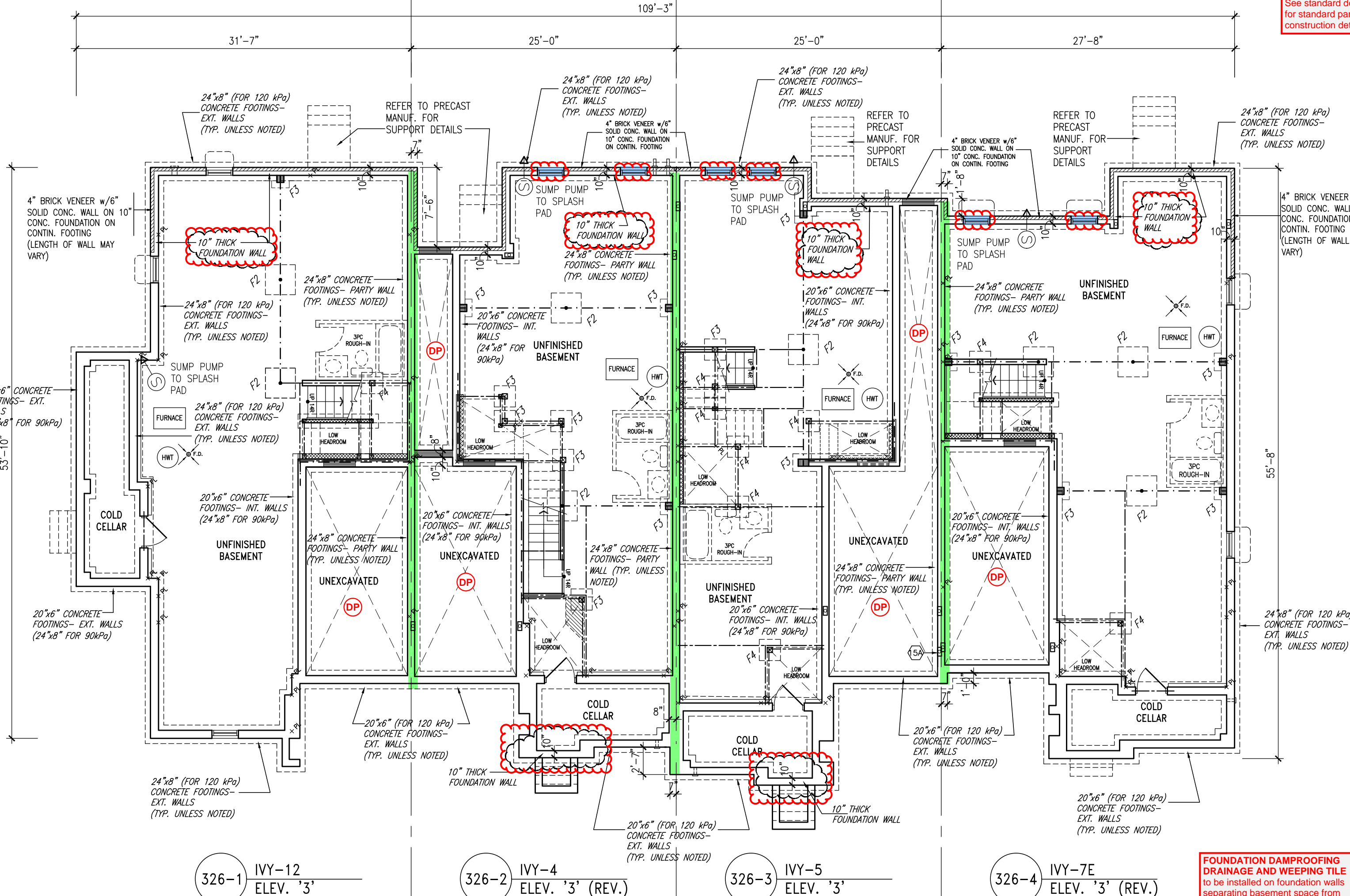


GROUND FLOOR PLAN



BASEMENT PLAN

**TOWN OF MILTON**  
PLANNING AND DEVELOPMENT  
BUILDING REVIEW  
SCOTT SHERRIFFS  
APR 19, 2017  
DATE  
RECEIVED  
TOWN OF MILTON  
MAR 29, 2017  
17-4972  
BUILDING DIVISION

**TOWNHOUSE MODELS**  
Reviewed townhouse block drawings to be read in conjunction with reviewed townhouse model drawings and engineered truss system

**GENERAL NOTES/CONSTRUCTION DETAILS**  
Reviewed model drawings to be read in conjunction with reviewed general notes, construction details and specifications

**NOTE:**  
CLOUD INDICATES CONDITION THAT DIFFERS FROM STANDARD UNIT.

**BUILDING AREA**  
5376.56 S.F. (499.49 m<sup>2</sup>)

**PAD FOOTINGS**  
120 KPa. NATIVE SOIL  
F1 = 42"x42"x18" CONCRETE PAD  
F2 = 36"x36"x18" CONCRETE PAD  
F3 = 30"x30"x12" CONCRETE PAD  
F4 = 24"x24"x12" CONCRETE PAD  
F5 = 16"x16"x8" CONCRETE PAD  
90 KPa. ENGINEERED FILL SOIL  
F1 = 48"x48"x20" CONCRETE PAD  
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(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

**STRIP FOOTINGS - FOR 2 STOREY TOWNHOUSES**

**FOOTINGS ON NATIVE SOIL (120 KPa.)**  
20"x6" CONCRETE STRIP FOOTINGS AS NOTED ON PLAN  
24"x6" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED)  
24"x6" CONCRETE STRIP FOOTINGS (with REIN.) BELOW PARTY WALLS  
32"x6" CONCRETE STRIP FOOTINGS (with REIN.) BELOW FIRE WALLS

**FOOTINGS ON ENGINEERED FILL (90 KPa.)**  
24"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT, AS NOTED ON PLAN  
32"x6" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS WITH REINFORCEMENT (UNLESS OTHERWISE NOTED)  
32"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW PARTY WALLS  
44"x6" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW FIRE WALLS (REFER TO FOOTING DETAIL FOR REINFORCEMENT)

ASSUME 120KPa/17.4kg/sq SOIL BEARING CAPACITY FOR NATIVE SOIL  
OR 90KPa/ 13.0kg/sq FOR ENGINEERED FILL  
SOIL BEARING TO BE VERIFIED ON-SITE BY SOILS ENGINEER

**VENEER CUT**  
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

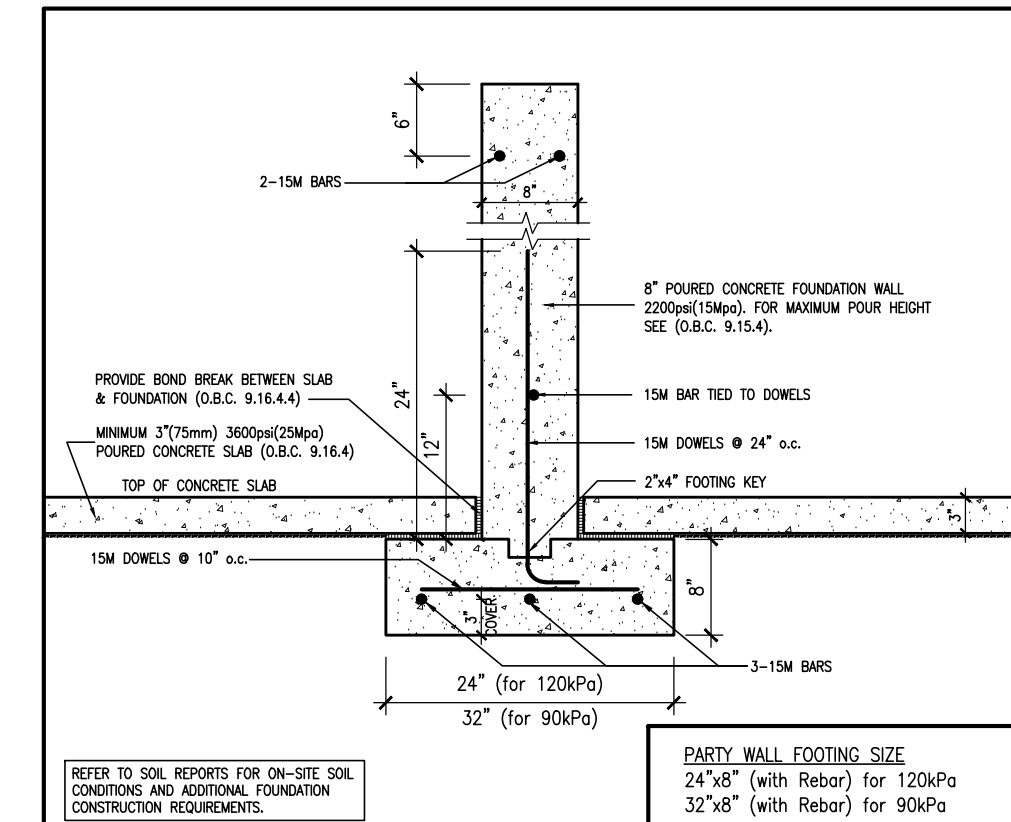
**REFER TO INDIVIDUAL UNITS FOR THE FOLLOWING**

-GROUND FLOOR ROOF STRUCTURE  
-BASEMENT AND GROUND FLOOR LINTELS  
-GROUND FLOOR AND SECOND FLOOR STRUCTURE  
-DOUBLE VOLUME WALL LOCATION AND DETAILS  
-CONCRETE SLABS

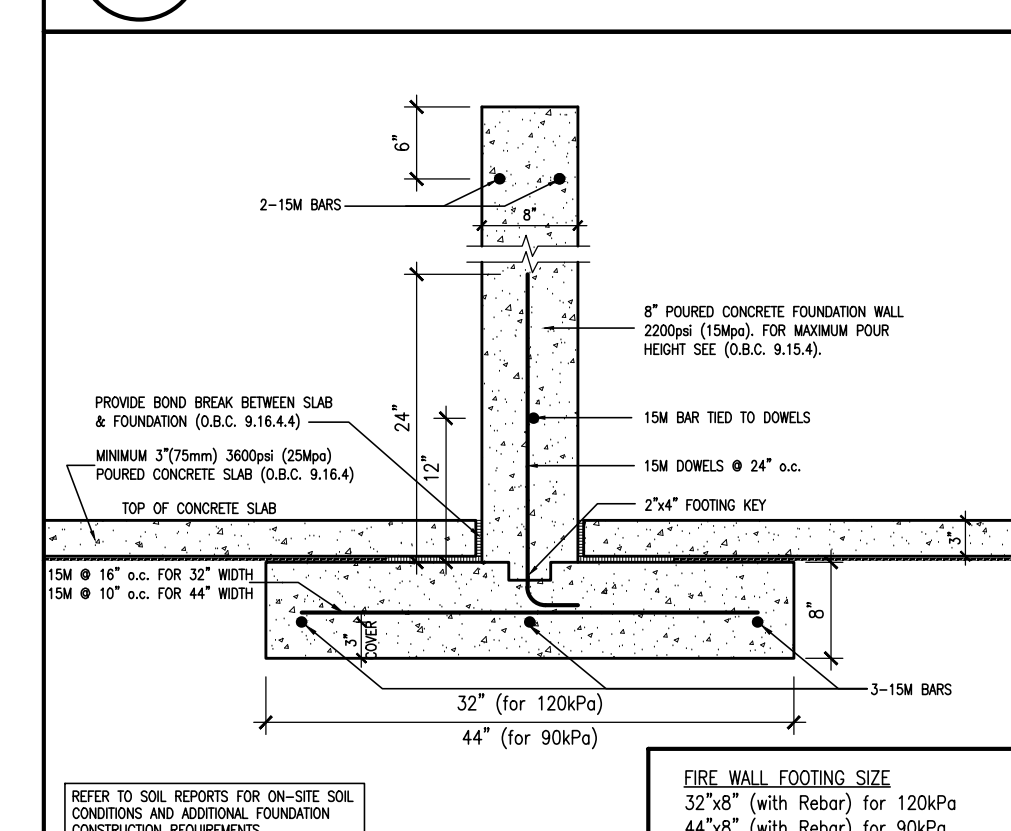
**NOTE:**  
ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK PLANS

**SOFFIT VENTING**  
NO SOFFIT VENTING AT ROOF OVERLAP OF DEMISING LINE/ PARTY WALL.

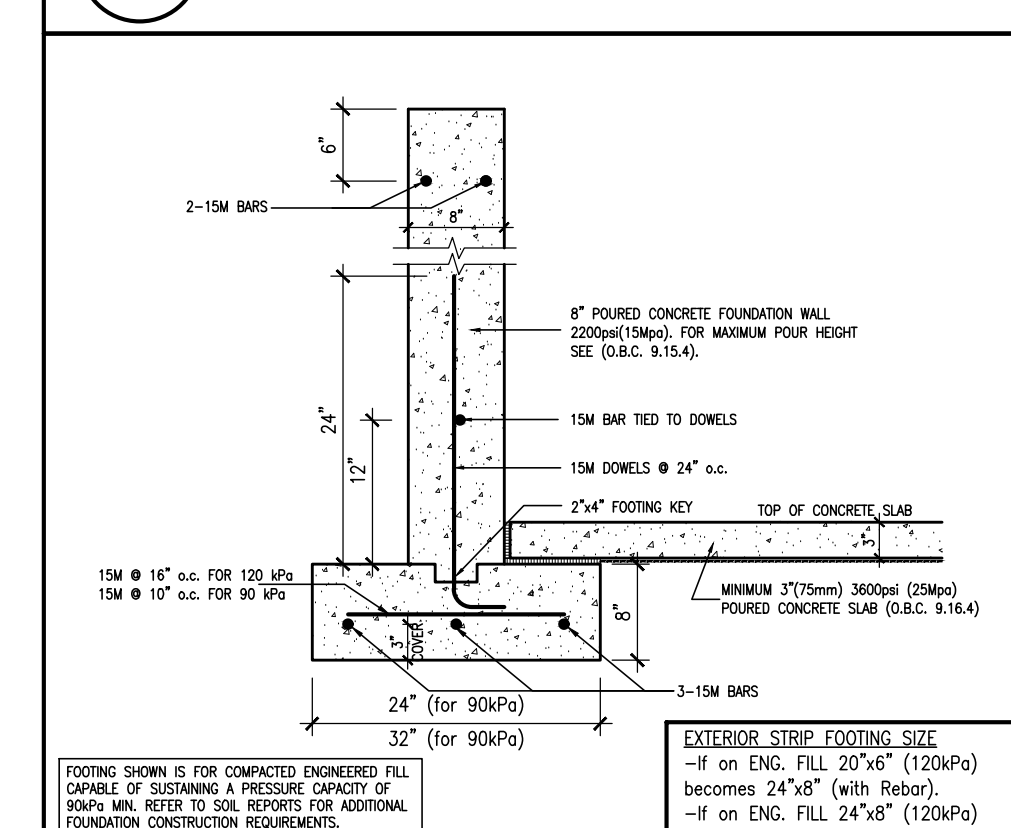
**SUMP PUMP LOCATION**



**W2a** TYPICAL PARTY WALL FOOTING  
SCALE: Not to Scale



**W2b** TYPICAL FIRE WALL FOOTING  
SCALE: Not to Scale



**W2c** EXTERIOR STRIP FOOTING  
(On Engineered Fill) (90KPa. Minimum)  
SCALE: Not to Scale

**REQUIRED FOUNDATION REINFORCING**  
Refer to reviewed model drawings for required foundation reinforcing around window openings for the following models: IVY 2, IVY 4, IVY 5, AND IVY 7E

**FOUNDATION DAMPROOFING DRAINAGE AND WEeping TILE**  
to be installed on foundation walls separating basement space from unexcavated areas (under porches and attached garage slabs)

**NOTE:**  
REFER TO GRADING PLAN FOR NUMBER OF STEPS.



**STRUDET INC.**  
FOR STRUCTURE ONLY

**BLOCK 326 ELEVATION 3**

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Building Code and all applicable laws and regulations. The Council Architect is not responsible in any way for reviewing or approving any building 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 the lot.

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**ARCHITECTURAL REVIEWED & APPROVED**  
MAR 20 2017  
John G. Williams, Architect

**V3 DESIGN**  
255 Consumers Rd  
Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255  
f 416.630.4182  
v3design.com

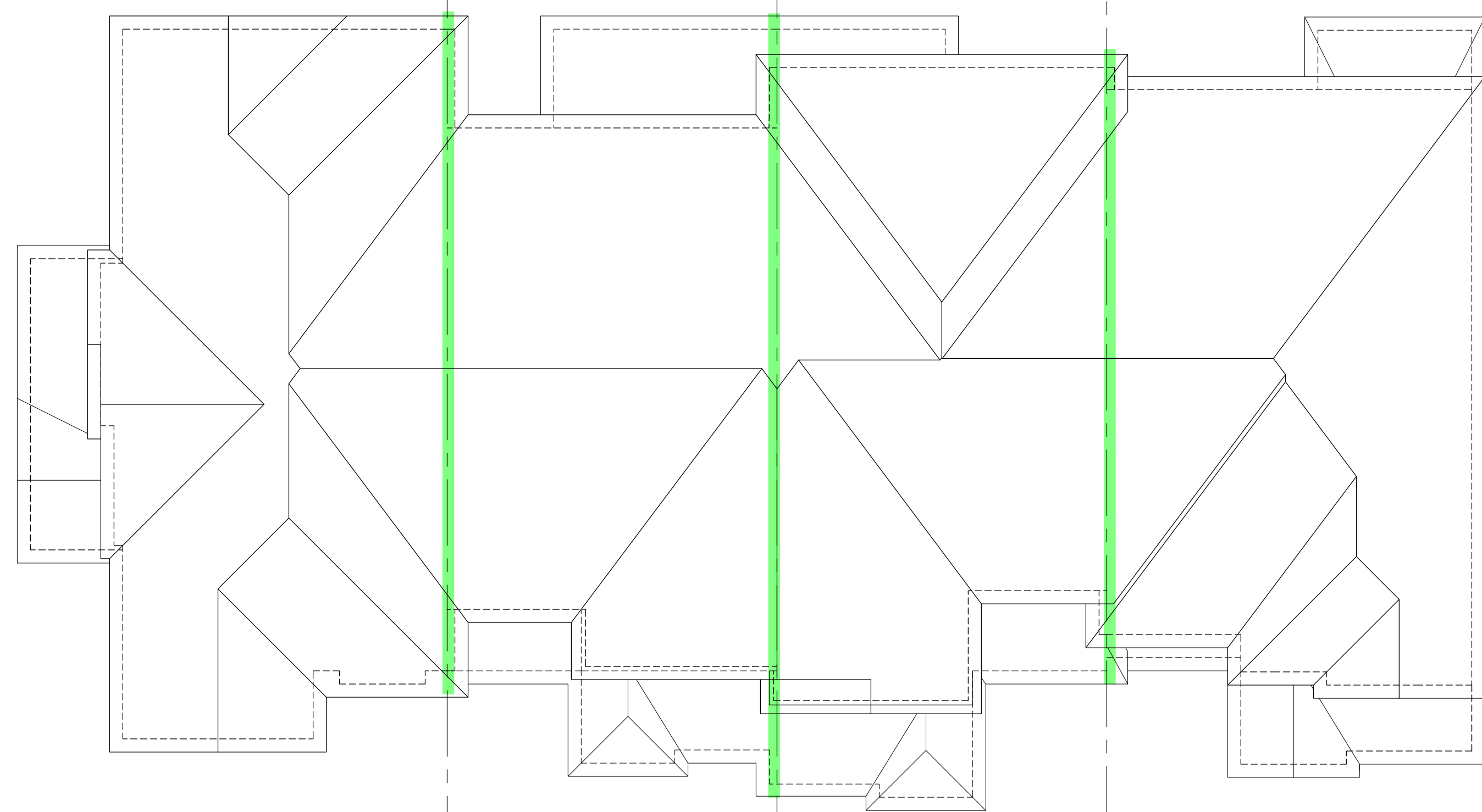
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The architect has reviewed and taken responsibility for the design. The architect is not responsible for the design of the building. The architect is not responsible for the design of the building. The architect is not responsible for the design of the building.

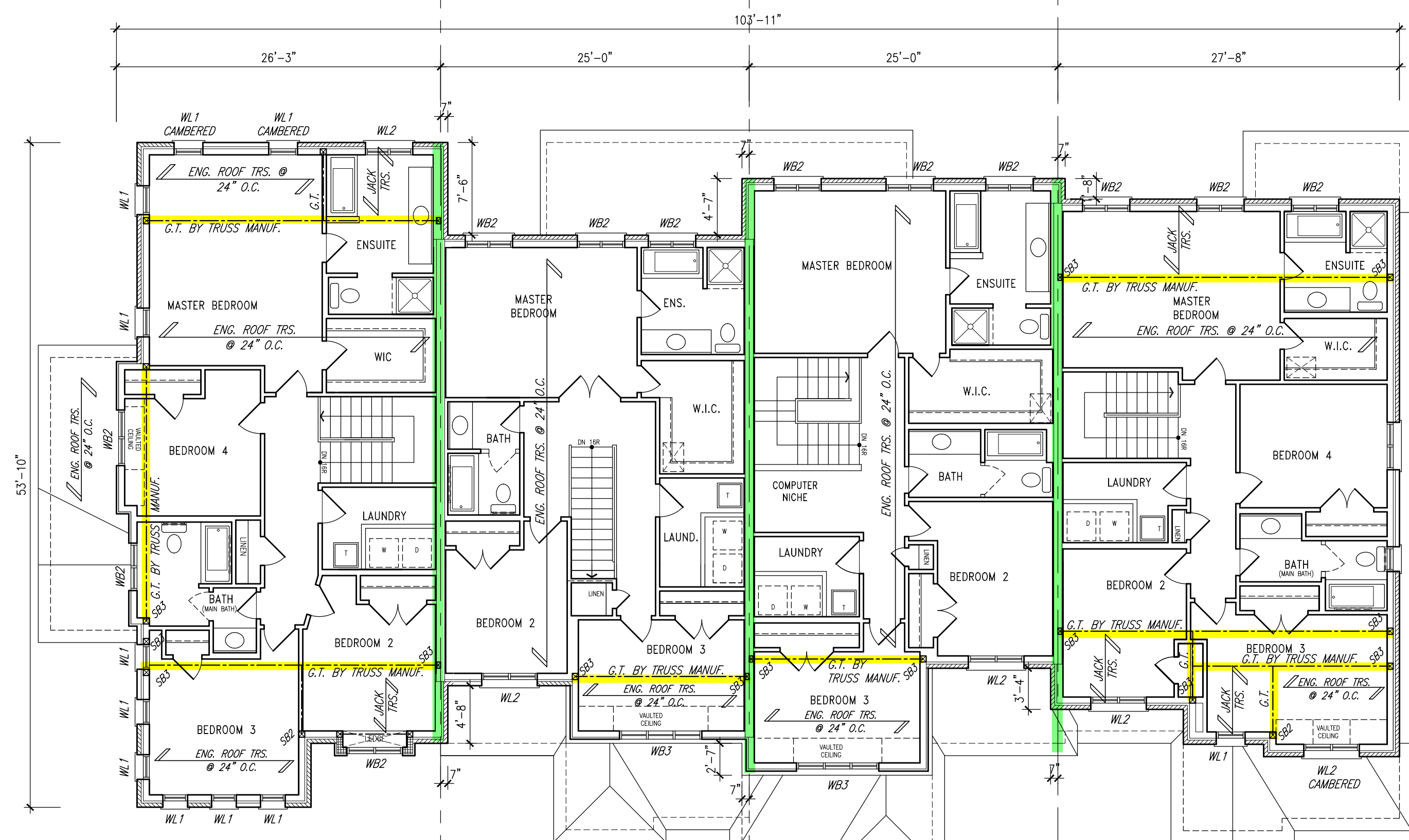
**Richard Vink**  
V3 Design Inc.  
signature  
42858

**LECCO RIDGE DEV. INC.**  
16015  
TOWN OF MILTON  
16015  
IVY SERIES  
BLOCK 326 PLANS  
BLOCK 326 PLANS  
SEPTEMBER 2016  
drawn by  
checked by  
16015-BLOCK-326  
B1





ROOF PLAN



SECOND FLOOR PLAN

TOWN OF MILTON  
PLANNING AND DEVELOPMENT  
BUILDING PERMIT: 17-4972  
BUILDING REVIEWED  
SCOTT SHERRIFFS APR 19, 2017  
PLANS EXAMINER DATE  
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NOTE:  
CLOUD INDICATES CONDITION  
THAT DIFFERS FROM STANDARD  
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= 1 HOUR PARTY WALL  
(FIRE SEPARATION)  
PARTY WALL DETAILS  
See standard details page 4  
for standard party wall  
construction details

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FLOOR LINTELS  
-GROUND FLOOR AND  
SECOND FLOOR STRUCTURE  
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LOCATION AND DETAILS  
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NOTE:  
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This is to certify that these plans comply  
with the applicable Architectural Design  
Code/standards approved by the Town of  
MILTON.

ARCHITECTURAL REVIEW & APPROVAL  
MAR 20 2017  
John G. Williams Limited, Architect

10				
9				
8				
7				
6				
5	ISSUED FOR PERMIT	MAR 01/17	GM	
4	SUMP PUMP LOCATIONS ADDED	FEB 02/17	GM	
3	ISSUED FOR PRICING	JAN 17/17	GM	
2	REV. AS PER ENG. COMMENTS & TRUSS LAYOUTS	DEC 13/16	GM	
1	ISSUED FOR CLIENT REVIEW			
0	description	date	by	

Contractor must verify all dimensions on the job and report any discrepancy to the  
Designer before proceeding with the work. All drawings and specifications are  
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**V3 DESIGN**  
255 Consumers Rd  
Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255  
f 416.630.4182  
v3design.com

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The architect has reviewed and taken responsibility for this design  
and has the qualifications and experience to meet the requirements set out in the  
Ontario Building Code to be a Designer.  
signature  
Richard Vink 24488  
V3 Design Inc. 42858

PROJECT NAME  
LECCO RIDGE DEV. INC.  
PROJECT NO.  
TOWN OF MILTON 16015  
JOB NAME  
IVY SERIES BLOCK 326 PLANS  
BLOCK 326 PLANS  
DATE  
SEPTEMBER 2016  
SCALE  
1/8" = 1'-0"  
BY  
16015-BLOCK-326

BLOCK 326  
ELEVATION 3



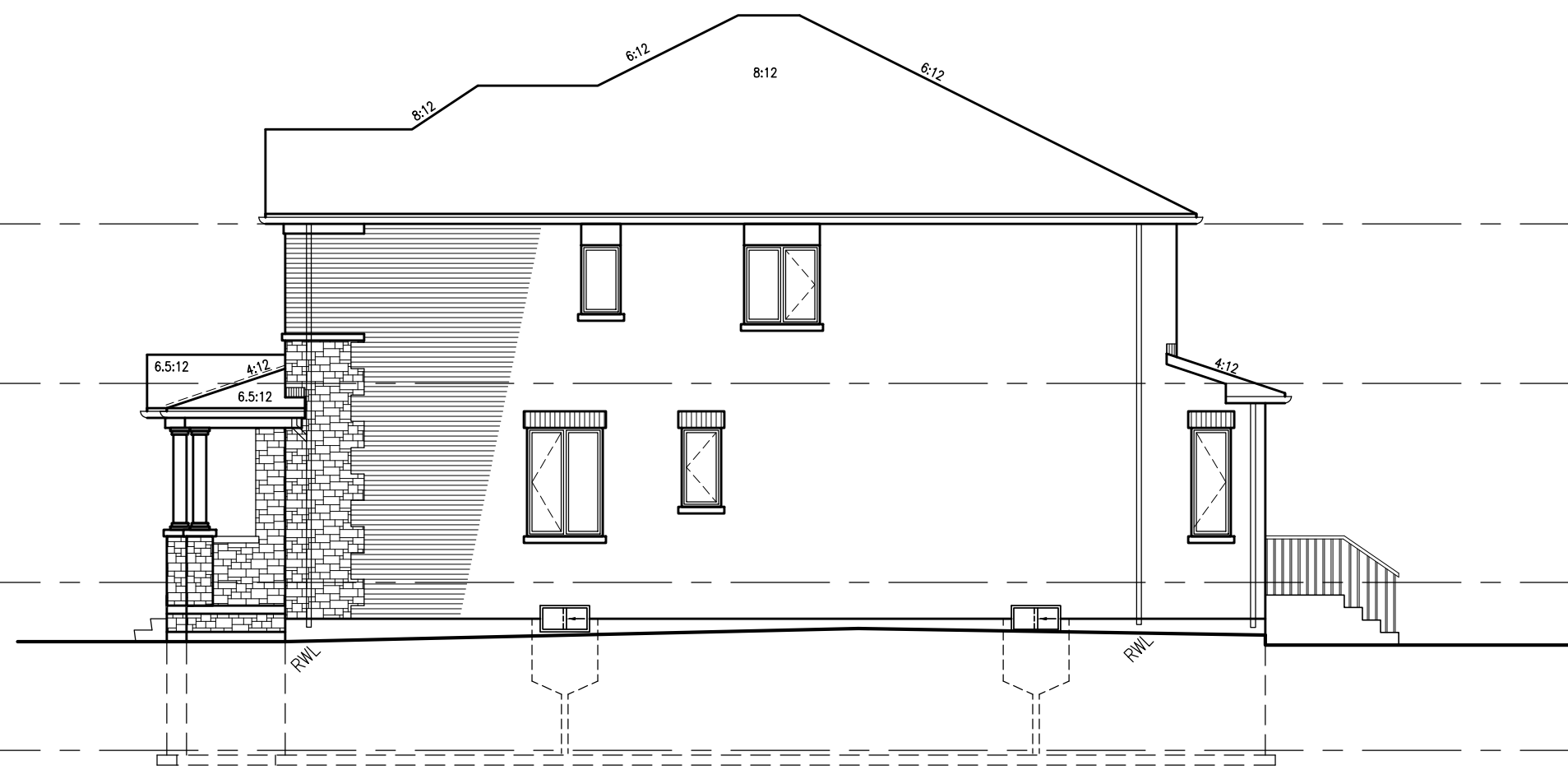
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326-4 IVY-7E  
ELEV. '3' (REV.)

RIGHT SIDE ELEVATION



326-4 IVY-7E  
ELEV. '3' (REV.)

REAR ELEVATION

326-3 IVY-5  
ELEV. '3'

326-2 IVY-4  
ELEV. '3' (REV.)

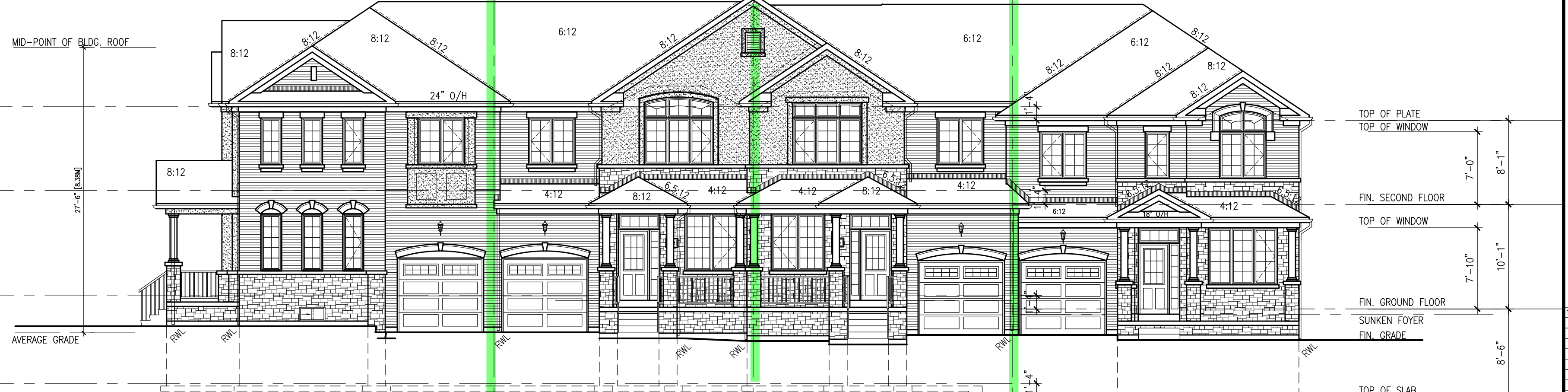
326-1 IVY-12  
ELEV. '3'

= 1 HOUR PARTY WALL  
(FIRE SEPARATION)  
PARTY WALL DETAILS  
See standard details page 4  
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construction details



326-1 IVY-12  
ELEV. '3'

LEFT SIDE ELEVATION



326-1 IVY-12  
ELEV. '3'

FRONT ELEVATION

326-2 IVY-4  
ELEV. '3' (REV.)

326-3 IVY-5  
ELEV. '3'

326-4 IVY-7E  
ELEV. '3' (REV.)

GUARDS/HANDRAILS  
Shall be provided on  
porches as required  
based on final lot grading

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MAR 20 2017  
John G. Williams, Architect

no.	description	date	by
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**VAS**  
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255 Consumers Rd  
Suite 120  
Toronto, ON M2J 1R4  
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f 416.630.4782  
vasdesign.com

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signature  
Richard Vink 24488  
signature information  
VAS Design Inc. 42658

**Greenpark.**

PROJECT NAME  
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PROJECT NO.  
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TOWN OF MILTON  
16015  
IVY SERIES  
BLOCK 326  
BLOCK 326 ELEVATIONS  
1/8" = 1'-0"  
SEPTEMBER 2016  
drawn by  
GM  
checked by  
GM  
16015-BLOCK-326  
B3

BLOCK 326  
ELEVATION 3