

APPROVED FOR GRADING

Lot Notes: **B**

Block Notes:

We certify as a PROFESSIONAL ENGINEER that the elevations at the lot corners and the location of the proposed dwelling are correct and have been taken from the approved plan and are consistent with the approved conditions.

LICENCE

JOHN TAYLOR ASSOCIATES LTD.

4682-1013

Professional Engineer

Abu 7/19

Date

COVERAGE CALCULATION	
LOT NO.:	8
LOT AREA:	355.44 m ²
BLDG. AREA:	141.30 m ²
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 construction is in accordance with the approved plan 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 houses 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.



- ☒ ENGINEERED RAILINGS

☒ SWIFTWAY MANHOLE

☒ STREET TREE

☒ RETAINING WALL

☒ CATCH BASIN

☒ TILE DRAIN CONNECTION

☒ VIEW SYMBOL
- ☒ WATER SERVICE

☒ STREET DRAINAGE

☒ STREET LIGHT PRESENCE

☒ TRAFFIC SIGNAL

☒ POWER FEEDSTICK
- ☒ BELT FEEDSTICK

☒ CABLE FEEDSTICK

☒ HYDRO POLE

☒ HYDRO POLE GUY

☒ STREET SIGN

☒ COMMUNITY WALKWAY
- ☒ HYDRO TRANSFORMER

☒ PLANNED LOTION

☒ EXISTING GRADES

☒ 1:50 TO PROPOSED GRADES

☒ 2:0% SHAPE DIRECTION

☒ EMBANKMENT / REM.

☒ MAX 1:1 SLOPE

SITING AND GRADING PLAN

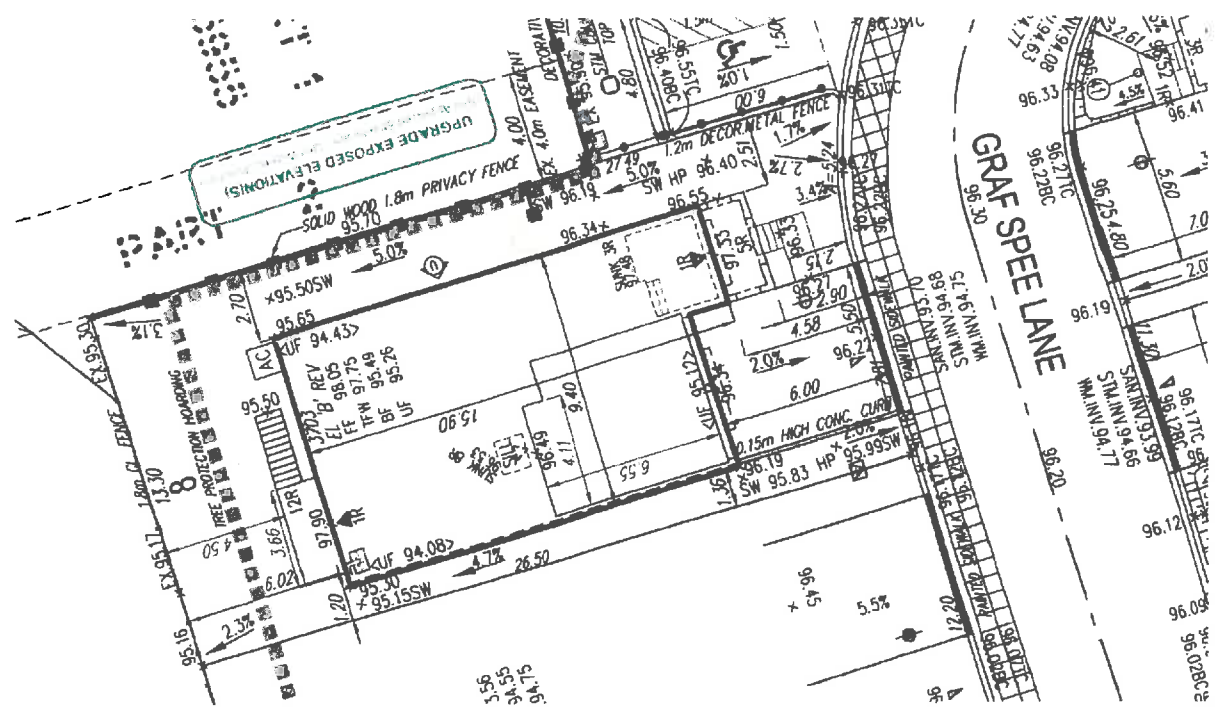
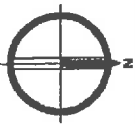
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A QUALIFIED PROFESSIONAL ENGINEER.

HUNT DESIGN ASSOCIATES INC.

19695

- 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 STL. AND SAN. LATERALS IN RELATION TO BASEMENT FLOOR ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

ISSUED FOR PRELIMINARY APPROVAL	VS	2019.08.25
REVISION AS PER CITY COMMENTS	VS	2019.11.01
ISSUED FOR FINAL APPROVAL	VS	2019.08.25



- GENERAL 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 ELEV. OF STL. AND SAN. LATERALS IN RELATION TO BASEMENT FLOOR 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 TYP. ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY WEATHER AS REQUIRED.

HUNT

DESIGN ASSOCIATES INC.

www.huntdesign.ca

ESQUIRE HOMES - 214090

KINGS LANDING, AJAX, ON.

Drawn by: VS

Created by: VS

Scale: 1:250

Plot Number: 214090SP01.DWG

Lot / Page Number: 8