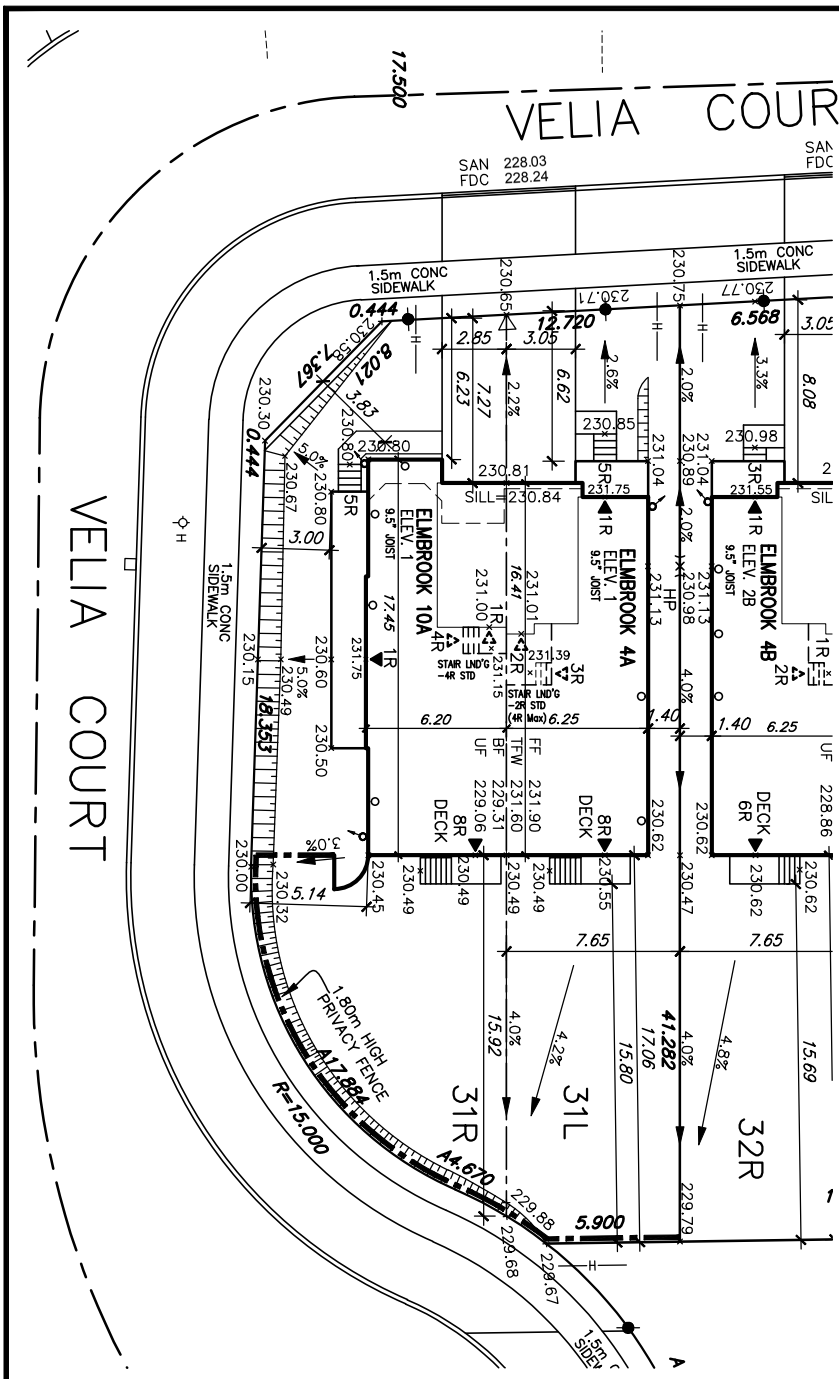

THE PLANNING PARTNERSHIP LTD.
Design Control Review

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 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.

BUILDING HEIGHT (to mid-point)= 8.8m (11.0m max.)
AVG. GRADE (along front wall)= 230.87

1	ISSUED FOR PRELIMINARY REVIEW.	OCT. 24/16	GW	2	ISSUED FOR PERMIT.	NOV. 10/16	GW	3	REVISED BF PER CLIENT.	MAR. 14/17	GW

- PROPOSED VALVE
- LP LIGHT POLE
- H HYDRANT
- TRANSFORMER
- WATER SERVICE
- DOUBLE STM./SAN. CONNECTION
- SINGLE STM./SAN. CONNECTION
- CB CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL

- _R No. OF RISERS
- FF FINISHED FLOOR ELEVATION
- UF UNDERSIDE FOOTING ELEVATION
- BF 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

- STREET SIGN
- MAIL SUPER MAIL BOX
- RETAINING WALL
- CHAIN LINK FENCE
- ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- SWALE DIRECTION
- EMBANKMENT

- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
- OR THIS LOT CONTAINS ENGINEERED FILL
- AC AIR CONDITIONER REQUIRED
- OR RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
- SIDE WINDOW LOCATION
- EXTERIOR DOOR LOCATION
- REDUCE SIDE YARD

north arrow

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
Richard Vink — 24488
name — signature — BCIN
registration information
VA3 Design Inc. — 42658

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.

VA3 DESIGN
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Greenpark™

project name: STAR TIME HOMES LTD.	municipality: VAUGHAN
lot/block no.: 31L/R	registered plan no.: –
project no.: 16012	
date: OCT. 2016	LOT GRADING
drawn by: GW	checked by: –
scale: 1:250	file name: 16012-STH-BASE-SP
drawing no.: SP1	

GREG – H:\ARCHIVE\WORKING\2016\16012.GRE\SITE\16012-STH-BASE-SP.dwg – Tue – Mar 14 2017 – 10:24 AM

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