VSHIVPAUL | FRI OCT 4/19 10:39 AM | W:\2014\214090.ESQ\SITE\214090SP01.DWG

APPROVED FOR GRADING

Lot No(s) .... 8 ....

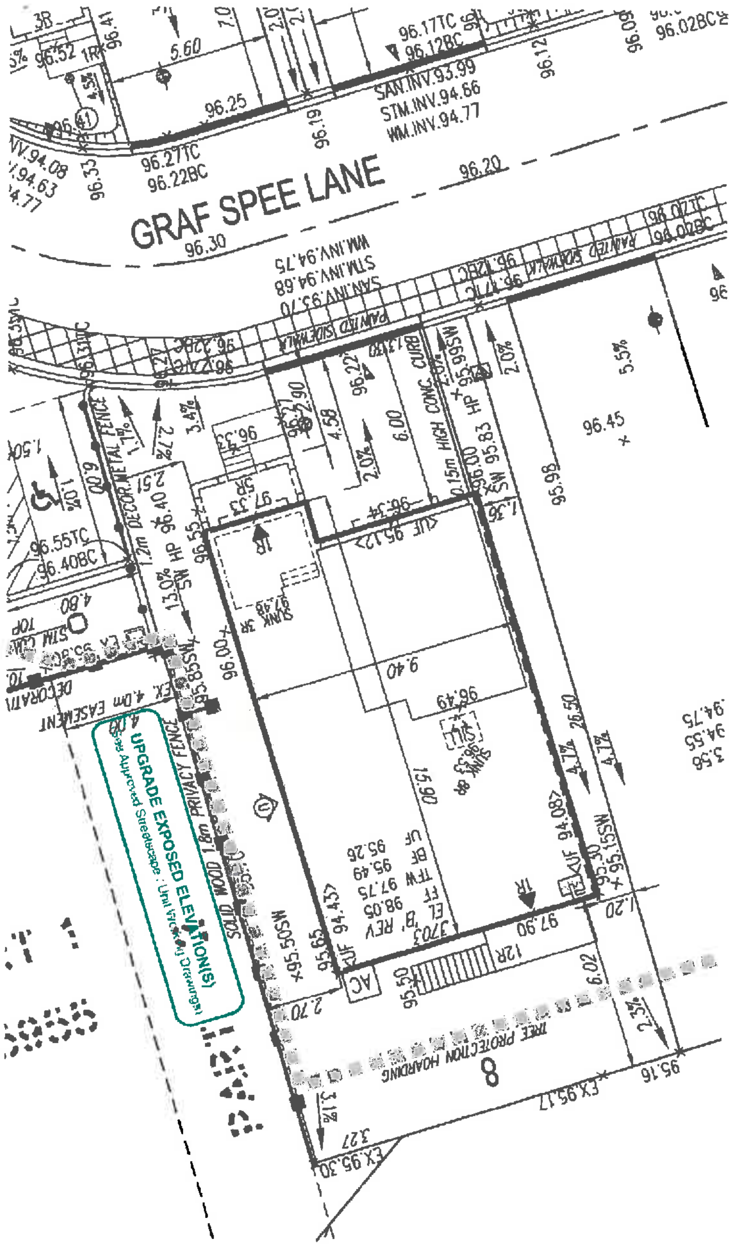
Block No(s). ....

We certify that the proposed elevations at the lot corners and at the front and rear of the proposed dwelling are compatible with the approved elevations.

J.T. TOWLE – LICENSED PROFESSIONAL ENGINEER – PROVINCE OF ONTARIO

John Towle Associates Ltd. Consulting Engineers

Oct 9/19 .... Date



COVERAGE CALCULATION	
LOT NO. :	8
LOT AREA :	355.44 m2
BLDG. AREA :	141.30 m2
LOT COVERAGE (50% MAX.):	39.75 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.30 m
F.F. ELEVATION:	98.05 m
F.F. TO MEAN OF ROOF:	7.37 m
PROPOSED BLDG. HGT:	9.12 m

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 provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning 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 AJAX PLANNING COMMUNITY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: ________

DATE: OCT 04, 2019

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility

GENERAL NOTES:

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

NOTES

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS/HER OWN EXPENSE.
2. BUILDER TO VERIFY ELEVATION OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FTG. ELEVS. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

-	-	-
-	-	-
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-	-	-
ISSUED FOR FINAL APPROVAL	VS	2019.08.28
ISSUED FOR PRELIMINARY APPROVAL	VS	2018.06.26

N

ENGINEERED FILL LOTS · SANITARY MANHOLE · WATER SERVICE · BELL PEDESTAL · HYDRO TRANSFORMER · SAN — SANITARY LINE · DOWNSPOUTS · SUMP PUMP AND SURFACE DISCHARGE LOCATION · FF FINISHED FLOOR

STREET TREE · STORM MANHOLE · HYDRO SERVICE · CABLE PEDESTAL · PADMOUNTED MOTOR · STM — STORM WATER LINE · WINDOWS PERMITTED · UPGRADE ELEVATION · TFW TOP OF FOUNDATION WALL

RETAINING WALL · VALVE & CHAMBER · SHEET DRAINAGE · STREET LIGHT PEDESTAL · HYDRO POLE · ×189.65 EXISTING GRADES · W — WATERLINE · H — HYDRO LINE · 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED) · CHAIN LINK FENCE · BF BASEMENT FLOOR · UF UNDERSIDE OF FOOTING

CATCH BASIN · VALVE & BOX · STREET LIGHT · HYDRO POLE GUY · 190.10 PROPOSED GRADES · G — GAS LINE · FENCE AND GATE · WOD WALKOUT DECK · WOB WALKOUT BASEMENT

DOUBLE / SINGLE STM & SAN CONNECTION · HYDRANT · TRAFFIC SIGNAL POWER PEDESTAL · STREET SIGN · COMMUNITY MAILBOX · 2.0% SWALE DIRECTION · EMBANKMENT / BERM MAX 3:1 SLOPE · C — CABLE LINE · B — BELL · HGBC — HYDRO, GAS, BELL, CABLE LINE · EXTERIOR DOOR LOCATION · EXTERIOR DOOR LOCATION IF GRADE PERMITS · PRIVACY FENCE · ACOUSTIC FENCE · MOD MODIFIED · REV REVERSED · ND NO DOOR · HIGHLIGHTED GRADE

Title: SITING AND GRADING PLAN | Plan No.: - | Lot: 8 | Street Name: 22 GRAF SPEE LANE

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

Vijay Shivpaul — 29444

NAME — SIGNATURE — BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. — 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

ESQUIRE HOMES - 214090

KING'S LANDING, AJAX, ON.

Drawn By	Checked By	Scale	File Number	Lot / Page Number
VS	VS	1:250	214090SP01.DWG	8

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326