

# THOMSON RESIDENCE

## ARCHITECTURAL DESIGN PACKAGE

529 WHITE DRIVE, MILTON

DRAWING LIST:	
0.00	SITE PLAN
1.00	LOWER LEVEL PLAN
2.00	MAIN LEVEL PLAN
3.00A	UPPER LEVEL PLAN OPT. A
3.00B	UPPER LEVEL PLAN OPT. B

  
**ALANA + KELLY**  
 DESIGN CO.  
ARCHITECTURAL TECHNOLOGY  
INTERIOR DESIGN  
**ALANA + KELLY DESIGN CO.**  
 ALANA NIELSEN  
 (905)-873-4993  
 INFO@ALANAKELLYDESIGN.CA

GENERAL NOTES	
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1. ALL DRAWINGS & CONSTRUCTION TO BE DONE IN ACCORDANCE WITH: a. THE ONTARIO BUILDING CODE (LATEST EDITIONS) b. APPLICABLE LAW (AS DEFINED IN THE ONTARIO BUILDING CODE) c. THE ONTARIO HEALTH & SAFETY ACT: REGULATIONS FOR CONSTRUCTION PROJECTS d. ALL AUTHORITIES HAVING JURISDICTION OVER THE SITE	
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5. REFER TO INTERIOR DESIGN DRAWINGS, MECHANICAL DRAWINGS AND ALL SPECIFICATIONS/SHOP DRAWINGS INCLUDED AND DISCUSSED HEREIN AS ATTACHED.	

PROJECT STATISTICS	
GROSS FLOOR AREA - EXISTING	= 3,158ft <sup>2</sup>
- EXISTING BASEMENT	= 1,374ft <sup>2</sup>
- EXISTING GROUND FLOOR	= 1,784ft <sup>2</sup>
- EXISTING SECOND FLOOR	= 0ft <sup>2</sup>
GROSS FLOOR AREA - PROPOSED (A)	= 1,078ft <sup>2</sup>
- PROPOSED BASEMENT	= 0ft <sup>2</sup>
- PROPOSED GROUND FLOOR	= 162ft <sup>2</sup>
- PROPOSED SECOND FLOOR (A)	= 916ft <sup>2</sup>
- PROPOSED SECOND FLOOR (B)	= 805ft <sup>2</sup>



ADDITIONS TO EXISTING BUILDINGS 3.1.1.11	
COMPONENT	ADDITIONS
CEILING WITH ATTIC SPACE <sup>(1)</sup>	10.56
MIN.RSI-VALUE (R-VALUE)	(R60)
CEILING W/O ATTIC SPACE <sup>(1)</sup>	5.46
MIN.RSI-VALUE (R-VALUE)	(R31)
EXPOSED FLOOR <sup>(1)</sup>	5.46
MIN.RSI-VALUE (R-VALUE)	(R31)
WALLS ABOVE GRADE <sup>(1)</sup>	3.34+0.88ci
MIN.RSI-VALUE (R-VALUE)	(R19+5ci)
BASEMENT WALLS <sup>(1)</sup>	3.52 ci
MIN.RSI-VALUE (R-VALUE)	(R20 ci)
EDGE OF BELOW GRADE SLAB EQUAL OR LESS THAN 600mm (23 7/8") BELOW GRADE MIN.RSI-VALUE (R-VALUE) <sup>(1)</sup>	1.76
	(R10)
HEATED SLAB OR SLAB EQUAL OR LESS THAN 600mm (23 7/8") BELOW GRADE MIN.RSI-VALUE (R-VALUE) <sup>(1)</sup>	1.76
	(R10)
WINDOWS AND SLIDING GLASS DOORS MAXIMUM U-VALUE (W/m2*K) <sup>(2)</sup>	1.6

NOTES:  
 1. THE VALUES LISTED ARE MINIMUM RSI-VALUES FOR THERMAL INSULATION COMPONENT ONLY. RSI-VALUES EXPRESSED IN (m2\*K)/W  
 2. U-VALUES IS THE OVERALL COEFFICIENT OF HEAT TRANSFER EXPRESSED IN W/m2\*K  
 3. THE BUILDING NEED NOT CONFORM TO MINIMUM EFFICIENCY REQUIREMENTS FOR HRV'S, DOMESTIC HOT WATER HEATERS & SPACE HEATING EQUIPMENT REQUIRED IN ARTICLE 2.1.1.2. OR 2.1.1.3.



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PROJECT:

THOMSON RESIDENCE

529 White Drive  
Milton, Ontario

DRAWING:

COVER PAGE

SCALE: AS NOTED

REVISIONS:

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002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
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004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
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DRAWING #:

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Milton, Ontario

DRAWING:

## SITE PLAN

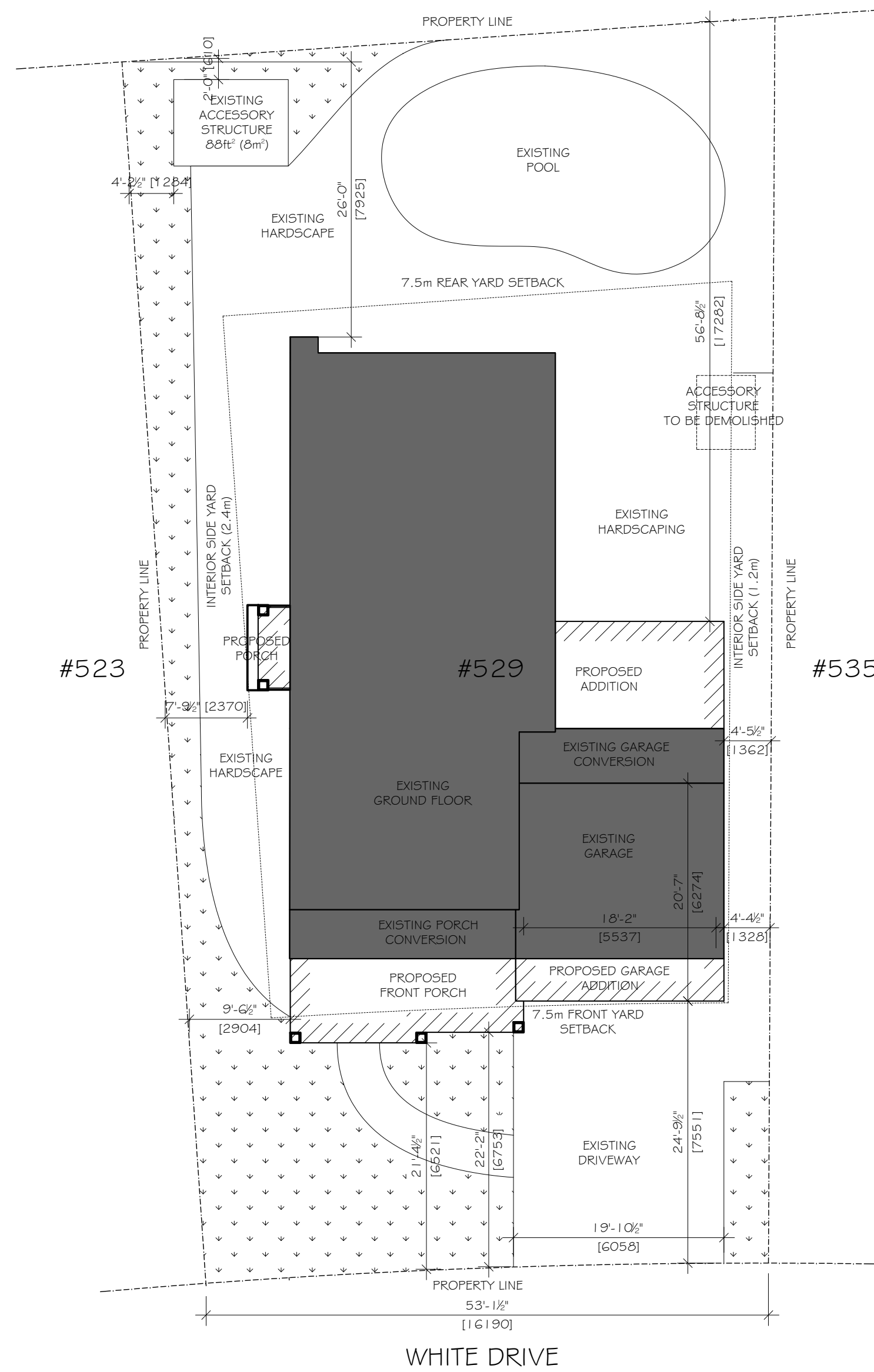
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DRAWING #:

0.00



**TOWN OF MILTON**  
DEVELOPMENT SERVICES  
RLD7\*310 ZONE  
**ZONING: REVIEWED FOR C of A**  
Marian.Gerges MAR 25, 2026  
ZONING OFFICER DATE

## SITE STATS BREAKDOWN

ADDRESS:	529 WHITE DRIVE, MILTON
DESIGNATED ZONING:	RESIDENTIAL LOW DENSITY (RLD7*310)
LOT AREA:	621.06 m <sup>2</sup>   6,685.00 ft <sup>2</sup>

### ZONING INFORMATION

	PERMITTED	PROPOSED
FRONTAGE (MIN.)	15.00 m   (49.2 ft)	16.2 m   (53.1 ft)
FRONT YARD SETBACK	7.50 m   (24.6 ft)	7.6 m   (24.9 ft)
REAR YARD SETBACK	7.50 m   (24.6 ft)	7.9 m   (25.9 ft)
SIDE YARD SETBACK (INTERIOR)	1.20 m   (3.9 ft)	1.33 m   (4.4 ft)
SIDE YARD SETBACK (EXTERIOR)	2.40 m   (7.9 ft)	2.9 m   (9.5 ft)
BUILDING HEIGHT (MAX.)	9.50 m   (31.2 ft)	7.30 m   (24.0 ft)

### LOT COVERAGE (MAX.)

PERMITTED LOT COVERAGE:	30%	186 m <sup>2</sup>   (2,006 ft <sup>2</sup> )
PROPOSED LOT COVERAGE		
GROUND FLOOR - EXISTING	INCLUDING EXIST. GARAGE	
GROUND FLOOR - ADDITION	166 m <sup>2</sup>   (1,785 ft <sup>2</sup> )	
PROPOSED FRONT PORCH	15 m <sup>2</sup>   (163 ft <sup>2</sup> )	
PROPOSED SIDE PORCH	2 m <sup>2</sup>   (25 ft <sup>2</sup> )	
PROPOSED GARAGE	7 m <sup>2</sup>   (79 ft <sup>2</sup> )	
PROPOSED TOTAL:	<b>55.12%</b>	206 m <sup>2</sup>   (2,214 ft <sup>2</sup> )

51% - pool excluded from open landscaped area

### LANDSCAPED OPEN SPACE (MIN.)

MIN. PERMITTED LANDSCAPING:	30%	186 m <sup>2</sup>   (2,006 ft <sup>2</sup> )
PROPOSED LANDSCAPED OPEN SPACE		
LOT AREA	621 m <sup>2</sup>   (6,685 ft <sup>2</sup> )	
HOUSE AREA	33%	206 m <sup>2</sup>   (2,214 ft <sup>2</sup> )
ACCESSORY STRUCTURES	1.30%	8 m <sup>2</sup>   (85 ft <sup>2</sup> )
MIN. PROPOSED LANDSCAPING:	<b>66%</b>	407 m <sup>2</sup>   (4,384 ft <sup>2</sup> )

1 SITE PLAN  
0.00 3/32" = 1'-0" MAR 25/2026

# PRELIMINARY- FOR REVIEW



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PROJECT:

## THOMSON RESIDENCE

529 White Drive  
Milton, Ontario

DRAWING:

## BASEMENT PLAN

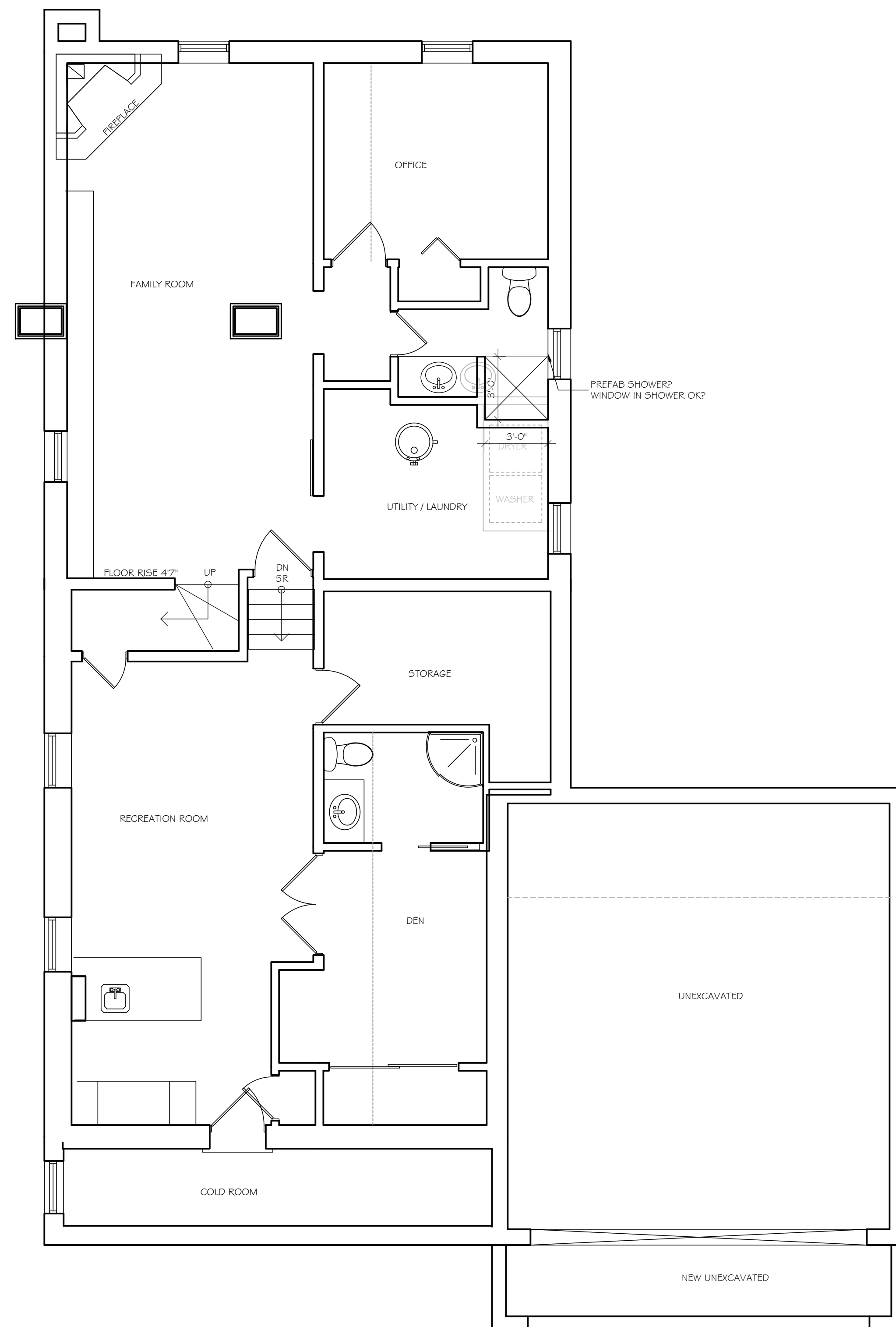
SCALE: AS NOTED

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DRAWING #:

# 1.00



1 PROPOSED BASEMENT PLAN  
1.00 1/4" = 1'-0" MAR 4/2026



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DRAWING:

MAIN LEVEL PLAN  
OPT A

SCALE: AS NOTED

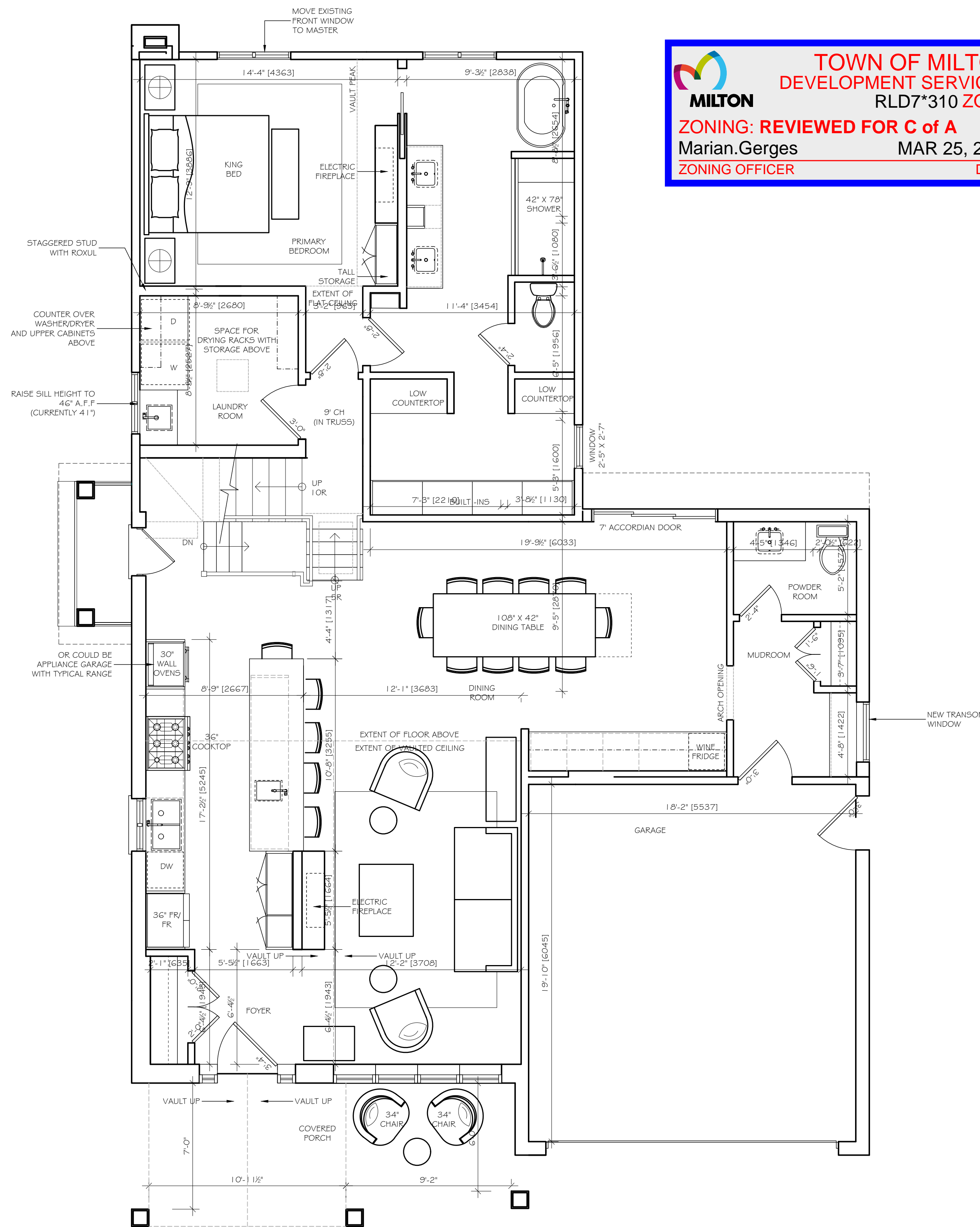
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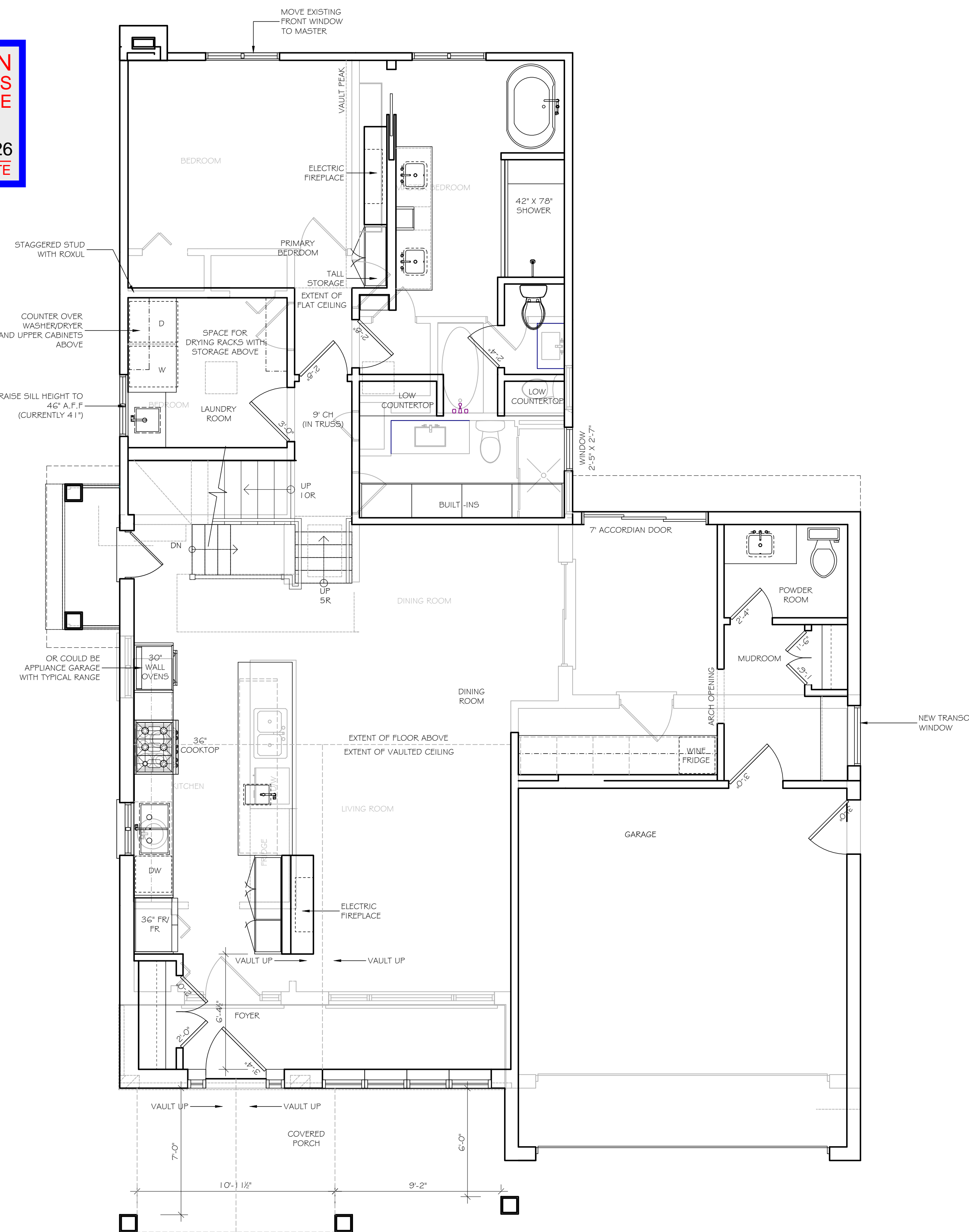
DRAWING #:

2.00A

**MILTON**  
TOWN OF MILTON  
DEVELOPMENT SERVICES  
RLD7\*310 ZONE  
ZONING: REVIEWED FOR C of A  
Marian.Gerges MAR 25, 2026  
ZONING OFFICER DATE



1 PROPOSED MAIN LEVEL PLAN  
2.00A 1/4" = 1'-0" MAR 4/2026



2 MAIN LEVEL PARTITION/DEMO PLAN  
2.00A 1/4" = 1'-0" MAR 4/2026

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DRAWING:

MAIN LEVEL PLAN  
OPT B

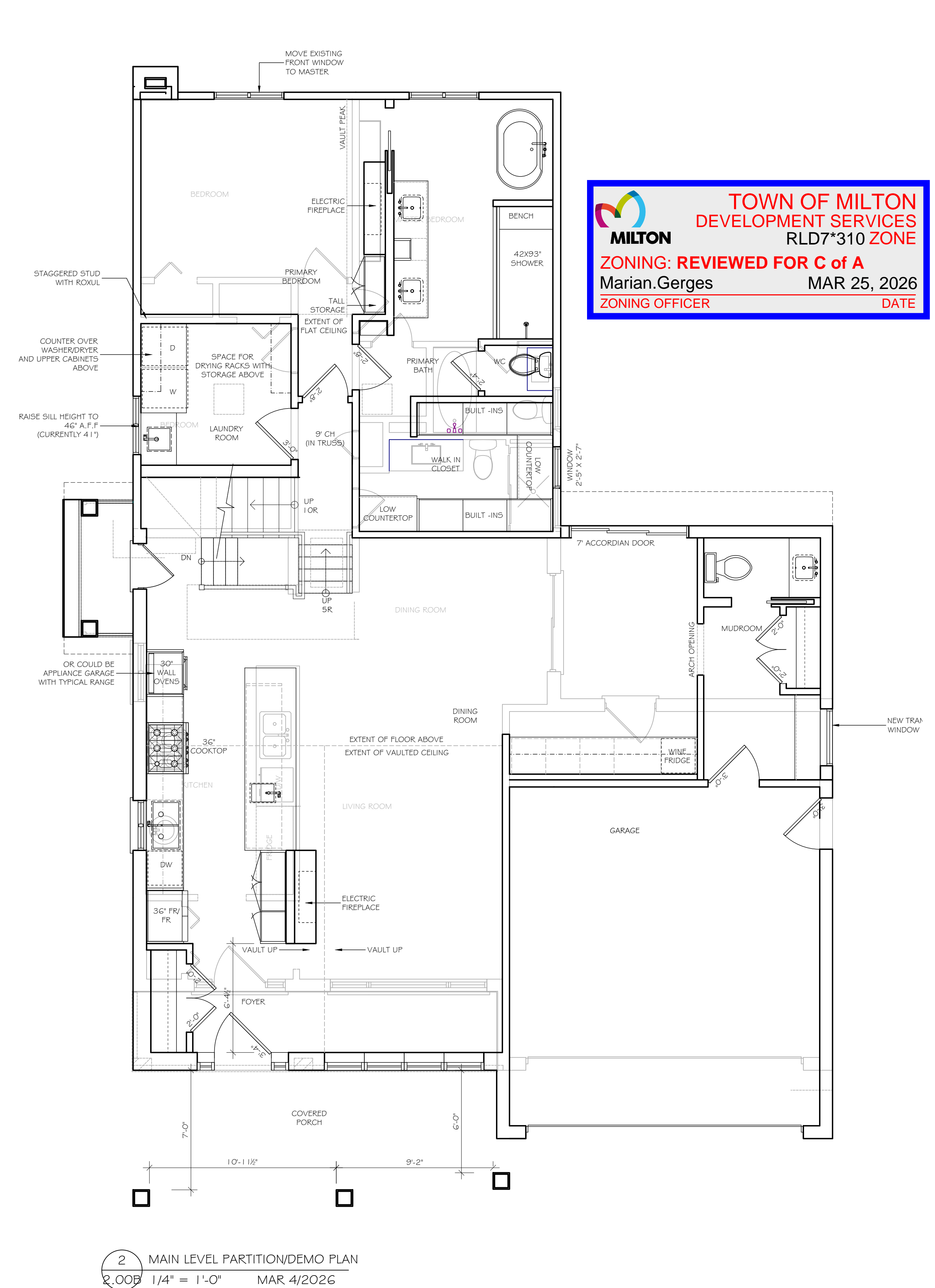
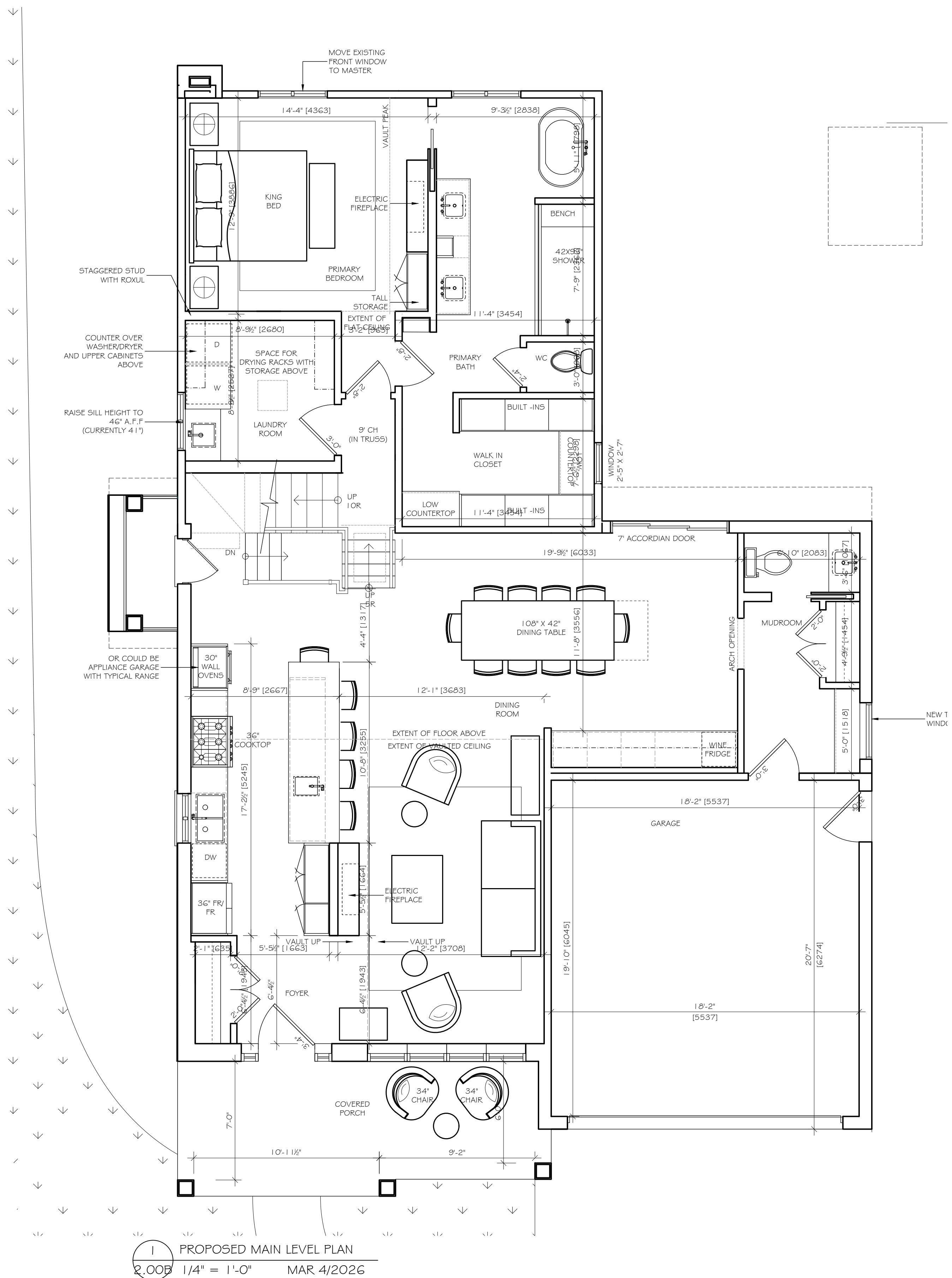
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2.00B



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DRAWING:

## SECOND LEVEL PLAN

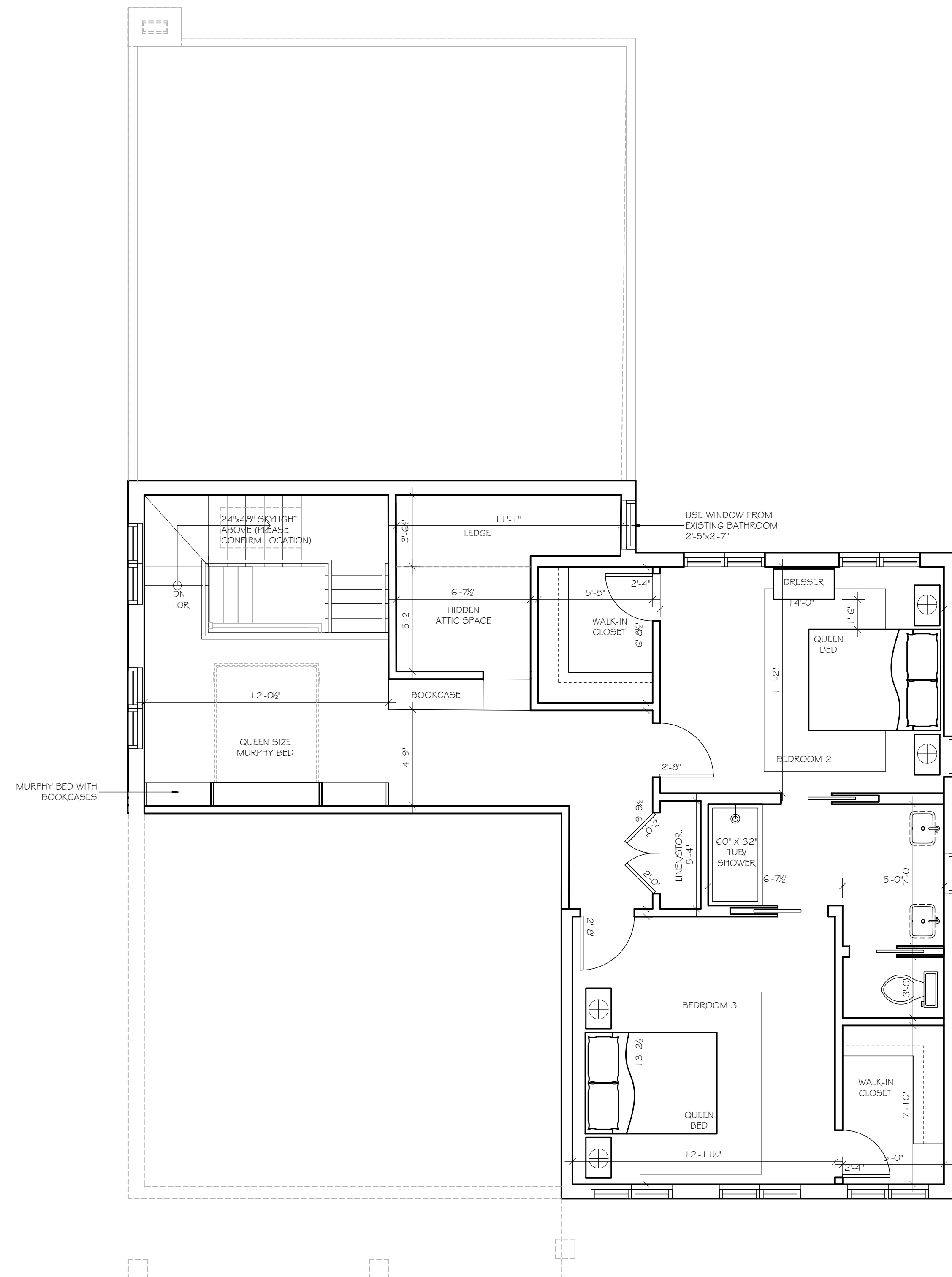
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DRAWING #:

# 3.00



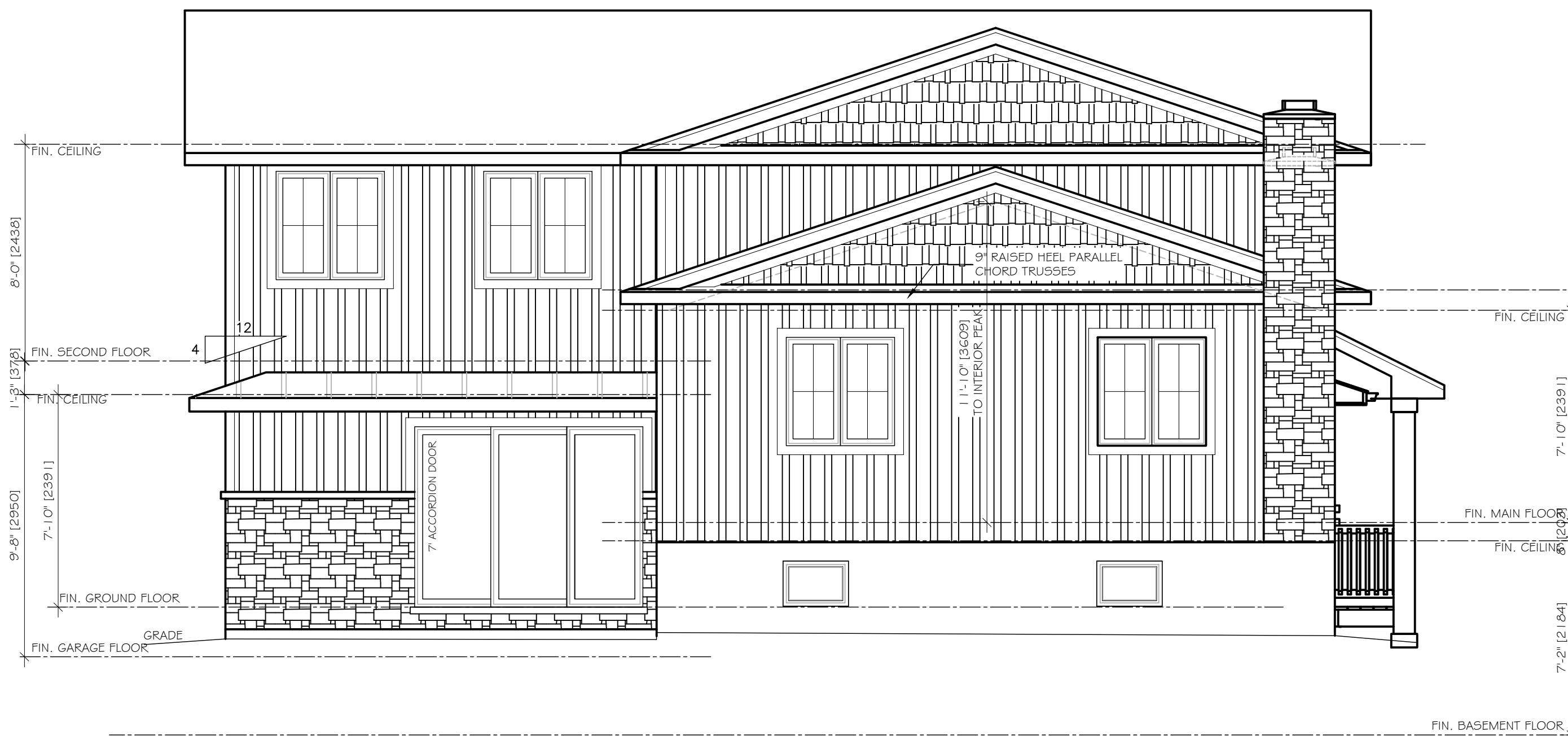
1 PROPOSED SECOND LEVEL PLAN  
3.00 1/4" = 1'-0" MAR 4/2026



# PRELIMINARY- FOR REVIEW



1 PROPOSED FRONT ELEVATION  
4.00 1/4" = 1'-0" MAR 4/2026



2 PROPOSED REAR ELEVATION  
4.00 1/4" = 1'-0" MAR 4/2026

**MILTON** TOWN OF MILTON  
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DRAWING:

EXTERIOR ELEVATIONS

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4.00

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## EXTERIOR ELEVATIONS

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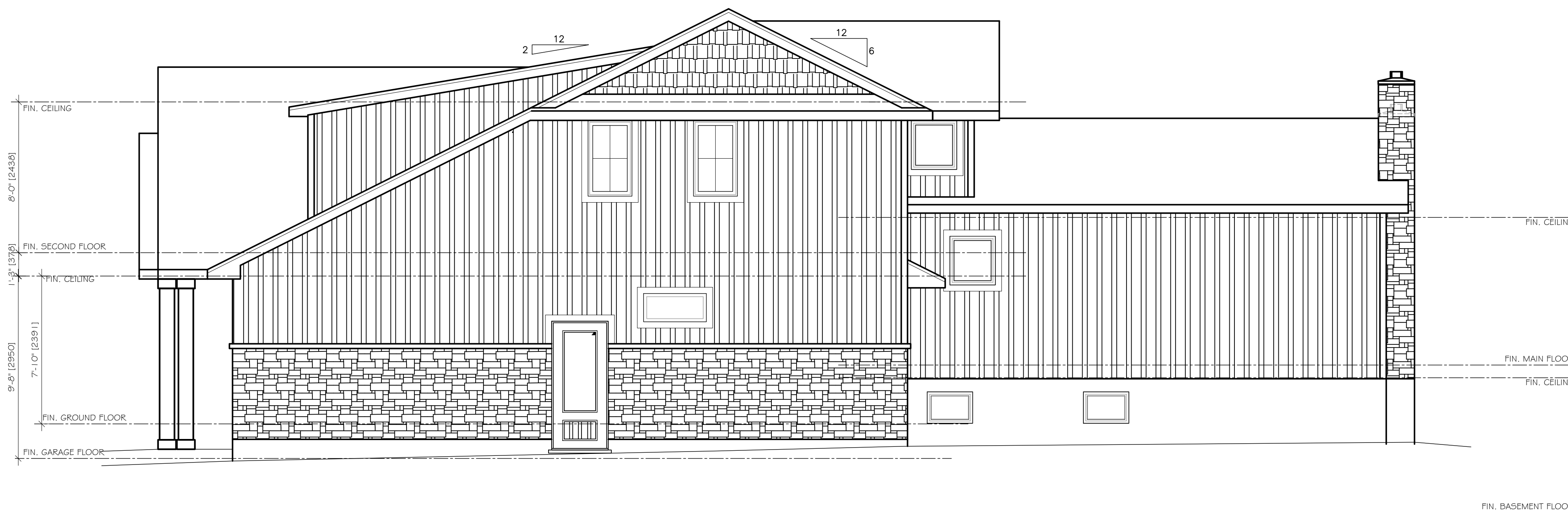
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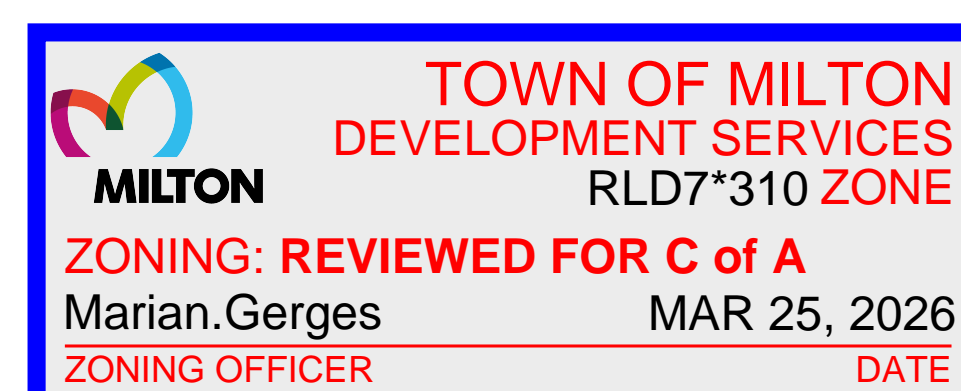
# 4.01



1 PROPOSED SIDE ELEVATION  
4.01 1/4" = 1'-0" MAR 4/2026



2 PROPOSED SIDE ELEVATION  
4.01 1/4" = 1'-0" MAR 4/2026



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