

COVERAGE CALCULATION	
LOT NO.:	28
LOT AREA:	355.89 m2
BLDG. AREA:	162.12 m2
LOT COVERAGE (50% MAX.):	45.58 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.77 m
F.F. ELEVATION:	97.88 m
F.F. TO MEAN OF ROOF:	7.45 m
PROPOSED BLDG. HGT:	8.56 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 the lot.

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

**JOHN F. WILLIAMS, JR., ARCHITECT**  
ARCHITECTURAL FIRM  
100111 101-100111-100111

RECEIVED  
JUN 27 1960  
U.S. DEPT. OF JUSTICE

## 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 DESIGNER.  
QUALIFICATION INFORMATION

**HUNT DESIGN ASSOCIATES INC.**

29444  
BCN  
19685

**HUNT**  
DESIGN ASSOCIATES INC.  
www.hunt-design.ca

Lot  
 28  
 Street Name  
 16 GRAF SPEE LANE  
 ESQUIRE HOMES - 214090  
 KING'S LANDING, AJAX, ON.  
 Drawn By  
 Checked By  
 Scale  
 1:250  
 Fee Number  
 214090SP01.DWG  
 9668 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5153 F 905.737.7326

28

**Parent Med.**

**Street Name**  
**16 GRAF SPEE LANE**

1

- |  |                                                |  |               |  |               |  |                   |  |               |  |           |   |               |
|--|------------------------------------------------|--|---------------|--|---------------|--|-------------------|--|---------------|--|-----------|---|---------------|
|  | DIAGONAL HATCHING                              |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | STREET TREE                                    |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | RETAINING WALL                                 |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | CATCH BASIN                                    |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | DOUBLE/SINGLE STEM & STEM CONNECTION           |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | HYDRANT                                        |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | THREAT SIGNAL POWER PEDESTAL                   |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | COMMUNITY HAZARD                               |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | STRING TRANSDUCER                              |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | PHANTOMED MOTOR                                |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | EXISTING GRADES                                |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | PROPOSED GRADES                                |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | SMALL DIRECTION                                |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | EQUIPMENT/BEAM                                 |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | MAIN & SLOPE                                   |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | SANITARY LINE                                  |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | STORM WATER LINE                               |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | WATER LINE                                     |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | HANDRAIL LINE                                  |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | GAS LINE                                       |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | CABLE LINE                                     |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | BELL                                           |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | DOWNSPOUT                                      |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | 45 DEGREE FINISHED WALL                        |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT |   | PRESSURE ROOM |
|  | SLOPE AND DRAINAGE IS LESS THAN 1 INCH 10 FEET |  | WATER SERVICE |  | BELL PEDESTAL |  | STRING TRANSDUCER |  | SANITARY LINE |  | DOWNSPOUT | < |               |

## NOTES

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MAIN DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS/HER OWN EXPENSE.
2. BUILDER TO VERIFY ELEVATION OF STA. AND SAN. LATERALS IN RELATION TO BASEMENT FLS OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

- GENERAL NOTES:  
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT

2. BUILDER TO VERIFY ELEV. OF STYL AND SAW. LATERALS IN RELATION TO BASEMENT USE OF FLOORING ELEVATIONS FOR COMPLIANCE WITH MINIMUM L STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE STYLING 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 DRAINAGE & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR ITV ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

ISSUED FOR FINAL APPROVAL	ISSUED FOR PRELIMINARY APPROVAL	REMOVED AS PER CITY COMMENTS
VS 2018.05.12	VS 2018.05.29	VS 2018.11.04
VS 2018.06.29		

