



COVERAGE CALCULATION	
LOT NO.:	5
LOT AREA:	323.32 m ²
BLDG. AREA:	137.12 m ²
LOT COVERAGE (50% MAX.):	42.41 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.96 m
F.F. ELEVATION:	96.63 m
F.F. TO MEAN OF ROOF:	7.19 m
PROPOSED BLDG. HGT:	7.88 m

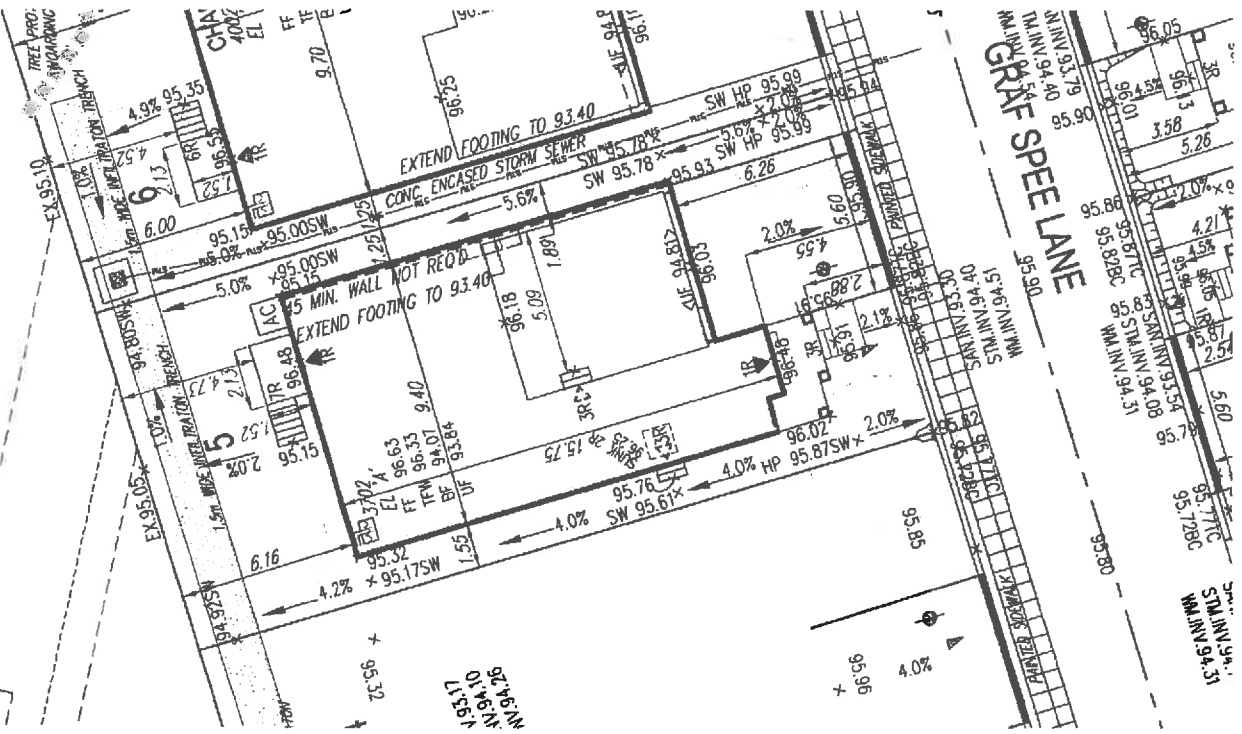
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: [Signature]
DATE: OCT 04, 2019

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



- GENERAL NOTES:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT USE OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
 - 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 PLANS 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.
 - 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 TYP. ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY REINER AS REQUIRED.

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

	SANITARY MANHOLE		WATER SERVICE		BELL PILE		HYDRO TRANSFORMER		SANITARY LINE		DOWNSPOUT		SLUMP PUMP AND SURFACE DISCHARGE LOCATION		FINISHED FLOOR
	STREET TREE		HYDRO SERVICE		CABLE PILE		PAVEMENT MOTOR		WATER LINE		WINDOWS PERMITTED		UPGRADE ELEVATION		TOP OF FOUNDATION WALL
	RETAINING WALL		VALVE & CHAMBER		HYDRO POLE GUY		EXISTING GRADES		GAS LINE		CABLE LINE		CHAIN LINK FENCE		IF WINDOW NOT PERMITTED
	CATCH BASIN		VALVE & BOX		STREET LIGHT		2.0% SWALE DIRECTION		GAS LINE		CABLE LINE		EXTERIOR DOOR LOCATION		FENCE AND GATE
	DOUBLE INFLOW		HYDRANT		STREET SIGN		STAIRWAY/BENCH		NATURAL GAS		BELL CABLE LINE		EXTERIOR DOOR LOCATION		FINISH FENCE
	FOUNDATION COMMENT				COMMUNITY MAILBOX		MAX 11 SLOPE		BELL CABLE LINE		FINISH FENCE		EXTERIOR DOOR LOCATION		FINISH FENCE



SITING AND GRADING PLAN

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 AS A DESIGNER.

QUALIFICATION INFORMATION

VICAR SIMONE
REGISTERED PROFESSIONAL ENGINEER
19695

HUNT DESIGN ASSOCIATES INC.
DESIGN ASSOCIATES INC.
www.huntdesign.ca

28 GRAF SPEE LANE

ESQUIRE HOMES - 214090
KINGS LANDING, AJAX, ON.

Drawn By: VS
Created By: VS
Scale: 1:250
File Name: 214090SP01.DWG
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.373.5133 F 905.373.7286

1d/Reg Number
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