

COVERAGE CALCULATION	1 1
LOT AREA	305 10 m2
BLDG, AREA:	133.87 m2
LOT COVERAGE (50% MAX.):	43.88 %
BUILDING HEIGH	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.44 m
F.F. ELEVATION:	97.19 m
F.F. TO MEAN OF ROOF:	7.26 m
PROPOSED BLDG. HGT:	8.01 m

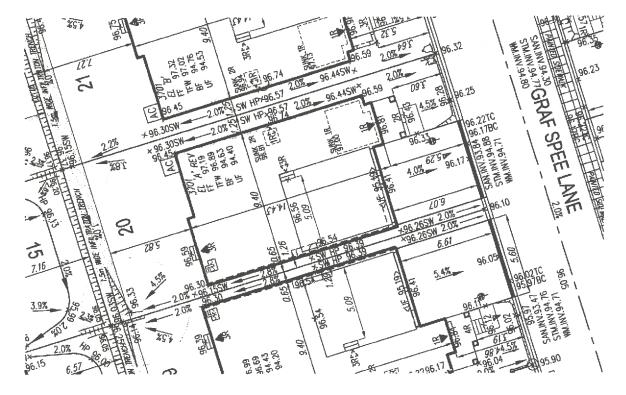
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Acrihitectural duclatines and ell applicable regulations and requirements including zoning provisions and any provisions in the subcilivision agreement. The Control Architect is not responsible in any way for examining or approving sits (orting) plans or working drawings with respect to any zoning or building cade 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. OCT 04, 2019

erance with the applicable by and bears no further responsibility



GENERAL NOTES:

1. BUILDERT OF CREITO'L OCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MANIMANIAD, BUILDERT SO RELOCATE AT BUILDERTS EXPENSE.

2. BUILDERT O'VERIFY ELEV, OF STM. AND SAN, LATERAUS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MANICIPAL STANDARDS REPORT DE SICAVATION.

3. APPROVED FERMIT D'AMWINGS A CONSTRUCIPAN NOTES MAIST BE REVIEWED AND EDILLOWED IN COMMUNICIPAL WITH THE STING AND GRADING PLAN. BUILDERT D'VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT D'HAWWINGS A CONSTRUCTION NOTES PRIOR TO POHINING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HINT DESIGN ASSOCIATES INC.

4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWWINGS A CONSTRUCTION NOTES.

ALL TOP OF FOUNDATION WALLS NOCLLOBING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR THY ON STING AND GRADING PLAN. THE ENTERICA OF THE EDUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONEY VENEER AS REQUIRED.

NOTES

1. BUILDER TO VEHIFY LOCATION OF UTILITIES AND OTHER SERVICES, IF MIN, DIMENSIONS ARE NOT MANITAINED, BUILDER IS TO RELOCATE AT HISAFER OWN EXPENSE

2. BUILDER TO VEHIFY BLEVATION OF STM. AND SAN, LATERALS IN RELATION TO BASEMENT US OF FTG. BLEVS, FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

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ļ			COMMUNITY MALBOX	STREET SIGN	O- HYDRO POLEGUY	HYDRO POLE .	CABLE PEDESTAL		BELL PEDESTA
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		Plan No.	MAX 3:1 SLOPE	T ANN STATE OFFICE ORDER	2 08 SIMILE SIGNOR	, 184-0° EXETING GRADES	PACHGONIED HOTOK		[A] HYDROTRANSFORMER — ***— SANTTARY LINE
	'	ş	1	-		1		45	18
	20	<u>e</u>	HYDRO, GAS, BELL, CABLE LINE	-8 9ET		HYDROLINE		— STORM WATER LINE	- SANITARY LINE
1					1	i			•
	5 GRAF SPEE LANE	Street Name	IF GRADE PERMITS		(NO WINDOWS PERMITTED)	THAN 1.2m TO LOT LINE.	45 MAJUTE FIRE RATED WALL	WANDOWS PERMITTED	DOWNSPOUTS
	띪		l		5	"	⇒	S S	h
	LANE		MIN NUMBER ADOUSTIC FENCE	■ ■ PRIVACY FENCE	FENCE AND GATE		UPGRADE ELEVATION	DISCHARGE LOCATION	SULEP PUMP AND SURFA

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BECANGERED FULL STREET THEE

RETAINING WALL

CATCH BASIN

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STORIN MANHOLE

VALVE & CHAMBER

SITING AND GRADING PLAN
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ESQUIRE HOMES - 214090
KING'S LANDING, AJAX, ON.

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VS VS 1:250 21409

8988 Woodshire Ave, Markharm, ON 128 0J7 1 905:737.5133

1:250 214090SP01.DWG m, ON L3R 0J7 T 905.797.5133 F 905.787.7326

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