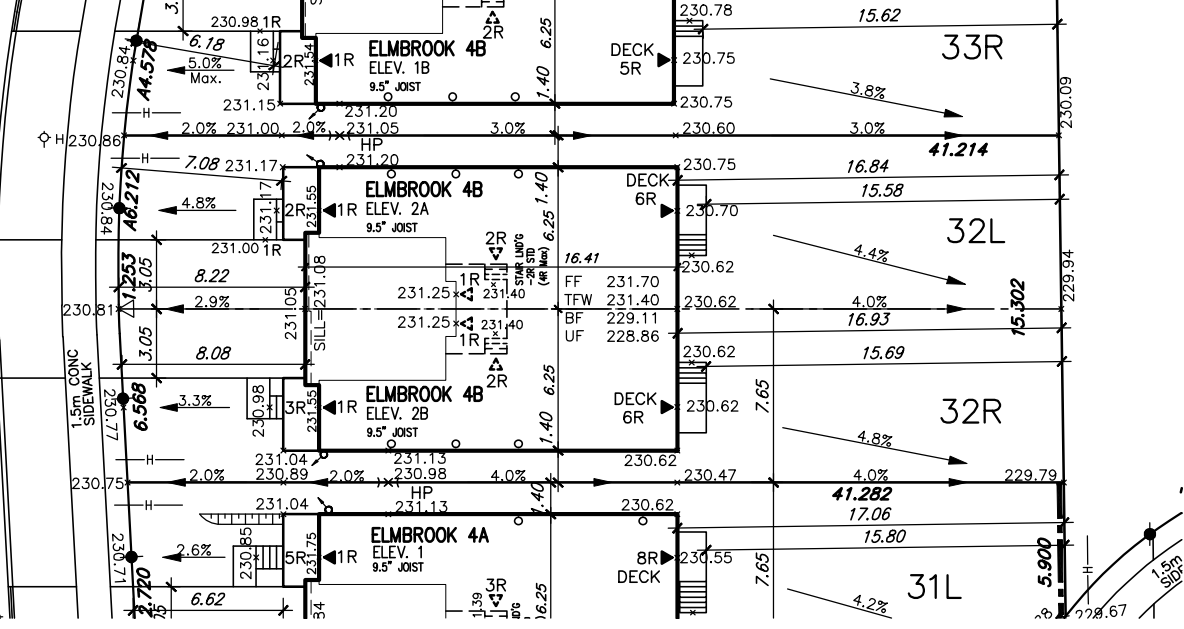


VELIA COURT

SAN 228-19
FDC 228-39



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 will 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 final finish grading conditions of any particular lot.

BUILDING HEIGHT (to mid-point)= 8.32m (11.0m max.)
AVG. GRADE (along front wall)= 231.08

1 ISSUED FOR PRELIMINARY REVIEW.	2 OCT. 24/16 GW	3 ISSUED FOR PERMIT.	4 NOV. 10/16 GW	5 REVISED BY PER CLIENT.	6 MAR. 14/17 GW
PROPOSED WALK ☒ LIGHT POLE ☒ TRANSFORMER ☒ WATER SERVICE ☒ DOUBLE SAN/SAN CONNECTION ☒ SINGLE SAN/SAN CONNECTION ☒ CATCH BASIN ☒ CHOLE TELEVISION FURNISHAL ☒ BELL FURNISHAL NO. OF RISERS ☒ FINISHED FLOOR ELEVATION ☒ UNDERSIDE FOOTING ELEVATION ☒ FIN. BASEMENT FLOOR SLAB ☒ TFW TOP OF FOUNDATION WALL ☒ UNDERSIDE FOOTING AT REAR ☒ UNDERSIDE FOOTING AT FRONT ☒ UNDERSIDE FOOTING AT SIDE ☒ W.A.G. WALK OUT DECK ☒ W.A.G. WALK OUT BASEMENT ☒ REVERSE PLAN STREET SIGN ☒ SUPER MAIL BOX ☒ RETAINING WALL ☒ CHAIN LINK FENCE ☒ ACROUSTICAL FENCE (SEE LANDSCAPE PLAN) ☒ WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) ☒ HYDRO SERVICE LATERAL ☒ SWALE DIRECTION ☒ ORNAMENT PROVIDE 1/4" DIA. CLEAR STONE IN THIS AREA ☒ THIS LOT CONTAINS ENGINEERED FILL ☒ AIR CONDITIONER REQUIRED ☒ RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) ☒ SIDE WINDOW LOCATION ☒ EXTERIOR DOOR LOCATION ☒ REDUCE SIDE WIND					
Greenpark™ STAR TIME HOMES LTD. VAUGHAN VA3 DESIGN 3004 Wilson Avenue Toronto ON M3H 1S6 t 416.630.2235 f 416.630.4782 va3design.com Richard Vink 24488 signature name VAS Design Inc. 42658 Builder to verify location of all hydrants, street lights, transformers and has the confirmation and make the requirements set out in the Ontario Building Code to be a Designer. Builder to verify location of all hydrants, street lights, transformers and has the confirmation and make the requirements set out in the Ontario Building Code to be a Designer. Builder to verify location of all hydrants, street lights, transformers and has the confirmation and make the requirements set out in the Ontario Building Code to be a Designer.					
LOT GRADING project no. 16012 drawing no. SP1 title name 16012-STH-BASE-SP scale 1:250 checked by date OCT. 2016 drawn by GW PREP - H. WACHOWSKI (2016) 16012-GRE SITE 16012-STH-BASE-SP.dwg - Tue - Mar 14 2017 - 10:24 AM					