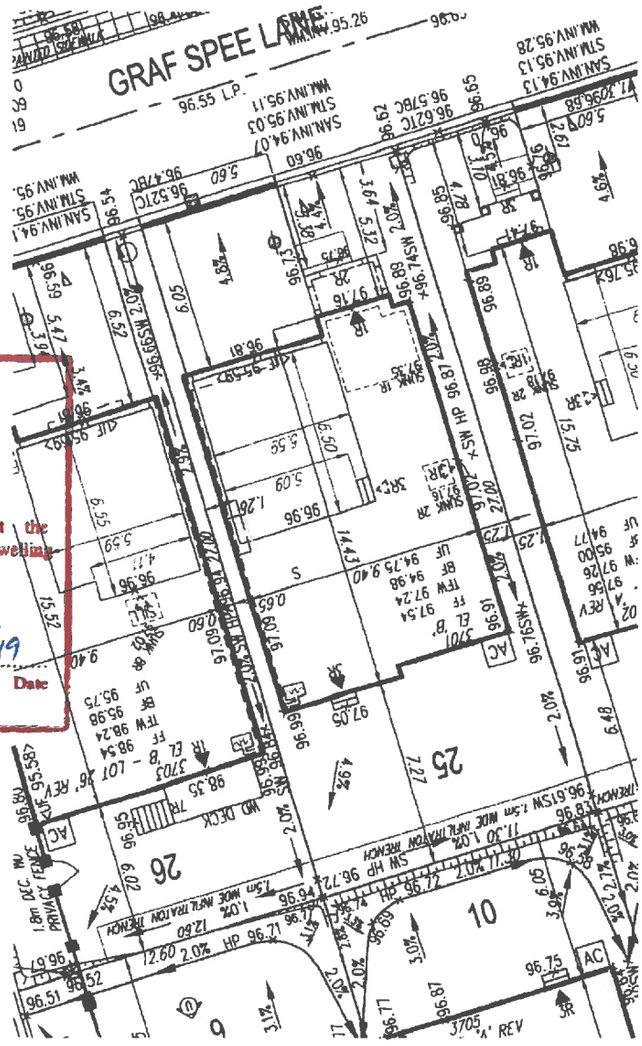

APPROVED FOR GRADING

Lot No(s) ... 25

Plan No(s) .....

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

J. P. HOWLE
746821013
PROVINCE OF ONTARIO
LICENSED PROFESSIONAL ENGINEER

Nov 7/19
Date

John Howle Associates Ltd.
Consulting Engineer

COVERAGE CALCULATION	
LOT NO. :	25
LOT AREA :	305.10 m2
BLDG. AREA :	133.87 m2
LOT COVERAGE (50% MAX.):	43.88 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.80 m
F.F. ELEVATION:	97.54 m
F.F. TO MEAN OF ROOF:	7.51 m
PROPOSED BLDG. HGT:	8.25 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
SIGNATURE
DATE NOV 06, 2019

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 STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S 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 TFW 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 HIS/HER OWN EXPENSE.
2. BUILDER TO VERIFY ELEVATION OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FTG. ELEVS. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

-	-	-
-	-	-
-	-	-
-	-	-
REVISED AS PER CITY'S COMMENTS	VS	2019.11.04
ISSUED FOR FINAL APPROVAL	VS	2019.08.29
ISSUED FOR PRELIMINARY APPROVAL	VS	2019.03.12

N

ENGINEERED FILL LOTS; STREET TREE; RETAINING WALL; CATCH BASIN; DOUBLE / SINGLE STM & SAN CONNECTION; SANITARY MANHOLE; STORM MANHOLE; VALVE & CHAMBER; VALVE & BOX; HYDRANT; WATER SERVICE; HYDRO SERVICE; SHEET DRAINAGE; STREET LIGHT PEDESTAL; STREET LIGHT; TRAFFIC SIGNAL POWER PEDESTAL; BELL PEDESTAL; CABLE PEDESTAL; HYDRO POLE; HYDRO POLE GUY; STREET SIGN; COMMUNITY MAILBOX; HYDRO TRANSFORMER; PADMOUNTED MOTOR; 189.65 EXISTING GRADES; 190.10 PROPOSED GRADES; 2.0% SWALE DIRECTION; EMBANKMENT / BERM MAX 2:1 SLOPE; SAN SANITARY LINE; STM STORM WATER LINE; WATERLINE; HYDRO LINE; G GAS LINE; C CABLE LINE; B BELL; HYDRO, GAS, BELL, CABLE LINE; DOWNSPOUTS; WINDOWS PERMITTED; 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED); EXTERIOR DOOR LOCATION; EXTERIOR DOOR LOCATION IF GRADE PERMITS; SUMP PUMP AND SURFACE DISCHARGE LOCATION; UPGRADE ELEVATION; CHAIN LINK FENCE; FENCE AND GATE; PRIVACY FENCE; ACOUSTIC FENCE

FF FINISHED FLOOR; TFW TOP OF FOUNDATION WALL; BF BASEMENT FLOOR; UF UNDERSIDE OF FOOTING; WOD WALKOUT DECK; WOB WALKOUT BASEMENT; MOD MODIFIED; REV REVERSED; NO NO DOOR; HIGHLIGHTED GRADE

Title: SITING AND GRADING PLAN | Plan No: - | Lot: 25 | Street Name: 15 GRAF SPEE LANE

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

NAME	SIGNATURE	BCIN
Vijay Shivpaul		29444
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

ESQUIRE HOMES - 214090
KING'S LANDING, AJAX, ON.

Drawn By	Checked By	Scale	File Number	Lot / Page Number
VS	VS	1:250	214090SP01.DWG	25

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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