

APPROVED FOR GRADING

Lot No(s) 27

Block No(s)

We certify that the proposed elevations at the lot corners and at the center and mid points of the proposed dwelling are compatible with the approved elevations.

John Towle
Consulting Engineer Ltd.

Oct 4/19
Date

COVERAGE CALCULATION	
LOT NO.:	27
LOT AREA:	466.72 m ²
BLDG. AREA:	146.32 m ²
LOT COVERAGE (50% MAX.):	31.90 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	97.01 m
E.F. ELEVATION:	98.18 m
E.F. TO MEAN OF ROOF:	7.38 m
PROPOSED BLDG. HGT:	8.55 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.

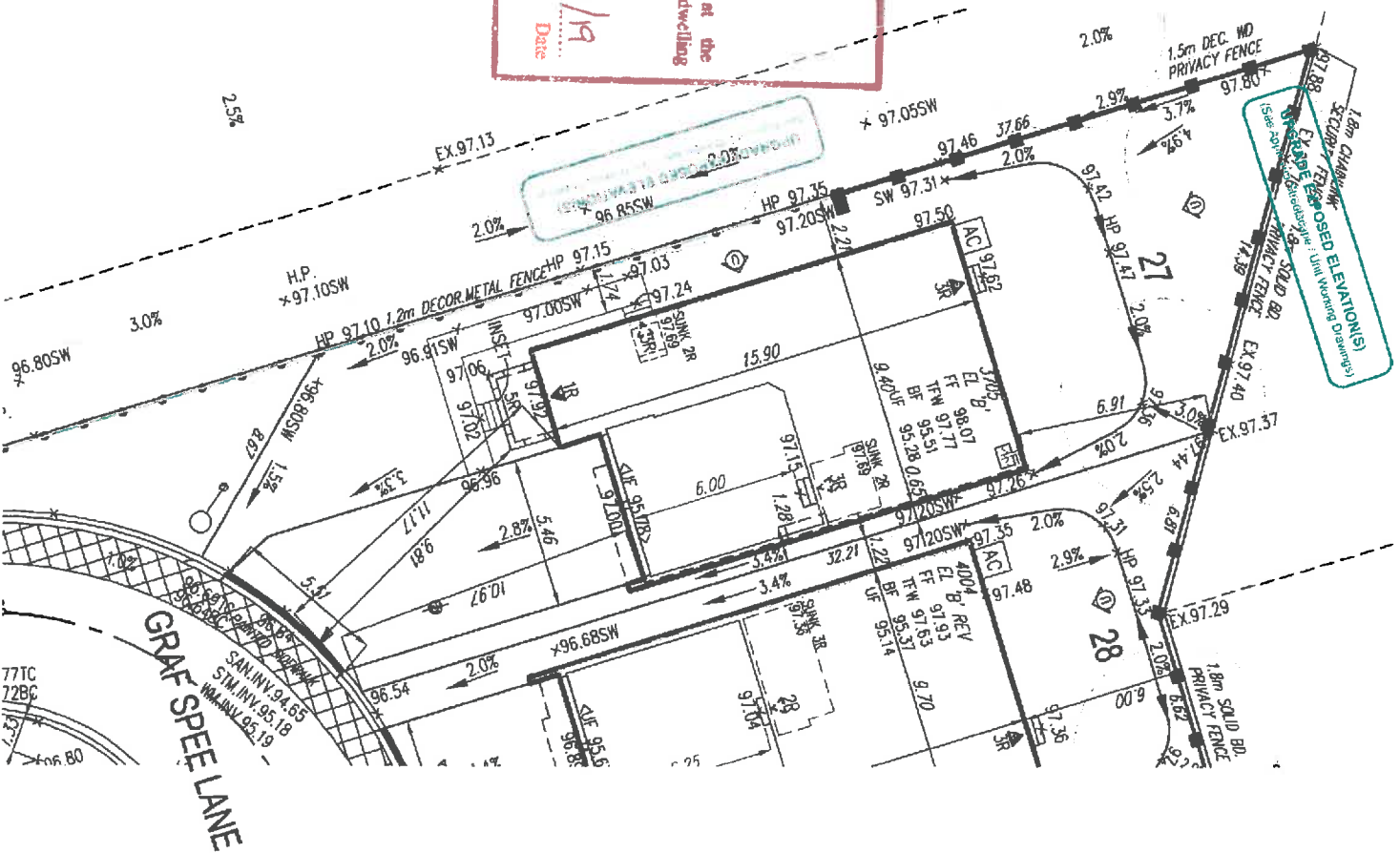
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of AJAX PLANNING COMMUNITY.

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

APPROVED BY:

DATE: OCT 04, 2019

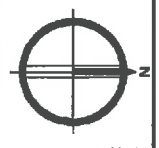
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility



- 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 STIM. AND SAN. LATRALS IN RELATION TO BASEMENT US 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 FIN. 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 BUILDER'S OWN EXPENSE.
 2. BUILDER TO VERIFY ELEVATION OF STIM. AND SAN. LATRALS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

	SANITARY MANHOLE		WATER SERVICE		BELL PILE		HYDRO TRANSFORMER
	STREET TREE		HYDRO SERVICE		CABLE PILE		PUMPING STATION
	RETAINING WALL		SHEET PILE		HYDRO POLE		EXISTING GRAPES
	CATCH BASIN		STREET LIGHT PILE		STREET LIGHT		2.0% SWALE DIRECTION
	DOUBLE FENCE		STREET SIGNAL		STREET SIGN		EQUIPMENT BEAM
	DUAL SEW CONNECTION		COMMUNITY MAILBOX		MAX 31 SLOPE		BELL
	SANITARY MANHOLE		WATER SERVICE		BELL PILE		HYDRO TRANSFORMER
	STREET TREE		HYDRO SERVICE		CABLE PILE		PUMPING STATION
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	DUAL SEW CONNECTION		COMMUNITY MAILBOX		MAX 31 SLOPE		BELL



SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND CERTIFICATES REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Viktor Silvapaul

NAME

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

18 GRAF SPEE LANE

27

ESQUIRE HOMES - 214090
KINGS LANDING, AJAX, ON.

Drawn By: VS
Checked By: VS
Scale: 1:250
File Number: 214090SP01.DWG

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