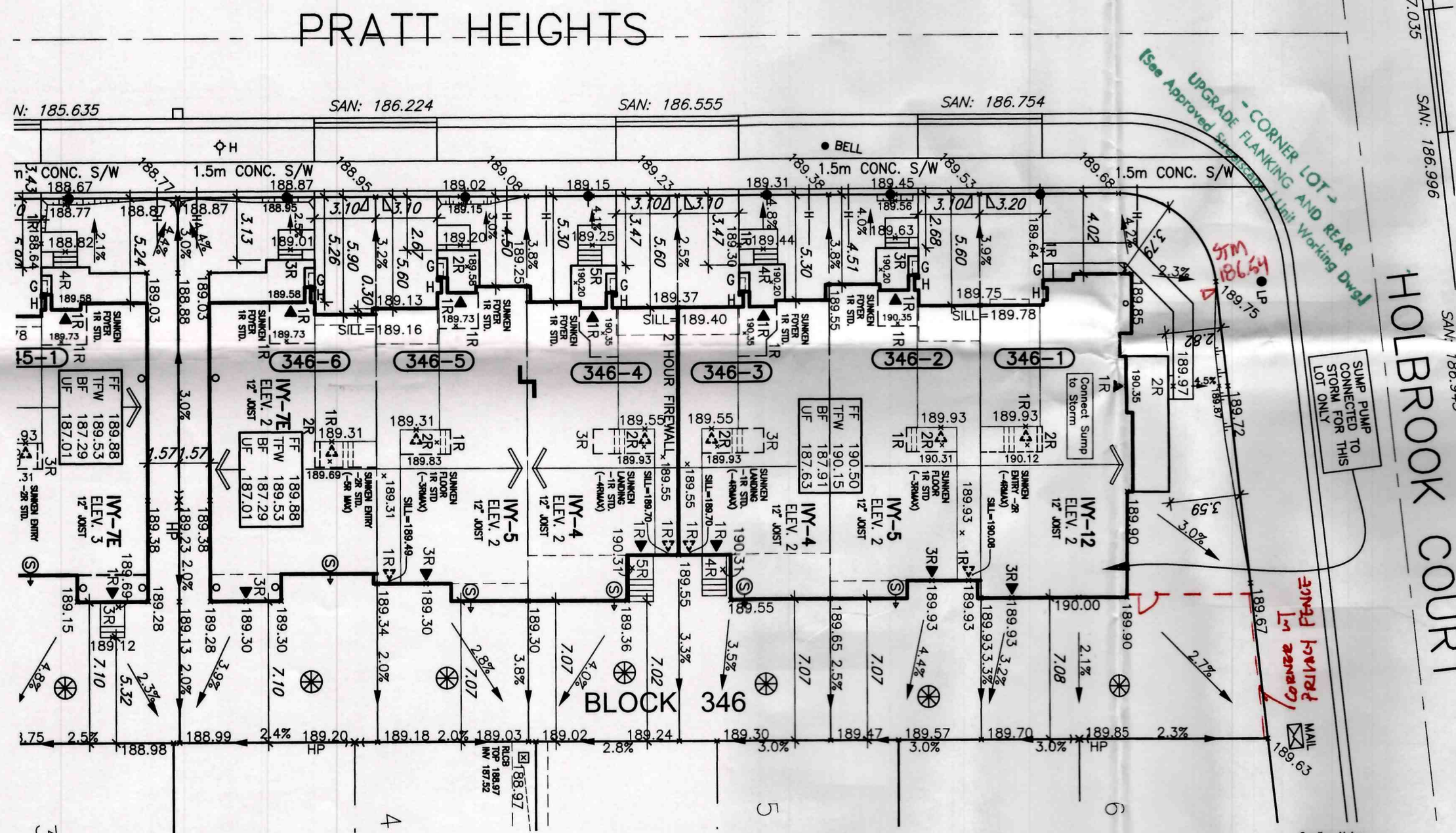
MAR 21 2017

John G. Williams Limited, Architect



KEYPLAN N.T.S.

#17-5403 to #17-5408



LOT GRADING APPROVED

APR 26 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.

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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.

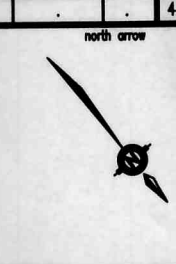
FEB. 22/17 GW 3

- PROPOSED VALVE
- LIGHT POLE
- HYDRANT
- TRANSFORMER
- WATER SERVICE
- UNDER SERVICE
- DOUBLE STL/SWL CONNECTION
- SINGLE STL/SWL CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDISTAL
- BELL PEDISTAL

- NO. OF RISERS
- FINISHED FLOOR ELEVATION
- UNDERSIDE FLOOR ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TOP OF FOUNDATION WALL
- UNDERSIDE FOOTING AT REAR
- UNDERSIDE FOOTING AT FRONT
- UNDERSIDE FOOTING AT SIDE
- W.O.S. WALK OUT DECK
- W.O.S. 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
- SINGLE DIRECTION
- EMBANKMENT

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



The undersigned has reviewed and taken responsibility for this design and has the qualifications and experience to do so. I am a Professional Engineer in the Province of Ontario.
 qualification information
 Richard Vink 24488
 name
 registration information
 VAS Design Inc. 42658
 I shall 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.
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VAS 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.

municipality
 MILTON

lot/plot no.
 346

registered plan no.
 16015

drawing no.
 LG24

date
 NOV. 2016
 checked by
 scale
 1:250
 project no.
 16015-LRD-SP-BASE
 date
 FEB 22 2017 - 1:39 PM

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