

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.

BUILDING AREA
9834.01 S.F. (913.60 m²)

PAD FOOTINGS
120 KPa. NATIVE SOIL 90 KPa. ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(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"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED).
24"x8" CONCRETE STRIP FOOTINGS (WITH REIN.) BELOW PARTY WALLS.
32"x8" CONCRETE STRIP FOOTINGS (WITH REIN.) BELOW FIRE WALLS.

FOOTINGS ON ENGINEERED FILL (90 KPa.)
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT, AS NOTED ON PLAN
32"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS WITH REINFORCEMENT (UNLESS OTHERWISE NOTED).
32"x8" CONCRETE STRIP FOOTINGS (WITH REIN.) BELOW PARTY WALLS.
44"x8" CONCRETE STRIP FOOTINGS WITH REINFORCEMENT BELOW FIRE WALLS.
(REFER TO FOOTING DETAIL FOR REINFORCEMENT)

ASSUME 120KPa/17.4kPa SOIL BEARING CAPACITY FOR NATIVE SOIL
OR 90KPa/13.0kPa 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.

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining, or approving site, building plans 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 20 2017
John G. Williams, Licensed Architect



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

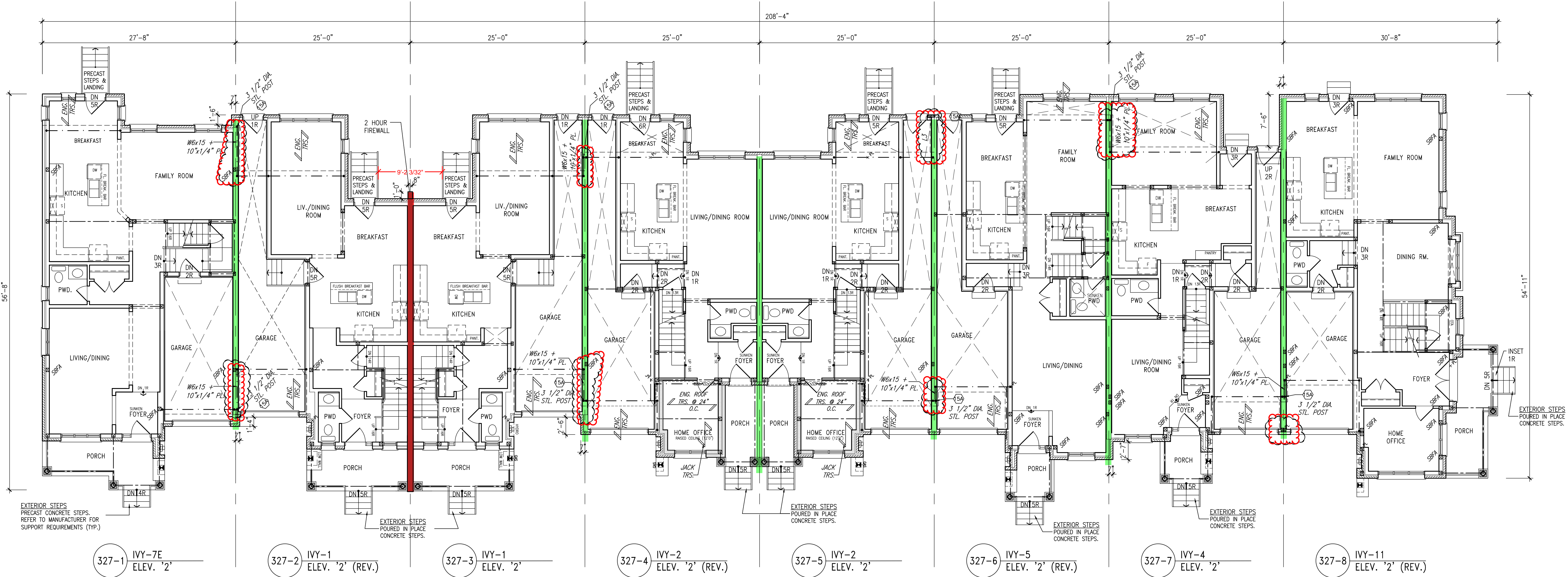
All drawings, specifications, related documents and design are the copyright property of V3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V3 DESIGN's written permission.
The architect has reviewed and taken responsibility for the design and for the specifications and notes the requirements set out in the design. Building Code is not a design. Reproduction of this property in whole or in part is strictly prohibited without V3 DESIGN's written permission.
Richard Vink V3 Design Inc. 24488

Greenpark.

PROJECT NAME
LECCO RIDGE DEV. INC.
TOWN OF MILTON
16015

IVY SERIES
BLOCK 327 PLANS

16015-BLOCK-327
B2



GROUND FLOOR PLAN

TOWN OF MILTON
PLANNING AND DEVELOPMENT
BUILDING PERMIT: 17-4978
BUILDING REVIEWED
SCOTT SHERRIFFS APR 19, 2017
PLANS EXAMINER
DATE
Neither the issuance of a permit nor carrying out of inspections by the Town of Milton relieves the owner from full responsibility for compliance with the provisions of the Ontario Building Code Act and the Ontario Building Code, both as amended, as well as other applicable statutes and regulations of the Province of Ontario, by laws of the Region of Halton and Town of Milton.

RECEIVED
TOWN OF MILTON
MAR 29, 2017
17-4978
BUILDING DIVISION

2 HOUR FIREWALL
(NON-COMBUSTIBLE)
FIREWALL DETAILS
See standard details page 5
for standard firewall
construction details

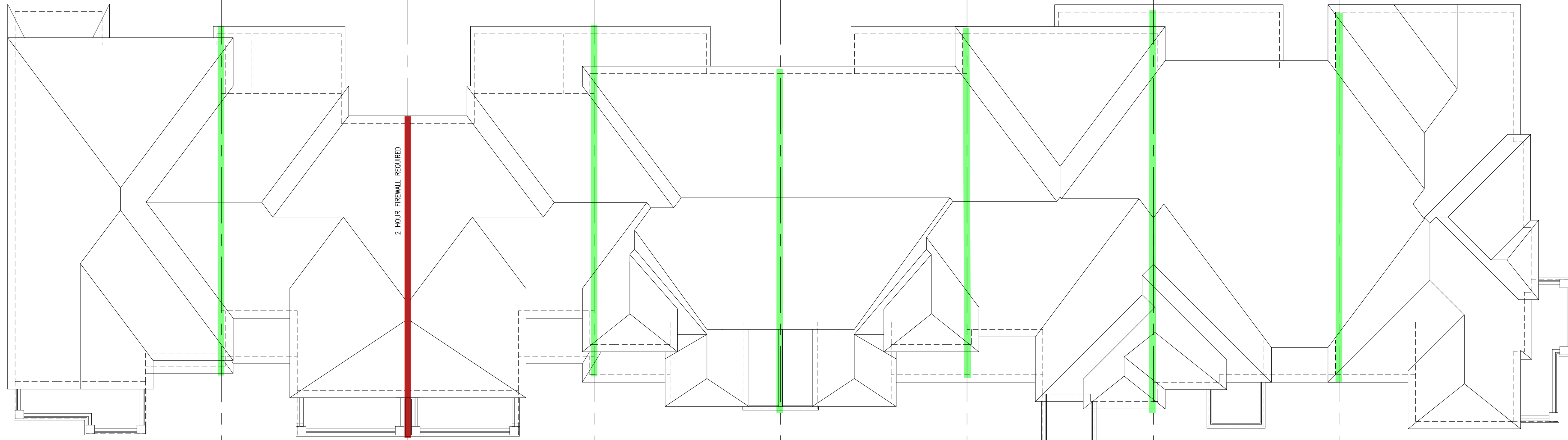
1 HOUR PARTY WALL
(FIRE SEPARATION)
PARTY WALL DETAILS
See standard details page 4
for standard party wall
construction details

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, constructions details and specifications

BLOCK 327
ELEVATION 2

NOTE:
CLOUD INDICATES CONDITION
THAT DIFFERS FROM STANDARD
UNIT.



ROOF PLAN

= 1 HOUR PARTY WALL
(FIRE SEPARATION)
PARTY WALL DETAILS
See standard details page 4
for standard party wall
construction details
= 2 HOUR FIREWALL
(NON-COMBUSTIBLE)
FIREWALL DETAILS
See standard details page 5
for standard firewall
construction details

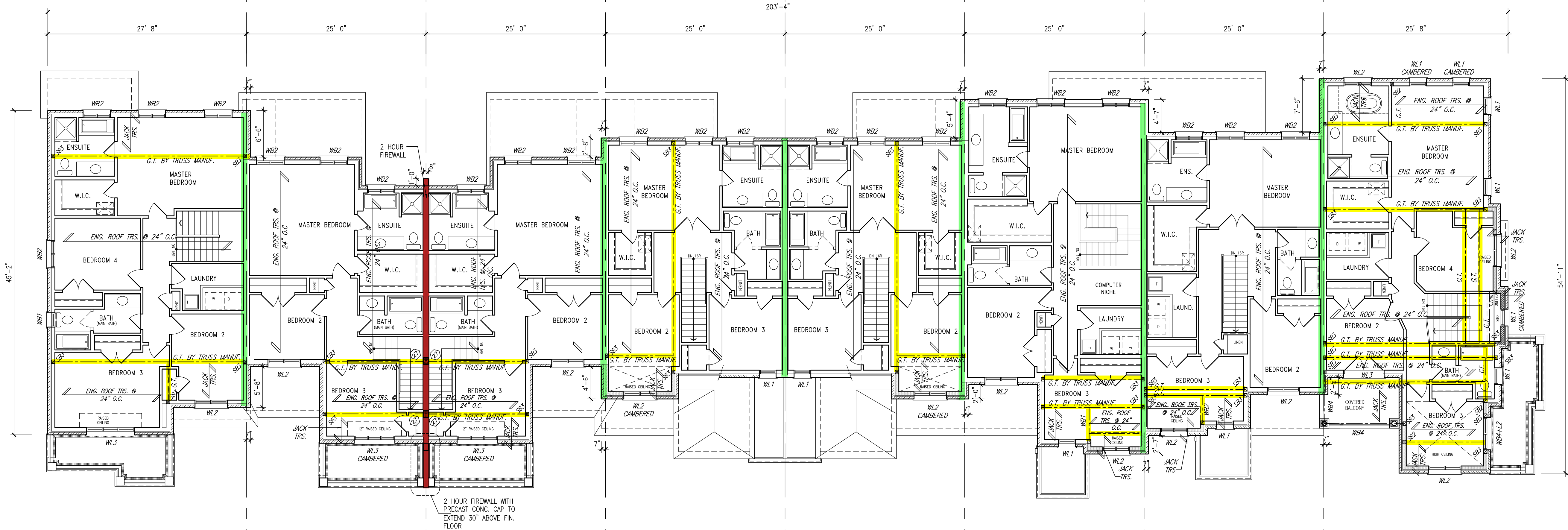


STRUDET INC.
FOR STRUCTURE ONLY

It is the builder's complete responsibility to ensure that the 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 Contract Architect is not responsible in any way for omissions or errors on the drawings, plans 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 20 2017
John G. Williams, Licensed Architect



SECOND FLOOR PLAN

BLOCK 327
ELEVATION 2

TOWN OF MILTON
PLANNING AND DEVELOPMENT
BUILDING PERMIT: 17-4978
BUILDING REVIEWED
SCOTT SHERRIFFS
APR 19, 2017
DATE
RECEIVED
TOWN OF MILTON
MAR 29, 2017
17-4978
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

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	MAR 01/17	GM
2	SUMP PUMP LOCATIONS ADDED	FEB 02/17	GM
3	ISSUED FOR PRICING	JAN 17/17	GM
4	REV. AS FOR ENG. COMMENTS & TRUSS LAYOUTS	DEC 13/16	GM
5	ISSUED FOR CLIENT REVIEW		

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 instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
T 416.630.2255
F 416.630.4782
va3design.com

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

VA3 DESIGN has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to act as a design professional.

Richard Vink
24488
signature
VA3 Design Inc.

Greenpark.

PROJECT NAME
LECCO RIDGE DEV. INC.
PROJECT NO.
TOWN OF MILTON
16015

IVY SERIES
BLOCK 327
BLOCK 327 PLANS

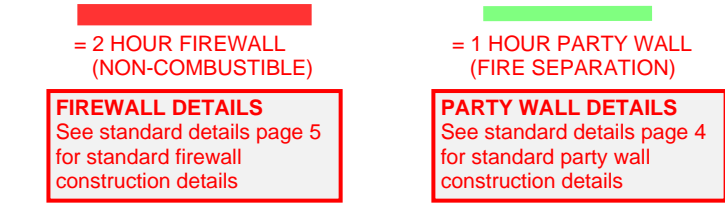
SEPTEMBER 2016
drawn by
checked by
16015-BLOCK-327
B3



Diagram showing the vertical dimensions of the wall assembly:

- Top section: 8'-1" (from TOP OF PLATE to TOP OF WINDOW)
- Middle section: 10'-1" (from FIN. SECOND FLOOR to TOP OF WINDOW)
- Bottom section: 8'-6" (from FIN. GROUND FLOOR to TOP OF SLAB)

327-8 IVY-11
ELEV. '2' (REV.)
RIGHT SIDE ELEVATION



327-8 IVY-11
ELEV. '2' (REV.)

327-7 IVY-4
ELEV. '2'

327-6 IVY-5
ELEV. '2' (REV.)

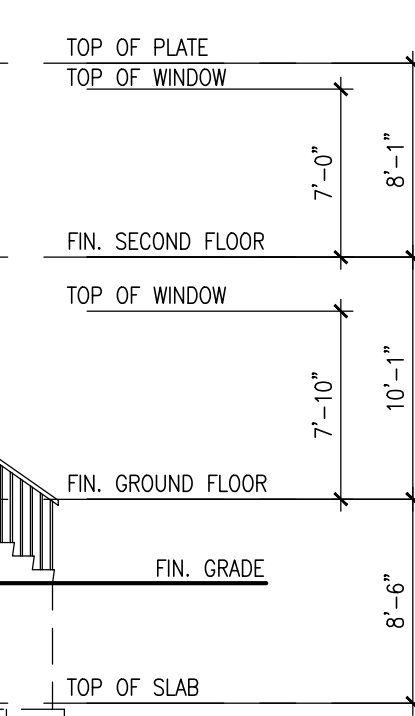
327-5 IVY-2
ELEV. '2'

327-4 IVY-2
ELEV. '2' (REV.)

327-3 IVY-1
ELEV. '2'

327-2 IVY-1
ELEV. '2' (REV.)

327-1 IVY-7E
ELEV. '2'



BLOCK 327
ELEVATION 2

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 other applicable regulatory agreements. The Control Authority is not responsible to any party for any delay or responsibility for any error in working drawings with respect to any zoning or building code or permit matter, if 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 20 2017

John G. Williams, Licensed Architect

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				

VA3
DESIGN

255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4782
vo3design.com

<p>All drawings specifications, related documents and designs are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.</p>	<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, qualification information</p> <p>Richard Vink</p> <p>name signature 24488</p> <p>registration information 80N</p> <p>VAS Design Inc. 42858</p>	<p>24488</p> <p>80N</p> <p>42858</p>
---	--	--------------------------------------



Greenpark™

project name LECCO RIDGE DEV. INC.		project no. 16015	
municipality TOWN OF MILTON		sheet no. 16015	
sub name IVY SERIES		block BLOCK 327	
date SEPTEMBER 2016		scale 1/8" = 1'-0"	
drawn by WT		checked by CW	
drawn is 16015-BLOCK-327		file name B4	