

BLOCK 347 – 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)
347-1	IVY 12	2.90x6.00	132.85	377.71	35.17	17.92	66.05	48.13	72.87	14.58	27.51	
347-2	IVY 2	2.90x6.00	107.02	209.67	51.04	17.35	37.43	20.08	53.65	7.62	27.51	
347-3	IVY 2	2.90x6.00	107.02	209.67	51.04	17.35	37.51	20.16	53.75	7.62	27.51	
347-4	IVY 3	2.90x6.00	119.93	209.67	57.20	17.35	30.16	12.81	42.47	7.62	27.51	
347-5	IVY 3	2.90x6.00	119.93	209.67	57.20	17.35	30.16	12.81	42.47	7.62	27.51	
347-6	IVY 7E	2.97x6.30	128.67	275.17	46.76	17.35	39.53	22.18	56.11	10.00	27.51	
TOTAL			715.42	1491.56	47.96	104.67	240.84	136.17	56.54			8.43

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

LEGEND

- 45 Min FRR
- 45 Min FRR w/NC Cladding
- 1 Hr Party Wall
- 2 Hr Firewall (NC)
- Guard/Handrail as per 9.8
- 2.14 m Backfill height as per 9.15

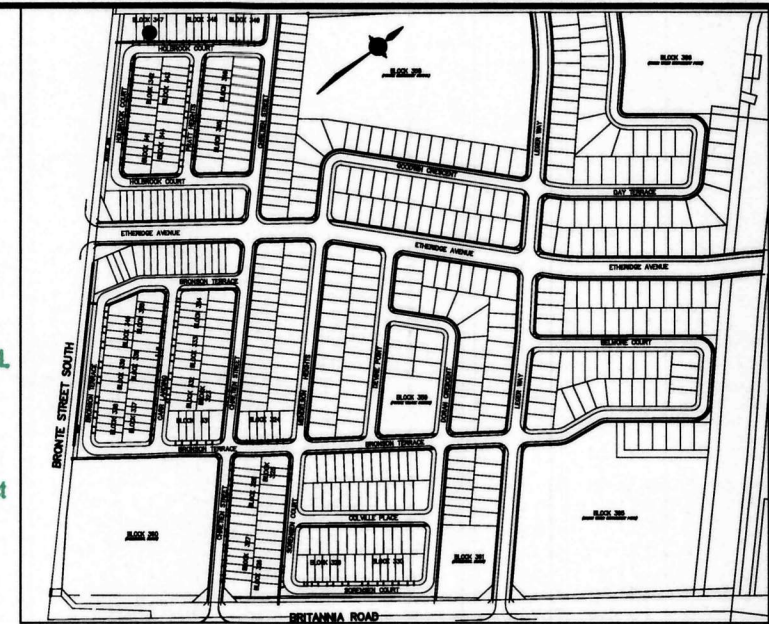
Siting to be read in conjunction with reviewed main model drawings

RECEIVED TOWN OF MILTON

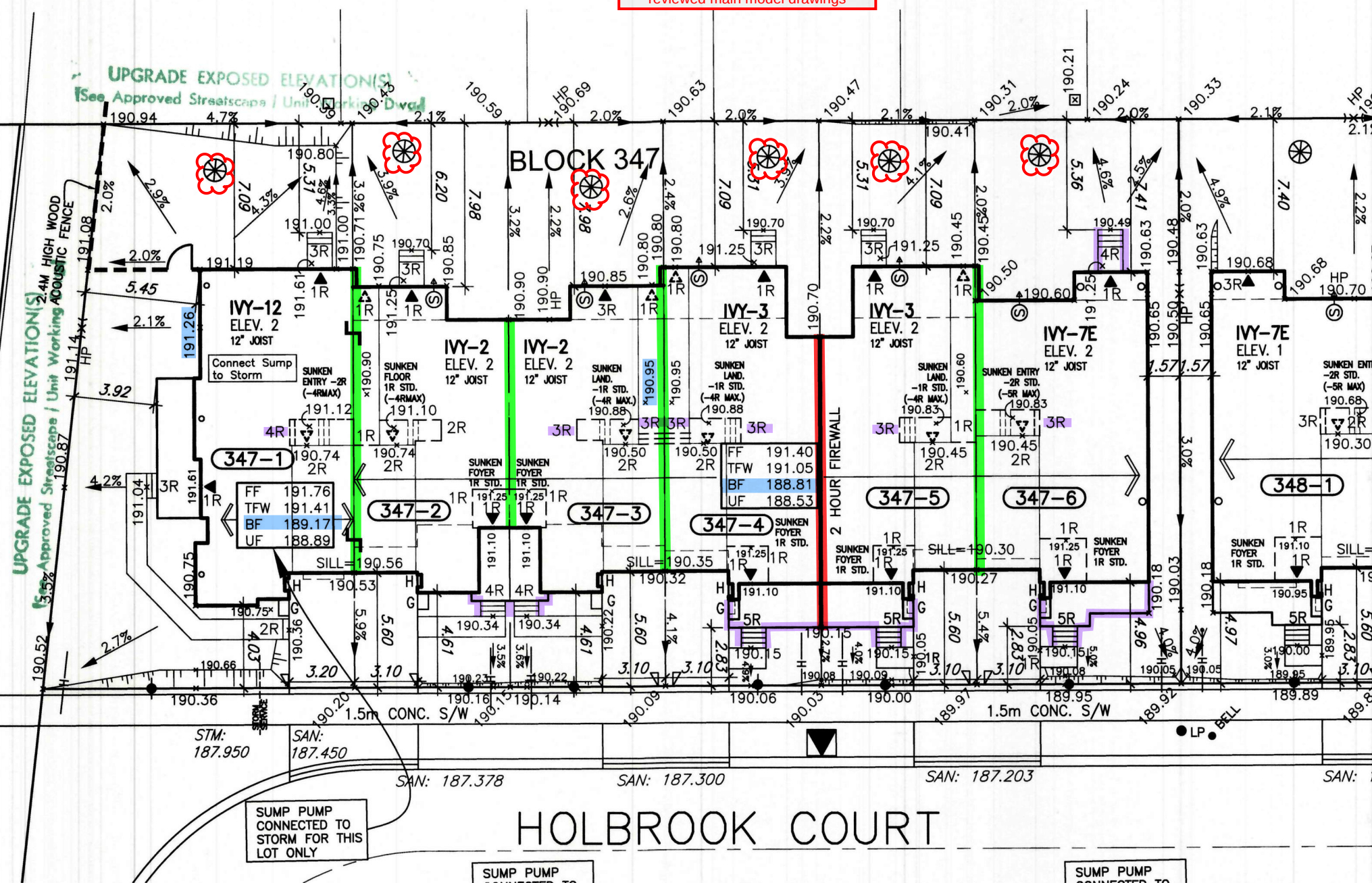
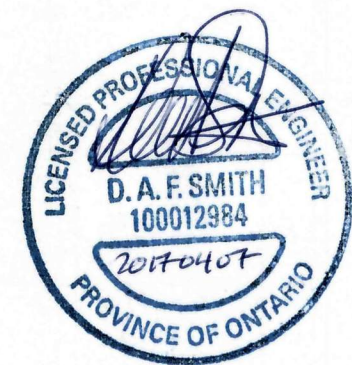
APR 12, 2017

17-5409 to 17-5415

BUILDING DIVISION



KEYPLAN N.T.S.



TOWN OF MILTON
PLANNING AND DEVELOPMENT
 RMD1*223 ZONE
ZONING: APPROVED
 Matthew Seymour MAY 3, 2017
 ZONING OFFICER 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	7 8 9	10 11 12	13 14 15	16 17 18	19 20 21	22 23 24	25 26 27	28 29 30	31 32 33	34 35 36	37 38 39	40 41 42	43 44 45	46 47 48	49 50 51	52 53 54	55 56 57	58 59 60	61 62 63	64 65 66	67 68 69	70 71 72	73 74 75	76 77 78	79 80 81	82 83 84	85 86 87	88 89 90	91 92 93	94 95 96	97 98 99	100 101 102	103 104 105	106 107 108	109 110 111	112 113 114	115 116 117	118 119 120	121 122 123	124 125 126	127 128 129	130 131 132	133 134 135	136 137 138	139 140 141	142 143 144	145 146 147	148 149 150	151 152 153	154 155 156	157 158 159	160 161 162	163 164 165	166 167 168	169 170 171	172 173 174	175 176 177	178 179 180	181 182 183	184 185 186	187 188 189	190 191 192	193 194 195	196 197 198	199 200 201	202 203 204	205 206 207	208 209 210	211 212 213	214 215 216	217 218 219	220 221 222	223 224 225	226 227 228	229 230 231	232 233 234	235 236 237	238 239 240	241 242 243	244 245 246	247 248 249	250 251 252	253 254 255	256 257 258	259 260 261	262 263 264	265 266 267	268 269 270	271 272 273	274 275 276	277 278 279	280 281 282	283 284 285	286 287 288	289 290 291	292 293 294	295 296 297	298 299 300	301 302 303	304 305 306	307 308 309	310 311 312	313 314 315	316 317 318	319 320 321	322 323 324	325 326 327	328 329 330	331 332 333	334 335 336	337 338 339	340 341 342	343 344 345	346 347 348	349 350 351	352 353 354	355 356 357	358 359 360	361 362 363	364 365 366	367 368 369	370 371 372	373 374 375	376 377 378	379 380 381	382 383 384	385 386 387	388 389 390	391 392 393	394 395 396	397 398 399	400 401 402	403 404 405	406 407 408	409 410 411	412 413 414	415 416 417	418 419 420	421 422 423	424 425 426	427 428 429	430 431 432	433 434 435	436 437 438	439 440 441	442 443 444	445 446 447	448 449 450	451 452 453	454 455 456	457 458 459	460 461 462	463 464 465	466 467 468	469 470 471	472 473 474	475 476 477	478 479 480	481 482 483	484 485 486	487 488 489	490 491 492	493 494 495	496 497 498	499 500 501	502 503 504	505 506 507	508 509 510	511 512 513	514 515 516	517 518 519	520 521 522	523 524 525	526 527 528	529 530 531	532 533 534	535 536 537	538 539 540	541 542 543	544 545 546	547 548 549	550 551 552	553 554 555	556 557 558	559 560 561	562 563 564	565 566 567	568 569 570	571 572 573	574 575 576	577 578 579	580 581 582	583 584 585	586 587 588	589 590 591	592 593 594	595 596 597	598 599 600	601 602 603	604 605 606	607 608 609	610 611 612	613 614 615	616 617 618	619 620 621	622 623 624	625 626 627	628 629 630	631 632 633	634 635 636	637 638 639	640 641 642	643 644 645	646 647 648	649 650 651	652 653 654	655 656 657	658 659 660	661 662 663	664 665 666	667 668 669	670 671 672	673 674 675	676 677 678	679 680 681	682 683 684	685 686 687	688 689 690	691 692 693	694 695 696	697 698 699	700 701 702	703 704 705	706 707 708	709 710 711	712 713 714	715 716 717	718 719 720	721 722 723	724 725 726	727 728 729	730 731 732	733 734 735	736 737 738	739 740 741	742 743 744	745 746 747	748 749 750	751 752 753	754 755 756	757 758 759	760 761 762	763 764 765	766 767 768	769 770 771	772 773 774	775 776 777	778 779 780	781 782 783	784 785 786	787 788 789	790 791 792	793 794 795	796 797 798	799 800 801	802 803 804	805 806 807	808 809 810	811 812 813
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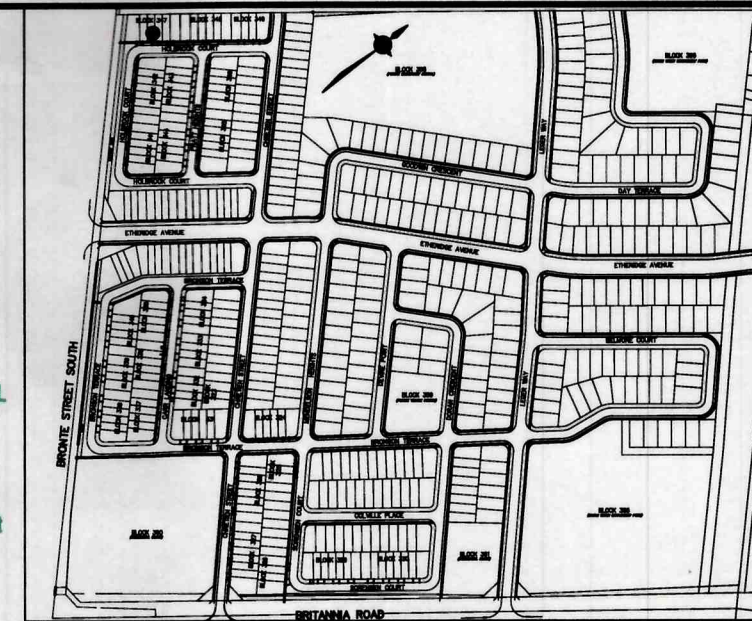
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 MAR 01 2017
 John G. Williams Limited, Architect



KEYPLAN N.T.S.
 #17-5409 to #17-5415



LOT GRADING APPROVED

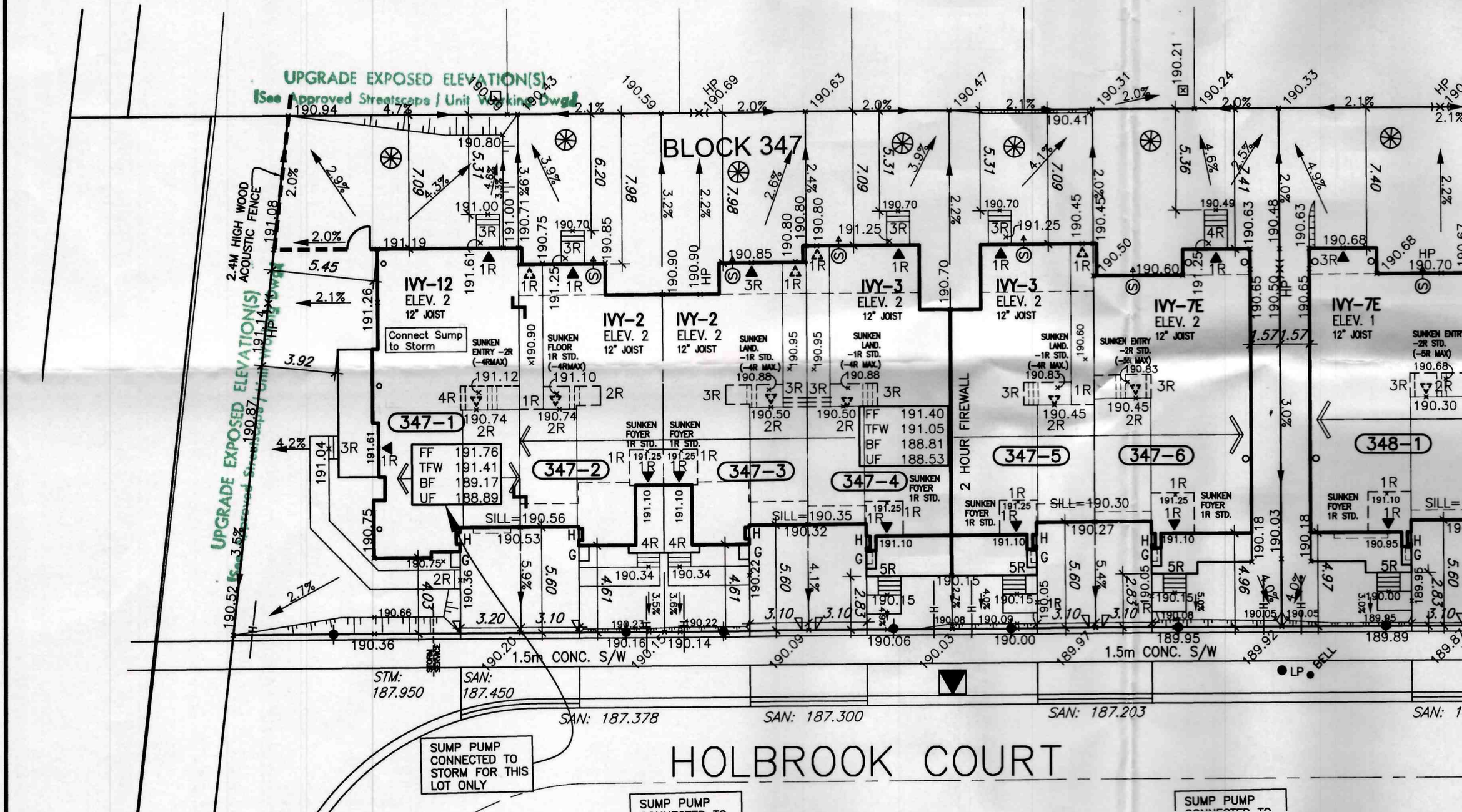
APR 26 2017

Town of Milton - Development Engineering

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 TOWN OF MILTON

APR 12 2017

BLDG. DIVISION



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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		4 north arrow		5 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 signature VA3 Design Inc. 42658 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 / 416.630.4782 va3design.com		6 Greenpark. project name LECCO RIDGE DEV. INC. municipality MILTON date NOV. 2016 checked by scale 1:250 drawing no. 16015-LRD-SP-BASE LG25	
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