

BLOCK 349 – ELEVATION 3

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)
349-1	IVY 7E	2.97x6.30	127.93	275.03	46.51	17.35	40.36	23.01	57.01	10.00	27.51	
349-2	IVY 4	2.97x6.02	115.94	209.55	55.33	17.35	33.62	16.27	48.39	7.62	27.50	
349-3	IVY 5	2.97x6.02	122.26	209.55	58.34	17.35	30.19	12.84	42.53	7.62	27.50	
349-4	IVY 12	2.90x6.00	132.57	350.60	37.81	17.92	47.83	29.91	62.53	12.04	27.50	
TOTAL			498.70	1044.73	47.73	69.97	152.00	82.03	53.97			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

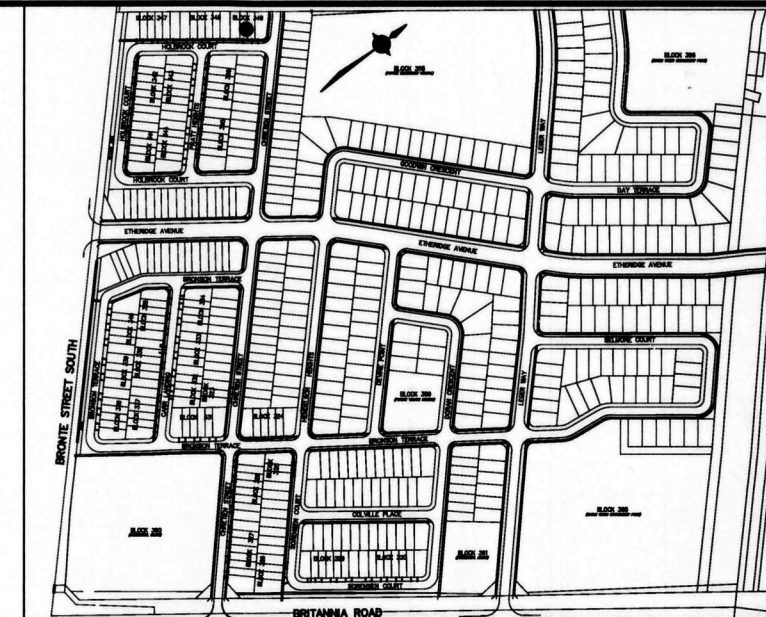
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

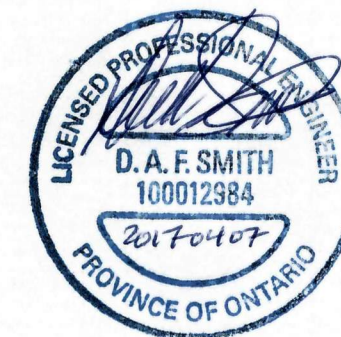
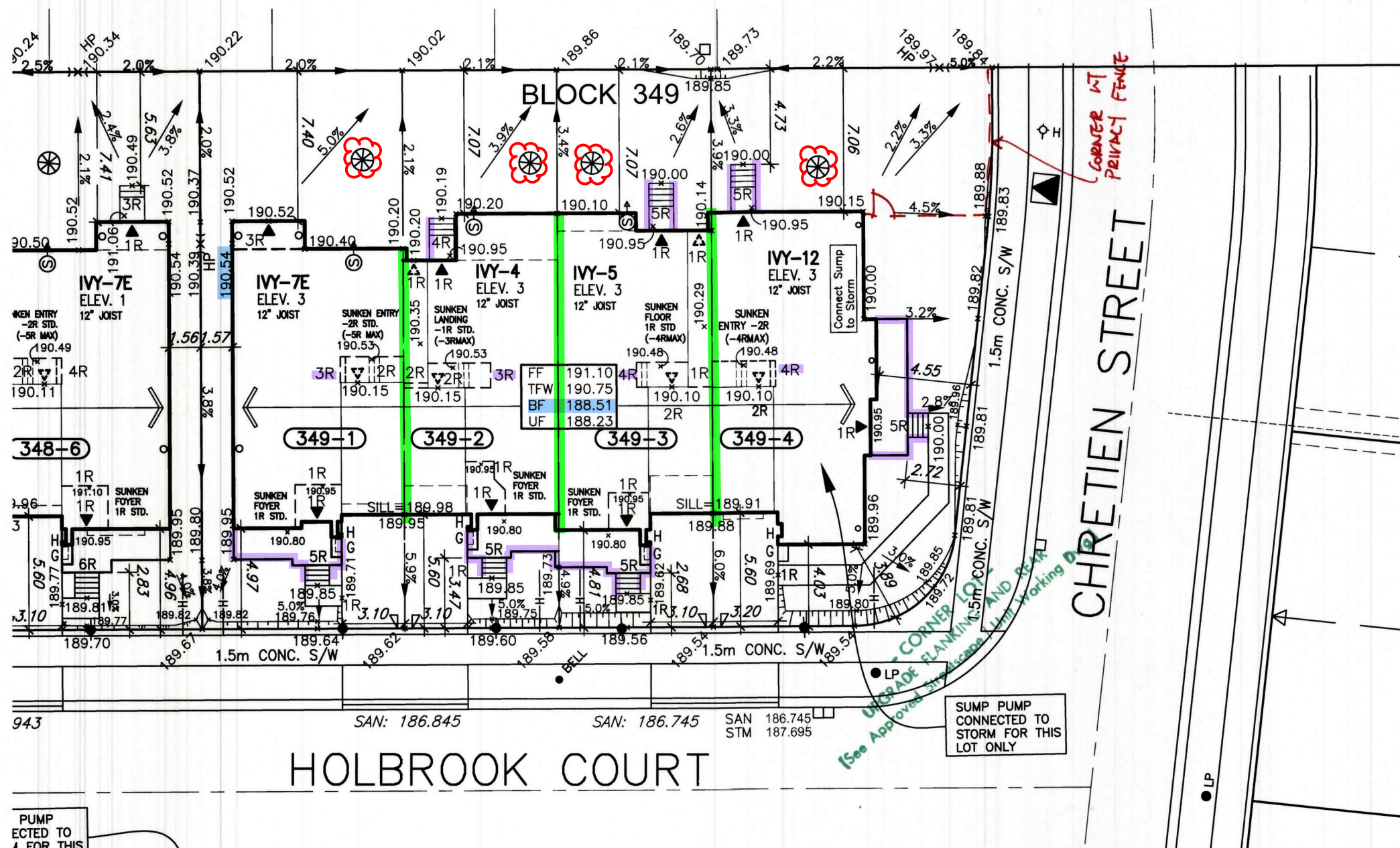
ARCHITECTURAL REVIEW & APPROVAL

MAR 21 2017

John G. Williams Limited, Architect



KEYPLAN N.T.S.



TOWN OF MILTON
PLANNING AND DEVELOPMENT
 RMD1*223 ZONE
ZONING: APPROVED
 Matthew Seymour MAY 3, 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.
 Backfill height as per 9.15.
 Siting to be read in conjunction with reviewed main model drawings

RECEIVED
TOWN OF MILTON
 APR 12, 2017
 17-5422 to 17-5425
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	
<div> <div> </div> <div> <p>No. of RISERS FIN. FLOOR ELEVATION UNDERSIDE FOOTING ELEVATION 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</p> </div> <div> <p>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</p> </div> <div> <p>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 SWALE DIRECTION REDUCE SIDE YARD</p> </div> </div>											
<p>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.</p> <p>Richard Vink 24488 signature BCIN</p> <p>VA3 Design Inc. 42658 name registration information</p> <p>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.</p>				<p>VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>				<p>Greenpark project name LECCO RIDGE DEV. INC. municipality MILTON date NOV. 2016 drawn by GW checked by scale 1:250 file name 16015-LRD-SP-BASE drawing no. LG27</p>			

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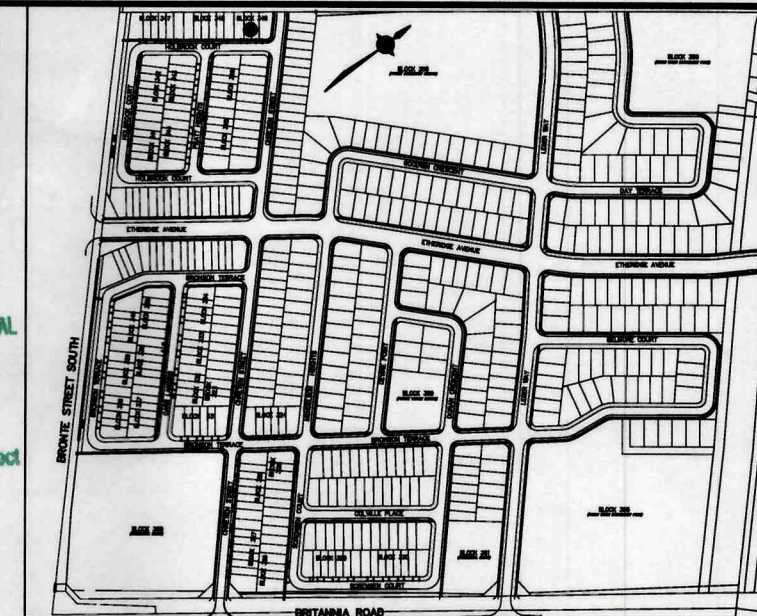
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ARCHITECTURAL REVIEW & APPROVAL

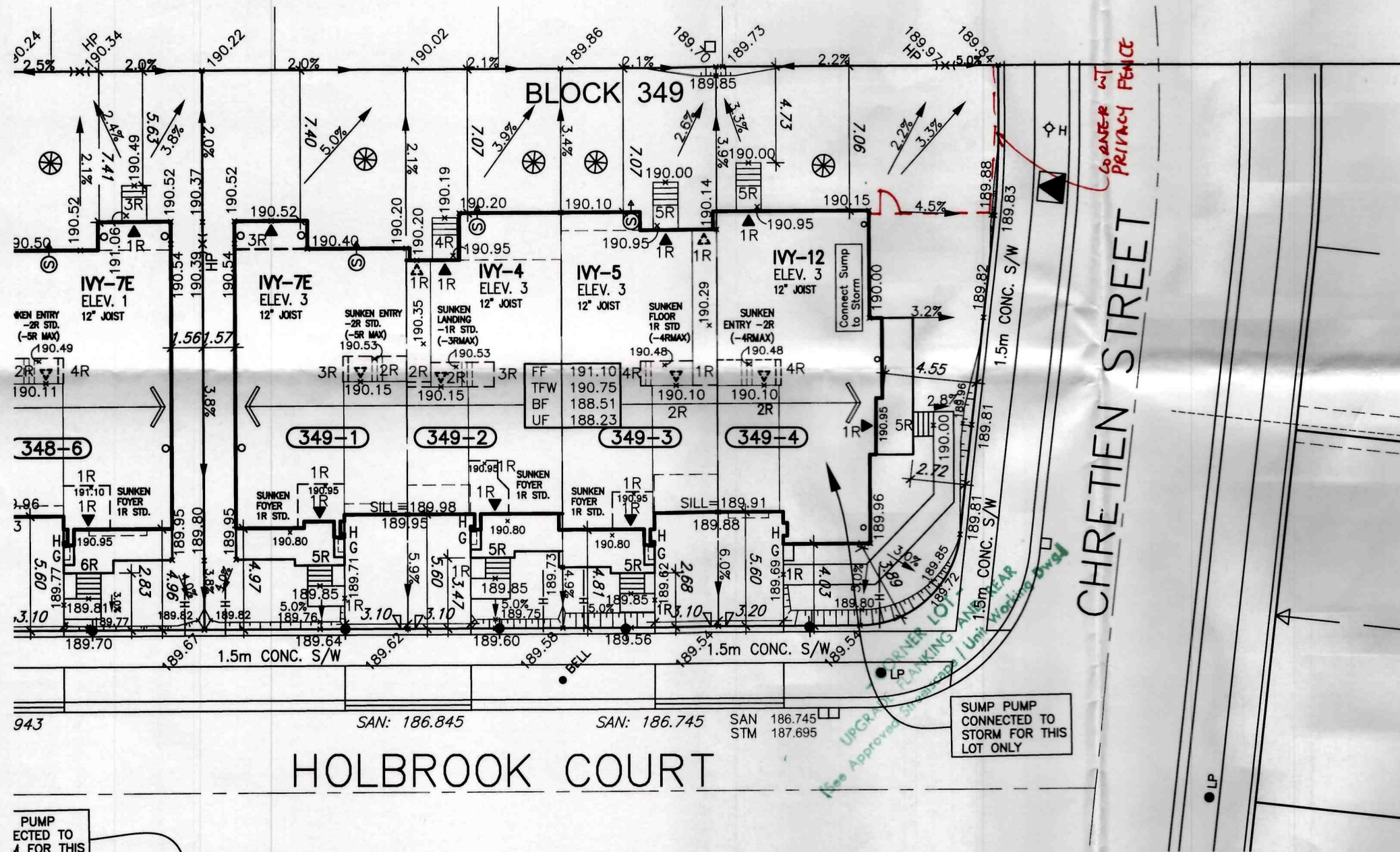
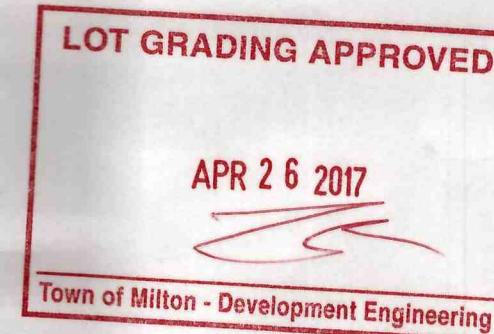
MAR 21 2017

John G. Williams Limited, Architect



KEYPLAN N.T.S.

#17-5422 to #17-5425



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<p>PROPOSED VALVE LIGHT POLE HYDRANT TRANSFORMER WATER SERVICE DOUBLE STL/SWL CONNECTION SINGLE STL/SWL CONNECTION CATCH BASIN CABLE TELEVISION PEDESTAL BELL PEDESTAL</p>	<p>NO. OF RISERS FINISHED FLOOR ELEVATION UNDERGROUND FOOTING ELEVATION FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL UNDERGROUND FOOTING AT REAR UNDERGROUND FOOTING AT FRONT UNDERGROUND FOOTING AT SIDE W.A.D. WALK OUT DECK W.A.D. WALK OUT BASEMENT REVERSE PLAN</p>	<p>STREET SIGN SUPER VALV BOX REAR 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</p>	<p>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</p>	<p>Lot/Block no. 349 registration plan no. 16015</p>			