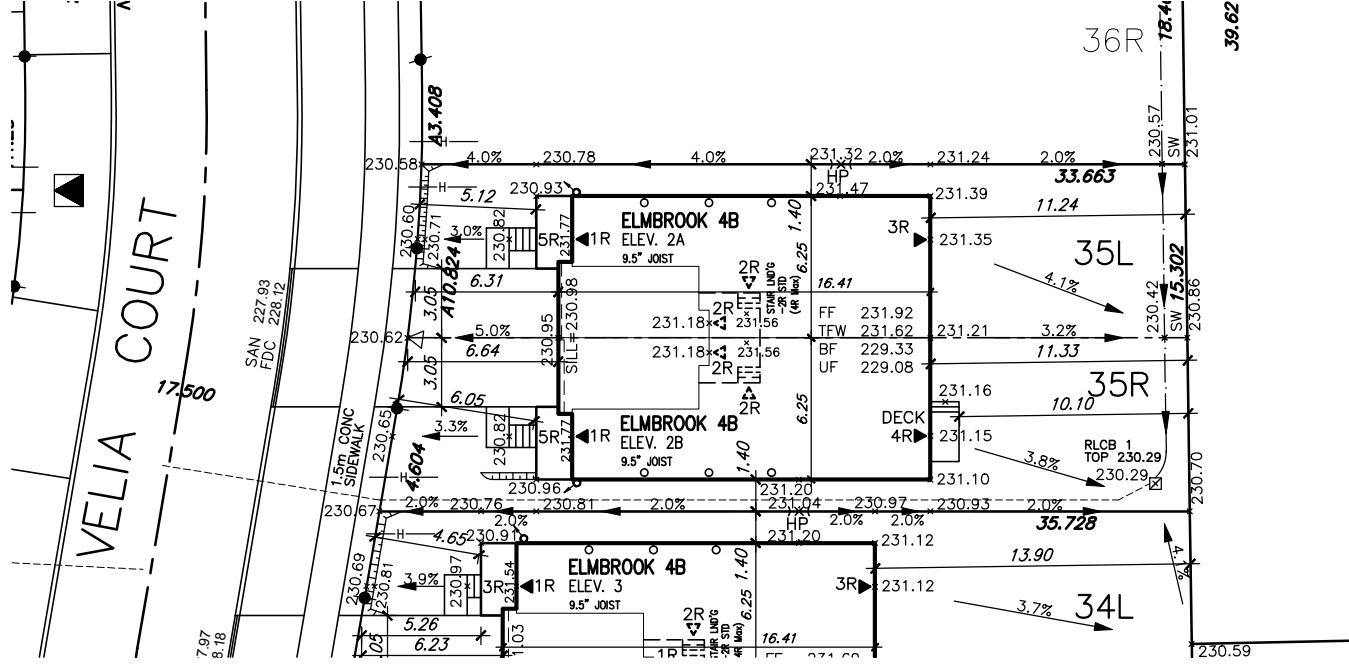




THE PLANNING
PARTNERSHIP LTD.
Design Control Review

I, Richard F. Merrill of The Planning Partnership Ltd. certify that the Plans/Drawings comply with the approved architectural control guidelines. This stamp is ONLY for the purposes of design control and carries no other professional obligation.

Reviewed By: _____ Date: _____
Reviewed For: _____
☐ Final Review
☐ Preliminary Review

Grading Notes:
It shall be the responsibility of the builder to have all grades and services verified and checked before construction commences. The proposed final grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

VAS 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 VAS 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 represent the proposed final grading conditions of any particular lot.

BUILDING HEIGHT (to mid-point)= 8.72m (11.0m max.)
AVG. GRADE (along front wall)= 230.90

1 ISSUED FOR PRELIMINARY REVIEW.	OCT. 24/16	CW	2 ISSUED FOR PERMIT.	NOV. 10/16	CW	3 REVISED BY PER CLIENT.	MAR. 14/17	CW
☒ PROPOSED WALK ☒ LIGHT POLE ☒ HYDRANT ☒ TRANSFORMER ☒ WATER SERVICE ☒ DOUBLE SW/SAN CONNECTION ☒ SINGLE SW/SAN CONNECTION ☒ CATCH BASIN ☒ CHOLE TELEVISION FEEDS ☒ BELL FEEDS FF FINISHED FLOOR ELEVATION UF UNDERSIDE FLOOR ELEVATION BF FIN. BASEMENT FLOOR SLAB TFW TOP OF FOUNDATION WALL RF UNDERSIDE FLOORING AT REAR UF UNDERSIDE FLOORING AT FRONT UF UNDERSIDE FLOORING AT SIDE W.O.A. WALK OUT DECK W.O.B. WALK OUT BASEMENT REV REVERSE PLAN NO. OF RISERS FINISHED FLOOR ELEVATION UNDERSIDE FLOOR ELEVATION FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL UNDERSIDE FLOORING AT REAR UNDERSIDE FLOORING AT FRONT UNDERSIDE FLOORING AT SIDE WALK OUT DECK WALK OUT BASEMENT REVERSE PLAN STREET SIGN SUPER MAIL BOX RETAINING WALL CHAIN LINK FENCE WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL SWALE DIRECTION EMBANKMENT PROVIDE 1/4" FIN. CLEAR STONE IN THIS AREA THIS LOT CONTAINS ENGINEERED FILL AIR CONDITIONER REQUIRED RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO FLASHING) SIDE WINDOW LOCATION EXTERIOR DOOR LOCATION REDUCE SIDE WIND								
Greenpark™ STAR TIME HOMES LTD. VAUGHAN VAS3 DESIGN 3004 Wilson Avenue Toronto ON M3H 1S6 t 416.630.2335 f 416.630.4782 vasdesigns@gmail.com 35L/R regional plan no. 16012 project no. SP1 drawing no. 16012-STH-BASE-SP file name 16012 project no. 16012-STH-BASE-SP file name 16012 project no. 16012-STH-BASE-SP file name								
name Richard Vink signature 24488 42658 name VAS Design Inc. signature 24488 42658 Builder to verify location of all hydrants, street lights, transformers and manholes and make the appropriate adjustments to the plan. Builder to verify location of all hydrants, street lights, transformers and manholes and make the appropriate adjustments to the plan. Builder to verify location of all hydrants, street lights, transformers and manholes and make the appropriate adjustments to the plan. Builder to verify location of all hydrants, street lights, transformers and manholes and make the appropriate adjustments to the plan. Builder to verify location of all hydrants, street lights, transformers and manholes and make the appropriate adjustments to the plan. Builder to verify location of all hydrants, street lights, transformers and manholes and make the appropriate adjustments to the plan. Builder to verify location of all hydrants, street lights, transformers and manholes and make the appropriate adjustments to the plan. Builder to verify location of all hydrants, street lights, transformers and manholes and make the appropriate adjustments to the plan. Builder to verify location of all hydrants, street lights, transformers and manholes and make the appropriate adjustments to the plan.								