

COVERAGE CALCULATION	
LOT NO.:	5
LOT AREA:	323.32 m2
BLDG. AREA:	137.12 m2
LOT COVERAGE (50% MAX.):	42.41 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	95.96 m
F.F. ELEVATION:	96.63 m
F.F. TO MEAN OF ROOF:	7.19 m
PROPOSED BLDG. HGT:	7.86 m

It is this 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 said (folding) 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.

**ROBBS C. WILLIAMS & LTD., ARCHITECTS**  
60 CHICHESTER STREET, NEW YORK  
**ARCHITECTS**

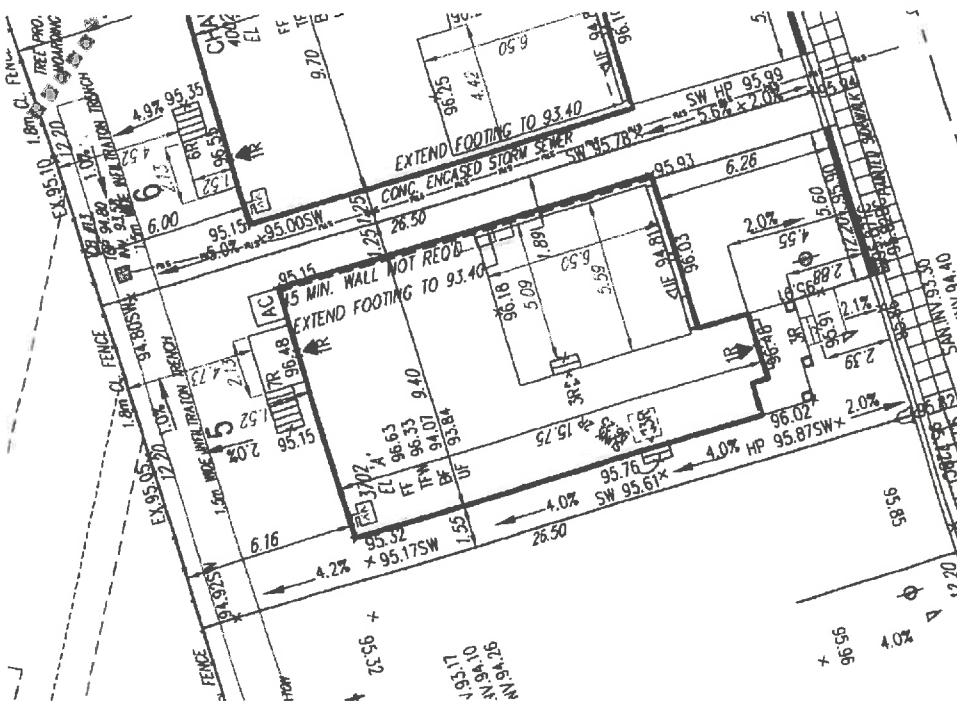
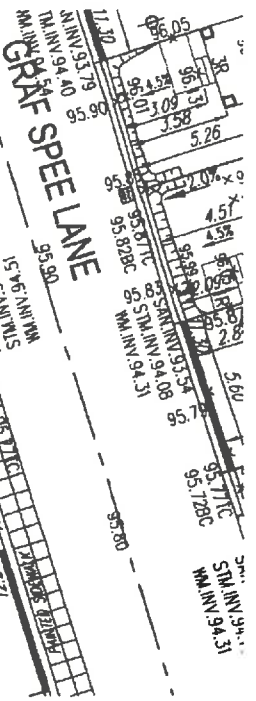
ARCHITECTS FOR:  
**THE CITY OF NEW YORK**

CHIEF ENGINEER'S OFFICE,  
CITY ENGINEER'S DEPARTMENT,  
NEW YORK CITY.

- NOTES**
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MMU, 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 US OF FFG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

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|--|----------------------|--|------------------|--|-----------------------|--|----------------------|--|--------------------------|--|-------------------------|--|---------------------------|--|-----------------------|--|---------------------|
|  | ENGINEERED FILL LOTS |  | SANITARY MANHOLE |  | WATER SERVICE         |  | BELL RECESSED        |  | HYDRO TRANSFORMER        |  | SANITARY LINE           |  | DOWNSPOUTS                |  | RAIN PIPE AND SERVICE |  | FINISHED FLOOR      |
|  | STREET TREE          |  | STORM MANHOLE    |  | HYDRO SERVICE         |  | CABLE RECESSED       |  | PUMPDRIVEN MOTOR         |  | WATERLINE               |  | 45 MINUTE FIRE RATED WALL |  | UPSERVICE ELEVATION   |  | BASEMENT FLOOR      |
|  | RETAINING WALL       |  | VALVE CHAMBER    |  | SHEET PILING          |  | HYDRO POLE           |  | EXISTING GRADES          |  | HYDRO LINE              |  | NO LESS THAN 12 INCH WALL |  | CRAWL LINE FENCE      |  | WHOA WALL DOOR DECK |
|  | CATCH BASIN          |  | VALVE & BOX      |  | STREET LIGHT RECESSED |  | HYDRO POLE CLAY      |  | 10 TO 10 PROPOSED GRADES |  | GAS LINE                |  | NO LESS THAN 12 INCH WALL |  | FENCE AND GATE        |  | WHOA WALL DOOR DECK |
|  | DOUBLE SINGLE        |  | STREET LIGHT     |  | STREET SIGN           |  | 2.00 SCALE DIRECTION |  | BELL                     |  | HYDRO GAS               |  | EXTENDING DOOR LOCATION   |  | FENCE AND GATE        |  | WHOA WALL DOOR DECK |
|  | SINGLE CONNECTION    |  | HYDRO GAS        |  | COMMUNITY MARKER      |  | EXISTING & ITEM      |  | BELL CABLE LINE          |  | EXTENDING DOOR LOCATION |  | FENCE AND GATE            |  | WHOA WALL DOOR DECK   |  | WHOA WALL DOOR DECK |
|  |                      |  | HYDRO GAS        |  |                       |  | BELL CABLE LINE      |  | EXTENDING DOOR LOCATION  |  | FENCE AND GATE          |  | WHOA WALL DOOR DECK       |  | WHOA WALL DOOR DECK   |  | WHOA WALL DOOR DECK |
|  |                      |  | HYDRO GAS        |  |                       |  | BELL CABLE LINE      |  | EXTENDING DOOR LOCATION  |  | FENCE AND GATE          |  | WHOA WALL DOOR DECK       |  | WHOA WALL DOOR DECK   |  | WHOA WALL DOOR DECK |
|  |                      |  | HYDRO GAS        |  |                       |  | BELL CABLE LINE      |  | EXTENDING DOOR LOCATION  |  | FENCE AND GATE          |  | WHOA WALL DOOR DECK       |  | WHOA WALL DOOR DECK   |  | WHOA WALL DOOR DECK |
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|  |                      |  | HYDRO GAS        |  |                       |  |                      |  |                          |  |                         |  |                           |  |                       |  |                     |

- GENERAL NOTES:
1. BALDERT TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDERS IS TO RELOCATE AT BALDERTS EXPENSE.
  2. BALDERT TO VERIFY ELEV. OF FIN. AND S.W. LATERALS IN RELATION TO BASEMENT FLS OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
  3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONSULTATION WITH THE SINKING AND GRADING PLAN. BUILDERT 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 PLANT 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 FIVE ON SLAB AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY KERNER AS REQUIRED.
- |                                 |    |            |
|---------------------------------|----|------------|
| ISSUED FOR PRELIMINARY APPROVAL | VS | 2019.07.10 |
| ISSUED FOR FINAL APPROVAL       | VS | 2019.04.28 |
| REvised AS PER CITS COMMENTS    | VS | 2019.11.01 |
| -                               | -  | -          |
| -                               | -  | -          |
| -                               | -  | -          |
| -                               | -  | -          |
- 



Plant No.	Steel Name
141	28 GRAF SPEE LANE
5	

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 Srinivasan

**REGISTRATION INFORMATION**

HUNT DESIGN ASSOCIATES INC.

19695

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

**ESQUIRE HOMES - 214090**  
**KINGS LANDING, AJAX, ON.**

214090SP01.DWG  
F56 NUMBER  
905.737.5133 F 905.737.7326

Loi / Page Number  
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